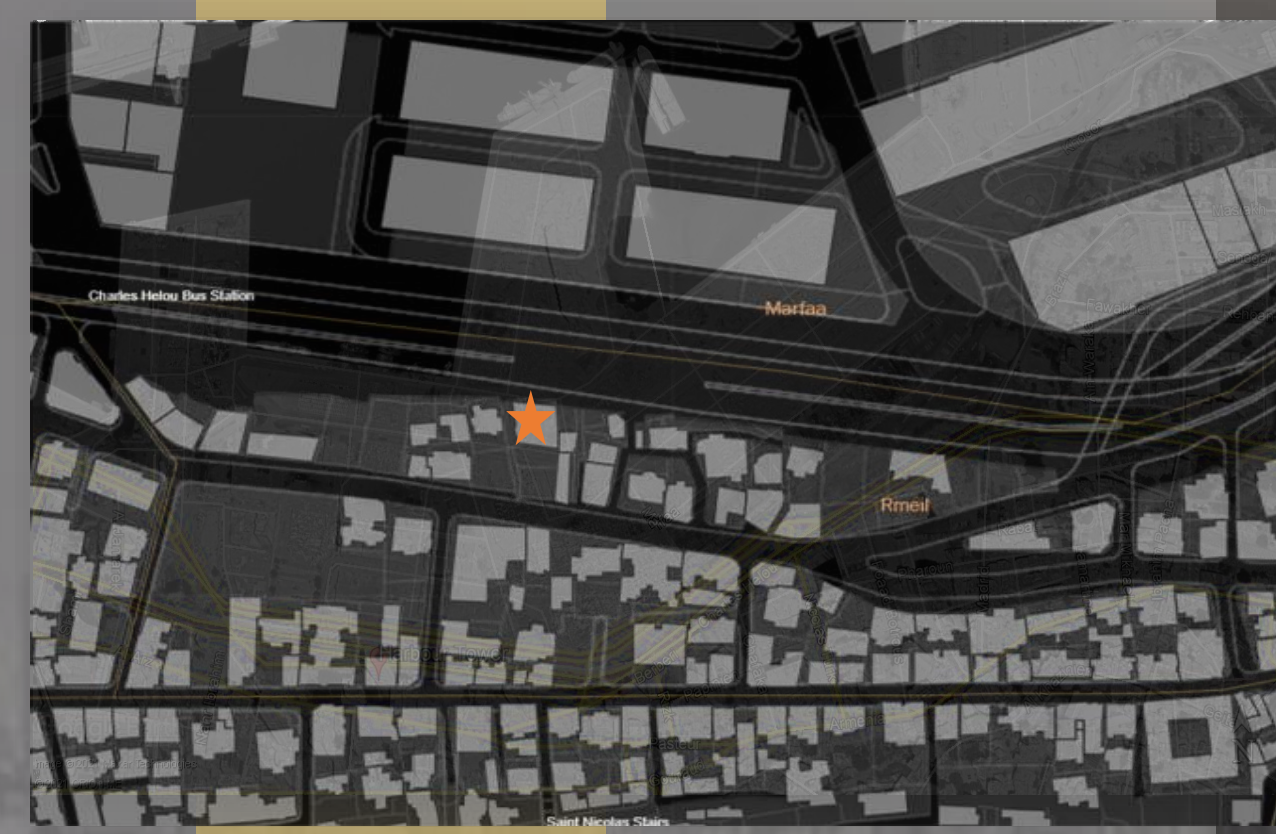


# HARBOR TOWER MEDAWAR #135



## HARBOR TOWER MEDAWAR #135

Nabil Gholam  
Residential  
Built 2012

Facing the Beirut port, a few minutes from the Beirut Historical Center, the site benefits from views towards the Mediterranean sea to the North, Beirut Central District to the West and the preserved neighborhood of Gemmayze to the South.

## POINTS TO CONSIDER

### FOCAL POINT:

Situated in a highly diversified area of residential and social/leisure activities.

### EXCLUSIVITY:

The building is conceived in a way that ignores the surrounding area.

The architect purposely isolated the building.

### SURROUNDING URBAN FABRIC:

It is surrounded by mid-rises heritage buildings from the preserved areas.

## HOLISTIC RECOVERY PROCESS :

## SOCIAL AGENDA RECOVERY

*"There are diverse approaches to rebuilding in the aftermath of disasters and conflicts. These depend on the nature and scale of the areas, the damage, and the communities impacted."*

*"Our country was torn by war, so you feel that you have to do something that has some relevance and pertinence to the place, to mending its divisions."*

## Nabil Gholam



### IMPACTS AND PROBLEMS

**SPATIAL ASPECT:**  
The tower is an intrusion to the so-called "preserved" Gemmayzeh & Mar Mikhael street.

**SOCIAL ASPECT:**  
The tower broke the social unification that we encounter in Gemmayzeh.

**ECONOMIC ASPECT:**  
It also fragmented the urban context and imposed a new economic situation.

**ARCHITECTURAL ASPECT:**  
The tower is a living proof that modern architecture programs more than just a building.

**NOW TELL ME, DO YOU REALLY WANT TO GO BACK?**

**"WE TOOK A LOT, NOW IT IS TIME TO GIVE BACK"**

### SURROUNDINGS:

# "WE TOOK A LOT, NOW IT IS TIME TO GIVE BACK"

### ANALYSIS

**ACCESS:**  
The tower is mainly accessed from Pasteur street.

**MASS:**  
The building was placed in a way that avoided the rest of the glass part from the highway, by having 29 m setbacks.

**STRUCTURE:**  
The structure of the tower are placed on its sides with one core circulation system.

**PLAN:**  
The building plans are similar for the first 23 floors, having a terrace plan divided by two circulation systems.

**MODULAR ELEVATION:**  
-Forming each 3 floors together. One floor separates the frames.  
- Blind elevation with small openings and shafts on the west side.

**MATERIALS:**  
-Wood panels:  
For secondary /movable solar panels  
Cladding systems/concrete structure  
Glazing systems.

### POST-BLAST

**DAMAGE REPORT:**  
No damage in the foundations and structures

**Exterior:**  
-Glazing systems severely damaged  
-Stone cladding system  
-Wood panels systems.

**Interior:**  
-Gypsum board partitions  
-Doors/Tiling  
-MEP systems/Elevators

## ANALYSIS

## PRECEDENT CASES

### TRANSFORMATION TOUR BOIS- LE PRETRE-Frédéric Druot, Anne Locaton, and Jean Philippe Vassal- PARIS-2006

The tower, built in 1961, was renovated once previously, in 1990. It is sixteen stories tall and contains ninety-six apartments. The midcentury modernist housing development has long been the subject of criticism.

"Druot, Locaton and Vassal's renovation plan is based on so-called dry construction, a minimally disruptive process during which residents may continue to live in their apartments."

their research demonstrates that renovating these structures rather than rebuilding from scratch can entail significant cost savings and is beneficial in allowing residents to stay in their apartments.

### CENTRAL PARQUET COMPLEX: TWIN TOWER-DANIEL FERNANDEZ SHAW- VENEZUELLA-1970

"Parque Central was an architectural event in the city."

The Parque Central Complex is a housing-commercial-civic-cultural development implemented by Centro Simón Bolívar and located in the area known as El Cande in the center of the city of Caracas, Venezuela.

Within the complex are the Twin Towers of Parque Central which are two skyscrapers with 60 floor of offices that, for decades, have become Caracas' architectural icon. From 1979 until 2008, they held the title of tallest skyscrapers in Latin America.

### HARBOR TOWER: ROAD NETWORK

- The Harbor tower is easily accessed by Pasteur Street.
- It can be accessed by secondary roads from Gemmayze Street.
- It can also be reached from Amnès Street.
- However, residents might face traffic problems.
- They also face noise problems and a lack of sense of privacy.

### HARBOR TOWER: DAMAGE GRADIENT

- The four explosion has severely damaged the view of these Greenways that defined as they are directly facing the port.

### HARBOR TOWER: BUILDING OCCUPATION

- The surroundings are mostly residential including commercial, cultural, educational and leisure activities.
- The surroundings of the tower is highly rich, mostly heritage buildings, houses, shops, commercial, leisure and cultural activities.
- It is remarkable the presence of the Biory (also known as the Biory) located on the national level care center, medical services.
- The surroundings also contain the city civic church, religious activities.
- It also has the 1st Institute Arabic language center, the National level care center, medical services.

### HARBOR TOWER: BUILDINGS PERIOD

- Most of the buildings surrounding the building are heritage buildings and from the French mandate period.

### HARBOR TOWER: HERITAGE BUILDINGS

- This context of the tower is highly rich with heritage buildings.
- This is why it is important to address heritage in the scale of the building from their perspective and to connect both the spatial and the social fabric and relationship between them.

### HARBOR TOWER: BUILDING OCCUPATION

- The surroundings are mostly mixed-use including commercial, cultural, educational and leisure activities.
- The surroundings of the tower is highly rich, mostly heritage buildings, houses, shops, commercial, leisure and cultural activities.
- It is remarkable the presence of the Biory (also known as the Biory) located on the national level care center, medical services.
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### Concept

- The architects focused on expanding spaces and increasing natural light to improve living conditions in each apartment.
- Their design calls for the addition of a new exterior structure—a glass shell of balconies that completely envelops the existing building.

"The architects' strategies of improvement and expansion are not only more economical and more environmentally friendly than demolition, but they also benefit apartment residents."

Just before midnight, October 17, 2004, a fire broke out in the East Tower which housed government offices. The fire affected regions from the 34th floor to the 50th floor.

Within the recovery plan the East Tower was installed at the end of 2012 an antenna represents the sword of Simón Bolívar. This element will be illuminated with patriotic colors: yellow, blue and red.

"It became a new landmark of the city of Caracas. This particular complex functions as a living symbol of state-sponsored middle-class creation."