

CORREIO-MOR HOUSING ESTATE

Loures (greater Lisbon), Portugal, 2011

🏠 RESIDENTIAL

Location Loures (greater Lisbon), Portugal

Developer Fibeira Group

Programme 5-bdr villas (31 un.), 2, 3 and 4-bdr townhouses (101 un.),
5-storey apartment buildings (5 un.)

Scope Architecture and Landscape Architecture

Gross Built Area 55,610 sq.m

Estimated Investment N/A

Plot Size 77,296 sq.m

Project Status 2011 (shortlist competition)



East plaza

PLANNING
ARCHITECTURE
PROMONTORIO
LANDSCAPE
INTERIOR DESIGN
GRAPHICS

www.promontorio.net



Main street with villas



View towards south



Villa



Townhouses



Townhouse courtyard

Quinta do Correio-Mor is an estate with 140-hectares of luxuriant vegetation situated in a recessed valley next to the township of Loures, outside of Lisbon. It comprises an 18th-century U-shaped palace attributed to Italian Antonio Canevari –architect of the Convent of Mafra– that is one of the most emblematic countryside manors in the vicinity of Lisbon. Pending final approval, its current master plan aims to position the estate as a sustainable community anchored in the proximity to the upcoming supra-regional hospital of Loures. The development, which includes various typologies, from compact apartment units, to townhouses and large villas, proposes a countryside “Quinta” lifestyle, with an extensive programme of activities connected with nature, sports, agriculture and leisure take place.

The location of this 1st-phase is catered for staff of the Loures hospital, to which the plot is immediately adjacent, by offering quality housing in this countryside environment. Permeable area is very high and the buildings are surrounded by extensive protected woodland. The urban grid that structures the streets and the common areas adapts gently to the irregularity of terrain by channelling traffic flows and minimizing the automobile presence while emphasizing pedestrian circulation.

The integration of the natural vegetation and farming environment with the buildings is promoted via three distinct design principles: the 5-storey housing blocks are positioned bordering the plot in order to act as a protective screens that mediates the relation between the outside and the interior landscape; the low-density villas, on the opposite end, border the natural reserve, to which they have excellent views and let the green enter the parcels; finally, the townhouses link both sides and create an active urban flows between blocks and villas. Solid Flemish bond brickwork with burn colour variations clad all buildings creating a visual harmony and generating a countryside ambience that discreetly dissolves itself in the landscape. In addition, the proposed rooftop gardens in the terraces have the ability to reduce the overall heat absorption of the buildings which then reduces energy consumption –the primary cause of heat build-up in cities is being insolation, the absorption of solar radiation and its subsequent re-radiation. ©