

QUINTA DO BRAAMCAMP

Greater Lisbon (Barreiro), Portugal, 2012

PLANNING

Location Greater Lisbon (Barreiro), Portugal

Client Millennium BCP Bank

Programme Master Planning of residential, services and retail complex

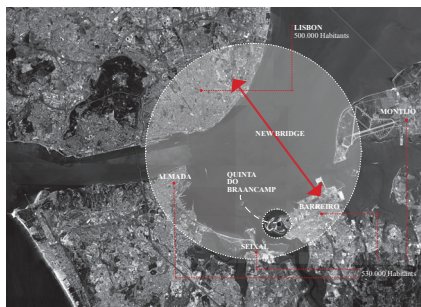
Residential Units 185 (estimated 550 residents)

Gross Built Area 25,700 sq.m (housing 23,700 sq.m/ services 1,360 sq.m/ retail 710 sq.m)

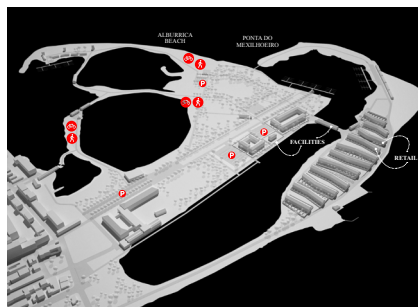
Plot Area 21,4 ha

Estimated Investment N/A

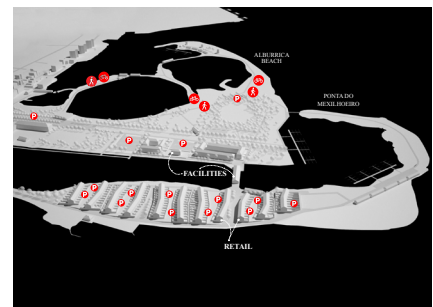
Project Status 2012 (concept design)



Location

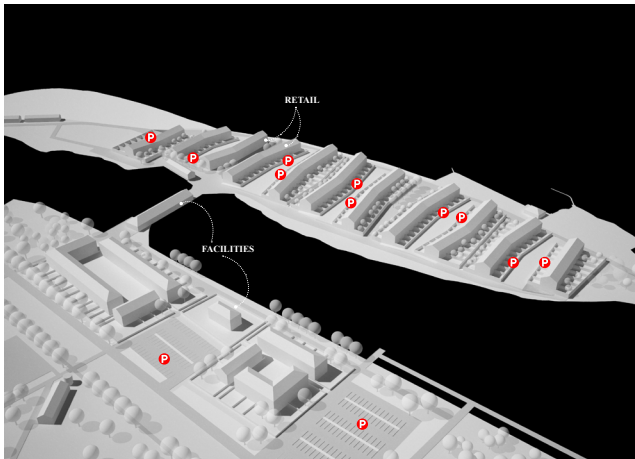


3d study model

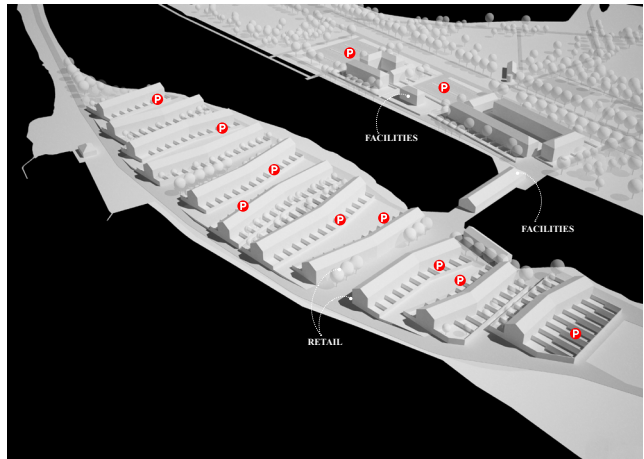


Plan

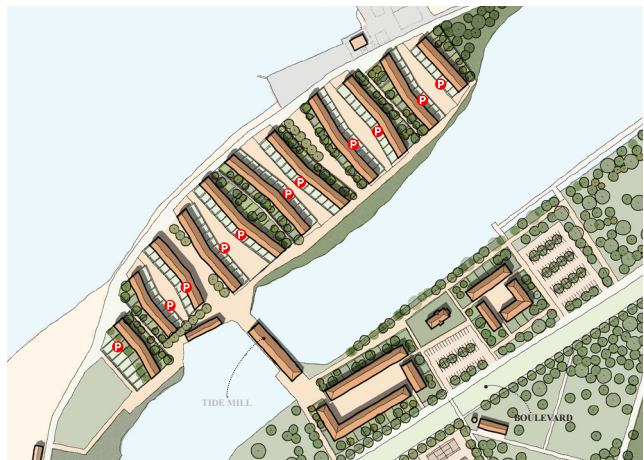
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3d study model



Ground floor plan



Roof plan

Quinta de Braamcamp is located on the Tejo riverfront edge of the industrial town of Barreiro, on the opposite bank of Lisbon. It comprises a plot area of about 21.4 ha, of which only 7.4 ha plots are allowed for construction. The land, a former farm where industrial cork was processed, consists of a series of elegant proto-industrial buildings many of which have collapsed leaving little more than scattered walls and remains of the memory of their implantation, but others

remain impressively elegant and enduring. This ensemble includes a tide mill which although dilapidated is still possible to rescue. Divided into two parts the Quinta is surrounded by a heavily forested cove with sandy shores. The Master Plan of the estate encompasses a mixed-use programme predominantly residential, but inclusive of local commerce and services. PROMONTORIO proposes an urban park, a “cultural landscape” able to

restore the rich history of the site and (re)establish a sentimental relationship with the population. The project comprises the recovery of existing boilers, tide mills and dams, besides two new piers to service fishermen and the natural park. In addition the Master Plan creates a network of bike lanes and pedestrian circuits. In terms of real estate, the highest density area (118 dwellings) is a cluster located between the Estuary and the Braamcamp Boiler, in order

to leverage its geographical situation of a “quasi-island” surrounded by water and expansive views over the Tagus to the north, and the natural park towards South. The buildings towards North are positioned perpendicularly to the water tables surrounding the plot, so has to guarantee visual permeability towards the river and the park, but also to create an unobstructed cross-ventilation system across the whole ensemble. ©