REINTERPRETING THE CONDOMINIUM
A SEQUENCE OF SPACES

MAIN STRUCTURAL ELEMENT

INFORMAL HOUSING

CONDOMINIUM

DESIGN PROPOSAL

STRUCTURAL MODULE

1 UNIT

5-10 UNITS

30-50 UNITS

100-200 UNITS

1000-60000 UNITS

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POURING A CONCRETE CONCRETE COLUMN
Special formwork elements make sure that the column exactly fits inside the wall. Furthermore they make specially carpentered formwork obsolete.

CONNECTING THE FLOOR TO THE COLUMN
Again, through special formwork elements, the floor is connected to a load bearing beam. The underlying wall functions as support for the casting of the beam and could optionally be removed after the concrete is set.

FLOOR CASETTES
Pressed concrete casettes make sure the weight of the floors concrete is being transported to beams spanning from wall to wall.

POURING CONCRETE
By pouring the concrete on top of the floor and inside the U-shaped elements, the structure forms one homogenous whole of concrete and rebar.

WALL PAINT €4.10 ~ 4KG
CONCRETE BLOCK €0.30 PC
U-BLOCK €0.50 PC
CORNER BLOCK €0.50 PC
REBAR €0.50 KG
CONCRETE €6.25 M³
GAS M², 3MM THICK, €4.00 / M²
REINTERPRETING THE CONDOMINIUM UNIT TYPOLOGIES

UNIT TYPES
floor plan 1:200

ROOM MODULES
Different room modules are based on the size of a concrete block to allow for maximum building efficiency.

CONDOMINIUM FLOOR PLAN
A condominium house is entered from the gallery to the living room. The dwelling is focused towards the gallery, less lively functions sit at the back of the dwelling.

PROPOSED FLOOR PLAN
A hallway is introduced to the dwelling as a means to enter the dwelling. Living rooms are connected to the front and the rear of the dwelling unit.

SEPARATING A DWELLING UNIT
By placing a door int he hallway a dwelling unit can be split in two. This way a part of the house can be subrented or shared by two families.

SHOP
The part of the dwelling bordering the street on the ground floor can be used transformed in to a store.
The condominium block is large (35x15m) and uses a classical gallery and staircase to access dwellings on top storeys. The small galleries are often used as extensions to the houses leading to cluttered galleries.

A smaller block (7x24m maximum) with a continuous routing of stairs and terraces from the groundfloor makes sure that dwellings on higher storeys are connected with the groundfloor and can use the terraces as an outside extension to their house.

**BLOCK TYPES**

*floor plan 1:400*
**CONDOMINIUM COURTYARD**

A condominium courtyard is enormous (75x50M in Jemo) and shared by at least 180 households. Because of this the courtyard is mostly a delapidated and unused space.

**COURTYARD PROPOSAL**

The small courtyard is used by about 20-40 households and is no more than 20x25M in size. Entrance to first and second floor units happens through shared staircases and terraces which function as a mini courtyard.

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**THE COURTGYARD IS USED AS AN EXTENSION TO THE HOUSE**

**FAÇADE ON COURTYARD SIDE OF THE BUILDING BLOCK**
REINTERPRETING THE CONDOMINIUM
BLOCKS, COURTYARDS AND STREETS - THE NEIGHBORHOOD

GRID
A site is divided in a grid of 100x100M, subdivided in ~35x30M. In the middle of the site a small square is located to serve for markets, weddings, funerals and religious festivals.

BUILDING BLOCKS
Per hectare 150-200 units are constructed. The outside edges of the building blocks are straight and formal, the inside edges adjacent to the courtyard are created as indents and extrusions to create small house-bound outside spaces.

NETWORKS
The clear grid creates streets on which shops can grow and allow for quick access to car-based roads. The blocks are sub-connected through a network of small alleyways leading from one courtyard to the next.
1. CHOSEN LOCATION
The location chosen borders the south of the massive Jemo Condominium site. It is enclosed by existing roads, a river. The land is flat and mostly unused. To the south of the site two two mountain peaks can be seen.

2. GRID
A grid has been placed over the entire site, with it's main direction facing the south-east. This is the direction of the prevailing wind and offers a nice view on two mountain peaks. The grid corresponds to that of the condominium, making roads and paths continue to the surrounding context. Every three paths a car-road has been placed, so that no dweller has to walk further than 50m to reach the road.

3. ALIGNMENT
Cutting out all the blocks that are impossible to make on the site due to landscape and infrastructure.

4. COURTYARDS
Every block gets its own courtyard.

5. OPENING THE COURTYARDS
By opening up the courtyard to two or three direction, an informal system of paths is created going throughout the condominium site. As most people do not have a car, the path system can be used to travel from A to B quickly.