

The International Architectural Design Competition
for
The Rehabilitation of Traditional Nubian Housing
Of Bigga

Terms Of Reference



July- September 2017

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1. Context of the competition

In the middle of the Nile River Aswan Dam was built in early 20th century. The British began construction of the Aswan Dam across the Nile in 1898. Construction lasted until 1902, and the dam was opened on 10 December 1902. Due to this dam construction the water level behind it had raised about 19 meters, Nubian villages, and island behind it was flooded, and they started being isolated a day after another. Bigga is an island and archaeological site situated along the Nile River in historic Nubia, and within the Aswan Governorate of southern Egypt. The island has been situated in the reservoir of the Old Aswan Dam, since the dam's initial completion in 1902. Bigga Island was sacred to the ancient Egyptians. There was a belief that Osiris was buried on the island.



Bigga Island is facing Philae temple which is currently rebuilt on top of Agilkia Island in the reservoir of the Aswan Low Dam downstream of the Aswan High Dam and Lake Nasser, Egypt. Philae was originally located near the expansive First Cataract of the Nile in Upper Egypt and was the site of an Egyptian temple complex. These rapids and the surrounding area have been variously flooded since the initial construction of the Aswan Low Dam in 1902. The temple complex was later dismantled from its original site in Philae Island and relocated to nearby Agilkia Island as part of the UNESCO Nubia Campaign project, protecting this and other complexes before the 1970 completion of the Aswan High Dam.



Bigga community of Nubian roots has started gradually since 1898 to leave the island as it started to be disconnected. People lived there up to the 1990's. Now as they grew up as the elder generation they are aiming to go back to their places, develop the island and capitalize on their rooted culture and heritage to reconnect, restructure, and to reengage themselves to the contemporary lifestyle of their own. The bigga island act has been supported by the efforts of ECO group to rehabilitate group of 10 houses and their context in the Nile front facing Agilkia Island and Philae temple. This creating an integrated sustainable development model that help achieving their goals.

ElBaseetah Suburbs for Investment and Community Development S.A.E. is assigned to create the integrated sustainable plan and road map for development. It is not an easy challenge, but it needs lots of efforts and compilation of resources through a participatory approach of collective creativity of real actors aiming to draw their visions, ideas, proposals, and implementation plans. As the local people was accessed to understand the context in an integral way. Not only professionals of architectural, urban design, and developmental background of sustaining heritage are invited to put their own contributions, but also academic students and all interested people are welcomed to contribute and participate raising issues, ideas, and solution for the Rehabilitation of Traditional Nubian Housing of Bigga.

A. Introduction

ElBaseetah Suburbs for Investment and Community Development S.A.E. and ECO Group announce an architecture and landscape concept design competition for the Rehabilitation of Traditional Nubian Housing of Bigga (RTNHB). Our aim is to rehabilitate the houses remains to reach the revitalization of life in the Nubian village, calling people to their island back in order to complement and upgrade their integrated tourism activities started in Heissa Island. The project is about to provide a traditional social environment and lifestyle. it is provided as a sustainable integrated tourism project, for the locals to empower them as social entrepreneurs for sustainable tourism. Adopting and understanding of the integrated environment approach for design, concerning the six aspects of environment: Natural, Social, Economic, Organizational, Cultural, and Built, can help reforming the context as a sustaining heritage project.

B. Project brief & Description

As part of larger ElBaseetah Suburbs for Investment and Community Development S.A.E. RTNHB project in south Egypt; RTNHB will provide an entertainment and social space among Nubian people, their visitors, and guests. Funded by ECO Group, the site will be an attractive Nubian area, a spot of social interaction, cultural dialogue, and place for entertainment in front of **Philae Temple**. The RTNHB project will contain the following elements and components to incubate the interactive livelihood needed:

1. Gameiya (A Multipurpose room suitable for all kind of social events such as community gatherings, weddings, workshop, conference, etc..).
2. Housing Complex for authentic Nubians that can accommodate their guests and visitors from worldwide.
3. Outdoor meditation area and assembly point integrated with the natural landscape of the place.
4. Community terrace for looking at Philae Temple, placed on top of one of the renovated houses.
5. Water reservoir for domestic use.

C. Design Criteria

The design proposals should indicate a respect for the sustainable environment process, including natural, social, economic, local informal political, cultural, and built environment of Bigga community. Specially utilizing local building materials and resources, energy efficiency of building designs and landscape, respect to natural settings and rich view of the place, innovative ideas, and creativity of solutions.

RTNHB should reflect the real meaning of sustainable island, that combining between sustainability and traditionalism of Aswan and Bigga lifestyle in order to provide the **Minimum Cost and maximum efficiency of spaces and complex**.

RTNHB is looking to transform the selected site and all Bigga to a sustainable island. The RTNHB should be all constructed from local materials, suitable for the Nubian lifestyle, and reflecting the contemporary advanced techniques and methods of earthen Architecture. We might accept utilization of renewable energy to be integrated with the proposal but anyhow the area will be reconnected to the national electricity grid as they get it for free from the high dam since they were affected by its development.

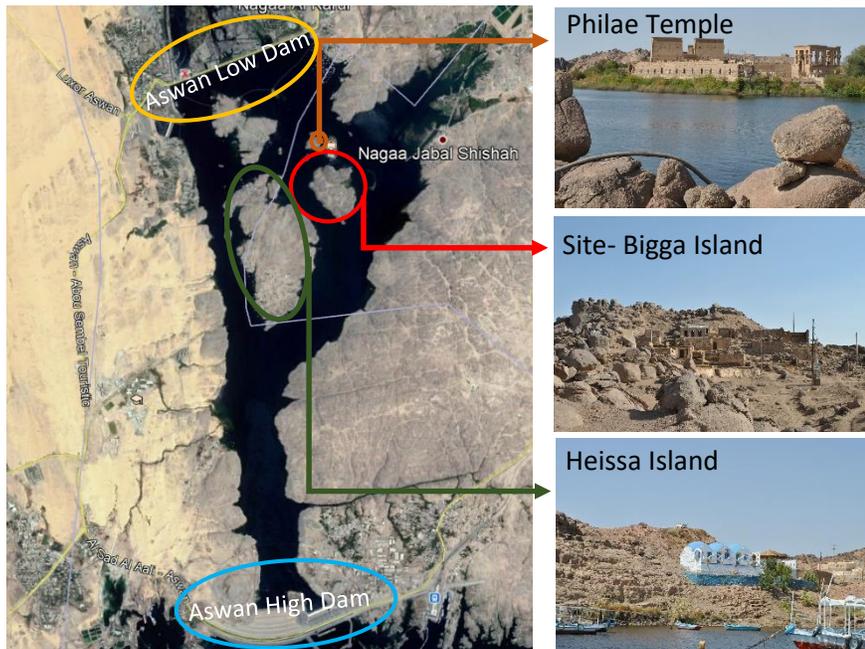
Flexible and innovative extensions to the existing houses and incorporating the toilets within the closed premises is considered as part of the social concerns of locals hospitality needs and design issues.

D. Project Location



Figure 1: Location of Bigga Island in South Egypt

E. Site features



NB. All accurate dimensions are attached in the AutoCad file.

F. Site Master Plan

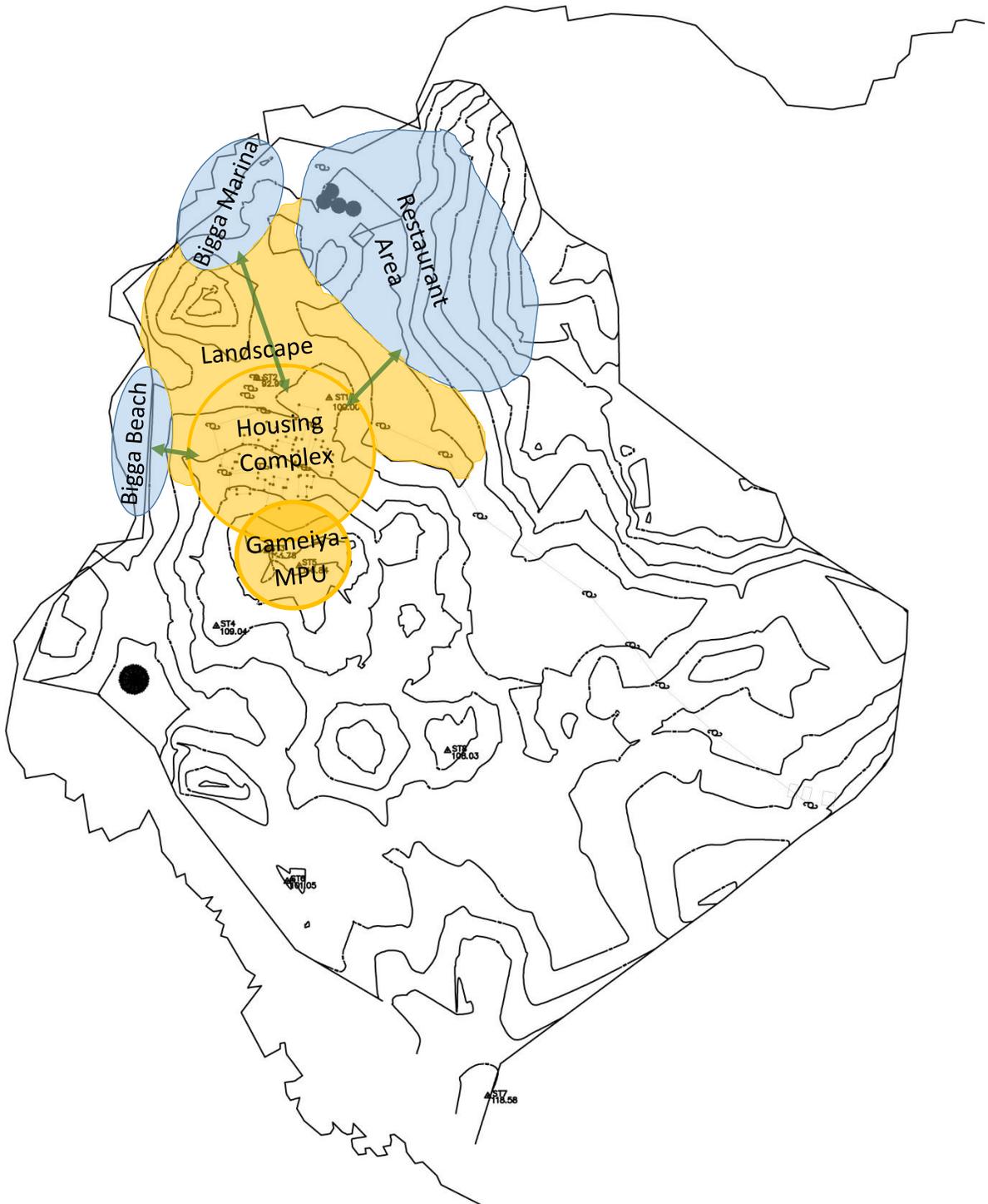


Figure 2: Master Plan

 Available Area for RTNHB Competition.

G. Site description and existing buildings

The site is a unique topographical phenomena of granite rocks and hills. It is a traditional Nubian community facing Philae temple. Most of the structures are ruins since it was abundant in 1990's by the original families. Buildings are organically structured on top of the hill as platforms gaining the view of Philae temple with the Nile and the natural landscape of Nile banks.

Please refer to annex I for more details of buildings. Site survey is incorporated as separate dwg format drawings.



H. Project Description

Exceptional, unique design ideas and concepts are essential in order to enhance the site appeal and attractiveness. As a contemporary Nubian Architecture in respect to sustaining heritage of authentic Nubians of Bigga island. Serving the development of the housing complex as an action towards reintegrating to the natural settings of Bigga Island achieving the space program below and proposing landscape and other utilities and services to the site.

I. Space Program

No.	Components	Capacity	Comments
1	Housing Complex	8 Units, 30 Beds, and 16 Rooms	Including individual Toilet for each Room
2	Gameiya (MPU)	According to the capacity 60 person	
3	Community Terrace	According to the capacity 30 person	
4	Water Reservoir	According to the capacity 60 person	

2. Competition Conditions

A. Purpose

The purpose of this competition is to reach the maximum enhancing for Bigga's Lifestyle, to stimulate creative ideas, and to motivate students and young architects to touch their architecture reality. Proposals will be invited to express originality and innovation and identify the use and function of the proposed area, giving due consideration to sustainable building principles, the cultural history, social lifestyle, and the surrounding environment of Bigga. ElBaseetah Suburbs for Investment and Community Development will recruit the awarded practitioner to join our team.

B. Eligibility

The competition is open to all architecture students and practitioners (individuals and groups). Groups should consist up to 5 members per team. For groups; members should have of at least one architect or architectural student. As announcer, we encourage architectural students and young architects to participate. All shall agree to be bound by the competition's conditions.

C. Unpublished designs

The designs entered must be original and previously unpublished, created expressly for this competition. Non-compliance with such conditions will result in exclusion from the competition. In the case of non-compliance being established only after the conclusion of the competition, any possible awards shall be revoked and any prize-money, fees etc. must be reimbursed to ElBaseetah Suburbs for Investment and Community Development S.A.E. by the selected design group or individual. Decisions by the appointed jury are final.

D. Registration

Registration is limited by e-mail to: rtnhb@dawahy.com, and submitting the registration fees of 500 LE per participant(s). ElBaseetah Suburbs for Investment and Community Development S.A.E. will accept registrations starting from 1st of Aug 2017 till 10th of August 2017. Late Registration will not be accepted.

- **Register by mail on: rtnhb@dawahy.com**
- **E-mail Subject: RTNHB-Registration**
- **E-mail will include: Name/s, Phone Number/s, and Payment receipt.**

A reply from rtnhb@dawahy.com will be sent for registration confirmation including the final TOR and registration form and code Project data will be digitally shared with registered participants before Sunday Aug. 13th 2017 including:

- A report for the housing complex basic architectural documentation in plans and images
- Comprehensive site survey for topography, infrastructure, and buildings layout
- Registration code and the submittal form
- Site visits contacts information and direction
- Logos to be incorporated in the submittal

E. Entries

Entry involves submitting the final design form, report, receipt of registration payment, and registration code by 10th of August 2017 till 10th of September 2017.

NB. ALL payments should be made in **Bank of Alexandria, ACC No# 144048998002, El-Baseetah Sub-Urbs for investment**, during the above-mentioned period.

Requirements

Individuals & Groups should Submit ALL Documents as hardcopy and as PDF softcopy on two CD-ROMs. Participants should present a concept for the project on a maximum of two **100x70cm foam boards** and an **A4 report**. The report should be between five and 10 pages in either Arabic or English and have a cover page includes the registration code. The report shall outline design philosophy and motivation, project elements, components and any other information considered useful in understanding the project's concept, considering the following as main requirements:

- 1-Project brief and description of the concept
- 2-Site plan (1:250)
- 3-Plans (1:100)
- 4-Elevations & sections (1:100)
- 5-3D views
- 6-Interior views (Minimum 3 Shots)
- 7-Physical model (optional)
- 8-Animation (optional)

NB. ALL panels and report pages should include the registration code in the title and down to the right of each sheet.

F. AWARDS

The winner of the Competition will be selected by a jury consisting of:

- **Head of Jury:** **Arch. Ashraf Botros, PhD.**
- **Members:**
 - **Arch. Ehab Hssein Abbas, Consultant Engineer**
 - **Arch. Ahmed Yehia, ECO Group CEO**
 - **Community Representative**
 - **Arch. Zeiad Amer, ElBaseetah Suburbs Chairman**

Cash Prizes will be awarded to the top three short listed designs, and the prize money will be distributed to the winning groups as follows:

Awards	Prize (LE)
1st Award	12,500 LE
2nd Award	10,000 LE
3rd Award	7,500 LE

G. Competition Results

Awards will be announced and notified by email by Saturday 16th of September 2017.

H. Winning Participants

- ElBaseetah Suburbs for Investment and Community Development S.A.E. will offer for all winners to contribute to the final design development and implementation efforts.
- ElBaseetah Suburbs for Investment and Community Development S.A.E. will provide an opportunity for the 1ST awarded team participants to work with it as a project architect responsible for design development package, and site supervision of the winning designs. That's all will be valued as per its salary scale. It will be supported by ElBaseetah Suburbs team to reach the Value Engineer design for post control.

I. Use of the awarded designs

ElBaseetah Suburbs for Investment and Community Development S.A.E. & ECO Group reserves the rights to use images of the awarded designs in every public relations and communication activity, with the sole obligation of acknowledging the designer's name/s.

J. Acceptance of regulations

Competition participants shall agree to completely accept all the above-mentioned terms and conditions.

K. Best Suitable Design

Major requirements are included in this document. However, the group shall study these requirements and add to them any and all elements where necessary to reach a best suitable design.

L. General Instructions

- The project registration fees: 500 LE/ per Participant (individual/Group shall be submitted NOT LATER THAN 5:00 PM on Thursday 10th of August 2017.
- Inquiries & Clarifications: All inquiries, including clarifications about competition, project, or workshop shall be directed to: rtnhb@dawahy.com with the e-mail **subject: RTNHB-Q&I**, Project-related questions and enquiries will be answered up to Sunday 20th of August 2017.
- Submission of the Entries: Entries should be submitted by hand or via mail NOT LATER THAN September 10th 2017 at 5:00pm to the following Address:

ElBaseetah SubUrbs for Investment and Community Development S.A.E.,

Building No. 435-B, Ground Floor, Apartment No. 2.

Taha Hussein St., District 4, 5th settlement,

New Cairo, Cairo, Egypt

M. Payment Options

ALL payments should be made in **Bank of Alexandria** on the following information;

Account Number: 144048998002

Account Name: EI-BASEETAH SUB-URBS FOR INVESTMENT

3. Optional orientation session and training workshop

A. Optional free orientation session

ElBaseetah Suburbs for Investment and Community Development S.A.E. and ECO Group will host an optional orientation on Thursday 10th of August 2017, presenting competition and project purpose; the orientation will cover all inquiries. It will be held in Villa 18 area 4B, 3rd District, 5th Settlement, New Cairo, from 7:00 PM to 10:00 PM, interested participants to attend the orientation should register before Wednesday 9th of August 2017.

Orientation participants need to:

- **Register by mail on:** rtnhb@dawahy.com
- **E-mail Subject:** RHTB-ORIENTATION
- **E-mail will include:** Name, Phone Number, and Payment receipt.

B. Optional Training Workshop and Site Visit to Bigga

ElBaseetah Suburbs for Investment and Community Development S.A.E will hold an optional workshop and site visit to Bigga from Friday 18th of August to Sunday 20th of August. This workshop will include visits of the project site and local architectural character, architecture documentation of the selected area, as well as orientation and interactive sessions on the sustainable building process criteria, with the involvement of representatives from the local community of Bigga. At the end of the workshop, a certificate of attendance workshop completion from ElBaseetah Suburbs for Investment and Community Development S.A.E. will be awarded to attendees who participate in all Bigga training sessions. Participation opportunities will provide to be part of the workshop without being registered in the competition. Participant numbers are limited and managed strictly on a first-come, first-serve basis. Register by email to rtnhb@dawahy.com. Due date of workshop registration will be on Tuesday 15th of August 2017.

- Training fees (three days): 750 LE/ person
- Full accommodation in in Heissa Island in Nubian Houses: 350 LE/person/night
- Outing and entertainment activities: 400 LE/ person

1. Workshop registration:

- **Register by mail on:** rtnhb@dawahy.com
- **E-mail Subject:** RHTB-WorkShop
- **E-mail will include:** Name, Phone Number, Registration Code, Payment receipt

N.B. Any special medical needs or conditions should be stated during registration, including food allergies.

2. General information about transportation Costs Cairo-Aswan / Aswan-Cairo:

Transportation	Direction	Cost
Nile Airways	One way	720 LE
Sleeping Train- Single cabinet	One way	500 LE
Sleeping Train- Double cabinet	One way	300-325 LE
VIP Train- First Class	One way	235 LE