



The Aga Khan Award for Architecture

ARCHITECT'S RECORD

CONFIDENTIAL

I. IDENTIFICATION

Project Title CLUB ALDIANA MİLTA KEMER VACATION VILLAGE

Street Address KIZILTEPE - KEMER

City ANTALYA Country TURKEY

Telephone (3214) . 2230-38 Telex 56592 MLTA TR

Telefax (3214) . 2239

II. PERSONS RESPONSIBLE

ERDAL ERKUT (Chief arch. in this prj.)

TURGUT ALTON

A. Architect BİRLEŞMİŞ MİMARLAR (UNITED ARCHITECTS) ALP ORHUN

Mailing Address Cumhuriyet Cad. Emek İş hanı no. 209/7
Harbiye

City İSTANBUL Country TURKEY

Telephone (1) 146 65 11 - 147 26 88 Telex 28109 TAE TR

B. Client MİLTA MİLLİYET VACATION VILLAGES AND TOURISM ENTERPRISES CO. INC.

Mailing Address Ankara Cadd. Büyük Kelkit Han 243/5
Sirkeci

City İSTANBUL Country TURKEY

Telephone (1) 511 03 16 Telex 22363 DGAN TR

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

Name İSMET BABUŞ - ALP ORHUN (Civil Eng), BAYCAN SUNAÇ (Mech. Eng), İSMET DEFNE
GÜNEL AKDOĞAN (Soft Landscape) (Elec. Eng)

Mailing Address BİRLEŞMİŞ MİMARLAR, Harbiye Cumhuriyet Cad. 209/7

City İSTANBUL Country TURKEY

Telephone (1) 146 65 11 - 147 26 88 Telex 28109 TAE TR

D. Contractor (CONSTRUCTION MANAGEMENT) ATAMAN CONSTRUCTION INDUSTRY & TRADE CO. INC.

Mailing Address Yıldız Posta Cd. Ziraat Bankası Üstü Gayrettepe

City İSTANBUL Country TURKEY

Telephone (1) 172 82 46 Telex ----

E. Master Craftsman

Mailing Address _____

City _____ Country _____

Telephone _____ Telex _____

III. USEA. Specify type(s) of Use: VACATION VILLAGE - (FIRST CLASS)

B. User/Occupant

1. Occupation/Profession CLUB ALDIANA - (NECKERMANN)2. Income Level (check one) ☒ High ☐ Medium ☐ Low ☐ Mixed

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

NO CHANGE

IV. PROJECT TIMETABLE

(Please specify year and month)

A. Design: Commencement OCT. 1984 Completion OCT. 1986B. Construction: Commencement MAY 1985 Completion DEC. 1986C. Date of Project Occupancy 29 APRIL 1987**V. PROJECT ECONOMICS**

(Please specify amount, currency and date of transaction)

	Amount	Currency	Date
A. Total Initial Budget	<u>5,026.070</u>	<u>US \$</u>	<u>1.1.1985</u>
B. Total Actual Costs	<u>5,484.162</u>	<u>US \$</u>	<u>31.12.1986</u>
C. Actual Cost per sq. m.	<u>206.40</u>	<u>US \$</u>	<u>31.12.1986</u>
D. Analysis of Costs			
1. Land	<u>ASSIGNED</u>	<u></u>	<u></u>
2. Infrastructure	<u>EXISTING</u>	<u></u>	<u></u>
3. Labour	<u>1,625.173</u>	<u>US \$</u>	<u>31.12.1986</u>
4. Materials	<u>3,792.071</u>	<u>US \$</u>	<u></u>
5. Professional Fees	<u>66.918</u>	<u>US \$</u>	<u>31.12.1986</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:

40 % Private Sources 60 % 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)

1. Total Site Area: 90250 m²
2. Total Ground Floor Area: 13683 m²
3. Total Combined Floor Area (including basement(s), ground floor(s) and all upper floors): 26247 m²

B. Construction and Technology

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

Please refer to next page.

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

Please refer to next page.

C. Description of Materials

(please also indicate if locally produced or imported)

The repertory of building materials used for construction which are all local, is very limited:

1. Foundations

Concrete, sepearte or continious.

2. Principal structural members

Brick work and stonework are used as load bearing walls in the majority of buildings.

In the semi-closed buildings timber floor and shade roof structures are designed supported by reinforced concrete columns.

3. Infill

All walling is loadbearing.

4. Rendering of Facades or Exterior Finishes

The buildings with stone loadbearing walls have no exterior finish. The building facades are rendered with functional elements such as wooden musharabiyas or colored concrete tiles on steps where the wall thickness change. Therefore all brickwalls are only plastered and painted white.

5. Floors

All internal guest areas are finished with ceramic tiles specially fabricated with Islamic patterns on. All exterior areas are finished with colored concrete tiles with varied dimensions of square or rectangle. Natural stone floor tiles are used around the pool areas. Wooden floor finish is used on the galleries.

6. Ceilings

No false ceiling is used. All ceilings are plastered and painted white.

7. Roofing

All buildings are covered with flat terrace roofs. Meanwhile porches-locally called Khayatt are covered with wooden construction shade roofs finished with locally used clay roof tiles.

8. Other elements (please specify)

- 8.1. Timber elements;

Wooden grill musharabiyes, bays and balustrades.

- 8.2. Precast concrete elements;

Colored concrete elements are described in item B.2.5 are cast in-site.

D. Type of labour force (please indicate percentage)

40 % Skilled Workers 60 % Unskilled Workers

E. Origin of labour force

100 % Domestic Foreign

VI. CONSTRUCTION DETAILS

B. Construction and Technology

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

The design and construction made full use of the available regional technology, abundant labor force and materials. Use of concrete structure is tried to be minimized and the required standard and method of construction is so simplified that even simple local casting technology is found sufficient to realize this construction.

The structural systems used in the village can be described in two basic groups.

1.1. The closed buildings - such as guest units, Turkish bath, etc.

Brickwall construction resting on concrete foundations is used. The single-thick brick walls of the upper floors are supported by thicker brick walls of ground floor. The step on the exterior walling is used as one of the rhythmic elements throughout the project. The building is covered by flat terrace roof.

1.2. The semi-closed buildings-such as restaurant, reception courtyard, etc. These are actually open spaces-Khyatts covered by wooden shade roof structures.

Based on the fact that it is possible to find neither local material nor workmanship to construct a complete wooden structure, the columns that support the roofs are designed as reinforced concrete. Other than these two main approaches, the service buildings such as kitchen or laundry are constructed with reinforced concrete frames due to the space use.

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

The site was used as a workshop fabricating most of the building parts in-situ. Other than the mechanical, electrical and plumbing installations the major building materials, not parts that were fabricated elsewhere are brick, roof tiles and ceramic tiles. The fabricated in-situ parts can be grouped as below:

2.1. Stone finish;

2.1.1. Natural - The local stone similar to travertine which was used as supporting walls was cut in to plates to be used as floor finish.

2.1.2. Cast - Colored concrete tiles as floor finish.

2.2. Woodwork;

2.2.1. Shade roof constructions

2.2.2. Balustrades of stairs and galleries

2.2.3. Wooden mushrabiya

2.3. Doors and windows;

2.4. Furniture

2.5. Colored concrete elements;

2.5.1. Stairs

2.5.2. Stair balustrades

2.5.3. Lintels window sills

2.5.4. Spouts

2.5.5. Water channels on walkways

2.5.6. Tiles to cover the steps on external walls

2.5.7. External lighting elements

2.5.8. External seating elements

2.5.9. External table and counter elements.

VII. GENERAL GEOGRAPHY AND CLIMATE

A. Please describe the local geographic characteristics:

Kemer is a town on the Mediterranean coast 38 km on the south west of Antalya.

These coasts being yet virgin lands have been saved from pollution. The high mountains with green valleys in between are covered with pine trees and they surround the shores. The beach is continuous on the seashore. The morphological features and the flora on the coastline is very attractive for tourism sector. Therefore it is of vital importance to design the project suitable to the natural environment.

B. Please describe the local climatic characteristics:

The area has a typical Mediterranean climate with hot and dry summer and mild and humid winter.

Average temperature for summer is 28-32°C for winter is 10°C. Average temperature for the year is 17°C, average sea-water temperature is 18°C. Neither snow falls nor frost appears. It rains all during winter. The flora appears as dense forest mainly of various kinds of pine trees.

VIII. EVOLUTION OF DESIGN CONCEPTS

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

The aim was to create an architecture which resonates with its geographic and cultural environment in its massing and in detail and to achieve a contemporary expression of the principles that govern the vernacular architecture of South Anatolia coasts in Islamic Period. As a continuation of this approach the nature is used as one of the major components of design and is preserved as much as possible.

The technical and economic achievement resulted from this approach created a considerable economy and speed in construction.

Although the Operator's contribution appeared in a very late stage of the design, the revisions to satisfy him were required only in the service buildings, kitchen and laundry. The contractor being the owner at the same time was very careful in constructing according to the design and no major changes took place during construction.

Due to the extension of the tourism season in Turkey, after two years of operation a multi purpose hall is constructed with the common wills of the owner and the architect.

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.)

1. This village project is a search for a contemporary interpretation of the vernacular language, consistency with the environmental context. This approach led to the simplicity and functionality of design and the use of local architectural elements and materials.

The strong referencing to the domestic architecture was continuous in all aspects of design.

1.1. Contemporary life local traditional spaces;

Referencing to the local and traditional life is an attempt to give identity to the village both culturally and commercially.

1.1.1. Porches-locally called Khayatt:

Due to the very hot summer seasons of the area the use Khayatt-an open space covered with a shade roof could not be disregarded. This traditional space and the way of life in it is used all throughout the project. The restaurant building, the galleries of the amphitheater are examples to this.

1.1.2. Shopping arcade and Turkish Coffee House:

Shopping, being located on the intersection point of the main axis is given its traditional definition, supported the Turkish Coffee House with its court yard in the front.

1.1.3. Turkish Bath - Hamam -

The Hamam in a stone wall construction building is designed to enrich the life of the vacation village. The traditional space organization is preserved while at the same time modern attitude is forwarded by using an external pool.

1.2. Planning;

1.2.1. The concentrated village center: The center is planned as a local village center in which the social economic and cultural lives overlap. It is on the focus point of the village life where all axes meet. This feasible land use, serves also to the rentability of the vacation village commercially.

1.2.2. Private narrow streets with wide nature in between. The streets perpendicular to the sea are designed as narrow and shady as possible. The trees on the areas inbetween the streets are preserved and landscaped, supporting the existing flora texture. This planning gives other possibilities as enabling the circulation of the cool sea wind all through the village, protecting the tree zones inbetween the streets and presenting them as landscaped areas to the guest units.

Water channels are used on the streets as both an environmental control element that cools the streets and a source of enjoyment for the guests to walk in.

1.2.3. The dominance of rhythmic repetitions and geometrical and axial order.

The elements used to enrich the simple and functional design are chosen from the local environment. These elements are rationalized, systematized and used all throughout the village with rhythmic repetitions. In using certain forms on any architectural element, including forms on surfaces such as floor finishes, geometric forms that appear in Islamic Anatolian repertory are selected. In creating the layout scheme of the village the use of axis and axial order in elements was designated.

1.3. Use of local architectural elements:

Certain architectural elements from the local environment are modernized and used all over the design. In addition to traditional function of keeping privacy, mushrabiya is used as a climatic control element on window or window bays with a rhythmic repetition. The wooden roof structures are used to cover the open spaces-called khayatt as locally done. These elements with simple geometric constructions create an effective Rhythm.

*** Cont'd below

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

It was a big advantage to the designers to be able to work in such a harmony with the owner. The budget was kept with a minor increase. The rentability of the village was not less than expected. Resulted from this, the work seems to satisfy both the owner and the operator and meanwhile the guests in all ways.

*** Due to the construction system the external wall has a step over it. Locally any step or any protrusion on the external walls is covered by clay tiles. Because precast concrete element fabrication was widely realized on site, colored concrete tile elements were preferred to be used for this project to create a colorful repetition.

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

Yapı Dergisi August 1987

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)

ERDAL ERKUT

- TURGUT ALTON

ALP ORHUN

Date 13 April 1988

All Materials should be forwarded to:

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