

**THE COURTYARD  
AND THE TOWER**



**ALISON BROOKS  
WORKSHOP 09.21**



## MASTER IN COLLECTIVE HOUSING

### Alison Brooks Workshop

**Director: Jose María de Lapuerta Montoya**

**Workshop Leader: Alison Brooks**

**Assistant teacher: Alejandro de Miguel Solano**

The Master of Architecture in Collective Housing, MCH, is a postgraduate full-time international professional program of advanced architecture design in cities and housing presented by Universidad Politécnica of Madrid (UPM) and Swiss Federal Institute of Technology (ETH). After ten editions, it is rated as one of the best architecture master's programs by architects and experts.

The program consists of 600 hours ( 60 ETCS). Each credit is associated to 25 personal studying - working hours. Participants will develop their design skills through an intensive series of one week workshops and complete their theoretical knowledge in specialty seminars.

Alison Brooks workshop, summarized in this document, was held in Madrid, from Monday 6th of September to Friday 10th of September, 2021.

### Alison Brooks B.E.S. B.Arch RIBA FRSA RDI

Alison Brooks is one of the UK's most highly awarded and internationally acclaimed architects. A native of Guelph, Ontario, she studied architecture at the University of Waterloo before moving to the UK in 1988. Since founding her practice in 1996 she has emerged as one of the UK's most inventive architects with works encompassing urban design and housing, higher education buildings, private houses and public buildings for the arts. In addition to receiving over 70 awards for design achievement she is the only UK architect to have received all three of the profession's three most prestigious architectural awards: the RIBA Stirling Prize, the Manser Medal and the Stephen Lawrence Prize.

Alison Brooks' architectural approach springs from invested research into specific geographies, climate and cultures of each project so that her design solutions to emerge as both unique and relevant to the constituencies they serve. This is beautifully exemplified by her recently completed Cohen Quadrangle at Exeter College, Oxford. The first Oxford College to be designed by a female architect, this building demonstrates the conceptual rigour, sculptural qualities and ingenious detailing that is her practice trademark.

Alison has dedicated much of her professional career to housing design that she considers the social project of architecture and its most important form of civic building. She has completed over 1000 dwellings across the UK, including the Stirling Prize-winning Accordia, Cambridge; Stirling Prize-shortlisted Newhall Be; and multi-award winning Ely Court. Recent high-profile commissions include mixed-use, high density urban developments in London, Vancouver and Moscow.

In the arts and education sector she is currently designing an Entrance Building and Literature Centre for Homerton College Cambridge and an art museum and study centre for one Cambridge's oldest Colleges. Her cultural projects include the Folkestone Performing Arts Centre, a memorable beacon for Folkestone's arts communities, and the Smile, her world famous timber pavilion for the 2016 London Design Festival. In 2020 Alison Brooks Architects was one of eight international practices longlisted for the new Art Gallery of Nova Scotia.

Alison has become a public voice for the profession advocating the role of women in architecture, the resurgence of building craft and the value of timber as an expressive, low carbon building technology. In 2012 she was awarded BD Housing Architect of the Year and Architect of the Year. She was subsequently awarded 2013 AJ Woman Architect of the Year in recognition of her work in housing, regeneration and education. In 2017 Alison was appointed Royal Designer for Industry by the Royal Society of Arts and selected as London Mayor's Design Advocate. She was also honoured with the 2017 AJ 100 Contribution to the Profession Award. In 2020 her practice was awarded Dezeen Architect of the Year and Housing Architect of the Year.

Alison Brooks has contributed to architectural education for over fifteen years as External Examiner for University of Central London, University of Bath, University of Lincoln and the Architectural Association. She taught a Diploma School Unit at the Architectural Association Diploma School from 2008-2010 and served as External Examiner from 2016-2019. In 2018 Alison was appointed as the John T. Dunlop Design Critic in Architecture at Harvard GSD. Since 2018 she has been Visiting Professor for the Masters in Collective Housing at ETSAM, Universidad Politécnica of Madrid. Alison lectures internationally on architecture and urban design and serves on numerous international design competition juries, most recently for the Camden Highline Competition.

In 2014 Alison was awarded an Alumni Achievement Award by the University of Waterloo, followed by a 2016 Doctorate of Engineering (Hon Causa).

### Alejandro de Miguel Solano M.Arch M.Sc RIBA

Alejandro studied architecture at the Escuela Técnica Superior de Arquitectura de Madrid (UPM), where he graduated with honors. He holds a Master in City Sciences by the same university. He has been a visiting teacher and lecturer at several universities internationally.

His current professional activity is based in London, where his activity ranges from both on UK and international masterplanning and urban strategy as well as architecture and research. He is the coordinator of the City Sciences module in this postgraduate program for his fifth year.

## Common Cause

*'Times of crisis can bring out the best in people. Inevitably, they make us see the world through a new lens. This coronavirus pandemic is perhaps the first time all of humanity has seen the world through a common lens. Suddenly we're all on the same side, acutely conscious of our interdependence. We're paying much closer attention to values of open-ness and transparency. Nature itself is coming into better focus.'*

*We're realizing what aspects of our daily lives are essential, or superfluous. We're more aware of the value of our public institutions like the civil service, the NHS, schools, universities, museums and arts organizations, social care charities, our public gathering spaces and transport systems. We're also more conscious of the commercial enterprises critical to a functioning civil society: food supply and distribution networks, pharmacies, utilities providers, financial and communication services, to name a few. Together these institutions form an inter-connected support system for our collective well-being.*

*Our current crisis is a test of these institutions' resilience: their ability to simultaneously respond to both the macro-context of international political relations and the micro-context of local, specific, individual needs. You might say this has been a test of civilization as we know it.*

*During the past 18 months, we have also become more aware of the spaces of our homes, of our neighbourhoods and of the city as an ecosystem. People have started to notice their direct physical responses to buildings and landscapes. Humans sense space, volume, qualities of light, sound, texture and colour. We feel beauty. We also respond intellectually to the stories behind the places we encounter: who, how and why? The city around us offers a never-ending source of this story-telling. It represents an extraordinary layering of cultural history, technological advancement and social change in which we all have a role.*

*So experiencing great architecture and beautiful places in our cities can make us feel better, as individuals and as a society. These moments can stimulate feelings of wonder, belonging, and even joy. Great housing has this capacity: to be more than housing, to be the source of our well-being. It can be civic building in its widest sense: an investment in our future, collective good.*

*I, like many, believe the 're-set' button that's been pushed by the pandemic (along with the ongoing climate crisis and race/equity crisis) is a chance for human culture to change for the better, with a deeper appreciation for our social freedoms; a deeper awareness of our need to gather and dwell in places we love, and with a stronger commitment to ecological renewal. As architects, we are responsible for making contexts that nurture these qualities of life for all. This is how architecture can contribute to our new, common cause.'*

Alison Brooks  
2021

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**THE COURTYARD  
AND THE TOWER**

Located in the district of Tetuán, El Paseo de la Dirección has changed quite a bit from 1929, when the urban plan proposed a grand avenue in the otherwise semi-rural and substandard settlement connecting the east and the west of the city, just as the Paseo de la Castellana does with the north and south of Madrid. This is the origin of the Paseo de la Dirección project.

The Civil War and the post-war postponed this project indefinitely. Despite this abandonment, the area is not without interest, since key water infrastructure pieces of the Canal de Isabel II, inaugurated in 1858, pass through the area and rises above ground. In fact, four aqueducts have been witnesses to the works on the Paseo de la Dirección for years. Some have been disfigured, and others buried, despite their historical importance for bringing water from the Lozoya River to the capital. These are the aqueducts of Los Pinos, La Traviesa, Valdeacederas and Los Barrancos.

In 1977, the then mayor of the city visited the Paseo de la Dirección area, and opted for the provision of basic services to the deprived neighborhood, instead of the construction of the originally planned majestic avenue.

After several changes in leadership, amongst the City Council and the

Municipal Housing Company (IVIMA), the City Council announced in 2003 a tender for the construction of the new Paseo de la Dirección. Dragados was the chosen developing company to carry the works in a maximum period of 6 years.

The residents were informed that their homes were going to be compulsory purchased to continue with the project. Dragados was forced to pay a total of 88 million euros in compensation to all residents, but in 2009 the City Council confirmed the expropriation and lowered the amount to 56 million.

By 2016, Dragados had partially completed the contract to expropriate the existing substandard housing and construct buildings to relocate the owners. The developer did not complete the task and agreed with the City Council to resolve the contract by mutual agreement.

The last plan for the area dates from 2014, when it was modified, including a consolidated edge around the west of El Paseo de la Dirección cornice, improving the green provision.

As of today, two sites have been put forward for construction. The current developers are already undertaking the works to deliver 600 one, two and three-bedroom homes, spread across two towers with a height of approximately 100m each

and 25 floors.

The difference between the 860 euros per square meter that each owner received on average when their substandard homes were purchased in 2010, compared to the selling price of 4,700 euros per square meter for the new luxury homes, has been raised by the neighbours as inherently unjust. Particularly, after having changed the original planned use of the sites from office to protected residential, making the land cheaper for the developers.

Aware of the disputes, but with an independent mindset to provide the best environment for end users, neighbours and visitors, this workshop will assume the present empty plots, unbuilt remains of the original purchase and demolition of homes, as the starting point for the brief.

Students will be divided into teams, each of them will develop one of the proposed plots within the development, with the challenge of designing exemplar dwellings, that don't drag the inertia and inadequacies of the past.

The students will need to follow a building typology that responds to the dense nature of Madrid in general, and Tetuán in particular, but that can make the most of the distant views. This typology is the combination of a courtyard block and a tower.

The new proposed models, must, at the very least, strive for:

-Housing that is contextual, able to respond to the specifics of place and culture, that express a differentiated urban landscape, a resistance to homogeneity, and the welcoming of diversity.

-Housing that is generous. Designing in generosity means making the most of every spatial, material and environmental opportunity and offering it to everyone, in the long run.

-Housing that is civic, in an attempt to remove the disparity between the private and the public realm. Civic homes embody the qualities of an institution, communicating that all its users are equal citizens and participants of collective life.

-Housing that is beautiful. Overcoming the authoritarian rationalism of Modernism. The students must reclaim the role of producers of beauty.

Furthermore, students must dig into the social and cultural drivers that inform a new housing architecture and support their proposals in the memory and particular conditions of each site, to avoid the overused typologies of the building boom era, inadequate for the specificities of modern reality.

Today more than ever a house is as much a place for working, co-working, making, meeting and sharing as a place for dwelling.

Students must decisively strive for the development of new collective housing formats that foster a new urban culture of living, working and creating.



# BACKGROUND



# LOCATION

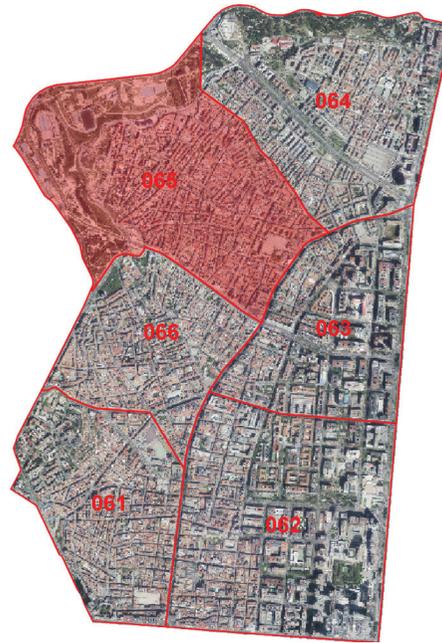
Tetuan district



The district of Tetuán is very heterogeneous, both from a built perspective and also from a social lens. In it we can find from modern skyscrapers, in the AZCA complex, Madrid's financial center, to small houses of rural or semi-rural typology, remains of the origins of the neighbourhood.

Bravo Murillo street constitutes the backbone of the district and separates the richer financial and upper neighbourhoods to the east from those poorer to the west.

Valdeacederas neighbourhood



Bellas Vistas, Cuatro Caminos, Castillejos, Almenara, Valdeacederas y Berruguete are the administrative neighbourhoods in the district of Tetuán

The nature of the richest neighbourhoods, Cuatro Caminos and Castillejos, is completely different from that of the western ones.

The limits of Valdeacederas are the Marqués de Viana street to the south to Sinesio Delgado street to the north, Bravo Murillo street to the east and the Paseo de la Dirección to the west. The topography of the area drops significantly to the west.

Paseo de la Dirección



This western cornice at the edge of the neighbourhood is unrecognizable if you look back a mere ten years. Neither do most of the slums on the Paseo de la Dirección exist today, except for some, which survive due to the refusal of their owners to the offers of the Council.

On the horizon, new views.

The two housing skyscrapers, the first of a total residential makeover of the area already are about to be completed. Two more are to come, together with the promise of new sport and services for the citizens.

**Current plan**



The second modification of the Partial Plan APR.06.09 was approved in February 2015.

This latest modification of the Partial Plan proposes four towers, while enables the construction of blocks in the park and on the sports fields.

The management and urbanization of the area is public, but is indirectly executed by the Dragados, through an agreement of concession that is paid with the delivery of all residential parcels except those destined to the rehousing of the affected neighbors.

**Approved plan**



In September 2016, an agreement is reached with Dragados for the resolution of the execution. As a result, a partially executed plan is inherited with approximately half of the residential plots and all public facilities plots still to be completed. Road construction and a relocation block are finished. Some communities of neighbors have requested to be excluded from the expropriation.

The agreed objectives of the approved plan are:

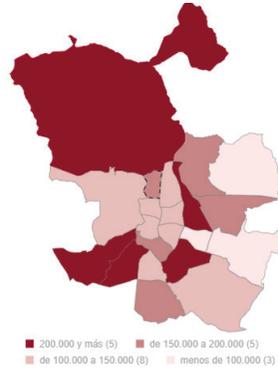
- Enhance the LOW CANAL of Isabel II, as an element of the neighborhood’s memory and as historical heritage of the city.
- Materialize opportunities for PERMEABILITY between neighborhood and park.
- Maintain the functionality of the Paseo de la Direction, and redefine the EDGE with the park.
- Increase the municipal patrimony of land, as HOUSING policy.
- Do not reduce the area of the plots.

# TETUAN DISTRICT DEMOGRAPHY

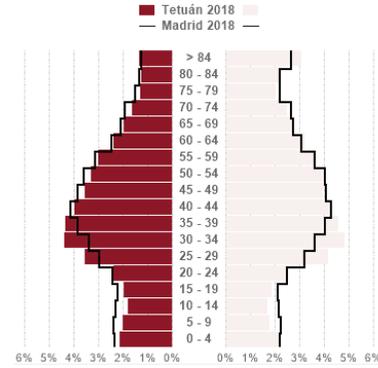
## Tetuan district evolution



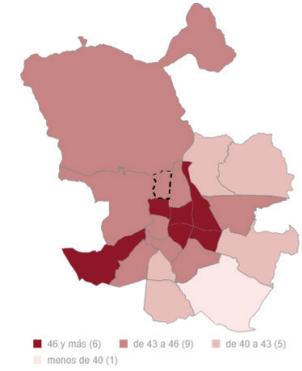
## Population



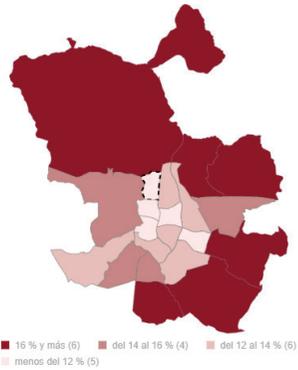
## Population pyramid



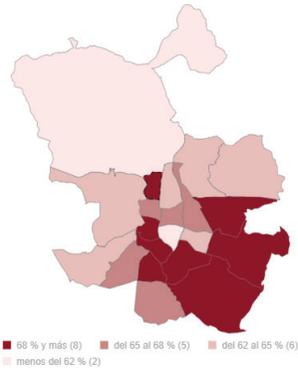
## Average age



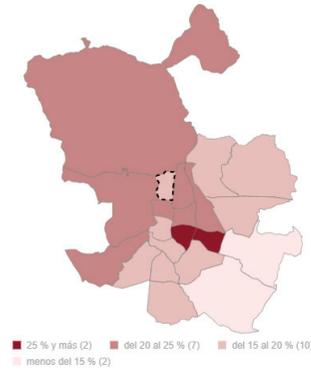
## Population under 16 y.o



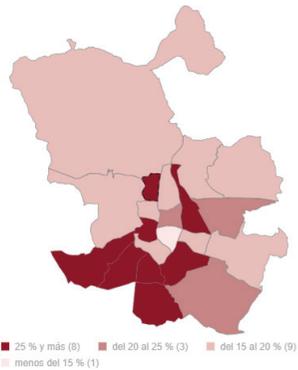
## Population 16 to 64 y.o



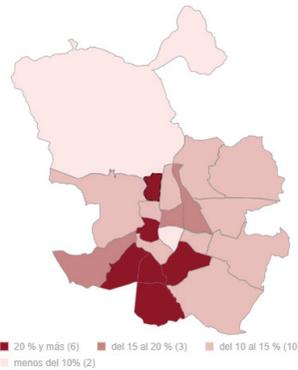
## Population 65+ y.o



## Foreign-born population



## Foreign population



More info at:

<https://www.madrid.es/portales/munimadrid/>

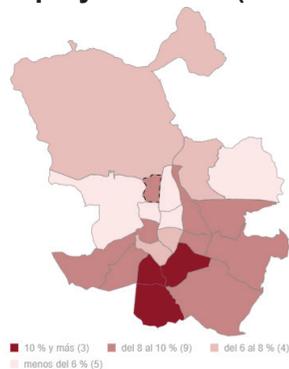
<https://datos.madrid.es/>

<http://portalestadistico.com/municipioencifras/?pn=madrid&pc=ZTV21&idp=34&idpl=1328&idioma=>

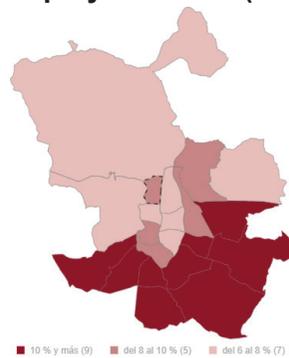
**Unemployment rate**



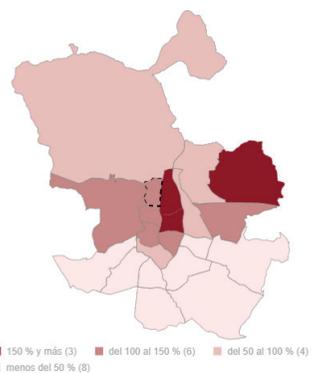
**Unemployment rate (male)**



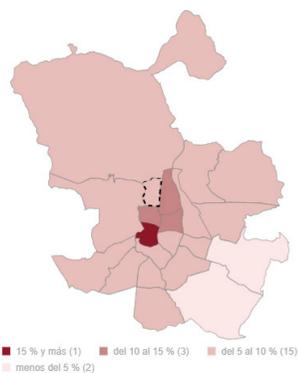
**Unemployment rate (female)**



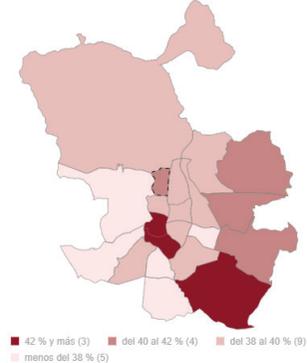
**Social security affiliations  
Workplace**



**Social security affiliations  
Self-employed**



**Social security affiliations  
Residence**

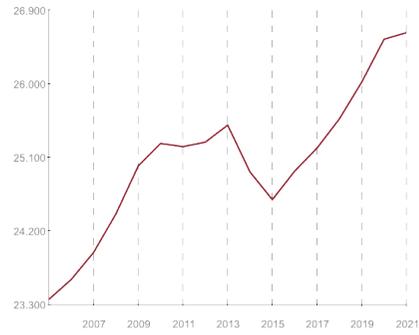


**Household earnings**

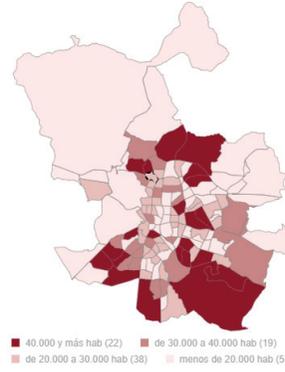


# VALDEACEDERAS NEIGHBOURHOOD DEMOGRAPHY

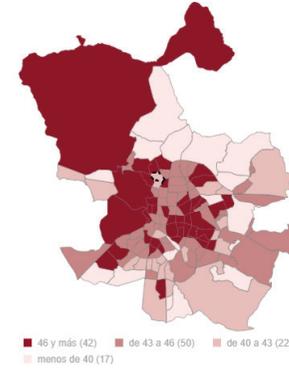
## Valdeacederas evolution



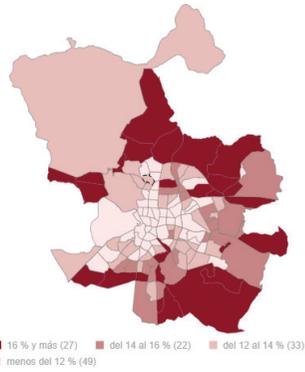
## Population



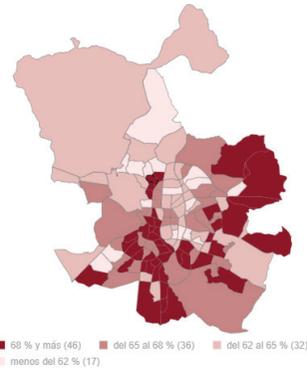
## Average age



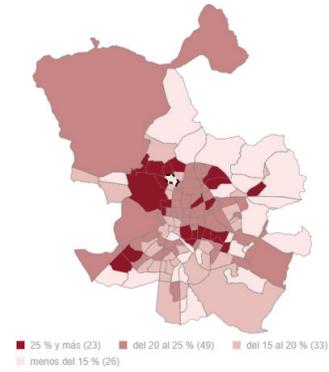
## Population under 16 y.o



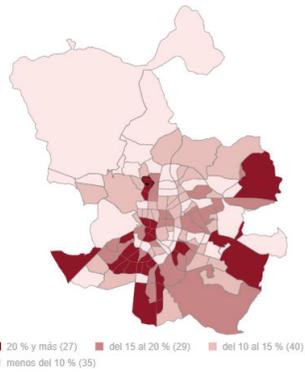
## Population 16 to 64 y.o



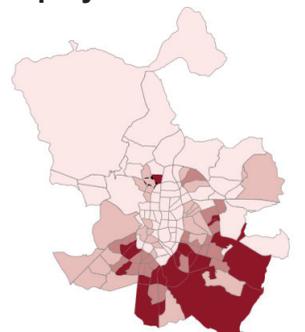
## Population 65+ y.o



## Foreign population



**Unemployment rate**



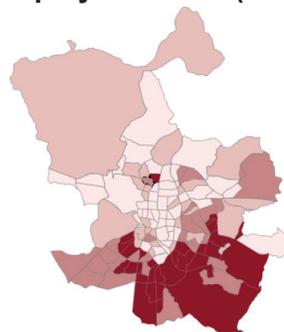
12 % y más (18) del 10 al 12 % (24) del 8 al 10 % (29)  
 menos del 8 % (60)

**Unemployment rate (male)**



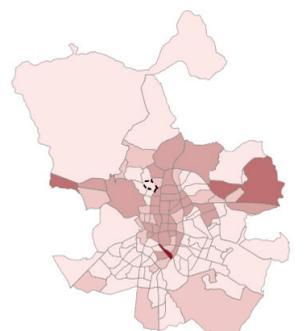
12 % y más (8) del 10 al 12 % (19) del 8 al 10 % (33)  
 menos del 8 % (71)

**Unemployment rate (female)**



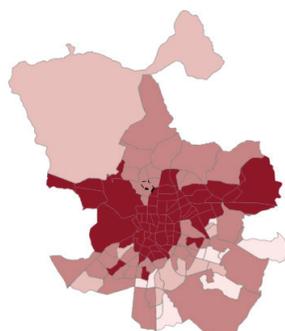
12 % y más (29) del 10 al 12 % (28) del 8 al 10 % (27)  
 menos del 8 % (47)

**Social security affiliations  
Workplace**



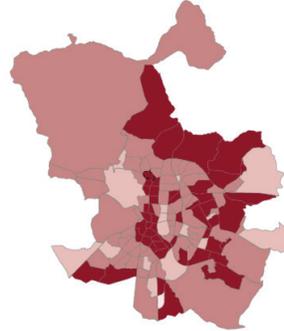
1.000 y más (1) del 500 al 1.000 % (3) del 100 al 500 % (34)  
 del 50 al 100 % (24) menos del 50 % (69)

**Social security affiliations  
Self-employed**



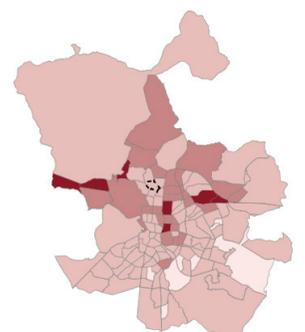
7 % y más (68) del 5 al 7 % (42) del 4 al 5 % (11)  
 menos del 4 % (10)

**Social security affiliations  
Residence**



40 % y más (50) del 36 al 40 % (64) del 32 al 36 % (16)  
 menos del 32 % (1)

**Household earnings**



75.000 y más euros (7) de 50.000 a 75.000 euros (27)  
 de 25.000 a 50.000 euros (89) menos de 25.000 euros (8)

# BRIEF



# BRIEF

## BRIEF

These are the conditions that every group should abide by:

0. Ahead of the workshop

Visit the site, analyse the demography, history and context of the neighbourhood. Complete the physical model. Complete and print a site plan for the site. Agree on a narrative that can drive the exercise forward.

1. Complete the urban structure with an arrangement that responds to the existing topography with plots and buildings that extend the consolidated city and respond to the conditions of the surroundings.

2. The building footprint should never cover more than 50% of the site area.

3. Each group should develop a courtyard block combined with at least one tower.

4. The maximum number of storeys for the courtyard building should be 6, including the ground floor. Unless the surrounding buildings advise to provide less number of storeys.

5. The maximum number of storeys for the tower should be 15, including the ground floor.

6. Groups should agree the position of the tower(s) in each plot amongst them so as to not overwhelm and overshadow the neighbouring plots.

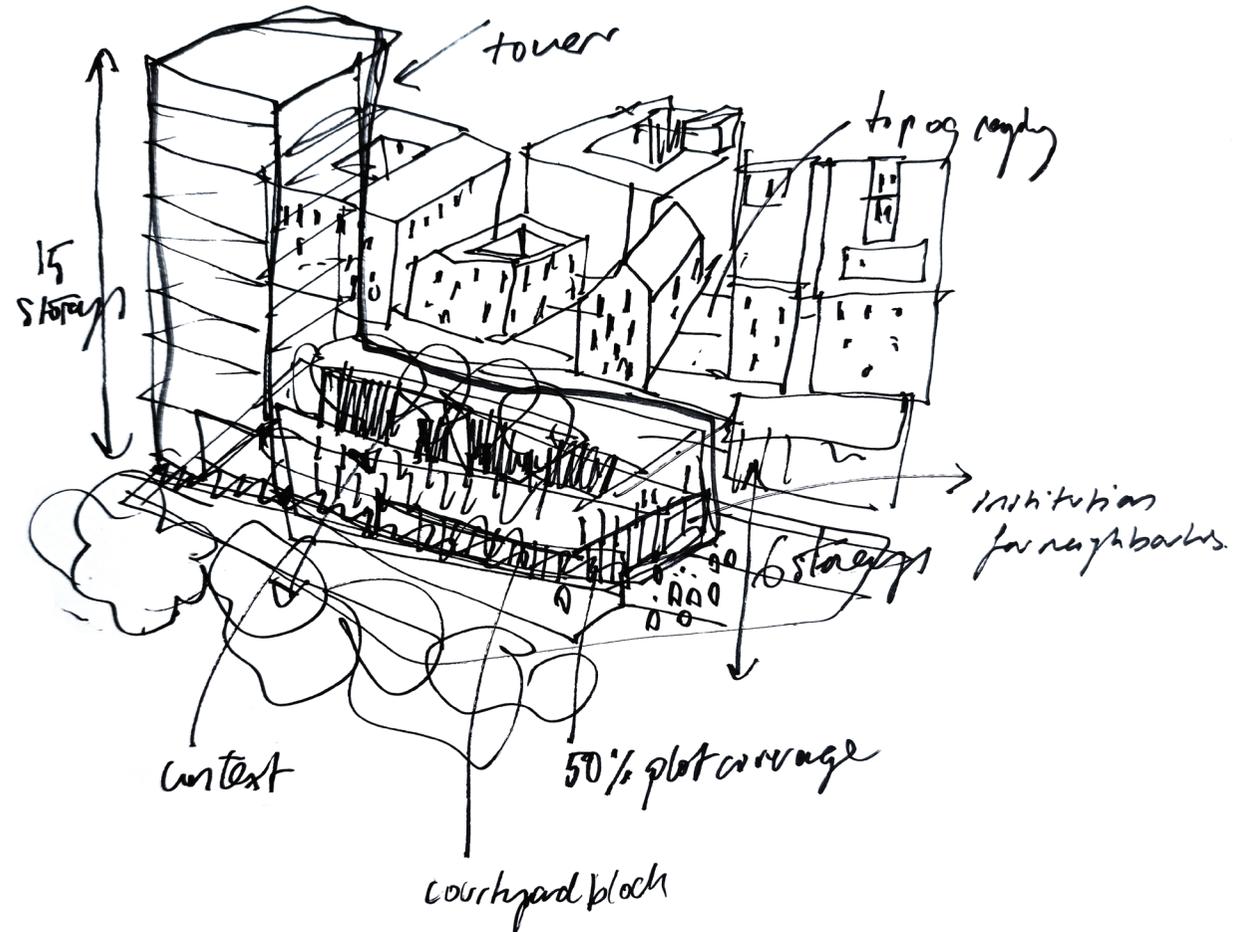
7. Each plot should provide a 'civic institution' space, such as a place of work, education, health, nature/growing or project space for the community, publically accessible and connected to the neighbourhood.

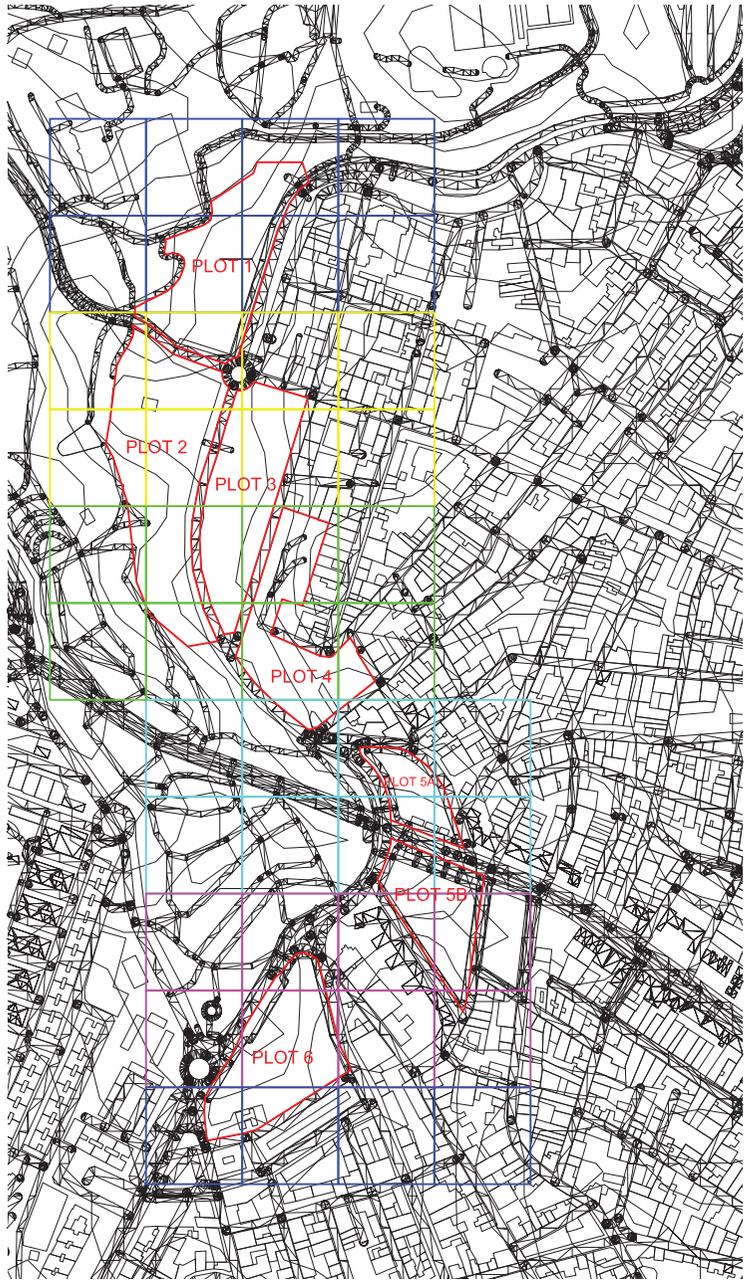
8. Each group should provide a sufficient number of dwellings, following this mix:

- Studio unit
- 1 bedrooms / 2 people unit
- 2 bedrooms / 3 people unit
- 3 bedrooms / 4 people unit
- 4 bedrooms / 5 people unit

9. Each group will develop one of the following plots:

- Group 1 - Plot 1
- Group 2 - Plot 2
- Group 3 - Plot 3
- Group 4 - Plot 4
- Group 5 - Plots 5a and 5b
- Group 6 - Plot 6





# SITES

# PROGRAM

## Prior to [06.09.2021]

### Objectives:

Become familiar with the site and develop a critical position ahead of the workshop.

### Tasks:

- 1) Students must have visited the site and surrounding area, documenting it with photographs and other forms of cultural research to provide a basis for their approach.
- 2) Each group must have drawn the perimeter and context of its plot and printed it in A3 format (e 1:500).
- 3) Each group must have explored and agreed a cultural story/narrative about the site that they want to build on.

*these are the items to be intensified or retained through their project to create an IDEAL URBAN FUTURE*

### References:

CAD and PDF documents provided

## [06.09.2021]

### Objectives:

Understand the conditions of the site and each plot

### Morning:

Presentation: Alison Brooks

Presentation: brief + groups + objectives of the day

Morning critical session

### Afternoon:

Unsupervised work in groups

### Detail:

#### Morning critical session:

15' presentation / group and discussion

Each group to present their cultural story/narrative that they want to build on and the proposed 'civic institution' to provide in their plot.

## [07.09.2021]

### Objectives:

Fix the building outline and strategic site plan of your plot, including a 'civic institution space'

### Morning:

Unsupervised work in groups

### Afternoon:

Afternoon critical session

### Deliverable:

Site plan (1:1000)

*this layout must include the following:*

*-Plot boundary, neighbouring buildings, road layout, pavements, surrounding green areas*

- Ground floor plan (1:500)

*this layout must include the following:*

*-Building outline, including position of tower and general layout.*

*-Position of cores, accesses*

*-Car park access from street*

- Physical model: general massing (1:500)

*this model must be inserted in the general model. It should help visualise the scale and mass of the building.*

### Detail:

#### Afternoon critical session:

15' presentation / group and discussion

*Use template as appropriate (both panel and digital template)*

*All of the presented documents must include the work from previous days and any advances of next days.*

## [08.09.2021]

### Objectives:

Develop your ideal dwelling units and distribute within the building, understand how the plan works and how it relates to each group's objectives

### Morning:

Unsupervised work in groups

### Afternoon:

Afternoon critical session

### Deliverable:

#### - Typical floor plan (1:200)

*this layout must include the following:*

- cores, circulations, accesses
- outline of units and unit mix
- internal distribution of units

#### - Apartment layouts (1:100)

*each different unit layout must be drawn independently and include the following:*

- windows, doors, furniture, fixtures

*-studio, 1b/2p, 2b/3p, 3b/4p, 4b/5p units must be detailed*

### Detail:

#### Afternoon critical session:

15' presentation/group and discussion

***Use template as appropriate (both panel and digital template)***

*All of the presented documents must include the work from previous days and any advances of next days*

## [09.09.2021]

### Objectives:

Detail the building, its image and materiality

### Morning:

Unsupervised work in groups

### Afternoon:

Afternoon critical session

### Deliverable:

#### - Axonometric view at appropriate scale

*this axonometric view should:*

*-explain generally the construction process of the project and the solution for the materiality of the facade of the building*

#### - 2 external views as per the viewpoint detailed

-2 internal views, one relating to the interior of one of the apartments, one relating to the creative public space

### Detail:

#### Afternoon critical session:

15' presentation/group and discussion

***Use template as appropriate (both panel and digital template)***

*All of the presented documents must include the work from previous days and any advances of next days*

## [10.09.2021]

### Objectives:

Materiality

### Morning:

Unsupervised work in groups. Printing of the panels using templates.

### Afternoon:

Final jury

### deliverable:

#### - Complete template both in panel and in digital form

#### - Physical model: materiality (1:500)

*this model must be inserted in the general model. It should help visualise the materiality of the building*

### Detail:

#### Afternoon final jury:

15' presentation/group

***Use template as appropriate.***

# RESULTS



## URBAN SCALE

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### Group members:

Alejandro de Miguel Solano

Alejandro de Miguel Solano

Alejandro de Miguel Solano

Alejandro de Miguel Solano

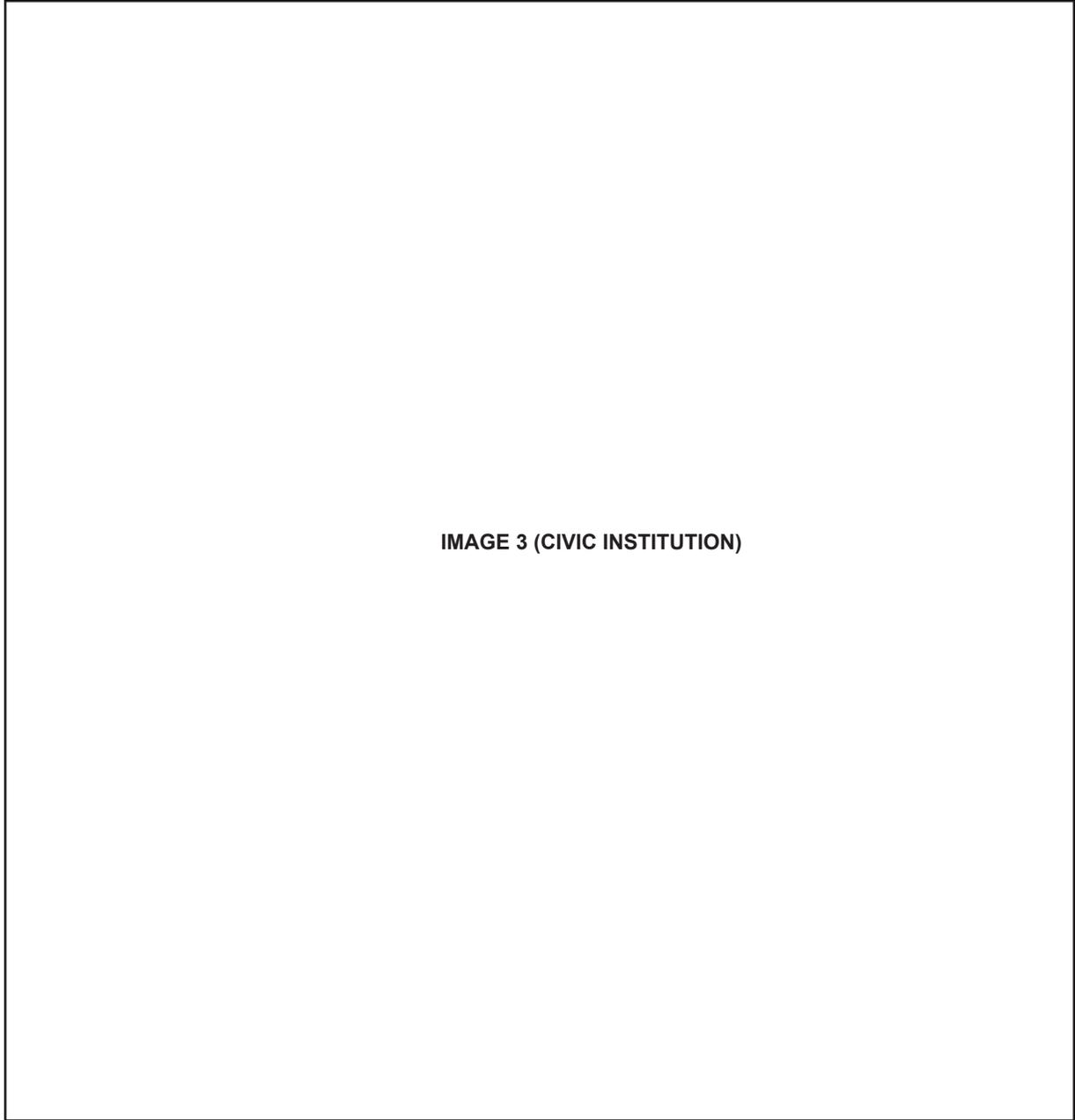


IMAGE 3 (CIVIC INSTITUTION)

**SITE PLAN**

**IMAGE 1 (URBAN SCALE)**

## BUILDING SCALE

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Alejandro de Miguel Solano

AXONOMETRIC

**GROUND FLOOR PLAN**

**IMAGE 2 (URBAN SCALE)**

## BUILDING SCALE

Cuptatium excercil minus con perro bernatium estin nobitas est verroriorio eos vendi doluptat et mintiis eraercimus consequo ipsum vit, si core consere ptaepero estiUdicipsanime non corerat eceria quid qui aut voluptate nonsedit, te autem aditas dolum dit, voloressum quia nient re vel moluptas exerat dolendam, is dolum qui cone dolorest, explit omnimpo rempore con pernatus.

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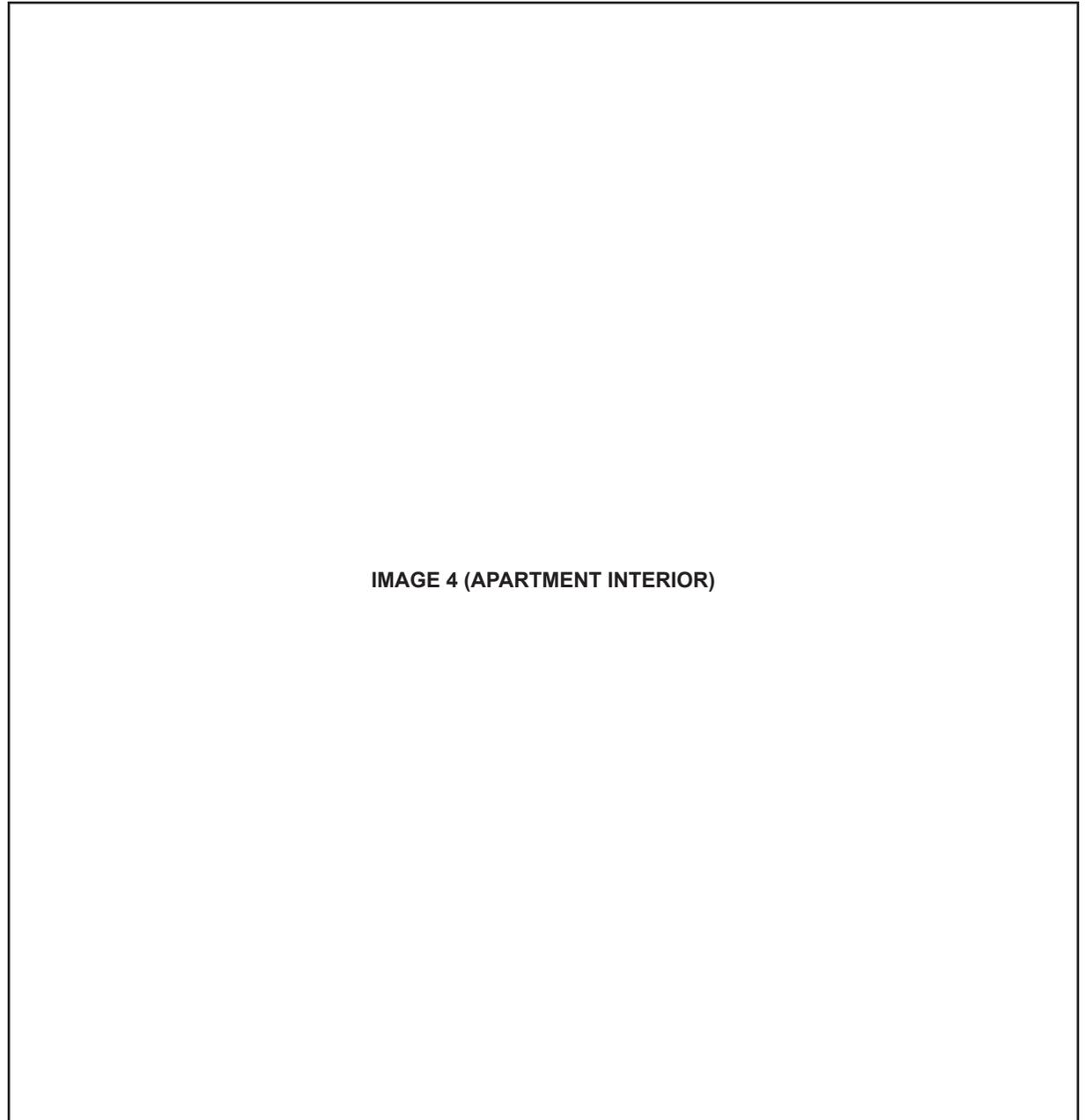


IMAGE 4 (APARTMENT INTERIOR)

**TYPICAL FLOOR PLAN**

**UNIT LAYOUTS**



**THE COURTYARD  
AND THE TOWER**



**ALISON BROOKS  
WORKSHOP 09.21**

