

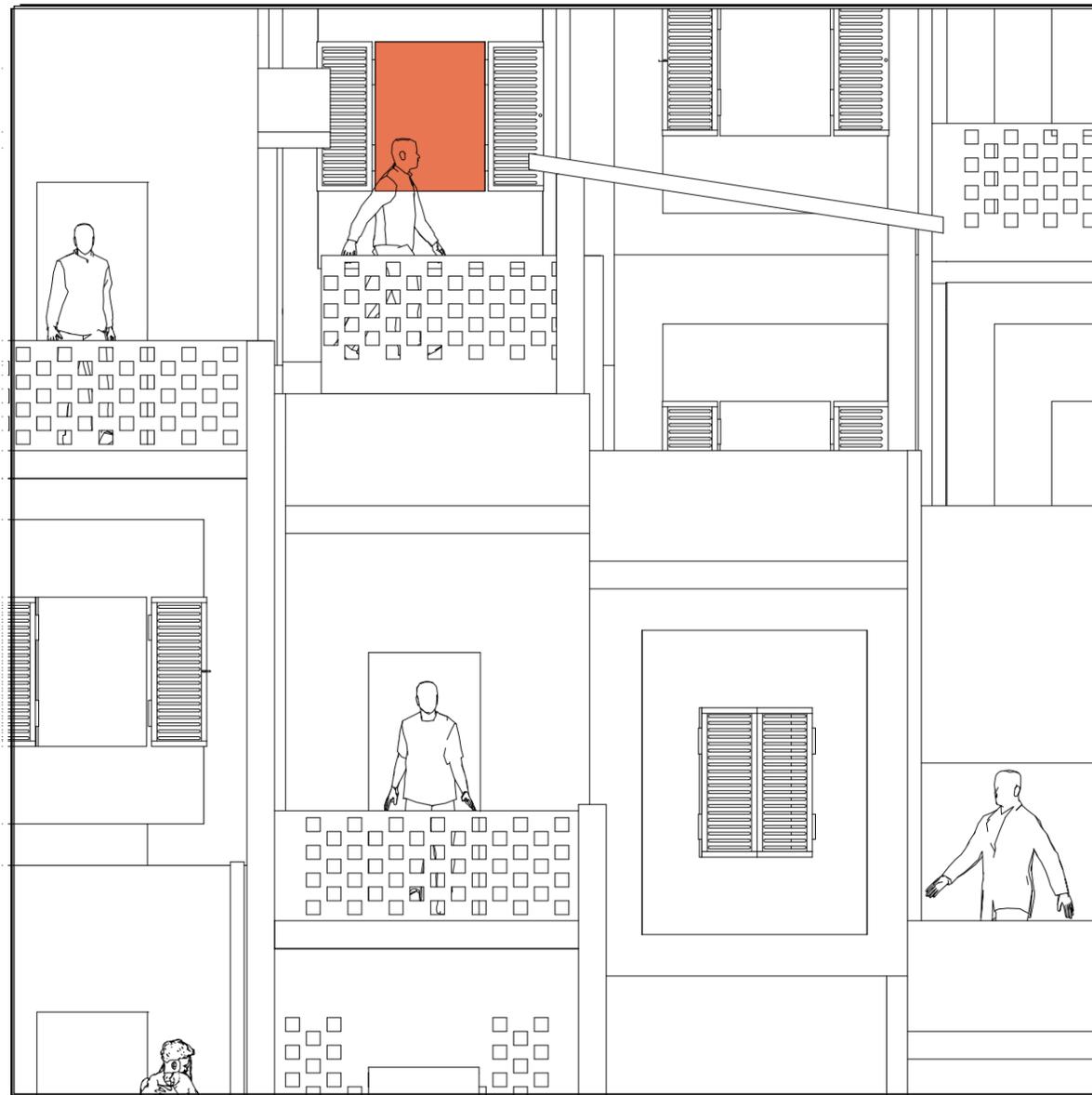
Grajaú for the next generation

P5 presentation
Mees Paanakker
06-07-23 14:45 - 16:30

Nelson Mota, Harald Mooij, Frank Schnater, Gregory Backen



Research



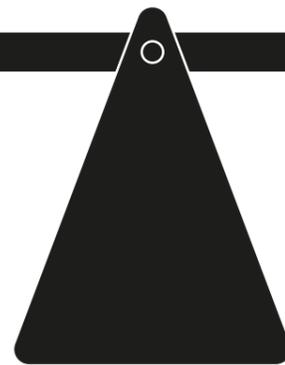
How can a new form of social housing provide a fostering living environment for the next generation of Grajaú?

Balance

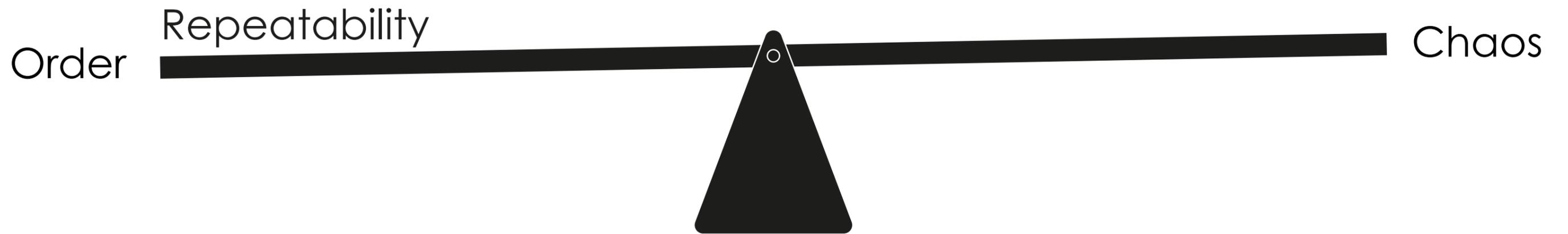
Order



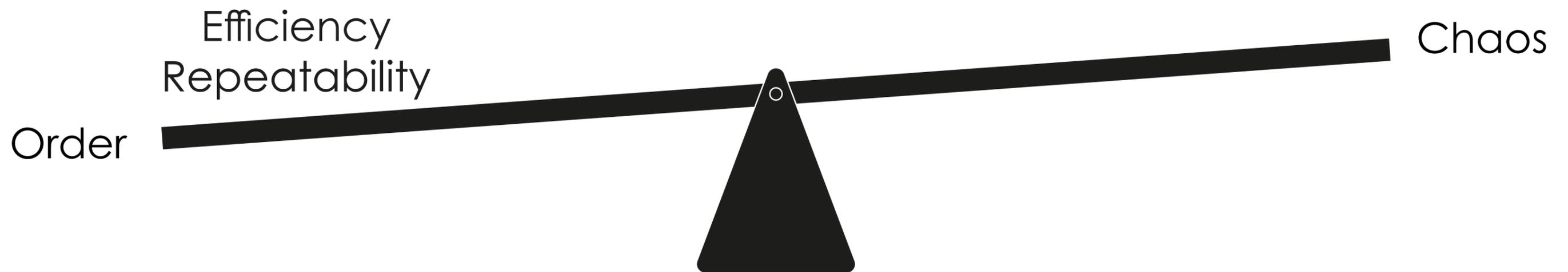
Chaos



Balance



Balance

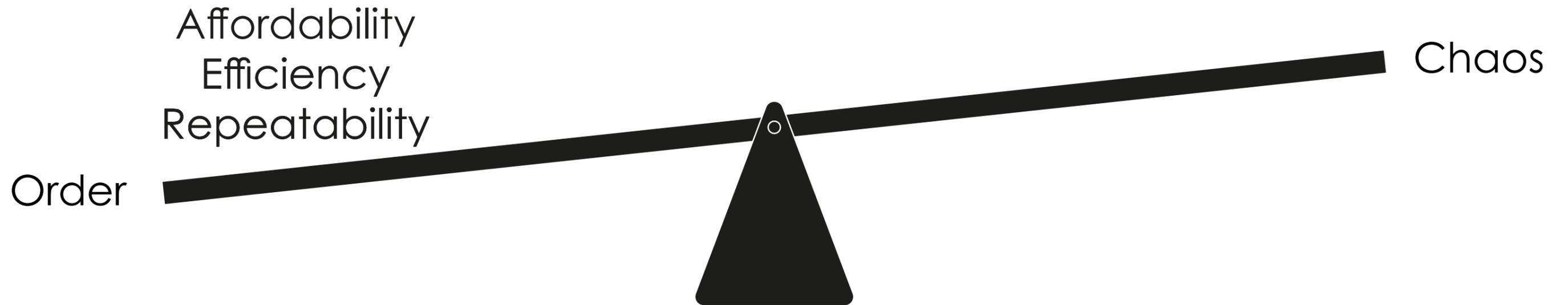


Order

Efficiency
Repeatability

Chaos

Balance

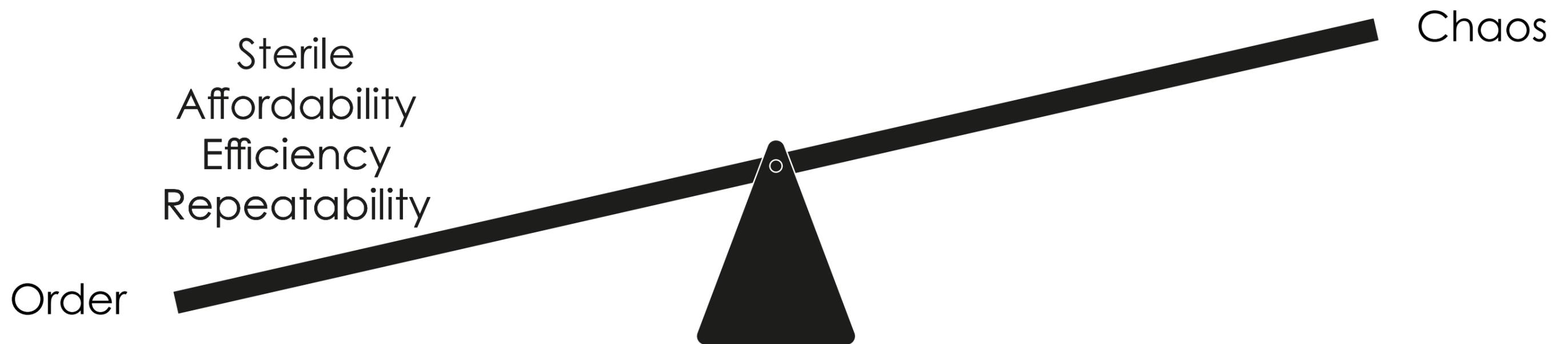


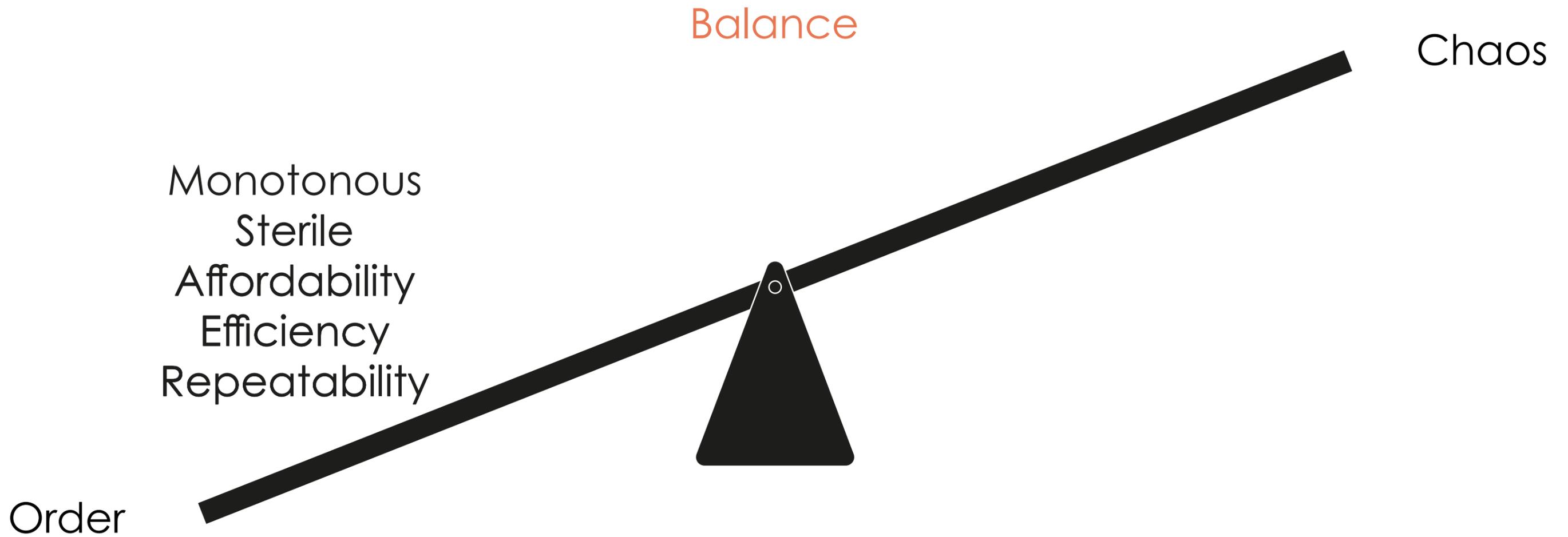
Order

Affordability
Efficiency
Repeatability

Chaos

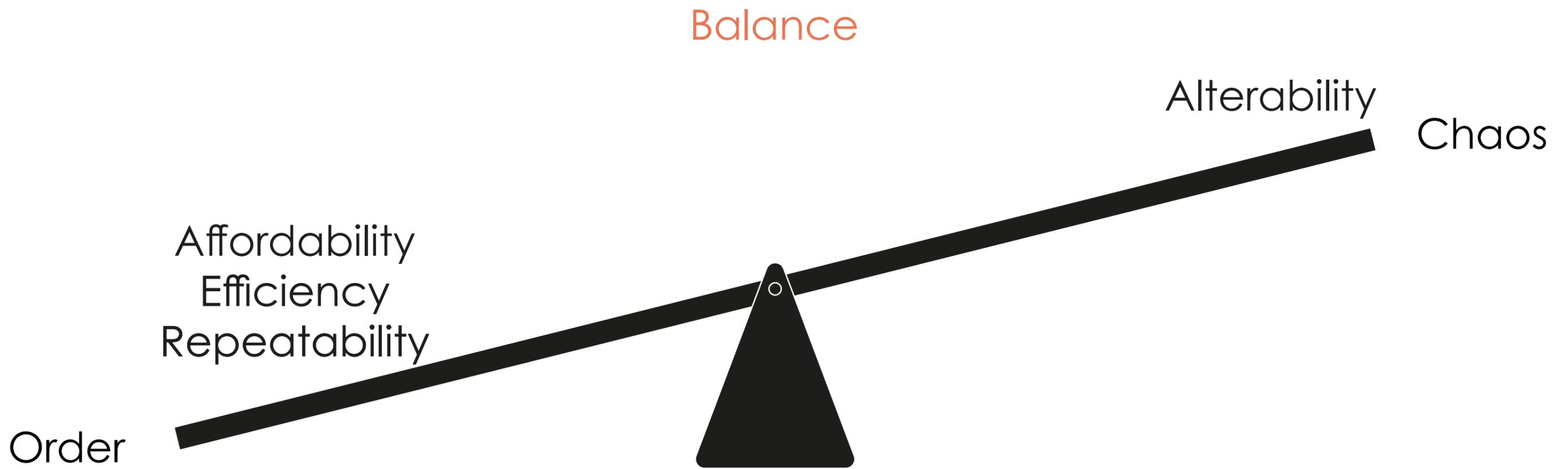
Balance

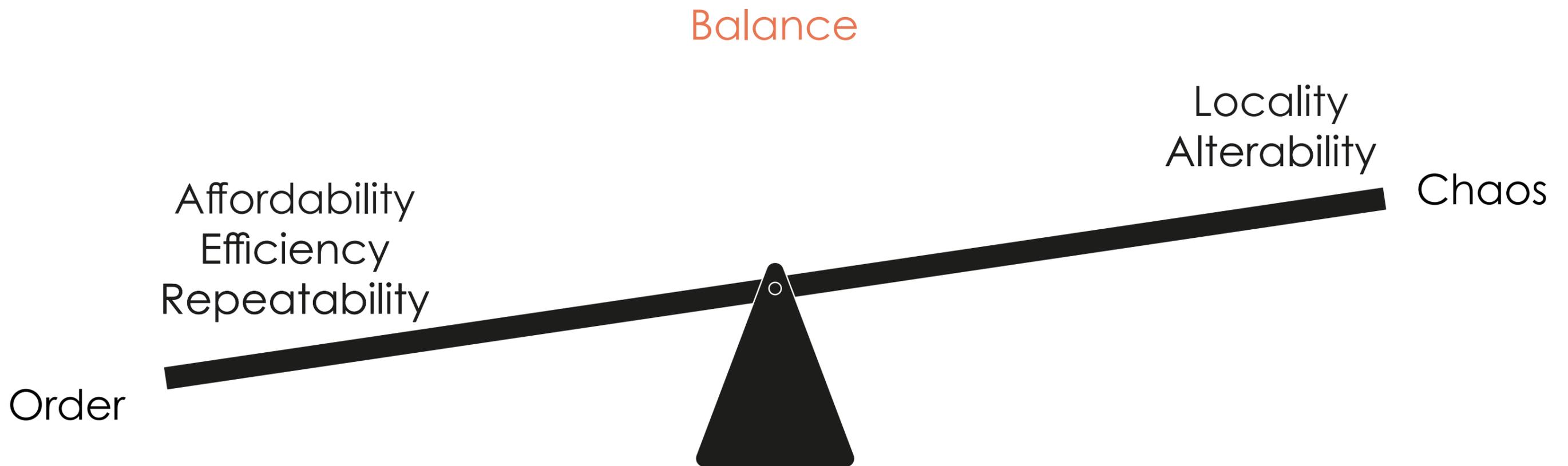




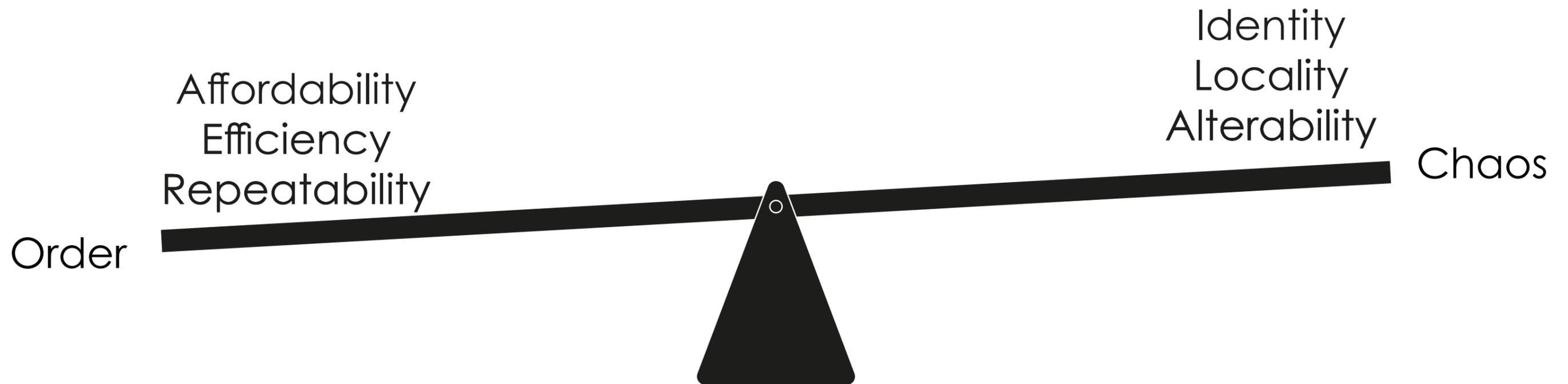








Balance



Affordability
Efficiency
Repeatability

Identity
Locality
Alterability

Order

Chaos

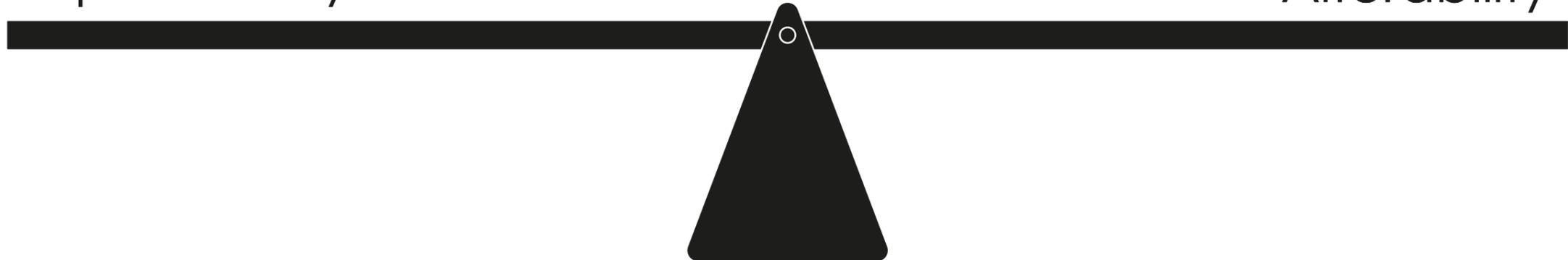
Balance

Affordability
Efficiency
Repeatability

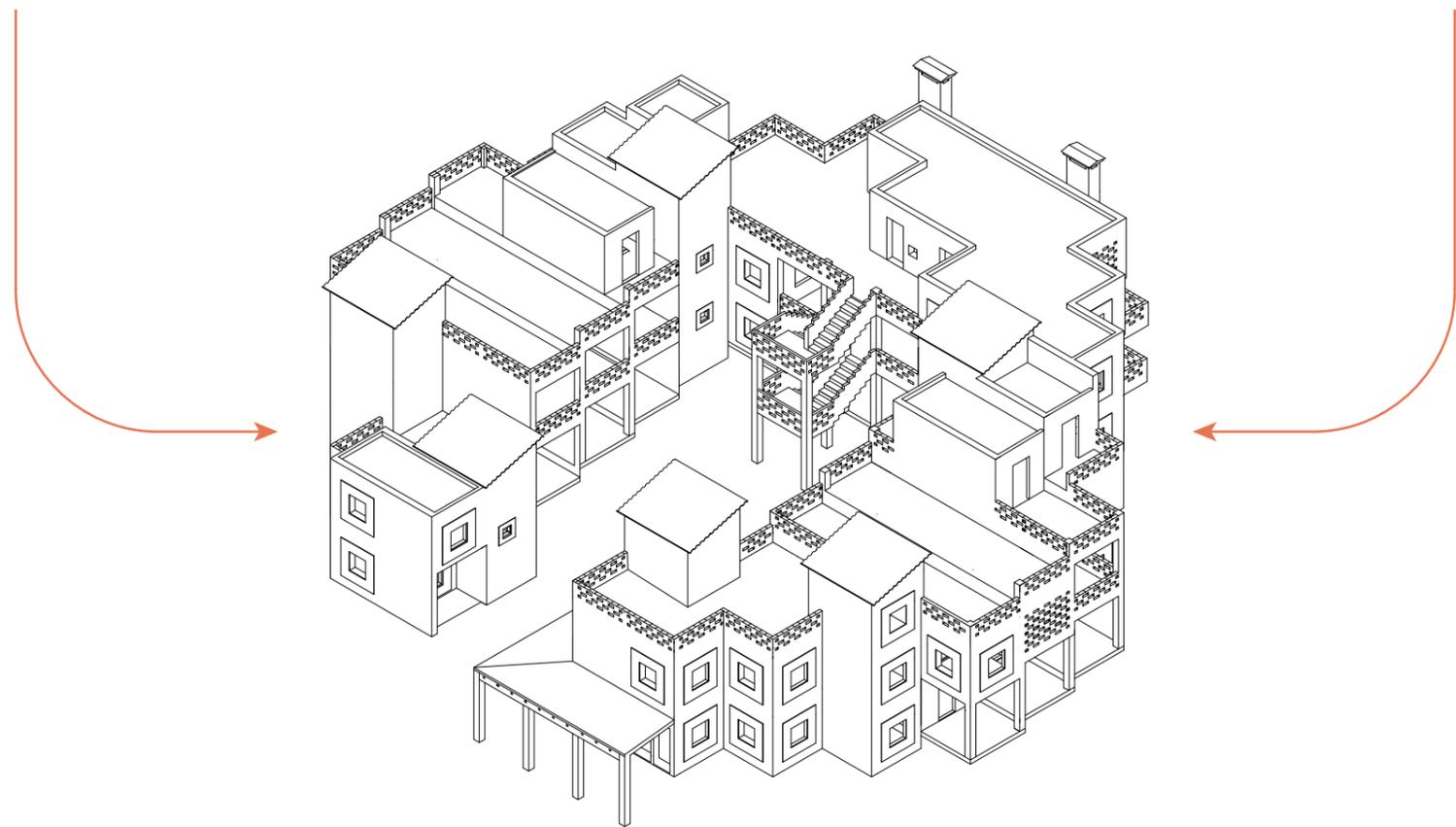
Diversity
Identity
Locality
Alterability

Order

Chaos









Aldo van Eyck

artsandculture.google.com



Fuhimiko Maki

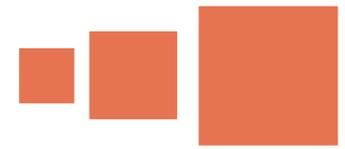
uia-architectes.org

The aesthetics of number
In-between
Determined relations
Right size
Configurative discipline
Identifying devices

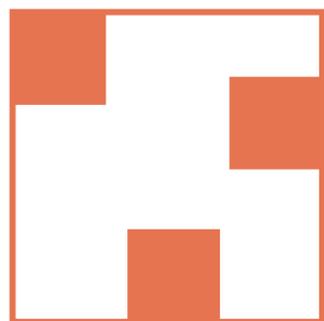
Bigness
Group form
Mediate
Define
Repeat
Sequential path



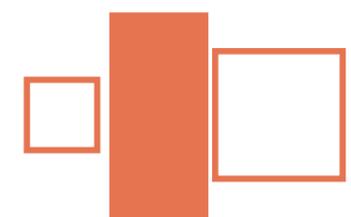
Define



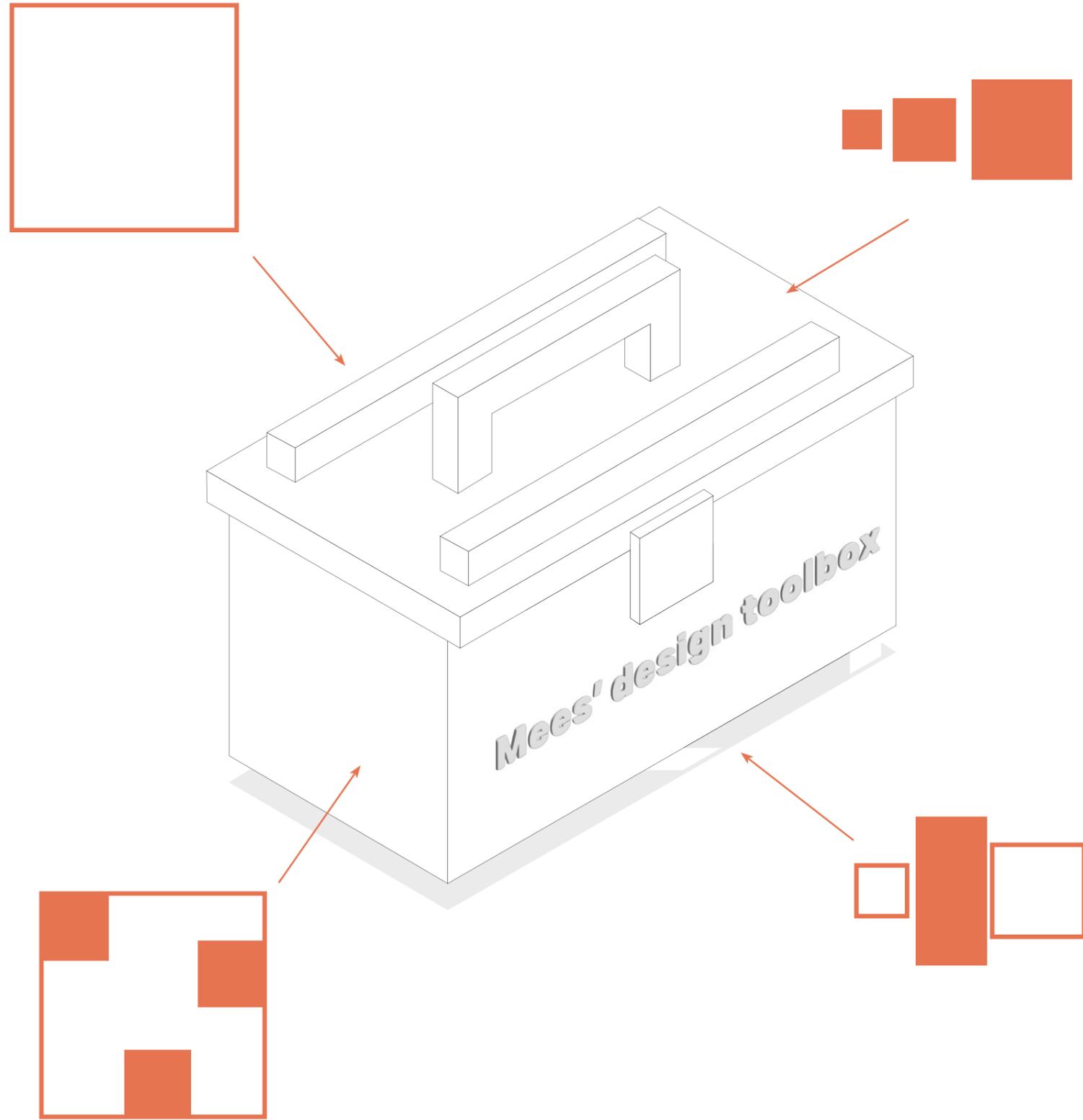
Sequential path



Repeat



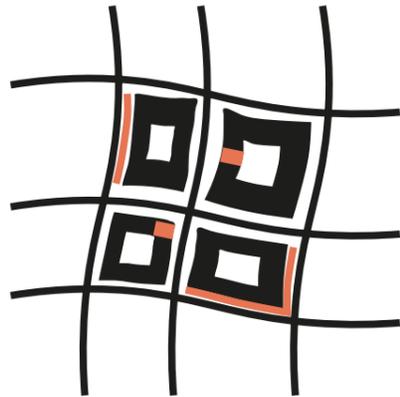
Mediate



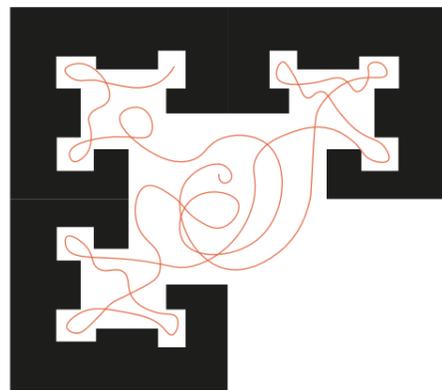
Urban



Heterogeneous mix neighborhood with visibility-preserving vegetation, high social control, collective maintenance and reduced cars.

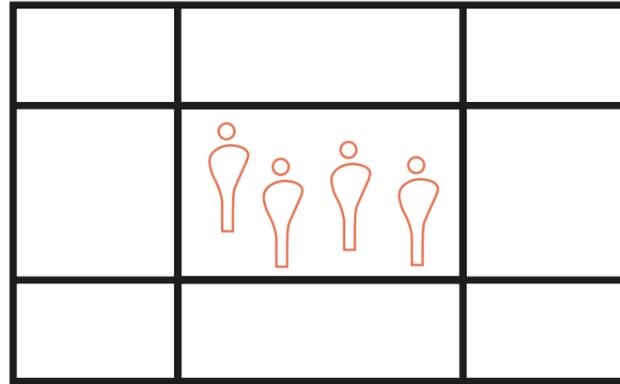


Take special care around shops and block perimeters

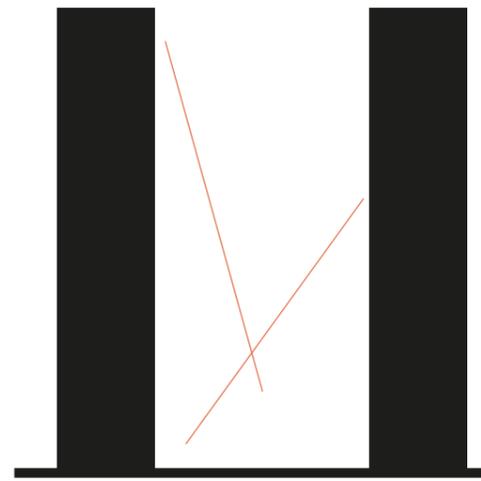


View the neighborhood as a child-relevant space , with ample opportunity for play and personalisation.

- Block

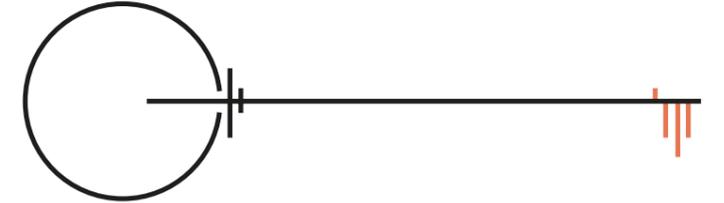


Include single fathers in blocks

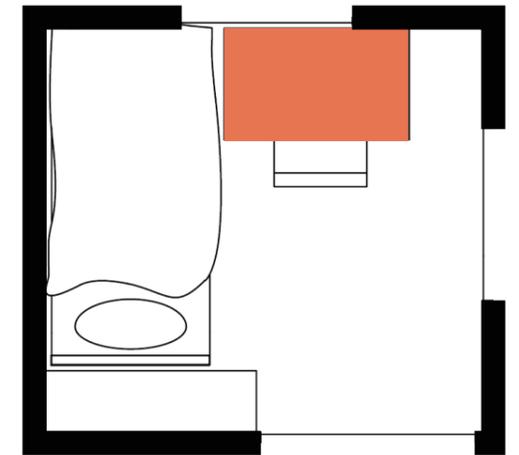


don't build dwellings high from the ground, provide shared community spaces.

- Unit



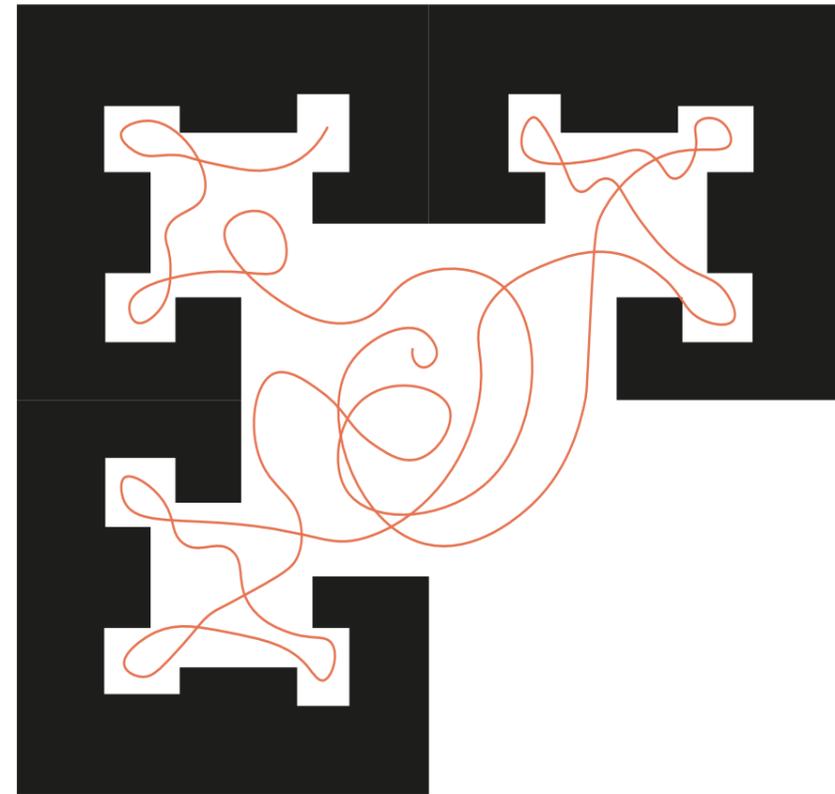
House owning



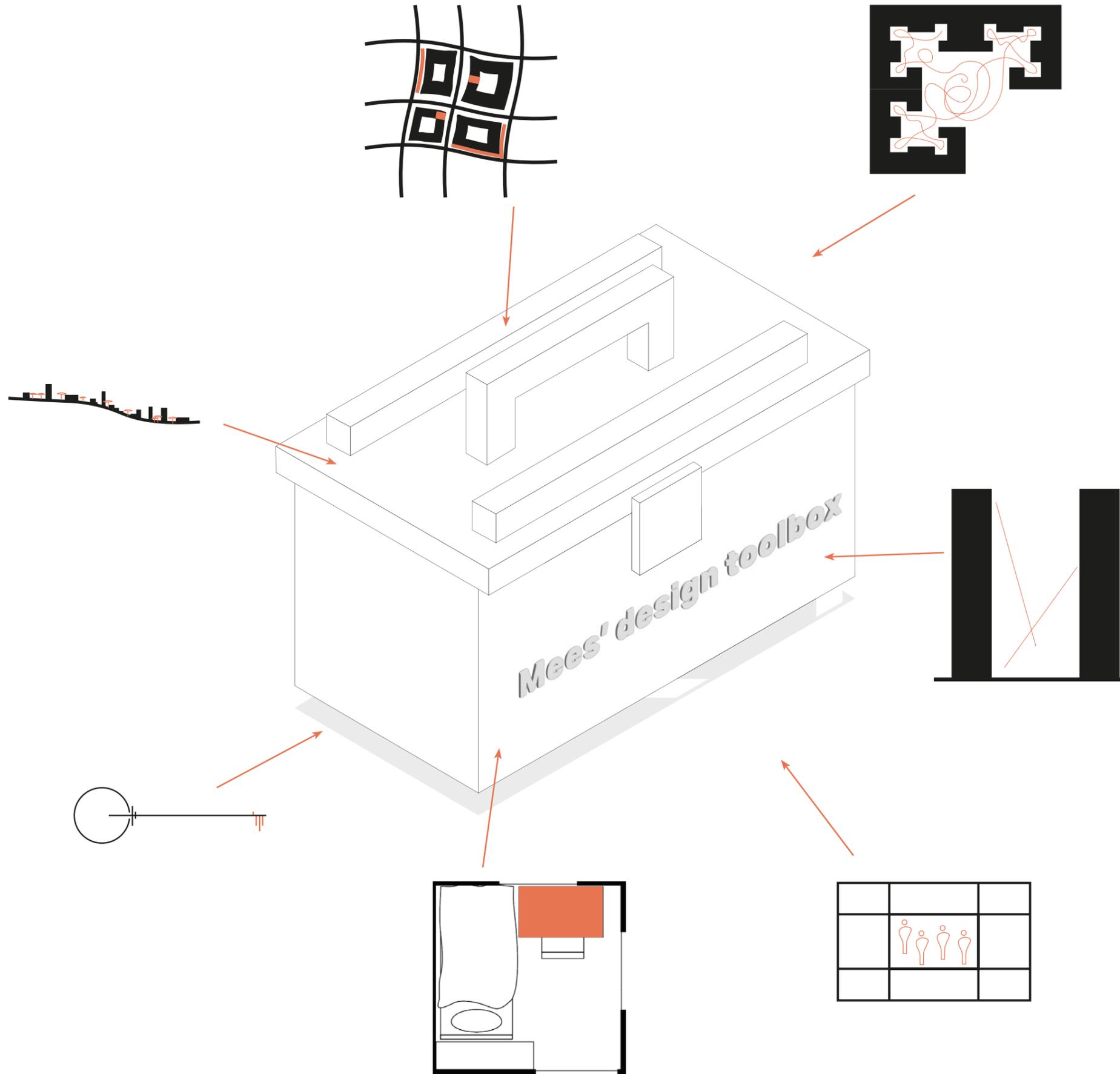
place for homework in the dwelling.



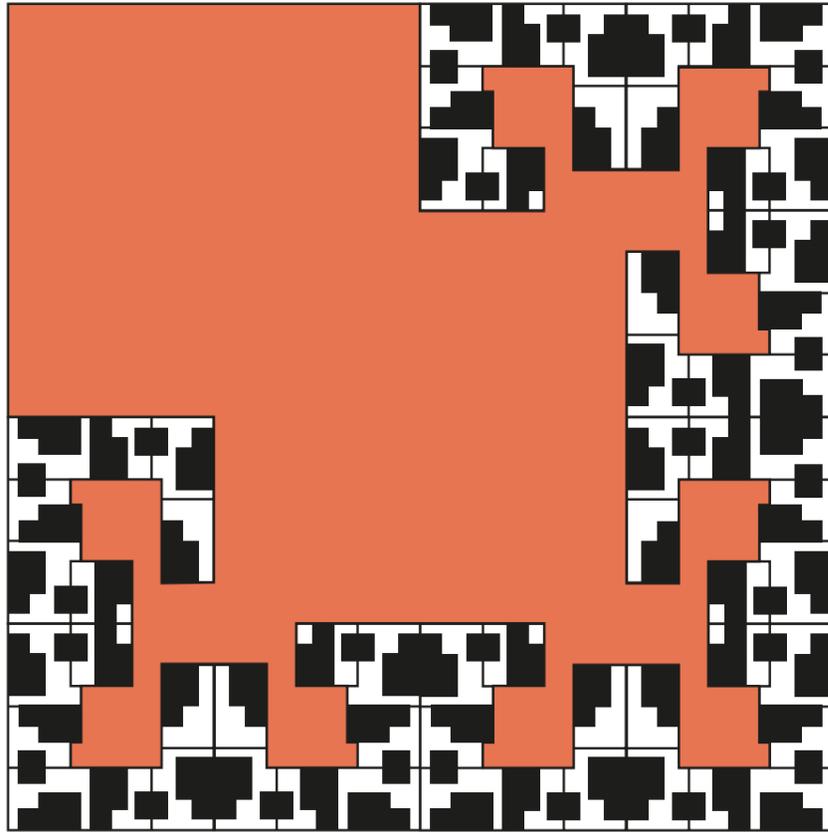
Provide home ownership to promote greater care for maintenance, safety and the people within the neighbourhood.



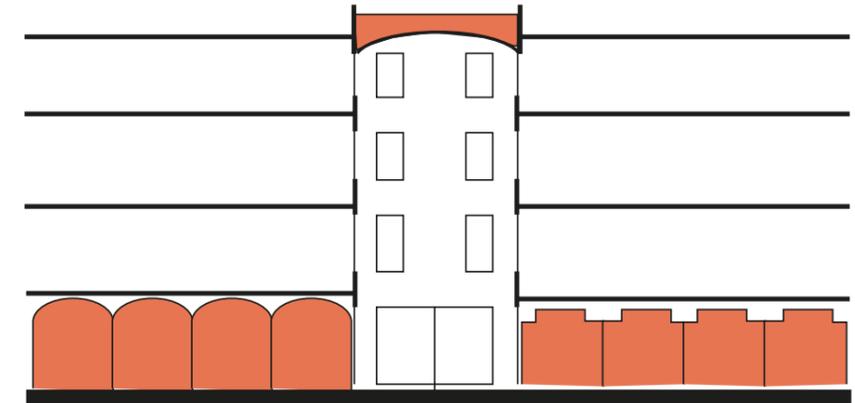
View the neighbourhood as a child-relevant space, with ample opportunity for play and personalisation.



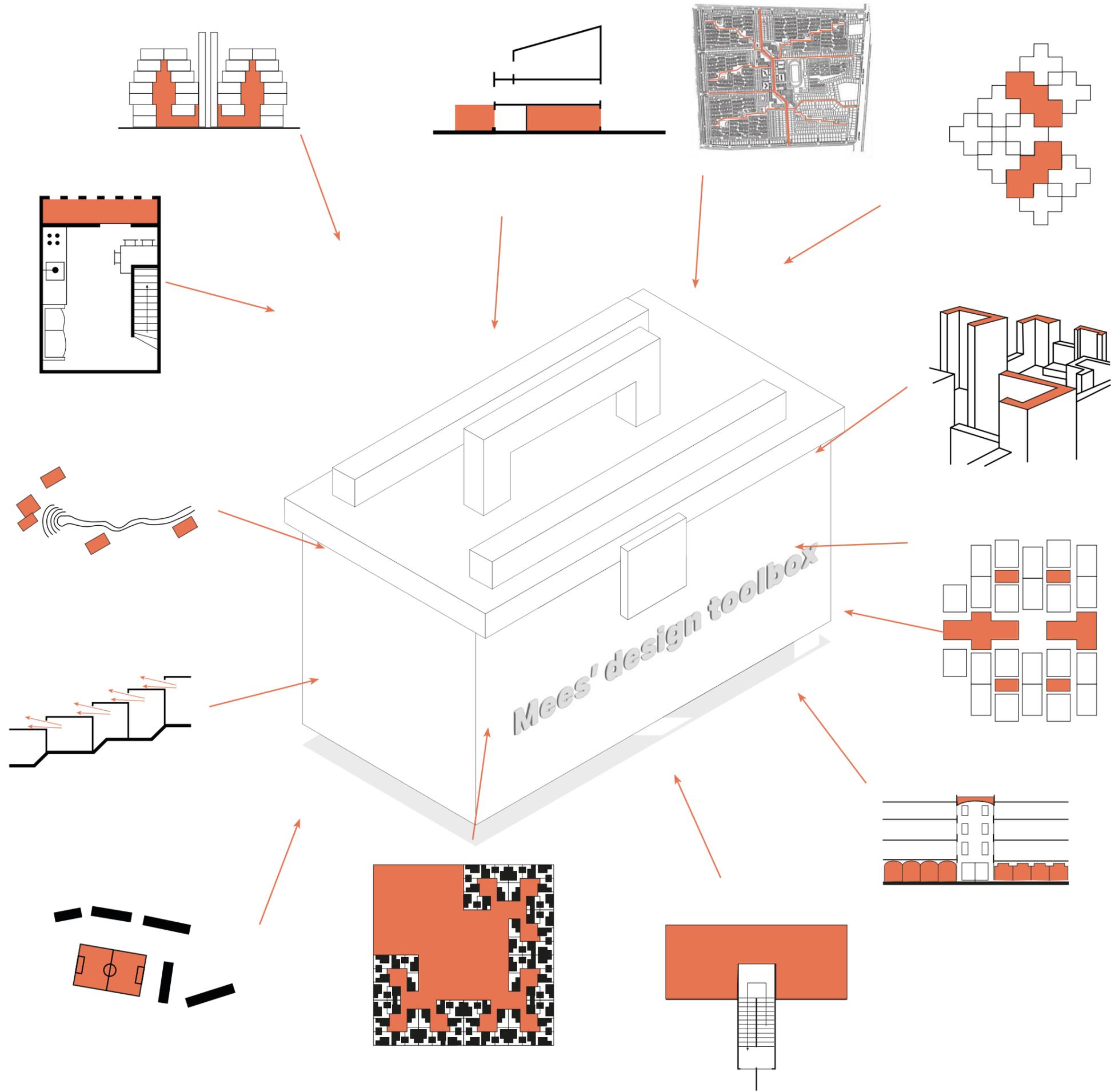




Create a hierarchy of public spaces via a strategy of clustering to create multiple urban qualities.



Create a distinct identity per block, so recognisability is enhanced and possible monotony is broken.



0 - 2 years

Sensori motor stage

Trust vs mistrust
Autonomy vs shame

2 - 7 years

Pre-operational stage

Initiative vs guilt

7 -11 years

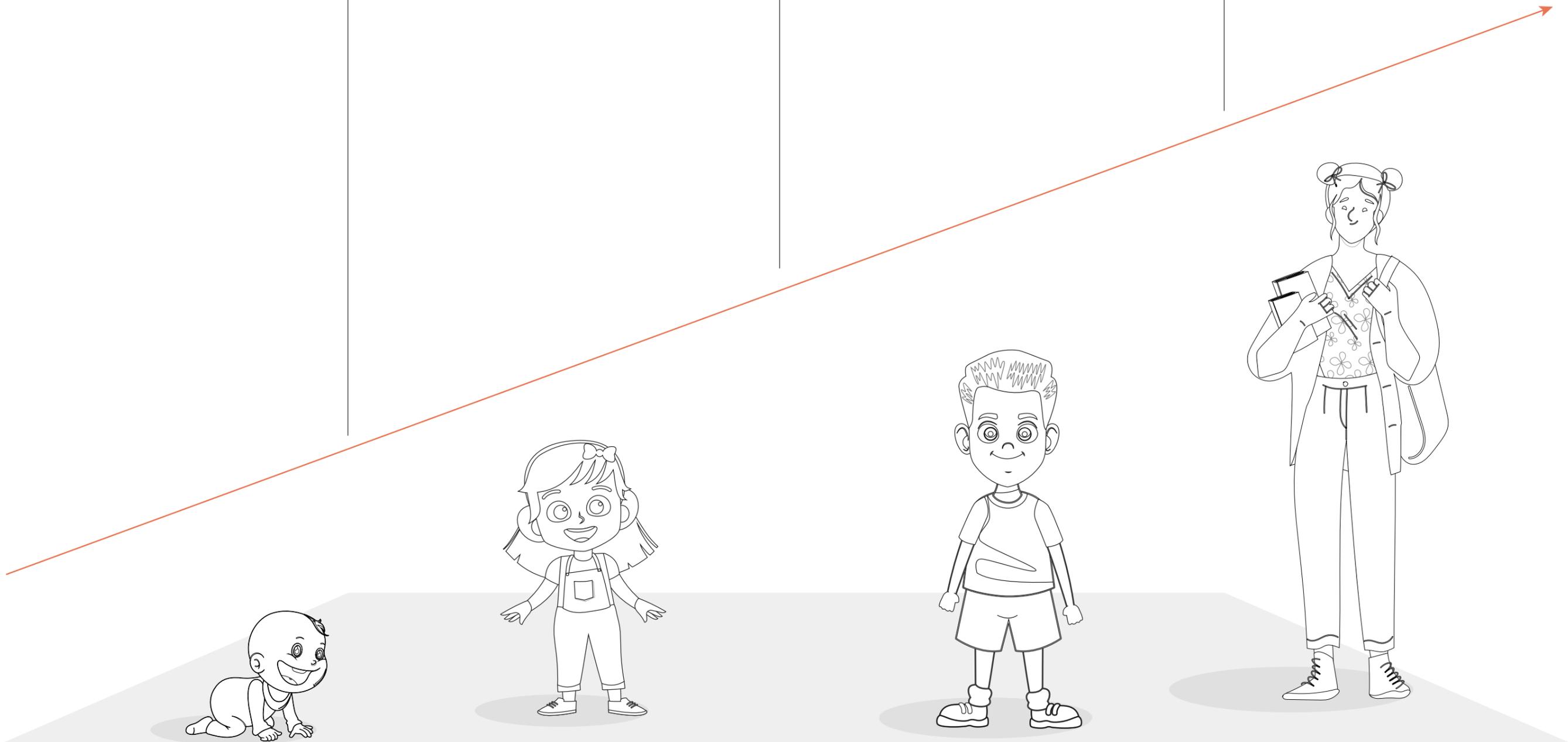
Concrete operational stage

Industry vs Inferiority

11 - 19 years

Formal operational stage

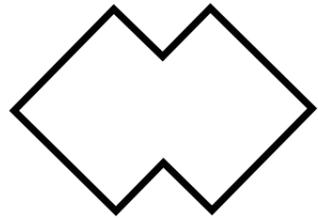
Identity vs identity confusion



0 - 2 years

Sensori motor stage

Trust vs mistrust
Autonomy vs shame

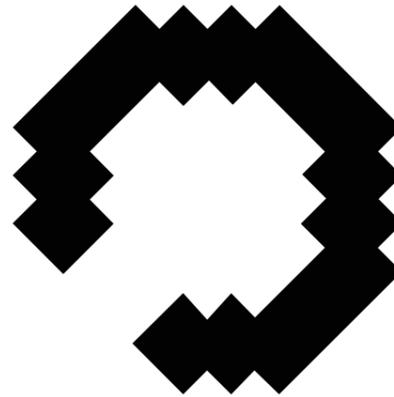


- Safe home
- Safe neighbourhood
- Nursery furniture
- Visibility through the house
- Baby friendly bathroom
- Curtains openable by child
- Play corner
- Soft floor
- Storage

2 - 7 years

Pre-operational stage

Initiative vs guilt

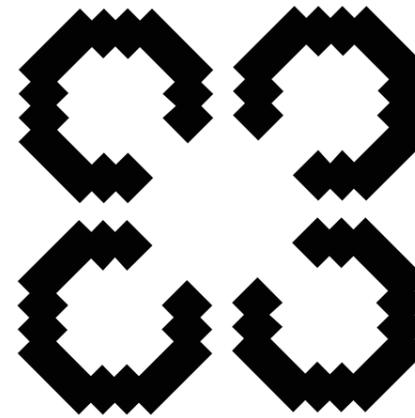


- Cluster form
- Car free zone
- Eyes on the street
- Sandpit
- use slope
- intergrate water in cluster
- swing
- hobby and sport
- playground

7 -11 years

Concrete operational stage

Industry vs Inferiority



- Communal garden
- 'Free rein' zone for kids
- school quided projects
- Football field

11 - 19 years

Formal operational stage

Identity vs identity confusion

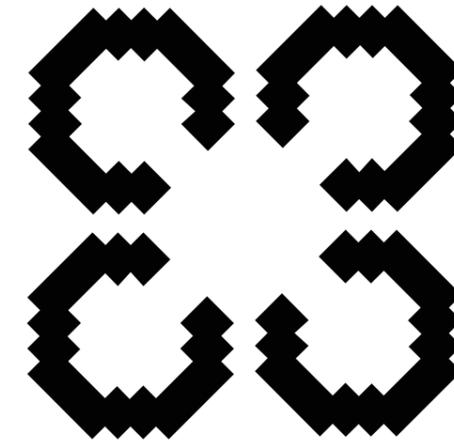


- Skatepark
- Outdoor gym
- Graffiti walls
- Hangout place
- Involve children in:
- Maintenance
- Kindergarden
- Gardening
- Incrementality building
- School help

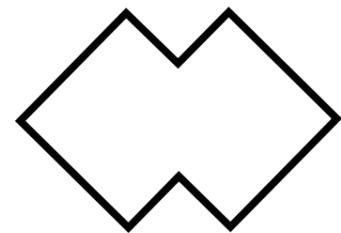
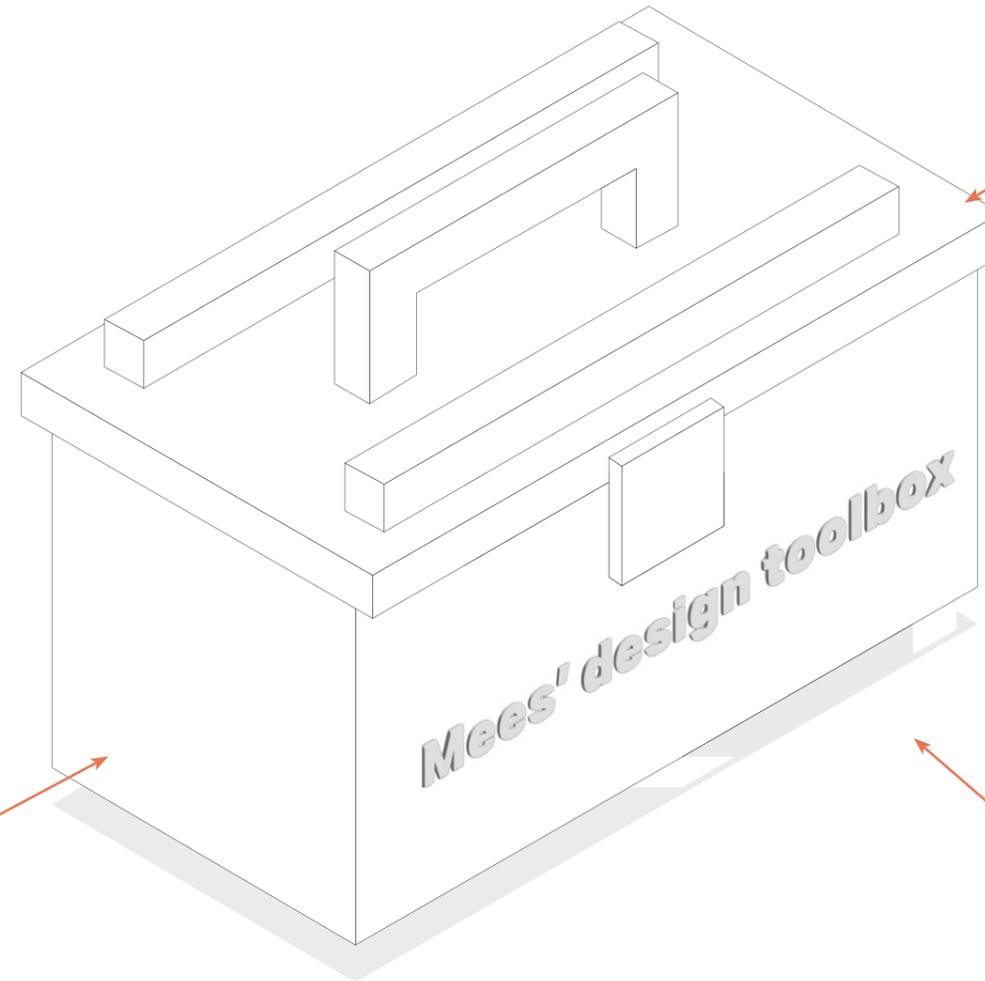




Cluster form
 Car free zone
 Eyes on the street
 Sandpit
 use slope
 intergrate water in cluster
 swing
 hobby and sport
 playground



Communal garden
 'Free rein' zone for kids
 school quided projects



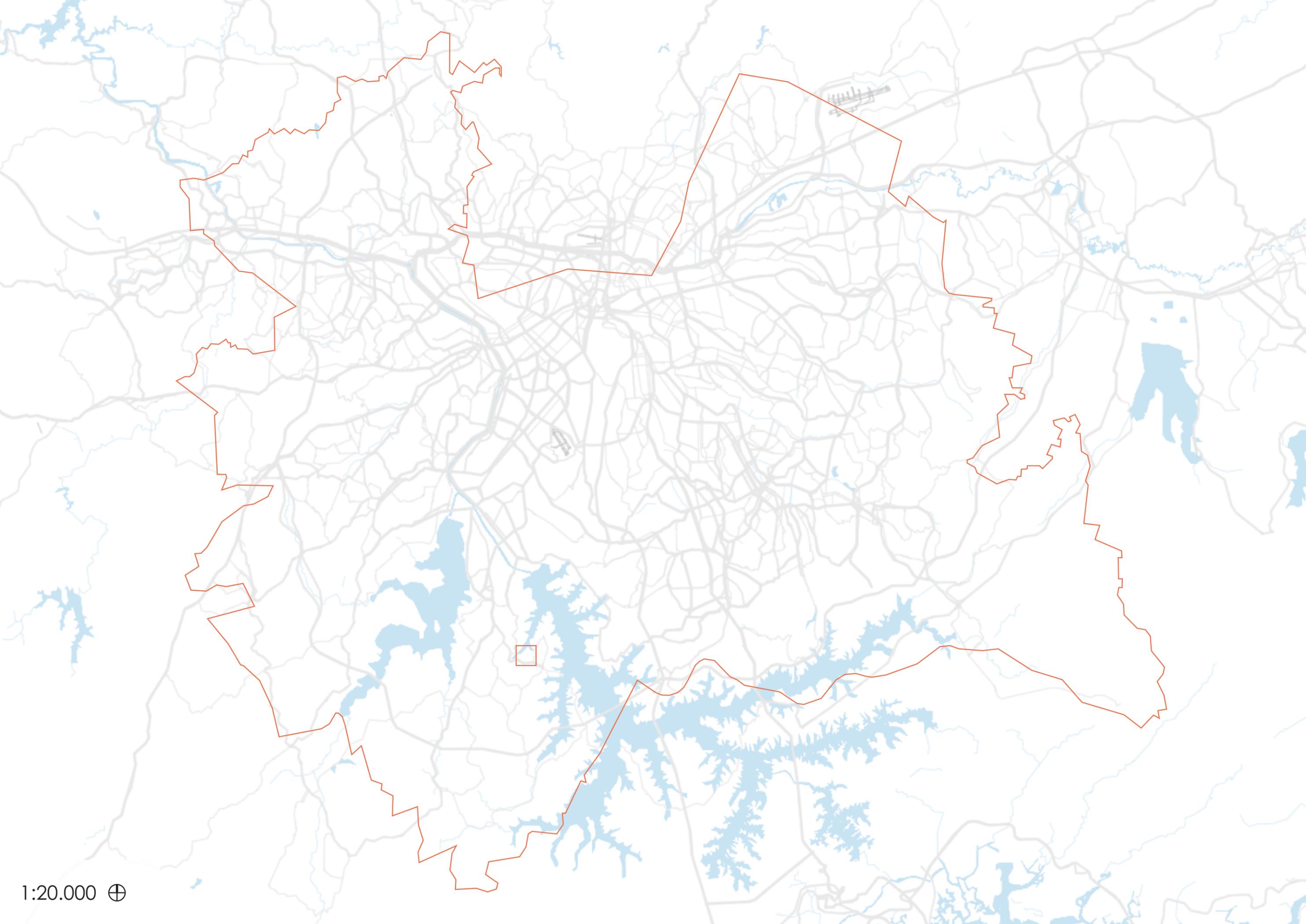
Safe home
 Dafe neighbourhood
 Nursery furniture
 Visibility through the house
 Baby friendly bathroom
 Curtains openable by child
 Play courner
 Soft floor
 Storage
 Soft facafe material



Skatepark
 Outdoor gym
 Graffiti walls
 Hangout place
 Involve children in:
 Maintenance
 Kindergarden
 Gardening
 Incrementality building
 School help



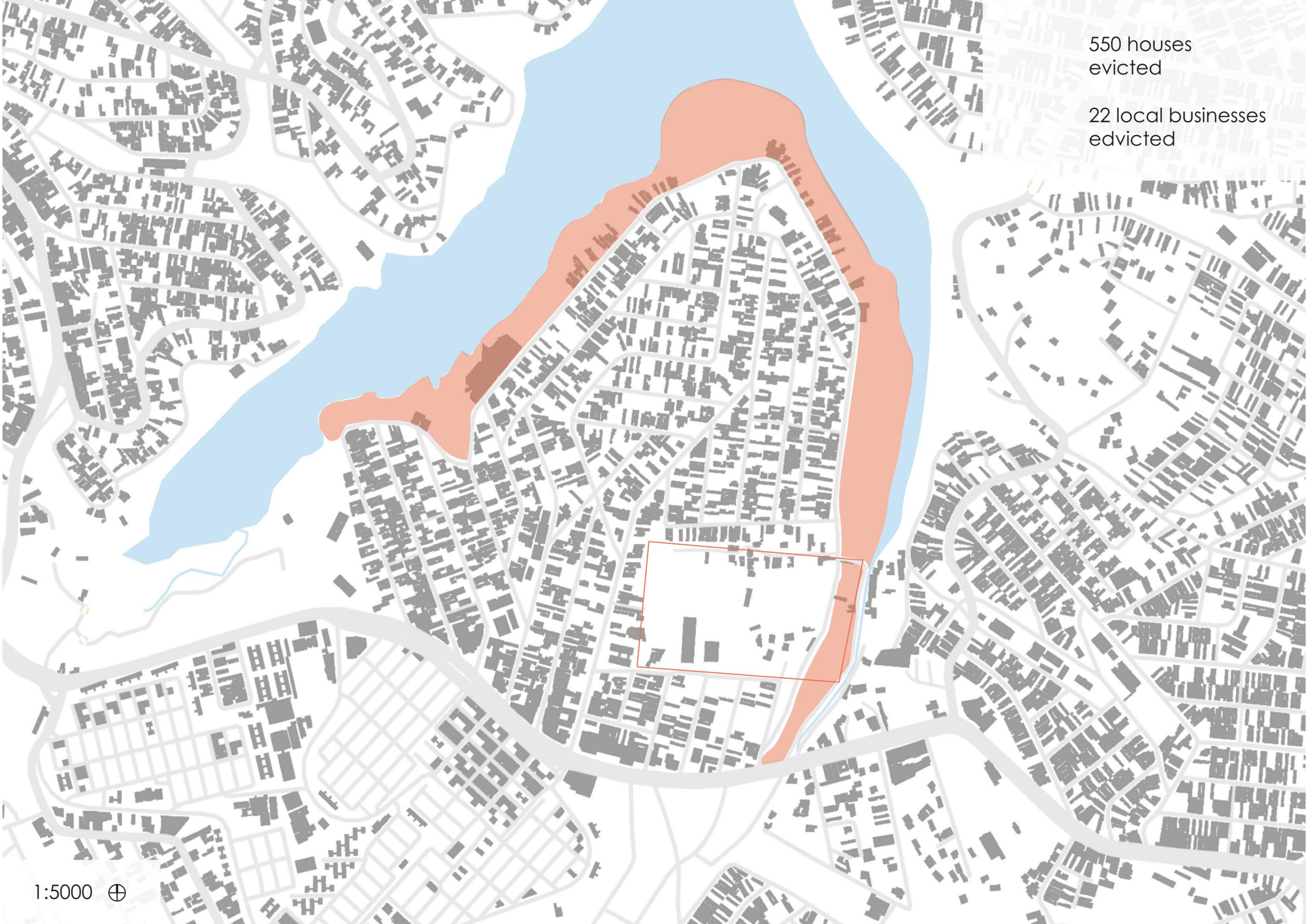
Location

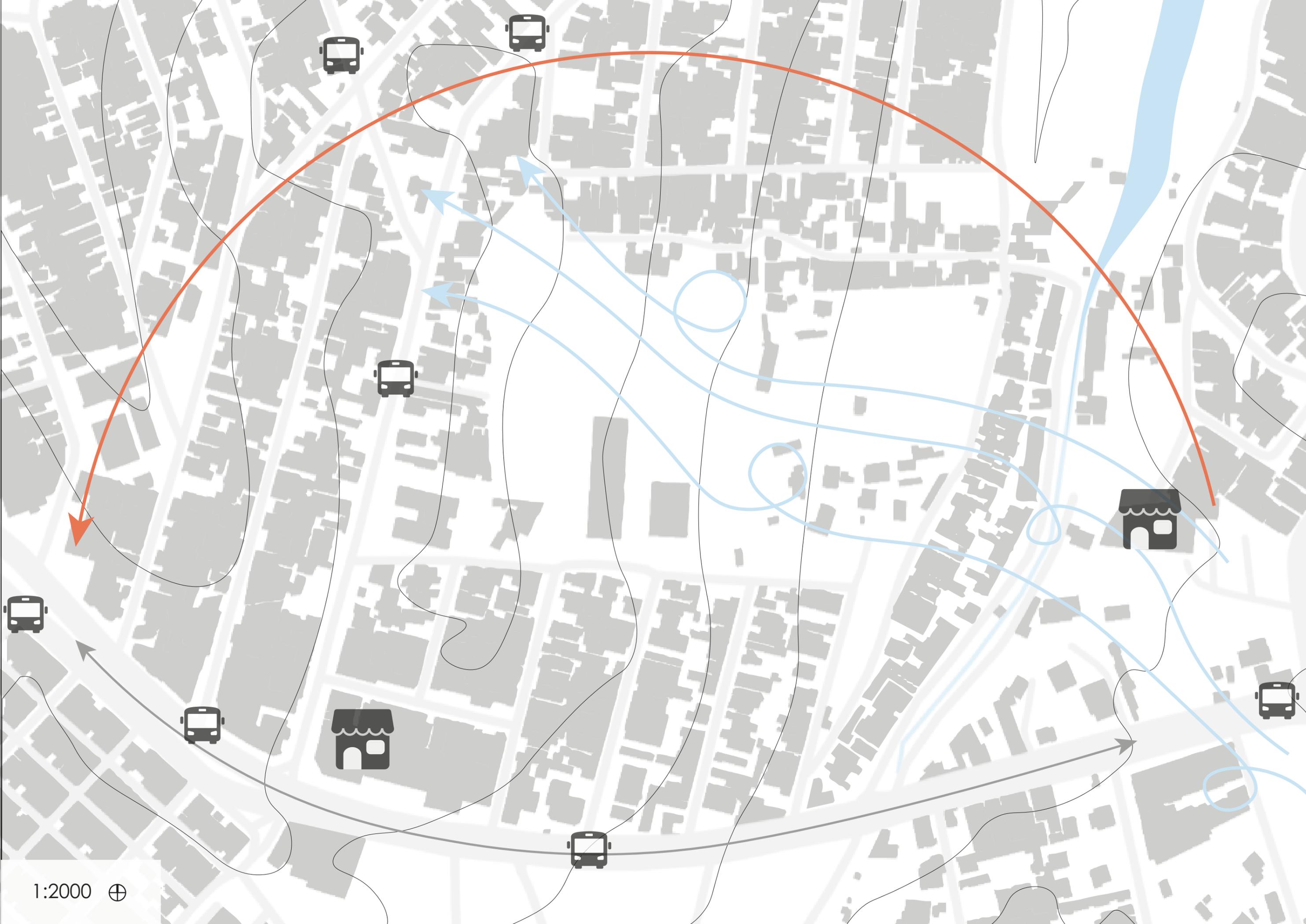


1:20.000 ⊕

550 houses
evicted

22 local businesses
evicted



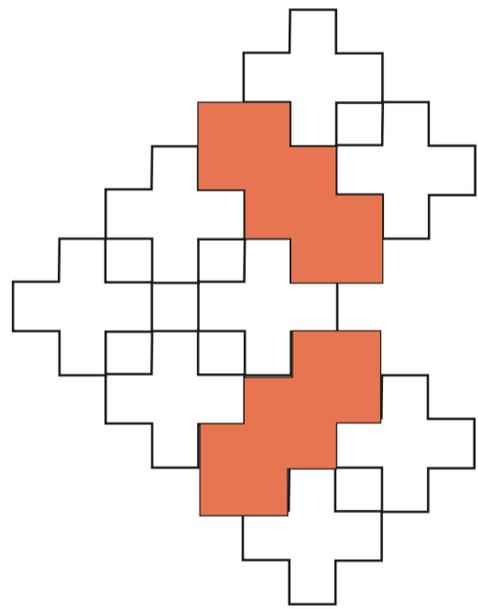


1:2000 ⊕

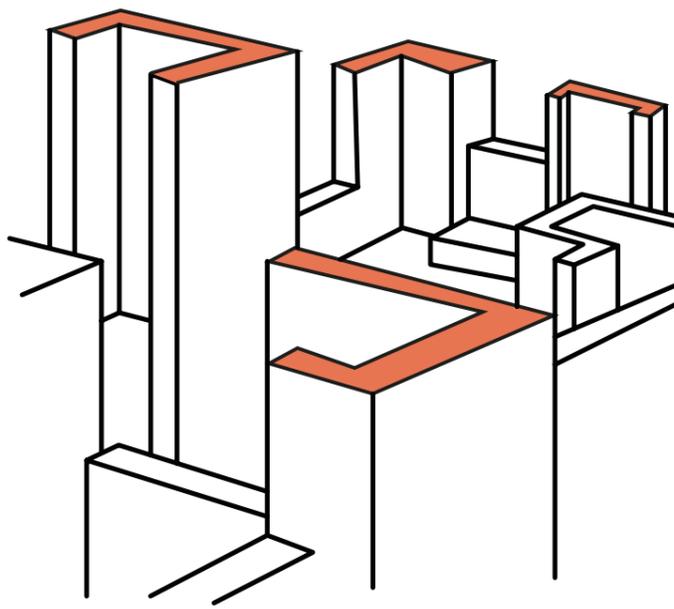




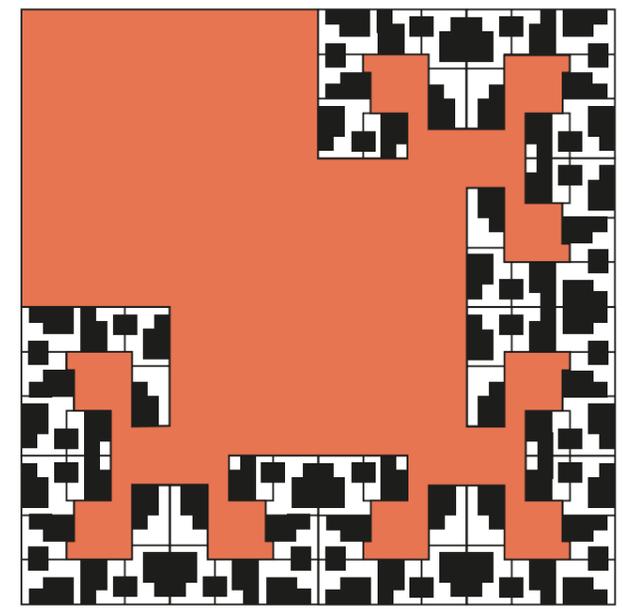
Design principles



Courtyard



Geometry



Clustering



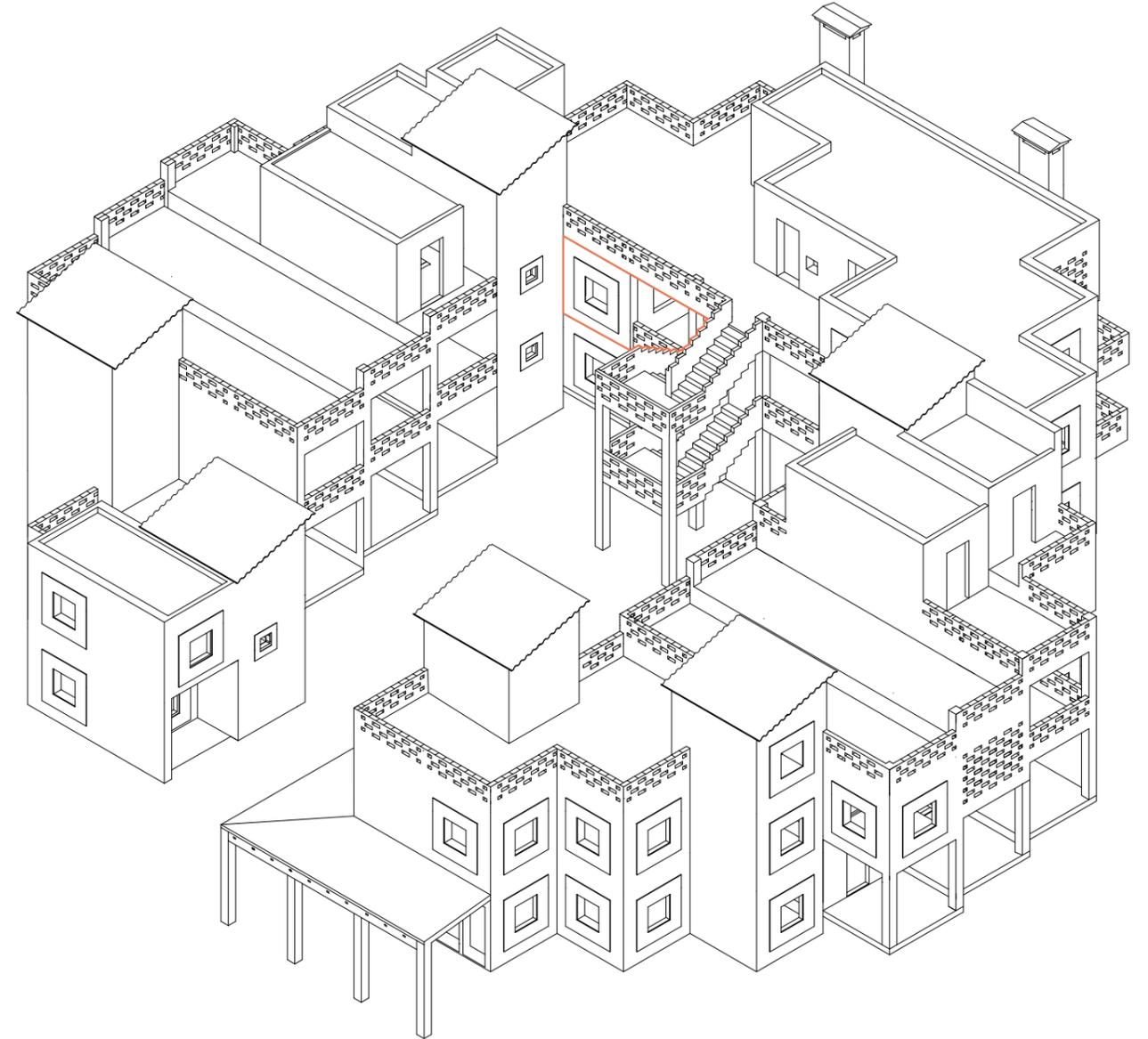
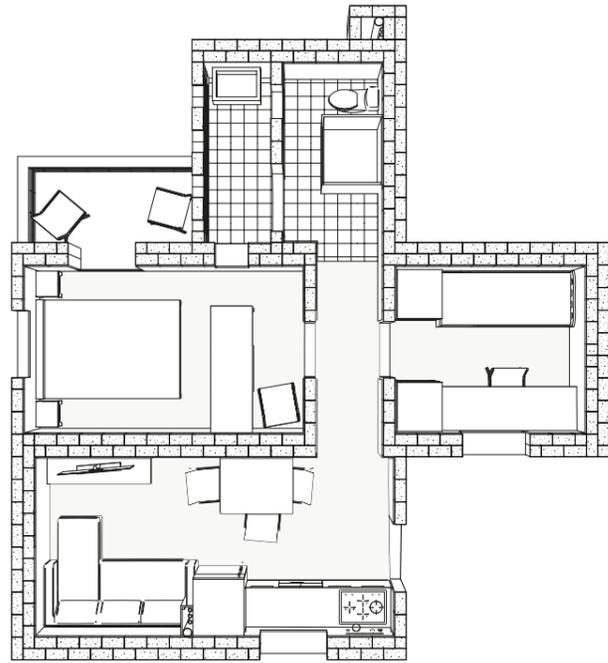
Design
Sensorimotor stage

Apartment 1

39 m2

HIS 1

1:50

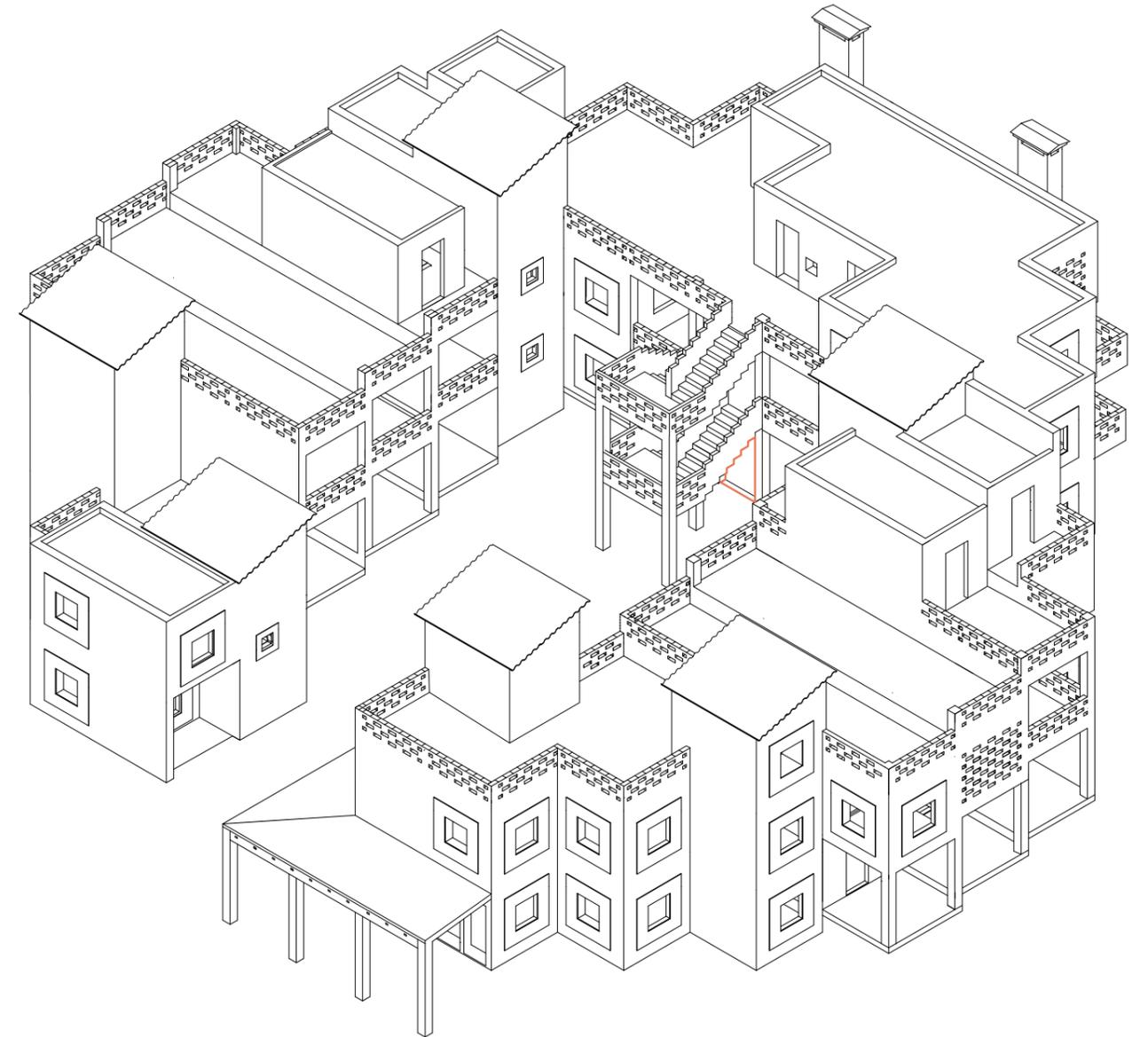
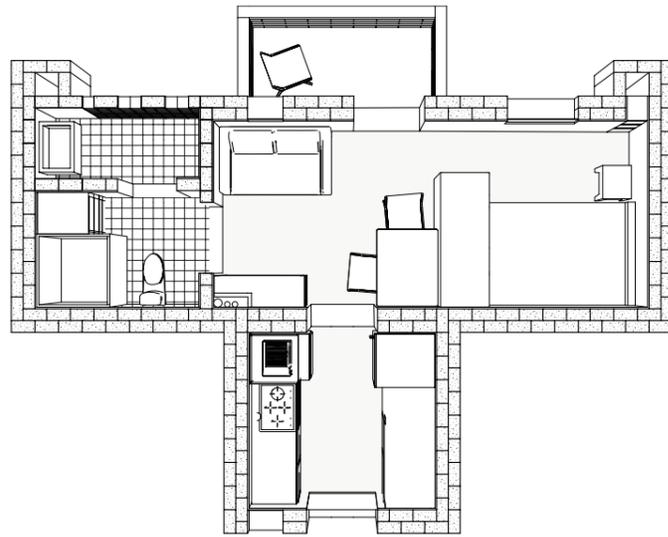


Apartment 2

26 m2

HIS 1

1:50

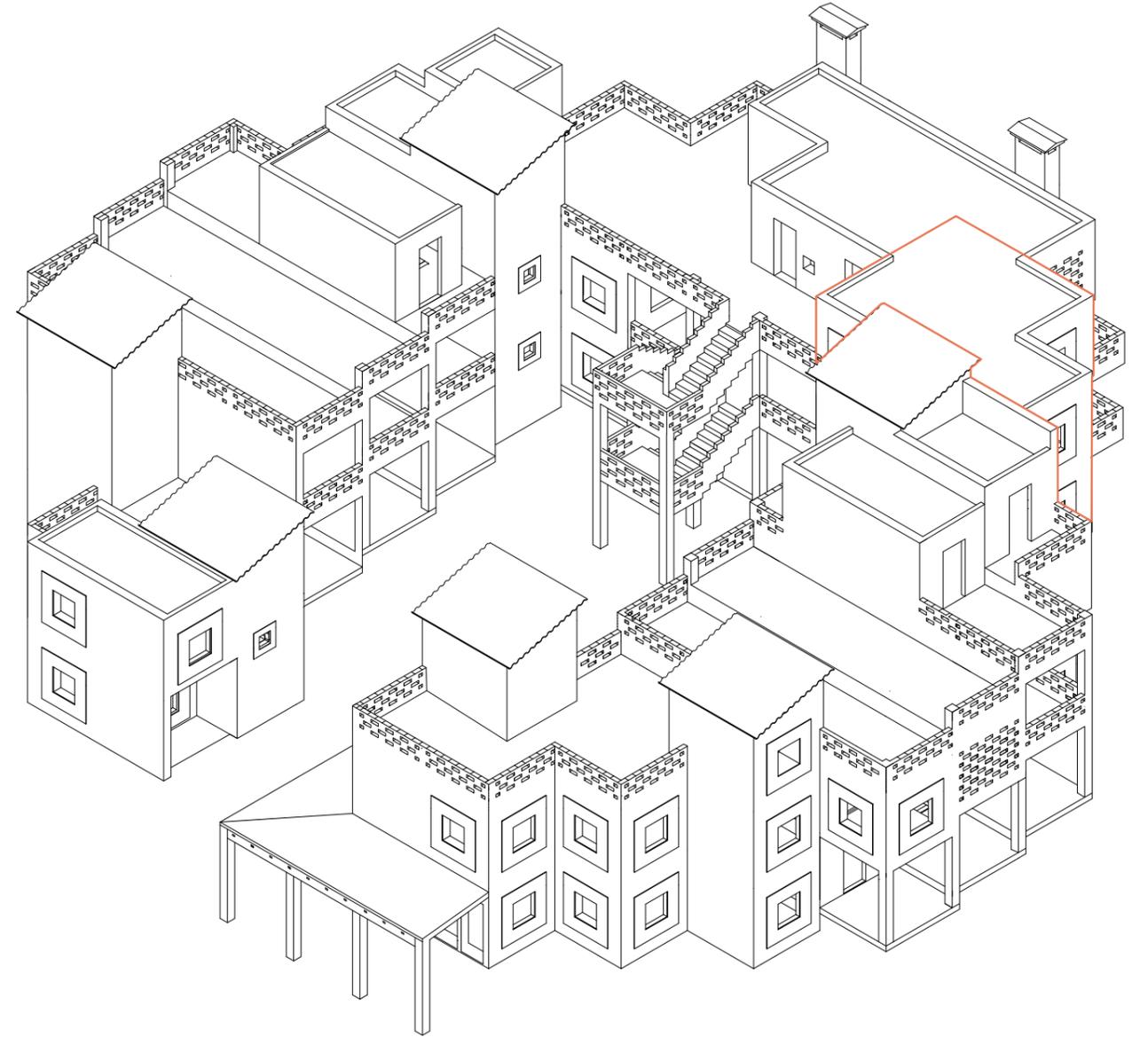
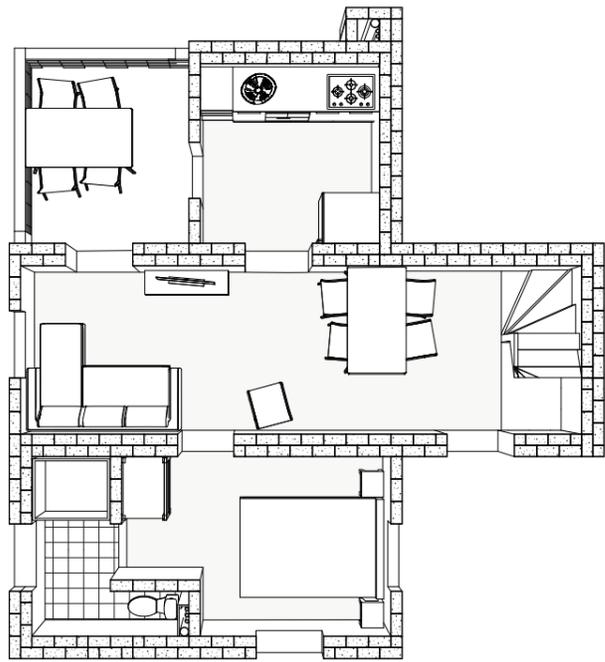
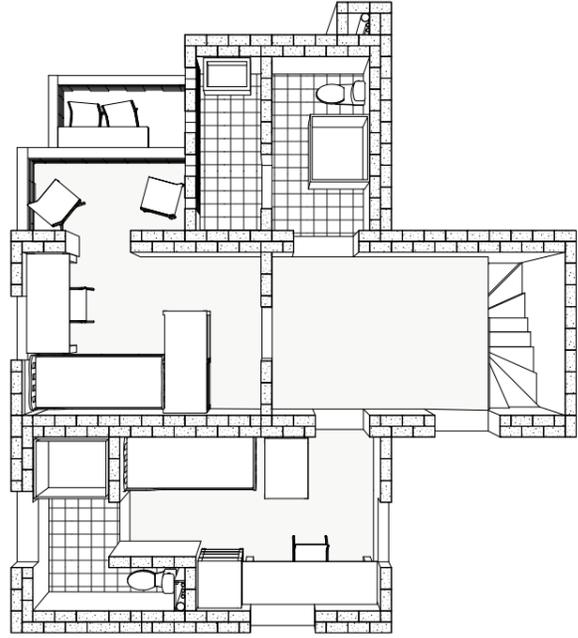


Maisonnette 1

78 m²

HIS 2

1:50

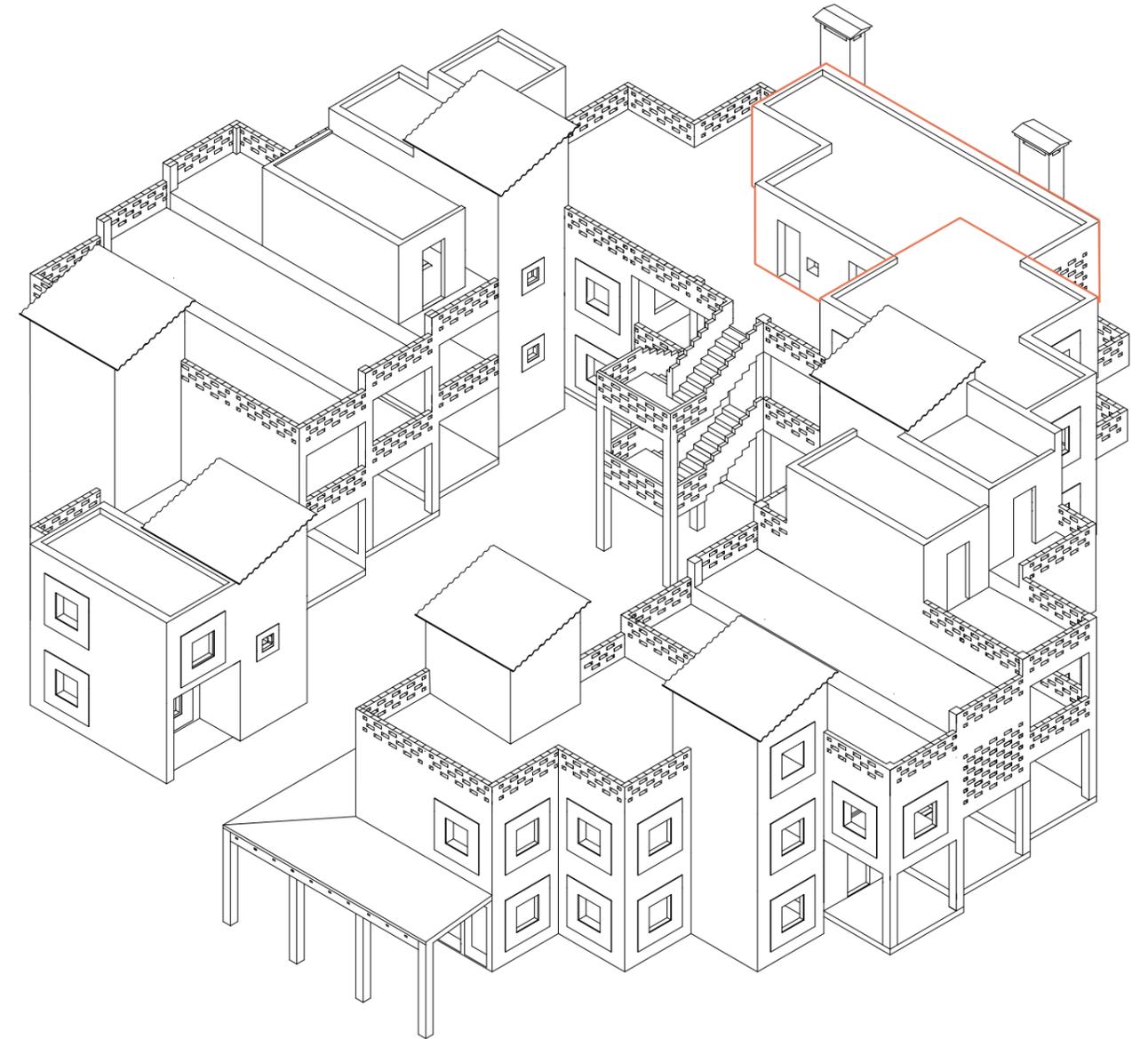
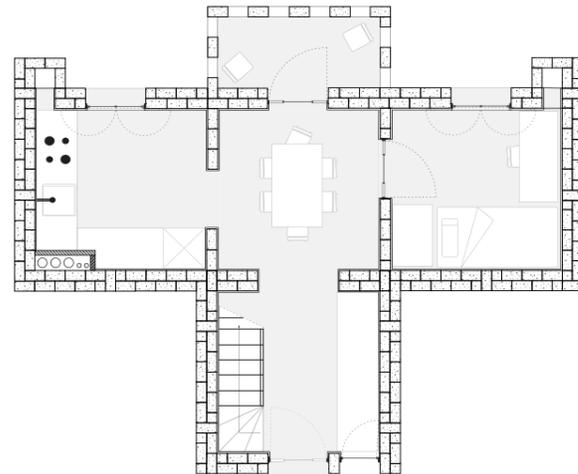
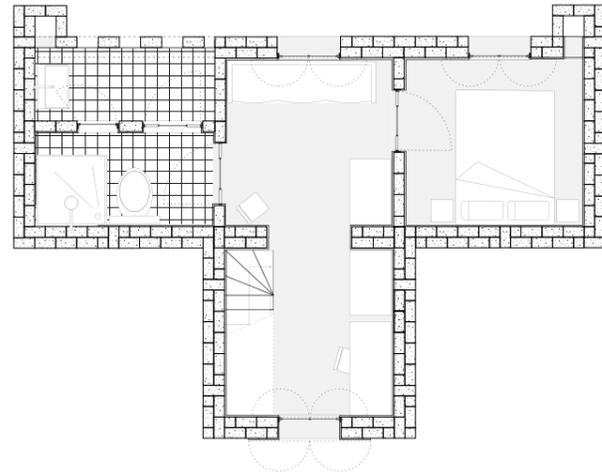


Maisonnette 2

52 m2

HIS 1

1:50

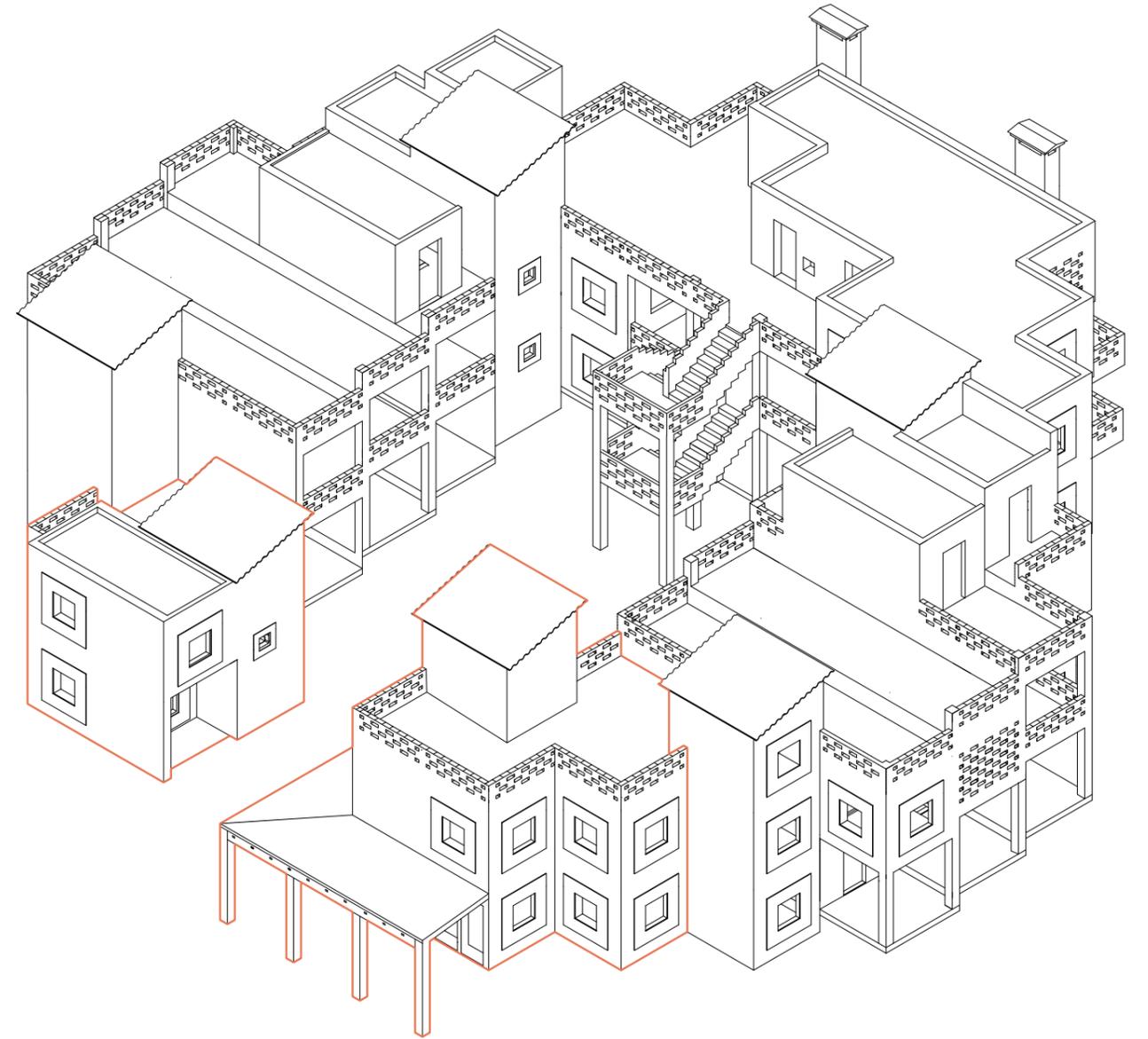
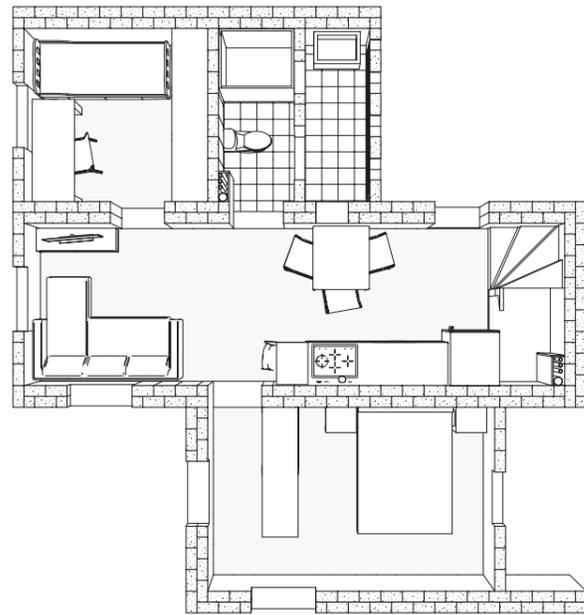
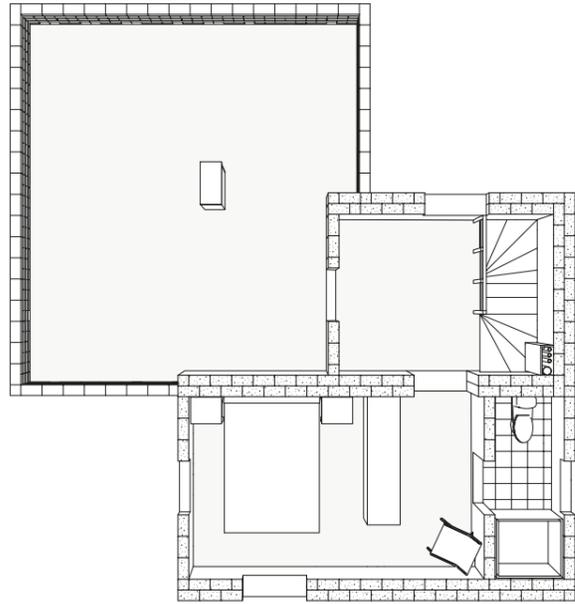


Townhouse 1

73m2

HIS 2

1:50

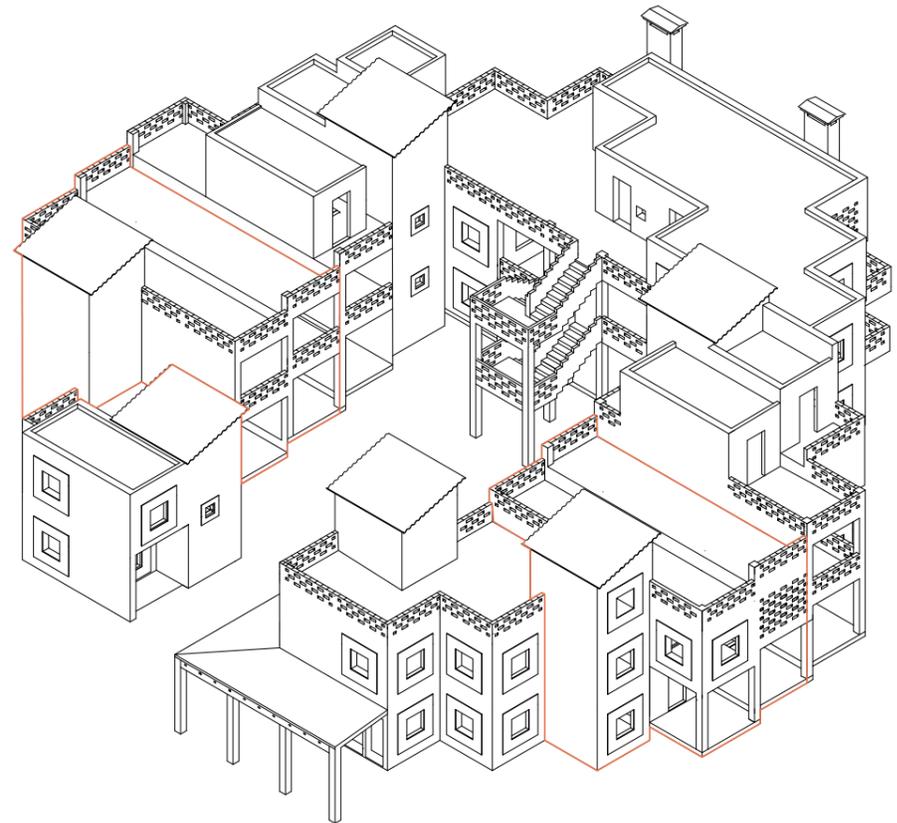
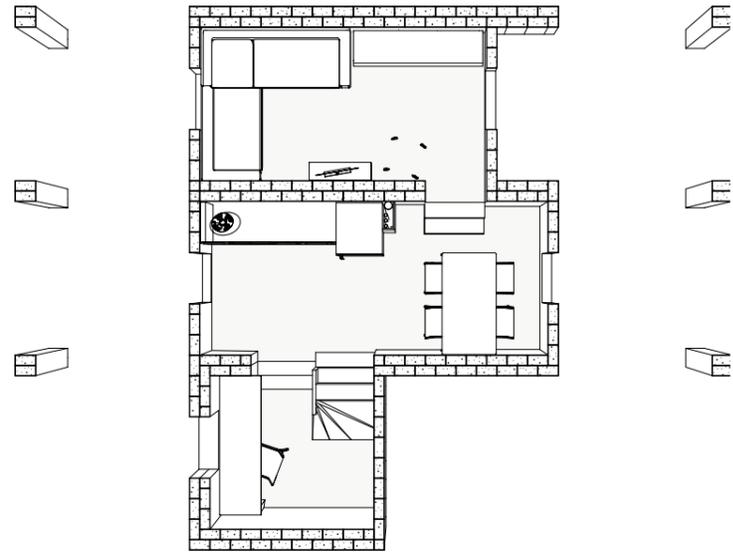
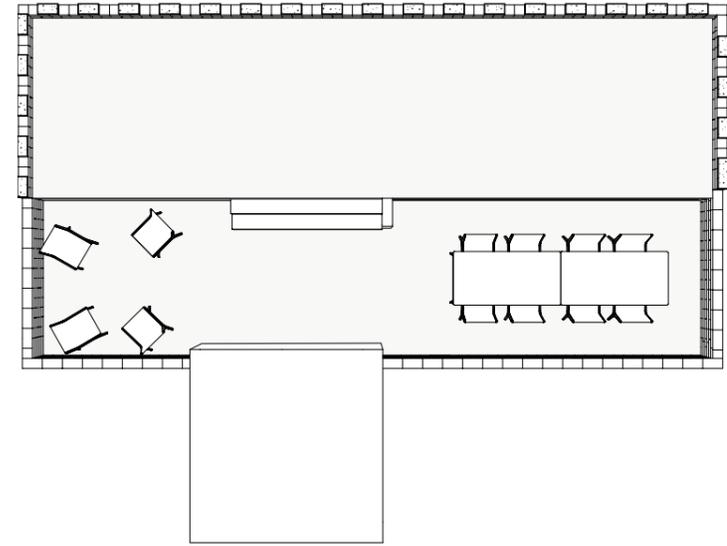
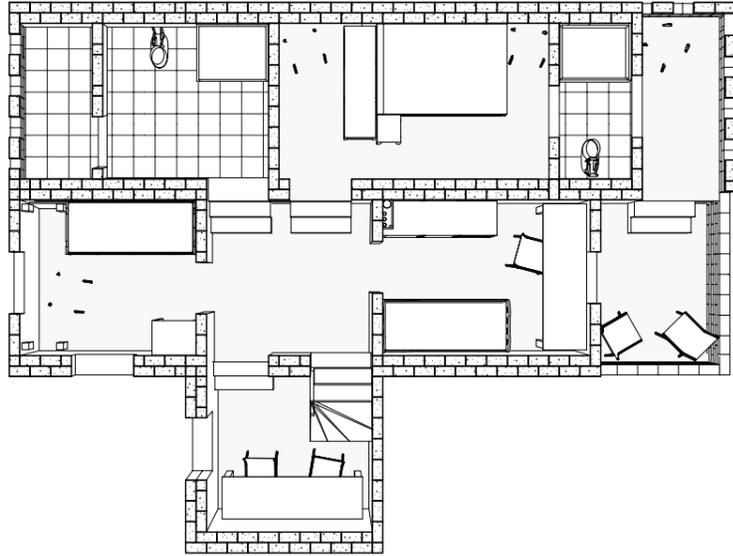


Townhouse 2

87 m²

HIS 2

1:50

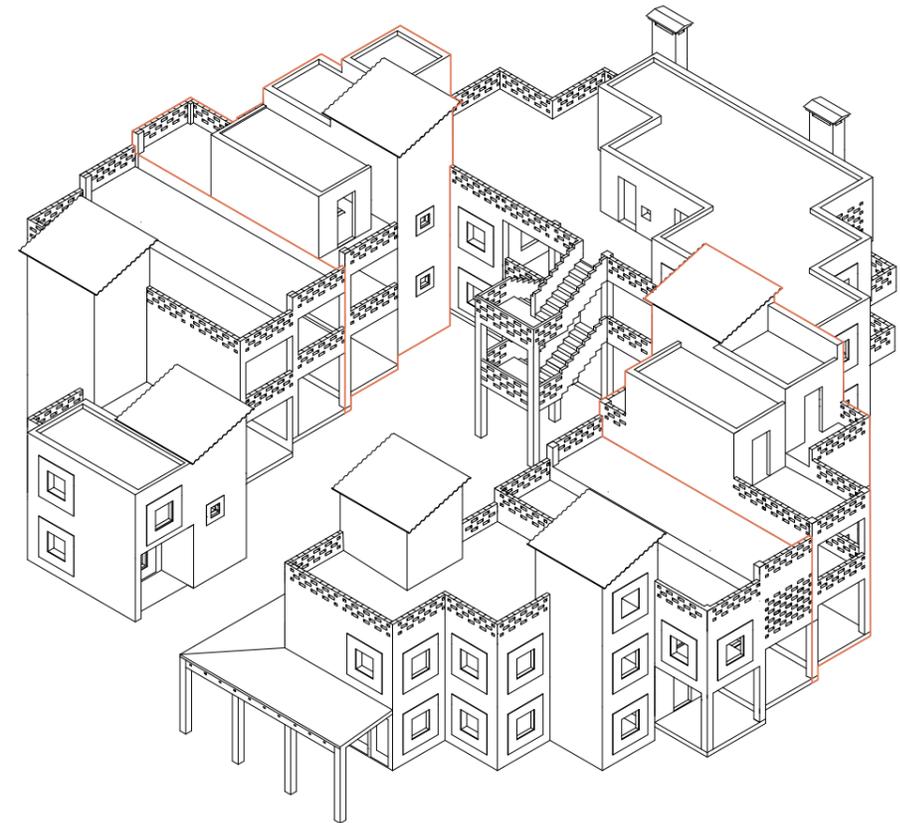
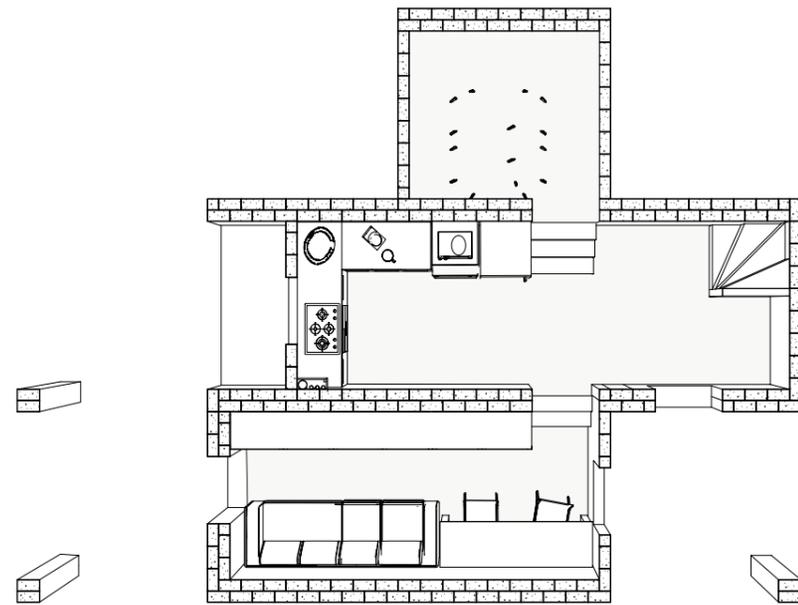
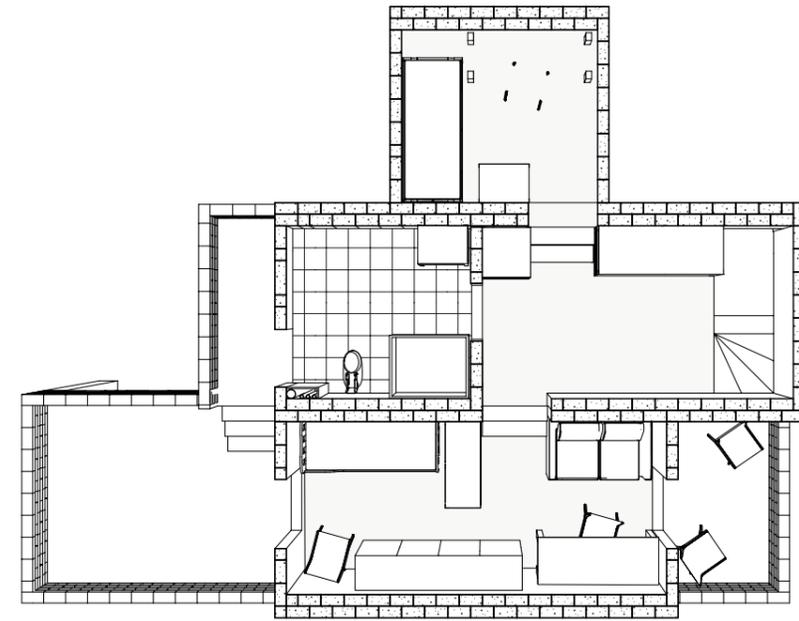
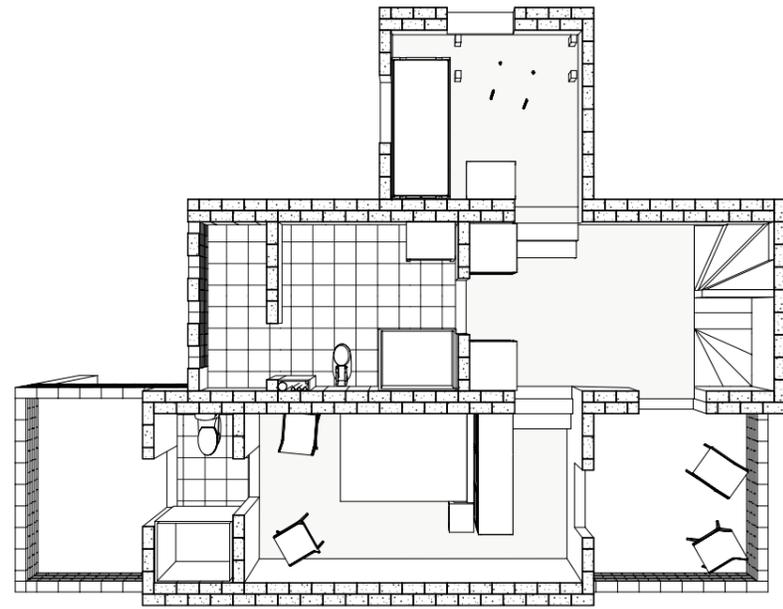


Townhouse 3

110 m²

HIS 2

1:50

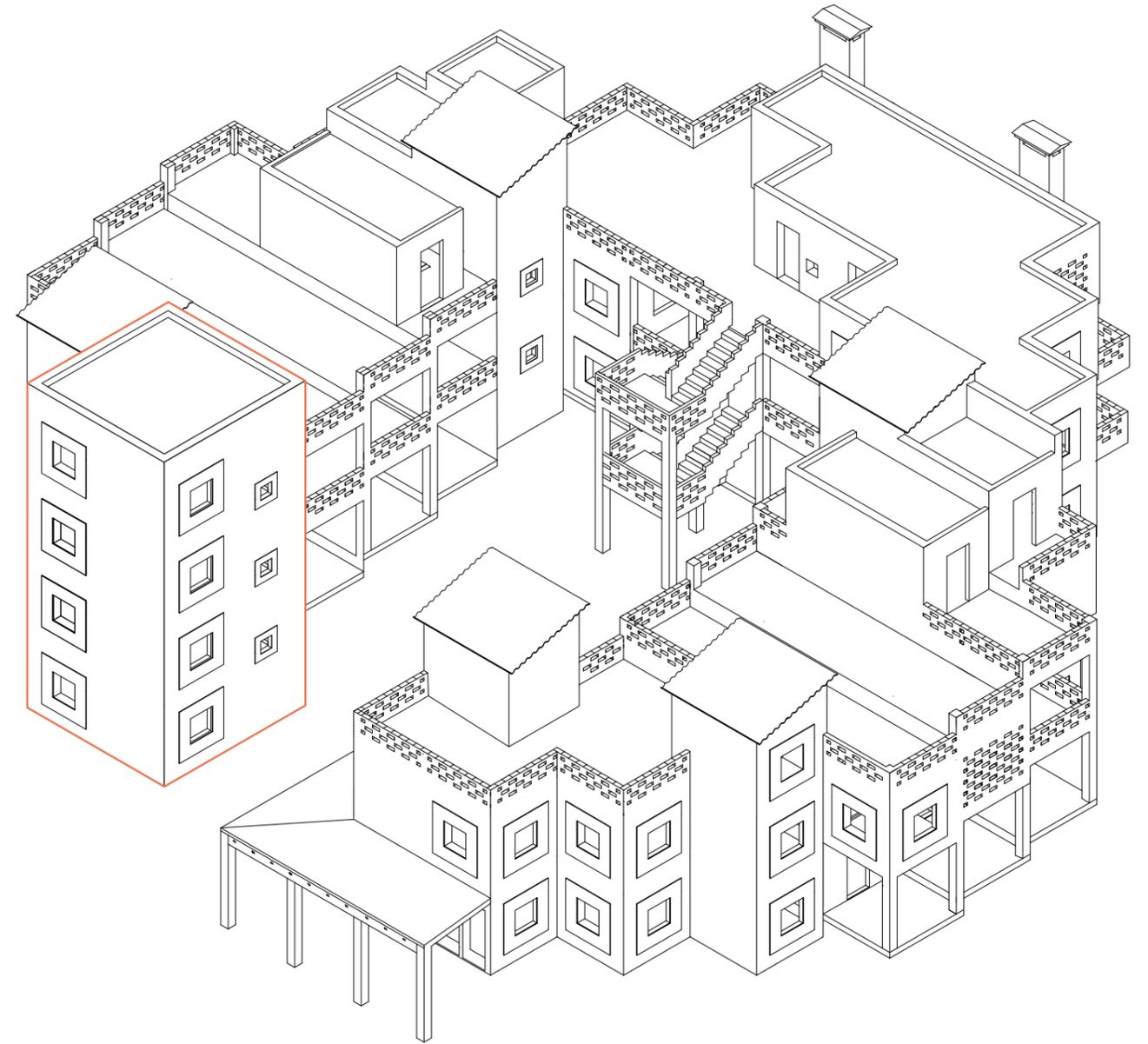
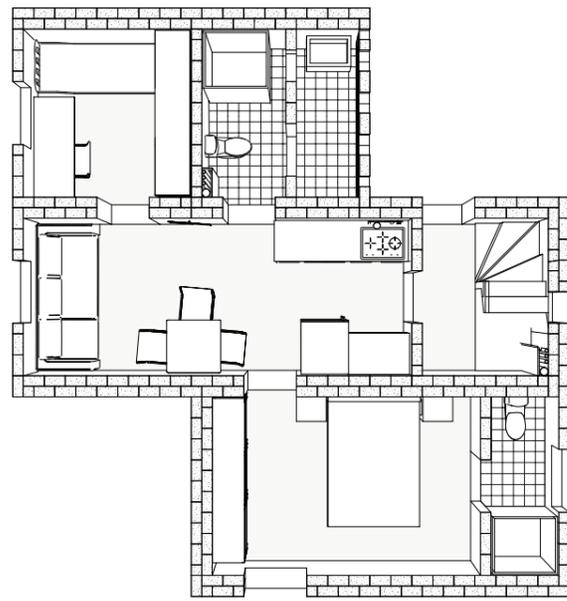


Tower apartment

39 m²

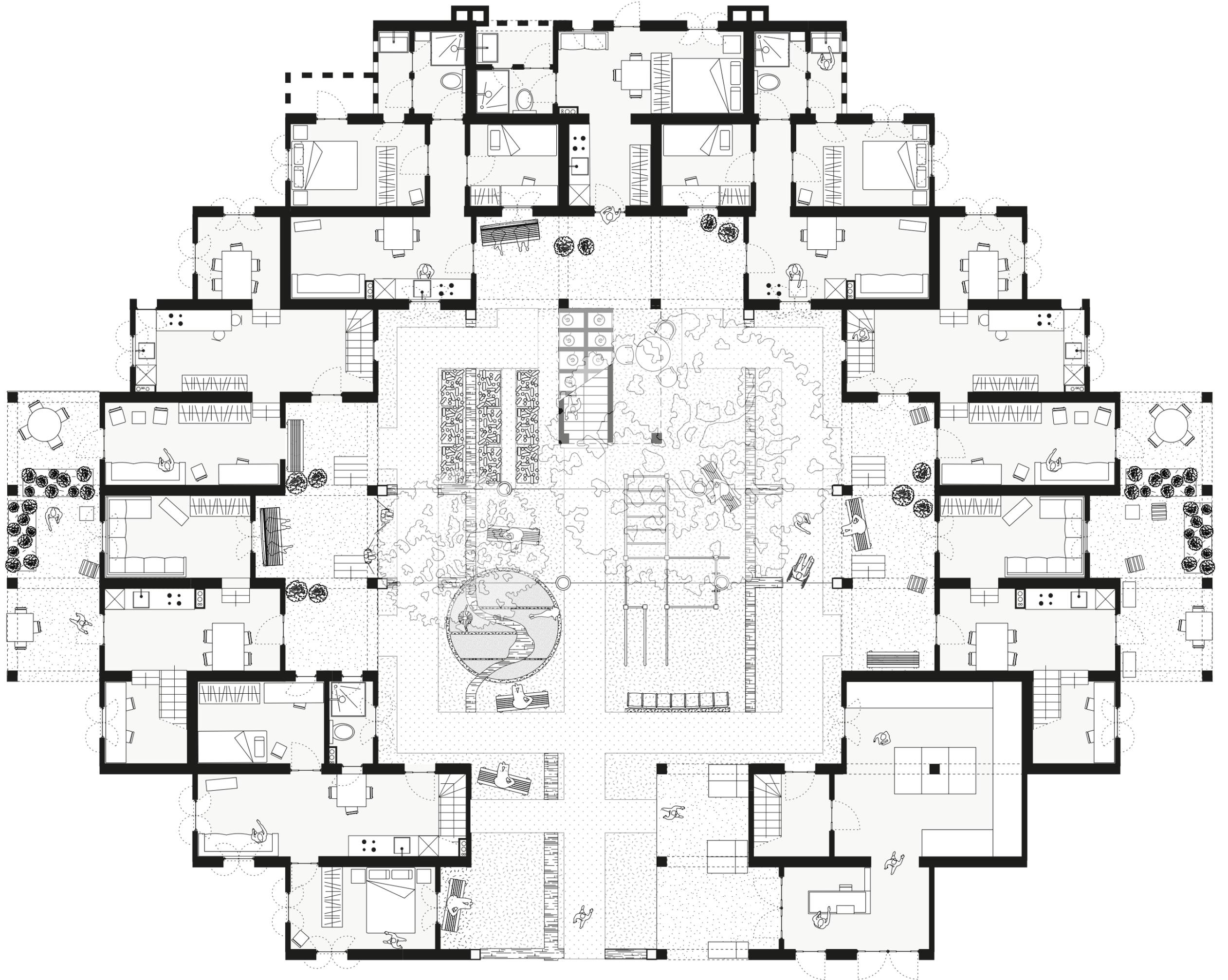
HIS 1

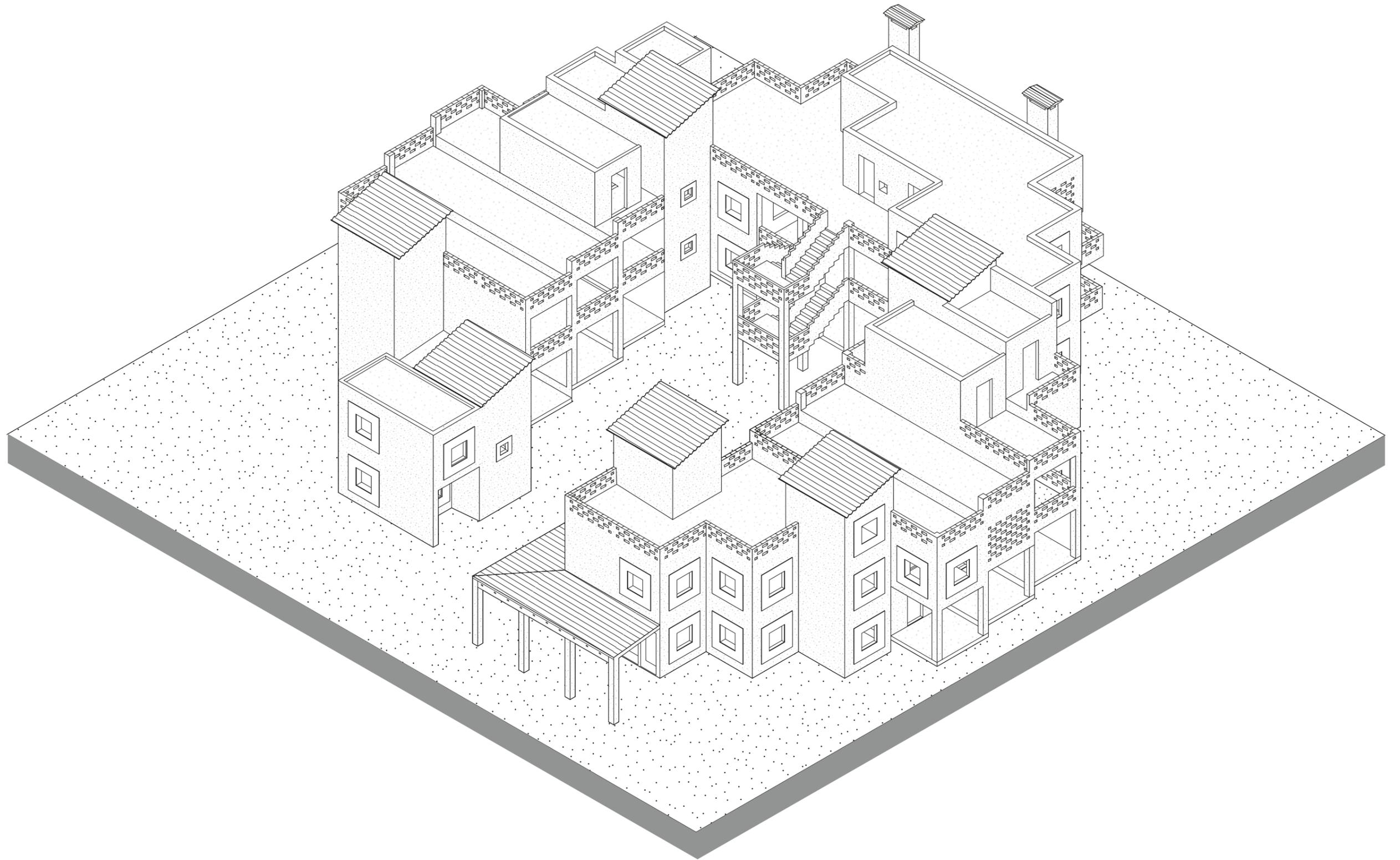
1:50

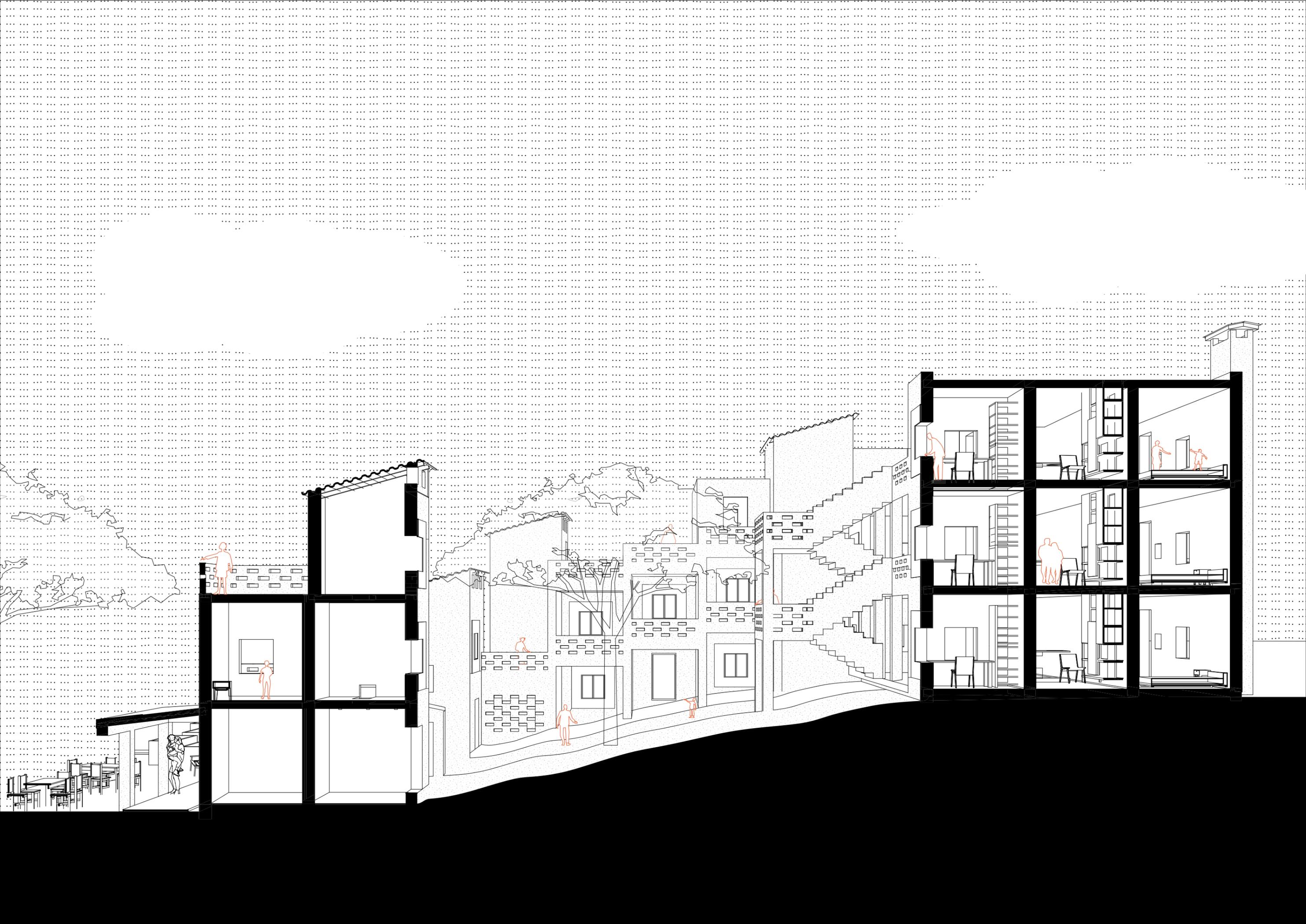




Design
Pre operational stage







Natuaraly 'breathing'
to regulate humidity

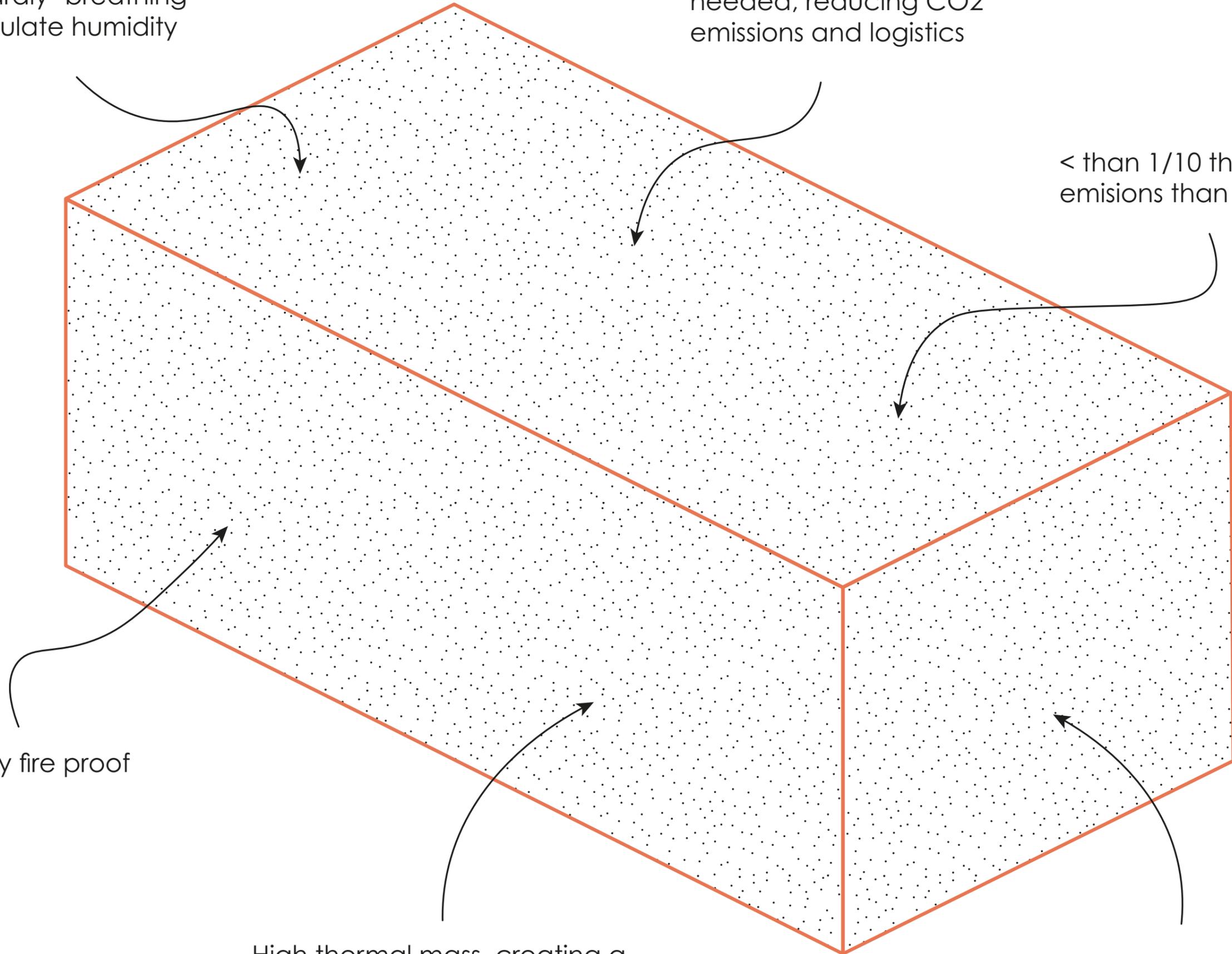
Minimal transportation
needed, reducing CO2
emissions and logistics

< than 1/10 the carbon
emisions than burned bricks

Natuaraly fire proof

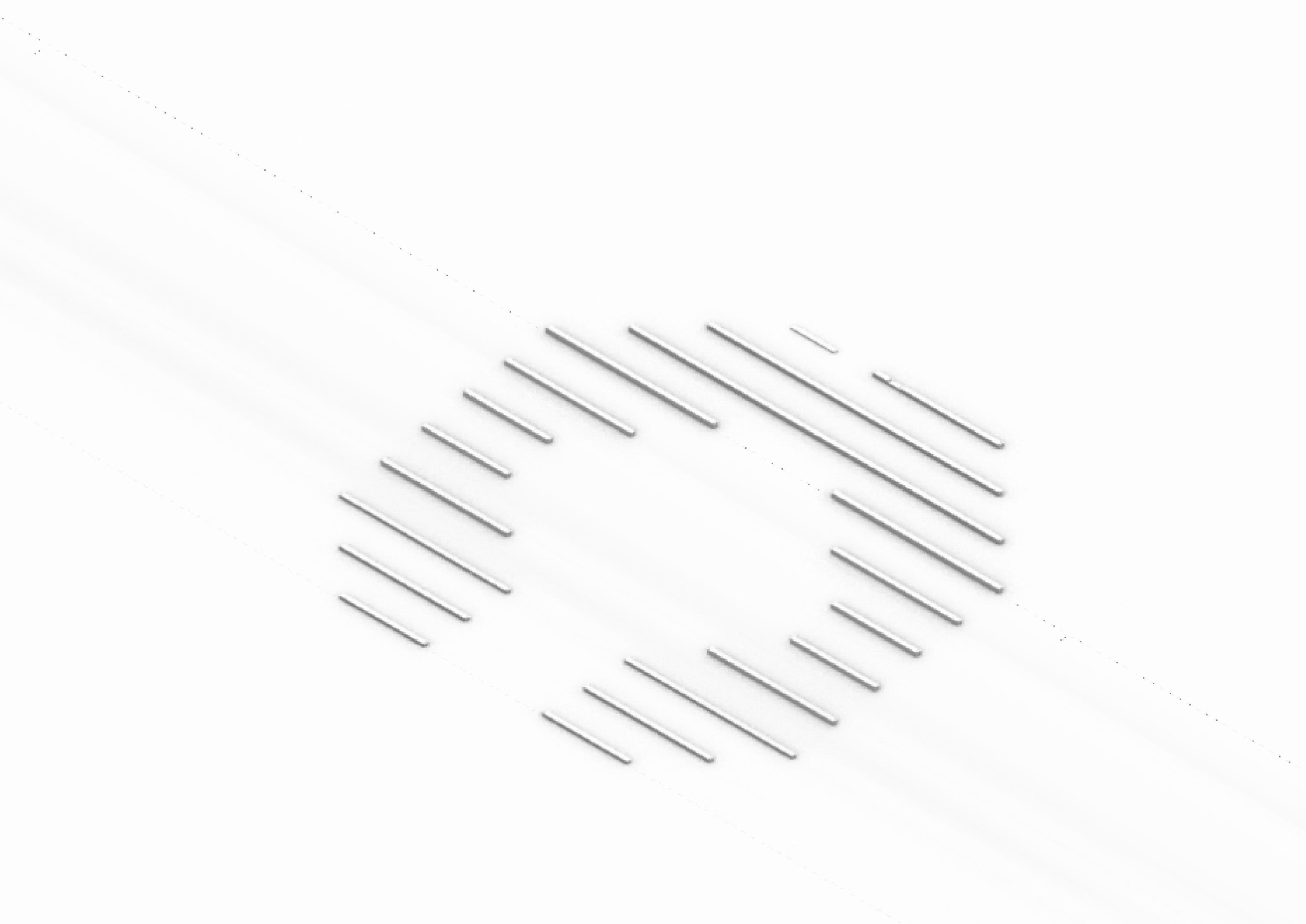
High thermal mass, creating a
thermal buffer to the outside

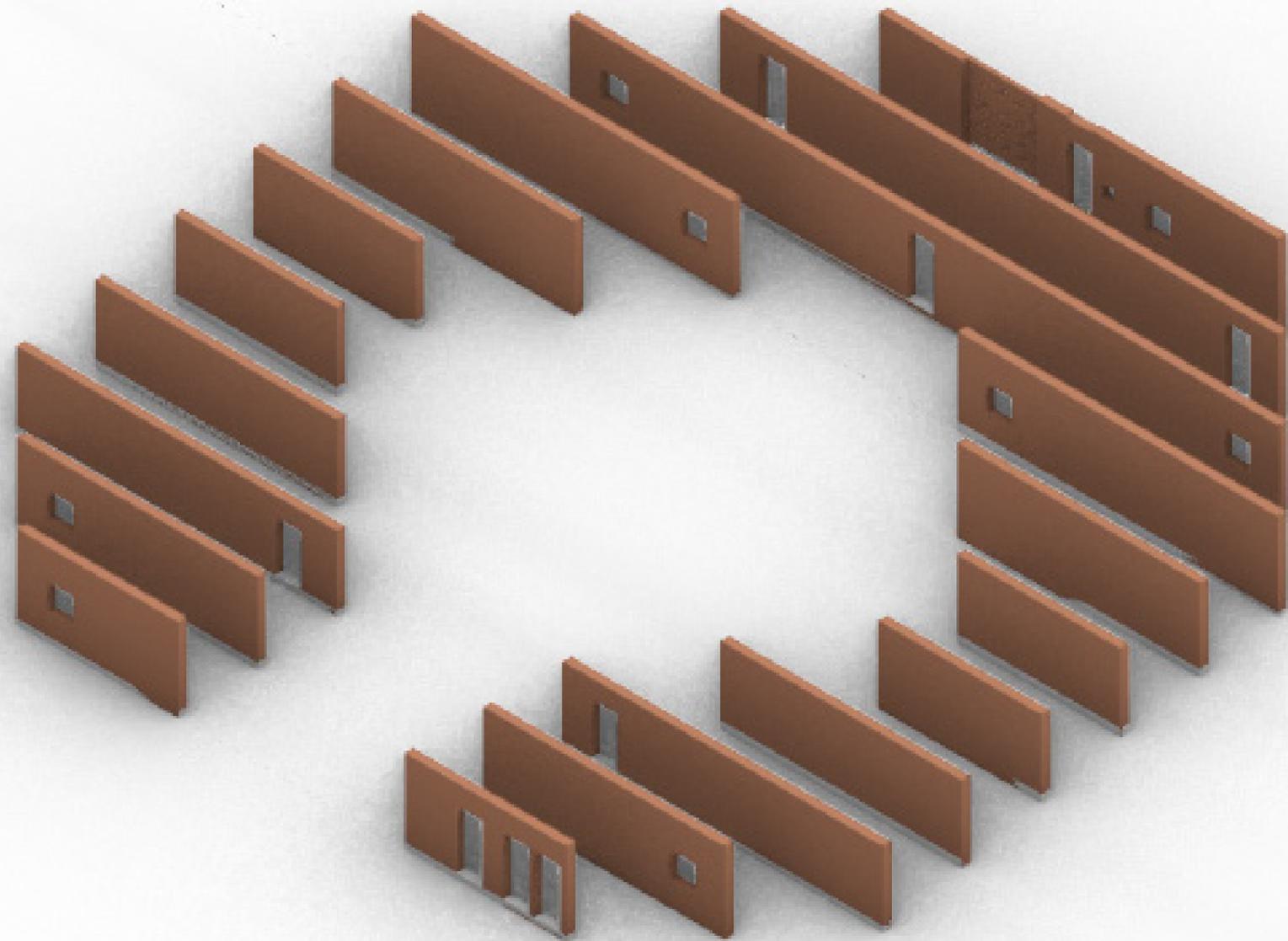
No harmful gases emitted
during or after construction

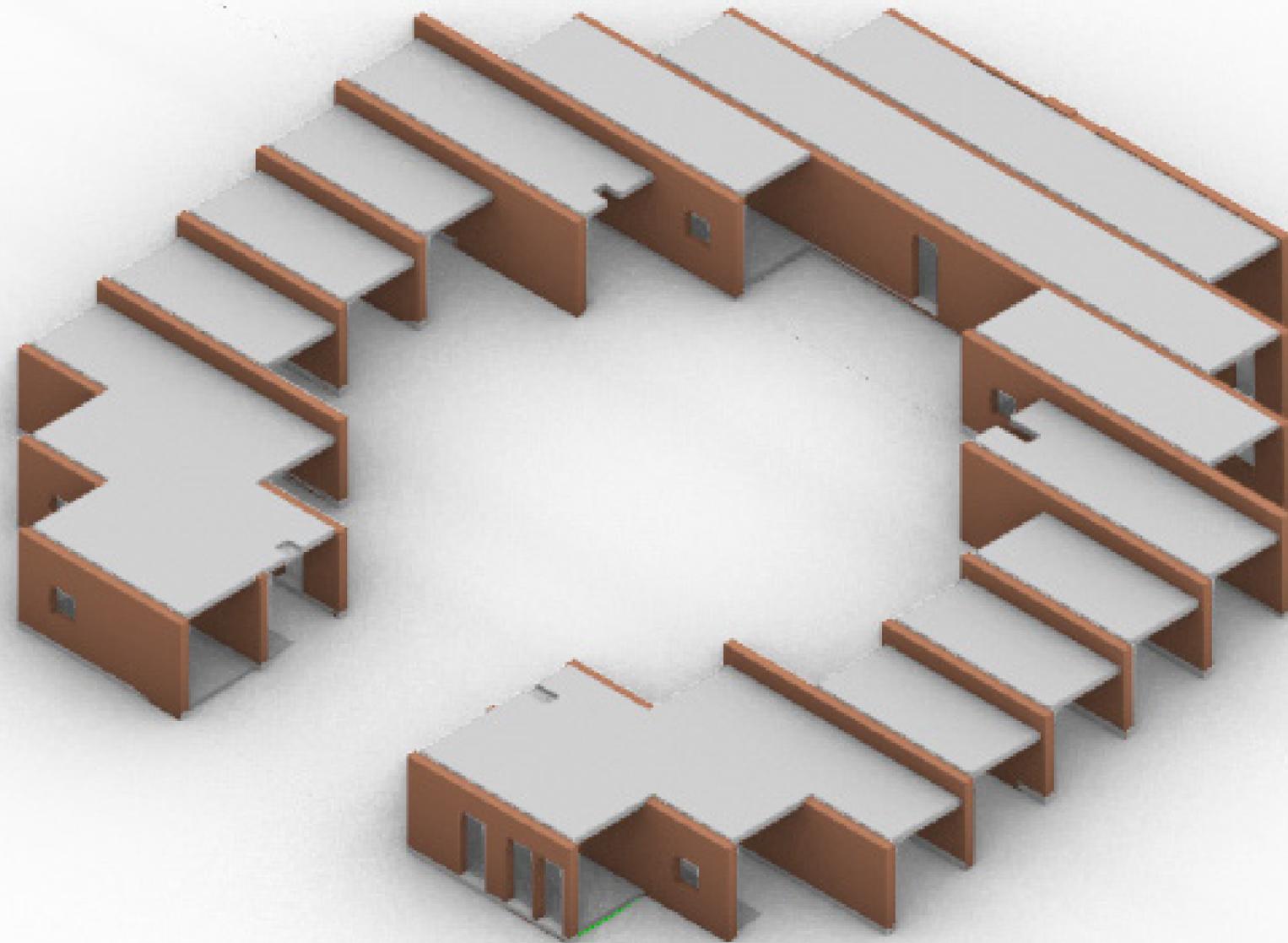


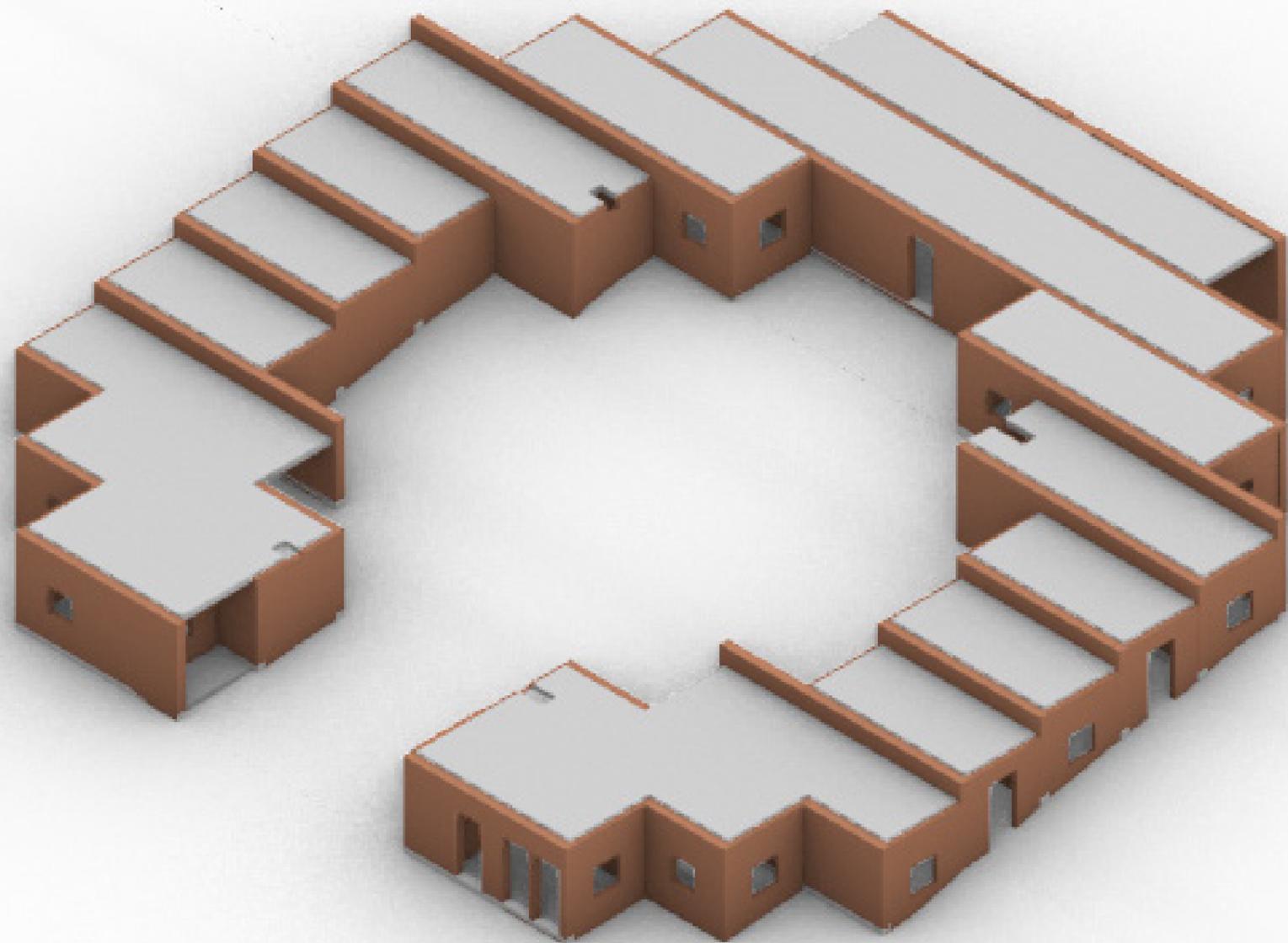
Terra
roxa

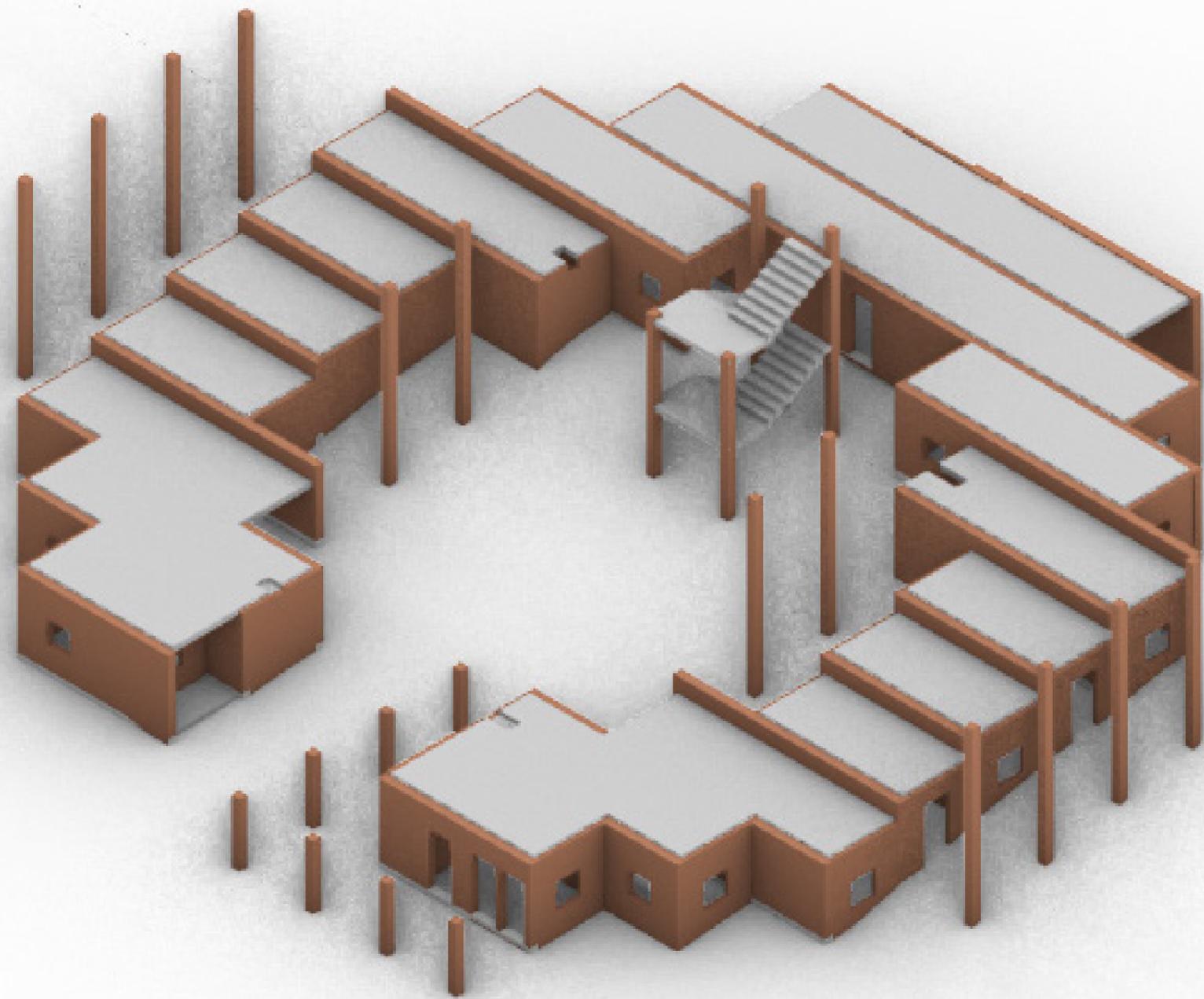


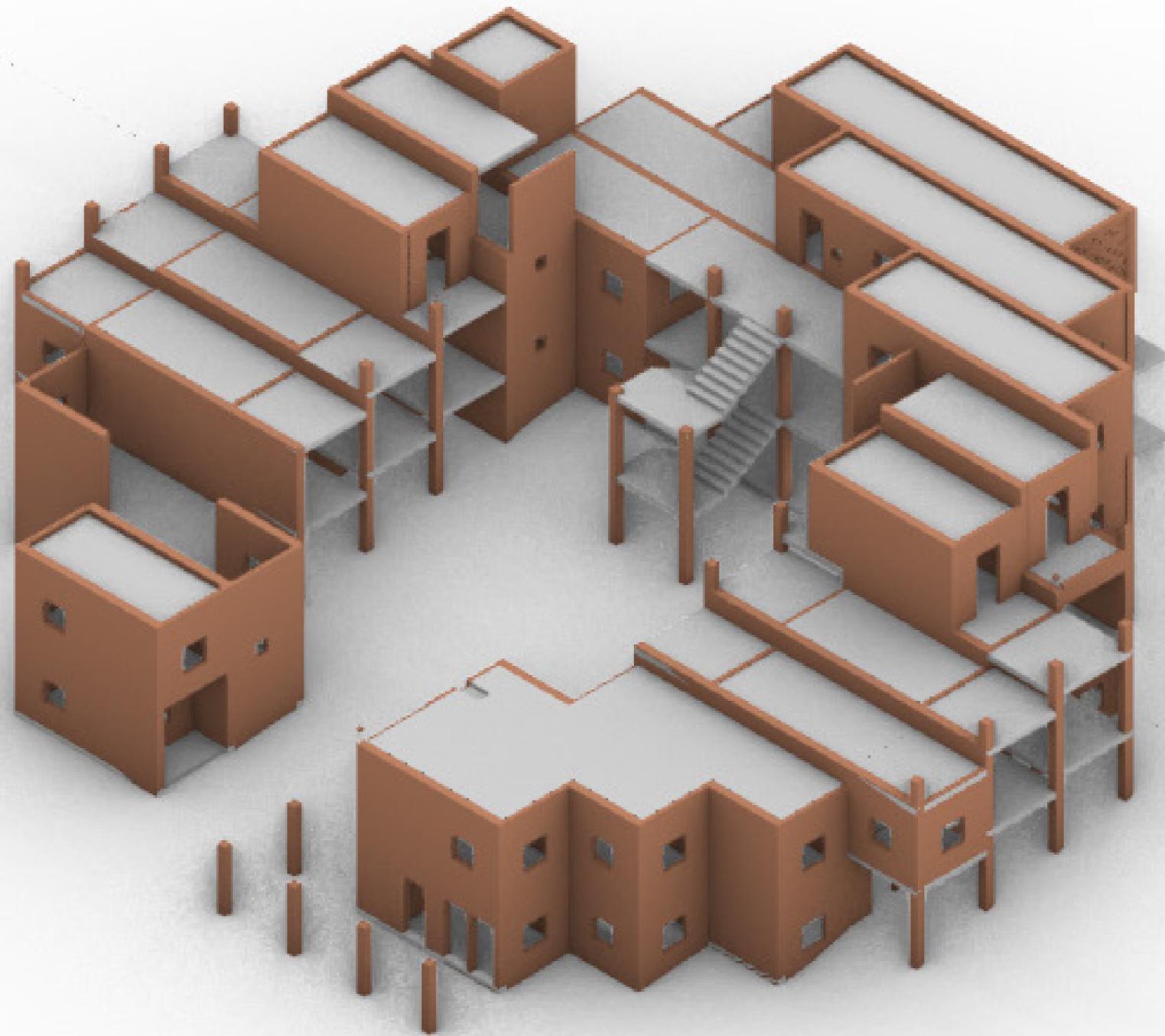


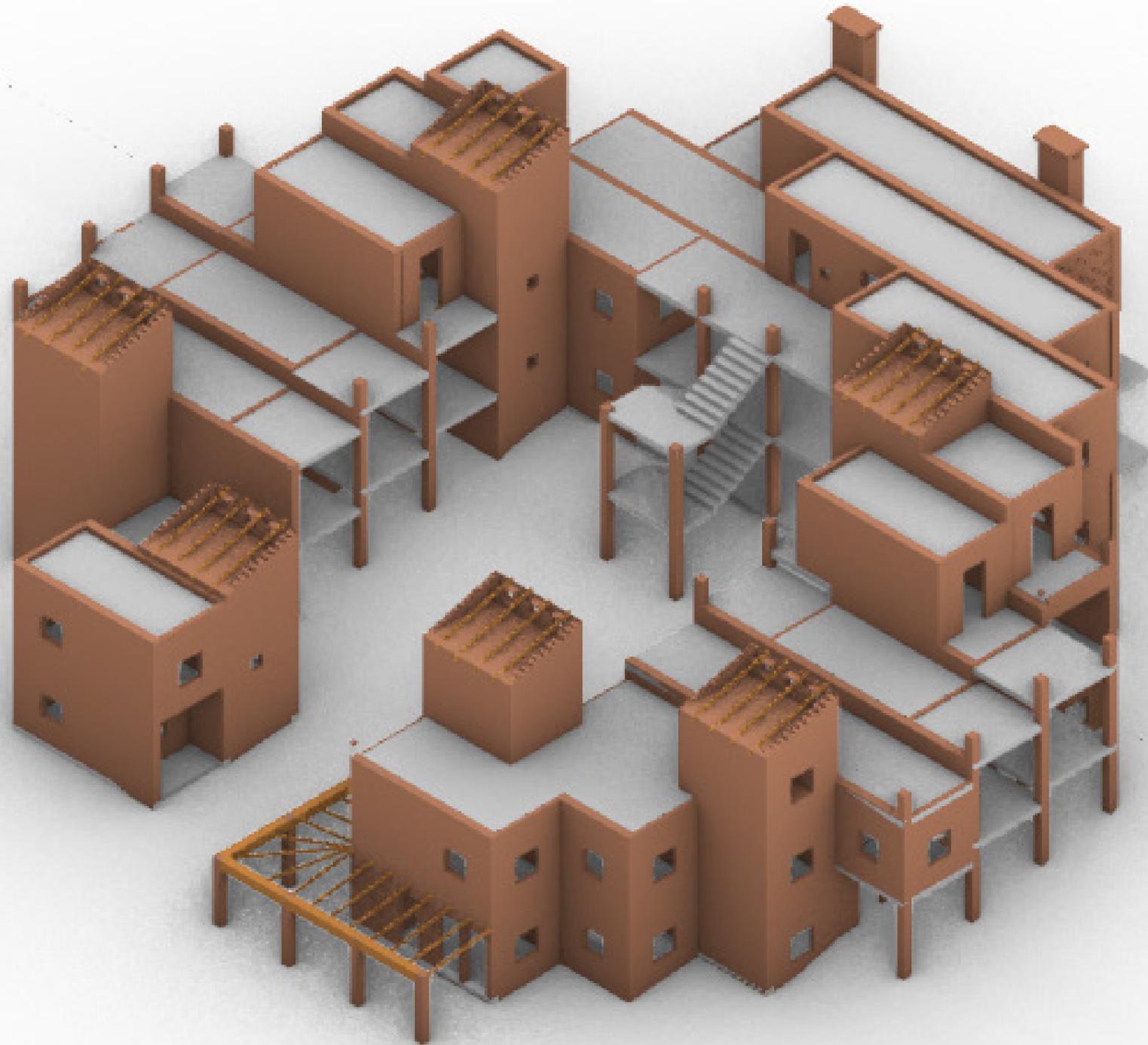


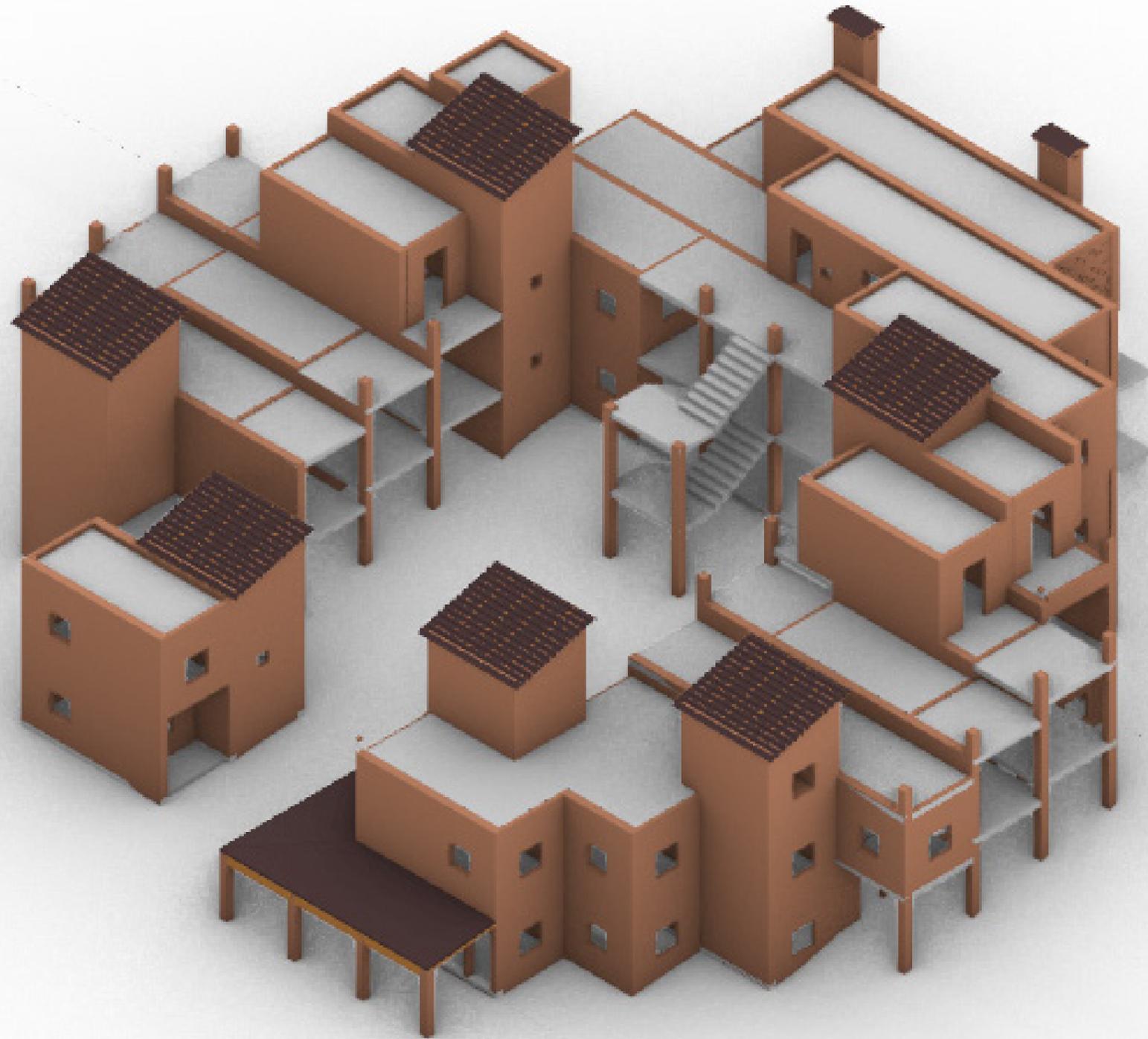


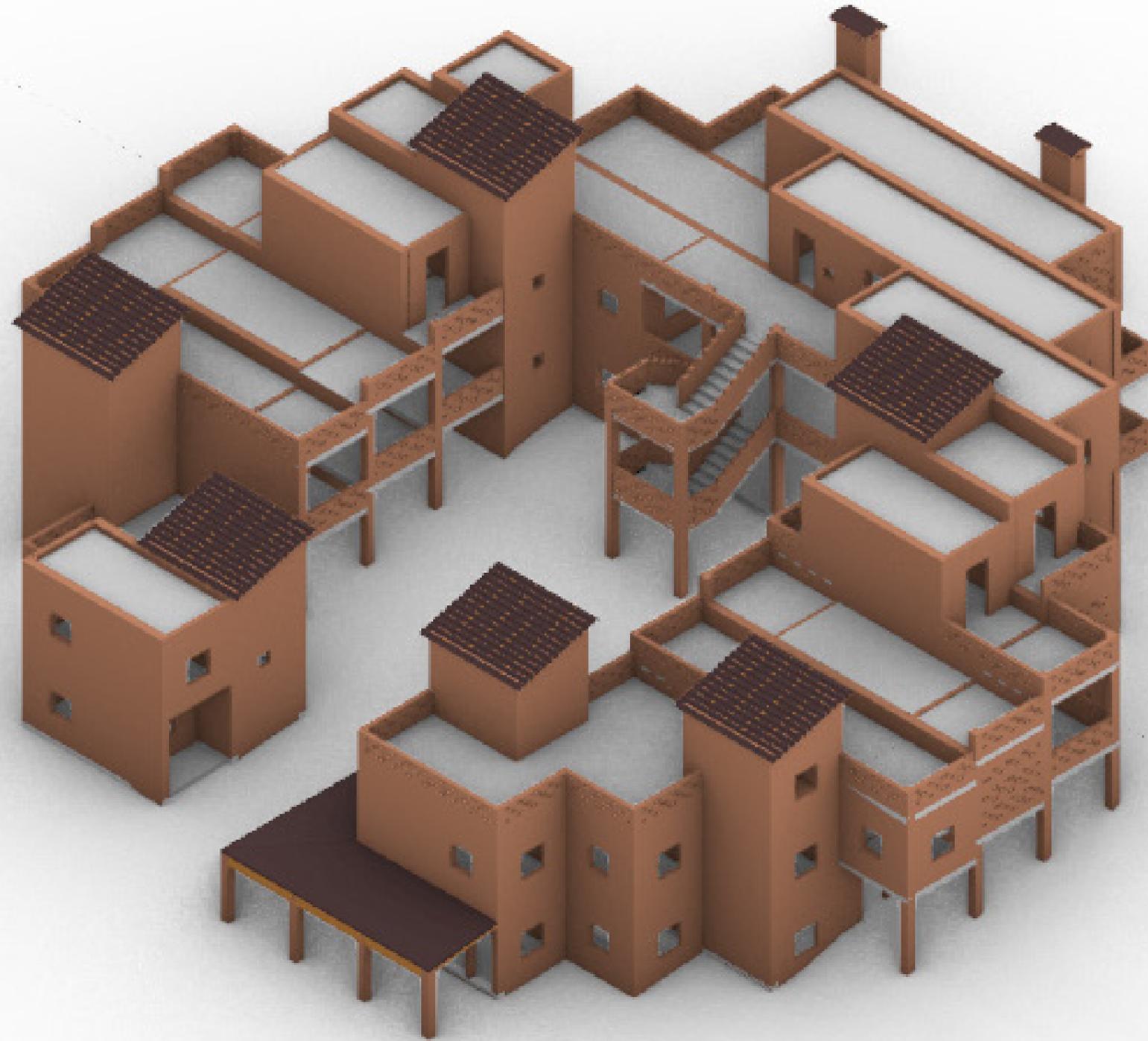


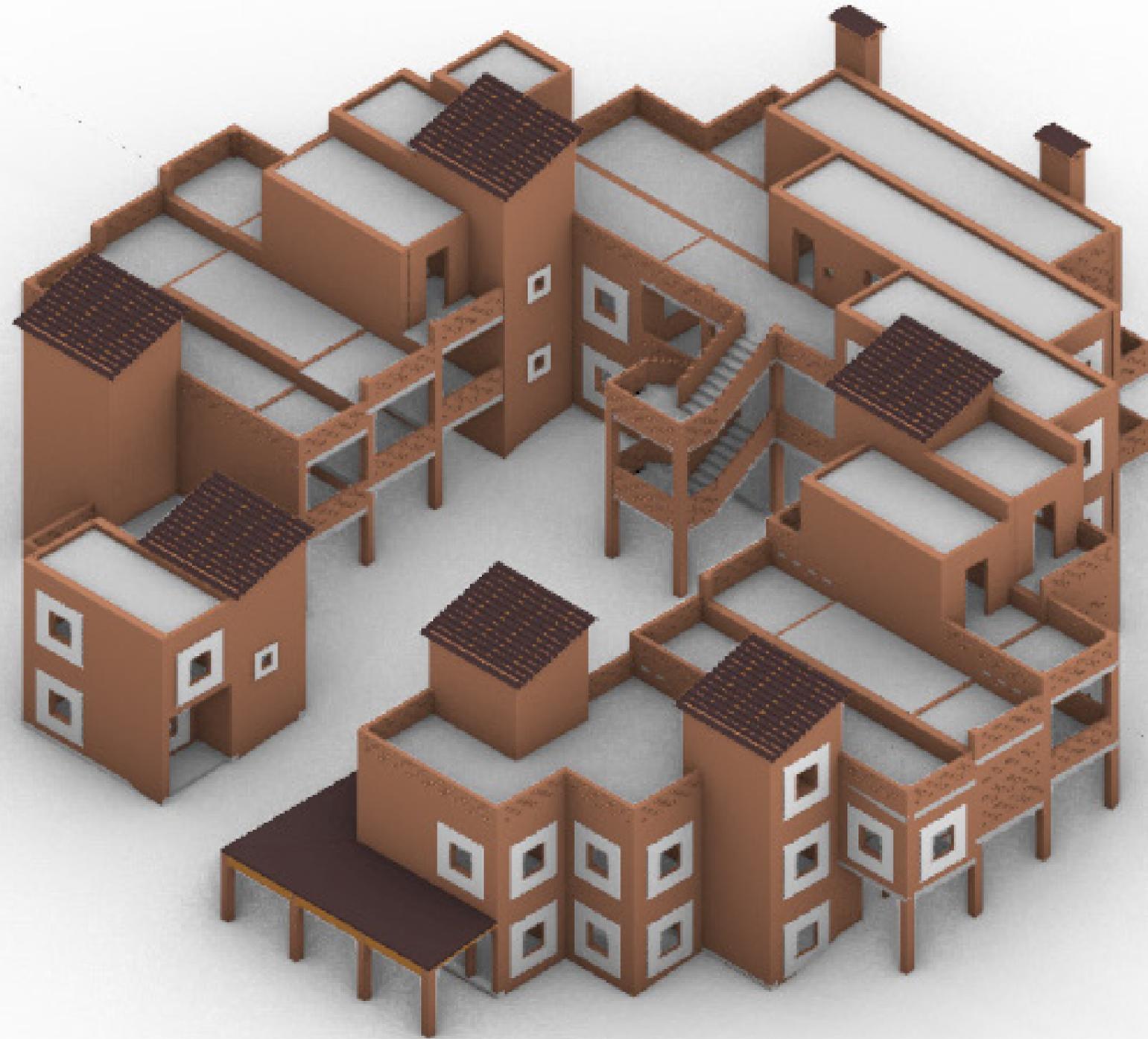


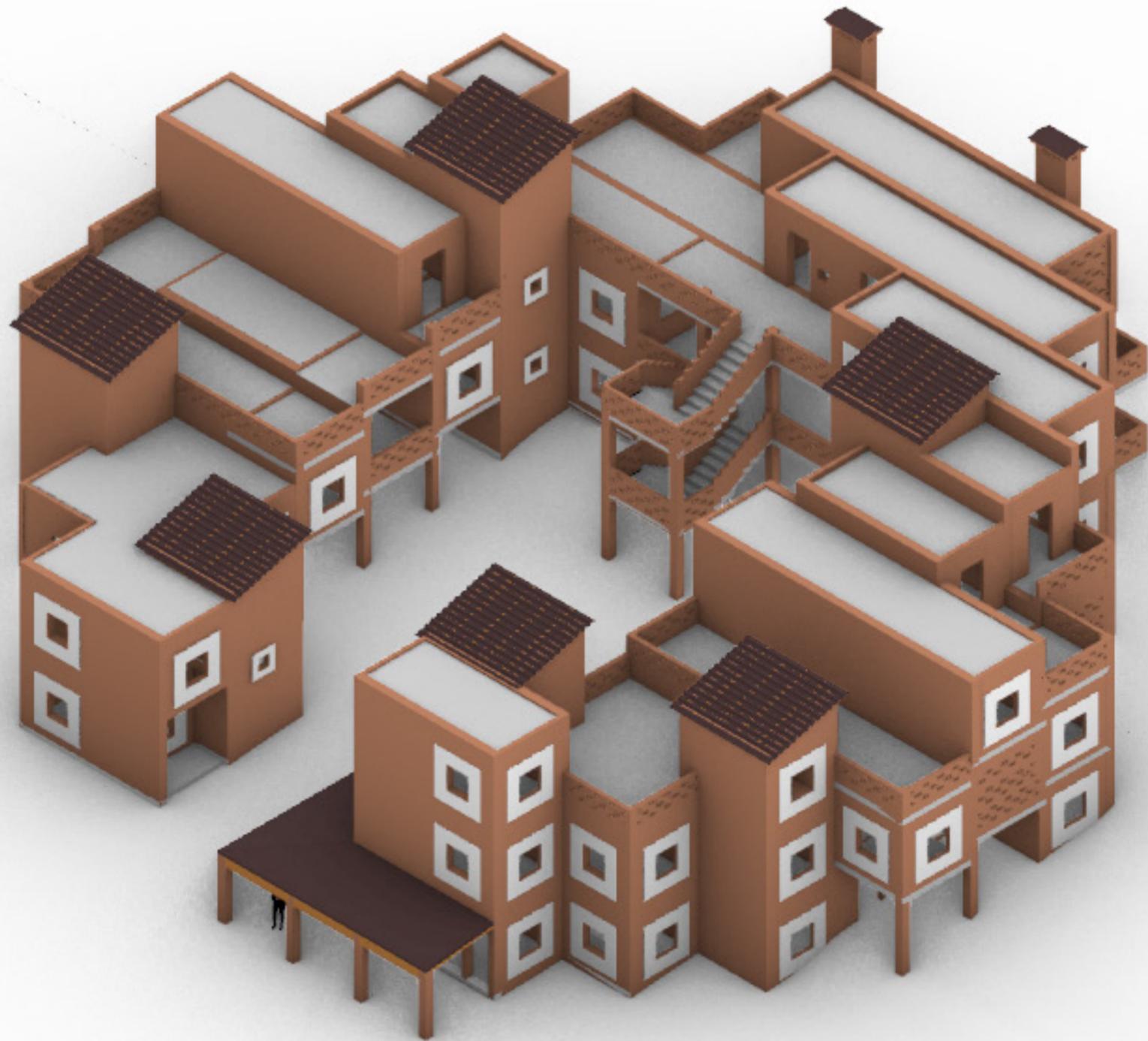


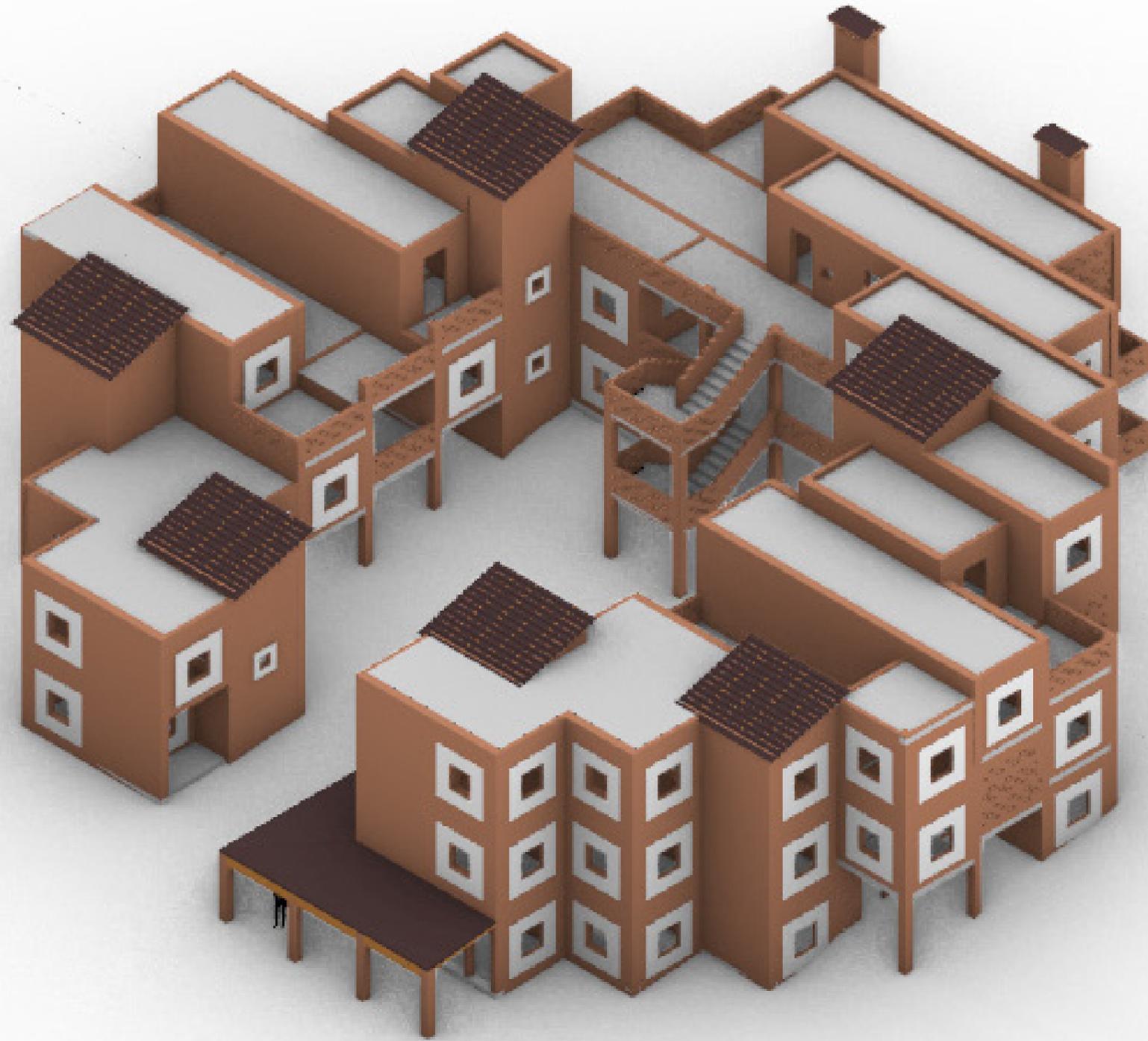


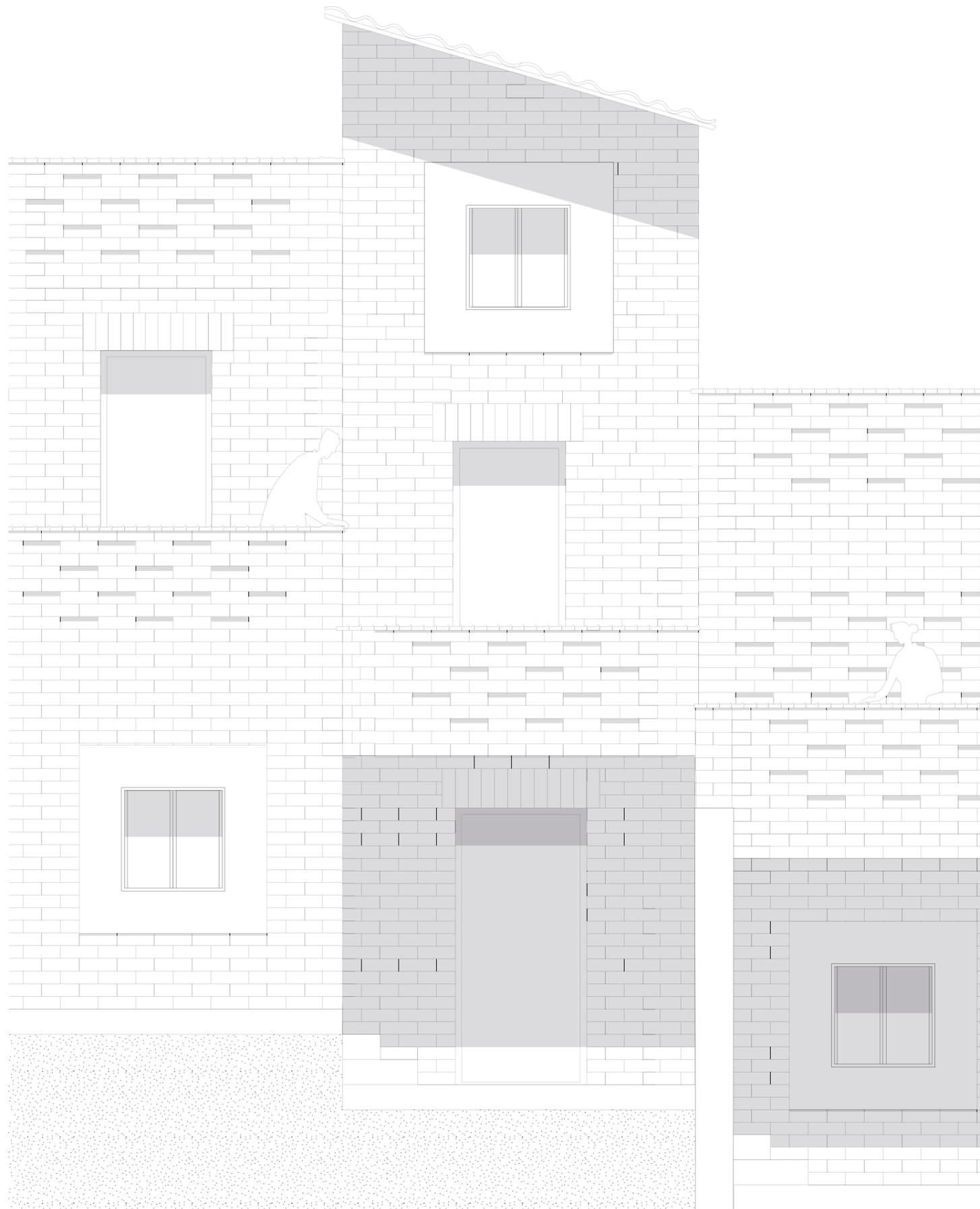


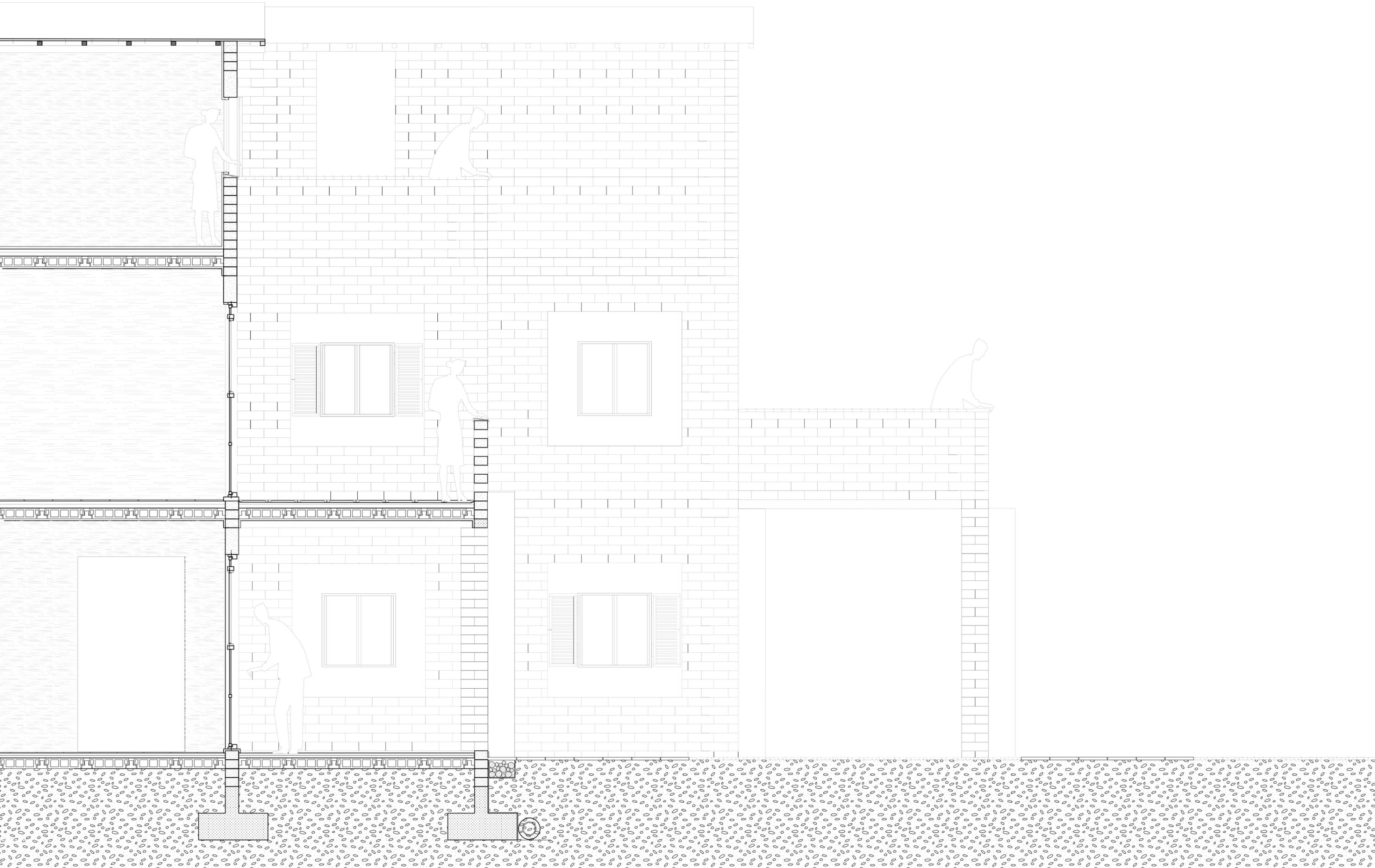


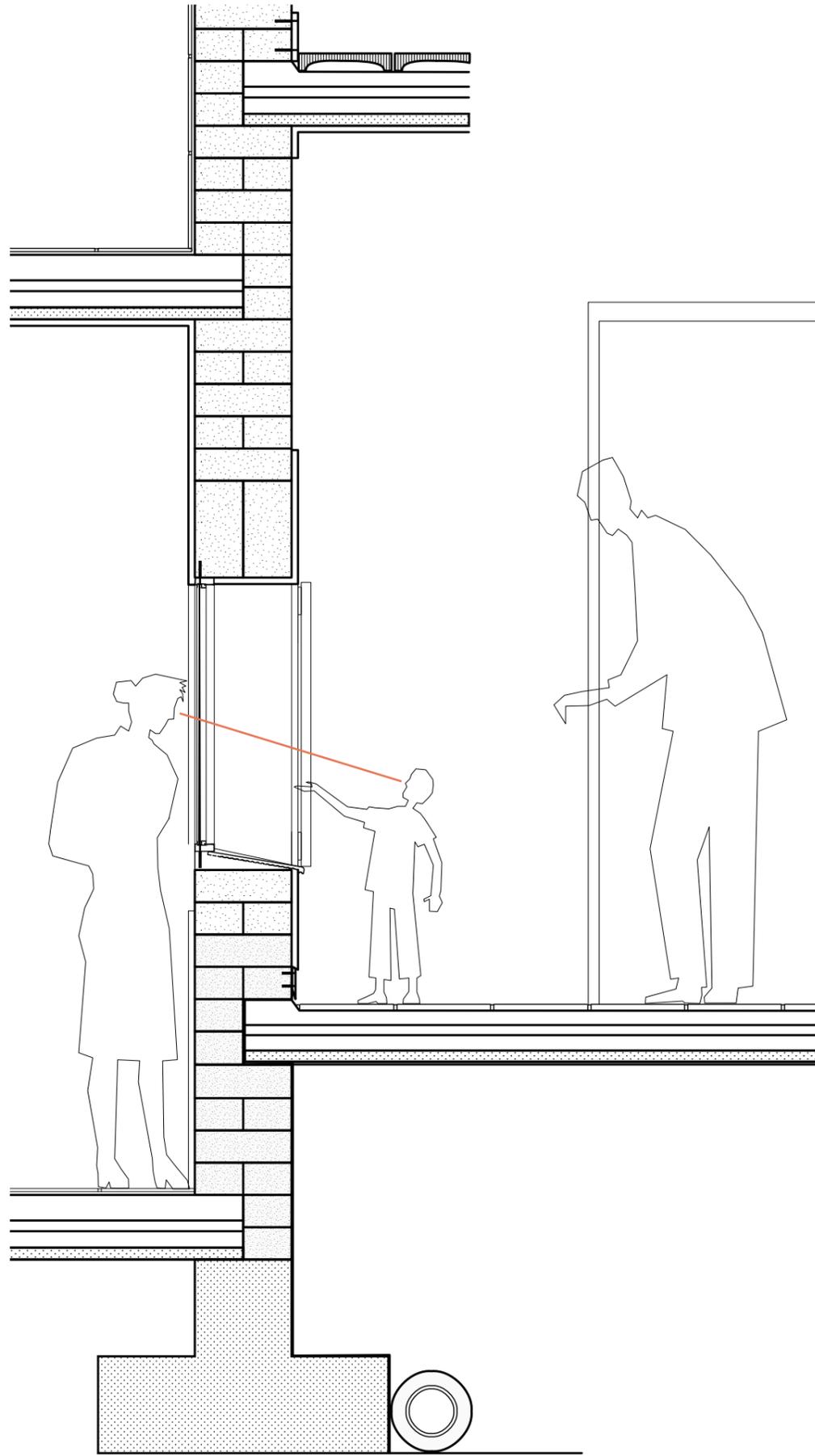


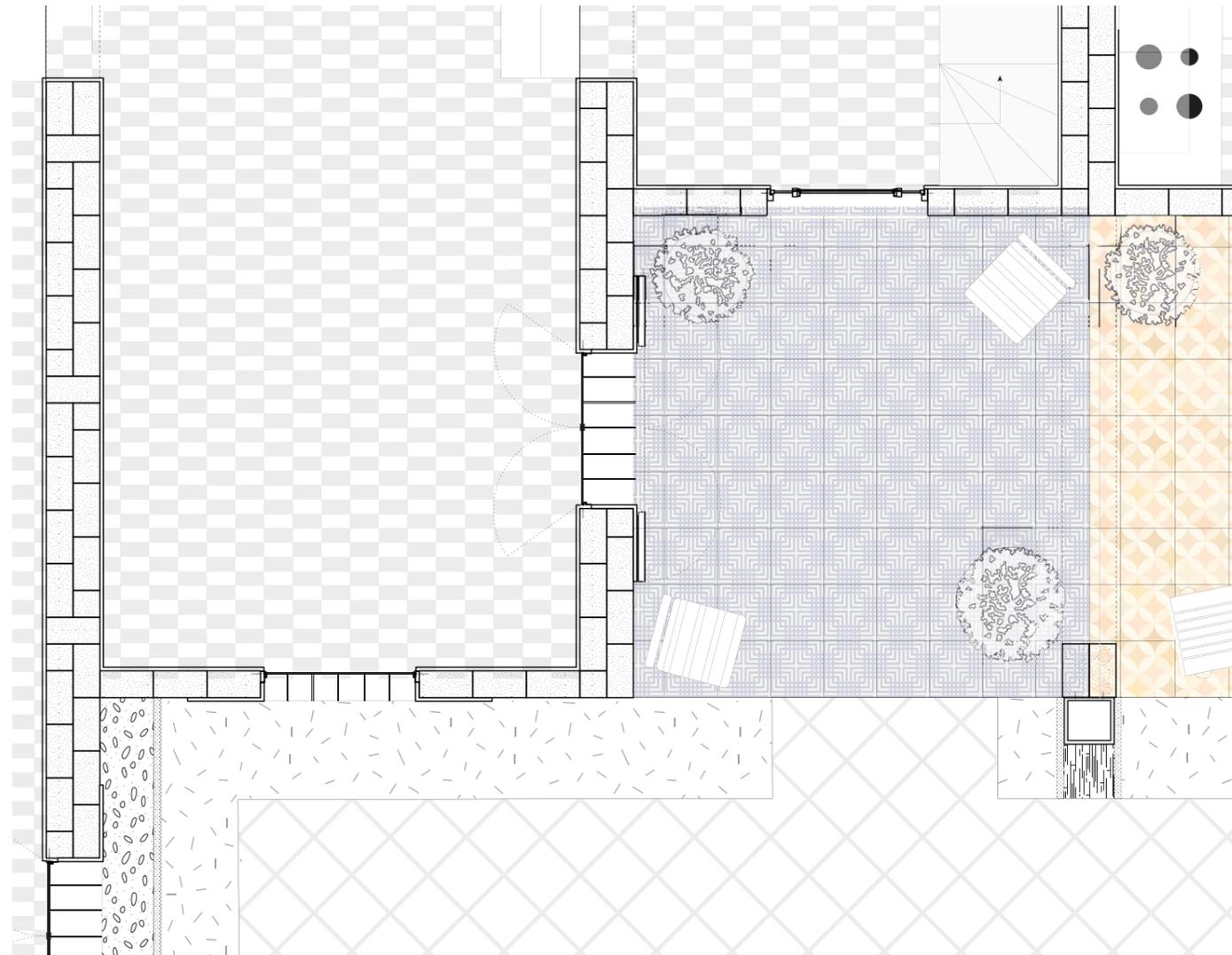


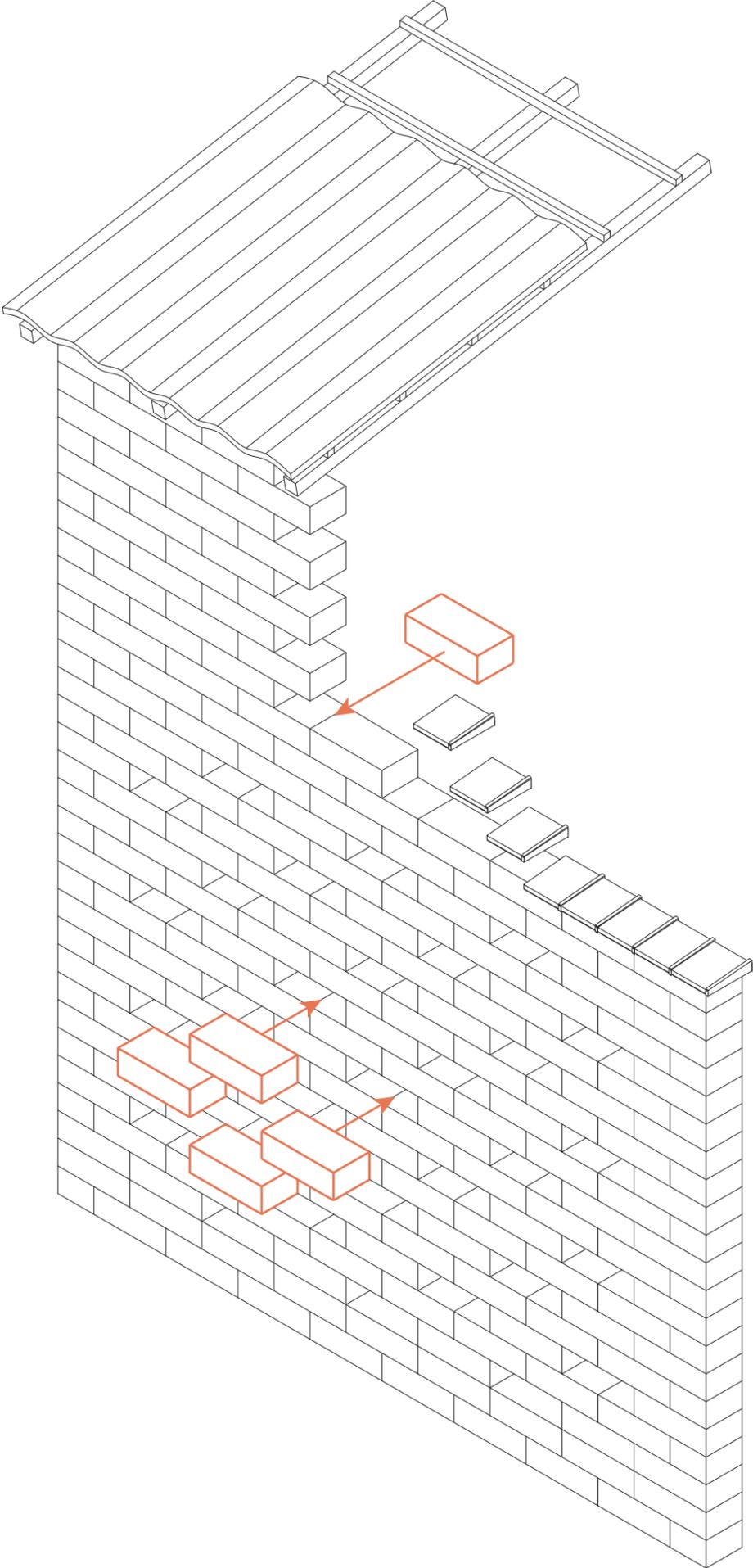


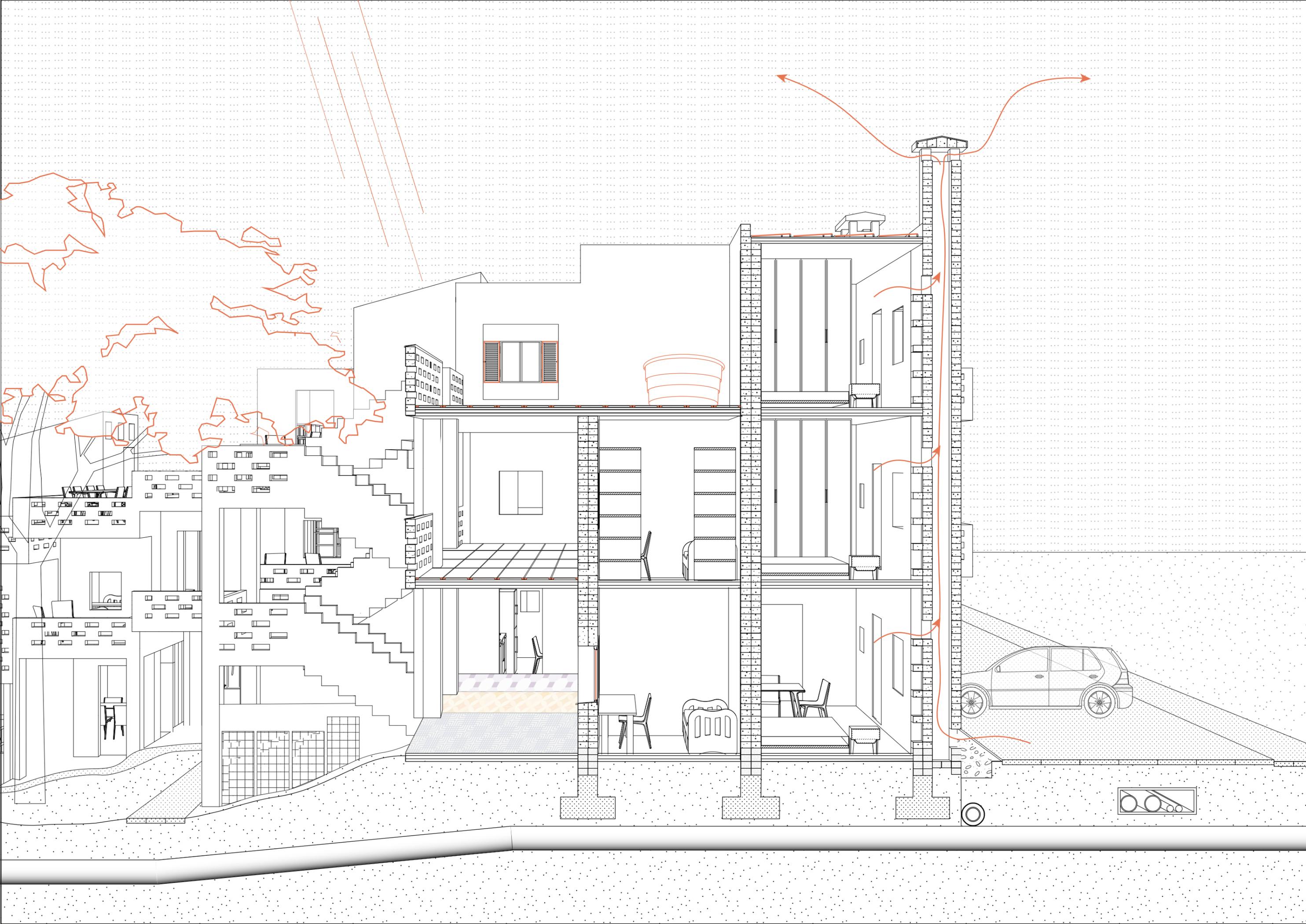


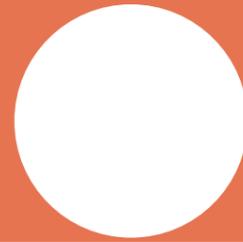








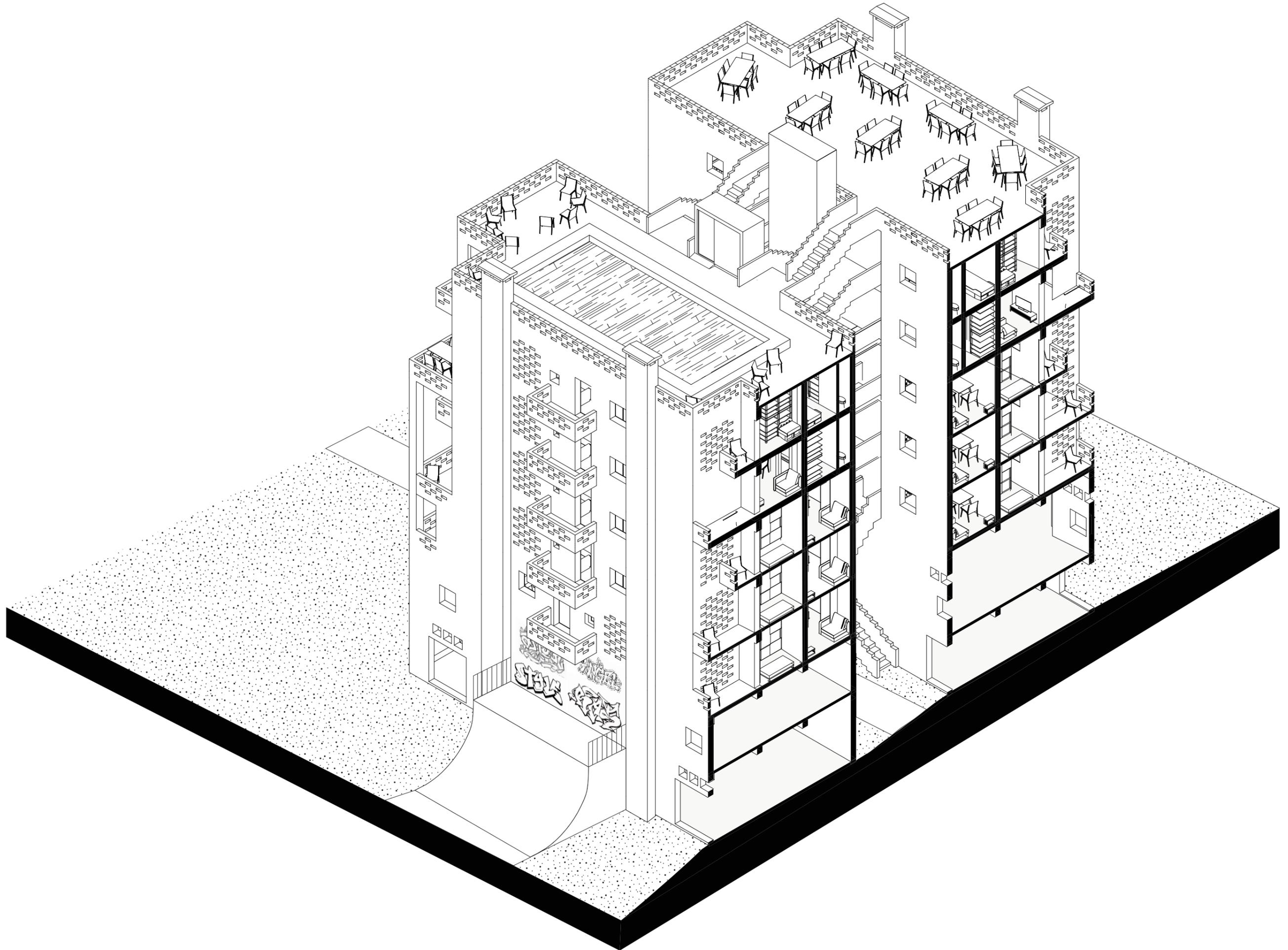


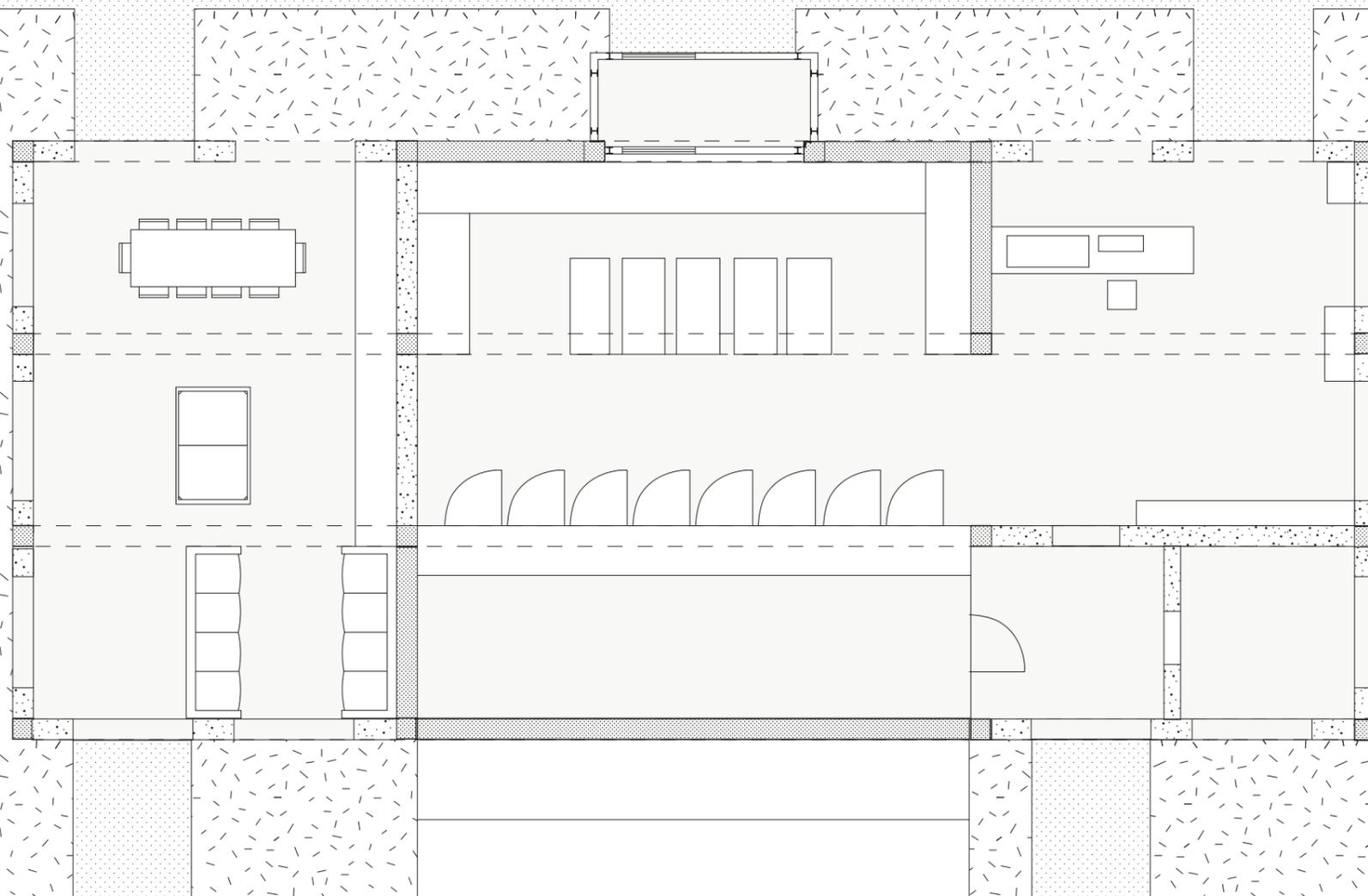
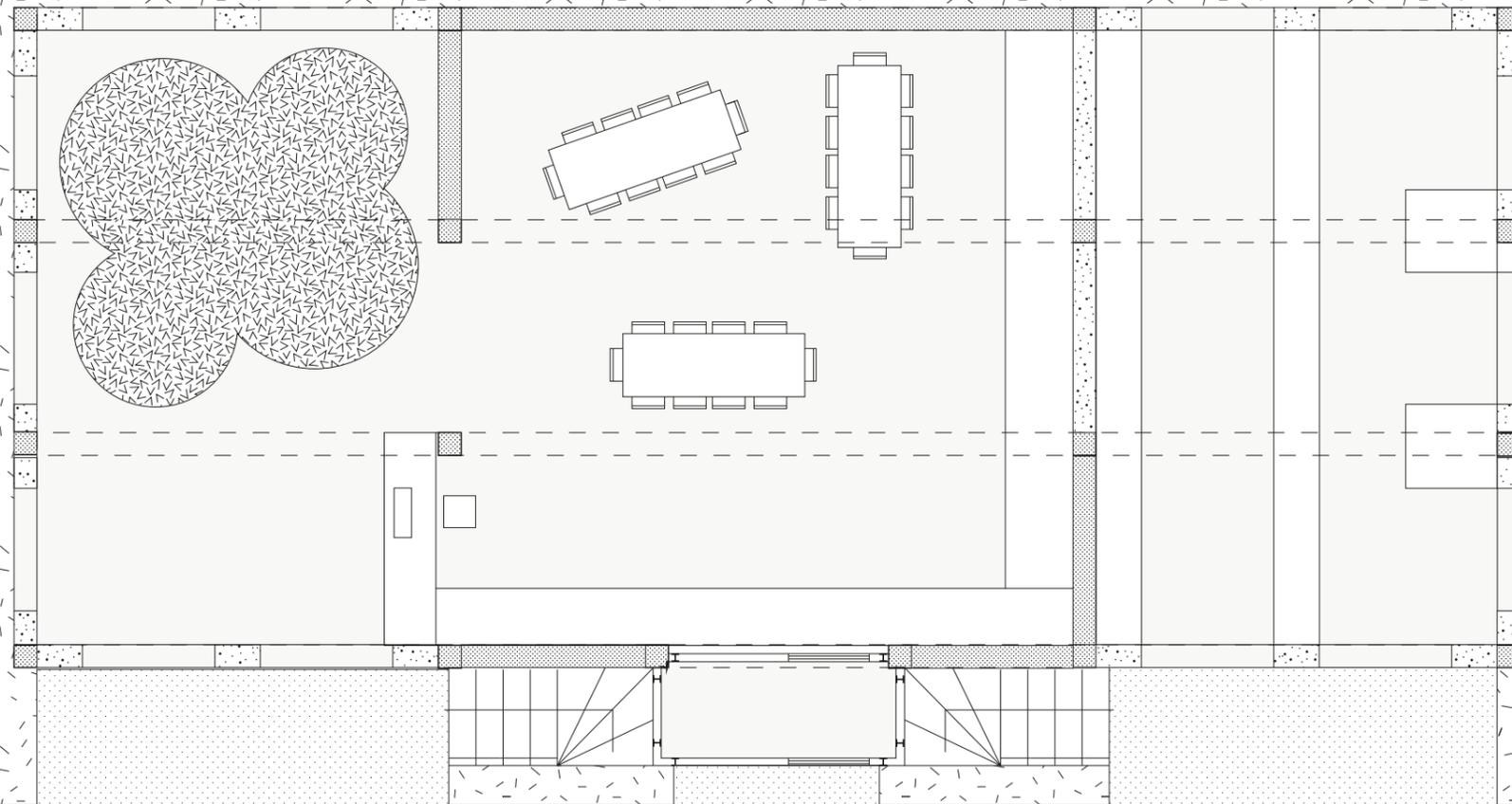


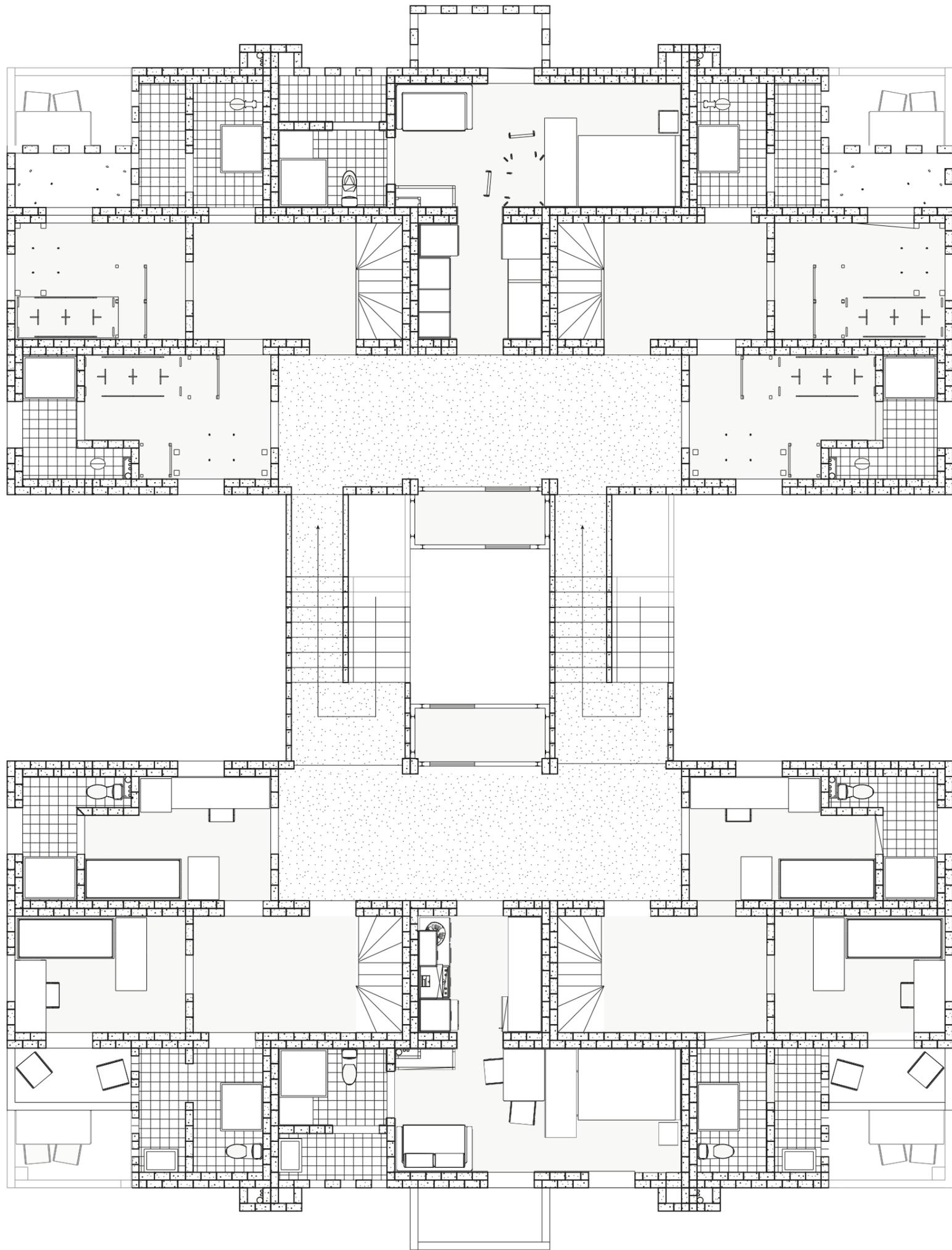
Design
Concrete operational stage

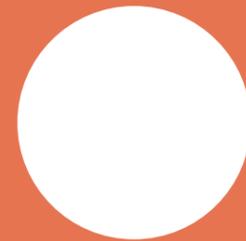






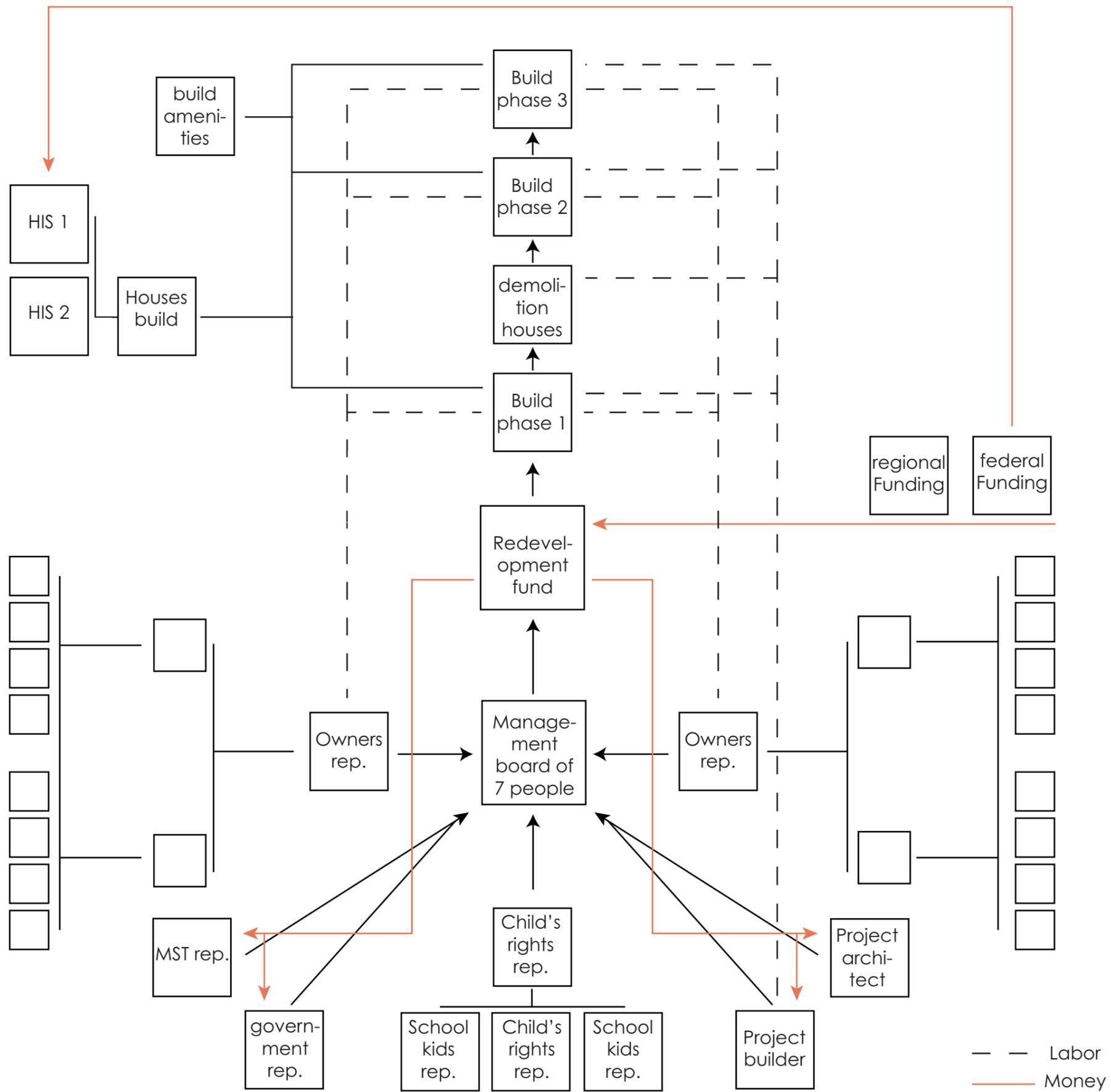




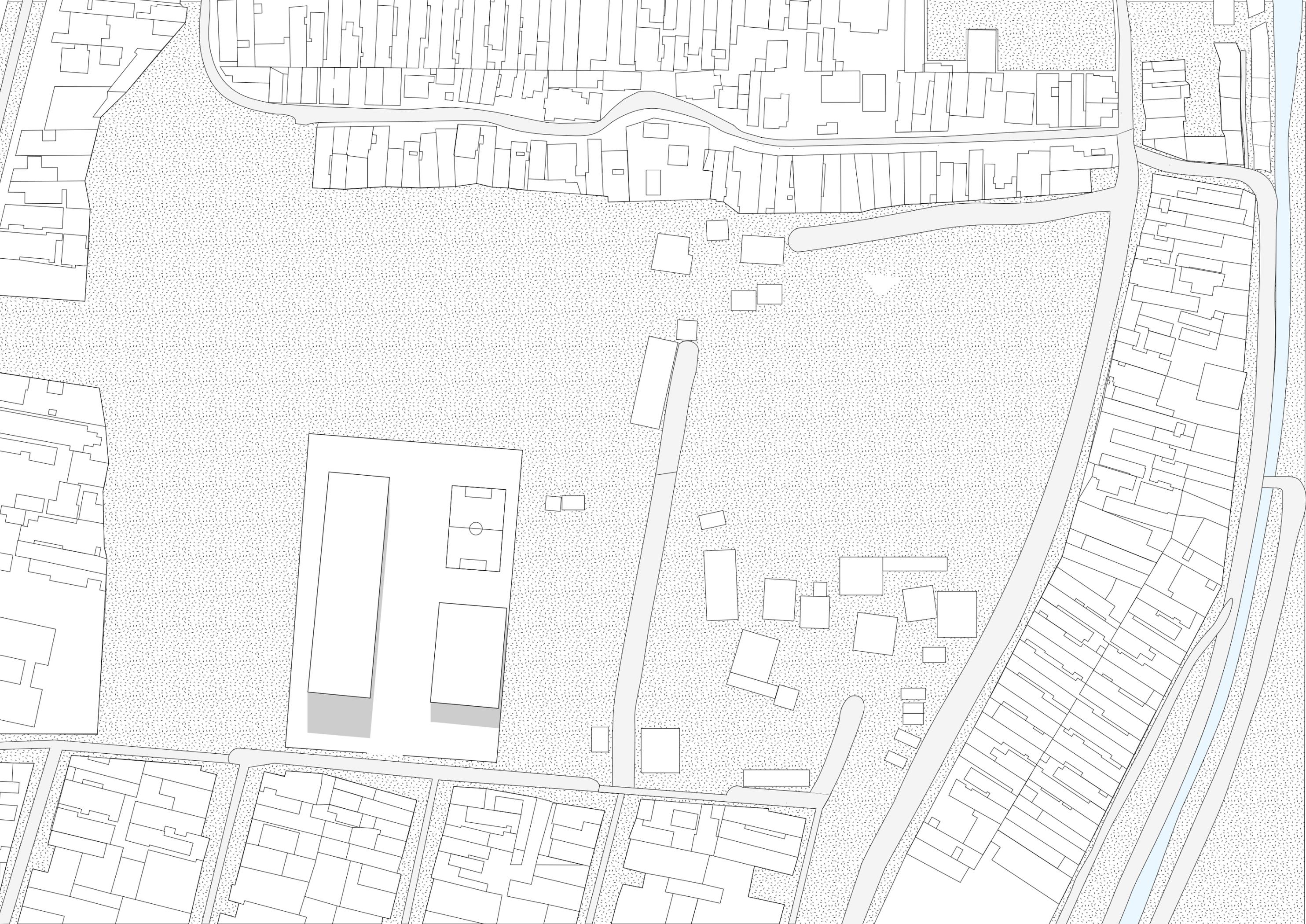


Design
Formal operational stage









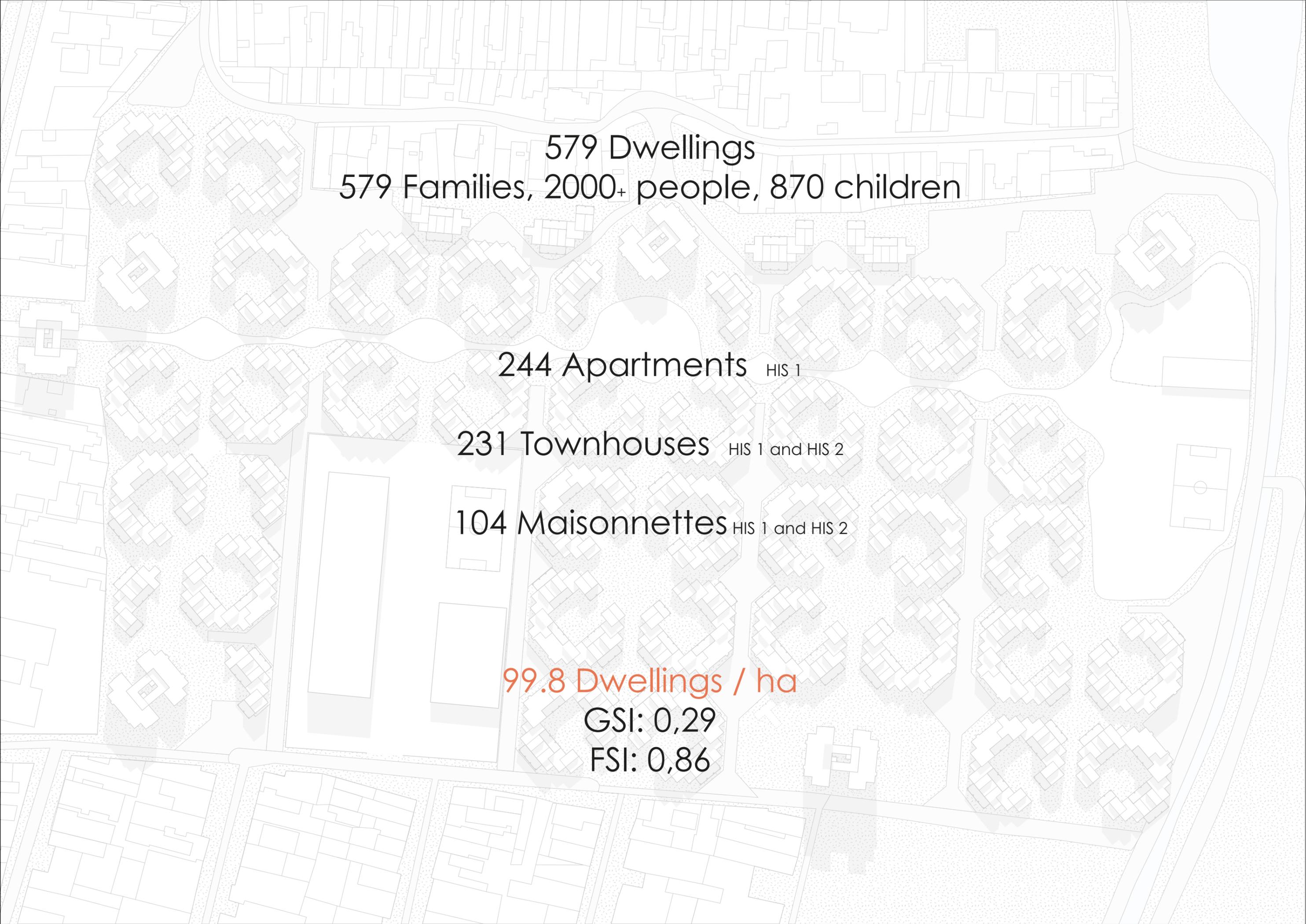












579 Dwellings
579 Families, 2000+ people, 870 children

244 Apartments HIS 1

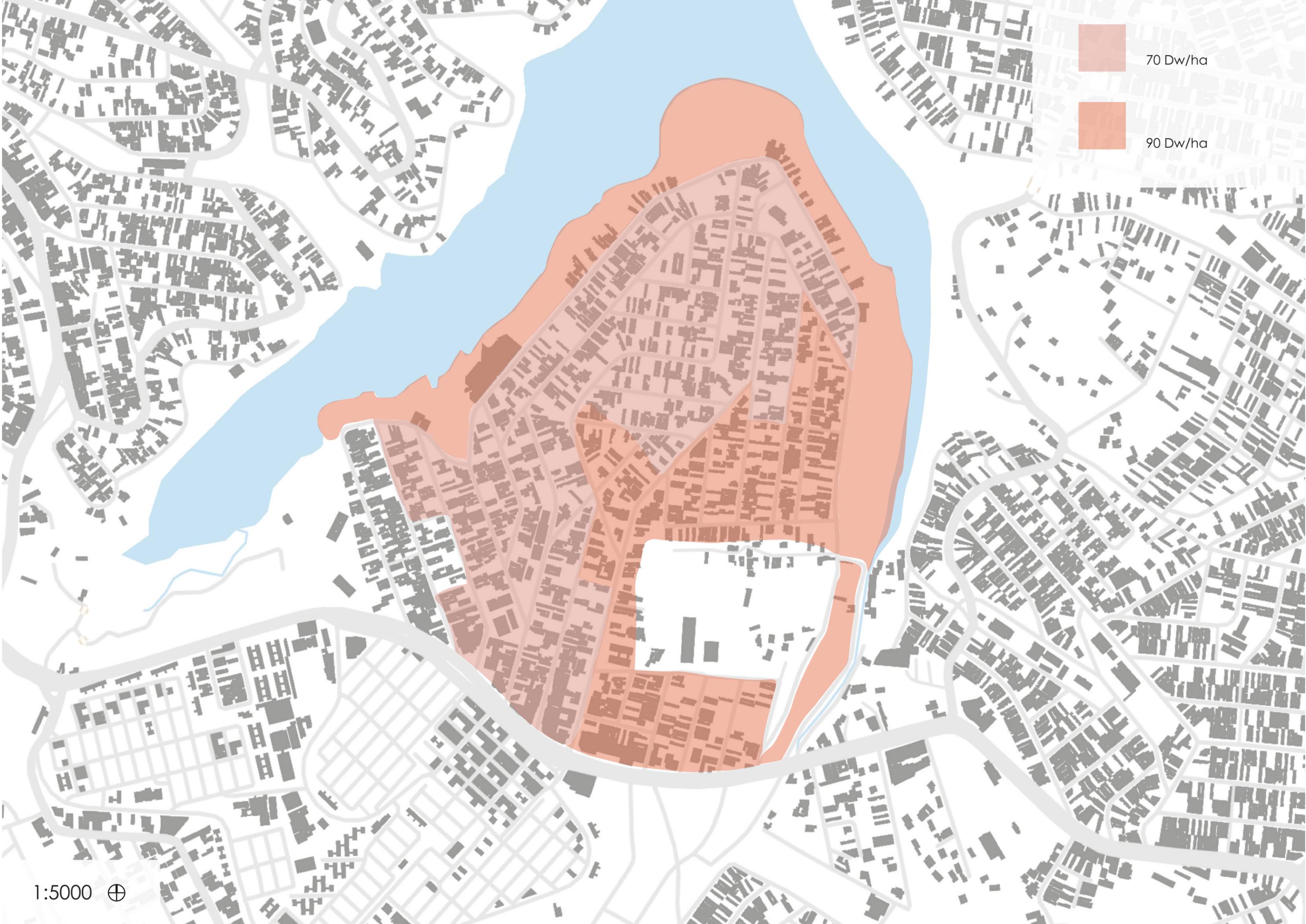
231 Townhouses HIS 1 and HIS 2

104 Maisonnettes HIS 1 and HIS 2

99.8 Dwellings / ha

GSI: 0,29

FSI: 0,86



70 Dw/ha

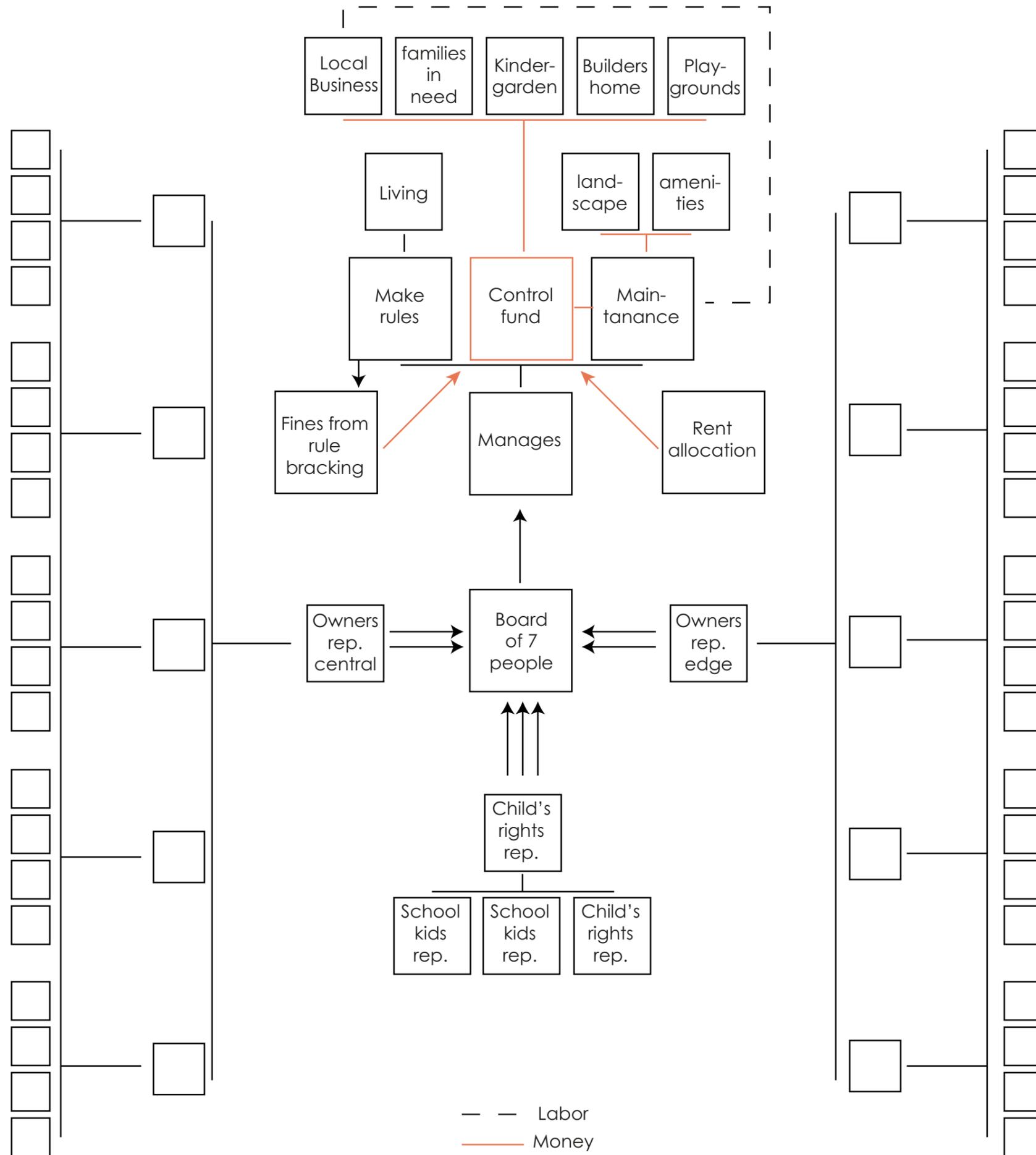


90 Dw/ha

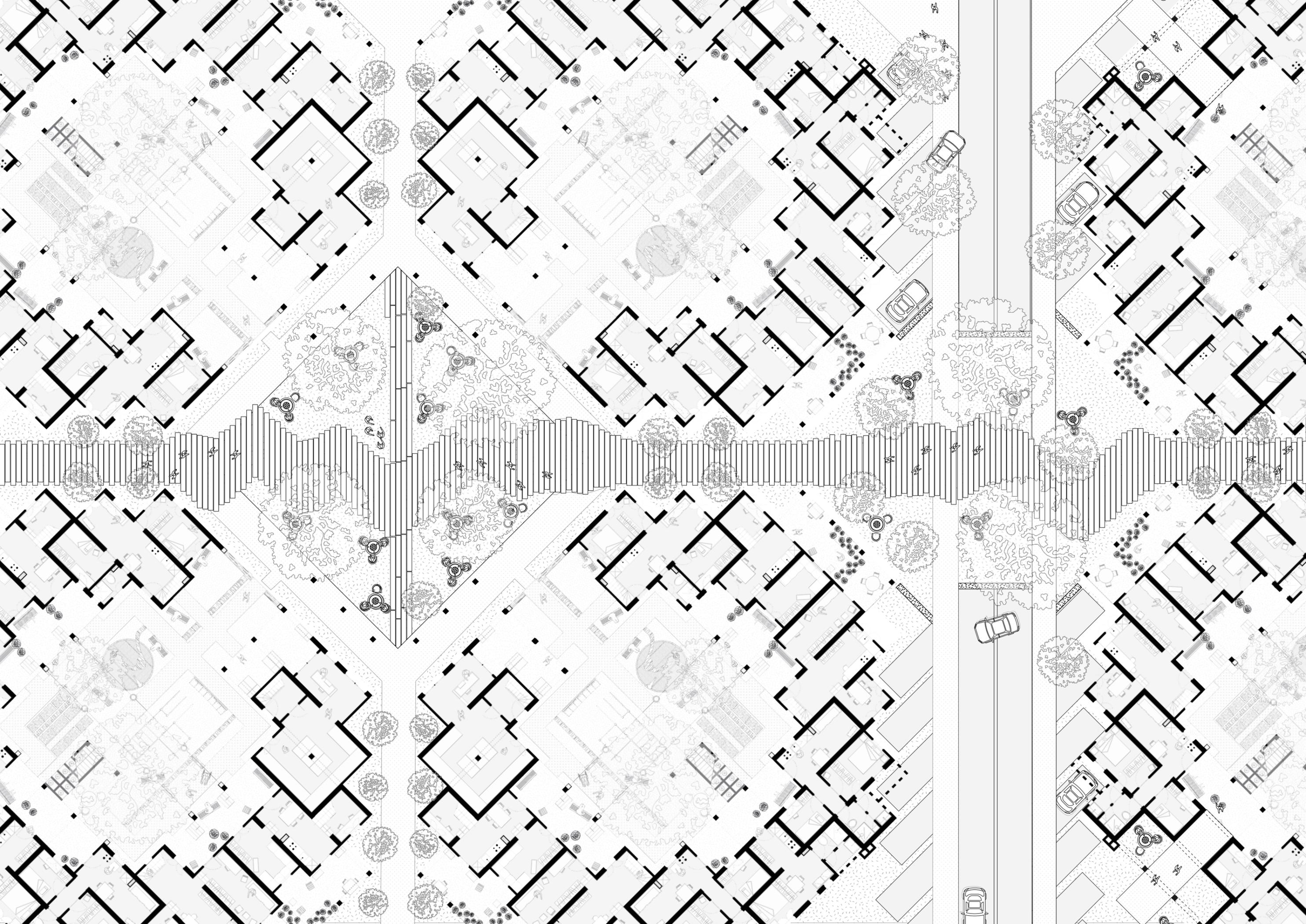
1:5000 ⊕

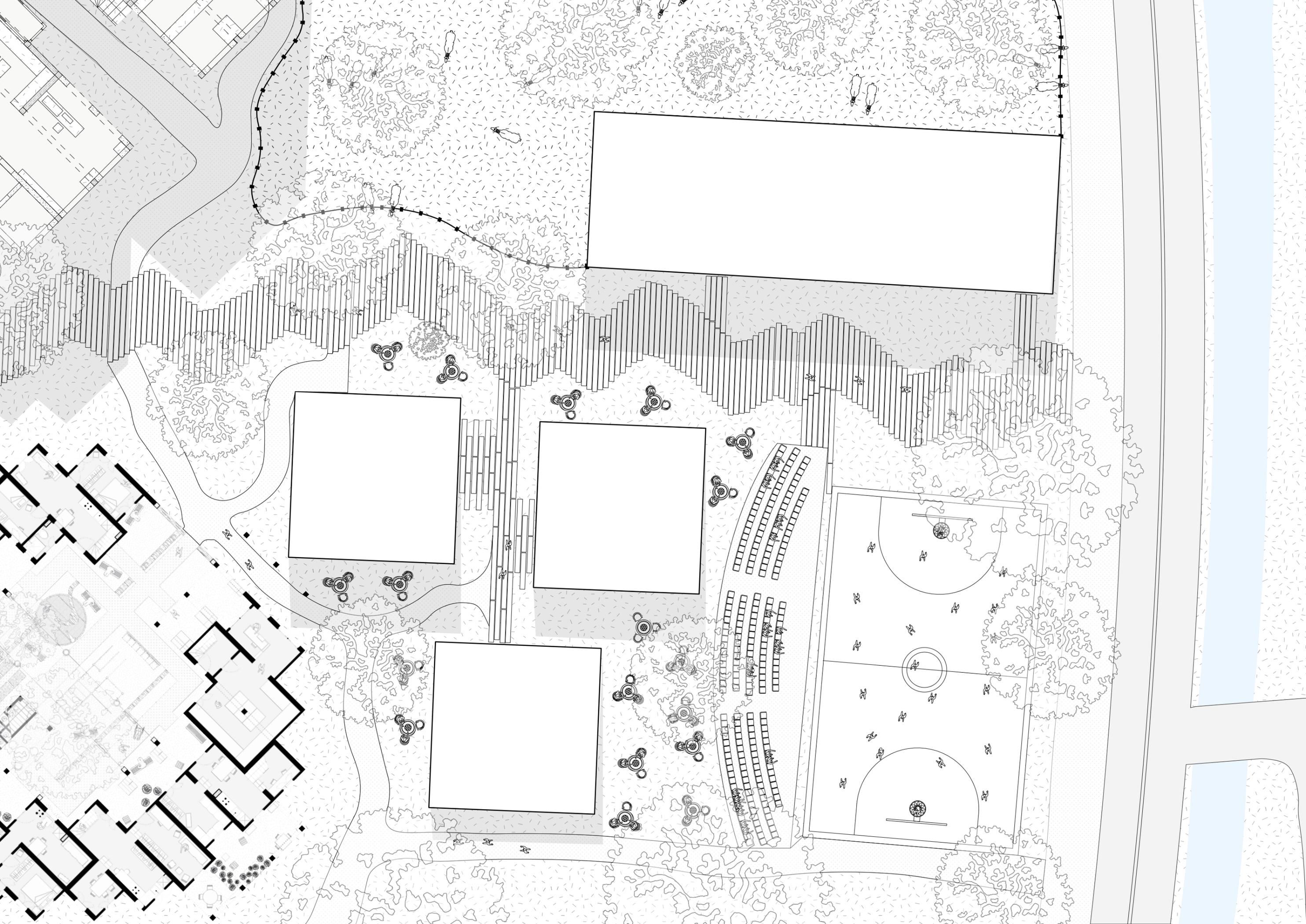


Chácara do Conde
92 Dw/ha

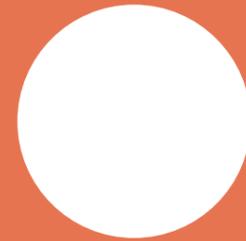




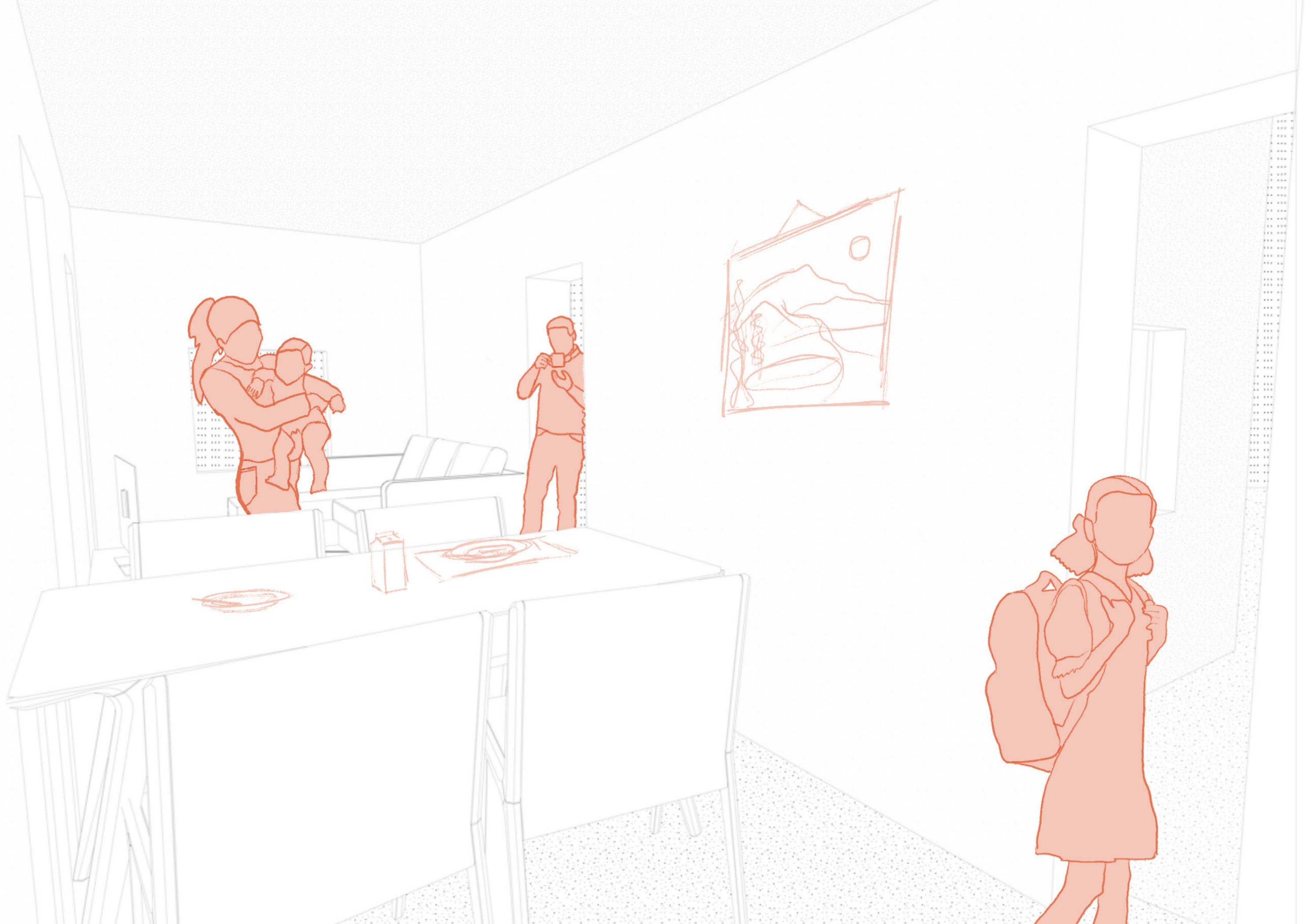


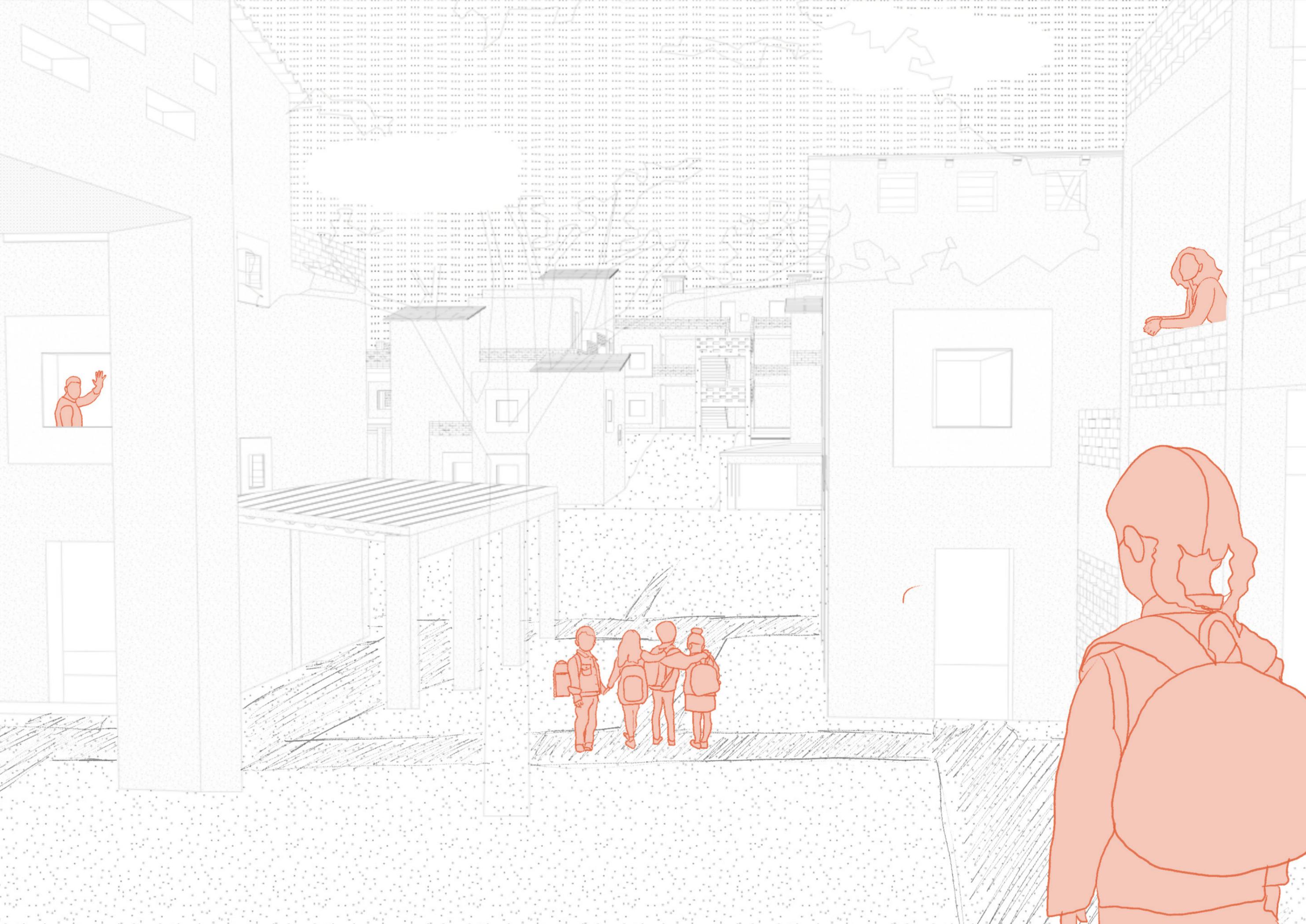




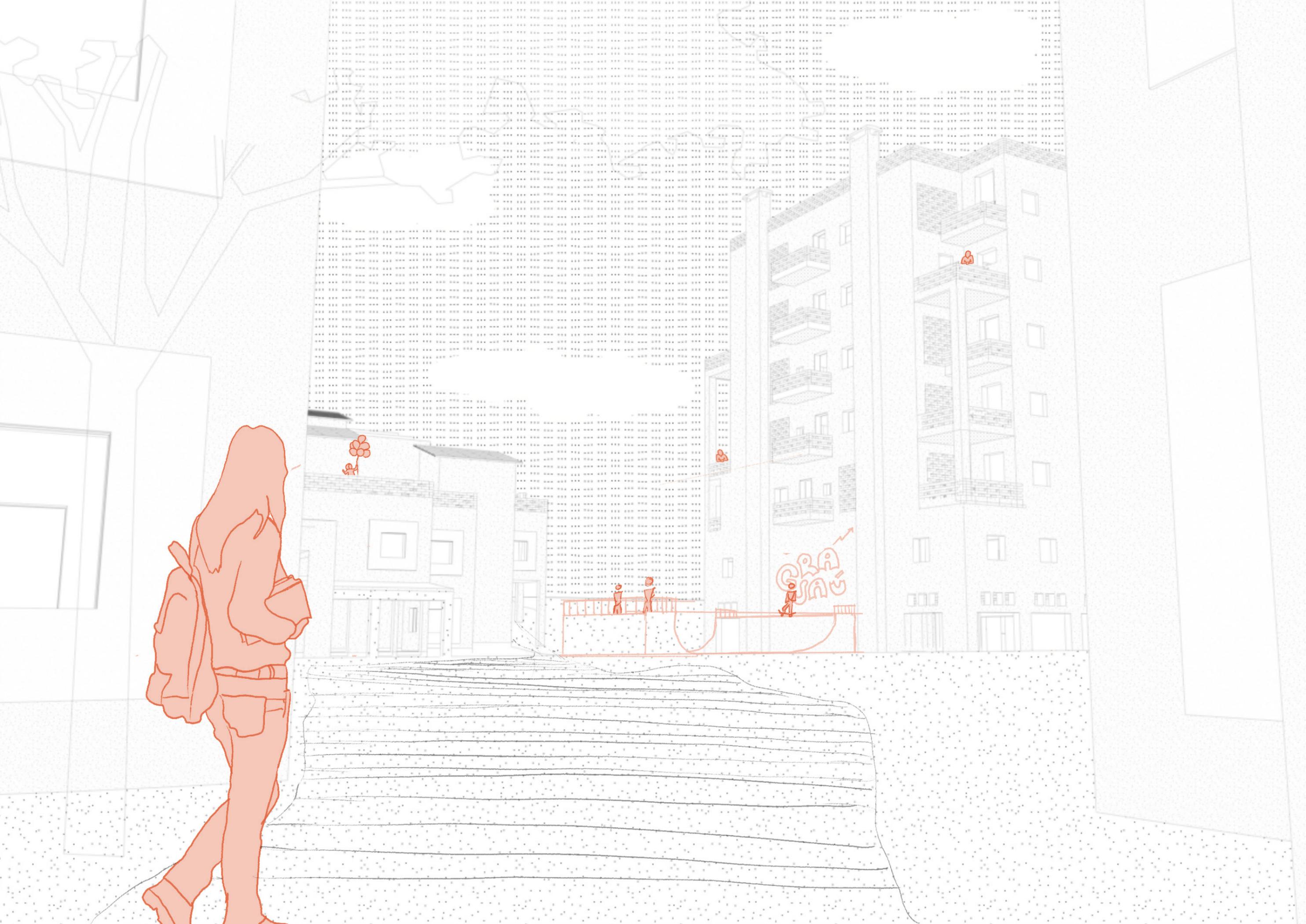


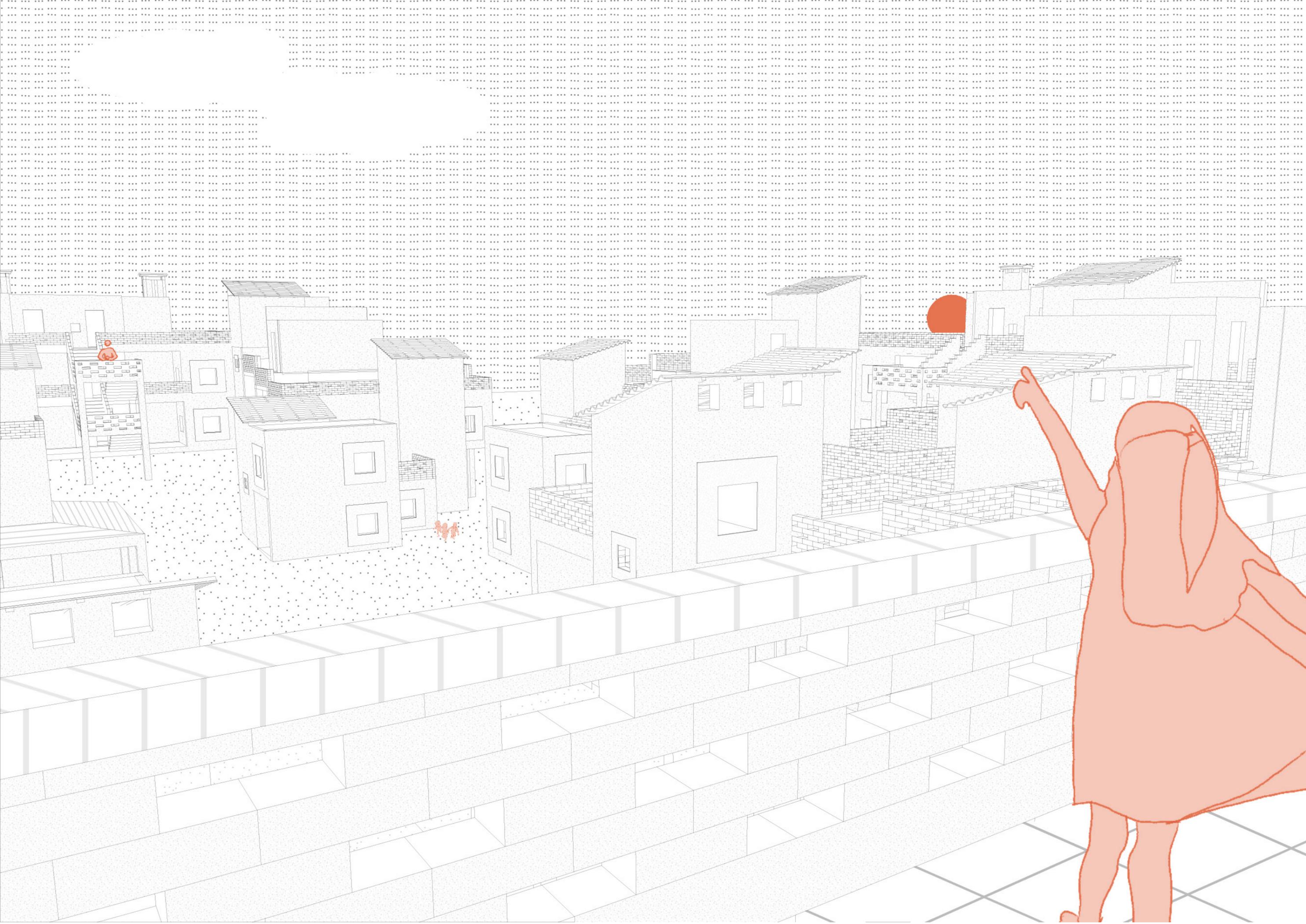
Let's walk to school

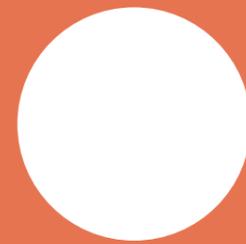












Fim.