Nablus

Enduring Heritage and Continuing Civilisation

The Revitalization Plan of the Old City

نَابْلِسِ تراث باق، حضارة مستمرة

خطة إحياء البلدة القديمة في نابلس

WELFARE ASSOCIATION
مؤسسة التعاون

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A Continued Commitment to Sustainable Development
& Humanitarian Assistance in Palestine

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The Information on which the plan was based was collected between 2007-2010 and is reflected in the Arabic version of the book,2011.

The preparation of studies and research has been done in difficult conditions and in light of political changes and unusual circumstances.

turbo design

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   Dr. Eman Al Amad: Housing Sector
   Dr. Islam Abdel Jawad: Economy and Tourism Sector
   Dr. Faisal Zanoun: Social Sector
   DR. khalid Alsahli: Traffic and Transportation
   Dr. Mohamad Al-Masri: Infrastructure
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The city of Nablus is one of the most ancient urban centres in Palestine and the region. It carries within the folds of its mountains, valleys, and plains the indelible marks of the successive civilizations that have lived there over thousands of years.

The topography, landscape, and natural resources of the city of Nablus have created the distinct shape of the city's urban development, which added to its unique architecture, have rendered it a masterpiece. In spite of damage caused by invading and conquering forces, the significance of the city of Nablus remains and is continuously renewed.

The Old City of Nablus presents a rich architectural mosaic created by the succession of cultures and civilizations that have flourished in the area since ancient times. The city's inventive architectural designs date back to the Byzantine, Ayyubid, Mamluk, and Ottoman Periods.

Throughout the ages, Nablus has been an important economic, commercial, and political centre in Palestine. The city's central location was a major catalyst that contributed to the Palestinian renaissance and to Palestine's interaction with neighbouring countries. In spite of the natural disasters, wars, and conflicts that the city of Nablus has endured, it has risen above all the challenges and shaken off the dust of hard times to assume its significant role in today's Palestinian territories.

Like all other Palestinian cities, Nablus has been burdened during the past four decades with the harsh Israeli military Occupation. The city still suffers from long days of siege and repeated military incursions that have an adverse impact on women, children, and the elderly, as well as the city's valuable historic properties. In addition, the physical deterioration of historic buildings and the infrastructure and service networks, the changing needs and requirements of contemporary daily life, and the diversity of the population have exacerbated the problems in the Old City.

In fact, decades of neglect have led to the deterioration of the exceptional historic architectural fabric in Nablus, the exodus of many families and institutions, and to the city's overloaded infrastructure. Moreover, the military incursions, bombing, and wide-scale damage incurred by the Israeli occupation forces have resulted in the loss of many of the Old City's historic buildings, and monuments and sites.

Hence in 2007, the Welfare Association embarked on the preparation of a Revitalisation Plan for the Old City of Nablus thanks to support from the Arab Fund for Economic and Social Development, which allocated a generous financial grant for the preparation of a plan and completing the required studies and surveys.

The technical office responsible for the Old City of Jerusalem Revitalisation Program appreciated the importance of developing an integrated and comprehensive plan to guide development activities in the Old City of Nablus, which would be similar to the plan developed for the Old City of Jerusalem in 2002. The Old City of Nablus plan includes an assessment of the economic, social, and institutional conditions of the city; identification of needs and priorities; and proposed recommendations and specific projects for each sector. An integrated process of development and revitalisation of the Old City will work in parallel with the Restoration and Protection of the Old City Heritage Plan, which is based on international laws and standards.

In 2006, the Welfare Association began the implementation of restoration and adaptive reuse projects of the historic buildings and residential complexes (*ahwash*) of the Old City of Nablus through the technical office of the revitalisation program. The basic aim of the projects was to restore the historic buildings and monuments and to reconstruct buildings that have been damaged during the successive Israeli military incursions.

A planning team was established to contribute to the development of the Revitalisation Plan of the Old City of Nablus. The team consisted of Palestinian experts in planning, economic and social conditions, infrastructure, housing, legal framework, and historic and urban development, as well as researchers to carry out field surveys and database development. From the beginning, the technical office at the Welfare Association has held regular consultations with the Nablus Municipality and relevant local committees and institutions.

Even though the lack of geographical contiguity in the Palestinian territories has made it extremely difficult for team experts to meet on a regular basis, team members spared no effort to coordinate their work and consult with each other and with relevant parties. Workshops and symposia were held in order to review the results and progress of the studies and their recommendations. While studies and field surveys were difficult to undertake due to the prevailing security situation and resulted in the delay of implementation, nevertheless, the team of experts managed to successfully carry out most of the required tasks and actions.

However, the relative improvement of the security situation in and around the city of Nablus at the end of 2009 resulted in some improvement in the economic and social conditions as well. In 2010, the team experts, in coordination with official authorities and partners, reviewed and adapted the recommendations to suit the changing circumstances.

The main premise on which the Revitalisation Plan of the Old City of Nablus has been built was that the Old City is the heart of Nablus. It is a living city, rich and vibrant, and reflects Nablus' identity and invaluable heritage. In spite of the damage to the urban fabric of the city, the neglect and misuse of its facilities, and lack of services, the charm of the Old City still survives in its exceptional architecture, monuments, palaces, residences, streets, alleys, quarters, and markets. All these are visible emblems of the creativity of the many different cultures and civilizations that have resided in this ancient city.

General Framework for
the Revitalisation Plan for the Old City of Nablus

General Framework
for the Revitalisation Plan for the Old City of Nablus

Chapter 1: **Concepts, Objectives, Methodology, and Mechanisms**

1.1   Background

a. Concepts for the Revitalisation of Historic Centres and Cities

One official and professional view of historic centres and cities sees it as necessary to deal with them as special areas replete with architectural antiquities inherited from past occupants and therefore to be preserved and protected. The other view is that historical centres are slum areas that are full of complex social problems and deteriorating economic conditions. The urban fabric of these cities, though historically significant, is dilapidated and lacks basic services. Therefore, improvement of the historic urban fabric and conditions will require tremendous efforts and high costs.

Historic centres and cities in the Arab world often bear a mixture of these qualities and shortcomings. In addition, they contain many inconsistencies and contradictions in form and content. On the one hand, historic centres embrace within their walls and boundaries the most beautiful and important historic buildings and architectural monuments and sites in the region that bear witness to the legacy of our forefathers and their culture. On the other hand, years of neglect, poverty, natural disasters, wars, and conflicts have left their marks on the historic buildings and urban fabric, thus obscuring their aesthetic character and value. As a result, historic buildings and monuments and archaeological sites show signs of deterioration and degradation that almost conceal the creative architectural details that testify to a glorious past.

There are usually two main approaches to intervention in historic centres and cities, one formal and one informal. The formal approach relies on decisions based on plans prepared by government authorities. The implementation of these plans is undertaken by formal organizations

under the supervision of the government. The plans follow government strategies and policies relating to the preservation of historic sites based on special laws pertaining to the preservation of historic cities and buildings.

In contrast, informal or "spontaneous" interventions are done by the owners or users of historic buildings with or without technical supervision. Informal interventions include additions to buildings for the purpose of expansion or the addition of sanitary services or other facilities. Generally, such interventions take place without notifying the formal authorities and without obtaining the necessary permits.

There is also a semiformal approach to interventions, which the private sector undertakes for investment purposes. In this approach, the private sector seeks to "improve" the general appearance of an historic building, and restore and adapt it in order to raise its commercial value and use it for profit. Often the investor obtains the approval and blessings of formal authorities and has recourse to experts and specialized technicians.

However, the semi-formal approach is usually selective and individual, focusing only on the historic building intended for use either by wealthy residents or investor. This approach does not take into account the environment in which the building is located. Naturally, intervention by "formal" government authorities or semi-formal intervention by the private sector is better technically and physically, especially if the city is dealt with holistically. In some cases international laws and standards for the preservation of heritage are followed during implementation, but results have shown that restoration and adaptive reuse of individual buildings is often carried out for the purpose of investment without accounting for the needs of the local population.

The shortcomings of these two types of interventions can be summarised as:

i) Formal Intervention Into Historic Cities and Sites:

In this kind of intervention, the government and "formal" authorities deal with historic sites and centres that fall under their jurisdiction in two contradictory ways that have negative impacts: exclusion and exclusivity.

Exclusion reveals the deliberate disregard of historic cities by "formal" authorities due to their lack of desire to deal with these cities or the neglect of the living conditions of the local populations. As a result, the cities and their populations are excluded from development plans and their basic needs are ignored. While some competent technical authorities in government organizations acknowledge the need to protect the heritage of cities, rarely is any portion of the national budget allocated to the restoration and adaptive reuse of historic sites and services in those cities. Moreover, the economic and social conditions of the population are not taken into account when drawing up development plans.

Over the years, as the policy of neglect and disregard continues, the living conditions for the residents deteriorate further, as do the historic urban fabric and historic buildings used by the residents. Consequently, there is a negative impact on the social and economic condition of residents and users of buildings in historic centres.

Exclusivity happens when authorities use historic cities and centres as exclusive areas with a high commercial value or tourist attractions. Hence officials tend to encourage and promote investment in buildings and real estate in these areas, which results in a sharp rise in the value of buildings. This causes gentrification and pushes the low-income residents out of the historic areas, replacing them with high-income groups. Even though the consequences of the private sector's "formal" intervention in the preservation of historic buildings is "positive" (since the external appearance of buildings and roads is improved and their infrastructure upgraded), historic buildings are soon transformed into isolated islands in the city centre, void of their original content and depending for their sustainability mainly on tourists rather than on their original landlords and users. The centres are transformed into museums and tourist attractions that are inaccessible to low-income people or to their original inhabitants.

ii) Informal intervention in specific historic sites and buildings:

Informal interventions, which are usually undertaken by residents and users, are perhaps the only approach that will have direct developmental results. Such an approach meets the needs of citizens and provides them with shelter and workplaces, even if the implementation is haphazard and often technically inappropriate.

In many of the historic cities in the Arab world, where most of the low-income and marginalized groups of this region live, users of a building tend to construct vertical and horizontal additions haphazardly in order to provide space for their extended families. In addition, the inhabitants connect their houses with service networks without technical assistance or supervision. It is only natural that the official authorities' neglect of the needs of the population would drive people to improve their living conditions on their own with their limited capacities and resources. However, the result of these random interventions is often to accelerate deterioration in the physical and structural condition of buildings. Additionally, the changes to the historic architecture lead to the loss and damage of many distinctive elements and valuable heritage.

b. Analysis and Diagnosis of the Historic City

The components of the Arab-Islamic city are an intertwining mix of residential areas (including palaces and houses), commercial markets, inns (*khans*), schools, and cultural and recreational venues which have been inhabited for centuries and used by all social and economic classes, as well as by different organizations and institutions.

Throughout history, the city has provided citizens with shelter, work, worship, education, culture and recreational activities. Within its walls, the city has embraced a demographic mix with different economic, social, and financial backgrounds. This is clearly manifested in the homes of different sizes, from one-room houses to palaces that have been built in close proximity to each other in order to meet the needs and priorities of the different income segments of the population.

The communities that lived in the different quarters of the Arab-Islamic city many years ago included a mixture of social classes that were capable of protecting themselves and identifying their priorities and changing needs. Over the ages, the functions and priorities of the different communities have changed and the buildings in the city have been adapted for new uses. However, the continued use of local material and traditional construction methods and techniques have preserved the general structure and image of the Arab-Islamic city and its historic urban fabric and enhanced its heritage value.

Today the structure and urban fabric of the historic city in Arab countries still bears the same authentic architectural characteristics, in spite of their physical deterioration and underdeveloped infrastructure. But there is a clear difference in the social fabric of the historical city today, as elite groups and middle- to high-income groups have deserted historic centres. Thus, the city has become a shelter for low-income and marginalized groups that do not have the means to improve their living conditions or move from the Old City to modern residential areas. This leads to a vicious cycle when the urban and social fabric in the historic city continues to deteriorate due to the failure and incapacity of the population to upgrade and protect their living environment.

When experts in urban development or preservation look at historic cities, they often find the social and economic situation of the population to be a major obstacle that hinders the implementation of many plans. Moreover, the legal and logistical complexities relating to ownership constitute another main obstacle to improving the physical condition of buildings and preserving the distinctive historic urban fabric of the city. As a result, authorities tend, in many cases, to either neglect historic areas or resort to drawing up plans for changing the historic city radically, as mentioned above.

While the urban fabric in many historic cities and centres seems to be consistent and cohesive, and the relationship between buildings, roads and open spaces harmonious with the authentic composition of the city, the changes – sometimes radical – that have been made to these cities over time as a result of various interventions and additions lie under the surface. Likewise, the loss of architectural elements over the years as a result of inappropriate interventions by users or authorities, or from damage caused by natural disasters, wars, and conflicts, is not reflected in the city's external physical appearance.

The changing needs of communities in historic cities and centres and the need for modern services adds even more responsibility to the authorities, who must deal with these variables and, at the same time, preserve, protect, and ensure the sustainability of their cities.

c. Concept for the Preparation of the Revitalisation Plan of the Old City of Nablus

The concept adopted by the team for the preparation of the revitalisation plan was based on the fact that the Old City of Nablus is a living community that forms an integral part of the contemporary urban fabric of the city of Nablus. Thus, the objectives for the plan were to preserve the life of the Old City, support its activities, develop the various sectors that the city depends on, and protect the city's architectural and cultural heritage. At the same time, the plan is meant to maintain the balance and complementary relation between the historic character of the Old City of Nablus and the modern city.

The preparation of the Old City of Nablus Revitalisation Plan depended on partnership, participation, and coordination with formal and informal institutions in the city of Nablus. Thus the strategy that was developed resulted from a vision shared by all parties that the Old City of Nablus plays a significant role in the life of the Nabulsi society and in the life of Palestinians in general. Moreover, the Old City of Nablus contributes significantly to the economic, social, and cultural life of the city of Nablus as a whole. Hence, it is necessary to enhance such contributions and ensure the Old City's sustainability.

Historically, Nablus was a link between the various parts of Palestine. Nablus' markets and commercial activities have had a major role in the Palestinian renaissance for many decades. Following the catastrophe (*Nakba*), the partition of Palestine in 1948, Nablus continued to be one of the major West Bank cities and became part of the Hashemite Kingdom of Jordan. After the Israeli occupation of the West Bank in 1967 and the fall of Nablus and all Palestinian cities to Israeli military rule, the city of Nablus retained its important role in Palestine's national economy. For many years, Nablus provided services to the traditional markets and commercial centres of Palestinian cities in both the West Bank and beyond the Green Line.

The status and prominence of Nablus only declined after the first Intifada. Like all West Bank cities, Nablus suffered from closures, blockades, and curfews that could last for several weeks at a time. In addition, the Israeli military authorities imposed restrictions on the development of Palestinian cities including restrictions on the expansion of city boundaries to meet the needs of the population's natural growth. Furthermore, the Israeli military authorities issued arbitrary orders that impeded the economic, legal, and technical development of Palestinian cities.

The arrival of the Palestinian National Authority (PNA) to the West Bank and Gaza in 1993 revived the city of Nablus, and the city resumed its role as the economic capital of Palestine. However, the harsh reaction of the Israeli military authorities to the second Intifada at the onset of the twenty-first century, as well as the crippling blockade of the Palestinian territories, paralyzed all economic, cultural, and social aspects of life in the city.

In spite of these conditions of poverty and oppression, the Old City of Nablus remained the heart of the city of Nablus. The people living and working there refused to surrender and continue to feed the veins of the city with blood and life.

Since mid-2009, there has been a partial easing of the blockade and life has started gradually to return to Nablus, especially in the commercial centre and the Old City. Thousands of Palestinians from all over the West Bank came to visit Nablus every year. However, this upturn

remains temporary as long as Nablus is under Israeli occupation and subject to oppressive military measures.

This plan addresses the painful reality and complexities the city of Nablus is facing today. The plan has been built based on the actual circumstances of the city. The work team ensured that the conclusions and recommendations that have been prepared allow for flexible implementation and that all the plan's elements are complementary and integrated.

Therefore, the concept adopted by the work team for the preparation of the Old City of Nablus Revitalisation Plan was based on the fact that the Old City is a living city that provides all kinds of services to its inhabitants, to the population in general, and to visitors, in spite of the economic

and social problems and the physical deterioration of the city's infrastructure and buildings. The work team managed to find a balance between the needs of the inhabitants and users of the Old City, including organizations and visitors, and the necessary changes and improvements to the condition of the buildings and services. At the same time, the work team dealt with much sensitivity and care with the heritage of this special city.

Diagram (1) Methodology and Team
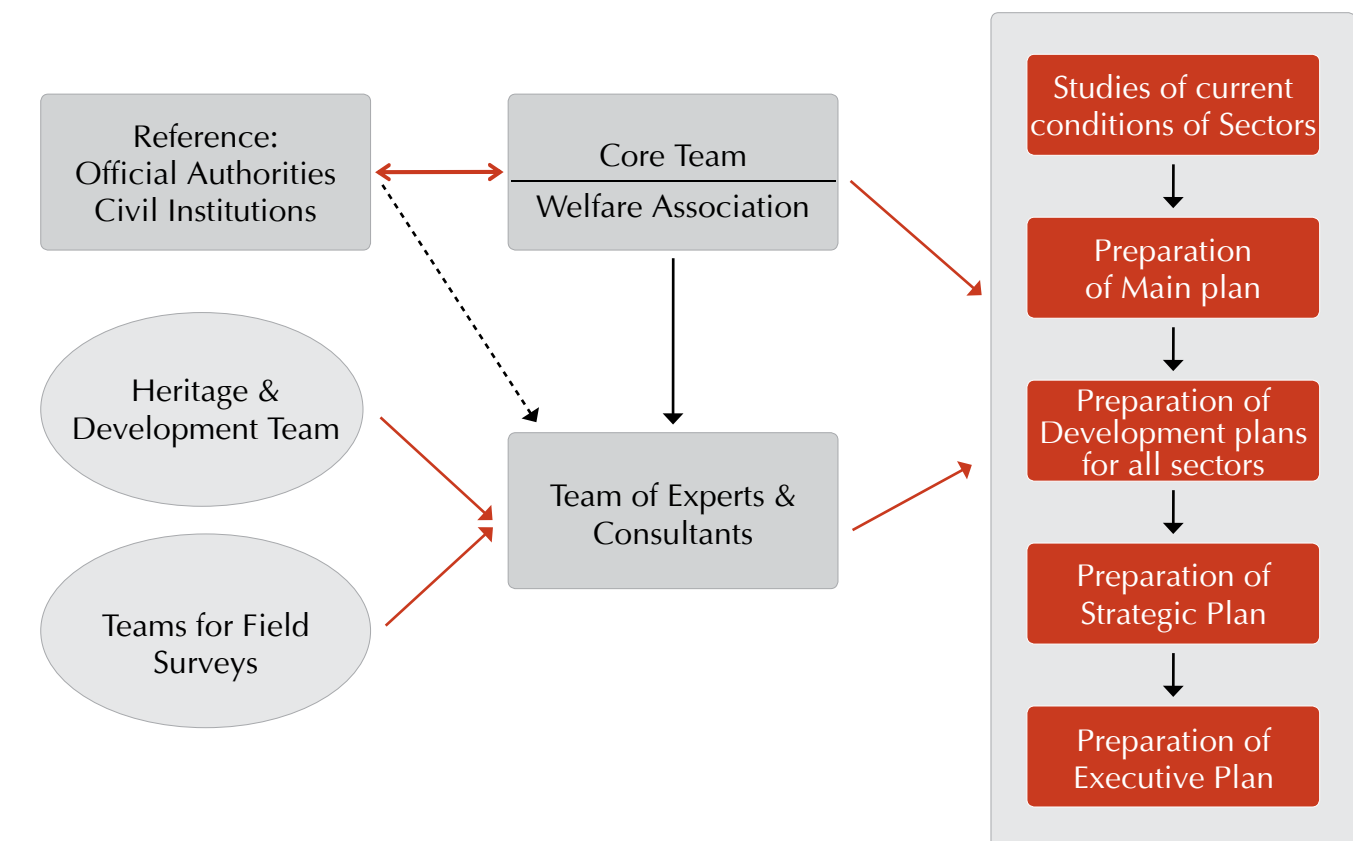
1.2 Objectives

The location of the Old City in Nablus in the heart of the modern city centre calls for a special course of action when determining the objectives of the revitalisation plan and the method for its preparation and implementation.

The revitalisation process is considered an inseparable part of the holistic development process of the city. Therefore, the objectives of the revitalisation plan have to be compatible with the development plan for the entire city of Nablus. But the special historical, architectural and physical character of the Old City, as well as the predominant social and economic conditions, dictate that the Old City is dealt with carefully and sensitively.

The Revitalisation Plan of the Old City of Nablus aims to deal with the Old City as an integral part of the urban, social, and economic fabric of the modern city of Nablus, while at the same time appreciating it as a unique and distinctive site that has its own special requirements. The plan aims therefore to create balance between the development needs of the Old City: its facilities, services, inhabitants, users, architecture, urban fabric, buildings, and historic monuments and sites. The plan aims to preserve the architectural heritage of the Old City and adapt it for the new uses required by the residents, markets, educational institutions, and community organizations, according with international standards for the preservation for heritage.

The Revitalisation Plan therefore aimed to achieve the following objectives:

1. Preserve the architectural heritage and historic urban fabric of the Old City of Nablus and to protect the Old City's buildings, architectural monuments, and other components in accordance with international criteria and laws;

2. Develop and upgrade the social and economic conditions of the population of the Old City;

3. Keep the Old City lively and provide necessary resources so that it retains its appeal and position as a major economic and social centre in Nablus and in all of Palestine;

4. Halt the physical and structural deterioration of the buildings of the Old City of Nablus, restore and adapt their historical elements, and develop their infrastructure and service networks;

5. Balance the preservation of the architectural heritage of the Old City with the need to provide modern services for houses and organizations;

6. Encourage and promote investment and tourism in the Old City to create job opportunities and attract capital and investors to implement projects without compromising the heritage of the Old City;

7. Raise awareness among the residents and users of the Old City about the value of the City's urban heritage and the importance of preserving, maintaining, and protecting it; and

8. Encourage formal and informal institutions and organizations to provide financial, professional, and administrative resources to enable the implementation of the recommendations and proposals of the revitalisation plan and ensure their sustainability.

1.3 Methodology for Plan Preparation

During the preparation of the Revitalisation Plan of the Old City of Nablus, the Revitalisation Program team at Welfare Association has adopted the principle of participation and partnership. Since the early stages of the plan preparation, the team has coordinated with Nablus Municipality, the Civil Committee in Nablus, several experts from An-Najah University, and specialists from various development sectors in order to agree on the general approach for developing the plan, its objectives, and methodology.

Diagram (2) Work Phase & Level of Intervention

Methodology

- Welfare Association
- Preparation, coordination, review
- Consultation & Coordination
- Team of Experts & Consultants in Various Sectors
- Assessment of each sector (study, surveys, research) Data Analysis & results. Recommendation for the Plan.
- Consultation & Review
- Formal & Informal Institutions in Nablus

The plan follows a holistic approach based on field research and studies of all affected sectors with the aim of delivering an in-depth study that includes an accurate description of the current situation in all areas of life in the Old City of Nablus. Contributing experts and specialists analysed the strengths, weaknesses, opportunities and threats (SWOT) that confront each sector and came up with conclusions that realistically identify the Old City's needs and priorities. The conclusions also include recommendations on how to develop projects to start the first steps towards the revitalisation of the Old City of Nablus.

Following a series of meetings, preliminary work sessions and consultations, the technical team of experts was appointed in order to start the preparation of the required studies. After selecting the team members, outlining the required research and studies, and agreeing on the scope for each expert, several coordination meetings were held for the members of the technical team with the participation of engineers and experts from Nablus Municipality and the Nablus Civil Committee. The meetings and sessions were intensive during the early stages of the study and aimed to further coordination and consultation among members of the technical team. Later, the experts embarked on preparing a strategy and detailed action plan for each sector.

The preparation of the sectorial studies was done in parallel to the preparation of
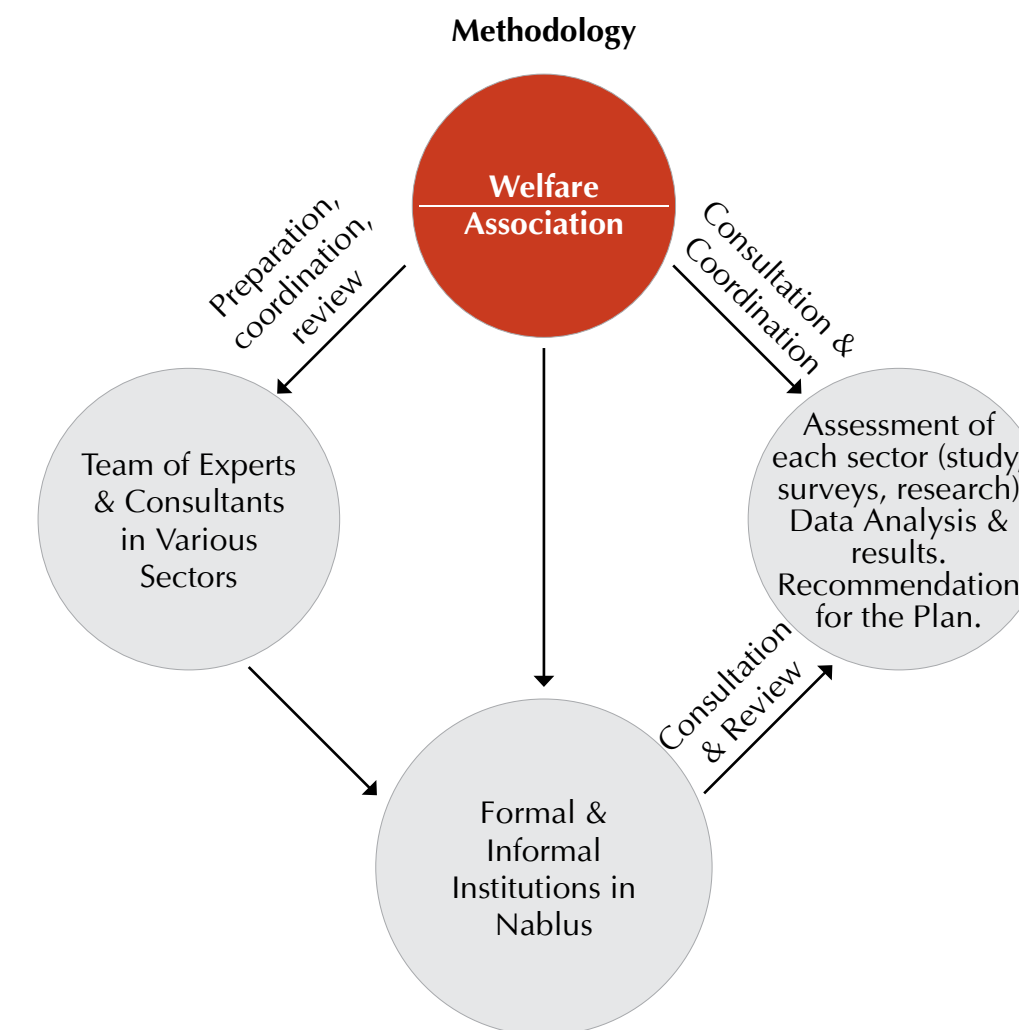
a comprehensive database of all buildings in the Old City of Nablus. The database was based on a field survey of all the buildings of the Old City, which was transferred to a GIS system.

In addition, during the different stages of the project implementation, several workshops and consultation sessions were held in order to review the accomplishments of all partners and discuss conclusions and obstacles.

Experts in the areas of heritage preservation and development from different areas in Palestine participated in the workshops.

The completed research and studies included a historical description of the City of Nablus and an in-depth analysis of its urban development and legal status of ownership and rent. The studies also included an analysis of international laws and regulations concerning the protection of

historical monuments and sites, in addition to the thematic studies on the population, housing, social and economic conditions, tourism, the infrastructure, and service networks including water, sewer system, solid waste, electricity, transportation network, and environment.

Following the research and field study phase, each expert drew up his or her findings and proposed how to meet the needs that have been identified for each sector.

The research findings and conclusions and the results of the comprehensive field survey of the buildings of the Old City were presented during a two-day workshop at An-Najah National University. The workshop was attended by national and international experts, and representatives from official Palestinian authorities and NGOs. The ensuing discussion was fruitful and constructive, and the resulting recommendations reached by participants were taken seriously and implemented within the final phase of preparation.

During the final stage of the plan preparation, all the studies of different sectors were reviewed, modified, and merged into one comprehensive study, which will be presented in this book.

The changes that have taken place in the different sectors of the Old City since the preparation of the plan was completed have resulted in some divergence from the conclusions and recommendations of some of the studies. Moreover, due to the changes that are taking place even during the preparation of this script for printing, the central team for the preparation of the plan deemed it necessary to keep the conclusions and recommendations reached at the end of 2009 for the purpose of documenting the status of the Old City during a specific period of time, even though the list of proposed projects has been revised.

Diagram (3) Team of Experts

Revitalisation Plan Partners

Team of Experts

Technical Office Welfare Association

Local Institutions: Nablus municipality Nablus Local Committee MOTA Al-Najah University

Sectors:
- Urban Development
- Social Sector
- Economic sector & tourism
- Infrastructure & services
- Archaeology & History
- Legal Status
- Comprehensive Survey for Old City Buildings
- Building the Database

Core Team:

- Architecture & Urban Planning.

- Revitalisation of istoric cities.

- Preservation of rchitectural heritage.

- Studies, research Database establishment

Diagram (4) Partners in the Preparation of the Plan

Partners in the Preparation of the Plan

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Team of Consultants &
Experts

Welfare Association Technical
Office

Coordination with local
authorisation & NGO's
(Municipality, local
Committee, MOTA, al-Najah
University
```

Studies:

1. Dr. Ali Abdul Hamid: Urban Planning

2. Dr. Eman Al Amad : Housing Sector

3. Dr. Islam Abdel Jawad Economy & Tourisim Sector

4. Dr. Faisal Zanoun: Social Sector

5. Dr. Khalid Al-Sahili: Traffic and Transportation

6. Dr. Mohamad Al-Masri: Infrastructure

7. Abdulla Kalbouna: Historical Development

8. Nader Al-Abweh: Legal Framework

Core Team

Dr. Shadia Touqan
Architect & Urban Planner

Saher Ghazal
Architect & GIS Expert

Zuhdi Bali
IT & GIS Expert

Nour Anabtawi
Architect/Planner

Lina Dissi
Architect

Appointment of Experts Review of Studies & Data Collected

Review of Studies, & Information of available maps.

Preparation of Sectoral Studies

Field work for the Database.

Field Survey For Data base establishment

Naseer Arafat
Contribution from Ministry of Tourisim & Antiquities

Dr. Jalal Dabeek
Structural Assessment Report

Physical survey & preparation Manual.

Survey physicist and provide evidence to rebuild and repair and maintenance

1.4 Obstacles of the Revitalisation Plan and the Determinants for Implementation

The political and security situation that prevailed during the early stages of preparing this plan was volatile, unstable, and violent. The succession of Israeli military incursions into the city of Nablus and the Old City aggravated the situation, which had a negative impact on the ability of the technical and work teams to complete the field surveys and data collection process.

Even after the relative improvement in the security situation since 2009, the development of future plans for the city of Nablus, and especially the Old City, was difficult since the successful implementation of the plans remained uncertain due to the possibility of future instability.

The city of Nablus has suffered many long years from an oppressive blockade and isolation from its natural surroundings, including neighbouring villages and towns. It is still insecure, despite the removal of some military checkpoints, and the situation can deteriorate any moment. The unstable political situation has led many donor countries to stop their financial support and has discouraged investment in the public and private sectors in the city, as there is still no confidence in the continuing of this relative stability.

Following the research phase, the technical team identified the needs for each sector and proposed recommendations for the implementation of the plan in normal circumstances. According to the technical team, the recommendations and resulting projects relating to each of the different sectors could be implemented in parallel or consecutively. A plan for the Old City could be developed and gradually implemented upon approval by official authorities and according to the available financial and technical resources.

1.5 Beneficiaries of the Revitalisation Plan

The plan includes information relevant to the city and its historical and architectural development. As a result, many will benefit directly and indirectly from the projects. The list of beneficiaries includes:

1. Local and national Palestinian authorities, such as the Ministry of Local Government, the Nablus Municipality, the Ministry of Tourism and Antiquities, and the national civil committees;

2. Academic institutions, such as universities, colleges and schools, as this plan will provide them with a technical reference for studies and research;

3. The residents and users of the Old City as well as visitors, shop owners, and government institutions, since the implementation of the revitalisation plan will improve the living and environmental conditions of the Old City and thus the social and economic situation;

4. Visitors to the Old City from the city of Nablus and other Palestinian cities, especially after the restoration of historic buildings and upgrading of services;

5. Investors and owners of commercial outlets, such as merchants, professionals and artisans, who will benefit from the improved infrastructure and environmental conditions of the Old City;

6. Tourist companies, tourists, and visitors, especially after the improvement of the general appearance of the Old City and the restoration of historic buildings and sites;

7. Researchers, academics, and experts working to preserve the architectural heritage of Palestine;

8. Authorities working to restore, adapt, and reuse the historic buildings and monuments of the Old City based on the plan recommendations and proposals for heritage preservation; and

9. Donor organizations that can use the recommendations and proposed projects in this plan to seeking to identify suitable areas of intervention and support for the Old City of Nablus.

1.6 Plan Endorsement and Implementation

After the plan is completed, it will be reviewed by local authorities to ensure that it is in line with Palestinian laws and legislation. Upon approval, the revitalisation plan will become the official reference for all government institutions, NGOs and, individuals initiating interventions in the Old City.

Additionally, the international laws and regulations for the preservation of heritage listed in this plan will constitute the reference for all parties involved in restoration and preservation projects in the Old City.

The Revitalisation Plan of the Old City of Nablus will serve as a compass guiding the Nablus Municipality and Welfare Association and other relevant bodies during the implementation of the Revitalisation Plan, improvement of living conditions of the residents, and the preservation of the architectural heritage of the city.

Preparation for Implementation

There are several steps that must be taken before starting to implement the plan. These include:

1. Presenting a copy of the plan to the Nablus Municipality for final review by internal organization committees and relevant departments, and submitting it for approval by the Higher Planning Council and the endorsement of the Minister of Local Government.

2. Upon approval, the plan will be endorsed as a "Detailed Plan," which is a part of the overall Master Plan for the city of Nablus.

3. Upon approval of the Plan by the authorities, it will be adopted for fifteen years, from 2012 to 2027, with the provision that it will be reviewed every five years.

4. The plan and its recommendations and conclusions shall be presented in a workshops and symposiums to relevant government authorities, NGOs, and public institutions in order to clarify its objectives, preparation methodology, and expected outcomes.

Chapter 2: General Description – The Old City of Nablus: Past and Present

2.1.1 Location – Topography

The city of Nablus is located in northern Palestine at latitude 12°32' north of the equator and at longitude 16°35' degrees east of Greenwich. It is forty-two kilometres away from the Mediterranean Coast, sixty-six kilometres from Jerusalem and forty-six kilometres from Jenin. Nablus is located within the Nablus Mountain Chain. Most of the city is located between Mount Ebal (940 meters above sea level) to the north and Mount Gerizim (880 meters above sea level) to the south. The area included in this study is 550 meters above sea level (Al-Dabbagh 1988).

The city of Nablus lies at the geographical centre of the district that bears its name. It is founded on a longitudinal crossroads that cuts through the city to the east connecting it to Jerusalem from the south and the Jordan Valley from the east, while heading west to Haifa and Jaffa on the coastal plain. The District of Jenin is located in the northern Nablus Mountains, and the districts of Tulkarem and Qalqilya are located on the western mountain slopes. The northern mountains of Nablus stretch to the north and end in the south at the Ibn Amer Plain near the city of Jenin, while the southern mountains of Nablus stretch to connect directly with the mountains of Jerusalem as there are no natural boundaries separating them (Al-Dabbagh 1988; Al-Mimer 1975).

Nablus is known as an Arab city with a very unique national history that is strongly related to the general history of Palestine. The history of Nablus is one of continuity and constant renewal throughout history as the city's growth did not coincide with one particular historic period, but was revived with each successive civilization. (Al-Dabbagh 1988; Al-Mimer 1975) This continuity produced the special economic, political, architectural, social, and religious value of the city. Nablus was and is still the main economic centre in Palestine and has the most influence on the Palestinian GNP. A Moslem historian dubbed it as "a city that is needed for the sustenance of other cities but needs no other city."

Throughout history, Nablus' natural characteristics have had a major role in the emergence and development of the city and contributed significantly to city's importance and expansion. One of its main assets is that it is located at a central crossroad and thus it has become a national and regional economic centre providing commercial and administrative services to the various civilisations that have ruled it since the time of the Canaanites (Al-Dabbagh 1988; Al-Nimer 1975).

2.1.2 Climate

Nablus has a Mediterranean climate that is hot and dry in summer and cold and rainy in winter. The average annual rainfall is 650 mm and the average annual temperature is 19.5°C. In winter, the temperature ranges between 8°C and 12°C and in summer, the temperature ranges between 22°C and 30°C. The relative humidity is between 50 and 70 per cent (according to 1990-2005 rates). The prevailing wind flow is generally from north to south and southeasterly in the direction of Wadi Nablus between Mounts Ebal and Gerizim. Westerly winds also flow across the plain that stretches through Wadi Nablus between Mounts Ebal and Gerizim. In winter, westerly winds are accompanied by a drop in temperature flow over the city while in summer, northerly and northwesterly winds flow from centres of high atmospheric pressure. Please note that wind speeds in the Palestinian territories and their directions change from one season to another and from one location to another depending on the topography of the area and the degree to which the area is exposed to atmospheric turbulences (Halabi 2003).

Nablus is originally a Canaanite city built by the Canaanite Arab tribes of the Hivites and Girzites near the town of Balata, which is located today at the eastern entrance to the city of Nablus. The Canaanite Arab tribes called the city Shechem, which means shoulder or high hill. Nablus is called Shacme in the Tal Amarneh Letters of 1400 BC. At the time of the Pharaohs in Palestine, Pharaoh Ahmose I destroyed the city, and later the Hebrews occupied it and Jeroboam Ben-Nabat took it as his capital in 923 BC. The city was destroyed again when it fell under the rule of the Assyrians (Al-Dabbagh 1988; Kalbouna 1992).

The Samaritans (a Jweish tribe with similarities to Judaism) lived on Mount Gerizim. In 304 BC, the city fell under Macedonian rule and Alexander the Great ordered the construction of a temple on top of Mount Gerizim. When the Romans occupied the city in 67 BC, they destroyed it and three years later built the city of Flavia Neopolis to the west of the city of Shechem by about four kilometres. The name Flavia refers to the family name of the ruling Caesar and the word Neopolis means the new city. During the reign of Emperor Justinian, the Samaritans rebelled against the Romans and the Romans reacted by building a citadel and a wall around the city (Al-Dabbagh 1988; Kalbouna 1992).

Nablus came under Islamic rule and the Islamic Arab Caliphate during the reign of Caliph Abu Bakr and was then called Little Damascus due to the large quantities of flowing water and green trees in the city. In 1100 AD the Crusaders took control of the city until it was conquered by the Ayyubids led by Hussam Eddin Mohammad Ben Omar Ben Lashin in 1187. For some time, the city prospered and thrived.

In 1189 AD a devastating earthquake demolished many of the historic buildings of the city. In 1244, the city fell under the control of the Tatars and in 1260 under the control of the Mamluks, until 1517 when the Ottomans took control. In 1832 Nablus fell under the control of

the Egyptians led by Ibrahim Pasha until 1840, when the Ottomans regained control of it until 1918. On 21 September 1918, Nablus came under the British Mandate and in 1927 it was hit by another violent earthquake (Al-Dabbagh 1988; Kalbouna 1992).

In 1950 Nablus was placed under Jordanian custody as part of the West Bank until 1967 when the Israeli army occupied it with the rest of the remaining Palestinian land (the West Bank and Gaza Strip) during the June 1967 War. In 1994, Nablus became part of the territories under the Palestinian National Authority in accordance with agreements signed between the Palestinian Liberation Organization and Israel.

In 1994, the Nablus municipality adopted a policy to update and restore the urban and civil fabric of the Old City. Main roads were paved and renovated, and public and private buildings were restored and upgraded for the purpose of maintaining the historic and architectural character of the heart of the Old City. However, on the night of 3 April 2002, the Israeli military forces penetrated the Old City streets and shelled residential quarters, destroying many buildings that had a rich and irreplaceable historic and architectural value.

Throughout history, Nablus has been recognized as a major city in Palestine. Its central position and the economic and social role it played affected its expansion and the form of the architectural development of the city. Additionally it has always been a main regional centre with strong connection to neighbouring cities and other geographical locations. Nablus is surrounded by urban and rural communities that depend on each other. This reciprocity and interaction have secured Nablus special power and influence with the surrounding towns and villages.

Other factors have contributed significantly to the importance of the city of Nablus, including its special geographical location, topographical assets and its position as an economic hub over the centuries. The historical significance of its archaeological and architectural heritage is also apparent in Nablus' Old City and surrounding historic sites. The influence of Nablus'

extraordinary history is clear in its city planning, since the longitudinal shape of the city, the distribution of space and different uses of buildings, roads, and squares, as well as the architectural details, reflect a glorious past influenced by both man and nature.

2.3 Historic and Urban Development

The historic and urban development of the city of Nablus can be examined through the following periods:

• Antiquity (3000 BC-636 AD)

• Islamic period Era (636 AD-1918 AD)

• The British Mandate (1918 AD-1948 AD)

• The Jordanian Period (1950 AD-1967 AD)

• The Israeli Occupation Period (1967 AD-1994 AD)

• Palestinian National Authority Period (1994 AD-present)

2.3.1 City Development in Antiquity from 3000 BC to 636 AD

Excavations carried out in cooperation with the American School of Archaeology during the years 1913 to 1976 prove that the Canaanites built the city of Nablus in the middle of the third century BC on top of Tel Balata, which was once located at the eastern entrance to the modern city close to a spring. The excavations also indicated that during the Canaanite Period, Nablus was a city surrounded by stone walls, and access to and from the city was through the eastern and western gates, which led to the main road in heart of the city. The main road was surrounded by houses, with and alleys and streets branching out from it. The city's temple was located in the centre (Kalbouna 1992). (See Map 2.1).

When the Romans conquered Palestine led by the Roman leader Bompey, the Canaanite city of Shechem was

in a severe state of architectural decline. Hence in 50 AD, the Romans destroyed and reconstructed the city and named it Neopolis. The new city was built on the open valley **(wadi)** running from the east to the west, instead of its previous location on Tel Balata (Kalbouna 1992; Al-Fanni 1999). (See Map 2.1).

The topography of the city of Nablus imposed the style and method of the city's urban development. The Romans were compelled to accommodate their structural plans to suit their new city's mountainous location. The Roman planning of the city was carried out according to Roman architectural regulations and designs adopted during the construction and planning of Roman cities and road networks. The city of Nablus was built on the lower slopes of Mount Gerizim and followed a longitudinal shape stretching from east to west with the main road in the centre.

The Roman style of city planning can be seen in the city that the Romans reconstructed between 9 AD and 79 AD. The Map of Madaba, which contains a map of Nablus as it was in 375 AD, shows this clearly. The Roman city has architectural features that include, as Map 2.1 shows, the following elements (Kalbouna 1992; Al-Fanni 2003):

1. A wall around the city;
2. Main gates;
3. The Amphitheatre in Ras Al-Ein;
4. Central square in Bab Al-Saha;
5. A government house;
6. The Great Mosque, originally a Roman Temple, Al-Nasr Mosque;
7. The playing field that stretches from Al-Mathana (Mill) Street to the Municipality; and
8. Al-A'mida Street (Colonnade Street) that connects the eastern and western gates.

The Roman city occupied an urban space 1,500 meters long and 700 meters wide where Faisal Street is now. A cemetery was discovered north of Faisal Street lying directly at the foot of Mount Ebal. The city's wall stood to the south starting at the Ras Al-Ein water spring. The western part the wall included a military fortress for defence and for guarding the water spring. The city's cemeteries and the horse racing tracks were found outside the wall.

The triumph of Christianity over the infidel enemies in the fourth century AD resulted in new prosperity for the city of Nablus, which became an Episcopalian centre. Following the bloody conflicts between Christians and Jews, the Romans recaptured the city and rebuilt the citadel, the wall, and some churches.

Nablus or Neopolis was destroyed in 614 AD during the reign of the Persian King Xerxes Ahashverosh, and the city witnessed several historic events that impacted its development and importance.
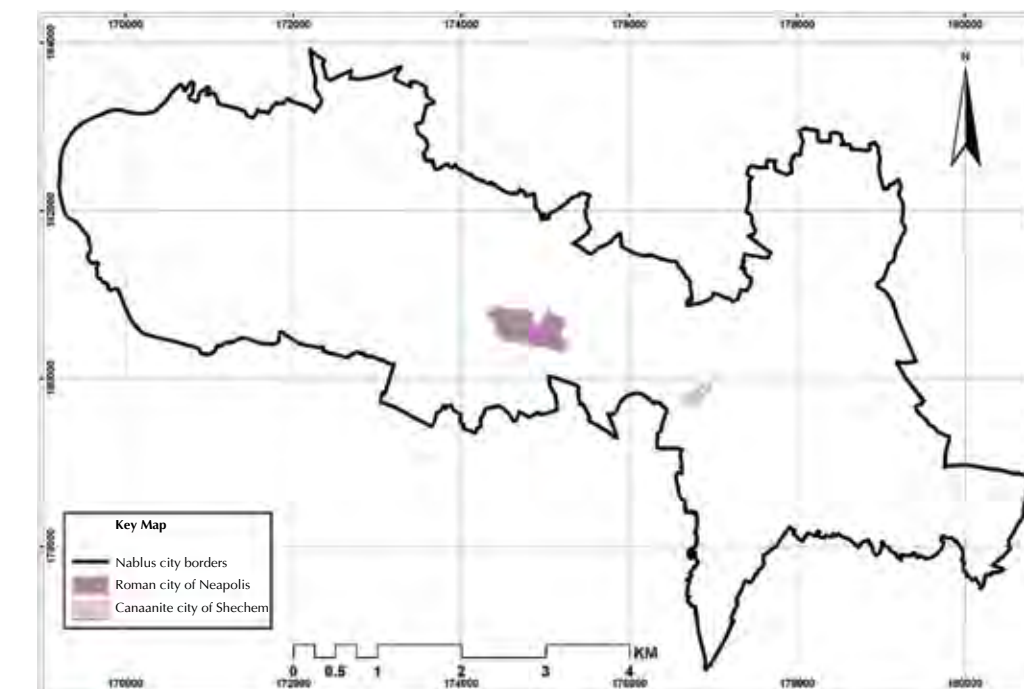
Figure 2.1 Location of the Canaanite city of Shechem and the city of Neopolis.
Source: Dr Ali Abdel Hamid, 2009

Neopolis was known as a military city, as the citadels and walls that were built for its protection indicate. Likewise, the drawings on coins from the second century bear witness to the fact that Neopolis was a staging ground for many wars. Moreover, the circular Roman amphitheatre in the city was built near its entrnce to represent the military presence of the city (Kalbouna 1992; Al-Fanni 2003).

Nablus maintained its original Roman planning during the Byzantine Period, despite the declining of the pagan architectural influence, especially temples, as a result of the propagation of Christianity in the fourth century AD. At this time, the population of Nablus was a mixture of Christians, Romans, and Samaritans. In this period, many churches were built and the Roman Basilica was converted into a church. The churches that were built at that time included Jacob's Well Church near Balata and the Church of the Virgin Mary on Mount Gerizim where the Samaritans still worship. This situation continued until the Islamic conquest (Kalbouna 1992). (See Figure 2.2).

Roman city roads

Current Old City

The Western Gate

City Walls

Roman amphitheater

City Walls

The Eastern Gate
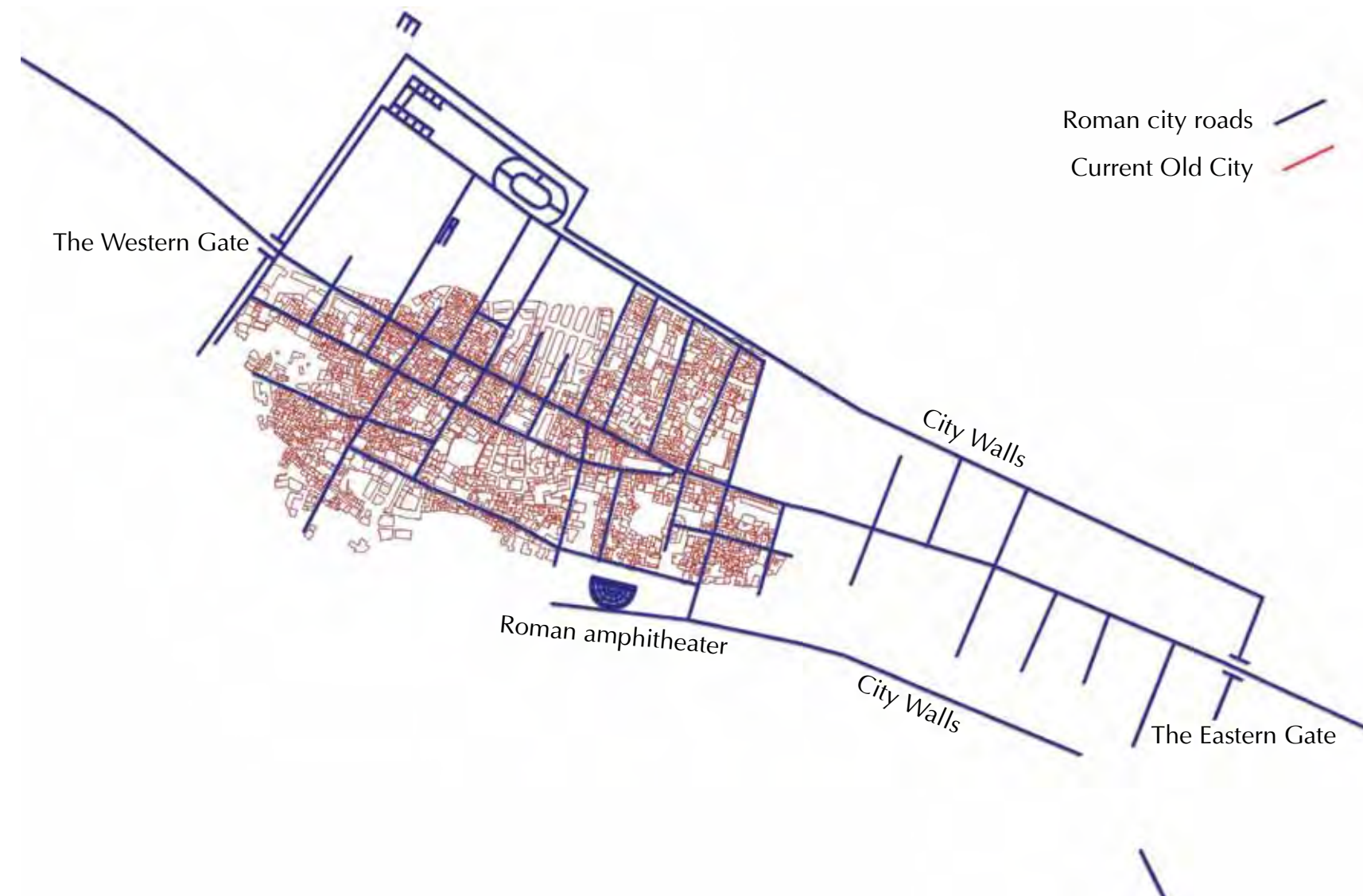
2.3.2 Development of the City During the Islamic Era

During the Islamic period, Nablus became a very special city. The caliphates showed so much interest in the city that it became a commercial and scientific metropolis. As a result, the city was dubbed Little Damascus (and expanded by about two kilometres squared from the Roman city of Neopolis, growing to the west and slightly to the north). The city became famous for its running water and green orchards. It was also a place where security and stability reigned. Residential areas witnessed rapid expansion, which started in Al-Habla Quarter (Al-Nimer 1975; Al-Dabbagh 1988; Kalbouna 1992; Al-Fanni 2003).
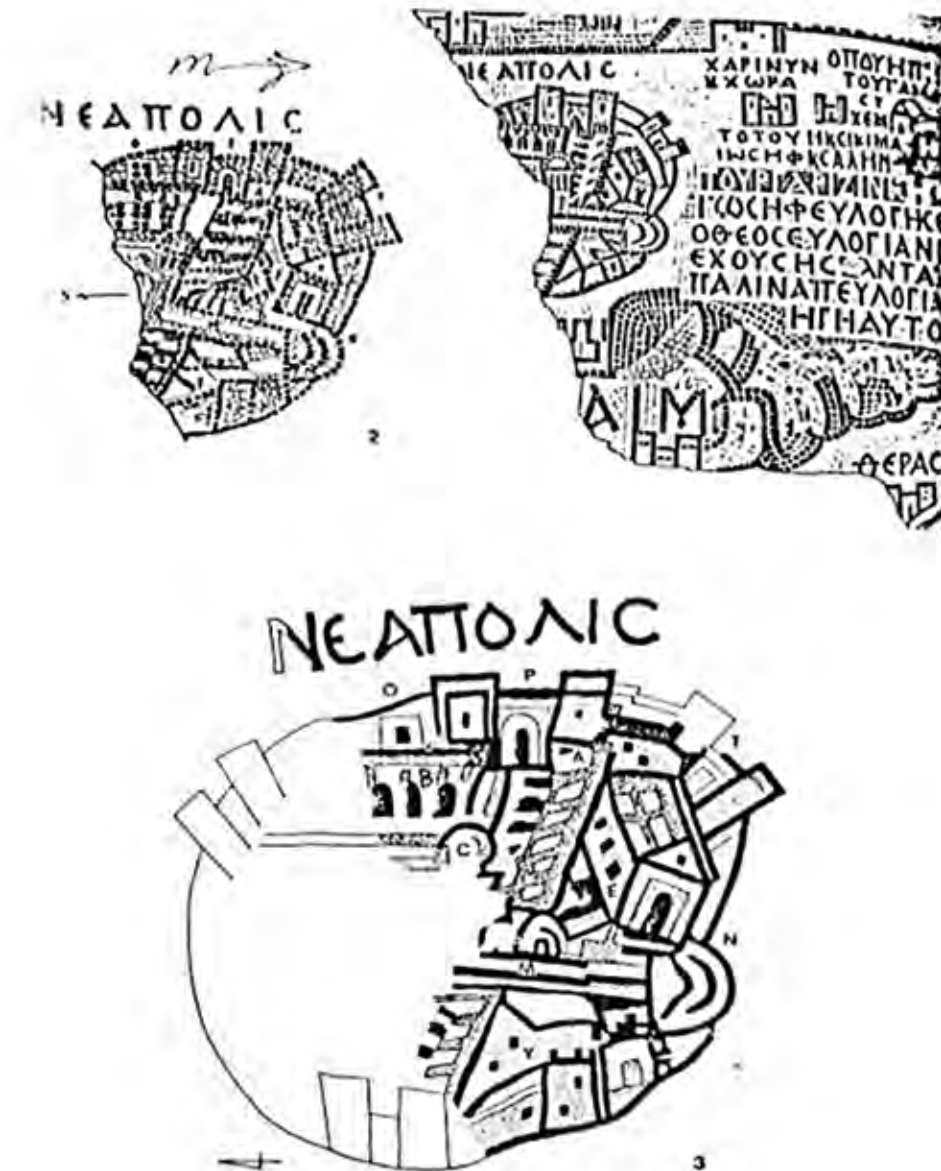
Following the capture of Nablus by the Crusaders (Franks) led by Tancred in 1099, the city became the focus of their attention. Baldwin I built a stronghold on top of Mount Gerizim to protect the city, and in 1120 AD, Baldwin II erected a spacious ecclesiastical compound.

However, the city of Nablus was not immune to natural disasters. A devastating earthquake hit in 1153, destroying much of the city's architecture and killing about 500 of its residents (Al-Nimer 1975; Kalbounah 1992; Al-Fanni 2003).

After the Battle of Hattin in 1187, the city was conquered by the leader Hishamuddin Ben Lasheen and stayed in a state of chaos for a while. During the Ayyubid rule in 1189 AD, the city was again struck by an earthquake that destroyed a good part of its structures and killed many of its inhabitants (Al-Nimer 1975; Kalbounah 1992; Al-Fanni 2003).

When the Tatars captured Nablus, they destroyed it and killed many of its inhabitants. Moreover, a third earthquake in 1201 destroyed the entire city except the Al-Samra Quarter.

During the Mamluk Period, the architectural aspects of the city were given more attention and the Mamluks

Figure 2.2 Map showing the city of Nablus during the Roman and Byzantine Periods. Source: Al-Fanni, 2003

built schools mosques, hospitals (*bimaristans*), baths, markets, and houses. A special characteristic of the urban distribution during the Islamic Period was the construction of mosques surrounded by houses (Kalbounah 1992; Al-Fanni 2003).

After the Battle of Marj Dabiq in 1517, the city of Nablus fell under the control of the Ottomans and the city's administration was given to local governors who seized the opportunity and built palaces for themselves and their families. At the same time, other factors sped up urban activities, including the imposition of centralized governance through military force.

Furthermore, the Ottoman's administrative divisions at that time gave the city a prominent position. The Ottoman Empire divided Palestine into two administrative provinces: the Province of Jerusalem, and the Province of Northern Palestine. The Province of Northern Palestine encompassed two districts: the District of Nablus and the District of Akko. In 1750, during the reign of Al-Zahir Omar, the city of Nablus was annexed to Safed and, as a result, urbanisation in Nablus developed quickly, especially in major neighbourhoods like Caesaria, Al-Qaryun, Al-Shweitra, Al-Yasmina, and Al-Aqaba. However, in 1836, another devastating earthquake hit the city, destroying buildings and killing many people.

During this time, the Ottoman Empire issued laws and decrees that affected urban expansion. There was, for example, a system of construction permits for building in urban areas. Moreover, landlords could be stripped of their ownership of up to a fourth of their properties for the purpose of constructing new roads (Al-Nimer 1975; Kalbounah 1992; Al-Fanni 2003).

Between 1832 and 1840, the city of Nablus was subjugated to Egyptian rule under Ibrahim Pasha. During that time, the city witnessed a certain degree of instability and political turmoil that had a negative impact on various activities. Later, the Ottomans regained control over the city and established educational and health service facilities. Nablus Municipality was established in 1868, the Evangelical Hospital in 1900, the National Hospital in 1910, and Al-Najah School in 1918.

The most important characteristic of urban activities during the Ottoman Period was using stone in the construction of houses. At that time, there were 2,422 houses built of carved stone. In addition, the Old City caravanserai (*khan*) in the western part of the city was established during the Ottoman Period. The khan encompassed a commercial market that is still a major economic venue in the city. According to conclusions reached by the author of this study, the urban activity during the Islamic Period developed mainly in less steep areas (Al-Nimer 1975; Kalbounah 1992; Al-Fanni 2003).

2.3.3 Development of the City During the British Mandate

The city of Nablus came under the British Mandate on 21 September 1918. The mandate government exercised an oppressive policy on the population and had control of all the activities in the city, including urban activity. The urban development in the city was affected by the general policy of the mandate government and its laws and structural plan. Like all other communities in Palestine, Nablus suffered from policies and laws that partitioned the land and prohibited the original population from using it.

In order to examine the urban development of the city of Nablus during the British Mandate and its consequences, it is necessary to examine the British (and Jordanian and Israeli) laws and plans that have influenced the urban expansion in the city (Kalbona 1992; Al-Fanni 2003). The British government had a very negative impact on the urban development of the city of Nablus because it issued laws that served its political goals. In 1920, the mandate government formed the Planning Committee for Local Cities to strengthen its control over cities, rather than out of concern for the interest of the local population. In 1923, the same government issued laws to organize urban activity in the city under the pretext of public interest. However, these laws did not provide for the needs and priorities of the city population.

In 1927, during the British Mandate, the city was struck by another earthquake killing seventy-five people, injuring 365, and damaging 172 houses. Out of fear of more earthquakes, the people of Nablus rushed to build outside the Old City on the mountain slopes. This marked the first urban expansion of the city outside the boundaries of the Old City. In 1929, the Mandate government commissioned the Planning Committee for Local Cities to present a structural planning project for the city. The following three planning projects were developed (Sammoudi 2006; Omran 2008):

1. The Mount Gerizim Planning Project;

2. The Eastern Ebal Planning Project; and

3. The Nablus Municipality Borders Planning

Project.

The Central Planning Department developed these projects without accommodating for the expected rise in the population and without proper planning that would allow for the provision of public services and definition of land use. The Palestinian cities were organized in line with the laws concerning city planning for 1921 and 1936. The Muqata'a complex was built on the eastern side and a hectic construction boom followed. As the city expanded from its western and northern borders, the mayor of Nablus asked the acting deputy/governor to expand the borders of the city. The acting deputy issued instructions that did not meet the minimum needs for the natural expansion of the city.

According the British law, a license had to be obtained before constructing or changing the use of buildings or premises on condition that the new building or use complied with the plans developed by the mandate government. Violating the law was punishable by house demolition, fines, or sometimes incarceration (Sammoudi 2006; Omran 2008).

The British laws had negative impact on the ground and, as a result, the city of Nablus continued to suffer for years to come. The land was partitioned and private ownership diminished in contrast to the rise of the rate of unproductive common land. Endowment land (*Waqf*) was treated like unproductive common land and people were prevented from using it. Additionally, the construction of buildings was concentrated in the city centre due to the scarcity of land available for construction and the tendency people have to live close to each other for feelings of safety and security. Nevertheless, the city had large areas of agricultural land where farmers lived (Sammoudi 2006; Omran 2008).

Due to lack of adequate space, people became more and more inclined to build outside the city walls on the slopes of Mounts Ebal and Gerizim, but more toward the east where the land is flatter. Hence most of the buildings on the eastern side are of a commercial type.

During the British Mandate, the Samaritans left the Old City and settled near the western cemetery. Also, social

classes emerged. Higher class people tended to be large land owners with dwellings that were closer to the European style. In fact, the Mandate Period witnessed a major transformation in architectural styles from Islamic to European style, especially the buildings constructed by high-income groups. Al-Amud Quarter was established on the slope of Mount Gerizim and the municipality borders of the city expanded in 1944 from all sides of the Old City. However, the expansion did not meet all the needs of the population. Map 2.2 below shows the expansion of the borders of Nablus in 1944 (Saamoudi 2006; Omran 2008).

The city of Nablus began to expand vertically after 1945 over the slopes of Mounts Ebal and Gerizim. That year, the city reached 8,365 square dunums, of which 5,571 square dunums constituted the actual area of the city, 549 square dunums were used for roads and railroads, and fifteen square dunums were allocated to the Jewish (Samaritan) cemetery (Sammoudi 2006; Omran 2008).

In spite of the harsh political and economic conditions that prevailed in the city of Nablus during the British Mandate, the city witnessed thriving construction activity when buildings and public service institutions like Al-Khansa and An-Najah National Schools were built. After the uprising in 1936 and the resulting security tension and instability, Al-Fatimiyye School
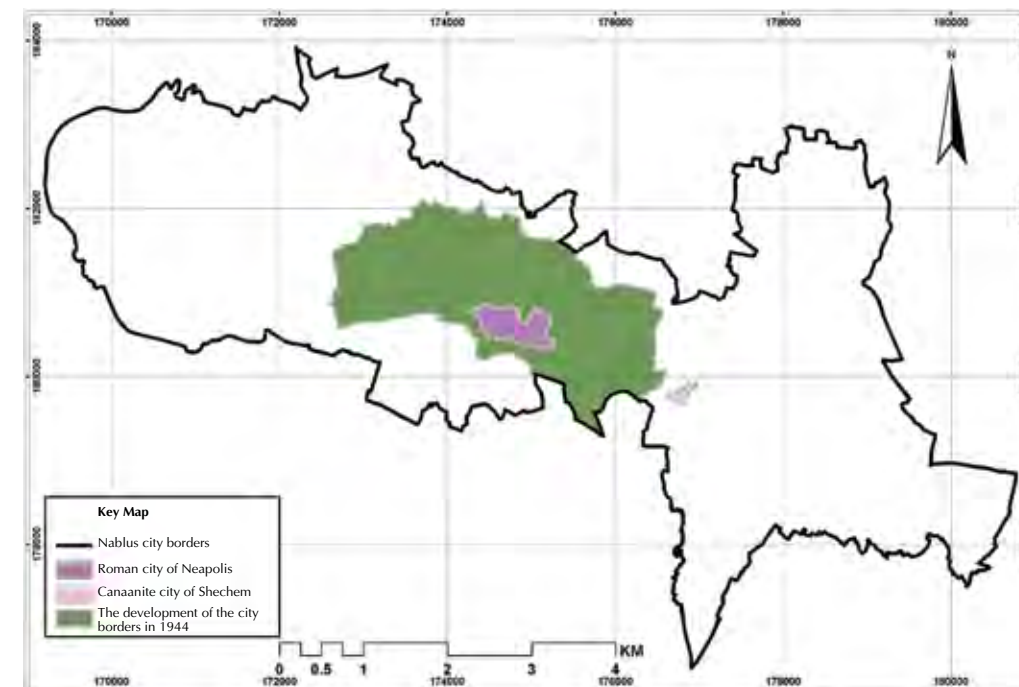
was built in 1940. Early in 1948, the British authorities approved the Structure/Master Plan of the city of Nablus, which specified the jurisdiction of the municipality. In 1948, the city's borders were expanded, reaching up to 11.35 km². Figure 2.3 shows the urban development of the city of Nablus and its buildings outside the borders of the Old City (Sammoudi 2006; Omran 2008).

2.3.4 The Jordanian Period

When the West Bank became part of the Hashemite kingdom of Jordan in 1950, the Jordanian government sought to regulate and plan the cities in the kingdom, including the West Bank. The most prominent law that was enforced in the West Bank was Law Number 79 passed in 1966 concerning the urban planning of cities.

Three committees for the West Bank districts (Nablus, Jerusalem, and Hebron) were formed, and each was comprised of municipality and village councils. Additionally, the Central Planning Department was set up to undertake all survey works, provide the Higher Planning Council with technical advice, grant building permits,

and hear appeals (Sammoudi 2006; Omran 2008).

The system of land partition continued during the Jordanian rule in Palestine and its enforcement affected the city of Nablus negatively due to its natural landscape and topography. Besides, laws concerning planning of cities were not enforced correctly for various reasons. As a result, construction continued vertically on the slopes of the mountains to the north and south. Urban expansion continued toward the west where there was ample empty land, and where the population was provided with basic services and enjoyed a high standard of living.

The expansion toward the east and west accelerated, especially after the 1947 catastrophe (*Nakba*). Following the forced expulsion and uprooting of hundreds of thousands of Palestinians during this time, four refugee camps were setup in Nablus: Ein Beit Al-Ma' Camp to the west of the city, two Askar Camps (the old camp and the new camp), and Balata Camp east of the city outside the borders at that time. The refugee camps were poorly arranged and lacked proper planning, services, and infrastructure, resulting in suffering for the population in the camps.

Figure 2.3 Development of Nablus borders before 1944
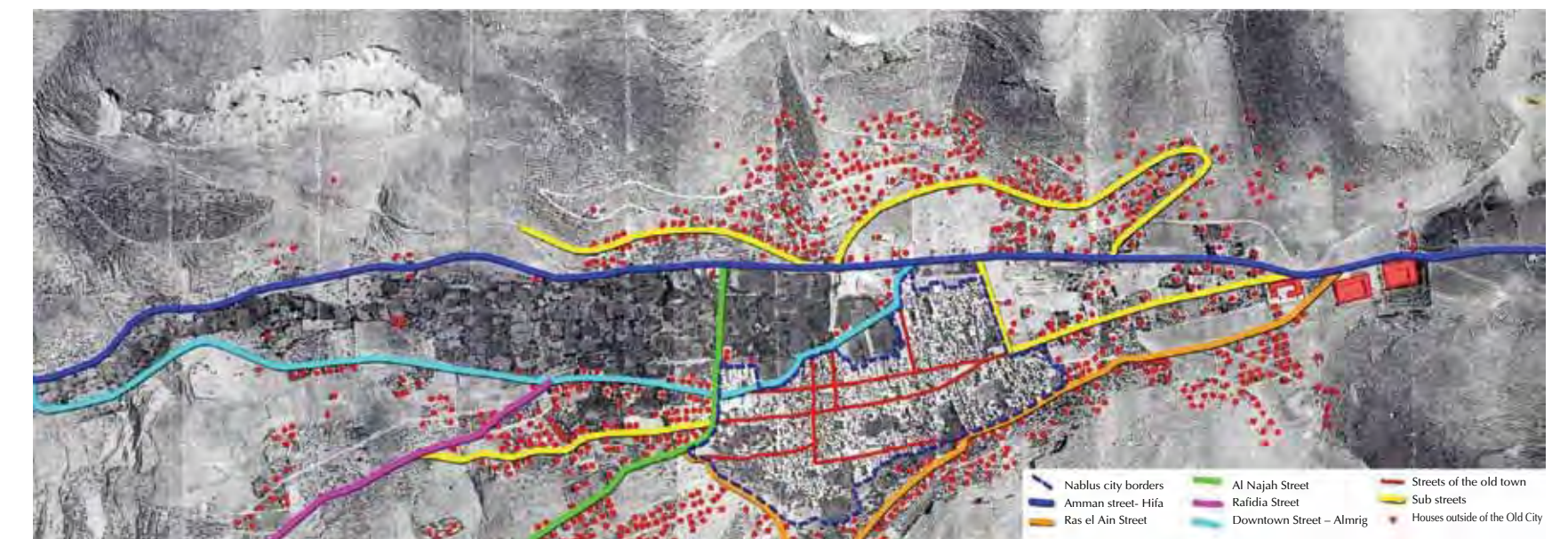Source: Dr Ali Abdelhamid, 2009

Figure 2.4 Aerial photo of the Old City of Nablus taken in 1948
Source: Dr Ali Abdelhamid, 2009

At the beginning, Palestinian refugees in the camps lived in tents. After the establishment of the United Nations Relief and Works Agency (UNRWA), several modest contiguous buildings were constructed on limited land leased by UNRWA. However, due to deteriorated living conditions and population congestion, the structural/master plan for the city of Nablus was expanded toward the west, east, and north in 1963 to include some villages such as Balata village from the east, and Askar, Irag Al Tayeh, and Rafidya villages from the west to provide these areas with services.

That was the first time that the expansion of the city of Nablus incorporated villages and rural areas. The expansion included Ein Beit Al-Ma' Camp, the old and new Askr Camps, and part of Balata Camp. In 1964, the last expansion of the city during the Jordanian rule took place toward the west. Map 2.3 shows the expansion of the borders of the city of Nablus until 1964 (Sammoudi 2006; Omran 2008).

2.3.5 The Israeli Occupation After 1967

Like all other cities in the West Bank, Nablus fell under Israeli military occupation in 1967. The Israeli occupying forces adopted a harsh policy toward the planning system for Palestinian cities and towns. For many years, Israeli decisions concerning the mechanisms for urban planning impeded the development of the Palestinian social, economic, and transportation systems and negatively affected the local ecology. Moreover, the Israeli military authorities did not only decide on the place where Palestinians
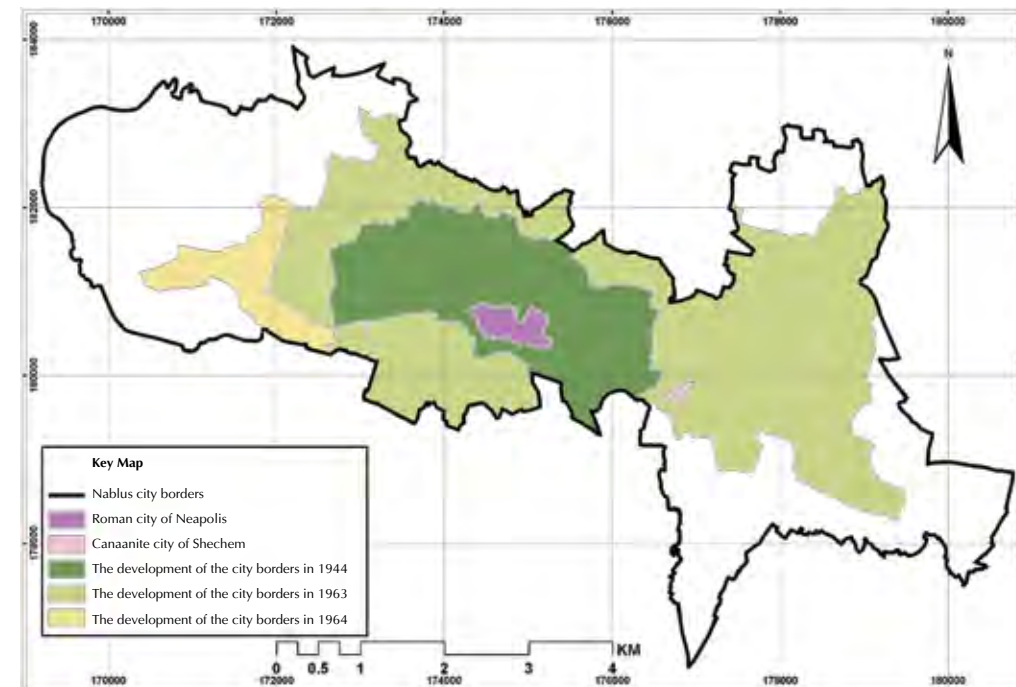

Figure 2.5 Expansion of the borders of the city of Nablus in 1964.
Source: Dr Ali Abdelhamid

should build their houses and businesses, but whether it was possible for them to build at all. Finally, the Israeli forces created a house demolition policy with various justifications that proved to be very detrimental to the Palestinian people.

For some years, the number of houses that Palestinians were allowed to build was less than those that were demolished by the Israeli military authorities, and consequently the development of cities and villages was stunted. In contrast, Israeli cities and Jewish modern urban centres were constructed on Palestinian land for different political and expansion reasons, including securing Israeli control over "sensitive" areas located near main roads (Halabi 2003; Omran 2008).

Nablus was affected by these Israeli laws and policies as it was annexed to so-called "Samaria." For strategic reasons, the city was extremely important for the Israeli occupation authorities and an administrative headquarters for the Israeli forces was established for the military forces. In addition, several Israeli colonies or settlements were built around the city such as the Kafr Qaddoum colony west of Nablus, which was built in 1975, and the Moshe Zar'in military camp, which was built on top of Mount Ebal. In 1979, the Alan March colony was established to the east of the city, and in 1982 the Israelis built the Barkha colony on top of Mount Gerizim. The

Occupation authorities took control of the Joseph's Well church and the Yousef Tomb in the Balata area, which was inside the borders of the city in 1977 (Halabi 2003; Omran 2008).

The Israeli Occupation Period was characterised by the scarcity of land suitable for construction within the recommendations of the Jordanian plans, which the Israeli authorities continued to follow for a long time. Therefore, construction activities were mainly concentrated near the rugged mountainous edges where infrastructure services were extremely difficult to provide. This reflected on the development of residential areas and forced construction to expand vertically. As a consequence, the need for the expansion affected the city's ability to meet the population's needs for services (Halabi 2003; Omran 2008).

During this period, the expansion of city boundaries was severely restricted. In 1986, the Israeli authorities allowed for the expansion of the city of Nablus for the first and only time to the northeast to include the village of Asserah Shimaliyye, to the west toward Jerusalem Road, and from the northwest to include Haifa Road area and the Al-Muhandisin (Engineers) residential area. Map 2.4 shows the gradual expansion of the city of Nablus in 1986. The expansion included the construction of Al-

Muwazafin (Employees) and Al-Atiba' (Physicians) residential areas near the village of Rujeeb.

Additionally, the city of Nablus witnessed active construction activity in all directions. Private and public buildings were constructed and, in some cases, construction spread out to areas outside official city borders, which exposed buildings to the risk of demolition under the pretext of unlicensed construction. Thus construction activity at that time was described as construction with caution! (Koon 1995; Nablus Municipality 1995; Omran 2008).

This period also witnessed widespread construction activity on the slopes of the mountains to the west that reached the village of Jneid. However, construction went on at a very slow pace in the direction of Al-Ein refugee camp. Buildings continued to climb up the slopes of Mounts Ebal and Gerizim up to 700 meters above the city. Moreover, the construction activity thrived on the eastern side at Amman Road. The Old City witnessed demolition of some old buildings and the construction of new ones in their stead for residential, commercial, and light industrial purposes (Koon 1995; Nablus Municipality 1995; Omran 2008).

After the breakout of the first Intifada in 1987, the pace of construction dropped by almost 95 per cent, due to the deterioration in the economic, political, and security conditions. Curfews and confrontations between Palestinian civilians and armed Israeli forces were daily occurrences. The absence of a municipal council capable of issuing building permits aggravated

Figure 2.6 Development of the city of Nablus borders in 1986.
Source: Ali Abdelhamid, 2009

the situation. Furthermore, the Israeli military forces adopted arbitrary laws that included house demolition under various security pretexts. In 1990, the Israeli forces set up a military base for watching the three refugee camps on the eastern side of the city of Nablus. The Israeli forces also constructed roads that allowed easy movement of military vehicles by confiscating Palestinian land and stripping Palestinians of their rights of land ownership (Koon 1995; Nablus Municipality 1995; Omran 2008).

2.3.6 Palestinian National Authority After 1994

The heavy legacy of destruction left over from the Israeli military occupation needed enormous corrective efforts. After it took administrative and civil control over the West Bank and Gaza, including the city of Nablus, the Palestinian National Authority (PNA) has been trying hard to correct the wrongs of Israeli practices and remove the obstacles impeding urban development in order to meet the current and future needs of the Palestinian population. One of the main achievements of the PNA was the expansion of the boundaries of the development plan of the city of Nablus. The plan focused on the western part of the city for several reasons (Al-Hmooz 2007; Omran 2008) including:

1. Security reasons that prevented expansion from other sides, including the spread of Israeli colonies and military camps;

2. Availability of empty land for development on the western side;

3. The population's preference to build

in that part of the city;

4. Limited industrial use and this environmental pollutants; and

5. Availability of services especially wide roads, which allow for easier planning.

Following the Al-Aqsa Intifada in 2000, construction activity declined due to the siege of the city by the Occupation authority, the deteriorating economic and political situation, and the frequent Israeli military incursions in the city, especially between 2000 and 2004. However, in 2005 there was gradual rise in construction activities due to relative stability in the security conditions.

Despite the continued incursions from the Israeli military authorities and the obstacles they created, as well as the restrictions created by Oslo agreement and other agreements, the city witnessed better development and urbanisation during the PNA rule than during the Israeli Occupation or British Mandate periods. As a result of the limited space available within the borders of the city, buildings were constructed vertically and each building had many units or apartments. Map 2.5 shows the development of the borders of the city of Nablus as of 1996.
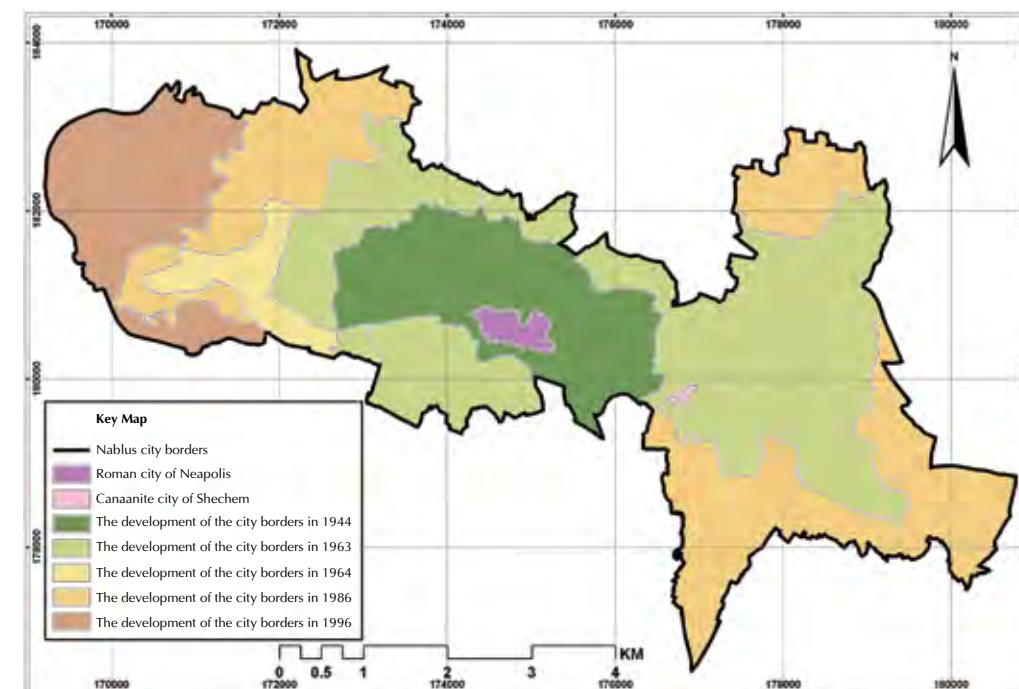
Figure 2.7 Development of the boundaries of the city of Nablus in 1996.
Source: Dr Ali Abdelhamid, 2009

2.4 Urban Planning and Challenges in Nablus

2.4.1 Previous Plans

In 1948, during the time of the British Mandate, the General Planning Project for the city of Nablus was prepared and endorsed. This project, which remained the only planning project until 1995, was followed by partial structural plans and several detailed plans within the framework of the overall planning project (Abdelhamid 2007).

In 1961, during the Jordanian rule, a general land use plan was developed for the city of Nablus. The plan included divisions and classifications of land parcels for different uses, i.e. residential, commercial, public services, recreational, agricultural, etc. (Map 2.6 above shows the land use plan for the city of Nablus in 1961). In 1985, the Israeli military governor of the city decided to prepare a general plan for the city, but the project was not approved (Abdelhamid 2007).

2.4.2 Existing Plan

The Development Planning Project for the city of Nablus, which was prepared in 1995 under the PNA and endorsed in 1996, is considered the latest development plan adopted by the municipality. The plan was amended and the amendment endorsed in 2006 on the assumption that the population of the city of Nablus will reach 298,000 people in 2015 and the area of the city will be 28,600,00 square dunums. New areas for expansion were proposed toward the southern and western sides of the city (Al-Hmooz 2007; Abdelhamid 2007). (See Map 2.7).
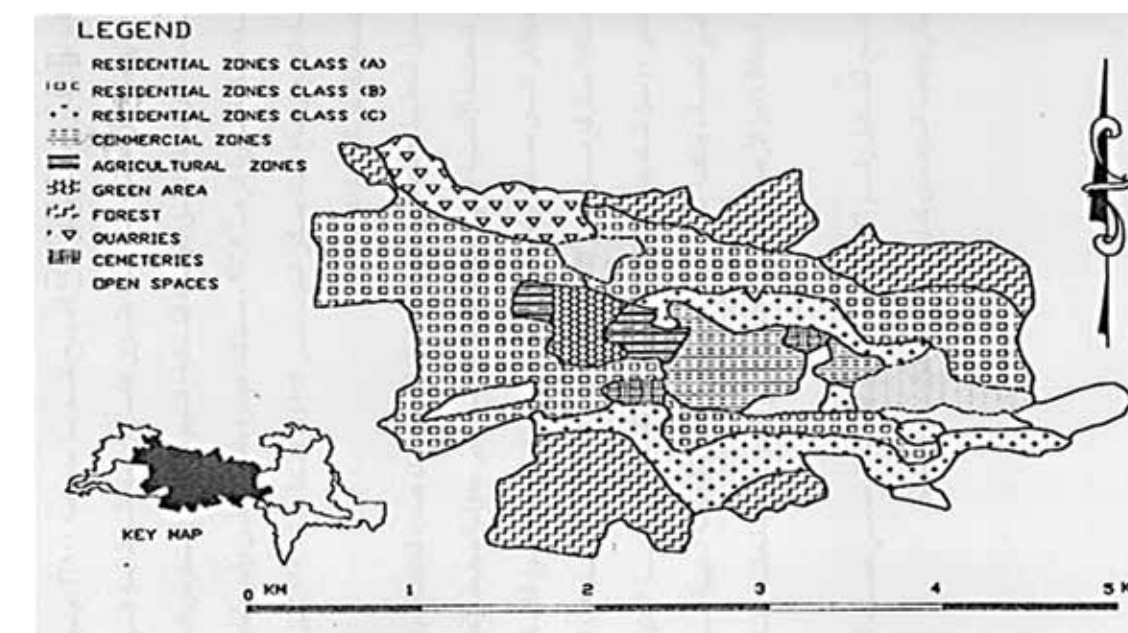
Figure 2.8 Land Use for the City Plan of Nablus in 1961
Source: Nablus Municipality 1995

According to this plan, the land use is distributed as shown on Table Number 2.1:

Table 2.1 Distribution of land use in the Development Plan of the city of Nablus for 2006

Use	Area in dunums	Ratio
Roads (proposed & approved)	5,500	19.2
Residential A	3,100	10.8
Residential B	10,000	35.0
Residential C	2,600	9.1
Private Residential A	300	1.0
Old City	300	1.0
Agricultural/Residential	100	0.3
Agricultural Areas	400	1.4
Industrial Areas	1,500	5.2
Commercial Areas	800	2.8
Green Areas	1,700	5.9
Public Buildings	1,150	4.0
Parking Lots	50	0.2
Archaeological Areas	100	0.3
Refugee Camps	500	1.7
Refinement Plant	100	0.3
Cemeteries	300	1.0
Quarries	100	0.3
Total area	**28.600**	**100.0**

Source: Nablus Municipality

Figure 2.9 Existing Development plan of the city of Nablus (amended in 2006)
Source: Nablus Municipality

2.4.3 Problems Facing Urban Planning

The city of Nablus suffers from natural physical problems that present a number of difficulties and obstacles to the urban areas, in addition to the checkpoints that hinder the growth and development of the city.

The limited available empty land within the borders of the city constitutes a major hurdle that obstructs the development of the city, especially when the difficult topography is taken into consideration. The longitudinal expansion of the city is accompanied by the need for expansion of services and an increase in the cost of construction and operation. Additionally, the natural obstacles that impede expansion toward the north and south and the high costs of provision of services, especially roads, aggravate the situation (Nablus Municipality 2006; Al-Hmooz 2007).

The problems of transportation in the city of Nablus are acute and complex, since the city is a crossroad for all regional transportation from east to west, and from north to south. Vehicles travelling from one region to another in the West Bank have to go along the main and only transportation axis that cuts through the city of Nablus from east to west.

The internal road network suffers as well from several problems and cannot absorb the rapid urban development taking place in the city. Topographical obstacles impede the development of the road network connecting the different parts of the city, especially the development of suitable secondary roads, which are often substituted with pedestrian staircases or narrow steep streets (Nablus Municipality 2006; Al-Hmooz 2007).

**Description and Analysis of
Existing Conditions in the Old City**

Description and Analysis of Existing Conditions in the Old City

Chapter 3: Urban Analysiss

3.1 Area of study

The Old City of Nablus extends from Al-Khader Mosque in the west to the Eastern Gate near the Great Mosque in the east, and from Ras Al-Ein in the south to the existing roundabout of the city in the north. The city encompasses within its borders residential, commercial, economic, cultural, and other social services (See Figure 3.1).

The Old City of Nablus is considered an authentic Arab city, even though some of its buildings, such as the Great Mosque, display Roman architectural features. The spatial planning and urban organisation in the Old City is Arab, and the Arab elements it embraces are also found in major historic Arab cities in the world. The mosques, squares, markets, bazaars, and quarters that house various professional and skilled craftsmen, as well as the residential complexes (*ahwash*), give the city its unique character.

Figure 3.1 General composition of the Old City
Source: Nablus Municipality, 2008

3.2   Morphology and Characteristics

Better appreciation of the Old City of Nablus can be easily achieved by examining the urban fabric and organisational structure of the city. This leads to a greater understanding of some of the aspects of the spatial layout of the city and clarification of its general characteristics.

3.2.1 Urban Fabric

Looking at the Old City from above, one can see roads that gradually get wider (Figure 3.1). The lines in Figure 3.2 represent roads punctuated by a series of large buildings, i.e. public establishments and palaces. In the background, there are lines and compact geometric shapes amassed around semi-squares that represent residential buildings around internal courtyards.
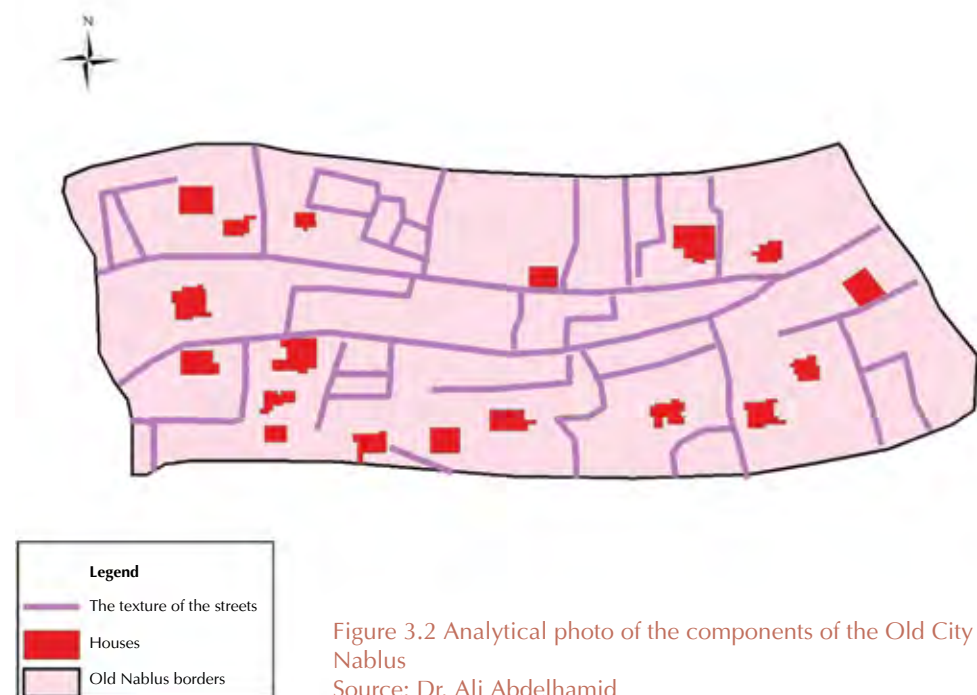
Figure 3.2 Analytical photo of the components of the Old City of Nablus
Source: Dr. Ali Abdelhamid

The Old City of Nablus has extraordinary harmony and interconnection. The city weaves together the vestiges of Roman planning with the organic and spontaneous development of the Islamic Period. The developed areas intertwine with open areas, creating a unique urban form comprised of six urban "blocks" divided by narrow encircling streets. The six blocks consist of the Al-Gharb, Al-Qaryoun, Al-Aqaba, Al-Yasmineh, Al-Qaisariyya, and Al-Hableh Quarters. (See Figure 3.3)

Each of the quarters has distinctive features and character. These can be easily identified from within the city and serve as a reference when viewing the city from outside. For example, Al-Yasmineh Quarter is well known for its meandering, slanted, and dark alleys; Al-Hableh Quarter for its relatively modern buildings; and Al-Qaryoun Quarter for its many soap factories.

Figure 3.3 Distribution of the quarters of the Old City
Source: Dr. Ali Abdelhamid, 2009

The urban fabric of the Old City of Nablus has a few key characteristics:

1.   There is a clear difference between the different communities, although the geometry of the lots is more or less regular.

2.   There is evidence of diverse civilisations and cultures, each with its own distinct characteristics and features (Roman, Islamic, Mamluk, Ottoman, and others).

3.   The city has been partitioned into contiguous parcels and lots of unequal sizes and areas due to their multiple uses, with the width of each road being determined by the amount of traffic it receives. (See Figure 3.1).

The urban fabric reflects the homogeneity and integrity of Nablus society. Buildings are of average height and houses are of equal size. The domes on top of the houses help mitigate changing climate conditions and meet the requirements of daily life by providing privacy for families and their neighbours. When examining the living quarters, one can clearly see social harmony as well as disparity in the economic standards of various communities. Buildings are close to each other—forming one, intricately built, mass, with only the mosque's minarets rising above it. Homes are more or less of equal height in order to maintain the privacy of neighbours.

Different populations in the Old City of Nablus have similar standards of living. While the social divisions in the quarters of the Nablus Old City are related to the different work categories or religions, they have no relation with the differences

in income among professionals and craftsmen. It should be noted, however, that certain buildings are distinguishable from the rest, such as luxurious homes like the Al-Nimer Palace, Abdelhadi Palace, and others.

The urban fabric of the Old City of Nablus is characterised by specific components, most important of which are the mosques, public squares, and open public spaces. These vary from public, to semi-public, to private, with the private spaces being mostly open courtyards found in traditional houses. Traditional houses sprawl along the sides of Al-Qasaba to form quarters inhabited by homogeneous social groups of the same profession, as in the case in Al-Qaisariyya Quarter, or groups of the same religion, such as in Al-Sumra Quarter. Within these quarters, incomes vary.

The Old City of Nablus also has a special road system; which includes main roads, secondary roads, and dead-end alleys that begin at the main Al-Qasaba area. The secondary roads are narrow but suitable for the movement of man and beast, and are suitable for any weather conditions. (See Photo 3.1).

Furthermore, the existing urban structure of the Old City is based on strategic locations for the purpose of assembly, such as points of contact or the intersection of passageways known as "knots." "Knots" are central points with certain physical characteristics, such as the main parts of Khan Al-Sultan Street or Al-Nasr Square,

Photo 3.1 The Old City of Nablus
Source: Dr. Ali Abdelhamid, 2009

which can be considered the nucleus or the central part of the city.

The "knots" are closely linked to the passages and quarters of the Old City, as they are considered a central connecting point. The residential complex (*hosh*) in the Old City of Nablus is the heart or nucleus of the quarters or residential areas.

3.2.2 Urban Townscape

It is necessary to consider the urban townscape of the Old City of Nablus when examining its formation. The city's townscape is based on three systems: the general city plan, the building structures, and the land use plan.

1. The General City Plan

The general plan of the Old City of Nablus is the most traditional of the three systems. It comprises the streets, open spaces, and parcels, as well as the building materials. There has been no change in the original plan of the city since its completion. The current plan replaced the ancient Roman chequered plan, of which very few remain.

i) Streets

The original street system dates back to the ancient Roman grid street system, particularly in the centre and northern parts of the city. (See Figure 2.1 in the previous chapter). The grid system is evident in the northern Al-Habla Quarter (built between the eleventh and the seventeenth centuries) as well as the Al-Gharb Quarter. It is most evident in the quarters of the southern part of the city, like the Al-Qaisariyya Quarter, which was the centre of the ancient Roman city of Neopolis. The change in the grid system of the Old City can be attributed to several things:

- The sharp incline of the southern part of the Old City. To make the streets more suitable for transportation their length was increased in order to minimise their slope.

- The devastating impact of wars and earthquakes meant reconstruction. New roads were opened and new buildings constructed. At times, entire quarters were rebuilt. In 1200 AD, for example, all the buildings of the Old City were destroyed, except the buildings in Al-Sumra Quarter. The demolished buildings were reconstructed, consequently changing the original grid system.

Furthermore, there were the cultural and social changes that took place throughout the history of the Old City of Nablus, especially the arrival of Islam, which imposed on the city a new type of development. The street network and many buildings were modified and adapted for new uses to follow the needs of the new religion.

The mosaic map of Madaba (see Figure 2.2 in the previous

chapter) shows the detailed drawing of the ancient Roman city of Neopolis as having a wall with eastern and western gates. According to the map, the western gate was the exit. The topographical character of the city led to the opening of a main road that intersects with a secondary road in the middle (Al-Fanni, 1999; Al-Hanbali, 2005).

The illustration (Figure 2.2) of the map of Madaba shows a main road that cuts the city from east to west, leading to a semi-circular building. F. M. Abel, the first scholar who examined the plan of the city and compared it to the Madaba map, figured this building might be an amphitheatre. Later excavations on the site revealed a theatre had indeed been there.

Additionally, excavations revealed the main road north of the theatre, called Dikionamus, which cut through the city from east to west. The paved road was about 11 metres wide, and was used during the times of the Romans, Byzantines, and the Mamluks. Later the road was narrowed. Remains of another road lined with pillars, which stood on pedestals were discovered on the southern side of Dikionamus. According to most archaeologists, the remains of the pedestals and pillars were part of an arena or wrestling square. Abel's map also indicates the existence of a road for artisans at the far south of the city (Al-Fanni, 1999; Al-Hanbali, 2005).

At the present time, a main road, Al-Qasaba, cuts through the Old City of Nablus along the city on two axes: Al-Nasr Street and Al-Suq Street. The road follows the topography of the land and stretches almost in a straight line from west to east. Parts of a Roman street with pillars on both sides were discovered during construction works on Al-Nasr Street. The old street cuts through the city centre in Al-Nasr Square. The old street was part of a Roman street that had pillars on both sides, but unfortunately no traces are left, except some remains underneath Zafer Al-Masri School in the Al-Qaisariyya Quarter (Figure 3.4).

Along Al-Qasaba street (one of the two main axes) lies the Nablus urban city centre. The centre includes commercial markets and bazaars, such as Al-Sultan market (which encompasses the textile market) and Al-Jadeeda market. Also included in the city centre are the Great Mosque,
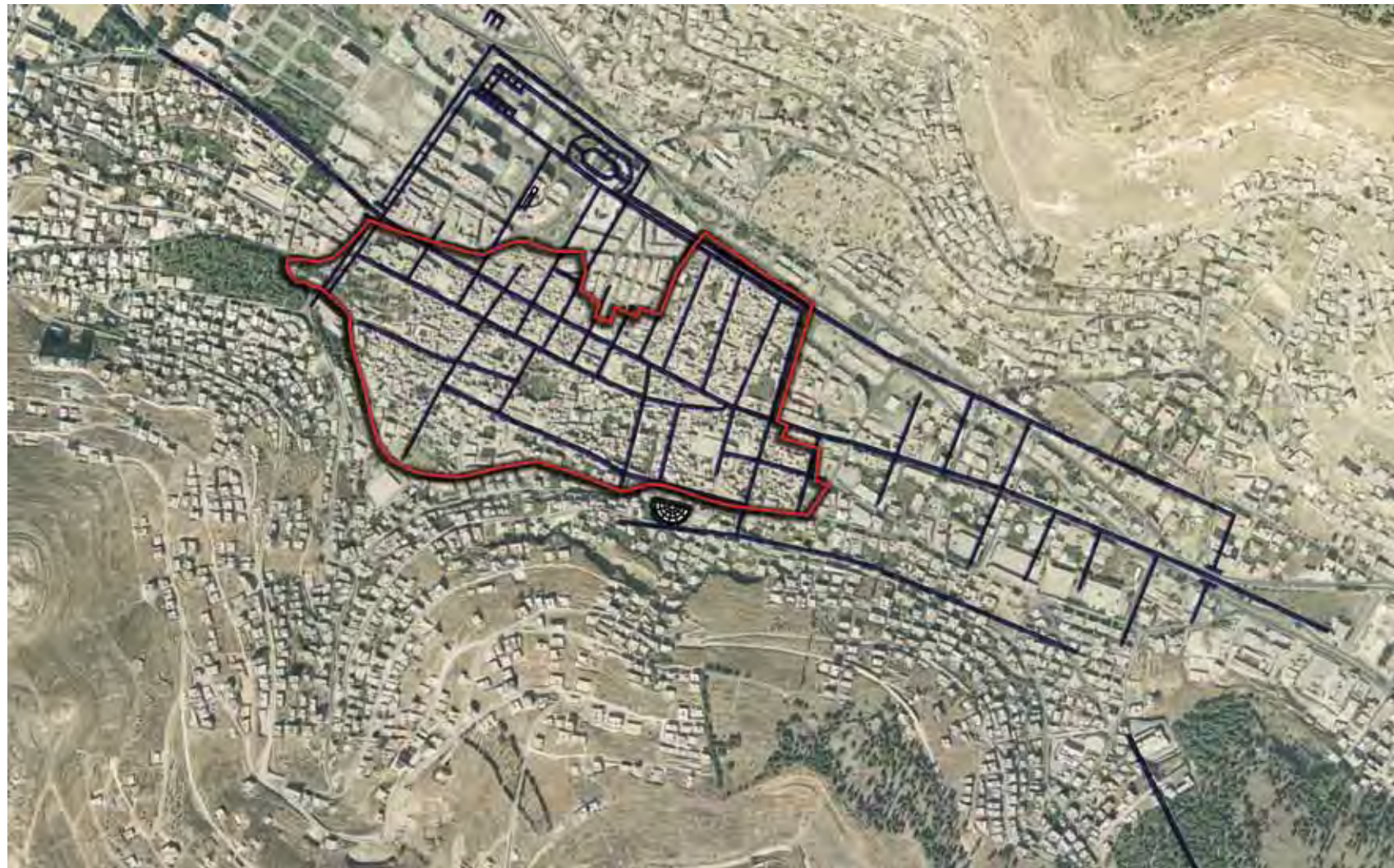
Figure 3.4: Plan showing old Roman streets projected on an aerial photo of modern Nablus
Source: Dr. Ali Abdelhamid

Al-Nasr Mosque, Al-Beik Mosque, Al-Khader Mosque, as well as squares like Al-Nasr square, and schools of the four doctrines that used to overlook the Al-Qasaba or main road before. These two axes are paved to allow for the movement of pedestrians. They were also relatively wide compared to the rest of the street network of the city.

A set of secondary streets branch out nearly perpendicularly from Al-Qasaba. Establishments and service facilities were frequently located on the cross-streets (*mahala*) for

each quarter. Facilities such as mosques, olive presses, bakeries, mills, markets, shops, and slaughterhouses show economic, cultural, social, and religious activities that were limited in quality and quantity compared to the urban centre along the main Al-Qasaba road.

The width of the secondary streets is less than the width of Al-Qasaba, and the density of pedestrian movement is much less. These constitute the link between the two axes of Al-Qasaba. Dead-end alleys branch out from

them leading to the residential complexes (*ahwash*) of the quarters. Hence the alleys represent points of entry to homes and connect the residential complexes to Al-Qasaba in each quarter. The alleys are private and owned by the people whose homes overlook them. The rate of activity in the alleys is very low and their walls are solid except for house doors and some warehouses on the ground floor.

As mentioned earlier, these alleys are dead-ends and have no continuity or public function. They act only as semi-private roads for the residential complexes, which open to them. Each alley serves a set of residential buildings and connects them to their central complex (*hosh*). In reality, the alleys protected people within the same quarter, sometimes going so far as to have a gated entrance like that of Arafat Hosh.

Mohammad Salhieh says in his collection of old Ottoman records on Nablus, "The Old City of Nablus is penetrated by four main streets: Hussein Street in the western locality (*mahalah*), Hammam Shuja Street, Al-Balat Street in the western locality, which penetrates Al-Yasmina Quarter, and Al-'Afit Street in the western locality, which continues to the north and Al-Qibla. Besides, there has been mention of Al-Imyan (the blind) alley in the land of Nablus."

The road network in the Old City of Nablus is amazing, wonderful, and confusing at the same time. It is made up of narrow passageways and roofed dead-end alleys, which protect people from the sun or rain, create a sudden contrast in lighting, and create interaction between open and closed, and large and small spaces. Additionally, the street network in the Old City of Nablus does not generate a feeling of overflow and continuity. The streets break into curves and angles leading in different directions. They are also characterised by an architectural interconnection that gives the city a wonderful and bright feel of diversity and renewal (Salhieh 1999).

ii) Open Spaces

Open spaces in the Old City of Nablus are a mix of private and public spaces, including squares, public gardens, and roads. Squares are either private or public. Private squares

include courtyards, which are the most common type of private open squares. Most houses of the Old City have an internal semi-square courtyard with boundaries defined by the surrounding walls of the house.

The public squares include the three main squares in the Old City of Nablus: Al-Nasr Square on the main Al-Qasaba, which has a T shape; Al-Yarmouk Square in Al-Gharb Quarter, which is in the shape of a triangle; and Al-Tuta Square in Al-Qaryoun Quarter which is rectangular. There are also other smaller squares in various areas like Al-Teena Square.

Some sides of these squares are defined by the surrounding buildings, while the other sides are open to the street. Different kinds of activities also take place in these squares. For example, Al-Nasr Square bustles with commercial activity, as it is connected with the two main commercial axes of Al-Nasr Street and Al-Suq Street and forms a link between them in the city centre. Al-Tuta Square in Al-Qaryoun Quarter used to be a centre of economic and industrial activity due to its connection with Al-Masaben (soap factory) Street located between the Al-Qaryoun and Al-Yasmina Quarters. Al-Gharb Quarter is usually bustling with population movement and activities.

Nablus is located on fertile land and therefore orchards and gardens are dispersed both inside and outside the Old City. Some travellers, like Al-Dimashqi, described the city as a palace in a garden because it is surrounded by green productive land. Palaces in the city have their own orchards, like Agha Al-Mimer Palace orchard in Al-Habla Quarter, and the orchard of Abdel Hadi Palace in Al-Yasmina Quarter.

iii) Land Parcels

The land partition system in the Old City of Nablus is characterised by land allocations for the construction of public buildings that have different areas depending on their importance, location, and use (like the Great Mosque, which is a central mosque in Nablus, and Al-Khadra Mosque in Al-Gharb Quarter).

The area of land parcels allocated for residential buildings

was determined by the financial capabilities of residents. The buildings have a unified architectural framework that reflects the social structure. The land parcels around the main streets were divided in a manner that allowed for mixed combination of uses, shapes, and sizes. Generally, ground floors are used for commercial purposes, while upper floors are used as schools or residential units, as is the case with the School of the Four Doctrines located on the first floor over the main covered textile market (*khan*), and the Kanaan houses over the Kanaan soap factory.

Looking along the main Al-Qasaba (on Al-Nasr Street, for example) shows that the land parcels form rectangular segments located almost perpendicular to the street line. At the same time, the segments appear to be parallel with each other in order to line up the shops on the ground floor. The land parcels of buildings are in close formation on the first and second floors along both sides of the street (Figure 3.5). The land parcels for shops on both sides of Al-Qasaba could reach 3 metres in depth and façades do not exceed 2.5 meters in width. This is economically desirable as it increases the number of shops located on the main commercial street.

iv) Urban Fabric

The urban fabric of cities is the physical form of the built environment, which integrates large and small building blocks, façades, fronts, streets, and open spaces. The urban fabric of historic cities represents closely connected historic buildings and monuments, which have been built and developed over different historical periods.

The urban fabric of the Old City of Nablus has large blocks comprised mainly of residential units used by owners or tenants. The blocks, especially those located on the main Al-Qasaba of the Old City, are permeated with archaeological monuments used for public functions (mosques, baths), or factories for making traditional soap (*masaben*), which Nablus is famous for. Generally, commercial stores occupy the ground floors of these blocks, especially the ones located on the sides of main roads.

The urban fabric of the Old City underwent several changes throughout history as successive civilisations and cultures introduced new and different architectural styles, depending on the priorities of rulers and needs of the population. Consequently, the character of the quarters of the Old City of Nablus and their architectural styles and uses changed over time.

Furthermore, natural disasters—especially earthquakes—resulted in the loss of much of the urban fabric of the city. Nablus was continually reconstructed in a different style from its original design, although the same traditional construction methods and materials were used.

2. Building Typology and Use

Historically, the appearance of the Old City of Nablus was composed of a rich mixture of "domestic" architectural styles that developed through interaction of the successive cultures and civilisations that lived in the city. Neighbouring cities and countries, or the original countries of the ruling authorities, also influenced domestic styles. Moreover, the economic, political, and military influence of the ruling authorities and their different priorities had tremendous impact on the appearance of the Old City.

Hence the urban fabric of Nablus is very similar and, at times, identical to the urban fabric of major historical Arab cities in the Levant like Damascus, Aleppo, Cairo, Jerusalem, and Hebron. These cities, Nablus included, encompass a wealth of architectural monuments and sites that were constructed during the Mamluk and Ottoman Periods.

Buildings, which are considered the main components of the urban fabric of the Old City of Nablus, can be categorised according to the nature and type of use, as Table 3.1 below indicates:

Table 3.1 Distribution of buildings of the Old City according to their uses

Building Use	Number	Ratio Per cent
Residential	1451	36.0
Commercial	1456	36.1
Health	15	0.4
Industrial – Crafts	204	5.0
General	12	0.3
Religious	22	0.6
Educational	9	0.2
Heritage Site	190	4.7
Partially Deserted	98	2.4
Entirely Deserted	336	8.4
Other Uses	239	5.9
TOTAL	**4032**	**100**

Source: Result of field survey, 2009

Figure 3.5 Land parcels master plan of the Old City
Source: Nablus Municipality, 2008

street tunnels

Figure 3.6 Master plan showing the close formation of the
buildings of the Old City
Source: Hohmann and Doytchinov

Photo 3.2 Photo showing the close formation of buildings of the Old City
Source: Dr. Ali Abdelhamid, 2009

Buildings can be classified or grouped according to their functions as follows (Al-Hanbali 2005):

1. Religious buildings: These include mosques, as these have a central position in the Old City since they are considered places for spiritual, religious, and cultural nourishment. There are different forms of mosques, large mosques like

the Great Mosque in Nablus, and mosques that are smaller and less central because they are built inside quarters, like Al-Hanbali Mosque and Al-Bek Mosque. Finally, there are older places of worship (*zawaya or maqam*), which were used in the past as schools or classrooms (*katatib*).

The main mosques were built in the commercial

centre and others were built in residential quarters. There were eleven mosques in Nablus that dominated the townscape of the city due to the distinctive appearance of their domes and minarets (See Figure 3.7). There is also one church in the Old City, and a Jewish synagogue frequented by the Samaritan sect.

2. Caravansaries (*Wakalat*): The caravansaries are places designated for commercial convoys, as these places provide space for animals and storage of goods. The ground floor of the caravansary provides space for warehouses and stables, and the first floor has sleeping rooms for merchants. Each one has a water spring, a house of worship, a fence or wall and gates. The most important caravansary in the Old City is *Khan Al-Tujjar* (Merchants Caravansary) near the textile market. There is also *Khan Al-Wikala* in the eastern part of the city and *Wakalat Al-Gharbiye* or Al-Froukhiye, which was built by Emir Froukh during the Mamluk Period in 1620 AD on the western side of the city (See Figure 3.8).

3. Baths (*hammamat or singular hammam*): These are old public steam baths. In addition to its original cleansing function, the *hammam* provides comfort and relaxation to bathers. It consists of one floor with domes on the roof. The bath provides health, social, recreational, and religious services. It contributes to
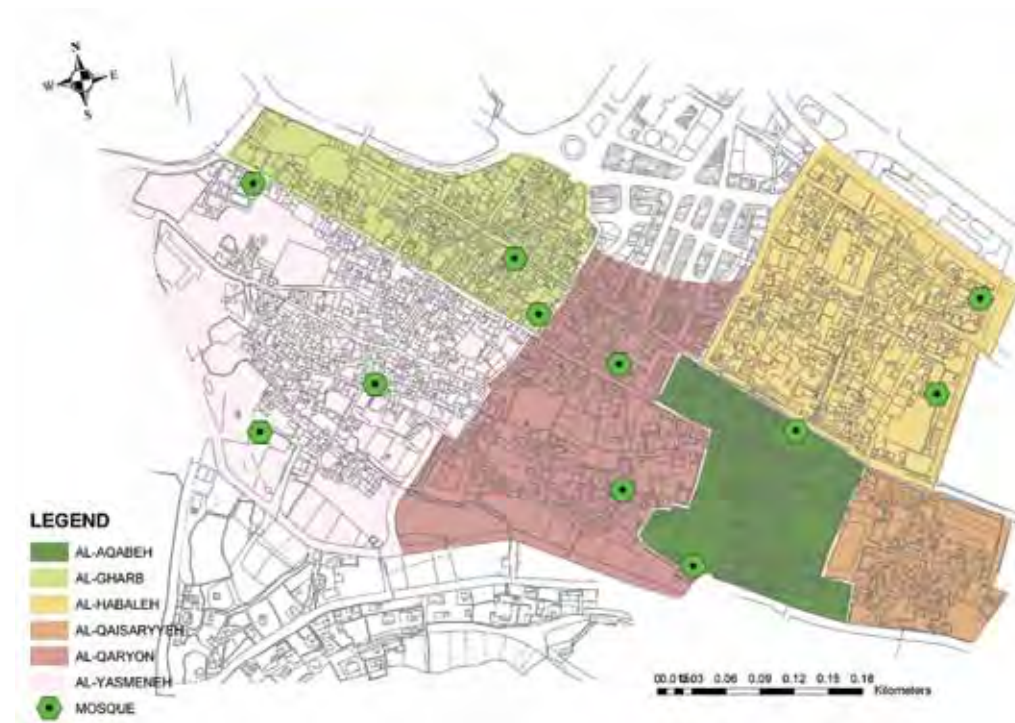
Figure 3.7 Distribution of mosques of the Old City
Source: Dr. Ali Abdelhamid
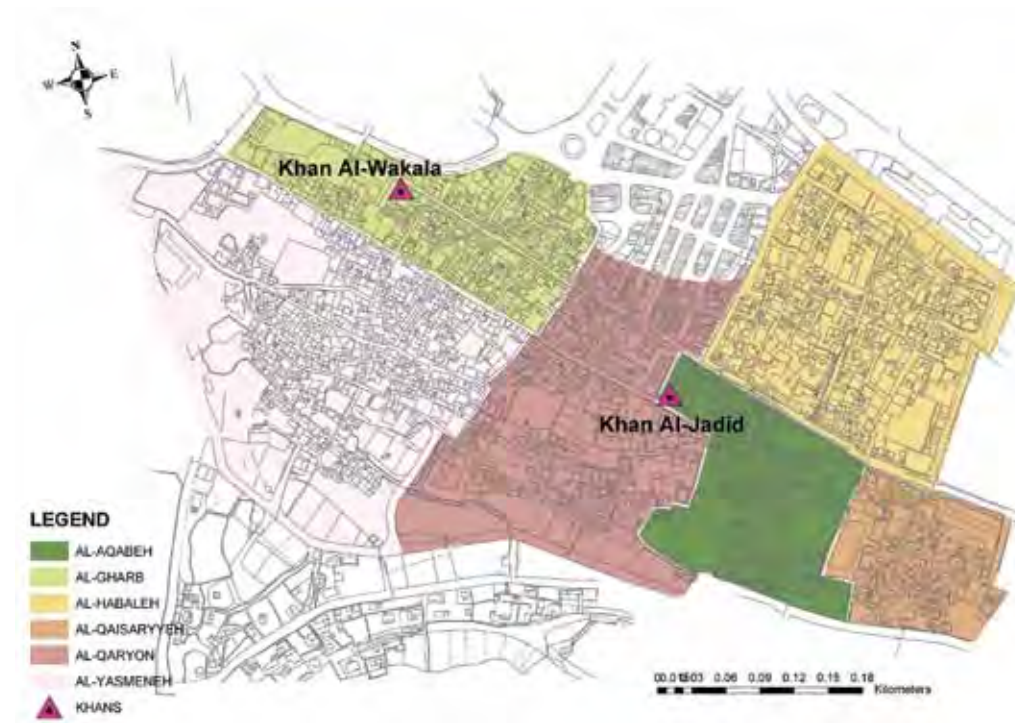
Figure 3.8 Distribution of caravansaries (*wakalat*) in the Old City
Source: Dr. Ali Abdelhamid, 2009

strengthening social connections among community members and it was used for special social occasions, such as weddings, and educational purposes like graduation from school (*kuttab*). There are eight public baths in the Old City of Nablus dating back to different historical periods. Two are Roman baths (Hammam Al-Baydara and Hammam Al-Daraj), some are Mamluk (Hammam Al-Daraja and Hammam Al-Reesha), while others date back to the Ottoman Period (See Figure 3.9).

4. Water fountains (*asbelah*, singular: *sabeel*): These are public fountains for drinking found in most major cities in the region. There are twenty water fountains in Nablus connected to the various water springs, mostly on Mount Gerizim in an area called Ras Al-Ein (See figure 3.10).

5. Residential quarters (*harat, or singular hara*): Residences comprise 36 per cent of the total number of buildings. The residential quarters underwent organic development and their layout follows the mountainous topography of the city.

Residential quarters, once separated residents with special racial, tribal, and professional characteristics. However, these distinctions seem to have disappeared over past years as a result of geographical, economic, and social changes.

6. Traditional markets: Like markets in Cairo, Damascus, Aleppo,

Figure 3.9 Distribution of baths (*hammamat*) in the Old City
Source: Dr. Ali Abdel Hamid, 2009

Figure 3.10 Distribution of water fountains (*Asbala*) in the Old City
Source: Dr. Ali Abdelhamid, 2009

and Jerusalem, the markets of Nablus are centres of commercial interaction and exchange. They also provide social and economic services. Markets are usually formed of separate commercial units or shops under a vaulted passage with skylights on the roof at equal distances from each other, which create a welcoming atmosphere for shopping and social interaction.

The markets were divided into different parts, with each part specialising in one type of commercial activity or handicrafts, such as a textile market, blacksmith market, and jewellery (*al-basal*) market. According to the Map of Madaba, there was also an area for Roman crafts, which was converted over time into an area for soap manufacturing that became the economic and industrial backbone of the city. It was called *Al-Masaben* (soap factory) street.

Also according to the Map of Madaba, the main street, Al-Nasr Street, stretched from east to west of the Old City, as it does today, with rows of commercial outlets and shops on both sides. Al-Nasr Street, which replaced the elegant paved Roman road became the centre of commercial activity, while other Roman roads vanished due to changes that took place in the city during the Middle Ages.

7. Soap factories (Al-Masaben): These are buildings or factories where

Figure 3.11 Distribution of soap factories in the Old City
Source: Dr. Ali Abdelhamid

traditional soap is manufactured. Usually the building consists of two floors. The ground floor is used for cooking the soap, and as an office for selling the soap. The upper floor is used to spread the soap mix and cut it into pieces. The pieces are then left to dry, after which they are wrapped with paper in preparation for their packing and sale. There were about thirty-eight soap factories in Nablus spread all over the Old City. (See Figure 3.11).

8. Palaces: Palaces are huge mansions owned by the rich and influential families of Nablus. There are about ten palaces in the Old City that date back to the Ottoman Period. Five of these are decorated palaces including the palaces of Tuqan, Abdel Hadi, and Al-Nimer families, while the others are large houses like the houses of the Hashem family. All the owners of palaces owned soap factories.

9. Schools: Schools were related to mosques and children used to study in a small school comprised of one room (*kuttab, or plural katatib*). The *katatib* used to be located in small places of worship

(*maqamat*), in order to save rent. There were about ten schools, the oldest and most famous of which were the *kuttab* of Sheikh Abdel Hafiz Badran and Sheikh Masoud.

Sultan Qalaoun established four religious schools in 1290. Hejira, located over what is known as the textile market, was the School of the Four Doctrines of Hanafi, Shafi'i, Hanbali, and Malki. In 1297 Hejira, an elementary school, was founded on the western side of Sultan market (Khan Al-Tujjar). In 1315, Hejira, a preparatory school, was established near the Saraya in Al-Manara Square. In 1320, a school called Maktab Al-Idadi was set up which offered part of the secondary education, since the completion of secondary education took place in the state centre, which was called the Sultani Office (Qamhieh 1992).

3. Land Use Plan

The land use plan shows the functional locations for each of the individual land units. The main Al-Qasaba road of the city of Nablus includes buildings for administrative, educational, commercial, handicrafts, and residential use.

The same is repeated, to a lesser extent, in the smaller Al-Qasaba, though with less variety. The variety diminishes until it is restricted to one use only, namely residential use. Therefore, the land use in the Old City of Nablus was based on the number of floors in the buildings, rather than on the areas of land. It is clear that the main street of the Old City of Nablus has defined most of land use around it and in other parts of the city. Land use in Al-Qasaba includes cultural, technical, social, and commercial uses.

The characteristics of the land use plan in the Old City can be summarised as follows (see Figure 3.12):

(1) The plan is diverse. It is comprised of several types of uses related to the characteristics of different historical periods of the city, such as Roman

archaeological sites and the amphitheatre; uses related to customs and traditions of the population like the religious places of worship (*zawaya*); uses related to economy and commercial uses, such as the soap factories; and uses related to land ownership and land division, which are also affected by available construction techniques.

(2) The uses in the plan are similar to those adopted in the planning for an Islamic city where the uses are decided according to the relationship between mosques and residential quarters.

(3) Most of the parts of the Old City are not clearly defined in terms of their use. This is due to the mixed-use and different functions of each building, especially in the commercial centre where commercial and handicraft uses occupy the ground floor, and residential and educational uses occupy upper floors. Nevertheless, there are some functions that are restricted to individual buildings, such as soap factories (*masabin*), and baths.

(4) Types of commercial outlets and shops in the markets vary. There are specialised trading outlets with fronts on the main streets, and various types of goods and commodities in the caravansaries (*wakalat*) such as the Faroukhyah Wakaleh opening on Al-Qasaba. There are also quality exclusive markets like Al-Basal market, Al-Labbana market, and the textile market. The diversity of these stores is a main feature of the commercial street in the Old City of Nablus. As in all Islamic cities, different types of markets promoted commercial competition and commitment to specific standards and qualities while being monitored and supervised by specialist authorities like the tribal Sheikh or Chairman of the Chamber of Commerce. Craftsmen also had specialised markets like Al-Hadadin market and Al-Shawayya market.

(5) The areas designated for circulation, i.e. streets, are of different widths. The widest street is the city's Al-Qasaba, with a narrower width for

the quarter's Al-Qasaba, with neighbourhood streets being the narrowest.

(6) There are small open squares in front of mosques to allow for movement of people. These squares, such as Al-Naser Square, could be used to increase in the number of worshippers on holidays and religious occasions.

(7) The city also provides green areas like gardens and orchards belonging to palaces, such as the garden of Abdelhadi Palace in Al-Qaryoun Quarter. Gardens and orchards are usually located within buildings or complexes and not on the streets due to the close formation of buildings. The tradition was to grow produce in the courtyards, especially as the city of Nablus is situated within a green belt, as mentioned by many visitors who visited Nablus through history.

3.2.3 Visual Appearance

The visual appearance of the Old City of Nablus is linked to the architectural composition or typology of the buildings, spaces, and special architectural elements. Minarets, domes, *ahwash*, and roofed streets all contribute to the visual appearance of the Old City. The visual appearance is also influenced by the natural and climatic features, as well as the economic and social characteristics of the population.

The visual appearance of the Old City of Nablus is seen by planners from two

Figure 3.12 Land use plan in the Old City
Source: Dr. Ali Abdelhamid

different angles: a view of the city from the top and a ground view from inside the city. The angle seen by the architect, the planner, or builder is the local (ground) angle, through which the old city of Nablus was developed. This angle refers to the present Islamic Old City of Nablus and not the Roman Nablus, which was formed according to the top views of the city, while the street networks, temples, and agoras were defined according to the Roman city plan.

The visual appearance of the local view of the Old City of Nablus was affected by the climatic, geographic, social, and religious factors, as well as security and defence needs. It was also affected by the resident's attachment to the city. For example, the reason that the street width is less than the height of the buildings was to provide as much shade as possible for pedestrians. In other areas streets were covered, as in the case of the textile market. Additionally, the narrow streets encouraged the creation of strong ties between the residents of various quarters and neighbourhoods.

It is evident that the main streets were regarded as one of the main planning features of the Old City of Nablus. The width of Al-Qasaba

varies from one part to another, which allows for appropriate space for the movement of people.

When examining the cross section of the streets, it appears that the size of the external protruding parts of buildings increases . Hence the width of the street on the ground is more than its width on the upper floors, which provides more shade and contributes to better ventilation and air movement from bottom up. This architectural feature gives the space created by the street in the Old City of Nablus an additional distinctive appearance.

The side façades of streets show balance, harmony, and similarity in the height of buildings, their colour and construction materials, despite differences in the architectural details of each building. There are also elements that are complementary to the street, including lighting, awnings, and other elements that emphasise the human scale of the street. In 1903, the municipality appointed four workers responsible for lighting 153 kerosene lanterns at night and hanging them outside houses.

The design of the street is compatible with other elements of the design of mosques and the domes and minarets that are found in different parts of the Old City. These features also add distinctive marks to the architectural entity of the city and its visual composition.

The appearance of the city has distinctive features that have a specific and clear impact. Some features are clear to the observer from any distance or angle, such as Mount Gerizim, which serves as the background of the Old City. Other features are smaller in size and have less impact, such as Al-Manara Clock in Al-Nasr Street, the minarets of mosques, or the chimneys of soap factories. These features also include smaller items such as the door handles of houses, the façades of commercial stores, vaults, or oriel windows. It should be noted that the distinctive features of the city are considered elements associated with people and their daily life and hence they differ according to the different visions of people, both on the individual and community level.

3.3   Structure and Spatial Components

The spatial structure of the Old City of Nablus is based on a main street that is the spine of the city, spanning from the eastern gate of the city to the west. This street connects the Old City from east to west. It starts at the Great Mosque in the east and ends at Al-Khader Mosque in the west. Several secondary streets or passageways of quarters branch out to dead-end alleys leading to the residential complexes (*ahwash*). This progression from the spine creates an atmosphere of different and progressive spaces, mostly on a human scale. When crossing the main street, the space seems to be too large for a human scale. The façades overlooking the street are also varied in their form and their connection with space (commercial outlets and public places). However, when moving into the secondary passage, there is less diversity and smaller size and this continues until reaching to the alleys which have still less space and whose walls are solid except for doors and openings of houses. Alleys form the points of entry to residential complexes (*ahwash*).

At the intersection of the spine or the structural gradation of streets, centres are formed to create special spaces. Meanwhile, the few squares of the Old City create public spaces such as Al-Nasr, Al-Gharb, and Al-Qaryoun Squares, which are considered the largest and most varied in terms of public activities. In the residential complexes, the internal courtyards form a centre for the houses of the Old City and provide important spaces for special social activities. The internal courtyards are usually decorated with ornaments and architectural features.

In summary, streets are the main component in the composition of the aerial photo of the spatial structure of the Old City. On the ground level, pedestrians observe the city and enjoy its detailed features as they move inside it. This allows them to see all the architectural elements around them, including façades of commercial stores, special doors to the buildings, the façades of houses and oriel windows, vaults, minarets and mosques as well as chimneys of soap factories, and other details forming the visual composition of the Old City. This means that the visual composition of the streets of the Old City is varied, especially as the streets bend and constantly change, which adds an element of suspense and surprise to visitors and increases the attractiveness of the place.

3.4   The Relationship Between the Urban Composition of the Old City and its Surroundings

The modern city of Nablus expanded in circle from the Old City and maintained it as the centre, in spite of the fact that a modern commercial centre was developed near its borders.
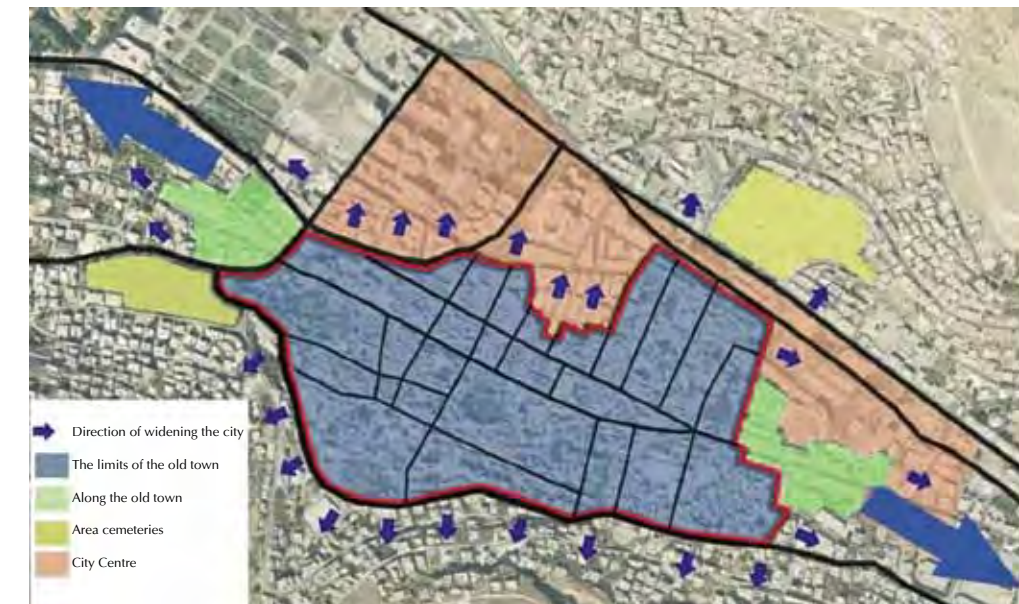
Figure 3.13 Aerial view showing the boundaries of the Old City and its relation with the surrounding environment
Source: Dr. Ali Abdelhamid, 2009

However, the separation and distinction between the composition and planning of the Old City and the modern city resulted in the creation of main streets, such as Faisal Street north of the Old City, and Ras Al-Ein Street southwest of the Old City, becoming boundaries of the Old City separating it from new urban expansion.

The new expansion of the city outside the boundaries of the Old City was characterised by progressive changes in the architectural development. Buildings with cross vaults, domes, special decorative elements, and narrow streets were replaced by simpler architectural.

The expansion of the city continued during the second half of the twentieth century, and was characterised by an increase in the height of buildings and a difference in construction materials. Reinforced concrete replaced stone, and aluminium was used for windows and doors instead of wood. The differences become more obvious as the urban expansion moved away from the Old City. (See Photo 3.3 and Photo 3.4 below).

Following the transfer of the commercial centre of the city from its historic location in the Old City to its periphery and to

Photo 3.3 Urban Fabric in the western part of the Old City and the difference between new and old residential buildings
Source: Dr. Ali Abdelrahman, 2009

Photo 3.4 Photo showing the difference in the urban fabric along Haifa Street
Source: Dr. Ali Abdelhamid, 2009

the modern streets known as the Al-Duwwar area, new streets were constructed, including Falastin Street, near the streets of the Old City. Other examples are Al-Shwetra Street, which stretches from the boundaries of the historic western centre along Al-Nasr Street, and Salahedin Street (eastern Madaris), which stretches from the borders of the eastern historic centre along Al-Nasr Street. The other streets run parallel to the streets of the Old City and generally run east to west.

Thus, the main streets of the modern city moved from east to west, as in the Old City, to follow the topography of the city, which lies in a valley between two mountains. Even though the streets stretch from east to west, the new streets are separate from the old composition of the city.

3.5 Analysis and Assessment of the Urban Planning Reality of the Old City

The study addresses the urban and planning situation of the Old City. According to the study, the urban and planning situation has many strengths, while offering opportunities that can be used to formulate and propose planning, development, and revitalisation policies and strategies.

A) Strengths and available opportunities

The strengths and available opportunities can be identified as follows:

i) Historical value

The Old City of Nablus has great historical value as mentioned earlier in this study. Nablus is special for its architectural styles and features, including historic buildings, palaces, markets, caravansaries, and squares. The Old City of Nablus was founded on the ruins of the ancient Roman city and developed as an Islamic city. Today, the Old City combines the elements of both the Roman and Islamic cities. It is considered the pulsating heart of the city of Nablus, and it is rich with a distinctive architectural heritage and holds within its folds manifestations of successive cultures and civilisations.

The Old City is divided into six quarters (*harat*, singular *hara*) and it is accessible through two main *qasabas*, which branch out into the six quarters that have streets and alleys, which have witnessed political, social, and cultural events that contributed to the ancient history of Nablus.

Its association with historic sites around the City of Nablus, such as the Roman amphitheatre, the town of Sebastia, Tel Balata, Jacob's Well and other sites, add to the value of the Old City in Nablus.

ii) Integrated urban elements and components

The Old City is made up of many various elements. Mosques, churches, baths, inns, palaces, private meeting halls (*dawawin*) or guest houses, residential complexes, soap factories, and bakeries all combine with the human factor for a distinctive, integrated urban fabric.

iii) Visual and aesthetic dimension

The diversity of the architectural features of the Old City and the difference in the styles and height of the buildings add a special aesthetic dimension to the city. Visitors to the Old City can see narrow bending alleys, oriel windows, decorated doors, minarets, and vaults that reflect the creativity of this exceptional planning.

iv) Emotional dimension

The inhabitants of the Old City and visitors often have a feeling of security and emotional attachment with the city and with all its components and activities. Visitors also have a feeling of comfort, safety, and nostalgia for the past.

v) Economic dimension

The historic, urban, and emotional features of the Old City of Nablus are sources that could attract investment and tourism, and can substantially contribute to the development of the economic sector in the city, and in Palestine in general. It will also be useful to connect the important historic sites surrounding the Old City of Nablus in order to focus on attracting tourism, which will contribute to income generation and job creation in the city.

vi) Commercial activities

The central location of the Old City of Nablus is considered an element of strength for the city and thus has become a point of commercial and residential attraction. The Old City has been the hub of commercial activity over the centuries, and the caravansaries and traditional markets, including Khan Al-Tujjar, were established during the Ottoman period.

The Old City has maintained its commercial character until today, even though it has been affected by economic activities outside its boundaries. However, the traditional markets of the Old City seem to complement new markets outside its boundaries. The central role of the Old City in the economic and social life of Nablus has continued mainly due to its strategic location and its heritage and historical dimensions that deepen the connection of the population with their identity.

The traditional markets also attract visitors and shoppers from outside the city. These traditional markets, baths, and soap factories can generate strong tourist interest, which can create investment opportunities. In 1986, Mary Alice Rogers described the Khan Al-Tujjar (textile market) as one of the most beautiful vaulted markets in Palestine.

B. Weaknesses, Challenges and Threats

The Old City of Nablus faces tremendous problems and challenges, as it has been deeply affected by rapid development and modernisation. The Old City has also suffered from negligence for centuries, which adversely affected its economic, political, and security situation. The threat to the city's identity and heritage is a source of serious concern.

The following summarises the main weaknesses of the Old City of Nablus:

i) Modernisation and renewal

Like many historic Arab cities, the Old City of Nablus faces the problem that its buildings, facilities and services have been modernised and renewed without following the principles of architectural restoration and preservation. The process of modernisation and renewal takes different shapes including:

- Haphazard vertical and horizontal additions to historic buildings using unsuitable new material, without technical supervision, and without regard to the architectural form and character of the historic building and its capacity to bear the weight resulting from the addition of new floors.

- The use of new construction material, different in nature and components from traditional construction material, which damages the authentic nature of the historic buildings and causes incongruity with the traditional architectural environment. As a result, renewed buildings become a bizarre and weird element of the city.

The use of new construction material is attributed to the fact that it is abundantly available and cheap in comparison to traditional material. Additionally, there is no skilled labour in the techniques of traditional construction. The new construction material also offers a quick, easy solution to housing needs, as it allows multi-floor buildings.

- Lack of regulations, controls, and laws governing interventions and organising the process of construction in the Old City. The relevant authorities can only obligate formal bodies to construct their buildings according to the traditional styles, and to reject any design that contradicts this rule. However,

private buildings do not follow these regulations.

- Absence of an effective, valid law for the preservation of heritage in Palestine and lack of relevant tools to its implementation.

- The random introduction of new facilities like water networks, sewage networks, electrical networks and others, without regard for the historical context and without technical supervision. Even though these services are necessary to meet the daily needs of the population and users of buildings, the techniques of their implementation cause damage to historical architectural components, which results in considerable change in the character of the city. The water and sewage networks, and the resulting rise in water consumption, causes damage to the foundations of the buildings and neighbouring archaeological sites and monuments. Moreover, traditional architectural elements such as oriel windows, baths, and kitchens have been neglected and replaced by new patterns that are incompatible with the historic urban fabric of the city.

- Entry of vehicles into the narrow streets and quarters of the Old City, as well as lack of parking lots for vehicles has resulted in to the expansion of streets and opening of new streets that greatly affect the urban fabric of the city. The new streets have swallowed up much of the available empty space, and the pollution generated by the vehicles has caused damage to the environment and the buildings.

- Lack of technical staff specialised in the preservation of architectural heritage and the restoration of historical buildings in line with international standards and conventions for the preservation of heritage, in both the public and private sectors.

- The frequent Israeli military incursions into the Old City since 2000 have caused partial or complete damage to many houses and historical buildings resulting in the loss of much of the urban fabric of the Old City. The Israeli military incursions and air raids caused substantial structural damage to the walls and the foundations of buildings.

ii) Social factors

New changes on the ground in the Old City of Nablus have resulted in a mix of architectural styles that are contradictory to the city's traditional urban fabric. This has led to the deformation of the architectural character of the city, destabilisation of its organisational fabric, and to the loss of the human scale and privacy offered by the original architectural design of buildings. Moreover, many of the functions offered by historic buildings have changed, which has resulted in a change of the demographic structure of the city, as families originally residing in the Old City move outside it to live in modern buildings in a modern part of the city. The original inhabitants have been replaced by low-income groups and residents from rural areas, which has affected the social and economic conditions in the city.

All these changes have led to a change in the authentic architectural composition of the Old City. New updates have been introduced that hide the distinctive character of the original architecture. Moreover, the emigration of the population to new residential quarters has led to investors purchasing and renting dilapidated homes and converting them into warehouses or industrial workshops. Consequently, the basic function of residential quarters has been substituted with industrial functions that are incompatible with the design of the houses. The changes have had had the following outcomes:

1. Modification of the designs and introduction of drastic changes to housing units to adapt them to the new functions and needs of new inhabitants.

2. Increase of vehicle movement inside old residential quarters for delivery of goods.

3. Merging of work places with residential areas.

4. Transfer of pollution and noise into the residential quarters of the Old City.

5. Emergence of new buildings that do not fit with the historical urban fabric.

6. Loss of many distinctive architectural elements

and ornaments from historic buildings.

Many problems in the social life of the population have also emerged, including:

1. Loss of privacy in comparison to other locations in the city. The small space provided by adjacent buildings sharing the same entrance and yards has created close relations among neighbouring families that resulted in a loss of comfort, privacy, and individual liberty in daily conduct.

2. The deterioration in the physical and environmental conditions in the city has driven many marginalised and poor families to live in the Old City due to the low monthly rent.

3. The exodus of the elite and educated class from the Old City has led to the isolation of new residents from other social classes.

4. There has been a rise in the rate of unemployment in comparison to other parts of the city as a result of the low level of education.

iii) Financial and economic factors

Financial capabilities are a main influential factor in the process of revitalisation and preservation of the Old City of Nablus. The revitalisation and preservation processes require huge sums of money and are impossible to undertake without adequate financial resources.

As mentioned earlier, traditional construction material is expensive and many of the residents of the Old City cannot afford to buy traditional construction materials. This situation, combined with the difficult economic situation, has made traditional architectural elements in the Old City vulnerable to loss. The difficult economic situation is reflected in the money that is spent on public services such as health, cultural, and recreational centres. The fact that such facilities are not established is an essential factor in the exodus of the population from the Old City to live outside its boundaries. Though the party responsible for the revitalisation of the Old City receives international aid from donor countries, this aid is not sufficient to meet all

the needs of revitalisation and preservation.

The material factor also pushes the inhabitants of the Old City to reside outside its boundaries since the reconstruction or repair and maintenance of damaged houses incurs high financial costs, whereas the same amount of money can be invested in building new houses in the newer urban areas. Thus the lack of financial resources has two negative impacts on the Old City, the emigration of its residents and the decay of its houses due to the lack of maintenance.

iv) Lack of technical competence

Lack of specialised technical competence for the restoration process is a serious problem prevailing in Nablus, and Palestine in general. Restoration processes are generally carried out by incompetent agencies that do not have the necessary technical background and training for restoration and preservation of historic buildings. As a result, architectural heritage becomes vulnerable to misuse, damage, and deformity. However, there are some specialists within the authorities who are responsible for preservation and restoration in Nablus Municipality. Their role is extremely important, due to their specialisation in the areas of architecture conservation based on scientific principles that are implemented in accordance with international laws for the preservation of heritage.

v) Neglect and lack of interest

The historic buildings and monuments in the Old City of Nablus are not given adequate attention and care, especially those that were damaged or collapsed, either as a result of natural causes or the frequent Israeli military incursions. Until now no restoration or maintenance works have taken place. Moreover, other major buildings like soap factories have been neglected because they have lost their functional value due to the development of modern technology and alternative methods. Likewise, the gates of the Old City, its alleys, and baths have been neglected. However, some authorities like the Nablus Municipality and the Civil Society Committee of Nablus have made some efforts over the years to restore historic buildings

and monuments. Problems resulting from neglect can be summarised as follows:

- Shortage of public services inside the Old City: especially health, cultural, and recreational services. These need to be improved to improve living conditions.

- Inadequate laws, rules, and regulations pertaining to the protection of historic and archaeological sites. There is also a lack of a legislative control and monitoring system for regulating the restoration and maintenance process, and to ensure causes of damage to properties is removed.

- Incomplete surveys, studies, and applied research on the Old City, i.e. a survey of historic buildings and monuments that have been destroyed or suffered structural damage, or studies on the causes of damage to buildings and the means to remedy them.

- Lack of public awareness of the significance of heritage and the importance of its preservation.

3.6 Preservation of the Architectural Heritage of the Old City: Difficulties and Challenges

There are many difficulties and challenges that could hamper efforts to preserve architectural heritage both in the old cities of Palestine in general, and the Old City of Nablus in particular. The following are the most important difficulties:

1. Absence of legislation, regulations, and policies obliging institutions and individuals to preserve architectural heritage and deal with it properly.

2. Lack of urban planning policies, building regulations for historic buildings, and lack of regulations for removal of debris (which often disregards the principles of preservation, and sometimes in fact constitutes a threat to heritage).

3. Shortage of information relating to heritage buildings and sites, their details, and their status in all locations in Palestine.

4. Absence of plans and mechanisms and implementation programmes relating to the revitalisation of architectural heritage.

5. Exclusion of historic cities and centres from national development plans.

6. Failure of administrative and organisational plans from concerned authorities to preserve architectural heritage, particularly municipalities whose organisational structures do not have departments or sections specialising in the area of heritage preservation.

7. Shortage of technical, competent and qualified human resources in the field of the preservation of architectural heritage.

8. Absence of technical specifications and controls regulating restoration and preservation works and projects.

9. Inadequate financial resources and absence of allocations that are endorsed by the central authority.

10. Neglect of media, awareness, and promotion of the preservation of architectural heritage, such as campaigns, symposia, lectures, brochures, bulletins, contests, festivals, awards, and others.

11. Inadequate coordination and absence of a general framework unifying efforts and creating a joint work mechanism that involves both the public and private sectors.
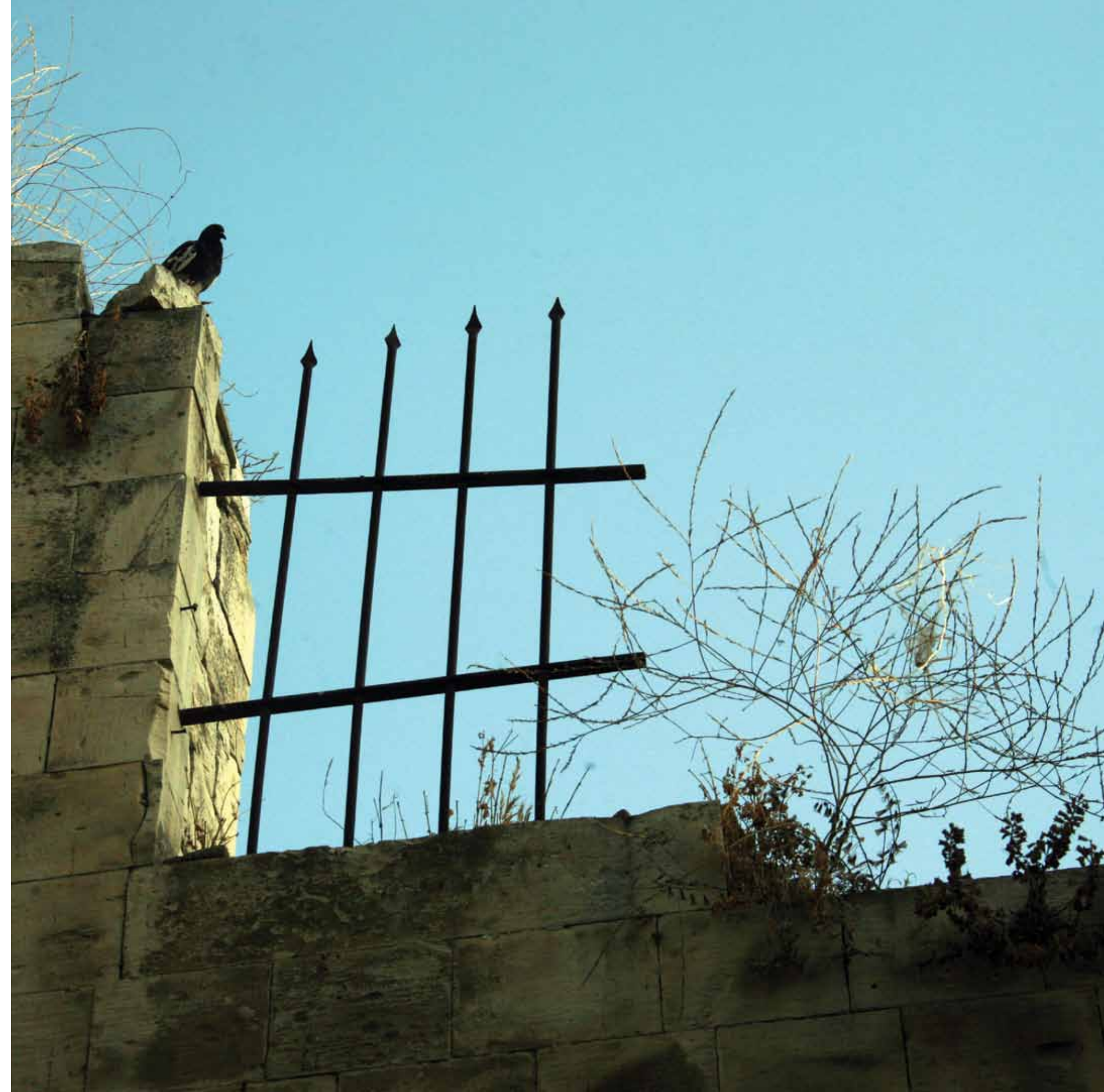
Chapter 4: Demographic and Social Characteristics

4.1   Population and Social Structure

The demographic and social structures in the Old City are undergoing major changes as many of the families move to surrounding areas. This shift is the result of improved economic conditions for many of these families who have found that the buildings in the Old City no longer satisfy their needs, especially as their families grow in size. This expansion is changing the architectural features of the Old City, which has consequently lost the homogeneity and uniform character of its courtyards (*ahwash*), neighbourhoods, and quarters.

At the same time, many people are moving into the Old City Driven by their poor economic situation, which has resulted the city's gradual loss of harmony and homogeneity. In addition, many artisans and merchants have left the Old City in search for work suitable for the requirements of modern life, and consequently the commercial activity of the city has declined. The fact that

there has been no integrated plan to revitalise and revive life in the Old City, while, at the same time, keeping its distinguished architectural character, has been a major factor pushing the original population to leave.

The Old City's rich history has given its architectural development a distinctive character. However, as a result of neglect, the Old City is becoming more like an underdeveloped area. It has become a place inhabited by poor people, especially as the wealthier residents move to other locations in Nablus.

According to the Palestinian Central Bureau of Statistics (PCBS) and the Nablus Municipality, about 12,500 people lived in the Old City in 2010. This number constitutes 9 per cent of the total population of the city of Nablus, which is estimated at 135,000 people.

The results of the field study shows that the average family

size in the Old City is 6.1, which is much higher than the average family size in Nablus District. The population census conducted by PCBS in 2007 indicates that the average family size in Nablus District is 5.4 individuals per family.

Due to the fact that the Old City is now considered a poverty-stricken environment, and that the families inhabiting it are mostly low-income, the average family size in the area is higher than the general average. Large families with more than ten family members constitute only 1 per cent of the population, while 1 per cent of the families also have only one family member. Medium-sized families with five to eight family members constitute 62 per cent of the population, and small families with less than five family members constitute 17.1 per cent. Large families with more than eight family members constitute 21 per cent.

4.2   Age Distribution and Education Levels

Age distribution and education levels are very important factors that determine the social, political, and economic nature of the population. Age distribution and education affect the rates of fertility, death, and emigration, as well as the living standards of families, level of education, nutrition, and social relations.

The results of the field study indicate that the gender ratio for the study sample in the Old City was 98.5 males for every one hundred females, which is less that the gender ratio in the Palestinian society in general, which, according to PCBS statistics, is a little higher than 105 per cent. For the age group sixty-five years and over, the general ratio is forty-six males for 100 females due to the fact that the average age of females is four to five years higher than the average age of males.

The results of the field study also revealed that the ratio of children in the Old City under fifteen years is less than 30

per cent, while that of the elderly is 6 per cent higher than the general Palestinian average.

The median age of the population of the Old City is 20.8 years, which means that 50 per cent of the population is over that age, and 50 per cent is under it. The median age in the Old City is higher than that of the general Palestinian population by two years.

The rate of support for dependants in the Old City reached 0.45 and that of support for the elderly was 0.09. The theoretical rate of support is 0.55 which is a very low rate compared to the actual rate of dependency, which is six times that rate for the following reasons:

1. Low number of women participating in the labour market.

2. Rise in the rate of unemployment due to deteriorating economic conditions.

3. Rise in the rate of school and university enrolment.

Regarding the educational situation, it can be said that the level of education in general is low in poor neighbourhoods, due to poor economic conditions and the need for males to enter the labour market at a very young age. The following table shows the education rates for the population of the Old City.

Table 4.1 Educational status of the Old City population

Level of education	Number	Ratio
Illiteracy	50	6
Basic	368	42
Secondary	250	29
University	194	22
Postgraduate	5	1

The table shows clearly that the number of illiterate people is six times the number of postgraduates. In addition, three-quarters of the people who have received less than a university education have a middle-level education, since basic education is a requirement for daily life, whether one is a craftsperson or simply a merchant, and many people are obliged to receive basic education before they are old enough to enter the labour market. There are three reasons why people are less inclined to receive university education:

1. High costs of university education.

2. Early marriage for both boys and girls.

3. Early entrance into the labour market, which can be more lucrative economically than a university education in the sense that costs and revenues are measured materially and not socially.

In terms of gender composition, it was found that the ratio of illiteracy among females is twice than that of males, at almost 66 per cent compared to 34 per cent.

4·3   Standards of Living

Generally, the living standards in the Old City are low and are dropping at a faster rate than the rest of the Palestinian society as whole. This is especially due to the diminishment of the position of the city and its services. Consequently, raising the living standard of people and providing them with basic services is a priority that can be met by developing the social and economic infrastructure in the city, providing a suitable residential environment, and preserving the Old City's distinct architectural heritage.

According to the results of the field study, the average household income in the Old City is 1,171 NIS per month (equivalent to $315 USD). This means that the per capita income is less than 100 NIS per month (equivalent to $27 USD). The results also indicate that the monthly income of more than 42 per cent of households is less than 1,000 NIS (equivalent to $270 USD), while only 7 per cent of households have a monthly income of more than 2,000 shekels (equivalent to $540 USD).

Studies indicate that the average monthly expenditure of 1,281 shekels per household is slightly higher than the average income. About 31 per cent of households spend less than 1,000 NIS per month. Therefore, 53 per cent of the households can be described as poor. In addition, 14 per cent of the households spend an average of 2,000 to 3,000 shekels per month. Only 2 per cent of the households spend more than 3,000 NIS per month.

4·4   Social Relationships

Social relations reflect the extent of coherence and interdependence of the Old City society. The nature and level of these relations corresponds with economic and social conditions. The quarters and shared courtyards (*ahwash*) are used to form harmonious and integrated social units, assisted by the fact that the inhabitants of the quarters and the shared courtyards had ties of kinship and long-standing neighbourly relations. In addition, the quarters and the shared courtyards had special committees that worked on developing solidarity among people and finding solutions to their problems.

The same pattern has prevailed in most old cities in Palestine, but the economic, social, and demographic changes were so severe in Nablus that they affected the entire population. The committees vanished and many families left the Old City and adapted their social values and traditions.

Most inhabitants of the Old City consisted of families that left to live in the outskirts of the city, sometimes renting their homes and shops to people that have no ties whatsoever with the Old City or with each other. Consequently, a new mixture of residents developed, resulting in many changes in life patterns and social relations. But the common denominator among the inhabitants of the Old City is the low standard of living and the economic deterioration of the city, which in turn has affected their relationships and social structure.

Married couples, who are supposed to be the core of society, form the smallest circle. According to the results of the field study, in 17 per cent of households, one of the spouses is absent as a result of divorce, widowhood, or abandonment. As for households where both spouses live together, 77 per cent of them have strong relationships, 20 per cent have average relationships, and 4 per cent of the spouses have very poor relationships or suffer from problems.

Moreover, social relationships between children and their

parents weaken after marriage. The results of the study indicate that 78 per cent of households have no married sons and 76 per cent of households have no married daughters. As for households that have married sons and daughters, 80 per cent of the married sons have strong relationships with their families and 83 per cent of the married daughters have good relationships with their families. In contrast, about 5 per cent of married sons and 2 per cent of married daughters have weak relationships with their families.

The study shows clearly that 41 per cent of households have strong relationships with their neighbours, whether these neighbours are relatives or not, and 27 per cent have medium relationships, while 25 per cent have weak relationships with their neighbours.

From the statistics above, it can be concluded that kinship is the most important factor in establishing social relationships in the Old City of Nablus. The closer the family is, the stronger the relationship. Additionally, economic and social conditions, as well as low standards of living, negatively affect social relationships and their development, causing problems and misunderstanding among households and neighbours. In fact, the lack of uniformity among the population has caused a drop in the quality of social relationships in the community.

4.5 Population Growth and Indicators

Demographic conditions are directly or indirectly affected by social and living conditions, as well as by age distribution, economic situation, and marital status.

The Old City has a very low birth rate. The crude birth rate in the city is less than eighteen births for every 1,000 people, while the crude birth rate in the Palestinian territories is fifty births for every 1,000 people. The low birth rate in the Old City is attributed to the population demographic structure, as the majority of the Old City population is either young or old. Individuals in the prime of life or at reproductive age tend to live outside the city.

The results of the field study indicate that the natural population growth in the Old City is negative; in other words there is an annual drop in the rate of population growth of 1 per cent. Moreover, the rate of immigration is modest, reflecting the difficulty of movement in Palestine, as well as the lack of skills, competences, and financial resources necessary to absorb new immigrants. In addition, the economic, social, and security situation in the Old City is not very attractive to newcomers.

The rate of emigration has reached nineteen per thousand and it is much higher than internal immigration which has stalled at 2.5 per thousand, and this has contributed to the drop in population in the Old City. As a result, the revitalisation of the Old City is imperative in order to prevent the Old City from becoming a ghost town in the foreseeable future.

In 2009, twenty-nine marriages and eight divorces were registered. The rate of divorce is equal to almost a quarter of all marriages. The crude marriage rate is twenty-four per 1,000 and that of divorce is 6.5 per 1,000 for the same year.

4.6 Social Institutions

Government ministries provide the bulk of health, educational, and social services, and the Nablus Municipality provides cultural, recreational, and other basic services. Public and international organisations provide psychological, social, and recreational services that target special segments of the Old City society.

Schools on the outskirts of the city provide educational services to the residents of the Old City as well as to the students in their neighbourhood. Therefore, formal education in Nablus is not a problem. On the other hand, the Old City lacks kindergartens; it has only one independent kindergarten and a few that are managed by centres. It is difficult for children under six for to travel long distances because of weather conditions, congestion on the streets and passageways of the Old City, and safety conditions, making it necessary for local kindergarten services for children.

Health services are also mostly found on the outskirts of the Old City. Despite the existence of clinics and health care centres, there is still urgent need for health care centres that would provide nearby emergency services for residents.

As for religious services, mosques are spread out throughout the Old City providing services to residents, owners of commercial businesses, and shoppers. The Old City's mosques also attract worshippers from outside the city. In addition, there is a Greek Orthodox Church for Christians and a synagogue for the Samaritans.

Recreational services are almost absent from the Old City due to the small space available, the close proximity of homes, the narrowness of passageways, and the rise in the number of children. This change in the patterns, forms, and means of recreation has led to the lack of places for the children of the Old City to exercise. Their only open space is in the streets and alleys in the evening hours when all commercial activities cease.

In the Old City, there are a number of public or civil development institutions that work under the umbrella of larger organisations like the Nablus Municipality and governorate. These institutions have centres inside the Old City and have administrative boards. They provide development services to all segments of the community including children, women, and young people. The services include capacity building programmes, empowerment programmes for the youth and women, children's capacity development programmes, education and recreational services, awareness activities, food, and financial aid.

In spite of the existence of these institutions and the variety of activities and programmes they provide, the results of the field study revealed weaknesses in the efficiency and impact of their activities and programmes. The following remarks concern those weaknesses:

- Low number of beneficiaries of the activities and programmes.

- Scattered focus: Most institutions offer diverse and multiple programmes and do not focus on one unified and specialised activity performed in an optimal way.

- Most institutions rely on external funding, meaning that projects are implemented when there is funding for them, but as soon as funding stops all projects and activities cease.

- Social and economic returns for the population from these projects are very few, and the daily follow-up and sustainability of the projects is non-existent.

- NGOs working in the city of Nablus have no interest in expanding their activities to the Old City because of the low standard of services.

- Most programmes suffer from a lack of specialists and experts with a high enough level of training to efficiently implement projects.

- Lack of coordination and networking among institutions.

- Lack of local community participation and integration in the activities and programmemes and in the identification of priorities and needs.

- Unnecessary political intervention in their work.

- The formation of committees is not based on professionalism and competence, but on political affiliation.

- Lack of active centres that accommodate for people with special needs.

- Lack of centres that provide handicrafts and professional training.

Chapter 5: Residential and Social Buildings

<table>
<tr><td>5.1</td><td>Types of Residential and Social Buildings in the Old City</td></tr>
</table>

Traditional homes form the bulk of the urban fabric of the Old City of Nablus. They are constructed closely together, interspersed with open courtyards (ahwash) and private orchards. Most families built their houses around a shared, central courtyard. The houses allow for gradual privacy, from public, to semi-public, to private, to totally protected areas. For example, the visitors' room and other facilities used only by men are completely separated from the private rooms used by women or by the family in general.

Generally, the traditional houses of the Old City of Nablus have the same components that are found in Arab or Islamic houses, such as the arched or indirect entrance and the courtyards around which the rooms of the houses were built. However, the houses of the Old City do not have some of the components that are usually found in very hot, dry climates, such as the underground passage and wind catcher (malqaf), due to the moderate climate of Palestine.

The courtyard design allows for the maximum use of space available. In spite of the restrictions imposed by lack of planning, builders managed, in most cases, to arrange organised internal spaces by creating right-angled spaces and pushing rooms above the street (Petherbridge 1978:201). The area of the house and degree of complexity of the design depended on the wealth of the owner (Al-Nimer 1975). The size of the Palestinian town house ranges from small houses of two to three rooms, to large houses with several apartments and levels (Kanaan 1933:229).

The Traditional House – The Courtyard House

The traditional house in the Old City has the following components:

(1) Entrance

The entrance has special significance because it separates the private space of the family from the outer public space. The significance of the entrance is marked by decorations, symbols and a huge door or monumental entrance. Usually houses have only one entrance, but large houses have an additional entrance used by women or servants (Petherbridge 1978:197).

The entrance is designed to prevent a direct view from the street into the courtyard inside the house (Hakim 1986:96). The main door opens into a corridor, passageway, or tunnel that connects to the yard through a right-angle curve, so that the yard cannot be seen from the outside (Briggs 1974:147). In order to show the significance of the transition from public space to private space the entranceway has high ceilings and is filled with ornaments and decorations (Robenson 1982:218). In contrast to the simple and plain façade of the houses, entrances are rich with details and ornaments (Gazzard 1984:23). The entrance is the only decorative element in the façade of the house and it gives the first impression to visitors about the owner of the house (Briggs 1974).

In front of the entrance, there are usually stone or wood benches (*mastaba*) for the gatekeeper or guard to sit. The space after the entrance is a narrow, dim corridor built in a manner that obliges the visitor to pass by the gatekeeper or guard before entering into the house. In some cases the design of the entrance is exaggerated to provide more protection, either by increasing the length of the corridor adding twists and turns to its route.

(2) The courtyard

The courtyard is called the *hosh* (plural *ahwash*). It is a closed internal space at the centre of the house (Cannaan 1933:40). The courtyard is the main component of traditional houses of the Old City of Nablus. It is surrounded by rooms on one or two levels. In case the courtyard is not entirely surrounded by rooms, it can be closed off from the outside by a wall (Kanaan 1933:40).

The courtyard is the main space in the traditional house and is

Photo 5.1 Entrances of the Tuqan Palaces

Photo 5.2 Entrances of the Abdelhadi Palaces

Photo 5.3 A courtyard in the Tuqan Palace.

Photo 5.4 A courtyard in the house of Nimer Nabulsi.

connected to all the surrounding rooms, providing ventilation and light to the entire house (Noor 1984:62). The courtyard provides residents with privacy and acts as an outdoor living room, especially in summer (Al-Azzawi 1984:54). In fact, the courtyard is the space used most often in the traditional house.

The number of courtyards differs according to the size of the house. Usually smaller houses have only one yard, while larger houses have two or more yards. One yard always connects directly with the entrance, and is where the patriarch of the house receives his guests. There is often another, more private, yard for the family and women. Reception rooms are made to be accessible from the street without allowing the guests access to the parts of the house that are designated for private use by women and the family (Fethi & Roaf 1984: 41).

In some of the houses of the Old City that have more than one yard constructed on different levels, one of the yards consists of a portico overlooking the lower yard (Qamhieh 1992: 57). In most cases, there is a space called the *iwan* on the ground floor that is adjacent to the yard, roofed, and open to the yard (Al-Nimer 1975:105. Vol.2).

The shape and size of the yard depends on the shape and size of the building. The yard is usually either rectangular or square in shape, but in some cases it might take an irregular shape. The size or area of the yard does not increase in proportion to the increase in the size of the house because the shade provided by the surrounding building will be lost with the increase in the open space. For this reason, large houses and palaces have one or more yards surrounded by rooms instead of one large yard (Hugh and Robert 1979: 40).

The yard provides natural lighting and ventilation for the rooms and surrounding spaces (Al-Azzawi 1984:54). It is always protected by surrounding rooms, walls, *iwans*, and covered corridors, and its floor is covered with stone tiles (Briggs 1974:150). Moreover, large yards in large houses contain a water fountain, trees, and flowers. Even modest houses have water fountains and smaller plants. The water and plants help to increase the humidity in the air and create a comfortable feeling on hot days (Petherbridge 1978:200). In addition, the correct proportion of space in the yard and the human scale add to the nice atmosphere that the yard provides (Noor 1984:62).

The adoption of the courtyard system has resulted in a dense urban fabric in the Old City, and has minimised the amount of unused land. It was found that private yards constitute around 25 per cent of the total area of the traditional Islamic city (Antonio 1981:23). In the highly dense urban area of the Old City of Nablus, houses with yards are built on more than one level so that the yard is on the upper floor (second level) and the entrance on the ground floor (street level).
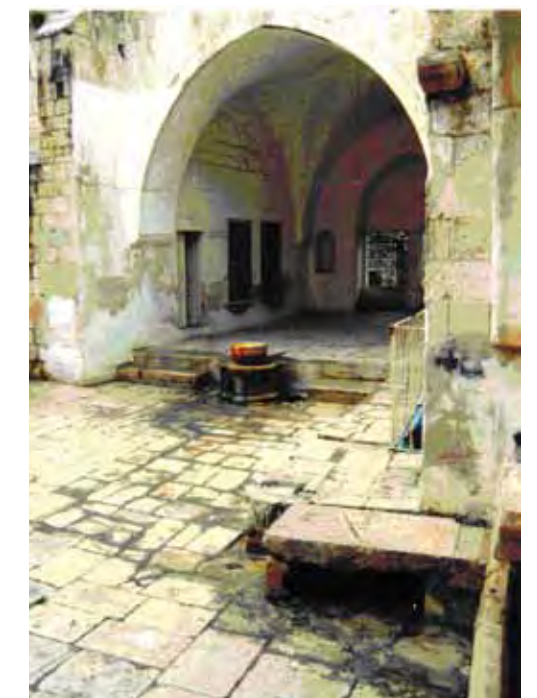

Photo 5.5 Ghazawi House. The long arched chamber (*iwan*) appears on the first floor with porticos overlooking the yard.

Photo 5.7 A yard in Al-Nimer Palace.

Photo 5.6 A long, arched chamber (*iwan*) in Al-Nimer Palace.

Photo 5.8 A yard in Tuqan Palace.

Photo 5.9 The main yard in Al-Nimer Palace is also the space for receiving guests.

Photo 5.10 The yard off the main entrance in Tuqan Palace leads to the reception wing.

3) Reception Room (*Diwan* or Council)

The courtyard is designed to allow for direct access from the entrance. The yard is open to visitors and its use is restricted to males from the family and visitors only. The size of the yard depends on the total size of the house and it encompasses the reception room (*diwan* or *majles*), which is an important room in the house because it reflects the economic situation of the household with its furniture, souvenirs, decorations, and other accessories (Robenson 1982:219). The reception room is usually larger than the other rooms in the house (Kanaan 1933:35).

The need to care for guests, entertain them, and show them hospitality without impeding on the privacy of the inner rooms led to the emergence of additional complexity in the design of traditional houses, namely the addition of tracks for parallel movement. Consequently, the guest room or the parts of the house allocated for men only have to be built near the entrance where they can be accessible directly from the entrance without coming close to private spaces in the house. But in simple houses, the father's room is located near the entrance and can be used as a guest or reception room when necessary. The provision of a guest room is a priority, and when the family's conditions improved, it was added to the house (Petherbridge 1978:184).

Since the guest room reflects the financial and social class of households, landlords tend to furnish and decorate it with the best furniture. The kitchen for preparing coffee and provision of other hospitality services is built near the guest room. In palaces and large houses, guest rooms allocated for men and guest rooms allocated for women are found in two different buildings (Petherbridge 1995), as is the case with Tuqan Palace where there is a special yard for each section.

(4) Private Spaces in the House (Women's and Family Section)

The bigger part of the house is allocated for women and the family and is called the harem, signifying it is the private space for the women (Robenson 1982:219). Please note that the term harem has often been misunderstood; it is simply used to refer to the private part of the house used by the landlord and his family (Briggs 1974:153). The harem is usually built around a yard where women spend the majority of their day (Robenson 1982:219). In palaces and mansions of well-to-do families, separate wings, including independent yards, are allocated to women and to private family life. These are separate from the wings were allocated to visitors and men of the family (Petherbridge 1978:198).

(5) Private Orchards

Private orchards are found in palaces and mansions and they are cultivated with all kinds of citrus trees. The area of the orchard is decided according to the available land and, usually, it is accessible through the yard. The existence of an orchard in the house creates a pleasant atmosphere for the inhabitants and provides them with fresh fruit. The following was written in description of the old orchards of Nablus, "We entered into the garden of that house and it was spacious and relaxing. It had a fountain full of fresh flowing water and a shady iwan" (Al-Izzah 1999 p. 95 quoted from Al-Nabulsi In Company of Greenery, p. 78). The following also describes a Nablus house, "We went up a wide flight of stairs and before us we saw a wonderful green garden with trees and running water and blooming flowers and singing birds. All this was on top of the roof which is a characteristic of the houses of Nablus" (Al-Izzah 1999 p. 95 quoted from Al-Nabulsi In Company of Greenery, p.85).
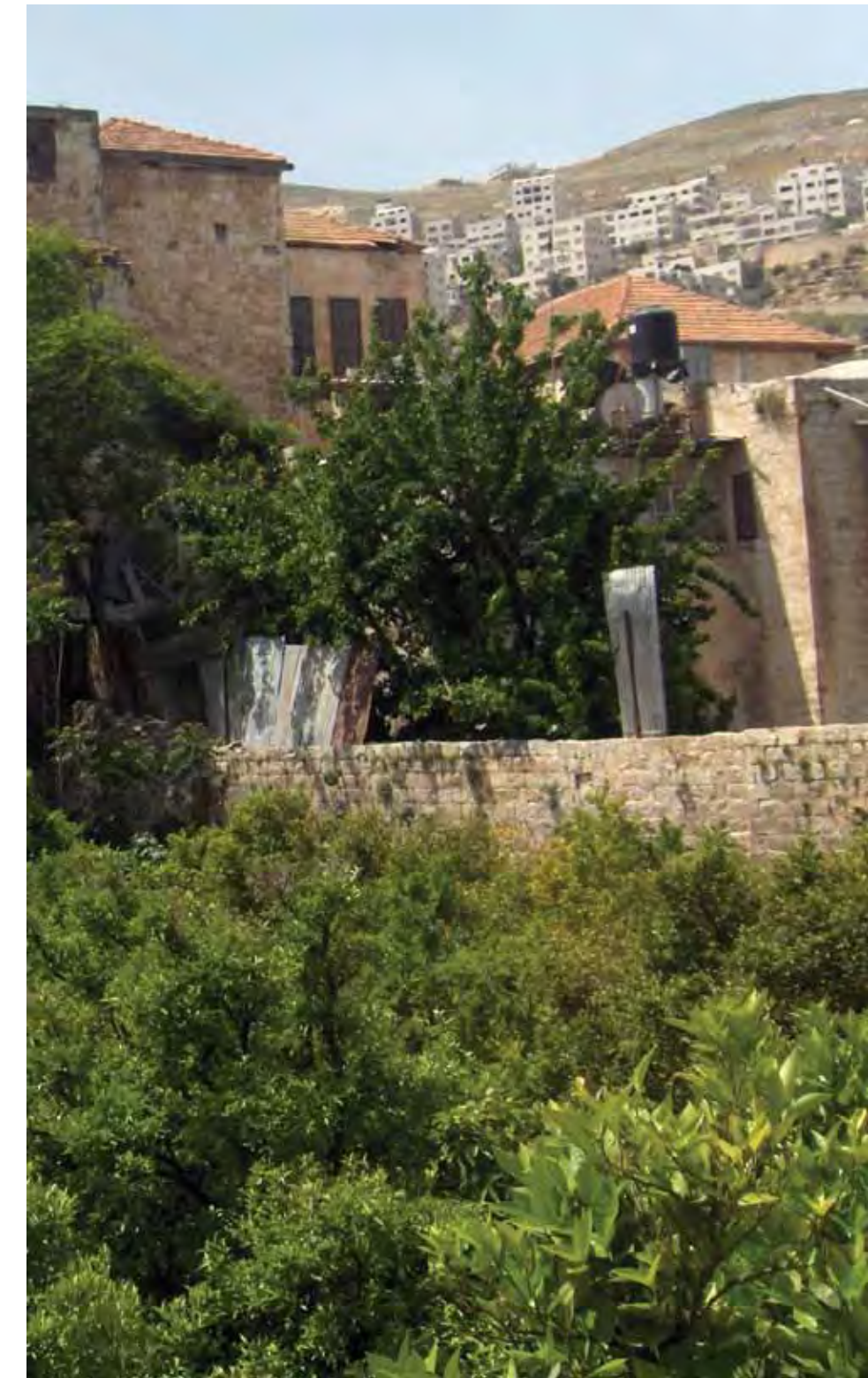

Photo 5.11 Orchards of the Old City

(6) External Façades of Houses

The open interior courtyards focus the attention on the internal parts of the house and result in the neglect of external façades (Fethi & Roaf 1984:41). As a result, the façade of the house facing the street is simple while the interior is richly decorated.

Somehow, the house seems to turn away from the street and open toward the yard. Kostof described the external façades of houses as walls that demarcate boundaries and add nothing to the street. He added that when commercial stores are located on the ground floor and houses on upper floors, one could see the double layers of the street façades. The façade, according to Kostof, includes both front façade for the street and a back façade for the house (Kostof 1992:198).

In most cases, one façade of the house overlooks the street and has limited or no openings at eye level. The windows are high, so that passers-by cannot see the inside of the house. High windows were generally wider in order to let light and ventilation into the house, but special care was taken to ensure that upper windows did not overlook the yards of neighbouring houses (Petherbridge 1978:197).

The wooden oriel windows (*mashrabiyat*) are often used to provide privacy for the house and to keep drinks cold. Pottery jars of water are placed in the shady place where there is a current of air thus keeping water cool even on hot days. The oriel windows also prevent passers-by from seeing the inside of the house and provided residents with privacy.

While the façades of houses were simple and had few openings, the most noticeable part was the entrance, which was richly decorated and had many details, providing a good first impression to visitors.

(7) Internal Spaces and the Furniture

The functional division of house focuses on the separation between public and private. But the rooms designated for the use of women and family members do not have specific functions. The same room can be used for multiple purposes according to need, including sleeping, eating, recreational activities, or household chores. Such flexible use of space is evidenced by the use of plain furniture (Petherbridge 1978:199).

The furniture used in traditional houses consists of mats, settees, and mattresses (Briggs 1974:146). Beds consist of mattresses that are stored away during the day. Mattresses, blankets, and pillows are stored either in decorated closets or deep niches in the wall shaped like an arc and covered with a curtain (Amiri and Tamari 1989:30; Al-Nimer, Vol. 2, 1975:307). Each space in the house can have a different function in different seasons. Some parts of the house are used in winter, while others are used in summer (Petherbridge 1978:199).

(8) Traditional Houses and the Climate

The residents of traditional houses in Nablus are able to control the climate in their houses (Noor 1984:62). There is always a need to cool the house in the summer. However, in the winter, it is not too cold, so there is no need for heating. The yard is the main component in the design of the house because it provides a comfortable climate during summer and it moderates the internal temperature in the rest of the house.

Within the yard, which is protected by surrounding walls, and also within the roofed and shady iwans and corridors, the temperature is moderate during the greater part of the day and helps to create a comfortable microclimate in the house. The rooms and internal spaces are protected from direct sunshine through the shaded yard, thick walls, and domed roofs, which helped to retain a moderate temperature.

In addition, the gentle breeze inside the yard helps cool the internal spaces (Dunham 1960:666). During the day, the cool air moves from the yard to the interior to replace the hot air inside. The ventilation and cooling of the house at night takes place by convection currents, where hot air rises from the internal spaces and is replaced by cool air that descends into the yard (Petherbridge 1978:199).

In order to create a comfortable yard and improve environmental conditions, water fountains are built and plants and trees are planted (Danby 1973:69). The evaporation of water and the plants cause an increase in the humidity and create a gentle breeze. The yards in many of the old houses contain one or more citrus trees, a water fountain, and flowerpots, which provide yards with a very pleasant atmosphere.

Additionally, the large openings in the house are directed toward the yard and, as a result, they received a limited amount of sunshine and natural lighting. In contrast, small windows were directed outward (Petherbridge 1978:199).

Closely built traditional houses form the dense urban fabric of the Old City of Nablus, and protection from heat for individual houses is provided by keeping the area of the walls that is exposed to the sun to a minimum (Dunham 1960:660). The open areas in the Old City are limited to narrow streets, private yards, and orchards.

5.2 Housing Patterns

The housing in the Old City has different patterns according to the economic condition and the social status of the owner. All houses however, are designed to be open in the interior with the yard in the centre and the rooms surrounding it. However, houses have different sizes and different cultural and architectural values.

In the past, the lifestyle of the residents of Nablus varied widely. While there were scholars, merchants, businessmen, nobles, and feudal lords who enjoyed a prestigious social status, there were also artisans and practitioners of simple industries like tailors, blacksmiths, carpenters, and butchers. The diversity of life in Nablus and its diversity were evident in the descriptions of the city from Islamic sources, which detail luxurious houses. These houses have many floors tiled in marble, and have many rooms, halls, and gardens. (Al-Azza 1999).

The houses of the Old City can be divided into the following categories:

- Palaces built by families that ruled the city at different times in history;

- Mansions built by rich businessmen and merchants with high incomes who enjoyed a prestigious social status; and

- Simple houses belonging to the common people found mostly in the residential complexes.

(1) Palaces

These are large buildings established by the families that ruled the city, like the Al-Nimer, Tuqan, and Abdelhadi families. The palaces reflected their economic, political, and social status and have a distinct historic, social, and architectural significance.

In addition to their residential functions, these palaces also had public, administrative, and military functions.

In many cases, the palace was also a government centre used to run public affairs. These palaces and large houses had adjacent buildings used for functional reasons, such as soap factories and public baths.

The rooms in the palace can be divided into three functional categories (Al-Ameri 2003):

a.   Facilities that have a public administrative function like the meeting room (*diwan*), guards' room, and coffee room located on the ground floor;

b.   Service facilities, including corridors, rooms, stables, and storage rooms, all of which are all located on the ground floor; and

c.   Special residential facilities including living rooms and bedrooms for the family.

Separation of the facilities was done vertically, that is, public and service facilities were all located on the ground floor, while private rooms were located on the second floor.

Photo 5.12 Outdoor gate and main entrance of the Al-Nimer Palace.

(2) Mansions

These were the houses of rich and prestigious businessmen and merchants. The houses were owned by families such as the Al-Nabulsis, Hashems, and Ashours.

These mansions feature beautiful artistic details, such as special designs, rich architectural features, stone carvings, and decorations. The mansions are large and contain two or three floors with upper floors designated for private family use.

Photo 5.13 A long arched chamber (*Iwan*) of Al-Ghazawi mansion.

Photo 5.14 A long arched chamber (*Iwan*) in one of the Old City houses.
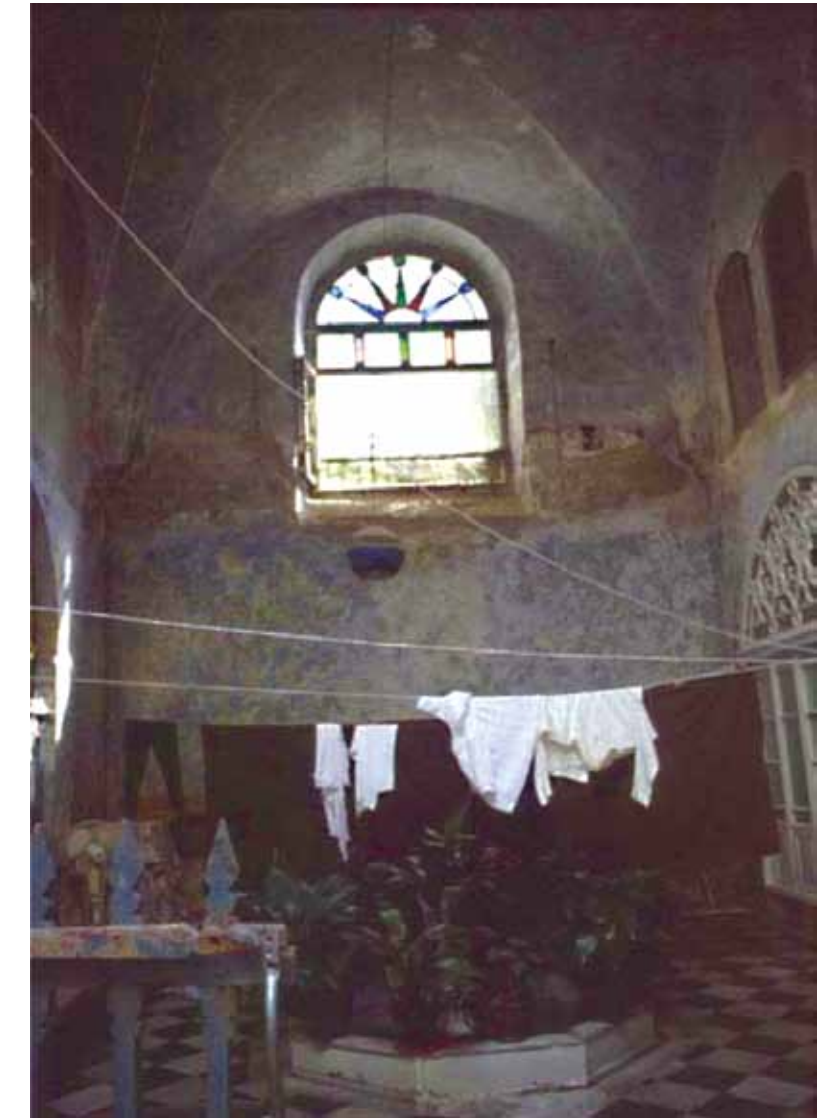

Photo 5.15 Yard of the Arafat house.

Photo 5.16 The long arched chamber (*iwan*) of the Ashour house.

(3) *Ahwash,* or residential complexes

The *ahwash,* singular *hosh,* constitutes the man component of the urban fabric of the Old City of Nablus. The *hosh* is a twisted passageway punctuated by squares or yards surrounded by separate small houses. Each *hosh* is inhabited by one family or several families with ties of kinship. The *hosh* is a special open space for the houses surrounding it (Hakim 1986). It preserves the privacy of residents and provides recreational space for children and a place for social occasions. Families share the *hosh* and its facilities, such as the water well. Moreover, the *hosh* provides residents with safety and security through its only gate, which can be shut at night.

The *ahwash* have separate entrances that are different in terms of shape, grandeur, and attention to detail. Some entrances are sumptuous and high, reaching up to 3.5 meters; others are of medium height reaching up to 2.5 meters; others are low, dim and plain, with a height of less than 2.5 meters. Most *ahwash* have an arched entrance, which protects the privacy of the *hosh* residents and prevents contact with passers-by (Abu Hantash 2007).

Housing units within the *ahwash* follow the same systems as individual houses, and their size and composition depends on the social and economic situation of the owner. The façades of the houses overlooking the street are usually simple. They do not have openings in the wall and have only a few narrow corridors. In contrast, the façade overlooking the *hosh* has more openings.
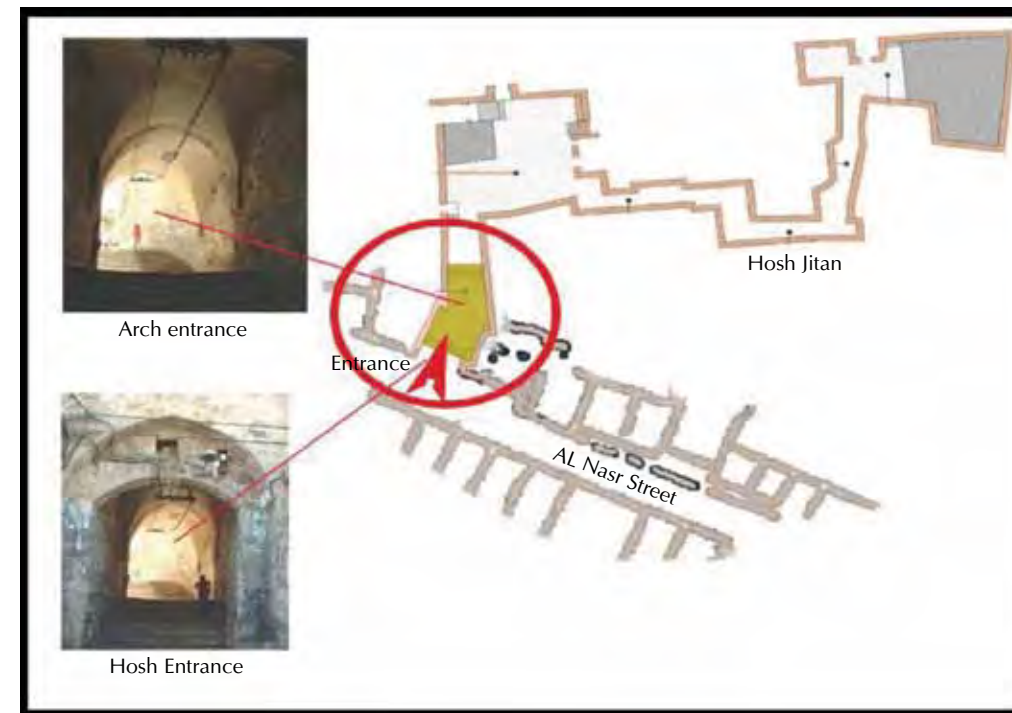

Figure 5.1 Entrance of Al-Jeetan *hosh* and its location on the street.
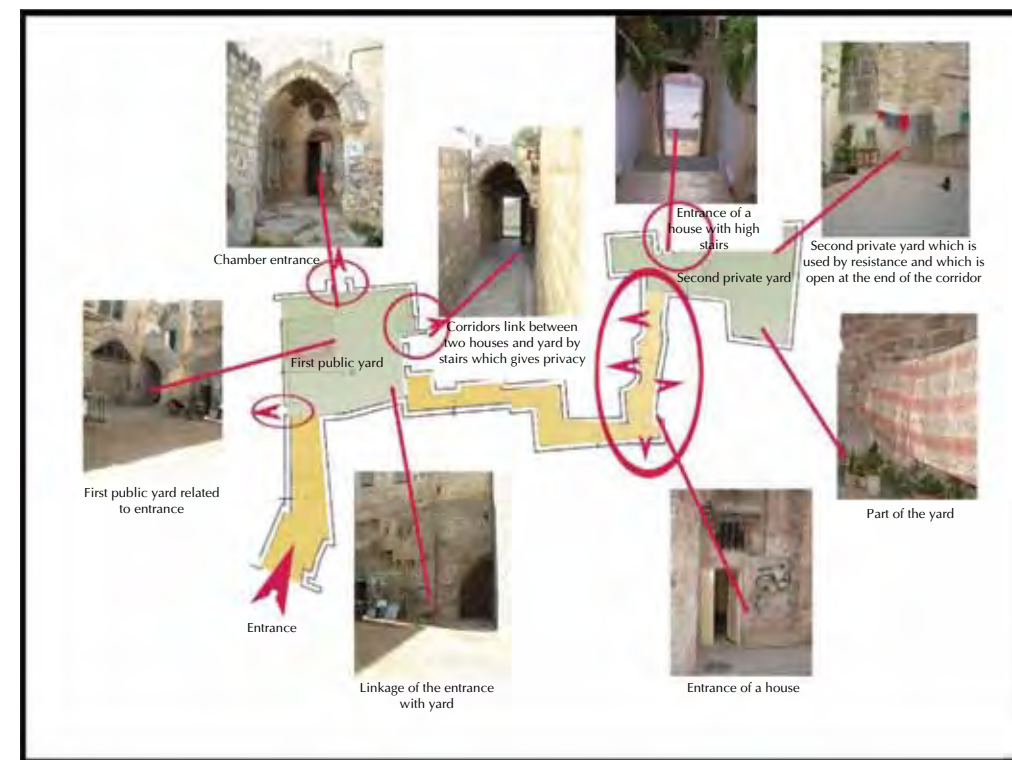Source: Abu Hantash 2007

Figure 5.2 Yards and corridors of the Al-Jeetan *hosh*
Source: Abu Hantash 2007

It has been noted above that the corridors have no openings or windows, especially on the ground floor, to provide the house with privacy and to ensure safety. Architectural details were found in large *ahwash* at the entrances of houses and on the walls of corridors.

5.3   Existing Condition of Houses

The existing condition of the houses of the Old City has been analysed through data collected between 2005 and 2008 during the field study that involved a random sample of 123 houses distributed among the six quarters: Al-Qaryoun, Al-Habla, Al-Yasmina, Al-Gharb, Al-Aqaba, and Al-Qaisariyya.

5.3.1 Type of House Ownership

The field survey revealed that the largest proportion of the population live in rented houses. The ratio of those who rented houses was 63 per cent, compared to 37 per cent of those who owned their houses. The high ratio of rented houses is attributable to the fact that many of the Old City residents have left their houses inside the city to live in modern neighbourhoods outside.

5.3.2 Duration of Residence in Houses

The results of the field survey indicated that the largest proportion of the residents of the Old City are not the original population, but have moved to the Old City during the past fifty years. According to the results of the field survey, about 45 per cent of the population moved into the Old City during the past twenty years, and 75 per cent of the population moved into Old City during the past forty years. This provides evidence that only a very small percentage of the population of the Old City are indigenous residents in comparison to the majority of the residents who moved into the city in search of a

house close to the city centre with cheaper rent than in the modern neighbourhoods of Nablus.

5.3.3 Approximate Area of Houses

The study showed that about 34 per cent of the surveyed houses are part of larger houses. This means that these houses are residential units that evolved as a result of partitioning larger houses belonging to extended families into smaller houses for each nuclear family. In contrast, 66 per cent of the sample houses are individual houses.

Results also indicated that the area of more than 46 per cent of the sample houses ranges between 50 square metres and 99 square metres, and about 33 per cent of the sample houses have an area less than 50 square metres. Results also revealed that about 80 per cent of the sample houses are less than 100 square metres and that the area of the houses did not differ between separate houses or partitioned houses.

5.3.4 Children's Playgrounds

The study revealed that 47 per cent of the sample houses have playgrounds for children and 53 per cent do not have places where children can play. Figure 4.10 shows the distribution of playgrounds in the sample, according to location in the quarters of the Old City.

The location of playgrounds in the sample varied. The yard constitutes the main area for children's play in 74 per cent of the sample houses, while 16 per cent of the houses have special places for children to play. About 5 per cent of the houses have a common playground for children and 5 per cent have a garden attached to the house for a playground.

5.3.5 Internal Spaces

The following is a study of Nablus' traditional houses, including number of rooms and their uses, the yard and architectural elements in it, as well as ceilings and internal architectural details.

(1) Number and Types of Rooms

Table 5.1 below shows the number of rooms and their ratios within the survey sample of houses in Nablus.

Table 5.1 Ratio of number of rooms in the sample houses of the Old City

Number of rooms	Number of houses	Ratio
1	8	6.5
2	35	28.5
3	40	32.5
4	27	22
5	9	7.3
6	3	2.4
9	1	.80

The results revealed that most of the houses in the sample were small residential units or small independent houses or units that evolved after partitioning large houses, and that they are inhabited by unrelated families. According to the study, the number of rooms in 90 per cent of the sample houses ranges from two to four rooms, with 22 per cent of the houses containing four rooms and 28.5 per cent containing two rooms. About 32.5 per cent of the houses contain three rooms, and only very few houses have one room, five rooms, six rooms, or nine rooms.

(2) The Yard

According to the results of the survey, 52 per cent of the sample houses have a yard, compared to 48 per cent of houses with no yard. In addition, 55 per cent of the yards are private and 30 per cent are shared by large houses that have been divided into smaller residential units. The remaining 15 per cent have yards shared by several separate houses. The results of the survey also indicated that 72 per cent of the yards are central, 26 per cent are side yards and 2 per cent of the houses have yards in other locations.

The results of the survey indicated that only 8 per cent of the houses with yards have water fountains and 3 per cent have pools. Yards in traditional houses used to have fountains or pools to provide a cooler climate during hot summers.

About 6 per cent of the houses have *iwans*, or long arched chambers that are open from one side and are attached to the yard and are used as sitting rooms in summer.

About 11 per cent of the sample houses have yards containing decorations. Special details were found in the yards of 22 per cent of the sample houses. Certainly, decorations and special features differ from one house to another, according to the financial capacities of owners and the level of architectural and structural complication of the house. It was also found that 8 per cent of the houses contain stone benches (*mastaba*) in the yards.

About 30 per cent of the sample houses have stone-tiled yards and 34 per cent have trees. Trees were very common in traditional houses, especially citrus trees, which were planted to provide fruit, to cool the temperature, and to provide shade in summer.

Photo 5.16 Yards in the houses of the Old City.

Photo 5.17 Yards, *iwans*, pools, and water fountains in the houses in the Old City.

Photo 5.19 Yards of the houses of the Old City showing old tiles, stone benches (mastaba), trees, and other details.

Photo 5.20 Some yards of houses of the Old City showing trees and decorative flowers.

(3) Ceilings

Most of the houses in the sample, about 67 per cent, have ceilings with cross vaults. Three per cent have barrel ceilings, 2 per cent have domes, and 1 per cent of the houses have tiled ceilings. It should be noted that some houses combine more than one type of ceilings.

Photo 5:21 Some types of ceilings of houses in the Old City.

mattresses and blankets. In addition, 28 per cent of the sample houses have small apertures in the wall for putting oil lamps.

The survey pointed out that 47 per cent of the sample houses have colourful decorated tiles and that 24 per

5.3.6 Internal Details of Traditional Houses

The field survey revealed much of the internal details of the rooms in traditional houses. The study indicated that 44 per cent of the sample houses contain the original built-in cupboards and 48 per cent of the houses have niches in the wall, which were used in the past to store

cent of the houses have internal stone walls. Six per cent of the houses have oriel windows (*mashrabiyyat*) and 7 per cent have light ceramics (*kizan*) at the upper part of external walls. The *kizan* were used to increase privacy in the open spaces of the houses, and since the *kizan* had openings they allowed for the passage of air.

Photo 5:22 Wall closets, stone arcs, and niches for storing mattresses and blankets.

Photo 5.23 *Kizan* and mottled tiles in the houses of the Old City

Photo 5.24 Oriel windows (*Mashrabiyyat*) of the houses of the Old City built of stone or wood

5.4   Services Available in the Houses of the Old City

The field survey of the social conditions in the Old City included also includes a study of the level of services available in the houses of the city (Al-Zanoun 2008). Table 2.5 below shows the results of the study.

Table 5.2 Ratio of services available in the houses of the Old City

		Excellent %	Average %	Poor %	None-existent %
1	Water network services	7.5	84	8.5	0
2	Electricity network services	8	87	5	0
3	Sanitation services	26	57	16.5	0.5
4	Waste services	5	55	38	2

(1) Water network services: About 84 per cent of the residents of the Old City consider that water network services supplying their homes with water are average and acceptable. On the other hand, 7.5 per cent of the residents said the services were excellent and 8.5 per cent thought the services were very poor. Results have also shown that all residents receive water network services.

(2) Electricity network services: Results of the field survey indicated that 87 per cent of the sample houses have adequate electricity services. About 8 per cent of the houses said the services were excellent and 5 per cent poor. There were no houses

without electricity services.

(3) Sanitation services: About 26 per cent said sanitation services were excellent in their house, 57 per cent average and 26.7 per cent poor. About 0.5 per cent of the houses of the Old City have no sanitation services.

(4) Solid waste services: The study showed that only 5 per cent of the sample houses had excellent solid waste services, compared to 38 per cent of the houses that had poor solid waste services. The largest segment of the sample houses amounting to 55 per cent, said sanitary services were average. Only 2 per cent of the houses did not have solid waste services.

In general, the different services are at an acceptable level for all the houses of the Old City. Water and electricity services are at a better level than sanitation and solid waste services. In fact, sanitation services are the worst, resulting in a drop in the level of hygiene and health condition in general.

With regard to sanitation facilities like kitchens and restrooms, residents were asked to give their opinion on the general level of the condition of kitchens and toilets in their houses (Zanoun 2008). Results have shown, as Table 2.5 indicates, that 15 per cent to 17 per cent of the sample houses have excellent kitchens and toilets from functional and health aspects. In comparison, 57 per cent of the sample houses have kitchens and restrooms that are in average condition and 25 per cent to 27 per cent of the houses have their kitchens and toilets in poor condition. Only very few houses have no kitchen or toilets.

5.5 Problems Facing Houses

Table 3.5 shows the main problems facing houses. A significant proportion of houses suffer from various problems, including ventilation, lighting, water leakage, dampness, and structural cracks. Other problems include dilapidated and dangerous flights of stairs, overcrowding and poor entrances. Some houses can, in fact, be considered unsuitable for residential use. Moreover, houses and buildings suffered damage during the frequent Israeli military incursions.

Table 5.3 Ratio of problems facing the houses of the Old City

Problems	High %	Average %	Low %	Non-existent %
Ventilation	38.8	**48.3**	11.4	1.5
Insolation	42.3	40.3	**15.4**	2
Dampness	45.3	36.3	**16.4**	2
Noise	42.3	**43.8**	11.4	2.5
Overcrowding	38.3	**44.8**	13.9	3
Entrance	35.3	**49.3**	11.9	3.5
Stairs	38.8	**45.8**	11.4	4
Habitability	48.3	36.8	**12.9**	2
Israeli incursions	66.2	20.9	**12.9**	0

The results of the field survey revealed that the houses of the Old City suffer to a great extent from dampness, humidity, and insufficient light. According to the study, 42.3 per cent of houses do not receive enough sunshine, and this can be attributed to the due to the fact that buildings are constructed adjacent to each other and the residential areas are congested, which does not allow each and every house to receive sunshine. The problem is aggravated by the partitions and divisions within the houses, so some spaces do not have windows to allow sunshine in.

Results also indicated that 45.3 per cent of the houses face the problem of dampness, which usually results from water leakage from the roof or walls. The problem is exacerbated due to lack of ventilation, and also as a result of neglect, lack of maintenance, and lack of external insulation for roofs and walls.

The results of the field survey also revealed that 48.3 per cent of the inhabitants of the houses in the sample believe that their old houses are not fit for use, generally because of structural and environmental problems. This also refers to houses that are unsuitable for modern living. The houses of the Old City were built to meet the needs of residents and life in the past, but this does not mean that they are unsuitable for living nowadays. They could be renovated and adapted in order to meet the needs of modern life.

The highest ratio of problems is related to the Israeli military incursions and raids, which affected up to 66.2 per cent of the respondents.

Ventilation is also a problem, and 48.3 per cent of the houses face ventilation problems. The problem could be the result of closed houses, or the division and partition of houses into smaller contiguous residential units that lack adequate openings or windows for ventilation and exposure to the sun.

About 43.8 per cent to 42.3 per cent of the houses consider the problem of noise pollution as medium to great. Houses of the Old City suffer from noise generated by commercial and industrial facilities inside residential complexes, but the problem is exacerbated in houses located near commercial roads.

About 44.8 per cent of the houses of the Old City consider congestion or overcrowding as a medium problem. Such a problem rose due to the low rent of the houses and their partition into smaller units that accommodate several families. According to the results of the study, the size of a family can reach up to seventeen people. Moreover, overcrowding aggravates of the noise problem.

Almost half of the houses, about 49.3 per cent, use shared entrances, and 45.8 per cent face problems with the

stairs. The houses of the Old City are accessed through private flights of stairs, through stairs shared by more than one house, or through public stairs such as in Al-Aqaba Quarter.

Stairs can also be found inside houses consisting of several levels, and many of the houses of the Old City have several levels. Internal flights of stairs occupy areas between the various spaces of the house and between the rooms. In many cases, the flights of stairs are high, slippery, and worn, and therefore not suitable for use. In fact, they constitute a source of danger for children and the elderly, as well as people with special needs.

During the field study, researchers noticed that the residents of the Old City felt they were living in a place that is less valuable than other neighbourhoods in the city and that they took no pride in living in the Old City. Most residents expressed a desire to change their place of residence if they had the financial resources that would enable them to live in the modern neighbourhoods outside the Old City. Early in the twentieth century, the well-to-do families of the Old City began to leave and reside in modern houses outside the area. Ability to leave the Old City was associated with the financial capabilities of the family, and only the disadvantaged and the poor who were not able to leave the city remained there. Moreover, the living conditions of the residents of the Old City were aggravated by the Israeli Occupation and repeated incursions and deliberate targeting of civilians and historic buildings, especially during the first and second Intifadas.

The deserting of the Old City is a phenomenon that should be taken seriously because it could have a very negative impact and impede the success of the Old City Revitalisation Plan. This might have a long-term impact on the future of the Old City. It is important that one of the main priorities of the Revitalisation Plan should include changing the stereotypical image of the Old City in the minds of the population. In addition to raising the level of the built environment of the city, it is necessary to raise the awareness of the population of Nablus in general and the residents of the Old City in particular of the significance of the architectural and cultural heritage of the city and the importance of preserving the Old City and its buildings to preserve its identity and cultural and architectural character.

Improving the condition of residential buildings could also contribute to boosting the community's image of the historic buildings of the Old City and strengthening the sense of belonging among the population, thus encouraging them to stay. The organisations based in the Old City and An-Najah University could have a major role in improving the image of the Old City and encouraging city residents to visit and use its facilities. The existence of non-profit organisations in the Old City could also help integrate the city with other modern neighbourhoods in Nablus and prevent the transformation of the Old City into an underdeveloped and isolated area.

Chapter 6: Economic Conditions

6.1   Current Economic Conditions

Nablus' Old City is a hub for many of the area's industries and the economic centre of the community. Industry and commerce are intertwined in its ancient quarters, with soap makers, sweets producers, and furniture craftsmen in close proximity with traders, spice shops, the famous bathhouses, and retail. Researchers have had a hard time identifying where one sector begins and the other ends. The Old City is home to several different residential neighbourhoods, and the children of each new generation play as much of a role in street life as traders and manufacturers.

In many senses, the Old City is a living museum that showcases both the city's history and its modern state. Its buildings and general design are those of an Islamic city, with clear traces of its Roman past and Byzantine beginnings visible through its archways, layout, and the monuments other civilisations have left behind. Its long history, preserved traditions, dynamic industry, and

bustling *souq* make Nablus a tourism treasure, which could easily be marketed to increase the number of visitors to the ancient city. In turn, tourism would be a huge economic benefit to the city of Nablus and the economy of Palestine in general.

There is little information in secondary sources on the current economic situation of Nablus, a city that was once second only to Jerusalem in trade and commerce. The only existing field survey was conducted in 2008 by the Chamber of Commerce in Nablus for non-scientific purposes. The preliminary data of the survey was obtained, classified, and tabulated as meaningful indicators of diverse economic sectors and activities. Supplementing this report is a field survey carried out in the form of two questionnaires, distributed first to Old City residents and second to businesses. The following sections will summarise the main results of the study.

6.2   Business and Industry in the Old City

There are an estimated 1,910 economic establishments operating inside the Old City and its periphery, with two-thirds of these belonging to the commercial sector, a quarter to industry, and the remainder to a variety of other service or unidentified ventures.

The high percentage of commercial establishments reflects the function of the Old City as a popular marketing centre, where merchants benefit from a legacy of commercial tradition dating back hundreds of years. A long history of low prices, quality, and the good treatment of merchants combine for an unrivalled market experience.

Table 6.1 below shows the distribution of operating establishments in the Old City and its periphery according to sector.

Table 6.1 Distribution of operating economic establishments of the Old City according to economic sector

Sector	Number of establishments	Ratio
Commerce	1,269	66.4%
Industry	480	25.1%
Services	133	7%
Unspecified	28	1.5%
TOTAL	**1,910**	**100%**

Source: Based on raw data collected from the Chamber of Commerce in Nablus 2008

Clothing and sewing businesses constitute the largest operating establishments in the Old City; followed by the food industry, which includes sweetshops, restaurants, and groceries; and then the shoe industry. The following table shows the different industries operating in the Old City.

Table 6.2 Distribution of operating establishments of the Old City according to activity and economic sector

Profession	Sector			TOTAL
	Industry	Services	Commerce	
Clothes	65		252	317
Restaurants and sweet shops	124	32	95	251
Groceries (dry goods)			135	135
Shoes	35	1	97	133
Vegetables		1	92	93
Carpenters	91			91
Electrical appliances			86	86
Butchers			78	78
Housewares			75	75
Accessories			74	74
Hardware stores	5		67	72
Furniture	15		55	70
Blacksmiths	52		2	54
Barber shops		42		42
Poultry			36	36
Plumbing	22			22
Upholstery	19			19
Cellular phones and accessories	1		18	19
Bookstores			17	17
Wholesale coffee	5		11	16
Laundries		14		14
Coffee shops		12		12
Aluminium	10		1	11
Watchmakers			11	11
Goldsmiths	4		6	10
Pharmacies		1	9	10
Glass	8			8
Gas			8	8
Car parts and repair	7		1	8
Currency exchange		7		7
Soap	6			6
Perfumes			6	6
Bicycle repair	5			5
Coal			4	4
Veterinary supplies			4	4
Plant Nurseries			4	4
Photography		3		3
Promotion and advertisement	2	1		3
Internet		2		2
Optics			2	2
Turkish baths		2		2
Nylon industry	2			2
Taxi offices		2		2
Real estate offices		2		2
Engineering offices		2		2
Other	2	9	23	34
Unspecified				28
TOTAL	**480**	**133**	**1269**	**1910**

Source: Based on raw data collected from the Chamber of Commerce in Nablus 2008

The survey further showed that each of the industries employ fifteen workers or less, thus falling into the category of small businesses or micro-establishments, according to the widely adopted definition that states that any establishment employing less than twenty workers is categorised as a small establishment. The vast majority (96 per cent) of industries employ less than five workers, underscoring the small size of establishments in the Old City. Table 6.3 shows the proportional distribution of establishments according to number of workers.

Table 6.3 Proportional distribution of economic establishments operating in the Old City according to number of workers

Size of employment	Ratio
Less than five workers	95.8%
Five to nine workers	2.4%
Ten to fifteen workers	1.8%
More than fifteen	0%
TOTAL	**100%**

In terms of workers' wages, 83 per cent of establishment owners said workers do not receive wages because they are co-owners or members of the owners' families. This indicates that the establishments operating in the Old City are family-owned businesses. Workers who do receive wages are distributed among different sectors with 7.52 per cent working in production, 3.38 per cent in management, 2.26 per cent in marketing, and the rest in accounting or other businesses. Table 6.4 below includes the proportional distribution of workers according to category of employment.

Table 6.4 Proportional distribution of labourers in the establishments of the Old City according to category of employment

	Category of employment	Average number of workers in 2007	TOTAL
Workers with no wages	Owners	62.03%	
	Family members	20.68 %	
Subtotal			82.71%
Workers with wages	Management	3.38%	
	Production	7.52%	
	Accounting	0.3%	
	Marketing	2.26%	
	Others	3.76%	
Subtotal			17.3%
TOTAL		**100%**	**100%**

Analysis of the distribution of workers by sex revealed that males constitute the majority (98.5 per cent) of labourers (see Table 6.5 below). Clearly a male-dominated sector, the results reflect the public nature of work in Old City commerce and the conservative norms of patriarchal Nablus society. Beyond this, the harsh circumstances of the Intifada (2000-2005) made female participation more dangerous, particularly given the regular military incursions into the Old City.

Table 6.5 Proportional distribution of the establishments of the Old City according to gender

Gender	Average number of labourers
Male	98.50%
Female	1.50%
TOTAL	**100%**

6.3 Investment: Obstacles and Incentives

In preparing a strategic development plan for the Old City, knowledge and recognition of obstacles and incentives to investment are key. In this survey, business owners were asked to identify both, so in aggregate, it was possible to assess the importance of each. Respondents were also asked to rank the obstacles and incentives that they identified. Answers were identified on a list, and there was also room to add additional factors. The following is a review of the results:

(1) Obstacles to investment:

Owners of establishments identified five main obstacles ranked as "high importance." Four of the five are directly related to the events of the Intifada and include: blockade, military incursions, weak purchasing power of citizens, and an absence of law and order. The fifth obstacle of high importance was identified as the high cost of transport. This is due mainly to the means of transportation available in the Old City, which is currently limited to carts, manually driven carriages, and small transport vehicles.

Factors of medium importance included lack of parking facilities, the proliferation of goods for sale in the market that were made in China, difficulty of movement for shoppers on the streets of the Old City, lack of skilled labourers, emigration of residents, and high taxes and tariffs. In addition, popular markets and stalls outside the Old City were cited as factors of medium importance, but for which solutions could be suggested. Other factors of the least importance included obstacles to obtaining funds. Table 6.6 displays all factors in order of importance.

In addition to the factors listed, respondents added two points, including the fact that many government and private organisations are moving outside the Old City, and the prevalence of poverty and aid dependence (contributing to the weak purchasing power noted above).

Table 6.6 Main obstacles from the viewpoint of owners of economic establishments

Obstacle	Important	Average importance	Not important	Lost values
Blockade and Israeli closure	94.5	0.6	0	4.8
Military incursions	93.9	1.8	0	4.2
Weak purchasing capacity for citizens	93.9	1.8	0.6	3.6
Absence of law, order, and security	89.1	3	3	4.8
High transport costs	78.2	12.1	4.8	4.8
Lack of parking space for shoppers' vehicles	63.6	18.2	7.3	10.9
Proliferation of goods made in China	73.9	4.2	17.6	4.2
Difficulty of movement for shoppers inside the Old City	69.1	17.6	8.5	4.8
Lack of skilled labour	61.2	13.9	19.4	5.5
Emigration of residents	58.2	20.6	17.6	3.6
High taxes and other fees	45.5	35.2	14.5	4.8
Popular markets and stalls outside the old city	47.9	26.7	20.6	4.8
Expansion of newer, alternative markets (Rafidya, Sufyan Street, etc.)	41.2	32.1	23	3.6
Lack of authorities for marketing the Old City products	42.4	29.1	24.8	3.6
Funding obstacles	37.6	27.9	29.1	5.5

(2) Incentives for investment

The sample population identified the major positive factors that drive them to stay and invest in the Old City. Two factors of high importance were cited: firstly, the provision of suitable headquarters with adequate quality and manageable costs; and secondly, proximity to the modern commercial centre of the largest city in the northern West Bank.

Five factors of medium importance were identified, including availability of storage, availability of goods

and raw material, accessibility to markets, availability of labour at low cost, and availability and suitability of public services.

There was only one factor of relatively low importance, namely the proximity of support scentres like banks, hotels, restaurants, and technical support services like translation and public relations. Table 6.7 orders the identified factors.

Table 6.7 Positive factors motivating investment in the Old City

Motive	Important	Average importance	Not important	Lost values
Availability of suitable space at reasonable prices and quality	75.2	15.2	3.6	6.1
Proximity to commercial centre	77.6	10.3	7.3	4.8
Availability of storage facilities	66.1	18.8	10.3	4.8
Availability of raw material	64.2	21.8	9.1	4.8
Accessibility to markets	63	9.1	20	7.9
Availability of labour at low costs	58.8	20	16.4	4.8
Availability of infrastructure services (Roads, water, electricity, etc.)	54.5	27.9	13.3	4.2
Proximity of service centres for support (banks, insurance companies, hotels, restaurants, etc.), technical support, translation, and public relations	47.3	27.3	20.6	4.8

6.4 Analysis of Current Economic Situation

The economic situation in the Old City of Nablus can be examined in terms of strengths, weaknesses, opportunities, and threats (SWAT analysis) as follows:

(1) Strengths

- Diversity of economic base.
- Long histories of operation, with most establishments open for decades; as a result there is a significant level of expertise.
- Availability of suitable operating space at low costs and adequate quality, as most businessmen rent their premises for decades.
- Family ownership and the small-scale of businesses means most labourers are members of the same family; as a result, costs and wages are very low, and production capacity is high due to strong work incentives.
- Availability of adequate public services like water, electricity, and means of communication.
- Shoppers attracted by low prices, wide variety of goods and merchandise, and good treatment of merchants.
- The area is a well known and popular marketplace for shoppers in the northern and central areas of the West Bank, in spite of the damage inflicted on Nablus in the last few years.
- The Old City is located in the heart of Nablus, forming the commercial centre of the largest city in the northern West Bank.
- License procedures are easy and satisfactory.
- Availability of suitable storage facilities.
- Ready availability of raw material or goods due to the proximity of suppliers.

- Availability of skilled labour at low costs.
- Proximity of support service centres like banks, insurance companies, hotels, restaurants, conference halls, and technical support services, such as translation and public relations.

(2) Weaknesses can be summarised as follows:

- Israeli blockade and siege of the city.
- Israeli military incursions.
- Lack of law and order or guarantee of personal security.
- Low purchasing capacity among citizens.
- Narrow market streets and disorder.
- Inadequate waste collection services, poor sewage network, and lack of health and environmental control resulting in the accumulation of garbage.
- Lack of trust in the general security situation, especially lack of trust in the impartiality of security agencies in conflict resolution, as well as inefficient enforcement of court decisions.
- Lack of trust in the judicial system, especially in the area of accelerated handling of cases at courts and the transparency of judicial procedures.
- Difficulty of movement for shoppers because of the narrow streets and addition of stalls outside of shops, as well as additional tables in storefronts added by owners to display wares.
- High transaction and subscription fees from the Chamber of Commerce.
- High costs of transport.
- Lack of nearby parking facilities for shoppers.
- Widespread import of cheap goods believed to harm national industry.
- Poor tourist services and general lack of

establishments that provide tourist services within the existing economic base.

- Potentially dangerous use of some buildings.
- Lack of facilities and incentives supporting small projects.

(3) Opportunities

There are many opportunities for development in the Old City, those identified by this report include:

- Re-marketing Nablus as a new commercial centre for the northern West Bank.
- Harnessing tourism both within the Old City and across Palestine (see Chapter 7).
- Enhancing the experience of shopping in the Old City (cleanliness, accessibility).
- Restoring and adapting historical buildings for use as tourist sites and local attractions.
- Providing special locations for stalls, thereby eliminating problems of accessibility and increasing the orderliness of the market.
- Marketing products of the Old City outside Nablus more efficiently.

(4) Threats

Potential obstacles to the development opportunities include:

- The continued blockade and military checkpoints.
- The fragility of the security situation.
- The existence of professions with negative impact on the environment of the Old City, its cleanliness, and heritage, such as poultry stores, carpentries, and smiths, which could prevent tourism.
- The emergence of new commercial centres frequented by the population, especially after the Intifada.
- The movement of a considerable number of establishments outside the Old City.
- The lack of trade permits granted to merchants of the Old City to enter Jerusalem and other areas within the Green Line.

Chapter 7: Tourism Sector

7.1 Characteristics and Elements of Tourism

The Old City is situated in the centre of the city of Nablus and is called *Al-Qasaba* in Arabic. It stretches longitudinally as a result of the topography of the city. Figure 7.1 shows a map of the Old City and the most important historical and heritage sites.

The Old City comprises several quarters (*harat*), residential complexes (*ahwash*), as well as many streets and alleys. The Islamic architectural style is dominant, as most of Nablus' buildings date back to the Mamluk and Ottoman periods. Walking through the streets and alleys of the Old City, visitors can see the evidence of the rich historic roots of the city. The Old City today still throbs with life and buzzes with activity, while offering shelter and home to the Nablus community. This dichotomy gives it a unique tourism advantage over other cities.

Legend

- Commercial
- Mausoleums
- Soap Factories
- *Mosques*
- Caravansaries
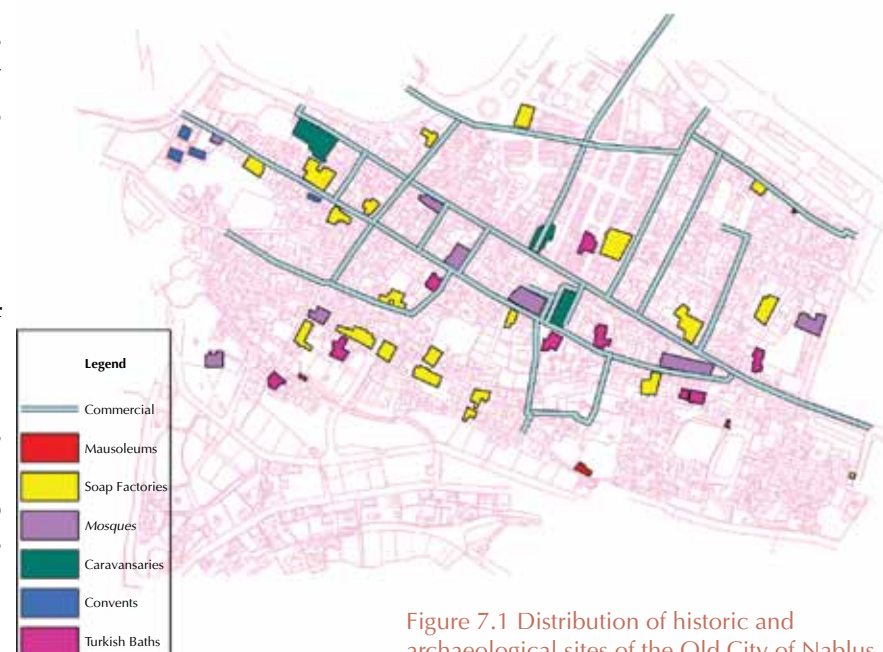- Convents
- Turkish Baths

Figure 7.1 Distribution of historic and archaeological sites of the Old City of Nablus.

The Old City of Nablus continues to be the core of commercial activity in the city and the main commercial centre. Like any exceptional heritage site it also has certain special features that must be highlighted. A list of the most valuable historic sites in the Old City is shown in Table 7.1 below.

Table 7.1 Tourist sites of the Old City of Nablus

No.	Tourist sites	Quantity	Name of site
1	Mosques	9	Al-Kabir, Al-Nasr, Al-Hanabla, Al-Khadra, Al-Saton, Al-Khader, Al-Bek, Al-Tina, Al-Anbiya'
2	Small mosques (*Zawaya*)	7	Al-Samdiya, Al-Bastamiya, Al-Omari, Al-Sa'diya, Al-Qadam Al-Rifa'iya, Al-Darwishiya, Al-Harithiya
3	Mausoleums (*Maqamat*)	5	Al-Anbiya', Al-Sheikh Muslim, Al-Sheikh Badran, Al-Sheikh Masoud, Bish Al-Hafi
4	Palaces	3	Tuqan, Al-Nimer, Abdelhadi
5	Turkish baths	8	Al-Hana' (Al-Samra), Al-Jadeeda (Al-Shifa'), Al-Baydara, Al-Daraja, Al-Reesh, Al-Qadi, Al-Tamimi, Al-Khalili
6	Caravansaries (*Khans*)	3	Al-Tujjar, Al-Jadeed, Al-Wikala (Wikalat Al-Froukhiya)
7	Water Fountains (*Asbelah*)	10	Al-Taher, Al-Satoun, Al-Sukkar, Al-Khader, Al-Kas, Al-Qaryun, Al-Salaha Al-Ulwi, Al-Salaha Al-Sufli, Al-Sitt, Al-Dulab
8	Soap factories	29	Al-Rantisi, Al-Masri, Al-Nabilsi, Tuqan, Arafat, Kanaan, Al-Nimer, Fatayer, Salhab, Al-Amad, Shahin, Al-Taher, Al-Tamimi, Abu-Alrus, Abu Al-Majed, Ya'eesh, Abdelhadi, Al-Satoun, Abu Al-Shamat, Al-Aloul
9	Other sites	1	Watch Tower
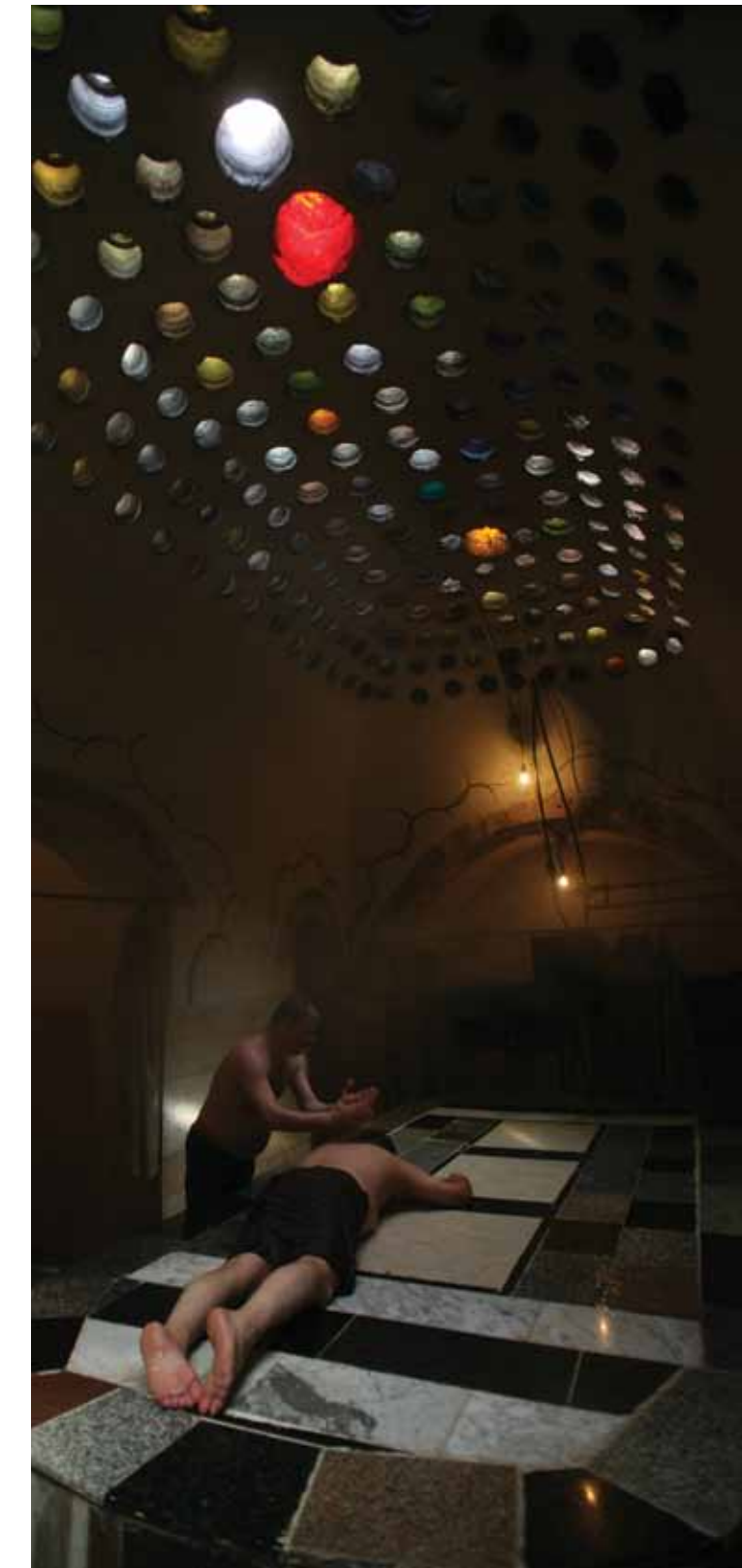
7.2 Tourist Industries

Dozens of factories and stores are spread throughout the streets and alleys of the Old City. The most important industries and traditional products include:

(1) The soap industry: The soap industry is widespread due to the abundance of olive oil. The existence of Turkish baths in the Old City added to the sustainability of this industry, and, as a matter of fact, the increasing demand for soap was associated with public baths in general. Most soap factories are located in Al-Gharb and Al-Yasmina Quarters on what is usually called Al-Masaben (soap factory) Street.

(2) Confectionaries: Nablus is well known for a special sweet called *kunafeh*. There are dozens of stores for making and selling *kunafeh* in the city. The Old City is also known for other sweets especially dough balls soaked in syrup called *zalabye*, among others.

(3) The Old City is also known for other industries include pottery, ceramics, and copper, although today these industries are almost extinct.

7.3 Obstacles to the Development of the Tourism Sector

In spite of the growing tourist capabilities that Palestine has nowadays, especially in the Old City of Nablus, tourism has a very limited role in the city's economic development for many reasons, including:

- The difficulty of movement and access as a result of the Israeli military checkpoints, and the rigid restrictions on residence and travel imposed on the Palestinian territories because of Israeli control over border crossings.

- The unstable security situation in the region due to Israeli military incursions.

- The advice provided to tourists by the Israeli authorities, which calls on tourists to stay away from the Palestinian territories as well as similar warnings from foreign ministries of certain countries, such as the United States or England.

- The poor quality of available tourist services and facilities.

- Lack of integration between the public and private sectors in the field of tourism.

- Scarcity of capital directed to the tourism sector from both the private and public sectors as a reaction to weak tourism activity and unfeasible tourism projects.

- Poor technical capability and capacity in the management and operation of tourism services from the public and private sectors.

7.4 Analysis of Existing Tourism Condition

From the previous analysis it is possible to see the strengths and weaknesses of the tourism strategy in Nablus and determine the most important opportunities for and challenges to increasing tourism in the city. The strengths and weaknesses include the following:

(1) Strengths

- The Old City is rich in history and heritage; it is also a vibrant and bustling city, making it a living museum.

- The diversity of tourist attractions in the Old City and in the Nablus and Jenin Districts which include historic, heritage, and religious sites, as well as natural reserves.

(2) Weaknesses

- Lack of adaptation and rehabilitation of tourist sites for tourism purposes.

- Poor infrastructure at tourist sites, including lack of water, electricity, parking lots, and other services.

- Lack of tourist maps showing important heritage sites and tourist attractions in the Old City.

- Lack of signs and billboards showing names of historic sites and their historical importance.

- The feasibility of proposed tourism projects has generally been weak.

- Lack of accommodations for tourists. There is a lack of hotels and restaurants in general, and those that exist are of poor quality.

- Insufficient conference and meeting facilities, and those that exist are poor quality.

- Tourist agencies operating in the area have

insufficient ability to organise trips or to market and promote the area at the international level.

- Poor promotion and marketing of the area, especially in light of the negative image of the city that has developed during the past decade.

- Poor quality of parks and amusement parks.

- Limited number of tourist guides.

- Lack of marketing of heritage products in the area.

- Lack of laws regulating heritage and historic sites and protecting them from abuse and encroachment.

(3) Opportunities

- Large number of tourists visiting neighbouring countries who could be attracted to the area, provided that appropriate tourism infrastructure was available.

- Proximity to areas in Jerusalem and inside the Green Line of 1948.

- The city of Nablus is located in the transportation hub of the northern part of the West Bank, which makes it accessible, especially for local tourism.

- Diversity of tourist attractions, which can attract both local and international visitors for religious, heritage, historical, ecological, and recreational tourism.

(4) Threats

- The unstable security situation in the region.

- Checkpoints and restrictions imposed on movement and access by the Israeli military authorities.

- International tourists are denied travel permits by the Israeli military authorities.

Chapter 8: Political and Legal Framework

8.1   International Laws for the Preservation of Cultural Heritage

The conservation of urban and architectural heritage of any city is one of the most complicated issues because it involves a tangle of different opinions and viewpoints, multiple authorities, and many variable social and economic conditions. Consequently, international authorities and both governmental and non-governmental organisations have held international symposia, conferences, and work sessions to draw attention to the risks threatening historic cities and archaeological sites and monuments. These groups have also issued charters outlining the laws and legislation regulating the process of conservation and development that are to act as references to all countries.

These international charters present broad guidelines for the care and maintenance of historic sites and the preservation of their historical and aesthetic value.

However, international charters provide the terms and general principles for the conservation of historic sites and monuments, but do not elucidate the details relevant to individual archaeological sites, such as their historic significance and physical condition. Restoring any site requires intervention at different levels, the use of different techniques, and a series of decisions based on accurate studies. Moreover, political and economic factors have a significant role to play in maintenance after the completion of the restoration process (Laffah 2001; Al-Kurdi 2004; Bokhash 2004).

The idea of naming great buildings after the rulers who reigned when the buildings were built as a symbol of that ruler's power, prosperity, and stability has existed since ancient times. As a result, each ruler saw to it, after achieving security and stability in his country,

that buildings were constructed in order to glorify his name and achieve eternal fame. In fact, many new authorities eradicated all the physical monuments to their predecessors, such as statues and buildings, by damaging, sabotaging, or deconstructing them and using their stones for new buildings. The only buildings that were exempt were the holy sites because of their spiritual value and the general belief that holy places had the power to protect the ruler.

Interest in the rehabilitation, maintenance, and restoration of historic sites can be divided into two phases: pre-World War II, and post-World War II (Hretani, 2011; Qassab, 2006).

(A) Pre-World War II

The concept of conservation of heritage emerged for the first time in the nineteenth century when, in 1821, Giuseppe Valadier used travertine masonry in the restoration of Titus Arch located on the Via Sacra, Rome. Travertine had a fibrous or concentric appearance that was distinguishable from the original marble stones of the arch. Valadier used travertine in order to distinguish the modern intervention from the dilapidated old pillars. He also inserted a small plaque with the date of the intervention carved into it. The respect Valadier showed to the authentic monument was unusual and extraordinary at that time.

In 1877, interest in historic sites became an obsession. A new movement led by the French architect Eugene Viollet le Duc emerged. Famous for his interpretive restorations of medieval architecture, Viollet le Duc defined restoration as a "means to re-establish [a building] to a complete state, which may in fact never have actually existed at any previous historic period." In other words, Viollet le Duc adopted the notion of returning a building into its authentic state by means of removing all subsequent interventions, irrespective of their artistic, architectural, or historic importance, as well as the removal of layers that had accumulated on the building or monument in order to attain purity of style.

In 1879, the type of restoration employed by Viollet le Duc was challenged as a new opposing movement emerged

led by John Ruskin and William Morris who established the Society for the Protection of Ancient Buildings. The objective of restoration, according to the society, was to give all historical periods through which historic buildings have passed equal value. Therefore, it was necessary to adopt the concepts of preservation and conservation, instead of only the restoration advocated by Viollet le Duc. Morris criticised the ideas of le Duc saying, "Restoration according to this concept is only a gentle false excuse for one of the ugliest acts of destruction of historic buildings."

The international interest and debate during this period happened in parallel to new laws and principles established by the Ottoman authorities for the whole region, including Palestine, which was under Ottoman rule at that time.

In 1883, the Ottoman government issued special regulations for the conservation and maintenance of architectural sites and monuments as well as excavation works, including those in Palestine. The regulations consisted of thirty-seven articles. Below are excerpts from those regulations (Hreitani 2001; Qassab 2006):

• **Article 1:**

All that is present in the kingdoms under the custody of the Sultanate from heritage left by our ancestors shall be endorsed as ancient archaeology, including ancient gold, silver and all kinds of old coins, as well as writings and manuscripts containing historic information, carved tablets, deep or projected writings, and whatever is made of stone, earth and metal, and all things cosmetics, jars, weapons, tools, statues, rings stones, temples, chateaux and public squares, theatres, fortifications, bridges, water tunnels and hills where bodies and commodities are buried, cemeteries, precious stones, and archaeological buildings and monuments, partial or whole, and all kinds of columns and carved stones.

• **Article 4:**

The existence of ancient ruins in the land and areas located under the disposal of anybody shall not be damaged or lifted by himself.

• **Article 5:**

It shall be completely forbidden to damage ancient antiquities that are discovered without a license once those antiquities are in the land of an owner; they may not be destroyed or fragmented. Likewise, damaging archaeological buildings, ruins of old streets, walls, citadels, towers, fortifications, baths, visiting areas and others shall be strictly forbidden. It shall as well be forbidden to move lime ovens from a distance of a quarter of a kilometre from the ruins in order not to cause damage to ancient archaeological remains that might be in it, and no operations of any kinds may be conducted near those ruins. No fallen stones of old dilapidated buildings shall be lifted to the ground, nor is it allowed to draw or measure them. In conclusion, it is not allowed to use old buildings or part of them for any reason whatsoever, nor is it allowed to set up a scaffold in them, or use them as residential quarters or a place of storage of grain or wood or water or hay in order to protect them from loss and damage.

• **Article 7:**

Whoever did not obtain an official license according to the provisions of these regulations shall have no right to look for ancient ruins or antiquities in the Ottoman Kingdoms at anytime and without exception.

• **Article 8:**

It shall be forbidden to transfer ancient ruins or antiquities that are in the Ottoman Kingdoms to foreign countries at all and at anytime.

• **Article 12:**

Ancient ruins or antiquities that are discovered after obtaining an official license shall be the property of the Ottoman museum and the searcher can only take a drawing of them or their moulds.

Concerning the maps for excavation and inspection, Article 17 of the Charter states the following:

• **Article 17:**

Excavation license to look for ancient antiquities shall be only given under three conditions:

1. Ensuring that the excavation and inspection works shall in no way affect fortifications, citadels, huge buildings, and public needs.

2. Compensating of the person who owns the land where excavation and inspection occur.

3. The applicant should provide warranty money (Darahem) the amount of which is estimated at the discretion of the museum directorate.

If all these conditions are met, the competent authority shall provide the license by fulfilling the transactions provided for in Article 7, and the duration of the license shall not exceed two years. However, if before or after the excavation reasons emerge after the expiry of the duration of the license that call for extending it and the searcher gives proper justification for that purpose, the competent authority shall consult with the museum directorate and extend the duration of the license, provided it does not exceed one year as of the date of the expiry of the license.

The Ottoman Empire facilitated the entry of antiquities from foreign countries to the Ottoman Kingdoms when it issued the following law from the charter (Hreitani 2001; Qassab 2006):

• **Article 28:**

The entry of ancient antiquities from foreign countries in the Ottoman Kingdoms shall be permitted, and they are exempt from custom fees, and likewise all ancient antiquities that are transferred from one place to another anywhere inside the Ottoman Kingdoms.

The following article appears in the Criminal Procedures Code and it incriminates those who abuse and damage ruins:

• **Article 33:**

Whoever damages ancient ruins in private or public

places or deliberately abuses them shall be fined with the amount of the damage incurred according to Article 38 and he shall be punished with incarceration for a period from one month to one year.

In continuation of the earlier debate, a new concept appeared and adopted by Alois Riegl in 1900 in which he objected to the nature of restoration followed in the nineteenth century. Through his principles, Riegl aimed for the conservation of the historic fabric without any interventions, i.e. to maintain pure conservation to the maximum extent possible. Riegl identified two main values for each archaeological item (Zawawi 2000; Qassab 2006):

(1) Age value: Riegle sanctifies the effects of natural erosion on archaeological monuments and sites saying, "We appreciate in particular the natural cycle of existence and death. Any item that is made of a physical substance must be regarded as a natural entity that should not be disturbed." Consequently, Riegl was opposed to any human intervention be it deliberate abuse or prevention from natural deterioration by the passage of time. Riegl was contented with monitoring the elements as they eroded and disappeared.

(2) Historical value: This includes as well artistic, architectural, and aesthetic value, which should be immune to intervention, as they are to be considered historic documents and their authenticity and purity should be preserved as much as possible. Riegl wrote, "The objective of historical value is ... to maintain as genuine as possible a document for future art-historical research."

The difference between age and historical value lies in the fact that the historical value of archaeological monuments and sites increase when they are conserved and protected from damage or distortion, unlike the age value that drops as a result of conservation and protection. Thus, Riegle saw that "The historical value of antiquities increases as its deterioration develops. This is however has its limits as a pile of stone without shape cannot maintain and

transmit its age value. There must be at least some impact to the original shape that can be considered as a product of human work" (Hreitani 2001; Qassab 2006).

From a technical perspective, the first specialised laboratory for examining archaeological objects using x-ray and ultra violent rays was established in the city of Berlin in 1888 (Berlin Staatiches Museum). A similar laboratory was established in 1891 in Vienna and a laboratory for examining and restoring archaeological objects was set up in Britain in 1921. A laboratory for the maintenance of archaeological objects was established in Boston in the United States and another in the Louvre in Paris in 1930.

The wide interest in the conservation and protection of heritage developed during World War I. The Europeans came out of the war with a huge loss of their historic buildings and monuments, and professionals interested in heritage became aware of the necessity to preserve their history and heritage, especially at a time when there was not enough knowledge of restoration techniques to ensure the safety and sustainability of historic sites.

The first international conference for the architects and technicians of historic monuments was held in Athens, Greece in 1931. The conference concluded with a well-known charter specifying the main principles for the maintenance and conservation and protection of historic buildings known as the Athens Charter. The principles contained in this document contributed to the development of a broad international movement in the form of many nations creating their own conservation documents and the establishment of international organisations such as the United Nations Educational, Scientific, and Cultural Organisation (UNESCO), the International Council of Museums (ICOM), and the International Council on Monuments and Sites (ICOMOS) (Hreitani 2001; Qassab 2006).

The main outcomes of the conference were:

(1) Respect for the artistic and historic value of buildings without neglecting the style of any historical periods.

(2) The conservation of archaeological buildings in

a way that ensures their sustainability, or their adaptation for uses suitable to their historic and architectural character.

(3) Initiation of a general trend aiming to turn historic buildings over to public ownership (acquisition), and the need to establish in each country a general commission that had absolute mandate to determine the special standards concerning the conservation of historic buildings.

(4) The need for the designs of modern buildings to respect the general character and composition of the city.

(5) Removal of visual pollution and industries polluting the environment.

(6) The possibility of using modern material (i.e. reinforced concrete) for reinforcing historic buildings while preserving the character of buildings.

(7) The need for experts such as architects and archaeologists to cooperate.

(8) The need to conduct in-depth studies before restoring archaeological monuments and sites, as well as the need for international cooperation and exchange on the issue of the protection of architectural heritage and antiquities and the need to raise public awareness of the significance of heritage conservation.

(9) The need for each state to document historic buildings of national significance in a special archive, and to document and publish all changes to these buildings.

(B) Post-World War II

In the aftermath of World War II, the damage to many European cities became evident and Europeans found themselves facing a huge catastrophe as they discovered that their city centres and historic buildings had been completely destroyed by the war.

There was, as a result, an active movement to restore the damaged historic buildings that embody the history of Europe. On the one hand, the movement aimed to re-establish the common aspects of life as they existed prior to the war, and to reconstruct what had been demolished. On the other hand, the Europeans clashed with the strict principles of protection and conservation that were promoted by the associations working for the protection of historic buildings. Many Europeans thought that the principles were illogical and unrealistic, and focusing on them would lead to further deterioration of archaeological and historic sites (Hreitani 2001; Qassab 2006).

Therefore, there was a need to re-assess the buildings and their historic components since the historic elements that were in use should not be treated in the same way as the elements that were no longer in use. Here, usefulness, artistic value, and authenticity came into play, i.e. the conservation of the authentic construction material, signs, writings, or drawings, including aspects of aging. These values were added to the age value and historical value proposed by Riegl.

The concept of historic components or elements was broadened to include "each and every urban or rural location in which evidence of a specific civilisation or significant development or important historical incident is discovered. This does not only apply to great works of art but also to more modest ancient works" (Hreitani 2001; Qassab 2006).

As awareness of these problems rose, many conferences were held resulting in new documents that complemented the Athens Charter, especially Venice Charter of 1964, which details the theory of conservation. The Venice Charter stressed the broader definition of historic heritage, called for respect for the authentic fabric and for the contributions made in different historical periods, and encouraged using historic buildings for useful social functions.

As a result of the increase of interest in cultural development, charters and strategies were developed for the conservation of architectural heritage in historic cities. Those charters and strategies outlined the standards and recommendations for the conservation of historic heritage and related industries, including cultural tourism, among others.

International standards issued by the UNESCO and ICOMOS, as well as the many covenants of major industrialised countries, have specified the criteria for the assessment of historic and archaeological buildings and sites. It is worth noting that many values are taken into account when identifying the priorities of conservation and protection, including historic, technical, and economic values. Some values may contradict each other, increasing the difficulty of managing the assessment process. For example, the functional or political value of a site could be an incentive for preservation and conservation, but at the same time these same values could cause loss of the heritage resource because it might be incompatible with the dominant political concepts.

The strategies for conservation, preservation, and maintenance of archaeological and historic monuments are developed in accordance with the UNESCO's international criteria, either through the international charters issued by ICOMOS or those issued by the International Centre for the Study of the Preservation and Restoration of Cultural Property (ICCROM), as well as through the conventions issued by the World Heritage Centre (WHC). The criteria set down standard definitions of the methods for the conservation of cultural properties including:

- Protection,
- Preservation,
- Conservation,
- Consolidation,
- Rehabilitation,
- Restoration,
- Reconstruction, and
- Analysis (Hreitani 2001; Hanafi 2007).

Several international conferences were held following World War II, which resulted in the publication of the international charters for the preservation and conservation of cultural heritage, especially the Charter for the Conservation of Urban Areas and Historic Towns of 1987. This charter was issued by ICOMOS and it is consistent with all the concepts of conservation contained in previous charters. The charter also stressed the need for accurate documentation prior to conservation and added to the conservation measures a warning about the risk of vehicles damaging cities and historic areas. Moreover, the charter provided for necessary precautions from natural disasters like earthquakes, volcanoes, floods, and others (Annex 2). (Hreitani 2001; Qassab 2006).

8.2 Sources of Ownership (Title Deeds) in the Old City of Nablus

The different types of ownerships and real estate in the Old City of Nablus have been established and verified based on title deeds from different sources. Unlike other historic cities in Palestine, the Old City of Nablus was not included in the land settlement works. The sources include the following:

(1) Ottoman Land Registries (*Tabus*)

These registries list many of the properties in the Old City. All the floors of a building constructed on the same land parcel are registered in the record, which shows the name of the owner of each floor. The record shows the ground floor in one person's name and other floors are registered in other names. Many people hold such records and lodge ownership lawsuits accordingly. Selling of real estate also takes place according to land registers before a notary public, and new records or bonds are produced from the Land Authority after translating the land registries into Arabic. However, when purchasers of real estate go to the Land Authority for registration of their property, the Land Authority often refuses, even though owners possess no other papers other than the land registry.

It is very common in the finance departments to find that real estate that is not listed in the Ottoman land registry is registered in the name of one person and his partners without details or even the names of partners. As a result, owners of this real estate are compelled to resort to court to prove their ownership. Some owners have no other proof of ownership except the Ottoman land registries, which the court considers as proof of ownership.

(2) British Land Registries (*Tabus*)

These records are written in English and are kept at the Land Authority in Nablus. The land registries number from one to twenty-four, and they remain in English until

one of the owners (mostly heirs) sells or transfers his inheritance. The new registry is written in Arabic and is called a *Tabu* registration or an old Tabu (*safha*). Sales, mortgages and any other transactions are conducted by the Land Authority or before the notary public.

(3) Finance Department Registries

Properties in the Old City that are not registered at the Land Authority are registered at the Finance Department. The registries at the Finance Department contain the names of the owner and his partners. This is considered a legal problem, and is encountered during any sale, lease, or when obtaining a construction license. In order to verify the names of partners, when a change of ownership transaction or a title deed application is submitted to the Finance Department, the applicant is asked to file a lawsuit. After the prosecutor receives a decision from the court, the transaction is registered at the Finance Department. In its decision the court depends on use records and on who pays property tax. In many cases, the court uses the Ottoman land registries as evidence because they contain the name of the owner and his partners.

(4) Special (Periodic) Powers of Attorney (*Wakaleh Dawriyah*)

Theses are power of attorney contracts signed between the client and his attorney. The contracts include declaration of sale and payment. They comprise two contracts: the power of attorney contract and the sale contract. These two contracts are considered one contract, which constitutes the power of attorney.

Sales of real estate in the Old City often take place under a special power of attorney because it is one of the easiest and fastest ways to consummate the sale. But many purchasers do not consummate the power of attorney at the correct authority, be it the Land Registration Department or the Finance Department, in order to avoid the payment of due tax on the real estate. When the purchaser wants to register the real estate and consummate the power of attorney, he or she is asked to present a clearance of

the property tax on the sale, and, as a result, he or she refrains from consummation. It should be noted that the duration of this power of attorney is fifteen years, after which it expires and becomes tantamount to ownership if it is associated with disposal. There are frequent legal problems not only in the Old City of Nablus, but also all over Palestine. Purchasers are obliged to find the owners or heirs in order to sell the real estate again, and if the owners do not accept, purchasers will have to file a lawsuit to prove their ownership.

8.3 Types of Property

The properties of the Old City are varied and include endowment property (*waqf*), individual property owned by one person and his heirs, and public facilities. More details on the three types of property are given below.

(1) Endowment (*waqf*) property

About 227 commercial stores and several houses inside the Old city are endowment (*waqf*) property. Endowment property can be categorised into types according to the following:

a. Function:

- Bona fide endowment (*Waqf sahih*), which includes real estate endowed correctly according to Shari'a provisions. The range of *waqf sahih* is restricted to owned real estate.

- Non-bona fide endowment, which is applied only to land owned by the state (*miri* land).

- Tithe *Waqf*, also called *waqf* allocations, which includes the funds that the state provides to the party endowed with the *waqf*. The expression "endowed *waqf* allocations" is written on the title deeds. In this type of *waqf*, the Endowment Department (awqaf) takes 10 per cent of the tax

imposed on the property and the money is used for public endowment properties and mosques.

b. Ownership:

- Public Islamic *waqf*: This includes mosques and prayer corners (*zawaya*). The most well-known mosques of the Old City are Al-Hanbali, Al-Bek, Al-Nasr, Great Al-Salahi, Al-Khadra', Al-Khader, and Al-Satour. In addition, the commercial stores around these mosques are also *waqf* property and their proceeds are used for the renovation and reconstruction of mosques.

- Charitable *waqf*: Property held in mortmain, which prohibits individual ownership or transfer. Revenues from this property are distributed for charitable causes or for any charity organisations, such as mosques, hospitals, and schools.

- Family waqf (*Al Zariyeh*): Property where the entire real estate and revenues are allocated to one individual, to individuals and their descendants, or property that is dedicated for a special function until it is transferred to a charitable authority when the person endowed with the property dies or the endowment is otherwise removed.

- Common *waqf*: Property where the revenues are allocated to charitable institutions or to family *waqf*.

c. Financial Management:

- Attached *waqf* where the financial management is undertaken by delegated persons.

- Seized *waqf* where the management is undertaken by the Endowment Departments.

Land and real estate within the boundaries of Nablus Municipality is private property under the Law Concerning Land Transfer from State Land to Owned Land No. 41 published in the Official Gazette No. 1134 on 16 February 1953. Paragraph three of article three of the law

stipulates, "the transfer of land located within municipal borders from state land to privately owned land." Since the Old city is located within municipal borders, its properties or real estate have been transferred from state to privately owned property.

(2) Private property

This includes private properties and real estate registered under the name of a particular individual and is bequeathed to inheritors.

(3) Public facilities

The Old City of Nablus encompasses many buildings that are owned by the municipality and which are used as public facilities for the benefit of residents. The Al-Qaryoun water spring is also in the Old City, and the municipality is currently building the Al-Yasmina Office (*Diwan*) for the provision of services to residents. Moreover, the municipality owns land, buildings, and houses that are used as parks, gardens, health clinics, and cultural centres.

8.4   Rent Laws of the Old City

Rent laws and provisions of the Old City can be summed up as the following:

a. Leasing Laws (Rent):

Leasing refers to the sale of use of real estate to another person and is a contract like all other contracts. Three laws govern leasing in the Palestinian territories, including the Old City of Nablus:

i) The Journal of Judicial Provisions

The provisions governing leasing in the Journal of Judicial Provisions are articles 404 through 611. Leasing under the valid provisions of the journal, which are applied in the Palestinian territories, has a limited period and the tenant is not protected. The duration of the lease is agreed upon in the leasing contract based on the legal principle "the contract is the *pacta* of contractors."

ii) Landlords and Tenants Law No. 63 (1953)

This law governs the relation between landlords and tenants within municipal boundaries and is applicable to the Old City because the Old City lies within the municipal borders of Nablus. According to this law, the tenant is protected, i.e. the leasing contract is automatically renewed without the need to obtain the agreement of the landlord. If, in any case, the contract provides for a specific leasing period, the provision is null and void and the contract incorrect. Article four of the law states that landlords cannot ask tenants to evacuate the leased property except in specific situations including:

- If the tenant fails to pay rent within thirty days as of the date of his notification by the landlord through the notary public.
- If the tenant deliberately damages the real estate or intentionally allowed for it to be damaged.
- If the tenant uses or allows the real estate to be used for illegal purposes.
- If the tenant leases the property or part of it, evacuates it for use by someone else other than the landlord, allows it to be used by

a partner or a company, or if he leaves the real estate unoccupied or un-operational for more than six months without the written consent of the landlord.

- If the owner does not occupy a property in the area and he expresses a wish to occupy it himself, and the court is convinced that the tenant can afford to a reasonable extent to rent a property.
- If the landlord desires to undertake a major change or reconstruction in the property or the building of which the property is part in a manner that affects the property, provided that reconstruction is necessary and the landlord has obtained the required license and that he has already notified the tenant in writing to evacuate the property at least six months before reconstruction works begin.
- If the tenant establishes on land that belongs to him a property suitable for exercising his business or for his residence.

The Landlords and Tenants Law that is applicable to the Old City defines the landlord as the person who can dispose of the property, who has a common share in it, or who is a customary attorney or any person to whom the property has been transmitted by the authentic owner. The law defines the tenant as the person who occupies the property upon the consent of the landlord or the owner's customary attorney or any other person to whom the property has been transferred from the authentic owner. Moreover, the law provides the owner who owns any common share in the property, even if it is only 1 per cent of the whole property, with the right to lease the property to any person.

These provisions are in place as well in the old City. Any heir or partner can lease his or her inheritance in any property, whatever the amount of his ownership, irrespective of the approval of other heirs of partners. This led to legal problems among partners owning the same property, since the tenant is protected under the Law of Landlords and Tenants.

(iii) Military Order No. 1271 of 1989

This military order modified the definition of the landlord, stipulating, "The landlord is the owner of the leased property, or is whoever owns more than half of the property or who owns the management of the property or any other person to whom the ownership of the property is transmitted." In other words, the military order gives the right of leasing for whoever owns 51 per cent or more of the property or is the undertaker of endowments.

In addition, the military order indicated that in case the owner does not own 51 per cent of the property, he shall have no right to lease it. If that owner leases the property, the leasing contract will need the consent of the majority of the partners owning the property, otherwise the contract will be null and void, and the other partners will have the right to evict the tenant from the property. The provisions for the protection of the tenant provided for in the Landlords and Tenants Law do not apply to this case.

A well-known legal principle is that law is not adversely affected by the passage of time and is not retroactively applicable. In other words, contracts that have been concluded before the issuance of the military order (i.e. before 26 March 1989) remain valid and cannot be challenged under the pretext that the landlord does not own 51 per cent of the property.

The military order amended article five of the Landlords and Tenants Law No. 63 (1953), which states, "The landlord may request an increase in the rent from the tenant if the tenant has rented the property as of 31 December 1975 by the following ratios:

- An increase of 30 per cent from tenants before 1954 for each year of tenancy or any part thereof.
- An increase of 20 per cent for tenants between 3 January 1955 and 31 December 1964 for each year of tenancy or any part thereof.
- An increase of 10 per cent for tenants between 1 December 1965 and 1 January 1975.

For residential purposes the increase shall be 50 per cent of the ratio shown above.

The military order raised the rent agreed upon in the contract. It should be mentioned that most rents in the Old City are excluded from any change in the rent because they are old. In other words, the direct beneficiaries of the military order are the landlords. In addition, some rents are very low and as a result some landlords have referred to the military order in order to raise the rent, especially as courts require that the tenant must pay the difference in rent from the time of requesting the raise to the time of the endorsement of the military order. Most landlords delayed their requests to raise rents until the end of the first Intifada and the inception of the Palestinian Authority in 1994.

(b) Maintenance wages

The goal of leasing is to obtain an intentional benefit and this cannot be realised unless the leased property is in good condition. Hence the landlord is obliged to repair any defect affecting that benefit, which has not been incurred by the tenant or resulted from regular use of the property by the tenant.

Article 529 of the Journal of Judicial Provisions states, "The works that prejudice the intentional benefit of the property, such as reconstruction of the house or water pipes or any other matters relating to the property are the obligation of the landlord, except if the condition of the property has been such when the tenant rented it and agreed to it."

However, if the defect was minor, or is one that cannot bear delay, and the tenant asks the landlord to repair it, but the landlord was delayed or could not be reached, the tenant may repair it and deduct the expenses from the rent pursuant to Article 528 of the Journal of Judicial Provisions and Article six of the Law of Landlords and Tenants No. 62 (1953).

In addition, there are maintenance expenses that the tenant has to bear, which result from use, such as replacement of electric bulbs, reparation of broken glass, and faucets.

(c) Repairs and additions to leased property

Repairs and additions to the leased property are guided by two issues, according to Article 530 of the Journal of Judicial provisions:

1. If, after getting permission from the landlord, the tenant makes constructions and repairs for the benefit of the property or its maintenance, he shall have reimbursement of the expenses of the agreed amount. In case it has been agreed that he shall have no reimbursement of the expenses, such as the repair of cracks in the wall, or repair of leaking water pipes that might cause serious damage to the building, the tenant may have reimbursement on two conditions:

   - To obtain prior permission from the landlord or in accordance with the provisions of Article six of the Landlords and Tenants Law, which stipulates that the lessee must notify the lessor about his intention to repair and deduct the expenses from the rent through the notary public.
   - The repair must be for the benefit of the leased property, aiming to the maintenance and conservation of the property.

2. If the repair made by the tenant is for his personal benefit, he shall have no right of reimbursement to the lessor unless agreed contrary to this.

If the tenant makes repairs for the benefit of the tenant only, such as the replacement of tiles, even though the historic tiles of the houses of the Old City must not be replaced, the landlord will have the right to evict the tenant. In the event of replacing wooden doors with metal doors, or the replacement of wooden windows with aluminium ones, the tenant shall have no right of reimbursement to the lessor. On the other hand, such changes are seen by the lessor as changing the leased property, which gives him the right to file a lawsuit to evict the tenant, especially if the tenant pays low rent. In such cases, landlords often seize the opportunity to evict tenants and raise the rent.

Article 533 of the Journal of Judicial Provisions states, "If the tenant damages the leased property in any way and the landlord cannot prevent him from that, the landlord shall have the right to cancel the lease."

Article four Paragraph b of the Law of Landlords and Tenants considered the damage incurred by the tenant to the leased property a cause to ask the tenant to leave. The damage includes the installation of machines or equipment that might cause harm to the leased property or reduce its value, demolishing part of the property's façade, and other practices that might cause damage to the property.

(d) Restoration Works

The tenant shall be obliged to undertake minor restoration works of the leased property, i.e. repairing minor defects resulting from regular use of the leased property. Article 532 of the Journal of Judicial Provisions indicates that the tenant must undertake minor restoration work, which has been agreed upon or he has been commissioned with according to custom.

(e) Guarantee contracts

Guarantee contracts refer to the operation of a store for a period of time in return for a financial allowance. In most cases the agreed allowance is a percentage of the profit. The commercial store is inventoried and its contents valued, and the guarantor will deliver the store at the end of the guarantee period with the same contents and value at the time of the guarantee.

There are many stores in the Old City that landlords and tenants guarantee. The reasons a landlord or tenant may guarantee a store are as follows:

(1) Landlord:

The landlord guarantees his store for fear of leasing it because usually the duration of the lease is not specified and is subject to the Law of Landlords and Tenants. The landlord puts goods in his store and guarantees it to ensure that the store will return to him in the end, and that he receives allowance for the guarantee.

(2) Tenant:

In the case when the tenant guarantees the leased property, the guarantee is confidential and the landlord does not know about it. In case the landlord has knowledge about the guarantee, he shall have the right to order the tenant to vacate the property, since this is considered partnership in the property according to Article four Paragraph d of the landlords and Tenants Law No. 62 (1953). Many tenants guarantee their stores in the Old City of Nablus if other tenants are available, if they have no male children, or because their children do not desire to work in the store. As a result, a secret guarantee contract is concluded and a public work contract is made so that it can be said whoever occupies the property is a labourer who works for the tenant and not a guarantor. However, if the landlord proves that the tenant has guaranteed his store, he shall have the right to ask the tenant vacate the property. It should be noted that the rent on leases in the Old City is very low and that the key money of lease is very high, which compels the lessor to vacate the property because the tenant has brought in a partner.

8.5   Construction and Organisation Laws

The Old City of Nablus has been classified in the planning law as an "Old City" due to its old age and the nature of its construction. In the structural plan prepared by the British Mandate in 1945, the boundaries of the Old City are identified, and in terms of construction, organisation, and maintenance, the city has been classified as an Old City according to the plan completed on 7 February 1946 and implemented on 15 October 1948. This was the first modern structural plan prepared for the city of Nablus.

The structural plan was modified by the Amendment Project No. 42 during the seventh session held on 28 December 1996 pursuant to Article 22 of the Law Regulating Cities and Villages No. 79 (1966). The boundaries of the Old City did not change.

The classification of an area as an Old City means that it has special conditions for construction and classification due to the nature of its construction and history. During construction, the privacy of neighbours has to be respected and the historic architectural style of the city maintained.

In order to protect and preserve the architectural and historic character of the Old City, the Nablus Municipality developed a draft law regulating construction activities in the city. The provisions of the law have been inspired by the Law Regulating Cities and Villages No. 79 (1966) and the Law Regulating Cities and Villages (1936), as well as the Law Concerning Public Antiquities, and other laws pertaining to the protection and preservation of historic sites and monuments. The law was called the Draft Law for the Protection and Preservation of the Old City.

This draft law revealed the method for protection and stressed the necessity for the planning committee to abide by the special planning terms of the Old City, the regulations pertaining to the management of restoration projects, the external shapes of buildings, and the shapes of canopies covering of the commercial stores.

But the project is still awaiting endorsement by the competent authorities, namely the Committee for Planning and Local Construction (Nablus Municipality), the Regional Planning Committee, the Higher Council for Planning (upon the approval of the minister of local government and the president), and its publication in the official gazette. Since the provisions of the draft law have been taken from valid laws, most of its articles on planning are currently being applied.

New construction activities in the Old City require written approval from the Department of Antiquities pursuant to Article 56 of the Law Regulating Cities and Villages (1936), "No license should be granted for construction or carrying out any work except after the application has been referred to the director of the Department of Antiquities by the local committee." The Law Regulating Cities and Villages stipulates that construction in the Old City should adhere to the following guidelines:

(1) Room Height and Measurements

It is prohibited for a room used for residential purposes to have an area less than ten square. The height of the room calculated from the end of the arch in houses built in the traditional style must be three metres high.

(2) The floor

The floor of all rooms used for residential purposes must be paved with stones or tiles, or paved in any other way provided that is approved by the Health Authority in Nablus.

(3) Area of windows

Each room used for residential purposes must have windows and the area of each window must not be less that one-tenth of the area of the floor to allow for natural ventilation. The Health Authority in Nablus must approve the ventilation.

(4) Prohibited forms of construction

It is not allowed to construct a new building or expand an existing one without obtaining approval from the Local Committee and the Regional Committee for Construction. The Law Regulating Cities and Village (1936) stipulates that construction in the Old City in accordance with the planning law terms must not exceed ten metres in height, or two or three floors, depending on the height of the floor. Respect for the neighbours' privacy and neighbouring open spaces must be accommodated for as long as the buildings are adjoining and most of the houses of the Old City have open space.

Construction in the Old City has to follow the Palestinian Construction law approved on 24 August 1996, which includes a set of provisions pertaining to the Old City. The provisions can be summed up as follows:

- Table fourteen of the Palestinian Construction Law reads, "Front setback in the Old City is zero. The side and back setback is two metres."

- Regarding the method of land sorting, the law says, "Any land parcel inside the Old City may be sorted whatever its area." The law does not require specific areas for sorting. For example, in some planned areas outside the Old City the area of a land parcel allocated for sorting must be 600 square metres because of the privacy of the Old City in terms of the nature of construction and the small size of land parcels.

- The law excludes the need for providing car parking lots at the building.

- The law requires the use of stones only in construction in the Old City, in order to be consistent with the surroundings and the architectural style of the city.

- When granting a construction permit to build in the Old City, the design of the building must take into consideration forms, such as vaults, arches, and other areas.

- The process of restoration and reconstruction

requires that no plastering be done to stone façades. The stone must be exposed to enhance this architectural feature. (Palestinian Draft Law on Cultural heritage).

8.6 Legal Problems Encountering the Restoration Process

Among the obstacles facing restoration is the necessity for the tenant to obtain the approval of the landlord. Generally, landlords refuse to give approval due to the low rent they receive. The law obligates the tenant to obtain the landlord's approval in some cases of restoration work. Therefore he or she has the right to vacate the property if the tenant undertakes restoration without his approval.
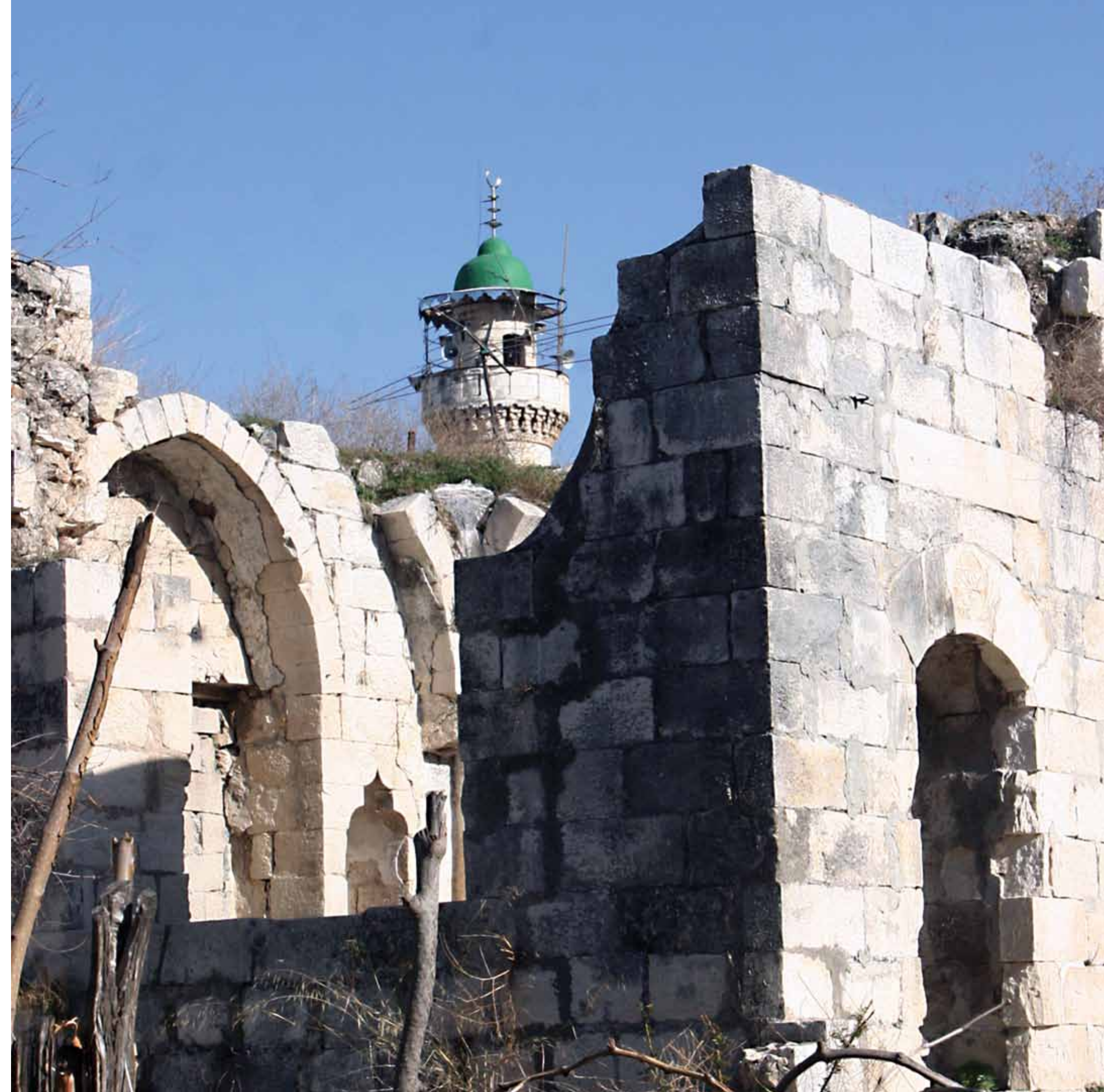
Chapter 9: Water Supply, Sewerage System, and Solid Waste

9.1   Existing Water Network

9.1.1 Water Sources

The city of Nablus has long depended on several springs for water supply. There are three main water springs in the city (see Figure 9.1):

- Al-Qaryoun Water Spring
- Ras Al-Ein Water Spring
- Ein Al-'Asal Water Spring

The other water springs are of less importance due to the low productivity of water after winter season.

The water network of the Old City depends continuously on Al-Qaryoun spring, which is its main source for water
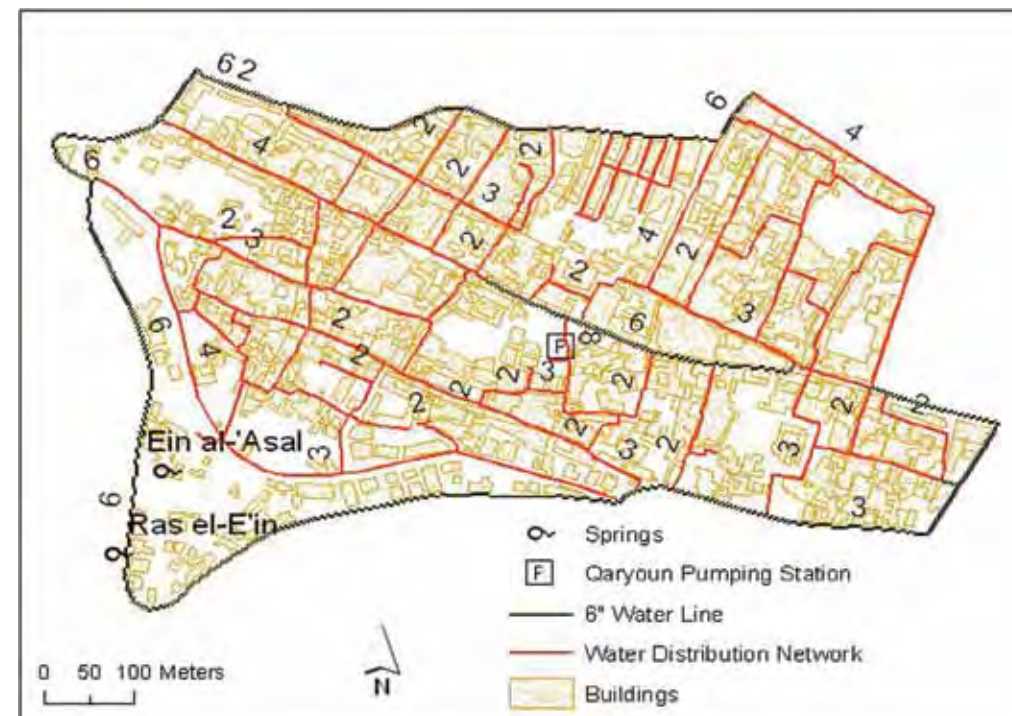

Figure 9.1 Distribution of water sources in the Old City
Source: Nablus Municipality, 2009

supply and consumption. It should be noted, however, that Ras Al-Ein and Ein Al-'Asal water sources can be used for the same purpose, with pipes carrying water from the springs to the water distribution network in the Old City. The two water sources can therefore be used for additional supplies of water when necessary.

Water flows from the spring through a 50-metre pipe that is 8 inches in diameter to the water reservoir in Al-Qaryoun pumping station. The water is then pumped through the distribution network to the different parts of the Old City. The reservoir, made up of two tanks, was set up in 1935 and has a capacity of 600 cubic metres, 300 cubic metres for each tank.

The first available documents indicate that in 1924, the production of Al-Qaryoun Spring reached 600m³. New data available for 2007 and 2008 is shown on figure 9.2 below, based on recent data from the Water and Sanitation Department in Nablus Municipality.
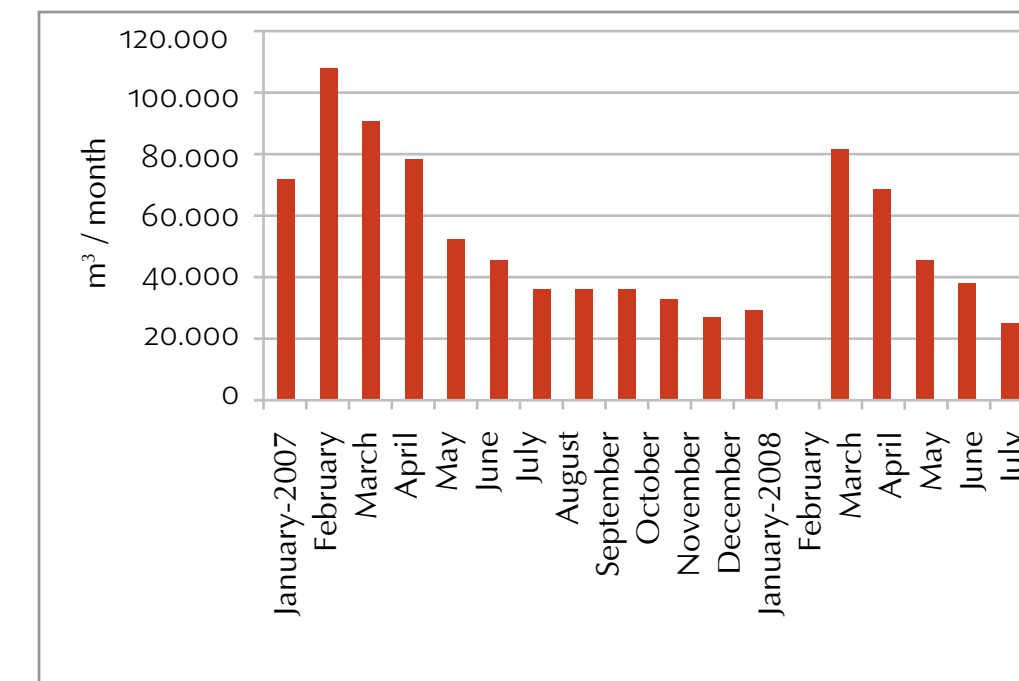

Figure 9.2 Water production of Al-Qaryoun Spring in 2007-2008
Sources: Water and Sanitation Department, Nablus Municipality, 2009

As the figure shows, the rate of production of Al-Qaryoun changes from one month to another depending mainly on the rate of rainfall. Therefore, production is heavily affected by changes in climate. As a result, the rate of water production rises in winter and drops in summer. This situation increases the difficulty of water management, distribution, and supply in the Old City, as it is almost impossible to predict the amount of water that can be produced from Al-Qaryoun Spring.

9.1.2 Water Distribution

Historical documents show that the distribution of water in the Old City used to take place by water vendors (*saqa'een*) who used to carry water from one house to another in water containers made of goatskin (*qirab*, singular *qirba*), which were filled from public water fountains. However, water availability and the need for efficient water use, as well as the need to prevent pollution of water, pushed the Nablus Municipality to launch the construction of a water distribution network for the Old City in 1934.

The idea of finding an efficient method for water distribution began in 1921. In 1922, an engineer named Solomiac undertook a preliminary study of a water distribution project in Nablus. Another study followed in 1923, prepared by engineers Hecker and Elleni. In 1926, an engineer named Noel (the engineer of what was known at that time as the Northern Province) suggested in his hydraulic study the installation of a pump for drawing and distributing water. The cost of the project was 12,000 Palestinian pounds. However, the earthquake that

struck Nablus the following year, and the damage and devastation it caused, prevented the implementation of the project. Also, at that time, the director of public works was opposed to the idea of a water pump installation in order to benefit from the difference in the levels of water supply.

At any rate, the implementation of the water distribution project was launched in 1934, in line with the engineer Noel's study, as shown in available documents.

9.1.3 Water consumption

The daily needs of water for the Old City in 1926 were estimated at 430m³ as follows:

- Houses: 16,000 people at the rate of 22 litres per capita per day.
- Mosques: Ten mosques at the rate of 2m³ per mosque per day
- Baths: Eight baths at the rate of 6m³ per bath per day

However, the needs for water mentioned above do not include the irrigation of gardens and orchards, which were widespread at that time. As for the current water consumption for the Old City, Figure 9.3 below shows the monthly amount of water consumption according to data available at the Water and Sanitation Department in Nablus Municipality.
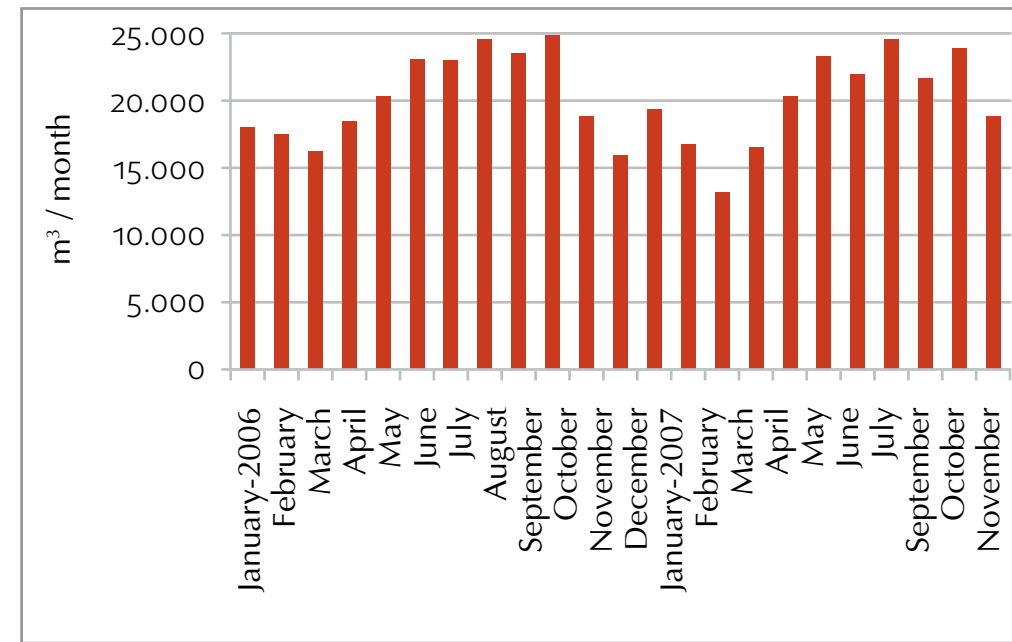

Figure 9.3 Monthly amount of water consumption in the Old City for 2006-2007
Source: Water and Sanitation Department, Nablus Municipality, 2009

The total amount of annual water consumption in the Old City for 2006 was 244,000m³. Taking into account that the population of the Old City is now 12,000 people, we can deduce that the rate of daily consumption per capita ranges from 35 to 70 litres (as Figure 9.4 indicates), which is less than the minimum limit recommended by the World Health Organisation (WHO). According to WHO, the average daily consumption per capita is 150 litres and the minimum is 100 litres.
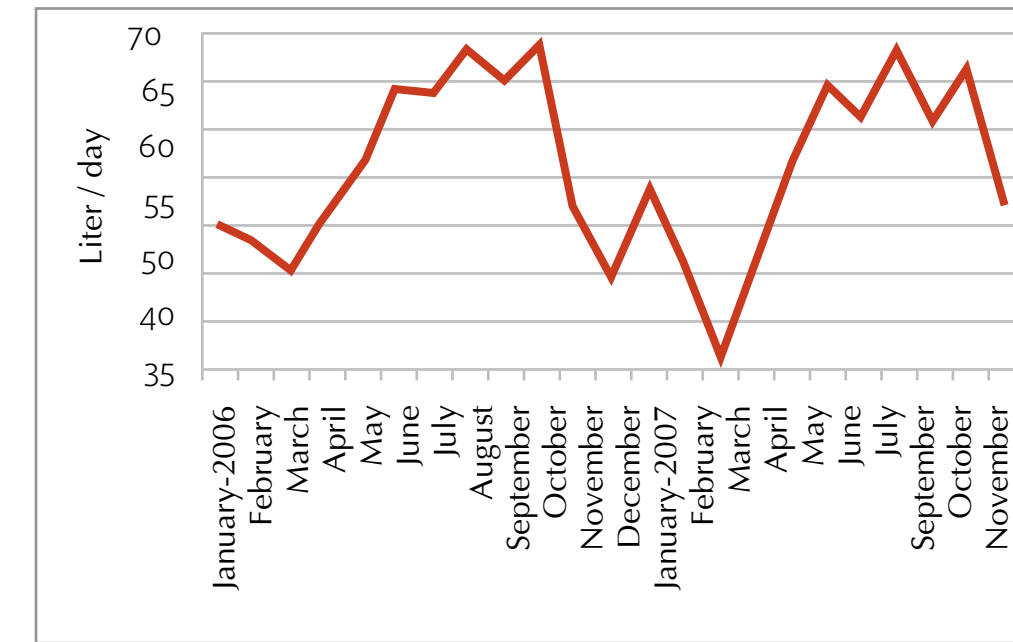

Figure 9.4 Average daily water consumption per capita
Source: Water and Sanitation Department, Nablus Municipality, 2009

9.1.4 Water Distribution Network

Water pumping and supply in the Old City are intermittent. Residents are supplied with water twice a week in summer, and three times a week in winter. As a result, the Old City residents, like everywhere else in the city of Nablus, use additional water tanks installed on the roofs of houses.

The topological water network has a looped shape, allowing for the supply of water to reach points of consumption from more than one line. This is important for increasing the reliability of the network in terms of water distribution, in case any of the line carriers collapse or stop functioning.

The Old City can be considered a single pressure zone, since the difference in the rate between Al-Qaryoun pumping plant and the highest point does not exceed 80 metres, which is less than the recommended 100 metres. This is important because it ensures that there will be no great pressure on the water carrier in the areas near the pumping plant or low areas.

The distribution network serves all the residents of the Old City. As for the maintenance of the network, field visits and interviews indicated that most residents are satisfied with the performance of the municipality. About 66 per cent of interviewees said municipality staff show up instantly when a

water or sewage pipe is broken, while 15 per cent said that the municipality staff is usually late in arrival when notified about a malfunction or broken pipes.

9.2 Assessment of Existing Water Network

From the above, the water network can be assessed as follows:

- Chemical and microbiological tests have shown that the water supply is not polluted and therefore the water is potable.

- The concentration of chlorine in the sample taken from different sources that have been tested is within the limits recommended by WHO (0.3mg/litre) and does not affect the taste of water.

- Generally, the speed of the water as it is pumped into the network is within reasonable limits, but the pressure near the pumping plant is high.

- The capacity of water production in Al-Qaryoun water spring exceeds the rate of consumption in winter. The surplus of water is sent to the municipality tanks by means of the water network and not through a direct line made especially for that purpose.

- The current design of the water distribution network fulfils the required purpose in terms of efficiency and reliability of distribution.

- Even though the municipality replaces damaged meters with new volumetric ones, there is still need for a campaign to change speed meters with volumetric ones.

- Water supply in the Old City takes place intermittently. Therefore, the roofs of houses contain tanks of 1m³ or 1.5m³ for water storage and use when pumping stops.

- The rate of per capita water consumption in the Old City ranges between 35 to 70 litres per daily, which is less that the minimum amount recommended by WHO.

- The rate of per capita water consumption in the Old City (compared to other locations in the city of Nablus) is low and, in most cases, this means that

other parts of the city of Nablus can be supplied with water from Al-Qaryoun water spring.

- The water distribution network is in good condition and doesn't need replacement. A new network was installed in 1994.

9.3 Existing Sewage Network in the Old City

The sewage network in the Old City was set up early in the 1930s. It was regularly expanded and new pipes were added to it especially in the period between 1955 and 1958 in order to serve all the residents of the Old City.

Figure 9.5 shows the sewage network of the Old City as well as the main pipes leading to the city centre, Falastin Street, Sufyan Street, and its vertical extension, Haj Mazouz Street.

Figure 9.5 Sewage network of the Old City
Source: Water and Sanitation Department in Nablus Municipality, 2009

The total length of the sewage network of the Old City is 11 km.

The network has two types of pipes: concrete, 275.8 metres long, and rigid polyvinyl chloride (UPVC), 956.2 metres long.

The sewage network serves a larger area than that of the Old City and consequently the number of beneficiaries exceeds the number of people that are supplied with water from the water distribution network of the Old City as Figure 9.6 below indicates.
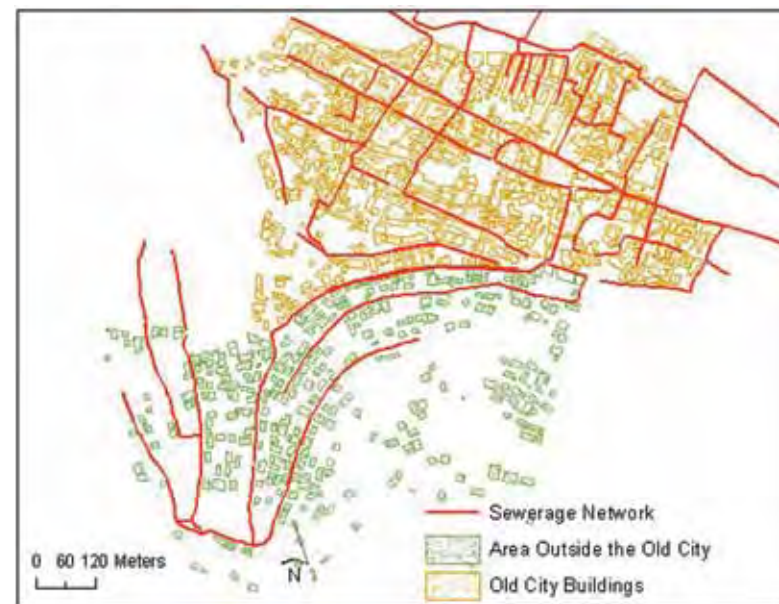
Figure 9.6 Areas served by the sewage network of the Old City located outside city boundaries.
Source: Water and Sanitation Department, Nablus Municipality, 2009

The Old City follows the western drainage depression, wherein wastewater is collected after it leaves the sewage network and flows into Wadi Al-Zimar, before emptying into the Mediterranean Sea. There is no pumping of wastewater in the Old City whatsoever, and drainage flows according to slope resulting from the difference in the geographical contours between the beginning and end of the drainage line. Even though there is no separate system for the drainage for rainwater, drains are distributed throughout the Old City and rainwater flows towards the sewage network.

The sewage network of the Old City faces the following problems:

1. There is a common pattern of domestic connection with the sewage network (connected illegally without notifying the Municipality or coordinating with it), without proper drainage, and without the supervision of an engineer from the Water and Sanitation Department. Additionally, rainwater collected on the roofs is disposed of through the sewage network. Unfortunately, this haphazard pattern of connection is incompatible with specifications and does not take into account the locations of rainwater distribution pipes.

2. There is a tendency among the residents of the Old City to dispose of solid waste, such as diapers, through the network, causing blockage in the network, especially in summer, as there is no flow of rainwater in the network.

3. The sewage network is combined. Storm water is directed to flow toward the drains, and, from there, to the sewage network pipes. Apart from causing great pressure on the network, this also causes floods during rainy days, due to the low capacity of the drainage network. This problem, caused mainly by the concentration of water in upper locations of the Ras Al-Ein area, is worth taking into serious consideration (see Figure 9.7). The water flows through the drains into the sewage network, then into the network pipes, and finally ends up flooding Khan Al-Tujjar and the commercial market where the flow of water far exceeds the capacity of the drainage network.
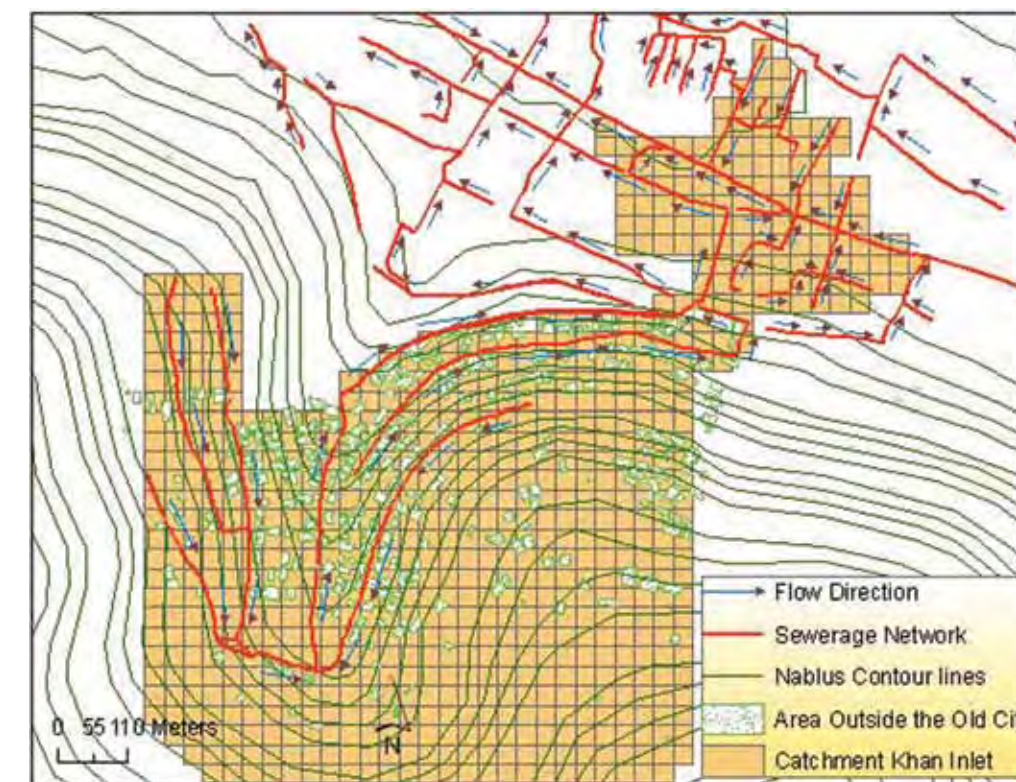

Figure 9.7 Sewage network and the problem of water catchment.
Source: Water and Sanitation Department, Nablus Municipality, 2009

Rainwater takes ten minutes to reach from the upper area to the lower, flatter area of the Old City (Khan Al-Tujjar and the commercial market). On rainy days, the problem of drainage is aggravated, as the drainage of rainwater on the roofs of houses is connected with the sewage network.

The rainwater catchment area of Khan Al-Tujjar is 0.8 km², and therefore the rate of the volume of water that falls in the area approximately equal to 500,000m³. This amount of water is not used.

4. Maintenance of the network pipes and drains is usually delayed and slow. In winter, drainage is very slow, and in summer, slow drainage causes a bad smell from the manholes.

5. There is a need to undertake studies on the effect of connecting the upper areas of Ras Al-Ein with the sewage network in the Old City.

6. There is not enough available equipment and financial resources to carryout periodic maintenance of the network, and more than one department in the municipality often uses the available equipment.

7. There are many worn-out pipes that leak wastewater, producing bad smells and causing health hazards, especially the exposed lines as in Photo 9.1.

8. There are many exposed pipes that are susceptible to breakage. Photo 9.2 shows worn out pipes of one of the water networks near Al-Qaryoun water spring.

Photo 9.1 Worn out pipes of the sewage network.

Photo 9.2 Bare pipes of the sewage network.

9.   Many of the drains are in very bad condition and are not closed properly. Many of them are covered with concrete, which increases the difficulty of maintenance and cleaning (see Photo 9.3). In other cases, drains are covered in unacceptable ways (see Photo 9.4).

Photo 9.3 Drains covered with concrete.

Photo 9.4 Drains covered improperly.

9.4   Current Condition of Solid Waste Management

The collection of solid waste is considered one of the major problems that the Old City of Nablus has to cope with. This is mainly due to the narrowness of the city's streets, high population density, and the spread of commercial stores. The population of the Old City is estimated at 12,000, and the per capita production of waste per day is 1.3 kg. The total production of waste for the Old City per day is 16 tons, including the solid waste produced by commercial stores.

The solid waste of the Old City has a very high ratio of organic substances reaching 63 per cent, while carton and paper constitutes 10 per cent, plastic 8 per cent, and metal and glass 6 per cent. In fact, some thought has been given to collecting recycling from houses for the re-use of some substances, in order to reduce the amount of solid waste that is collected and disposed of. Unquestionably, the recycling process requires public awareness, the support of the government, and knowledge about the extent of use of recycled substances.

The Old City is the subject of great concern regarding the issue of solid waste. The municipality encouraged residents to use plastic containers with the capacity of 30 litres per container (see Photo 9.5) and plastic bags (see Picture 9.6). Moreover, the municipality containers with a capacity of 10m³ per container (see Photo 9.7) installed in the surrounding areas of the Old City to motivate residents and owners of commercial stores to dispose of their solid waste properly in preparation for transferring the waste to the landfills or waste disposal sites.

The municipality also employed several labourers whose task is to clean the streets, alleys, and neighbourhoods of the Old City, and collect waste in small hand-pushed carts. The carts are emptied in a nearby container, and the refuse is carried by a truck that empties the container at a dump.

It is worth noting that waste collection in the Old City takes place twice a day, in the morning and at sunset, due to overcrowding in the streets, markets, and neighbourhoods during the day. Waste collection reduces health hazards, keeps the environment clean, prevents the emanation of bad smells and the pervasion of insects and rodents (especially in summer), and averts diseases— especially those that affect the digestive system or diseases resulting from malaria and other parasites.

Residents of the Old City usually take out the waste from their houses in plastic bags (see Photo 8.9) or in plastic containers (see Photo 9.9)

Photo 9.5 Plastic bags for waste collection

Photo 9.6 Huge container for waste collection

Photo 9.7 Putting waste inside plastic bags outside the house.

Photo 9.8 Putting waste in plastic containers outside the house.

Photo 9.9 Putting waste in a container outside the house.

and put them at the entrance of the housing complex (*hosh*). When the garbage collector arrives, he puts the plastic bag or empties the container in the cart to which one or two containers are attached, and pushes the cart to another housing complex to collect garbage until the cart is full. Then the garbage collector pushes the cart to a wider location nearby where there is a large waste container of 1m³ (see Photo 10.9) and empties his cart into it. Sometimes the container is as large as 10m³. These two kinds of containers are found outside narrow locations so that they can be easily carried away by trucks to a temporary waste disposal site.

Owners of commercial shops put the waste in places near their shops, especially if the waste is of a small quantity, and then it is carried away by garbage collectors to containers. Large quantities of solid waste produced by commercial stores are carried by labourers to containers (Photo 9.11).

Butcheries dispose of their waste of bones, grease, and meat (Photo 9.12), and poultry slaughterhouses put their waste of feathers, dung, and entrails inside their stores. At the end of the workday, they put the waste in bags and carry it to containers to prevent the emanation of bad smell and the scattering of remnants of the remains in the area.

Owners of vegetables and fruit shops and street vendors put the waste they collect aside to be carried by garbage collectors at the end of the day to the containers, or wait for people who will collect it to use as feed for animals (Photo 9.13).

At the end of the day, the containers are transported to temporary landfill sites located in Wadi Al-Badhan Road (near Al-Sairafi), a place not qualified to be a transfer station for solid waste since precautions have not been taken to prevent the leakage of leachate to aquifers or to prevent the merging of leachate with surface water. The only precaution taken in the site is spraying the solid waste with insectiside.

In this solid waste or landfill site, the waste is sorted out both mechanically and manually into plastic, metal, and

paper waste. Organic waste is shredded and whatever waste remains is carried away in special trucks for burial in Zahret Al-Finjan dumpsite near Jenin.

The problems of solid waste in the Old City can be summarised in the following points:

1. Collection of domestic waste does not take place separately from medical and hazardous waste produced by industries.

2. There is a lack of wastebaskets in the streets where pedestrians can put waste material.

3. There is a lack of small waste containers (30-40 litres) at the entrance of housing complexes where waste bags can be put, giving cats and rats the opportunity to tear the bags and rummage for food, thereby scattering the waste.

4. Lack of medium size containers (1m³) for the transfer of waste from houses.

5. Lack of adequate number of small vehicles or trucks with a capacity 1.5m³ to empty small and medium size containers for discharge afterwards into large containers (see Photo 9.14).

Photo 9.11 Disposal of waste in butcheries.

Photo 9.10 Disposal of waste from commercial stores.

Photo 9.12 Disposal of waste in fruit and vegetables shops.

6. Lack of a small truck with a rear piston that can enter the narrow streets of the Old City and carry larger quantities of waste to landfill or waste disposal sites (Photo 9.15).

7. Lack of training and awareness for labourers in charge of waste collection and transport so that they can perform their jobs efficiently.

8. Lack of public awareness concerning the importance of collecting waste in the right ways to avoid negative impact on health and the environment.

Photo 9.13 Small waste collection truck.

Photo 9.14 Small waste collection truck with rear piston.

Chapter 10: Electricity Sector

10.1   The Current Condition of the Electricity Network

The Nablus electricity network is fed from the regional electricity network through several anchor points namely Askar, Al-Ma'ajeen, Odla, Al-Juneid, and Zuwata at 33 KV. Electricity is distributed from the anchor points through central power transformer plants at 33/6.6 KV and then distributed to consumers through power transformer plants at 6.6/0.4 KV.

The Old City is fed through 6.6 KV feeders and 6.6/0.4 distribution transformers scattered all over the area, as Table 10.1 below shows.

Table 10.1 Power transformer stations of the Old City

No.	Name of Power Plant	Capacity
1	Al-Qarkoun Plant	630 KVA
2	Commercial Complex Plant	630 KVA
3	Great Mosque Plant	630 KVA
4	Cinema Rivoli Plant	630 KVA
5	Bank of Jordan Plant	630 KVA
6	Bab Al-Saha Plant	630 KVA
7	Hittin Street Plant	630 KVA
8	Commercial Centre Plant	630 KVA
9	Al-Pasha Transformer Plant	630 KVA

The electric current is delivered to all subscribers in the Old City, either through twisted pair ABC cables or through aluminium electrical overhead networks. Currently, in order to minimise electricity risks, the substitution of electrical overhead networks by ABC cables is underway.

10.2   Needs of Electricity Network

1. Al-Qarkoun Transformer Plant

Feeder	Area	Block	Voltage measurements and currents
Southern	Al-Yasmina Quarter near Al-Satoun Mosque	24020	V1= 217v, V2=219v, V3=217, I1= 668°, I2=664°, I3=673A
Southern	Al-Yasmina Quarter	24020	V1= 217v, V2=219v, V3=217v

2. Al-Pasha Transformer Plant

Feeder	Area	Block	Voltage measurements and currents
Northern	Al-Yasmina Quarter near Al-Sumra Quarter	24023	V1= 226v, V2=229v, V3=226v
Northern	Al-Yasmina Quarter	24023	V1= 221v, V2=219v, V3=218v

3. Bab Al-Saha Transformer Plant

Feeder	Area	Block	Voltage measurements and Currents
Southern	In front of Al-Bek Mosque	24019	V1= 227v, V2=219v, V3=217v

4. Rivoli Cinema Transformer

Feeder	Area	Block	Voltage measurements and currents
Eastern	Al-Hadadin Market	24016	V1= 212v, V2=214v, V3=211v

5. Al-Hawari Transformer

Feeder	Area	Block	Voltage measurements and currents
Southern	Near Al-Hanbali Mosque	24016	V1= 219v, V2=219v, V3=218v

6. Great Mosque Transformer

Feeder	Area	Block	Voltage measurements and currents
Northern	Near the Great Mosque	24040	V1= 224v, V2=227v,. V3=225v
Northern	Al-Habla Quarter	24040	V1= 224v, V2=227v, V3=225v

7. Al-Maqbara Transformer

Feeder	Area	Block	Voltage measurements and currents
Southern	Al-Habla Quarter	24039	V1= 217v, V2=218v, V3=217v
Southwestern	Al-Habla Quarter	24039	V1= 219v, V2=219v, V3=218v

Photo 11.1 Khan Al-Tujjar market, crowded with commercial activity and pedestrians.

The rate of vehicle ownership among the residents of the Old City is very low. This is largely because of the difficulty of vehicle movement and lack of parking spaces for cars.

The Old City is connected with the commercial centre of the city of Nablus, especially with the area of the Al-Hussein or Al-Shuhada' roundabout, through a set of narrow passageways designated for pedestrians and through one street for vehicle use called Hittin Street. Commercial shops extend alongside all the passageways, constituting an integral link with the commercial activity of the centre of the city of Nablus. As a result, the passageways are always crowded with pedestrians (Photo 11.3).

Chapter 11: The Road and Transportation Network

11.1	Existing Conditions of the Road and Transportation Network

As mentioned earlier, the road and transportation network of the Old City has Roman features. In addition, the residential complexes (*ahwash*), squares, covered streets, and alleys have Arab and Islamic features.

One of the main characteristics of the road and transportation network of the Old City is the existence of a main road divided on the eastern side near the Great Mosque into two secondary roads that stretch along the length of the Old City with cross links between them stretching from east to west.

One of these two secondary roads has a covered ceiling from where it starts at the Great Mosque until it meets with Badran Street at its western end. The floor of this secondary road is paved with stone. The famous Al-Tujjar Street intersects with this secondary road in the heart of the Old City, as Photo 11.1 shows, as well as Al-Nasr or

Al-Manara Square (Photo 11.2), which is home to the distinctive clock tower.

Commercial shops line the sides of both secondary roads making them a bustling commercial spot. The cross streets that exist along the secondary roads often lead to dead-end alleys and to the entrances to houses.

The road network system of the Old City is irregular, tortuous, and often ends at the courtyards of houses or dead-ends. The streets are narrow and only have room for very small vehicles moving in one direction only. In addition, vehicles find it extremely hard to turn or change direction in most parts of the streets. This has limited the number of vehicles travelling on the streets of the Old City, which is a positive thing.

Photo 11.2 Al-Manara Square (Al-Nasr Mosque Square)

Photo 11.3 View of the Old City entrance from Al-Shuhada' (Martyrs) Roundabout.

11.2   Movement of Vehicles and Pedestrians

Vehicles and pedestrians use the same entrances to enter and exit the Old City. Rush hours are morning hours from seven o'clock to nine o'clock, and afternoon hours from four o'clock to five o'clock. The movement of vehicles in the morning hours is higher than in the evening hours. Also higher pedestrian movement can be noticed at noon hours from eleven o'clock to one o'clock. Rush hours for vehicles are different from those of pedestrians. Vehicle movement is at its peak early in the morning hours or late in the evening hours.

Monitoring vehicles and rush hours revealed a general drop in the number of vehicles at the main entrances of the Old City. The largest number of vehicles was concentrated at the entrances of Hittin Street and the Eastern Market (the main street).

The highest number of vehicles can be seen in the early morning hours before the start of commercial activity and pedestrian movement. Vehicle movement stops during heavy pedestrian movement, which is believed to be an indicator that people are adjusting to the narrow and congested streets of the Old City during daylight hours.

Pedestrian movement is mostly concentrated on Hittin Street and the entrance to the Eastern Market (Great Mosque). These two spots constitute the two main axes of entry into the Old City for both pedestrians and vehicles.

11.3   Car Parking

There are a couple of car parking lots inside the Old City and many in its vicinity. Most parking lots in the vicinity of the city are on-street parking areas.

The field survey revealed a large number of parking spaces inside and in the vicinity of the Old City. In fact, there is a huge rate of vehicle use, reaching up to 90 per cent due to the need for people to move from the Old City to surrounding areas, especially the city centre of Nablus. In addition, there are about 180 parking areas in the new commercial compound in the city centre in the northern area of the Old City.

Other places used as car parking lots inside the Old City include Al-Nasr and Al-Masaben Squares on the western side along Al-Nasr Street. These places were used for parking after the destruction of the Kanaan and Al-Shakaa soap factories in 2002 (Photo 11.4).

Photo 11.4 Car parking lot inside the Old City in Al-Sabbanat Square.

Another factor contributing to the lack of adequate parking space for cars is the misuse of the space in front of commercial shops. Owners tend to take out goods, or put stones, chairs, or metal hurdles in front of their shops in order to prevent cars from parking in front of the shops. This aggravates the problem of parking space in the city.

It should be mentioned, however, that the eastern outskirts of the Old City near the Eastern Market provide adequate space for parking. This space could be used to promote interaction between the Old City and its surroundings. Moreover, as mentioned before, the new commercial compound in the northern part of the Old City provides an additional 180 parking spaces. The new commercial compound has parking spaces for public service vehicles and this provides a good opportunity for interaction between the Old City and the city centre.

On the other hand, there is insufficient space designated for loading and unloading, except on Ghernata Street. Based on current practices, the locations for loading and unloading can be identified as shown in Figure 11.1. The locations are near the Eastern Market, Abdelhadi Street in Ras Al-Ein Area, Al-Yasmina Street, and Hittin Street.

Figure 11.1 Places for loading and unloading in the Old City

Strategies and Implementation Plan
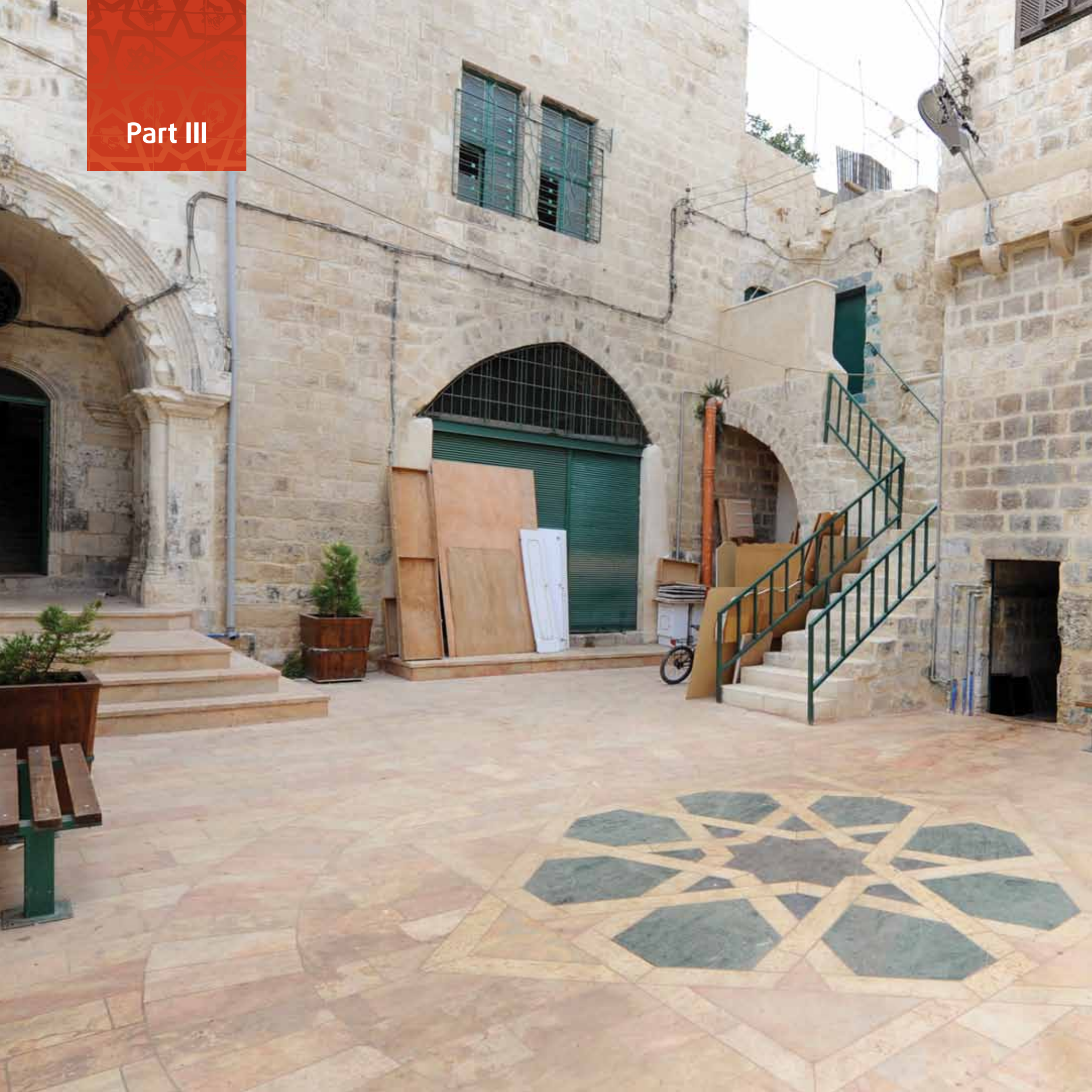
Strategies and Implementation Plan

Chapter 12: Development and Urban Intervention Strategies

12.1 Introduction

Based on the previous study, analysis, and assessment of the current conditions in the Old City of Nablus and all its sectors (urban planning, social sector, housing, economy, tourism, law, water and sewage network, solid waste, electricity, roads, and transportation), this chapter will address the preparation of a development plan for the revitalisation of the Old City. The plan is based on the vision, objectives, and strategy included at the beginning of the study, and depends on the needs and priorities identified in the study of each sector and the strategies developed by the work team for each sector.

12.2 Foundation of the Revitalisation Plan

The proposed revitalisation plan is based on the general rules and principles adopted for the conservation of historic cities, as well as on development plans for the city. These rules and principles can be summarised in the following points:

(1) The necessity to conserve and preserve the distinct character of a historic city by means of conserving its architectural fabric and heritage, and protecting the historic buildings, sites, and monuments, which compose its architectural fabric, in accordance with international laws and charters.

(2) The need to deal with the Old City as a living city when looking at its development needs for all sectors, while at the same time giving special attention to the conservation and preservation

of its historic fabric in line with international laws and standards during the implementation of development projects.

(3) Due to the fact that components of the development and revitalisation plan are interconnected, the preparation and implementation of the plan must be undertaken by a work group of specialists in all relevant fields, in addition to members of the local and executive authorities that have jurisdiction over the location designated for conservation and rehabilitation.

(4) Care should be given that conservation programmes depend on the significance of protecting the history and heritage of the site. When drawing up development plans, economic and social uses must be consistent with the historical value of the site building or complex. The economic feasibility of the use must also be taken into account. The private sector must be encouraged to implement investment projects, such as hotels and guesthouses. Public and educational organisations, including An-Najah National University, must also be encouraged to transfer some of their activities to the Old City.

(5) The plan depends on a holistic view of the Old City that encompasses all the city's neighbourhoods, buildings, architectural components, and the needs of all the sectors operating in it. Such a comprehensive view will ensure the conservation and preservation of the historic urban fabric of the Old City, and the improvement of the social and economic conditions of its residents and users.

(6) The plan must account for physical needs inside the Old City, such as the rehabilitation of the infrastructure and paving of streets and neighbourhoods, in order to ensure easy transportation and movement.

(7) Those implementing the plan must learn from the plans that have been implemented in other historic cities without applying them to the letter, since plans differ according to location. However, this does not apply to general rules and principles, as these are meant to accommodate different social circumstances, the various problems cities face, and different amounts of wear and tear.

In order to ensure the success of the plan, it must be developed with the participation of all relevant stakeholders, or those that might be called the "owners" of the Old City. This includes the public sector, represented by the municipality and relevant government organisations like the Ministry of Tourism and Antiquities, Ministry of Local Government, Ministry of Religious Endowments (*Awqaf*), and the Ministry of Education; the private sector, represented by the Chamber of Commerce; public institutions, such as universities; and civil society institutions. Moreover, the implementation of the plan must rely on raising public awareness about the significance of the conservation of historic heritage and encouraging effective public participation in the conservation process.

12.3 Revitalisation Aims and Priorities

Development aims and priorities for the Old City can be summarised by the following points, which are based on the analysis and assessment of the existing conditions of the area. These were elaborated in the previous chapters, and include the SWAT analysis and the problems and challenges for each of the sectors. The aims and priorities include:

1. Preserving and conserving of the historic architectural and urban fabric of the Old City, and the protection of its buildings and historic sites to ensure their sustainability.

2. Upgrading the urban residential environment.

3. Improving the living conditions of the residents and users of the Old City.

4. Providing modern and updated infrastructure and services to attract economic activity.

5. Restoring the centrality of the Old City by developing its social, economic, and cultural role in the larger city of Nablus; rehabilitating its historic buildings and monuments; and reviving its distinctive traditional functions.

6. Enforcing the application of regulations and laws concerning the protection of world heritage in accordance with international technical criteria and standards.

7. Enhancing and activating public awareness and community participation in the revitalisation process.

8. Balancing the need for modernisation by following and introducing the latest developments and modern requirements, while protecting authenticity through conserving and preserving tangible and intangible cultural heritage.

12.4 Development Vision for the Revitalisation Plan

In this context, the vision is defined as a set of perceptions and attitudes that those working on the development of the Old City aspire to achieve or realise in the future. The vision is an image of the future of the Old City that they aim to attain within a limited period of time. The vision is often formulated to take advantage of the strengths of a particular location, which may have been underutilised in the past. The vision that is developed or formulated for any area must reflect the aims and the attitudes of the different stakeholders, including government and non-government institutions, local institutions, citizens, and the private sector.

In light of the above-mentioned priorities and purposes, the proposed vision for the revitalisation of the Old City of Nablus can be formulated as follows:

"The social, economic, and cultural revitalisation and development of the Old City of Nablus, the preservation of its unique cultural and architectural heritage, and the enhancement of the level of its services will help to create a safe and caring society and restore the Old City's authenticity and status."

12.5 Objectives and Development Strategies for Sector Development

Development objectives and strategies are the foundation on which any strategic development plan should be based. They define the general framework for the development and revitalisation of the Old City during the plan implementation period. They also comprise a set of outcomes that can be attained through a set of techniques and methods, such as direct investment by the government, private sector investment, or partnership between the private and public sectors, which could include multiple partners. The development objectives and strategies are designed to enable the achievement of the vision.

The development objectives and strategies for different sectors of the Old City of Nablus are summarised in the following sections.

12.5.1 Urban Development and Planning Sector

When examining the different levels of land planning in Palestine, it is clear that it is restricted to the local level, or what is called structural and detailed planning for cities and residential complexes. During the past five years, the following problems concerning the structural plans that have been endorsed by the Palestinian Higher Planning Council for various cities have emerged:

- Delay in procedures relating to the planning process and poor control of the existing urban situation as a result of the impossibility of developing detailed plans for all the boundaries of urban jurisdictions, especially in light of the current political situation.

- Changing the original characteristics of very important parts of the historic urban fabric of various cities as a result of the nature of the structural plans, which does not accurately specify areas of historic sites and buildings.

- Inadequate attention is given to detailed plans relating to historic centres. Generally, the plans are concerned only with general planning and infrastructure, and therefore do not provide specialised and in-depth studies on historical sites, which are inherently different from studies on modern urban areas.

- It is easy for individuals and institutions to make changes to historic architectural features due to the absence of restrictions or detailed specifications for conserving of historic buildings. In fact, detailed plans are not linked to any technical system showing the requirements for preserving and maintaining historic buildings.

Accordingly, it becomes necessary to adopt a planning strategy that accommodates for gradual planning, especially for the preservation and protection of historic centres, according to international laws and standards. Lessons can be learnt from the experience of European countries that depended on a gradual planning process to protect the cultural and architectural heritage using international standards. The laws and policies used by most European cities contributed to a great extent to the protection of historic properties because they prioritised the protection of cultural properties.

In light of the poor conditions that historic buildings and sites in Palestine suffer from, the development of detailed and structural plans is not sufficient. Similarly, attracting financial aid for the conservation of part or parts of the historic sites, or even developing conservation law will not be adequate. There is an urgent need to ensure the implementation of conservation and preservation strategic plans that provide holistic, systematic, and integrated action.

The required planning strategy for historic centres or sites can be summarised as follows:

1. Identifying, documenting, and categorising historic sites and buildings according to a correct scientific methodology that ensures their preservation and conservation.

2. Approving the Draft Law on the Conservation of Palestinian Heritage and providing legal tools and mechanisms for its implementation.

3. Raising public awareness on the importance of caring for and protecting historic urban and architectural heritage.

4. Developing a legal and financial framework for ensuring the protection of historic sites and buildings.

5. Considering the revitalisation of historic cities and sites as part of the state's comprehensive development plan.

6. Providing a budget and finance policies for the conservation and restoration projects of historic sites, especially in the Old City from the state's development budget.

7. Ensuring the implementation of international regulations and standards for the preservation of heritage and developing special planning provisions for historic sites.

12.5.2 Social Sector

Social revitalisation is one of the central components of the plan, and it includes upgrading the living standards of the population, and raising public awareness of the importance of the conservation and preservation of heritage and promoting public participation in the physical revitalisation process and its social significance. The plan also seeks to strengthen social and family solidarity by means of organising social activities in the Old City.

The strategies for social revitalisation can be summarised in the following points:

1. The creation of a safe and balanced social environment inside houses, neighbourhoods, and the city, so that residents can be proud of living in the Old City. This will eventually positively affect the economic revival of the city, improve its social conditions, and facilitate the rehabilitation of its buildings and services. This strategy can be realised by developing a programme that includes

measures of prevention and treatment carried out by sociologists. Architects and planners can also provide buildings and places that attract social, investment, and economic activities.

It should be noted that the Old City of Nablus contains a few locations that are suitable for social activities. For example, the existence of squares, such as Al-Manara, Al-Qaryoun and Al-Qaisariya, offers ample space for social activities. Additional squares can be provided after conducting a study of the needs of the city. However, it is important to keep in mind that the markets and caravansaries (*khans*) are locations where strong social interaction takes place. Consequently, there is need to conduct a study on the condition of the markets and caravansaries and the possibilities for their development, so that they can also contribute to the revitalisation of social activities in the Old City.

2. The promotion of public participation as a pivotal strategy to be implemented through institutions, landlords, and the residents who are the beneficiaries of the revitalisation and rehabilitation process, which cannot be accomplished or realised without their active participation. Public participation aims in the first place to promote public contributions to identify the mechanisms and tools through which the process of conservation can begin and involve the public in its implementation.

Public participation can be achieved through different tools and mechanisms according to what type of participation is required. For instance, there is a difference in the public participation needed to rehabilitate buildings and that needed to attract economic activities to the Old City.

3. The upgrade of the level of services and social facilities in a manner that does not contradict or harm the historic architectural character and heritage of the Old City through developing educational, health, cultural, and recreational services, and designating specific functions to historic buildings for use by institutions that provide such services. At the same time, there should be focus on the needs of

12.5.3 Housing Sector

The housing sector strategies are based on the following:

1. Improving the physical condition of old houses and their infrastructure by providing modern services, preserving the heritage of the city, and improving the urban residential environment.

2. Improving the standards of living and of residential environment inside the historic centre of the city of Nablus and thus preserving the architectural and residential fabrics of the city.

3. Providing an attractive environment to encourage the population of Nablus to live in the Old City, to reverse the flow of emigration out of the city, and to encourage people who have left it to return.

The required interventions required for the realisation of these strategies include the following:

(1) Urban housing environment (residential neighbourhoods and complexes):

- Rehabilitation of service networks and infrastructure, the provision of lighting in public places, main and secondary streets, and the rehabilitation of sanitary facilities and service networks inside houses and *ahwash*.

- Paving main and secondary streets that are not paved inside the Old City, cleaning them, and providing them with lighting. The streets, forming an integral part of the urban composition of the Old City, are mainly narrow and tortuous passageways connected to houses and leading to residential complexes.

- Improving the entrances, especially those that are shared by more than one house, and the entrances to the housing complexes and to private houses, as well as improving staircases

and spaces leading to houses. The improvement would include repairing damaged parts, replacing fallen stones, cleaning stones, and restoring distinctive decorative architectural elements. This will contribute to improving the standards of the residential environment and encourage residents to take care of their houses and surrounding areas.

- Cleaning and shaping stones in line with international standards for architectural preservation, removing plants from façades of houses, especially those overlooking main streets and public squares, and installing electrical wiring and landlines either inside the walls or underneath the ground. Also, gradually doing away with additions incompatible with traditional construction, such as use of modern construction material or coloured aluminium window frames.

- Restoring the oriel windows (*mashrabiyyat*), many of which are in very poor condition. The windows constitute a significant component of the heritage fabric of the Old City and contribute much to the distinctive character of the Old City. Some of the windows are made of wood and others are made of stone.

- Upgrading the level of spaces inside residential complexes by paving passageways, plastering vaults and tunnels, cleaning façades and shaping stones in line with international standards, removing improper additions, and improving the condition of entrances and staircases. This will improve the general condition of residential neighbourhoods of the Old City and encourage residents to care more for their houses.

- Caring for children and providing them with public spaces and courtyards for recreation and play.

- Planting trees and flowers to create a comfortable atmosphere in the public spaces of the Old City.

- Caring for public hygiene and providing an

adequate number of wastebaskets.

- Rehabilitating and renovating shared entrances and passageways to enable persons with special needs to use them.

(2) Regular Houses

- Providing a healthy environment suitable for residential use by improving sanitary facilities and internal services and finding solutions to problems related to plumbing.

- Helping residents find alternative solutions, based on the principle of restoration and preservation of the authentic character of buildings, for the unsuitable additions that have been made to houses, such as kitchens and restrooms.

- Assisting residents to deal with the problem of leakage from the roofs and walls to minimise the problems of dampness, decay, and disintegrating plaster by rehabilitating roofs and walls and insulating them against water.

- Contributing to the improvement of the external appearance of houses, cleaning the external façades of houses, and treating cracks on the walls and fallen stones according to international standards.

- Assisting in finding solutions to the structural problems in houses, especially as the aggravation of these problems will threaten the safety of residents.

- Improving waste collection services and raising public awareness about the significance of keeping a clean and hygienic environment.

(3) Palaces and Houses with Heritage Value

- Preparing and documenting an accurate and detailed inventory of the historic buildings of high architectural value, including their main architectural components.

- Developing a special law for the protection of palaces and houses with heritage value, and the means to deal with any restoration or rehabilitation interventions in these buildings.

- Controlling and monitoring changes made by the residents and developing laws regulating such interventions, taking into account that the special value of buildings depends on their completeness, on the protection of their special features, and on limiting the introduction of unsuitable and incompatible new components.

- Developing a plan to reuse abandoned buildings and repurpose them for suitable functions.

- Reconstructing or strengthening the parts of buildings that were damaged during the 1927 earthquake and were left without maintenance or repair.

- Providing free advice to the population regarding the care and rehabilitation of residential space without exposing historic parts to danger.

- Stopping interventions that are damaging to the buildings, reversing changes that have been made to buildings, and restoring them to their authentic condition, as much as possible, in order to highlight the authentic heritage value of these buildings.

- Communicating with the residents of the buildings, raising their awareness about the heritage value of the houses they are living in, and strengthening their feeling of responsibility toward their houses.

- Installing signs and plaques on historic houses explaining in brief the history of the building with drawings and photographs.

12.5.4 Economic Sector

The Revitalisation Plan aims to accomplish a strategy to revive the economic life in the Old City by attempting to turn it into a national centre for marketing and provision of

poor and marginalised, including women, children, the disabled, and the elderly.

services. This can be done through organising permanent economic, social, cultural, marketing, and art activities; providing work opportunities and financial support for investment; and promoting partnership between the public and private sectors.

A well-prepared strategy can be adopted with the view of enhancing the economic role of the Old City, encouraging residents to stay there, and providing profitable investment opportunities to attract Palestinian investment from inside and abroad, which will also provide residents with work opportunities.

In addition, the economic strategy must be based on strengthening the areas around the Old City and enhancing the relationship between the Old City and surrounding areas, as they are considered a vibrant geographic and economic extension of the Old City.

Economic strategies can be identified as follows:

- Promoting new economic activities, which will be led by commerce, tourism, and traditional industries, and will take into account diversity and competition and the special historic significance of the location.

- Improving the deteriorating living conditions so that the Old City becomes an attractive area for residents from all segments of the society, both now and in the future.

- Combining the required changes for the continuity of life in a modern style while preserving both tangible and intangible heritage as a main economic stimulus.

- Providing infrastructure and services to attract residents and commerce.

- Utilising the location of the Old City of Nablus and its special historic value to develop commercial and tourism activities.

- Restoring the position of the Old City as the largest marketing centre in the northern part of the West Bank and rebuilding its attractive image.

- Organising periodic economic and cultural activities

in order to market the city as a special place for shopping.

- Providing the establishments of the Old City with financial and technical support to ensure their sustainability and survival.

- Developing traditional industries in order to ensure their sustainability and survival.

- Creating new job opportunities for residents of the Old City through the recommendations and suggestions of the Revitalisation Plan of the Old City.

12.5.5 Tourism Sector

Within the strategies that have been designed to develop the economic sector, tourism was chosen as one of the main sectors on which the economy of the Old City will depend. The strategies for developing the tourism sector can be identified as follows:

- Making tourism a main economic sector in the Old City, in addition to commerce and traditional industries.

- Combining the required developments needed to increase tourism with protecting the existing social system from the negative impact of incoming tourists.

- Protecting the natural and physical environments of architectural sites and buildings from abuse and infringement by visitors by following international laws on cultural tourism to ensure their sustainability.

- Establishing partnerships between the private and public sectors and local public institutions in the implementation of tourism development projects in the Old City and in the Nablus District as a whole.

- Marketing the Old City as a tourist destination, especially for internal tourism and for Palestinians living outside the West Bank.

The activities required for the accomplishment of these tourism strategies include the following:

- Rehabilitating, adapting, and reusing archaeological

sites for touristic and cultural purposes.

- Designating the historic buildings of the Old City for use as hotels and restaurants to attract tourists and visitors.

- Preparing a tourist map for the city of Nablus, highlighting the main historic sites and monuments of the Old City.

- Highlighting and developing domestic tourist industries.

- Linking the Old City and its main historic sites and monuments with the historic areas around it, like Sebastia, Tel Balata, Jacob's Well, and the Roman amphitheatre, in order to develop a tourist track that is diverse, interesting, and attractive.

- Linking the Old City with Christian religious tourism, especially the old pilgrimage road.

- Linking the Old City with natural tourism in the Al-Badhan area.

- Developing traditional industries to restore their traditional position and prevent their extinction.

- Excluding activities that contradict heritage tourism in the Old City and supporting compatible activities.

12.5.6 Political and Legal Framework

After reviewing applicable laws providing for the protection of historic sites and buildings in Palestine, particularly the Law on Antiquities No. 51 (1929) and Law No. 79 Concerning the Organisation of Cities and Villages, which is applicable in West Bank districts (1966), and Law No. 28 (1936), which is applicable in the Gaza Strip, it is clear that the preservation of historic complexes and buildings is hugely neglected in the current laws related to preservation. The legal articles reiterate the requirements for the preparation of regional and structural plans, but lack detail on the restrictions, specifications, and provisions needed for planning.

In addition, the wording of the laws is abstract and void of specific and explicit determinants for the conservation

process. Moreover, the laws do not present any criteria for executive mechanisms to the extent that even the detailed plan does not include clarifications on the method of dealing with these areas.

Generally, the shortcomings in the laws and regulations affect every Palestinian city that has a rich heritage and cultural history, and leave the door open for efforts to go wrong. For example, in spite of the efforts made by the Nablus Municipality to implement some of the regulations and laws, like unifying the colours and shape of canopies at the front of commercial stores, there is still no clear strategy in this respect. In light of the existing situation, it has become extremely necessary to develop laws and regulations for the protection of historic areas and buildings, especially those that have been or will be restored, for the following reasons:

- There are no available regulations and laws for the protection of cultural heritage and methods for its implementation.

- Many landlords and property owners are living abroad and current users are not interested in the preservation of these historic properties.

- The current legal situation concerning properties is very complex and partners have no common agreement on how to use them.

- There is a lack of awareness among the population of the importance of preserving cultural heritage, as most people are preoccupied with modernism and a contemporary style of living.

- The ratio of poor families residing in the Old City is high and the average income per capita is less than 150 JDs.

- Landlords and property owners are preoccupied with achieving material profit only.

Consequently, it can be said that the proposed regulations and laws must provide historic buildings and historic areas with protection from damage, deterioration, and misuse, as well as ensure adherence to maintenance guidelines and restrict additions to buildings. At the same

time, they must provide landlords and real estate owners with facilities and exemptions from property tax payments and allow them to benefit from restoration programmes relating to the protection of cultural heritage. For that purpose, the following can be suggested:

1. The endorsement and enforcement of the Palestinian Law on the Protection of Antiquities, Cities, and Historical Buildings.

2. In the event the issuance of this law is delayed or the Israeli authorities impede its application in areas outside the PNA control, it may be possible to follow the regulations from the Jordanian Law for the Organisation of Cities, Villages and Buildings No. 79 (1966), and the Temporary Law on Old Antiquities No. 51 of (1966). Moreover, the Old City must be considered a historic site subject to the application of the provisions of above-mentioned law (Articles 2 & 11). The proposed regulations shall be developed within the Conservation Plan of the Old City and endorsed by the Department of Antiquities and Nablus Municipality.

3. The buildings and sites that are legally protected shall be identified through the planning for the Conservation of the Old City Project, including buildings that are seventy years old or more, as well as buildings that have historic, religious, and architectural significance.

4. Palestinians must stop the Israeli attacks on the Old City and archaeological sites, adopt international laws on conservation, and coordinate with relevant international organisations.

5. Preparation of the necessary documentation for the inscription of the Old City of Nablus on the World Heritage List at the UNESCO.

6. Classification of buildings and protected areas in order to identify levels of necessary and possible intervention.

7. Gradual enforcement and implementation of those laws.

8. Training of technical staff on the use of advanced

technical methods for the conservation of historic buildings in accordance with international standards.

9. Preparation of a plan for an inventory of properties and their owners, and an outreach programme with the goal of finding out more about their inclinations and attitudes regarding the use and protection of the real estate.

12.5.7 Infrastructure

The infrastructure of the Old City, including the water and sewage networks, solid waste, and electricity constitutes a main foundation for the implementation of the Revitalisation Plan. In fact, the implementation of a large part of development strategies for other sectors depends largely on infrastructure.

The infrastructure strategy depends on the following:

1. Provision of a healthy and safe environment for the residents of the Old City and for its visitors and users.

2. Developing and rehabilitating service networks to accommodate for the needs of users, according to the most modern technical methods available.

3. Taking special care of the historic content of the urban fabric during the implementation of development plans.

The following suggestions and steps will contribute to the implementation of the strategies:

(1) Water network:

- Making the best use of Al-Qaryoun water spring as the main source of water by transporting water from the spring and storing it in the tanks existing in the Water Distribution Department. This can be done by establishing a water line carrier that is six inches in diameter from Al-Qaryoun water station to Hittin Road.

- Maintaining and caring for the area surrounding Al-Qaryoun water spring and conducting restoration work to ensure the spring water

remains uncontaminated and to prevent water leakages from damaged wastewater pipelines.

- Maintaining the reservoirs and water collection tanks in Al-Qaryoun water station, which date back to 70 years ago.

- Conducting a full examination of all domestic water connectors and meters, as many of the connectors need maintenance and rehabilitation.

- Undertaking a study of the impact of urban development and reconstruction on the Al-Qaryoun aquifer.

- Replacing the spare water pump.

(2) Sewage network

- Cleaning the pipes of the sewage network is a vital and necessary process, and, in order to ensure that it takes place, a special vehicle of suitable size to travel on the streets of the Old City has to be provided for maintenance works with the possibility of providing vacuum trucks as well.

- Raising public awareness about problems of drainage and blockage in the network caused by misuse.

- Establishing a new water storage network and separating it from the sewage network, which will reduce pressure on the sewage network and conserve water sources, especially those of Al-Qaryoun water spring and other springs in the city.

- Conducting a comprehensive survey for all domestic connections and ensuring that correct engineering criteria is followed in connecting houses with the sewage network, especially in areas near Al-Qaryoun spring and those located on higher levels from the spring.

- Conducting a comprehensive survey of all drains connected to the sewage network and

rehabilitating damaged drains.

- Developing an institutional framework for sanitation for houses, similar to the water subscription process, whereby the connection becomes the responsibility of the municipality and not of the users.

- Conducting a study on the impact of changing the water connections in areas located outside the municipality borders on water drainage capacity within the city.

- Adding drains to the sewage network, specifically near Khan Al-Wikala in Al-Haddadin market, Bab Al-Saha, and Harat Al-Faqqous, in addition to several houses.

(3) Solid Waste

- Keeping the Old city clean requires taking the following measures:

  - Ensuring a good distribution of waste collectors in the neighbourhoods and streets of the Old City, which will require hiring additional workers where necessary.

  - Equipping waste collectors with safety and prevention gear to protect them from injuries and diseases.

  - Raising the awareness of waste collectors of the risks resulting from failure to abide by safety guidelines and procedures during work.

  - Enhancing the system of physical and moral incentives provided to workers.

  - Developing a declared schedule for waste collection and the transfer of waste containers.

  - Ensuring correct distribution of waste containers in terms of size and number, and in proportion with the quantity of waste accumulated in the streets and quarters.

  - Developing a monitoring and assessment system for cleaning and hygiene in the Old City.

- Environmental awareness and education through the following:

  - Planning for necessary activities to achieve objectives.

  - Implementation of awareness programmes.

  - Maintaining direct communication with beneficiaries.

  - Training of the local community, especially target groups.

  - Providing the public with advice on environmental and health problems and hazards.

  - Coordinating with NGOs and activating the role of decision makers.

  - Employing the media to raise public awareness on environmental issues.

- Raising public awareness of the need for environmental protection through the following:

  - Encouraging the establishment of environmental committees in schools and kindergartens in the Old City to maintain hygiene.

  - Setting up environmental committees consisting of housewives and others willing to help who would follow up with hygiene issues and keep streets and neighbourhoods clean, as well as advise residents on the methods and techniques to reduce pollution resulting from taking waste out of the houses.

  - Encouraging the establishment of environmental committees consisting of the owners of commercial stores that would keep stores and markets clean.

  - Training both the residential and the commercial committees to lead work projects in order to enhance solid waste management in their areas.

  - Building the capacity of committee members through workshops and lectures.

  - Holding educational and awareness courses for

the residents of the Old City, including residents and owners of commercial stores, and instructing them on the necessity and importance of taking waste out of the house just before the time of the arrival of waste collectors so that waste is not be left out in front of the house for a long time, attracting cats and rats, and creating a bad smell.

  - Holding educational courses for waste collectors in order to raise their awareness about the environment and strengthen their relations with the public.

  - Holding workshops for housewives and other residents to raise their awareness of the significance of recycling solid waste and the methods they can use to sort waste as a first step in the waste recycling process. There is also the possibility of offering financial incentives for housewives who sort waste inside their homes.

  - Conducting cleaning campaigns in the neighbourhoods and alleys of the Old City with the participation of the residents of the Old City of all ages.

  - Hanging posters and flyers encouraging residents to keep the Old City clean and beautiful in places where everybody can see them.

  - Broadcasting short and meaningful messages about the environment on TV and radio stations.

  - Publishing bulletins and organising courses on health and environmental education aiming to enhance awareness and understanding of the environment and public health.

  - Encouraging merchants and shop owners to put goods in packets with printed instructions on how to maintain hygiene and cleanliness at home and in the streets.

(4) Electricity network

- The network could be rehabilitated through the following steps:

  - Establishing a new power transformer plant at Bab Al-Musalabe (Souq Al-Basal and Al-Nasr Street intersection) with a capacity of 630 KVA.

  - Setting up main feeders from existing and proposed transformer plants.

  - Rehabilitating the low voltage network.

- The lighting units in the streets and alleys of the Old City could be rehabilitated through the following:

  - Rehabilitating the street lighting by replacing damaged units and installing new units in some locations.

  - Installing special lighting (cosmetic lighting) to highlight historic and archaeological sites, including external squares, ancient squares, palace areas, the entrances of the old baths, Bab Al-Saha, and the gates of the Old City.

  - Replacing the external electricity network with an underground network.

12.5.8 Transportation Sector

Based on the assessment of the existing situation of the transportation sector, development strategies should be based on the following:

1. Providing a safe environment based primarily on pedestrian movement in the Old City with control over the entry and exit of vehicles.

2. Improving the main and secondary street networks to facilitate movement in the different parts of the Old City.

3. Developing contact axes between the Old City and its surroundings, with special focus on historic entrances.

The necessary measures that need to be taken to achieve these strategies include the following:

(1) Maintenance of streets and staircases

- Undertaking the necessary maintenance and

rehabilitation work, especially on the physically deteriorated streets, specifically for tiled streets that are in very bad physical condition.

- Paving all the roads that have an asphalt surface in line with the urban plan of the Nablus Municipality.

- Carrying out maintenance and rehabilitation works on tiled streets by removing broken tiles and repaving them, in addition to cleaning the streets and staircases. The street areas with broken tiles are estimated to be 800 metres in length.

(2) Paving and tiling all streets and roads that are not paved:

- The plans designed by the Nablus Municipality include paving all the streets of the Old City with stones in order to have a homogeneous appearance. Twenty-five streets in need of paving have been identified.

(3) Adoption of mechanisms for the entry of vehicles inside the Old City:

- Specifying entry hours for vehicles and trucks into the Old City. Such a system could be implemented, using simple mechanisms, including the installation of metal posts at entrances that can be moved only under the supervision of the municipality. There are six places where these posts can be installed. It should be mentioned that the Nablus Municipality has already implemented such mechanisms at the entrance of the old Tulkarem parking lot and that five further locations are awaiting similar steps.

(4) Naming and numbering of streets

- This suggestion is complementary to the tourism development plan that includes the publication of a tourist map with clear and official names for the streets of the Old City. The implementation of this project necessitates the removal of all old signs and replacing them with new ones that have street names and numbers.

The Nablus Municipality has already started giving numbers and names to the streets of the city but for some reason the project was put on hold. The number of required signs was identified in cooperation with the GIS Section at Nablus Municipality. About 200 signs are needed for the numbering and naming of streets; 150 for the numbering and naming of the residential complexes (*ahwash*); five for the naming and numbering of neighbourhoods; 500 for the naming and numbering of public squares, gates, and archaeological sites; and 2,500 for the entrances of buildings and commercial stores. In addition, signposts will also be needed.

(5) Improving and developing car parking lots and providing new parking spaces:

- Rehabilitating the Al-Sabanah parking lot, noting that the space available here is private property. But, by coordinating with the owners, the land could be used as a car parking lot until its owners use it for some other purpose.

- Rehabilitating parking lots near the Eastern Market by paving them and marking parking spots with paint.

- Creating new parking spaces near the Old City main entrances.

Chapter 13: **Implementation Plan: Intervention Priorities and Mechanisms**

13.1 Introduction

In order to ensure the efficient implementation of the development plan, it is necessary to develop an integrated timescale and budget for carrying out all the projects, as well assign an implementation agency and designate the implementation site. Similarly, it is important to develop a follow-up and assessment plan that is based on measurable development indicators with the view of assessing the realisation of development goals throughout the implementation process.

This chapter presents the development programmes and projects that will be used to achieve the vision and development strategies in the various sectors. In addition, the chapter includes the implementation plan for the programmes and projects throughout the implementation period of the plan, which is anticipated to be fifteen years.

13.2 Priorities and Intervention Criteria

For the purpose of identifying priorities for the revitalisation of the Old City of Nablus, areas in urgent need of restoration, adaptation, and development in the Old City of Nablus have been selected. These choices are based on the results of the sector study and field surveys carried out by the work team. The selection relied on the following criteria:

- Areas where buildings and services were severely damaged as a result of the Israeli military incursions.

- Areas where most buildings suffer from physical damage and poor services.

- Areas where a large proportion of buildings are in a precarious structural condition resulting from natural disasters and random additions.

- Areas where the service networks and the infrastructure are poor and deteriorated.

- Archaeological and historical monuments and sites.

- Entrances, streets, and roads of the Old City.

The priority areas, which have been identified based on the above criteria are as follows:

1. Al-Qaysariya Quarter

2. Al-Yasmina Quarter

3. Main commercial road

4. Al-Qaryoun Quarter

5. Palaces, soap factories, and baths that could be used for social and economic development projects

6. The main entrances of the Old City near the modern city centre, which could be used to attract tourists and visitors.

As mentioned in the first chapter, this study will be submitted to the Nablus Municipality for study and review by the Internal Planning Department and relevant sections of the municipality. The study will be then presented before the regional committee of the Nablus District and to the ministry of local government and the higher organisational council for endorsement by the minister of local government.

It will also be important to involve ministries and formal and non-formal organisations including:

1. The Ministry of Tourism and Antiquities, which can adopt and support projects and proposals related to historical and archaeological sites inside and outside the Old City, and develop an integrated tourism plan for the city of Nablus that highlights the city's historic importance and attracts visitors and tourists.

2. The Ministry of Social Affairs and public organisations can contribute significantly to the revitalisation plan through the provision of social activities for children, the elderly, and the disabled.

3. The Ministry of Education, which should be encouraged to use the historical buildings of the Old city as nurseries and kindergartens or schools to upgrade the level of services that are available in the Old City. Good schools could also encourage residents to stay in the city and attract new residents from the modern part of the city of Nablus.

4. The Al-Najah University can contribute by organising educational and cultural activities in the Old City and encourage students and staff to take part in cultural activities, especially the youth.

5. The Ministry of Culture can also contribute to cultural activities in the Old City.

After the plan is endorsed, it will also be necessary to hold special symposia to present the objectives and outcomes of the Revitalisation Plan before relevant formal and non-formal bodies in Nablus and invite donors to review the needs and priorities of revitalisation and development in the Old City.

13.3 Proposed Development Programmes and Projects

Development programmes and projects are the core of the strategic development plan for any area. Through the development of a strategic plan, objectives can be realised on the ground. In addition, the strategic plan is the most concrete and tangible outcome of the planning process. Therefore, it is imperative that the plan is objective and realistic. This also requires taking into account available resources and obstacles that might help or hamper the implementation of the plan.

Table 13.1 below includes a list of development programmes and projects, which will help to realise the objectives and strategies of the Revitalisation Plan of the Old City of Nablus. Annex 1 includes forms and documents with more detailed descriptions of the programmes and projects.

Table 13.1 Development Programmes and Projects Proposed as Part of the Revitalisation Plan of the Old City of Nablus

Sector	Projects and Programmes	Project number	Estimated cost in US$ (x 1000)
Urban planning	Establishment of the Old City of Nablus Revitalisation Committee	UP/01	150
	Updating and Computerising the Real Estate Registry for the Old City	UP/02	1,025
	Restoration and Maintenance of Historic Buildings	UP/03	2,130
	Rehabilitation of Urban Squares and Spaces in the Old City	UP/04	3,160
	Documentation and Computerisation of Intangible Heritage in the Old City	UP/05	1,110
	Improving the Appearance and Design of the Commercial Streets of the Old City	UP/06	500
	Raising Awareness of the Importance of Conserving the Old City and its Quarters	UP/07	425
Subtotal			**8,500**

Sector	Projects and Programmes	Project number	Estimated cost
Social Sector	Establishing Nurseries and Kindergartens	SO/01	1,400
	Establishment of a Health and Social Care Centre for Groups with Special Needs	SO/02	1,250
	Establishing a Training Centre for the Revitalisation of Traditional Crafts	SO/03	1,510
	Establishing a Cultural and Social Centre	SO/04	1,035
	Establishment of Primary Schools	SO/05	1,800
	Establishment of a Psychological Counselling Centre	SO/06	850
	Establishment of Health Clinics and Maternity Centres	SO/07	2,800
	Establishment of Sports Clubs	SO/08	1,355
Subtotal			**12,000**
Housing	Rehabilitation of Residential Courtyards in the Old City	HO/01	6,000
	Maintenance of Oriel Windows	HO/02	500
	Improvement of the Main Façades Inside the Old City	HO/03	10,000
	Improving the External Façades of the Old City	HO/04	15,000
	Rehabilitation of Kitchens and Baths in the Houses of the Old City	HO/05	10,000
	Insulation of Old roofs	HO/06	15,000
	Historical and Architectural Documentation of the Great Houses of the Old City of Nablus	HO/07	1,000
	Acquisition of Buildings for Reuse and Repurposing	HO/08	2,500
Subtotal			**60,000**

Sector	Projects and Programmes	Project number	Estimated cost in US$ (x 1000)
Economic and tourism sectors	Establishment of a Marketing Centre for Handicrafts	EC/01	1,000
	Organising an Annual Festival in the Old City	EC/02	1,425
	Provision of Loans for Small Projects	EC/03	3,000
	Preparation of a Tourist Guide and Map for the Old City	TO/01	500
	The Restoration and Repurposing of Dar Al-Adham as a Hotel	TO/02	1,000
	Restoration and Repurposing of the Nablus Soap Factory as a Coffee Shop and Restaurant for Tourists	TO/03	1,000
	Restoration and Repurposing of the Kanaan House as a Tourism Information Centre	TO/04	1,000
	Repurposing of five houses as hotels	TO/05	5,000
	Repurposing of ten houses as restaurants	TO/06	2,500
	Redevelopment of main commercial streets (e.g. Khan Al-Tujjar)	TO/07	3,000
	Establishing a Hotel School	TO/08	575
	Subtotal		**20,000**
Cultural and Archaeological sectors	Restoration and Repurposing of Al-Nimr Palace as a Museum	CH/01	2,000
	Restoration and Repurposing of Al-Baydara Bath as an Archaeological Site	CH/02	250
	Restoration and Repurposing of Al-Daraja Bath as an Archaeological Site	CH/03	750
	Restoration and Rehabilitation of the Roman Amphitheatre	CH/04	7,000
	Conducting Archaeological Excavations	CH/05	10,000
	Subtotal		**10,000**

Infrastructure/water network	Rehabilitation of the Water Network in the Old City	IS/01	12,500
	Rehabilitation of the Al-Qaryun Spring and Pumping Station	IS/02	500
	Replacement of Water Metres	IS/03	850
	Studying the Impact of Urban Development in the City of Nablus on the Productive Capacity of Al-Qaryun Spring	IS/04	50
	Provision of Machinery and Equipment for the Maintenance of the Electricity Network in the Old City	IS/05	500
	Provision of Equipment for Early Detection of Water Pollution	IS/06	500
	Provision of Water Tanks	IS/07	100
	Subtotal		**15,000**
Infrastructure/Sewerage network	Awareness Posters Educating Residents About the Sewerage Network	IS/08	5
	Provision of a Vehicle for Maintenance and Vacuuming of the Sewerage System	IS/09	300
	Rehabilitation of the Sewage Pipelines in the Old City	IS/10	5,000
	Surveying and Rehabilitating Household Sewer Connections and Concrete Drainage Pipes	IS/11	400
	Establishment of Sewage Pipelines	IS/12	50
	Addition of Several Concrete Drainage Pipes to the Sewerage Network	IS/13	45
	Establishment of a Rainwater Pipeline from the Commercial Market to Al-Abbara	IS/14	1,200
	Establishment of a Rainwater Pipeline from Ras Al-Ain to the Wadi	IS/15	6,000
	Subtotal		**13,000**

Sector	Projects and Programmes	Project number	Estimated cost in US$ (x 1000)
Infrastructure/Solid waste	Purchase of Ten Solid Waste Transportation Vehicles	IS/16	500
	Purchase of Ten Small Solid Waste Transportation Vehicles	IS/17	300
	Purchase of Twenty Metal Tanks	IS/18	250
	Purchase of Street Waste Bins for the Purpose of Sorting	IS/19	3,500
	Organisation of an awareness and educational campaign on the environment	IS/20	375
	Provision of Protective and Safety Gear for Sanitation Workers	IS/21	150
	Media Campaign to Raise Public Awareness of Environmental Issues	IS/22	150
	Subtotal		**5,225**
Infrastructure/Electricity network	Establishment of New Electrical Power Transformer Plant	IS/23	300
	Change Overhead Electric Feeder Cables to Ground Cables	IS/24	10,000
	Connecting Feeder Cables to the Existing and Proposed Electrical Power Transformer Plant	IS/25	700
	Replacement of Overhead Networks with ABC Cables	IS/26	1,000
	Rehabilitation of Low Voltage Network	IS/27	2,000
	Replacement of Lighting Units in the Streets and Alleys of the Old City	IS/28	1,000
	Installation of Special Cosmetic Lighting to Highlight Historical and Archaeological Sites	IS/29	2,500
	Increasing Electrical Capacity in the Old City	IS/30	500
	Providing Alternative Energy Sources	IS/31	5,000
	Replacement of Old Electrical Appliances in Residences with Energy-Saving Appliances	IS/32	5,000
	Replacement of Existing Electrical Metres with smart metres	IS/33	2,000
	Subtotal		**30,000**

Sector	Projects and Programmes	Project number	Estimated cost
Infrastructure/ Transportation and road network	Maintenance and Rehabilitation of Streets and Staircases	IS/34	1,275
	Paving the Streets	IS/35	4,500
	Limiting the Entry of Vehicles	IS/36	100
	Naming and Numbering the Streets of the Old City	IS/37	1,500
	Improve and Develop Vehicle Parking Places	IS/38	900
	Subtotal		**8,275**
Total for infrastructure			**71,500**
Total for development sectors			**192,000**

13.4 Implementation Plan

Specific criteria have been adopted in developing the implementation plan including:

- Linking each of the projects proposed as part of the Revitalisation Plan of the Old City of Nablus with the Strategic Development Plan for Nablus.

- The coordination and correlation of the projects from one plan with the projects from the other plan is a prerequisite for their implementation.

- The plan must accommodate for the capacity of implementing agencies and not overload them with more than one project at a time.

- The implementing agencies must maintain a balance in the size of annual disbursements throughout the entire period of implementation. This doesn't apply to the size of the disbursement in the first year, which may be less than that of the second and third years, due to the fact that some projects require preparatory studies and designs during the first year.

- The implementing agencies must allocate a reasonable period of time for the implementation of any project.

With the application of these criteria, the implementation plan can translate the development objectives into practical and applicable actions. The implementation

plan is a matrix that shows the time schedule for the implementation of the projects, estimated costs, the proposed implementation agency, and the site of implementation. Table 13.2 presents a comprehensive implementation plan for the proposed projects within the framework of the Revitalisation Plan of the Old City of Nablus.

The total cost estimate for the implementation of the plan is US$192 million distributed over fifteen years. Figure 13.1 shows the estimated costs for each sector (with additional details on the infrastructure).

Figure 13.1 Estimated Costs for Each Sector
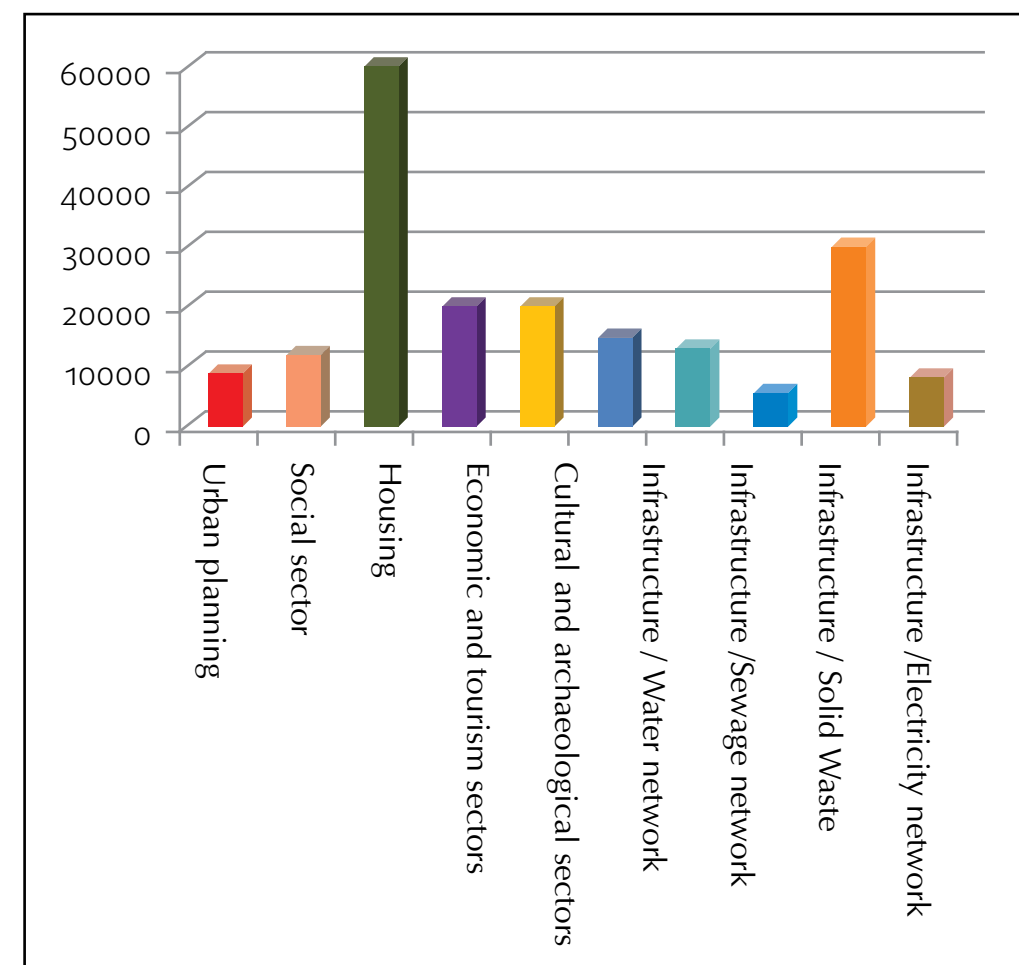
Table 13.2 Integrated implementation plan for proposed programmes and projects within the framework of the Revitalisation Plan of the Old City of Nablus

Sector	Programmes and projects	Project number	Estimated budget ($) (x 1000)	(2011-2015)					(2016-2020)					(2021-2025)				
				2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Urban planning	Establishment of the Old City of Nablus Revitalisation Committee	UP/01	150	50	100													
	Updating and Computerising the Real Estate Registry for the Old City	UP/02	1,025	25	250	250	250	250										
	Physical Rehabilitation of Buildings and Preventing further Structural Deterioration	UP/03	2,130	55	1,075	500	500											
	Rehabilitation of Urban Squares and Spaces in the Old City	UP/04	3,160		160	1,500	1,500											
	Documentation and Computerisation of Intangible Heritage in the Old City	UP/05	1,110		270	420	420											
	Improving the Appearance and Design of the Commercial Streets of the Old City	UP/06	500	100	100	100	100	100										
	Programmes for Raising Awareness of the Importance of Conserving the Old City and its Quarters	UP/07	425	75	25	25	25	25	25	25	25	25	25	25	25	25	25	25
	Subtotal		**8,500**	**305**	**1,980**	**2,795**	**2,705**	**375**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**	**25**
Social sector	Establishing Nurseries and Kindergartens	SO/01	1,400	350	350	350	350	450										
	Establishment of a Health and Social Care Centre for Groups with Special Needs	SO/02	1,250		625	625												
	Establishing a Training Centre for the Revitalisation of Traditional Crafts	SO/03	1,510		510	500	500											
	Establishing a Cultural and0 Social Centre	SO/04	1,035	345	345	345		285										
	Establishment of Primary Schools	SO/05	1,800		450	450	450	450										
	Establishment of a Psychological Counselling Centre	SO/06	850	425	425													
	Establishment of Health Clinics and Maternity Centres	SO/07	2,800	175	875	875	875											
	Establishment of Sports Clubs	SO/08	1,355	215	285	285	285	285										
	Subtotal		**12,000**	**1,510**	**3,865**	**3,430**	**2,460**	**735**										

Sector	Programmes and projects	Project number	Estimated budget ($) (x 1000)	(2011-2015)					(2016-2020)					(2021-2025)				
				2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Housing	Rehabilitation of Residential Complexes (Ahwash) in the Old City.	HO/01	6,000	500	500	500	500	500	400	400	400	400	400	400	300	300	250	250
	Maintenance of Mashrabiyas (Oriel) Windows	HO/02	500	200	200	100												
	Improvement of the Main Façades Inside the Old City	HO/03	10,000	1,000	1,000	1,000	1,000	1,000	500	500	500	500	500	500	500	500	500	500
	Improving the External Façades of the Old City	HO/04	15,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	Rehabilitation of Kitchens and Baths in the Houses of the Old City	HO/05	10,000	1,000	1,000	1,000	1,000	1,000	500	500	500	500	500	500	500	500	500	500
	Insulation of Old Roofs	HO/06	15,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	Historical and Architectural Documentation of the Great Houses of the Old City of Nablus	HO/07	1,000	200	200	100	100	100	100	100	100							
	Acquisition of Buildings for Reuse and Repurposing	HO/08	2,500	200	200	200	200	200	200	200	200	200	200	100	100	100	100	100
	Subtotal		60,000	5,150	5,150	4,950	4,850	4,850	3,750	3,750	3,750	3,650	3,650	3,650	3,550	3,550	3,500	3,500
Economic and tourism sectors	Establishment of a Marketing Centre for Handicrafts	EC/01	750		500	500												
	Organising an Annual Festival in the Old City	EC/02	1,425	25	100	100	100	100	100	100	100	100	100	100	100	100	100	100
	Provision of loans for small projects	EC/03	3,000	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
	Preparation of a Tourist Guide and Map for the Old City	TO/01	500	250	250													
	The Restoration and Repurposing of Dar Al-Adham as a Hotel	TO/02	1,000		500	500												
	Restoration and Repurposing of the Nablus Soap Factory as a Coffee Shop and Restaurant for Tourists	TO/03	1,000		500	500												
	Restoration and Repurposing of the Kanaan House as a Tourism Information Centre	TO/04	750	500	500													
	Repurposing of five houses as hotels	TO/05	5,000	500	500	500	500	500	500	500	500	500	500					
	Repurposing of ten houses as restaurants	TO/06	2,500	250	250	250	250	250	250	250	250	250	250					
	Redevelopment of main commercial streets (e.g. Khan Al-Tujjar)	TO/07	3,000		500	500	500	500	500	500								
	Establishing a hotel school	TO/08	575	75	250	250												
	Subtotal		19500	1,800	4,050	3,300	1,550	1,550	1,550	1,550	1,050	1,050	1,050	300	300	300	300	300

Sector	Programmes and projects	Project number	Estimated budget ($) (x 1000)	(2011-2015)					(2016-2020)					(2021-2025)				
				2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Cultural and archaeological sectors	Restoration and Repurposing of Al-Nimr Palace as a Museum	CH/01	2,000		1,000	1,000												
	Restoration and Repurposing of Al-Baydara Bath as an Archaeological Site	CH/02	250	250														
	Restoration and Repurposing of Al-Daraja Bath as an Archaeological Site	CH/03	750	250	500													
	Restoration and Rehabilitation of the Roman Amphitheatre	CH/04	7,000		1,750	1,750	1,750	1,750										
	Conducting Archaeological Excavations	CH/05	10,000		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000				
	Subtotal		20,000	500	4,250	3,750	2,750	2,750	1,000	1,000	1,000	1,000	1,000	1,000				
Infrastructure / Water network	Rehabilitation of the Water Network in the Old City	IS/01	12,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	500		
	Rehabilitation of the Al-Qaryun Spring and Pumping Station	IS/02	500			250											250	
	Replacement of Water Metres	IS/03	850	225	225										200	200		
	Studying the Impact of Urban Development in the City of Nablus on the Productive Capacity of Al-Qaryun Spring	IS/04	50	50														
	Provision of Machinery and Equipment for the Maintenance of the Electricity Network in the Old City	IS/05	500	200	200	100												
	Provision of Equipment for Early Detection of Water Pollution	IS/06	500	150	200	150												
	Provision of Water Tanks	IS/07	100			50										50		
	Subtotal		15,000	1,625	1,625	1,550	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,200	750	250	
Infrastructure / Sewerage network	Awareness Posters Educating Residents About the Sewerage Network	IS/08	5	2					1					1				
	Provision of a Vehicle for Maintenance and Vacuuming of the Sewerage System	IS/09	300	150					150									
	Rehabilitation of the Sewage Pipelines in the Old City	IS/10	5,000	400	400	300	300	400	300	300	400	300	300	400	300	300	300	300
	Surveying and Rehabilitating Household Sewer Connections and Concrete Drainage Pipes	IS/11	400	30	30	20	30	30	20	30	30	20	30	30	20	30	30	20
	Establishment of Sewage Pipelines	IS/12	50	50														
	Addition of Several Concrete Drainage Pipes to the Sewerage Network	IS/13	45	15					15					15				
	Establishment of a Rainwater Pipeline from the Commercial Market to Al-Abbara	IS/14	1,200		700		500											
	Establishment of a Rainwater Pipeline from Ras Al-Ain to the Wadi	IS/15	6,000	1,200			1,500			1,000				1,300			1,000	
	Subtotal		13,000	1,847	1,130	320	2,330	430	486	1,330	430	320	330	1,746	320	330	1,330	320

Sector	Programmes and projects	Project number	Estimated budget ($) (x 1000)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
				(2011-2015)					(2016-2020)					(2021-2025)				
Infrastructure / Solid waste	Purchase of Ten Solid Waste Transportation Vehicles	IS/16	500	100	100	50								100	100	50		
	Purchase of Ten Small Solid Waste Transportation Vehicles	IS/17	300	60				90					90					60
	Purchase of Twenty Metal Tanks	IS/18	250	100				100					50					
	Purchase of Street Waste Bins for the Purpose of Sorting	IS/19	3,500		250	250	250	250	250	250	250	250	250	250	250	250	250	250
	Organisation of an awareness and educational campaign on the environment	IS/20	375	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
	Provision of Protective and Safety Gear for Sanitation Workers	IS/21	150	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
	Media Campaign to Raise Public Awareness of Environmental Issues	IS/22	150	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
	Subtotal		5,225	305	395	345	295	485	295	295	295	295	485	395	395	345	295	355
Infrastructure / Electricity network	Establishment of New Electrical Power Transformer Plant	IS/23	300		50	100							150					
	Change Overhead Electric Feeder Cables to Ground Cables	IS/24	10,000			2000	2000	2000	2000	2000								
	Connecting Feeder Cables to the Existing and Proposed Electrical Power Transformer Plant	IS/25	700		150			150		150				100			150	
	Replacement of Overhead Networks with ABC Cables	IS/26	1,000		350	50	50	50	50	50	50	50	50	50	50	50	50	50
	Rehabilitation of Low Voltage Network connected to consumers	IS/27	2,000		250	250	250	250			250		250			250		250
	Replacement of Lighting Units in the Streets and Alleys of the Old City	IS/28	1,000		250	250		100		100		100		100	25	25	25	25
	Installation of Special Cosmetic Lighting to Highlight Historical and Archaeological Sites	IS/29	2,500			500		500			500			500				500
	Increasing Electrical Capacity in the Old City	IS/30	500							500								
	Providing Alternative Energy Sources	IS/31	5,000				2000			2000			1000					
	Replacement of Old Electrical Appliances in Residences with Energy-Saving Appliances	IS/32	5,000		1500	1500	1000				125	125	125	125	125	125	125	125
	Replacement of Existing Electrical Metres with smart metres	IS/33	2,000			1000	1000											
	Subtotal		30,000		2,550	5,650	6,300	2,550	2,550	4,150	1,075	775	1,575	375	700	450	350	950

Sector	Programmes and projects	Project number	Estimated budget ($) (x 1000)	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
				(2011-2015)					(2016-2020)					(2021-2025)				
Infrastructure / Transportation and roads network	Maintenance and Rehabilitation of Streets and Staircases	IS/34	1,275	275	250	250	250	250										
	Paving the Streets	IS/35	4,500		1,000	1,000	500	500	500	500	500							
	Limiting the Entry of Vehicles	IS/36	100	100														
	Naming and Numbering the Streets of the Old City	IS/37	1,500	500	250	250	250	250										
	Improve and Develop Vehicle Parking Places	IS/38	900		300	300	300											
	Subtotal		8,275	875	1,800	1,800	1,300	1,000	500	500	500							
	Infrastructure total		71,500	4,652	7,500	9,665	11,225	5,465	4,831	7,275	3,300	2,390	3,390	3,516	2,615	1,875	2,225	1,625
	Development sectors total		192,000	13,917	26,795	27,890	25,540	15,725	11,156	13,600	9,125	8,115	9,115	8,491	6,490	5,750	6,050	5,450

13.5 Monitoring and Evaluation Plan

The following criteria have been adopted to develop the proposed plan for the monitoring and evaluation of the implementation of the Revitalisation Plan of the Old City of Nablus:

- Monitor and evaluate the extent to which the objectives of the strategic development plan have been realised;

- Monitor and evaluate a select set of strategic objectives related to each independent development area;.

- Focus on the most significant development indicators that can be measured Prioritise the ease and low cost of measurement indicators over the entire period of the plan implementation;

- Identify sources of data and information to determine the value of the indicators; and

- Identify the party responsible for the monitoring and evaluation of the plan.

In order to ensure the implementation and monitoring of the Revitalisation Plan of the Old City of Nablus in the best possible manner, the plan suggests the formation of a referential body for the revitalisation and development of the Old City, i.e. the Revitalisation of the Old City of Nablus Committee. In addition to its supervision and coordination role, the committee will supervise the follow-up and assessment of the implementation of the plan. The monitoring and evaluation process can be carried out by the Revitalisation Committee in coordination and cooperation with all government and public organisations as well as the private sector.

However, due to inability to guarantee the availability of necessary funding for all the projects, the Revitalisation of the Old City of Nablus Committee will be able to restructure the implementation of the plan and develop priorities suitable to the amount of available funding.

13.6 Special Regulations from the Old City of Nablus Land Use Plan

The following chapter contains extracts from a project prepared for the Nablus Municipality entitled, "Preservation and Further Development of the Historic Centre of Nablus." The project was funded by the Austrian Federal Ministry of Foreign Affairs and completed by the International Forum of Historic Centres in 2002.

Recommendations of the Regulation Plan for Building Sizes

In order to have control over the expansion of construction activities, specific lines have been delineated adjacent to historical buildings marking the streets, courtyards, and orchards. Likewise, in order to organise construction activities, lines with different indicators and meanings have been developed.

The shape of public spaces, such as streets, neighborhoods and alleys can be identified through these lines, which have been added for the purpose of preserving the historical appearance of the city. The expansion of streets and alleys will destroy the cultural heritage and the beauty of the city of Nablus, which is one of the most important Islamic cities in Palestine. It is indeed extremely important to adapt and maintain the vaulted or arcaded parts of buildings and remove unsuitable additions.

With regard to empty or damaged areas, new lines have been added to ensure that additional buildings will not have any impact on the urban environment of the city. The lines will help to maintain the most important urban characteristics of the historic city and its original boundaries.

Due to the complexity of the city, it is extremely difficult to determine special regulations for the heights of the buildings. However, the maximum height of buildings in isolated areas has been specified, including the number of floors for each building. Construction is regulated by Bylaw No. 6 and the guiding principles referred to in Sections four and five. During construction, builders will take into account protecting the surrounding sites, maintaining a clear connection with the main landmarks, and maintaining the urban appearance of the city.

The location of major public buildings has a special significance for Nablus' urban structure and, therefore, these buildings must be reconstructed, in a way that is consistent with the special regulations concerning the restoration of historic ruins. Suggestions are given in Section 5.5.2.

As for the buildings located within residential complexes, except for historic court and extended gardens, it is not possible to give recommendations or advice on these buildings due to the complexities relating to ownership, use, and structure.

Traffic services

Traffic services include the streets, alleys, and neighbourhoods (main roads, secondary streets, and pedestrian areas). Most of the streets in the historical centre are not suitable for large vehicles. They can only provide passageways for the transport of goods and people. We recommend the development of a one-way street system with clear regulations of when traffic is allowed to pass.

Part of the Hussein Roundabout has been selected to be turned into a new pedestrian area. This intersection includes a gateway to the historical centre and provides adequate areas for vendors.

Moreover, additional passageways will be constructed to facilitate traffic movement in and around the historic centre, with clear signs with approximate site distances, which will be installed until other alternatives become available in that area.

Connecting the existing street network with subsidiary passageways is important to facilitate the movement of citizens and economic activities in the historic centre. More important still is connecting the traditional shopping area with the new commercial area in the north, especially if the proposed car parking lots are established on the boundaries of the historic centre.

There are other parking spaces for citizens and visitors. These are mostly open, closed, or underground parking spaces.

It has also been suggested that there is a need to provide car parking lots near the most important entrances leading to the historic centre including:

- The west of Al-Fatimiyya Street

- The north near the school

- The east of Prophets Street outside the planning area

- The northern part of Mazouz Al-Masri Mosque

These parking spaces are very important for housing and public services in the centre. Section 5.1.1 includes suggestions for the realisation of this suggestion.

Open Spaces for Public Use

The plan shows the open public spaces (except traffic space) and their future uses. These spaces are comprised of public gardens, playgrounds, and sports facilities.

In addition to their operational role, these spaces are best left empty of any construction, especially in the area facing the boundaries of the historical city.

There are some remains and debris in the quarter opposite of Al-Khadra Mosque that can be used for this purpose. Section 5.5.1 includes suggestions for action procedures.

5.3.2 Definition of Signs

The regulation plan employs planning terminology and expressions such as delimitation lines (red lines), regular delimitation lines (blue lines), streets, quarters, car parking lots in public places, passageways with public streets for pedestrians, yards that will be protected, public gardens, sports facilities, historic orchards that will be maintained and renovated, and existing and new corridors that will facilitate pedestrian movement.

Delimitation Lines

Two kinds of delimitation lines will be employed: red delimitation lines and regular or blue delimitation lines.

Red Delimitation Lines

Red lines represent construction limits that should be adhered to and they also delineate the construction limits that have been in place since the Ottoman Period. The limits could be identified from the old aerial photographs taken at the beginning of the twentieth century that document the buildings of the city at that time. These lines are designed to preserve or revitalise the ancient beauty of the city since the time of the Ottomans (the best period for documenting authentic cultural heritage).

The red lines are one of the most important tools for the preservation of the historical appearance of the Old City. In this way the historic appearance of streets and external appearance of historical buildings can be maintained and preserved.

The red lines in the drawing appear on streets alongside the passageways in the historical area. Vaulted streets and passageways are not shown clearly in the drawing, but this does not necessarily mean that they are not subject to restoration. (See drawing of cultural heritage).

The red lines point primarily to the existing borders of buildings, and when making changes to the buildings or when constructing new buildings in the place of those that have been removed, the red lines must be maintained. No changes on the ground floors or deviation from the red lines on upper floors should be allowed. This will require a licensing system to deal with each case separately (see bylaws).

Regarding the antiquities, the red line follows the boundaries of historic buildings. However, in the case of destruction, the boundaries have disappeared and cannot be restored to their authentic state. In this case, the delimitation lines might affect the width of the street.

Blue Delimitation Lines

These lines mark the maximum expansion of buildings and prevent congestion. This is also true for the protection of public areas and for maintaining connections that are important features of the historical city. The blue lines indicate the boundaries of the building and cannot be violated.

Blue lines were used in the regulation plan as follows:

- To delineate buildings with no historical value. These are mostly isolated buildings built during the Israeli Occupation, but there are also older buildings that have no historical significance, which were also marked with blue lines. Blue lines must be used in the future in order to prevent construction that may lead to overcrowding.

- In some cases, blue lines surround a set of connected buildings that appear on the regulation plan. These buildings do not have any significance that may affect the historical appearance of the city. They do not constitute clear boundaries and therefore they have no special appearance. The delineation of these buildings with blue lines prevents expansion outside the scope of those lines in the future. It is also expected that expansion within the blue lines will highlight the front façades of buildings, and, as such, those buildings have greater significance and will improve the appearance of the historical centre.

- The blue lines identifysites for construction of new buildings in the future and this is significant in terms of the completion of the historical picture of the area. Those sites are mainly located in Area A. Approval of those buildings will be granted when the process of inspection has been conducted in accordance with the Basic Law (see Basic Law).

- The blue lines delineate the buildings located in invisible areas.

Height of buildings

There is no mention in the regulation plan of the restrictions pertaining to the height of buildings, except for some new buildings. There is a need to develop directives for high buildings based on a study of each individual case (see Basic Law).

Open spaces

The regulation plan describes the open spaces (except traffic areas) according to the nature of work and means of organisation. Open spaces are described as follows: Paved streets, green spaces, and other facilities, like water fountains and stone benches, which are originally found in public areas. This includes car parking lots and pedestrian passageways. The regulation plan does not include any established information on the general shape of those areas. Case studies will explain in detail the general shape of public spaces and therefore it is expected that the inclusion of those areas in the plan will eventually lead to their maintenance and restoration for public use.

Green Areas Without Trees

The regulation plan includes areas which will be used in the future for public use (recreation, sports, leisure). There is no established information on the general shape of those areas. However, case studies have shown more details on the shape of public areas. It is expected that through the inclusion of public areas in the regulation plan, that they will be maintained and preserved for public use, since the size of greenspace and landscaping in Area 1 will increase.

Gardens, Passageways, and Signs

These include pedestrian footpaths, streets, and yards. The installation of signs is also extremely important. After the drawing of cadastral maps and the updating of building registers, pedestrian footpaths will be included in the regulation plan and they will be available for public and private use. The restoration of historic buildings could endanger these open spaces if they are reconstructed and expanded. Restoration may also have an adverse impact on the aesthetic appearance of the buildings, which will reflect on the quality of the life for children and the elderly who spend most of their time outside their homes in the city centre.

Some passageways and yards included in the regulation plan have been filled partially or wholly with new buildings. According to the plan, it is expected that the passageways will be open during the restoration period. Covered Passageways in historical buildings must be restored and their authentic shape preserved. However, there are special cases where a decision based on the Basic Law or from the authorities needs

to be taken (see Basic Law).

Assuming that all the areas located in Area A are inaccessible, it should be expected that some components are not included in the plan. The municipal law that allows or prohibits construction in all passageways and yards shall be applied to these areas as well.

New Passageways

Expanding the existing streets and passageways network is very significant for the shape and appearance of the historical part of the city. Locations become more significant if new passageways are added to them. The regulation plan indicates the existence of new passageways for pedestrians which raise the value of Area A. The field survey has revealed that it will be possible to reconstruct the passageways and streets referred to in the plan, and this will be a feasible and practical process.

Protected Buildings and Open Spaces

The regulation plan describes the location of buildings, yards, and gardens that have historical significance and contribute to the appearance of the historical city. The appearance of these buildings must be preserved. Façades with cracks or structural problems in public areas must be reconstructed or restored. It is also necessary to preserve the general appearance of historical courtyards (water fountains, trees, and stone benches.)

Likewise, it is necessary to preserve the external appearance of gardens in palaces. If gardens are to be converted into public gardens, then they must be carefully restored and their authentic image preserved.

5.4 Guidelines

These development guidelines aim to set down simple principles for the design of buildings.

Appearance of streets

New buildings must be consistent with the general appearance of the streets following the existing guidelines in the regulation plan. The existing character of streets and passageways, as well as vaulted roof s that have historical value must be preserved.

Building measurements

The standard of existing building measurements must be adhered to in the construction of new buildings. In the event of integrating a set of land parcels, construction must take place in line with the standard height and length of buildings.

Building façades

Building façades must embody the original characteristics of the historic centre; in other words, facades must be protruding or prominent to the outside. Window frames and openings must be more extended than those of the old soap factories, and the construction of external verandas must be prohibited. Open roofs overlooking the streets must be built in the form of loggias with openings similar to those of windows or as elements similar to traditional oriel windows (*mashrabiyyat*). Larger openings can be made on the ground floor similar to the bridges found in commercial stores.

Roofs

Roofs must be consistent with the surrounding environment. Basically, domes and flat roofs can be built. Sloping or inclined roofs must be tiled.

Materials

The material used for the façades must be consistent with the colours and composition of natural stone used in traditional buildings. In other words, the outer face of stones must not have a smooth texture.

2. Legal Provisions for the Protection of the Historic Centre

Preamble

The following legal provisions must be sufficient to ensure the preservation and conservation of the value of the historical centre and encourage positive development. These laws aim to ensure the quality of the restoration and conservation of the Old City in order to highlight its heritage. The law also set the work conditions, allowing for adequate participation of the work team in the development process.

The laws have no impact whatsoever on existing rights, and the paragraphs related to designs can be adopted in the event construction has begun without a license. In this case, the Nablus Municipality has to be ready to find justifications to conduct the substitution process provided for in the law.

Since the propositions included in the special procedures index concerning the development of the historic city centre are in the public interest, it is important to provide funding for this purpose as soon as possible.

The renovation process must not only preserve the external appearance of buildings but also the essence and significance of the site. The art of architecture is flexible, thus, all solutions related to the adaptation process must be available in order to preserve the essence of the building from destruction or damage.

The process of preservation of the historic centre of Nablus, whether in terms of external appearance, the structural condition of buildings, materials used, and maintenance, is a priority for public interest.

6.2.1 Protection of the Historic Centre

Part 1

General provisions

(1) The scope of this law is represented in the preservation of the neighbourhoods of the Old City of Nablus with an urban character. Preservation involves the improvement of the external appearance of buildings using quality materials, and development of their infrastructure, as well as the development of their diverse urban functions.

(2) The existing law must not contradict any other matters provided for in other laws.

(3) The tasks of the Nablus Municipality provided for in the law are special to the municipality alone and they are provided for in Part 3 paragraphs 15, 19, 23 and 27 of the Palestinian Construction Law of 1966, which provides for the preservation of the external appearance and raw material of historical buildings and the conservation of the building's character.

Part 2

Protected Area

(1) The protected area encompasses (Part 1, paragraph 1) the historical centre (Area 1) which constitutes the heart of the Old City built on the ruins of the western part of Flavia Neopolis. The neighbouring area to the east (Area 2) encompasses the eastern side of the Roman city, parts of which were built in subsequent periods. The discovery of ruins, especially Roman ruins, in this area is expected. The third area (Area 3) is a main location shaped like a belt, part of which lies outside the walls of the Roman city. It is a location of high value.

(2) The boundaries of the protected area encompass Areas 1, 2, and 3 and are defined in the area map.

(3) According to the terms provided for in Part 1, paragraph 1, the Nablus Municipality has the right to add other areas into the protected area at a later stage according to regulations. The areas shall be given serial numbers even if the additions were minor.

Part 3

Restoration of buildings

(1) Owners of buildings in the protected Area 1 (Part 1, paragraph 1) must undertake partial or whole restoration and must preserve the external appearance of the buildings depending on the buildings' importance to the character of the city. The external appearance of the buildings must include specifications, such as height of building, height of each floor, shape and thickness of roofs, façades, construction material used, and stone treatment. The external appearance also includes decorations and other architectural elements, such as arches. In addition, the conservation process must include all architectural elements, such as entrances, passageways, balconies, open parlours, oriel windows,

doors, glass, window frames, coloured glass, window frames and sills, entrances to commercial stores, billboards, canopies in front of shops, specifications of staircases, alleys, corridors, and open yards.

(2) In the protected area, the internal shape of buildings such as vaults, staircases and canopies in Area 1 must be preserved, especially older buildings . This also applies to the traditional courtyards of houses and public squares around buildings.

(3) According to this law, the original material used in existing buildings in Areas 1, 2 and 3 must be preserved as part of this historic complex of buildings. The material has been examined, assessed, and documented by an archaeology expert and the Historical Centre Committee. In the event of discovering archaeological sites, these sites must be restored, preserved, and opened to the public as soon as possible. In case ruins have been discovered during the planning process for the construction of new buildings, efforts must be made to preserve and highlight those ruins and if necessary change the construction plans.

(4) The addition or substitution of the components of buildings must not be excluded from the provisions of paragraphs one and two. These provisions were developed to remove any components or objects that distort the external appearance of buildings. These additions require a permit (Parts 3, 6, 7 and 11). Anyone wishing to make changes or improvements to buildings, such as painting walls or façades or refinishing them, changing doors or windows, making major repairs to roofs, hanging posters or billboards or signs, or adding to the water, electricity, or sewage networks must first obtain a permit.

Additionally, the addition of any other elements on the roofs of buildings such as water tanks or satellite dishes or solar cells that affect the general appearance of a building, especially when seen from a distance, require a permit.

The construction authority must be notified of any repairs even if they are partial. If no permit has been issued to make repairs or additions within six months as of the date of submitting the permit application, the repairs and additions shall be considered legal and there will be no need for a permit. According to this part of the law (Part 11), the opinion of the committee expert should be considered before issuing any permit.

(5) Sometimes it is feasible to offer a permit for the demolition of a building or parts of it, but only when the repair process is costly. This is true even if there is public or private funding. However, before issuing the demolition permit, the opinion of the committee of experts must be considered (Part 11).

(6) In order to approve construction work, the committee of experts must receive a copy of the plans and all relevant documents for review.

Part 4

Building Use

It is in the public interest to keep (Part 1, paragraph 1), the highest percentage of the population possible within the historic centre. This is an important step, and to achievement that purpose, the following legal articles have been developed:

(1) No changes in the use of residential buildings located in the protected area shall be allowed, i.e. using residential buildings as offices or for commercial purposes, except for an area of not more than one third of one floor.

Buildings in which more than one third of one floor is used for purposes other than residential purposes are not subject to this law, provided that no other changes in use take place. The Nablus Municipality has to work hard to create incentives whereby residents are encouraged to reside in the historic centre.

(2) In the event of granting the permit referred to in paragraph 1, Part 3, paragraph 2, the original material must be taken into account when beginning the renovation process.

(3) Adjacent houses that are similarly constructed and are owned by the same person shall be treated a single unit.

Part 5

Conservation of public surfaces

(1) All public surfaces in the protected area, including streets, passageways, entrances, neighbourhoods and other spaces, must be conserved while keeping their traditional features and qualities. The same applies to public spaces, water fountains, monuments, columns, traffic and electric posts, as well as property of the Nablus Municipality, like public benches. A suitable strategy must be chosen for updating and removing elements that might distort the cohesive look of the Old City.

(2) When building fixed objects for traffic purposes, such as signposts, or for commercial purposes, such as billboards, those objects must not affect the general character of the Old City but appear to be an integral part of it. In that case, an expert must be consulted.

Part 6

New Buildings, Additions, and Alternatives

According to the regulations, new buildings must reflect the period in which the building was constructed and the building's architectural features must enrich the historic character of the city. If there are demolished buildings that are significant to the historic centre, then the possibility of their reconstruction must be taken into account.

(1) In the protected area, newly constructed buildings must be compatible with the general character of the quarters. This also applies to any changes or additions or substitutions that are made to buildings in the same area.

(2) If the procedures provided for in Parts 3, 4, 5 and 6 have been implemented without obtaining a permit in accordance with the law, orders must be issued to cease all activities.

(3) Any actions or works that contradict the provisions of this law must be removed and/or halted. Only the owner or landlord has the privilege to demolish buildings or parts of them without an official permit or order for the purpose of changing the external appearance as is required in Part 1. The landlord or whom ever he deputises must have prior knowledge of an action to be taken in accordance with the provisions of this law. Perpetrators who undertake any of the actions mentioned in this paragraph without obtaining permission from the owner will be held liable.

(4) Competent authorities shall notify the concerned party on publishing notification calling for the removal or restoration of the buildings to their previous designs. The notification shall include the final date, which is not to exceed six months, for undertaking necessary procedures and submit an application for a permit attached with plans and other relevant documents in accordance with Parts 3 and 5, provided that reconstruction works do not exceed two years. When the notification enters into force, the authorities shall register the application and related procedures in the properties and land register at the Land Authority. The same applies to the withdrawal of notifications. The Land Authorityt shall include all information in the land registry.

(5) Buildings may be constructed in green areas in the protected area, including private gardens, only if the main plan includes an explicit provision for that purpose.

Part 7

Procedural Conditions

(1) The regulations stipulated in Part 2, paragraph 3 as well as Part 10 can be announced only if an expert from the committee of experts has been consulted.

(2) Provisions relating to the provisions contained in Parts 3, 4, 5 and 6 and in Part 18, paragraph 2 of this law can be announced only if an expert from the committee of experts has been consulted (part No. 11).

(3) Any provisions issued without consultation of an expert from the committee of experts shall be contradictory to the terms provided for in Parts 3, 4, 5, 6, 18 and 19, and they shall be declared null and void In addition, the Ministry of Housing shall be the authorised authority to cancel them.

(4) The committee's expert shall be notified of any provisions under this law (Part 11).

Part 8

Ownership of single floors

Buildings must be viewed as a single architectural unit at all times.

If construction works take place in the protected area for the purpose of conserving the external appearance of the city (Part 1, paragraph 1), including individual properties such as floors within a building, under this law, the ownership shall be dealt with comprehensively and include all components because they affect the external appearance of the building (façades, passageways, yards, external staircases).

Part 9

Registration of buildings

The documentation of buildings of historic value in the Nablus historic centre is worth considering.

(1) The Nablus Municipality must create and keep registers of buildings located within the protected area. The public must also have access to these registers at the offices of the municipality during work hours. The registers must contain documents and photos of the historical period before this law has entered into force, as well as current plans or comprehensive plans of all the regulations relating to the protection of objects of historical value (Part 3, paragraph 1) in the protected area (Part 2) of the city of Nablus as it was defined by the committee of experts (Part 11).

(2) Owners, landlords and/or authorities responsible for the disposal of properties must provide information to representatives from the municipality and expert committee members (Part 11) as long as this is necessary for taking any procedures vested in the law and do not contradict the prohibitions of the general law (for example, military zones).

Part 10

Authorisation according to regulations

(1) The authorities shall issue detailed provisions that may deviate from those set forth in the regular provisions that are deemed necessary for the achievement of the objectives provided for in Parts 3, 5, and 6, such as safety and protection. Before issuing provisions, the opinion of the committee of experts on this matter must be taken into consideration.

VALUES

- borderline of relevant historic area
- visible borderline of historic centre (first edition)
- precise edges of buildings
- landmarks
- public space of high quality
- public space determined by use (use and territorial)
- buildings and facades of very high quality
- buildings of public interest (mosques, palaces, souk factories, hammams)
- important green space
- designed gardens
- designed courtyards
- fountains, wells
- important views

FAULTS

- contemporary buildings
- formal conflicts
- space of poor quality
- ruined areas, buildings in disrepair
- disturbing buildings or facades

Figure 13.2 Urban Shape - Image of the Historic Centre

- area of ruins
- bad physical condition
- comparatively good physical condition
- architectural heritage
- significant border
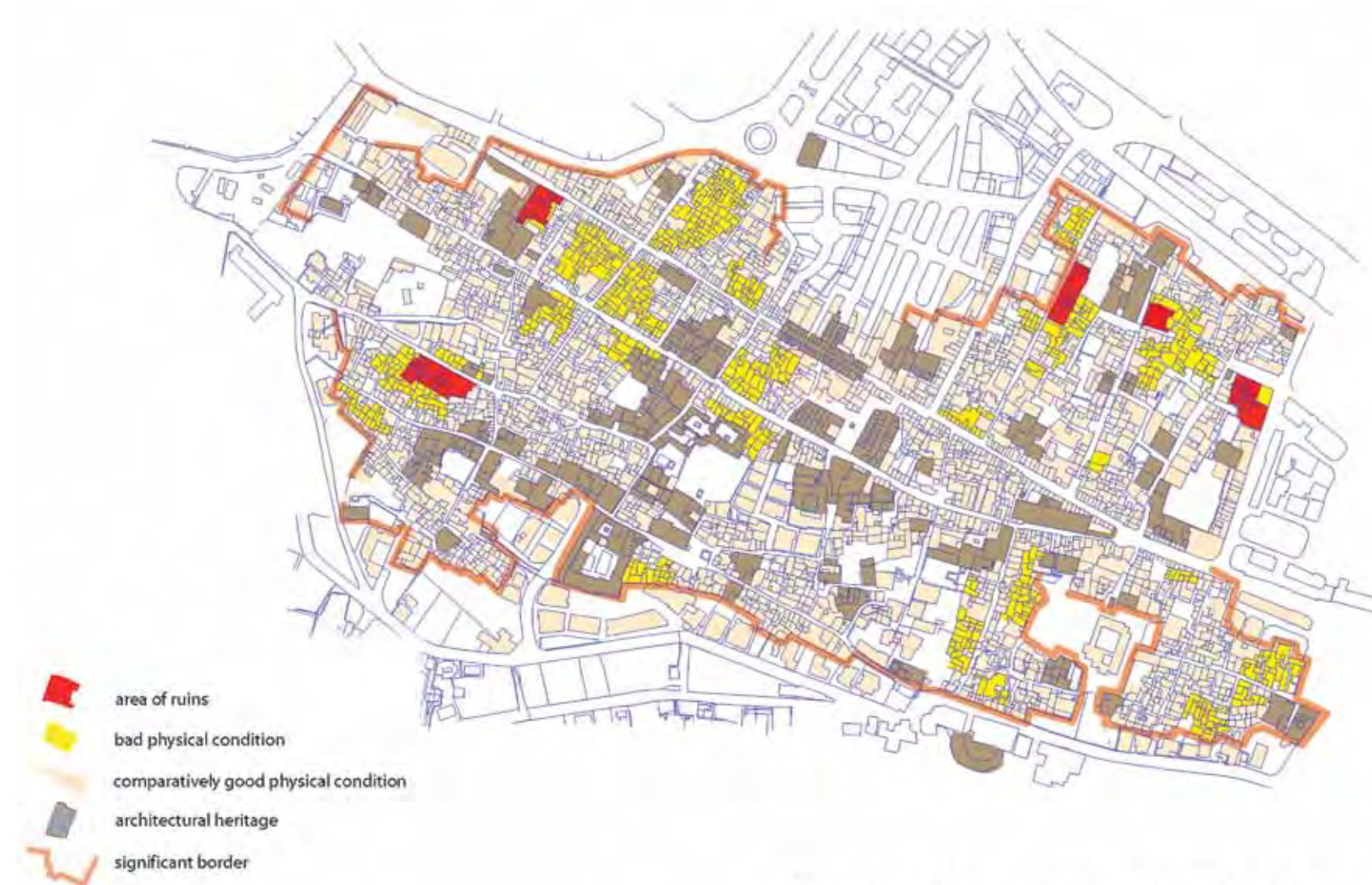
Figure 13.3 Structural Condition of the Buildings
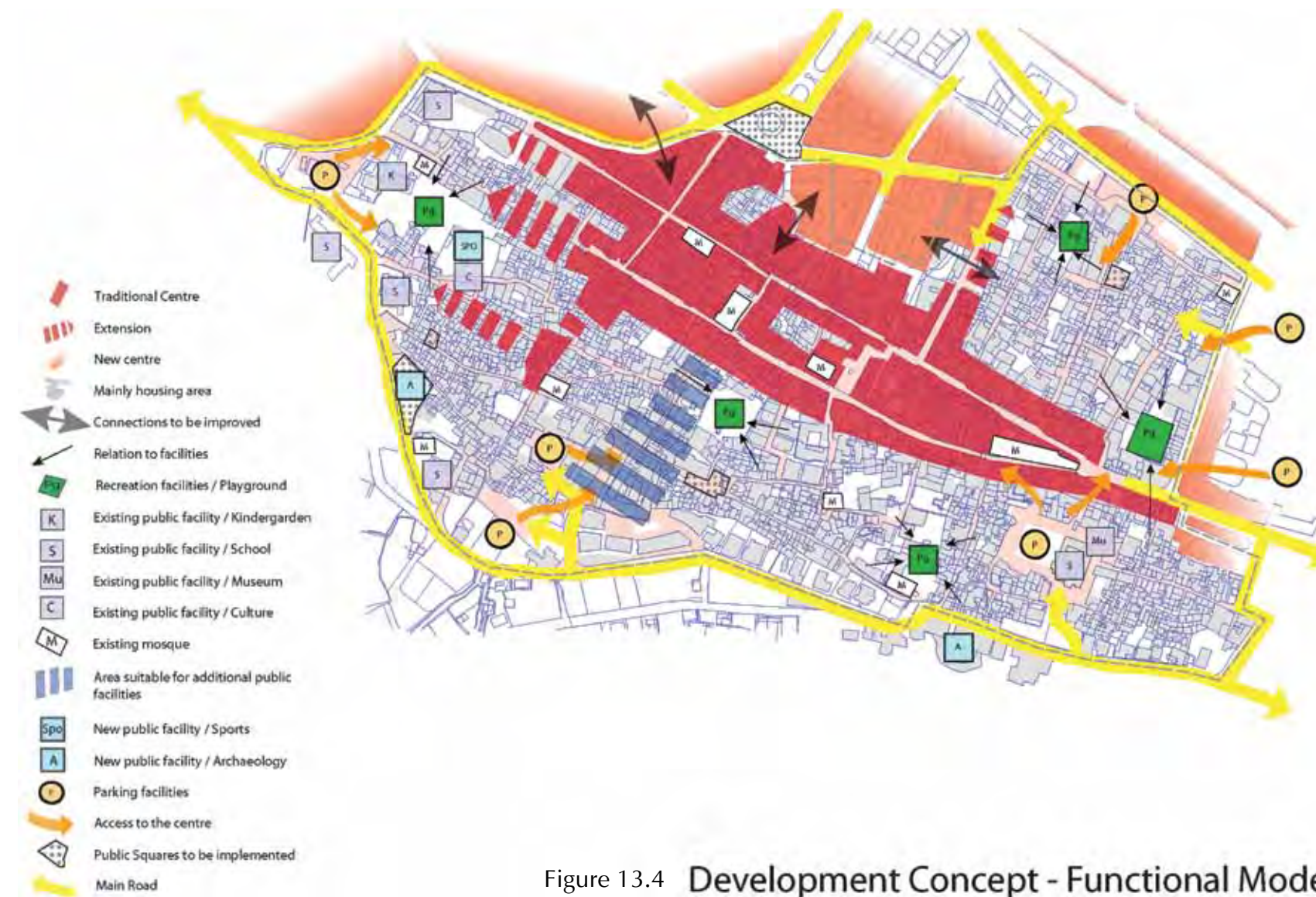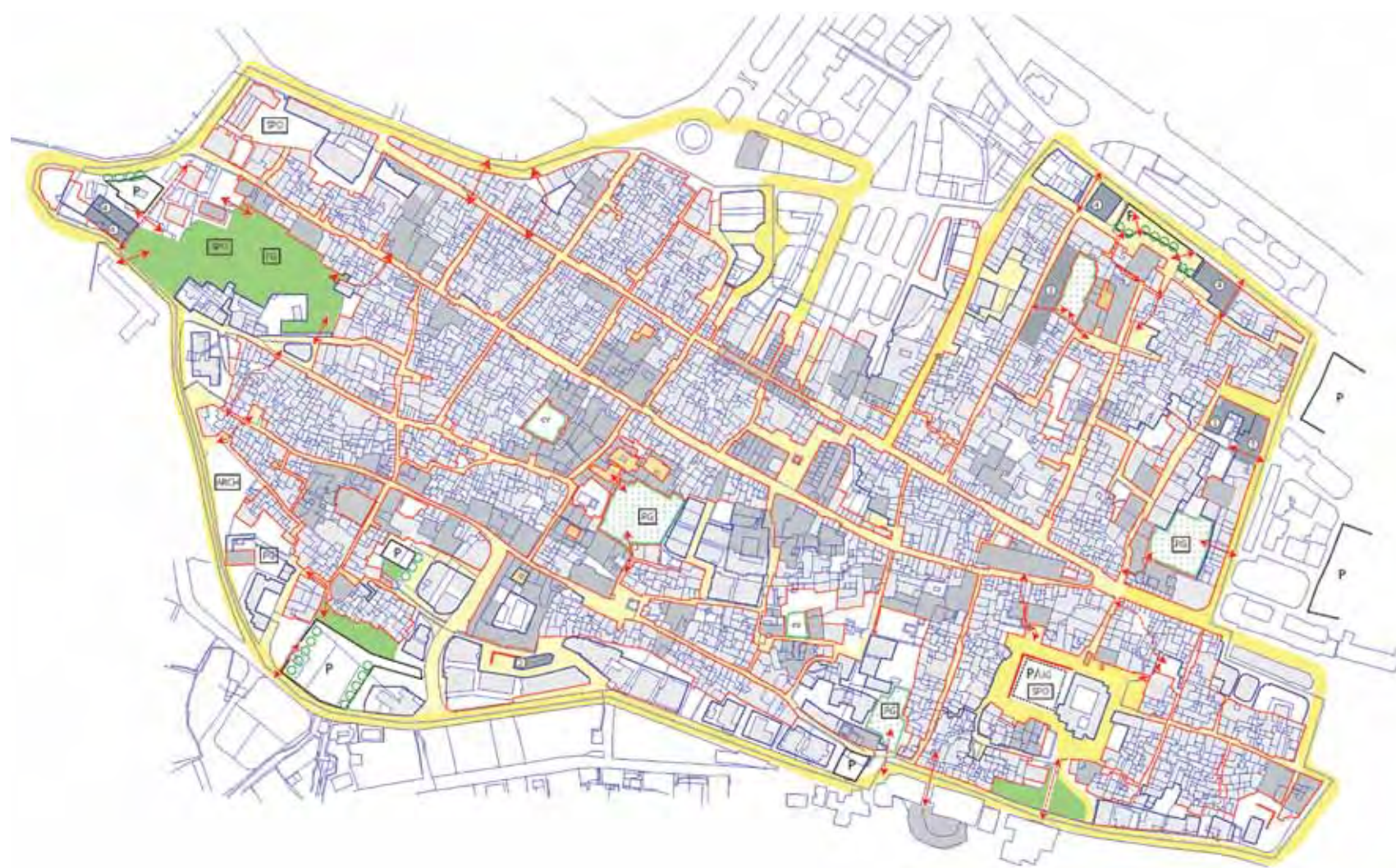
	Traditional Centre
	Extension
	New centre
	Mainly housing area
	Connections to be improved
	Relation to facilities
	Recreation facilities / Playground
K	Existing public facility / Kindergarden
S	Existing public facility / School
Mu	Existing public facility / Museum
C	Existing public facility / Culture
M	Existing mosque
	Area suitable for additional public facilities
Spo	New public facility / Sports
A	New public facility / Archaeology
P	Parking facilities
	Access to the centre
	Public Squares to be implemented
	Main Road

Figure 13.4 **Development Concept - Functional Model**

Housing units
Mosques
Mausoleums
Schools
Turkish baths
Palaces
Soap Factories
Archaeological
Churches and convents
Gardens

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Ministry of Tourism and Antiquities

Nablus Municipality

Civil Society of Nablus Governorate

Al- Najah University

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Dr. Eman Al Amad: Housing Sector

Dr. Islam Abdel Jawad: Economy & Tourisim Sector

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Archive Technical Office of The Old City of Jerusalem Revitlisation Programme - WA

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