

## **CONNECTIVE URBAN FABRIC**

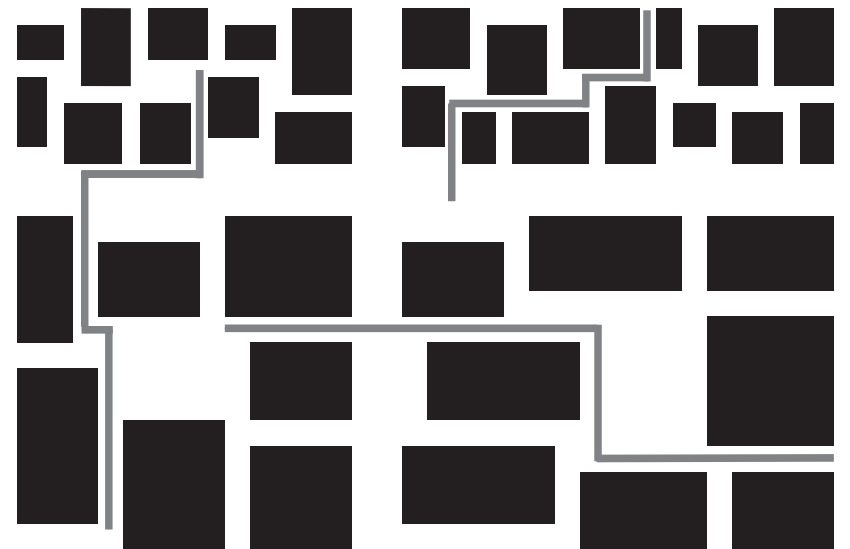
**Teresa Rodriguez Pardo, Domitille Jalard,  
Lucie Sieys and Patricia Nicklas**

The paradox between the auto-sufficiency in the everyday life facilities of small residential Limenian neighbourhoods and their interdependence of the main working, attractive and concentrated areas of the city generates complex problems and urban issues. Thus, main important roads connect and link efficiently these principal areas of activity, but paradoxically establish gaps between residential districts, which hardly economically depend on these working areas, and develop themselves in an autocratic way. That draws a complex and heterogeneous sequence of high density and disconnected districts. Using a singular disposition of non-adjoined buildings, thus allowing pedestrian pathways across plots and creating a network of open spaces could be a way to weave several kinds of connections between districts. The implementation of this connective urban fabric permits notably the formation of visual connections by creating a green pattern accompanying pedestrian through the site. Moreover, a vertical mix of uses is promoted by a contained hybrid typology of buildings, respecting strict rules of implementation and height. Paradoxically the attentive following of this rules fabric gives an informal aspect to the whole area.



## CONCEPT

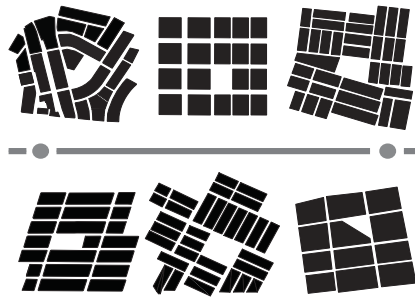
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More than a concept, we have formulated a strategy as an answer to the complex urban context of Lima. Thus, the conception of this strategy is based on a careful study of the surroundings, it is an interpretation of our understanding of the close districts' way of working.

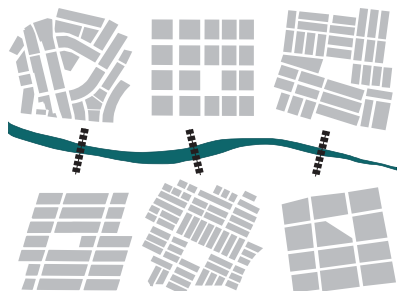
The Alicorp site is located in the west part of Lima, in the municipality of Callao. It is surrounded by industrial areas and small residential neighbourhoods. The main challenge we have encountered in this area is that the huge connections, such as avenida Argentina, link efficiently main attractive points of Lima (the harbour, the center). But these important roads are crossing residential districts, that often use them, and are creating gaps in between them.



Problematic : Huge connections and closed connections

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Indeed, we have found a lot of physical, urban evidence, that underlines this disconnection between districts. First, the lack of bridges crossing the Rimac river enhances the fact that this district has never felt the necessity to be connected. And, the omnipresence of entrance gates strongly reveals the feeling of community, of belonging that it brings to live this district.



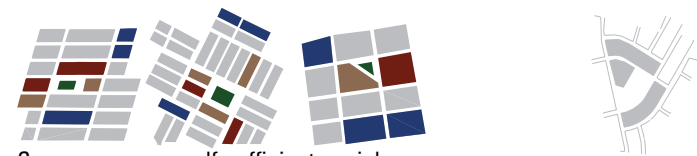
Evidences : Lack of bridges



Evidences : neighbourhood's gates

Consequently, districts are living in a self-sufficient way; they all have their own open spaces, daily facilities, public services. But, they are at the same time interdependent of the main working areas of Lima.

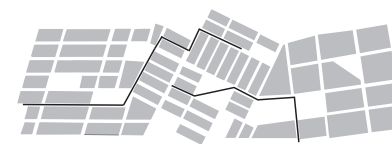
This introversion brings security problems, due to visually closed open spaces, and the suspicion towards foreigners.



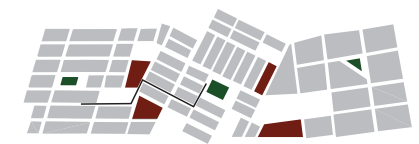
Consequences: self-sufficient neighbourhoods

So the main challenge of the area is the paradox between the fact that these residential districts have the same way of working (interdependence and self-sufficiency), but are working separately.

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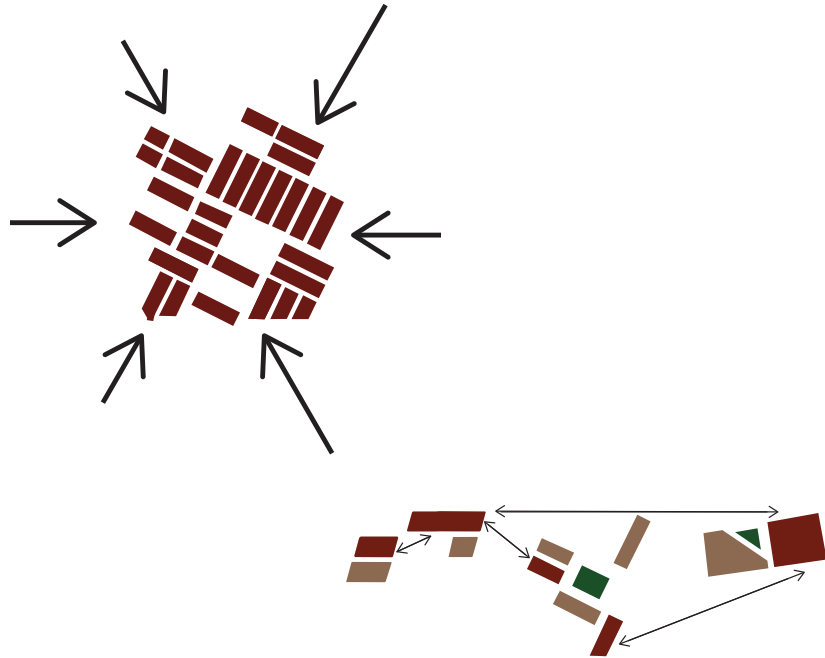
Proposal 1: more natural transition



Proposal 2: mutual interest links

Our proposal for the area is to draw soft connections between these districts, by playing with urban morphology or by creating mutual interest links, such as important public services, or single activities, that would be a way to attract people from the close neighborhoods.

The idea for the site is not to create an attractive, artificial and isolated area, because we believe that the surroundings have a huge potential of attractivity, so we want to create attractive connections between these interesting existing areas.



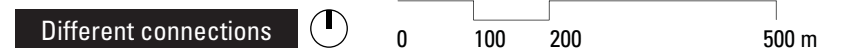
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Focus on spreading

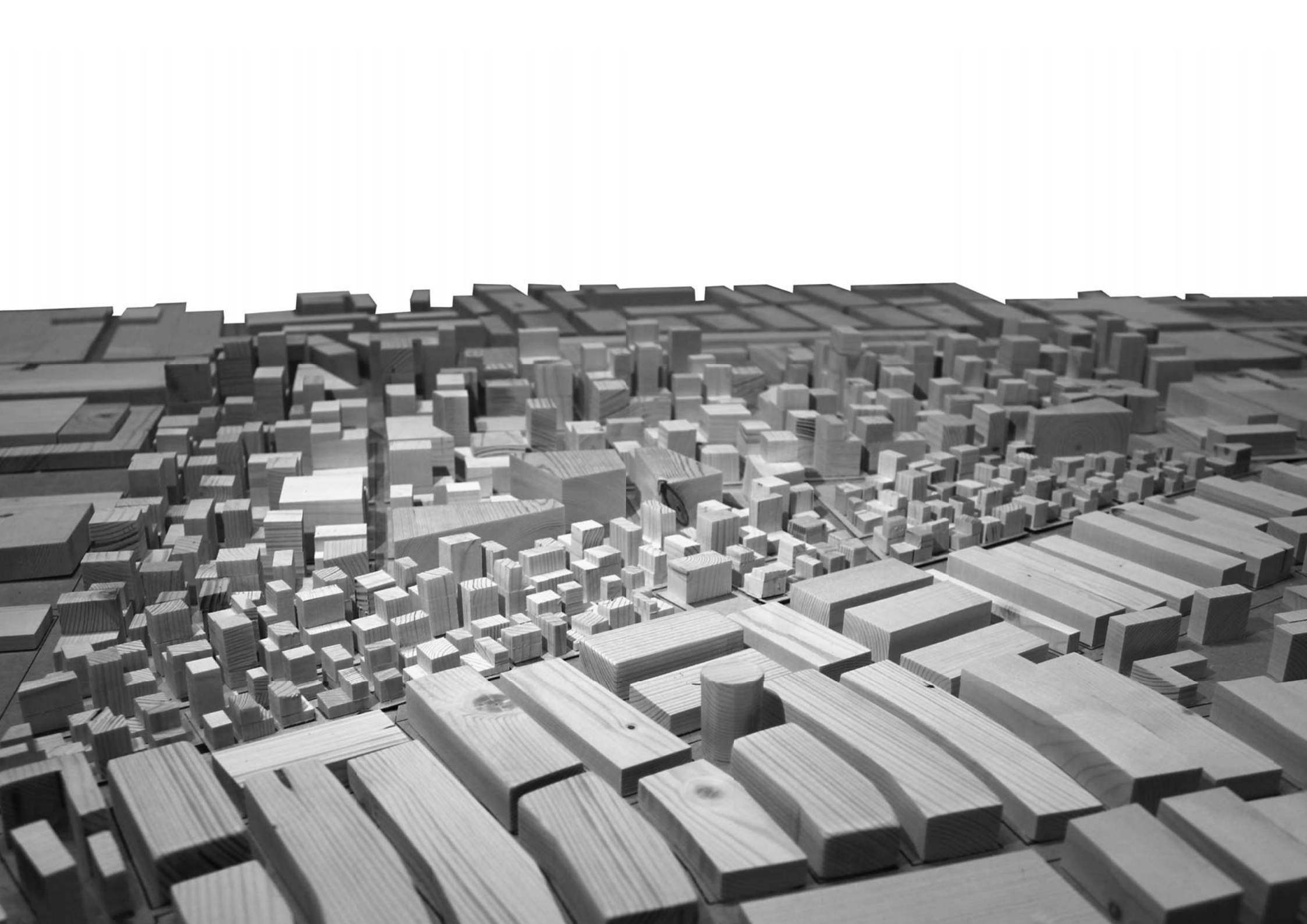
The design process started by drawing conceptual links that would connect these interesting points we found in the surroundings. Then, how can we embody these conceptual links into physical connections? How, with our urban planning and architectural tools, can we stimulate human perception and interfere in their minds, to imbue them with the feeling of being connected ?



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Different connections



## URBAN DESIGN PROPOSAL

As a way to develop our strategy, we have been thinking of the different kinds of connections we could draw.

Sensitive connections are the ones which stimulate human perception. Visual connection is the feeling humans can have when they are confronted to a long straight road, full of visual issues. This huge field of vision is a way to make people feel safe, non claustrophobic, and to stimulate curiosity. Then, we want to work with soft hearing atmosphere connections, by keeping the same proportions of size of open spaces and the height of the buildings that create them. We also wish to avoid huge gaps such as the ones created by the noisy avenidas next to the quiet residential neighbourhoods.

As another kind of connection, drawing relations with the past is an efficient way to reach human minds. Thus, by letting people enter in old buildings, that have always belonged to their close city landscape and in which they have never entered, we want to make people realise that they have not been connected to their surroundings.

Functions can also be used as a way to connect the districts. Inside the Alicorp site we want to spread activities homogeneously all over the area to avoid atmosphere gaps between the plots. Adding singular functions in some points would attract people from the close neighbourhood.

Finally, we want to use the same typology in all plots, and make it grow gradually, to inspire a feeling of morphological connection.



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Open Master Plan



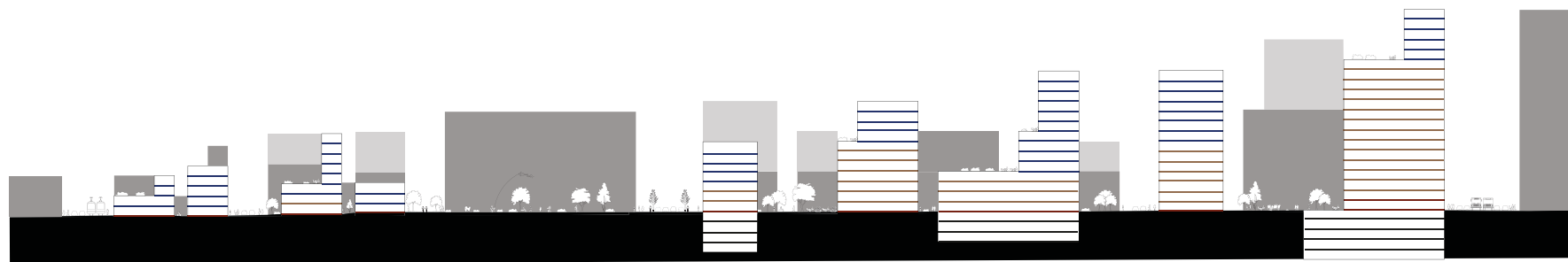




Elevation

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Section

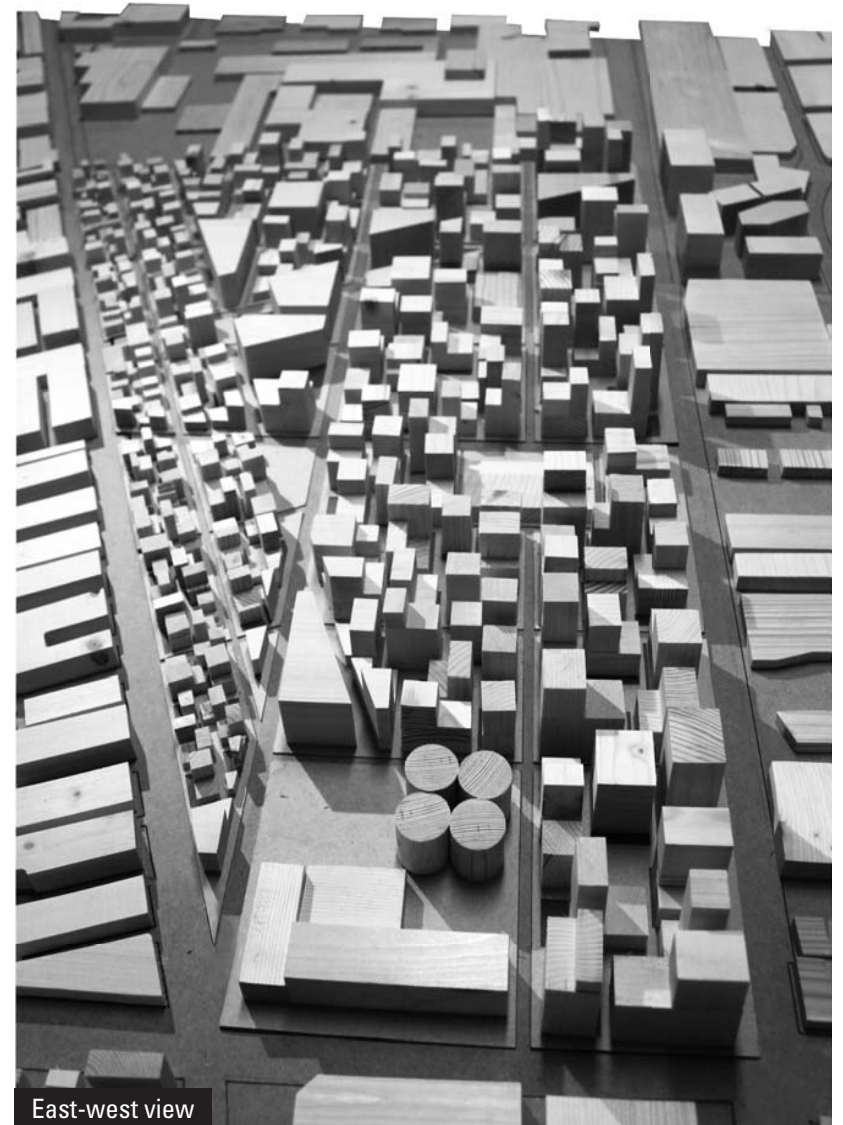


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In our first approach we tried to find all the interesting links in our plot and the surroundings and make them urbanistically real. Some of them became our layout, where we propose three main axes that will organize our plot.

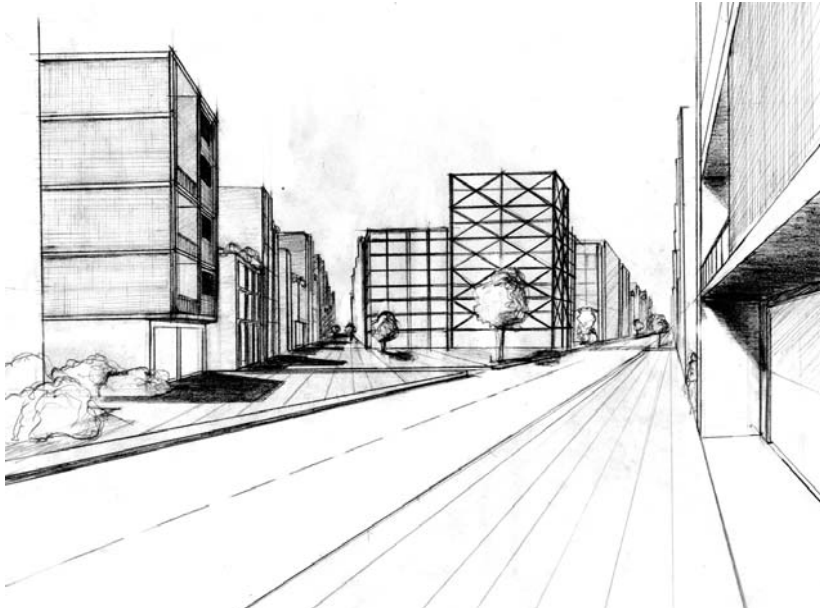
We have designed them because, first of all, we thought about the fact that in Lima there is a lot of traffic so we want to make easy and fast car corridors in our plot. But also, they are the conceptual links we emphasized before. They give long views across the area due to their straightness and they will compose connections between the open spaces of the neighborhoods to make them participate in the surroundings.

These avenues will hold the main open spaces attached to the public buildings. An entrance square continues the public character of av. Fosset and lead the people flow to our plot, with the support of a pedestrian path that crosses the site.



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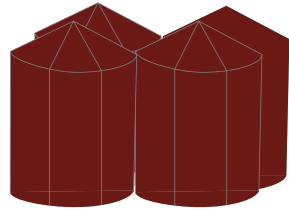
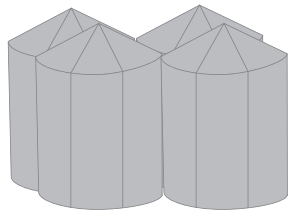
East-west view



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We want to keep some industrial buildings to remember the industrial background and to give people the feeling that they are entering in a place that has always been there but which they couldn't use until now.

We are keeping five buildings to include them in our morphology because they will now belong to the urban fabric. There are only two that will have a public use; the one in the entrance square, that will be used as a cultural center and the old warehouse that will be used as a market. The other three buildings will be offices and they will be incorporated into our urban fabric.



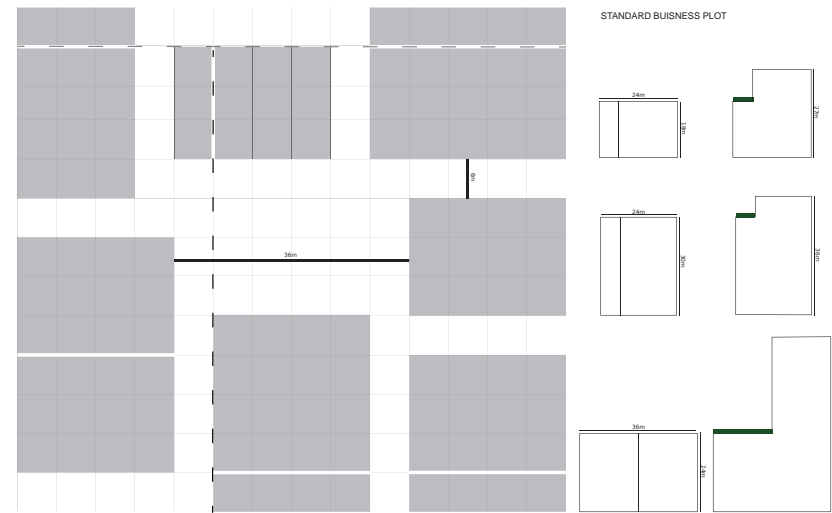
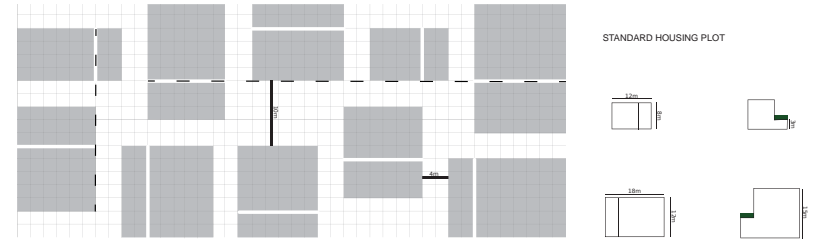
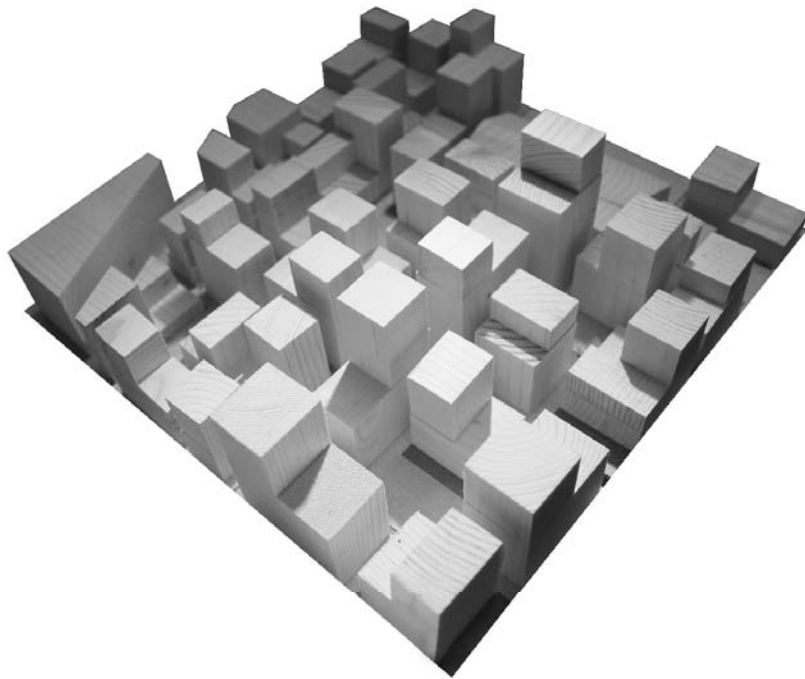
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The typology is growing up gradually throughout the area to fit with the surroundings by following strict rules concerning footprint dimensions, height and cutting. A 6x6 meter square grid will be laid out over our plot and the footprint of buildings and squares will grow proportionally using these measures.

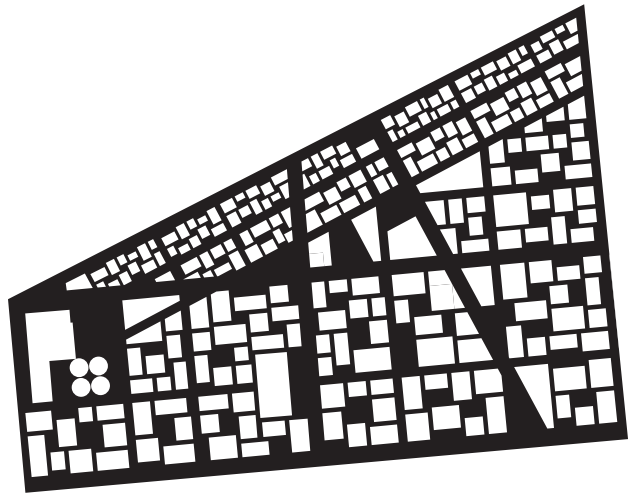
Each plot line will have a maximum height that will increase from Carmen de la Legua to av. Argentina.

Finally, the cuttings will also fit in the 6x6 square meters grid and they will respond not only to functional issues but also to visual interests from inside the plot and the roads, trying to make the buildings lower near the squares and avoiding a barrier feeling from the streets.

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Black and white map

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The slow transformation of the typology is made in three steps. First in accordance with the surrounding of Carmen de la Legua, a low density area is created. The area along Avenida Argentina is a high density area. And the area situated between these two areas a transitional area that permits a step by step evolution.

The difference between the three areas defines the main areas of uses. In the North, the area is characterized by housing and small shops. In the middle of the site public services, public equipment, administration offices and housing are present. In the South, big shops, a lot of offices and some housing are implanted.

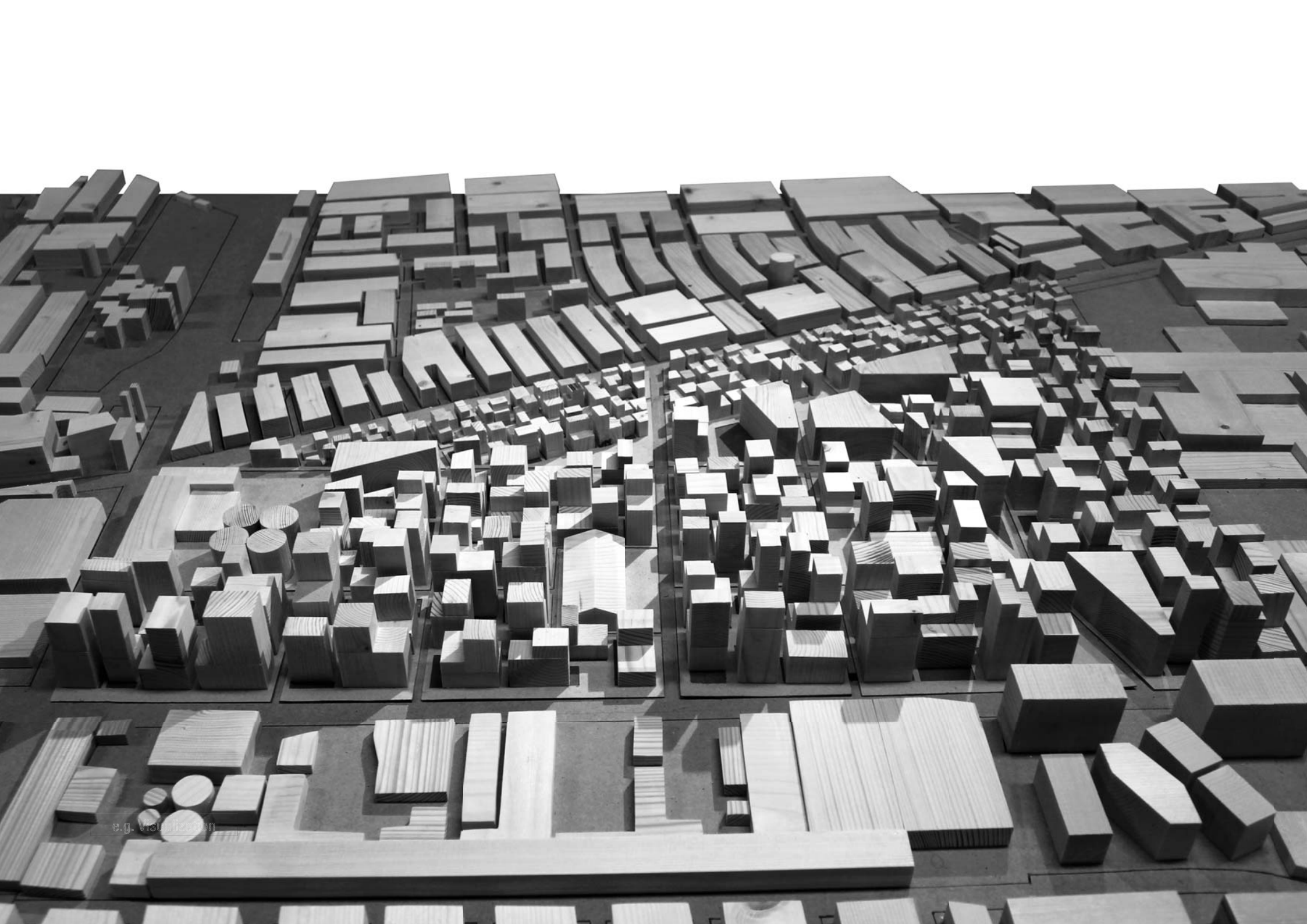
Due to the repartition of facilities in the ground floor of all the area constitutes an inside functional connection and brings a lively atmosphere to all of the site.

Specific functions are implemented in the buildings which are located in important crossing points of the layout to create mutual interest in a bigger scale, with other close neighborhoods.



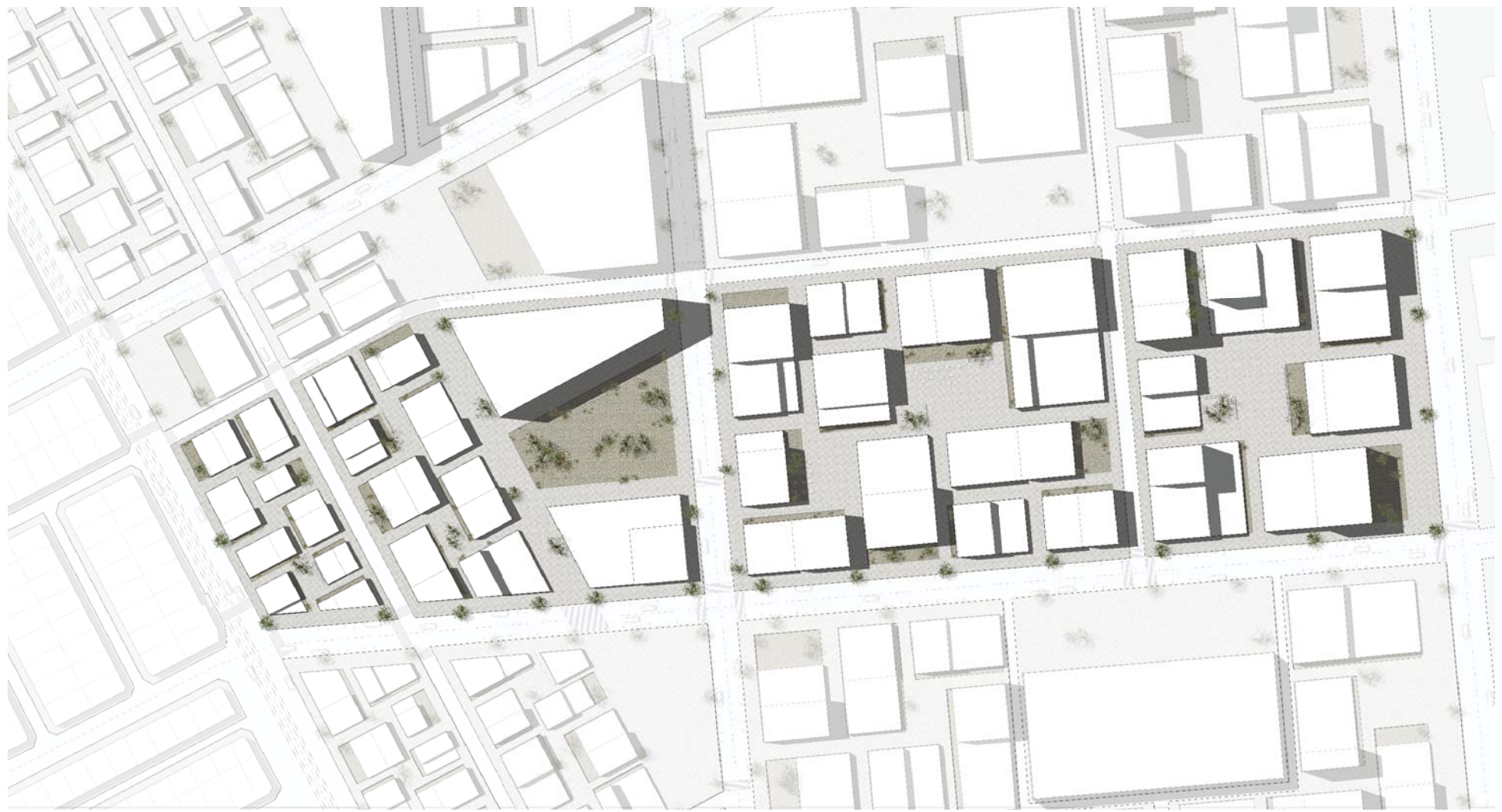
Functions map

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e.g. visualization

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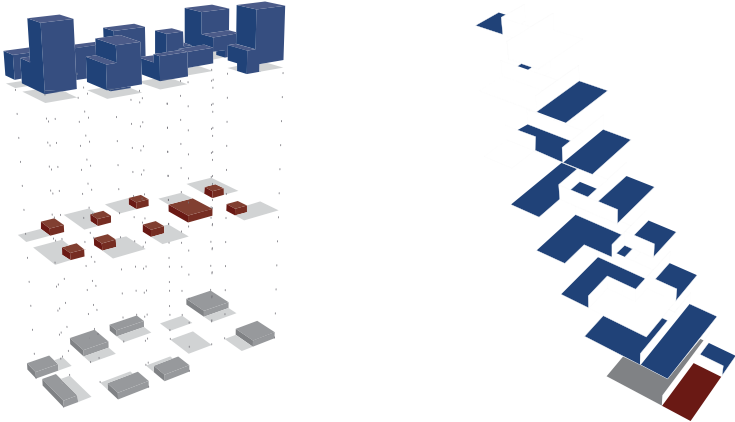


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Zoom Plan 1

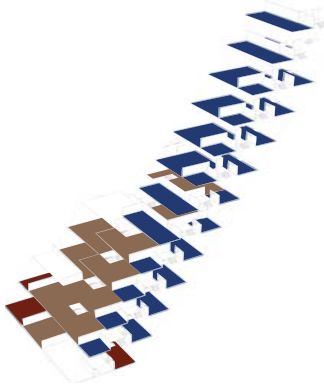


The mix of uses in all the areas is possible using a vertical repartition of uses in the buildings. Different uses can fit together in the same building. The fixed rule is to have the most public space closest to the ground floor.

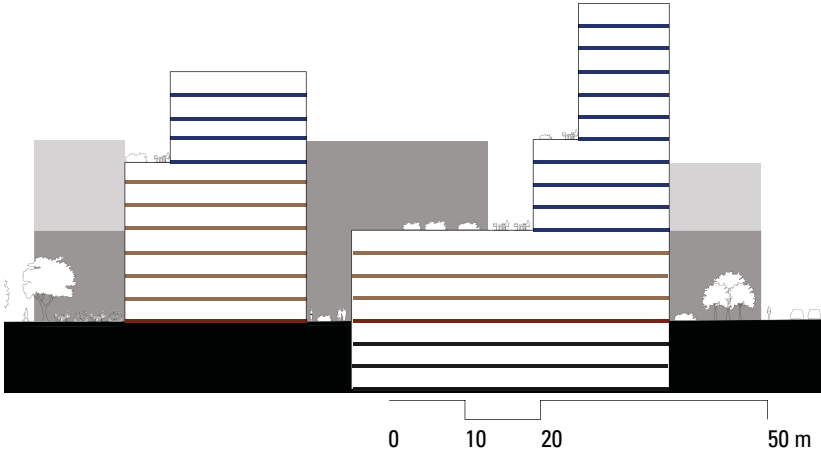


Mixed uses in the smallest area

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Mixed uses in the business area



Section

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Elevation





Green spaces for the whole site

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Green spaces belong to the building and open space network. All green spaces underline the buildings and accompany pedestrians across the plots by creating visual smell and taste links between buildings and plots.

The rule is to offer one green area at the base of each building, the size of the green space varies according to the place.

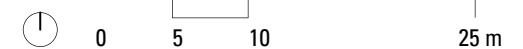


Details of green spaces

A list of xerophyte plants supposed to have a low water consumption : Schinus molle (Peruvian pepper), Tecoma, Prosopis pallida ( Huarango), Jaranca, Cactaceae, Hayawasca.

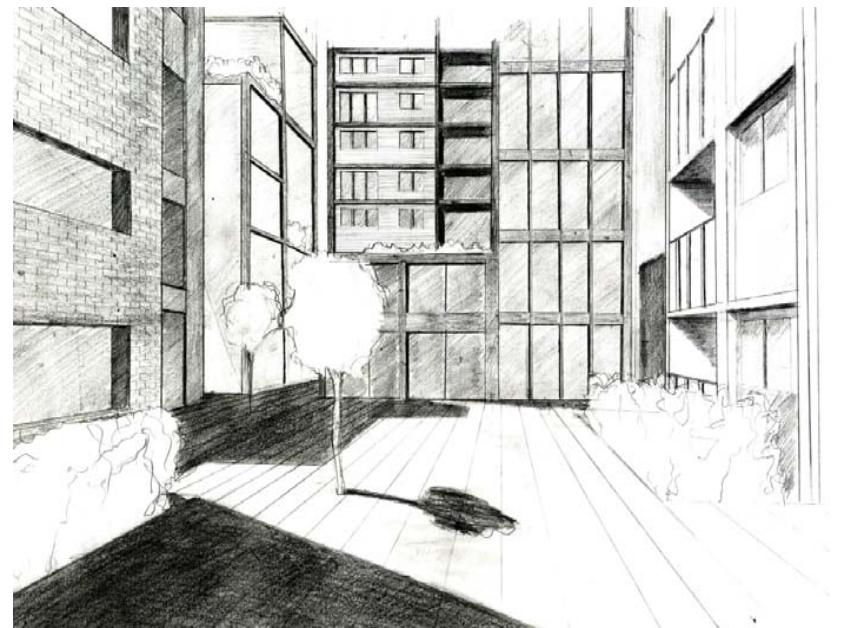
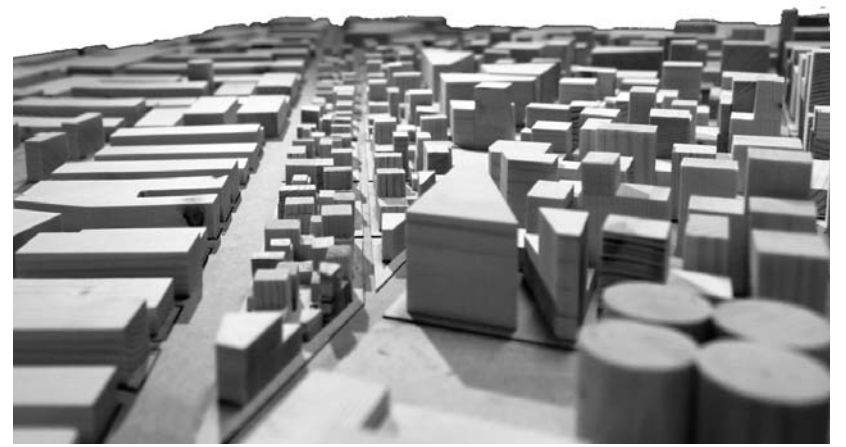
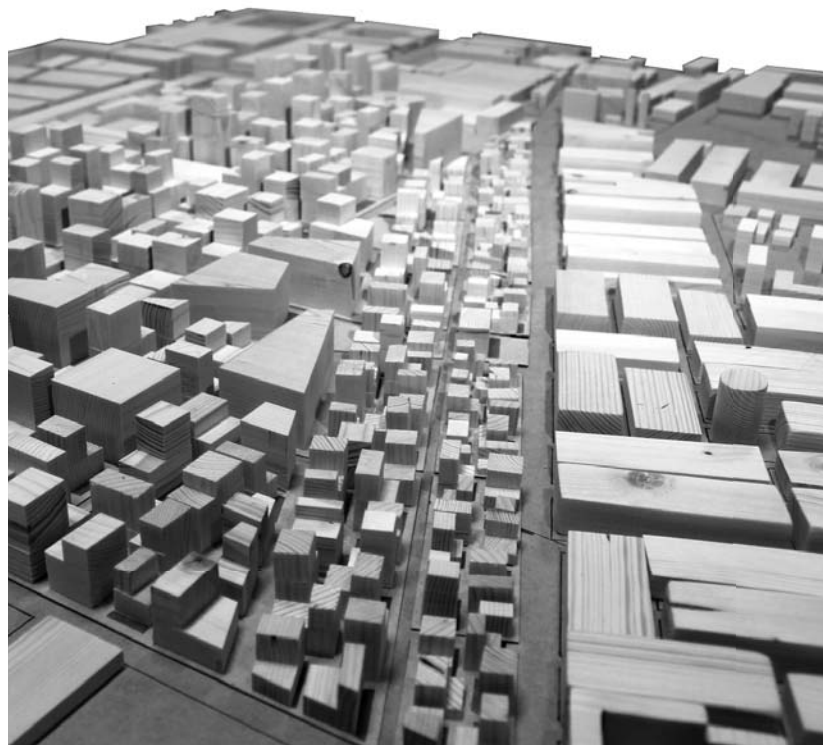


Zoom plan 2



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