## Vozara Office Building

No 23, 11th Street, Entefazeh (Vozara) Avenue Tehran, Iran

Architects Etemad Moghaddam Tehran, Iran

Clients Ebrahim Kojouri

Tehran, Iran

Commission n.a.

Design n.a.

Construction n.a.

Occupancy 2007

Site 439 m<sup>2</sup>

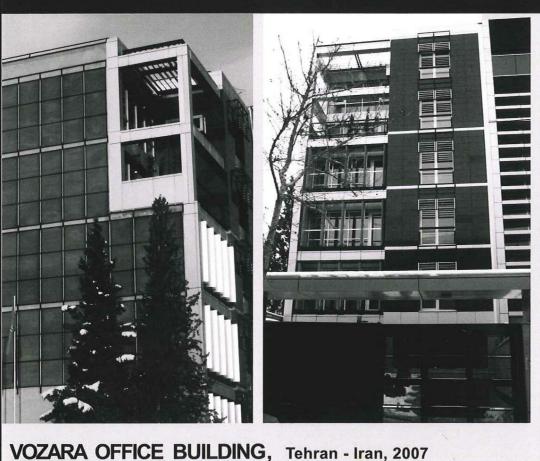
Ground floor  $\frac{276 \text{ m}^2}{2,075 \text{ m}^2}$ 

*Costs* 2,262,400 USD

Programme

This challenging project was undertaken by a client and architect who both lived abroad and a local contractor who lacked the technical expertise to build a highly contemporary office block. The site also posed difficulties in that the north and west elevations are largely unfenestrated, so grids for climbing plants have been introduced following Tehran tradition. The client's insistence on granite and aluminium cladding reduced further attempts to contextualise the building although the energy strategy includes solar panels, double glazing, an interior void to provide natural ventilation and adjustable shading to the south façade. The building has been successfully let to Copper World Co as its headquarters.





VOZARA OFFICE BUILDING, Tehran - Iran, 2007 3655.IRA AGA KHAN AWARD FOR ARCHITECTURE, 2010

FROM ENTRANCE TO THE ROOF



GENERAL DESCRIPTIONS

The client's main residence is in Description.

The client's main residence is in Dubai, a city famous for its dynamism and construction activity. New buildings are constructed constantly, each surpassing the limits of conventional architectural practice. With this background in mind, the client insisted on a modern office building meeting higher standards than usually seen in Tehran, especially since the project is located in a commercially attractive and expensive surrounding.

The design process for me as an architect - who concerns himself primarily with regional, contextual and climatic characteristics- was personally a challenge. A challenge to find a common ground between my principles on one hand, and those of the client on the other hand. For example the client determined granite stone and aluminum cladding from the beginning for the high status these materials had in the public opinion. This exactly illustrates the situation in societies like Iran where the question between modernity and tradition is always an ongoing discussion.

The main challenge of this project was adapting to the existing context, either in the design process or the prevailing construction methods. This problem was specially highlighted since the contractor wasn't a construction company in the sense of one in western countries or UAE. In fact he was an individual with the conventional experience of constructing in Tehran. This compelled a constant and gradual training by the architect to modify the contractor's skills in meeting acceptable technical standards appropriate for the project.

The powers of the architect were considerably confined during the design process. As a confirmation, utilizing solar power and designing the play of sunlight on the windows were the only limited choices the architect could make to achieve a sustainable climatic design. In view of these conditions only a part of the architect's contextual and regional objectives could be met. On the formal and spatial aspects of design, the architect insisted on the open space design for the offices, the choice of colors for the facade stone and flooring.

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#### STRUCTURAL SYSTEM

The structural system is of rigid steel frames with steel struts. Reinforced concrete is used for the foundation and the floors.



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Panel-3

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### **REALIZING THE PROJECT**

There was always a significant conflict between the main wish of the client for a completely modern office building, both in terms of formal character and technical features on one hand and the lack of advanced technical expertise on the part of the contractor on the other hand. This naturally led to many problems in actualizing the project.

To make up for the contractor's lack of necessary technical expertise, the architect's responsibility had increased far beyond the common tasks of an architect. He had to draw more detailed plans and even educate the contractor on building the details. Naturally many problems arose from this situation. In other words in many parts of the project, building techniques practiced commonly by the contractor were combined with the technical recommendations of the architect. As both the architect and the client lived

abroad, measures were taken to ensure the best outcome for the project. Internet played a major role, either by video conferencing or modifying the plans via email. Of course when necessary the architect was present at the building site and directly supervised the construction procedure.

### MAIN BUILDING MATERIALS

- •The exterior walls are constructed mainly of 250mm aerated autoclaved concrete (AAC) blocks (Hebelex). For the interior walls, 100mm ACC blocks are used overlayed by a 70mm soundproof barrier.
- •The two main materials in the facade are black galaxy granite and aluminum facade cladding. •Grey granite is used for the ground floor walls, the interior void, stairways and the flooring of









