



JABAL KHANDAMA DEVELOPMENT

Client:	Jabal Khandama Development Company
Location:	Khandama, Makkah, Saudi Arabia.
Contractor:	None appointed as yet
Designer:	Buro Happold
Contract Value:	Estimated to be greater than US\$3 billion
Completion Date:	Estimated 2014

Outline:

This case study is based on the urbanisation project covering 60 ha in the immediate neighbourhood of Makkah. The site is on the western side of Khandama mountain, which overlooks the Holy Mosque of Al-Haram and the royal palaces.

The proposed development includes a range of hotels, seasonal services and permanent residential apartments and retail shopping complexes.

It creates efficient and safe pedestrian links to the Holy Mosque and compliments the surroundings of the Al Haram.

Background:

Buro Happold were commissioned to produce Earthworks, Road Design and to create a 3-D landform model for master planning. Other services included utility co-ordination and geo-technical studies.

Due to the extremely high number of muslims that visit the Al Haram, be it for the annual pilgrimage to the Holy Mosque (during Ramadan) or simply daily prayer, there has become a need for long-term accommodation in the adjacent mountains.

Khandama, with a prime location looking down onto the Mosque, is ideal for both visitors and investors.

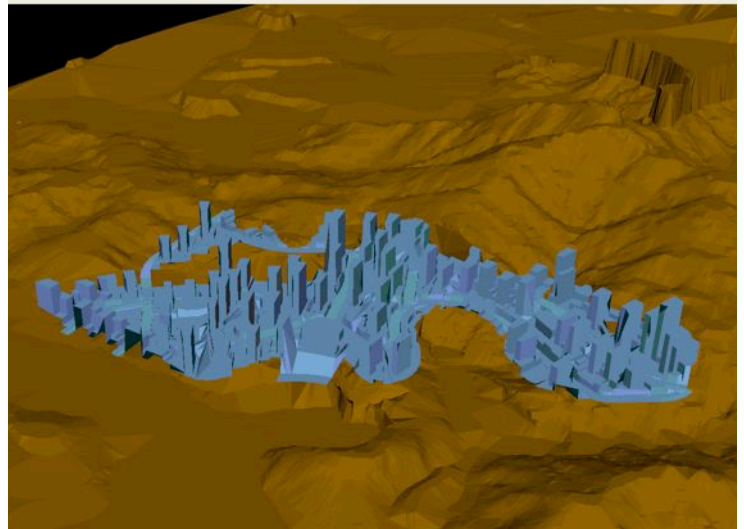
“The proposed development includes a range of hotels, seasonal services and permanent residential apartments and retail shopping complexes”

“12d Model was used to create both an earthworks tin, as well as a finished surface tin”

Methodology:

As the project is at the master planning stage, some of the design was of high-level and therefore did not require too much detail.

The topography, required a detailed 3-D model to understand the sites constraint's, as well as the complexity of the project.



12d Model was used to create both an earthworks tin, as well as a finished surface tin.

With height differences across the site of up to 120m, both the Architects and Engineers used this model to help with the design.

Issues:

A number of issues were evident before the actual project began, main points are as follows:

- The sheer volume of people that visit Makkah. This requires access to and from the holy mosque year round.
- The steepness of the site. Levels varied so much that rock cuttings of up to 50m are required in the design. This also leads to a huge amount of excavation.
- A number of road tunnels exist underneath Khandama mountain, a minimum clearance of 14m must remain to avoid any damage from foundations
- Existing watercourse running under the proposed site (holy water)

Saudi Highway Standards state that no road shall have a maximum grade of more than 8%. This became an issue right from the planning stage, with existing slopes of up to 40%. 12d helped us find the best alignment for each road to keep within these strict guidelines.

Proposed access to the hotels / apartments will be through a number roads and pedestrian radial spines. Theses spines, facing in the Al Haram direction, will give pedestrians free-flowing access to the mosque and provide a safe environment – something that lacks at present.

An existing river runs beneath Khandama mountain. This river contains holy water, known as Zam Zam water. The water is extremely sacred in this area, as thus no buildings works are to affect it. For this reason, and depending on the location, a maximum excavation level was adopted to prevent any such contamination.

“12d helped us find the best alignment for each road to keep within these strict guidelines”

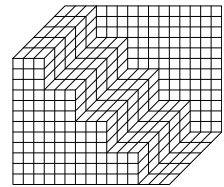


Evidence of Success:

This project is currently in planning stage and currently this is difficult to determine

Accreditation:

Created by: Andrew Paterson
Position: Senior Civil Designer
Company name: Buro Happold
Company Location: 17 Newman St London W1T 1PD
Company Website: www.burohappold.com



Buro Happold