LESS SPACE, MORE PLACE!
Changing public space in a peripheral condominium neighborhood of Addis Ababa
CURRENT SITUATION
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Aim of the Integrated Housing Development Programme

1. Build **360,000 units** for low- and middle-income households
2. Create **200,000 jobs** in the construction sector
3. Provide work for **10,000 new (micro) enterprises**
4. **Enhance expertise** in the construction sector
5. **Regenerate** inner city slums
6. Promote **home ownership**
Field research

Location type: Small scale inner city
Year build: 2005
No. blocks: 4
No. appartments: 120
Area: 0.5 hectares
App. density: 240 app/hec

Description of the site. Est volor autasseque la seritissus ut qui a dollene mposam autempo rerovit dolest autatum conet est et lam eariam et ipitate est eture sendere, con pelendebit faccab is iligenime repudignia et que in ea debis inim inim quis erspernatur, cum faccum ullectatem exerument, odi occae conse acerunt labo. Lacitat ibusten deritas doluptatae cor am sunt voluptassed erferiate volo mos cullupta pres amus aligend aectet ventent.

Panorama 1: [Image]
Panorama 2: [Image]
Panorama 3: [Image]

Location type: Medium scale inner city
Year build: 2008
No. blocks: 130
No. appartments: +/− 3000
Area: 26 Hectares
App. density: 115 app/Hec

Location type: Medium scale peripheral
Year build: ?
No. blocks: ?
No. appartments: ?
Area: ?
App. density: ?

Location type: Large scale peripheral
Year build: 2011
No. blocks: ?
No. appartments: ?
Area: ?
App. density: ?

Location type: Large scale inner city
Year build: ?
No. blocks: ?
No. appartments: ?
Area: ?
App. density: ?

Description of the site. Est volor autasseque la seritissus ut qui a dollene mposam autempo rerovit dolest autatum conet est et lam eariam et ipitate est eture sendere, con pelendebit faccab is iligenime repudignia et que in ea debis inim inim quis erspernatur, cum faccum ullectatem exerument, odi occae conse acerunt labo. Lacitat ibusten deritas doluptatae cor am sunt voluptassed erferiate volo mos cullupta pres amus aligend aectet ventent.

Panorama 1: [Image]
Panorama 2: [Image]
Panorama 3: [Image]
Scale: Medium
Location: Inner city
Scale: Medium
Location: Periphery
Pruitt-Igoe, Saint Louis

Modernist housing
“The time may soon come when planners, designers, developers, and others will recognize and act on the simple notion that the spaces between buildings are as important to the life of urban man as the buildings themselves.”

*Community and Privacy (1963)*
In these large scale peripheral condominium neighborhoods the figure of the compound is used to give people a sense of community. On the scale of the compound this model seems to work but on the scale of the neighborhood the problem starts to arise. The public space in-between the compounds is too large and becomes a no man's land which is an unpleasant public space for the people going through the neighbourhood.
Jan Gehl Cities for People

The New Landscape
Urbanisation in the Third World
Charles Correa
12 quality criteria for the pedestrian landscape

System of spaces

Plan zuid (Berlage)

Bijlmer (1970's)

FSI

GSI
When the public space in a neighbourhood is designed as a network of streets and squares with the human scale in mind a more pleasant and useful public space can be created.
The city region of Addis Ababa

City center

1 hour Journey

Jemo
Site of intervention
Central infrastructure hub
Belt for commercial development
Compounds with condominium blocks
Vacant landscapes

Urban structure
Fenced compounds

Vacant space
Connecting

Activating
The vacant strips in the current urban fabric of the neighbour-
hood can be used to create the missing links in the system of
streets and squares: the ‘pedestrian street’ and the ‘nearby
square’. These streets and squares are created by placing
new buildings in the vacant landscape. This change can also
affect the existing condominium buildings in a positive way.
Urban concept

The neighbourhood

pedestrian street

nearby square
Architectural reference

Ras palace
Typical section
Adaptability

Design of the block
Transition spaces
The block
Streets and squares