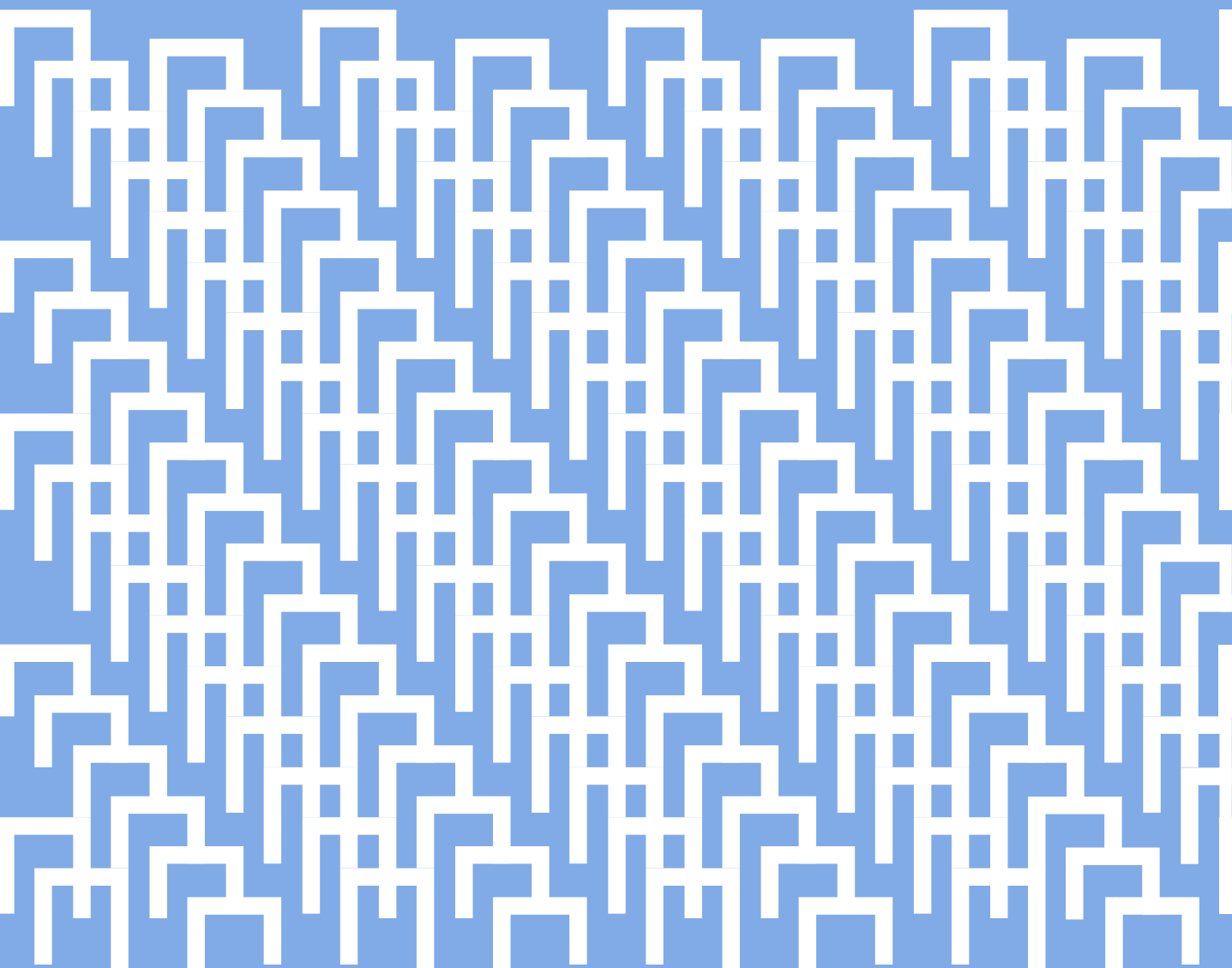


Working Group 1
MCMH Atlas

European Middle-Class Mass Housing: Past and Present of the Modern Community



Inês Lima Rodrigues
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Vlatko P. Korobar
Editors

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European Middle-Class Mass Housing: Past and Present of the Modern Community

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Quinta das Lavadeiras

Portugal, Lisbon

Quinta das Lavadeiras, Lisbon



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Designed in 1966 by Thébar Frederico in the city fringe, three large blocks perpendicular to its northern entrance, an intermediate access core and eight floors of housing built on pilotis, intersect another one with three lower floors for commerce. There are 350 apartments for an estimated population of 1750 people.

Address/District	Rua Quinta das Lavadeiras Rua Cidade de Tomar, Lisbon, Santa Clara		
GPS	38.4637, 9.0940		
Scale of development	Urban plan		
Project author	Thebar Rodrigues Frederico, Raul Branco, Fernando Monteiro Grilo, Horácio Silva Rodrigues, Domingos Veloso Garcês, António B. Abreu Miranda, Margarida Lopes Alves		
Constructors	Sociedade de Construção Copetrus, Lda / Santelo Investimentos Imobiliários Lda ; Precifer - Construtora de Edifícios Lda ; SPOC , SEUL ; INIL - Investimentos Imobiliários Administrativos Lda ;		
Landscape author	-		
Period of construction	beginning: 1966	end: 2000	inauguration: 1973



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URBAN AREA

Location - within in the city	original:	city fringe
	current:	city fringe
Other facilities / availability of amenities	Shops / stores / offices / garages / warehouses	
Location - position of buildings	Perpendicular (with a shorter façade facing a street)	
	Parallel (with a wider façade facing a street)	
Urban Ensemble	Semi-open block / free-standing objects	
	total area:	2.5 ha
	housing:	80 %
Connectivity Accessibility	Located on a hill on the sidewalk of Calçada de Carriche, main connecting artery between the city and the peripheral neighborhoods, with a secondary street that makes a domestic connection.	
Landscape	3-storey plinth, connecting the split levels between them, with five apartment blocks with eight to six floors built on "pilotis".	
Open and public space	The mediation spaces, above, at the level of the housing units, are linked by secondary roads and enclosed by the rows of warehouses and workshops, creating levels of public space.	current condition: good / needs to improve
Quality of living environment	This megastructure provides spaces for shops, warehouses and workshops, exterior patios and galleries of public use, and parking. It offers duplex houses for concierges, and a roof terrace with clothesline in open pergolas.	
Main Features	Diversity	

RESIDENTIAL AREA

Residential buildings	At the ground level the blocks are connected in both corners, creating a kind of outside enclosed space through a lower row building for industrial activities (workshops) and warehouses.	
No. of buildings	30	
No. max. of floors	8	
Average no. floors	7	
Materials Fabrication	The blocks are built with a reinforced concrete structure with brick filling. Non-combustible materials were applied, and outwardly marble, stone, and ceramics define que ensemble.	
No. of dwellings	350	
Average dwe. area	60 m ²	
Dwellings' type	one floor	1, 3, 4 rooms
	duplex	–
Qualitative issues	Despite the reduced areas (approximately 60 m ²), each apartment included, in addition to a common sanitary installation, a second “en suite” one, revealing the aspirations of a rising middle class and the progressive affirmation of its own culture.	
Housing density	Number of dwellings per ha:	269

MIDDLE CLASS

Original dwellers class: middle class	Emergent middle class.	
Current dwellers class: middle class		

MASS HOUSING

Massification through: planned process element's repetition	Each of the three large blocks consists of four lots, that in turn consist of two dwellings per floor, with four rooms each. On the penthouse floor, each tenant has their own clotheslines under open pergolas, eliminating the popular clotheslines at the façade, projecting the image of a new urbanity	
Building's typology: slab		

HOUSING POLICIES

Urban promotion type: public	In the mid-1950's, in order to regulate the construction sector, the state provided incentives to private investors (e.g. reduced construction taxes for those building low-income housing).	
Housing promotion type: private		
Name of specific programmes or funding applied	–	

PRESERVATION | TRANSFORMATION REGENERATION

Preservation and maintenance	Partially refurbished	
Preservation and maintenance status details	All the buildings are occupied and have been partially refurbished, both in the interior and exterior, although not always following the original layout (i.g. balconies closed) or materials (windows and doors).	
Urban building transformation or regeneration	From the original plan, more than 60% has been built.	
Intervention scale	Neighbourhood	
Intervention status details	–	

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