

Subject Guide

UD506: INTEGRATED WORKSHOP I

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Duration and mode of subject: 14 weeks by seminar/studio on Wednesdays, 3 p.m. onwards, First Semester 2007-2008.

Credit points: 3

Subject Description

The purpose of the integrated workshop is to give Masters' students the opportunity to employ the knowledge and skills they have thus far developed on the course to solve a real-life planning problem. In the current workshop, an effort will be made to derive a solution to the problems existing in a very dilapidated area of Riyadh. The workshop will involve the identification of the problem, the planning and carrying out of an information collection strategy, the derivation of alternative solutions to the problem, the economic costing of such solutions, performing policy analysis on existing government policies concerning urban development as well as making suggestions for future amendments to such policies, and the final preparation of an urban renewal scheme for the area identified. The schemes will be presented to a jury of faculty members from the department in the final week of the semester.

General Objectives/Learning Outcomes

The objective of this subject is to give students insight into the actual processes involved in preparing an urban redevelopment scheme for an area of Riyadh. During the workshop, students will be given the opportunity to improve their research skills, their knowledge of economics and Saudi Arabian urban development policy, as well as their design skills in the final preparation of the scheme. As the workshop will be conducted in English, it will also provide the opportunity for students to improve their language skills within a supportive environment.

Assessment

Assessment in the Workshop will be based on an individual grade worth 50% of the total and a group grade worth 50% based on the quality of the final presentation to the jury.

The individual assessment (50%) will give credit to the following:

- The individual effort put into the project and the contribution made;
- Willingness to work as an active team member; and
- The originality and importance of the contribution to the project.

The group assessment (50%) will be for the following:

- Quality of the project and its suitability for solving the problem;
- The quality of the presentation of the scheme; and
- The elements included, such as data analysis, economic costings, policy considerations and originality of the proposed scheme.

Please note that there will be no final written report, just the oral presentation to the jury. Therefore, all inputs to the planning process must be included in the presentation if they are

to be recognized for credit.

Plagiarism, or the copying of work from others without citing the source, will not be tolerated, and is grounds for expulsion from the subject and course.

The standard grading system in operation at King Saud University will be used in this subject:

A+	96-100
A	90-95
B+	85-89
B	80-84
C+	75-79
C	70-74
D+	65-69
D	60-64
F	less than 60

Study Program

For the first six weeks of the Workshop, all members of the class will work together to design and carry out a data collection exercise for the identified urban area. Although the group will be meeting as a seminar, it will be necessary to divide up the tasks and organize ways of doing them. Progress will be reviewed weekly, so it is necessary to continue working throughout the semester.

At the end of the sixth week, the class will be divided into (probably) three groups, and each will work as a team to make a presentation of a scheme for the urban renewal to the jury in the final week of the semester. These groups will continue working together during this period, but using the data collected and analyzed by all during the first six weeks of the semester.

Specific Project Objectives and Constraints

The study area for the redevelopment scheme is located in the Ad Dirah area of Riyadh. The area to be considered is that surrounded by Turki Ibn Abdullah Road on the north, King Faisal Road on the east, Al Imam Turki Ibn Abdullah Ibn Muhammad Road on the south and either King Fahd Road or Al Suwailim Road on the west (depending upon the character of the built up area in between the two potential western boundaries).

The specific objectives of the project will be:

1. To propose a renewal scheme that will result in improvement in the area;
2. To assess and where possible improve the linkages between the study area and the surrounding parts of the city; and
3. To suggest changes that preserve the historic character of the study area.

The objectives should be pursued subject to the following constraints:

1. Plans must be included for re-housing existing residents of the area.
2. Plans must be included maintaining the existing economic base of the area.

3. Plans must be included maintaining the historic character of the area and ensuring that all renewal proposals conform to existing design standards within the area.
4. The scheme must be economically viable, in the sense that no government subsidy should be expected.

Over the course of the project, it will be necessary to collect, at minimum, the following data:

1. The existing land use of the study area.
2. The existing condition of the buildings in the study area. Given that we are not proposing to undertake a complete building-by-building renovation of the area, and given the difficulties that an internal building condition survey would entail, we will be assessing the condition of buildings externally, focusing particularly on commercial establishments, and where possible, residential buildings, attempting to classify them into one of four categories: a.) buildings in satisfactory condition; b.) buildings in need of minor repairs of the type that might be expected routinely of most owners; c.) buildings in need of major repairs which are probably beyond the resources of the owner; and d.) buildings beyond repair where demolition is probably the only alternative.
3. Determination of the economic base of the area.
4. Availability of urban services and infrastructure.
5. Views of residents (probably merchants) in the area to see what those with interests in the area would like to see happen to it. This will be done by interviews using a simple questionnaire with commercial representatives with establishments in the area.
6. In addition, the views of business operators in the area will be sought on the existing security situation and for help in identifying missing or poor quality of services and infrastructure.
7. Estimates of the costs of the proposed change and a business plan on how costs will be met.

It is expected that weekly progress will take the following form:

Week 1: Introduction to the problem, identification of the housing area for study, initiating the design for an appropriate data collection strategy.

Weeks 2, 3 and 4: Implementing the data collection strategy.

Weeks 5 and 6: Analysis of collected data data. At the Week 6 session, the group will be divided into three teams, each of which will carry out independent analysis leading to a proposed solution to the problem. The teams will continue to work together for the remainder of the semester and will jointly present their scheme to the jury.

Week 7: During this week's work, begin to use the data analysis to define a scheme of improvements that will form the core of the group's final presentation.

Weeks 8 and 9: Begin consideration of the costing of the proposals, as well as carry out the analysis of any existing relevant Saudi Arabian urbanization policies (for example, eminent domain, or confiscation of land for public purposes).

Weeks 10, 11, 12 and 13: Prepared improvement plans and final presentation.

Week 14: Final presentation of housing improvement plan to jury.