N

07

MASTER PLAN

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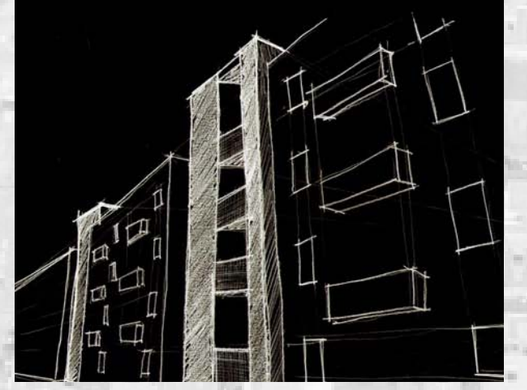
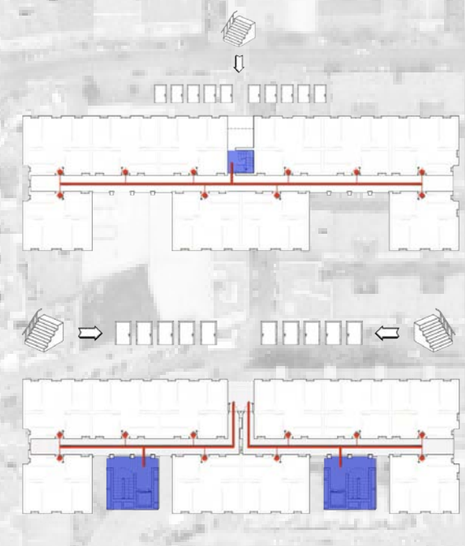
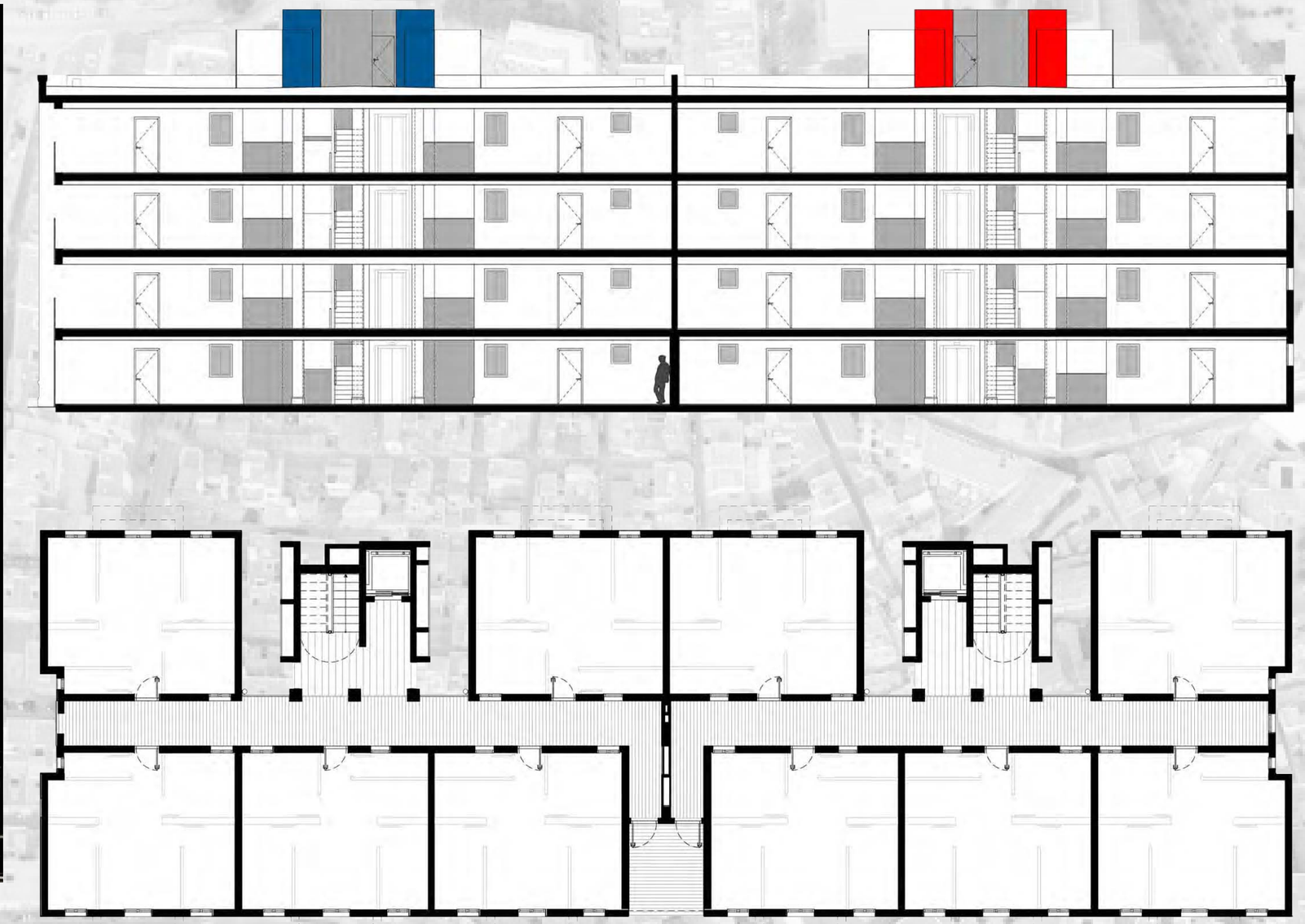
EACH BLOCK SPLIT-UP IN TWO

It was decided to divide the block in two parts of 20 dwellings each, with its own controlled access. The existing single entrance door from the street, was split-up in two by a party wall containing the mail boxes, after removing the existing staircase. New doors were painted in the same colour as the towers to favoured the feeling of belonging to a place. The resultant communities are easier to manage.







08
ACCESSIBILITY + HORIZONTAL COMMUNICATION

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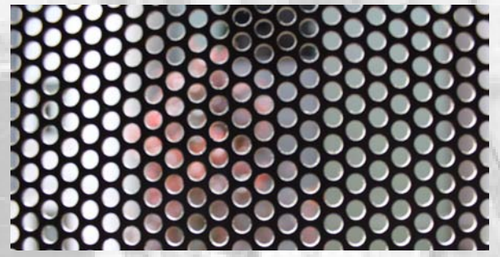

NEW ACCESS = STAIRCASE + ELEVATOR TOWER

A new communication nucleus it is provided with an elevator and an up-to-regulations staircase all the way up to the roof. The staircase is opened and fully ventilated. Perforated steel sheets are used to filter light and view control. Corridors finishes were fully renovated, changing lighting, window protections, handrails and adding new windows and entry doors.

09
ACCESSIBILITY + HORIZONTAL COMMUNICATION

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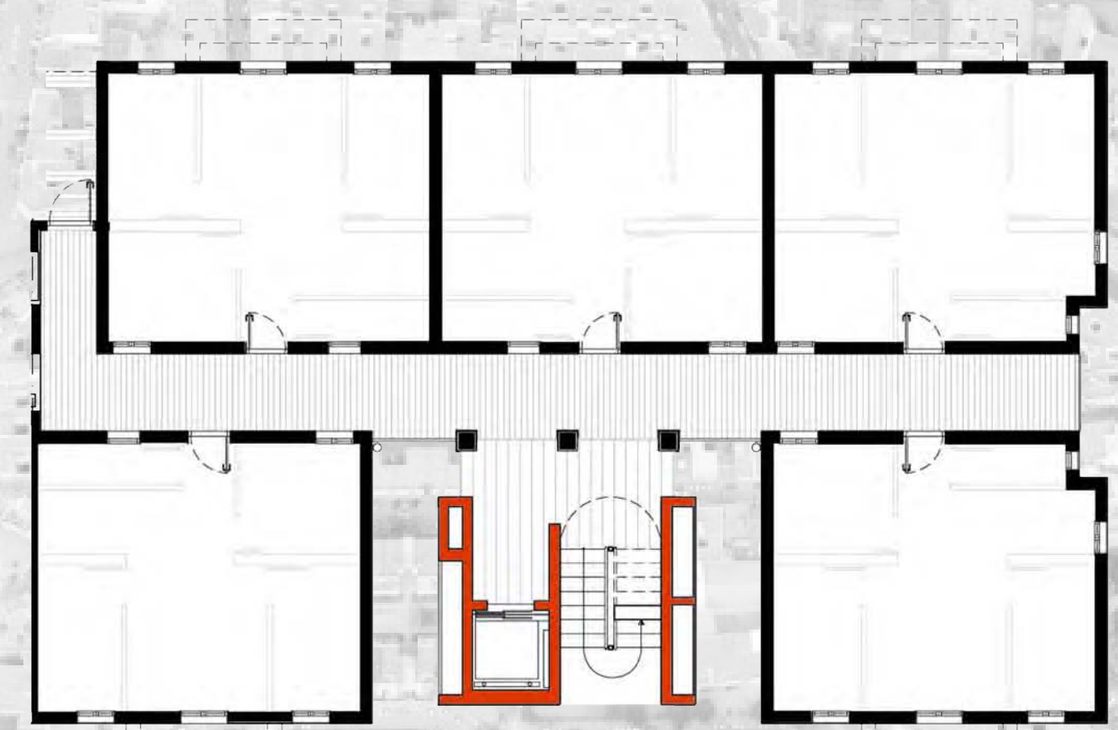
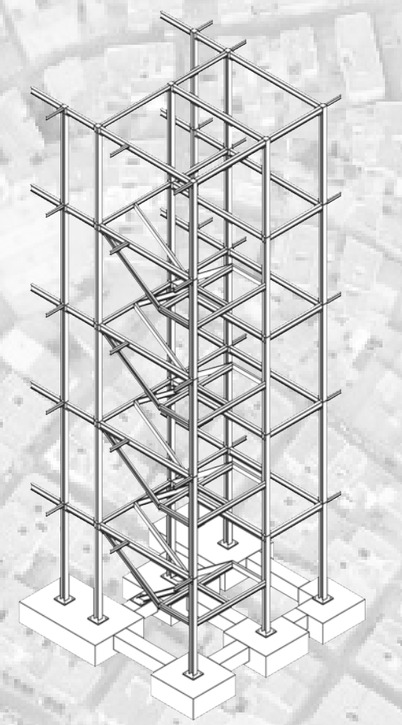
COMMUNICATION TOWER INSERTED IN EXISTING BLOCK SETBACK

The towers are placed in the existing setbacks of the blocks, used to illuminate and ventilate the access corridor to the dwellings. In this way the visual impact of the towers from the street gets diminished. This insertion enhances the public, opened and dynamic character of the corridors.





10
VERTICAL CIRCULATION + TOWERS

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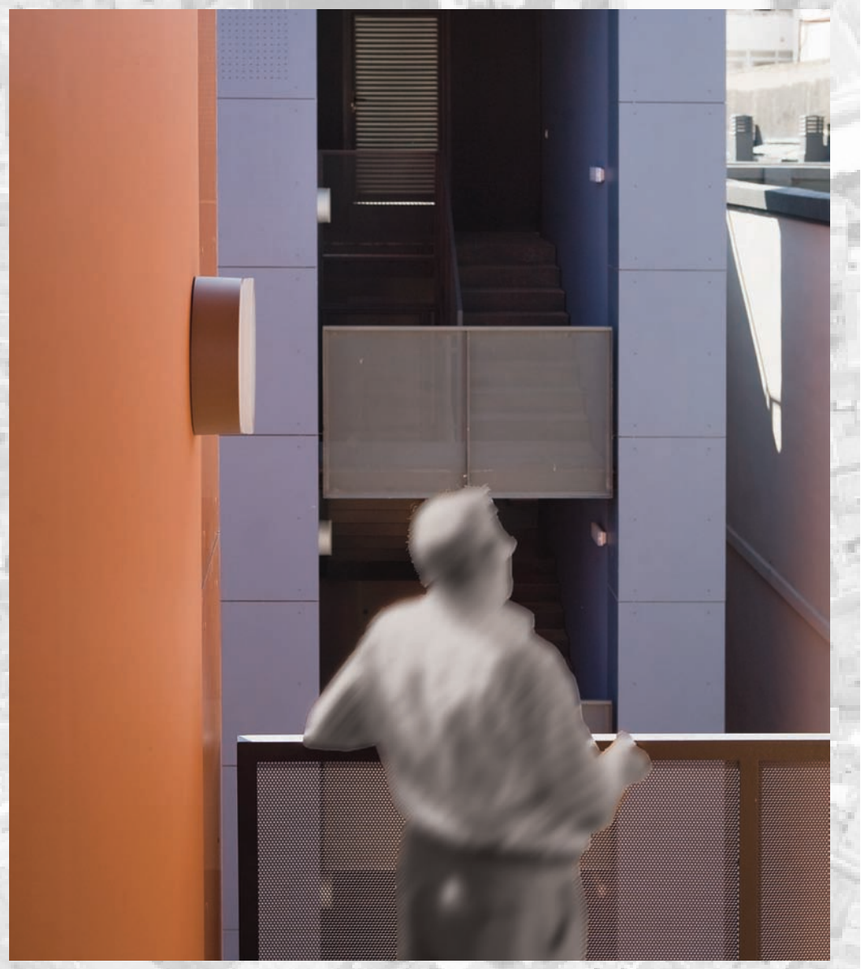
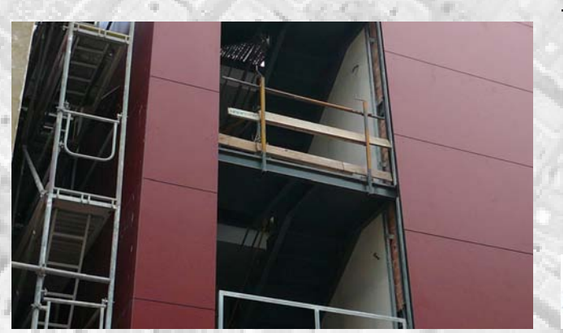
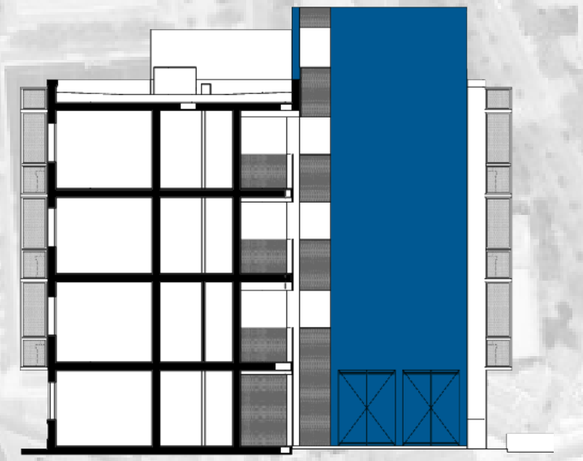
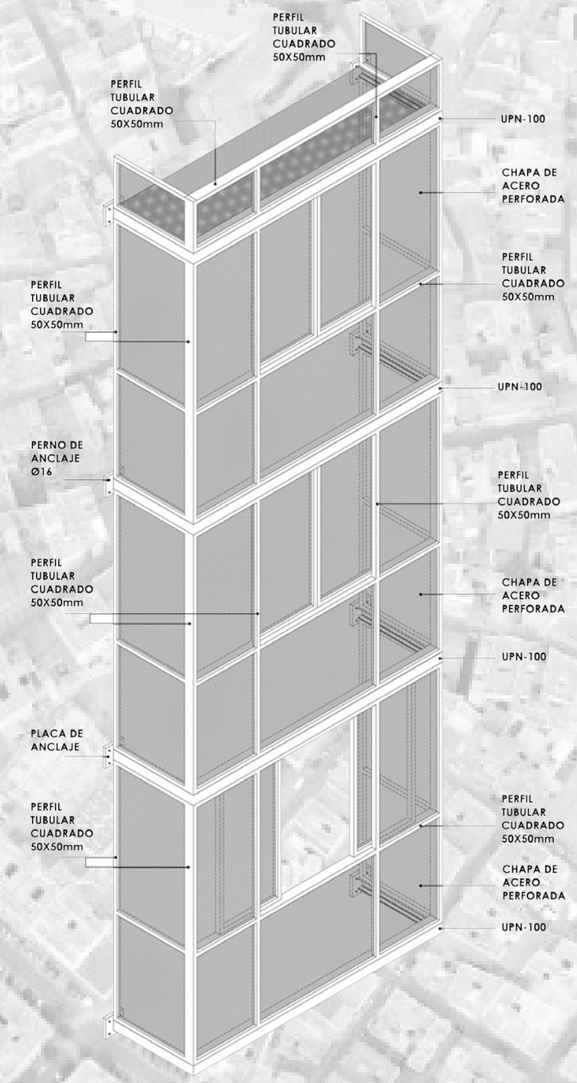


PREFAB MODULAR STEEL TOWER DEFINED THROUGH COLOURS

The tower is formed by three steel modules prefabricated and transported into the site to be assemble on site. Due to the fact that neighbours could not be reallocated during construction, assembly time had to be taken to a minimum. Large fibercement coloured panels were used to speed up the process and to give and identity to each block through colour.

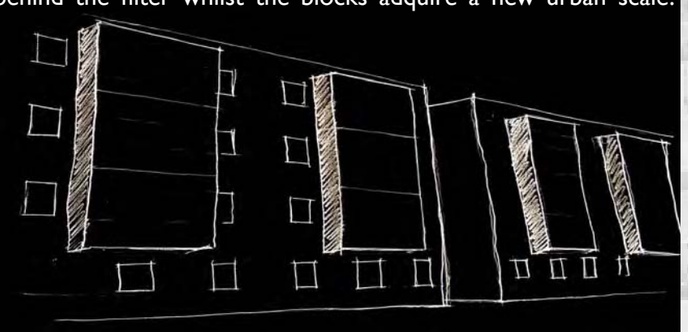






BOW WINDOWS TO UNIFY THE FAÇADE

The aim of homogenizing the façade was achieved through the use of modular bow windows. One module per floor provided with a double sliding door to control light and views from the main room of the flats. In this way it was possible to unify three balconies at once in vertical. Diversity still remains behind the filter whilst the blocks adquire a new urban scale.



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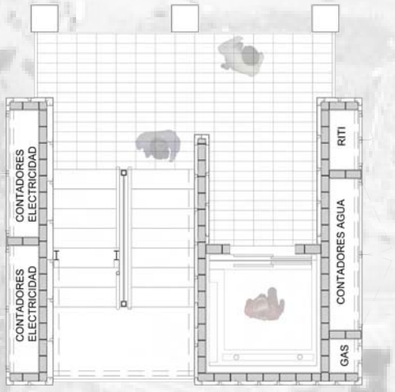
LIGHT PREFAB BOW WINDOWS ATTACHED TO THE FAÇADE Made out of perforated steel sheets with a rigid steel frame, get assemble on site quickly without disturbing the dwellers. With a total weight of less than 1 ton, each module was screwed on the brick façade by mean of a longitudinal plate. Working with a prototype allowed us to choose the right hole density to guarantee the required transparency. Once all the modules were fabricated, the assembly process started resulting safe and fast, and consequently cost controlled.



ROOF IMPROVEMENT: INSULATION AND WATER-PROOFING The existing roof was removed and replaced by a new properly waterproofed, insulated and gravel finished. Drainage stacks were rebuilt higher and ventilated.

The roof is accessible now from the new towers, exclusively for maintenance, except for the ground floor neighbours who have allowed access to a cloths drying area, due to the fact that they do not have a place to do it. All the services supplied are contained on the tower sides, avoiding exposed wiring on the façade. All the anarchical antennae are removed and replace by a single mast attached to the tower, improving quality. An image of the neighbourhood as a whole is now perceived..

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ROOF INTERVENTION + REORGANIZATION OF SERVICES

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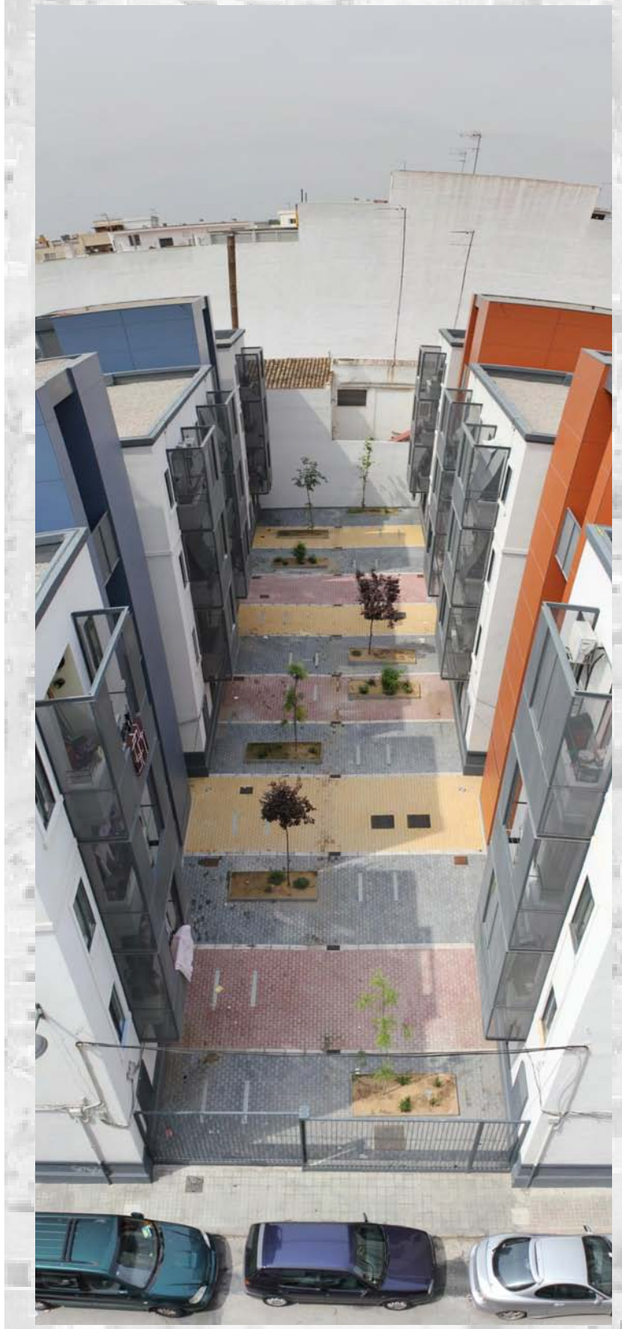
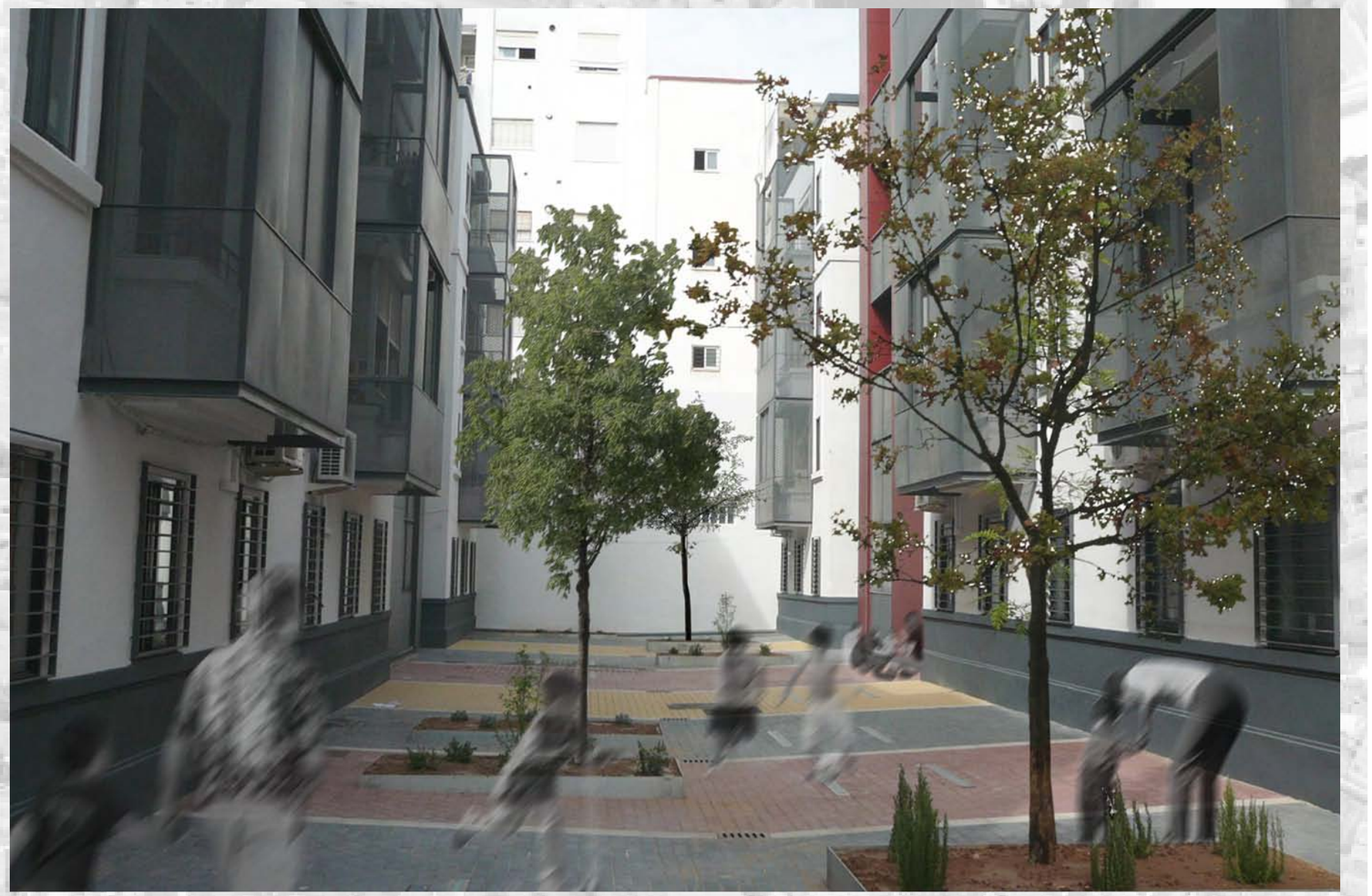
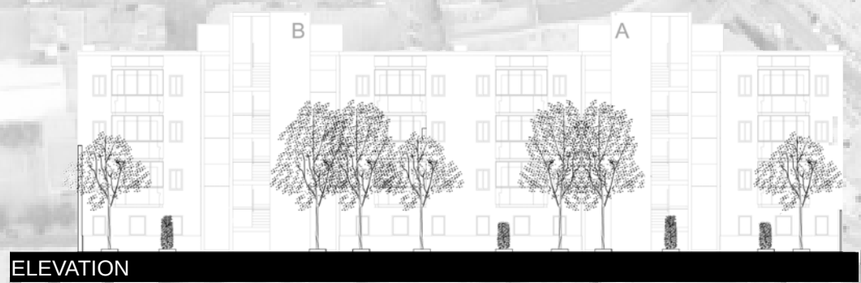
A geometrically designed public space, as a game of pattern colours and different planes of greenery superposed to be perceived from different perspectives. Low cost maintenance, combined with a delicate lighting design to contribute to enhance the feeling of community in and around the rebirth of Barrio Los Faroles.

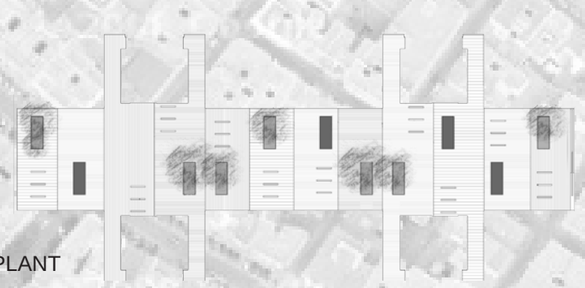




CONFLICTIVE INNER ALLEYS BECOME PUBLIC REALM. A NEW REFERENCE FROM THE FLATS IS NOW PROVIDED



ELEVATION



PLANT

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