RESEARCH
historical addis ababa
central themes
of ethiopian culture

- community lifestyle
- appropriation of space
  - mixity
ANALYSIS

current addis ababa
ANALYSIS

current addis ababa
central themes
of ethiopian culture

- community lifestyle
- appropriation of space
- mixity
social structures

“better a close neighbour than a distant relative”
multi-purpose *courtyards* act as buffer between the private & public realm
using the *in-between* space for personal activities
public streets become a *collective realm*
preserving *privacy*
mix of functions

the informal sector forms 35% of the addis ababa economy
mix of functions & building typologies
result in *mix of people*
Integrated Housing Development Program

ethiopian government’s answer to rapid urbanization & housing crisis
PROBLEM STATEMENT

indigenous settlement

mixity?

new developments
PROBLEM STATEMENT

*mixity?*

indigenous settlement

→

new developments

*community life?*
PROBLEM STATEMENT

indigenous settlement

new developments

mixity?

community life?

appropriaing space?
the lost *in-between* space
RESEARCH QUESTION

the in-between

how to

- answer to the demand for making Addis Ababa a modern and urban city
  - while maintaining it’s historical identity

aim

- creating a dwelling system that challenges the density and efficiency in construction of the condominium scheme
  - while accommodating the cultural qualities of a community-centered lifestyle, mixity and appropriation of space
vibrant character

of informal commercial activities
DESIGN LOCATION

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old train station

KIRKOS

meskel square

the in-between
city master plan
additional infrastructure, city park
large-scale developments
gentrification
loss of vibrant informal character
kirkos as case study

preserve immaterial heritage
provide desired urbanity
- community lifestyle
- appropriation of space
- mixity

↓

the in-between
ADDIS ABABA
a sequence of in-between spaces
gradual transition between privacy domains
enabling identification to different groups
levels of urbanity

- urban border
- informal commercial street
- dwelling clusters
Total 904 units
Density 300 units/ha

Reference density
Condominium 175-300 units/ha
Current situation Kirkos 150 units/ha
the public
in-between
urban border
commercial plinth

commercial units  neighbourhood facilities
commercial units
polyvalent spaces
buffer

- commercial units
- facility units
- dwelling units
facility units

close border by connecting border blocks
joint between inside and outside

commercial units
facility units
dwelling units
border as a variable
impression
informal commercial street
**facility units**

Joint between inside and outside connected to small square.
transition zones
buffer between private and public realm
closable bamboo screens
combination dwelling with small business

- facility units
- transition zone
- internal courtyard
- dwelling units
internal courtyards
shared by dwellings in border block

- facility units
- transition zone
- internal courtyard
- dwelling units
impression
access streets
parking & access to clusters
the collective in-between
community courtyards
dwelling cluster
multiple privacy domains
platforms help to define in-between space
community courtyard
access dwellings through courtyard
connected to public street
80-90 households
community courtyard
height difference introduces extra privacy domain
not directly connected to street
20-40 households
impression
shared terraces
the in-between ADDIS ABABA // global housing graduation studio - P5 presentation // yoland de vries
**shared terraces**

ground floor dwelling entrances can be closed off

2-4 households
shared terraces

principle continued on higher floors
circulation system

terraces connected by galleries
galleries
access by all dwellers of block
apartments located on gallery
terraces
not closed, but defined space
maisonettes located on terraces

section level +2

section level +2
impression
the private realm
system - 4 standard dwelling blocks
circulation system
dwellings typologies

private space

maisonette

apartment
maisonettes

number of dwelling - street relations maximized
segregation within dwelling continues privacy zoning
income generation

maisonette
dwelling typologies
A diagram showing the relationship between different types and sizes of spaces, specifically focusing on private spaces. The types include "apartment" and "maisonette," and the sizes range from XS to XL.
dwelling variations

dwelling variations

PRIVATE

dwelling variations

PRIVATE

dwelling variations

PRIVATE

dwelling variations

PRIVATE
The in-between

PRIVATE

Private space

Type: apartment
- XS
- S
- M

Type: maisonette
- M
- L
- XL

Size:
- Apt.1 (20 m²)
- Apt.2a (25 m²)
- Apt.2b (27 m²)
- Apt.3a (30 m²)
- Apt.3b (38 m²)
- Apt.3c (43 m²)
- Mais.1 (48 m²)
- Mais.2a (48 m²)
- Mais.3 (50 m²)
- Mais.4a (52 m²)
- Mais.2b (60 m²)
- Mais.4b (60 m²)
- Mais.5a (64 m²)
- Mais.5b (75 m²)
- Mais.6 (80 m²)
technical design
4 standardized dwelling blocks
concrete column/slab structure
inner sheet of agrostone panels
agricultural waste
produced in local factory
low-cost, sustainable & high insulation value

agrostone

2600 x 1220  2600 x 915  2600 x 610  2600 x 305
system
outer sheet ferrocement panels
produced on site
different patterns & pigments

agrostone
- 2600 x 1220
- 2600 x 915
- 2600 x 610
- 2600 x 305

ferrocement
- 2650 x 900
- 2650 x 600
- 2650 x 300
- 2600 x 100 x 330
- 250 x 250
FAÇADE

variation
assembly based on:

dwelling floor plan
location in urban plan
solar orientation
proximity to other buildings
use

doors

2600 x 915

windows

2600 x 915
2600 x 610

agrostone

2600 x 1220
2600 x 915
2600 x 610
2600 x 305

ferrocement

2650 x 900
2650 x 600
2650 x 300
2600 x 100 x 330

250 x 250

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access system becomes *scenic routing*
of ever changing customised domains
stimulating local economy

locally available materials

on-site production

job creation
concrete load bearing structure
steel roof structure
corrugated bamboo roof sheets
steel facade support structure
wooden application slats
agrostone wall panels
ferrocement u-panels
ferrocement facade panels
steel window & door frames
finishings
humidity

hollow concrete block + plaster

ferrocement rainscreen
solar design

east

north/south

west
thermal comfort
grey water reuse

- infiltration trench
- vertical flow constructed wetlands
- retention basin

Water Management

grey water reuse
west façade
south facade
CONCLUDING

the in-between addis ababa