



The Aga Khan Award for Architecture

1995 ARCHITECT'S RECORD

1580.SAU

I. IDENTIFICATION

Project Title Villa ANBAR.
 Street Address OFF JUFALEE (NEW) MOSQUE STREET, TUBAISHI
 City DAMMAM Postal Code _____ Country SAUDI ARABIA

II. PERSONS RESPONSIBLE

A. Architect/Planner

Name ALTURKI + BARBER ARCHITECTS.
 Mailing Address 51, ANDREWS ROAD, HACKNEY.
 City LONDON Postal Code E8 4RL Country ENGLAND, UK.
 Telephone 071-923-4438 Facsimile 071-724-9031 Telex _____

B. Client

Name WASFIAH ANBAR
 Mailing Address 34, ORCHARD COURT
 City LONDON Postal Code W1 Country ENGLAND U.K.
 Telephone 935-2482 Facsimile _____ Telex _____

C. Project Affiliates

Please list those involved in the project and indicate their rôles and areas of responsibility (e.g. engineers, contractors, economists, master craftsmen, other architects, clients, etc.).

Name	Rôle
<u>KHALED ALTURKI ESTABLISHMENT</u>	<u>CONTRACTOR</u>
<u>(WITH PETER BARBER)</u>	
<u>KHALED ALTURKI ESTABLISHMENT</u>	<u>ENGINEER.</u>
<u>(WITH ENG. SANTASEELAN)</u>	
<u>PETER BARBER</u>	<u>SITE SUPERVISION.</u>
<u>PETER BARBER</u>	<u>" ENGINEER</u>

Khaled ALTURKI Esq

KHALED ALTURKI ESTABLISHMENT.

PO Box 440

DAMMAM. 31411

Kingdom of Saudi Arabia.

III. ARCHITECT'S BRIEF

Please describe the initial project programme.

- To design a 3 bedroom family house for seasonal use by a Saudi woman writer who divides her time between U.K + Saudi.
- To give special attention to provision of courtyard, garden with pool, roof terrace.
- To provide maid + drivers rooms.
- To provide formal rooms for entertaining guests as well as more private intimate areas for the family.
- To minimize need for mechanical air conditioning with attention to building orientation, heat insulation, window orientation + size.
- To use cheaply available reinforced concrete frame, block infill + render as materials.

IV. EVOLUTION OF DESIGN CONCEPTS

Please describe the history of the project, from its conception to its final construction and actual use.

APRIL 91 Project commissioned. Architects develop ideas for courtyard house with garden + swimming pool.

The villa to reveal itself in successive layers of increasingly private space gravitating towards central courtyard.

Stripped minimalist aesthetic, simple manipulation of light and shadow.

JULY 92 Construction commences. Architect working

full time on site as project coordinator / foreman allowed for precise control of detail + finishing as well as the seizing of opportunities for fine tuning of design on site. (e.g. positioning of decorated window to frame Mosque)

Building is furnished with highly ornate Neo Baroque furniture as counterpoint to minimalist aesthetic of villa.

Building is currently used by client + her

V. CONSTRUCTION DETAILS

A. Description of Materials

(please also indicate if locally produced or imported and whether fabricated on-site or elsewhere)

1. Foundations

REINFORCED CONCRETE
PAD FOUNDATIONS.

Built on site.

2. Principal Structural Members

REINFORCED CONCRETE
COLUMNS + SLABS

Built on site.

3. Infill

INSULATED
LIGHTWEIGHT BLOCK.
DENSE BLOCK.
ALUMINIUM FRAME GLAZING

MADE LOCALLY.

4. Rendering of Façades or Exterior Finishes

SAND CEMENT RENDER.

MADE on site.

5. Floors

TRAVEKTINE

FROM ITALY.

6. Ceilings

PLASTERBOARD
(suspended).

MADE LOCALLY.

7. Roofing

CONCRETE DECK.
SCREED WITH INTEGRAL
INSULATION
BITUMINOUS SHEET
TILES.

- Built on site.
- MADE LOCALLY.
- made locally.
- imported. china.

8. Other elements (please specify)

B. Construction Technology

Indicate the basic construction technology, methods, details or systems.

- Reinforced concrete ^{frame} structure.
- block/insulation infill.
- render finish

C. Type of Labour Force (please indicate percentage)

30

Skilled Workers

70

Unskilled Workers

D. Origin of Labour Force %

0

Domestic

100

Foreign

VI. TIMETABLE

(please specify year and month)

- A. Commission ARIL '91
- B. Design: Commencement MAY '91 Completion JUNE '92
- C. Construction: Commencement JULY '92 Completion DEC '92
- D. Date of Project Occupancy DEC 30 '92

VII. AREAS AND SURFACES

Site and Building Area (please indicate in square metres)

1. Total Site Area 510 m²
2. Total Ground Floor Area 225 m²
3. Total Combined Floor Area 300 m² (excl. roof terrace).
(including basement(s), ground floor(s) and all upper floors)

VIII. ECONOMICS

Please specify the amounts in local currency. Provide the equivalent in US dollars. Specify the date and the rate of exchange for US dollars at that time.

	Amount in Local Currency	Amount in US dollars	Exchange Rate	Date
A. Total Initial Budget				
B. Cost of Land	<u>UNKNOWN</u>			
C. Analysis of Actual Costs				
1. Infrastructure	<u>101,500</u>	<u>29,000</u>	<u>3.5</u>	<u>NOV 94</u>
2. Labour	<u>38,500</u>	<u>11,000</u>	<u>"</u>	<u>NOV 94</u>
3. Materials	<u>108,500</u>	<u>31,000</u>	<u>"</u>	<u>NOV 94</u>
4. Landscaping	<u>14,000</u>	<u>4,000</u>	<u>"</u>	<u>NOV 94</u>
5. Professional Fees	<u>17,500</u>	<u>5,000</u>	<u>"</u>	<u>NOV 94</u>
6. Other		<u>-</u>		<u>NOV 94</u>
D. Total Actual Costs (without land)	<u>280,000</u>	<u>80,000</u>	<u>"</u>	<u>NOV 94</u>
E. Actual Cost per sq.m.	<u>951</u>	<u>266</u>	<u>"</u>	<u>NOV 94</u>
F. Cost Comparison				

Please indicate how the costs of this project relate to typical building costs in the country:

 Average Above Average ✓ Below Average

G. Sources of Funds

1. Please indicate the percentage of funds that came from:

100% Private Sources - Public Sources

2. If funding was public, what percentage was from:

NA Local Sources National Sources International Sources

IX. PROJECT SIGNIFICANCE AND IMPACT

In what way is this project important ?

Minimal means are required to make a thing of beauty.

Villa Anbar was neither intricate nor expensive. Simple forms painted white rely on the drama + nuances of light and shade.

The building alludes aesthetically to the Gulf vernacular + too early modernism.

It reconciles the necessity for private enclosure in certain areas with the free flowing space of 'modern architecture' in others.

Constant involvement in the construction process meant that the architect could enter a close relationship, (indeed a partnership) with the craftsmen on site, in giving the closest attention to every detail of the design on site.

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Name (please print) PETER BARBER

Signature Peter Barber Date 22 NOV 94

05 DEC. 1994

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