

Osban House

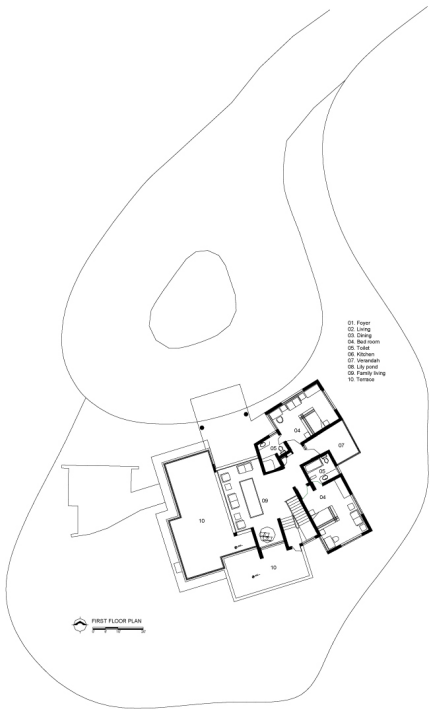
9 Surson Road  
Chittagong, Bangladesh

Architects	Nahas Ahmed Khalil Dhaka, Bangladesh
Clients	Duncan Brothers Ltd Dhaka, Bangladesh
Commission	2004
Design	2004 - 2006
Construction	2005 - 2006
Occupancy	2006
Site	892 m <sup>2</sup>
Ground floor	235 m <sup>2</sup>
Total floor	343 m <sup>2</sup>
Costs	76,923 USD

**Programme** Set on a wooded hilltop, this house comprises the residence of Duncan Brothers’ local manager on the ground floor, with accommodation for visitors from other offices above. Tea is one of the company’s main interests, and the design refers to tea garden bungalows in features such as its wide verandah. The house’s radial plan responds to its small site and captures sea breezes. With brick the only locally available building material, the structure minimises earthquake risks with embedded reinforced-concrete ties. Large overhangs provide shelter from sun and rain but, to reduce their weight, their corners are punched out where shade is not needed.

PANEL ONE / CODE NO.3873.BAN

OSBAN HOUSE  
AT CHITTAGONG, BANGLADESH



This hill-top residence-cum-rest house, for a multi-national Tea Company, is located in Chittagong, a port city of Bangladesh.

The ground floor is the residence of the regional head, while the upper floor is reserved for senior visitors from main offices of Dhaka and London. The approximate floor areas for both floors, including a semi-detached kitchen is around 400 sqm.

The design evolved from a radial plan, in response to the small site floor on the hill-top, and the changing direction of cooling breeze from the Bay of Bengal. Load bearing brick walls, virtually the only locally available permanent building materials, is the principal structural element. Brick walls have been adequately tied up vertically, with the horizontal slabs and running lintels, by embedded RCC ties to make it safe from earth-quake risks. These vertical ties have been expressed through the brickwork in dotted vertical lines.

Roof overhangs, highly effective for shading walls to keep them cool, have been experimented with to give a logical look to where and what shading are needed. Overhangs at corners have been punched according to the need for shading at that particular corner.

