

Typology : **Lebanese house**

Country : **Syria**



CONTENTS OF THE FILE

Synthesis	Analytical group of the typology	Forms of the typology	Inventory of the country's typologies
Current state of vitality and preservation	Transformation process	Capacity for rehabilitation	Lexicon

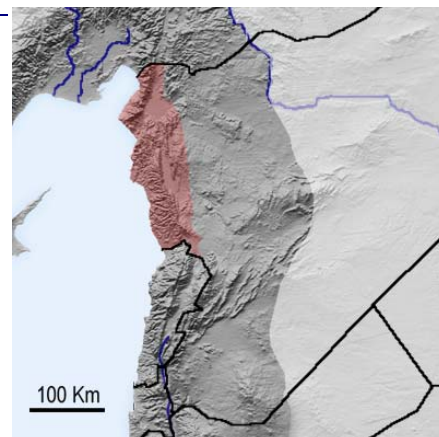
SYNTHESIS

Throughout the eastern Mediterranean, we find a characteristic and common typology which bears the name of the country where its presence is the strongest: Lebanon. The Lebanese house appeared in the second half of the XIXth century and is linked to Ottoman modernity and the development of a middle-class in the area. This typology represents a great change in the organization of space in the traditional house: it is the result of the incorporation of new industrial materials as well as of the new urban regulations and development programmes in this period.

The central hall is the main characteristic element of the Lebanese house. Around this hall or large central room, we find several rooms for dwelling. The façade rooms open onto the outside through an ornate triple arch window. There is also often a balcony which prolongs the room towards the garden or the street.

The Lebanese house one generally finds in Syria is very modest compared to those in Beirut, but it is really the most modern, middle-class traditional house in Syria.

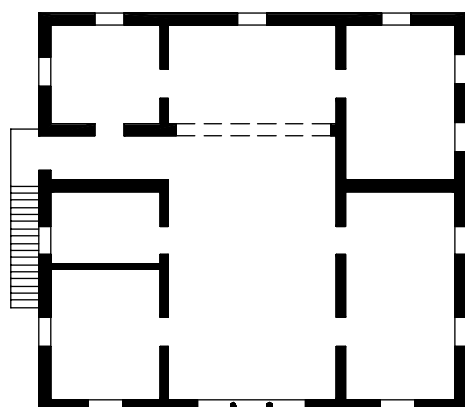
These houses are found throughout the Mediterranean area around Syria.



ANALYTICAL GROUP OF THE TYPOLOGY

Urban (Environment)	Isolated / grouped (Implantation)	Fixed (Character)	Permanent (Origin)	Continuous (Use)	Rooted (Cultural)	Medium and high (Economic level)	Compact (Morphology)
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FORMS OF THE TYPOLOGY



5

INVENTORY OF THE COUNTRY'S TYPOLOGIES

Rural house with court	Urban house with court	Basic house	Lebanese house
House with Liwan	House with Riwaq	Tent	

FORMS OF THE TYPOLOGY

Variation: house with flat roof

Implantation

This house is often integrated into coastal urban fabric, as in Safita, Tartou, Jableh ou Lattaquie.

Use/associated activity

Residential

Dating

Its origins date back to the second half of the 19th-century

Altitude

From sea level to about 400 meters high.

Orientation

Variable depending on the urban structure it holds.

Ground surface covered

This type of housing usually covers 50 % of a plot's area but can reach 100 %.

Surface area of housing

100 to 300 m².

Number of floors

From 1 to 3 maximum.

Number of homes

One household

Number of families

One family

Average number of members per family

From 4 to 8 people

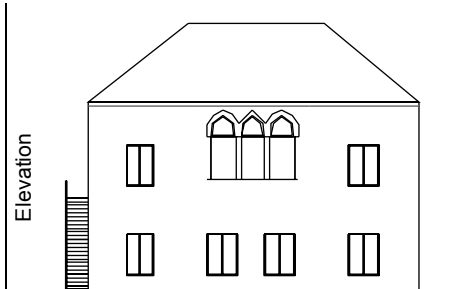


Lebanese house in Safita

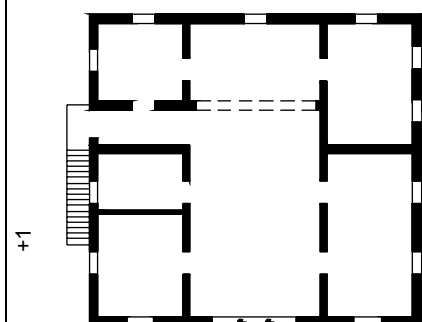
Functional outline

The bedrooms are organized on each side of the large central room. This hall is a gathering place for the family. In the back of this room, the iwan is a winter living room. The kitchen and bathrooms are placed in the angles.

All rooms have large windows, and are therefore bright and open onto the outside: inhabitants can enjoy the mountain or sea panorama.

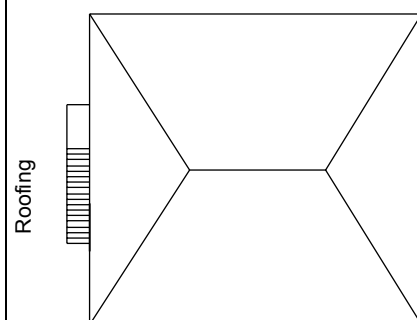


Elevation



+1

5



Roofing

Walls

The walls are made with limestone, between 40 and 60 cm thick.

Framework

The load bearing structure is made with stone walls, the main façade is made with large arcades.

This ceiling is made with metal or wooden beams.

In wealthy homes, this ceiling is made with plaster, And wooden lattis structure called Baghdadi: the system itself is fixed unto wooden beams. The plaster is richly ornamented with baroque motives and bull's-eye.

Roofing

The roofing is made with red Marseille tiles.

Rendering

Stone is often left bare, but can also be rendered with lime or wash.

The outside walls are made with brick or stone, rendered and painted. Certain inside partitions are made with wood.

The woodwork is only made with wood.

The floor can be made with marble, mosaic, or cement.

Openings and projections in the facade

To windows and openings in the façades are rectangular, except for the three arches of the central hall.

Traditional systems of air-conditioning

The air-conditioning is natural, for the many openings of the house, helped by dominant wins.

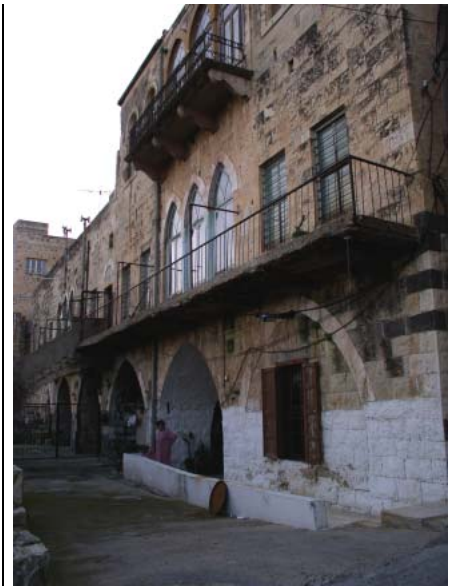
The heating system is usually a coal brazier.

Drinking water supply systems

Drinkable water is supplied by public water systems.

Waste water drainage systems

Wastewater is drained through public sewers.



Safita



Safita



Lattakia



Jableh

CURRENT STATE OF VITALITY AND PRESERVATION

There is still no official policy for the preservation of this type of house.

TRANSFORMATION PROCESS

Effect / cause

Typological transformations

— Volume

Volumes are often added on ground floors and higher floors, to enlarge the dwelling and adapt it to modern living standards. Mechanical Marseilles tile roofings and wooden frameworks have often been replaced by flat concrete roofings. Gardens are now transformed into parking lots or garages.

— Facades partitioning

Major transformations, both formal and material, have altered façades: balconies have been removed, verandas added, openings and arcades partly or totally blinded or filled.

— Structure

New modern concrete structural elements are quite common.

— Space organization

The functional aspect is sustained, with the incorporation of modern bathrooms between bedrooms and improvements to volumes, to fulfil family needs.

Change in use

This house is still used for dwelling, as a household.

Change in use of construction materials and techniques

— Used, live

Stone and wood

— Little used

Marble, lime wash and rendering.

— No longer used

The wooden framework with red Marseille tiles.

— New use

Concrete, cement rendering, breeze blocks, aluminium or plastic windows and doors.



Transformed houses in Safita



Lattakia

CAPACITY FOR REHABILITATION

Aspects of the typology

Score from 0 (very poor) to 10 (excellent)

- | | |
|---|---|
| · Capacity for sale or rental on the property market | 8 |
| · Capacity for adaptation to present-day family and social requirements | 8 |
| · Capacity for adaptation to present-day comfort requirements | 8 |

Score from 0 (insignificant) to 10 (major)

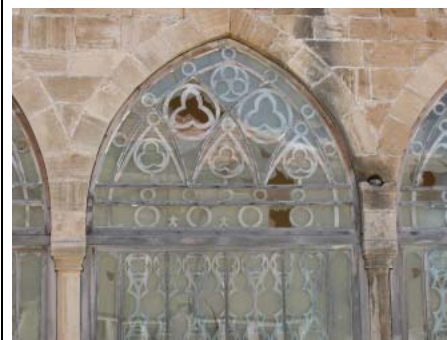
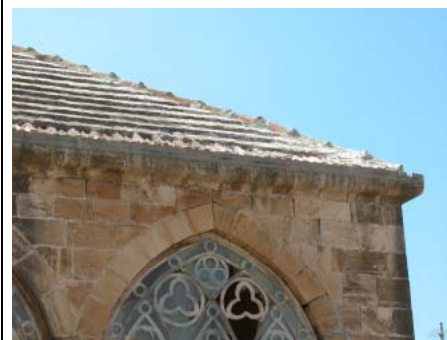
- | | |
|---|---|
| · Technical difficulty of rehabilitation | 3 |
| · Administrative difficulty of rehabilitation | 3 |
| · Financial difficulty (very high cost) of rehabilitation | 8 |

Obstacles preventing rehabilitation/causing the user to decide not to rehabilitate

Score from 0 (does not represent an obstacle) to 10 (represents a major obstacle)

- | | |
|---|---|
| · Administrative difficulties | 3 |
| · Major technical difficulties | 1 |
| · Irreversible deterioration of the structure | 5 |
| · Listed/protected building | 0 |
| · High cost of rehabilitation | 8 |
| · Absence of aid/subsidies | 8 |
| · Cost of the project and permits | 5 |
| · Status of building/lease | 5 |
| · Inflation of property prices | 3 |
| · Social decline (delinquency, ...) | 1 |
| · Poor environmental conditions (absence of minimum infrastructures, ...) | 3 |
| · Desire to change the building for a modern one | 6 |
| · Lack of sensitisation/appreciation on the part of the users | 9 |
| · Not considered necessary (by the user) | 7 |

Comments



Jableh

LEXICON