



ZOUKAK-EL-BLAT

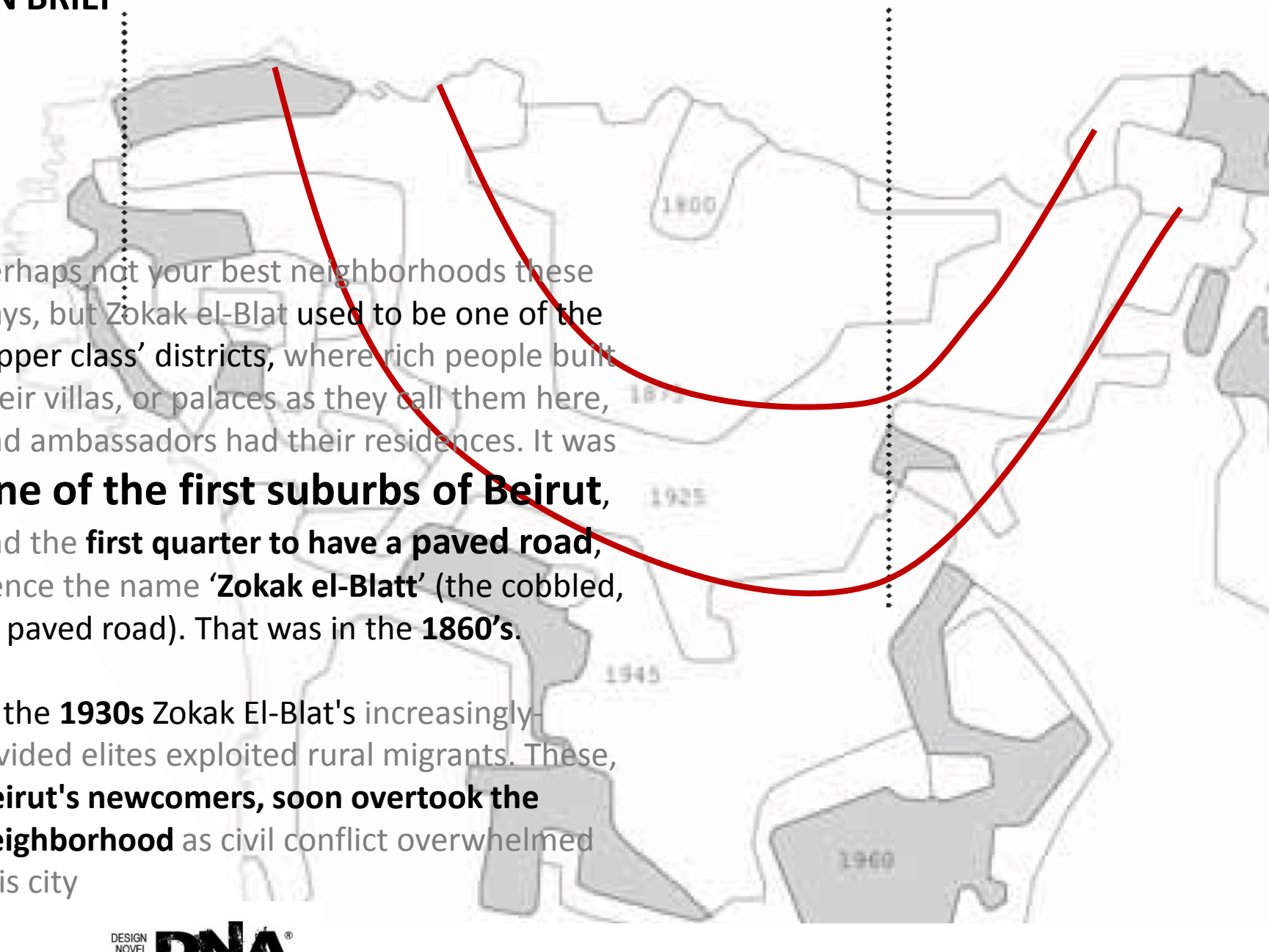


FAIRUZ

SITE LOCATION



IN BRIEF



Perhaps not your best neighborhoods these days, but Zokak el-Blat used to be one of the 'upper class' districts, where rich people built their villas, or palaces as they call them here, and ambassadors had their residences. It was **one of the first suburbs of Beirut**, and the **first quarter to have a paved road**, hence the name 'Zokak el-Blatt' (the cobbled, or paved road). That was in the **1860's**.

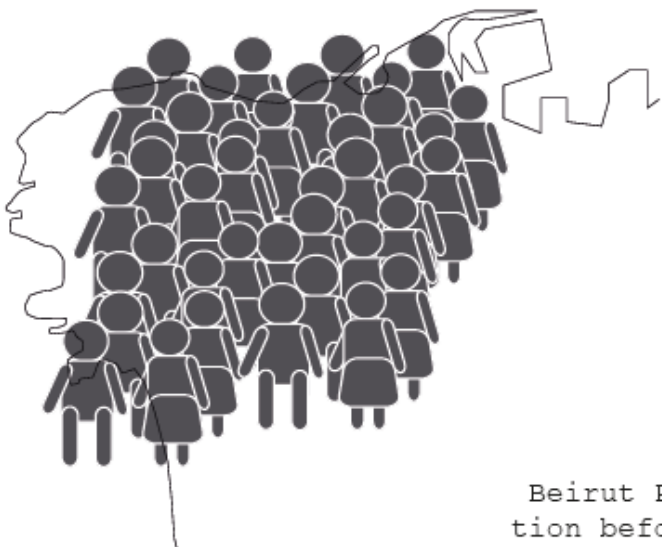
In the **1930s** Zokak El-Blat's increasingly-divided elites exploited rural migrants. These, **Beirut's newcomers, soon overtook the neighborhood** as civil conflict overwhelmed this city

The image features a detailed architectural line drawing of an urban fabric, showing a complex network of streets and building footprints. On the left side, there is a vertical inset showing a close-up of a building facade with horizontal slats or louvers, possibly representing a modern architectural intervention. The overall style is clean and technical, typical of architectural site plans or conceptual drawings.

SOCIAL IMPACT ON URBAN FABRIC



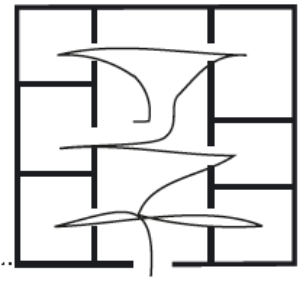
Beirut Population 1932



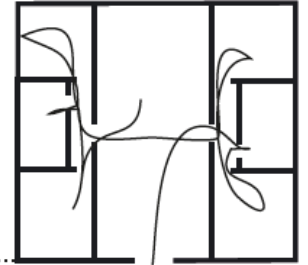
Beirut Population before war 1975,
10 times more than 1932

HOUSES

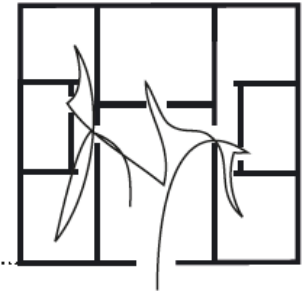
before 1940



around 1940

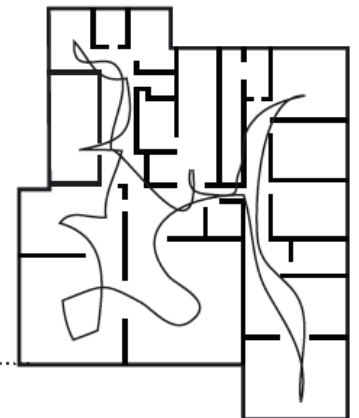


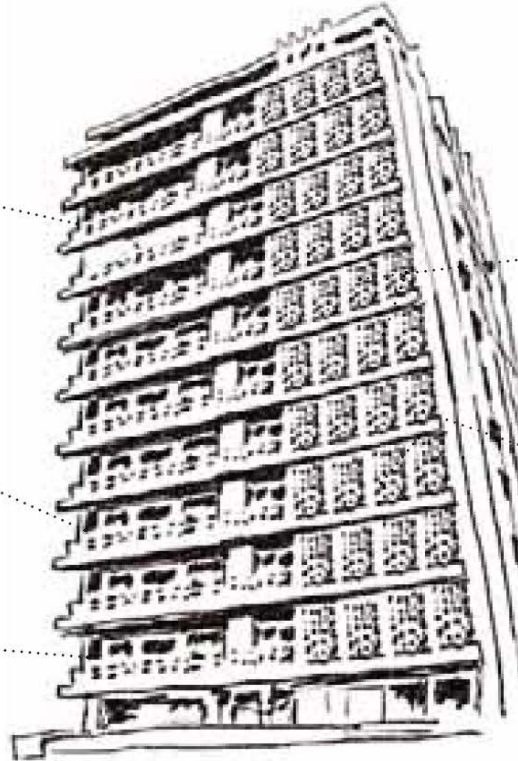
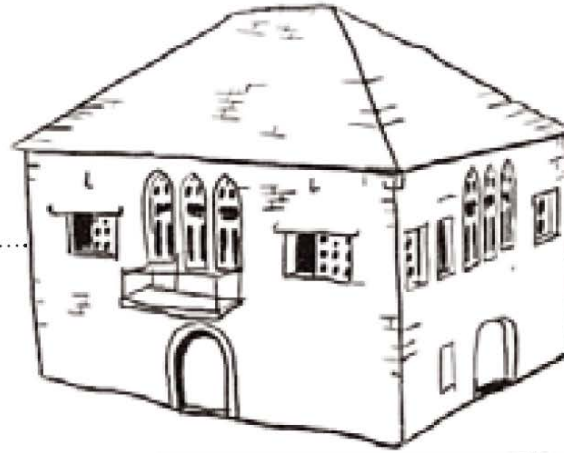
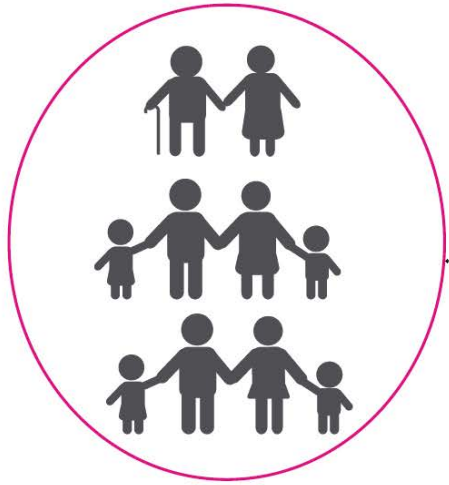
after 1940



BUILDINGS

after 1950





RESULTING URBAN FABRIC

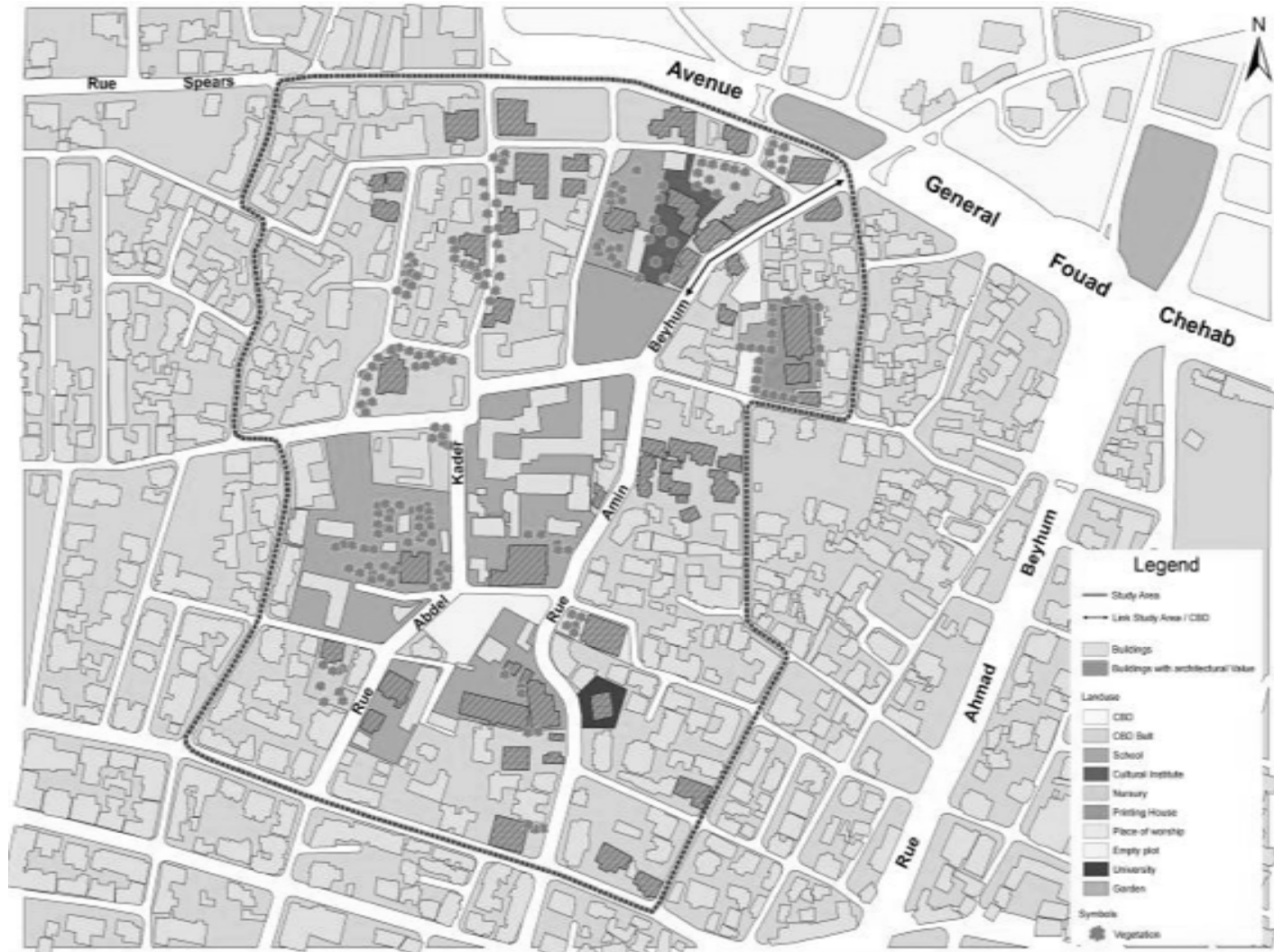


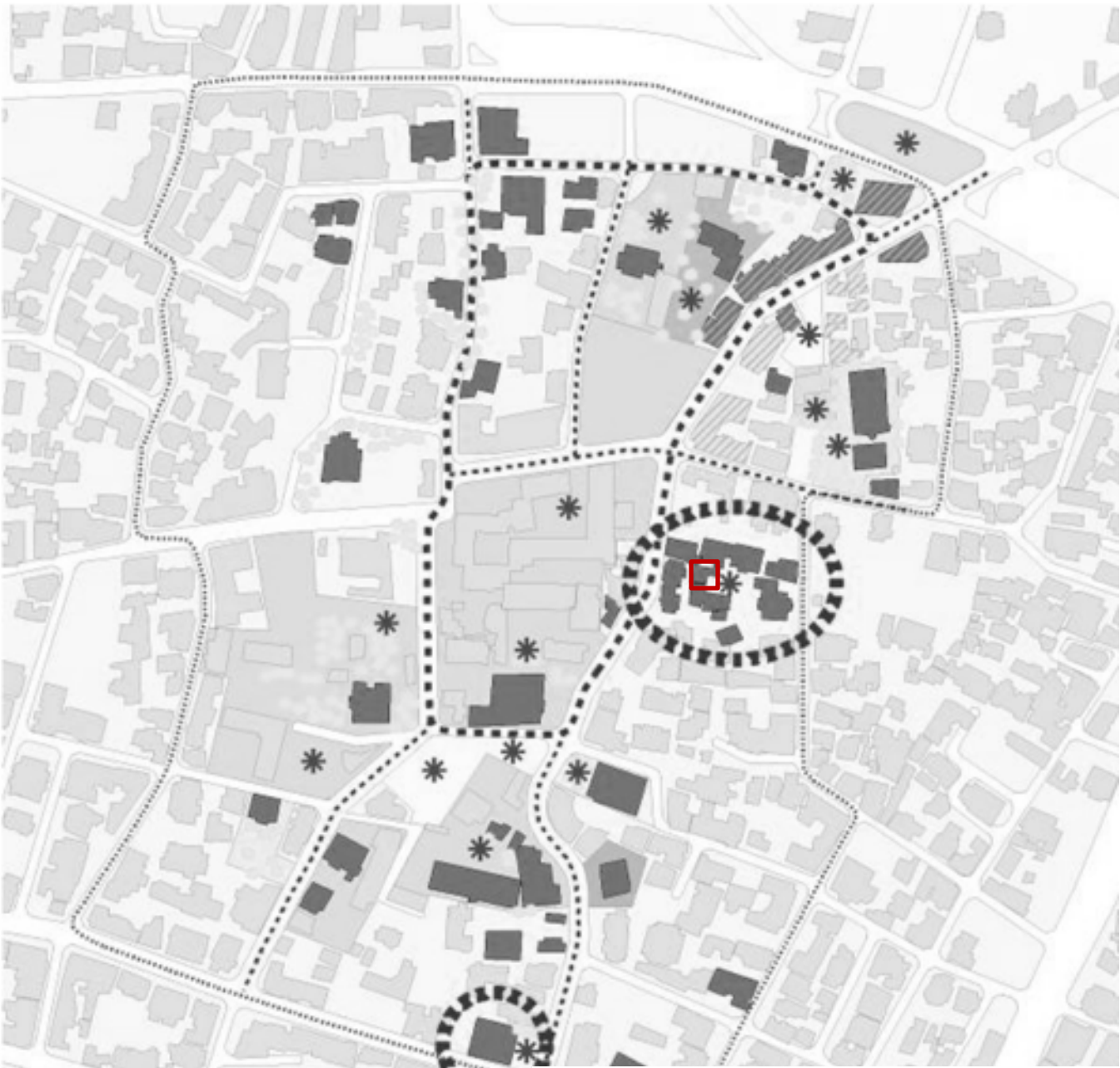
MUTATION > < PRESERVATION







RELATED URBAN STUDIES

Zokak el-Blat is considered a pilot area mainly due to its cultural grid such as numerous old school, artists' houses and architectural heritage. Despite its high level of connectivity with Beirut Central District





-  CLASSIFICATION
-  PEDESTRIAN PATH
-  EVENTS
-  FOCAL POINTS

STUDY CONCLUSIONS

- Reinforcement of existing heritage and identity;
- Linking them together using of a cultural grid with 3 superimposed layers:
 - Green Spaces;
 - Cultural Edifices;
 - Urban network and pedestrian Corridors.
- Highlighting the heritage value through an event.



STUDY CONCLUSIONS

■ Expropriation

- Some buildings, though benefiting from both high architectural and symbolic value, are in a very bad condition in the area. These would require heavy intervention such expropriations to make them key sites of the district.
- Two specific places must be taken into consideration:
 - Béchara el-Khoury Palace: to be turned into a “House of Arab and Lebanese Literature”:



- Fairuz’s House and its surrounding block: to be turned into “Fairuz and Rahbani Museum”:





EARLIER PICTURE OF FEIRUZ' HOUSE AND IT'S SURROUNDINGS

The image features a white line-art map of a city block on a black background. The map shows various building footprints and street layouts. On the left side, there is a vertical strip showing a close-up of a building's interior, possibly a staircase or a hallway, with a dark, textured surface. The word "SYNOPSIS" is centered in the middle of the map.

SYNOPSIS



URBAN FABRIC



2



1

2 DIFFERENT PERCEPTIONS

BUILT SPACES

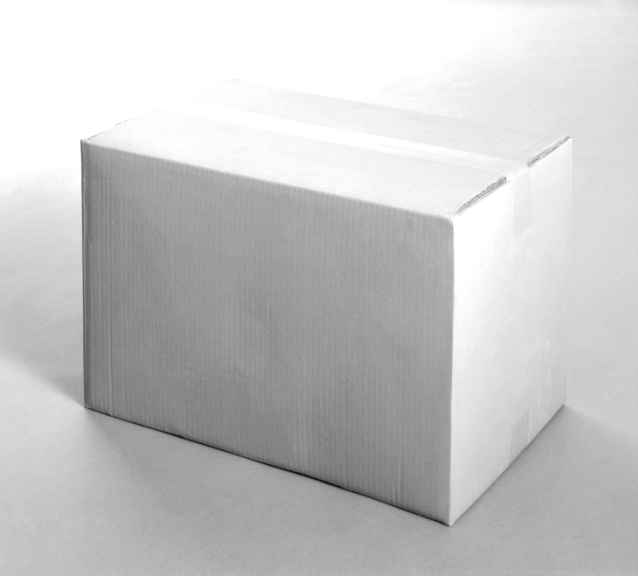
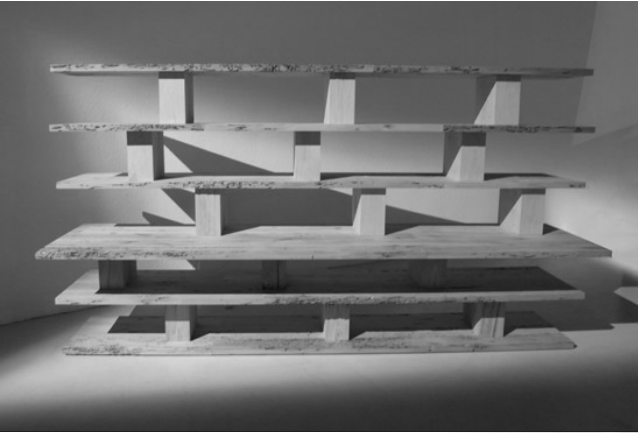
URBAN FABRIC

**PATHWAYS
AND SQUARES**

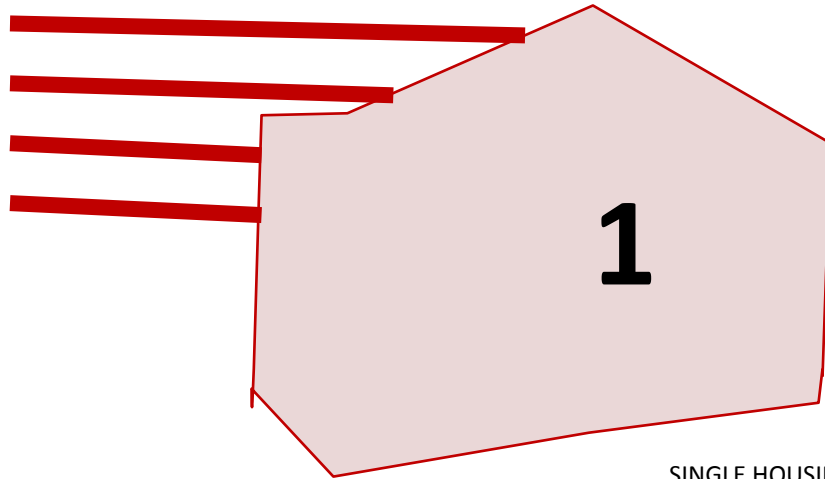
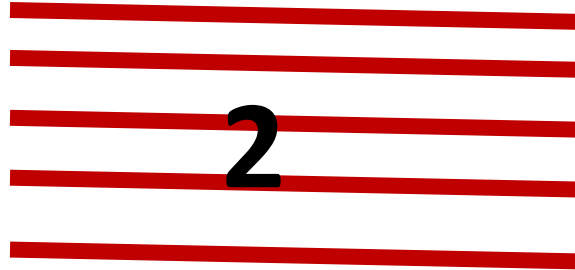
NEGATIVE SPACES



CORRELATION



MULTIPLE STORIE - RESIDENTIAL APARTMENTS



SINGLE HOUSING



DEMOLISHED

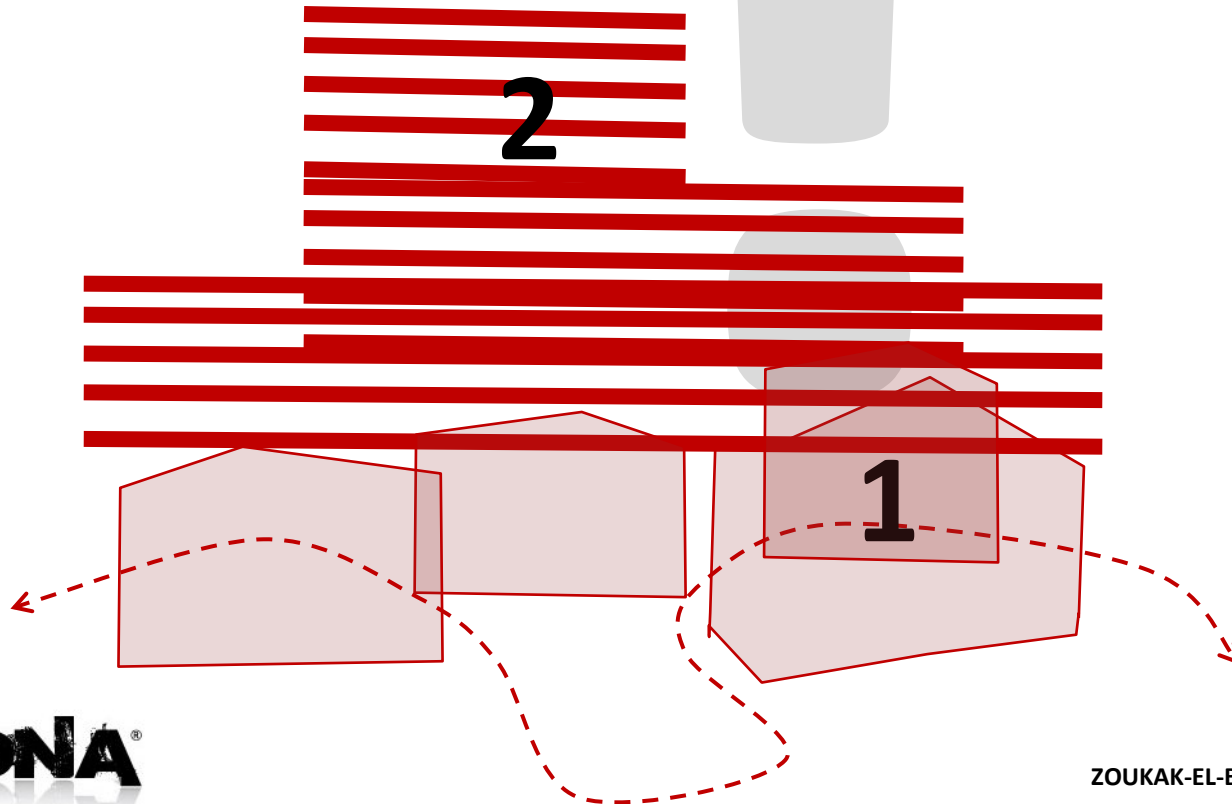
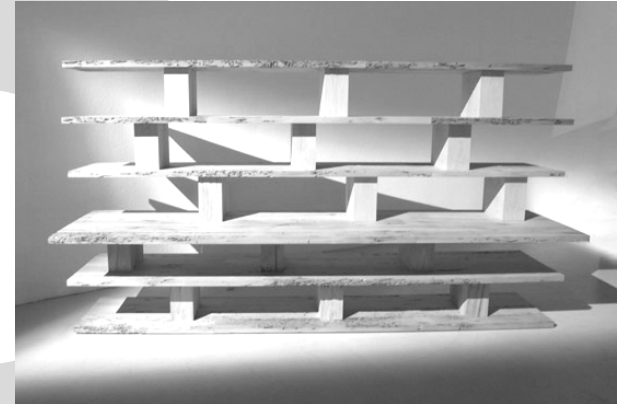
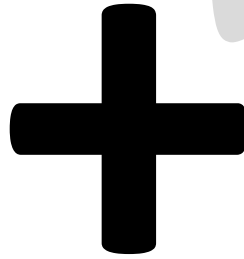
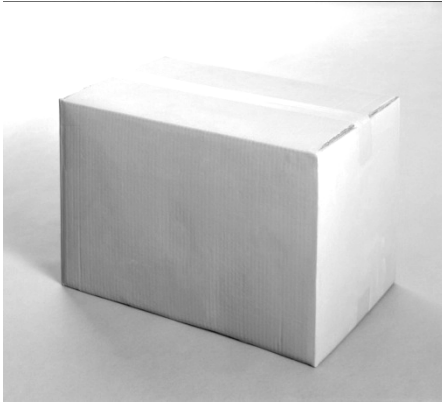
CLASSIFIED

DEMOLISHED

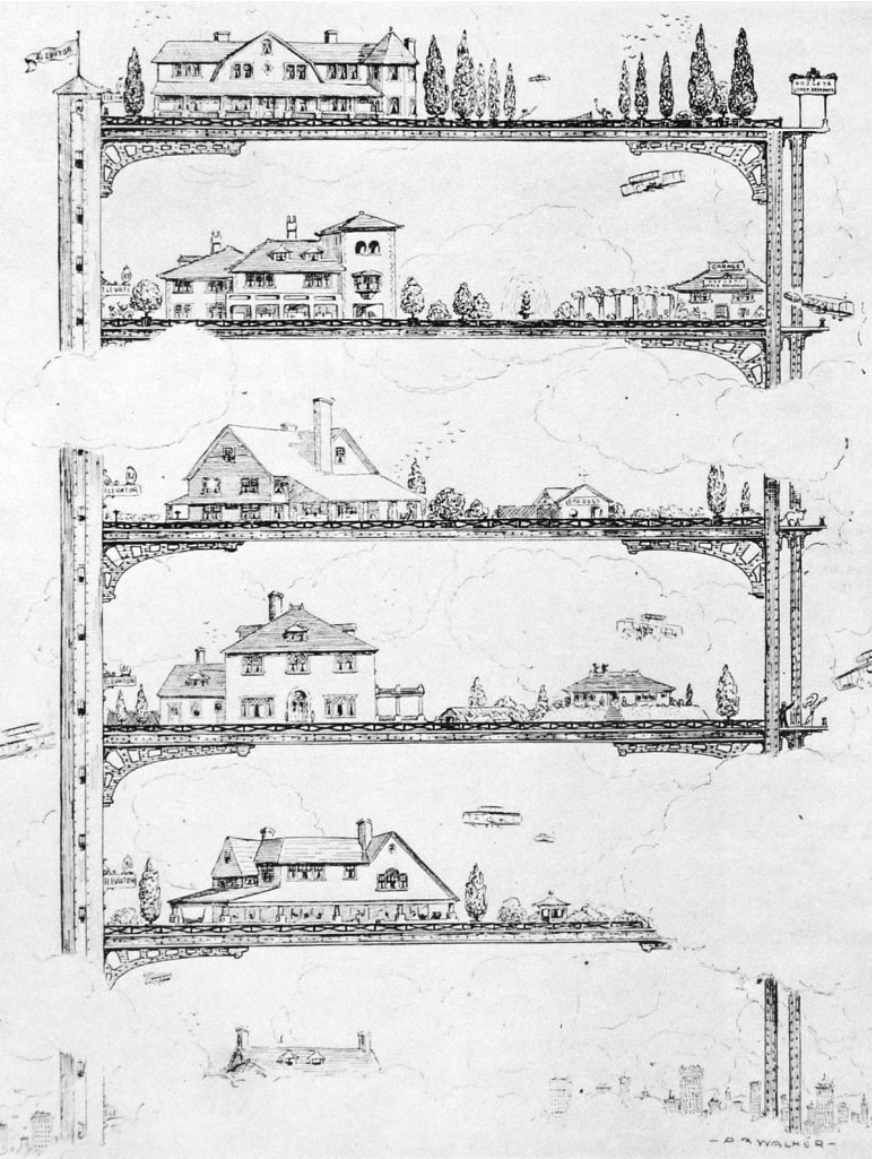
TO BE DEMOLISHED

how to recreate the impact
of the urban tissue prevailing
in times when Fairuz
dwelled these surroundings?

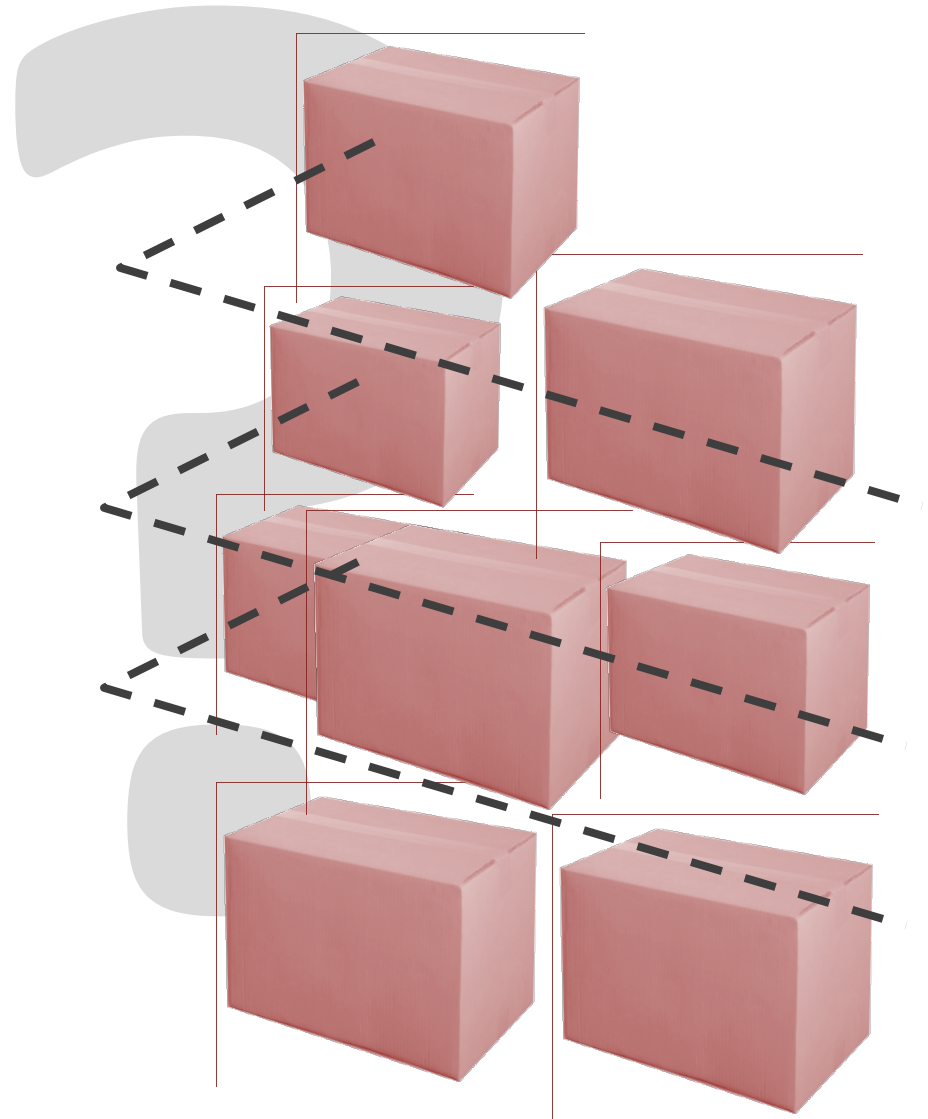
SPACIAL REINTEGRATION



SPACIAL REINTEGRATION

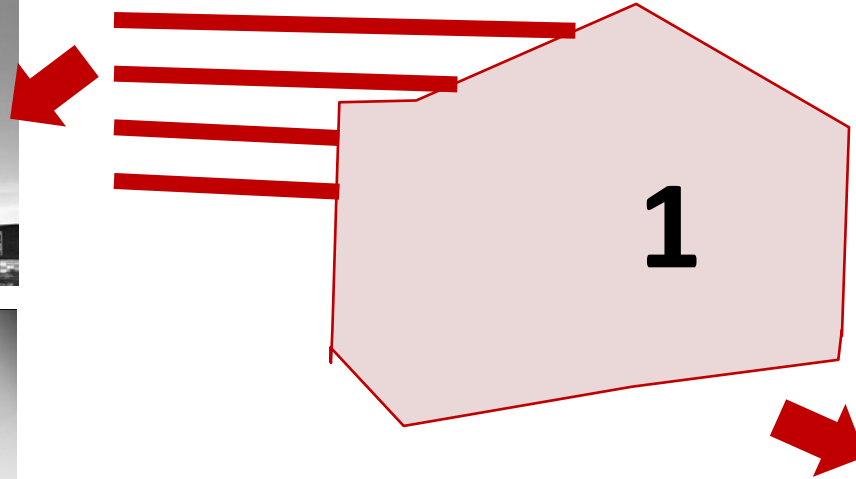
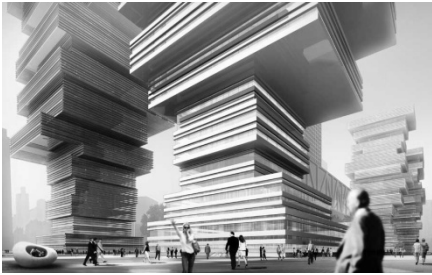


Rem Koolhaas - Delirious New York



ZOUKAK-EL-BLAT SKETCH PROPOSAL

REINTERPRETATION

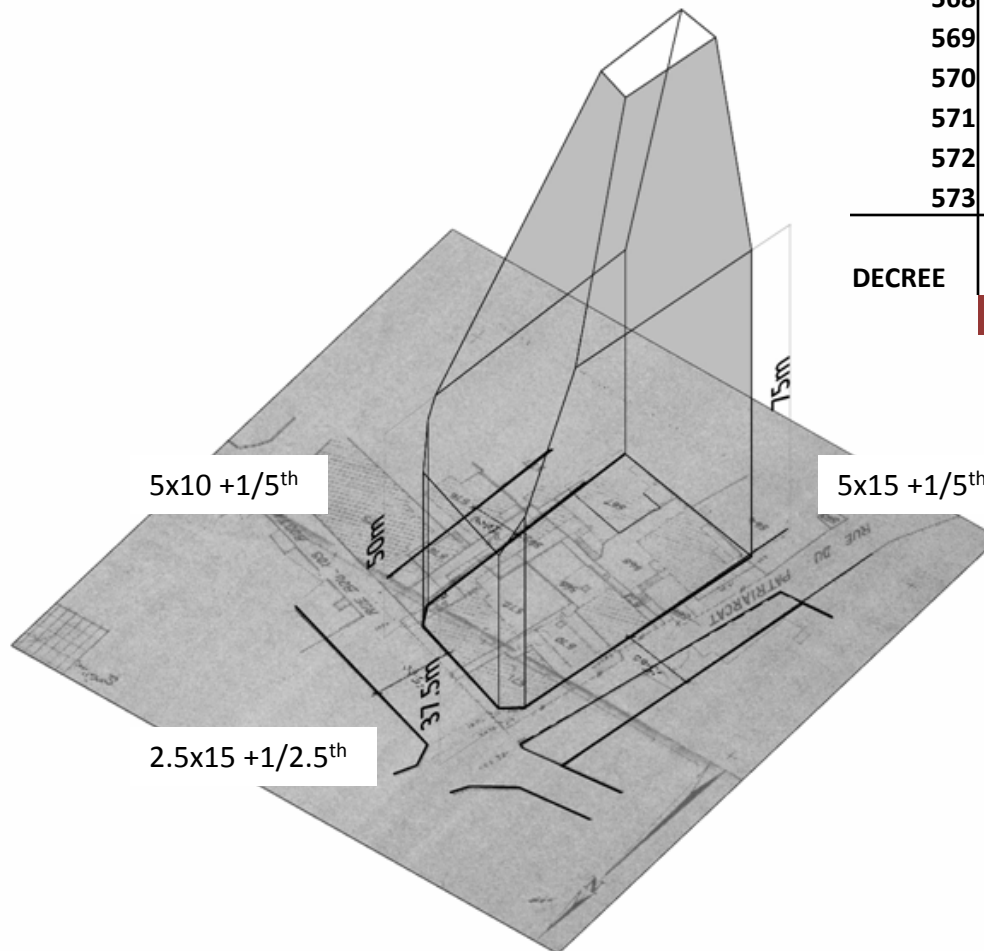


The image features a detailed architectural sketch of a city block, showing a complex network of streets and building footprints. A vertical inset on the left side of the page shows a close-up of a building facade with horizontal slats and a window. The overall style is minimalist and technical.

ZOUKAK-EL-BLAT SKETCH PROPOSAL

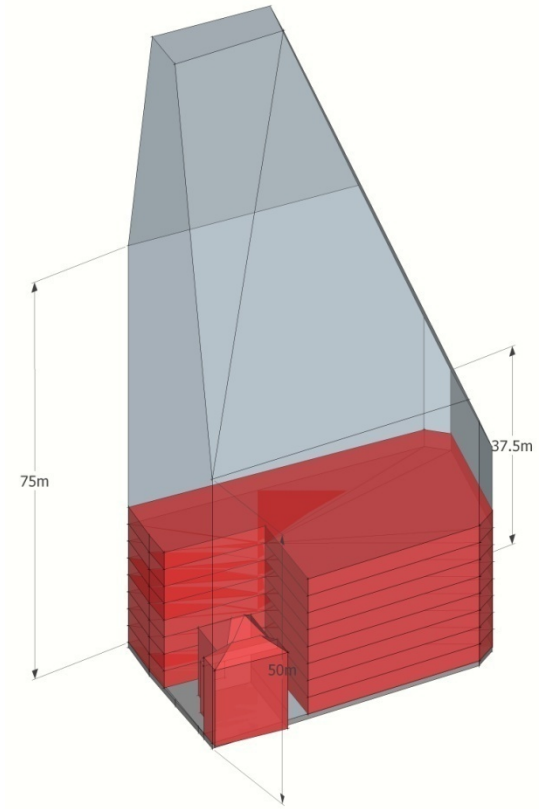
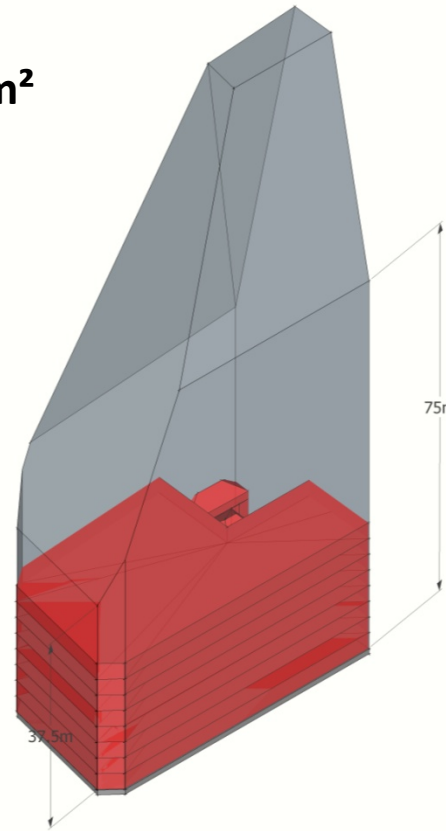
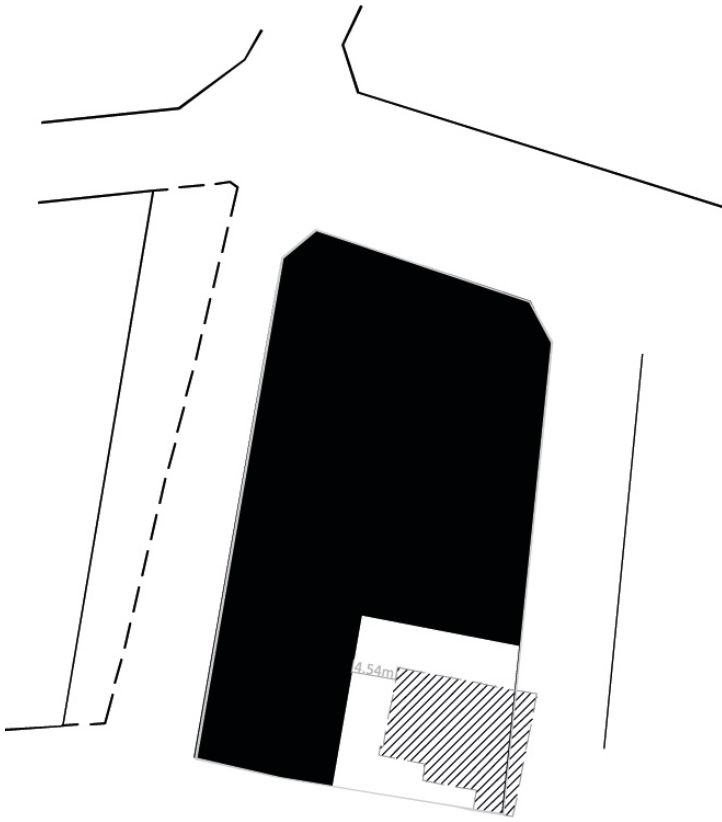
Plot area [m²]	1681
Zone 3	
Total area ratio [400%]	6724
Two roads bonus [20%]	1344.8
Double walls & Stairs area bonus [15%]	1210.32
Balconies [20%]	1613.76
Maximum allowable area	10892.88
Total impact ratio [60%]	1008.6
Two roads bonus [20%]	201.72
Double walls & Stairs area bonus [15%]	181.548
Balconies [20%]	242.064
Allowable Impact area per floor	1633.932
Number of floors	6.66666667

PLOT	AREA/m ²
565	430
567	290
568	205
569	111
570	183
571	148
572	357
573	42
	1766
DECREE	85
	1681



ALLOWABLE AREA PER FLOOR **1613.7m²**

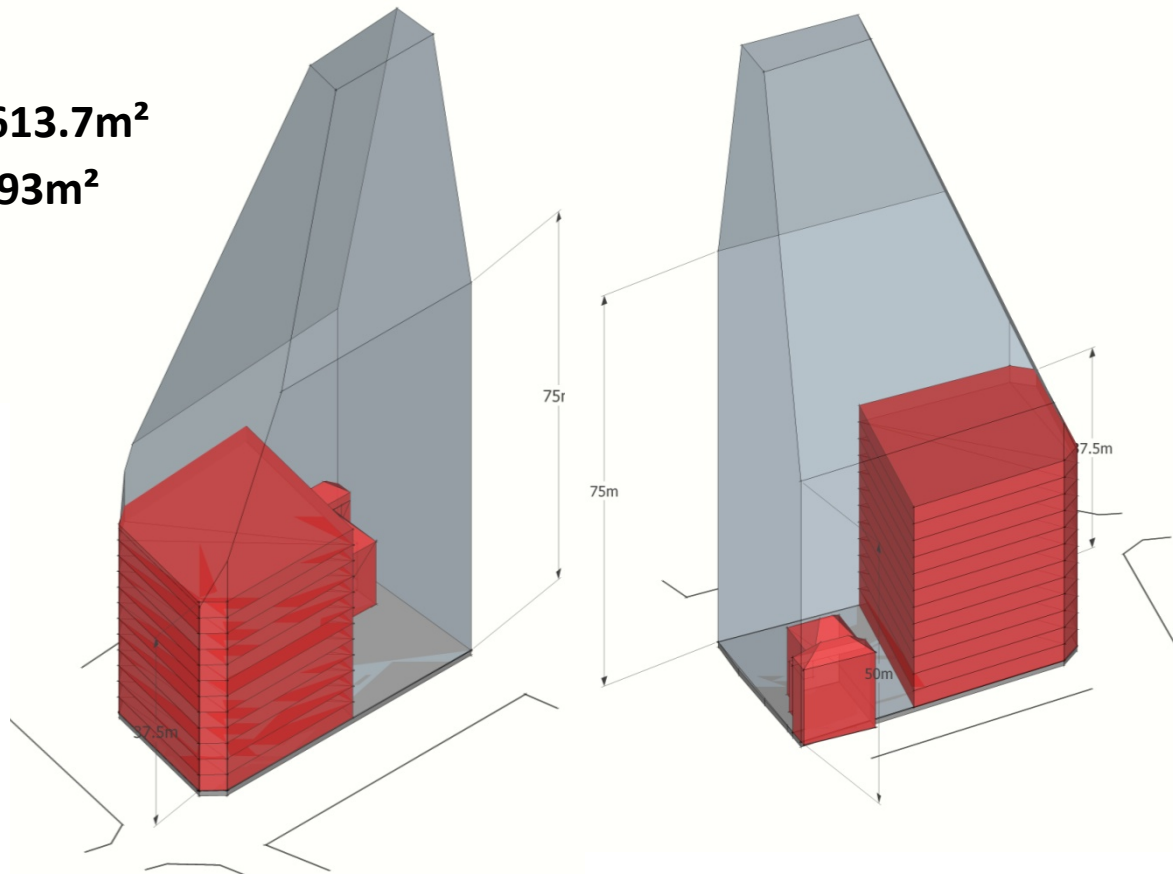
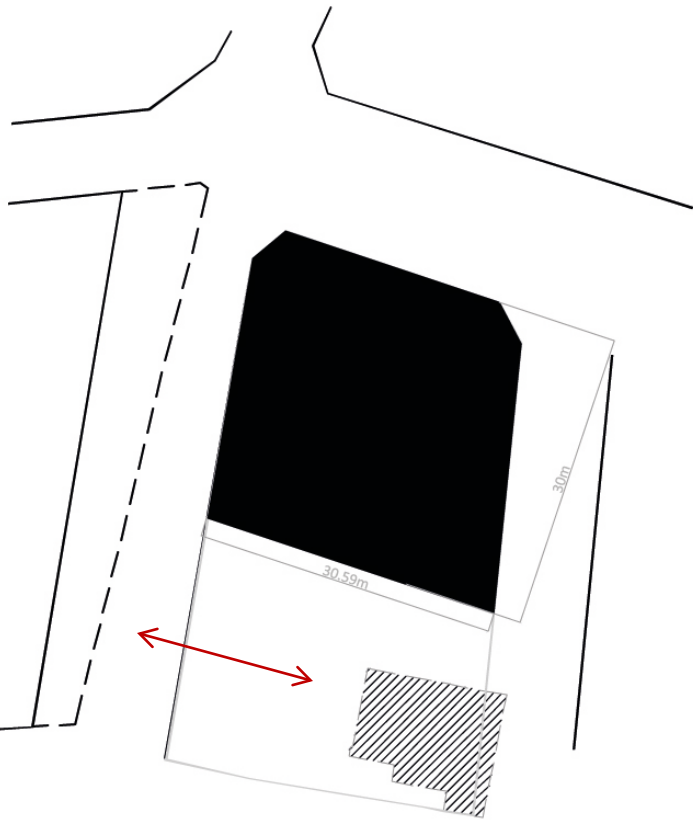
TOTAL ALLOWABLE AREA **10893m²**



1280 m² x 8 FLOORS

ALLOWABLE AREA PER FLOOR **1613.7m²**

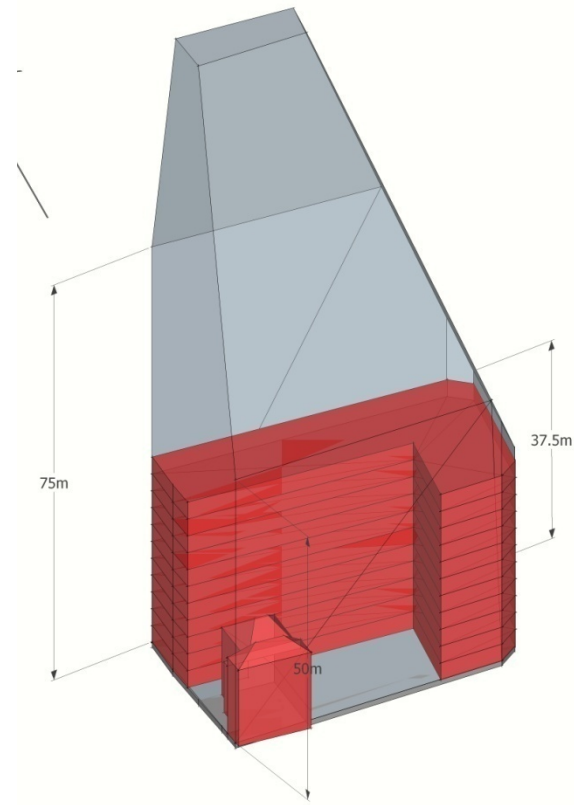
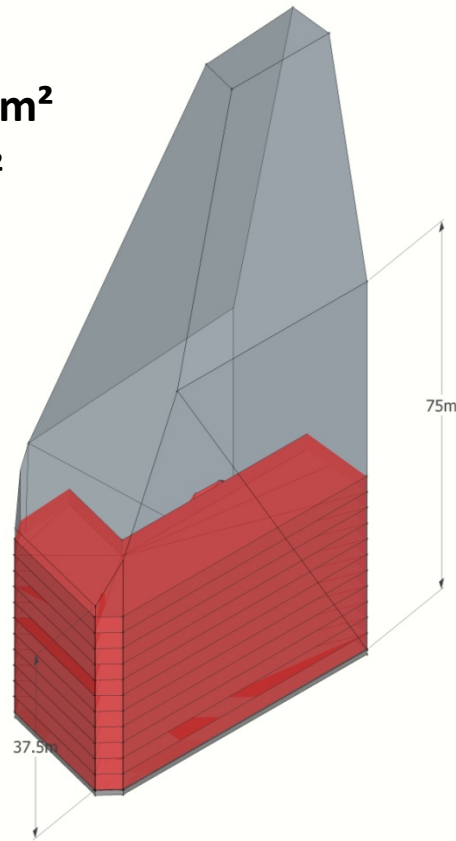
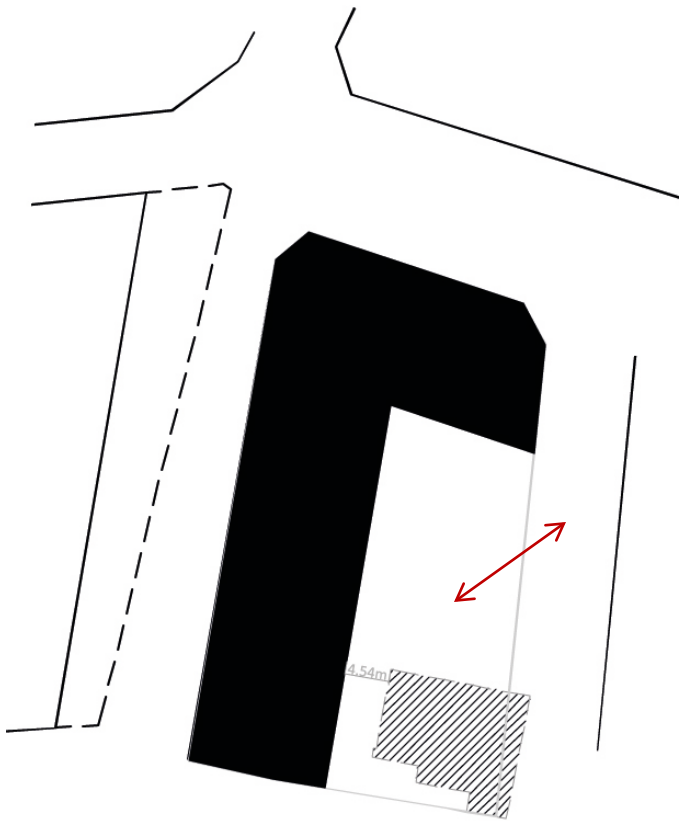
TOTAL ALLOWABLE AREA **10893m²**



875 m² x 12 FLOORS

ALLOWABLE AREA PER FLOOR **1613.7m²**

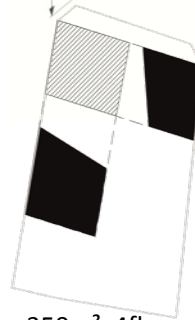
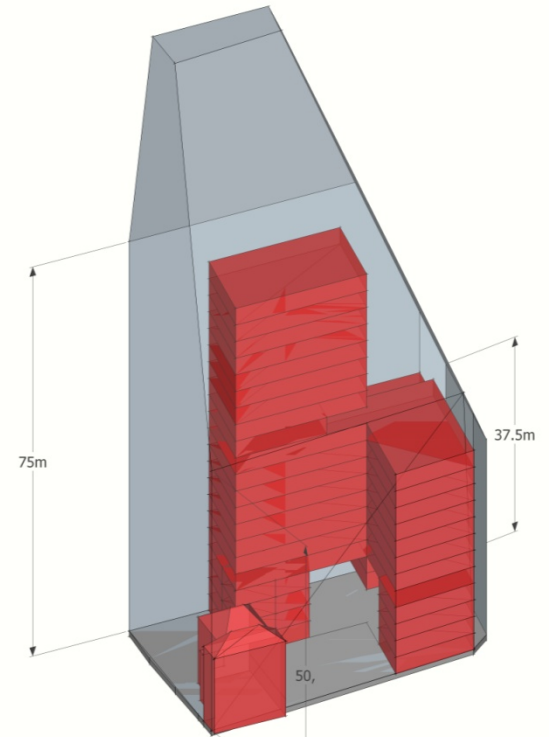
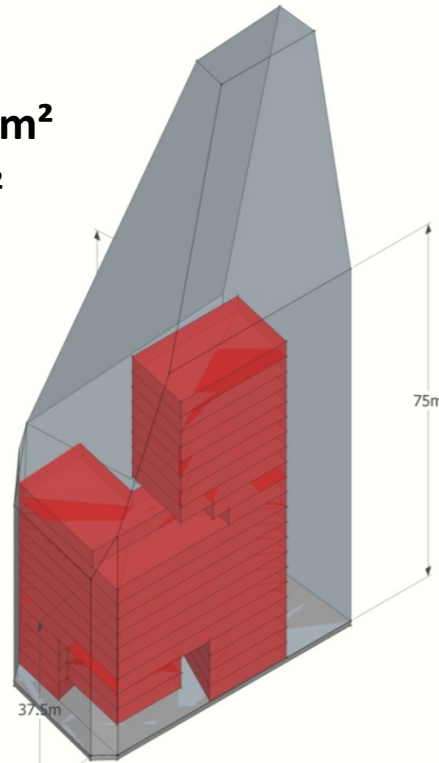
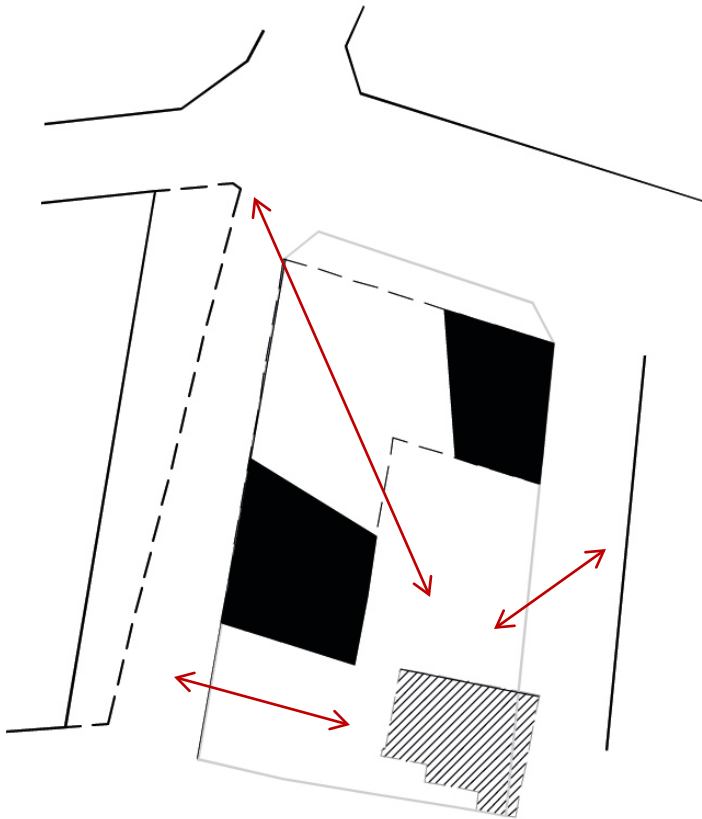
TOTAL ALLOWABLE AREA **10893m²**



960 m² x 11 FLOORS

ALLOWABLE AREA PER FLOOR **1613.7m²**

TOTAL ALLOWABLE AREA **10893m²**



350m²x4fls
+
200m²x2fls
=
1800m²



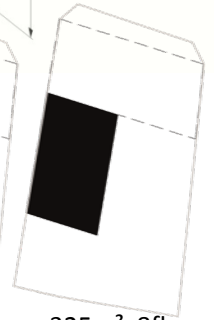
730m²x7fls
=
5110m²



560m²x2fls
=
1120m²

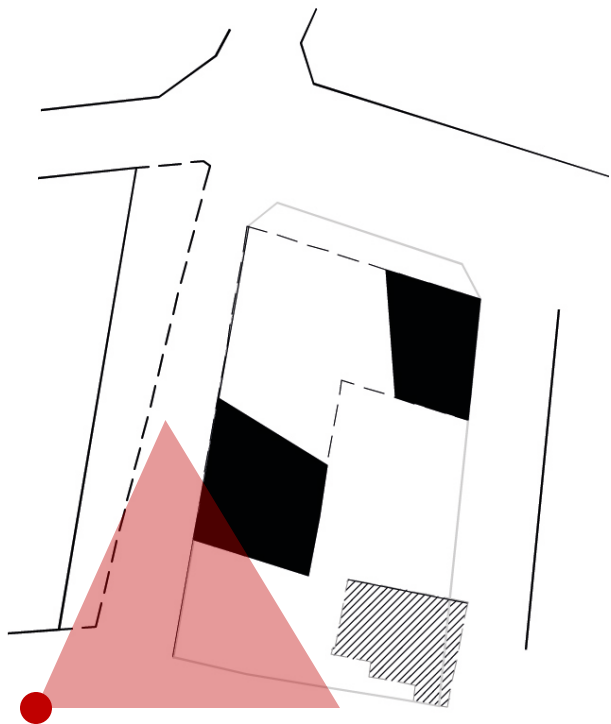


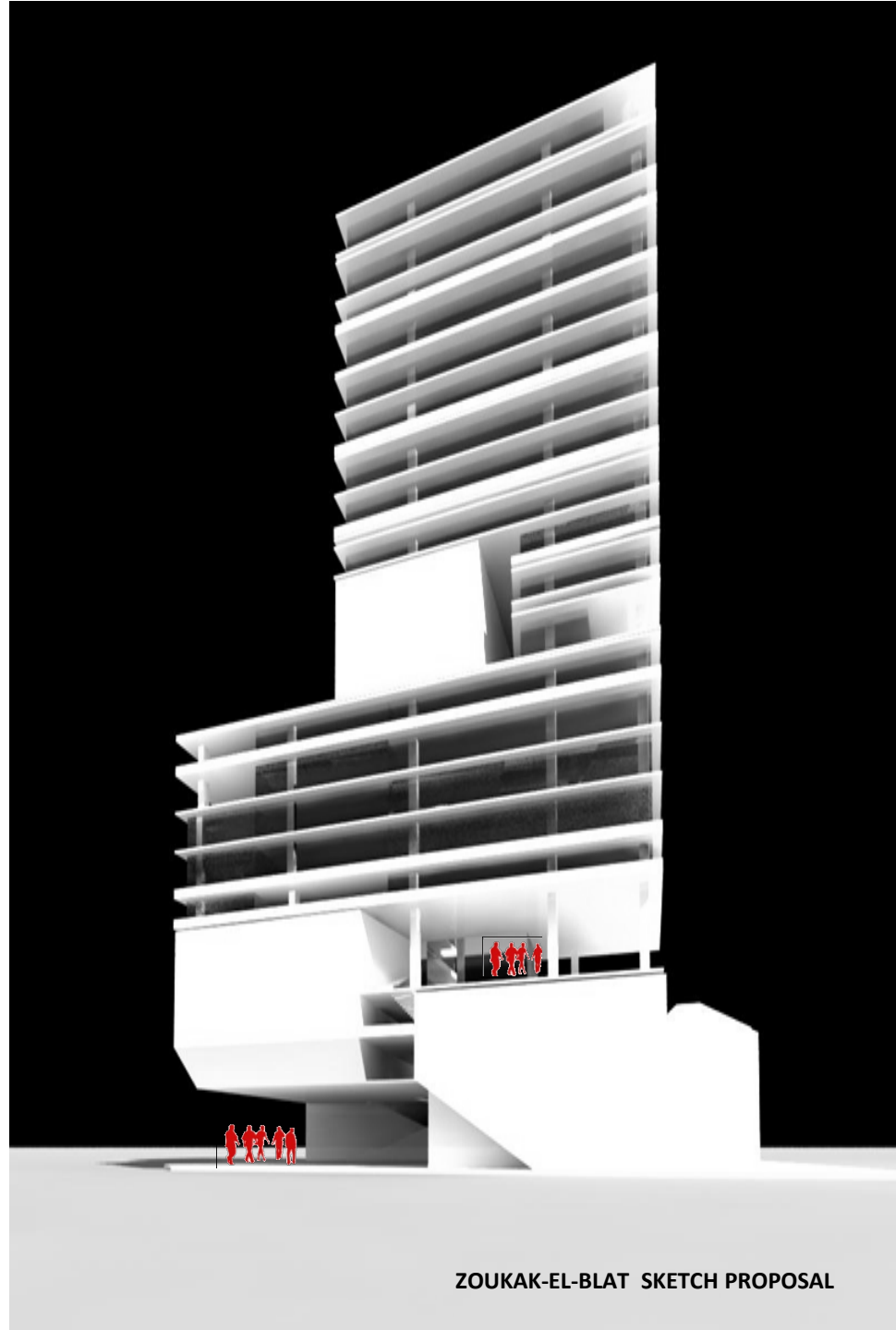
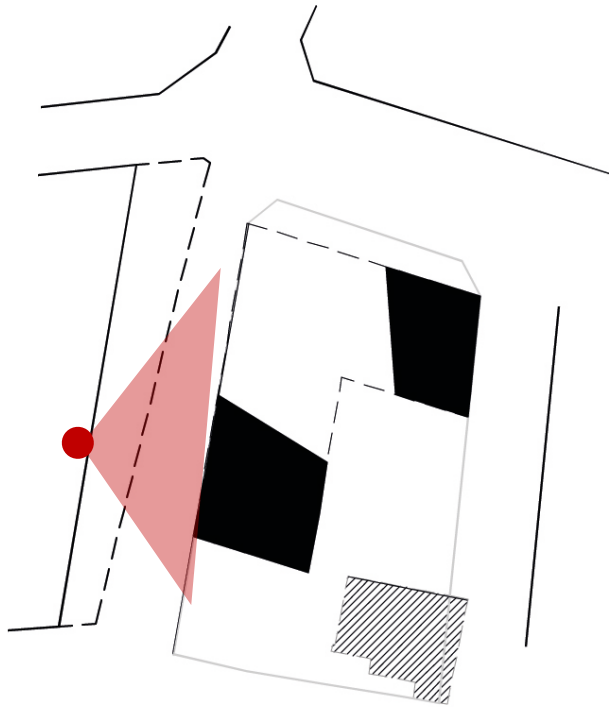
225m²x2fls
=
450m²

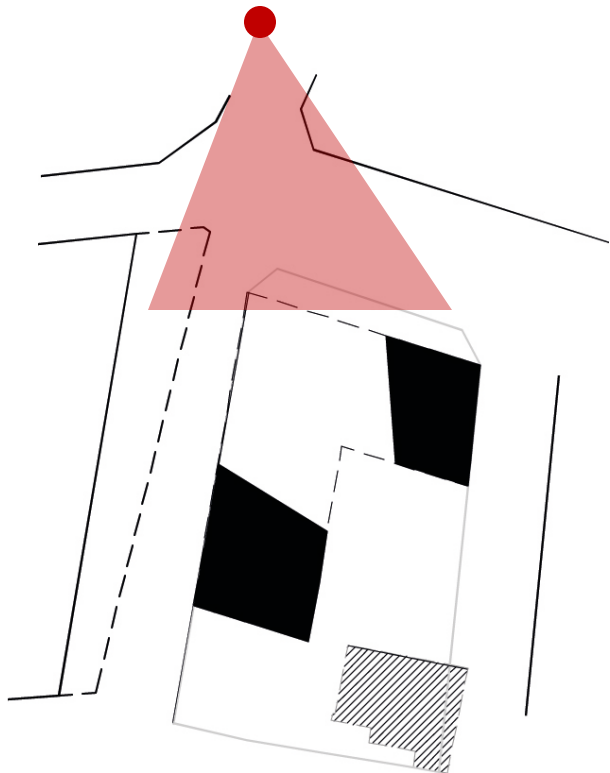


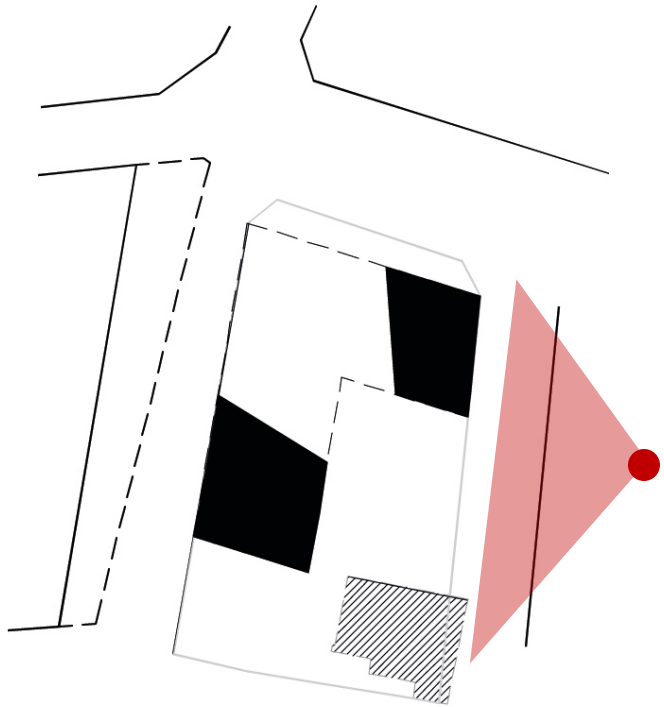
325m²x8fls
=
2275m²

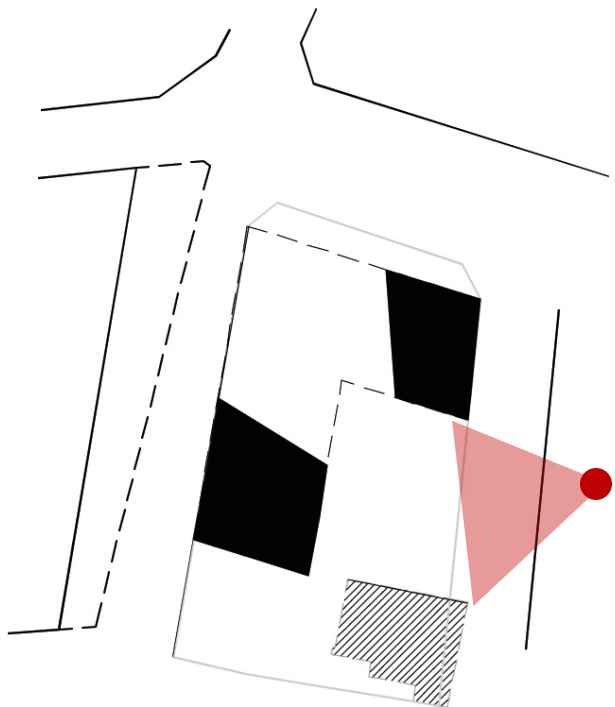
10755m²











Proposed usage for down floors:

Music House

Artisanal shop

Antiquity shop

Expo rooms

school

theatre

Paintings gallery

Artists workshops

Small residential (studios – students' dorms ...)

Open air theatre

Open air museum

Multimedia

Thank you ...