

REQUALIFICATION OF THE VICENTINO QUARTER

2018-2019

Location

Cantanhede, Portugal

Client

Municipality of Cantanhede

Construction cost

EUR 1 635 416

Stages

Concept Design

Developed Design

Detail Design

Technical Assistance

Area

2100 m²

The requalification project of the Vicentino Quarter in Cantanhede included the restoration of the quarter dwellings and the improvement of the surrounding public space, covering a total area of 6800 m². The intervention on the edified focused on the rehabilitation of 20 dwellings, which together total a construction area of 2100 m². These dwellings, all single storey, vary between 2, 3 and 4 bedrooms, forming a homogeneous block, all very degraded and with severe pathologies.

In order to maintain the exterior image of the edified and the distinctive features of the quarter, the outer quarter boundaries facing the surrounding streets were maintained, thus promoting the restoration and preservation

of the existing exterior walls. In the interior of the quarter, the limits of the dwellings and their patios were adjusted, which meant the implementation of new exterior walls. This redefinition of the dwellings boundaries, in addition to the reorganization and optimization of the interior spaces of each unit, aimed at a more equitable distribution of areas to all inhabitants and the definition of direct accesses to the rear patios in the vast majority of lots. The requalification also implied the expansion of each of the dwellings. For this purpose, a highly pragmatic approach to resource optimization was favoured, which resulted in the adoption of a standard module to be added to existing volumes.

VIEW FROM THE MAIN DWELLING





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AERIAL VIEW

EXTERIOR VIEW OF THE DWELLING |||

This module added the new toilets and kitchen facilities of the various dwellings, which being the most infrastructure spaces, could thus be properly implemented without significant impact with pre-existing elements. The other spaces, namely the bedrooms and living rooms, spaces with less need for wiring systems, were more easily implemented on the existing built volume. The intervention also covered the replacement of existing sloping roofs (including its coating and all supporting structure), as well as its extension in the extended areas, keeping geometry and shape of the roofs of the original spaces (hip roofs). In this context, the implementation of new exterior and / or interior walls, in addition to the functional aspects mentioned above, has ensured an increase in the structural strength of buildings. The proposed solution shows a balanced and careful intervention, reconciling the respect and preservation of the characteristic image of the quarter with a deep requalification of the units and their respective patios, greatly improving the living conditions of this population.



REHABILITATION PROJECT OF THE VICENTINO NEIGHBOURHOOD

2018 (ongoing)

Location

Cantanhede, Portugal

Client

City Council of Cantanhede

Service Type

Urban Rehabilitation

Stages

Design Concept

Design Development

Detail Design

Technical Assistance

Areas

Project area: 6800 m²

Public space intervention area: 4705 m²

The regeneration project of Bairro Vicentino in Cantanhede comprises the improvement, rearrangement and renewal of social housing and surrounding public space. The goal of the intervention is to reinforce the insertion of the housing district in order to improve the quality of life of the inhabitants, foster their social integration and promote social cohesion.

Public space renewal includes street works on and under the roads, and remodeling the utilities networks, to be installed underground.

Public Space renewal covers about 4 705 m², including the streets surrounding the housing

district, the Square located in the center, and the street segments surrounding the west block of the district.

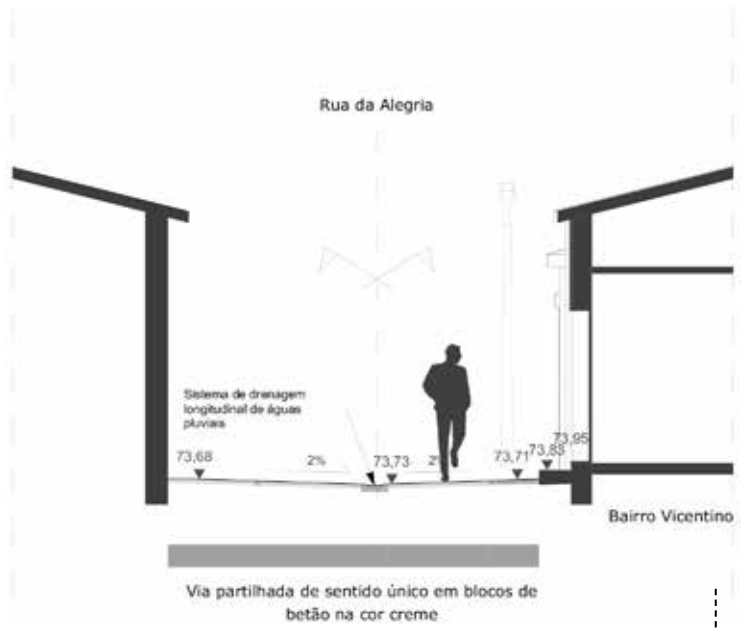
Located in the southern area of Cantanhede city, Bairro Vicentino, although segregated from the historic center, is by itself a small historical record. It originated from the charitable work of the Legacy of the Poor of Cantanhede Parish, initially managed by the St. Vincent de Paul Society of Cantanhede, and recently passed on to the municipality. It has provided housing to people and families in need.

GENERAL PLAN OF INTERVENTION



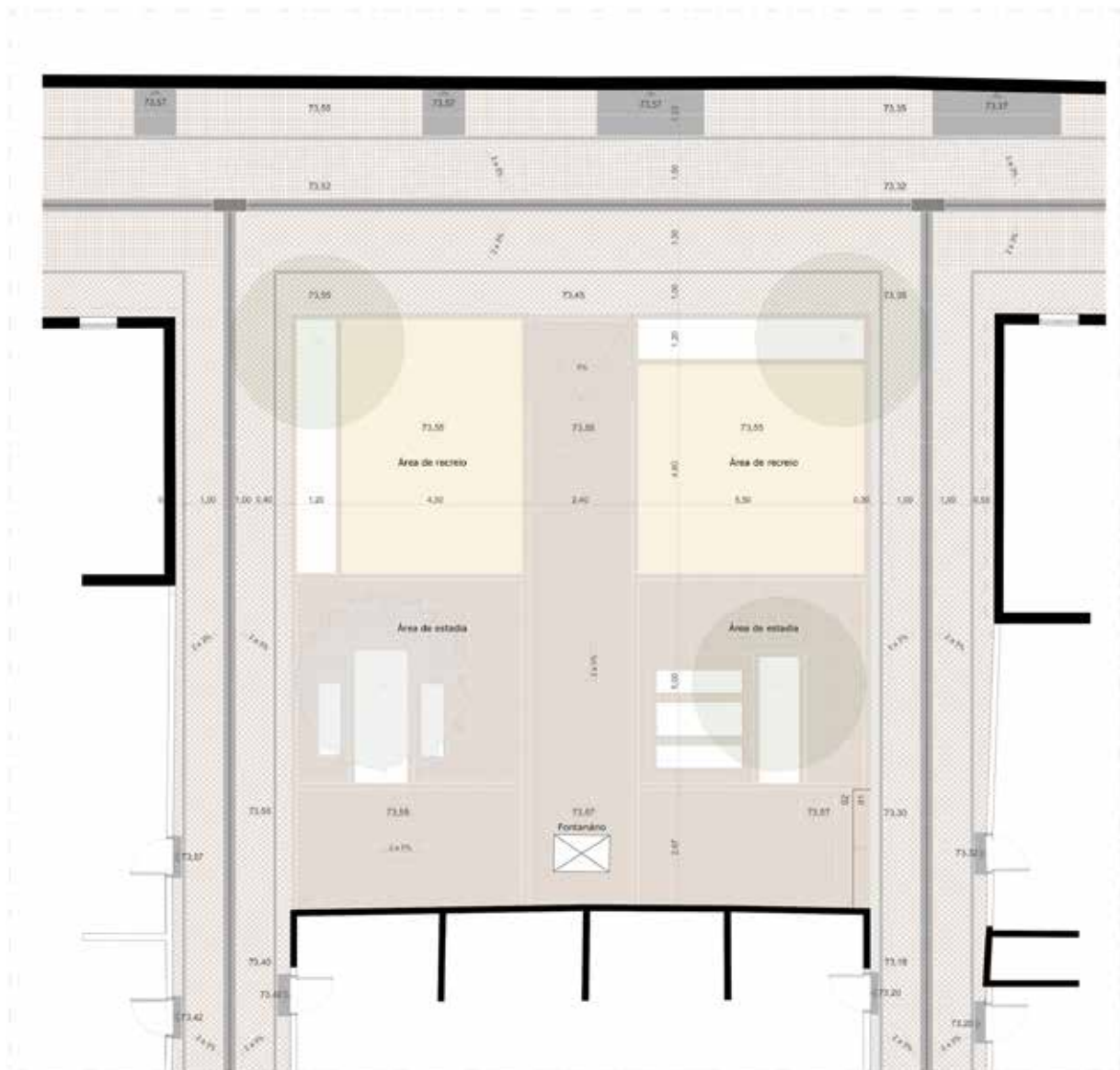
The Public Space renewal proposal is follows the principles below:

- Public Space adaptation to healthy living in the housing district;
- Emphasis to the importance of the Moment and historical Action;
- Public Space valorization, by creating an ordered space with its own identity, easily appropriated;
- Redefinition of road access, prioritizing walking and universal accessibility standards;
- Public Space regeneration capacitating the integration of different occupations;
- Recreating a dignified Fountain Square;
- Improving general safety, usage and access of Public Space;
- Minimizing maintenance needs through design options and building solutions.



RUA DA ALEGRIA PROFILE

DETAIL PLANT OF THE LARGO DO FONTANÁRIO

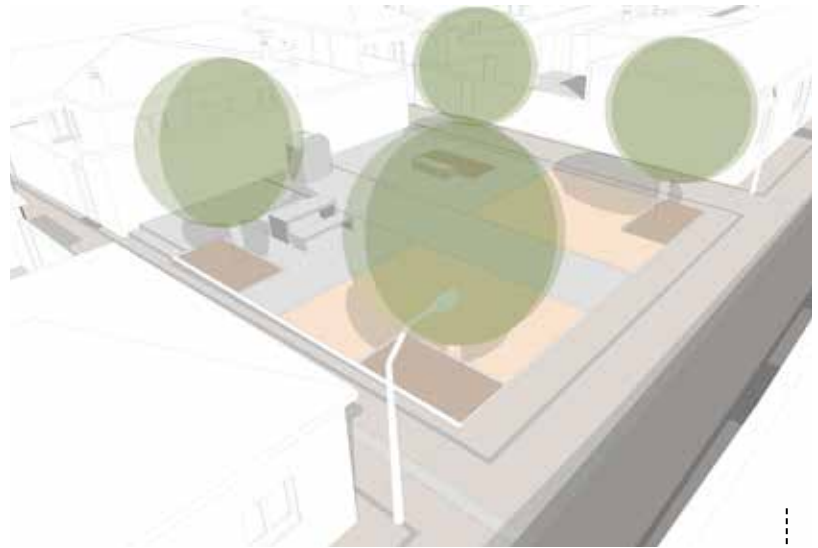


To accomplish these goals and substantiate these principles, as a work-structuring starting point, the circulation scheme was redefined and Public Space was rearranged through the following interventions:

- Rectifying street paving and introducing the shared streets system;
- Leveling street pavements in order to minimize higher door sills;
- Transforming pedestrian streets that were illegally occupied by car traffic into shared streets, creating safer urban circulation, and improving salubrity issues caused by trees growing too close to buildings leading to leaf buildup on roofs;
- Pavement stereotomy was introduced, albeit at a low cost, with the integration of a border/frame typical of Cantanhede streets in the city center (in the shared streets around the district, the border marks a preferred area for pedestrian circulation);
- Streets were aligned with adjoining street segments outside the district;
- Tree pits were standardized bearing in mind the needs of pre-existing trees.

The Fountain Square design followed the principles of dignified Public Space for comfort and leisure, and fountain. Beyond its function of Public Square, this area serves the patios of the surrounding houses, and integrates the pedestrian transition paths between Rua da Alegria and Rua Dr. Silva Pereira.

Thus, the design attempts to substantiate the creation of a strong alignment up to the fountain, marking the different circulation, sitting and other functions in the pavement. Two additional spaces were created with urban furniture elements, namely benches and tables, plus two free leisure areas allowing the installation of a geriatric outdoor gym.



SCHEMATIC VIEW OF THE LARGO DO FONTANÁRIO

LARGO DO FONTANÁRIO SECTION

