



1902-1918
The School of Art in Weimar.




Architect: Henry van de Velde
Photo: Louis Held
1911

1st of April 1919
Reform the educational system.

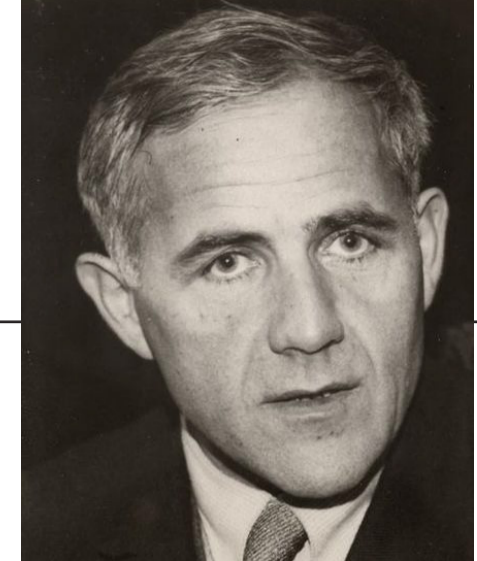


1925-1926

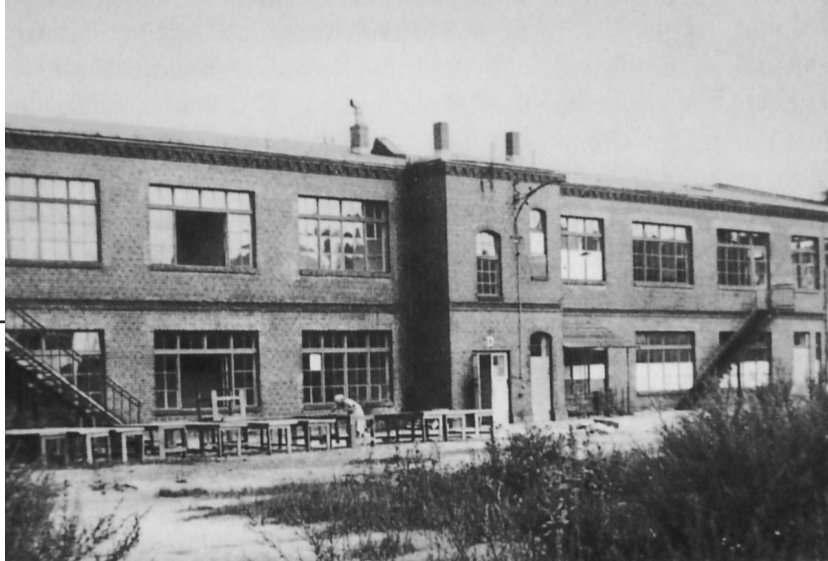


Bauhaus building Dessau from north-west, architect: Walter Gropius. Photograph by Lucia Moholy, 1926.

1930-1933 Berlin.

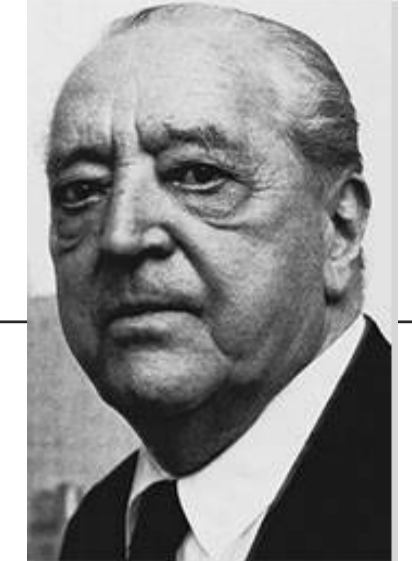


October 1932



Bauhaus Building in Berlin, Birkbuschstraße in Berlin-Steglitz. Photograph by Howard Dearstyne, 1932.

WW II



1919-1925 Weimar.

- Walter Gropius became the director of the former Grand-Ducal Saxon college of Fine Arts Art school in Weimar. The school formally with the college of Applied Art, and named it the State of Bauhaus in Weimar. Appointed as masters personage such as Gerhard Marcks, Johannes Itten, Paul Klee, Oskar Schlemmer, Wassily Kandinsky and László Moholy-Nagy. The new beginning for build culture as he stated: there should no longer be a division between the crafts-based disciplines.

1925-1930 Dessau.

The Bauhaus found the ideal environment for designing models for industrial mass production. Manual experience of materials in a practical workshops. The study of rational design in terms of techniques and materials.

- First phase six-month preliminary course, study of characteristics of materials, colors, natural forms and geometric compositions, but also the laws of visual perception. (Itten, Kandinsky, Moholy-Nagy, Albers.)
- Second phase, which lasted three years, consisted of laboratory activities (carpentry, metals, weaving, printing, sculpture, ceramics) where the technical characteristics and processing of the materials were experimented.
- The third phase consisted of an internship in construction sites and involved the study of architectural design and construction.

1930-1933 Berlin.

- 1927, the director's post handed over to swiss architect and urbanist Hennes Meyer, previous head of the architectural department at the Bauhaus, but in 1930, he was dismissed by the city council for supposed Communist practices.

October 1932

- 1930, Ludwig Mies van der Rohe, became the director. the school's orientation towards architecture grew under his direction. the students were most affected by the ban on any type of political activity and the discontinuation of production lines. Relocation of the school with all its equipment to an old telephone factory in Berlin and its final closer on 20th July 1933.

WW II

- The school operated for ten months. In 1933, the Gestapo closed down the Berlin school. Despite Mies and Gropius's protestations school haven't continued its work. In the approach of the Second World War and after its start many architects and artists left Germany and Europe. As a result, emigrants started to spread Bauhaus school ideas all over the world.

1896



1906



1909



1917



1925



1934



1930s



1896
Aharon Chelouche, was an Algerian Jew, landowner, jeweler and moneychanger. During the end of the 19th century, he was a major figure in Jaffa's Jewish community. He also known as the founder of Neve Tzedek neighborhood, now part of Tel Aviv, Israel.

1906
About 66 Israeli families decided to separate from Yafa and search for a new residential centre. Productive activities remained to Yafa.

1909
Tel Aviv is born as AHUZAT BAIT ("House of ownership"), the first city with a completely Jewish population. Orthogonal grid in a wide arrangement structure plan.

1917
Singing of Balfour's Declaration which proclaimed support for the establishment of a "national home for the Jewish people" in Palestine. Tel Aviv, along with the rest of the Jaffa municipality became part of British-administered Mandatory Palestine.

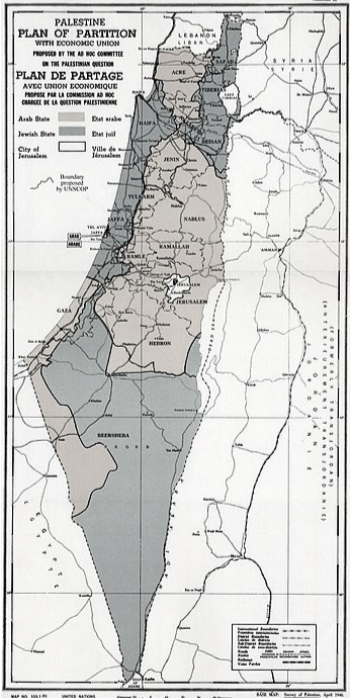
1925
The Scottish pioneering town planner Patrick Geddes proposed a master plan for Tel Aviv, which was adopted by the city council led by Meir Dizengoff. Geddes's plan for developing the northern part of the district was based on Ebenezer Howard's garden city movement.

1934
In 1934 Tel Aviv was granted the status of an independent municipality separate from Jaffa. As a result of the Russian Revolution and the rise to power of the Nazi Party in Germany the waves of Aliyah brought thousands of Jews to Tel Aviv and other Jewish territories. By 1937 the Jewish population of Tel Aviv had risen to 150,000, and in the next two years, it reached 160,000 which...


1930s
was more than a third of the total Jewish population. In 1938 Geddes Plan was re-adapted according to changed population conditions and the city became denser and higher. In the 1930s the construction of the White City of Tel Aviv has been started. German Jewish architects escaped from the Nazis regime and brought Bauhaus and International style ideas into a new context.

1930s
Due to the popularity of the socialist movement in the Jewish community in Palestine Bauhaus architectural concept relies on rationality, functionality and mass production with an artistic spirit. Young German architects found a propitious ground to realize the teachings received at the Bauhaus School. They were modern and most of them were influenced from Mendelssohn and of Le Corbusier's


1947




14-may 1948
The creation of the state of Israel




1950
Unification of Tel Aviv and Jaffa




1970s-80s



1970s-80s



2003



1947
The United Nations Partition Plan for Palestine was a proposal which recommended a partition of Mandatory Palestine at the end of the British Mandate, Resolution 181 (II), the creation of independent Arab and Jewish States and a Special International Regime for the city of Jerusalem. This resolution was not accepted by the Arabic population and as a result, the civil war has started and the plan was not implemented.

14-may 1948
Israel's Declaration of Independence had been issued earlier that day, and a military coalition of 4 Arab states, Egypt, Syria, Jordan and Iraq entered the territory of British Palestine in the morning of 15 May. Cease fire declaration after a year of fighting on temporary Green line border. Jordan annexed what known as the west bank, including East Jerusalem. Egypt occupied the Gaza strip. Tel Aviv was served as the temporary government centre till December 1949.

1950
The unification of Tel Aviv and Jaffa decision until 24 April 1950. The name of the unified city was Tel Aviv until 19 August 1950, when it was renamed Tel Aviv-Yafo in order to preserve the historical name Jaffa.

1970s-80s
By the early 1970s, Tel Aviv had entered a long and steady period of continuous population decline, which was accompanied by urban decay. In the late 1980s, construction activity had moved away from inner ring of Tel Aviv, to its outer perimeter and adjoining cities for better housing condition rather than cramped housing and high property prices.

1970s-80s
By the late 1980s, had become a center of nightlife and discotheques for Israelis who lived in the suburbs and adjoining cities and acquired the nickname "Nonstop City", as a reflection of the growing recognition of its nightlife and 24/7 culture. The largest project built in this era was the Dizengoff Center, Israel's first shopping mall, Margalit concrete tower, Tel Aviv cinema theatre. 13 embassies in Jerusalem moved in as part of Un's messures

2003
New laws were introduced to protect Modernist buildings, and efforts to preserve them were aided by UNESCO recognition of Tel Aviv's White City as a world heritage site in 2003.

2003
The intervention: Therefore, the objective of this intervention is to contribute to the fulfillment of the former goals through a restoration project that pursues:
- Homogeneity,
- Urban integrity,
- Faithfulness to original aesthetics and construction methods,
- Climatic efficiency and comfort.
- Coherence between present habitational needs and the aesthetic aspirations of the restoration itself.

2003
Methodology: The intervention, with special emphasis on facades, follows the phases of:
- Historical and stylistic research.
- Decay analysis.
- Remedial intervention
- Design of a rooftop addition for each of the buildings.



HISTORY

Jaffa is one of the oldest ports in the world.

Before the Tel-Aviv, there were some Jews living in the Arab-city of Jaffa. on the map one hundred years ago, the place where Tel Aviv locate was still a piece of yellow sand. Today the two cities that are close together, a modern city and a smaller Mediterranean old town.

Throughout the 19th century, the population of Jaffa grew from 2,500 in 1806 to 17,000 in 1886. The city of Jaffa were becoming overpopulated and crowded. The city has been unable to accommodate the newly added population, so the city wall was demolished in the 1870s and a new larger urban area was built outside the city. Many of the newcomers were Europeans of middle-class origin who sought to build surroundings that would give them a sense of what they had left behind. They wanted to build a modern suburb of Jaffa as an extension of Jaffa, these Jewish neighbourhoods have developed independently, and although they have no prior planning, they still maintain close ties with the old City.

However, Tel Aviv was built without an overall plan. It developed according to the needs of the day, which were ever-changing. As more land was purchased, one by one, neighborhoods sprang up. With an initial immigration from eastern Europe, the city starts to build his nature with different typologies of architecture adapted to the local culture and climatic conditions that characterize the city with an eclectic style, a mixture of east and west style.

The real change was made by Geddes Patrick, who was delegated in 1925 to prepare the city's masterplan. In 1925, Meir Dizengoff asked Sir Patrick Geddes, a Scottish urban planner, to submit a master plan for Tel Aviv. Geddes' plan called for the city to be a European Garden City. To this day, as you walk through the city's smaller streets (as well as some of the major streets) you will encounter greenery around you. He took on the urban features from the geographic layout of the site. in particular for the axis of the circulation with a clear hierarchy of urban streets and the orientation of the facades to increase the natural flow of the western sea breeze.

Between the First and Second World Wars. The Bauhaus School was shut down under pressure from the Nazi regime in 1932, and many of the architects who had studied there or had been influenced had to leave Europe. Those who arrived Tel Aviv quickly joined the local construction boom.

They adapted the modern style to suit Tel Aviv's culture and climate. The result being a disproportionately high concentration of Bauhaus-style buildings. These buildings are obviously influenced by the clean functional ideas of the Bauhaus School, giving the city its special look, Buildings that now show their age were once painted very light color. Even though white exteriors are not really once its characteristics that is the source of the city's nickname of 'The White City'.

UNESCO & Tel Aviv

to this day, the city boasts some 4,000 buildings built under the influence of the International Style. it has the largest collection of buildings built in the International Style than anywhere else in the world, and thanks to this unique architectural fact, in 2003 UNESCO declared the White City of Tel Aviv-the Modern Movement a World Heritage Site. The inclusion of Tel Aviv on the list of World Heritage cities expresses the White City's unique yet universal value and requires that it be preserved for the benefit of future generations.





The World Heritage Committee-Inscribes the White City of Tel-Aviv - the Modern Movement, Israel,

on lite World Heritage List on the basis of cultural criteria (ii) and (iv):

Criterion (ii): The White City of Tel Aviv is a synthesis of outstanding significance of the various trends of the Modern Movement in architecture and town planning in the early part of the 20th century. Such influences were adapted to the cultural and climatic conditions of the place, as well as being integrated with local traditions .

Criterion (iv): The new town of Tel Aviv is an outstanding example of new town planning and architecture in the early 20th century, adapted to the requirements of a particular cultural and geographic context.

SUPER BLOCK

-  Open public space
-  Main street
-  Secondary street
-  Front yard

Public garden within the block
Segregation between housing and boulevard
Front yard as buffer
Footpaths connection between main street and green area



URBAN PLANNING

Two-way grid road system:
North-south axis cut by secondary east-west axis..
a connection allowed motorways connect to Jaffa.

East-West ways facing the sea

North-South ways parallel to the shore.

Main Boulevard
A clear distinction between main streets,
residential streets and vegetation fields.

Open space
Shared public spaces ,in the form
parks and squares, as well as residential
blocks.

























Elements of Geddes plan-1925



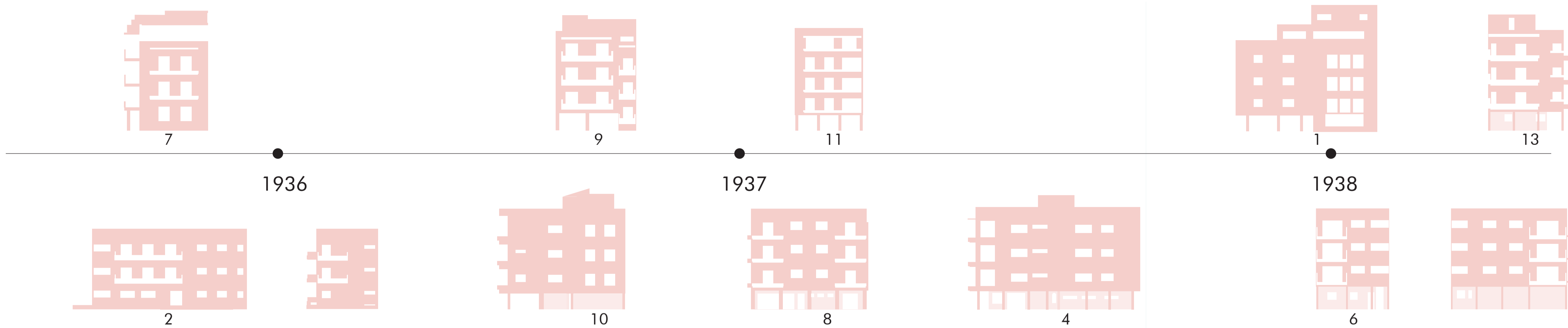
JAFFA

TEL AVIV

LEGEND

-  Jaffa- 1879
-  Jaffa 1918
-  Jaffa and Tel aviv 1944
-  Tel aviv metro area 1965
-  Municiple border between the cities
-  A Jaffa's historic old town
-  B Jaffa's clock square
-  C Tel aviv's Magen david square
-  D The core of Tel aviv's original settlement from 1909 and today's main central business district
-  The historic road to gaza today's Yefet street
-  2 Jaffa's king George Boulevard
-  3 The historical road to Nablus. today's Jaffa-Tel aviv Road
-  4 Herzo street
-  5 Allenboy street
-  6 Rothschild Boulevard
-  7 The historic road to Summeil, today's Hakarmel street
-  8 Manshiya's AL-Alim street, (no longer exist)
-  9 Menshiya's main shopping street Al-Abbas street, today's Hamered street
-  10 Dizengoff street
-  Three protected areas of Tel aviv white city delineated on the world Heritage List
-  Zone A The central white city
-  Zone B was built in the early 1930s
-  Zone C "Bialik area"
-  Projecte Area

• TEL AVIV
HISTORICAL CENTER



• Construction time frame

Aharonovitch street is located in the core of the Central White City, in the Zone A and right under UNESCO protection.

It preserves a strong residential character, just in periphery of Dizengoff Square at the left side.

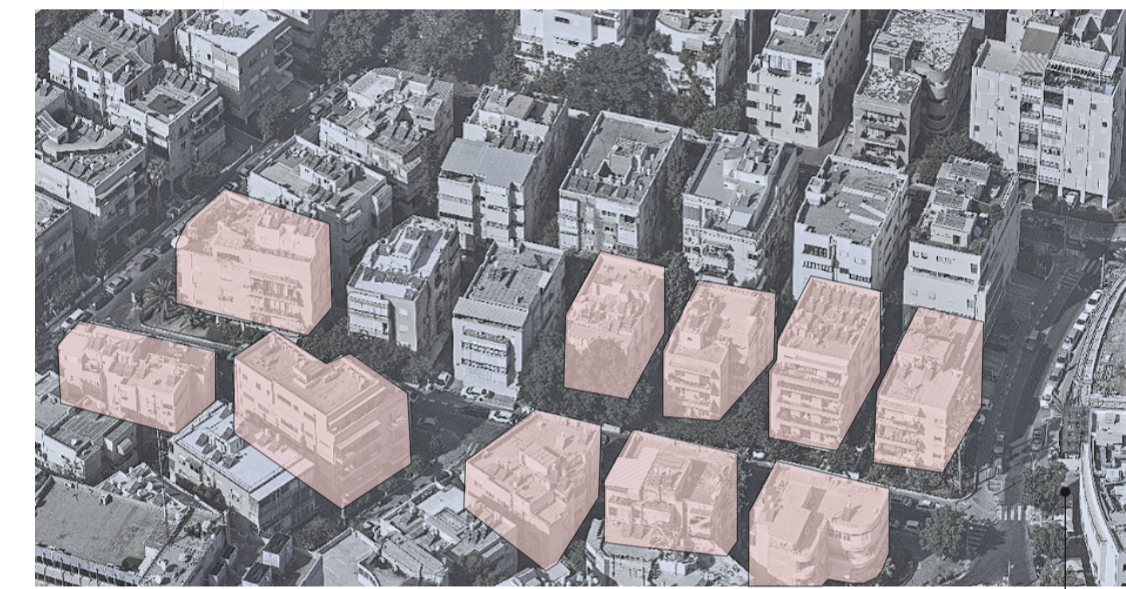
secondary road Yosef Lurya Street divided the main street into two equal sides comprise of twelve buildings were built between 1936 to 1938, of which two are not included in the plan of conservation .

All buildings of four stories and almost all of them are on Pilots.



- The area recognized by UNESCO
- Zone A: Built between 1930s to 1940s. Central White City and part of Northern White City. Presence of high rise buildings, rooftop additions have been allowed. The area of intervention belongs to this zone.
- Zone B: Built during the 1930s. Part of the City Core. Strong decay. It is meant to be consolidated as a residential area.
- Zone C: Built between 1920s-1930s. Part of the City Core. Good condition. Rooftop additions have been allowed. Restoration works have been developed.

Area of Intervention



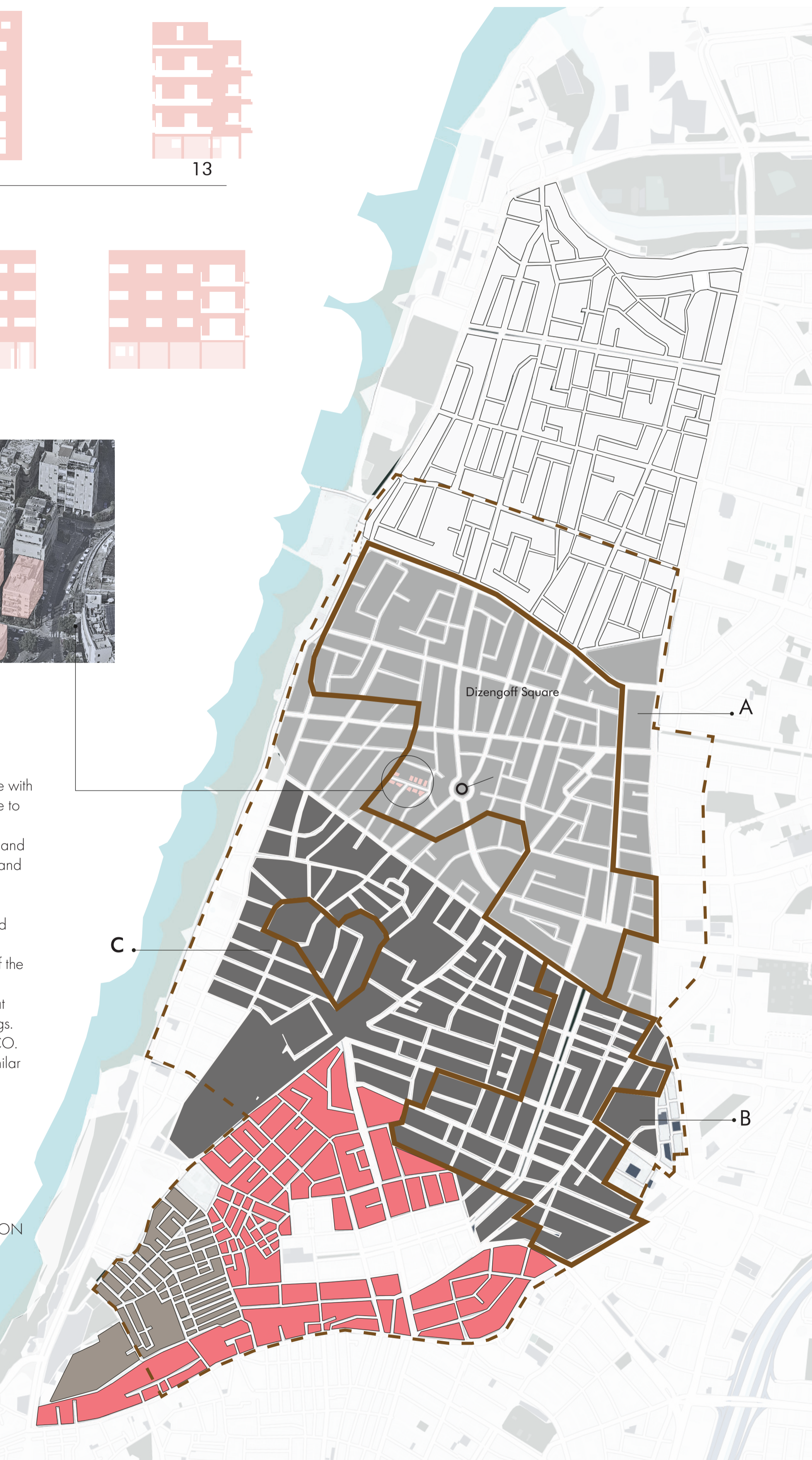
• Aharonovitch street

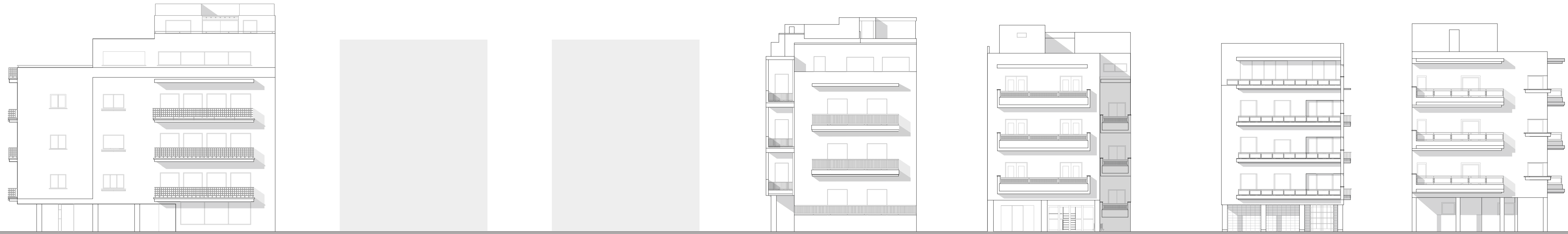
The center of Tel Aviv, is divided in five parts, each one with special urban and architectural features that contribute to the image of the city. In order of development:

- Neve Tzedek. Architectural features: narrow-fronted and deep plots, inward-looking buildings with courtyards and tiled roofs.
- The "Red City". Architectural features: eclectic, with pitched roofs and shades of plaster from orange to red and from green to blue.
- The City Core. Architectural features: Combination of the early International Style and the Eclectic Style.
- The Central "White city". Architectural features: Great concentration of International Style/ Bauhaus buildings. The greater part of this area is recognized by UNESCO.
- The Northern "White City". Architectural features: similar to those of the central White City with changes in the urban fabric (high rise-buildings).

TEL AVIV - HISTORICAL CENTER ZONIFICATION

- Northern City
- Central White City
- City Core and Environs
- The "Red City"
- Neve Tzedek
- Buffer zone
- ⋯ General Area Recognized by Unesco
- ▭ Unesco Specific Conservation Areas





NORTH SIDE

1

-

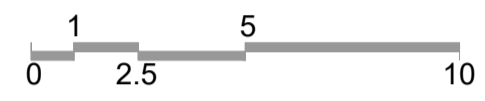
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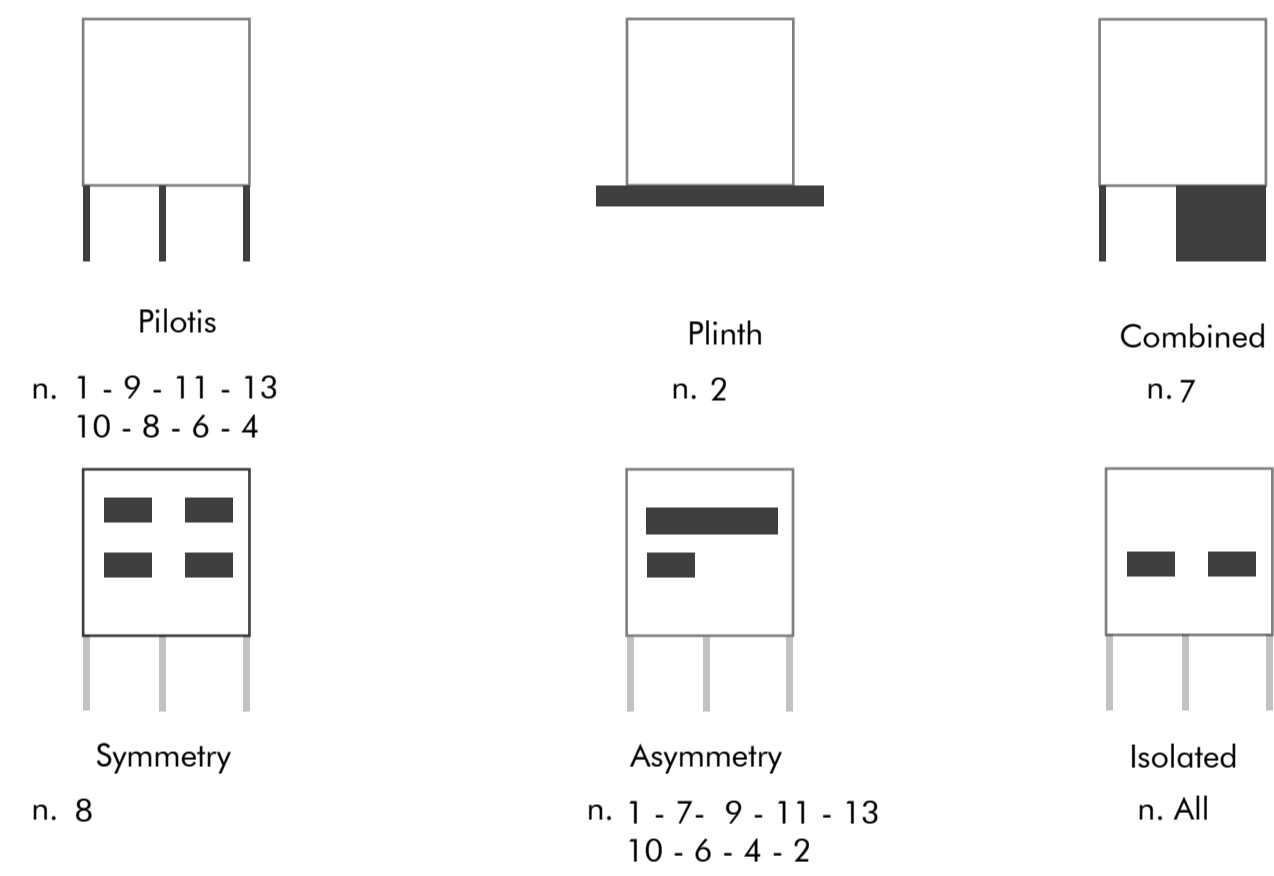
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11

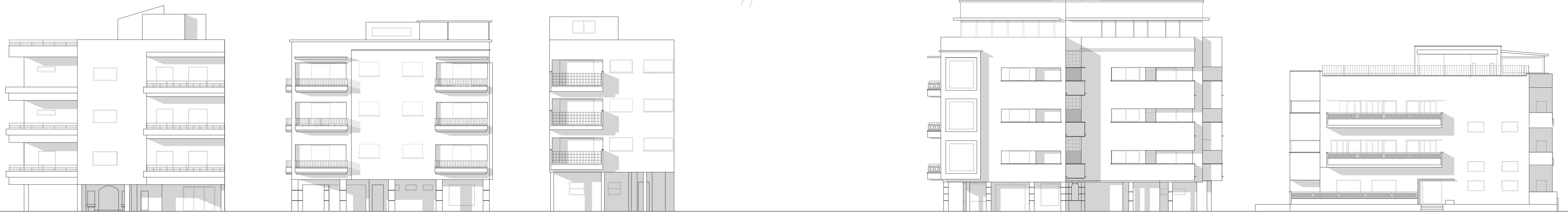
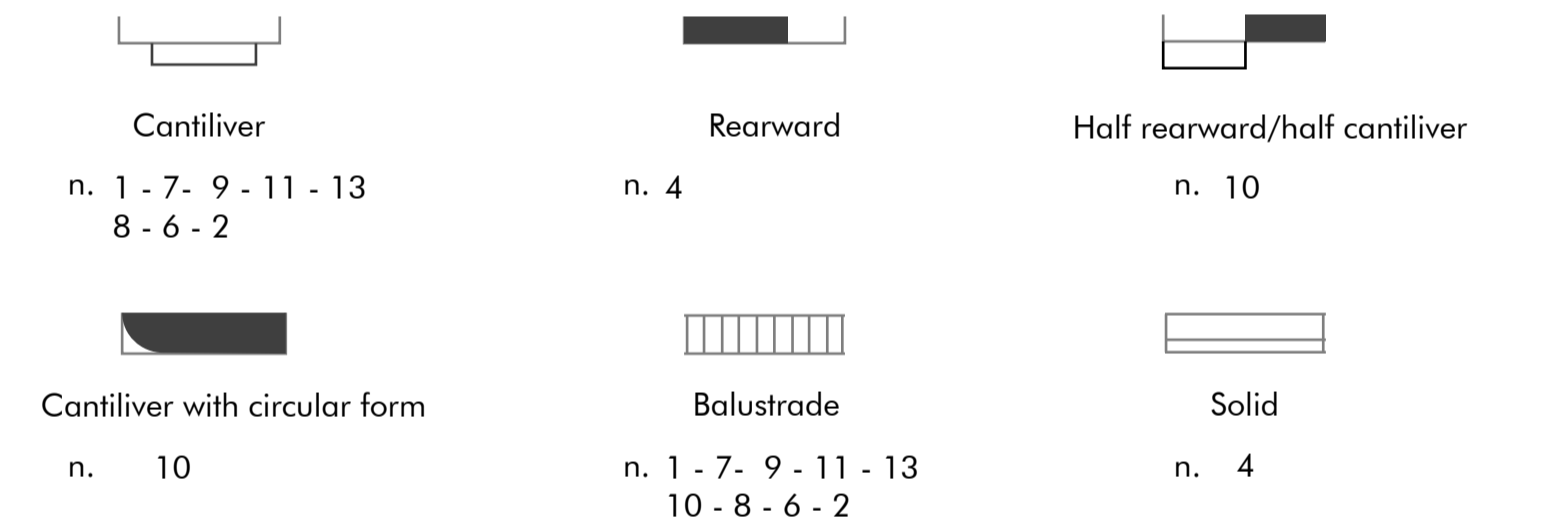
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FACADE CHARACTER



Area of consideration consist of ten residential buildings, which General character of the facades are mostly on Pilotis, only two are considered on plinth and combined foundation type .
 Nine out of ten are in asymmetrical facade shape.
 All openings are in Isolated shape. Main type of balconies in this area are in Cantiliver shape with only three differenet type, Rearward and half rearward/half cantiliver and circular form.
 Almost all Balustrade form of parrapet for balconies with only one solid type.



SOUTH SIDE 10

8

6

4

2



NORTH SIDE 1 - - 7 9 11 13

• Current State

The current state of Aharonovitch Street is mostly homogenous, in terms of architectural element and general height and stories of its ten buildings.

Five are in special conditions:

- _Buildings 7, 8, 6, currently covered by vegetation.
 - _Building 9, already restored and covered by vegetation. Its intervention for the rooftop will be reconsidered.
 - _Building 11, already restored. Eventhough, Its intervention will be reconsidered
- In general, the buildings present a similar decay condition, with anomalies that vary in frequency.

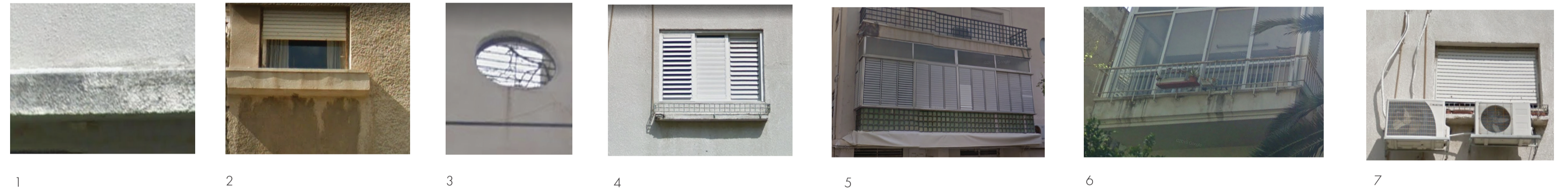
• Frequency of identified conditions:

- 1-Pollution.
- 2-Pouring stains beneath window sills and balcony slabs.
- 3- Dirt and moisture accumulation.
- 4- Replacement of original fixings.
- 5- New shading systems or enclosures.
- 6- Replacement of metalworks.
- 7- Improper elements or facilities.
- 8- Metalworks additions.
- 9- Volumetric modifications.
- 10-Improper color integration.

- 11-New openings.
 - 12-Metalworks oxidation.
 - 13-Added plaster.
- Sporadic**
- 14-Deterioration
 - 15-Biological colonization.
 - 16-Graffiti.
 - 17-Cracking.
 - 18-Additional downpipes.
 - 19- Structural damage
 - 20-Mismatch stucco finish coating

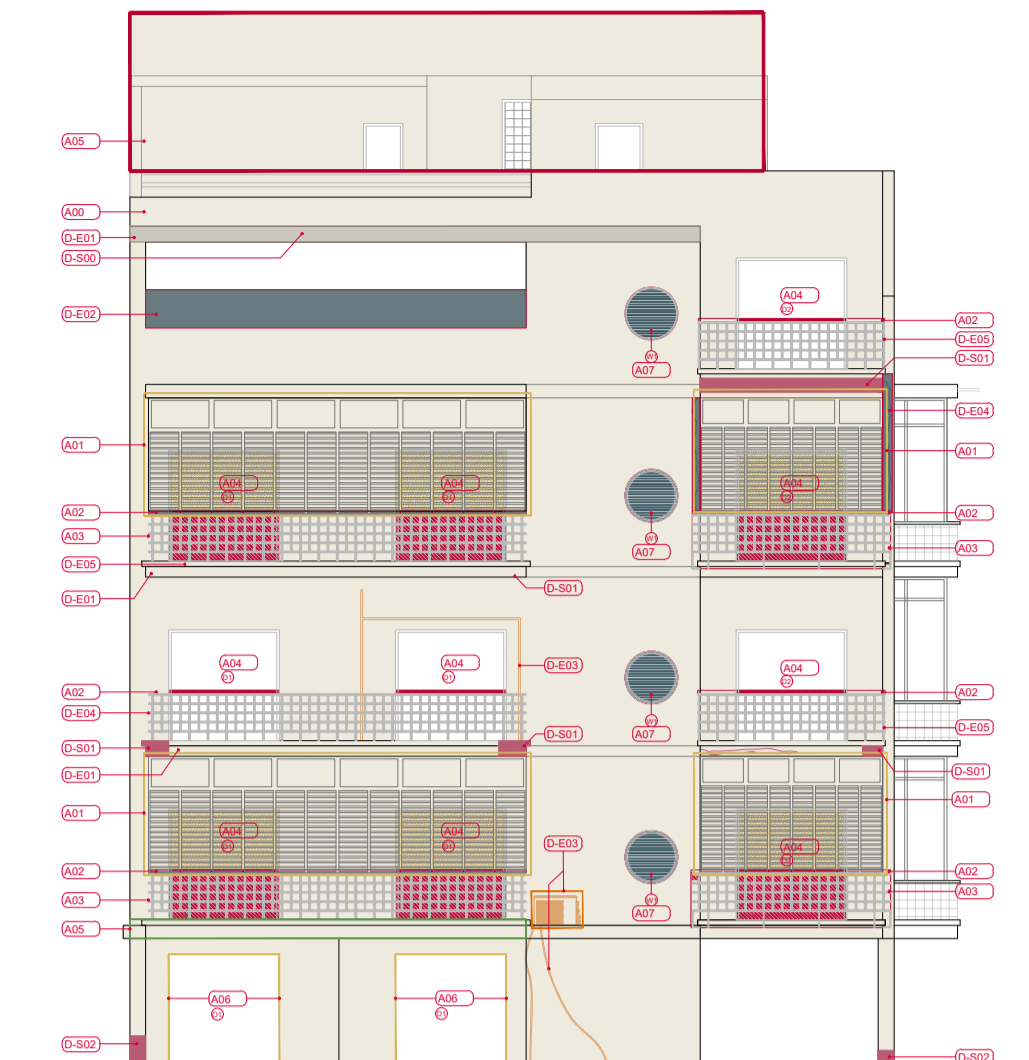
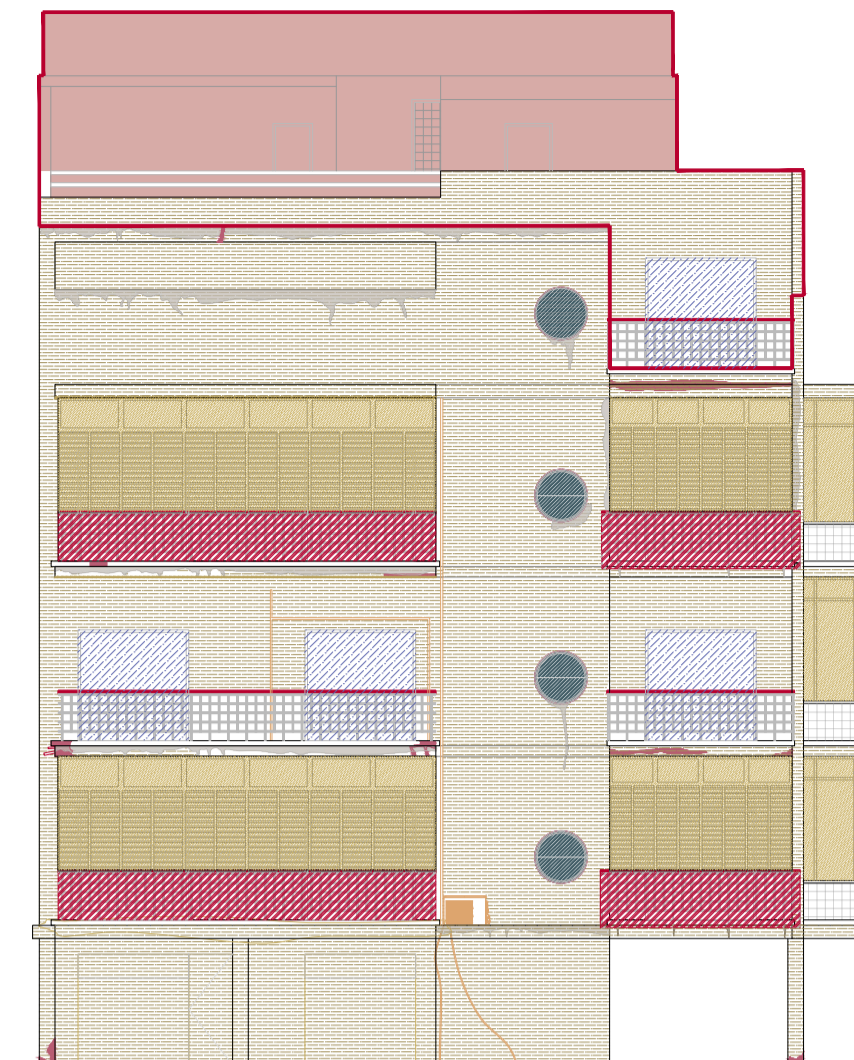
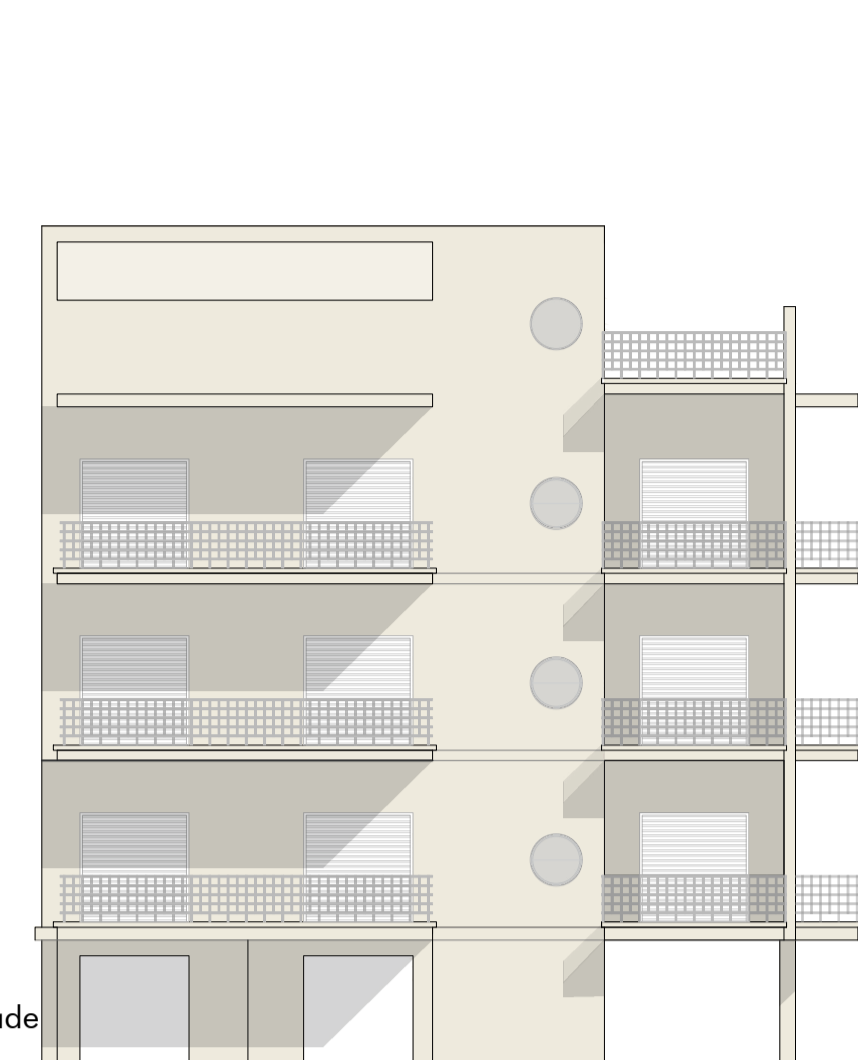
• General considerations

- _Climatic conditions and lack of regular maintenance are the highest contributing causes of decay.
- _The need for new residential units and more comfortable habitational conditions is evident and it has been solved without rightful advice.
- _There is a high degree of negligence towards the architectural object and its values.



SOUTH SIDE 10 8 6 4 2

B. 1
West facade

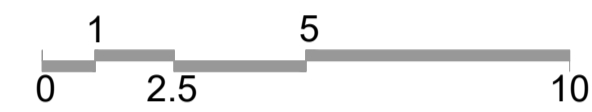


Historical design

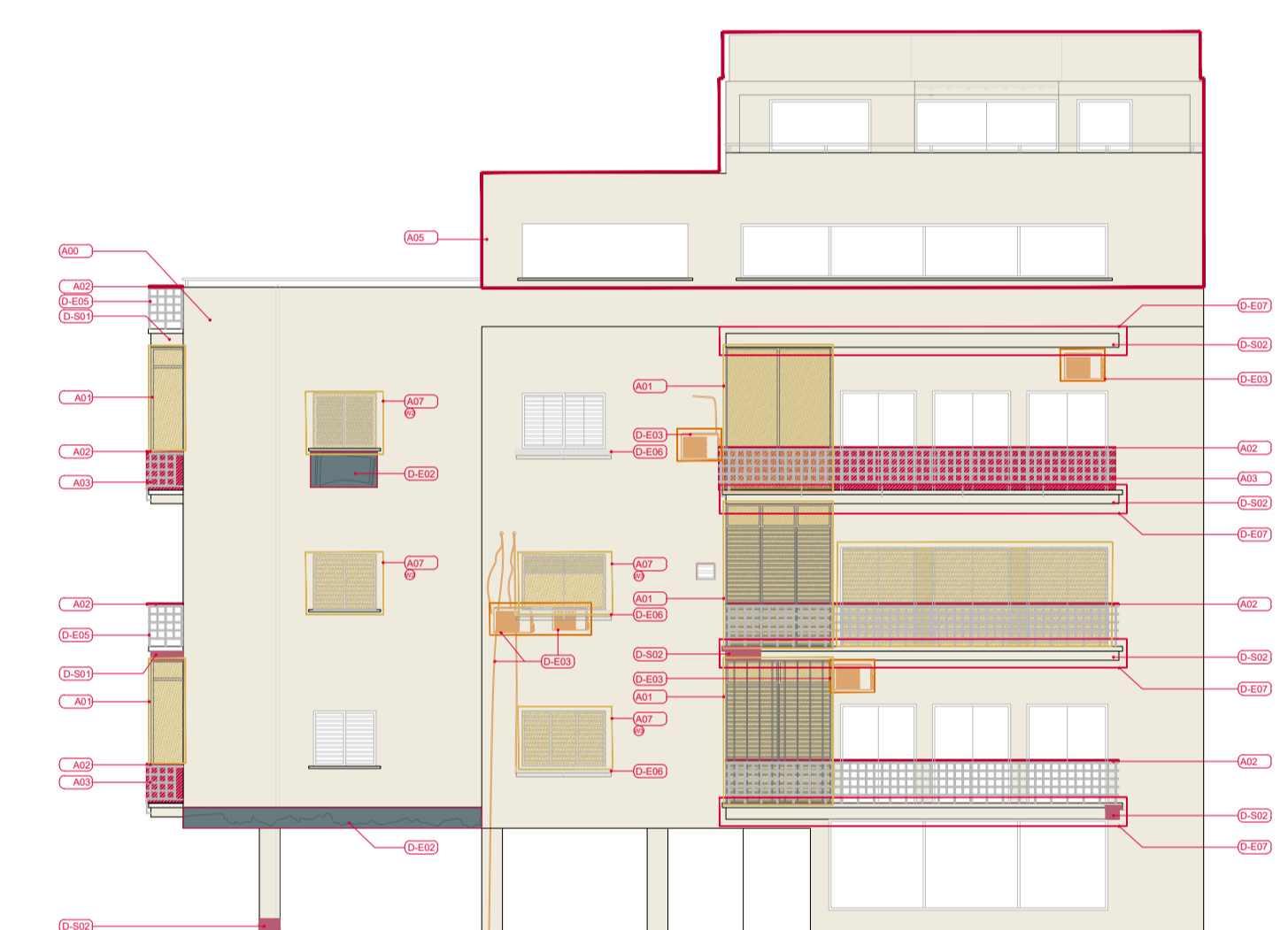
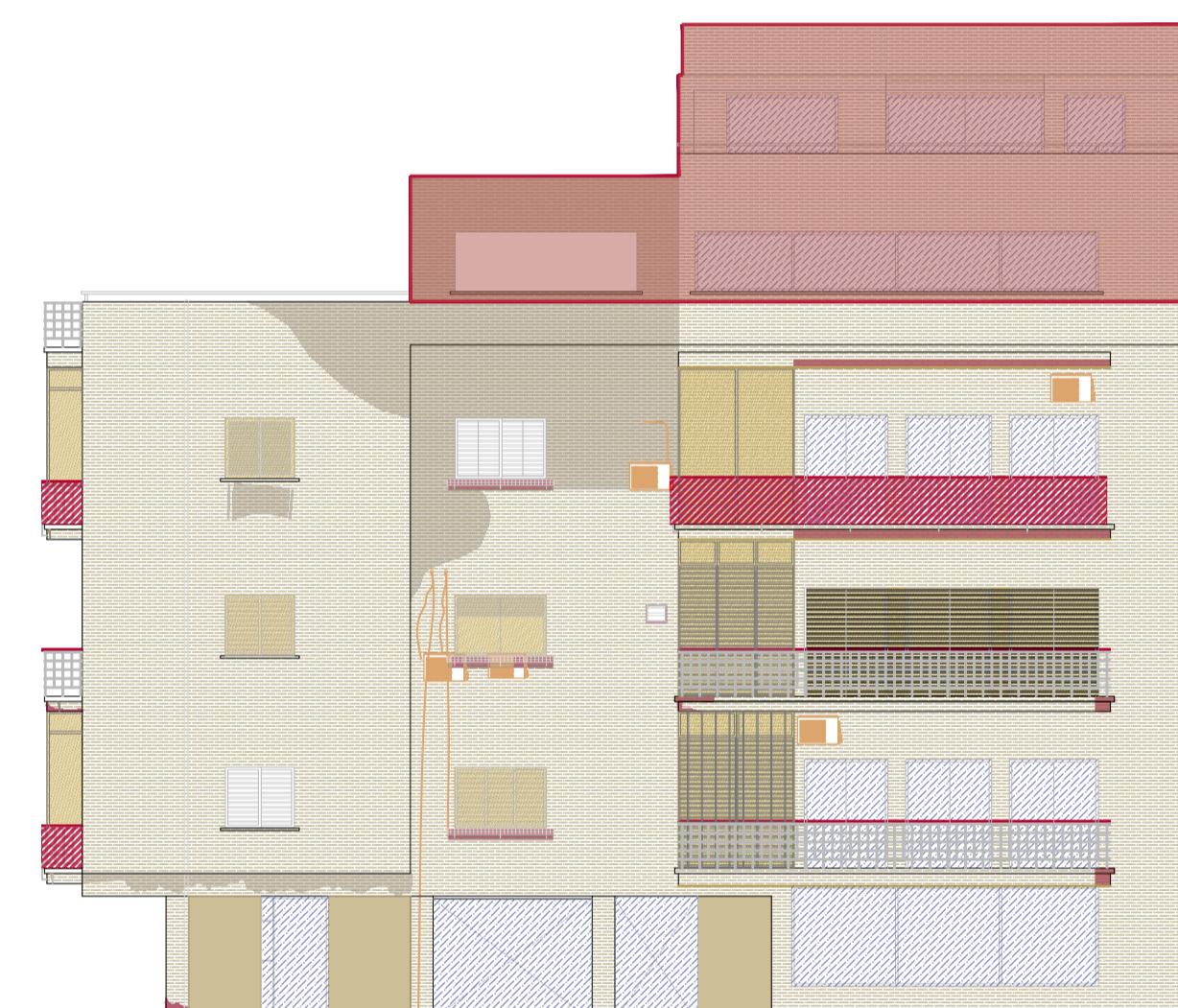
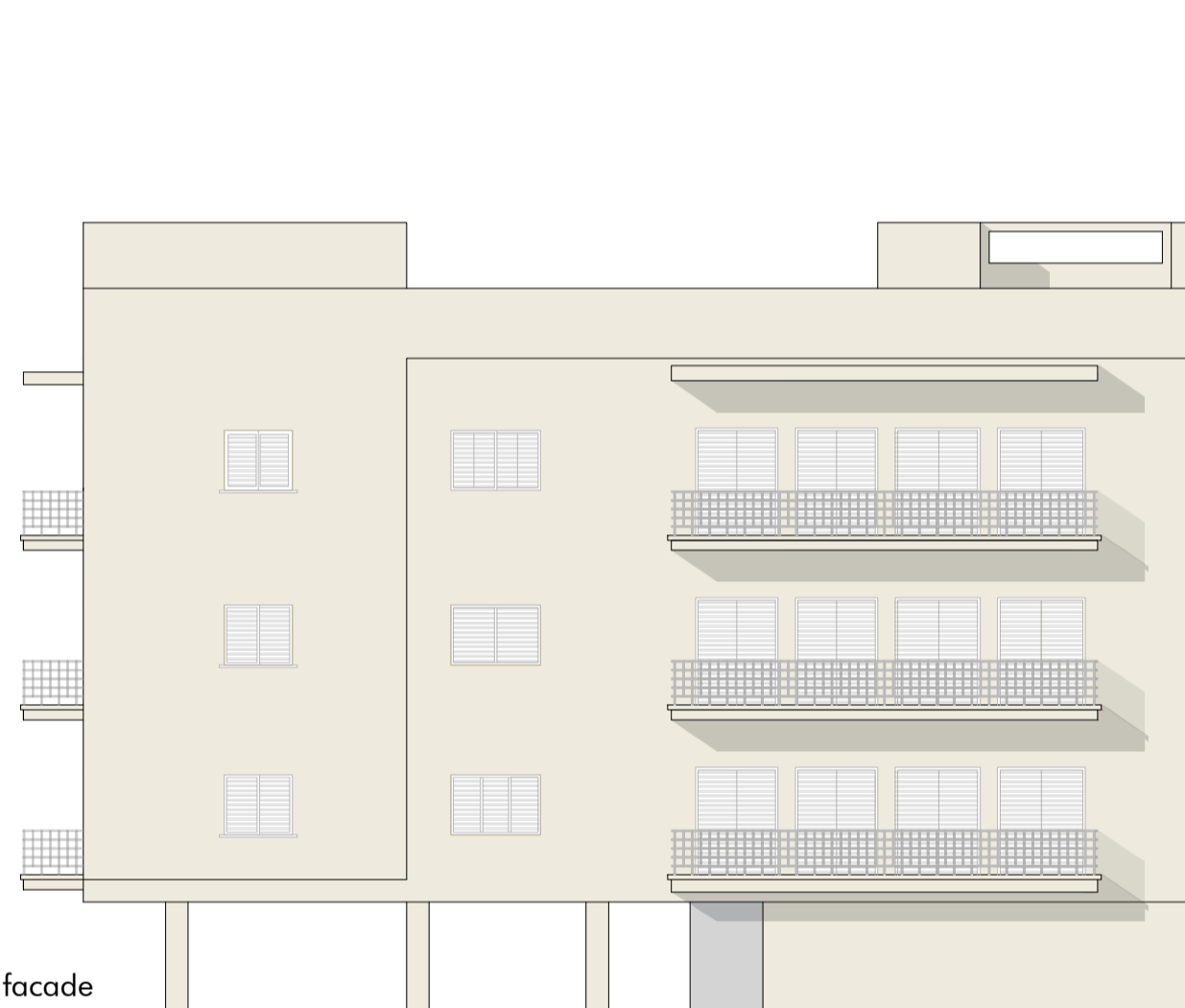
Current state

Decay analysis

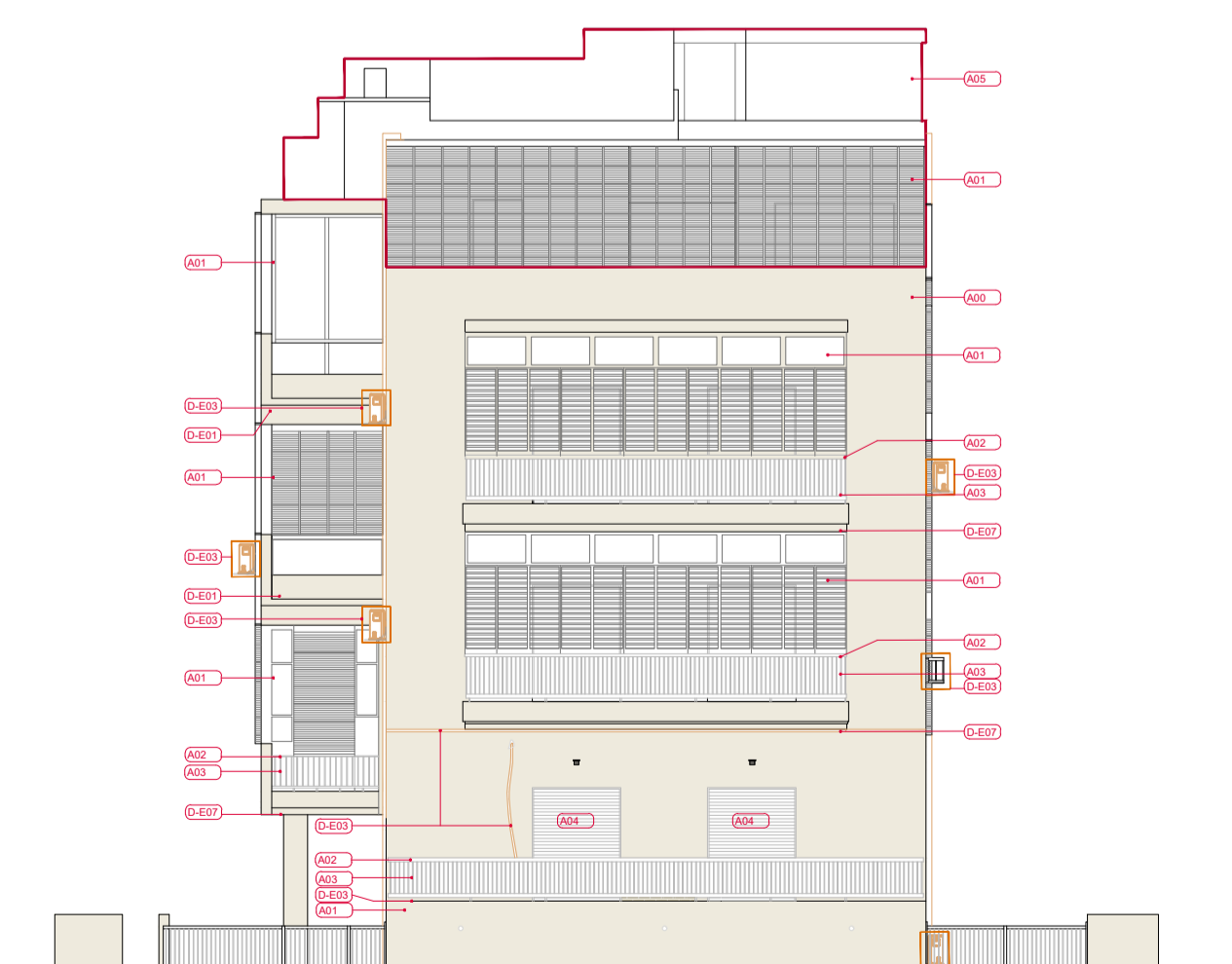
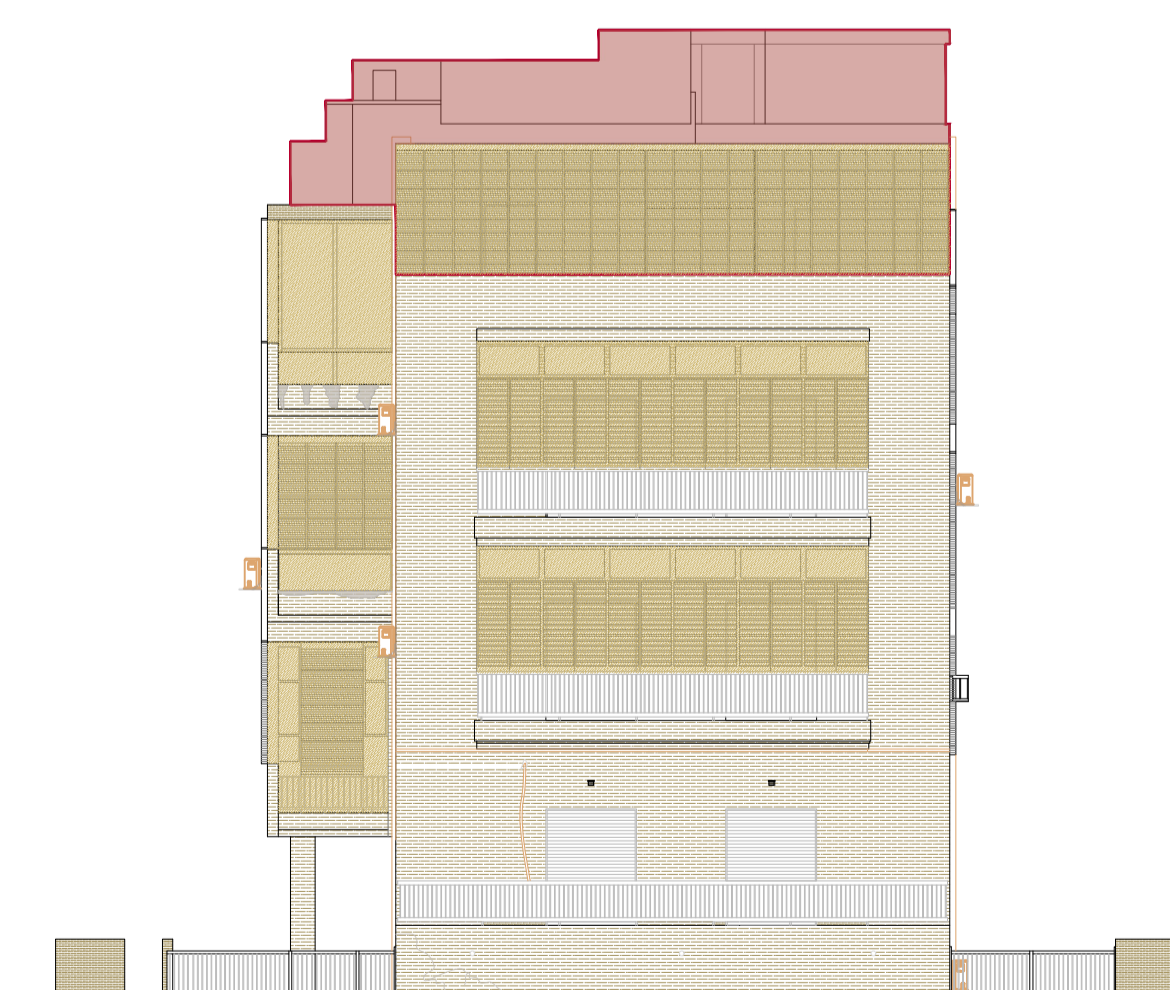
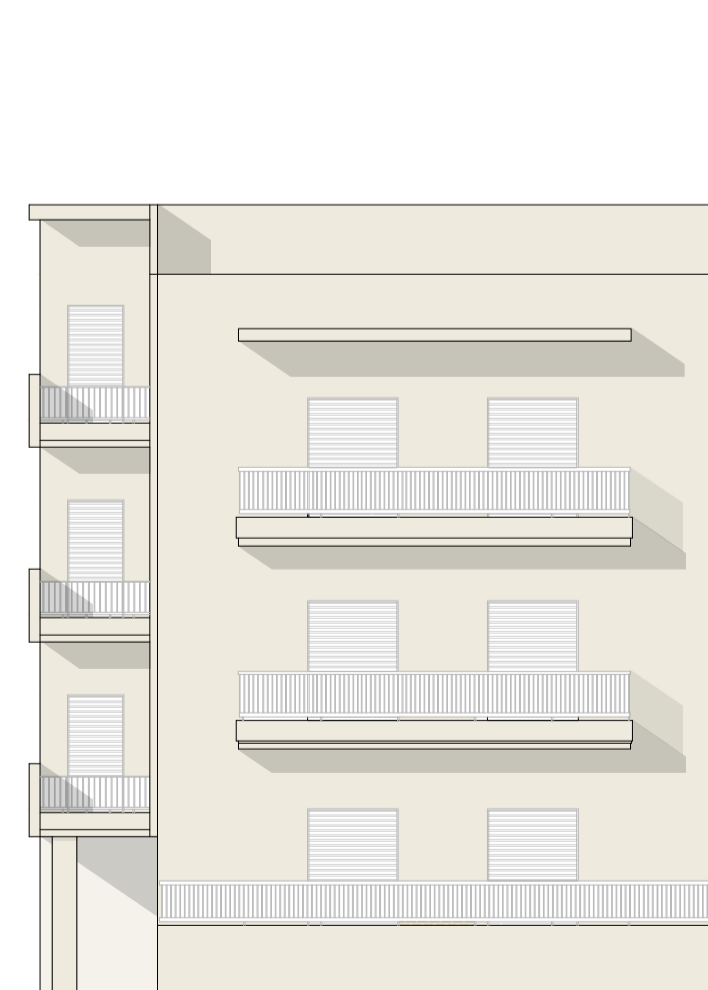
Remedial intervention



B. 1
North facade



B. 7



Decay analysis

- Approved coherent addition - civil construction over the existing structure approved by the authoritative body - inclusive of Walls, parapets and openings that are added
- Incoherent surface treatments - plastering & painting done as upkeep/repair works causing variation by color/texture/aesthetic congruency
- Incoherent additions - windows, doors & blinds - that have been modified/added/removed diverging from the original design

- Decay - weathering of plastering & painting due to lack of maintenance
- Decay - weathering of plastering & painting due to occupant activities - water seepage/faulty constructions/damages from interventions
- Decay - weathering of plastering & painting due to natural causes of water seepage/exposure to sun/heat

- Decay - metal - railings rusted/damaged due to external conditions
- Decay - windows - glass stained and metal rusted due to exposure to external conditions
- Decay - structural - damaged structural members - column/slab/beam due to exposure to outdoor conditions/aging/human interventions

- Improper installation of different shading and windows in openings
- Incoherent additions - exposed elements for plumbing/electrical/HVAC services
- Decay - wood - handrails rotten/disintegrated due to outdoor conditions

Remedial actions for Architectural Issues

- A00 Wall surface - sanded and repainted to original color by design.
- A01 Aluminum enclosure to be removed
- A02 Handrail to be inserted with improvisation to withstand current weathering conditions
- A03 Railing to be refurbished as per original design and painted with protective coat
- A04 Door to be replaced to original detail by frame & shutter
- A05 Additional structures for awning/pergolas/shading devices to be removed

Remedial actions for Structural Issues

- D-E06 Wall and door built into the opening to be demolished and finished as per original elevation
- D-E07 Window to be refurbished with new glazing and improvised frames
- D-E01 Slab surface decay due to staining by water and metal elements to be cleaned and repaired
- D-E02 Wall surface decay due to staining by water - add coping on top surface with drip-mould detail
- D-E03 Service equipment to be removed
- D-E04 Wall mounted conduits to be concealed
- Mismatch in plastering during intervention - to be sanded, textured, painted to original finish

- D-E05 Railing deterioration - natural causes - to be replaced & painted to original finish
- D-E06 Window sill - marble & railing detail to be redone and rectified to original state
- D-E07 Ceiling surface - paint delamination due to natural decay and structural issues - to be investigated-plastered-painted
- D-S00 Structural beam crack to be inspected and remedied through additional reinforcement
- D-S01 Structural column - external disintegration to be recast with structural concrete
- D-S02 Structural slab to be chipped, reinforcement to be inspected and recast

B. 9

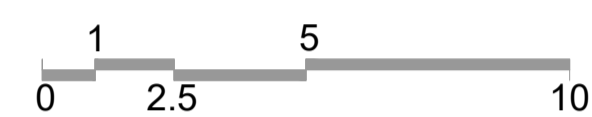


Historical design

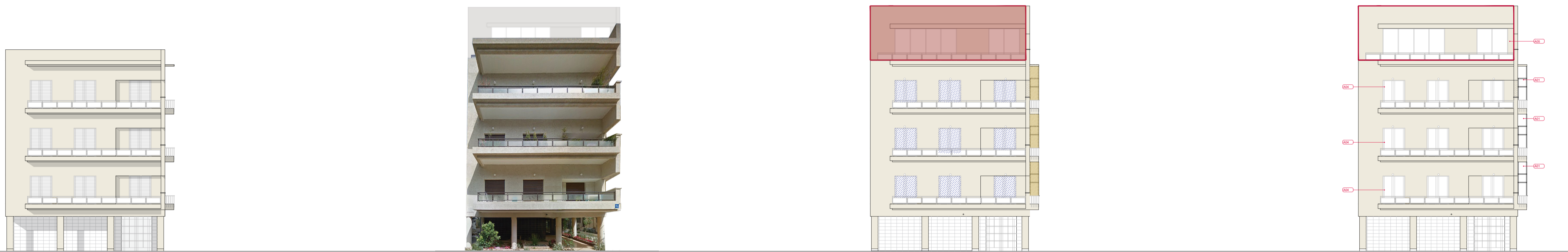
Current state

Decay analysis

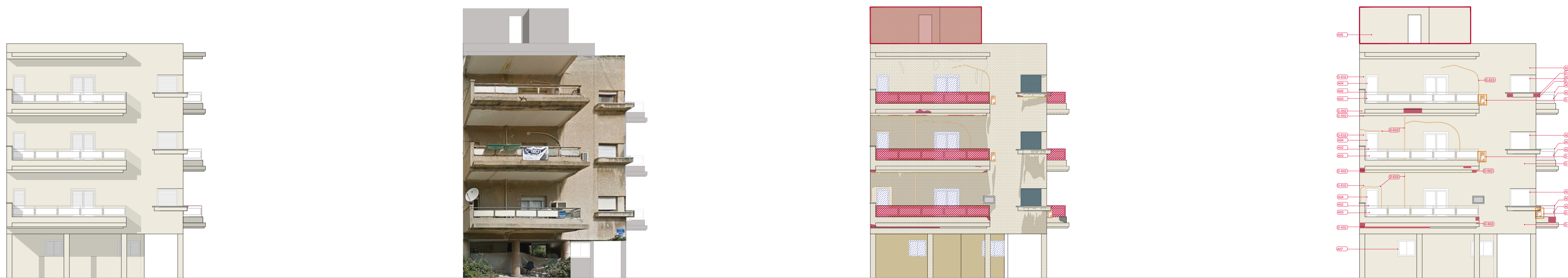
Remedial intervention



B. 11



B. 13



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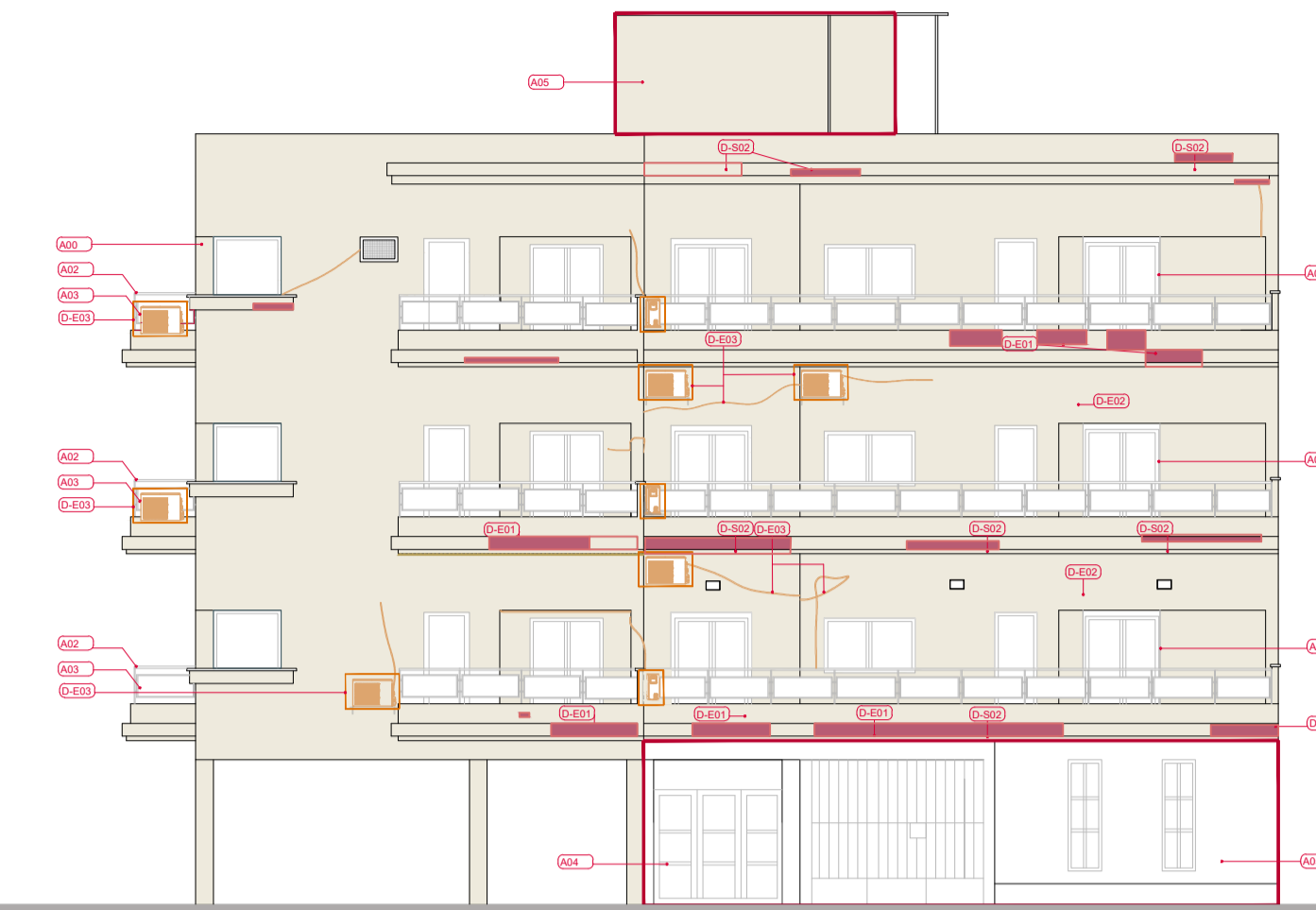
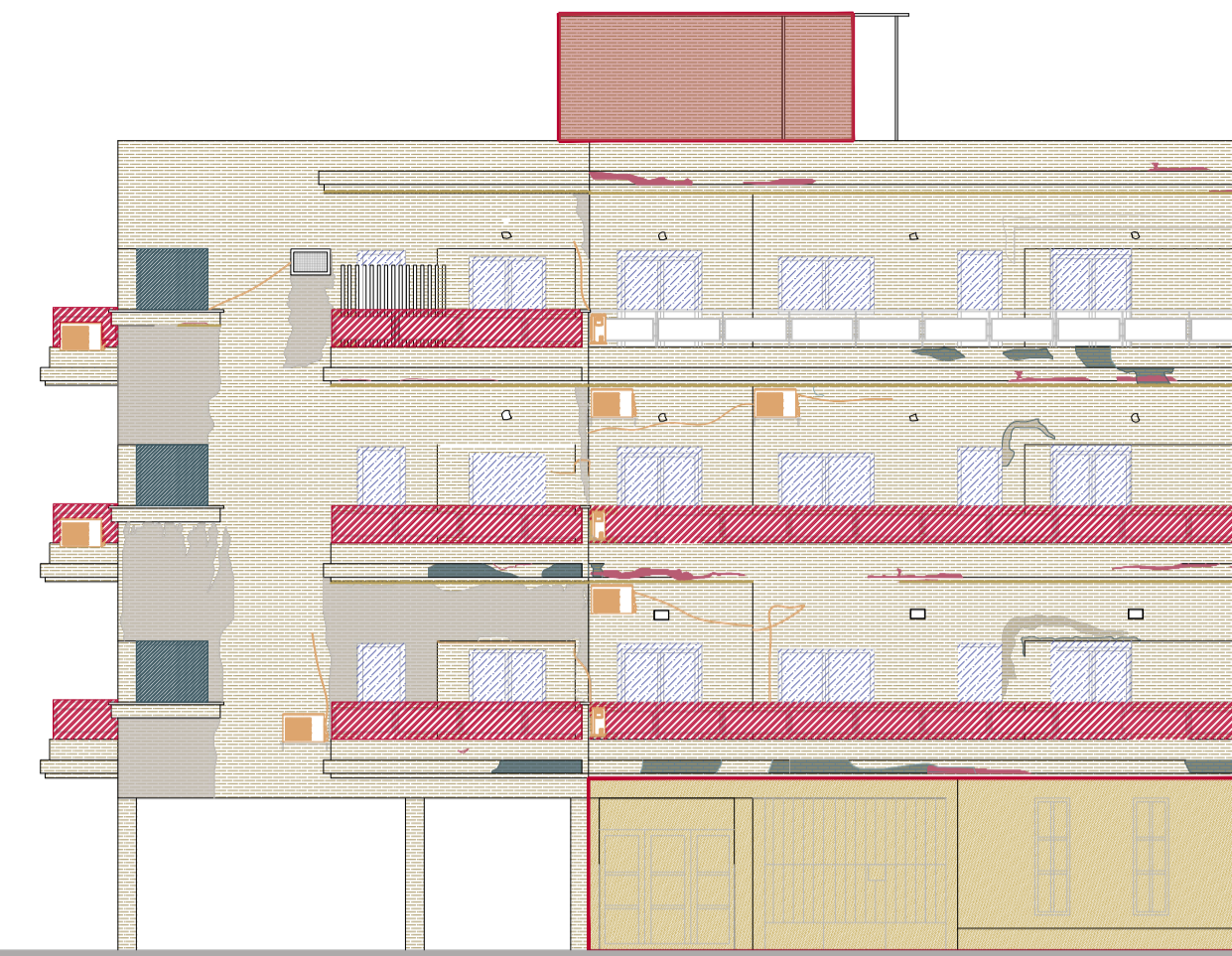
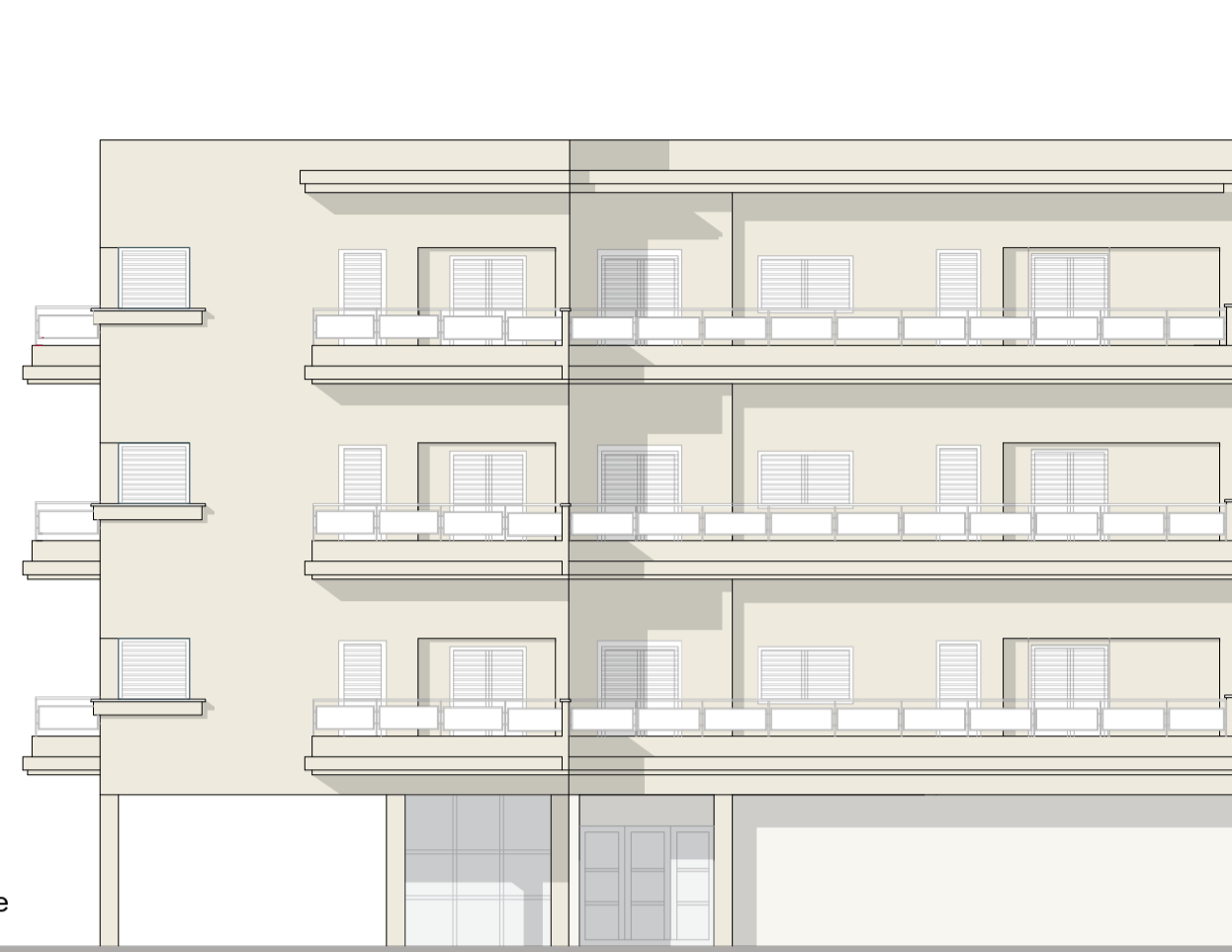
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- A04 Door to be replaced to original detail by frame & shutter
- A05 Additional structures for awning/pergolas/shading devices to be removed

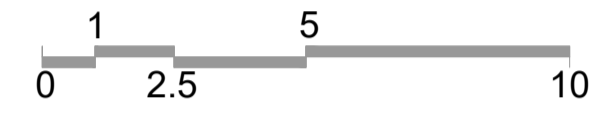
Remedial actions for Structural Issues

- D-E06 Wall and door built into the opening to be demolished and finished as per original elevation
- D-E07 Window to be refurbished with new glazing and improvised frames
- D-E01 Slab surface decay due to staining by water and metal elements to be cleaned and repainted
- D-E02 Wall surface decay due to staining by water - add coping on top surface with drip-mould detail
- D-E03 Service equipment to be removed
- D-E04 Wall mounted conduits to be concealed
- D-E05 Mismatch in plastering during intervention - to be sanded, textured, painted to original finish
- D-S00 Railing deterioration - natural causes - to be replaced & painted to original finish
- D-S01 Window sill - marble & railing detail to be redone and rectified to original state
- D-S02 Ceiling surface - paint exfoliation due to natural decay and structural issues - to be investigated-plastered-painted
- D-S00 Structural beam crack to be inspected and remedied through additional reinforcement
- D-S01 Structural column - external disintegration to be recast with structural concrete
- D-S02 Structural slab to be chipped, reinforcement to be inspected and recast

B. 13
East facade



Historical design

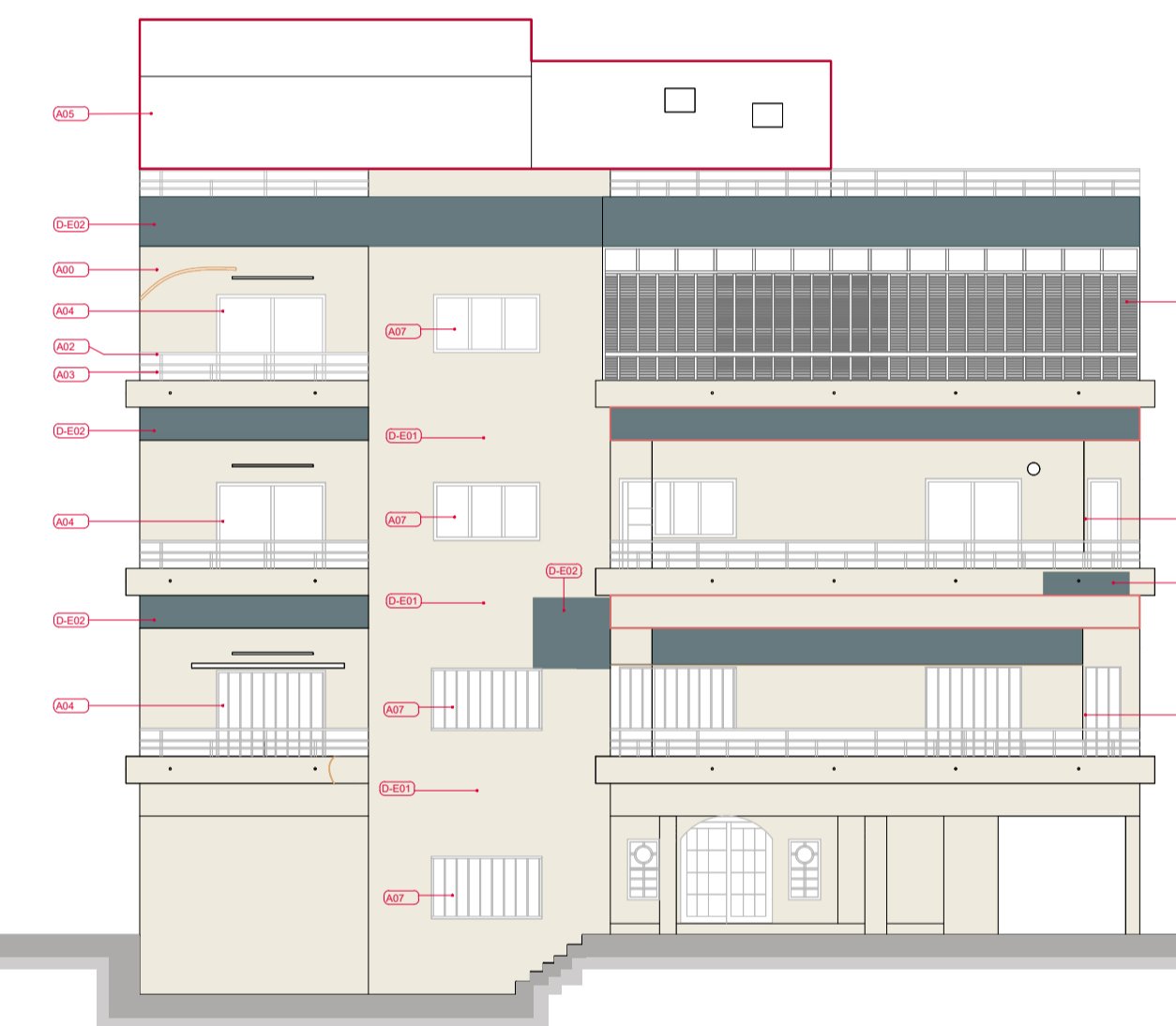
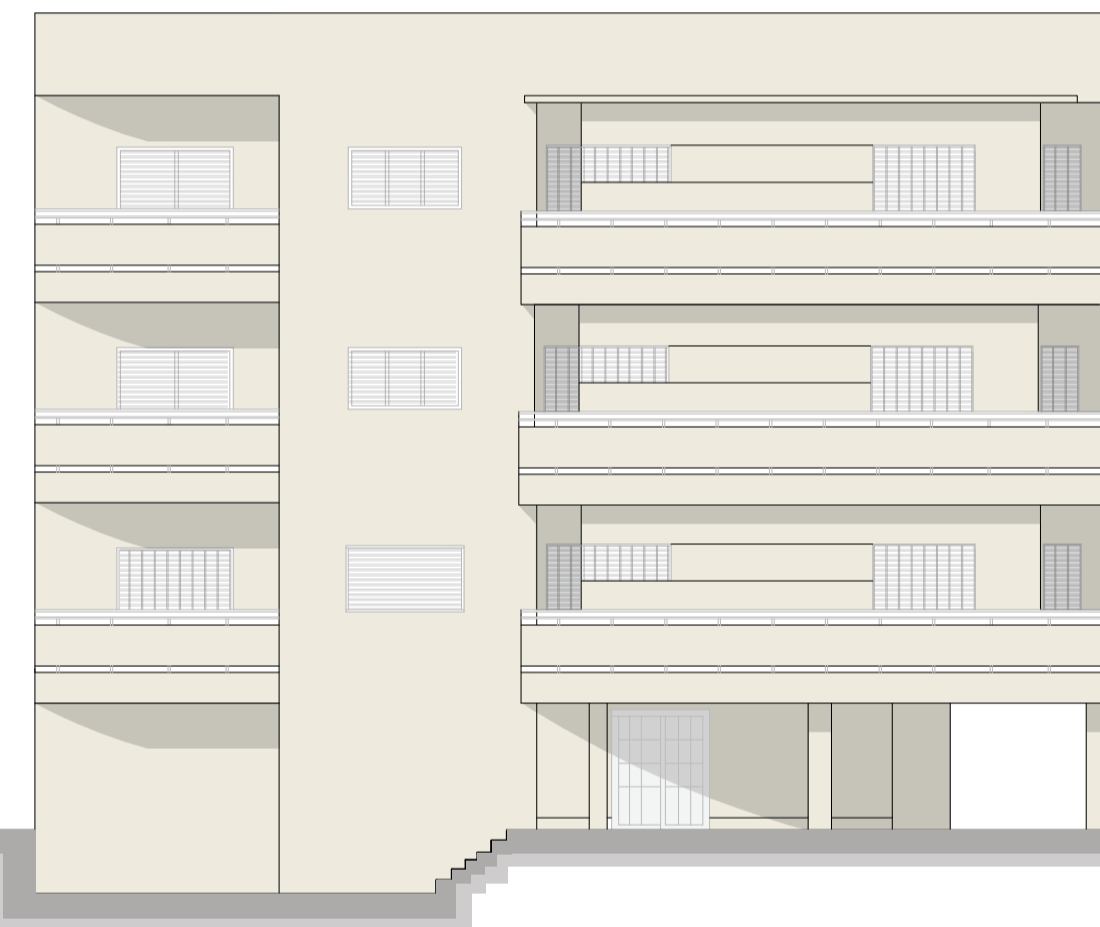


Current state

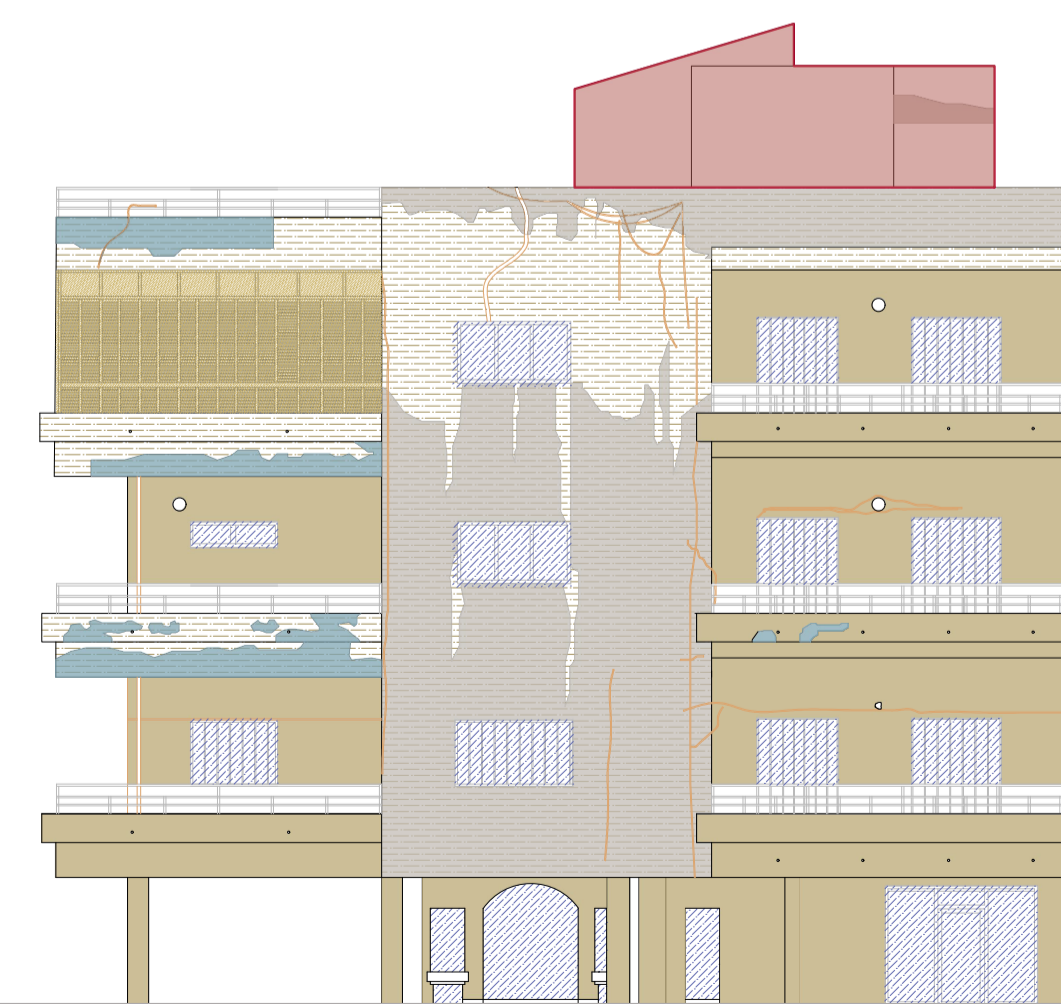
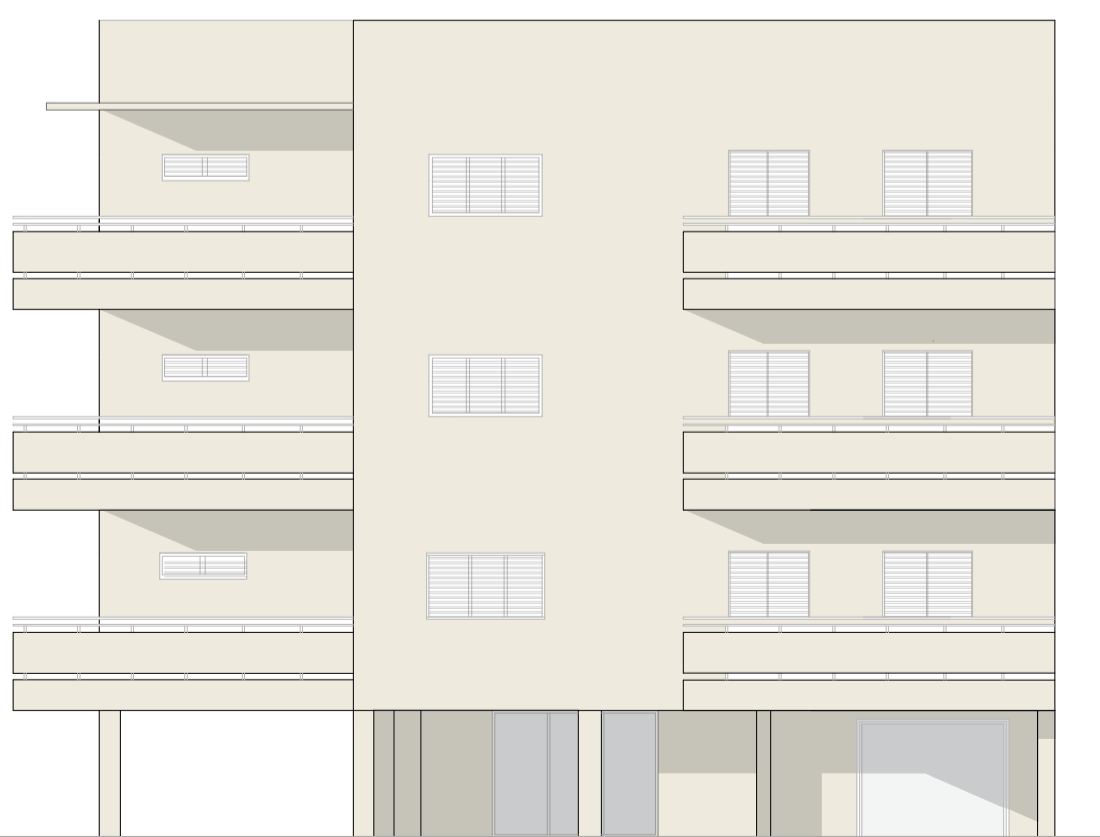
Decay analysis

Remedial intervention

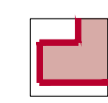
B. 10
East facade



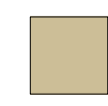
B. 10
South facade



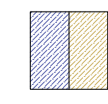
Decay analysis



Approved coherent addition - civil construction over the existing structure approved by the authoritative body - inclusive of Walls, parapets and openings that are added



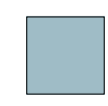
Incoherent surface treatments - plastering & painting done as upkeep/repairation works causing variation by color/texture/aesthetic congruency



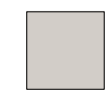
Incoherent additions - windows, doors & blinds - that have been modified/added/removed diverging from the original design



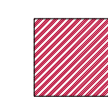
Decay - weathering of plastering & painting due to lack of maintenance



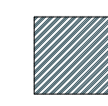
Decay - weathering of plastering & painting due to occupant activities - water seepage/faulty constructions/damages from interventions



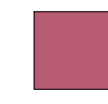
Decay - weathering of plastering & painting due to natural causes of water seepage/exposure to sun/heat



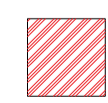
Decay - metal - railings rusted/damaged due to external conditions



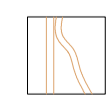
Decay - windows - glass stained and metal rusted due to exposure to external conditions



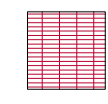
Decay - structural - damaged structural members - column/slab/beam due to exposure to outdoor conditions/aging/human interventions



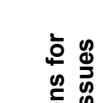
Improper installation of different shading and windows in openings



Incoherent additions - exposed elements for plumbing/electrical/HVAC services



Decay - wood - handrails rotten/disintegrated due to outdoor conditions



Remedial actions for Architectural issues

A00 Wall surface - sanded and repainted to original color by design.
A01 Aluminum enclosure to be removed
A02 Handrail to be inserted with improvisation to withstand current weathering conditions
A03 Railing to be refurbished as per original design and painted with protective coat
A04 Door to be replaced to original detail by frame & shutter
A05 Additional structures for awning/pergolas/shading devices to be removed



Remedial actions for Structural issues

D-E06 Wall and door built into the opening to be demolished and finished as per original elevation
D-E07 Window to be refurbished with new glazing and improvised frames
D-E01 Slab surface decay due to staining by water and metal elements to be cleaned and repainted
D-E02 Wall surface decay due to staining by water - add coping on top surface with drip-mould detail
D-E03 Service equipment to be removed
D-E04 Wall mounted conduits to be concealed
Mismatch in plastering during intervention - to be sanded, textured, painted to original finish



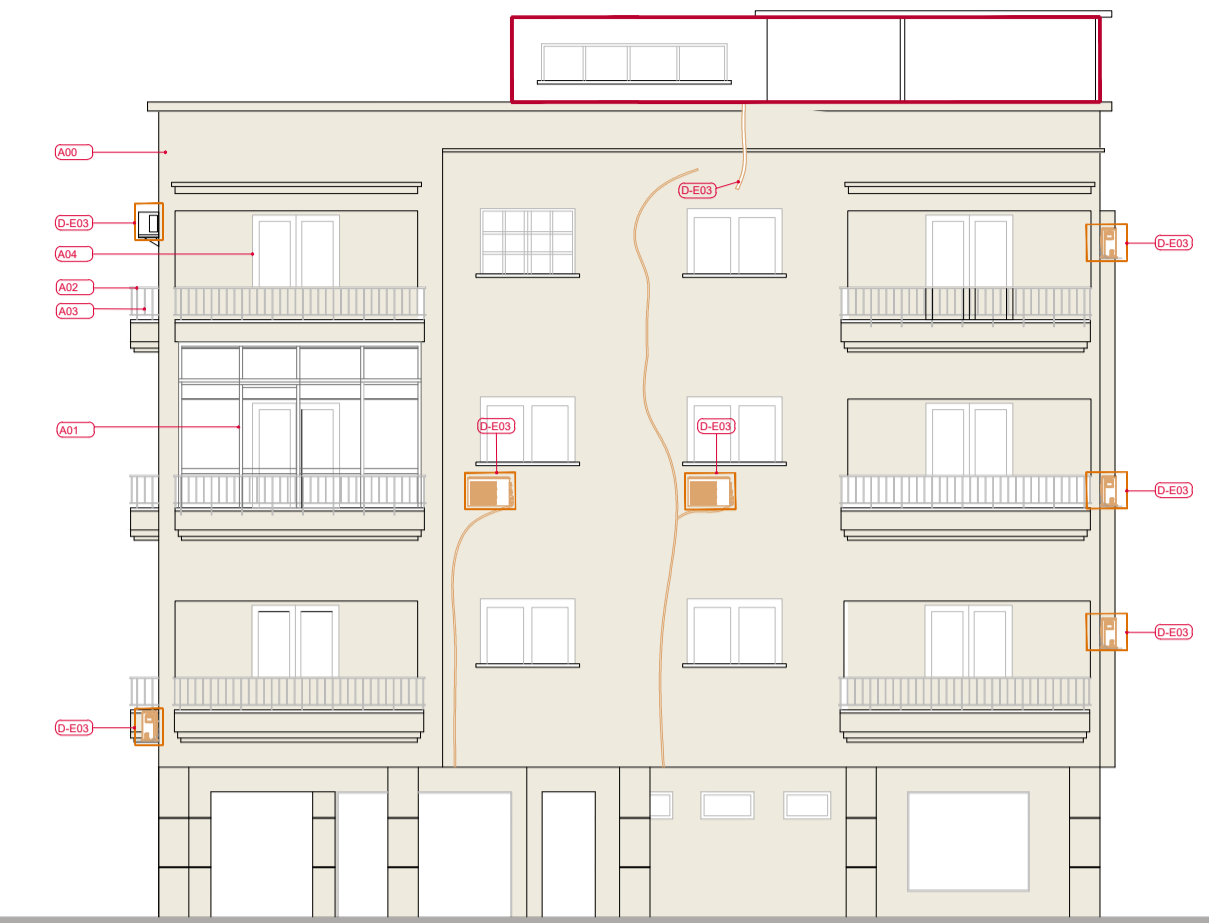
Remedial actions for Structural issues

D-E05 Railing deterioration - natural causes - to be replaced & painted to original finish
D-E06 Window sill - marble & railing detail to be redone and rectified to original state
D-E07 Ceiling surface - paint exfoliation due to natural decay and structural issues - to be investigated-plastered-painted
D-S00 Structural beam crack to be inspected and remedied through additional reinforcement
D-S01 Structural column - external disintegration to be recast with structural concrete
D-S02 Structural slab to be chipped, reinforcement to be inspected and recast

B. 8



Facade covered by vegetation

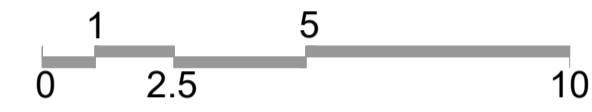


Historical design

Current state

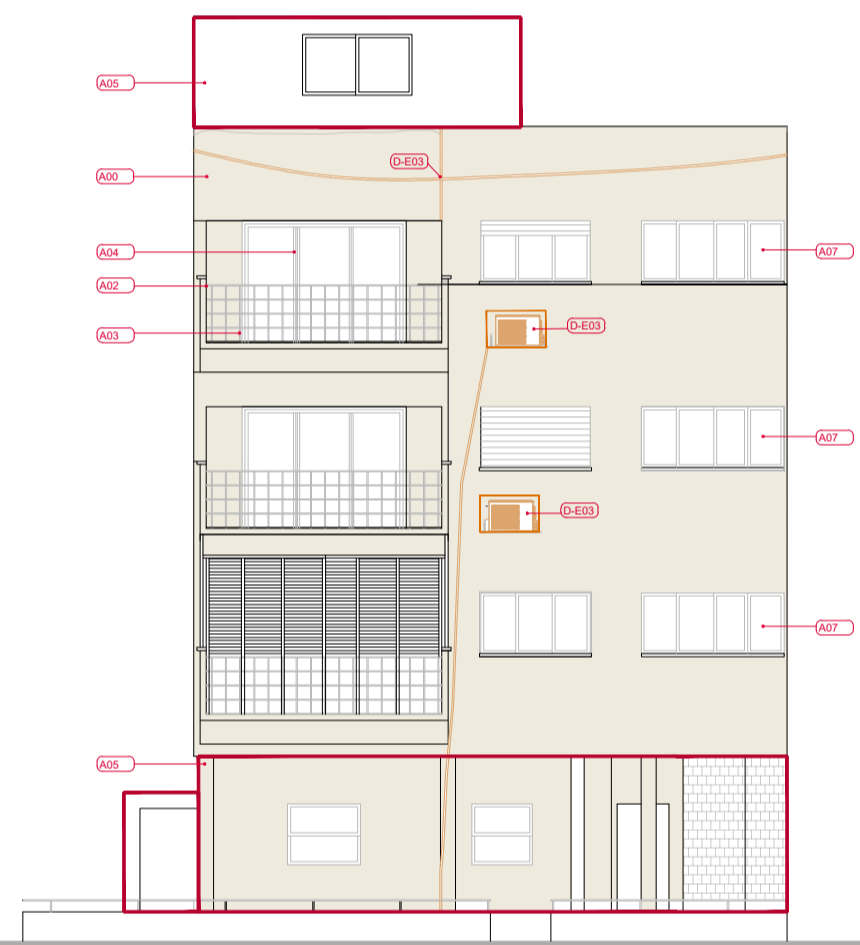
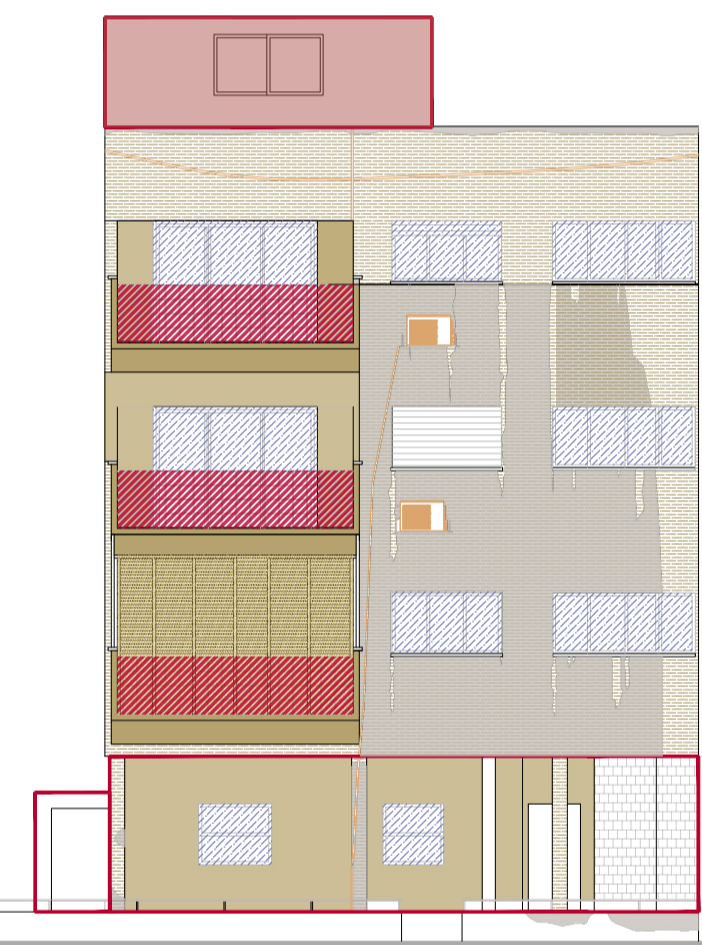
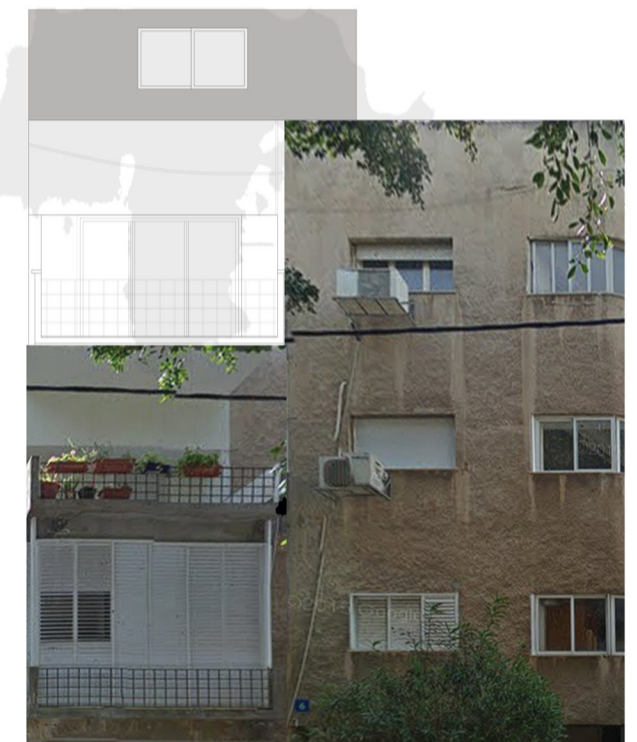
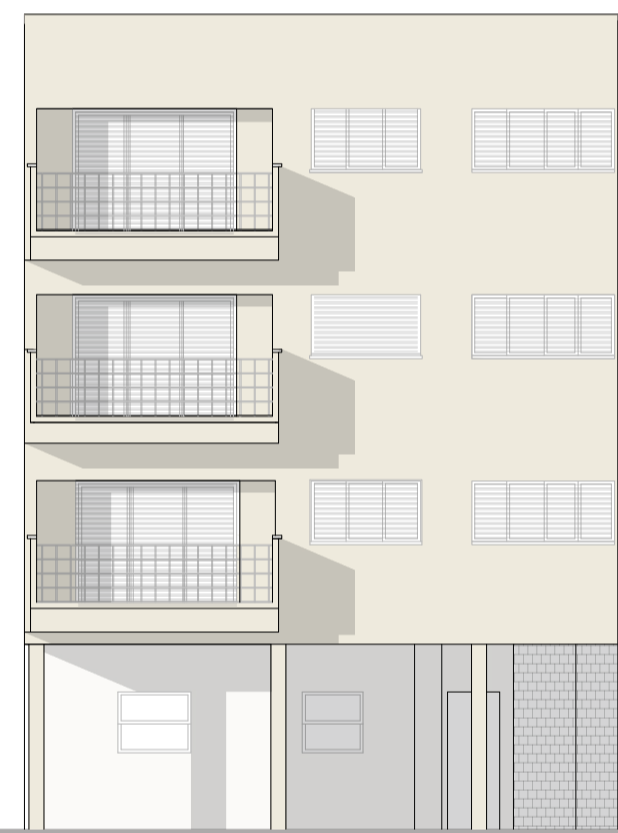
Decay analysis

Remedial intervention



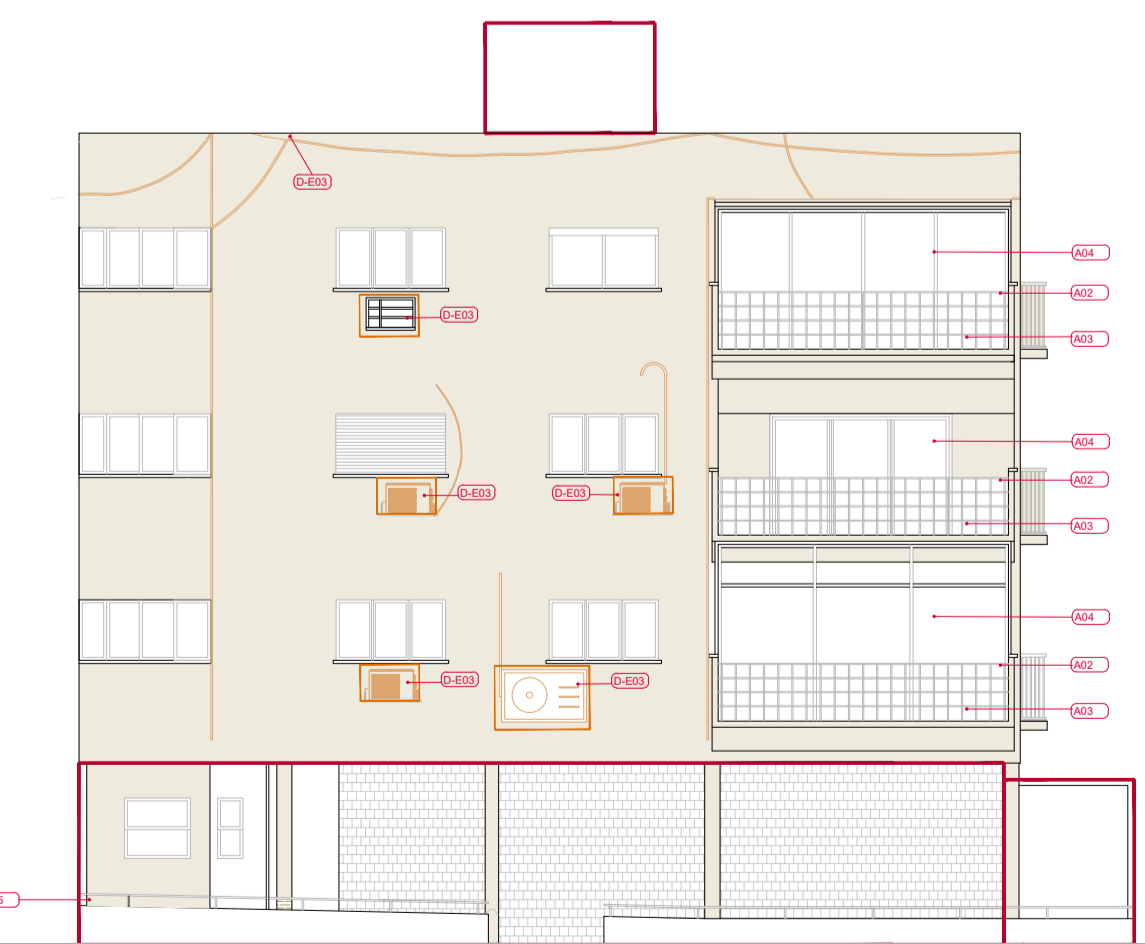
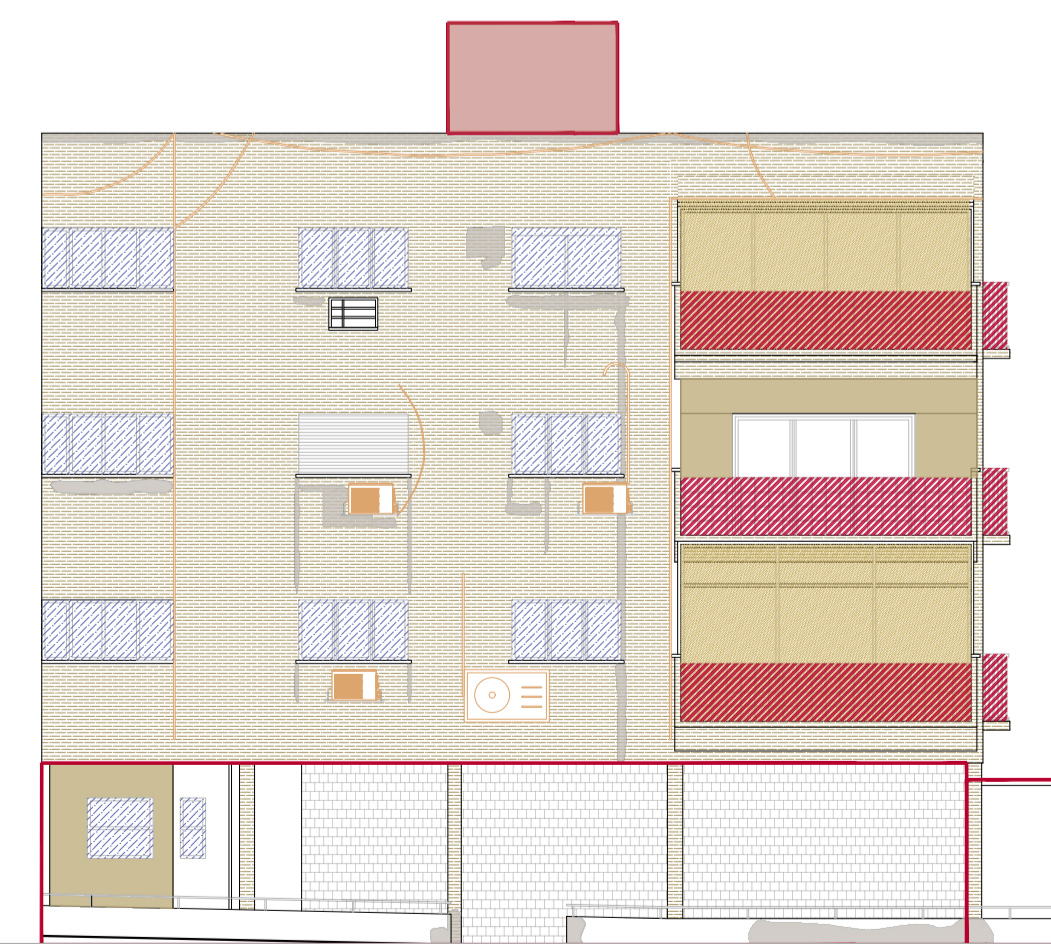
B. 6

South facade



B. 6

West facade



Decay analysis

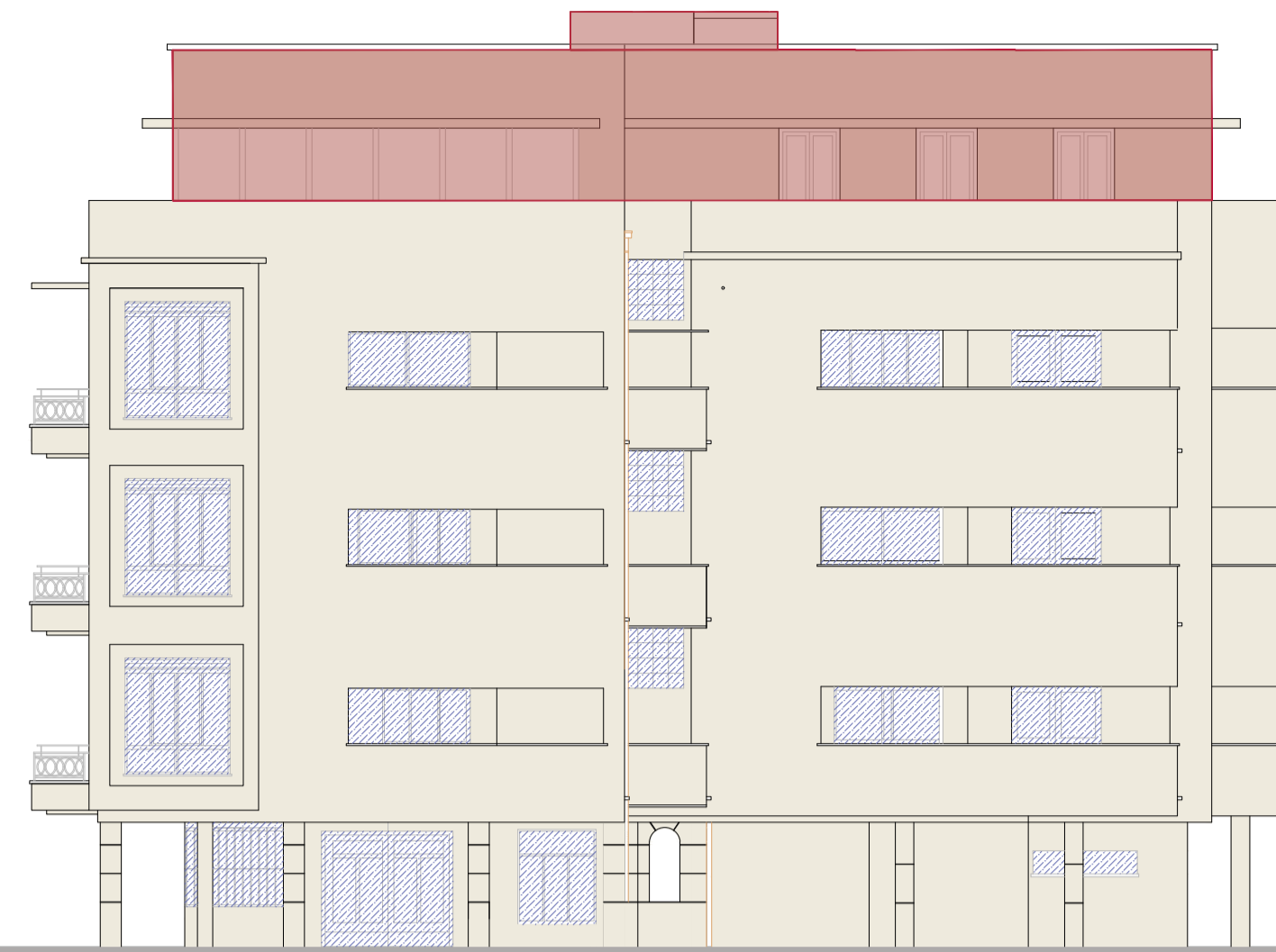
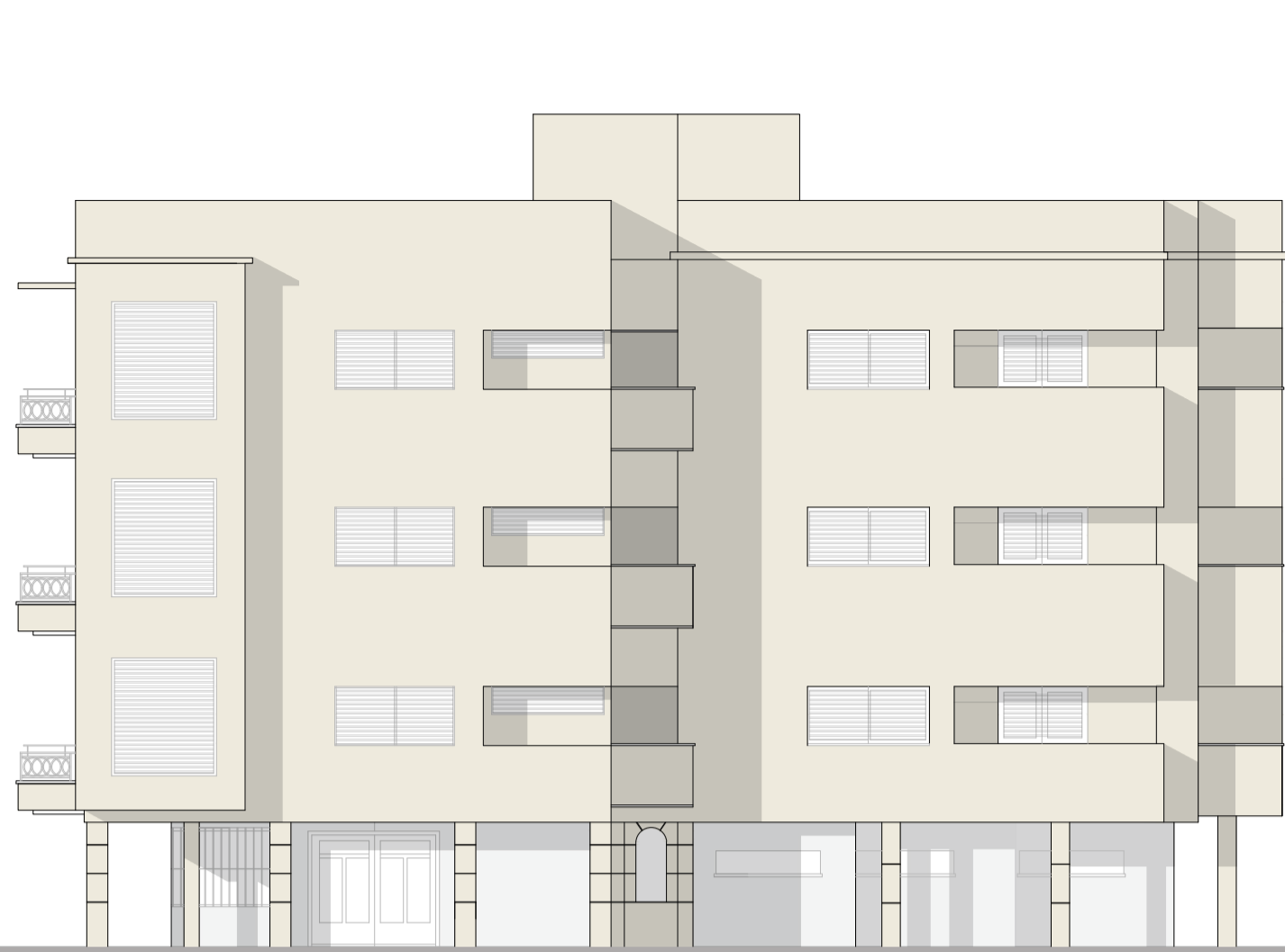
- Approved coherent addition - civil construction over the existing structure approved by the authoritative body - inclusive of Walls, parapets and openings that are added
- Incoherent surface treatments - plastering & painting done as upkeep/repair works causing variation by color/texture/aesthetic congruency
- Incoherent additions - windows, doors & blinds - that have been modified/added/removed diverging from the original design
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- Decay - weathering of plastering & painting due to occupant activities - water seepage/faulty constructions/damages from interventions
- Decay - weathering of plastering & painting due to natural causes of water seepage/exposure to sun/heat
- Decay - metal - railings rusted/damaged due to external conditions
- Decay - windows - glass stained and metal rusted due to exposure to external conditions
- Decay - structural - damaged structural members - column/slab/beam due to exposure to outdoor conditions/aging/human interventions
- Improper installation of different shading and windows in openings
- Incoherent additions - exposed elements for plumbing/electrical/HVAC services
- Decay - wood - handrails rotten/disintegrated due to outdoor conditions

Remedial actions for Architectural issues

- A00 Wall surface - sanded and repainted to original color by design.
- A01 Aluminum enclosure to be removed
- A02 Handrail to be inserted with improvisation to withstand current weathering conditions
- A03 Railing to be refurbished as per original design and painted with protective coat
- A04 Door to be replaced to original detail by frame & shutter
- A05 Additional structures for awning/pergolas/shading devices to be removed

Remedial actions for Structural issues

- D-E06 Wall and door built into the opening to be demolished and finished as per original elevation
- D-E07 Window to be refurbished with new glazing and improvised frames
- D-E01 Slab surface decay due to staining by water and metal elements to be cleaned and repainted
- D-E02 Wall surface decay due to staining by water - add coping on top surface with drip-mould detail
- D-E03 Service equipment to be removed
- D-E04 Wall mounted conduits to be concealed
- D-E05 Mismatch in plastering during intervention - to be sanded, textured, painted to original finish
- D-S00 Railing deterioration - natural causes - to be replaced & painted to original finish
- D-S01 Window sill - marble & railing detail to be redone and rectified to original state
- D-S02 Ceiling surface - paint delamination due to natural decay and structural issues - to be investigated-plastered-painted
- D-S00 Wall surface decay due to staining by water - to be investigated-plastered-painted
- D-S01 Structural beam crack to be inspected and remedied through additional reinforcement
- D-S02 Structural column - external disintegration to be recast with structural concrete
- D-S02 Structural slab to be chipped, reinforcement to be inspected and recast



Historical design

Current state

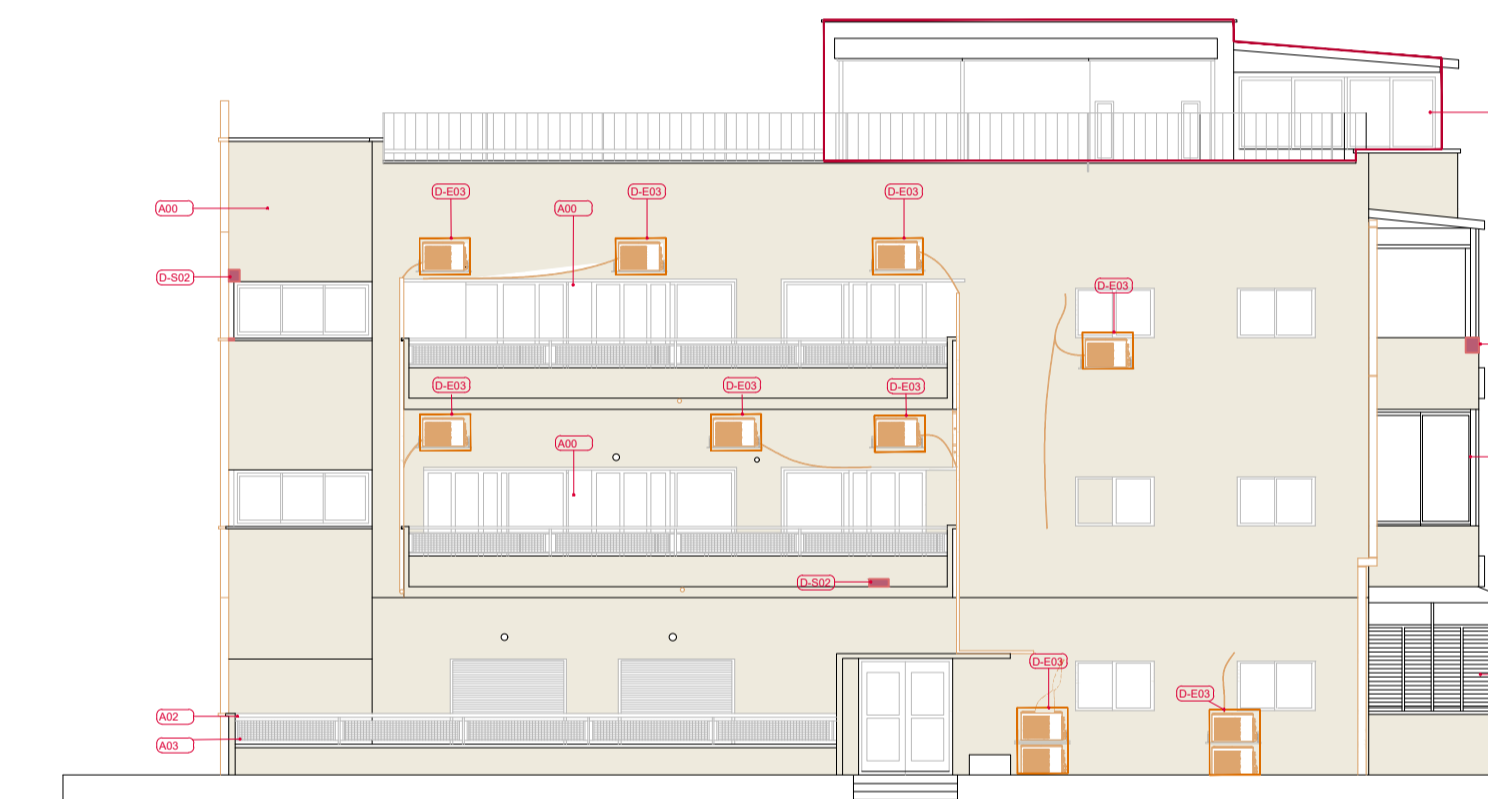
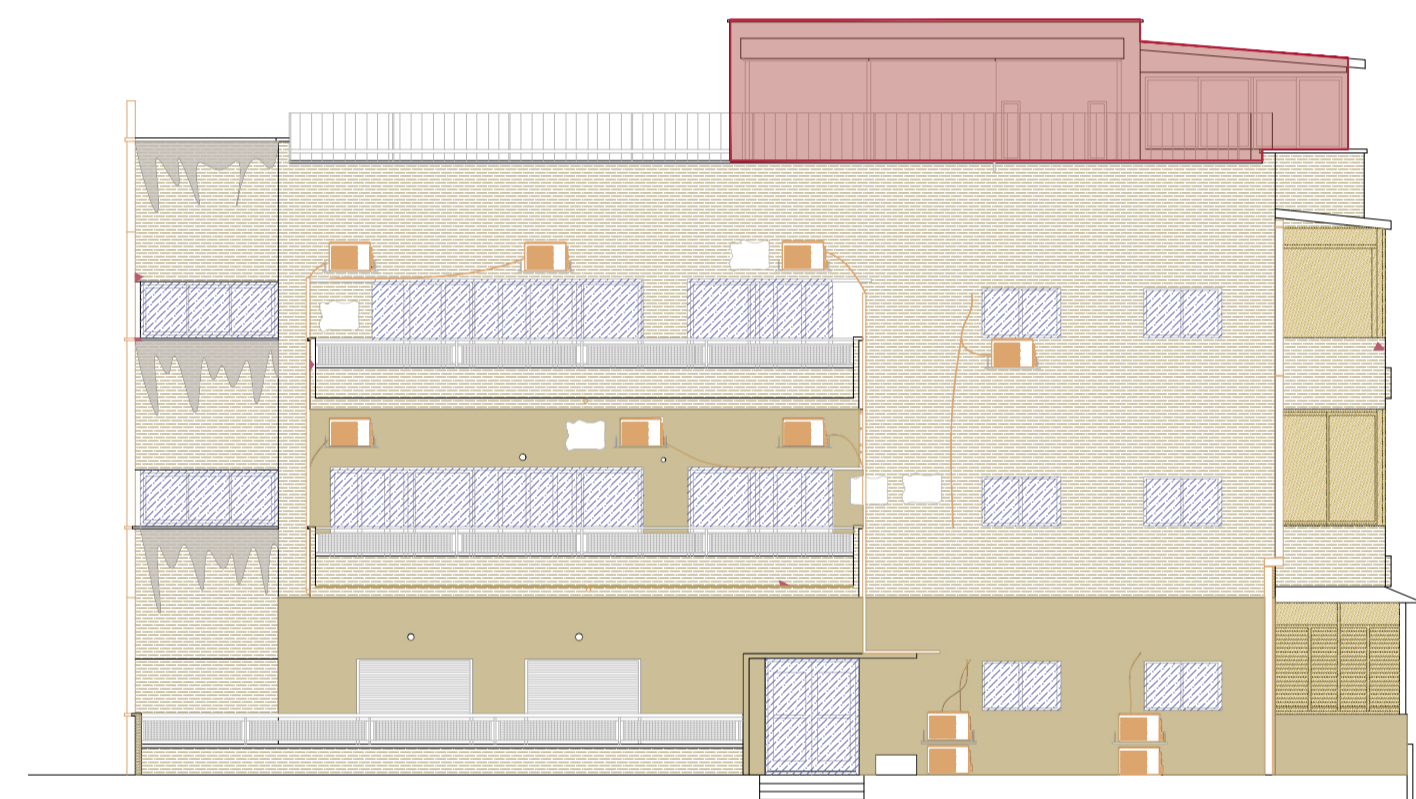
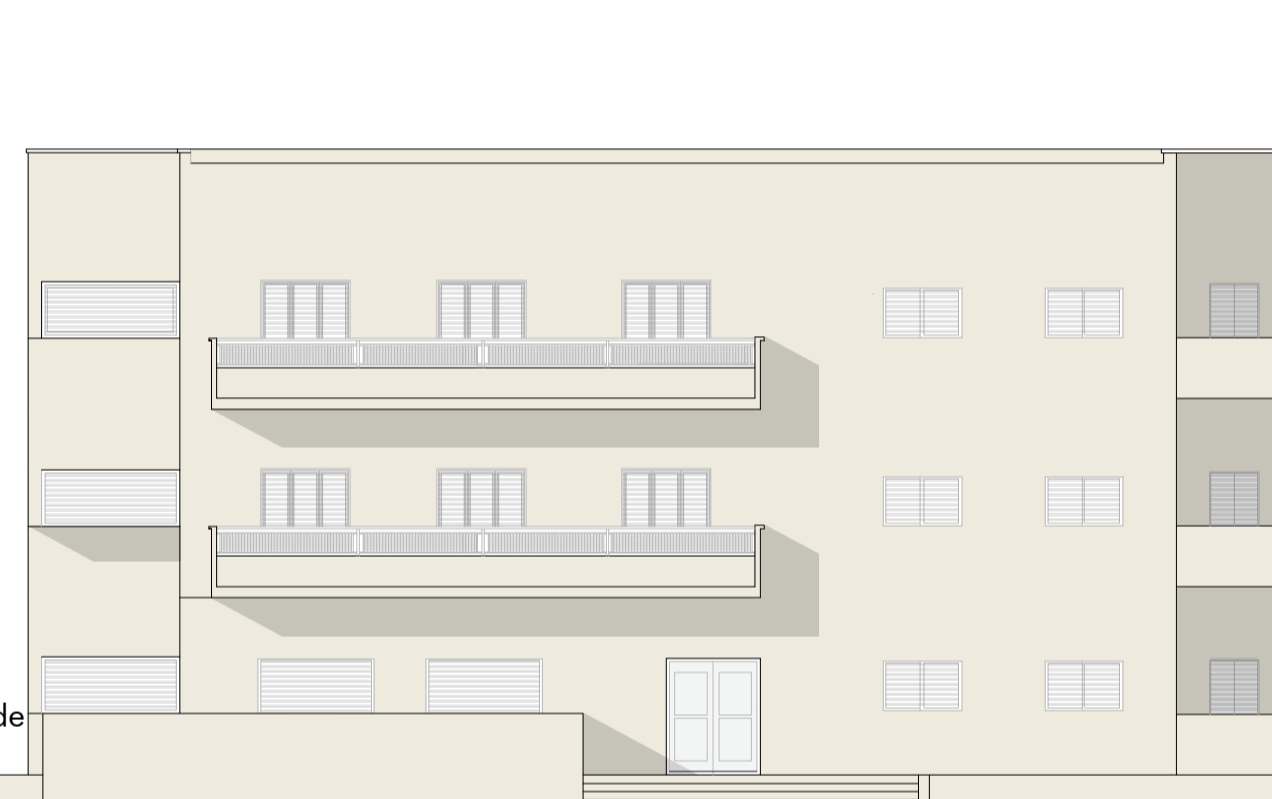
Decay analysis

Remedial intervention

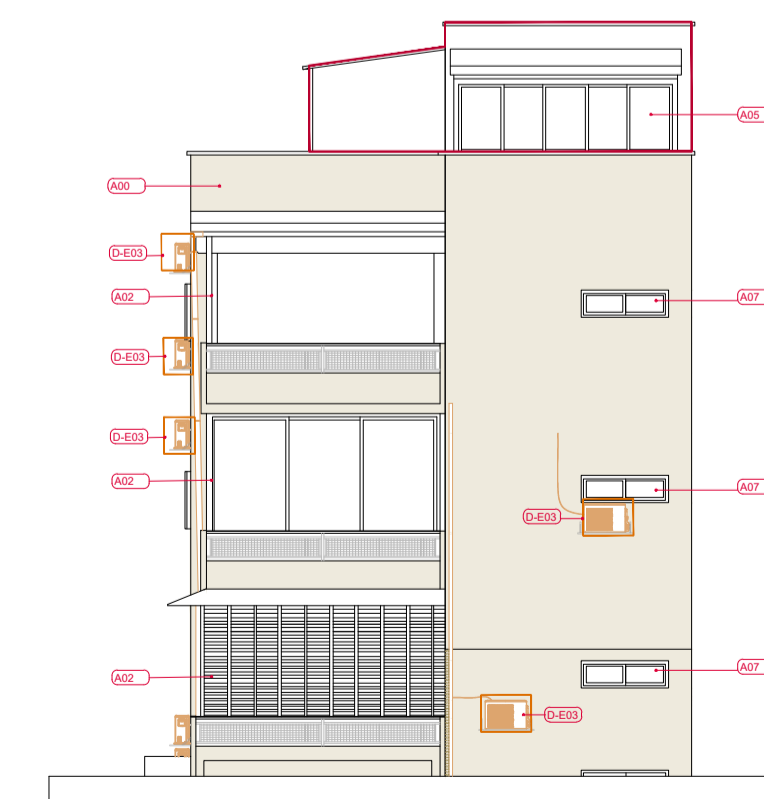
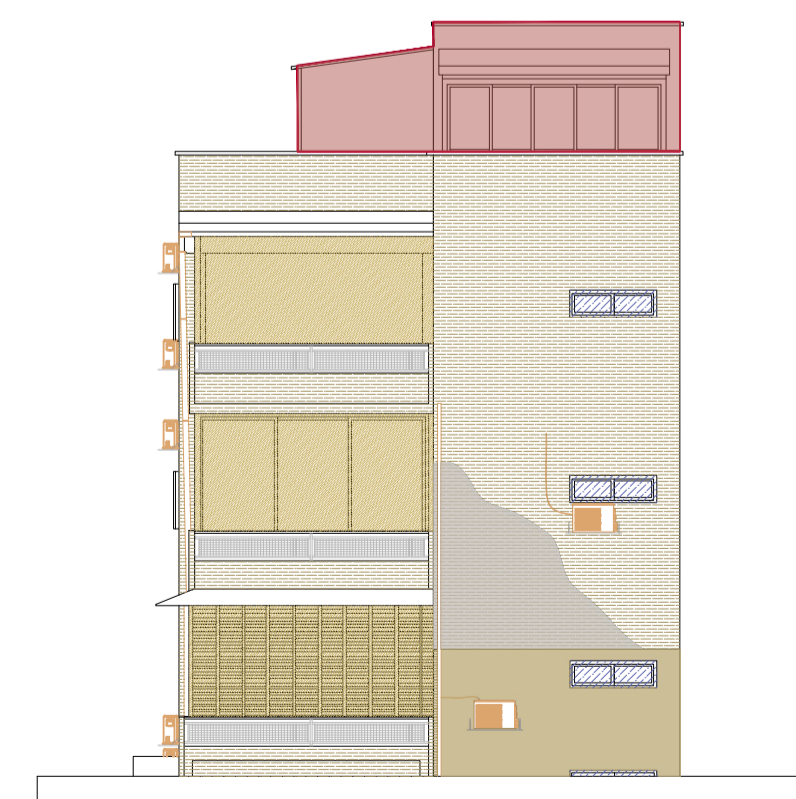
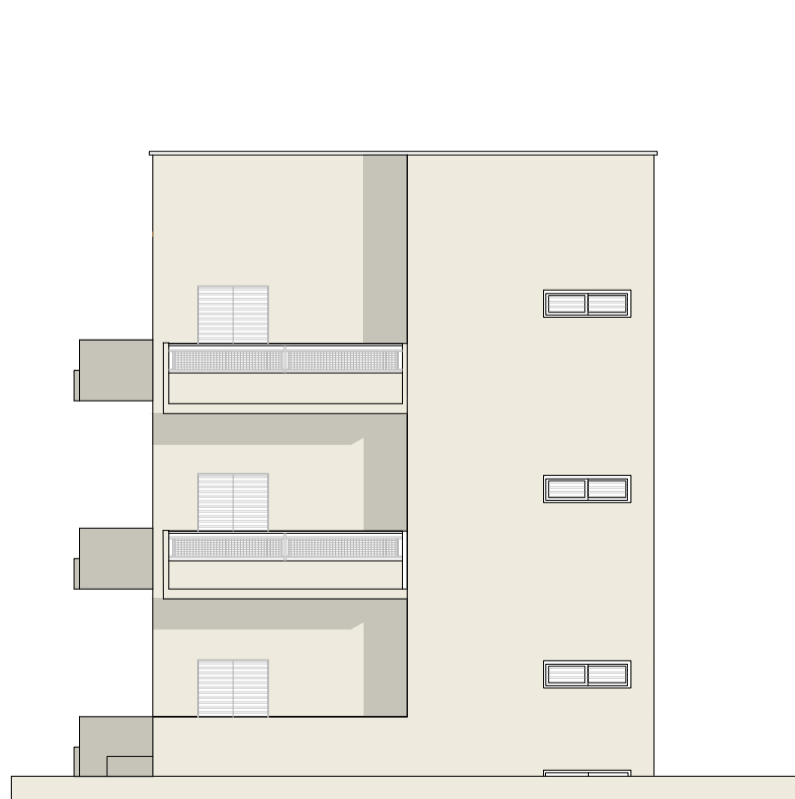


B. 4

B. 2
South facade



B. 2
West facade



Decay analysis

- Approved coherent addition - civil construction over the existing structure approved by the authoritative body - inclusive of Walls, parapets and openings that are added
- Incoherent surface treatments - plastering & painting done as upkeep/repairation works causing variation by color/texture/aesthetic congruency
- Incoherent additions - windows, doors & blinds - that have been modified/added/removed diverging from the original design
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- Decay - structural - damaged structural members - column/slab/beam due to exposure to outdoor conditions/aging/human interventions
- Improper installation of different shading and windows in openings
- Incoherent additions - exposed elements for plumbing/electrical/HVAC services
- Decay - wood - handrails rotten/disintegrated due to outdoor conditions

Remedial actions for Architectural issues

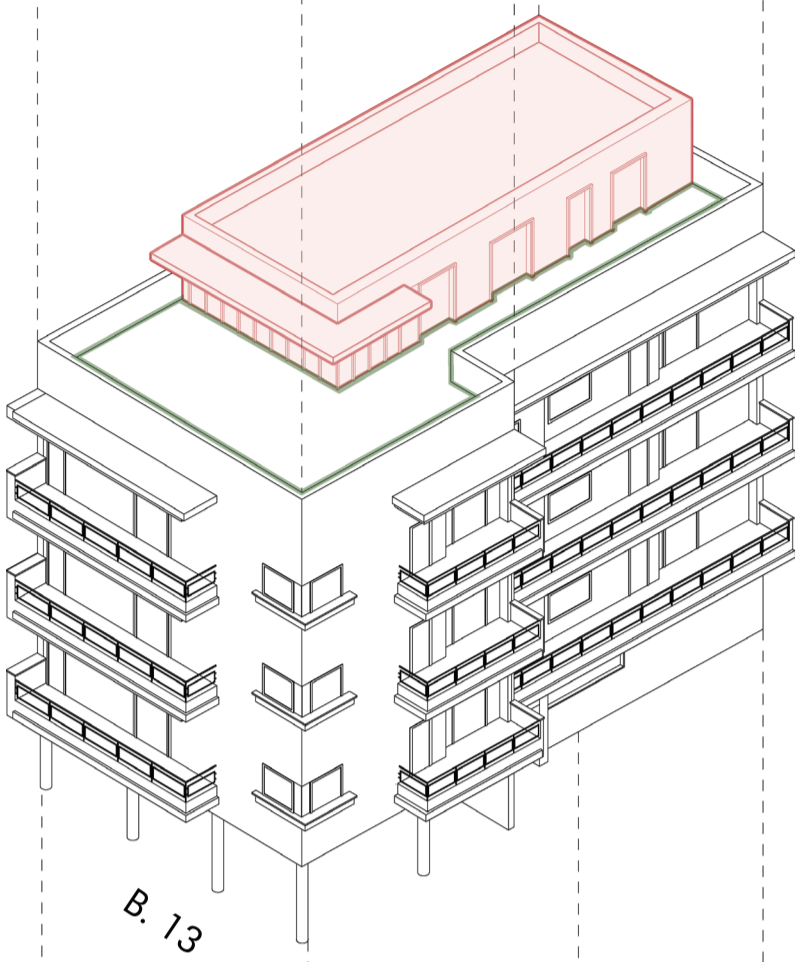
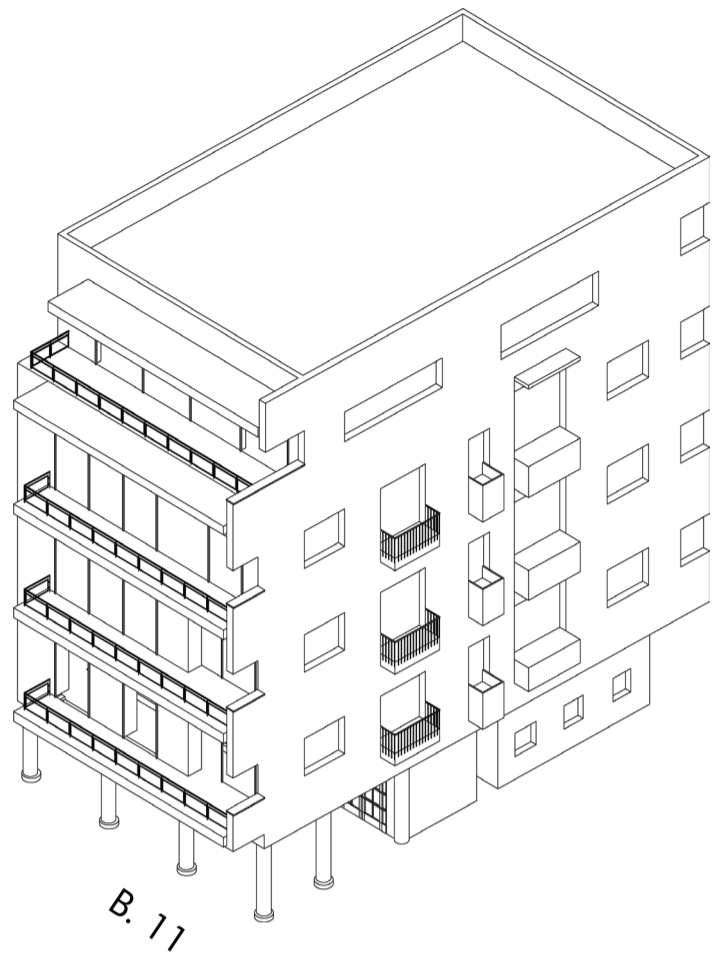
- A00 Wall surface - sanded and repainted to original color by design.
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- A04 Door to be replaced to original detail by frame & shutter
- A05 Additional structures for awning/pergolas/shading devices to be removed

Remedial actions for Structural issues

- A06 Wall and door built into the opening to be demolished and finished as per original elevation
- A07 Window to be refurbished with new glazing and improvised frames
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- D-E02 Wall surface decay due to staining by water - add coping on top surface with drip-mould detail
- D-E03 Service equipment to be removed
- D-E04 Wall mounted conduits to be concealed
- D-E04 Mismatch in plastering during intervention - to be sanded, textured, painted to original finish
- D-E05 Railing deterioration - natural causes - to be replaced & painted to original finish
- D-E06 Window sill - marble & railing detail to be redone and rectified to original state
- D-E07 Ceiling surface - paint exfoliation due to natural decay and structural issues - to be investigated-plastered-painted
- D-S00 Structural beam crack to be inspected and remedied through additional reinforcement
- D-S01 Structural column - external disintegration to be recast with structural concrete
- D-S02 Structural slab to be chipped, reinforcement to be inspected and recast

• AXONOMETRIC VIEW OF ALL BUILDINGS

- Building N. 11 already restored.
- It is in a good condition.
- The intervention will be kept.



• Buildings with no previous rooftop addition:

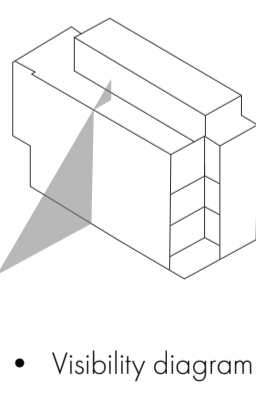
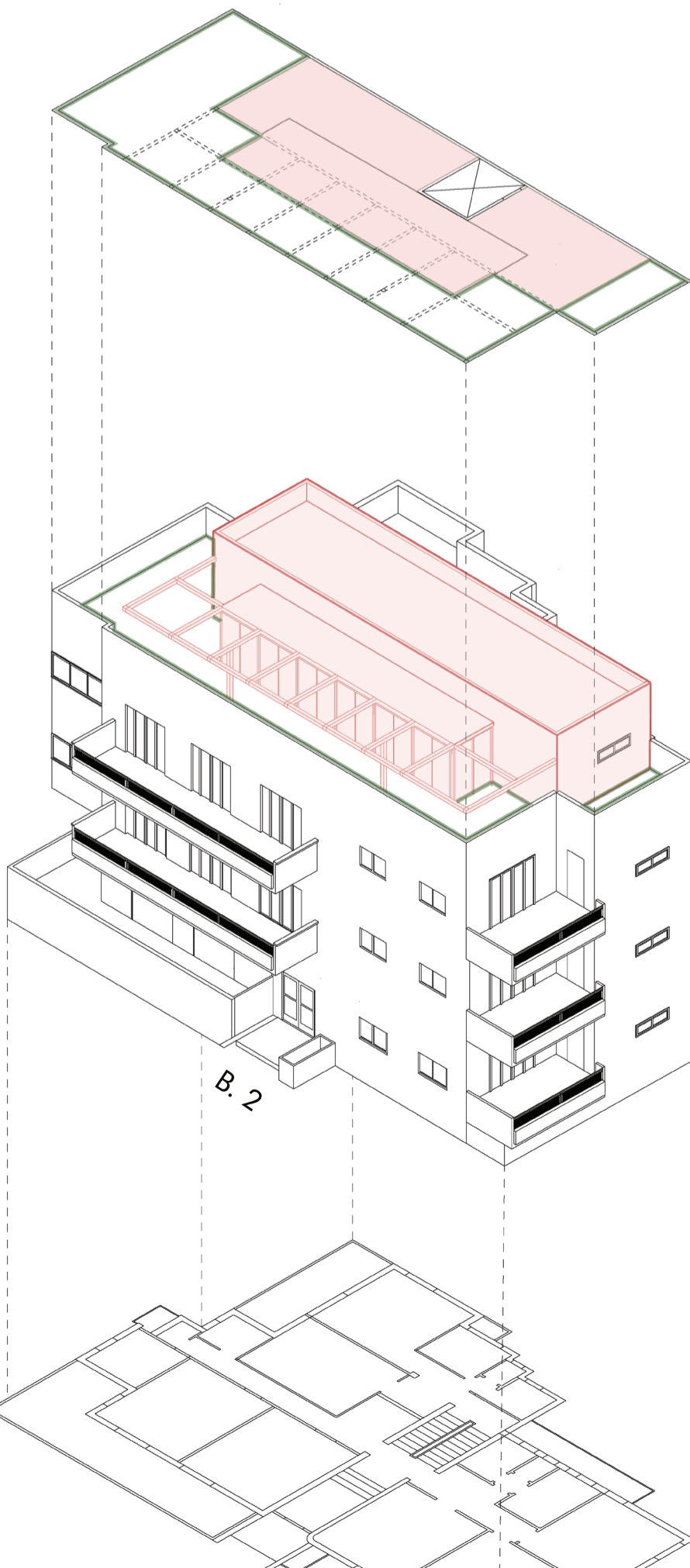
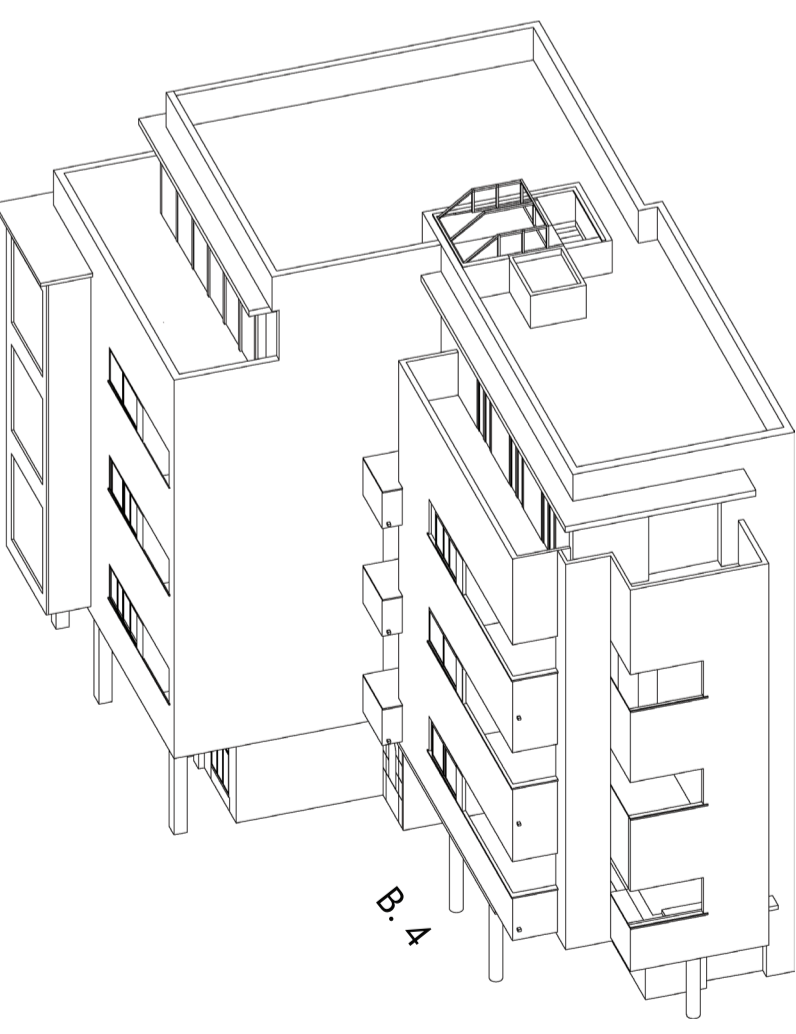
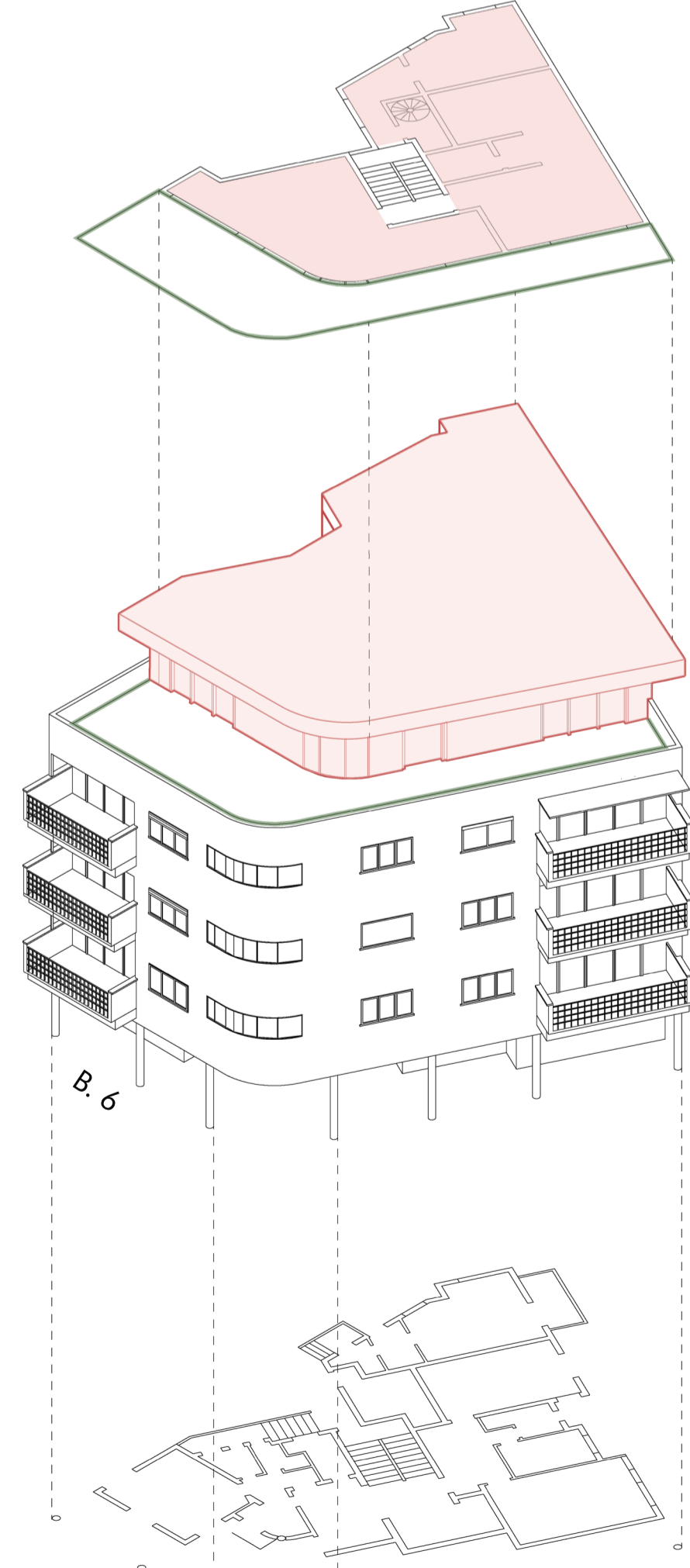
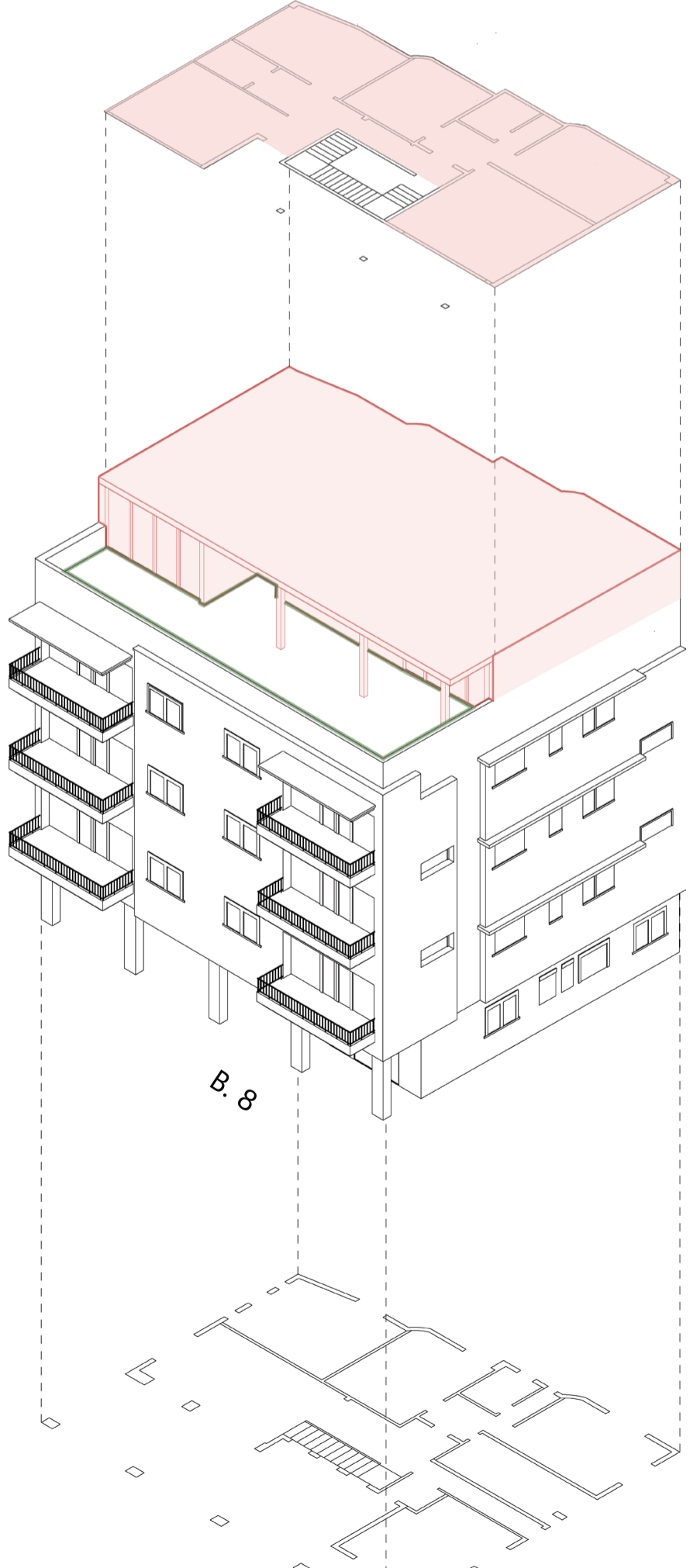
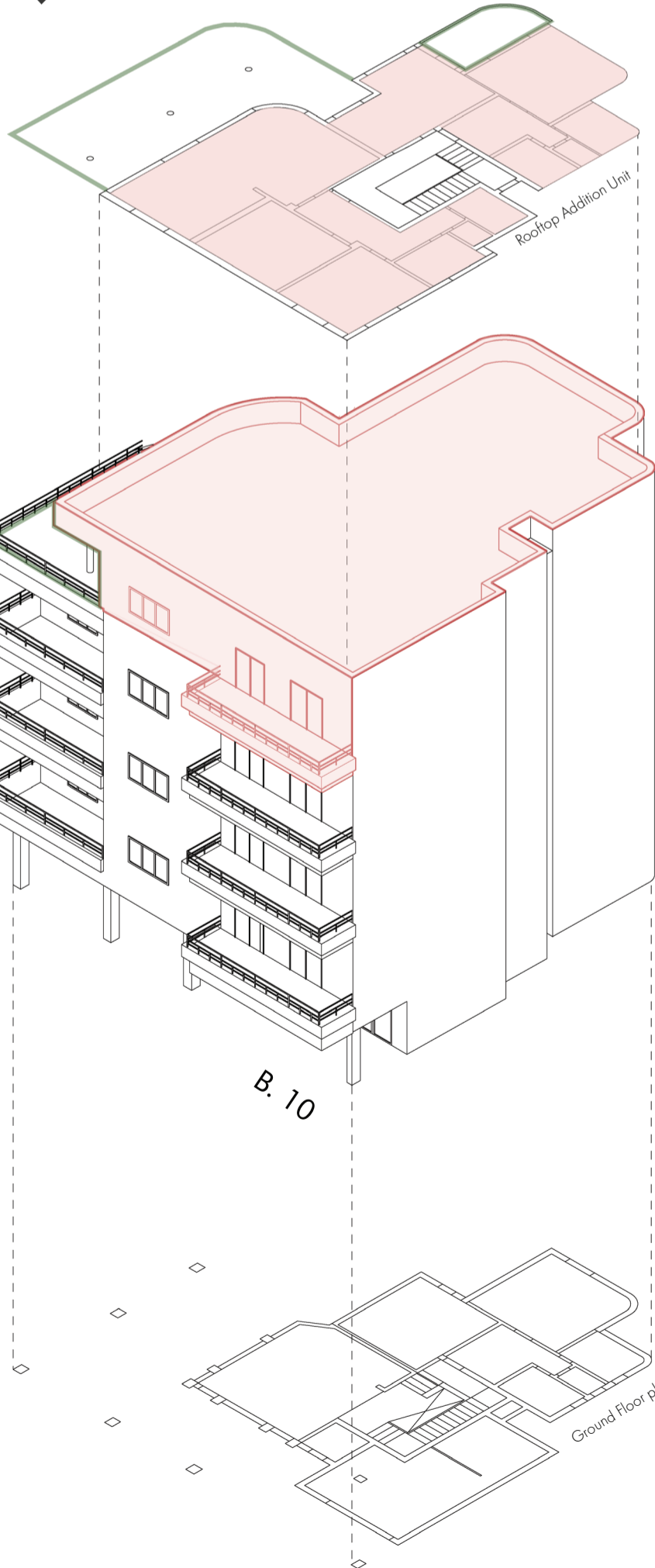
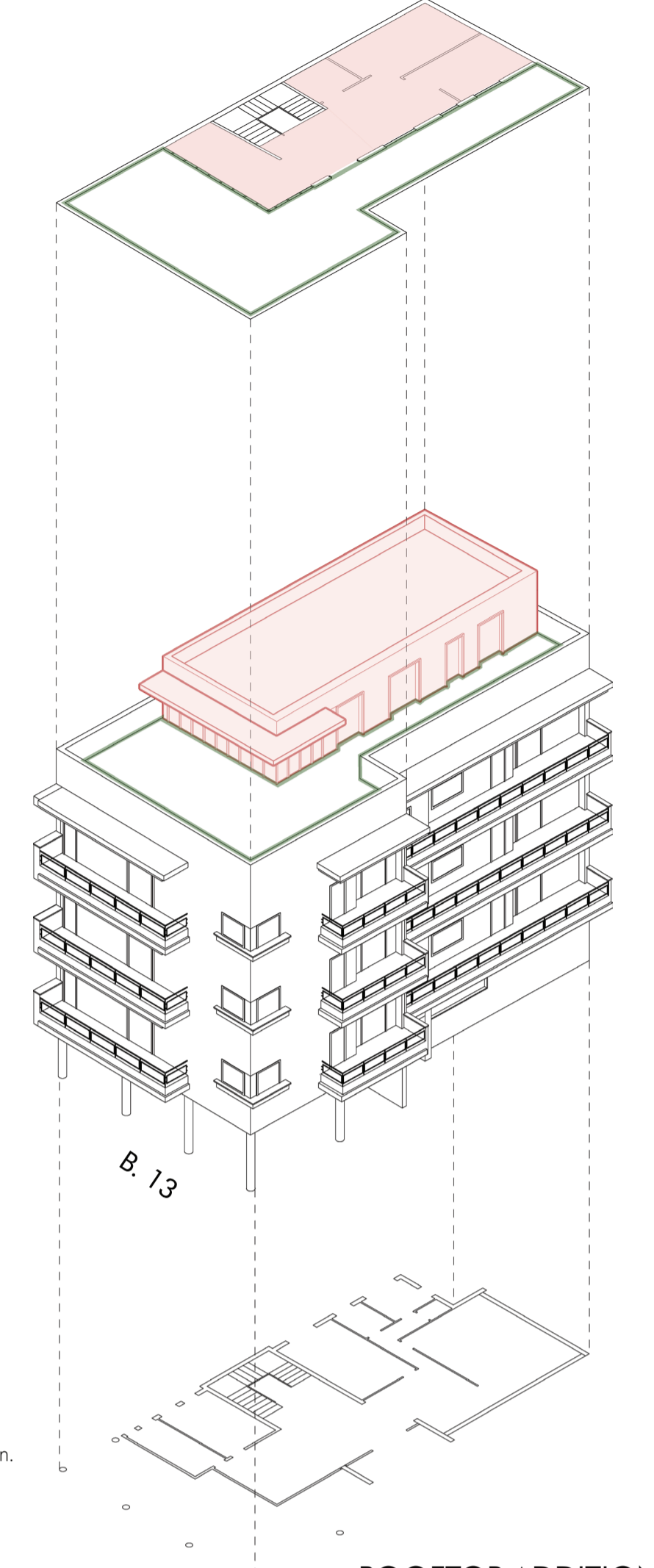
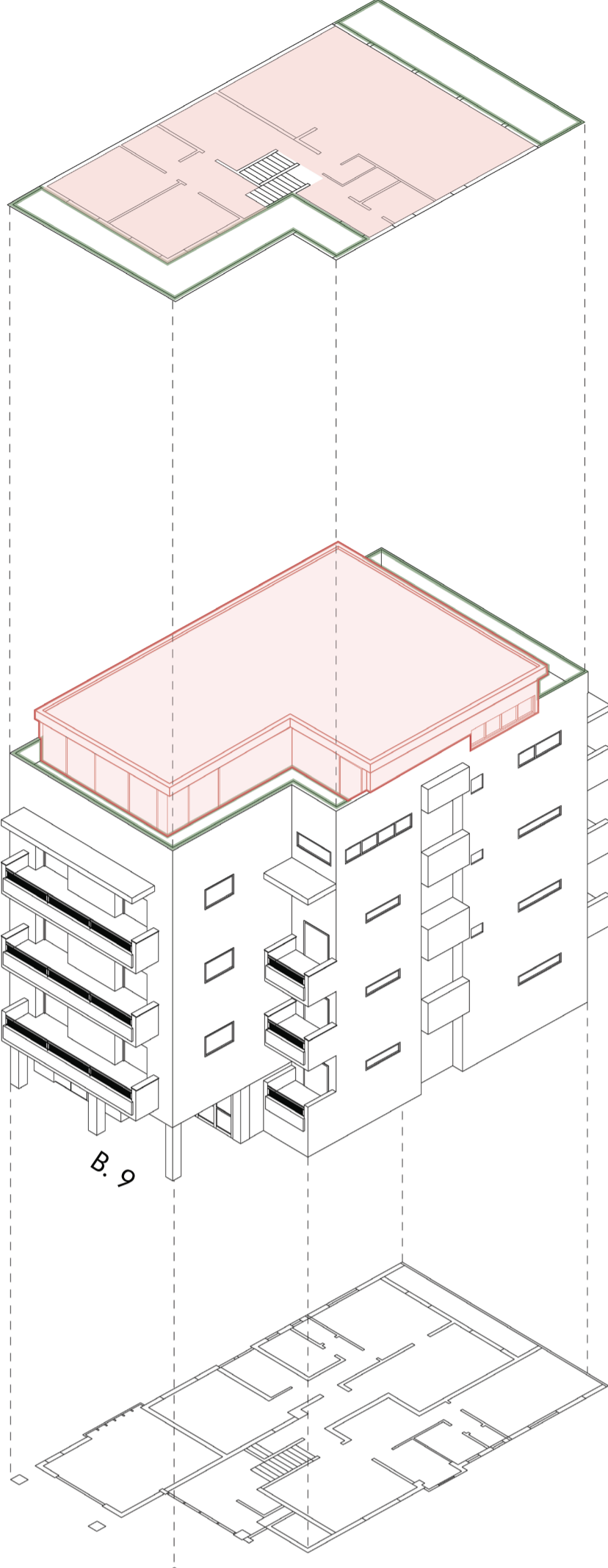
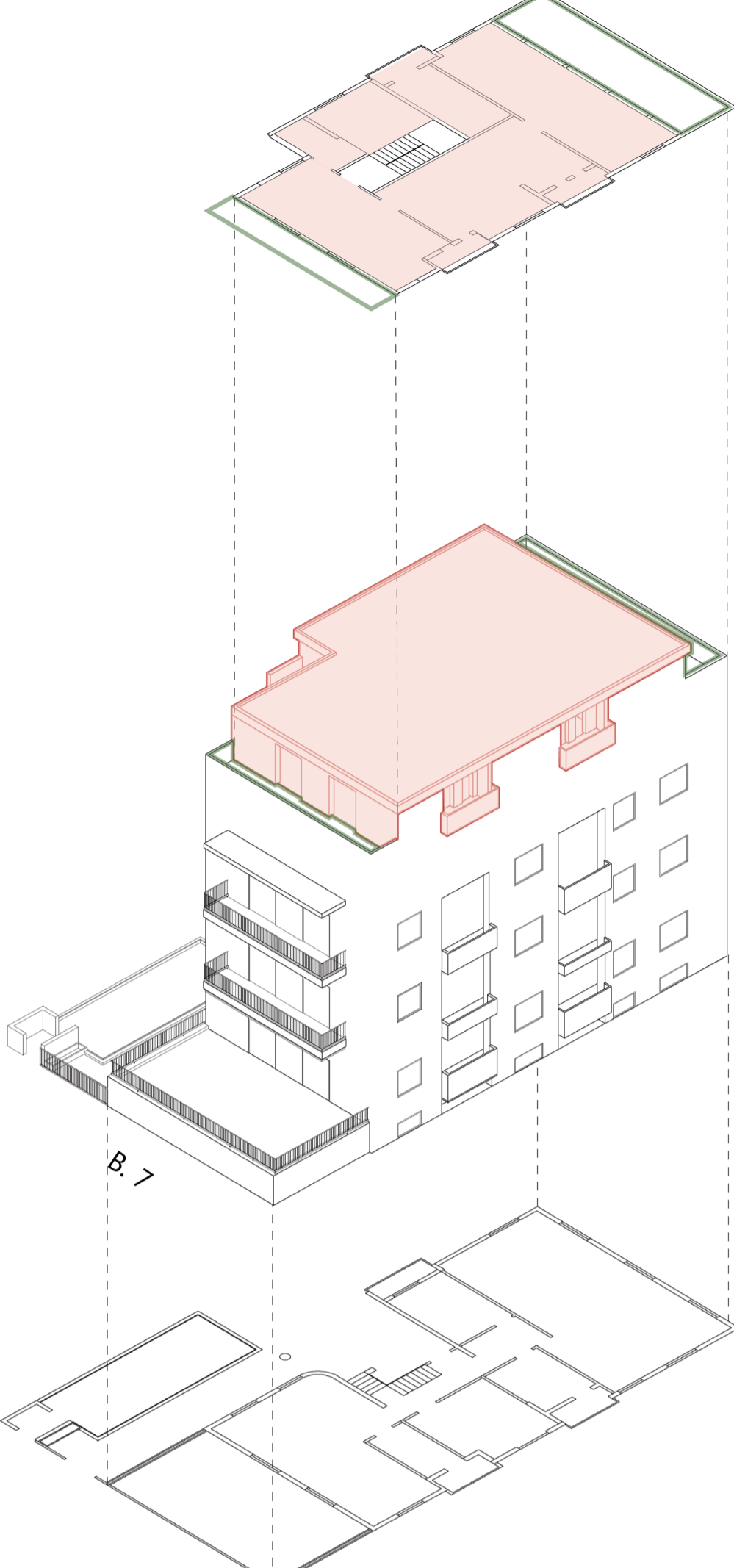
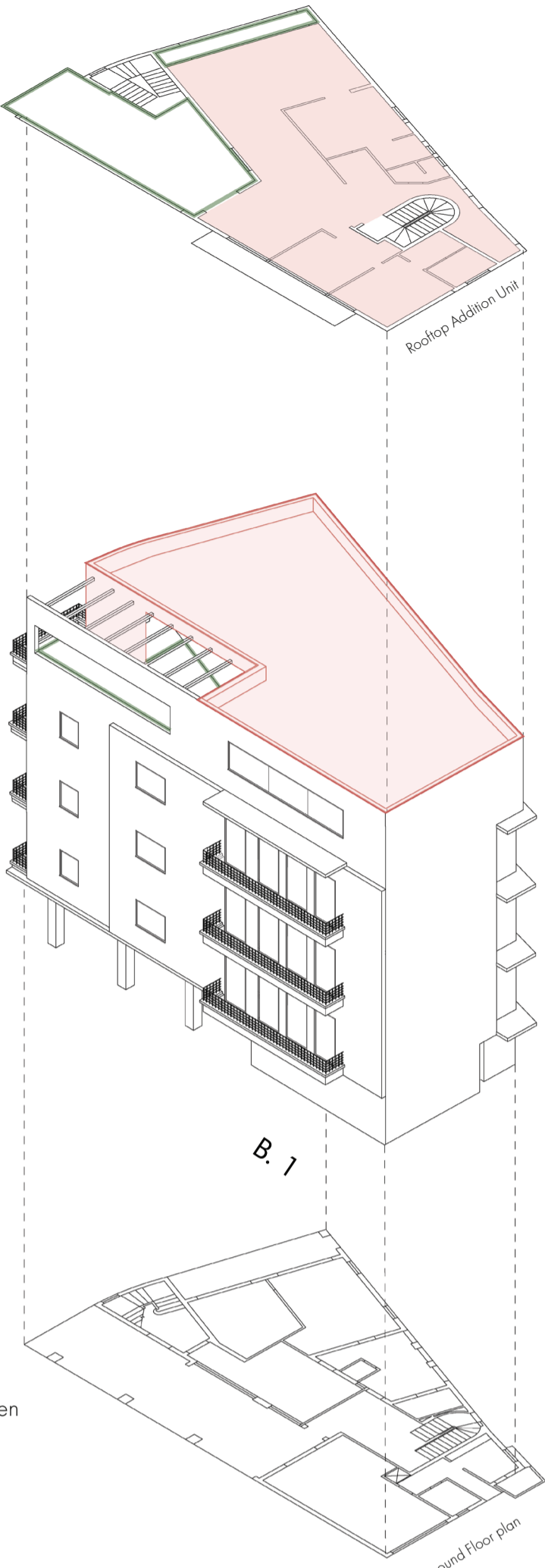
- Refurbishment of staircase
- Addition of a residential unit.
- Rooftop layout for mechanical systems and solar panels. (10/10 buildings)
- Alignment of the rooftop addition (volumes, new openings and linear elements) with the original layout of the facade.
- Recesment criteria of new addition units, in order to keep the authenticity of the original design.
- Correspondence between the height of the rooftop addition and the original type floor height of the building.

• ROOFTOP ADDITION PROPOSALS

- additional unit apartment
- Open space as roofgarden

NORTH SIDE ▲

SOUTH SIDE ▼



• Visibility diagram

- Building N. 4 already restored.
- It is in a good condition.
- The intervention will be kept.



• South facade

Judean date palm Phoenix dactylifera

Evergreen tree palm type

Sycamore Tree Ficus sycamorus

White Acacia Faidherbia albida

Already restored. (good condition) The intervention will be kept.

Judean date palm Phoenix dactylifera



• North facade

Evergreen tree palm type

Deodar cedar Pinaceae

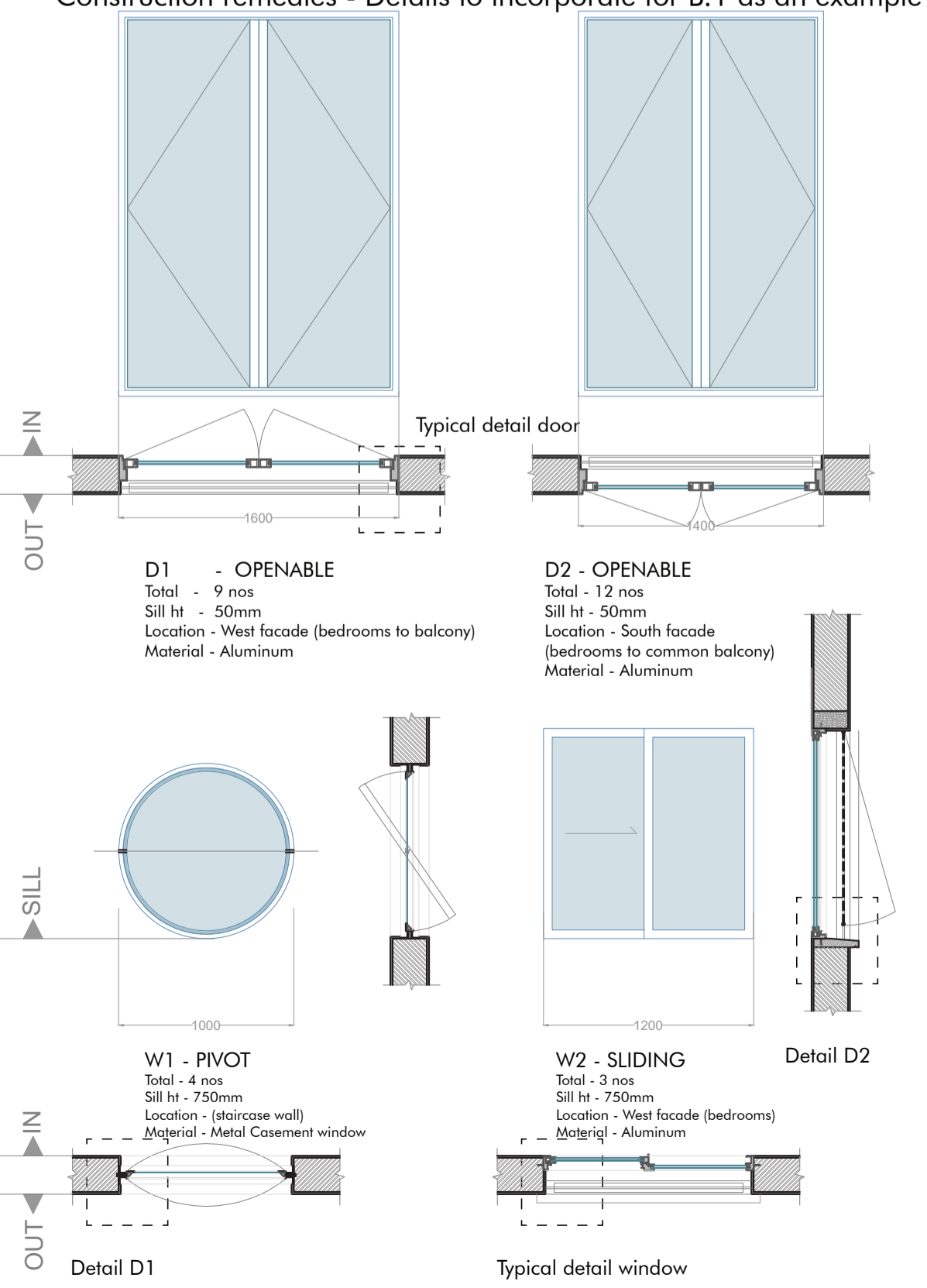
Eucalyptus Eucalyptus citriodora

baobab tree deciduous

Already restored. (good condition) The intervention will be kept.

Kermes Oak Quercus coccifera

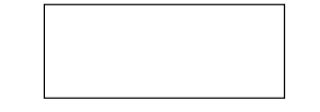
• Construction remedies - Details to incorporate for B.1 as an example



• Plastering decay
KEIM Universal Render
 • a ready to use renovation and thin layer wall render, made with hydrated lime, pozzolanic additives, sand and mineral fibre fillers
 • suitable for use on all mineral substrates, both interior and exterior. Extremely flexible and will accommodate a high degree of movement, in particular thermal expansion and contraction, whilst at the same time preventing surface creasing and cracking.
 • ideal for overall surface refurbishment as a complete thin coat render system that can be subsequently decorated with any of the KEIM Mineral Paints. Ideal for concealing cracks, flaking and differences in texture
 • Can be applied onto existing sound renders without the need to hack off.



• Desired shade from palette
 Weiß CMYK (0, 0, 0, 0) RGB (255, 255, 255)



White color
 Semi rough plaster

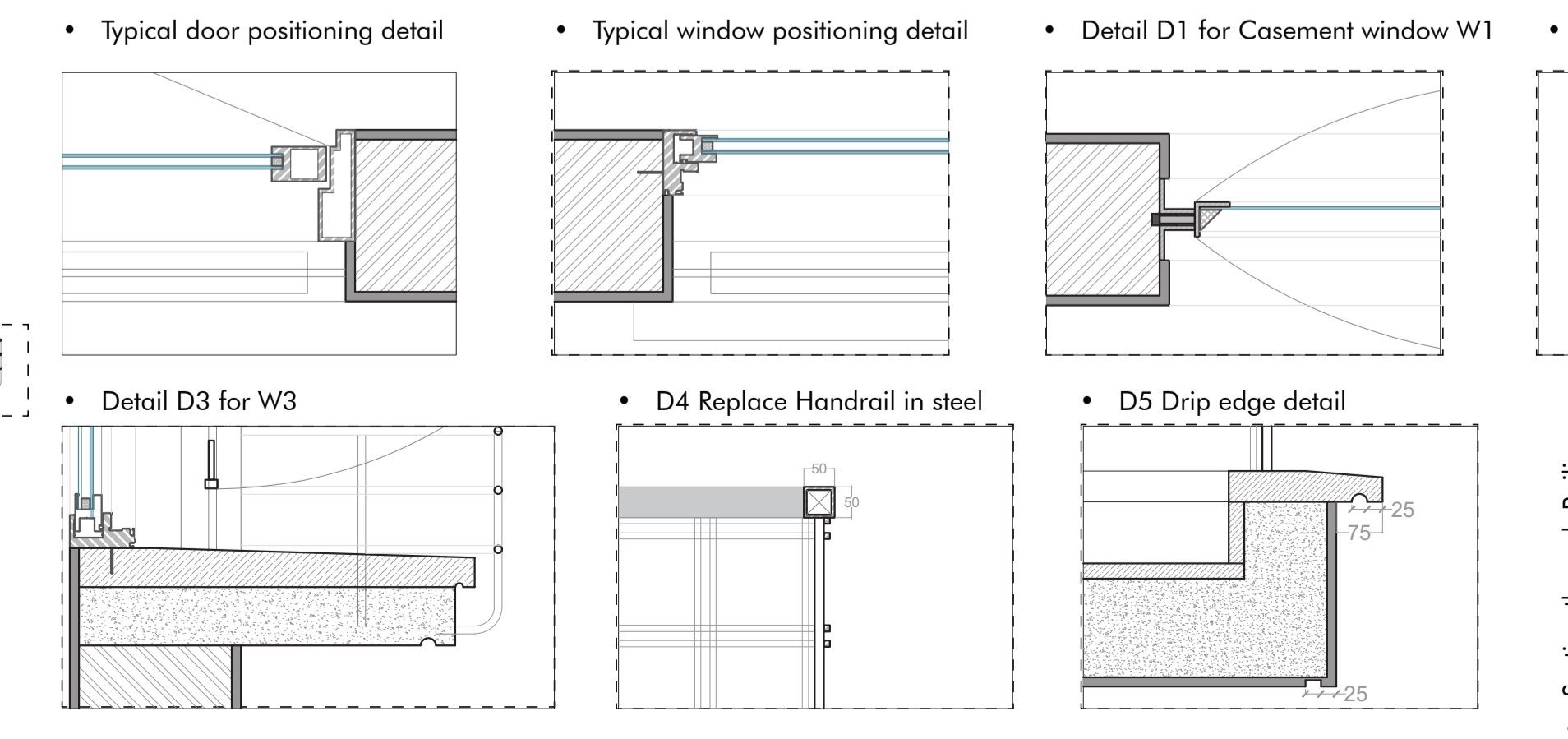


• Structural decay
KEIM Concretal - Fixativ
 • a constituted diluent and fixative from a combination of liquid potassium silicate and sol di silica. It is specific for concrete and concrete supports. Create an unbreakable bond with the support
 • Weather resistant
 • Permeable to water vapor
 • Not inflammable
 • Resistant to UV radiation
 • Reduces the formation of mold and algae

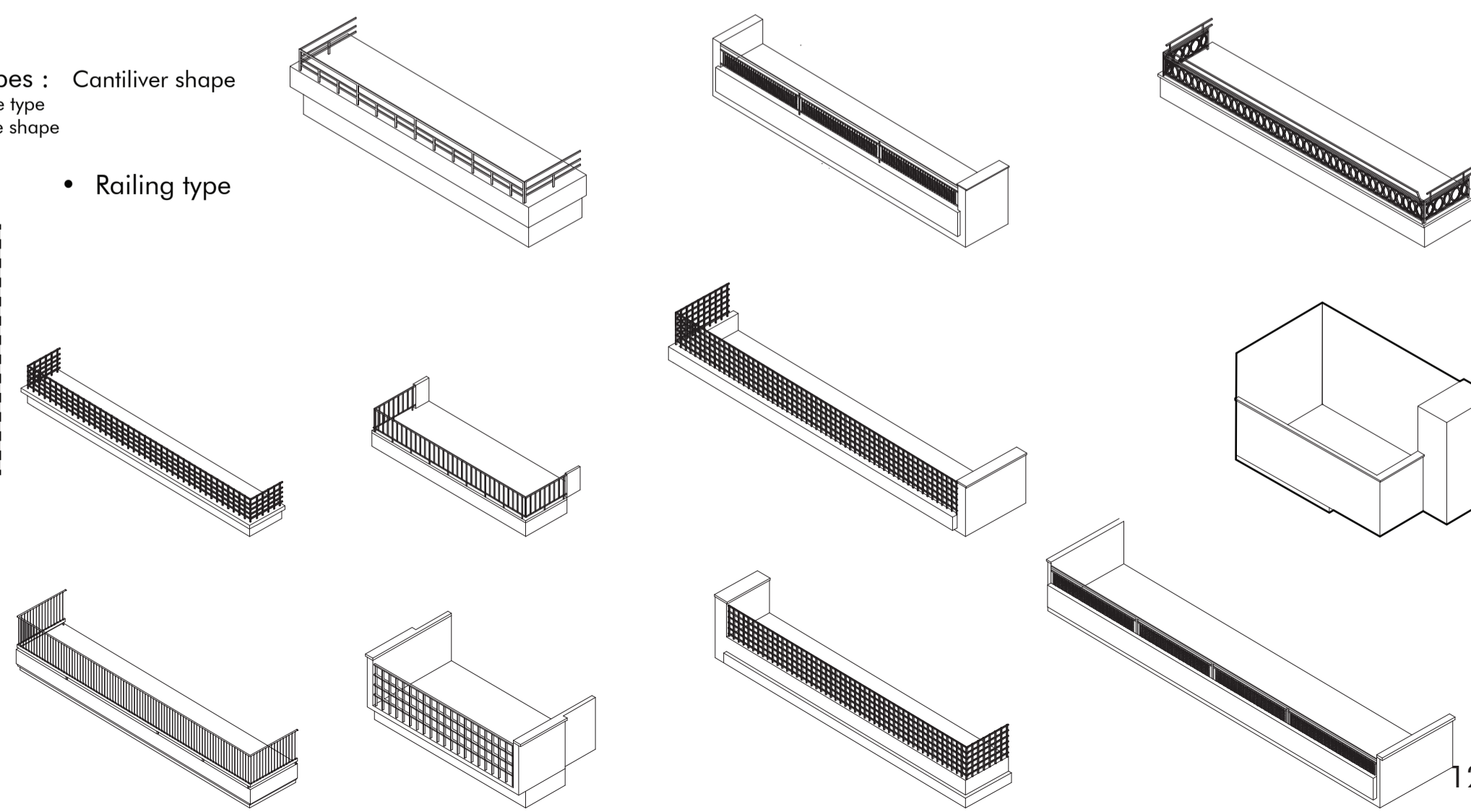


• Painting decay/discoloration
110 Masonry Repair/ Paint - Previously Painted & Unpainted Surfaces:
 • A silicate based masonry paint system for use on all mineral substrates. It provides long-term decoration and is available in a wide range of standard colour shades. Keim Soldalit can be applied onto existing previously painted surfaces as well as unpainted/new substrates.
 • All loose, flaking and unstable material must be identified and then thoroughly removed using stiff brushes and broad bladed scrapers to get back to a sound edge; these edges should then be feathered in. Ensure that any paint materials left remaining and the underlying substrate is sound and adhering well. Any glass or shiny surfaces should be thoroughly flatted down using sand or emery paper to create a good key.

• General/Equivalent Technical specifications for remedies to be followed



• Balcony types : Cantiliver shape
 Balustrate parapate type
 One solid parapete shape





1 - Street view, West side



2 - Street view, East side

