

JEDDAH MARINA YACHT

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Abstract

The proposed Jeddah Marina Yacht will contribute for the boat owners and marine enthusiasts in the city. The club has a range of facilities designed specifically for boat owners and yachts that meet their needs at all levels. The Yacht Club is expected to become the favourite lifestyle destination for boat owners in the city. The club provides its members and visitors with various facilities including broker offices, major outlets, shops, souvenir stores, yacht sailing shops. The Yacht Club also has a range of exclusive facilities including, a library, a private terrace and a coffee shop, making the club an ideal location to spend time with friends. Business guests can benefit from the club's meeting and conference facilities, equipped with state-of-the-art technology and equipment, as well as a private lounge for receptions and events overlooking the waterfront. The development of water games city will be established in the site to serve the residential and tourists also stimulates the services of construction and maintenance works on all types of small boats and yachts.

Keywords -- Marina Yacht, Yacht Club, Boat Owners, Exclusive Facilities, Tourists

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INTRODUCTION

There is a long historical tradition behind the yacht club. According to the date of establishment, Neva Yacht Club was established in 1718 and is the oldest yacht club in Russia [1]. However, since the establishment of the Russian Yacht Club by the decree of Peter the Great, its qualification is not a suitable club in the modern sense, the latter is understood as a voluntary member association to organize and operate the club. Therefore, the Royal Yacht Club Cork was founded in Ireland in 1720 and is considered the oldest yacht club [2].

Globally, although the dormant and renamed periods have gone through a long history, they are almost the same as the yacht club. In 1846, only Russia's first yacht club was established to adopt the British club membership regulations [3]. With its western knowledge of the club or community, the Royal Swedish Yacht Club KSAS, established in 1830, became the oldest European yacht club outside the British Isles and the fifth oldest yacht club in the world [4].

In the United Kingdom, Australia, Germany, Canada and the United States, there are many newly established yacht clubs in the world. The first yacht club in North America was the Royal Nova Scotia Yacht Squadron, which was located northwest of Halifax, Nova Scotia, Canada, and was established in July 1837 [5]. Some yacht clubs are affiliated with the international organization International Yacht Club. The Yacht Club provides members with high-quality yacht club services and enhances environmental awareness and responsibility for the environment. The Keller Yacht Club in northern Germany hosts the annual Kiel Week, the largest sailing competition in the world since 1882 [6].

Jeddah is a tourist city and visitors come from all regions of the Kingdom. Jeddah is famous for its sea as well as the Jeddah city. Therefore, this area needs activities and projects to improve the appearance of the sea. The proposed project opened to the tourist and the local and foreign visitors to enjoy the facilities of the club, which offers the services of a distinctive hotel in addition to providing services for boats and small tourist through the yacht marina.

CASE STUDIES

The case studies explore the essential architectural elements of similar projects. The chosen case studies are:

- Yas Island Yacht Club, Abu Dhabi, United Arab Emirates
- Sant Feliu Yacht Club by Fuses i Viader
- Yacht Club de Monaco by Foster & Partners

Yas Island Yacht Club, Abu Dhabi, United Arab Emirates

Yas Island plans to turn the 25,000-square-meter desert into one of the world's largest and most prestigious multifunctional destinations. The Yas Island Yacht Club was designed by Omiros One Architecture (Figure 1). The entire project is surrounded by navigable waterways and the coastline is about 32 kilometers long. The concept includes the main shopping experience, the racing track and the unique Ferrari World Abu Dhabi. The main component of the master plan is the Yas shopping mall, which includes more than 500 stores, four department stores, concept stores and boulevards [7]. It is destined to become a fashion show for international brands. There are also potentials for marinas, resort hotels and lagoon hotels, water parks and major equestrian centers. Yas Marina Circuit now hosts the F1 Abu Dhabi Grand Prix. There are high-end apartments and villas on the island, and the hotel group closed the race track. This is also the setting of Yas Links, one of the most famous golf courses in the Middle East. The streamlined curve of the Yas Island Yacht Club designed by the architect is regarded as an iconic landmark on the new Yas Marina and Track, making an important contribution to the existing leisure and hotel facilities in the area [7].

Sant Feliu Yacht Club, Girona, Spain

The Sant Feliu Yacht Club was designed by Fuses i Viader and it presented the results of careful observation of the site's superior landscape conditions (Figure 2). The design team believes that the new yacht club must address the required functional programme. The project restores the site to a "natural" state before being implanted into the mediocre and poorly-located building [8]. This includes making the most of the amazingly beautiful natural rocks and the accompanying stone wall landscape. Pedestrians can move throughout the area, and the intersection will unify all the projects included in the special plan. The completed development projects include the

circulation between the ship and the club, the circulation from the new commercial area to the breakwater, and the scenic circulation between the lower part of the port and the new coastal walkway [8].

Yacht Club de Monaco, Monte Carlo, Monaco

The Monaco Yacht Club was designed by Foster & Partners. The Yacht Club is the symbolic center of the remodelled harbour front (Figure 3). Yacht Club de Monaco established to celebrate the principality's spectacular coastline and its nautical heritage. The design creates a series of deck-like terraces that rise above the port to admire the unmatched sea or inland races on the famous Formula 1 Grand Prix circuit. The project is located in a reclamation area and expands the city's existing terminals to the east. The site can accommodate a variety of crafts ranging from sailboats to 100-meter super yachts [9].



Figure 1. Yas Island Yacht Club, Abu Dhabi, United Arab Emirates [7]

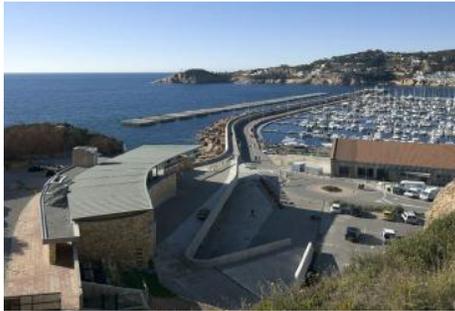


Figure 2. Sant Feliu Yacht Club, Girona, Spain [8]



Figure 3. Yacht Club de Monaco, Monte Carlo, Monaco [9]

SPACE PROGRAM

Table 1 demonstrates the space program of the project. The allocated zones are restaurants, activities, maintenance, rowing club, aquarium, admin, services, rest place for people, halls, and landscape. The aquarium and restaurant occupied the biggest percentage of the project area about 30% and 15% respectively. Approximately 185 parking spaces will be provided for the GFA of 700.15 m².

Table 1. Space Program

Zones	Percent age Used (%)	GF A (m ²)	Net (m ²)	Capaci ty (n)	Toile ts (n)
Restaur ants	15	157 5	1181	105	3
Activiti es	10	105 0	551	70	2
Mainte nance	7	735	551	49	2
Rowing Club	10	840	630	56	2
Aquari um	30	315 0	2362	210	5
Admin	2	210	157.5	14	1
Service	8	840	630	56	2
Rest for people	7	735	551	49	2
Halls	5	525	393	35	1
Landsc ape	6	630	378	42	0
Total	100	102 90	7384. 5	686	20

Sports fitness room (also known as fitness room) is a space dedicated to sports, fitness training and physical health activities. The active area consists of toilets, offices and regular storage areas. The sports and fitness spaces do not include saunas, hot tubs, steam baths, swimming pools, food preparation, services or retail sports goods and any high bay court games such as basketball and squash.

The hall is where large conferences, lectures and performances are held. The space type facilities of the pavilion may include auditorium, exhibition hall, auditorium and theater. The auditorium space type does not include the following functions, such as sound reinforcement systems, audiovisual systems and projection screens, catering service facilities, stages with a height greater than 50'-0", orchestras, rotating or hydraulic stage platforms, flight balconies, movable seats or billboard system.

The types of lobby spaces include hallways, lobby entrances, and security inspection areas at or near building entrances or designated spaces, designed to welcome and guide tenants and visitors, control access, and provide exit access from the building. This type of space is usually designed with both secure and no secure areas. The lobby space type does not include the elevator lobby. The auditorium is usually the "public face" of the interior design of the building.

SITE SELECTION AND ANALYSIS

The site was chosen to be in Jeddah city. It is a private marine and tourism city and it will add to this project a beauty. The project is also the development of the yacht marina in the North of Jeddah. This project will serve the vision of 2030 for Saudi Arabia and especially for its proximity to the Kingdom Tower. Figure 4 shows the site is located in the area of Marsa Al Ahlam is currently in the north of Jeddah (North Sea), which is an excellent area to improve the shape of the northern sea front of Jeddah.



Figure 4. Proposed site location [10]

The project considered several criteria for site evaluation and they are accessibility, demographic patterns, future development, surroundings, visibility, and visual quality. The site evaluation result is tabulated in Table 2.

Table 2. Site evaluation

Criteria	Weighting Factor	Score
Accessibility	10	10
Demographic patterns	15	13
Future development	15	14
Surroundings	10	9
Visibility	25	25
Visual quality	25	24
Total	100	95

Based on the site evaluation result, the site marks the score of 95/100. There are three main roads close to the site and all these roads connected to the site. There are also two main roads around the site, the northern and southern Abhor Road. It also determines the location of the main entrance of the project and be a road for visitors and a road to services. The outdoor sessions will be set in the cool wind area as visitors will also enjoy the sight of the sunset as well as at 12 o'clock in the evening. The sun will be very hot. Green areas will be distributed on the site and beautiful sessions will be held for visitors. The site has many land marks such as Kingdom Tower, Fish Land Mark, Al-Jawharah Stadium, Future Bridge and King Abdul Aziz Airport. This is a good site for visitors to easily know the site easily and the project will be a great milestone for the area.

There are few major rules regarding the site. Regarding the architectural planning of the hotel or tourist village, if the location of the project is on seashore, the largest number of units shall be enjoyed at the beachfront, without prejudice to allowing the air to enter the back areas of the project. Next, the internal movement of the project shall depend solely on pedestrian traffic. There should be a medium area of services that can be used to create an income vacuum overlooking units that cannot see the sea such as swimming pools and industrial lakes. The project should taking into account the visual sequences of the area and not to interfere with planning and forms of buildings with the line of sky and mountains surrounding the area. When using plants and trees in external coordination, the visual vision of the sea should not be obstructed and allow air traffic to pass through the back areas of the project. The project also need to consideration of future buildings and extensions without affecting the overall planning of the project. The design should give the project a special character integrated with the surrounding environment and the local style so that the tourist can live real life in them.

ZONING AND PROJECT DESIGN

The project will be in the Jeddah area in the northern region. It will be a very strong and large aquarium project. Also, Jeddah needs such marine projects. It is a marine area, as well as many visitors from the gulf and the world. The Red Sea is also rich in coral reefs. It will be ready for use in all areas such as maintenance, stations, parking, restaurants, banquet halls and conferences. This project will improve the North Sea facade from the area of Jeddah.

Figure 5 demonstrates the site zoning of the project. The site zoning showed the main component of the projects and the sub-components in each main zone. The main areas of the project are marinas for yachts, which are large and spacious for yachts, large and small. A yachting area is for leisure and pleasure to see the fish and its types. Restaurants serving breakfast, lunch and

dinner. There are small hotel for those who want to eliminate inside the marina and enjoy the view of the sea. As well as marine activities includes swimming, diving and gym, and halls for meetings.



Figure 5. Site zoning

The design idea is based on the direct quotation of the octopus form, which gained the mass of the cruise, and the flexibility, which is compatible, with the wave movement which is a basic part of the project. Figure 6 shows the design has passed through several stages until the stage of reaching the final shape. Figure 7 demonstrates the site master plan of the project. The design of the project is tailored to the local climate, and the new clubhouse sets high standards for sustainable design. The building is powered by renewable energy and combines photovoltaic cells, solar thermal panels and a seawater cooling system to utilize sunlight and the waterfront. Figure 8 and Figure 9 shows the night view and day view of the project respectively.

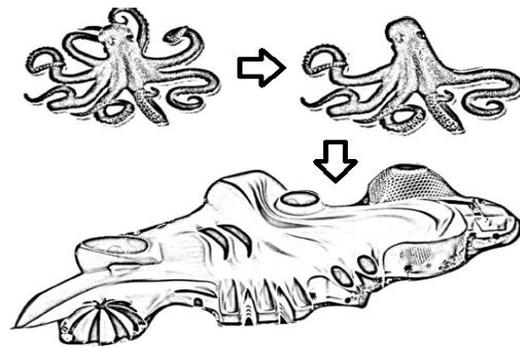


Figure 6. Design Concept



Figure 7. Site Master Plan



Figure 8. Night view of the project



Figure 9. Day view of the project

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CONCLUSION

In Jeddah, there is not a lot marina yacht and marine entertainment. In the North Sea region, the area lacks maintenance for yachts, boats, and gas station. The proposed project covered several important zones such as restaurants, activities, maintenance, rowing club, aquarium, admin, services, rest place for people, halls, and landscape. The site evaluation was conducted with the criteria of accessibility, demographic patterns, future development, surroundings, visibility, and visual quality. This project will improve the appearance of the sea facade in the area of Jeddah. It will also be a continuation of the developments of the Kingdom and its vision 2030. The Kingdom of Saudi Arabia is now in the development and such projects will help it.

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