Rehabilitation of the Palace of the Buqshan Family

Khaylah, Yemen

3188.YEM
2007 Award Cycle



Architect: Haymid Mubarak Barfid

Client: Abdullah Ahmad Buqshan

Built Area: 5’255 m²

Cost: US$ 133’222

Since the return of its owner after a 20-year absence, this mud-brick palace has become key to the revitalisation of the community around it. Its first and second floors provide hotel-style accommodation for visitors and tourists, while its third floor is the base of the Khaylah Development Committee, which promotes investment in infrastructure. Built in the mid-1950s, the house had been virtually untouched for 46 years, yet hardly any structural work was required. What was needed was a general renovation, encompassing a renewal of the building’s finishes and the remaking of decorative paintwork, ornamental bands and details.

Rehabilitation of the Palace of the Buqshan Family

Khaylah, Yemen

Architects	Haymid Mubarak Barfid Hadhramout, Yemen
Clients	Abdullah Ahmad Buqshan Jeddah, Saudi Arabia
Commission	-
Design	-
Construction	2003 - 2004
Occupancy	2004
Site	1’453 m²
Ground Floor	690 m²
Total Floor	5’255 m²
Costs	US$ 133’222

Programme

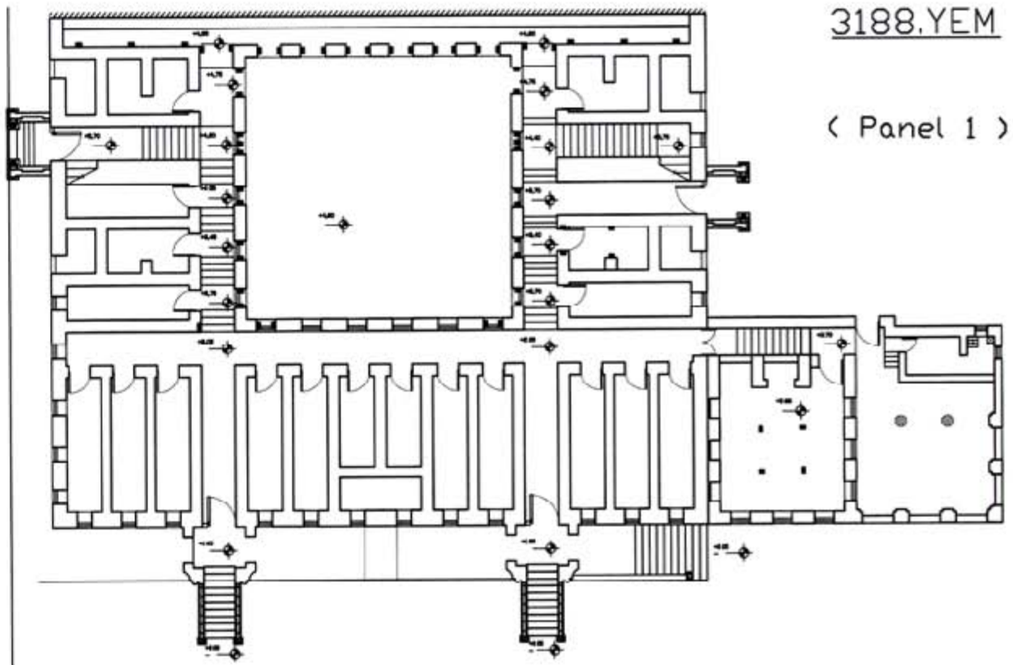
Since the return of its owner after a 20-year absence, this mud-brick palace has become key to the revitalisation of the community around it. Its first and second floors provide hotel-style accommodation for visitors and tourists, while its third floor is the base of the Khaylah Development Committee, which promotes investment in infrastructure. Built in the mid-1950s, the house had been virtually untouched for 46 years, yet hardly any structural work was required. What was needed was a general renovation, encompassing a renewal of the building’s finishes and the remaking of decorative paintwork, ornamental bands and details.

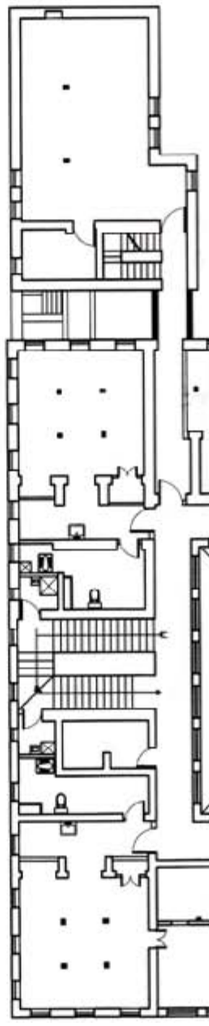












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(Panel 1)

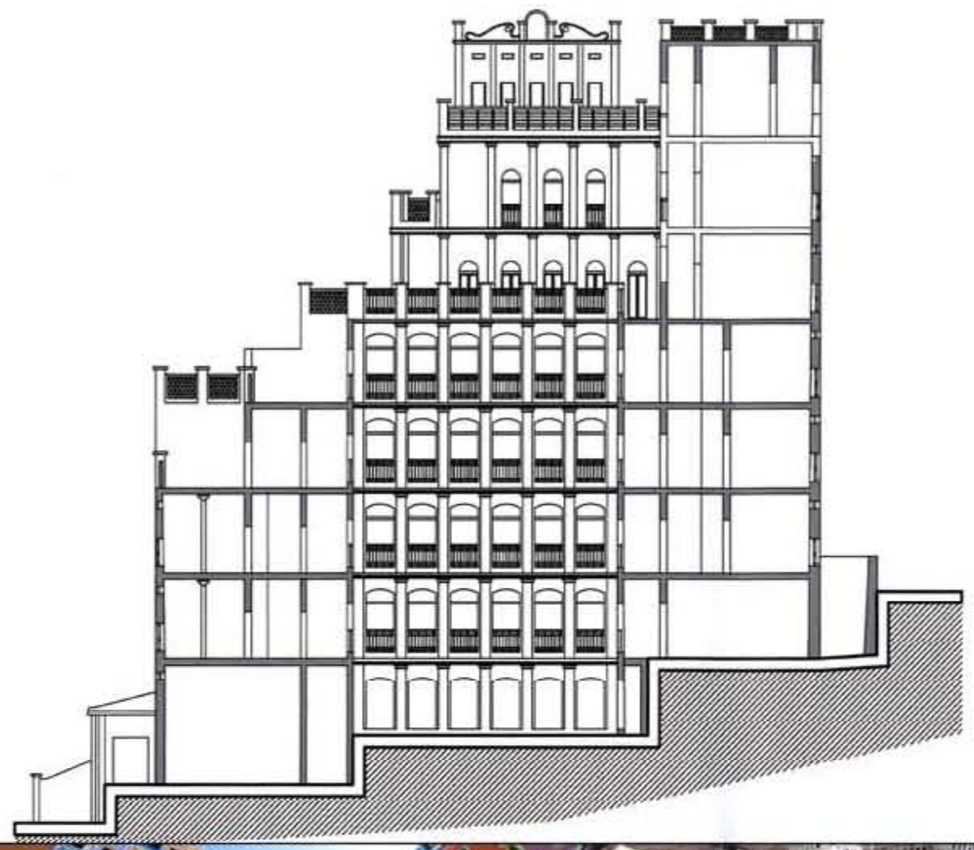
Building Type 1
2007 Award Cycle 3188.YEM





















3188.YEM
REHABILITATION THE KHAYLAH BUQSHAN PALACE
HADRAMUT– YEMEN

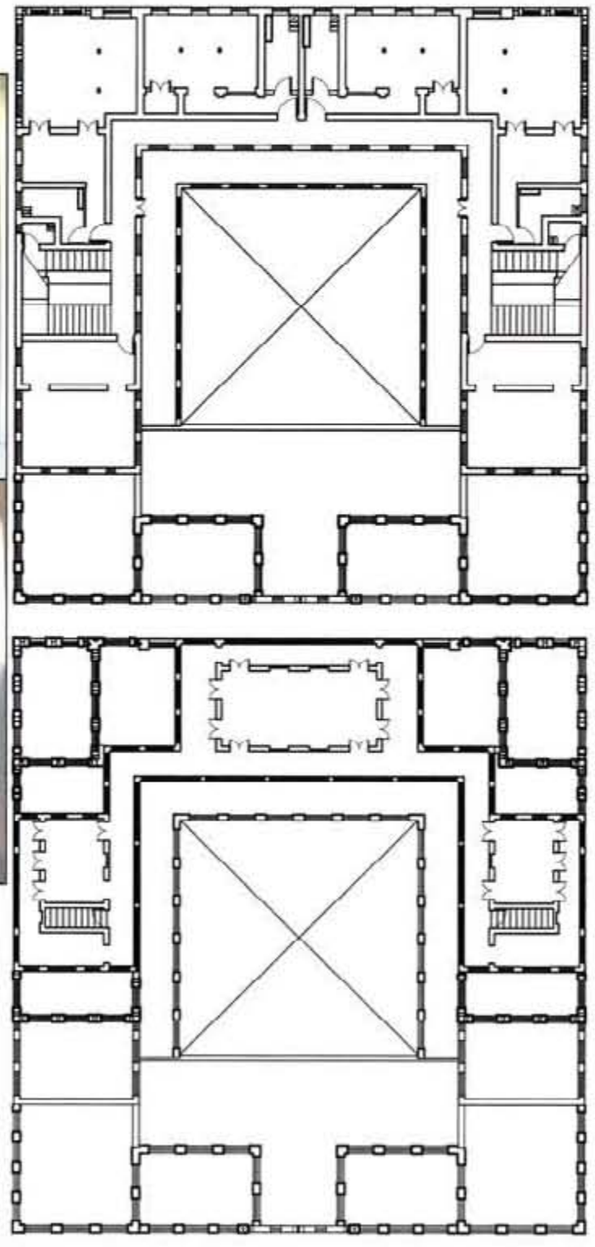
3188.YEM

Constructed in Khaylah in 1955–6 the house is on 8 floors entirely built of mud brick. The master builder responsible for constructing the Palace of Ahmad Said Buqshan was Faraj Salim Bin Sabbah. Untouched for 46 years, hardly any structural work was required on the building itself.
In 2003 and 2004 the palace was completely restored and renovated with a team 30 local builders led by master builder Barfayd from Turim; the main structure was checked and reinforced, bathrooms modernised, the finishes renewed, including the exterior and interior rendering; nurah plaster and wash, decorative paintwork, ornamental bands and details. Together with traditional–style carved woodwork, window screens, columns, capitals, beams, architraves, doors and cupboard leaves found in the main and living rooms. All the original materials were used in the rehabilitation, enhanced and maintained. The introduction of steel beams and cement blocks were used in the new Kitchen extension ceiling only.
On the exterior the colour panels were repainted with stronger colours than the original, pastel washes. The polychrome finishes make the Palace a work of art as of architecture, a one–off, the result of particular taste rather than an established or local style.

In February 2006 two floors of the building (the first and second) were turned into a Hotel to accommodate tourists and visitors to the Daw'an region where there were no hotels. This has increased the use of the building and opened up its function to the public, while maintaining the spirit and attraction of the place. This project has instilled new life into Khaylah and provided new work opportunities for the community and surrounding towns that are benefiting from this and accompanying social development projects in the public sector, initiated and funded by the Buqshan family.







(Panel 2)

3188.YEM

Document B

AGA KHAN AWARD FOR ARCHITECTURE

ARCHITECT'S RECORD

2007 AWARD CYCLE

I. IDENTIFICATION

Project Title REHABILITATION OF THE KHAYLAH BUQSHAN PALACE
Street Address KHAYLAH MAJN WADI RD
City Khaylat Buqshan, HADRAMUT Country YEMEN

II. PERSONS RESPONSIBLE

A. Architect/Planner
Name Haymid Mbarak Barfayd Master Builder
Mailing Address Tarim
City Hadramut Postal Code
Country YEMEN Telephone +967 711 671 668
Facsimile + 967 5 51 50 40 E-mail c/o eng_abdullateef@yahoo.com
Principal Designer (Palace was built in 1955-6 see Project Description)

B. Client
Name Shaykh Abdullah Ahmad Buqshan
Mailing Address Al Khalf Quarter
City Mukalla Postal Code
Country Yemen Telephone + 966 505 42 10 25
Facsimile +967 5311 332 E-mail ali_bas2003@yahoo.com

C. Project Affiliates/ Consultants

Name	Role
Haymid Mbarak Barfayd	Contractor & Master Builder
Omar Ubayd Khamis M'adal	Plasterer (render and finish)
Yaslam Faraj Haymid binAbaydun	Plasterer
Barak Salem Awad Bajham	Master Builder
Mahrus Omar Mahrus	Carpentry & Woodwork
Ramadan Ubayd Barfayd	Sanitary Works
Saleh Said Mus'ab	Tiling
Samir Saleh Mbarak Barfayd	Painter
Husayn Ahmad Mahfuz BaUdayl	Painter
Eng Abdullateef Alamoodi	Building Survey & Arch Drawings

III. TIMETABLE

A.	Commission		
B.	Design	Commencement	Completion
C.	Construction	Commencement January 2003	Completion July 2004
D	Occupancy	Ongoing	

Remarks if any: Apart from the new kitchen extension there were no major construction works to disrupt the occupancy The Palace was occupied during the renovation work period where the refurbishment or building works did not disrupt the use or occupancy except of designated rooms/spaces that were renovated and moved back into.

IV. AREAS AND SURFACES

A. Total Site Area	1453.28 square metres
B Ground Floor Area	690 980 sq. m
C. Total Combined Floor Area	5255 46 sq meters
Remarks	

V. ECONOMICS

		Amount in Local Currency YEMENI RIYAL	Amount in US dollars	Exchange Rate	Date
A	Total Initial Budget	e. 20000000 00	107 382.5	186.25	1/1/2004
B	Cost of Land	NA			
C	Analysis of Actual Costs				
	1 Infrastructure	NA			
	2 Labour	5 885 965.00	31 6025 00	186.25	1/1/2004
	3 Materials	12 326 659.00	66 183 4	186 25	1/1/2004
	4 Landscaping				
	5 Professional Fees	3 600 000.00	16 328 86	186.25	1/1/2004
	6 Other	3 000 000.00	16 107 38	186 25	1/1/2004
D.	Total Actual Costs (without land)	24 812 624.00	133 222.1	186.25	1/1/2004
E.	Actual Cost (per sq meter)	17073.53	91 67	186.25	1/1/2004

Remarks if any on costs:
There was no initial budget, the figure in A was an estimate only
Other; includes Miscellaneous Expenses including additional materials and costs incurred over and in addition to the listed items

VI. PROJECT DESCRIPTION

This is one of 3 distinct Buqshan family houses constructed in Khaylah in the mid part of the 20th century. The master builder originally responsible for building this Palace of Ahmad Said Buqshan was Faraj Salim Bin Sabbah, from the neighbouring town of Turayf. The house is on 8 floors (ground and seven storeys) entirely built of mud brick.
The design layout is of a communal mansion, with each of the 1-7th floors having a set of independent living apartments and terraces. The ground floor is divided to narrow storage chambers. The house is designed around a large central courtyard, with each floor containing several living areas (known as *fawadil*), linked by galleries. As in traditional Daw'ani houses, elaborate engraved and brass inlaid woodwork panels (for the doors, frames, cupboards, shouldered architraves and entablatures) take up complete walls in each of the *fawadil*. The grand entrance doors to each are also worked in the same manner
The renovation works were ongoing for two years, with a team of up to 30 comprising builders from Tarim and workers from different adjacent towns The house had been virtually untouched for 46 years – an inscription on the interior courtyard façades dates it to 1955-6 – yet hardly any structural work was required on the building itself, which remained sound.
What was required was the renovation of the building in general, and in particular the renewal of its finishes, including the exterior and interior surface rendering; the application of mud followed by *nurah* plaster and wash, respectively, and the remaking of decorative paintwork, ornamental bands and details. Together with traditional-style carved woodwork, window screens and the lush and rich columns, capitals, beams, architraves, doors and cupboard leaves found in the main living rooms The polychrome decorative finishes make the Palace as much a work of art as of architecture. It is very much a one-off, the result of this family's particular taste and fashion rather than an established or local style
The house has been completely restored and each room renovated with all bathrooms re-fitted and modernised On the exterior the previous colour panels have been repainted with stronger and deeper colours than the original, almost pastel, washes which contributed to the extraordinary appearance of the house, accentuating the haughty effect of the magnificent palatial structure.

VII. MATERIALS STRUCTURE & CONSTRUCTION

All the original materials were used and enhanced or maintained The introduction of I beams and cement blocks and industrial tiles were used in the new Kitchen, and floors respectively.
Original Foundations were built in stone blocks
Walls are all load bearing in sun dried mud brick, fibin with mud mortar
Ceilings were all constructed traditionally using wooden purlins or cross beams covered with a layer of Arak tree branches above which is spread a layer of mud mixed with water and some chaff (*tibn*). Over the wet mud mixture is placed a layer of frond packing and mud to cover the floor
Ceiling Beams: I beams are used for the enlarged kitchen with traditional ceiling packing
Cement blocks: New kitchen walls

Finishes: wall finishes on the exterior is in a mud render and painted over with industrial paint in panels On the interior a highly polished quality *nurah* is used glossy and marble like in effect over the mud render, particularly in bathrooms and wet area surfaces
Tiles: imported industrial were used in the kitchen and courtyard and floors only

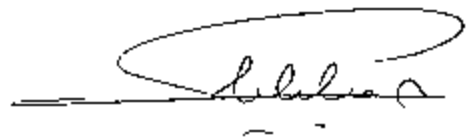
WOODWORK: All the Original Columns Window screens and main entrance doors were maintained and all made, carved and hand painted by master craftsmen Al Ba Tarfi of Daw'n in traditional stained *'ilb* wood.
Doors off the stairs are in metal.
Wall Details and Decorative Features: Ceilings are all made in mud frames (stencils) mixed with *sukhbur* plant (instead of chaff) and hand painted by the master builders and *nurah* craftsmen

VIII. PROJECT SIGNIFICANCE AND IMPACT

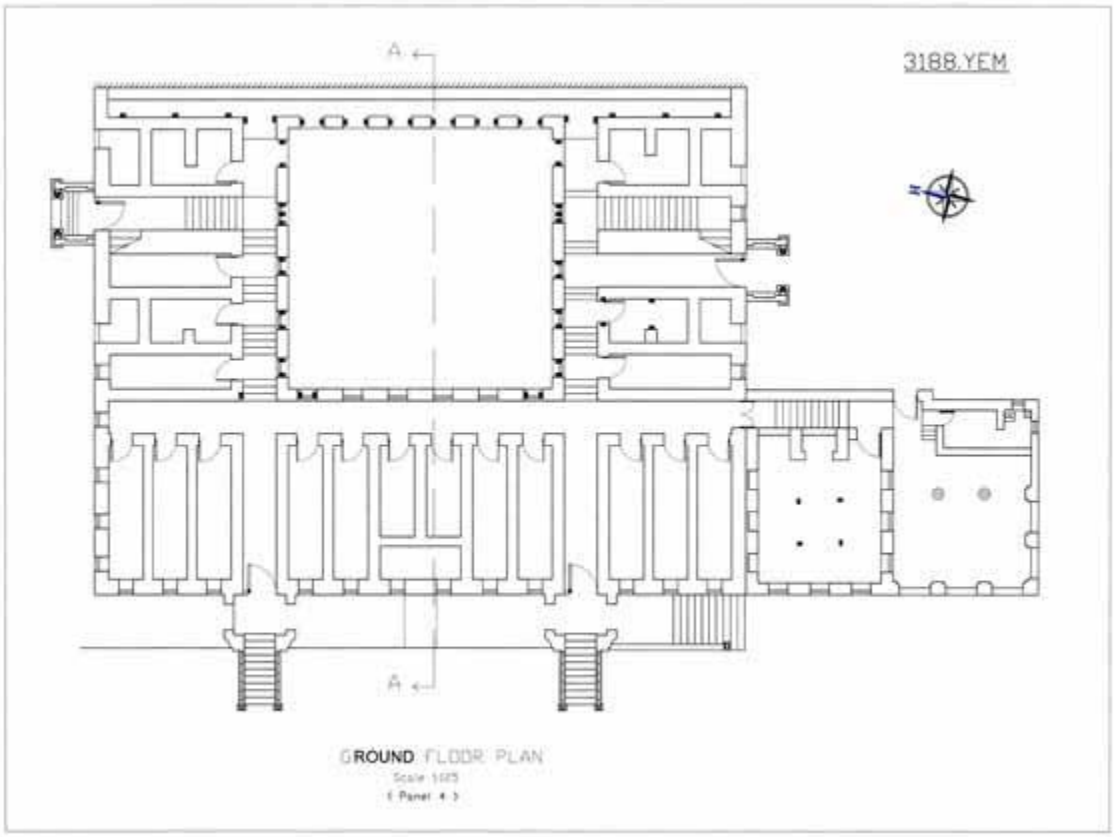
What sets Khaylah apart is the mud brick palaces built here by the Al Buqshan. The pattern of their construction is clearly associated with the creativity evident in the celebrated palaces built by noble families in Tarim, one of the main cities in Wadi Hadramut, during the 1920s and 30s, and their style is a mixture of the decorative 'modernised' style of the Tarim palaces and the mud brick mansion-type of house typical of Wadi Daw'an. Characterised by grandeur, spaciousness and an impressive high-rise aspect, there are three distinct palaces, the households of the three sons of Sa'id Buqshan. The palace had been vacated when the family emigrated to Saudi Arabia in the 1980s, and maintained by relatives it fortunately did not succumb to the fate of similar dwellings that were expropriated during the Socialist regime period 1967-1990
Since the return of its owner Shaykh Abdullah, and its renovation the Palace is the centre of all major activity in Khaylah. In early 2006 the first and second floor accommodation provide hotel accommodation for visitors and tourists to Daw'n, in the absence of any hotels in the wadi. It also houses the Khaylah Development Committee offices on the 3rd floor. In the past five years, the Al Buqshan have returned to Khaylah to actively fund the construction of new roads to facilitate life and provide services for the inhabitants. Their investment in new – and much needed – projects include the building of a new hospital, a power plant to provide electricity and the major direct road link to the coast and capital of the Governorate, Mukalla. As infrastructure improves, and opportunities for local people become ever greater, the impact and expansion of local horizons has enhanced the unique architectural heritage of the region. Art and architecture stand side-by-side in this building, and together have created a unique and deeply symbiotic result which is worth learning from and sustaining for the future urban and social development of this region.

The Master Builder employed was Haymid Mbarak Barfayd, born Tarim 1942 in Hadramut, who has been working in building from the age of 14 training with experienced master builders and craftsmen, until he became a master builder. He works as master builder and contractor on many sites in Hadramut and his work in mud brick building includes over 150 houses, water dams in the wadis, several school buildings and 7 mosques. He also was responsible for the new building adjacent to the Palace that was recently built in concrete with facades emulating the mud brick palace. He is currently in charge of the new Chalet Project being constructed for the same client at the top of the Khaylah escarpement, that is in traditional design in mud brick and shale.

Name (On behalf of) Master builder Haymid Mbarak Barfayd

Signature  Date 20 September 2006

3188_Dr



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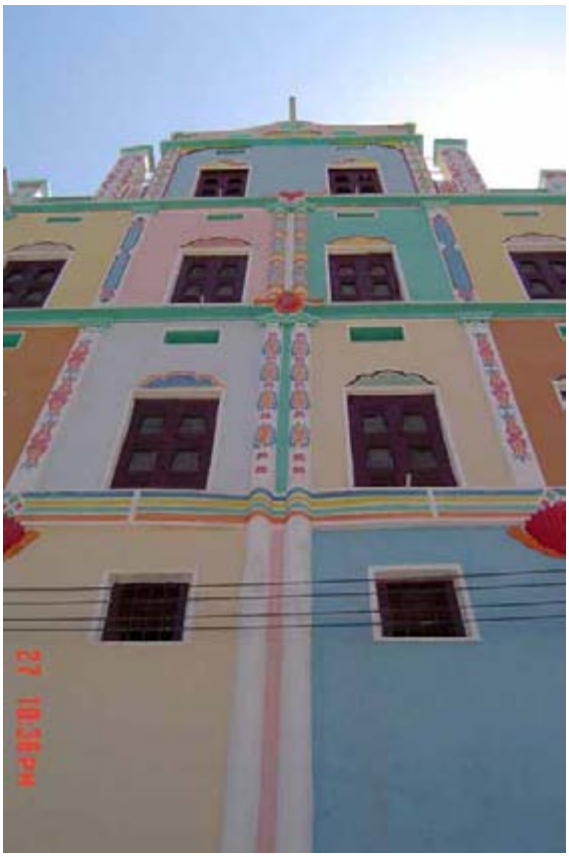
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MATERIALS INDENTIFICATION FORM

Prvide a full list of all material being submitted

No.	Description	Remarks
1	Presentation panel 1	A3
2	Presentation panel 2	A3
3	Section A-A	A3
4	Ground floor plan	A3
5	First floor plan	A3
6	Second floor plan	A3
7	Third floor plan	A3
8	Fourth floor plan	A3
9	Fifth floor plan	A3
10	Sixth floor plan	A3
11	Seventh floor plan	A3

IMAGE IDENTIFCATION FORM

No.	Description	photographer	Date
1	Façade of middle Ghulb roof area from the west before renovation	Eng.abdullateef alamoodi	23\4\2002
2	Main Façade showing drain pipes before renovation	Eng.abdullateef	9/5/2002
3	Main Façade before renovation	Eng.abdullateef	22/4/2002
4	Upper floors of north façade before renovation	Eng.abdullateef	21/4/2002
5	Central Ghulb roof floor from the south before renovation	Eng.abdullateef	18/4/2002
6	Eastern Back Façade before renovation	Eng.abdullateef	8/6/2002
7	Aerial view of Place during rehabilitation works	Saeed dahduli	15/10/2003
8	Part of east façade after renovation	Eng.abdullateef	17/11/2004
9	Part ceiling before rehabilitation	Eng.abdullateef	11/6/2002
10	Detail from a decorative ceiling feature	Dr. Salma Samar Damluji	10/8/2004
11	Detail from a decorative ceiling feature	Dr. Salma	10/8/2004
12	Detail of shelf above window	Dr. Salma	10/8/2004
13	Parapet in roof terrace	Eng.abdullateef	8/6/2002
14	View of courtyard from above before renovation	Eng.abdullateef	8/6/2002
15	View of courtyard after renovation	Dr. Salma	10/8/2004
16	Room entrance and frame	Dr. Salma	10/8/2004
17	Upper floors of north façade after renovation	Dr. Salma	10/8/2004
18	North Façade after renovation	Eng.abdullateef	28/9/2004
19	Main Façade after renovation	Eng.abdullateef	28/9/2004
20	Section of the main façade after renovation	Eng.abdullateef	28/9/2004
21	Eastern Back Façade after renovation	Dr Salma Samar Damluji	10/8/2004
22	INTERIOR detail from one room	Dr. Salma Samar Damluji	10/8/2004
23	INTERIOR detail for lane above courtyard	Dr. Salma Samar Damluji	10/8/2004
24	INTERIOR detail for lane and one door	Dr. Salma Samar Damluji	10/8/2004
25	Main location and Palace site	Saeed dahduli	26/4/2002