

Ready to Rent

1	<i>Contribution Abstract</i>	
3	<i>Collective Theme</i>	
5	<i>Collective Project</i>	Description Propositions Pattern Book Drawing Set
99	<i>Individual Research</i>	Context and Site Precedent Studies and References Visualized Evidence Expert Conversations Bibliography
137	<i>Individual Contribution</i>	Description Propositions Certification Drawing Set

Contribution Abstract

Ready to Rent envisions a fashion rental hub that provides the rental, delivery, and maintenance of a wide range of clothing options. It supports a model of usership in fashion consumption by offering clothing as a service rather than a purchasable product.

The fully automated processing facilities handle used garments used for user-to-user transfer in a vertical assembly line, ensuring Good as New certification guaranteeing the same quality standards than the shop floor. Collection and drop-off lockers located throughout the city facilitate the transfer of rental garments and empower unboxing, packaging, and fitting at home, challenging traditional retail settings.

Ready to Rent, located in Rotterdam's innovative M4H district, offers a unique solution for fashion consumption and supports it as a means of aspirational self-expression.

Fashion is one of the world's largest industries, crisscrossing the globe in a highly intricate supply chain of material sourcing and production for fashion goods, including complex retail, research, and marketing networks. These goods include clothing, footwear, cosmetics, and accessories that range from everyday ready-to-wear and made-to-measure, to elegant bespoke and haute couture.

The fashion industry is also one of the largest contributors to global emissions and waste, contributing up to 10% of global carbon emissions annually. Acknowledging the industry's impact, influential fashion figures have called for change; despite this, little has been curtailed. Marginal improvements have been overshadowed by an overall acceleration of more consumers—in more markets worldwide—purchasing more fashion goods that are disposed more frequently. Voluntary reform has not worked, encouraging new generations of consumers who are catalyzing fashion design brands, fabricators, and suppliers to raise the standard of their business practices, expecting earnest emphasis on environmental circularity through stricter regulation and embracing more diverse body norms and requirements. Juxtaposed against a backdrop in which international apprehensions over globalization are threatening the viability of contemporary economies, the fashion industry must be reimagined.

Today's fashion industry is dominated by four cities that together make up the global "big four" of London, Milan, New York, and Paris. Although most fashion goods are now produced in emerging markets with lower wage costs—including South-east Asia and Eastern Europe—the global big four combined is the centerpiece of the industry, hosting week-long fashion events—such as runway shows and trade fairs—that theatrically display designer work and new products. These four annual fashion weeks have an outsized influence on the direction—and style—that upcoming fashion goods will adopt; everything from luxury, designer brands to department store generic brands closely monitor them. The entire global fashion industry—from its production centers to methods of retail and marketing, and the

supply chains that connect them—are optimized to relentlessly grow and accelerate, paving the way for the emergence over the past two decades of fast and ultra-fast fashion, which are defined by exploitative labor conditions in sweatshops and energy-intensive global supply networks worldwide.

Emblematic of this paradigm is the notion of a "fashion house." Originally a private residence-turned-tailor or dressmaker—then atelier and brand headquarters—the fashion house emerged as a singular protagonist and architectural type that propelled the construction and dissemination of fashion goods from its traditional domestic origins into an international industry with complex and far-reaching networks. The spatial organization of the earliest residences-turned-ateliers—most notably townhouses of nineteenth and early twentieth century European capital cities—determined the organization for how to make—and retail—garments, resulting in discrete physical separations of seamstresses, tailors, designers, and shopkeepers from one another that underscored their increasingly specialized roles within the entire garment creation process. The brands that have emerged from this model are some of the most influential and continue to shape the course of the entire fashion industry by setting the example for smaller and newer brands. Although no longer pervasive as an architectural setting for the contemporary fashion industry, the domestic legacy is evident most plainly in fashion brands' names and most perniciously in industry-wide company organizations within and between designers, producers, and suppliers that still characterize brands born of the global big four.

The collective project anticipates the spatial implications of a fashion industry that is decentralized and more tightly regulated by reinterpreting the guild house as a model to design a new type of fashion house. The guild house—the administrative center for medieval craft guilds—was a meeting place overlaid on workrooms, treasuries and trade-halls, and libraries where members would establish the rules governing the conditions of their respective trade and additionally provided local citizens with space for celebrations. In particular, the guild houses of the Hanseatic League—a

commercial confederation of guilds and market towns in medieval Northern Europe—were trading posts that stitched together far-flung cities, allowing exchanges of expertise and surplus resources for goods and knowledge they lacked. The guild house, therefore, was both general and specific: it simultaneously occupied a prominent civic presence in the cities it administered and—taken individually—was a node in a sprawling self-regulating network. Reconceptualized in the context of the speculated future fashion industry, the guild house offers an architectural model to rethink the fashion house type to once again be the focal point for the fashion industry.

In 2040—in which consumers uphold more conscientious consumption habits—the fashion house will be the conduit that links together international brands and suppliers to collaboratively operate and where industry-wide regulations are developed with—and enacted by—regional authorities. Envisioned within a global paradigm of connected and interdependent regional networks, less frequent and limited production cycles, and environmental sustainability and economic circularity as default, the project establishes and implements the rubric—through the creation of a pattern book—by which the envisioned fashion house is designed in five post-industrial second-cities within Europe—Berlin, Marseille, Rotterdam, Valencia, and Zurich.

Twenty-three contributions explore the architectures and urban designs that result from and sustain the territorial recalibration of the fashion industry within Europe. Sited within the immediate regions surrounding the five cities, these contributions explore themes ranging from enhancement to emancipation, from dignity to desire, to introduce corresponding regulatory certifications that maintain the variegated modes of production that each contribution advocates. As a whole, the certifications developed by the contributions and in the design of the five fashion house locations provide the framework within which an alternate European fashion industry is imagined, addressing topics such as reindustrialization, regulation, self-sufficiency, and life cycle.

Fashion House is a collective architectural project that anticipates an alternative future for the fashion industry in five emerging fashion centers in and around Berlin, Marseille, Rotterdam, Valencia, and Zurich. These five cities—each the focal point of formerly post-industrialized regions that are undergoing shifts toward creative and service industries—form the Red Thread, an imagined discontinuous urban corridor that encourages intercity exchange of products, services, and expertise to collaboratively introduce a paradigm shift away from the traditional “big four” global fashion capitals of London, Milan, New York, and Paris which are the exemplars of a global fashion industry laced with untenable practices, ranging from resource over-extraction to exploitative labor practices.

The project explores topics including garments’ utility, trend making, and mass-customization to examine the economic, environmental, and cultural implications of a fashion industry that has slowed and contracted as a result of global efforts to regionalize economic networks in response to 2050 climate goals. In particular, the European Union’s climate-neutral goals for 2050—made possible by the implementation of its “Made in Europe” by 2030 framework—establish the backdrop in which this project is situated. Fashion House establishes a pan-European cooperative and regulatory body—entitled Fashion House—that intensifies regional production and reinforces conscientious consumption patterns within the Red Thread and beyond by granting certifications to products and businesses and by providing consultancy and industry services to smaller-scale regional designers, producers, and suppliers via membership.

The certifications—a combination of universal certifications, that dictate bare-minimum requirements for participation within the Red Thread network, and discretionary certifications, that certify specific processes and products for brands that surpass universal requirements—establish a single baseline standard across the Red Thread. These standards include extended garment lifespan through commonplace repair and recycling infrastructures,

only made-to-order production in a seasonless and limited production calendar at close-to-home fabrication sites, and harnessing fully-automated technologies and expert hand-craft in specialized facilities to improve quality standards and discontinue sizing standardization.

In each city within the Red Thread, Fashion House operates a physical location—modeled after, and reinterpreting the medieval guild house—that provides small batch and prototyping services, workshops, and gathering spaces for regional members alongside the certification and administrative facilities necessary to operate the cooperative. Like the guild house before it—and in contrast to the contemporary fashion brand headquarters—each location is designed as a place where all constituents within the fashion industry congregate to exchange expertise, eliminating the binary distinctions of production and consumption by overlapping the “workshop” with the “showroom.” In this new model, the fashion house is relieved of its retail functions—which is now conducted only on digital platforms—emphasizing a shift away from the point-of-sale as the defining moment of a garment’s life.

Each Fashion House location is designed to contextually implement the design principles, guidelines, and standards of the Pattern Book, a set of manuals conceptualized to establish a consistent vocabulary for Fashion House—from architectural detailing and programming to daily operations and letterhead design. Divided into four primary chapters—Design & Implementation, Certifications, Governance & Operations, and Red Thread Atlas—the Pattern Book is the template for Fashion House, ensuring that—like the guild house before it—each Fashion House location simultaneously maintains universal standards and context-specific character.

Through the research and design of the Pattern Book, five Fashion House locations, and twenty-three contributions, the project anticipates that decentralized economic networks will span across national borders—led by joint efforts from cities and regions—to become instrumental in delivering a fashion industry that

operates within the ecological limits set by a slowed global economy. Paradigm shifts including the quality in a wardrobe becoming more coveted than its quantity, circular and fully-traceable processes that eliminate new resource extraction, and international infrastructures for textile waste collection and garment-sharing will replace persistent procurement of new garments and refocus the entire process of garment creation—from fabrication to fitting, showcasing and its maintenance—towards its continual alteration from one state to another: initial construction, to repair, to upcycling, to decomposition. From topics ranging from aspiration and authority to fanaticism and fetish, Fashion House explores the spatial implications of a fashion industry that is no longer “fast.”

Propositions

1. The future fashion industry must dislocate the trendsetting dominance of the global big four fashion capitals of Paris, New York, Milan and London—that perpetuate practices of resource over-extraction and exploitative labor conditions—by dispersing manufacturing and design centers into interconnected and specialized European regions.
2. In 2040, the European fashion industry will achieve self-sufficiency by reconfiguring material sourcing landscapes to altering climate conditions and establishing a circular continental network for collecting and reusing textile waste and other raw materials, thereby eliminating the need for non-renewable resource extraction.
3. Shifts in automated and handcraft manufacturing processes—bolstered by re-shored operations, the resurgence of vulnerable craft-trades, and the harnessing of local thriving industries—enable a slower-paced fashion industry to revitalize Europe’s emerging fashion hubs—which include Berlin, Zurich, Marseille, Rotterdam and Valencia—toward an economy that emphasizes design and fabrication.
4. An interconnected system of waterways and high-speed railways, in addition to commonplace infrastructures of repair, alteration, recycling, and reuse facilities, will create a synergetic collaboration between regions to increase lifespan of products while minimizing carbon emissions.
5. Inspired by the role of the medieval guild house as a node within a regulatory network that served as a hub for civic activity, a decentralized fashion industry requires a regulatory body with administrative centers scattered throughout its network to certify small and medium-sized enterprises—ranging from hyper-personalized services to durable, long-lasting production—and provide spaces for regional members to prototype, meet, and showcase innovative industry practices that promote degrowth.

I. Introduction

I.01
Ethos: What is Fashion House?

Fashion House is a pan-European cooperative and regulatory body that intensifies regional production and reinforces conscientious consumption patterns within the Red Thread and beyond by granting certifications to products and businesses and by providing consultancy and industry services to smaller-scale regional designers, producers, and suppliers via membership. In each city within the Red Thread, Fashion House operates a physical location—modeled after, and reinterpreting the medieval guild house—that provides small batch and prototyping services, workshops, and gathering spaces for regional members alongside the certification and administrative facilities necessary to operate the cooperative.

Table of Contents	
I. Introduction	
01. Ethos: What is Fashion House?	7
02. Mission Statement	9
03. About Pattern Book	11
04. The Four Core Parameters	13
05. Glossary	15
V. Governance and Operations	
01. How to use this manual	25
02. Fashion House Governance	27
02.01 Governance Model	
02.02 Originigram	
02.03 Committees	
02.04 Advisory Board	
03. Fashion House Members	31
03.01 Eligibility	
03.02 Benefits	
04. Fashion House Management	35
04.01 Investment Policy	
04.02 Employees	
04.03 Revenues, Expenses and Profits	
05. Fashion House Role and Responsibilities	39
05.01 Onboarding and Training	
05.02 Production	
05.03 Services	
05.04 Ethical Position On Sustainability	
05.05 Commitment to Customers and Members	
05.06 Environmental Sustainability	
05.07 Economic Circularity	
05.08 Transport	
06. Fashion House Working Hours	45
06.01 Contribution to Nightlife	
IV. Certifications	
01. Fashion House Certifications	49
02. Certification Parameters and Categories	51
03. Certification Types	53
03.01 Universal Certifications	
03.02 Discretionary Certifications	
04. Certification Protocols	65
05. Coding System	67
II. Toward the Red Thread	
01. Intro - from Consumption to Waste	75
02. Climate	85
03. Raw Materials	89
04. Production and Manufacturing	97
05. Consumption and 'Waste'	101
06. Infrastructure	105
07. Population and Demographics	111
08. Pilot Locations	115

IV. Design and Implementation	
01. How to use this manual	149
02. Site Selection	151
02.01 Real Estate	
02.02 Public Transportation	
02.03 Accessibility	
02.04 Accommodating Changing Climatic Conditions	
03. Site Design	155
03.01 Urban Anchor	
03.02 Context	
03.03 Public Space	
03.04 Natural Features	
03.05 Art	
03.06 Facade	
03.07 Signage	
03.08 Logistics	
03.09 Parking	
04. Building Design	163
04.01 Space Tactics	
04.02 Ground Floor	
04.03 Entry	
04.04 Lobby	
04.05 Collection Points	
04.06 Fabrication Spaces	
04.07 Working Spaces	
04.08 Common Areas	
04.09 Educational Spaces	
04.10 Eatery	
04.11 Circulation	
04.12 Service Space	
05. Building Components	179
05.01 Equipment	
05.02 Lighting	
05.03 Climate Control	
06. Means & Methods	183
06.01 Heritage	
06.02 Demolition	
06.03 Construction Techniques	
06.04 Building Materials	
Appendix	
01. Program Matrix	191
02. Protagonists	195

1.02
Mission Statement

Fashion is one of the world's largest industries, crisscrossing the globe in a highly intricate supply chain of material sourcing and production for fashion goods, including complex retail, research, and marketing networks. These goods include clothing, footwear, cosmetics, and accessories that range from everyday ready-to-wear and made-to-measure, to elegant bespoke and haute couture.

The fashion industry is also one of the largest contributors to global emissions and waste, contributing up to 10% of global carbon emissions annually. Acknowledging the industry's impact, influential fashion figures have called for change; despite this, little has been curtailed. Marginal improvements have been overshadowed by an overall acceleration of more consumers—in more markets worldwide—purchasing more fashion goods that are disposed more frequently. Voluntary reform has not worked, encouraging new generations of consumers who are catalyzing fashion design brands, fabricators, and suppliers to raise the standard of their business practices, expecting earnest emphasis on environmental circularity through stricter regulation and embracing more diverse body norms and requirements. Juxtaposed against a backdrop in which international apprehensions over globalization are threatening the viability of contemporary economies, the fashion industry must be reimagined.

Today's fashion industry is dominated by four cities that together make up the global "big four" of London, Milan, New York, and Paris. Although most fashion goods are now produced in emerging markets with lower wage costs—including South-east Asia and Eastern Europe—the global big four combined is the centerpiece of the industry, hosting week-long fashion events—such as runway shows and trade fairs—that theatrically display designer work and new products. These four annual fashion weeks have an outsized influence on the direction—and style—that upcoming fashion goods will adopt; everything from luxury, designer brands to department store generic brands closely monitor them. The entire global fashion industry—from its production centers to methods of retail and marketing, and the supply chains that connect them—are optimized to relentlessly grow and accelerate, paving the way for the emergence over the past two decades of fast and ultra-fast fashion, which are defined by exploitative labor conditions in sweatshops and energy-intensive global supply networks worldwide.

Fashion House was founded in recognition that only collective action can stop the industry from continuing to have a harmful environmental impact. We envisioned a future in which fashion brands, producers, and suppliers prioritize garments' transparency to all consumers by providing infrastructural means and biasing regionalized downstream production. Our primary mission is to empower established and emerging small and medium-sized local businesses—from designer brands to suppliers, recyclers to researchers and everything in between—to operate within evolving sustainability regulations by providing industry and consultancy services, and credentialing businesses to receive Red Thread-wide economic incentives within a broad structural framework.

We believe that assisting these businesses mitigates the deleterious impacts of the fashion industry on our environment and climate. We—as a regulatory body—promote and grant certifications to committed fashion brands, their producers, suppliers, and distributors that allow them to access the ever-expanding Red Thread network. These certifications guarantee operational transparency

1.03
About Pattern Book

The Pattern Book consists of Four manuals:

1. Design and Implementation
This manual specifies the principles and guidelines to design Fashion House's physical locations throughout the Red Thread.
2. Certification
This manual outlines the certification systems to which members must adhere—and the application processes for prospective members—to operate within the Red Thread and beyond
3. Governance and Operations
This manual drafts the business model for the execution and operation of the Fashion House cooperative, its member services, and regulatory body with additional guidance for its day-to-day functioning.
4. The Red Thread Atlas
This manual compiles atlases that map the supply chain infrastructure, logistics, and regional production centers that operate in and around the Red Thread network.

<p>1.04 The Four Core Parameters</p>	<p>Four core parameters guide Fashion House. They direct design, operation decisions and certification frameworks at all Fashion House locations, to determine how Fashion House acts and how to maintain accountability:</p> <ol style="list-style-type: none"> 1. Value Value is embedded in craftsmanship, design inclusivity and exclusivity, knowledge and cultural monetization, intellectual property, preservation and heritage, branding, and desirability to name only a few. 2. Duration Duration is evident throughout a product's life span, ownership or rental, resale and repair, seasonal collections and editions, among others. 3. Production Production occurs not only in material responsibility and innovation, provenance, re- and upcycling, but also in the building constructions of Fashion House such as window displays, facade elements and other attributes within each city. 4. Consumption Consumption underlies all forms of pricing, bespoke and mass-customization, mediation, advertisement, and customer experience ranging from in-store display and purchasing to digital presence and online-shopping.
13	

<p>1.05 Terms of Agreement</p>	
	15

Hanseatic League (German: Hanse)	The Hanseatic League was a medieval commercial and defensive confederation of merchant guilds and market towns of mainly North German merchants, that existed between the Twelfth and Seventeenth Centuries, the aim of which was to ensure the safety of traveling merchants, and to represent common economic interests, especially in markets external to the league. The Hanseatic League heavily influenced economic, political, and cultural development. This legacy can be seen today in architectural patterns across former member cities and towns.
Intermodal Container	An intermodal container, commonly referred to as a shipping or cargo container, is a large standardized shipping container designed and built for intermodal freight transport, meaning that these containers can be used across different modes of transport, from ship, to rail, to truck, without unloading and reloading their cargo.
Local	Relating or restricted to a particular area or one's neighborhood.
Long ton (mass: 2,240 pounds)	The long ton is an imperial measurement of weight defined as 2,240 pounds.
Low Carbon	Causing or resulting in only a relatively small net release of carbon dioxide into the atmosphere.
Made in Europe 2030	2030 was the target year of the "Made in Europe" policy initiative by European Union governmental bodies to shift all industries toward regionalization of production and consumption, environmental and social sustainability, and the adoption of circular economy procedures. The target goals of these initiatives were successfully met by 2030.
Metric ton (mass: 1000 kilograms)	The metric ton, or tonne, is a unit of mass defined as 1,000 kilograms.
Municipal	Relating to a town or district or its governing body.
Nearshoring	A form of offshoring, for a business to establish part of their production process outside of the country in which the business is domiciled, and in a country that is relatively nearby. It usually takes place in bordering countries.
Net-zero	A target of completely negating the amount of greenhouse gases produced by human activity, to be achieved by reducing emissions and implementing methods of absorbing carbon dioxide from the atmosphere. Net-zero is not carbon neutrality, which refers to balancing out the negative environmental consequences of carbon emissions through compensatory measures.
Not-Collected (recycling)	Garments which are not collected for fiber-to-fiber recycling, and therefore, entry into the circular economy recycling process, due to material or construction ineligibility.
Offshoring	For a business to establish a part of their production process outside of the country in which the business is domiciled. The offshored workplace may or may not be owned by, or be a subsidiary of, the business. For instance, Taiwanese semiconductor manufacturer TSMC may offshore part of their microchip manufacturing process by establishing a chip manufacturing plant in the United States of America.
Polycentric law	Polycentric law is a theoretical legal structure in which "providers" of legal systems compete or overlap in a given jurisdiction, as opposed to monopolistic statutory law according to which there is a sole provider of law for each jurisdiction.
18	

Post-consumer Waste	Post-consumer waste is a waste type produced by the end consumer of a material stream; that is, where the waste-producing use did not involve the production of another product. Depending on the type of waste and the action taken by the consumer, post-consumer waste is recycled, sent to a landfill, or incinerated.
Post-industrial city	Derived from Alain Touraine's theory of a post-industrial society, a post-industrial city is a city in which the service sector of the economy generates more wealth than the manufacturing sector of the economy. This transition from one dominant sector to the next is accompanied by widespread and deep societal restructuring, often through economic stratification changes, city district and neighborhood gentrification and decline.
Provincial	Of or concerning the regions outside the capital city of a country.
Register ton (volume: 100 cubic feet)	The register ton is used to measure the volumetric capacity of ships defined as 100 cubic feet (2.8 m ³).
Regional	Relating to or characteristic of a region.
Regulatory Body	A regulatory body is a public organization or government agency that is responsible for establishing and strengthening standards and ensuring consistent compliance with them. Various regulatory bodies oversee different sectors of the economy and public life, including transportation, education, and the sale of food and drugs. <ul style="list-style-type: none"> - Impose requirements, conditions, and restrictions on businesses and organizations. - Draft, issue, and revise standards. - Conducting inspections and audits. - Enforcing standards by issuing fines and other consequences for violations
Rehabilitation	The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.
Repair (garments)	Repair of garments is rather self-explanatory, and includes mending tears, replacing lost buttons, stitching loose seams, darning or patching tears and holes on clothes, and replacing sport zippers and slacked elastics. The earlier one repairs damage, the more one avoids continued damage, and later increased time and effort for repair.
Reshoring	For a business to establish in its domicile country, a part of their production process that was formerly established in another country. For instance, Taiwanese semiconductor manufacturer TSMC may reshore its formerly offshored manufacturing by shutting down some or all plants abroad, and re-establishing those aspects in Taiwan. Secondary cities are urban centers that typically, but don't necessarily have to, follow after the largest cities in their respective countries in terms of population, and which provide critical support services for governance, infrastructural, production, financial, and other functional areas. Several secondary cities are former industrial centers—as a result of national-level economic trends—which heavily distinguishes their contemporary socio-economic character relative to the primate city of their respective country. Berlin is one such secondary city that, while nearly doubling the next largest German city in population, and while having the seat of the German federal government, mostly functions as a support city towards the financial capital of Frankfurt, the technologies innovation hub of Munich, or the automotive center of Stuttgart.
19	

Accountable	For an individual or group to be required or expected to justify their actions or decisions. In other words, for that individual or group to be morally or legally responsible.
Adaptive-Reuse	The process of reusing an existing building for a purpose other than which it was originally built or designed for. It is also known as recycling and conversion.
Alteration (garments)	Alteration is a change made in fitting a garment, such as the lengthening of a sleeve, or the tightening of a waist belt.
Carrying Capacity (environmental)	The carrying capacity of an environment is the maximum population size of a biological species that can be sustained by that specific environment, given the food, habitat, water, and other resources available.
Certification (the Process & Document)	Certification is the action or process of providing someone or something with an official document attesting to a status or level of achievement. The process of certification is performed by a certification body or certifier, which is always a third-party. Internal control is called first-party verification. The granting or denial of certification is the certification decision. The document, analog or digital, which attests to certification can also be referred to as a certification.
Certification Label	A label or symbol indicating that compliance with standards has been verified. Use of the label is usually controlled by the certification body. Where certification bodies certify against their own specific standards, the label can be owned by the certification body.
Circular Economy	A circular economy is a model of production and consumption, in which the value of products, materials and resources is maintained in the economy for as long as possible, and the generation of waste is minimized. A circular economy involves sharing, leasing, reusing, repairing, refurbishing, and recycling existing materials and products for as long as possible, all to resist contributing to climate change, biodiversity loss, waste, and pollution. This stands in contrast to the traditional linear economic model.
Collected (recycling)	Garments which are collected for fiber-to-fiber recycling, and therefore, entry into the circular economy recycling process.
Confederation	A confederation (also known as a confederacy or league) is a union of sovereign groups or states united for purposes of common action. There is no one singular definition, but only a series of precedents from history, such as the Hansatic League, or the European Union, which establish certain consistent patterns. The member states of a confederation retain their sovereignty and some degree of autonomy. The central authority is relatively weak, or non-existent.
Cooperative (Business Model)	In general, a cooperative is a business owned and democratically controlled by the people who use its services and whose benefits are derived and distributed equitably on the basis of use. 1. Democratic Member Control - One member, one vote. - Members elect a board of directors - The board of directors handle all other provisions. 2. Member's Economic Participation - Members contribute equally to, and democratically control, the capital of the cooperative. This benefits members in proportion to the business they conduct with the cooperative rather than on the capital invested. - Profit is allocated on the basis of the work contributed by each member in order to achieve this profit.

3. Cooperation Among Cooperatives	- Cooperatives serve their members most effectively and strengthen the cooperative movement by working together through local, national, regional and international structures.
4. Concern for Community	- While focusing on member needs, cooperatives work for the sustainable development of communities through policies and programs accepted by the members.
Covenant of Mayors	The Covenant of Mayors is a European cooperation movement involving local and regional authorities, launched by the European Commission to support the efforts of the EU climate and energy package of 2006. Signatories of the Covenant of Mayors voluntarily commit to increasing energy efficiency and the use of renewable energy sources on their territories.
Efficiency	The degree to which a system or machine is efficient, is how much it maximizes productivity while minimizing wasted effort or expense. The degree to which a person is efficient, is how much they can work in a well-organized and competent way.
Environmental Sustainability	The avoidance of the depletion of natural resources in order to maintain an ecological balance.
Environmental sustainability	This is a stated goal of the European Green Deal. There is a built-in interim goal of a fifty to fifty-five percent reduction of greenhouse gas emissions by 2030.
European carbon neutrality 2050	
European Committee of the Regions	The European Union's assembly of local and regional representatives that provides sub-national authorities (i.e. regions, counties, provinces, municipalities and cities) with a direct voice within the EU's institutional framework. Established in 1994, the CoR was set up to address two main issues. First, about three quarters of EU legislation is implemented at local or regional level, so local and regional representatives need to have a say in the development of new EU laws. Second, there were concerns about a widening gap between the public and the process of European integration; involving the elected level of government closest to the citizens was one way of closing the gap.
European Green Deal	The European Green Deal is a set of policy initiatives by the European Commission to make the European Union climate neutral by 2050. An interim goal of fifty to fifty-five percent greenhouse gas emission reduction from 1990 to 2030 was met. - No net emissions of greenhouse gases by 2050. - Economic growth decoupled from resource use.
Expeditious	Done with efficiency and speed.
Fast fashion	Fast fashion is a fashion industry business model of replicating recent catwalk trends and high-fashion designs, mass-producing them at a low cost, and bringing them to retail stores quickly, while demand is at its highest. Fast fashion relies on low cost, high volume labor. The term fast fashion is also used generically to describe the products of the fast fashion business model.
Fiber-to-Fiber Recycling	A recycling system which turns textile waste into new fibers, that are then used to create new clothes or other textile products. Fiber-to-fiber recycling limited by the collection, sorting, and preprocessing production limitations.
Guild	Guilds are an association of people with similar interests or pursuits.

Restoration	The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.																				
Shipping ton (volume: 1.1—1.2 cubic meters)	A shipping ton, freight ton, measurement ton, or ocean ton is a measure of volume used for shipments of freight in large vehicles, trains or ships. In the United States of America, it is equivalent to 40 cubic feet (1.1 m ³) while in the United Kingdom, it is 42 cubic feet (1.2 m ³).																				
Short ton (mass: 2,000 pounds)	The short ton is an imperial measurement of weight defined as 2,000 pounds.																				
SMEs - Small & Medium-sized Enterprises	European Commission - SME Definition as per European recommendation 2003/361. SMEs face fewer requirements or reduced fees for EU administrative compliance. The main factors determining whether an enterprise is an SME are 1. staff headcount 2. either turnover or balance sheet total.																				
	<table border="1"> <thead> <tr> <th>Company Category</th> <th>Company Category</th> <th>Company Category</th> <th>Or</th> <th>Company Category</th> </tr> </thead> <tbody> <tr> <td>Medium-sized</td> <td>< 250</td> <td>≤ euros 50 m</td> <td></td> <td>≤ euros 43 m</td> </tr> <tr> <td>Small</td> <td>< 50</td> <td>≤ euros 10 m</td> <td></td> <td>≤ euros 10 m</td> </tr> <tr> <td>Micro</td> <td>< 10</td> <td>≤ euros 2 m</td> <td></td> <td>≤ euros 2 m</td> </tr> </tbody> </table>	Company Category	Company Category	Company Category	Or	Company Category	Medium-sized	< 250	≤ euros 50 m		≤ euros 43 m	Small	< 50	≤ euros 10 m		≤ euros 10 m	Micro	< 10	≤ euros 2 m		≤ euros 2 m
Company Category	Company Category	Company Category	Or	Company Category																	
Medium-sized	< 250	≤ euros 50 m		≤ euros 43 m																	
Small	< 50	≤ euros 10 m		≤ euros 10 m																	
Micro	< 10	≤ euros 2 m		≤ euros 2 m																	
Steady-state economy	A steady-state economy is an economy structured to balance growth with environmental integrity. A steady-state economy seeks to find an equilibrium between production growth and population growth. In a steady state economy, the population would be stable with birth rates closely matching death rates and production rates similarly matching the depreciation or consumption of goods.																				
Sustainability	The capacity to maintain or improve the state and availability of desirable materials or conditions over the long term.																				
Traceability	The metric measuring the ability to trace all processes from procurement of raw materials to production, consumption, and disposal, to clarify when and where the product was produced by whom.																				
Transparency (Products & Services)	The practice of disclosing detailed information about products and services including what they contain, how they were produced and where they come from.																				
Twenty-foot equivalent unit (TEU)	An inexact unit of cargo capacity, often used for container ships and container ports, and based on the volume of a twenty-foot-long intermodal container. Container heights are not standardized, leading to unit inexactitude.																				

Universal certifications (Fashion House)	Universal certifications are the certifications that specify the requirements that each current and new Fashion House member must follow. These requirements ensure adherence to environmental and social sustainability mandates from the 2030 Made in Europe framework, and drive the fashion industry towards meeting the 2050 European Union carbon neutrality goal. These universal certifications are verified by Fashion House full-time in-house certification body employees, as opposed to specific certifications which are audited by third-parties.
Upcycling	Upcycling is the reuse of discarded objects or material in such a way as to create a product of higher quality or value than the original discarded objects or material.
Vegan leather	Vegan leather is any leather alternative that is not made from the skin of animals, and which may include stricter requirements against the inclusion of animal products in specific or every part of the manufacturing process. The wide range of leather alternatives currently includes plastics-based leather alternatives that may be improperly disposed of, and contribute to plastic and microplastic pollution. Vegan leathers based on plant materials may biodegrade.

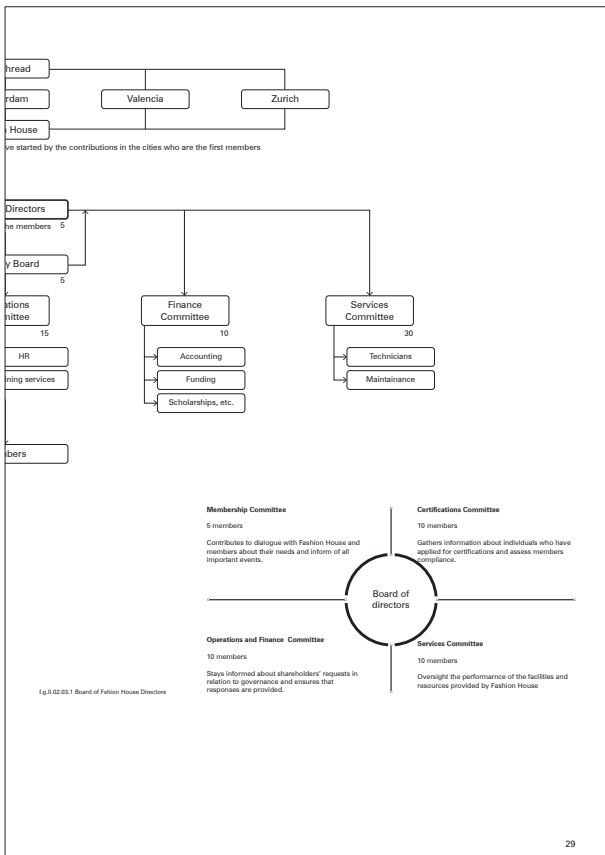
II. Governance and Operations

II.01 How to use this manual

The Governance and Operations manual defines how Fashion House is organized, managed, and monitored. The two governing bodies of Fashion House are the Board of Directors, and the Committees. Both bodies determine strategic priorities in the best interests of the regulatory body and services providing departments of Fashion House.

Fashion House governance procedures are inspired by medieval European organizations known as guilds. Medieval guilds were associations of merchants and artisans that ensured consistent product quality standards, and unified taxes and prices, across different guild houses of a particular category of product.

The guild house program included meeting halls, rooms for members, libraries, trading spaces, storage, and working areas. Guilds imposed long standardized periods of apprenticeship for new members seeking to learn the skills necessary to produce particular categories of products.



II.02.04 Advisory Board

The Board is composed of 9 chairs with wide and diversified experience, relating in particular to:

- Corporate strategy
- Finance
- Governance
- Logistics
- social and environmental responsibility
- retail sector
- fashion industry
- Technology
- product development
- financial corporations

The advisory Board will bring a fresh perspective to the cooperative and help it evolve. The term will be of four years, with the opportunity of renewing it for one more time.

Eligibility:
Current or former members of Fashion House
Representatives of partner organizations

Age and tenure

Advisory Board is appointed based on skills, leadership, integrity, experience, diversity and business requirement. No maximum age limit and tenures on the board is determined with reference to contribution and engagement as assessed through the annual board evaluation process.

Independence

The majority of the board should consist of non-executive members, the majority of whom should be independent.

Gender

At least 30% of the board should comprise of female in the medium term.

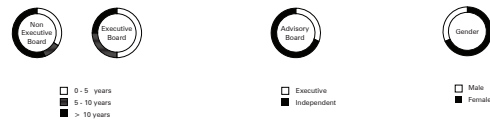


Fig. II.02.04.1 Advisory Board

II.02
Fashion House Governance

Fashion House is a cooperative, owned and democratically controlled by the members who use its services and whose benefits are derived and distributed equitably on the basis of use.

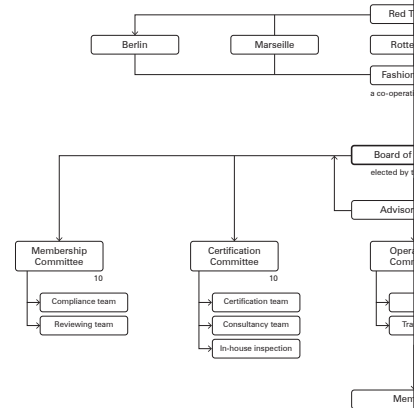


Fig. II.02.01: Fashion House Organization

II.02.01 Governance Model

Fashion House is organized as two independent departments: a certification body that tests, administers, authenticates, and regulates Fashion House certifications across the Red Thread and an in-house service provider that offers members access to production equipment, design consultancy, logistical support, and marketing among others. In a non-hierarchical cooperative model, organizational responsibilities and expertise are distributed between all Fashion House locations across the Red Thread.

II.02.02 Organigram

Directors and Advisory Committee are expected to be diligent and fully committed to the work of Fashion House, which benefit from the diverse backgrounds, skills and expertise of their members.

II.02.03 Committees

The different committees will be formed according to the cooperative organigram. They will share their opinions and perspectives, study issues, with the main goal of developing recommendations and an implementation handbook for the future of Fashion House.

- Committees:
- Membership
- Certifications
- Operations and Finance
- Services

II.03
Fashion House Members

As a service provider, Fashion House offers memberships to local micro, small and medium enterprises - SMEs - sited within the five cities of the Red Thread.

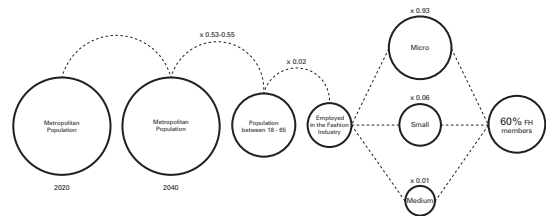


Fig. II.03.01: Number of Members' Computation Process Membership Type

II.03.01 Eligibility

Eligible candidates that wish to become Fashion House members shall comply with the following requirements:

- Be an SME directly or indirectly employed in the fashion or textile industry.
- Be sited in one of Fashion House's city locations; Berlin, Marseille, Rotterdam, Valencia and Zurich, or within the city's regional economic jurisdiction.
- Have a local supply chain and comply with "Made in Europe" policy.
- Their products, systems, individuals or processes shall comply with Fashion House's universal certifications - *For the Record, Door to Door, and Everlasting*.

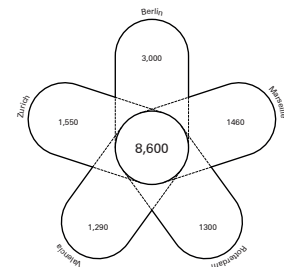


Fig. II.03.01.2: Members Numbers

II.03.02 Benefits

- Fashion House members are granted the following benefits:
- Reduced trade taxation within the Red Thread participating cities
 - Access to universal certifications and specific certifications
 - Access to consultancy services with Fashion House's network of experts in the fashion and textile industry
 - Access to Fashion House's workshops, equipment and training spaces
 - Connection with all Fashion House's members
 - Assistance to events hosted by Fashion House
 - A vote in advisory board elections

Fashion House has a limited number of members per city. This number is based on the city's population growth or degrowth, the population employed in the fashion industry and its operational size. In this respect Berlin will cater for 3,000 members, Marseille for 1,460, Rotterdam for 1,300, Valencia for 1290 and Zurich for 1550, adding to a total of 8,600 members.

33

II.04
Fashion House Management

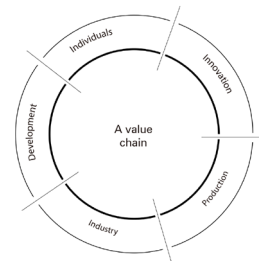
Fashion House management is organized through the cooperative principles model, which establishes that it is a business owned and controlled by the people who use its services where benefits are distributed equitably among its members.

35

II.05
Fashion House Role and
Responsibilities

Fashion House strives to create best practices with local brands, producers and suppliers supported by services and platforms, framed by the highest environmental and social standards.

39



Eg. II.05.01.1 Governance Investment

II.05.01 Onboarding and Training

As a cooperative, Fashion House facilitates the smooth transition of new employees and members into the organization via role-specific onboarding and training.

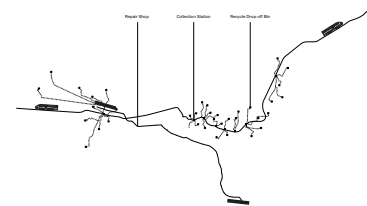
- Members

Prior to induction into Fashion House, prospective members should already be informed on Fashion House universal certification requirements (see IV.02. Certification Parameters and Categories). Onboarding procedures prepare newly inducted members on continuing certification procedures, including auditing, and procedures toward developing specific certifications (see IV.03.02 Discretionary Certifications).

Onboarding and continuing training prepares Fashion House staff to provide services to members, and to upkeep the Fashion House organization, and physical locations.

II.05.02 Production

Fashion House locations are sites of textiles recycling, upcycling, repair, and research, through either in-house facilities operated by Fashion House staff, or by facilities open to third-party contracting and use. In addition to a portfolio of services that do not produce tangible products (see II.04.03 Revenues, Expenses and Profits), Fashion House locations are equipped with garment drop-off locations for members of the public to deposit unwanted garments (see V.04.05 Collection Points).



Eg. II.05.02.1 Repair and Recycle Infrastructure in Berlin

40

II.04.01 Investment Policy (taxes, incentives, etc)

Fashion House is initially funded by municipal grants in the form of non-reimbursable investments. The municipalities in which it is established are emerging creative industries that seek to strengthen and position the fashion and textile sector as one of its main contributors to their economy. Once established, Fashion House will run as a privately owned cooperative whose business model is sustained through membership fees. Each fashion house runs with a minimum of 10,000,000.00 euros for its operational annual expenses.

Membership fees are divided in three types, S, M and L. The S type has a cost of 4,000 euros per year and only gives access to universal certifications. The M type cost is 4,800 euros per year. M type memberships include universal and specific certifications, access to Fashion House's services - workshops and training spaces - and Fashion House's members network. The L type has an annual cost of 8,400 euros and gives fully and unlimited access to all Fashion House's services including consultancy.

Fashion House is established under the premise of degrowth, speculating that the fashion and textile market will slow down and shrink until full circularity is achieved. Accordingly, members are limited to a fixed quantity of 8,600 members distributed throughout the five participating cities. However, during the first five years of its establishment, Fashion House considers possible expansions to nearby cities to the Red Thread network. In this case, the number of members will be recalculated in relation to the new cities' population and textile industry market.

	S	M	L
Annual membership fee	4,000 €/year	4,800 €/year	8,400 €/year
Access to all certifications	✓	✓	✓
Access to all services	✓	✓	✓
Access to all training spaces	✓	✓	✓
Access to all members network	✓	✓	✓
Access to all consultancy	✓	✓	✓
Access to all equipment	✓	✓	✓
Access to all materials	✓	✓	✓
Access to all tools	✓	✓	✓
Access to all machinery	✓	✓	✓
Access to all equipment	✓	✓	✓
Access to all materials	✓	✓	✓
Access to all tools	✓	✓	✓
Access to all machinery	✓	✓	✓

II.04.02 Employees (different committees, policy of employment, diversity, etc)

Fashion House substantiates the principles laid out by its baseline universal certifications, and supports the economy of the Red Thread city region, by, whenever economically or logistically feasible, sourcing internal staff and contracting entities, and equipment and operational material procurement, from within city region economic jurisdictions.

Operations are met with a minimum of 70 employees and a maximum of 100 employees distributed into 5 committees: membership committee, operations committee, certifications committee, finance committee and services committee.

Fashion House employment policies operate under the following standards and principles:

- Fashion House does not employ anyone underage.
- We operate under a safe, healthy and respectful environment where everybody has equal opportunities regardless of gender, ethnicity, age, physical appearance, ability, illness, and political, religious or sexual orientation.
- Any physical, sexual, psychological or verbal harassment or abuse towards employees is denounced and forbidden.
- Gender equality and diversity is promoted among employees, partners and suppliers.
- We offer training programs that range from the use of the facility and its equipment to social and environmental sustainable practices.

II.05.03 Services

Fashion House is a service-providing business. It provides services to its members primarily at its physical locations throughout the Red Thread. In addition to the core portfolio of services offered at each Fashion House location, there are services unique to one or more locations, referred to as Flex programs (see V04.08.2 & Appendix). Universal services are:

- Consultancy
Fashion House provides consultancy services to regional fashion industry micro- to medium-sized enterprises. These include assisting the enterprise in applying for and following local, regional, and state-level financial programs, private funding programs, and bureaucratic and legal procedures.
- Liaison
Fashion House offers intermediary services between an enterprise client and Fashion House location municipal governmental agencies and departments, in matters concerning municipal business regulation, law, and financial incentive programs.
- Production Workshops
Fashion House locations offer production workshop spaces for clients and members to use. Woodworking and metalworking workshops are offered at each Fashion House location.

II.05.04 Ethical Position On Sustainability

Fashion House adheres to a consequentialist organizational ethical model regarding sustainability. If processes and their end results are analogous to means and ends, then Fashion House considers the adherence to upright means, as an end-in-itself.

Fashion House considers carbon neutrality as an upright objective from a consequentialist standpoint. Carbon neutrality is a means toward a more livable world, as it inherently decreases carbon emissions, the main driver of climate change, which directly increases the likelihood of climatic conditions and disasters which threaten all life on the planet currently living, and all life yet to come into being. The extent to which processes get closer to achieving carbon neutrality, the more upright those processes are.

Tangibly, adherence to standard operating procedures which are economically circular as default, and which uphold carbon neutrality as much as possible, is considered upright behavior.

Non-upright behavior is negligence, willful or not, of fully adhering to economic circularity, and of deliberate efforts toward achieving or verifying carbon neutrality in all Fashion House processes.

II.05.05 Commitment to Customers & Members and Members

Fashion House commits to delivering a mutually satisfactory exchange of goods and services between the organization and its in-house members and external customers. This is to maintain the good reputation of the organization among its target demographics of micro- to medium-sized enterprises, which cannot financially bear to pay for and receive a less-than-satisfactory service.

Fashion House physical showroom and digital client relations staff are all trained in Fashion House sustainability principles (see II.05.04 Ethical Position On Sustainability) and their strategic implementation into Fashion House processes. They are always prepared to help inform our clients about these sustainability principles and practices across multiple platforms, all to encourage industry-wide carbon neutrality adoption.

II.04.02.1 Employees

II.04.03 Revenues, Expenses and Profits

Fashion House operates through a membership business model in which its net sales are distributed in three main areas, taxes and amortization, operational expenses and profit. Taxes and amortization represent x percent of the net sales. The operational expenses include personnel expenses - wages, salaries, and social contributions - administrative expenses, maintenance, repair and utilities, and funding for the Equity Road foundation sited in Valencia.

Fashion House is a non-profitable institution. All profits will be reinvested in assets for its operation, from furniture and up-to-date machinery and equipment to transportation, training and research.

II.04.03.1 Money Breakdown

II.05.06 Environmental Sustainability

Fashion House organizational policies, whether in logistics, procurement, construction, production, and more, push for carbon neutrality wherever financially or logistically feasible, and then economic circularity as a fall-back default. Fashion House performs carbon emissions calculus on all these aforementioned processes as part of standard operating procedure, which involves materials and financial auditing of several internal and external service providers, including any third-party logistics services (for example, procurement outside of the Red Thread and/or European Union).

Carbon neutrality is achieved through groups of processes which, on-balance, reduce as many carbon emissions as emitted. Carbon reducing processes can be used to offset the emissions of another process.

II.05.07 Economic Circularity

Fashion House organizational policies, whether in logistics, procurement, construction, production, and more, operate in economic circularity as default, as required by European Union business law. This means that any raw materials consumed in any of the aforementioned processes lose as little of their value as possible during consumption, and Fashion House produced items are designed to be durable and long-lasting. Economic circularity is verified through the materials and financial auditing of all aforementioned processes.

II.05.07.1 Made in EU 2020

VISION FOR 2020 → GOAL

Reduce Europe's manufacturing industrial global pollution → Increase the number and attraction rates of jobs

Productivity → Secure the environmental, economic, and social sustainability for future generations

Technology leadership

II.05.08 Transport

Fashion House transport of employees and members for organizational matters, no matter the distance required to travel, shall prefer passenger trains, including public or private services, and including high-speed, intercity, commuter, and light rail.

Fashion House is intentionally sited within four-hundred meters of multiple public transportation stops or stations, including bus and light rail stops, and metro and long-distance rail stations.

Fashion House encourages its staff, and visiting clients and members, to use human-pedal or electric bicycles to commute to Fashion House locations. Fashion House, per location, designs and installs bike parking stands in-excess of staff and visitor capacity, electric bike charging stations, and hydrogen-fuel pumps.

43

II.06 Fashion House Working Hours

Fashion House's offices and administration services are open from 9:00 to 14:00, Monday to Thursday. We work under a 32 hour week four times a week.

45

III.01 Fashion House Certifications

Fashion House is a regulatory body that grants certifications to products and businesses to ensure the implementation of strict regulations, initiate conscientious consumption patterns, and provide a competitive edge to small- and medium-scale fashion enterprises within the Red Thread and beyond. The 2050 climate neutrality goals to be accomplished at a global scale are pushing toward regionalizing economic networks; in particular, the European Union's 2030 "Made in Europe" framework. In response, Fashion House Certifications (FHCs)—granted to participating brands—implement slowed and contracted production and consumption cycles in the fashion industry. A combination of universal certifications that dictate bare-minimum requirements for participation within the Red Thread network, and discretionary certifications that certify specific processes and products for brands that surpass universal requirements, establish a single baseline standard across the Red Thread.

Certifications are given to a wide gamut of brand's products, services, processes, and individuals in the fashion industry, in accordance with the European Commission's framework for certification types. From individual craftspeople to fully-automated manufacturing techniques, and garments' utility to its inventive recycling and upcycling, the certifications simultaneously establish benchmark standards for fashion goods and stipulate spatial requirements in which the fashion goods are made, retailed, used, or reprocessed. Each Fashion House location shall include a physical full-time in-house certification committee that maintains a detailed record of their respective members' certification data and compliance status.

49

III.02 Certification Parameters and Categories

Fashion House Certifications integrate Fashion House's four key parameters—production, consumption, value, and duration—to champion global paradigms of connected and interdependent regional networks, less frequent and limited production cycles, discontinued sizing standardizations, and environmental sustainability and economic circularity as default throughout the fashion industry.

- Production
The shift from mass-produced to made-to-measure garments shall focus on preserving local crafts and know-how, hyper-personalization, and in-house production to emphasize quality over quantity; while, at the same time, addressing the environmental impact of products and services to establish fully traceable manufacturing processes.

- Consumption
In response to capped regionalized production within a digitalized and image-based society, consumption of products and services will be inextricably embedded with notions of data privacy, techniques of dissemination and training in the fashion industry, alternative spaces for self-expression and unique experiences, and shall reimagine traditional practices that emphasize environmental circularity.

- Value
Less frequent and capped production—in addition to more conscientious consumption patterns, restricted use of synthetic textiles, and limited new resource extraction—shall prioritize sourcing alternative virgin materials that are environmentally replenishable, focusing on garment quality over quantity and utilizing existing valuable resources in the fashion industry.

- Duration
The lifespan of garments and textiles shall be extended through commonplace repair and recycling, and garment sharing infrastructures, incorporating post-consumer waste as a new resource in the fashion and building industries, and reframing non-traditional materials—like human material waste—to be worthy to use in new fashion goods.

Certifications are classified according to the European Commission's defined categorization for certification framework and types:

- Products or Services
Certifying a product or service that meets specific predetermined requirements that enable their lifespans to be extended.

- Processes or Systems
Certifying a series of procedures that a brand or a company adopts that are interconnected and meet certain quality requirements that contribute to limited quality-focused production and consumption

- Individuals
Certifying that an individual has amassed—over a set of stipulated length of time—extraordinary knowledge, skills, and expertise that surpass the industry standard or are proprietary to a specific brand, product, or tradition that demonstrate the potential to elevate established standards in the fashion industry.

FHCs are granted to recognize brands, companies, or people who have evidently contributed to the fashion industry by adopting responsible and innovative methods of production, shifting patterns of consumption, recentering value in regional know-how, and ensuring extended duration of fashion goods.

51

II.06.01 Contribution to Nightlife

In order to contribute to a safe night environment within the neighborhoods that Fashion House is established, workshops and studio areas are open 24/7 for its members. Trained and authorized members can make use of Fashion House's installations and equipment at any time through personalized ID's that give access to these areas.

Public spaces such as courtyards are accessible to any visitor until 23:00. Cafes and restaurants are as well accessible to members and non-members from 9:00 to 14:00 and from 16:00 to 23:00 as part of Fashion House's effort to engage with its neighborhood.

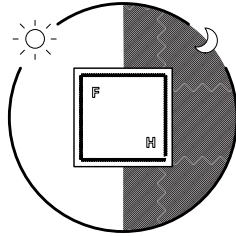


Fig. II.06.01.1 Governance Diversity and Safety

III. Certifications

III.03 Certification Types

Fashion House provides two different types of certifications:

1. Universal Certifications
2. Discretionary Certifications

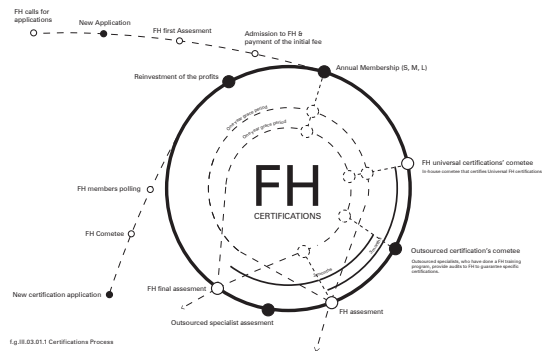


Fig. III.03.01.1 Certifications Process

III.03.01 Universal Certifications

Universal certifications include the specific requirements that each member—both current and prospective—of Fashion House must abide by to remain—or be admitted to become—a member of Fashion House. Universal certifications are verified and attested by Fashion House's in-house certification body of auditors, examiners, and policy-experts. These certifications shall primarily address sourcing transparency, environmentally sustainable means of manufacturing and delivery of goods and services, and extended lifespans of materials and textiles.

03.01.1 For the Record Certification

The certification guarantees a product, service, system, or processes' traceability by displaying its economic costs—including labor and material—and environmental impact—including energy and territorial—associated in its manufacturing. It outlines the minimum required lifespan for the product and its speculated costs of repair, alteration, and recycling over its lifespan. A "For the Record"-certified product recognizes the primary origin and sustainable sourcing of the raw materials used in the manufacturing of the product and ensures the protection of workers' rights whom are involved in its process.

03.01.2 Door to Door Certification

The certification guarantees that bulk delivery has been transported using minimally greenhouse gas-emissive infrastructures of waterways and/or high-speed railways that avoid air freight. Deliveries of products and services are batched for optimal local efficiency. Express deliveries and/or single-recipient deliveries are not permitted. Last-mile delivery to municipal and regional infrastructures of collection and drop-off points ensure timely deliveries that holistically balance speed, prudence, and environmental sustainability. Biodegradable and/or reusable packaging solutions must be used for all products.

03.01.3 Everlasting Certification

The certification guarantees products that have been designed for holistic circularity and are suitable to be reused or repaired in its original state, or recycled after deconstruction, and/or biodegradable once degraded. Additionally, it prioritizes mono-material constructions—as opposed to blended constructions—to enable easier repair and recycling to extend a product's longevity.



Fig. B.03.02.1 Fashion House Certification Stamp

III.03.02 Discretionary Certifications

Discretionary certifications are specific certifications whose criteria exceed the baseline universal certifications that are developed in collaboration with Fashion House members who intend to raise the standards of their products or services to give themselves a competitive edge within the fashion industry. To certify discretionary certifications—whose requirements often incorporate professional expertise, resources, or authorizations outside Fashion House's qualifications—Fashion House hires external specialists with sophisticated knowledge and expertise of the product, service, or process to verify their compliance with Fashion House Certification standards.

55

The FH Discretionary Certifications Category : Consumption

03.02.01. Classified Certification

The certification guarantees a mono-directional spatial organization that eliminates double encounters and ensures client anonymity while acquiring a product, process or service.

The certification has three spatial requirements. Each space must have at least two access points to separate entry and exit. Spaces must be organized as an entrance in which each space is only entered once and exited in succeeding order. In the event of multiple possible exit routes, the separating thresholds and/or doors must remain unambiguously marked to preserve the anonymity of the succeeding spaces.

The certification addresses consumption of hyper-personalized fashion goods and services that require a consumer's privacy to be secured. Therefore, this certification provides fashion brands who explicitly address notions of, or handle products, that wrestle with shame, embarrassment, or guilt with an ideal strategy to guarantee their clientele's privacy.

External FH Consultant: A spatial-patenting expert

03.02.02. Growing-the-Scene Certification

The certification guarantees locations that are well-suited to, and fulfill the spatial requirements, to host spectacular events. Locations must be unique, iconic, timeless, and embody extraordinary experiences.

Prospective locations must adhere to the following parameters and will be determined relative to its speculated impact within the urban fabric. The entrance must not only be a threshold but be holistically incorporated into the experience the prospective location offers. On the premises, enclosed spaces with limited access for members and collaborators that are designed to meet their professional needs must be provided. There must be one extraordinary architectural characteristic that is an iconic symbol to make a certified location to stand out.

The facility and fellowship offered by highly social and recreational physical locations counteracts commonplace digital dissemination of fashion: displaying products and services, collaborating with like minded professionals within the fashion fraternity, and conducting business reaffirms fashion's emancipatory capacity.

External FH Consultant: A speakeasy enthusiast

03.02.03. Know-It-All Certification

The certification guarantees professionals that have concurrently achieved handicrafts skills competency in at least five distinct fashion artisanal disciplines toward becoming increasingly generalist professionals. Individual competencies can be attested by professional auditors representing disparate business entities including vocational schools, manufacturers, and discipline-specific organizations, associations, unions, or federations.

The minimum five competencies must be evaluated within one examination space within a three-month timespan, upon completion of the first competency. The examination spaces must be appropriately outfitted with necessary equipment, machinery, materials, tools, furnishings, and other items for the completion of the audit process. Competency will be evaluated through tests that are, per discipline, of appropriate challenge and rigor to determine the knowledge and understanding of handicrafts skills necessary to work at a high level.

The certification advocates the training and proliferation of professionally-autonomous generalist artisans in the fashion industry. These professionally generalist artisans are best suited to revitalize regional legacies or reinforce emerging handicraft industries through individual manufacturer capacity, and the dissemination of skills and knowledge through mentorship and product sales.

External FH Consultant: A professor with an expertise in generalization

56

03.02.09. Savoir-Faire Certification

The certification guarantees products that have been crafted in strict accordance to local traditional techniques by brands or individuals in workshops that are similarly authentically organized and/or supplied so that the product and its associated know-how are perpetuated to new generations.

Certified products shall be required to be made at premises that have learning and/or study spaces for apprentices to practice, and shall be flexibly-planned to accommodate adjusted layouts for numerous craft specialties. These demonstration spaces shall be designed—by including promenades, balconies, or theater seating to name a few examples—to allow students, apprentices, and the general public to easily observe the certified product's manufacturing process to promote its dissemination and continuation.

With the onset of fully-automated manufacturing technologies, traditional knowledge and skills for handcrafted products are at risk for obsolescence therefore becoming more highly-sought after as luxury items that stimulate downstream general-production processes to adopt traditional techniques that are by virtue slower, less wasteful, and rooted in crafted quality.

External FH Consultant: A cultural historian

03.02.10. Made-from-Scratch Certification

The certification guarantees modifiable digital mannequins that are used to exhibit products on online platforms. A certified mannequin shall use anonymously-collected user data to generate customized presentations of fashion goods in an exclusive and secure manner.

Mannequins shall only use data collected from consumers in private body-scanning rooms in brand-approved locations. Data shall be securely stored, and will only be processed at brand-approved—or brand in-house—3D-modelling laboratories that will design new appearances.

Certified digital mannequins exhibiting products on online platforms assist prospective customers to assess and compare products as they would look on themselves so that they can make informed decisions based on their own beauty judgements rather than socially-idealized beauty standards.

External FH Consultant: A data analyst

59

FH Certification Category : Value

03.02.11. Good-as-New Certification

The certification guarantees the cleaning process for resold or rented fashion goods to meet quality, safety, and sanitation standards that require no traces of any hazardous materials or contaminants, and are processed using only eco-friendly cleaning products and energy-efficient equipment.

Certified fashion goods shall undergo a rigorous process—or a demonstrably similar—of several stages that happen on a single premises. Goods must be initially screened in designated unloading areas and subsequently sorted, washed, dried, and steamed in a streamlined and interconnected area. After cleaning, goods shall be carefully examined for quality control and prepared for delivery to designated online shopping or renting pick-up points operated—or licensed—by the brand.

In a slowed and more prudent fashion economy, in which new methods and materials in garment manufacturing have necessarily increased their useful lifespans, consumers who aspire to participate in—and shape—rapidly evolving fashion trends will enthusiastically utilize now-commonplace garment rental services to—temporarily—flaunt the latest styles.

External FH Consultant: A laundry technician

03.02.12. Made-to-Last Certification

The certification guarantees products that have been manufactured with meticulous tailoring techniques that are made with highly durable raw materials, and are designed to seamlessly be continually repaired, altered, and updated over an individual's working career.

Tailored alterations shall be conducted in brand-run or brand-approved ateliers that offer professional in-house alterations for garment component substitution or renewal. These ateliers shall be furnished with all requisite equipment and work areas for simple or extensive alterations, and shall be hospitably designed to host networking events for working professionals.

Products designed to be continually redesigned mirror industry-wide recalibrations towards slower consumption habits, garment longevity, and reviving high-quality handcraft. By establishing lifelong relationships with their garments—no matter how frequent or extensive its renovation—consumers will personalize their wardrobes and be more self-responsible for its proper care and maintenance.

External FH Consultant: A tailor

03.02.13. With Love Certification

The certification guarantees garments that have been carefully repaired and customized by the local repair experts, customers, and qualified robots. Garments' lifespans must be prolonged and visible repairing alteration to their appearance—through examples such as stitching, darning, or needle felting—or visible transformation and upgrading—such as reweaving, reknitting, redyeing, or recoloring—shall be required to synthetically unify aesthetics of maintenance and care with consumer desirability for personalization.

For different settings and/or scales of repair and alteration, distinct requirements shall be mandated for certification. At "to-go" or express repair stations, robotic scanning and inspection machines shall be required at the stations' terminus to examine garments before they are re-packaged and available for pick-up. At at-slower "do it yourself" repair centers, desks and/or workstations for volunteers shall be provided in public view to encourage friendly exchanges between volunteers and repairers while garments are inspected to ensure self-repaired garments have been responsibly mended. At consultancy-based repair and alteration studios, adequate space shall be provided for inspection officers to undergo quality control reviews and shall be furnished with sufficient digital infrastructures to register products into Fashion House's digital database.

Promoting aesthetics of lovingly-maintained products and garments, widespread and commonplace services recalibrate the fashion industry away from an obsession with almost-exclusively "new" products towards customizing reused products, destigmatizing longstanding cultural assumptions about repair—and whom repairs—through highly efficient, self-responsible, and high-quality design.

External FH Consultant: A veteran seamstress

60

03.02.04. Shameless Certification

The certification guarantees individuals that have fulfilled a three-month residency in which they—in close contact with consumers—have been empowered to rethink fashion and body norms and design.

This residency must be based in and around a design atelier situated within an enclosed social condenser that is used as testing ground by both consumer and designer to ensure short feedback loops between iterative design, applied testing, and design refinement. The testing ground shall reside outside of everyday life and the expected fashion norms that come with it, and shall incorporate spaces in which consumers can see and be seen by one another in both normative and subversive spaces.

The certification stimulates perennial reconsiderations of fashion and body norms that—by reconfiguring the relation between designer and consumer—progressively disentangle the fashion industry and its consumers from deep-rooted consumption patterns established by fast fashion.

External FH Consultant: A travel and fashion influencer

03.02.05. Perfect Match Certification

The certification guarantees ceremonial processes, events, and public functions that—through a carefully constructed protocol that integrates traditional and contemporary regionally-appropriate methods—are situated in forgotten landscapes for their protection and locational rejuvenation after its completion.

Certified ceremonies shall be located in remote, yet not difficult-to-reach, venues that have degraded or otherwise destabilized natural features. Temporary and/or semi-permanent event installations shall simultaneously protect landscape features for the duration of the ceremony and—upon its completion—shall contribute to the landscape's continued rejuvenation. Examples include diverting runoff courses for better on-site water management, botanical restoration, and debris pulverization; however each ceremony must produce bespoke protocols for each landscape venue.

Formerly the culminating moment for specially-designed and laboriously-crafted garments and fashion goods, ceremonies will reverse the fashion industry's ecological footprint from a "consumer" to a propagator.

External FH Consultant: An environmental expert in landscape revivals

FH Certification Category : Production

03.02.06. Off-the-Shelf Certification

The certification guarantees brands that exclusively use mono-materials and instantaneous production processes to create personalized items. Zero-waste production—such as additive manufacturing and overall reductions in material debris and off-cuts—shall be used by certified brands to make products that can be made, worn, shredded, and remade.

This certification shall require dedicated on-site spaces in the brand's retail stores or production facilities for clients to test their hyper-personalized products, such as biometric walking tracks to test footwear. Additionally, brand's shall provide clearly identified pick-up points on the facility's premises for customers to retrieve their purchased goods. Storage spaces shall be meant solely for personalization machinery and raw materials but shall not be used for display or stockpiled inventories of finished products.

Instantaneous production processes enable brands to shape or quickly adapt to shifting trends and satisfy customer expectations for highly customized products while maintaining high standards of quality without wasting material by creating superfluous deadstock products. Instantaneous production requires a dispersed network of local production centers, which will forge stronger connections between customers and brands, leading to increased brand loyalty and improved long-term outcomes.

External FH Consultant: A material scientist / researcher

03.02.07. On-the-House Certification

The certification guarantees products that have been manufactured without the intention to make profit by requiring products to be made, re-cycled, and re-made in a closed-loop cycle that only uses new material when the recycled stock is too degraded to be reused.

It requires that the producer implements official trade-in and pickup locations for products so that they can be remade. Additionally—and most especially—this certification requires that the product's fabrication is unlicensed or outsourced and is made at a single location from beginning to end, thus ensuring that the certified products are made without compromising its quality or integrity.

Not-for-profit production system removes the incentives and competitive pressures on brands to increase revenues, thereby shifting brand's focus from profit to value, which results in quality-made products that reflect a shift towards brand loyalty becoming the most highly-prized asset.

External FH Consultant: An independent investigation auditor to track monetary flows

03.02.08. Re-Scents Certification

The certification guarantees fragrance and perfumery products that recreate natural fragrance smells by combining extracts from organic scents and oils from greenhouse-grown botanicals with distilled compounds from food waste into fragrances mix solvents.

The certification requires that all constituent ingredients in a certified fragrance base notes shall be adequately collected, extracted, sampled, and tested in accordance with established standards of organoleptic and analytical inspection specifications and shall be safe for use in human and non-human surroundings. Carefully monitored botanical greenhouses, dedicated temperature and moisture regulated storage spaces for food waste, and sanitary laboratories shall be required on the same premises in which the fragrance is produced.

Fusing together techniques of material preservation and inventive waste repurposing, biologically-engineered products will safeguard the existence and viability of natural species from the dangers associated with shifting climatic conditions and will streamline future innovations to further reduce dependencies on natural raw materials.

External FH Consultant: A botanical scientist

03.02.14. Sweep-Up Certification

The certification guarantees a safe and sanitary method to collect human hair for safekeeping, or for use to make new personalized products, including hair-sweaters, socks, and wigs.

Collected hair must be kept at hair banks in strict observance of the following regulations: hair must be collected from hair bank-affiliated salons and barbershops and transported to the hair bank in climate-conditioned packing. Collected hair shall be sorted in specially-designated areas according to their intended purpose—safekeeping or repurposing—and separately washed at designated washing stations, untangled and dried in designated drying rooms, and stored in certified containers in a vault room. At hair banks that reprocess and manufacture new hair products, physically-separate manufacturing spaces shall be provided with necessary equipment and workstations.

Already an integral—albeit oftshot—component to the fashion industry, hair and hairstyles are reconsidered to reintegrate its byproduct—hair clippings—as a worthy resource to make new and necessary products.

External FH Consultant: A bank executive

03.02.15. Sorted-Out Certification

The certification guarantees textile recycling processes that properly sorts, shreds, and stores textile and post-consumer waste so that it can be seamlessly transformed into new products.

"Sorted Out" certified recycling facilities shall implement fully-automated sorting equipment and storage spaces that have segregated individual textile and fabrics based on a three-parameter criteria—material type, quality/degradation, and color—so that recycled textiles can have best "second-use" lifespans. Furthermore, certified facilities shall incorporate textile collection and recycling spaces and equipment to concentrate full-circle textile recycling to single close-to-home locations.

Dispersed, semiautonomous, and fully-automated sorting and recycling facilities will complement progressively increasing volumes of discarded recyclable textiles to fuel public adoption of remade fashion goods.

External FH Consultant: A garment recycling expert

03.02.16. Clothes-the-Loop Certification

The certification guarantees made-to-order cladding materials that have been manufactured using exclusively locally sourced end-of-life textiles and fabrics.

Certified facilities shall be required to operate and maintain a connected network of textile pick-up locations in its regional vicinity, and shall provide display areas for reprocessed end-of-life textiles and cladding manufacturing areas on the premises. Furthermore, facilities shall be constructed—as much as possible—from reclaimed construction materials instead of virgin materials.

By reappropriating waste from one industry into a resource for another industry, light-industrial waste-processing-cum-manufacturing plants circumvent waste build-up of end-of-life products that can no longer be sensibly recycled and celebrate the potentials of fully closed-loop and interconnected economies.

External FH Consultant: An architect

FH Certification Category : Duration

03.02.17. Nowhere-to-Hide Certification

The certification guarantees breeding, raising, euthanizing, pelting, crafting, and retailing practices of animal-origin virgin materials at a single destination that synchronously focuses on product quality and the continued well being of the animal until euthanasia all within the animal's natural habitat.

Certified facilities—including farms, ranches, aquariums, and plantations to name a few examples—shall provide detailed reports and study for the bred animal species's biological needs—from nutrition and shelter to physiological and behavioral training—that is developed in close consultation with zoological and wildlife researchers and conservationists. The conclusive findings of these reports shall inform the landscape design, preservation, and/or alteration of each certified facility's property to ensure suitable habitat for the animals while also positively contributing to its locale's biodiversity. All constituent processes—from breeding to raising, from crafting to retailing—shall be performed on the same single premises in which the animals have been euthanized so that their provenance can be faithfully recorded. Each certified facility must be clearly delineated from its surroundings using physical separators—such as fences, moats, or ha-ha barriers—and shall incorporate closed-loop ecosystem maintenance infrastructures to record and regulate ecological balances.

Restricted synthetic fiber use and progressively rigorous manufacturing standards for durable and long-lasting fashion goods will reinventive using animal-origin materials that are responsibly sourced. Animal-origin materials and products—cultivated and crafted at single-address natural landscapes—provide attractive and bespoke alternatives to mass-produced virgin-material fashion goods.

External FH Consultant: An animal biologist with an expertise in ecological balance

03.02.18. End-to-End Certification

The certification guarantees textile products that are entirely biodegradable and made using sustainable methods in a fully circular production chain in which supply, design, planning, processing, and packaging are exclusively conducted in a closed-loop system.

Certified products undergo rigorous evaluation to verify provenance, quality, contamination, and performance testing. Certified products shall be cultivated, processed, and crafted in hyper-proximate spaces whose microclimatic conditions are tightly monitored and regulated. Facilities producing certified products shall be proportionately-sized to exacting standards to produce a predetermined number of products annually, with constituent spaces—that are designated for specific stages or production processes—sized accordingly.

While initially only economical for luxury textiles such as silk, cashmere, and velvet, exceedingly strict product and production requirements give consumers utmost confidence of a product's provenance, allowing brands to retail certified products at higher values that is reinvested into preserving traditional and/or industrial know-how and heritage.

External FH Consultant: A sustainability consultant specializing in textiles

03.02.19. As-Found Certification

The certification guarantees organizations and institutions that rehabilitate dilapidated neighborhoods into desirable locations by forming locally-run luxury hospitality platforms that reposition guests and hosts.

Certified organizations shall adhere to strict—yet regionally-appropriate—means and methods of rehabilitation, and shall only be undertaken with continual and robust community involvement. Rehabilitation shall occur only in neighborhoods that are not already-advantaged nor are highly-sought after. Similarly, rehabilitation efforts shall primarily be focused—in area and finance—in private residences or public venues that facilitate direct engagement between residents and visitors.

Already a longstanding approach used by fashion brands to build reputation and ground themselves into chosen and/or native locations, brand-sponsored architectural restorations of landmarked and heritage buildings will be more widely-adopted. No longer favoring new or faraway clientele, fashion brands will reinvest into local urban rehabilitation projects, enhancing the familiar everyday with experiences of luxury, championing new product classifications of “local” to be of necessity and privilege.

External FH Consultant: A travel influencer

03.02.20. Cult-rated Certification

The certification guarantees digital collectibles and fashion goods that meet superlative standards for quality, authenticity, and uniqueness that make them recognized high-value, low-risk, and exclusive investments.

Certified digital collectibles shall be cached in secure, climate-controlled, and private digital data vaults that can only be accessed by collectible owners. This is to ensure that these collectibles are maintained in mint condition and uncorrupted from outside conditions.

Progressive expansions—and integration—of digital platforms and collectibles with fashion will challenge the verifiable provenance of collectibles and their creative singularities, necessitating both regulatory and incentive-based countermeasures—such as coordinated digital marketplaces and highly-desirable exclusive collectible releases—to combat counterfeiting and reaffirm artists’ copyrighting.

External FH Consultant: A product designer specialized in digital technologies

03.02.21. Extra-Ordinary Certification

The certification guarantees individuals who have completed the requirements for—and have demonstrated appropriate demeanor to—become independent inspectors and reporters that unbiasedly test and promote fashion goods’ performance, quality, and durability before mass-production approval.

Certified individuals shall conduct performance testing—and disseminate their findings—in laboratory-based environments that consolidate variegated testing equipment, simulated real-world environments, and seductive broadcasting studios to convincingly and objectively report fashion good prototype results.

Independently-reviewed, unbiased, and institutionally-endorsed performance testing exposes industry-wide malpractice, progressively safeguarding consumers and reinforcing more conscientious patterns towards a more sustainable fashion industry.

External FH Consultant: An athlete involved in extreme winter sports

03.02.22. Right-to-Replica Certification

The certification guarantees fashion goods that have demonstrably significant merit as heritage assets—both tangible and intangible merit, such as rare antique materials and historically-significant technique, respectively—that can be reproduced as contemporary simulacra as a method of heritage conservation.

To obtain certification, prospective fashion goods shall undergo rigorous evaluation on its technical and material credentials on the basis of its contextual historic importance and its potential to be reproduced. Upon certification, a certified good shall be archived in climate-controlled facilities that—in a single interconnected location—store, analyze, reconstruct, and publicly-disseminate fashion goods in a linear workflow that systematizes exceptional garment care and creation.

Expanding on conventional notions of archiving and knowledge-preservation, reproduction-based archival methods ensure that historically-significant garments and fashion goods are not fetishized solely as artifacts, but maintain inherent qualities of utility and self-expression because they are once-worn in everyday scenarios.

External FH Consultant: A counterfeit analyst

03.02.23. Ready-to-Grow Certification

The certification guarantees individuals who have sufficiently completed the requirements to own and operate wool textile production facilities—including, but not limited to, sheep farms, yarn spinners, felting workshops, and knitting studios—in coordination with and from financing of non-profit foundations.

Certification candidates must train in wool-producing facilities within—and already affiliated with—Fashion House’s network throughout the Red Thread for a minimum of two years. These wool-producing facilities shall be full-service producers that have expertise across the entire gamut of wool textile making—from husbandry to shearing, and felting to knitting—in a consolidated environment. Regionalized economic networks will reprioritize locally-sourced resources, offering formerly-disadvantaged communities and individuals opportunities for upward social mobility through vocational training in vital emergent industries.

External FH Consultant: A wool farmer

III.05 Certification Protocols

1. The Fashion House Certification Committee shall take up to three months to report the compliance of prospective and current members after thorough evaluations of their product and/or services.

2. Members and brands that seek discretionary certification shall only be considered if they are already compliant with Fashion House’s Universal Certifications.

3. FHC’s are initially granted for up to five years to awarded brands, companies, or individuals upon which an Official Certification Display Document (refer to —), This includes the certification warrant is presented to the awarded recipient, which provides the recipient the authority to use the certification.

4. When the product, process, or an individual displays an awarded certification warrant(s), it shall always adhere to the coding systems of Fashion House (refer to IV.06.01). Fashion House’s coding systems govern how certification warrants must be displayed on a brand’s products, services, stationery, advertisements, broadcasting, and other printed material, on their premises and on delivery vehicles to name but only a few examples.

5. In the event that a member can no longer fulfill the standards required for universal and/or discretionary certifications, their awarded status shall be temporarily withdrawn during a one calendar year grace period in which to correct their inaccuracies. Members placed into this grace period are still expected to pay Fashion House membership dues if seeking reinstatement. If—at the verification inspection concluding this mandated grace period—the member still cannot fulfill the expected standards, the brand’s Fashion House membership shall be immediately withdrawn.

6. Brands seeking reinstatement shall be allowed to reapply for Fashion House membership and should expect no special treatment during the vetting process.

7. All certification warrants are audited by the Fashion House Certification Committee in advance of at least one calendar year before their expiration.

8. A certification may not be renewed if the quality and/or supply for the product or service no longer sufficiently meets the guidelines established by Fashion House at the time of renewal.

9. The certification committee reserves the right to—and shall—perform annual unannounced on-site inspections to verify member brand’s compliance with FHC standards.

10. Any certification awarded to a brand that undergoes ownership change or becomes financially insolvent shall be automatically reviewed and may be revoked if FHC standards cannot be demonstrably met.

III.05 Coding System

Organizes all information of registered fashion house companies and products into a digital platform. Each Fashion House company has a registered number and each new product produced by Fashion House companies or a halfway product has a unique code. The code can be seen on the label attached to the product and has an RFID tag on it. Customers can scan the smart tag and see all of the information about this product: the complete unique code, history, manufacturer information, materials, certifications, etc. The structure of the product number: registered company number, timestamp, monthly counter. The coding system is reflected in the graphic design of the Fashion House logo.

III.04
Discretionary Certifications

Title	Description	Type
CONSUMPTION		
CLASSIFIED	Certifies a mono-directional spatial organization that eliminates double encounters and ensures client anonymity while acquiring a product, process or service.	Process
GROWING THE SCENE	Certifies locations that are well-suited to, and fulfill the spatial requirements, to host spectacular events. Locations must be unique, iconic, timeless, and embody extraordinary experiences.	Individual
KNOW IT ALL	Certifies professionals that have concurrently achieved handicrafts skills competency in at least five distinct fashion artisanal disciplines toward becoming increasingly generalist professionals.	Individual
SHAMELESS	Certifies individuals that have fulfilled a three-month residency in which they—in close contact with consumers—have been empowered to rethink fashion and body norms and design.	Individual
PERFECT MATCH	Certifies ceremonial processes, events, and public functions that-through a carefully constructed protocol that integrates traditional and contemporary regionally-appropriate methods—are situated in forgotten landscapes for their protection and locational rejuvenation after its completion.	Process
PRODUCTION		
OFF THE SHELF	Certifies brands that exclusively use mono-materials and instantaneous production processes to create personalized items.	Process
ON THE HOUSE	Certifies products that have been manufactured without the intention to make profit by requiring products to be made, re-cycled, and re-made in a closed-loop cycle that only uses new material when the recycled stock is too degraded to be reused.	Process
RE-SCENTS	Certifies fragrance and perfumery products that recreate natural fragrance smells by combining extracts from organic scents and oils from green-house-grown botanicals with distilled compounds from food waste into fragrance mix solvents.	Product
SAVOIRE - FAIRE	Certifies products that have been crafted in strict accordance to local traditional techniques by brands or individuals in workshops that are similarly authentically organized and/or supplied so that the product and its associated know-how are perpetuated to new generations.	Product
MADE FROM SCRATCH	Certifies modifiable digital mannequins that are used to exhibit products on online platforms. A certified mannequin shall use anonymously-collected user data to generate customized presentations of fashion goods in an exclusive and secure manner.	Product
DURATION		
GOOD AS NEW	Certifies the cleaning process for resold or rented fashion goods to meet quality, safety, and sanitation standards that require no traces of any hazardous materials or contaminants, and are processed using only eco-friendly cleaning products and energy-efficient equipment.	Process

65

Title	Description	Type
MADE TO LAST	Certifies products that have been manufactured with meticulous tailoring techniques that are made with highly durable raw materials, and are designed to seamlessly be continually repaired, altered, and updated over an individual's working career.	Product
WITH LOVE	Certifies garments that have been carefully repaired and customized by the local repair experts, customers, and qualified robots.	Product
SWEEP UP	Certifies a safe and sanitary method to collect human hair for safekeeping, or for use to make new personalized products, including hair-sweaters, socks, and wigs.	Process
SORTED OUT	Certifies textile recycling processes that properly sorts, shreds, and stores textile and post-consumer waste so that it can be seamlessly transformed into new products.	Process
CLOTHES THE LOOP	Certifies made-to-order cladding materials that have been manufactured using exclusively locally sourced end-of-life textiles and fabrics.	Product
VALUE		
NOWHERE TO HIDE	Certifies breeding, raising, euthanizing, pelting, crafting, and retailing practices of animal-origin virgin materials at a single destination that synchronously focuses on product quality and the continued well being of the animal until euthanization all within the animal's natural habitat.	Process
END-TO-END	Certifies textile products that are entirely biodegradable and made using sustainable methods in a fully circular production chain in which supply, design, planning, processing, and packaging are exclusively conducted in a closed-loop system.	Process
AS FOUND	Certifies organizations and institutions that rehabilitate dilapidated neighborhoods into desirable locations by forming locally-run luxury hospitality platforms that reposition guests and hosts.	Product
CULT-RATED	Certifies digital collectibles and fashion goods that meet superlative standards for quality, authenticity, and uniqueness that make them recognized high-value, low-risk and exclusive investments.	Product
EXTRA ORDINARY	Certifies individuals who have completed the requirements for—and have demonstrated appropriate demeanor to—become independent inspectors and reporters that unbiasedly test and promote fashion goods' performance, quality, and durability before mass-production approval.	Product
RIGHT TO REPLICATE	Certifies fashion goods that have demonstrably significant merit as heritage assets—both tangible and intangible merit, such as rare antique materials and historically-significant technique, respectively—that can be reproduced as contemporary simulacrum as a method of heritage conservation.	Product
FRIENDLY WOOL	Certifies individuals who have sufficiently completed the requirements to own and operate wool textile production facilities—including, but not limited to, sheep farms, yarn spinners, felting workshops and knitting studios—in coordination with and from financing of non-profit foundations.	Individuals

66

III.05.01 Coding System

Transitioning from traditional labeling systems and inspired by Mason Margiela—where each garment is labeled with a series of numbers that correspond to the item's design process—Fashion House introduces a labeling system for all of its products, that provides an insight into the history, manufacturer information, materials, certifications, among others. This system is meant to reflect Fashion House's focus on minimum standards (refer to IV.03) towards a conscious and slow-paced fashion industry.



Fig. III.05.01.1 Red Thread symbol

Fashion House has two types of labels.

The first type of label is for products that are made from scratch inside Fashion House. The second label is for preloved garments that enter the circular process of Fashion House.

The first includes automatic identification and data capture through an RFID tag system. The second type of label is for preloved garments that enter the circularity process of Fashion House by upcycling or repairing; these garments are inspected, cleaned and attempt to trace materials, sourcing and others before tagging and being returned. This label has a different design and includes information about the product's history and condition before entering the circularity process.

1 2 3 4	Type
1 2 3 4	Group
0 0 1 0	ID Number
0 0 2 0	

1 2 3 4	1 Individual's
1 2 3 4	2 Process
0 0 0 0	3 System
0 0 2 0	4 Product

1 2 3 4	1 Consumption
1 2 3 4	2 Production
0 0 0 0	3 Duration
0 0 2 0	4 Value

1 2 3 4	Fashion House Registration Number
1 2 3 4	
0 0 0 0	
0 0 2 0	

1 2 3 4	
1 2 3 4	
0 0 1 0	
0 0 2 0	

Fig. III.05.01.2 Codified System

70

All tags are positioned on the inside of garments, where possible, recognizable by the red stitch on the left hand side. The front of the tag features certification and compliance information, while the back of the tag displays each item's care instructions.

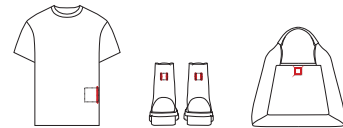


Fig. III.05.01.3 Apply to products

For easy and convenient access to information, customers can scan the RFID tag on the label attached to the product using the Fashion House app. The app contains extensive information about the product, including its complete history, certifications, and compliance information.

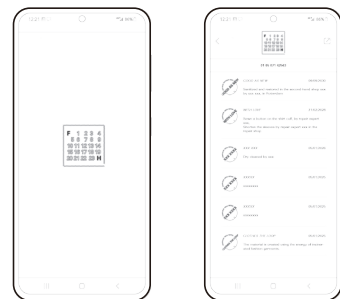


Fig. III.05.01.4 Fashion House Application Interface

71

IV. Toward the Red Thread

IV.01
Intro- from Consumption to
Waste

The fashion industry has a high consumption to waste rate, meaning that a large amount of resources, such as water and energy, are used to produce clothing, and a significant portion of these garments end up in landfills or are incinerated. This is due to a variety of factors, including fast fashion, which is the practice of producing cheap clothing in large quantities to meet consumer demand, and a culture of disposability, where clothing is seen as disposable and not meant to last. Additionally, the industry is also known for its poor working conditions, exploitation of labor and negative impact on the environment.

In 2040, with increasing awareness of the environmental and social impacts of the fashion industry, consumers and companies are likely to place more emphasis on ethical and sustainable production methods. This could involve using more eco-friendly materials, reducing waste through recycling and upcycling, and implementing fair labor practices. Additionally, advances in technology may also play a role in reducing consumption to waste, through the use of digital textile printing and other innovations. However, it is also important to note that it will take significant effort from all stakeholders to reduce the consumption to waste rate of the fashion industry by 2040.

IV.01.02 Production to Consumption

Consumers of the fast fashion paradigm circa 2022 tended to spend, on average, approximately six-hundred euros on footwear and clothing annually, of which forty percent of this was generally disposed of as waste. A relatively low percentage was recycled annually: there was insufficient post-consumer household waste recycling infrastructure in-place to process low quality, rapidly degrading fast fashion garments.

Fashion House and its various members currently manage textile disposal management across the Red Thread and its five member cities to recycle and upcycle old garments, and guarantee further reuse. In our slower fashion paradigm, one particular annual expenditure may be higher, but average expenditures over time are lower compared to those of the previous paradigm, due to prevalent conscientious maintenance of clothing use, such as repair, and rental.

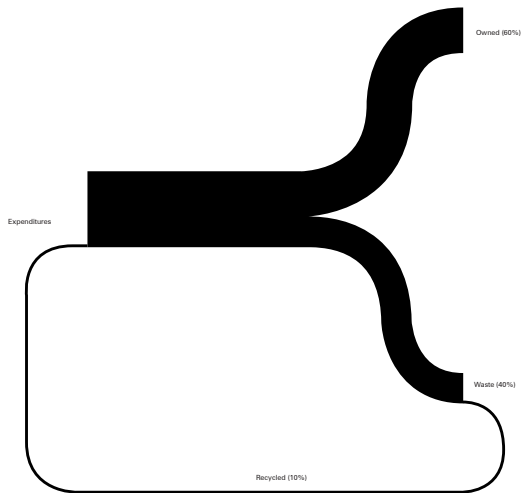


Fig. IV.01.02.1 Current situation in 2022

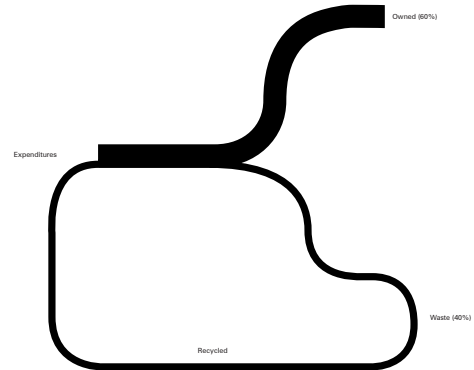


Fig. IV.01.02.2 Speculation for 2040

IV.01.01 Production to Consumption

The previous fashion paradigm production-to-consumption manufacturing standard was unsustainable due to continually increasing deadstock, and the lack of customer personalization or built-in waste management procedures prior to final manufacturing.

Deadstock is now eliminated from the fashion industry, both in physical storage, and as a concept altogether. Customer product customization in a made-to-order manufacturing paradigm avoids overproduction of unwanted products. Efficient recycling processes based on precise and accurate automated sorting eliminate the traditional concept of waste. Controlled production which responds specifically to consumers' necessities avoids overconsumption.

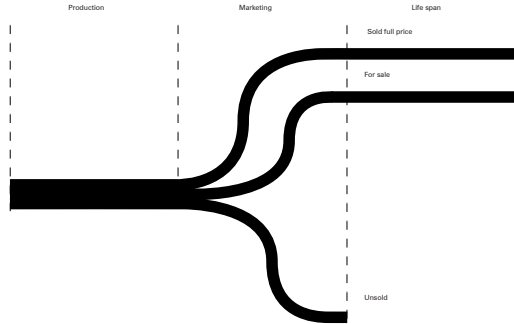


Fig. IV.01.01.1 Current situation in 2022

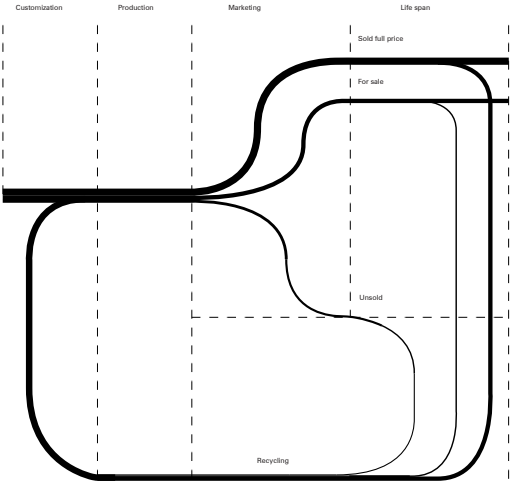


Fig. IV.01.01.2 Speculation for 2040

IV.01.03 The one percent

About 40% of the textiles bought in Europe became waste, currently, only 1% of those is recycled fiber-to-fiber. Not Collected—those items which are not eligible to recycling processes. Not fiber-to-fiber recycled—open loop recycling processes to create sources other than textiles. Fiber-to-fiber recycled—close loop recycling systems which allow to obtain new materials for the fashion industry.

The future Production-to-Waste pattern scales textile recycling, and manage responsibly post-consumer household textiles across the Red Thread.

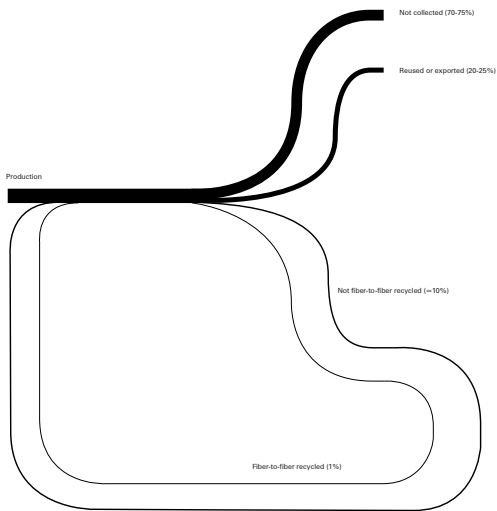


Fig. IV.01.03.1 Current situation in 2022

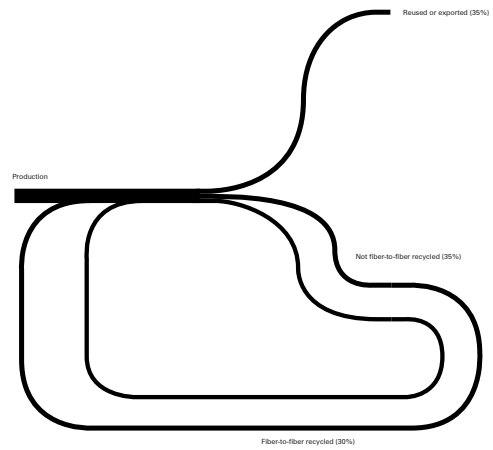


Fig. IV.01.03.2 Speculation for 2040

IV.01.04 Nine Million Tons Waste

One consistent set of objectives across the Red Thread is, at bare minimum, to maintain the amount of waste generated in Europe each year, and ideally, to gradually lower this amount year-over-year. We currently produce up to approximately seven million tons of gross textile waste. This is forecasted to increase up to nine million tons, shifting from fifteen kilograms, to twenty kilograms of waste per person. Fashion House proposes a scenario where this gross textile waste can be reduced by thirty percent, instead of gradually increasing over the years.

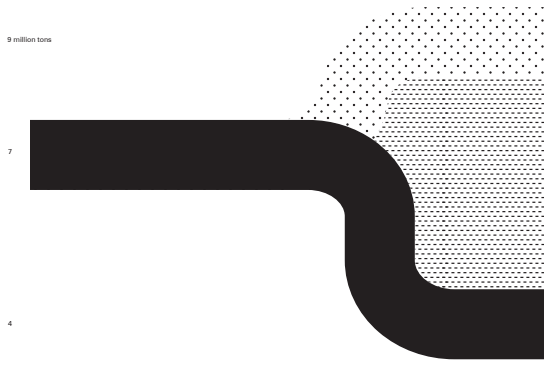
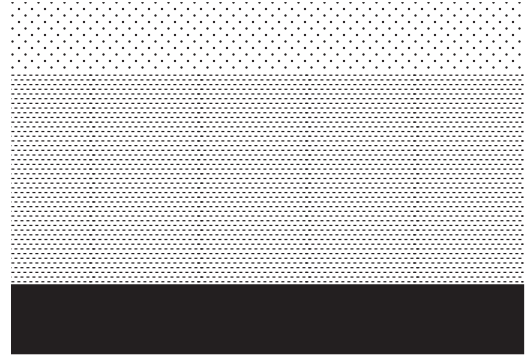


Fig. 0201.04.1 The Nine Million Tons

Fast fashion trajectory



Fashion House scenario

IV.03 Raw Materials

Raw materials are the materials that are used to produce clothing. These range from more traditional materials as wool, cotton and leather, that will keep their significance, to materials like hemp that will be significant in 2040, to materials as polyester that will lose significance in 2040.



Raw Materials | Arable land

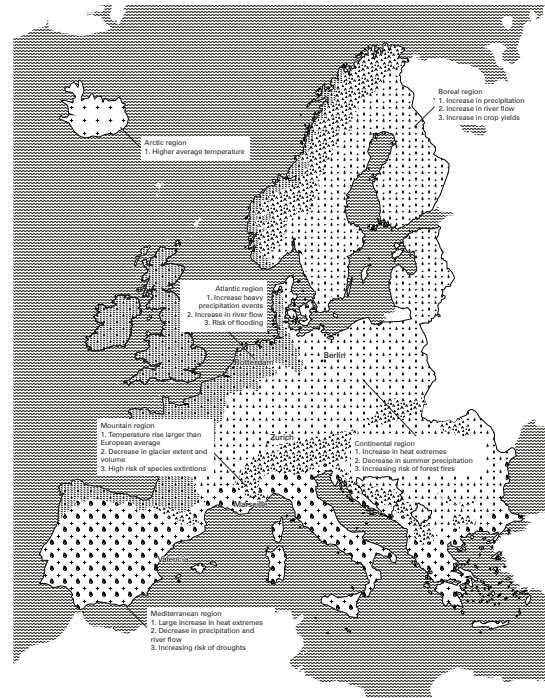
25% of Europe is arable land. In 2050 south of Europe will risk water shortages due to raised temperatures and decrease in precipitation. This will have an impact on the what is cultivated in that area in the future.

Legend

▨ Arable land
 ... Risk for watershortage in 2050

IV.02
Climate

In 2040, climate zones will shift in Europe due to the continuous CO2 emissions. The shift of these zones will impact the arrangement of cultivation and industries in the territory.



Climate

This map illustrates how climate zones across the countries are organized per climatic regions and are featured by different weather conditions.



Raw Materials | Hemp

This map shows the hemp distribution within the arable areas.

Legend

- ▣ Hemp
- ⋯ Risk for water shortage in 2050



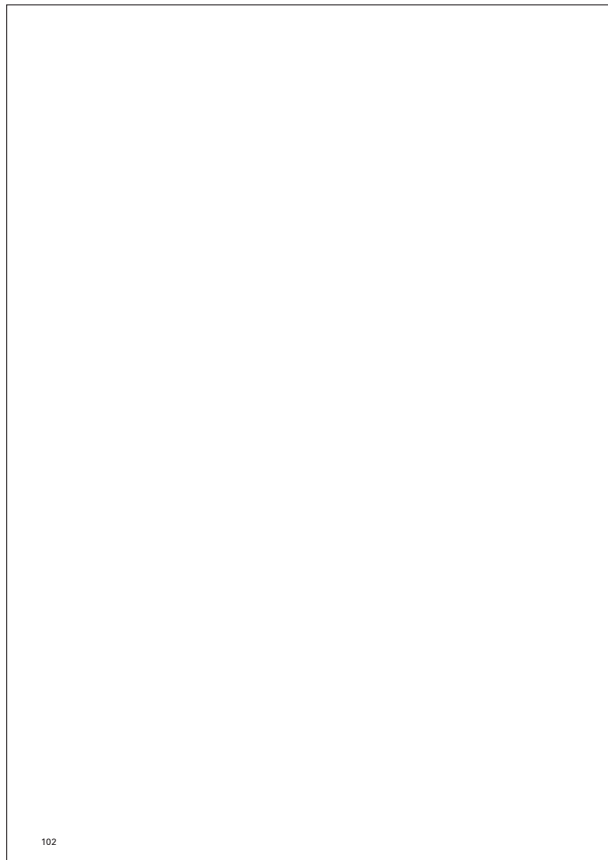
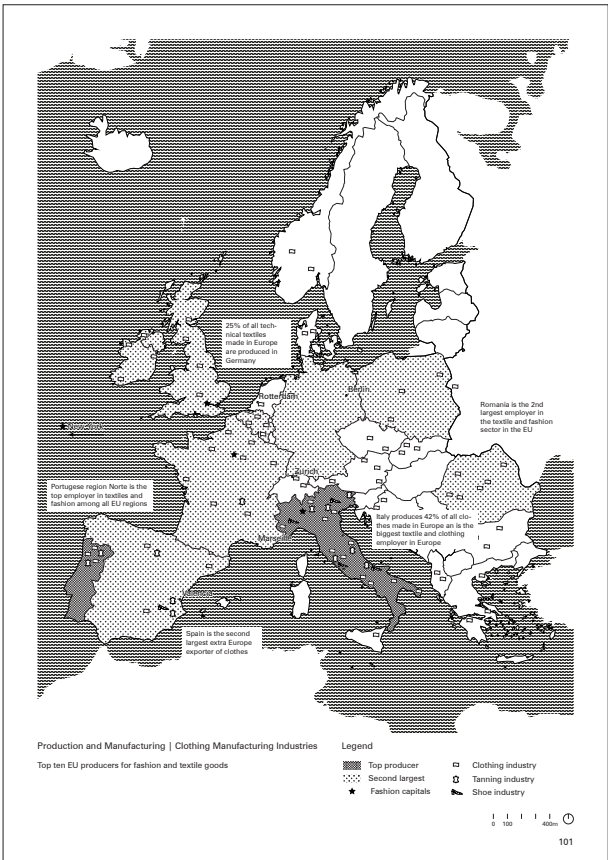
Raw Materials | Cotton

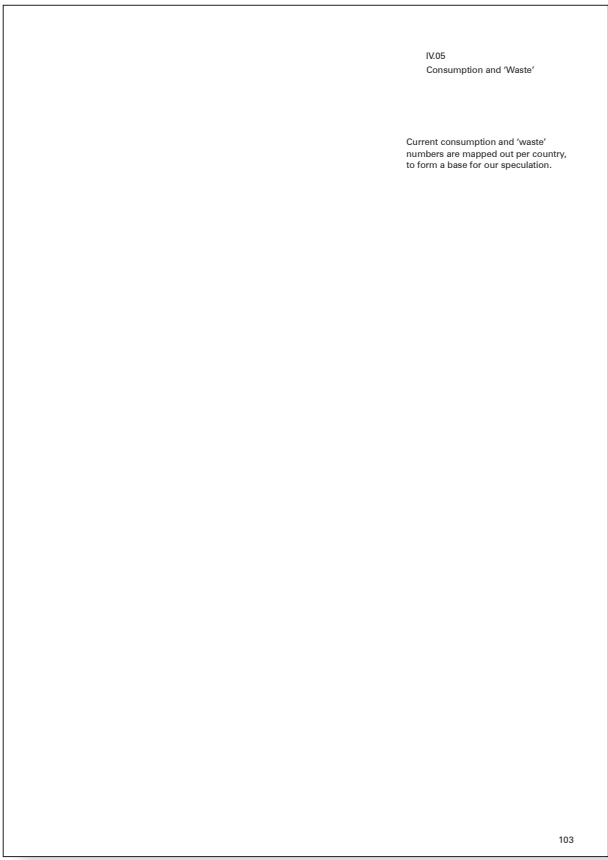
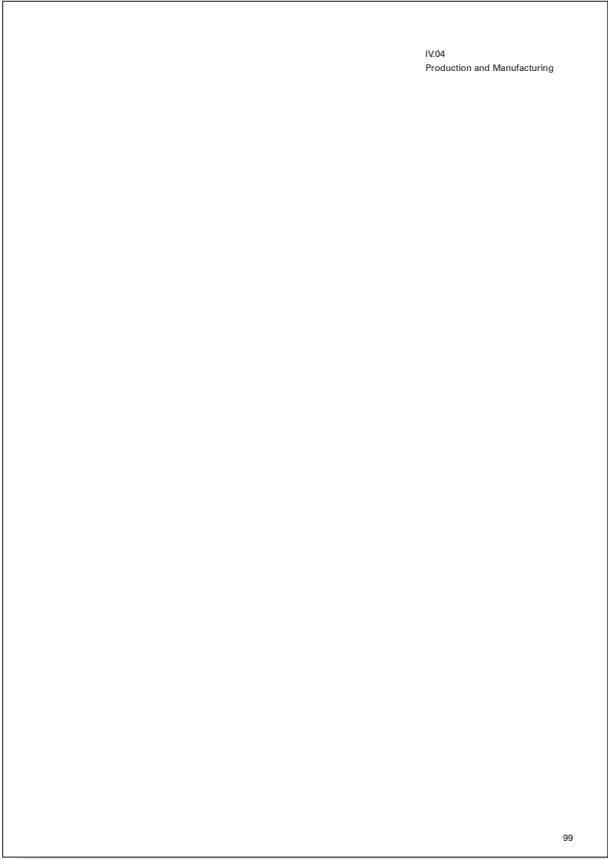
This map illustrates the amount of cotton available in relation to the water scarcity.

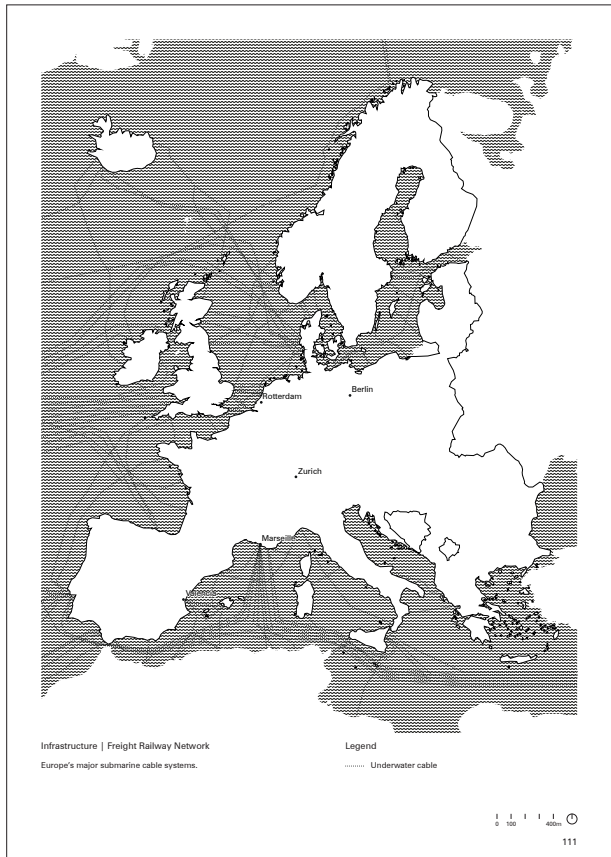
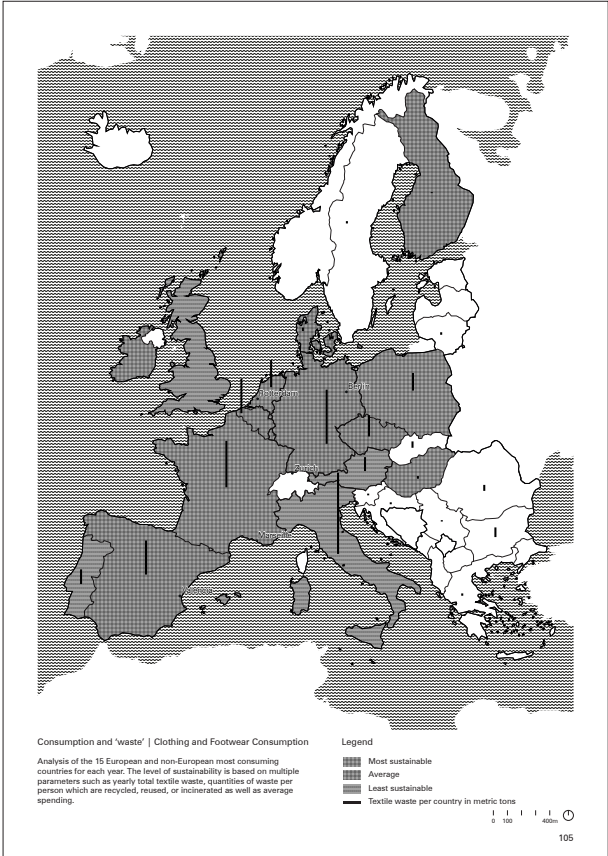
Legend

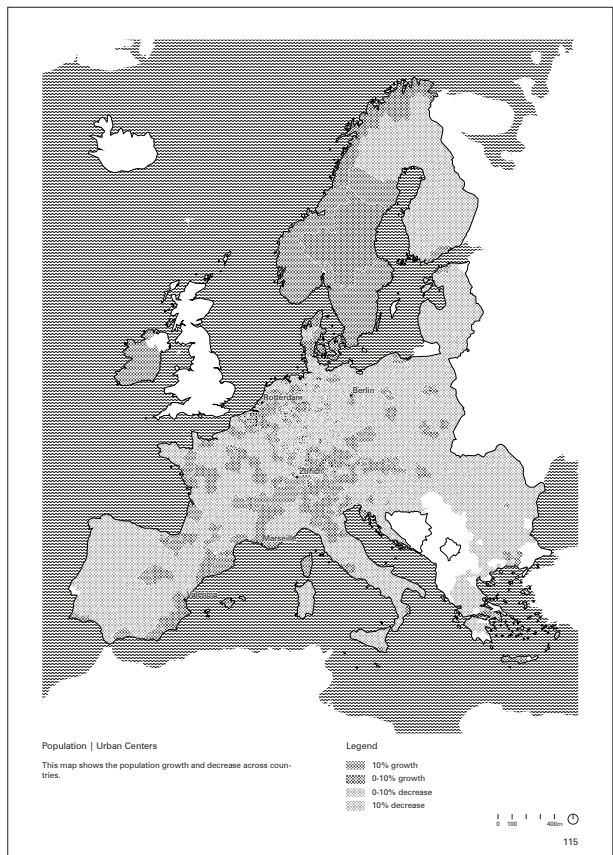
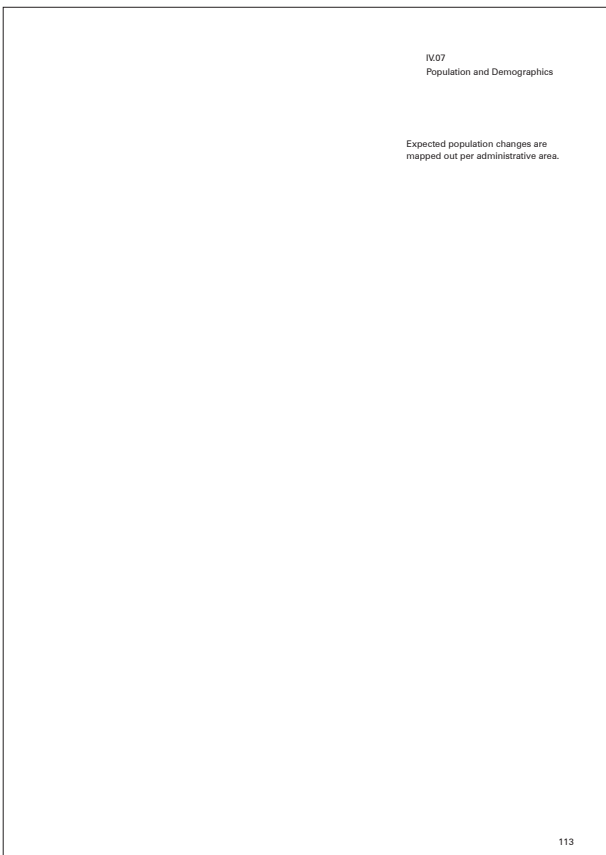
- ▣ Cotton
- ⋯ Risk for water shortage in 2050

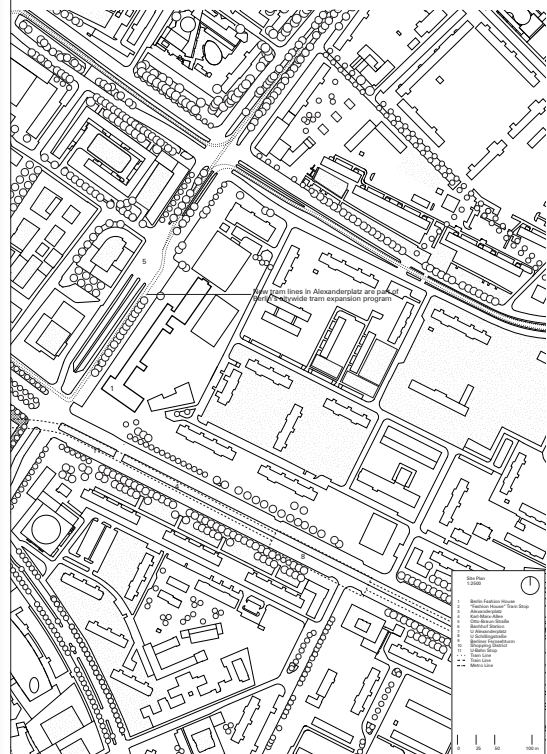
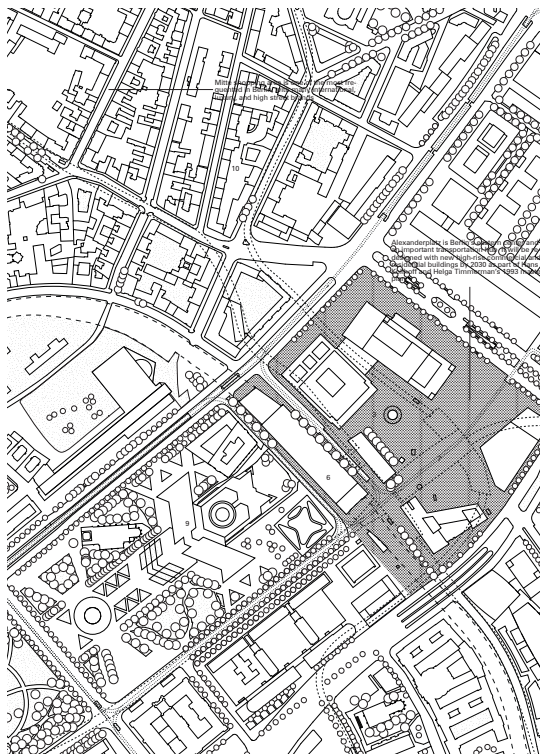
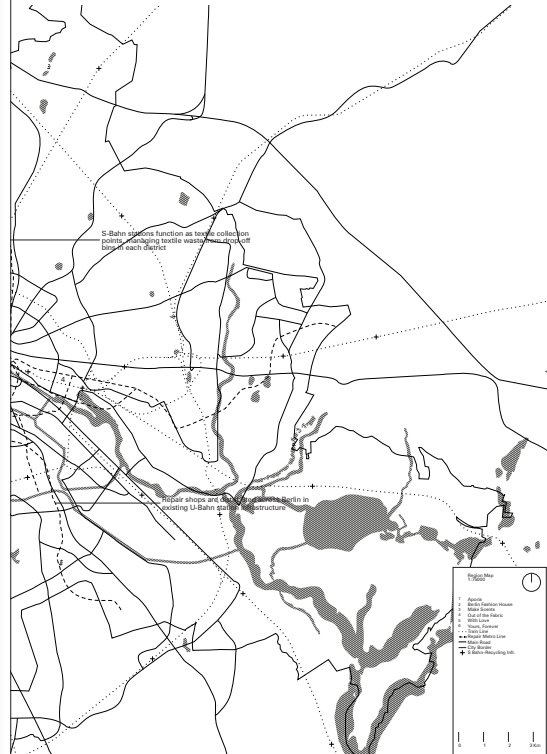




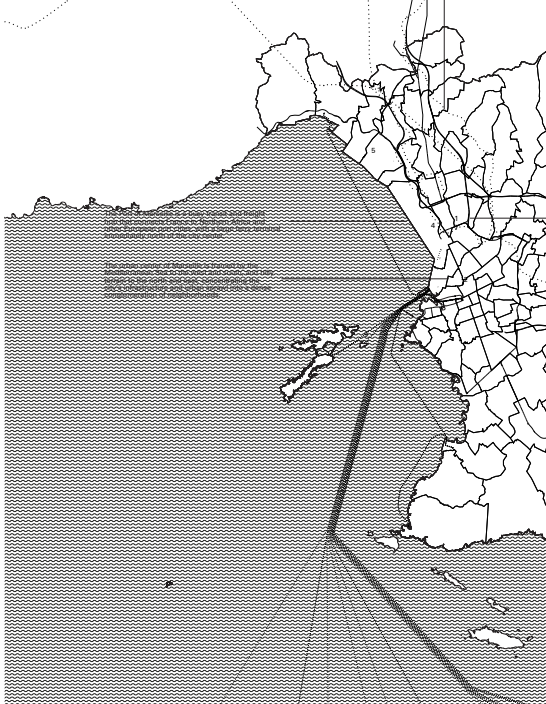




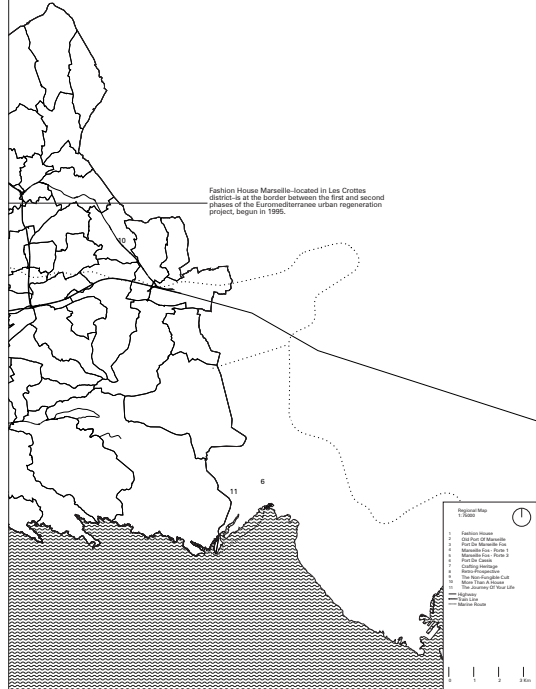




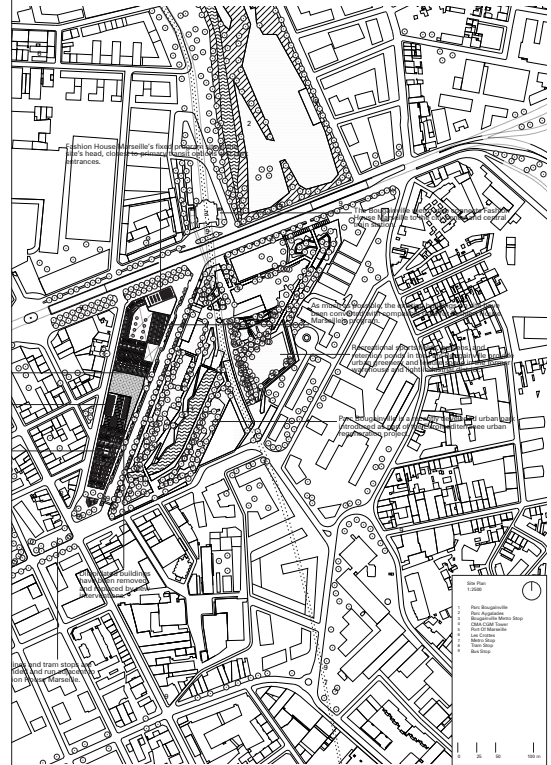
The northern arrondissement in Marseille have Landmarkly been more ethnically diverse and economically-poor due to the port's declining over the course of the 20th century.



Fashion House Marseille located in Les Croixes district is at the border between the first and second phases of the EuroMediterranean urban regeneration project, begun in 1995.



Fashion House is located at the intersection of Phase 1 and Phase 2 of the EuroMediterranean masterplan, adjacent to the Parc Bougainville. Divided into a patchwork of several buildings occupying an entire city block, the intervention is designed to reconcile the industrial and post-industrial neighborhood vernaculars to the north of the site with the newly-constructed EuroMediterranean-financed developments primarily to the south of the site.



IV.08.05 Marseille Visualized Evidence

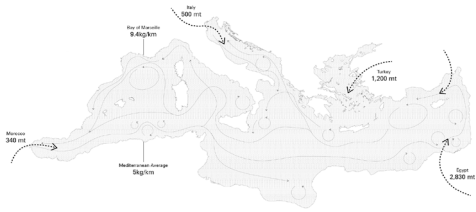


Fig. IV.08.05.1 Mediterranean Marine Plastic Pollution

Europe/Mediterranean
 450 tonnes total
 1,200,000 office copies
 5,200 computers
 37,000 + private-sector jobs
 6,000 public-sector jobs
 40,000 incidents

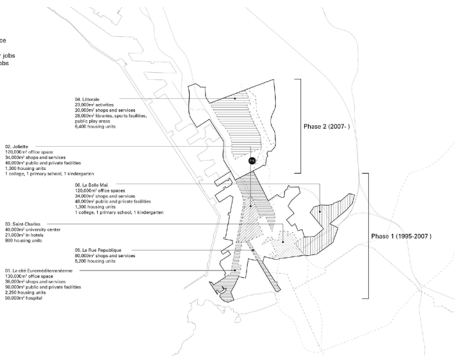


Fig. IV.08.05.2 Euro-Mediterranean Masterplan

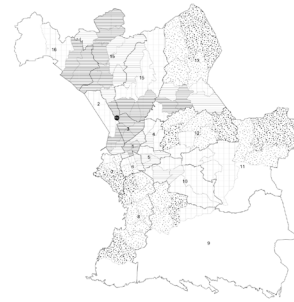


Fig. IV.08.05.3 Marseille Poverty Unemployment

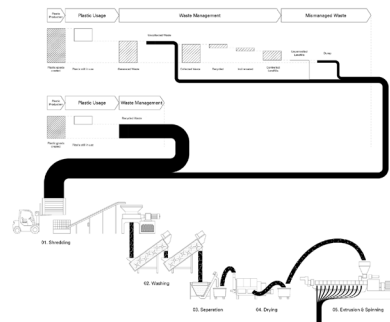
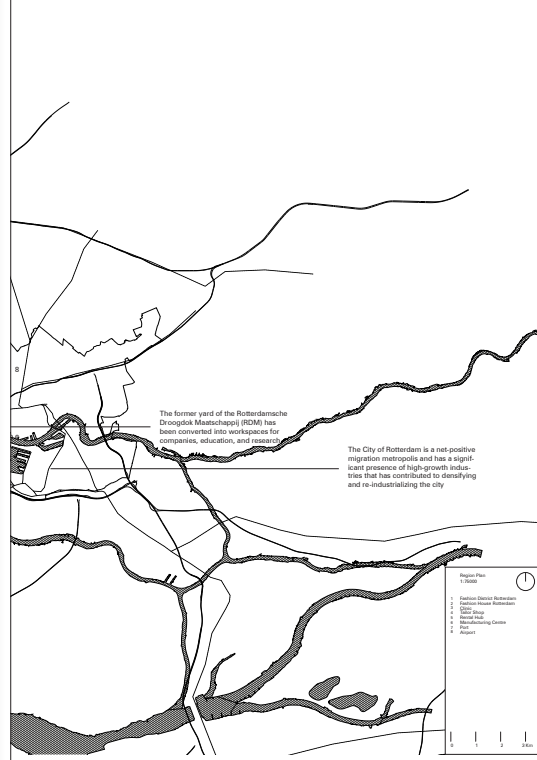
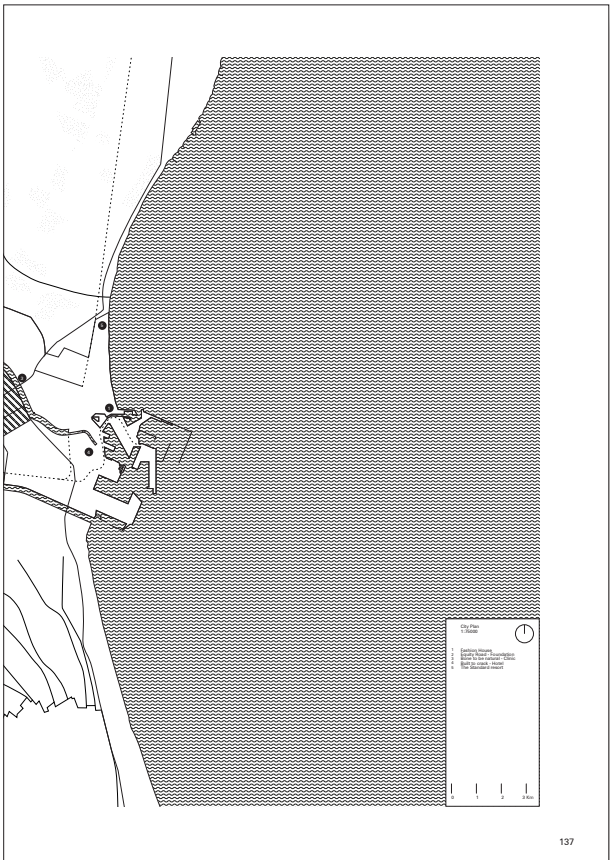
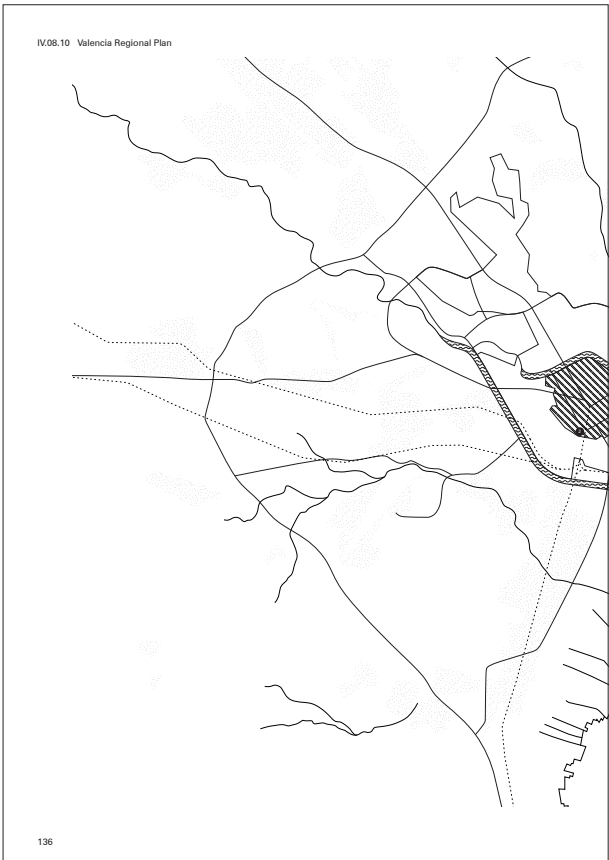
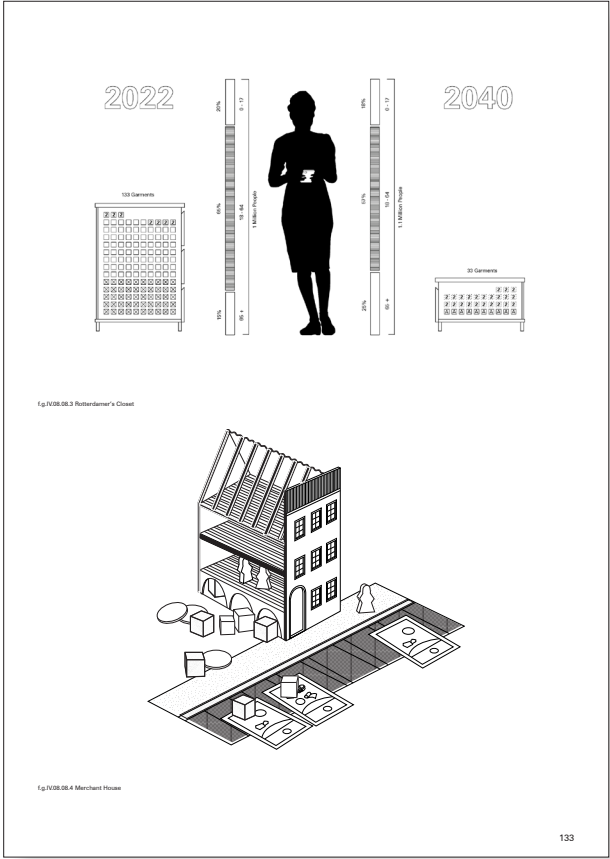
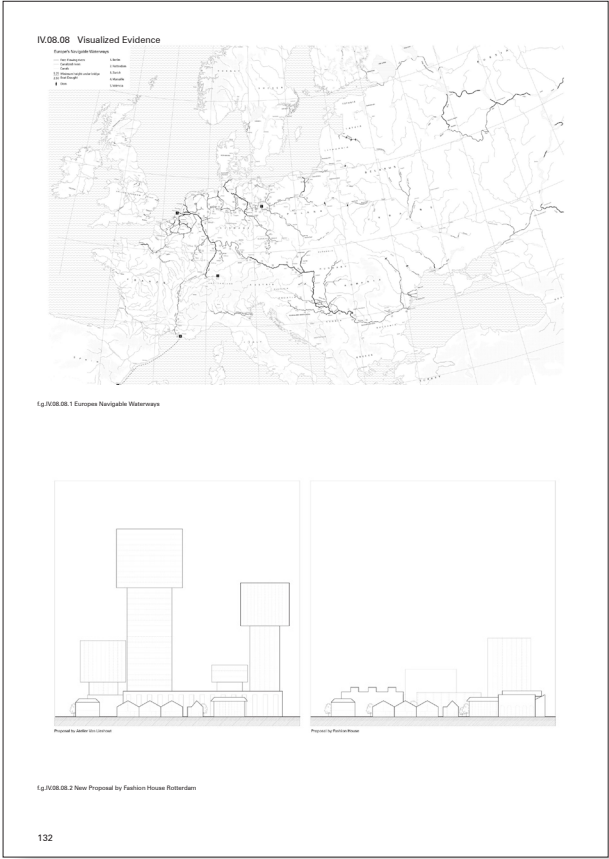
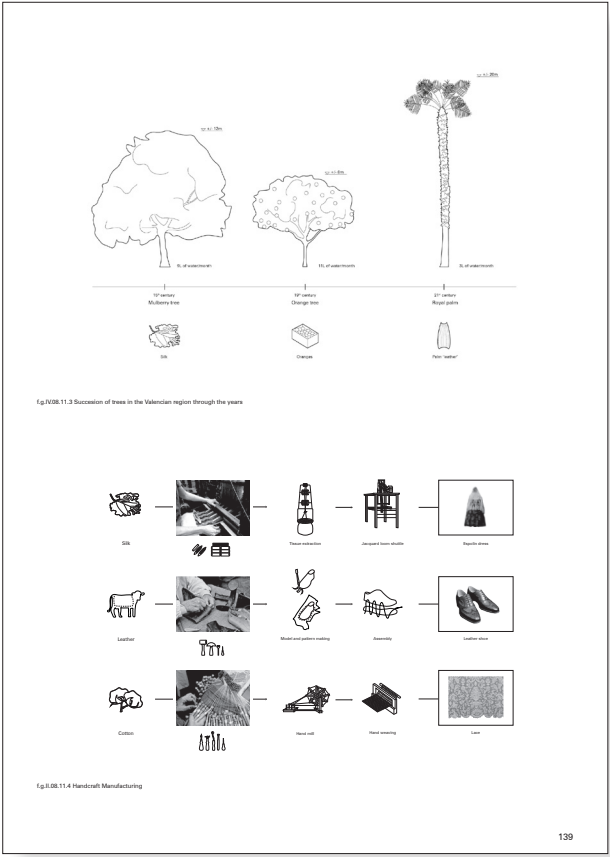
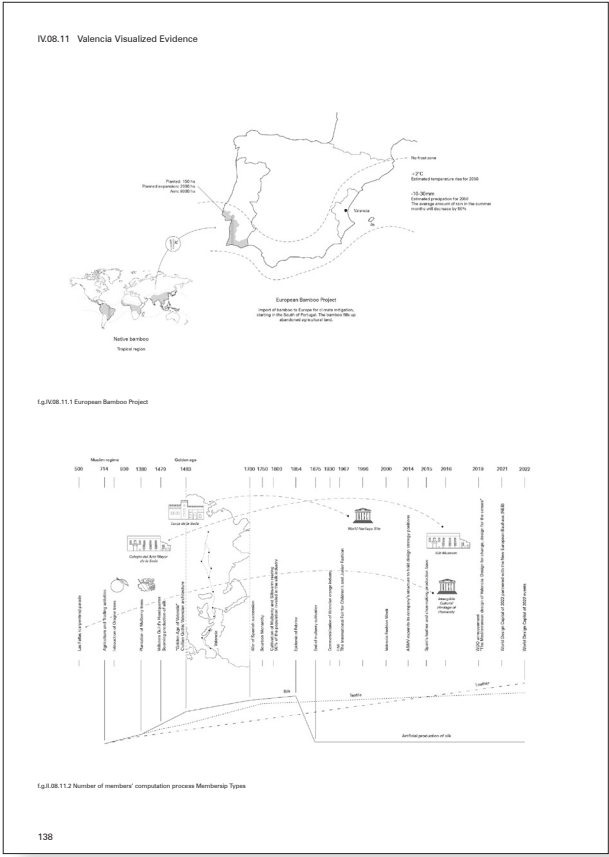
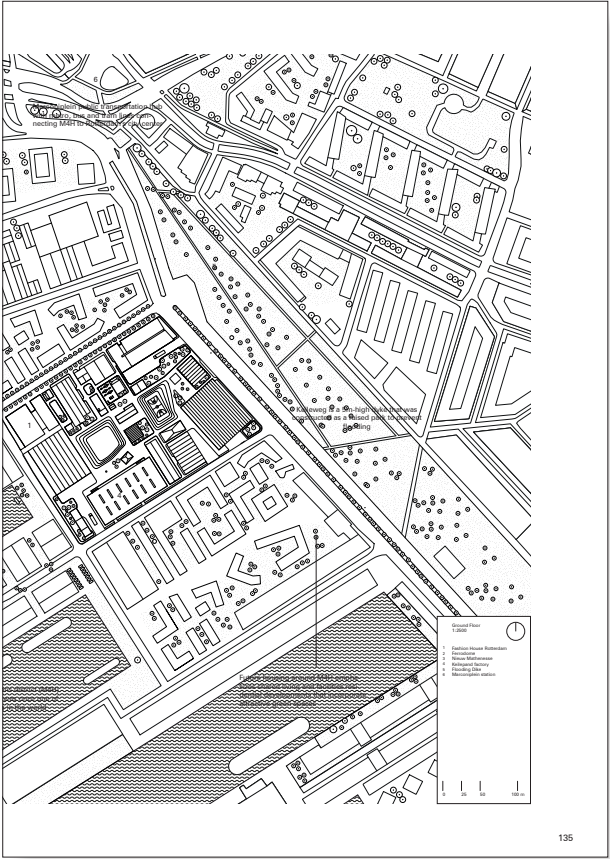
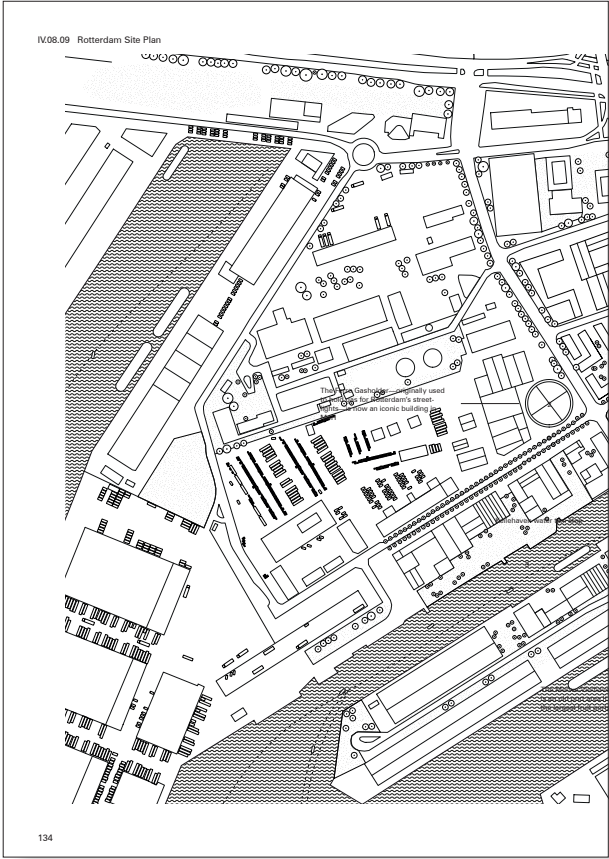


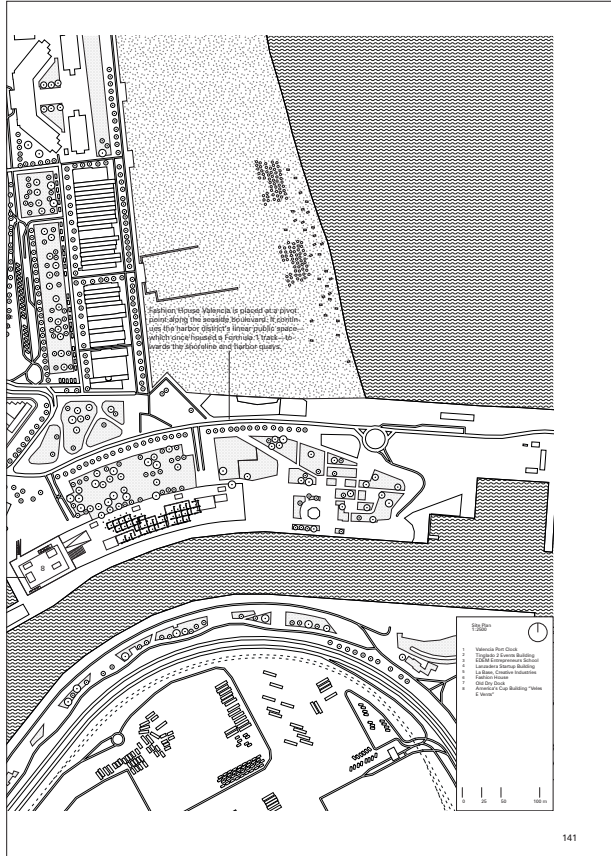
Fig. IV.08.05.4 Plastic Recycling Process

IV.08.07 Rotterdam Regional Plan









IV.08.14. Zurich Visualized Evidence

1892 - 1972	1972 - 1980	1980-2000	2000 -
Usage Silk factory	Usage Take over by the city First studios and events	Usage Cultural Centre Fashion House Forecasting Publishing Education	Usage Fashion House Zurich
Historic Name Seidenfabrik / Seidenweberei	Historic Name Sozialdemokratische Partei (SP) Initiative Rote Fabrik, Referendum (1977)	Management City of Zurich (owner) Initiative (Rote Fabrik) (operator)	Name Fashion House Zurich

Fig. IV.08.14.1 Timeline of Rote Fabrik

Fig. IV.08.14.2 Different Uses of Rote Fabrik

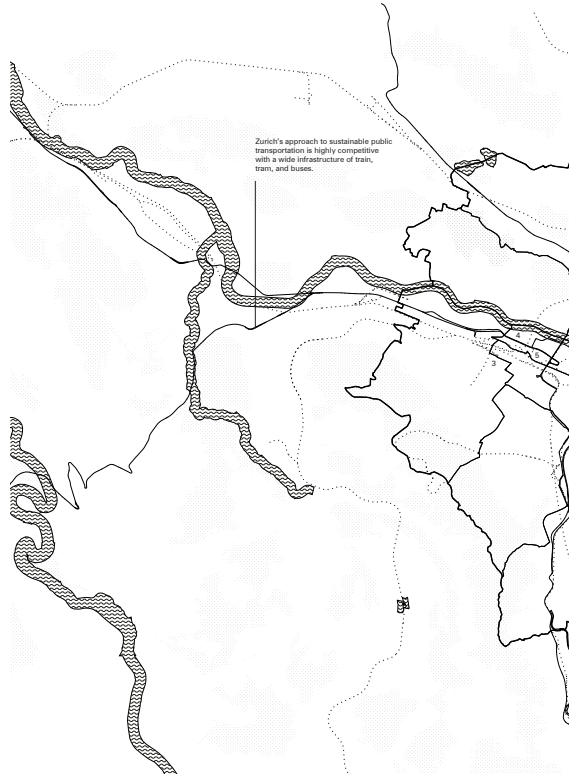
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Fig. IV.08.14.3 Fashion House Zurich R&D Organization

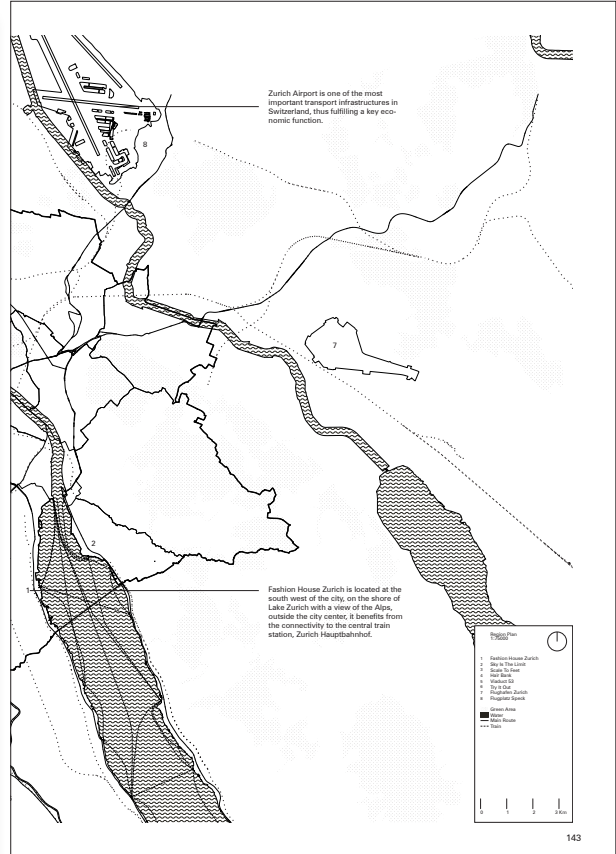
Fig. IV.08.14.4 Second Life of Concrete

145

IV.08.13 Zurich Regional Plan



142

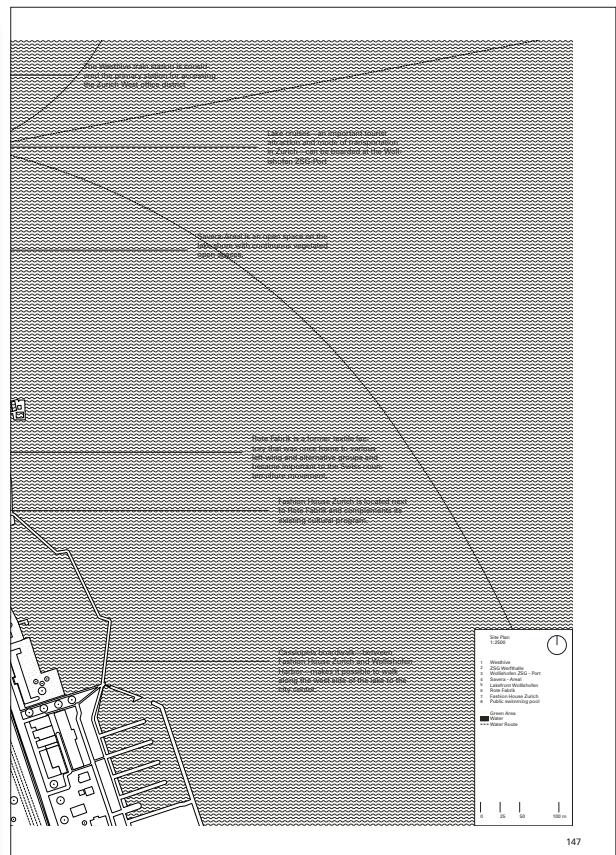


143

IV.08.15 Zurich Site Plan



146



147

The following manual is a set of written guidelines and visual aids that inform the design of Fashion House locations, from site selection to detailing and everything in between.

This manual establishes a step-by-step guide to place an emphasis on the interactions between design components—such as architectural spaces and details, to furniture and signage throughout. This consistent set of guidelines paired with a common, but not identical, way to act within the Red Thread network incorporates considerations for locations' sites and design parameters that enables the design of each Fashion House to spatially and stylistically adjust within each member city.

02.02.3 Fashion House is connected to regional low carbon emissions transportation networks to facilitate exchange of goods and services to and from nearby cities and towns. Fashion House is situated close to a water network and/or train network to move goods.

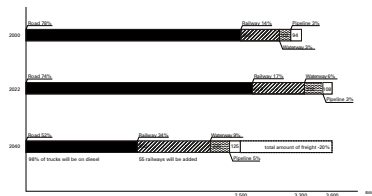


Fig. V02.02.2 Tendency of freight transportation change

V02.03 Accessibility

02.03.1 The route connecting Fashion House locations to public transportation and the main entrance must be always accessible and inclusive, in compliance with municipal accessible design regulations. Sidewalks should be at least 4.2m wide. Crosswalks shall be placed as close as possible to preferred walking paths.

02.03.2 Frontage signage along pedestrian-first routes is paramount.

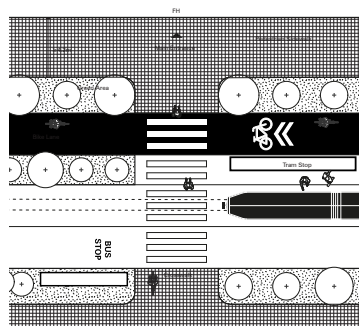
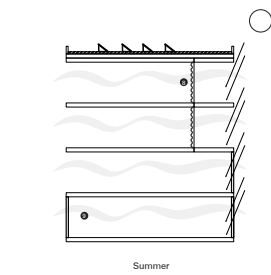
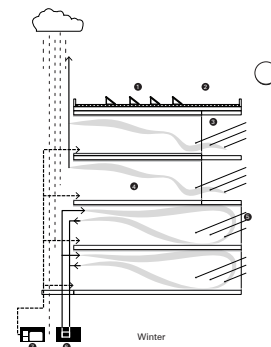


Fig. V02.03.1 Fashion House and its surrounding

V02.04 Accommodating Changing Climatic Conditions

Scientific projections predict rising temperatures and more volatile natural disasters over the short, medium and long term. Updated projections and reports—specific to the climate of any prospective Fashion House location—must be evaluated before implementing any new location. Building design must incorporate specific mitigation and/or climate design strategies in response to these reports' findings.

Energy - Climate change will shape the amount and type of energy consumed. Energy demand is highly climate-sensitive, and temperature in particular is a significant determinant of both the quantity and type of energy consumed.



- Solar Panels
- Insulated Roof
- Seal Joints
- Heating System
- Edge Windows
- Air Treatment
- Water Treatment
- Curtain
- Shading Panels

Fig. V02.04.1 Climate System

V.02
Site Selection

This section outlines site selection parameters for physical locations of the regulatory body in a city, prioritizing integrated connectivity with the city infrastructure and regional transit networks.

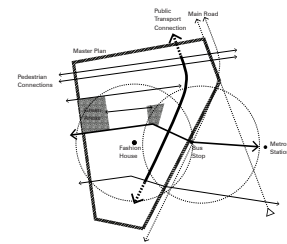
153

V.02.01 Real Estate

02.01.1 Fashion House is situated in a post-industrialized city, taking advantage of the existing infrastructure and placed in proximity to current and future business, cultural, and entertainment establishments, it is designed to catalyze emergent neighborhoods.

02.01.2 The property is located in decentralized areas which are part of future or ongoing development projects promoted by municipal efforts, providing a space for local designers and the community.

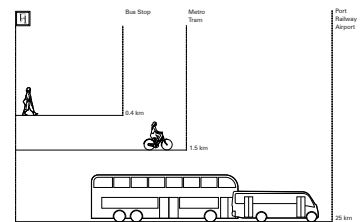
02.01.3 Fashion House is situated in a well-connected district so that it can be easily reached by local producers, designers, and visitors.



Eg.V02.01.1 Master Plan Outline

V.02.02 Public Transportation

02.02.1 Fashion House is located within 400m (5 minutes walk) of multiple transit stops along well-traveled public transit lines such as the metro, tram, bus stop; at least one stop should be named Fashion House.



Eg.V02.02.1 Master Plan Outline

02.02.2 Existing bicycle lanes that are clearly designated by striping, signage, and pavement markings for the exclusive use of bicyclists—running in the same direction of traffic—will adjoin Fashion House to ensure convenient and affordable travel to and from for employees, clients, members, guests and visitors, tourists, and friends. If no such bicycle lanes exist, new lanes will be introduced in the design of Fashion House and will be integrated within the city's bicycling infrastructure.

154

V.03
Site Design

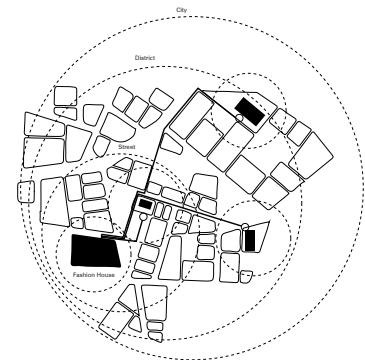
Fashion House's surroundings—gardens, public areas for people to sit or interact, and premises access—shall follow common patterns that highlight activity on the ground floor.

157

V.03.01 Urban Anchor

03.01.1 Fashion House locations are institutional headquarters that represent each member city and region in the Red Thread network. Therefore, every location shall be designed to be a source of civic pride, putting on display the best of each city.

03.01.2 Fashion House frequently hosts events for its members, city and regional officials, and the general public; the spaces within and around each location shall be designed to accommodate large and/or formal events.

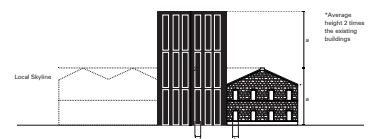


Eg.V03.01.1 Urban Impact

V.03.02 Context

03.02.1 Fashion House's exterior building design shall adhere to its contextual language and integrate into its surroundings while being distinct.

03.02.2 Building envelope volumes shall be scaled to appropriately fit into each location's site surroundings, or into future zoning masterplans; building area shall be minimized to most completely implement the program requirements of each location and any future phasing or addition plans.



Eg.V03.02.1 Elevation Context of Fashion House

158

03.02.3. Materials used within the construction of the building shall be locally sourced and recyclable as much as possible, or sourced within the Red Thread (refer to V06.04 Building Materials).

03.02.4. Building construction techniques shall adapt regional know-how and expertise to promote the dissemination and preservation of knowledge.

03.02.5. Fashion House will become a landmark.

V03.03 Public Space

From lot-line setbacks to courtyards and public spaces Fashion House is generous with its space, time, and presence in its community.

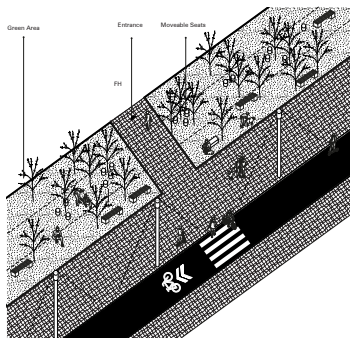
03.03.1. Outdoors must provide shading and flexible seating. Seating that can be rearranged to accommodate different group sizes and needs shall be included so that each outdoor space has many possible uses. Seating areas shall be arranged to allow members and employees to congregate or sit individually, provide places to sit in the sun or shade, and encourage passersby to sit down to extend the social quality of the street and opportunities to choose comfortable positions. For further implementation see V03.04 Natural Features.

03.03.2. Outdoor spaces shall be well-lit throughout the day. Night-time lighting shall be provided to extend the hours in which people can comfortably and safely remain in outdoor spaces at Fashion House locations. Lighting shall be designed to avoid glare, prioritize natural light, and avoid deep shadows.

Height - Standard poles for sidewalks and bike facilities in commercial or industrial areas shall be between 10 m and 12 m.

Spacing - The spacing between two light poles should be roughly 2.5–3 times the height of the pole.

Energy - Lighting should comply with low-energy solutions such as LED/OLED to minimize energy consumption and light pollution.



Eg.V03.03.1 Fashion House Public Space

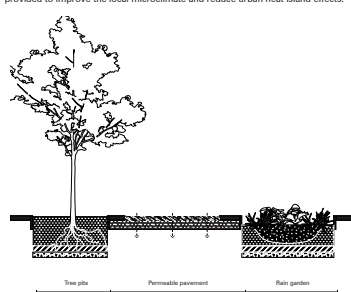
159

V03.04 Natural Features

Fashion House locations enhance the best qualities of its local context, from harnessing daylight and climate to prioritizing scenic views and utilizing natural features.

03.04.1. Outdoor gardens-at grade, on patios, or terraces to name only a few options-should be considered in the design of Fashion House. These gardens shall be cultivated to provide plants for natural dyes and to encourage on-site biodiversity.

03.04.2. Tree planting is necessary in the public space to provide natural shading, promote on-site biodiversity, and-when surrounded by soft-scapes-should be provided to improve the local microclimate and reduce urban heat island effects.



Eg.V03.04.1 Green Infrastructure

03.04.3. Green infrastructure along sidewalks shall be implemented as continuous or noncontinuous strips, while also maintaining clear pedestrian paths. These strips can consist of various green elements such as tree pits, swales, rain gardens, and permeable paving.

03.04.4. Species selection shall be appropriate for today's climate and ensure resilience for future change. The following criteria shall be considered:

- Drought tolerance
- Heat tolerance
- Wind tolerance
- Longevity
- Pollution tolerance
- Pest and disease susceptibility
- Sun and shade tolerance
- Ongoing maintenance requirements

03.04.5. Green and/or blue roofs shall be implemented on as much roof-area as possible at each Fashion House location, particularly in colder climates. Rainwater shall be collected and used wherever possible within the building and for plant irrigation.

V03.05 Art


03.05.1. In member-facing spaces, and spaces of high-traffic, art commissioned by regional artists will be displayed to enrich each location's spaces with a friendly and modest atmosphere.

03.05.2. In display areas visible in lobbies, public-facing spaces, and along street fronts, products and designs from Fashion House members will be featured.

160

03.07.2. Interior Signage

- Interior signage shall maintain consistent sizes and formatting, referring to Fashion House's brand identity.
- Interior signage shall be discrete but easily discoverable to provide sufficient wayfinding.
- Interior signage shall be located at eye-height on vertical surfaces.
- Interior signage will consist of icons and text to indicate spaces within Fashion House locations.
- Interior signage color palettes will be adapted to each location according to locally-sourced materials.

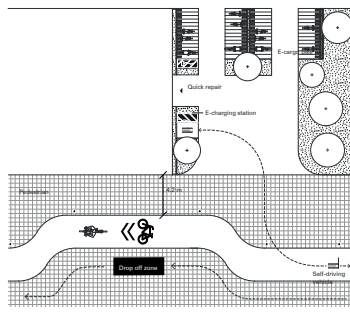


Eg.V03.07.1 Fashion House Signage position

V03.08 Logistics

03.08.1. Dedicated transportation options—including designated bicycle lanes and parking, ridesharing stands, and bus-stops-and delivery drop-off and pick up zones adjacent to pedestrianized zones shall provide Fashion House employees and members safe and convenient transportation options.

03.08.2. To decrease the carbon footprint of last mile delivery, Fashion House shall use automated equipment, drones & self-driving electric vehicles to move goods and materials. One designated parking spot for loading and unloading shall be provided at Fashion House with sufficient electrical plugs and charging ports.



Eg.V03.08.1 Fashion House Standard Logistic Area Design

163

03.08.3. Fashion House will be a textile waste collection point that is integrated within municipal textile waste collection and recycling systems.

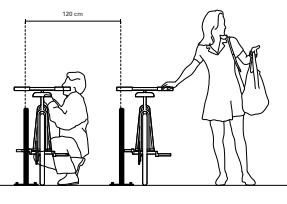
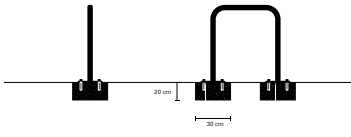
03.08.4. Designated staging zones shall be provided to store collected textile and post-consumer waste from textile dropoff points. These staging grounds shall be minimally-sized because of minimal waste production and delivered-to-order material delivery timings. (refer to V04.05 Collection Points)

V03.09 Parking

Fashion House prioritizes pedestrian and cycling mobility. Cars will only have access to drop-off areas with temporary parking. (refer to V04.03 Entry)

03.09.1. Bicycle parking should:

- Be near building entries
- Be easy accessible and useable
- Offer spaces for non-standard sized bicycles
- Offer tools for quick repairs
- Offer covered spaces
- Offer electric charging stations

Eg.V03.09.1Bike Parking Infrastructure Installation

164

V03.06 Facades

03.06.1. There is no front and back facade, all facades are equally important and to be designed.

03.06.2. Fashion House locations with a corner condition shall recess the building's facade to create a public plaza before entry.

03.06.3. At Fashion House locations built on sites with existing construction, exterior wall construction shall be evaluated for its structural durability, construction techniques, and historical significance to determine its viability for future and compatible use in each location's design.

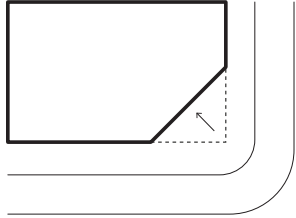


Fig.V03.06.1 Buildings in a corner

03.06.4. New construction must not mimic contextual architectural languages. Rather, new interventions shall be differentiated from its surroundings.

03.06.5. Ground-up construction at Fashion House locations shall incorporate climate design strategies to accommodate changing climatic conditions (refer to V02.04 Accommodating changing climatic conditions), built according to the regional planning regulations and use recycled building materials (refer to V06.04 Building Materials) as much as possible.

03.06.6. Windows shall be located to prioritize natural ventilation and incorporate shading devices where necessary.




Fig.V03.06.2 Minimum window-to-wall-ratio for display areas and public facing programs in ground-up buildings

03.06.7. Fenestration specifications shall be common across all Fashion House locations, with minor adaptations allowed to avoid unsightly conflicts with contextual conditions.

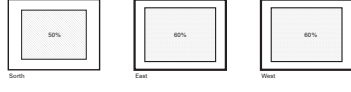
03.06.8. Along sun-path facing facades, sun-shading devices—such as exterior louvers and fins—and internal adjustable screens—such as blinds or curtains—shall be provided.

03.06.9. The South Facade must open towards the outdoors.


161

03.06.10. Facades must be built with materials that do not require high maintenance or constant replacement. Fashion House encourages physical locations to limit construction to three materials. Refer to V06.04 Building Materials for additional information regarding building material selection.


03.06.10.1. Humid continental climate: Central and North-east Europe



03.06.10.2. Humid temperate climate: North-western Europe



03.06.10.3. Steppe climate: South-western Europe



03.06.10.4. Mediterranean climate: South-western Europe

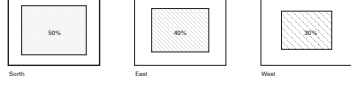


Fig.V03.06.3 Average window-to-wall-ratio for climate control and lighting per climate

V03.07 Signage

A brand is recognizable through its brand identity. Fashion House locations embrace its uniqueness and stands out to potential members.

03.07.1. Exterior Signage

- Fashion House exterior signage shall be in street-facing facades, far from any trees or any other possible obstructions.
- Exterior signage shall be sized to be legible at a distance across the street, but no more.
- Exterior signage shall be located at eye-height on vertical surfaces.
- Exterior signage shall not monopolize the street front elevations of Fashion House locations, except when done to fit contextual signage conventions.
- Signage typography is consistent with institutional typography standards as described in Fashion House's brand identity.

162

V04 Building Design

Building design considers factors such as functionality, aesthetics, and building codes, as well as the needs of the building's inhabitants and the surroundings.

165

V04.01 Space Tactics

04.01.1 The layout of every Fashion House location shall be organized in accordance with a common diagram that articulates points of entry, primary programmatic adjacencies, and spatial relationships. Although universal, this common shall be adapted in its planimetric and sectional distribution for each location to accommodate site-specific constraints or contextual spatial strategies.

04.01.2. Each Fashion House location consists of Fix and Flex programs. The Fix program, as detailed in Fashion House's Governance and Operations manual, is a common set of minimum programmatic requirements to facilitate Fashion House's operations throughout the Red Thread network as established in this manual, and referenced in the Appendix. The Flex programs are accentuated, or otherwise exaggerated, components of the Fix programs that feature a location's particular specialty contribution across the Red Thread network. Please refer to the Appendix for additional details of the currently-operational Fashion House locations specialties.

04.01.3. Flex programs shall not be physically separated from Fix programs, unless unavoidable because of site constraints, to facilitate continual interaction between employees working in different departments.

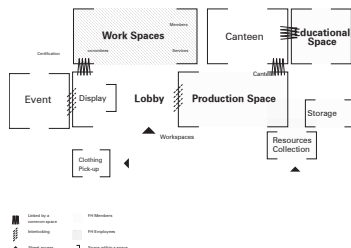


Fig.V04.01.1 Spatial progression of program

V04.02 Ground Floor

04.02.1. The ground floor level of Fashion House is where its primary public-facing - lobby, collection points and fabrication spaces - programs are located, so that it can generously connect to its surrounding city and host wide-ranging events.

04.02.2. The ground floor should welcome employees, Fashion House members, students, event-participants, customers, and passersby.

04.02.3. Celebrating the distinct contributions to the Red Thread network, the flex-program spaces of each Fashion House location are featured prominently in the allocation and organization of the ground floor.

04.02.4. Easy pedestrian access to, and into, the ground floor of each location is necessary.

166

V04.03 Entry

Prioritizing pedestrian access, Fashion House's public space guides its visitors towards the main entrance.

Fig.V04.03.1 Fashion House Entrance surroundings

04.03.1. Fashion House is a public building, open to all public and members.

04.03.2 Signage should be placed at eye level to be recognizable and legible from the pedestrians' and bikers' point of view. Signage should be within a maximum distance of 50 cm from the main door.

Fig.V04.03.2 Fashion House Main Door Material

167

04.03.3 Where possible, the main entry door shall be set back from the minimum setback line of the building plot to create a transition between interior and exterior. The entry threshold is articulated with a small vestibule prior to entering the lobby space to create anticipation and provide a climate-controlled buffer, as required.

04.03.4 There shall be a height difference between the vestibule and lobby to emphasize the interior space of the lobby.

04.03.5 Primary entry facades shall juxtapose sections of opaque (or solid) wall constructions with sections of transparent vision lites to add visual interest and maintain window-wall ratios. For instance, if the entry door is made with a transparent, glass-like material, the adjacent walls should be solid; alternatively, if the main door is built with an opaque material, the adjacent walls shall be transparent.

04.03.6. Entry doors shall specify automatic sliding doors to minimize temperature transmission.

Fig.V04.03.3 Fashion House Main Door Dimension

V04.04 Lobby

The lobby is the main public space at Fashion House and articulates its other main programmatic spaces. It is both the point of departure and convergence of all activities that occur at Fashion House. The lobby consists of three main elements that shall be prominently featured at all locations: shelves and clothing racks for display (refer to V04.04.3), a self service and information kiosk (refer to V04.04.4), and demonstration table (refer to V04.04.5).

04.04.1. Entry lobbies are generous spaces that welcome visitors into an open-floor display area.

04.04.2 Lobbies are used for members' products display and meeting point to network and exchange expertises.

04.04.3 Display areas shall not provide points-for-sale nor shall be considered as sales floors. As is Fashion House's policy, displayed products and goods are only purchasable on online platforms. Multi-configurable shelves and clothing racks shall attractively display member products and goods, and shall provide customers sufficient information so that they can purchase goods online on each members' platforms.

04.04.4 Personalized and automated customer service shall be available at information self-service kiosks located immediately upon entry, to the right or left side of the main entrance where possible.

168

V04.05 Collection Points

Deadstock elimination and made-to-order production processes allow storage spaces to be significantly reduced in size, enabling them to be self-contained within larger public spaces as collection points and accessible by foot and by small self-driving electric vehicles.

04.05.1 Collection points within Fashion House shall be located either inside or adjacent to the lobby space and in close proximity to the main entrance as freestanding clearly-visible modules. These collection points are divided into three categories: 1) resources collection point, 2) textile drop off, and 3) clothing pickup.

04.05.2 Resources collection point

04.05.2.1 Resources collected at Fashion House range from natural products—such as palm leather and madder root—to synthetic products—such as post-consumer plastic waste—depending on each location's regional specialty. Resource collection points shall be designed in accordance to the dimensional and weight requirements of the anticipated resource collected at each location.

04.05.2.2 Resource collection points shall be located nearby bicycle lanes and shall provide an independent entrance for deliveries and resource retrieval by small self-driven electric vehicles.

04.05.2.3 Resource collection points shall provide sufficient climate control and/or passive interior climate regulation to ensure collected natural products will not decompose due to improper temperature and humidity levels.

04.05.3 Textile Drop off points

Fig.V04.05.1 Textile Drop-off base dimension

04.05.3.1 Fashion House locations shall provide designated spaces for members, neighborhood residents, or passersby to donate and recycle old textiles and post-consumer textile waste.

04.05.3.2 Textile dropoff points will be clearly visible from the exterior and interior. They will have a separate-or adjacent-entry to Fashion House's primary entry for small self-driven electric vehicles that will collect and move textiles to local recycling centers.

04.05.3.3 Drop-off points will consist of deposit doors and drop-off instructions signage. Each door corresponds to a single compartment that is sorted by fiber—such as cotton, wool, cashmere, silk, linen and hemp—to allow for individuals to more easily self-sort their textiles.

171

04.05.4 Clothing Pickup

Fig.V04.05.2 Fashion House Clothing Pickup Plan instruction

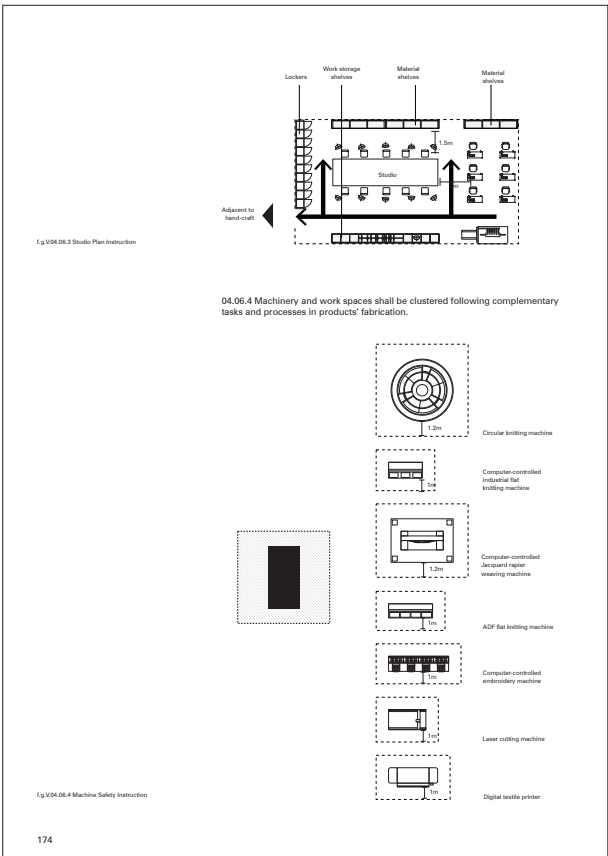
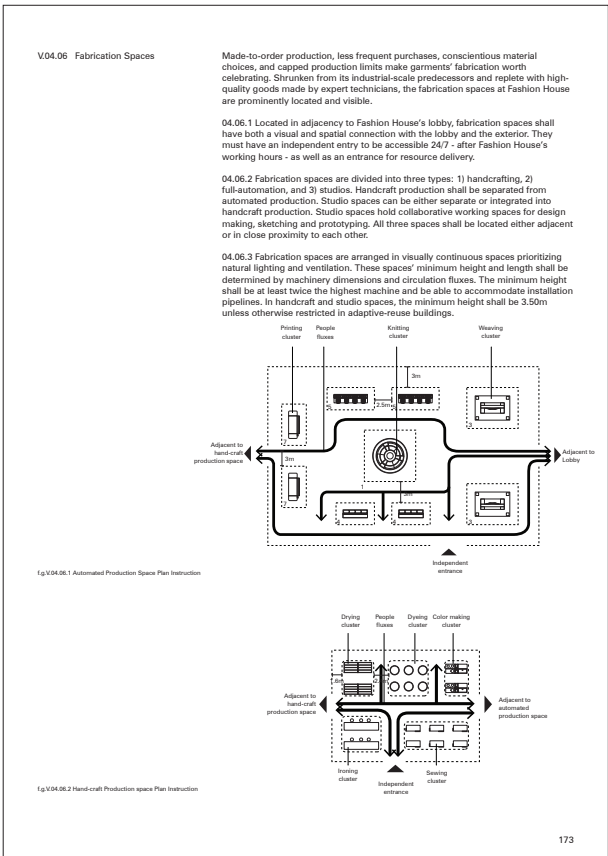
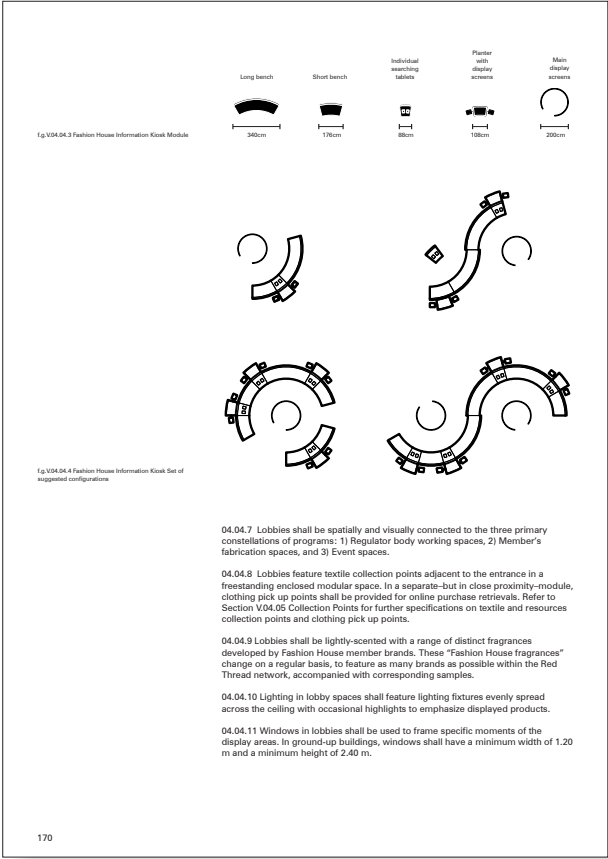
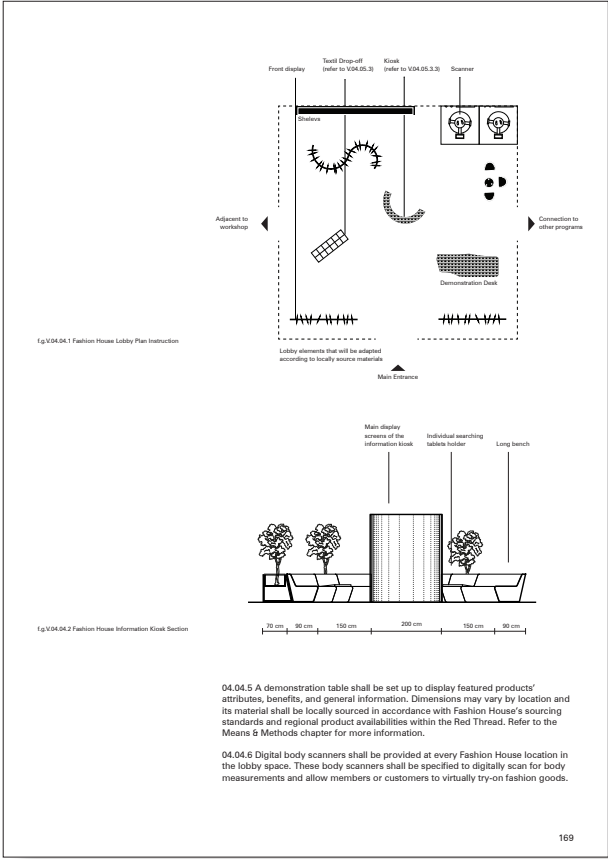
04.05.4.1 Every Fashion House location shall provide a designated area for online-ordered clothing and accessories purchases pickup. This space should be located adjacent to the lobby, with an independent entrance towards the street.

04.05.4.1 Retrievals are scheduled throughout Fashion House's daily operating hours. A maximum of 2 to 4 customers can be scheduled per hour to allow ample time for customers to try on their purchased goods and ask questions on its care instructions.

04.05.4.1 Pickup areas shall be designed to reflect the same care with which the goods were crafted. Purchased goods will be delivered into transparent display cases that are only accessible to customers with a purchase code. Special fitting rooms with seating areas will be provided for customers to try on their new garments in front of family and/or friends.

Fig.V04.05.3 Fashion House Clothing Pickup Display Area

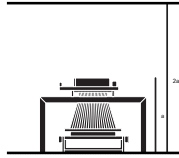
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04.06.5 Fabrication spaces shall provide tools and equipment for beginning-to-end garment and fashion goods fabrication that are organized into specialized clusters corresponding to complementary techniques and/or stages in garment construction. Technicians train members to be knowledgeable and under control of all fabrication stages. Each cluster shall be separate, but connected by dedicated circulation paths that streamline crossovers for goods and technicians. Connecting corridors and/or paths shall have minimum widths of 150 cm—for two people passing simultaneously—and be increased by 80 cm per new person.

04.06.6 To aid natural ventilation, targeted ventilation hoods and high-volume, low-noise ventilation systems, that are activated only when the space is in use, shall be provided.

04.06.7 Fabrication spaces shall provide sufficient acoustic panels and baffles on ceilings and walls as needed, based on the machinery, equipment, and tools that are used in each area.



Eg.V04.06.5 Production Space Ceiling Height

V04.07 Working Spaces

First and foremost, Fashion House locations are places for work: clerical regulatory auditing, member consultation, and Red Thread network-wide logistics and management.

04.07.1 Hybrid work-in-office and work-from-home modalities are utilized in each location, with a limited number of assigned workstations. Each workstation interfaces with programmable settings that, when initiated by any employee who taps their work badge, automatically adjust to their desired settings.

04.07.2 Working spaces will be designed as open floor collaborative flexible areas with a minimum amount of workstations due to hybrid work. Meeting rooms are the main working spaces and shall be visually clear. Demountable partitions with transparent vision file are recommended to allow multiple configurations.

04.07.3 Working spaces shall incorporate small break areas with a kitchenette and tables for eating. (refer to V04.09.1)

04.07.4 Proper acoustical comfort is paramount. Open office workspaces shall provide sufficient non-invasive acoustic panels and baffles on ceilings and/or between workstations as needed.

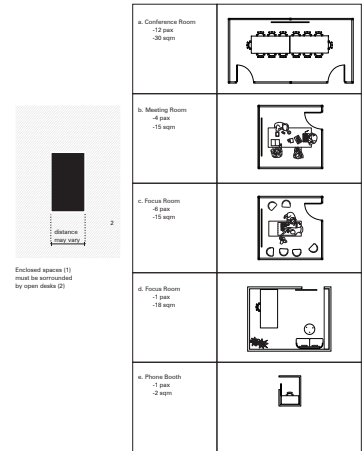
04.07.5 Within the working spaces, a specific area shall be designated for Fashion House's patent and consultancy services.

04.07.6 Working spaces designated for patent review and approval shall provide safe storage spaces for official paper documents.

04.07.7 An online archive of all patents will be only accessible from Fashion House servers while on-premise. Therefore, access to the online database will be granted only at assigned spots within the patent/consultancy area.

04.07.8 Spaces for members' consultancy services shall be enclosed within the open working spaces to ensure privacy. Solid partitions or operable dividers such as curtains are recommended.

04.07.9 Each working space shall maintain compliance with all other general requirements for workspaces as part of the flexible program's requirements of the potential site.



Eg.V04.07.1 Fashion House Office Area Layout

V04.08 Common Areas

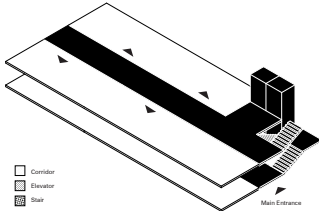
Each employee should take at least one long break during the day and multiple shorter breaks to ensure physical and mental well-being. Common areas that are separated from working spaces shall be provided in at least one location per floor or primary working space.

04.08.1 Sitting arrangements shall be provided in and around common areas to provide alternate spaces to enjoy breaks during the day.

04.08.2 Common areas shall provide space for game lounges—furnished with digital and board game options—as an alternative break option during working hours.

04.08.3 Space for personal wellbeing—including activities such as stretching, praying, and breastfeeding—shall be positioned next to at least one common area in each Fashion House location. Employees are able to book this area during breaks to exercise and disconnect from the working routine.

04.11.4 Every space in Fashion House locations must be accessible by freight elevator. Elevators will be multi-functional as much as possible so as to limit the total number of elevators required at each location. Cabin interiors shall be designed with durable materials.



Eg.V04.11.1 Circulation Layout

V04.12 Services

Service areas for technical and mechanical support, maintenance, and storage are necessary to operate Fashion House locations. These areas shall be inaccessible to members and visitors, and shall be designed with the smallest possible footprint.

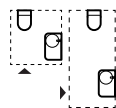
04.12.1 Every Fashion House location will consolidate primary and fixed mechanical equipment into designated mechanical and/or building systems rooms.

04.12.2 Whenever possible, rainwater shall be collected for greywater use in toilets or for on-site garden irrigation. The collection cisterns shall be located underground, or inside designated building systems rooms.

04.12.3 Every Fashion House location shall provide a dedicated waste room in close proximity or directly adjacent to a pick-up zone. Waste rooms hold basic processing machinery—such as collectors and high-pressure machines—that prepares the produced waste for transportation to the cooperative city services.

04.12.4 A well-ventilated closet or room shall be provided to allocate Fashion House's servers. This should be easily accessible and close to the working spaces.

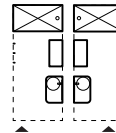
04.12.5 Restrooms at every Fashion House location are genderless. Individual toilet compartments and washbasins are grouped together with no differentiation between male and female restrooms.



Eg.V04.12.1 Fashion House Restroom Layout

04.12.6 Toilets must be seamlessly integrated into the space and should not be viewed as separate areas.

04.12.7 In at least one location per Fashion House location, sufficient changing room space with personal storage lockers and showers shall be provided.



Eg.V04.12.2 Fashion House Changing Room Layout

V04.09 Educational Spaces

Fashion House is committed to members' and the general public's continued education through personal study in its system of interconnected libraries and at public forums and lecture series in its lecture halls.

04.09.1 Libraries shall be in close proximity to studio spaces and serve as a consultation point for research and study. They should also hold acoustically insulated spaces for group discussions.

04.09.2 The lecture hall shall be in close proximity to the lobby and easily accessible to the general public. The minimum capacity shall be one fourth of the total members in the city of location.

177

V04.10 Eatery

Fashion House provides one or more spaces for food and beverage consumption open to the general public, employees and members.

V04.10.1 Spaces such as canteens and restaurants shall be visible from the exterior and easily accessible from the lobby and working spaces.

V04.10.2 Repair cafes will be provided as part of Fashion House's services. They shall be preferably opened towards the exterior, but can also be accommodated within the lobby or public spaces such as patios and gardens. Repair cafes shall provide self-repair points and repair assistance.

V04.11 Circulation

The transitions between Fashion House's levels and spaces, reflect the house's operations as not just circulation areas but also socially active areas for the employees, members, and visitors.

04.11.1. Each floor shall be connected by stairs, ramps, or elevators that are widened to actively encourage serendipitous conversations and interaction between employees and members. The minimum width of the corridors should be 1.5 meters and the sitting arrangements shall have an average of 0.5 meters set back from them.

04.11.2. Waste bins shall be located throughout Fashion House locations in areas of highest traffic. Waste bins shall be self-closing to minimize adverse odors and shall separate soiled and unsoiled waste types

04.11.3. For locations with multiple floors, one main staircase that is clearly visible from the main entrance shall connect each floor. The staircase shall be designed as a sculptural element that will stand out as one of the House's characteristic elements.

178

V05 Building Specifications

Specifications regarding the components used during the design process of Fashion House will be developed in this section.

181

V05.01 Equipment

05.01.1. The work done in fabrication spaces is messy and multifaceted. Therefore, all furniture pieces shall be specified to be uncluttered, discrete, and easily cleanable so that the work is the focus and the furniture a backdrop.

05.01.2. Selected furniture pieces shall be sourced from single suppliers and made from natural or recycled materials from within the Red Thread network. (Refer to V06.04.1)

05.01.3. Autonomous forklifts will distribute goods and materials throughout Fashion House locations. They shall be specified to handle heavy and/or bulky cargo.

05.01.4. Each Fashion House location shall maintain a small fleet of self-driving electric vehicles that deliver and collect goods and materials to and from Fashion House, using bicycle lane infrastructures as much as possible.

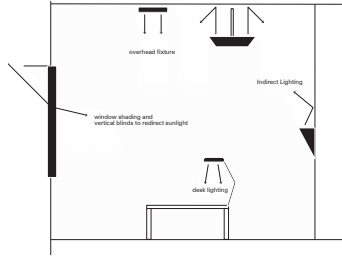
V05.02 Lighting

05.02.1. Lighting levels shall be evenly spread in interior spaces by spacing lighting fixtures following spacing distance and mounting height criteria. Horizontal distribution equal to one half the floor-to-ceiling height is recommended.

V05.02.1 Fashion House General Light Spacing

182

- 05.02.2 Avoid placing lights in corners to reduce unnecessary light fixtures. Repeatable patterns in ceiling construction, except when creating highlighted lighting features, are recommended.
- 05.02.3. Lighting fixtures shall be connected to automated smart-lighting programming and controlled by digital interfaces that adjust to outside weather conditions and to interior occupancy.
- 05.02.4. Lowest-possible lighting levels shall be maintained wherever possible - in particular in open office workspaces - and supplemented with task-lighting to avoid glare and minimize energy consumption.
- 05.02.5. Indirect natural light shall illuminate as many spaces as possible.

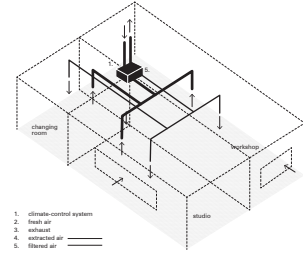


Eg. V05.02.2 Lighting Type

V05.03 Climate Control

- 05.03.1. Climate zones are established according to program type and spatial organization to maximize passive heating and cooling strategies, and to minimize the necessity for active climate-control.
- 05.03.2. Natural ventilation should be prioritized, to avoid dependency on active climate-control.
- 05.03.3. Automated, integrated climate-control systems - such as smart thermometers, motion-activated and smart-scheduled conditioning systems, automated window shades, and night-time flushes - regulate the building interiors where applicable in each location. Employees, particularly those who spend the majority of their working day at a desk, should have manual override control to operate these systems.
- 05.03.4. Mechanical ventilation systems will utilize the highest industry-standard filtration systems available, particularly in colder climates and near busy street fronts.

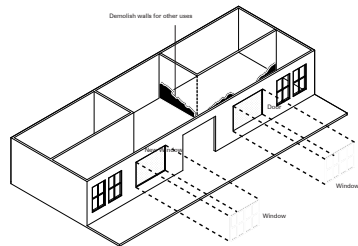
- 05.03.5. Passive heating and cooling systems - like heat sinks, heat chimneys, or hollow-core slabs - shall be incorporated into the design.
- 05.03.6 Sufficient insulation shall be provided in the exterior envelope of every Fashion House location, particularly in colder climates or in climates with large annual temperature swings, in applicable wall construction.



Eg. V05.03.1 Fashion House General Ventilation System

V06.02 Demolition

- Existing construction that does not sufficiently facilitate proposed uses nor holds significant historical value shall be removed.
- 06.02.1 Existing elements on Fashion House sites are not needlessly removed. Instead, interventions alter as little as possible to implement its objectives, whether that be minimal alteration or extensive overhaul.
- 06.02.2 Salvage, recycle, or reuse as much non-hazardous construction waste as possible, and ensure proper handling to minimize contamination or commingling.



Eg. V06.02.1 Demolition Elements

V06.03 Construction Techniques

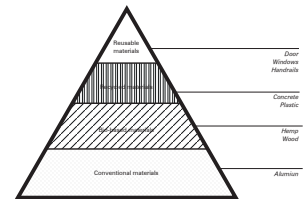
- 06.03.1 New construction should not specify techniques that require specialists or equipment that is not readily procurable within the Red Thread network.
- 06.03.2 Non-invasive attachment techniques for easy dismantling in case of change of program or future extensions are encouraged.

V06.04 Building Materials

- Fashion House strives to minimize waste and environmental damage by prioritizing material reduction, reuse and recycling, when possible construction should avoid new materials. New construction should avoid specifying materials that require specialists or equipment that is not readily procurable within the Red Thread network.
- 06.04.1. Fashion House has the following hierarchy to make material choices:
 - 1 - Reuse materials (Refer to V06.01.2.)
 - 2 - Recycled materials (Refer to V06.01.3. to V06.01.7) .
 - 3 - If not possible, use Bio-based materials: Materials derived from renewable bio resources. Ecological building materials are renewable without chemical or abiotic substances. (Refer to V06.04.2.)
 - 4 - If no other alternative, use Conventional materials: conventional building materials can be an option, with considerations to carbon emissions, environmental impact, and its capacity to be reused or recycled at the end of its life.

The following are quality standards that must be included in all architectural specifications:

- 06.04.2. Raw materials grown, cultivated, or harvested within the Red Thread should be prioritized, such as hemp, natural dyes, and biomaterials such as plant-based leather to take advantage of endemic materials to localize the supply chain. (Refer to IV. Red Thread Atlas)
- 06.04.3. The use of petroleum-based materials will be reduced to a minimum over time, shifting the use of plastic to bioplastic and gas to alternative sources.
- 06.04.4. Specified materials must have low-carbon footprints, within accordance to European Union 2050 climate-neutral guidelines, except when no other alternatives are available.
- 06.04.5. In addition to aesthetic choices, specified materials should be selected on their capacity to be safely deconstructed, recycled, or salvaged with minimal unusable construction waste in the event of full-demolition or remodeling.
- 06.04.6. Except when no other alternative is available, materials, fixtures, and building components should be sourced from producers or suppliers from within the Red Thread network.
- 06.04.7. Specified materials must be fully-traceable to its raw-material source from suppliers and vendors whose operations are certified for sustainable practices.
- 06.04.8. Specified materials must be durable and require only intermittent maintenance without replacement.



Eg. V06.04.1 Material Hierarchy of Fashion House

V.06
Means & Methods

Techniques, materials, and processes used in the design and construction of ground up buildings and/or adaptive and reuse structures.

V.06.01 Heritage

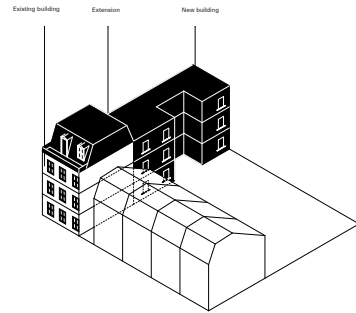
Following International standards for heritage buildings and construction, Fashion House employs distinct strategies to appropriately incorporate existing buildings and techniques into its locations.

06.01.1. Fashion House locations that include existing building and landscape construction shall be examined for features that exhibit "significant historic value," and value their regional significance based on their site specifications.

06.01.2. Preservation - Important physical features on site shall be identified based on their significant historical value and will be stabilized to preserve its existing integrity as-is. Additional work shall be limited, but can include work such as building system upgrades of plumbing, mechanical and electrical systems to make these features functional and sufficiently integrated with Fashion House location building operations, and shall be carried out without new physical additions.

06.01.3. Restoration - Important features on site - that cannot be adapted to proposed compatible uses, or that demonstrate more-than-significant historical value - shall be identified to be restored to its original character. All additions from other historical periods that are damaging to its original physical features shall be carefully removed and made functional with appropriate building systems upgrades, such as plumbing, mechanical and electrical systems.

06.01.4. Rehabilitation - Important features on site shall be identified on their significant historical value to be repaired, restored or preserved to retain its historic character while new additions or alterations should be incorporated according to the spatial demands of the building's functions.



E.g.V06.01.1 Adaptive Reuse

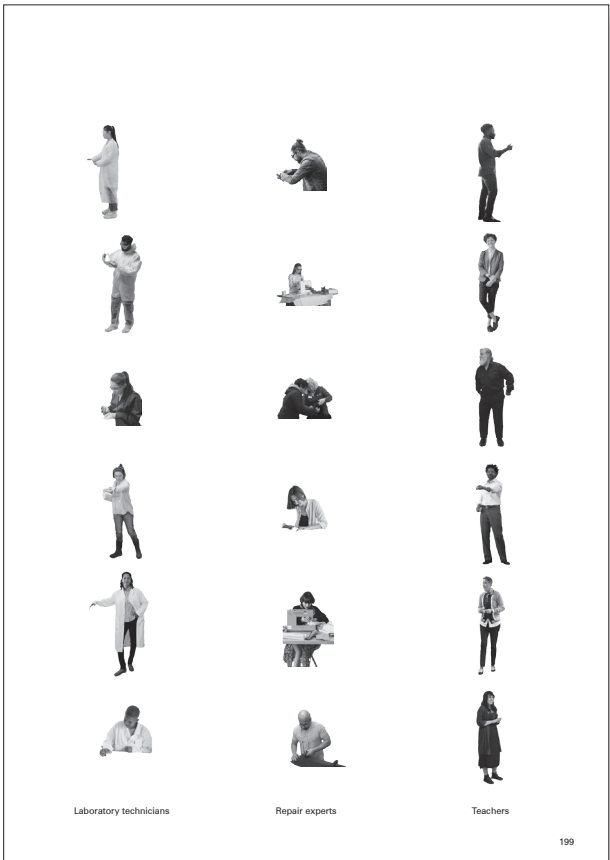
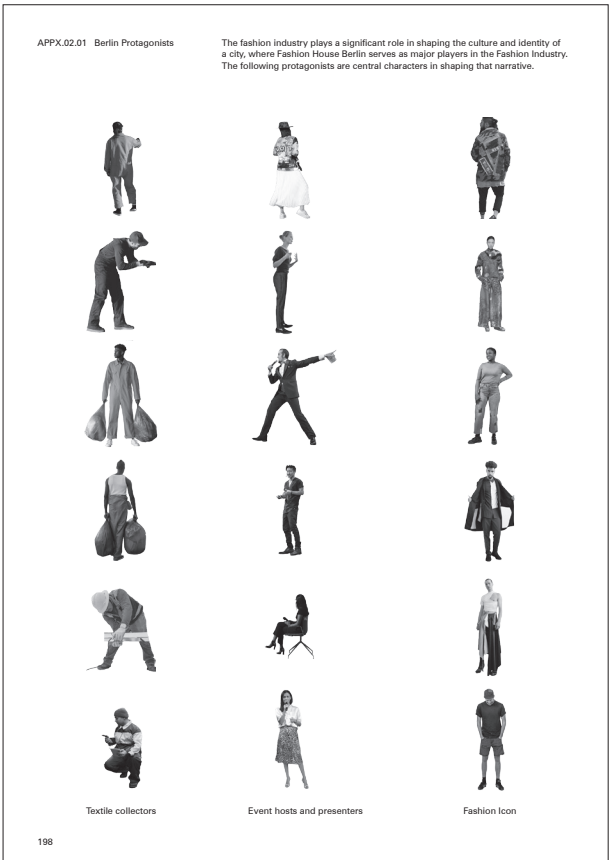
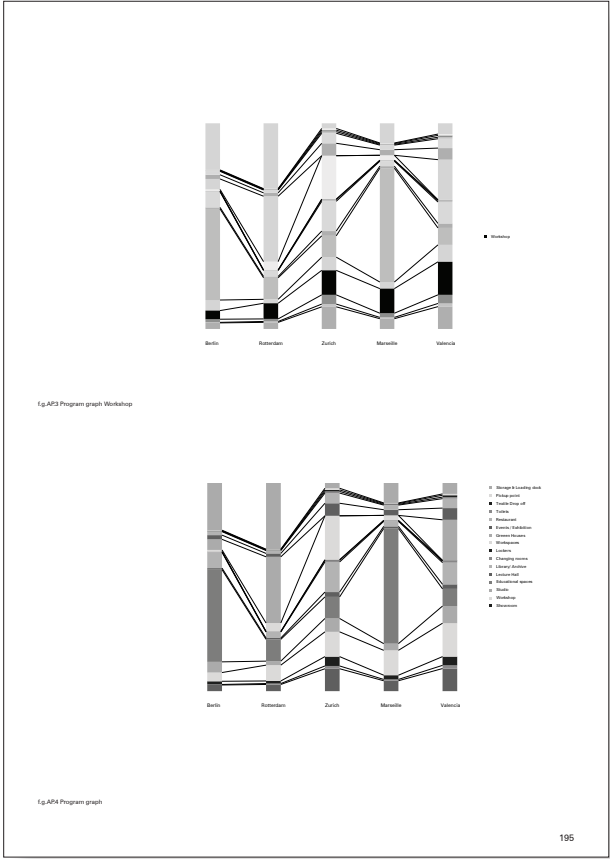
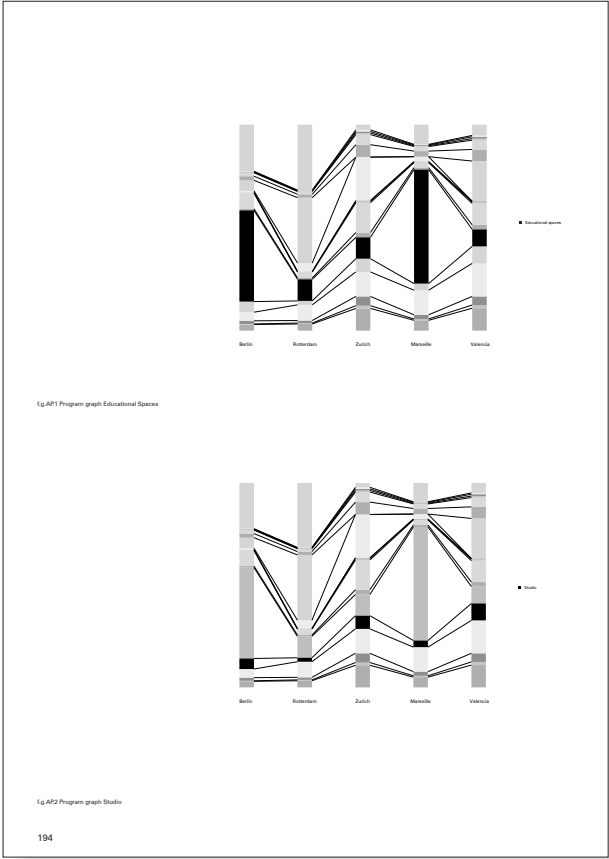
06.01.5. Existing patterns and motifs—including structural elements, decoration and ornamentation, materials, and building techniques—shall be surveyed and inform the design of new construction and/or interior fitouts. These existing elements shall be integrated within the new designs while remaining recognizable.

06.01.6. Salvaged construction waste should be integrated within the materials for new on-site construction as much as possible. Masonry can be pulverized and used as aggregate in new concrete or masonry; wood and gypsum can be broken down and included in new fiber-board constructions; fiber materials can be shredded and used as wall insulation.

06.01.7. Construction waste will only be disposed of in landfills or incinerated if no other options exist.

Appendix

APPX.01
Program Matrix



	BERLIN	ROTTERDAM	ZURICH	MARSEILLE	VALENCIA					
Fashion House Members	3,002	1,990	1,933	1,457	1,287					
PH Employees	124	75	85	80	75					
Working Spaces Capacity	750	65	70	72	65					
Regulatory body										
Office Spaces	3%	860 3.18%	500 10.75%	560 4.96%	540 10.85%					
Lobby/ Reception	0.2%	70 0.44%	30 1.34%	70 0.64%	70 1.52%					
Showroom	1.5%	450 1.24%	190 4.51%	235 2.02%	220 4.23%					
Workshop	4.2%	1,258 3.63%	1,200 11.90%	620 5.59%	1,200 18.85%					
Studio	5.1%	1,504 1.91%	300 18.79%	875 3.17%	345 8.24%					
Educational spaces	44.3%	13,000 10.49%	1,650 0.00%	9 55.40%	6,030 8.24%					
Lecture Hall	0.8%	225 0.84%	100 2.30%	120 1.01%	110 2.17%					
Library Archive	7.6%	2,200 2.98%	450 14.49%	350 2.38%	260 10.41%					
Changing rooms	0.3%	75 0.22%	35 0.77%	40 0.37%	40 0.78%					
Lockers	0.1%	20 0.10%	15 0.29%	15 0.14%	15 0.33%					
Workspaces (offices that are not part of the regulatory body)	0.8%	225 4.07%	640 21.11%	1,100 2.39%	260 0.00%					
Green House	5.1%	1,490 31.78%	5,000 0.00%	0 0.00%	0 19.52%					
Events / Exhibition	2.0%	600 1.65%	260 6.05%	315 2.71%	295 5.84%					
Restaurant	1.7%	490 1.37%	215 4.89%	255 2.20%	240 4.56%					
Tobacco	0.2%	70 0.22%	30 0.77%	40 0.37%	40 0.78%					
Ticket Drop off	0.2%	80 0.25%	40 0.77%	40 0.37%	40 0.87%					
Pickup point	0.2%	70 0.19%	30 0.77%	40 0.37%	35 0.65%					
Loading dock + storage	22.7%	6,650 31.78%	5,000 2.56%	190 9.55%	1,040 5.21%					
TOTAL GEM	100%	29,331	100%	15,735	100%	5,219	100%	10,885	100%	4,613

Eg.APS Fashion House Square Meters



APPX.02.02 Marseilles Protagonists

The fashion industry plays a significant role in shaping the culture and identity of a city, where Fashion House Marseilles serves as major players in the Fashion Industry. The following protagonists are central characters in shaping that narrative.



Cruise Tourists

Sports Streetwearers

Marseille Fashion Icons



Film Student

Fishermen

Honeymooners

APPX.02.03 Rotterdam Protagonists

The fashion industry plays a significant role in shaping the culture and identity of a city, where Fashion House Rotterdam serves as major players in the Fashion Industry. The following protagonists are central characters in shaping that narrative.



Cyclist

Logistics worker

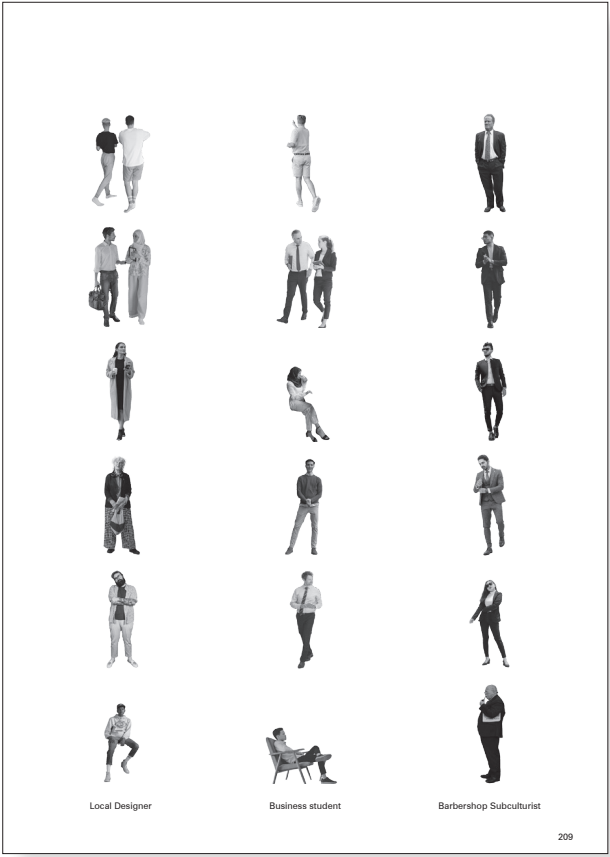
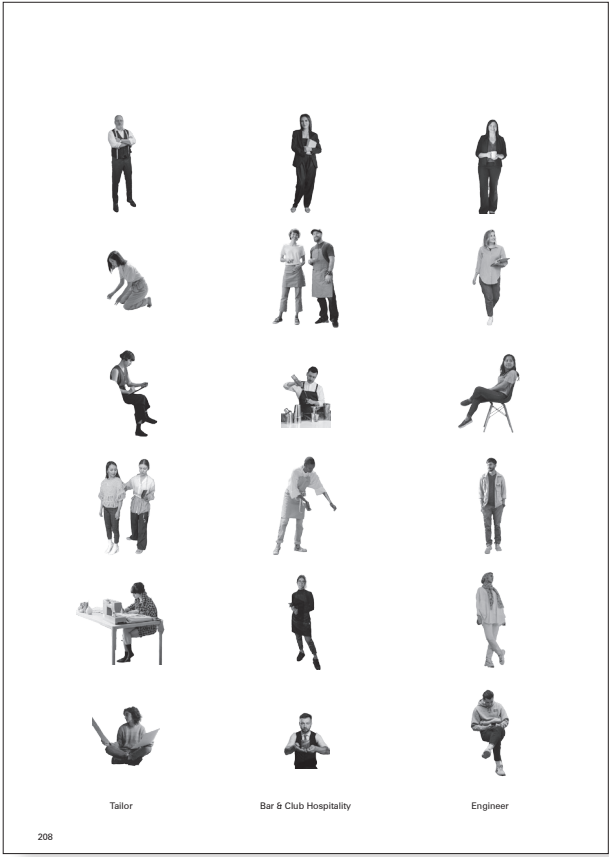
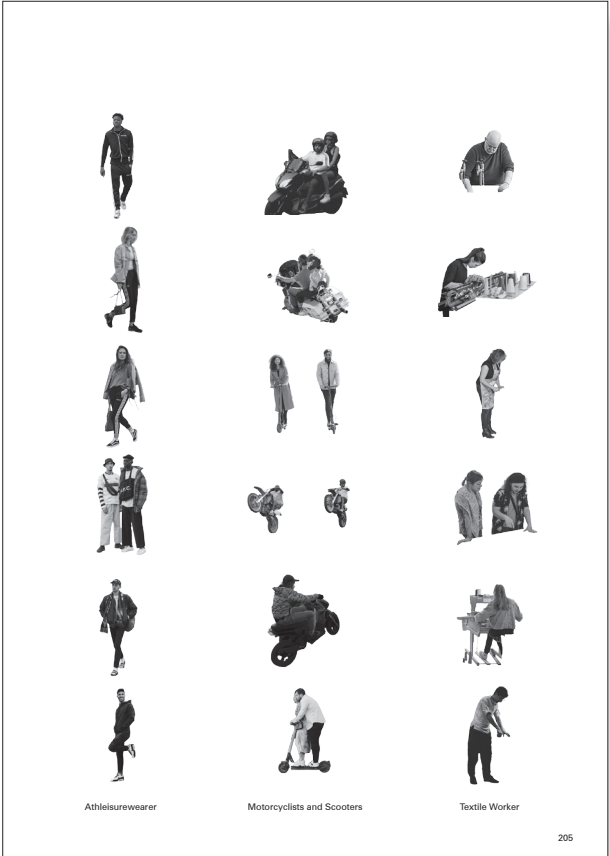
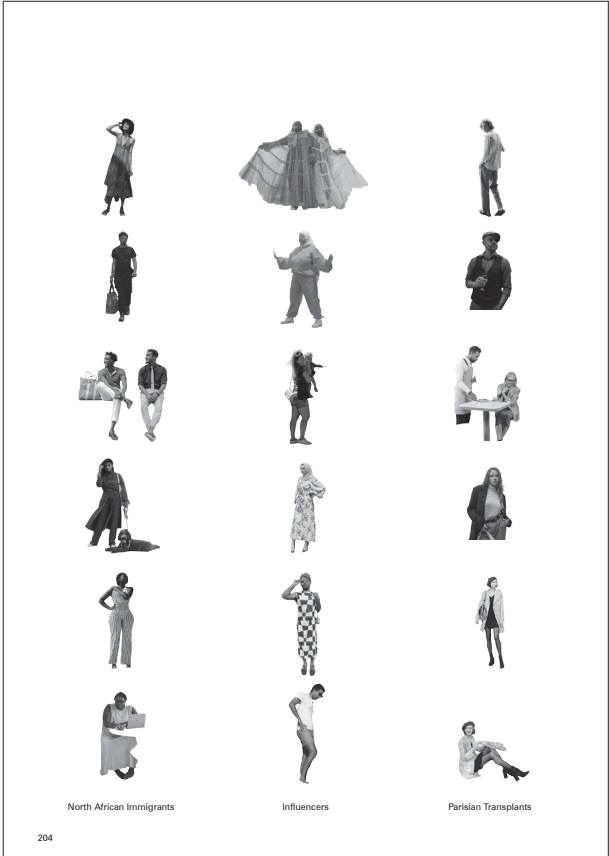
Raincoat people



Umbrella people

Logistics worker

Dancing people



APPX.02.04 Valencia Protagonists

The fashion industry plays a significant role in shaping the culture and identity of a city, where Fashion House Valencia serves as major players in the Fashion Industry. The following protagonists are central characters in shaping that narrative.



The Beach Go-er

North European Middle Aged Tourist

Erasmus Students



Coastal Grandparents

Enhanced People

Digital Nomad

APPX.02.05 Zurich Protagonists

The fashion industry plays a significant role in shaping the culture and identity of a city, where Fashion House Zurich serves as major players in the Fashion Industry. The following protagonists are central characters in shaping that narrative.



Gorp Core

ETH Students

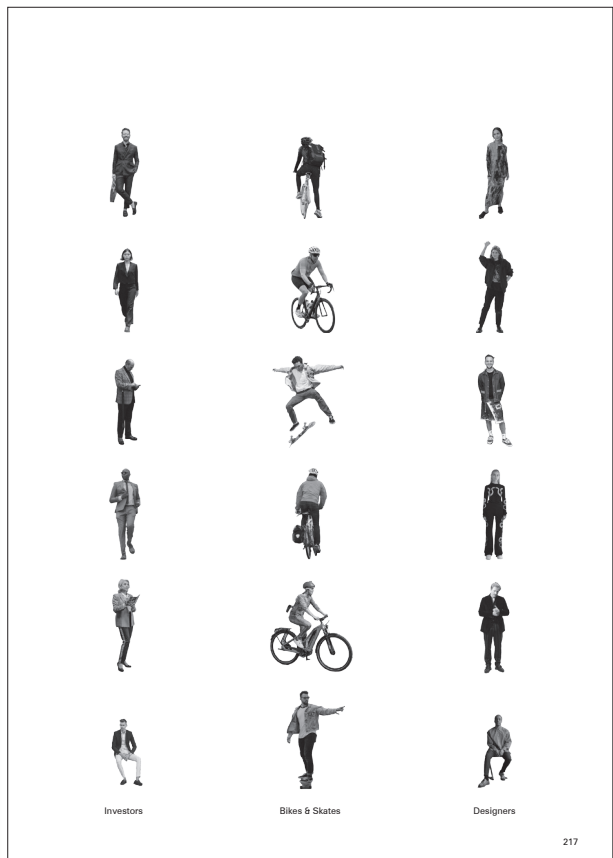
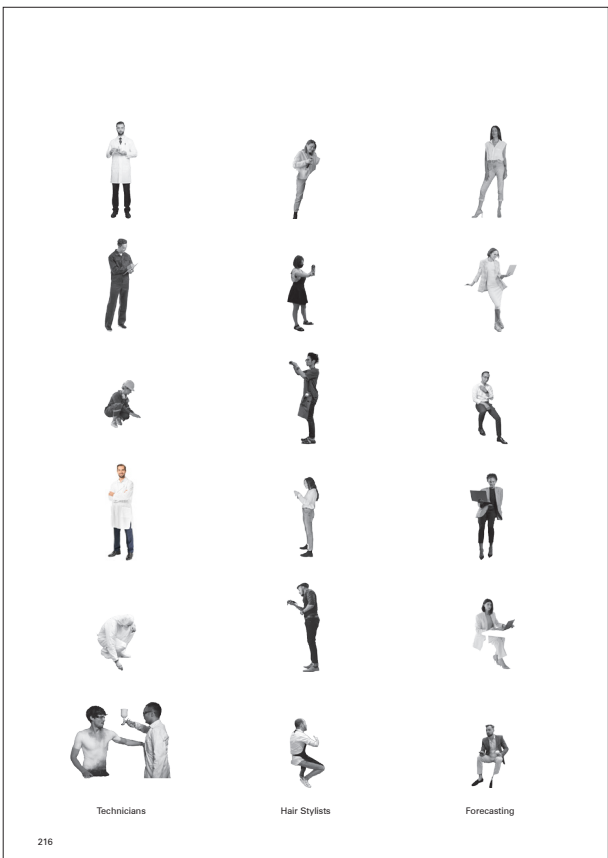
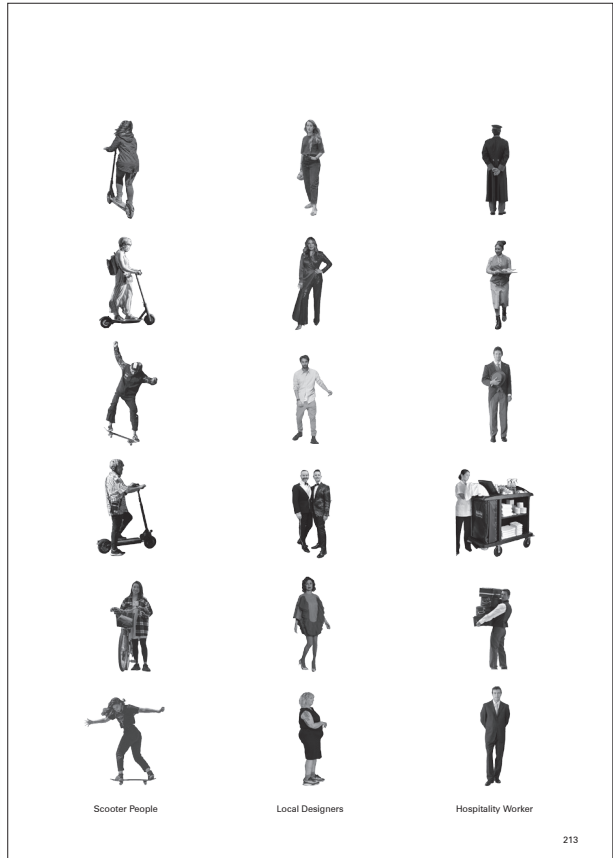
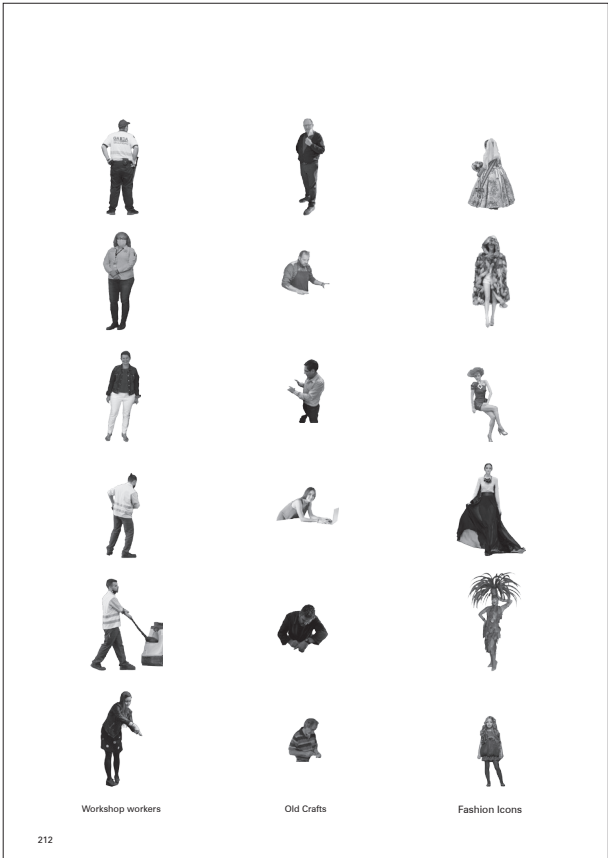
High Class



Fit & Healthy

Bikes & Skates

Wealthy Casual



Signatory of Fashion House

Yours, Forever	With Love	Out of the Fabric
Make Scents	Aporia	The Journey of Your Life
Non-Fungible Cult	Crafting Heritage	More than a House
Retro-Prospicive	The Unmentionables	Ready-to-Rent
The Establishment	Shelf Life	Ready to Grow
Bone to be Natural	Built to Crack	The Standard Resort
Sky's the Limit	Hair Bank	Try It Out
Scale to Feet	Viaduct...53	

Fashion House is a collective project exploring architecture and the fashion industry. Twenty-three contributions are sited across five European cities—Berlin, Marseilles, Rotterdam, Valencia, Zurich—that are emerging today as new fashion centers, challenging the global “Big four” of London, Milan, New York, and Paris. The project begins by examining the spatial relationships between dressmaker and client at the beginning of the twentieth century and then continues by speculating on how future production and consumption patterns will alter the once domestically conceived “Fashion House,” redesigning its architecture for the near present. Topics range from planned obsolescence and life span to re- and up-cycling and mass customization, from provenance and heritage to intellectual property to branding.

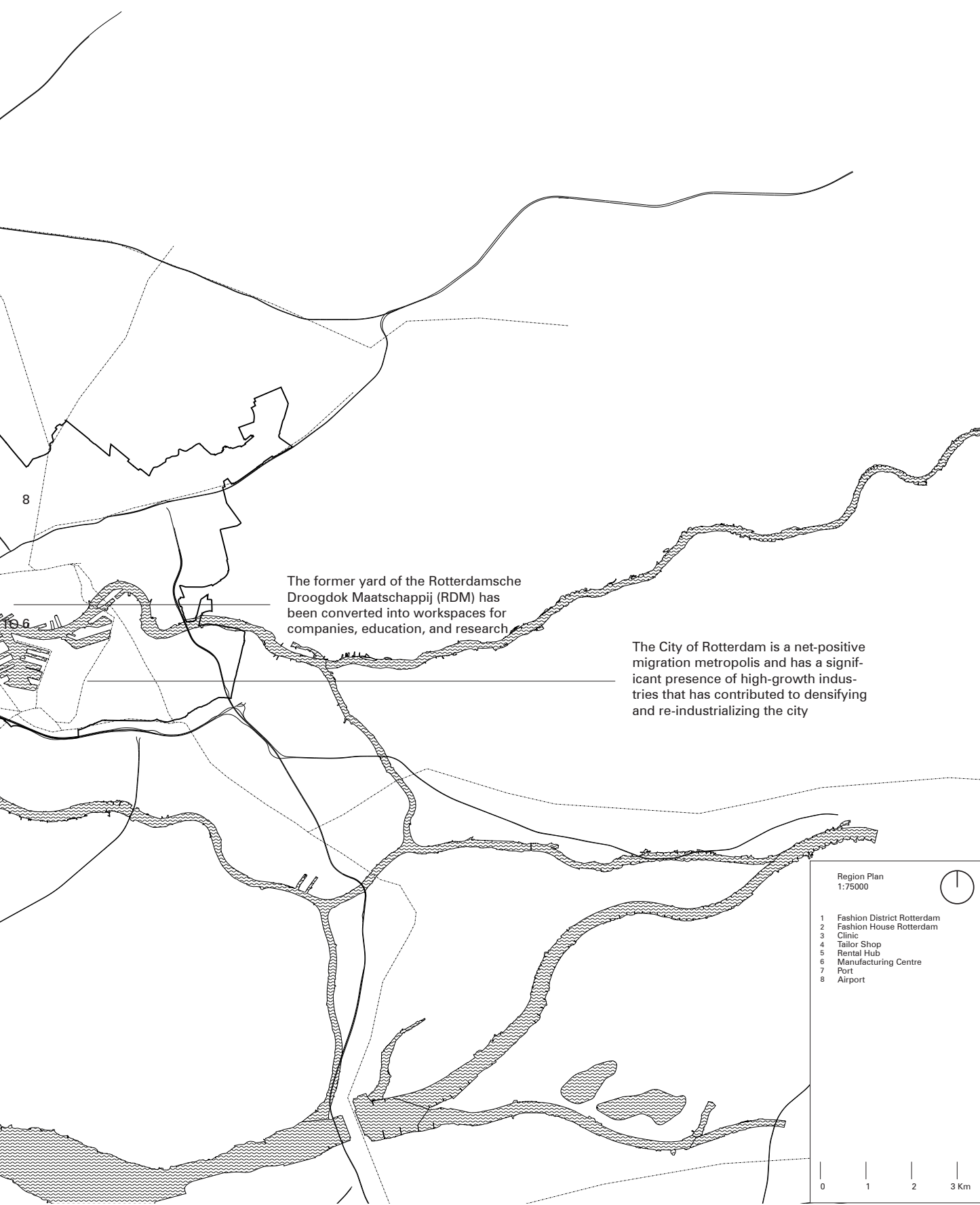
The Berlage Center for Advanced Studies in Architecture and Urban Design
Faculty of Architecture and the Built Environment
Delft University of Technology

Signatory
Nigel Alarcon ^(M)
Poija Bhawe ^(M)
Fabiola Cruz ^(M)
Mariano Cuofano ^(M)
Alonso Diaz ^(M)
Xiaoyu Ding ^(M)
Sandra Garcia ^(M)
Inés Garcia-Lezana ^(M)
Martino Greco ^(M)
Sebastian Hitchcock ^(M)
Alejandra Huesca ^(M)
Yesah Hwangbo ^(M)
Takuma Johnson ^(M)
Yi-Ni Liu ^(M)
Cristhy Mattos ^(M)
Preradon Pimpakan ^(M)
Adi Samet ^(M)
Raymond Tang ^(M)
Kulaporn Tamudom ^(M)
Paola Tovar ^(M)
Danai Tsigkanou ^(M)
Jesse Verdoes ^(M)
Rongting Xiao ^(M)

Edition
January 20, 2023

The Port of Rotterdam continues to expand westward to increase its logistics capacity

7



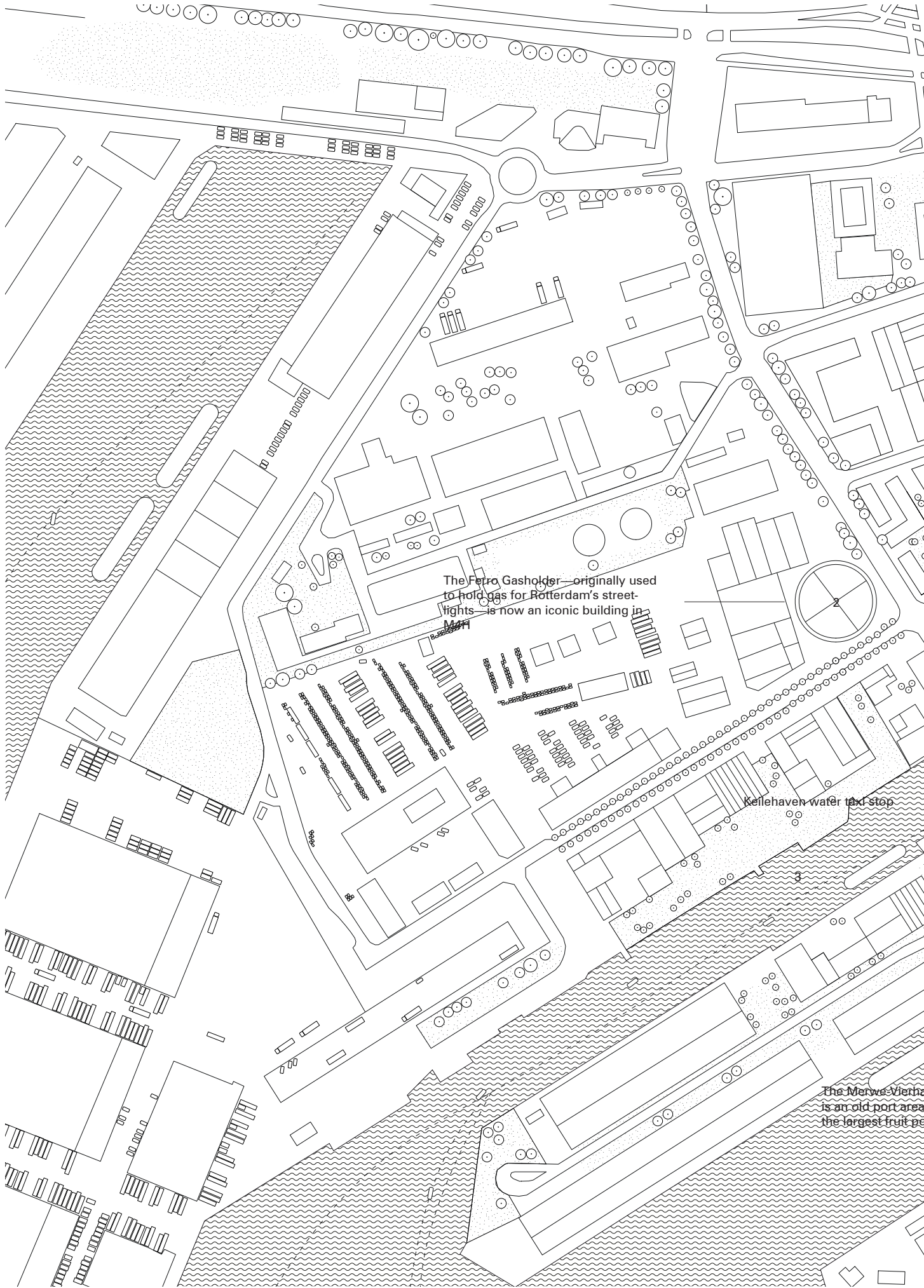
The former yard of the Rotterdamsche Droogdok Maatschappij (RDM) has been converted into workspaces for companies, education, and research

The City of Rotterdam is a net-positive migration metropolis and has a significant presence of high-growth industries that has contributed to densifying and re-industrializing the city

Region Plan
1:75000

- 1 Fashion District Rotterdam
- 2 Fashion House Rotterdam
- 3 Clinic
- 4 Tailor Shop
- 5 Rental Hub
- 6 Manufacturing Centre
- 7 Port
- 8 Airport

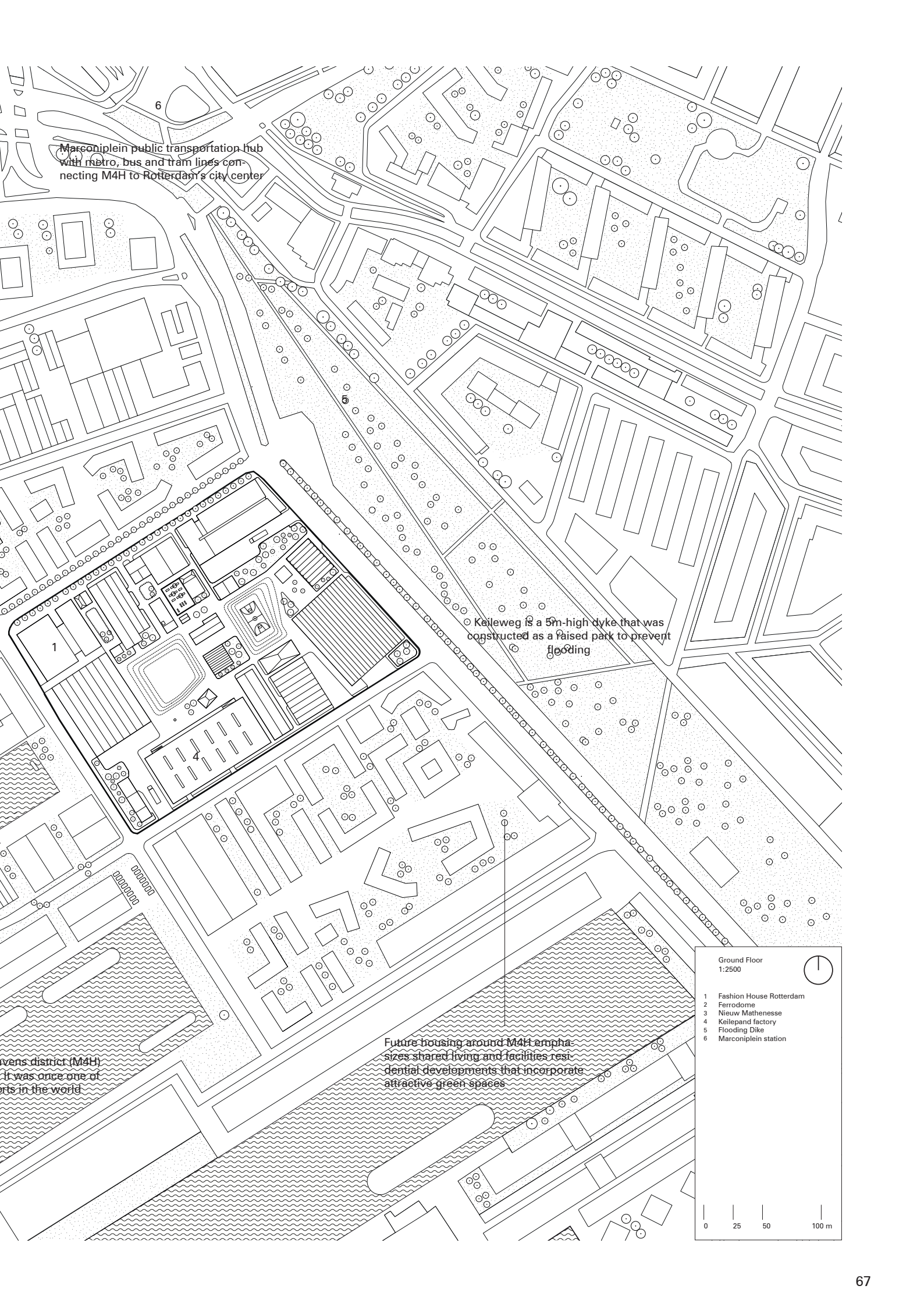
0 1 2 3 Km



The Ferro Gasholder—originally used to hold gas for Rotterdam's streetlights—is now an iconic building in MFI

Kellehaven water taxi stop

The Merwe-Vierth is an old port area the largest fruit pe



Marconiplein public transportation hub with metro, bus and tram lines connecting M4H to Rotterdam's city center

Keileweg is a 5m-high dike that was constructed as a raised park to prevent flooding

Future housing around M4H emphasizes shared living and facilities residential developments that incorporate attractive green spaces

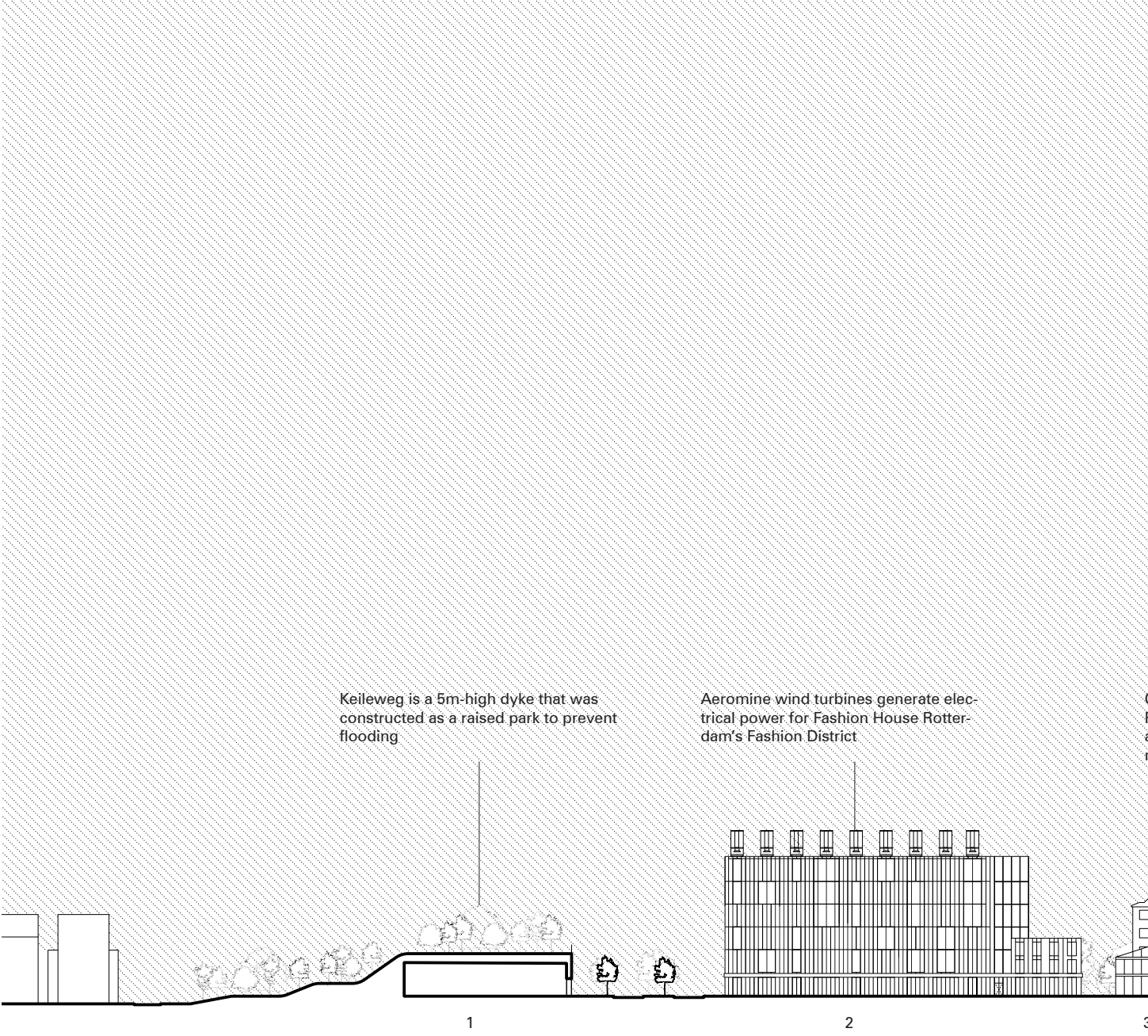
Marconiplein district (M4H) It was once one of the most modern districts in the world

Ground Floor
1:2500



- 1 Fashion House Rotterdam
- 2 Ferrodome
- 3 Nieuw Mathenesse
- 4 Keilepand factory
- 5 Flooding Dike
- 6 Marconiplein station





Keileweg is a 5m-high dyke that was constructed as a raised park to prevent flooding

Aeromine wind turbines generate electrical power for Fashion House Rotterdam's Fashion District

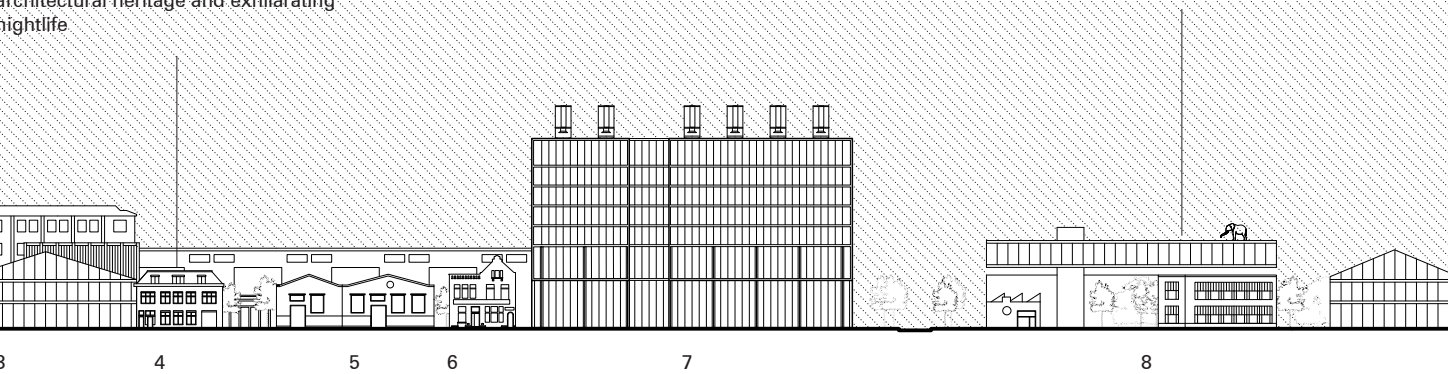
1

2

3

Club BIT is preserved in Fashion House
Rotterdam's master plan because of its
architectural heritage and exhilarating
nightlife

Crossing Keileweg is a multi-use devel-
opment for art, catering, and culture

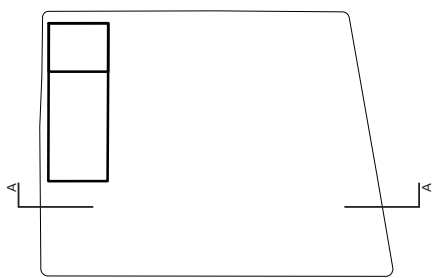
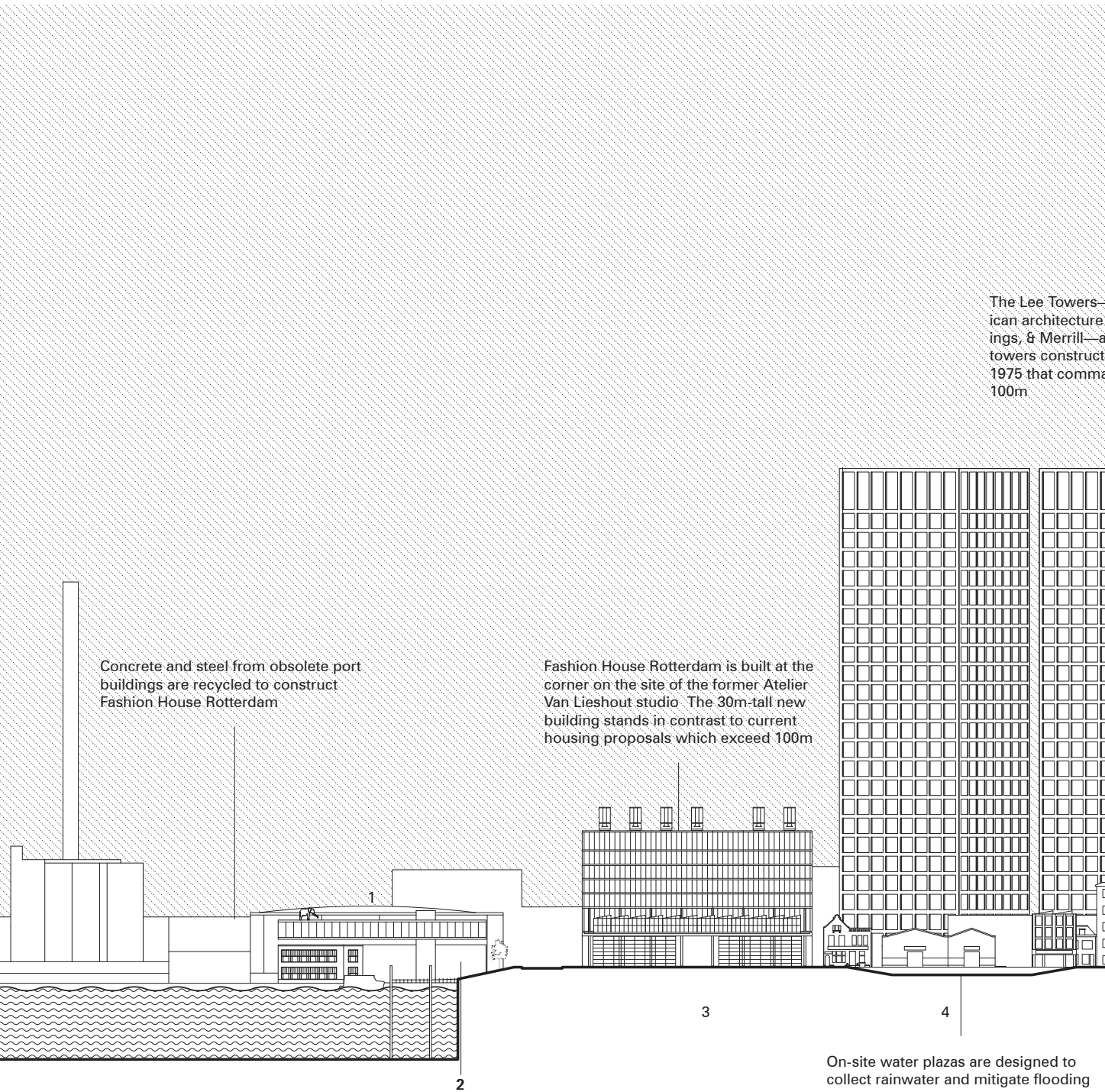


3 4 5 6 7 8

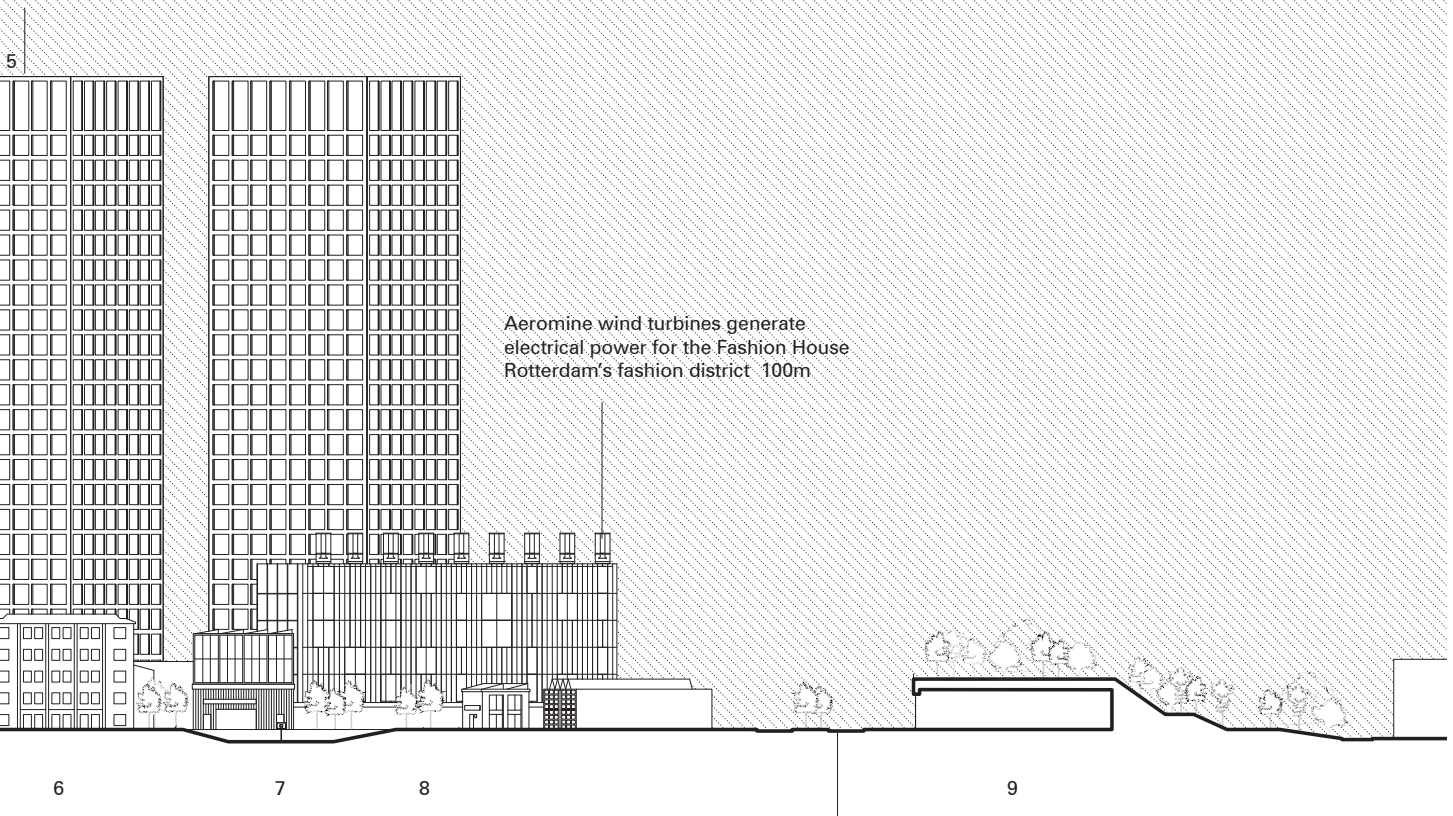
District Elevation
1:1000

- 1 Dakpark
- 2 Rental Hub
- 3 Thrift Shop
- 4 Club
- 5 Keilepand
- 6 Tailor Shop
- 7 Fashion House Rotterdam
- 8 Crossing Keileweg

0 5 10 25 100 m



—designed by Amer-
firm Skidmore, Ow-
re iconic multi-use
ed between 1971—
and the M4H skyline

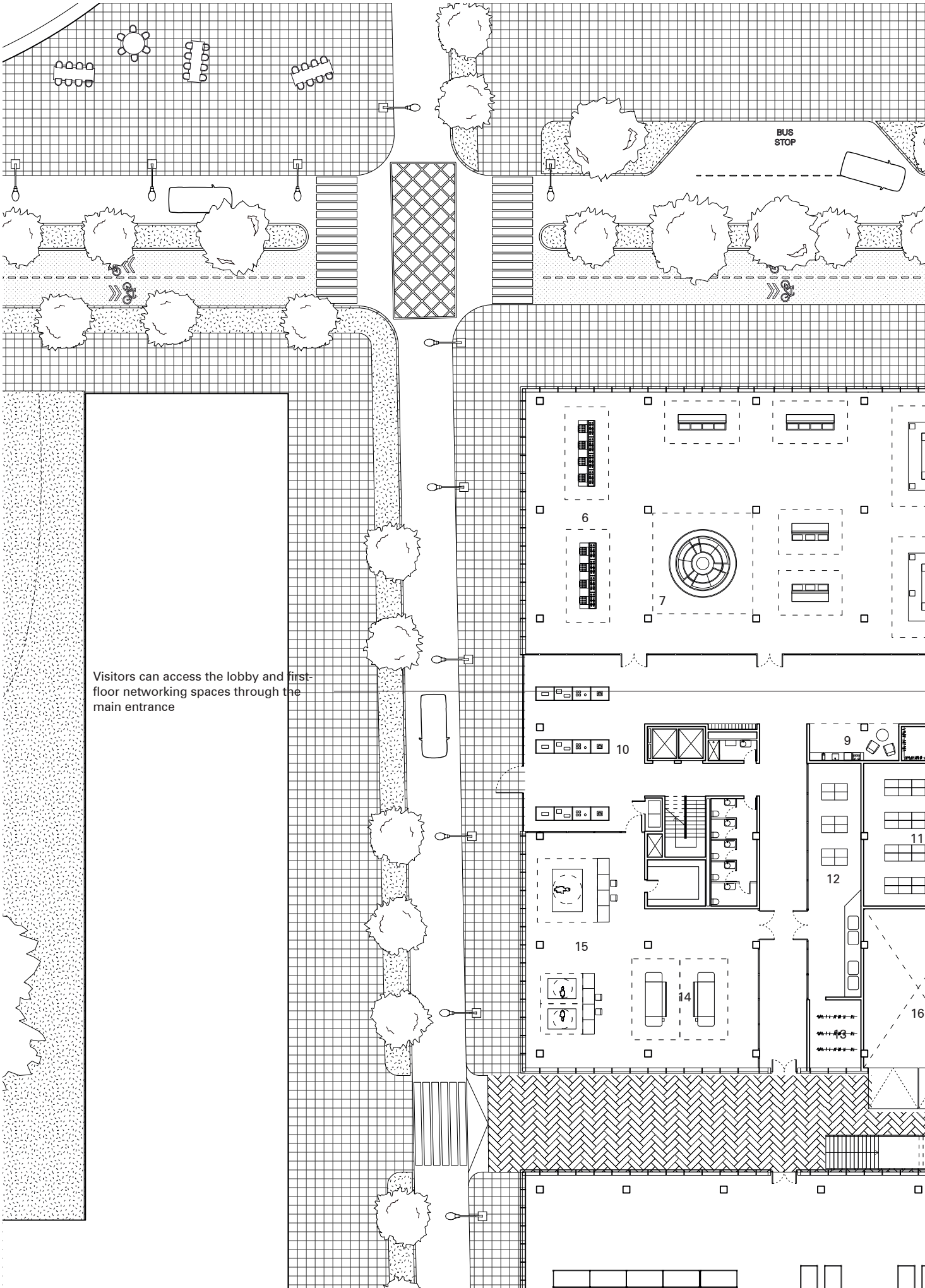


Aeromine wind turbines generate
electrical power for the Fashion House
Rotterdam's fashion district 100m

Vierhavenstraat borders four port
areas that together form the Vierhav-
ensgebied

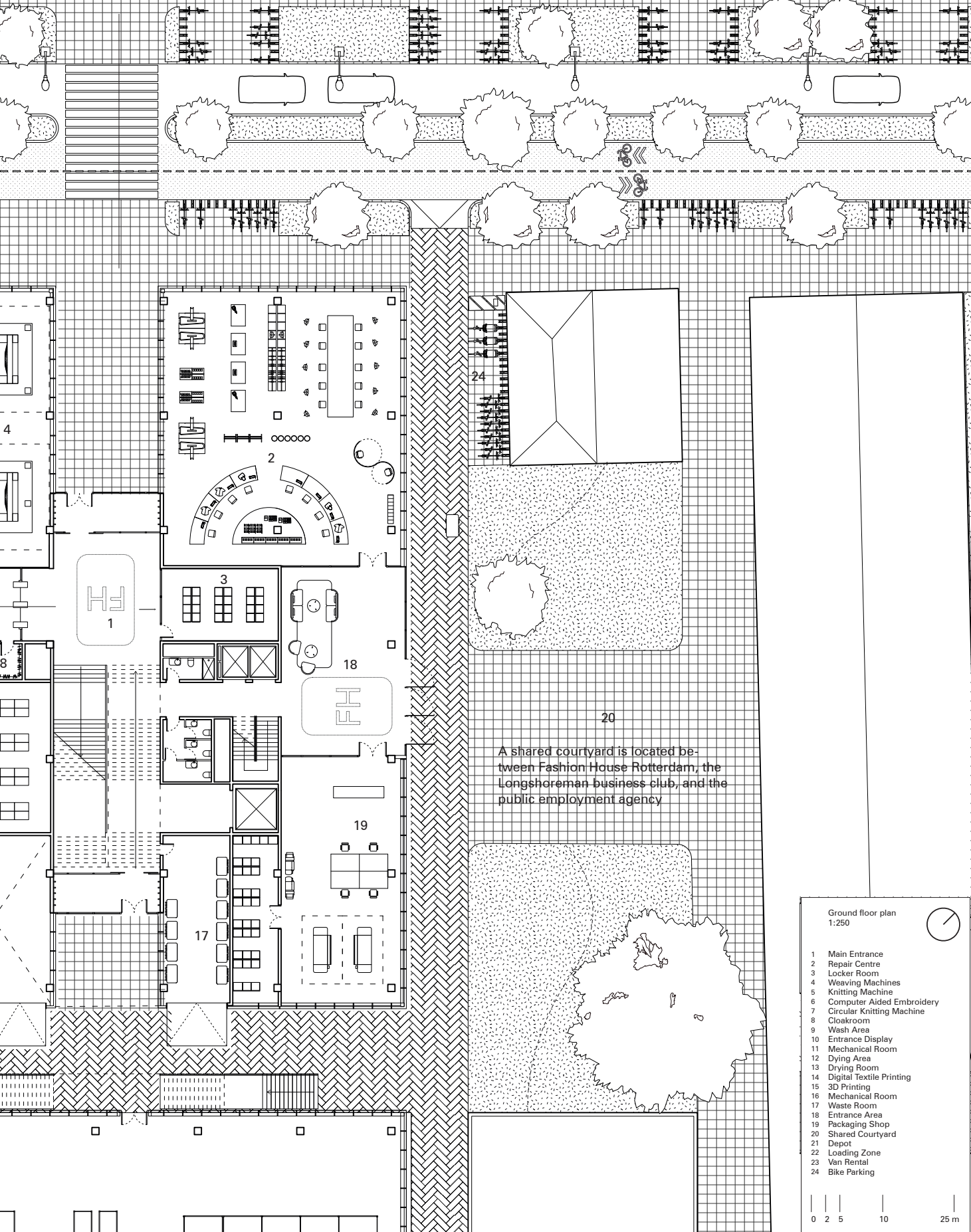
District Section
1:1000

- 1 Water Taxi Stop
- 2 Ferro Dome
- 3 Fashion House Rotterdam
- 4 Water Plaza
- 5 Lee Towers
- 6 Soundpoort building
- 7 Thrift Shop
- 8 Rental Hub
- 9 Dakpark



Visitors can access the lobby and first-floor networking spaces through the main entrance

Makers Lane is the main entrance point for members and visitors to Fashion House Rotterdam's fashion district, featuring on-street bicycle parking, paved alleyways, and landscaped planting to create a pedestrianized area

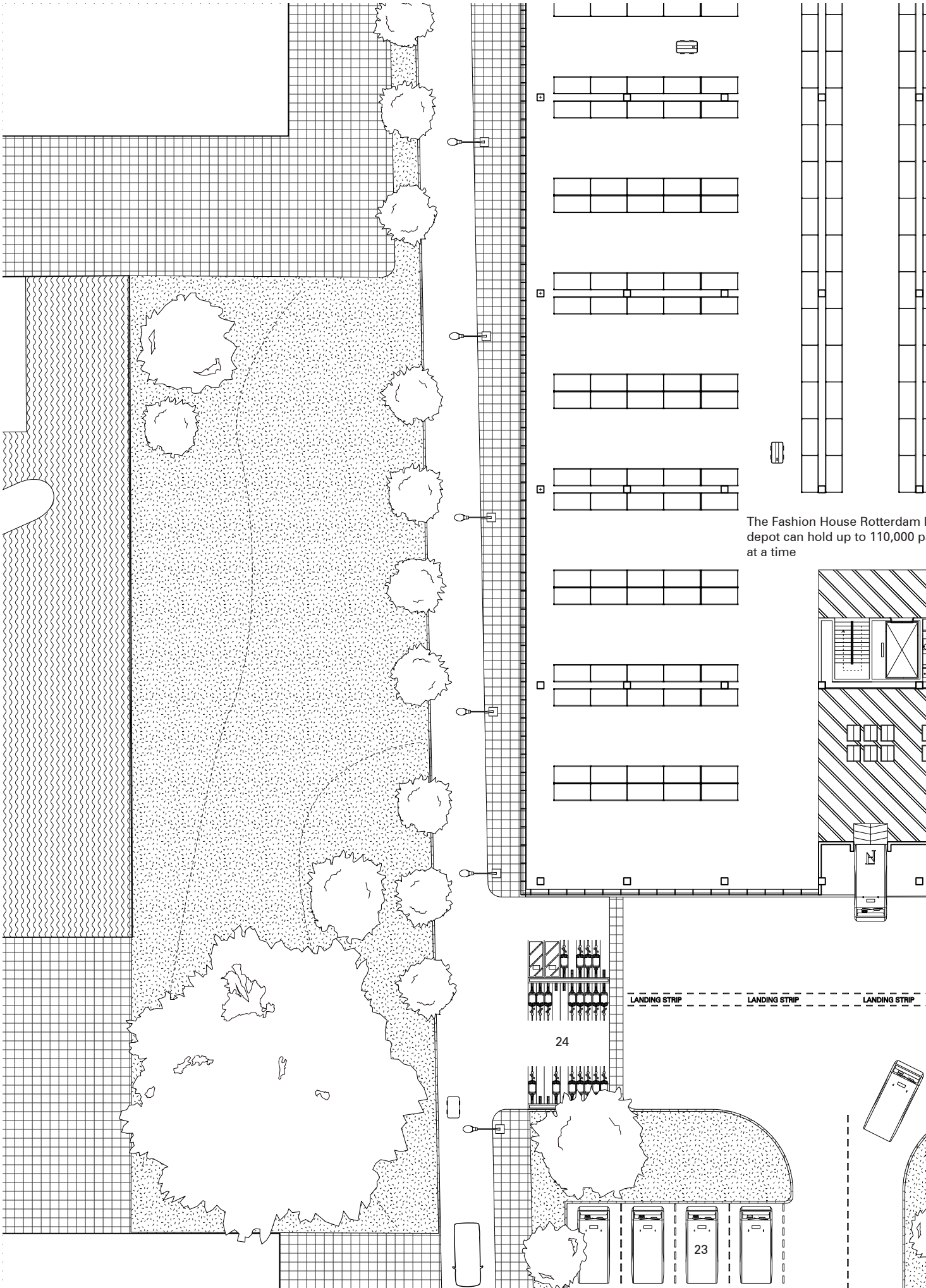


A shared courtyard is located between Fashion House Rotterdam, the Longshoreman business club, and the public employment agency

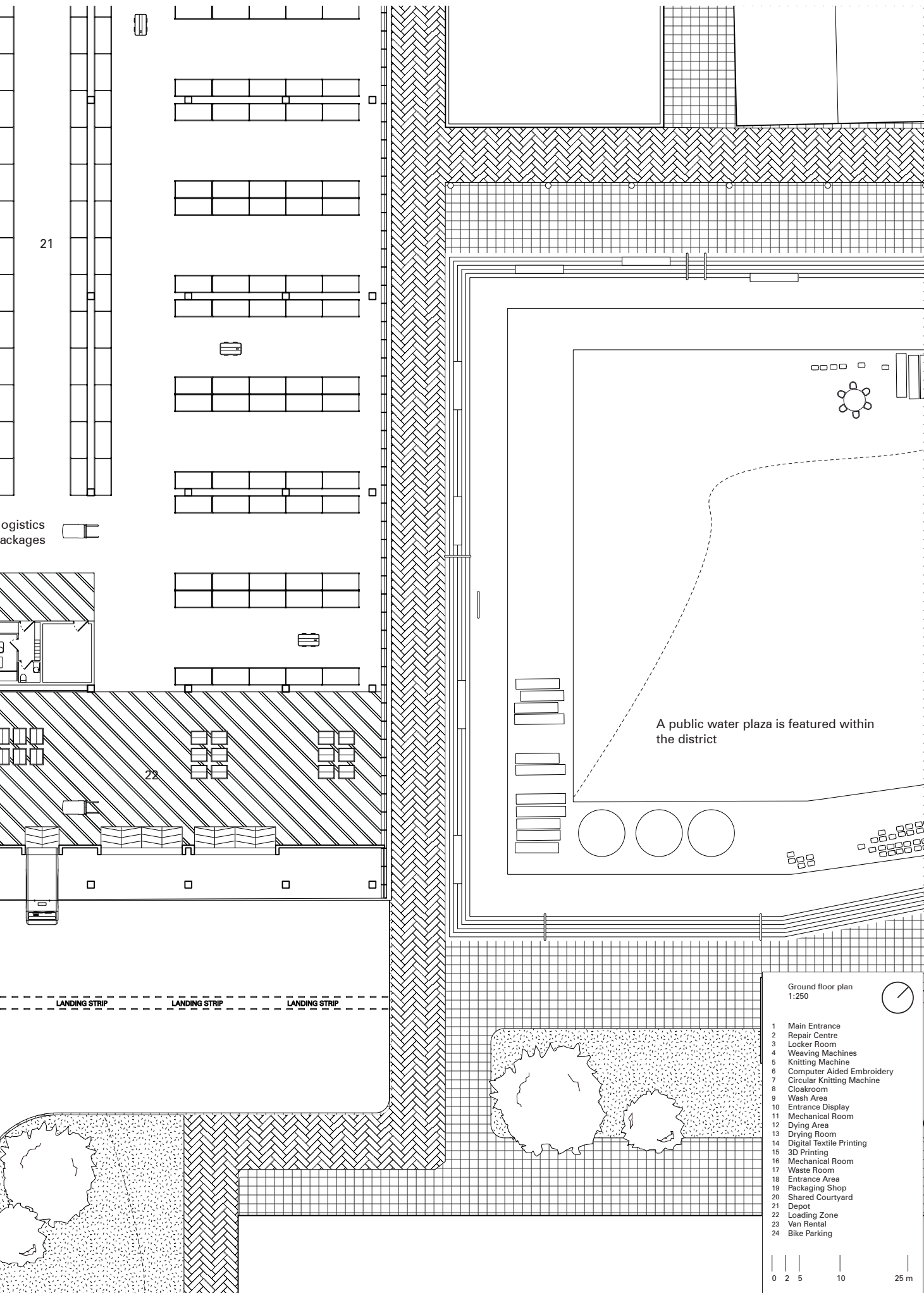
Ground floor plan
1:250

- 1 Main Entrance
- 2 Repair Centre
- 3 Locker Room
- 4 Weaving Machines
- 5 Knitting Machine
- 6 Computer Aided Embroidery
- 7 Circular Knitting Machine
- 8 Cloakroom
- 9 Wash Area
- 10 Entrance Display
- 11 Mechanical Room
- 12 Drying Area
- 13 Drying Room
- 14 Digital Textile Printing
- 15 3D Printing
- 16 Mechanical Room
- 17 Waste Room
- 18 Entrance Area
- 19 Packaging Shop
- 20 Shared Courtyard
- 21 Depot
- 22 Loading Zone
- 23 Van Rental
- 24 Bike Parking

0 2 5 10 25 m



The Fashion House Rotterdam depot can hold up to 110,000 packages at a time



21

logistics packages

22

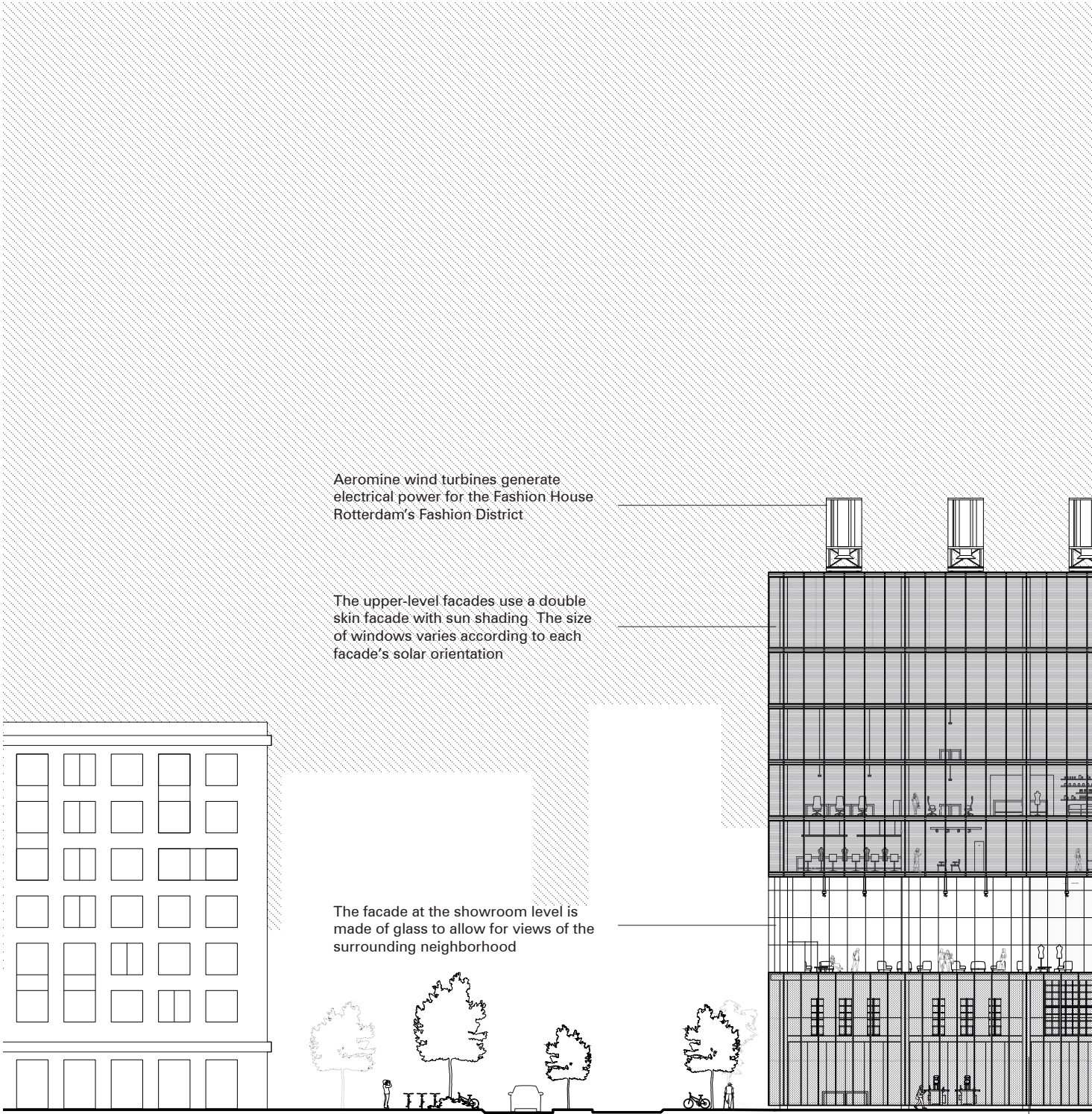
A public water plaza is featured within the district

LANDING STRIP LANDING STRIP LANDING STRIP

Ground floor plan
1:250

- 1 Main Entrance
- 2 Repair Centre
- 3 Locker Room
- 4 Weaving Machines
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- 6 Computer Aided Embroidery
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- 16 Mechanical Room
- 17 Waste Room
- 18 Entrance Area
- 19 Packaging Shop
- 20 Shared Courtyard
- 21 Depot
- 22 Loading Zone
- 23 Van Rental
- 24 Bike Parking





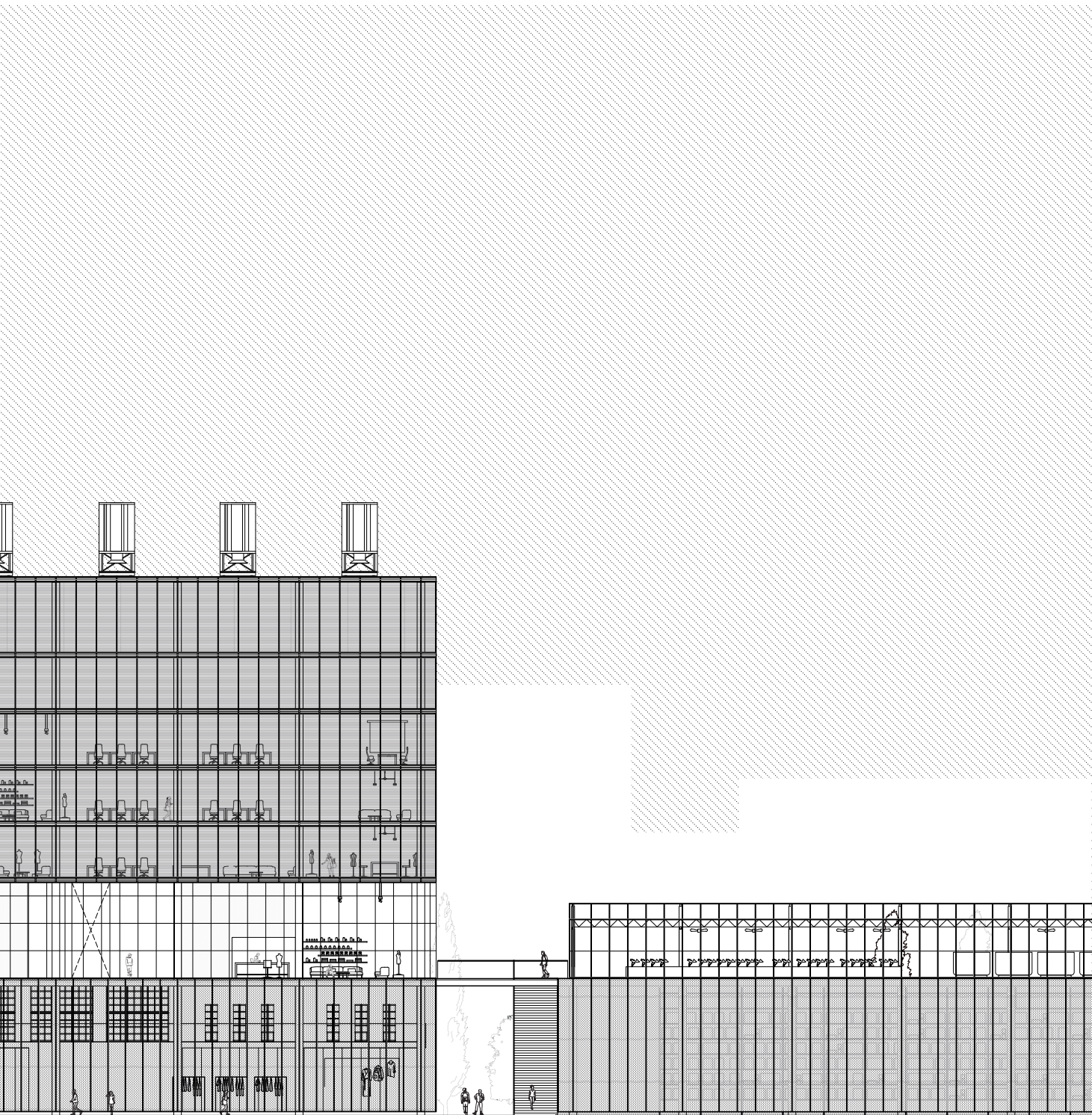
Aeromine wind turbines generate electrical power for the Fashion House Rotterdam's Fashion District

The upper-level facades use a double skin facade with sun shading. The size of windows varies according to each facade's solar orientation

The facade at the showroom level is made of glass to allow for views of the surrounding neighborhood

The workshop areas are well-lit and clad in recycled polycarbonate

1

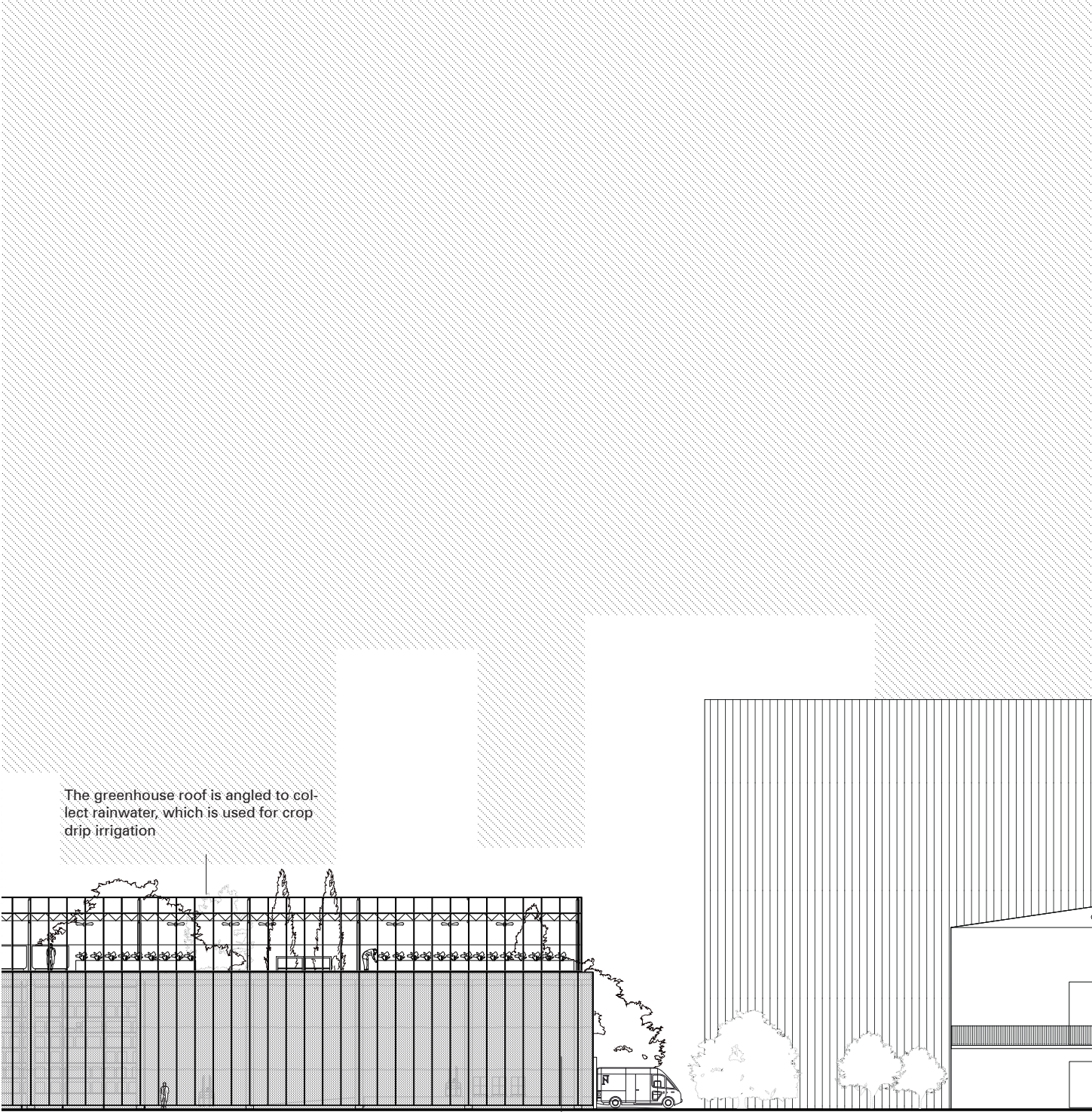


2

it and
panels

South Elevation
1:250

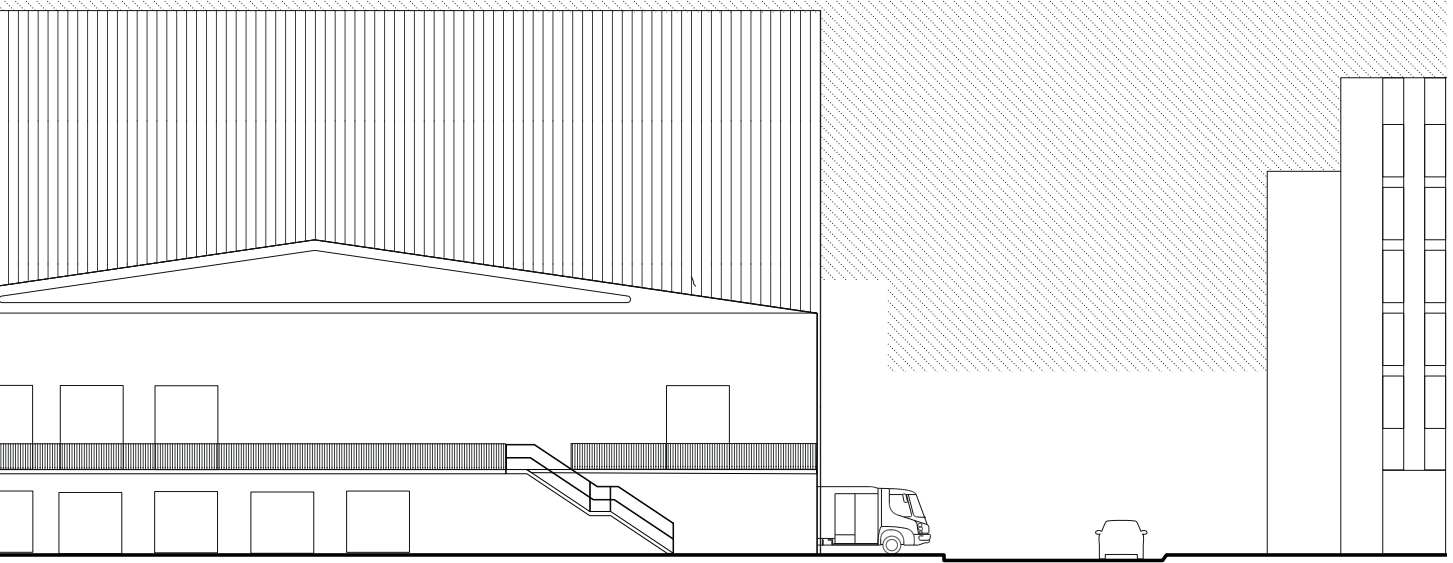
- 1 Makers Lane
- 2 Thoroughfare to Fashion District
- 3 Loading Zone
- 4 Keilepand



The greenhouse roof is angled to collect rainwater, which is used for crop drip irrigation

3

Fashion goods are dropped off and collected in the loading zone at the central depot

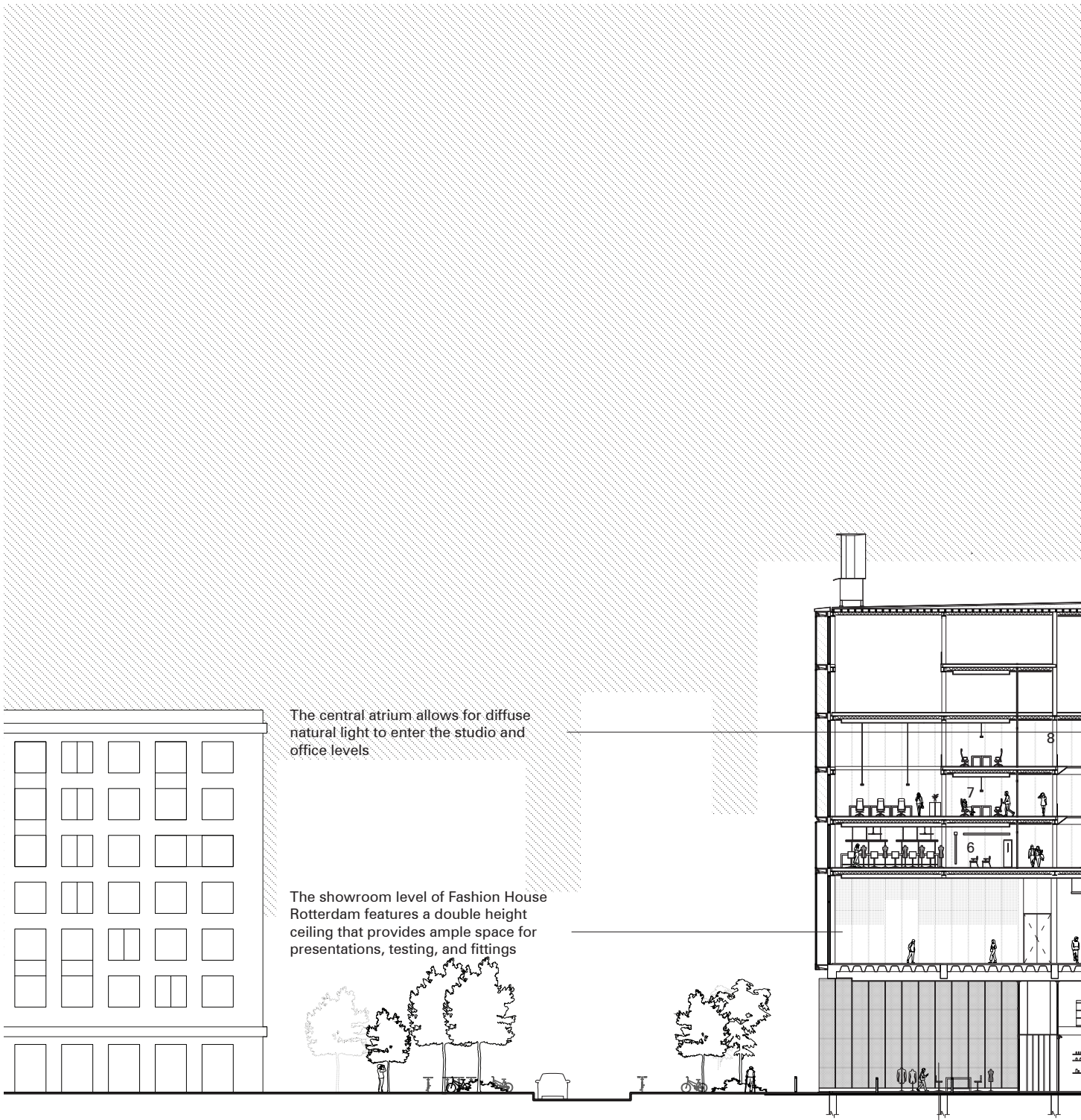


4

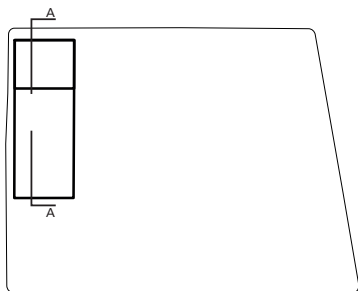
South Elevation
1:250

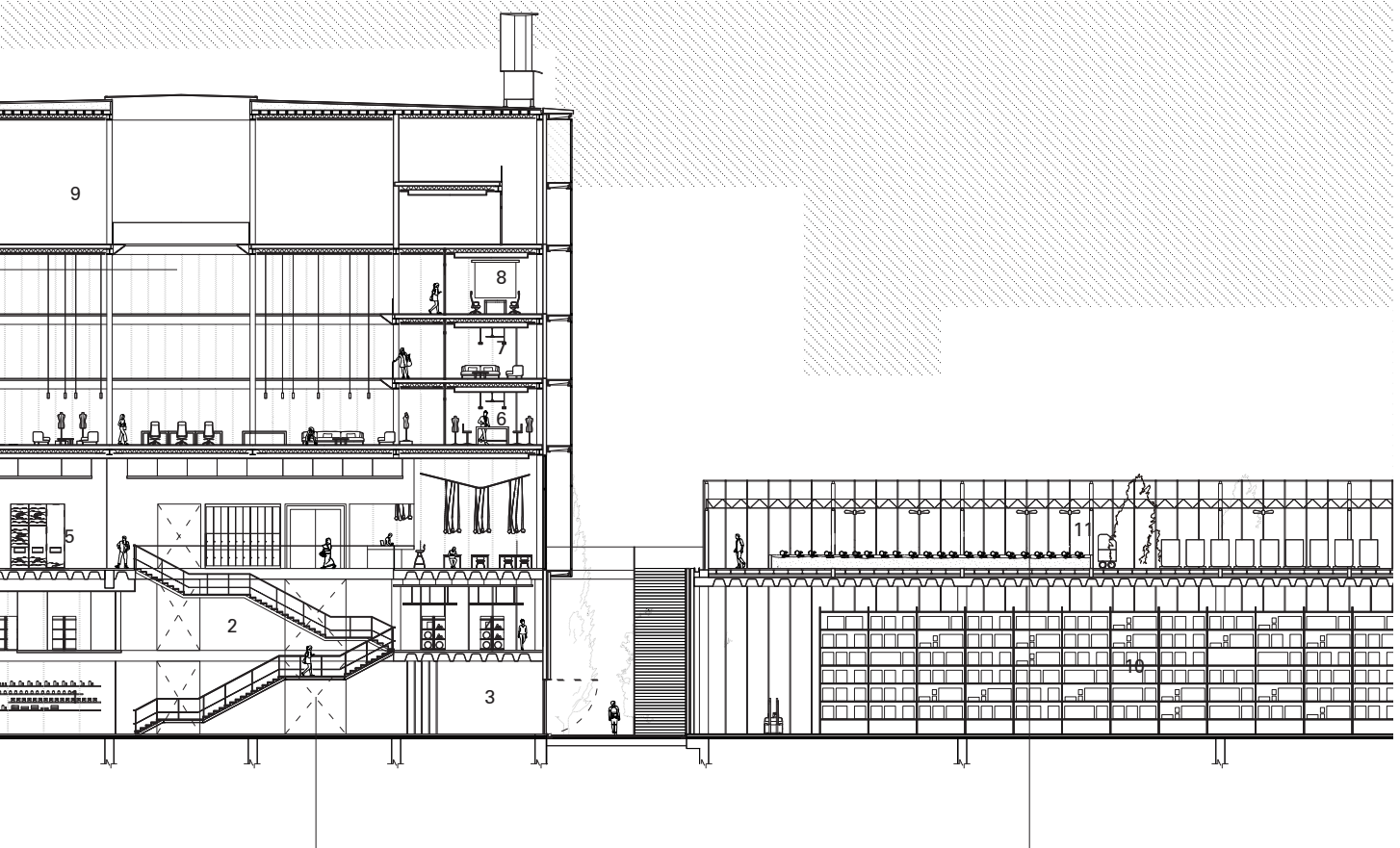
- 1 Makers Lane
- 2 Thoroughfare to Fashion District
- 3 Loading Zone
- 4 Keilepand

0 2 5 10 25 m



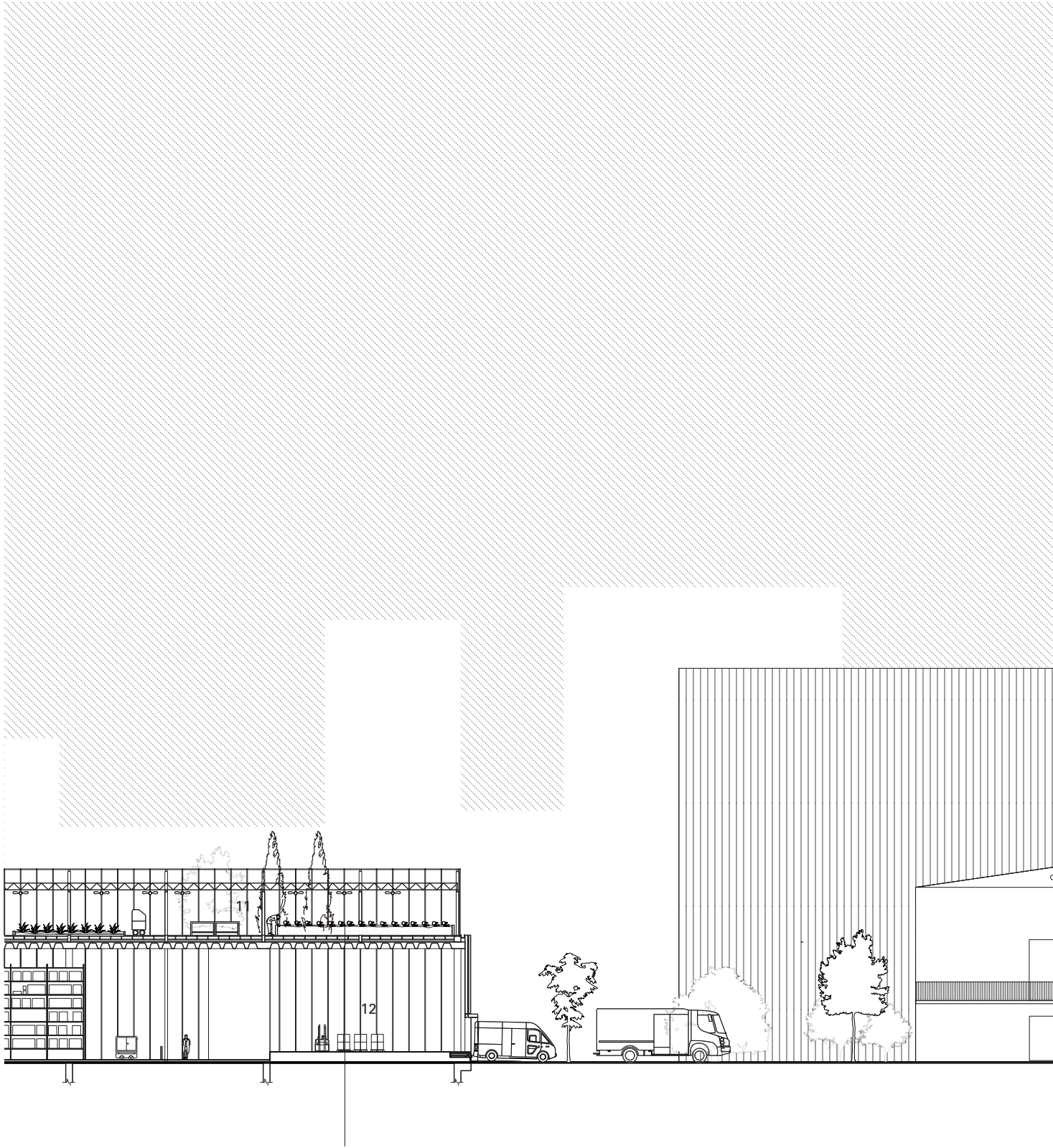
Visitors can access the lobby and first-floor networking spaces through a central public staircase



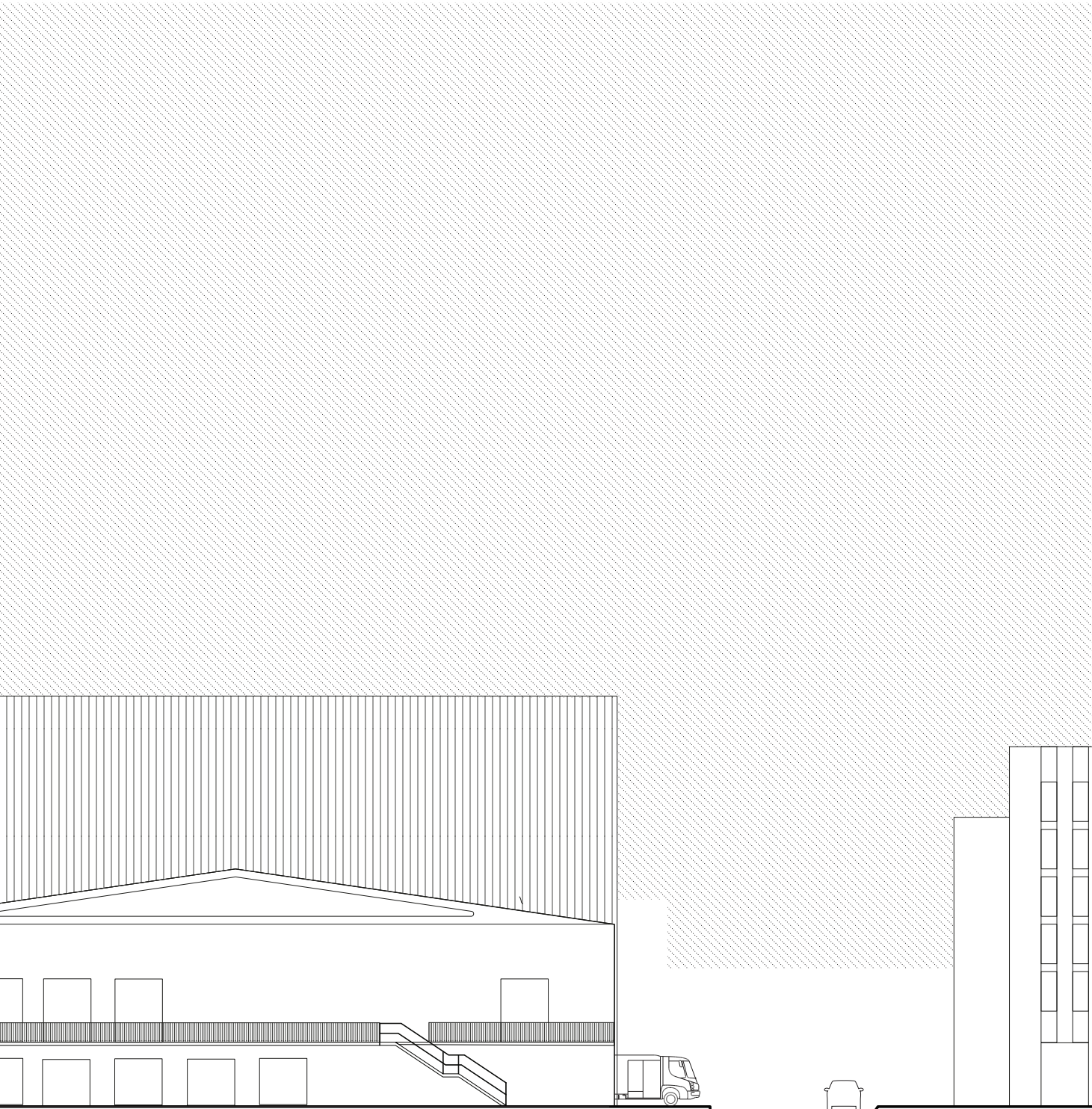


The ground floor houses a repair atelier and workshops

A water-saving misting system is used to irrigate crops grown in the greenhouse spaces, which can be used for display, exhibits, and fashion shows



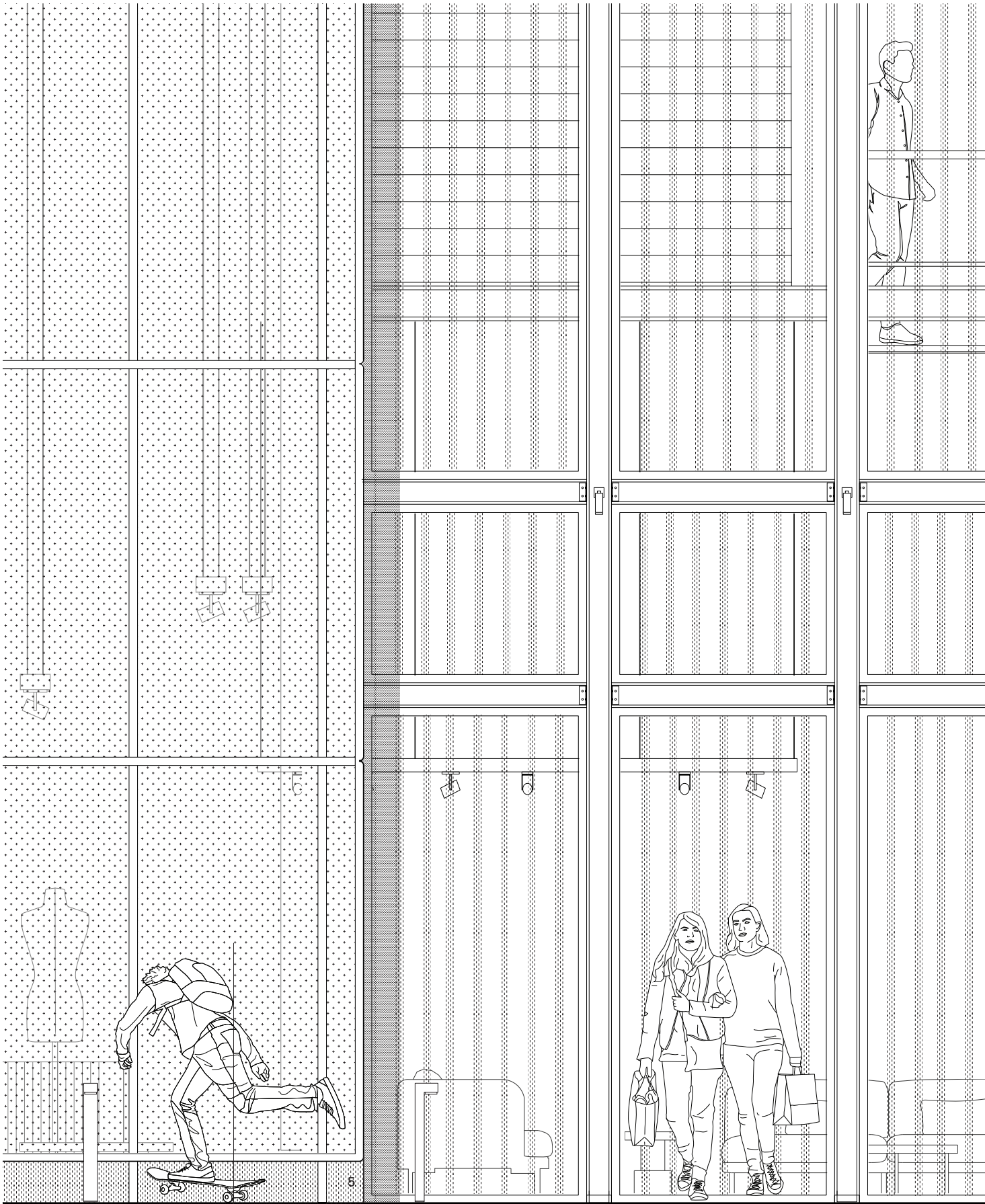
On-site plant cultivation—such as mushrooms, madder roots, and cotton—is tested and used for biodegradable packaging, natural dyes, tags, and garments



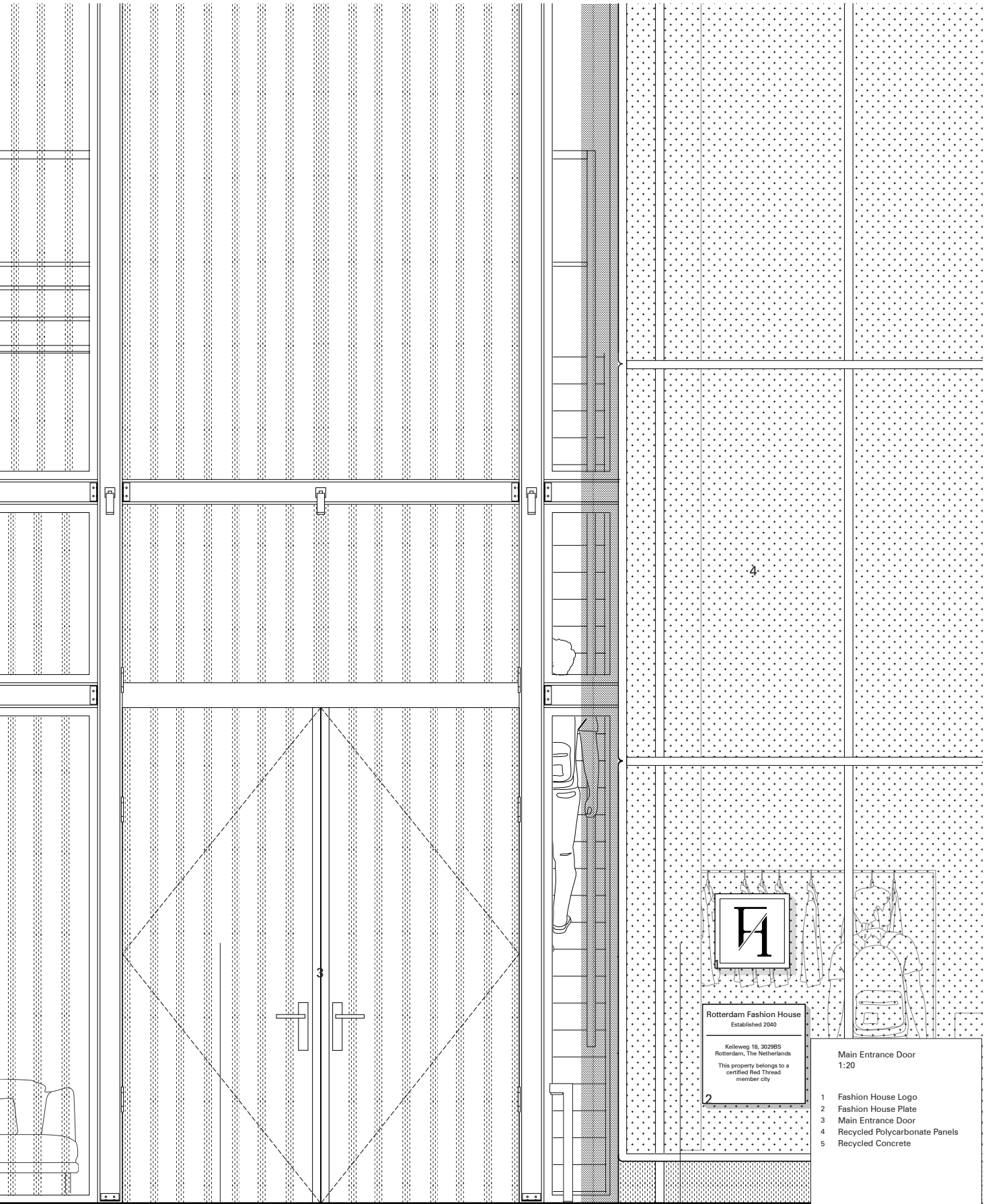
Longitudinal Section
1:250

- 1 Entrance Area
- 2 Public Stairs
- 3 Workshop
- 4 Material Library
- 5 Showroom
- 6 Studios
- 7 Fashion House Offices
- 8 Rented Office Space
- 9 Clinic
- 10 Depot
- 11 Greenhouses
- 12 Loading Zone

0 2 5 10 25 m



A repair atelier is located adjacent to the entrance of Fashion House Rotterdam to promote sustainable garment repair and alteration



Transparent glass doors match the translucent polycarbonate paneling on the ground floor to provide visibility of the central public staircase

Manufacturing workshops on the ground floor are accessible to Fashion House members and can be accessed through a lobby area locker room

- Main Entrance Door
1:20
- 1 Fashion House Logo
 - 2 Fashion House Plate
 - 3 Main Entrance Door
 - 4 Recycled Polycarbonate Panels
 - 5 Recycled Concrete



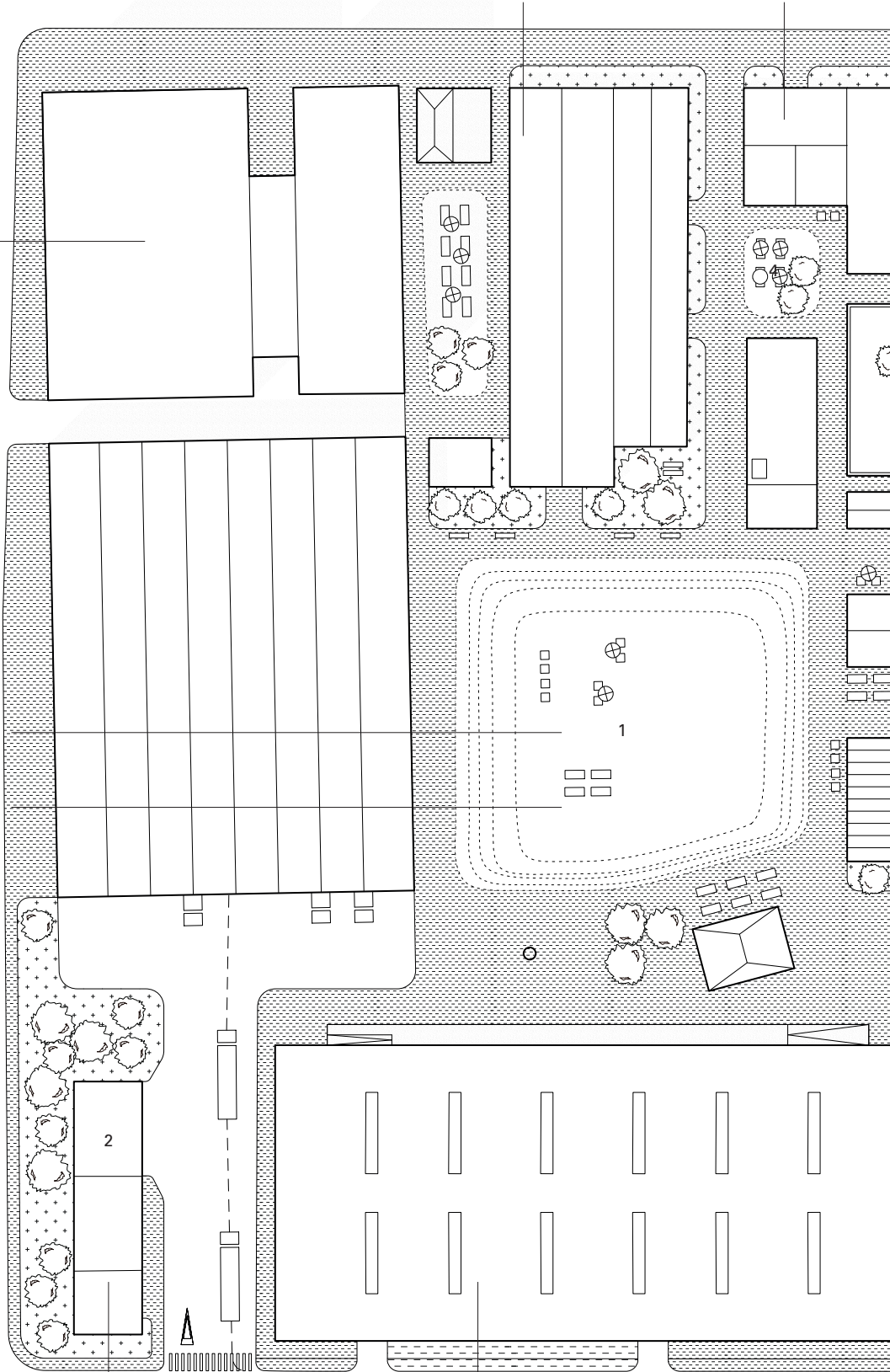
Fashion House Rotterdam

Tailor Shop

Happy Models

Water plazas and tree-lined pathways form the center of the district

District energy vault saves additional renewable energy



Van Rental

Keilepand factory

On-site product manufacturing and assembly on the southern side of the district. Moderate dimensioned vehicles are parked in larger vehicles are parked in the

Club Blitz

Shops, services, and social functions are located along the pedestrian route of Makers Lane

Clothing Rental Hub

Studio Roosegaarde

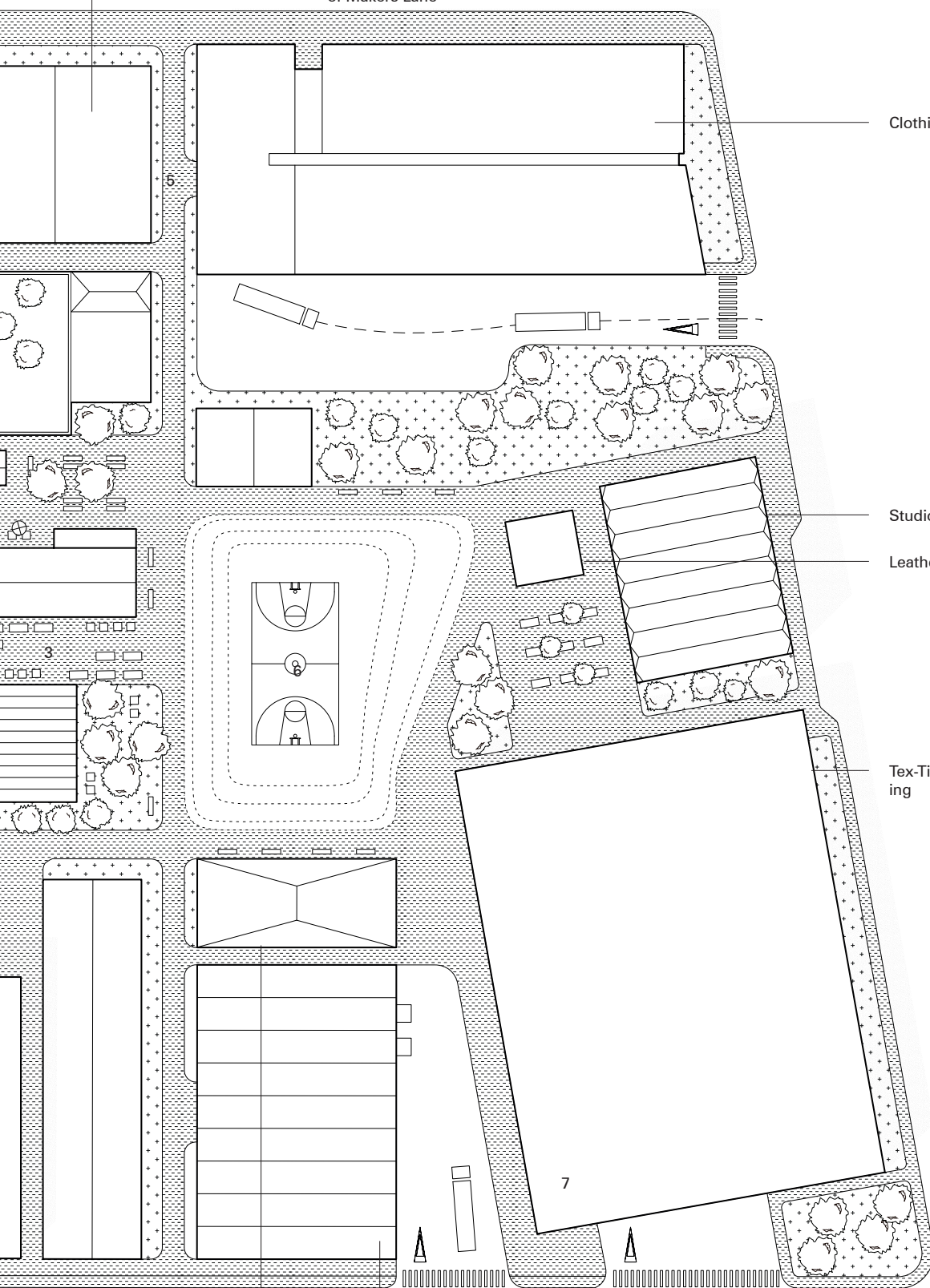
Leather Belts

Tex-Tiles recycled textile manufacturing

Recycled Jewellery

Sneaker factory

tion, recycling, and
e located towards the
the district to accom-
onal requirements for
nd bulk deliveries



District Map
1:500

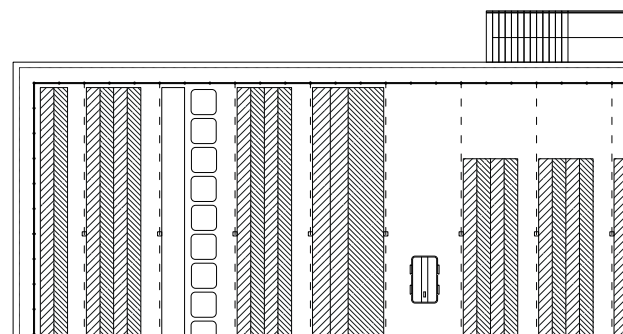
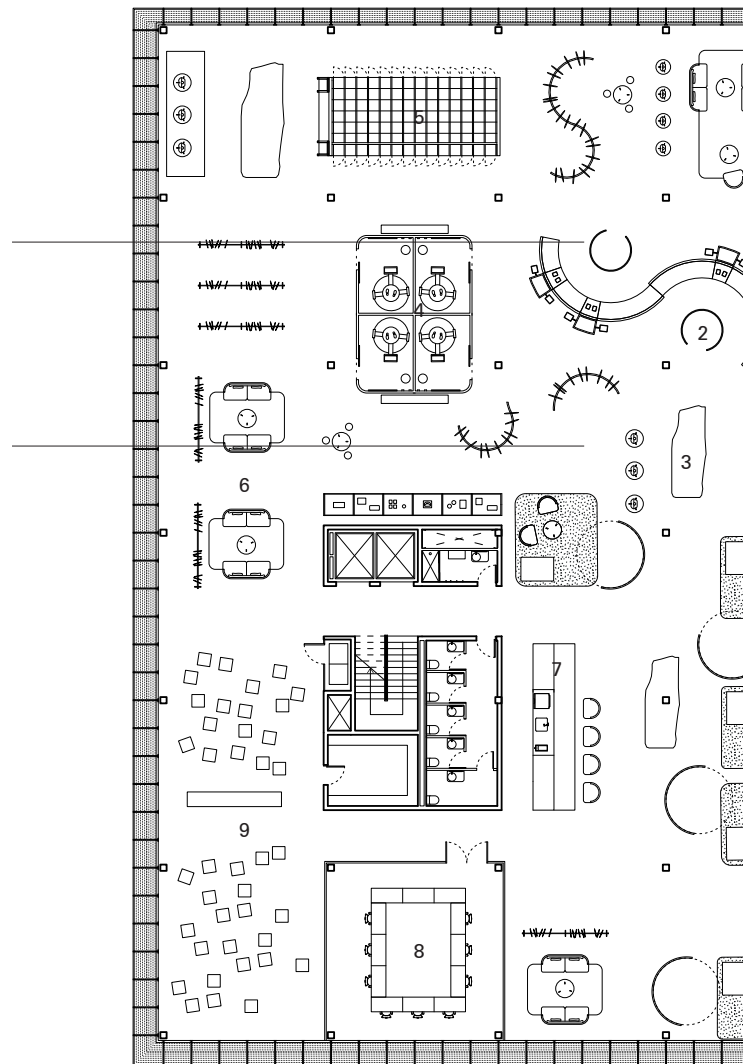


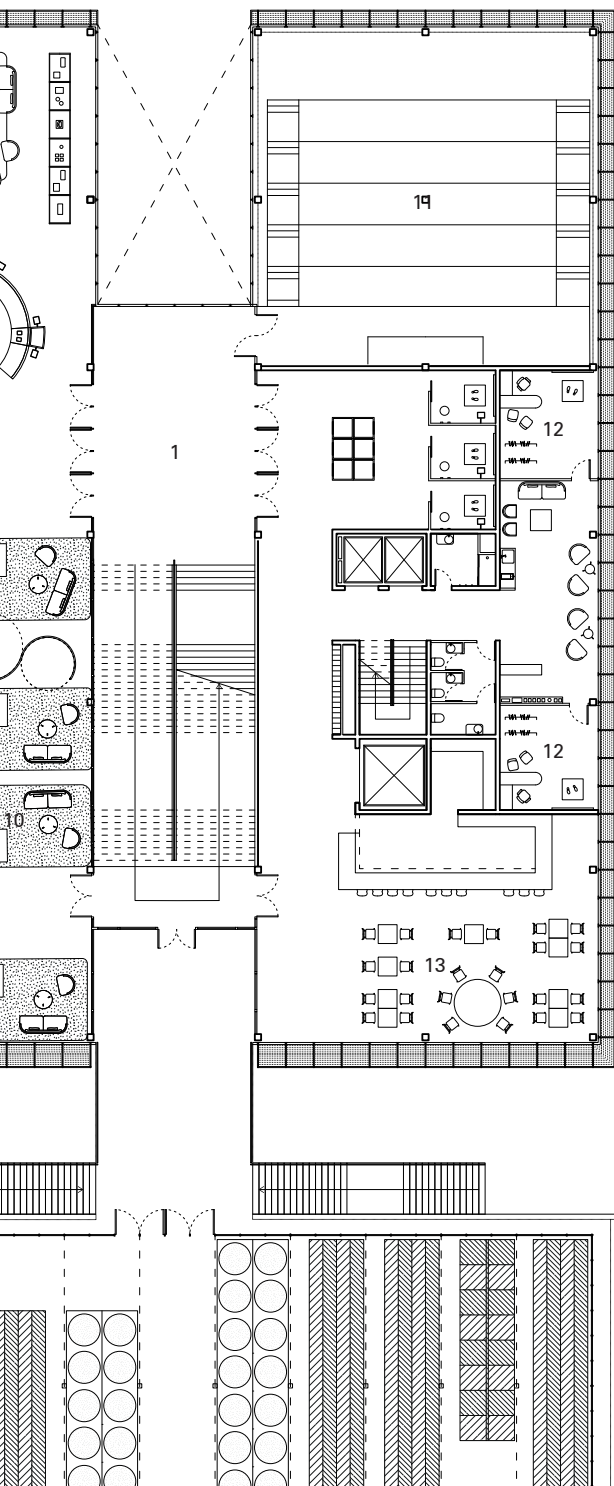
- 1 Water Plaza
- 2 Van Rental
- 3 The Avenue
- 4 Craft Square
- 5 Secondhand Street
- 6 Water Court
- 7 Textile Manufacturing



The showroom features various displays of products and services, including an information kiosk, bar, and fitting rooms for members and visitors to try on different products


The reconceptualized lobby area increases awareness of member products and services






A 100-seat auditorium hosts Fashion House Rotterdam's and member events, exhibits, and shows

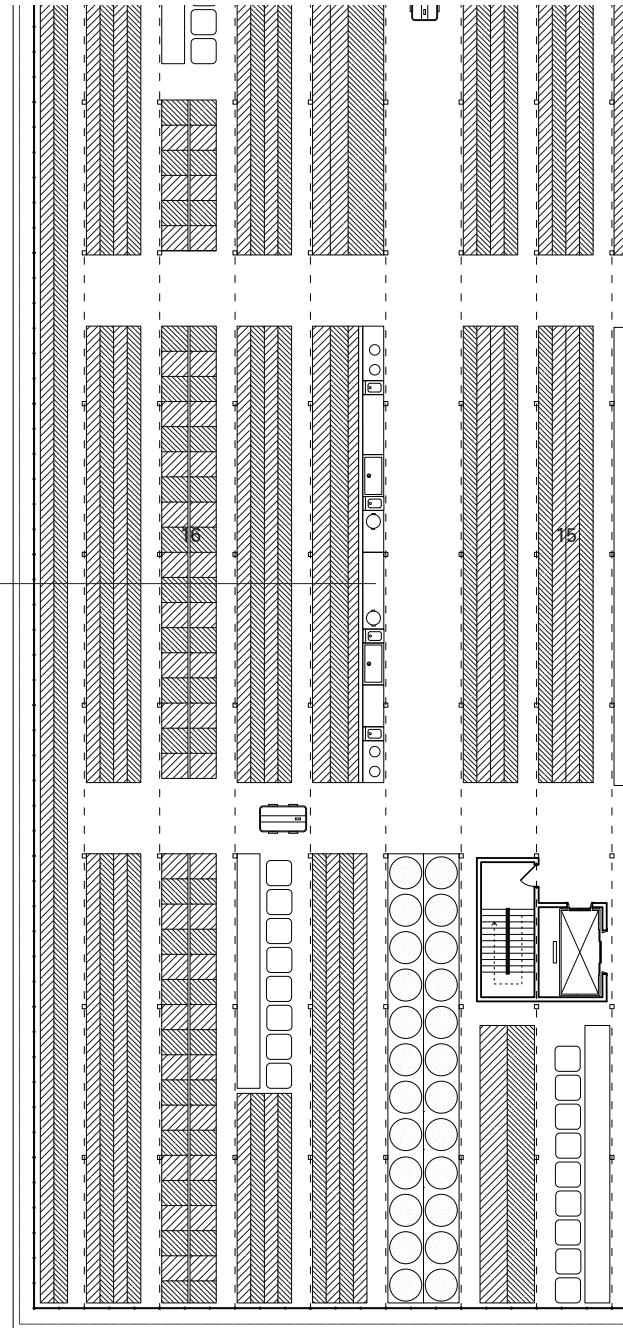
Third Floor plan
1:250

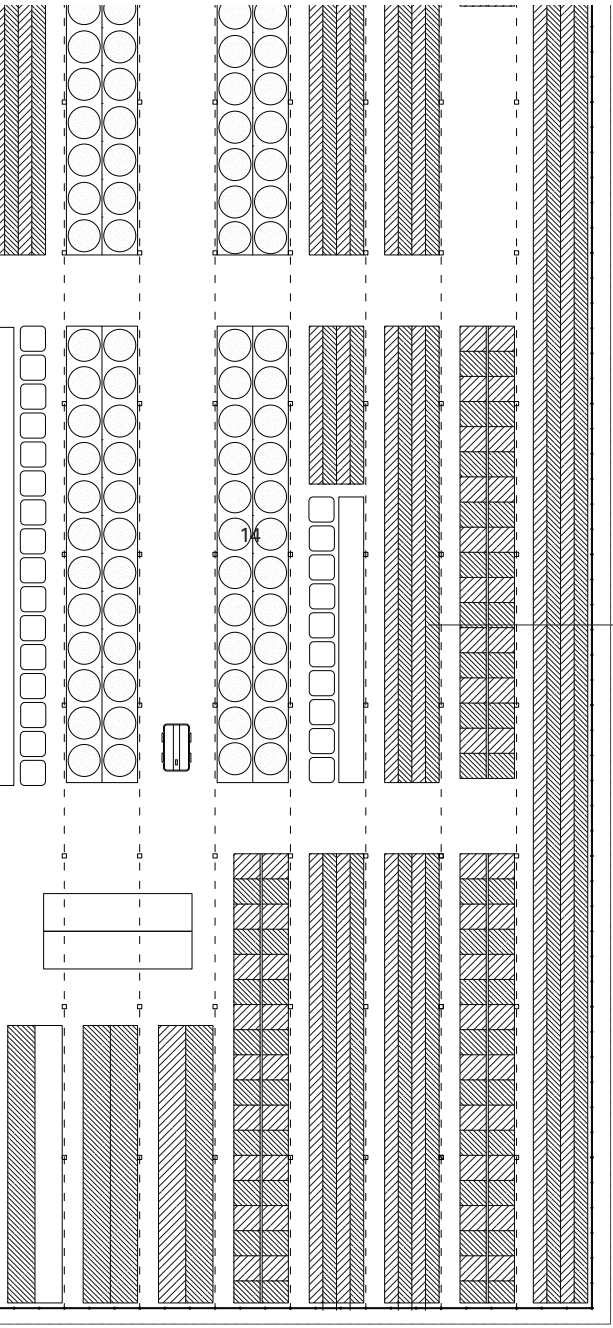


- 1 Lobby
- 2 Information Kiosk
- 3 Display Desk
- 4 Scanners
- 5 Textile Drop Off
- 6 Display Area
- 7 Bar
- 8 Conference Room
- 9 Presentation Area
- 10 Fitting Rooms
- 11 Auditorium
- 12 Consultancy Rooms
- 13 Cafeteria
- 14 Natural Dyes
- 15 Cotton
- 16 Mushrooms




A wash area is provided for use by gardeners and visitors during workshops and exhibits held in the greenhouse






On-site plant cultivation—such as mushrooms, madder roots, and cotton—is tested and used for biodegradable packaging, natural dyes, tags, and garments

Third Floor plan
1:250



- 1 Lobby
- 2 Information Kiosk
- 3 Display Desk
- 4 Scanners
- 5 Textile Drop Off
- 6 Display Area
- 7 Bar
- 8 Conference Room
- 9 Presentation Area
- 10 Fitting Rooms
- 11 Auditorium
- 12 Consultancy Rooms
- 13 Cafeteria
- 14 Natural Dyes
- 15 Cotton
- 16 Mushrooms

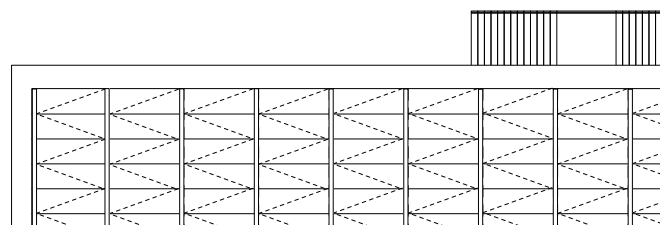
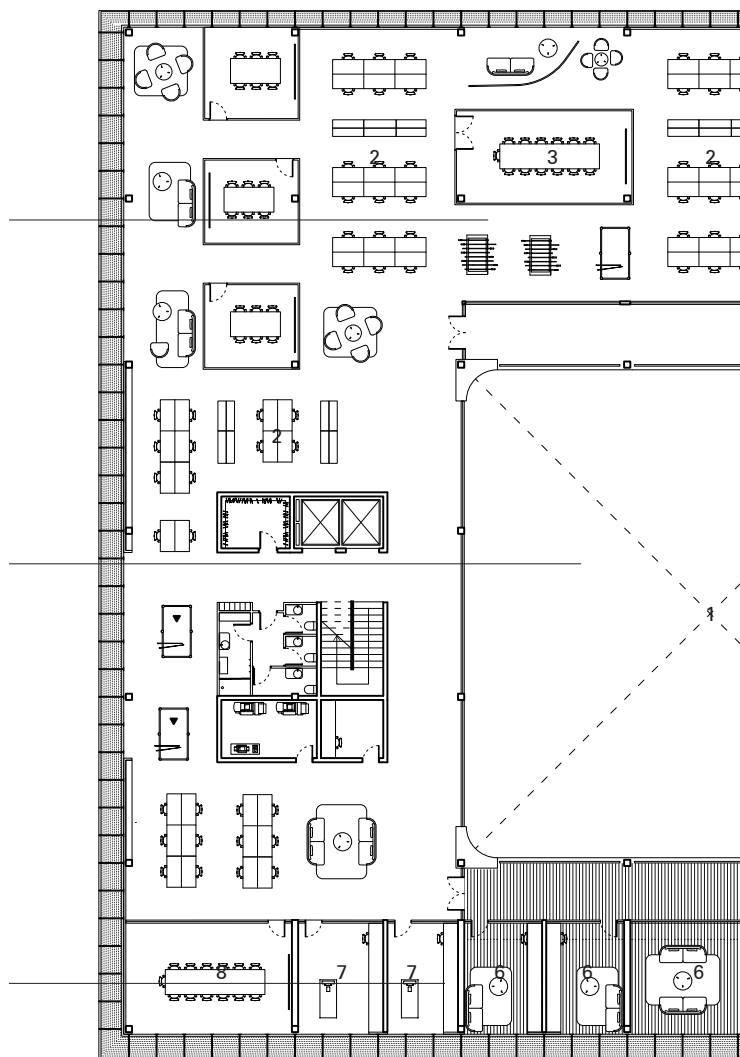


Gaps
light
the c
natu
work

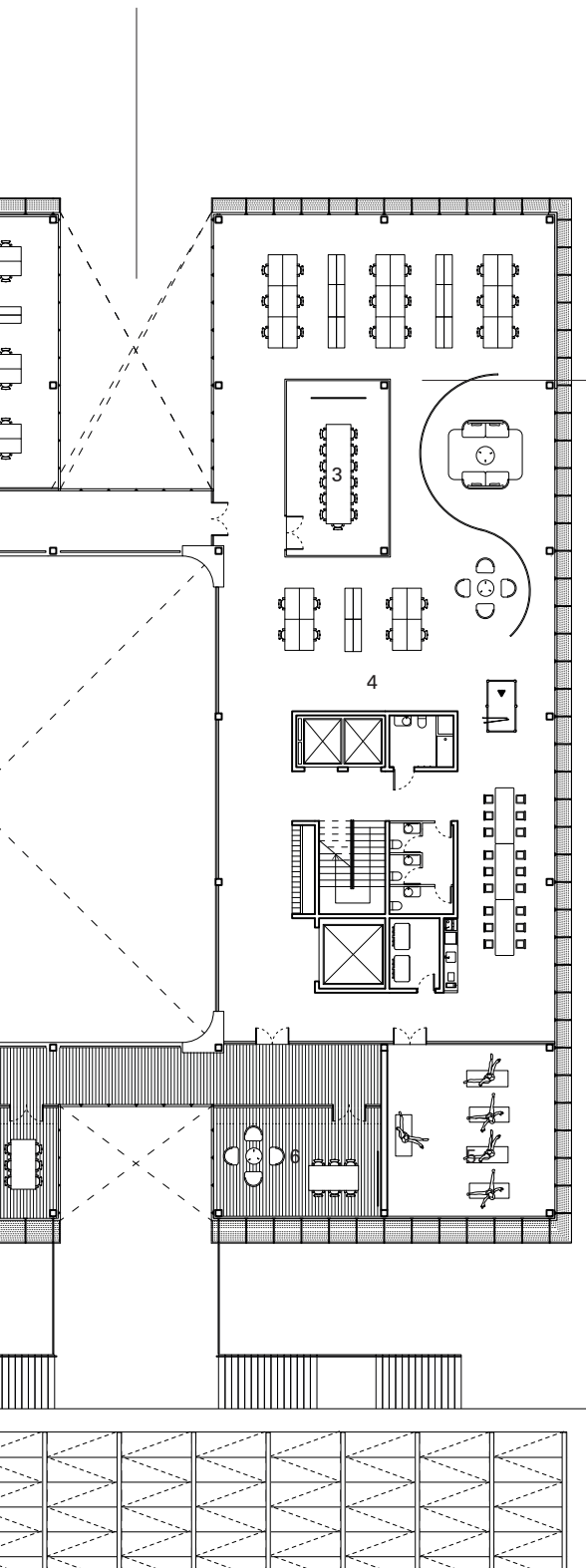
The office levels are designed to be flexible and adaptable to allow for easy reconfiguring as the needs of the occupants change

A central atrium allows for diffuse natural light to enter the studio and office levels

A variety of meeting rooms cater to a combination of on-site or remote working, with an emphasis on comfort and privacy for a diverse set of employees' needs




s in the facade allow for natural
to filter into the central atrium of
office levels, prioritizing diffused
ral light and fresh air for clerical




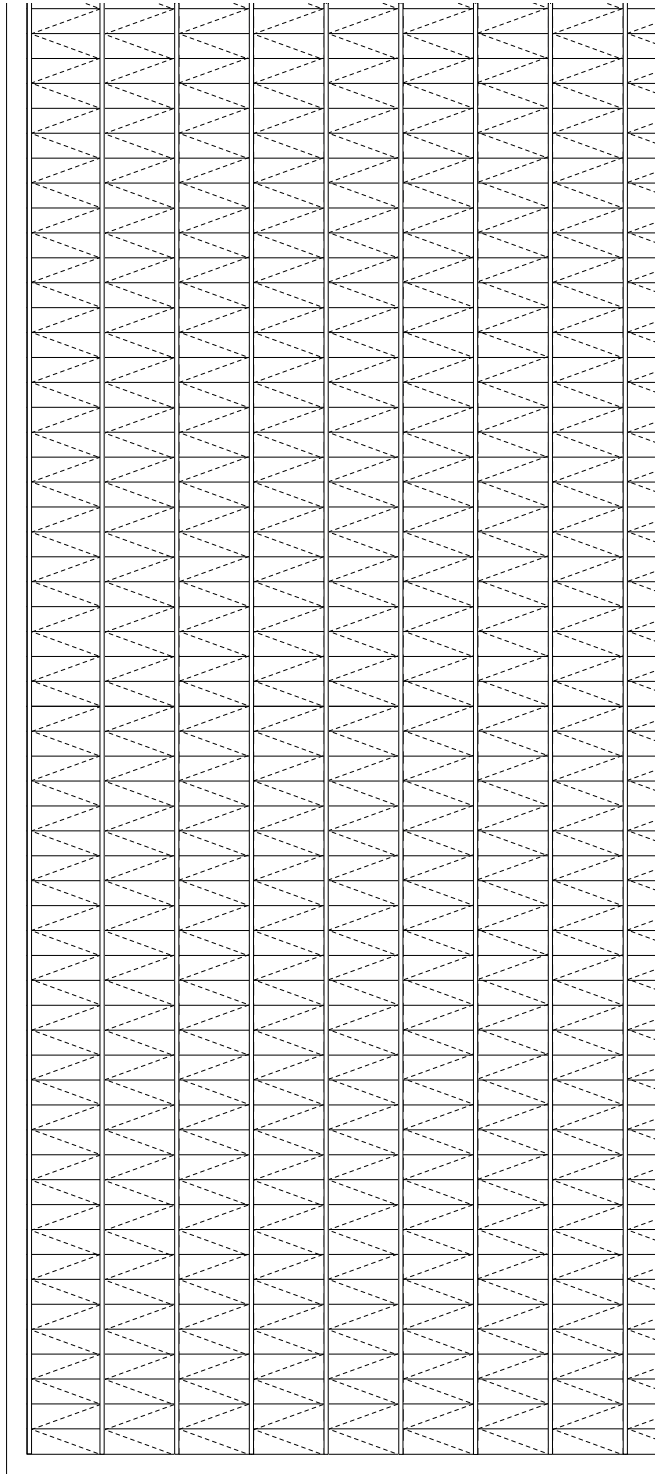
An office specializing in international trade is available to assist Fashion House members to plan the retail and distribution of their products, as well as providing consultancy for fashion goods and material import and export

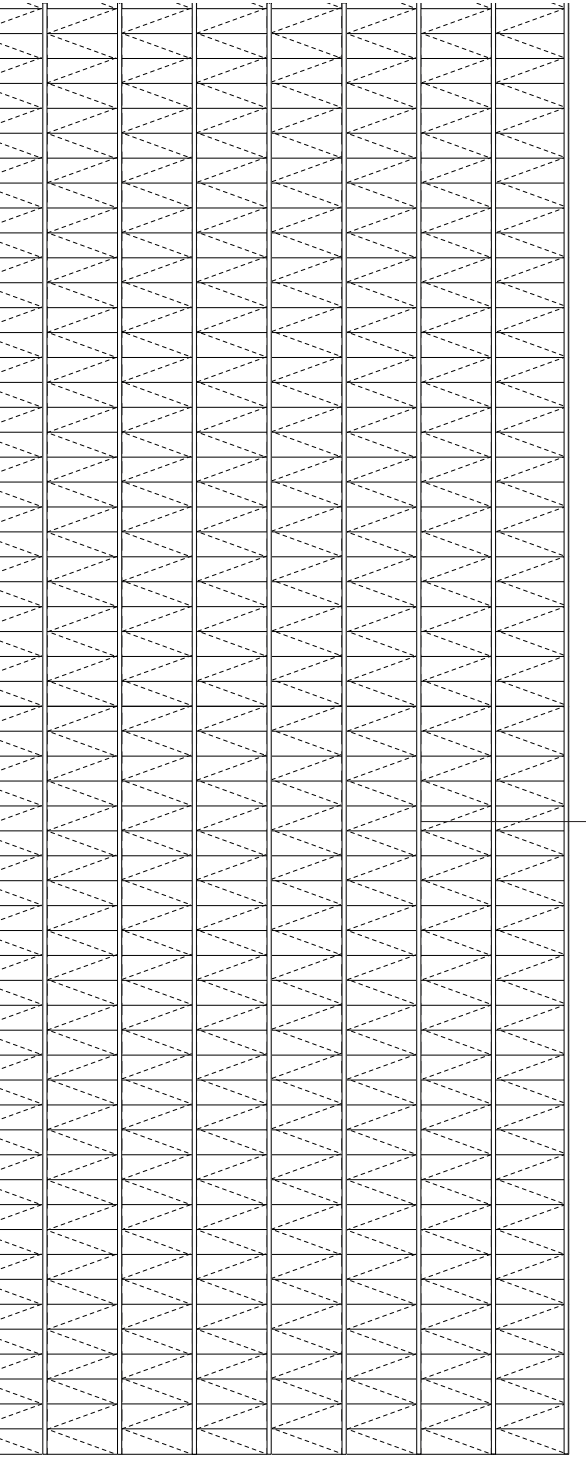
Sixth Floor plan
1:250



- 1 Atrium
- 2 FH Member Offices
- 3 Focus Room
- 4 Patent Center
- 5 Wellbeing Room
- 6 Meeting Room
- 7 Phone Room
- 8 Conference Room







Angled Greenhouse roofing, secured with South facing clerestory windows and galvanized steel guttering for water collection

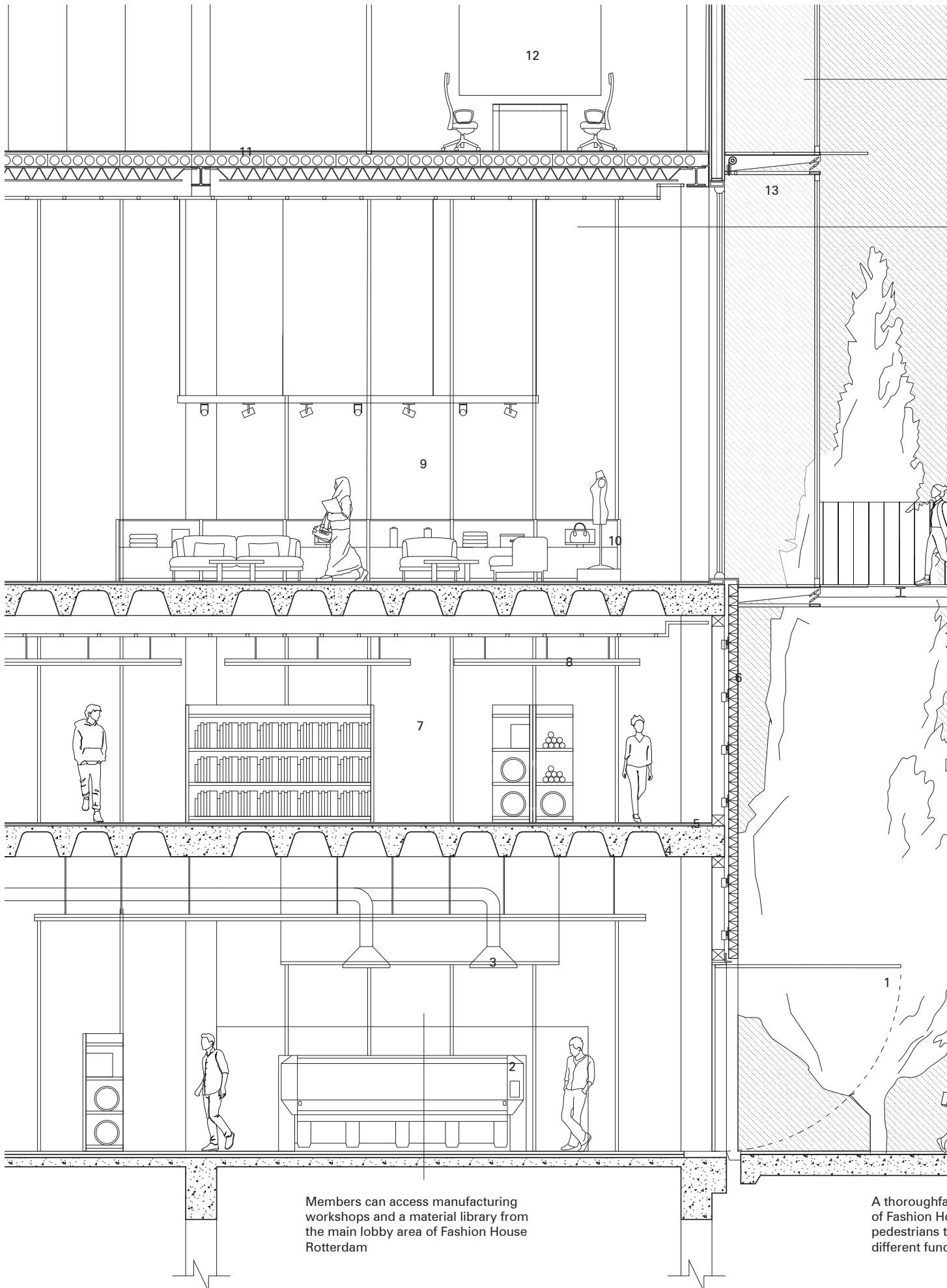
Sixth Floor plan
1:250



- 1 Atrium
- 2 FH Member Offices
- 3 Focus Room
- 4 Patent Center
- 5 Wellbeing Room
- 6 Meeting Room
- 7 Phone Room
- 8 Conference Room

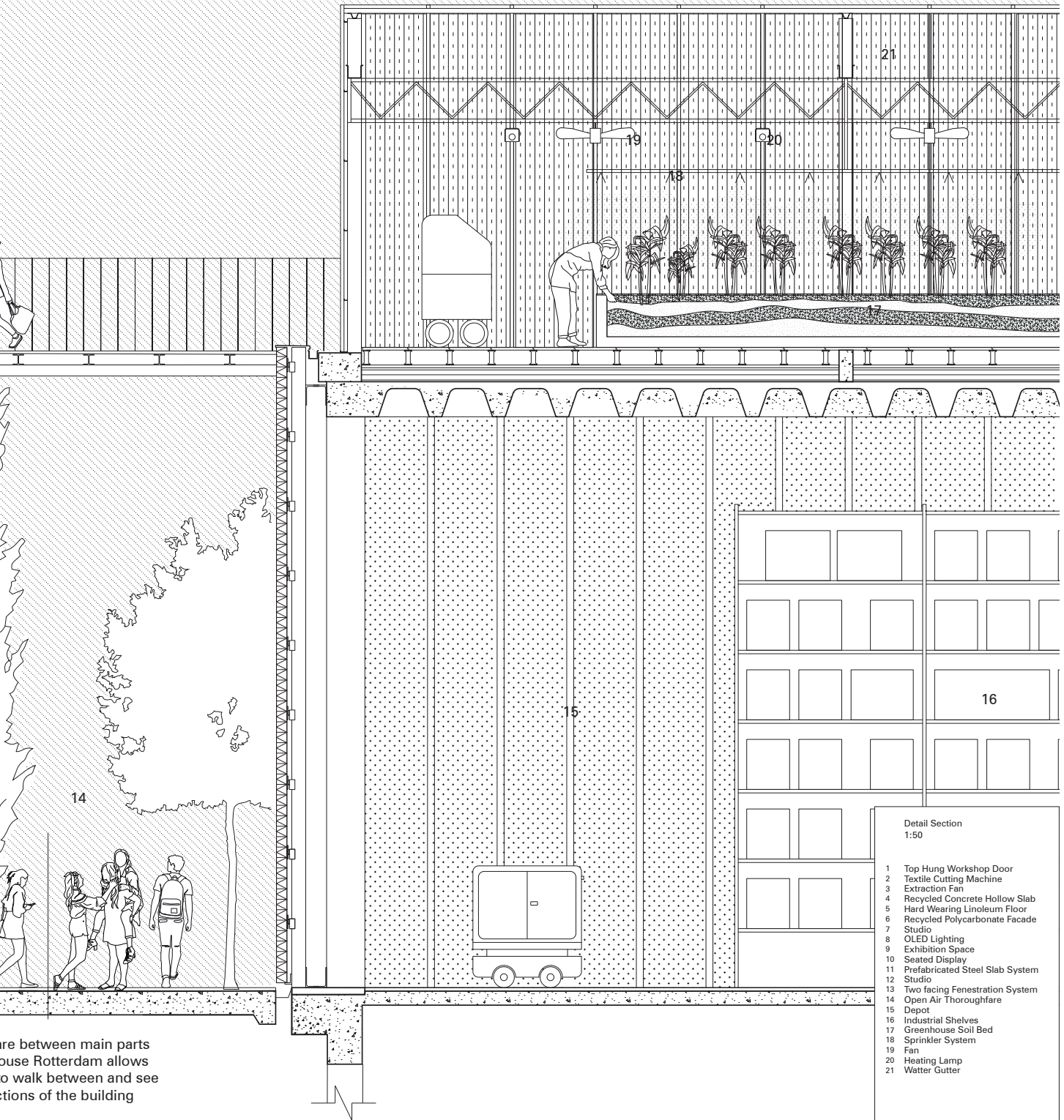


0 2 5 10 25 m



The construction of Fashion House Rotterdam includes locally-sourced recycled concrete, polycarbonate, and steel from the obsolete urban port buildings

New construction materials have been selected for their durability and low environmental impact in line with the M4H district's commitment to sustainability



- Detail Section
1:50
- 1 Top Hung Workshop Door
 - 2 Textile Cutting Machine
 - 3 Extraction Fan
 - 4 Recycled Concrete Hollow Slab
 - 5 Hard Wearing Linoleum Floor
 - 6 Recycled Polycarbonate Facade
 - 7 Studio
 - 8 OLED Lighting
 - 9 Exhibition Space
 - 10 Seated Display
 - 11 Prefabricated Steel Slab System
 - 12 Studio
 - 13 Two facing Fenestration System
 - 14 Open Air Thoroughfare
 - 15 Depot
 - 16 Industrial Shelves
 - 17 Greenhouse Soil Bed
 - 18 Sprinkler System
 - 19 Fan
 - 20 Heating Lamp
 - 21 Water Gutter
- 0 .50 1 2 m

are between main parts
house Rotterdam allows
to walk between and see
ctions of the building



Xeros uses reusable polymers inside the washing machine reducing by 40% the consumption of water.



ASRS (Automated Storage and Retrieval Systems) for garments on hangers - first patent developed by the US firm Planiform in 2022.



Since COVID-19 fast fashion brands have increased their online purchases.



Efficient laundry management made by JENSEN in practice - at A&M Basse Meuse, Belgium

Jensen semiautomated laundry facility in Meuse, Belgium.
www.youtube.com/watch?v=o2ThONwh08w



ASRS (Automated Storage and Retrieval Systems) for garments on hangers - first patent developed by the US firm Planiform in 2022.



Project 333 is a minimalist fashion challenge where you dress with only 33 items-including clothing, accessories, jewelry, and shoes-for 3 months.



Amazon Warehouse Robot

H&M for rent? Fashion retailer tests out rental service amid environmental concerns

The fashion giant is the latest to tap into the billion-dollar rental market.

By JESSICA BARAKAT | 1 DEC 2019



H&M launched its rental services in 2020 in its main flagship stores.



Retail industry

● This article is more than 3 months old

Zara enters resale market with Pre-owned service

Shoppers can book repairs and donate unwanted items as fashion chain seeks to cut carbon footprint

Zara launched a resale online platform for their products but deliveries are still managed by individuals.



M4H (Merwe-Vierhavens) district masterplan



M4H (Merwe-Vierhavens) district – heritage buildings



The M4H district has an amalgam of outdated port building redeveloped into creative industries.



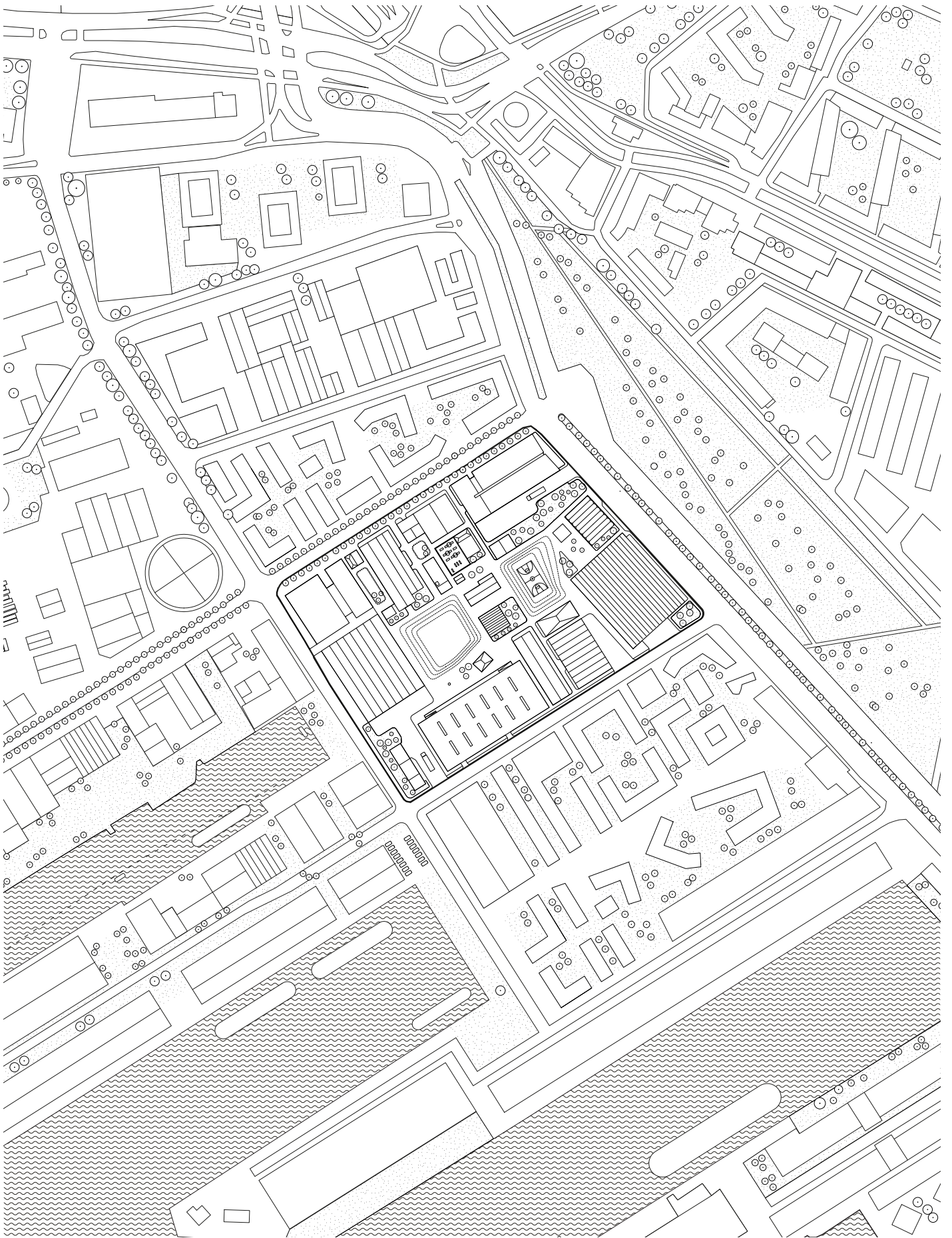
M4H (Merwe-Vierhavens) district – Atelier van Lishout warehouse

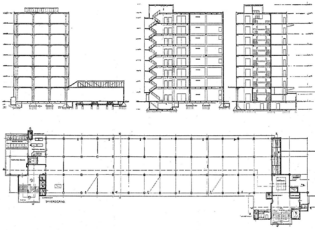


In the M4H district, old port structures exist alongside modern high-rise residential buildings, such as Lee Towers in Marconiplain that were designer by SOM.



M4H (Merwe-Vierhavens) district – Ready to Rent specific location with Lee Towers in the background





Leendert van der Vlugt, Van Nelle Factory, 1931. Floor plan and section. Its linear layout with service areas on both sides allowed for a flexible central floor plan, making it one of the most innovative factories of its time. The design of the building was focused on efficiency and functionality, with a clear separation between production and support areas. The building's design and layout were intended to promote the well-being and productivity of the workers, and it remains an important example of modernist industrial architecture.



Zara manufacturing facility in Arteixo, Spain.



ASRS (Automated Storage and Retrieval Systems) for garments on hangers - first patent developed by the US firm Planiform in 2022.



Jensen semiautomated laundry facility in Meuse, Belgium.



Sanaa, Dior Store in Tokio, 2004.



Sanaa, Samaritaine Mall in Paris, 2021.



Arquitectura G, Acne Studio Flagship Store in Stockholm, 2020.



AMO, Jacquemus Store in Selfridges in London, 2022.



AMO, Jacquemus Store in Selfridges in London, 2022.



David Chipperfield, Valentino Flagship Store in London, 2016.



Aimko, Jacquemus Pop Up Store in Paris, 2022.



Aimko, Jacquemus Pop Up Store in London, 2022.



Aromine rooftop noiseless wind power turbine to generate renewable energy.



Ikea, Catalogue and brochures, 2023.



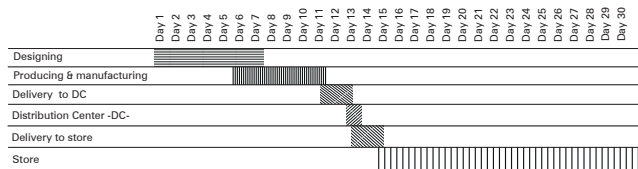
Aromine rooftop wind turbine, applied to a housing building.



Ikea, Catalogue and brochures, 2023.



From the street to the store in 15 days



Legend

- Inditex stores
- Inditex factories
- Inditex Distribution Centers
- Inditex Distribution Centers and Headquarters
- Countries with highest tax revenue from Inditex

Inditex Supply Chain

Inditex's company policy requires the quick turnaround time of 15 days for the complete process of designing, producing, and globally distributing

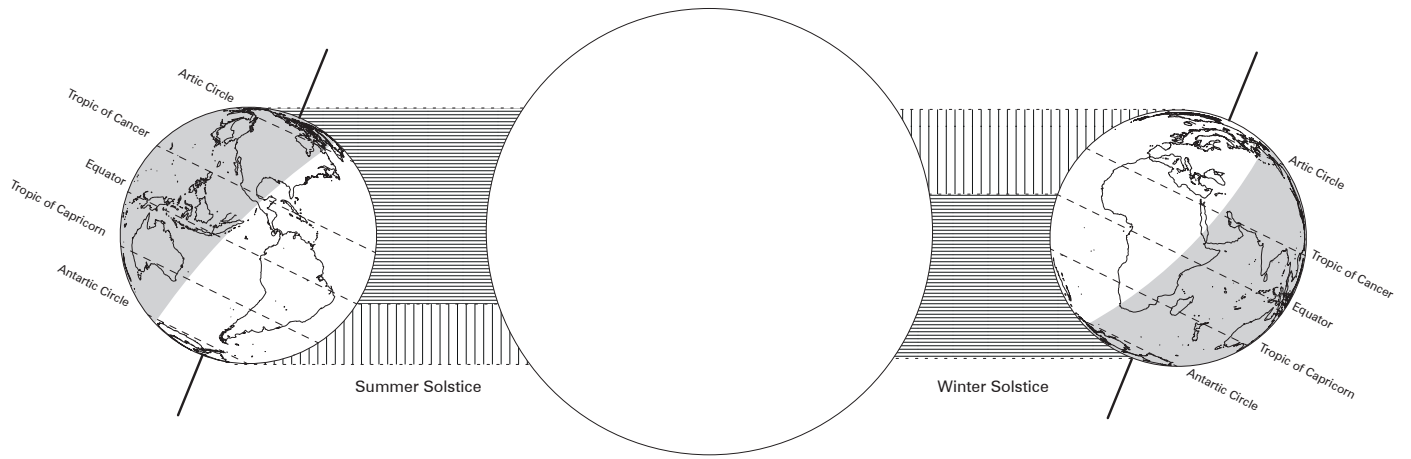
each collection to their stores.



Capsule Wardrobe








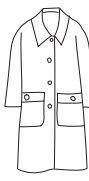

The Ready to Rent model is a capsule wardrobe of 33 versatile garments designed to provide a complete and sufficient range of outfits for any

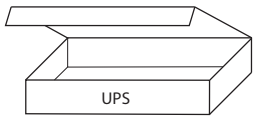
occasion. The key pieces, 11 essential items, are owned while the remaining 22 are rented and interchangeable.



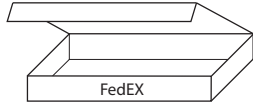
Seasonality

The Earth's seasonal changes result in half of the world being in an "off-season" state at any given time. Each collection to their stores.

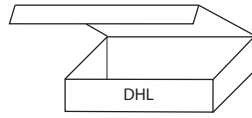
Garment	Jeans	Pants	Tshirt	Sweater	Dress	Light Jacket	Jacket	Coat	Bag
									
Average Weight (Kg)	0.5	0.5	0.15	0.7	0.3	1	1.5	2	0.4



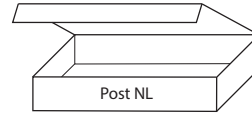
460 x 315 x 95
2kg - 5kg



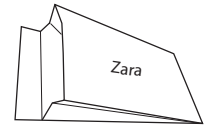
455 x 314 x 76
2kg-5kg



330 x 330 x 10
up to 2kg



A + B + C = 900
up 2kg

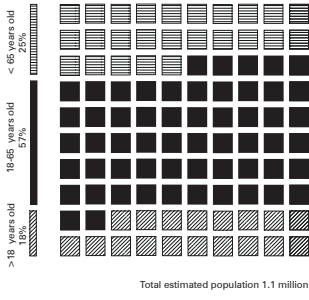


Different sizes

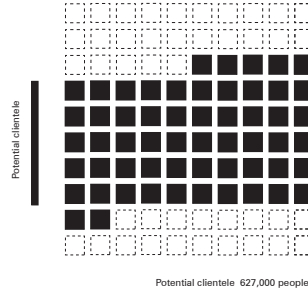
Package and Delivery

Leading shipping companies provide economical parcel delivery services for 2 to 5 kg of goods, equivalent to a specific number of garments.

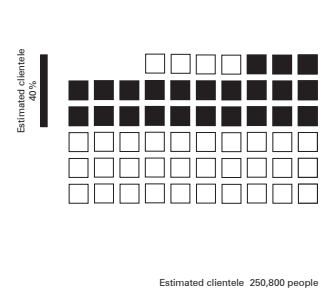
Rotterdam's demographics 2040



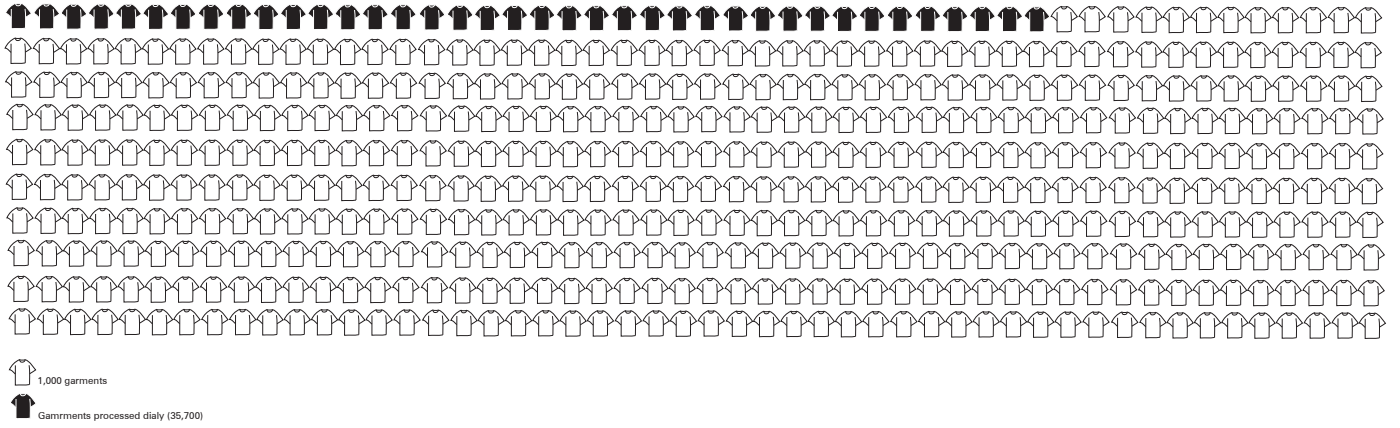
Potential clientele for Ready-to-Rent



Potential clientele for Ready-to-Rent



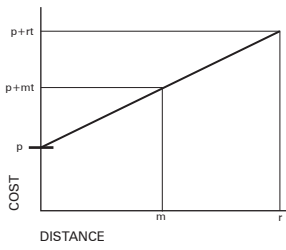
Garments processed biweekly



Daily Processed Garments

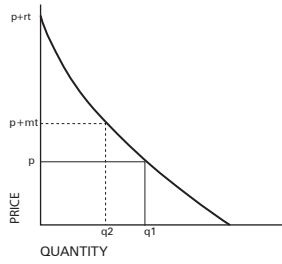
Based on projections for Rotterdam's 2040 demographics and anticipated changes in consumer behavior, the rental hub is expected to handle 35,700

garments daily.



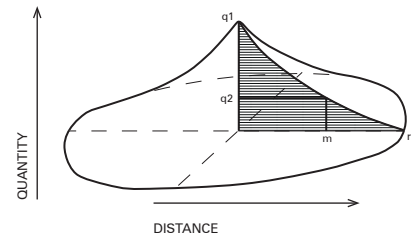
p = price
 m = km to the reception point
 r = radius of delivery
 t = trasport cost per km

The price of the item is the result of the cost of that item and the cost of the distance multiplied by the cost of fuel . Therefore the radius of delivery, the maximum distance should be efficiently delivery, is limited.

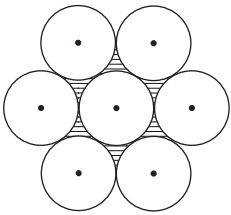


p = price
 m = km to the reception point
 t = trasport cost per km
 $q1$ = quantity (es) purchased when the price of the article is 'p'
 $q2$ = quantity(es) purchased when the price of the article is 'p +mt '

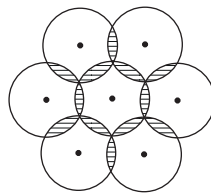
The price of the item is a curb



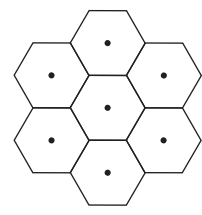
p = price
 m = km to the reception point
 r = radius of delivery
 $q1$ = quantity (es) purchased when the price of the article is 'p'
 $q2$ = quantity(es) purchased when the price of the article is 'p +mt '



If circular radius is used, interstitial zones are neglected



If circular radius is used, some areas overlap

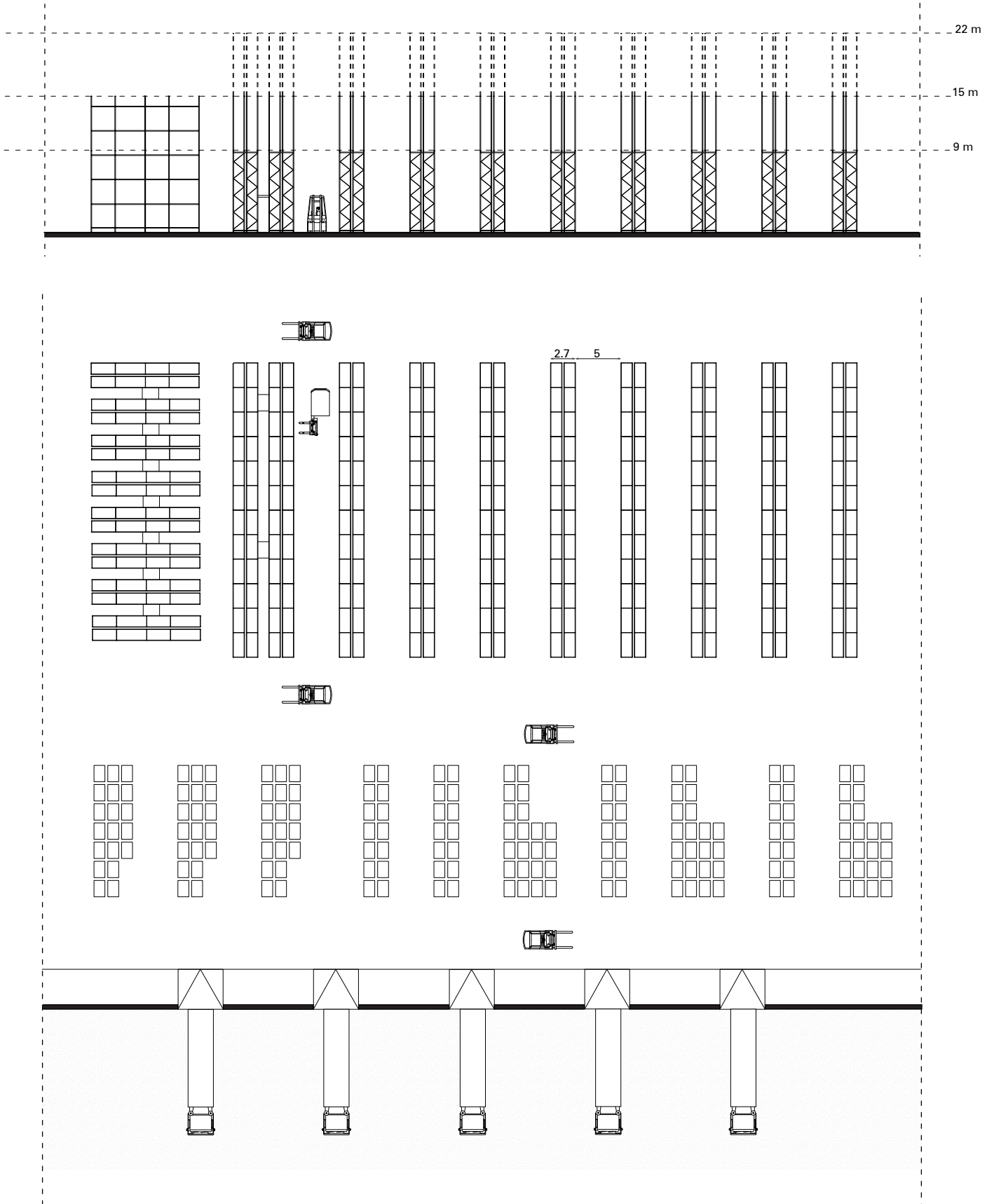


Using hexagonal radius helps to distribute and utilize the total space evenly

Central Place Theory

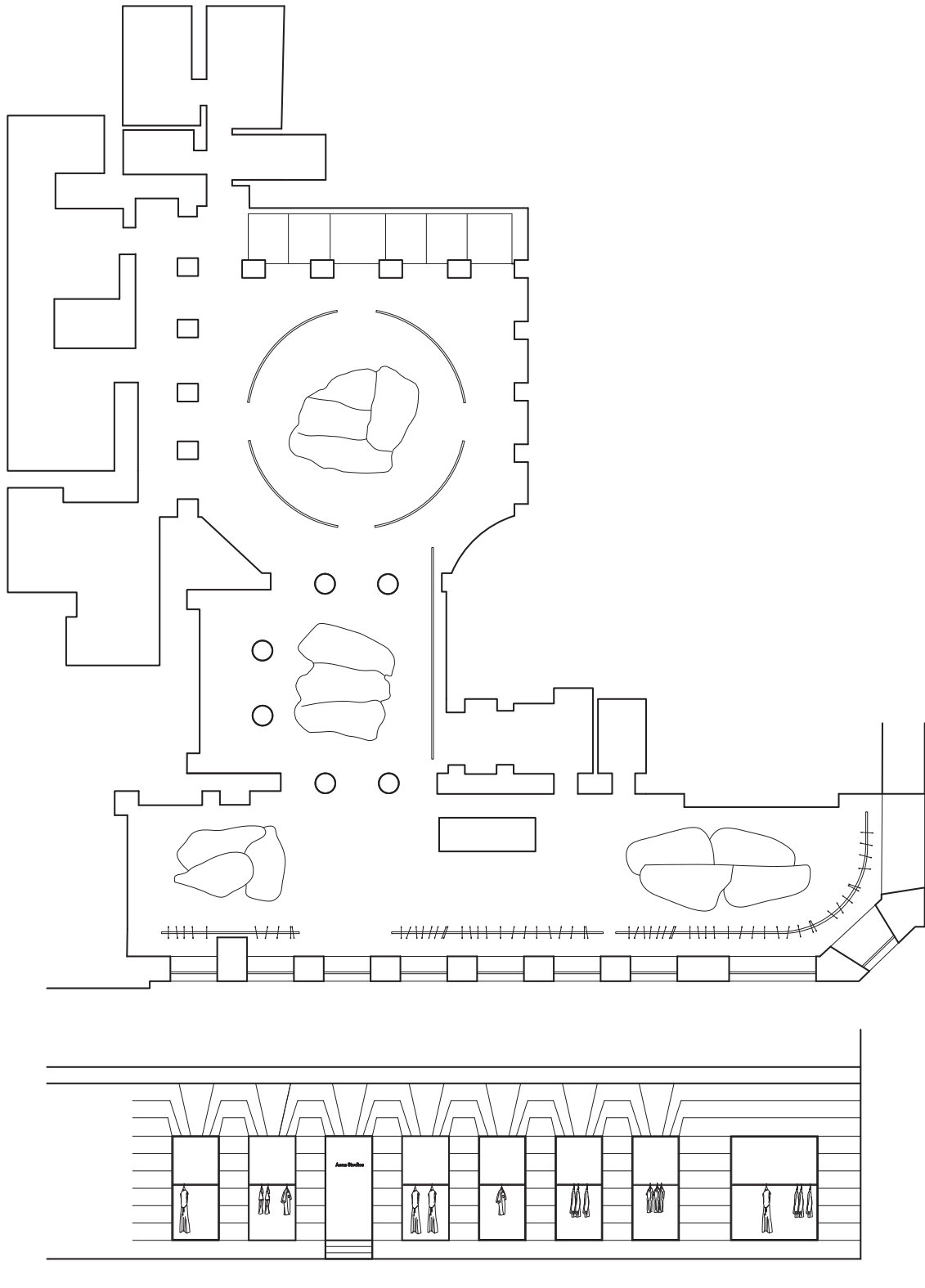
Central place theory states that the price of an item is determined by the item's cost and the fuel cost multiplied by the distance. As a result, the delivery

radius - the maximum efficient delivery distance - is limited.



Standard Warehouse Floor Plan and Section

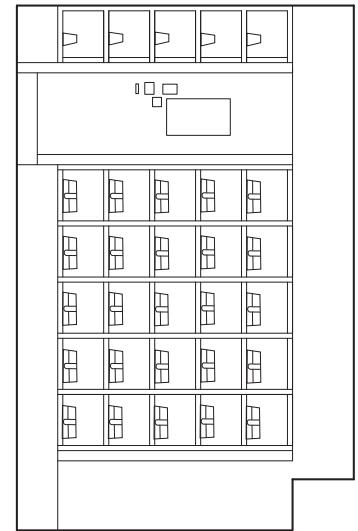
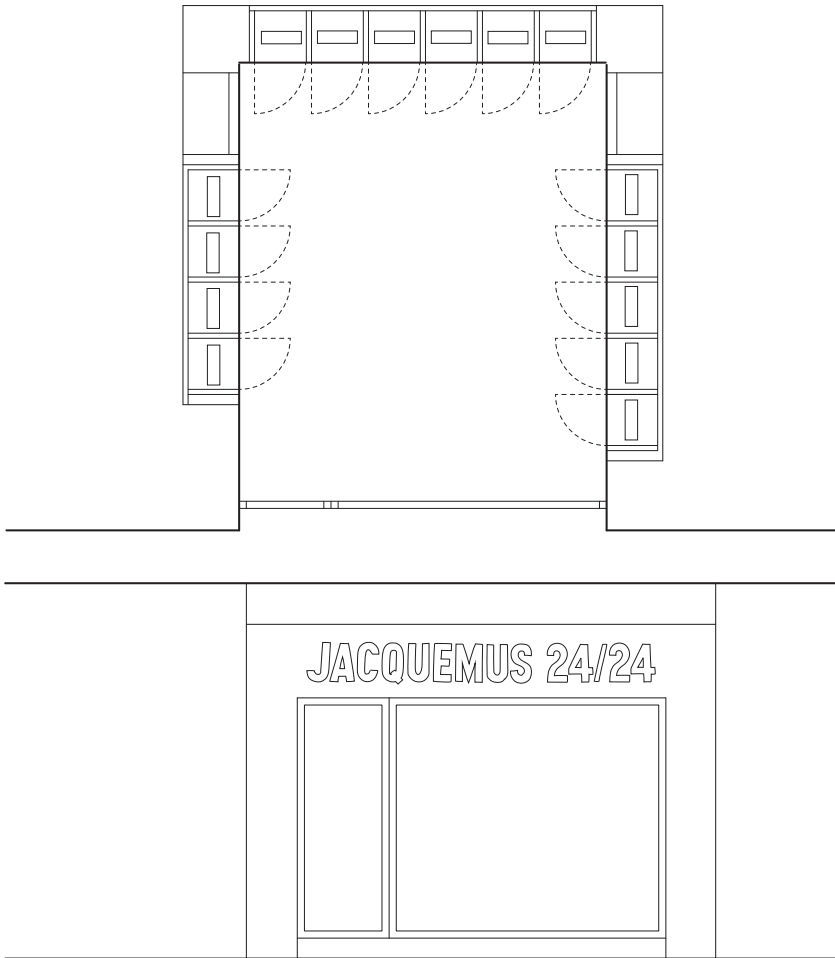
Building Type Analysis: A typical warehouse design is a simple shed structure lacking specific architectural spaces.



Acne Studio Flagship Store, Stockholm

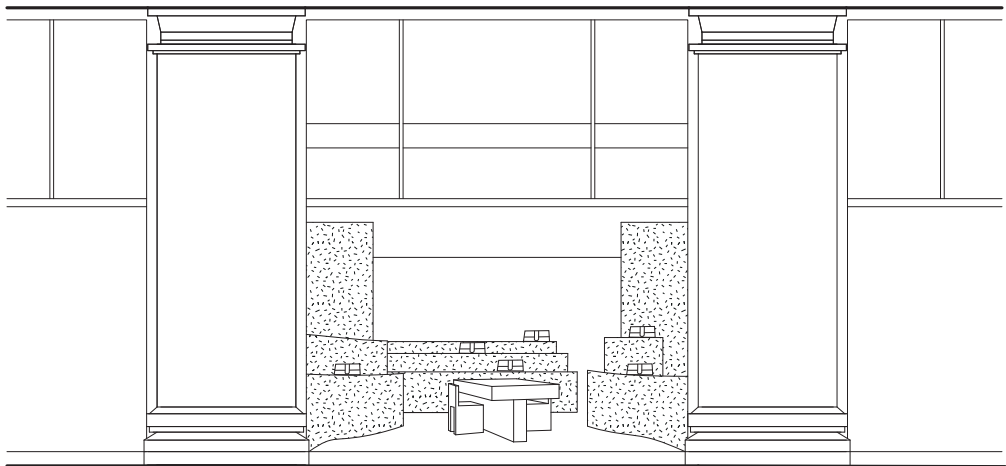
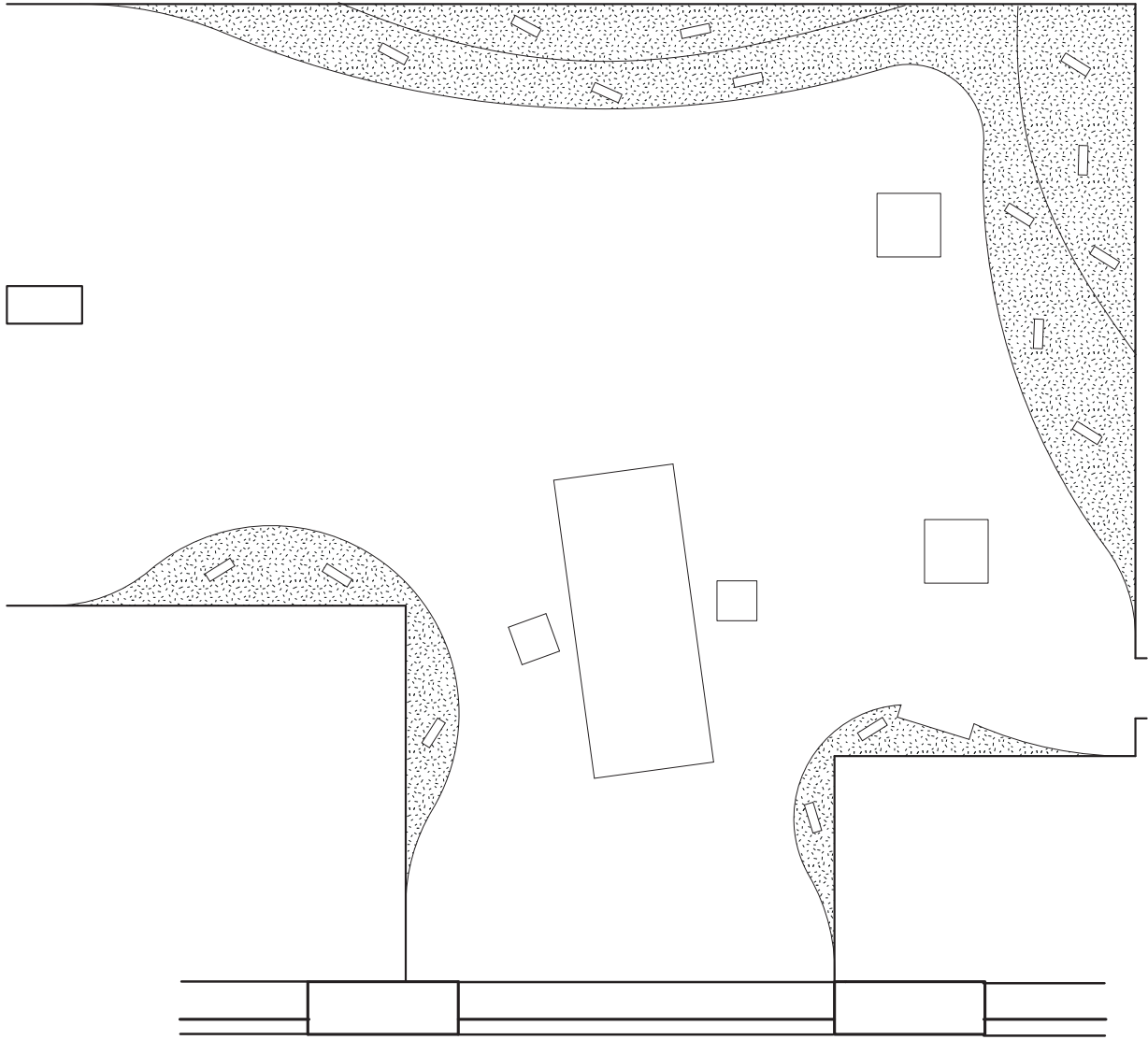
The Acne Studio Flagship store in Stockholm plans to feature a unique storefront with clothes racks creating a boundary between the interior and

exterior, instead of using mannequins.



Jaquemus Pop-up Store, Paris

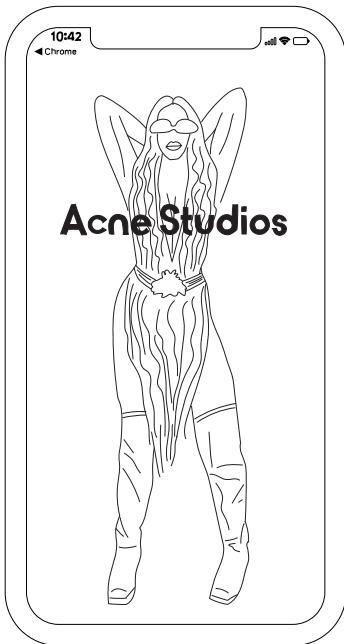
The Jacquemus pop-up store showcases a pioneering display and consumption approach that draws attention to last-mile deliveries in an innovative way.



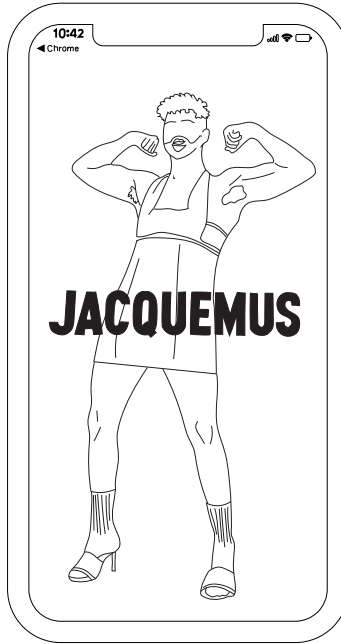
Jaquemus Store in Selfridges, London

The Jaquemus store located within the Londoner department store features a performative shop floor with mundane decorative elements like tables and

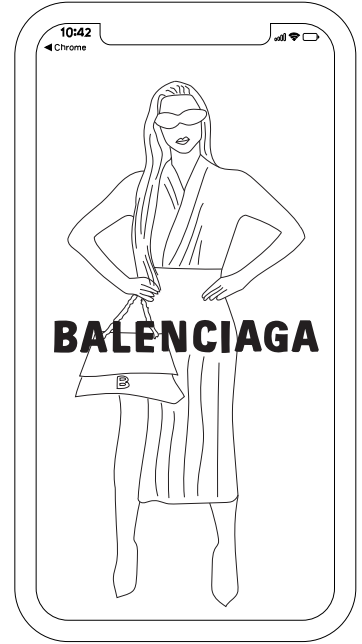
chairs. These in-store spaces are frequently redecorated to align with current trends.



Rosalía x Acne Studios



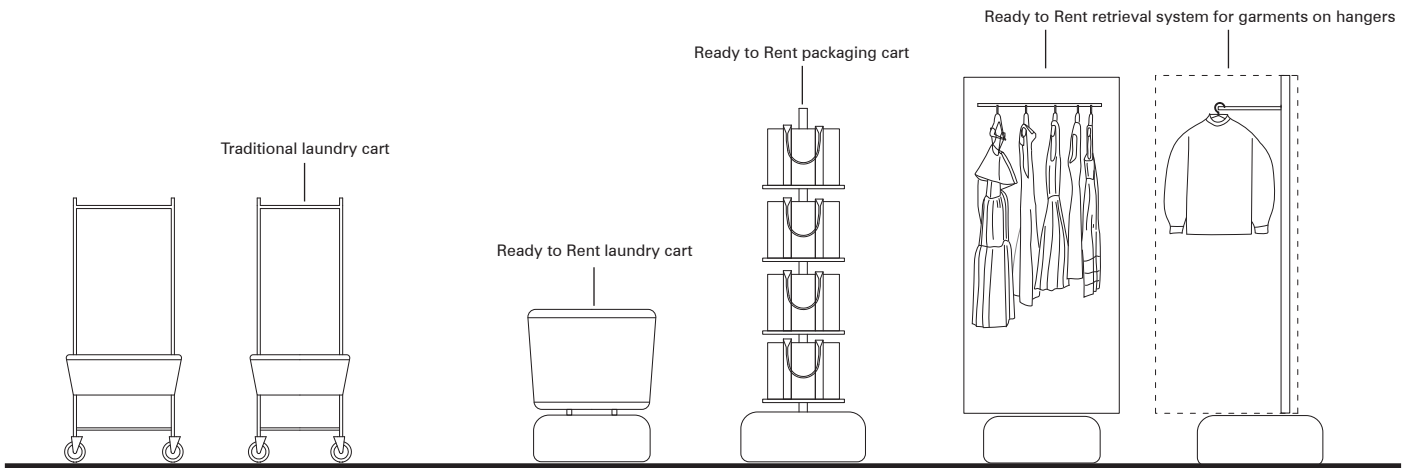
Bud Bunny x Jacquemus



Kim Kardashian x Balenciaga

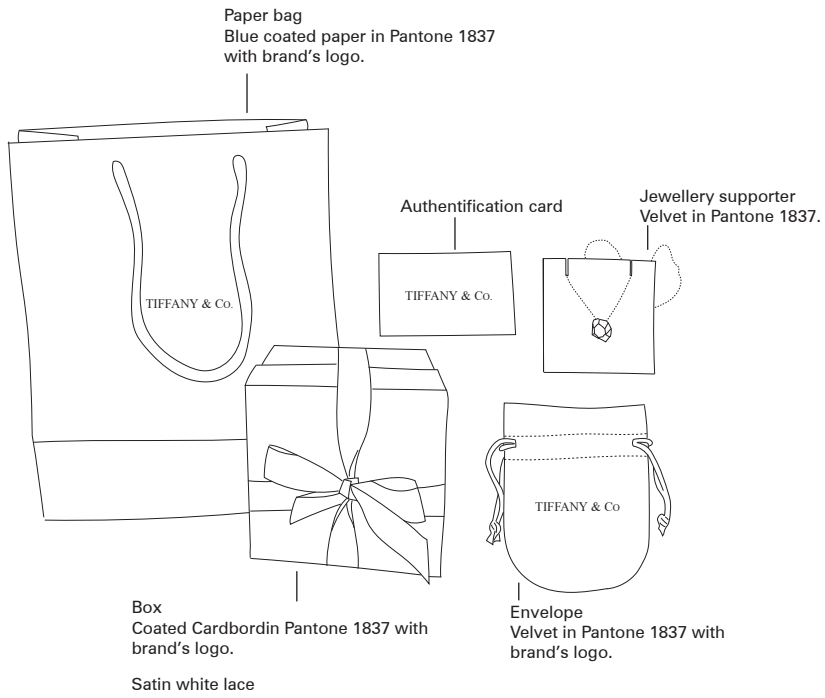
Influencers

Fashion brands use influencers to expose their ideals and referents on social media.

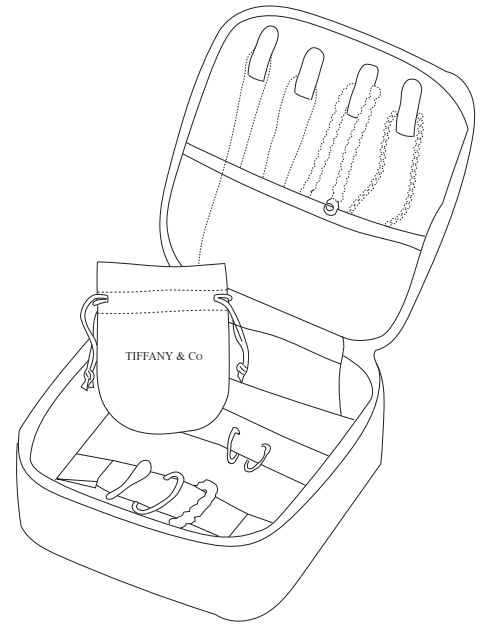


Laundry Cart

Advancement in laundry carts using robots as a mode of transportation.



Tiffany's product the day of purchase



Tiffany's product at home



1944
The "Ice Bag"

Main based A.L.Bean company, launched this bag to transport ice from the car to the freezer. Made of heavy canvas.



1960
The "Ice Bag" 2.0

L.L.Bean upgraded the design of their original ice bag, adding a color trimmed bottom and handles in several cheerful hues. Made of heavy canvas.



1984 Birkin Bag
The "It Bag"

Dumas, Hermès CEO, designed the bag inspired by British actress Jane Birkin her necessity a spacious, secure, and stylish bag. Made of leather.



1980s Merchandising
The "Well-read bag"

Strand Book Store began producing Strand-branded tote bags as an alternative to single-use bags. In doing so, they provide shoppers an alternative to the old-hat plastic bag and a way to tell the world that they're well-read. Made of cotton.



1996 "Frakta"
The "Ikea Bag"

A popular blue and yellow bag with the capacity to carry up to 30 pounds. It was a game-changer for reusable shopping bags. Eventually, other stores started springing up their own designs of reusable plastic bag alternatives. Made of 100% polypropylene (with 60% recycled).



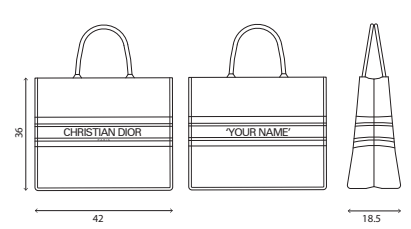
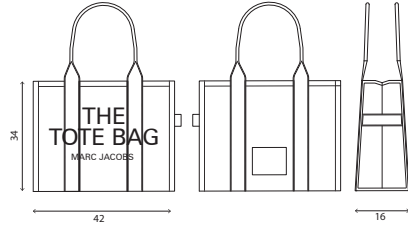
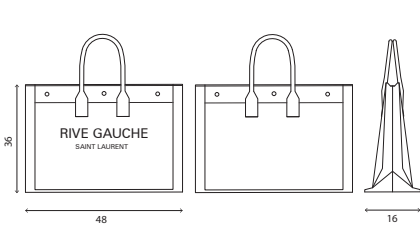
2019 The Tote Bag
by Marc Jacobs

Marc Jacobs rebranded the and upped the tote bag transforming it into a fashion and desirable item. The firm revolutioned the market, selling 100,000 units on the first year. Made of Canvas.

Tote Bag Evolution

The Tote Bag was first introduced in 1944 as a convenient mode of transportation and over time has evolved into a must-have item in our

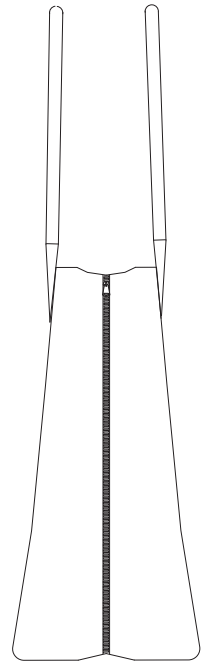
wardrobes.



The Big Three in Canvas

Comparison of the main tote bags in canvas in the market in 2022: The Tote Bag by Marc Jacobs, Rive Gauche by Saint Laurent, and Tote-Book by

Christian Dior.



Ready to Rent Tote Bag

The Ready to Rent Tote Bag, a reusable bag for receiving, unboxing, and repackaging rental garments that can be fully opened with zippers. Its design

has been influenced by the Tote Bag by Marc Jacobs, Rive Gauche by Saint Laurent, and Tote-Book by Christian Dior.

Ines Garcia-Lezana: Why did you start the business model? What were the precedents that incentivized the decision?

Laura Suijkerbuijk: Frustration. Frustration about overconsumption and the waste of clothes. I studied urban geography, so I also worked in the Urban Development as well, and besides the overconsumption and waste, the fact that our city centers are full of shops like H&M, zara and Monkey. It's like a monotone shopping landscape. I would dream to change the way we shop, and swapping is a really fun and easy way to do that without saying to people like you cannot buy clothes anymore. It also makes it and to make it attractive, fun, and accessible; easy for people to do it without putting too much effort on sustainability but just seducing people to do it.

I G-L: What is your target audience?

L S: We did research about our potential target in the beginning, but we still see that there are many different ages that are coming to the store with different motivations. Let's say that the target audience is 32 or 33 like my age but we also get from 60 or 70 and girls from 17 years old. But I think average the biggest group is between 25 and 35. And the biggest motivation for people is the sustainability part, people feel they feel they can add value, or they can do something themselves to this waste and overconsumption. And besides that, the people coming in our shop are not the biggest spenders so also the prices are motivation.

I G-L: Do you receive more people that want to buy or more people that want to give their clothes?

L S: It depends on the shop also because in Amsterdam we have a lot of tourists coming. But in general people hand in work clothes than they buy back. I think is a good thing because it means people are decluttering their closets. OK for us of course it's good for our revenue that people also buy stuff but in general we receive more clothes than we can sell.

I G-L: What is your selection based on?

L S: We select our clothes that are good enough to go into the shop and fit the season, then if they don't fit the season they go to the storage for the next season, and then we donate the items that are not good enough. We work together with a clothing collector,

or we donate to the local charities and now we are also working on our first circular products made from recycled and upcycled clothes. We also have monthly storage sales, in Amsterdam even twice a month, so then more items from our storages that usually don't get into the shop are sold for three euros. It's really interesting to see that in Rotterdam last month the storage sell was a big business, people was really interested in items for 3 euros.

I G-L: Do you base your selection on trends or quality?

L S: I would say both. We assess the different prices according to the material of the item and the style. We look for as much quality as possible in the shop but yeah, we cannot prevent that there's still a lot of fast fashion. We also consider when people bring in an item that it is really it to trendy right now, so for example the flat jeans, we can give it a more swaps because we know it's popular. Style is also very subjective because the right thing is super cool for me maybe my colleague says it is super ugly. We try to make it as objective as possible.

I G-L: How do you take care of the garment before they enter into the shop?

L S: We ask people to wash them, and they have to be in a good condition without stains and smells. What we do is steaming them if they need to be steamed in our shop. we have a steamer next to the counter.

I G-L: You don't have a facility to wash them and process them.

L S: No.

I G-L: Do you have a return policy?

L S: Yes, so people have the right to return items if after buying the notice they are damaged. They cannot return them when they just think when they are back home Umm no, I don't like it that much. it needs to have a damage or stain or whatever and then they will receive a gift card, we don't give money back.

I G-L: Is a problem that you only have one size per garment?

L S: Oh yeah that is the thing of swapping. We only have one size of each item but also oversized is more popular nowadays. We also try to have gender neutral or fluid clothes. We got some comments from people with

bigger sizes like you don't have a lot of bigger sizes. At first, we thought yeah OK but if we don't get them then we can do nothing but now in both shops we have a rack with bigger sizes. we don't want to name it, frame it like that but we have them.

I G-L: If I am not wrong you are looking for more cities within the Netherlands to join Swapshop.

L S: Yes so, we launched our franchise formula recently and we are now talking with potential franchisees that would like to open a shop in their own city. For example, cities that would work in the Netherlands is Utrecht, Den Haag, Delft, Leiden, and Nijmegen. Those are the main service that we would like to open first for but, of course, if someone from other cities ask us to open a franchise in another city we would say yes.

Ines Garcia-Lezana: Who are your clients?

Timothy Crowe: Retailers and e-commerce. Retailers can be like store replenishment where they have a centralized warehouse and then they ship out to the different stores. That's mostly it. And the Fashion Industry as well.

IG-L: What are their main priorities? What are they looking for with your services?

T C. They're looking to maximize storage density so often; they have a certain amount of space in their warehouse and they want to fit as many clothes as possible in this little space as possible. Another priority is to maximize the time it takes to go retrieve an item from storage to get it ready packaged and shipped.

IG-L: How much is that time approximately?

With a manual system, like very archaic, you know you're pushing a rack around with as low tech as it gets, you'd be looking at about 60 units per hour. That's putting an item away or go get the item. So about one per minute depending on the layout and the system used.

It varies after that, but with one of our products, the carousel pick module for example, the employees are able to achieve 300 units per hour. That's five times faster because all the units come to them instead of them going to look for them.

IG-L: Do you design the layout of the system for the client?

It's a pretty cookie-cutter design where you have a central catwalk and carousels off to each side. The only thing that varies is the length of the carousel and the number of levels. And then so typically clients tell us how many units they want to store with the available spaces with the available ceiling height and then we try to fill out that space. And achieve their storage capacity, it also varies depending on the density. It varies if they have winter coats or if it is mostly T-shirts. Then once we're able to meet their storage requirements, we often play around. There are also other parts in the warehouse as well, like the transport conveyor sortation system afterward, the inbound-outbound process.

IG-L: Do you need any humidity

conditions limitations for these systems?

That's a good question. In this particular case where for this system for retail it's not really an issue. But in other projects and systems, I work with like, mostly for laundries, industrial laundry laundries for uniform rentals, the humidity conditions can vary, and you can get a very wet condition which could be bad for your conveyor. But for these systems that we're looking at right now, it's not really an issue now.

IG-L: What is the average price for these systems?

I don't know off the top of my head. It can, it can really vary. Like I don't like how expensive are these systems. Should probably be looking at least \$2 million and it could range to 20 million depending on how big it is.

IG-L: Do you have a vision that how these fully automated systems can change the future of the fashion industry?

We're actually kind of. Following the change in the fashion industry right now, so a lot of companies right now are focusing on reselling used garments and the whole recycling and renting out garments. And with these automated systems allow our clients to do is basically they're able to store a lot of different types of clothing and retrieve them easily. So, as you see in every shirt looks different. When that storage comes to you, it's a lot better and faster than if you have to go find it in the individual racks. And it's also good for returns. So, when you rent to shirt and it comes back, or when someone sends you a shirt you put into storage, it goes, it goes away. And then whenever it's required, it comes out really fast. And uh, we were, I guess like what, what? How does it help that change is with faster times, clients can get their garments faster? So, when you place an order, it takes less time for you to receive it, and that often helps increase the likelihood of a purchase. You know when you order food online if it takes three days, you're more likely to say yes than if it takes a month or two weeks.

IG-L: Do these systems need to project space for the data center or server?

I'm more on the mechanical side, but you're asking what the physical space required for the data center. There are some clients who do it on the cloud, so I don't know if that answers your question, but there are also clients who

set up computers that, are dedicated just to data management and they're usually in their own little room. On the side, but I'm sorry, I don't know the actual version.

IG-L: Can these automated systems produce or reuse their own energy?

No, they don't really recycle or like reuse any energy that is potentially lost. However, they are outfitted with the Kelsey controls where only a certain amount can be turned on simultaneously, so we don't blow a fuse. Usually, there's a ramp-up function, so they'll slowly start rotating as they gain speed, and then they'll speed up so that they don't like to jerk when they start or stop.

IG-L: Can you tell me a little bit more about the Hive System?

This is one of our newer systems, it's still under development, but it's going to be market ready by 2024. So, uh, basically how it works. It's robots that have these tooling that basically replaces humans inside of a structure. And the idea is the robots work together where one robot will go find the location of a garment, grab the garment, and then place it on another robot. And they do that until the robot is full. And when this robot is full, it'll go out of the system, and go to an employee where the employee can grab all the garments. And then get her ready for ship.

It is pretty innovative; we have been approached by a lot of companies showing a lot of interest. So, I would say it's pretty unique in what it does. A quote like Jeff Bezos: 'if you could handle garments or something else then you can basically handle anything.'

IG-L: Right now, the system needs human labor, will it be fully automated in a foreseeable future?

Yeah, take a few years to do it right now, like wherever you are in the warehouse because hangers are so hard to handle. Even if there are robots somewhere, usually the robots, then go see an employee and the employee has to take off the robots or put on to the robot. But yes, let's say by like 2026-27, when that robot goes to leave this structure and get emptied, we do see another robot being fully automated. So that you could have basically zero employees inside the warehouse.

IG-L: Is there another industry, besides the fashion industry that you are collaborating with?

No. Just on the fashion industry and garments and hangers. There are other companies that have shuttles, like boxes, totes, and crap. Maybe if we see an application where robots will be good for handling something else, it would be practical. But, at the moment, we want to get this right, we could look at that later.

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Description

Ready to Rent envisions a fashion rental hub, which provides the renting, delivery, and maintenance of everyday and occasional garments through a monthly subscription-based membership. By offering clothing as a service rather than a purchasable product, it supports a model of usership in fashion consumption.

This rental model supplies a circular flow of clothing – providing members with a constant number of rented garments that are swappable on a biweekly basis. Fully automated processing facilities handle used garments for user-to-user transfer in a vertical assembly line with each floor having a specific function based on the level of humidity. This closed-loop system provides Good as New certification guaranteeing the same quality standards than the shop floor. As part of the rental network drop-off and collection lockers are located throughout the city, facilitating the transfer of rental garments – packed in a reusable bag – and eliminating the need for last-minute deliveries. This system empowers the unboxing, packaging, and fitting of rental garments to take place in ones' home – challenging traditional shopping experiences and retail settings.

Ready to Rent, as a pilot location, is located in Rotterdam's new Fashion district in the M4H area – a former dockland on the North side of the Maas that transformed into Rotterdam's innovative district for future-forward living and manufacturing. As part of Fashion House, this contribution will emerge in multiple locations throughout the Red Thread – providing rental services and fulfilling the function of fashion as a means of aspirational self-expression.

Propositions

1. Renting provides a constant change of clothing options empowering individuals to express their aspirational self-expression through fashion.
2. Due to conscious use of resources and limited production in 2040, non-essential clothing is not a purchasable product but a service that provides garments on a rental basis.
3. Fully automated manufacturing facilities accept, process, and distribute rental garments from user-to-user, providing cleaning, mending, and packaging services in a vertical assembly line – with each floor having a specific function based on the level of humidity.
4. Drop-off and collection lockers, strategically located throughout the city, are points of transfer of rental products, eliminating the need for last-minute deliveries.
5. Driven by the rise of logistical capabilities an e-commerce, packaging and unboxing are integral shopping experiences in one's home

Good as New

The certification guarantees the cleaning process for resold or rented fashion goods to meet quality, safety, and sanitation standards that require no traces of any hazardous materials or contaminants, and are processed using only eco-friendly cleaning products and energy-efficient equipment.

Certified fashion goods shall undergo a rigorous process—or a demonstrably similar—of several stages that happen on a single premises. Goods must be initially screened in designated unloading areas and subsequently sorted, washed, dried, and steamed in a streamlined and interconnected area. After cleaning, goods shall be carefully examined for quality control and prepared for delivery to designated online shopping or renting pick-up points operated—or licensed—by the brand.

In a slowed and more prudent fashion economy, in which new methods and materials in garment manufacturing have necessarily increased their useful lifespans, consumers who aspire to participate in—and shape—rapidly evolving fashion trends will enthusiastically utilize now-commonplace garment rental services to—temporarily—flaunt the latest styles.

External FH Consultant: A laundry technician



Fashion House Rotterdam

Fashion House Rotterdam has granted the FH certification warrant to

Good as New

This is to certify that, based on the relevant documentation provided by the company, the materials and operations used for the product or service has been produced in accordance with discretionary standards which are recognized by Fashion House. Compliance with the standard has been audited and monitored systematically under responsibility of Fashion House [CityName] and the Red Thread.

This certificate is granted to *Ready to Rent* trading under the title stated above and empowers the holder to display the certification warrant in connection with the business but does not carry the right to make use of the warrant as a trademark. The certificate is strictly personal to the Holder and will become void and must be returned to Fashion House in any of the circumstances when it is revoked.

Given under Fashion House Rotterdam this *twenty third* day of *September 2040* in the fourth year of the Fashion House

Fashion House Rotterdam







Drop-off and collection lockers are located every 750 meters throughout the city in a hexagonal grid, maximizing efficiency during delivery.

When housing density is low, lockers are more spread throughout the city keeping the hexagonal grid and its vertex

Rental Lockers Location
1:75.000

1 Ready to Rent
2 Rotterdam Centraal
3 Schiedam
4 Vlaardingen
5 Barendrecht
6 Rhoon

● Hub Lockers
○ Pick-up radius (750m)

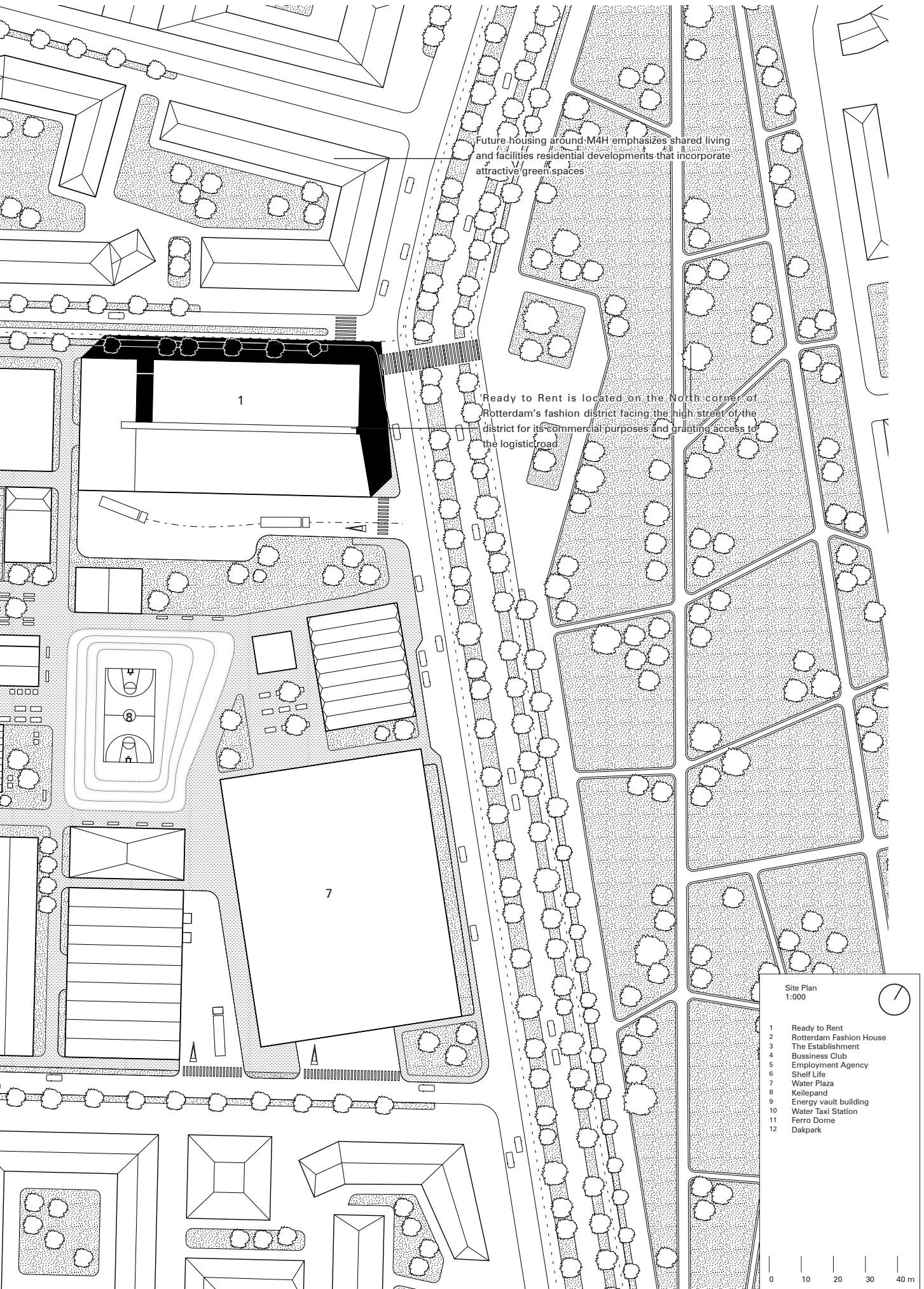
■ High Housing Density
▨ Medium Housing Density
▧ Low Density Housing

0 0.5 1 2 Km



The Ferro Gasholder—originally used to hold gas for Rotterdam's streetlights—is now an iconic building in M4H

The Merwe-Vierhavens district (M4H) is an old port area. It was once one of the largest fruit ports in the world.

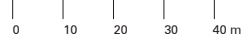


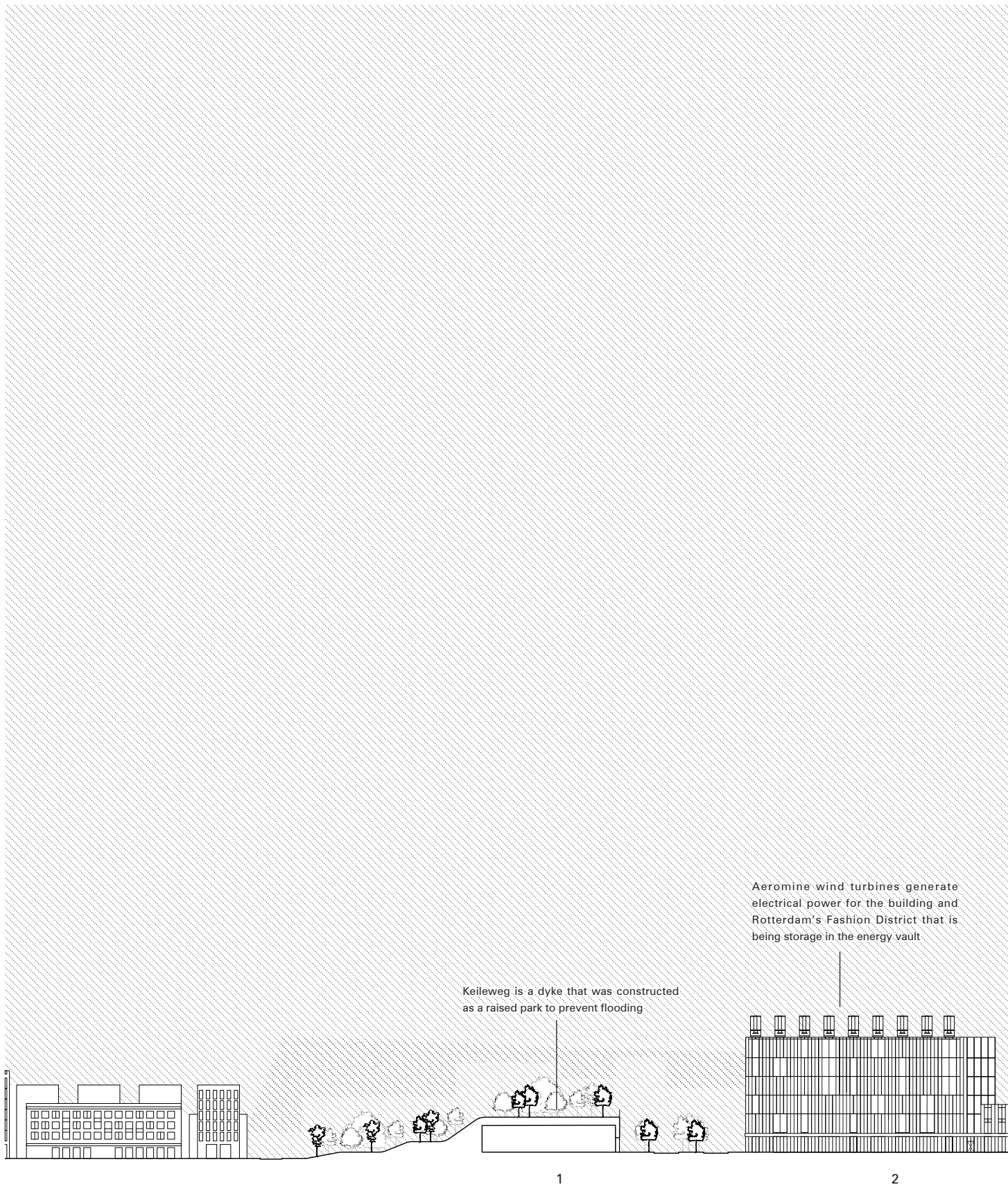
Future housing around M4H emphasizes shared living and facilities residential developments that incorporate attractive green spaces

Ready to Rent is located on the North corner of Rotterdam's fashion district facing the high street of the district for its commercial purposes and granting access to the logistic road

Site Plan
1:000

- 1 Ready to Rent
- 2 Rotterdam Fashion House
- 3 The Establishment
- 4 Business Club
- 5 Employment Agency
- 6 Shelf Life
- 7 Water Plaza
- 8 Keilepand
- 9 Energy vault building
- 10 Water Taxi Station
- 11 Ferro Dome
- 12 Dakpark





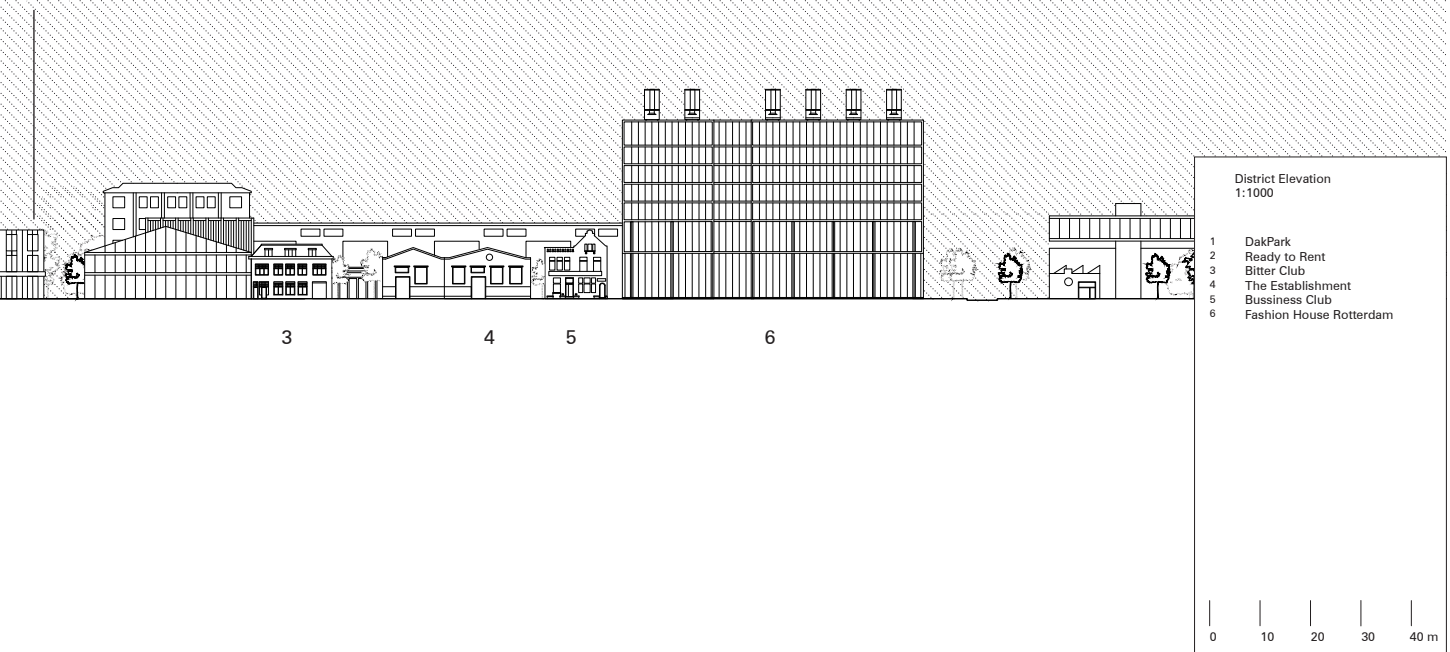
Keileweg is a dyke that was constructed as a raised park to prevent flooding

Aeromine wind turbines generate electrical power for the building and Rotterdam's Fashion District that is being storage in the energy vault

1

2

The three-story part of the complex acts as a transition from the height of the surrounding buildings to the highest part of the building

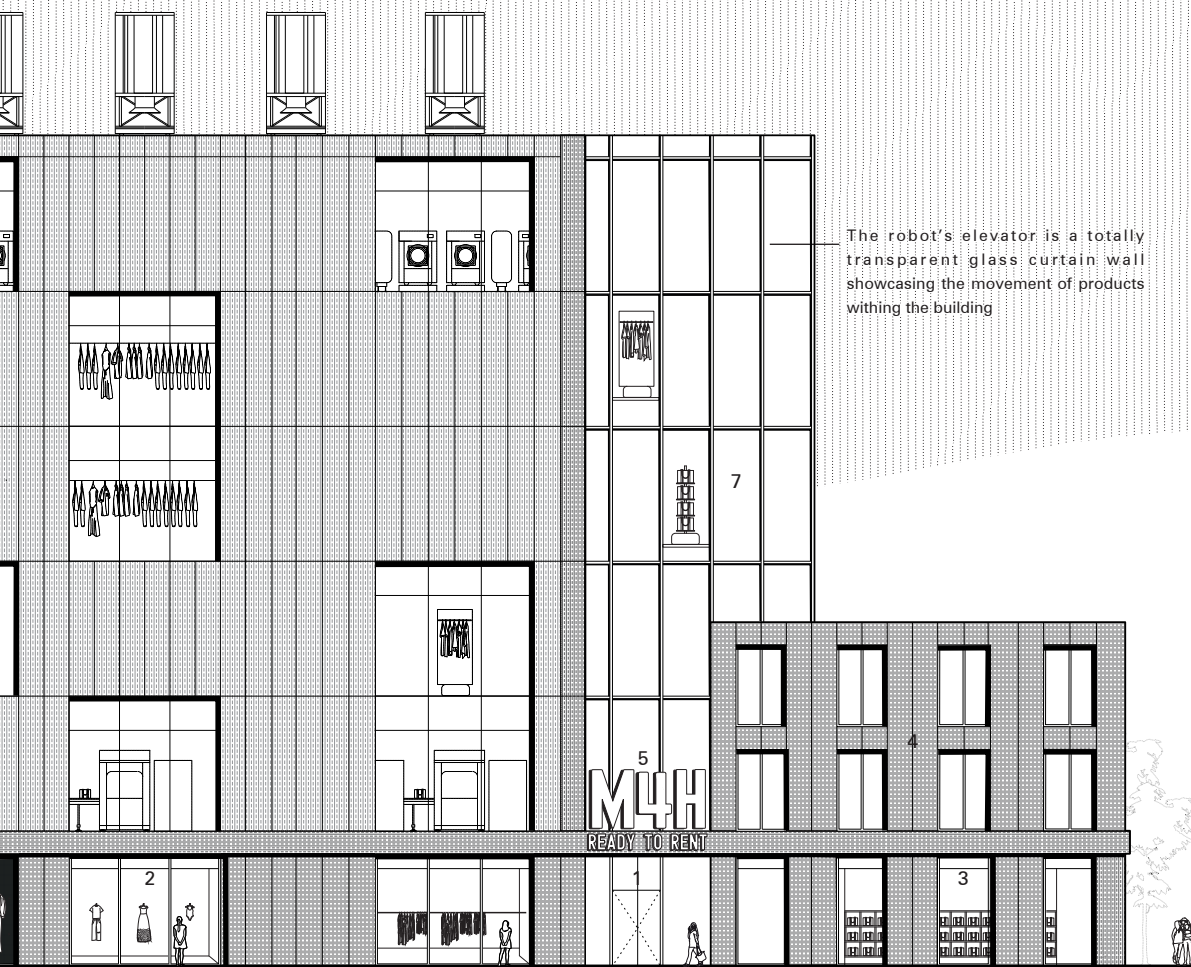


Aeromine wind turbines generate electrical power for the building and Rotterdam's Fashion District that is being storage in the energy vault

The building exterior is designed to give glimpses of the internal operations, preventing the typical "closed box" appearance often seen in automated buildings



The ground floor is designed to have the appearance of a traditional retail space with large storefronts, and also incorporates modern technology such as LED screens to draw in pedestrians

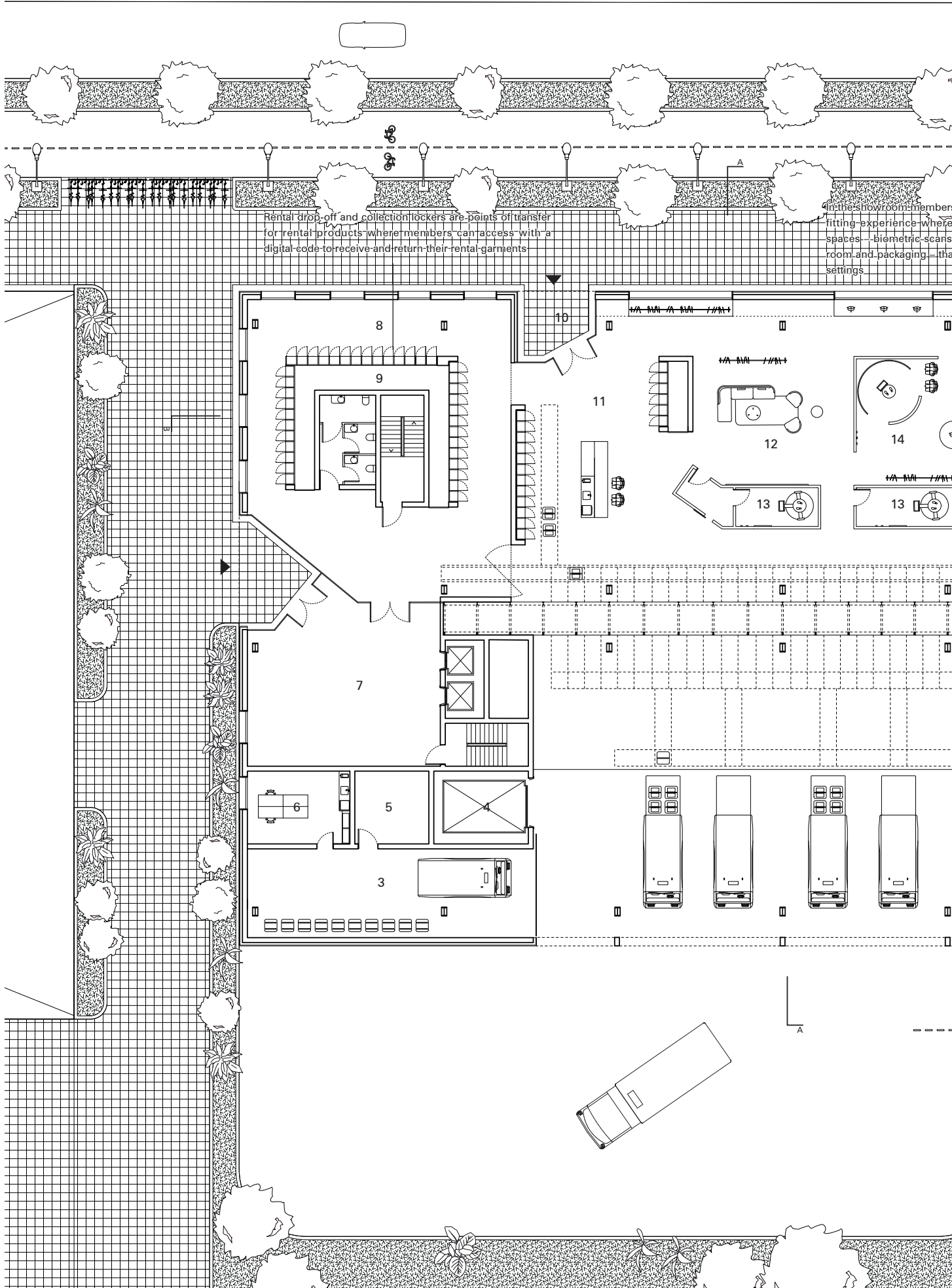


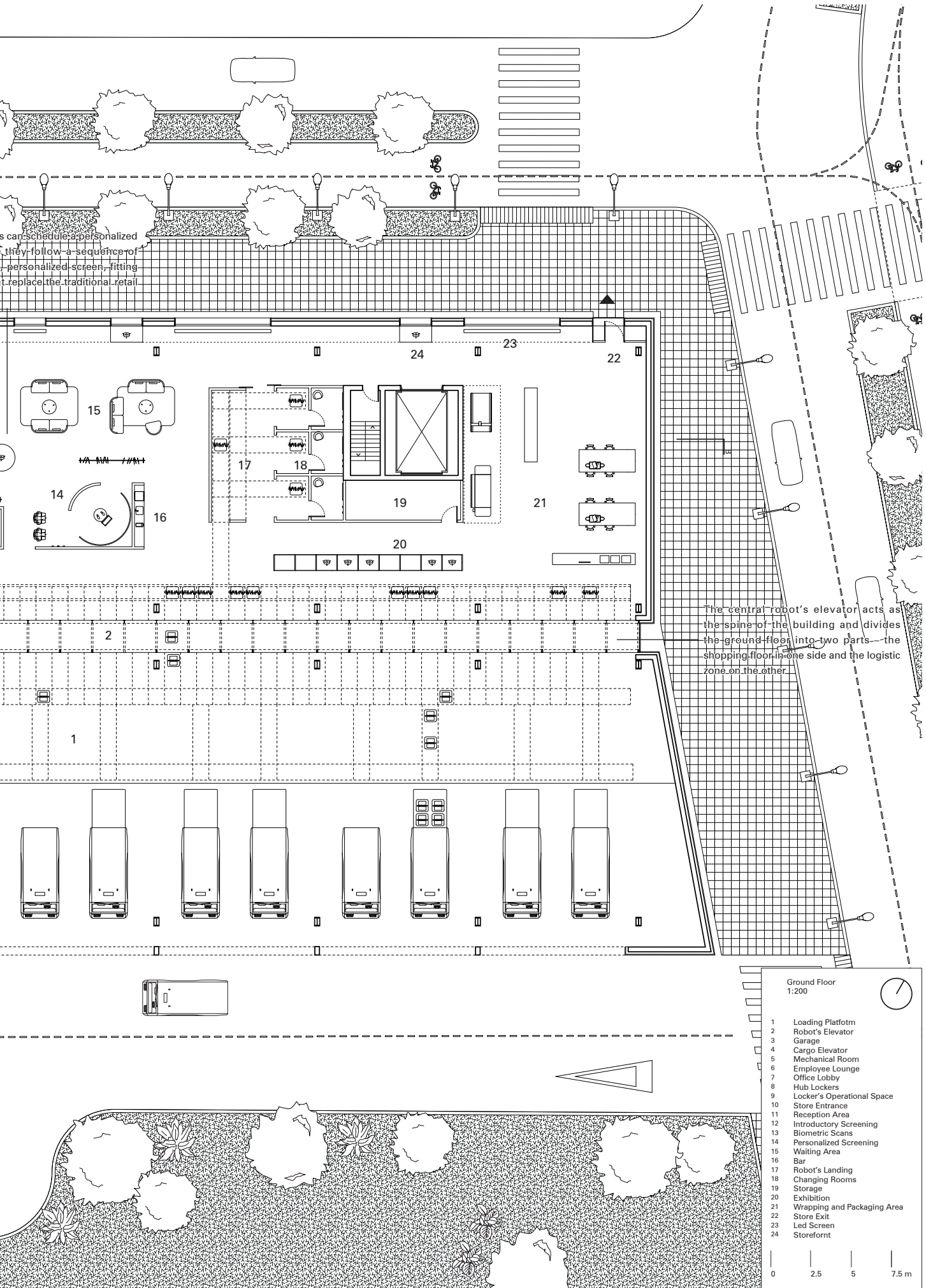
The robot's elevator is a totally transparent glass curtain wall showcasing the movement of products withing the building

West Elevation
1:200

- 1 Store Entrance
- 2 Storefront
- 3 Hub Lockers
- 4 Metallic Cladding
- 5 Store Sign
- 6 Led Screen
- 7 Glass Wall
- 8 Wind Turbine







s can schedule a personalized
they follow a sequence of
personalized screen, fitting
t replace the traditional retail

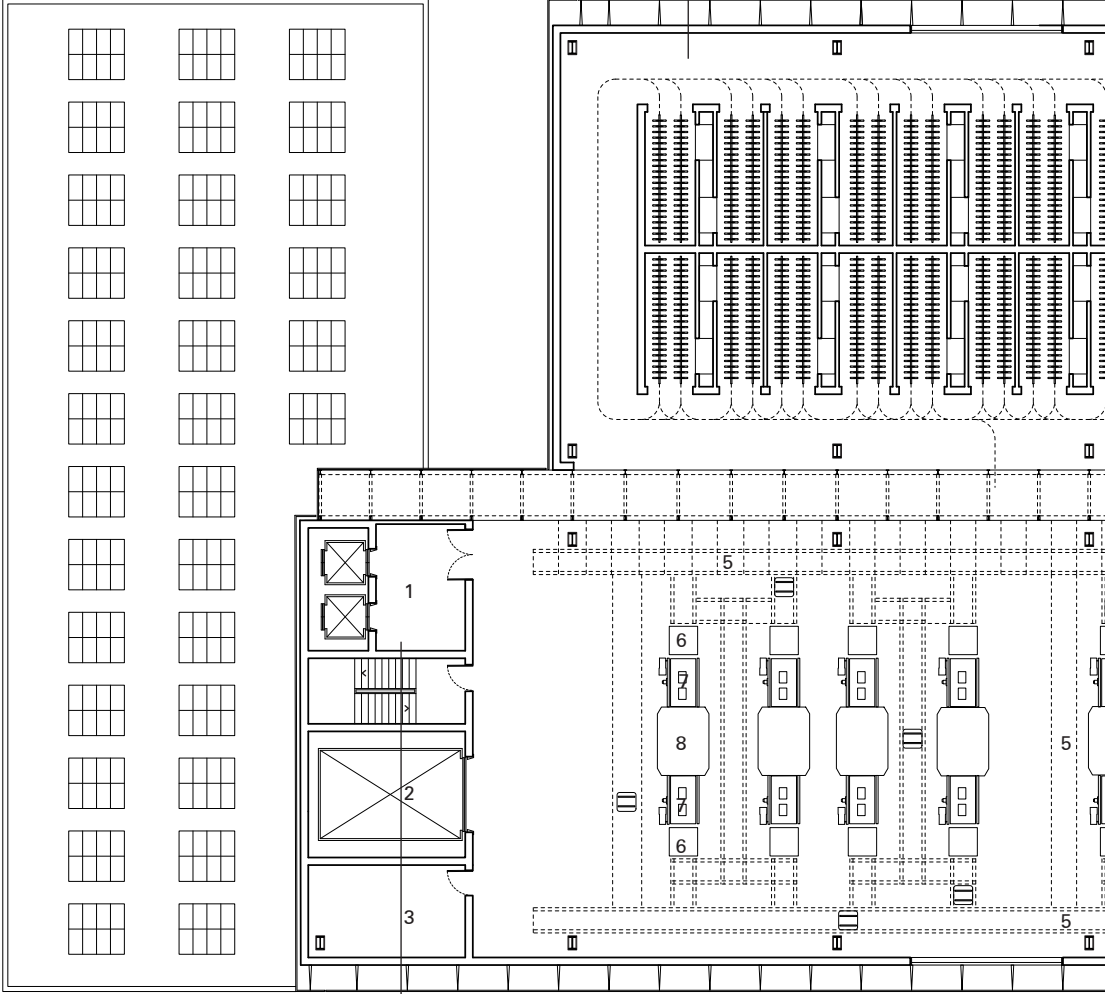
The central robot's elevator acts as the spine of the building and divides the ground floor into two parts—the shopping floor on one side and the logistic zone on the other.

Ground Floor
1:200

- 1 Loading Platform
- 2 Robot's Elevator
- 3 Garage
- 4 Cargo Elevator
- 5 Mechanical Room
- 6 Employee Lounge
- 7 Office Lobby
- 8 Hub Lockers
- 9 Locker's Operational Space
- 10 Store Entrance
- 11 Reception Area
- 12 Introductory Screening
- 13 Biometric Scans
- 14 Personalized Screening
- 15 Waiting Area
- 16 Bar
- 17 Robot's Landing
- 18 Changing Rooms
- 19 Storage
- 20 Exhibition
- 21 Wrapping and Packaging Area
- 22 Store Exit
- 23 Led Screen
- 24 Storefront

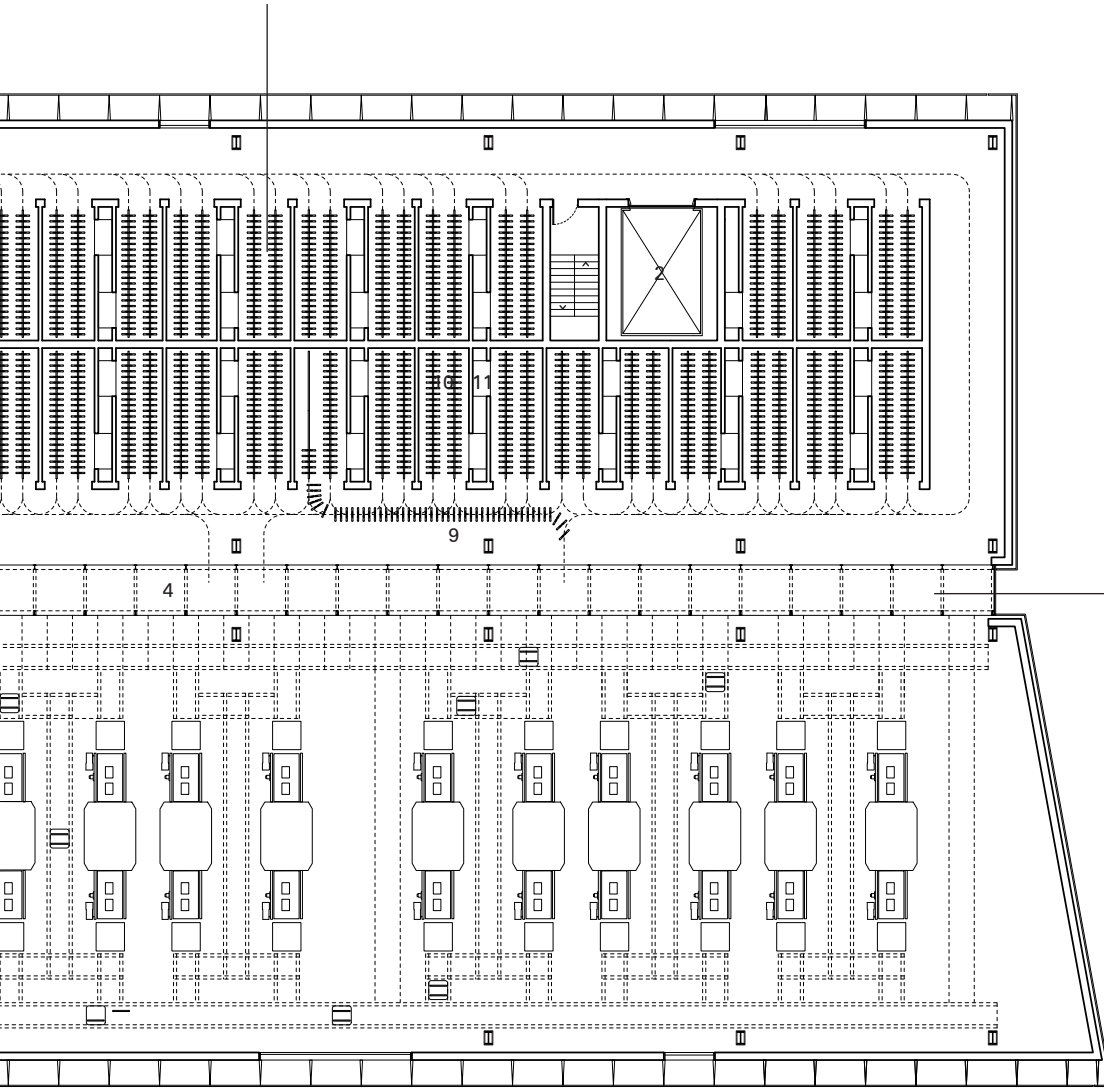


The floors follow a ring-shaped circulation pattern, with all the machinery located in the center and the robot rails on the perimeter




Employees are able to enter the automated floors, but they are only needed for occasional inspections and maintenance tasks

Drying rooms maintain a low enough ambient relative humidity to allow for evaporation of water from wet articles into the air - avoiding high temperatures that could potentially damage the fabric




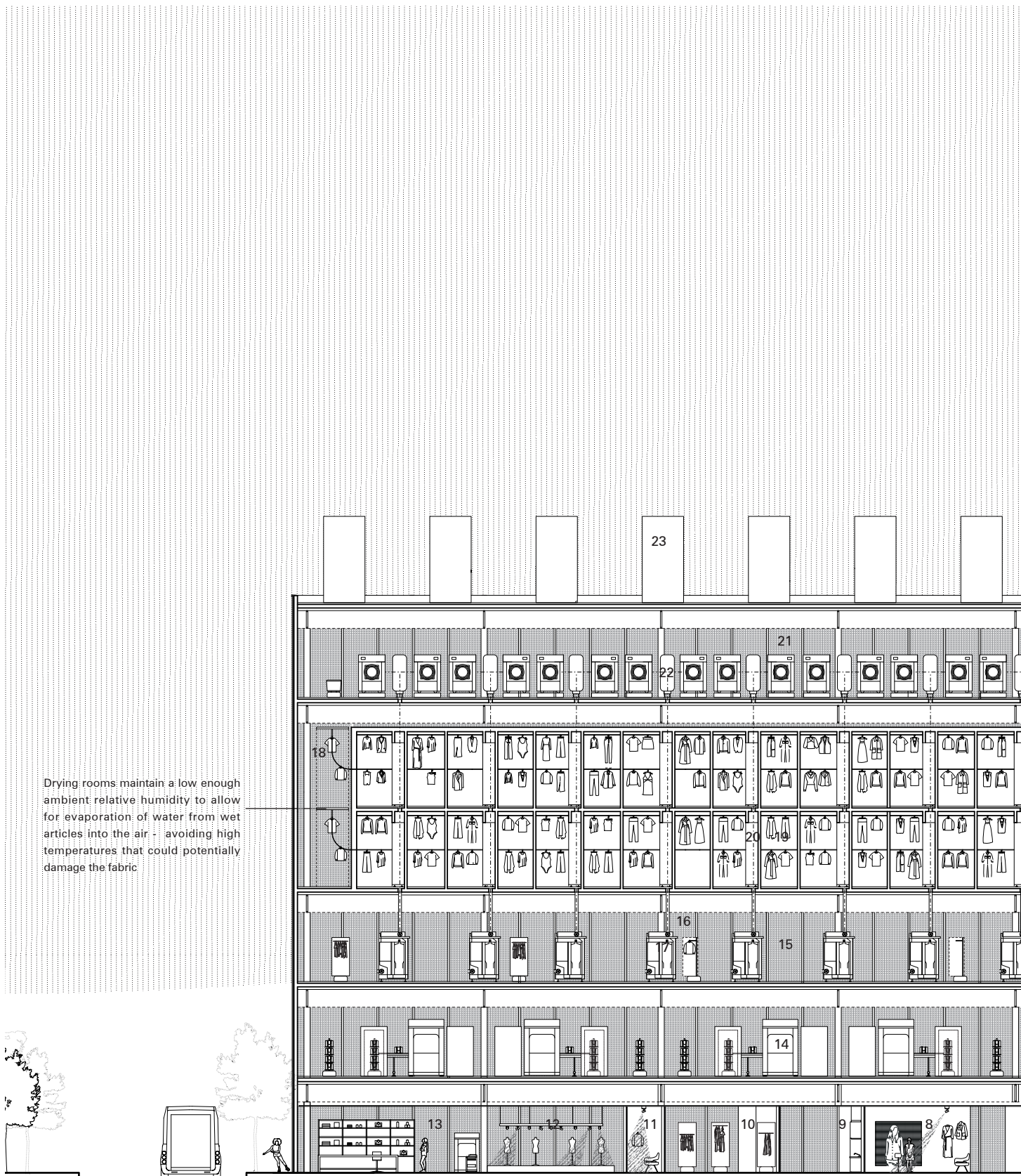
The robot's elevator connects all the floors both vertically and horizontally

Third Floor
1:200

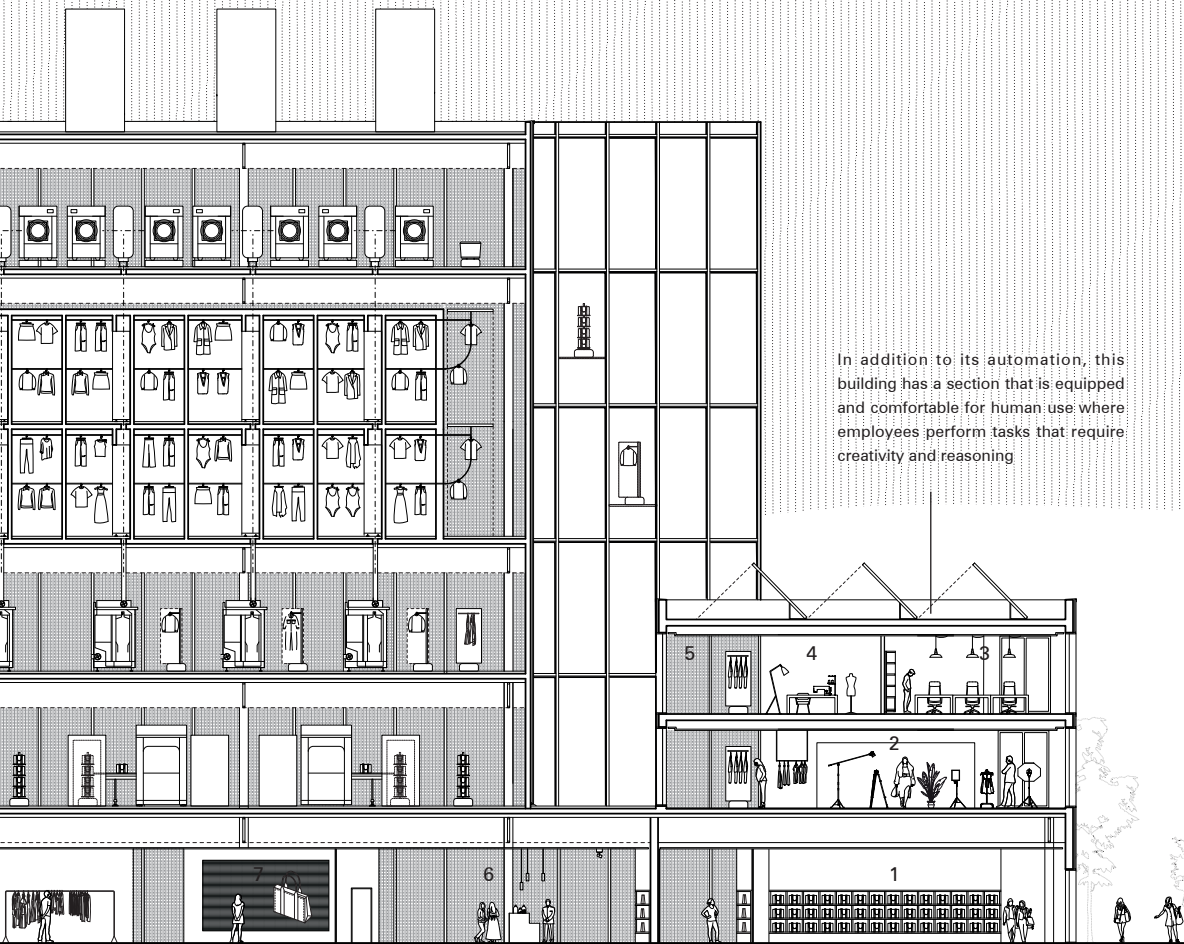


- 1 Staff Access
- 2 Cargo Elevator
- 3 Mechanical Room
- 4 Robot's Elevator
- 5 Robot's Rail
- 6 Transmission Robot - Belt Conveyor Belt
- 7 Unpackaging Station
- 8 Automated hangers
- 9 Drying Rooms
- 11 Deshumidifier





Drying rooms maintain a low enough ambient relative humidity to allow for evaporation of water from wet articles into the air - avoiding high temperatures that could potentially damage the fabric.

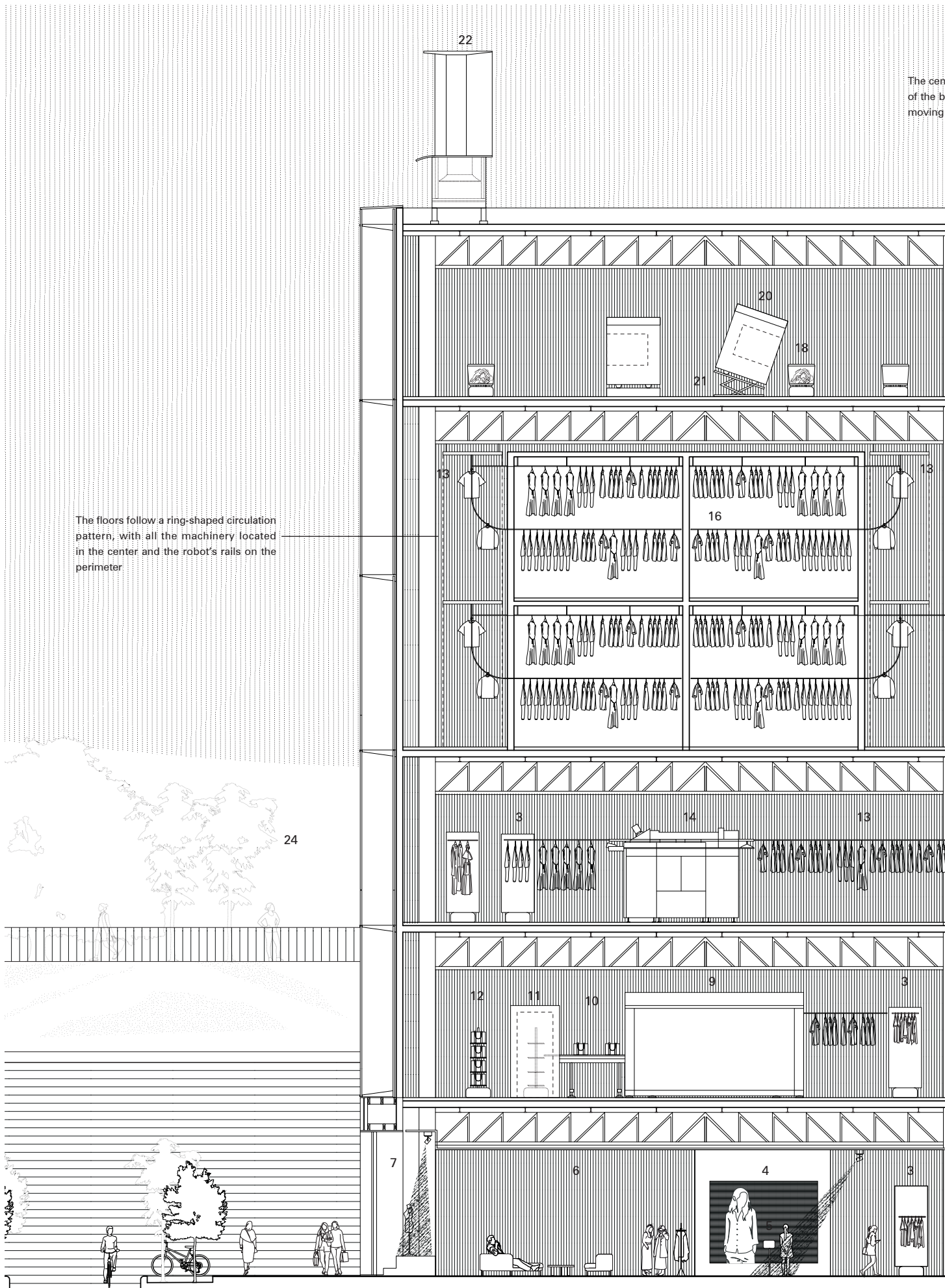


In addition to its automation, this building has a section that is equipped and comfortable for human use where employees perform tasks that require creativity and reasoning

Longitudinal Section
1:200

- 1 Hub Lockers
- 2 Photoshoot Studios
- 3 Management Offices
- 4 Repairs Ateliers
- 5 Robot's Elevator
- 6 Store Entrance and Reception
- 7 Bar
- 8 Robot's Landing
- 9 Changing Room
- 10 Exhibition
- 11 Wrapping and Packaging
- 12 Packaging Station
- 13 Steaming Station
- 14 Steaming Pipe
- 15 Steaming Machine
- 16 Automated hangers
- 17 Drying Room
- 18 Destumidifayer
- 19 Laundry Station
- 20 Water Recycling Deposit
- 21 Wind Turbine

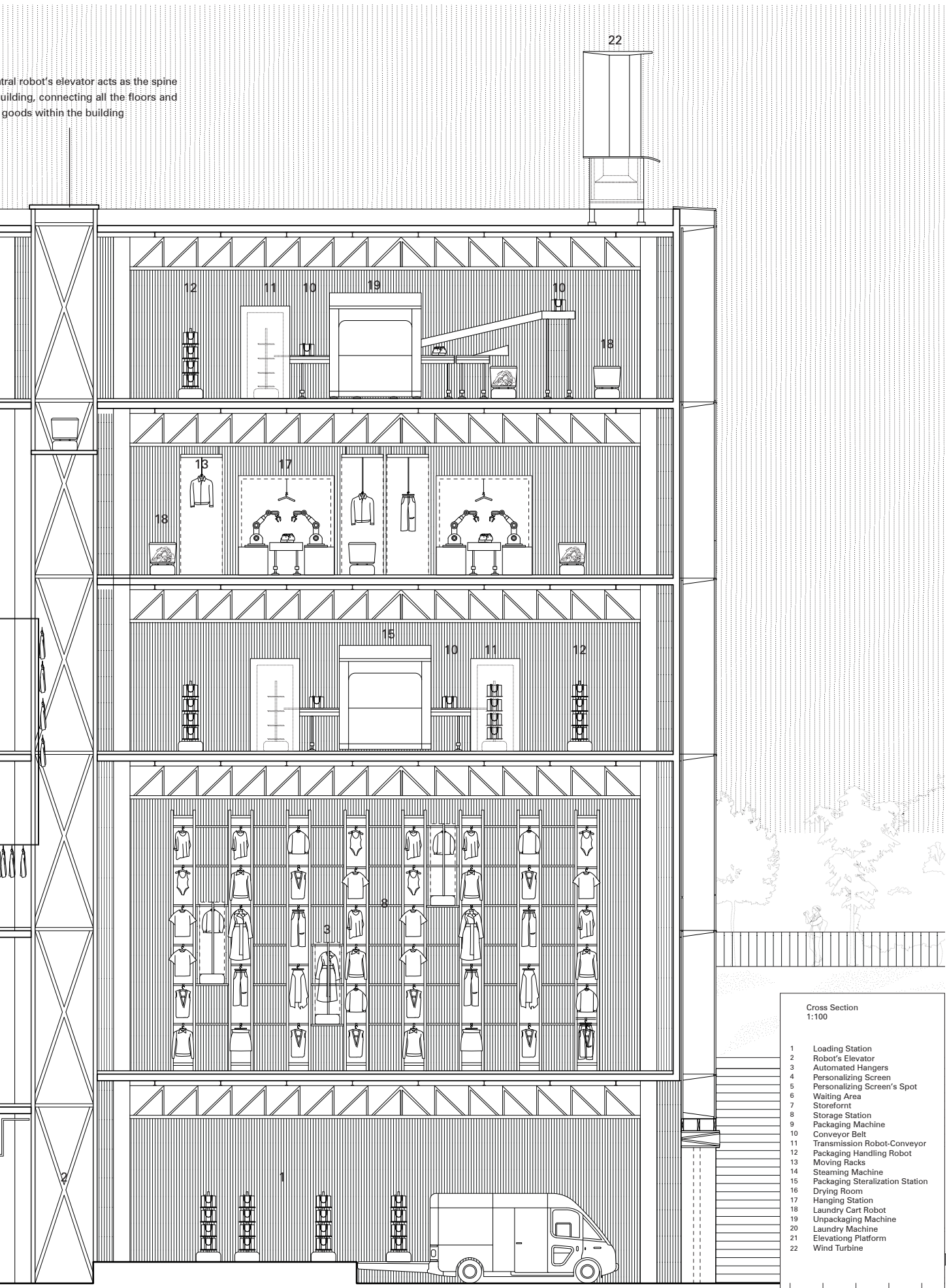




The floors follow a ring-shaped circulation pattern, with all the machinery located in the center and the robot's rails on the perimeter

The cen
of the b
moving

Central robot's elevator acts as the spine of the building, connecting all the floors and moving goods within the building



Cross Section
1:100

- 1 Loading Station
- 2 Robot's Elevator
- 3 Automated Hangers
- 4 Personalizing Screen
- 5 Personalizing Screen's Spot
- 6 Waiting Area
- 7 Storage
- 8 Storage Station
- 9 Packaging Machine
- 10 Conveyor Belt
- 11 Transmission Robot-Conveyor
- 12 Packaging Handling Robot
- 13 Moving Racks
- 14 Steaming Machine
- 15 Packaging Sterilization Station
- 16 Drying Room
- 17 Hanging Station
- 18 Laundry Cart Robot
- 19 Unpacking Machine
- 20 Laundry Machine
- 21 Elevating Platform
- 22 Wind Turbine

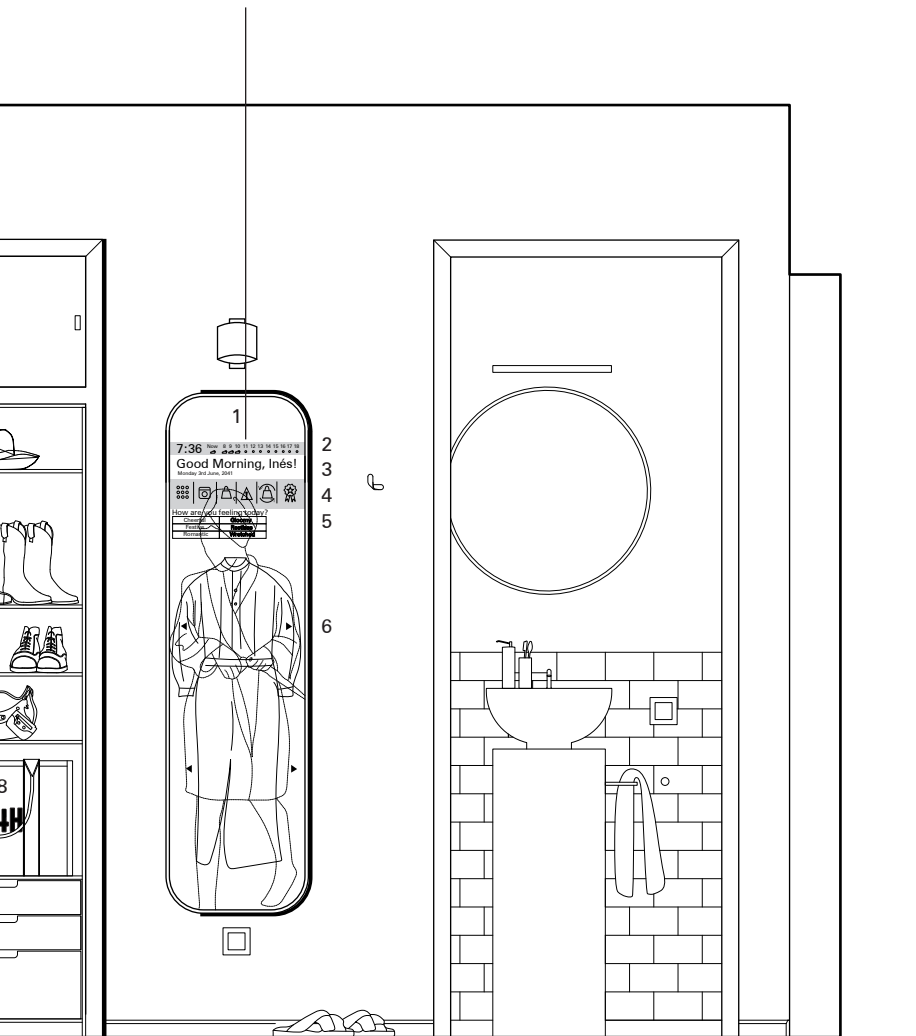


Closets on display reconceptualize individual households as part of shopping experiences, with more spacious closets containing only desirable pieces



The Ready to
common object
households

The rental membership provides members with a mirror that has an app interface – which includes all the details about the rented garments, such as what is due to be returned, the member's wish list, and new arrivals to the hub – and also generates an AR image of the member wearing the selected garments



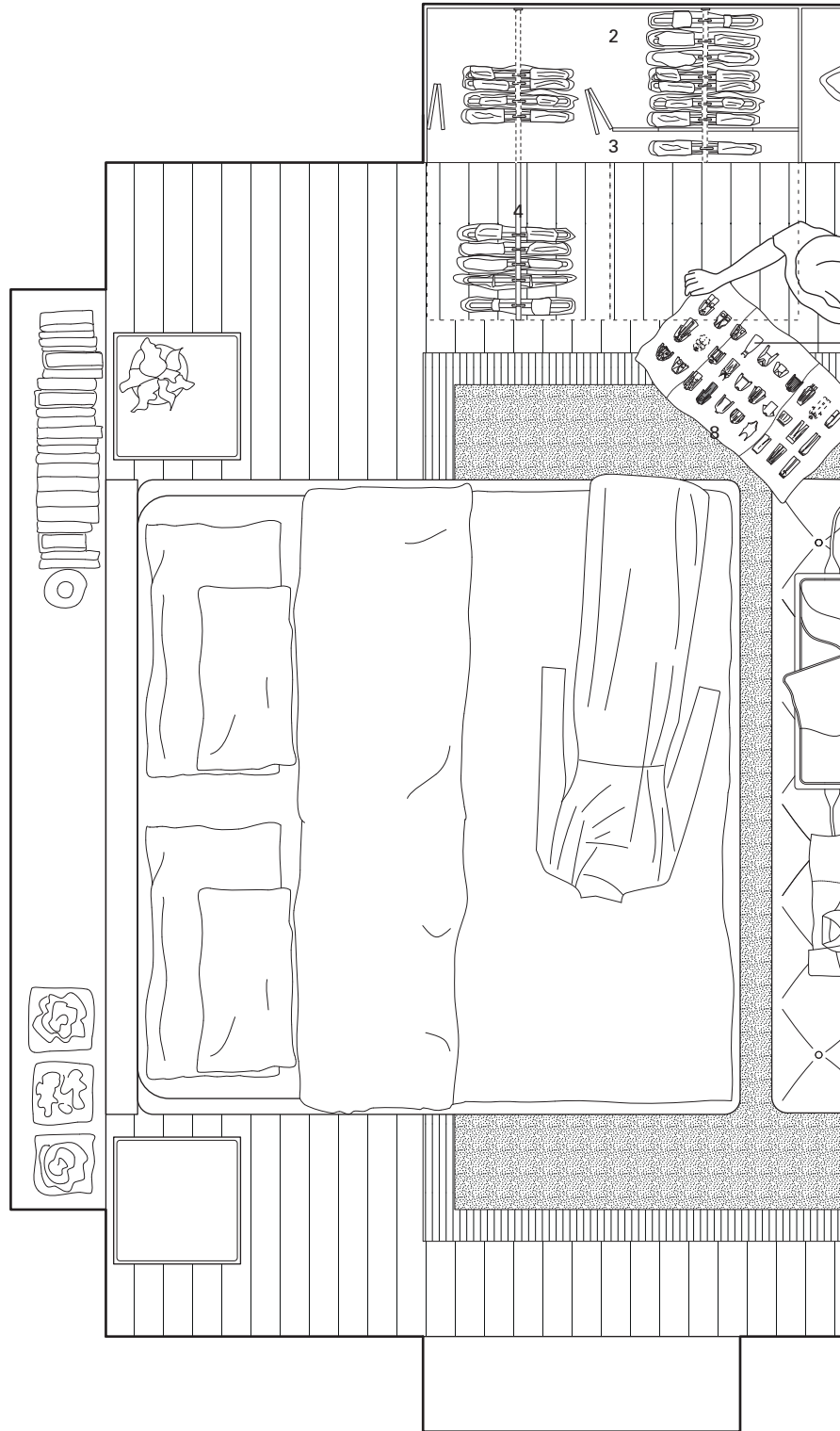
Rent bag is a
found in many

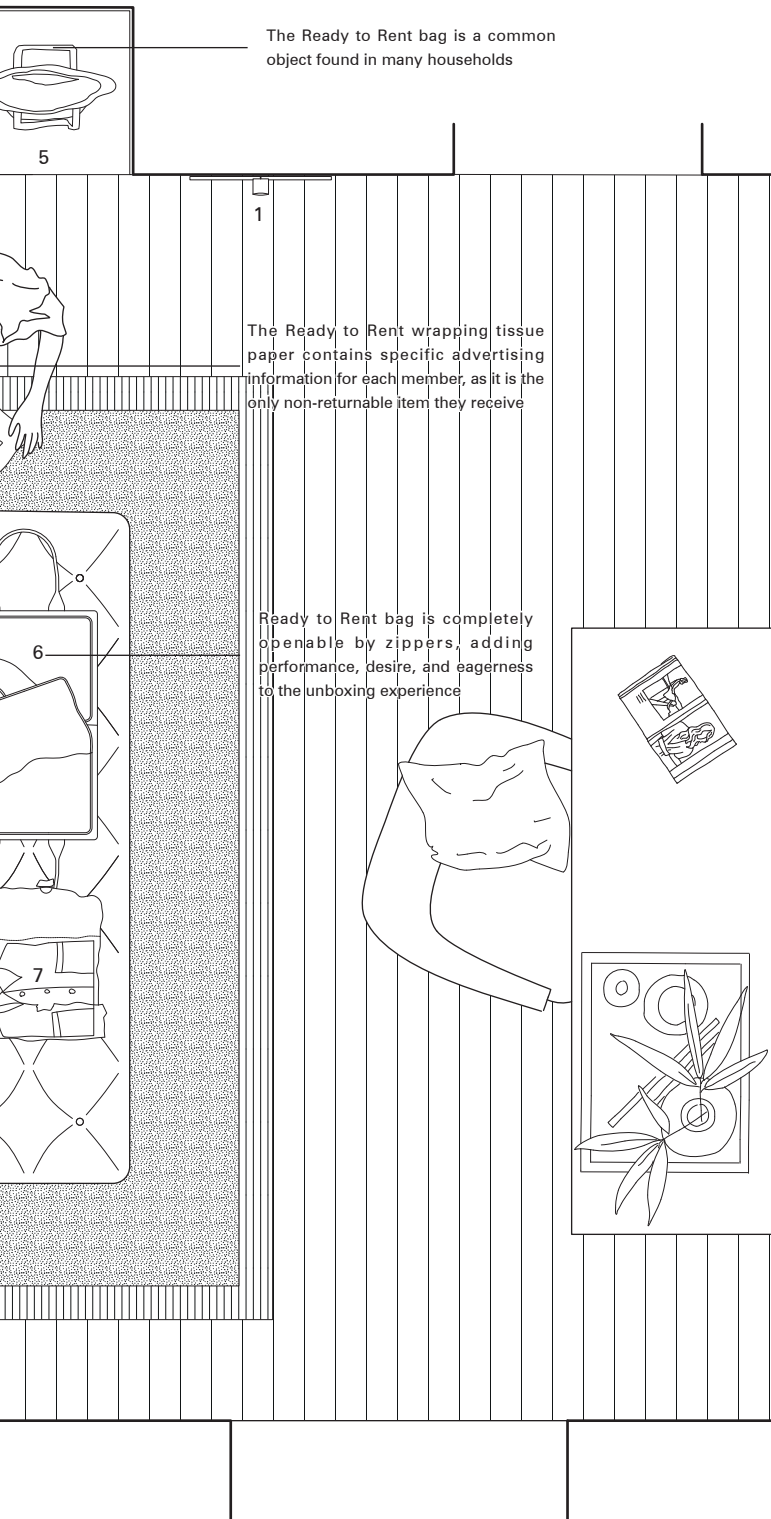
Bedroom Elevation
1:15

- 1 Mirror with App Interface
- 2 Today's Weather Conditions
- 3 Today's Date
- 4 App Browser
- 5 User Mood
- 6 App Look Suggestion
- 7 Curated Closet on Display
- 8 Ready to Rent Delivery Bag

0 .30 .40 .60 m

A





Bedroom Floor Plan
1:15

- 1 Mirror with App interface
- 2 Hidden Closet
- 3 Curated Closet on Display
- 4 Extendable Racks
- 5 Ready to Rent Bag's Shelf
- 6 Unfolded Ready to Rent Bag
- 7 Tissue Paper Wrapping
- 8 Personalized Wrapping



This contribution is part of *Fashion House*, a collective project on the spatial implications of a decentralized and more tightly regulated fashion industry across Europe that reimagines the function and design for a fashion house.

Ready to Rent envisions a fashion rental hub, which provides the renting, delivery, and maintenance of everyday and occasional garments through a monthly subscription-based membership. By offering clothing as a service rather than a purchasable product, it supports a model of usership in fashion consumption. It is located in Rotterdam's new Fashion district in the M4H area.

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