

Housing



**&
Construction
file**



1. What is the meaning of « Housing »

1. It is “ a right and one of the elements of the standard of living, like food and all the requirements of life”.
2. Habitat is the set of geographical facts relating to human residence (shape, location, grouping of houses, etc.).
3. Allen. B: "Habitat is housing and beyond...".

2. What are the components of « Housing »

Neighbourhood



Street



Open Public Space



Building Unit



Housing encompasses those elements:

- The apartment.
- All the routes of daily life.
- Outdoor spaces and equipment.
- Intermediate spaces (stairwell, elevator, entrance hall, parking lot, cellar, etc.).



- Réhabilitation d'espaces publics et résidentialisation.



- ZHUN à Oran.



- ZHUN à Oran.



- ZHUN à Oran. **Image de synthèse de projets de logements sociaux (2015)**



“nowadays more attention is focused on the benefits and costs of housing, i.e. having the **housing comfortable, convenient** and **appropriate**, but at the same time also **energy-efficient**”.

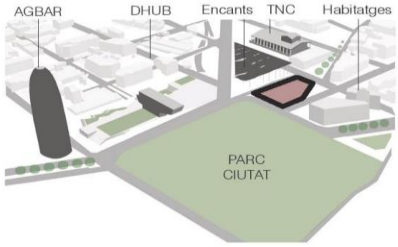


- **LOGEMENT COLLECTIF
GLORIAS**

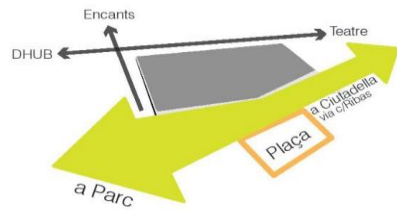
Concours international de logement pour 27 000 m² de logements sociaux durables dans la ville de Barcelone, à côté du parc Glorias.

ESTRATÈGIA CIUTAT

UBICACIÓ

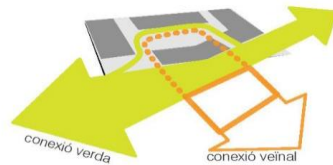


1) ENCREUAMENT VERD & VEINAL



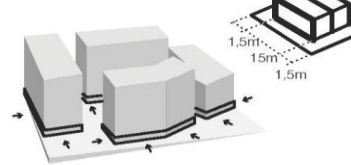
2) CREACIÓ DE PATI-PLAÇA VERD

- Ampliació Plaça
- Connexió amb zona d'equipaments veïnals



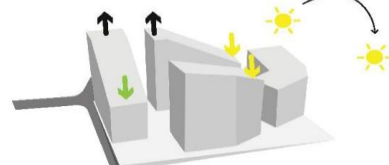
3) BLOC MEDITERRANI 18m (15+1,5+1,5)

- Bloc d'habitatges ventilats més terrassa perimetral
- Petit comerç perimetral a planta baixa (7,5m+7,5)
- Locals socials a entresols



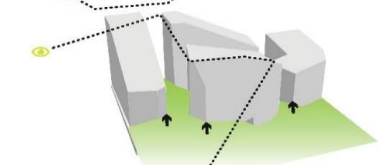
4) VOLUMETRIA COMPACTA

- Alta edificabilitat a eix urbà
- Orientació a Sud
- Orientació a Parc



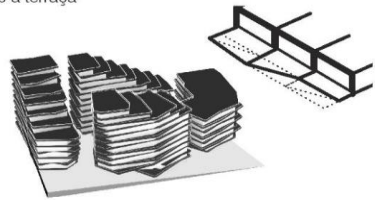
5) PERMEABILITAT

- En alçada amb vistes a parc i mar
- En planta baixa amb obertures de benvinguda



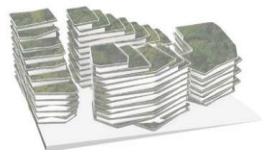
6) RACIONALITAT CONSTRUCTIVA

- Blocs d'habitatge de 5,20m amb variacions modulares a terrassa



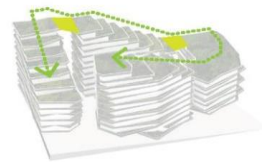
7) ECOSISTEMA VIU

- Façana nua de forjats i vegetació promou l'activitat dels habitants diversos del complex



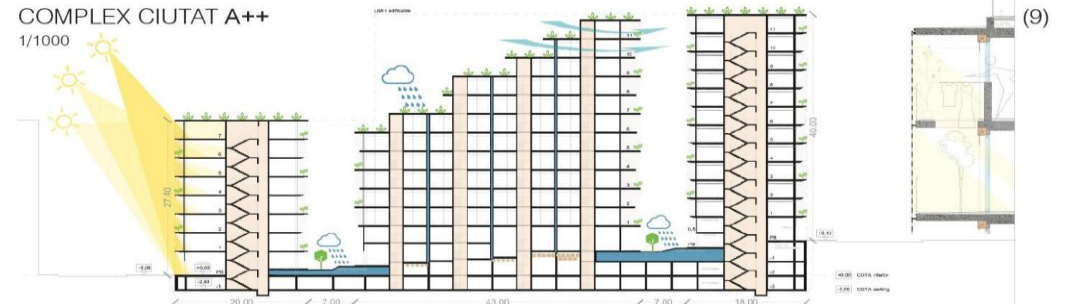
8) Any 2100 CIUTAT CONNECTADA

- La canòpia urbana s'extén al terrat accessible amb vegetació autòctona



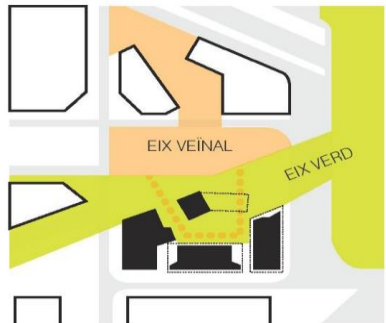
COMPLEX CIUTAT A++

1/1000

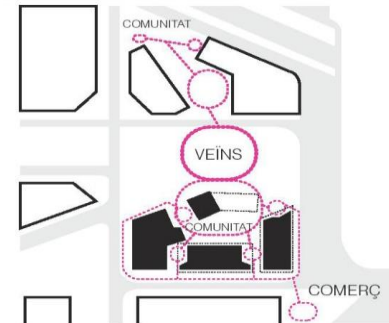


DIAGRAMES URBANS

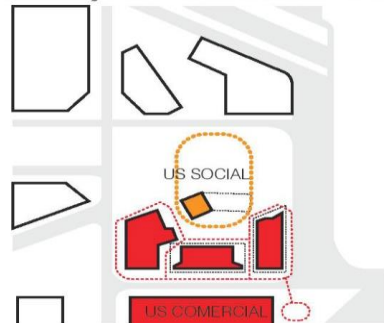
ENCREUAMENT D'EIXOS



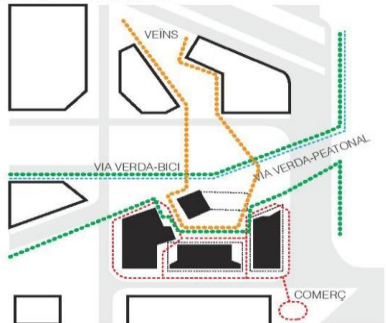
NODES CONECTATS



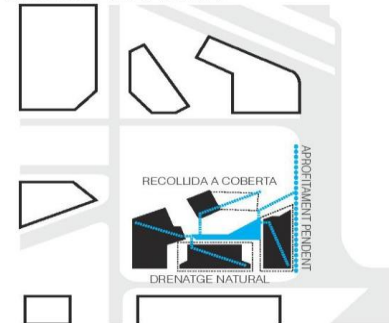
COMERÇ PETIT + LOCALS SOCIALS



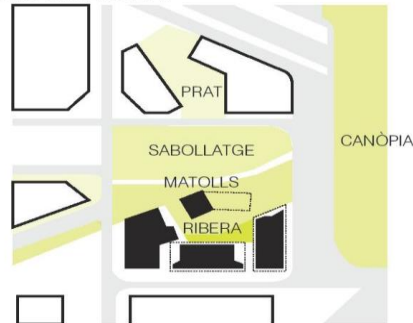
TRAJECTORIES



GESTIÓ DEL AIGUA



BIO-DIVERSITAT



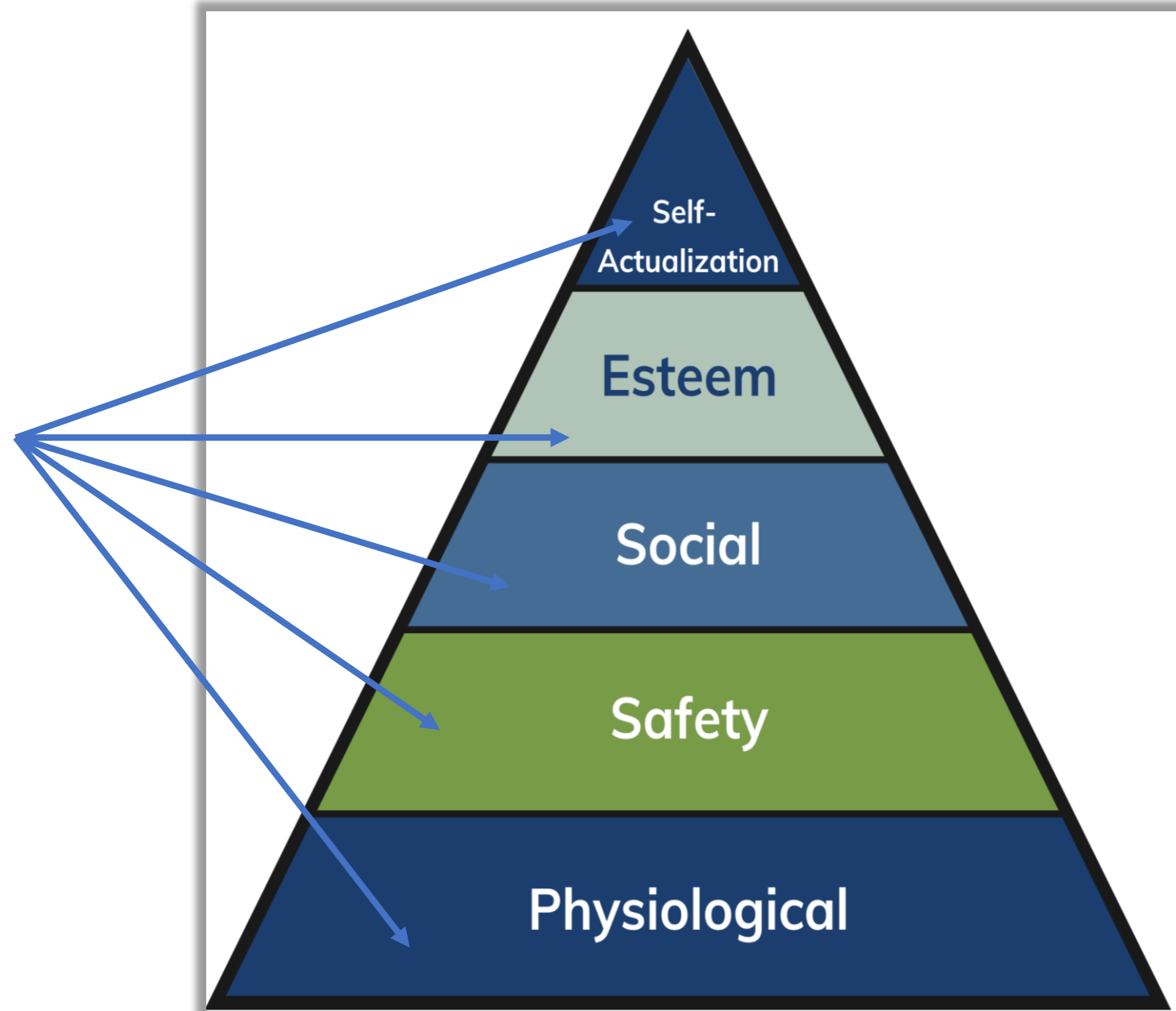
PLANTA CIUTAT

1/1000



3. Human needs in the housing

That means, housing must satisfy all the needs of the inhabitants across all levels



4. Types of housing:

1. Collective dwelling (Habitat collectif): A residential building or complex where multiple households share common spaces and facilities.
2. Semi-collective dwelling (Habitat semi-collectif): A housing arrangement that combines elements of collective and individual living, with shared amenities or spaces for some units.
3. Individual dwelling (Habitat individuel): A standalone residential unit designed to accommodate a single household or family, typically not sharing walls.

Dwelling - House - Home

- “In Europe, dwellings traditionally are defined as group of mutually related premises that is physically separated from the outer environment, and consists of walls, roof, windows and doors, engineering communications and other technical elements”.



- Housing settlements designed by French architects Alexis Daure and Henri Béri in Algiers, 1960s. From Daure and Béri private album, courtesy of Samia Henni.



- Modern housing settlement.

Cité 256 LSP, Oasis Nord , Laghouat



Cité 600 logements LSL, M'kam, Laghouat





- Innovative housing challenge

Définitions according to the Official Journal of the Algerian Republic

- **low collective buildings** are considered to be buildings of 1 to 5 levels, without elevator, including the slope of the last habitable level, in relation to the level ± 0.00 taken on the sidewalk in the axis of the entrance to the building building, does not exceed 16.00 meters;
- are considered as **average collective buildings**, buildings of 6 to 10 levels, with a minimum elevator, including the height of the ground of the last habitable level, in relation to the level ± 0.00 taken on the sidewalk in the axis of the the entrance to the building does not exceed 32.00 meters;
- buildings with more than 10 levels, with at least 2 elevators and an emergency staircase are considered **tall collective buildings**;

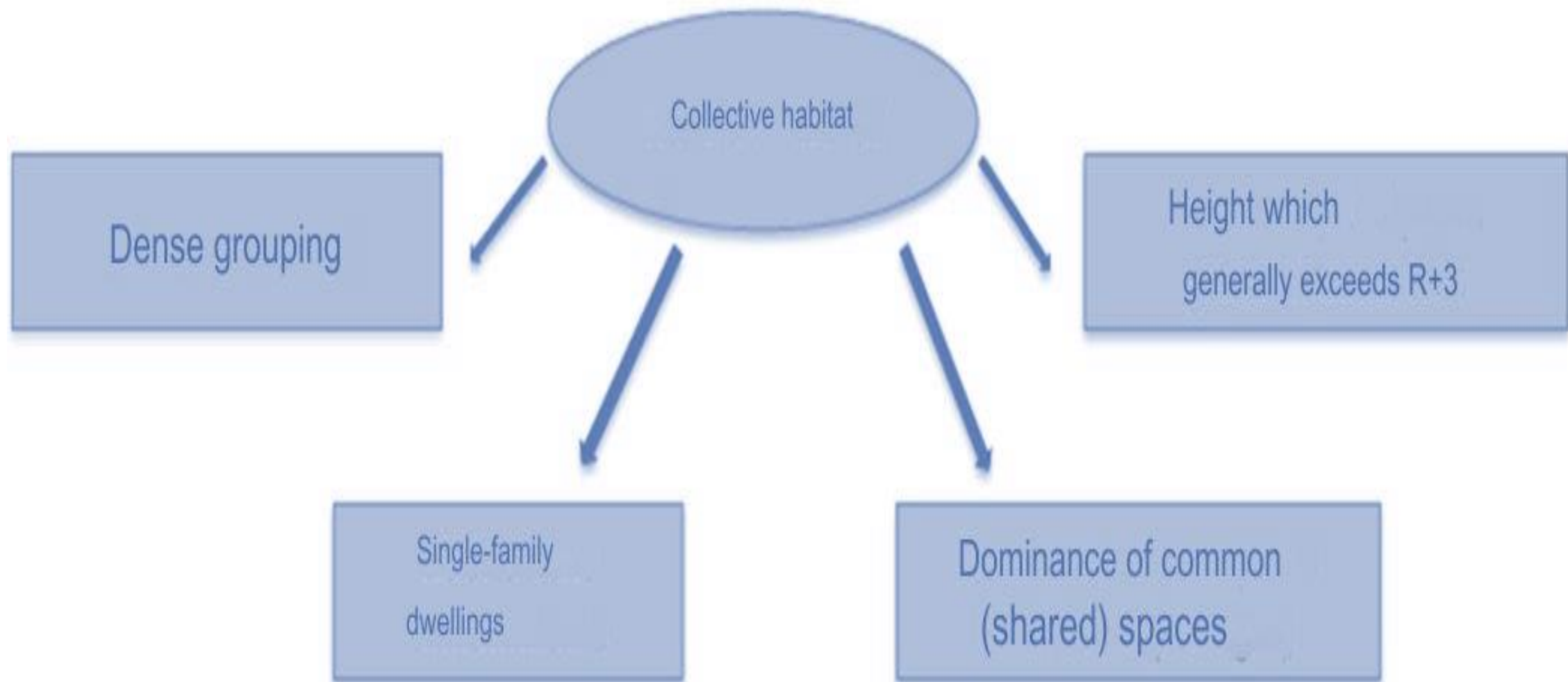


Tableau détaillé des normes algériennes:

Les espaces verts d'accompagnement des ensembles d'habitations qui comprennent les trois éléments suivants :

- Des espaces résidentiels plantés 1,80 m²/hab.
- Des aires de jeux composées des espaces cités ci-dessous :
 - Jardins d'enfants (enfants de moins de quatre ans) 0,20 m²/hab. Jardins d'enfants (enfants de quatre à dix ans) 0,80 m²/hab. Aires sablées pour jeux libres 0,50 m²/hab. Pleines de jeux (enfants au-dessus de dix ans et adolescents jusqu'à vingt ans 3,00 m²/hab.
- Des espaces libres homogènes de rencontre sous formes de placettes, d'allées de promenade, de boulevards 0,50 m²/ hab.

Totale 6,80m²/ hab.



- are considered as **individual constructions**, housing intended for the accommodation of a single family, built on land constituting a land unit.

- Traditional housing settlement.

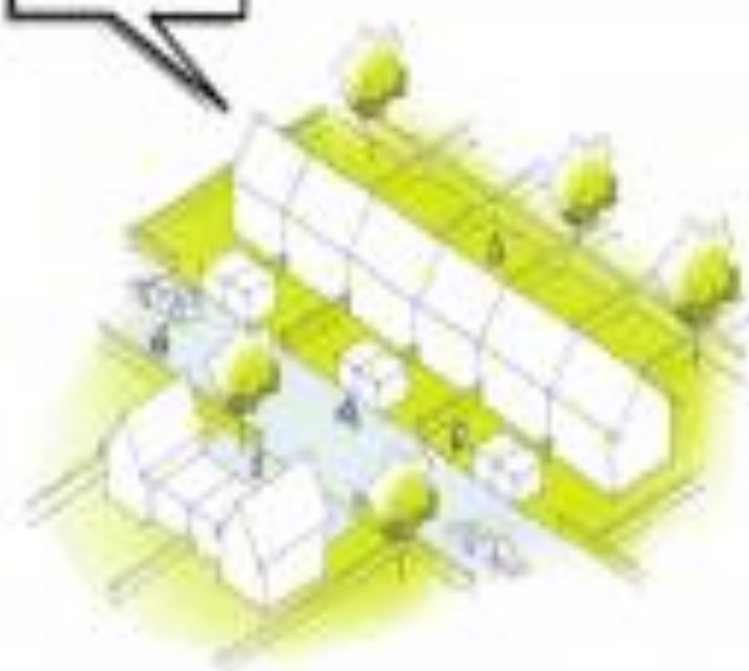
Maison
individuelle
isolée



Maison
dans un
ensemble
pavillonnaire



Maison
en bande
ou jumelée



...



- **housing built on two levels**
with independent access to a
common land unit is
considered **semi-collective**
construction.

- **Projet des 100 Logements AADL**
à Touggourt, Wilaya de Ouargla
2 Prix National d'Architecture 2004

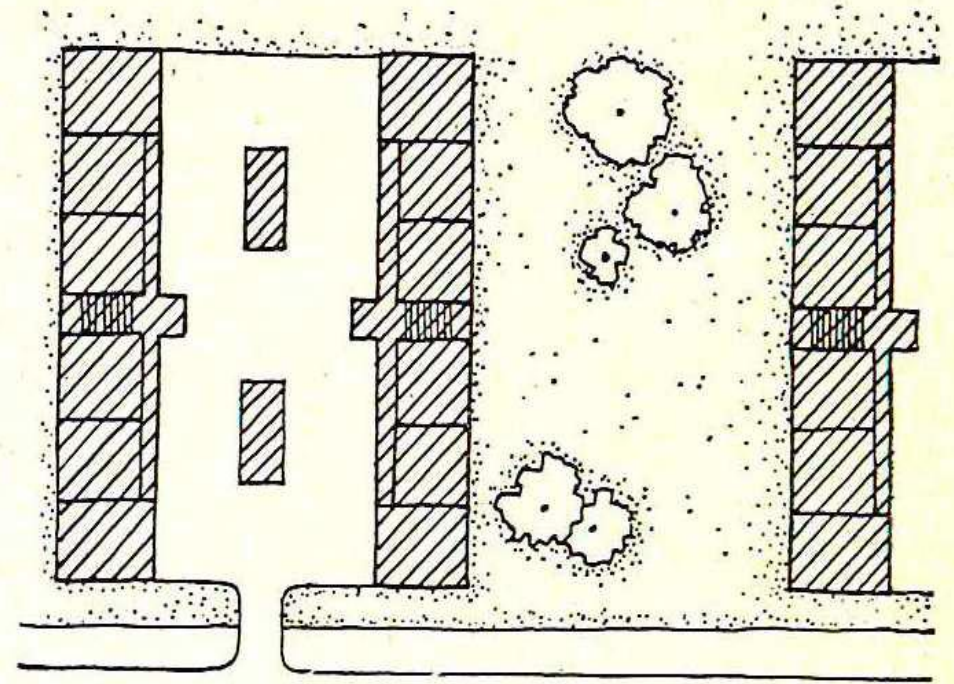
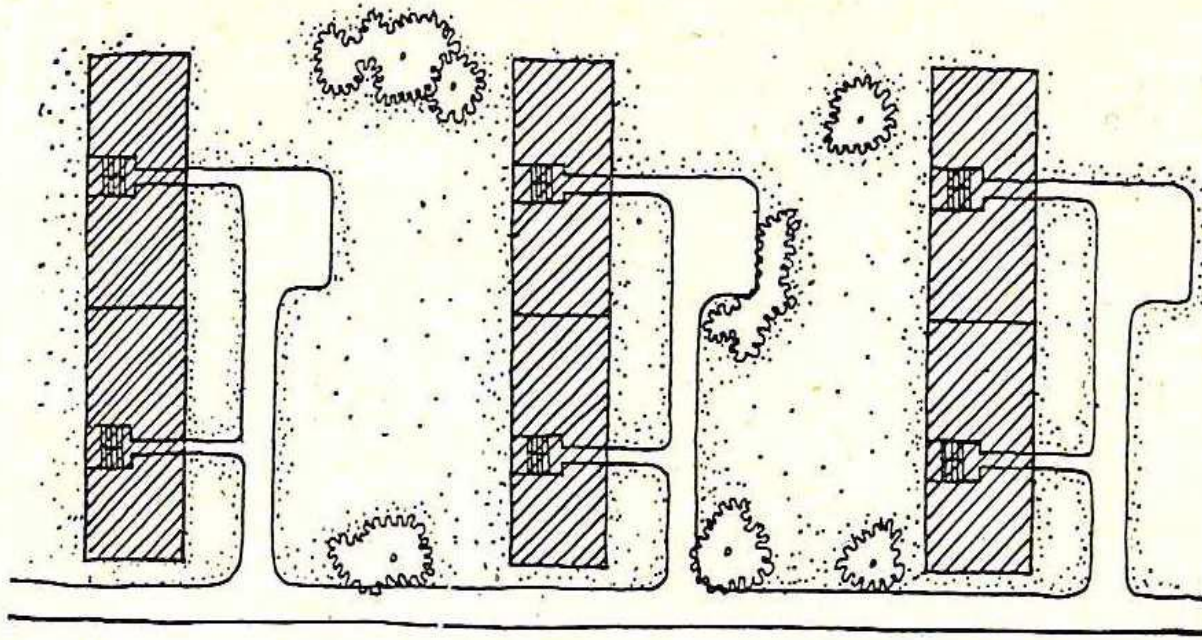


ENRICHISSEMENTS A REALISER PAR LA MAIRIE



5. Assembly methods

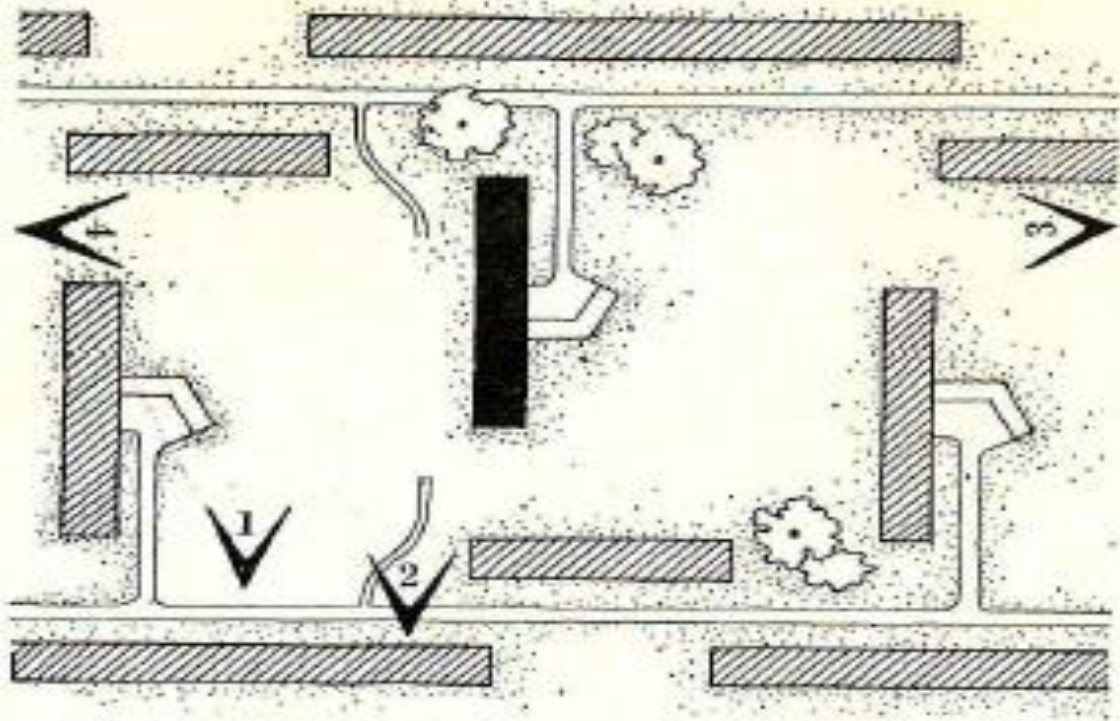
Rectangular blocks in parallel rows



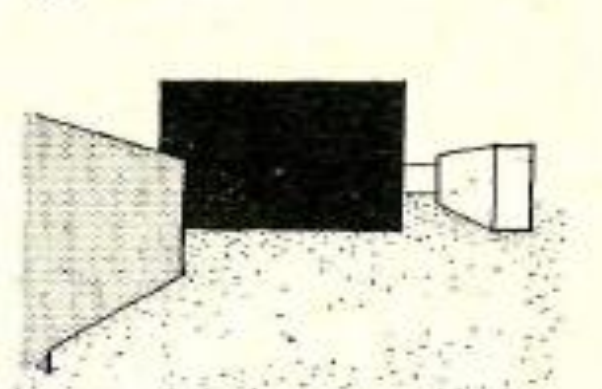
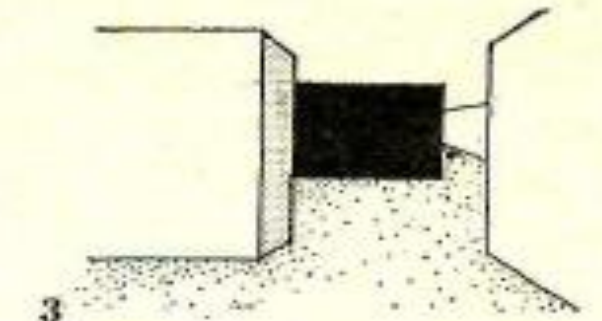
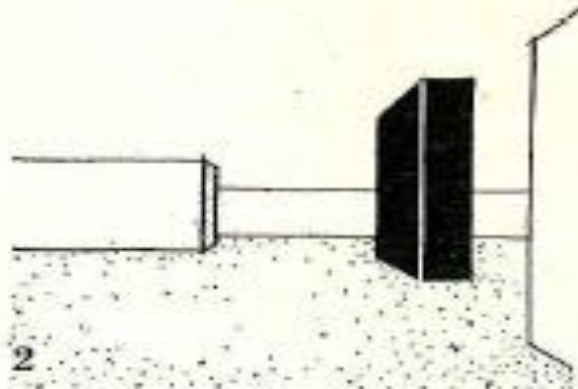
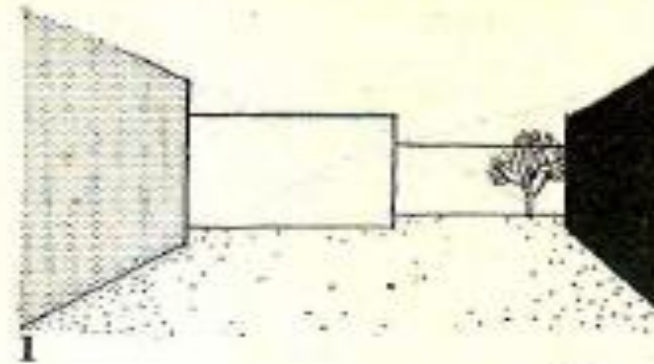
c

d

Perpendicular linear blocks



19





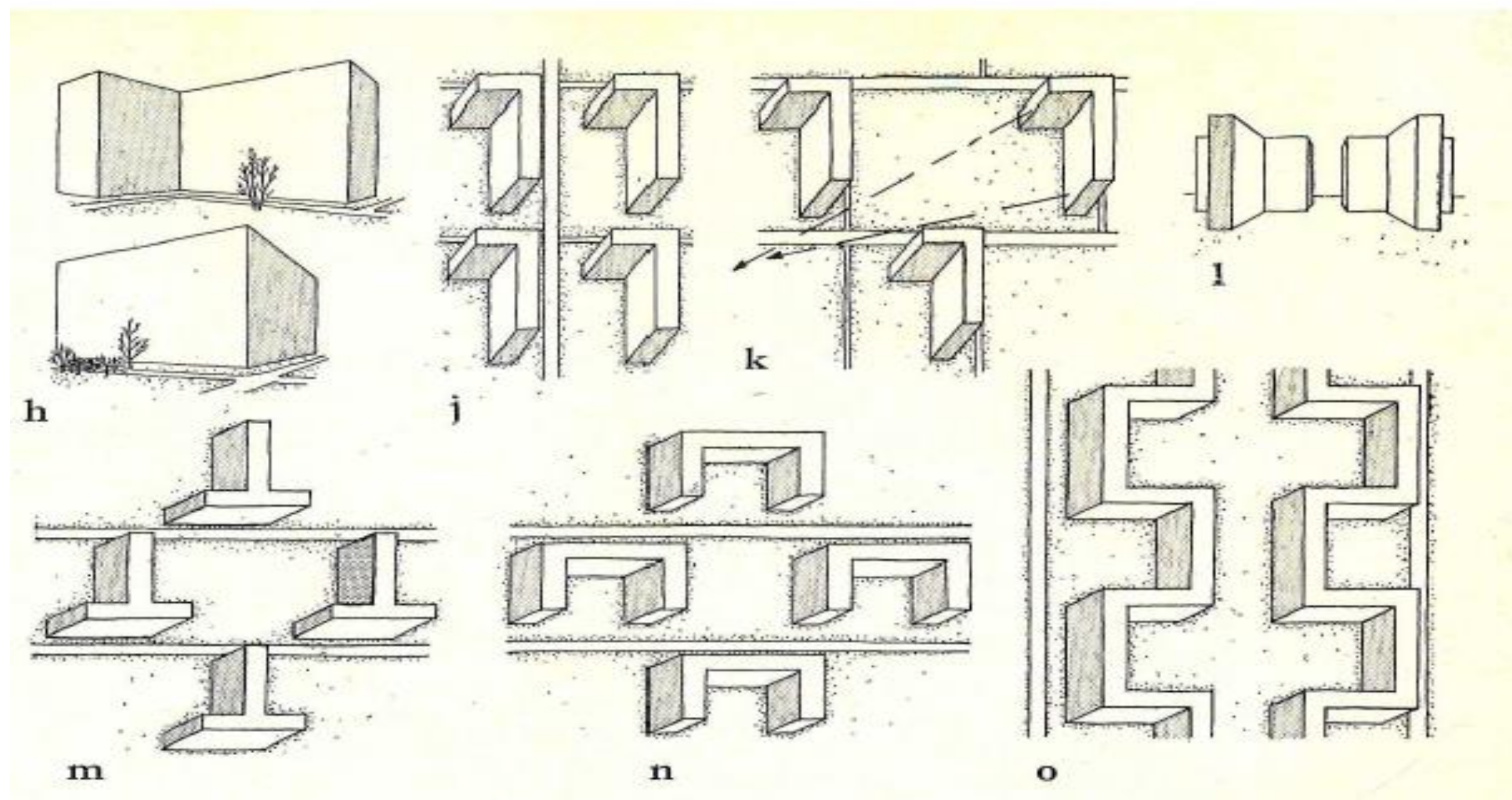
1950-1958

AUTEUR

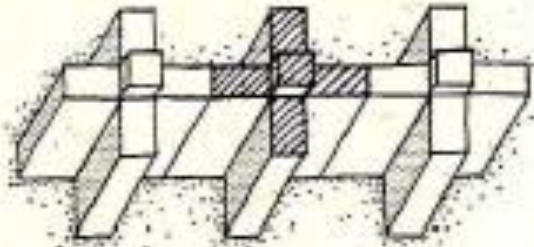
Jean de Mailly, architecte.

DATE

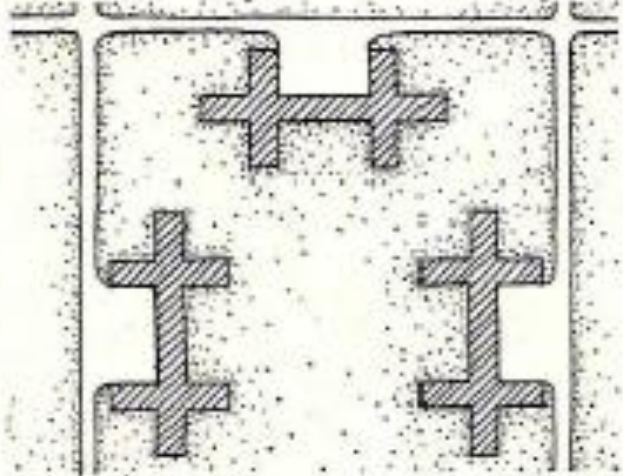
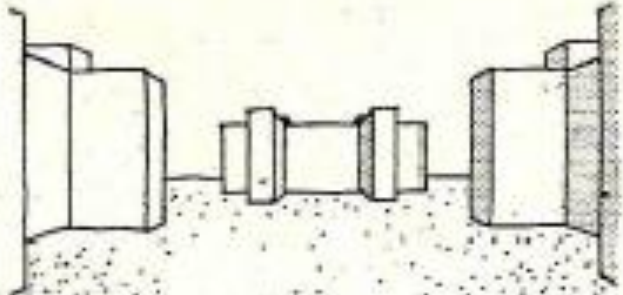
Blocs linéaires perpendiculaires



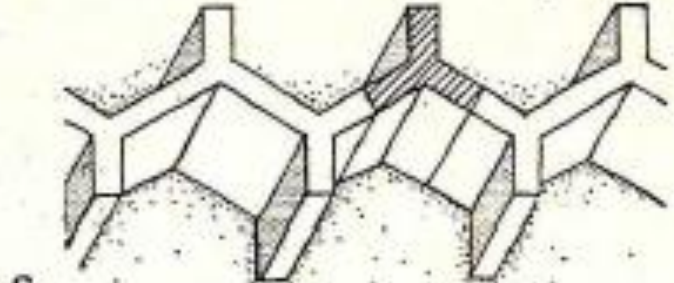
Single Access Blocks



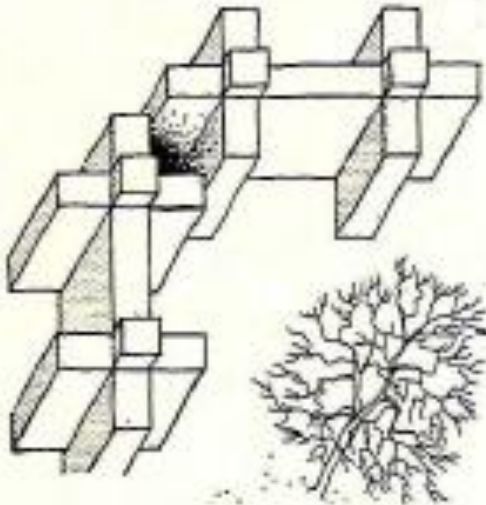
p



r



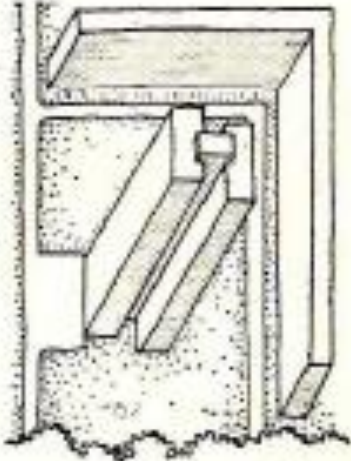
s



q



t



u



1961 conception
1963-1967 construction



Urban block



1944-1949

AUTEUR

Pol Abraham, architecte en chef

