

KAIROS RESIDENCES

MATIMTIMAN ST., TEACHER'S VILLAGE, QUEZON CITY



Amidst the bustling urban landscape, the Kairos Residences offers a **quintessential pause** - a serene getaway within its walls.

DESIGN APPROACH + CONCEPTS



CONTINUITY

Strategized positioning of spaces and openings allows for natural sunlight and continuous airflow throughout the units, providing its users with a revitalizing comfort.



SECURITY

Promotes safe living and provides privacy by utilizing different buffer zones from planters to sun shading devices and provision of gate.



RESILIENCE

Utilizing passive lighting and ventilation systems, sustainable building materials, and rainwater collection methods.

FORM FINDING



BASIC FORM



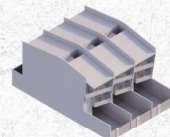
MODULAR UNIT DIVISION

equally divided to 3 to maximize the lot



STAGGERING OF FORM

walls dividing each housing unit was cut diagonally, creating an asymmetrical sightline



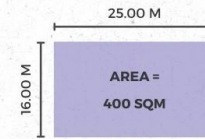
STRATEGIZED OPENINGS

The key characteristics of the units were formed while customizing different ventilation and light solutions.

SITE PERSPECTIVES



SITE CONTEXT



In line with the rise of demand for urban residential spaces, a **multi-family housing project** is to be designed within a **400 square meter lot** along **Matimtiman Street in Teacher's Village, Quezon City**; integrating its immediate environment and existing structures to prioritize the overall **comfort of its residents**.

COMMUNITY AND ENVIRONMENTAL CONTEXT



SUBURBAN NEIGHBORHOOD

Located in a middle-class suburban neighborhood, dominated by single detached and townhouse housing typologies



ACCESSIBILITY

It is of close proximity to the Maginhawa and various educational institutions, making it ideal for families with students.



HAZARDS & SECURITY

At low risk for flooding and landslides but has a lack of security, with high incidents of carjacking in the area.

SITE ANALYSIS



DEMOGRAPHICS



Total population of **3401** as of August 1, 2015 of which are 45.6% male and 54.4% female.



Dominated by **20-24 year old** age group (12.1%) Median age is around 29 years old while senior citizens (60 years old and above) make up 9.1% of the population

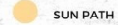
LEGEND



WIND PATHS



NOISE



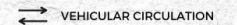
SUN PATH



PEDESTRIAN CIRCULATION



VIEWS



VEHICULAR CIRCULATION

LAND USE AND ZONING



SITE FEATURES



SWOT ANALYSIS



STRENGTHS

- shorter sides of the lot are oriented in the east-west axis, thus it is less exposed to harsh sunlight
- lot has a relatively flat terrain
- low risk for hazards such as flooding, landslide, and storm surges



OPPORTUNITIES

- proximity to essential services and other commercial businesses adds to its market value
- proximity to educational institutions allows for accessibility and convenience
- public & private transportation is accessible



WEAKNESSES

- narrow lot, limits the frontage of the housing
- neighbouring structures may obstruct views, natural ventilation and contribute to the heat gain of the site
- adjacent street is one-way and has a lack of parking spaces



THREATS

- lack of security as the adjacent road is publicly accessible and has no lamp posts installed, making the area more susceptible to crimes
- noise levels and foot traffic may be heightened due to proximity to commercial establishments
- pollution from oncoming vehicles

GROUND FLOOR PLAN ON SITE

SCALE: 1:100 MTS



TYPICAL UNIT FLOOR PLAN

SCALE 1:50 MTS

GROUND FLOOR PLAN

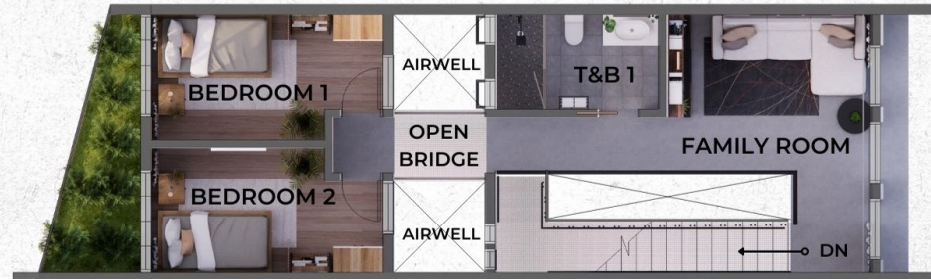


MAIN ENTRANCE / EXIT

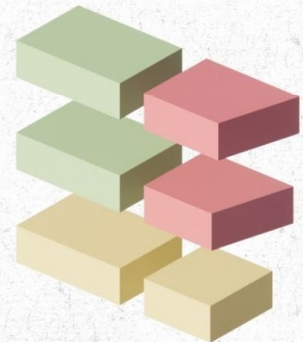
SECOND FLOOR PLAN



THIRD FLOOR PLAN



SITE PROGRAMMING & ZONING



LEGEND

- PUBLIC
- SEMI-PRIVATE
- PRIVATE

The housing unit is **divided into two** by the centralized light and air wells, therefore separating spaces into **three different zoning areas**, with the ground floor solely carrying public spaces such as living and dining, and the second and third floors are cut into private spaces, such as bedrooms, towards the front (facing west), and semi-private spaces, such as the family room and study, towards the rear (facing east).

INTERIOR PERSPECTIVES

GF



LIVING ROOM



DINING AND KITCHEN

2F



STUDY AREA



MASTER BEDROOM

3F



FAMILY ROOM



BEDROOM 1