



The Aga Khan Award for Architecture

ARCHITECT'S RECORD

CONFIDENTIAL

I. IDENTIFICATION

Project Title DIPLOMATIC QUARTER

Street Address Makkah Road/Salbouq Freeway

City Arriyadh Country Saudi Arabia

Telephone 4 883 331 Telex 401 190 Nakl Sj

Arriyadh Development Authority

II. PERSONS RESPONSIBLE

A. Architect Bödeker, Boyer, Wagenfeld & Partner

Mailing Address _____

Bergische Landstr.606

City 4000 Düsseldorf 12 Country W.Germany

Telephone 0211-281062 Telex 8581286 BBWP D

B. Client Arriyadh Development Authority

Mailing Address _____

P.O.Box 495

City Riyadh 11411 Country Saudi Arabia

Telephone 4 883 331 Telex 401 190 Nakl Sj

C. Consultants (e.g. Economists, Sociologists, Demographers, Engineers)

Name Several Experts for Infrastructure Service and Irrigation of

Mailing Address Different Countries

City _____ Country _____

Telephone _____ Telex _____

D. Contractor Eastern Corporation (Saudi Contractor)

Mailing Address Wadi Badan (Saudi Contractor)

City Han Yang (Korean Contractor) Country all located in Riyadh

Telephone Al Rashed (Saudi Contractor) Telex _____

E. Master Craftsman _____

Mailing Address _____

City _____ Country _____

Telephone _____ Telex _____

III. USE

Extensive and Intensive Public Landscape Areas
for Recreation

A. Specify type(s) of Use: _____

B. User/Occupant Inhabitants of the Diplomatic Quarter and the
People of Riyadh in all income Levels

1. Occupation/Profession _____

2. Income Level (check one) _____ High _____ Medium _____ Low _____ Mixed

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

None

IV. PROJECT TIMETABLE

(Please specify year and month)

A. Design: Commencement 1977,5 Completion 1983,7

B. Construction: Commencement 1981,6 2/3 Completion 1986,2

C. Date of Project Occupancy 1986,2

V. PROJECT ECONOMICS

We have asked the client to give this information and
(Please specify amount, currency and date of transaction) we will send this to you upon receipt

	Amount	Currency	Date
A. Total Initial Budget	_____	_____	_____
B. Total Actual Costs	_____	_____	_____
C. Actual Cost per sq. m.	_____	_____	_____
D. Analysis of Costs			
1. Land	_____	_____	_____
2. Infrastructure	_____	_____	_____
3. Labour	_____	_____	_____
4. Materials	_____	_____	_____
5. Professional Fees	_____	_____	_____

E. Cost Comparison

1. Please indicate how the costs of this project relate to typical building costs in the country (check one):

_____ Average _____ Above Average _____ Below Average

F. Sources of Funds

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

_____ Private Sources _____ Public Sources

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

_____ local _____ national _____ international sources

III. USE OF EXTENSIVE LANDSCAPING

- A. Specify type(s) of Use: Low density passive use (picnicing, walking)
- B. User/Occupant
1. Occupation/Profession general public - not just Diplomatic personnel
 2. Income Level (check one) _____ High _____ Medium _____ Low ☒ Mixed
- C. Specify any change(s) between planned and actual use:

IV. PROJECT TIMETABLE FOR EXTENSIVE LANDSCAPING

(Please specify year and month)

- A. Design: Commencement 1977 Completion 1987
- B. Construction: Commencement 1979 Completion on-going
- C. Date of Project Occupancy _____

V. PROJECT ECONOMICS OF EXTENSIVE LANDSCAPING

(Please specify amount, currency and date of transaction)

	Amount	Currency	Date
A. Total Initial Budget	_____	_____	_____
B. Total Actual Costs	<u>124,675,000</u>	<u>SR</u>	<u>1987</u>
C. Actual Cost per sq. m.	<u>113</u>	<u>SR</u>	_____
D. Analysis of Costs			
1. Land	<u>NIL</u>	_____	_____
2. Infrastructure 10%]	_____	_____	_____
3. Labour 40%]	<u>119,800,000</u>	<u>SR</u>	<u>to 1987</u>
4. Materials 50%]	_____	_____	_____
5. Professional Fees	<u>4,875,000</u>	<u>SR</u>	<u>1987</u>

E. Cost Comparison

1. Please indicate how the costs of this project relate to typical building costs in the country (check one)

☒ Average _____ Above Average _____ Below Average

F. Sources of Funds

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

_____ Private Sources ☒ Public Sources

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

_____ local ☒ national _____ international sources

(Please continue overleaf if necessary)

III. USE OF INTENSIVE LANDSCAPING

A. Specify type(s) of Use: High Density passive use (picnicing, walking) and active use (play equipment, kick-about spaces)

B. User/Occupant

1. Occupation/Profession general public - not just Diplomatic personnel

2. Income Level (check one) High Medium Low ☒ Mixed

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

IV. PROJECT TIMETABLE FOR INTENSIVE LANDSCAPING

(Please specify year and month)

A. Design: Commencement 1977 Completion 1982

B. Construction: Commencement 1979 Completion on-going

C. Date of Project Occupancy progressing from 1984

V. PROJECT ECONOMICS OF INTENSIVE LANDSCAPING

(Please specify amount, currency and date of transaction)

	Amount	Currency	Date
A. Total Initial Budget			
B. Total Actual Costs	<u>234,850,000</u>	<u>SR</u>	to <u>1987</u>
C. Actual Cost per sq. m.	<u>244</u>	<u>SR</u>	
D. Analysis of Costs			
1. Land	<u>NIL</u>		
2. Infrastructure 20%]			
3. Labour 30%]	<u>214,470,000</u>	<u>SR</u>	to <u>1987</u>
4. Materials 50%]			
APPROX			
5. Professional Fees	<u>20,380,000</u>	<u>SR</u>	<u>1982</u>

E. Cost Comparison

1. Please indicate how the costs of this project relate to typical building costs in the country (check one):

☒ Average Above Average Below Average

F. Sources of Funds

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

Private Sources ☒ 100 Public Sources

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

local ☒ 100 national international sources

VI. CONSTRUCTION DETAILS**A. Site and Building Area** (please indicate in square metres)

Extensive Landscape Area 90 ha
 1. Total Site Area: _____ Intensive Landscape Area 61 ha

2. Total Ground Floor Area: _____

3. Total Combined Floor Area (including basement(s), ground floor(s) and all upper floors): _____

B. Construction and Technology

1. Describe the structural system and the basic method of construction

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

C. Description of Materials

(please also indicate if locally produced or imported)

1. Foundations

Plant Material delivered by the on-site Diplomatic Quarter Nursery, Palm Trees by different Oases in Saudi Arabia.

Rock, Boulders, Gravel, Sand, Soil mixture found on-site or locally.

2. Principal structural members

Pergolas, Treepit covers, pavement and other concrete elements prefabricated locally.

Special equipment for play areas, lighting, irrigation, etc. from abroad

3. Infill

4. Rendering of Facades or Exterior Finishes

5. Floors

6. Ceilings

7. Roofing

8. Other elements (please specify)

D. Type of labour force (please indicate percentage)

_____ 10% Skilled Workers _____ 90% Unskilled Workers

E. Origin of labour force

_____ 5% Domestic _____ 95% Foreign Korea, Pakistan, Yemen, Phillipinos

- the diplomatic quarter shall be fully equipped with major facilities, infrastructure and public services, as needs for an urban community
- land use controls between the quarter and surrounding areas shall be considered
- the relations between the quarter and the surrounding government functions shall be considered
- special concern shall be devoted to means of transportation and security

In 1977 the masterplan and the infrastructure implementation programme has been developed. Since 1980 the landscape design for public open spaces has been developed in several stages and in 1981 first construction of infrastructure has been executed, including the start of 10 000 palm trees within the road scape.

Two third of the extensive desert landscape area has been completed in construction in 1983 and two third of the intensive gardens in 1985. Most of the public landscape is now in actual use since over three years.

VII. GENERAL GEOGRAPHY AND CLIMATE

A. Please describe the local geographic characteristics: Riyadh is the national Capital of Saudi Arabia and located in the central region of Nadj in the middle of the desert landscape. The Diplomatic Quarter is located on the eastern periphery edged by the dominant Wadi Hannifah.

B. Please describe the local climatic characteristics: Arid climate with mild winters and occasional frost, and hot dry summers with moderate by heavy winds. Average high temperatures: 41° to 46° C, low 8° to 2° C, average humidity 45% (winter), 18% summer, average rainfall : 35 mm to 100 mm.

VIII. EVOLUTION OF DESIGN CONCEPTS

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

The Government of the Kingdom of Saudi Arabia in 1975, decided to transfer the Ministry of Foreign Affairs from its present place in Jeddah to the Capital City of Riyadh.

As a result of this the diplomatic missions and foreign representations to Saudi Arabia will also move to the Capital City by the time the Foreign Ministry is operating at Riyadh.

The Decree also established that "the land north of the broadcasting antenna and the Sports City and south of Daraiyah Road with a land area of 500 ha shall be the site for the Riyadh Diplomatic Quarter".

Under that Decree, the Minister of Municipal and Rural Affairs was entrusted the executive powers for the project of the diplomatic quarter, and the Minister established further the responsibilities in Decree No.84/4 of 1976, to the effect that the High Executive Committee has the authority to execute the project, propose the financial, technical, administrative procedures, approve the plans and programmes and submit for final approval to the Council of Ministers. The High Executive Committee under its right to delegate the follow-up of the execution to a technical body, set up, in 1976, the Bureau for the Project of Ministry of Foreign Affairs and Diplomatic Quarter, as its executive arm with the Director General nominated by decree of the Chairman of the High Executive Committee. (the later Arriyadh Development Authority)

In its initial policy deliberations, the High Executives Committee has set up the following general policy guidelines for the Diplomatic Quarter:

- the diplomatic quarter shall be planned to achieve maximum integration, interaction and coordination between the quarter and the city of Riyadh; it shall be a new urban district whose role is that of an urban residential quarter, and a diplomatic district
- the new quarter shall accommodate within its area the entire diplomatic corps and related facilities
- the diplomatic quarter shall provide for the residential needs of the diplomatic community, without being confined to the needs of the staff members of the diplomatic missions

IX. PROJECT SIGNIFICANCE

1. In what way is this project important?

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

The public landscape is to be seen as a hierarchical system, governed principally by a formalised pattern of street tree planting, which defines and creates space; and a recreational system, based upon a pedestrian network of green and open spaces. The system gives a sense of continuity throughout the built environment.

The composition of the Diplomatic Quarter requires that the public landscape be divided into two categories according to function and practicality.

The first category is that of intensive landscaping, which may be defined as areas with irrigation planting (sprinklers and drip) and with such elements as pergolas, water-pools, play equipment, and, of course planting to provide shade.

Green and open spaces are designed to improve the micro-climate of the Diplomatic Quarter. As such they are situated in a linear arrangement like spokes of a wheel, running through the built area. A system of recreation facilities is concentrated along this system. The irrigation water comes from the sewage treatment plant as treated sewerage effluent. Therefore only 60% of the public green and open space are intensively irrigated and developed. In terms of design, the spaces are to be seen as a natural progression from the private formal landscaped areas to the outlying desert landscape. Some areas have bosque-type tree planting; others massed shrub and ground cover. However, a large area site also be looked upon as "extensively landscape". In these areas, artificially created wadis and basins will collect surface water run-off from roads, etc and also drainage from intensively irrigated areas. They are planted with salt-tolerant species, since they will inevitably be areas of salt deposition. This type of landscaping offers the creation of many attractive design features by using rock and sand materials and interesting indigenous planting. The gradual change from built environment, which will necessarily be more intensively green, to the open landscape helps integrate the whole within this outlying area of Riyadh.

The second major category of landscaping, which may be defined as areas principally outside the built area, which receive a minimum of irrigation or none at all.

A major part of the design is the construction of earth berms for afforestation of peripheral areas. The berms and trees provide protection against strong winds and filter dust and sand. Growth is to be encouraged at first by a minimum of irrigation and the area is to be protected by fencing. These periphery landscape fulfills the traditional need of the people of "being out in the desert".

The landscape features have been achieved economical in using largely existing on-site materials as rock, boulders, gravel, sand and excavation material. The design has based on traditional Islamic garden pattern as well as on desert landscape. Social requirements have been reflected in design solutions separating men and women and partly western type design for diplomats.

2. Please indicate the degree to which the client and users are satisfied with the project.

Best example of landscape design for public use in the middle east. The areas are controlled by opening time to prevent overuse. Occupants are mostly local people which are highly satisfied with the design and function as recreation areas.

X. PRESENTATION REQUIREMENTS

1. The materials described below are the minimum requirements for project presentation. Please note that standard presentation dossiers are prepared by the Award, and materials should not be mounted or bound. All materials should be clearly identified. The following should be submitted:

- A. Map indicating location of project in city, community, neighbourhood, or landscape.
- B. Ten (10) photographs; preferred and maximum size for A4 presentation (18 × 24 centimetres).
- C. Twenty (20) slides; 24 × 36 millimetres.
- D. Drawings; preferred and maximum size for A3 format presentation (29.7 × 42 centimetres).
Site, Roof, and Massing Plans;
Floor Plan(s);
Elevations;
Sections.
- E. Curriculum Vitae, or Firm's Prospectus.

2. The submission of additional materials is encouraged. Please specify any appended materials not listed above.

Landscape Brochure of the Diplomatic Quarter made by the Arriyadh Development Authority

3. Please indicate other sources of information on the project, e.g. publications, contacts, etc.

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Gutleutstr.47
6000 Frankfurt/M1

Tel. 069-236851
Tlx. 4185570 FAAG

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

Signature _____

Name (please print) _____

Jürgen Baer

Date 11.12.87

All Materials should be forwarded to:

The Aga Khan Award for Architecture
Award Procedures
32, chemin des Crêts-de-Pregny
1218 GRAND-SACONNEX
Switzerland

Telephone: (22) 98 90 70

Telex: 28842 AKAA CH

Cable: AKAWARDS

II PERSONS RESPONSIBLE: INTENSIVE LANDSCAPING
(Neighbourhood Parks, Gardens, Wadi Edge Parks, Walkways, Medians,
Roundabouts and Cul-de-Sacs)

A number of contracts for design, supervision and construction were
let for various projects.

Landscape Architects

1. B.B.W and P
Laubach 43
Neandertal 4020
West Germany
Telephone: (02104) 75038 Telex: 8581 286 BBWP D
2. Robert Herick Carter Associates
1015 National Boulevard
Los angeles Ca 90034
USA
Telephone: (213) 8375248 Telex: 181880 RHCA INCLSA

Contractors

1. Saudi-Japan Construction Co. Ltd.
Box 10630
Arriyadh
Telephone: (01) 4067878 Telex: 204819 SJCC SJ
2. Han Yang Corporation
Box 4871
Arriyadh
Telephone: (01) 454 4917 Telex: 200016 HYRUH SJ
3. Eastern Corporation
Box 792
Arriyadh
Telephone: (01) 401 0051 Telex: 204267 EASTCA SJ

II PERSONS RESPONSIBLE: EXTENSIVE LANDSCAPING
(Perimeter landscaped areas along wadi edge and earth berm)

Landscape Architects

B.B.W and P
Laubach 43
NEANDERTAL 4020
WEST GERMANY
Telephone: (02104) 75038
Telex: 8581 286 BBWP D

Consultants

B.B.W. and P Site Management
Box 495
Arriyadh 11411
SAUDI ARABIA
Telephone: (01) 488 3331
Telex: 204781 RRI RUH

Contractor

Eastern Corporation
Box 792
ARRIYADH 11411
SAUDI ARABIA
Telephone: (01) 401 0051
Telex: 204267 EASTCA SJ