

WAREHOUSES OF CAMPANHÃ

The area of Campanhã has an immense body of warehouses. Warehouses in all sorts of size and shape housing all kinds of users. The amount of warehouses in the area defines Campanhã as a work-focussed part of the city Porto. An important reason for the existence of so many warehouses in Campanhã is the area's close distance to the station. When it was opened in 1877 it sparked a building drift, which resulted in a large number of warehouses.

Campanhã is a naturally grown part of the city. The blocks either are formed by existing roads or height differences. The height difference in the area is quite large. This drawing shows the spread of warehouses throughout the area. The warehouses are located on the inside of the cityblocks. Dwellings on the outside form a border between the warehouses and the public street. Four blocks are enlarged to show how the work-blocks are build up and how they function.

SIZE AND SHAPE

Looking at all the warehouses in Campanhã we come to the conclusion that there are basically three types of warehouses:

Type 1. Linear

- Rectangular shaped
- Twice as long as wide

Measurements

- Av. width: 11.5 m
- Av. length: 38.7 m
- Av. height: 7.5 m



Type 2. Cubical

- Rectangular or square shaped
- Never twice as long as wide

Measurements

- Av. width: 17.8 m
- Av. length: 23.9 m
- Av. height: 7.5 m

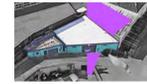


Type 3. Irregular

- Irregular shaped
- Filling up rest-space

Measurements

- Av. width: 18.5 m
- Av. length: 32.6 m
- Av. height: 7.5 m



ACCESSIBILITY AND ADJACENT OUTDOOR SPACE

The Campanhã city block consists out houses on the outside and workspace on the inside. The warehouses are separated from the street by the houses. To make all warehouses accessible informal streets and courtyards were made. These informal spaces form the connection between the workspace and the public street. Some warehouses have direct access to the street via a shop or frontoffice.

USAGE

Warehouses in Campanhã house numerous workfields. Most of the workfields are based on manual labour. Car garages, welding, storage, distribution, packaging. Some warehouses are being transformed to offices or partially office and partially storage. The large amount of functions and possibility to transform shows the potential of the Campanhã warehouse typology.

CAN CURRENT BUSINESSES BENEFIT FROM NEW WORKFIELDS IN CAMPANHÃ?

CAN WE USE THE CAMPANHÃ-WAREHOUSE-TYOLOGY TO ATTRACT AND HOUSE FUTURE WORKFIELDS?



THE RESSURECTION OF CAMPANHÃ

CAMPANHÃ WAREHOUSE TYPOLOGY

When the Campanhã trainstation was opened in 1877 it sparked a building drift of warehouses. The railway opened portals to new worlds and merchants saw opportunity. Now, 142 years later, Campanhã is not thriving in trade, economic wealth or building drift. Warehouses are in decay, public space is being neglected and vacant plots cover a large part of the area. Campanhã seems forgotten and without opportunity.

Or is it? The area lies in the close vicinity of the station, connecting it to Porto via metro and to Portugal via train and busses. Vacant plots can be seen as potential building ground and warehouses in decay show opportunities for new entrepreneurship. What is more: inhabitants of Campanhã tend to be a happy people, be it not that their economic situation is of the worst seen in Porto. They live satisfied in their small homes, some of them in so called Ilhas. Many things can be said of Campanhã, but being shy of opportunity is not one of them.

And now, opportunities rise. Invest Porto is looking for a place to create work-spaces in order to attract 'the work of the future': creative industry, makers industry, start-ups in all kinds of workfields, offices and more. Needed is suited space to build or transform, provided is money. Where better to invest than in Campanhã. As said the area has opportunities and is very good reachable. Also entrepreneurship and work-focus is intertwined with the identity of Campanhã, the large diversity of warehouses and warehouse-owners as proof. Looking closer to the area we find a variety of warehouses with specific usages, outdoor space, accessibility, specific sizes and a variety of shapes. Can we use these warehouses to house 'the work of the future'?

Based on the local warehouses of Campanhã a typology can be formed. One that can be used by many different kind of new workfields. The opportunities are uncountable. With it's width of 11 meters and height of 8 meters this typology can be the base of a new modular system. A system able to fit in every part of Campanhã. With 4 steps a vacant plot or a series of warehouses can transform to a workblock that is fit for purpose.

Included in these steps is the creation of quality public space. Plazas mark the entrances of these new workblocks. But not only that, they also provide in opportunities for inhabitants of Campanhã to sit, see, meet, talk, play or walk past. Therefore providing in this very important social space. Because in the end we are not talking about adding a certain amount of square meters to an area, we are talking about adding quality to (the life in) Campanhã.



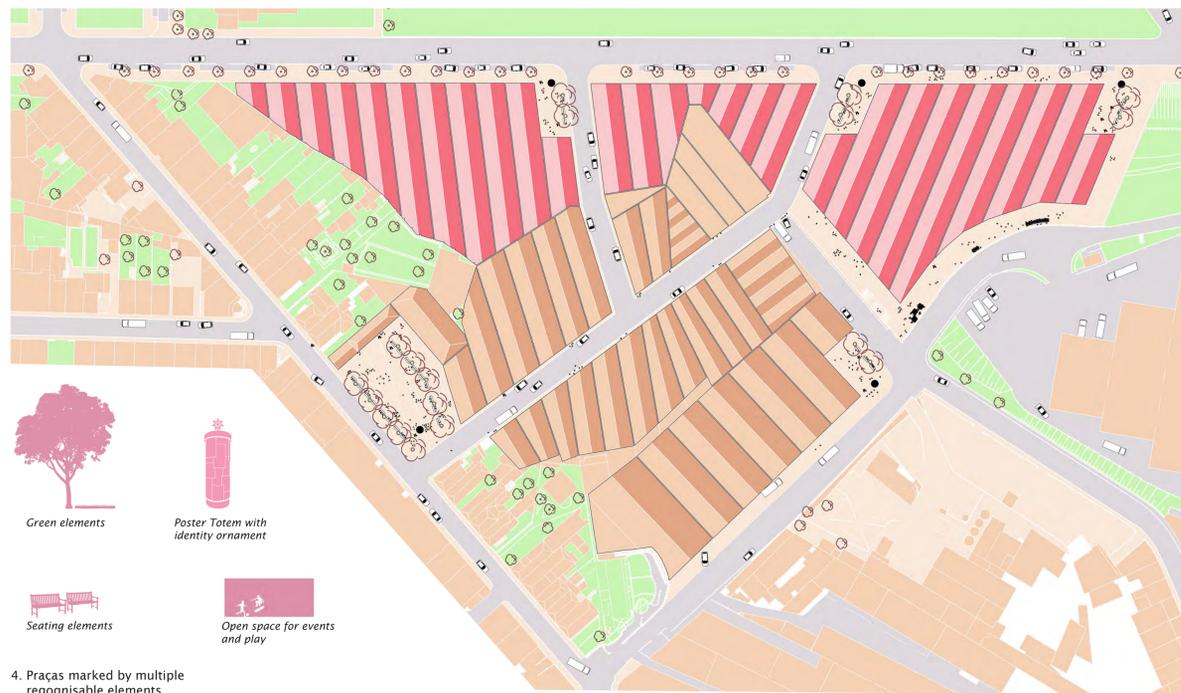
1. Grid based on properties project location. In this case: height differences in terrain



2. Modular filling by warehouse typology



3. Praças de Entrada marking entrances to workblock. One main plaza (larger than others) and one or more secondary plazas.



Green elements



Poster Totem with identity ornament

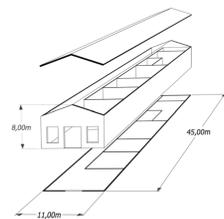


Seating elements

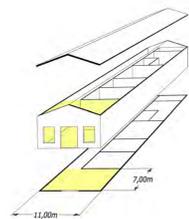


Open space for events and play

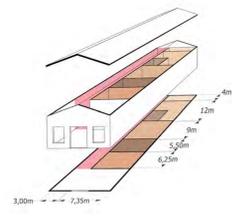
4. Praças marked by multiple recognisable elements



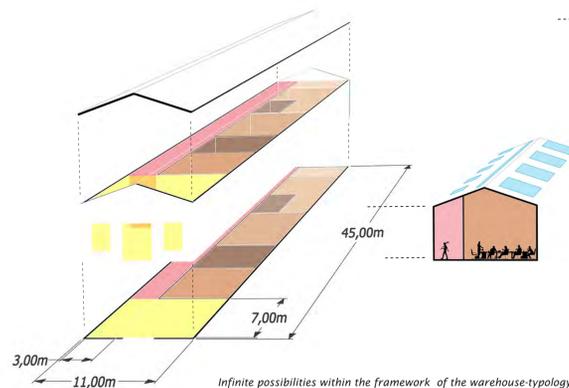
SIZE AND SHAPE
The shape and measurements of the warehouse-typology are based on the warehouses of Campanhã, therefore connecting to the identity of the neighborhood by being characteristically recognizable.



SOCIAL SPACE IN FRONT
The first 7 meters behind the front door of the warehouse create an area with a social function. In this space people can connect, network, welcome guests, have drinks, receive packages, etc.



MODULAR BUILDUP INSIDE
The warehouse-typology is a very flexible one. Height and width are fixed but the length can vary. On the inside a structure is created, consisting of a hallway (3m width) and a modular buildup of workspaces (7.35m width).



Infinite possibilities within the framework of the warehouse-typology.

