



The Aga Khan Award for Architecture
32, chemin des Crêts, 1218 Grand-Saconnex, Geneva, Switzerland, Telephone (22) 98 90 70

1983 ARCHITECTS' RECORD

CONFIDENTIAL

I. IDENTIFICATION

- A. Project Title Center of Planning & Architectural Studies (CPAS)
- B. Postal Address 14, El-Sobky St., M. El-Bakry, Heliopolis, Egypt

II. PERSONS RESPONSIBLE

(Please give name and address for each. If more than one, please state precise roles and relationships.)

A. Client/Owner

Dr. Abdelbaki Mohamed Ibrahim

B. Architect/Planner

Dr. Abdelbaki Mohamed Ibrahim

C. Consultants (e.g. Economist, Sociologist, Demographer, Engineer)

Dr. Yousef Mohamed Yousef (Engineer)

D. Contractor

Saeed Al-Faramawy

E. Master Craftsman

Saeed Al-Gabrouni

(Please continue overleaf if necessary)

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III. USE

A. Type(s) of Use First Block: Villa & Furnished Flats, Second Block: CPAS Offices

B. User/Occupant

1. Occupation Tenants in 1st. Block and CPAS Offices in 2nd. Block

2. Income Level Medium

C. Specify any change(s) between planned and actual use.

IV. PROJECT HISTORY

A. Programme Development

1. Date of Commencement 1964

2. Date of Completion 1979

B. Design

1. Date of Commencement 1965

2. Date of Completion 1966

C. Construction

1. Date of Commencement 1966

2. Date of Completion 1979 in three stages

D. Date of Project Occupancy 1969 (first stage)

1974 (second stage), 1979 (third stage).

V. PROJECT ECONOMICS

(For Costs, please give amounts and currencies. Specify their date(s) of validity)

A. Total Initial Budget $(\text{LE. } 12,000 - 1964) + (\text{LE. } 25,000 - 1971) + (\text{LE. } 55,000 - 1975) = \text{LE. } 92,000$

B. Total Actual Costs $(\text{LE. } 13,500 - 1967) + (\text{LE. } 35,000 - 1975) + (\text{LE. } 85,000 - 1979) = \text{LE. } 133,500$

C. Analysis of Costs

1. Land LE. 4,500

2. Materials LE. 89,000

3. Labour LE. 37,000

4. Professional Fees LE. 3,000

D. Source(s) of Funds (indicate percentage)

1. Private 100%

2. Public Nil

a. Local Nil

b. National Nil

c. International Nil

(Please continue overleaf if necessary)

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VI. CONSTRUCTION DETAILS

A. Site Area and Characteristics

Area 430m^2 overlooking two streets. One to the north overlooking Heliopolis Club, and the second to the south. Neighbouring apartment buildings east and west.

B. Total Floor Area of Individual Building(s)

Total floor area of first block = 200m^2
Total floor area of second block = 230m^2

C. Structural System (describe)

Skeleton: R.C. and bricks

D. Materials (describe and indicate whether locally produced or imported)

1. Infill bricks - locally produced
2. Rendering of Facades bricks & plastering - locally produced
3. Floors wooden - locally produced
4. Ceilings plaster - locally produced
5. Others (interior and exterior) wood for mashrabigah - locally produced

E. Site Utilities and Building Services (describe)

Site provided with mains for sewerage, water and electricity.

F. Construction Technology

1. Describe the Basic Method of Construction

R.C. skeleton and bricks similar to traditional methods of construction used in urban areas in Egypt.

2. Indicate which major building parts were fabricated on-site and which were fabricated elsewhere.

All building parts were fabricated on site except carpentry and equipments.

G. Type of Labour Force (indicate percentage)

1. Skilled 50%
2. Unskilled 50%

H. Origin of Labour Force (indicate percentage)

1. Domestic 100%
2. Imported

(Please continue overleaf if necessary)

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VII. EVOLUTION OF DESIGN CONCEPTS

Please describe the genesis of the project, through programme, design and construction to final and present occupancy.

- 1- The story of this building started after writing an article in one of the leading newspapers in Egypt (Al-Ahram) on 15th. August 1963, calling for the revival of Islamic values on contemporary architecture. The article was met with severe opposition from local professionals who thought I was calling for the imitation of old Islamic architecture. My answer to this opposition was to build the example which shows how local domestic buildings under the existing rules and regulations, with the same traditional construction systems and materials, and within the average of costs one can reflect the Islamic values on contemporary architecture. As no client to my office was convinced of my call, I was obliged to buy the land and design my own house underneath an apartment's building.
- 2- With a limited budget I had to plan for building the whole site, starting with a villa on half of the land, consisting of two floors, and a flat on top of it with separate entrance from the southern street and the possibility of vertical expansion by adding more units. The site helped in this sense as it overlooking two parallel streets. The second stage was to build three apartments on top of the villa. The other half of the land was left as a garden.
- 3- The villa consists of two floors; the ground floor comprises reception and dining areas with a kitchen and a living area; the first floor comprises three bedrooms, a bathroom and a living area. A split level in between the two floors is used as a study. The inner space of the villa varies in heights. Each of the top flats comprises living, dining areas and three bedrooms with a kitchen and two bathrooms.
- 4- The third stage was to build the other half of the land which was left as a garden in an integrated manner with the first block without spoiling the garden. This is how I started building the offices of the Center of Planning & Architectural Studies (CPAS), after returning from Saudi Arabia where I was assigned as UN Chief Advisor/Project Manager. The Center comprises consultant services beside publishing the monthly magazine Alam-Al-Bena (world construction), holding training courses, publishing books, all with the main theme of the revival of Islamic values on contemporary planning and architecture. The Center also has its private entrance from the southern street.
- 5- The block of the Center comprises a cafeteria in the first floor, overlooking the inner court. The second floor comprises a lecture room, and the administration. The third floor comprises the library, seminar rooms, and the architectural design section. The fourth floor comprises the magazine offices and the town planning section. The fifth floor on top of the two blocks comprises space for large and joint venture projects.

(Please continue overleaf if necessary)

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VIII. SIGNIFICANCE OF PROJECT

In what way is this project important?

Please describe the aspect(s) of the project which you feel represent a particular achievement, for example, the technical, economic, or social achievement, or its response to culture or climate, etc.

1. The project is a practical and realistic example of how to reflect Islamic values on contemporary urban architecture as an alternative to what have been built in the same time, with the same building systems, labour skills, building materials, and within the average building costs.
2. The building is also an example for how to preserve the scale of Islamic architecture in an urban form, while respecting the constraints of the existing building rules and regulations and providing space for contemporary needs like car parks.
3. It also gives the example for how an expanding building can preserve the Islamic values at all stages of construction without applying the characteristic features such as arches, domes, vaults, stalactites and other features.
4. The building design responds perfectly to the economic and social needs as well as to local culture and climate and within the reach of the majority of builders.
5. The project interior design is also considered as an integral part in Islamic architecture. The furniture has been designed to match the design of the building.
6. The Center as an Institution provides the Islamic architectural environment which it practices and preaches.

(Please continue overleaf if necessary)

IX. DOCUMENTATION

Please indicate the materials you enclose for project documentation:

- ☒ 10 Photographs; Color, and Black & White; 8" x 10" (18 x 24 cm).
☒ 20 Slides; Color, and Black & White; 35 mm.
☒ Drawings: Community plan, Site plan, Floor plans, Sections, Elevations.
☒ Project Brief/Programme
☒ Biographical Data
Other (Please specify: _____).

Please note: The submission of this Record is a prerequisite to candidacy for the Award. All information contained and submitted with the Form will be kept strictly confidential until the announcement of the 1983 Award recipients. Subsequently, such information may be made available by the Aga Khan Award Foundation for scholarly purposes only. Nevertheless, persons wishing to publish, reproduce or reprint such information shall be required to secure prior permission in each instance.

Authorized Signature _____

A. B. M. Khalil

Date 15th. June 1982

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