INFILL CITY
AN URBAN RENEWAL STRATEGY
FOR HOUSING IN ADDIS KETEMA
CONTENT

changing city
informal settlements
mass housing solutions
location impact
concept
site survey
urban design
residential block
commercial head
1950: 0.5 million

1973: 1 million

2014: 4 million

2024 (estimated): 12 million

Source: UN Habitat
rigid system doesn’t provide for self built adaptations and extensions
lack of appropriate collective outside spaces
LOCATION OF INTERVENTION
Google Maps: van Merkato ontwikkeling
google maps van Merkato ontwikkeling
location threatened (2) - tabula rasa condominium developments in the south
google maps van Lideta ontwikkeling
ADDIS ABEBA IS UNDERGOING RAPID AND RADICAL CHANGES DUE TO THE BIG GROWTH IN POPULATION. THIS FORCES THE GOVERNMENT TO RESPOND TO THE CITIES NEEDS, FOR NOW MAINLY ON INFRASTRUCTURE AND HOUSING.

ADDIS KETEMA, AN INNER CITY NEIGHBOURHOOD KNOWN FOR ITS COMMERCE AND MARKET, IS UNDER PRESSURE OF DEVELOPMENT BY THESE CHANGES.

THESE CHANGES HAVE PROVEN TO BE A THREAD FOR THE LOCAL COMMUNITIES AND MICRO-ECONOMIES THAT EXIST IN THESE INFORMAL SETTLEMENTS, WHERE PEOPLE INVENTIVELY PRODUCE GOODS IN SELF-BUILT AND EXTENDED DWELLINGS. ON THE OTHER HAND THESE CHANGES BRING OPPORTUNITIES TO IMPROVE LIVING CONDITIONS.

BUT CURRENT SOLUTIONS FOR HOUSING, MAINLY IN THE FORM OF CONDOMINIUMS, HAVE PROVEN NOT TO BE SUFFICIENT IN TERMS OF PRESERVATION OF SOCIAL NETWORKS AND THE ADAPTABILITY AND APPROPRIATION OF THE APARTMENTS.
DESIGN APPROACH
POINTS OF DEPARTURE

INVESTIGATE URBAN AND ARCHITECTONIC STRUCTURE
THAT FACILITATES FREEDOM

SECURE SPATIAL QUALITIES AS PRECONDITION FOR SOCIAL LIFE

INVESTIGATE ROLE OF THE ARCHITECT AND POINT OF DETACHMENT
PROJECT LOCATION
URBAN STRATEGY
The initial urban pattern for the native city during Italian occupation was within the original plot boundaries. Socialists (DERG) nationalised the land. Marginal extensions slipped through regulations, by which the neighbourhood informally grew. After democratisation and rapid growth, the neighbourhood became even more dense and congested.

The neighbourhood became threatened by a government wanting to demolish the settlement and rebuild it with condominiums or real estate. The suggested interventions try to prevent this by inserting urban blocks of the initial two plots, that act as a support for enhancing the existing urban pattern in its process of inevitable change.

Because of the intervention that defined boundaries and cut the urban pattern in smaller pieces, new interventions (e.g. condominiums, midrise mixed-use buildings, etc.) are forced to fit in-between, resulting in greater diversity and pluriformity of the newly built urban environment.

**location in 1937 - strict orthogonal grid with tukuls and colonial houses, river as natural border**
Initial urban pattern for the native city during Italian Occupation expansion within the original plot boundaries. Socialists (DERG) nationalised the land. Marginal extensions slipped through regulations, by which the neighbourhood informally grew. After democratisation and rapid growth the neighbourhood became even more dense and congested. The neighbourhood became threatened by a government wanting to demolish the settlement and rebuild it with condominiums or real estate. The suggested interventions try to prevent this by inserting urban blocks of two initial plots, that act as a support for enhancing the existing urban pattern in its process of inevitable change. Because of the intervention that defined boundaries and cut the urban pattern in smaller pieces, new interventions (e.g. condominiums, midrise mixed-use buildings, etc.) are forced to fit in-between, resulting in greater diversity and pluriformity of the newly built urban environment.

1973

Urban void
Midrise mixed-use block
Small scale condominiums
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2015 - 2020
Intervention 1 - Commercial block
The block is constructed based on the core-infill principle. The plinth is opened to make space for a street extension filled with shops, bars and restaurants. In the back is workshopspace located, that opened towards the back-side towards the new condominium project. Public space is elongated towards this new development.

Intervention 2 - Residential block
The block is constructed based on the core-infill principle. The side towards the streets are used as pedestrian sidewalk with shops on the side. The new development anticipated to this to elongate this pedestrian area to the head of the block. The interior street is closed off and used as a private courtyard as found in the original informal settlement.

after 2020
**Intervention 1 - Commercial head**
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COMMERCIAL PLOT

CONNECTION OF STREET

TRANSITION : ARCADE - SQUARE - WORKSHOPS

DAYLIGHT
RESIDENTIAL BLOCK
The building block - support elements cores with plumbing and sanitation
The building block - support elements
cores diagram with plumbing and windtower thingey
The building block - main ingredients provides security of structure but flexibility
The building block - main ingredients
The building block - support elements
active street plinth
The building block - support elements
active street plinth
INFILL

basic unit
living + sleeping

cafe + living
(work)shop + living
studio’s with shared facilities
the transformation agencies; who does what?