

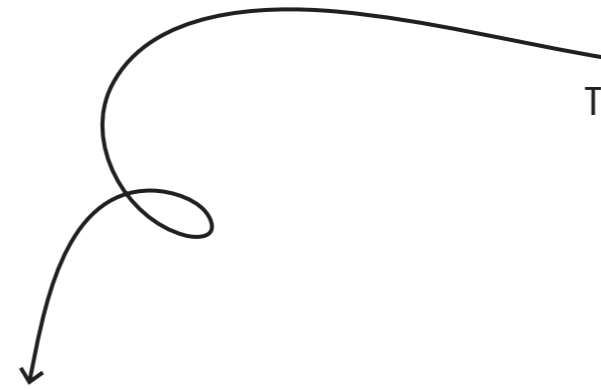


**A Critical Regionalist Approach Towards Balancing  
Tradition and Modernity in Housing in North-East  
Morocco**

**FASCINATION**



IDENTITY:  
THE BEST OF BOTH WORLDS



**FASCINATION**

IDENTITY:  
THE BEST OF BOTH WORLDS

# FASCINATION

ARCHITECTURE DETACHED  
FROM ITS CONTEXT













## CRITICAL REGIONALISM

“ How to become modern and to return  
to sources? ”

PAUL RICOEUR

Paul Ricoeur, "Universal Civilization and Natural Cultures," in *Architectural Regionalism: Collected Writings on Place, Identity, Modernity and Tradition*, ed. Vincent

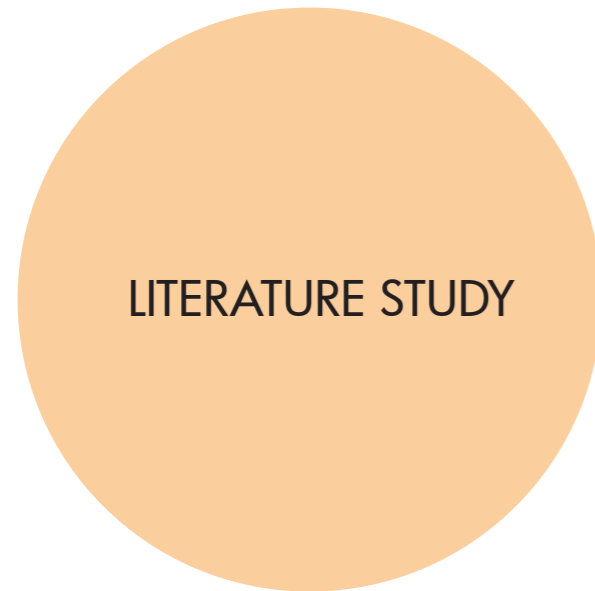
“ Critical regionalism is based on a regionalism that depends on a  
connection between the political consciousness of a society and the  
profession of an architect ”

KENNETH FRAMPTON

Kenneth Frampton, "Prospects for a Critical Regionalism," *Perspecta: The Yale Architectural Journal* 20(1983): 184.

How can a Critical Regionalist approach contribute to balancing Tradition and Modernism in housing in North-East Morocco?

## RESEARCH METHODOLOGY





## RESEARCH METHODOLOGY

LITERATURE STUDY

PRECEDENT STUDY

CRITICAL  
REGIONALISM

CASE STUDY:  
MOROCCO

## RESEARCH METHODOLOGY

LITERATURE STUDY

PRECEDENT STUDY

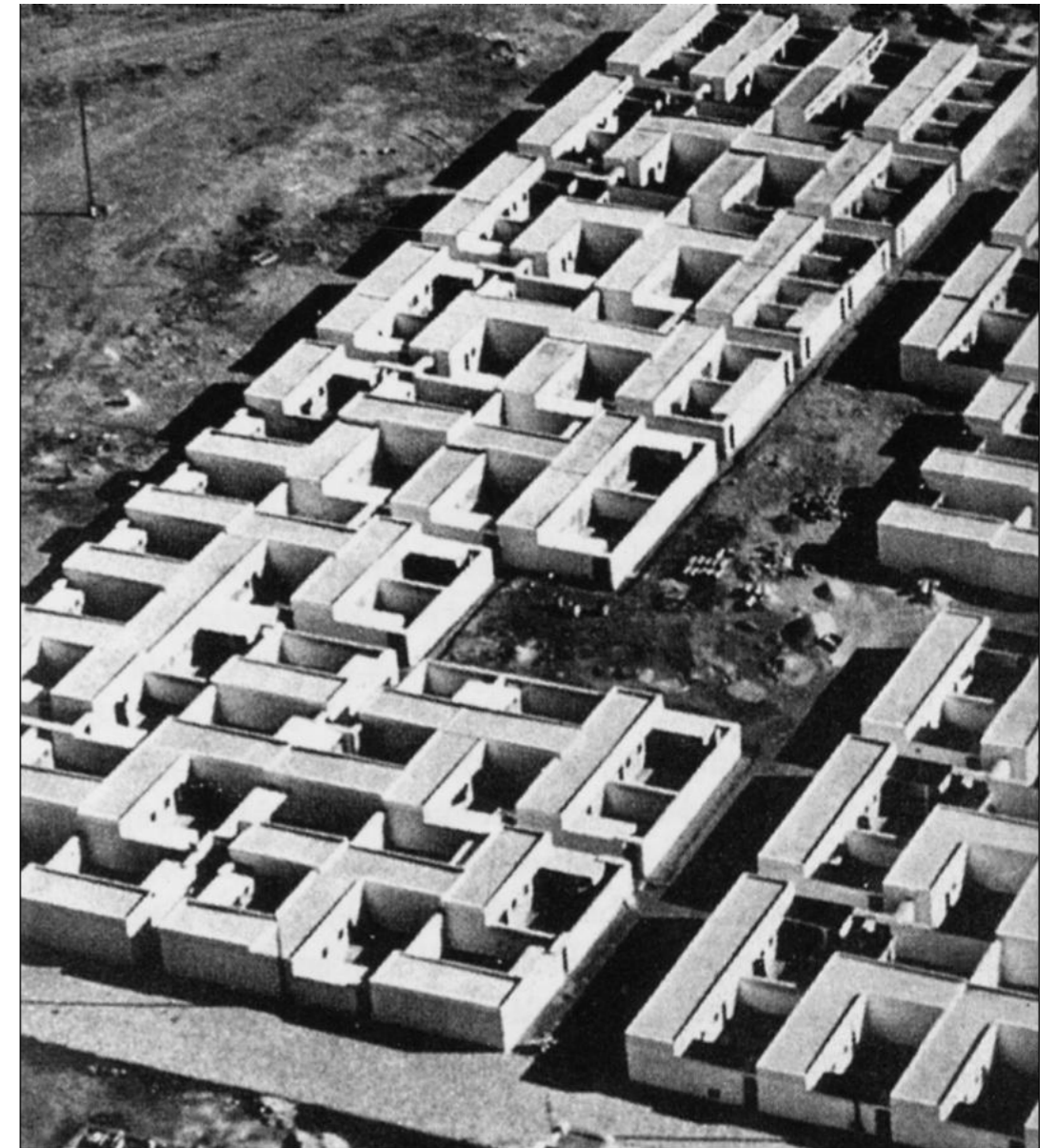
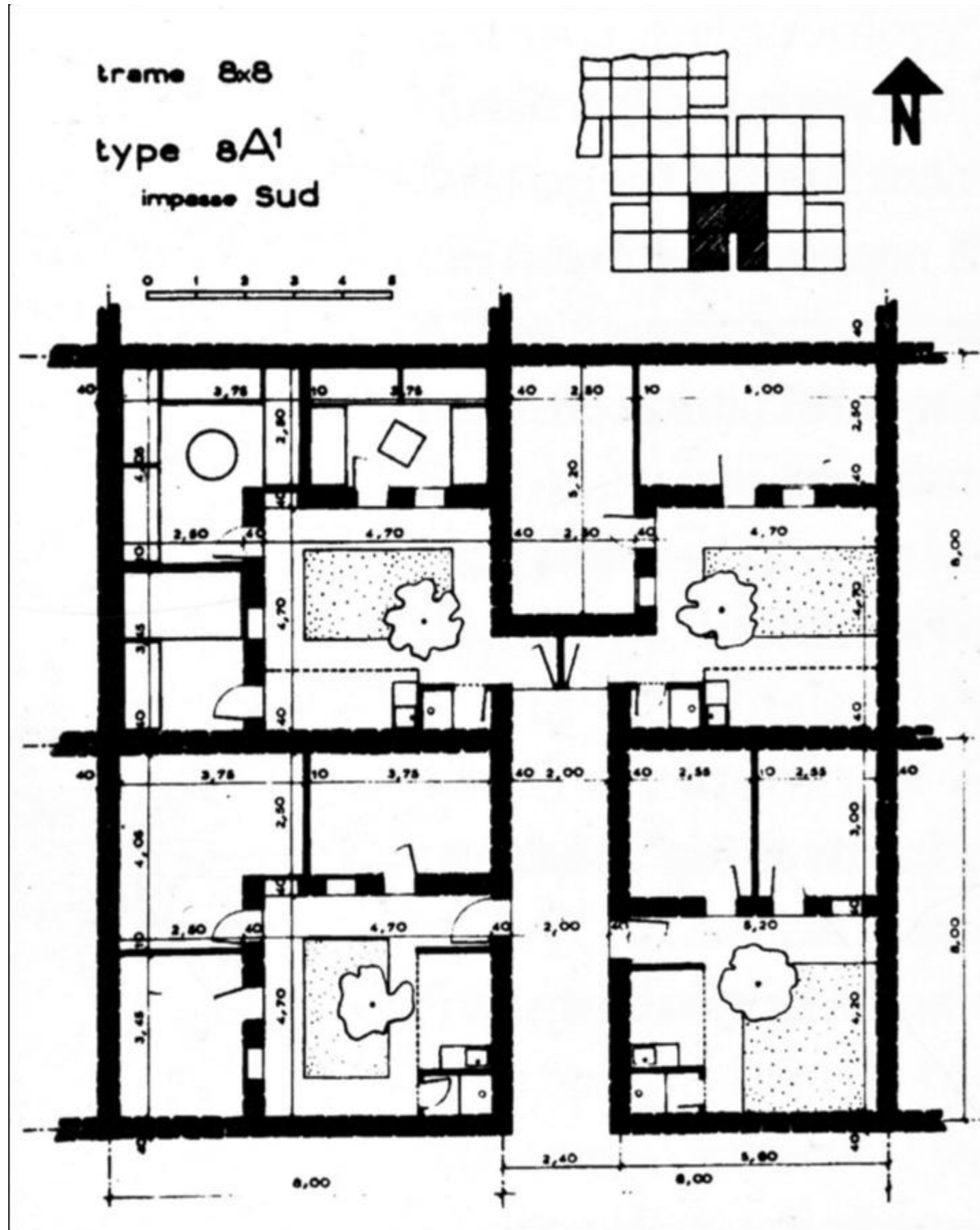
TYOLOGICAL  
ANALYSIS

CRITICAL  
REGIONALISM

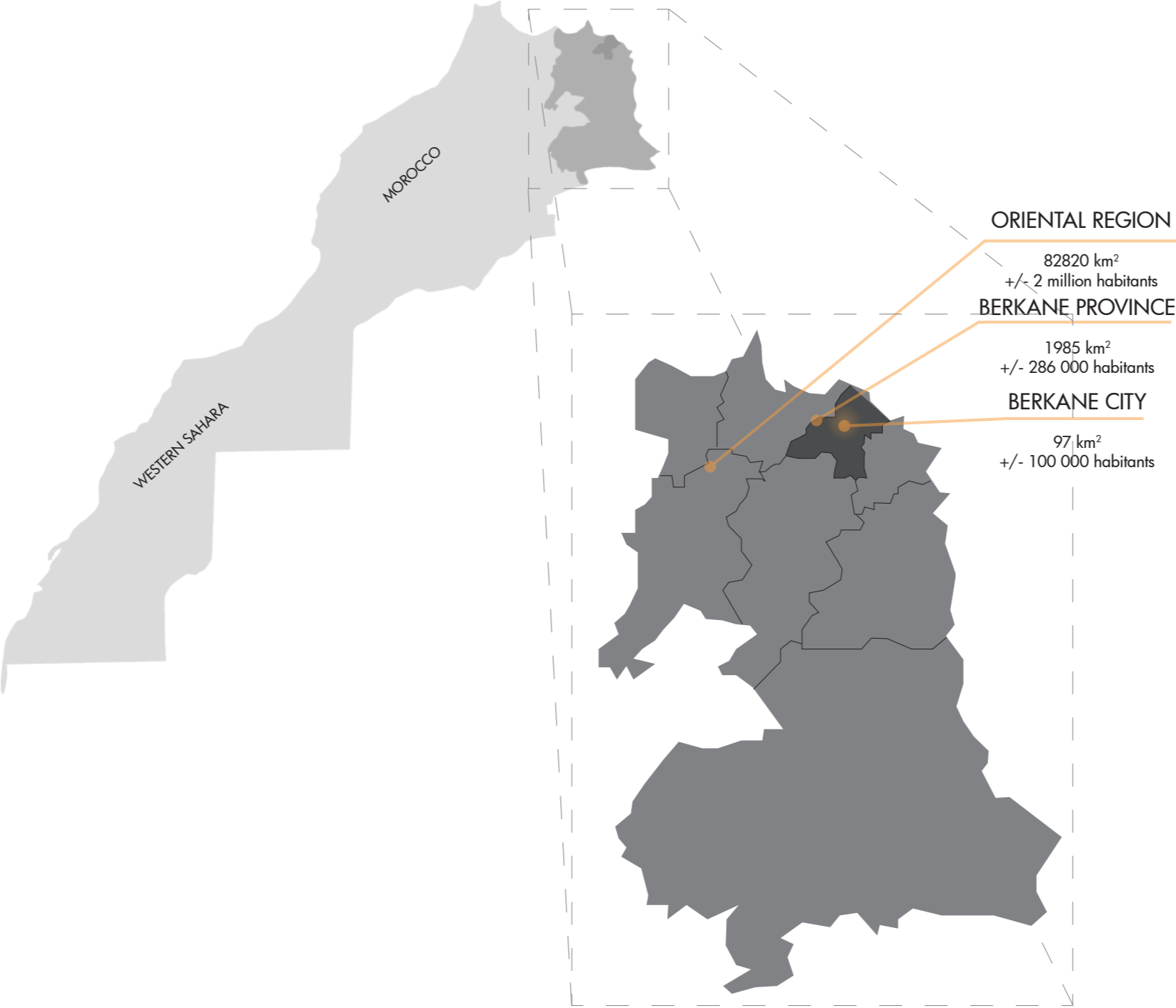
CASE STUDY:  
MOROCCO

TYOLOGICAL  
RESEARCH

# PRECEDENT STUDY



# MAP OF THE REGION





# MAP OF BERKANE

CAP DU L'EAU

SAIDIA

OUJDA

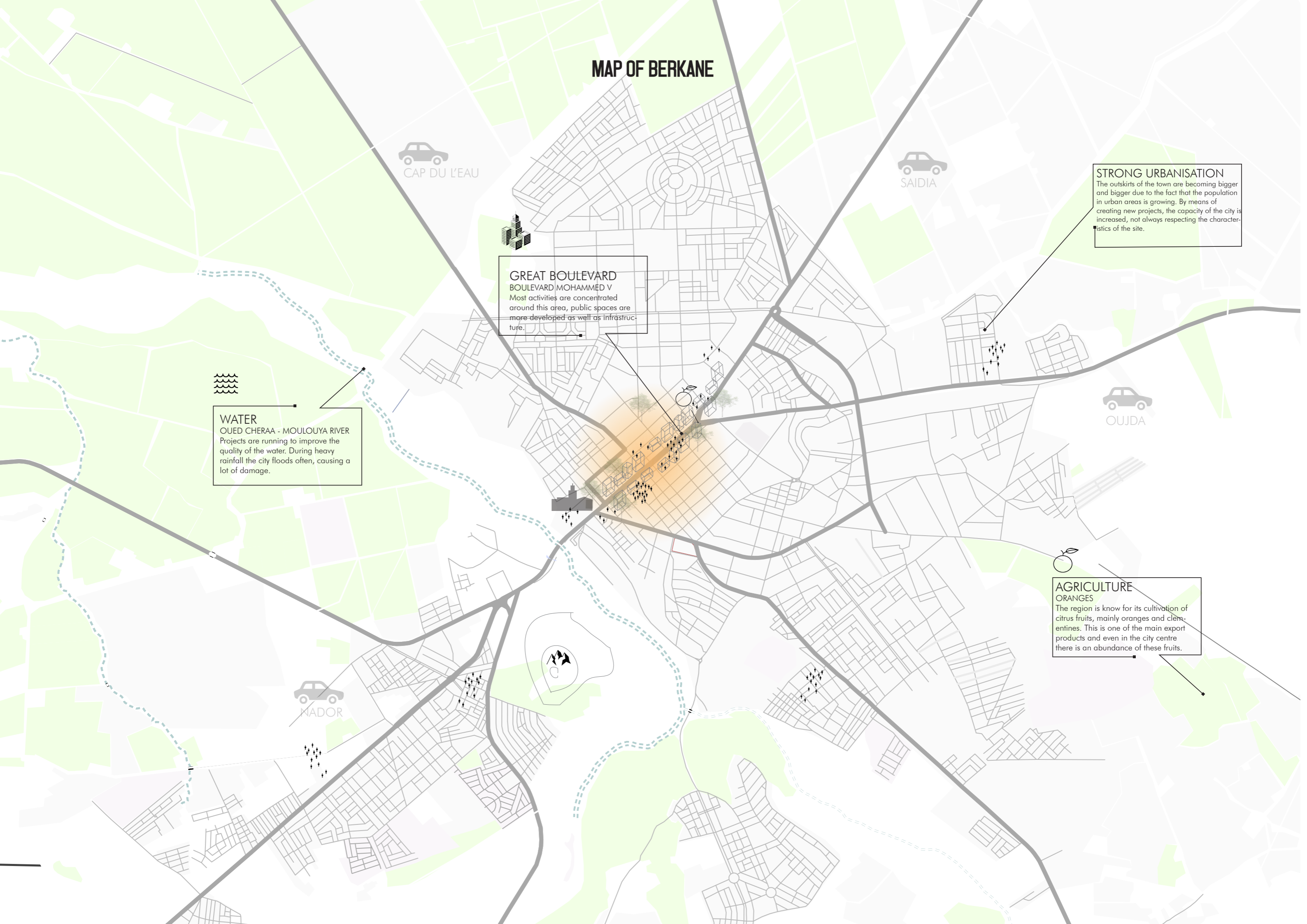
NADOR

**STRONG URBANISATION**  
The outskirts of the town are becoming bigger and bigger due to the fact that the population in urban areas is growing. By means of creating new projects, the capacity of the city is increased, not always respecting the characteristics of the site.

**GREAT BOULEVARD**  
BOULEVARD MOHAMMED V  
Most activities are concentrated around this area, public spaces are more developed as well as infrastructure.

**WATER**  
OUED CHERAA - MOULOUYA RIVER  
Projects are running to improve the quality of the water. During heavy rainfall the city floods often, causing a lot of damage.

**AGRICULTURE**  
ORANGES  
The region is known for its cultivation of citrus fruits, mainly oranges and clementines. This is one of the main export products and even in the city centre there is an abundance of these fruits.



## ROMAN PERIOD

105 BC

The region is inhabited by Romans and native Berber tribes, especially in and around the river Moulouya, they divided the area into an East and West side. During this period the region was already developing in terms of creating an infrastructure and encouraging agriculture on the fruitful ground.

## IBERIAN MUSLIMS INHABIT THE AREA

1600s

The Muslims that inhabited the Iberian Peninsula fled their country during the reign of Filip III, mainly coming from Andalusia. Most of them fled to the Algerian city Oran and continued their journey to end up in the North of Morocco, since the country reminded them of their homeland.



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## HOSTILITIES 1859

The local people (Beni Znassen) fight the French occupation, which is mainly coming from the already occupied Algerian lands) under Martimprey Du Kiss to prevent them from taking control over the region.

## ARRIVAL OF GENERAL LYAUTEY 1907

French army general Lyautey visited the Oriental region and is the founder of a city now called Ahfir, next to the border of Algeria.



## IBERIAN MUSLIMS INHABIT THE AREA 1600s

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## IMMIGRANTS ENTER THE TOWN 1908

After strong resistance of the Beni Znassen against the French, the French finally used their forces and violently got control over the region. The new city provided housing for French people, Algerians and Spanish people. The urbanization is based on colonial Algerian cities: wide and spacious organized roads, surrounded with trees. Spacious houses are constructed and the city became a mixture of different cultures, especially by the Europeans and the North-Africans. The European houses are still found and inhabited today.

## EUROPEAN LANDOWNERS 1909

5000 ha of the region Berkane falls in the hand of Europeans after change of regulations. This results in a huge amount of dwellings to be build and agricultural land to fall in hands of the French occupiers.

## FOUNDATION OF THE CITY BERKANE 1907

The city was founded by the French on a strategic point to control the local tribe Beni Znassen who were residing in the surrounding areas. It was named after Sidi Mohammed Aberkane, a 19th century saint, Aberkane means black in the Berber language.



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## NATIONAL UPRISING 1953

People start heavy protests against the occupation of the French.



## INDEPENDENCE 1956

French troops leave and make place for natives to direct the region. Morocco officially becomes independent.

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## 185 HOUSES IN BERKANE 1911

The different types of inhabitants are the base of a new town that is being developed, the city is growing due to the increased number of French people. Mostly colonial buildings are still a part of the city today.



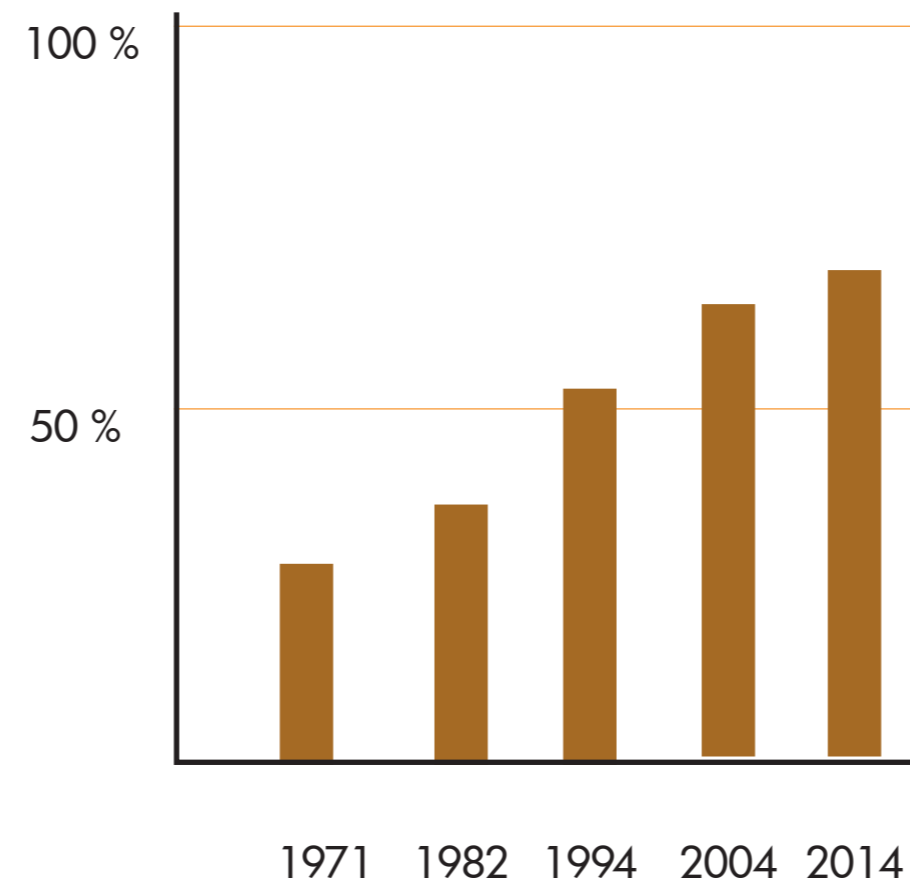
## CONSTRUCTION OF THE SAINT AGNES CHURCH 1920

The church remains a landmark in the city today, it is constructed in a French style for the French Christians that inhabited Berkane.

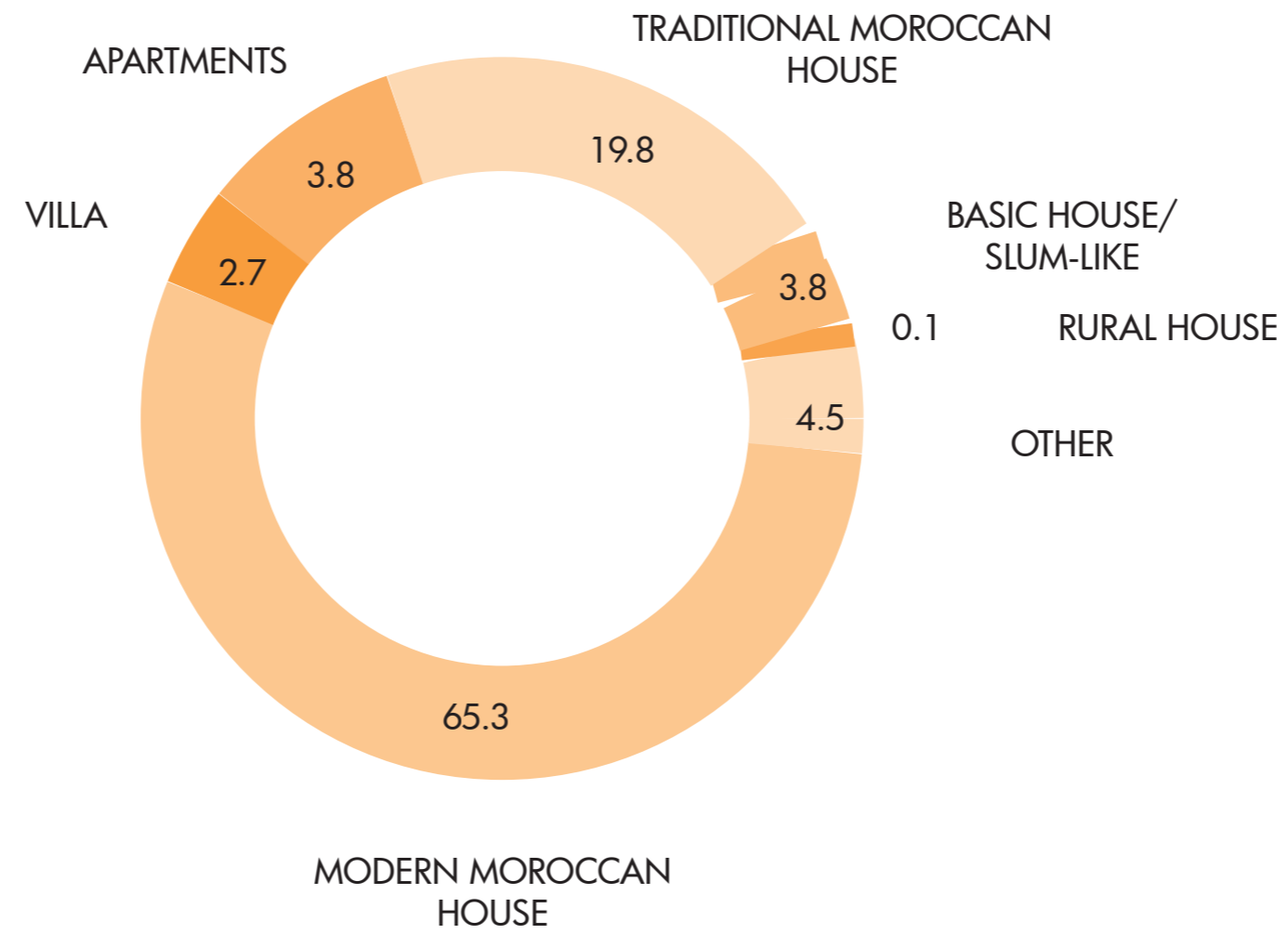




PERCENTAGE OF PEOPLE LIVING IN URBAN  
AREAS IN THE ORIENTAL REGION



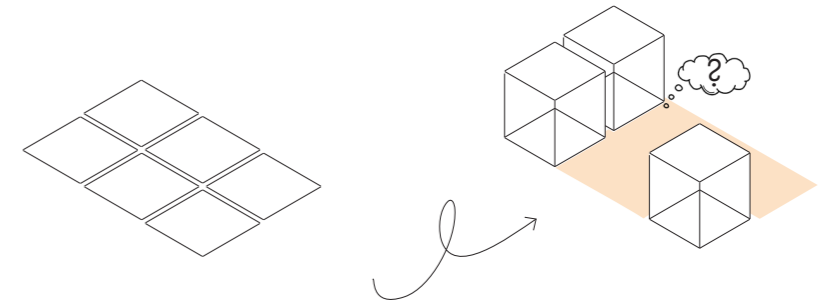
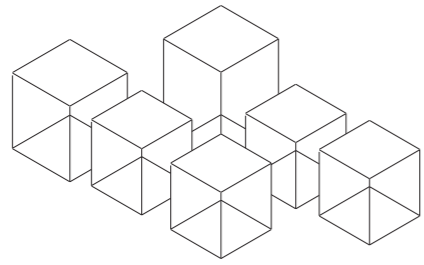
AMOUNT OF POPULATION PER HOUSING  
TYPES IN URBAN AREAS IN THE ORIENTAL  
REGION





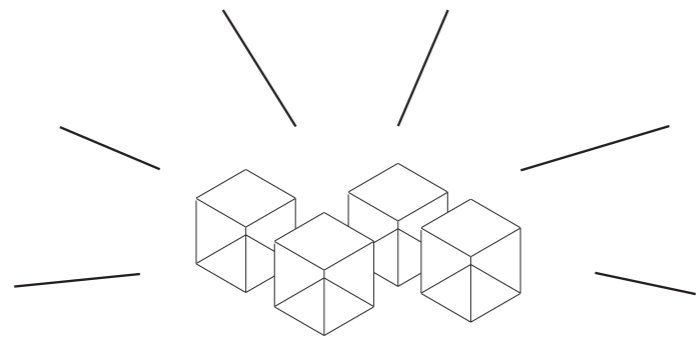




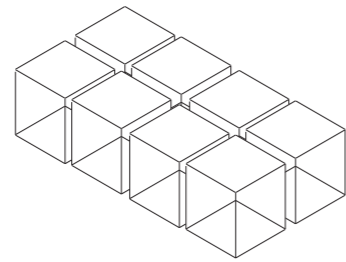




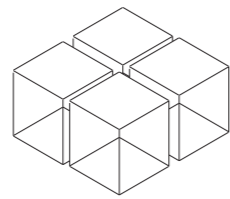
# APARTMENT BLOCKS



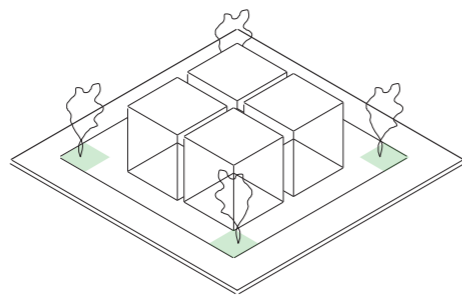
CONSTRUCTION AT ONCE



UNITY IN FLOORPLANS & STYLES



NO INCREMENTALITY

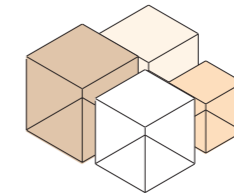


DESIGNED PUBLIC SPACES

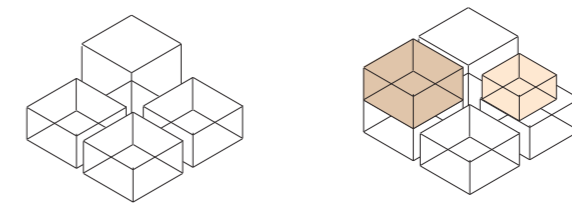
# LOTS



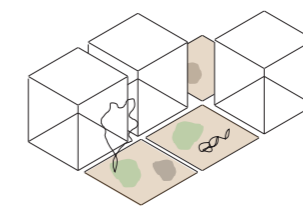
CONSTRUCTION UNREGULATED IN PHASES



DIVERSITY IN FLOORPLANS & STYLES

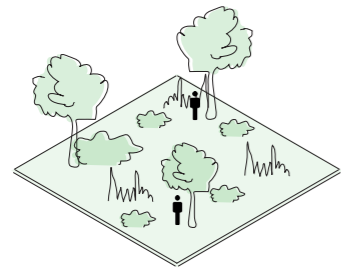


INCREMENTALITY

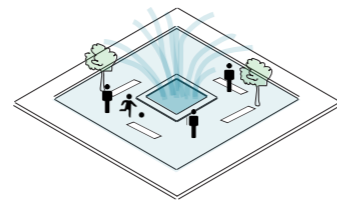


UNDESIGNED PUBLIC SPACES

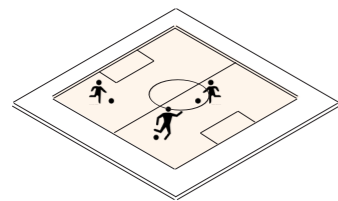
## PUBLIC OPEN SPACES – FORMAL



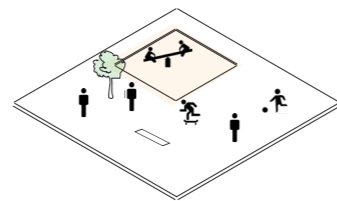
OPEN GREEN SPACE



SQUARE

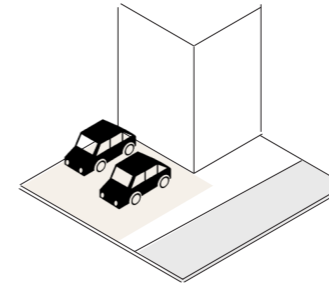


SPORTS FIELD

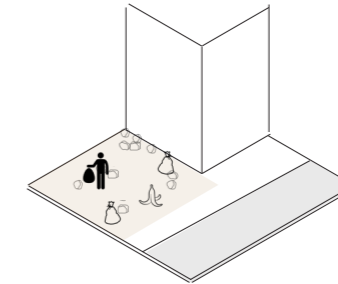


PLAYGROUND

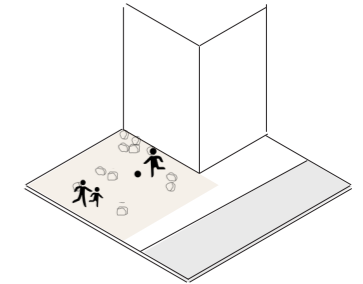
## PUBLIC OPEN SPACES – INFORMAL



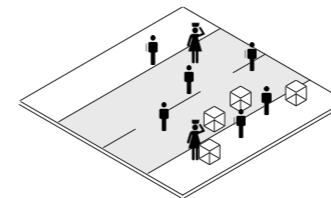
EMPTY LOT - PARKING



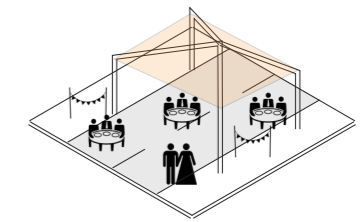
EMPTY LOT - DUMP



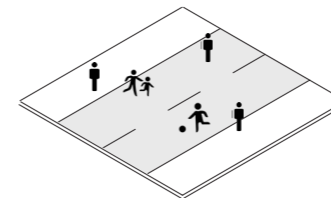
EMPTY LOT - PLAYGROUND



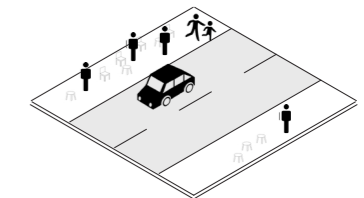
ROAD - MARKET



ROAD - FESTIVITIES

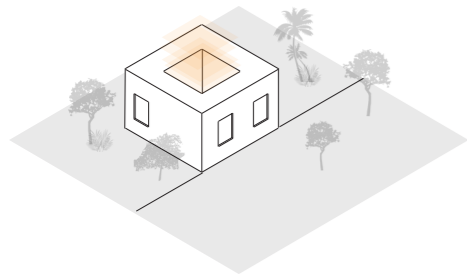


ROAD - SPORTSFIELD

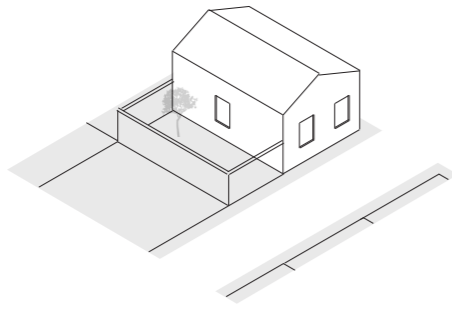


ROAD - SQUARE

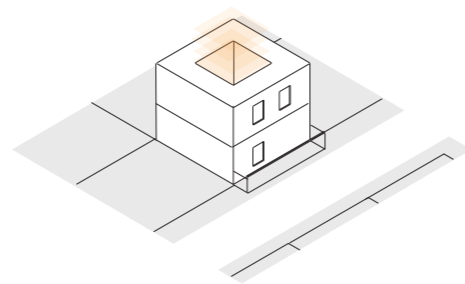
# TYPOLOGICAL ANALYSIS -> WORKING TOWARDS A DESIGN



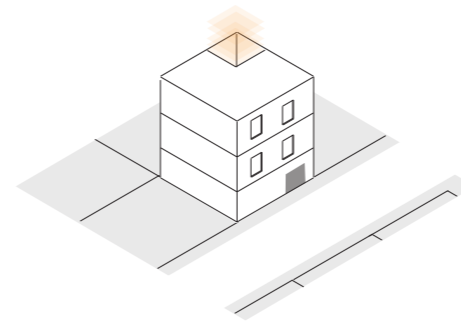
THE RURAL VERNACULAR DWELLING



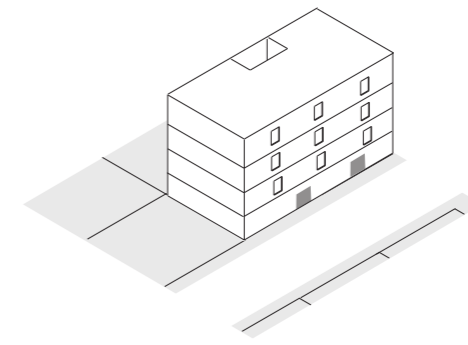
THE COLONIAL FAMILY DWELLING



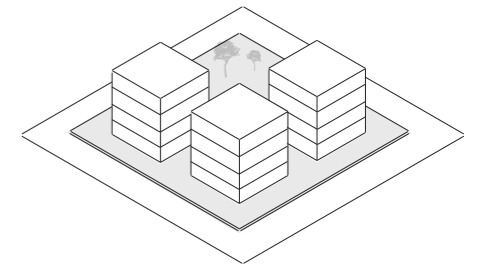
THE TRADITIONAL FAMILY DWELLING



THE MODERN FAMILY HOUSE



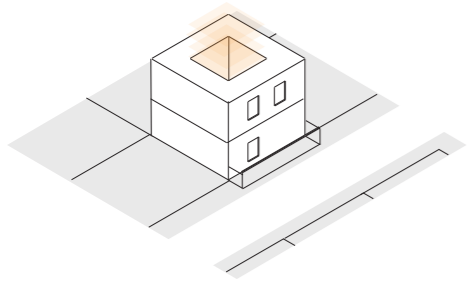
THE ATTACHED APARTMENT BLOCK



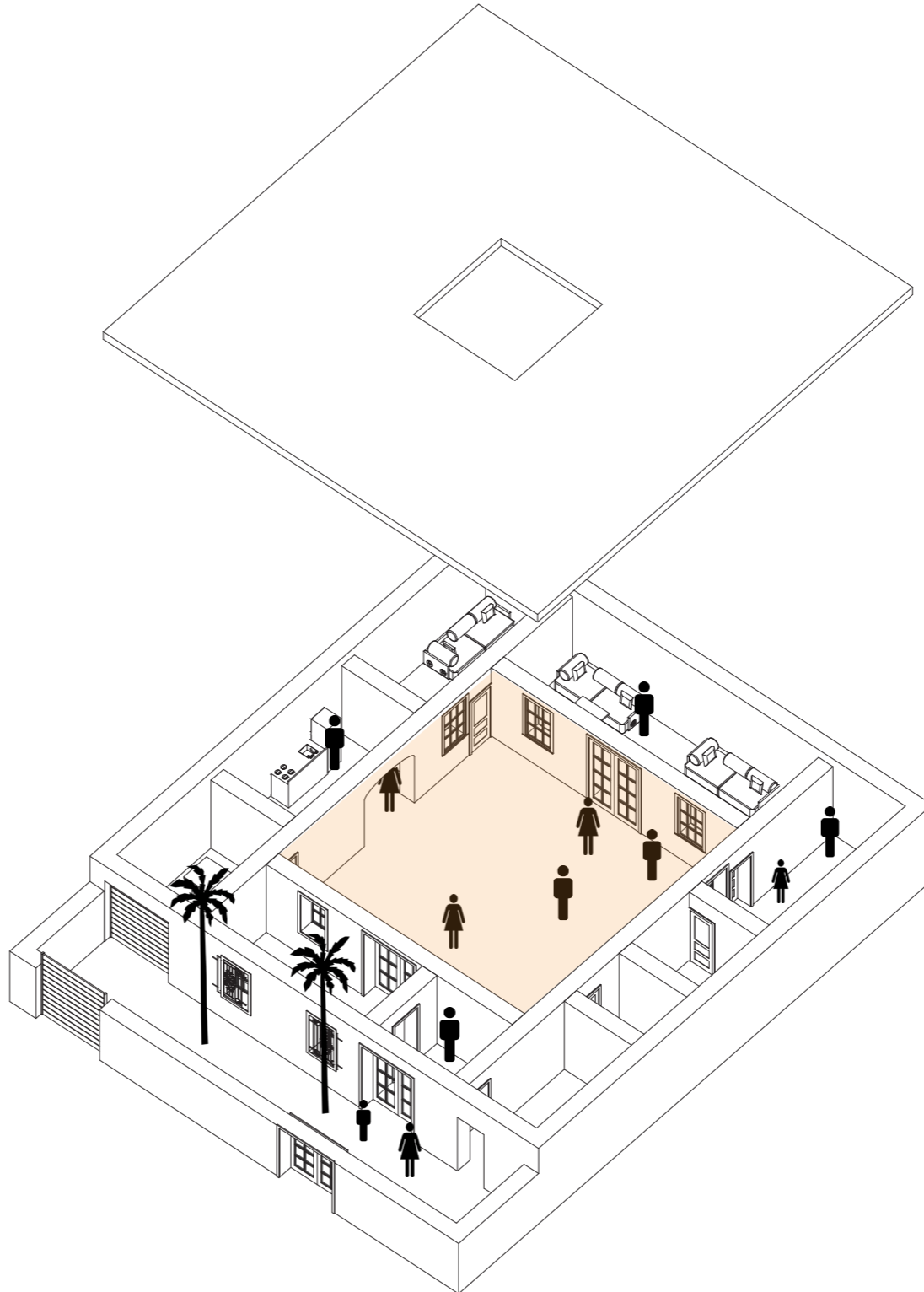
THE DETACHED APARTMENT BLOCK

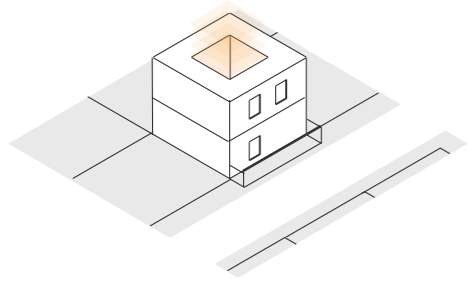


# TYOLOGICAL ANALYSIS EXAMPLE (TRADITIONAL DWELLING)

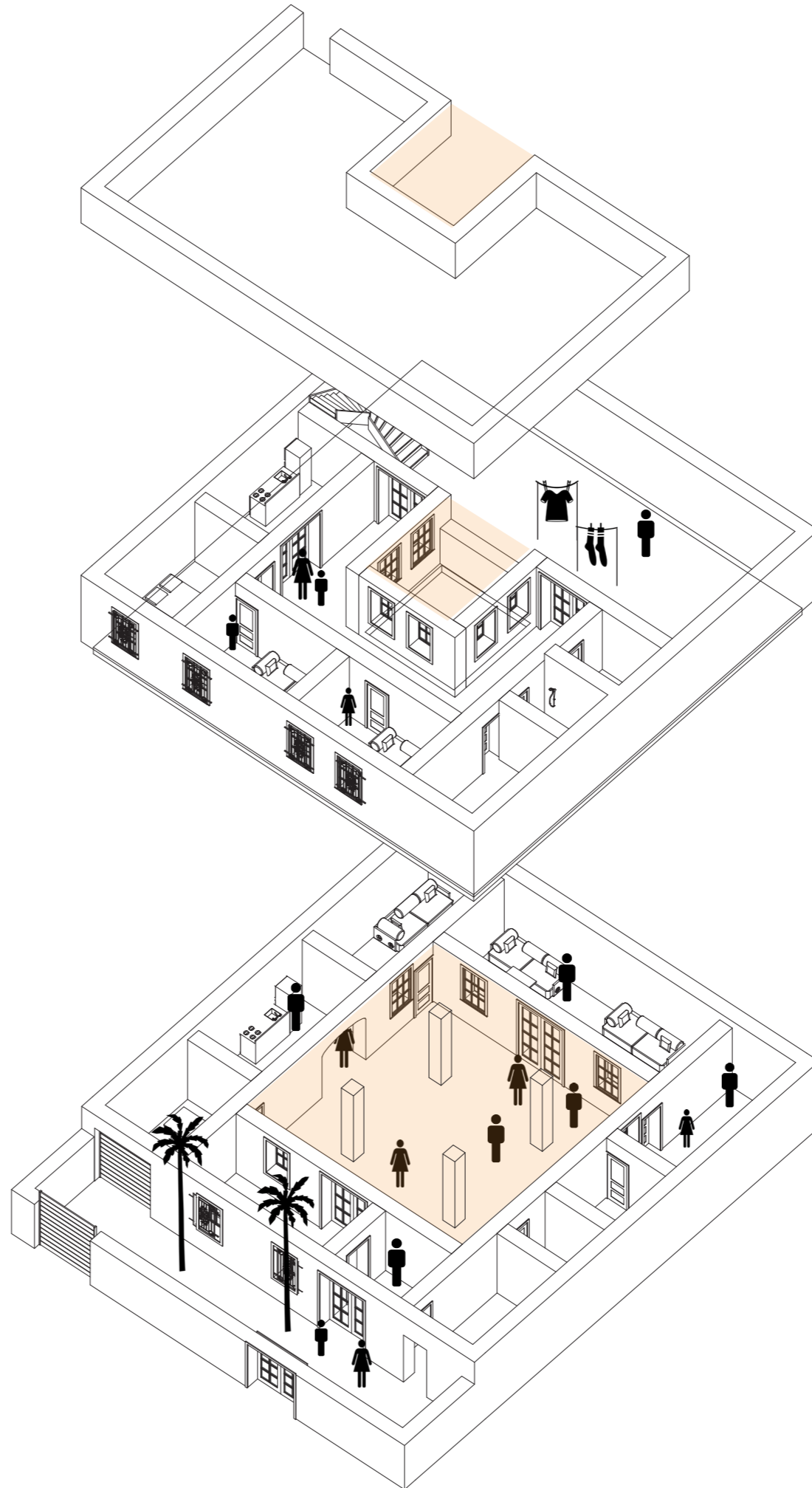


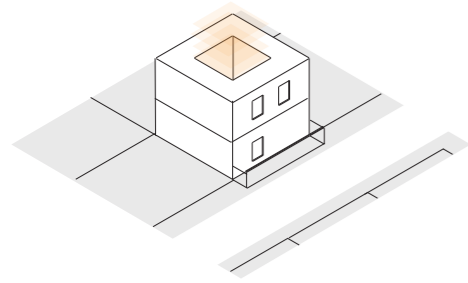
THE TRADITIONAL  
FAMILY DWELLING



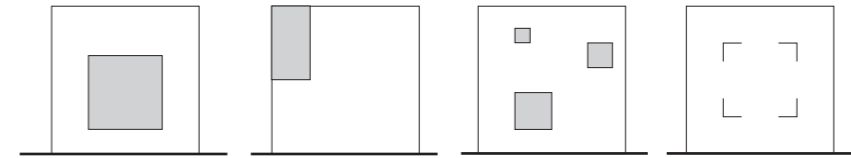


THE TRADITIONAL  
FAMILY DWELLING

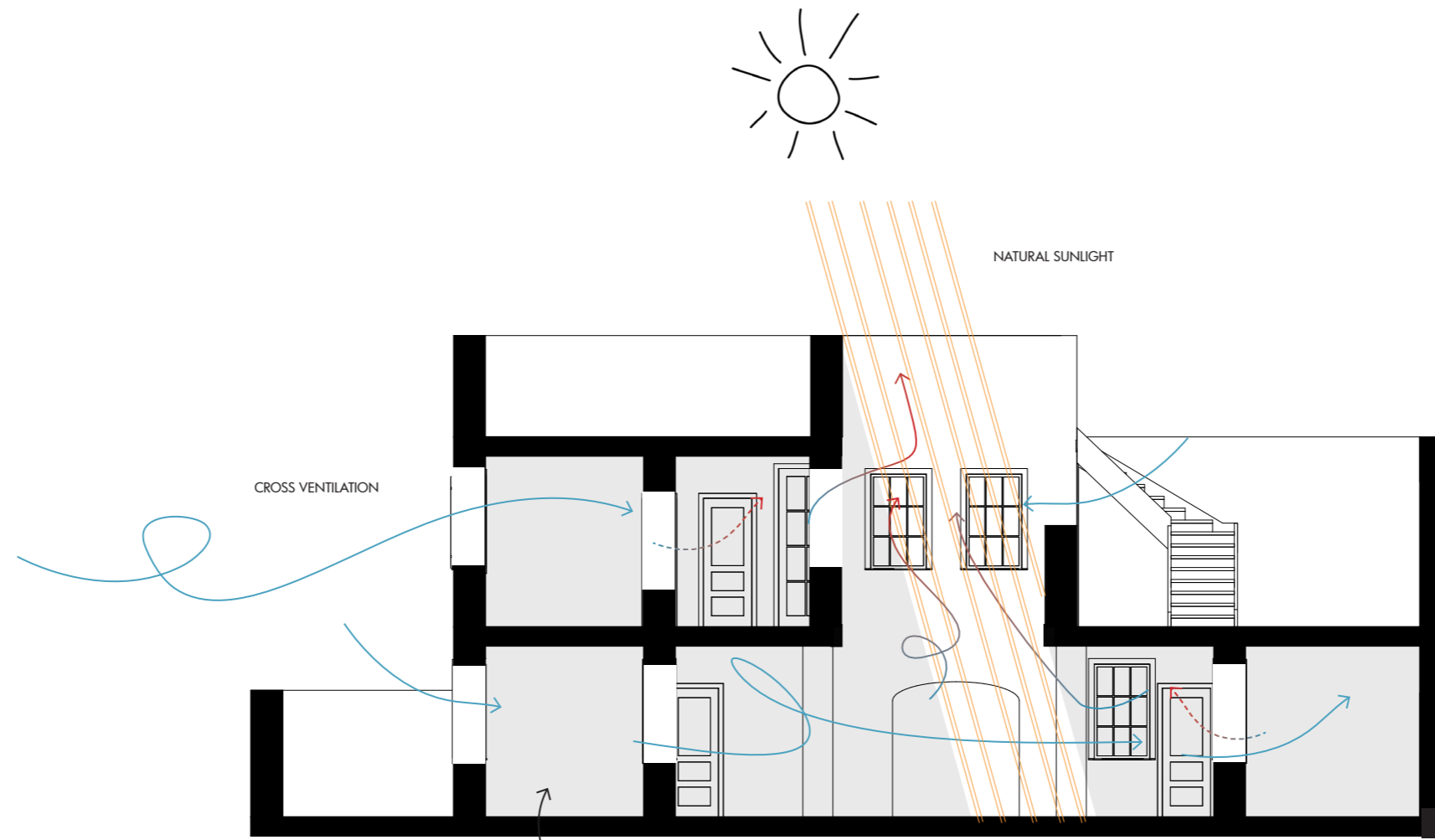




THE TRADITIONAL FAMILY DWELLING



VARIATIONS OF PATIO'S

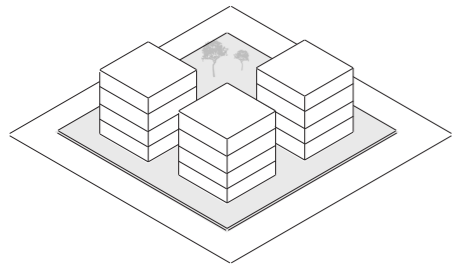


SHADED SEMI-OUTDOOR SPACE

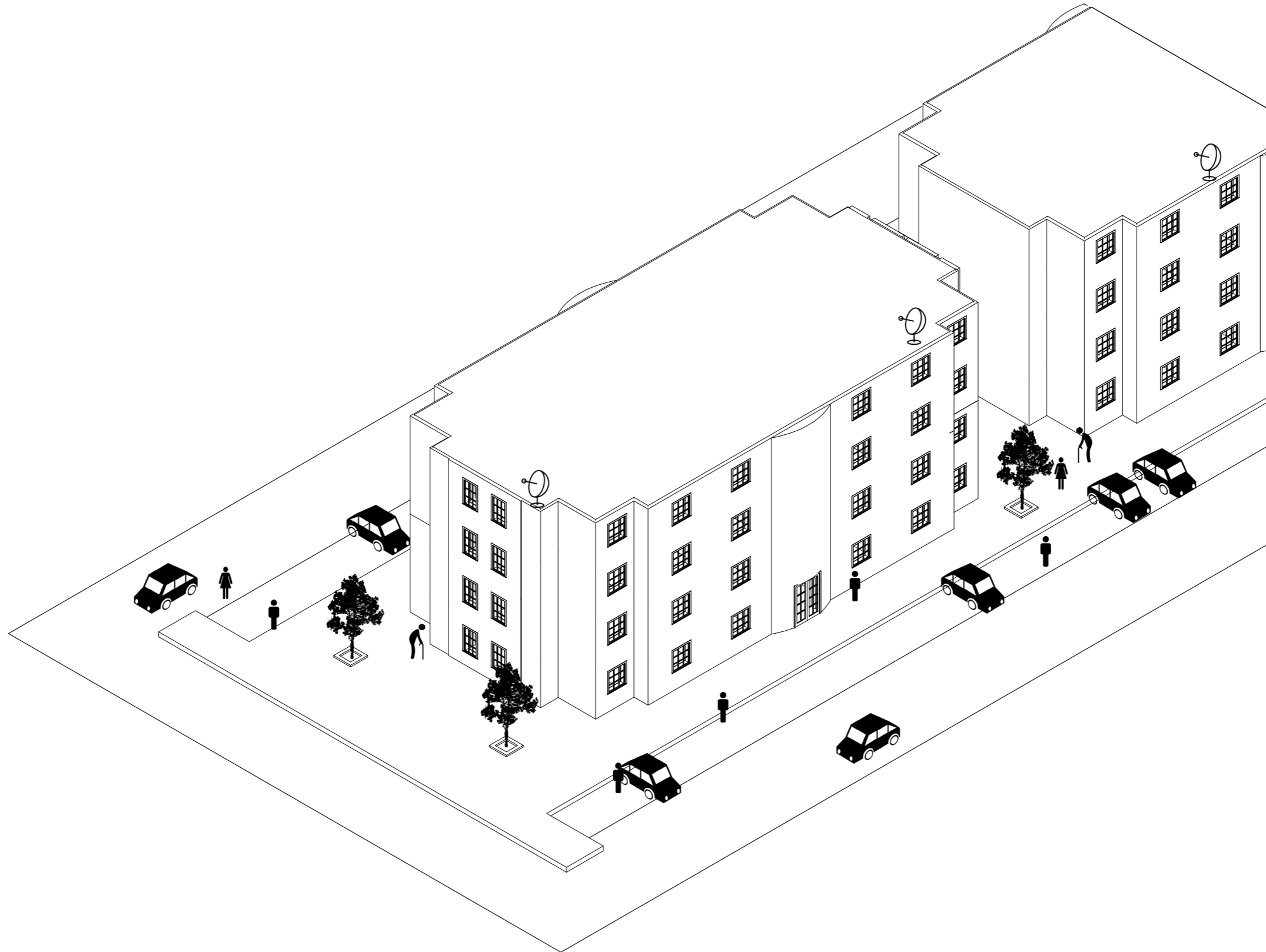
CLIMATIC ADVANTAGES OF A PATIO

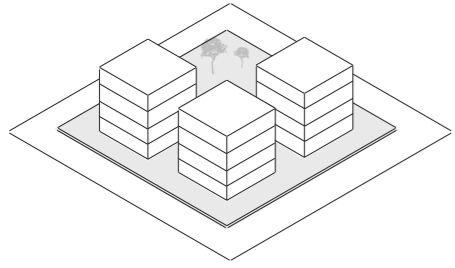
Air-conditioner installed in the 20th century, since windows were entering to much sun in summer months.

# TYPOLOGICAL ANALYSIS EXAMPLE (MODERN DWELLING)

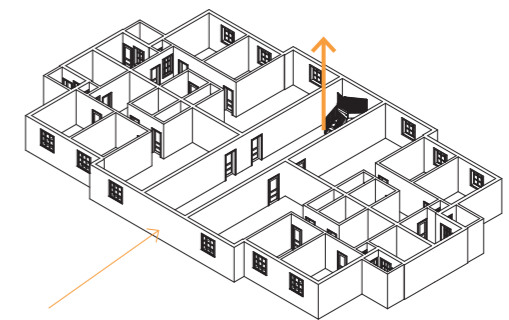
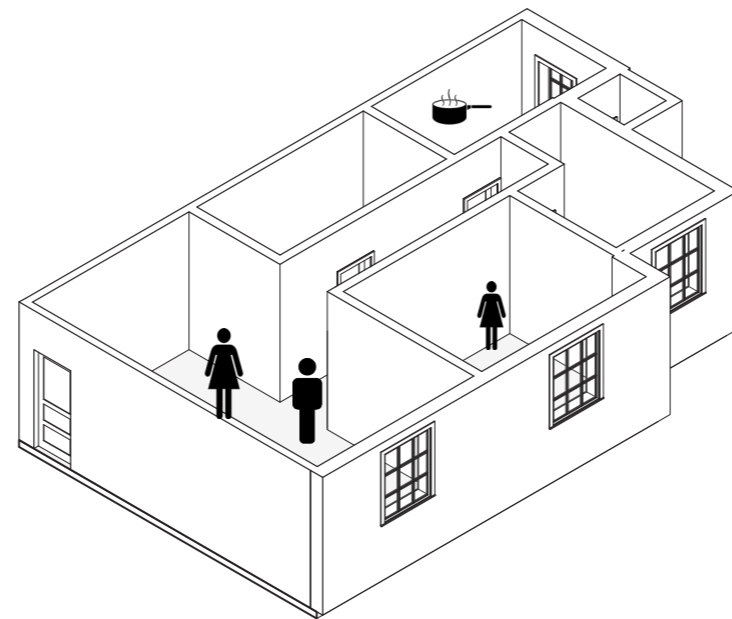
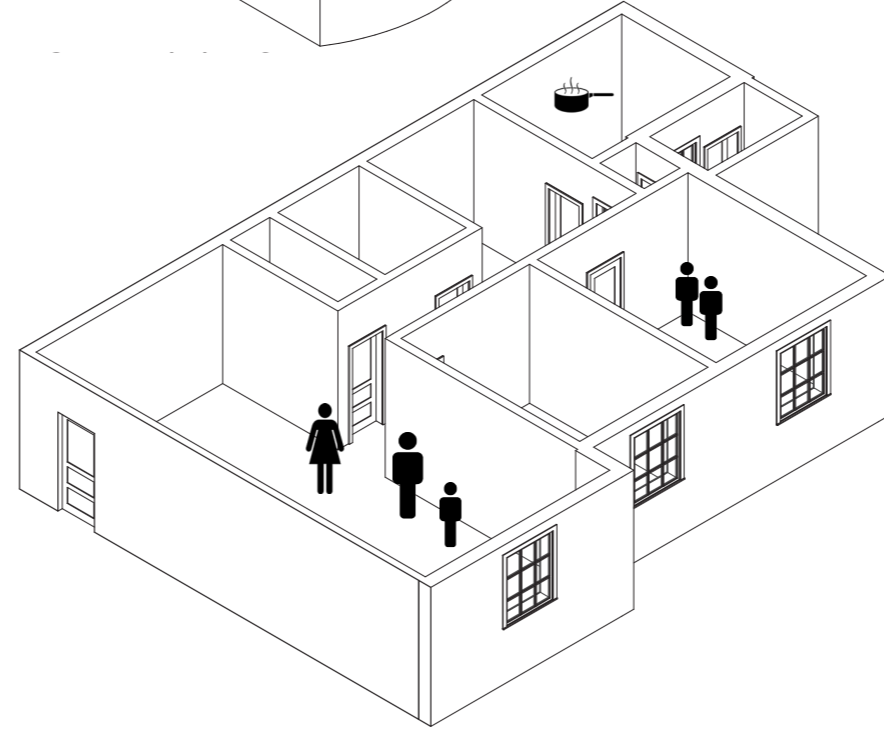
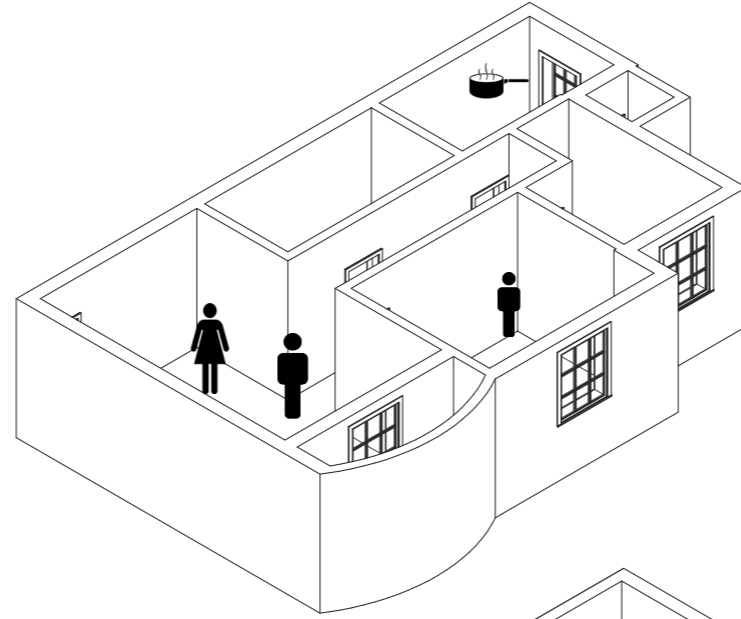


THE DETACHED APARTMENT  
BLOCK

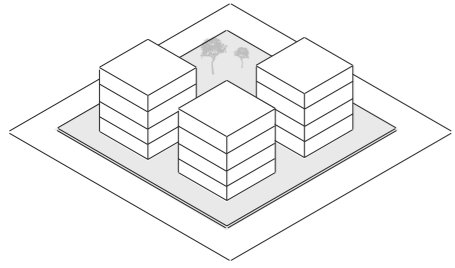




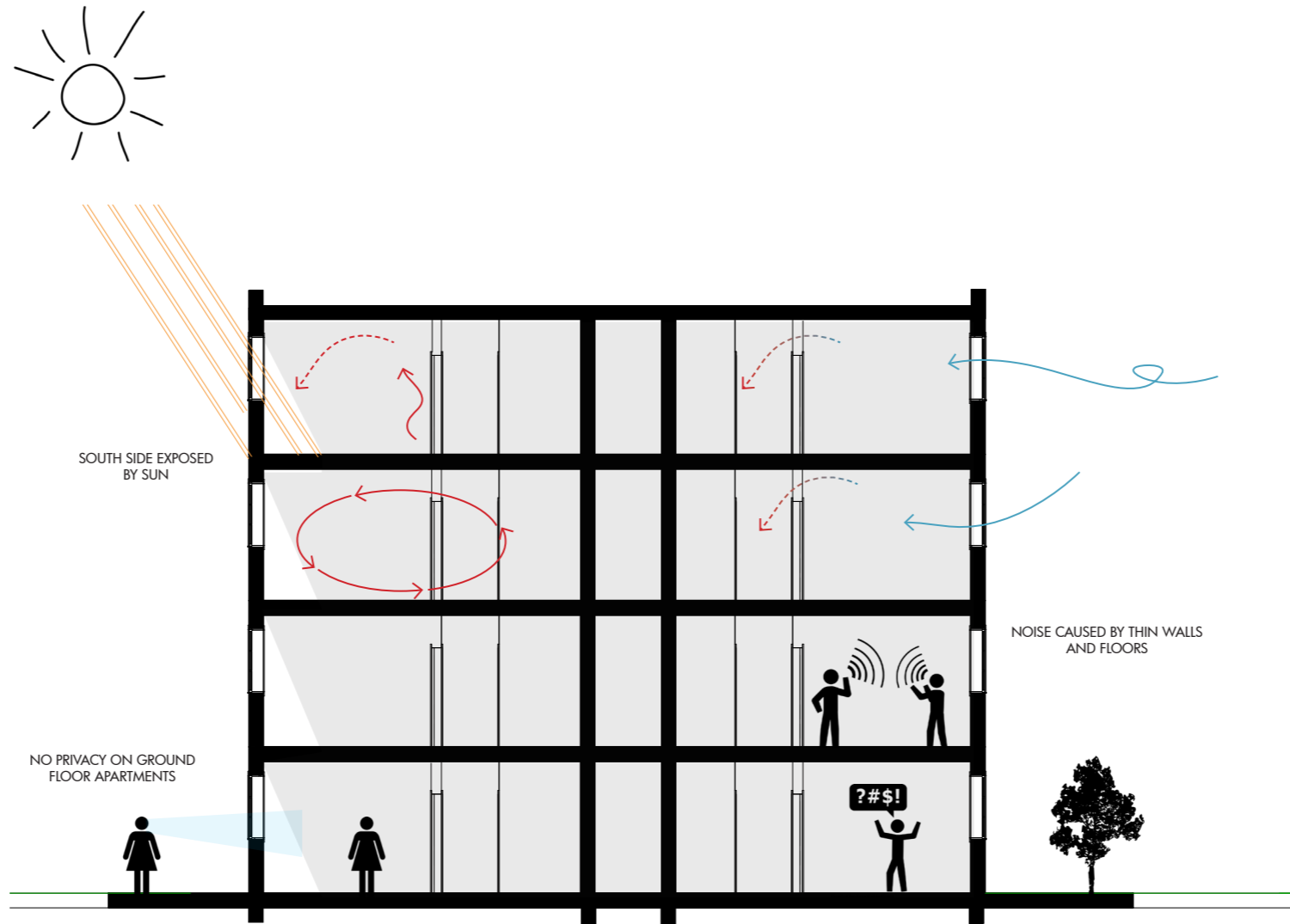
THE DETACHED APARTMENT  
BLOCK



ACCESS TO THE DIFFERENT APARTMENTS



THE DETACHED APARTMENT BLOCK

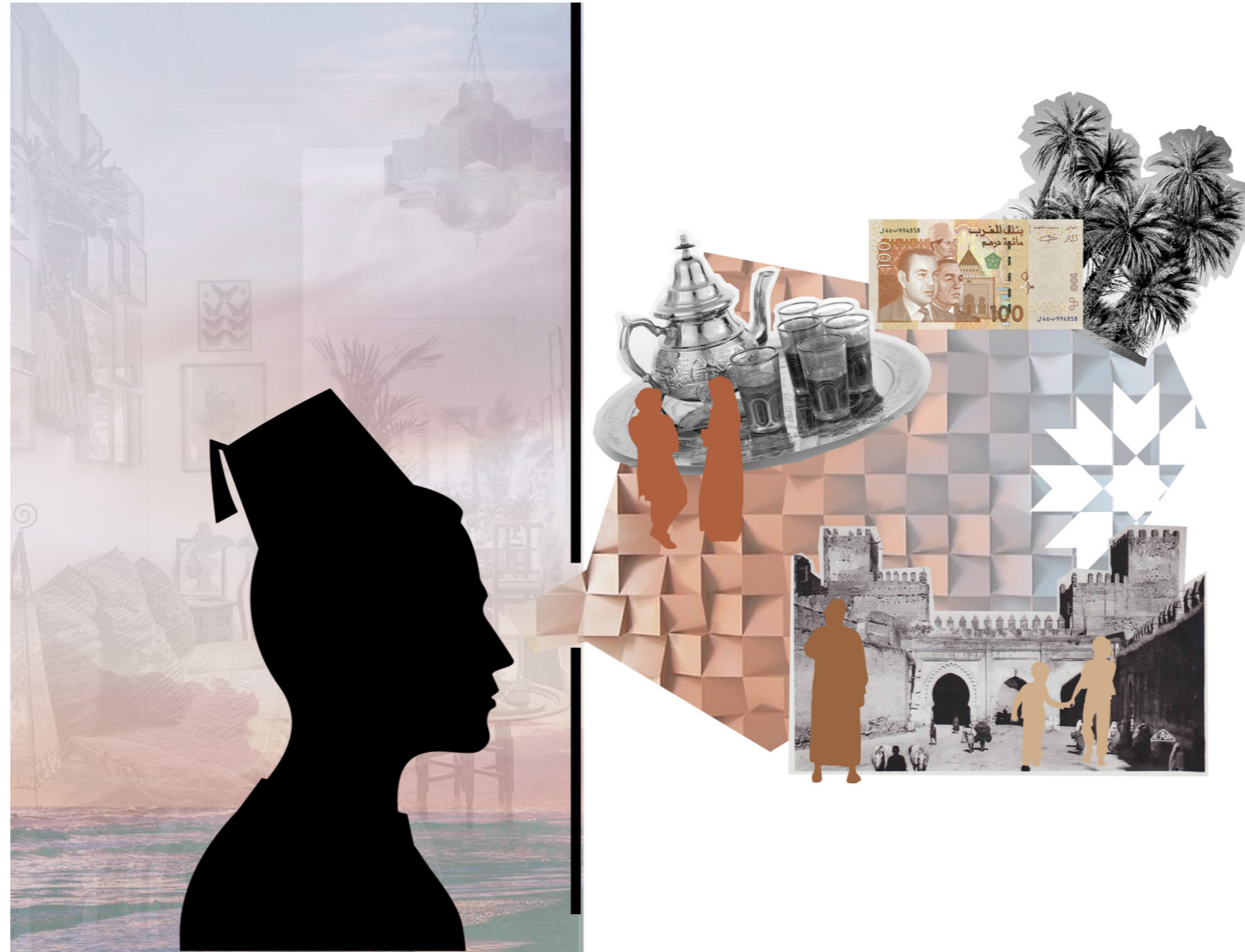


CLIMATE AND TECHNICAL ISSUES APARTMENT BLOCKS



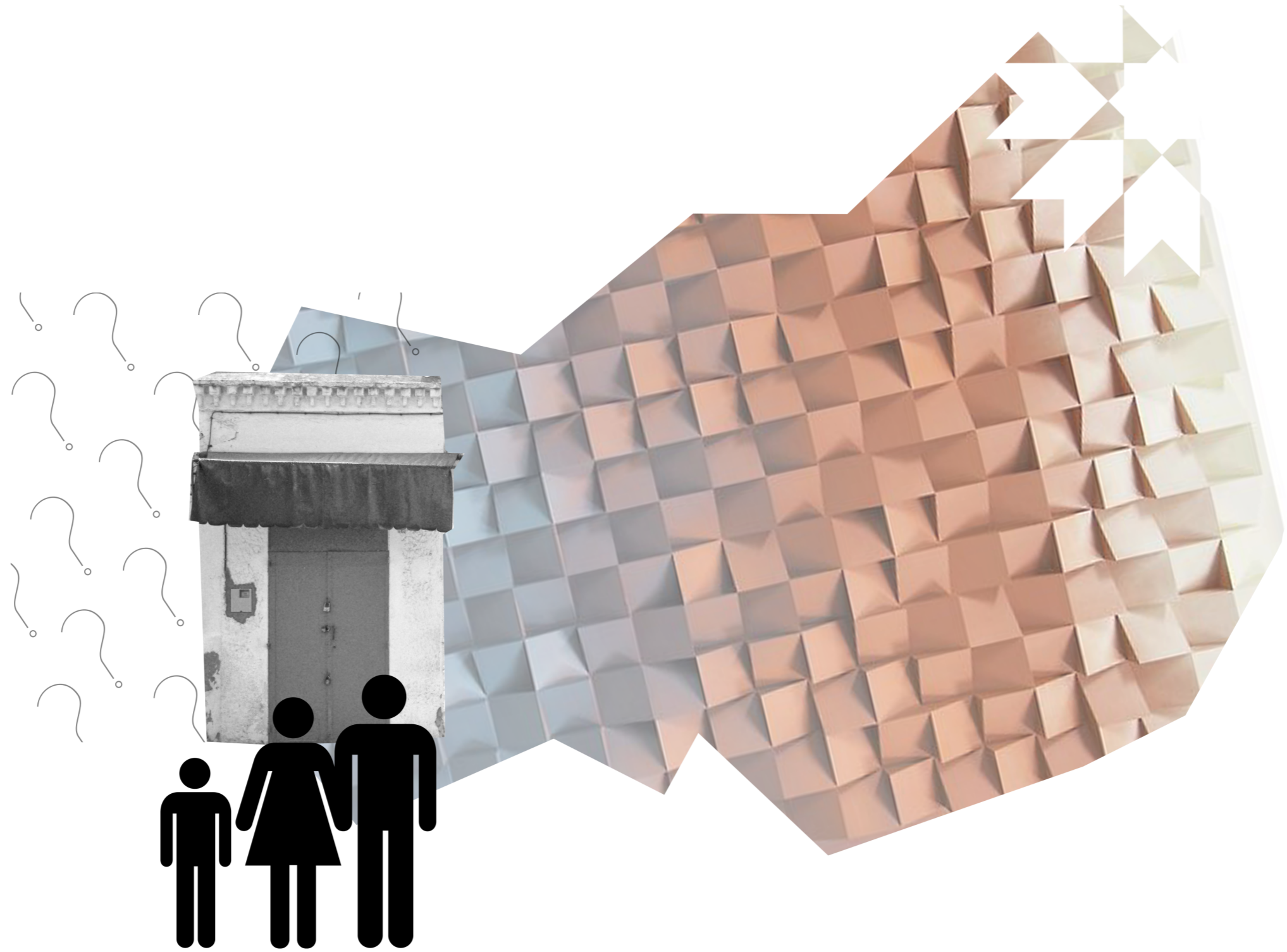
**PRIVATE VS. PUBLIC**





PRIVATE VS. PUBLIC





**ORGANIZED GROWTH**



**ORGANIZED GROWTH**



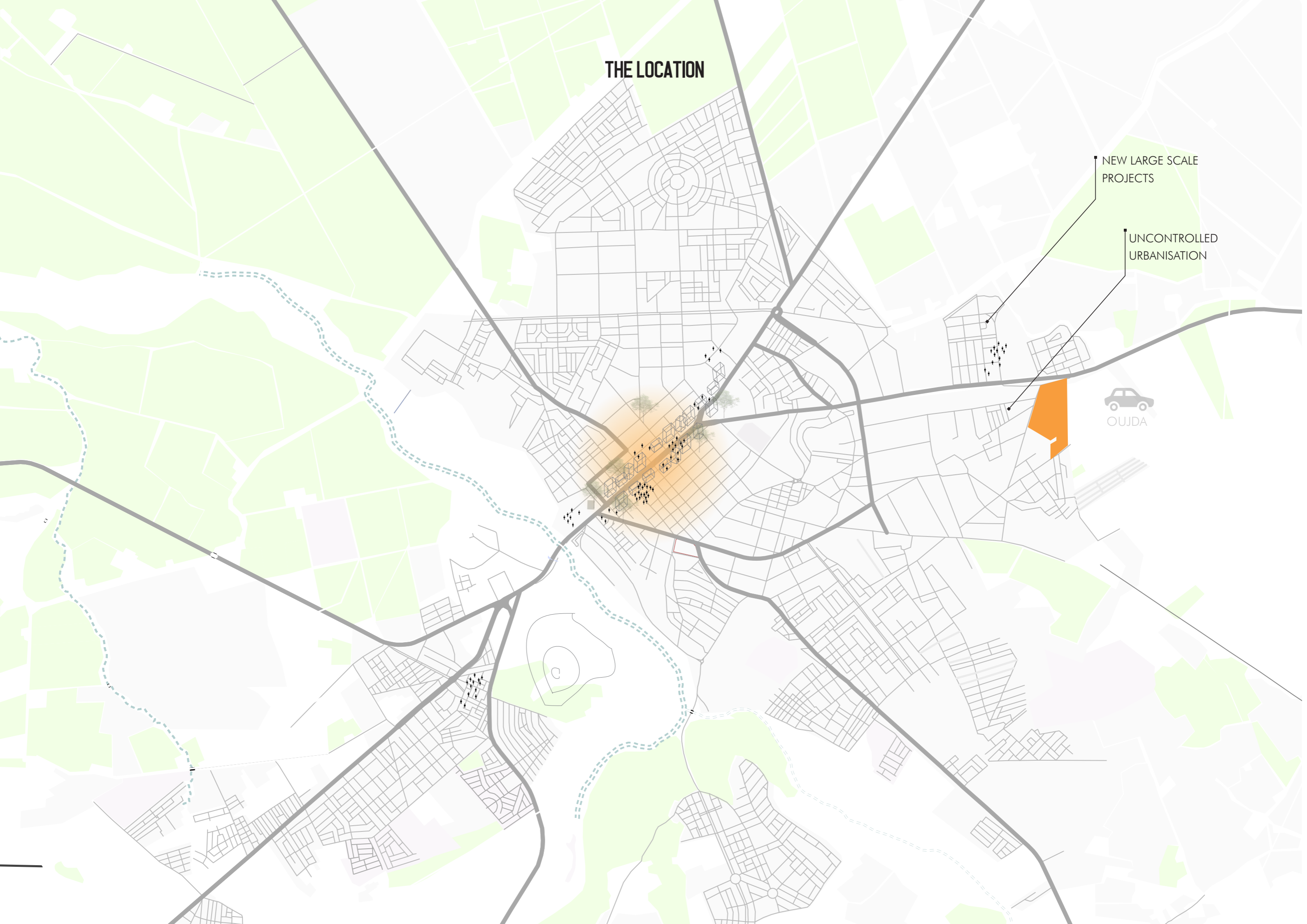


COEXISTENCE

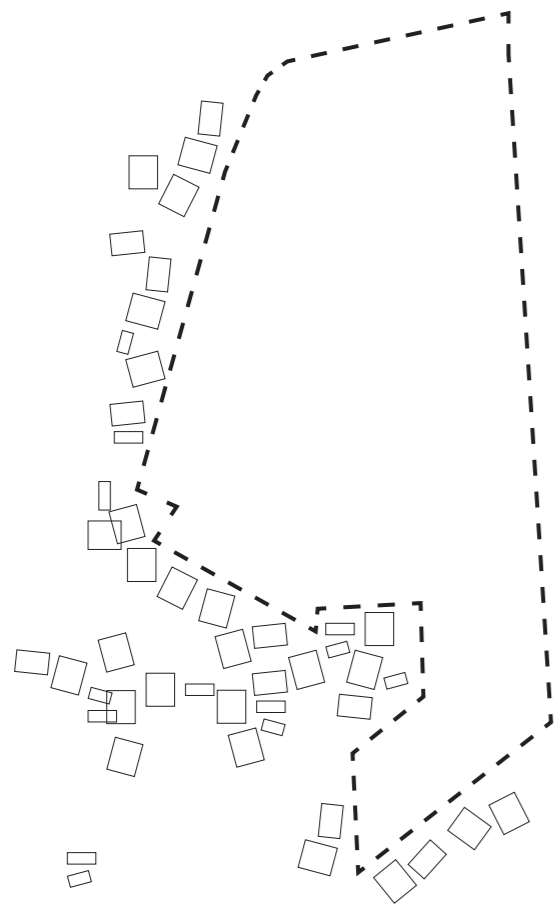
# THE LOCATION

NEW LARGE SCALE PROJECTS

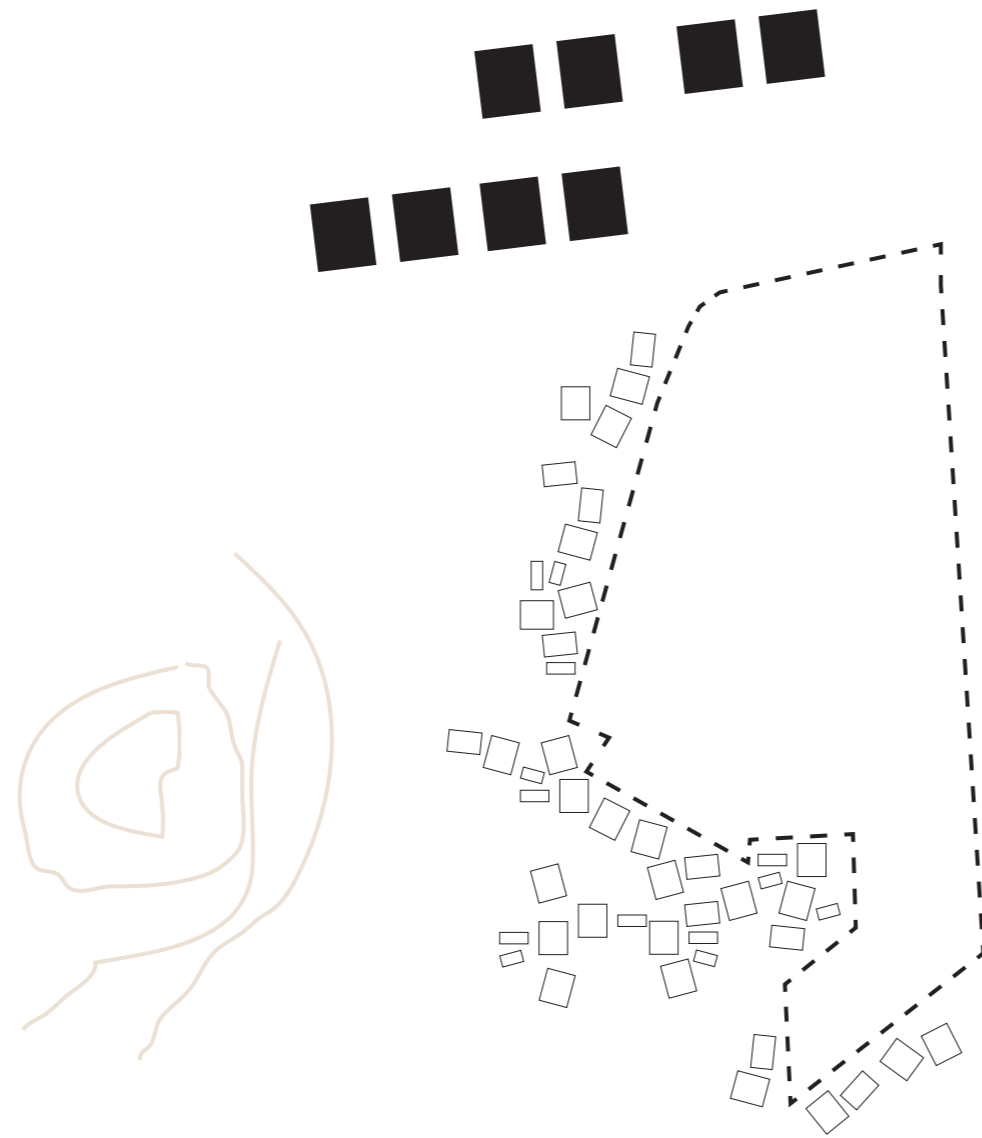
UNCONTROLLED URBANISATION



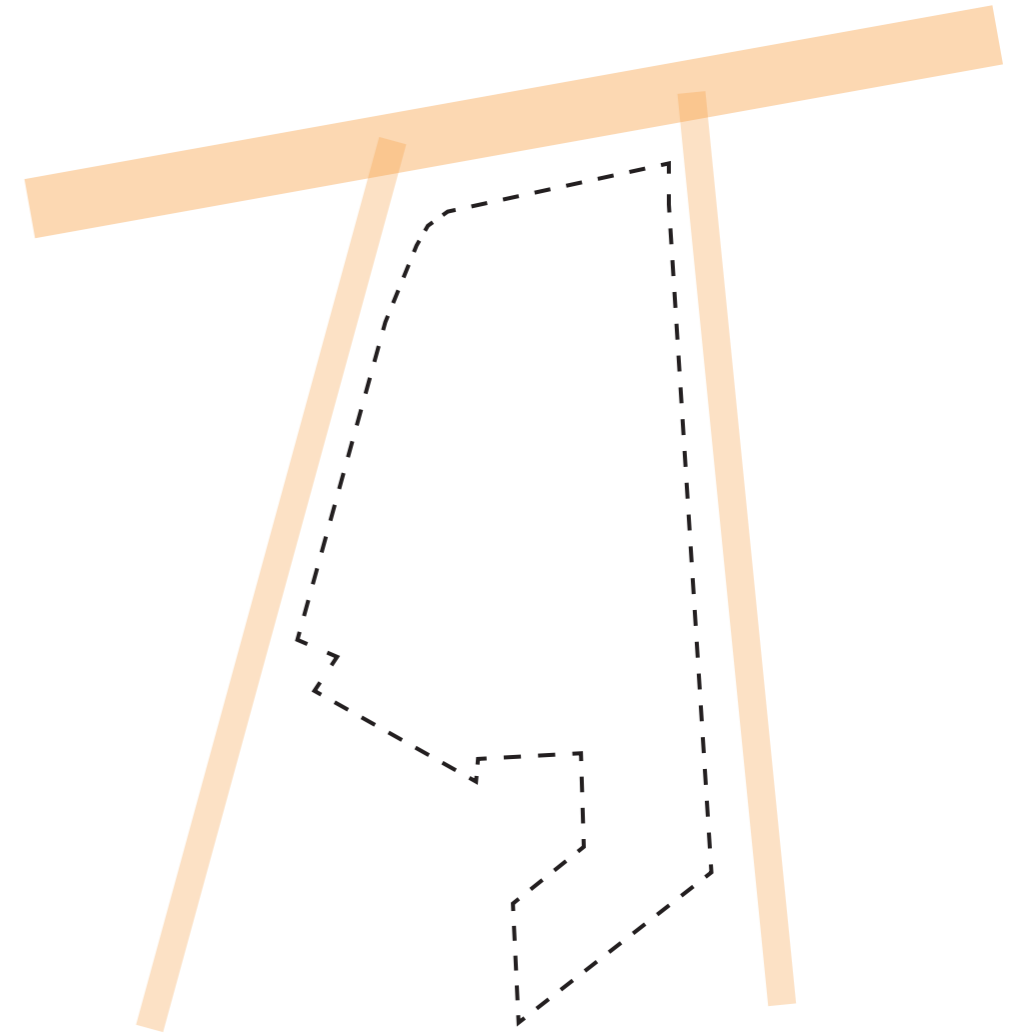




**UNORGANIZED URBANIZATION  
FROM THE SOUTH/WEST**



**ORGANIZED URBANIZATION  
FROM THE NORTH**



**BORDERED MY MAIN ACCESS  
ROAD**















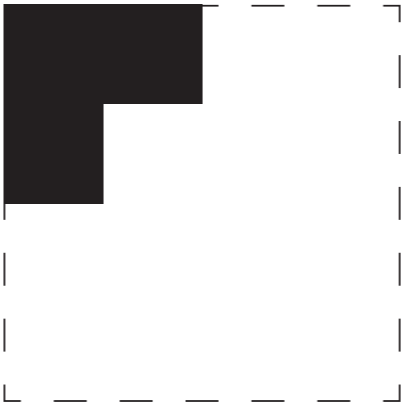
THE SYSTEM



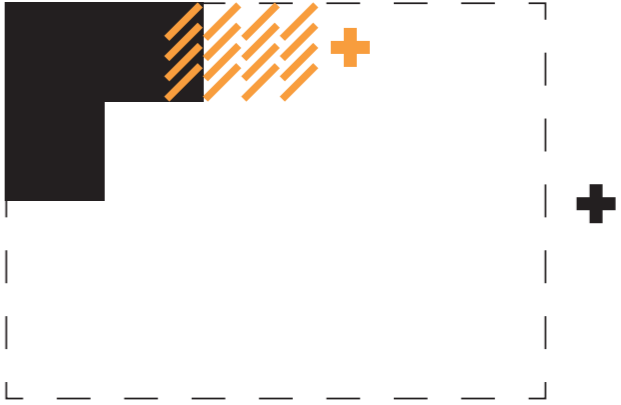
L-SHAPED



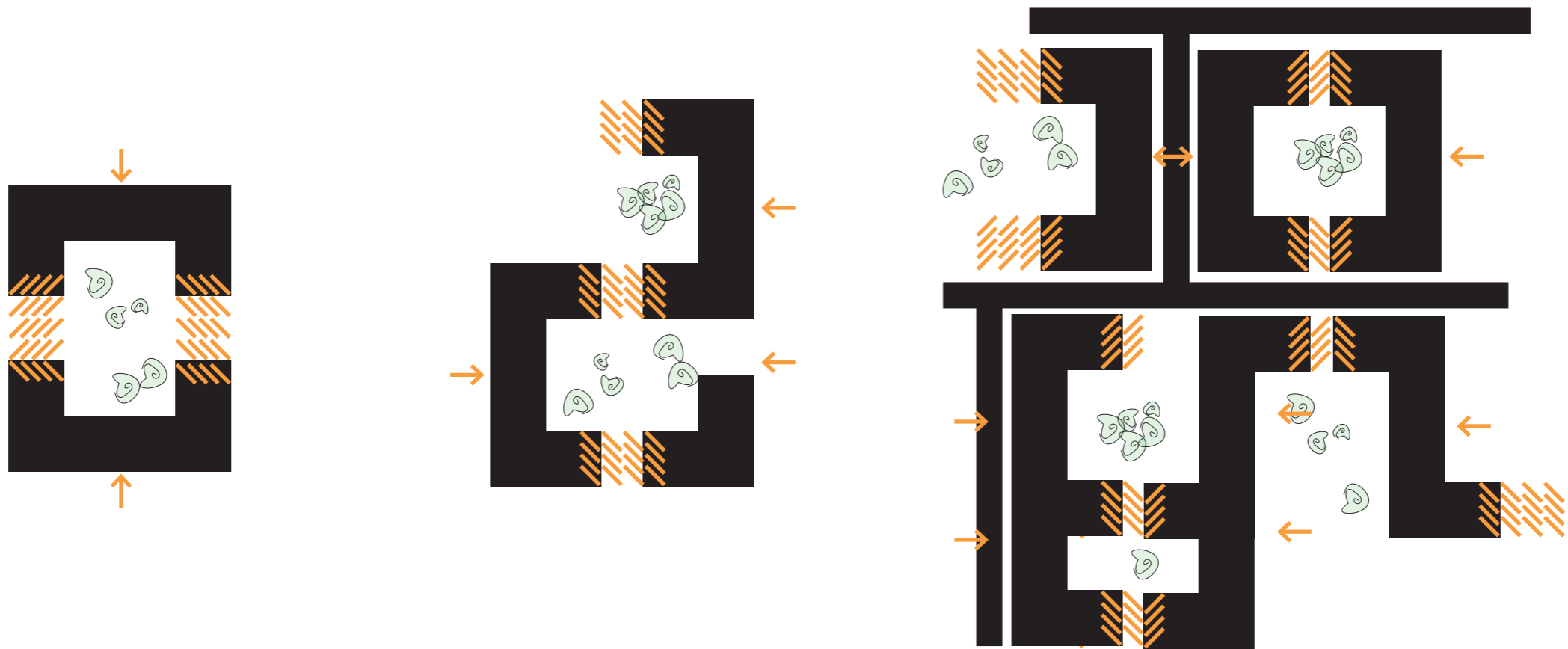
ONE PASSAGE  
GALLERY ACCESS



APARTMENTS



FREE LOTS WHICH CAN EXPAND



**L-SHAPES CAN BE CONFIGURED IN  
DIFFERENT WAYS**

# PHASE I MASTERPLAN



PHASE 2 MASTERPLAN





PHASE 3 MASTERPLAN



PHASE 4 MASTERPLAN



PHASE 5 MASTERPLAN





# PHASE 6+ MASTERPLAN

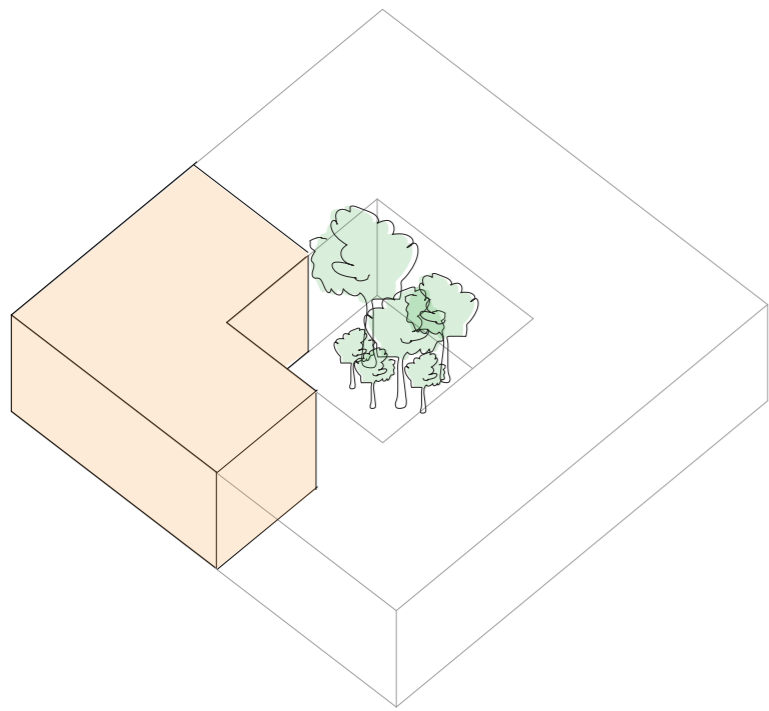


## DENSITY DWELLINGS

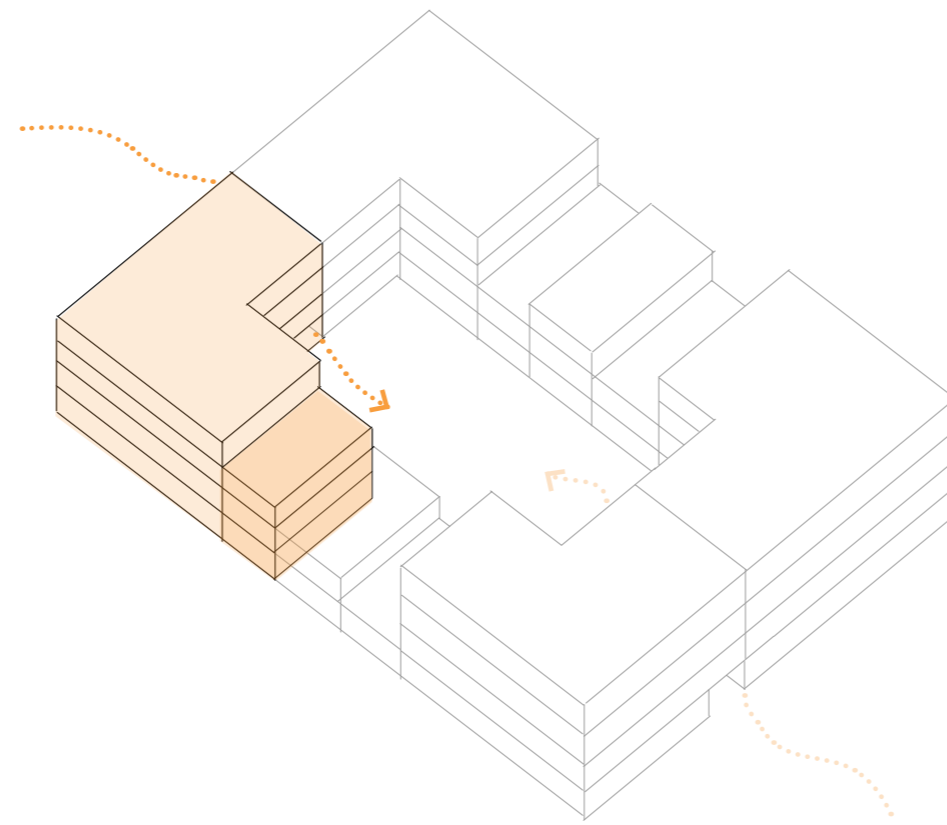
TOTAL ha: 6.7  
Apartments: 366  
Lots (variations of 50 m<sup>2</sup> and 100 m<sup>2</sup>): 104  
Total dwellings: 470  
RESIDENTIAL DENSITY: 70 Dwellings/ha  
SITE DENSITY: 90 Dwellings/ha

SURFACE DWELLINGS: 50 m<sup>2</sup> - 300+ m<sup>2</sup>

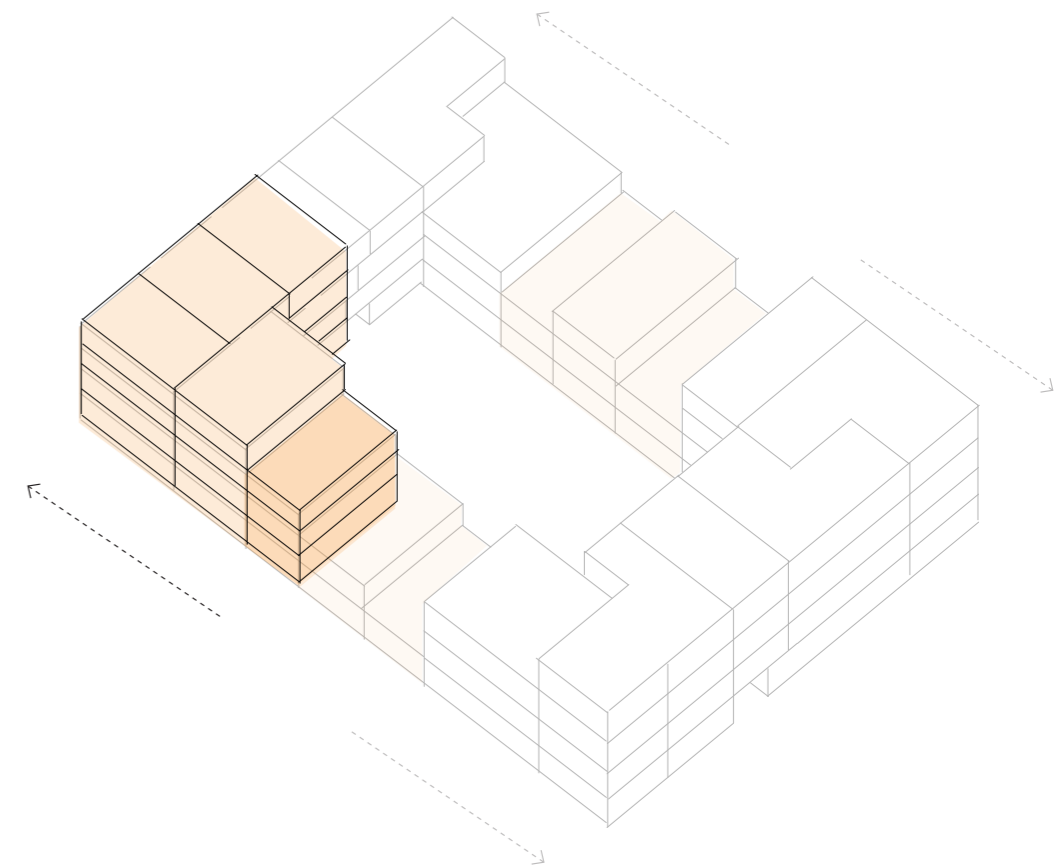




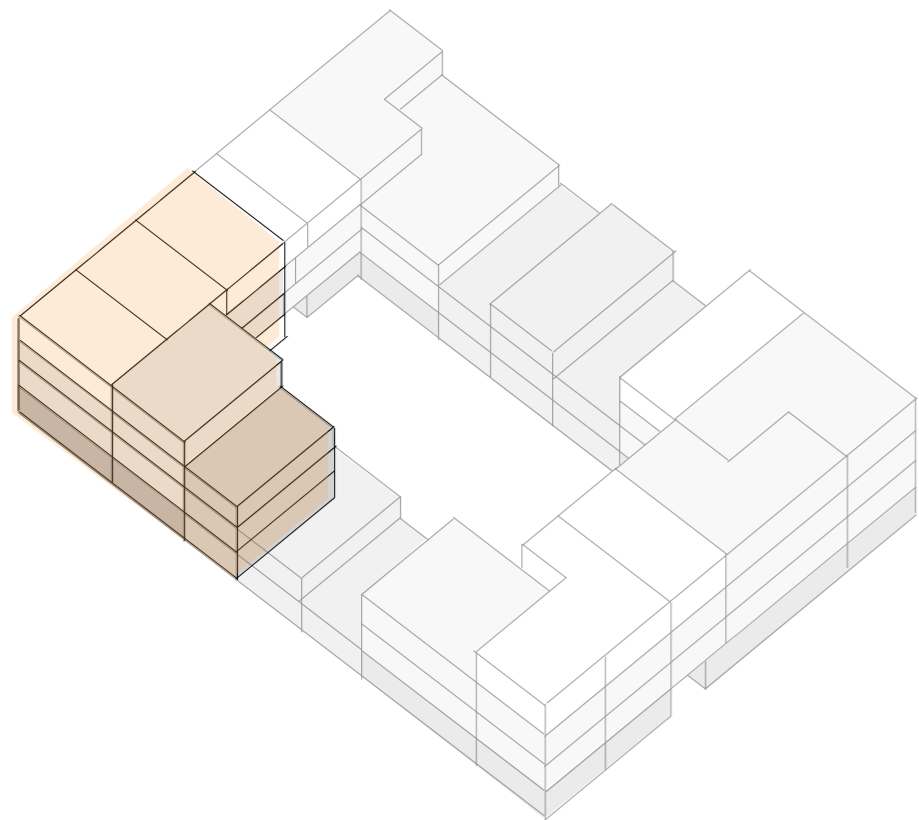
**FOUR L-SHAPES MAKE  
A COURTYARD**



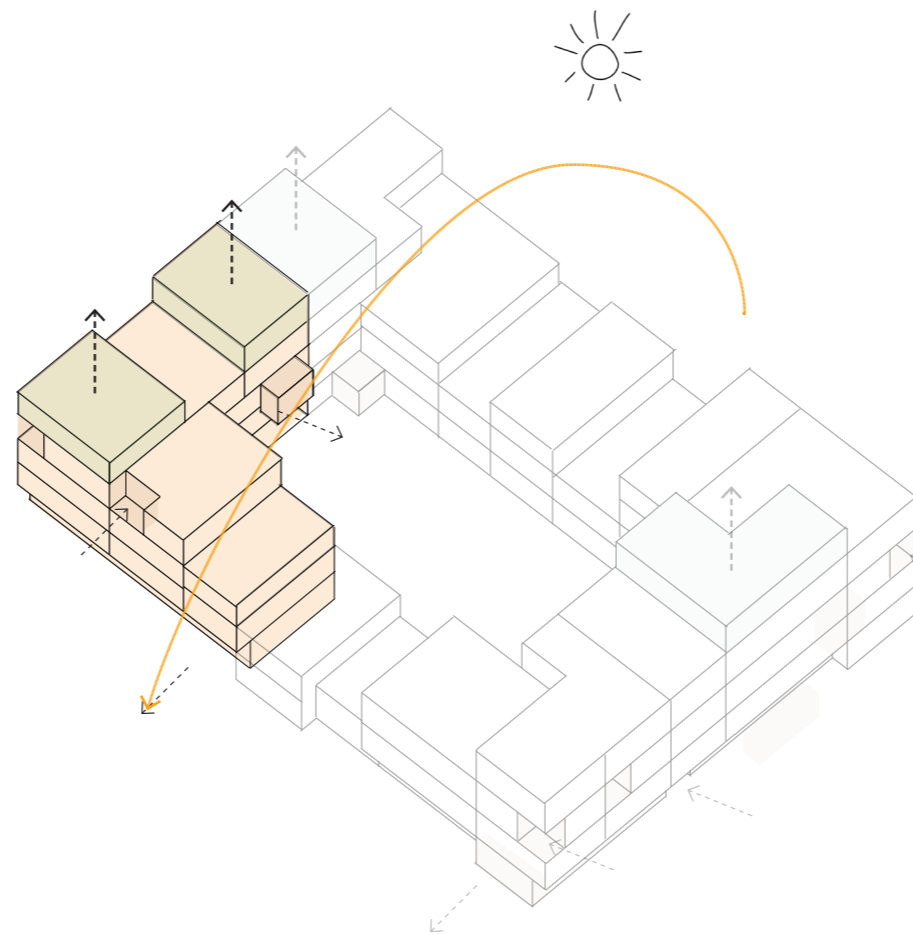
**ACCESS ON APARTMENTS SIDE**



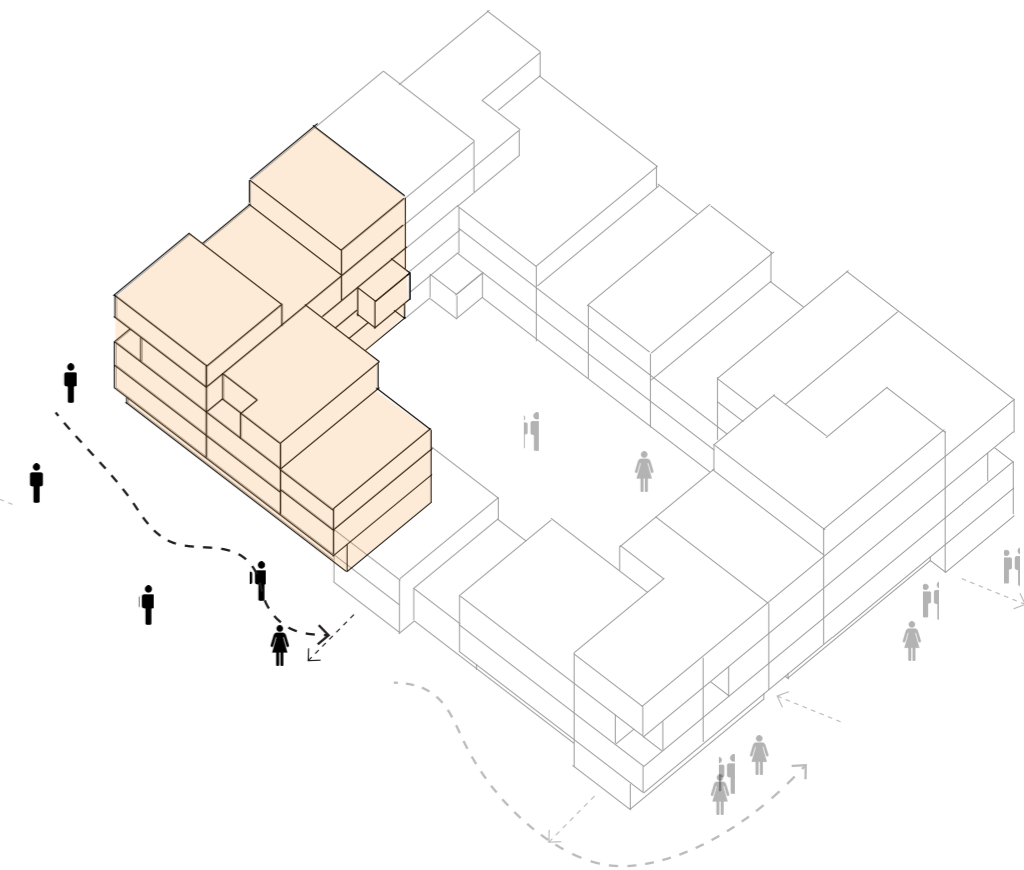
**EXPANSION OF FREE LOTS  
BY CONTEXT**



**VARIATIONS OF DWELLING TYPES**

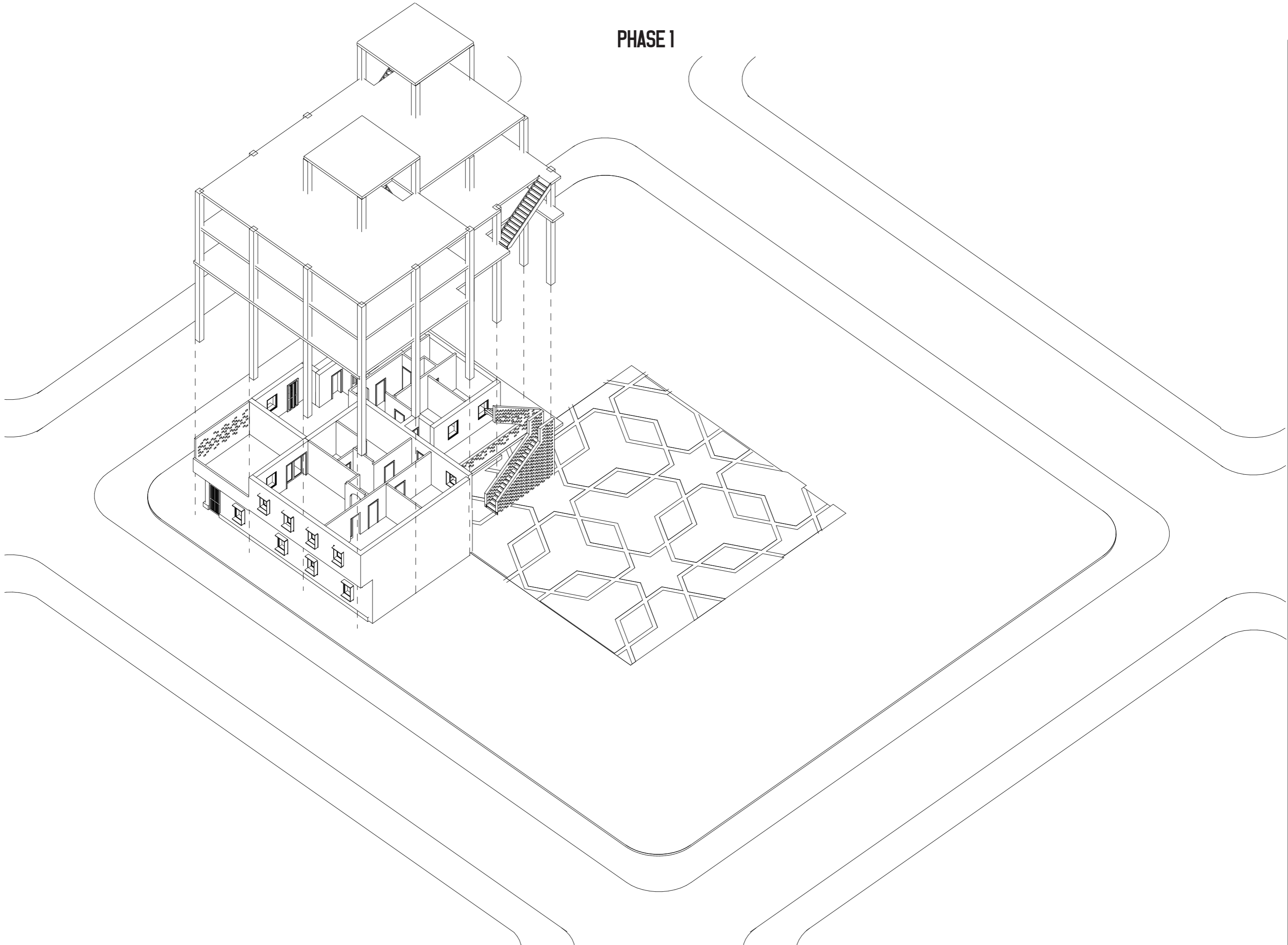


**INCREMENTAL  
HORIZONTAL & VERTICAL**



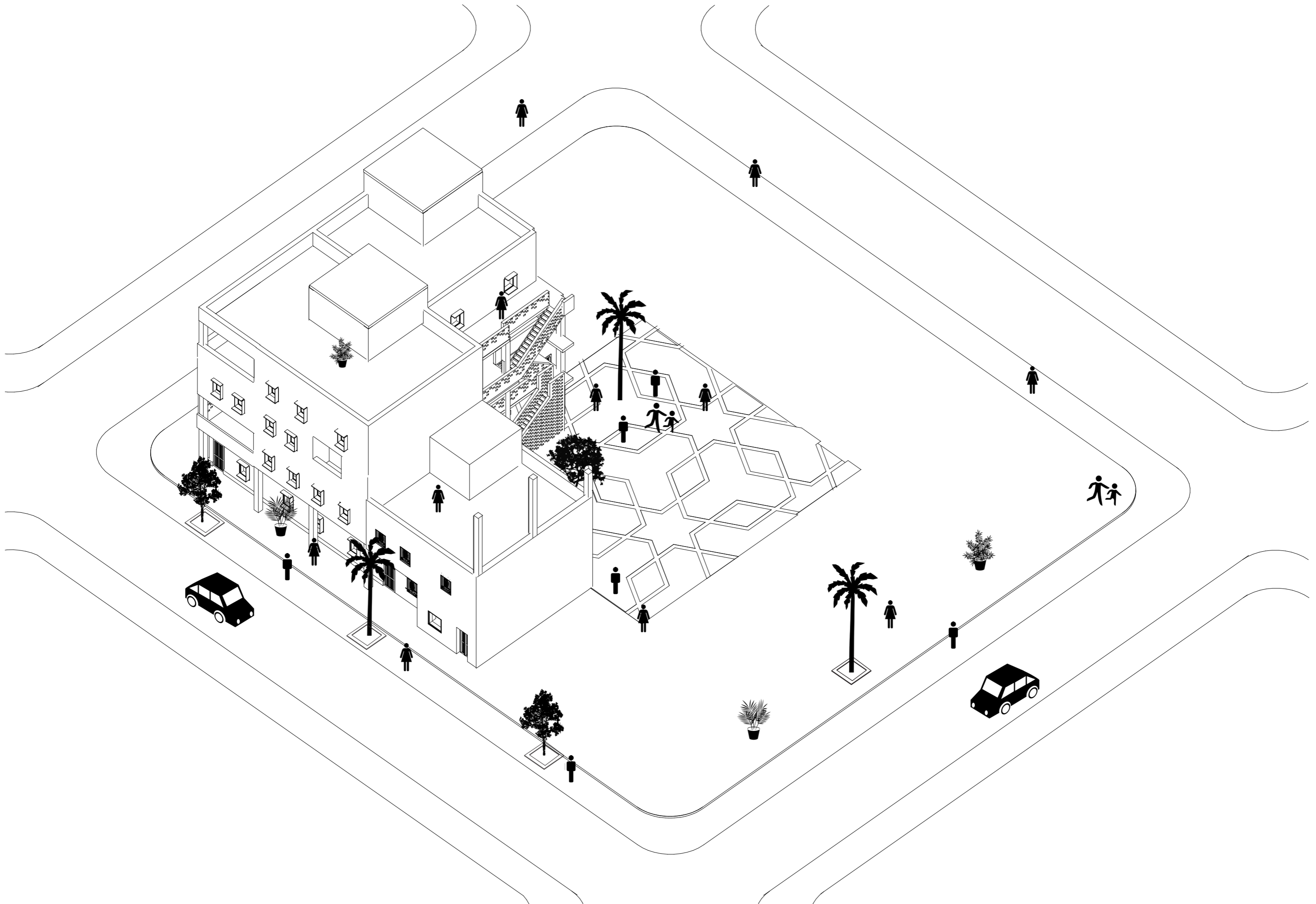
**PLACE FOR COMMERCES**

PHASE 1

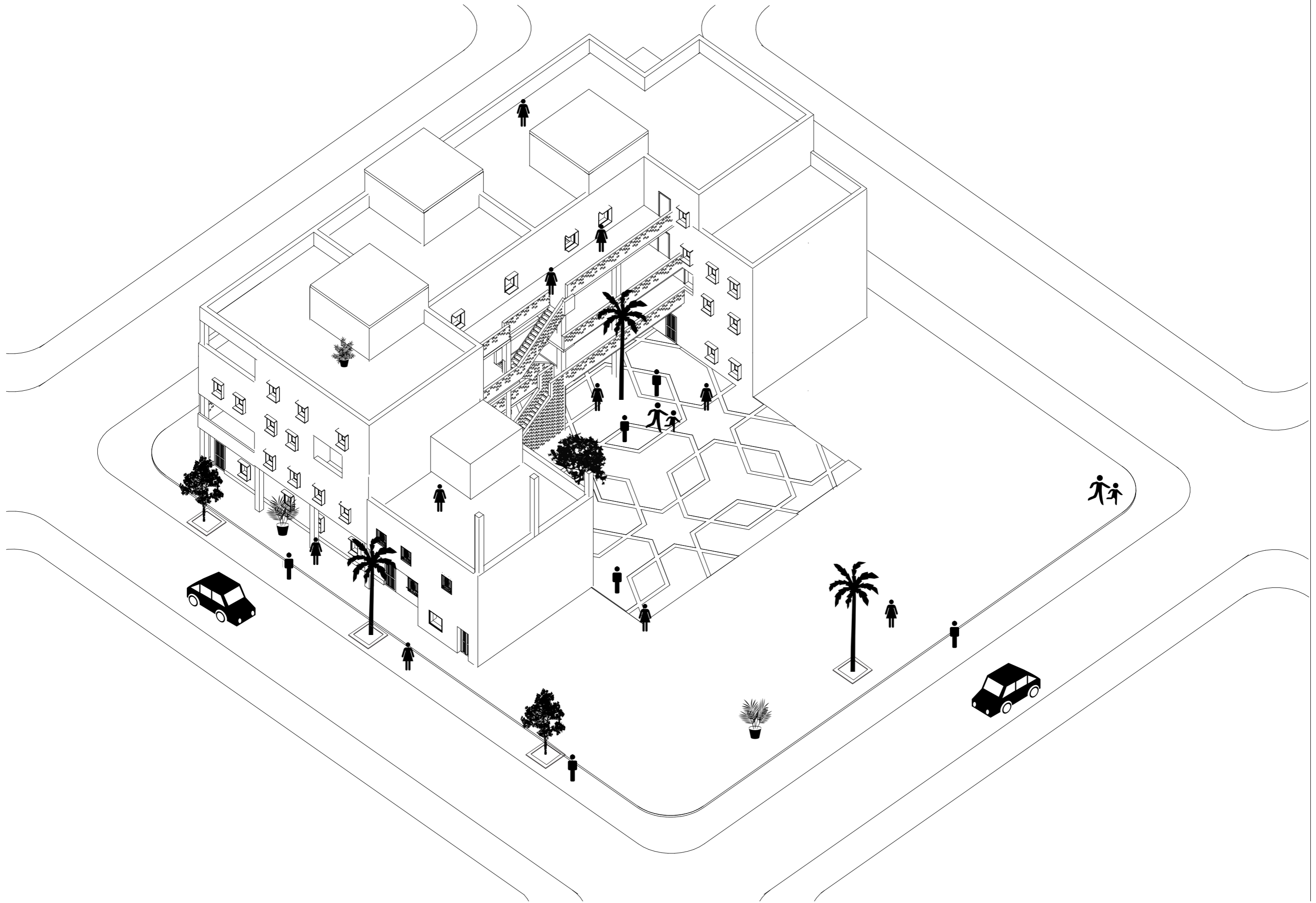




# PHASE 2



# PHASE 3



# PHASE 4

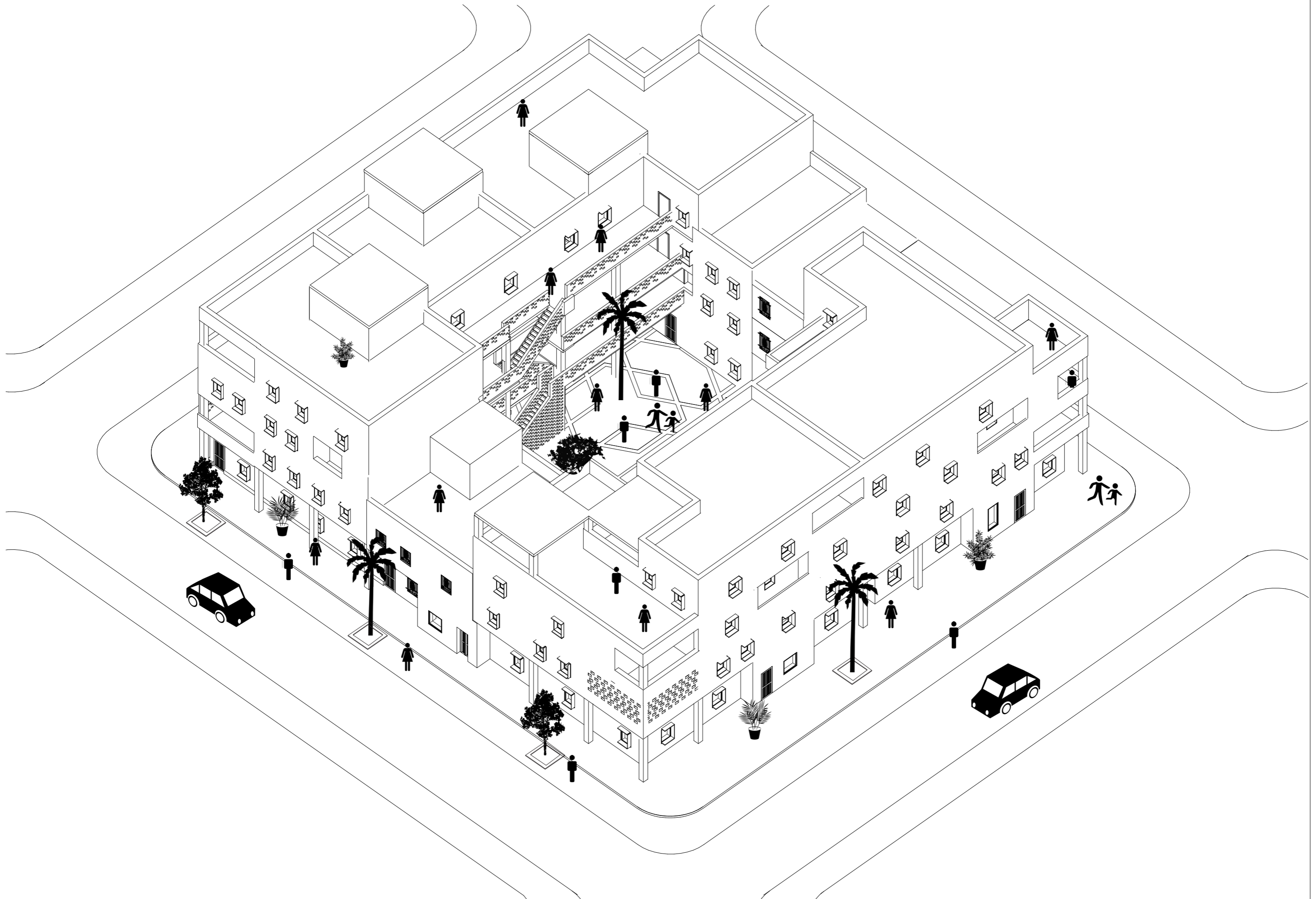




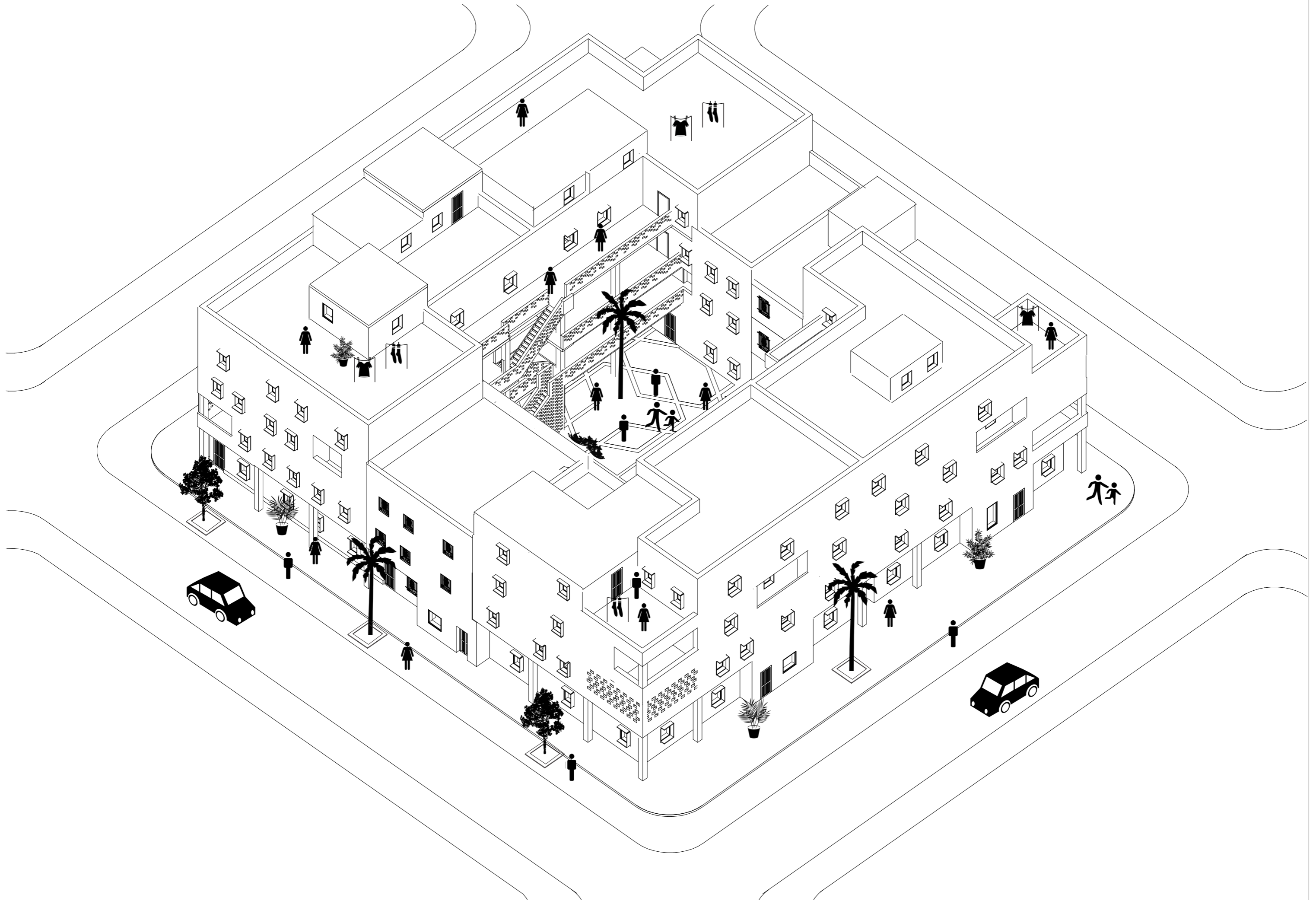
# PHASE 5



# PHASE 6

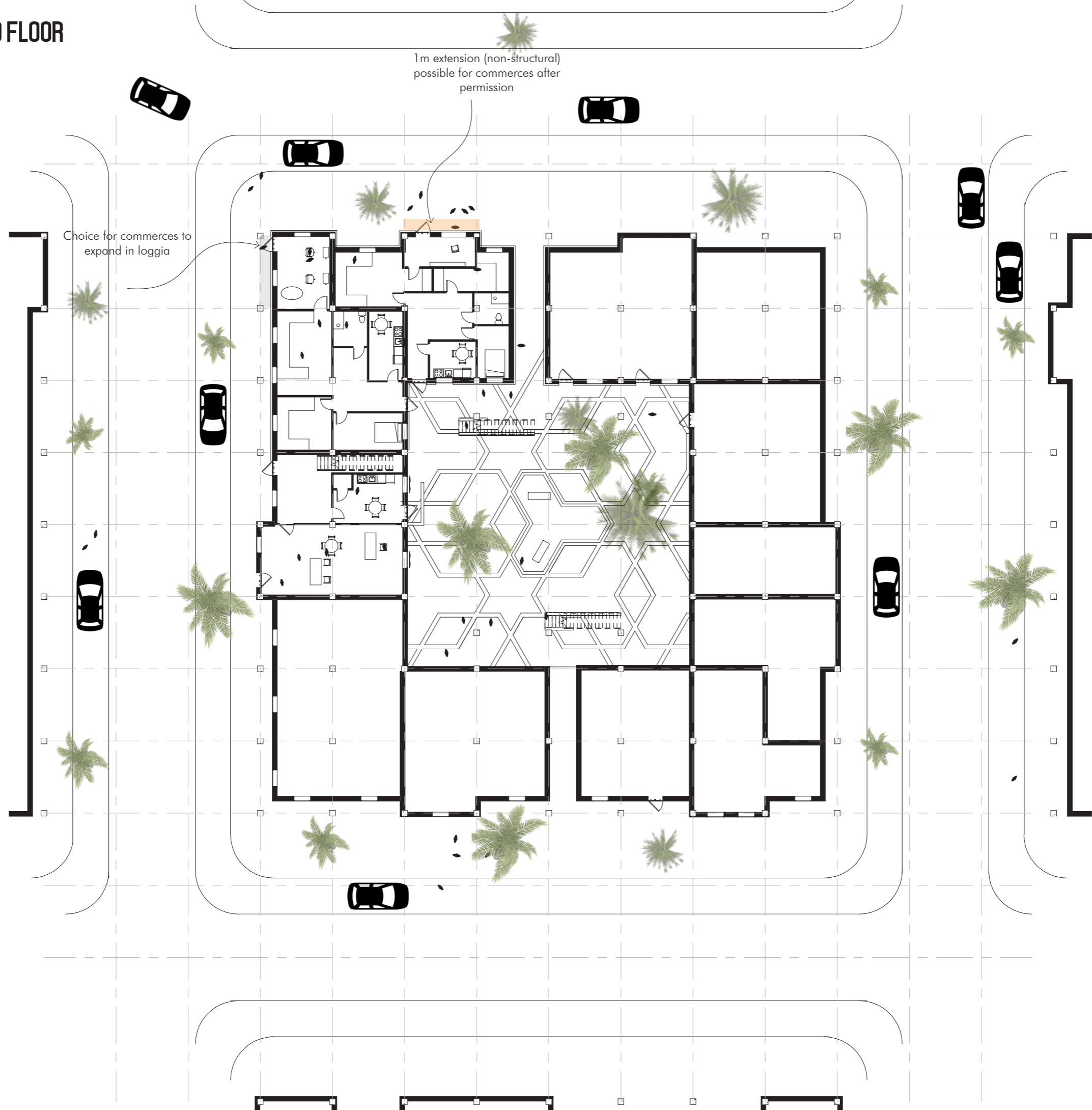


PHASE 7+





# FLOORPLAN GROUND FLOOR



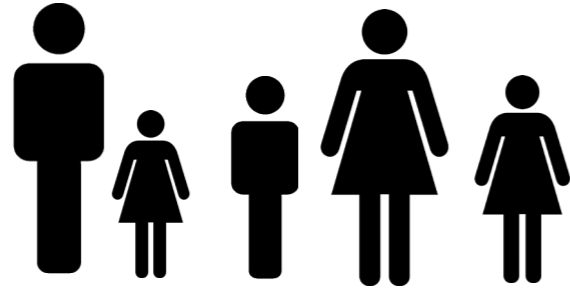
1m extension (non-structural)  
possible for commerces after  
permission

Choice for commerces to  
expand in loggia

# FLOORPLAN FIRST FLOOR



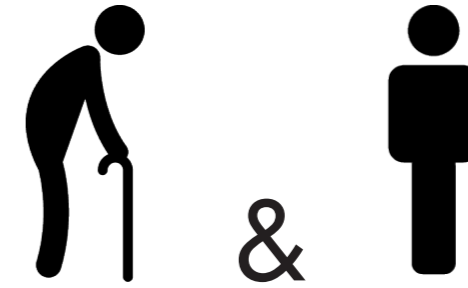
## TARGET GROUPS



### FAMILIES

With an average of 4.2 members

Immigrants are part of this group



### ELDERS AND INDIVIDUALS

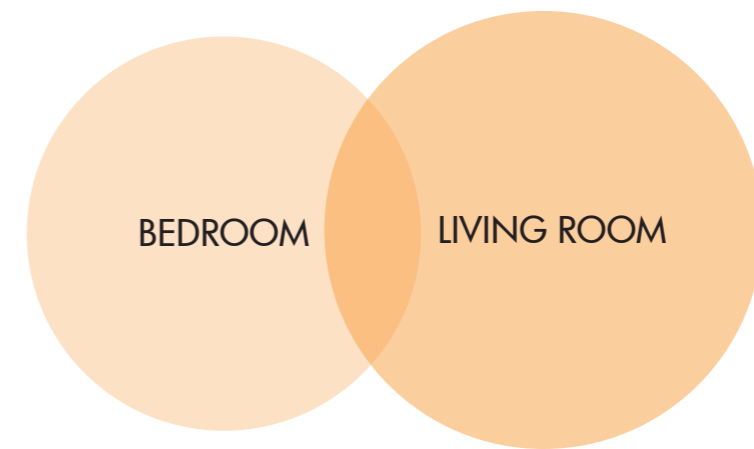
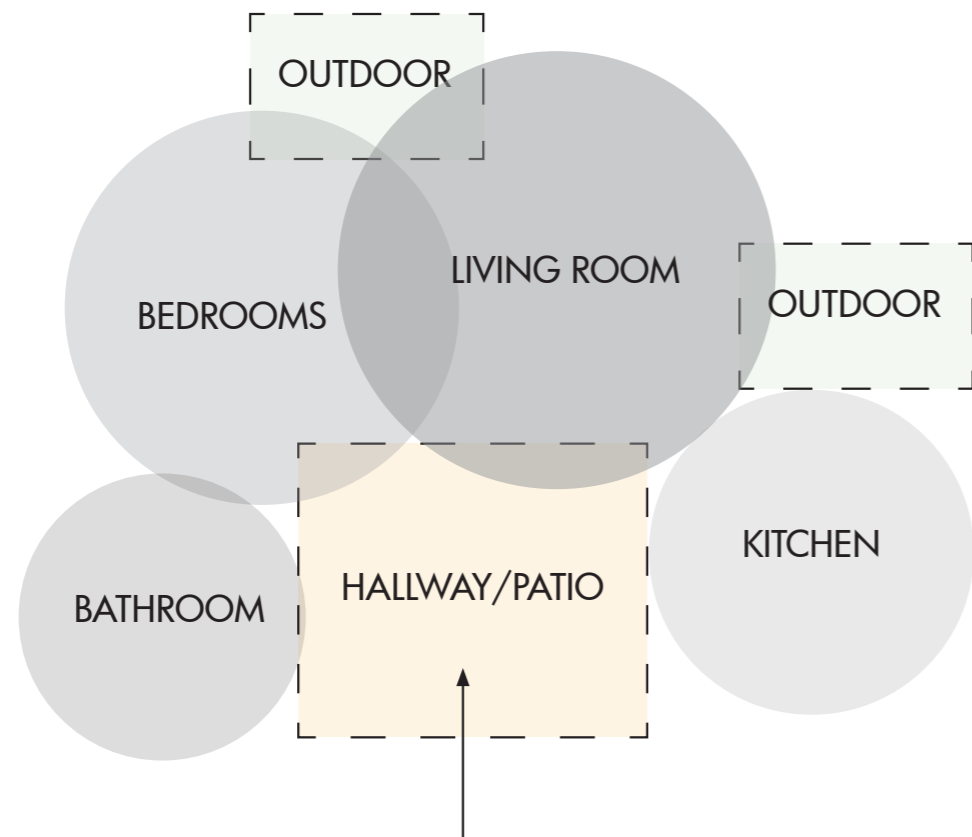
Mainly immigrants who choose to reside (partially) in their homeland.

There is less need for bedrooms and more functionality

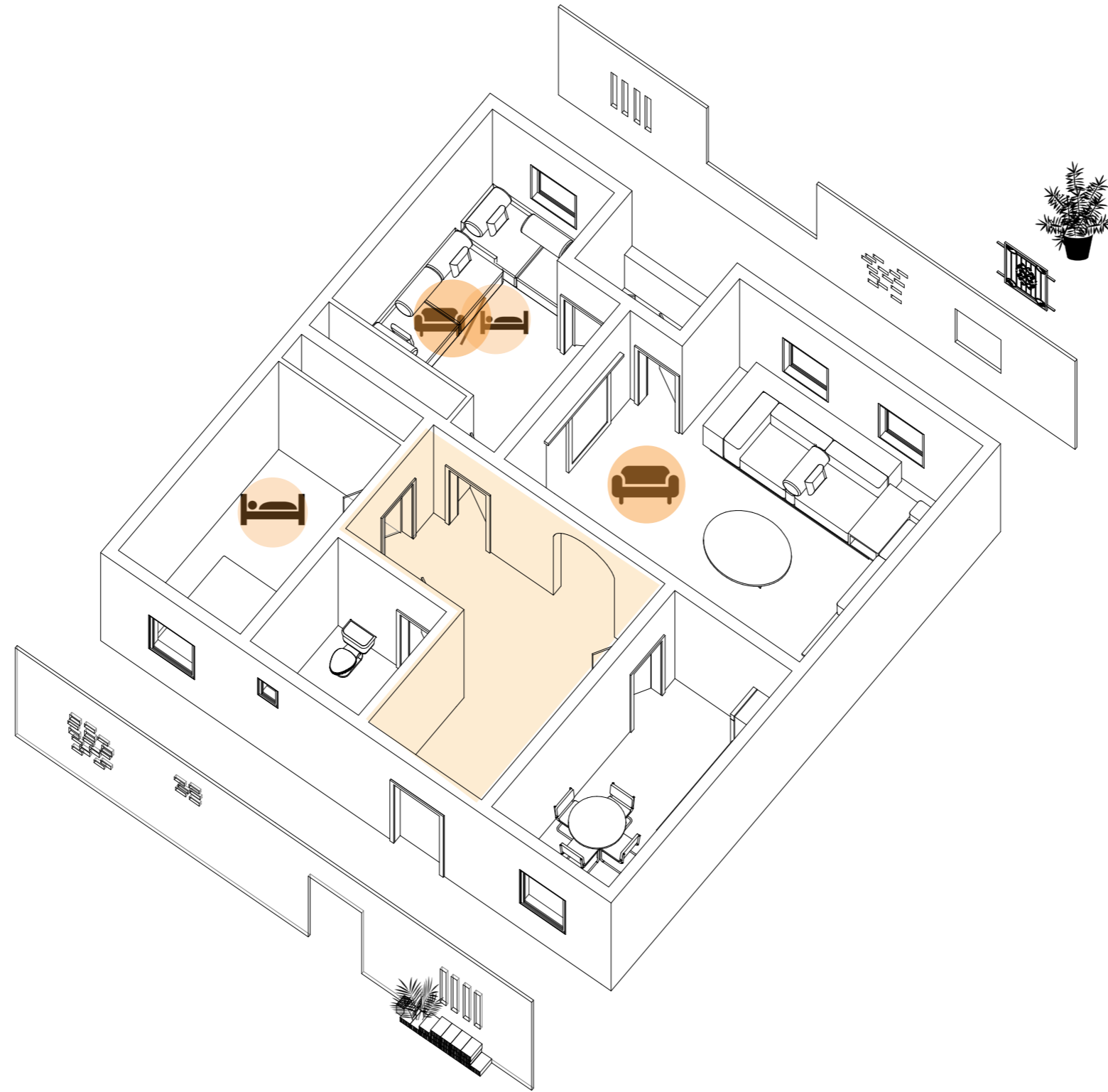
People who leave the countryside to live in the city

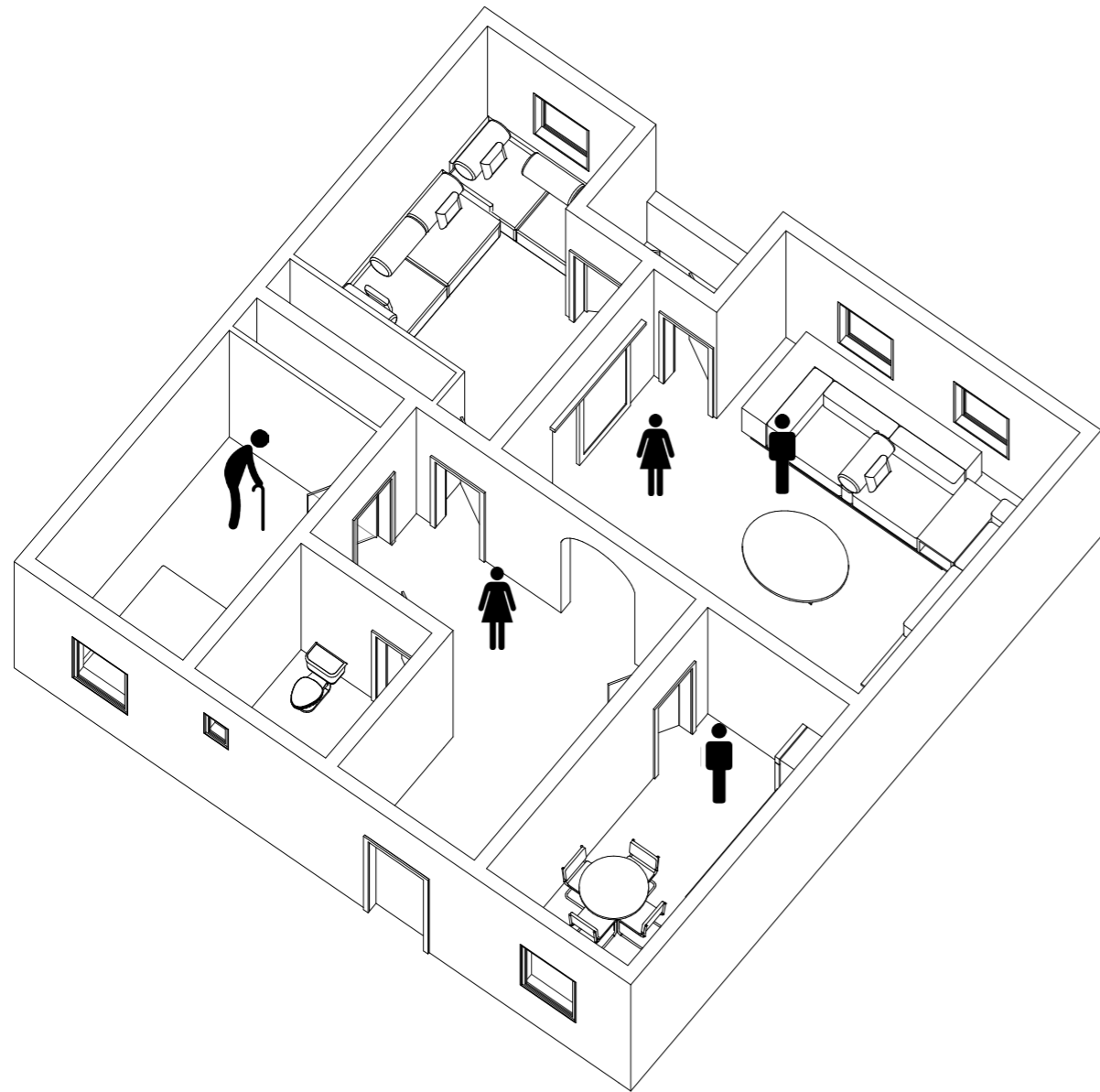


# DIAGRAM PROTOTYPE DWELLING

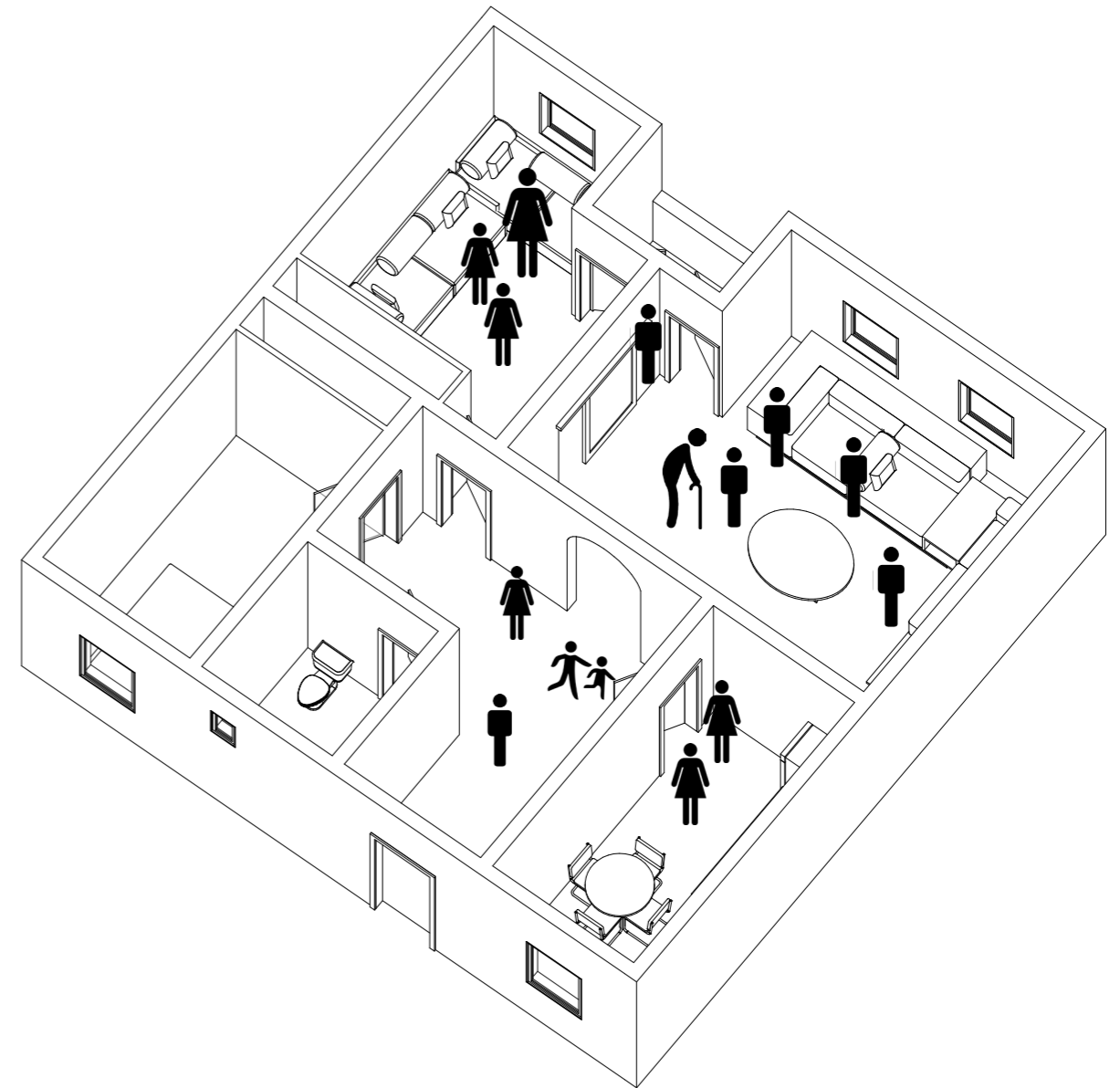


# PROTOTYPE FLOORPLAN





**AVERAGE DAY**



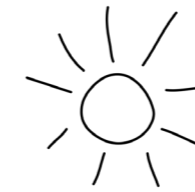
**DURING FESTIVITIES**





Summer

Winter

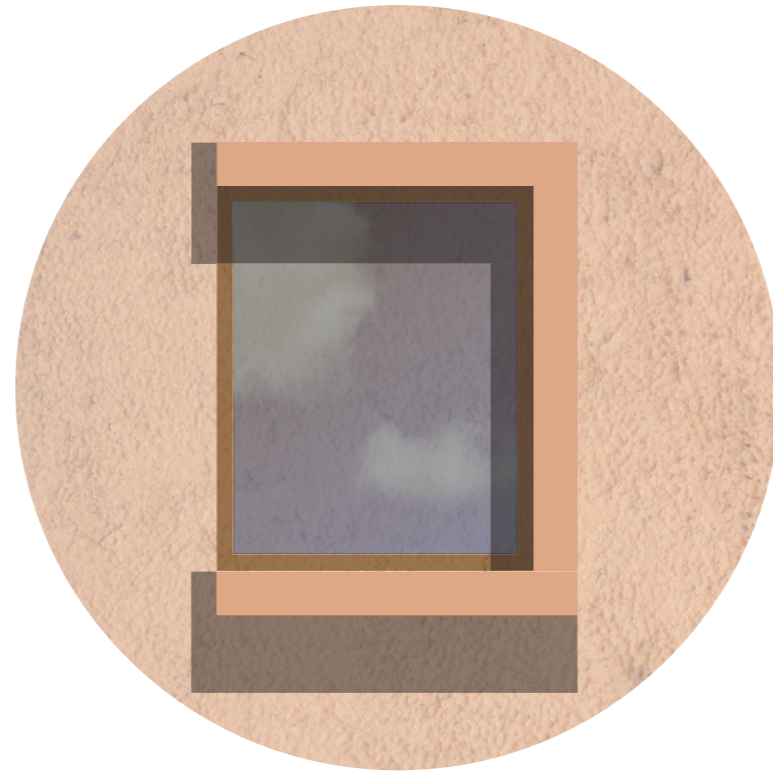


Summer  
88 °

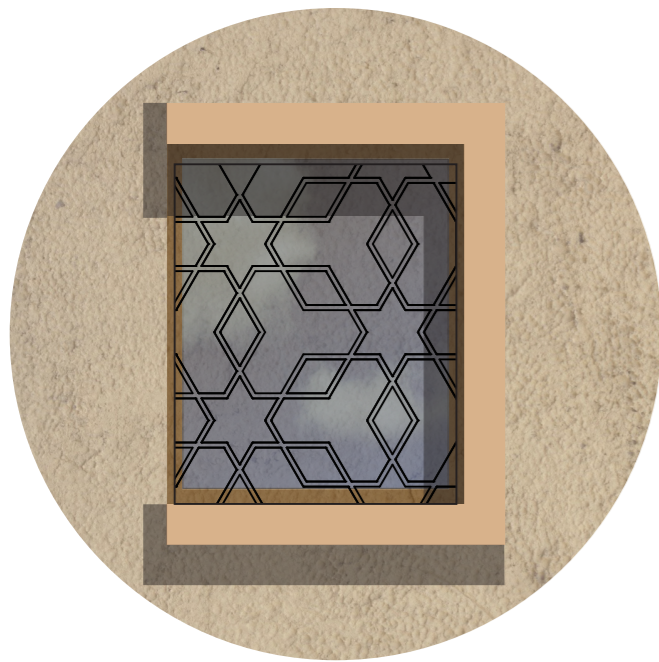


Winter  
38 °

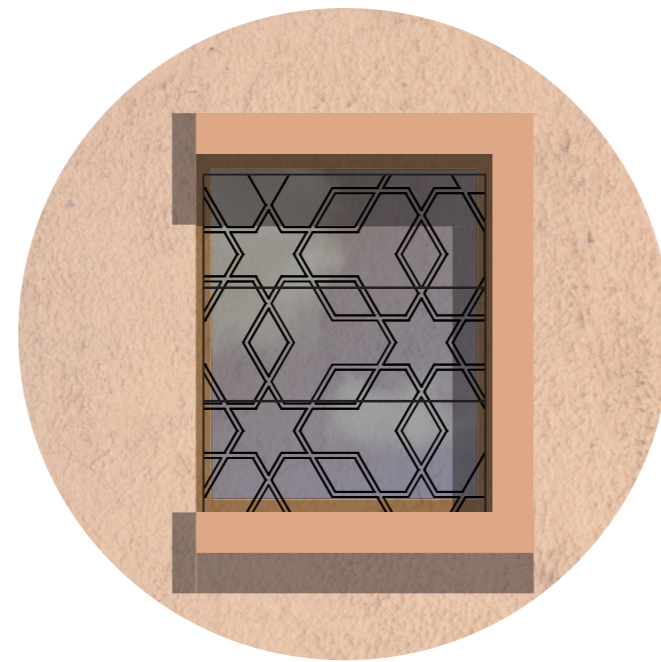




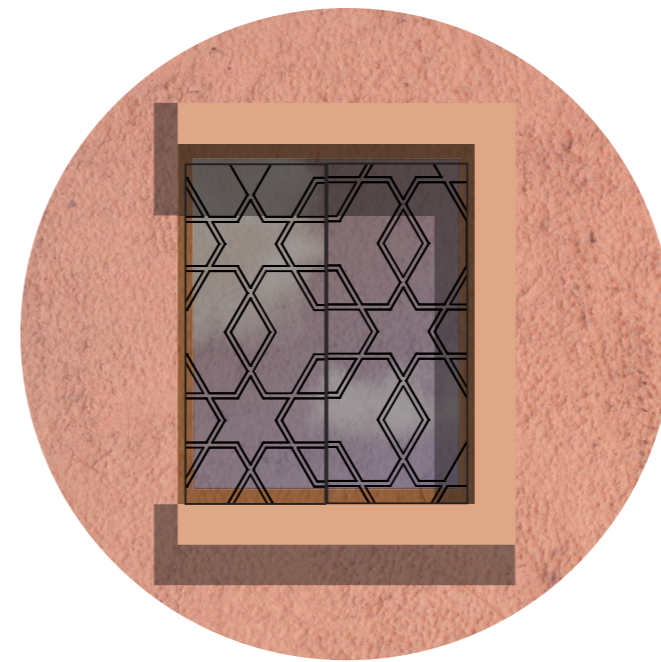
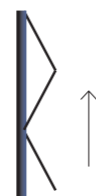
Standard window



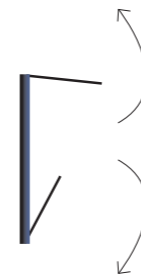
fixed steel



slide steel



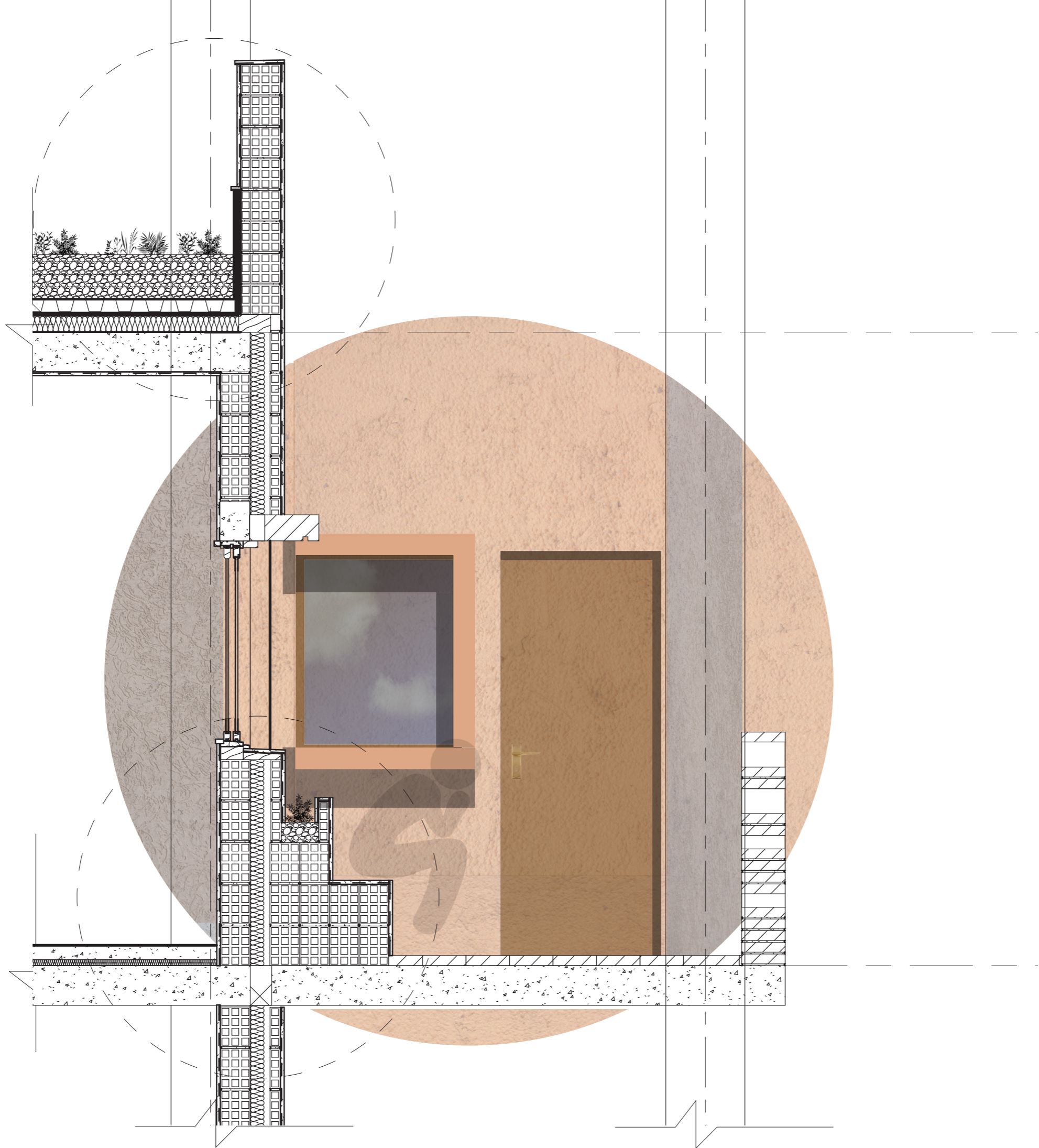
open steel

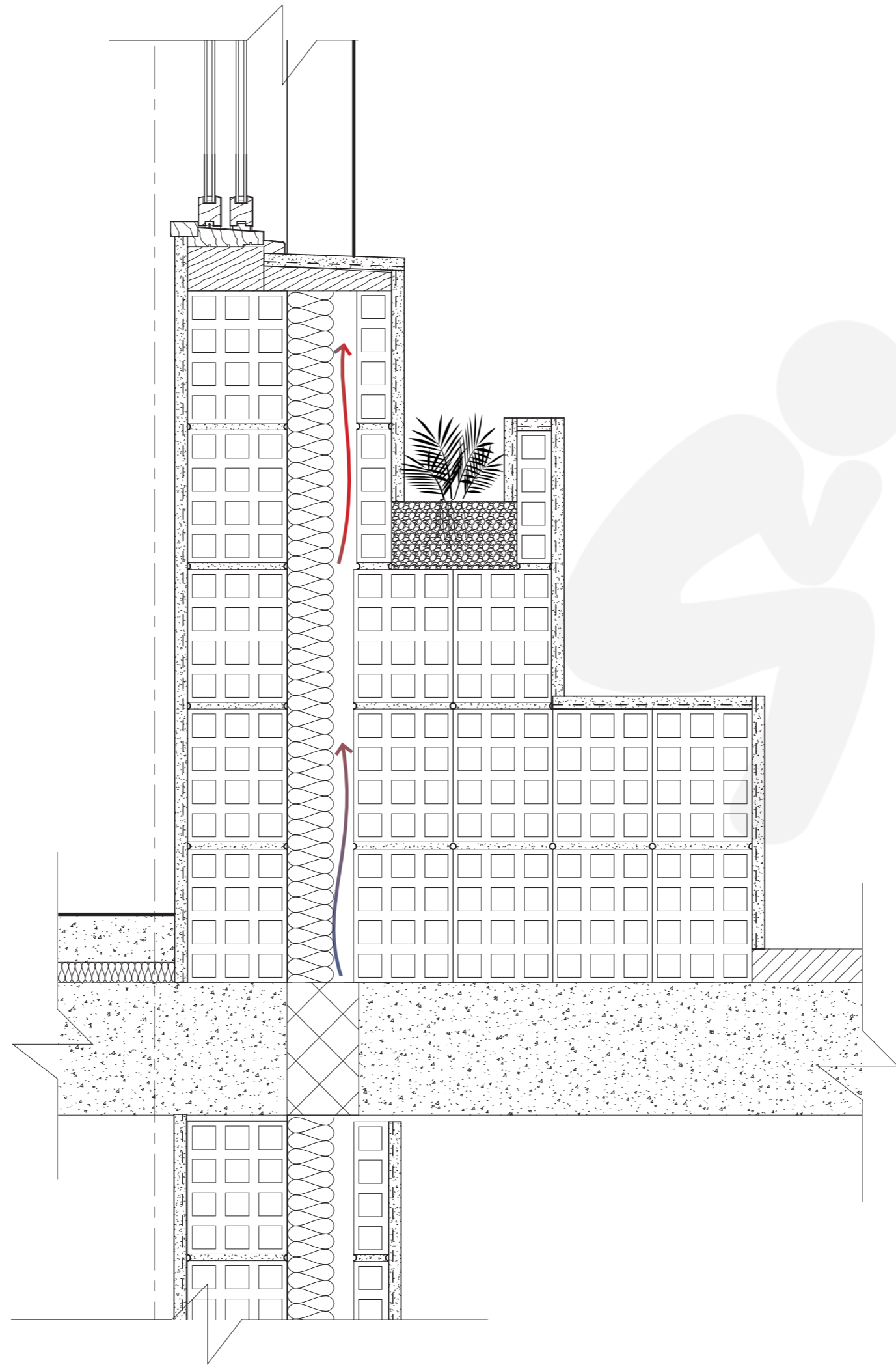


plants cover

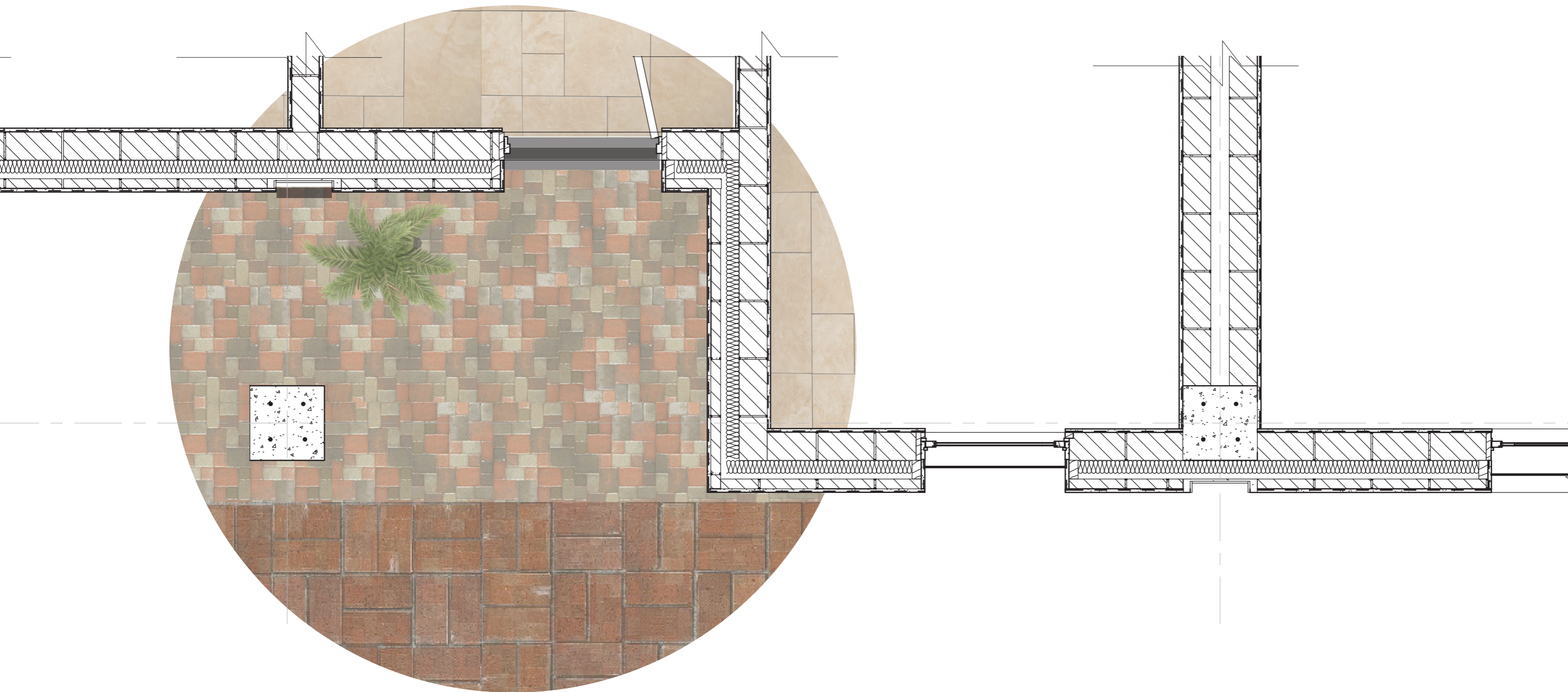




















THANK YOU!

