

Rehabilitation of the traditional urban architecture of Nicosia.

Adaptation of a traditional building as a social center.

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 66 Perikleous Street, Nicosia, Cyprus.

Objectives Maintenance and Restoration of a Listed Building on Perikleous Street and Creation of a Social Solidarity and Networking Centre "The Shack".

Property Public: Nicosia Municipality

Designer Simos Drousiotis/
A. M. Andronicou Ltd

Date 2019-2021



Background to the intervention

The Municipality of Nicosia decided to convert a listed urban house inside the Walled City of Nicosia, located at 66 Perikleous street, into a Center for Social Solidarity and Networking "To STEKI". This new use aims at the social and cultural coexistence of locals and immigrants. "TO STEKI" will operate as a centre for counselling services and as a multi-program solidarity space, which will have a dual purpose and role and will offer innovative psychosocial support services and multifaceted actions that promote the social integration and reintegration of the most vulnerable groups of the population. The goal is the immediate relief of vulnerable citizens through the provision of psychosocial support by specialized staff (experienced and practicing psychologists and social workers), legal support, accounting support (family budgeting advice) and also – through referrals – appointments with collaborating agencies (networking) that offer specialized services. It will also host cultural activities, social networking forums, events, courses, seminars, etc. by various interested entities and groups of citizens – both formal and informal - which have a common goal: the active participation of said vulnerable groups of the population in social and economic integration actions, as well as social contribution to these groups through the provision of social services or the organization of cultural activities



Fig.1-2: Exterior view of the building from Perikleous Street. © Simos Drousiotis/A. M. Andronicou Ltd

Description of the building

The listed building is located at 66 Perikleous Street inside the Walled City of Nicosia. The use of the building before conservation / restoration was residential. The building is a two-storey traditional urban dwelling with a central entrance on the ground level, a projecting “sachnisi” on the floor above and many rectangular window openings with ashlar frames.

On the ground floor the house consists of several rooms – the main spaces on the east side, comprise a central iliakos (portico), the auxiliary spaces on the west side of the building and a small courtyard at a lower level northwest of the building. The internal staircase leads to the first floor of the house which consists of main rooms (central iliakos – portico) to the east and a bathroom, utility room and a small terrace on the west side of the building.

The house consists of load-bearing masonry walls made of stone (rubble and ashlar limestone) and partition walls made of solid red bricks and timber frame structures (dolma). The roof is made of timber elements covered with ceramic traditional tiles. The masonry is plastered with gypsum.

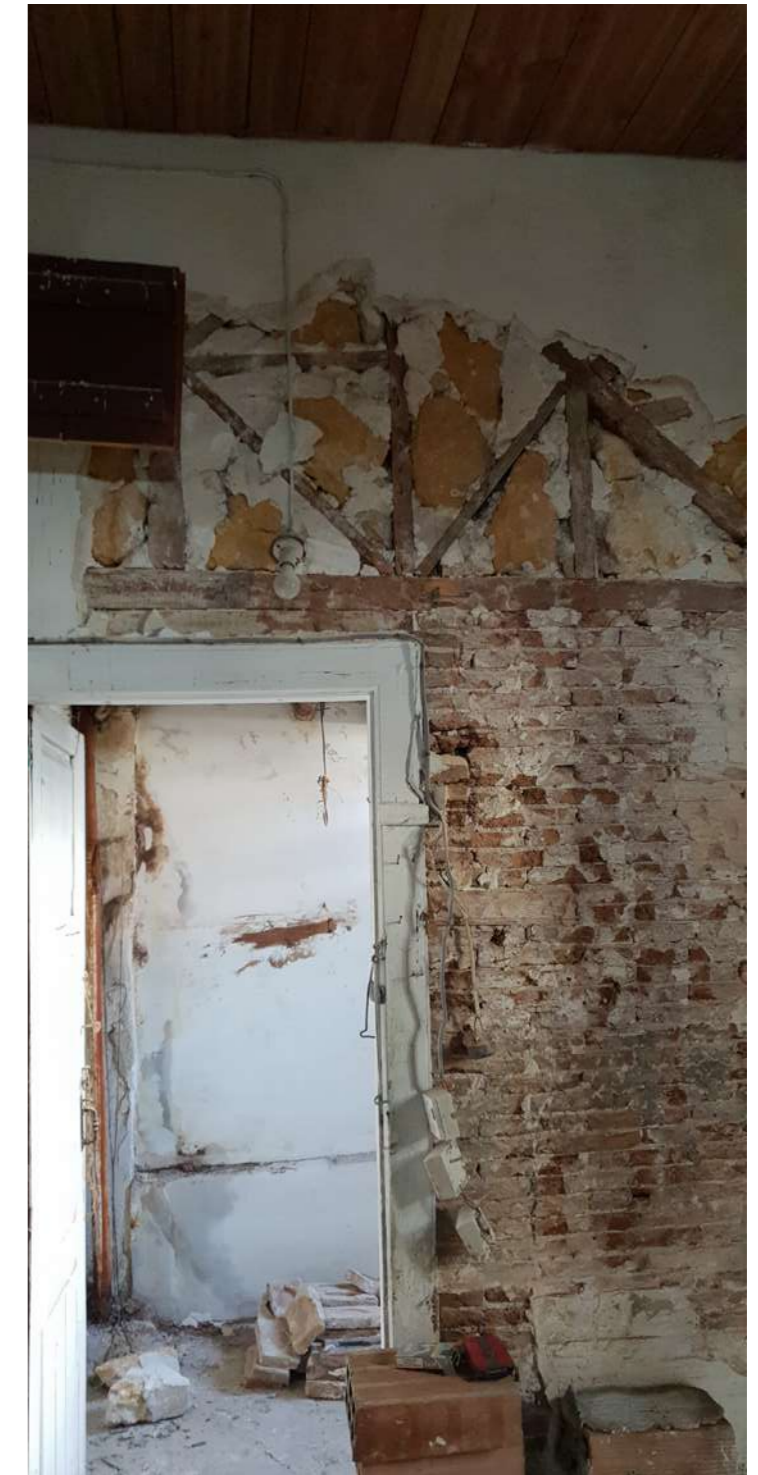


Fig.3-4: Left to right: The main door before restoration, view of an interior partition wall. © Simos Drousiotis/A. M. Andronicou Ltd



Fig.5-7: Interior views of the house before restoration showing openings and staircase. © Simos Drousiotis/A. M. Andronicou Ltd



Fig.8-9: Interior views of the central area of the house before restoration. © Simos Drousiotis/A. M. Andronicou Ltd

The Diagnosis of the building (values and state)

The building was in a rather good condition before restoration. The bearing stone and adobe walls were in good condition but all timber elements of the roof and the openings were in a state of disrepair and should be replaced. The building is a typical traditional urban dwelling within the walled city of Nicosia and incorporates many characteristics of the vernacular architecture of the city, such as a tripartite arrangement with a central iliakos, the sachnisi at the centre of the upper floor, the ashlar frames of the openings, etc. Thus, the house encapsulates different architectural and cultural values, such as references to the local aesthetic, history, society, environment, etc.



Fig.10: Exterior view of the roof during restoration works.
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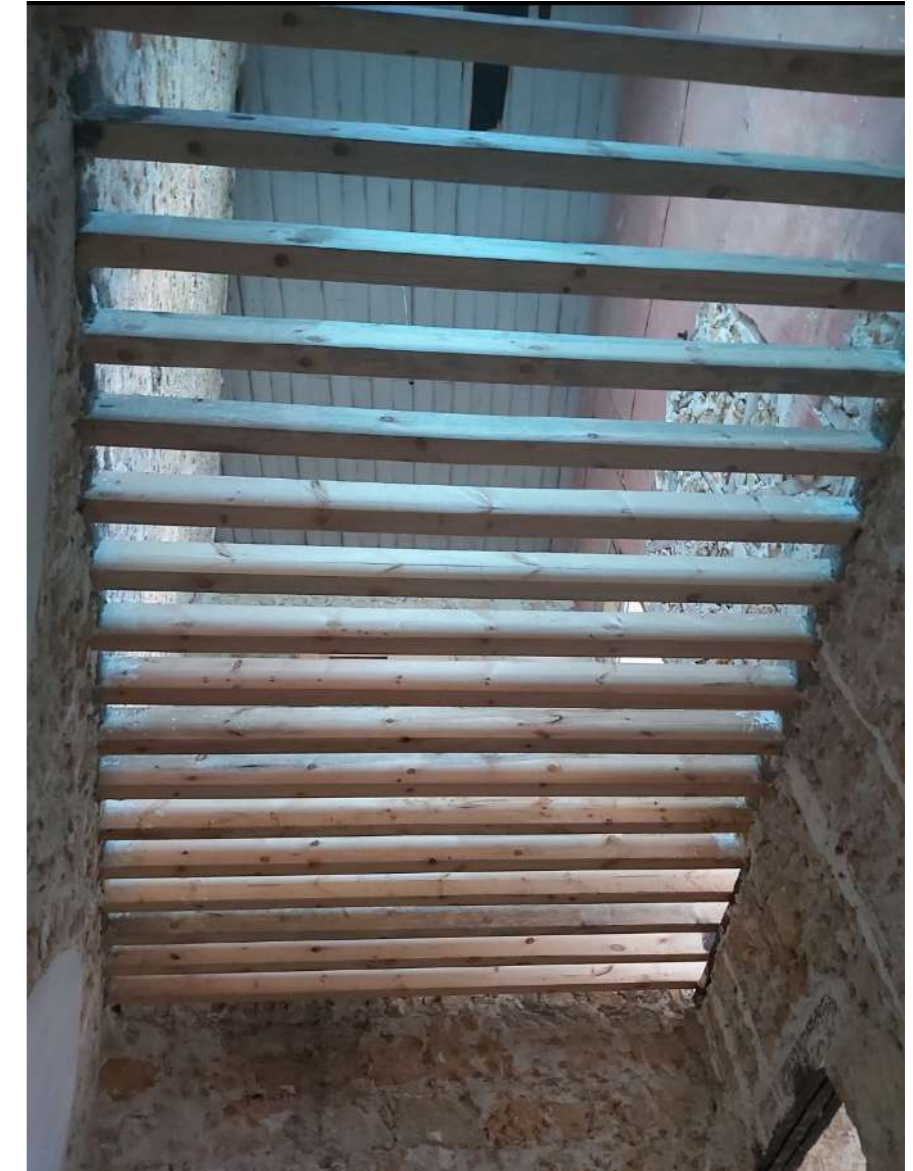


Fig.11-12: Interior views of the building during restoration works. © Simos Drousiotis/A. M. Andronicou Ltd



Fig.13-15: Views of the building during conservation. © Simos Drousiotis/A. M. Andronicou Ltd

Restoration and rehabilitation works



Fig.16: Views of the building during conservation. © Simos Drousiotis/A. M. Andronicou Ltd

The proposal for the conservation and reuse of the building included the maintenance and restoration of the masonry. The interior face of all the masonry rubble walls have been maintained / restored and plastered with the use of gypsum, while lime plaster was used for the outside of the building. New timber framed partition walls and plasterboards were constructed, as well as a new timber roof with new ceramic tiles.

On the ground floor, the center will host offices for psychosocial support services, a children's corner (east side), an accessible restroom, a kitchenette and a lift (west side). The yard to the northwest has been filled in and raised to the same level as the interior of the building and a ramp was constructed for disabled person access. The upper floor of the Center will consist of halls, a computer room (east side), restrooms, a storage space and a lift (west side).

The building was upgraded in terms of its electrical network infrastructure, as well as receiving new lighting fixtures, air conditioning, an elevator, a fire detection system, a security system and a door entrance system (with a video entrance phone system).



Fig.17-19: Exterior views of the building after restoration. © Simos Drousiotis/A. M. Andronicou Ltd



Fig.20: Exterior view of the building after restoration. © Simos Drousiotis/A. M. Andronicou Ltd



Fig.21: The interior of the central space – portico after restoration. © Simos Drousiotis/A. M. Andronicou Ltd

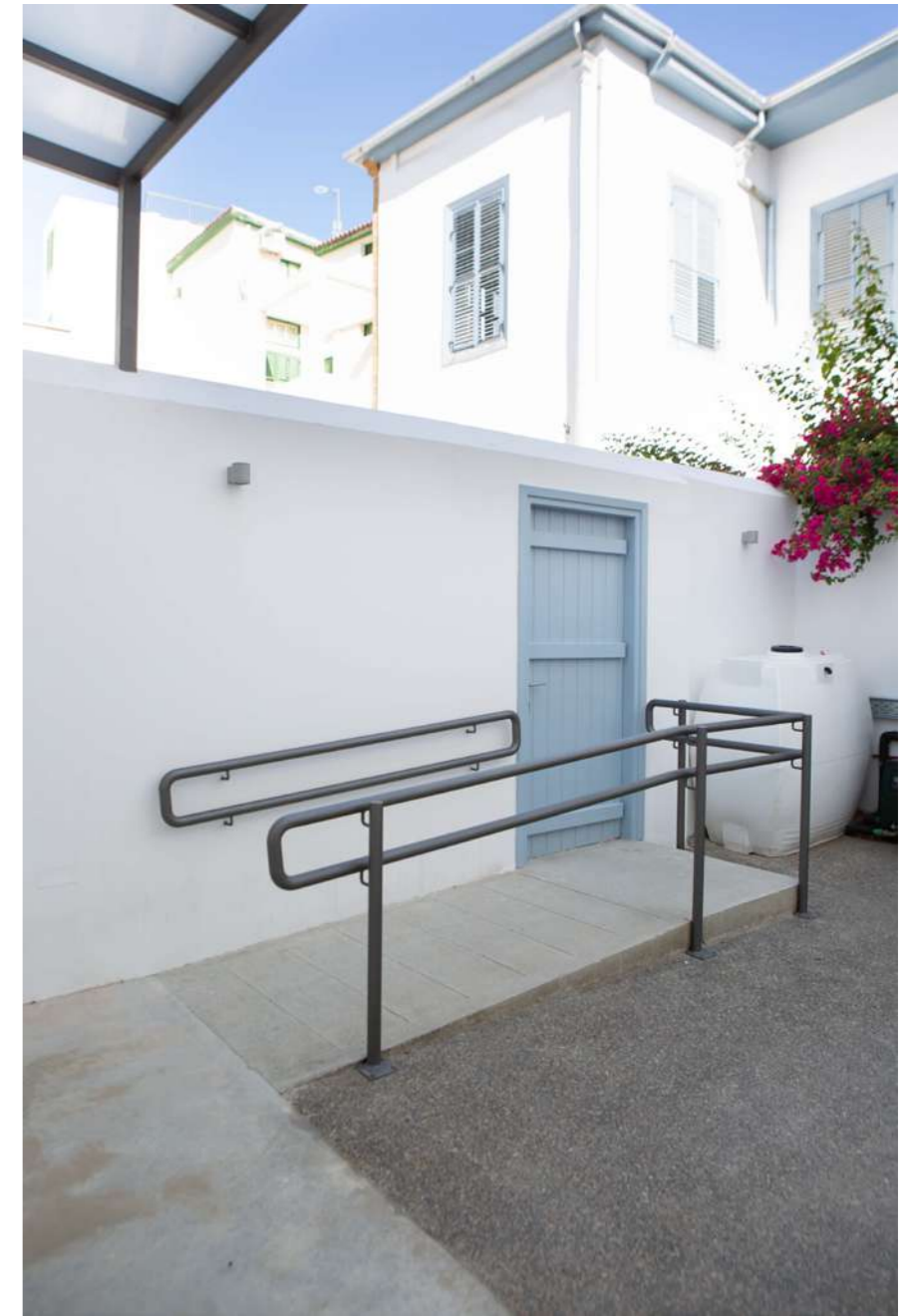


Fig.22-23: The staircase and timber ceiling after restoration. © Simos Drousiotis/A. M. Andronicou Ltd

Fig.24: Ramp for disabled access.
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Fig.25-26: View from the interior of the building after restoration. © Simos Drousiotis/A. M. Andronicou Ltd



Fig.27: First floor after restoration. © Simos Drousiotis/A. M. Andronicou Ltd



Fig.28: Ground floor after restoration. © Simos Drousiotis/A. M. Andronicou Ltd

Assessment of the results

The building after the renovation and interior layout rearrangement will host the Center for Social Solidarity and Networking "To STEKI". Through the restoration work, the authenticity of the building has been preserved and all the architectural characteristics of the dwelling (typological, morphological) have been conserved without any major alterations. At the same time, the social value of the building was enhanced with the introduction of a multi-functional use, which is of significant importance to the surrounding neighborhood."

The project is co-financed by the EU Regional Development Fund, the State Budget and the Municipality of Nicosia.

References

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Fig.29: Ground floor after restoration. © Simos Drousiotis/A. M. Andronicou Ltd