Habitação Social
Projeto de Habitação de Interesse Social no Rio de Janeiro

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Extended Abstract
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**01 INTRODUCTION**

In the following report it is presented and justified the project of social interest housing, developed within the course of Projeto de Habitação de Interesse Social, attended in the last year of the Architecture Master on the exchange program Brasil, in Rio de Janeiro.

The goal was to elaborate a housing project aimed at the social matter, located on the port area of Rio de Janeiro, and with its lot integrated on the Santo Cristo neighborhood. This city area is being a target of several revitalization and improvement projects regarding road matters and its own living experience. It is a consolidated area of the city, but with several problems regarding the urban quality of inhabitation and, mostly, of connection with the rest of city center urban tissue. This last problem, referring the connection with the city, is aggravated by several physical barriers, as the railway line and the Perimetral’ viaduct, which cause the isolation of this urban area’s neighborhoods.

**Analysis Goals:**

In this phase, a reflection upon the theoretical content regarding social housing in Brazil and in Rio de Janeiro is pretended. To substantiate the work, there will be studied some interventions of the same character, aiming to understand how they are organized and developed in other places, with the goal of comparing other ways of projecting houses with the same purpose. These interventions are presented as case studies, which will assume a whole chapter in this report. The acknowledgement and diagnosis of problems and necessities of the area will also be analyzed.

**Project Goals:**

To reflect upon the practice of projecting social housing in Rio de Janeiro, by analyzing different intervention methods. Managing to find responses to the population needs, which, in the future, will inhabit the place and its public space, will be important. To find a project solution with a proper urban design and that can correctly articulate with the urban surrounding.

**01.1 Work Methodology and Organization**

In order to achieve the proposed goals, was necessary, in a first approach, to study, theoretically, the social housing theme, investigating the historical happenings in Brazil and Rio de Janeiro.

So, the work was divided in four main chapters, which present distinct contents according to their nature.

The first two chapters, 01 and 02, contain the theoretical reflection upon the theme. In the chapter 01, *Habitação Social- Reflexão teórica*, there is a more embracing perspective of the theme in the Brazilian context. In the chapter 02 will be analyzed three case studies located in Rio de Janeiro. The first one is Conjunto Habitacional do Pedregulho, the second is Núcleo Habitacional do Cafundá and the last one is the urbanization project of the Babilônia slum, located in the city south, focusing on its social housing matter.
Is from the third chapter that the analysis of the project area where the lot takes place, begins. It starts with naming the different work scales and describing the project location. Next to it, a detailed analysis on the territory characteristics is made, by approaching historical, social-demographic and mobility features, as well as its physical and built structures.

At last, in the chapter 04, the practical component development is presented, this is, the proposal for the Santo Cristo neighborhood. This chapter is divided on three parts. The first one contains the thoughts on the program and the course method. The second one contains the intervention context and the third one presents the definition of the concept and its guidelines, as well as the content regarding the practice of projecting throughout the 2nd semester of 2012/2013.

02 Case Studies

There were selected three cases located in Rio de Janeiro, which illustrate different project solutions, among the same theme, with the same goal of the project that this report refers to. These projects were analyzed through study visits that happened at the beginning of the course classes, in Brazil.

So much as the Pedregulho, the Núcleo Habitacional do Cadundá is an example of housing sets that present, beyond habitation, other functionalities. They are buildings that lodge a lot of people (with more than four floors) and with special attention on the way they fit in the terrain, taking the most advantage of it.

The selection of the two first cases was done, mostly, because of their qualities regarding social housing. So much as the first one, the second one gather typological solution that most suit the theme specificities, and therefore, they are solutions that were taken as an example to this project development.

The other case approaches other matter as interesting as the last ones, given that it is inserted on a context of illegal occupation of a terrain located in Rio de Janeiro itself. This case was chosen mainly because it is a social housing building located on the Babilônia slum, which gathers several interesting features regarding social housing analysis.

03 Project | Analysis

According with the several parameters chosen for the analysis, the studied territory will have different approaches regarding its boundaries. So, two areas will be defined – Study Area and Project Area – which approach different work scales.

03.1 Location

The study area is located in the center of Rio de Janeiro, as it was already said. This neighborhood occupies a 168,47ha area and has about twelve thousand inhabitants. This area is bordered by other neighborhood such as São Cristóvão, Cafu, Praça da Banheira, Cidade Nova e Centro.
The project lot is placed in a regular mesh zone of the neighborhood, near Baía de Guanabara and its road boundaries are: Professor Pereira Reis Avenue (southwest), Cidade de Lima Avenue (southeast), Santo Cristo Street (northeast) and Equador street (northwest).

03.2 Historical context

Regarding the fact that the area where the project is located develops in a territorial advance context, taken from the sea, that is, an embankment area, it is important to understand its historical and urban evolution, which relates to the changings on Rio de Janeiro’s coast.

Santo Cristo Neighborhood

It is a port neighborhood, for the reasons already mentioned, and named after a church. The Portuguese influence is evident in this zone of the city, in a commercial and residential level. The two floor buildings are original from this season, where the first floor is mostly commercial and the upper floor is residential.

This neighborhood had a big influence on the urban structure, the cultural identity and city history, because it is a place where, even nowadays, the original urban design can be seen, as well as some trace on its previous experience.

03.3 Physical Features

Perceiving the physical characteristics of the territory and intervention area is the first step to recognize its problems. In this chapter it is presented an analysis and some elements that constitute this place’s urban form, aiming to the best acknowledge the territory and produce a better project solution. Therefore, the following features were analyzed:

Road and public transportation system, studying their impact and failures; urban and built structure; and biophysical and morphological conditions.

04 Project | Proposal

In this chapter it will be presented the project exercise developed within the course Projeto de Habitação de Interesse Social attended through Brasil exchanging program, at Rio de Janeiro. The course gathered three phases, aiming to materialize a project on a lot located on the Port Zone of Rio de Janeiro.

The first phase was, basically, some lectures upon the Social Housing history in Brazil and around the world. It only lasted a week.

The second phase was study visits to Social Housing Projects in Rio de Janeiro. There were visited:

- Cortiço na Rua Senador Pompeu, Rio de Janeiro Center
- IAPI Realengo
- Conjunto Residencial Prefeito Mendes Moraes- Pedregulho
- Conjunto Habitacional Cafundá
It was on the third and last phase that the exercise of projecting began. It was elaborated a territory analysis and then a strategy was defined. This phase gathered groups of two people.

04.1 Proposal

The study area analysis and mostly the lot surroundings analysis lead to several urban design and typological concept options. Among the various options, the choice relapsed on a dual band building with a middle empty space. This choice has taken into account the ease on housing a high number of people, 850, without having the need to occupy most of the lot area, liberating a bigger area for public space.

The implantation strategy is focused on principles related to road structure, connection with the existent urban tissue and indispensably, with the solar orientation. This last one had a huge importance on the proposal design since the city registers high temperatures, located in the south hemisphere, and therefore, it required a special attention regarding this fact.

Interior Organization

The choice of the typology and circulation areas has taken into account the analysis and studies already made. The organization is based on a Module that, once multiplied, forms different habitation units that may go up to three bedrooms. This choice reflects on an easy and simple perception of the façade, defined by a clear repletion of modules that enables a rhythm to it.

Public Space

A special attention was taken through the designing of this matter. Although the main goal of the program was to develop a housing project, it was impossible not to connect it to its surrounding, meaning, the public space.

Nevertheless, the public space is summarized into two squares, oriented through opposite axis, and also into the space between buildings. These last ones are meant to be parking lots.

05 Final Thoughts

Writing this report was an opportunity to reflect upon the choices made as well as the theme itself. Studying Social Housing in the Brazilian context enabled an acquirement of knowledge regarding this particular theme and the country itself, which at first were inexistent but helped by the stay.

The principle of the proposal focused on the creation of a qualified residential building that took into account the theme demanding. The strategy taken was based on the intention of creating qualified housing to low income population, as well as on the public space treatment, regarding an articulation with the existent urban tissue.

It is believed that extending the time period enabled the opportunity of making a better detailing of the project and, possibly, the correction of other issues.