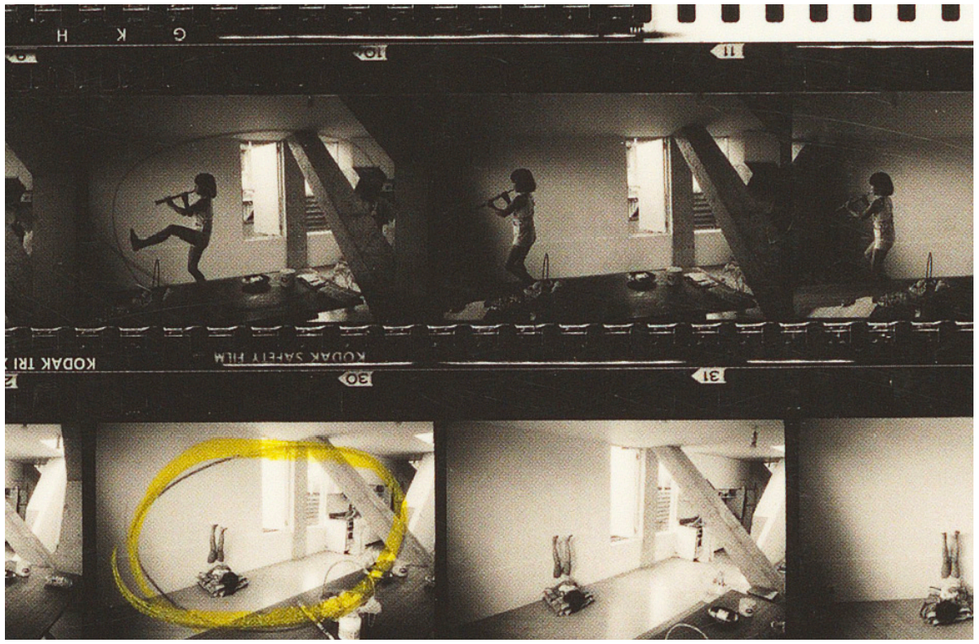
studio fala, epfl
spring 2026

# good housing.

filipe magalhães
ana luisa soares
ahmed belkhodja
valeriia samovich
assistant:
romain curnier

kiyoji otsuji, photographs of house in uehara, 1976
nathalie du pasquier, untitled, 2021

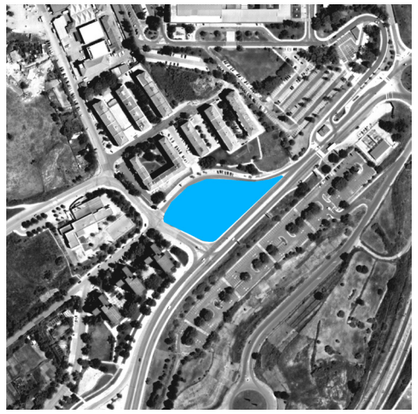


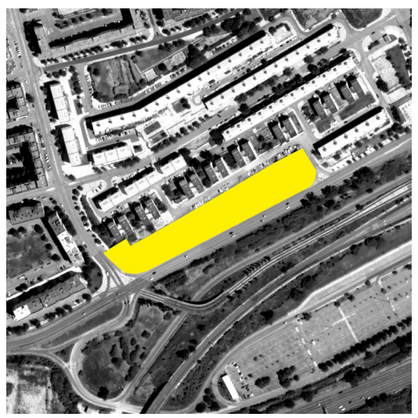
a program,
an ambition,
a question.

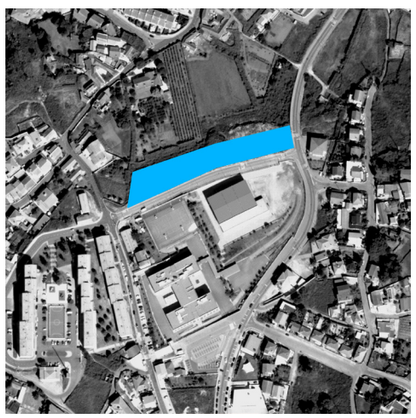
a program,
an ambition,
a question.

+ a diptych of semesters

a ‘reality’







## 5. PROGRAMA DE INTERVENÇÃO

O Projeto destina-se à edificação de um lote municipal (Lote 4) para habitação coletiva, com uma área de comércio no piso térreo, e estacionamento em cave. Deve ter em consideração os seguintes parâmetros:

| | **Lote 4** |
|---|---|
| **Área do lote** ($m^2$) | 274 |
| **Área de implantação máxima** ($m^2$) | 274 |
| **Cota de soleira** (0.00) | 95.00 |
| **Área de construção máxima** (acima do solo) ($m^2$) | 1 580 |
| **Área de construção máxima** (abaixo do solo) ($m^2$) | 548 |
| **Área de construção máxima habitação** (acima do solo) ($m^2$) | 1 306 |
| **Área de comércio** (acima do solo) ($m^2$) | min. 60 |
| **n.º de pisos máximos** (acima do solo) | 7 |
| **n.º de pisos máximos** (abaixo do solo) | 2 |
| **n.º de fogos** | mín. 12 |
| **n.º de lugares de estacionamento em estrutura encerrada** | mín. 12 |

Na solução a elaborar devem ser cumpridos os valores máximos de área por fogo definidos nas normas para Habitação de Custos Controlados - HCC (Portaria n.º 65/2019, com a redação dada pela Portaria n.º 281/2021), podendo estes parâmetros ser majorados até 20%, de acordo com o previsto no ponto 2.25 do Código do IVA.

O edifício a construir não pode ultrapassar a altura máxima de fachada definida no Loteamento, bem como, o n.º máximo de pisos, acima e abaixo do solo.

No piso térreo devem ser reservadas áreas para os seguintes usos: áreas técnicas, áreas comuns e comunitárias, e área de comércio (projeto social).

Na cobertura do edifício podem ser propostas soluções que incentivem a valorização paisagística e a integração das construções na envolvente verde próxima (Monsanto). Admite-se o aproveitamento do desvão da cobertura, com possível integração de terraços, áreas verdes / ajardinadas que poderão ser para utilização comum dos moradores.

No desenho de implantação do edifício a construir deve ser mantido o alinhamento com o plano marginal do edificado. A profundidade do novo edifício não pode ultrapassar o limite do polígono de implantação definido no Loteamento Municipal. A partir do piso térreo a profundidade de empena do edifício deverá ser de 14,50 m, conforme indicado na Planta Síntese do Loteamento.

Figura 9 – Extrato da Rede Ciclável - Ciclovias a executar – Rua da Venezuela / Rua Issan Sartawi / Rua da Casquilha

## 6. ESTIMATIVA DE CUSTO

O valor máximo estimado para a intervenção é de **€ 2 457 334,70**. Este valor não contempla o IVA.

Para determinação da estimativa de custo consideraram-se três tipologias de obra: Habitação + Comércio, Estacionamento, Espaço Público / Infraestruturas.

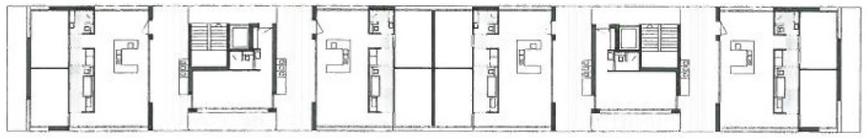
Este valor está sujeito a atualizações decorrentes de oscilações de mercado e de alterações da legislação aplicável.

| | **Euros / m²** (€) | **Área de construção máx.** ($m^2$) | **Custo Parcial** (€) | **TOTAL** (€) |
|---|---|---|---|---|
| Habitação + Comércio (Lote 4) | 1 250 | 1580 | 1 975 000 | **2 457 334,70** |
| Estacionamento (Lote 4) | 850 | 548 | 465 800 | |
| Espaço Público / Infraestruturas | 181,70 | 91 | 16 534,7 | |

Nota: As áreas brutas acima indicadas devem ser consideradas valores de referência

kazuo shinohara; house under high-voltage lines, 1981

an incremental method



Dachgeschoss

Obergeschoss

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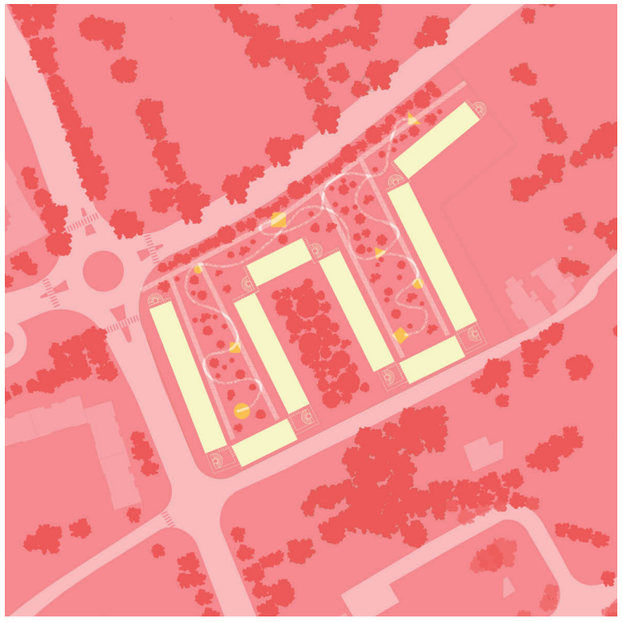
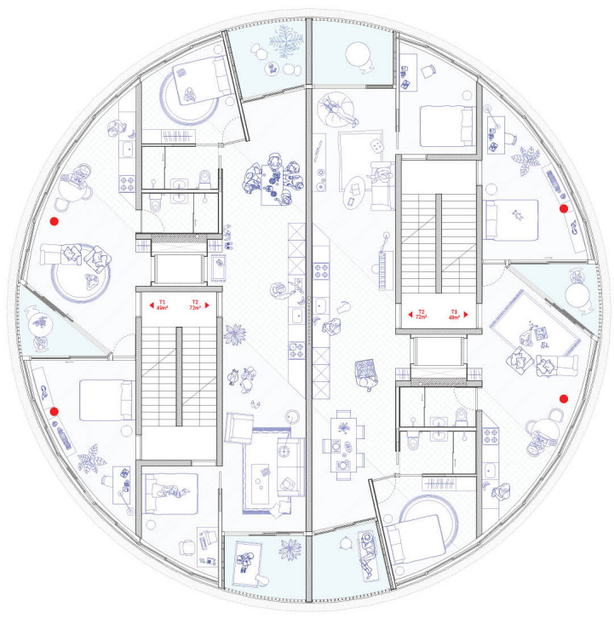
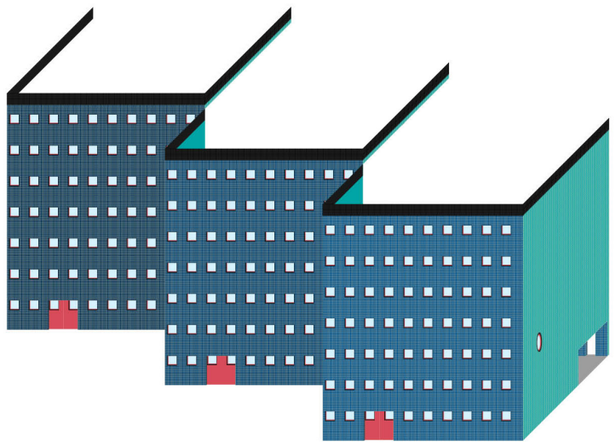
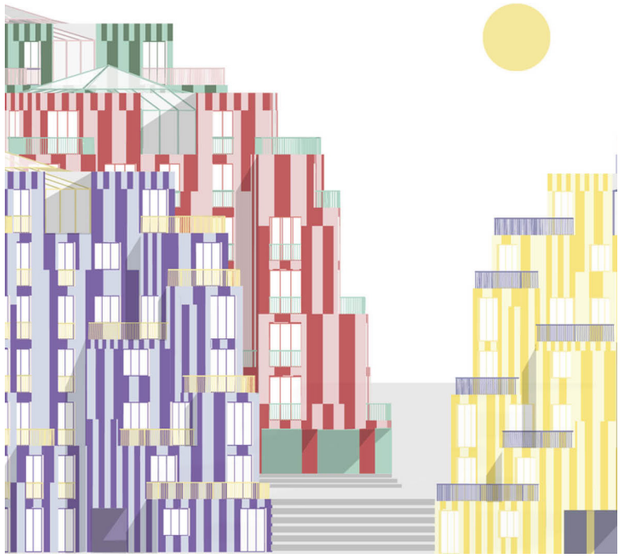
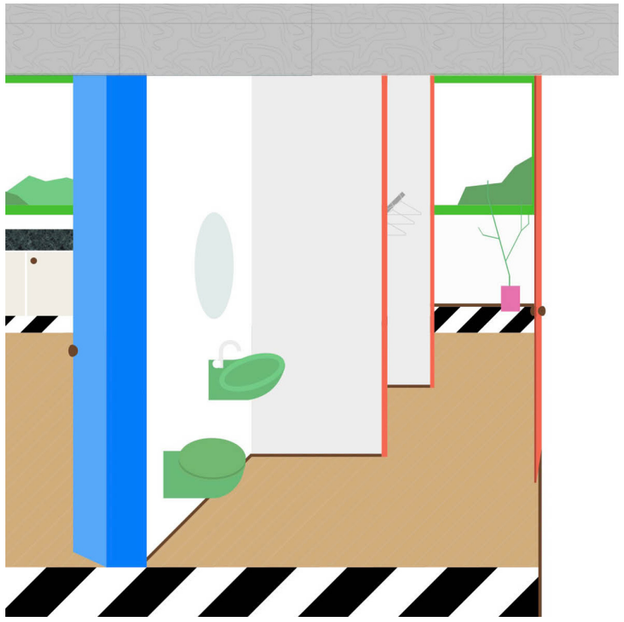
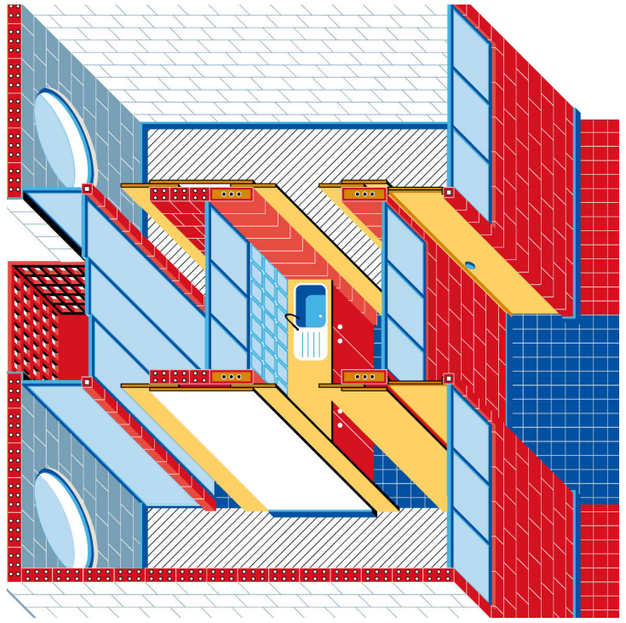


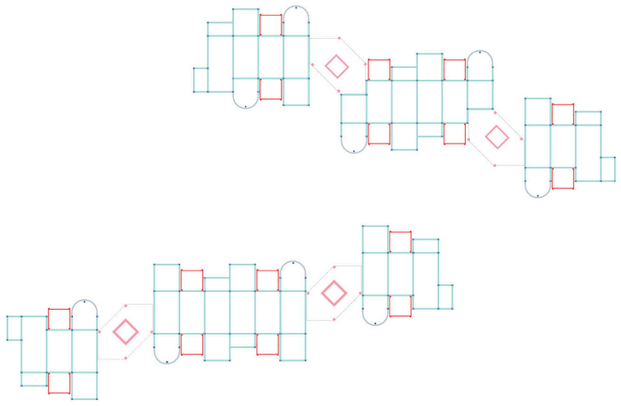


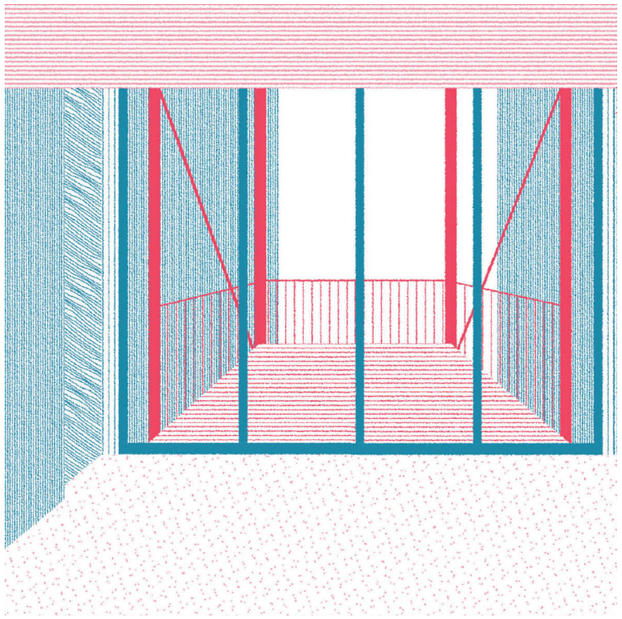


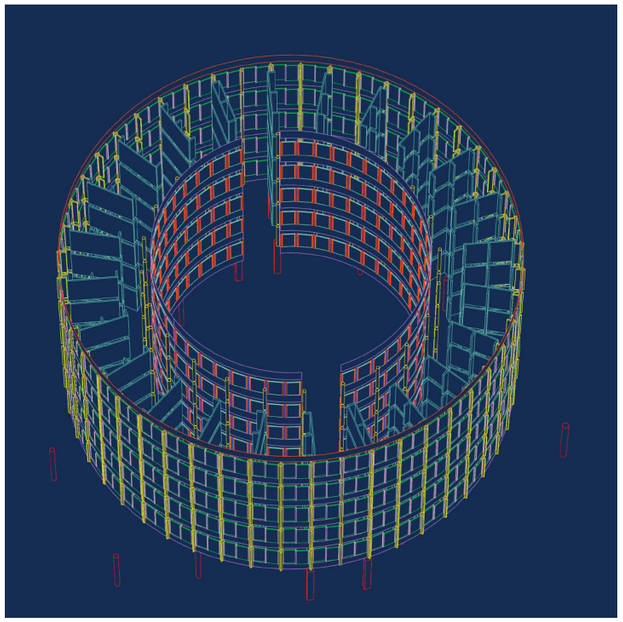


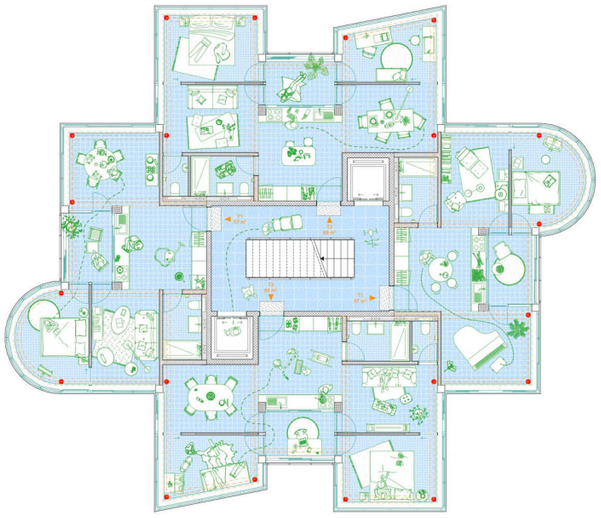


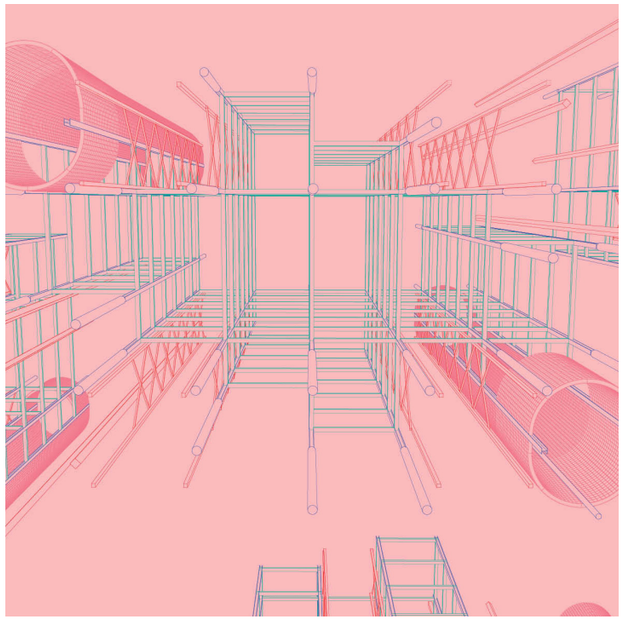


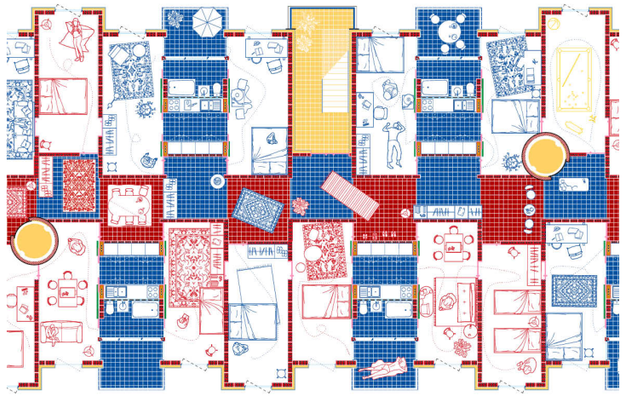


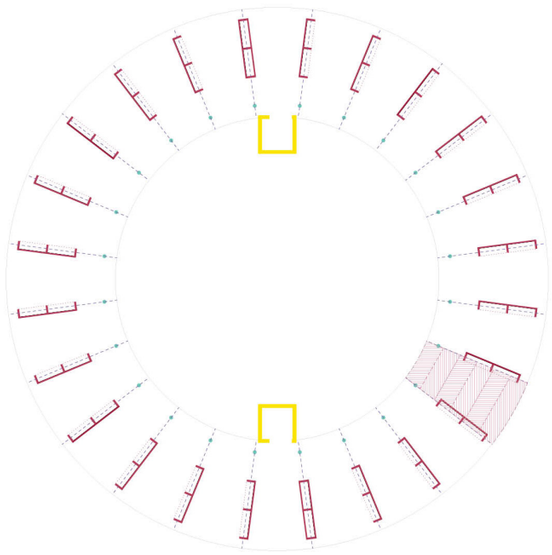


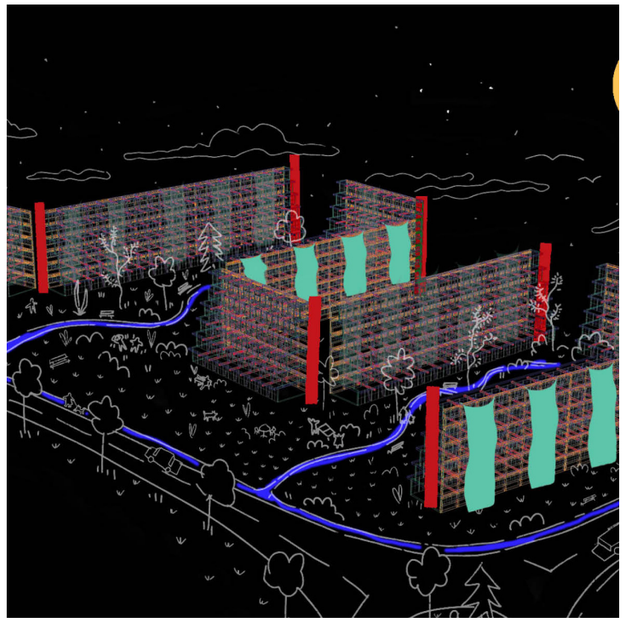










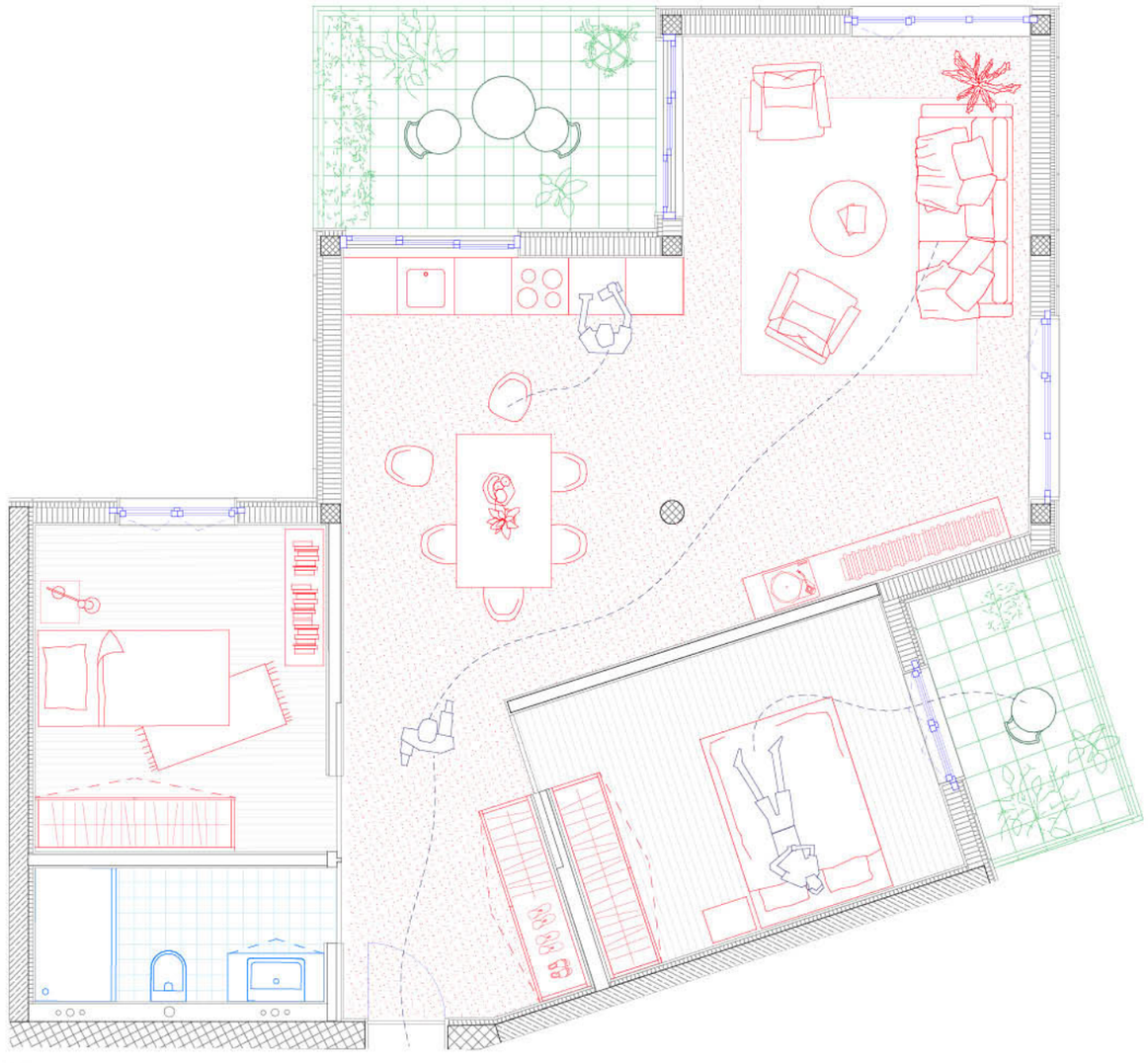


various scales

various lenses

camille rossillon & william bishop, “babel fantasy”, 2025

inés pérez clanton & quentin domézon, “line & scatter”, 2025



inés pérez clanton & quentin domézon, “line & scatter”, 2025

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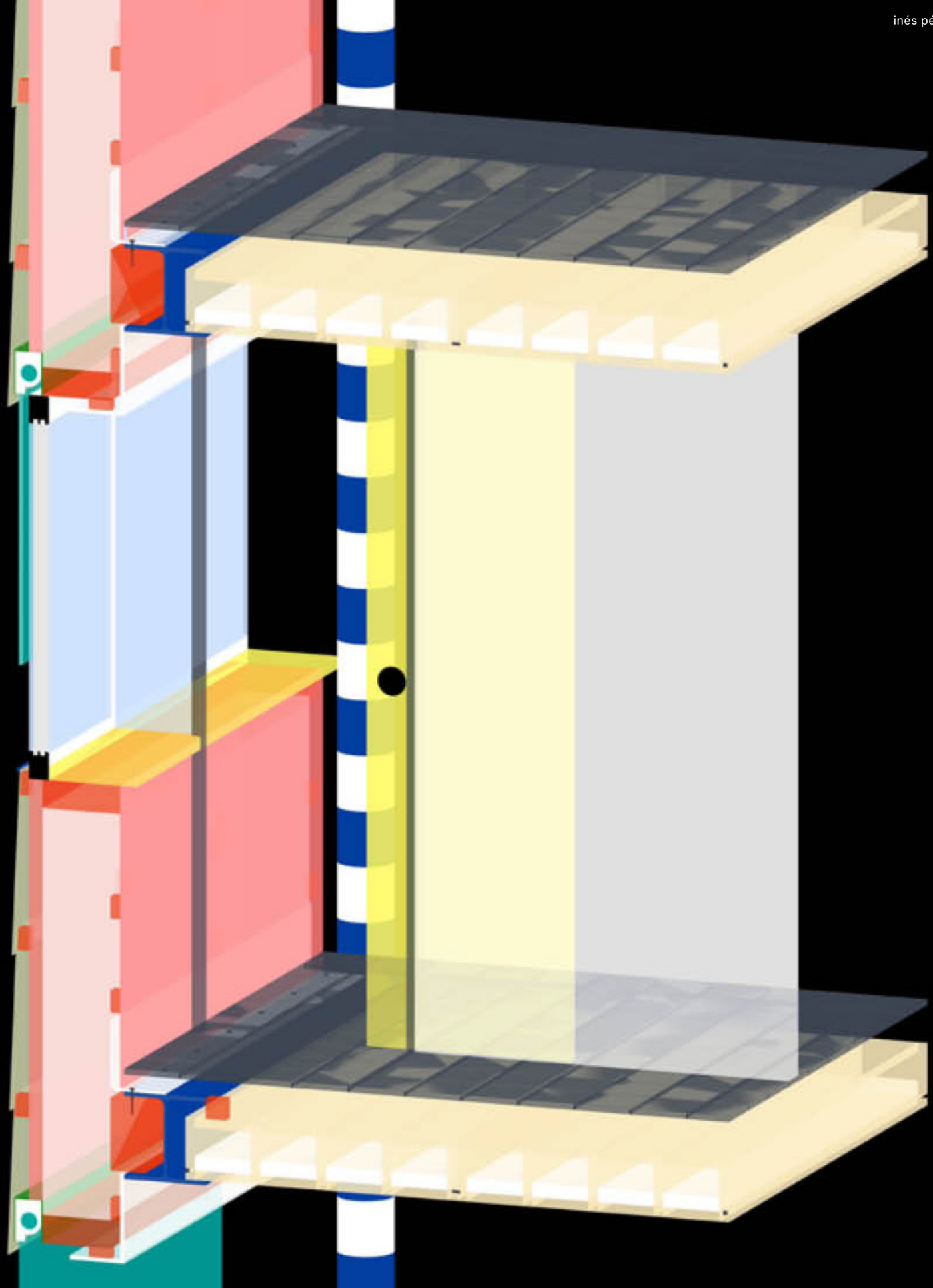

a reader
a field trip
a fanzine

good housing:
a reader.

atelier fala, epfl-sar

# good housing

# in milan.

PROGRAM: how to read it? how to tackle it? by typology? by numbers of rooms? by numbers of users? evolutive? fixed? private? shared? T3 or 4,5 rooms? PLAN: basic? existing model? invention? order vs chaos? understandable? or not? proportions and geometry: how much of each? plan comes first? practical? narratable? can become a tattoo? SECTION: is there still room to reinvent a housing section? slab to slab 240cm? always parallel? double height? simplex? duplex? triplex? steps inside apartments? stepped apartments? split levels? flat flats? plans

The current housing crisis is re-defining the Portuguese social and urban fabrics. Although many of the contributing factors are well

Housing changes very slowly, because it is

good housing.

atelier fala, epfl-sar

repeated to the point of exhaustion.

in the rather sad context of portuguese suburbia? ‘Good housing’ above just ‘more housing’?

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els? laundry in all levels?
or what else? private space
higher than 2,40m? with
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other spaces? part of the
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extent is a typology rigid?
says so? FURNITURE:
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et fixtures? shower,
m? DOORS & WINDOWS:
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generic, white and flat?
loor to ceiling height?
proportion? related to
to eat? to circulate? a
visible within the city?
elegant? heavy and deep?
the sun? MATERIALITY:
interior vs exterior? glossy finishes? strong colours? bold textures? choosing from a catalogue? economy of means? skirting to protect the bottom of a bedroom wall? is lightweight construction faster? or wet construction more resistant? sustainable choices? which kinds? passive shading? polysterene all over the place? is brutalism compatible with happiness? CONTEXT: what about it? what’s on the site now? what was there before? what is the value of the site for its neighbours? can a building refuse to be an obstacle? should it? which kind of neighbour should it be?

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Housing changes very slowly, because it is ng a nitting– to the nt to manner, even oving gh the cture. rare, s are repeated to the point of exhaustion.

23 students

01 adrien/léo
02 mathéo/bruno /frederico
03 inés/quentin
04 maïna/valentine
05 noah/kyan
06 noélia/maurine
07 valentine/carla
08 marie/liliana
09 camille/william
10 estere/angelo
11 laurie/victoria

PROGRAM: how to read it? how to tackle it? by typology? by numbers of rooms? by numbers of users? evolutive? fixed? private? shared? T3 or 4,5 rooms? PLAN: basic? existing model? invention? order vs chaos? understandable? or not? proportions and geometry: how much of each? plan comes first? practical? narratable? can become a tattoo? SECTION: is there still room to reinvent a housing section? slab to slab 240cm? always parallel? double height? simplex? duplex? triplex? steps inside apartments? stepped apartments? split levels? flat flats? plans only as vertical extrusions? ARCHITECTURAL LANGUAGE: and? how much? generic? specific? stracted? and what for? ot more of it? witty/joyful servative? closed staircase? els? laundry in all levels? or what else? private space higher than 2,40m? with d public programs? running he questions of privacy d tiled? flat, dry, efficient? o dance? to see the R PARKING: underground? scooters? technical e over time? INTERIOR n other spaces? part of the B? through the bathroom? le? LIVING SPACES: maller? same size as the ind a door? shared with a oom? can't one be social no kitchen? as a room? as space? shared kitchen? by all to have dinner together? ? all same size? no extent is a typology rigid? says so? FURNITURE: to ignore? something to fixed carpentry? highly one determine their size? tyle)? crossable? related et fixtures? shower, m? DOORS & WINDOWS: arent? single? double? generic, white and flat? loor to ceiling height? proportion? related to to eat? to circulate? a visible within the city? elegant? heavy and deep? didactic? classic? tiled? plastered? coloured? yellow? like a cat lying in the sun? MATERIALITY: interior vs exterior? glossy finishes? strong colours? bold textures? choosing from a catalogue? economy of means? skirting to protect the bottom of a bedroom wall? is lightweight construction faster? or wet construction more resistant? sustainable choices? which kinds? passive shading? polysterene all over the place? is brutalism compatible with happiness? CONTEXT: what about it? what's on the site now? what was there before? what is the value of the site for its neighbours? can a building refuse to be an obstacle? should it? which kind of neighbour should it be?

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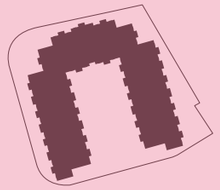
07 valentine + carla

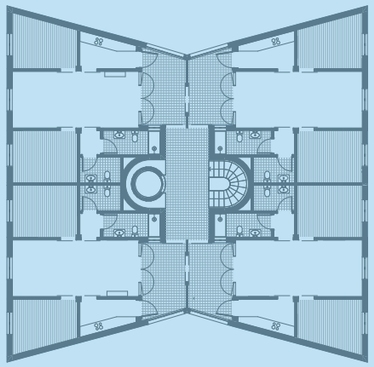


151 1.2000e

08 marie + liliana

169 1.2000e

04



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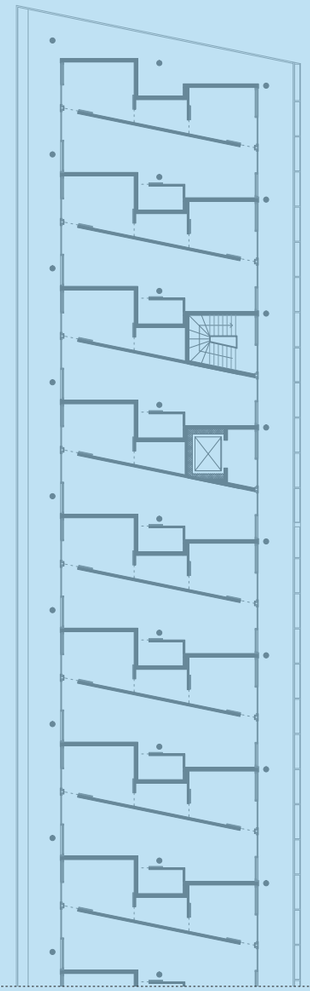

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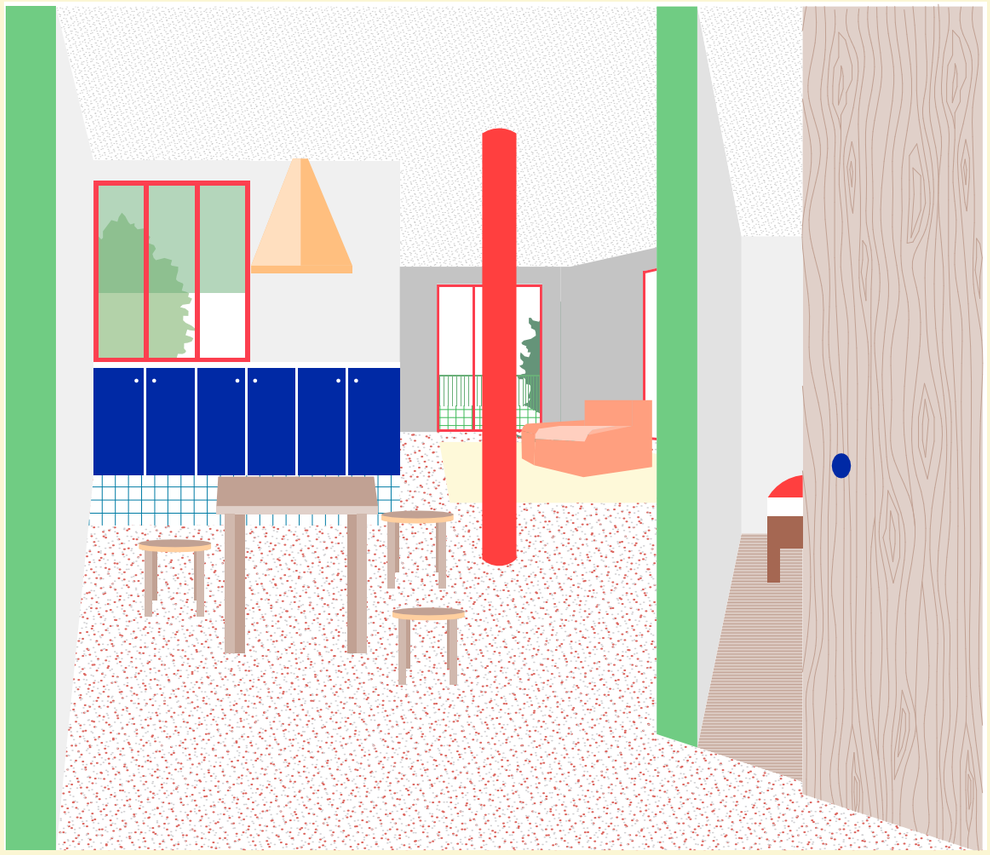

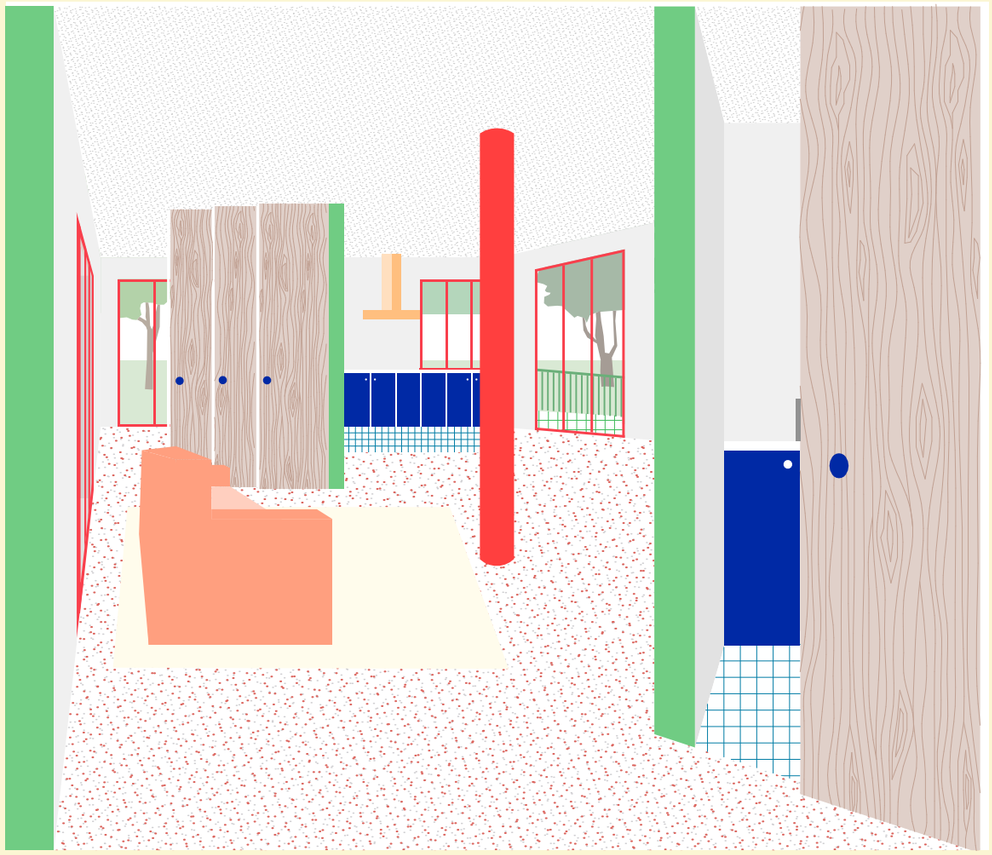

many, many questions

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plan: basic? existing model? invention? order vs chaos? understandable? or not? proportions and geometry: how much of each? plan comes first? practical? narratable? can become a tattoo?

section: is there still room to reinvent a housing section? slab to slab 240cm? always parallel? double height? simplex? duplex? triplex? steps inside apartments? stepped apartments? split levels? flat flats? plans only as vertical extrusions?

architectural language: any? how much? generic? specific? historically referenced? invisible? super abstract? if so, what's being abstracted? and what for? colorful? discrete? reminiscent of a different time? full of intent? why not more of it? witty/ joyful over stern/efficient? or both?

vertical circulation: portuguese conservative? closed staircase? open? interior? in the facade? with common use? bike parking in all levels? laundry in all levels? common use just in gf? what about the roof? vertical access or galery? or what else? private space or public space?

ground floor: public? private? piano nobile? a bit higher than 2,40m? with apartments? reserved for car parking? raised in pilotis? full of shops and public programs? running away from a problem? relating the building with the city? how to solve the questions of privacy when anyone passing by can look inside my window?

roof: sloped and tiled? flat, dry, efficient? green? full of solar panels? collectively usable? public? to dry clothes? to dance? to see the sunset? a hat for the building? a funny haircut? a row of shark fins?

car parking: underground? above ground? how many spots? just for cars? not for cars? bikes over scooters? technical space? purely functional? poetic? usable for something more? adaptable over time?

interior circulations: any? how many? why? enclosed? shared? diluted with other spaces? part of the living room? usable for other purposes? just connecting point A to point B? through the bathroom? pornographic or erotic? buffer zones? halls? central? exterior? obliterable?

living spaces: truly necessary? day area vs night area? bigger than everything else? smaller? same size as the other rooms? central? transversal? embedded? isolated? closeable behind a door? shared with a neighbour? what is the real difference between a living room and a bedroom? can't one be social in a bathroom?

kitchen: one in each apartment? banal? super small? no kitchen? as a room? as part of living room? cooking and eating in separate spaces? in the same space? shared kitchen? by two apartments? by many apartments? one per level? one on the gf for all to have dinner together?

bedrooms: 3,5 vs T2? how many bedrooms? smaller than living room? all same size? no bedrooms? how closed? how open? how to access? crossable? to what extent is a typology rigid? what is the real difference between a bedroom and a living room? who says so?

furniture: fixed? flexible? architecture? decoration? gesamtkunstwerk? something to ignore? something to think about? life with objects? life without objects? disguised within the fixed carpentry? highly autonomous? with wheels? to be added later?

bathrooms: how does one determine their size? how many of them? why? related to what? complete? divided (french style)? crossable? related to more than one room? with a window? naturally ventilated? which toilet fixtures? shower, bathtub, or pool? also a laundry space? can one shower in the living room?

doors & windows: are they different things? should they be? opaque? translucent? transparent? single? double? one per room? two? three? in opposite corners? forcing transversality? generic, white and flat? with contrasting frames? coloured? patterned? all equal? all different? floor to ceiling height?

balconies: necessary? why? how small? how big? what shape? what proportion? related to what? just for the day areas? for night areas? for all areas? just to rest? to eat? to circulate? a balcony can be a gallery access? what makes them apart?

facades: invisible within the city? proud, noisy, arrogant? structured? ordered? composed? stripped and elegant? heavy and deep? didactic? 'classic? tiled? plastered? coloured? yellow? like a cat lying in the sun?

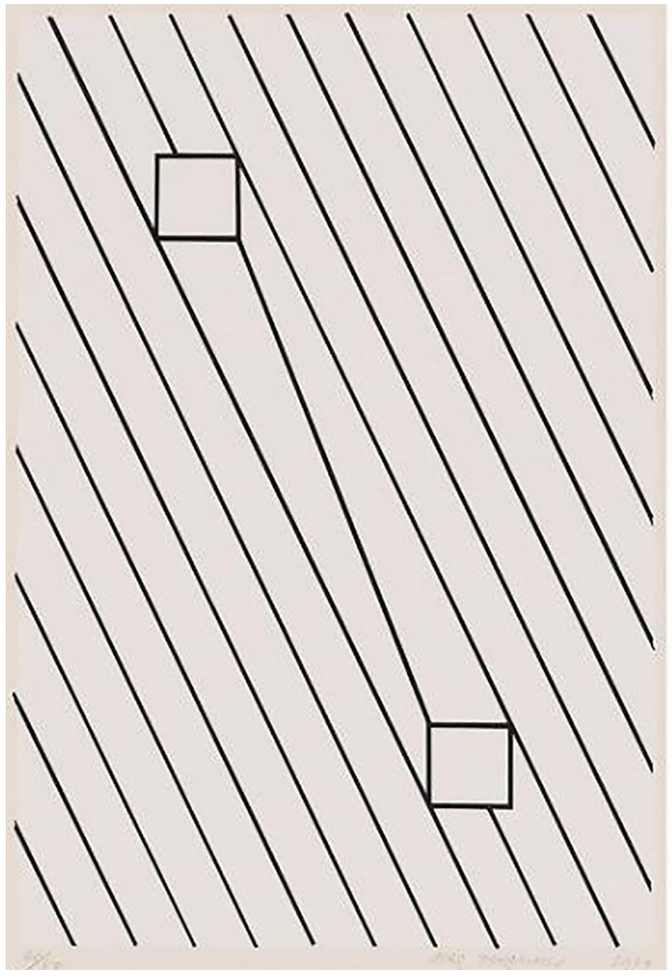
materiality: interior vs exterior? glossy finishes? strong colours? bold textures? choosing from a catalogue? economy of means? skirting to protect the bottom of a bedroom wall? is lightweight construction faster? or wet construction more resistant? sustainable choices? which kinds? passive shading? polysterene all over the place? is brutalism compatible with happiness?

context: what about it? what's on the site now? what was there before? what is the value of the site for its neighbours? can a building refuse to be an obstacle? should it? which kind of neighbour should it be?

# a non-reductive enquiry

nathalie du pasquier, untitled, 2021

jiro takamatsu; untitled, 1969
jiro takamatsu; oneness of cedar, 1970



kiyoji otsuji, photographs of house in uehara, 1976

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# good housing.

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