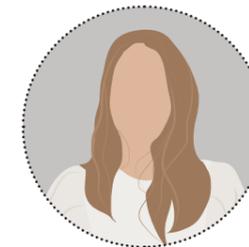




[IN-BETWEEN] HOUSES



Final Degree Project 2021 [IN-BETWEEN] HOUSES

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introduction

[IN-BETWEEN].*(According to dictionary)*

“It indicates that something or someone is located in some point of the space separating two things or it is in the middle of them. It could refer to a period of time or to a place.”

(in- between) houses: abstract.

The project proposes the **in-between houses** concept as domestic space and open spaces between buildings. This means as places of spontaneous social interaction, community and exchange which create new meanings.

The site to the projectual exploration is the periphery of Rosario for being the scene of new urbanization and urban sprawl. This incremental urban growth results in a disjointed and fragmented territory which is presented as a challenge and an opportunity to interweave the fabric urban. Particularly, the site is located in the city of Pueblo Esther between consolidated residential fabric, the Frías stream and the Paraná river.

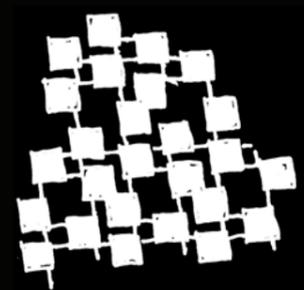
The design process arises from the technical and perceptual analysis of the site. The former is related to the analysis of the site background: *connectivity, urban fabric, infrastructure system*. Whereas, the perceptual analysis refers to a personal interpretation of the site which has been translated into a collection of “in between situations”. As a result of this research, the project is understood as a mat-building- concept introduced by Alison Smithson as an organizational strategy.

Finally, the planning approach is based on a system constructed from relations among elementary units which are able to repeat themselves and spread out. This compositional network allows to dissolve polarities: *urban-rural, city-river, nature-architecture, public-private, house-city*. The concept basically revolves on the importance of the relation between objects. This means between the shape and the surrounding empty space. Therefore, the project is based on interconnection, close-knit patterns of association, and possibilities for growth, diminution and change. In addition, the lack of formal definition is precisely the key to their potential multiplicity. It allows to create a heterogeneity of densities and mixed uses typologies which respond to a great diversity of contemporary family and socio-cultural situations.

The elementary unit cell of the system is the housing. It is presented as temporal parenthesis between what is and what will be, as it is not something finished but rather awaiting modification over time through user participation.

I truly hope this work challenges conventional

approaches to periphery and city design while prompting a reconsideration and rethinking of contemporary habitat.



urban scale

"Cities are an immense laboratory of trial and error, failure and success".
Jane Jacobs: "The death and life of great american cities"
(2011)

¿What is a city? A place with plenty of people. A public space, open and protected. A place, that is a material fact that produces meaning. A concentration of meeting points. The city appears as the place of opportunities, initiatives and individual and collective freedoms. It is not only the place of intimacy, but also the place of political participation. Is the city dead? Is it in crisis? The city of the street and the square, of the public and civic space, the city of mixtures and contacts, is it a residue of the past?

The urban challenge: "making city within the city".

Between the 1990s and the early 2000s, urbanizations of the periphery underwent a process of dissolution. This means it acquired an "invisible" character and established a dependent relationship with metropolitan cities. Subsequently, a process of urbanization and restructuring of the complex territorial structure of the periphery began, giving rise to emerging, complex, and heterogeneous urban spaces. These spaces reflect significant social, political, and economic changes, requiring renewed theoretical approaches. In this way, the peripheries transitioned from being marginalized and undervalued to becoming central and prominent in the new territorial structures of the 21st century, as they became in the preferred areas for residential development. In fact, their population currently doubles or triples that of urban areas. The periphery thus becomes the stage for extensive urbanizations and low-density spontaneous growth along major connectivity axes, with minimal infrastructure coverage, resulting in a fragmented and disjointed organization.

functionally heterogeneous urban fabrics where public space and housing become key elements in the fabric's articulation and the periphery's growth.

So, what are the decisive urban challenges for "building a city within the city"? The answer is almost obvious: centers, urban fabrics, mobility, and always public spaces.

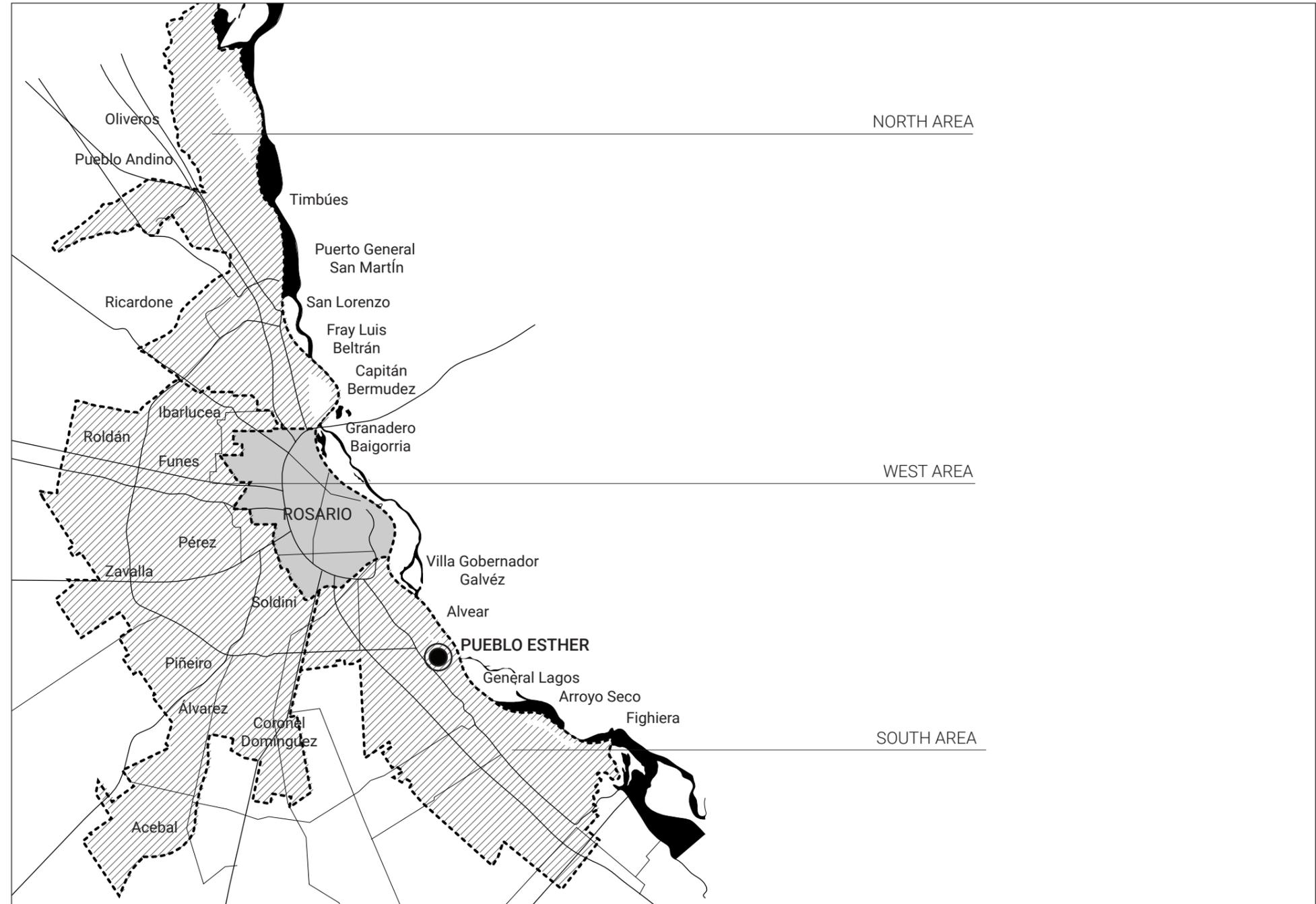
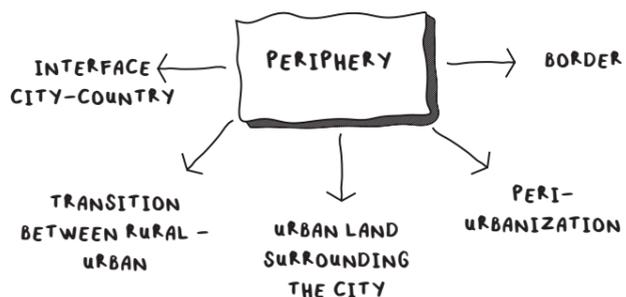
The site: Pueblo Esther.

The South Metropolitan Area of Rosario comprises the municipalities and communes located along the Paraná River which are structured around the General Mitre railway lines and Provincial Route No. 21. It is composed of a "system of cities" and intermediate rural areas, involving the districts of Villa Gobernador Gálvez, Alvear, Pueblo Esther, General Lagos, Arroyo Seco, and Fighiera.

The site is located twenty kilometers from Rosario, in the city of Pueblo Esther. It is structured between the Bartolomé Mitre railway lines and Provincial Route No. 21. The urban area of Pueblo Esther primarily develops along Route No. 21, gradually losing density towards the river. The presence of the Frías stream and the Paraná River

provides environmental and landscape conditions of great interest to the region. The riverside is characterized by a mix of uses and its natural charm.

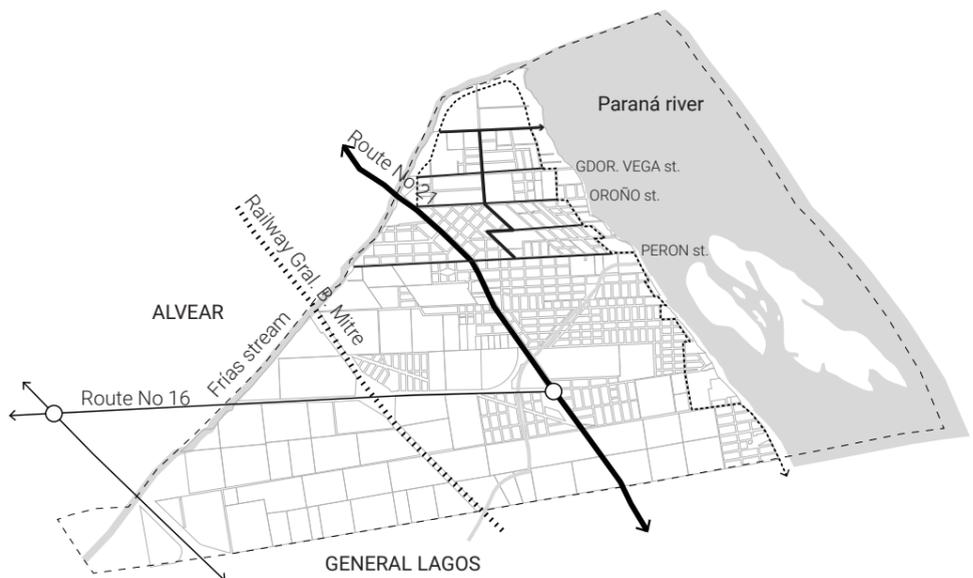
The challenge lies in the fragmented areas of the territory- a consequence of the urban growth of the city, which have resulted in a dispersed and discontinuous urban fabric. Due to this situation, the areas between the residential fabric, the Frías stream, and the Paraná River present themselves as a place for project experimentation because of their "interweaving" condition.





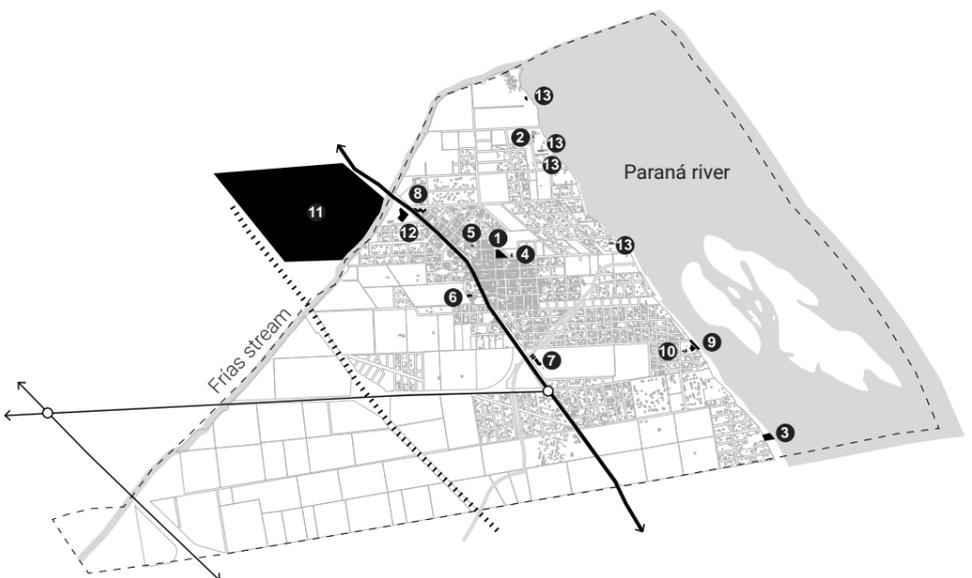
Site technical analysis.

018



ACCESSIBILITY:

- Main access - provincial route nº 21
- Rail system
- New access and revaluation of existing structuring pathways
- Coastal road

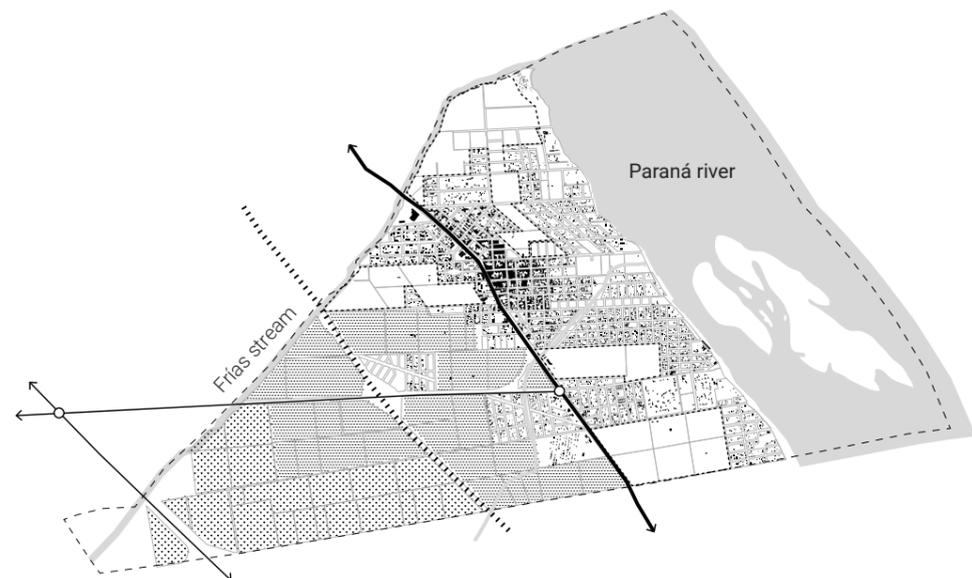


EXISTENTING INFRASTRUCTURES:

- 01 Amphitheatre | 02 "Santo Domingo" Retirement House
- | 03 Camping | 04 Sports centre | 05 Cultural Center of Pueblo Esther | 06 Medical Care Center | 07 "Octavio Alvarado" Aerodrome
- 08 School nº 427 "Brigadier Lopez".

EXISTENTING INDUSTRIES:

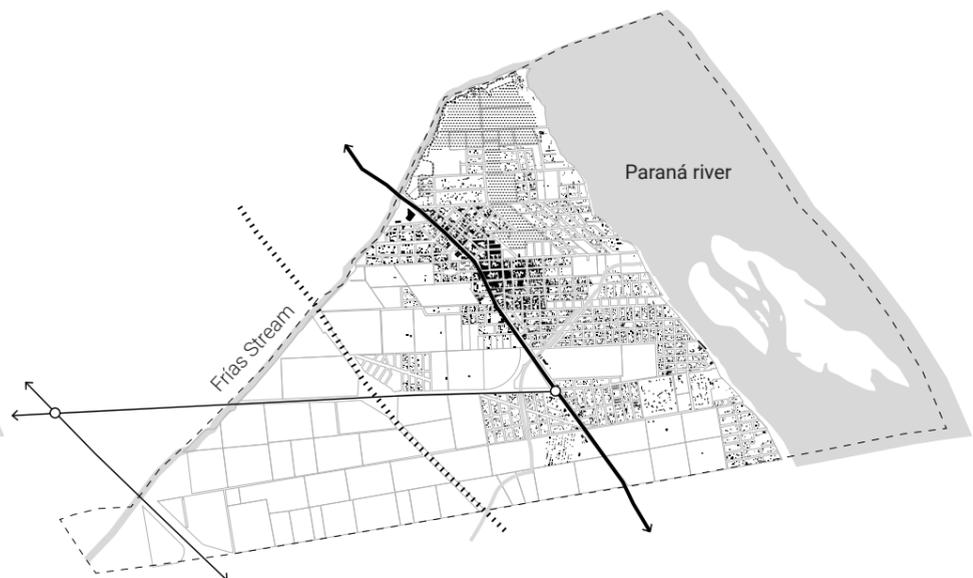
- 09 UABL Shipyard | 10 UltraPetrol | 11 Alvear Industrial Park | 12 CINA SRL | 13 Sand vendors.



URBAN FABRIC:

- Residential zone
 - Informal settlements
- AGRICULTURAL ZONE :
- Rural
 - Peri-urbanisation

- Dispersion and discontinuity of urbanized areas

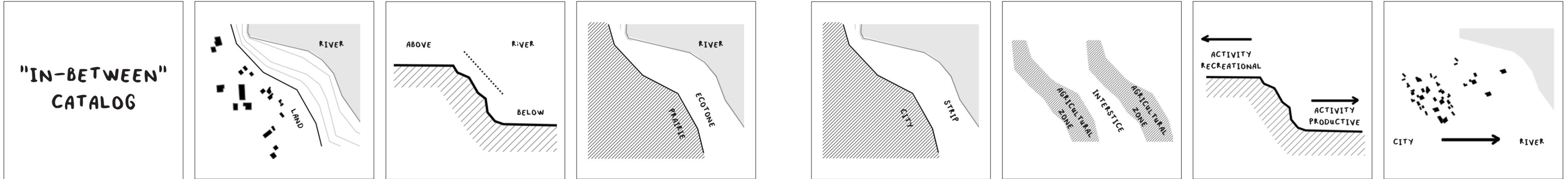


LAYOUT STRATEGIES:

- New urban fabric
- Protected natural area

019

Site perceptual Analysis No 1: collection.



"Ma" is a Japanese term used to define the space between things that exist closely to each other. This means it is the interstice between them, the time or pause between one phenomenon and another. It is a place of tension between two elements, as it can share characteristics of both or have particular characteristics of its own. "Ma" can separate or link two opposing worlds, acting as a boundary or edge, or it can be transient, a space for exchange and interaction, an intermediate zone.

BORDER

Edge or shoreline: the line of separation between the river and the land - above and below. As a border, it represents a defined break between water and land, which can be natural or artificial. It allows for the connection or separation of both components.

ECOTONE

It is an area where distinct ecosystems blend or transition into one another.

BAND

Strip: an intermediate zone or the space between two distinct bodies. It represents an empty space that allows for interaction and exchange between the two components.

Interstice: refers to a space or interval between two parts of the same body.

TENSION

The situation of a body being caught in the influence of opposing forces that exert attraction on it.

TRANSITION

A transitional space implies a gradual change from one way of being to another that is different but shares common characteristics.

Site perceptual Analysis No 2: photographic record.

022



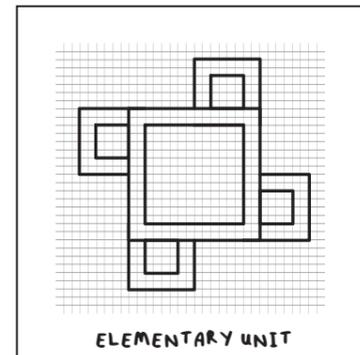
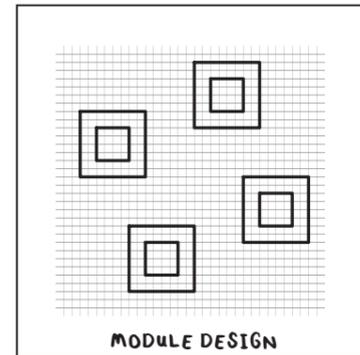
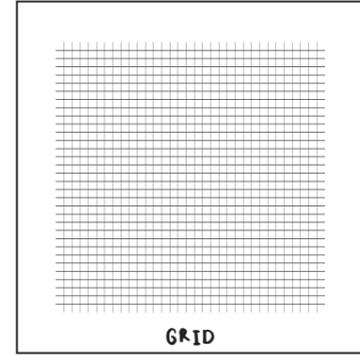
023

Interweaving the urban fabric: design concept

The site analysis - *technical and perceptual* and the research about the notion of mat-building involves considering the project as a framework. It allows for a transition between the rural and the urban, the city and the river and it also be able to adapt to the existing context. The project is resolved through the dialectic between two scales. The urban scale, takes the form of a transitional geometry that can be considered a mat-building, and the smaller scale that is the house. The public space - *streets, courtyards, and open spaces*, emerges from the relationship between these two scales, specifically in the interstices that exist between the urban structure and the unit cell.

The design module is defined by a modulated grid extended throughout the territory. An abstract organization is constructed from repetition, variation and deformation of the elementary unit. Thus, the proposal is composed of open and enclosed spaces, allowing to integrate different programs, facilities and activities. As a result of the design process, the horizontal urban structure develops denser along the consolidated edge of the existing urban fabric and gradually loses density towards the banks of the Paraná River and the margin of the Frías stream.

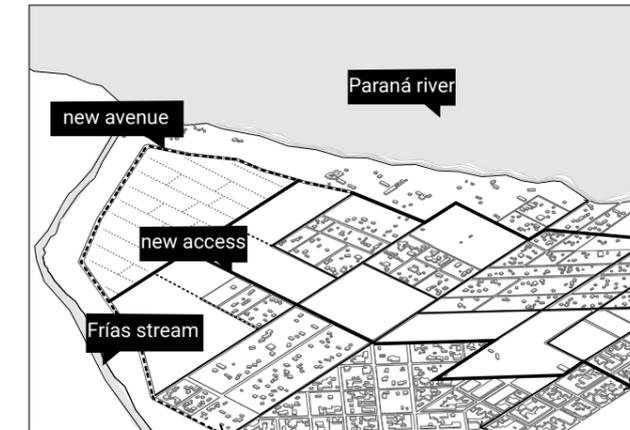
The void recreates a rural origin. It allows the topographic memory of the countryside to resurface. It is presented as a significant interstice where public space emerges as a structuring element of the city. The void establishes a new relationship between what was used to be nature and the countryside, and what now transforms into the city. Therefore the periphery has a new character, no longer just a boundary or perimeter but a fabric with the intention to stitch together the urban with the landscape.



Interweaving the urban fabric: structuring elements.

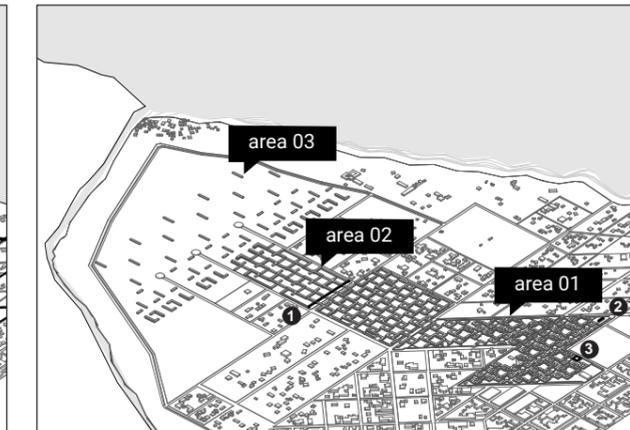
Understanding the city as a network system, the project is structured based on a hierarchy of associated elements that weave the mesh. Each of these elements is part of a higher system and, in turn, of the entire system.

Circulation and access.



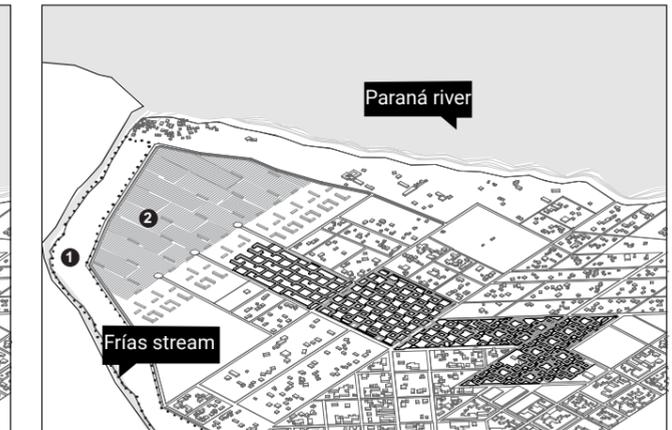
- - - New urban layouts.
- Redevelopment of existing circulation system.
- Opening of new rural roads.

Housing and facilities.



- Housing.
- Facilities.
- Area 01 high-density housing | Area 02 medium-density housing | Area 03 low-density housing.
- 01 local market | 02 health center | 03 primary school and kindergarten.

Public spaces.



- Pedestrian and cycling connections.
- Public spaces: 01 Metropolitan park | 02 Horticulture plots | Urban courtyards | Collective courtyards and vegetable gardens.





district scale

The emptiness as a backdrop.

The project not only introduces open spaces as organizing and structuring elements of the city but also of the neighborhood. In fact, the different neighborhood units are composed of different housing typologies grouped around a central courtyard which allow a hierarchy of public and collective spaces.

in each sector, three types of spaces are defined:

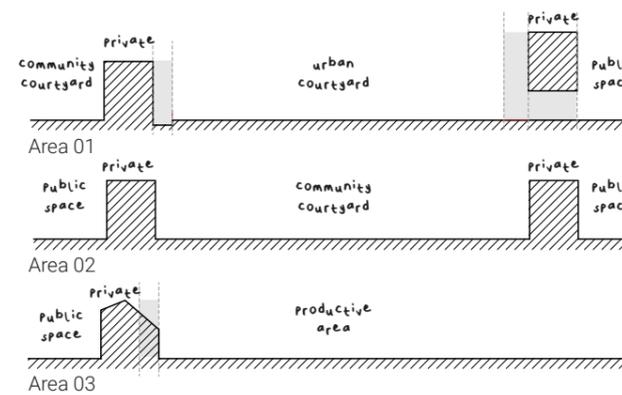
Public space, including streets and interstices between the urban fabric and the neighborhood unit. The “life between buildings” encompasses a wide range of activities: walking from one place to another, window shopping, conversations, encounters, exercises, dances, recreational activities, exchanges and commerce. One can observe games and street performances. It is the starting point for some spontaneous activities.

Courtyards are spaces generated by the arrangement of the housing units, inviting social manifestation and interaction among neighbors. They are the everyday spaces for games, casual interactions with others, daily journeys between various activities and encounters. They provide meaning to the daily lives of the inhabitants. Two types of courtyards are defined:

- Urban courtyards, of a semi-public nature, as they are open towards the exterior, they serve as a transitional space between the public and the private realm.
- Community courtyards, serving as a nexus between the different residents. As they are enclosed and accessible only to the residents of that complex, they

foster community connections.

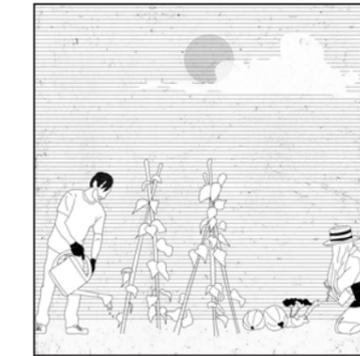
Semi-private spaces, such as galleries and semi-private courtyards, act as thresholds of exchange between the inside and the outside. Some tasks that could be considered private are shifted to the edge zone through these semi-private spaces. They provide a safe and comfortable place where people establish visual contact with their surroundings, an essential factor for a street or a city sector to acquire vitality.



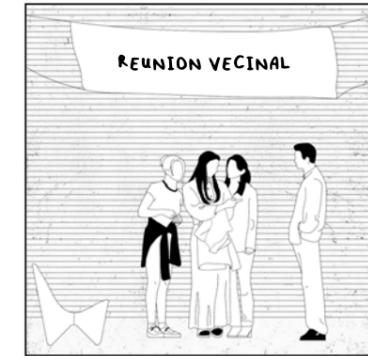
Ways of inhabiting void.



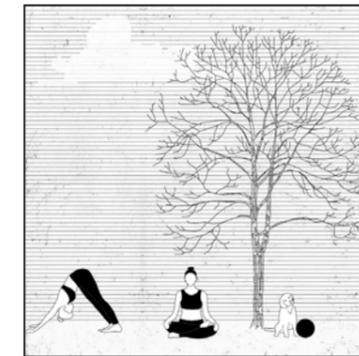
FESTIVALS AND PERFORMANCES



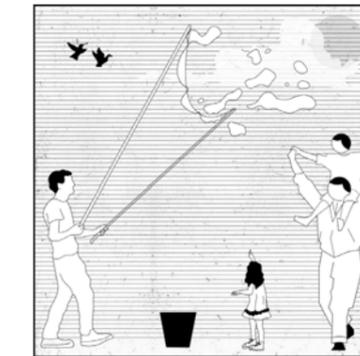
VEGETABLE GARDENS



NEIGHBORHOOD MEETINGS



SPORTS



GAMES



LOCAL FAIRS

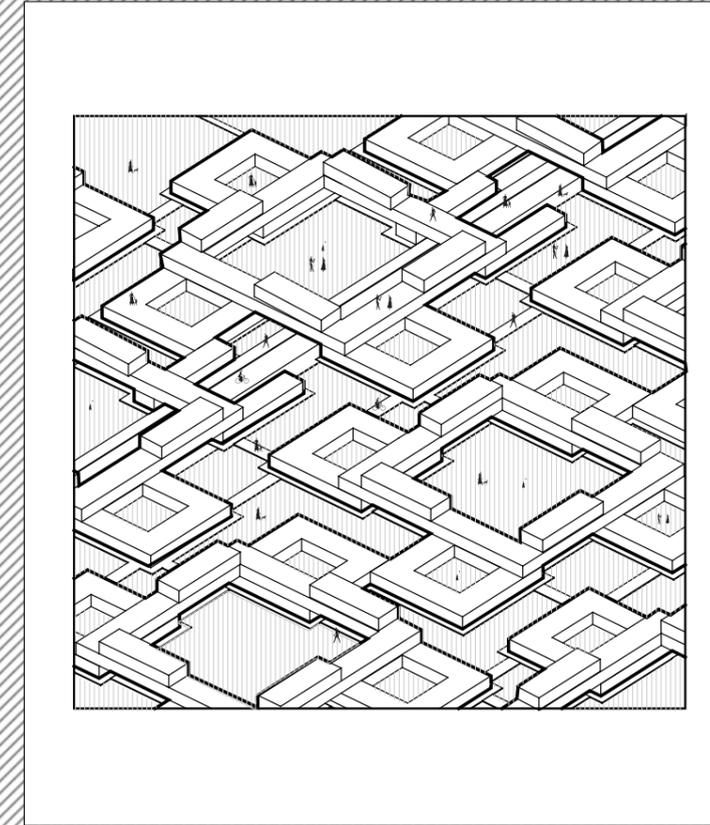
The concept of emptiness as a backdrop refers to the empty quality of the courtyards, a consequence of the architectural design. These courtyards have the capacity to be filled with the energy of different possible lives and can be experienced for moments without having a predefined use. The courtyard as a backdrop suggests that by using these spaces and filling them with everyday objects, they acquire identity. Thus, the courtyards become places of interaction, of contact between people, of urban animation, and community expression. The voids generated by the geometric arrangement of the housing appear as a resource that allows intimacy and density, creating a transition between the chaos of the city and domestic space.

As a result of the urban fabric, the voids acquire different qualities depending on their scale and relationship with the built space and the street. Therefore,

The architectural project:
high-density housing

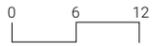
The neighborhood units in this sector are structured around a network of vertical accesses, pedestrian streets, elevated walkways, and urban and community courtyards. These units consist of four different housing typologies designed across three levels. The ground-floor dwellings have direct access from the street, while access to the upper-level dwellings is provided through "streets in the air". These elevated streets are designed as spaces that can be adapted to the density and situation of the project, sometimes serving as thoroughfares and other times as gathering spaces. They create a system of interconnected spaces that enhance the close relationship between the dwellings and the exterior space they face. In this way, small elevated neighborhoods are formed.

Due to the density and proximity to the city center, most of the facilities are located in this sector, including a school and a health center. Along the main road connections, commercial premises such as cafes and grocery stores are situated.





GROUND FLOOR PLAN



1.0 COMMUNITY SPACES

- 1.1 Community courtyards
- 1.2 Bicycle parking
- 1.2 Access to the upper-level dwellings

2.0 COMMERCIAL SPACES

- 2.1 Cafe
- 2.2 General store

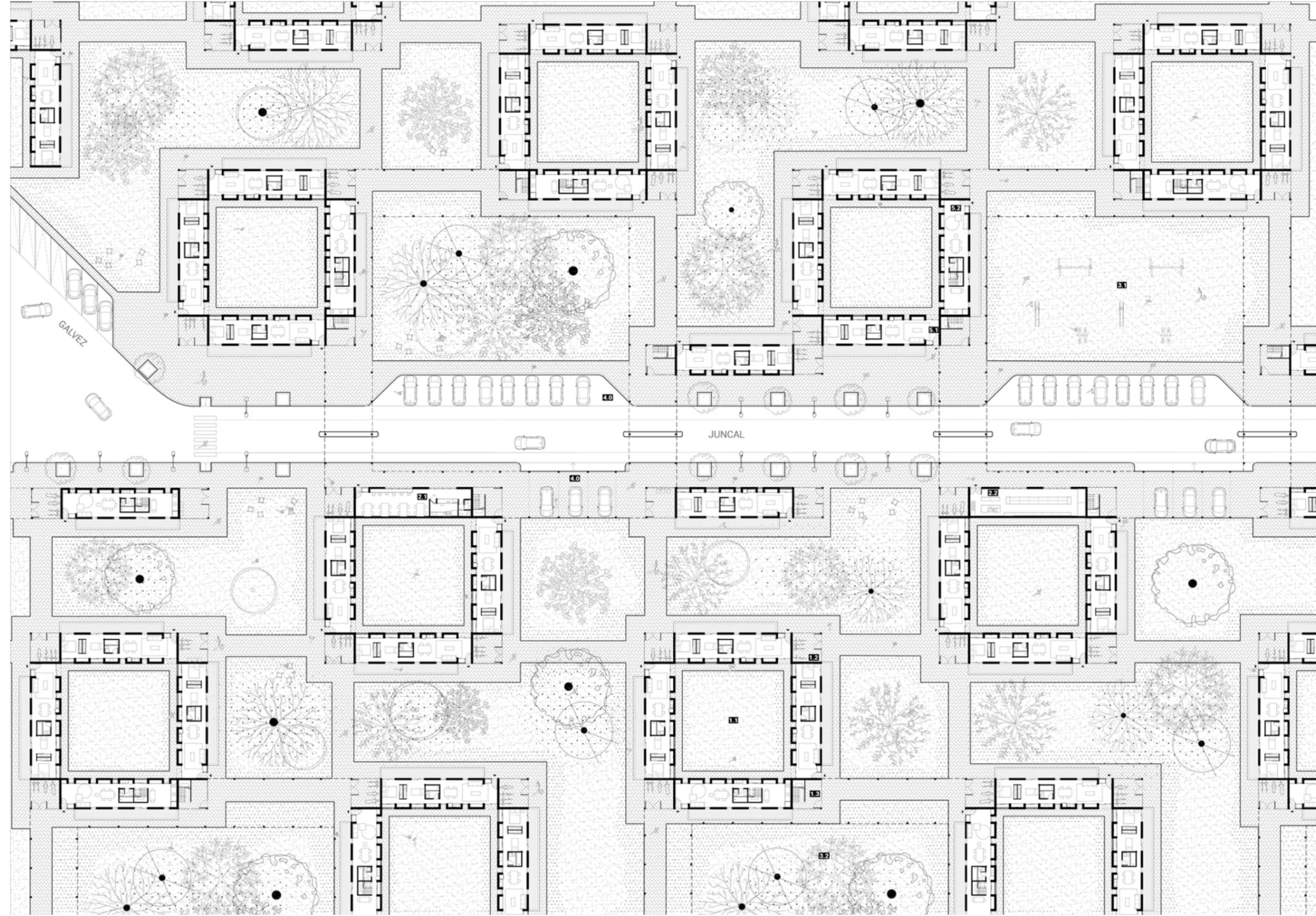
3.0 PUBLIC SPACES

- 3.1 Park
- 3.2 Urban courtyards

4.0 PARKING

5.0 HOUSINGS

- 5.1 Typology 1A [60 m²]
- 5.2 Typology 2A [120 m²]





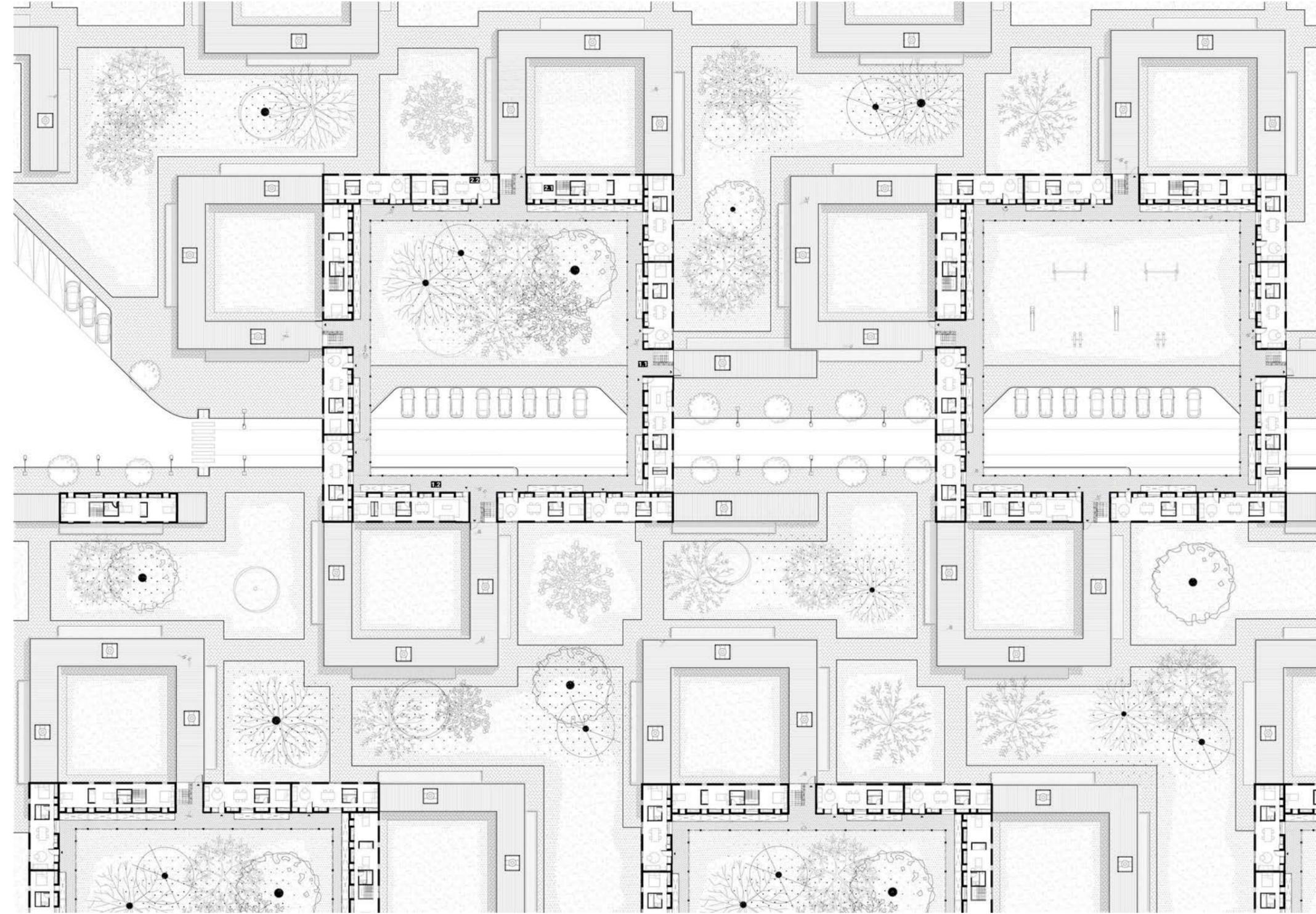
Community courtyard

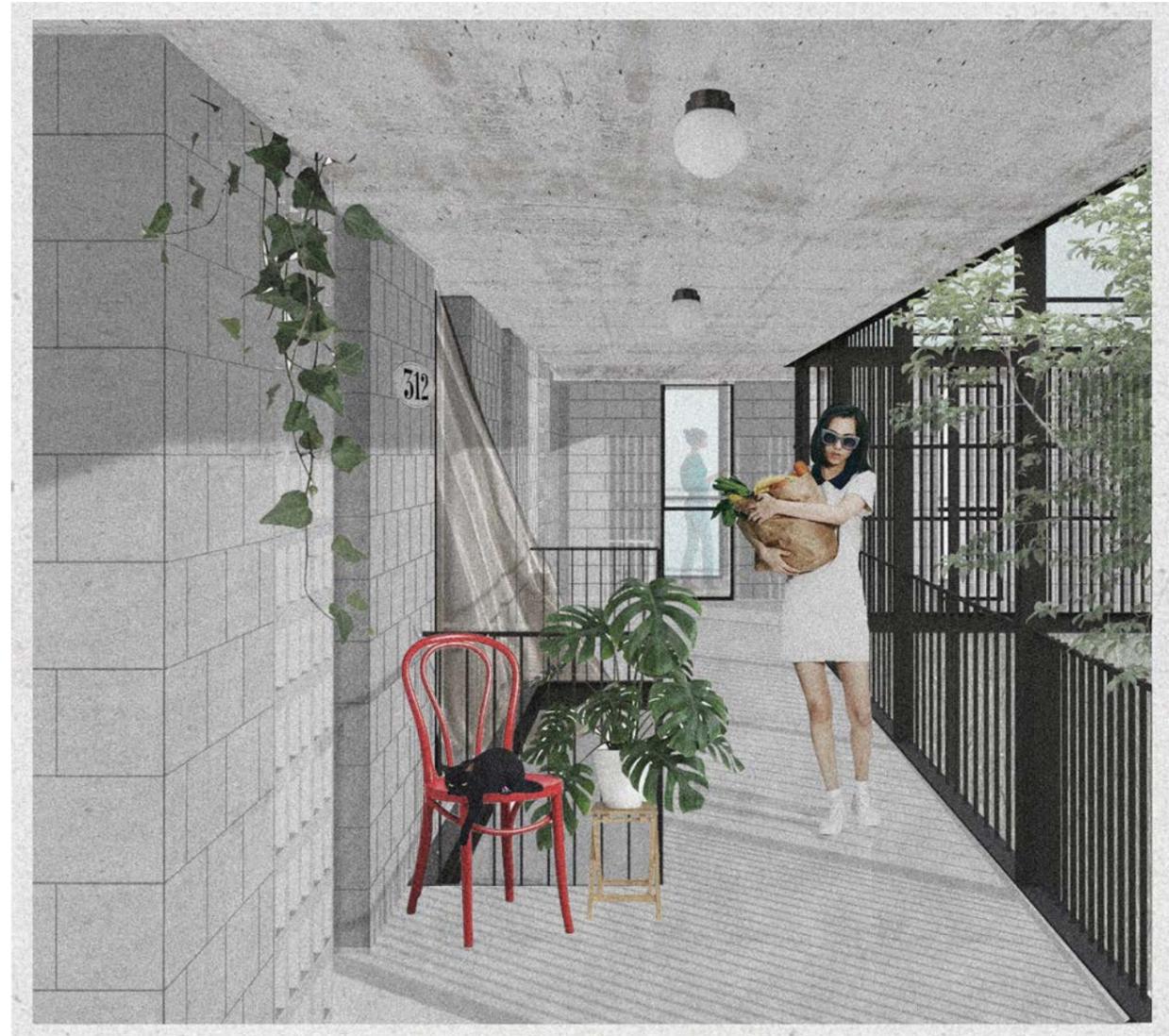




FIRST FLOOR [+2.90 mts] 0 6 12

- 1.0 COMMON AREAS
 - 1.1 Access to the upper-level dwellings and deck
 - 1.2 Circulation | Access to dwellings
- 2.0 HOUSINGS
 - 5.1 Typology 2A
 - 5.2 Typology 3A [45 m²]





Street in the sky



Balcony

district scale

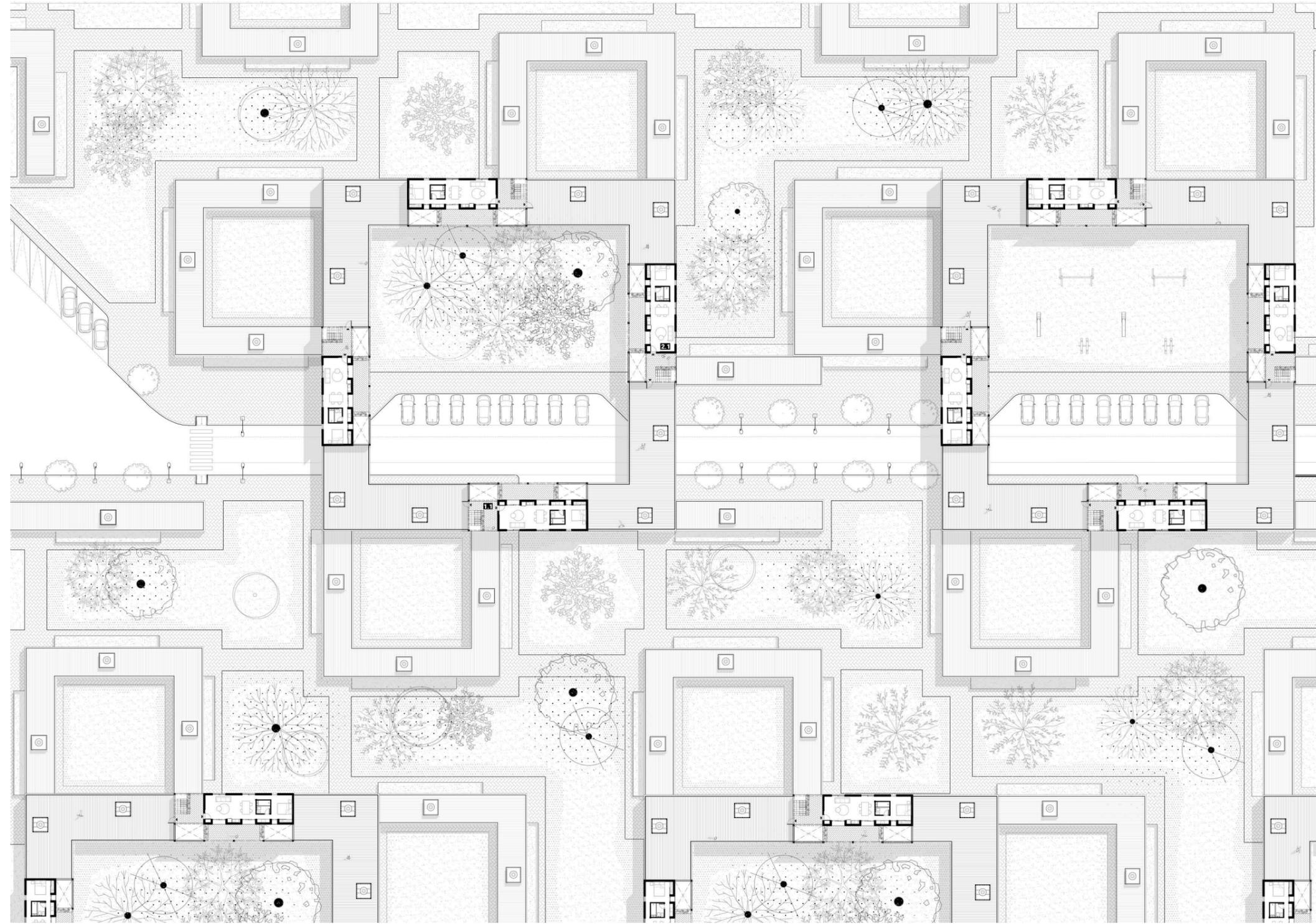


044

(in-between) houses

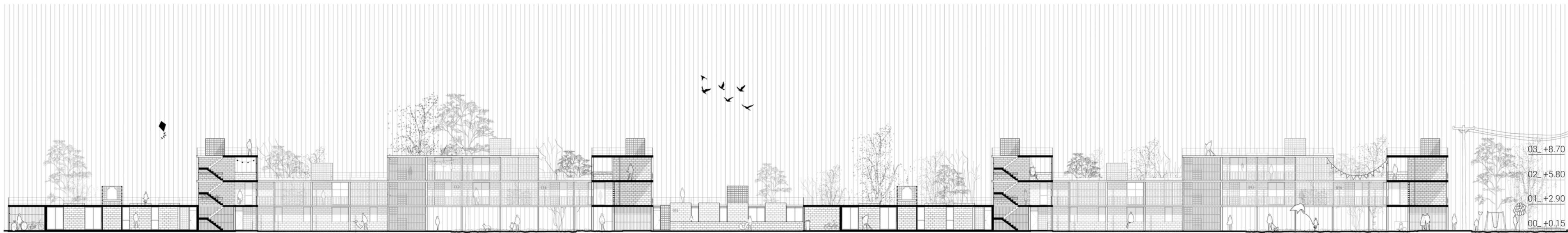
SECOND FLOOR [+5.80 mts] 0 6 12

- 1.0 COMMON SPACES
- 1.1 Circulation
- 2.0 HOUSINGS
- 2.1 Typology 4A [45 m²]





district scale

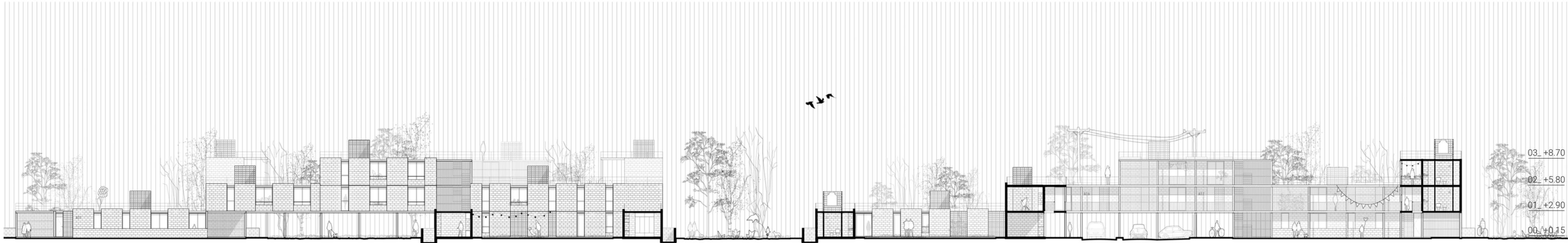


district scale

Section from courtyard scale 1.200

048

(in-between) houses



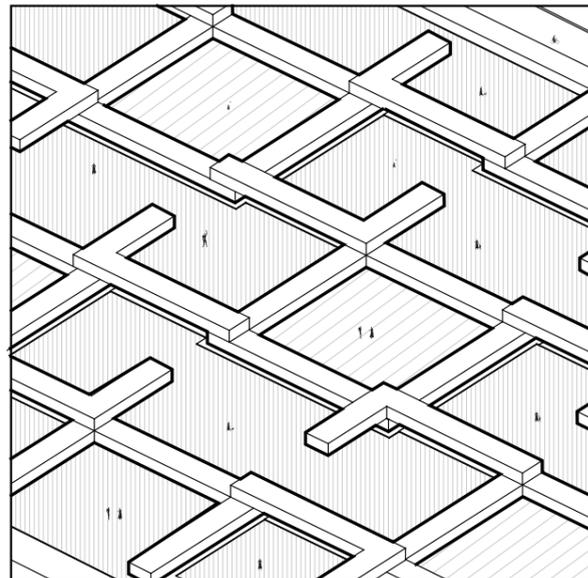
049

(in-between) houses

Section from street scale 1.200

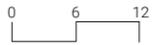
The architectural project:
medium-density housing

The basic unit that forms the urban fabric is deformed and transformed into larger-scale units. This allows for larger courtyards and a decrease in the number of homes, resulting in lower density. It serves as a transitional area between the rural zone and the urban area. Productive activities are introduced within the community courtyards, such as vegetable gardens for the consumption of the inhabitants. Consequently, the project incorporates facilities and infrastructure to support the logistics of the gardens, including a *local market*, *shared sheds for storing tools and harvested goods*. Pedestrian and cycling connections are maintained for internal circulation, but neighborhood access roads are added. The neighborhood units consist of two housing typologies designed in two levels all of them with direct access from the street.

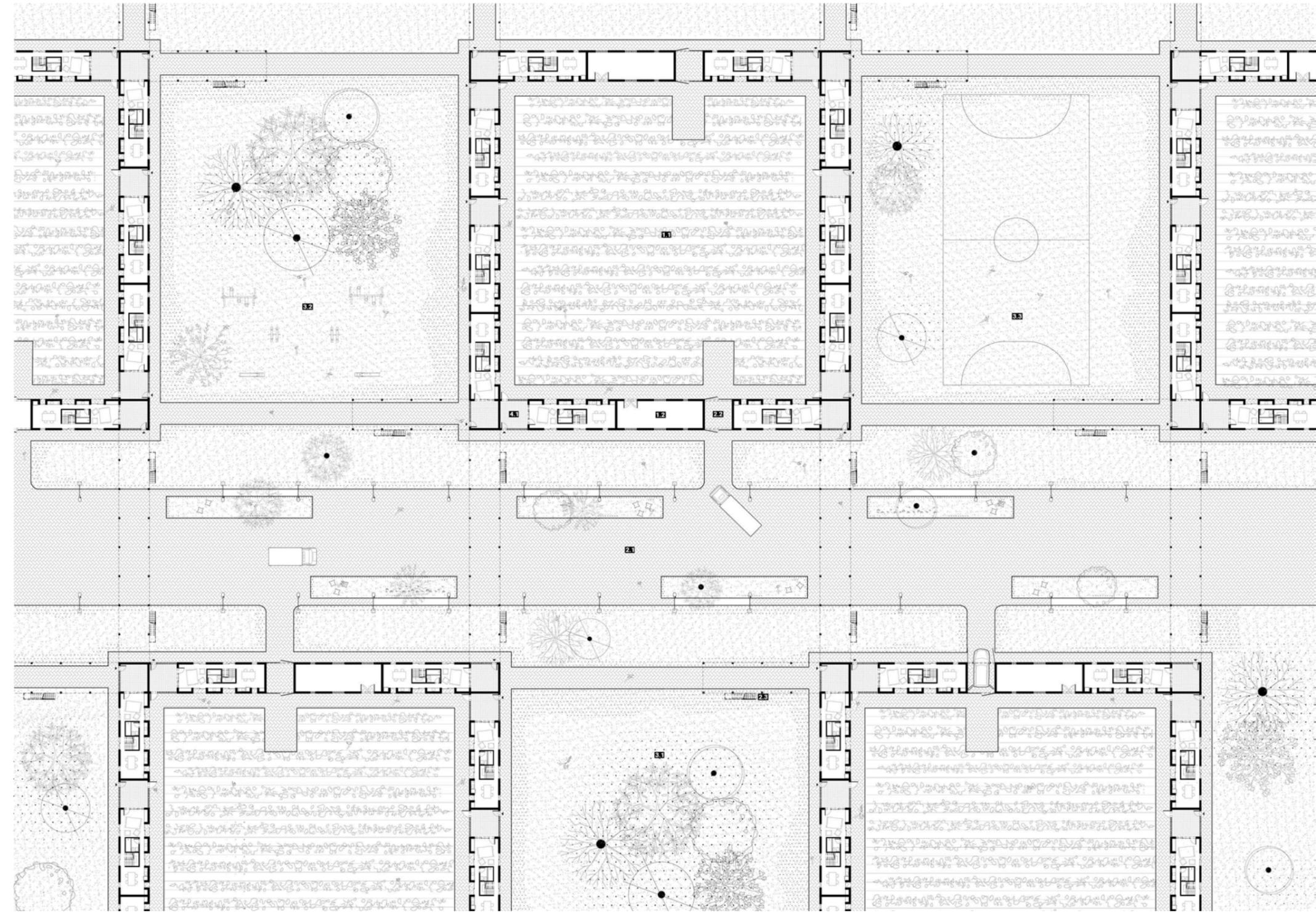




GROUND FLOOR PLAN



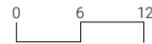
- 1.0 COMMUNITY SPACES
 - 1.1 Vegetable gardens
 - 1.2 Storage and warehouse shed
- 2.0 ACCESS
 - 2.1 Main access
 - 2.2 Access to vegetable gardens
 - 2.3 Access to the upper-level dwellings
- 3.0 PUBLIC SPACES
 - 3.1 Urban courtyard
 - 3.2 Park
 - 3.3 Recreation
- 4.0 HOUSINGS
 - 4.1 Typology 1B [90 m²]







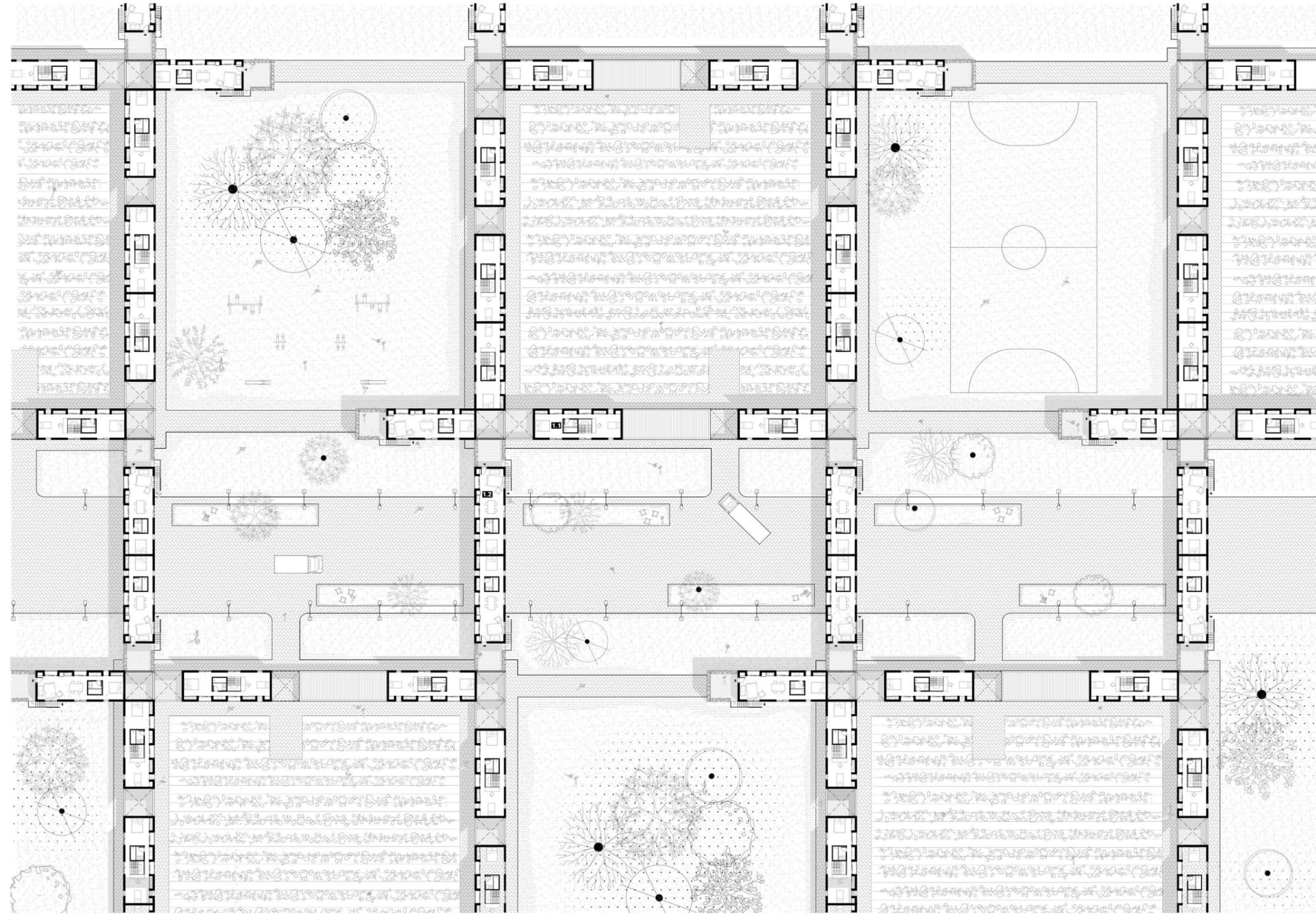
FIRST FLOOR PLAN [+5.80 mts]



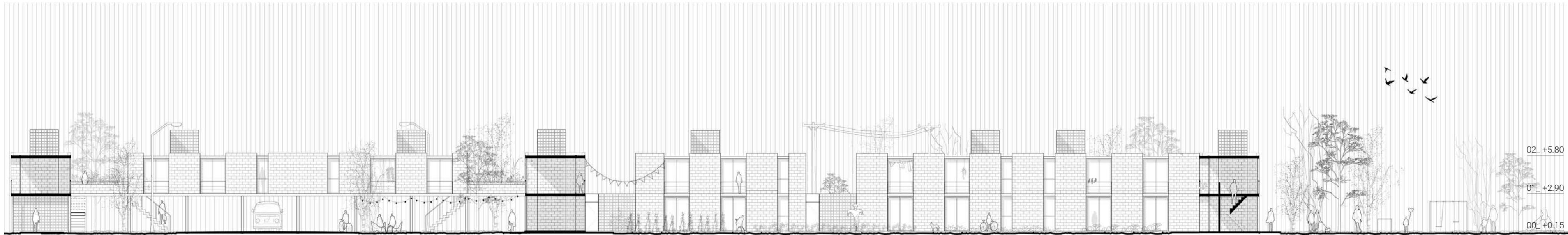
1.0 HOUSINGS

1.1 Typology 1B

1.1 Typology 2B [45 m²]



district scale

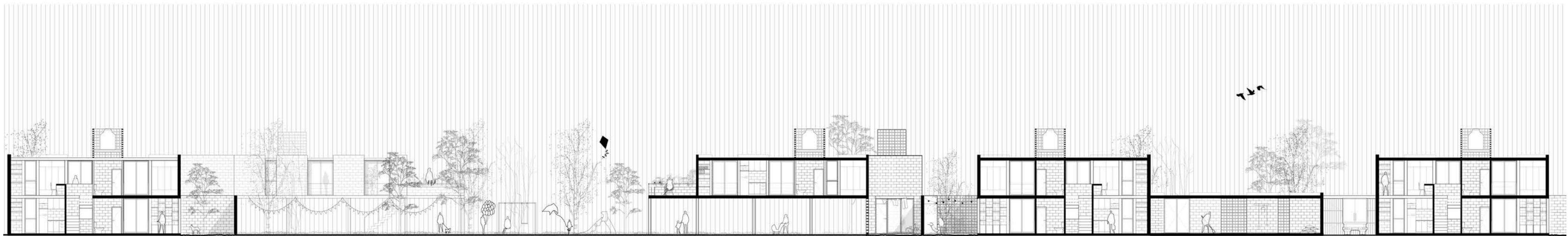


district scale

Section from community spaces scale 1.200

059

(in-between) houses



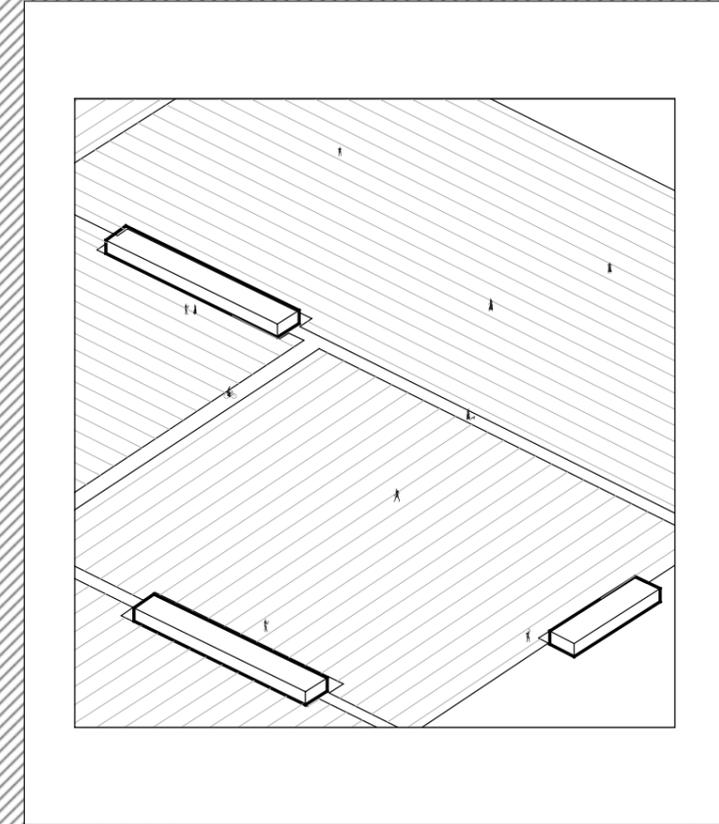
060

(in-between) houses

Section from housings scale 1.200

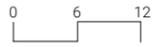
The architectural project:
low-density housing

This last district is structured around a network of rural roads. The rural way of life is maximized through the dispersed arrangement of rural homes across the territory in relation to their respective productive areas. This sector is primarily intended for family vegetable production units, along with other types of production such as agriculture, fruit farming or floriculture, allowing people to live and work there.



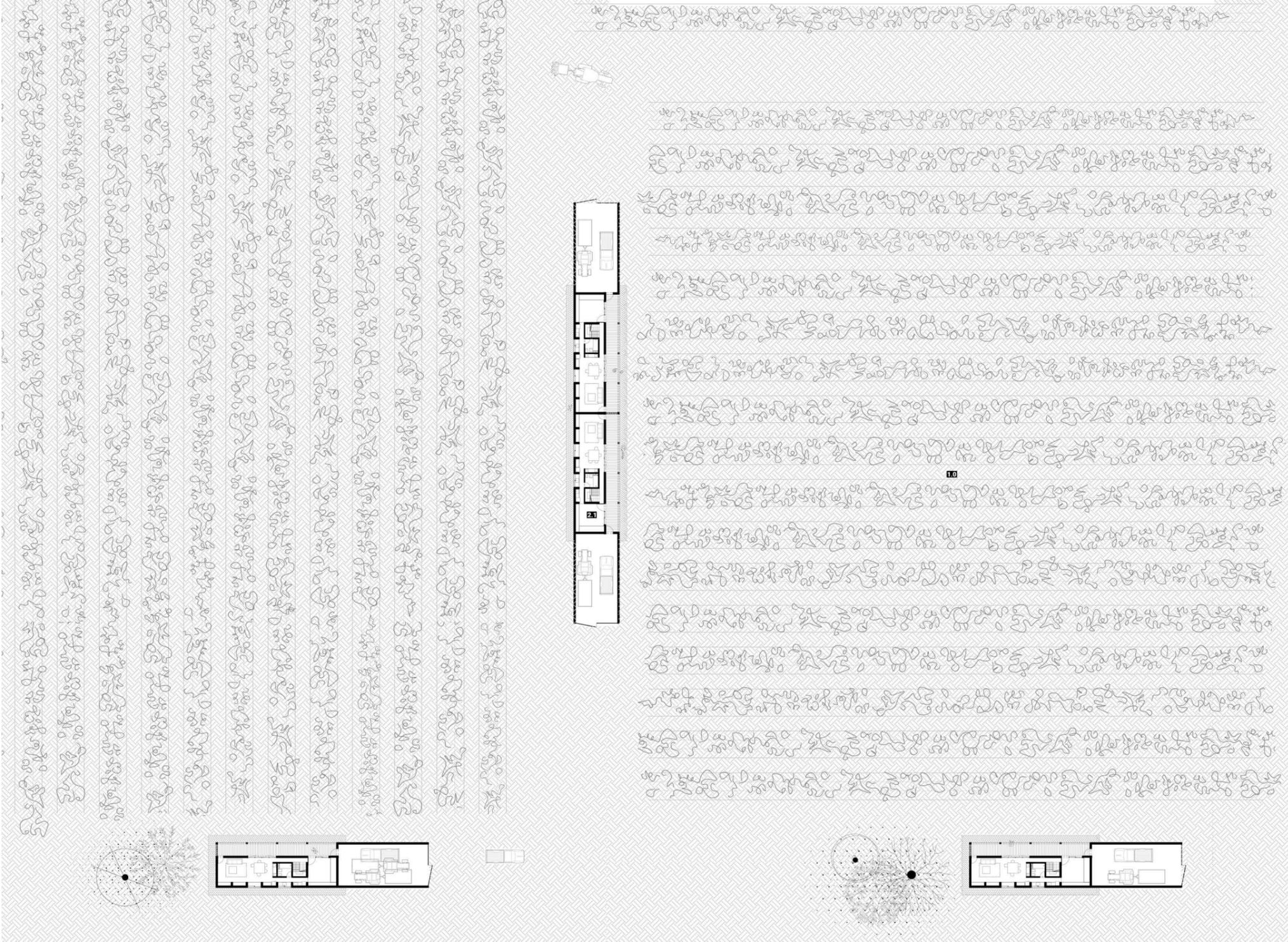


GROUND FLOOR PLAN



1.0 PRODUCTIVE AREA

2.0 HOUSINGS
2.1 Typology 1C [180 m²]



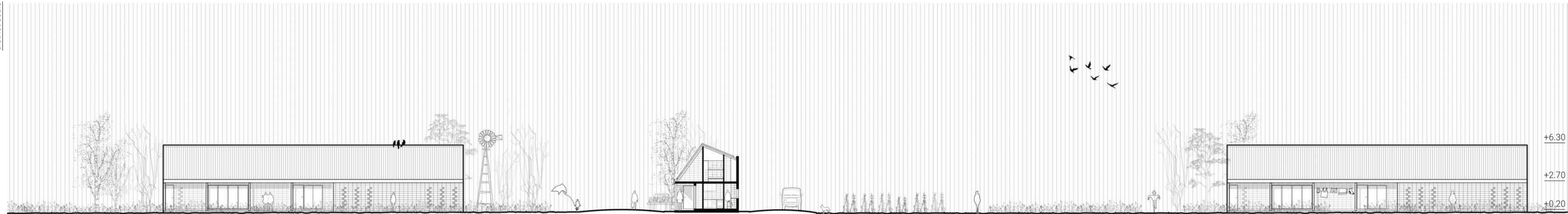


Productive area



Semi-covered area

district scale



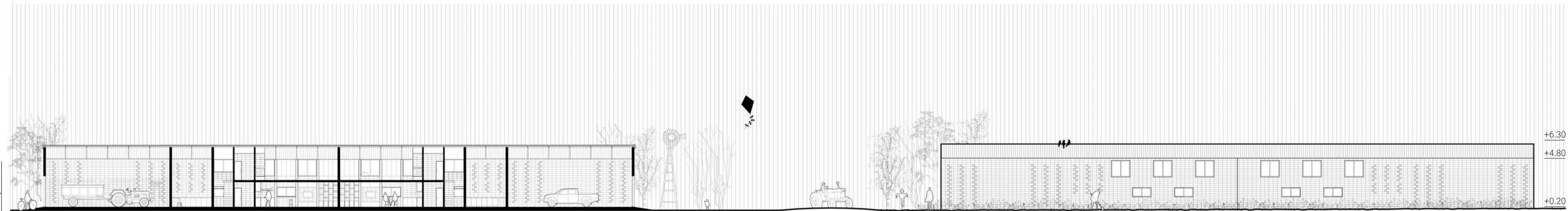
district scale

Cross section scale 1.200

069

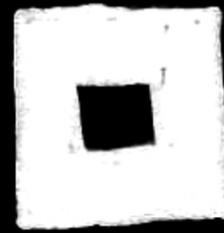
070

(in-between) houses



(in-between) houses

Longitudinal section scale 1.200



domestic scale

Contemporary living.

Despite the functional denomination of spaces, housing must allow for the realization of individual and collective tasks: *rest, work, easy movement and adequate storage*. Over the last three decades, the society composition has considerably changed. This should lead us to question how these changes are reflected in the architecture of the homes we inhabit and to what extent housing accounts for the evolution of the relationship between families and their spaces. It is evident that the typical inhabitant- *if it ever existed*, is no longer a valid reference. Paradoxically, with the increasing specificity of lifestyles, there is a need to develop mechanisms of flexibility.

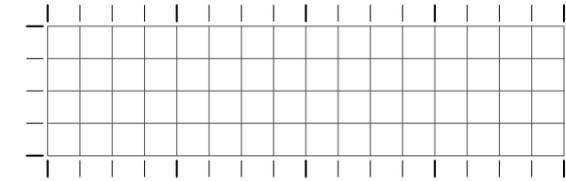
The wide range of housing typologies that compose the project arise from the transgression of a "prototype house." The dwelling is organized into a single space, like a container, divided by a central core that creates two large areas. One area is dedicated to social functions such as the living room, dining room, and kitchen, while the other area is the private zone containing the bedrooms. The boundary is seen as both an envelope and a partition, creating a device that liberates the interior space and simultaneously regulates the relationship between the inside and outside. Therefore, the threshold becomes

an overhang, a kitchen, a wardrobe, or a desk. This allows for a more flexible and adaptable interior space and concentrates all necessary utilities within this "band" of space. Finally, the ensemble of everyday objects becomes part of the last layer of variable information that shapes the dwelling. As there is no hierarchy among the spaces, the connections are not established through a corridor but through the contiguity of spaces.

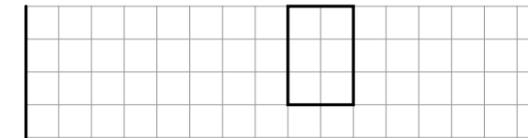
The house inherently carries the condition of being (in) complete. It represents a temporal parenthesis between what it is and what it will become since it does not present itself as a finished product but rather awaits modification over time through the user's participation. Thus, the divisions between "rooms" or spaces appear as something "fictional," and the furniture and objects are interchangeable pieces that enable people to personalize the dwelling in a unique way.

Most of the housing typologies have a private or semi-private courtyard or galleries that serve as a transition between the house and the street or between the interior and the exterior. In other words, it is the threshold through which one enters and exits the dwelling, the area where the interior and the exterior come

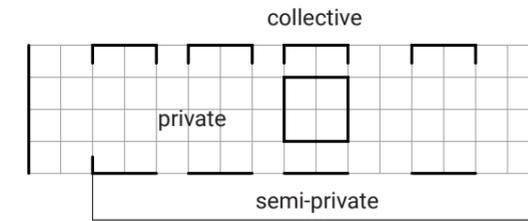
into contact. This is the place where the city meets the buildings and the activities inside interact with the public space.



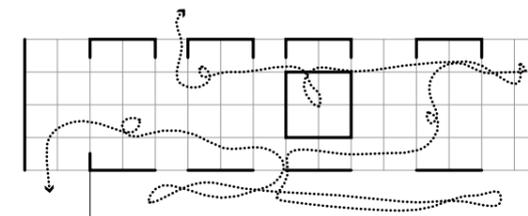
GRID



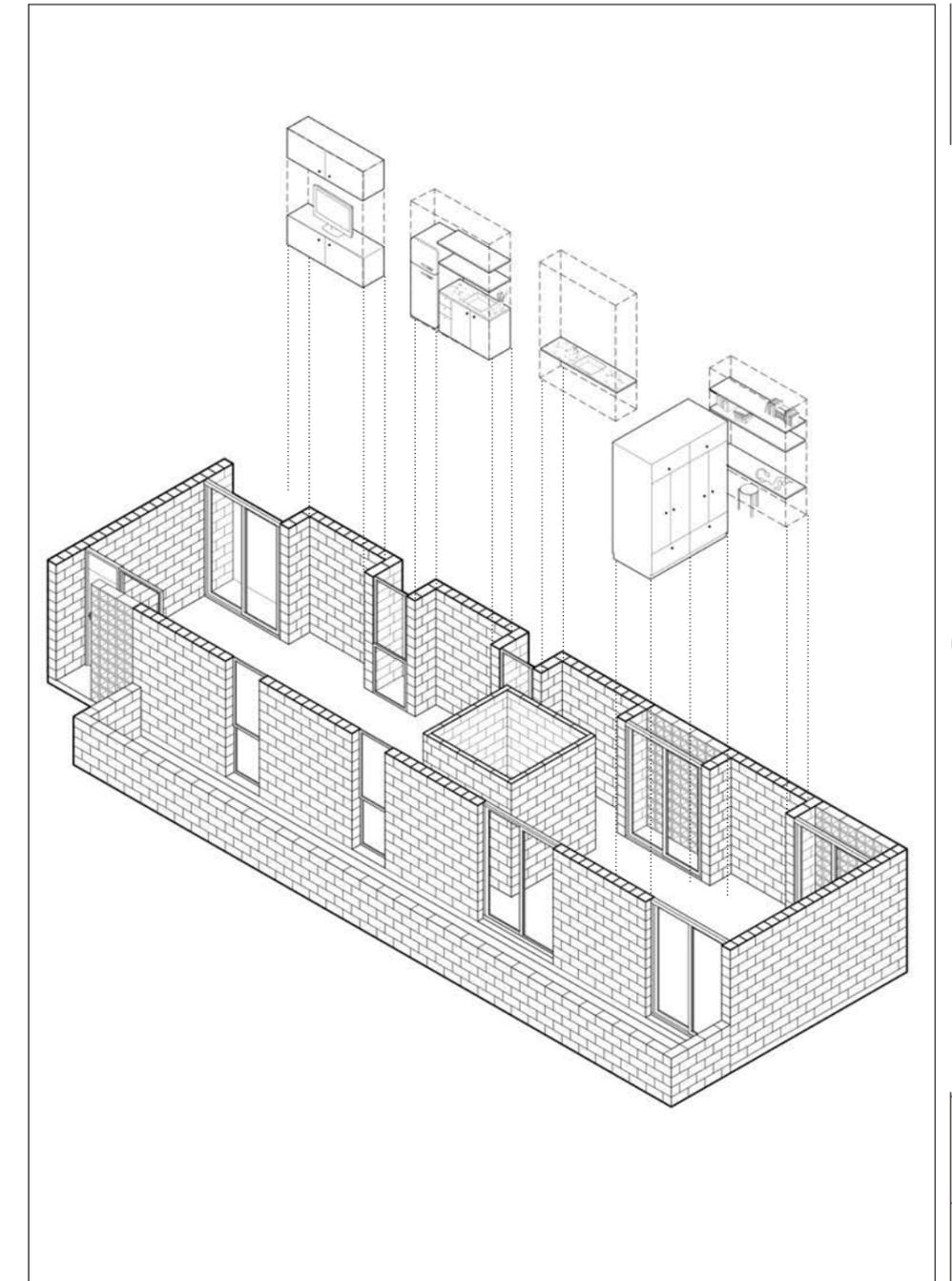
SOCIAL / SERVICE / INTIMATE



TRANSITION SPACES

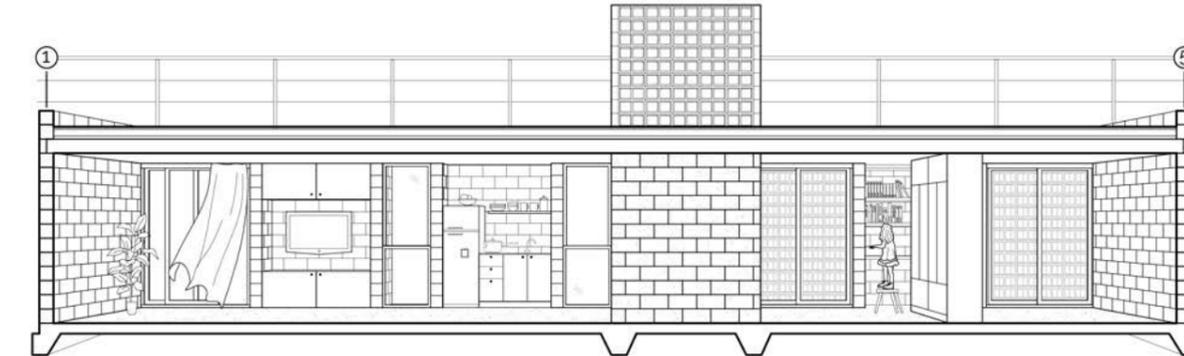
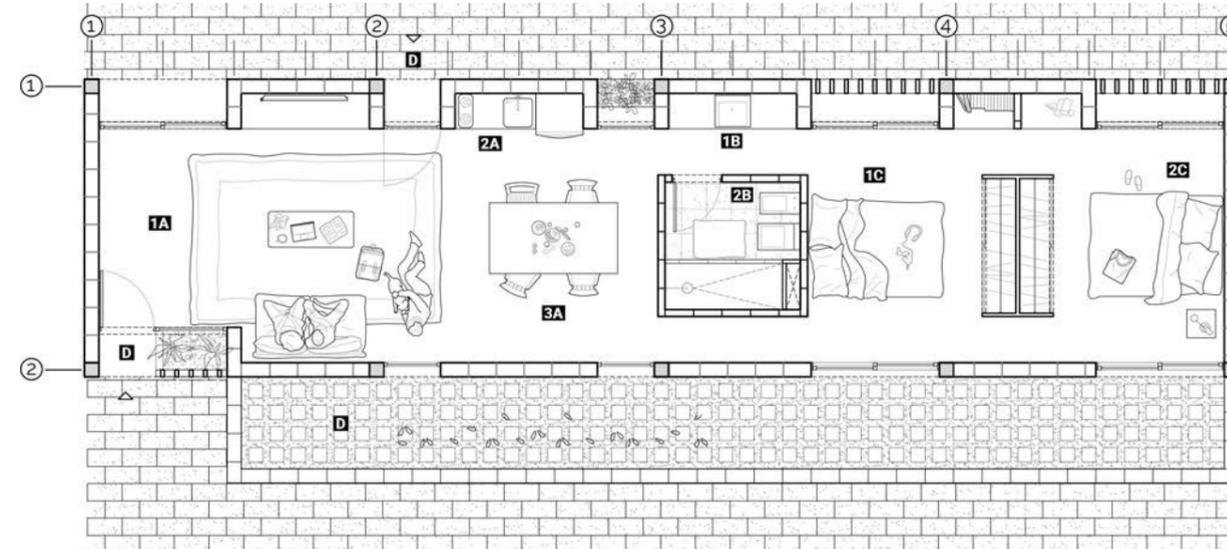


CIRCULATION



TYOLOGY 1A - COURTYARD HOUSE

Covered area 60 m² | Courtyard area 18 m²



- A. Social:** 01 Living room | 02 Kitchen | 03 Dining room
- B. Service:** 01 Sink | 02 Bathroom
- C. Intimate:** 01 Bedroom | 02 Bedroom
- D. Courtyard and entrance**

074



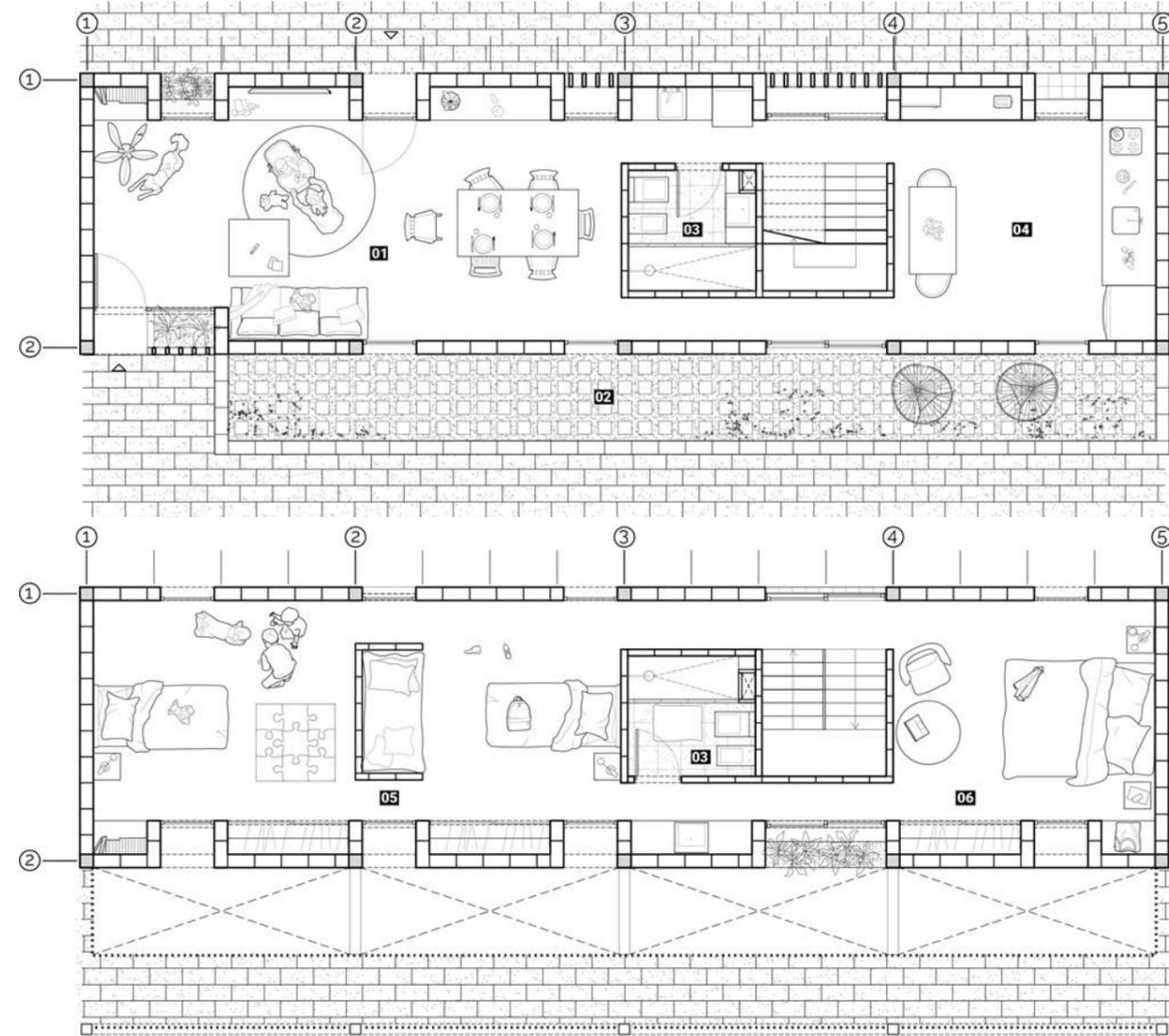
Bedroom

075

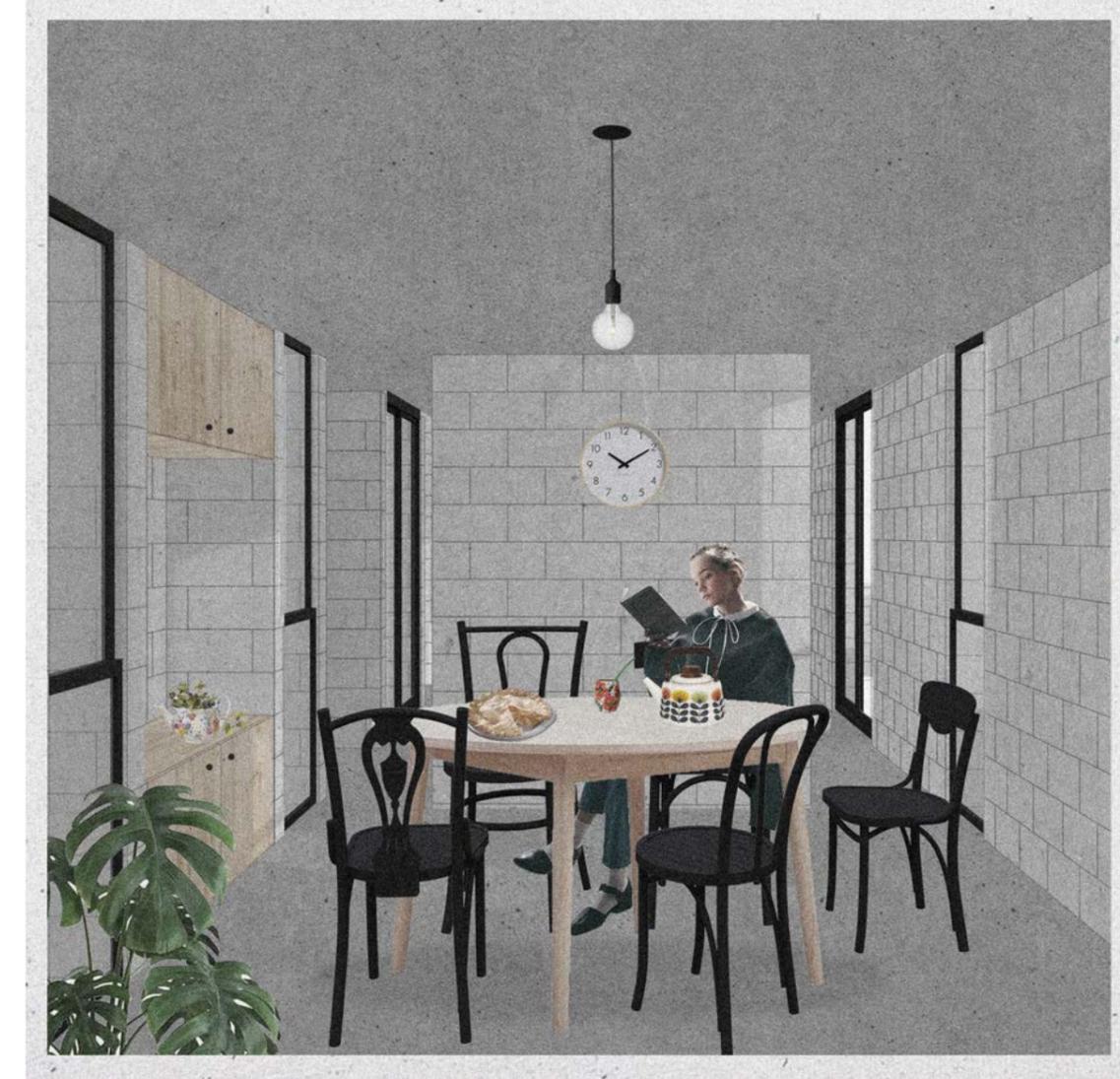
TYOLOGY 2A - COURTYARD HOUSE

Covered area 120 m² | Courtyard area 18 m²

076



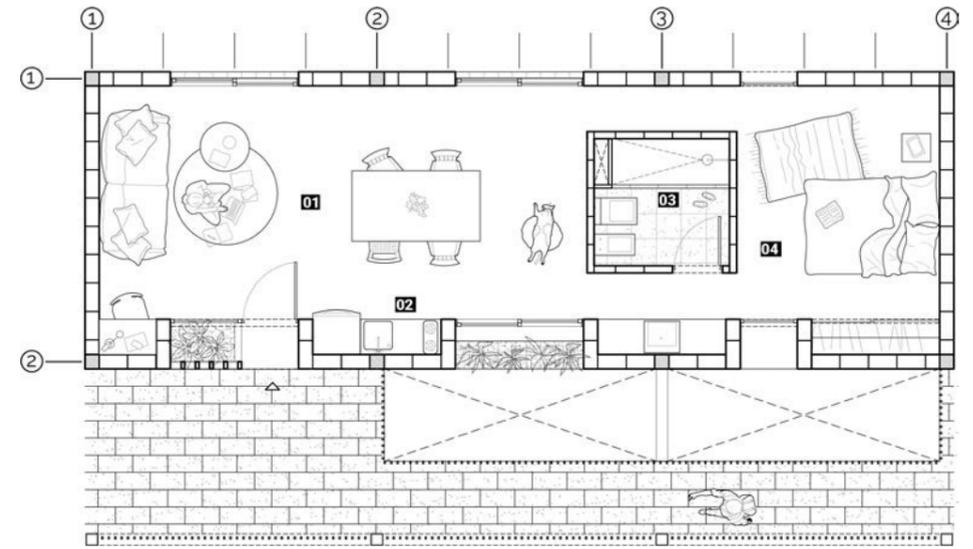
Social: 01 Living and dining room | 02 Courtyard
Service: 03 Bathroom | 04 Kitchen
Intimate: 05 Bedroom | 06 Bedroom



Dining room

077

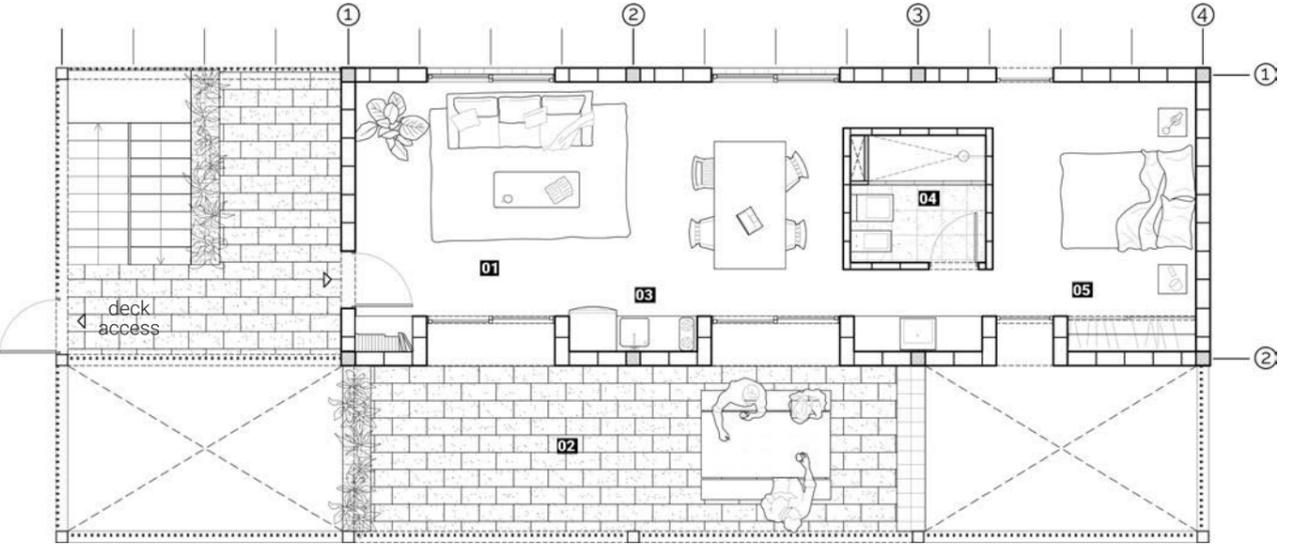
TYOLOGY 3A - STUDIO
Covered area 45 m²



Social: 01 Living and dining room
Service: 02 Kitchen | 03 Bathroom
Intimate: 04 Bedroom

TYOLOGY 4A - STUDIO

Covered area 45 m² | High-rise courtyard 18 m²

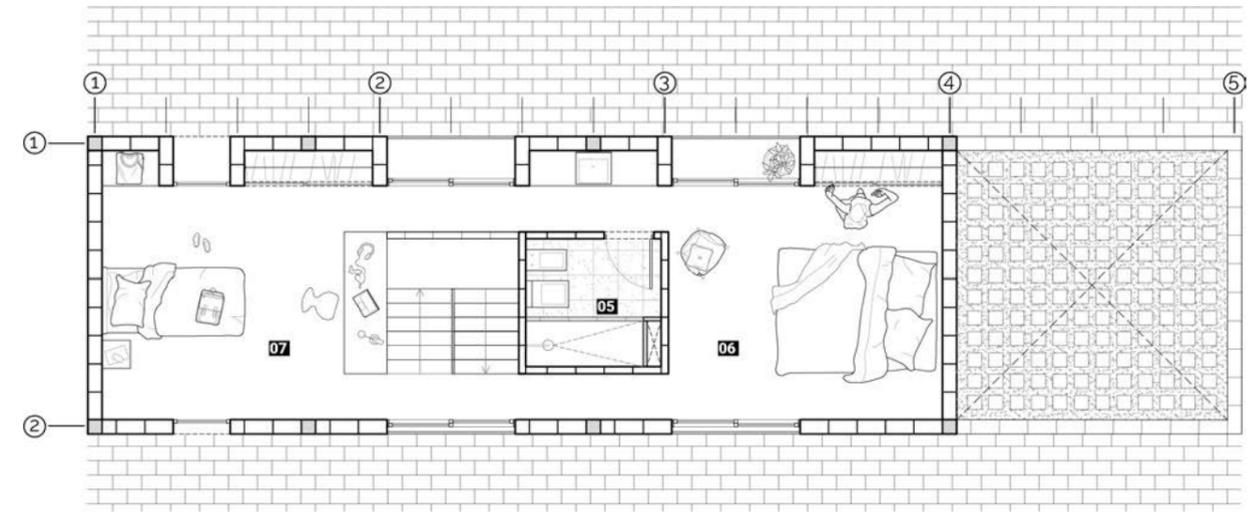
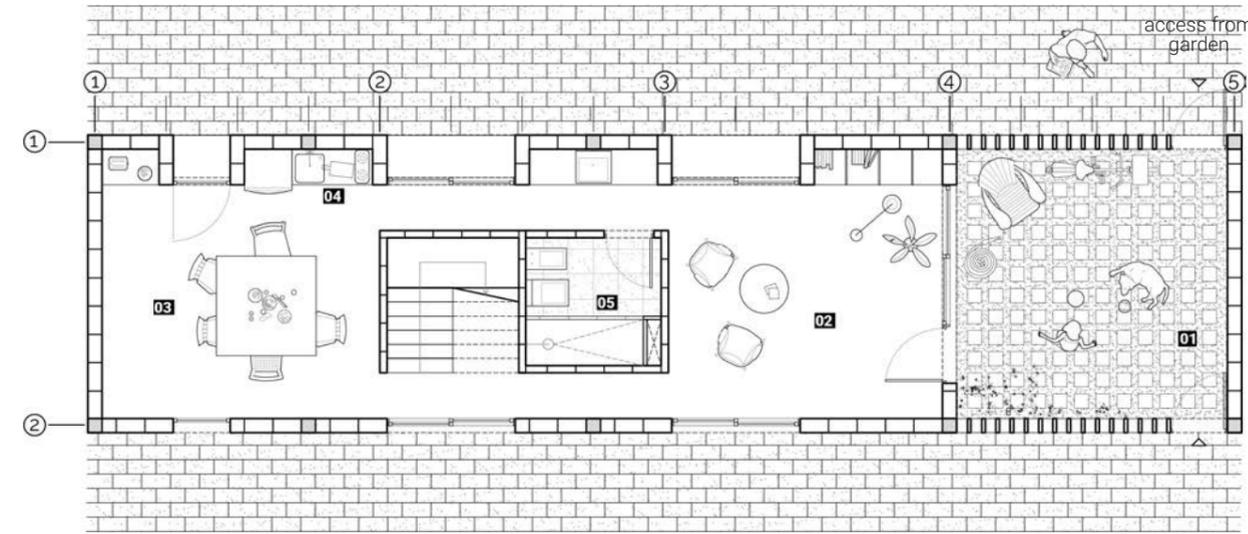


Social: 01 Living and dining room | 02 High-rise courtyard
Service: 03 Kitchen | 04 Bathroom
Intimate: 05 Bedroom

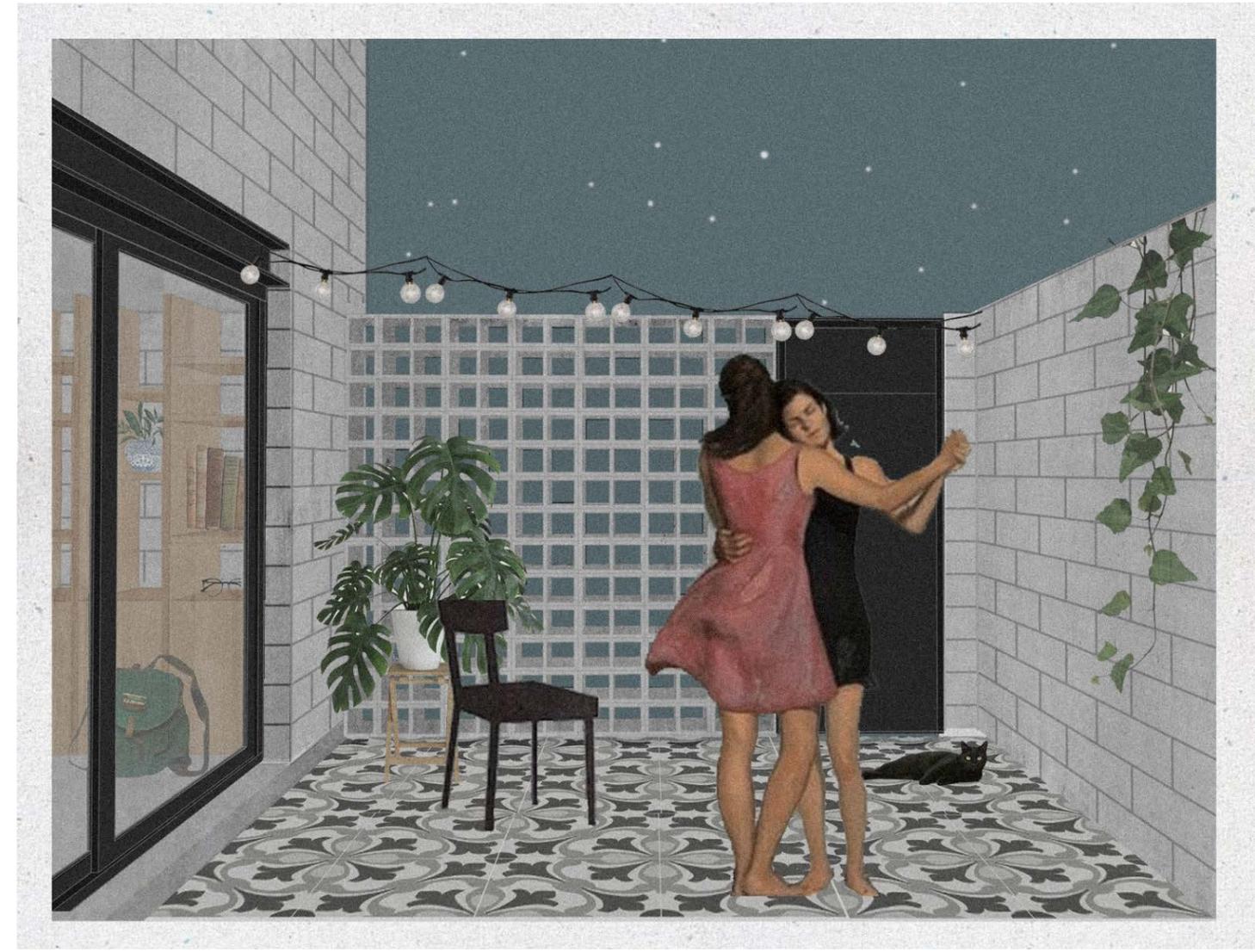
TYPOLGY 1B - COURTYARD HOUSE

Covered area 90 m² | Courtyard 16 m²

080



Social: 01 Courtyard - Entrance | 02 Living | 03 Dining room
Service: 04 Kitchen | 05 Bathroom
Intimate: 05 Bedroom | 06 Bedroom - Studio

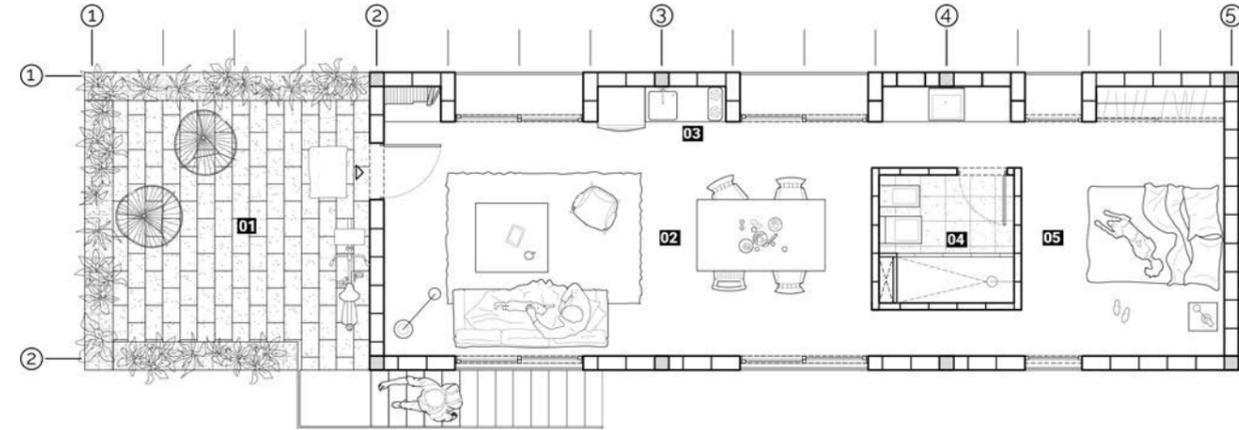


Inner courtyard

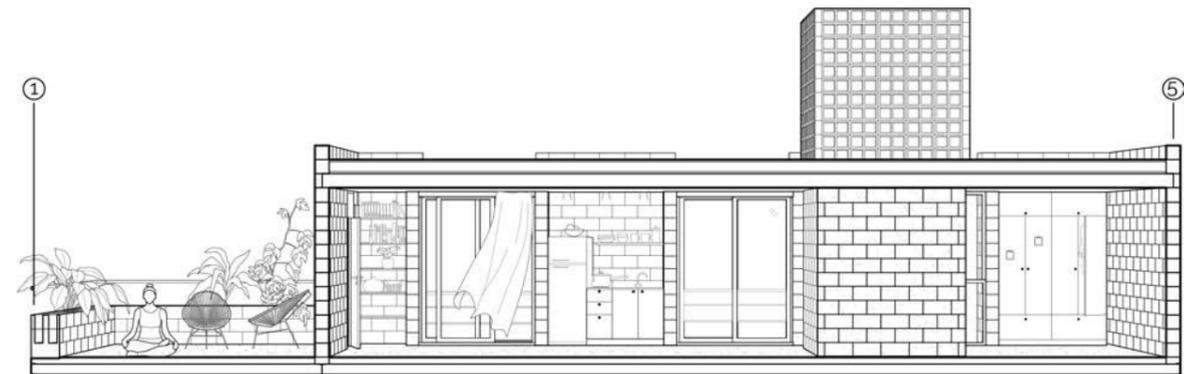
081

TYPOLGY 2B - EXTENSIBLE HOUSE

Covered area 45 m² | Terrace 16 m²



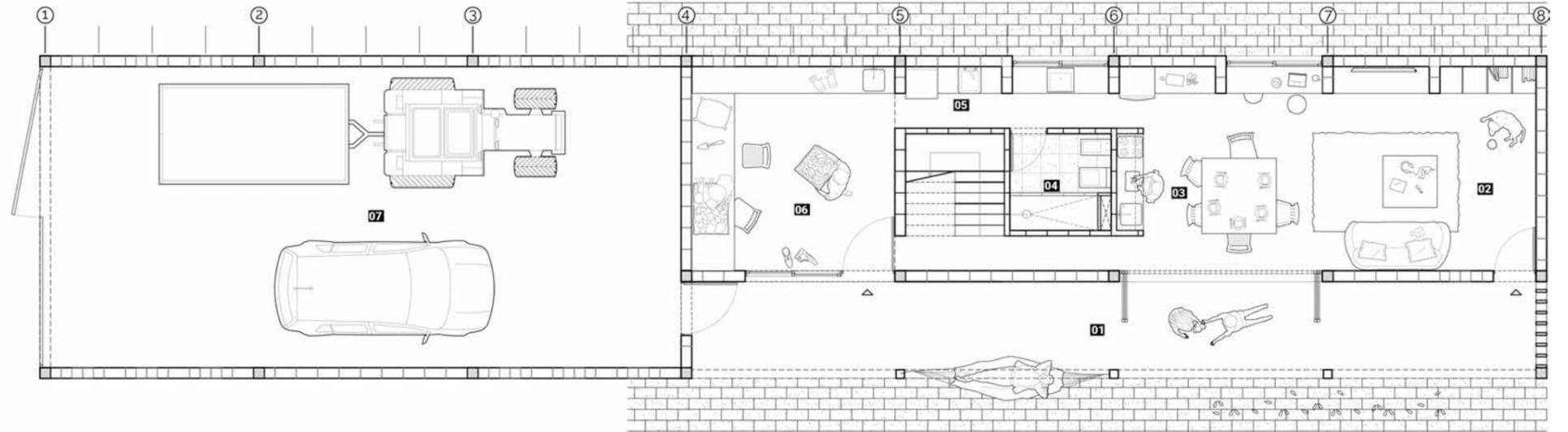
082



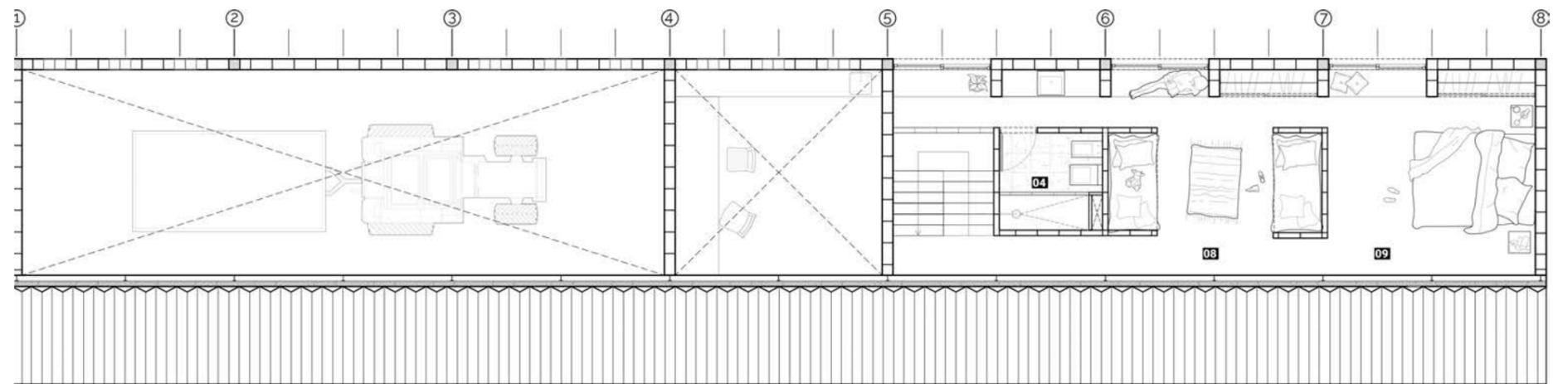
Social: 01 Terrace - Expansion | 02 Living and dining room
Service: 03 Kitchen | 04 Bathroom
Intimate: 05 Bedroom

TYPOLGY 1C - RURAL HOUSE

Covered area 180 m² | Semi-covered area 28 m²



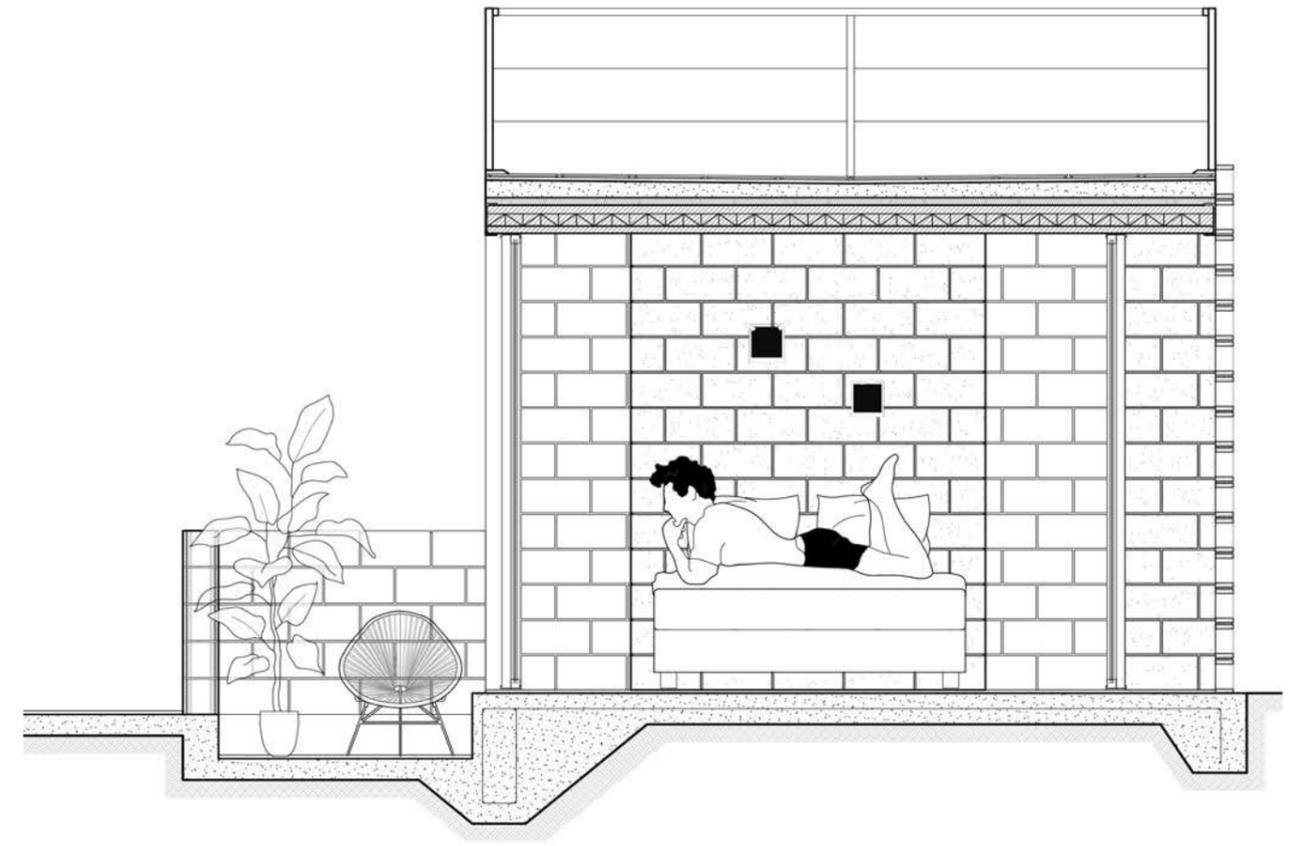
083



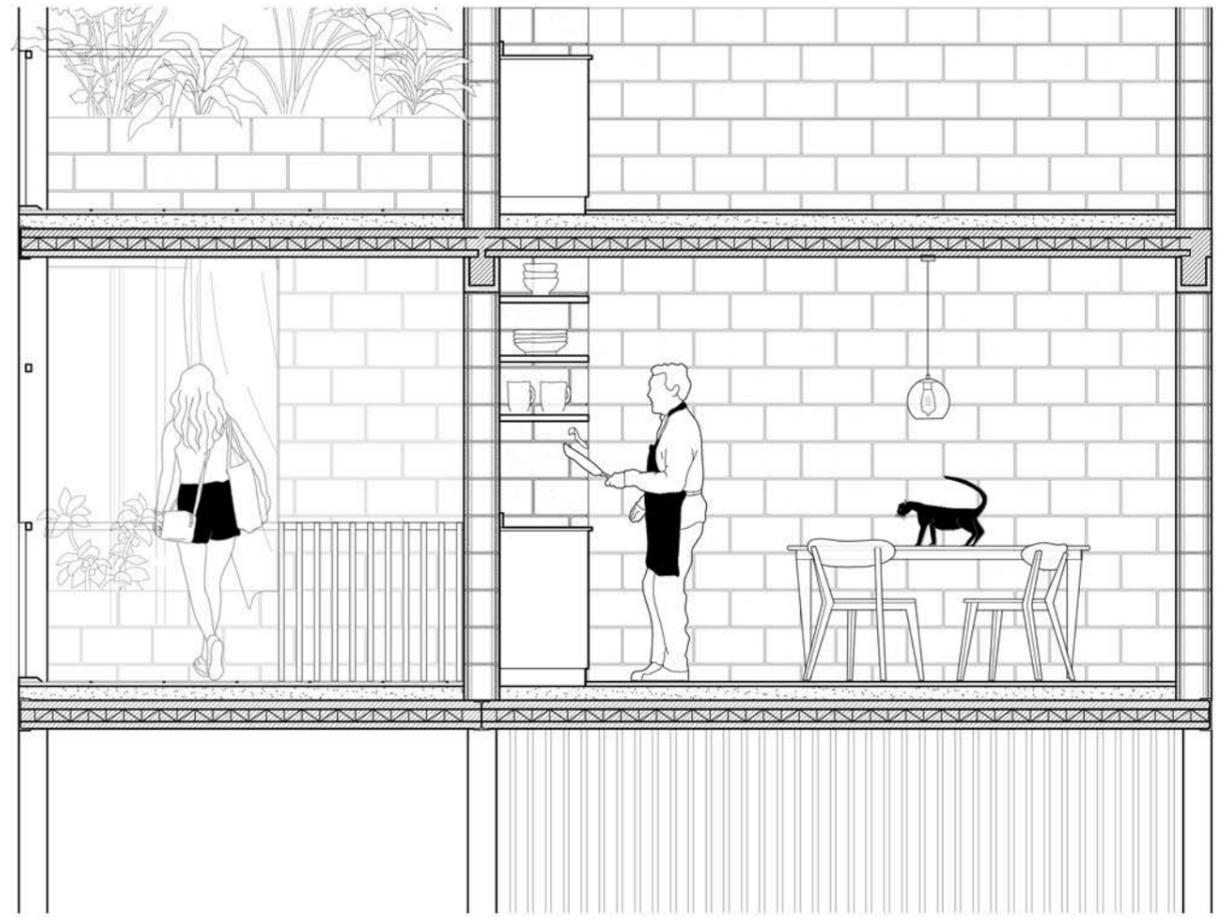
Social: 01 Semi-covered | 02 Living and dining room
Service: 03 Kitchen | 04 Bathroom | 05 Laundry
Productive: 06 Working area | 07 Shed
Intimate: 08 Bedroom | 09 Bedroom



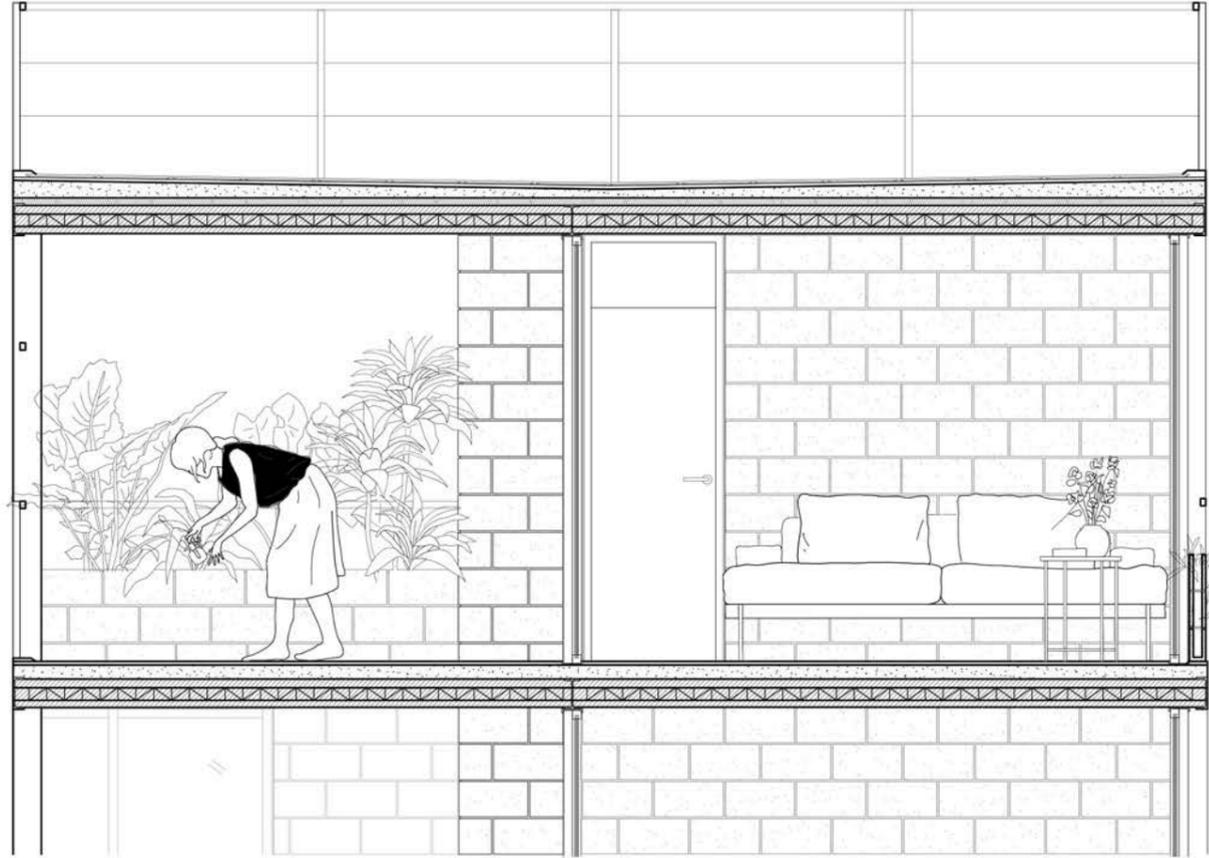
materiality



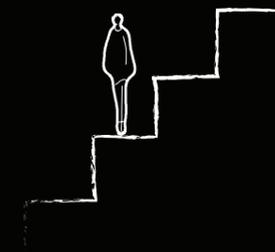
SECTION 1.40
ground floor



SECTION 1.40
level 01



SECTION 1.40
level 02



conclusion

(in-between) houses: conclusion.

092 Finally, the project is understood as a **(in-between) houses**, both at the urban and domestic scale. In the urban scale, the term *(in-between) houses* refers to the space between things that exist close to each other. In other words, the interstice between the urban fabric and the dwellings. At the domestic scale, the **(in-between) houses** is conceived as something temporal, a parenthesis between what it is and what it will become. Thus the house is not presented as something finished but awaits modification by the user.

In this context, the project allowed me to focus on three elements through which this work was structured: the city, the neighborhood, and the dwelling. As a result, I arrived at the following reflections:

At the **urban scale**, the project opens up the debate about urban forms, challenging and reflecting at the same time on the ways of constructing the periphery and Latin American cities. The transformations that have occurred in recent years demand renewed approaches. Therefore, a new urban morphology is proposed, considering the city and architecture as systems capable of adapting and growing as needed, and creating open, enclosed, and semi-open spaces of different scales. This approach aims to create a more flexible and adaptable urban environment that can respond effectively to the evolving needs of its inhabitants and the dynamic nature of contemporary urban life.

At the **district scale** there is an emphasis on creating spaces for gathering and exchange, versatile in their uses and animated by various individual and collective appropriations. Often, generating space is simply the act of freeing up areas, creating “voids” as stages for a complex and exciting social life, which would be devoid of real existence if there were no “someone” to experience them.

At the **domestic scale**, dwelling needs to be rethought, considering various factors that were not previously contemplated, such as working from home, demographic changes that have impacted the size of homes, communication technology, and different ways of utilizing space. The home is then understood as a container space that allows for the breakdown of different lifestyles.

Finally, the project can be seen as the result of understanding and comprehending our role as architects within society. It also serves as a witness to my journey through the University: *a classroom, a workshop, a trip, or a conversation* and at the same time, it is a part of my growth and maturation both professionally and personally

I hope this work has challenged and intrigued you as much as it has done for me because it is not a final point, but rather part of my journey and knowledge formation that began at “Universidad Nacional de Rosario”.

¡THANK YOU !

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