ARTICULATING A NEW URBAN RENEWAL STRATEGY

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'TOWARDS A SOCIALLY INCLUSIVE ADDIS ABABA: ARTICULATING A NEW URBAN RENEWAL STRATEGY'
###TRANSITIONS OF ADDIS ABABA

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>1994</td>
<td>ca. 2,1 million</td>
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<tr>
<td>2002</td>
<td>ca. 2,5 million</td>
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<td>2007</td>
<td>ca. 2,7</td>
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<td>2014</td>
<td>ca. 3,3 million</td>
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SITE OF INTERVENTION// LIDETTA - KEBELE 01
SITE OF INTERVENTION// LIDETTA - KEBELE 01

EDUCATIONAL SERVICES  SPACE OF PRODUCTION  SHOPS  ADMINISTRATIVE SERVICES
TRANSITIONS OF ADDIS ABABA
PROBLEM STATEMENT
PROBLEM STATEMENT

DENSITY INFORMAL HOUSING
ca. 50% built/unbuilt
ca. 120 households/ha.
1-10 households share a court

DENSITY CONDOMINIUM HOUSING
ca. 30% built/unbuilt
ca. 300 households/ha.
150-200 households share a court
EXISTING SITUATION
CURRENT REDEVELOPMENT APPROACH
DESIGN AIM

How to include existing socio-spatial patterns of the neighbourhood within an urban renewal strategy that increases the density and ensures technical durability?
ANALYSIS

How to include existing socio-spatial patterns of the neighbourhood within an urban renewal strategy that increases the density and ensures technical durability?

What are the existing socio-spatial patterns in Addis Ababa?

> Analysis of the location and existing patterns of inhabitation

> Analysis of the condominium housing figure
COLLECTIVE OPEN SPACE
COLLECTIVE OPEN SPACE IN THE CONDOMINIUM
DESIGN HYPOTHESIS

How to include existing socio-spatial patterns of the neighbourhood within an urban renewal strategy that increases the density and ensures technical durability?

By facilitating:

- Coexistence on urban strategic level
- Cohabitation on block level
- Cooperation on technical level
URBAN STRATEGY

PRESERVATION OF EXISTING BUILDINGS
5 STEPS TO CATALYSE URBAN DEVELOPMENT

- **EVALUATE**
  Analysis and assessment of existing urban features and points of opportunity

- **STRENGTHEN**
  Use the existing infrastructure to provide essential water and electricity piping

- **NEGOTIATE**
  Encourage and negotiate land of compounds with collective cooperatives

- **PROVIDE**
  Responsibilities are distributed and assigned and people can buy and rent houses

- **ACTIVATE**
  Public space is activated with social amenities and pedestrian pavement

**STAKEHOLDERS**
- Government
- Architect / Urban Planner
- Government / Private investor
- Contractor
- Government
- Collective cooperative
- Government / Private investor
- Architect
- Contractor
- Collective cooperative
- Buyers / Tenants
- Government
- Contractor
- Business tenants
URBAN STRATEGY

PHASE 01  PHASE 02  PHASE 03  PHASE 04  PHASE 05

higher income scale
Surrounding slum dwellers
URBAN STRATEGY

PHASE 01    PHASE 02    PHASE 03    PHASE 04    PHASE 05
DIFFERENTIATION OF OPEN SPACES - KEBELE 01

SITE ANALYSIS

PRIMAIRY STREET - INFRASTRUCTURAL
SECUNDARY STREET - COMMERCIAL
TERTIAIRY STREET - ENCLOSED
QUARTIAIRY STREET - COLLECTIVE
IMPLEMENTATION IN URBAN STRATEGY

DIFFERENTIATION OF OPEN SPACES - URBAN RENEWAL

PRIVATE BALCONY

COLLECTIVE COURTYARD

PEDESTRIAN PUBLIC SPACE

INFRASTRUCTURAL STREETS
THE BLOCK - COHABITATION

ELEMENTS OF THE INTERVENTION

- Courtyard Model
- Commercial Pavilion
- Staircase
- Paving
THE BLOCK - COHABITATION

THE COURTYARD MODEL
THE BLOCK - COHABITATION

CLUSTERING OF THE MODEL
POSSIBLE CONFIGURATIONS
THE BLOCK - COHABITATION

CONNECTION TO THE GROUND
FIRST INTERVENTION
ENTRANCE OF THE COURTYARD
DIVERSIFICATION DWELLING TYPES

Type A
- 3 rooms
- Living house

Type B
- 3 rooms
- Couple house

Type C
- 2 rooms
- Couple house

Type D
- 3 rooms
- Living house
SHOP ATTACHED TO DWELLING SPACE
THE BLOCK - COHABITATION

DIVERSIFICATION DWELLING TYPES

**TYPE A**
appartment + shop
38 m²

**TYPE B**
shared kitchen / bathroom
48 m²
THE BLOCK - COHABITATION

DIVERSIFICATION DWELLING TYPES

TYPE C
single apartment
29 m²

TYPE D
family house
44 m²
THE STAIRCASE
THE CONDOMINIUM

STATIC FEATURES

- Corrugated iron sheet 0.2mm, €4.00 / ea ~ 2.5 days work / ea
- Glass m², 3mm thick, €4.00 / m² ~ 2.5 days work / m²
- Gutter per meter, €1.75 / m² ~ 1.2 days work / m
- Wall paint per kg, €1.10 / kg ~ 0.75 days work / kg
- Hollow concrete block (15 x 20 x 40 cm cube), €0.30 / ea ~ 0.2 days work / ea
- Concrete reinforced column (20 x 40 x 260 cm, 50 kg rebar), €35 / ea ~ 23 days work / ea
- Concrete floor m³, €75 / m³ ~ 50 days work / m³
- Sand m³, €11 / m³ ~ 7.5 days work / m³
- Rebar kg, €0.50 / kg ~ 0.3 days work / kg

BUILDING PROCESS
TIME, COSTS AND MATERIALS

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MSc 3/4 GRADUATION STUDIO ´GLOBAL HOUSING: CROSS/CULTURAL METHODS AND POSITIONS´

TYPOLOGIES

BUILDING BLOCK

TYPOLOGIES

DWELLING TYPES

STANDARD BLOCK
25-30 APARTMENTS

1 ROOM APARTMENT
20M² - MONTHLY INCOME: $25
BUILT: 2005

1 BEDROOM APARTMENT
35M² - MONTHLY INCOME: $45
BUILT: 2005

2 BEDROOM APARTMENT
50M² - MONTHLY INCOME: $95
BUILT: 2005

3 BEDROOM APARTMENT
70M² - MONTHLY INCOME: $140
BUILT: 2005

STRETCHED BLOCK
20-40 APARTMENTS

SWITCHED BLOCK
40-60 APARTMENTS

STANDARD CORNERED BLOCK
25-30 APARTMENTS

TRIPLE CORNERED BLOCK
30-50 APARTMENTS

COURTYARD BLOCK
30-50 APARTMENTS

LARGE CORNER BLOCK
200-300 APARTMENTS

LARGE COURTYARD BLOCK
200-300 APARTMENTS

CONSTRUCTION METHOD

TECHNIQUE - COOPERATION

58/60
CONSTRUCTION METHOD
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