REINHABITING WARSAW

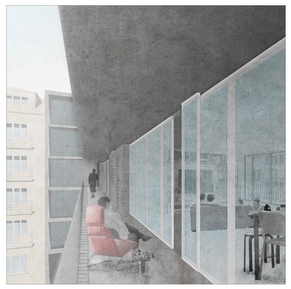
a co-housing project and working places

The City of Warsaw faces today a crisis of an estimated 40'000 shortage in housing which limits mobility and inhibits diversity in household structures. Even though new construction sites appear with certain regularity (in majority as a part of a gated community), the new dwellings demand to vow a long-term loan offering in return the most standardized plan with minimal or modest living spaces.

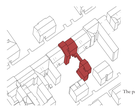
Taking lesson from other European capitals which faced similar issue, the project introduces a modern co-housing dwelling in Warsaw in a place mostly suitable for such action. This specific type of a common investment, gives finally an opportunity to form a housing suited for the needs of its future inhabitants.

The Praga district, localised in a proximity of the city-centre, is the only reminiscence of the typical XIX-th century tenement housing. It is also full of empty plots with cheapest land prices, possessing also less essentiale qualities: people who cherish small-town traditions; inner courtyards as the smallest neighbourhood cells around which the local life circles and remaining craftsmanship workshops. This last decreased gradually due to an increase in rents, leaving the local society as an even deeper unemployment.

The project, apart from its programmatic assumptions (personalized co-housing dwellings), will try to answer also to the local urban and social conditions, mainly by touching the zone of the working spaces in city.



Land use

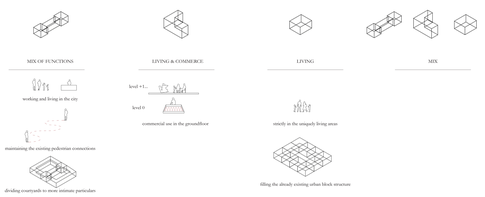


The parcel until approximately 2002

The parcel and land division
(XIXth century)

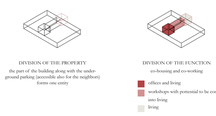
ALPHABET OF THE CITY

How to create the missing infill in the city



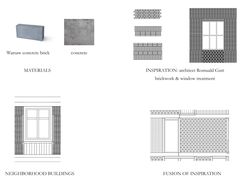
THREE PROPOSITIONS

THE PROJECT

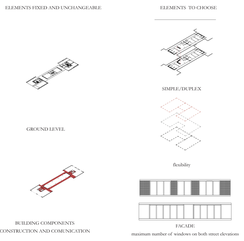
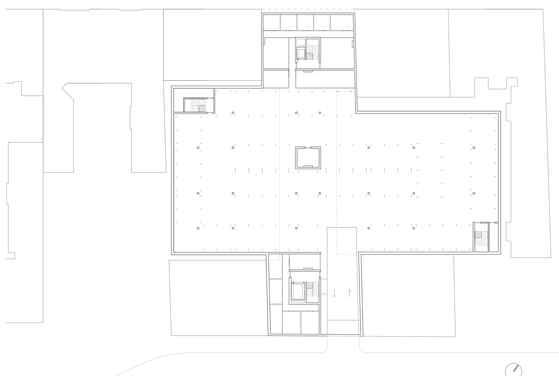
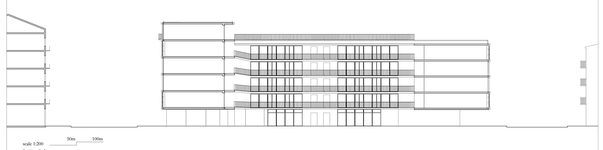
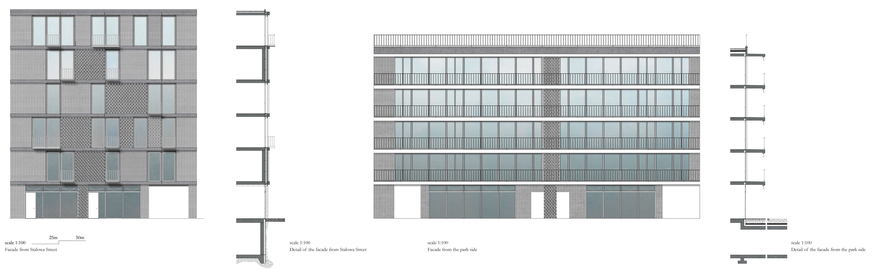
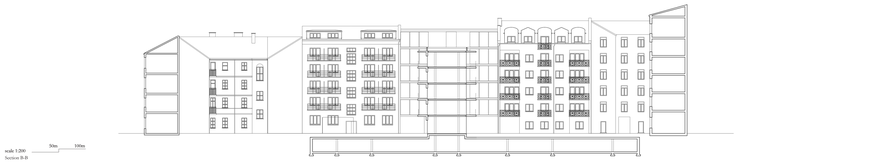


BUILDING COMPONENTS

FACADE



COURTYARD(s)

CONTINUITY OF THE MATERIAL
between the street and the courtyard

CATALOGUE OF ELEMENTS