

The Aga Khan Award for Architecture

1998 ARCHITECT'S RECORD

1805.JOR

I. IDENTIFICATION					
Project Title	SOS Children's Village - Aqaba				
Street Address	Al-Alameya District				
City	Aqaba	Postal Code		Country	Jordan
II. PERSONS RESPONSIBLE					
A. Architect/Planner					
Name	Jafar Tukan & Partners				
Mailing Address	P.O.Box 2902				
City	Amman	Postal Code	11181	Country	Jordan
Telephone:	(+962 6) 691920	Facsimile	(+962 6) 670387	E-mail	jtp@go.com.jo
B. Client					
Name	SOS Children's Village Association of Jordan				
Mailing Address	P.O.Box 926405				
City	Amman	Postal Code	11110	Country	Jordan
Telephone:	(+962 6) 665724 & 698692	Facsimile	(+962 6) 688372	E-mail	sosjor@nets.com.jo
C. Project Affiliates					
Please list those involved in the project and indicate their roles and areas of responsibility (e.g. engineers, contractors, economics, master craftsmen, other architects, clients, etc.).					
Name					Role
Ralph Montgomery, (JTP)					Design (Architecture)
Munib Kayyali, (JTP)					Design (Structure)
Adel Taher, (JTP)					Design (Mechanical)
Azmi Sherif, (JTP)					Design (Electrical)
Ammoun Maintenance & Contracting Co.					Contractor

Please cite addresses, telephone number and other project affiliates separately.

1/5

III. ARCHITECT'S BRIEF

Please describe the initial project programme.

SOS Children's Village in Aqaba is to be the home for ultimately about a hundred orphaned children, cared for in homes of nine children each by a dedicated "mother" in an environment as close as possible to the natural family; a concept, simple, yet intensely human.

The flat 20,000.- m2 site is intended to contain:

- A. Typical family houses each having three bedrooms, 3 children each, mother's bedroom, two bathrooms, living-dining room, kitchen with store and a guest toilet.
- B. One director's house having three bedrooms, two bathrooms, living-dining room, kitchen with store and a guest toilet.
- C. One aunts' house having four bedrooms, two bathrooms, living-dining room, kitchen with store and a guest toilet.
All houses have one main entrance and one service entrance.
- D. Two staff houses each containing three bedrooms, two bathrooms, living-dining, and kitchen with store.
- E. One guest quarters containing two bedrooms, one bathroom, living-dining room, and kitchenette.
- F. One administration building containing reception and waiting space, two offices, meeting room, toilet, kitchenette, clinic and a store.
- G. One kindergarten containing four classrooms, each two sharing toilets and toy store, Principal's office, two stores, staff room, toilets (male and female), and a small outdoor play space/theatre
- H. Service facilities comprising a gate house, an electrical room, toilet facilities, several shops for rent, and two maintenance workshops.
- I. Outdoor playgrounds, water storage, adequate parking, landscaped areas, and possible future expansion for more family houses.

IV. EVOLUTION OF DESIGN CONCEPTS

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

Several alternative site layouts were presented to the client. Environmental, functional and social factors were considered. Economy was a primary factor as well. Local materials (granite boulders naturally available at no cost) were considered, traditional ventilation techniques were implemented, and traditional architectural vocabulary was a source of inspiration (lintels and bright colours).

Upon approval of the scheme, working drawings were prepared, covering all disciplines, and introducing particularly solar heating for domestic hot water. (Heating spaces are not needed in Aqaba).

Upon completion of tender drawings and documents a tender was floated, Ammoun Maintenance & Contracting Co. was chosen for its best price and qualifications.

Construction proceeded smoothly. The main item that required experimentation to achieve best results was the stone cladding and the best sample was approved.

The sports facility and the elevated water tank were designed by others, later on, and without consultation with the original designer.

There were no major problems during construction and the project was completed ahead of schedule and handed over to the owners for use in June 1991.

V. CONSTRUCTION DETAILS

A. Description of Materials

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

1. Foundations

Cast in situ reinforced concrete strip footings.

2. Principal Structural Members

Reinforced in situ concrete columns, beams and slabs.

3. Infill

Cavity concrete block walls, locally manufactured for external walls. Single layer block walls for interior partitions.

4. Rendering of Façades or Exterior Finishes

Fairfaced reinforced concrete base. Locally available random granite boulders with subtle coursing. Precast concrete, lintels and sills for windows and doors, and precast concrete copings.

5. Floors

Precast locally manufactured terrazzo tiles for all space except baths and toilets where glazed tiles were used. Externally, precast concrete tiles were used.

6. Ceilings

2cm thick cement plaster and emulsion paint.

7. Roofing

Thermal insulation, screed to falls and waterproofing sheets on reinforced concrete slabs.

8. Other elements (please specify)

Solid wood door and window frames and mashrabiya, main doors are also solid wood. Internal doors are flush wood doors. Steel is used for security grills and service area doors.

B. Construction Technology

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

The construction technology was mainly labour intensive; minimal mechanisation was implemented. Prefabrication was limited to reinforced concrete precast elements. Locally manufactured solar water heating system was introduced for domestic hot water.

C. Type of Labour Force (please indicate percentage)	55%	Skilled Workers	45%	Unskilled Workers
D. Origin of Labour Force	65%	Domestic	35%	Foreign

VI. TIMETABLE

(please specify year and month)

A Commission

B Design: Commencement **March 1988** Completion **January 1989**C Construction: Commencement **February 1989** Completion **June 1991**D Date of Project Occupancy **August 1991****VII. AREAS AND SURFACES**

Site and Building Area (please indicate in square metres)

1. Total Site Area **20,000m²**2. Total Ground Floor Area **1,800m²**3. Total Combined Floor Area **2,700m²**

(including basements(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	Donation from Jordanian Government			
C. Analysis of Actual Costs				
1 Infrastructure	360,000	514,285.-	0.700	1991-1992
2 Labour	275,000	392,860.-	0.700	1991-1992
3 Materials	540,000	771,430.-	0.700	1991-1992
4 Landscaping	25,000	35,715.-	0.700	1991-1992
5 Professional Fees	11,750.-	16,785.-	0.700	1988-1989
6 Others				
D. Total Actual Costs (without land)	1,211,750.-	1,731.075	0.700	1988
E. Actual Cost per sq. m.	425.-	607.-	0.700	1991-1992
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:

90% Private Source **10%** Public Sources

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

100% Local Source National Sources International Sources

IX. PROJECT SIGNIFICANCE AND IMPACT

In what way is this project important ?

The traditional architecture of Aqaba, a romantic small fishing and trade seaport, was being rapidly eroded by modernization, expansion and building regulations, all insensitive to the environmental as well as the traditional qualities of the place.

The project attempts to reinterpret these environmental and traditional architectural characteristics of Aqaba in a direct way using locally available materials, and labour intensive, traditionally available local technology.

The subtle coursing of random granite boulders was re-introduced, with its wooden tension members replaced by precast concrete. Mashrabiya filter the light of the harsh sun, and wind towers pump in the prevailing local breeze. Traditional bright colours for doors were reintroduced.

The massing of the project resulting in clusters of houses and buildings around courtyards, and a main village plaza, is the traditional response to climate, providing shaded and breezy outdoor spaces for living and play, animated by lush vegetation and shading trees, and allowing the masses to share one another.

The result is a delicate environment that, on the one hand, serves as the cozy home for orphaned children, and at the same time fits in well with the environment in terms of climate and colours. It represents an organic growth within its environment, all in a distinctly contemporary architectural idiom.

The project was also intended to reintroduce awareness in the uniqueness of the place and the necessity for all architects and planners to address this uniqueness as a major generator of the architectural language of Aqaba.

The desired influence of the design is becoming increasingly visible in Aqaba, rather literally at the moment, but hopefully architects will become more and more aware of the philosophy, rather than the direct image, of this concept.

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Jafar Tukan

Name (please print) _____

Signature _____

5 January 1998

Date _____