

POLITECNICO DI TORINO
SECOND SCHOOL OF ARCHITECTURE
Master of Science in Architecture
Honors theses

Urban Regeneration at Osasco (São Paulo, Brazil). A social housing plan through "Minha Casa Minha Vida"

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The goal of this work is to develop a social housing plan (both architectural and urban) according to the dictates of the federal ban "Minha Casa Minha Vida" trying at the same time to overcome some limitations of it. The challenge of the project was to scrupulously observe the MCMV ban, providing diversified solutions based on different needs of dwellers, for each class recognized by the federal program. The intention was to avoid the standardization thanks to a careful study of different building typologies.

The analyzed plot of land is placed in an open area in the neighbourhood Jardim Lorean, in the south of Osasco, near the border with São Paulo. This open area is placed among the "standard city", a little favela and a zone of "quadras fechadas" (closed quarters with entrance restricted to residents).

Every area has its own characteristics and is inhabited by people of different social classes. The only entrances are a dirt road in the north and a narrow stairway that crosses the favela in the southwest.

The purpose of the municipal administration of Osasco is to develop a recovery plan of this area. The project plans to build social housing for families that now live in the favelas and others who have a right to obtain help.

The main goal of the project is to merge the new district with the existing city, in order to make it part of it. Developing new roads, is the first step to obtain a better communication between two different parts of the city, avoiding the isolation and segregation of the new dwellers. The second step is to reduce walls and in general every unnecessary barriers. The keyword is accessibility; the private property is limited to the necessary because preference is given to common areas. The public space is divided into driveways, walkways, green, public squares and courtyards. Public squares and courtyards, are not only important for the design of the district, but they also act like an hub for the community life, becoming attraction points for the neighborhood.



Urban Regeneration, 3d views

The square is surrounded by *sobrepostas* (multi-storey residential buildings) and is developed to be the core of the new district and to be site of a weekly street market. The courtyards are inside the blocks and are dedicated to residents to satisfy the need of green areas for parking and leisure. All the accommodations on the ground floor and mezzanine are equipped with arcaded areas which play as a filter between public and private spaces. These areas are designed as places where inhabitants could sell or buy goods. In Brazil this kind of mixture between residence and small commercial activities is very common.



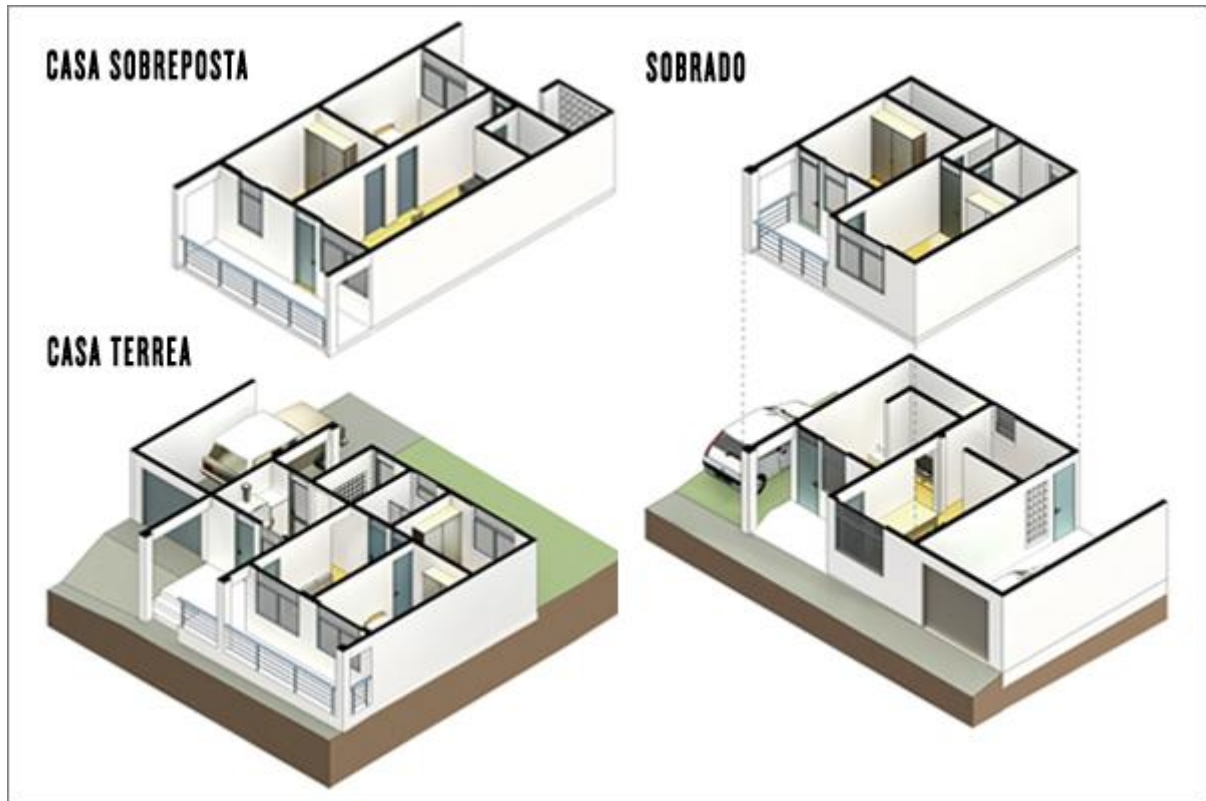
Sections and Elevations, off the scale

We try to turn regulatory gaps of MCMV plan into opportunities. Each public area is designed to accommodate different functions from car parking to small trade. Here are the solutions of the project, under the categories required by the Plan:

Casa Terrea: is an “isolated” building on one level with kitchen, living room, two bedrooms, bathroom and laundry; minimum size 36 sqm, minimum distance from other buildings is 50 cm.

Sobrado: two-storey building, with internal staircase, kitchen, living room, two bedrooms, bathroom and laundry; minimum size of 39 sqm.

Casa Sobreposta: is a building with two or more floors above ground, consisting of apartments on a single level; minimum size of 39 sqm.



Types provided by MCMV: some type solutions, off the scale

The project is totally accorded to the dictates of the "Minha Casa Minha Vida". It conforms to typological requirements and minimum sizes. Each apartment has a minimum of two views and in order to obtain a better ventilation windowed surface are more than doubled. Each accommodation on the ground floor has two entrances, a quintal (garden) or a balcony (if located on the upper floors).

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