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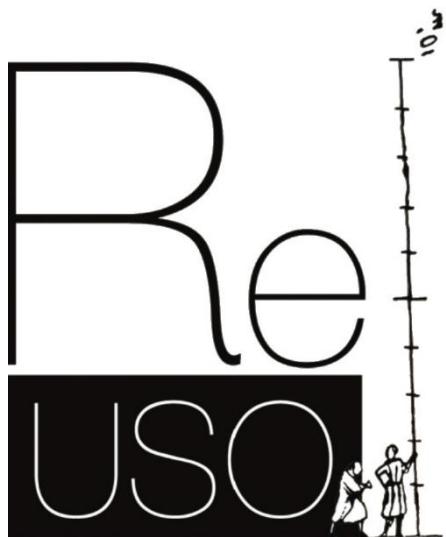


INSTITUTO DA
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Intervention Methodology in the Porto Bourgeois House - Conservation of heritage values as an environmentally sustainable action

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Extended abstract

Nowadays, it is very clear that it is no longer possible to maintain a position, be it political, ideological or of any other nature, defending infinite growth, when it is obvious that the planet doesn't grow, that the emission of pollutants keeps reaching historic highs and that natural resources are being exhausted. The increasing awareness of the non-sustainability of our society model, not only environmental, but also economic, social and political (because it has been unable to solve people's problems), calls for an urgent change of paradigm.

Having buildings and the construction industry major responsibilities in the emission of pollutants and the consumption of resources, they will certainly be targeted in the expected and necessary changes leading to a new paradigm of society in the near future, which should include paying more attention to existing buildings, making them more energy efficient and improving their performance, in order to reduce their environmental footprint. Nevertheless, for rehabilitation activity to be environmentally sustainable, it should be based on the concept of minimal intervention, avoiding profound transformations, so as to reduce as much as possible the actuation and focusing on the essential, thus seeking to maintain, as far as possible, the existing, promoting its reuse.

The bourgeois houses of Porto represent an inestimable heritage of the city, inseparable from its monuments and public spaces, currently at serious risk of disappearing, not only due to the neglect of several decades, but also to the current actions of speculative intervention. These are single-family houses, narrow, tall and very deep, with granite elevations of an austere appearance, which contain interiors that may present real surprises in the arts of stucco, falsework or woodwork and carpentry. This edification reflects centuries of cultural, historical, social and architectural values, which have been gradually disappearing, with the demolition of its interiors and the indiscriminate association of the parcels, erasing forever an important part of our identity.

The knowledge about the constructive system of these houses, deepened throughout hundreds of academic works, as well as the perception of the several attacks to its safeguard, motivated the development of a doctoral study [1] with the main goal of conceiving a methodology of intervention in this edification. In general terms, the methodology is composed of the following stages: decision to intervene; knowledge of the existing; intervention project; execution; and time of useful life, forming a circular sequence.

The evidence of a great systematisation of procedures, not only regarding the materials used, but also the construction techniques, enabled the conception of a constructive model of the houses, which constitutes the basis of the intervention methodology.

The constructive model becomes very useful in the stage of knowledge of the existing building, enabling the establishment of analogies with each case of intervention, either for the geometric and constructive surveys, or for the identification of elements of value, of changes introduced, or for the assessment of damages and anomalies. In the methodology, the knowledge of the existing is of the utmost importance for the development of the subsequent stages, as well as for the qualification of the interventions.

The recommended interventions contemplate five actions: selective demolition; structural reinforcement; repair of anomalies; performance improvement; and addition of new elements. Except for the demolition and the addition of new elements, the remaining actions propose intervention solutions in three degrees of intrusiveness: slightly, moderately and highly intrusive. As regards performance improvement, to each of the degrees of intrusiveness a level of performance is associated, i.e., the less intrusive interventions are those with the lowest level of performance, while the most intrusive come close to the standards established by the typified reference solutions.

Soon after the end of a rehabilitation a new cycle of useful life of the building starts, marked by a progressive and complex process of degradation, which should be mitigated by adequate maintenance operations, until it is necessary to carry out a more profound intervention. For this truly sustainable practice to work, it is important to adopt a Use and Maintenance Manual, complemented by the Identity Booklet of the building. In both documents, the adoption of the constructive model proved to be of the utmost importance in the detailed description of the basic rules of use and care of the building and its components, in the indication of the maintenance needs and in the register of the occurrences and interventions carried out, be they of maintenance, recuperation or replacement.

In short, the desirable and necessary change towards a truly sustainable architecture - environmentally, economically and socially - should be fundamentally directed towards intervention in the existing building, following principles of minimal intervention, based on maintenance and conservation, which preserve the identity and authenticity of the existing heritage values.

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