

Reconstruction of Hafsia Quarter II

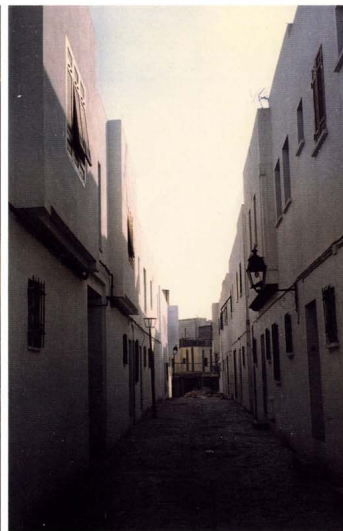
Medina of Tunis
Tunis, Tunisia

<i>Architect</i>	Association de Sauvegarde de la Médina Tunis, Tunisia
<i>Client</i>	Municipality of Tunis Tunis, Tunisia
<i>Design</i>	December 1980 - Jun 1983
<i>Construction</i>	1985 - 1992
<i>Occupancy</i>	1986 (phased)
<i>Site</i>	135'000 m ²
<i>Ground Floor</i>	115'600 m ²
<i>Costs</i>	
- Global	15'444'440 USD 13'900'000 TND USD = 1.11 TND (Dec. 89)
- Rate	222 USD 200 TND USD = 1.11 TND (Dec. 89)
- per m ²	
<i>Rate</i>	USD = 1.11 TND (Dec. 89)
<i>Currency</i>	Tunisian Dinars
<i>Programme</i>	Restructuring of the Hafsia Quarter which includes the upgrading of the existing water services and main utilities, the rebuilding of roads and access routes, as well as the reconstruction of housing, shops, offices, and public facilities.

Building Type 831
1995 Award Cycle 1296.TUN



Existing fabric, typical view



New construction, typical view



Site prior to construction work



Pilot project, aerial view

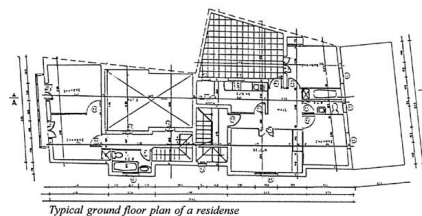
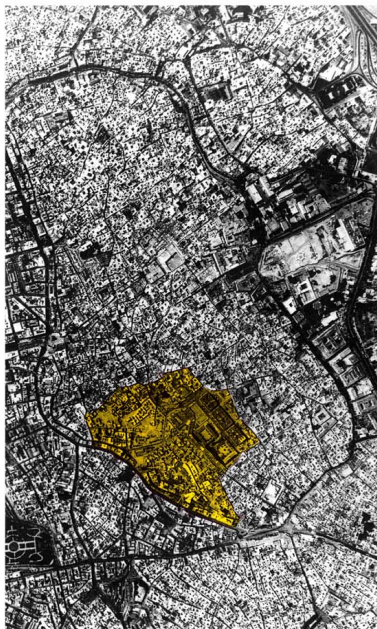
With the departure of the more affluent inhabitants for the new European city, the area of Hafsia deteriorated to the extent that, in 1928, it was declared a health hazard by local authorities. Demolition during the war and lack of upkeep in the 1960's accentuated the degradation. The Association de Sauvegarde de la Médina de Tunis (A.S.M.) was established in 1968 with the aid of UNESCO, with the aim to preserve and restore the architectural and urban patrimony which constitutes the Medina. The first phase of the reconstruction of Hafsia, completed in 1977, received the Aga Khan Award for Architecture in 1983. The current project represents the continuation of this work and includes the upgrading of urban infrastructure as well as renovation of existing structures and the insertion of new housing blocks.

The morphologically complex urban tissue of the Medina results from two major factors: spontaneous growth and the necessity for protection against heat and incessant sunshine. The traditional architecture of the area is characterised by courtyard houses and narrow, winding streets.

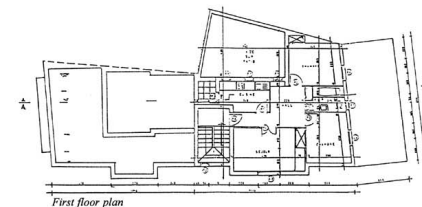
The project involved a multi-disciplinary team of professionals who conducted numerous studies and analyses throughout the different phases of the project: social studies to establish ownership patterns, financial feasibility of the project, the establishment of the layout plan and general concept, and the realisation of the construction process which involved 400 new housing units in addition to the rehabilitation of existing structures. The new housing units adopt the traditional model of two-storey blocks arranged around an internal courtyard. The architectural vocabulary employs traditional elements such as *mashrabiyas*, partially covered streets and accentuated corner details. The simplicity of the expression, which responds to the historic context, adds unity to the development and responds to budgetary constraints.

The new buildings were built with reinforced concrete frame, cavity walls of hollow, terra-cotta brick, smooth cement rendered, and constructed by a labour force that was entirely local.

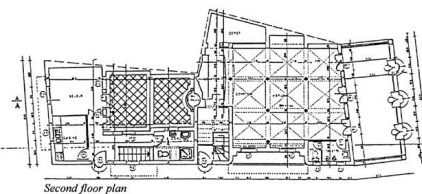
This project incorporates a sensitive integration of a modern development into what is an historic site, while the language and expression used is homogenous with the existing urban tissue. The collaboration and inter-disciplinary co-ordination required to enact the project are noteworthy. It is hoped that the success of the reconstruction of Hafsia quarter will inspire further, similar efforts in the restoration of the Medina.



Typical ground floor plan of a residence



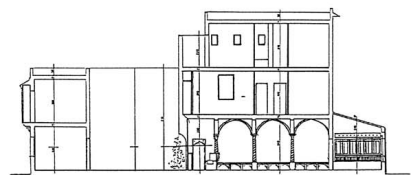
First floor plan



Second floor plan



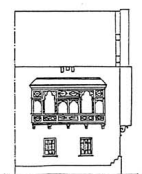
Elevation



Section A-A



Elevation



Elevation



Le site avant travaux



Rehabilitation d'un quartier: l'ancien



Rehabilitation d'un quartier
continuité urbaine: le nouveau



Integration au site: après travaux



Vue d'ensemble sur le projet réalisé



Integration au site: après travaux



Integration au site : après travaux



Pilot project, aerial view



Pilot project, typical detail



Pilot project, typical facade



Pilot project, typical facade



Detail, typical facade



Detail, typical facade



Typical view. The simplicity of the expression is in response to the historic context



Impasse



Renovation immeuble de France
Corner detail



Renovation immeuble de France
Corner detail



Detail, massing



Detail, doorway



Detail, interior courtyard and arcade



Detail, projecting box window



Rue Piétonne commerciale



Logement à patio



Typical view. The simplicity of the expression is in response to the historic context



Renovation immeuble de France



Le dispensaire



Un logement



Le jardin d'enfant



Le café Maure