On a privileged site with three fronts - that is, as the prow of an urban block - this apartment building in Lima, Peru, is an example of how a careful design may benefit the city, no matter if the building’s program is private. Or, saying it the other way around, it demonstrates that real estate value does not necessarily go in detriment of architectural quality.

Given the privileged situation of an urban area with three fronts, the project responds with a building that doses the openings and the sense of privacy in relation to its views, orientations and the sound intensity of the adjacent urban spaces.

The project articulates the relationship between an interior park and the public street, allowing a continuity
between the park’s vegetation and the city through hanging gardens facing the cul-de-sac that allows public access to the park.

The facades clearly show the stacking of housing stories through the continuous balconies on its three fronts, which become thinner towards the edges. The different urban configurations and orientations give specificity to each facade.

The longest facade faces east and looks towards the cul-de-sac, where a public parking and the pedestrian access to the building are located. The continuous balconies are slightly curved to mark the main facade. The building is protected with panels of Peruvian marble that act as brise-soleils, shading the apartment’s bedrooms arranged along this sunny front facing the neighboring buildings.

The facade towards the park, facing south, opens completely through large glass surfaces behind which the living and dining rooms of the large apartments are. The wide continuous balcony is an extension of those interior areas.
Facing north, the facade towards the main street, where the continuous balconies turn to illuminate the halls of the small apartments, closes with extruded windows to protect the bedrooms from the noise of the street. The car access faces the main street, which liberates the ground floor of the cul-de-sac and the park fronts.

The building contains two apartments per floor, however, the distribution allows them to merge into a single large three-front house. ARQ
Planta primer nivel / Ground level
E. / S. 1:250
Planta piso tipo con balcones y nichos
Type floor plan with balconies and niches

1. Balcón tipo A, niveles 2, 5 y 8
   Type A balcony, levels 2, 5 and 8
2. Balcón tipo B, niveles 3 y 6
   Type B balcony, levels 3 and 6
3. Balcón tipo C, niveles 4 y 7
   Type C balcony, levels 4 and 7
4. Nicho tipo A, nivel 2
   Type A niche, level 2
5. Nicho tipo B, niveles 3, 5 y 7
   Type B niche, levels 3, 5 and 7
6. Nicho tipo C, niveles 4, 6 y 8
   Type C niche, levels 4, 6 and 8
Elevación poniente / West elevation
E. / S. 1:250
Arquitectos / Architects: Barclay & Crousse
(Sandra Barclay, Jean Pierre Crousse)
Colaboradora / Collaborator: María Isabel Pineda
Ubicación / Location: Parque Naciones Unidas, Distrito de Miraflores, Lima, Perú
Cliente / Client: ef Contratistas
Ingeniera / Engineering: Ing. Luis Flores
Construcción / Construction: ef Contratistas

Materiales / Materials: Hormigón armado, quiebrasol mármol Estela Sombra (Perú), ventanas de aluminio y cristal templado, piso mármol blanco / Reinforced concrete, Peruvian Estela Sombra marble brise-soleil, aluminum windows and tempered glass, white marble floor
Presupuesto / Budget: US$ 1,780/ m²
Superficie terreno / Site surface: 800 m²
Superficie construida / Built surface: 8,125 m²
Año de proyecto / Project year: 2014-2015
Año de construcción / Construction year: 2015-2017
Fotografías / Photographs: Juan Solano
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Architect, Ricardo Palma University, Perú 1987 and Politécnico di Milano, Italy, 1989. Master in Landscape and Territory, Universidad Diego Portales, Chile, 2013. Visiting Professor at the Master in Design Studies, Harvard University (2015) and Associate Professor at Pontificia Universidad Católica del Perú. Has taught at the Architecture School of Paris-Belleville between 1999 and 2006. He received a Special Mention of the Jury as a curator, together with Sandra Barclay, for the Peruvian Pavilion “Our Amazon Frontline” at the 15th Venice Biennale. Curator for the Peru representation in the 10th Iberoamerican Biennale in São Paulo, 2016. Member of the international jury for the 2016 Mies Crown Hall Award, in Chicago.