

ARCHITECTURE AFTER ARCHITECTS:

changes in social housing projects over time in Ecuador, Chile and Peru



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ARCHITECTURE AFTER ARCHITECTS

Why were changes made?

Who made changes?

Were the aesthetics of the changes made informed by the original design language?

How did changes in a community relate to one another? Where changes made for the owners or for re-sale value?

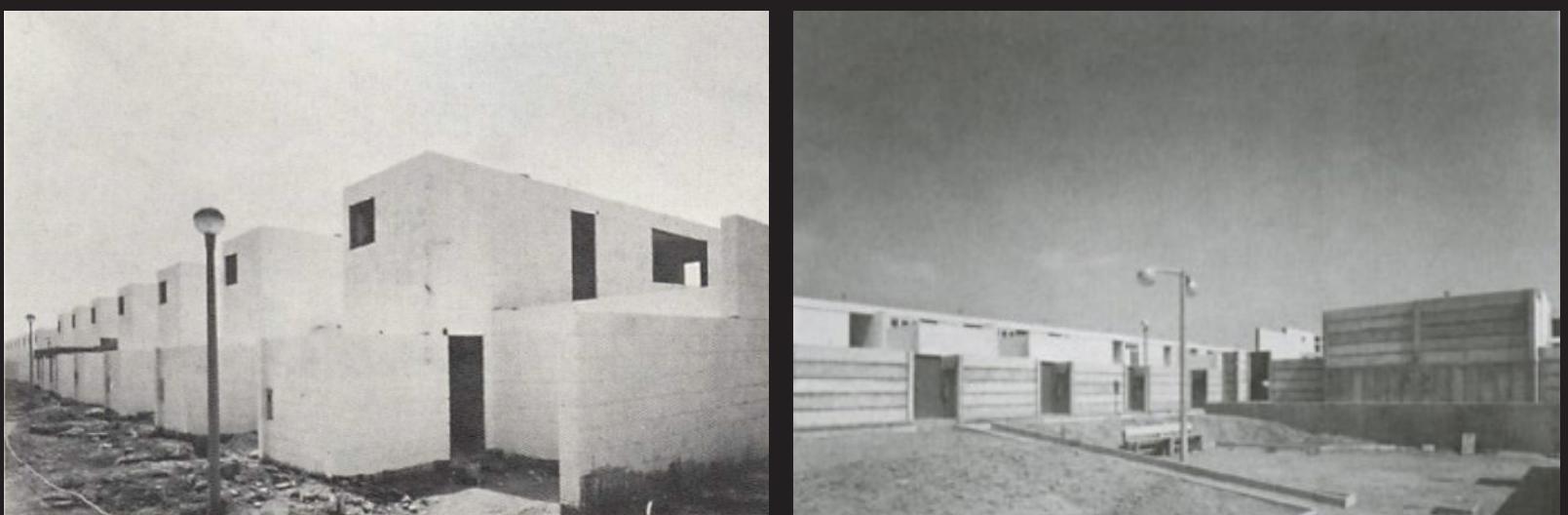
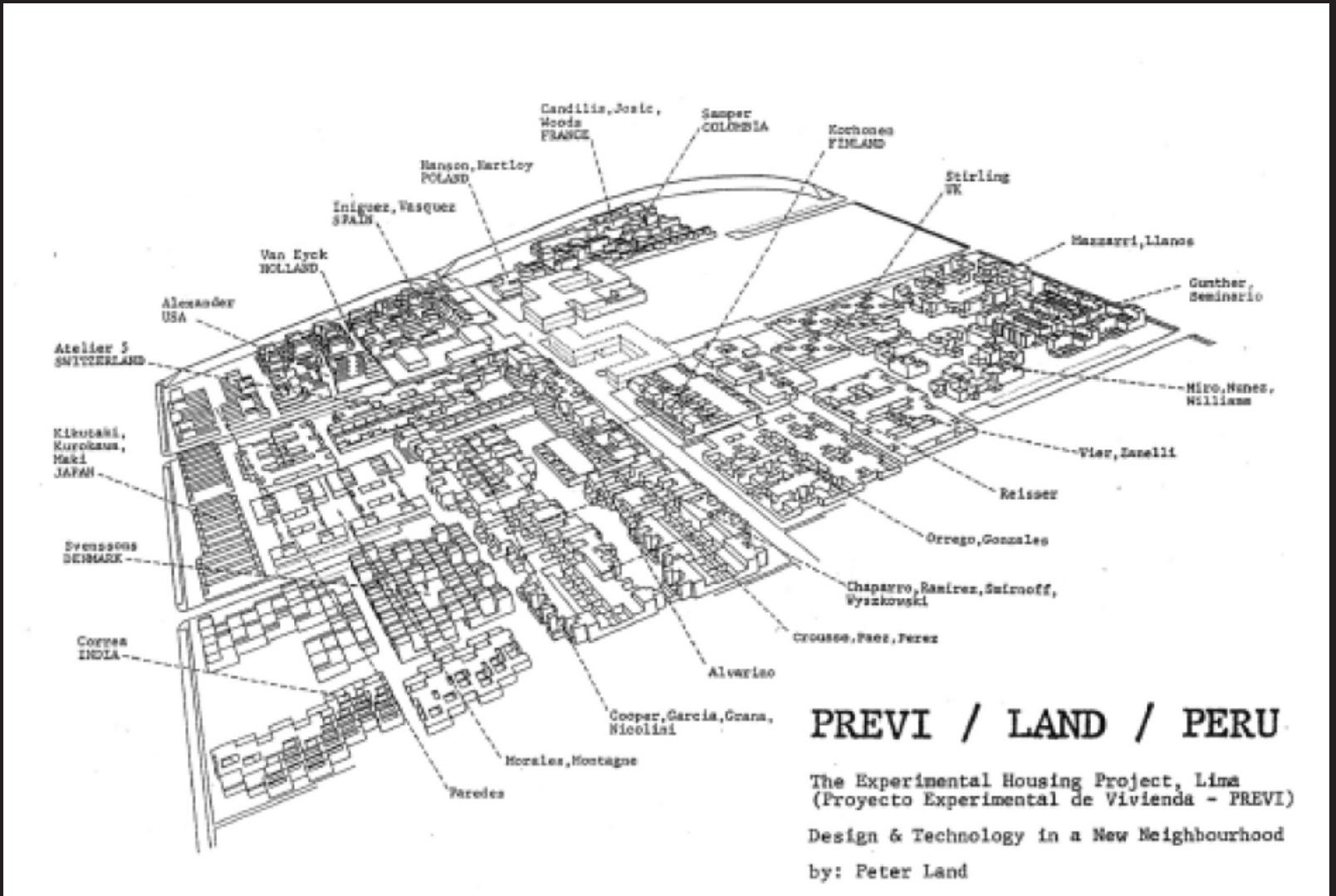
How did the process used in the design and implementation of a project impact the changes over time?

Plan de Vivienda Popular Solanda
Quito, Ecuador

PREVI
Lima, Peru

Quinta-Monroy
Iquique, Chile





BUILT: 1976

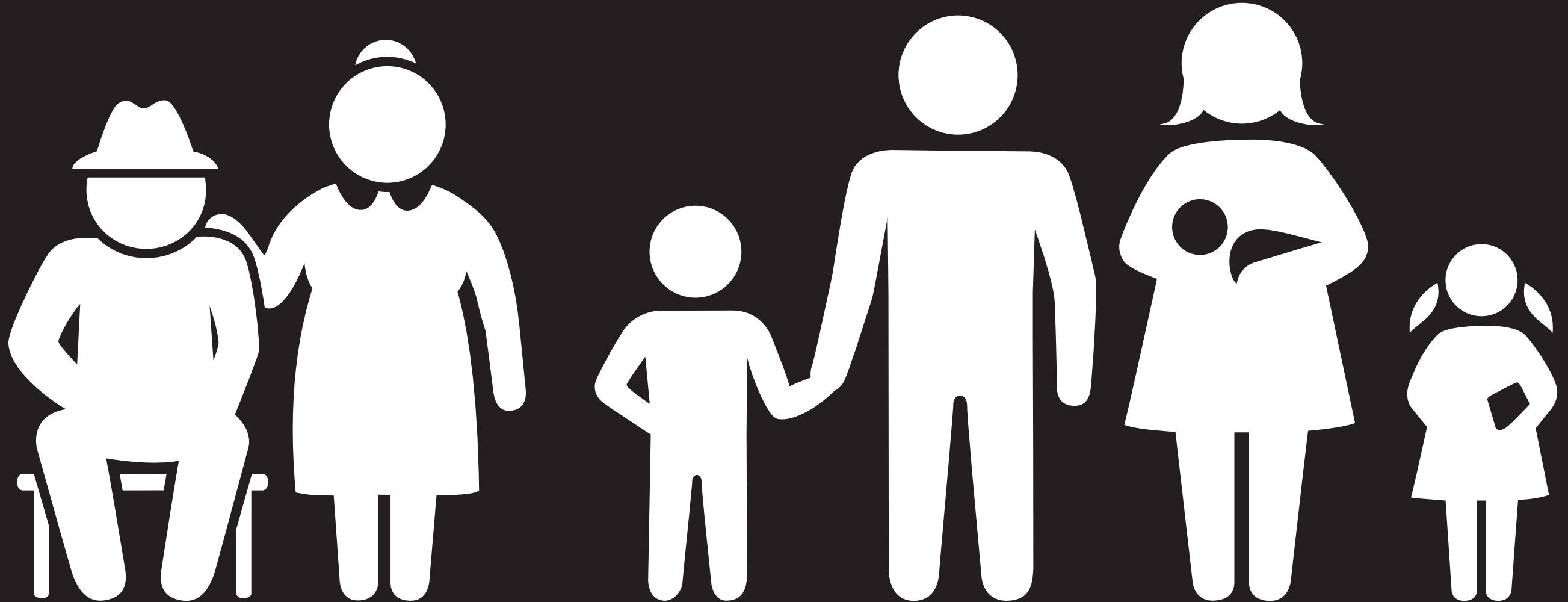
ARCHITECT(S): Lead by Peter Land
13 local + 13 international
architects

FINANCING: Banco de la Vivienda with
the United Nations Development Program
(UNDP)

TOTAL UNITS: 500 housing units

DESIGN PROCESS: Competition, by invitation
for 13 international architects and open to all
local architects. With the support of the local
government and the UNPD

PREVI

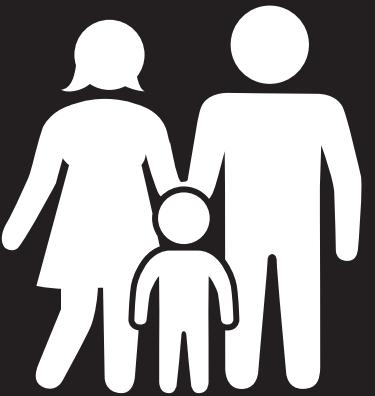


PEOPLE

FAMILY UNIT: parents + grown children + grandchildren

WORK: mostly retired *for people I spoke with, likely reflects timing of my mid week visit

COMMUTE: was 30min-1hr

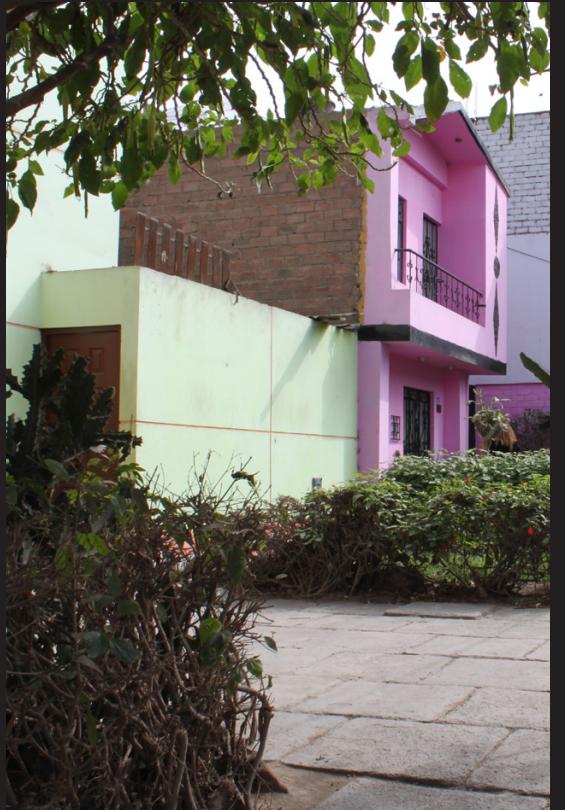
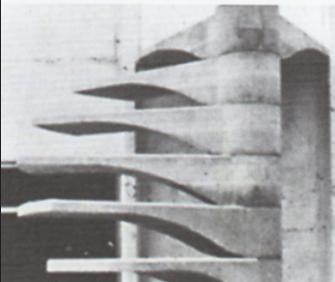


OWNERSHIP

[PAST + FUTURE]

WHY HERE?: it was the opportunity that presented itself at the time

FUTURE PLANS: inheritance for children



[ORIGINAL]

- ¬ use of prefabricated construction systems
- ¬ integrated structural system
- ¬ concrete and block

[CURRENT]

- ¬ hecho de “**material noble**”
- ¬ additions to houses are:
 - added concrete structure
 - concrete block and/or brick infill walls
 - finishes:
 - front - painted plaster, tile
 - sides - most unfinished, some painted

HOUSES



[CHANGES OVER TIME]

DESIGN + CONSTRUCTION

- ¬ original plans were so small spaces had to be changed to make them usable
- ¬ added floors as family grew - apartments for grown children and their families

FUTURE PLANS

- ¬ most felt that their projects are now complete
- ¬ have reached maximum expansion

HOUSES

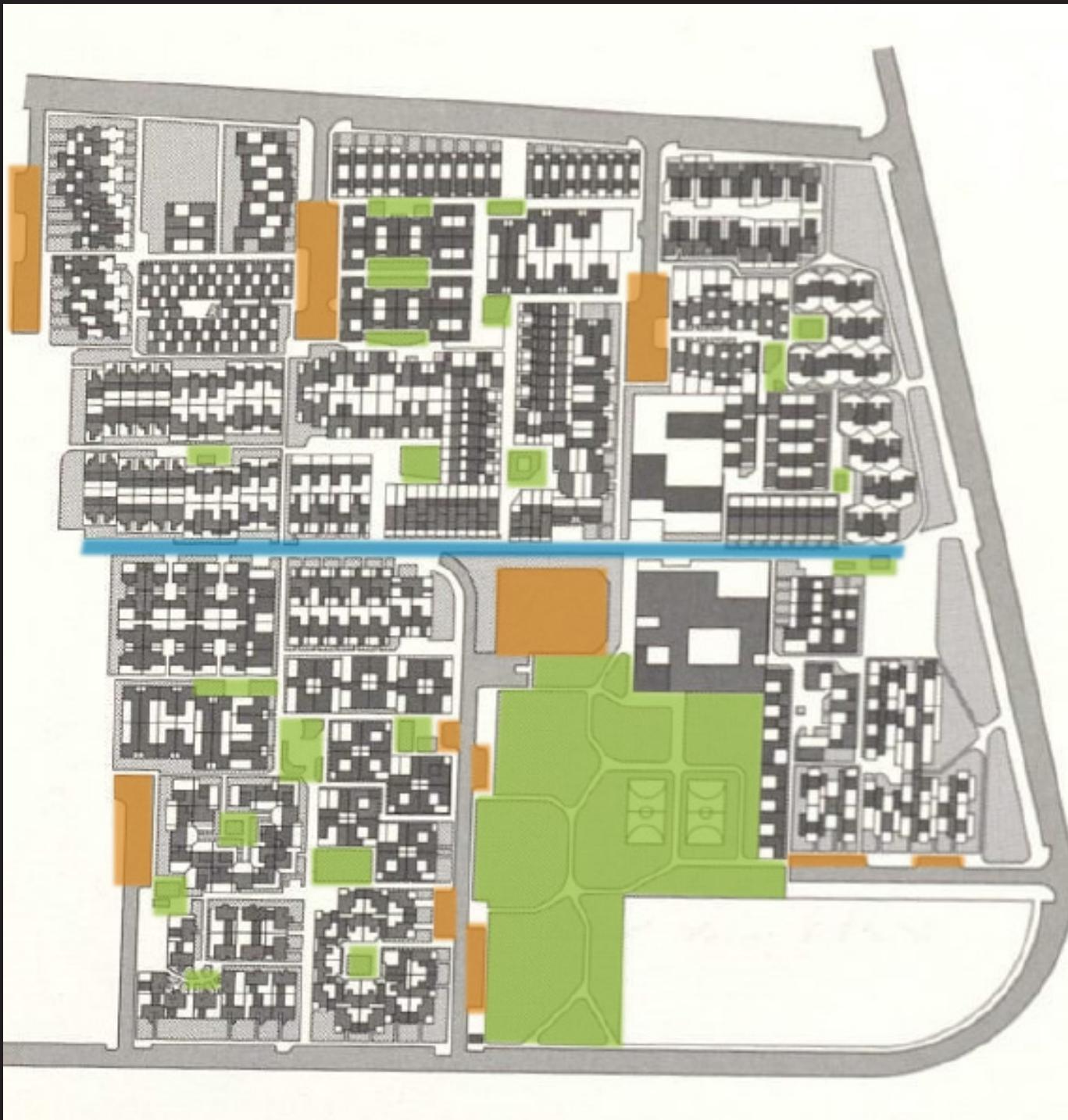


[INFLUENCES + AGENCY]

- “idea mia” changes were personal choices and not influenced by the changes made by other homes around them
- “cada quien a su gusto” liking/not liking the changes made by neighbors is not important. Their changes are their decision



SES
HOUSES
I



[SITE PLAN]

- ¬ urban design plan lead by Peter Land and the PREVI Development Group
- ¬ each architect submitted a cluster of about 20 units
- ¬ perimeter vehicular streets
- ¬ internal pedestrian streets around unit clusters with a small plaza at each node
- ¬ a main pedestrian street - the alameda
- ¬ plan called for a school, health center, shops and a civic center



COMMUNITY



planned spaces



used spaces

[ORIGINAL]



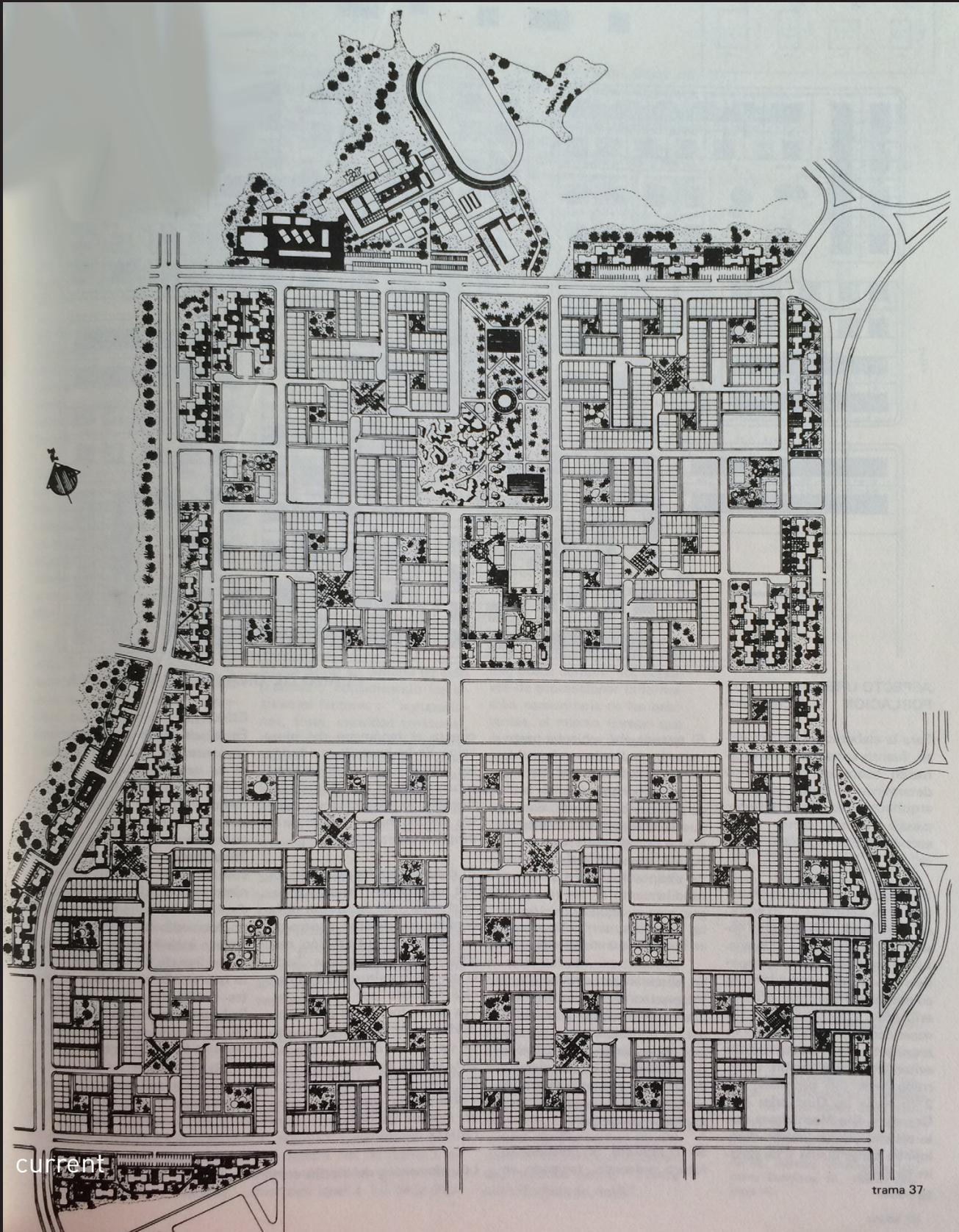
[CURRENT]

- ¬ public spaces at each node are vegetated and have seating

- ¬ desire for better care of the green spaces
- ¬ people have built into spaces that were designated as public spaces
- ¬ neighborhood needs more community services ie. playgrounds with equipment
- ¬ the lack of planning for cars has become an issue



COMMUNITY



BUILT: 1982-1989

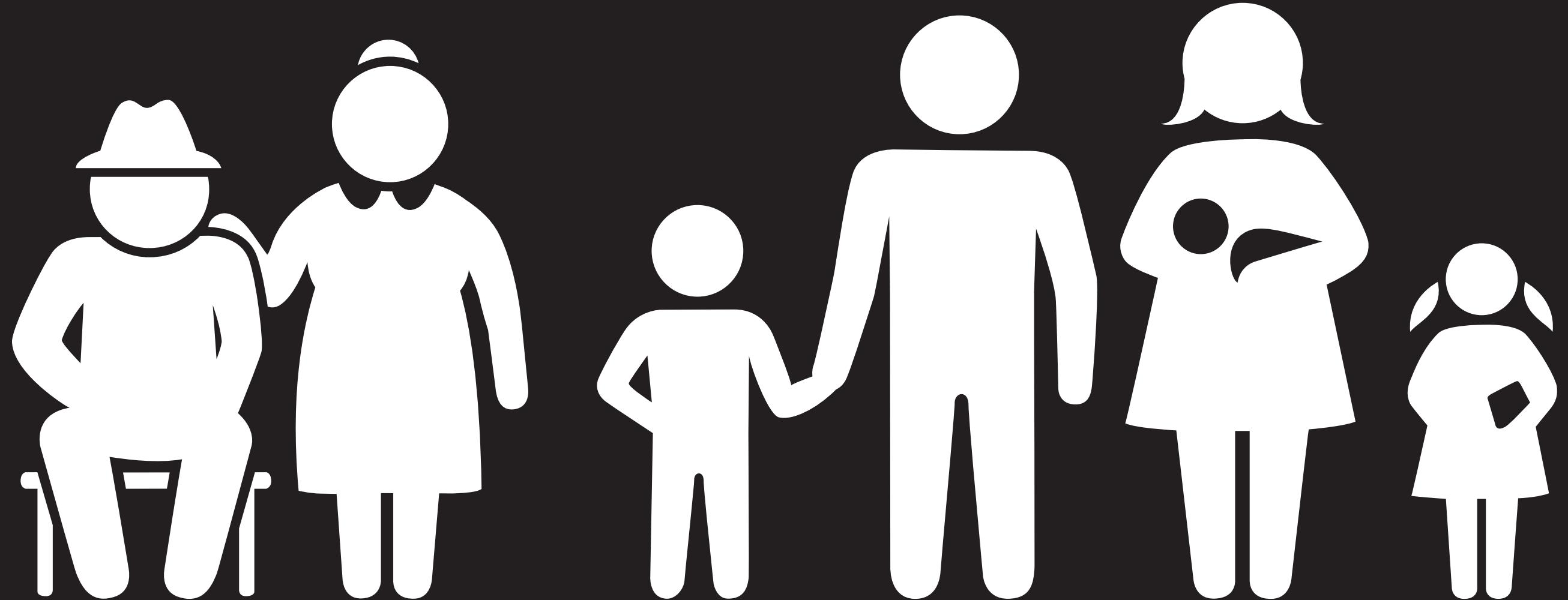
ARCHITECT(S): preliminary studies by Juan Fernando Perez, Roberto Mino Garces, Fernando Bajano and Ernesto Dighero

TOTAL UNITS: 5,639 housing units

FINANCING: Banco Ecuatoriano de la Vivienda with assistance from US AID

DESIGN PROCESS: Government Planned

SOLANDA

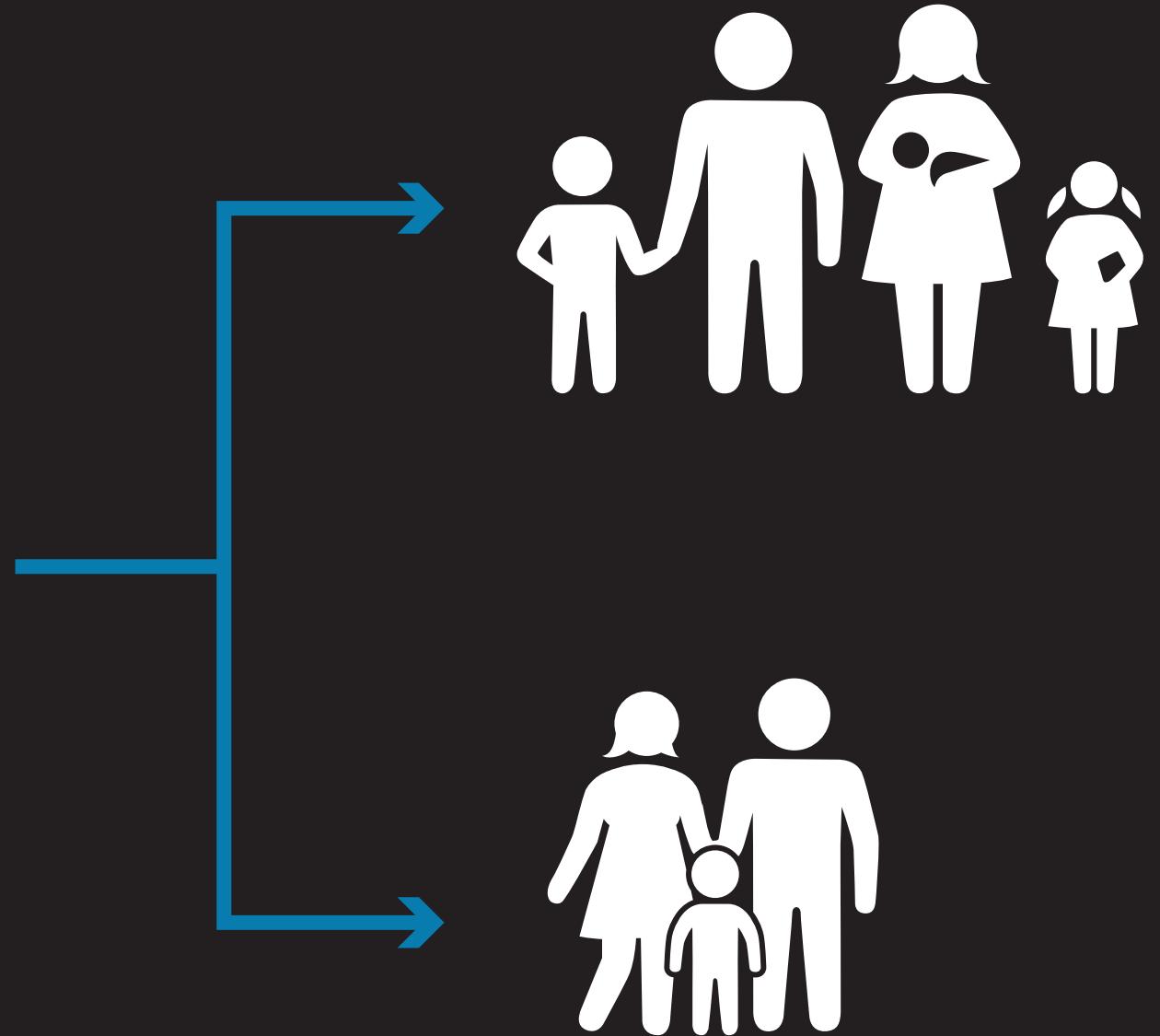
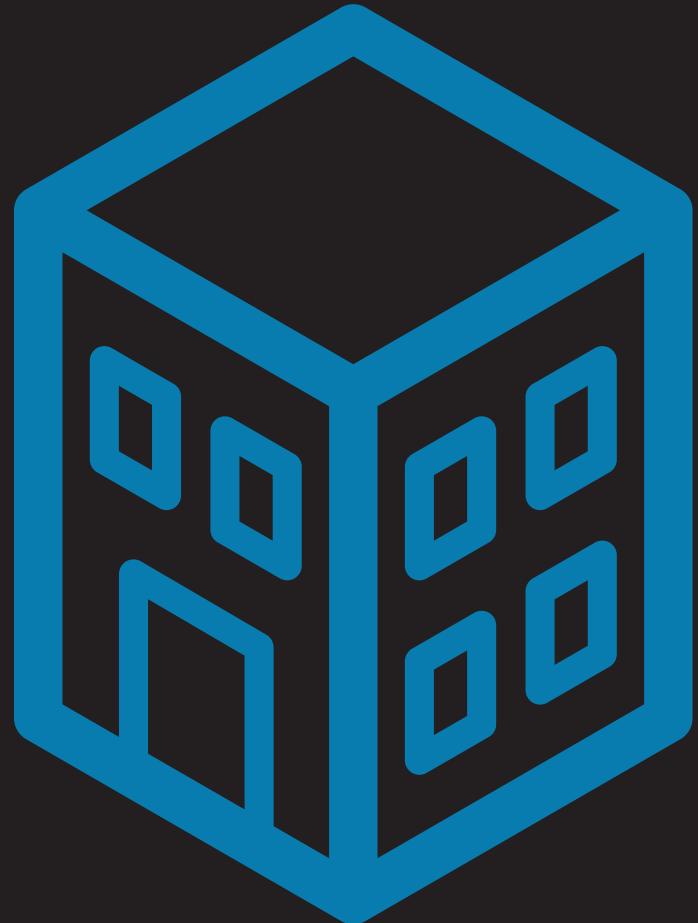


PEOPLE

FAMILY UNIT: broad mix, many multi-generational

WORK: high variety - store owners, service sector, private sector

COMMUTE: varied - none, 2 hrs (to valley), 4hrs (works in another town during the week)



[PAST + FUTURE]

WHY HERE?: it was the housing program the government offered at the time

FUTURE PLANS: inheritance for family

OWNERSHIP



original (thought to be)



[ORIGINAL]

- ¬ brick walls with no structure
- ¬ shallow foundation
- ¬ corrugated fiber-cement roof
- ¬ unfinished interior
- ¬ bathroom was only interior room built

[CURRENT]

- ¬ original houses were knocked down
- ¬ new houses are:
 - concrete structure
 - concrete block and/or brick infill walls
 - concrete roof
- finishes:
 - front - painted plaster
 - sides - unfinished

HOUSING



[CHANGES OVER TIME]

DESIGN + CONSTRUCTION

- ¬ new houses are self-built
- ¬ do not share common design aesthetics

FUTURE PLANS

- ¬ divided between
 - project is complete
 - internal upgrades are desired
 - leave that decision to their children



HOUSES



[INFLUENCES + AGENCY]

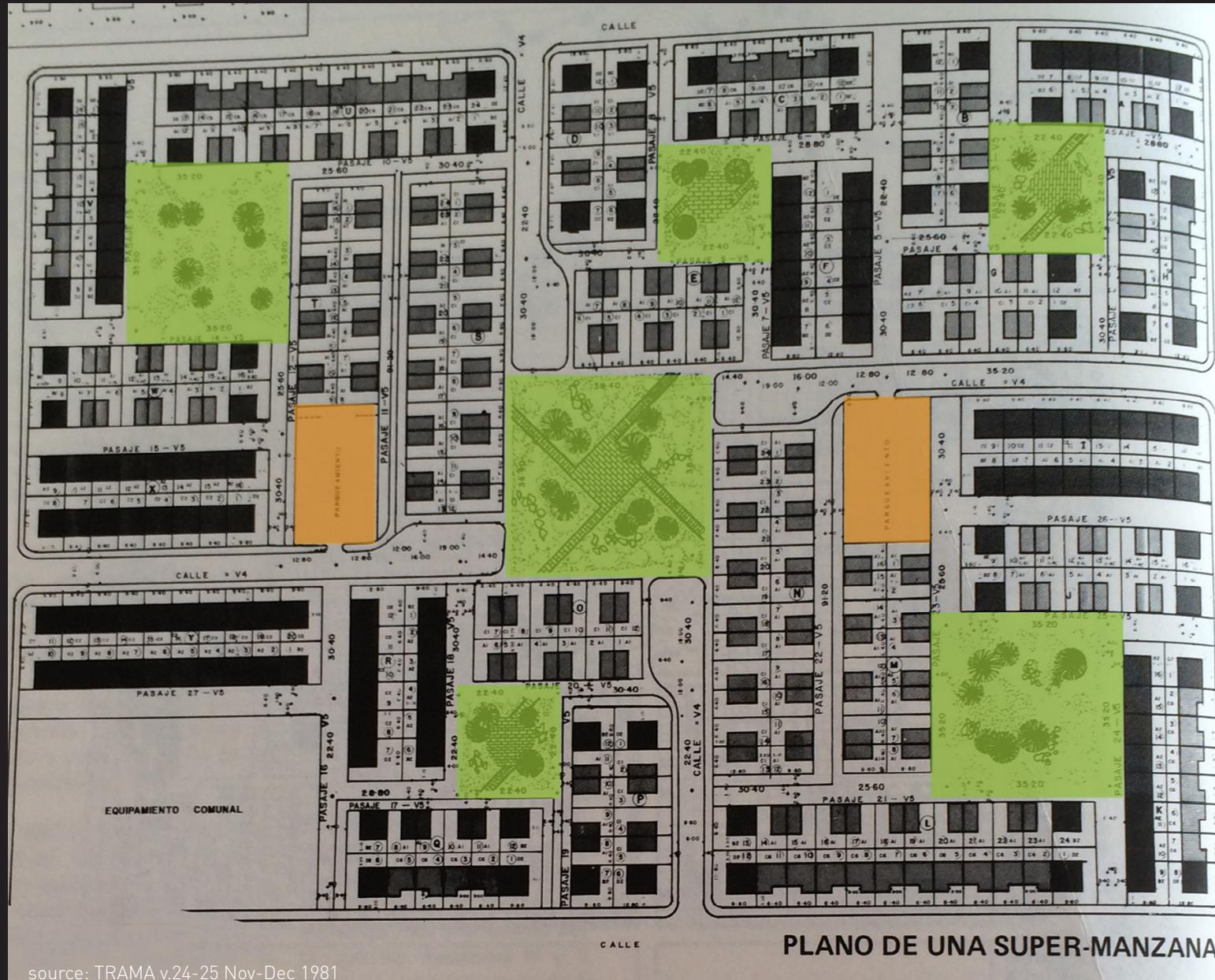
- ¬ “es de uno propio, nosotros decidimos”
when asked if their changes were influenced by the neighbors
- ¬ residents felt that designs should reflect personal taste and are not offended by their neighbors aesthetic choices



HOUSES



COMMUNITY



source: TRAMA v.24-25 Nov-Dec 1981

[SITE PLAN]

- ¬ well articulated urban design plan
- ¬ superblock with blocks within organized around shared public spaces
- ¬ bounded by vehicular streets
- ¬ internally connected by pedetrians alleys
- ¬ shared parking lots distributed around each superblock



public spaces



access alleys

[ORIGINAL]



[CURRENT]

- ¬ public spaces that were planned have remained in their original configurations

- ¬ public space is well utilized
- ¬ the state of the public spaces varies from area to area
- ¬ some public spaces have childrens play equipment or athletic equipment
- ¬ alleys are gated



COMMUNITY



source: ELEMENTAL Chile

BUILT: 2004

ARCHITECT: ELEMENTAL Chile

TOTAL UNITS: 93 housing units

FINANCING: Government subsidy

DESIGN PROCESS: Participatory design



QUINTA-MONROY

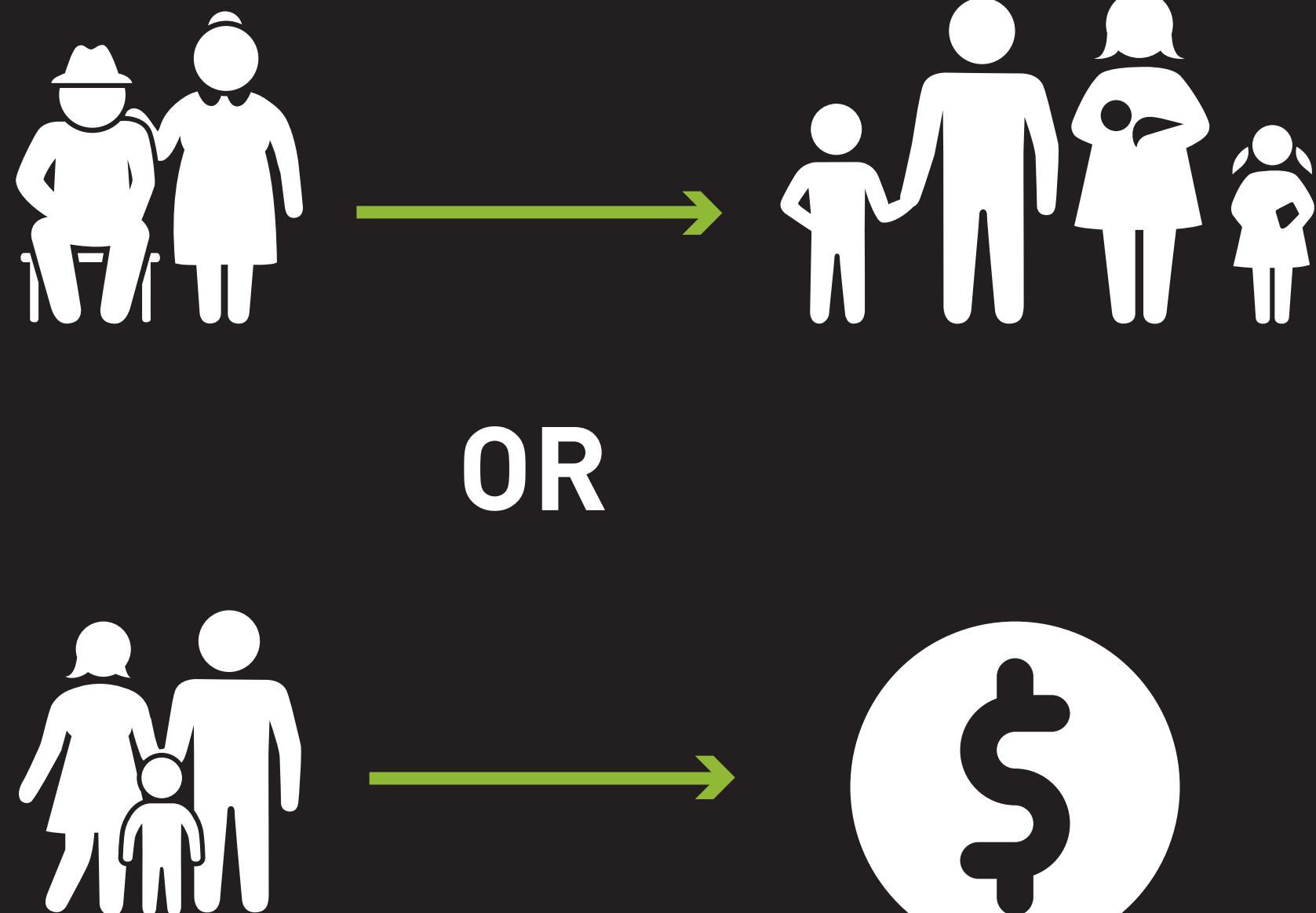
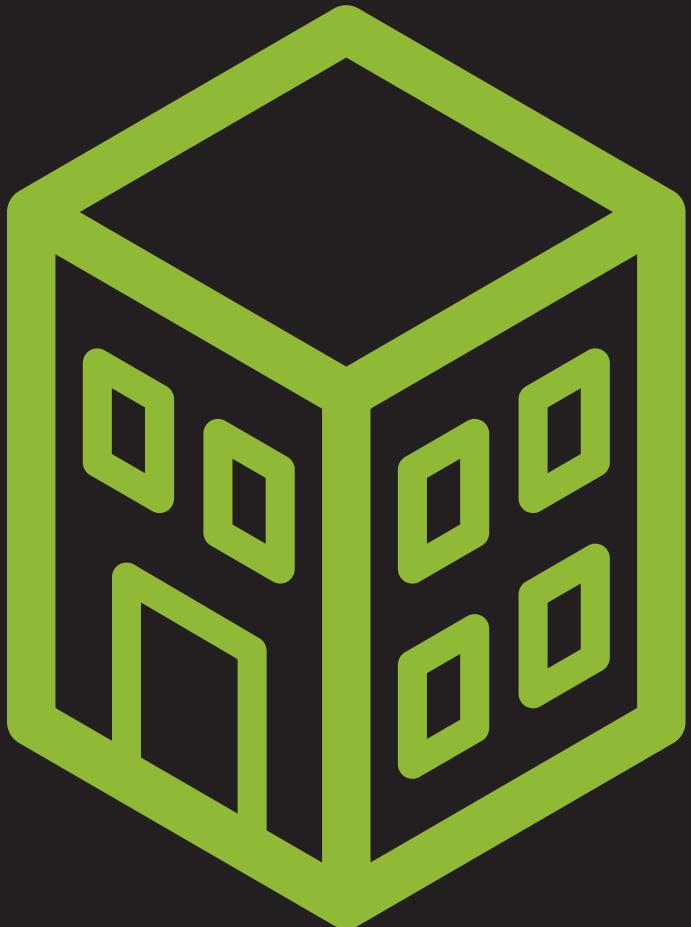


FAMILY UNIT: parents + children + some grandchildren

WORK: at port or domestic service

COMMUTE: 10-30min

PEOPLE



[PAST + FUTURE]

WHY HERE?: lived here before the formal settlement and wanted to stay with the new project

FUTURE PLANS: split between selling or leaving as inheritance for children

OWNERSHIP



source: ELEMENTAL Chile website



[ORIGINAL]

- ¬ quality construction - seismic design
- ¬ post and beam structural system
- ¬ concrete block infill walls
- ¬ breakout panels for expansion

[CURRENT]

- ¬ built to grow as part of the plan
- ¬ workshops were held in design process so residents knew what and how to add to their original unit
- ¬ additions to houses are: added in wood and concrete block

HOUSE





[CHANGES OVER TIME]

DESIGN + CONSTRUCTION

- ¬ understanding how to expand in the system lead to more aesthetically cohesive design
- ¬ families have completed a lot of the internal divisions of room and added finishes because the houses were delivered raw
- ¬ changes and additions are self-built

FUTURE PLANS

- ¬ need to complete build out and many need more bedrooms

HOUSES

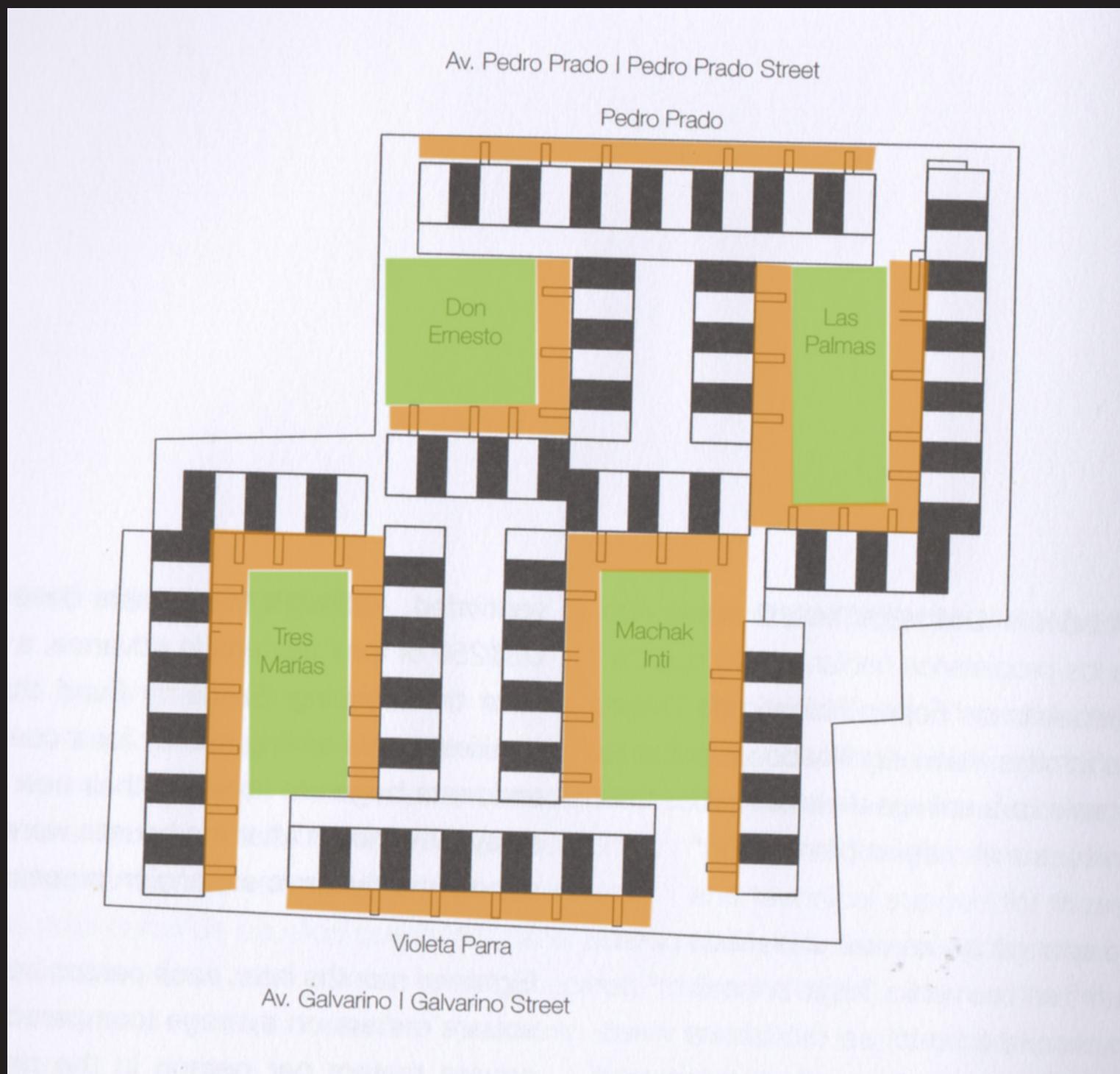


[INFLUENCES + AGENCY]

- it is about personal style and expression
- having an understanding of how they could expand lead to a more cohesive aesthetic, even as they add their personal touch
- some tension due to certain units expanding larger than was designed in the plan - has been an imposition on space assigned for the community and created natural lighting problems for the ground level unit



HOUSING



[SITE PLAN]

- ¬ located in the center of town
- ¬ on the same site as the original campamento
- ¬ residents were able to choose their location in the new project and, for the most part, all ended up back in the same area and near to the same people they lived near in the informal settlement

COMMUNITY



[ORIGINAL]

¬ the four courtyards were intended to be shared community space



[CURRENT]

¬ desire for public and green spaces
¬ designated community areas have become parking lots
¬ areas for children to play are needed

COMMUNITY

PREVI



At PREVI we have an important testing of ideas, but the lack of participation lead to an array of additions. These additions mask the original project to the point that it has become invisible.

PLAN DE VIVIENDA POPULAR SOLANDA



At Solanda we have a project where the community plan has lead to a thriving neighborhood but the aesthetic of the individual homes does not share a common language.

QUINTA-MONROY



At Quinta-Monroy we have a project whose participatory process lead to a shared aesthetic, but one that still needs a longer test of time.

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thank you | GRACIAS!