

AFFORDABLE URBAN HOUSING - MASERU

-Competition-

Content: -project description + master plan
-concept + spatial arrangement
-sketches
-materials + building techniques
-references

PROJECT DESCRIPTION

Lesotho's size is a little bit larger than that of Rwanda and urban migration is not a new subject. Kigali's population is 1.3 million in 2018 and it is to triple by 2040. Densification is still a controversial subject as many people are afraid of the implications it would have on their privacy and their way of life.

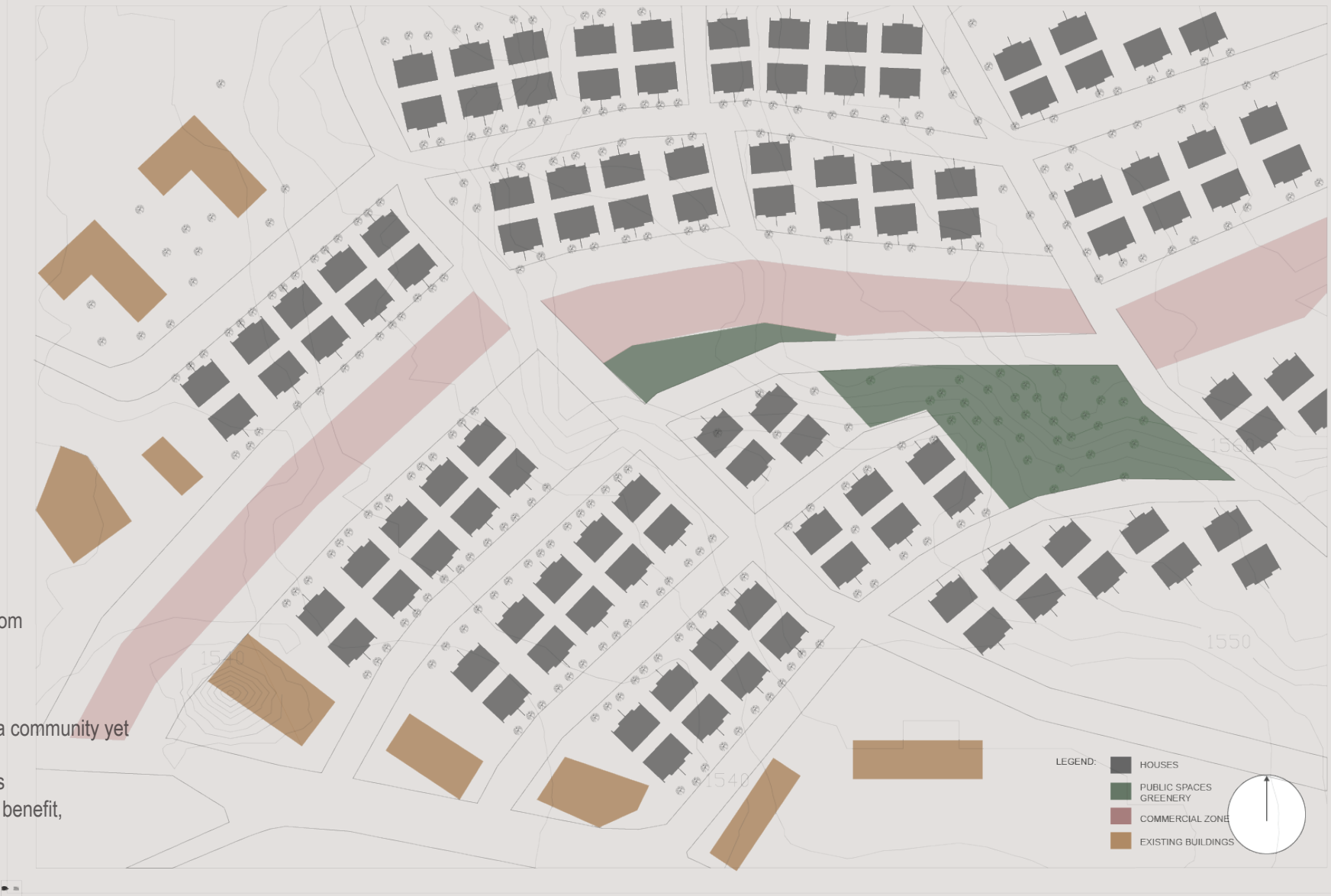
Recently however, there have been adopted 4 in 1 dwelling units to address some financial and high-risk zone expropriation issues raised. The feedback from the 4 in 1 is that people are more flexible to the idea of densification. Living in a community is a very effective way of addressing many issues like access to clean water, electricity, or social sustainability. In this regard, I designed semi-detached units instead of single units because the former would bring people closer together and still preserve their privacy. It would also considerably decrease the construction cost of a housing unit. Furthermore, it would be a good element to increase the thermal capacity of a housing unit.

A single unit comprises 1dining room with a kitchenette, 1living room, 2bedrooms, 1bathrooms, and a laundry area in the backyard with a front terrace. A cupboard in the dining area serves also as a separation between the dining room and the living room reducing additional construction costs. The unit takes further advantage from the clerestory above the dining room that allows in light and ventilation where otherwise a window on the living room would permit outside people to see the backyard.

The arrangement of houses is on rows where a single housing unit has 41m2 of usable area. The remaining land would be for incremental improvements from the owners in case of need. In addition, these dwelling units do not need to be isolated from other parts of Maseru which is not even sustainable if one look at self-reliance as a means to social sustainability.

I designed a block of housing units followed by a block of mixed-use buildings and public spaces to strengthen the sense of a community yet giving it a break. These mixed-use buildings would attract and be made available for all with diverse economic statuses. Brick is low-tech material that is less costly. It is a good thermal insulator and it is weather resistant. Bricks are local materials and one can manufacture them on site. If the future occupants of the dwelling units were the one making them, it would be a benefit, as it would increase their sense of ownership and responsibility towards maintaining the houses.

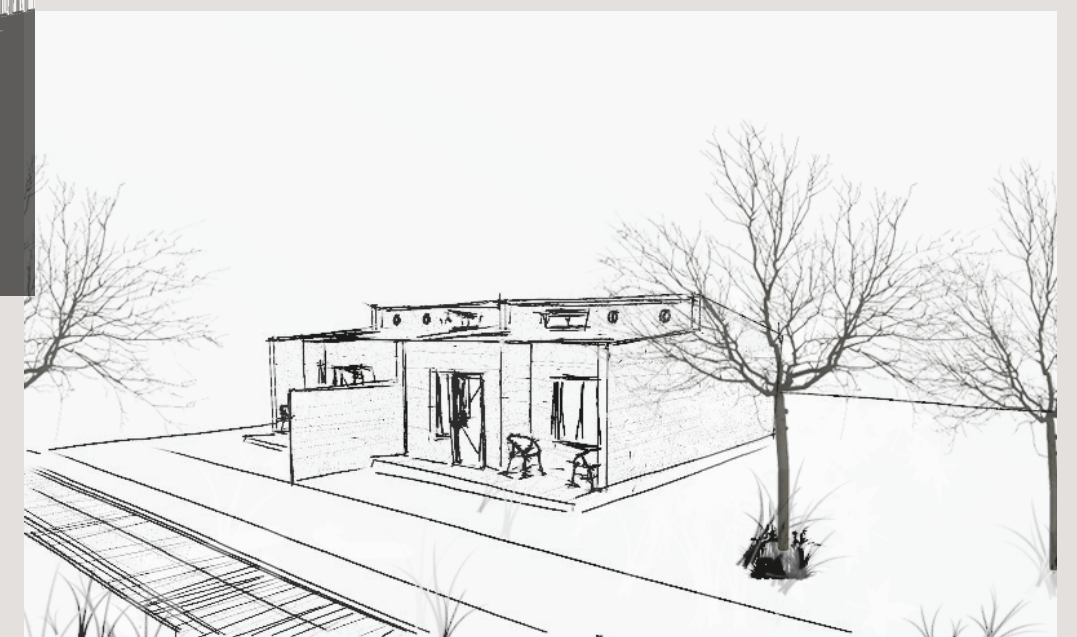
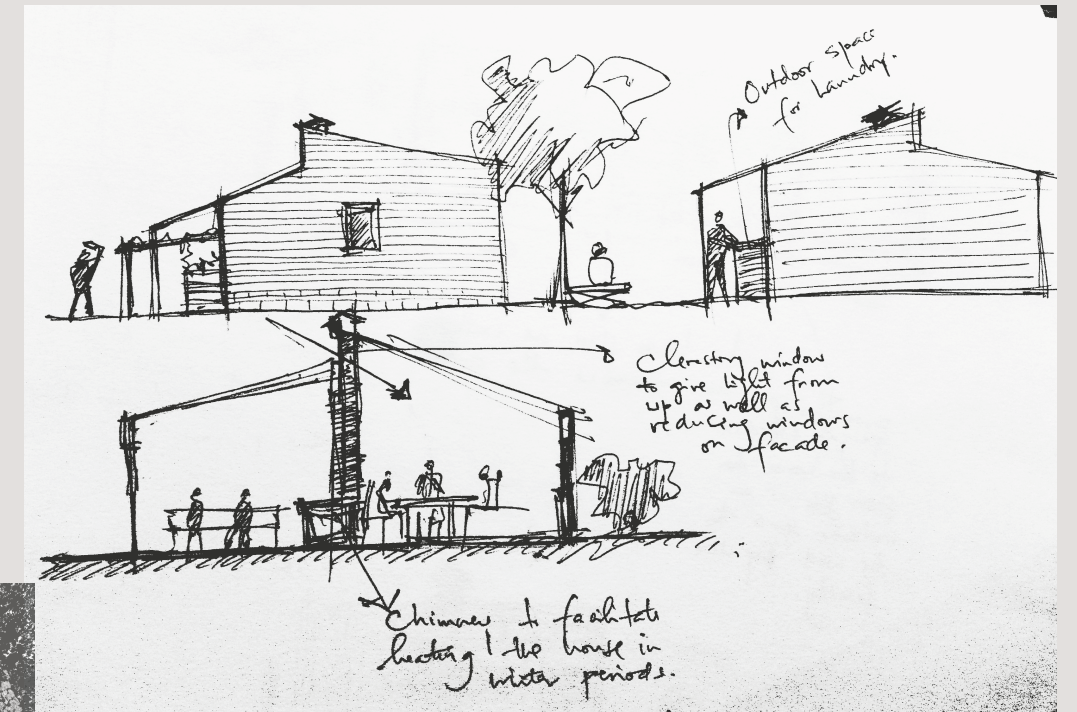
MASTER PLAN



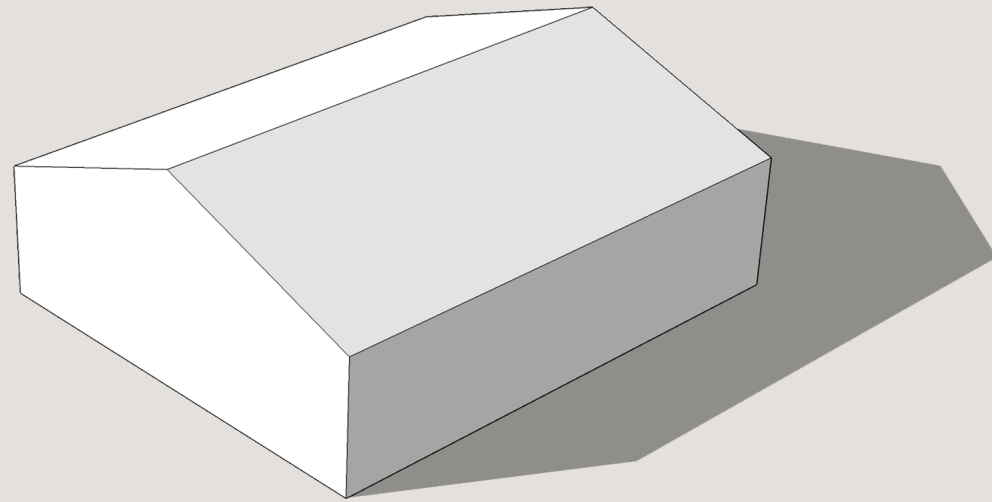
SITE ANALYSIS



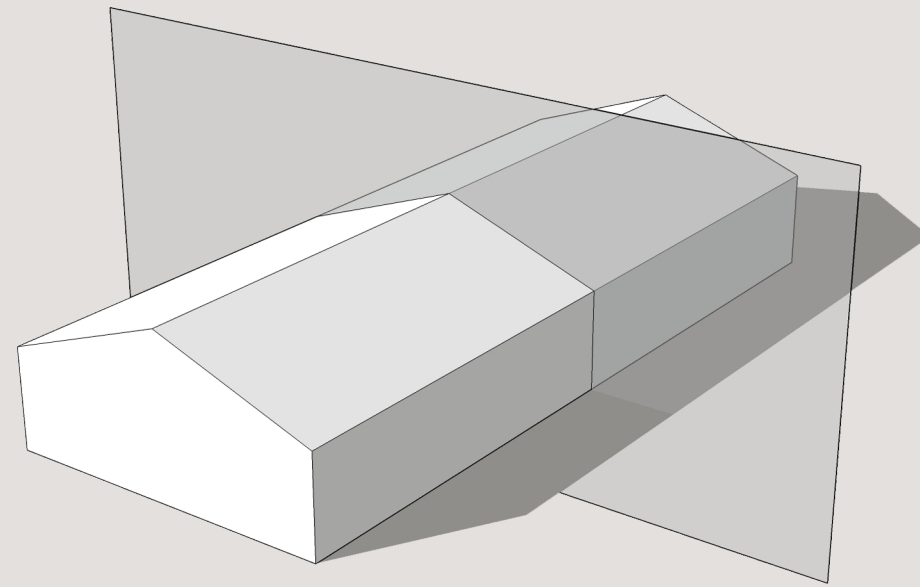
CONCEPT SKETCHES



CONCEPT

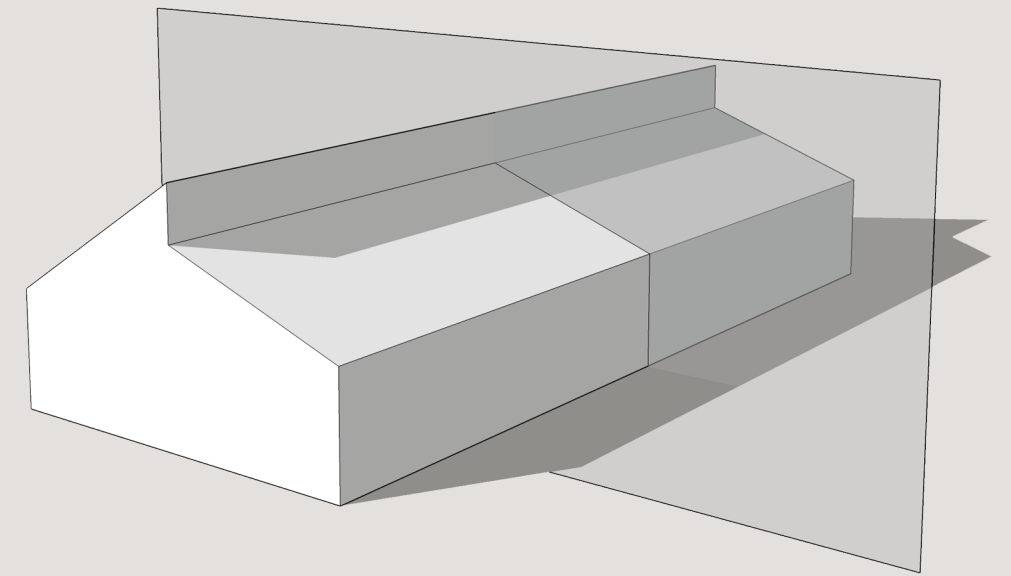


Traditionally a house is for one household

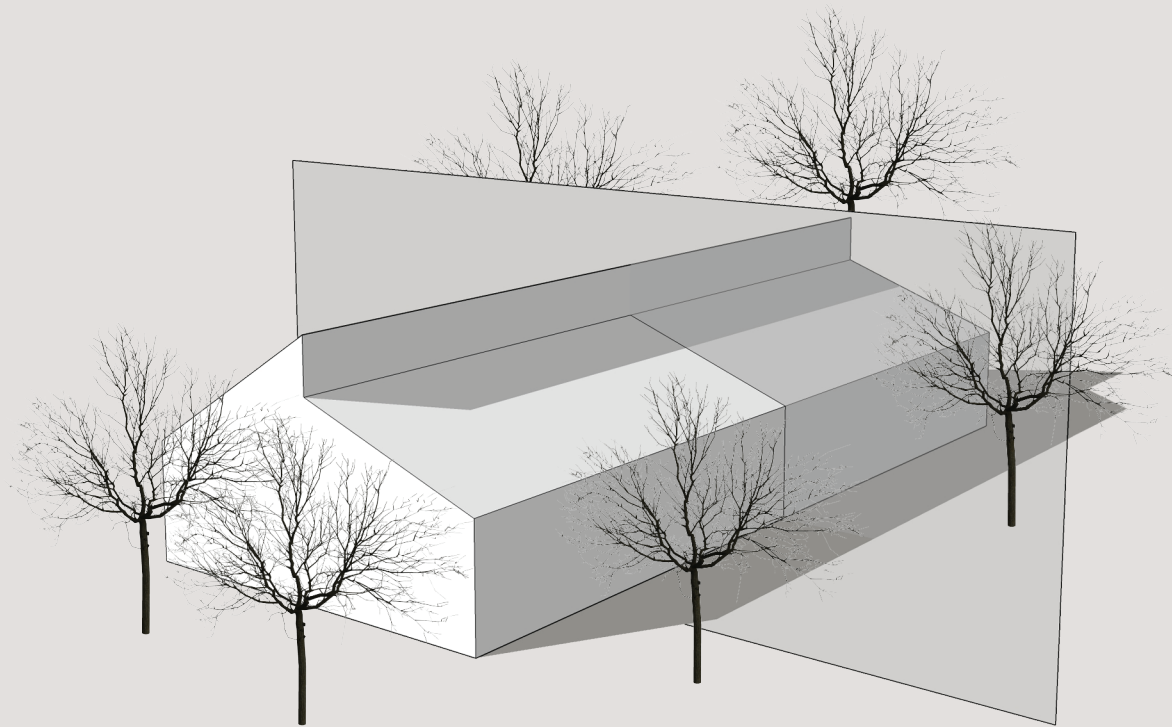


Because of the issue of land management and cost as well the two housing units are combined in one house to share one wall so it become affordable.

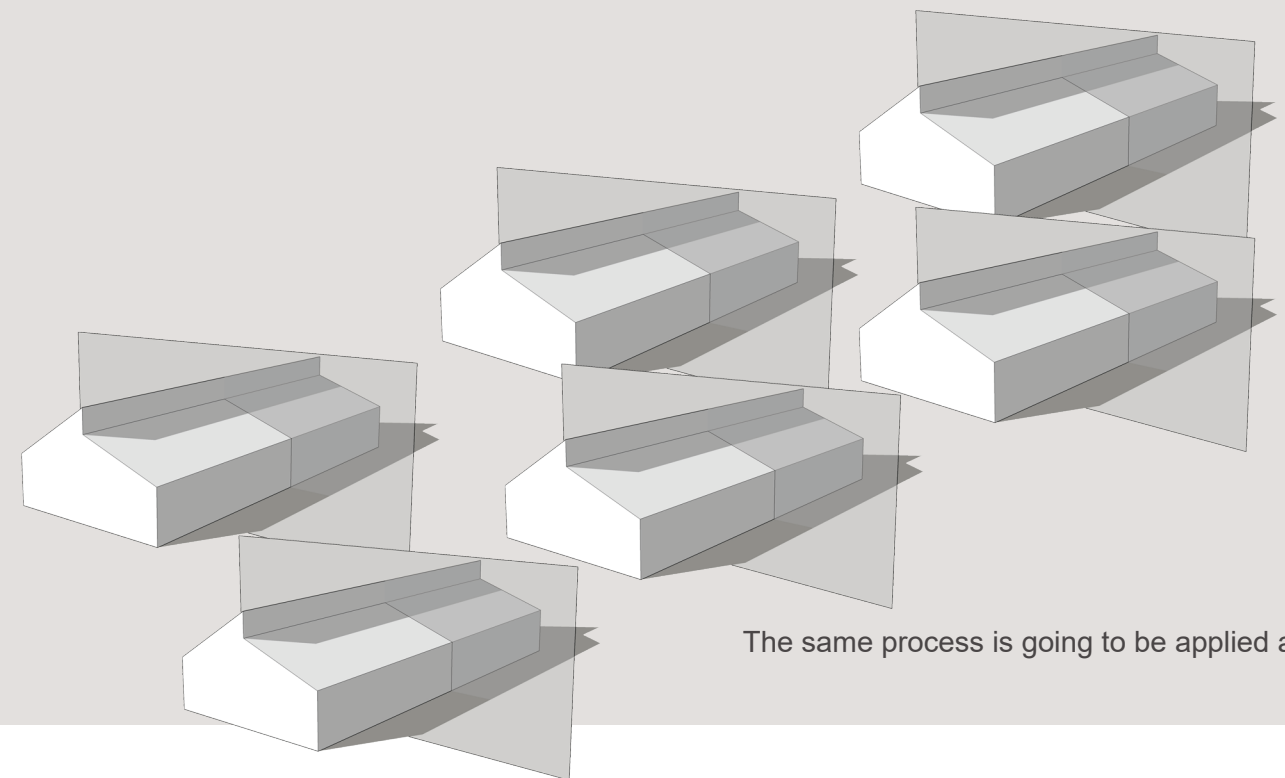
SPATIAL ARRANGEMENT



The building has to introduce the clerestorey because of reduction of facades and also to keep the privacy in dining and kitchen by the users of living room

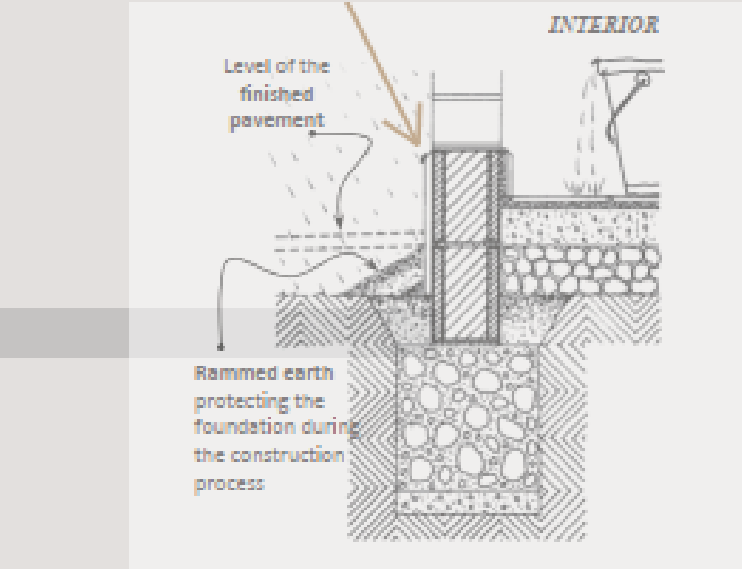
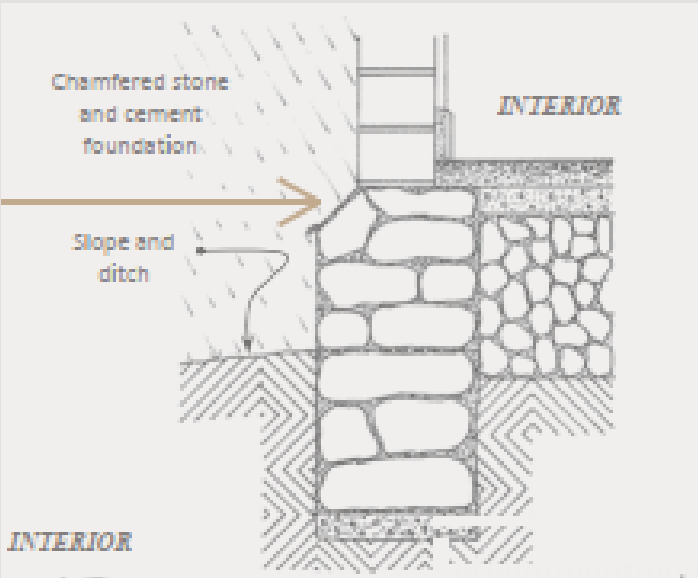
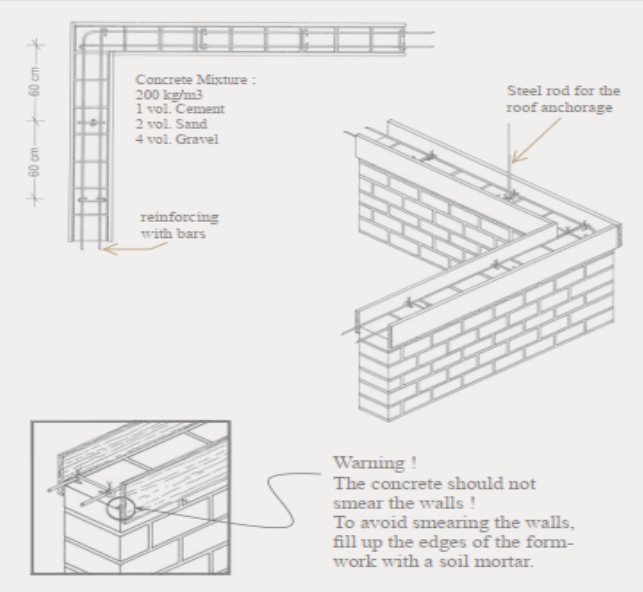
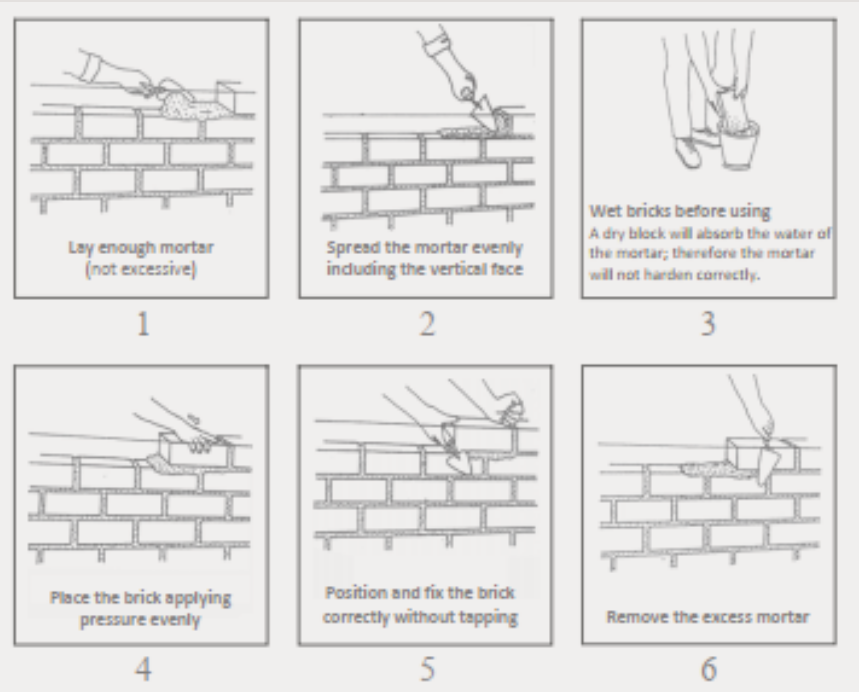
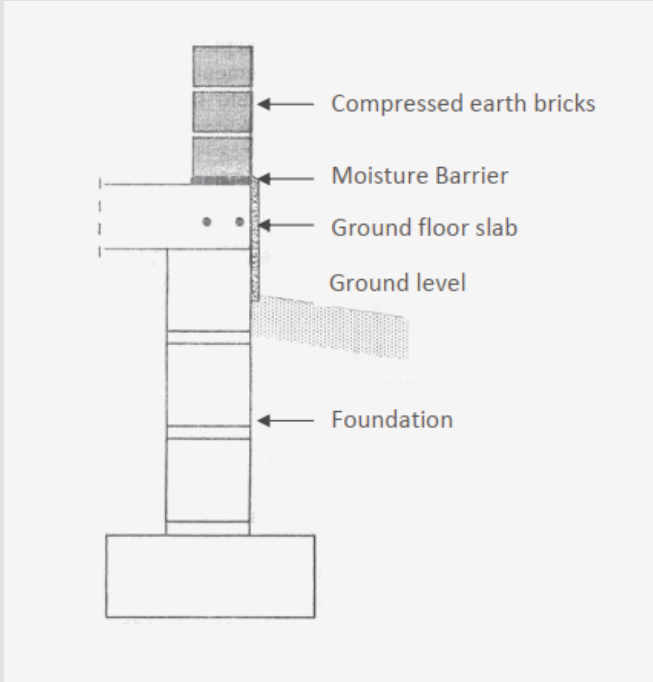


Each housing unit has the space for incremental expansion and can be used as garden as well.



The same process is going to be applied at the large scale

MATERIALS AND BUILDING TECHNIQUES



REFERENCES

Butaro Hospital:
Location: Rwanda
Designed by MASS Design Group
Designed for Doctor's accomodation



- NEUFERT
- National-Housing-Policy-Lesotho-2018
- Designed for Doctor's accomodation
- Building-Control-Act-1995

SHORT DESCRIPTION OF A PROJECT CAN BE RELEASED IN MEDIA:

Densification is still a controversial subject as many people are afraid of the implications it would have on their privacy and lifestyle. A community is however, a very effective way of addressing issues like access to clean water, electricity, or social sustainability. In this regard, I designed brick semi-detached units because they are economically, socially, and ecologically sustainable. A single unit occupies 41m2; the remaining land would be for incremental improvements. I designed a block of housing units then a block of mixed-use buildings and public spaces to strengthen the sense of a community.