CONDOMINIUM HOUSING IN ADDIS ABABA

PAR

Department Planning & Building in the South
Prof. Dr. Kosta Mathéy
Technical University Darmstadt

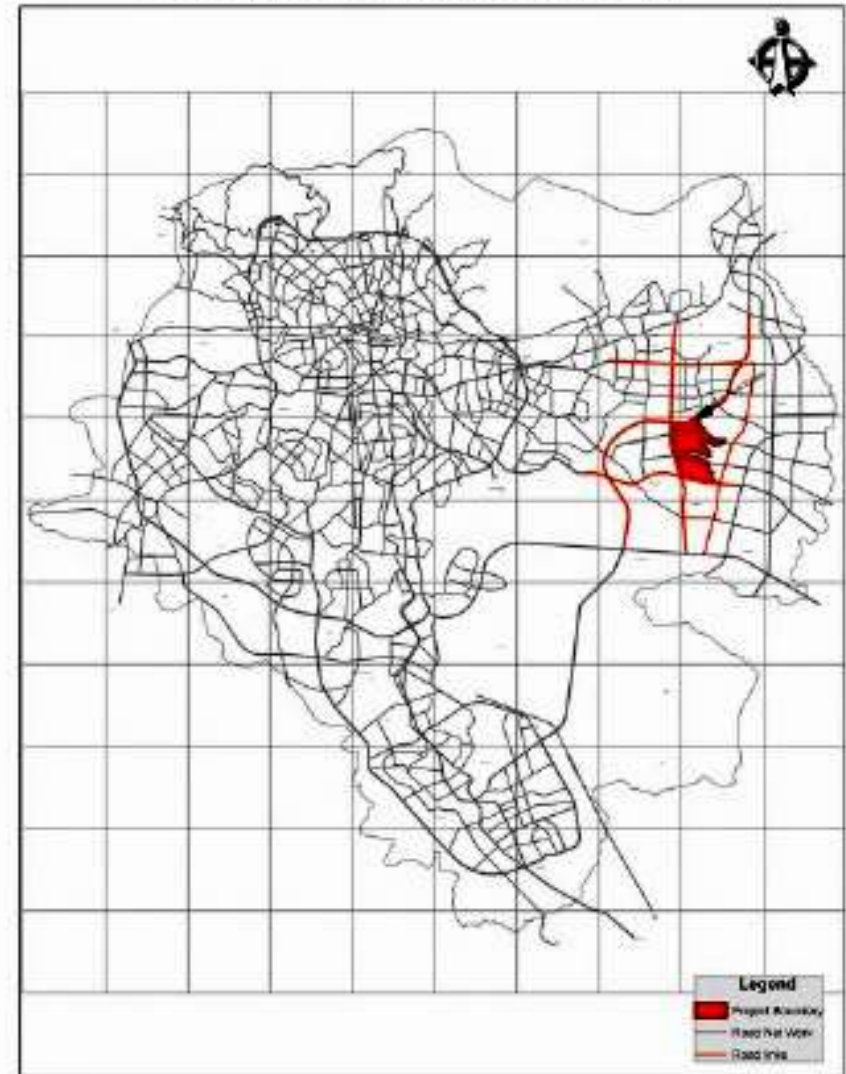# Example of Condominum Housing in Addis < 2007

TYPICAL FLOOR PLAN

PAR

Department Planning & Building in the South
Prof. Dr. Kosta Mathéy
Technical University Darmstadt

LOCATION

SITE LOCATION AND LINKS TO THE CITY
BOLE SUMMIT CONDOMINIUM HOUSING PROJECT

PAR

**Department Planning & Building in the South
Prof. Dr. Kosta Mathéy
Technical University Darmstadt**

IDENTITY INSTEAD OF MONOTOMY

Cairo mass housing

Aranya Housing India

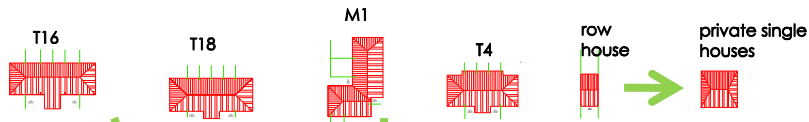## 4 neighbourhoods with own identity to prevent future slum

LOW COST HOUSING DOES NOT IMPLY LOW QUALITY DESIGN

Las Terrazas, Cuba

MODIFICATION OF STANDARD HOUSING TYPES TO AVOID MONOTONY
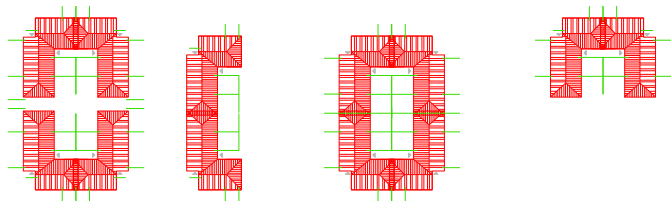
BUILDING TYPOLOGIES (layers starting with "T_...")

T16   T18   M1   T4   row house   private single houses

REQUIRED AREAS   KG   KG   KG   KG

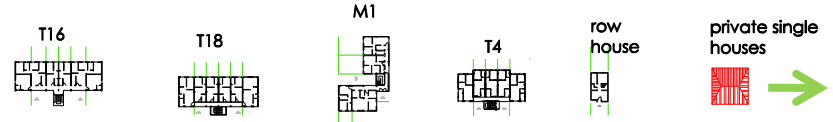## MODIFICATIONS OF TYPOLOGIES (layers starting with "T_New Type...")

A

BUIILDING MODIFICATIONS AND GROUPING

Modification of M1 and Grouping

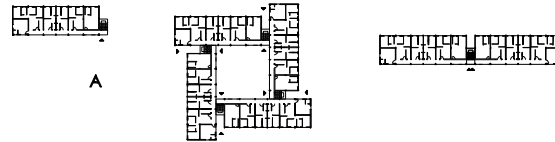## BUILDING TYPOLOGIES (layers starting with "T_...")

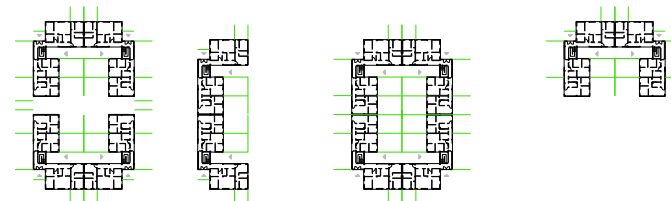T16   T18   M1   T4   row house   private single houses

REQUIRED AREAS   KG   KG   KG   KG

MODIFICATIONS OF TYPOLOGIES (layers starting with "T_New Type...")

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BUIILDING MODIFICATIONS AND GROUPING

Modification of M1 and Grouping
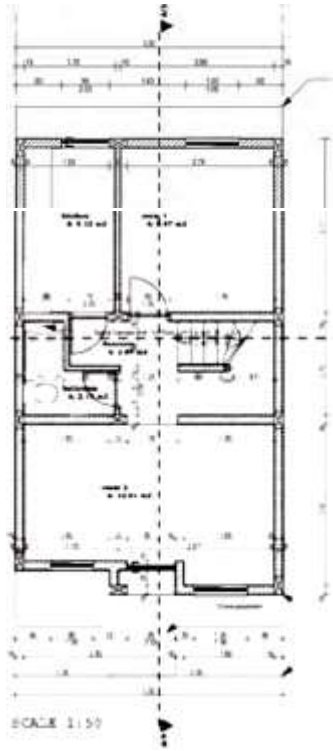
Housing typology

MIX WITH DETACHED FAMILY HOUSES TO PROVIDE SOCIAL MIX
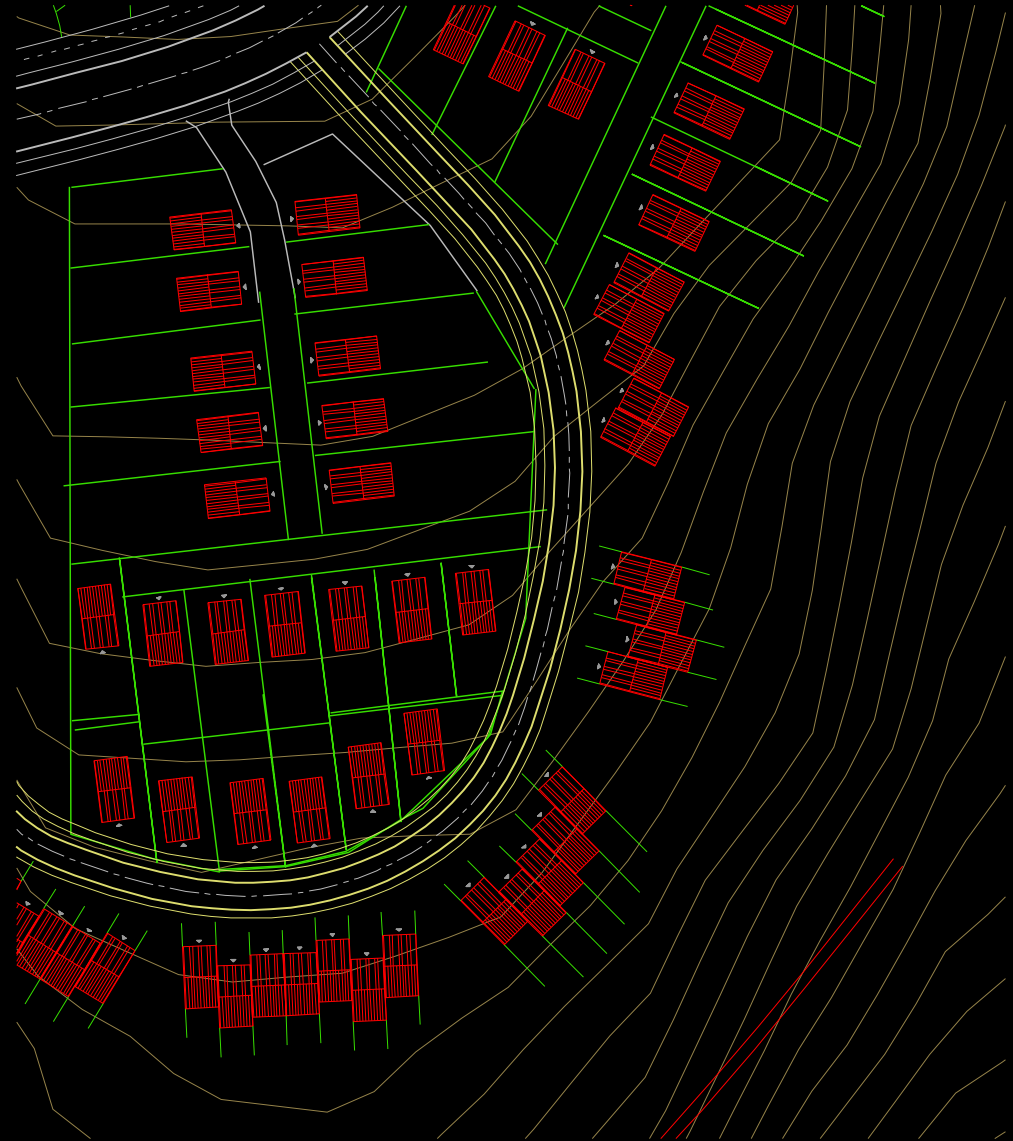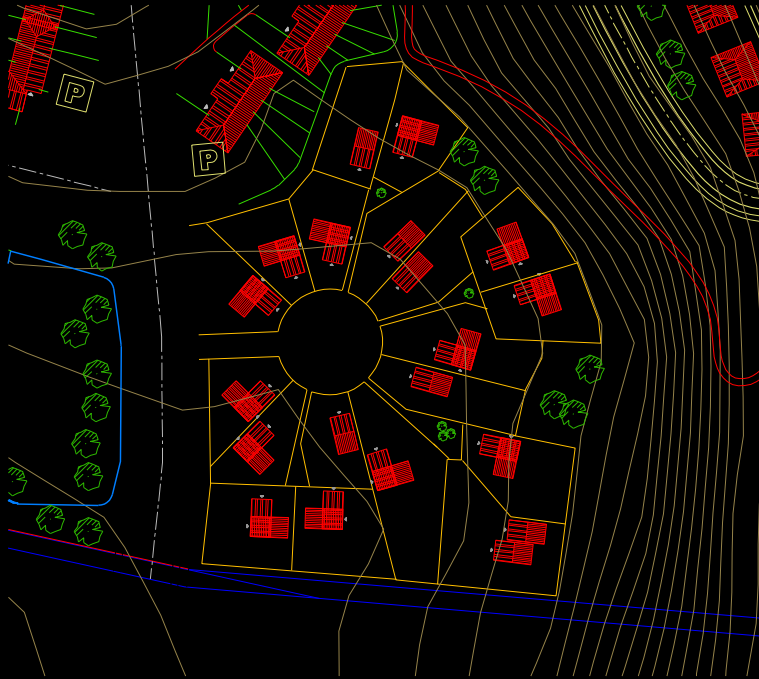
Social mix by integration of private housing development

MODEL OF
LOW COST
DETACHED HOUSES
IN ETHIOPIA

SCALE 1:50

Social mix by integration of private housing development
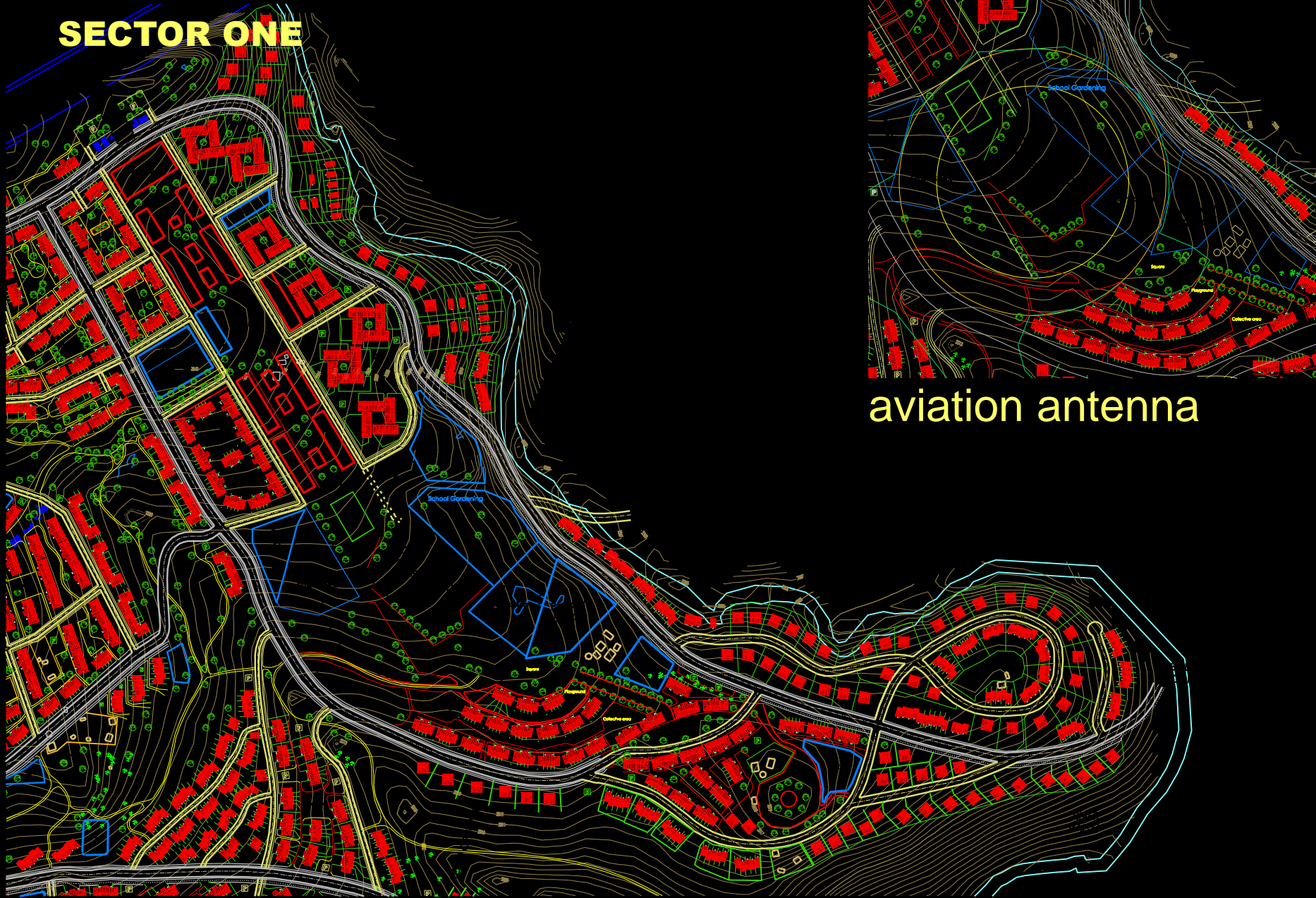
URBAN LAYOUT FOLLOWS CONTOUR LINES

NO

YES

Taking advantage of site and contour (cost savings)

SECTOR ONE

aviation antenna

4 neighbourhoods with own identity: sector ONE

SECTOR TWO
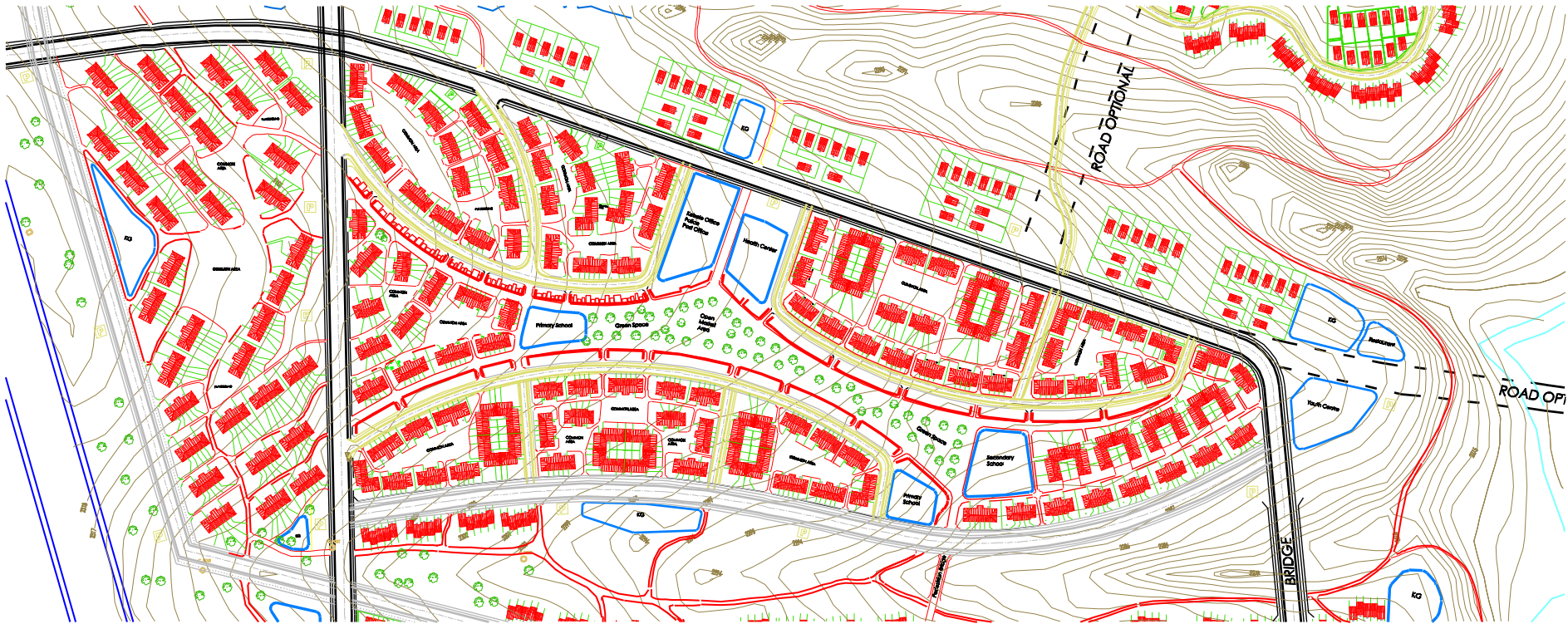
4 neighbourhoods with own identity: sector TWO

4 neighbourhoods with own identity   Sector THREE

SECTOR FOUR

4 neighbourhoods with own identity: sector FOUR

SECTOR FIVE

4 neighbourhoods with own identity: sector FIVE

ACCESS ROADS WITH STONE SURFACE REDUCE CAR SPEED

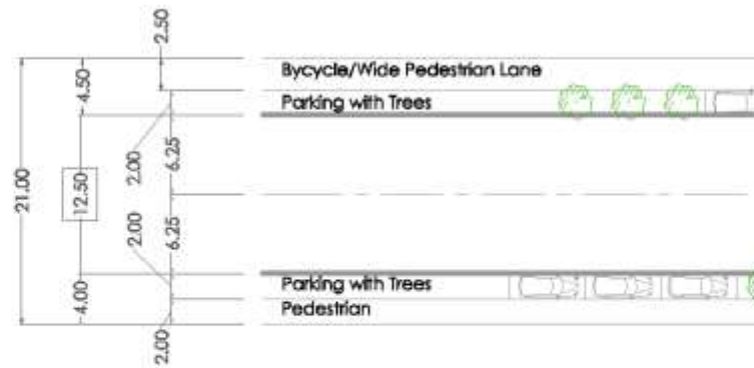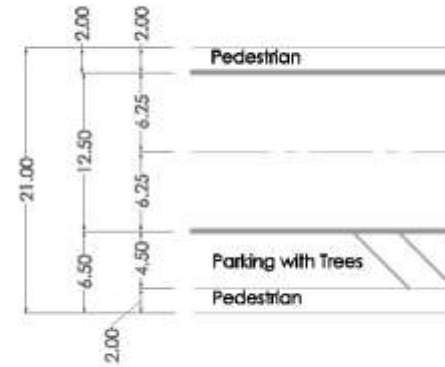Pedestrian friendly street layout: paving and cost saving

CAR FREE HOUSING BLOCKS

Pedestrian friendly street layout: internal pedestrian lanes

I. 21m A.

Bycycle/Wide Pedestrian Lane
Parking with Trees

Parking with Trees
Pedestrian

21m B.

Pedestrian

Parking with Trees
Pedestrian

II. 16,5 m (+4.5m)

Pedestrian
Parking

Parking
Row of Trees / optional: Bycycle- or Wide Pedestrian Lane
Pedestrian
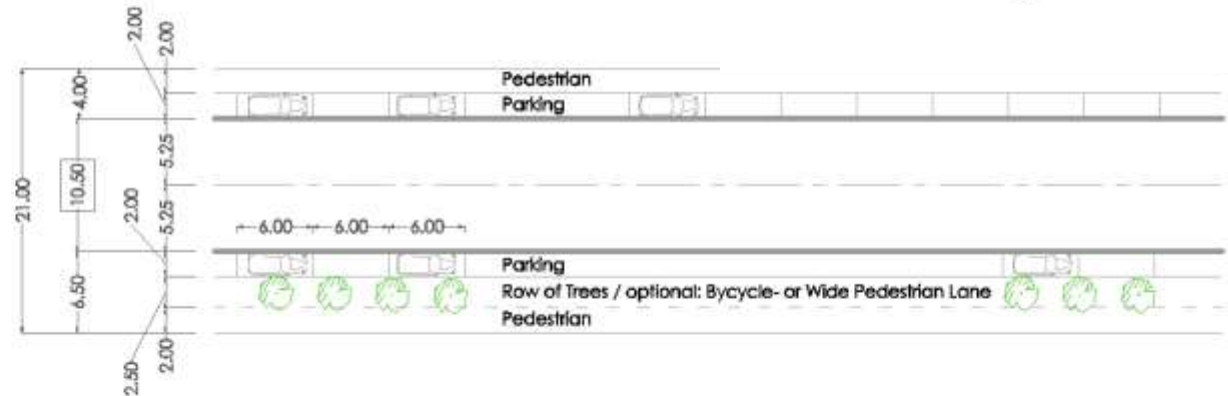
III. 10 m (-0.5m)

Pedestrian

Parking
Pedestrian
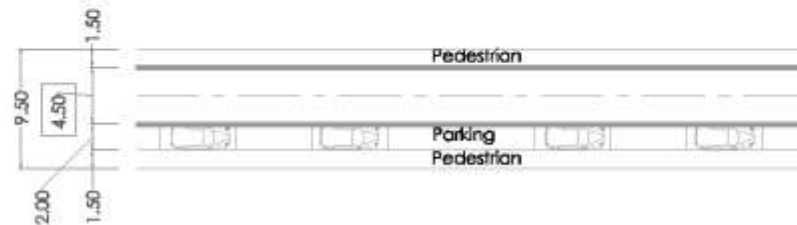
Pedestrian friendly street layout: roadside parking + "P"

+ reserved parking spaces for possible later need
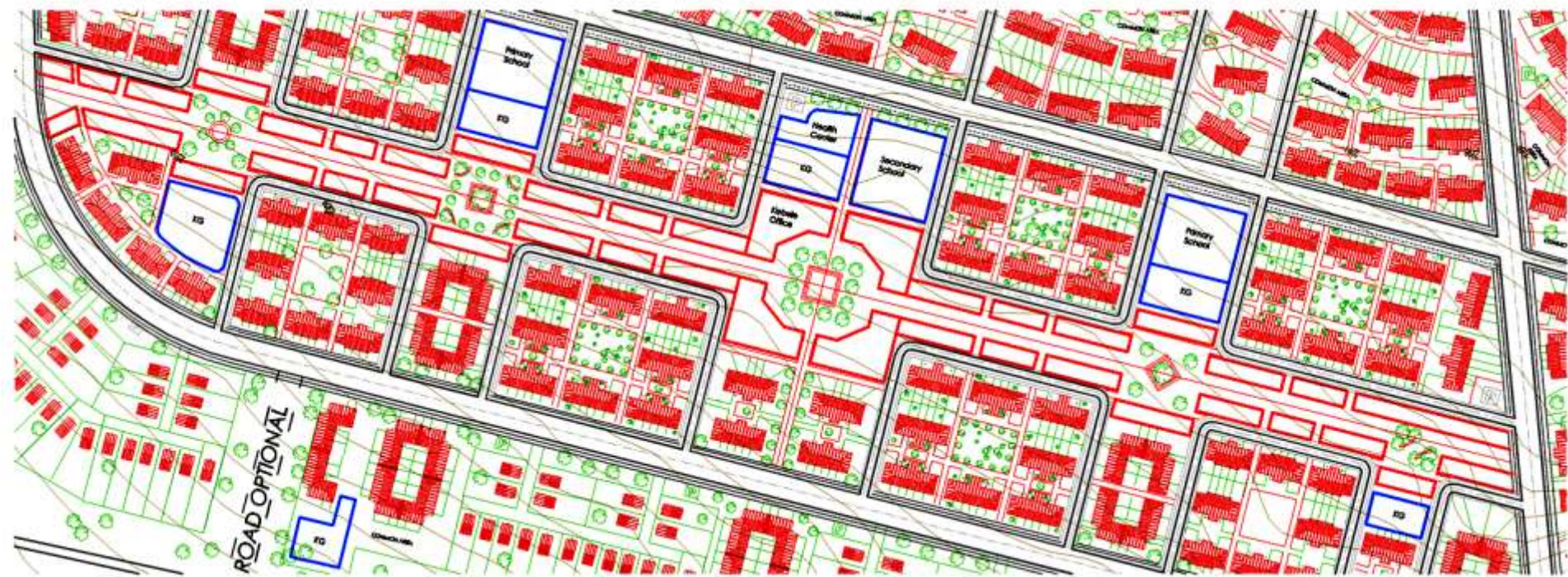
ROADSIDE BUSINESS

SME income generation in central spines

SME SPINE IN SECTOR FIVE

SME income generation in central spine FIVE

SECTOR FIVE: INTERSECTIONS

SME income generation in central spine FIVE: arches

SME SPINE IN SECTOR FOUR: THE LONG WALL

SME income generation in central spine FOUR

SME SPINE IN SECTOR THREE: PAVILLIONS

SME income generation in central spines

IN EINE
VORGEGEBENE
PARZELLIERG
MIT EINER
GRUNDSTRUKTUR
(KONSTR.,
DACH,
VERSORGUNG)
KÖNNEN
INDIVIDUELLE
NUTZUNGEN
AUSGEBAUT
WERDEN

SCHUTZ
GEGEN
SONNE
+WIND

LAND FUR.
PRIVATEN
PFLANZUNG
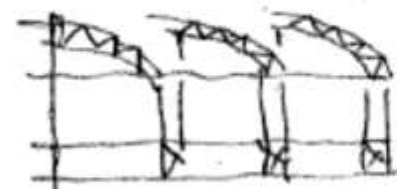
ZULASSEN: IN BEGRENZTEN BEREICHEN 2 GESCH. AUSBAU

DENKBARE TYPEN

SME SPINE IN SECTOR TWO: 'HIGH STREET'
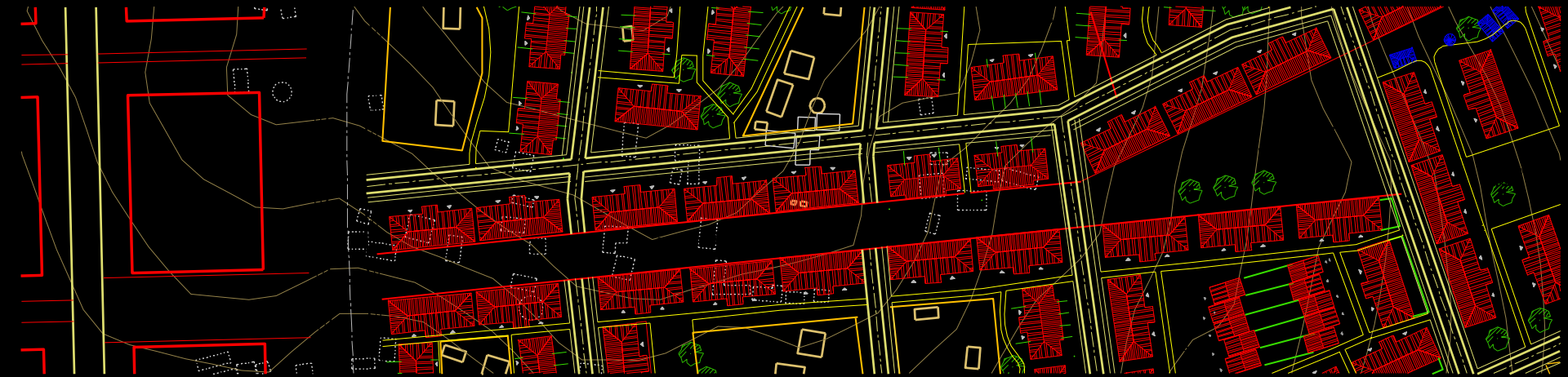
SME income generation in central spines

SME SPINE:
LINK BETWEEN SECTORS ONE and TWO:
'ZWISCHENSTADT'

SME income generation in central spines: Sector 2b

SME SPINE IN SECTOR ONE – B

'LONG PLACE'

VERTIEFUNGEN
KEIN DURCHGEHEN
SONDERN ANHALTEN.
RÄUME ZUM SICH
AUFHALTEN

Kedi.
21.9.08

SME income generation in central spines
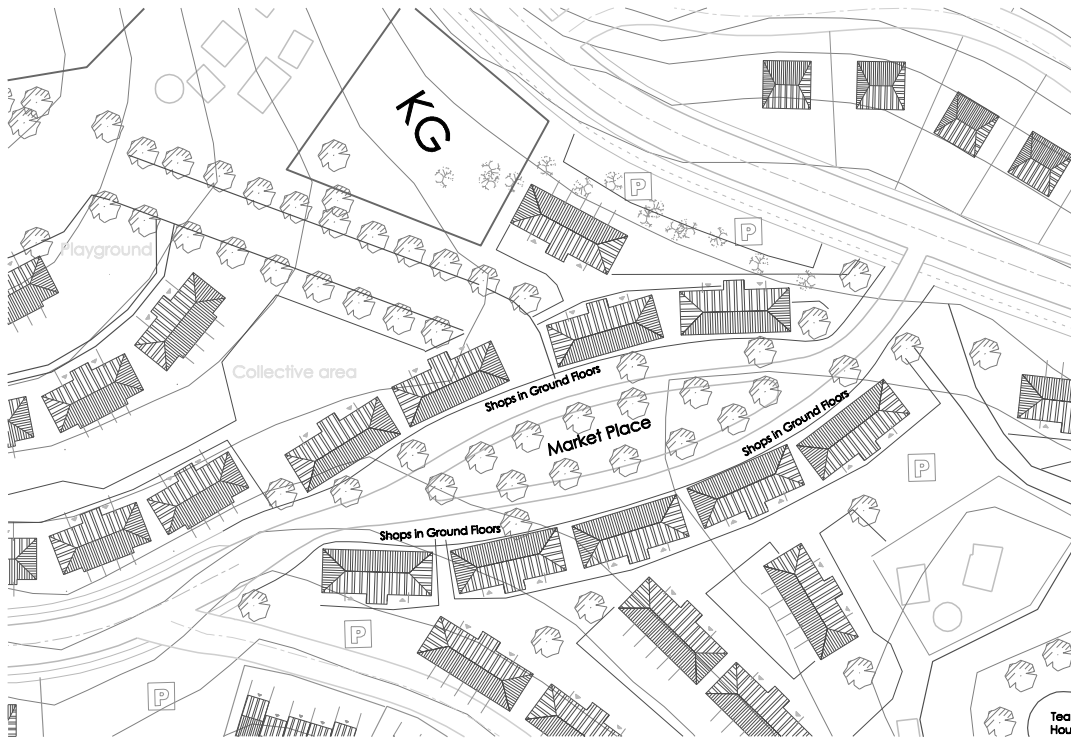
SME income generation in central spines: sector 1 East

BUSINESS CENTRE

Employment opportunities in commercial sector

RESIDENTS' CARE OF OPEN SPACE AROUND THE HOUSE

Ground floor flats with use of land for garden

TREES PLANTED TO ENHANCE PUBLIC SPACE

Ground floor: collective areas / urban forestry

HIGH LIVING QUALITY WITH URBAN FORESTRY

Tapiola, Helsinki

Las Terrazas, La Habana

Slum prevention through landscaping

INCORPORATION OF EXISTING IN-FORMAL HOUSING (UPGRADING)

Integration & upgrading of existing settlement

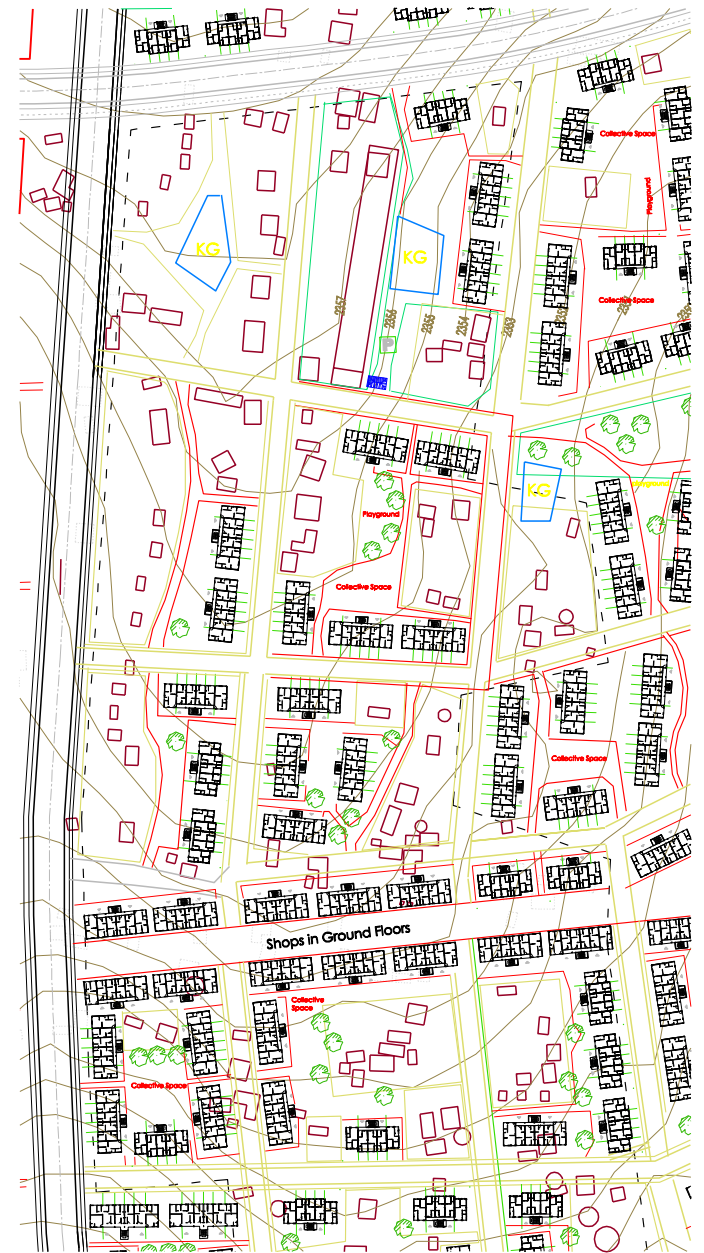**4 neighbourhoods with own identity**

	District 1	District 2	District 3	District 4	District 5	Total / Average
	Population (b)	Population (b)	Population (b)	Population (b)	Population (b)	Population (b)
Area (ha)	43,1	29,7	42,87	34,88	43,45	**194**
Population	19.439	36.939	34.797	30.009	35.917	157.101
Density	**451**	**1244**	**812**	**860**	**822**	**810**

(b) Calculation with 7 Persons per Household

Densities at 7 persons per household
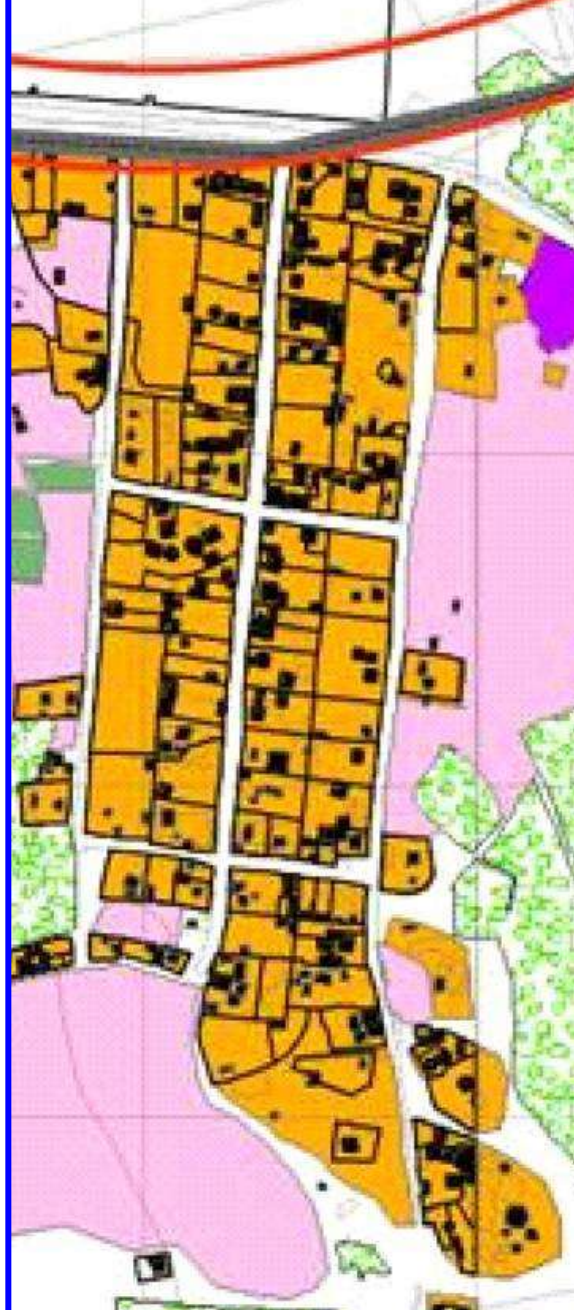
HOUSING DENSITIES: MINIMUM

	District 1	District 2	District 3	District 4	District 5	Total / Average
	Population (a)	Population (a)	Population (a)	Population (a)	Population (a)	Population (a)
Area (ha)	43,1	29,7	42,87	34,88	43,45	**194**
Population	13.885	26.385	24.855	21.435	25.655	112.215
Density	322	888	580	615	587	578

(a) Calculation with 5 Persons per Household

Densities at 5 persons per household

- division of project in five smaller neighbourhoods at +/- 20,000 inhabitants
- individual design of housing compounds
- shift in design focus from quantity to quality
- mix of condominium housing with detached familiy houses for social mix
- pedestrian friendly street layout
- SME income generation in central spines
- employment opportunities in 'formal' commercial sector
- ground floor flats with use of land for garden
- slum prevention through landscaping
- social mix by integration of private housing development
- integration & upgrading of existing settlement

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© 2008 Goo

636 m

Zeiger Lat 8.990700°   Lon 38.865394°   Übertragung |||||||| 100%   Sichthöhe

conclusions

THANK YOU

Addis Ababa condominium housing