

Rehabilitation of a colonial building.

Institutional use for a British period building.

Type of intervention

Restoration Rehabilitation / Renovation

Concerned elements on the intervention project

- 1. Foundations and underground structures
- 2. Vertical structures
- 3. Horizontal structures and vertical connections
- 4. Roof and terraces
- 5. Façade and building envelope
- 6. Finishes and completion elements
- 7. Integrate services
- 8. General strategies for building recovery

Site Omirou Street 38, Nicosia, Cyprus

Objectives Restoration / renovation, additions and conversions of an old traditional building into Citizen's House.

Property House of Representatives

Designer Chief Architect: Christos Marathovouniotis
Collaborator: Maria Kyriakou; Landscape design: Christos Marathovouniotis; Civil Engineer: Loizos Hadjigeorgiou; Mechanical & Electrical Engineer: NA NICOLAS E. ARISTODEMOU; Contractor: C ROUSHAS TRADING & DEVELOPMENT LTD; Mechanical & Electrical Contractor: Telmen LTD

Date Project Development 2019,
Works 2019



Background to the intervention

The Citizen's House was built in the beginning of the 20th century in colonial style like the mansions in British colonies. The characteristics that fit it into the category of colonial buildings are the elevated balcony that surrounds the building and the roof that has a large slope. Historically, the building belonged to the Turkish-Cypriot community of Cyprus. During the period when Cyprus was under the dominion of British empire, the building has operated as Press and Information office. After Cyprus became an independent state, the building was the Attorney General's house. In 1960, the first bi-communal dialogues, concerning the drafting of a constitution of Republic of Cyprus, took place in the building.

After the 1974 Turkish invasion and since the building was already abandoned, refugee families occupied the building.

The building was built in the beginning of the 20th century. There were indications that, in 1930, works of remodelling and restoration were done on the building. Allegedly, the existing wooden balcony and its balustrades, that surround the building, have been replaced by new one made of reinforced concrete. This intervention of the building, included the transformation of the roof, which extended in order to cover the surrounding balcony. It is possible that the Byzantine-type tiles were replaced with French-type tiles. During this remodelling, seemingly, the auxiliary buildings have been constructed. In 2019, restoration / renovation works were carried out on the building along with works for its conversion to Citizen's House.

Description of the building

The building, with its distinct characteristics such as, the surrounding balcony and the roof with a large slope, is a great example of colonial architecture. It consists of two floors, a semi – basement floor and a ground floor. The ground floor level is 1,50m higher than the level of the courtyard. All its masonry bearing walls are made of Cypriot limestone (pouropetra). The semi-basement floor and the ground floor are separated with a horizontal wooden construction, wooden beams and wooden floor. The roof of the building consists of wooden elements and it is covered with French-type tiles. Under the roof there is a traditional suspended wooden ceiling. Parts of the exterior walls are stone-faced while the other parts are plastered.

All the openings, created in the walls to facilitate the windows and doors, are embellished with stone frames.

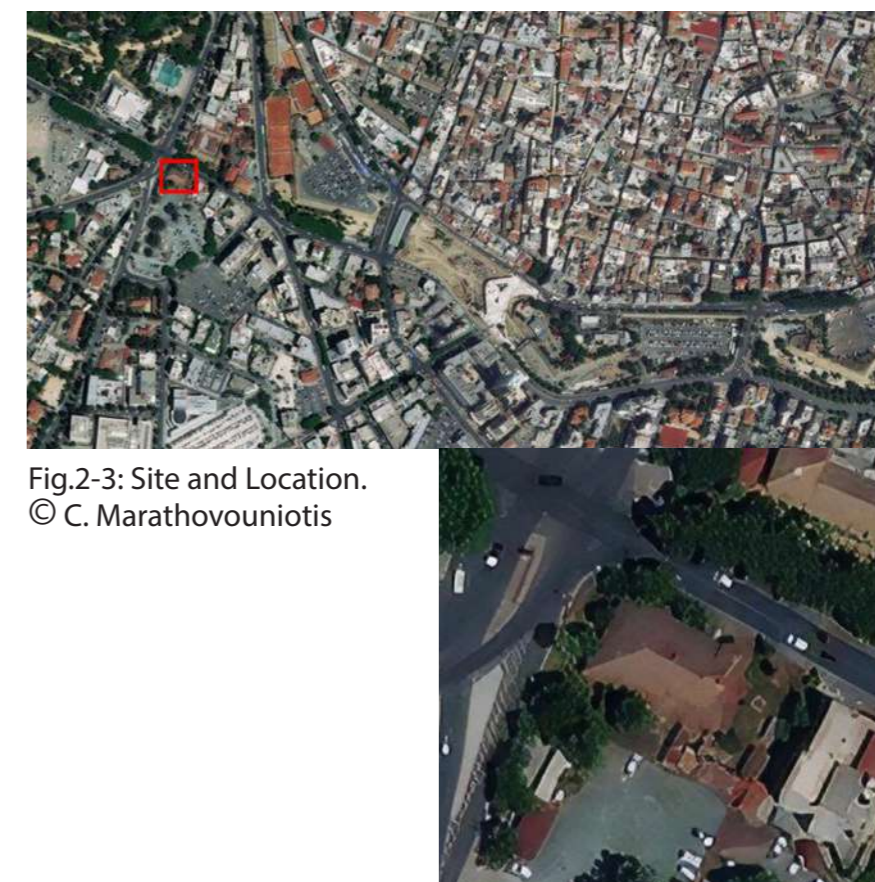


Fig.2-3: Site and Location.
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Fig.1: Main façade. © C. Marathovouniotis



The Diagnosis of the building (values and state)

The building was in a very bad condition. Part of the surrounding balcony has collapsed. The roof of the building had major problems. The wooden floor of the ground floor was damaged. Some of the masonry walls of the semi-basement floor were rotted as a result of trapped moisture. The doors and the windows were damaged, as well. As for the auxiliary buildings, part of the roof and the walls have collapsed.

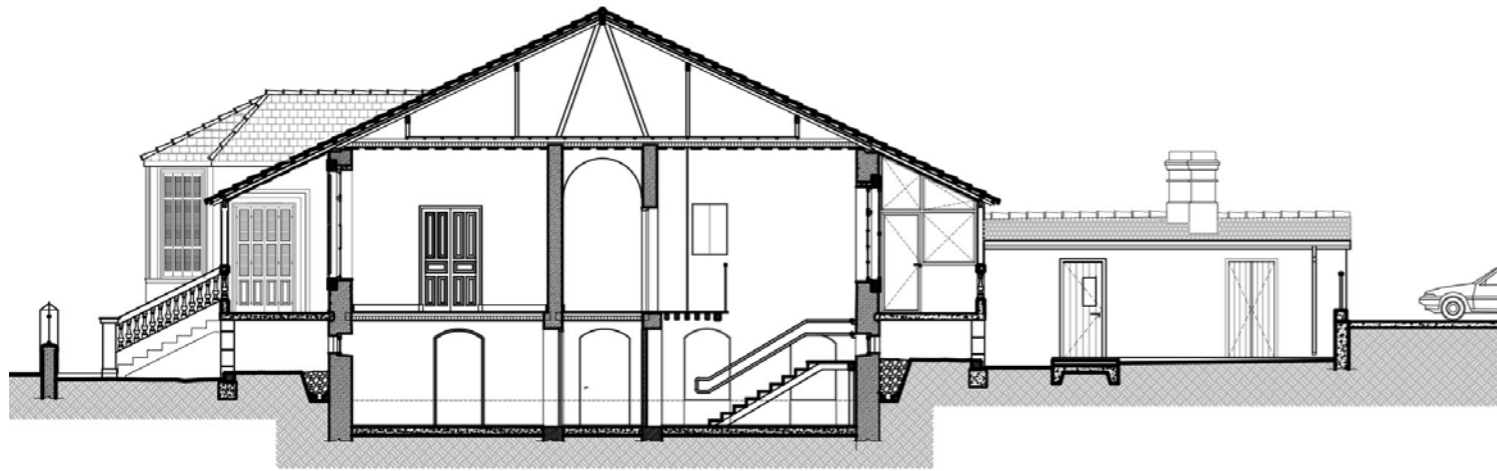


Fig.4: Transversal Section. © C. Marathovouniotis



Fig.5: General view of the side of the building. © C. Marathovouniotis



Fig.6-7: General view of the building. © C. Marathovouniotis



Fig.8-9: Surrounding balcony. © C. Marathovouniotis

Fig.10-11: View of the underside of the roof.
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Fig.12-13: Semi-basement floor. © C. Marathovouniotis



Rehabilitation works



Fig.14-15: Windows and doors. © C. Marathovouniotis



Fig.16-17: Auxiliary buildings. © C. Marathovouniotis



- The existing surrounding balcony was entirely removed and it was replaced with a new one that was constructed with the exact design and typology with the initial.
- Insulation and Drainage channels were installed around the foundation.
- In the semi-basement floor, a new concrete floor was constructed.
- The masonry walls, of the semi – basement floor, were reinforced and restored.
- A new ceiling / floor in the semi – basement / ground floor was constructed. Part of it was made of wooden beams and wooden floor while some other parts were made of steel beam and concrete floor.
- Soundproof insulation was installed between the ceiling and the floor.
- The roof was reconstructed with new wooden elements.
- Thermal proof insulation was installed under the new roof.
- All the wall plasters (both inside and outside walls) were removed and they were replaced with lime plaster that is vapour-permeable.
- All of the existing doors and the windows were maintained and restored. The windows and doors glass panes were replaced with thermal insulated glass panes.
- All the existing wooden suspended ceilings were maintained and restored.

- Constructions, made of wood and metal, were done to ensure that people with disabilities have access to both inside and outside spaces.
- Low energy consumption air conditioning systems were installed.
- Low energy lighting systems were installed.
- Part of the auxiliary buildings was demolished and the rest of the remaining buildings were entirely restored and renovated.
- A metal-shade structure was constructed, in the front area of the auxiliary buildings, covered with polycarbonate sheets.
- On the east side, in the courtyard, a square was designed for gathering and events to run.
- In the garden of the courtyard, Cypriot trees and bushy plants were planted.

Assessment of the results

The works that have been carried out, restored and renovated entirely the building without altering its initial form.

The contemporary metal and wooden constructions, which mainly concern the accessibility ramps and pathways, as well, the metal shade, are all reversible and compatible with the main building.

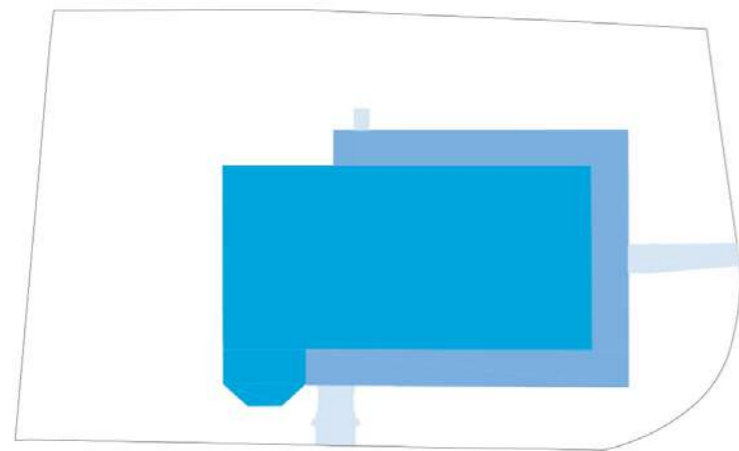
As for the building operation, it provides all kinds of facilities, such as soundproof insulation between the spaces and thermal insulations that help operating and maintaining the high performance of the building with low energy consumption.

All the works that were done for the purpose of the electrical and mechanical services, by no means alter the initial morphology of the building.

References

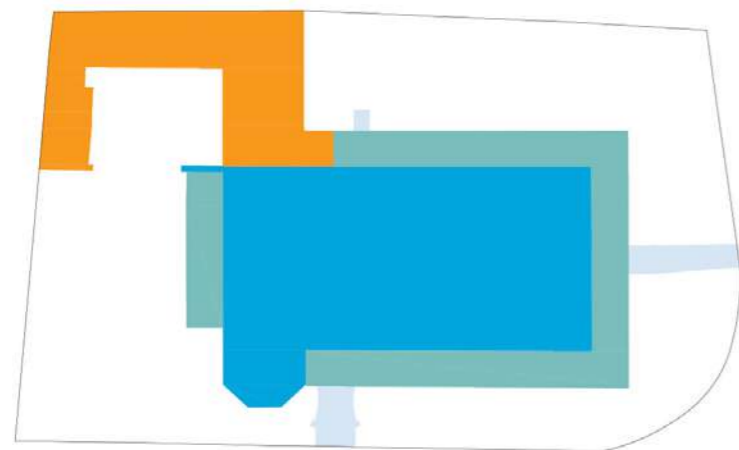
Christos Marathovouniotis
Maria Kyriakou

Images, Plans & Drawings



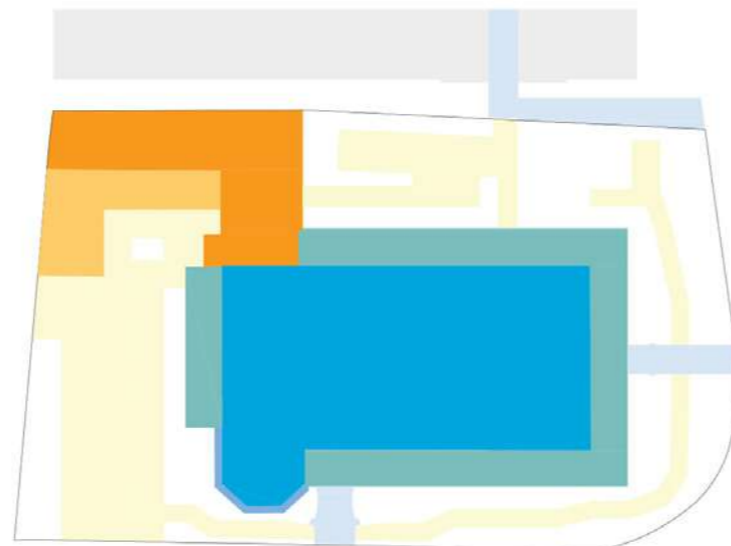
Initial State of the Building
 Built around the beginning of the 20th century

- Main building
- Wooden balcony
- Entrance paths



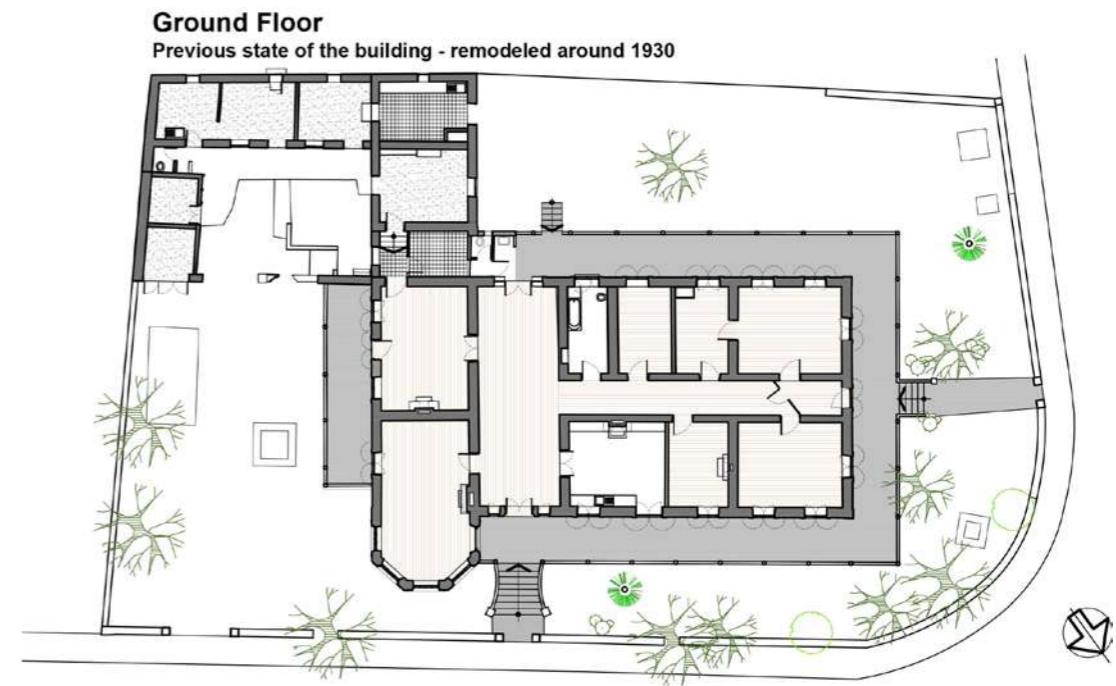
First changes to the building
 Remodeled around 1930

- Remodeling of the existing building
- Replacement of the existing wooden balcony with a new one made of reinforced concrete
- Construction of auxiliary buildings

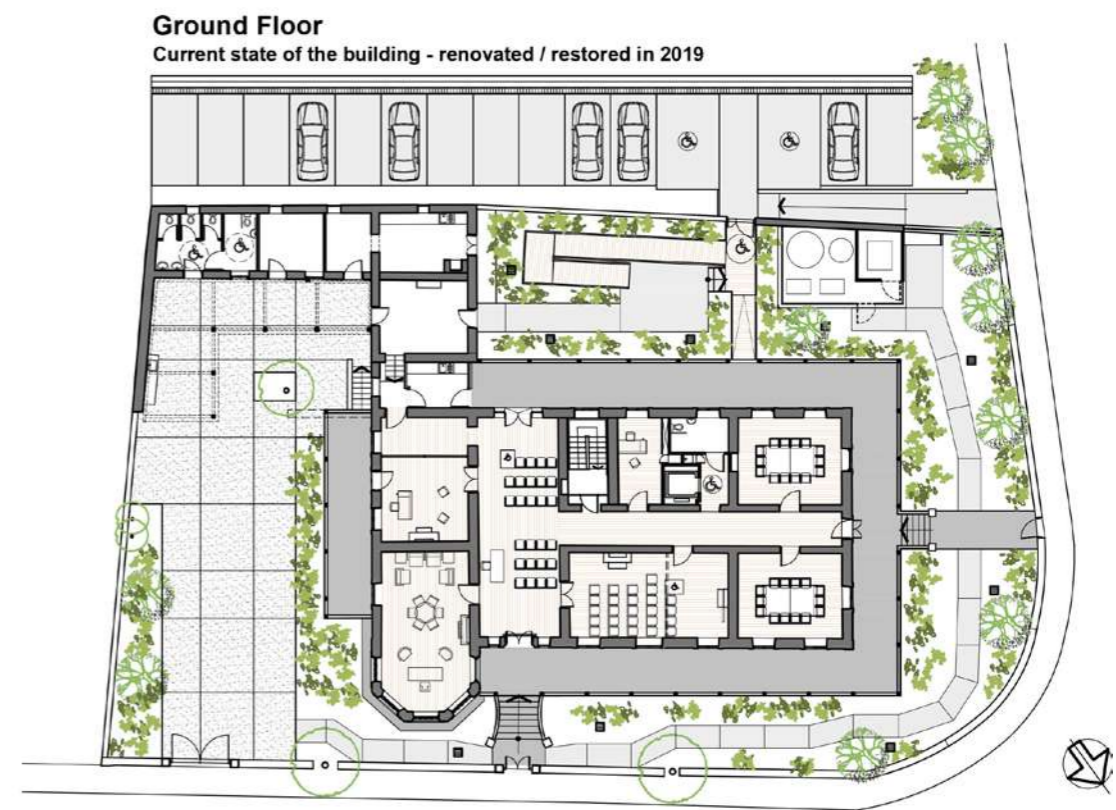


Current state of the building
 Renovated / Restored in 2019

- Restoration of the existing building
- Replacement of the existing balcony
- Restoration of the existing auxiliary buildings
- Configuration of the outdoor spaces & landscape
- Configuration of parking lots



Ground Floor
 Previous state of the building - remodeled around 1930



Ground Floor
 Current state of the building - renovated / restored in 2019

Fig.18-19: Plans and drawings of the building. © C. Marathovouniotis

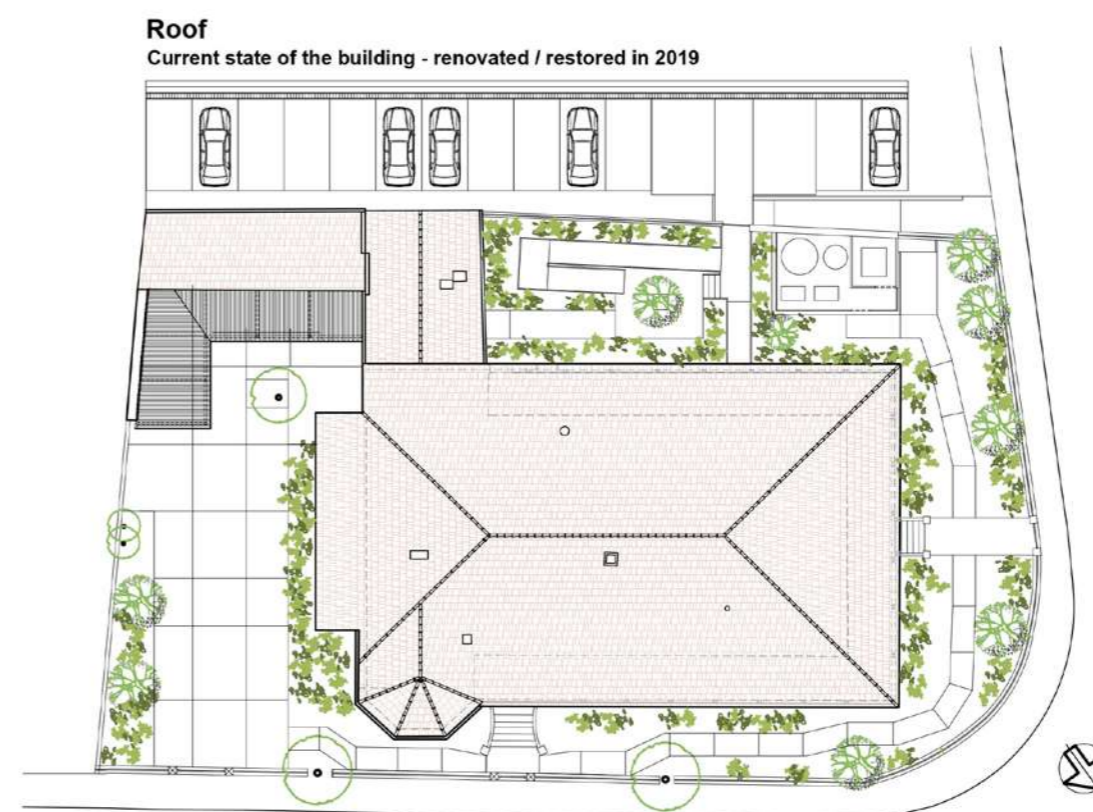
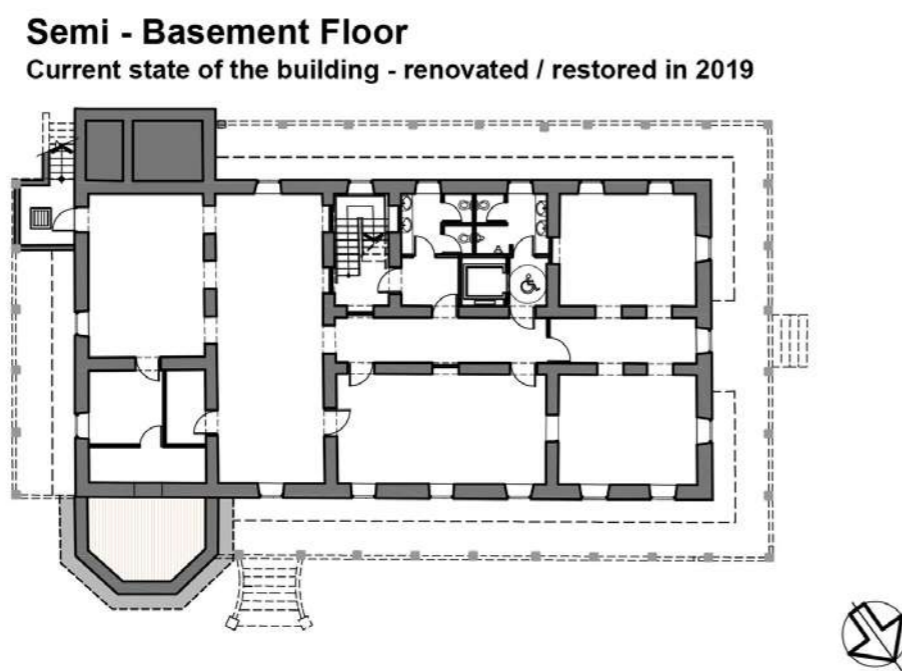
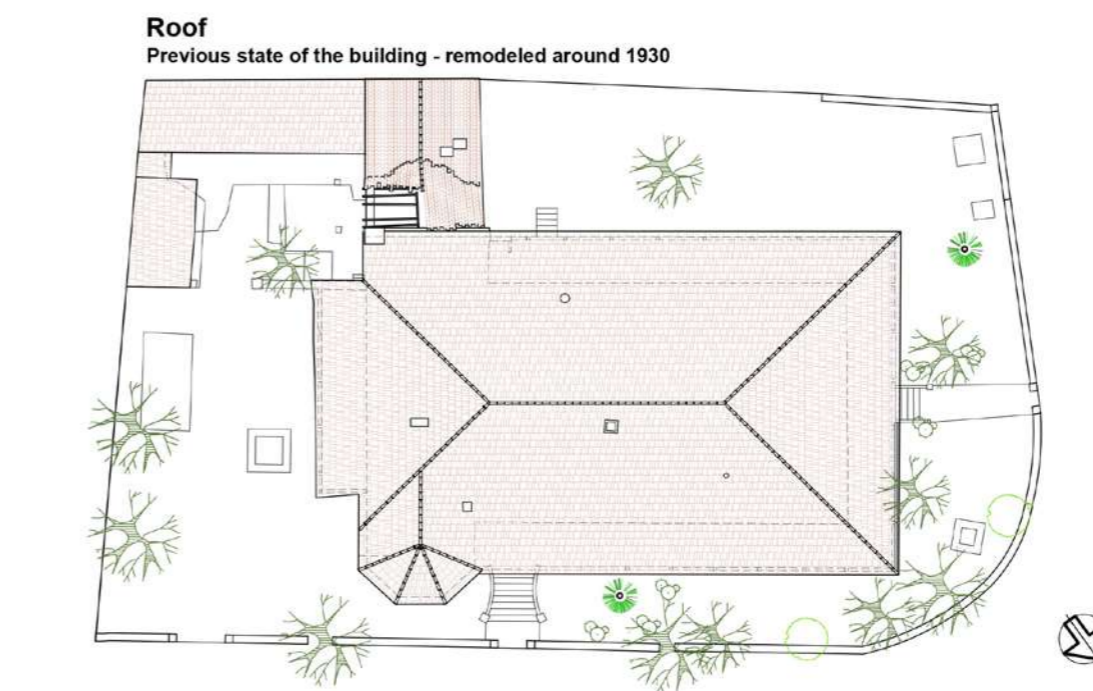
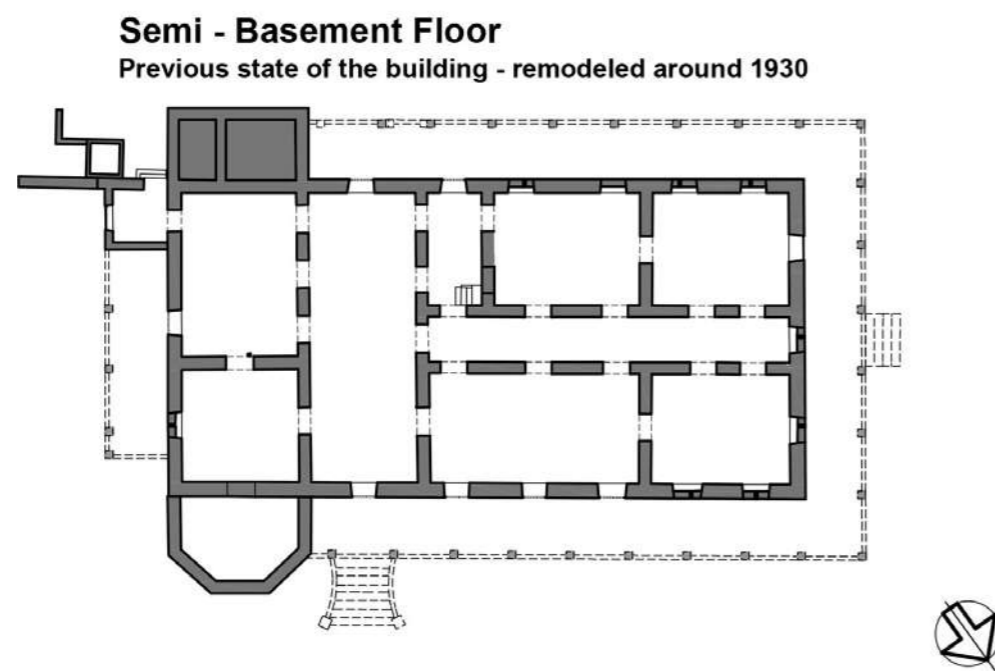


Fig.20-21: Plans and drawings of the building. © C. Marathovouniotis



Fig.22-25: Construction phase pictures – Balcony demolition and reconstruction. © C. Marathovouniotis



Fig.26-29: Construction phase pictures – Maintenance and restoration of masonry walls. © C. Marathovouniotis

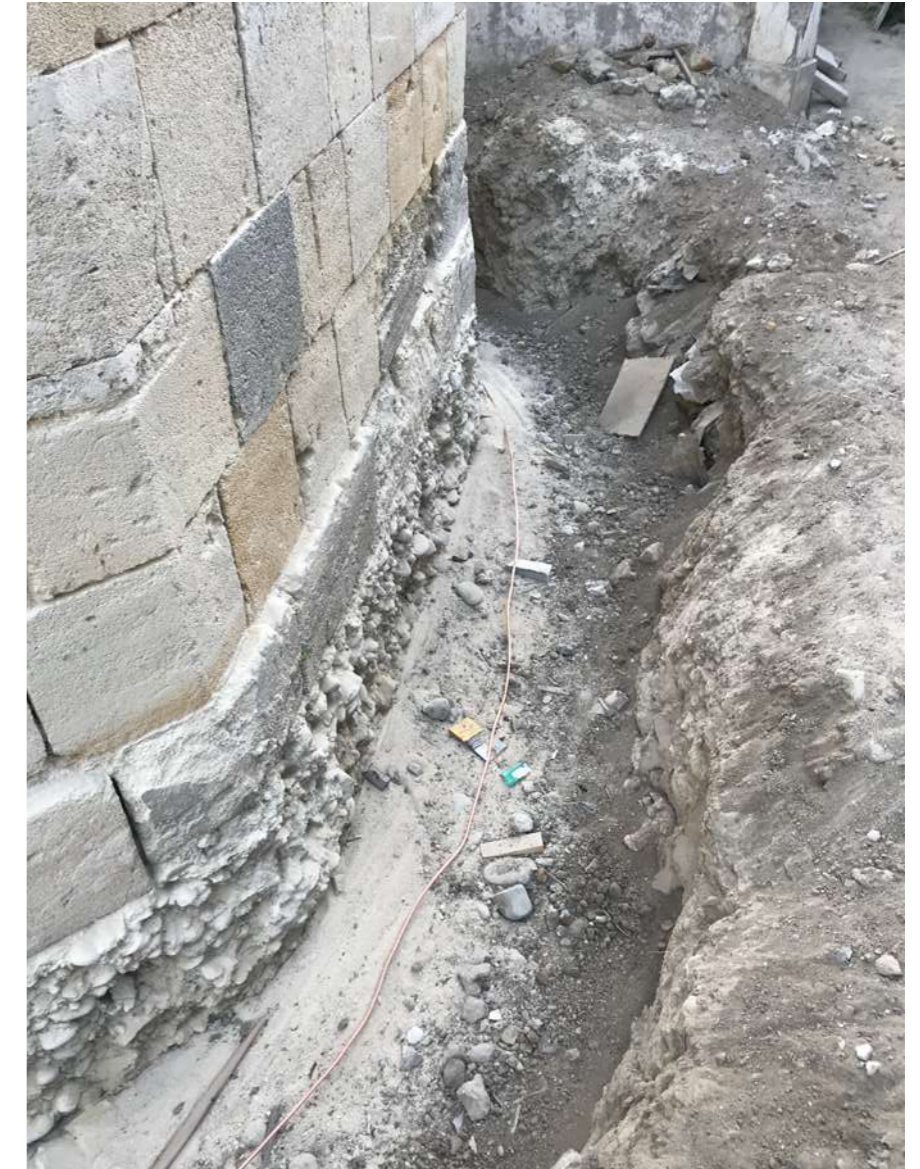
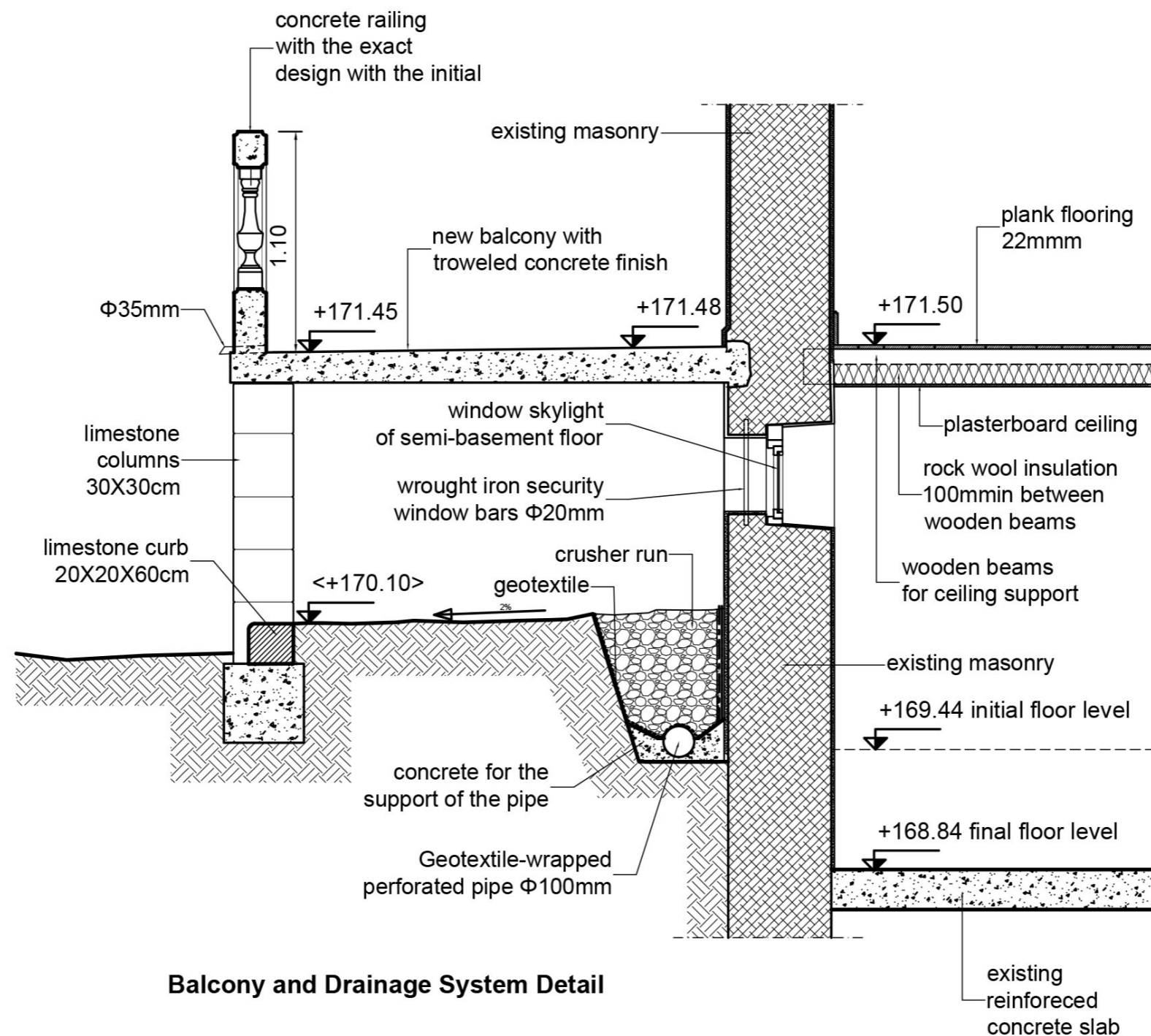
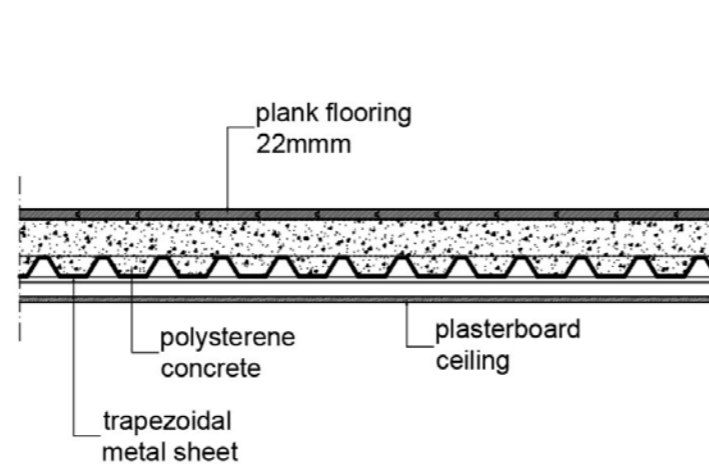


Fig.30-32: Construction phase pictures and details – Drainage system and insulation installation. © C. Marathovouniotis

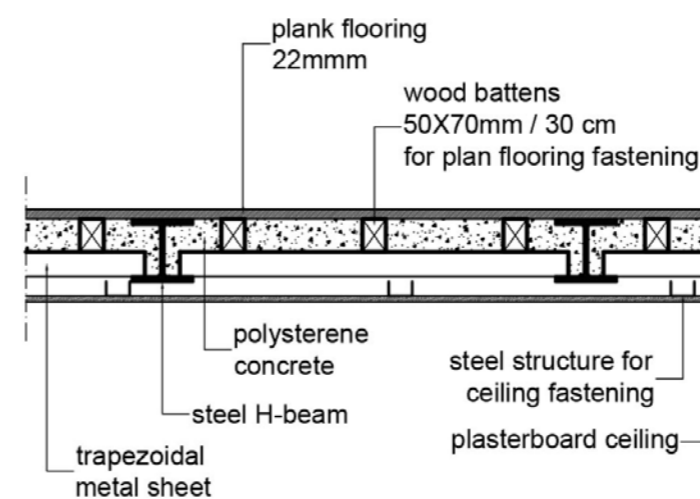


Balcony and Drainage System Detail

Fig.33: Balcony and Drainage System Detail. © C. Marathovouniotis



Floor of Ground Floor Detail / Ceiling of Semi - basement Floor Detail



Floor of Ground Floor Detail / Ceiling of Semi - basement Floor Detail

Fig.34-37: Construction phase pictures and details – Semi -basement ceiling / ground floor floor construction. © C. Marathovouniotis

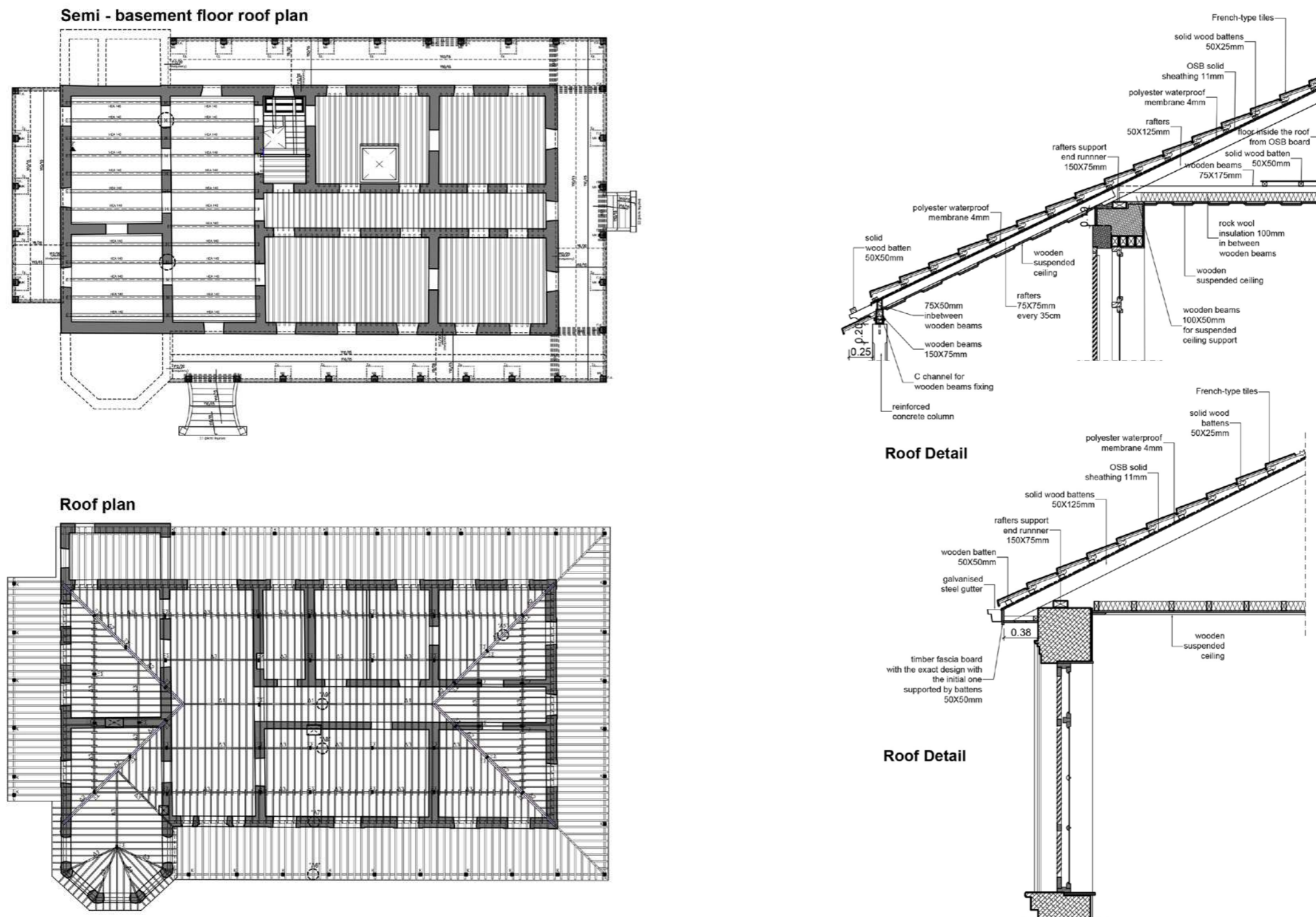


Fig.38-39: Construction phase pictures and details - Roof. © C. Marathovouniotis



Fig.40-45: Construction phase pictures - Roof. © C. Marathovouniotis

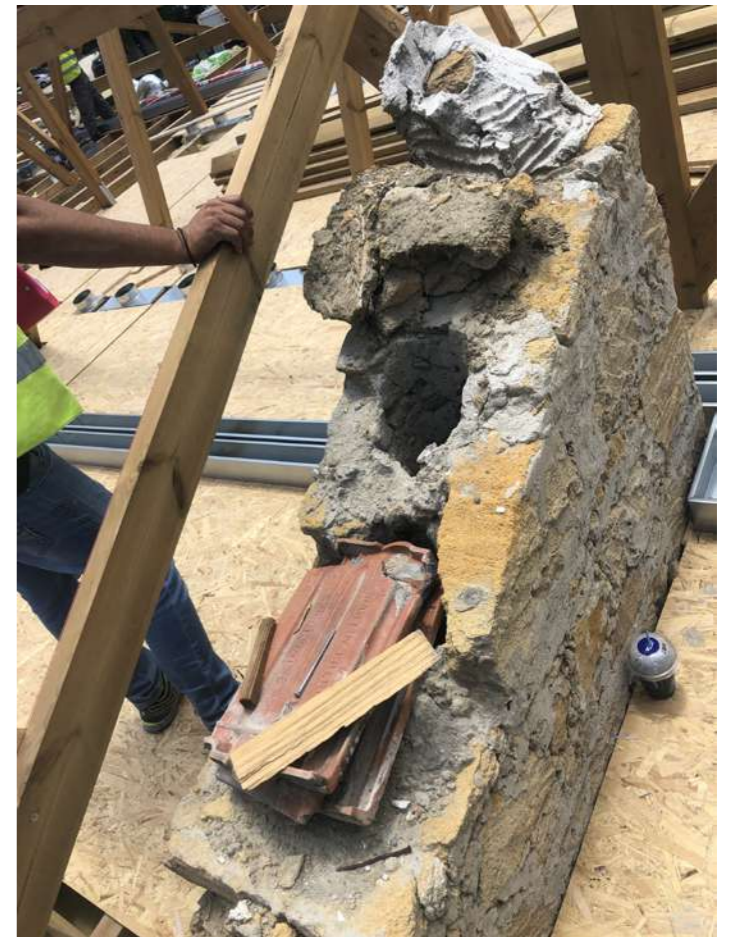


Fig.46-49: Construction phase pictures - Roof. © C. Marathovouniotis



Fig.50-53: Construction phase pictures – Plaster replacement / Doors and windows maintenance and restoration. © C. Marathovouniotis



Fig.54-57: Construction phase pictures - Wooden suspended ceilings maintenance and restoration. © C. Marathovouniotis



Fig.58-63: Construction phase pictures – Auxiliary buildings restoration and renovation. © C. Marathovouniotis



Fig.64-67: Work completion. © C. Marathovouniotis



Fig.68-71: Work completion. © C. Marathovouniotis



Fig.72-75: Work completion. © C. Marathovouniotis

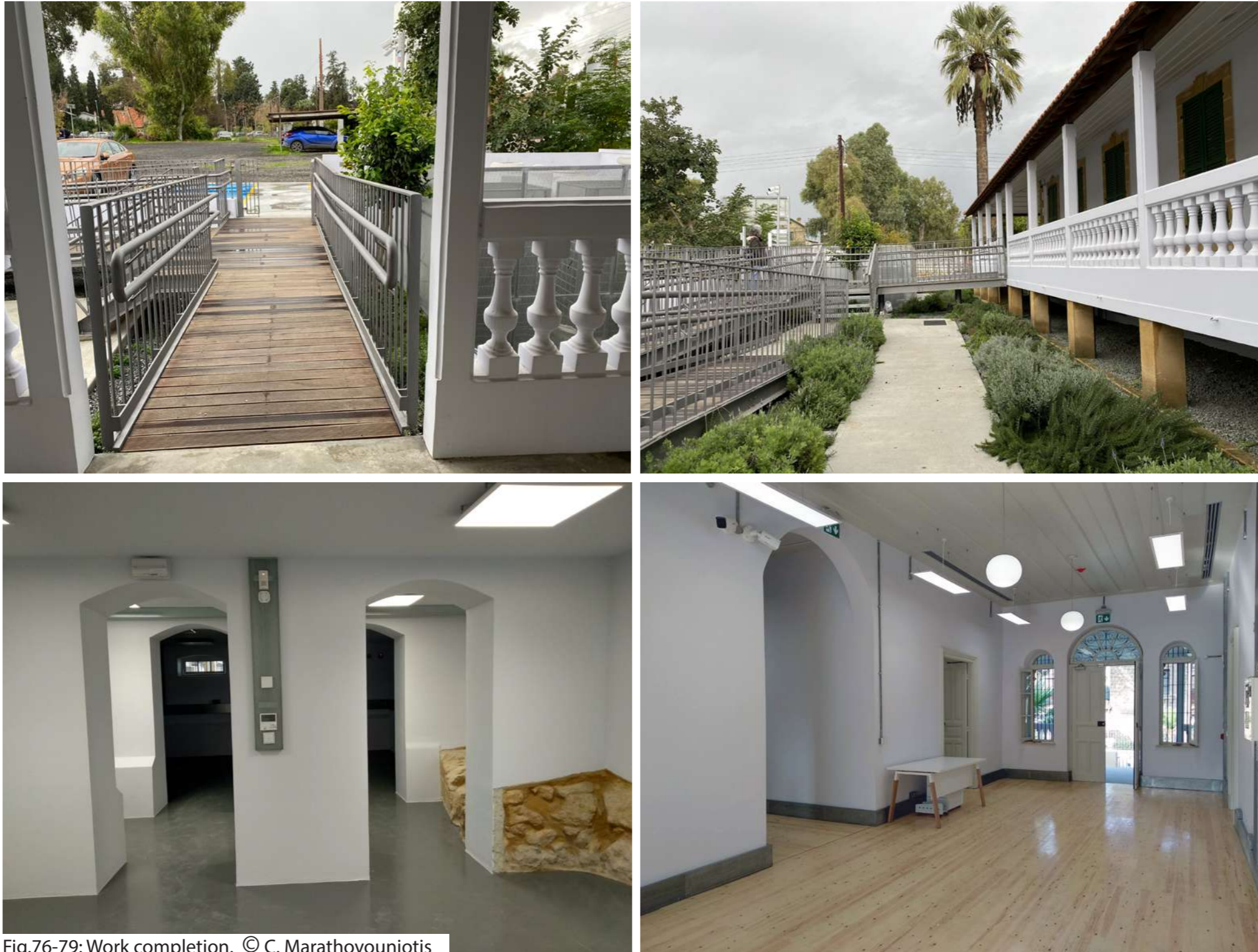


Fig.76-79: Work completion. © C. Marathovouniotis



Fig.80-83: Work completion. © C. Marathovouniotis

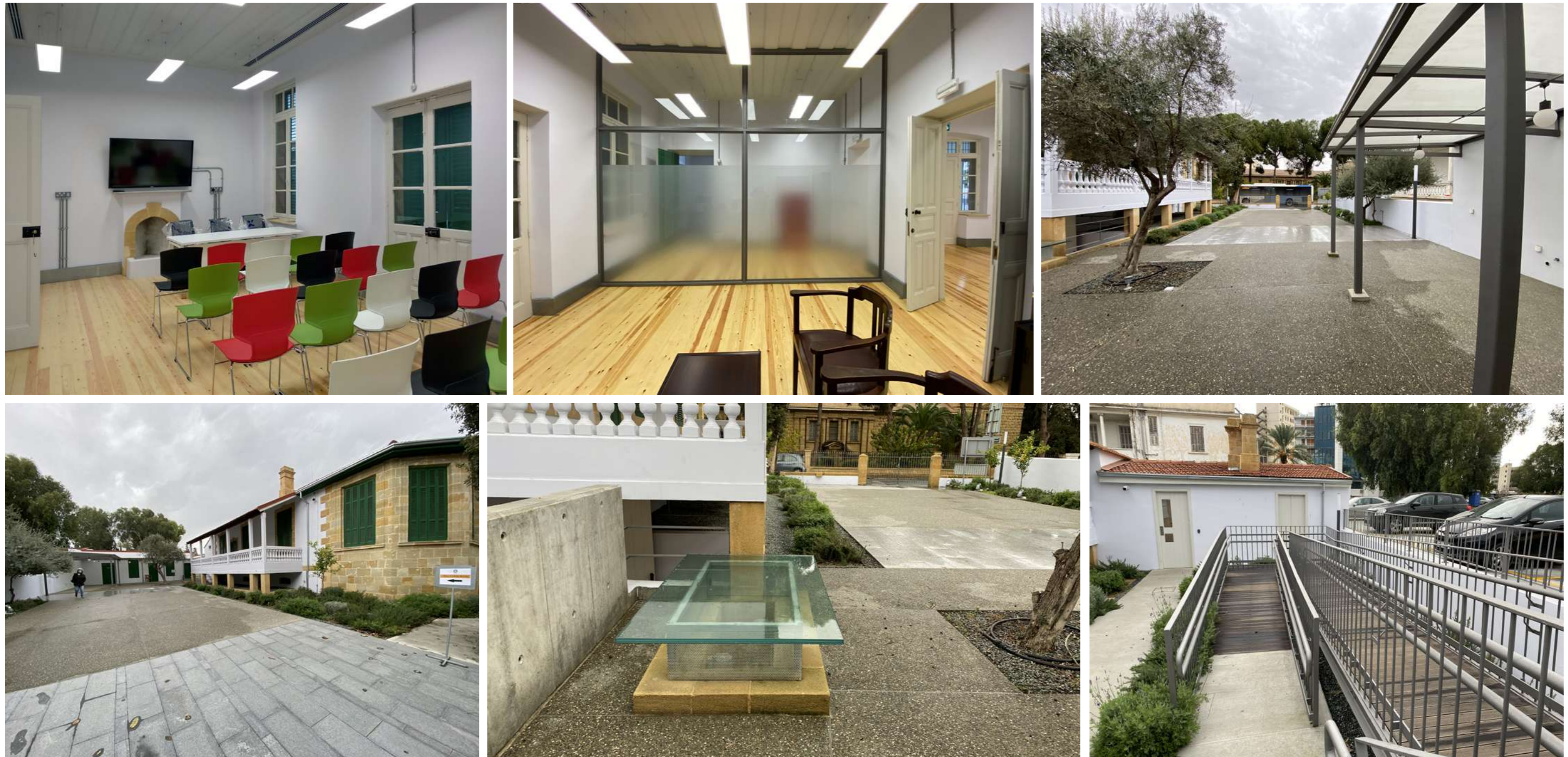


Fig.84-89: Work completion. © C. Marathovouniotis