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Heritage Overlay

Zone Development Control and Design Regulations – Heritage Overlay

Purpose

The Heritage Overlay seeks to protect and enhance areas of significant values from unsuitable development. The Heritage Overlay would protect archaeological sites, historic buildings, historic places and historic areas wherever they may be identified within all zones. These sites include their physical setting as well as the specific buildings of heritage value.

Sites of archaeological and cultural significance form an important part of the cultural history of Qatar and should be protected, where practicable, for the benefit of current and future generations. Many sites have been destroyed or damaged by urban development and are not easily recognisable for their original purpose and form, however their historical or cultural importance has not diminished.

Demolition of historic buildings often results because a sustainable use has not been, or cannot be, identified, or because of the high cost of maintenance, restoration or adaptation. Heritage items are a finite resource which cannot be replaced. Unsympathetic alterations, conversions or additions can damage heritage values associated with historic buildings or structures. While the preservation of every historic relic is an unrealistic and costly objective, the identification of well preserved and intact examples of specific designs, features, or periods of historic significance can mean the most. Identifying the areas rich in historic significance where items or buildings have been located is a responsible step forwards to this goal. Modifications are often needed to make built heritage items usable (e.g. fortifying dilapidated structures and essential supports, telecommunication upgrading, energy-efficiency and conforming with safety and fire protection requirements, and access standards) these need to be undertaken in a manner that protects the heritage value

Objectives

Adverse Impacts

1. All designated Archaeological sites, historic buildings, historic places and historic areas must be protected from destruction.
2. Modification and adaptation of heritage buildings and places will be allowed only where this will result in no net loss to their heritage values.
3. The design, materials and finish of any development shall be consistent with identified heritage values.
4. Consultation must be undertaken with the Qatar Museums Authority where a building or site may have historic or cultural significance

Use of Historic Buildings, Historic Places and Historic Areas

1. The continued use or adaptive reuse of any building or structure of identified heritage value is encouraged.
2. Conservation and protection efforts should endeavor to identify suitable alternative uses which are in keeping with the character and scale of the building or site.

* Before any work involving a building or site of designated or potential historic or cultural significance, consultation must be undertaken with the Qatar Museums Authority and necessary approvals obtained

LAND USE TABLE FOR THE HERITAGE OVERLAY (APPLIES TO ALL ZONES)

PERMITTED	CONDITIONAL	PROHIBITED
<p>Work to archaeological site(s), historic building(s), historic place(s) and historic area(s) for the purposes of restoration and repair of any original structure being the repair of materials by matching, piecing-in, slicing and consolidating existing materials and including minor replacement of minor components such as rocks, individual bricks, stone, timber sections and tiles where these have been damaged beyond reasonable repair or are missing.</p> <p>Note: The replacement should be of the original or similar material, colour, texture, form, scale and design as the original it replaces, and the number of components replaced should be substantially less than existing.</p>	<p>Any modification, addition or alteration (other than provided as a Permitted Activity) to archaeological site(s), historic building(s), historic place(s) and historic area(s).</p>	<p>The demolition or removal archaeological sites, historic buildings, historic places and historic areas (unless the purpose has been previously assessed and approved).</p>
	<p>Any use of a historic building, historic place and historic area which does not result in the attrition of or the continued abuse or neglect of or which is otherwise a Conditional Activity in the Land Use Zone in which it is located.</p>	

BEFORE ANY WORK IS UNDERTAKEN INVOLVING A POTENTIAL ARCHAEOLOGICAL SITE, HISTORIC BUILDING, HISTORIC PLACE, HISTORIC AREA OR SITE OF CULTURAL SIGNIFICANCE, CONSULTATION WITH THE QATAR MUSEUMS AUTHORITY MUST BE UNDERTAKEN.

THE APPROVAL OF THE QATAR MUSEUMS AUTHORITY MUST ALSO BE OBTAINED WHERE THE HISTORIC OR CULTURAL VALUE OF A BUILDING OR SITE HAS BEEN CONFIRMED, BEFORE A DEVELOPMENT APPROVAL IS GRANTED AND BEFORE ANY SITE DEVELOPMENT IS UNDERTAKEN.

ASSESSMENT GUIDELINES FOR CONDITIONAL DEVELOPMENT APPLICATIONS FOR THE HERITAGE OVERLAY

In assessing the historical or cultural significance of a building or place in relation to its possible development, redevelopment or adaptive use, the following matters will be taken into consideration. These matters must also be taken into account by the proponent when preparing a development proposal for approval:

Historic and Cultural Significance

The extent to which the proposal, development, excavation or subdivision of archaeological site(s), historic building(s), historic place(s) and historic area(s):

1. Is consistent with the identified heritage values, including scale, design, form, style, bulk, height, materials and color, and retains, protects or enhances the historic context.
2. Provides for design, layout or location of the activity, including associated building platforms, vehicle access and services on site in a manner that will minimize the disturbance of the site.
3. Provides for the on-going maintenance of the site to ensure that the site is preserved, and that damage does not occur.
4. Maintains visual linkages between the building or structure and the street.
5. Is compatible with the reasons for inclusion of the building, structure or site and its significance.
6. Addresses cumulative effects on heritage values.
7. Adheres to the conservation principles of International Council on Monuments and Sites (ICOMOS).
8. Includes consultation with the Qatar Museums Authority (QMA).
9. Whether the heritage values of any buildings or places would be adversely affected by the proposal.

Adaptation and/or Modification

Whether the proposal including modification, re-use, renovation or restoration to the building or structure:

- Contributes positively to the character of the surrounding area and maintains the relationship of the building or structure with its setting.
- Will have positive environmental, social, or cultural effects for the wider community.
- Considers the extent to which the primary façade of a scheduled building is proposed to be altered, and whether the main determinants of the style and character, and the heritage significance, of the building are maintained or restored.
- Ensures new buildings respect the design, scale and materials of any original façade.