

MULTI-STOREY ECONOMIC HOUSING



**Concrete
Manufacturers
Association**

ECONOMIC, FUNCTIONAL AND AESTHETICALLY PLEASING



Abahlali housing project at ALgoa Park, Port Elizabeth

A ground-breaking house initiative in modular masonry design

Built for people with regular incomes these single and double-storey units are 2- or 3-bedroomed (50m² and 62m² respectively). The total development consists of 667 semi-detached units of contemporary design.

CONSTRUCTION

Most units are double-storey using single-leaf SABS modular 7Mpa 190mm hollow blocks for the ground floor external walls and modular 3,5Mpa 140mm hollow blocks for the upper floor. A ring beam formed of U-shaped beam blocks encircles the buildings above the ground floor window heads.

Other details:

- First floor window lintels - beam blocks.
- Beneath the windows - splayed cill blocks.
- Corners - built with L-shaped corner blocks (or 340mm blocks).
- Control joints provided where necessary
- Top of parapet walls - 140mm solid SABS blocks.

Blocks supplied by Deranco Blocks Architect: Erik Voigt, Port Elizabeth Project co-ordinator: Bibian Allison of Metro Plan



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Strandfontein Village, Cape Flats (Cover picture)

Houses with a vernacular architectural touch, each unit is 70m², with 7,5m street frontage.

CONSTRUCTION:

240mm load-bearing cavity walling. Modular SABS masonry supplied by Inca, Cape.

Designer and developer: ILCO -Homes

Cape Town Community Housing Company, Hanover Park (below)

An economic development of 2- and 3-bedroomed units for people with regular incomes.

CONSTRUCTION

5Mpa load-bearing, low-suction, blind 140mm SABS masonry for full-bed mortar application was specified.

Blocks supplied by Inca Cape



Rome Glen, Somerset west (left)

A typical architect-designed, concrete-masonry, economic house providing 84m² of living space with the possibility of extension above the adjoining garages. The choice of fair-face concrete masonry enabled brickwork to be painted without plastering.

CONSTRUCTION:

240mm load-bearing cavity walls.

Looking at the past, present and future

Densification of urban areas is a need and challenge for economic housing in cities. For centuries town planners were concerned with cost and affordability of city housing. Short street frontages and elongated plots for private space were the norm.

World cities like London, Amsterdam, Berlin and many others have all had to find solutions to the needs of growing urban populations.



Above right An early twentieth century Victorian terrace in Gardens, Cape Town.

Above a modern, concrete masonry development in Bellville, Cape.

Right A contemporary, elegantly-designed, modular American housing development.



CONSTRUCTION:

Cavity-wall face-block concrete masonry.



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