



Barcelona 1930-40. Vicenç Martorell.

Building Communities Rehabilitation and Housing in Barcelona

Final Review Wed. 18th December 2019, HIL D15, 9.30h-19.00h

Guests: An Fonteyne, Peter Märkli,
Jan De Vylder, Yoshiharu Tsukamoto.

Building Communities

Building communities implies creating relationships that hold together people and things from different backgrounds and different times, a community between new and old neighbours, between new and old fragments of a built city in which, in the end, everyone, people and things, live in a new unity.

When we talk about building communities we are thinking about the community that is built with the city that exists, adding to the as-found, inviting new neighbours to interact with those who already live there. The challenge of architecture today is to work in disarticulated or abandoned contexts in cities, valuing the social and physical structures that we find as the basis of our work. We understand urban rehabilitation as the balance between the recovery of a physical fabric and a social fabric.

To recover the social fabric of a neighbourhood is to recover the memory of hundreds of civic, cultural or personal relationships that the neighbourhood has built over time and still remain invisible but latent. But not only people contain the memory of a neighbourhood, the buildings are also loaded with memories of the uses of the place: we are interested in observing the built fabric as the reflection of a social behaviour. Although it is in bad condition, it speaks of a way of using the ground, the sky, of a way of inhabiting, because it contains the gaps, the courtyards, the distances, the meeting spaces, the volumes...

The rehabilitation of the physical fabric of the neighbourhood will help the recovery of a social fabric, both complement each other and work at the same time. To read the memory contained in buildings and in people is to think about a future that counts on that past.





The Studio

The studio uses hand drawing and models as a means of making mental progress in full view of other people. In this sense, the school desks become surfaces full of thoughts, reflections and doubts, which make visible the difficulties of moving forward, and at the same time this is a method which enables progress, precisely because leaves these difficulties at sight.

The themes of the studio are always linked to our own concerns about the city and the built fabric. The brief is focused on the two main subjects that in our opinion the architect encounters as a challenge today: Rehabilitation and Social Housing. We bring these themes to the school as we believe that it is in there that the experimentation and research about new ways of living and about how to deal with the built fabric have to be developed.

The city of Barcelona is the field to reflect and study these problems, working at all the different scales that they affect, from the neighbours and the community to the private domain and the definition of the personal living spaces.

Students Work.

Necklace Community

Siyi Dai, Senga Grossmann
and Giacomo Rossi

Extending Pere IV

Lorena Bassi, Ioana Danila
and Joel Brandner

Passages Network

Stefano Martelli, Anne Sermet
and Jana Bohnenblust

La Flor de Maig Community

Laura Cereghetti, Livie Weidkuhn,
Magdalena Hermann and Gent Ibrahim

Seaside Community

Takayoshi Goto, Airas Sánchez
and Maria Unterlechner

Microcosmos

Alessandra Ortelli, Zelda Frank
and Leonce Gruber

Growing Community

Jingfan Xue, Alexane Varone
and Stefan Fierz

Necklace Community

Siyi Dai, Senga Grossmann and Giacomo Rossi

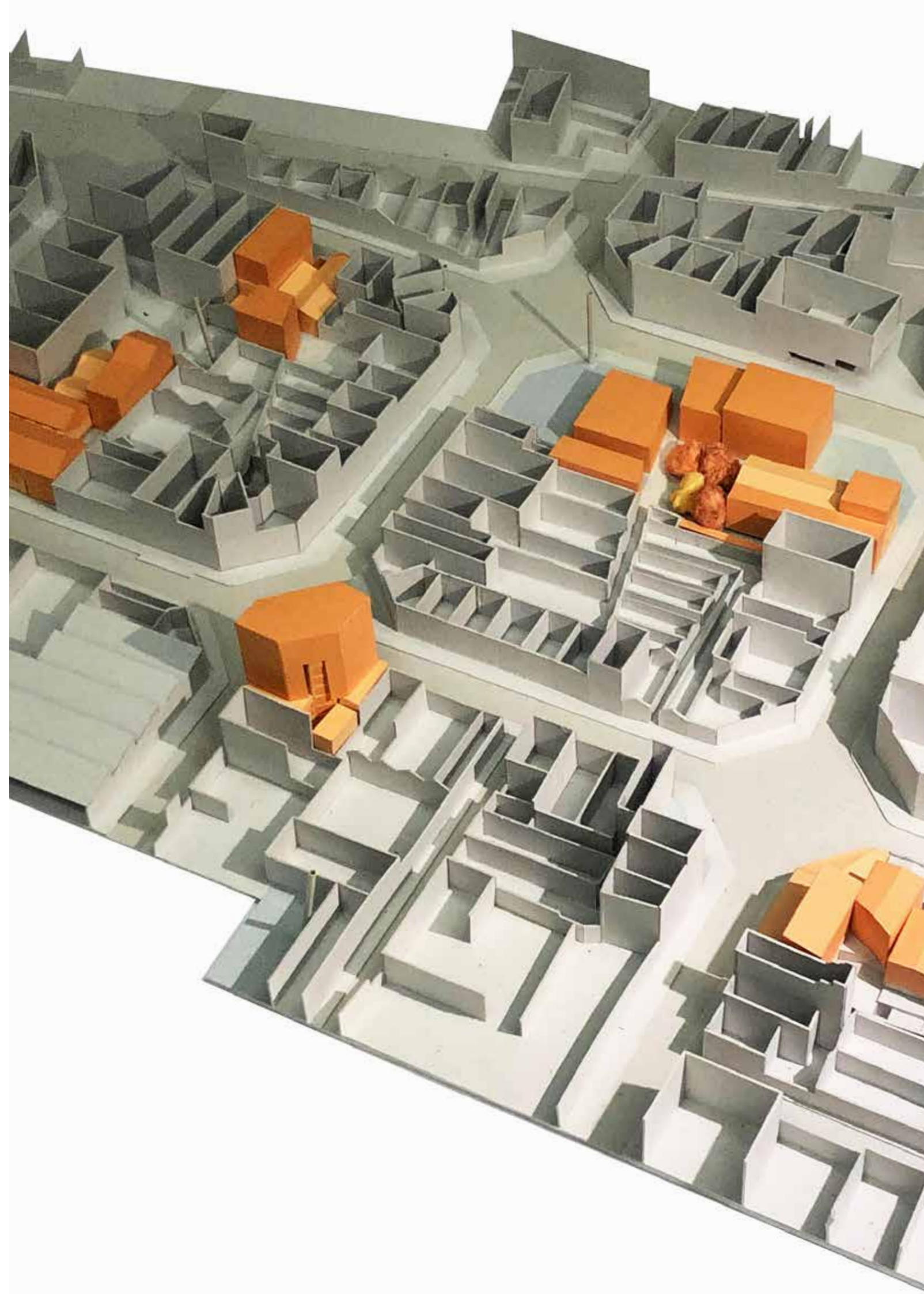
We discovered buildings with unique qualities, which we put at the heart of our master plan.

Rather than creating a central stage, we distribute the residential units and the public functions evenly among these buildings. Each becomes a stage for the theatre of life.

Instead of working in limited area, we selected different buildings that with their as-found qualities contribute to the atmosphere of Poblenou. At the same time, a small square inspired by Plaça de Prim acts as an open community space.

Siyi, Senga and **Giacomo** focused on the premise of preserving by densification. The relations between existing fabric, new typologies and new users seek to create a strong community between all the interventions.

The task is focused on the integration of current inhabitants and new members of the community. **Siyi** imagined her housing for asylum seekers and artists by working on the topics of coexistence and the relation with living and working. **Senga** presented a residence on top a taxi repair workshop integrating both topics with common and cultural spaces. **Giacomo** approached the prominent building by designing communal living, commercial spaces and a gallery space on the top level.



Siyi Dai

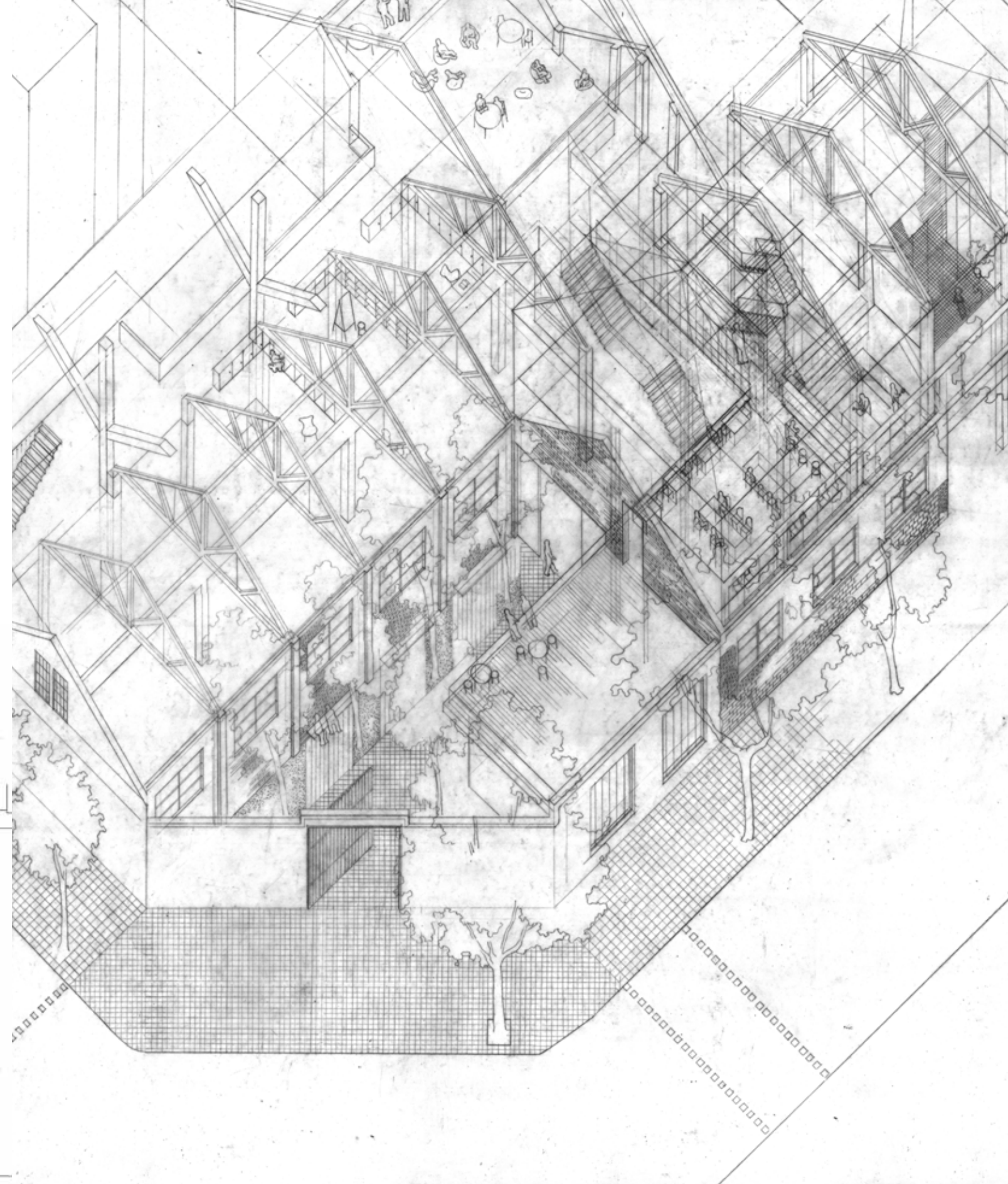
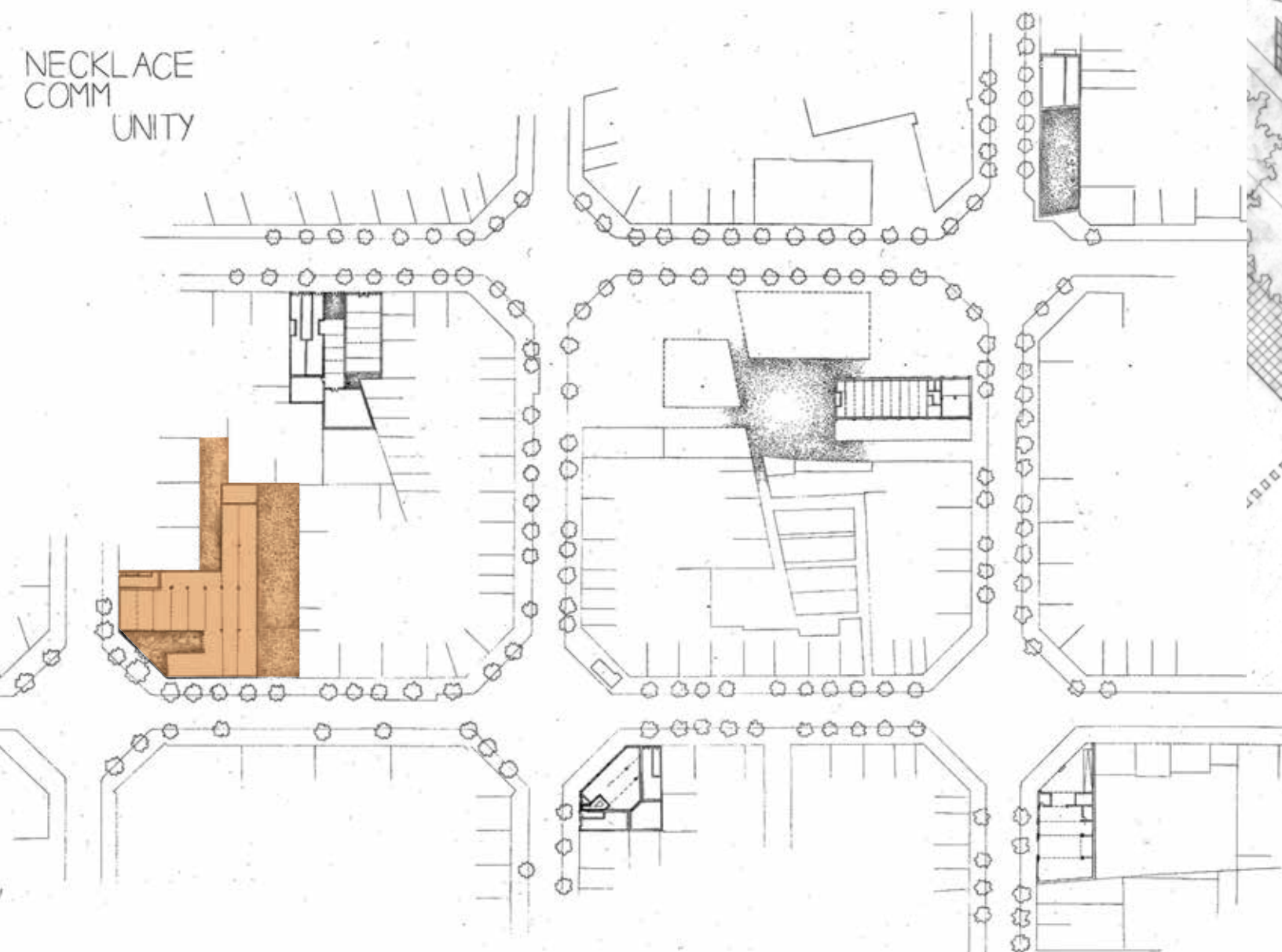
Corner courtyard

Courtyard surrounded by low-rise workspace as the centre of the community, densify empty plots for residential use.

Work as a reintegration element of the society: Co-working space between professionals and newcomers for employment training.

A big room on the first floor near the ateliers as a common space for the dwelling.

Close relationship between living and working.



Siyi redefines a car repair workshop into a complex of housing, workshop and exhibition spaces. The courtyard is used as the main entrances and related to the working areas and common space. In the upper floors the residences consist of housing for refugees and artists.

Senga Grossmann

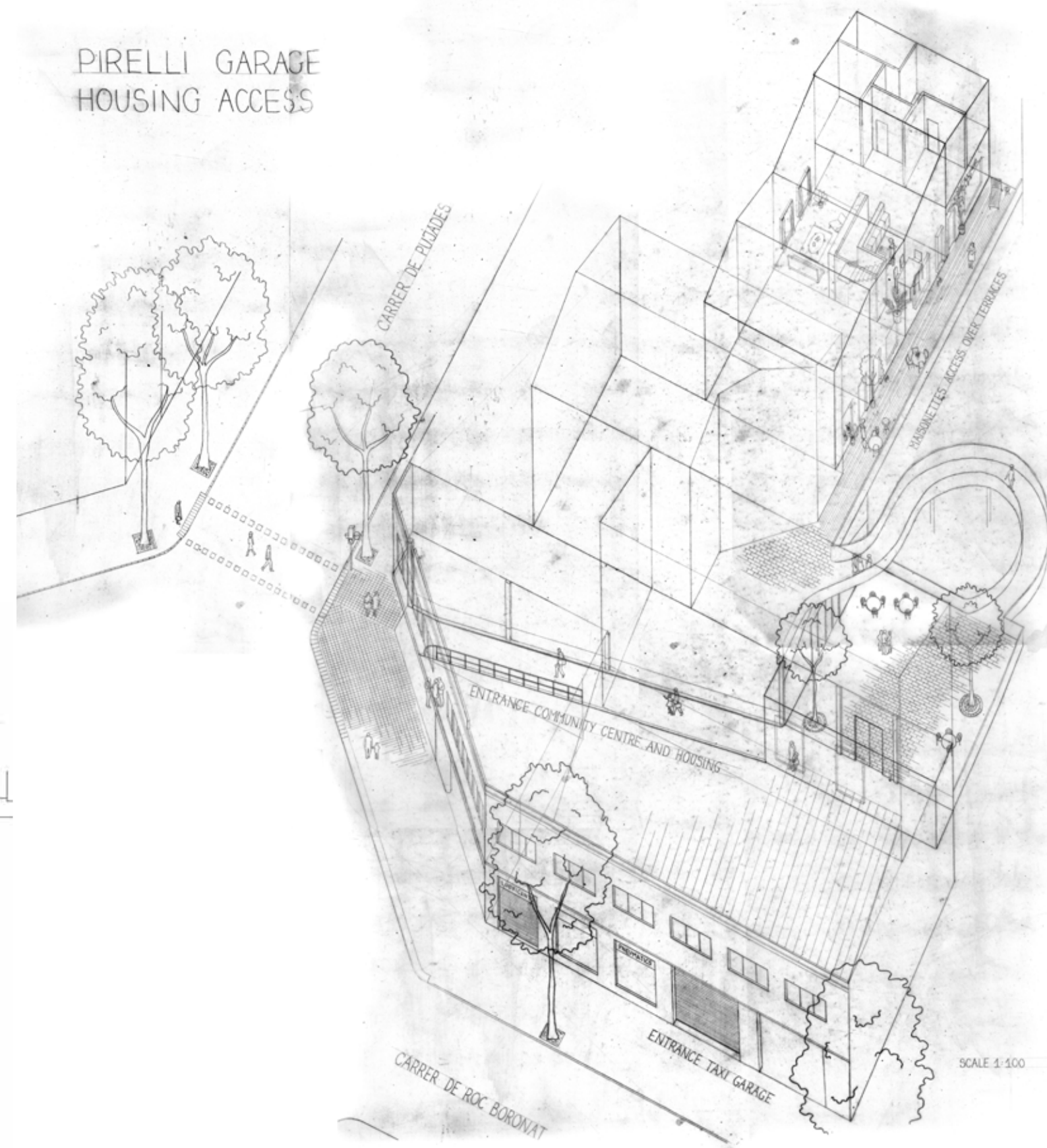
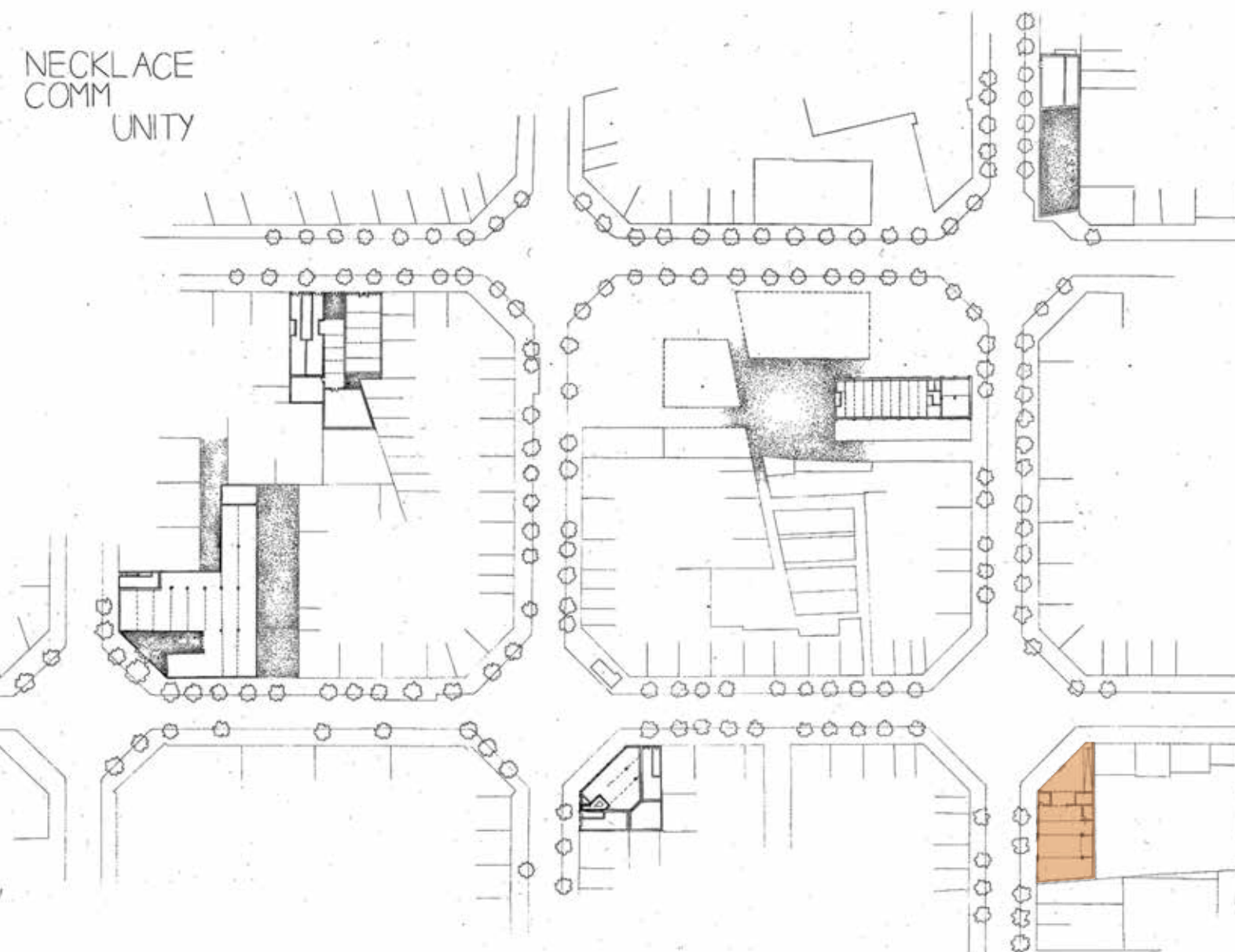
Pirelli Garage.

Preserving by transforming existing structure and densifying with new volumes.

Reinforcing the public qualities of strong urban situations.

Finding opportunities to empower the potential of mixed uses.

Promenade and circulation through the building that connects the existing building with the new housing.



Senga works on the transformation of the Pirelli Garage, an industrial space that in the ground floor will maintain its function as a car workshop. The upper level is transformed into a community centre using the existing ramp as an access path. The additional residential units hovering above existing workshops can benefit from the incorporation of music classrooms and studios.

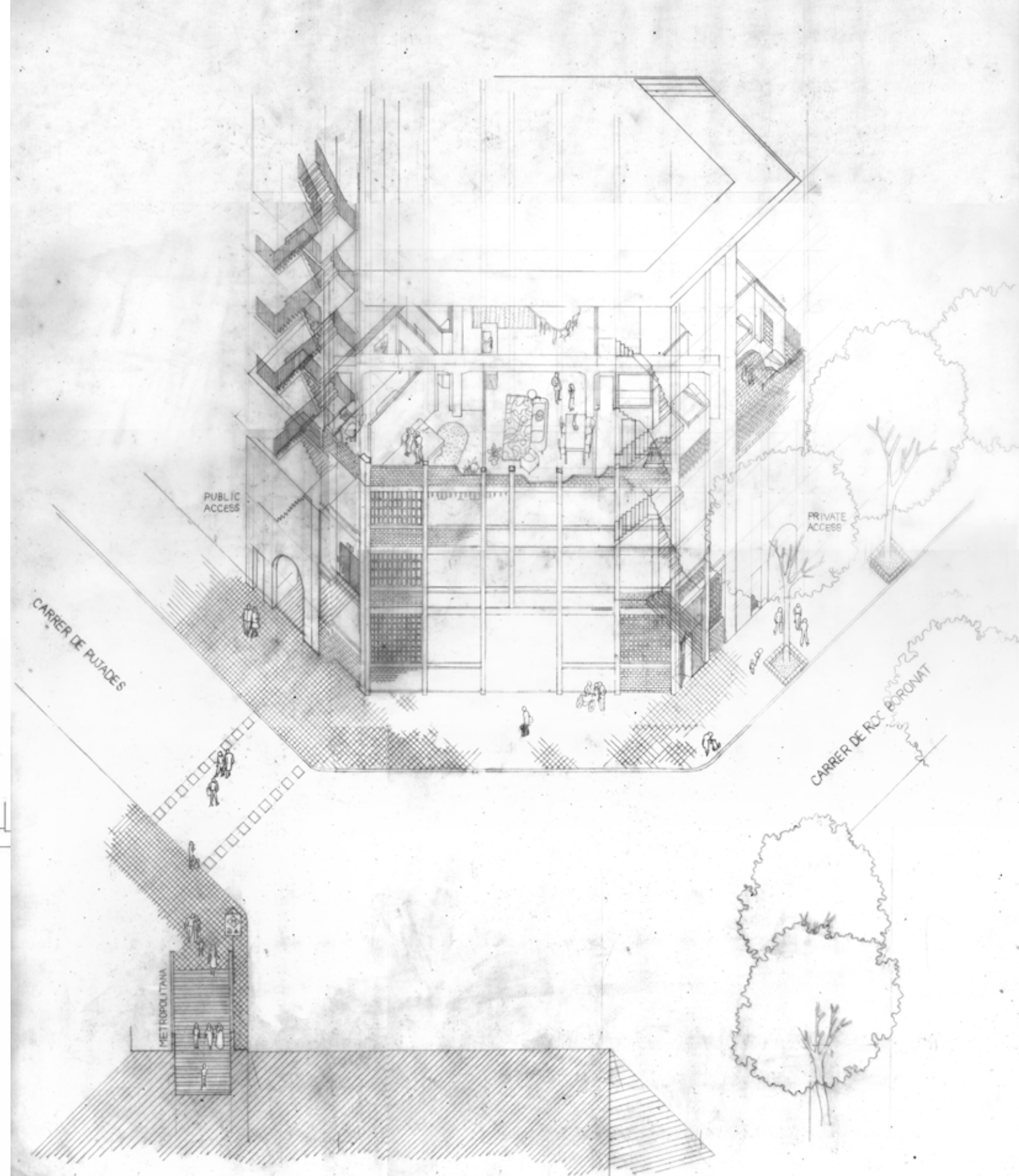
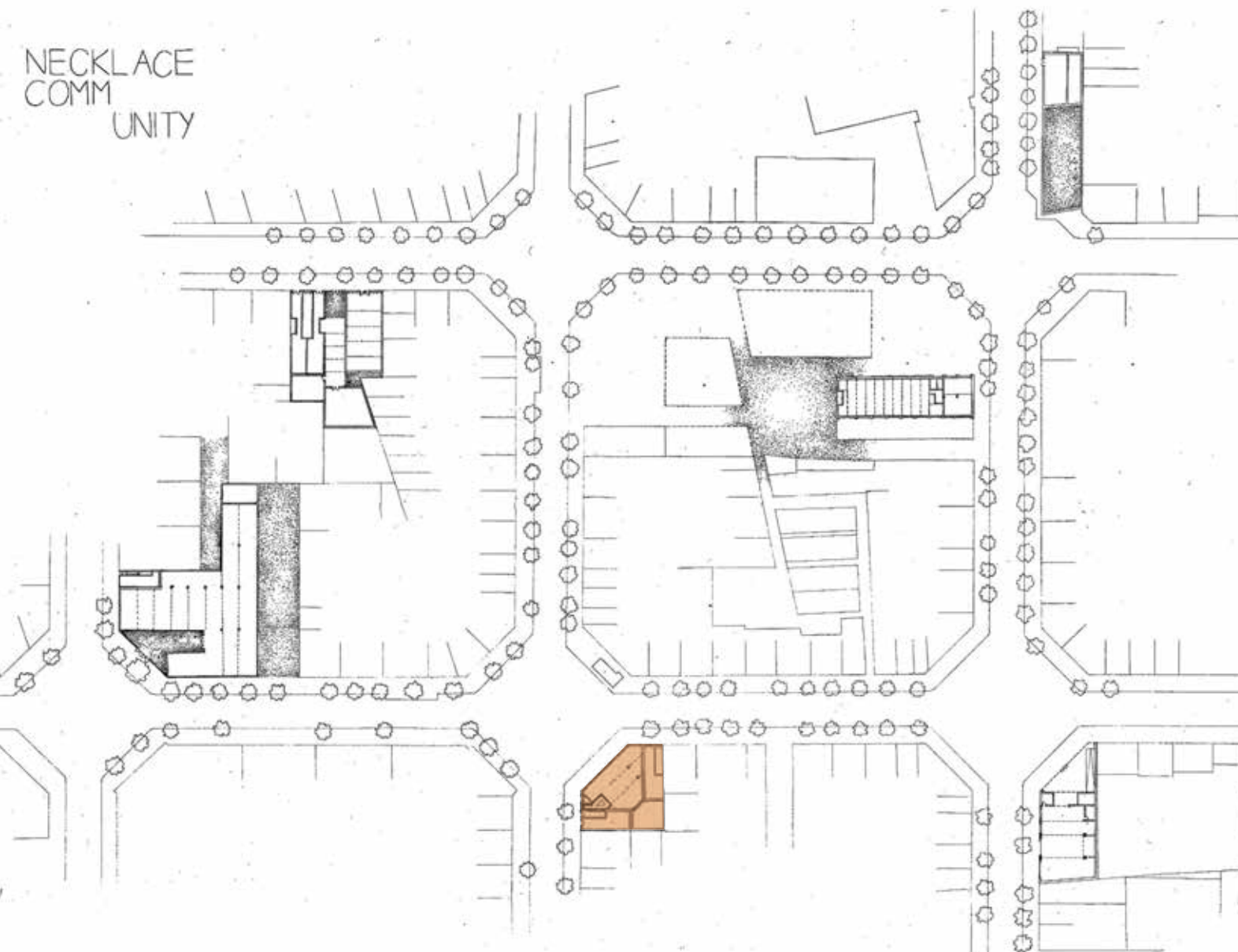
Giacomo Rossi

Hochhaus

Preserving the generous floor plan while densifying with additions and potentiating the civic qualities by reprogramming the functions.

Working with the aim of preserving the incredible amount of natural light that penetrates the living space.

Incorporation of new public uses in the ground floor and the top floor. New commercial spaces, gallery and housing units.



Giacomo works on the transformation of the Hochhaus, a former industrial building with a prominent facade to the metro station of Llacuna. Its civic character and urban presence allow the introduction of new uses more in tune to these characteristics. Those public functions are combined with housing and communal spaces.

Passages Network

Stefano Martelli, Anne Sermet and Jana Bohnenblust

Our main idea for the master plan is to look at the several existing passages and make a connection between all of them.

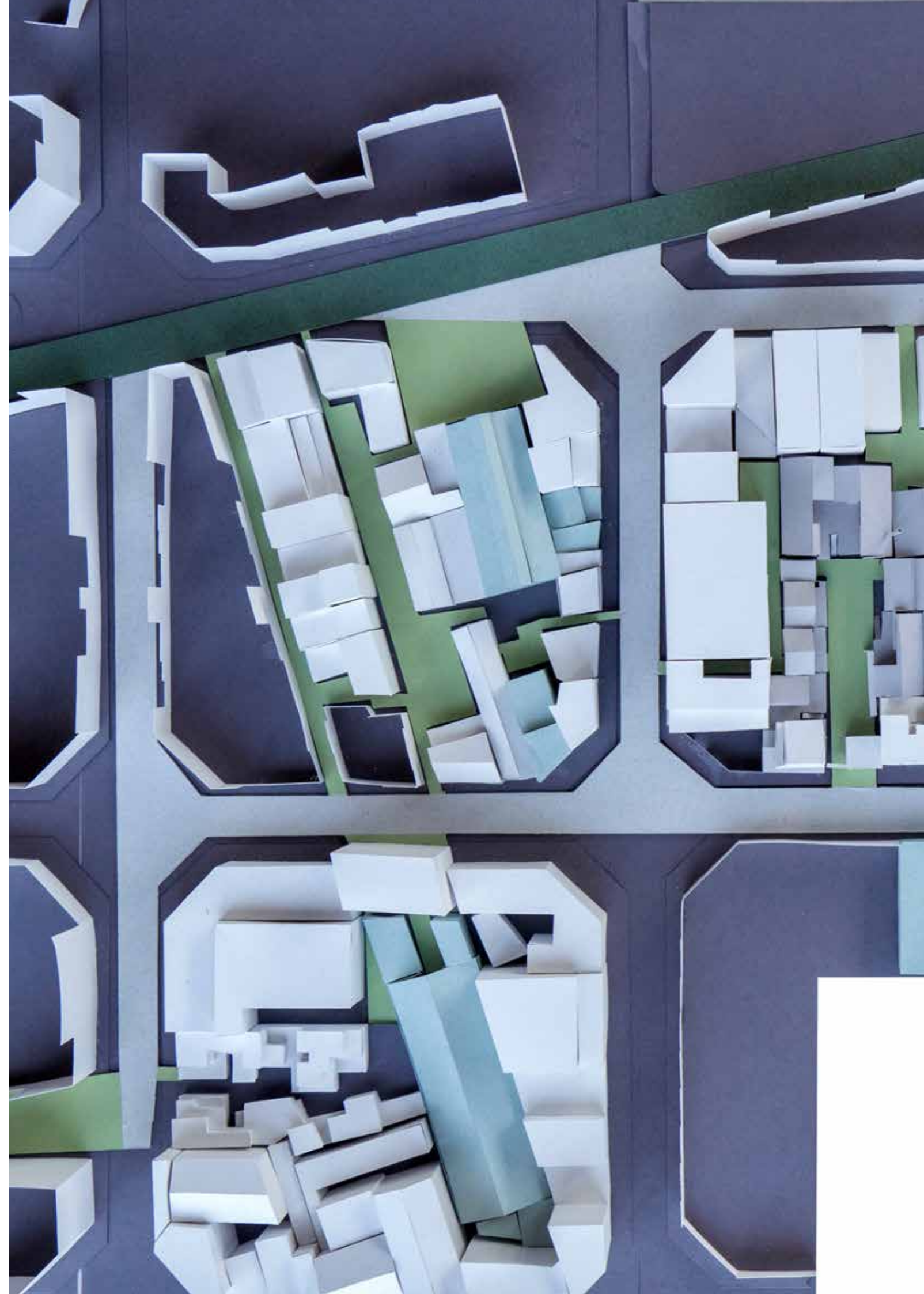
Undoing the time evolution of the city and taking an alternative, we build the city that could have been with semi-public spaces which work as passages that people inhabiting the surrounding buildings could benefit from.

Stefano, Anne and Jana highlight the several pre-existing passages and recuperate and connect them transforming their traces into a net that works as a whole.

Stefano focuses on former industrial buildings, transforming them into spaces of living and working and removing private outside spaces to connect them to the net of passages.

Anne uses an empty plot next to BAU School of Design to transform it into a new access to the school and a passage for new dwellers.

Jana works with 'Passatge de Iglesias' and 'Passatge de Trullàs' where one challenge is to establish a connection between them and to provide houses with a strong relation with the passages.



Stefano Martelli

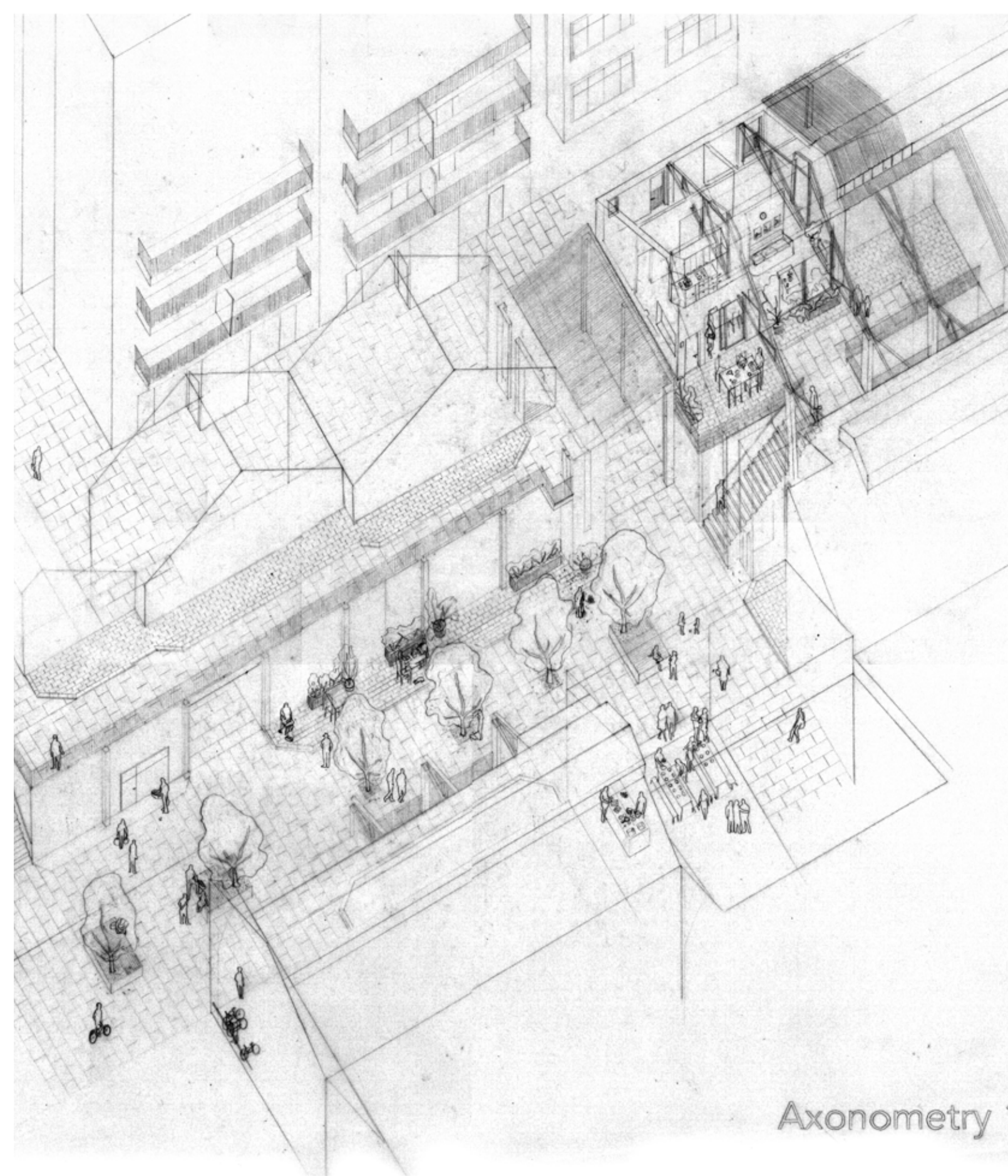
Activating the public space through different communal uses.

Defining an urban entrance sequence and establishing crossed visual relations.

Using the interior of the block as a shortcut to move around the city, with different entrances and exits.

Intermediate domestic spaces between the private and the public as the main social areas of the dwelling.

Working the relationship between the inner block spaces and the city streets: two scales with a different atmosphere.



Stefano transforms the interior of the block into a public space with communal uses. This space becomes the centre of the community and the dwellings use it as an entry promenade from the streets. It is also a space that can be appropriated by the different housing units.

Anne Sermet

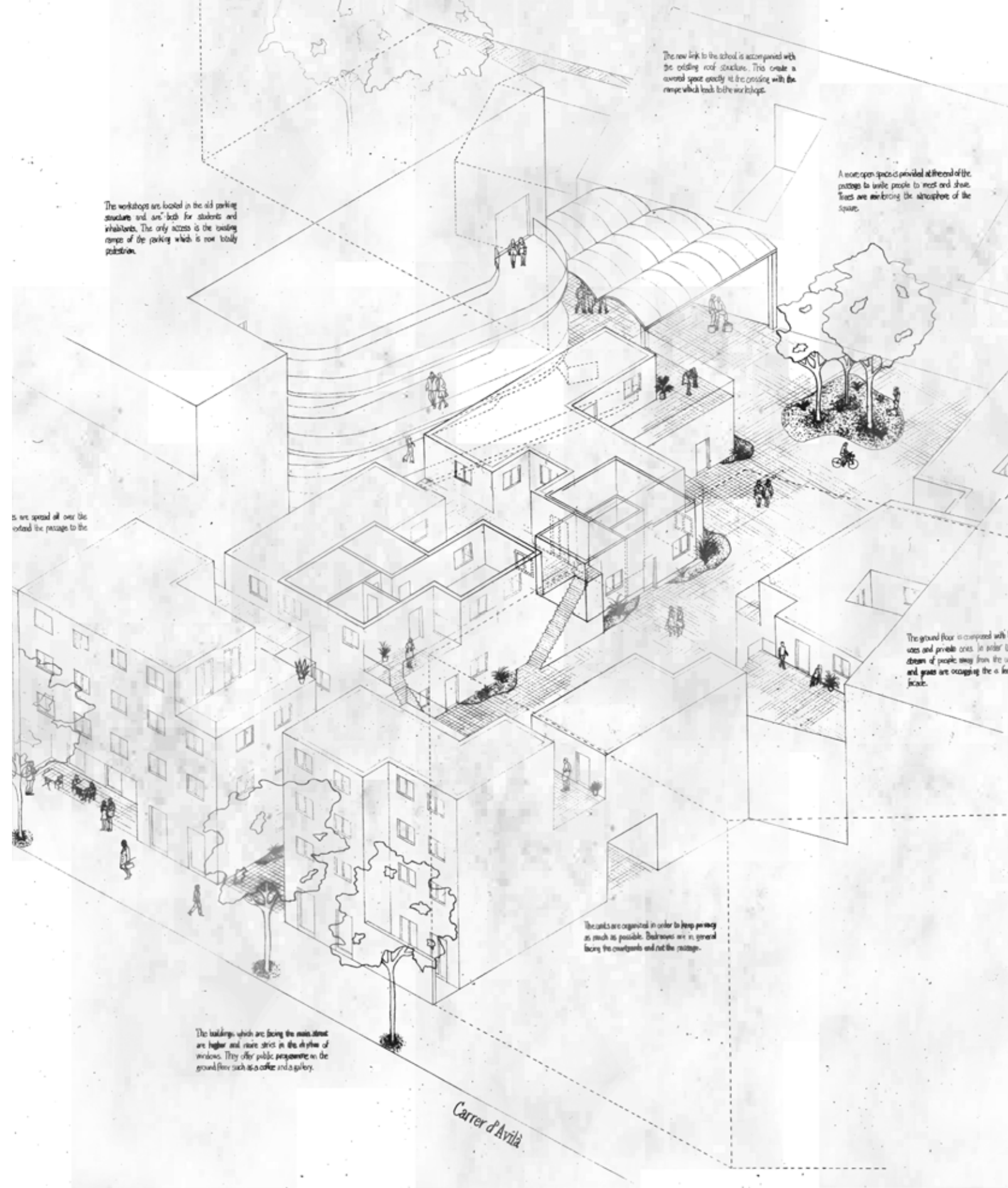
Streets, passages and roofs as public and intermediate spaces.

The project as a new entrance to the BAU School of Design and a new connection to the city.

Conforming a new passage with edges: tackling the issue of grades of publicity and privacy.

Inhabiting the ground floor and the relation of the units with the passage.

A passage with some terraces as urban rooms and some as private spaces.



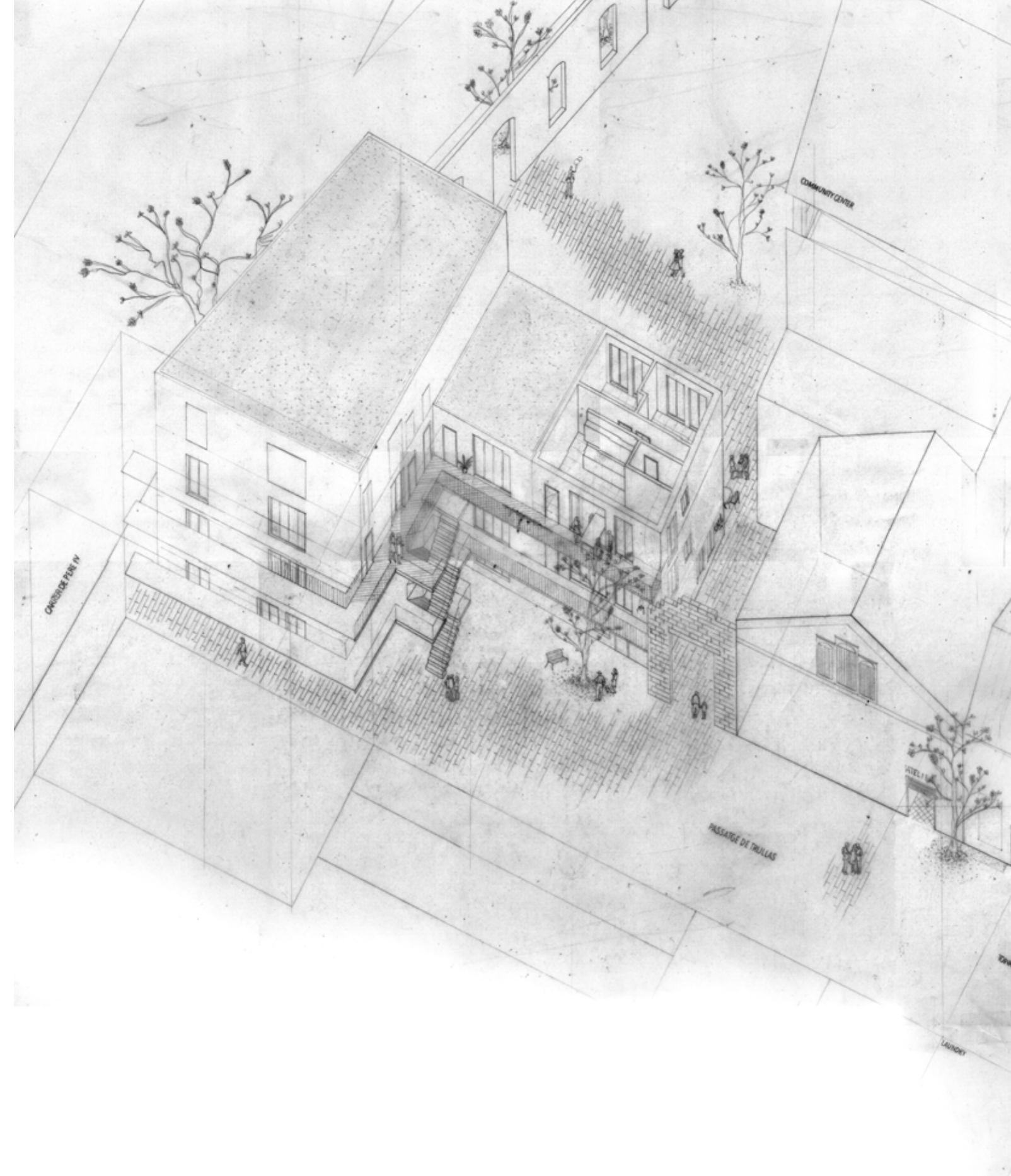
Anne explores the idea of city connected by passages by generating a new one. She imagines public spaces with a domestic character that allow both circulation and inhabitation. The new settlement deals with two scales: the city of the grid and the city inside the passage.

Jana Bohnenblust

Working with an existing passage and a cul-de-sac, in order to redefine the relation of the new housing with their specific urban situation. This provides another scale within the city and another kind of interaction between neighbours that the project explores.

Use and appropriation of communal terraces and circulation spaces that continue the public character of the passage in a higher level. Specific typologies in relation to those spaces.

The project explores the transformation of abandoned warehouse spaces into dwellings and ateliers.



Jana connects 'Passatge de Iglesias' with 'Passatge de Trullàs' and transforms existing buildings into housing blocks creating new entrances from the passages themselves. The new buildings create an open circulation with stairs and communal terraces, where the neighbours can meet.

Seaside Community

Takayoshi Goto, Airas Sánchez and Maria Unterlechner

Extending Poblenou towards the sea is the intention of the Master Plan. The urban intervention roots itself in an empty plot next to the Cemetery, transforming it into a public square.

Studying the water lines and following a forgotten trace of drainage from the area, but also recovering some abandoned workshops and integrating the Cemetery into the projects, we start developing a new community that will be characterised by its proximity to the sea.

Our Master Plan takes a bigger urban and landscape scope looking at the old and current buildings next to the water line.

Taka, Airas and **Maria** approach the historic evolution of the coastline and its gradual disconnection from the city urban fabric.

Taka relates to the existing wall of the Cemetery and uses this peculiar situation for multigenerational housing.

Airas and **Maria** focus on the transformation of old warehouses and factories occupying and enlarging them with new housing, to define a new public square.



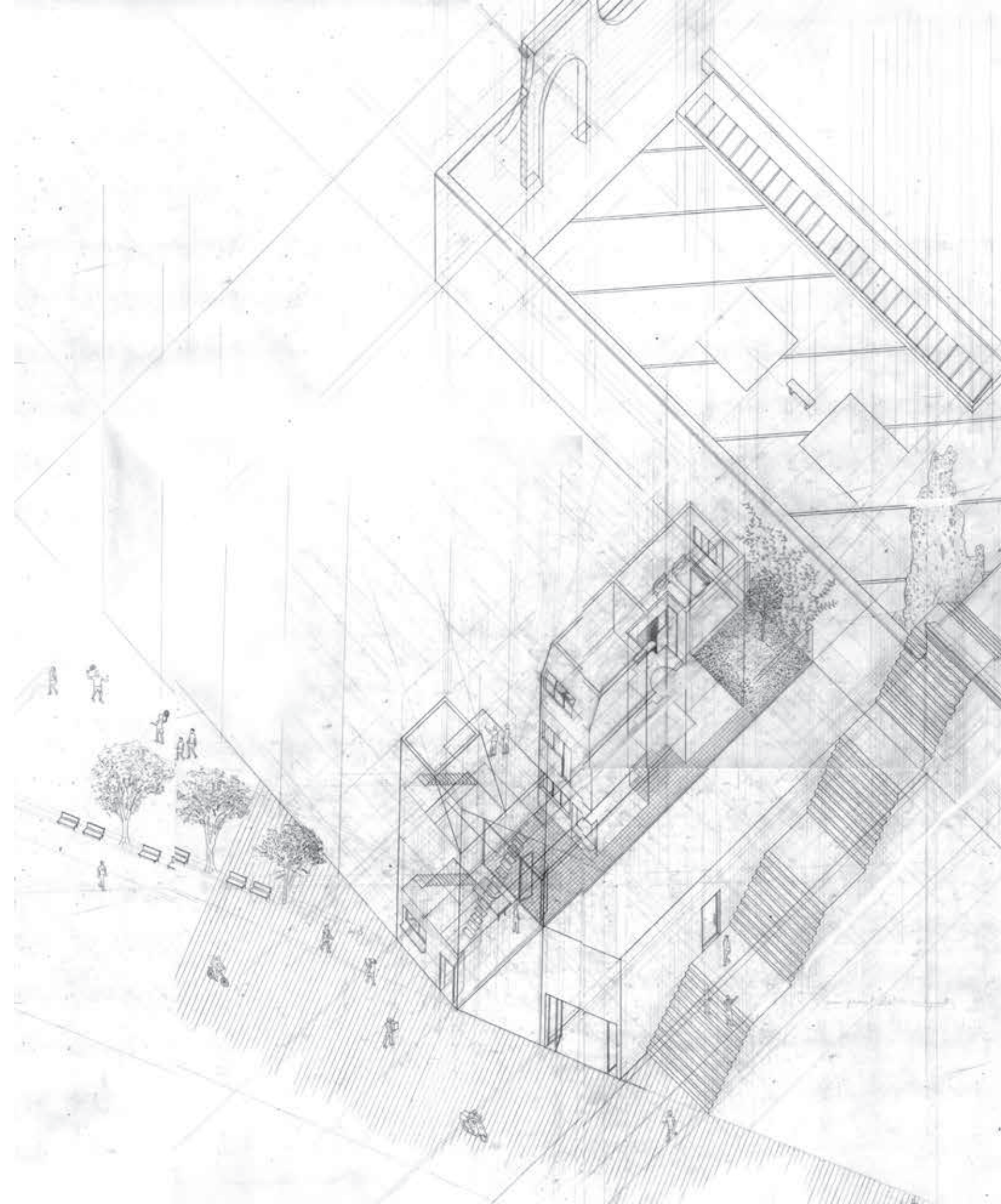
Takayoshi Goto

Giving the Cemetery a facade to the city and the newly introduced public square.

Activating the thick walls of the Cemetery as a pathway to walk, play or stay on.

The housing blocks are organised around a sequence of small courtyards that grade the publicity and privacy of the house.

Each floor corresponds to one of the «generations» and offers adapted apartment units.



Taka is proposing a series of thin, rather introverted row houses that are attached along the wall of the Cemetery.

I am imagining a multigenerational form of living where a whole family, from the grandparents until the youngest generation, live «under one roof».

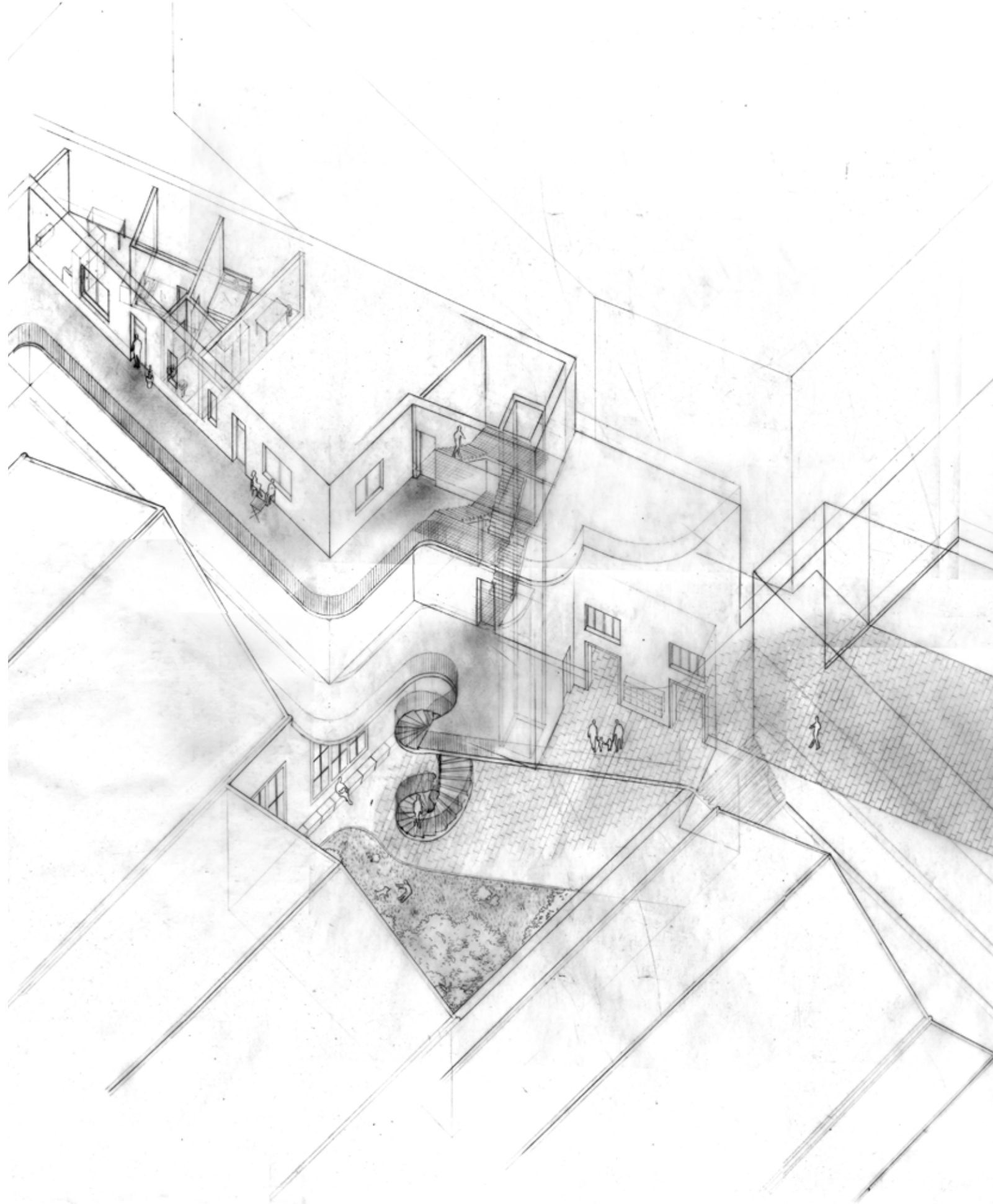
Airas Sánchez

Densifying the city by repurposing abandoned factory buildings into housing.

The project develops complex circulation logics from the street level on the new square to the apartments on the upper floors.

Exploiting the height and large proportions of industrial typologies in order to create another way of living in a community.

Each apartment is organised around a central living space, connected to the balcony, which leads to all more private areas at its periphery.



Airas is transforming an abandoned industrial building in the edge of the Cemetery giving facade to the coast line.
My aim is to reuse the ground floor for public uses and mixes them with housing units.

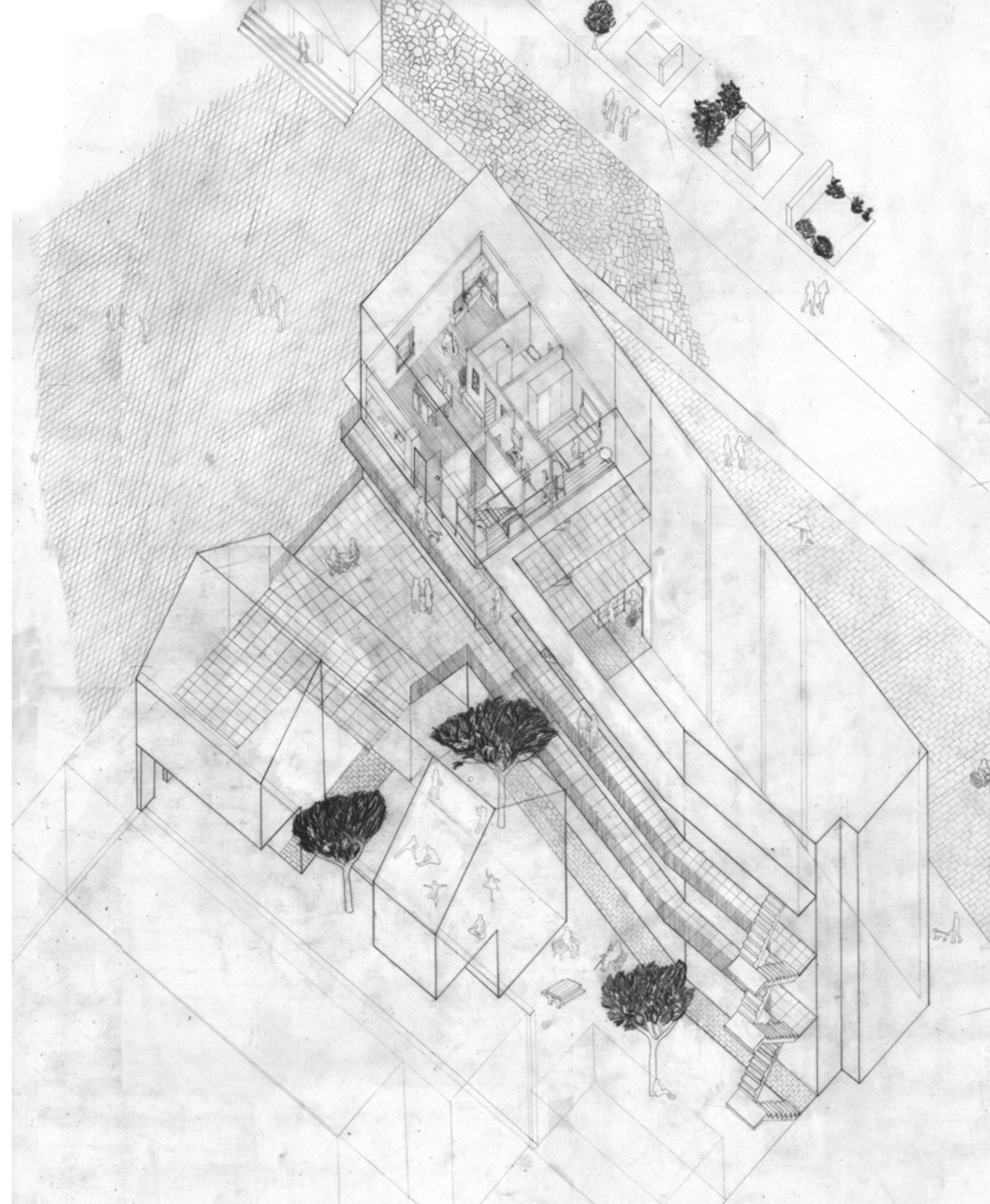
Maria Unterlechner

Use of existing building as a dance school that permits it to organize the common entrance of the project.

Mixing living spaces and common uses by introducing a large terrace and courtyard to allow interaction between neighbours.

Activating the balcony access as both a circulation path and a place to encounter other people.

Placing public functions on different levels in order to invite the city to take part in the community life.



Maria is transforming a former factory next to the Cemetery.
My project mixes housing and some flexible rooms specially designed as dancing and performing spaces. A common terrace brings them together and connects them to the new square.

Growing Community

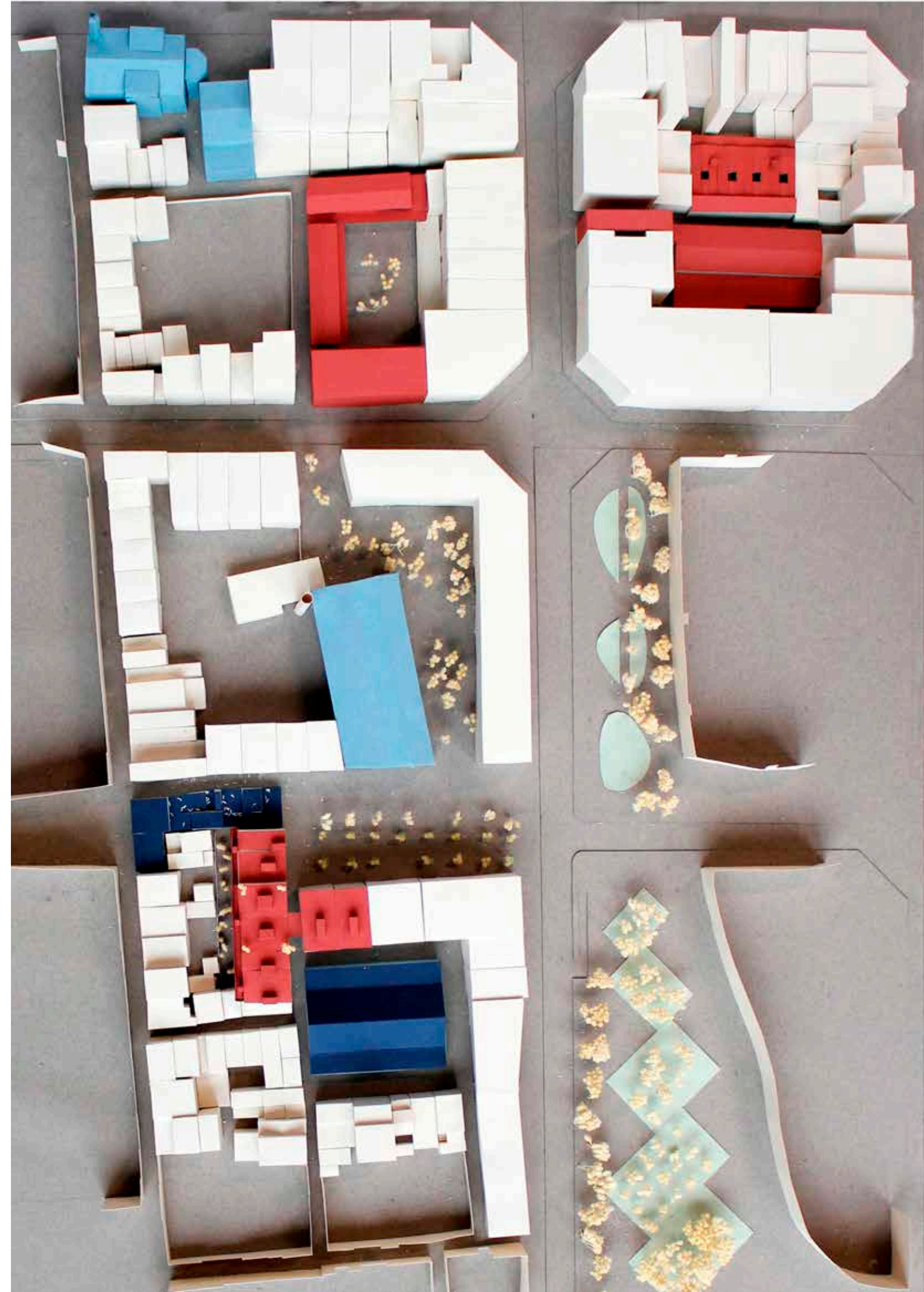
Jingfan Xue, Alexane Varone and Stefan Fierz

We are interested in how to accommodate a mixture of people: neighbours and newcomers, based on the already existing community and make them get along as a new one.

The public spaces here consist of 3 types, the public buildings, the squares and the streets. The public buildings such as the market, the library, and the theatre gather people here, which really build up their daily life and community identity. Based on this observation, realizing many of these charming qualities, we decided to design our Master Plan as an extension of it, not only a spatial extension, but also an extension of its "community quality".

Around the market of Poblenou, **Jingfan**, **Stefan** and **Alexane** explore the existing situation of public spaces and housing blocks and they deal with the topics of addition and transformation to host a new community with the Market as a centre. All three plots keep the boundary of the city blocks and are settled either at the edge or in the courtyard which form a sequence from public to private.

Jingfan works on existing housing structures, transforming them in order to incorporate new users, in her case students and elderly people. **Alexane** works on the definition of a public courtyard in the interior of a block with new housing blocks in addition to an existing one. **Stefan** works on the transformation of some workshop inside a block into housing with very few facades but relating to a passage and to the skylight.



Jingfan Xue

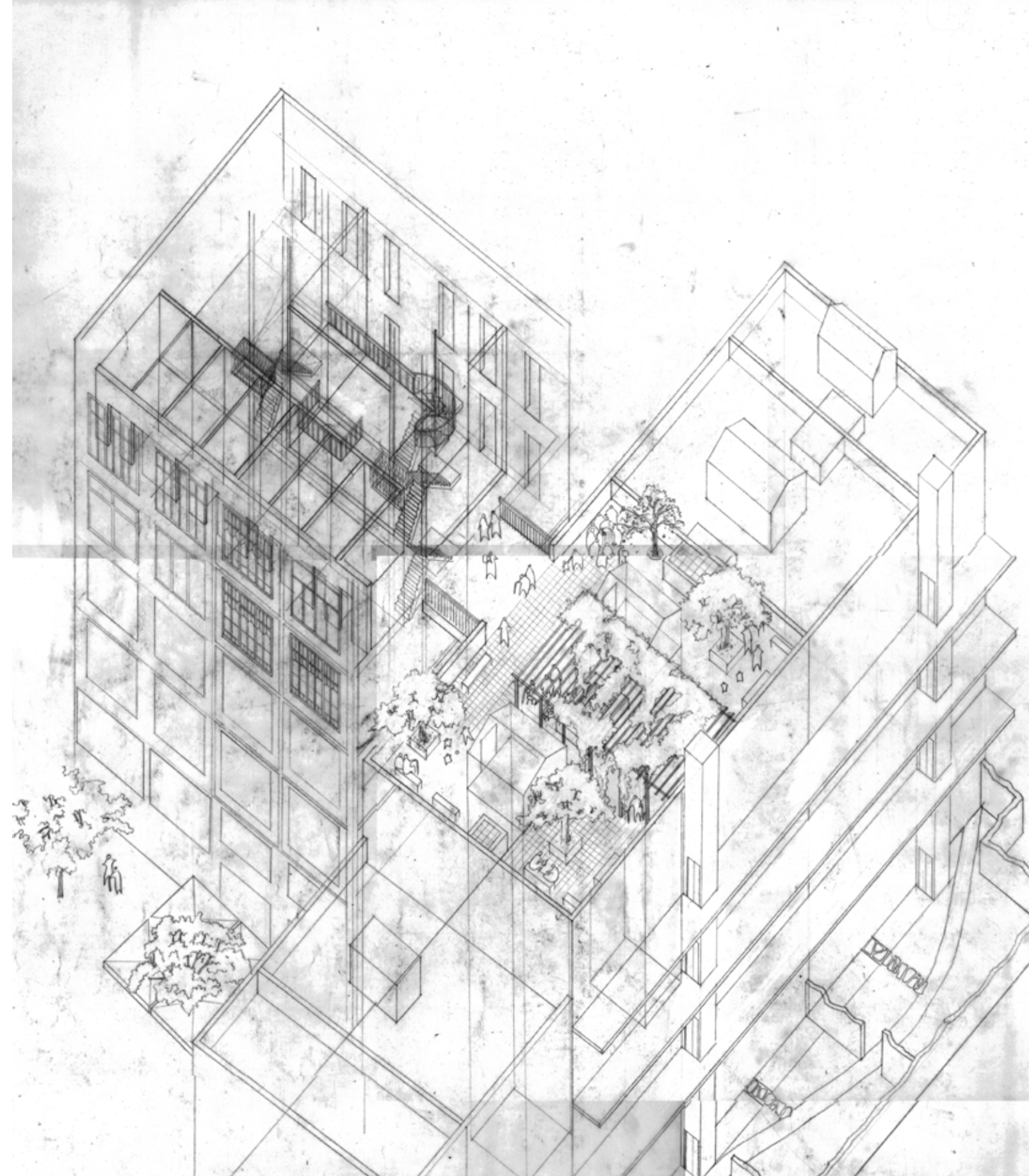


Readapting a historical typology of apartments in order to welcome new types of neighbours.

Horizontally, keeping the go-through structure of the apartment which connects both sides of the building.

Vertically, using the staircase not only as circulation core but also to promote communication between floors and provide spaces to meet.

Connecting buildings through a *passerelle*, allowing encounters among different groups of neighbours with different ages.



Jingfan intervenes on several apartments buildings built around 1900 with a similar typology of the dwellings in Eixample. The project transforms them into a students' shared building and an elderly people's house which share a communal garden connected on the roof floor.

Alexane Varone

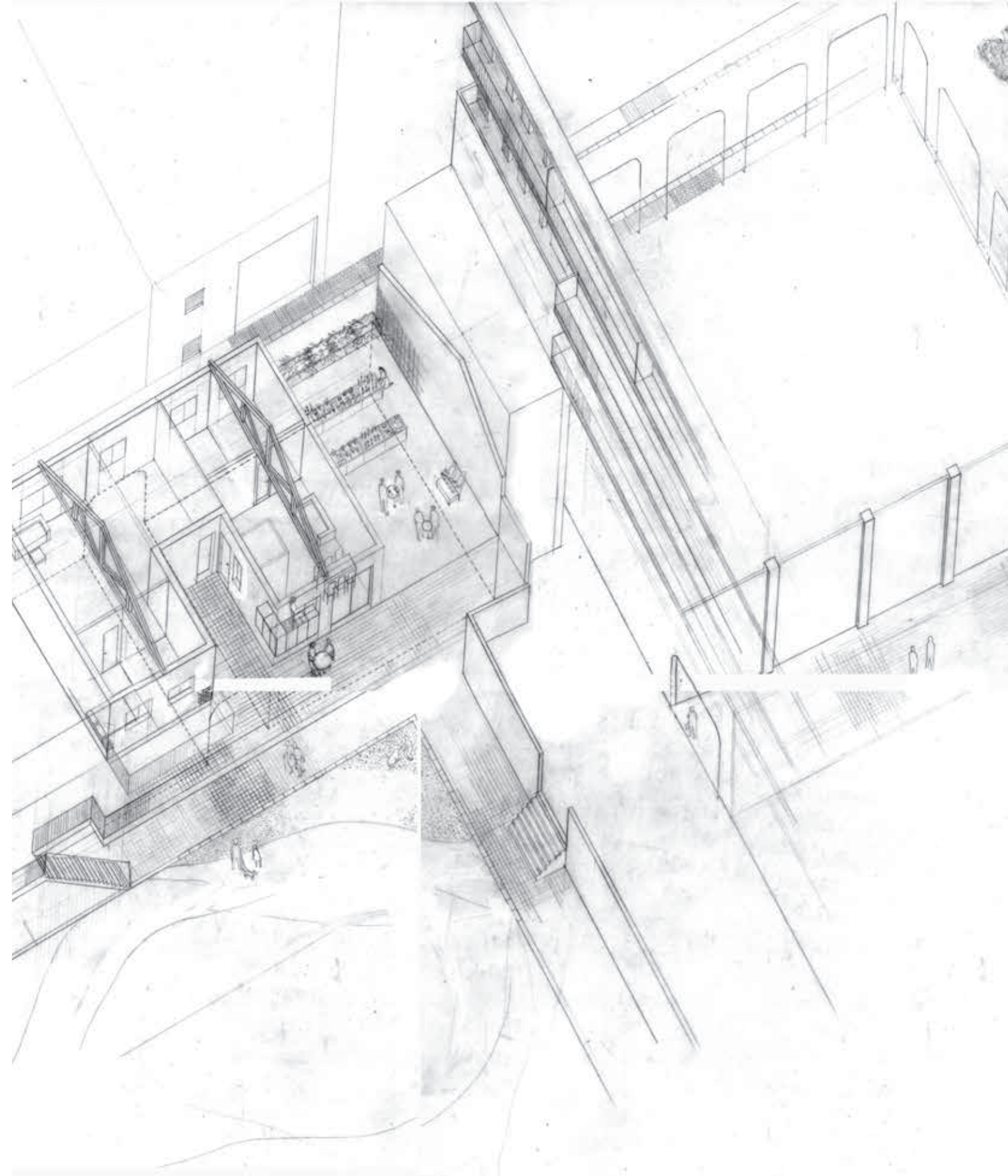


The intervention is connecting the existing buildings with a series of different volumes, creating a new semi-private courtyard space.

To extrude profiles and edges of existing houses to define new buildings.

Making use of the existing passages in order to create a rich circulation network within the community organizing a communitarian ground level where activities for all the neighbours occur.

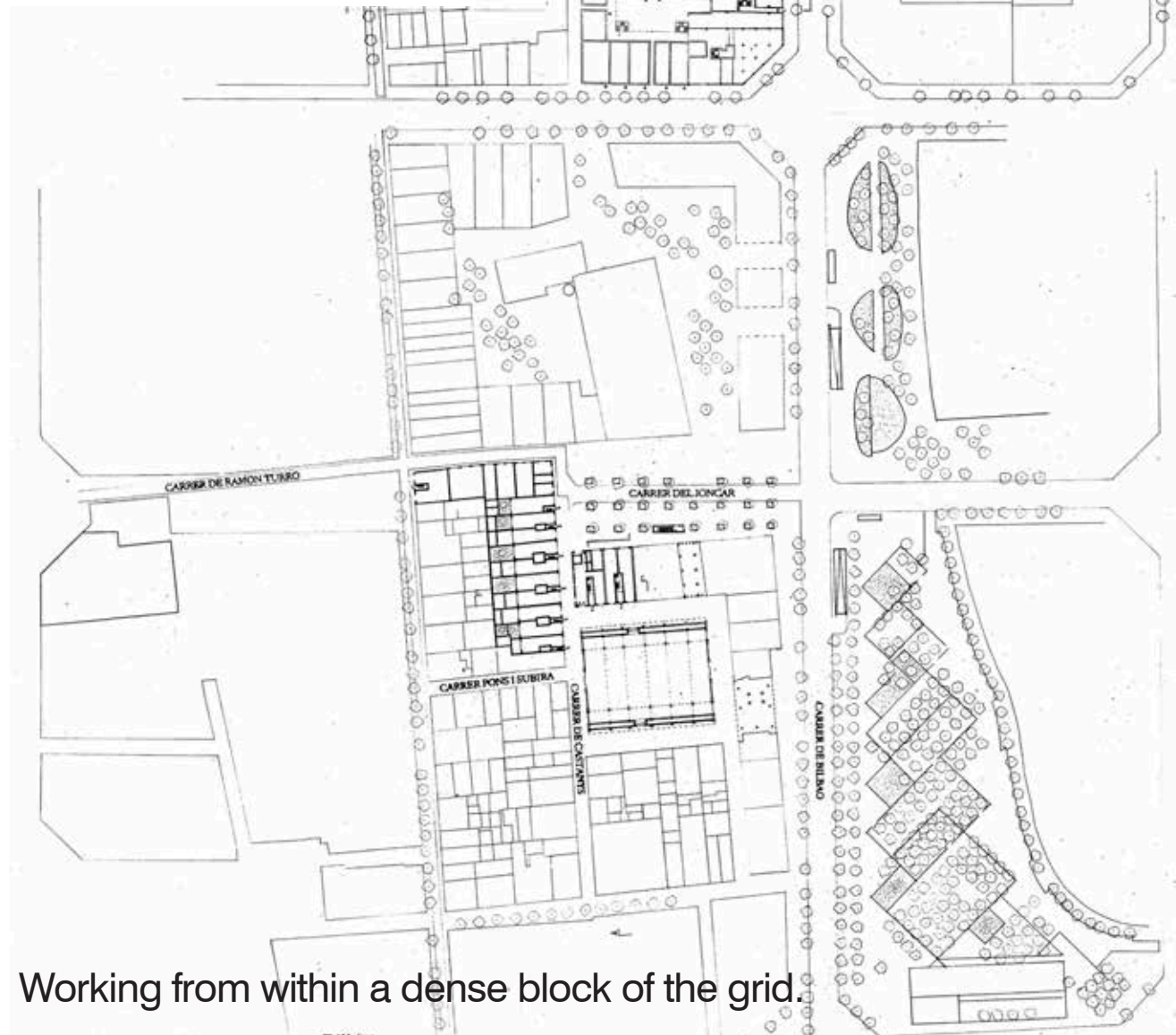
Exploring the possibilities of a horizontal circulation through balcony access, encouraging social interaction between neighbours. Community gardens will be placed on the rooftops in order to have a shared activity for all inhabitants.



Alexane is linking existing buildings to her intervention in order to create a new courtyard space for her community.

My apartments are organised along a continuous outside corridor which should accommodate primarily people with difficulties but also families, elderly and couples.

Stefan Fierz



Working from within a dense block of the grid.

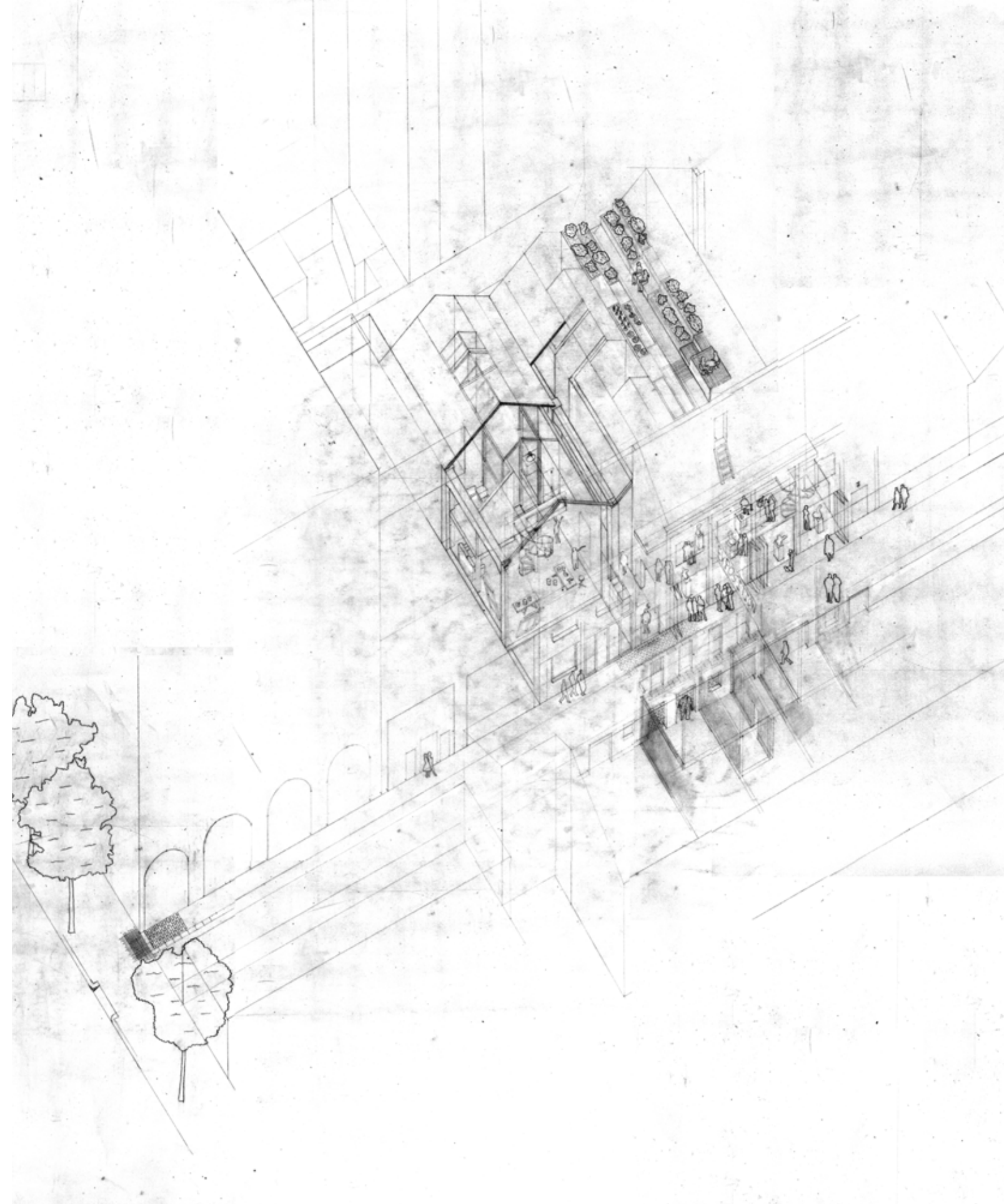
The project proposes apartments for young creatives, who work and live in the same place.

The apartments oppose private spaces to sleep in to a large and high central hall where the social life takes place.

Exploiting the generosity of the old industrial spaces to create a different way of living.

Tackling the issue of natural light and air by introducing a series of skylights and courtyards.

The pitched roofs are re-appropriated into gardens for the community.



Stefan is working with existing industrial structures on the inside of a block, in which he transforms former workshops into apartments with adjacent working spaces, which mainly receive light and air through skylights from the high roofs.

Extending Pere IV

Lorena Bassi, Ioana Danila and Joel Brandner

To create a continuous community space we discovered existing passages, recovered old ones, and created a few of our own. Bringing new uses to abandoned structures to ensure their survival and the maintenance of the passages.

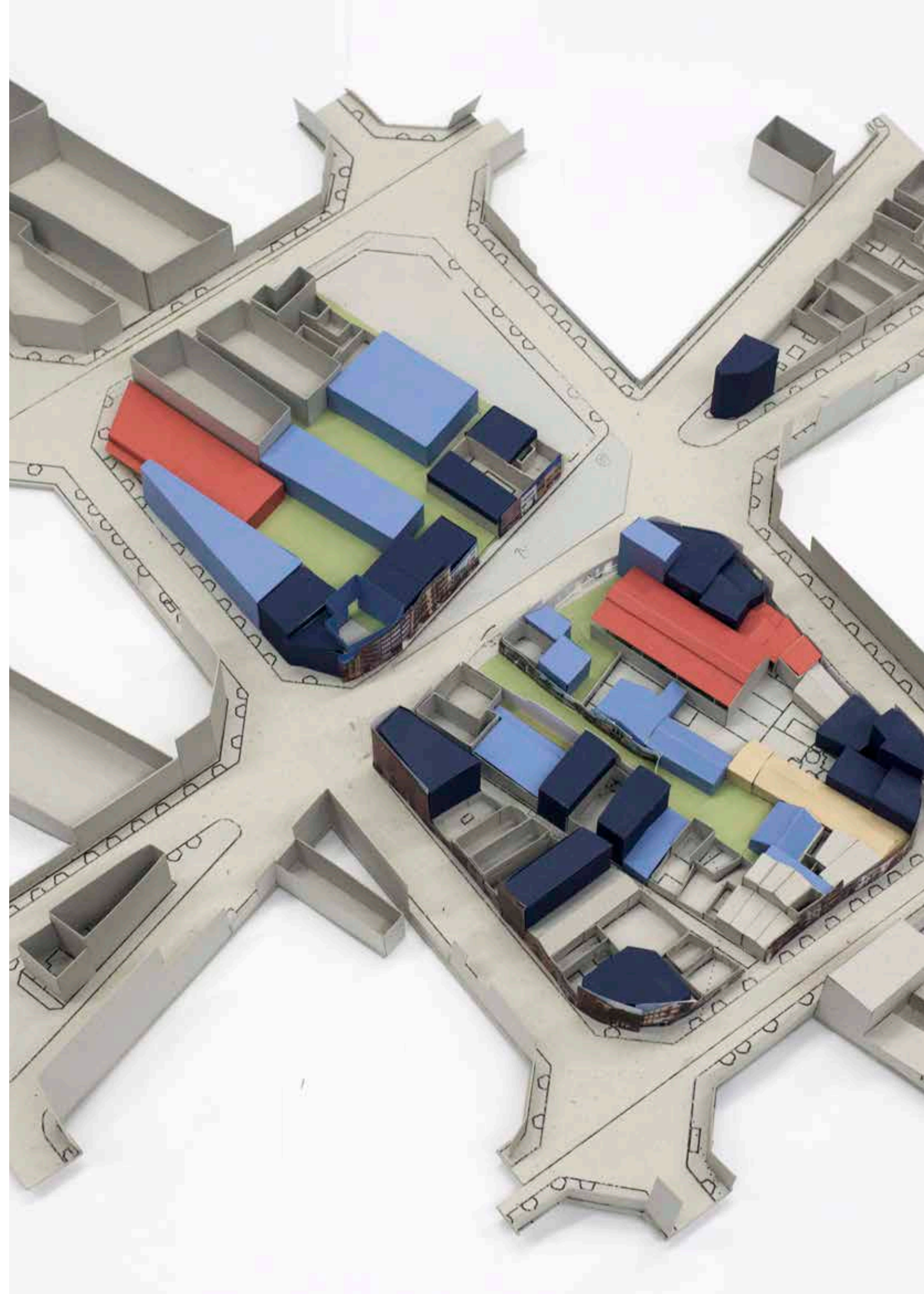
Our Master Plan establishes a dialogue with the long lines of the former agricultural plots and water system, recovering abandoned structures and extending them in order to accommodate a new community.

Our urban space should be understood as an extension of Pere IV, its spaces and facades. To mix the urban space of Pere VI and the passages.

Lorena, Ioana and **Joel** observe how the Cerdà's pre-existing landscape directs to a confrontation in the urban fabric, giving Poblenou its characteristic structure: Long lines of the former agricultural plots and water lines cut passages into the blocks and open new passages of pedestrian movement.

In the lower part of Pere IV, **Lorena** transforms the back alleys of existing workshops creating new facades and common spaces.

Extending those urban traces to the upper part of Pere IV, **Joel** and **Ioana** confront this projected reality into an empty plot against Cerdà's grid.



Lorena Bassi

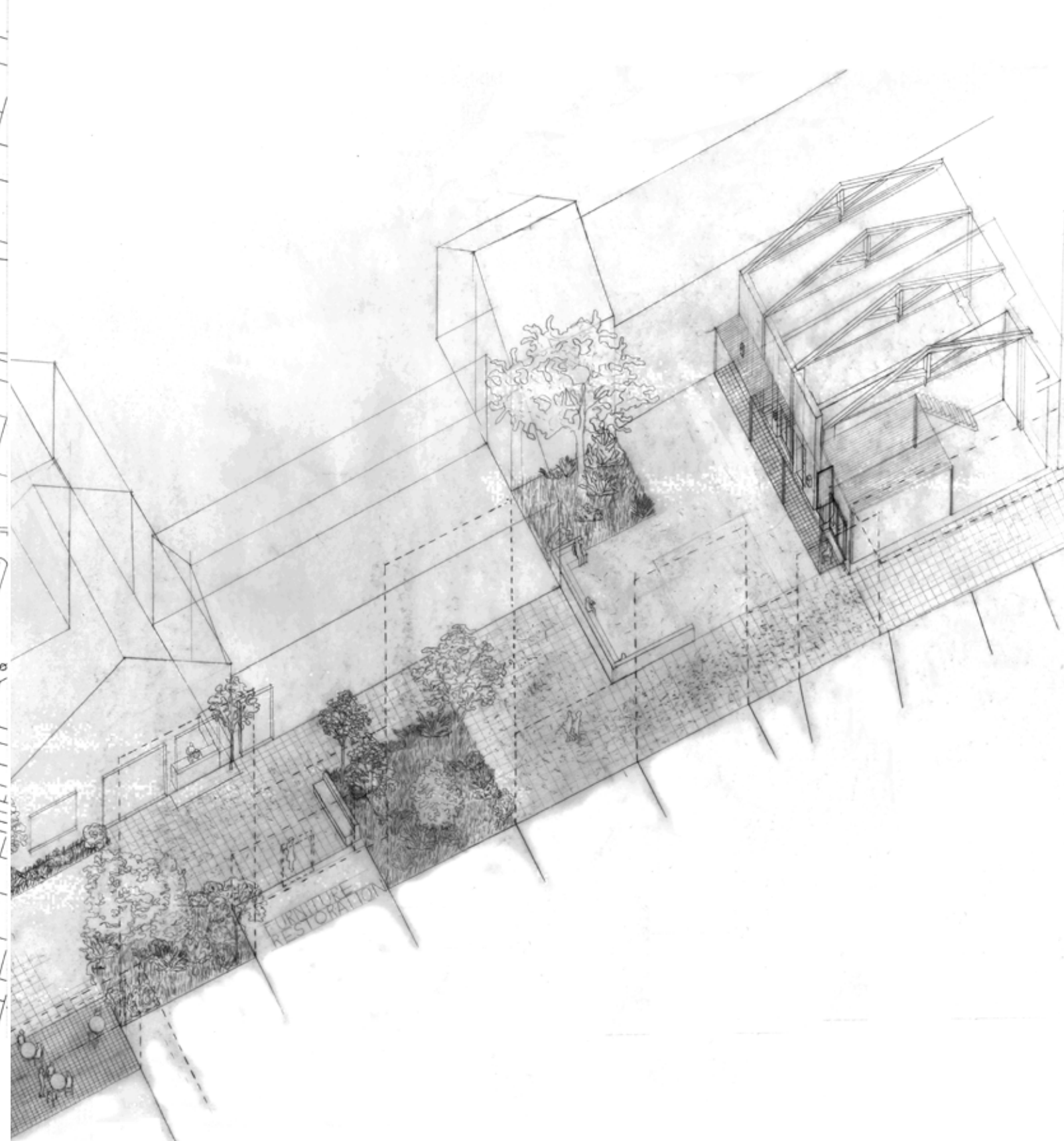


Defining a complex profile of the passage by introducing a series of gardens and small square-like situations.

Turning obsolete workshop spaces into housing units, making use of their unique dimensions and spatial character.

The apartments extend their living areas towards outside with help of a terrace.

Attracting social life to the passage with diverse public functions on its ground floor that could bring the community together.



Lorena transforms and existing empty space following the previous traces of Eixample's grid. The aim of the project is to potentiate that space creating a new facade into it and transforming the existing abandoned workshops into housing units.

Ioana Danila

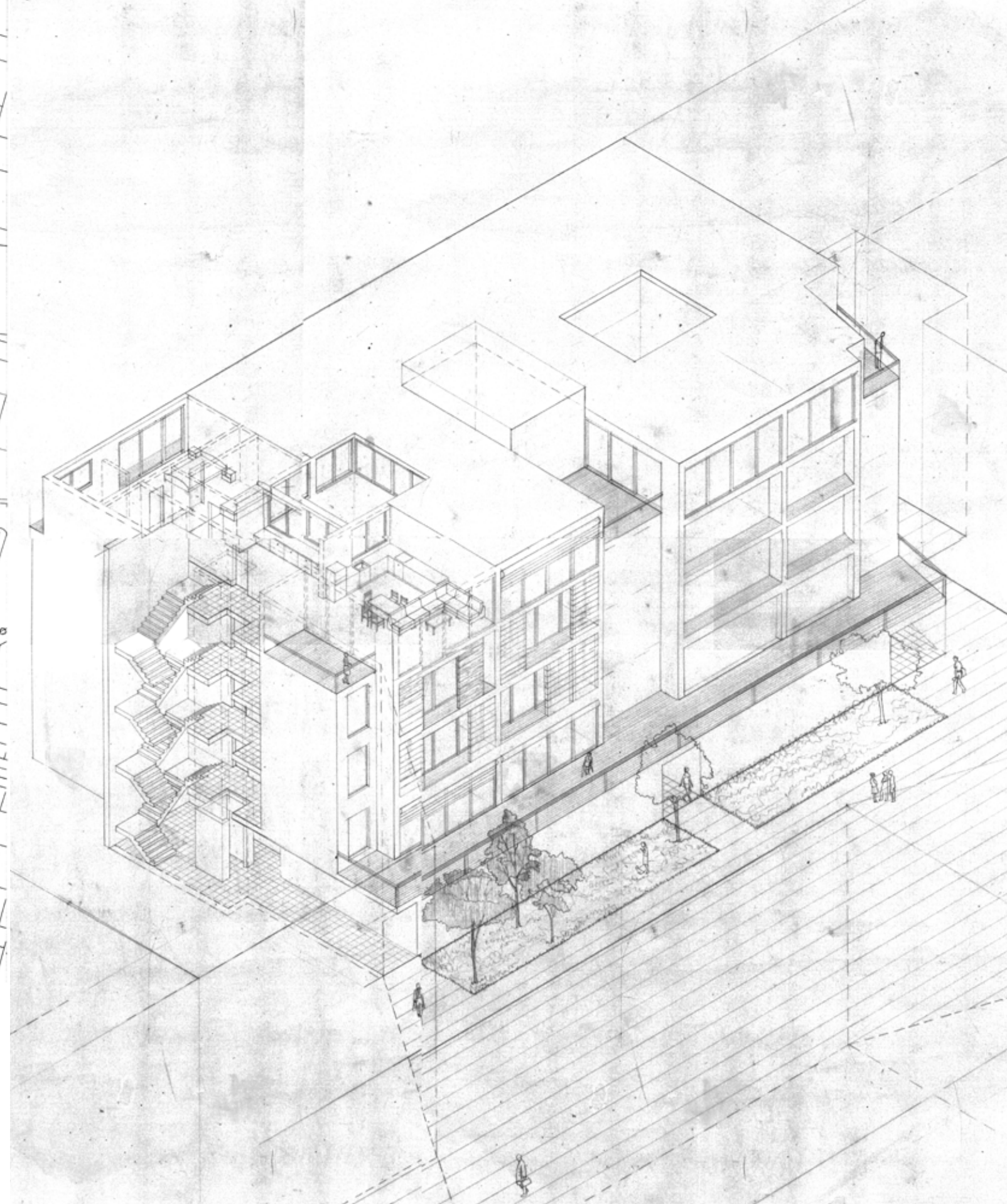


Playing with the width of the passages to generate a rich sequence of different urban situations.

Enlarging the passage in order to give more importance to the main facade of the new housing block.

The project extends the passage idea into the inner of the block and its staircases.

Organising dual aspect apartments with large terraces and additional light-well in the centre of the buildings.



Ioana's project extends the recovered pre-Cerda's lines into the north part of Pere IV with an urban city block.

I wanted to create a main access through the passage that is branched into the different stairs and terraces, and defines the communal spaces of the block.

Joel Brandner

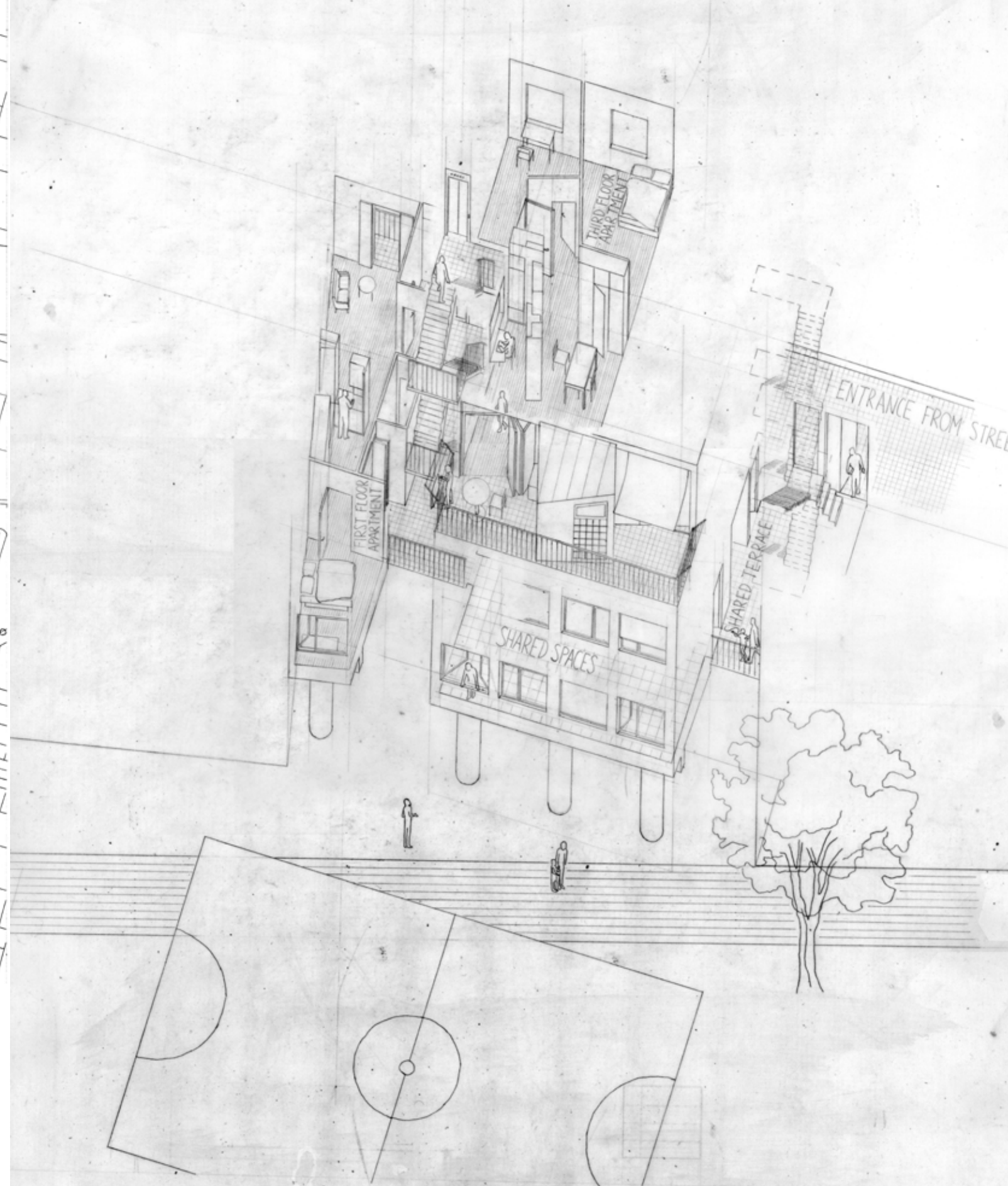


Exploiting different kinds of pre-existing lines in order to define new volumes.

Creating both a playground and a square for the school and the whole community.

A civic corner at the north facade as a common space for all neighbours.

Translating the urban pre-existing lines into the layout of the units in order to create complex apartment types.



Joel's proposal is located into the north part of Pere IV and deals with the recuperation of the pre-Cerdà traces while they are confronted to the existing grid. *This becomes an opportunity to create a civic corner and mix the uses of a School with housing units.*

La Flor de Maig Community

Laura Cereghetti, Livie Weidkuhn, Magdalena Hermann and Gent Ibrahim

The different time periods should be represented. Therefore, we want to preserve the ensemble of the Flor de Maig Theatre.

In the Master Plan, we are interested in the role of the ground floor and the idea of generating a varied path of public spaces in different levels that could be used for the inhabitants as meeting places.

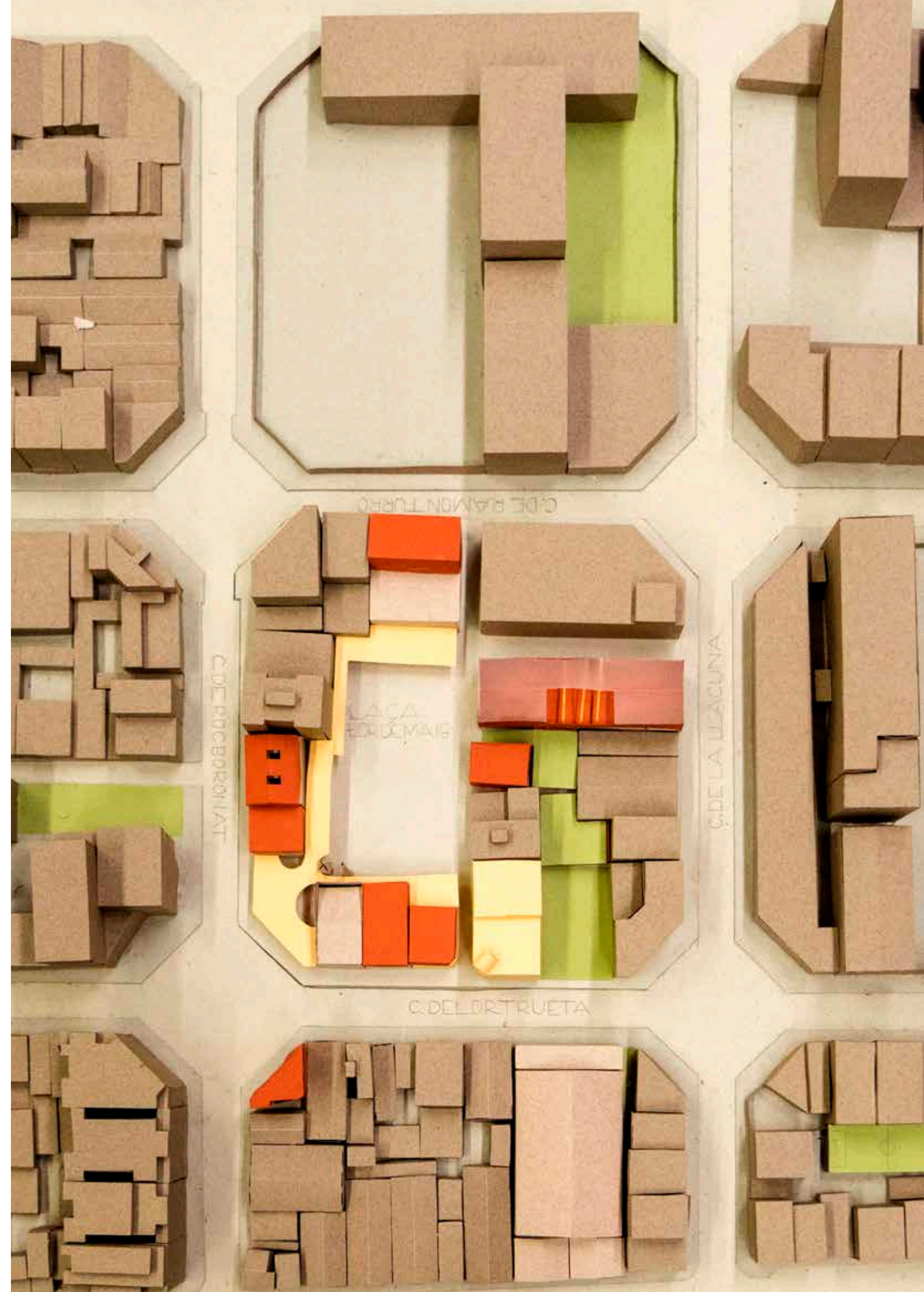
As a reaction to big blocks being built, we want to put emphasis on the small and fragmented structure of the existing city. We want to transform an empty plot into a new square as we see that void as an space of quality.

From our conversation with Assumpta, an elder neighbour, we extracted the following conclusions:

- 1. Living on the ground floor is a quality, to stay in touch with neighbours.*
- 2. Outside spaces on different levels. The terraces, despite being in a private unit, have a public atmosphere.*
- 3. The gardens not only serve as gardens, but also provide vegetables.*

Laura, Livie, Magdalena and **Gent** work around the Flor the Maig a former workers cooperative that provided affordable goods and spaces for leisure to the workers. The building was used as a cultural centre and is still a urban memory of the neighbourhood.

Laura and **Livie** work on the enlargement of an abandoned industrial warehouse that relates with the street and the sequence of gardens. **Magdalena** works on the transformation of some existing housing blocks and the incorporation into the project of an abandoned gas station, and **Gent** takes over the transformation of an old cinema into student housing reusing its main hall.



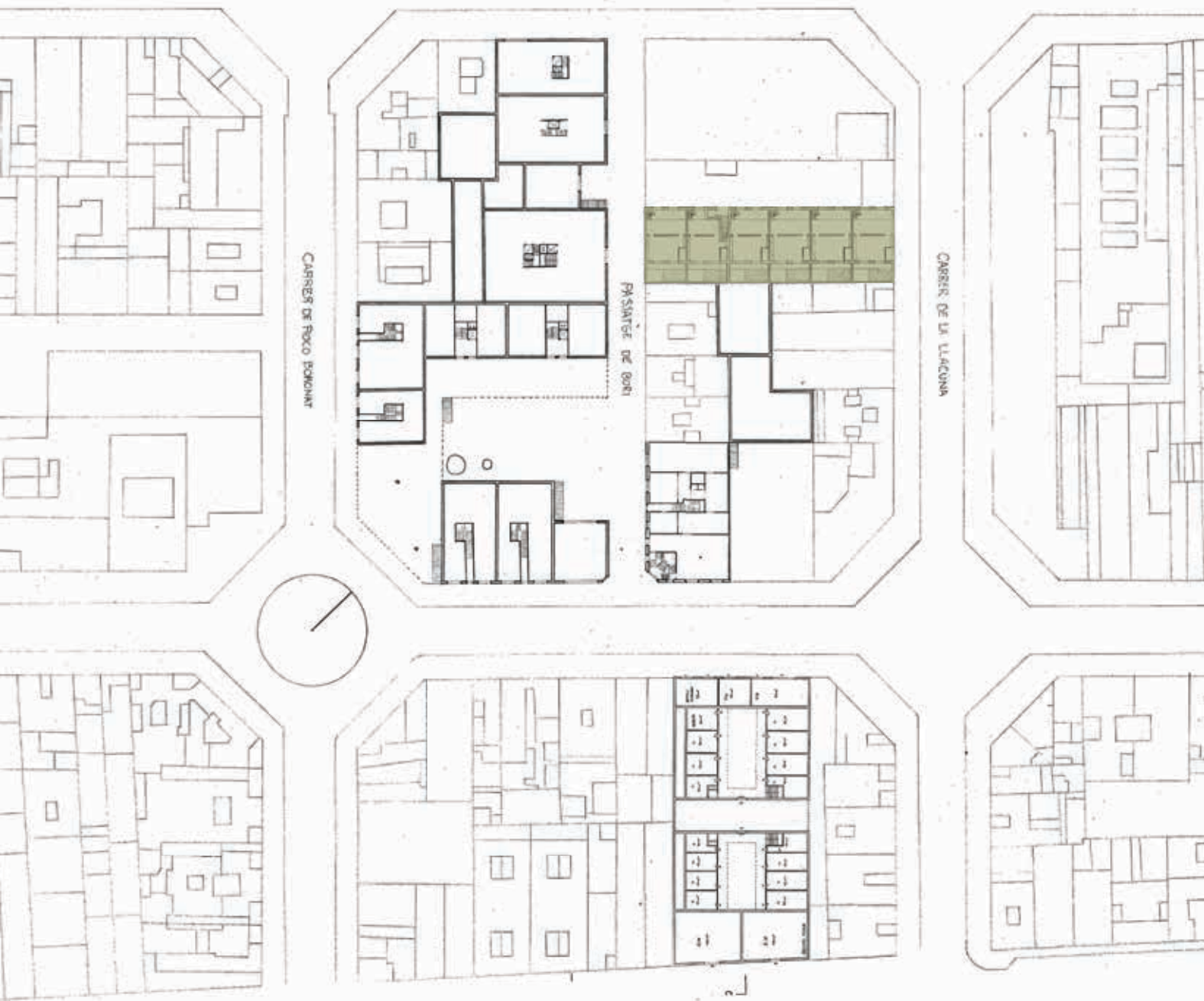
Laura Cereghetti

Defining different housing typologies according to their specific orientation inside of a block.

Generating a newly active street life with the introduction of workshops which can spontaneously turn into public gallery spaces.

Introducing a network of elevated gardens in the inside of the block, which are to be used as common spaces for the whole community.

Different accesses to the inner core of the block such as stairs or ramps, promoting the encounter between neighbours.



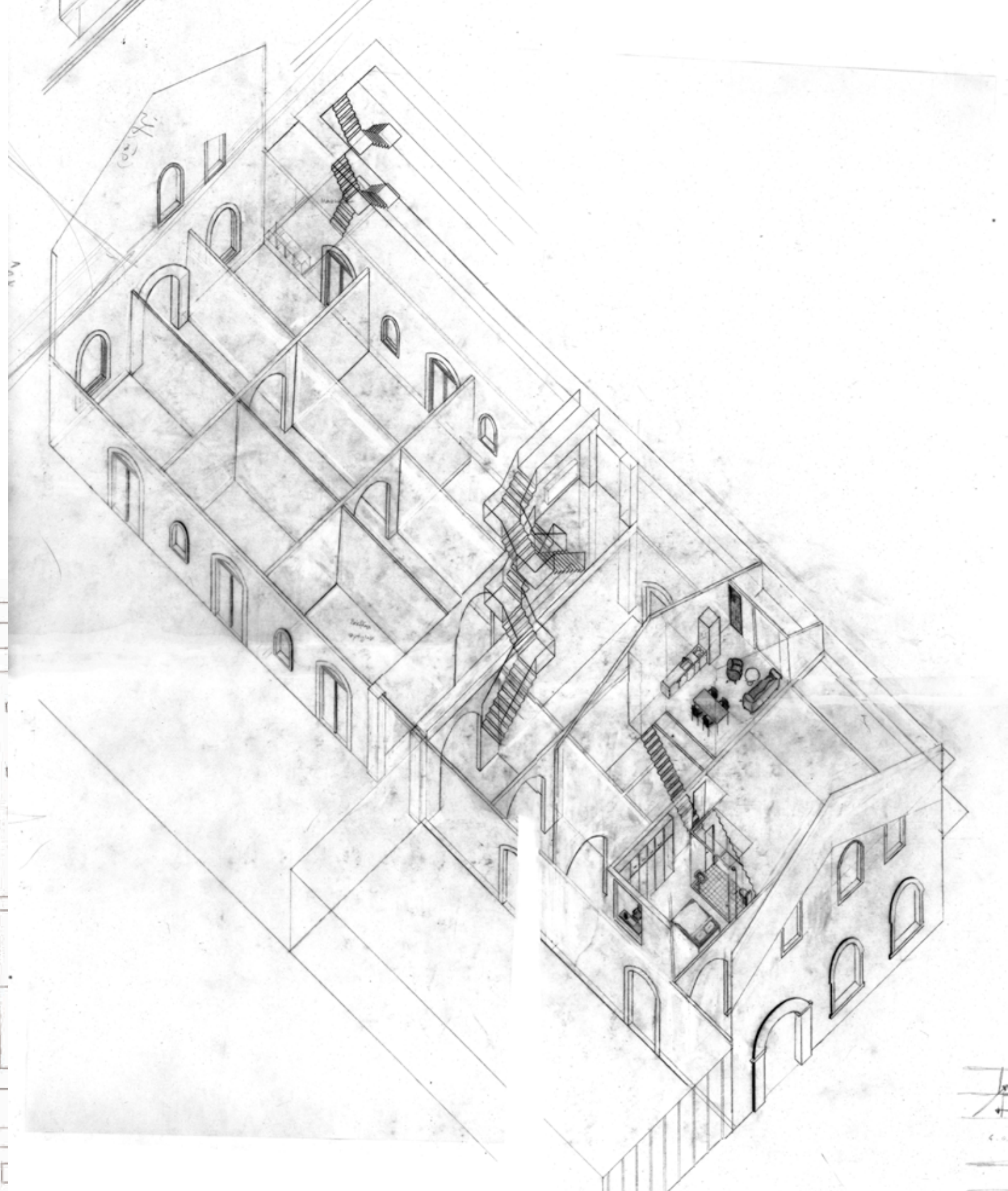
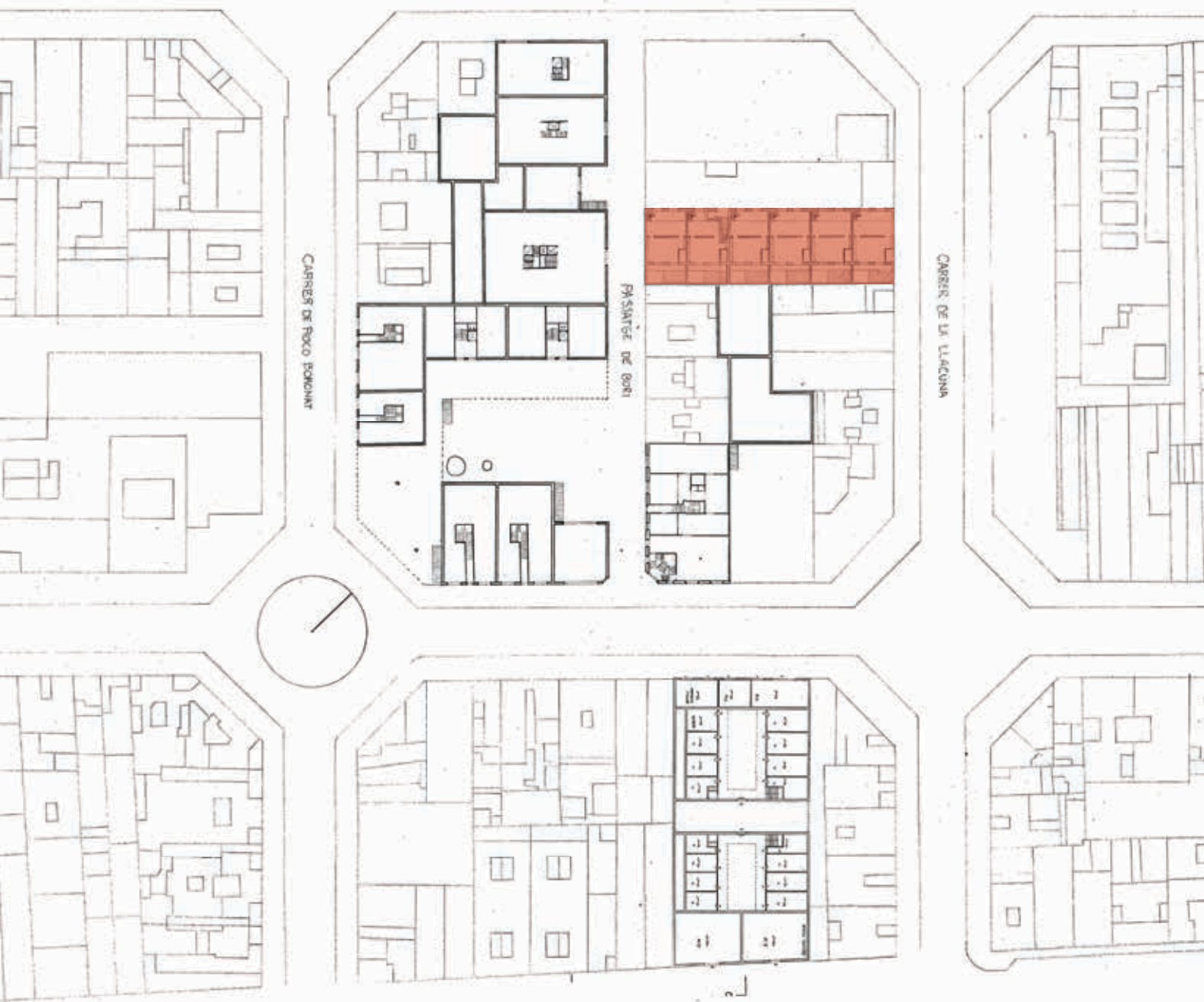
The project is working with a former warehouse that I am turning into apartments of two different kinds: one oriented towards the street, which contains a workshop, the other towards the centre of the block, which relates to the network of elevated gardens. To feel the original big empty space of the industrial building I decided to have double height apartments and to keep the length on one side free.

Livie Weidkuhn

Exploring the capacity of historical buildings and existing industrial spaces to adapt their use explaining their embodied qualities.

The proposal develops the capacity of existing structures to mix living and working spaces.

Everything is connected through passages which create intermediate spaces, coming from the public through de common space for inhabitants.



Livie transforms an existing workshop to adapt it into housing units keeping the quality of the big volume but inverting its relation with the street.

My aim is to create a space sequence that connects the ground through the different levels till the top floor.

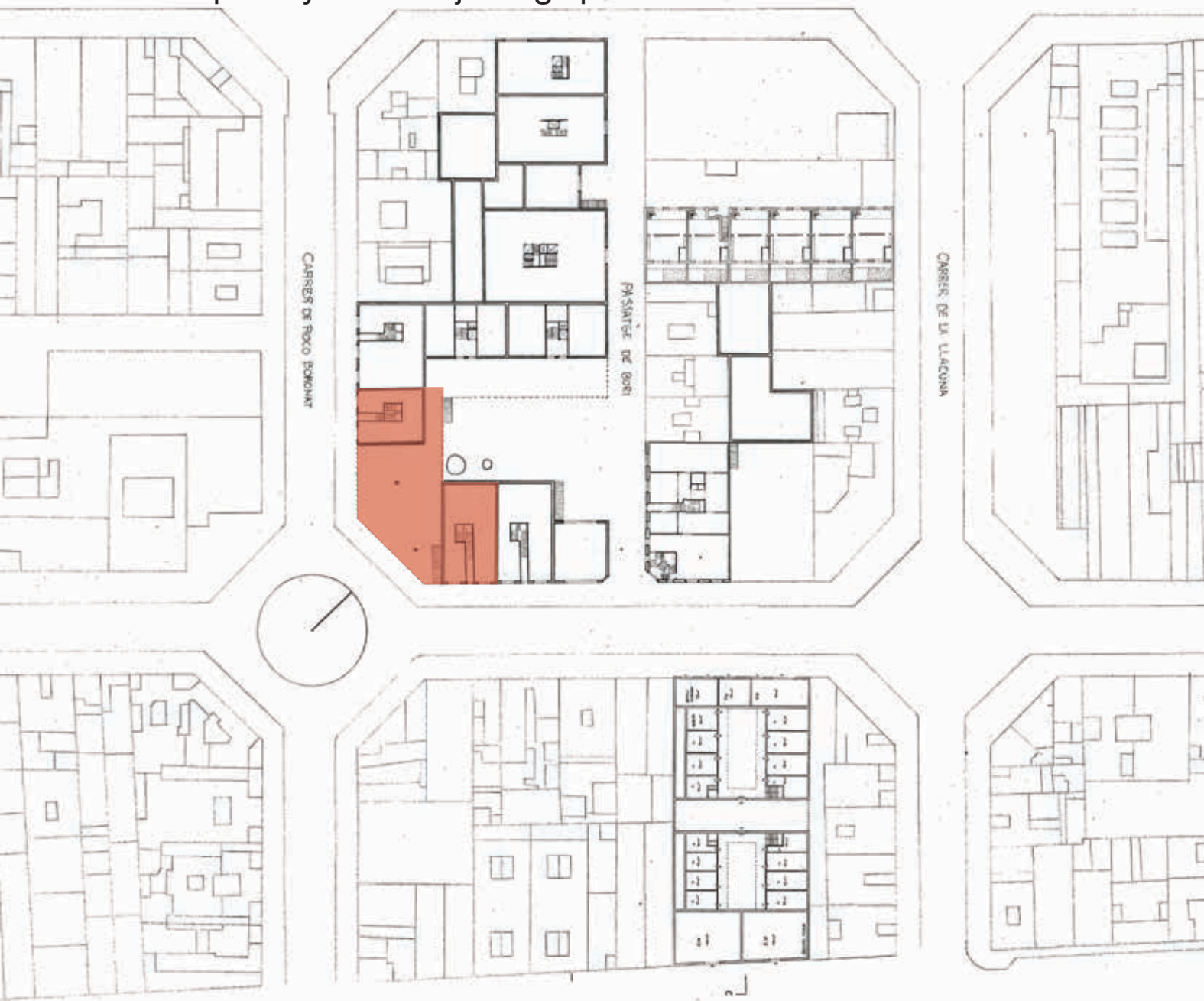
Magdalena Hermann

Turning a former petrol station at the corner of a block into an inviting corner to the centre of the city block.

Encouraging a social life between neighbours by creating a public elevated platform.

The project proposes an efficient housing typology with adjustable floor plans that should be affordable for different generations from elderly people to young families.

Cutting out openings in closed surfaces as a way of visually and physically connecting different levels and uses and at the same time allows privacy to the adjoining apartments.



Magdalena is transforming both buildings adjacent to an abandoned gas station in the corner of the block, incising its roof and closed facades, thus defining a public entry leading to the inner courtyard at the centre of their community.

Gent Ibrahimi

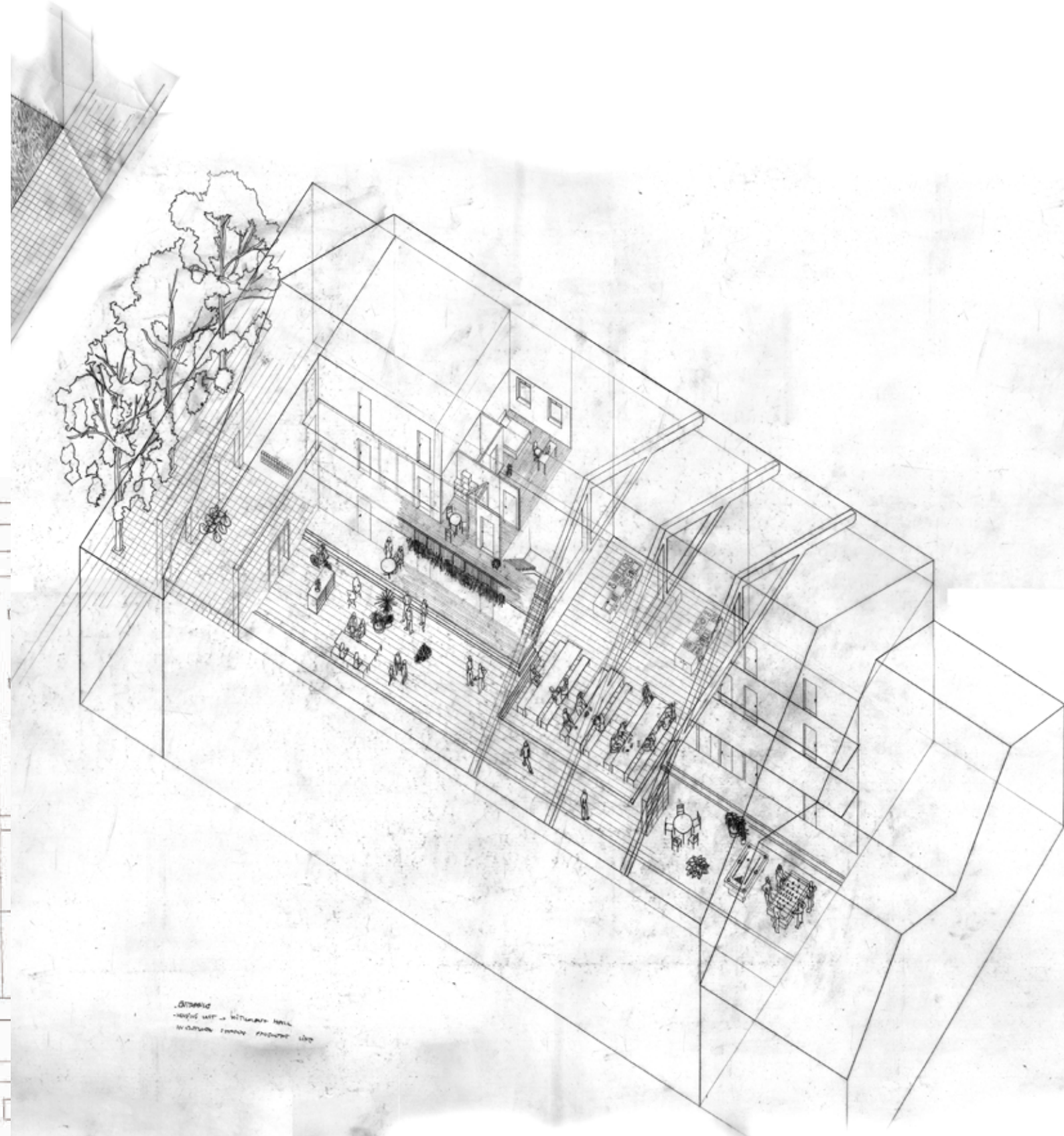
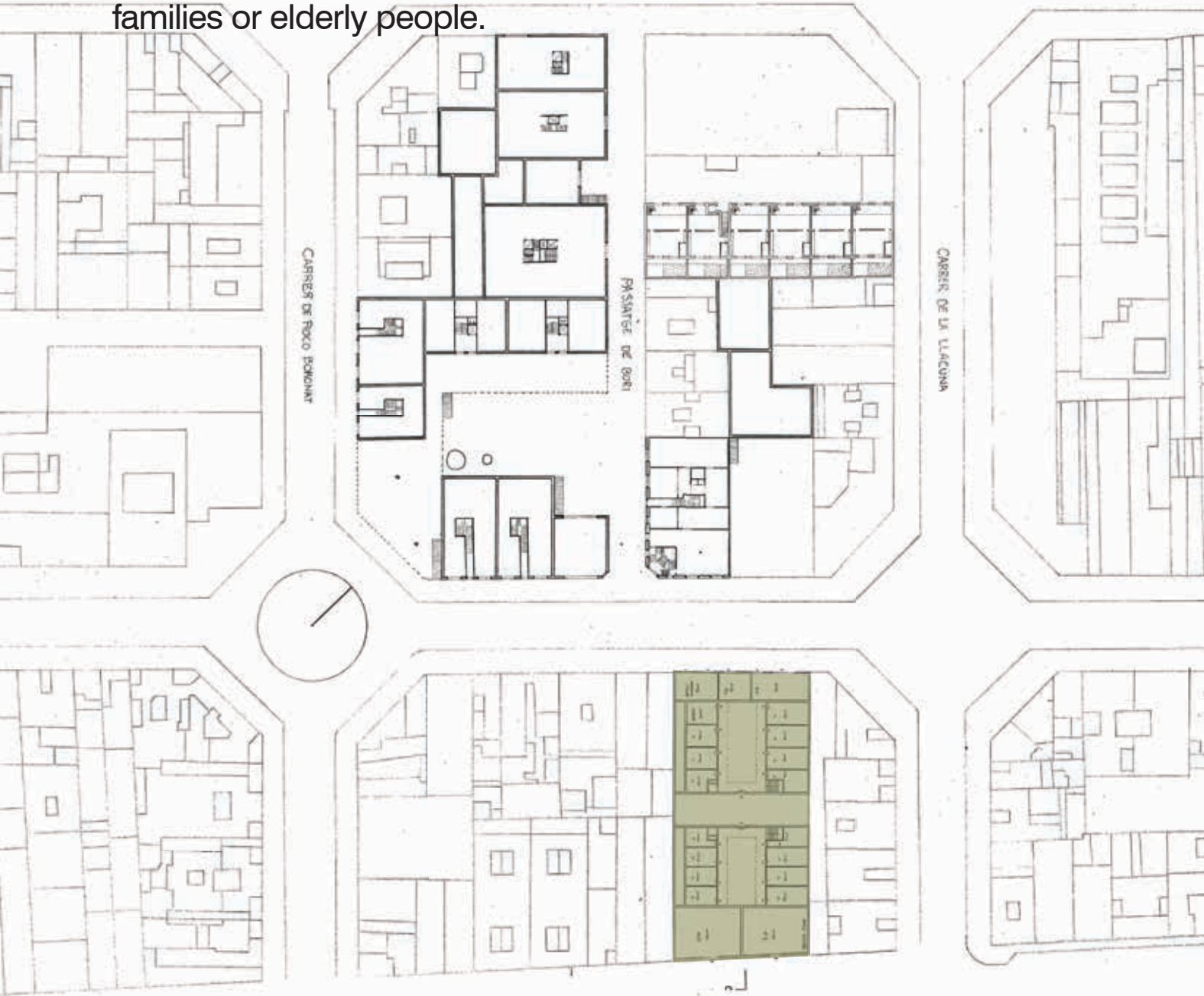
Working from within an existing abandoned structure and exploring its unique spatial qualities.

The compact apartment units are organised around a central hall with high proportions containing all the common uses.

Incising the roof in order to get sufficient natural light and ventilation.

The balcony circulation along the apartments, overlooking the «inner courtyard» should be appropriated by the neighbours as an extension of their living spaces.

Forming a community out of different profiles of neighbours such as families or elderly people.



Gent is intervening in the inside of a former cinema building, making use of the very generous scale of spaces to have high common areas where the neighbours meet or cook together. The private areas are reduced to the minimum in order to promote social interaction.

Microcosmos

Alessandra Ortelli, Zelda Frank and Leonce Gruber

Along the existing passage, a juxtaposition of communal, public and private uses form the spine (Passatge del Caminal) of the community.

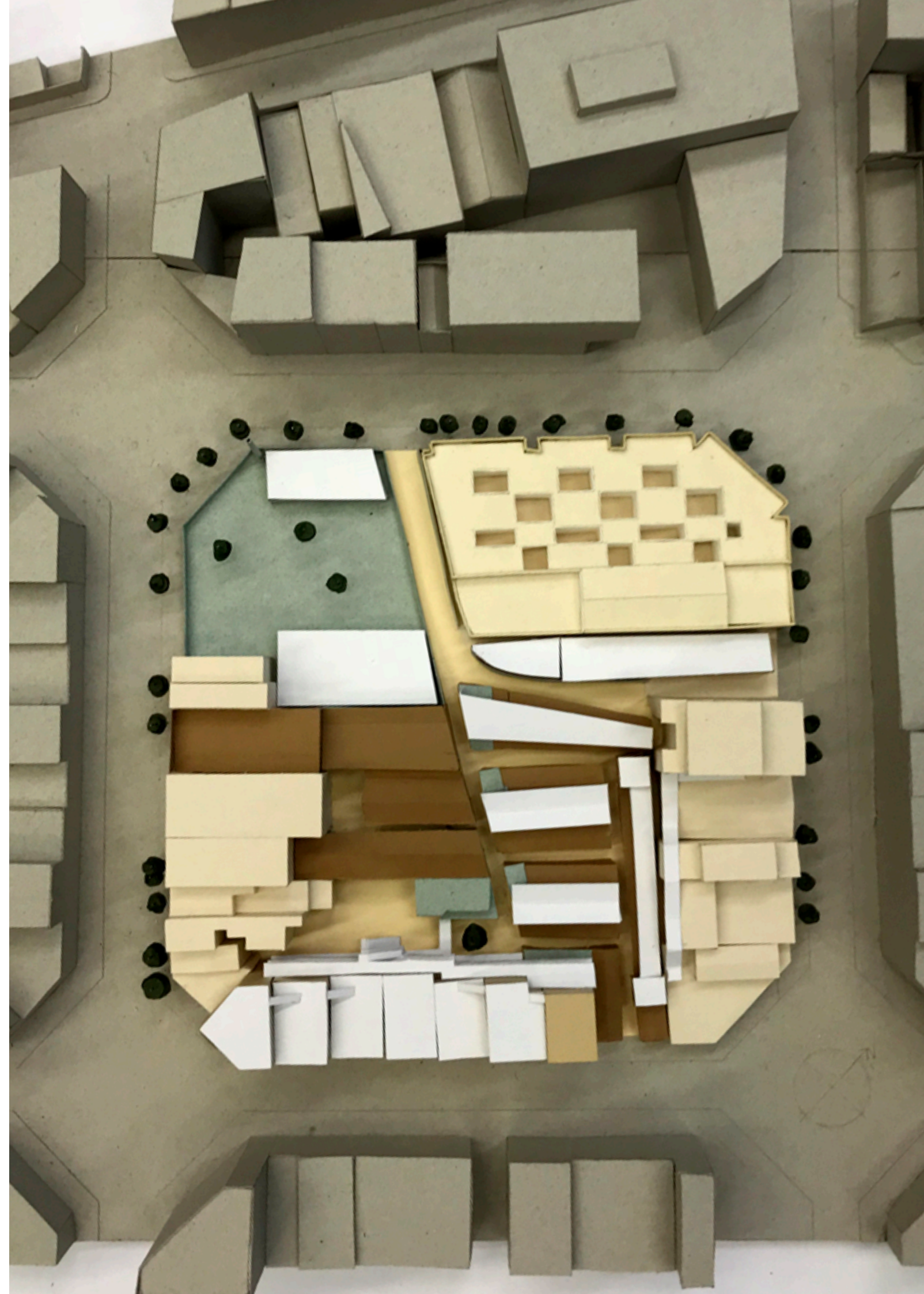
We relate their found social and contemplative aspects to some monastic types as the one in St. Gallen. We also consider that the community is already in danger as several neighbour buildings have been torn down for speculative reasons. In order to keep, enrich and secure its character, we propose some transformations to densify the ensemble.

Alessandra, Zelda and Leo study the block around 'El Passatge del Caminal'. They define it as an articulation of a community that exist as a Microcosmos.

Alessandra focused on the transformation of some small housing units for workers to incorporate new users and communal spaces. **Zelda** operates extending an urban city block redefining its connection with the inner courtyard with new accesses. **Leo** works on an empty plot with some remains and aims to revive the existing structure in order to close again the block and protect the unique character of the inner block.



Plan of the Benedictine Monastery of St. Gallen.



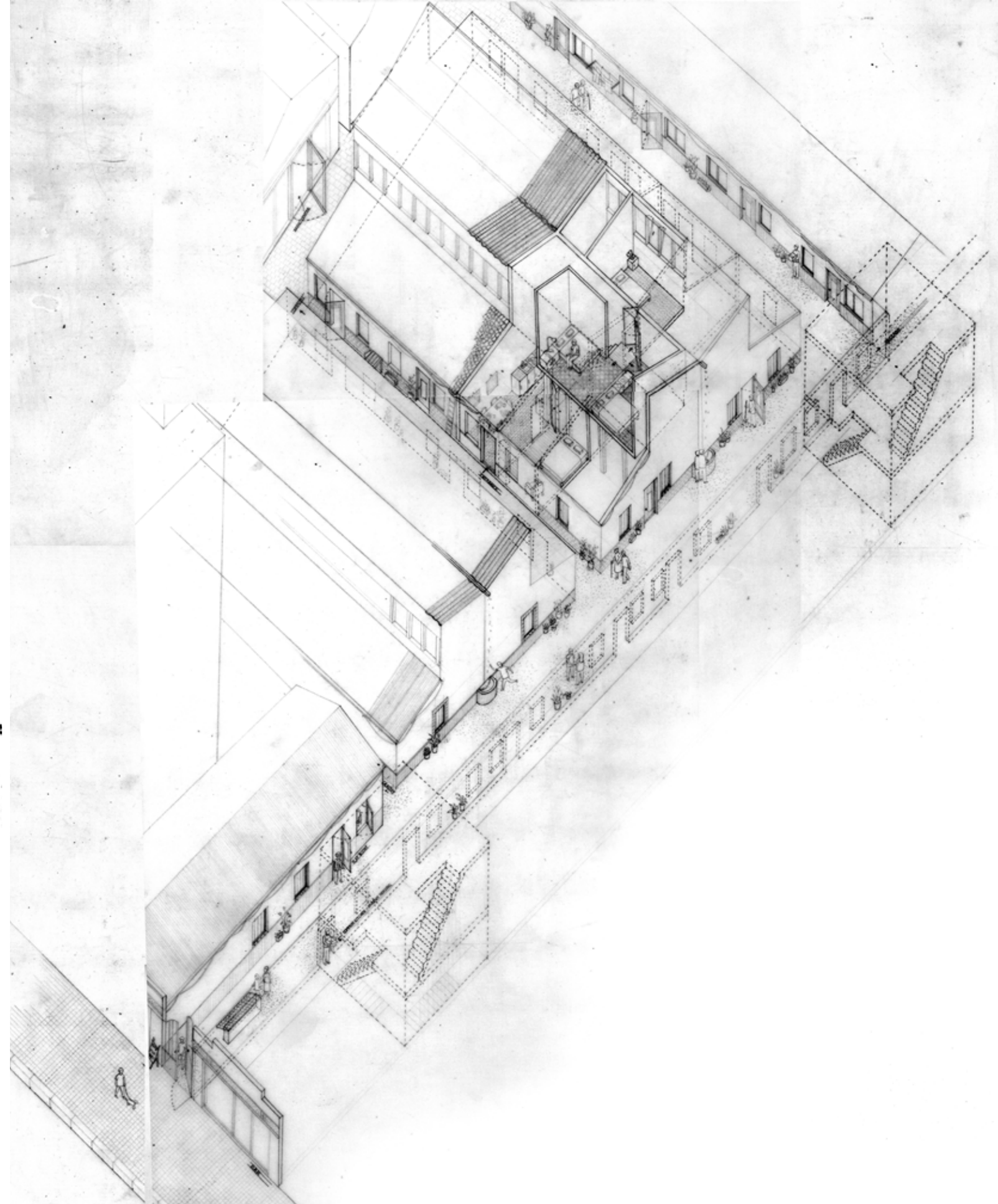
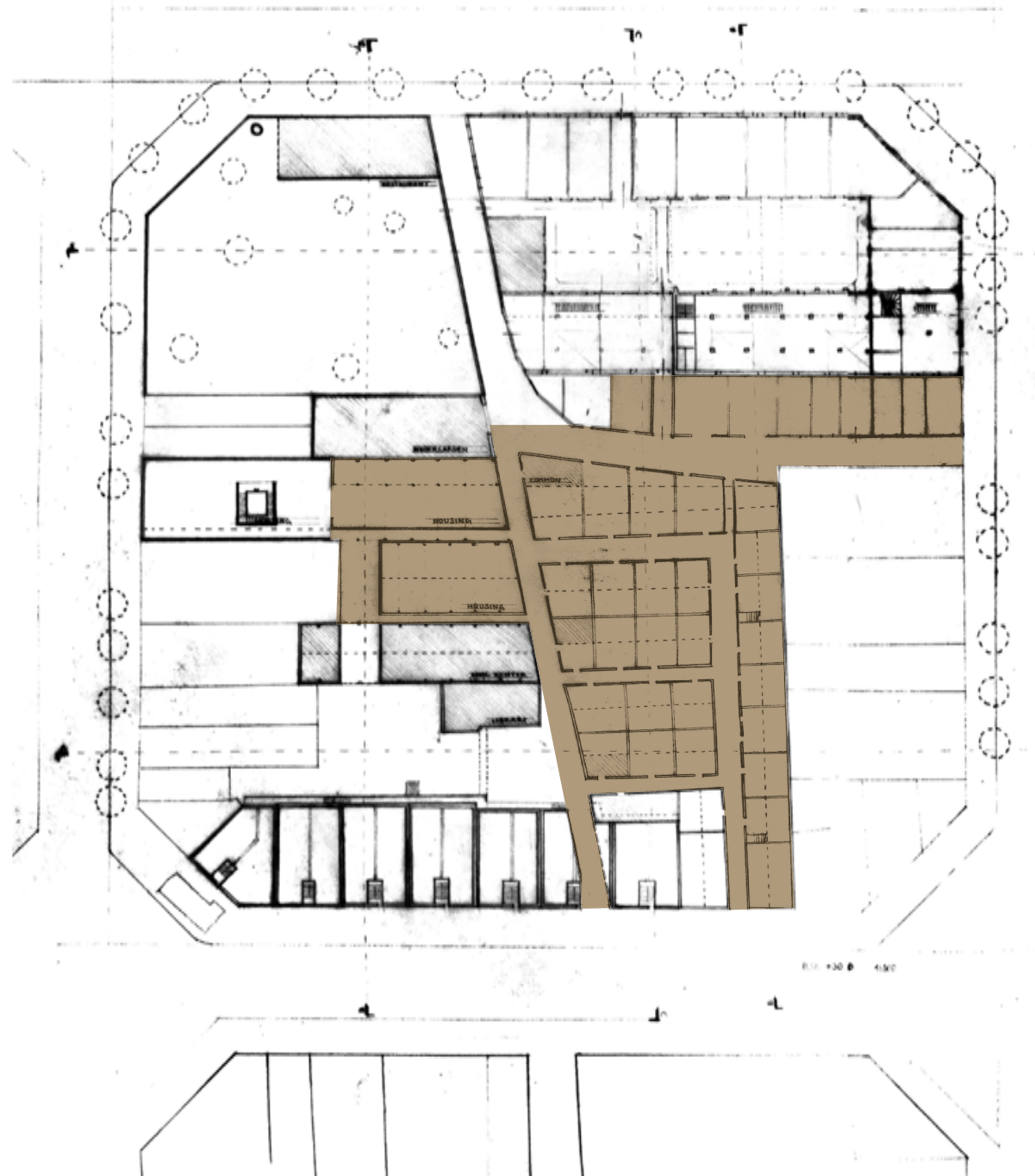
Alessandra Ortelli

Preserving existing buildings by densifying their existing structures.

Improving existing dwellings adapting them for a wider range of users by updating its dimensions and relations.

Create a maze of urban spaces that protected from the street allow the use of neighbouring housing units.

Defining small special architectonic moments that define the house and the public space.



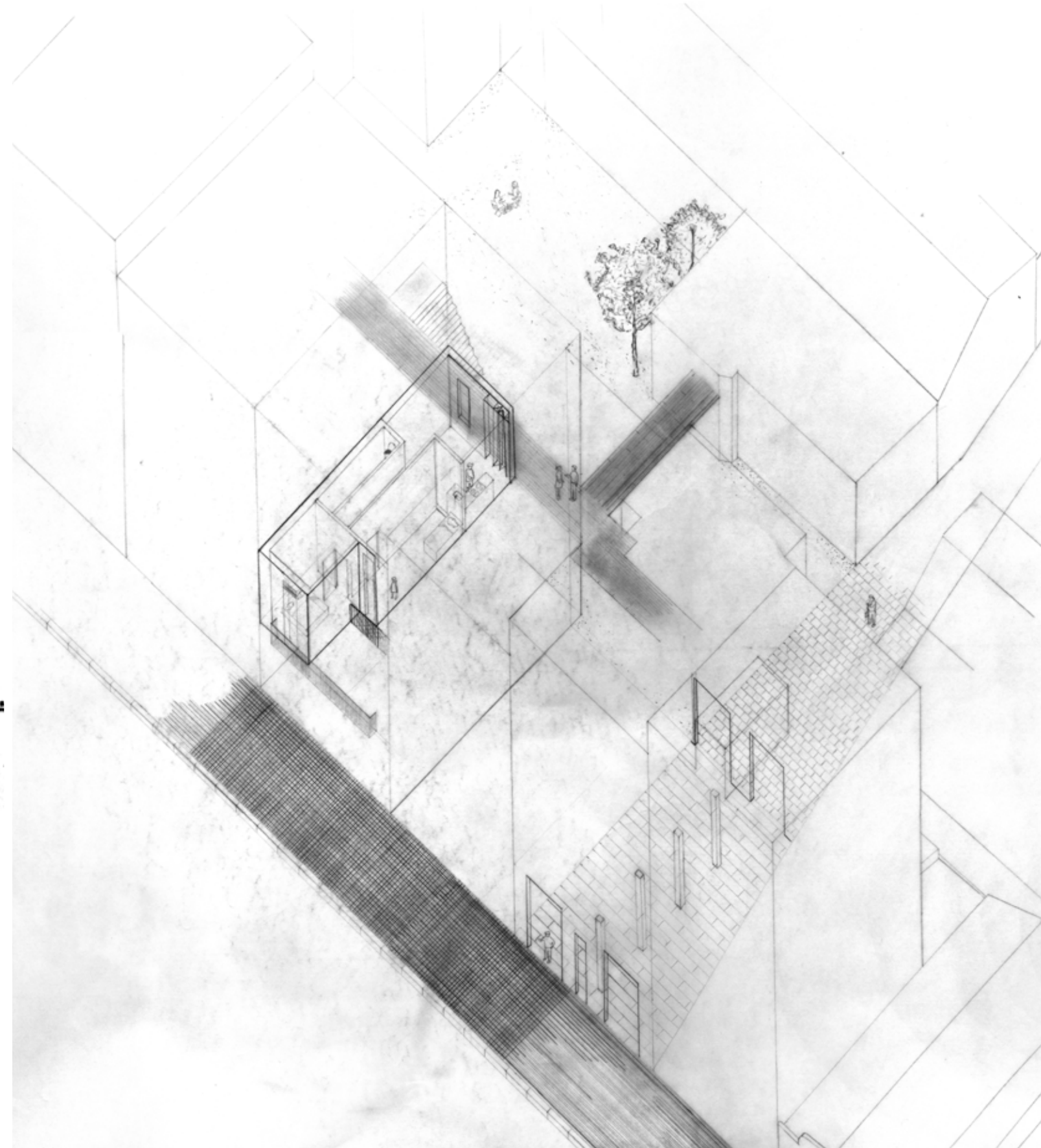
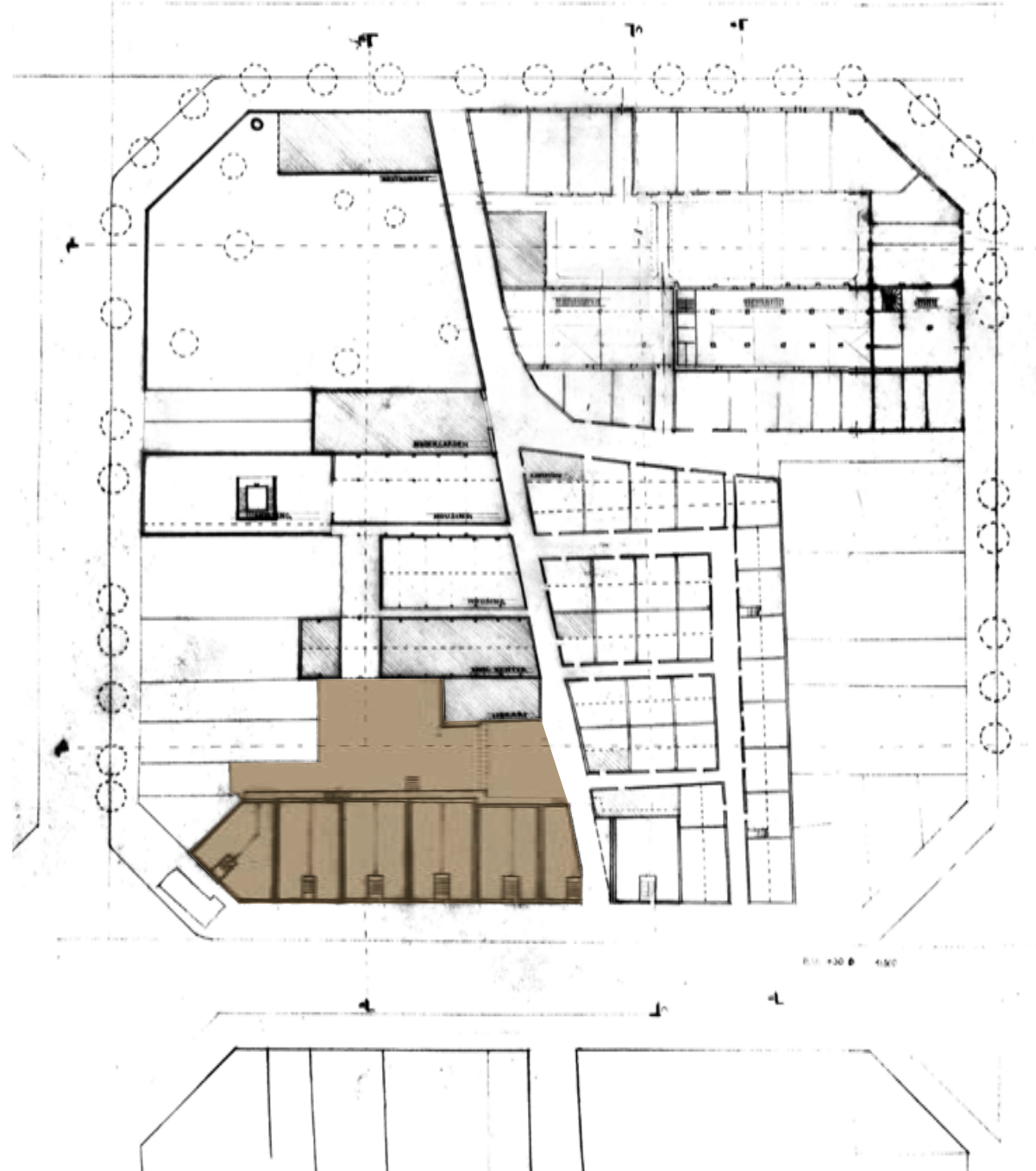
The small housing community worked by Alessandra is densified and expanded into existing structures. It connects surrounding roofs and buildings, preserving and enhancing the spirit of the small streets.

Zelda Frank

The transformation and addition to an existing city block.

More permeability to the inner life of the courtyard also through the public function of a Library

Placing the main circulation through an open gallery in the inner facade, and re-using the previous staircase structure as an open patio to the main street and a double layer of balconies.



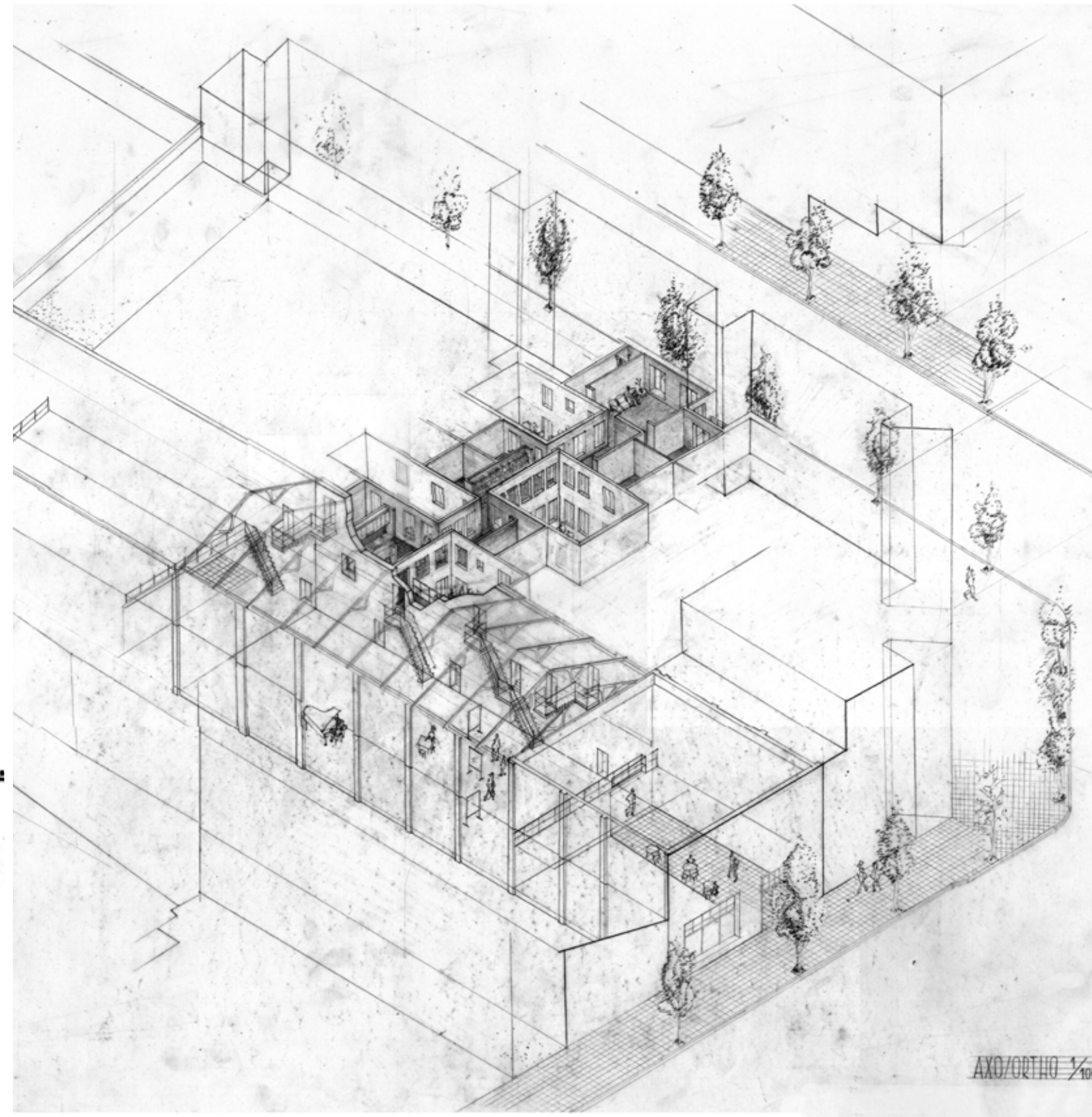
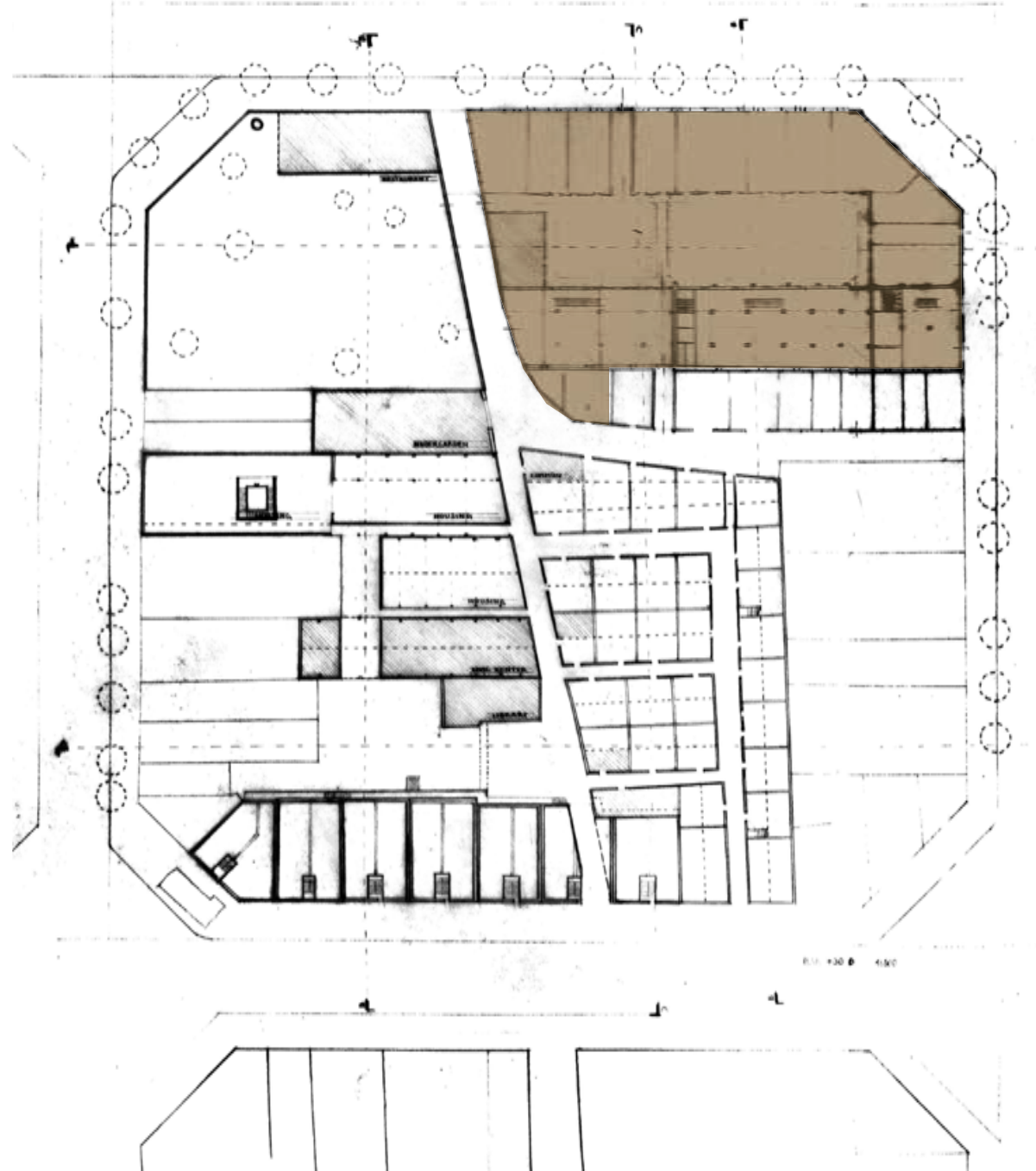
Zelda's housing block has the advantage of the public side and the quietness of the inner courtyard. The latter creating a relationship to the communal facilities, library and community centre. The connectivity between the buildings happens on the rooftop and along the facade through an access balcony.

Leonce Gruber

A city block creating urban fabric: growing from the existing, formulating a crust.

A strong urban presence protecting the inner workings of the block: the intimacy of an interlaced community.

A specific typology, creating an urban logic along courtyards, allowing for deep floor plan flats, diagonal relations and long circulations.



The existing Industrial Building from the 50s becomes the main circulation space, between community and city, connecting intimate circulations and connections along inner courtyards, eventually reaching the street where it aims to create a strong urban presence. In analogy of ancient city structures, “impluvia” patios are used for light and ventilation, allowing configuring deep floor plan flats growing around them. Intimate spaces branching from the long circulation, a sequence of spaces relating to each other, crossing views.