City of Walls

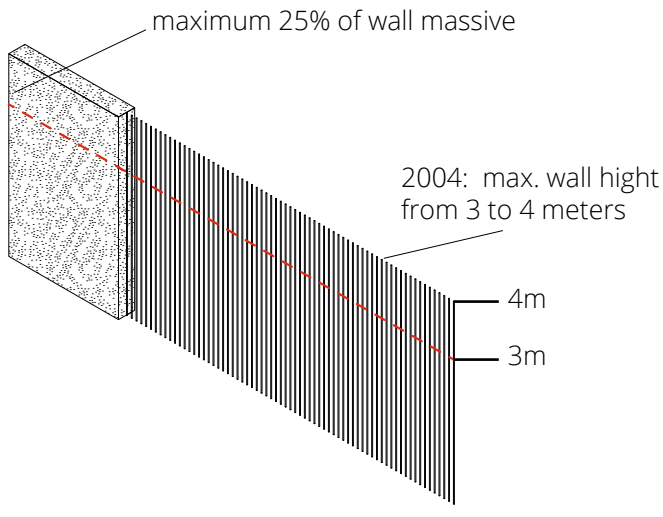
I
Concentration and social mix
until 1940

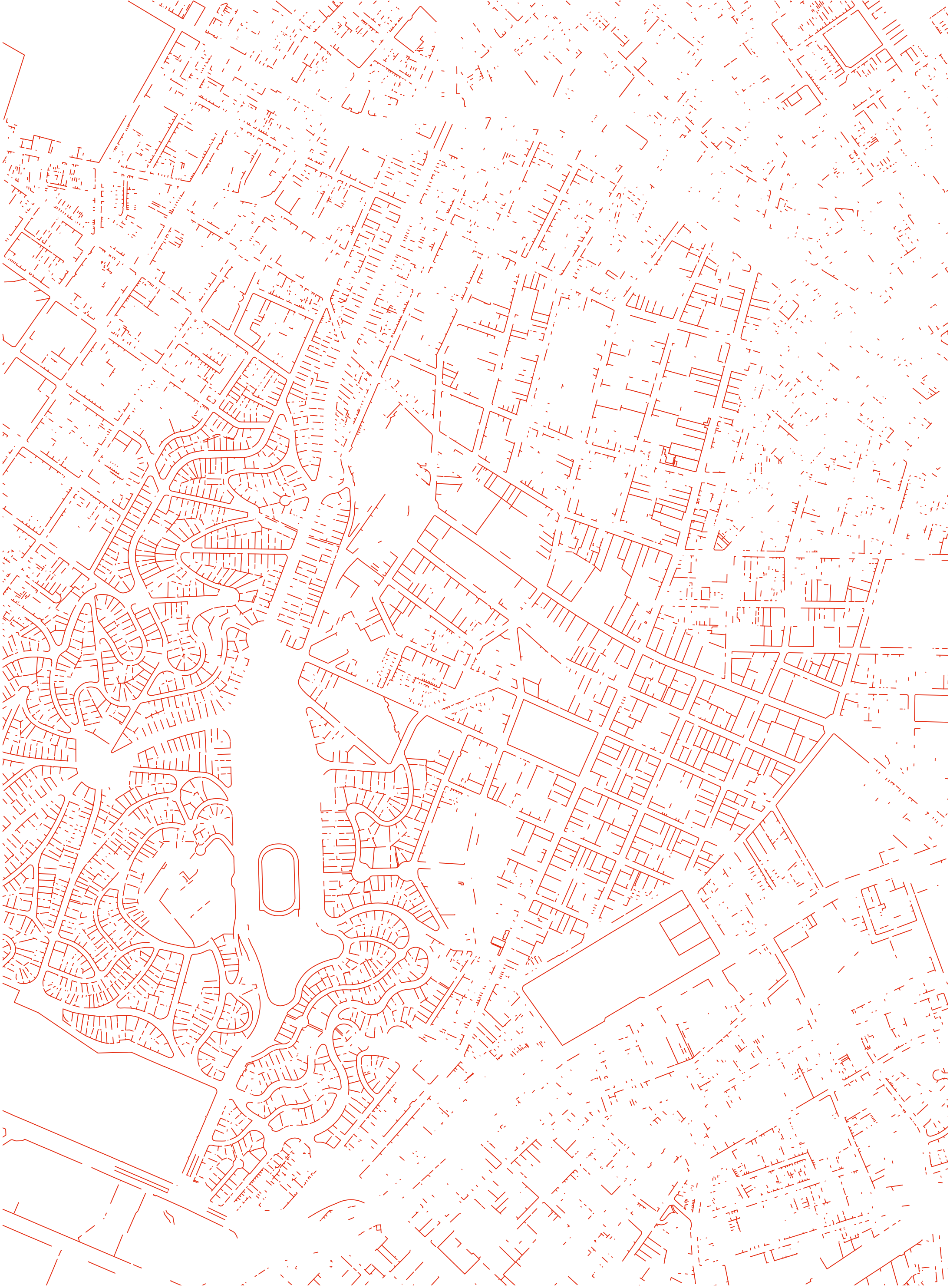
II
Centre-periphery
1940s-1980s

III
The City of Walls
1980s -

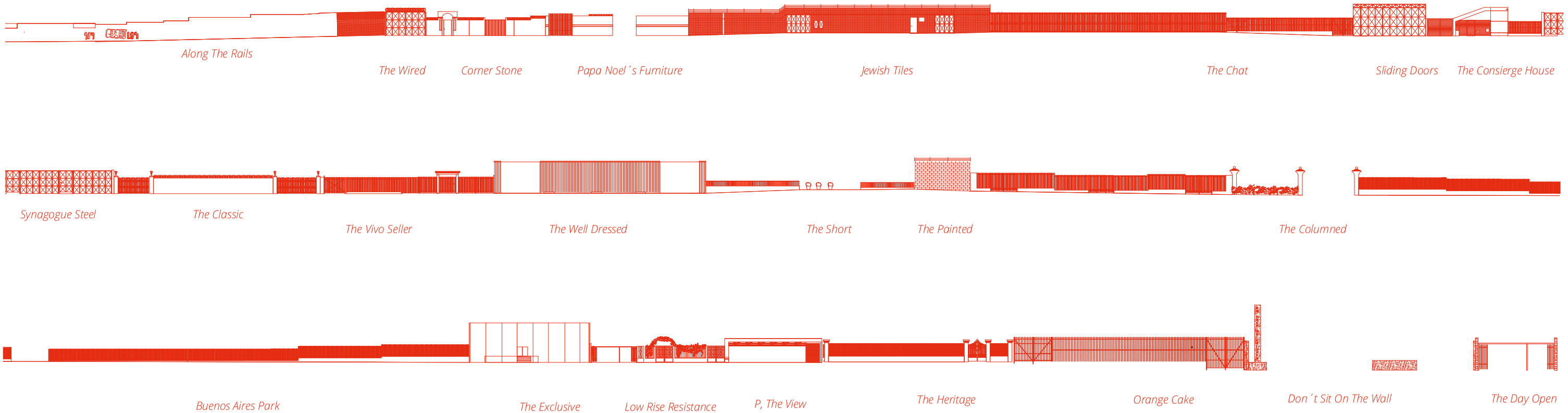
Brazil's business capital São Paulo biggest city has through history had different phases of the organization of urban space that can be featured by three main settlement patterns, leading to the latest phase where the different social groups again are living close, but are segregated by walls and security technology. Residential as well as commercial, leisure and work spaces become privatized spaces, closed and monitored. Their main argument for justification is the fear of violent crime.

In 2004, the permitted height of the walls and fences in São Paulo, increased from 3 to 4 meters. In 2015 however, the city's Master Plan (Plano Direitor, 2015) only allows the wall to be maximum 25% massive, the rest should be transparent, as metal grids or glass.





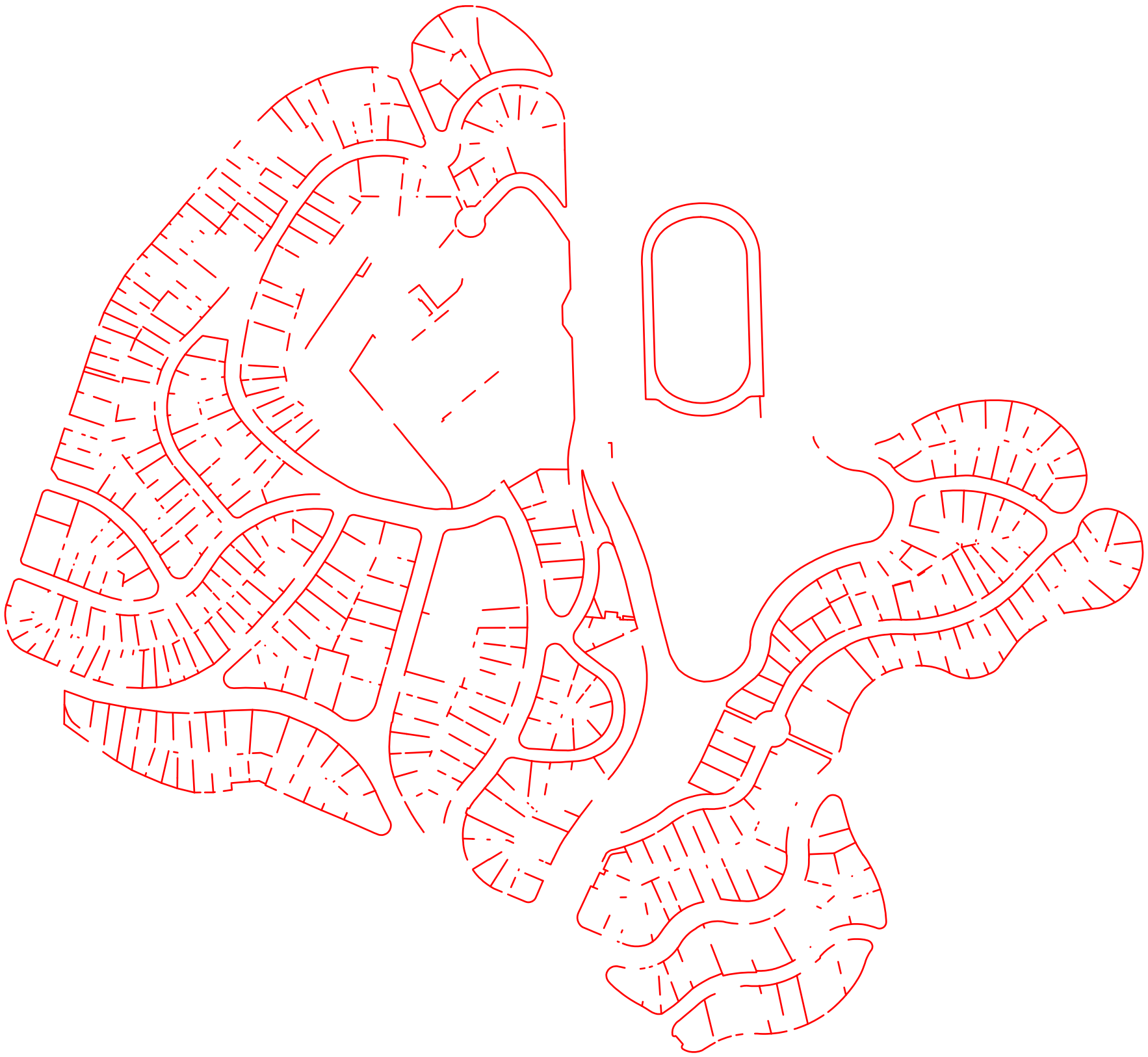
Map of Walls 1:4000
Consolacão, central district of São Paulo



Wall Catalogue

How has people appropriated the walls in São Paulo, how are they used, what are they made from, what is “behind” the fence and what condition do the walls create?

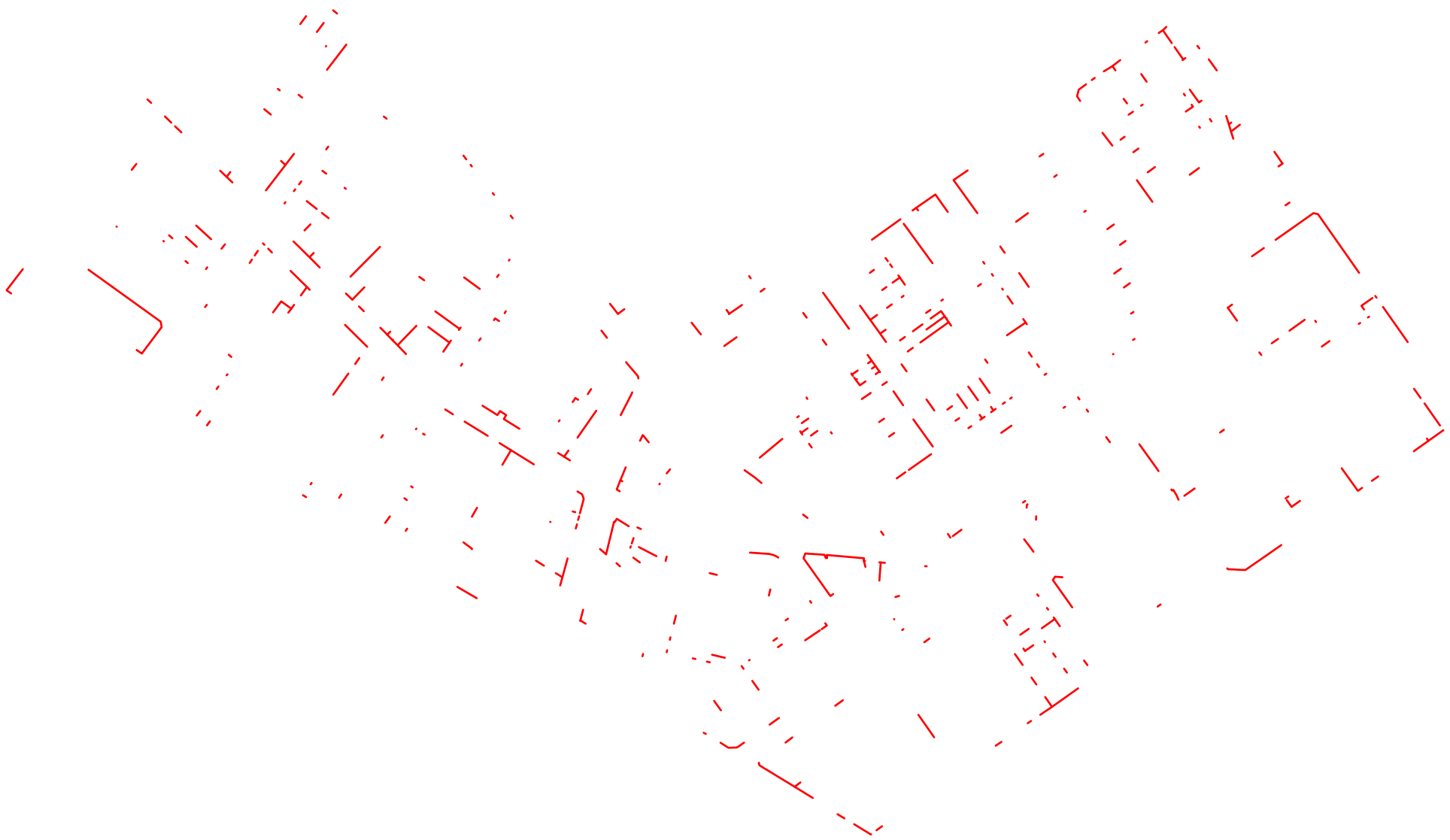
24 walls and fences along Avenida Angélica have been collected and evaluated in a catalogue. The criterias, apart from facing a public sidewalk and the street, is that they together should make out an overview of the variation in the form, materials, use and situation.



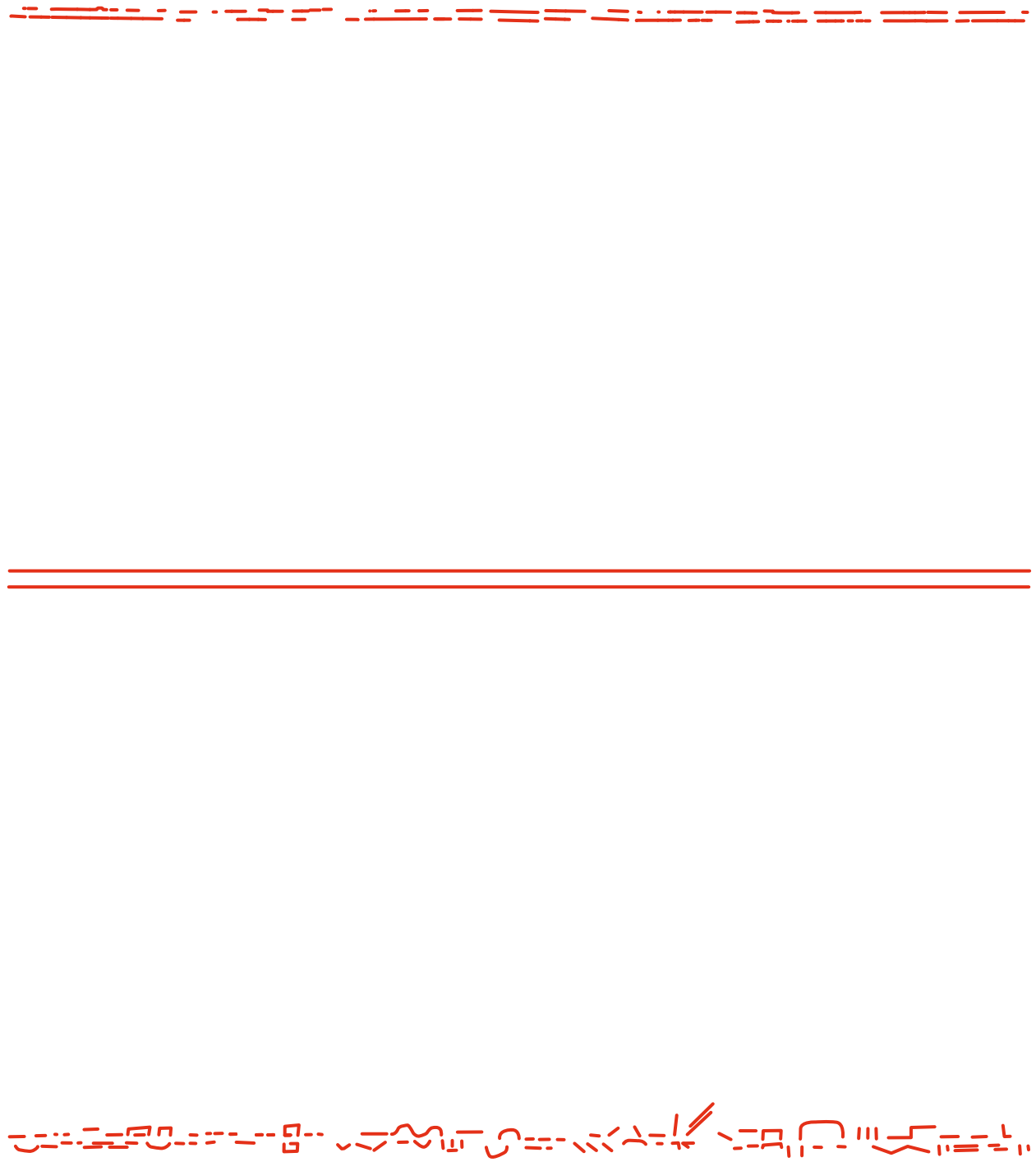
Wall morphology, São Paulo
“The Curved”
1:4000

Wall morphology, São Paulo
“The Enclosed”

1:4000



Wall morphology, São Paulo
“The Fragmented”
1:4000



EXISTING WALLS
Avenida Angélica

FUTURE POTENTIAL_01
full enclosure

FUTURE POTENTIAL_02
remove, move and modify

Map project area, 1:4000

Avenida Angélica and Higienópolis neighbourhood. Consolação district, São Paulo

Avenida Angélica, street of analysis

1 Pilot site for project proposals
2 Synagogue
3 Higeniópolis Shopping mall (1999)
4 Church
5 Brazilian Art Museum
6 Buenos Aires Park (1937)
7 Police Station
8 Architecture Faculty, São Paulo University
9 MacKenzie University (1968, originally MacKenzie College, founded in 1874)
10 Avenida Paulista, main business street

A *The Curved*

B *The Curved*

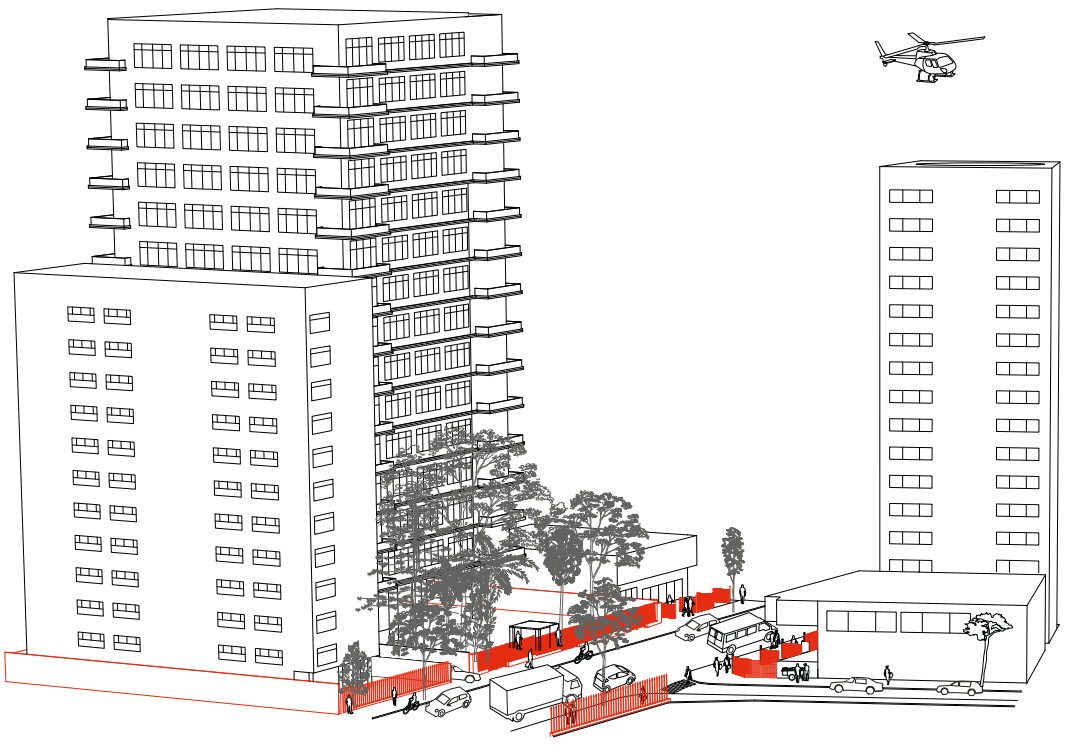
C *The Fragmented*

Wall morphologies in area

Metro station

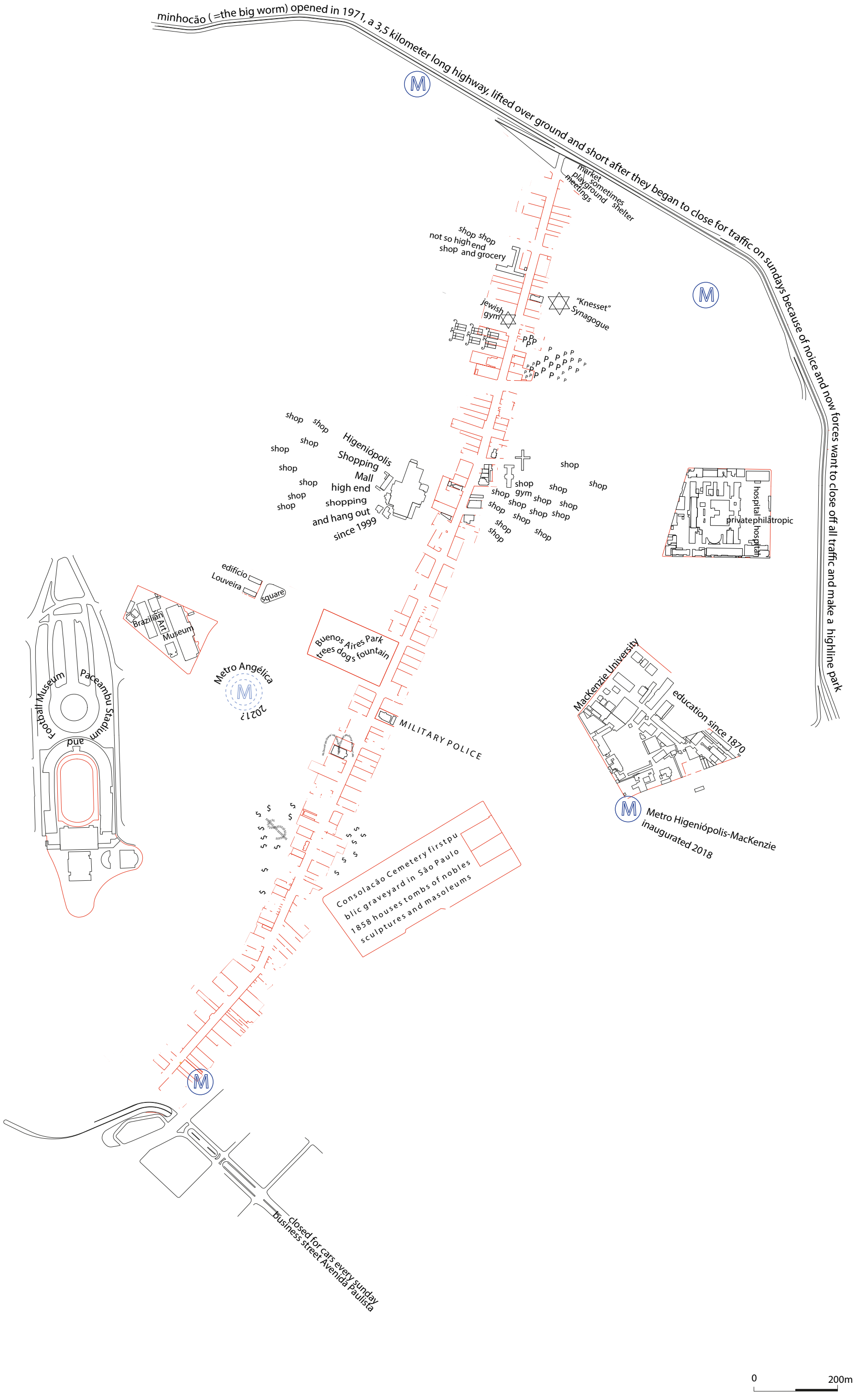
Metro in construction (2018)

Avenida Angélica



Avenida Angélica stretches through the central neighbourhood of Higienópolis, and the street makes out an important transport route between the city centre and São Paulo's main business street Avenida Paulista. 2100 cars pass per hour in rush hour and it's also a busy commuting route by foot and bus. Higeniópolis has for long and still is regarded a noble area in the city, but also neighbours less valuated and central areas. For the wide range of housing blocks, offices and commercial services and the demographic and social mix, Avenida Angélica is in the project considered as representative for São Paulo.

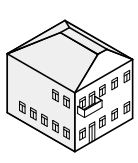
Only around 12% of ground floor is accessible for the pedestrian - and there is no public space above or under ground level. Underground level is extensively used for car parking and many roof tops in the area are equipped with helicopter parking.

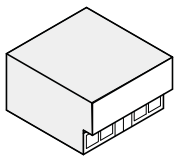


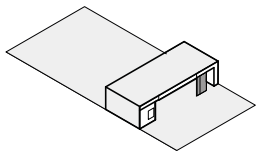
minhocão (=the big worm) opened in 1971, a 3,5 kilometer long highway, lifted over ground and short after they began to close for traffic on sundays because of noice and now forces want to close off all traffic and make a highline park
market sometimes playground shelter meetings
shop shop not so high end shop and grocery
jewish gym
"Knesset" Synagogue
shop shop shop shop shop shop shop shop
Higeniópolis Shopping Mall high end shopping and hang out since 1999
shop shop gym shop shop shop shop shop shop shop shop shop shop
hospital hospital
private philatropic
edifício Louveira
square
Brazilian Art Museum
Buenos Aires Park trees dogs fountain
Metro Angélica
2021?
Paceambu Stadium and Football Museum
MILITARY POLICE
MacKenzie University
education since 1870
Metro Higeniópolis-MacKenzie inaugurated 2018
Consolacão Cemetery firstpu blic graveyard in São Paulo 1858 houses tombs of nobles sculptures and masoleums
closed for cars every sunday business street Avenida Paulista
0
200m

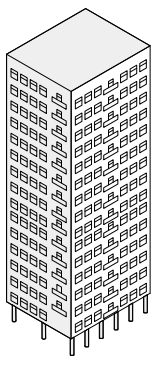
Historic map of Higienópolis, 1930. The map shows the historical property structure, typically narrow and deep, tracking back from the colonial time, referred to as a “typical São Paulo lot”. Avenida Angélica and project’s pilot site in white.

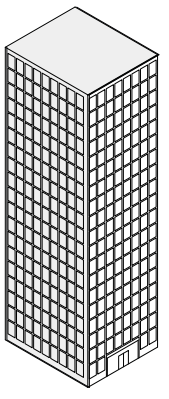
Higieniópolis was the first neighbourhood in São Paulo to get piped water and draige system, and is why it got its name, meaning *city of hygiene*. It has historically been an area for the noble, the villas, some still remaining in the area, where the homes for the tradesmen during Brazil’s “Coffee Cycle” (1800-1930). Avenida Angélica has always been an important transport route, historically with tram and horses.





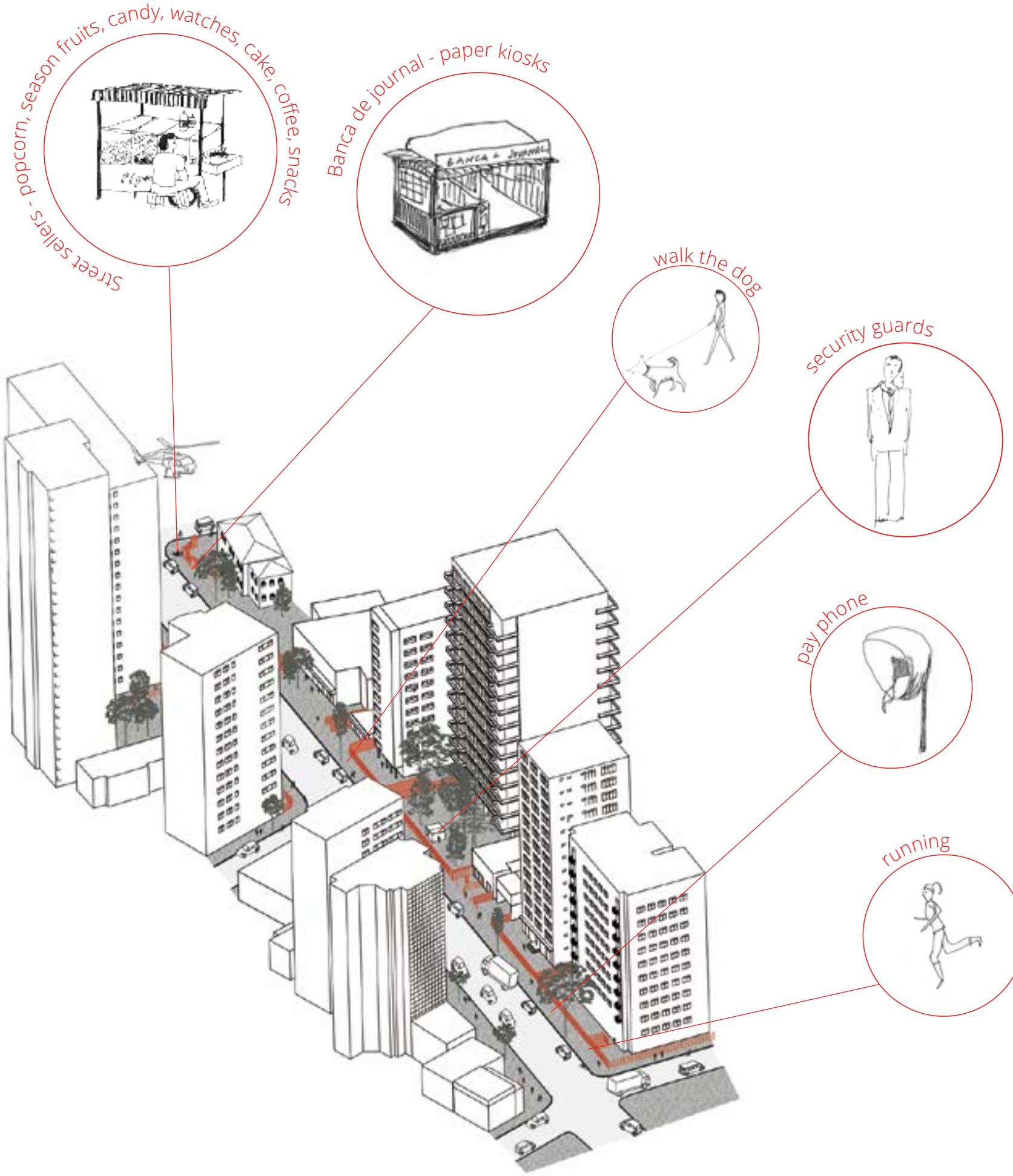


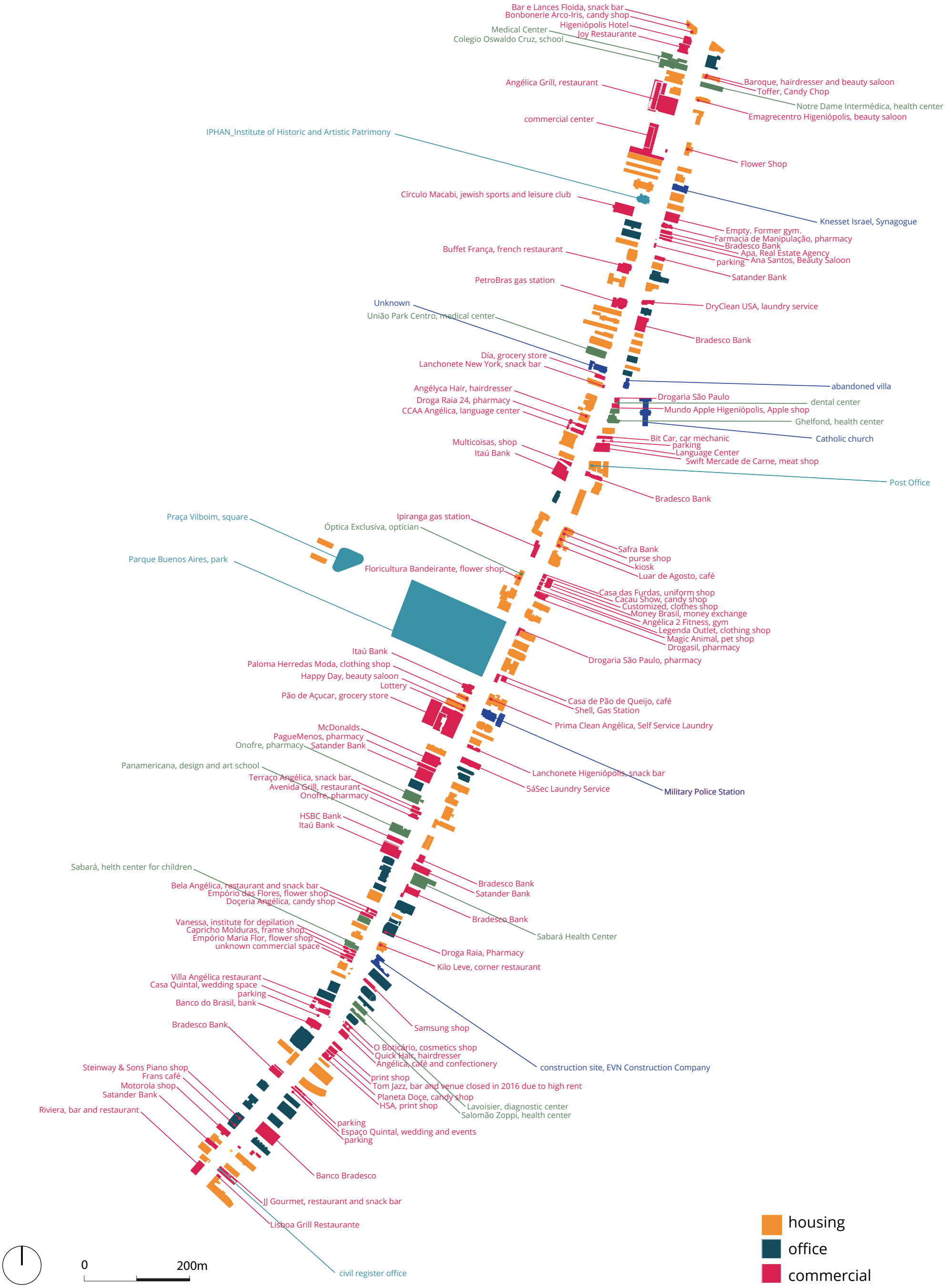




MAIN TYPOLOGIES:	**VILLA**	**COMMERCIAL LOW RISE**	**PARKING LOT**	**HOUSING BLOCK**	**OFFICE HIGH RISE**
PERIOD:	*1890-1910*	*1950s - today*	*1950s - today*	*1920-1980+*	*Mid 90s - today*
USE:	Commercial and private use originally housing for the elite and noble.	Banks, shops, medical centres, parking, cafes, snack bars, pharmacy.	Commercial parking lots	Residential	Commercial offices, few with service/ commerce on ground floor
CHARACTERISTICS:	Eclectic and art noveau style, 1-3 floors. Low fence.	1 floor (rearly 2). Some with fence and day open gates.	Occupy the few open plots in the city. Often enclosed by painted walls.	Spacious apartments, pilotis and garden, roof top gardens, modern ideals and materials.	Concrete and glass, Helicopter landing on roof, parking garage.

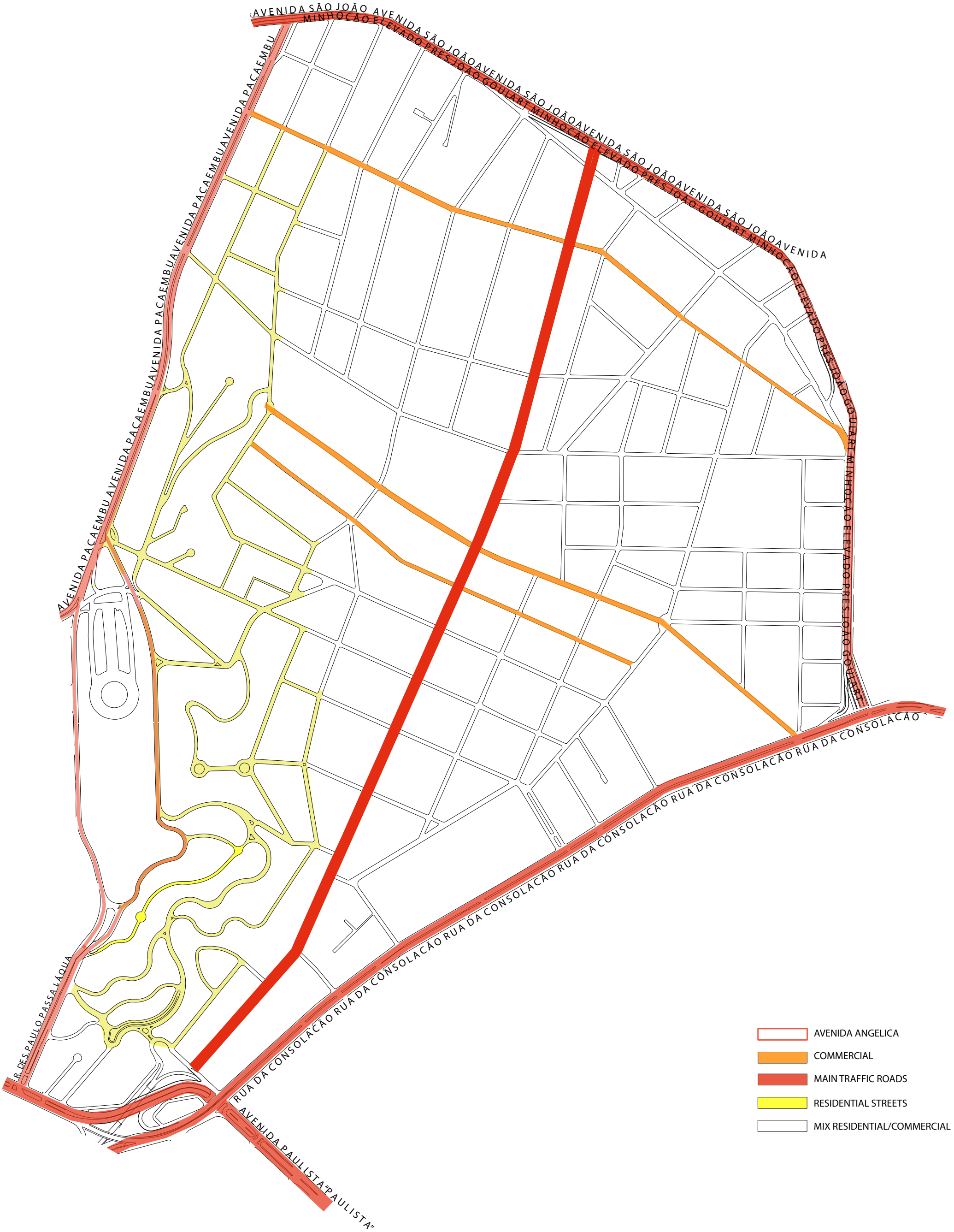
Historiy and the five main building typologies found along today’s Avenida Angélica.


Street sellers - popcorn, season fruits, candy, watches, cake, coffee, snacks
Banca de journal - paper kiosks
walk the dog
security guards
pay phone
running
political manifestations in the streets
bloco de carnaval - carneval street parades
samba de roda - live samba music
churrasco - barbeque

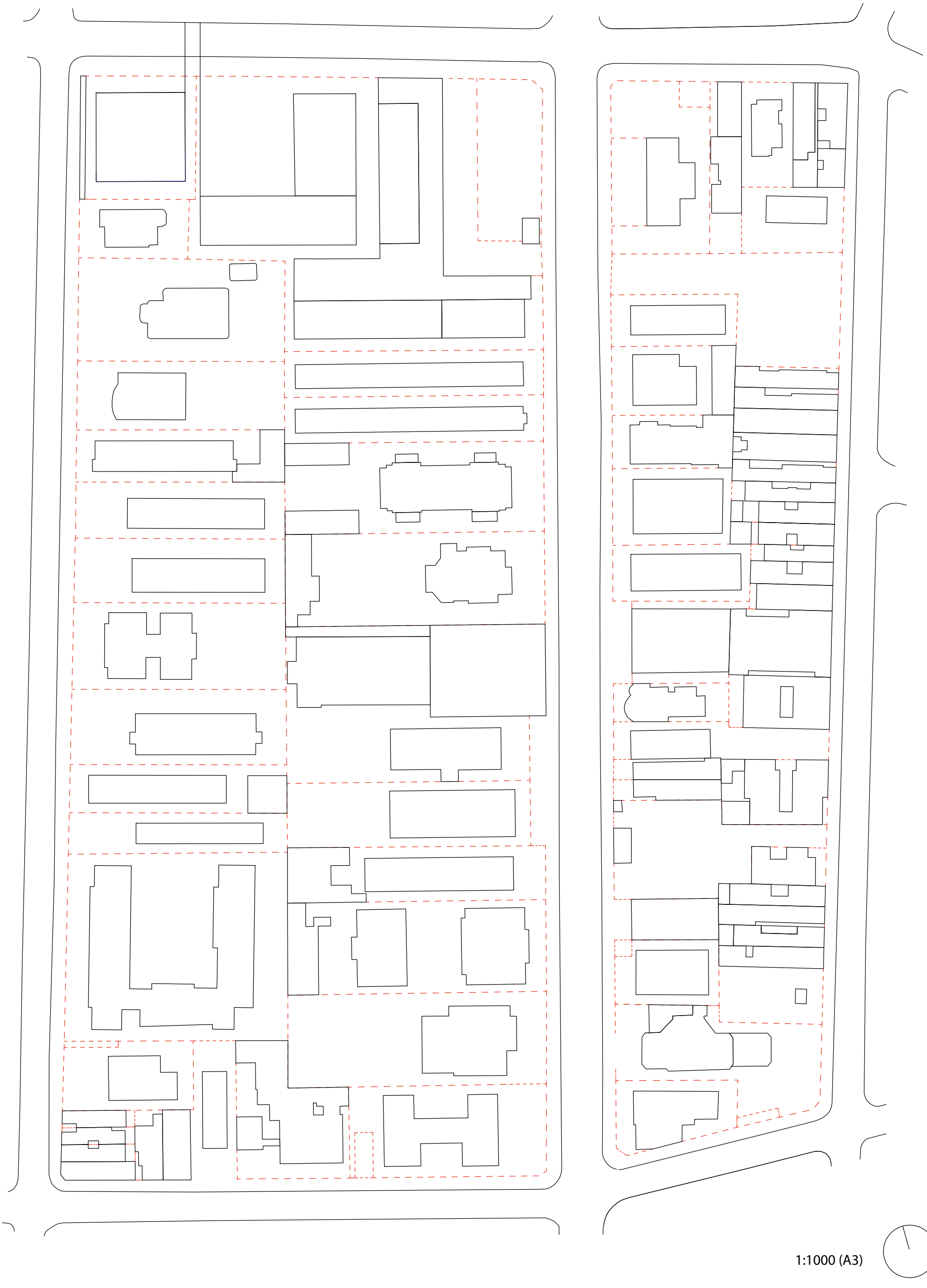


Program map, Avenida Angélica

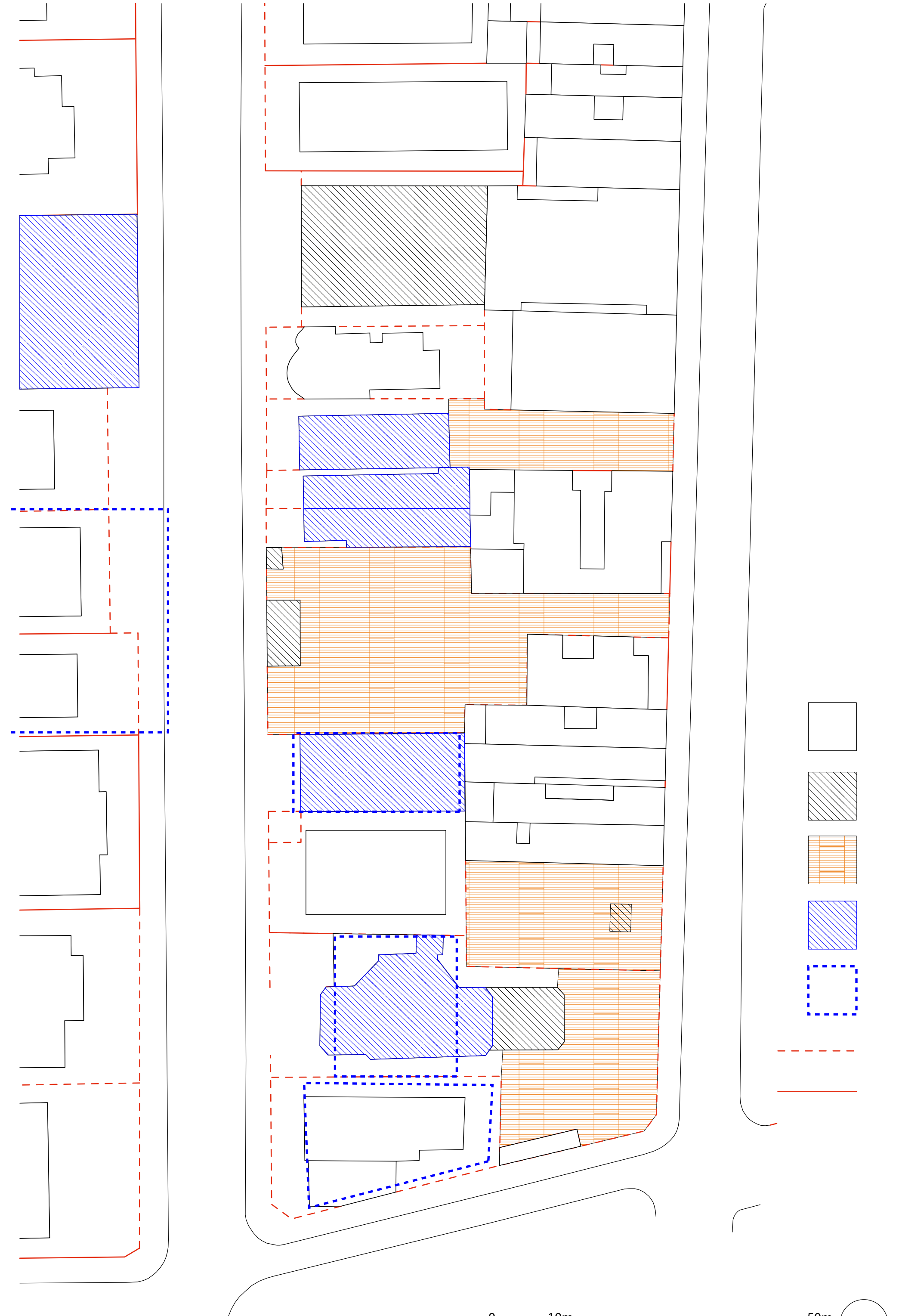
The Buenos Aires Park and the neighbourhood square Vilaboim are the only fully public, non-commercial places except the sidewalk along the street.


AVENIDA SÃO JOÃO
MINHOCÃO ELEVADO PRES. JOÃO GOULART
AVENIDA PACAEMBU
R. DES. PAULO PASSALAQUA
RUA DA CONSOLAÇÃO
AVENIDA PAULISTA "PAULISTA"
AVENIDA ANGELICA
COMMERCIAL
MAIN TRAFFIC ROADS
RESIDENTIAL STREETS
MIX RESIDENTIAL/COMMERCIAL
0
200m

Storage/light building
Empty building
Housing_
Villa
Commercial service_
Parking
Office_
0
10m
50m

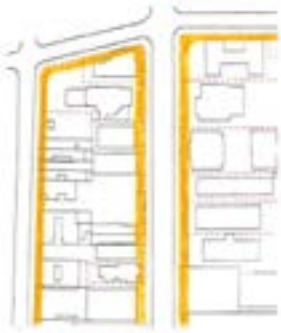


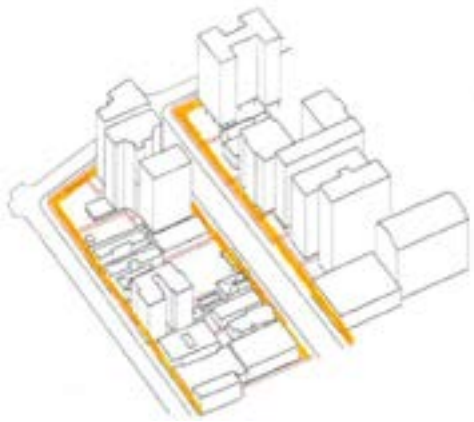
1:1000 (A3)


0
10m
50m

Intervention priciples

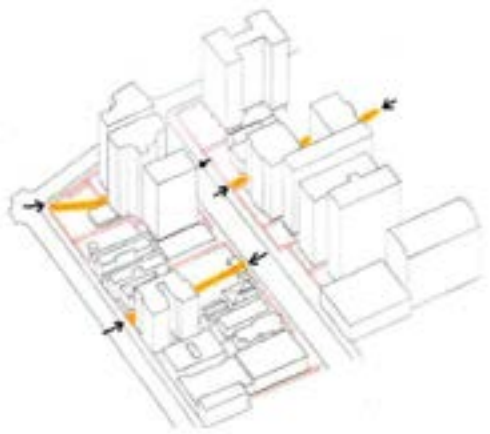
What
why





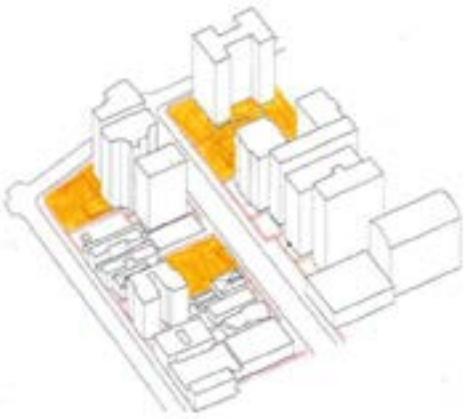
01 Increase offset between private property and street

wider sidewalk,
increase space for pedestrian



02 Make cross quarter pedestrian passages

increase connection cross quarters,
make exclusive pedestrian paths

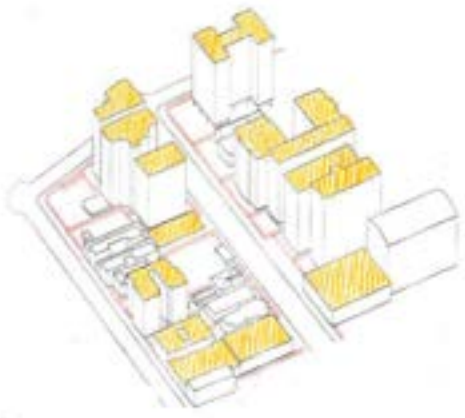


03 expropriate private open lots for public use

increase public space

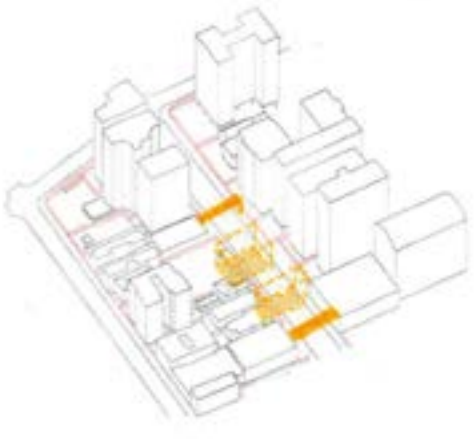
04 expropriate private parking garages for public use

increase public space



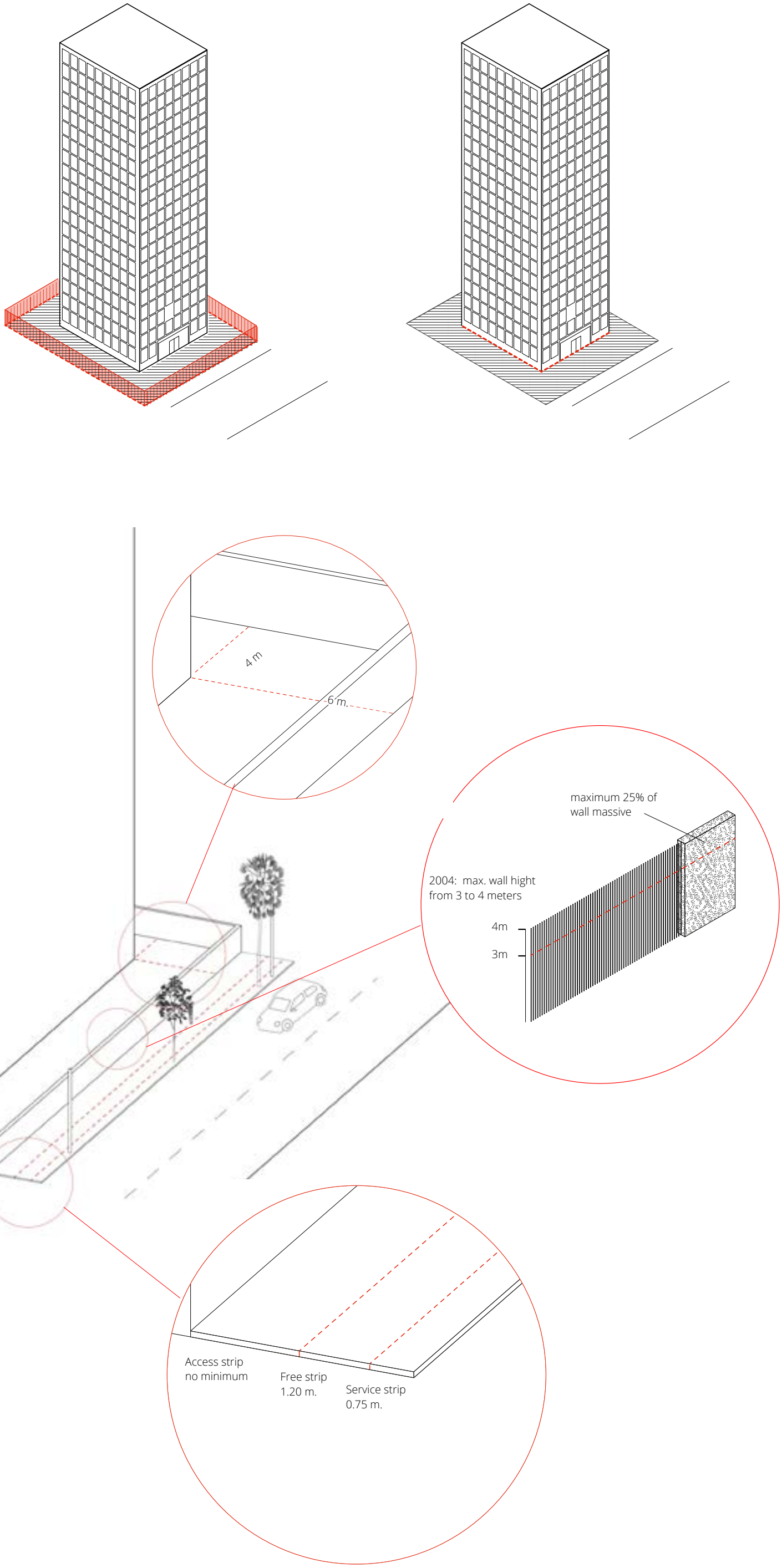
05 Take in use flat roof tops for public use

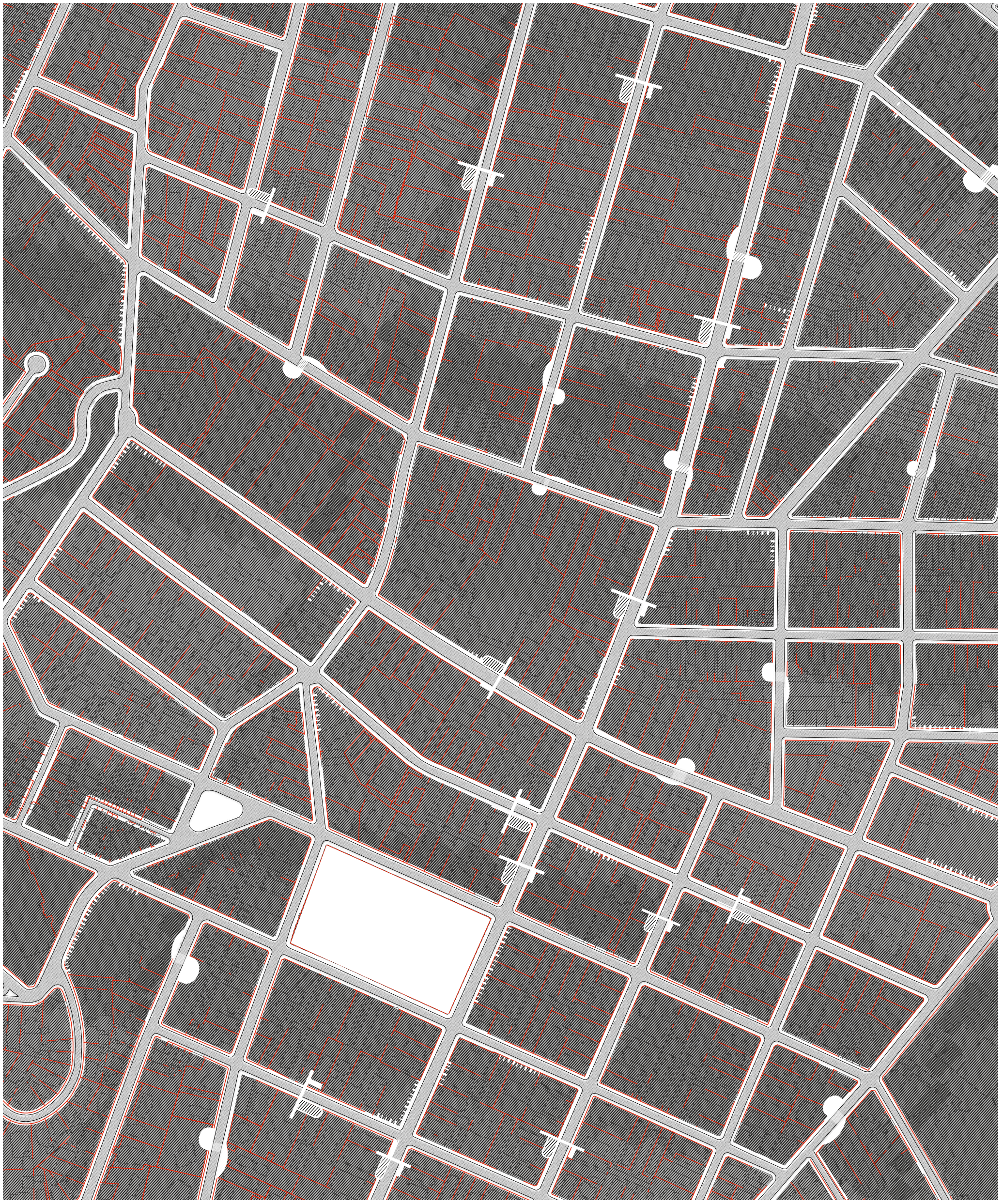
increase public space



06 Brigdes and tunnels

cross road connections and space for pedestrians


4 m
6 m.
maximum 25% of
wall massive
2004: max. wall hight
from 3 to 4 meters
4m
3m
Access strip
no minimum
Free strip
1.20 m.
Service strip
0.75 m.



New accessibility map
1:4000

Public space, accessible for pedestrian

Buenos Aires Park

Villaboim Square

Private space and road

Existing walls and fences

Laundry Wall

Well Wall

Gym Wall

Accessibility maps 1:1000

upper: existing situation
lower: new situation

Public space

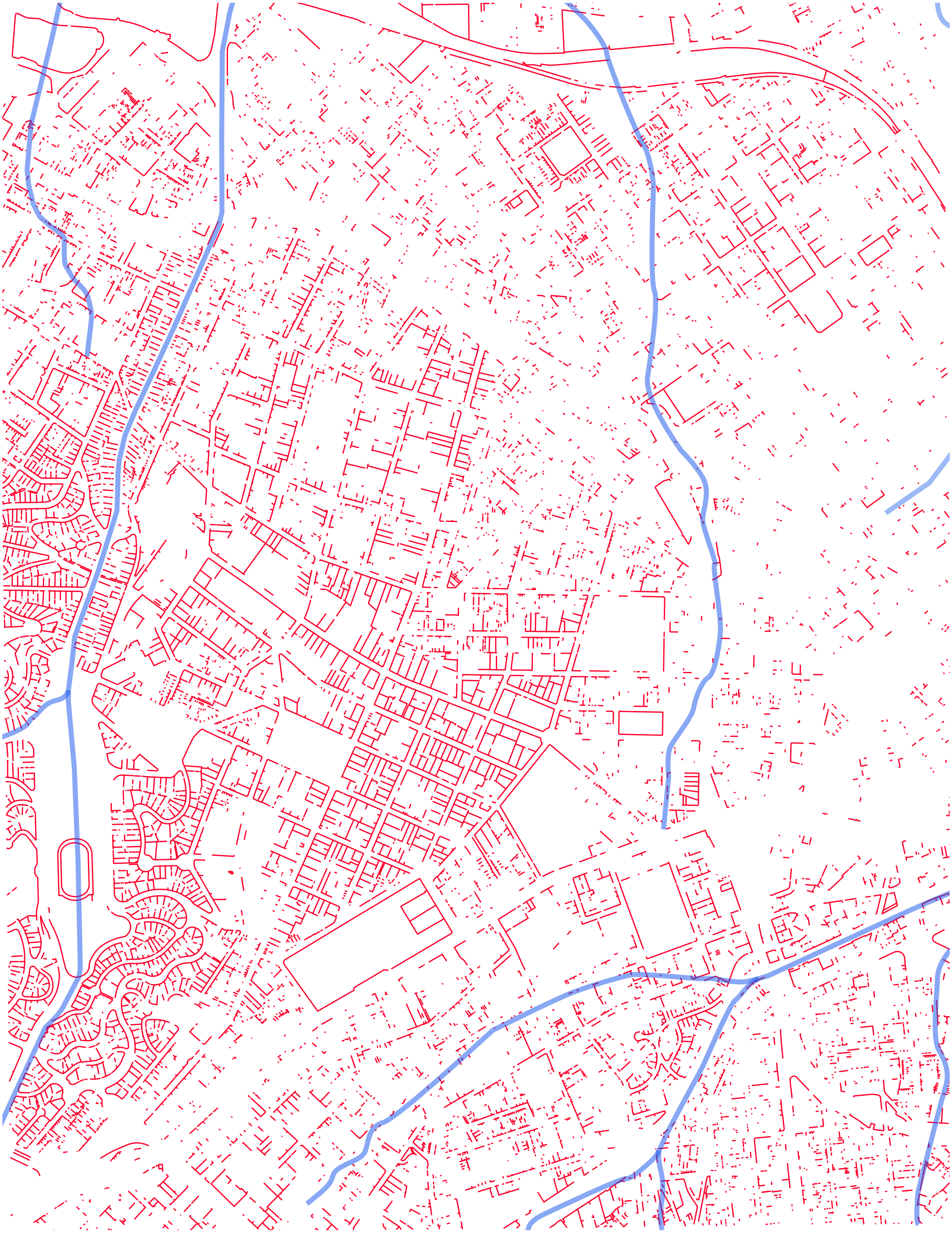
Private space and road

Walls and fences

Laundry Wall

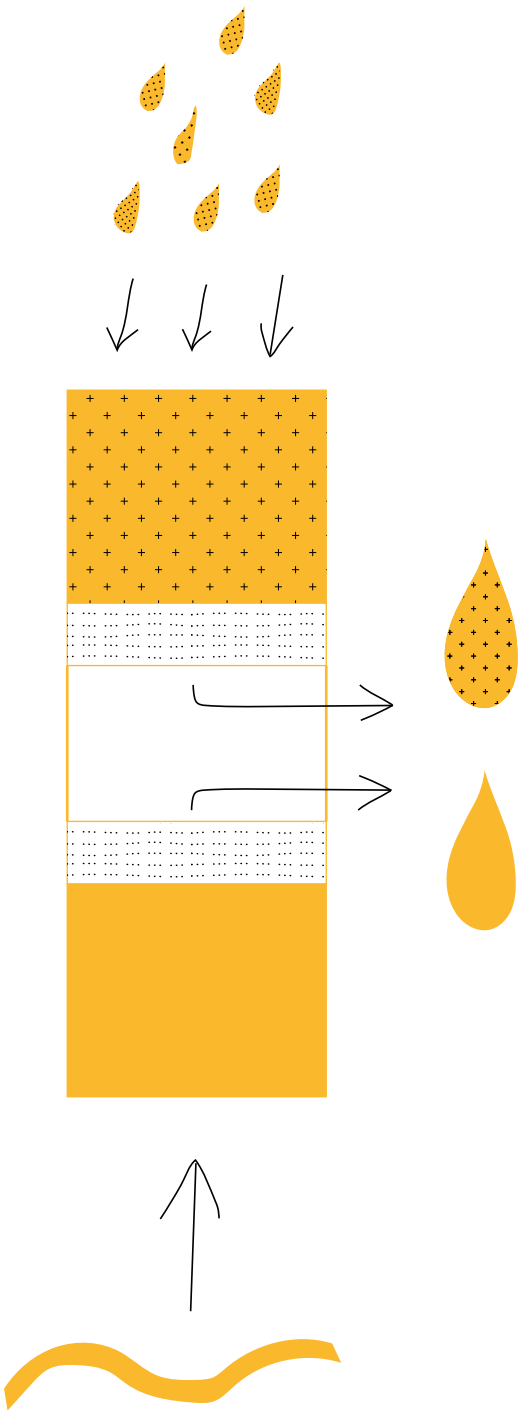
Well Wall

Gym Wall



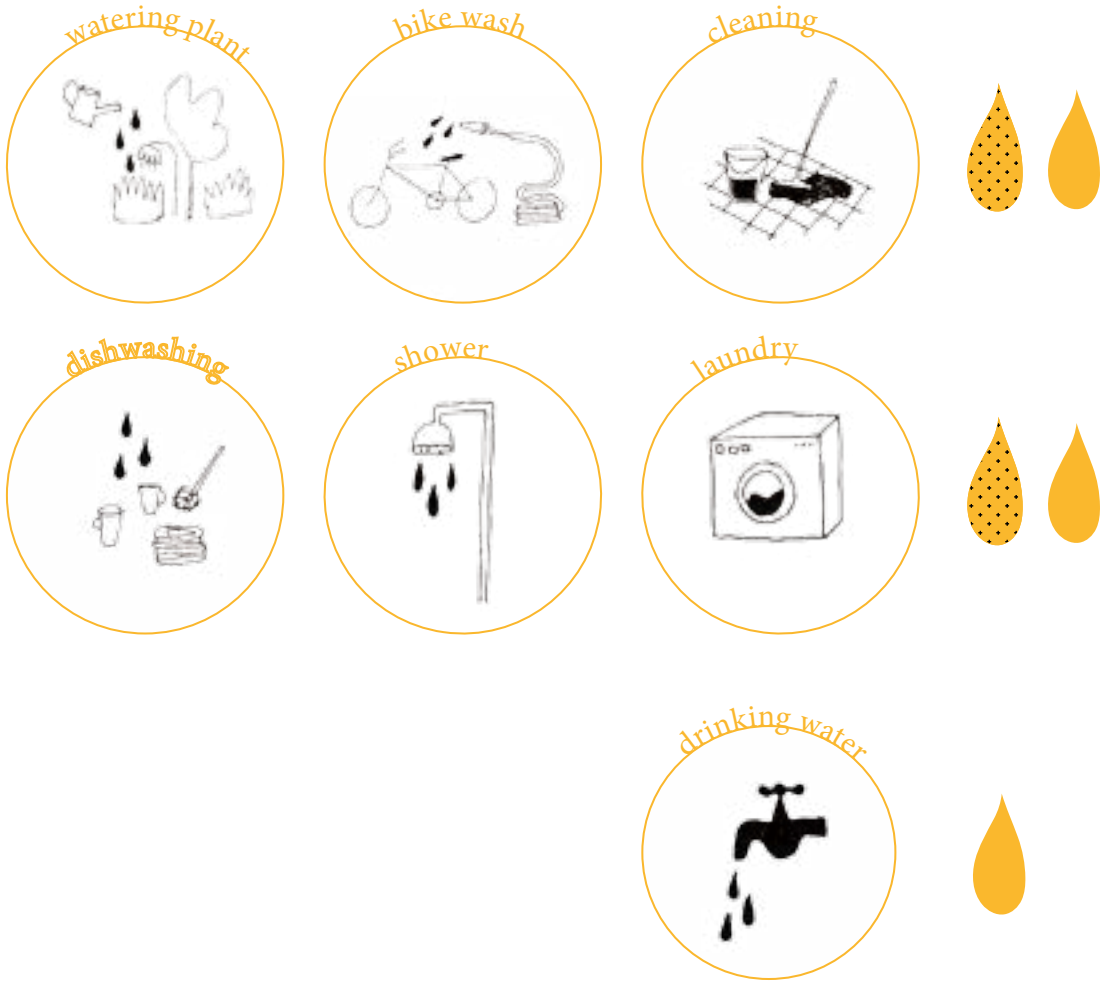
map of walls, São Paulo
1:10 0000

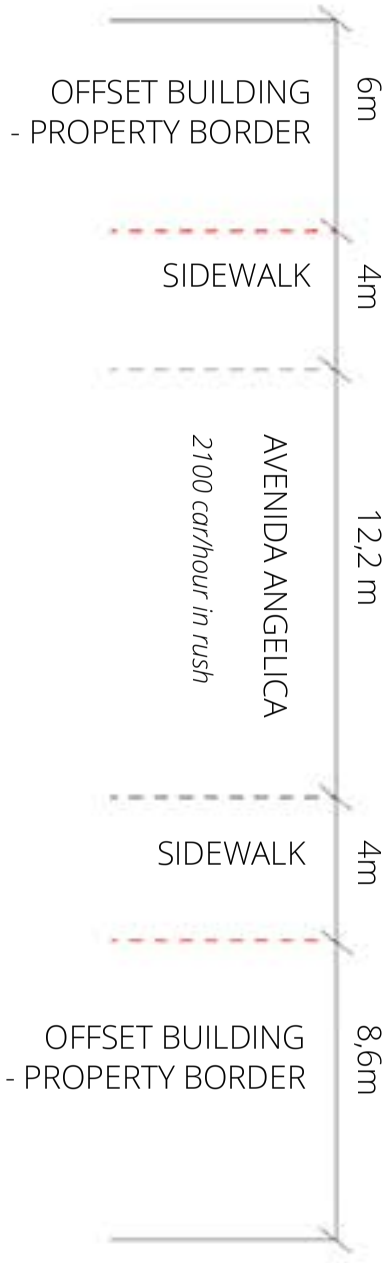
0
500m
1km

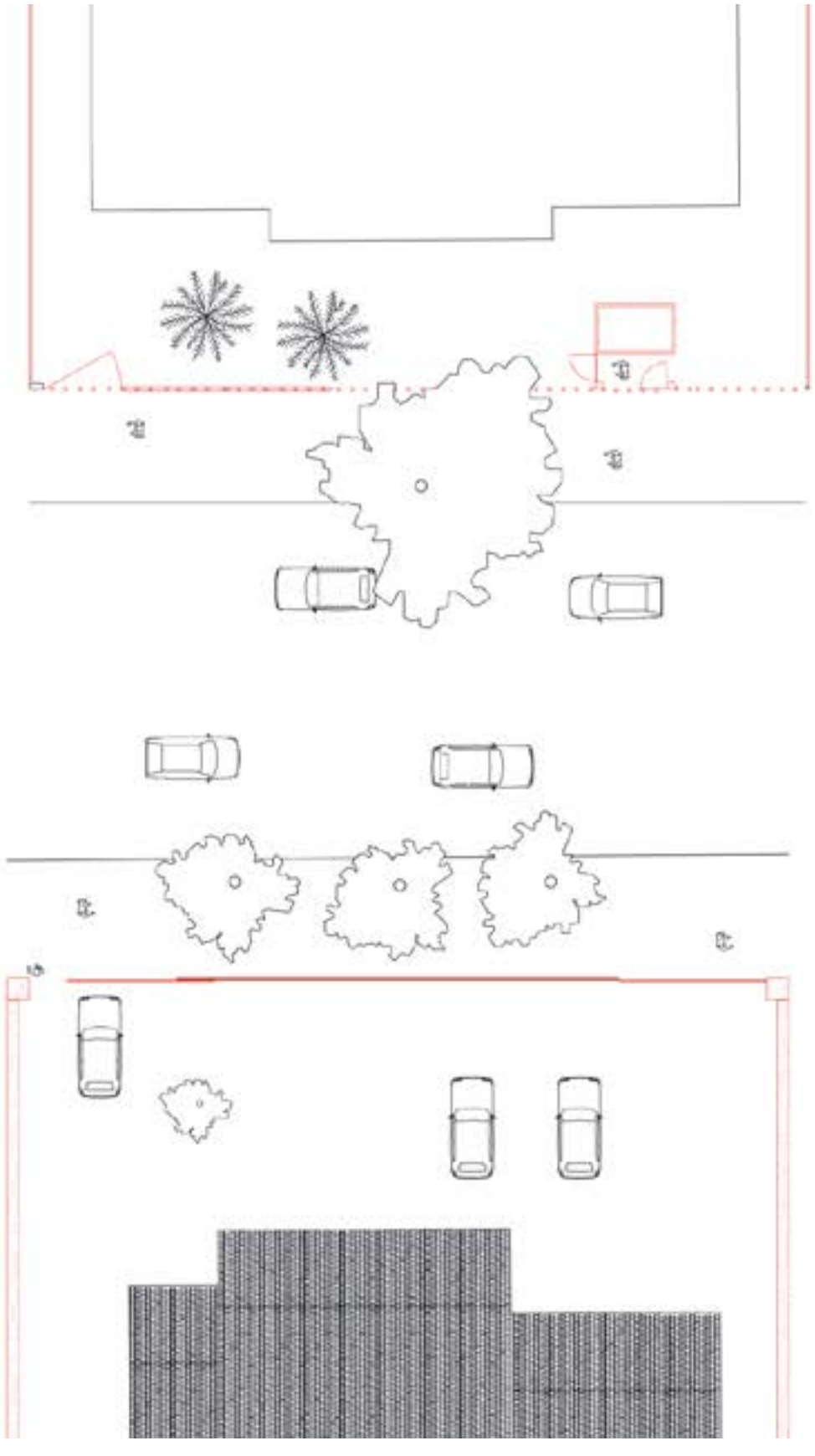


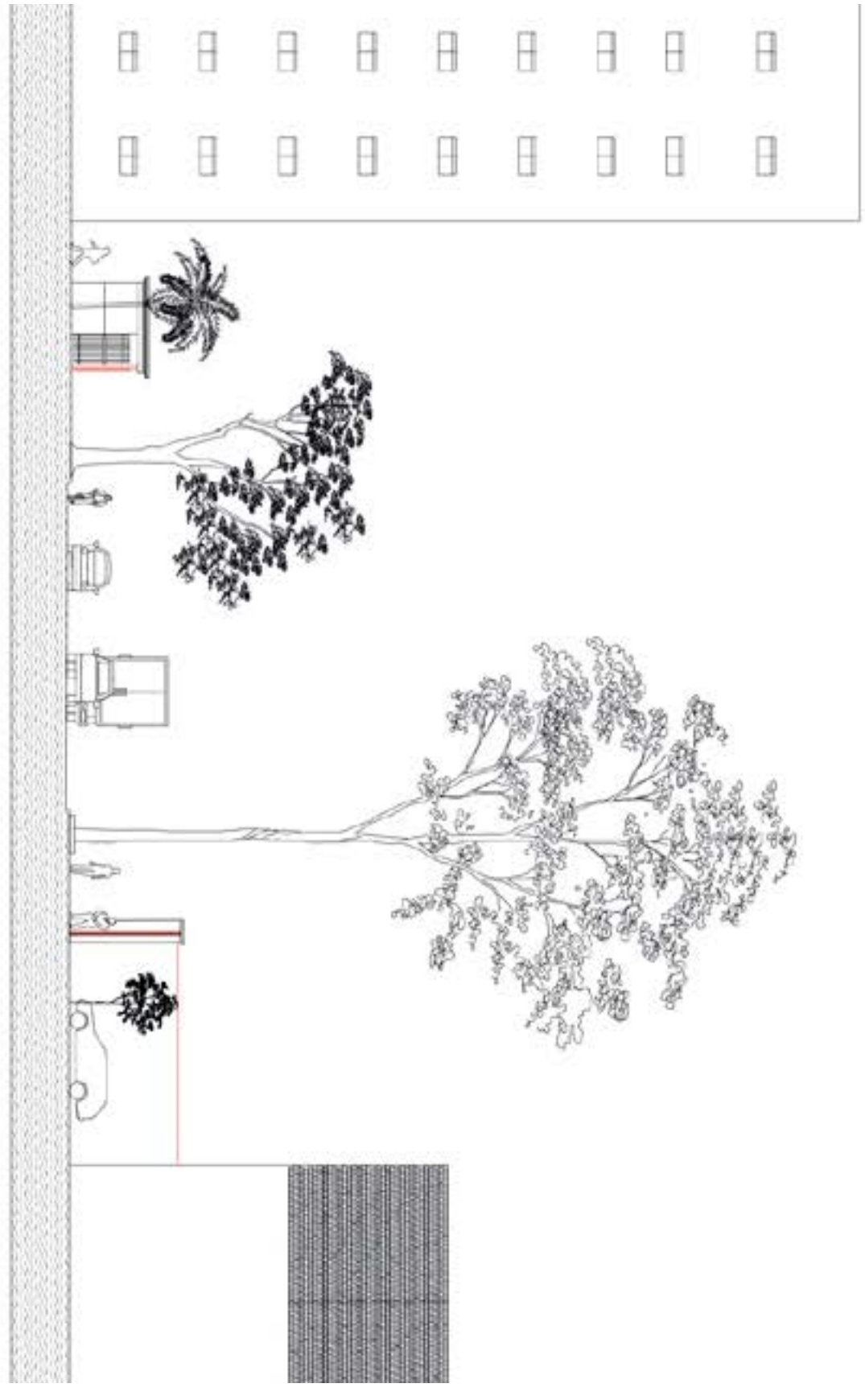
RAINWATER

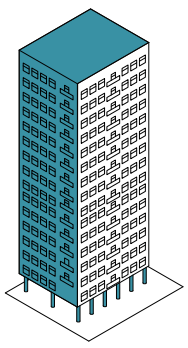
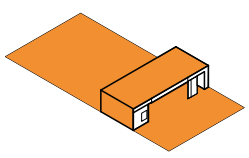
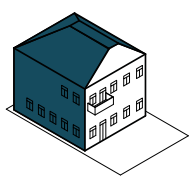
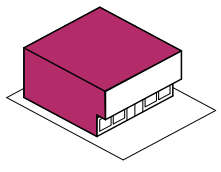
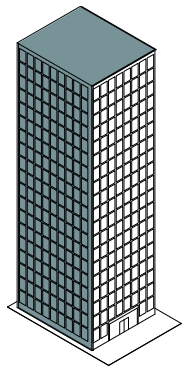
POTABLE WATER



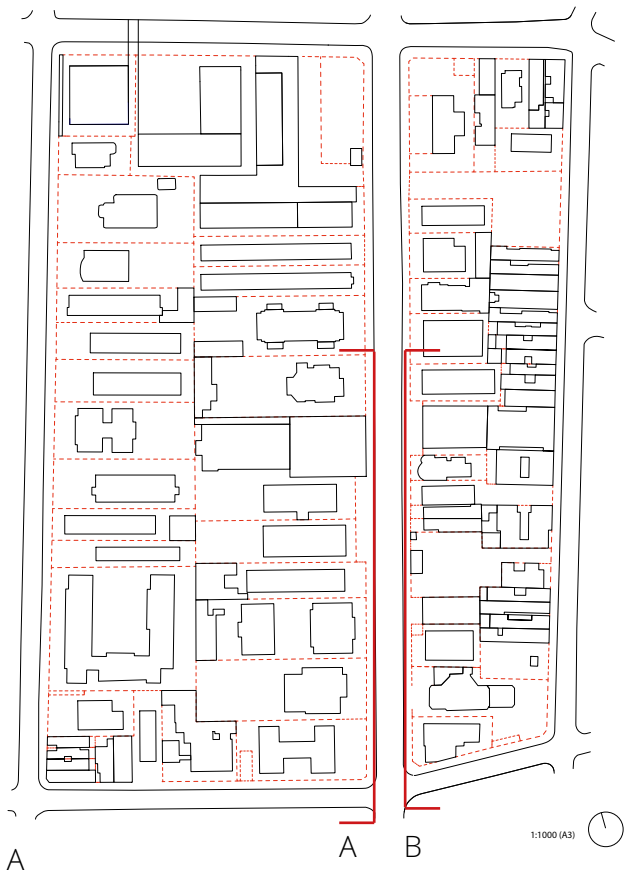

OFFSET BUILDING
- PROPERTY BORDER
6m
SIDEWALK
4m
AVENIDA ANGELICA
2100 car/hour in rush
12,2 m
SIDEWALK
4m
OFFSET BUILDING
- PROPERTY BORDER
8,6m

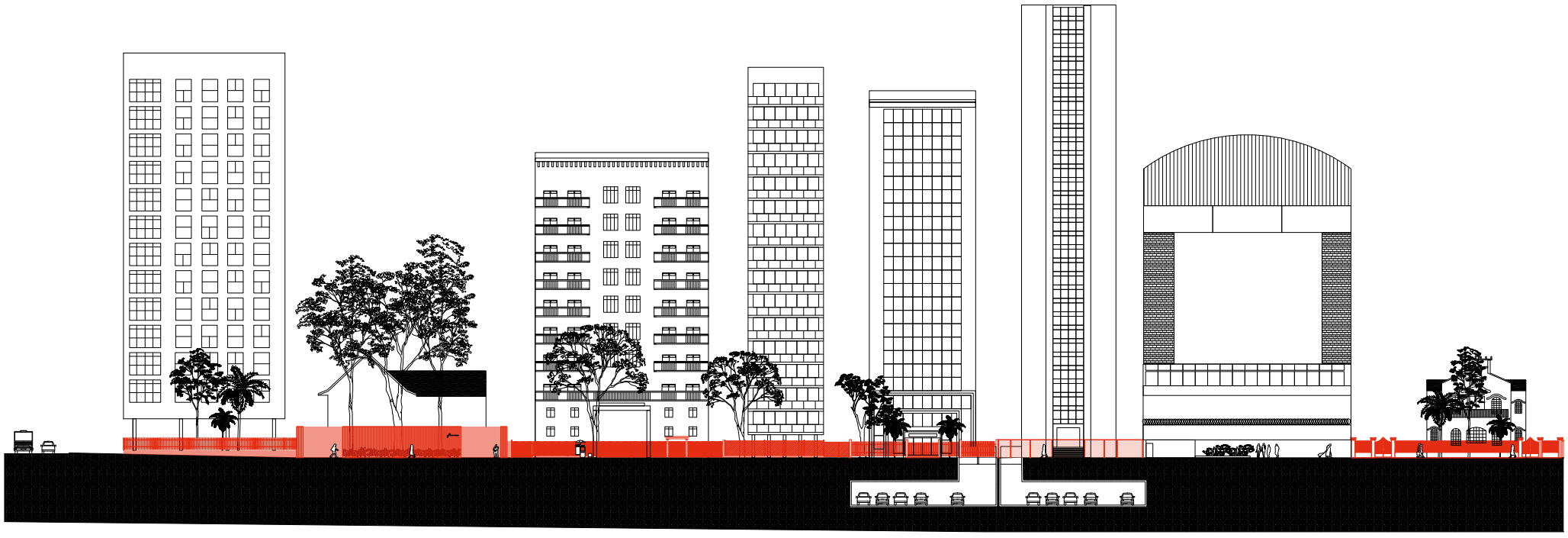




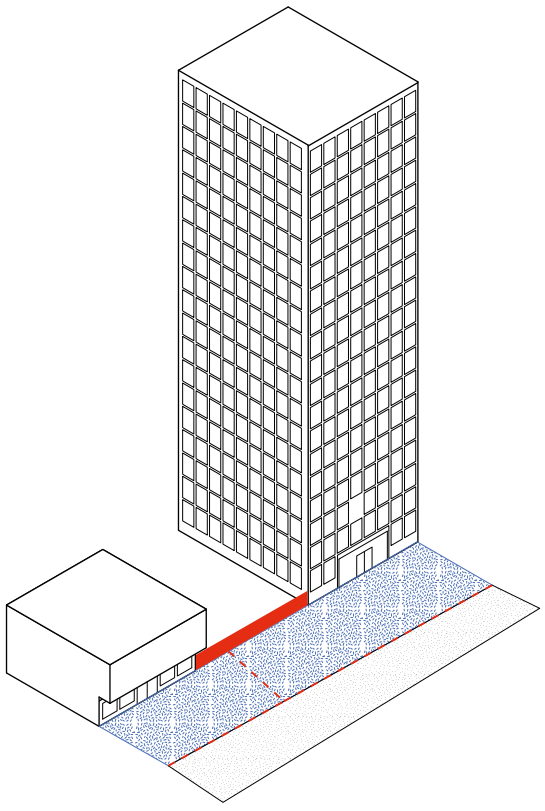
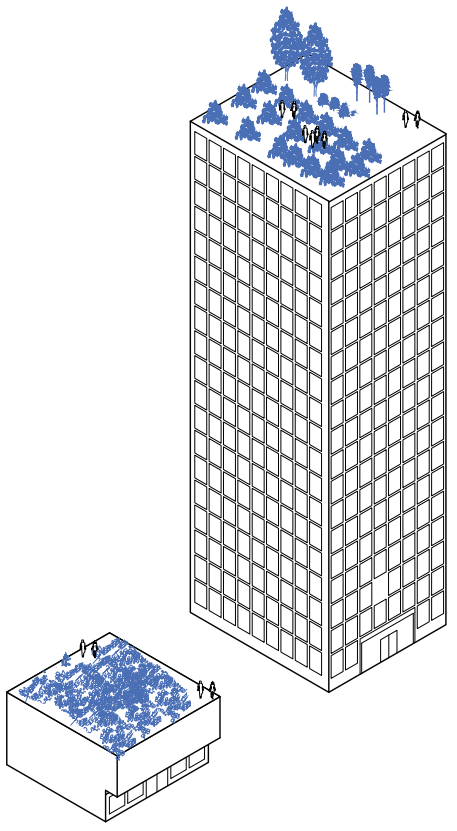
		POTENTIAL	STRATEGY
HOUSING		The gardens and shaded spaces of the pilotis housing blocks were originally open, now most are fenced and closed to the street.	re-open gardens for the public, common wells opens for watering.
PARKING LOTS		Parking areas occupy spacious ground floor areas, some cutting through the quarters connecting parallell streets.	open and occupy for public space, make exclusive pedestrian passages.
VILLA		The villas represent the city's history and somewhat a collective and common memory of the city. Some are demolished or threatened to be, some are occupied for private use or commercial service.	re-program the houses for public or semi-private use, open their outdoor areas as an extension of the street.
COMMERCIAL LOW RISE		Flat roof tops, often light structures and an in-fill between high rises.	Open the roof tops for the public? Remove or modify building?
OFFICE HIGH RISE		Some have no fences, but restricted access. Verticality, some have helicopter parking on roof top.	A new building regulation for office blocks? Open the roof (view) to the public.

“Futurama Quarter” street elevation





0 10m 20m 30m 40m 50m

elevation A

elevation B