LIVING +

AT HOME IN THE CITY

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1.0 THE STRUCTURE OF PRESENTATION

CONCEPT AND CONTEXT

1.1 RESEARCH ABOUT THE RELATION BETWEEN FLEXIBILITY AND COLLECTIVITY
1.2 INTRODUCTION OF THE LOCATION: BERLIN
1.3 FOCUS TO THE GIVEN AREA: TACHELES

PROPOSAL

2.1 URBAN SCALE:
CREATING A CENTRALITY IN ORDER TO GIVE HIERARCHY AND DEFINITION TO THE URBAN TISSUE
RELATION BETWEEN OLD AND NEW IN THE TYPICAL URBAN BLOCK OF BERLIN: CONTRAST IN A NEW BALANCE

2.2 ARCHITECTURAL SCALE
RESPONSE TO THE PUBLIC AND PRIVATE CHARACTER OF TACHELES
BUILDINGS / TYPES OF FLEXIBILITY / TYPES OF DWELLINGS / FACADE

2.3 TECHNICAL SCALE
THE CRUCIAL ROLE OF THE LOAD BEARING STRUCTURE AS ARCHITECTONIC ELEMENT
THE DIALECTICS BETWEEN THE SUPPORTING AND THE SUPPORTED ELEMENTS
MATERIALIZATION / TECHNICAL INFORMATION
We seem to have lost until now is that we are in need of new representational models of democracy. Most projects are all about presence. They look and work from below, bottom-up, from the singular, but are afraid to represent and reinvent the common good, the public, and how that can be represented in space, through the multitude.

(poltics), the need to produce the common good — a need for the collective, what is public within the power of the multitude has to be (re)invented — in the face of the devastating consequences of corporate globalization full separation and sameness, pragmatism. And here we arrive at the issue of democracy. That we have to develop new forms of democracy in space.

Roemer van Toorn, Time in Transit, Lecture in Delft, 2002

It is a diversity which is due to the evolution of the family group itself. Young people spend more years living alone, they take longer to form a couple, even longer to have children who then take even longer than that to leave home, and couples live together alone for longer. This produces

Manuel Gausa, New Alternatives—New Housing, Dwelling and Modernity, reader of TU-Delft

The conventional family with two children is hardly representative of the diversity in programmes of occupation. Do they take into account that almost 20% of homes in big cities are occupied by people living alone?

Gelett, Dwelling and Modernity, reader of TU-Delft

The inhabitants become selfbuilders that create their own living environment according to taste and budget. The idea concept is extended towards the complete interior.

Kempe Thill, Specific Neutrality: A Manifesto for New Collective Housing, 2008

Collectivity again becomes acceptable on the basis of freedom and choice. It becomes cool to share in a controllable environment. The flowering up of the gated communities in the US can

INDIVIDUALIZATION

Het moderne appartement — dat in de literatuur ook als een kamerwooning, of stelnuisten, als een ruimteomwending, vuurkast — behoort de tendens om te wonen, waarin eenheid de architectonische en topologische tegenhanger van het individualisme van de moderne samenleving kan beginnen. Om de individualistische ambities te dulden verwijzen

van de habitatverhoudingen: zoals de levende cel en in het organisme het biologische eenheid en tegelijkertijd het genetische principe behoort (witte verwoestende, die neer de eenheid: eenheid is de organische eenheid). De verdere verwoestende van de modern appartementen in de ruimteomwending moet gevest in de samenleving worden de ruimteomwending met de diepere accomplice als criterium van zijn persoonlijke wereld.}

Peter Sloterdijk, Sterren

short-term regime produces a paradox. People work intensely, under great pressure, but their relations to others remain curiously superficial. This is not a world in which getting deeply involved with

Richard Sennett, New Capitalism—New Isolation
No longer do we know for whom we are building. There is no general lifestyle or a clear social pattern anymore. Houses must be flexible so that they become attractive for different groups which equally increases their market value. To sell houses by the meter is the ultimate dream of every project developer.


Companies have to be very flexible in order to “survive” in a world of deregulated global markets.

Roemer van Toorn, Time in Transit, Lecture in Delft, 2002

The flexible office is not meant to be a place where you nestle in. The office architecture of flexible firms requires a physical environment about eight months. People constantly change their working associates: modern management theory has it that the "shelf life" of a team ought to be at most a year.

Richard Sennett, New Capitalism - New Values

through new concepts like: fluidity, multiplicity, reflexivity, individualism, risk, urban warfare, uncertainty, chaos theory, hybridization, diaspora, schizophrenia, privatization, heterotopia, immersion, the space of flows, the culture of sprawl, cyborgs and so on.

Roemer van Toorn, The bewildering interdependence of our times, Society of the And, 2008

- It is a diversity which is due to the evolution of the family group itself. Young people spend more years living alone, they take longer to form a couple, even longer to have children who then take even longer than that to leave home, and couples live together alone for longer. This produces diversity of lifestyles is evolving at a dizzying rate due to the change in the relationships between family members in recent years. What does this diversity mean? What are the implications for society?

Manuel Gausa, New Alternatives - New Housing, Dwellings and modernity, reader of TU Delft

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Changes

- Changes in the very notion of "time": time which is no longer that of the sequential, repetitive duration, of the "myth and narrative" of the classical

Gaffetti, Dwelling and Modernity, reader of TU Delft

- Changes, finally, in lifestyles (and consequently in typological responses to them) which can be perceived as sensitive to the different present-day experience of space, and above all, to the major role which new infomatic and

Changes also in the encompassing scenario, no longer attributable to civic, domestic or Ritual bucolism but to the striking presence of contemporary ("non-places") or to the mutation and stratificity of everyday landscape; a
HOW CAN FLEXIBILITY GENERATE COLLECTIVITY IN HOUSING BLOCKS?
CRITERIA/PRINCIPLES

- HERTZBERGER, ALEXANDER AND GEHL FOR **COLLECTIVITY**

- HABRAKEN, LEUPEN FOR **FLEXIBILITY**

supports concept / frame and generic space
It is important that sufficient place like areas that invite short or long term stays with official or informal seating facilities are made. [P. 156]

If spaces make it attractive to walk, stand, sit, see, hear, and talk, this is in itself an important quality, but it also means that a broad spectrum of other activities – play, sports, community activities, and so on – will have a good basis for development. [P. 156]
1.2 INTRODUCTION OF THE LOCATION: BERLIN
BERLIN THE WALL PERIOD
1.2 FOCUS TO THE GIVEN AREA: TACHELES
TACHELES / FRIEDRICHSTRASSE
TACHELES BEFORE 2\textsuperscript{nd} WORLD WAR
TACHELES AFTER 2ND WORLD WAR
2.1 URBAN SCALE
CREATING A CENTRALITY IN ORDER TO ACHIEVE THE HIERARCHY AND THE DEFRAGMENTATION OF THE URBAN TISSUE
INTERVENTION IN THE URBAN BLOCK

TYPICAL FRAGMENTED BERLIN BLOCK

OLD ~ NEW

OLD ≠ NEW
RELATION BETWEEN OLD AND NEW IN THE TYPICAL URBAN BLOCK OF BERLIN: CONTRAST IN A NEW BALANCE
LAYERING IN A BERLIN BAR
CIRCULATION / URBAN LEVEL
PROPOSAL

2.2 ARCHITECTURE SCALE (1:200 / 1:100 / 1:50)
RESPONSE TO THE PRIVATE AND PUBLIC CHARACTER OF TACHELES
IMPLEMENTATION OF RESEARCH
RESPONSE TO THE PRIVATE AND PUBLIC CHARACTER OF TACHELES
IMPLEMENTATION OF RESEARCH
AXIS / THE TWO MAIN ROUTES
ORANIENBURGERSTRASSE
LAYERING OF TYPES

2ND LEVEL
LOFT TYPE

3RD LEVEL
CLOSED TYPE

ROOF
SYSTEM OF DUCTS
TYPICAL FLOORS LOWRISE

3RD LEVEL
CLOSED TYPE

2ND LEVEL
LOFT TYPE

1ST LEVEL
MOVEABLE PARTITION TYPE
FLEXIBILITY / DAY CHANGES

movable furniture

sliding - folding walls

light boundaries
FLEXIBILITY / SEASONAL CHANGES

deciduous trees

ventilation system control

movable openings

winter facade

spring/autumn facade

summer facade
FLEXIBILITY / LONG TIME CHANGES (5-10 YRS)

horizontal connection

vertical connection

transformation of interior and facade through replaceable surfaces
TYPE A

FSI = 134 m²
amount = 30
entrance level = 0.00 or -4.00
TYPE A / PUBLIC-PRIVATE

places for staynig

ambience of light

transition
public

devicer

private
TYPE A / FLEXIBILITY

horizontal

vertical

polyvalent

store

office

dwelling

+0.50 from ground level
TYPE B

FSI = 134 m²
amount = 30
entrance level = 0.00 or -4.00
TYPE B / PUBLIC-PRIVATE

Ambience of light - controlable border

Enlargement of collective space through flexibility
TYPE B¹, TYPE B² / FLEXIBILITY
TYPE C

FSI = 134 m²
amount = 30
entrance level = 8.00
TYPE C / PUBLIC-PRIVATE

ambience of light - controllable border
TYPE C / FLEXIBILITY

polyvalent

TYPE C1 , shared

TYPE C2 , large

TYPE C3 , small

interior

border
FACADE STRUCTURE

- RHYTHM + PLASTICITY
- MONOTONIC RHYTHM

\[ a \rightarrow b \rightarrow a \rightarrow a \]

- PRIVATE Voids
- PUBLIC GALLERY / ACCESS
FACADE PRINCIPLES

typical organization of facades in Berlin

coronation
main body
base

coronation
main body
base

the dialectic between the supporting and the supported elements

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FACADE FLEXIBILITY

SEASON CHANGES

LONG TIME (5-10) CHANGES
FACADE IN MODEL
FLOORPLANS BRIDGE
IMPRESSION BRIDGE
FERNSEHTurm: 368 m
Tower Tacheles: 86 m
Tower Sony Centre: 103 m
TYPICAL FLOORPLANS TOWER
2.3 TECHNICAL SCALE (1:20 / 1:5)
MATERIALIZATION

- dark brick
- wooden louvres
- wooden louvres
- smooth concrete precast elements
double glazed windows with wooden frame
400 mm precast concrete gallery /w iso-korf connection
50 mm mortar
410 mm bubble-deck floor /w core concrete act.
70 mm thermal insulation

D.V1
FACADE / DETAILS

25 mm balustrade wooden deck
60/40 mm wood beams
200/80 mm concrete raising strip on 40 mm bed of mortar
two-layer bituminous seal
60 mm thermal insulation
vapour barrier
280 mm reinforced concrete slab

150 mm precast concrete elements

iso-korf reinforcement

double glazed windows with wooden frame

D.V4
OPTIMAL NATURAL LIGHT CONDITIONS IN DWELLINGS
Better daylighting, less artificial light needed
CLIMATE / SUSTAINABILITY

NATURAL LIGHT IN PARKING GARAGE
less artificial light needed / more safety
CLIMATE / SUSTAINABILITY

RE-USE OF WATER
- Rainwater from roof
- Rainwater from street
CLIMATE / SUSTAINABILITY

CORE CONCRETE / HEAT PUMP
Heating during winter period
CORE CONCRETE / HEAT PUMP
Cooling during summer period
PERSONAL ADDITIONAL HEATING
+ ventilation
CLIMATE / SUSTAINABILITY / URBAN LEVEL

MICRO CLIMATE STREET
water + trees

LIGHTING CONDITIONS
+ atmosphere
THANK YOU