

Abu Nawas Development

Abu Nawas Street
Baghdad, Iraq

Architects	Abad Al-Radi & Nazar Ahmed (PLANAR) Abu Dhabi, United Arab Emirates Fvil Mork (Skarup & Jespersen) Copenhagen, Denmark
Design	December 1980
Construction	October 1981
Occupancy	January 1986
Site	62'650 m ²
Ground Floor	22'800 m ²
Total Floor	74'180 m ²
Costs	
- Global	90450'000 USD 28100'000 IQD USD = 0.31 IQD
- Rate	1219 USD 379 IQD USD = 0.31 IQD
- per m ²	
Rate	
Currency	Iraqi Dinars
Programme	278 units of low rise, medium to high density, terraced urban housing.

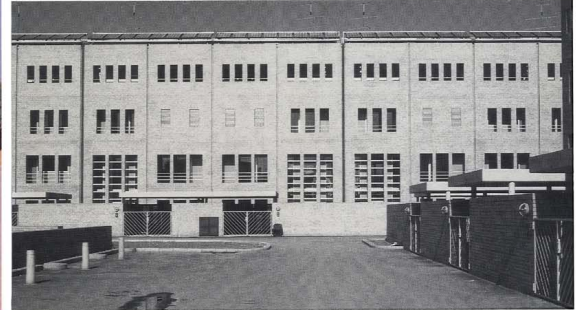
Building Type 832
1995 Award Cycle 801.IBQ



View along the main elevation



Front elevation



Rear elevation

In the 1970's, the Municipality of Baghdad embarked on an extensive upgrading and renewal scheme for the city, including several new housing developments. In December 1980, Planar, a Baghdad based design and architectural firm, and Skarup and Jespersen (Copenhagen) were commissioned to submit a conceptual layout for a 3 km long site on the Tigris river, in central Baghdad. The project was to be essentially residential, in the form of low-rise housing and luxury townhouses designed to replace dilapidated areas.

The site (3 km long and 40 m wide) designated for the Abu Nawas development unfolds like a ribbon along the Tigris river. Situated in the centre of town, it faces the Presidential Palace Complex on the other river bank.

The general layout had to allow for long stretches of new development interspersed with some existing structures of architectural and historical value. The scheme involves low-rise, medium- to high-density urban housing based on terraced units. The project comprises a total of 278 units. Each building is provided with a front court, a back garden, a parking

area, and a roof terrace. Solar energy provides 50%-60% of the required power (including air conditioning) with a back-up system operated on natural gas. Facade openings are recessed and composed of insulated panels with double glazing. Open areas with two public parks, pergolas, fountains, and playgrounds are situated on both sides of the main street at the centre of the site.

The structural system is load-bearing reinforced concrete walls based on a 4.5m grid system and flat slab, cast in-situ. The outer walls are faced with light yellow brick. The building materials were locally produced, while the labour force was 67% foreign.

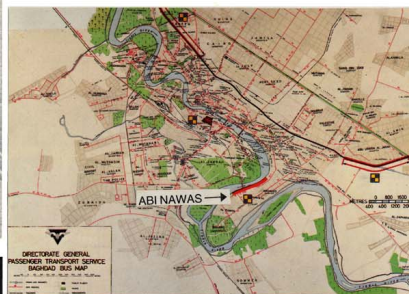
The Abu Nawas development seeks to establish a relevant vernacular idiom for new urban residential areas within the context of Arab/Islamic cities. In the present instance, this includes the use of traditional brick facing, facade treatments with pointed arches, and elongated fenestration; these contribute to convey a rhythmic unity to the project, punctuated by slight variations as the buildings wind with the curves of the river embankment.



Detail of a front arched entrance



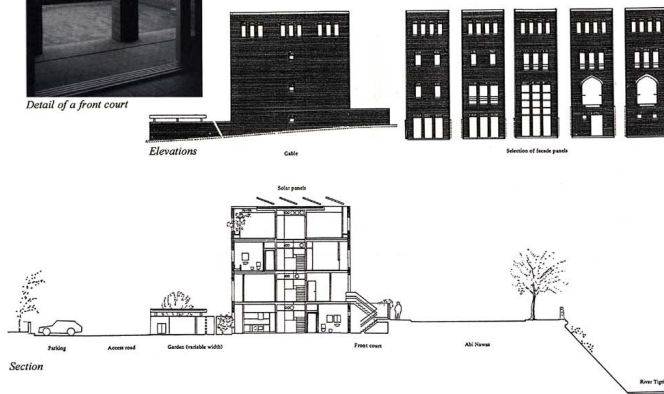
Detail of a front court



Site plan

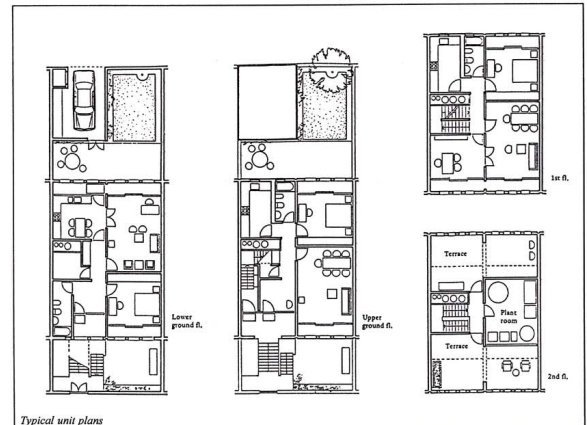


General view of parks

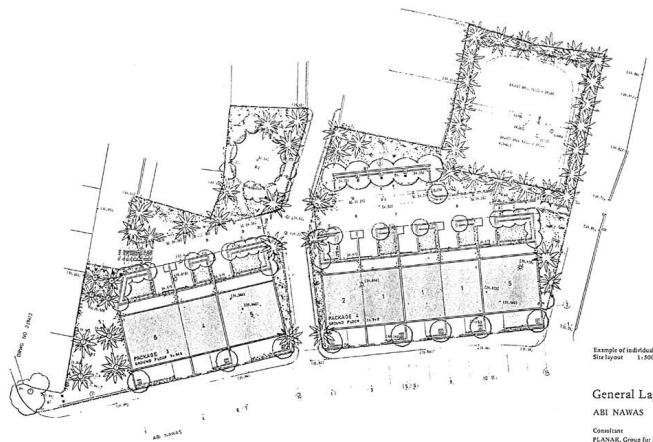
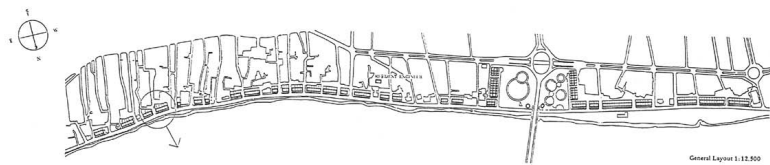


Section

801.IBQ
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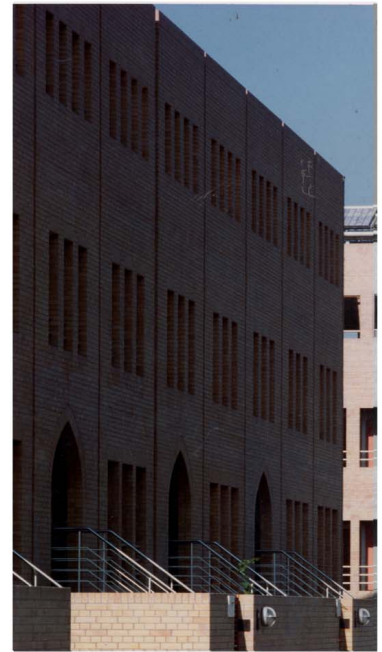


Typical unit plans

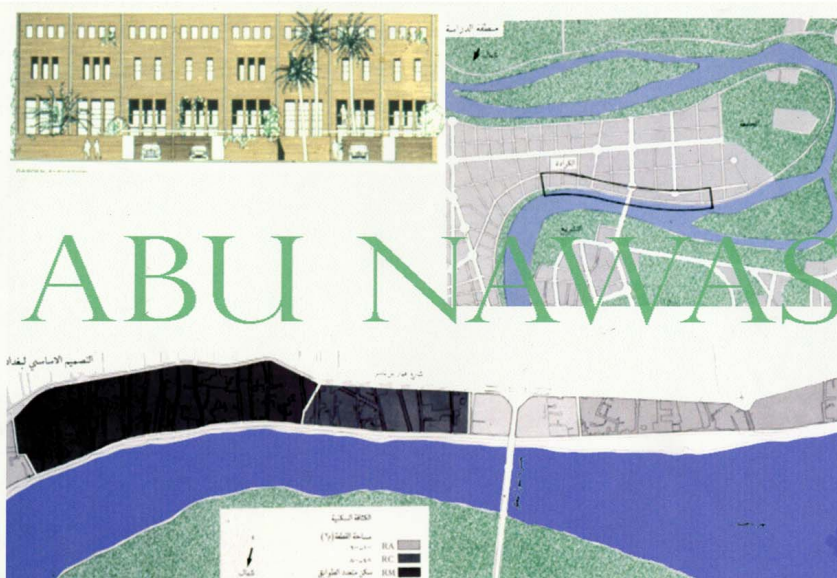


General Layout
ABI NAWAS

Consultant:
PLANAR, Group for Planning, Architecture and Development Research
SKARUP & JENSEN, Architects and Planners AS
GNNAN - HARBØE - BOMSE, Landscape Architects AS
CONICONSULT, Consulting Engineers and Planners AS



Site plan



In the 1970s, the Municipality of Baghdad embarked on an extensive upgrading and renewal scheme for the city, including several new housing developments. In December 1980 Planar, a Baghdad based planning and architectural firm, and Skarup & Jensen (Copenhagen) were commissioned to submit a conceptual layout for a 3km long site on the Tigris river, in central Baghdad. The project was to be essentially residential, in the form of low-rise and high standing town houses designed to replace dilapidated areas. At this initial stage, the would-be users were not identified, although the brief required dwelling units of different sizes, which would attract high income families. Most of the present occupants are senior presidential palace staff.

Site

The 3km long and 40m wide strip of land designated for the Abu Nawas development unfolds like a ribbon along the Tigris river. Situated in the centre of the town, it faces the Presidential Palace Complex on the other river bank.

Functional Requirements

The general layout had to allow for long stretches of new development, interspersed with some existing structures of architectural and historical value. The scheme involves low rise, medium to high density urban housing based on terraced units.

Description

The project comprises a total of 278 units:
- 86 4-bedroom town houses (228 sq m);
- 18 3-bedroom maisonettes (163 sq m);
- 23 2-3-bedroom flats (115 sq m);
- 46 2-bedroom flats (184-118 sq m);
- 29 1-2-bedroom flats (92 sq m);
- 76 1-bedroom flats (70-75 sq m).
Each building is provided with a front court, a back garden, a parking and a

roof terrace. All units have their own private access from the outside and are completely finished with fitted kitchens, bathrooms, cupboards and storage fixtures. Solar energy provides 50-60% of the required power (including air-conditioning) with a back-up system operated on kerosene (to be later replaced by natural gas). Façade openings are recessed and composed of insulated panels with double glazing; yellow-coloured brick facing further minimises heat gain. Internal finishes include plastered painted walls, tiled floors and hard wood secondary elements. Open areas with two public parks, pergolas fountains and playgrounds are situated on both sides of the main street in the centre of the site. However, parts of the initially planned landscaping and additional facilities (a nursery, supermarket, bank and restaurants) have not been implemented.

Project Significance

The Abu Nawas development seeks to establish a relevant vernacular idiom for new urban residential areas within the context of Arab/Islamic cities. In the present instance, this includes the use of traditional brick facing, elevation treatment with pointed arches and elongated fenestration; these contribute to convey a rhythmic unity to the project, punctuated by slight variations as the buildings wind with the curves of the river embankment.

Construction

Load bearing reinforced concrete walls based on a 4.5m grid system and flat slab cast-in-situ. Light yellow brick outer skin facing. Materials were locally produced and the workforce, 80% of which was skilled, was at least two thirds foreign (mainly from the Far East).

2 Detail of a front unarched entrance
3 Detail of a front court



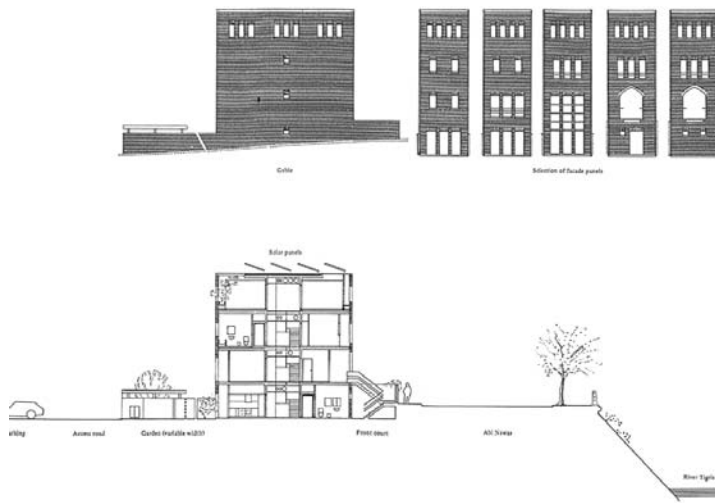
Interior view of kitchen



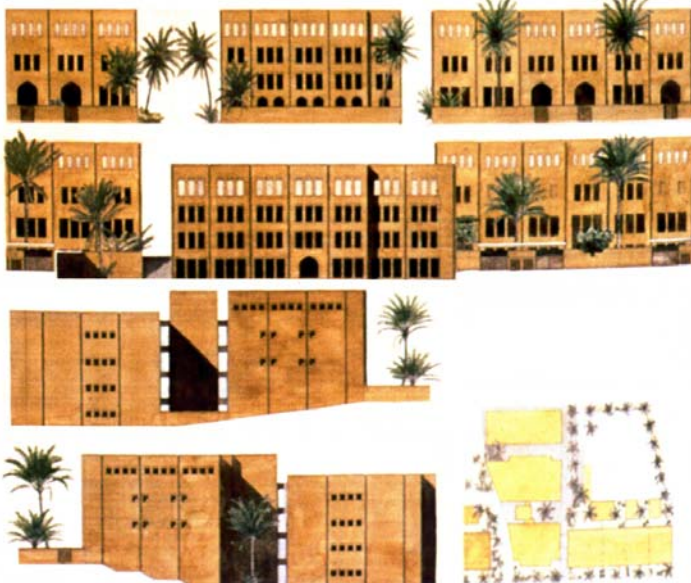
View to interior court

ABU NAWAS

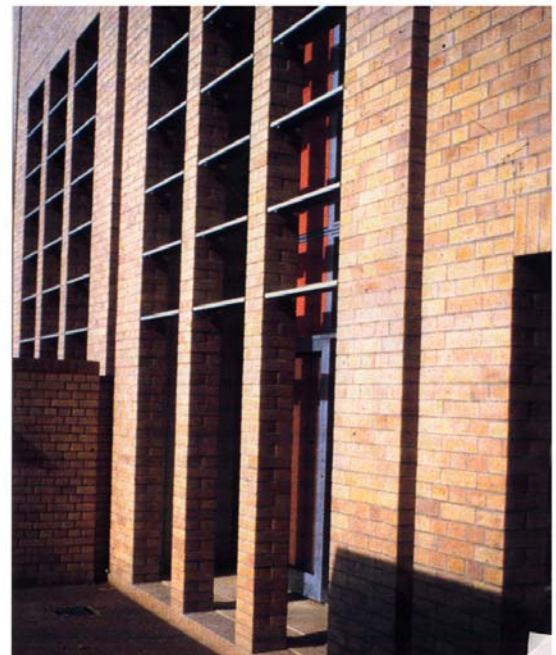
Consultant:
 PLANARK, Group for Planning, Architecture,
 Landscape & Urbanism, Architects and
 GODDARD, HARRISON, BORDO, Landscape
 CONCEPTS, Consulting Engineers and
 Elevations & Sections



Detail of arched entrance



Elevations



Window detail







General view from the park



Front elevation along the street



Rear view