

A SUGGESTED FRAMEWORK FOR RE-USING AN ANTIQUE VALUABLE BUILDING IN ADMINISTRATIVE USE

Case Study: Faculty of Fine Arts Cairo

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ABSTRACT

Many historic buildings can be adapted to new functions without ruining their historical character. As the government is willing to move out the old Cairo, which will cause a number of, vacated antique palaces. Moreover, the government seeks to increase its resources by re-exploiting the government's assets and establishing a sovereign fund for this purpose. Therefore, the Rehabilitation of old antique residential buildings to suits a new purpose such as administrative or commercial uses might be the perfect action to take. That's why this research aims to highlight these challenges, which face the interior architect and defines how to overcome them throw a strategic framework which ensure taking advantage of contemporary technology and materials. While, preserving its value, through following the descriptive analytical method in researching and studying of the administrative building of the Faculty of Fine Arts in Zamalek which was a villa owned by the famous businessman Ahmed Abboud Pasha.

KEYWORDS

Historic building; Administrative use; Strategic thinking.

1. INTRODUCTION

An essential and practical issue is addressed by the following question: Will the new methods of adaptive reuse of a historic building ensure the preservation of its unique historical features and atchive the optemom satisfaction of its preformance and Comforty for its occupants simultaneously ?

Moving ministries to the new administrative capital would result in a number of vacated antique palaces, which can be used immediately as government buildings. This sheds light on the importance of re-using these palaces, especially that the government seeks to increase its resources by re-exploiting the government's assets and establishing a sovereign fund for this purpose. Referring to the allocation of 6.65 billion pounds for the antiquities sector, Dr. Rania Al-Mashat, the Egyptian Minister of Tourism suggested "exploiting these tourist palaces by converting them into (*boutique hotels*)". But, it can also act as a good commercial attraction since the Government's program of rehabiliitation and new use could be successfully adopted to combine a growing tourist industry with an architectural heritage of castles, palaces as sites for visit and enjoyment. **'Rehabilitation'** is defined as "*the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary*

use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values” (Abdel-Hadi, A. & Tantawy, S. 2008).

Accordingly, the interior architect always faces many design challenges while going into the process of ‘**Adaptive Re-use**’ which is the method of “*adapting old structures for new purposes*”(Al-Muqaram,A. et al. 2008), especially, when employing adjustments in order to meet requirements of the administrative use. In such case, the designer would find himself facing the following challenges:

- **First:** The distribution of employees according to their job structure.
- **Second:** Providing the whole building by digital facilities the user needs to practice his activity.
- **Third:** Dealing with the vertical and horizontal space determinants, without removing or adding.
- **Fourth:** The challenge to keep visitors enjoying the building as historical landmark.

Moreover, the technological development in the field of interior design has provided the interior architect with considerable means to overcome many challenges, such as HVAC ventilation systems, mechanical cladding, lightweight temporary partitions and raised floors. Likewise, digital technology had a great impact on the requirements of the workspace such as shrinking worktops because of contemporary computers size.

1.1 Research Aim

It provides a suggested framework for adapting the interior architecture of historically valuable buildings to suit the administrative use in accordance with contemporary requirements while preserving the archaeological value.

1.2 Research Problem

One of the most important issues tackled in contemporary times is the reuse of historical buildings performing different functions (administrative, retail, touristic, culture...etc.) as a method of preserving it throughout time (Weeks, K. & Grimmer A. 1995). In Egypt, there is a huge number of valuable historic buildings of archaeological value which require preserving this wealth and highlighting its artistic and historical aspects. Unfortunately, we find many archaeological buildings suffering from abandonment or neglect despite the government’s efforts to renovate some of these buildings such as Baron Empain Palace in Heliopolis or the Palaces of Prince Youssef Kamal in Nagaa Hammadi and in Al-Mataria. However, we find that the re-use of these buildings is limited for tourism or cultural use while few has been assigned for administrative use.

If we compare contemporary administrative buildings with the historic buildings that have been already reused we would find that they have neither ensured comfort nor attraction for employees or the public. Challenges related to design and contemporary needs call for adopting innovative methods regarding design decisions, as in the case of the re-use of one of the remarkable villas in Zamalek, which is now used as administrative building by the Faculty of Fine Arts. Since then, the college has taken the directions forward to depend on digital

technology in the educational and administrative process in order to improve the speed of work and reduce time. Therefore, the research aims at studying and analyzing all factors concerning the interior architect while making the required modifications for the administrative use of the building.

1.3 Research Methodology

This paper offers a strategy to the architect of interior on how to reuse a remarkable residential building for administrative functions in a contemporary competitive way.

First, an in-depth investigation on the important historical value this building represents which is due to the eminent personality who lived in it: Ahmed Abboud Pasha who is considered as one of the most important businessman of modern Egypt, at the beginning of the twentieth Century, for his participation in raising the country's national economy.

Second, it describes the benefits of re-use and its global directions which opens an approach to decide which direction will help in our strategy to ensure the achievement of optimum building performance.

Third, the case study will be presented and analyzed to explain the role of adaptive re-use towards increasing the performance of the antique building; moreover, solving the problem found during the study as a result of absence of a specific strategy of re-use mainly from residential to administrative.

Fourth, make up a strategy to develop the facility that will also act as a guideline for re-use of antique buildings for administrative use.

Finally, research conclusions are outlined and recommendations are proposed for professionals concerned with adaptive reuse of historic buildings.

The analytical descriptive approach adopted is considered in accordance with the nature of the topic, whereby the information obtained is used to describe the theoretical background of the topic. Subsequently, the study comprises data gathered from different resources in addition to data from interviews conducted with the building's employees analyzed and interpreted in pursuit of results.

Research tools consisted of:

- original and new architectural documents analysis, old descriptive documents and/or photographs.
- A field study of the administrative building of the Faculty of Fine Arts in Zamalek.
- An opinion poll with a number of building users including visitors, upon the actual functional structure.

2. THE CONCEPT OF VALUE

Value is considered a philosophical concept defined as the extent to which one accepts events or issues according to one's own standards which is related to what one needs or favors. The value has a relative influence, dependent on the nature of the recipient and the constituent conditions of its character as well as the temporal and spatial conditions.

2.1 Definition of Buildings with Value

Buildings of value can be defined as buildings that represent the civilizational characteristics of a certain society, reflecting the harmony between cultural places and the heritage which fall under the category of antiquities protected by the law, in other words, the values and customs are exemplified and embodied by such buildings.

2.2 UNESCO'S Definition of Buildings with Value

Buildings of value can be defined as buildings and yards in a civilizational and artistic setting which have been considered valuable, comprising archeological sites within an array of characteristics ranging from historical, civilizational, social, cultural to the artistic (Afifi, A. 2013).

2.3 Types of Value

As a matter of fact there are many connotations and definitions of value which were classified by some thinkers into only three types of values: historical value (recorded); technical value (aesthetic); practical value (functional) (Al-Hanish, J. & Al-Rumaih, A. 2017). The homogeneous and consistent value is actually present in buildings of varying value. The concept of these values would be further illustrated as follows:

2.3.1 Historical value (Recorded); it is a value that is not affected by the condition of the building, rather the value of the events and the age associated with the building in addition to what it represents. The historical value of buildings can be measured using two basic indicators:

First: A time indicator

- The date of the establishment of the building as engraved.
- The greater the value of this indicator the more impact the building or building has.

Second: The symbolic index

- The extent of the archaeological or valuable building's expression of its age and history.
- The importance of the historical period.
- A measure of the building's scarcity, being rare adds to its value.
- The importance and impact of the event related to the building value including historical or practical significance.
- The authenticity of the materials in the monumental building and the absence of additions or subsequent changes.

2.3.2 Technical value (Aesthetic); one of the best technical value measurements of buildings is the scale of artwork developed according to Thomas Munro, who divided it into five levels:

- **The First Level:** It represents what has been produced and practiced by the pioneering artists and represents the artistic style or direction that people seek to emulate and imitate, such as the buildings of kings and rulers.
- **The Second Level:** It represents the prevailing trend in an era and the number of buildings at this level exceeds the previous and transfers their value, usually refers to

the homes of the wealthy and famous such as Bayt Al-Suhaymi or Ahmed Abboud's Palace.

- **The Third Level:** It pertains to buildings that do not represent a style or a trend but are admired and may express artistic life in an era except that are not related to artistic history or historical development such as the palace of Mahmoud Khalil , Samiha Kamel Palace, and the Institute of Arabian Music.
- **The Fourth Level:** It refers to buildings mainly recognized by historians and scholars and represent the traditional buildings that were not built for any technical or aesthetic purpose but rather to achieve a temporary functional purpose.
- **The Fifth Level:** It represents poor and unimportant methods, most of this type of buildings do not last for long period, liable to be forgotten as having minimal value.

2.3.3 Practical Value (Functional); both the historical value and the artistic value represent the abstract and conceptual value of the building, while the practical value pertains to the functional value, which distinguishes the building with architectural value from other arts dimensions. In other words, it is related to reuse to meet the community's need without affecting the character of the building and its condition as a historical and artistic landmark.

2.4 Factors Affecting the Historical Building Character

- History and style of the buildings.
- Size and shape of buildings.
- Materials, construction techniques and details. (Jandl, H. 1988)

2.5 The Building's Performance

The building's performance is defined as measuring the degree of satisfaction concerning how the building provides efficient performance to its occupants. (Hyde, O. & Davies, S. 2019)

3. BENEFITS OF BUILDING REUSING

The benefits of rehabilitating historical buildings are many, especially those related to society. One of those advantages is relevant to the fact that rehabilitating the building and using it again ensures its continuity. With people in the building, it is more likely that they will work on its maintenance it continuously; especially if there are economic revenues from renting which can be allocated for the purpose of maintenance; for instance, renting to cultural associations or using it as a house, banks or museum ...etc.

Strengths

- Scarcity of unique models.
- The different architectural styles in Egypt.
- The ability to add activities of social, service.

Opportunities

- Tourism marketing opportunities
- Opportunities to enter income or liquidity through the exploitation of these buildings.
- Solve the crisis of not having available real estate for administrative use in some neighborhoods.

Weaknesses

- Difficulty regenerating and linking it with restorations
- The inconvenience of the site and new jobs
- Problems and complications of possession of archaeological sites

Threats

- The difficulties of the procedures, and there is a demand for lands within the historical areas
- Legal regulatory

Figure 1, SWOT analysis of Rehabilitation (Source: Alaa, 2011)

- **Social benefits:** cities preserve and their identity as well as people who maintain social ties while being up-to –date with recent and modern changes.
- **Cultural benefits:** It preserves art, architecture and antiquities.
- **Economic benefits:** The reuse of the present buildings is more economical compared to demolition, reconstruction or removing the debris. It even costs less than expenses required for the chaperone, the establishment of new services, health facilities, and the consumption of energy and building materials.
- **Environmental benefits:** Old buildings are more compatible with the environment as the traditional materials used such as clay, lime and natural stone are natural material are friendly to the environment with less pollutants. This is more suitable for human needs unlike the modern concrete buildings. The structural components and traditional openings of thermal and acoustic insulation, unlike modern buildings that lack all of this.

4. DIRECTIONS OF REUSING

- **Preservative Conservation:** Conserving the building and its protection from collapse.
- **Interactive direction:** It is relevant to ensuring that the building is part of contemporary life.
- **The historical building as a cultural heritage:** Its preservation is mainly related to the factor of cultural heritage without neglecting the areas of developments.

Reforming the Interior Space is modified after selecting the new activity of the building and defining the new function needs (Kuipers m & De Jonge w. 2017).

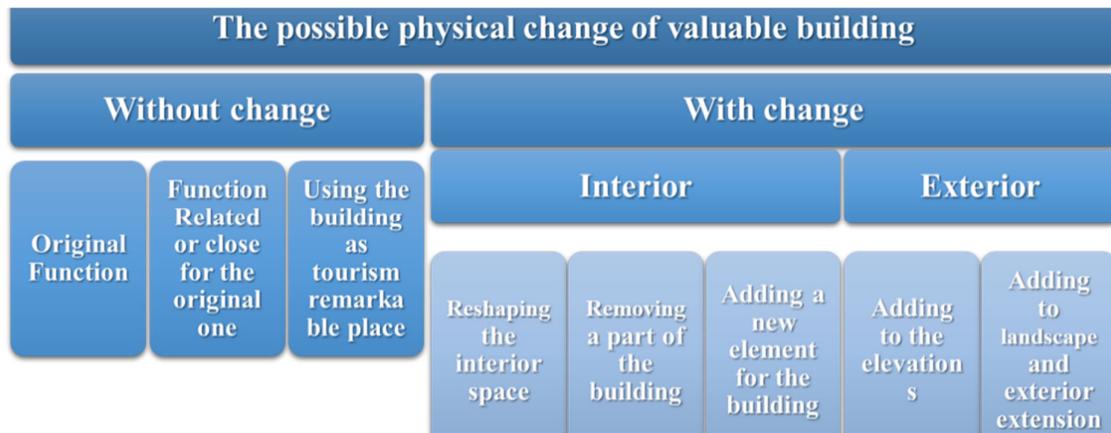


Figure 2, The possible physical change of valuable building (Source: Al Muqaram, A. et al. 2017).

5. CASE STUDY

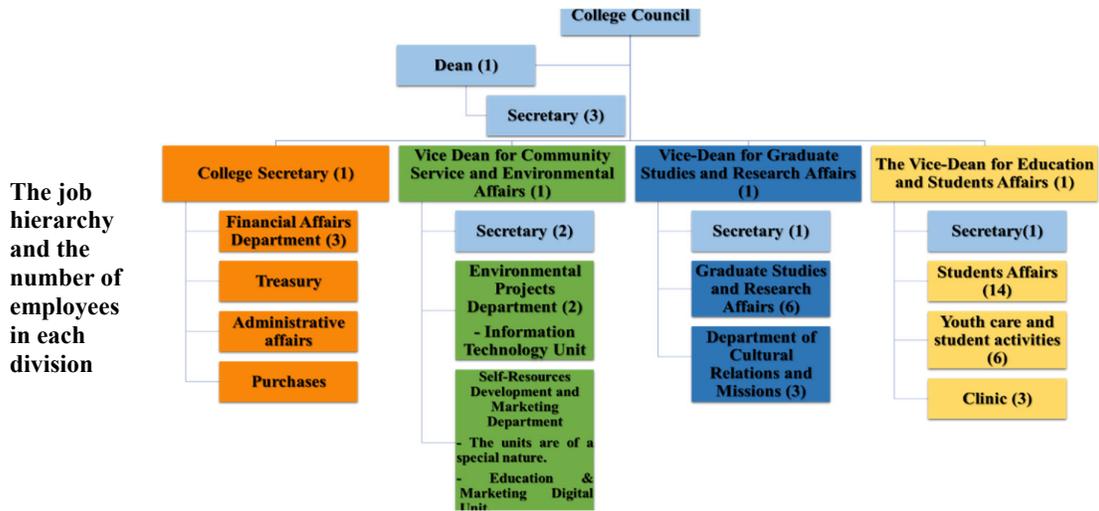
The case studies were selected to explore how far does the absence of specific strategy for reuse in administrative activities affects in the real world as the building established has been selected because it is an antique building which was originally designed and built for residential use, then it has been converted to the administrative building of faculty of fine arts since 1935 up till now.

“Here, the Egyptian economist Ahmed Abboud Pasha lived (1889-1964)”. These words which are engraved on the gates of the building by the Ministry of Antiquities to make us remember Abboud’s role in the Egyptian economy; ‘Ahmed Abboud, Director of the Suez Canal Company and Member of the Industrial and Commercial Society of Egypt’. Abboud’s ambition earned him a sugar manufacturing business, and in time he monopolized this sector as well as the chemical, paper, freight and cotton industries. In its issue dated 10 January 1964, Time magazine wrote an obituary for Abboud that placed his investments at over USD100 million. Abboud Pasha gives the building an abstract and symbolic value as he was one of the most important businessmen during his era because of what he offered to the national Egyptian economy. The building was bought by Abboud Pasha from his neighbors and offered as a wedding gift to his daughter (Mona). (Vitalis, R 1990; OHFSI 2019).

The Faculty of Fine Arts is a Neo-Classic building located at 4 Mohamed Thaqeb Street, Abu Al Feda - Zamalek - Cairo. The building has a unique value being in a good condition. It makes us remember the time of the Egyptian pioneer’s age and is considered as a link between the past and the present.

Table 1. shows the building's contemporary situation :

Factors	Description
History	Beginning of 19 Century
Style	<p><i>(New classic)</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p><i>Figure 3, outdoor shot shows the building in the present</i></p> </div> <div style="text-align: center;">  <p><i>Figure 4, interior shot shows the Architectural details of the building</i></p> </div> </div>
Size & shape	<p>Three levels with area \approx 450 m2 for each floor</p> <div style="display: flex;"> <div style="flex: 1;">  </div> <div style="flex: 1; padding-left: 10px;"> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;"> Quality Control unit <li style="margin-bottom: 10px;"> Environment unit = 3 employees. <li style="margin-bottom: 10px;"> Purchases = 2 employees. <hr/> <li style="margin-bottom: 10px;"> Dean + Secretary = 4 employees. <li style="margin-bottom: 10px;"> Environment unit = 3 employees. <li style="margin-bottom: 10px;"> Students Affairs = 14 employees. <li style="margin-bottom: 10px;"> Treasury = 2 employees <hr/> <li style="margin-bottom: 10px;"> Secretary = 4 employees. <li style="margin-bottom: 10px;"> Vice Dean + Staff = 10 employees. <li style="margin-bottom: 10px;"> Environment unit = 1 employees. <li style="margin-bottom: 10px;"> Students Affairs = 14 employees. <li style="margin-bottom: 10px;"> Treasury = 10 employees </div> </div>
<p><i>Figure 5, This plans shows that the offices are distributed without any strategy.</i></p>	
Materials, construction & details	<p>Natural stone and oak wood are the main materials used in the building and load-bearing wall is the construction techniques, the interior walls & ceiling are decorated by plaster floral decorations and in some rooms, they are clad with wood.</p>



A question imposed itself: does the absence of framework effects on the buildings which converted to the administrative use? The following table was the result of personal meeting with different employees from all divisions (Only 30 employees out of 48 agreed to participate in a interview about comfortability in use, and most of employees have not found it comfortable, except lighting as shown in graph below :-

Table 2, Shows the conclusion of the meeting and verbal interview with the employees

Elements	Notes
1- Rooms	
A -Proportion of room's area and number of occupants.	Inconsistency between the area and the number of employees.
B -Workspaces & Workstation.	Not equipped to match functional performance, inconsistency between space and functional use.
C -Ventilation & .	<ul style="list-style-type: none"> • The ventilation is poor and there is a feeling of humidity in the place. • The clinic has only one air conditioner.
D - Lighting	The lighting is good.
2- Services	
A- Bathrooms	The number of of water closets does not suit the numbers of employees.
B- Kitchenette	It was used exclusively by the Dean and the guests in the conference room ,so staff were forced to make a corner for drinks in their offices inappropriately
3- Technical equipment	
Modern appliances	The rooms are not equipped with modern appliances or safety systems.
4- The connection between different spaces	

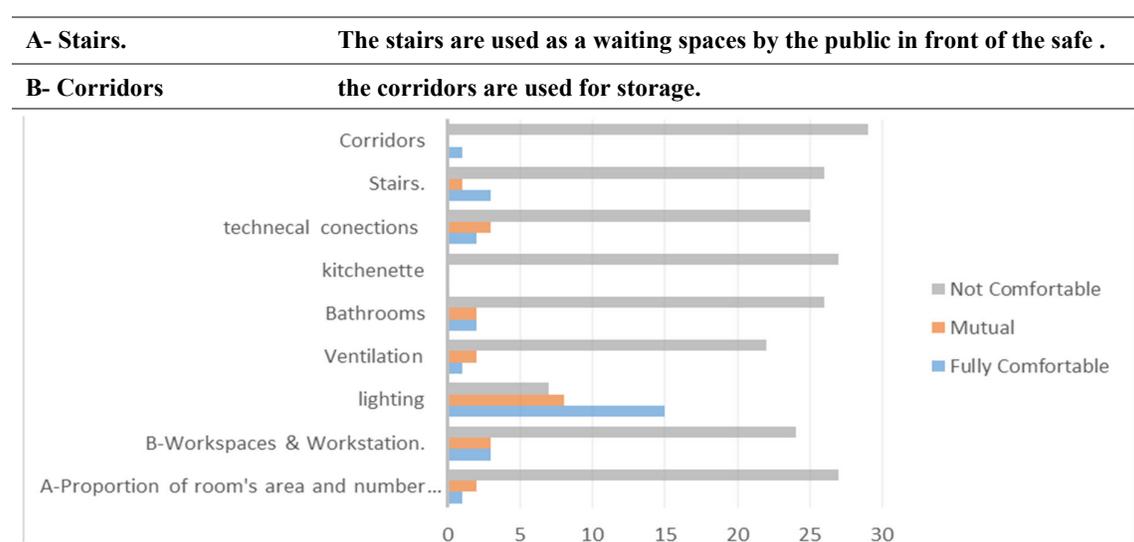


Figure 6, Bar chart showing the proportion of satisfaction of employees of the building performance (source: The Author).

Investigation Results in Points:

- Administrative affairs: the office is far away from the other ones.
- Vice Deans: offices are away from their secretary and divisions
- Information Technology Unit: away from the direct management
- Graduate Studies & Research Affairs: very crowded room as it does not accommodate for the number of employees.
- Department of Cultural Relations & Missions: the room has no window & exceedingly small.
- Students Affairs: the room does not accommodate for the number of employees and the employees have no privacy so they need a window through which they can deal with visitors.
- Clinic: the need for a room inside according to quality control code

6. BUILDING ADAPTATION STRATEGY FOR REUSE

Interactive direction is the best way to made up a strategy after investigating and analyzing the problems faced by employees and students in the building;

The First Phase:

- Redeploy the employees in the building according to their job hierarchy.
- Ensure the smooth implementation of the administrative process.
- Separating the employees who deal with the public from others.
- Add an elevator to reduce the use of wooden stairs.

The Second Phase:

- Meet all employee's needs of digital technology.
- Adding suitable technical equipment to raise the efficiency of industrial lighting and thermal comfort.

- Incorporating the technology of modern materials to supply workspaces suitable for work conditions and the current needs and the re-allocation of the spaces.

The Third Phase:

- Merging old with new without causing damage to the building’s historical value or changing its identity according to ministry of antiques law therefore the best way to achieve that is through using moveable terminal furniture, portions or vertical / horizontal cladding.
- Ensuring that the building is enjoyable for the public.
- Choose furnishing items appropriate to the nature of each workspace.

The Fourth Phase:

- Create a space that is considered an attraction point and expresses the future vision of the college.
- Usage of materials that do not affect the building which are easily disposed at any time, leaving no impact on the building like the mechanical cladding.

6.1 Suggested Relationships (Zoning)

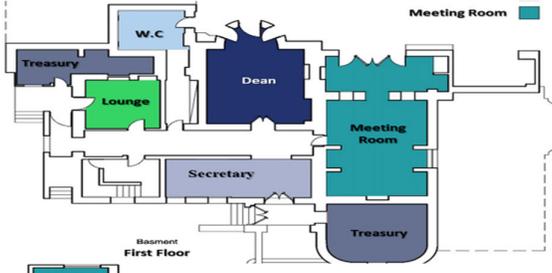
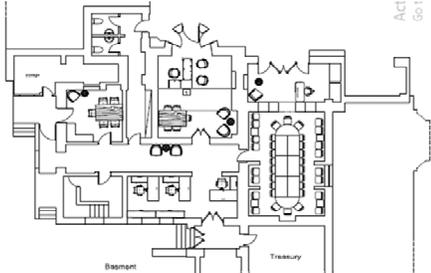
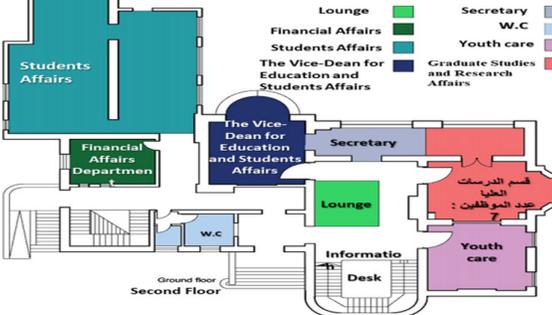
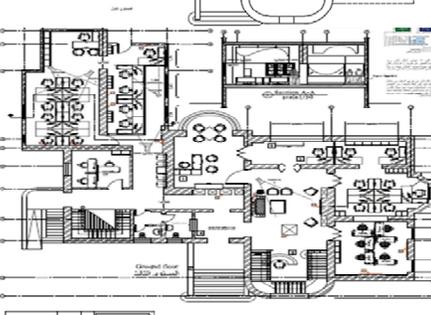
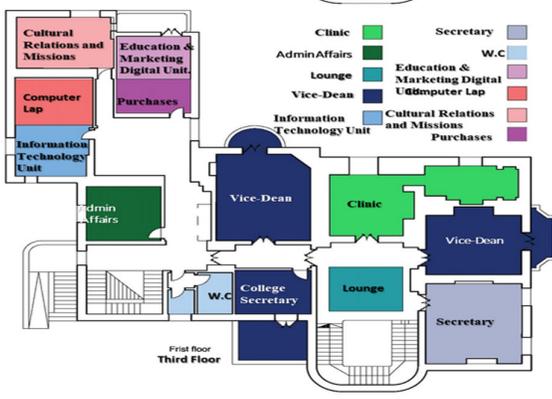
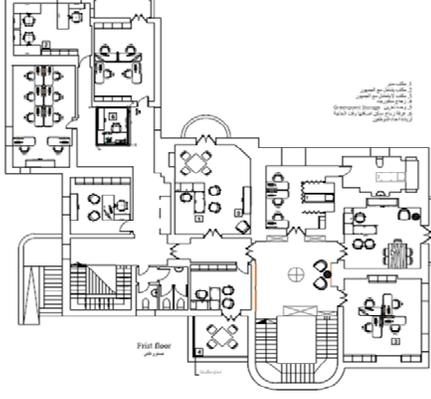
According to the case study, the researcher figured out that most of the offices are away from each other which causes a delay in some administrative operations. So, the following zoning was suggested according to the job hierarchy in (table 1).



Figure 7, proposed zoning shows the movement of employees and visitors in the building (source: The Author).

6.2 Proposed Solution According to the Suggested Networking & Zoning

Table 3, solutions for horizontal plans in different floors

Factor	The new zoning	The new Furnituing plan
First floor		
Second floor		
Third floor		

6.3 Proposal to Avoid Some Problems Which Have Been Detected

- **Vertical movement elements:** To maintain movement on the wooden ladder; for easy communication between offices in different floors, we suggest adding a hydraulic elevator. Therefore, the most appropriate location that has been determined was the location of concrete services ladder in the northern half, known as (the Treasury Ladder).
- **Horizontal motion elements:** emptying the passages from the storage units or making overhead storage units only. Putting clear indicative signs on the walls and doors of the staff rooms for easy access to the rooms besides the evacuation during the emergency time.

- **Services:** adding a kitchenette unit for employees and using the roof of the building to create a place for a cafeteria for employees for rest and special gathering or meetings, like student union meetings with youth care.
- **Lighting:** add more lighting units which help employees perform their duties and distribute lighting fairly to all corners of the room.
- **Ventilation:** placing fans to suit the number of employees in the offices.
- **Flooring:** laying types of floors in some areas to suit daily movement, against friction which suits the functional performance as (Vinyl / Carpet).

6.4 Selected Furnishing Items

Choosing Furnishing units that contain adequate storage spaces and help employees to perform their tasks without feeling the space is too small, in addition to partitions to divide the spaces which help to reduce the intensity of noise and ensure an extent of employees' privacy.

Three furnishing groups were chosen from Steelcase Company because its design's style has a mix between causal formal, youthful, fun and sustainability;

- **The First:** for the Dean and the Vice Dean.
- **The second:** for employees who do not deal with the public.
- **The third:** for employees who deal with the public.

6.5 Color Scheme

Matching the color of the visual identity of Helwan University.



Figure 8, images expressing the visual identity of Helwan University. (source: Reda, A. 2019).

6.6 Merging Between Contemporary and Classic

The General principles and considerations for conservation of using new additions include minimize changes, make changes reversible, maintain evidence of age and distinguish between new and old. An addition should play a subordinate role, it should not dominate the original building because of its scale, materials, or location, and should not overlay main elevations.

Reuse of a historic building requires some modification or alteration in order to adapt to the new function, the institute of historic building conservation (Farrag, N. & Abouhadid, M. 2008), shows the factors that affect the size of alteration done to a historic building. Whether the modification is internal or external, it must be in harmony with the original design and

architectural concept. Some authorities in different countries are making policies to manage change, including adaptation, when assessing development of heritage buildings.

Such policies contain standard criteria to help ensure that an architectural addition has minimal impact on a building’s heritage values, such as retaining the building façade, seeking a new use for the building that is compatible with its original use (Soliman, O. & Aggour, M. 2018). The executive regulations of *the Antiquities Protection Law No. 117 of 1983* (Minister of Antiquities 2018). There are three strategies of building reuse based on the extent of integration between the host building and the new elements of addition. These strategies are intervention, insertion, and installation (Ahmed, I. 2018).

Table 4, shows the strategies definitions (Source: The Author).

Installation	Insertion	Intervention
<p><i>The old and new buildings exist independently. The new elements design may be influenced by the existing building but they are not necessarily compatible with it</i></p>  <p><i>Abandoned 1920s bank</i></p>	<p><i>A new, independent element that is suited exactly to the existing envelope. It is constructed to fit and is located within the boundaries of the existing building.</i></p>  <p><i>Public Hall, London by Sella Concept.</i></p>	<p><i>The existing structure undergoes major transformations so that it can no longer exist independently. The old and the new additions are completely integrated.</i></p>  <p><i>dresden museum (Source :Ahmed, I. 2018).</i></p>

Figure 9, The Three strategies of addition (source:archdaily @;June 2020).

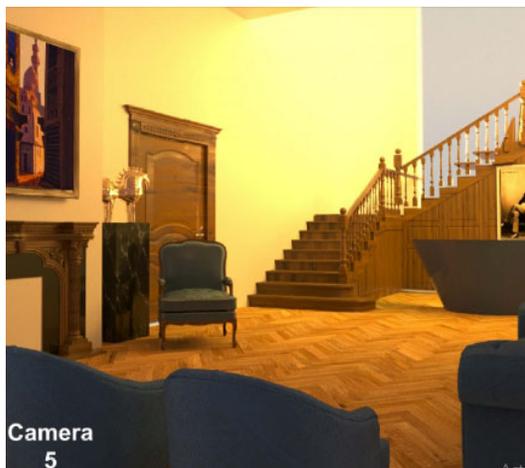


Figure 10, rendering of the entrance area after achieving the visual identity & applying the framework to solve the building problems while applying Insertion strategy (source: The Author).

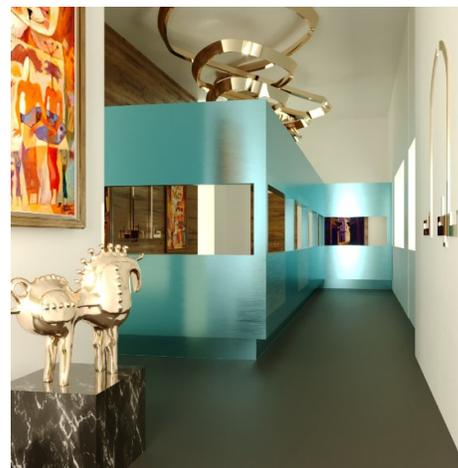


Figure 11, Rendering shot for the Student Affairs public area after applying the framework to solve the building problems while applying Installation strategy (source: The Author).

7. RESULTS

We have found that the absence of a Framework defines the strategy of adaptive reusing of old residential building to the administrative use caused a huge chaos in the building fold by a serious consequence as shown in (table 1). Therefore, it is not that difficult to reuse antique buildings for administrative or commercial activity if an accurate study was done before making the design decision. Modern materials technology and furniture have contributed substantially to overcoming the challenges faced by the interior architect while reusing a historical building; a strategy should be adopted as in the following steps:

- Redeploy the employees in the building according to their job hierarchy and ensure the smooth running of the administrative process.
- Provide all employee by all digital technology needs.
- Adding suitable technical equipment to increase the efficiency of industrial lighting and thermal comfort.
- Harnessing the technology of modern materials to supply workspaces suitable for work conditions and the current needs.
- Merging old with new without causing damage to the building's historical value or changing its identity according to ministry of antiques law therefore the best way to archive that is through using moveable terminal furniture, portions or vertical / horizontal cladding.
- Ensuring that the visitors enjoy the building visually and move smoothly during between different offices.
- Choosing furnishing items appropriate to the nature of each workplace.

8. RECOMMENDATIONS

Call for the use of antique buildings for administrative and commercial activity instead of limiting them to tourism or cultural activities.

Increase awareness and study the importance of ancient buildings in Egypt and ways to reuse it in an innovative way that achieves optimal utilization for preserving the archaeological value for additional value of the findings.

Increasing public awareness regarding the importance of historic buildings as well as calling not to abandon them.

The new technological techniques would serve as the optimum solution for preserving the historical building while altering its function, which provides ideas for further research studies regarding the different functions for rehabilitation other than administrative and commercial use.

Determine the extent to which the interior architect can add to the building without changing or damaging its identity according to _ The executive regulations of the Antiquities Protection Law No. 117 of 1983 amended by Law No. 91 of 2018 issued by Ministerial Resolution No. 365 of 2018 issued by the Minister of Antiquities 11/27/2018 and published in Egyptian facts No. No. 275 of 7/12/2018._ Now the Egyptian government is studding to publish (the Egyptian code for reusing and Maintenance the antique buildings)

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إطار مقترح لإعادة استخدام المباني الأثرية كمباني إدارية
دراسة حالة: المبنى الإداري لكلية فنون جميلة، الزمالك، القاهرة، مصر

A SUGGESTED FRAMEWORK FOR RE-USING AN ANTIQUE
VALUABLE BUILDING IN ADMINISTRATIVE USE
Case Study: Faculty of Fine Arts Cairo

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الملخص

سيؤدي نقل الوزارات من أماكنها الحالية بالقاهرة القديمة إلى العاصمة الإدارية الجديدة، إلى إخلاء عدد من القصور الأثرية ذات القيمة التاريخية الفريدة، مما يتيح الفرصة لتسليط الضوء عليها بالإضافة إلى استغلالها لزيادة موارد الدولة من خلال إعادة استخدام أصولها، خاصة في ضوء إنشاء صندوق سيادي لهذا الغرض (القانون رقم ١٧٧ لسنة ٢٠١٨).

على جانب آخر، من أهم القضايا التي تم تناولها في العصر الحالي هي إعادة استخدام المباني التاريخية في تأدية وظائف مختلفة (إدارية، تجارية، سياحية، ثقافية ... إلخ) كوسيلة للحفاظ عليها طوال الوقت (الحنش والرميح في ٢٠١٧)، لكن للأسف أن المباني التاريخية التي تم إعادة استخدامها بالفعل لم تحقق الراحة ولا الجذب للموظفين أو الجمهور إذا تم مقارنتها بالمباني الإدارية المعاصرة.

لذا يهدف البحث إلى وضع إطار إستراتيجي يمكن إتباعه أثناء تحويل مبنى سكني ذو قيمة للاستخدام الإداري و تأهيله لكي يلائم وظائف مستحدثة كمدخل للحفاظ عليه وللتتمية المستدامة، ليحقق بنجاح معايير المباني الإدارية الحديثة، حيث يواجه مصمم العمارة الداخلية الكثير من التحديات -على سبيل المثال وليس الحصر- تحديات توزيع الموظفين تبعاً لهيكلهم الوظيفي، توفير جميع سبل العصر الرقمي التي يحتاجها المستخدم لممارسة نشاطه و التعامل مع محددات الحيز الرأسية أو الأفقية بدون حذف، هذا مع الحفاظ على القيمة التاريخية و الجمالية وهنا تكمن مشكلة البحث، وتظهر أهمية البحث من خلال وجود العديد من المباني التاريخية في مصر و خاصة في ظل التغيرات المشار إليها أعلاه و التي يمكن تكييفها لاستخدامات جديدة، مع ضرورة الاحتفاظ بشخصيتها التاريخية.

ومن خلال إتباع المنهج الوصفي التحليلي لدراسة هذا الموضوع، وبالتطبيق على مبنى سكن (السيدة / مونا عبود) ابنة الاقتصادي المصري أحمد عبود باشا بالزمالك (١٨٨٩-١٩٦٤) والذي هو حالياً (المبنى الإداري لكلية الفنون الجميلة) واستطلاع آراء المستخدمين، فقد تم تحديد كثير من مشاكل استخدامه خاصة اثناء وقت الذروة وذلك نتيجة لتغيب إطار إستراتيجي محدد يضع الخطوات الأساسية لأتباعها أثناء تحويل مبنى سكني أثري للاستخدام الإداري.

قد خلص الباحث إلى تأكيد أنه يمكن إعادة تصميم واستخدام المباني الأثرية في النشاط الإداري من خلال استخدام المنتجات المتطورة والمعاصرة في مجال مواد العمارة الداخلية والأثاث، حيث ساهم هذا التطور في التغلب على كثير من التحديات التي يواجهها مصمم العمارة الداخلية أثناء اتخاذ القرار التصميمي ذلك بالتطبيق على المبنى محل الدراسة.

ويوصى الباحث بإعادة استخدام المباني الأثرية لبث الروح فيها مرة أخرى والاستفادة بتغيير وظيفته الأصلية ودمج أصالة القديم مع رؤى مستقبلية مبتكرة، مما يدعو لعدم هجران المباني الأثرية ودعوة الجهات المختصة لعدم قصر إعادة استخدامها على النشاط السياحي والثقافي فقط وإنما فتح المجال أمام نشاطات أخرى مثل النشاط التجاري أو الإداري أيضاً.

الكلمات المفتاحية

المباني الأثرية؛ الاستخدام الإداري؛ التفكير الإستراتيجي.