TABLE OF CONTENTS

List of Figures IX

List of Tables XII

Abstract XIV

Acknowledgement XIII

Chapter one: Introduction

1.1 Introduction 1

1.2. Research Problem 2

1.3. Research objectives 4

1.4. The importance of the study 4

1.5. Research questions 7

1.6. The study limitations 7

Chapter Two: Housing in Paelstine

2.1. Planning in Palestine 9

2.1.1 The Jordanian law Enacted 1966 10

2.1.2 City, village, and building planning, temporary law 79 of 1966 10

2.1.3 Palestinian Local Authorities Law of 1997 11

2.1.4 Planning by laws and regulations at a local level 12

2.2. Housing development organizations 13

2.3. Urban Fabric and Housing Typology in Palestine 16

2.4 Housing problems in Palestine 17

2.4.1 Quantitative problems 19

a. Housing needs and population density 19

b. Housing needs and conditions 20

2.4.2 Qualitative Housing Problems 21

Chapter Three: Study Cases

3.1. The Justifications of selecting study cases 24

3.2 A general overview of Ramallah.....26

3.1.1 First case: Khallet Aladas 28

3.1.2 Community profile.....29

3.1.3 The socio- economic status.....30

3.1.4 An overview of Khallet Aladas's housing conditions 32

3.3. A general overview of Nablus.....35

3.1.5 Second case: Almakhfia.....37

3.1.6 Community profile.....38

3.1.7 The socio- economic status.....38

3.1.8 An overview of Almakhfia's housing conditions 40

Chapter Four: Literature

4.1. The Concept of Housing 46

4.2. Urban Housing Components 48

4.3. Historical background of urban housing development 50

a. The Garden City movement.....50

b. Barry Parker and Raymond Unwin.....51

c. Modern movement- High rise Towers.....52

d. Leslie Martin and Lionel March (1972).....53

4.4 Urban Housing Deficiencies 58

4.5. Quality of life and housing quality.....60

4.6. Housing qualities measurement 63

4.7. Urban Housing Qualities Theories.....64

4.7.1 Spatial housing qualities 65

I. Housing density 65

II. Housing Density vs Intensity.....69

4.7.2 Social illness 70

4.7.3 Sustainable urban development 72

4.8. Conclusion.....74

Chapter Five: Methodology

5.1 Research approach.....77

5.2. Mode of thinking.....77

5.3. Data collection.....79

5.3.1 Primary data 79

5.3.2 Secondary data 80

5.4. The process of data analysis.....80

5.4.1 Assessment of urban housing quality of units 81

5.4.2 Social infrastructure assessment 82

5.5 Justifications of using Iraq and British housing qualities/ regulations....84

5.5.1 The indicators of urban design.....85

5.5.2 The indicators of social services 88

Chapter Six: Analysis and Results

6.1. Spatial Housing Qualities analysis: the case of Khallet Aladas…….. 89

6.1.1 Common housing types in Khallet Aladas.....90

6.1.2 Housing density in Khallet Aladas 90

6.1.3 Housing height/ lot coverage (H/C) 91

6.1.4 Housing height vs. street width.....91

6.1.5 Orientation 92

6.1.6 Lot area per housing.....93
6.1.7 Housing setbacks 93
Parking 96
6.1.8 Entrances connection to street 96
6.2. Analysis of social services in Khallet Aladas 111
6.2.1 Educational services.....111
6.2.2 Health services 112
6.2.3 Shops.....113
6.2.4 Religious services 114
6.2.5 Cafes 114
6.2.6 Cultural services.....115
6.2.7 Other services (Post office, police station, and fire station) 115
6.2.8 Public transportation station 116
6.2.9 Open green spaces.....117
6.3. The data representation and analysis: the case of Almakhfia 134
6.3.1 Types of housing units 134
6.3.2 Housing density in Almakhfia 135
6.3.3 Housing height/ lot coverage (H/C) 135
6.3.4 Housing height vs. street width.....135
6.3.5 Orientation 136
5.2.1 Lot area 137
5.2.1 Housing setbacks 137
6.3.6 Rear setbacks 139
6.3.7 Parking 139
6.3.8 Entrances connection to streets 139

6.4. Analysis of social services: The case of Almakhfia.....153
6.4.1 Educational services.....153
6.4.2 Health services.....154
6.4.3 Weekly and daily shops.....154
6.4.4 Religious services.....155
6.4.5 Cafes.....155
6.4.6 Cultural services.....156
6.4.7 Public transportation.....157
6.4.8 Open green spaces.....157
6.4. Results and discussions.....178
6.5. Conclusion.....187
6.6. Recommendations.....190
Refernces.....193
Appendices.....200