

# FROM INSIDE OUT

Capacities and potentials of densification in the existing city







The studio will deal with the contemporary urban conditions, to explore optimal ways to live in the city while having an optimal use of ground and everything existing, but also the meaning of overused terms such as densification or transformation.

The cities as they are made today offer themselves a huge capacity of soils, of potentials of construction and transformation.

In a process of densification through reuse, regeneration, refurbishment, superimposition, the cities are able to provide a great capacity of permanent evolution and an exceptional quality of life: a large range of facilities, proximities and pleasures, resulting in a high quality of livable space.

At the opposite of a masterplan strategy, the process entails a strategy of case by case, from inside out. It is based on an accurate observation in situ, on inventories, as near as possible to what already exists. This will aim to detect and bring out the existing resources of each chosen location.

This will constitute a process of transformation, based on accumulation, coexistence, perhaps increase, with precision, delicacy, far away from a mathematical or a regular densification or the application of general rules. This attitude should take into consideration all the attributes of the context: spaces, programs, but also inhabitants, scales of time, uses, as well as all the sensitive details, which constitute what we could define as a neighborhood.

Based on the attention to the existing, seen positively as a resource and an opportunity which sustains the project; based on the sensitivity, on the will to reusing instead of destroying, this approach is also efficient, inventive, economical, sustainable, ambitious and involves actively people in the process.

This requires the research and the learning of new skills, of new methods, of creative and inventive ideas on the issues of adaptation, of reuse, of assemble.

This approach will take place in the districts Escher-Wyss and Grünau-Altstetten in Zurich, in order to explore the capacity and the potential of the city in terms of transformation and densification. We will work by team of minimum 3 students.



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## CITY FROM AND BY HOUSING

The conditions for a city are based on the combination of two objectives : to produce quality for living, situations for a great comfort and densify the territory. These ambitions have to remain interdependent and simultaneous. It is no longer possible to claim the evolution of the city without questioning the reasons to live and stay there. Defending the pleasure of living seems for us eminently political today. The spatial generosity is the starting point of a possible social life. To transform the city is first to transform the way we look at it. It means to look at the city as a collection of capacities and energies to expand, and not as an inert mass for modeling. It is to think the city as an aggregation of activities and living spaces.

### ATTITUDE

It means to provide “extraordinary” responses in terms of quality of housing.

#### *In priority*

It means to make all existing situations outstanding. By giving priority to what is unloved, disastrous or unfinished, all that is “sensitive”.

This is not to increase urban disparity by emblematic and isolated actions, but to rebalance the functions and urban pleasures.

#### *At the same time*

It is to initiate the construction of new housing in synchronized action with the transformation of fragile already existing situations. To ask simple questions: is there everything needed there? What is missing?

#### *Accurately*

It is a work that focuses on accuracy, sensitivity, kindness, attention :

An attention paid to people, uses, structures, trees, paved soils, bugs, everything that already exists and that has allowed so far to host, to guide, to charm.

It is to consider with equal attention all kind of geographies, it is to study the potential for evolution and transformation of each constructed situation, each already equipped territory.

#### *The inventory, a tool of knowledge*

The inventory (exhaustive, comprehensive, accurate data, needs, states) aims the gathering of information and parameters that go beyond the usual generic terms: housing, urban form, zoning...

It examines the factual situations, it lists needs case by case, and it focuses on the variety

of scales, characters, constraints, regulations, absences, challenges and opportunities. The inventory is based on the expertise already undertaken by urban actors and pushes it forward.

### *Precepts*

It is about never demolishing, it is about never undoing, but always adding and strengthen the balance of existing urban organizations,

It is about not cutting what is alive,

It is about allocating investments in order to achieve improvements and new achievements so that everyone has the direct benefit of the public action,

It is about removing housing from its financial and social classifications.

It is about opposing to the principle of housing as a “financial product” in order to adapt offer and needs.

It is about providing housing with the generosity of use that has been missing for 50 years.

### *Urban unit of measure*

The unit of urban measurement is housing:

Not housing in general, but 1 house or 1 flat -it means a continuous attention to its inhabitant- multiplied 10000 times, 50,000 times, 1 million times...

### *Urban planning*

It is a sequential, multiplicative and simultaneous urbanism dedicated to make consistent the entire existing territory with the essential rights of its use: home, freedom of mobility and access, the right to a remarkable environment, serenity and security.

The city is conceived as a series of to-be-continued situations and mobilities.

Living well, to be well into your living-room, to stay on the landing, discussing with your neighbour, being close to services, shops, feeling well while walking through the park, meet people...

Any intention of densification must be linked to this strategy of relationships, of ease and continuity between the quality of an interior, a common area and a public space.

### *Density*

To densify means providing more space without compressing individual space:

to give the ability to housing and residents to experience plenty of situations, the ordinary as extraordinary.

Freedom, mobility, porosity, generosity should form the foundation of any discussion on densification.

To densify carefully, to extend existing situations, do not wasting the land, to involve a superimposition strategy, of proximity, case by case, to agglomerate, to expand and to add.

## WORDS

to roam  
to know  
to visit  
to inventory, to classify  
to estimate  
to count  
to compare  
to measure  
to appreciate  
to choose  
to assess capacities  
to assess priorities

do not demolish  
do not cut  
do not desorganize  
to respect  
to adapt, to tinker  
to reuse, to merge, to transform  
to optimize, to increase, to enlarge, to add, to lean, to superimpose, to interleave

to do or not to do

to give views and light  
to give gardens, nature  
to provide services  
to give fluidity and facility  
to reduce charges and energy consumption  
to save, to economize  
to diversify  
to connect  
to densify  
...

to love



„ No matter what it is - plant, usage, view, space, soil or construction -, what already exists will always be the initial structure of all projects.

We consider it with interest and attention as a resource which already gives a value to the project and with what we can work with. Today, the use, the reuse, the transformation are parts of the creation and invention in architecture and urbanism.

We have to search constantly to expand existing situations with as much delicacy and lightness as possible. Adding, welding, expanding, superimposing, stepping over the existing are de facto economical and efficient.

Based on observation, understanding and awareness of qualities and values - on which we can rely on, this approach is a continuous adjustment; on the one hand between the nature and strenghts of the existing, the potentiales offered by the spaces and the site and on the other hand between the necessity of evolution, adaptation, creation by considering the conditions of a new context and new usages.“

The cities are specific organisations, complex, intelligent and dynamic.

At the beginning, they exist through the marriage of geography with the enthusiastic will of men, who wanted to stop there by tropism, to enjoy a few pleasures and facilities.

The cities are originalities, putting together in a same unity different natures, climates and landscapes, societies, actors, cultures, stories, architectures, social - economical and cultural organisations, opposed or complementary diversities.

In the diversity of their natural growing, the mix made by accumulation or decided additions - often with delicacy, but sometimes violent and unachieved, they formed their own character and shaped their capacities of attraction.

The cities exist, let's accept them as they are.

We have to look at them carefully, to understand them better, make them evolve point by point. First of all, we have to pay attention very carefully to what already works before to inventory what does not work. We have to respect their own organisations which have allowed for years many generations to live.

Add benefit to the benefits already there by updating case by case their dwellings, their services, their facilities, their energies, their densities.

Let's update their capacities to provide facilities and pleasures for a contemporary way of living.

### *With accuracy*

From everything already existing.

From the buildings, the equipments, the courtyards, the gardens, the roofs, the services, the nets and itineraries, connections and roads, structural and spatial organizations, from their usages and their activities, from the urban territory already organized, its land context, facilities and troubles, from the qualities of outside spaces, trees and bugs, from the inside spaces, from each dwelling, each room, each surface, built or free:

We have to know perfectly a situation, to inventory each of its elements, to constitute a precise tool of knowledge, in order to explore the elements, the articulations and the arrangements, to know, to classify.

It is about understanding the capacities of a territory.

*With attention*

With kindness, generosity, constantly concerned to get a minimal economy which allow to offer the maximum.

With attention to rules and regulations, but prioritized by importance.

*With understanding*

It is about adding benefits to existing situations case by case.

It is about repairing what is going wrong or not working well.

It is about adding usage facility, capacity for well-living, to complete the functionalities and programs, to activate spaces, to increase the pleasure of living.

It is to strengthen the diversities and benefits, to increase the living capacity.

It is to give answers to the question of housing and living.

It is a work focused on precision and goodwill.

It is a work far away from simple urban answers, diagrams made from satellite views, masterplans, architectural gestures.

It is an architectural and urban exercise.



### OBSERVING / INVENTORING / REPORTING

Let's start with observing and inventoring to understand the site in its details! We will have a look on facts, surveys and informations about the location like the history of the site, built elements, existing constructions and structures, equipments, usages, rules and regulations, nature and landscape, nets and means of transport, flows, courses, routes ...

How do we document, inventory and report ?

Which methods do we use ?

And how do we synthesize the information ?

We will cluster the facts in a common and layered document showing the site's potentials, qualities, atmospheres ... serving all the students. Group discussions foster to develop hypothesis for the project.

### OBJECTIVES

What is the main objective ?

Which position do we assume ?

... with regard to housing / transformation / sustainability / densification  
via text, collage, drawings ...

## GENERAL RESEARCH / BUILDING THE COMMON GROUND

Let's collect all relevant facts, layer them, complete them and filter them in order to build a common ground of knowledge and research shared in the group!

How do the cities deal with densification ?

Which strategies do they use ?

What kind of objectives do they follow ?

Which forms of living are demanded today ?

Who are the city's actors and what are their aims for the urban living ?

What can we learn from built projects, visions, urban blocks, literature, film etc. ?

... appointments with public or private institutions, internet researches, site visits / walks, interviews, photos, notes, texts, maps, films, surveys, ...

## PROJECTION EXERCISE

With the new knowledge of the location we will work on some precise exercises and case studies focusing on transformation and densification, from inside towards outside in order to update the existing situation.

We will deal with housing, mixity, density, equipments, strengthen the activities, services and facilities etc.

## PLANNING

Week	Date		Time	Program
CW38 01	Tue	19.09.17	10:00h	<a href="#">Introduction by Anne Lacaton, HIL F 75, forming the groups</a>
			14:00h	individual work
	Wed	20.09.17	10:00h	<a href="#">visit of the site with Anne Lacaton</a>
			14:00h	individual work
CW39 02	Tue	26.09.17	10:00h	critique with assistants, individual work
	Wed	27.09.17	09:00h	individual work
CW40 03	Tue	03.10.17	10:00h	<a href="#">individual critique in the group with Anne Lacaton</a>
	Wed	04.10.17	09:00h	<a href="#">review 1</a>
CW41 04	Tue	10.10.17	10:00h	critique with assistants, individual work
	Wed	11.10.17	09:00h	<a href="#">individual critique in the group with Anne Lacaton</a>
CW42 05	Tue	17.10.17	10:00h	critique with assistants, individual work
	Wed	18.10.17	09:00h	<a href="#">review 2</a>
CW43	21.-29.10.17		seminarweek	
CW44 06	Tue	31.10.17	10:00h	critique with assistants, individual work
	Wed	01.11.17	09:00h	<a href="#">individual critique in the group with Anne Lacaton</a>



CW45 07	Tue Wed	07.11.17 08.11.17	10:00h 09:00h	<a href="#">review 3</a> critique with assistants, individual work
CW46 08	Tue Wed	14.11.17 15.11.17	10:00h 09:00h	critique with assistants, individual work individual work
CW47 09	Tue Wed	21.11.17 22.11.17	10:00h 09:00h	<a href="#">individual critique in the group with Anne Lacaton</a> <a href="#">review 4</a>
CW48 10	Tue Wed	28.11.17 29.11.17	10:00h 09:00h	critique with assistants, individual work individual work
CW49 11	Tue Wed	05.12.17 06.12.17	10:00h 09:00h	<a href="#">individual critique in the group with Anne Lacaton</a> <a href="#">review 5</a>
CW50 12	Tue Wed	12.12.17 13.12.17	10:00h 09:00h	critique with assistants, individual work individual work
CW51 13	Mon Wed	18.12.17 20.12.17	17:00h 18:00h 10:00h 19:00h	final submission cleaning of the studio HIL F 75 and preparation of the area for the final critique <a href="#">final critique HIL F 75</a> with Anne Lacaton and guests afterwards aperitif



# SITE

16  
high-rise buildings  
Bändlistrasse

15  
Siedlung  
Werdwies

14  
school building  
Grünau

13  
Siedlung  
Tüffenwies

11  
sports  
Hardh



10  
station  
Altstetten

9  
Vulkanplatz

8  
various  
companies

7  
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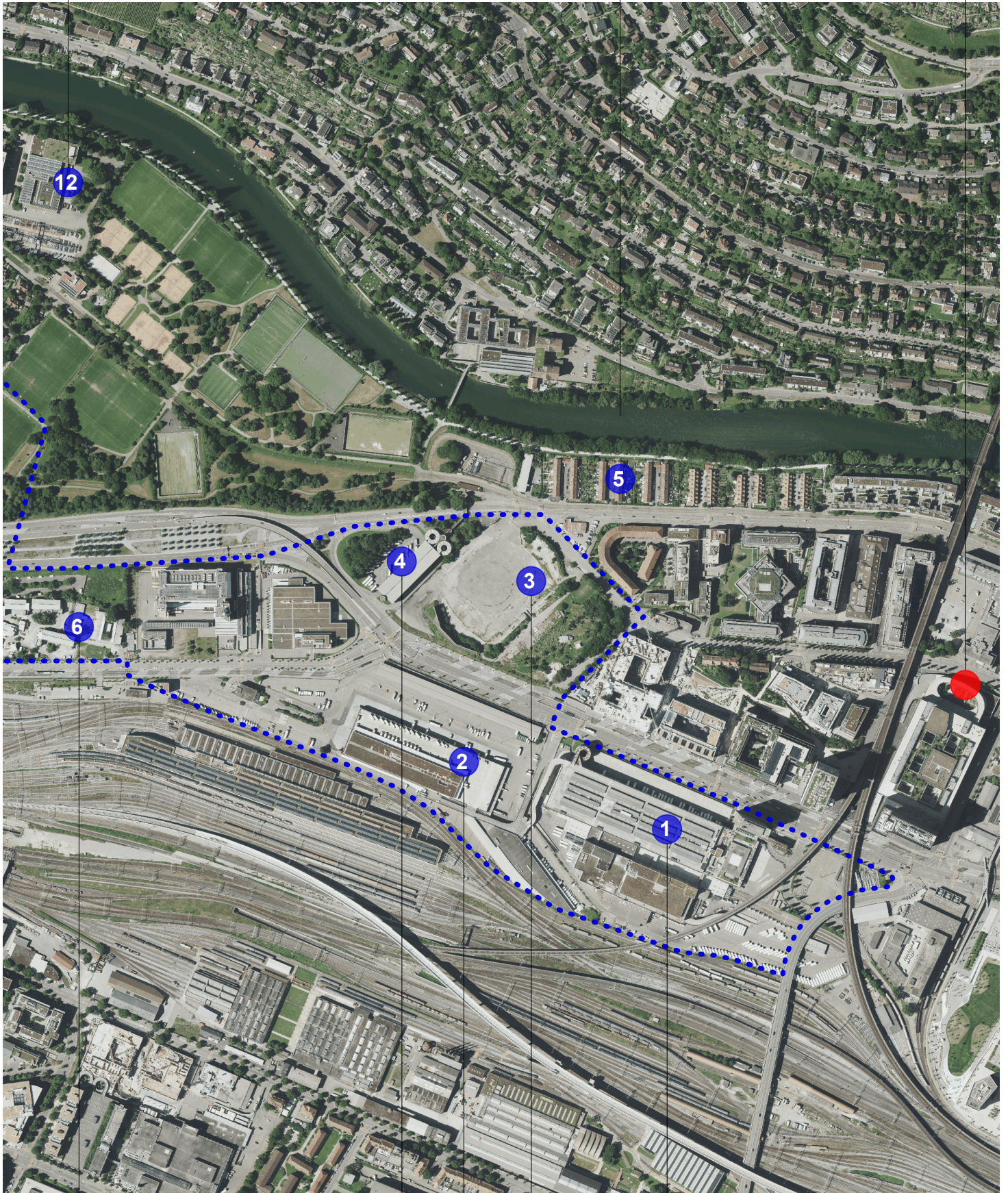


complex  
of

12  
water supply  
Zürich

5  
Bernoullihäuser

10:00 meeting point  
Toni Areal  
Rampe



ichplatz  
ostitution)

6  
Basislager  
for creative  
people

4  
parking

2  
Zürcher  
Engrosmarkt

3  
Hardturmbrache

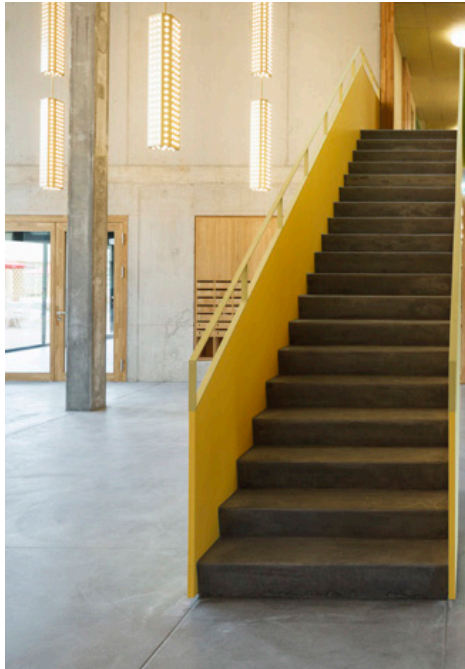
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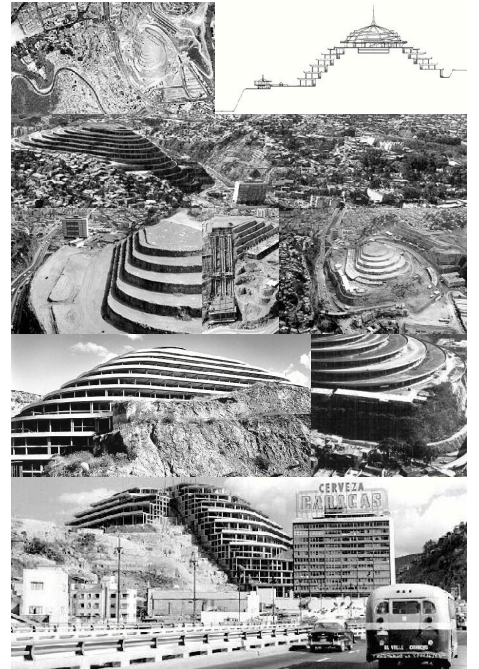
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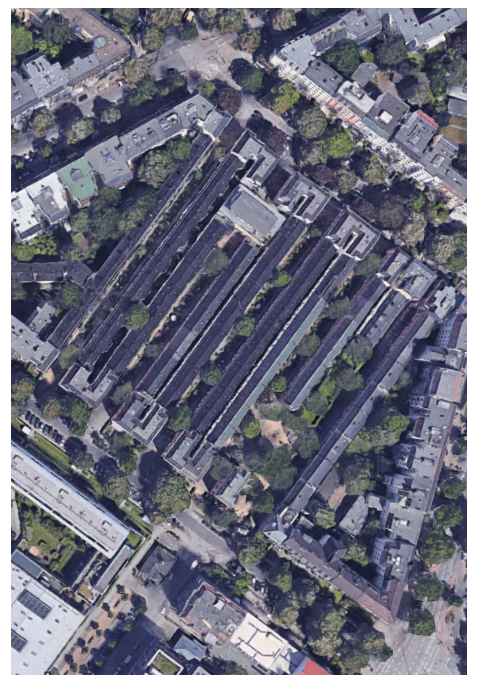




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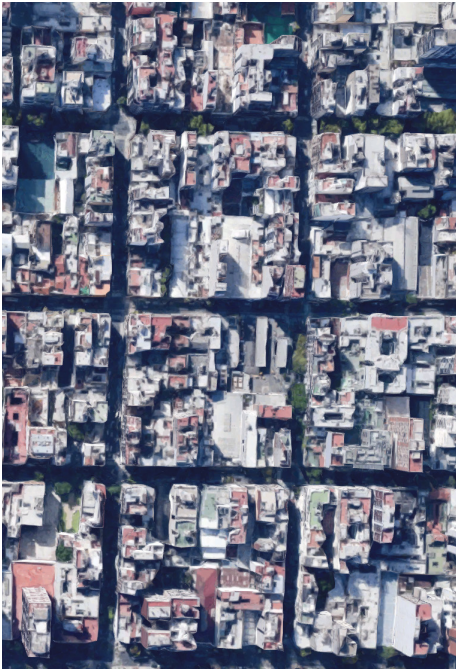
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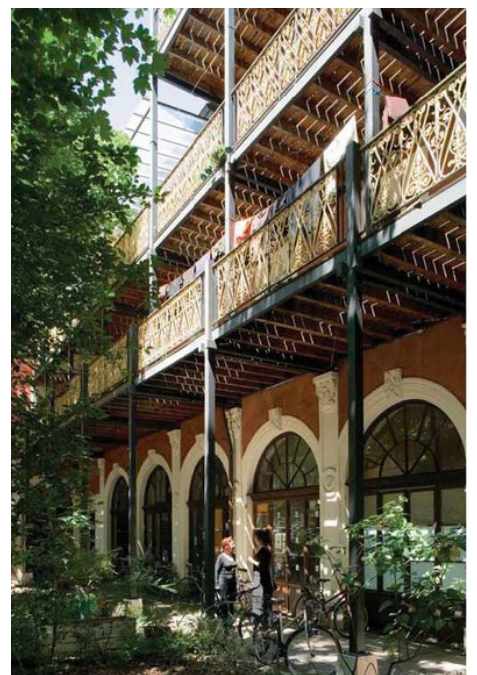
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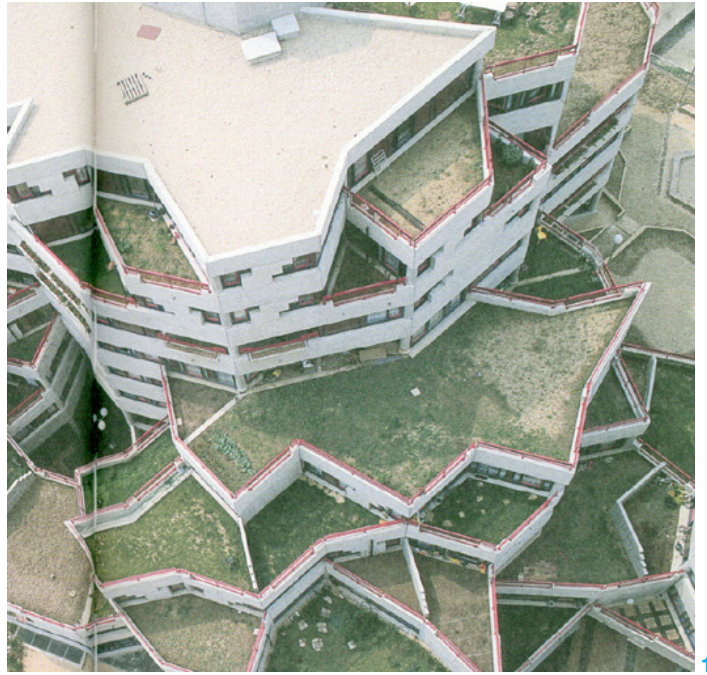
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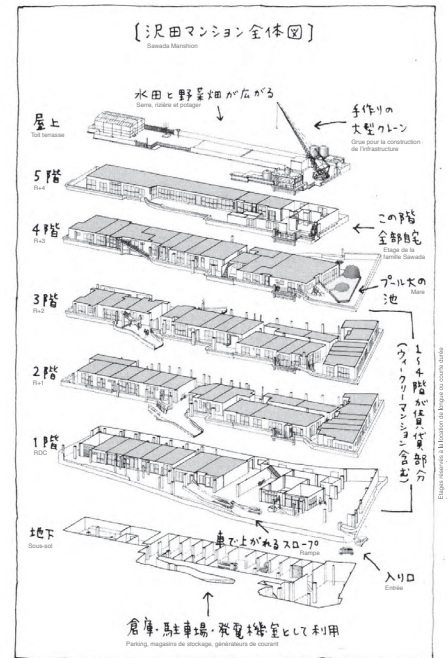
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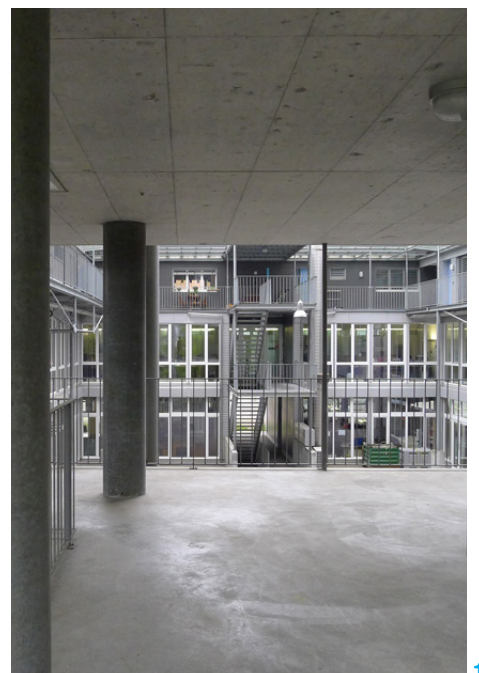




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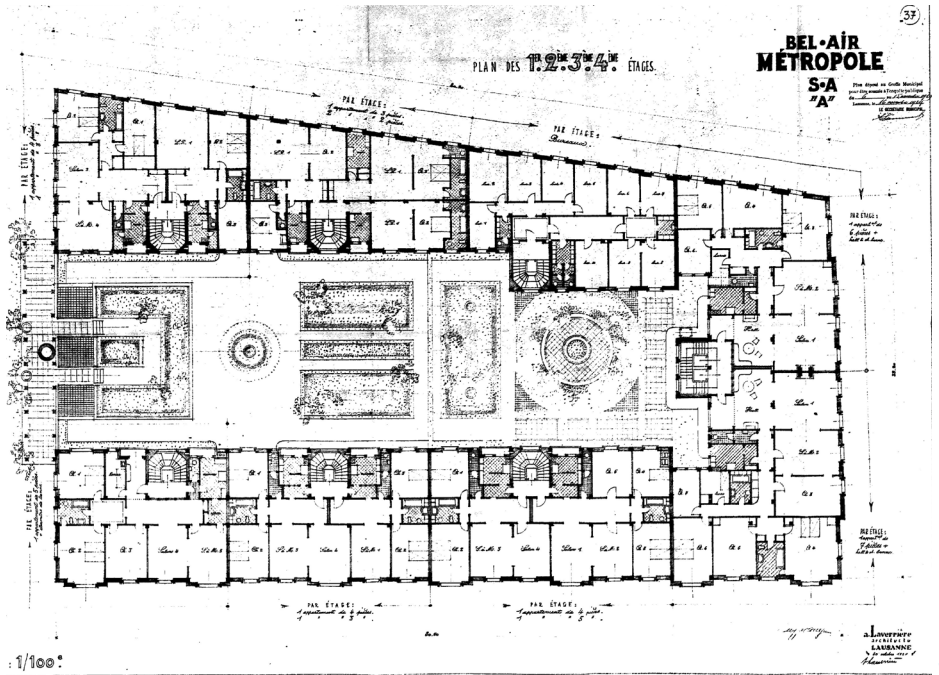
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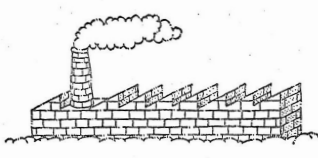




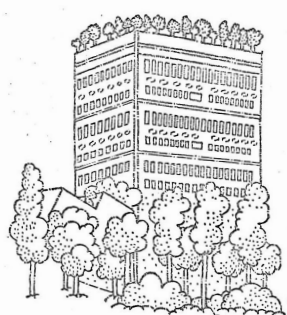


16

**avant on faisait  
les usines  
comme ça,**



**maintenant  
on les fait  
comme ça.**



**Pour travailler  
au cœur des villes...**

C'est vrai, les usines traditionnelles ont besoin de beaucoup d'espace. Question cruciale puisqu'on les a toutes construites en ville jusqu'à nos jours. Si l'on pense que l'entreprise a sa place dans la ville, il faut trouver des solutions modernes, moins gloutonnes de surface au sol et capables de s'intégrer en tissu urbain.

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À LA VERTICALE DE FRANCE**



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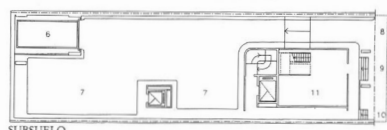
ACCESO

- 1. Entrada
- 2. Hall
- 3. Portería
- 4. Salón
- 6. Montacoches
- 7. Guardacoches
- 8. Acceso rampa
- 9. Acceso principal
- 10. Acceso servicio

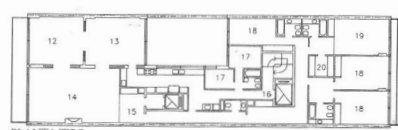


PLANTA BAJA

- 11. Hall
- 12. Escritorio
- 13. Comedor
- 14. Estar
- 15. Hall
- 16. Acceso servicio
- 17. Hab. servicio
- 18. Dormitorio
- 19. Suite
- 20. Guardarropa



SUBSUELO



PLANTA TIPO

22



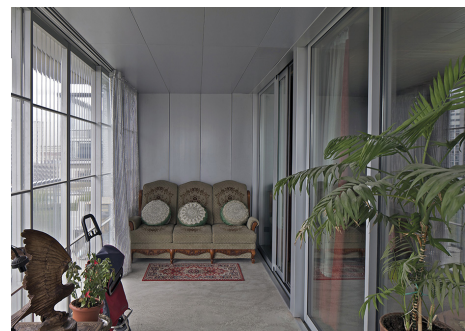
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Helicoid, Caracas (from 1950) by Marcos Pérez Jiménez [5](#)

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