

EL OUED SITE PLAN

2013

Location

El Oued, Algeria

Client

Private

Estimated Cost

28 500 000 EUR

Stage

Scheme design

Areas

25 000 m² (lot)

61 900 m² (Gross Building Area)

Located in El Oued, capital of the Algerian province of the same name, this multifunctional enterprise is inserted in a 25 000 m² land lot, and includes residential, commercial, services/office and car parking spaces.

One of the main challenges of the project was the implementation of an ambitious and dense program that simultaneously ensured the quality, attractiveness, harmony and diversity of the buildings and outdoor spaces.

Despite its multifunctionality, the primary use of land in the enterprise is residential, which justifies the implementation of the remaining functions and services.

Residential units are organised in nine independent cores, with three and four floors, encompassing a total of 180 three- and four-bedroom apartments.

OVERVIEW OF THE PLAN



AERIAL VIEW



STREET VIEW





COMMERCIAL AREA

The apartments are organised in hubs of autonomous buildings to make their implantation and the spatial management of the land more flexible. They have as common reference an exterior patio, a distribution centre around which the buildings are organised. This solution privileges the diversity of spaces and an adequate hierarchy of functions, while promoting the plastic potential of the proposal.

In addition to the residential function, the plan integrates several commercial and service spaces, mainly located on the ground level, occupying a considerable amount of this level around the central distribution area and thus benefiting from easy access to and from the surrounding public spaces and streets.

It is also worth mentioning the integration of car parking for residents and commercial spaces, occupying almost all of the basement floor, which extends to the entirety of the land lot.

The plan was developed associating a contemporary approach – clear in terms of spatial organisation and of building types – with the integration of traditional and characteristic local elements, especially in regards to sunshine control techniques and architectural domes. This fusion resulted in an enterprise that identifies itself with the region, harmoniously integrated into the surrounding urban context, while at the same time affirming itself for its own distinctive image.

STREET SHOPS



NIGHT VIEW OF THE STREET SHOPS

