

Notes on B.S.L. Site - "Sirjbal Land"

1. On Wednesday 28th February 1973 Mr. Adib Faris, Municipal Surveyor of Beirut, visited me in my office. He brought a survey map of the Damoor area (scale 1/20,000) and two site maps of the BSL land, showing correct boundaries.
2. The total area of this land is stated to be 540,000 sq. metres. It is situated about 7 kilometres east of the coast and just south of the main road to Beit El-Din. On the west side it is separated by only 500 metres from the boundary of the El Delhamiyyeh project which stretches down almost as far as the sea.
3. Description of the Site
The shape of the site is a fairly compact one. To the west and south its boundary is the small river Damoor. In the north part of the site reaches and in two places crosses the main road. It is intersected by a number of minor paths or "rights of way". I understand that these could be diverted. The altitude of the land ranges from just under 125 metres to over 350 metres, a range of well over 200 metres. There is an area of fairly level land in the centre of the site. The greater part of the land, however, is sloping at an average angle of 40-50° to the horizontal, far too steep to be susceptible of terracing except at prodigious cost. The total amount of land that could be terraced seems to be about 400 metres long and possibly 150 metres wide, and even this area is very far from being flat. The average height of this area of land is about 230 metres, and this is only slightly higher than the point at which the approach road enters the property, at about 220 metres, in the west.
4. Environment
Nearly the whole of the site is overlooked by the main road, which skirts it on the north side at a height of over 300 metres. Further north the land rises to a height of over 500 metres. Beyond the river southwards the land again rises to a considerable height. Thus the whole area of the site is dominated on both sides by high land, and views to the west are similarly limited.
5. Suitability of the Site for Institutional Development
The site could be satisfactorily developed, in my opinion, provided the whole project were carefully designed to counter potential handicaps as follows:
 - (1) Overall Position - Overlooked by higher land as well as a main road, likely to increase in size and traffic. It would be very important to plan the protective measures desirable. The present school site at Brummana provides a good example of private land falling away from a main road and virtually unusable as a result. Such parts of the Damoor site boundary as dropped in the same way from a main road would need to be planned and used skilfully to avoid the same sort of wastage.
 - (2) Shortage of Flat or Nearly Flat Areas. It would be very important to plan the entire campus or estate of the school to make the best possible use of flattish land for sporting and athletic purposes. If a start were made on the school by simply planting buildings on the easiest sites the best potential of the school would be wasted right from the start.
6. I do not know at present anything about the possible availability of water supplies, springs or other reserves, electric supplies etc.

1st March 1973

Distribution:

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B. Knight
Principal

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