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Affordable housing projects by Pentaspaces Design Studio

*As Gaurav Sanghavi of Pentaspaces Design Studio illustrates in these projects,
affordable housing can elevate the lifestyle of its occupants*

These three projects shared by Gaurav Sanghavi illustrate how Pentaspace Design Studio has been elevating lifestyles through sensitive design of affordable housing projects in different parts of Maharashtra...

SATYA LIFESTYLE

Location: Palghar, Maharashtra.

Area: 10 acres

Palghar, a Konkan district in Maharashtra, is emerging as an affordable residential hub on the busy Mumbai-Ahmedabad sector.

As the neighbourhood is emerging as a hub for affordable housing schemes, a lot of developers are constructing there. Our project had to have a differentiator that would attract the people to our project. Affordability and the budgets was the main brief given by the client.

Four flats per floor layout was designed, and two such wings were joined together to create an efficient plan to derive a built mass ratio, which was proportionately treated as a design of folded slab to add aesthetics and richness to the elevation – thus enhancing the project value. With its offerings of 1 and 2 BHK residential apartments, these residences stand out as some of the most detailed yet affordable residential projects in Palghar.

AUGUSTINE ENCLAVE

Location: Gaothan, Vile Parle (W), Mumbai



Area: 50,000sq-ft

The brief was to create a sense of belonging amongst the residents and to maximise the scope of bringing in natural light and proper ventilation in spite of it being a narrow site surrounded by other buildings.

Constructing a building in a 'gaothan' (village settlement) locality had its own set of challenges, as each structure is built in close proximity to the next. One of the biggest challenges was that the existing buildings were very close to the proposed structure. Construction had to be completed without hampering the lifestyle of the occupants.

The residential complex was designed around a courtyard. This accentuated the lifestyle of the original occupants of a village settlement.

Since there was a restriction on the height of the building, the floor plate had to be big enough to ensure utilisation of available FSI. This meant a building with a big mass but with less height. A double height entrance was created to ensure that the ventilation of existing occupants was not obstructed.

The facade was designed to tone down the massing and make the building lighter and give it a vernacular impression to complement the surrounding buildings and context. Geometric patterns were used in repetition over floors to create a sense of rhythm and generate interest in the facade. Recessed windows were designed to maximise shade on the openings, bringing in light but cutting off the heat.

Augustine Enclave has been successful in complementing the existing surroundings, and it retains the context of a 'gaothan' settlement with a modern appeal.

NILAYA

Location: Panvel, Navi Mumbai.



Area: 50,000sq-ft

Located in Old Panvel Gaothan (village area within a town or city), the project had a site constraint as the neighbouring buildings were only at 5ft distance away from each other.

The irregular narrow plot shape restricted the layout, as the feasible built-up area had to be consumed keeping in mind the financial budgets (they were small pocket-sized apartments).

Being in the affordable segment, the planning, elevation and the finishes proposed had to be economical and low maintenance.

The glass-brick ratio was worked out so as to avoid wastage of material. The chajjas and the sun breakers were designed in a diagonal position so that the neighbouring

building apartments will not look into each other. This differentiator not only enhanced the privacy of the inhabitants, but also added aesthetics to the low-cost budget project.

With the increase pace of our lives, we are losing interaction time with our neighbours. With the idea of creating a neighbourhood within a built form, amenities like a chalkboard, wall games, art walls, library shelf were proposed on the mid-landings of the stairwell. They were created as a space for interaction by the members, and brought life into the dead spaces of a building. Being a tight plot, there was no space to provide any amenities on the ground floor – so by utilising the dead space, the designers could not only create amenity spaces but also do these within the budget of the developer.