

WORK IN PROGRESS

Developing Architecture for Agency in Tallinn

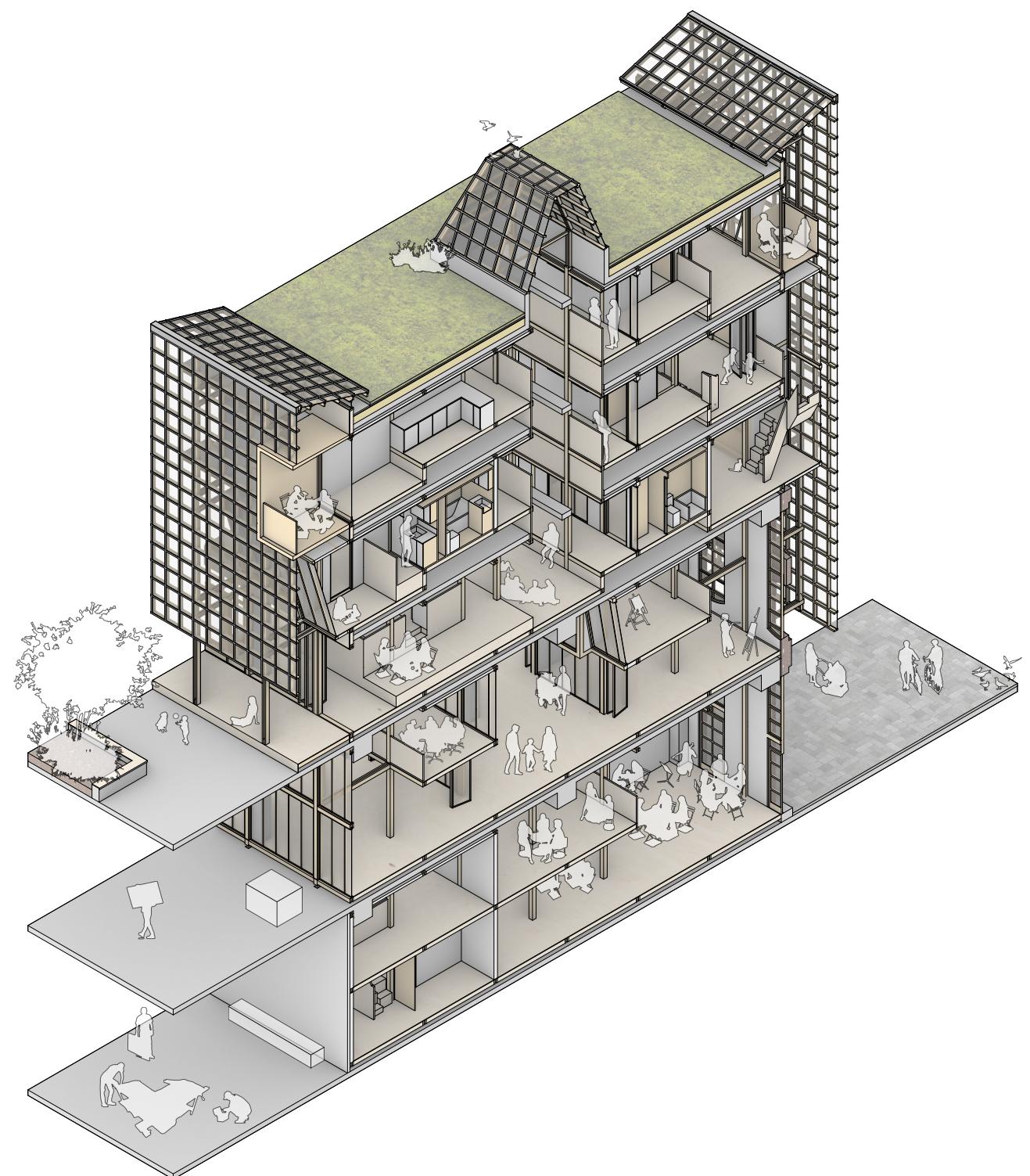
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DEVELOPING ARCHITECTURE FOR AGENCY

An architectural exploration in Tallinn

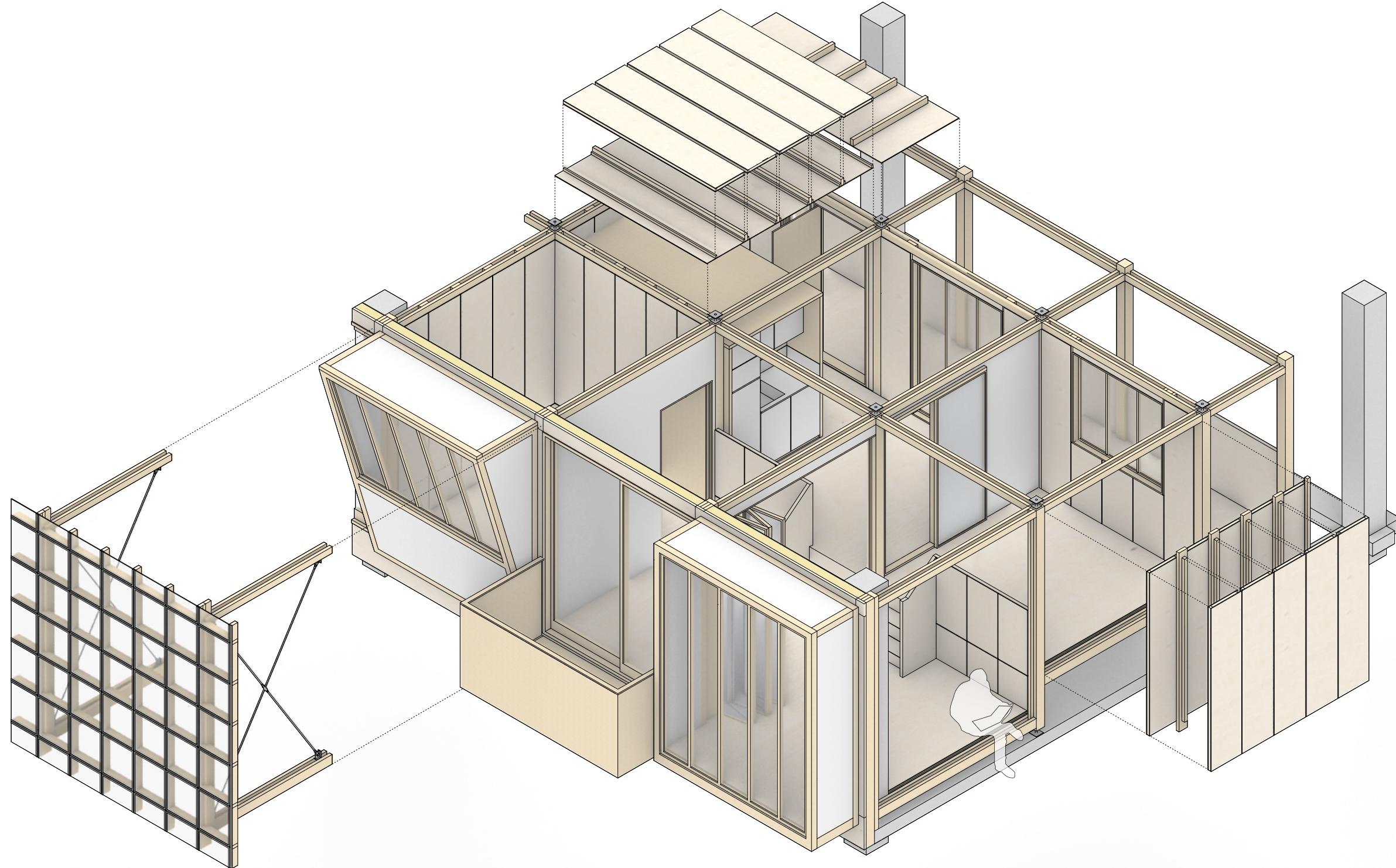
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A BOTTOM-UP COOPERATIVE DEVELOPMENT

Of a mixed-use living environment that fulfills in a wide range of needs and desires and facilitates the experiment on the long term

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INFILL OF A VACANT CONCRETE STRUCTURE

With an incremental, flexible, modular and self-built system

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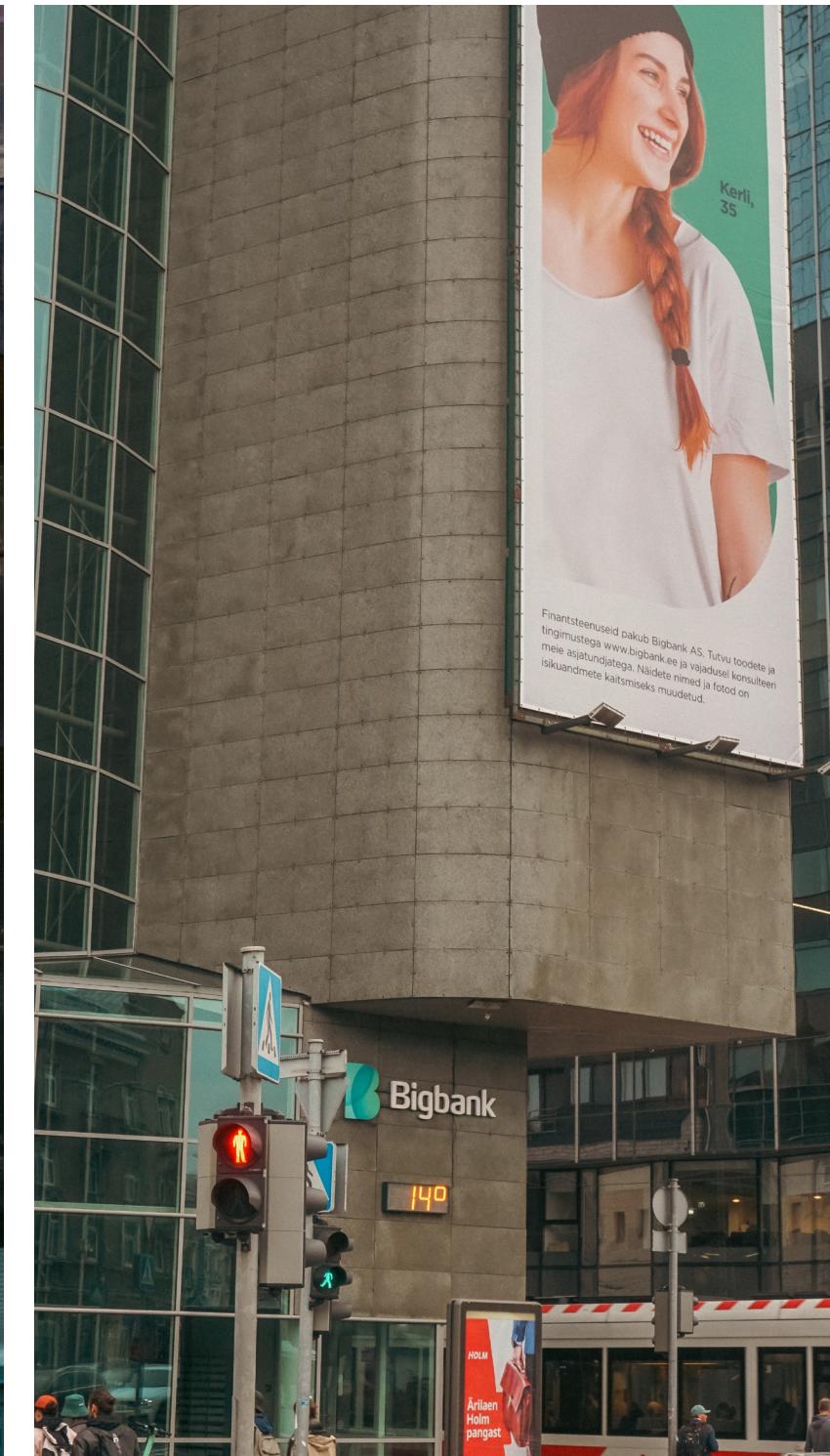
- 1. INTRODUCTION TALLINN**
- 2. PRINCIPLES FOR AGENCY**
- 3. DESIGN**
 - INFILL SYSTEM
 - LOCATION
 - PROJECTION
- 4. CONCLUSION**

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- 1. INTRODUCTION TALLINN**
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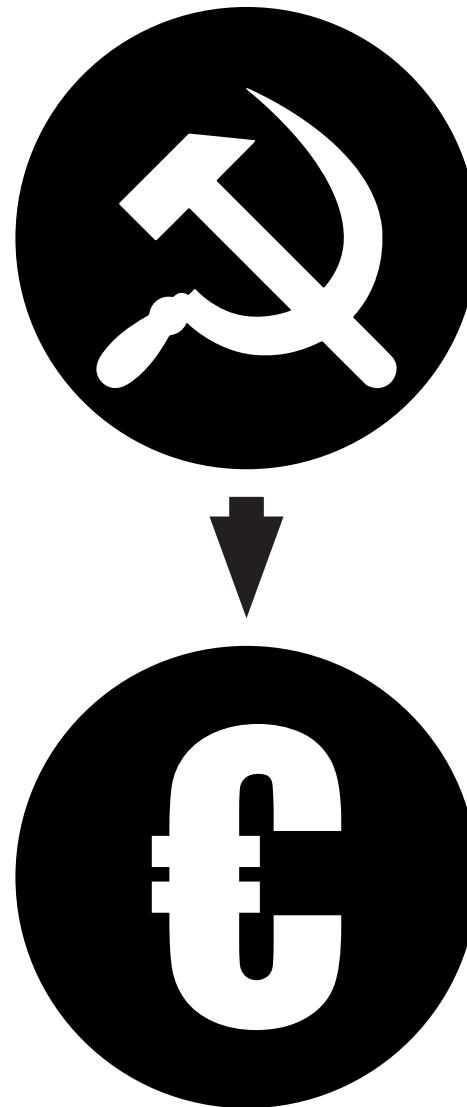
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FIELDWORK TALLINN

(Gone) societies and -regimes left their ideological imprints in space

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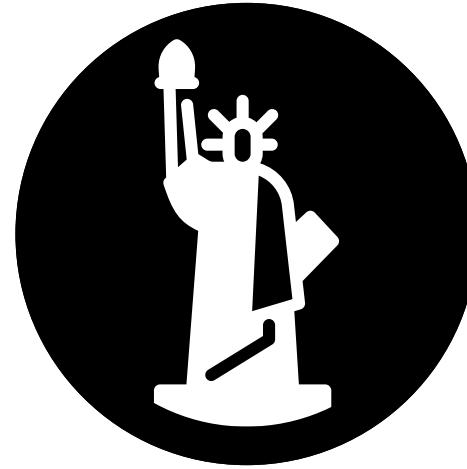
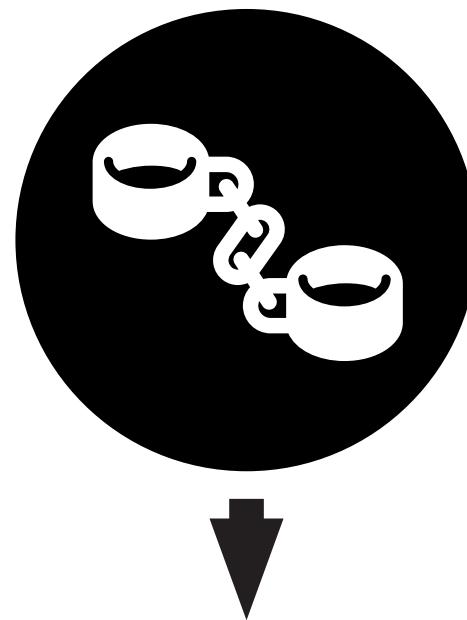


RECENT SHIFT IN IDEOLOGY AND ECONOMIC MODEL

Relatively recent shift from totalitarian communism to liberal capitalism

With the 1991 Declaration of Independence and the departure of the Soviets

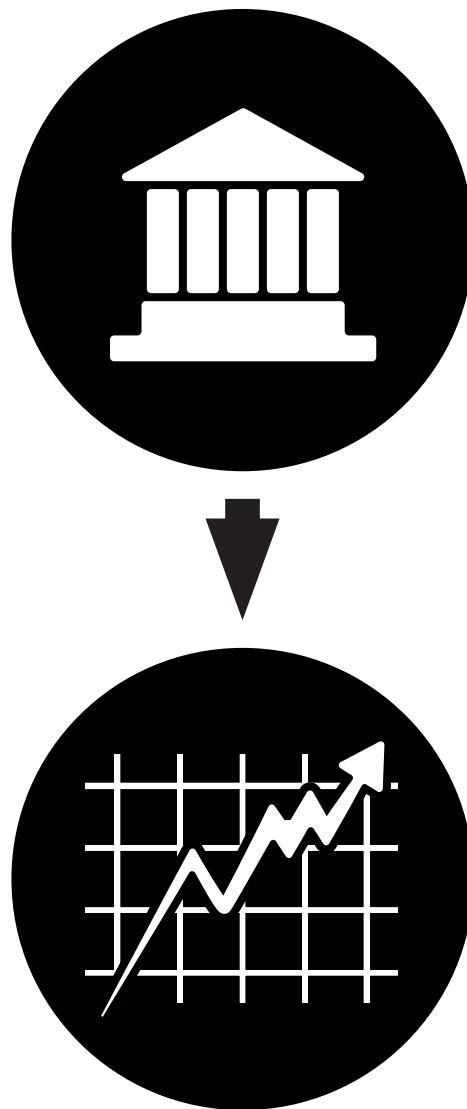
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LIBERAL CAPITALISM IS STRONGLY ASSOCIATED WITH FREEDOM

The symbolism in the car-centric city and consumerism at the malls

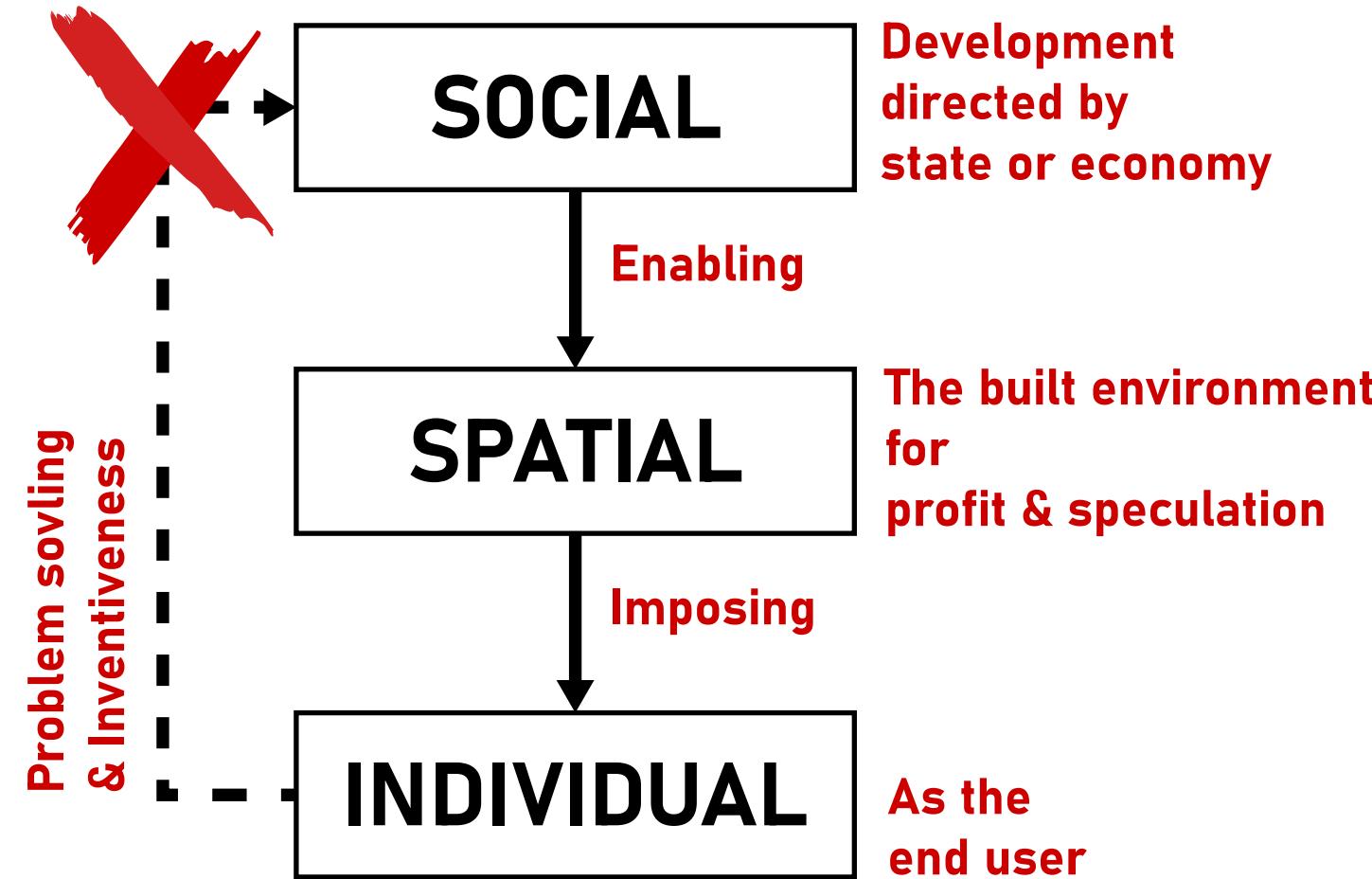
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WILD WEST DEVELOPMENT

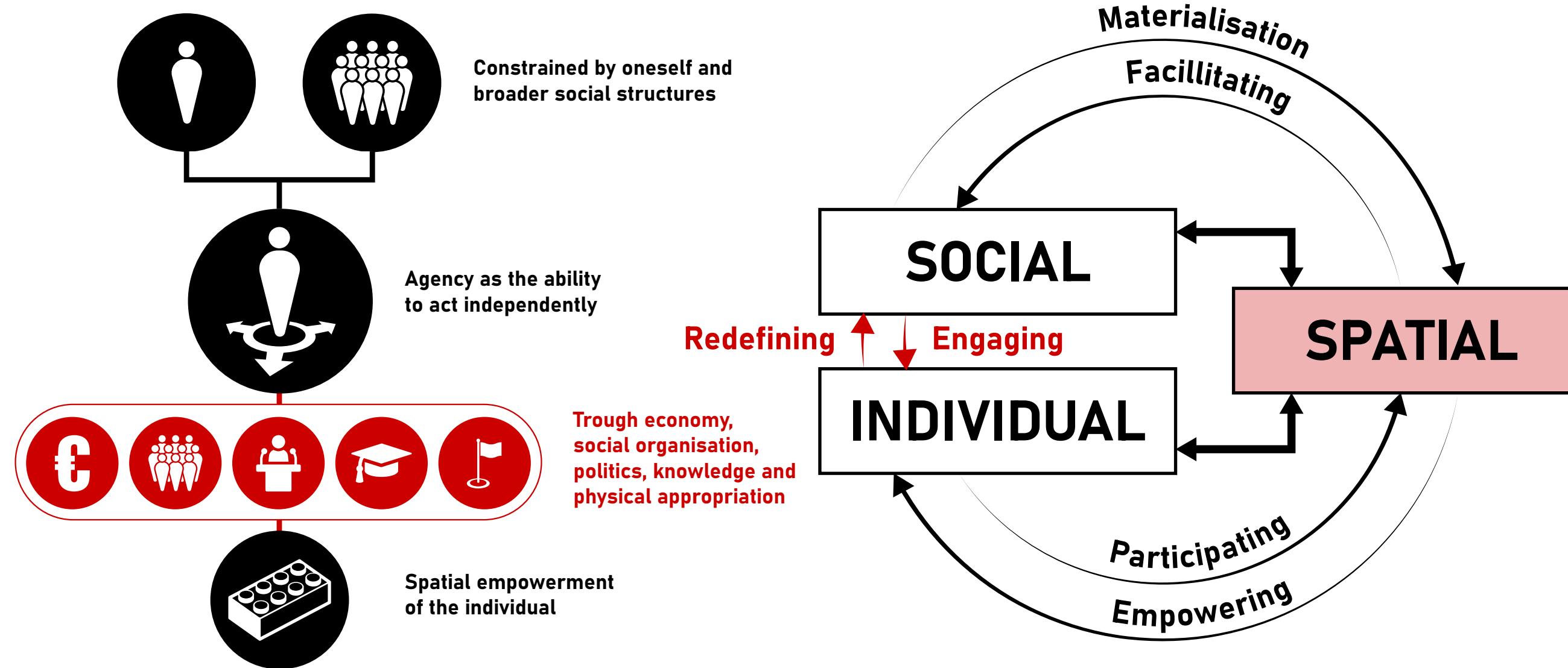
The built environment as organised by the market & minimal government interference. Development with a primary focus on profit

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TOP-DOWN DEVELOPMENT DENIES PARTICIPATION

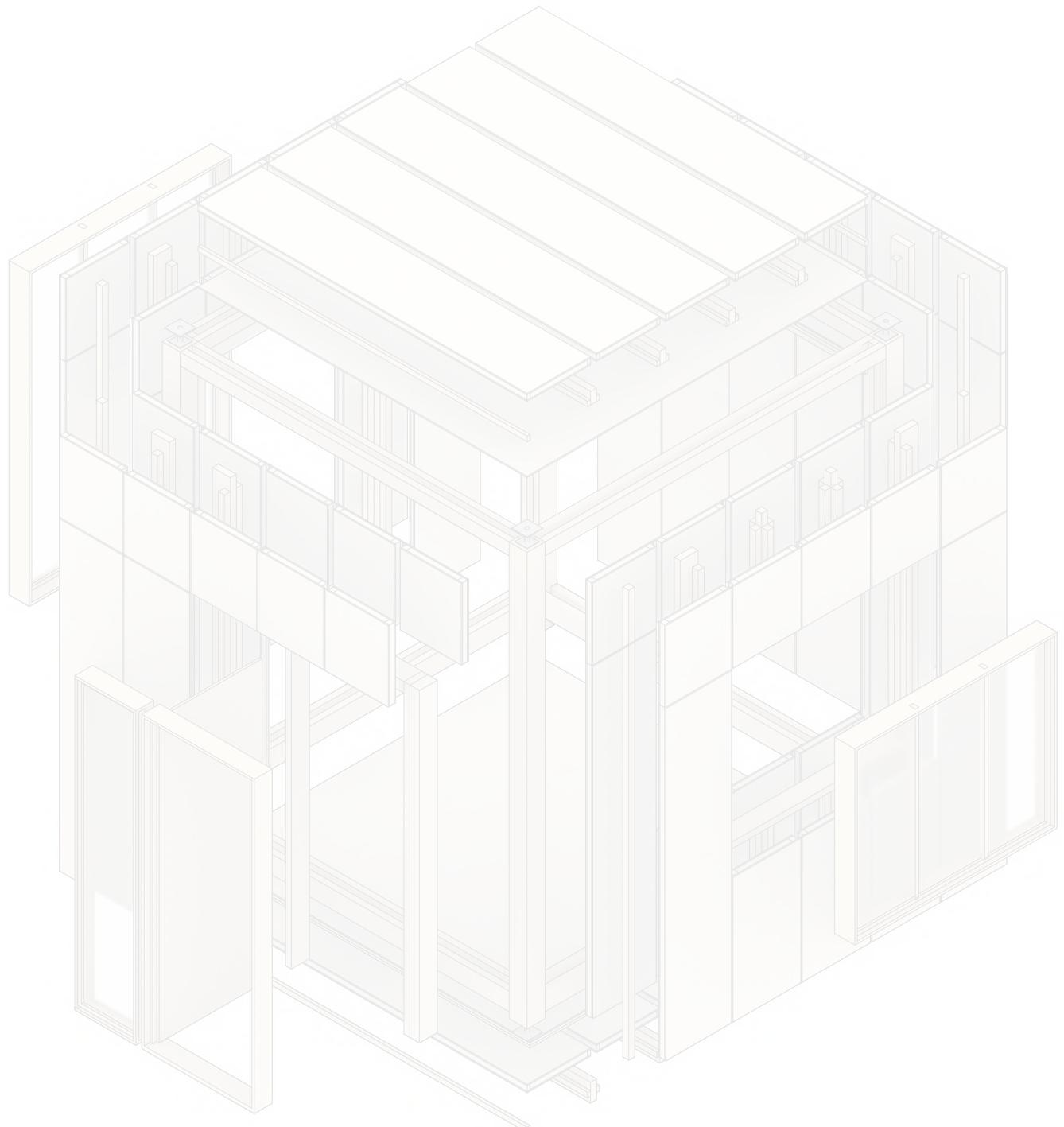
Is missing out on their problem-solving potential and inventiveness of people and their communities.



REINTRODUCING THE ROLE OF THE INDIVIDUAL

Proposition to utilise architecture as a tool to provide people with agency in shaping their physical environment and lives

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1. INTRODUCTION TALLINN

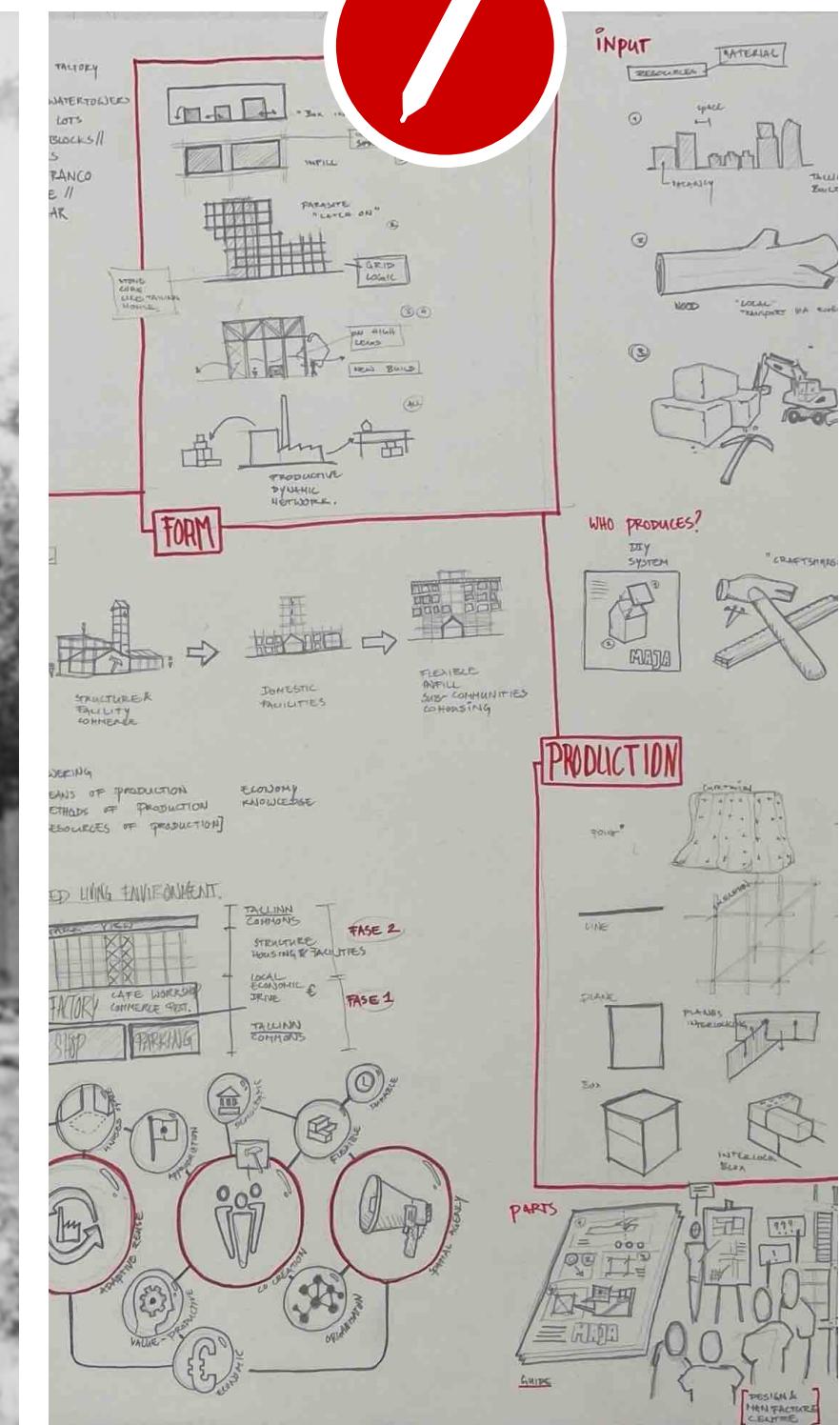
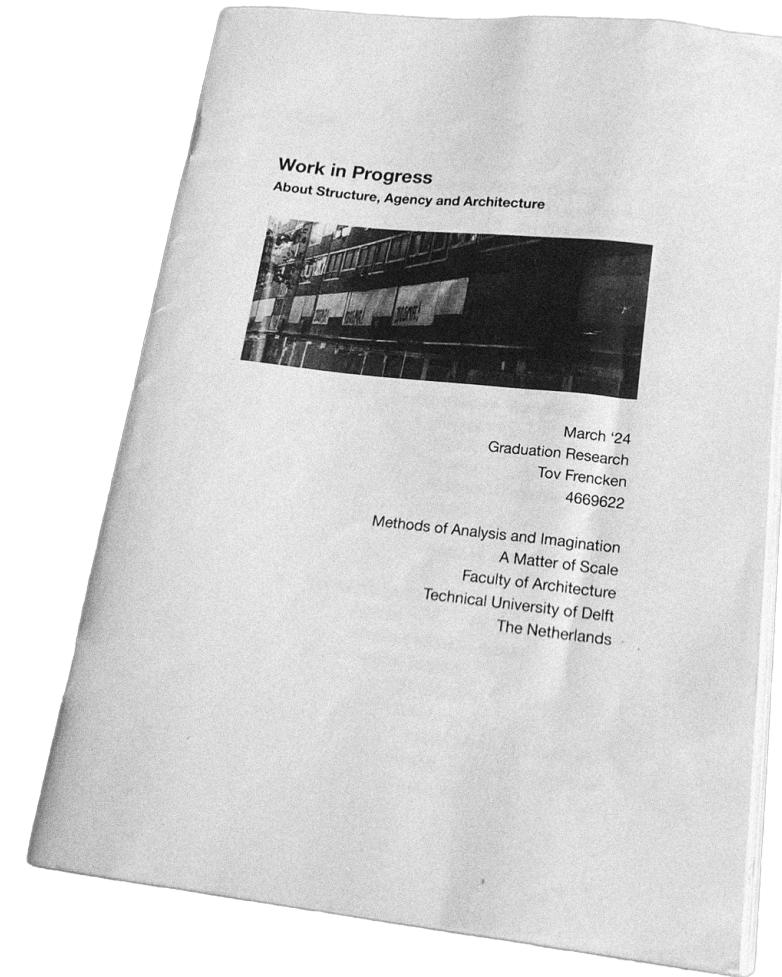
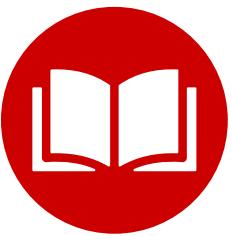
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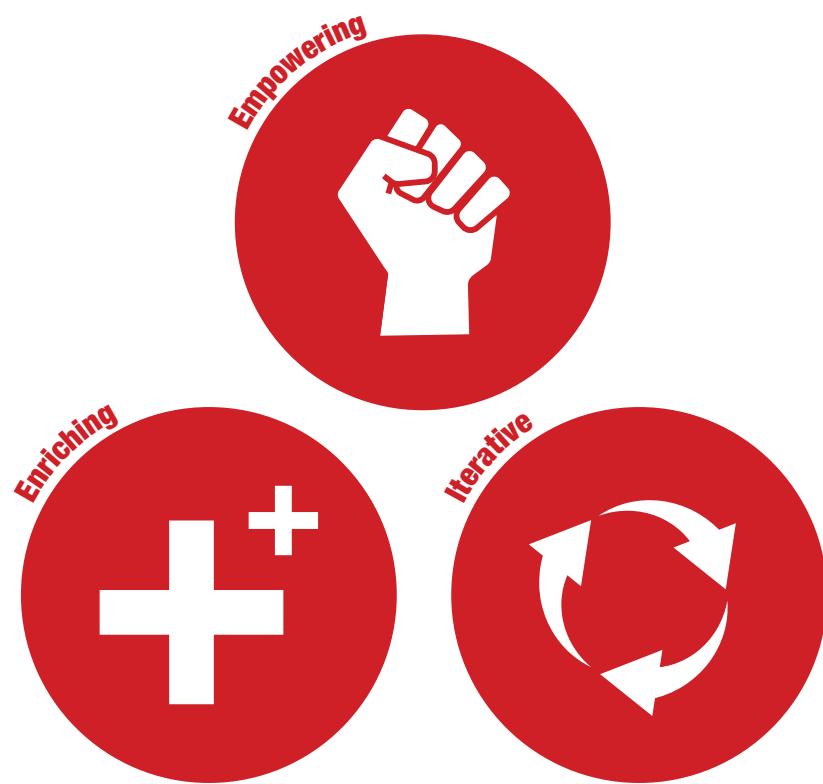
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DISTILLED FROM RESEARCH

Theoretical writing, precedent analysis and design research

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CENTRAL DESIGN THEMES

Empowering people, Enriching their lives and environment and Iterative development

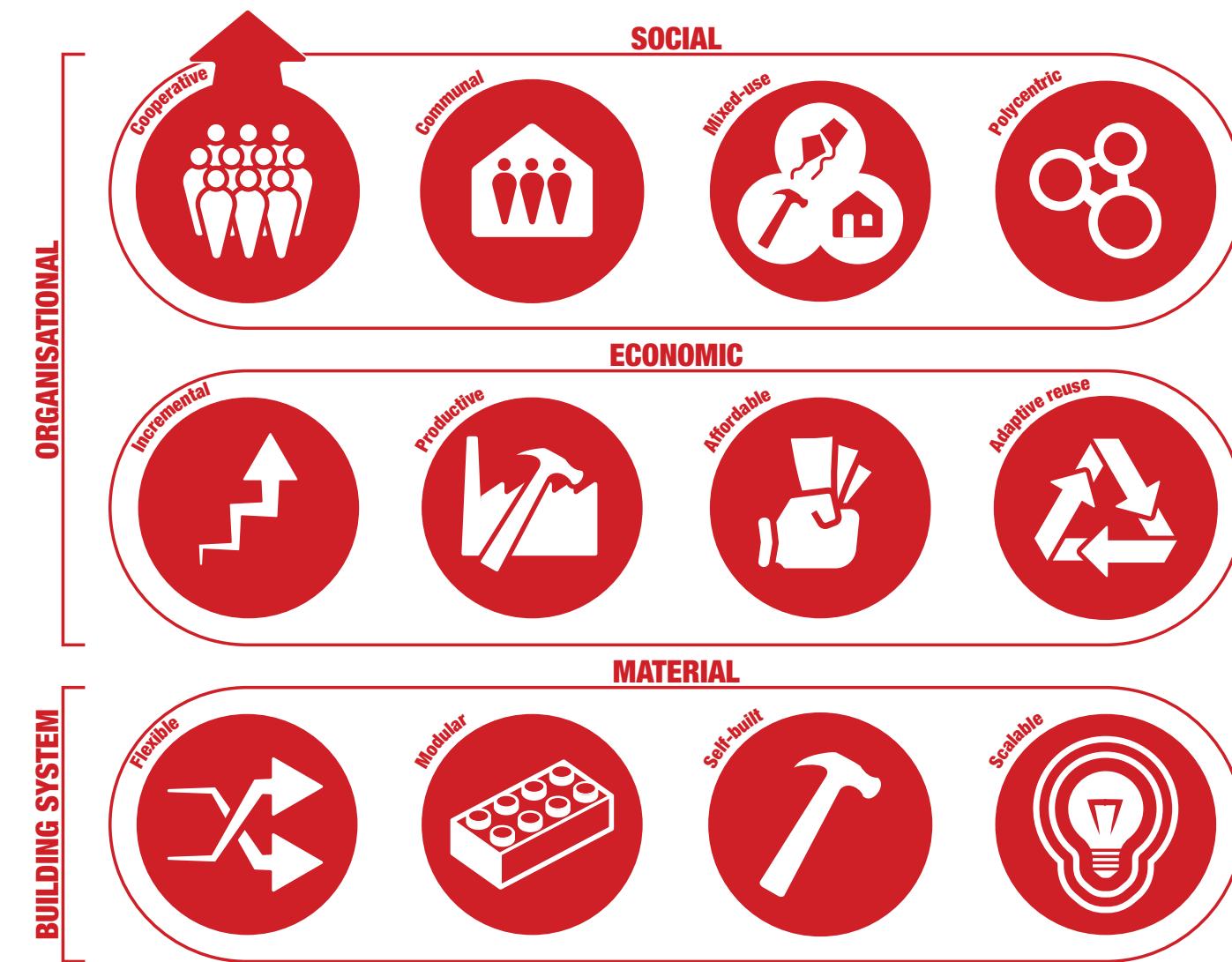
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DESIGN PRINCIPLES

Evolving around these themes

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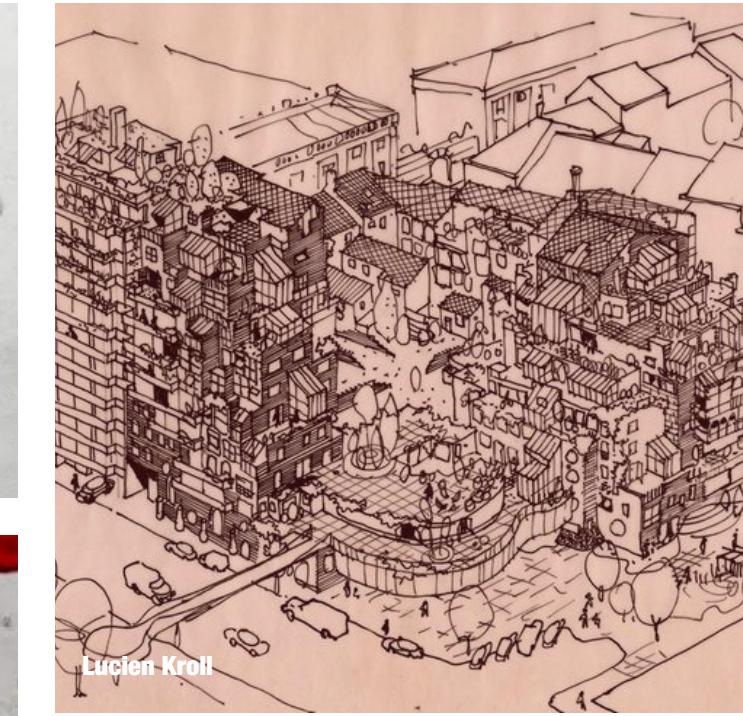
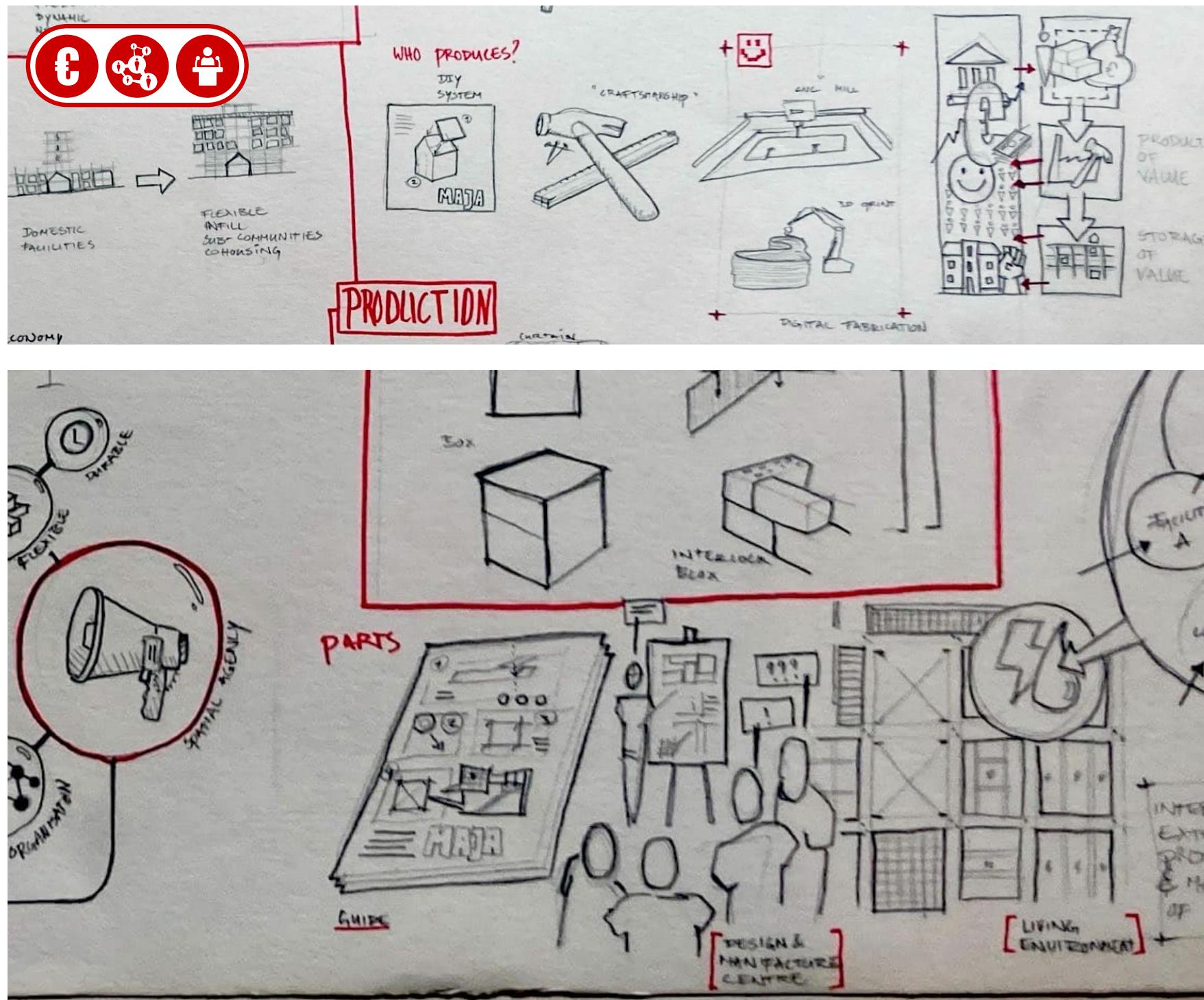
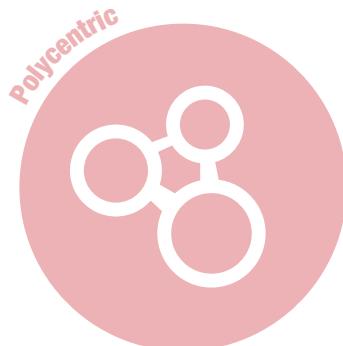
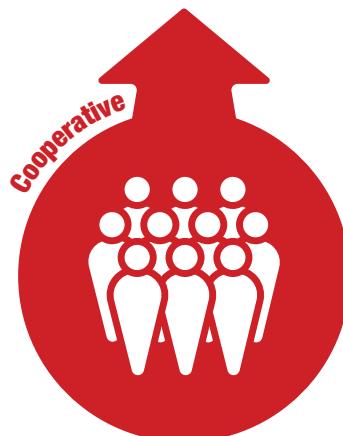


DESIGN PRINCIPLES CATEGORISED

Into social-, economic- and material principles as well as a more organisational character and a more material

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SOCIAL

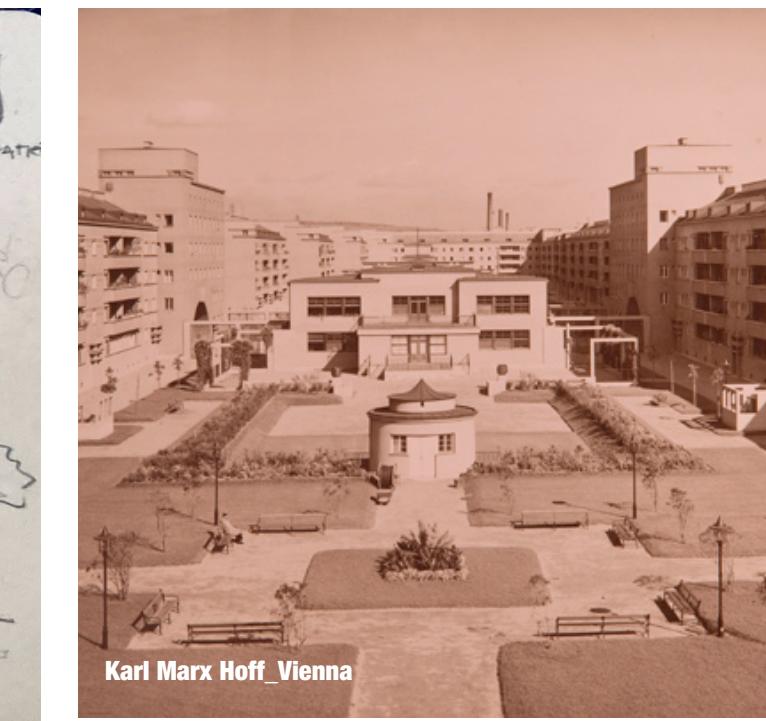
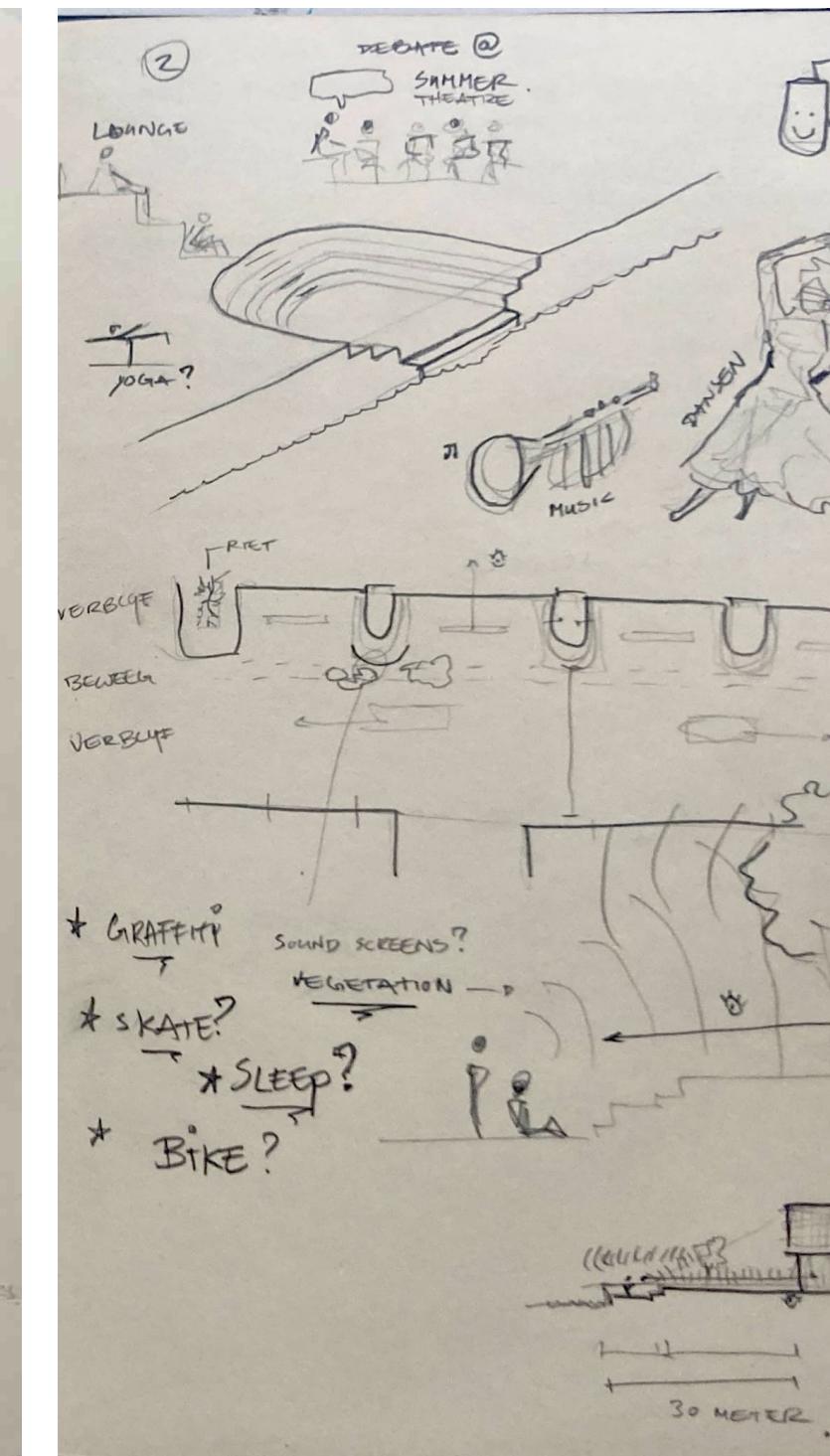
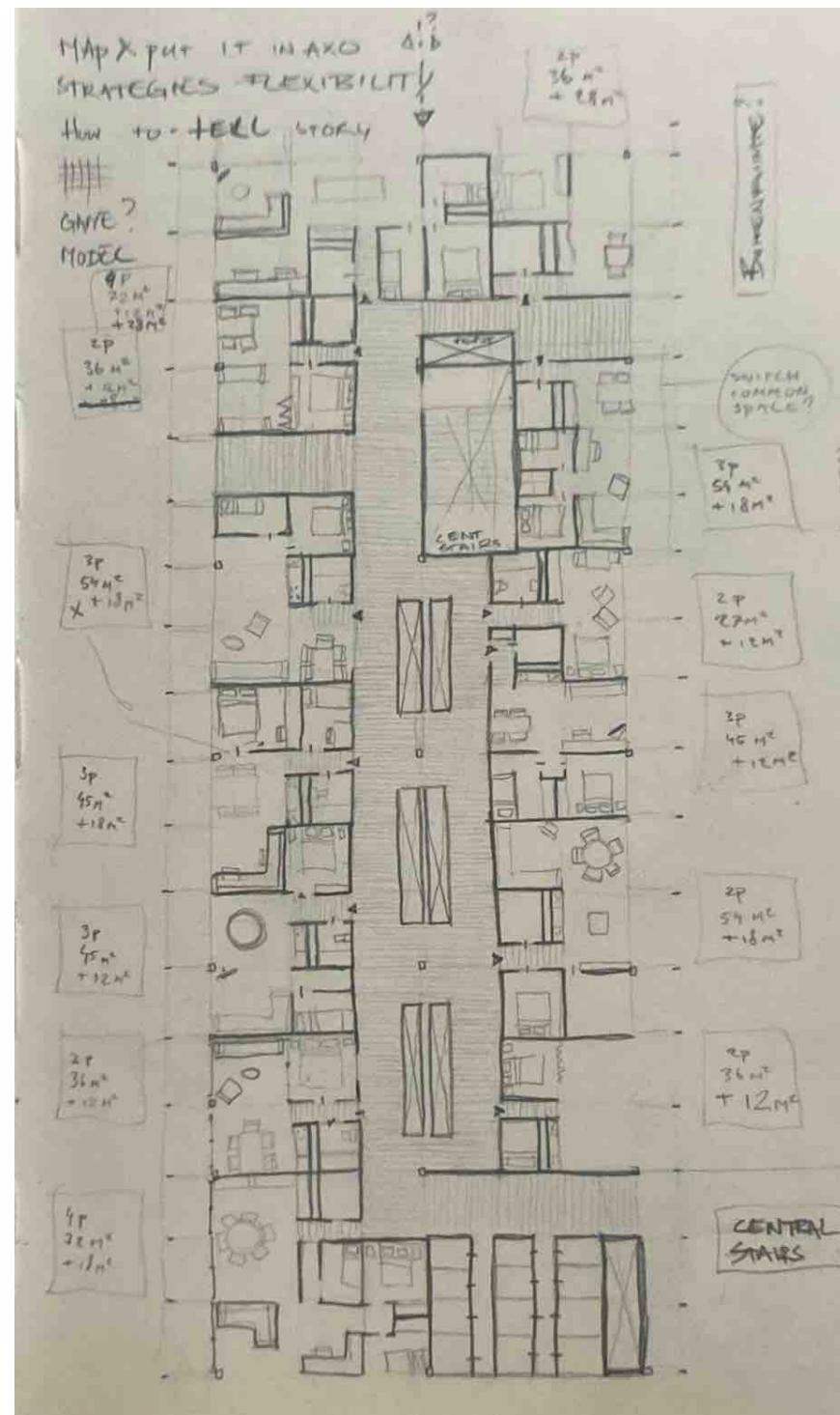
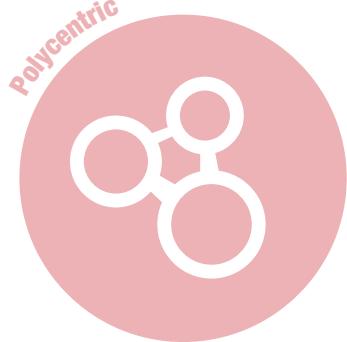
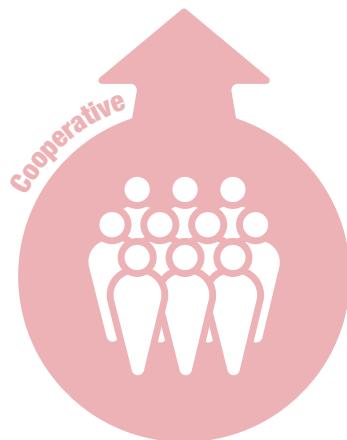


COOPERATIVE BOTTOM-UP DEVELOPMENT

For economic-, social- and political empowerment

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SOCIAL

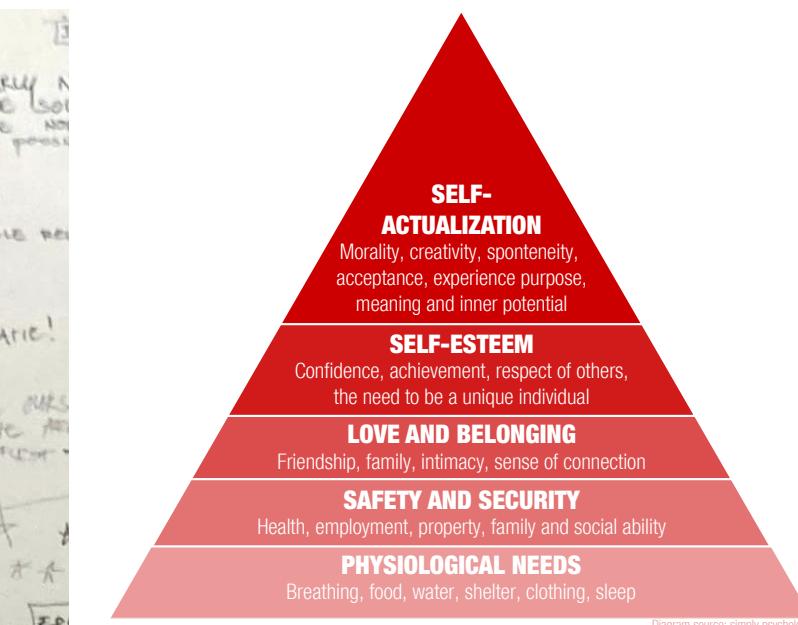
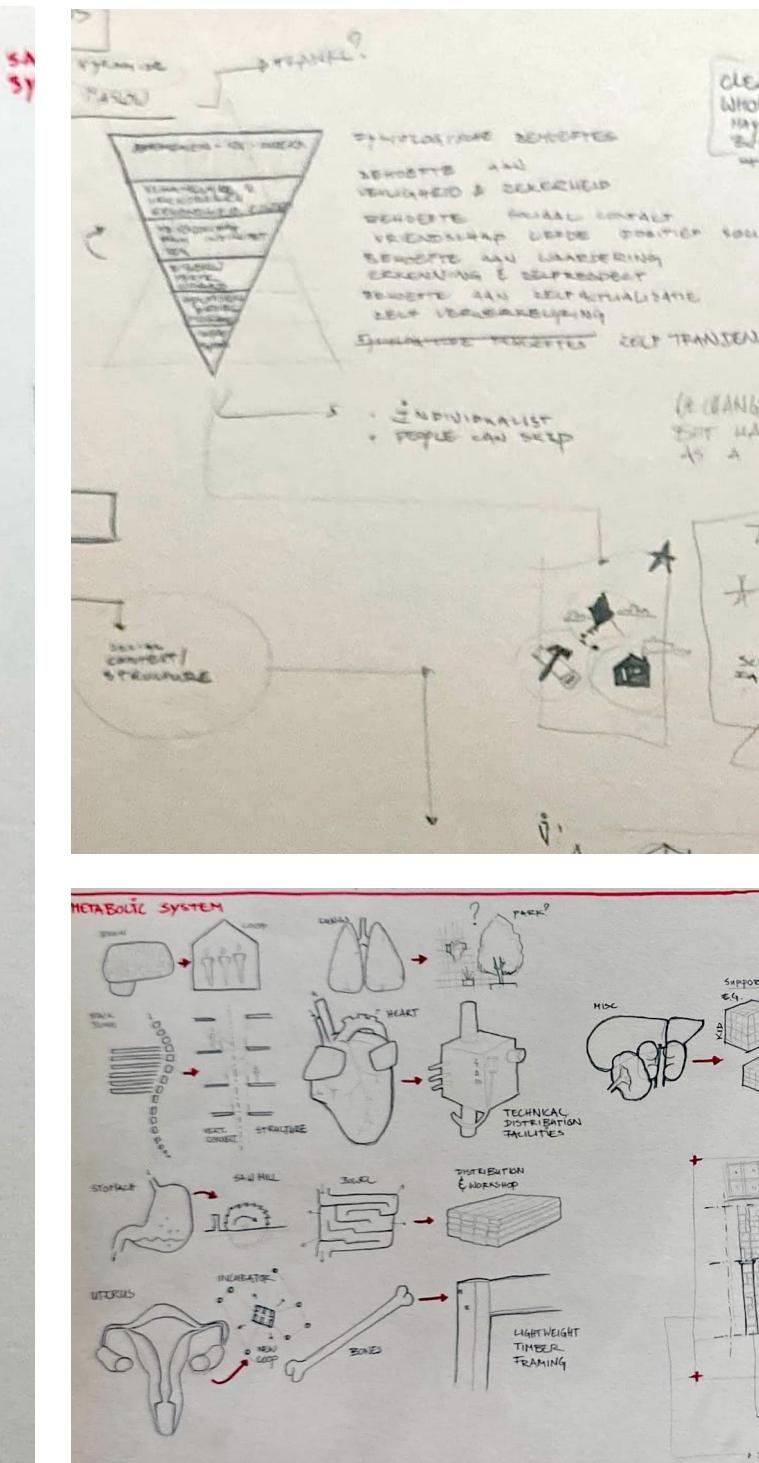
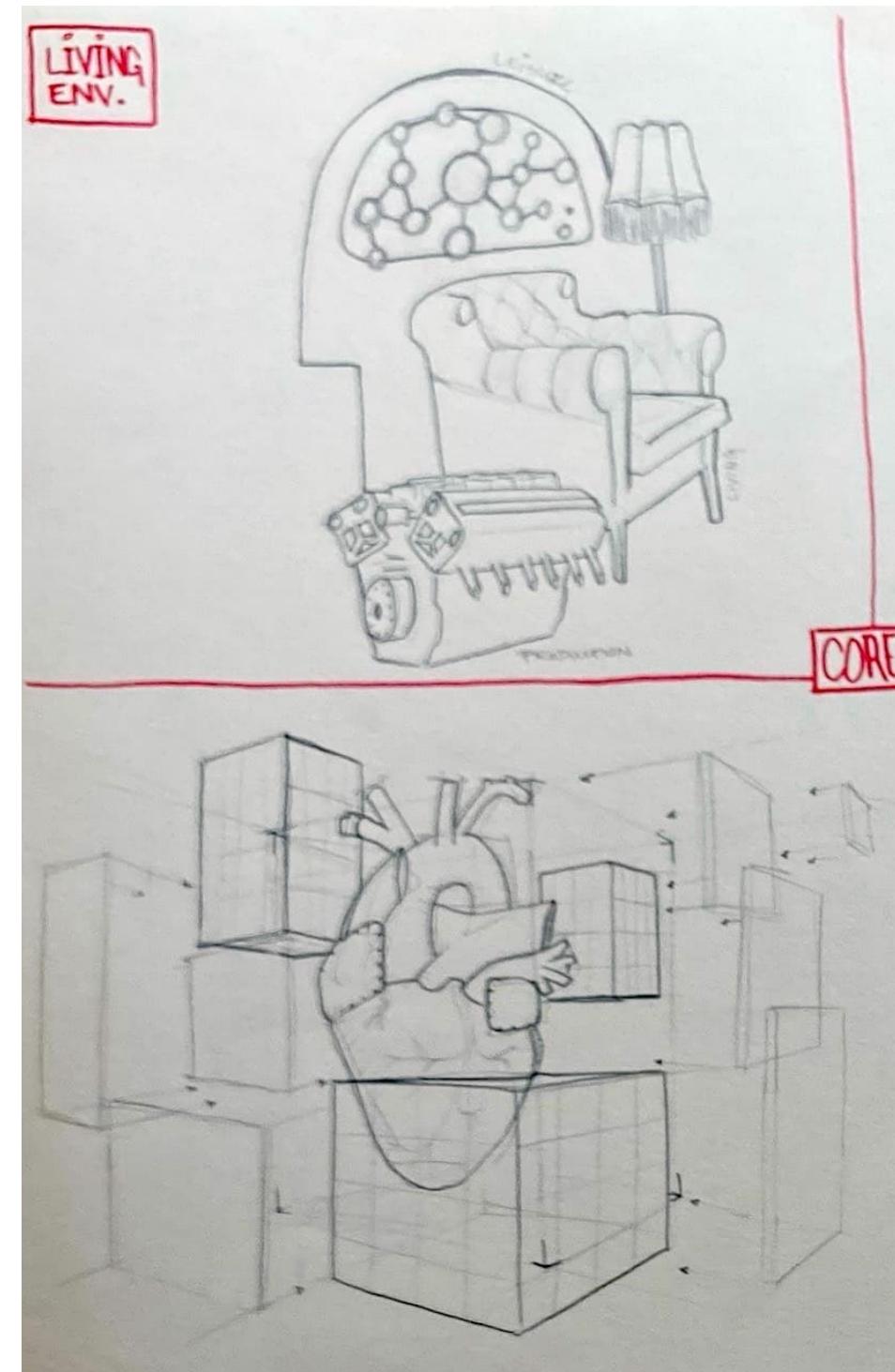


DESIGN FOR COMMUNAL USE

Shared facilities minimise the size of private apartments, costs, workload and help forming communities

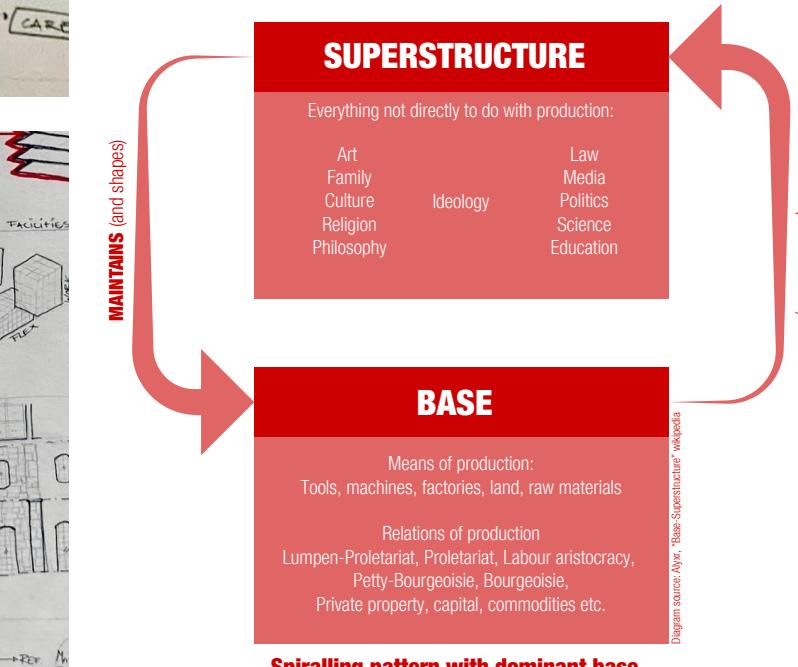
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SOCIAL



Maslow's hierarchy of needs

Marx's base-superstructure theory



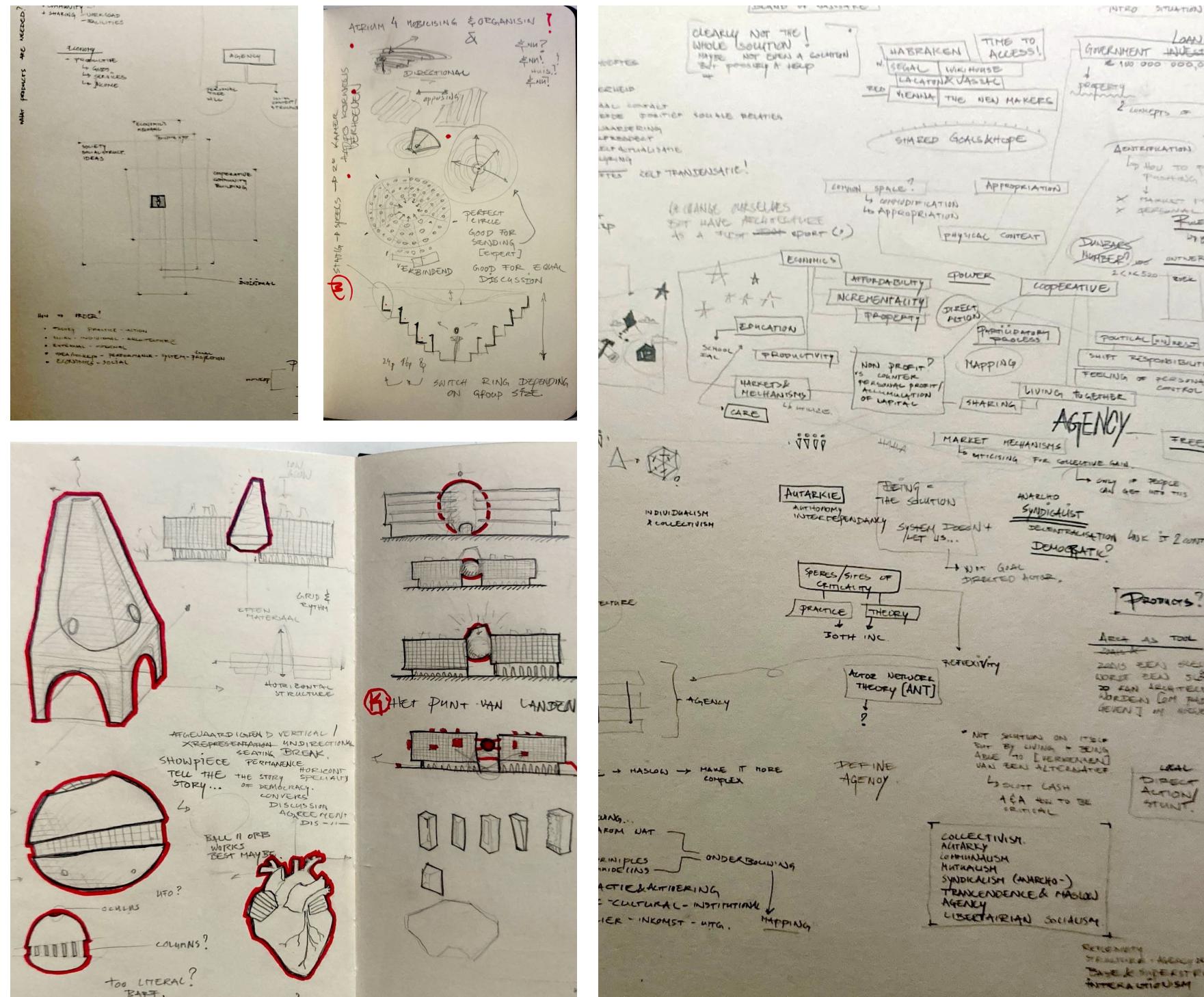
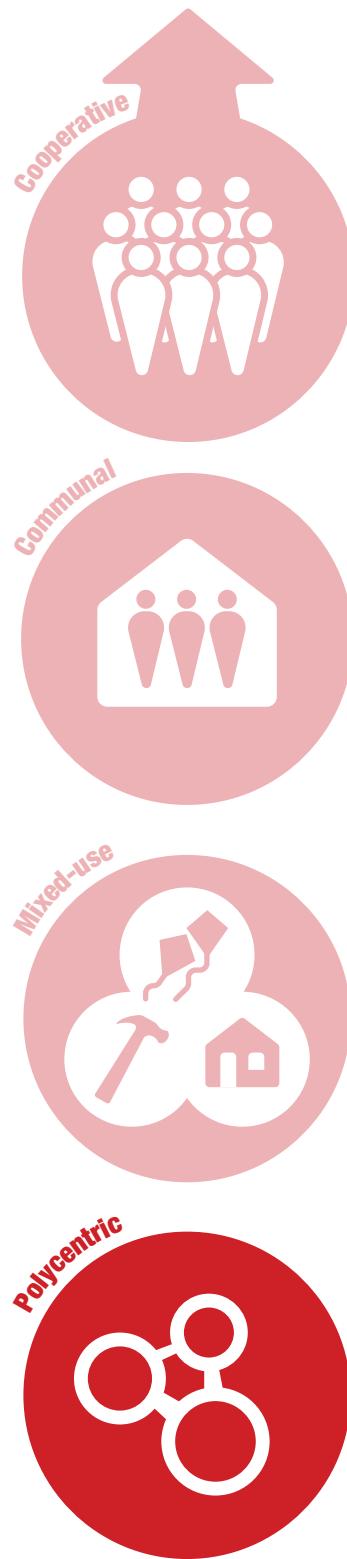
Spiralling pattern with dominant base

MIXED-USE LIVING ENVIRONMENT

Meet diverse needs and desires through dwelling, production and leisure to support fulfilling others as proposed by theorists like Maslow, Marx or Frankl

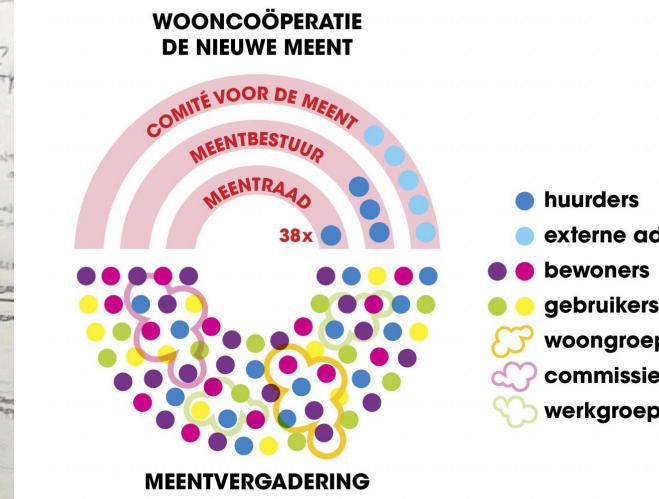
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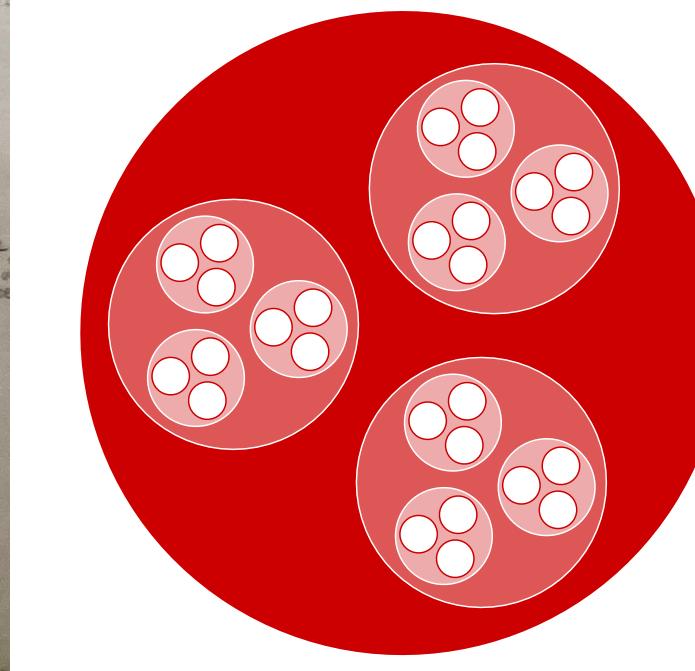


POLYCENTRIC AND DEMOCRATIC

To keep the organisation of a large group of people manageable



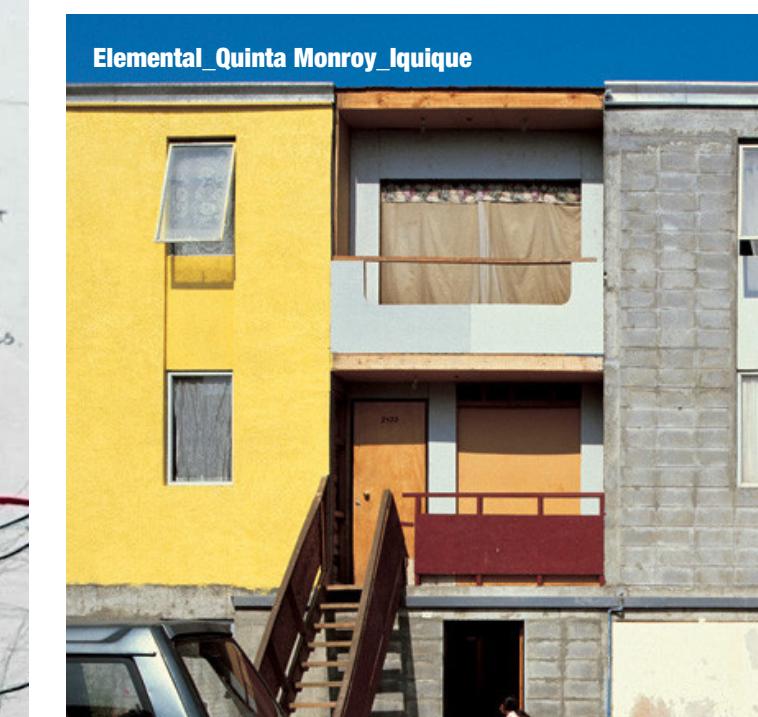
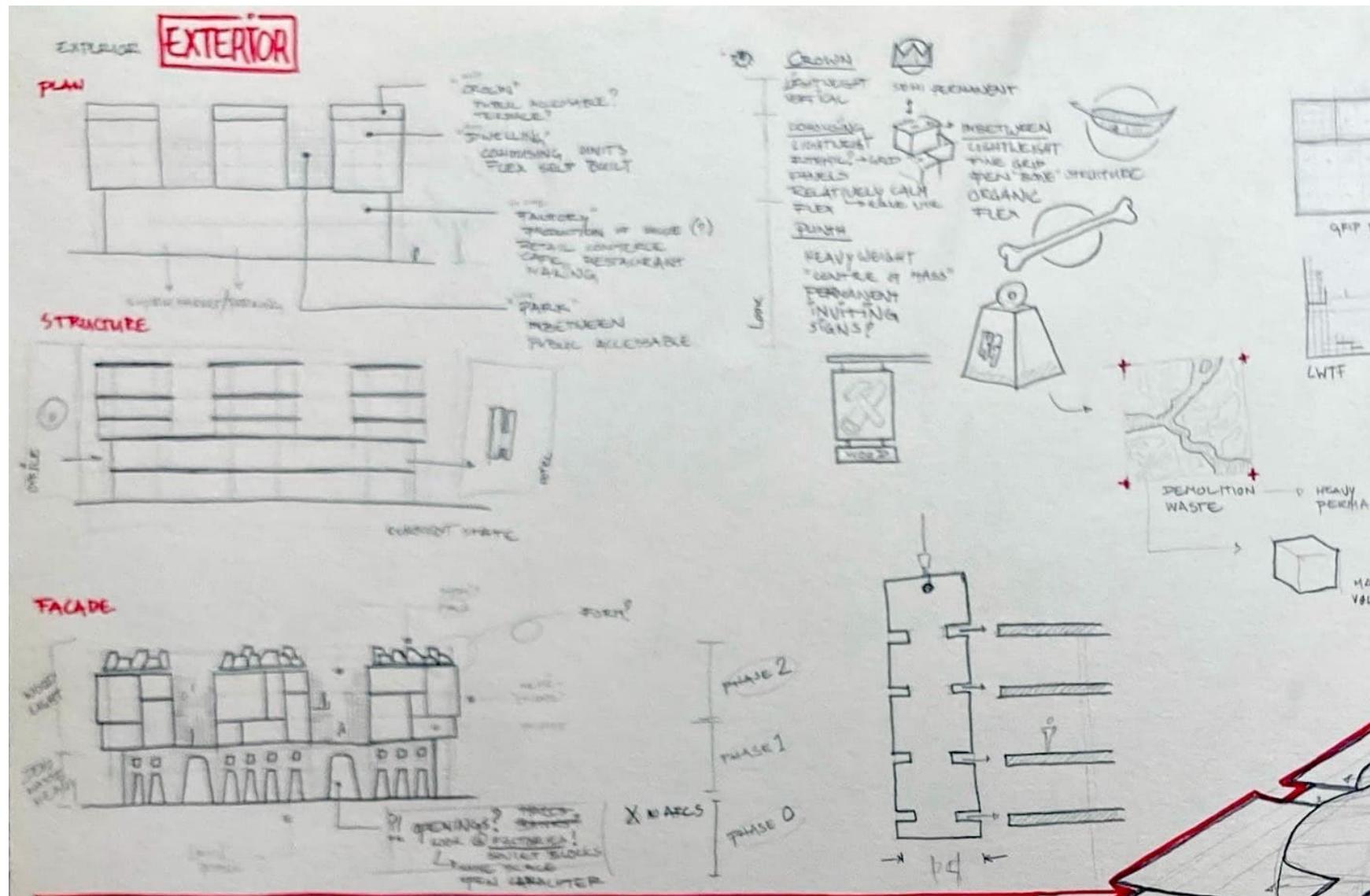
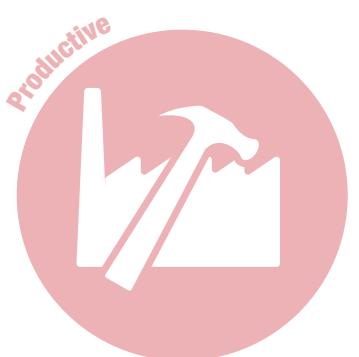
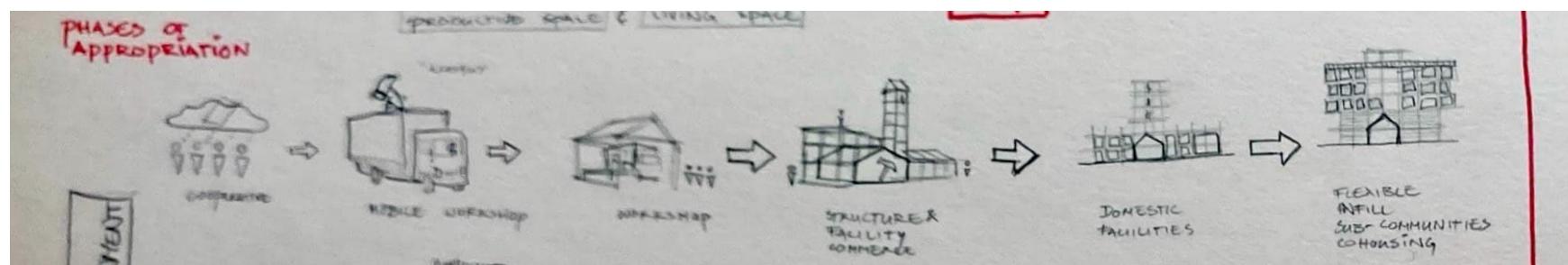
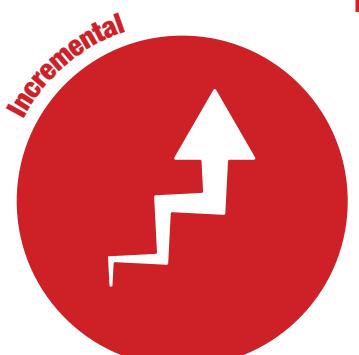
De Nieuwe Meent_Amsterdam



HOLON-hierarchy

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ECONOMIC

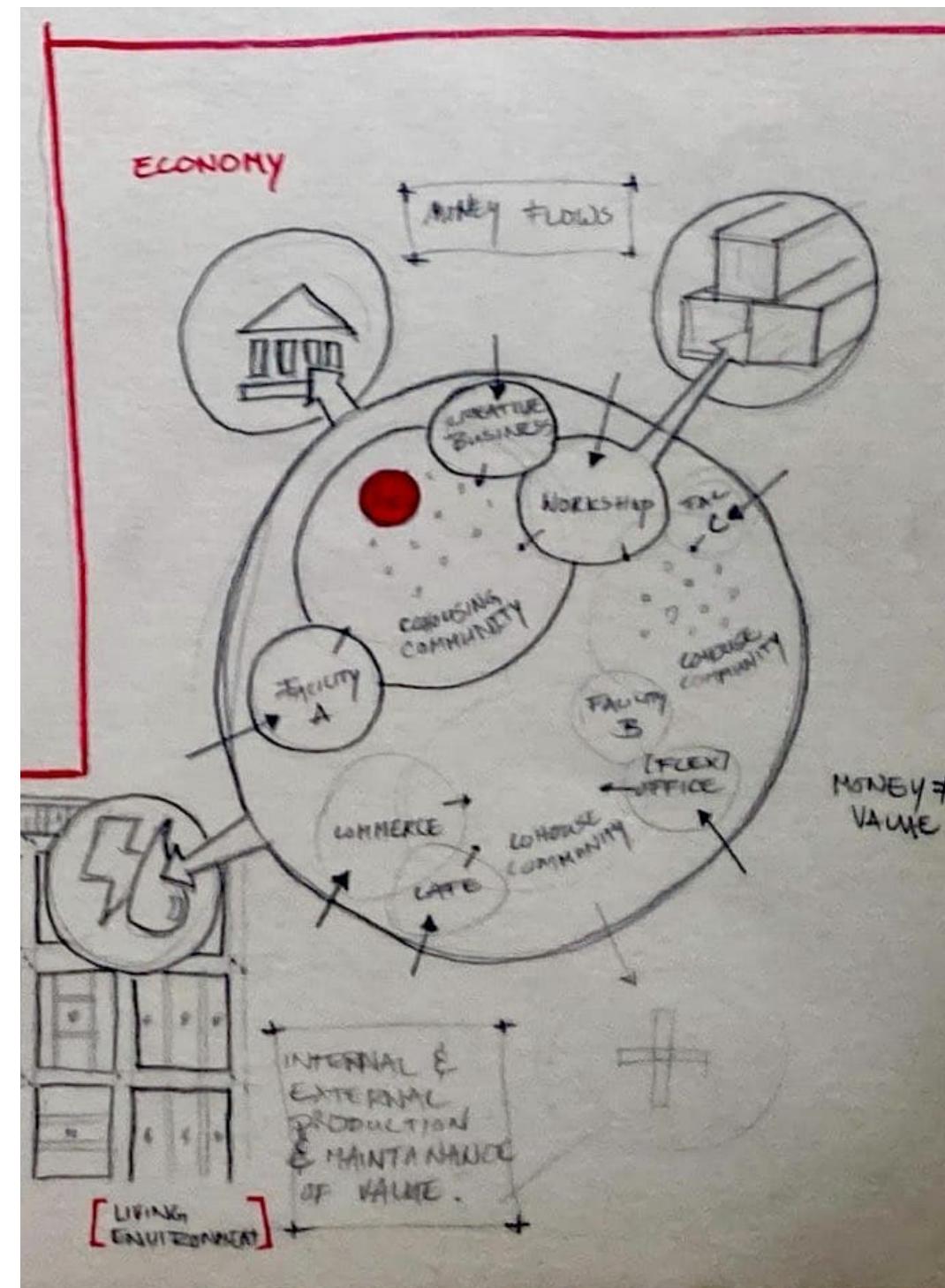
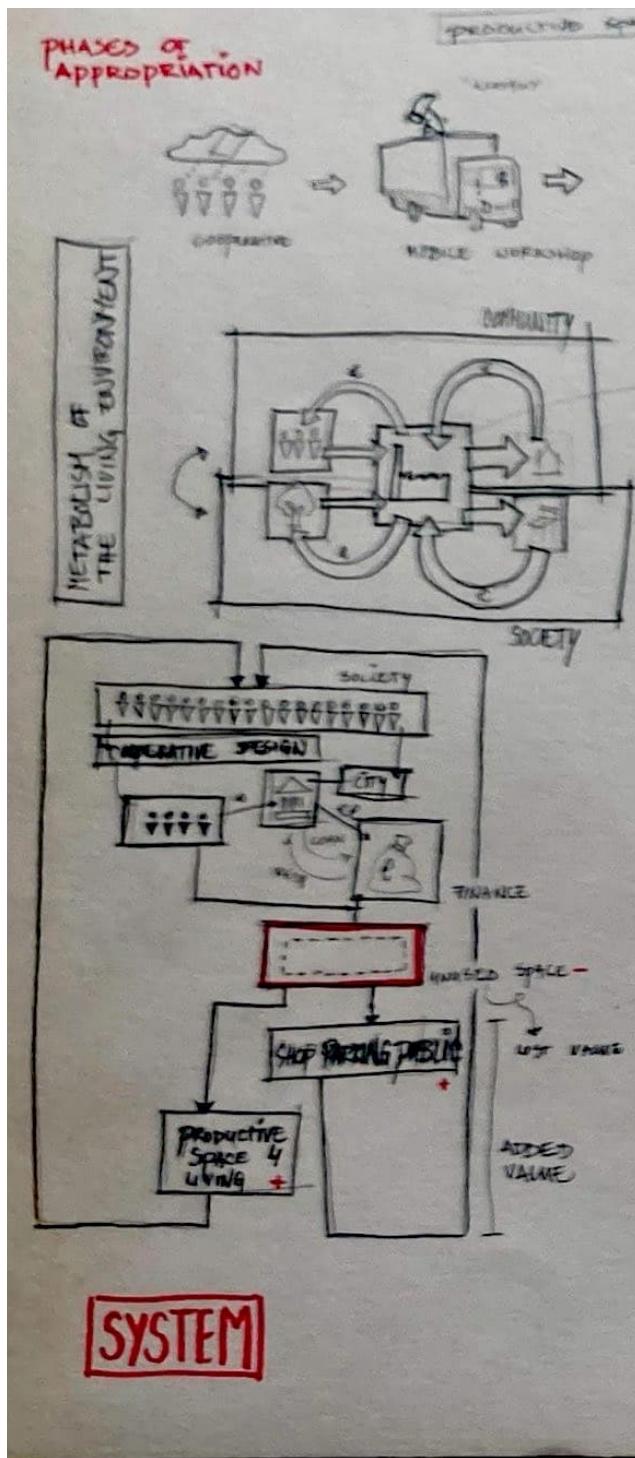
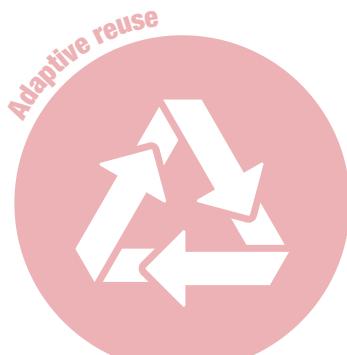
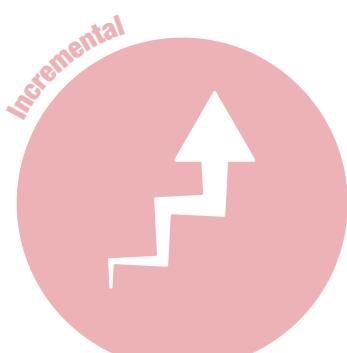


INCREMENTAL DEVELOPMENT

Leaving room for personal expression and affordability

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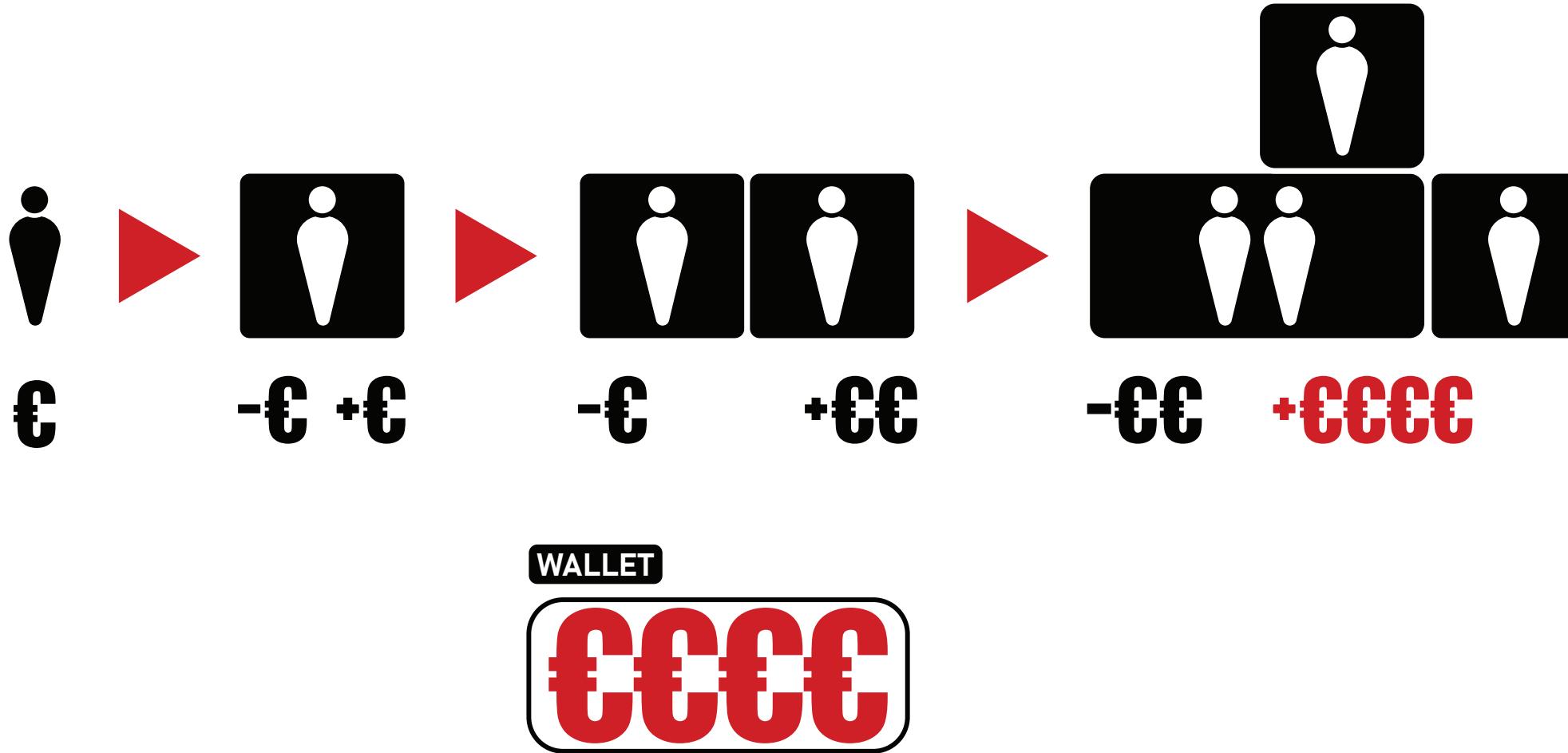
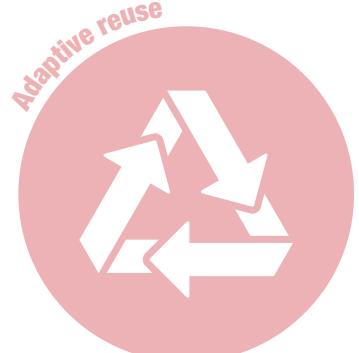
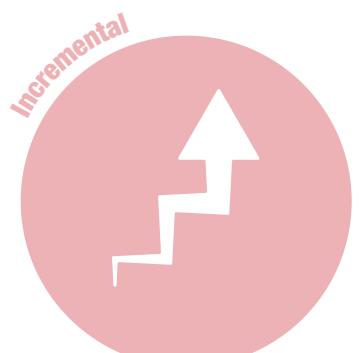


ESTABLISHING A PRODUCTIVE LOCAL ECONOMY

Generous to its participants and the broader city
Creating economic stability to facilitate experiment

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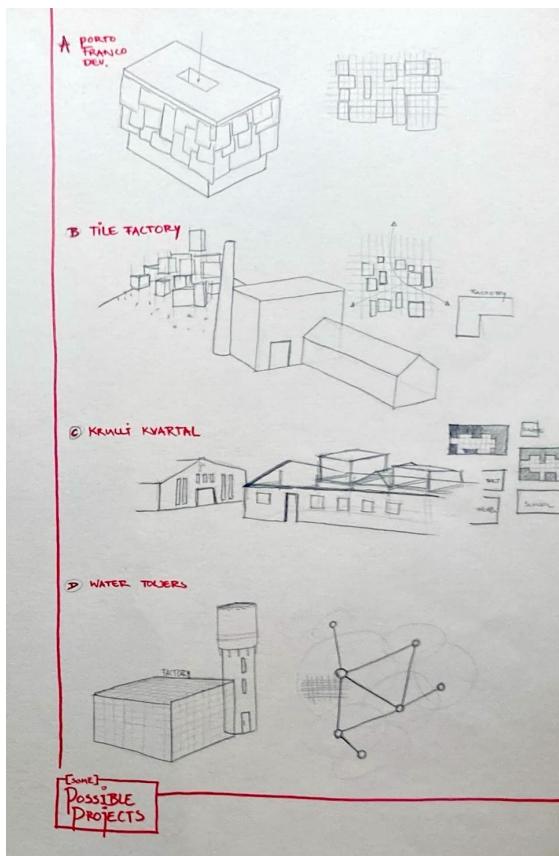
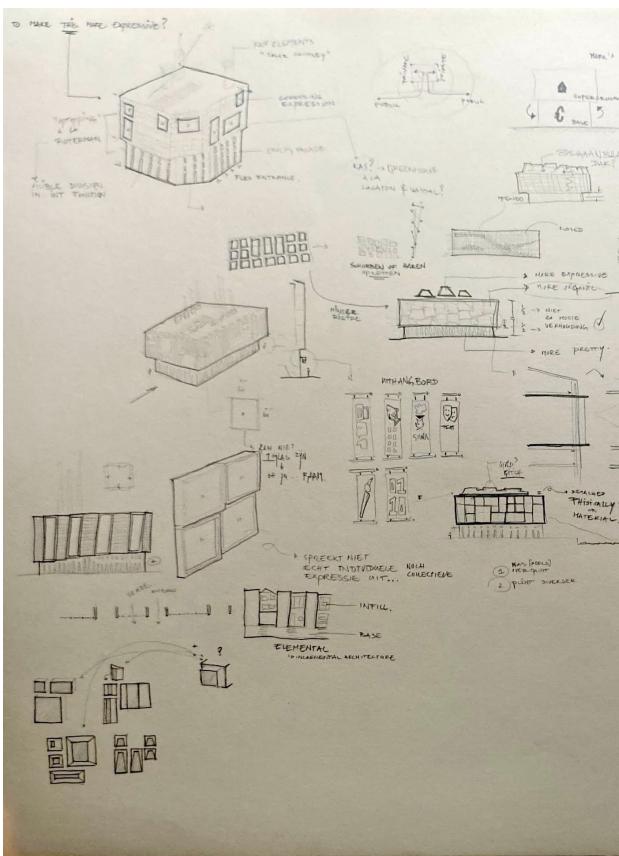
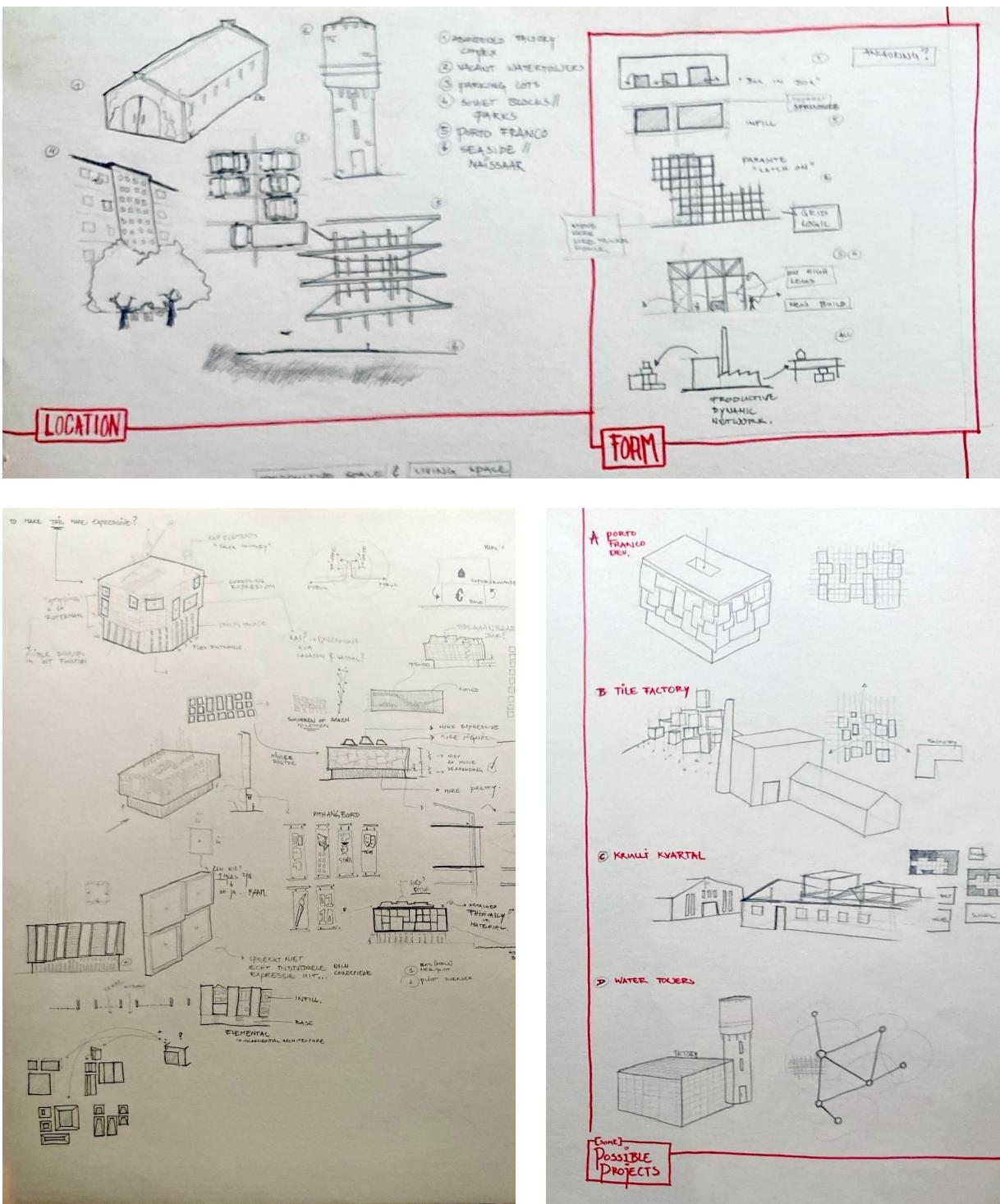
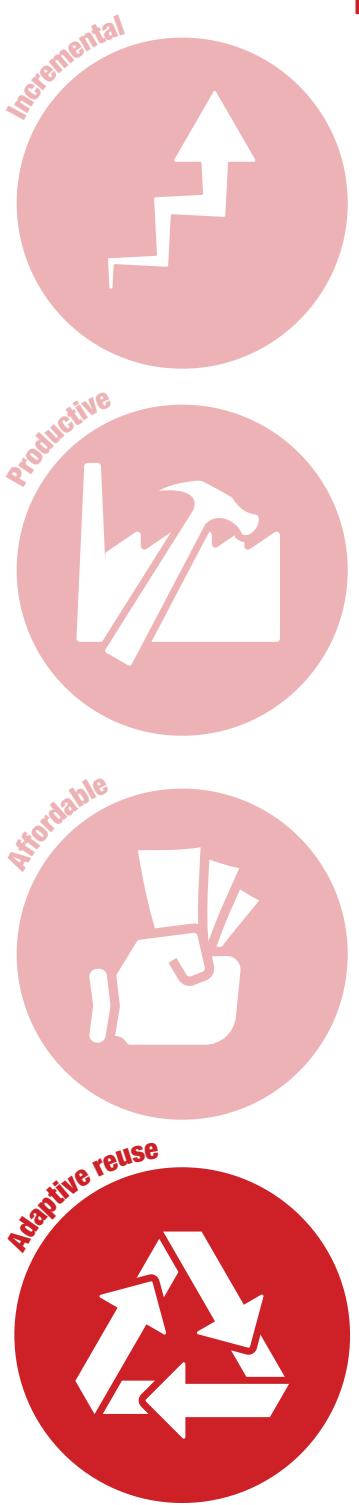


AFFORDABILITY

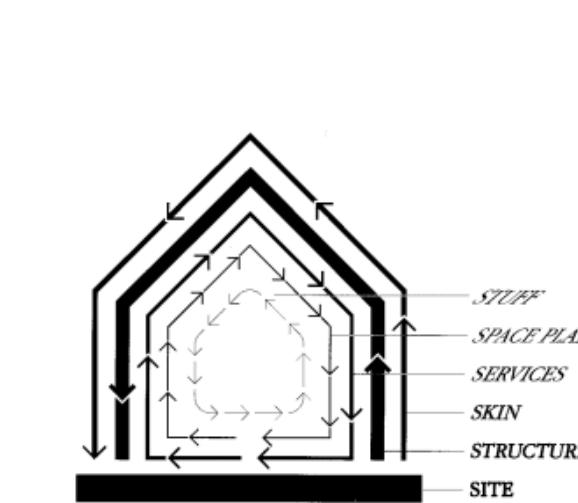
Incremental- & productive development to minimise the need for big investments

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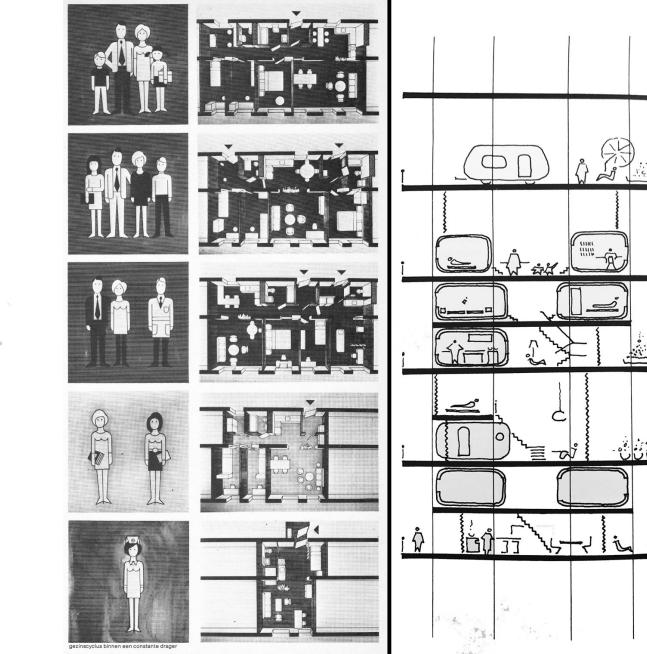
ECONOMIC



Shearing layers_S. Brand



De dragers en de mensen_J. Habraken

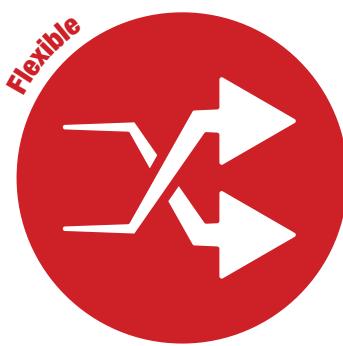


ADAPTIVE REUSE

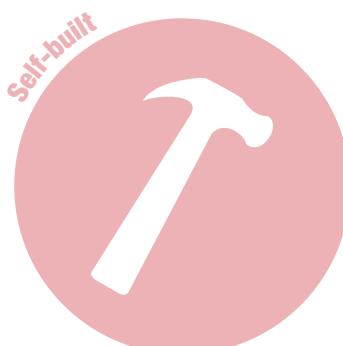
Repurposing vacant spaces and existing structures through a different design approach

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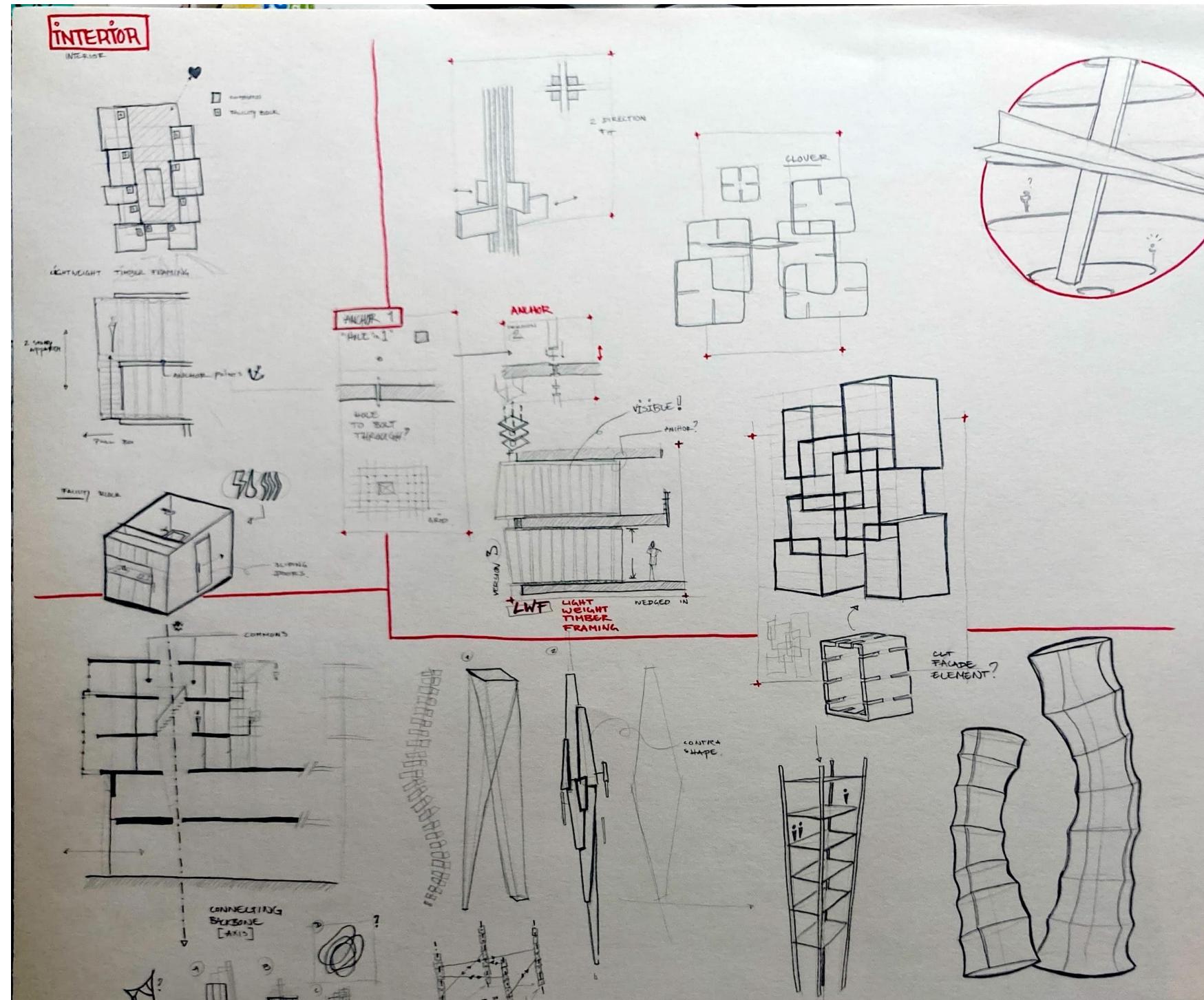
MATERIAL



A white 4x2 LEGO brick is centered on a pink circular background. The word "Modular" is written in a bold, sans-serif font along the top edge of the circle, with a slight curve to follow the shape.



A circular icon with a lightbulb in the center. Concentric circles surround the bulb, and the word "Scalable" is written in an arc above the top circle.

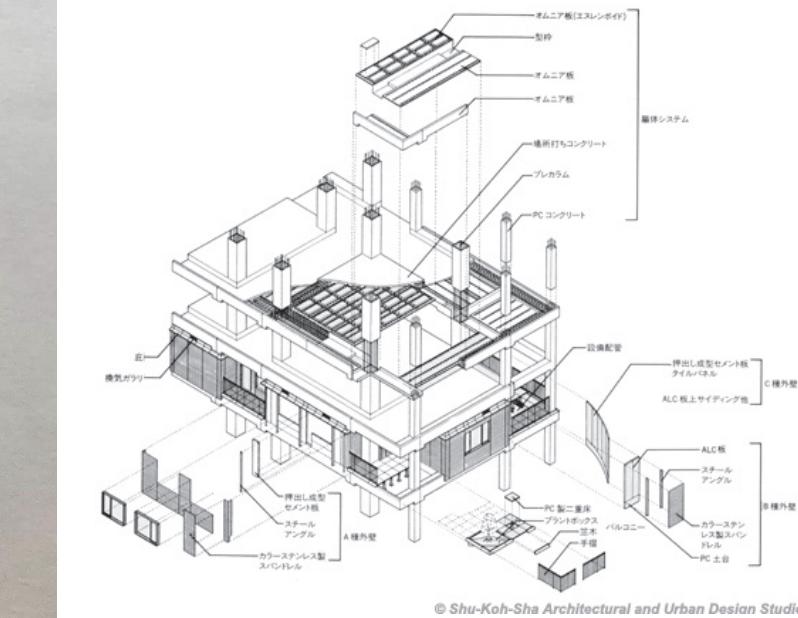


FLEXIBLE INFILL

Through resourceful use of central circulation and flexible installation of building parts and services

© Shu-Koh-Sha Architectural and Urban Design Studio

NEXT21_Yositika Utida & SHU-KO-SHA studio_Osaka



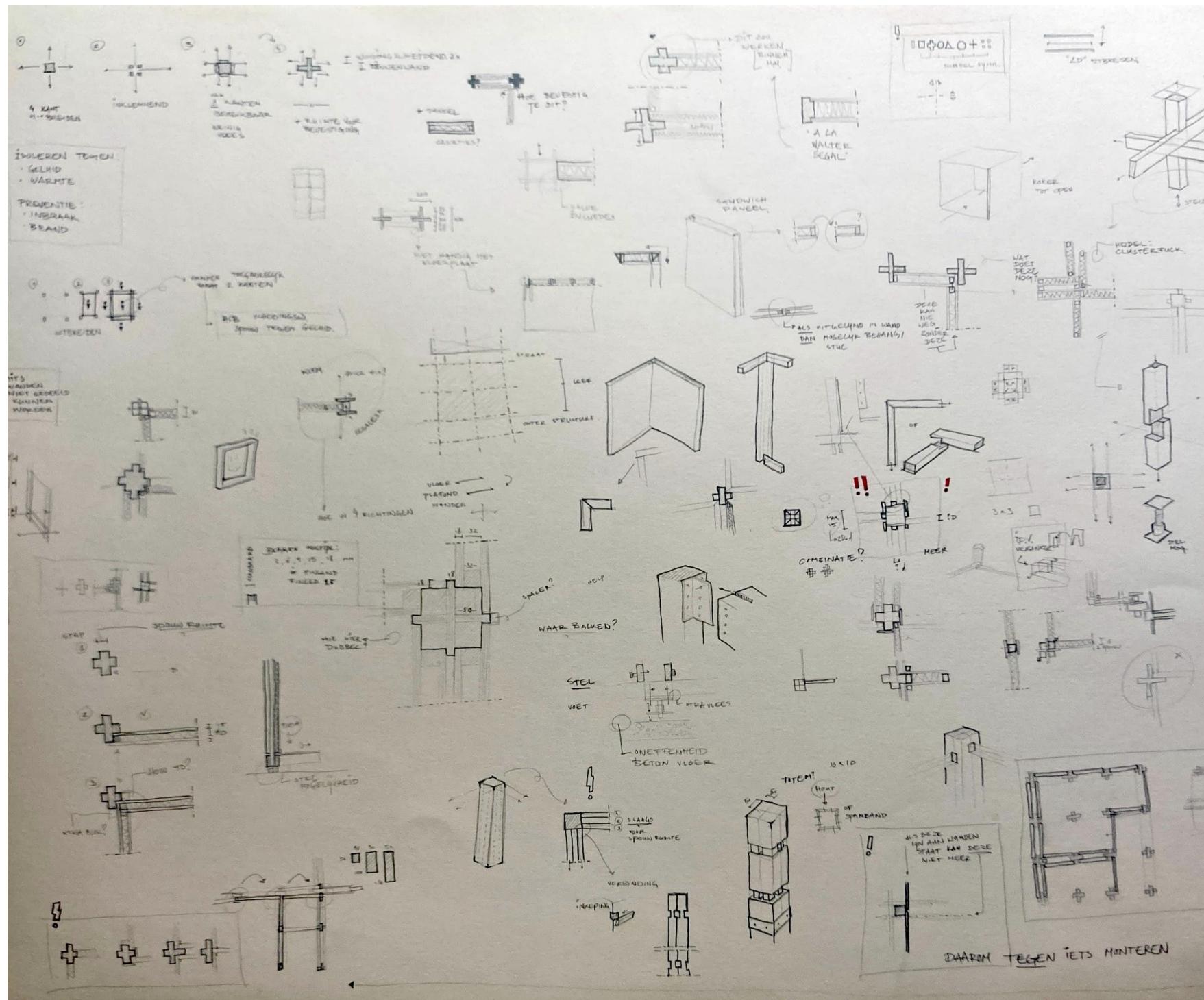
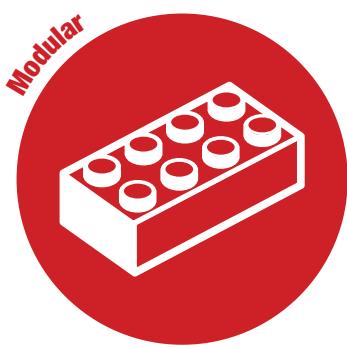
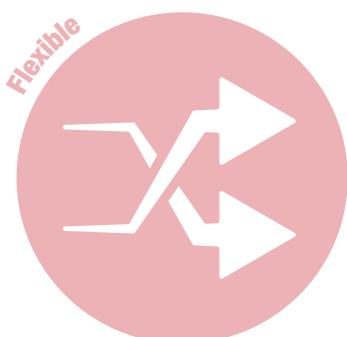
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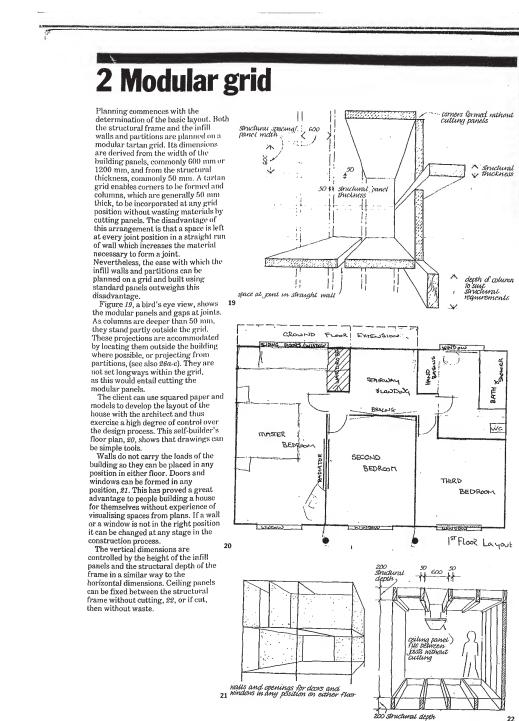
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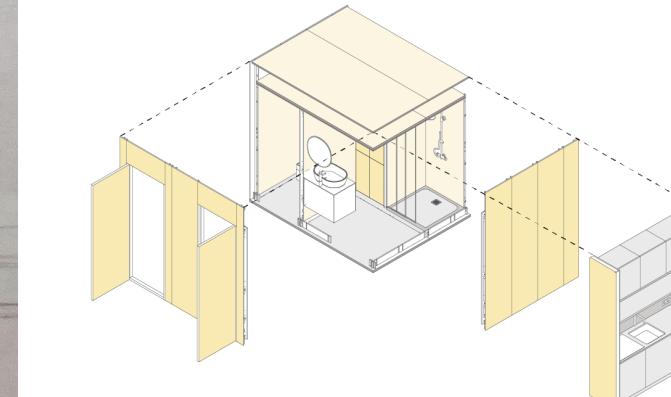
MODULAR SYSTEM

By basing the system on standardised parts and a modular grid



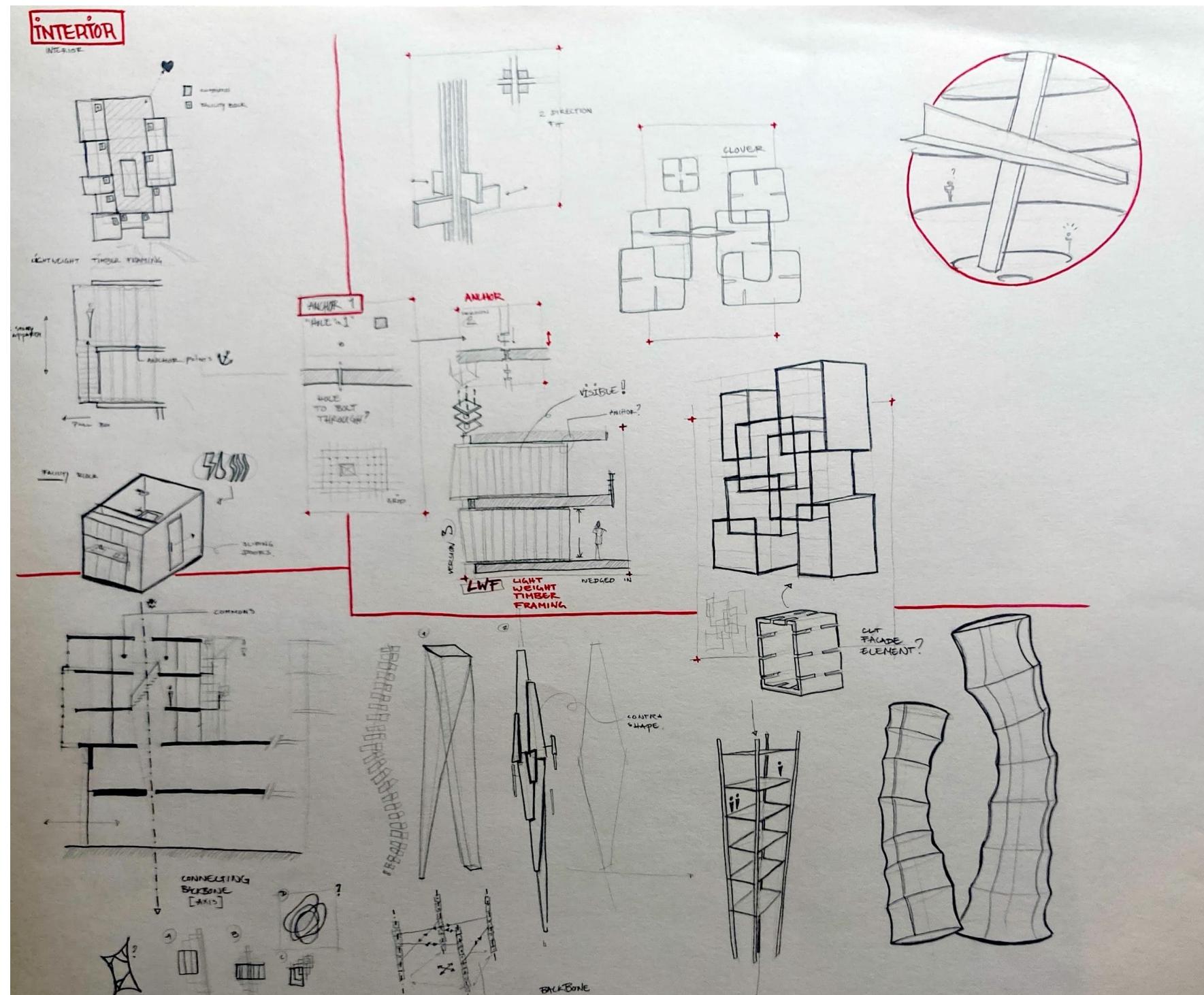
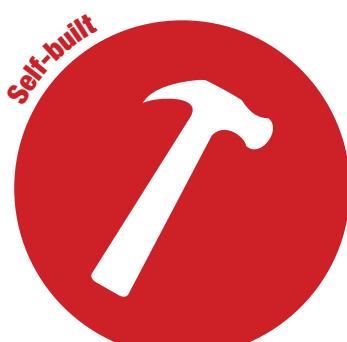
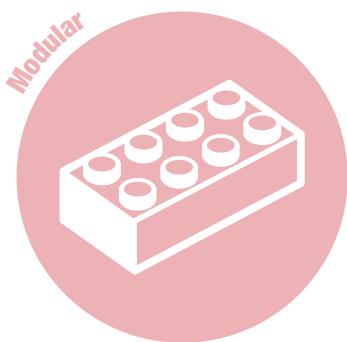
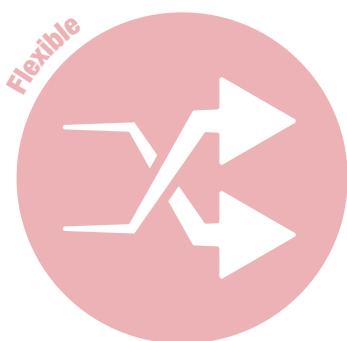
The Segal Method_Walter Segal

Modular utility block_The New Makers



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MATERIAL



SELF-BUILT & ACCESSIBLE DEVELOPMENT

Clear and straightforward step-by-step assembly to allow for participation and self-built and by applying timber as a construction material

9 Building instructions

These are the final elements of the documentation and are a simple step-by-step guide to the building process, annotated with diagrams as necessary. The example, *ST*, describes the assembly of the main cross-frame.

ST-build without further expectation also offers a short course of evening sessions. Typically a course of 12 evenings would consist of examining the building process, documentation presented with slides, model building, drawings, and sessions in the workshop building the model in using both joint and power tools, making typical joints and learning the basic techniques of plumbing and wiring.

ST-build has a plan of study, which learners ready to apply, devise their own ways of doing things and pass on what they have learned to others. Lewisham progress and gain on the course, and the course is designed to advise on the telephone in the evenings and visits the site regularly at the weekend. As the students' supervision are important, it is vital that people approach the job in the right way. The course may make use of a safe, methodical, plan and operations through plan, site operations

THE BUILDING PROCESS

At last, after the planning, finding land, obtaining permits, arranging finance, and getting the materials, the moment to break ground has come. Building can begin with the first feature of the foundation arrangement is that the building is to be supported on concrete piers rather than being built in the ground in the common way.

Foundations are generally made of

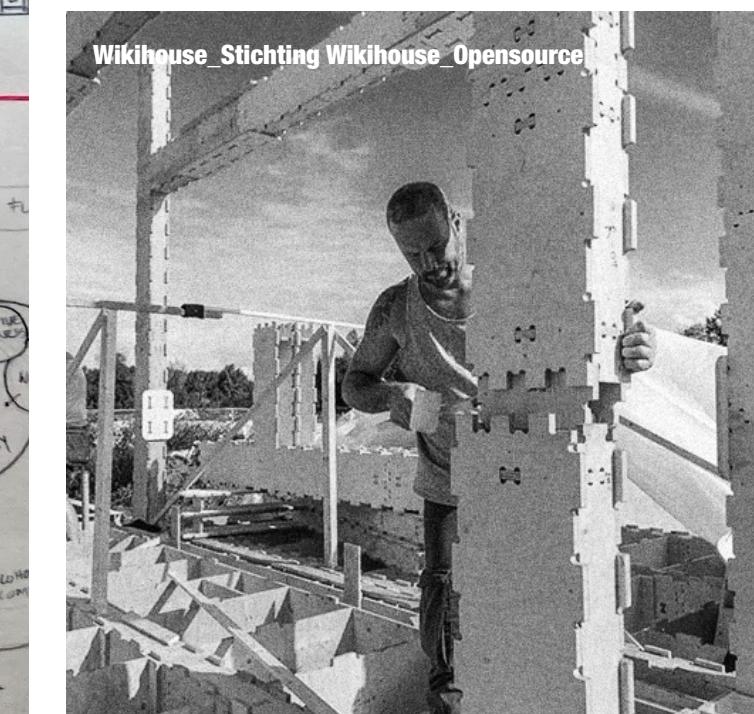
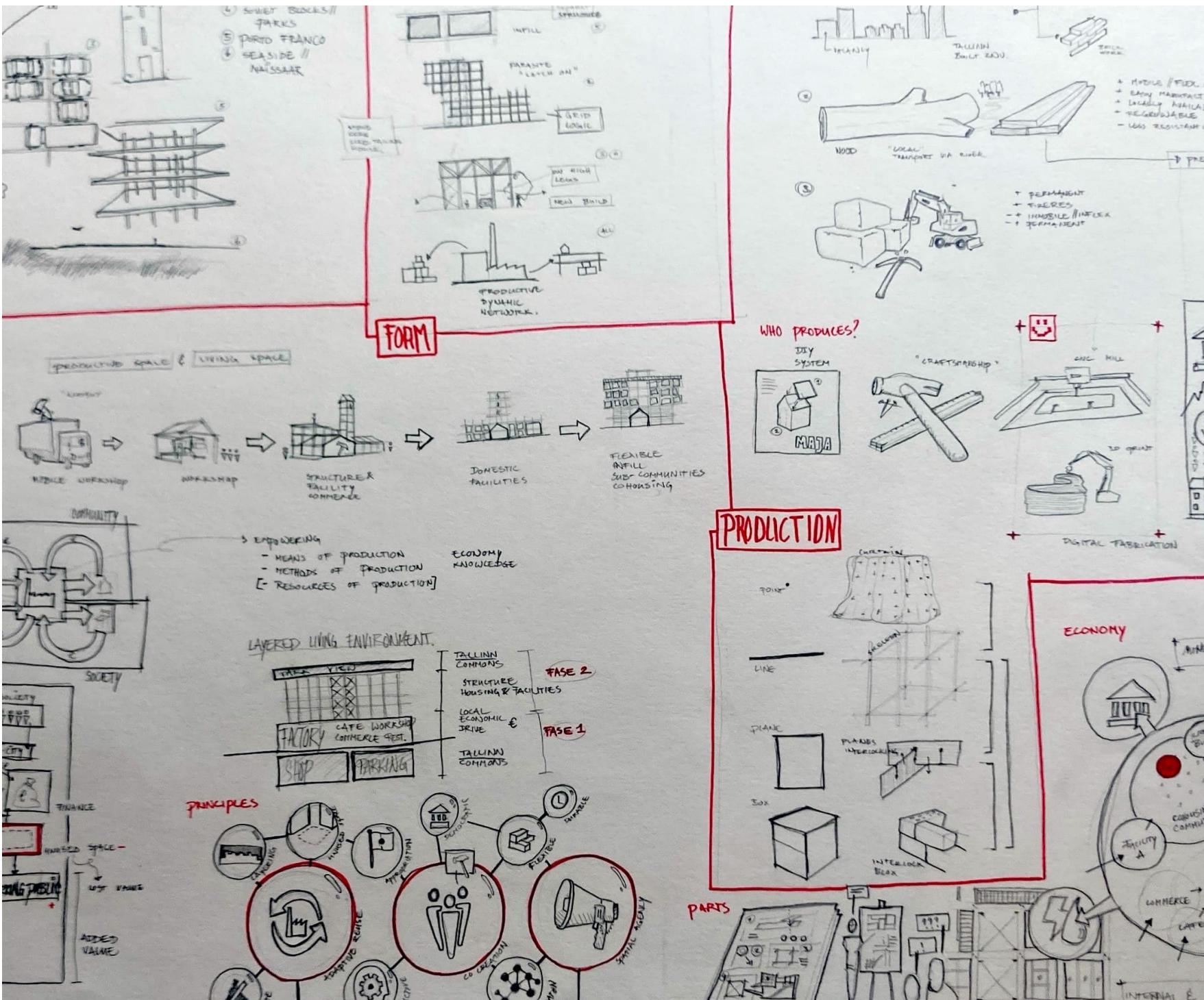
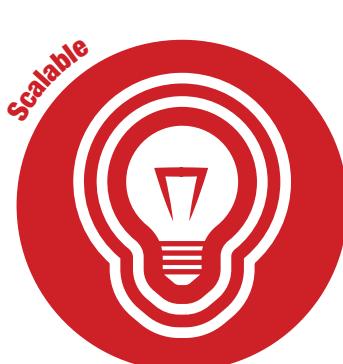
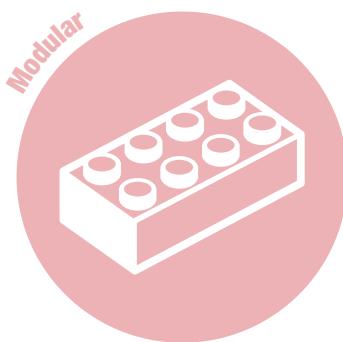
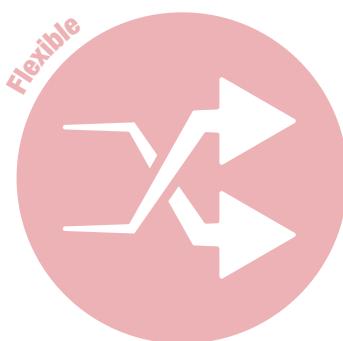


The Segal Method_Walter Segal



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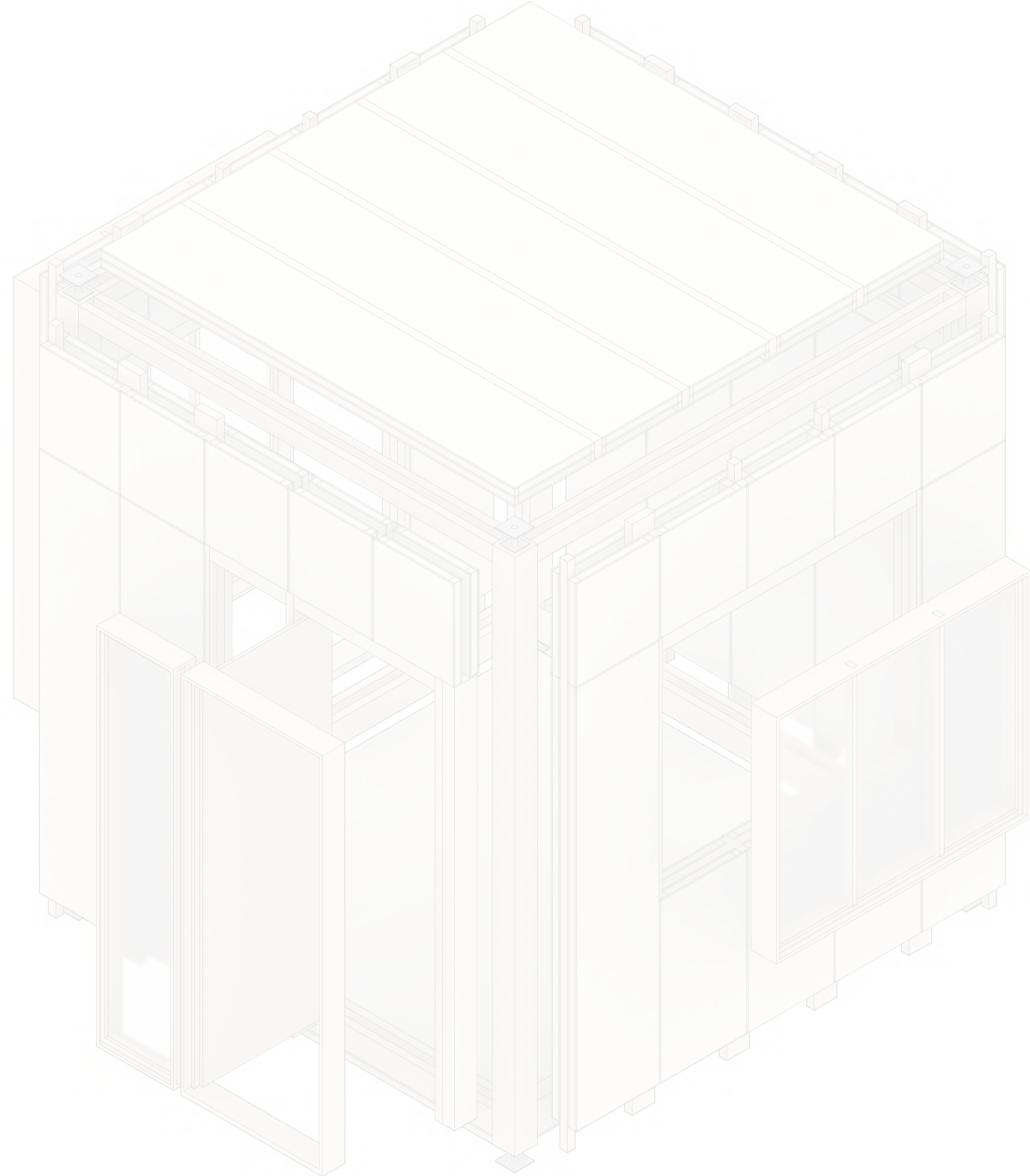
MATERIAL



SCALABILITY AND APPLICABILITY

Open-source, logical and adaptable

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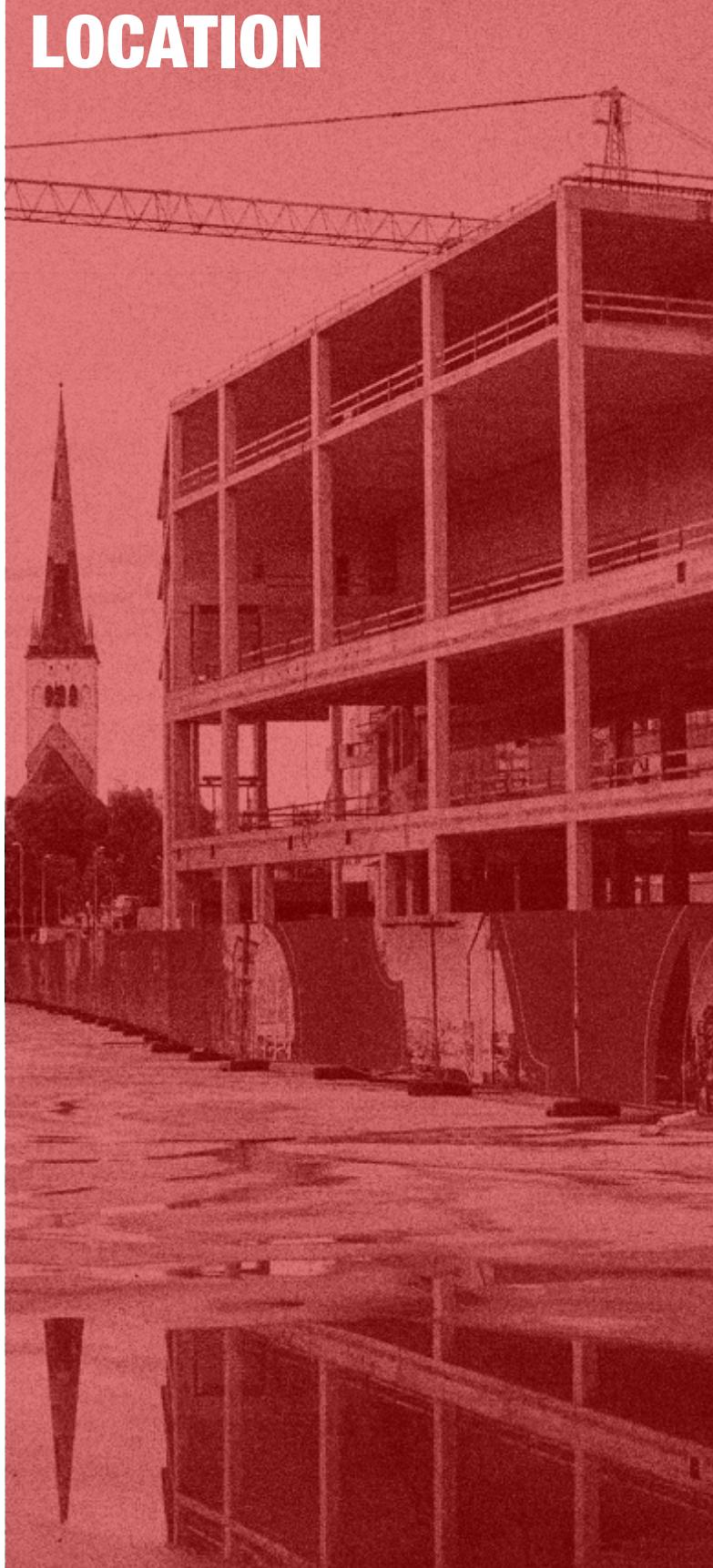
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INFILL SYSTEM



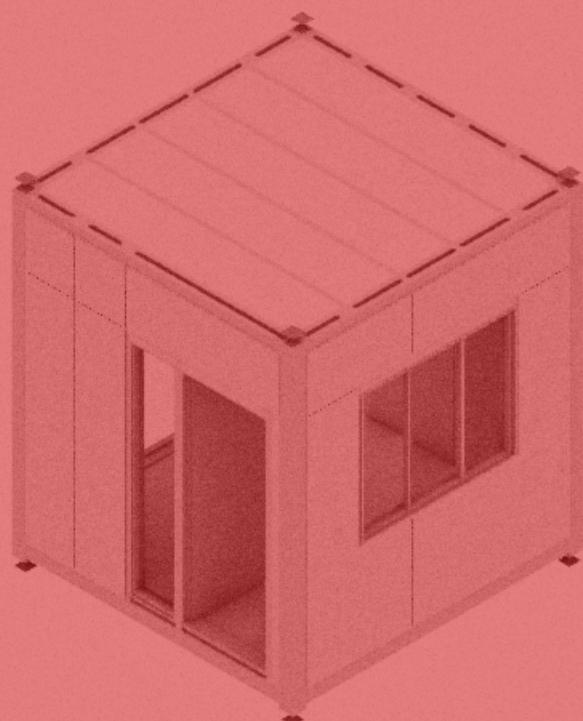
LOCATION



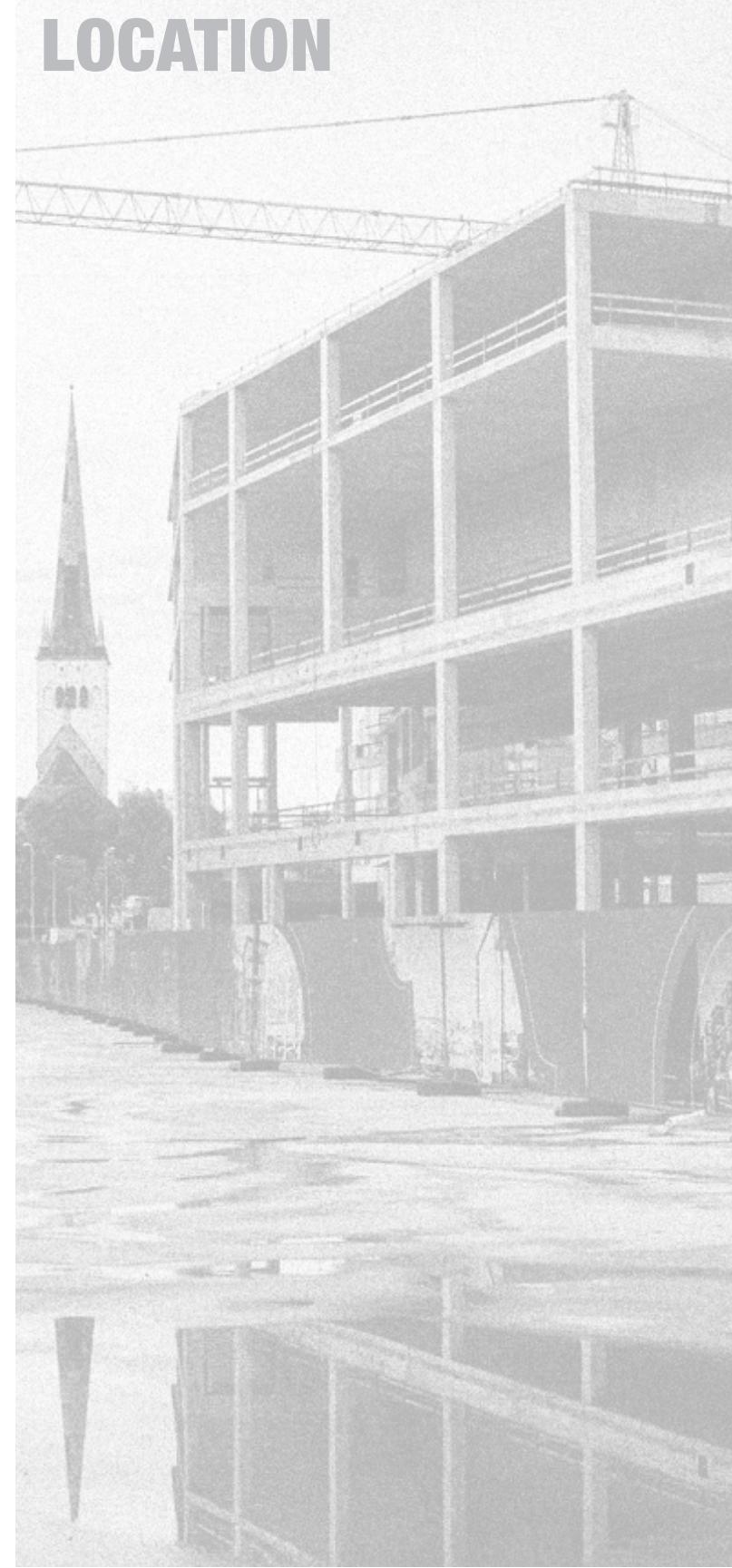
PROJECTION



INFILL SYSTEM

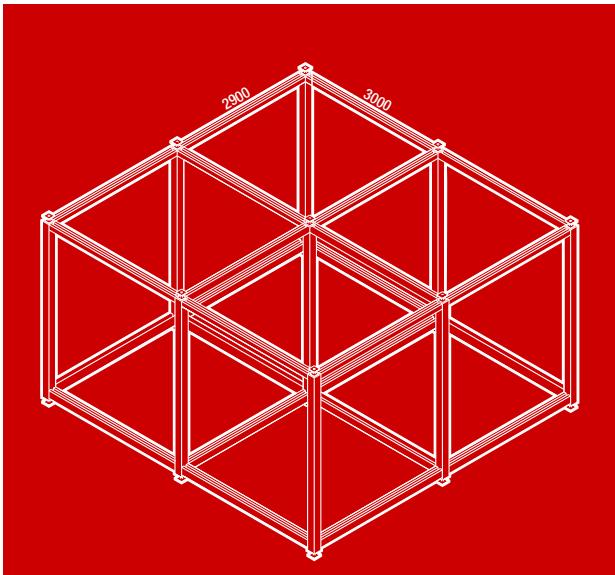
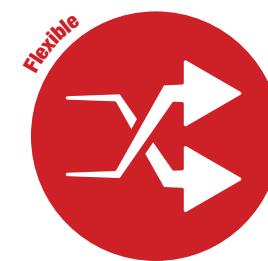
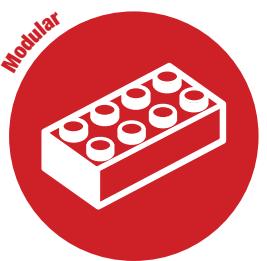


LOCATION

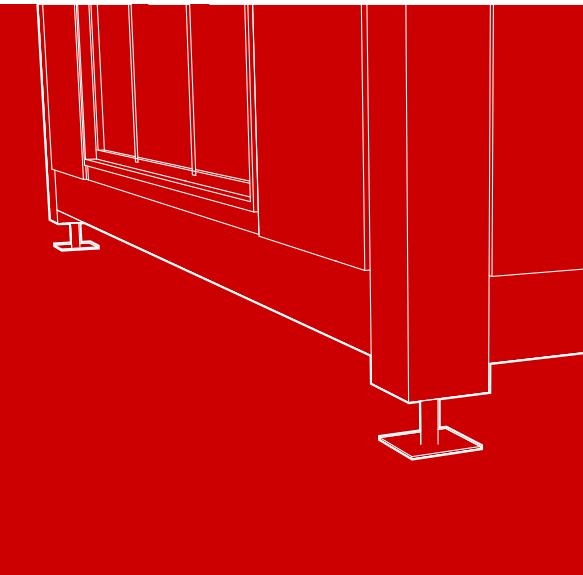


PROJECTION

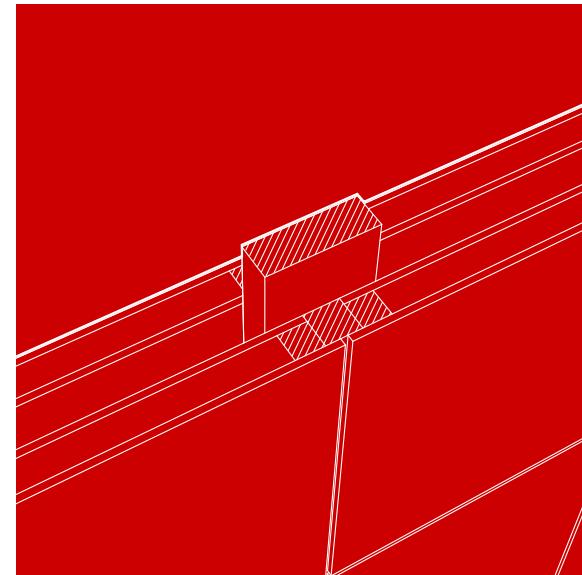




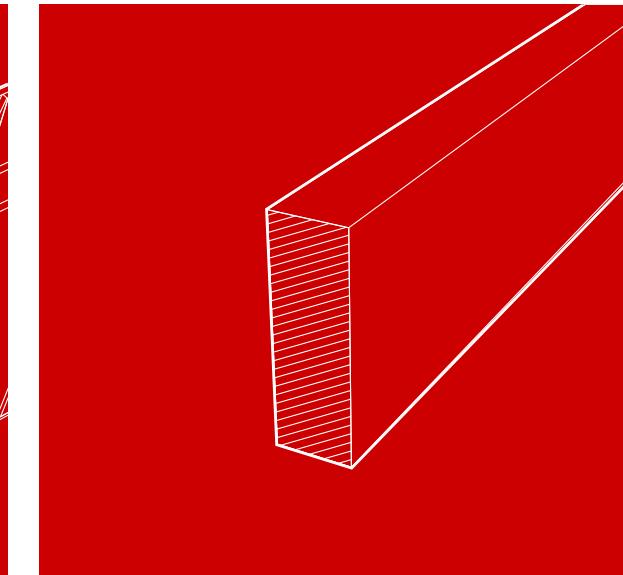
MODULAR GRID



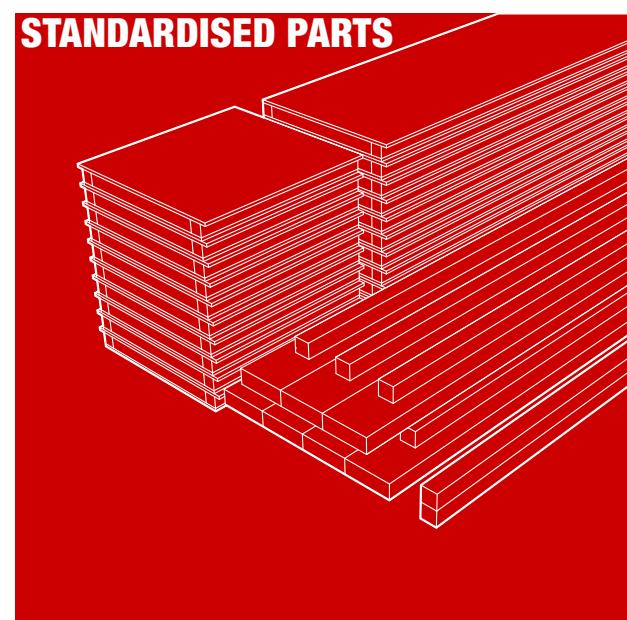
EXPOSED NODES



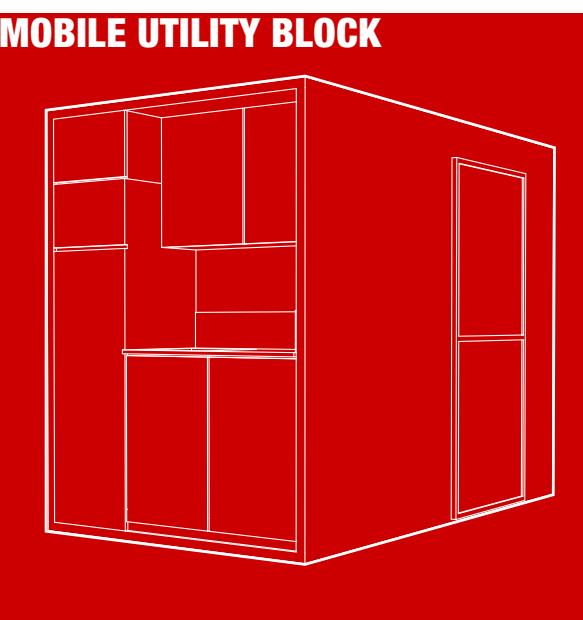
FLUSH CONNECTIONS



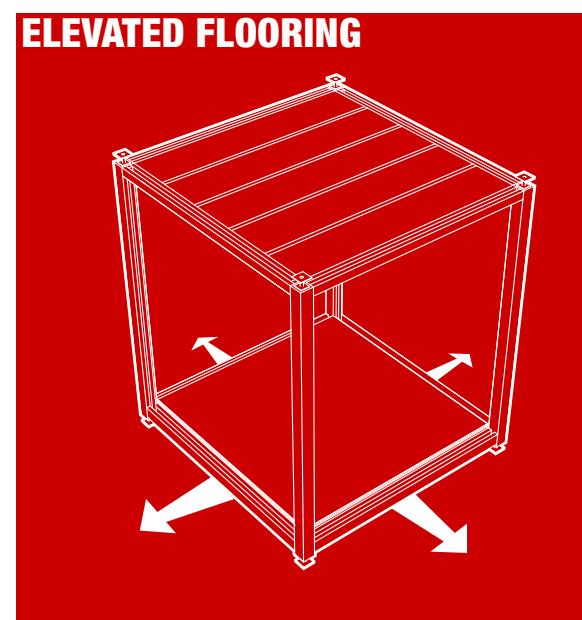
TIMBER AS BUILDING MATERIAL



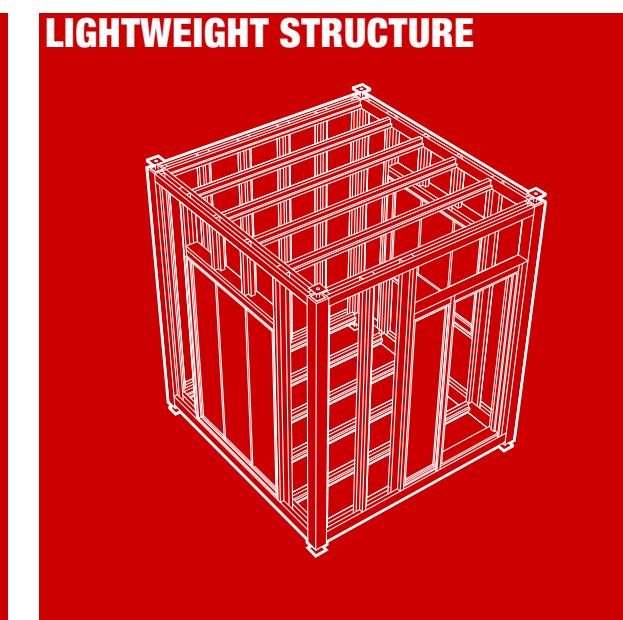
STANDARDISED PARTS



MOBILE UTILITY BLOCK



ELEVATED FLOORING

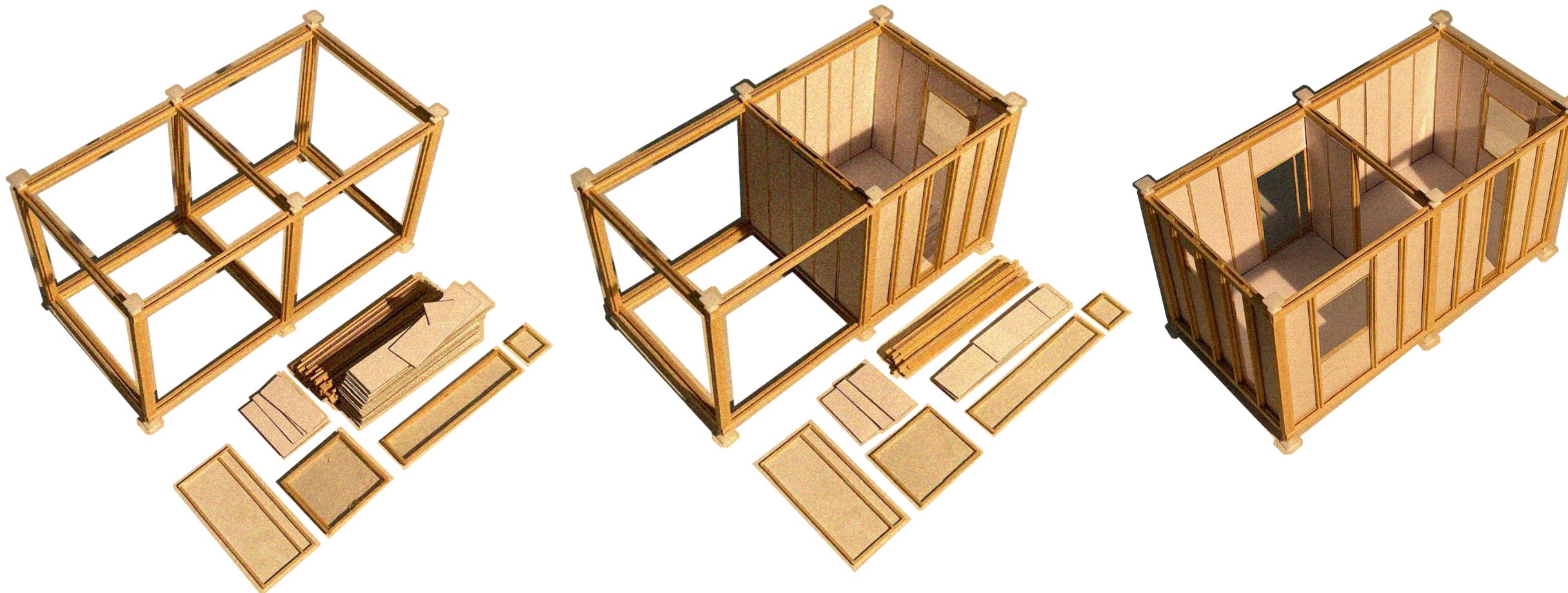


LIGHTWEIGHT STRUCTURE

INFILL SYSTEM PRINCIPLES

Circular system that allows for experimentation and iteration over time

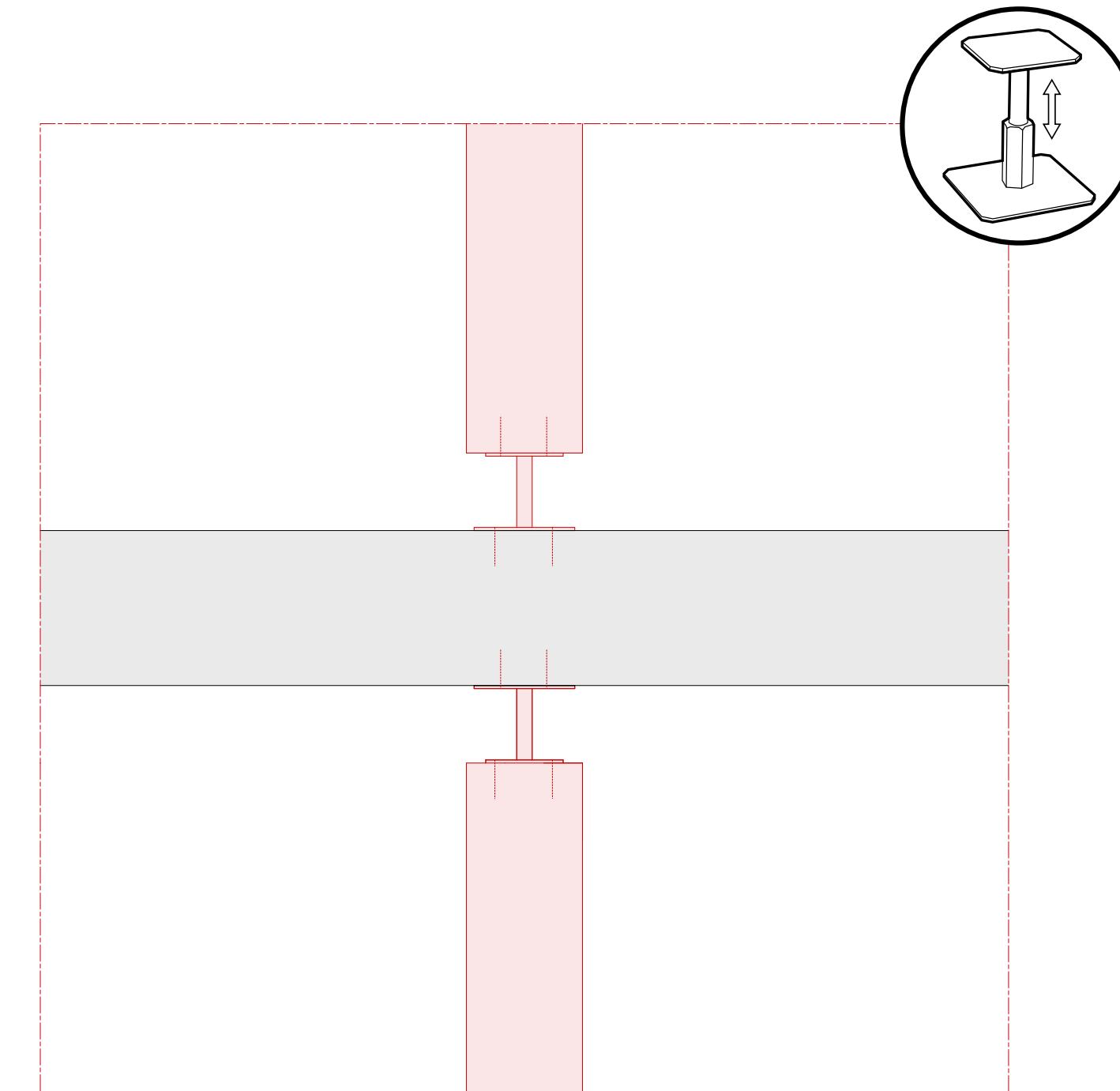
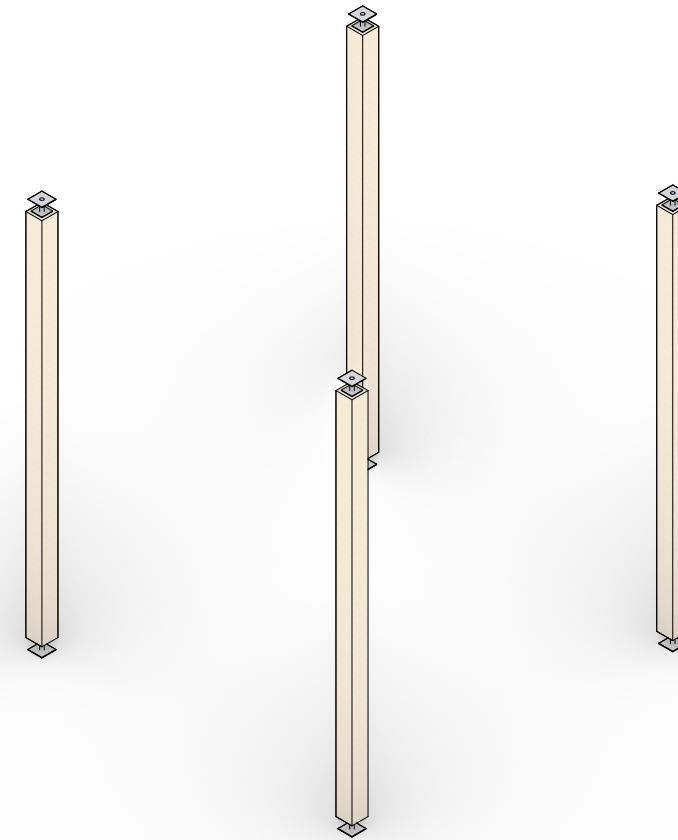
Graduation P5
A Matter of Scale
Tov Frencken
4669622



INTRINSICALLY CIRCULAR INFILL SYSTEM

A Step-by-step assembly

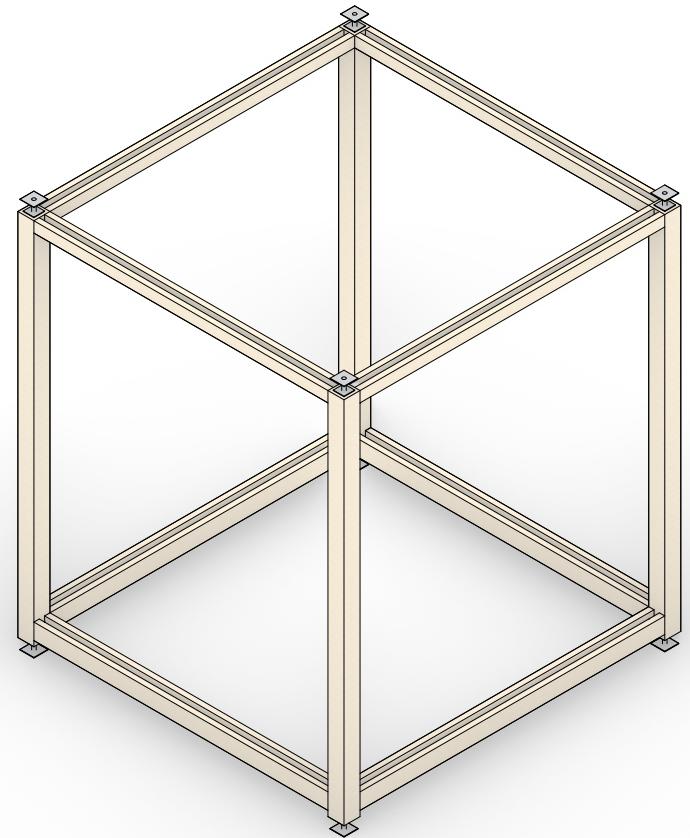
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STEP 1

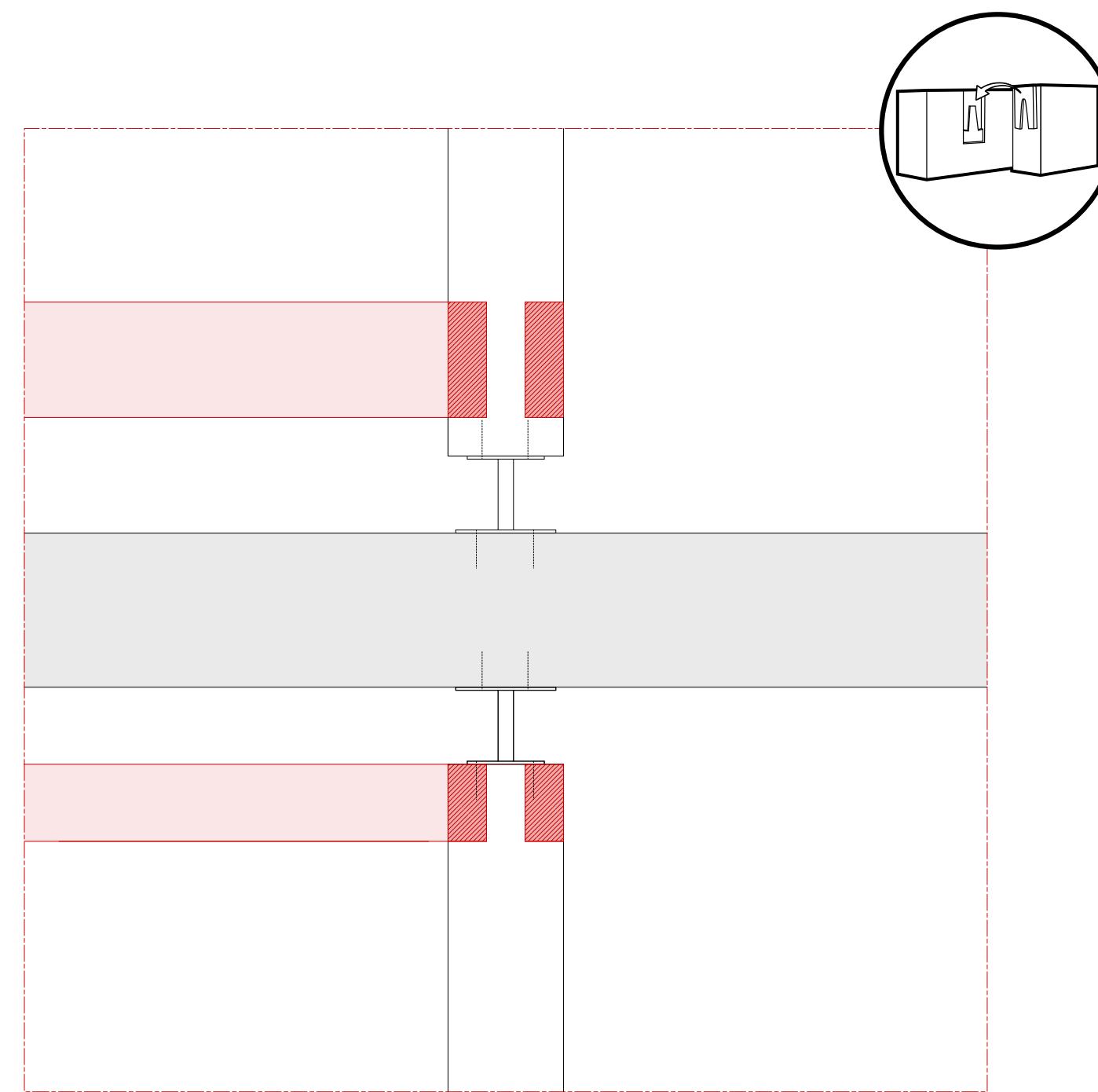
Connecting square columns with adjustable post feet between structure
Placed on the grid and levelled

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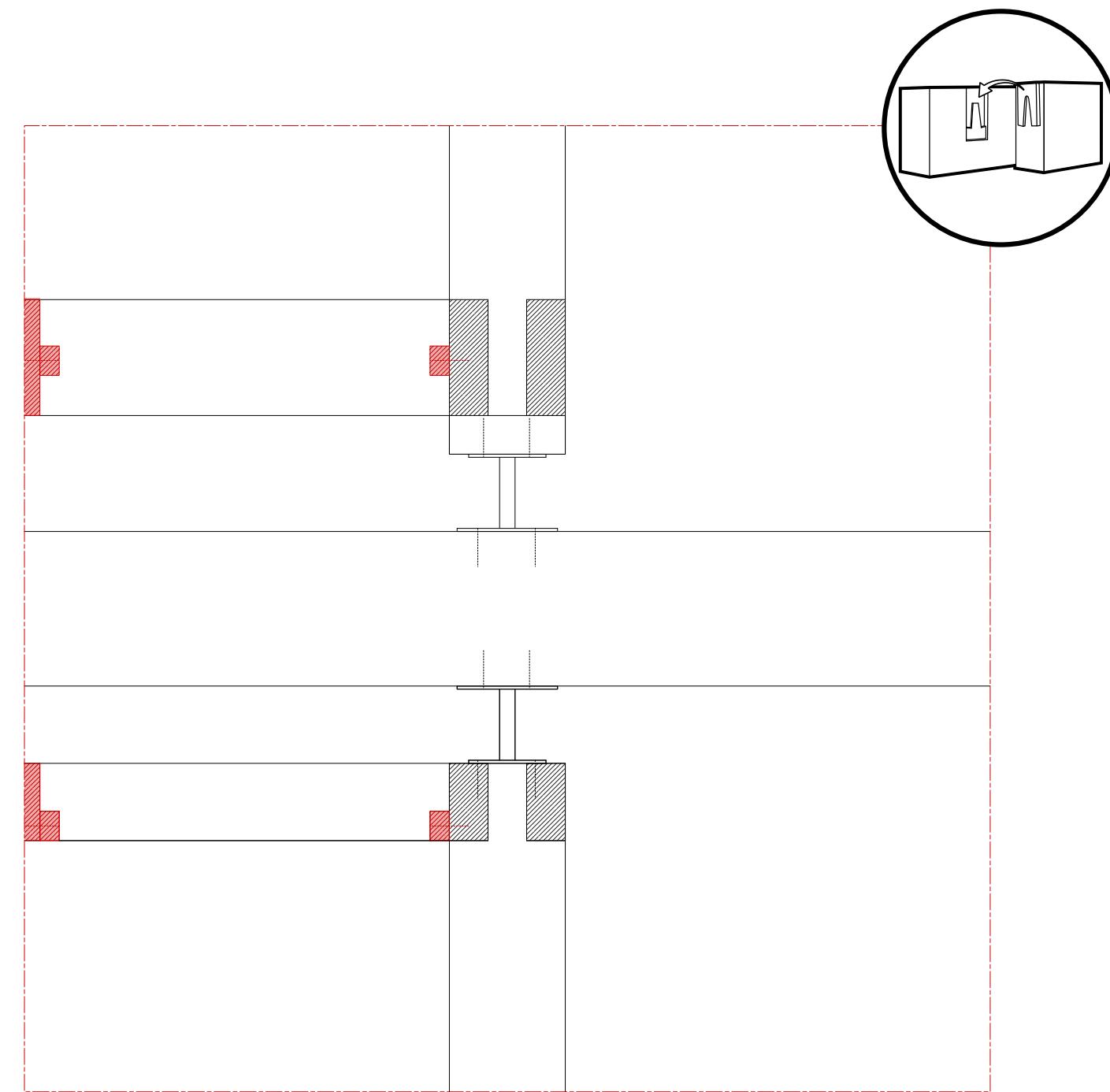
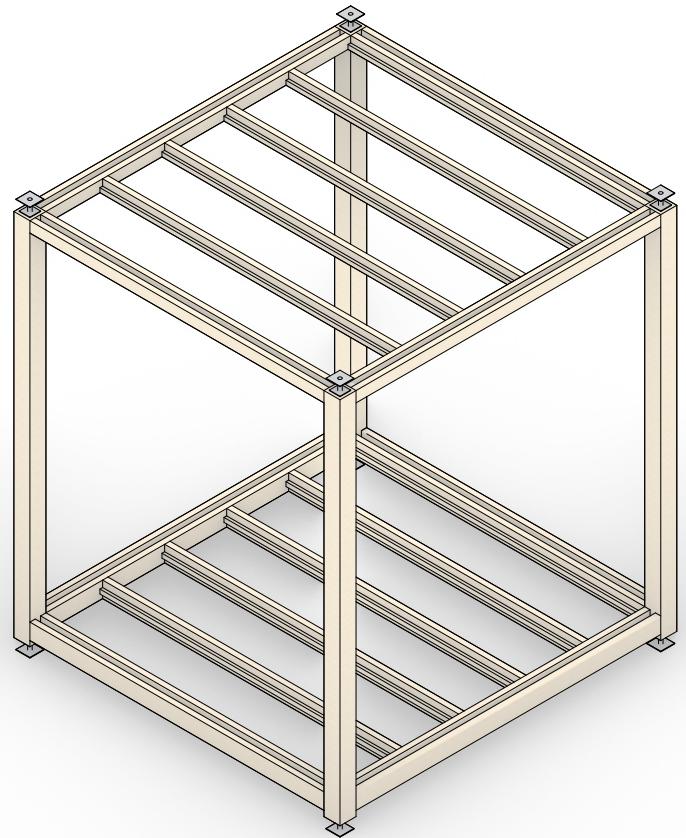


2: DOUBLE BEAMS

Connected between columns with steel dovetail connectors



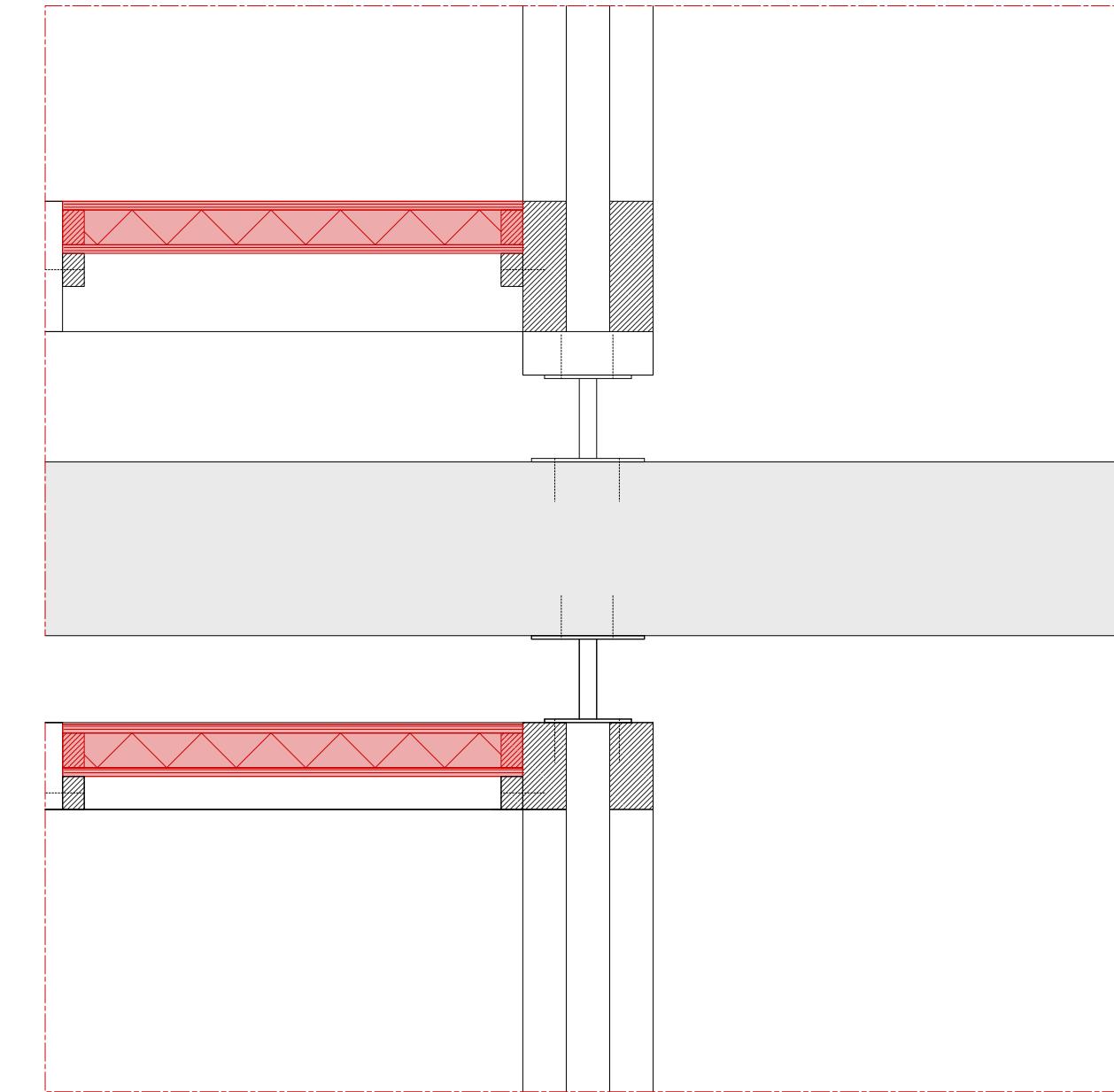
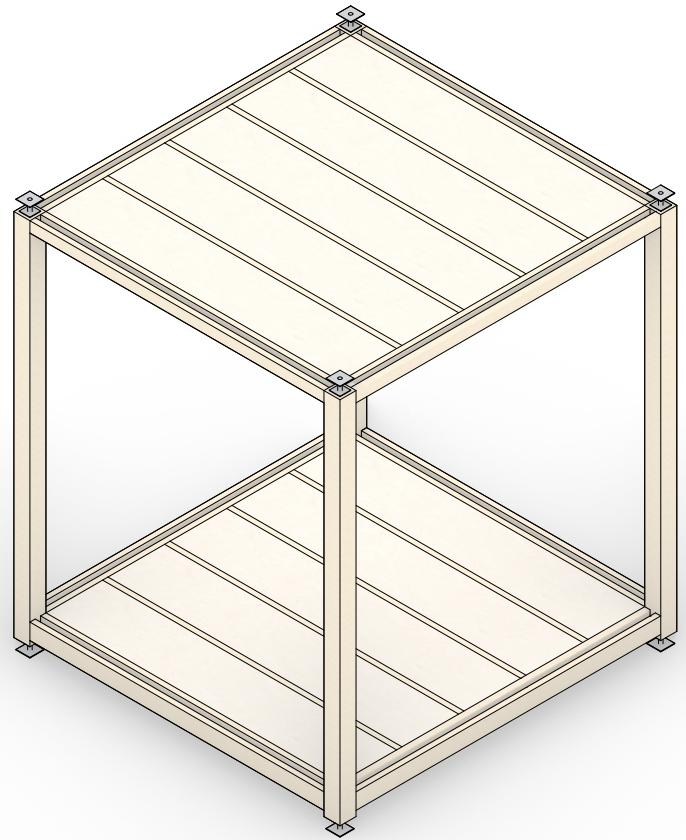
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3: SECUNDARY BEAM STRUCTURE

Hung with steel dovetail connectors, screw on battens

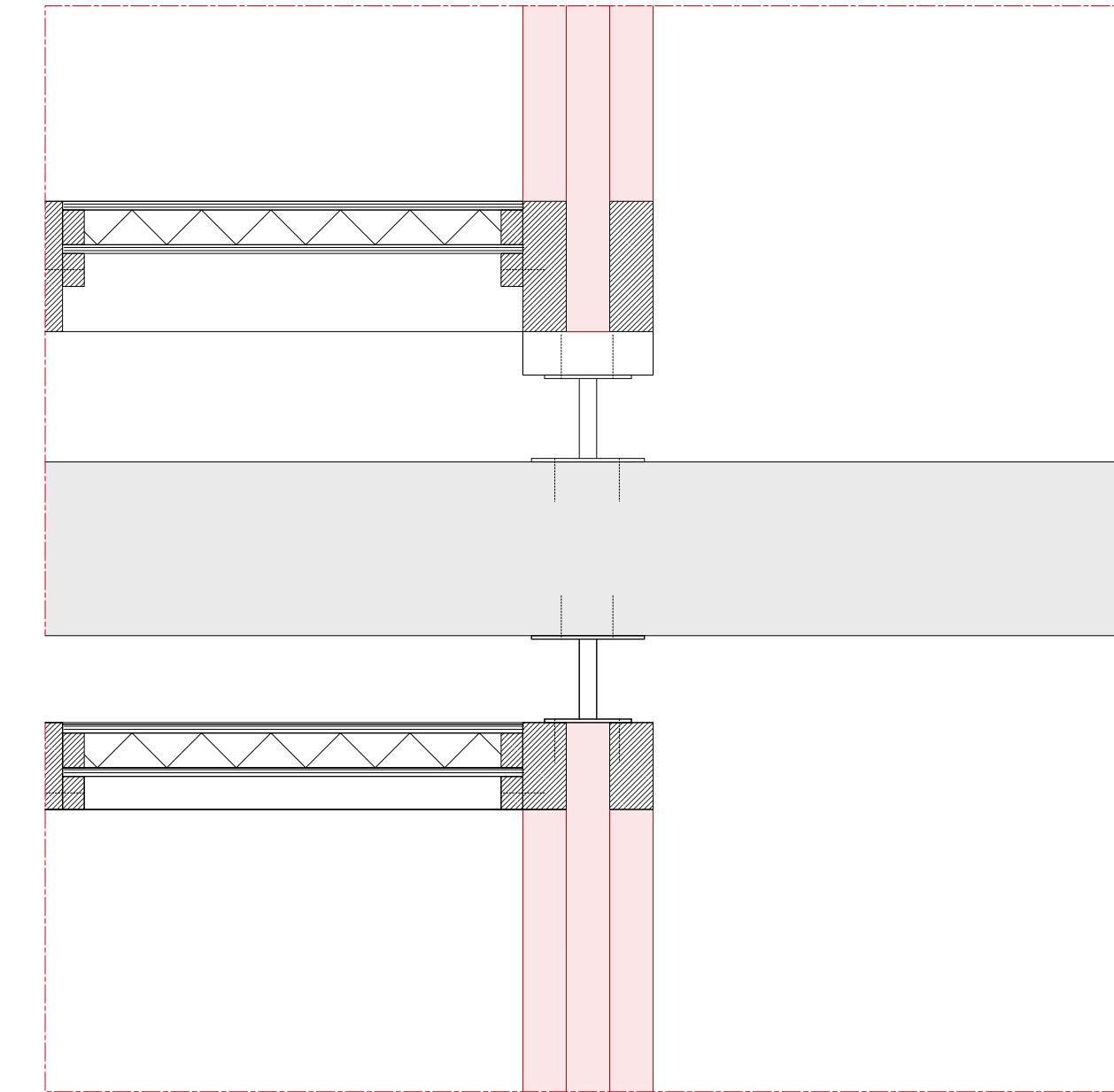
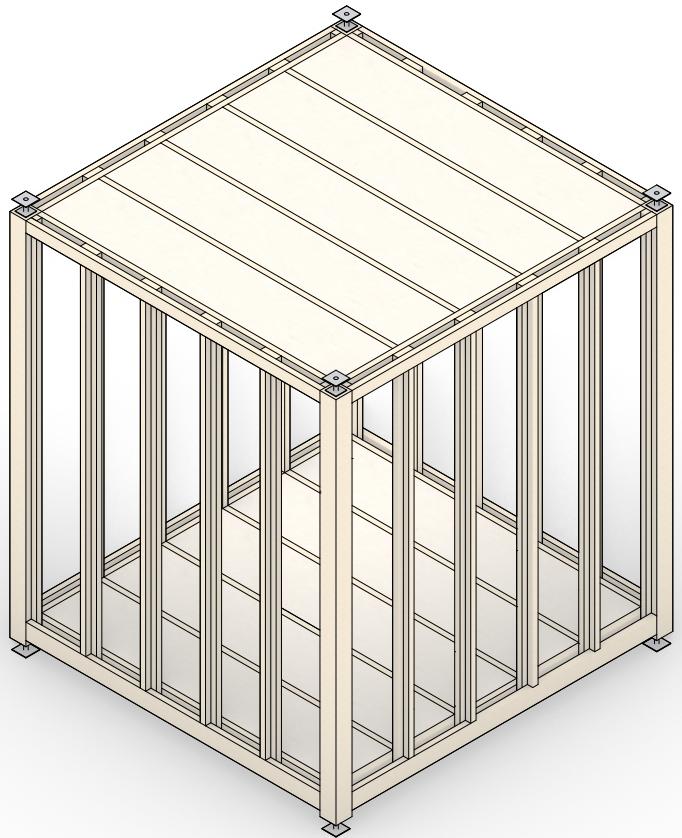
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4: FLOOR- & CEILING PANELLING

Prefabricated timber panelling with cellulose insulation

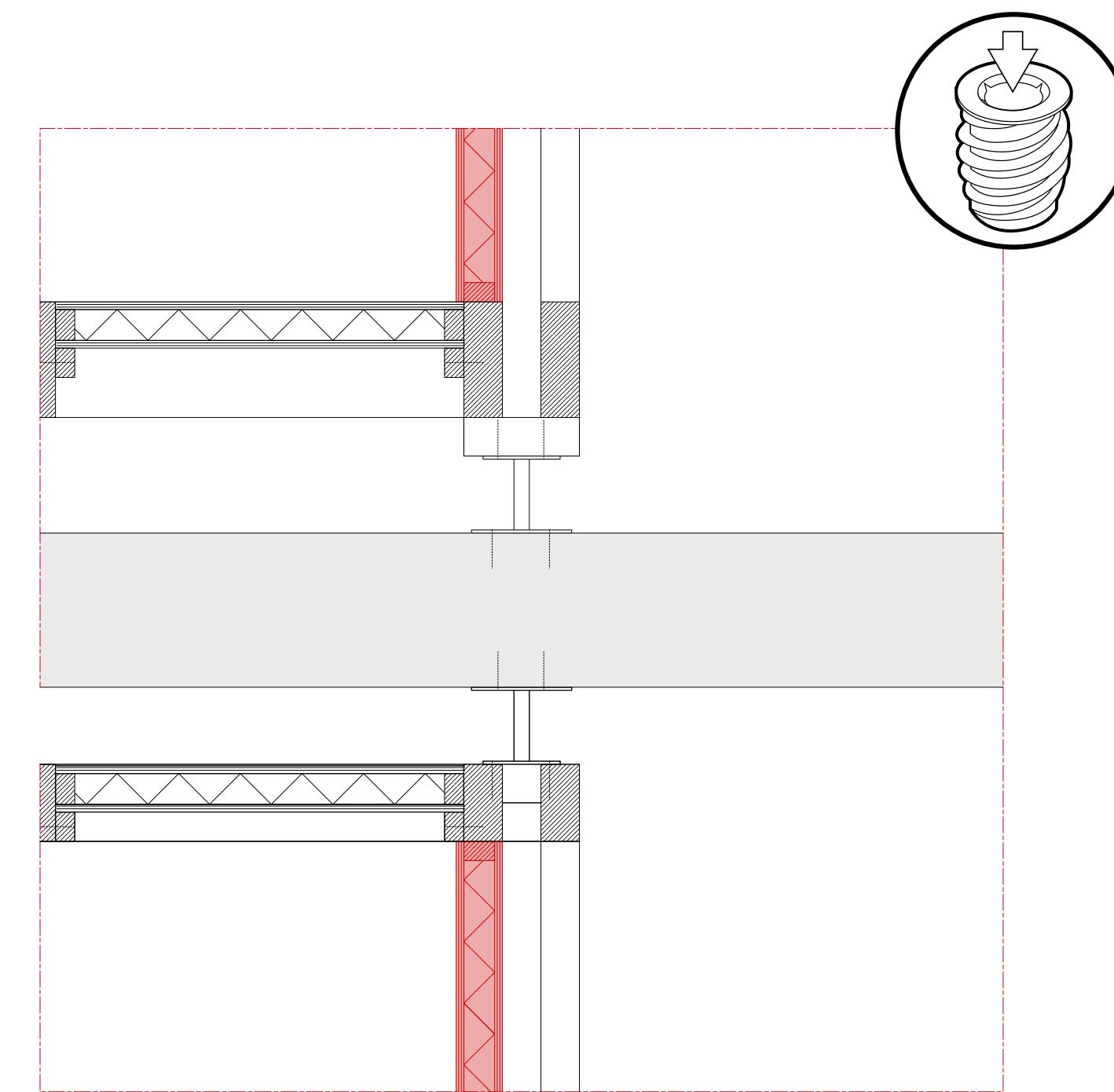
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5: SECUNDARY COLUMNS

Plus-shaped columns so wall panelling can be mounted from two sides

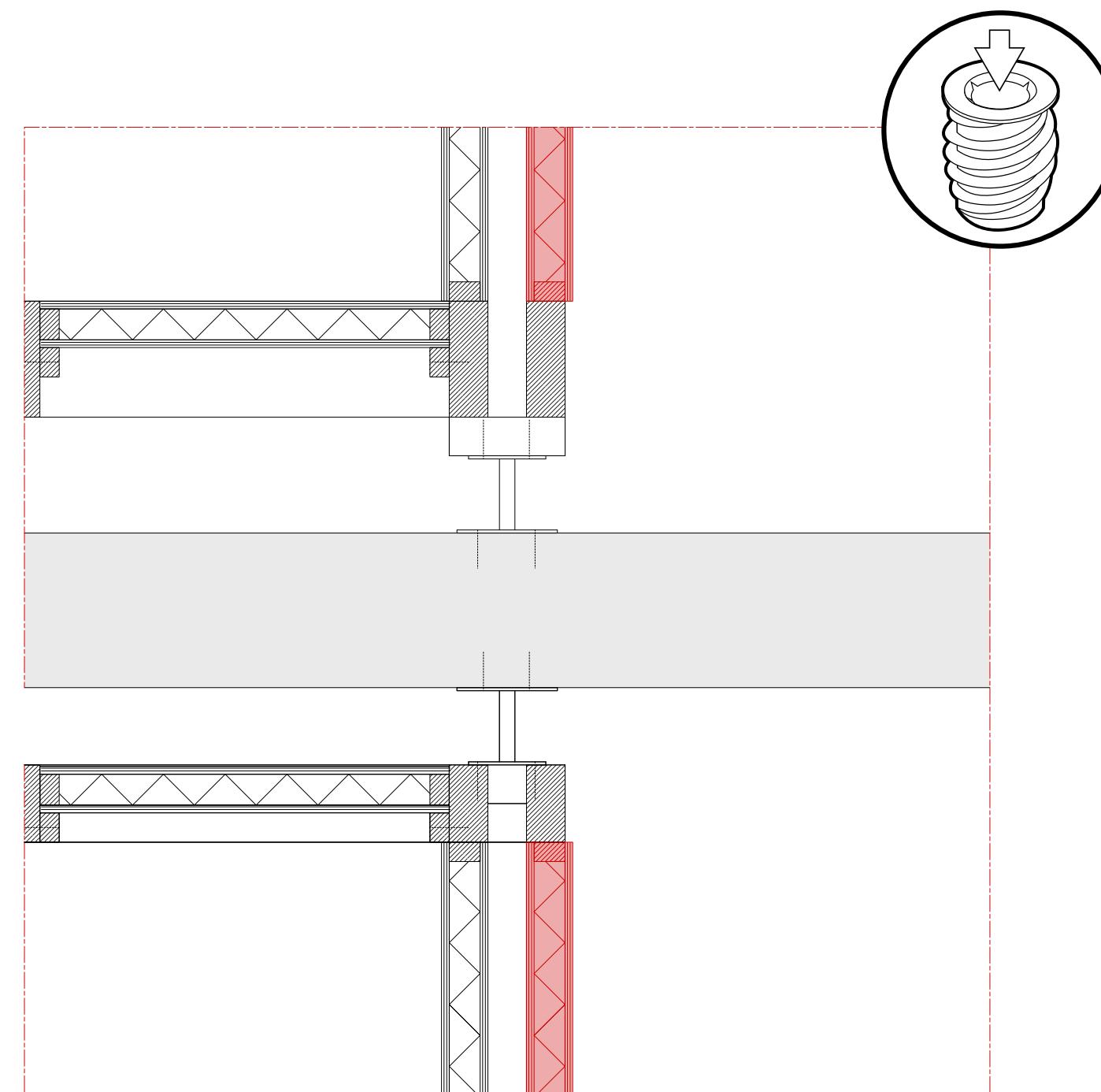
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6: WALL PANELLING

Prefabricated timber panelling with cellulose insulation secured with rampa nuts

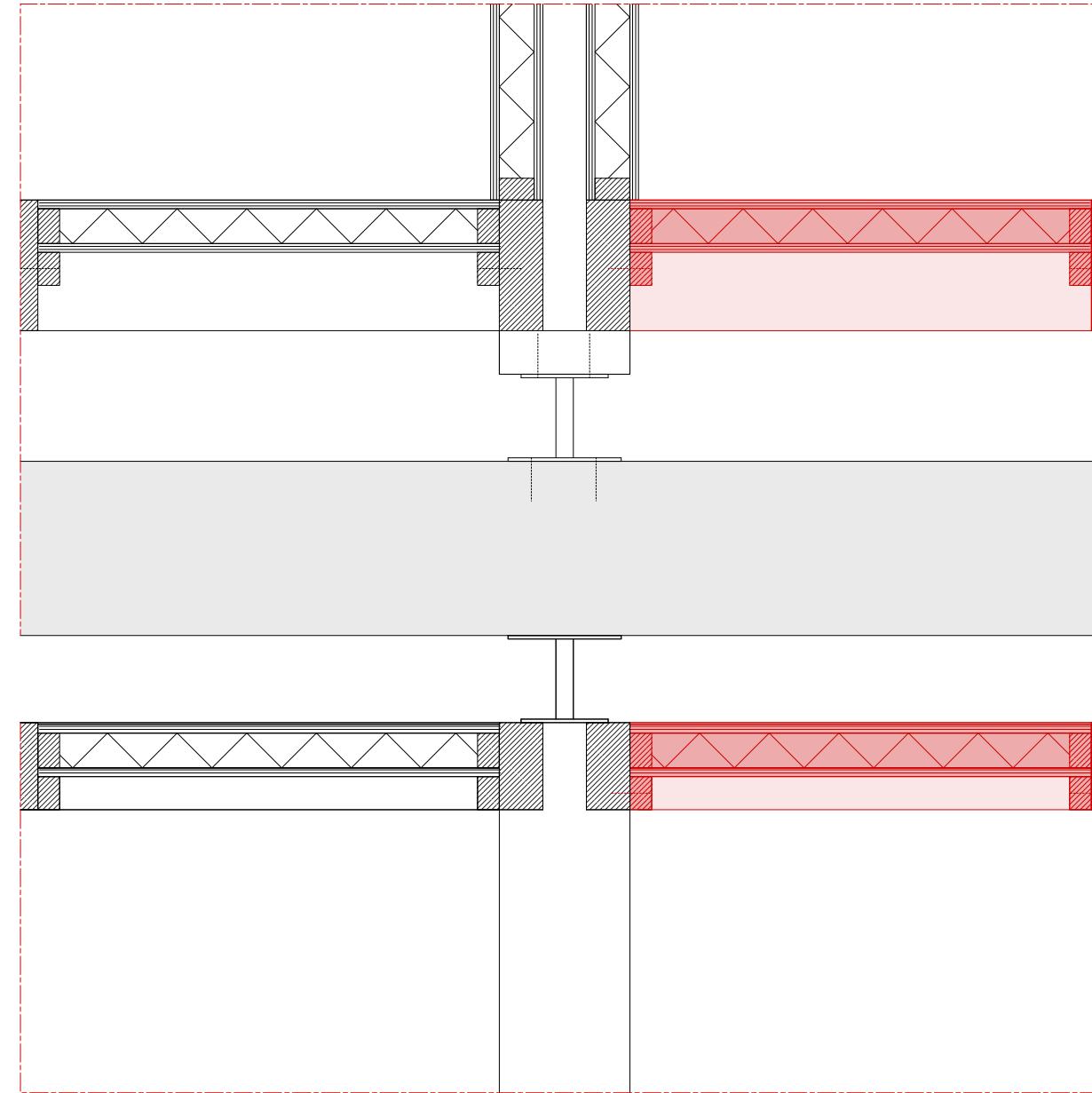
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7: EXTERIOR PANELLING

For doubled insulation and cavity wall in the places where needed

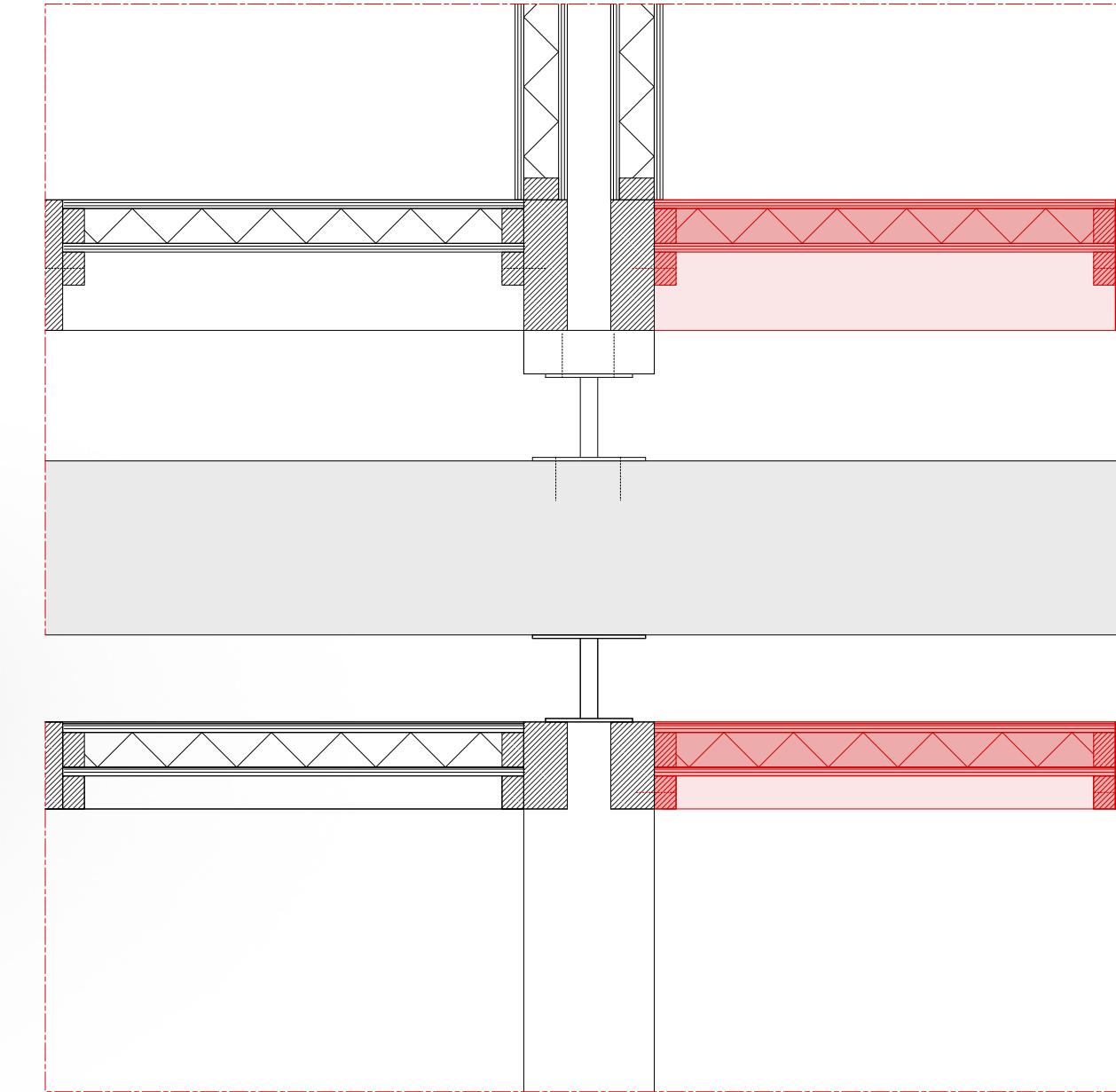
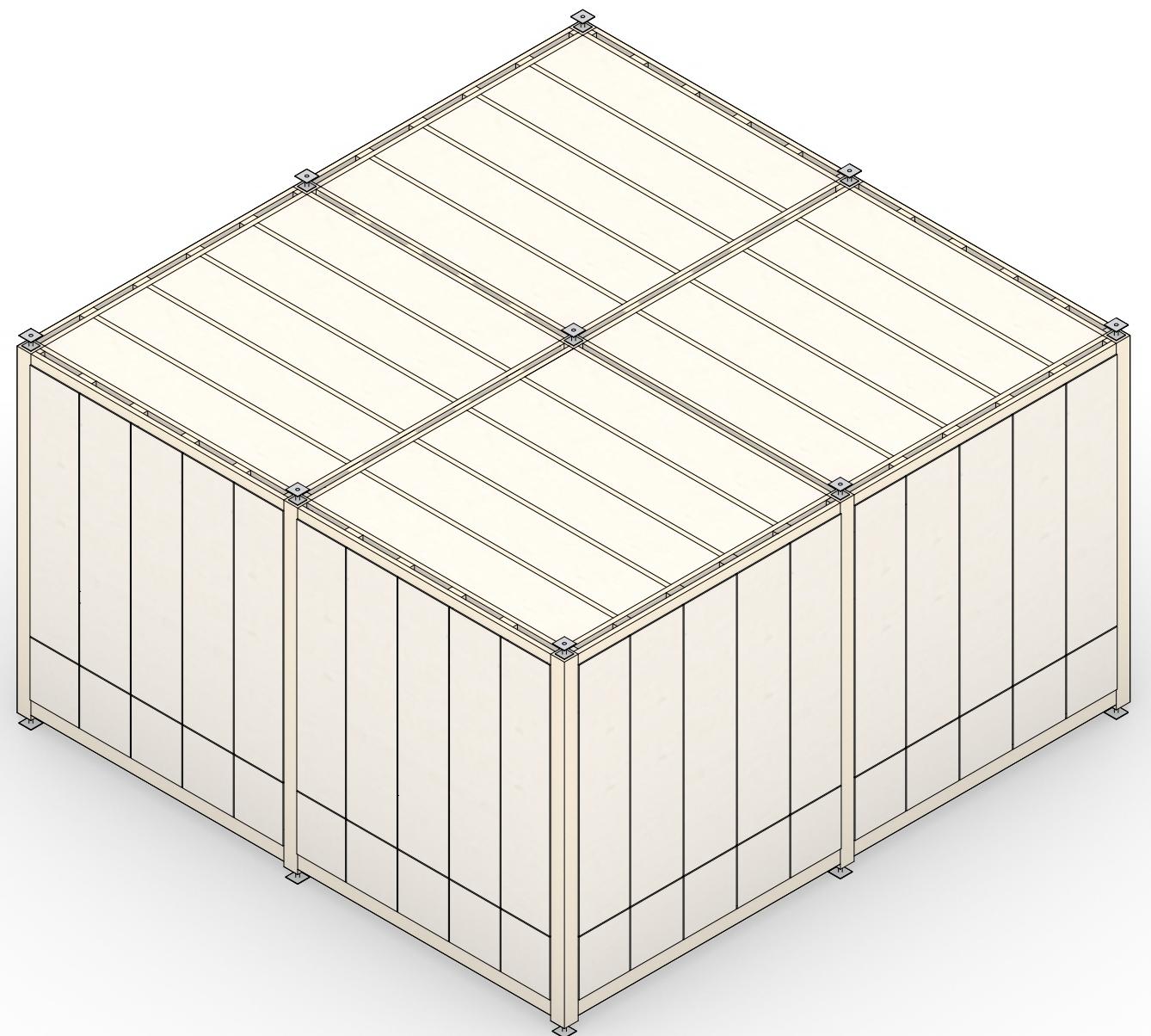
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8: CONTINUATION MODULE

Easily done in all directions because of the exposed nodes

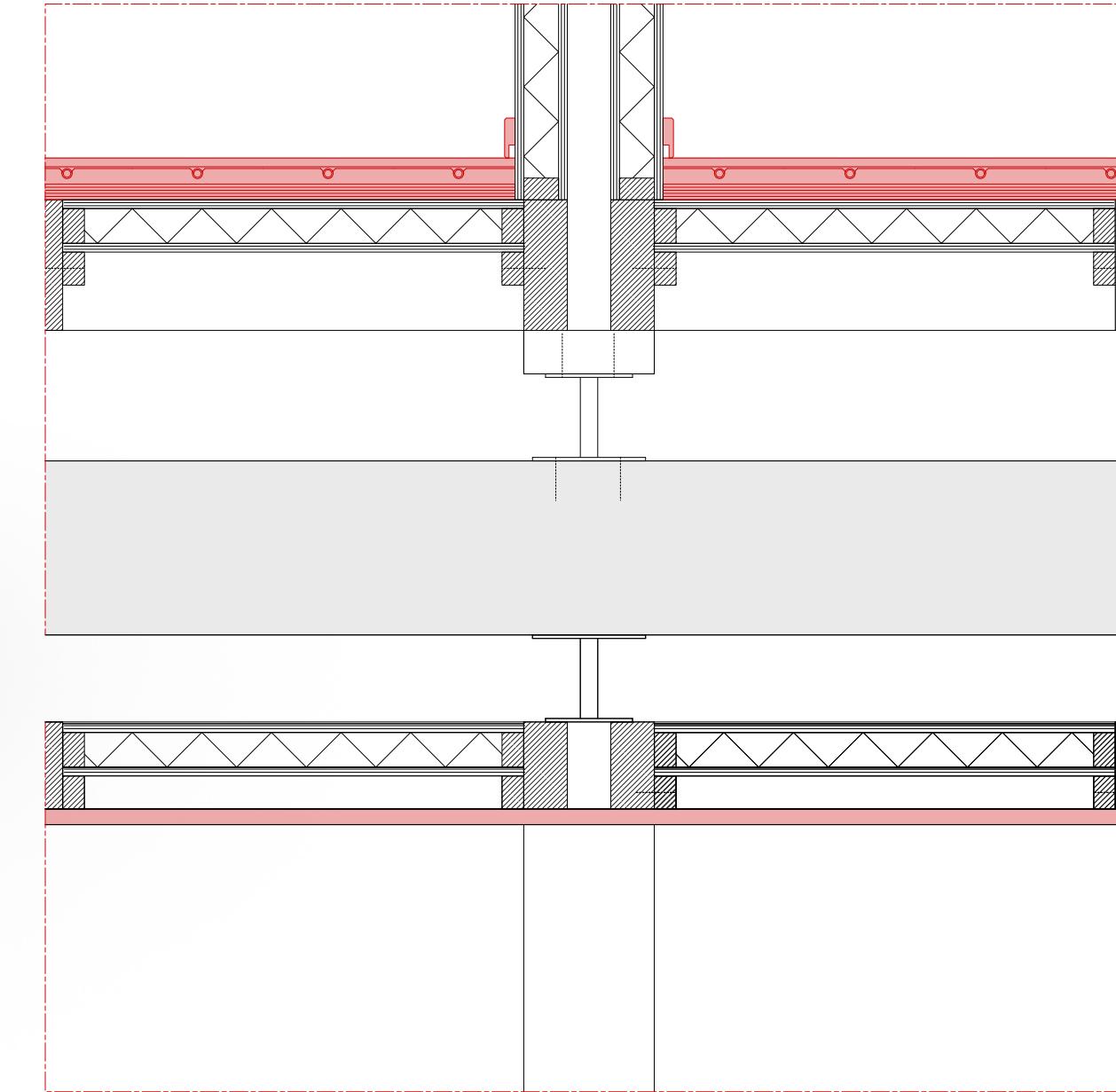
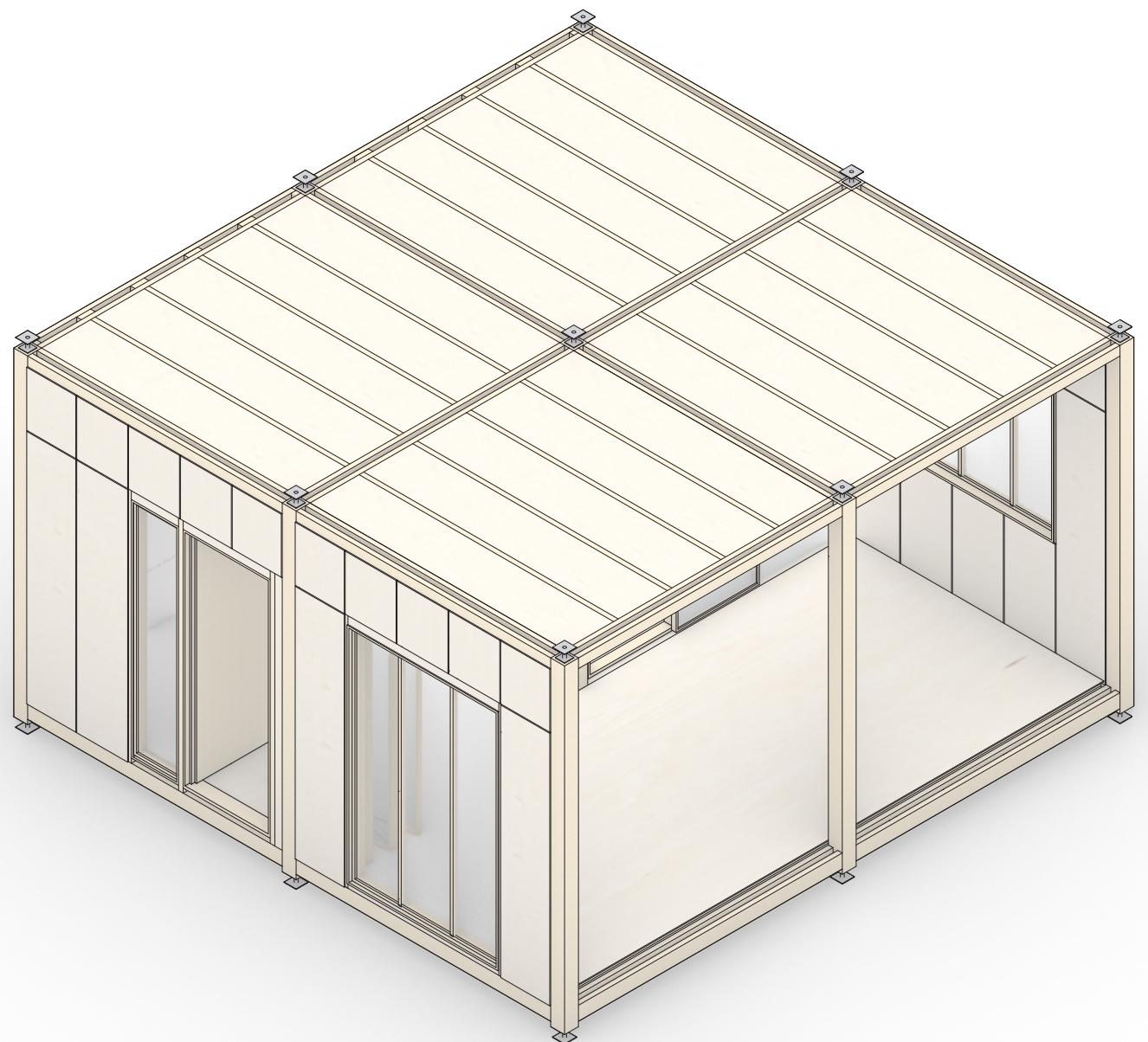
Graduation P5
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8: CONTINUATION MODULE

Easily done in all directions because of the exposed nodes

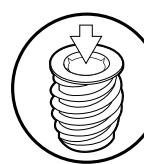
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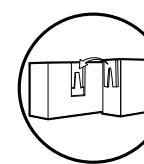
9: INTERIOR FINISH

With fermacell underfloor heating, and personalised finishes where desired

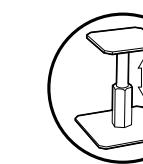
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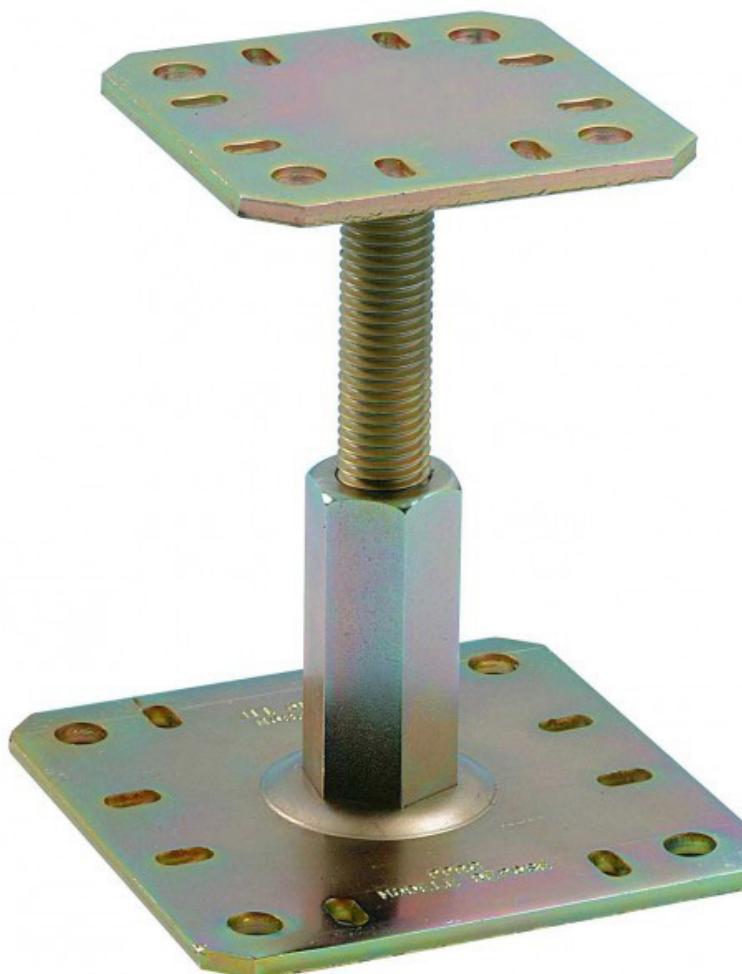
PANELLING



BEAMS



COLUMNS

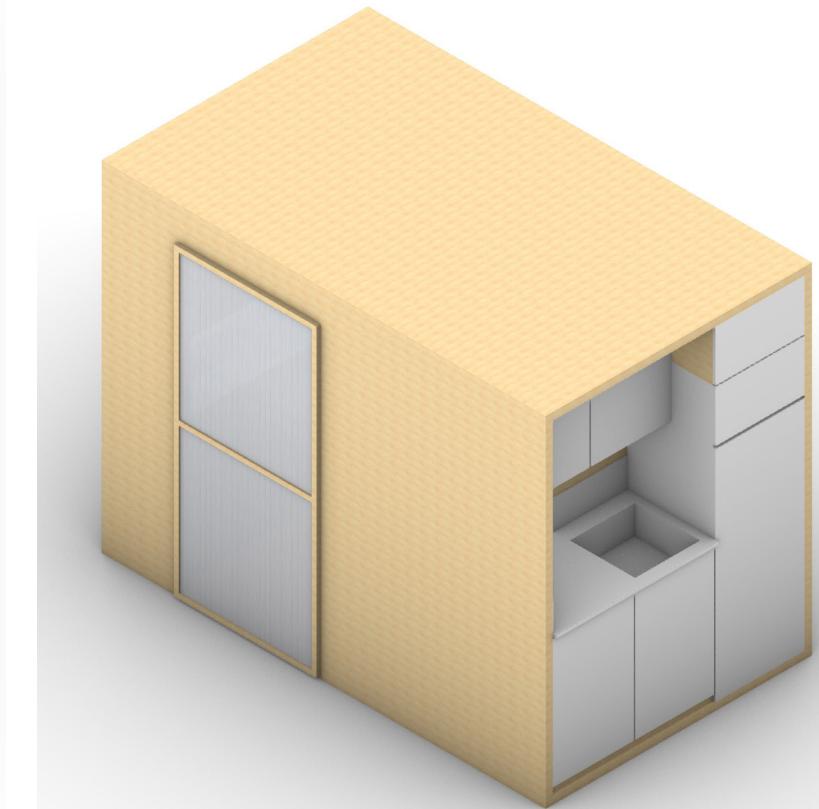
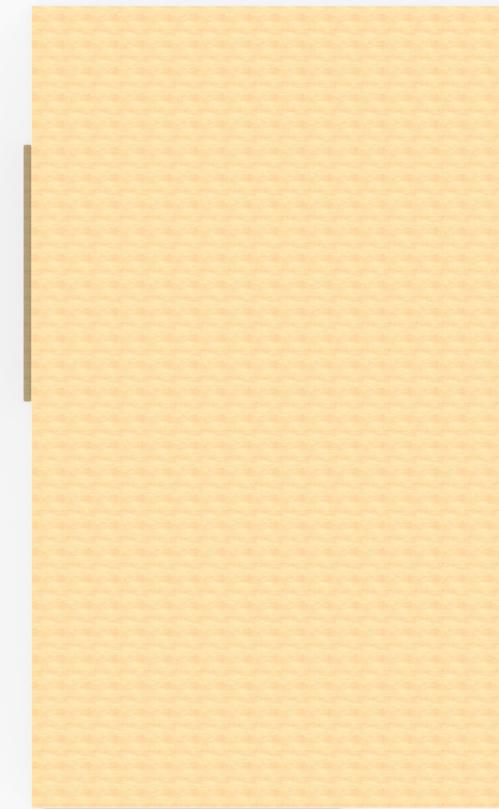


FLUSH PANELING AND CONNECTIONS WITHIN THE STRUCTURE

By applying steel dovetail connections (easy assembly)

Applying rampa nuts for securing the insulated prefab panels

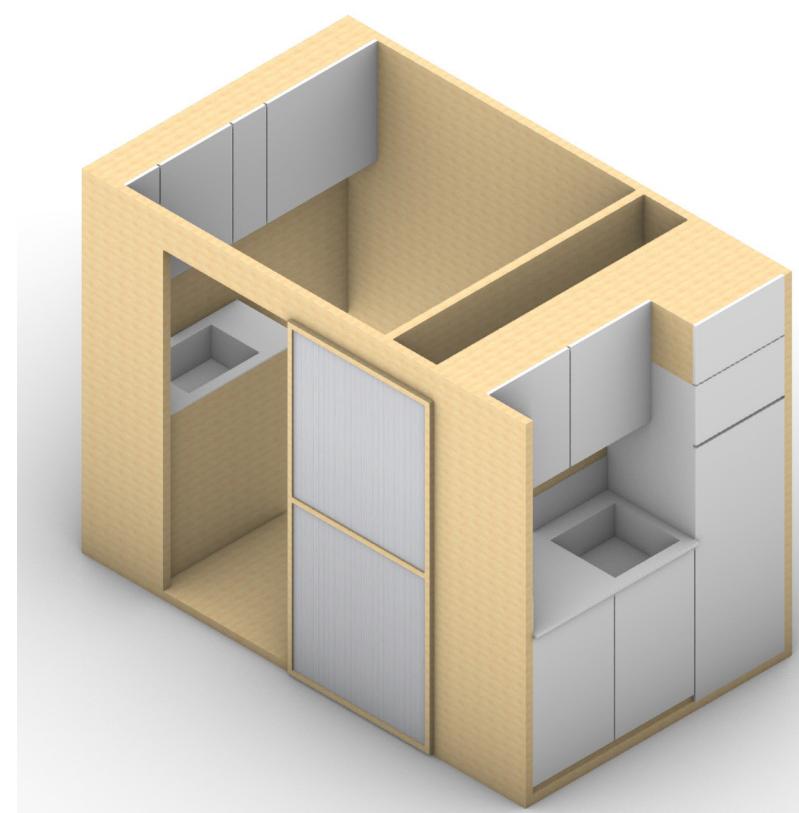
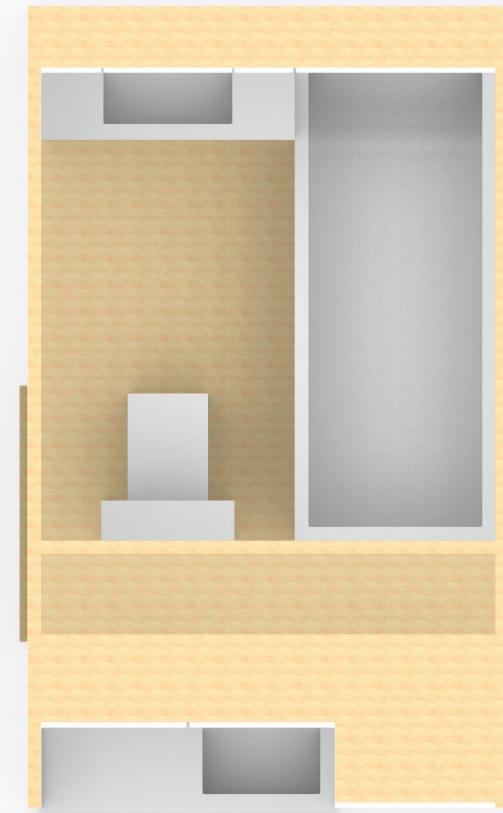
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UTILITY BLOCK

Wet cell and small kitchen around which a household can happen

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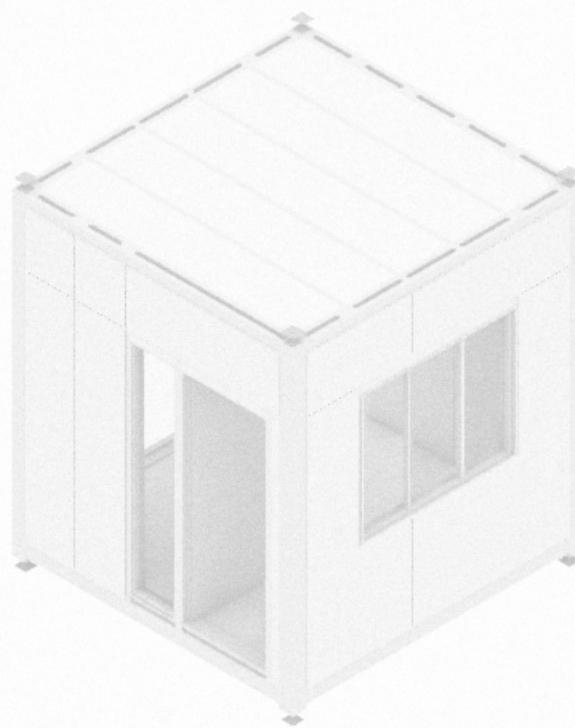


UTILITY BLOCK

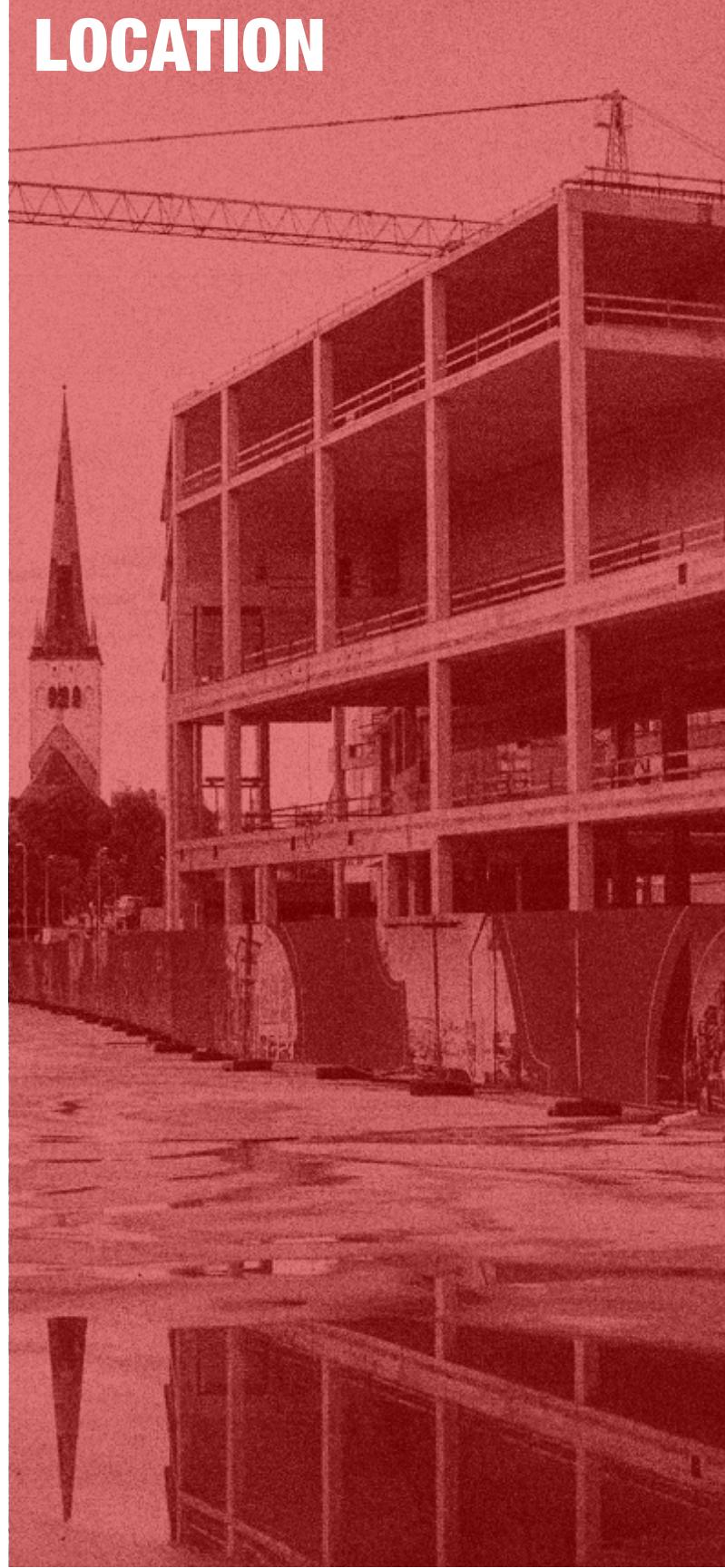
Wet cell and small kitchen around which a household can happen

Graduation P5
A Matter of Scale
Tov Frencken
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INFILL SYSTEM

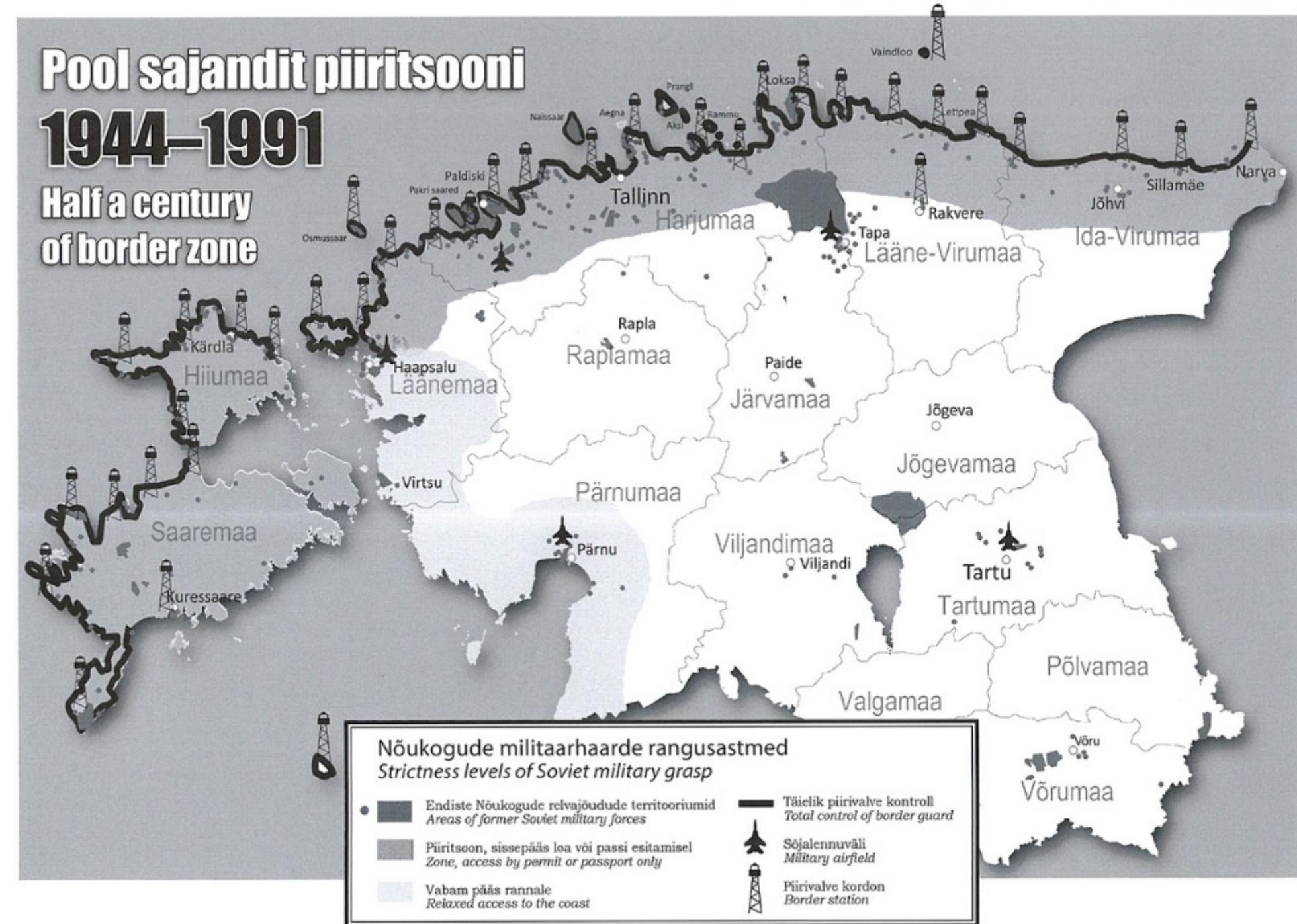


LOCATION



PROJECTION





ALLIKAS: TÄMMERBAMMAT

Fig. 1. The restricted areas during the Soviet occupation. (Source: [5]).

FORMER MILITARIZED COASTLINE

Shutting the Tallinna citizens off from the Baltic Sea

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AFTER OPENING UP PRIVATISED AT LARGE

Developing housing, mainly for the higher segment

PROKAPITAL

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DEVELOPED INTO COMMERCIAL SPACES

E.g. Malls and offices

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SO WAS THE PLAN FOR PORTO FRANCO

150.000 m² of shopping mall, offices, underground parking and “hypermarket”

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 news | ERR

Daily: Tallinn city government sold Porto Franco land at big discount

A businessman currently detained under corruption suspicions enveloping a Tallinn real estate development was able to negotiate a far better...

20 jan 2021



 ERR

Government approves €39 million loan to Porto Franco development

On Thursday, the government approved a working capital loan of €39.4 million to the development of Porto Franco. The loan will be managed by...

30 jul 2020



PARTLY FINANCED BY PUBLIC MONEY

€39 million loan from the state and huge discounts on the land and infrastructure from the municipality

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Estonian government collapses over corruption investigation

Estonia's prime minister has resigned after police and prosecutors launched an investigation into an alleged corruption scandal involving...

13 jan 2021



OC
OCCRP

Estonian Prime Minister Resigns Amid Graft Scandal

The prime minister of Estonia announced his immediate resignation in the early hours of Wednesday following the detention of several...

13 jan 2021



E
Estonian World

Estonia has a serial criminal party in the government – again

When the previous Estonian prime minister, Jüri Ratas – also the chairman of the centre-left Centre Party – resigned on 14 January,...

8 feb 2021



CORRUPTION SCANDAL

Over which the government fell and the prime minister had to step down

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LEFT THE CITY WITH AN UNFINISHED BUILDING

With little progression over the past years

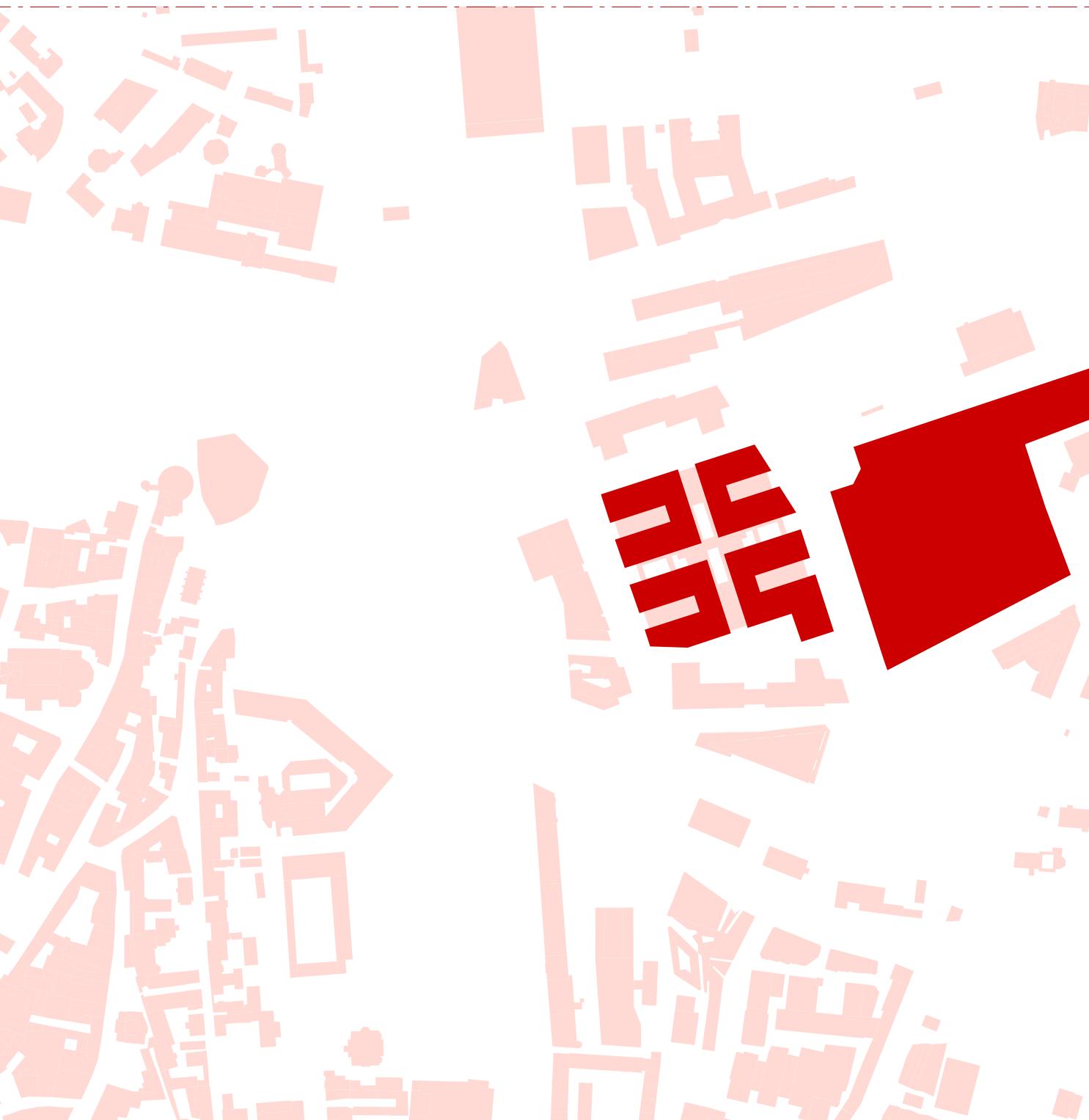
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AT A PROMINENT PLACE IN THE CITY

Between the ferry terminal, historic city centre, business district and landmarks

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NEXT TO THE HARBOUR

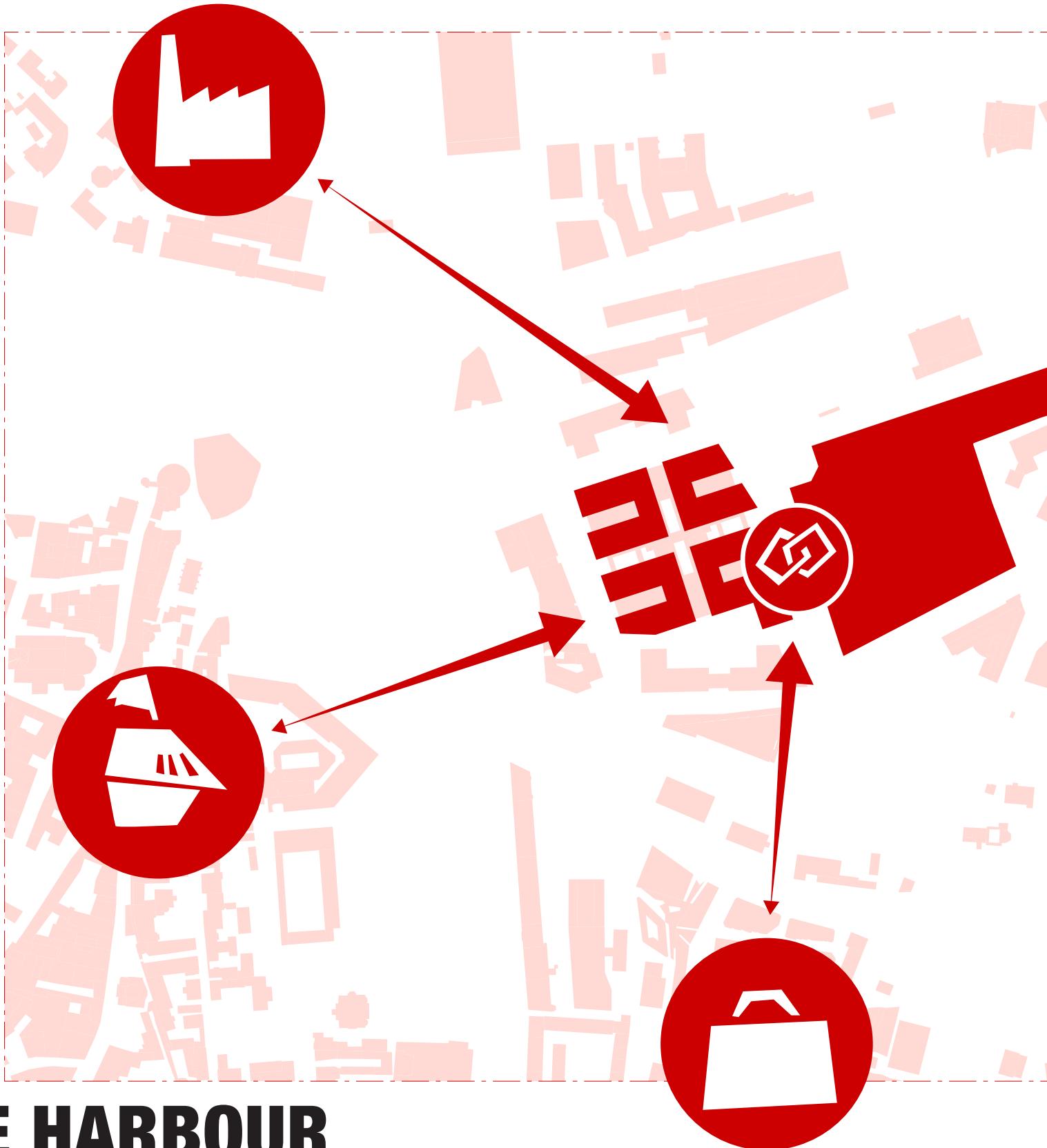
Possibly reconnecting the city to its coastline

Context
Work in Progress



1 : 5000

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NEXT TO THE HARBOUR

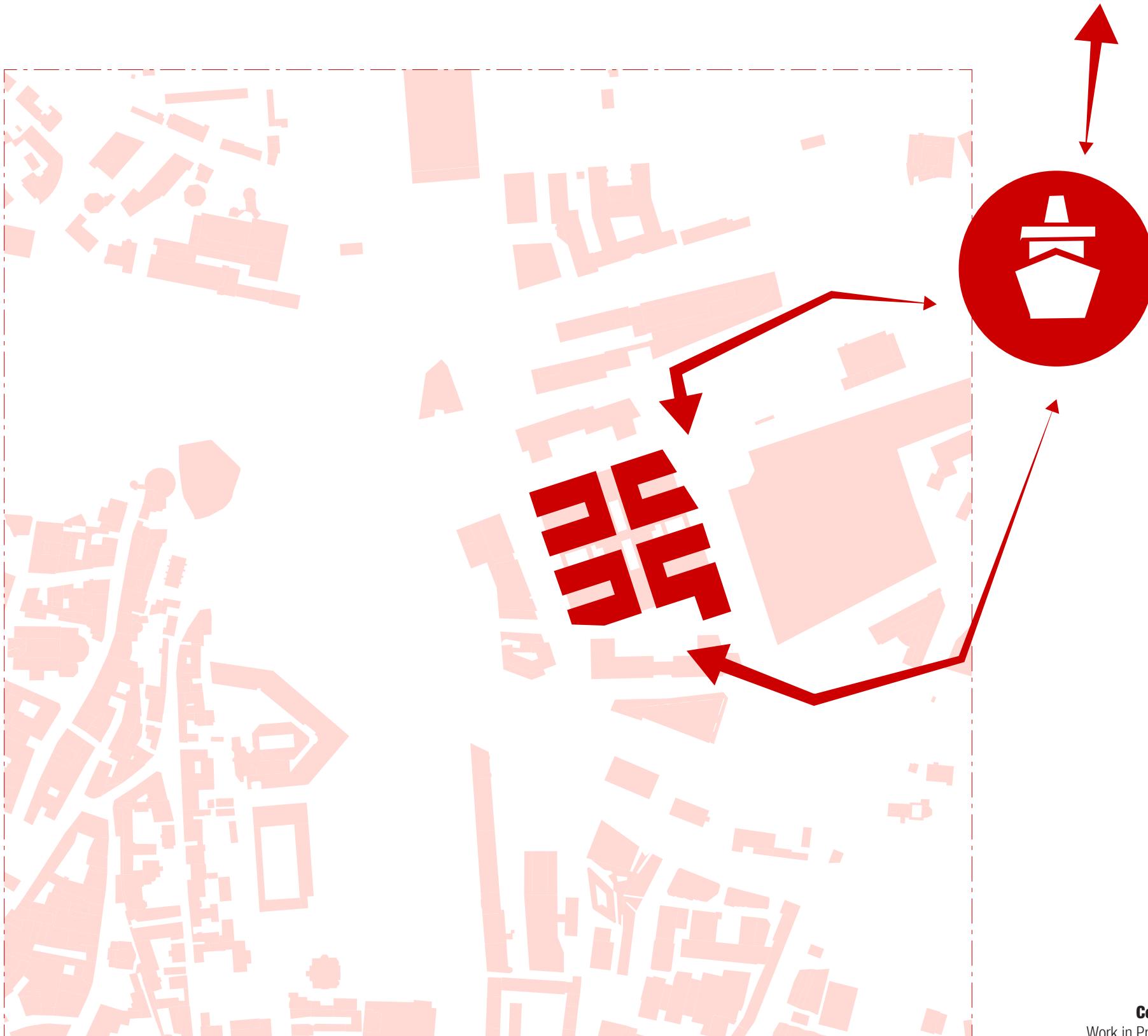
Possibly reconnecting the city to its coastline

Context
Work in Progress



1 : 5000

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Context
Work in Progress  1 : 5000

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NEXT TO THE FERRY TERMINAL

Possibly attracting people from overseas



ATTRACTIVE MIXED-USE LIVING ENVIRONMENT

Radiating onto and uplifting its environment by offering different functions

Context
Work in Progress



1 : 5000

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A Matter of Scale
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A DIFFERENT NARRATIVE

Setting a new tone for further development of Tallinn

Context
in Progress
1 : 5000

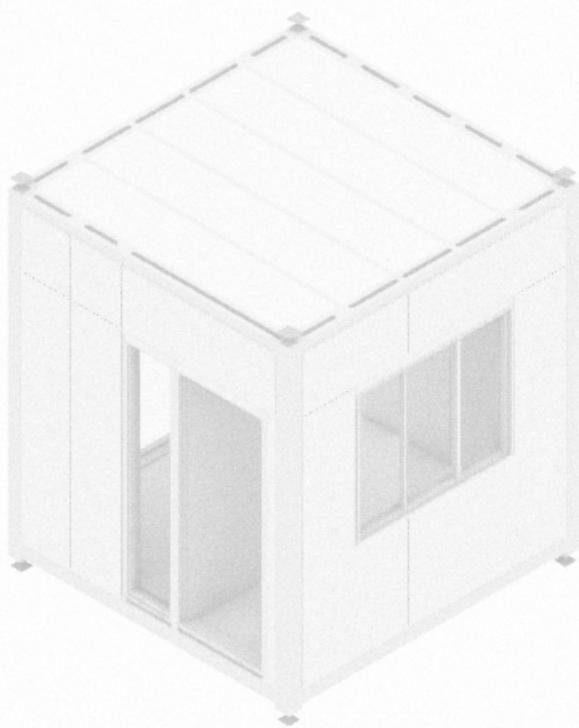
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Tov Frencken
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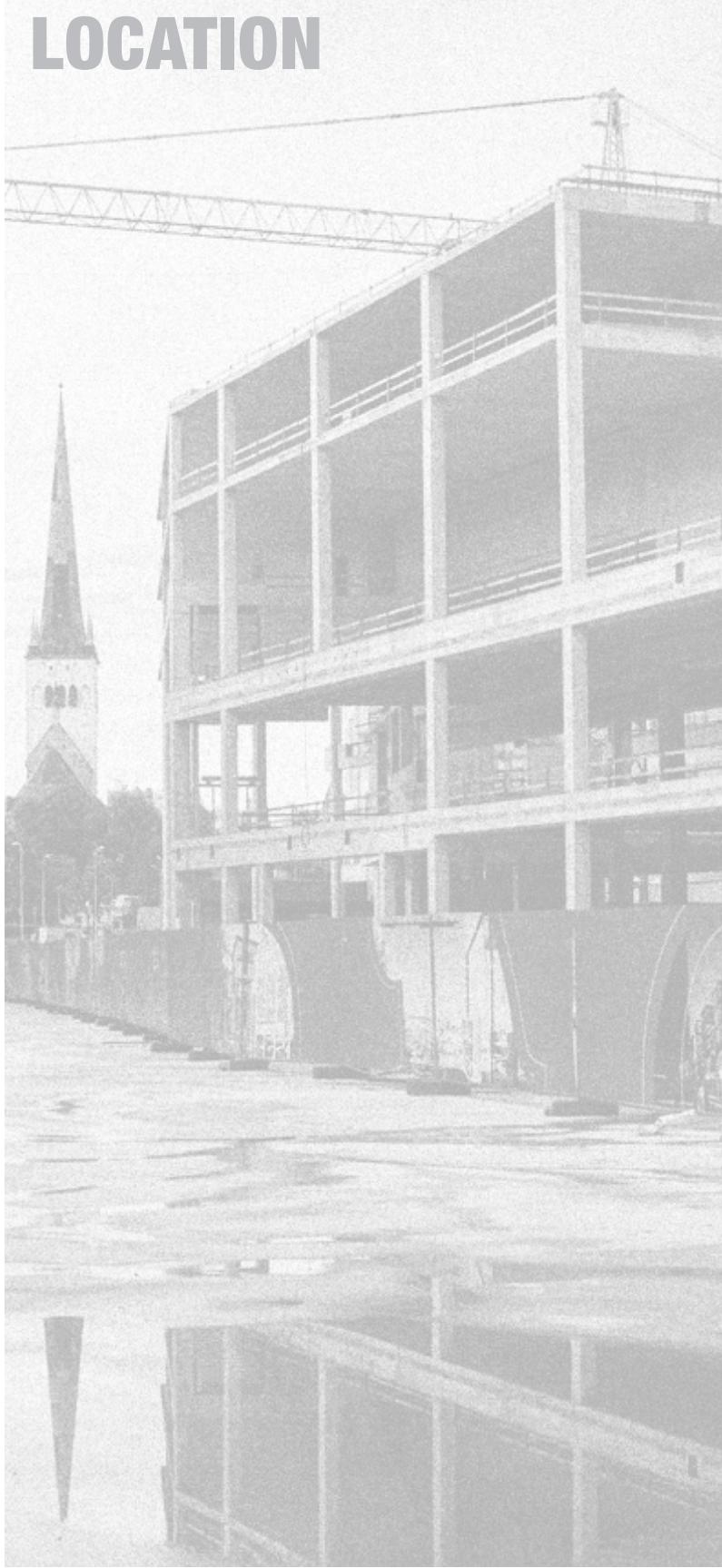
BUT WHAT COULD THAT LOOK LIKE?

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INFILL SYSTEM

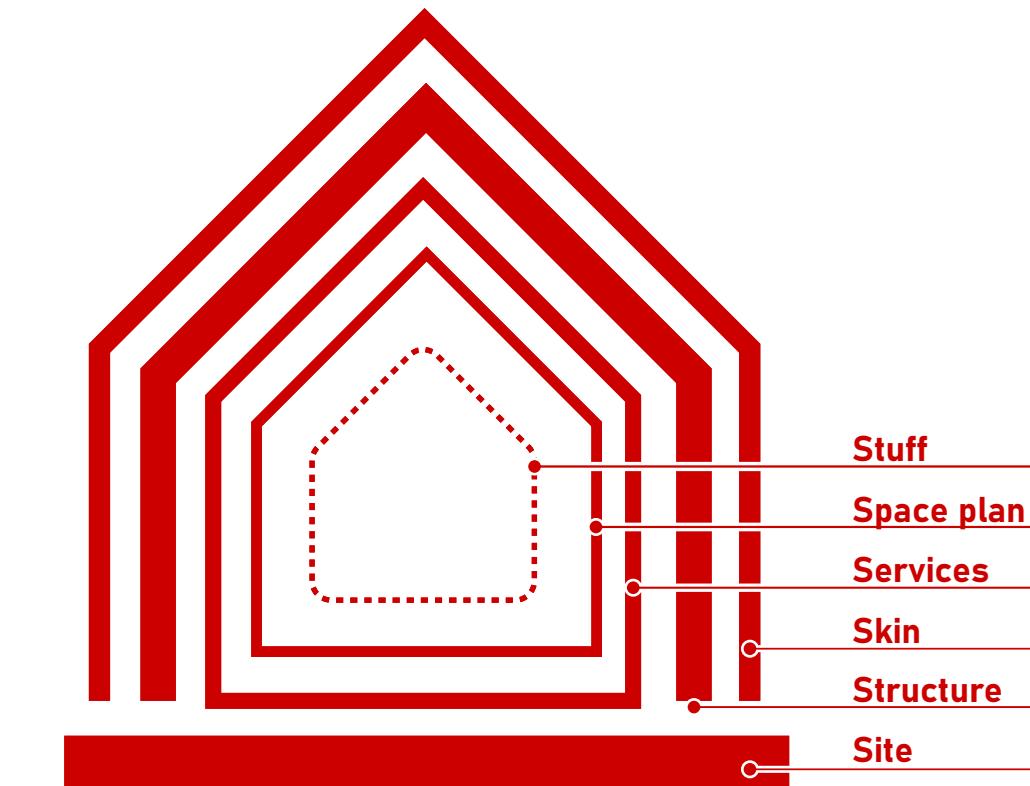


LOCATION



PROJECTION



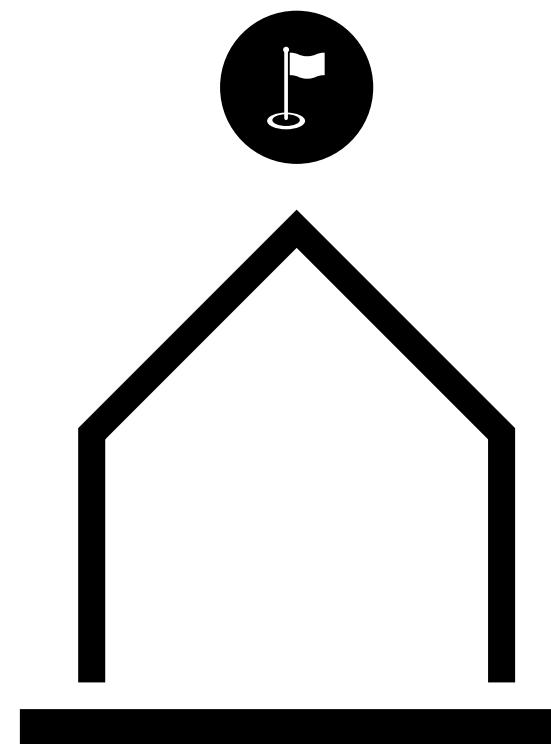


ROLE AS ARCHITECT IN BOTTOM-UP DEVELOPMENT

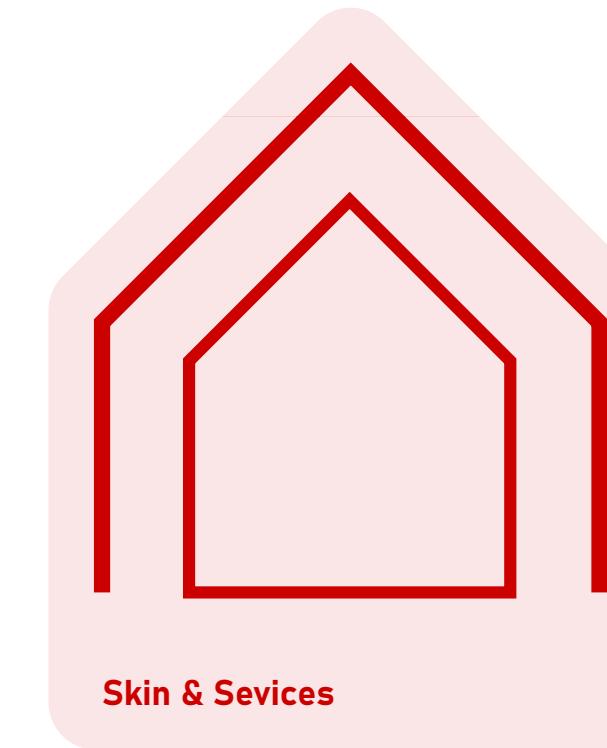
What to design and leave open for the community to fill in?

Picking apart Shearing layers by Stewart Brand

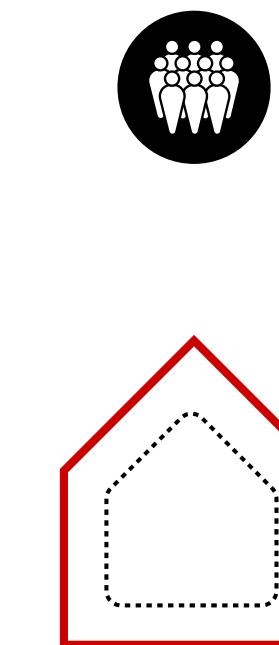
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Site & Structure
Existing



Skin & Services
Specialist & Collective



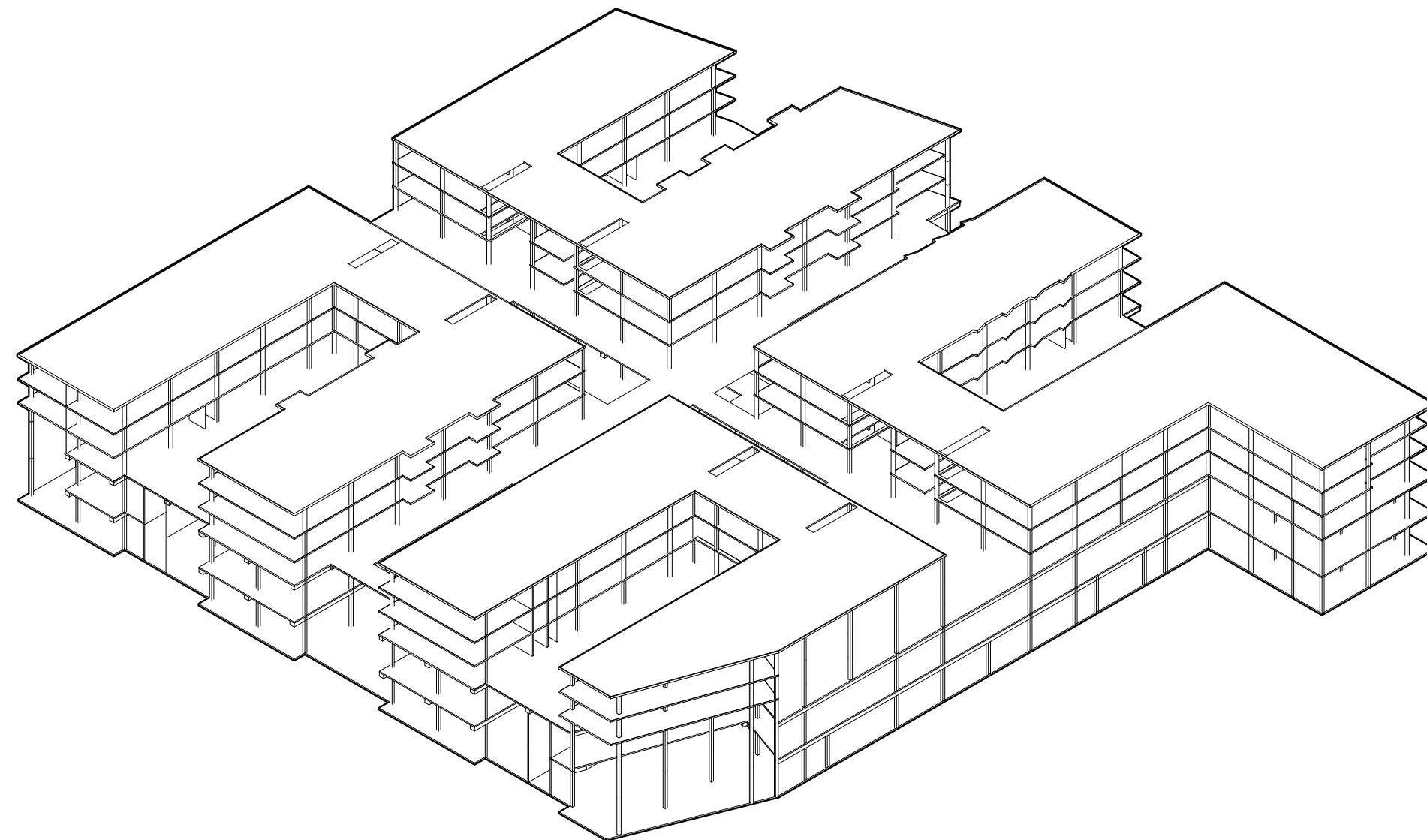
Space plan & Stuff
Community & Individual

RESPONSIBILITIES+ AS DESIGNER

Specialist and Collective functions

Facilitating easily adaptable system to organise the spaces

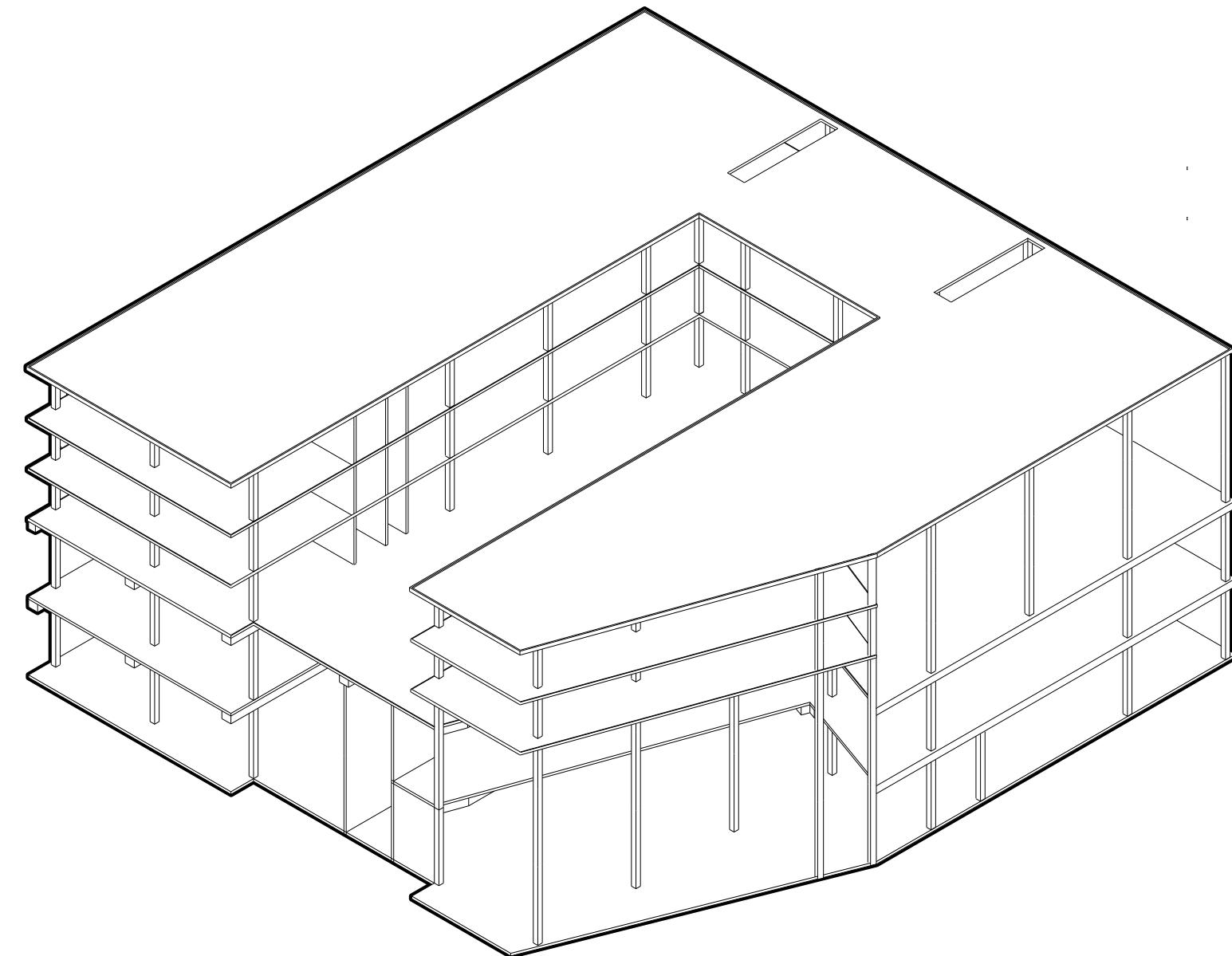
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PROJECTED ONTO THE PORTO FRANCO STRUCTURE

Incrementally filling in the empty structure

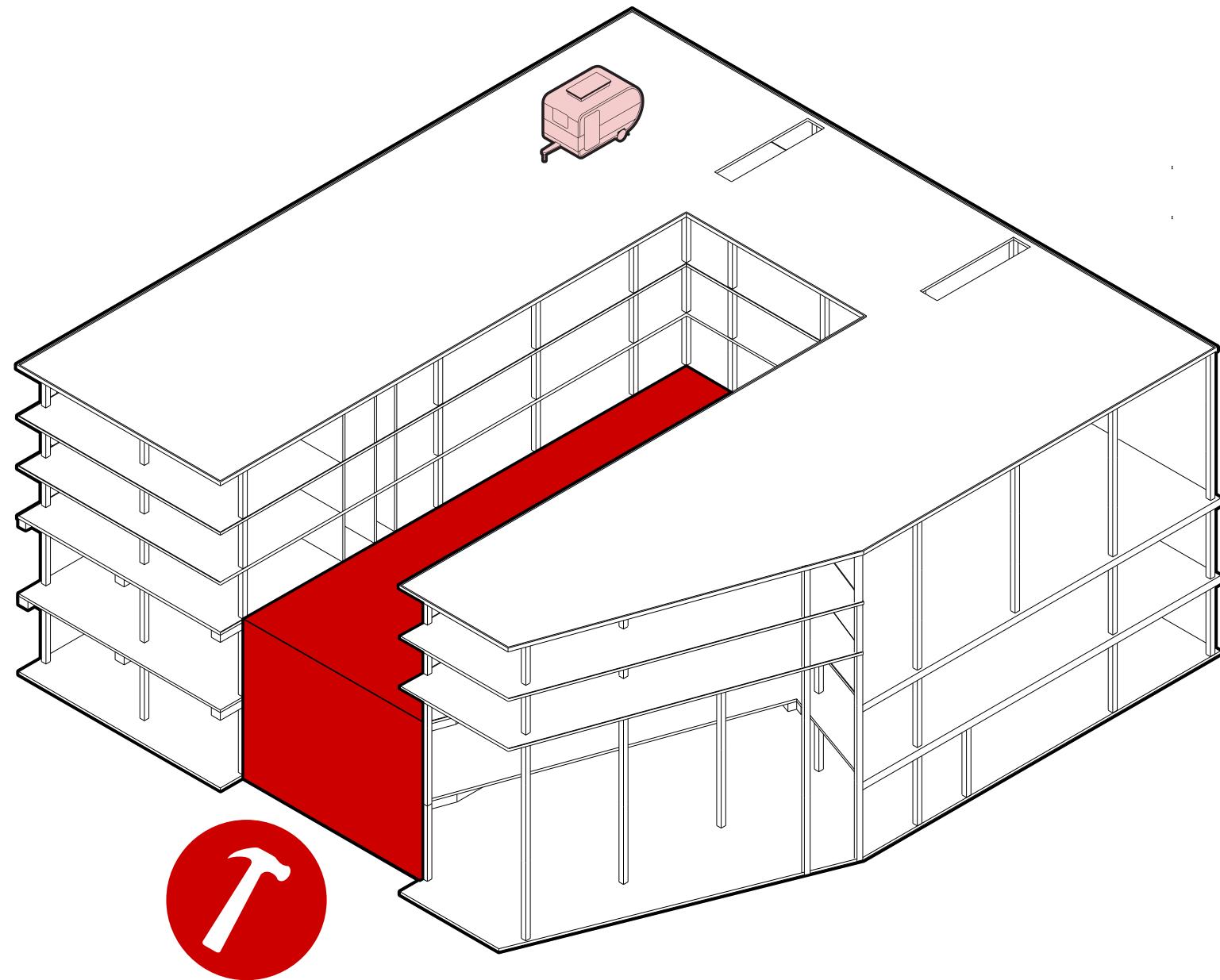
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PROJECTED ONTO THE PORTO FRANCO STRUCTURE

Incrementally filling in the empty structure

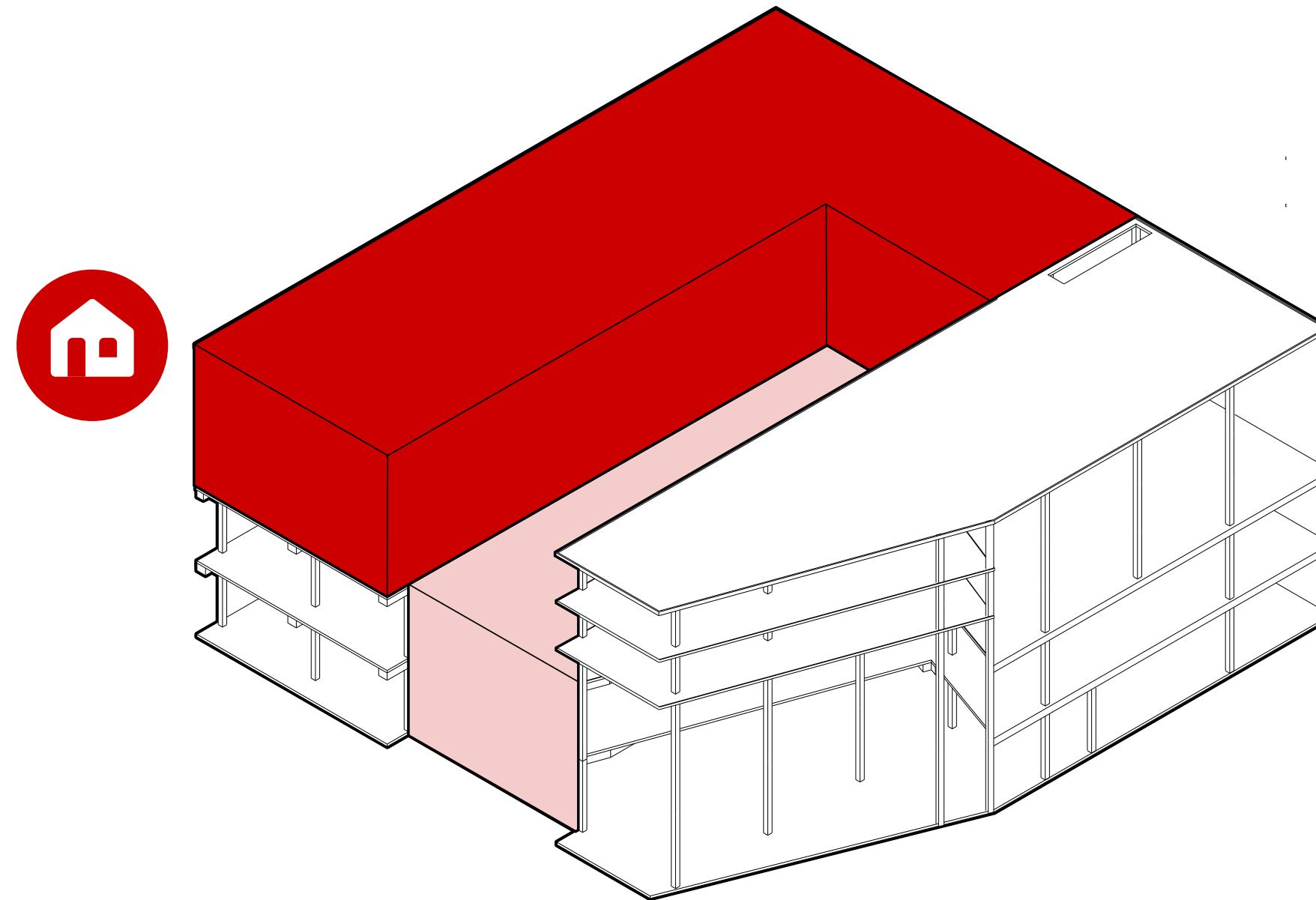
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ESTABLISHING THE PRODUCTIVE MOTOR

Timber workshop as catalyst of the development

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CONSTRUCTING THE FIRST COHOUSING WING

With varying apartment sizes and shared facilities

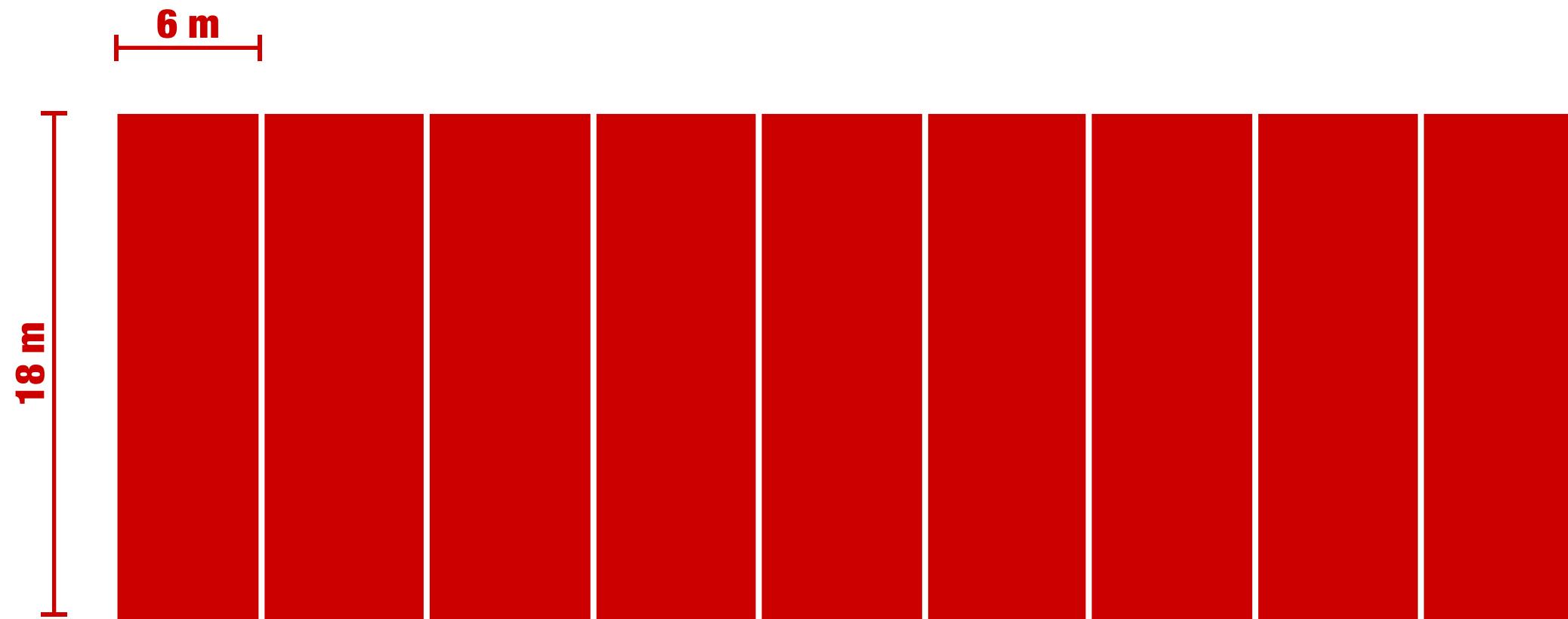
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ORGANISATION OF APPARTEMENTS

Block of 18 meters wide

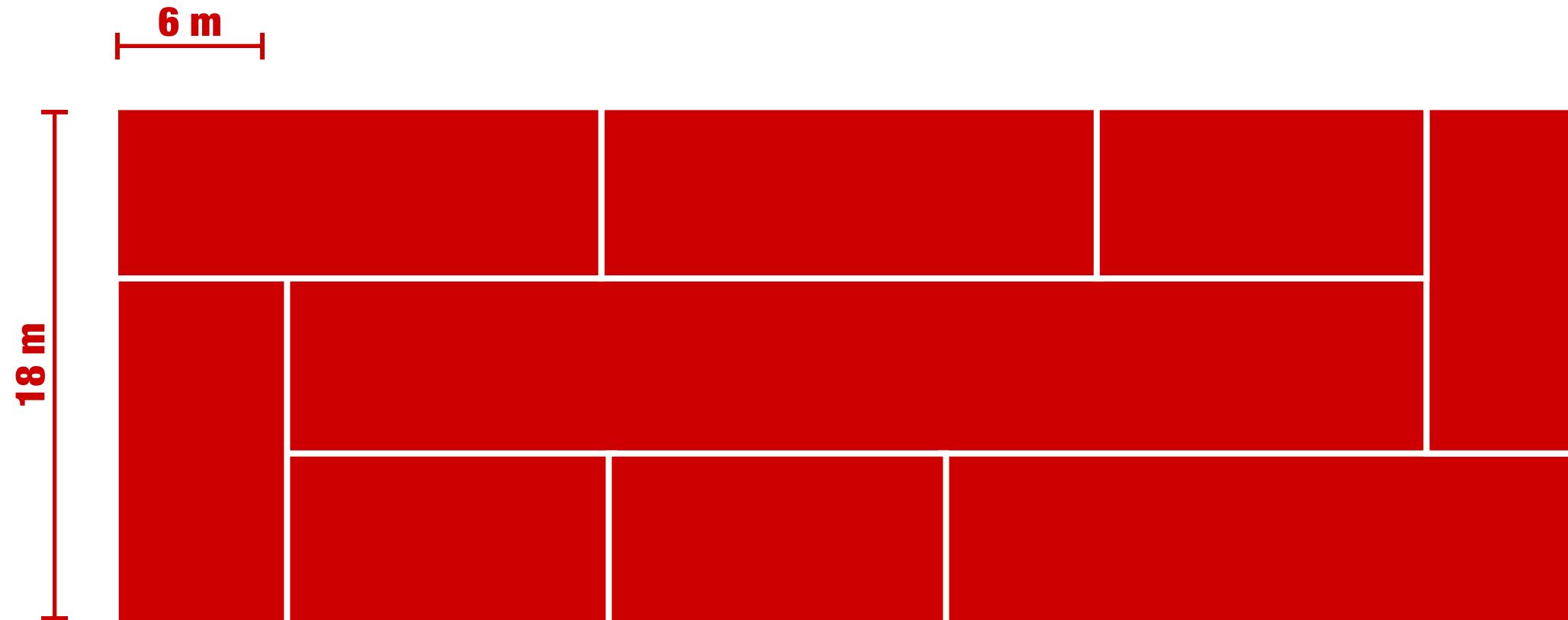
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LONG AND SLIM APPARTEMENTS

Not much daylight in the middle

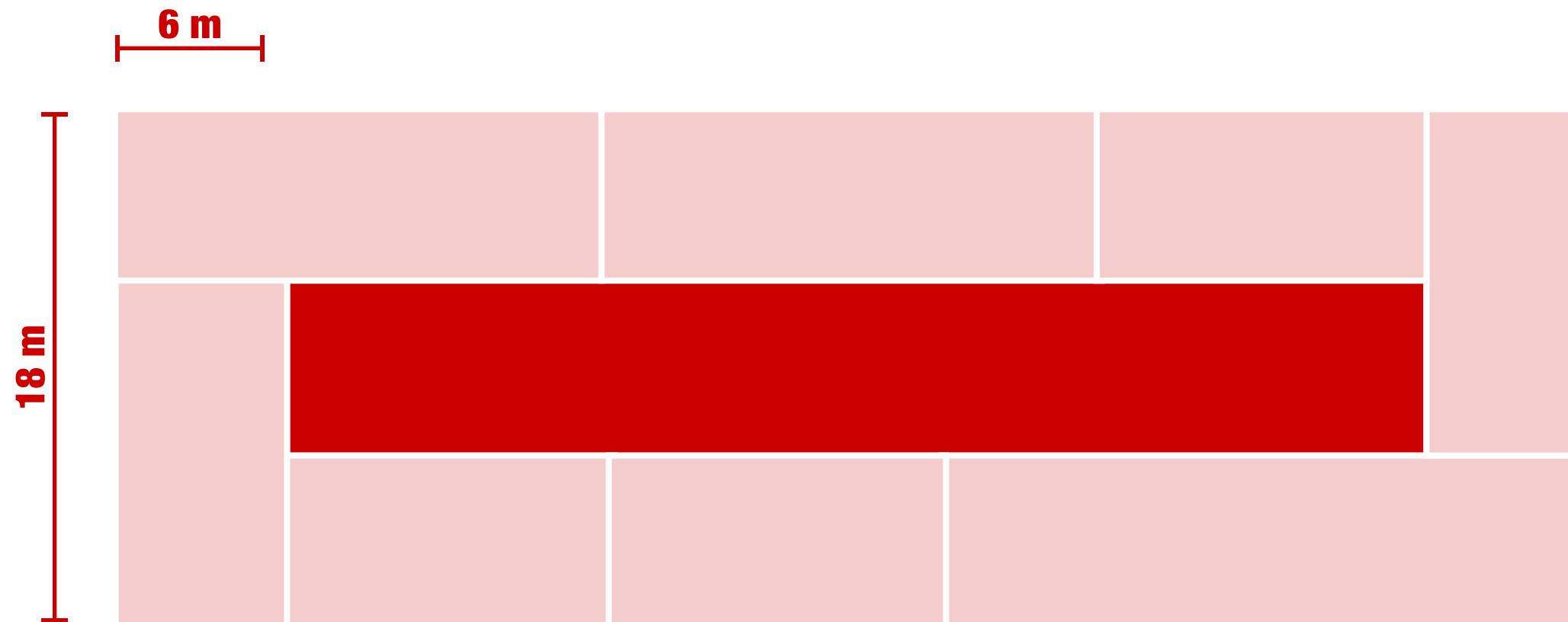
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POSITIONED ALONG THE EDGE

Enables variety in size and daylight over the whole length of the apartment

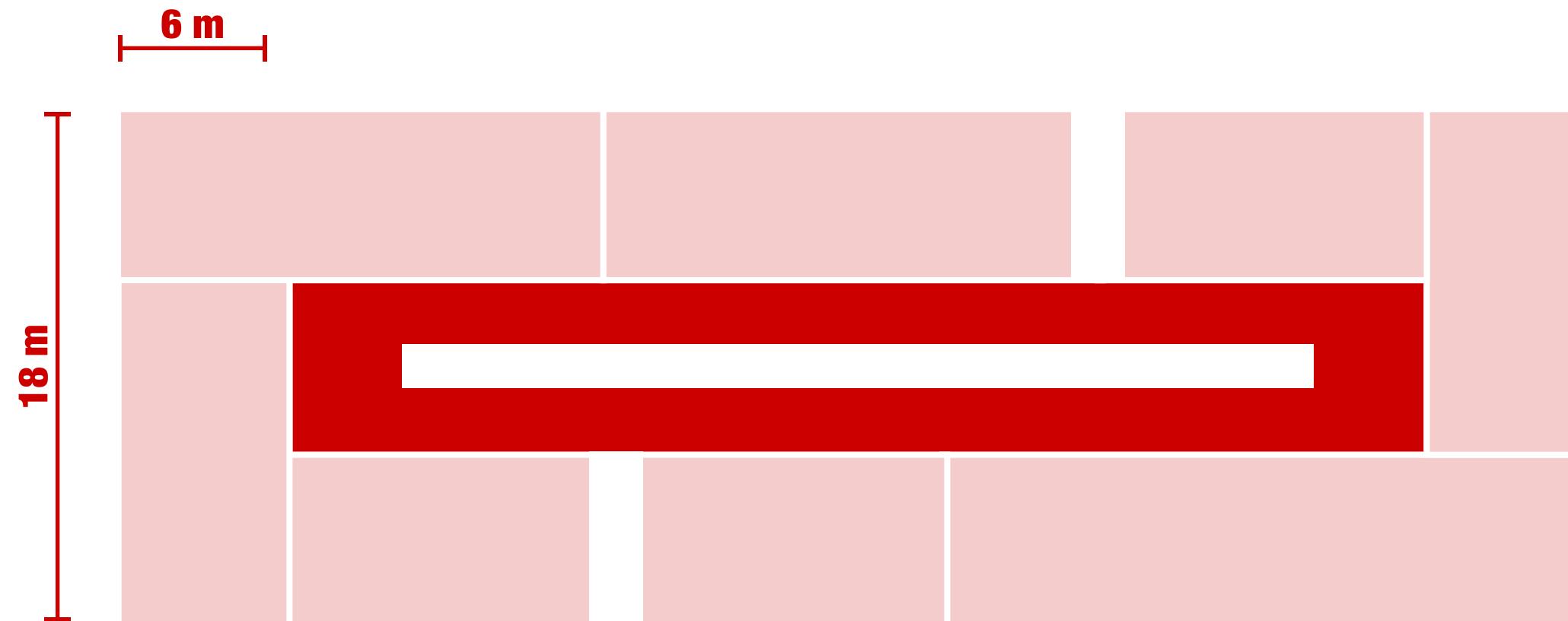
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INTERIOR STREET

Without much daylight

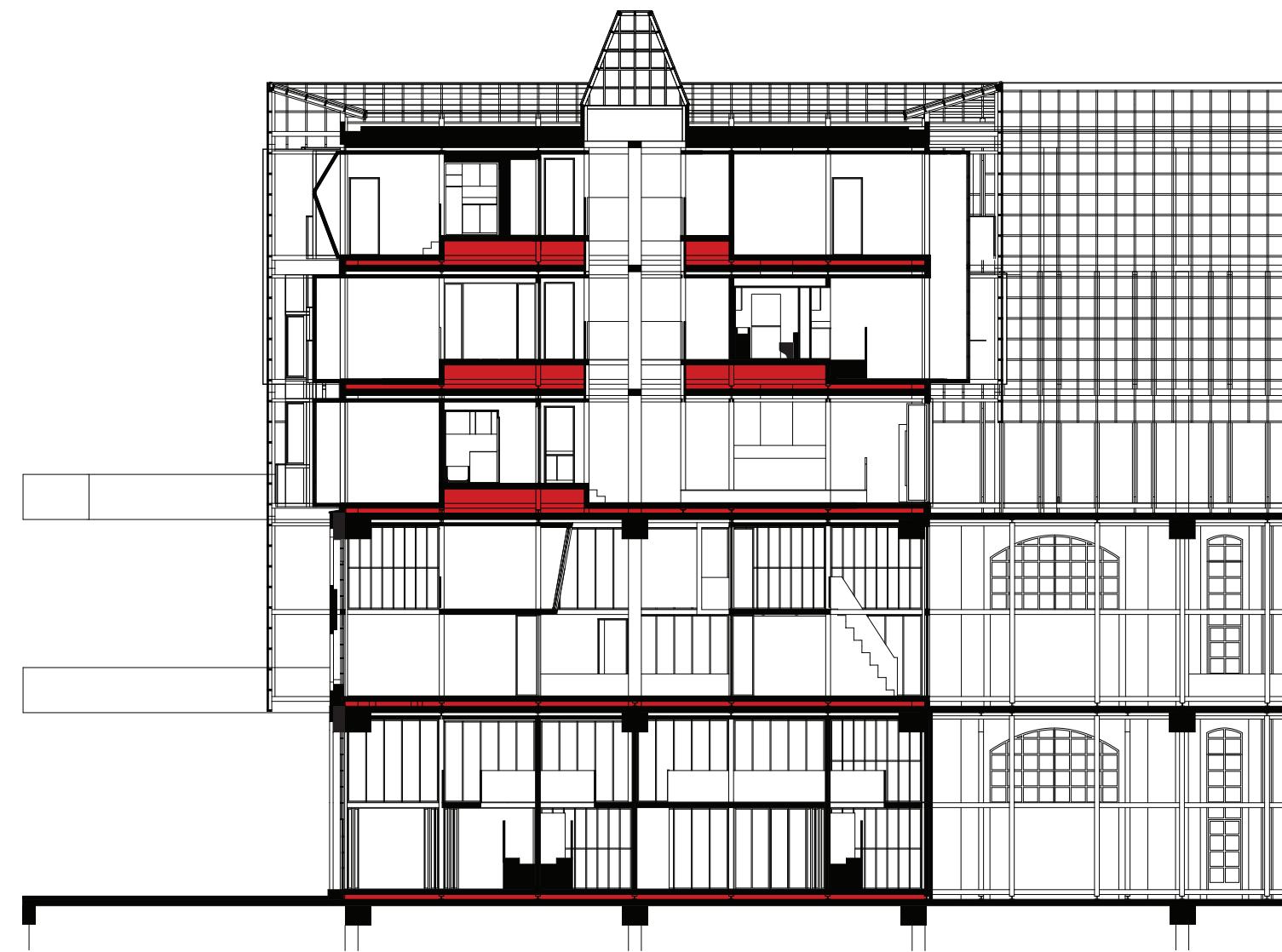
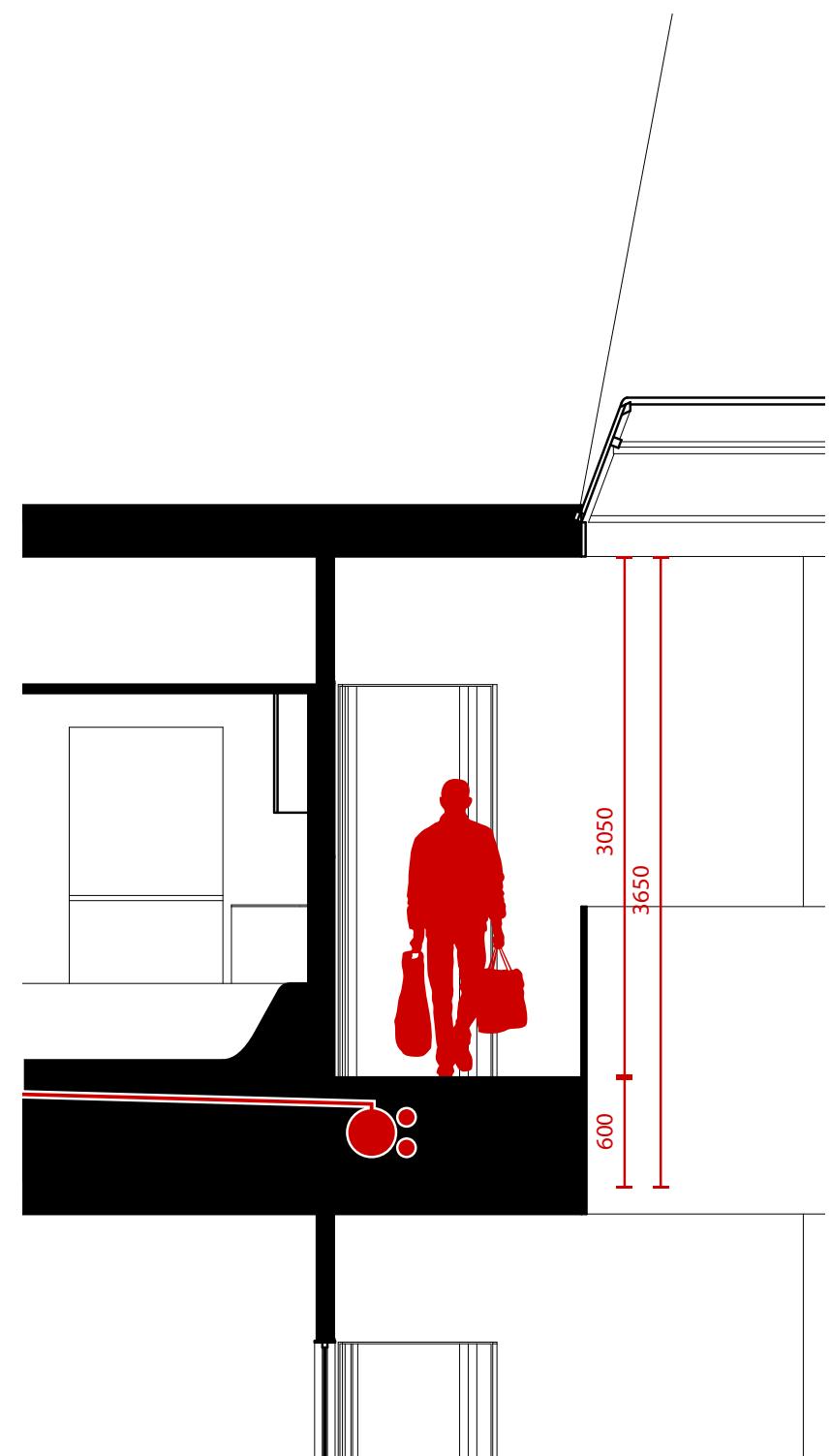
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CREATE SKYLIGHT BY INCISIONS

To let in light and allow for ventilation into the interior street

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SERVICES UNDER INTERIOR STREET & ELEVATED FLOORS

Electricity, heating, sewage and extra storage space

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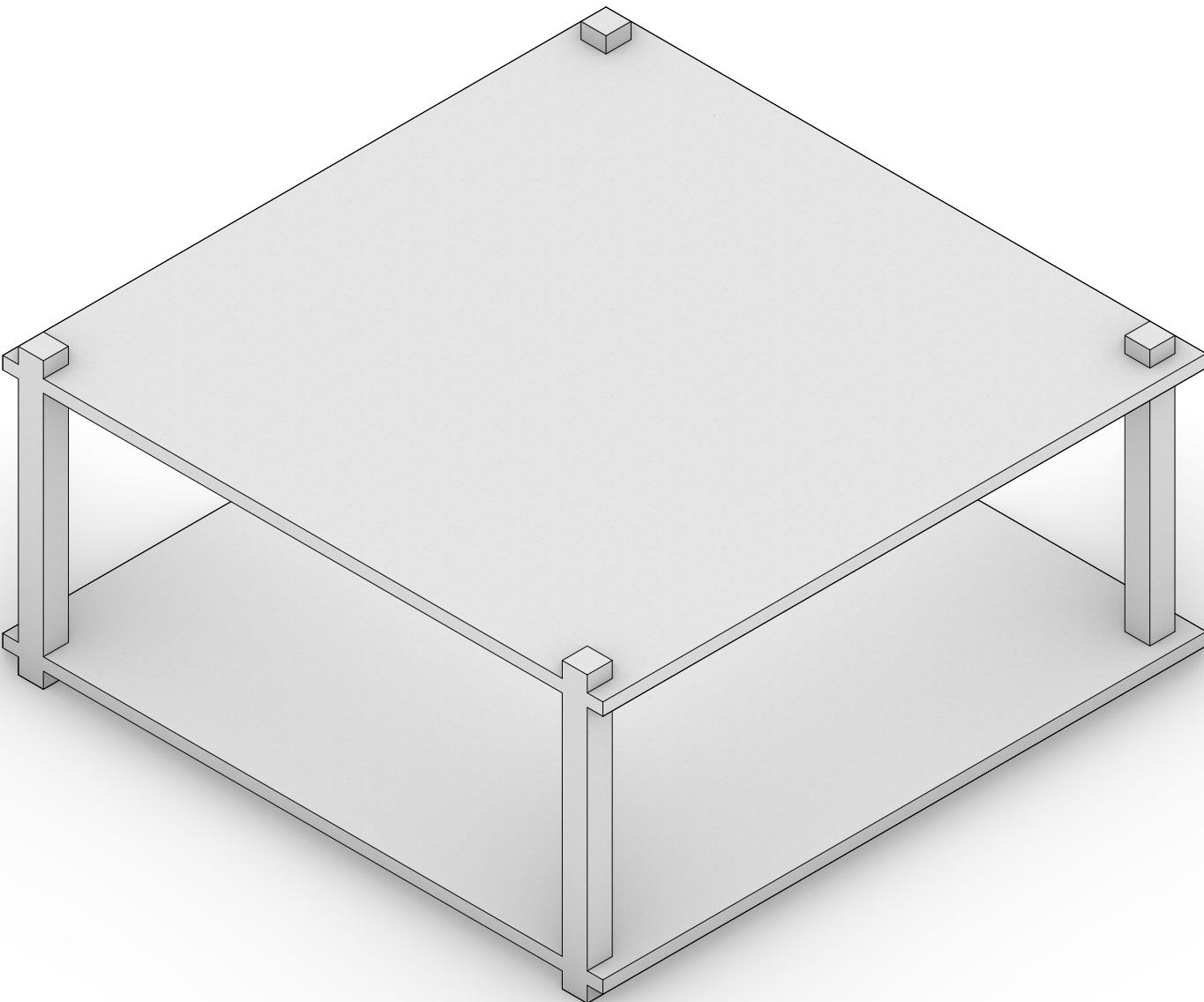
INTERIOR STREET

Central loop for services and circulation

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INCREMENTAL DESIGN SINGLE APARTMENT

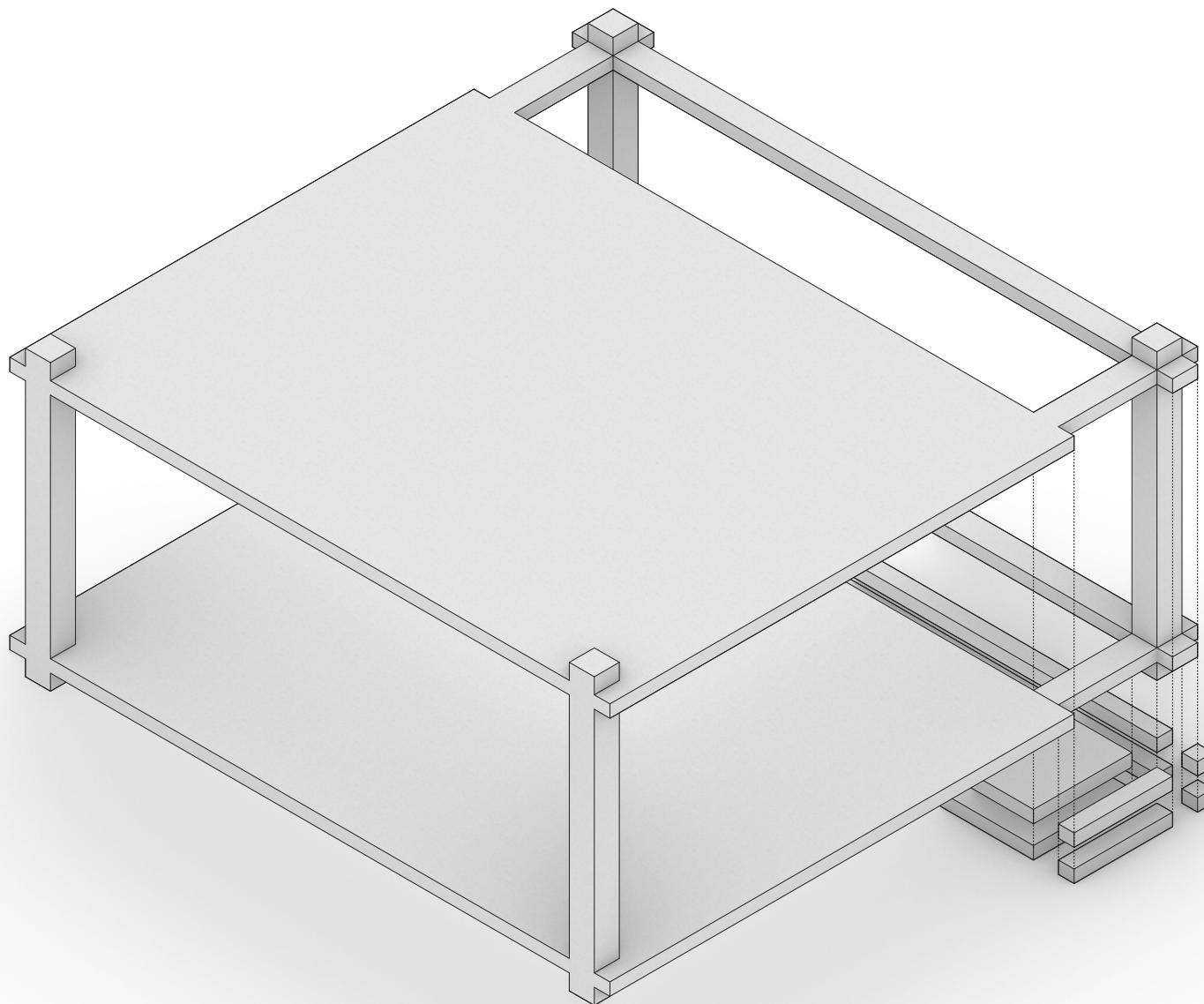
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1: FIND A SUITABLE STRUCTURE

In this case the unfinished Porto Franco structure

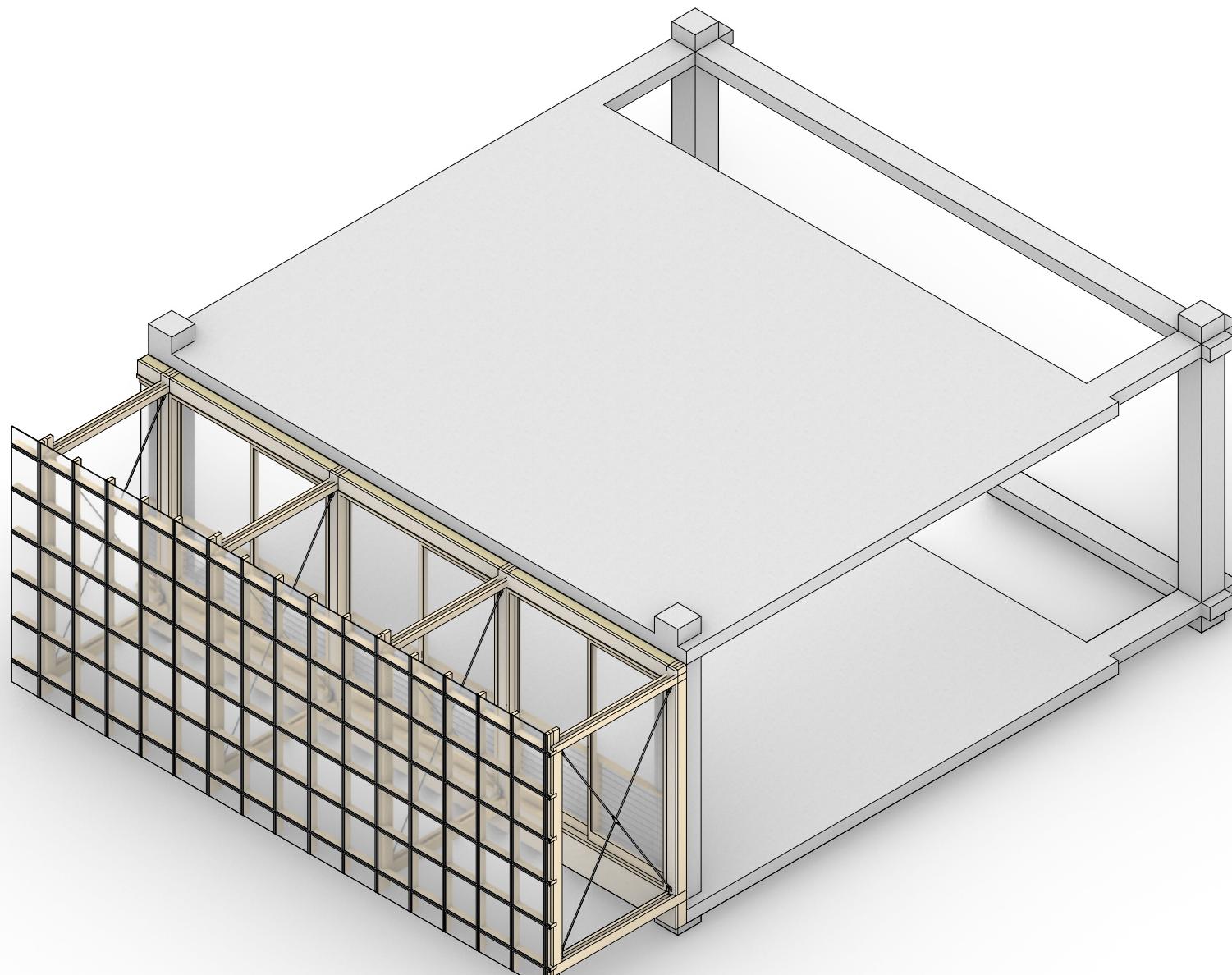
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2: MAKE INCISIONS INTO THE STRUCTURE

To let in light

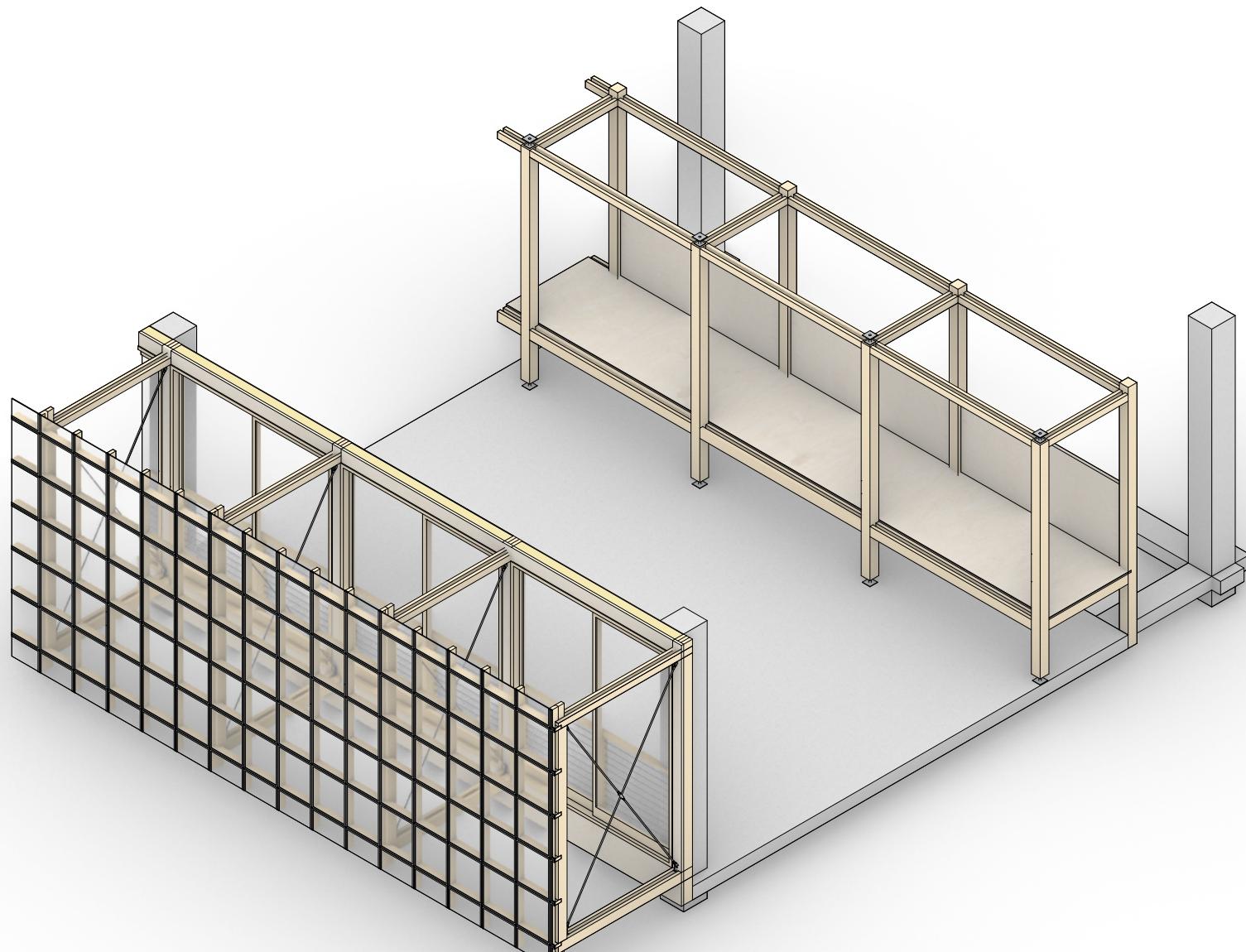
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3: CONSTRUCT FACADE

Wrap the structure with the facade and second skin [Shared facility]

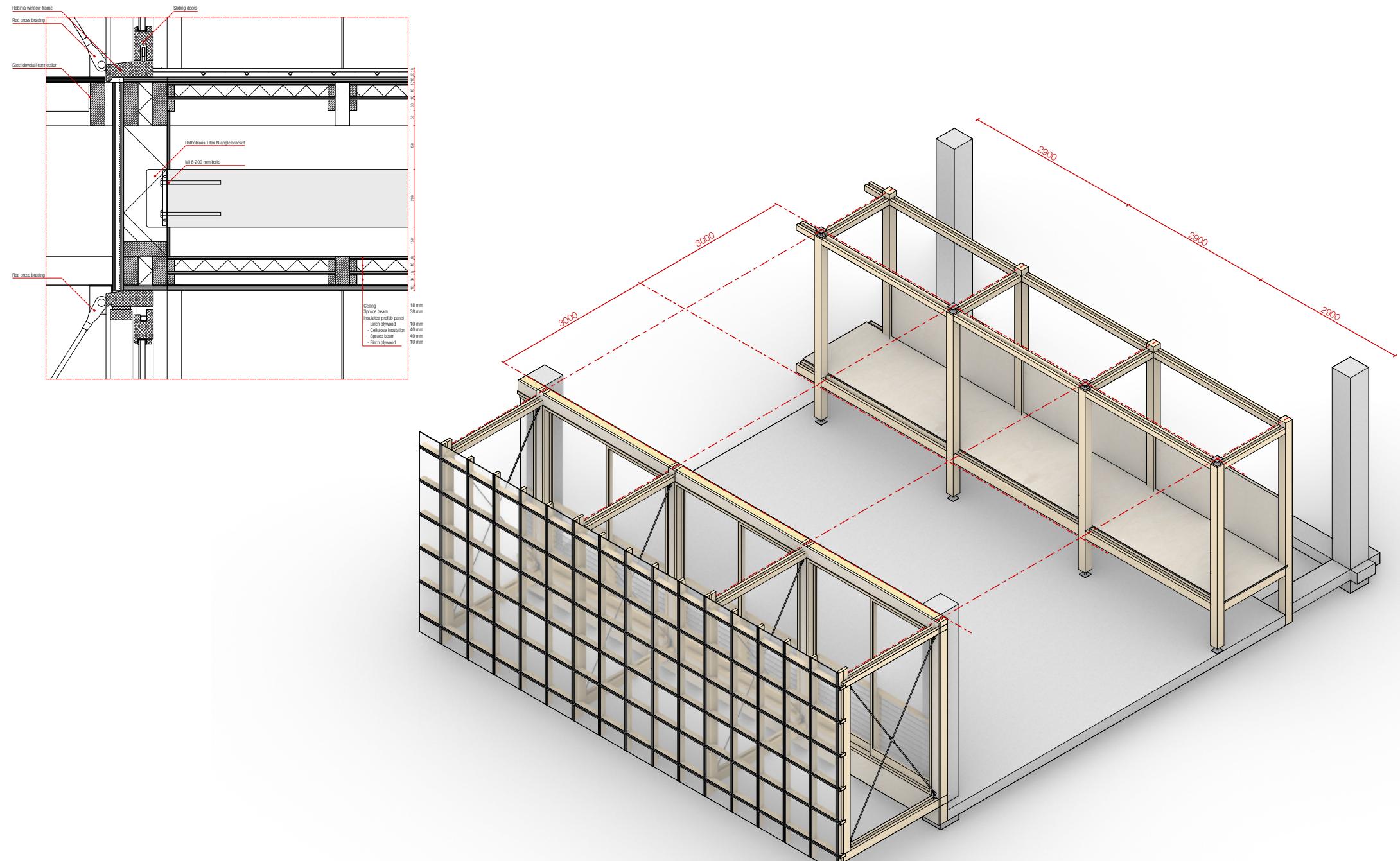
Graduation P5
A Matter of Scale
Tov Frencken
4669622



4: CONSTRUCT INTERIOR STREET

Under which central heating, electricity and sewage is installed [Shared facility]

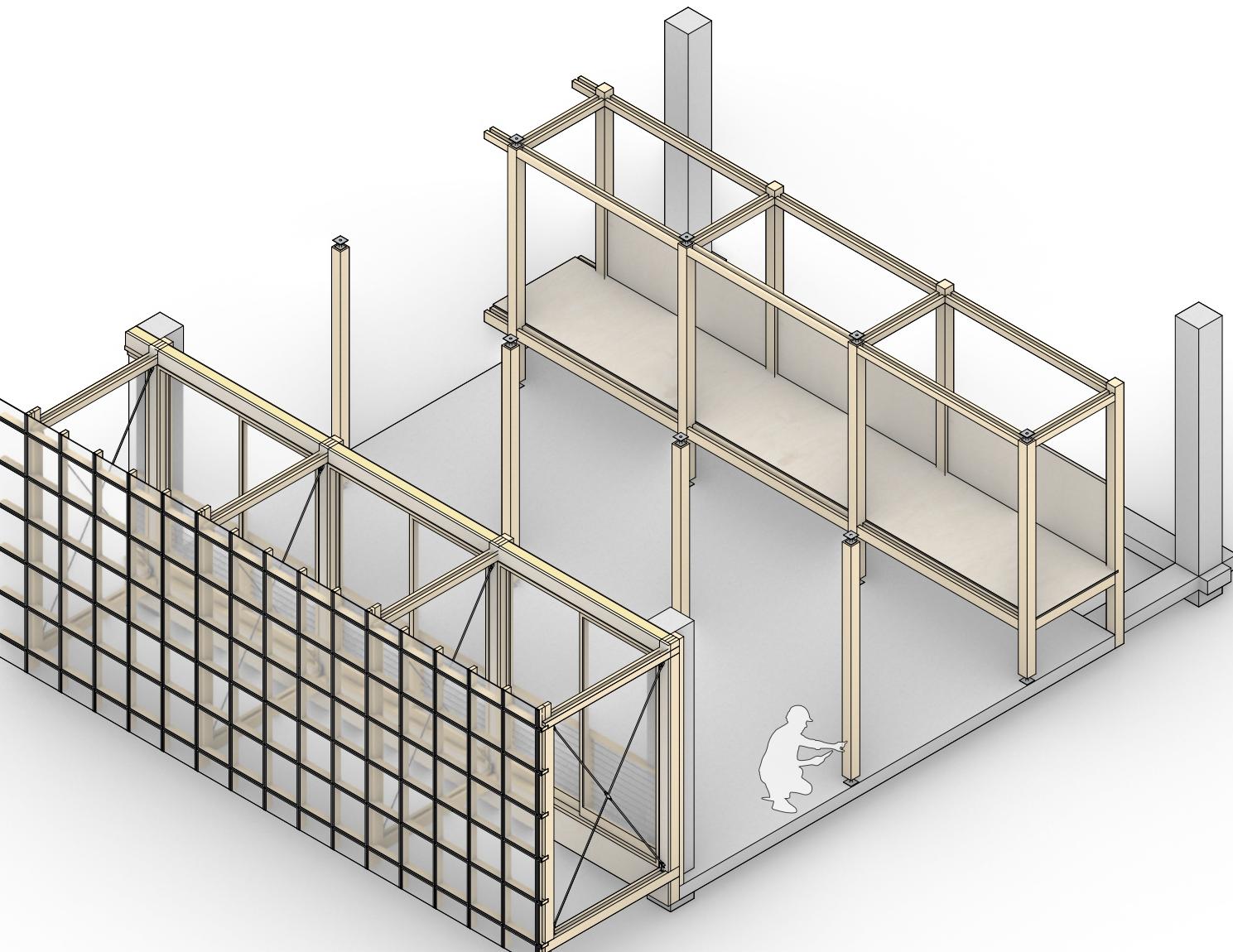
Graduation P5
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FACADE AND INT. STREET DICTATE GRID

Because the modular system connects to these in designated places

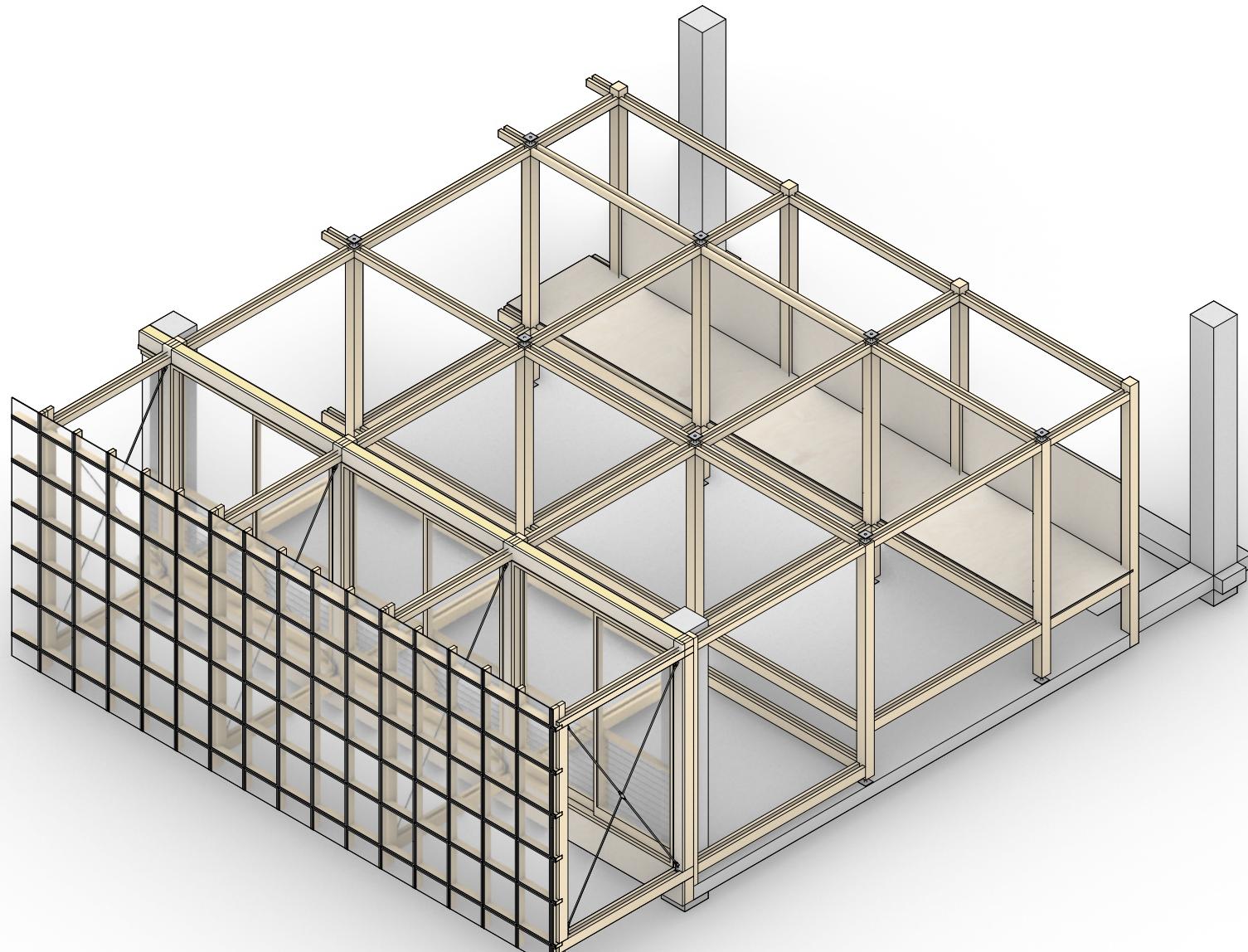
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 A Matter of Scale
 Tov Frencken
 4669622



5: PLACE INTERIOR COLUMNS

On adjustable post feet

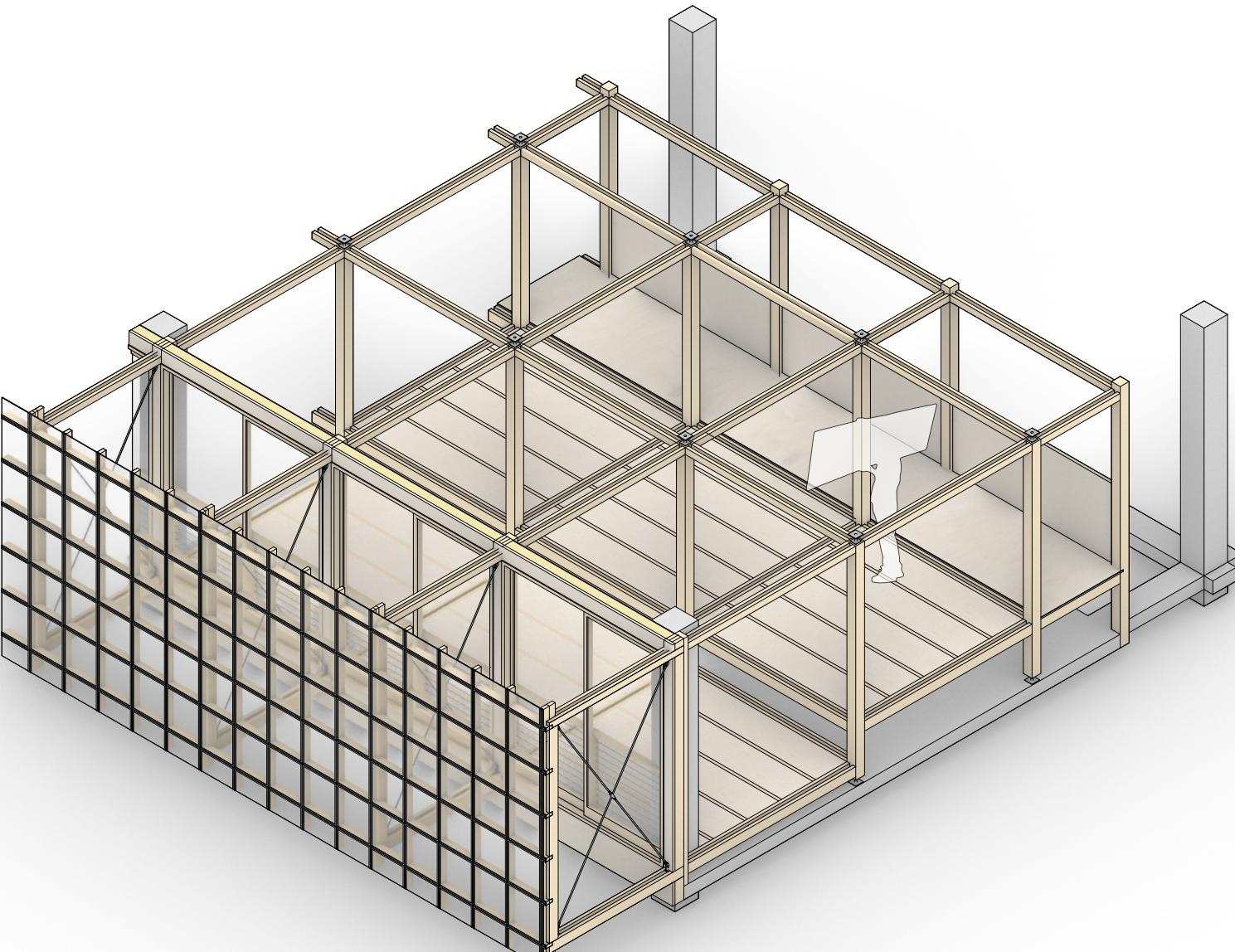
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6: PLACE INTERIOR BEAMS

Connect interior beams to columns with steel dovetail connectors

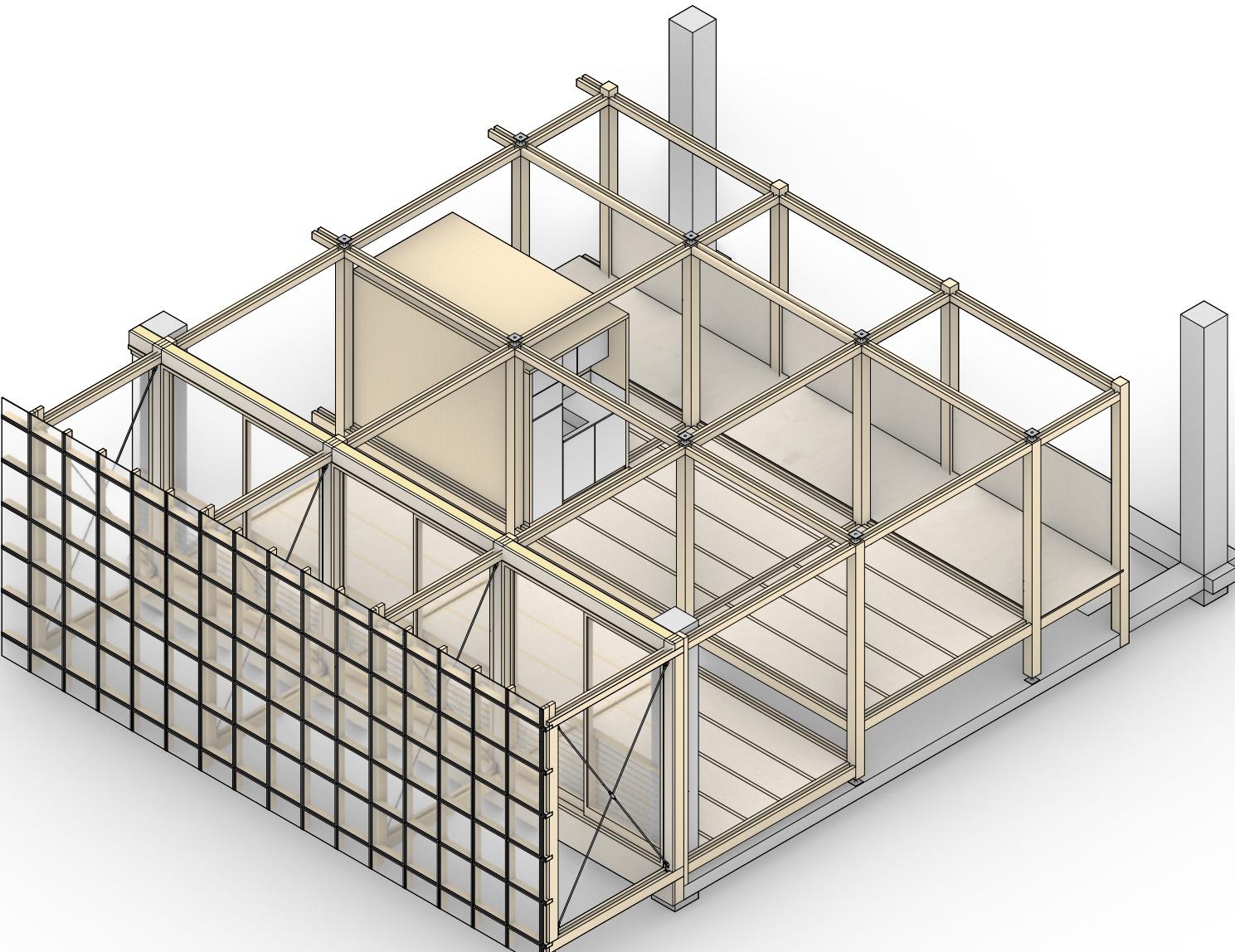
Graduation P5
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7: PLACE ELEVATED FLOORING

For extra storage and flexible fitting of piping and cables

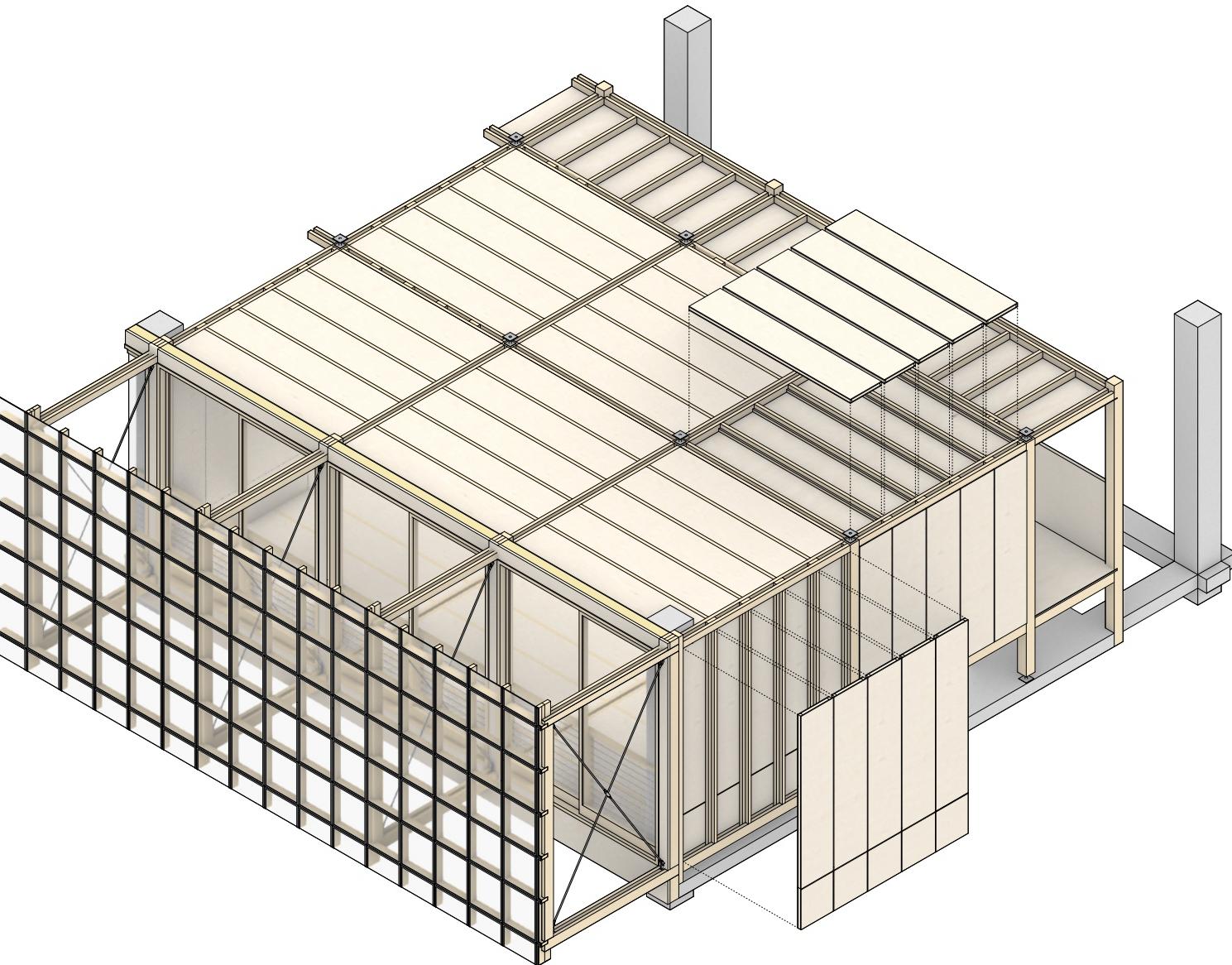
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8: INSTALL UTILITY BLOCK

Place mobile utility block to enable the private household

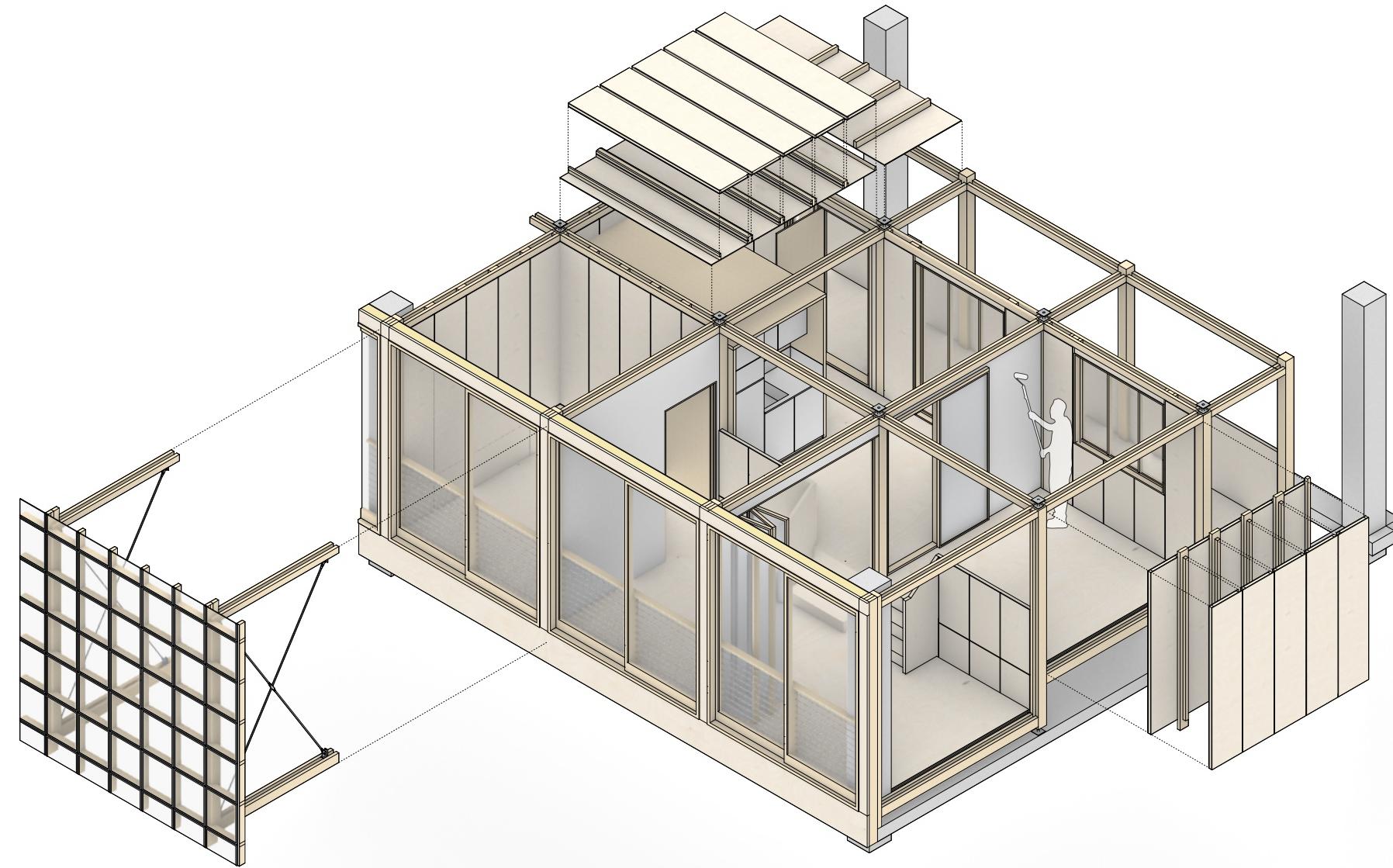
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9: FIT IN WALLS AND CEILINGS

Between secondary beams and plus-shaped columns

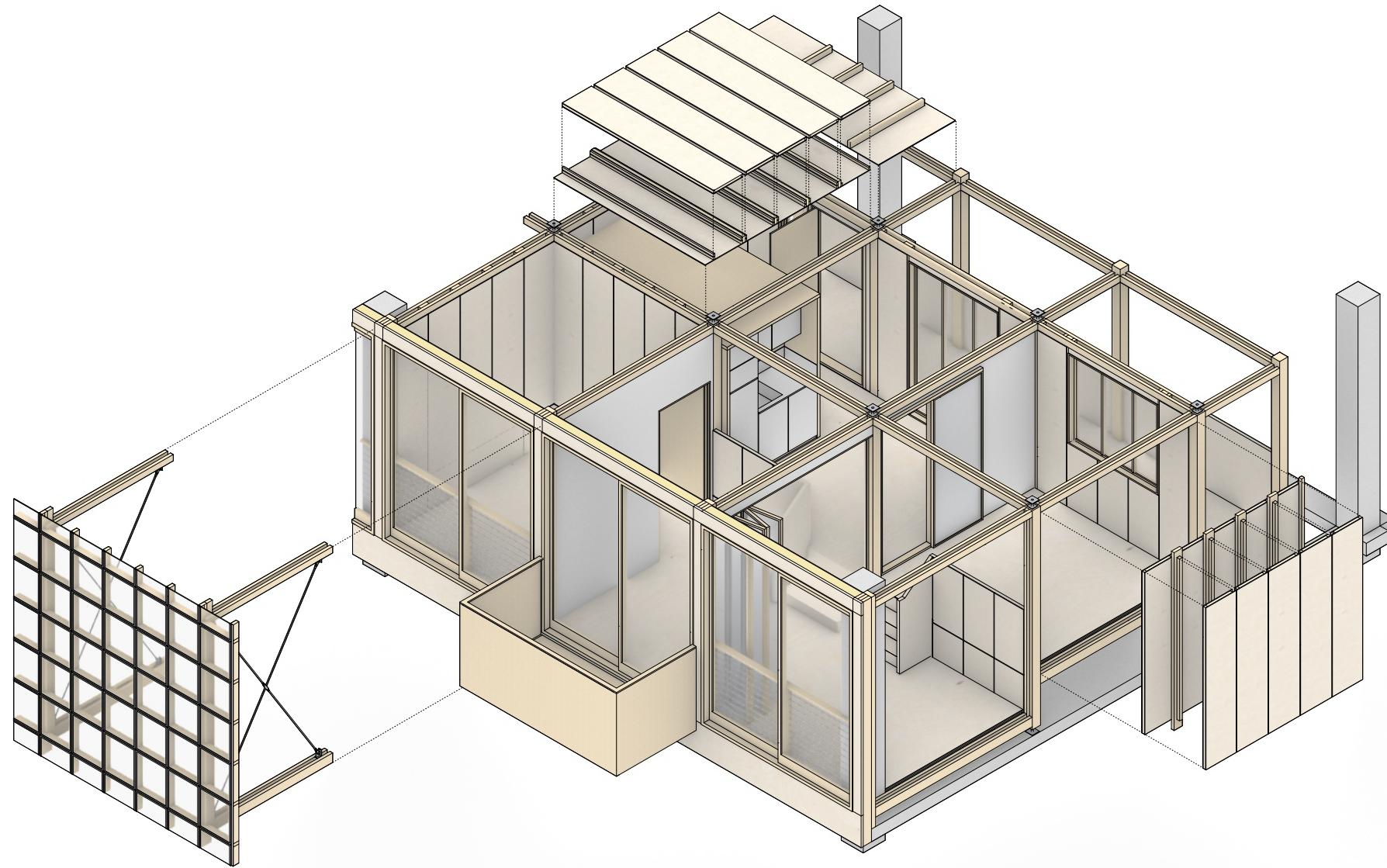
Graduation P5
A Matter of Scale
Tov Frencken
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10: INTERIOR FINISH

With underfloor heating, interior separation walls, folding/sliding doors/walls

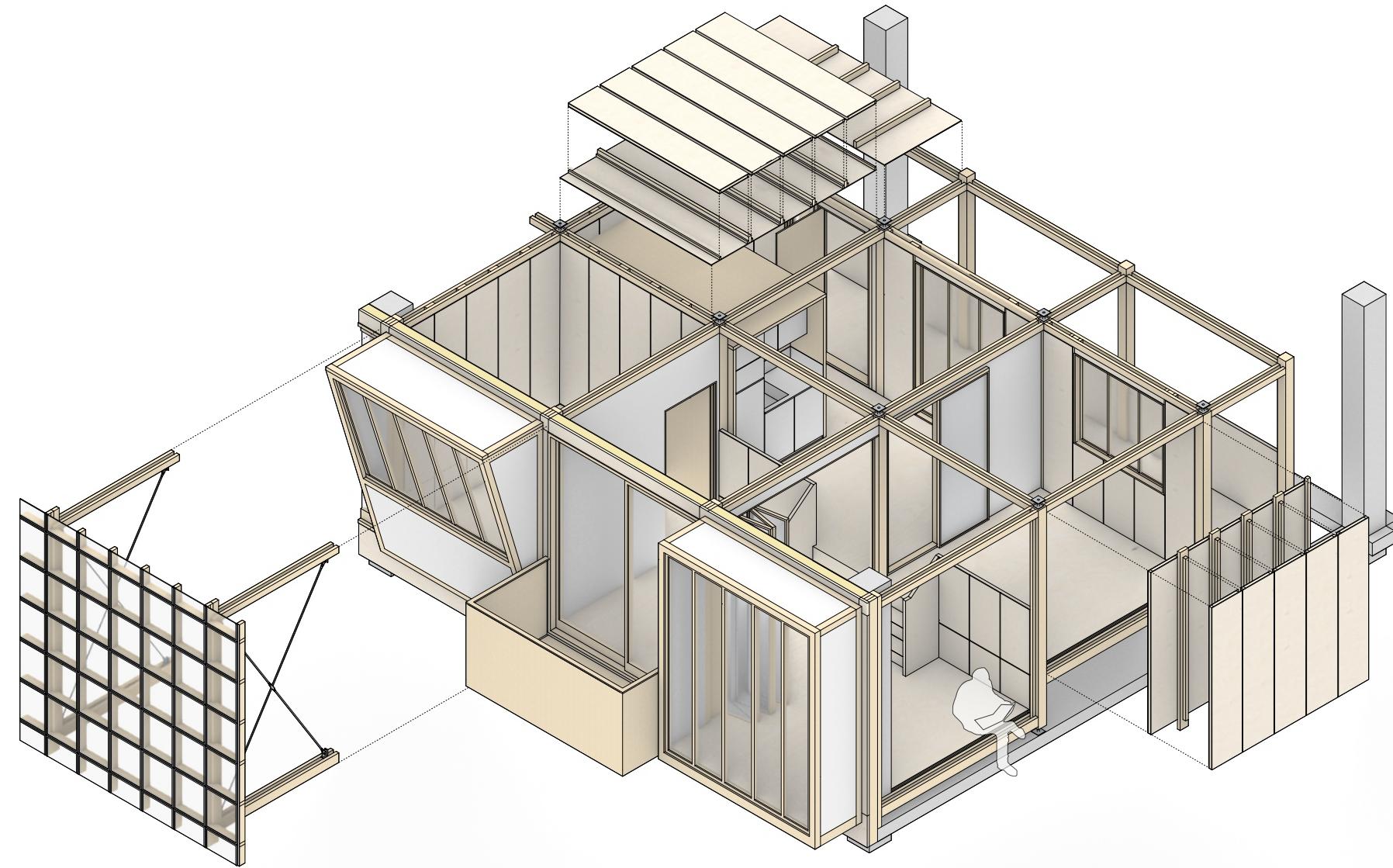
Graduation P5
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11: INSTALL BALCONY

First balcony extension as exterior space

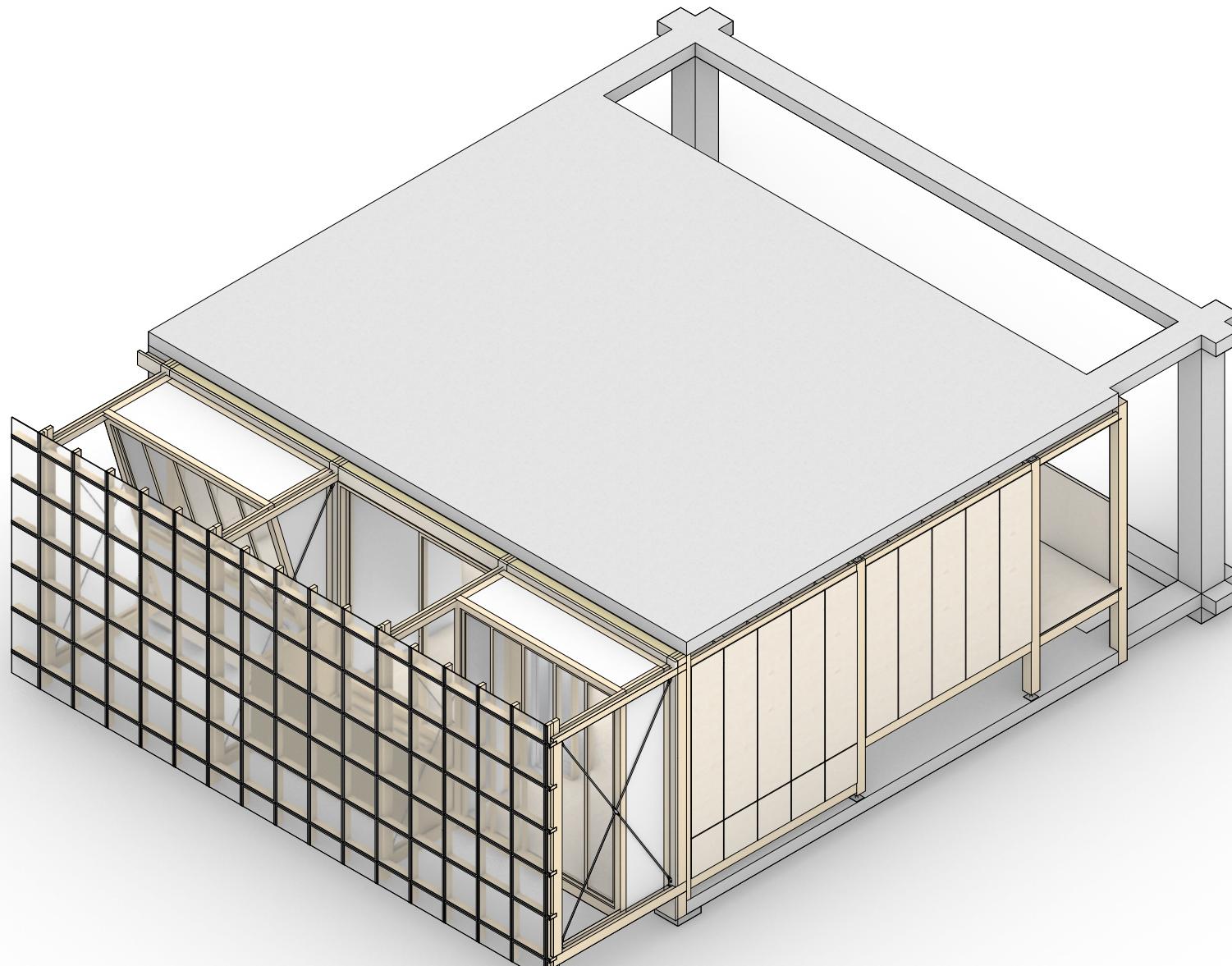
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12: INSTALL PERSONALISED EXTENSIONS

First- and second interior extensions

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OVERVIEW ASSEMBLED WHOLE

An example of a single apartment fitted between concrete flooring

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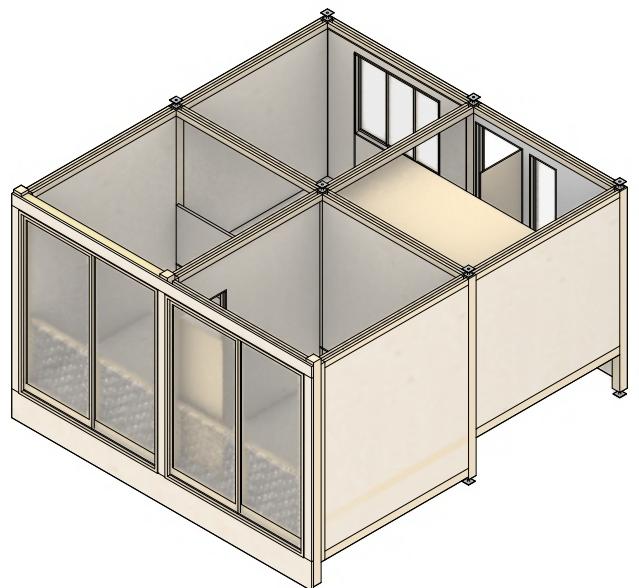
INTERIOR IMPRESSION

Exposed panels as interior finish on the wall and the railing operating as permeable division of space, large windows connect to the interior street

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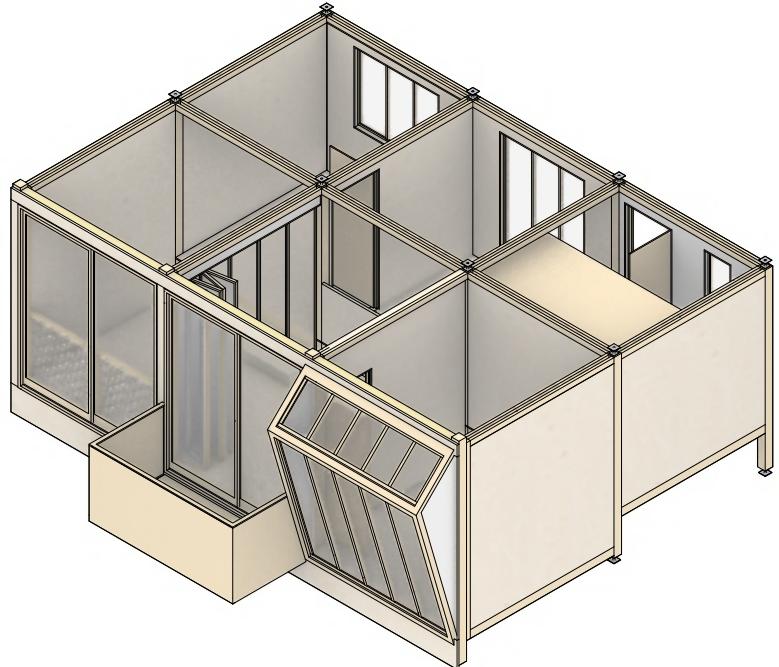
1-2

Pers.
 $\pm 36 \text{ m}^2$



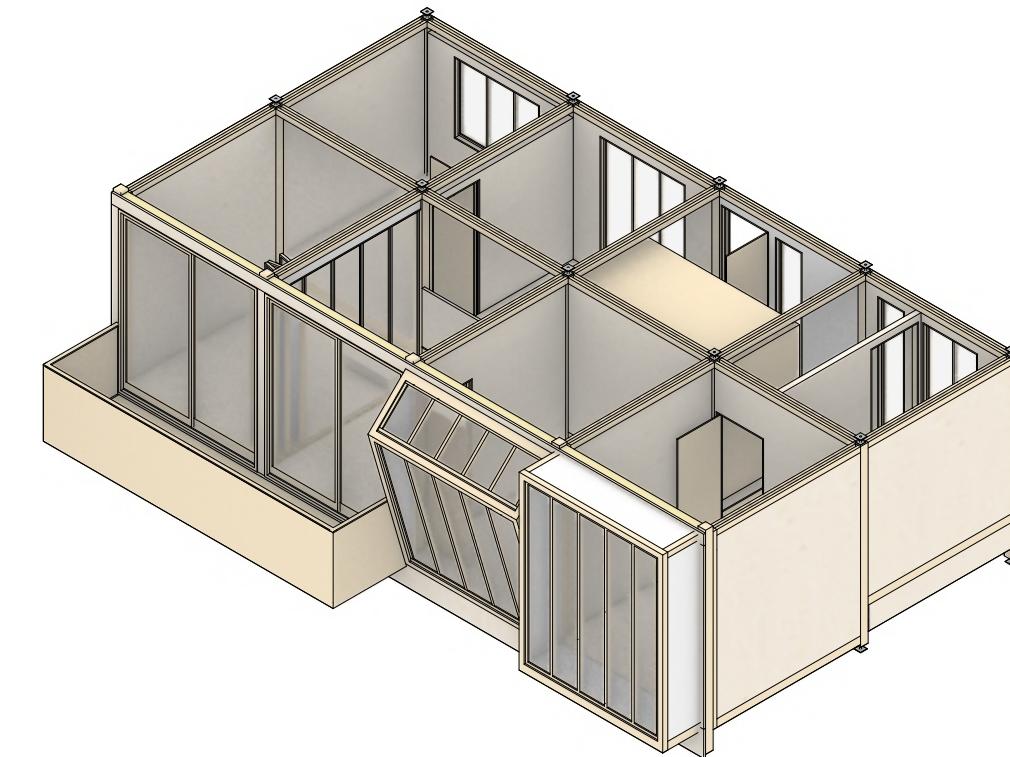
2-3

Pers.
 $\pm 54 \text{ m}^2$



4-5

Pers.
 $\pm 72 \text{ m}^2$



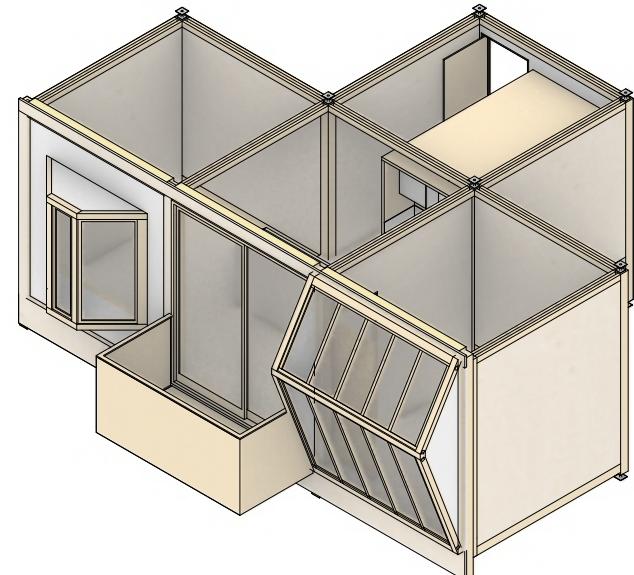
FLEXIBLE HOUSING THAT FITS

Scalable to different lifestyles and -household sizes

Graduation P5
A Matter of Scale
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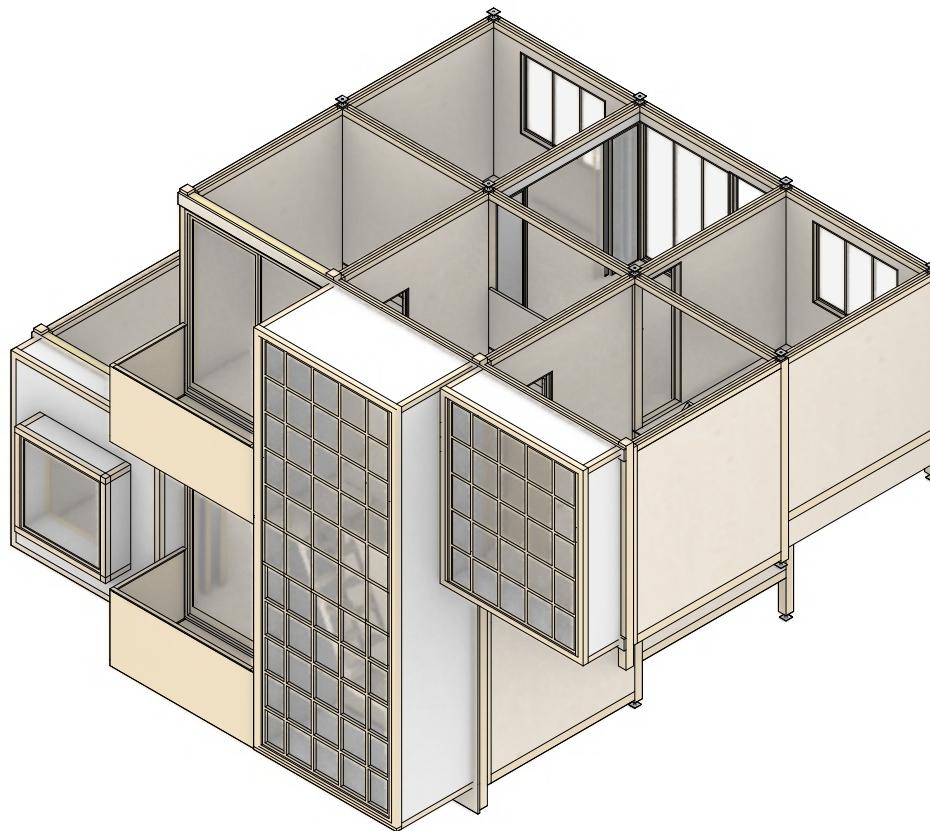
1-2

Pers.
 $\pm 36 \text{ m}^2$



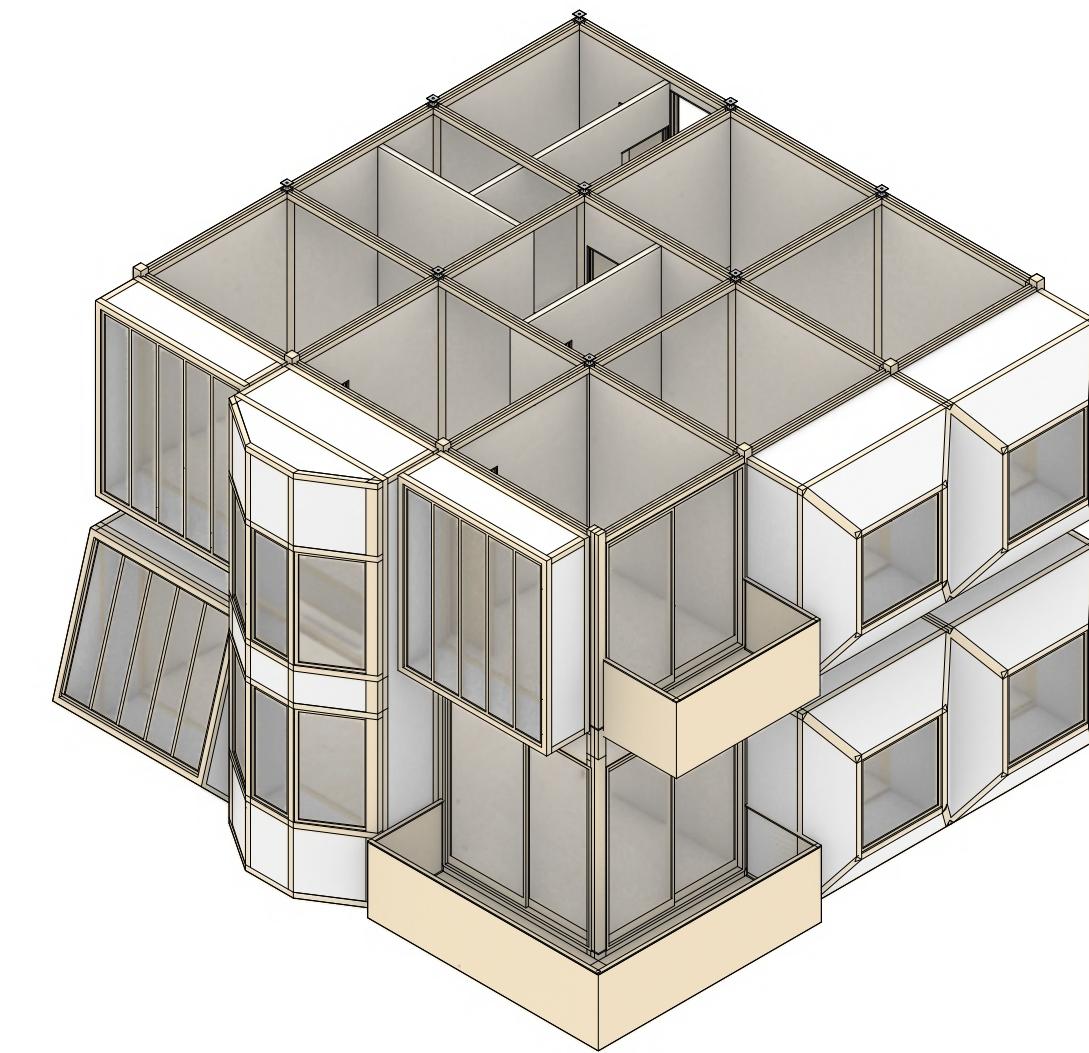
5

Pers.
 $\pm 110 \text{ m}^2$



9

Pers.
 $\pm 160 \text{ m}^2$



VERSATILE HOUSING THAT FITS

Scalable to different lifestyles and -household sizes

Graduation P5
A Matter of Scale
Tov Frencken
4669622



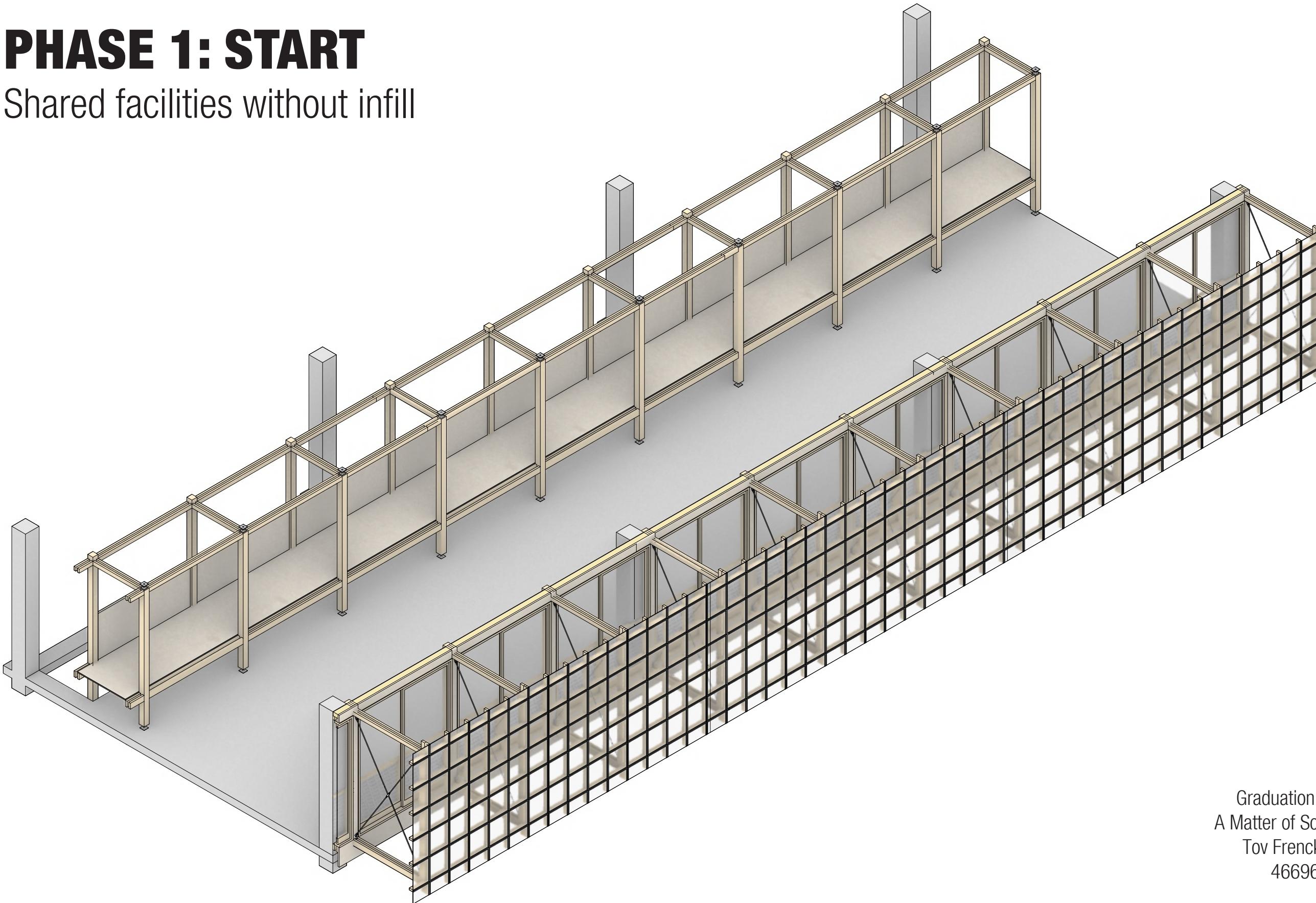
DIFFERENT CONFIGURATION APARTMENT

More open space with partly elevated flooring that devides spacing in a more permeable manner. With big sliding doors open up towards the balconies

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A Matter of Scale
Tov Frencken
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PHASE 1: START

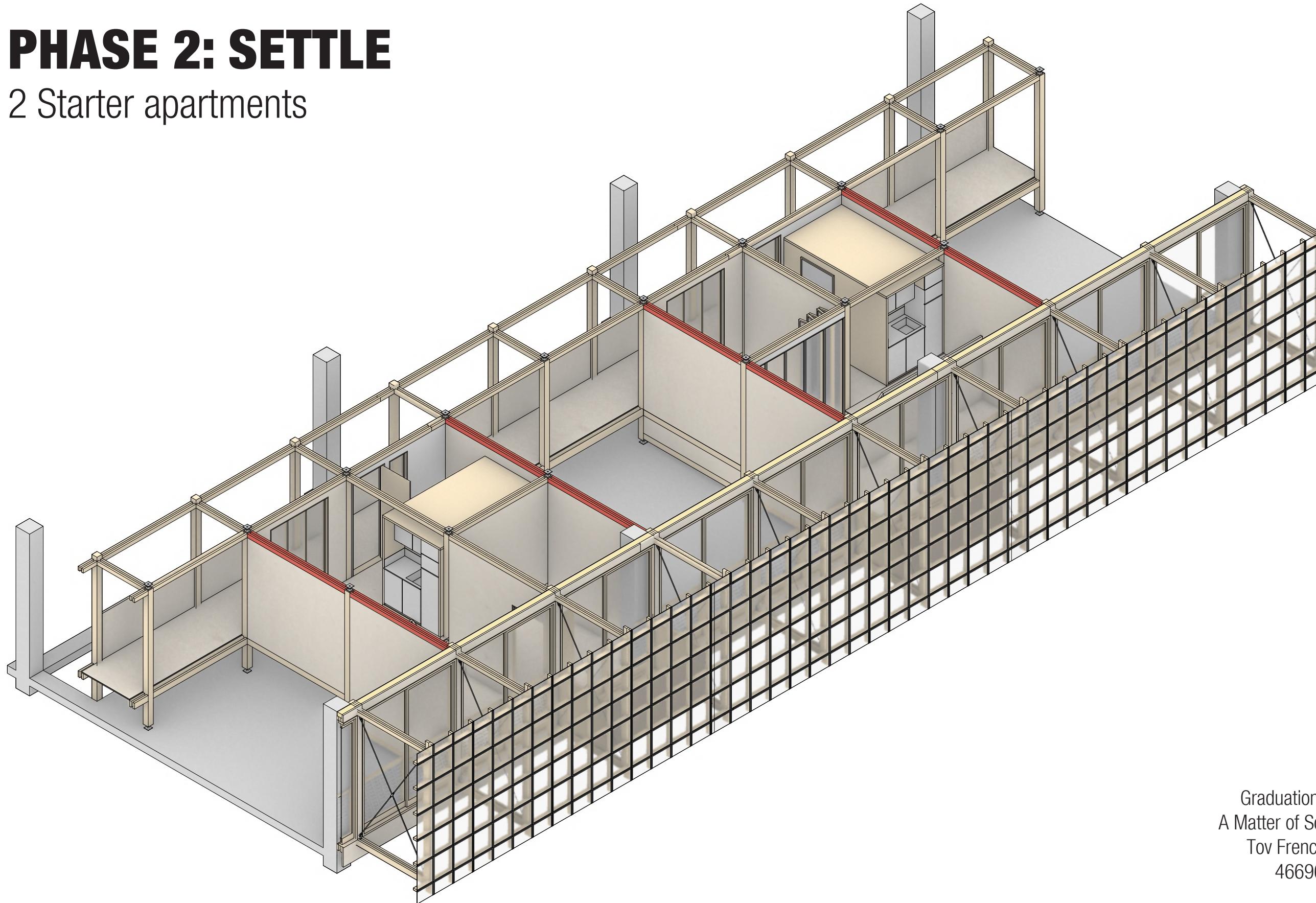
Shared facilities without infill



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PHASE 2: SETTLE

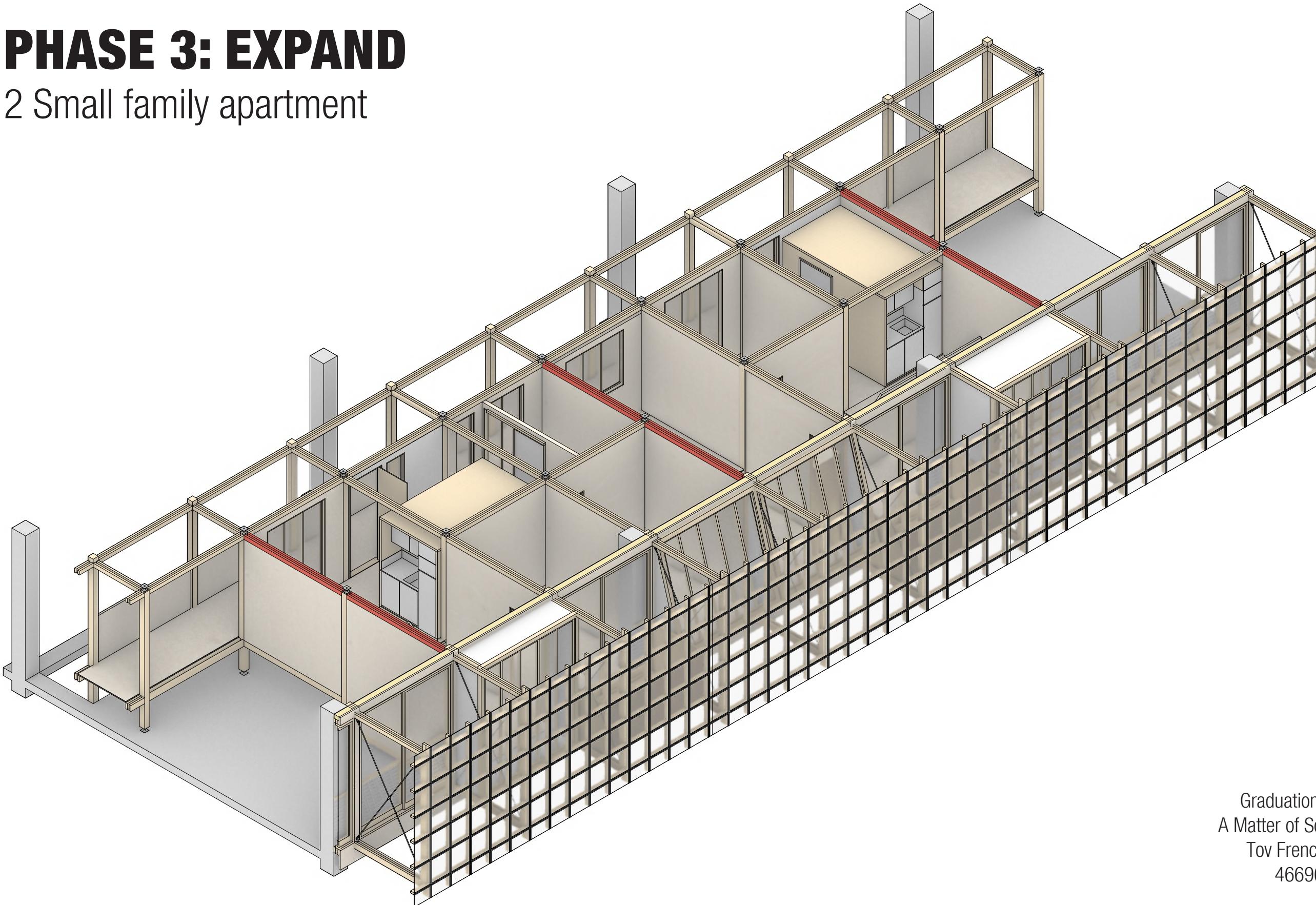
2 Starter apartments



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PHASE 3: EXPAND

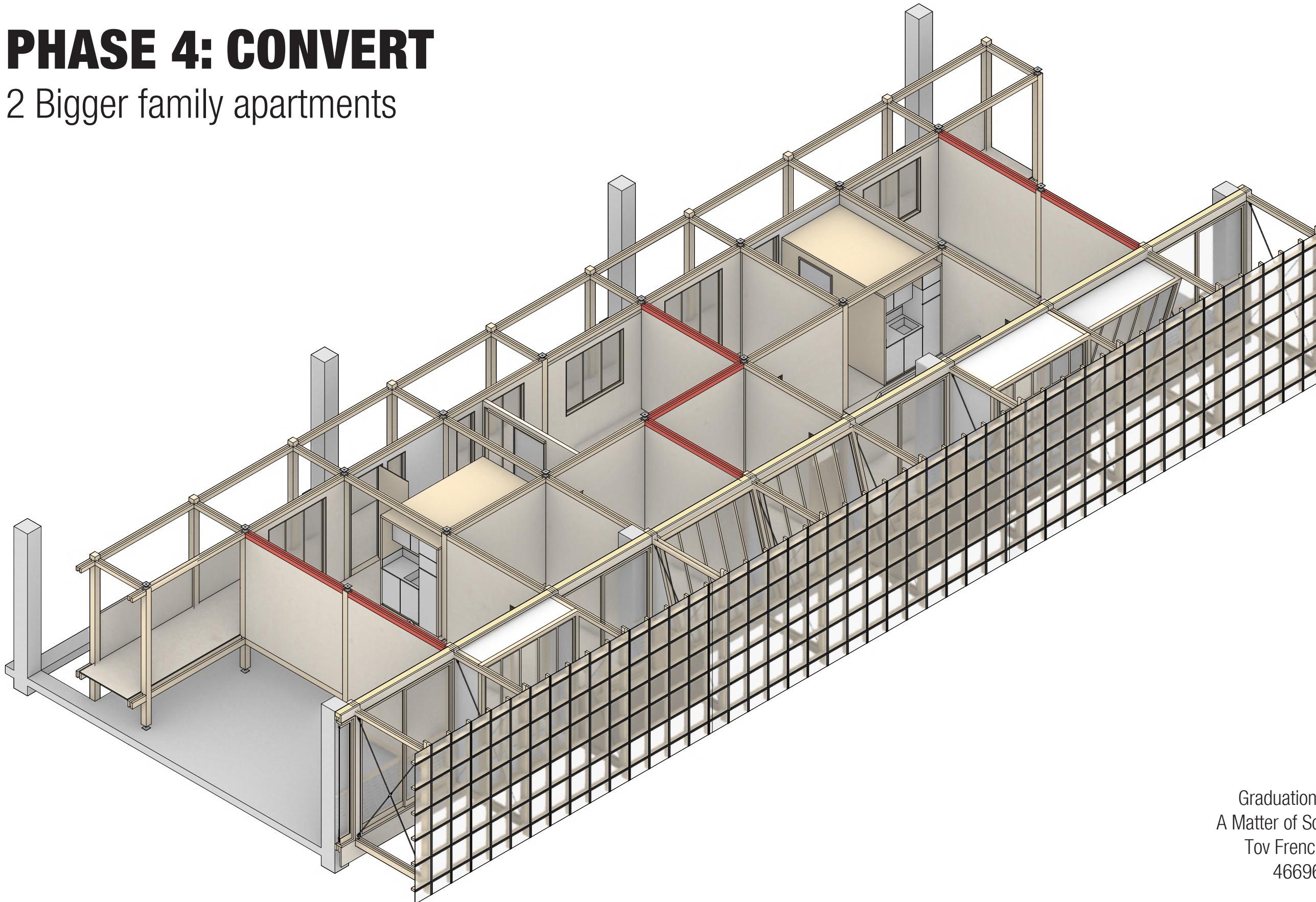
2 Small family apartment



Graduation P5
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PHASE 4: CONVERT

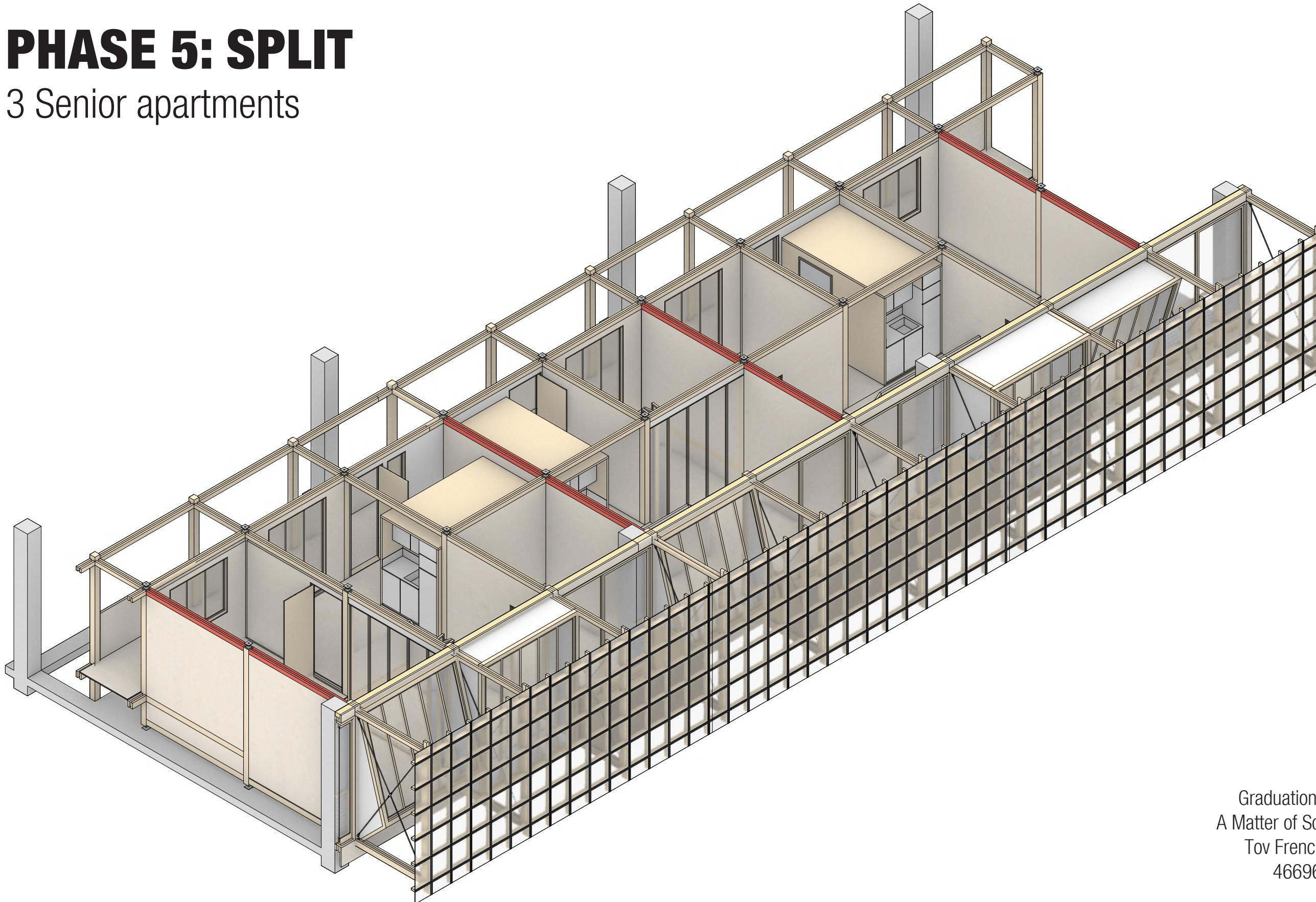
2 Bigger family apartments



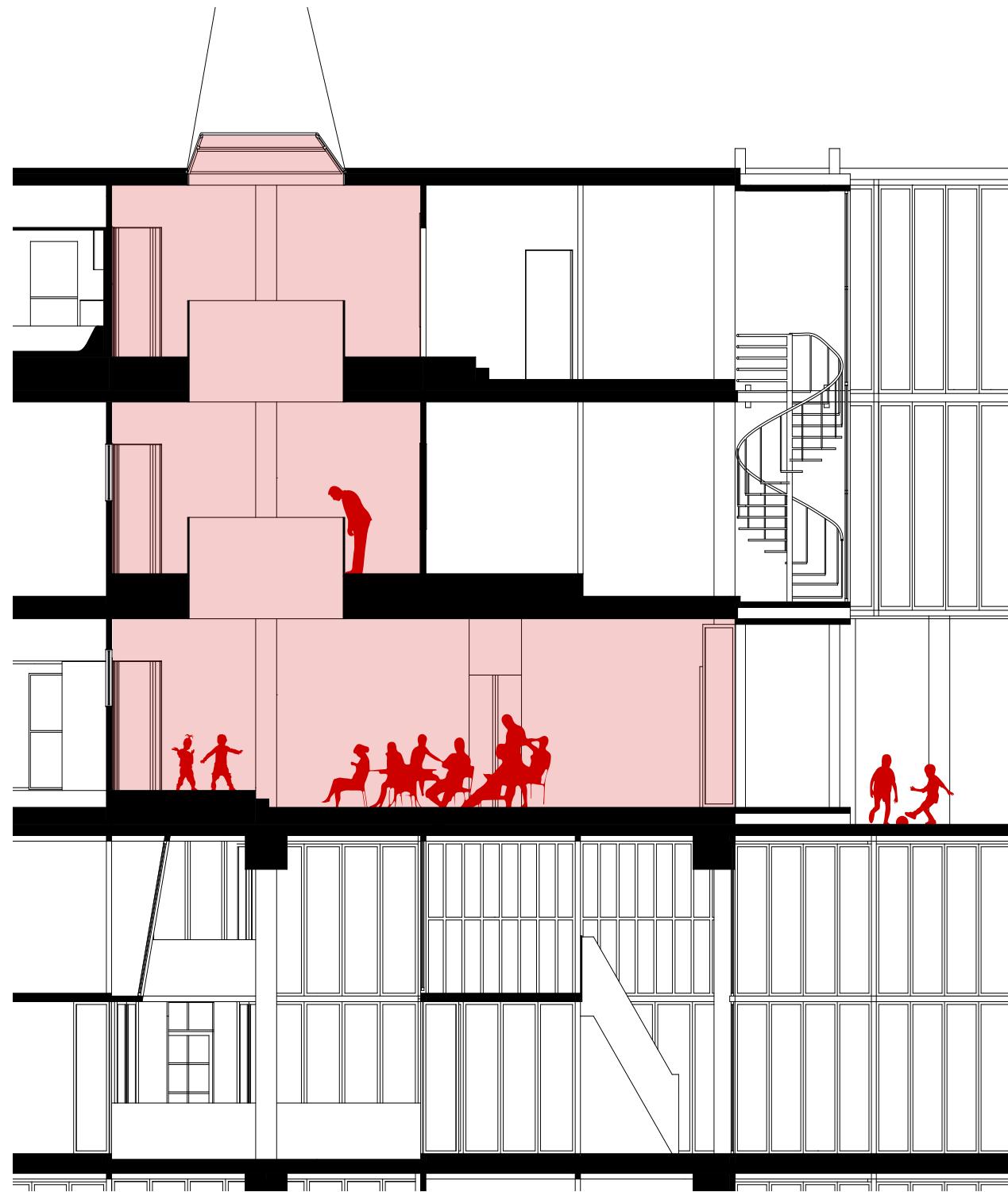
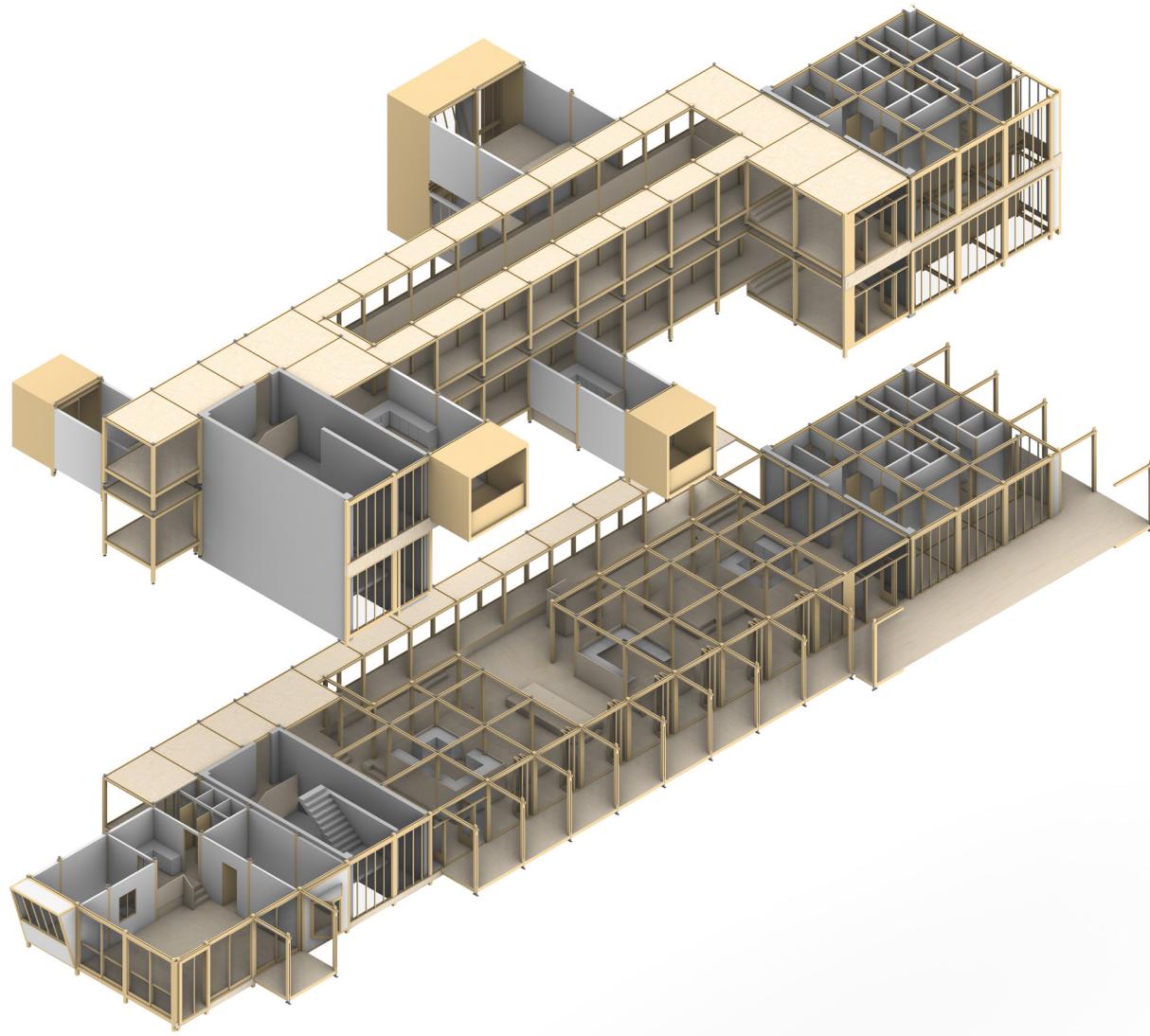
Graduation P5
A Matter of Scale
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PHASE 5: SPLIT

3 Senior apartments



Graduation P5
A Matter of Scale
Tov Frencken
4669622



SHARED FACILITIES AND SPACES

To minimise the size of private apartments, household labour and costs
Building and maintaining a community

Graduation P5
A Matter of Scale
Tov Frencken
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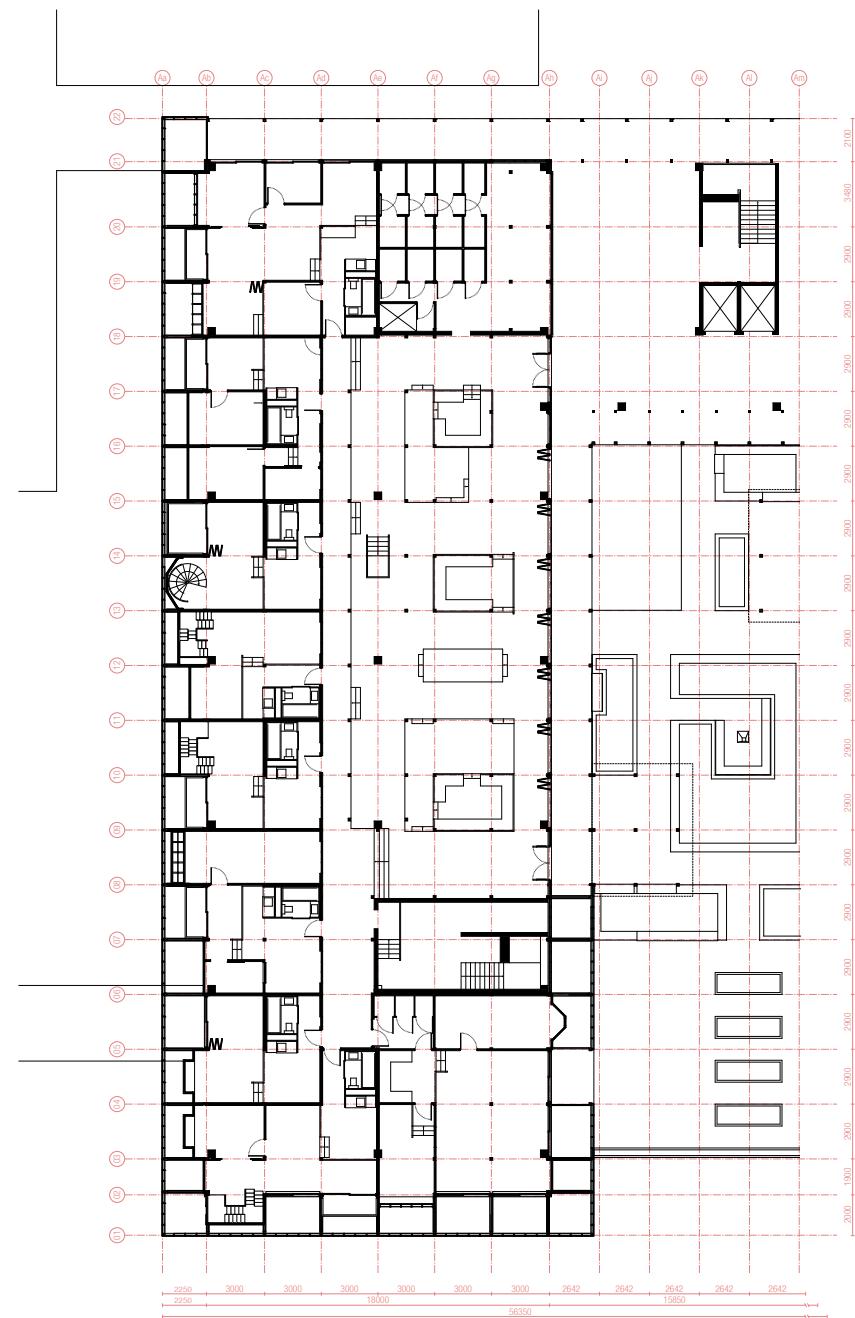


SHARED FACILITIES AND SPACES

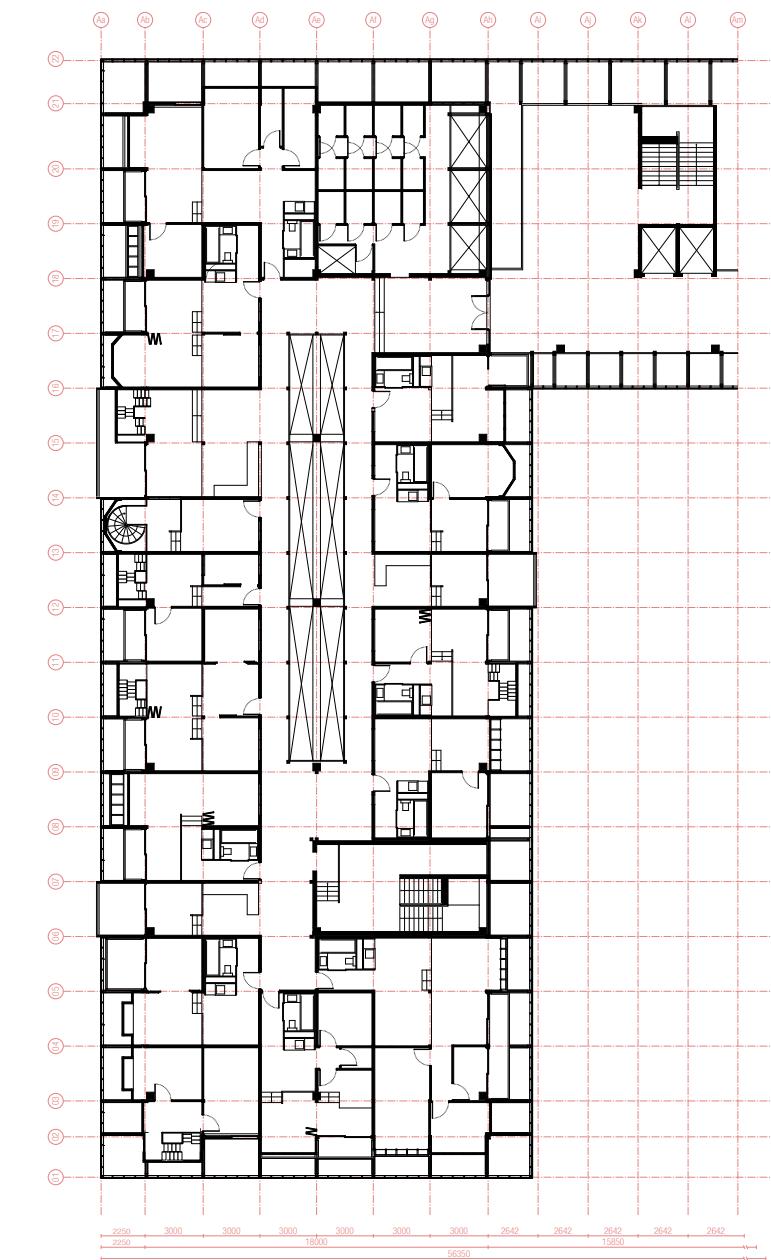
To minimise the size of private apartments, household labour and costs
Building and maintaining a community

Graduation P5
A Matter of Scale
Tov Frencken
4669622

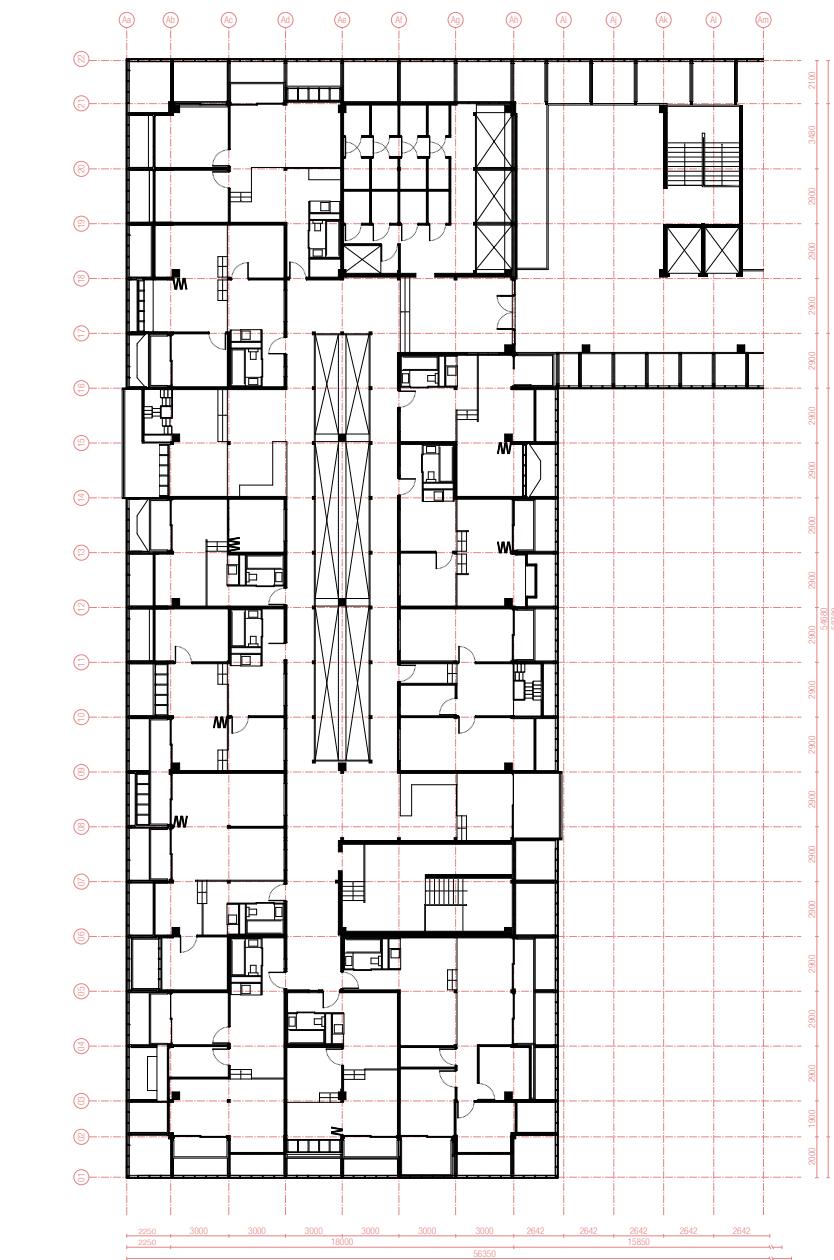
FLOOR 3



FLOOR 4



FLOOR 5



COMMUNAL HOUSING

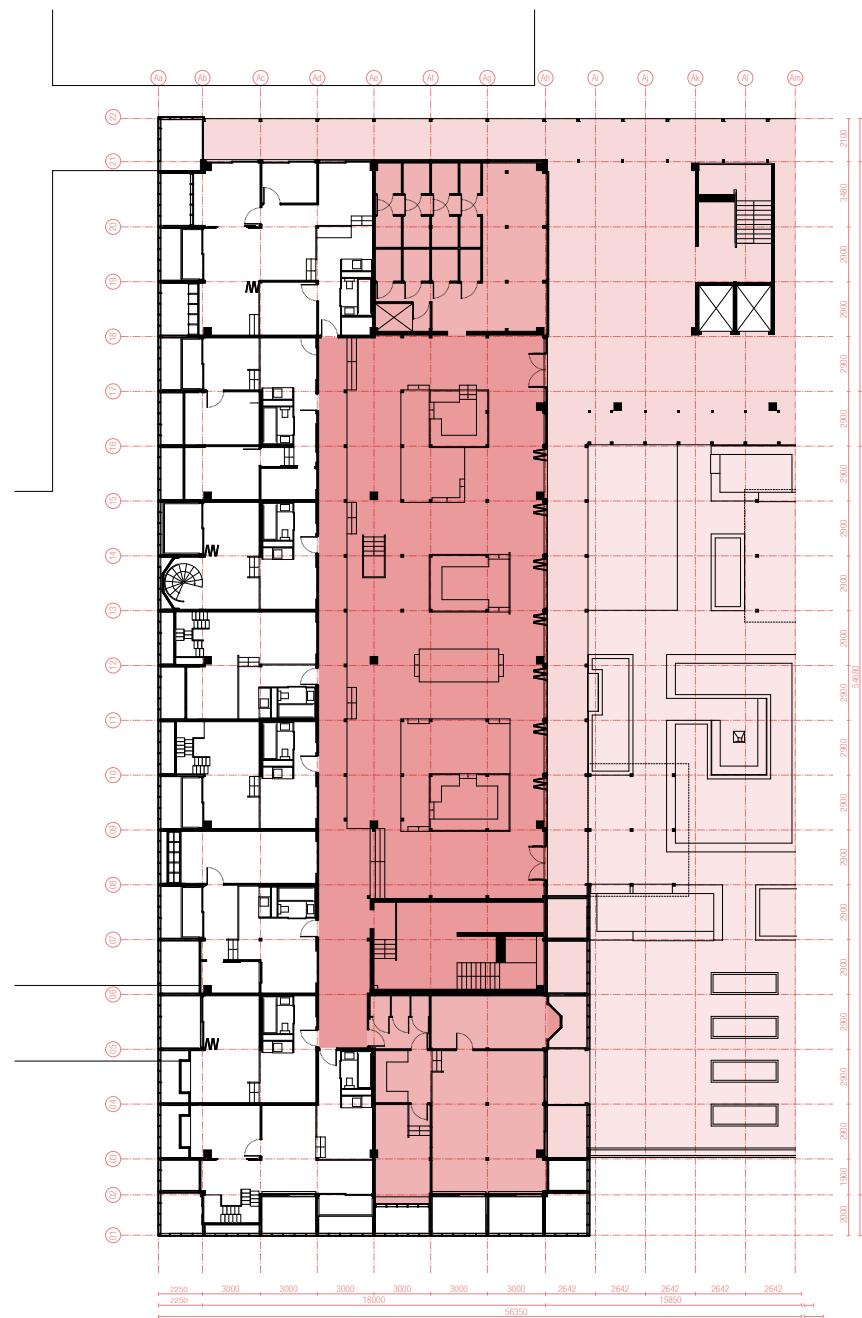
With communal spaces, kindergarten and connection to the communal garden

Communal Housing
Work in Progress

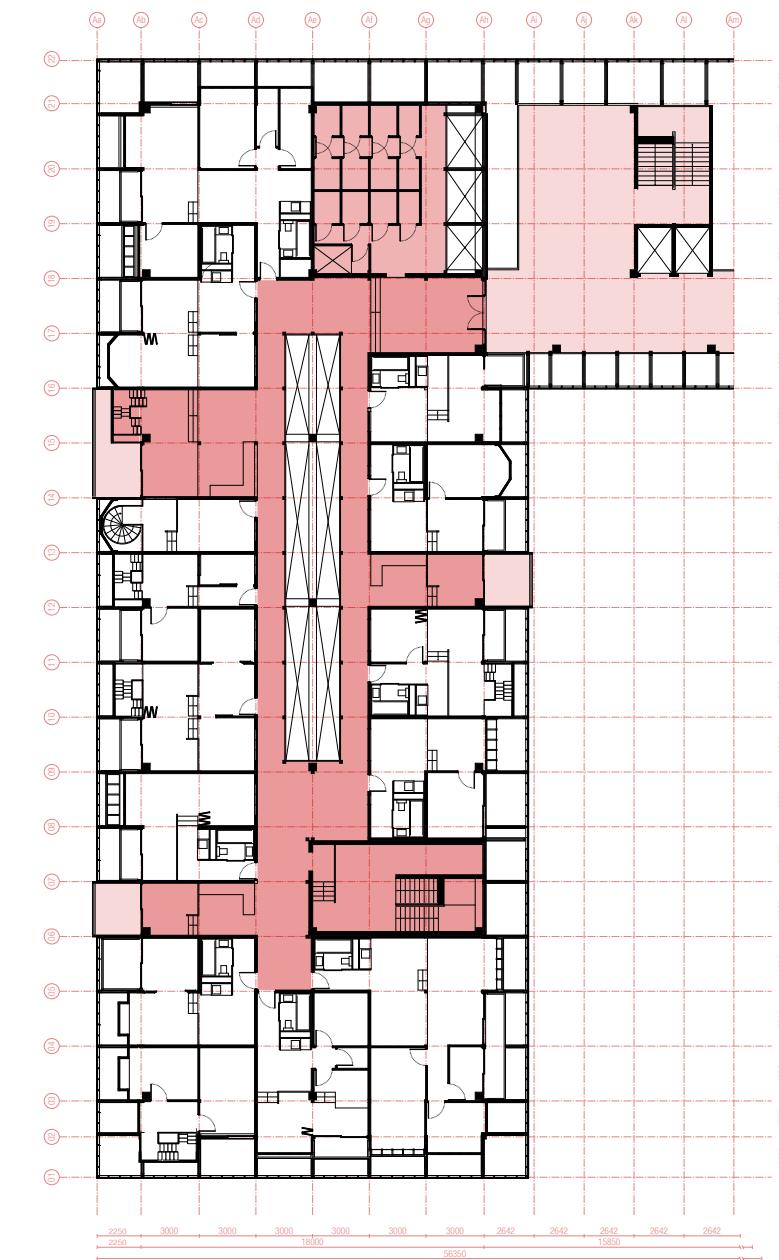
1 : 200

Graduation P5
A Matter of Scale
Tov Frencken
4669622

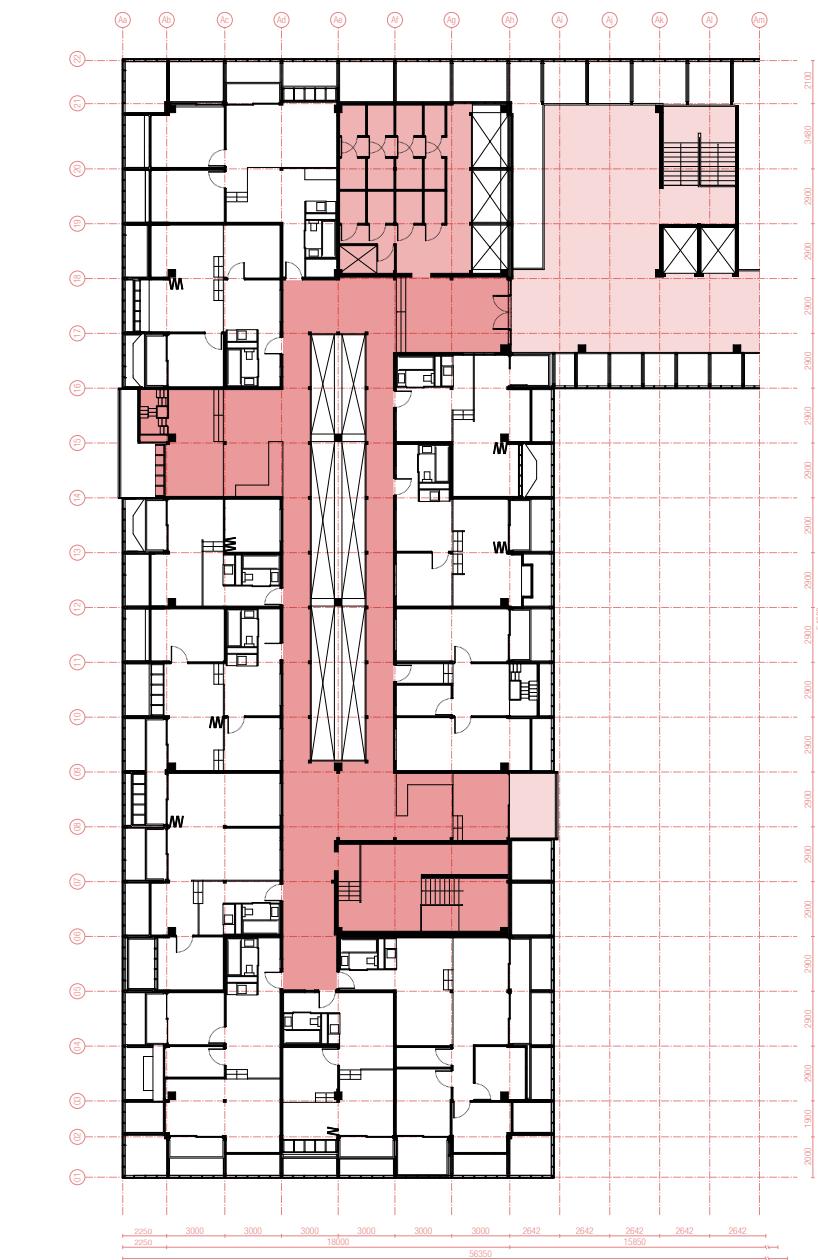
FLOOR 3



FLOOR 4



FLOOR 5



COMMUNAL SPACES

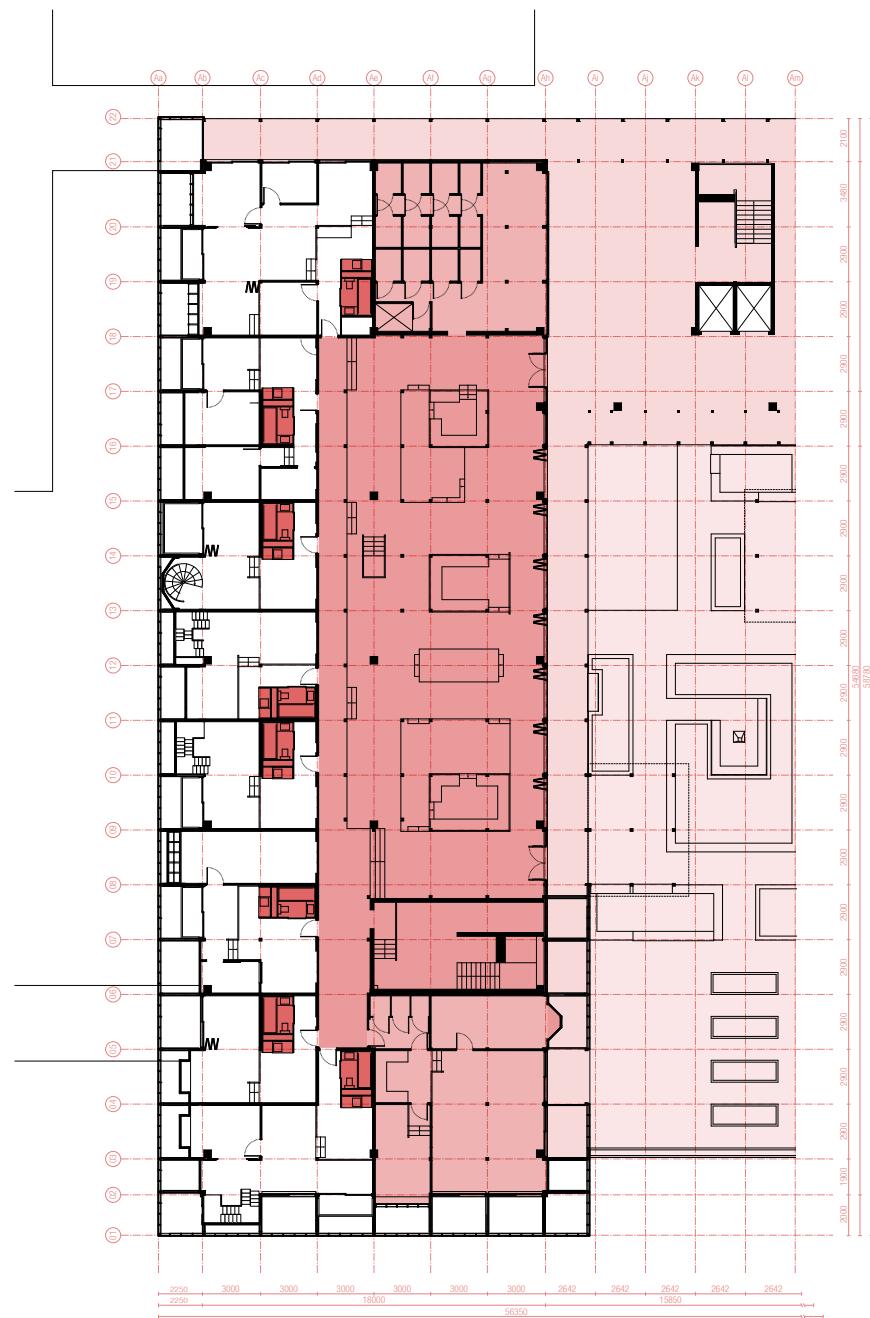
With communal spaces, kindergarten and connection to the communal garden

Communal Housing
Work in Progress

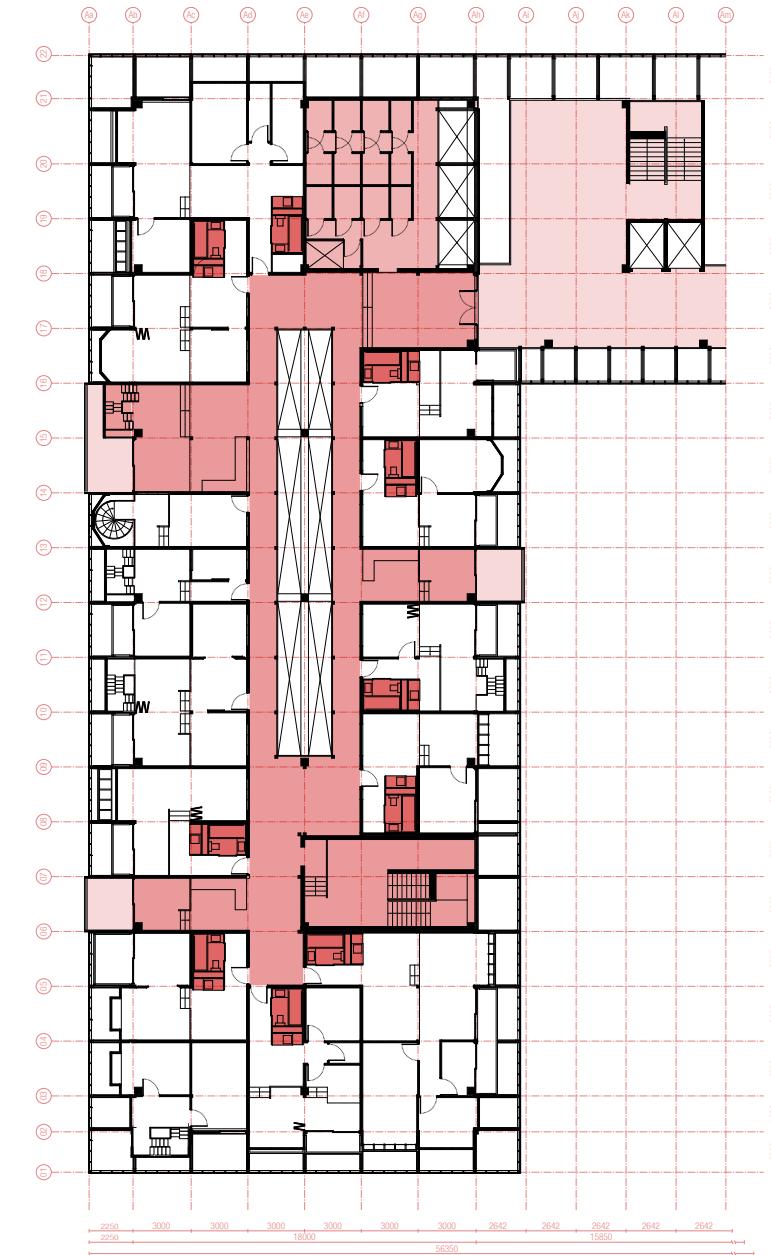
1 : 200

Graduation P5
A Matter of Scale
Tov Frencken
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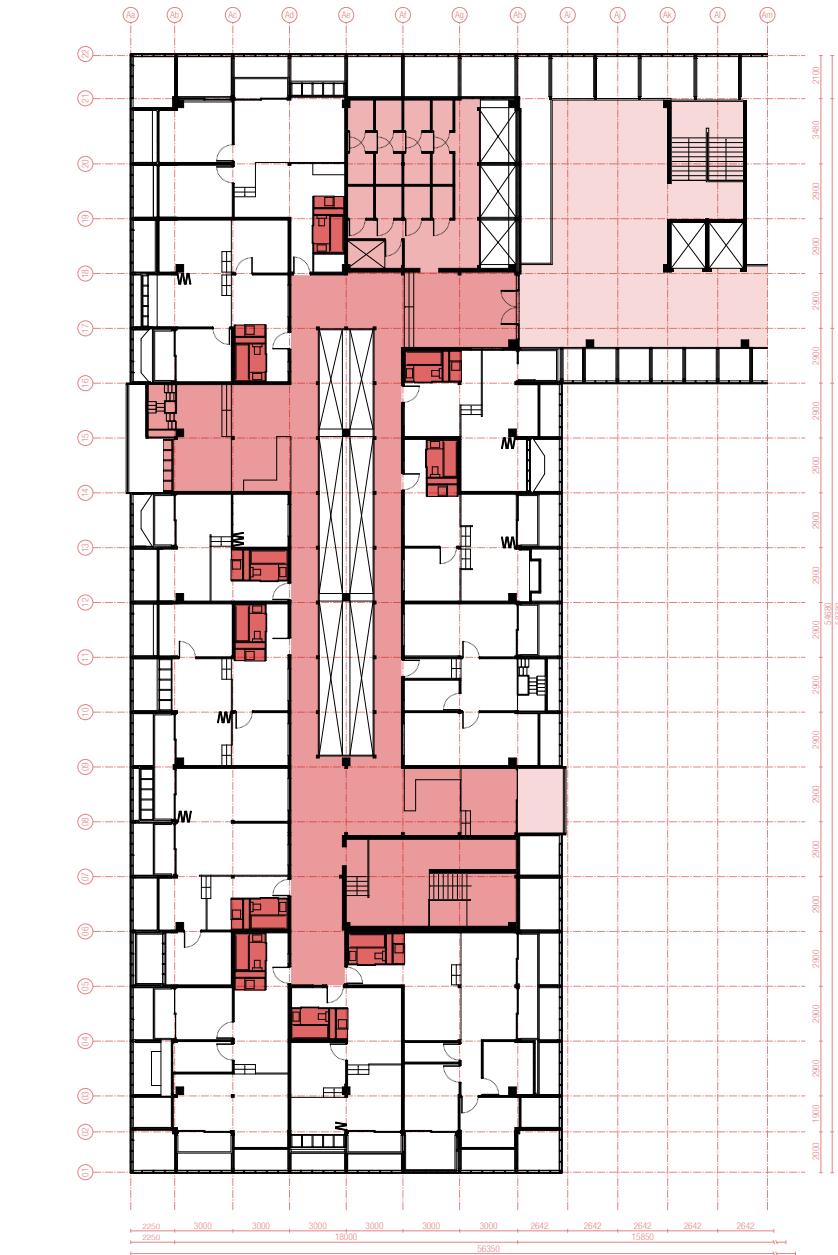
FLOOR 3



FLOOR 4



FLOOR 5



UTILITY BLOCKS AROUND INTERIOR STREET

To enable the private household

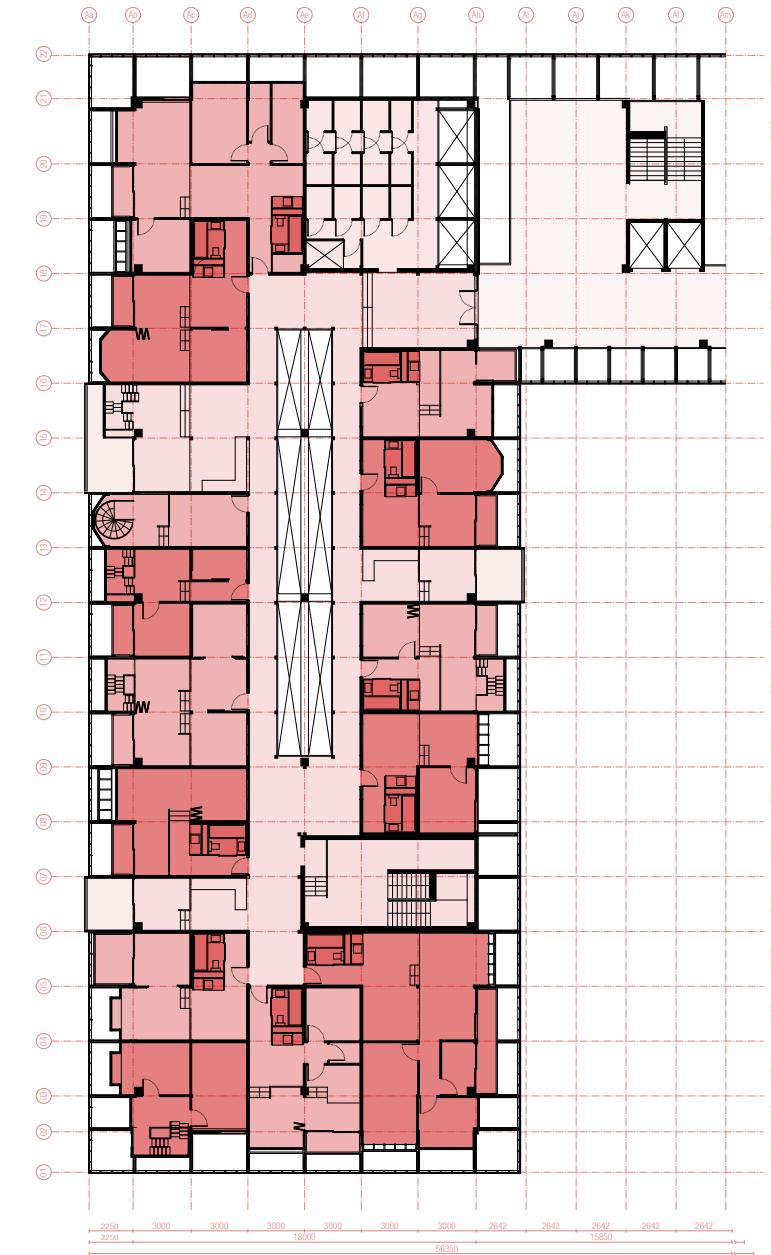
Communal Housing 
Work in Progress  1 : 200

Graduation P5
A Matter of Scale
Tov Frencken
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FLOOR 3



FLOOR 4



FLOOR 5



RANGE OF DIFFERENT-SIZED APARTMENTS

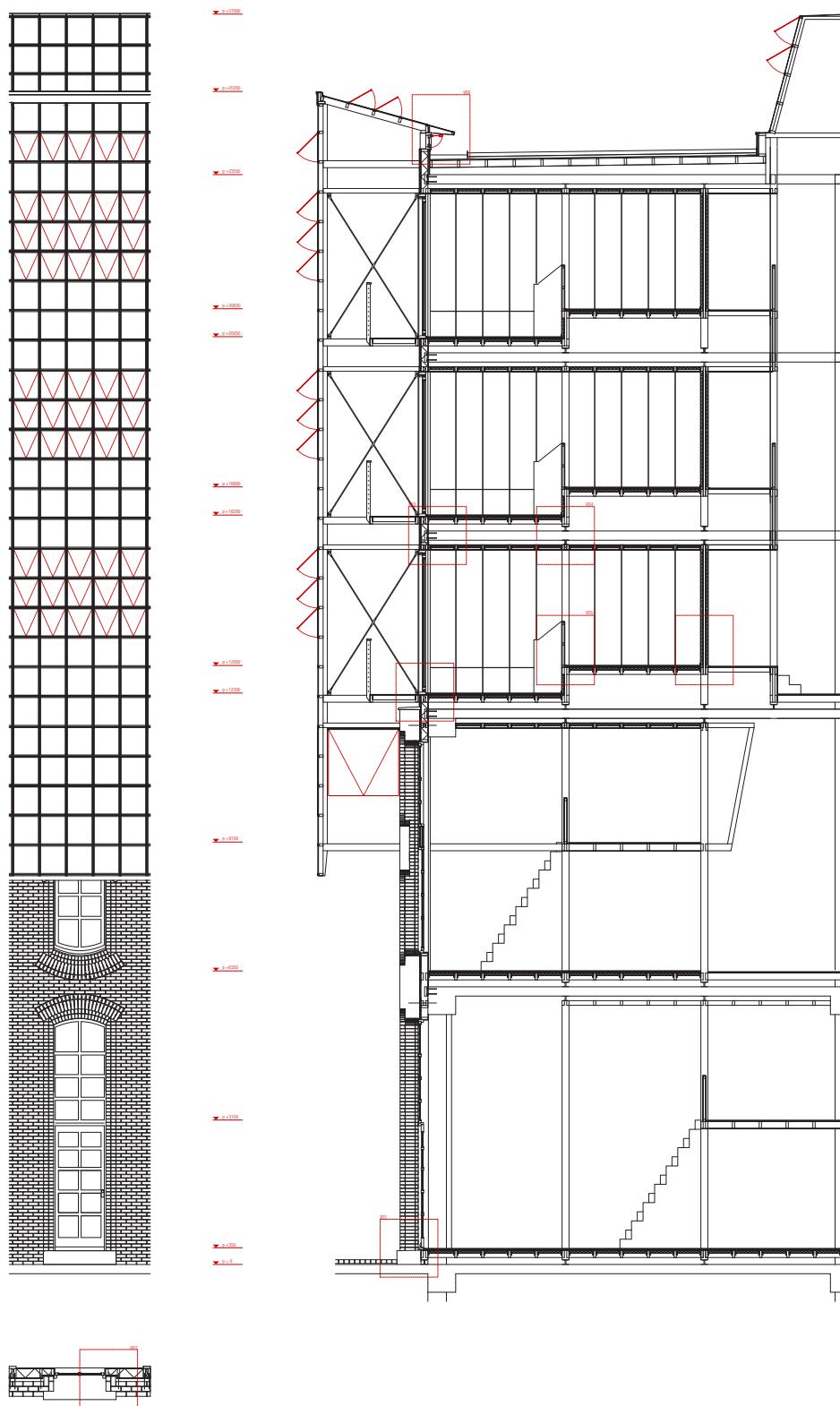
Housing up to 75 people in total within this wing

Communal Housing 
Work in Progress  1 : 200

Graduation P5
A Matter of Scale
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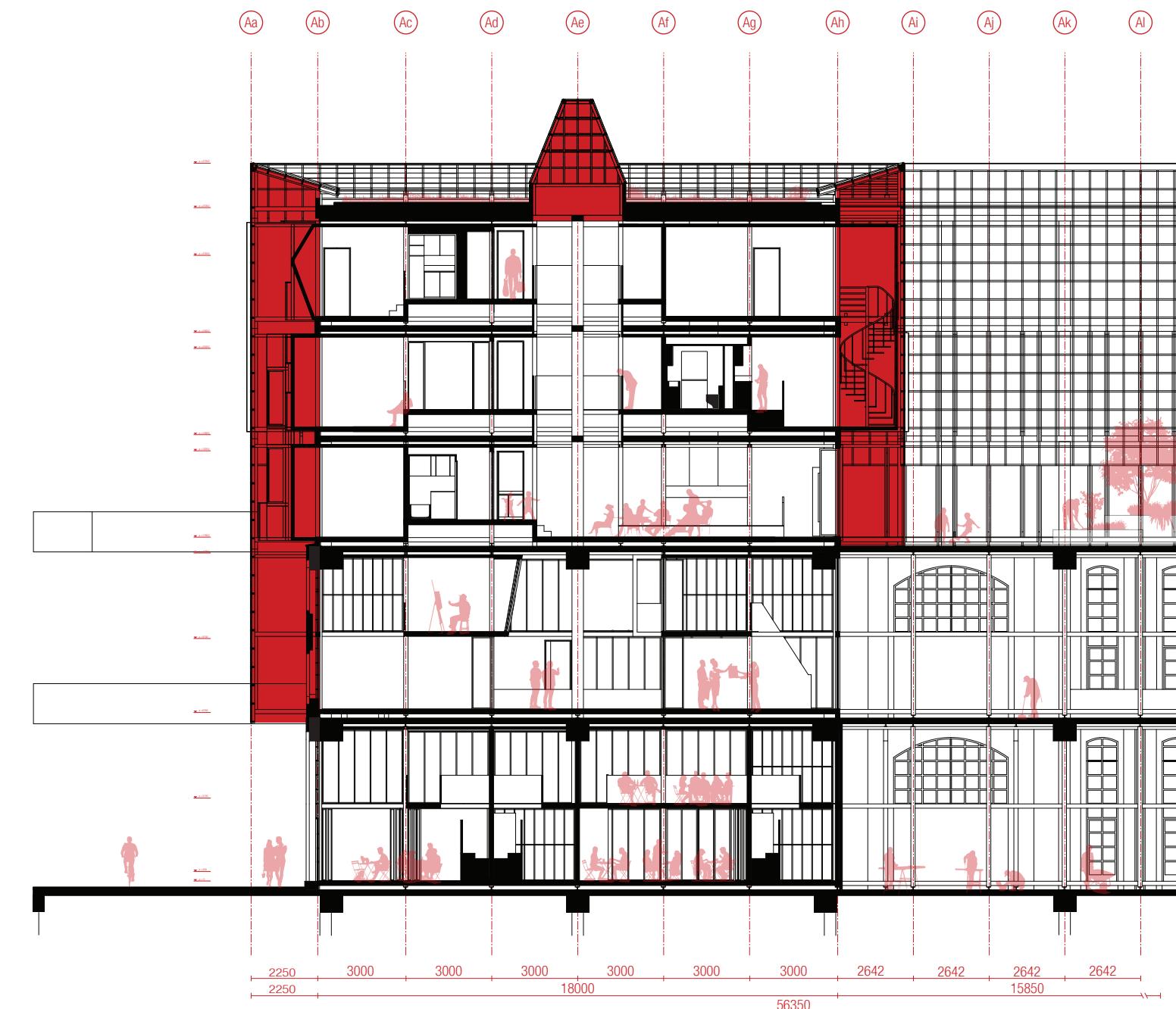
PROJECTION FACADE DESIGN

Graduation P5
A Matter of Scale
Tov Frencken
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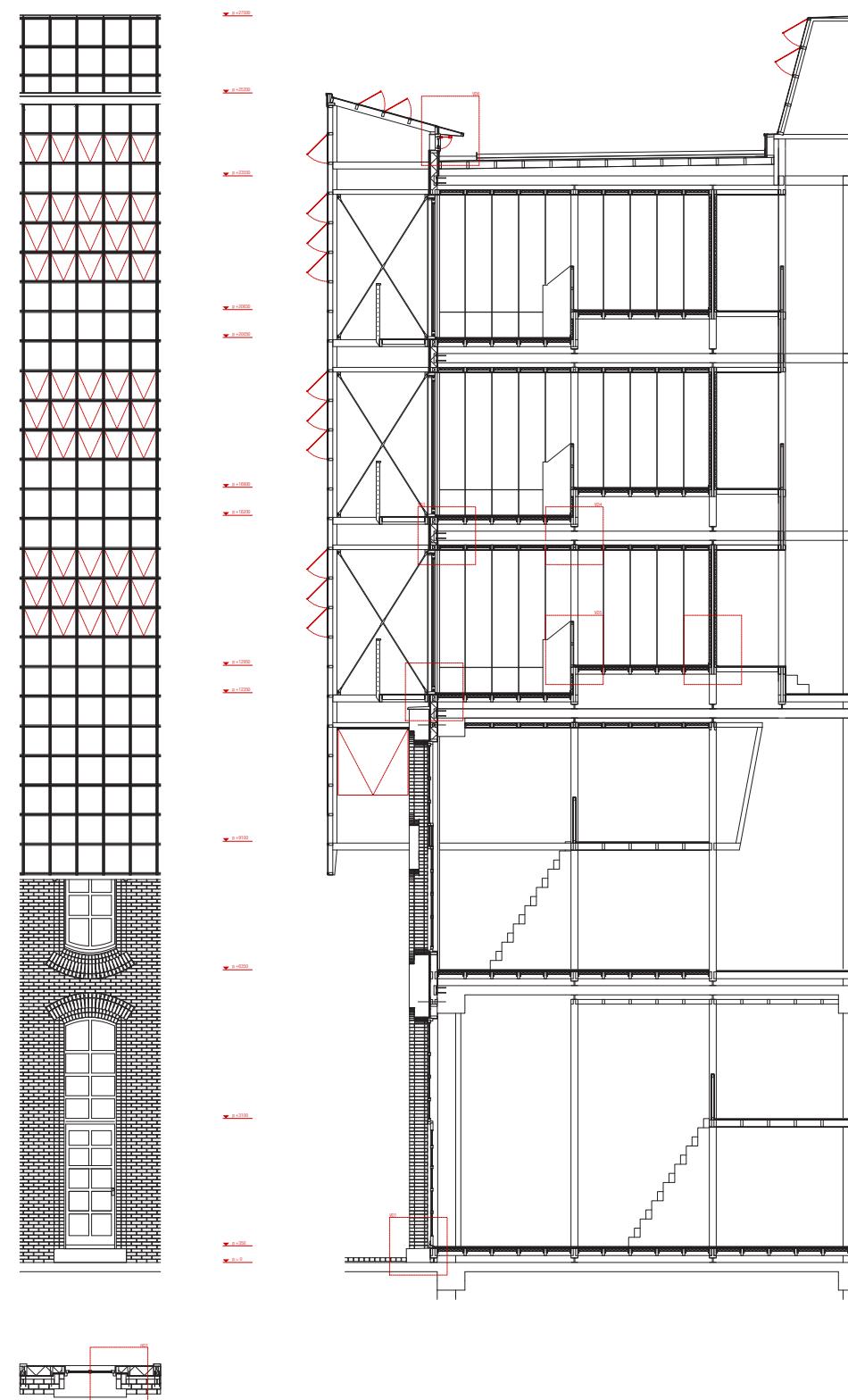


SECOND SKIN AND SOLAR CHIMNEY

Openable at the top for ventilation in summer and providing a thermal buffer in winter

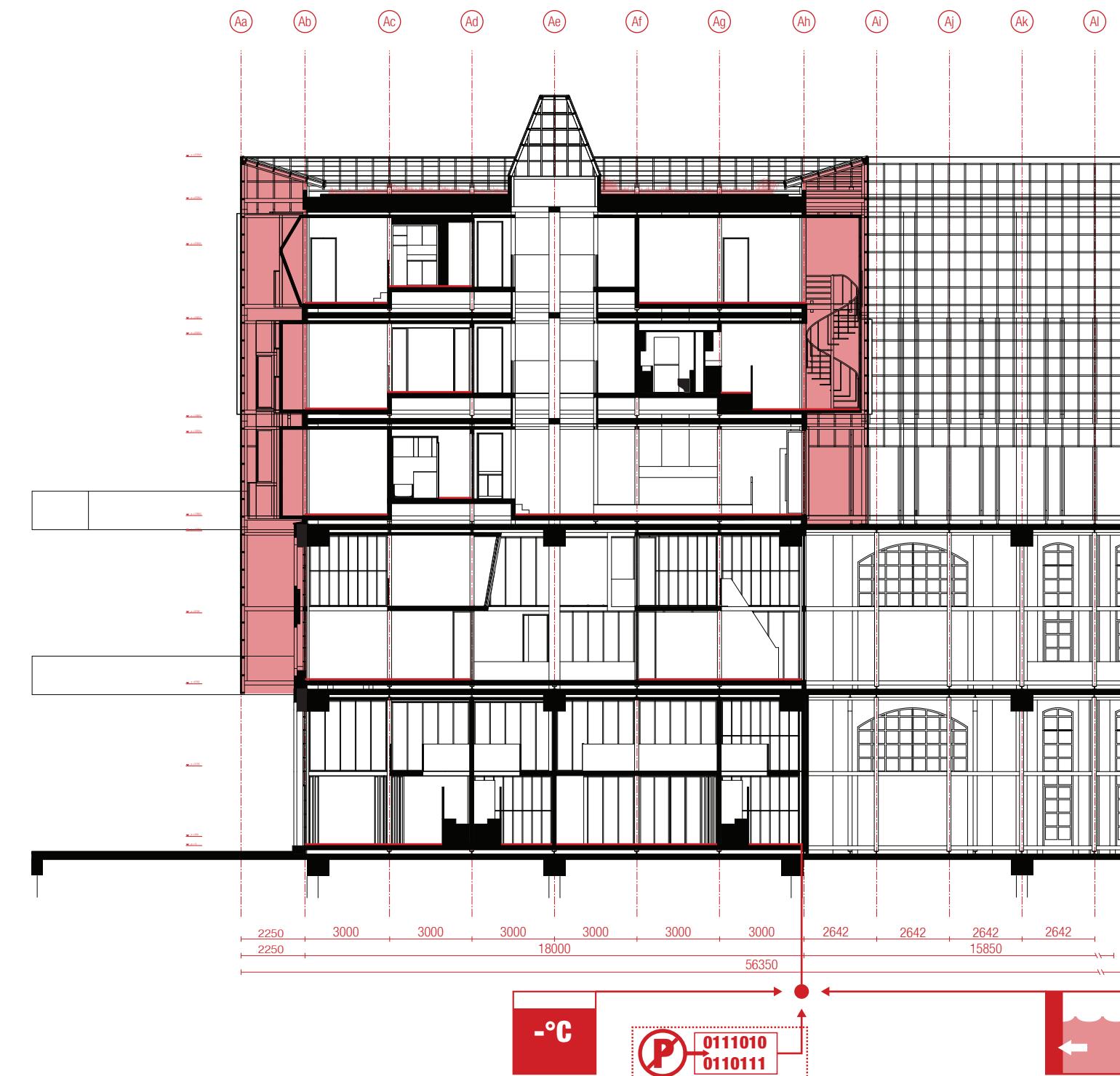


Graduation P5
A Matter of Scale
Tov Frencken
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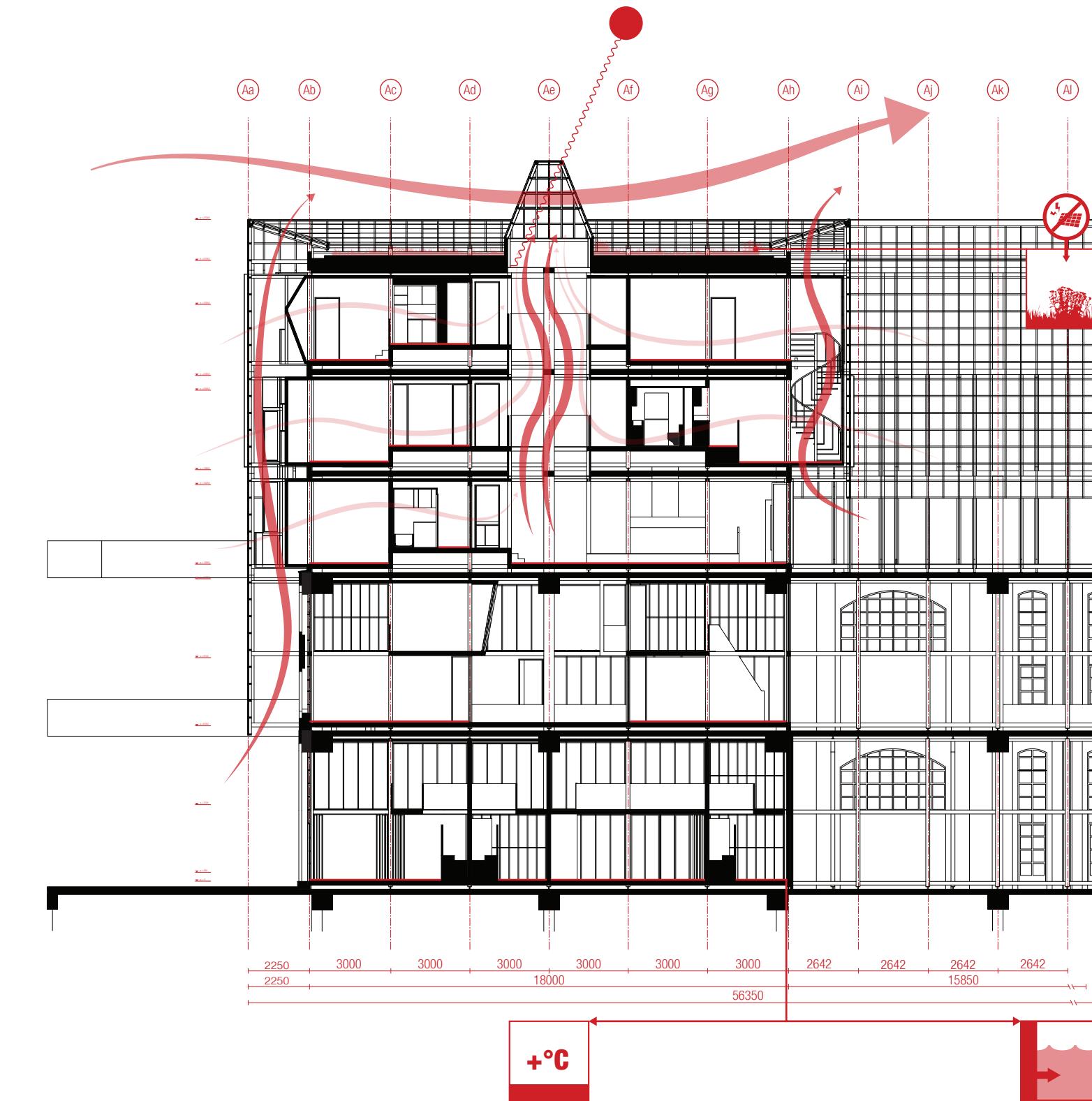
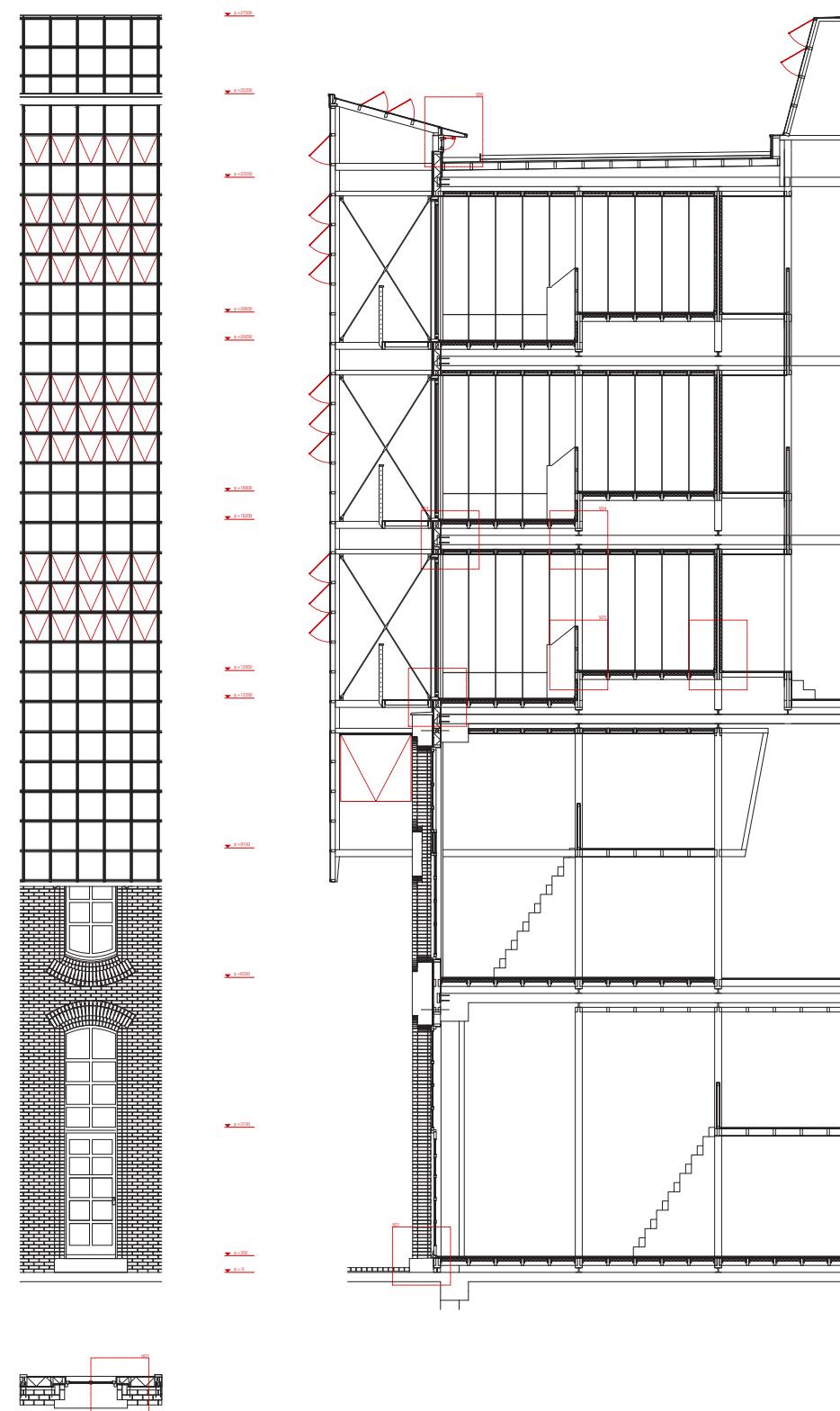


SECOND SKIN AND SOLAR CHIMNEY

Winter situation: Maintaining a comfortable climate through a thermal buffer and drawing heat from the underground storage sea water through a heat exchanger in the retaining wall and good insulation. Supporting mechanic ventilation at int. street



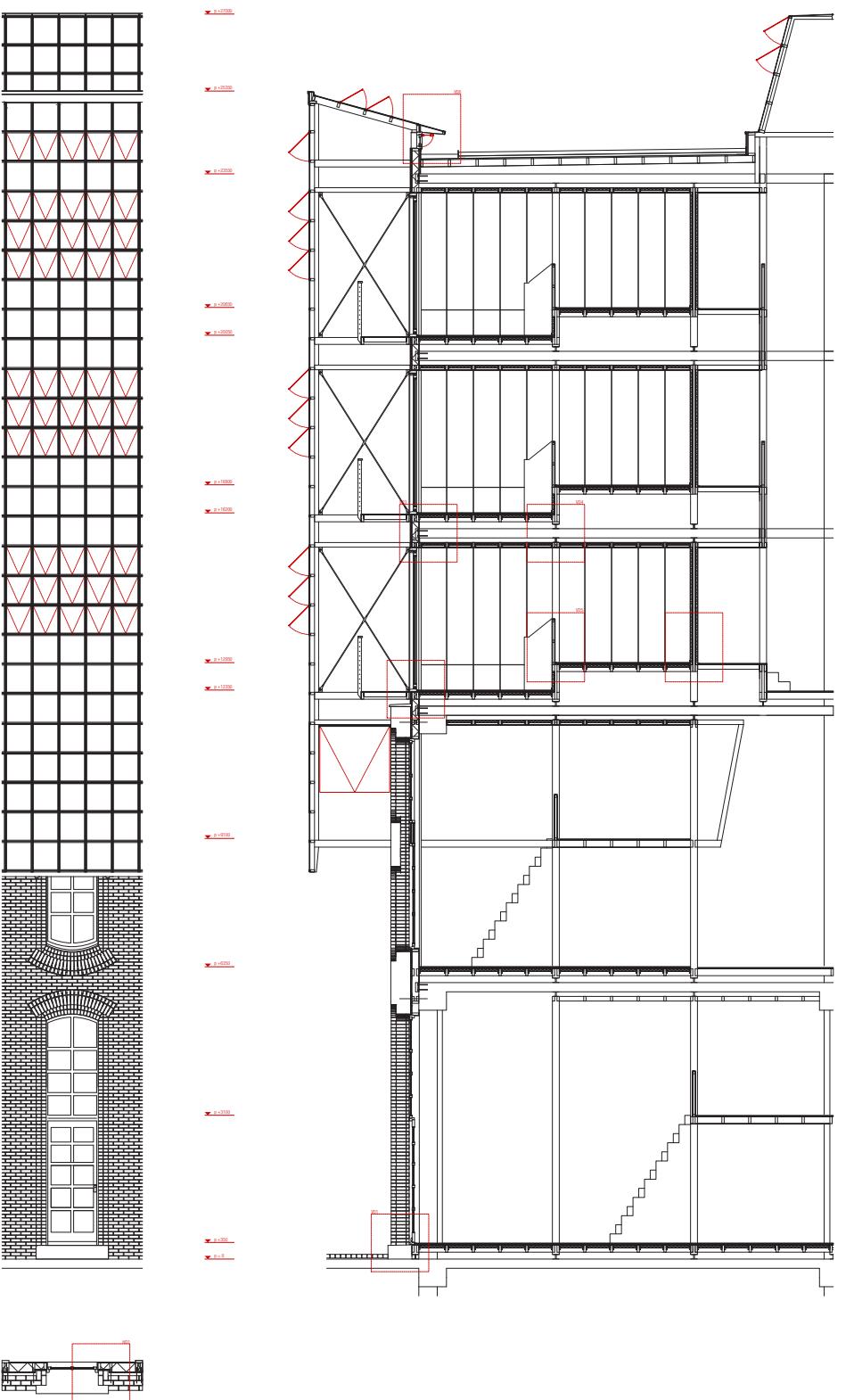
Graduation P5
A Matter of Scale
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SECOND SKIN AND SOLAR CHIMNEY

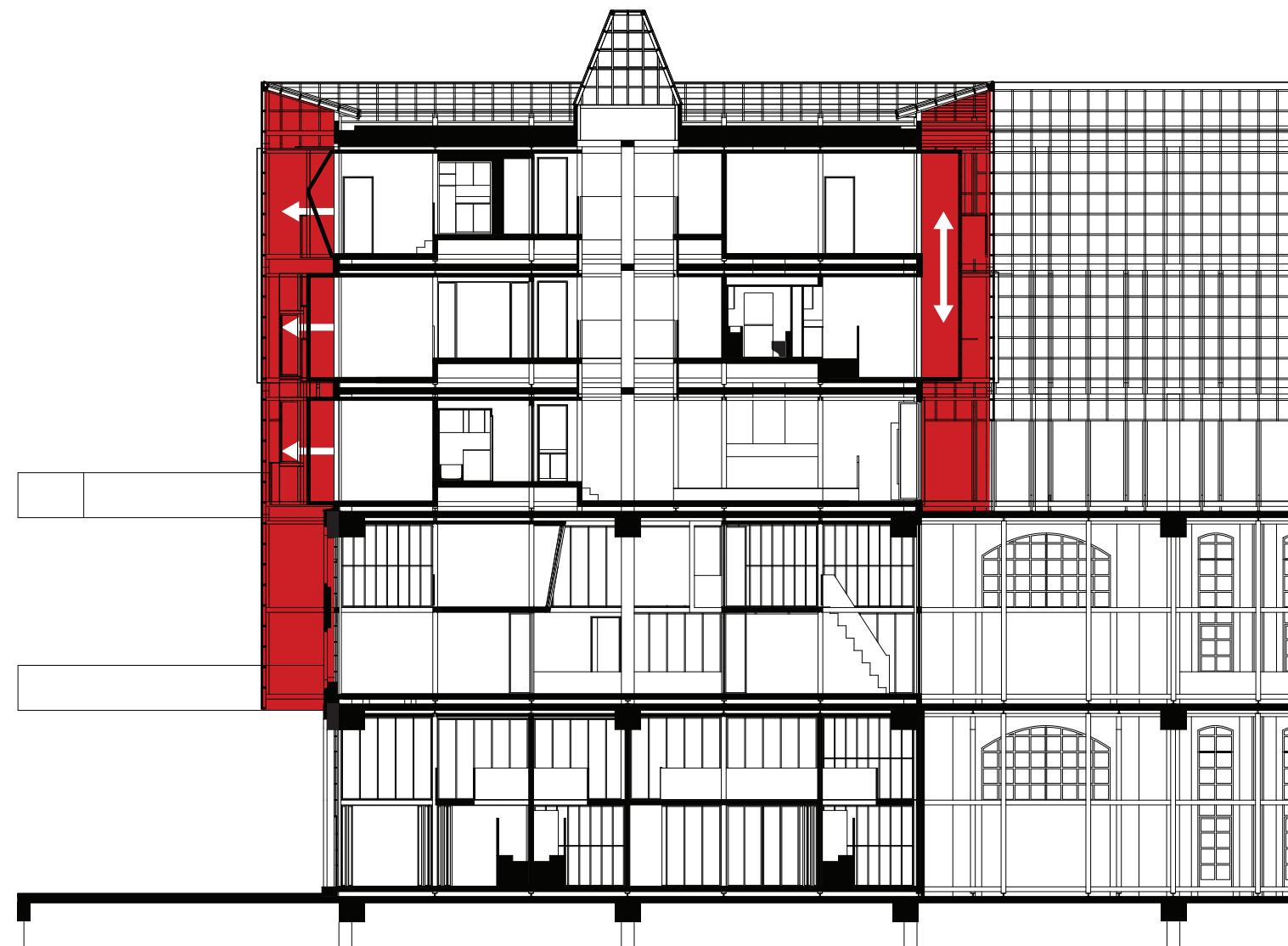
Summer situation: Cooling down by cross ventilation and solar chimney, thermal buffer and storing heat in underground thermal energy storage or heat exchanger in the retaining wall at the waterside

Graduation P5
A Matter of Scale
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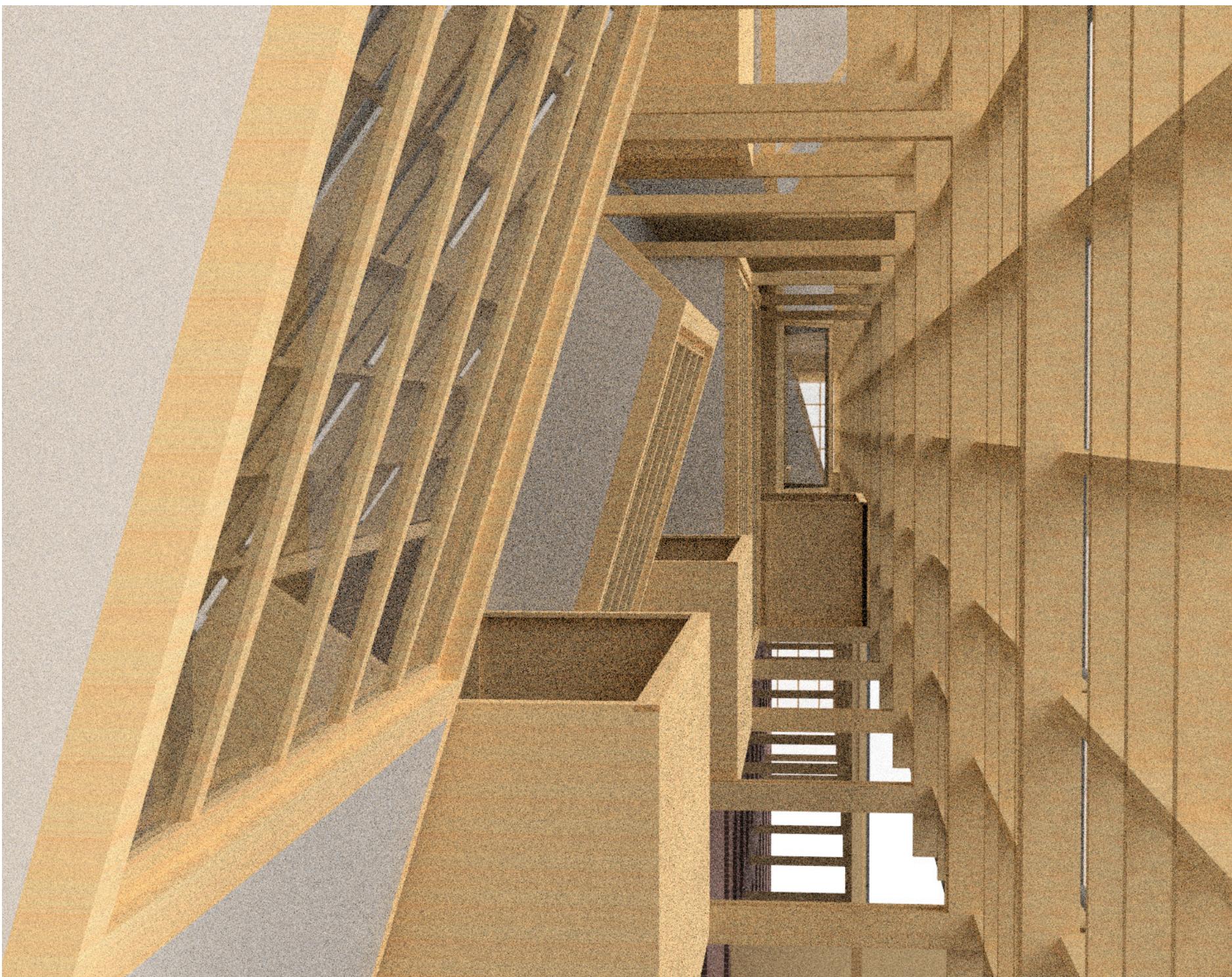


SECOND SKIN

Allowing for extensions and vertical connection

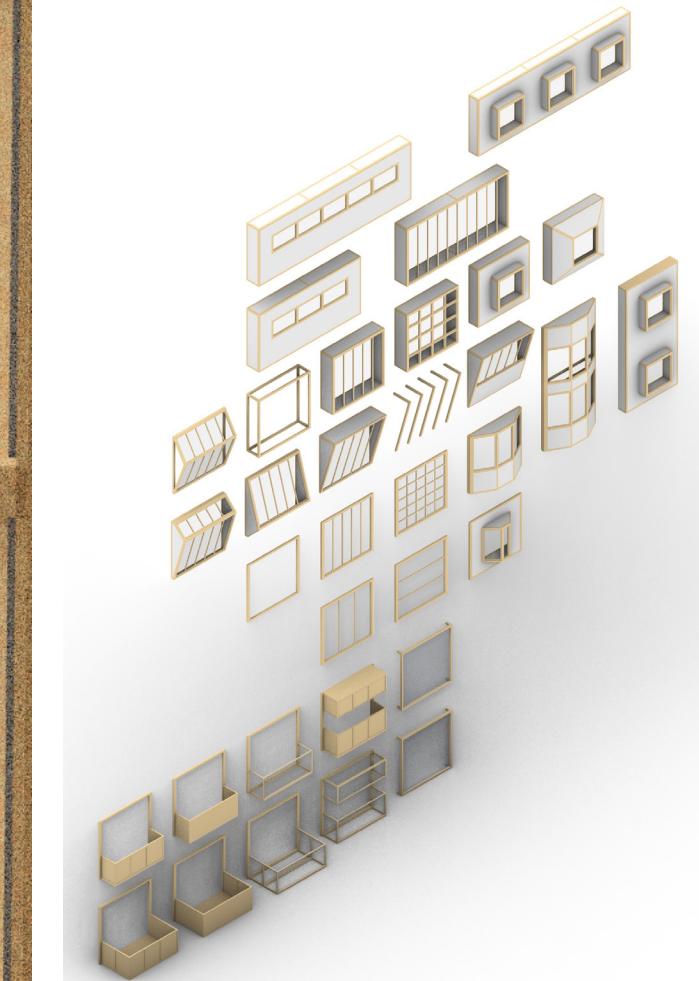


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INTERIOR EXTENSION OR BALCONIES

Protected from the outside rain and wind by the second skin



Graduation P5
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Tov Frencken
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PERSONAL EXPRESSION INTERIOR FACADE

Thermal line and personal expression can happen behind the second skin

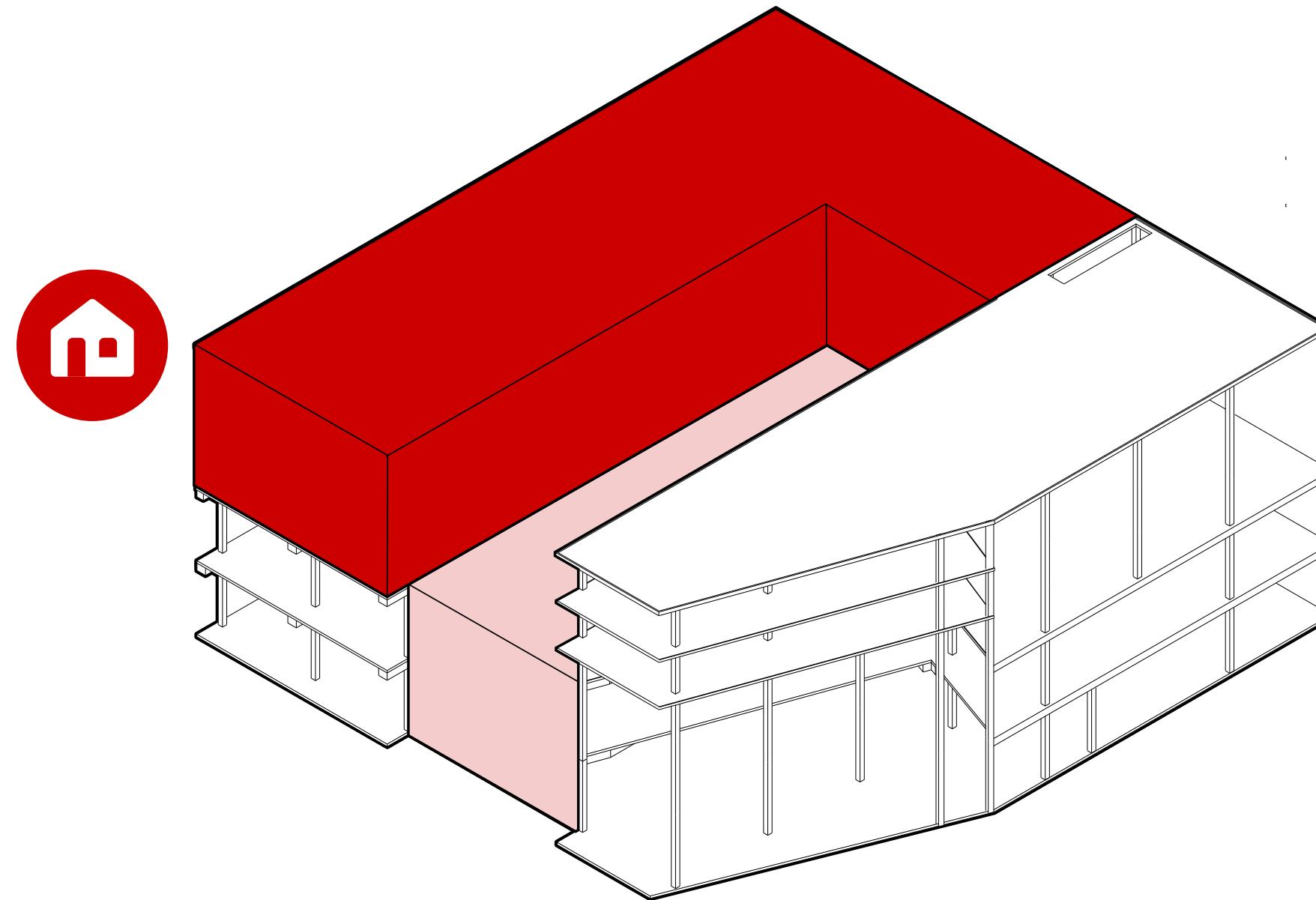
Graduation P5
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Tov Frencken
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MAINTAINING CONSISTENT APPEARANCE TO STREET

In the glass facade

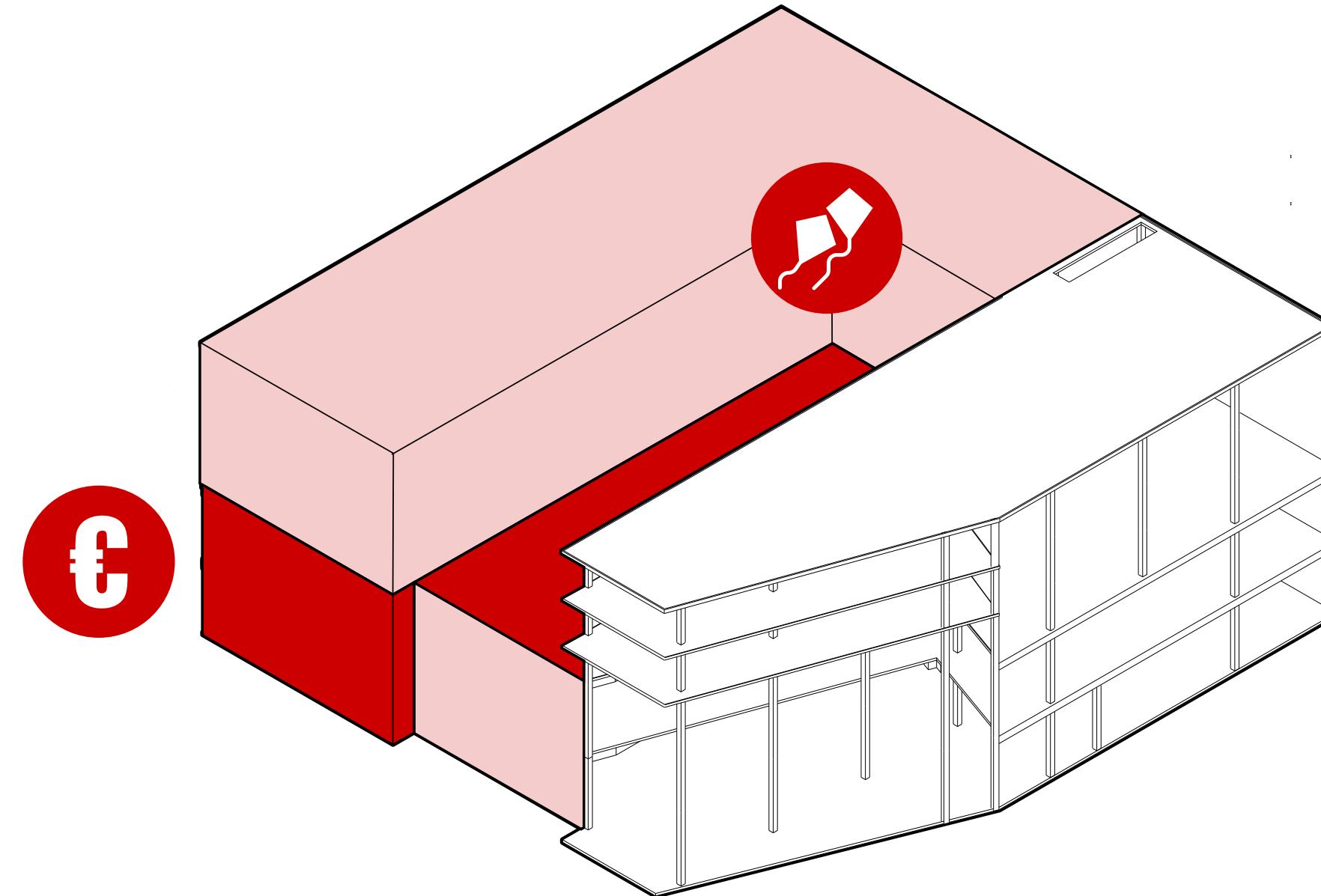
Graduation P5
A Matter of Scale
Tov Frencken
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ECONOMIC PLINTH

Establish further economic productivity after finishing the first communal housing wing

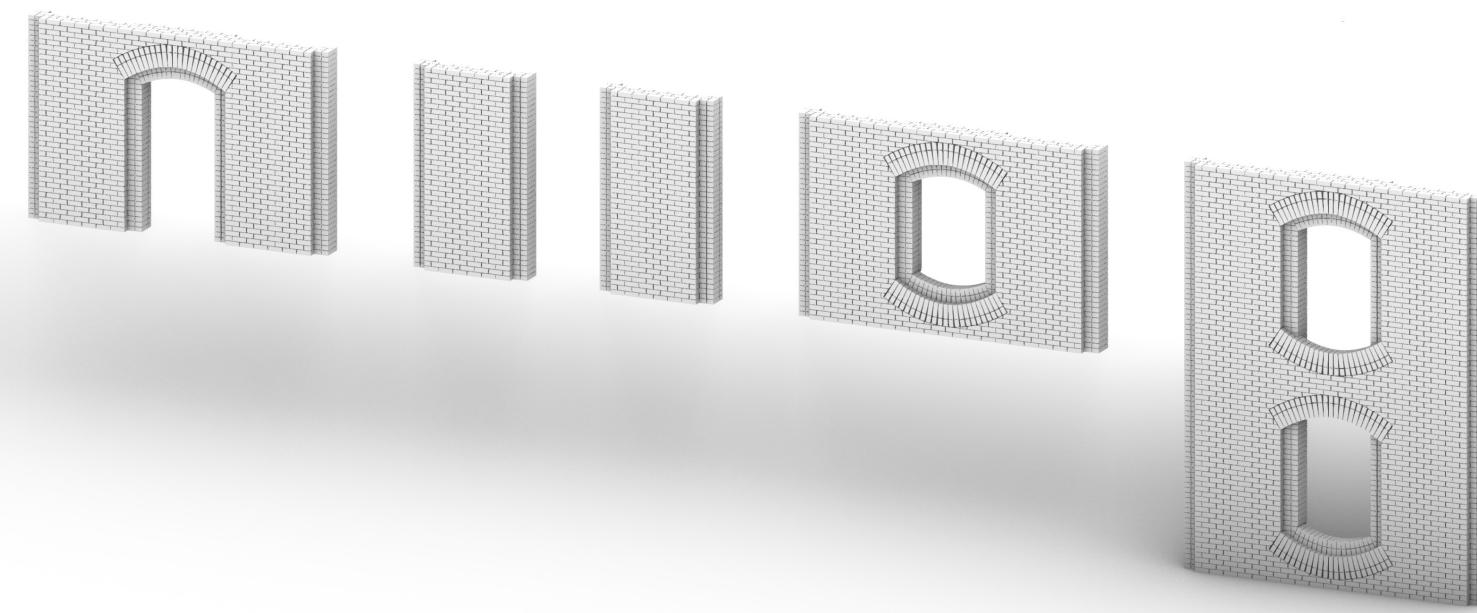
Graduation P5
A Matter of Scale
Tov Frencken
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ECONOMIC PLINTH

Establish further economic productivity after finishing the first communal housing wing

Graduation P5
A Matter of Scale
Tov Frencken
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BRICK FACADE MODULE

For a more permanent appearance of the plinth while allowing for flexible infill and different rhythm in facade following its more permanent function

Graduation P5
A Matter of Scale
Tov Frencken
4669622

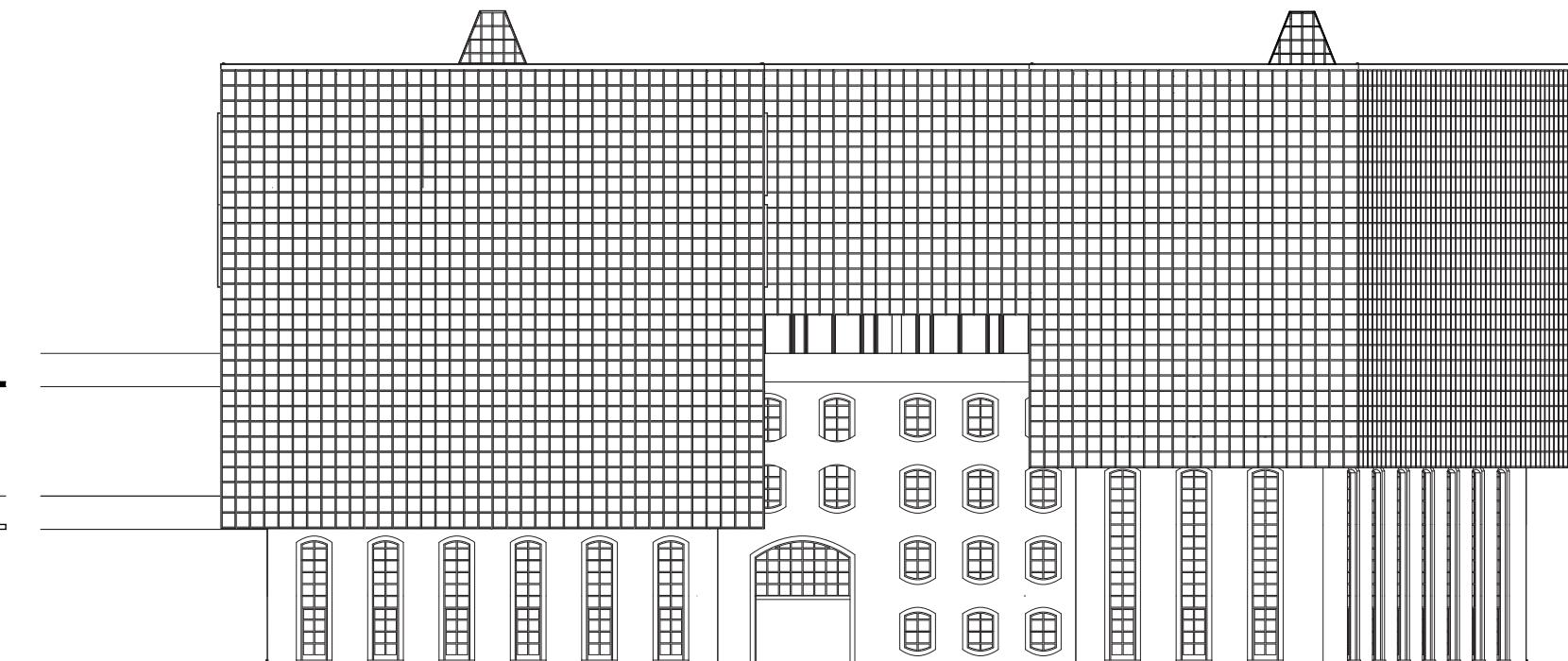
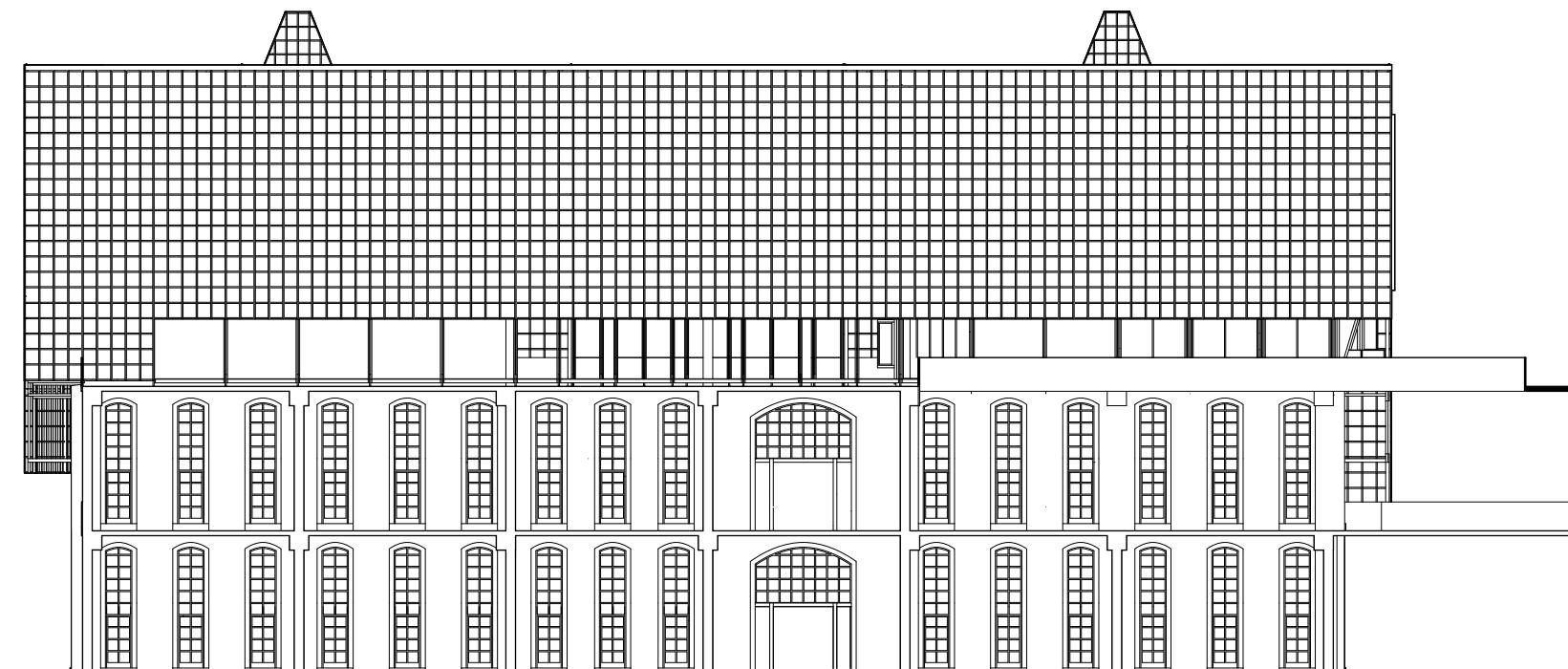


IN LINE WITH CONTEXT TALLINN

Topping up former industrial complexes

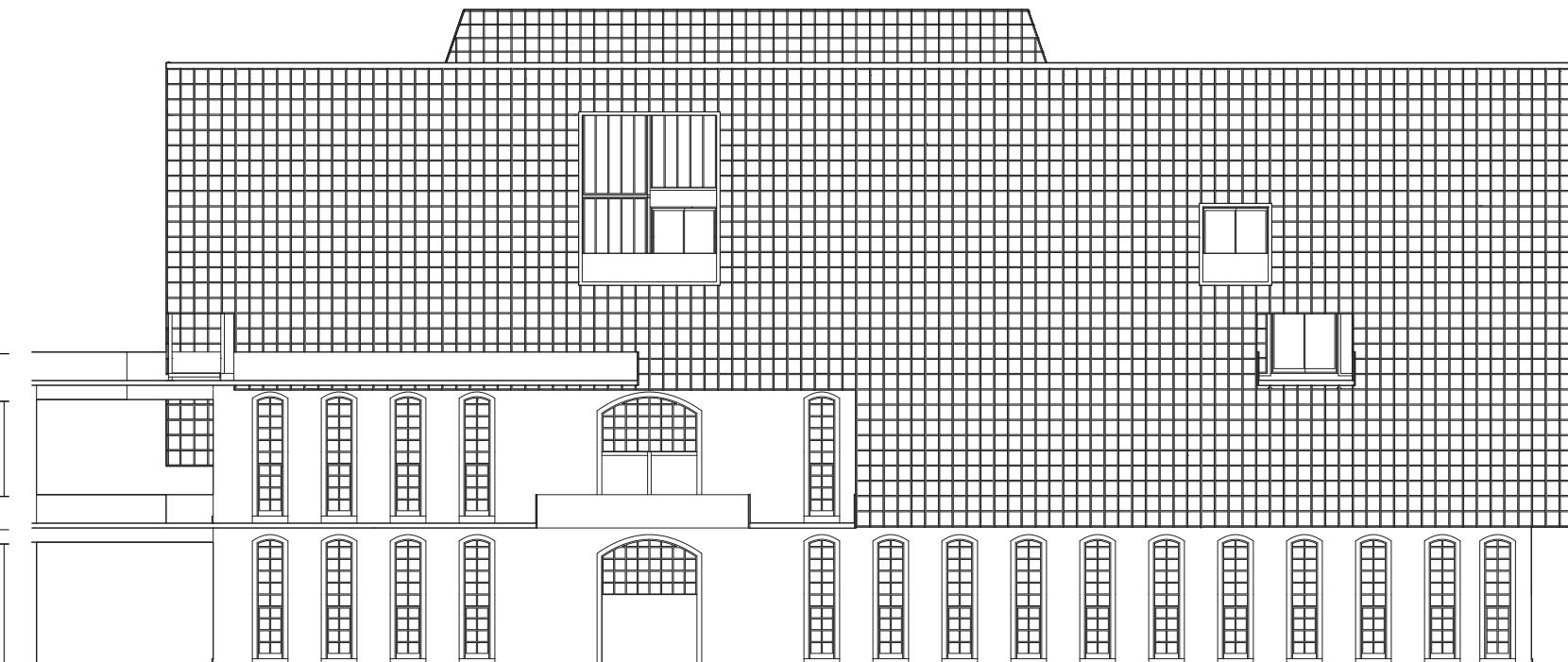
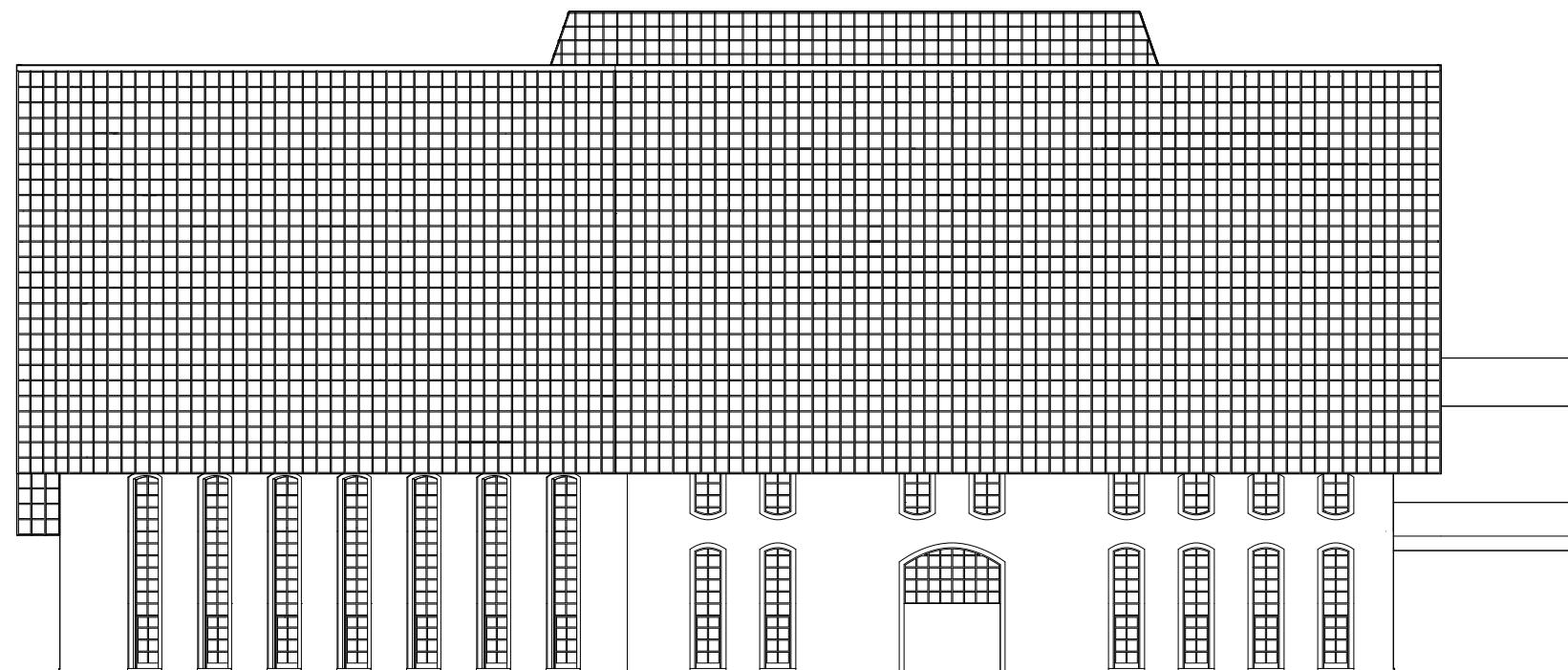


Graduation P5
A Matter of Scale
Tov Frencken
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Elevation
Work in Progress **E 1 : 200**

Elevation
Work in Progress **W 1 : 200**



Elevation
Work in Progress **S 1 : 200**

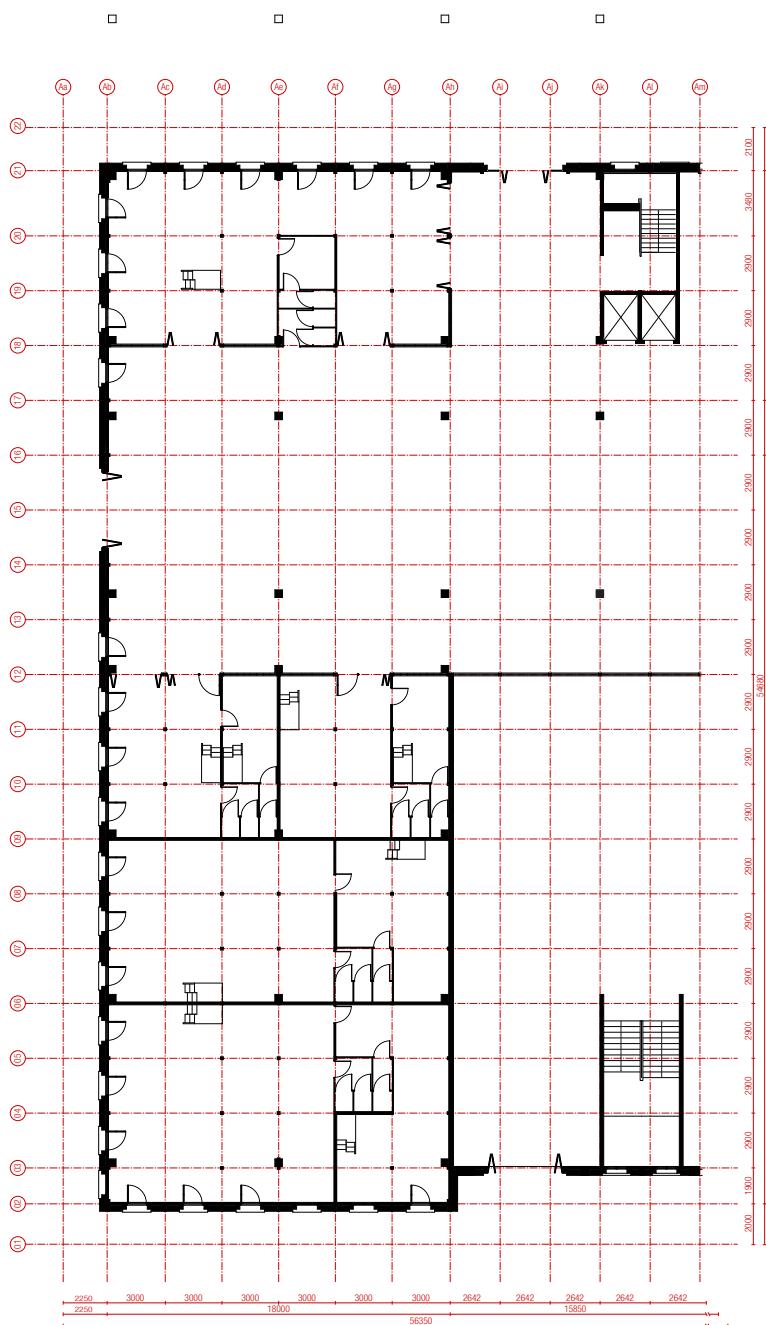
Elevation
Work in Progress **N 1 : 200**

FACADE IMPRESSIONS

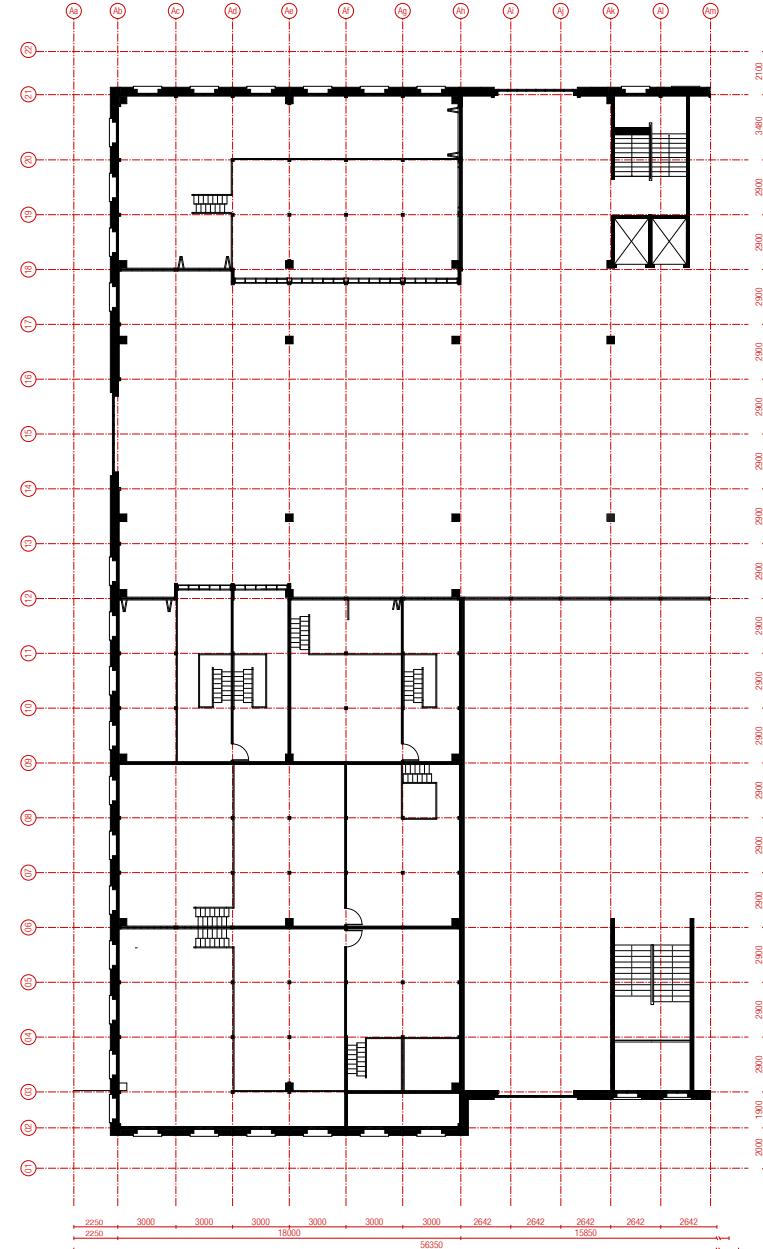
In elevation

Graduation P5
A Matter of Scale
Tov Frencken
4669622

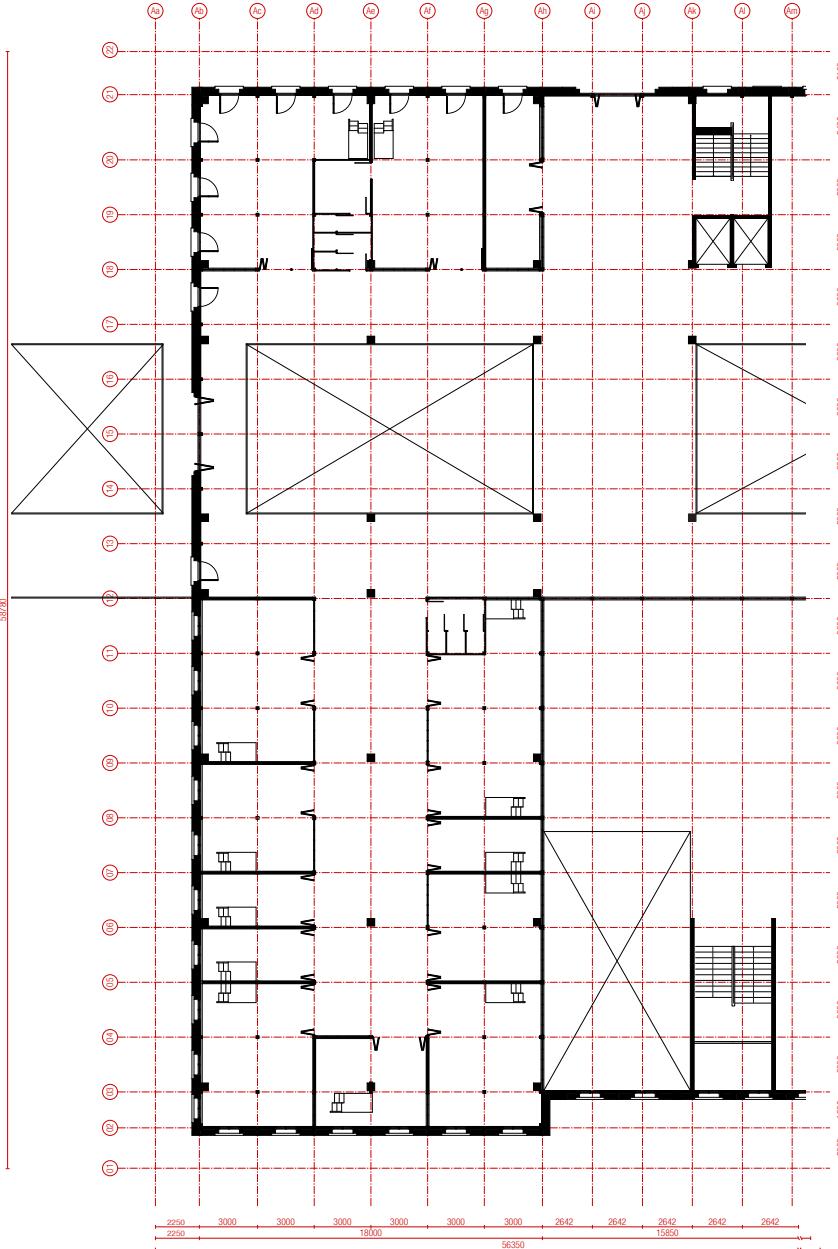
FLOOR 1



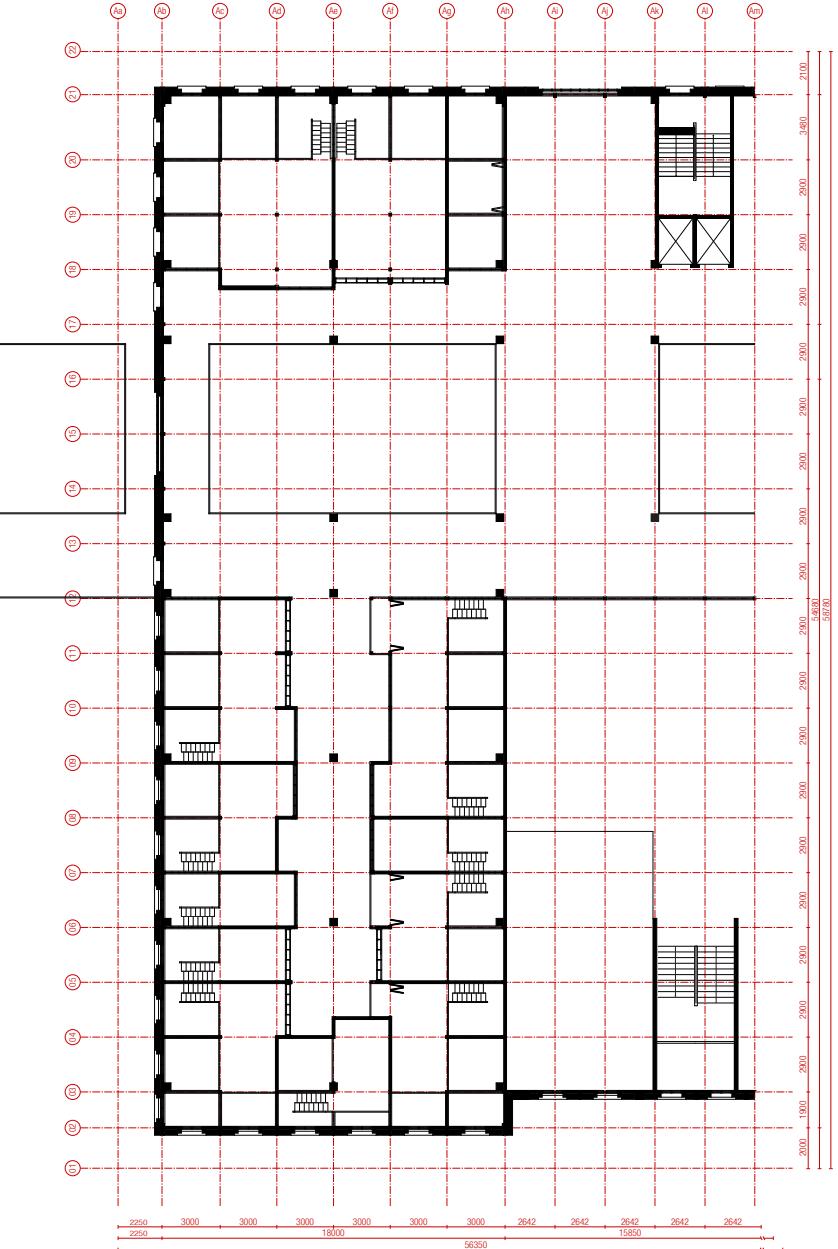
FLOOR 1.5



FLOOR 2



FLOOR 2.5



ECONOMIC PLINTH

Bigger grain at ground floor, smaller grain at 2nd floor

Commercial Plinth Work in Progress 1 : 200

Work in Progress 1 : 200

Graduation P5

A Matter of Scale

A Matter of Scale

TUV HENCKEN
ACCREDITED

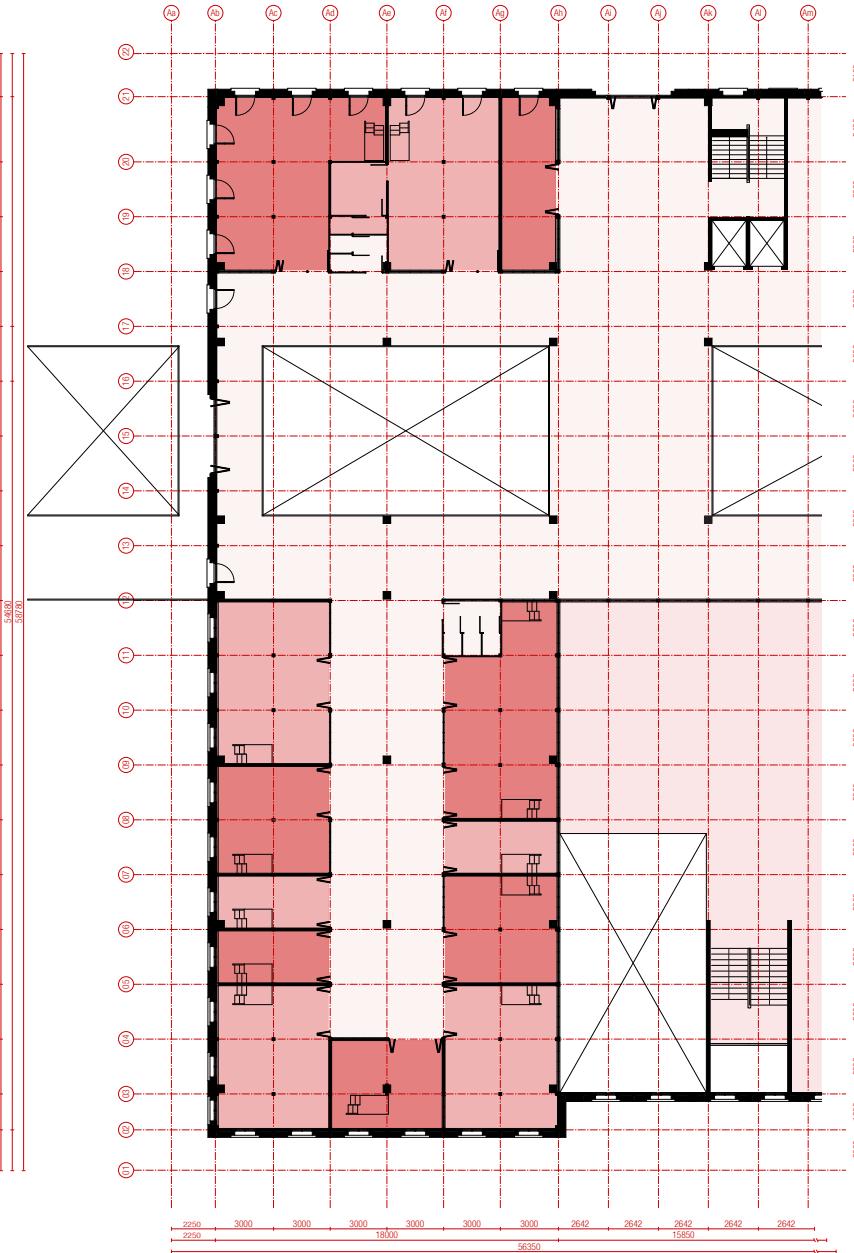
FLOOR 1



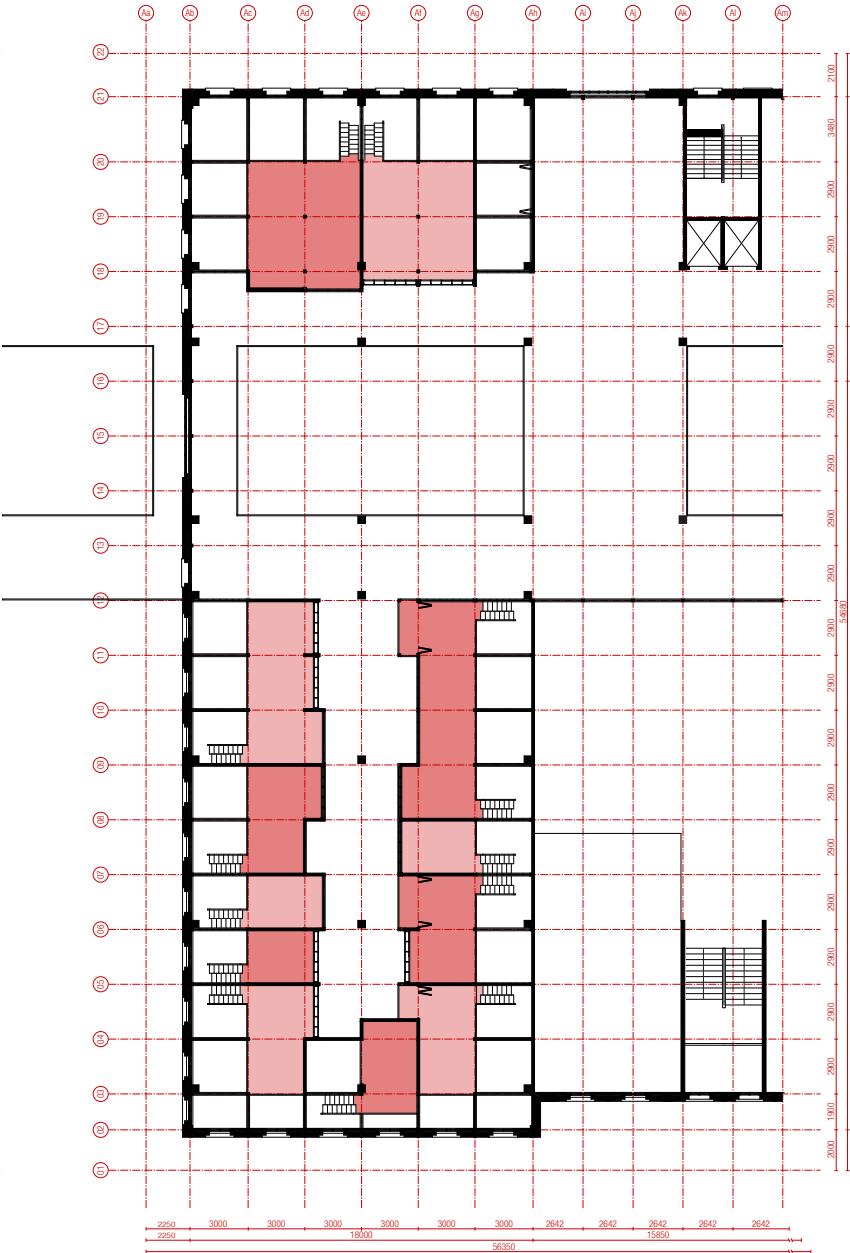
FLOOR 1.5



FLOOR 2



FLOOR 2.5



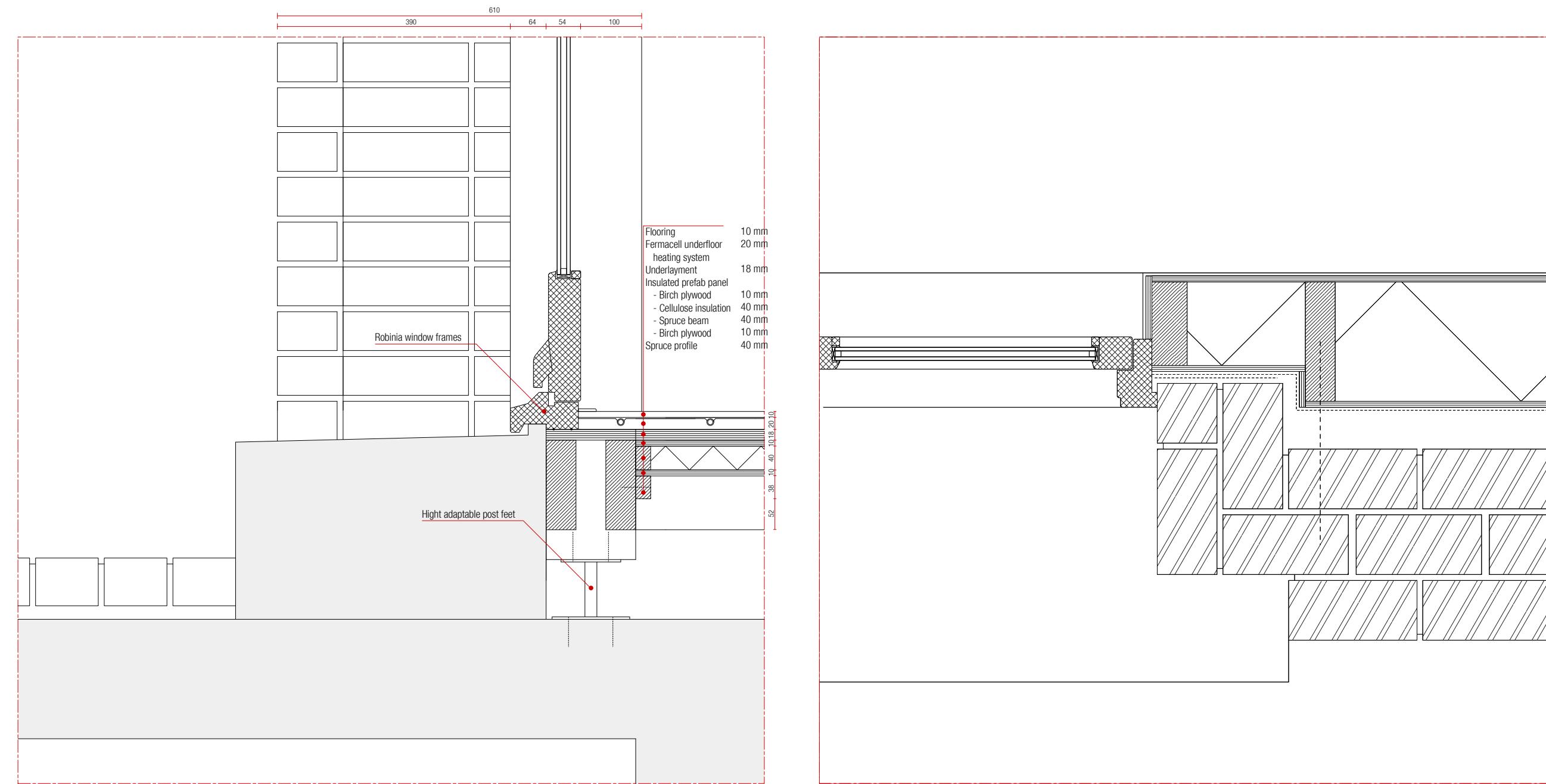
ECONOMIC PLINTH & ORIENTATION

Bigger grain at ground floor, smaller grain at 2nd floor

Commercial Plinth
Work in Progress

1 : 200

Graduation P5
A Matter of Scale
Tov Frencken
4669622



REPEATED ENTRANCES EVERY 3 METERS

Allowing for flexible infill

Graduation P5
 A Matter of Scale
 Tov Frencken
 4669622



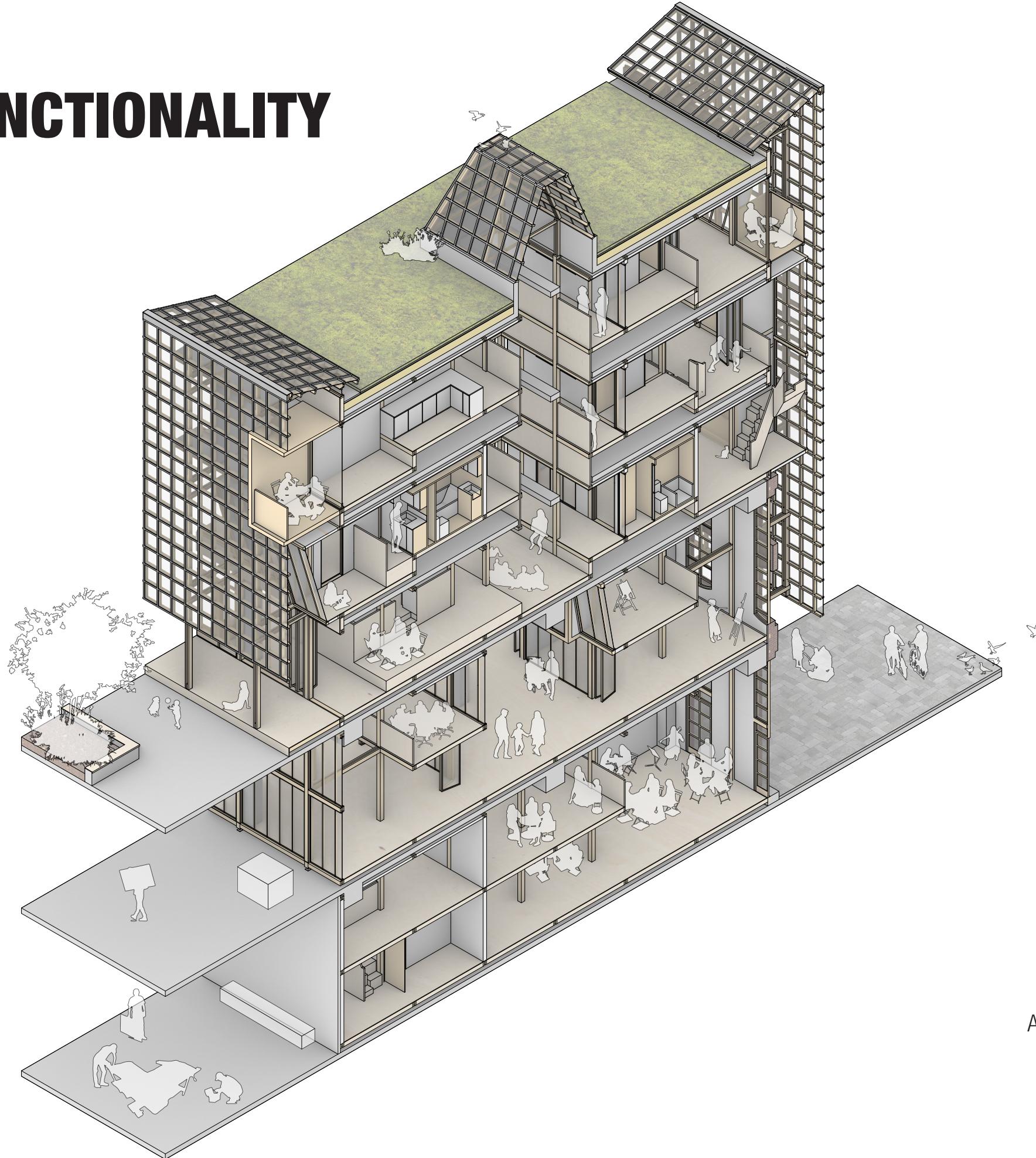
ECONOMIC ACTIVITY IN DOUBLE PLINTH

Allowing for financial stability with large commercial spaces, personal studio spaces and indoor public functions like a market space.

Graduation P5
A Matter of Scale
Tov Frencken
4669622

OVERVIEW FUNCTIONALITY

In isometric section



Communal housing

- Communal spaces
- Communal garden
- Private households

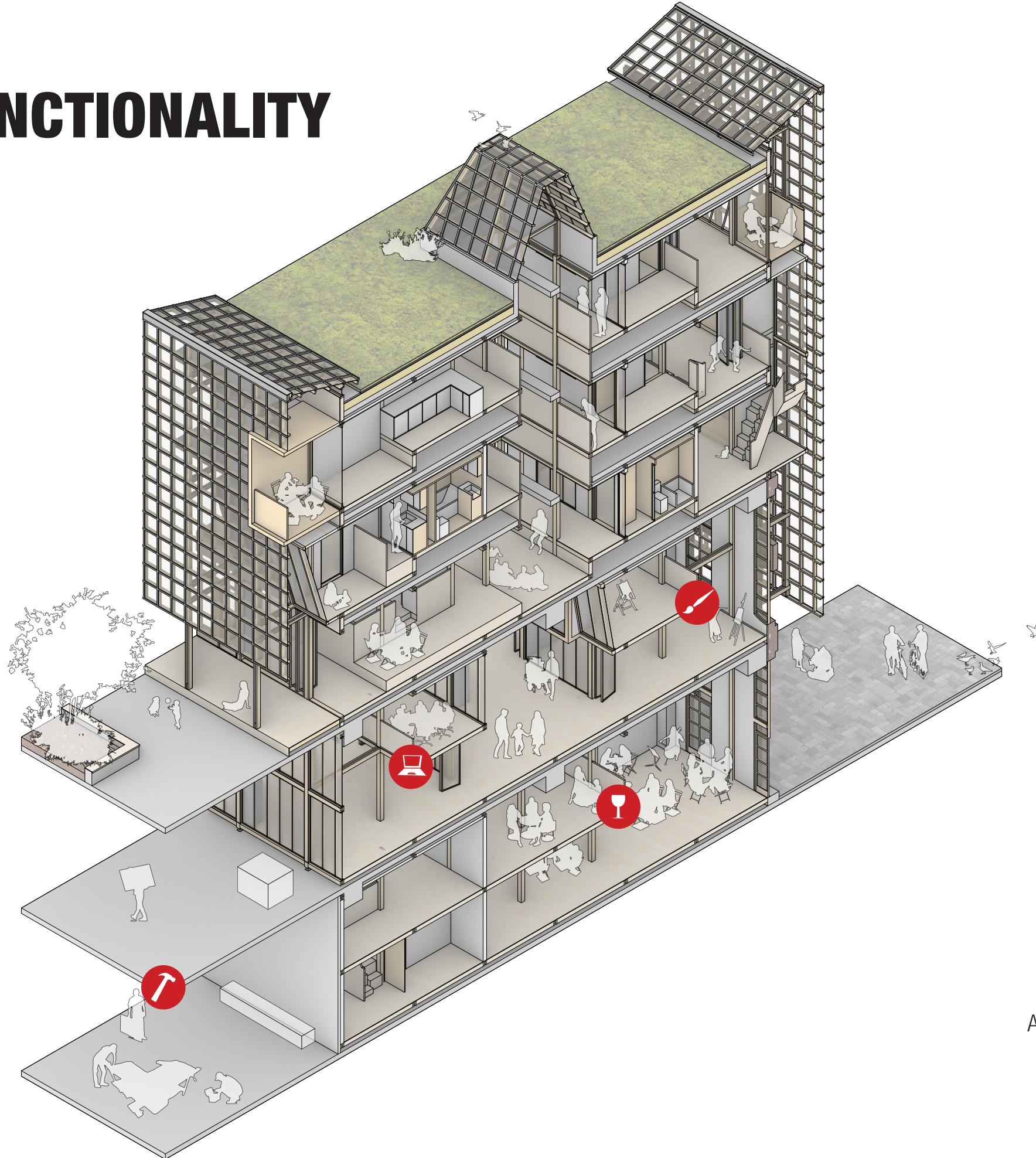
Economic plinth

- Art studios
- Offices
- Restaurants / Bars
- Timber workshop

Graduation P5
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Tov Frencken
4669622

OVERVIEW FUNCTIONALITY

In isometric section



Graduation P5
A Matter of Scale
Tov Frencken
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Communal housing

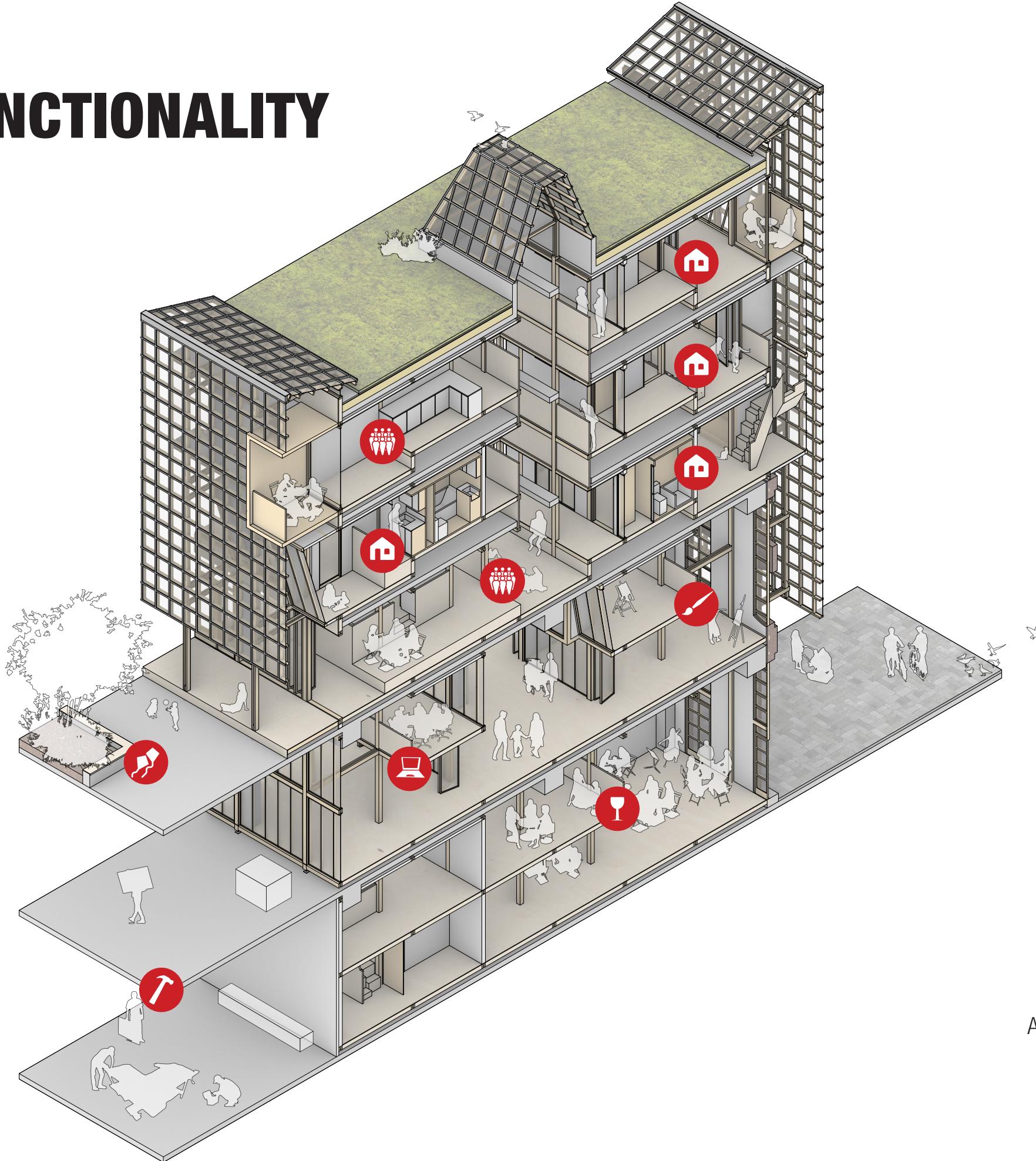
- Communal spaces
- Communal garden
- Private households

Economic plinth

- Art studios
- Offices
- Restaurants / Bars
- Timber workshop

OVERVIEW FUNCTIONALITY

In isometric section



Communal housing

- Communal spaces
- Communal garden
- Private households

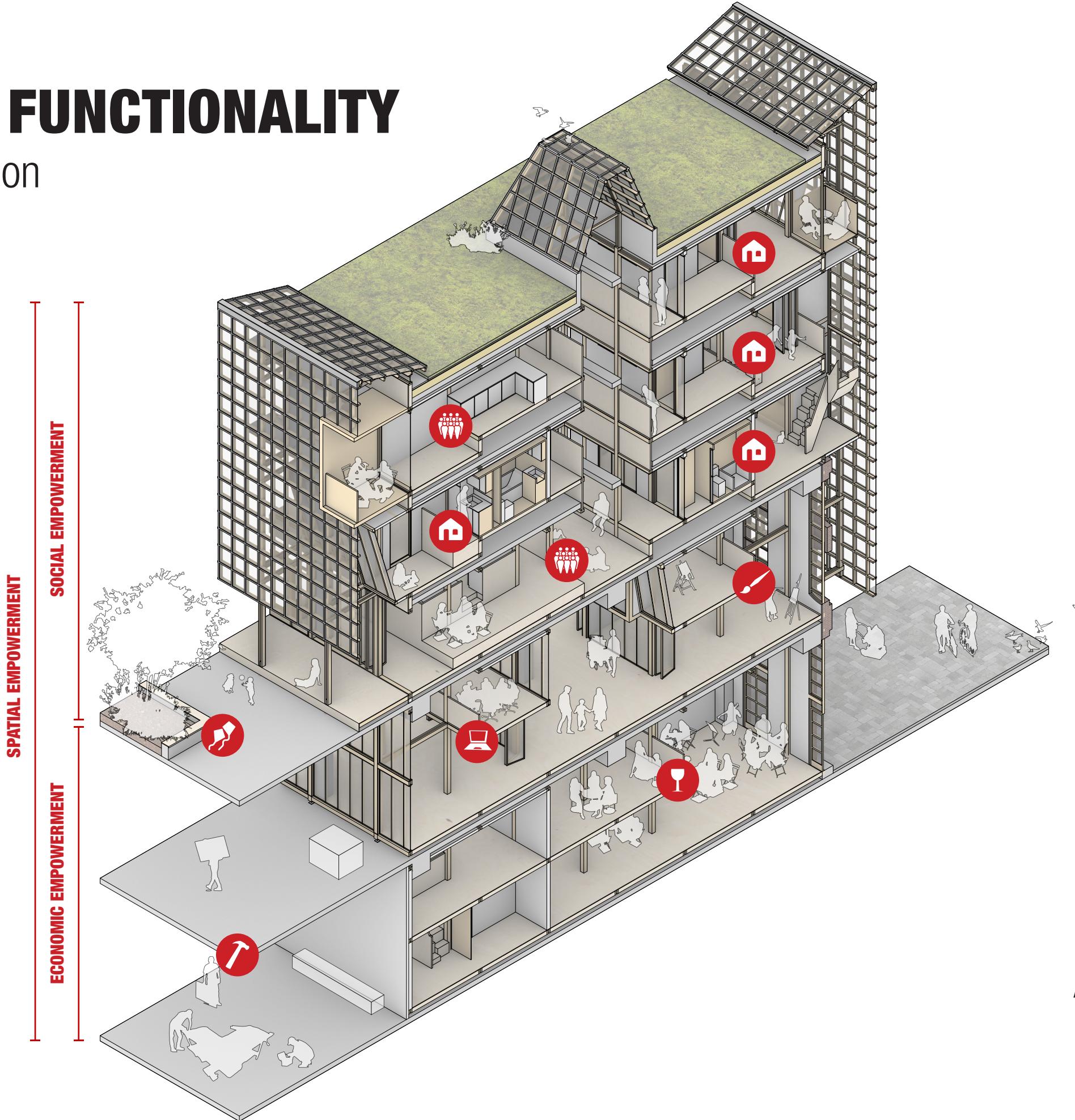
Economic plinth

- Art studios
- Offices
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Graduation P5
A Matter of Scale
Tov Frencken
4669622

OVERVIEW FUNCTIONALITY

In isometric section



Communal housing

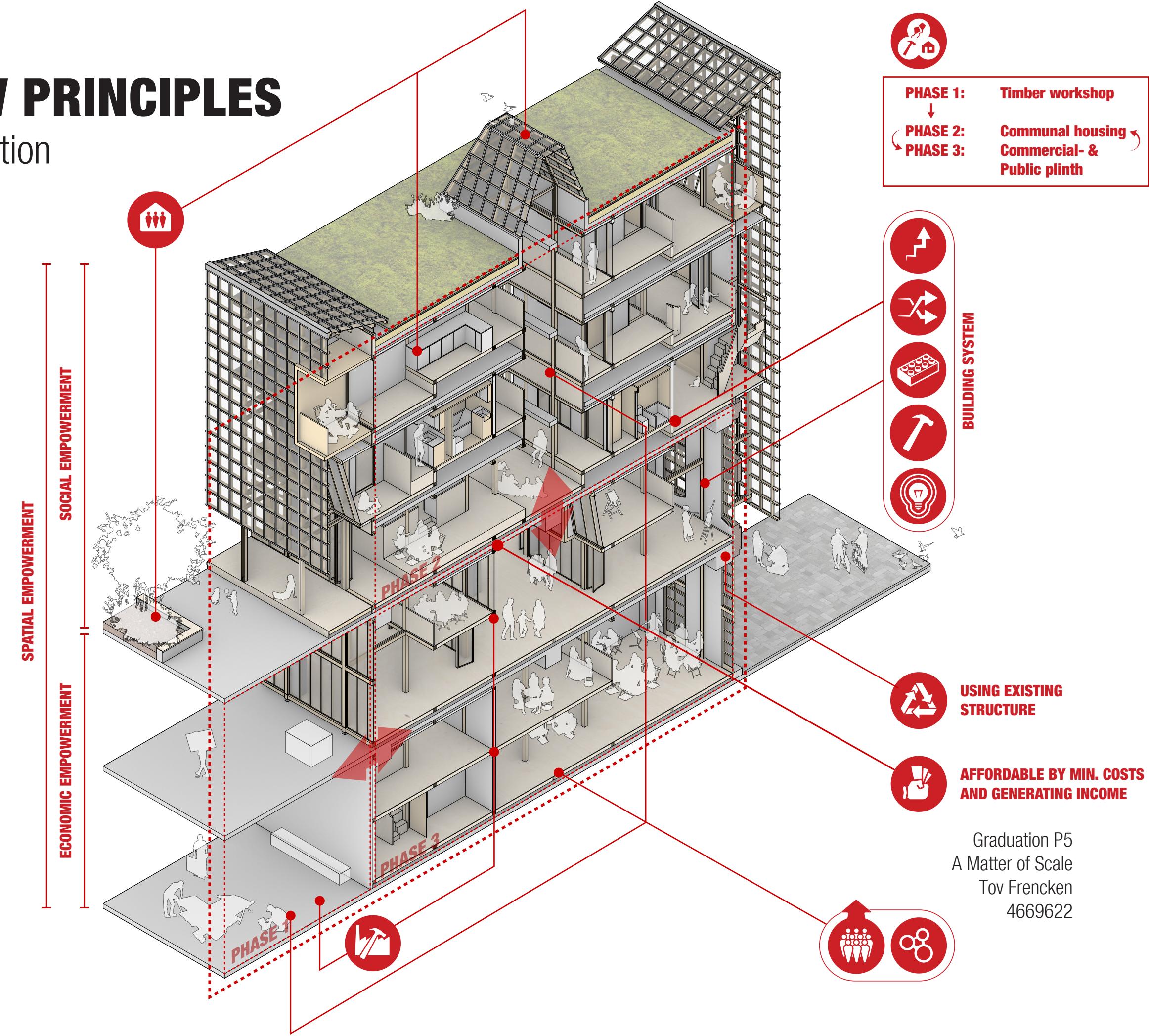
- Communal spaces
- Communal garden
- Private households

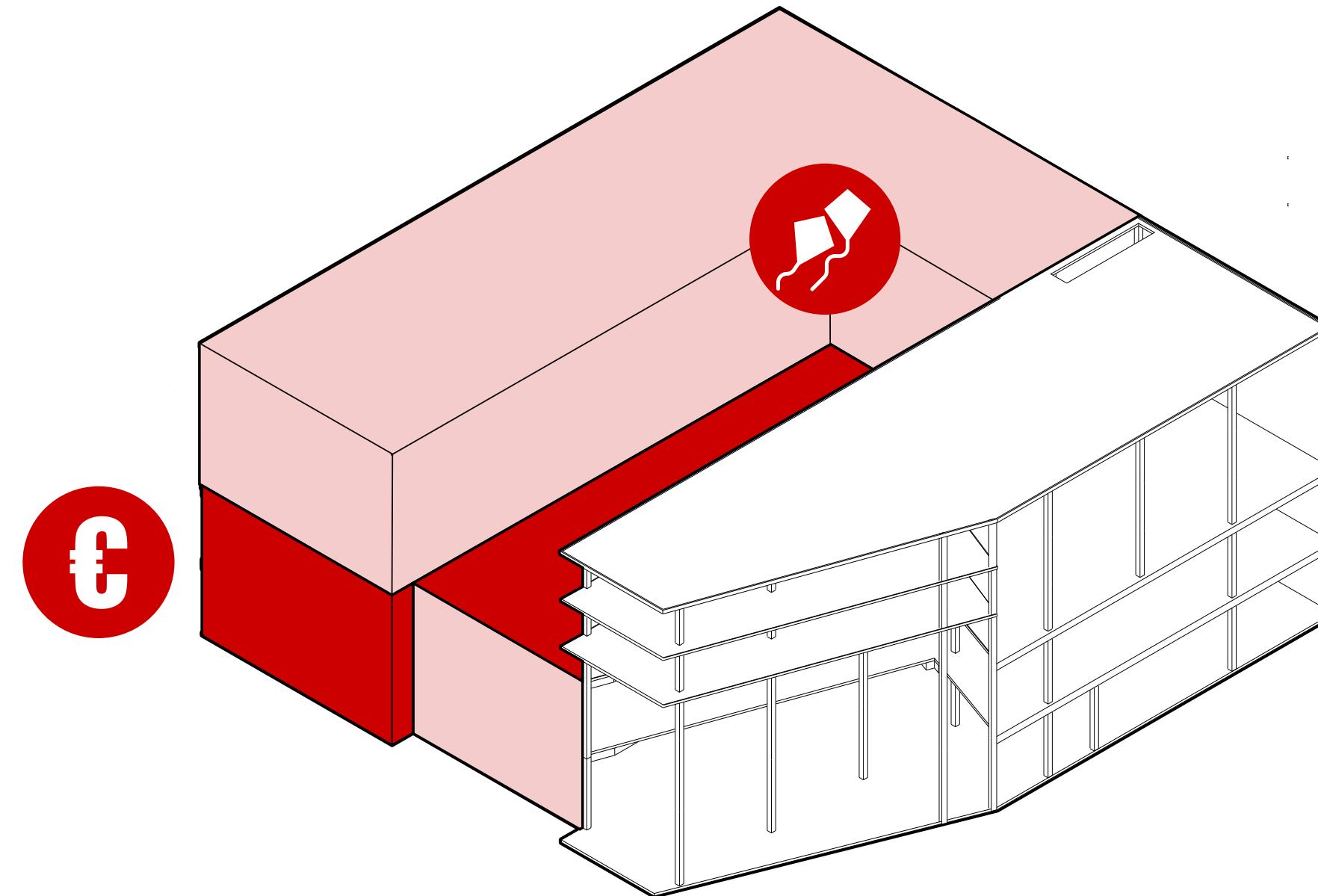
Economic plinth

- Art studios
- Offices
- Restaurants / Bars
- Timber workshop

OVERVIEW PRINCIPLES

In isometric section

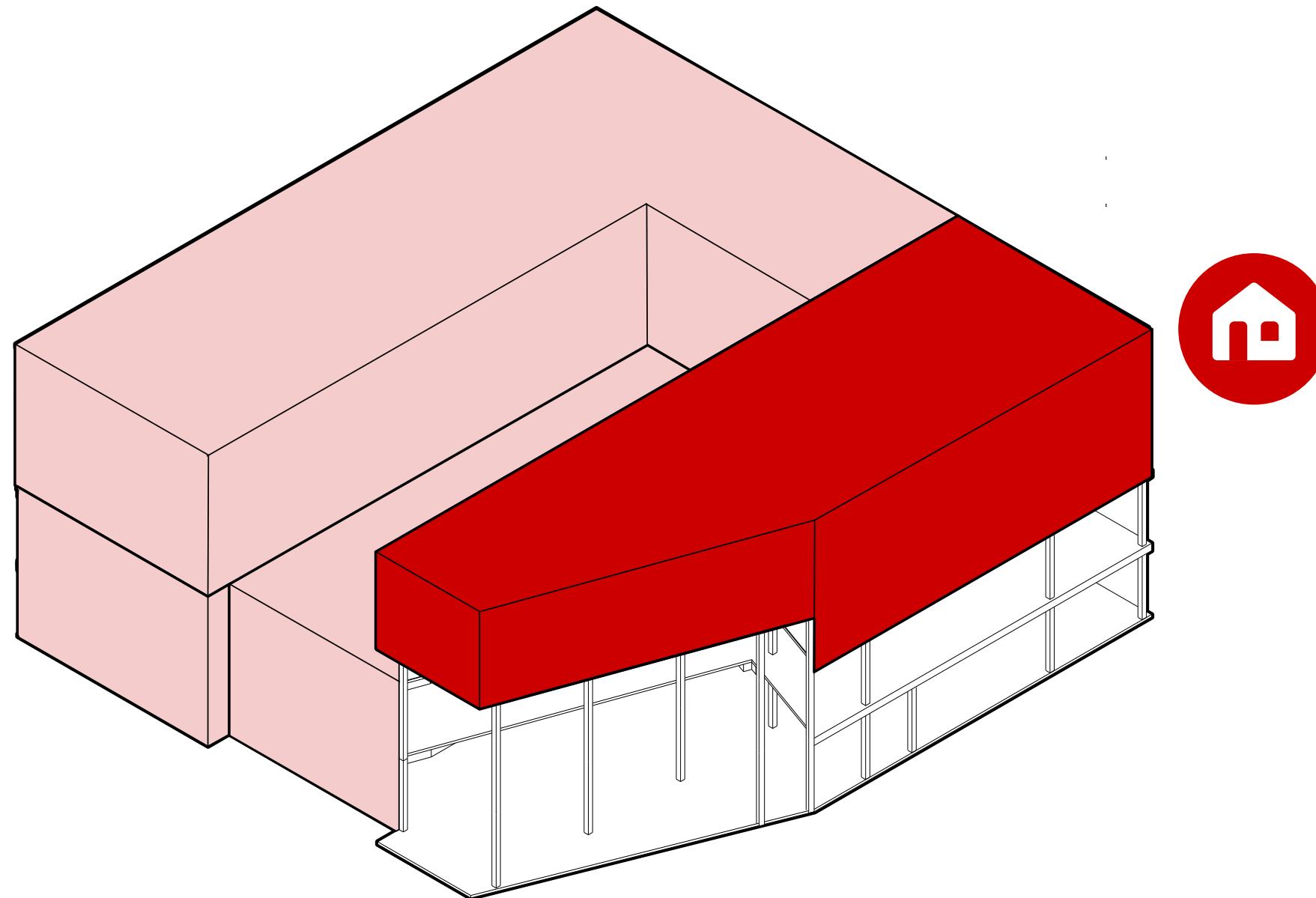




CONSTRUCTING THE FIRST ECONOMIC PLINTH & COMMUNAL GARDEN

Two stories of small businesses offering products and services. Collective outside space.

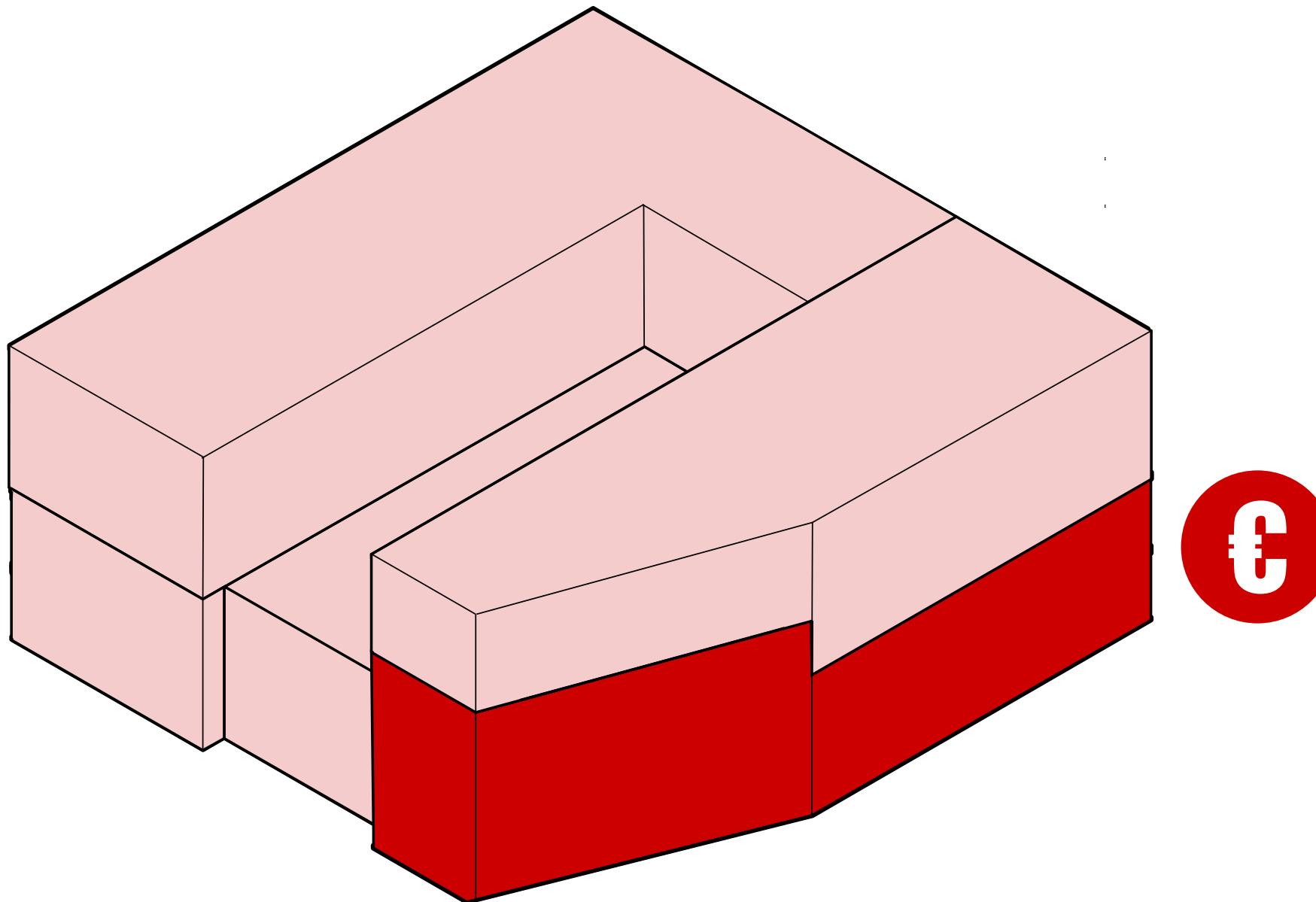
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CONSTRUCTING THE SECOND COHOUSING WING

With varying apartment sizes and shared facilities

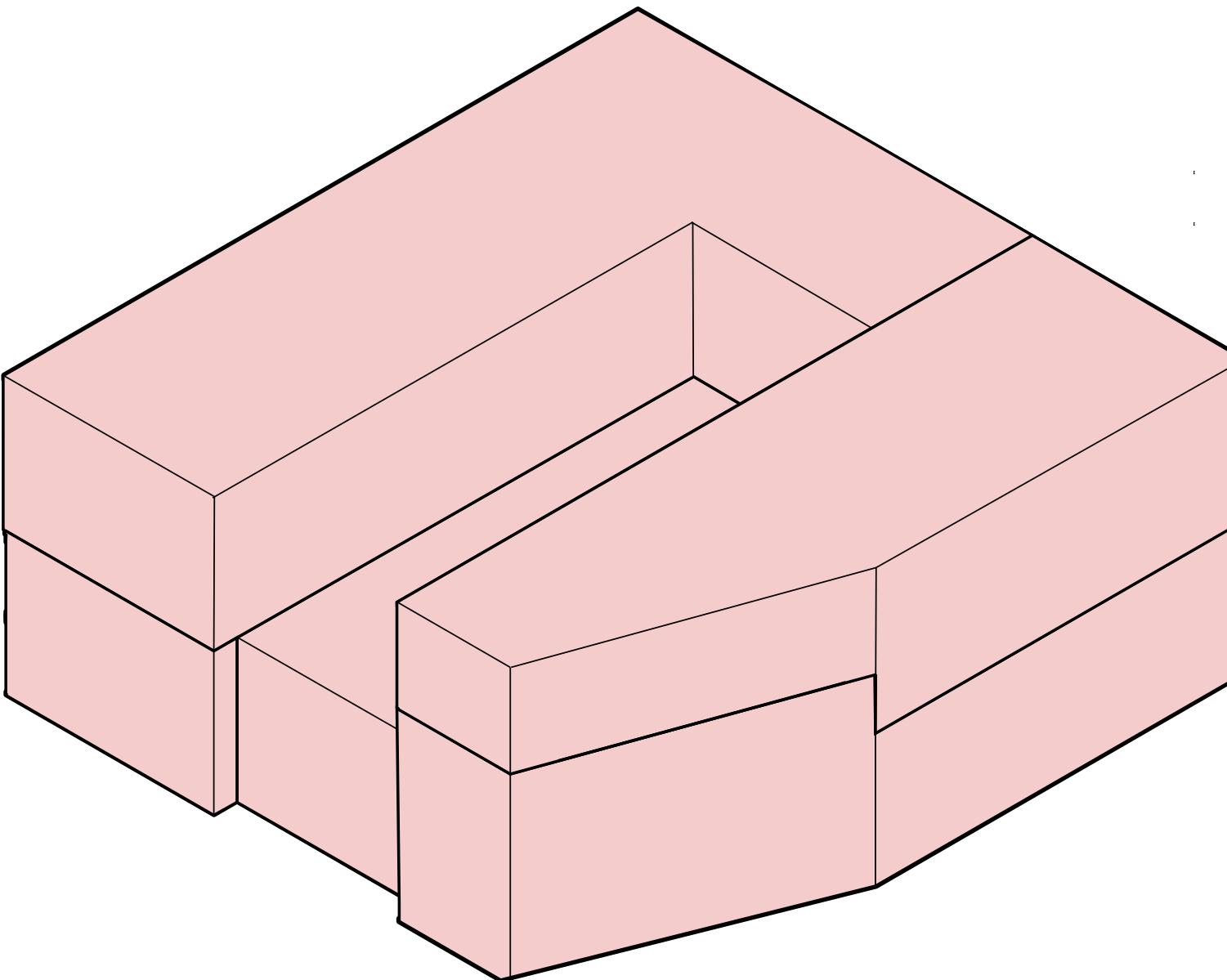
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CONSTRUCTING SECOND PART ECONOMIC PLINTH

Two stories of small businesses offering products and services and public space

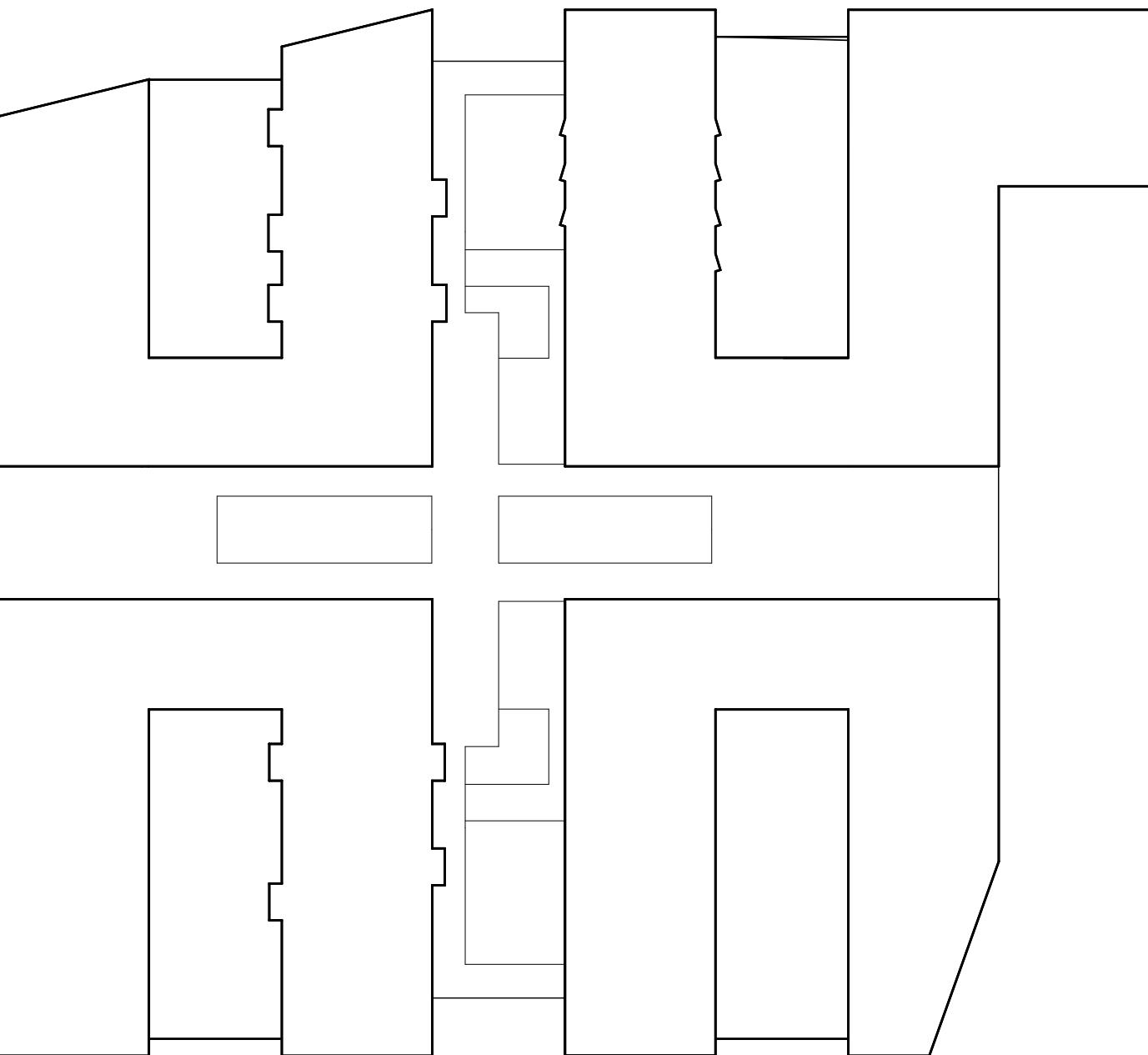
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A MIXED-USE LIVING ENVIRONMENT

Providing income, sheltering and broadening

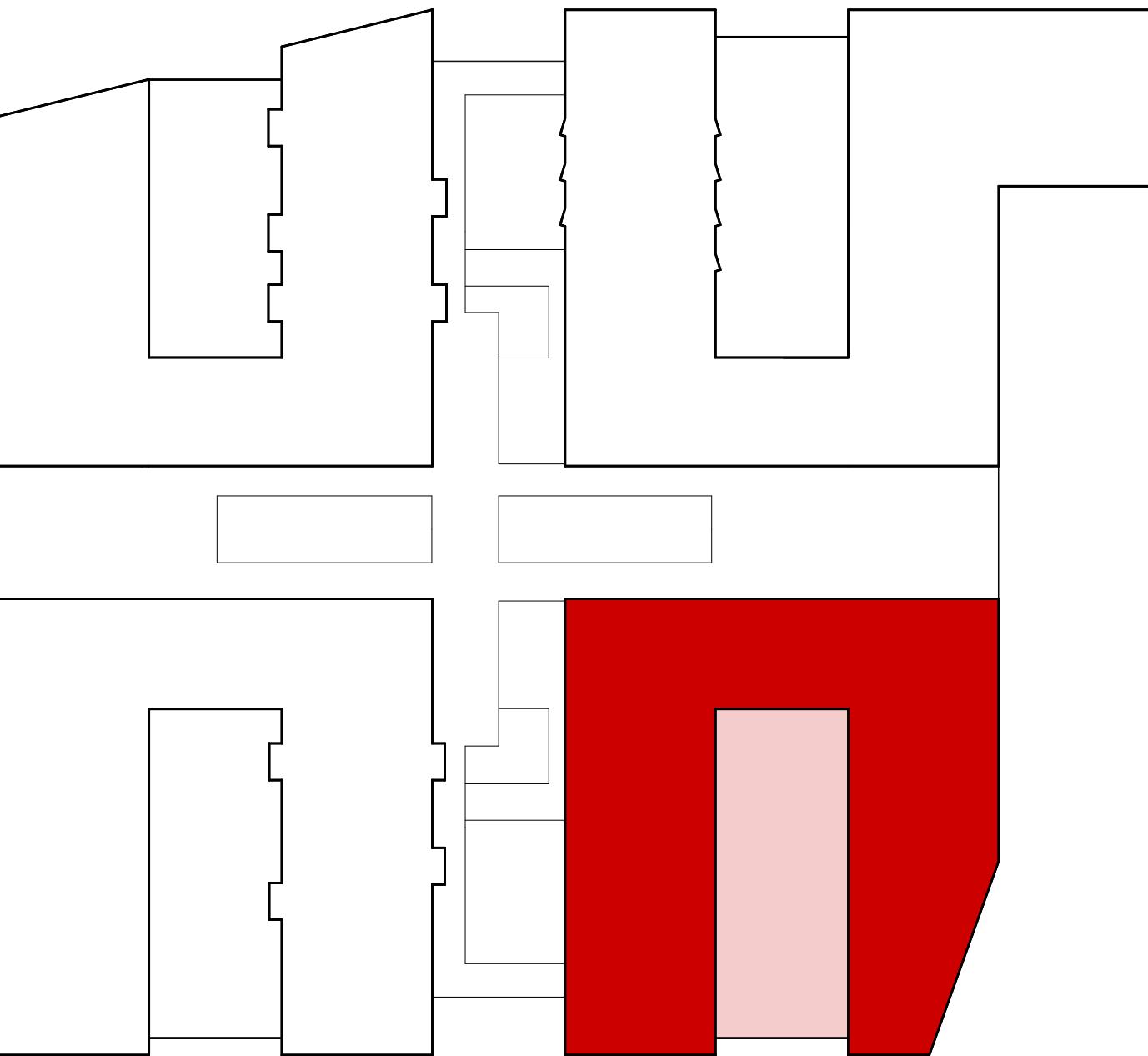
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DEVELOPING IN PHASES

Gradual development of the whole structure

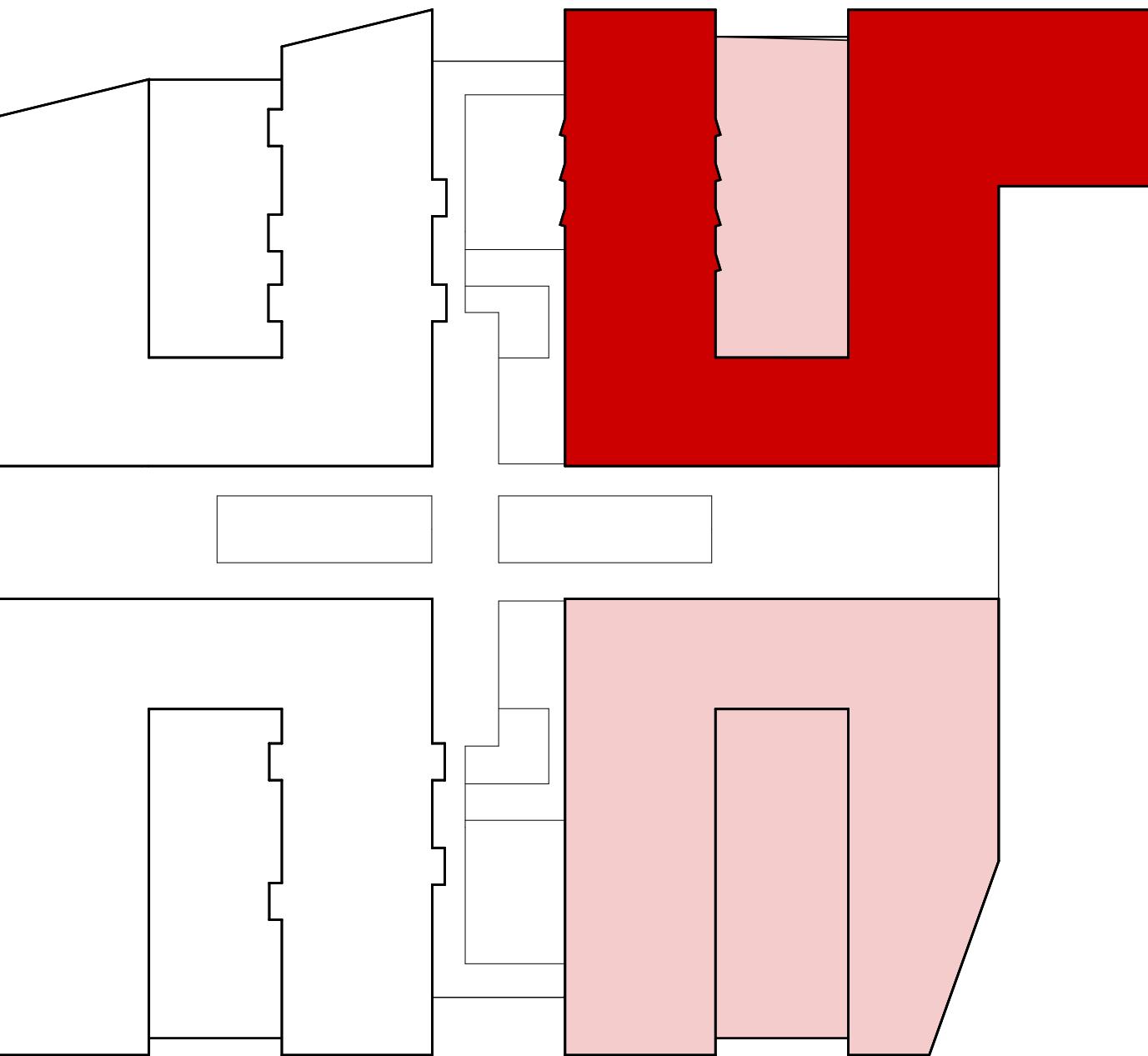
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DEVELOPING IN PHASES

Gradual development of the whole structure

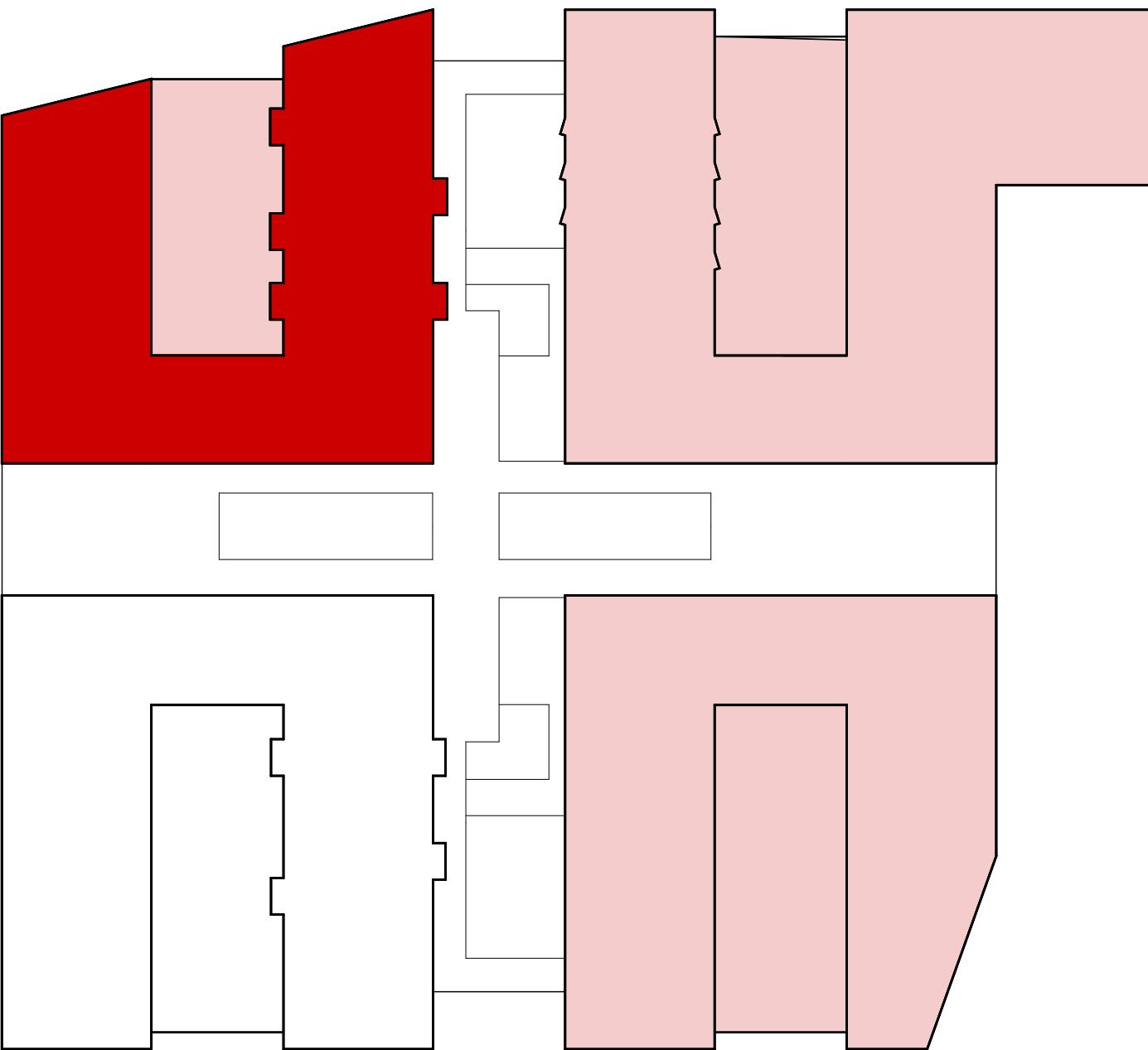
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DEVELOPING IN PHASES

Gradual development of the whole structure

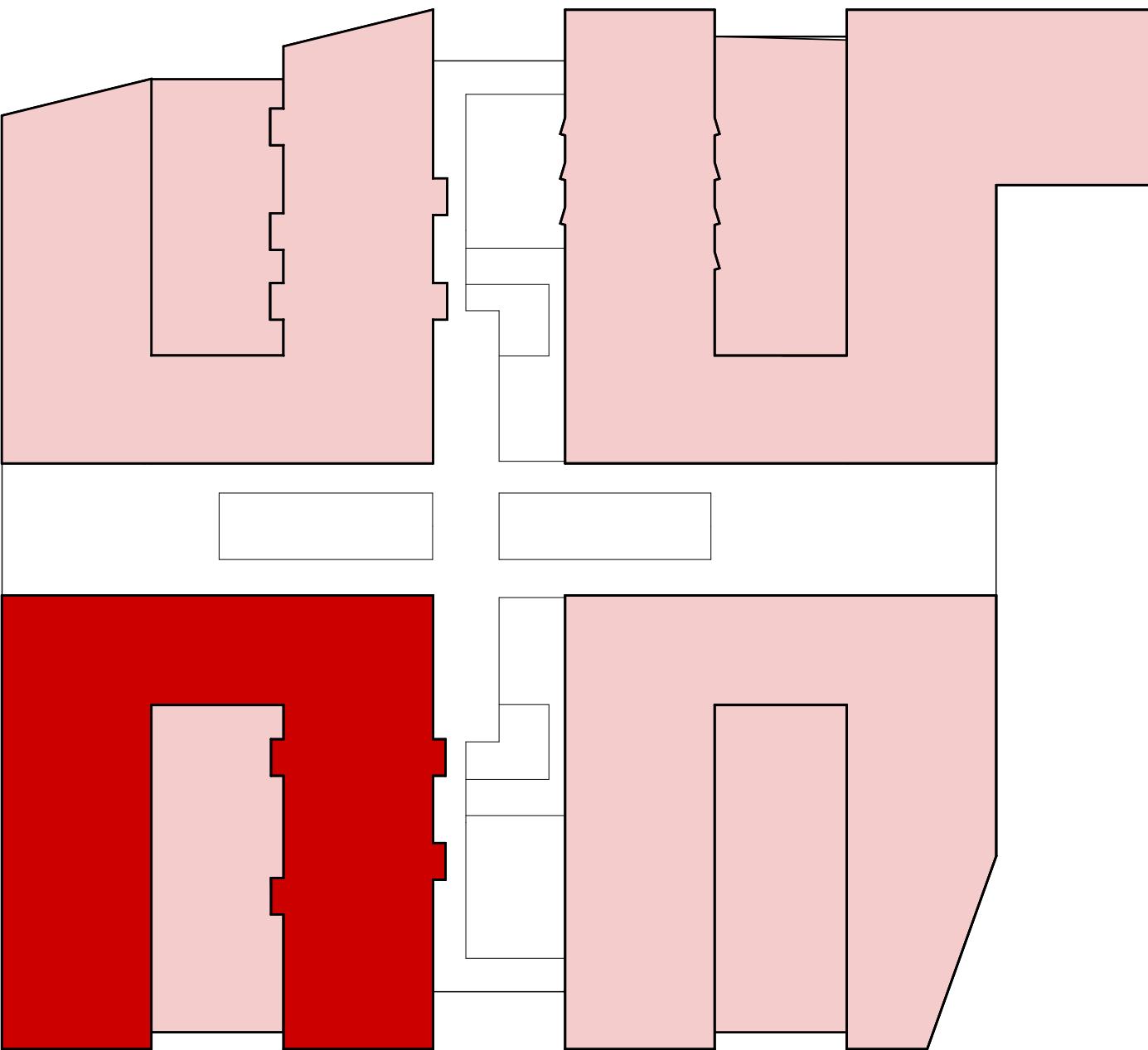
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DEVELOPING IN PHASES

Gradual development of the whole structure

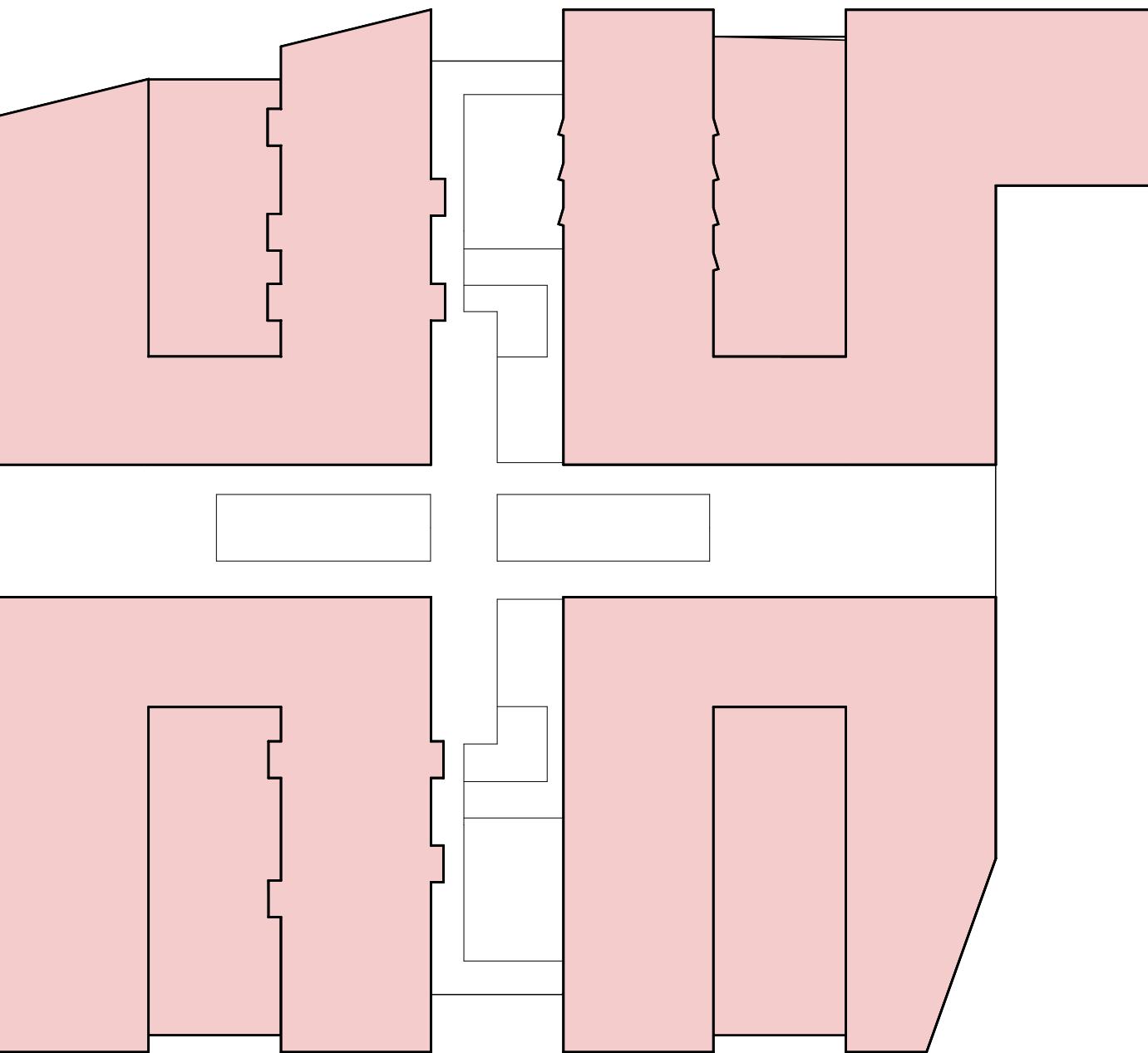
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DEVELOPING IN PHASES

Gradual development of the whole structure

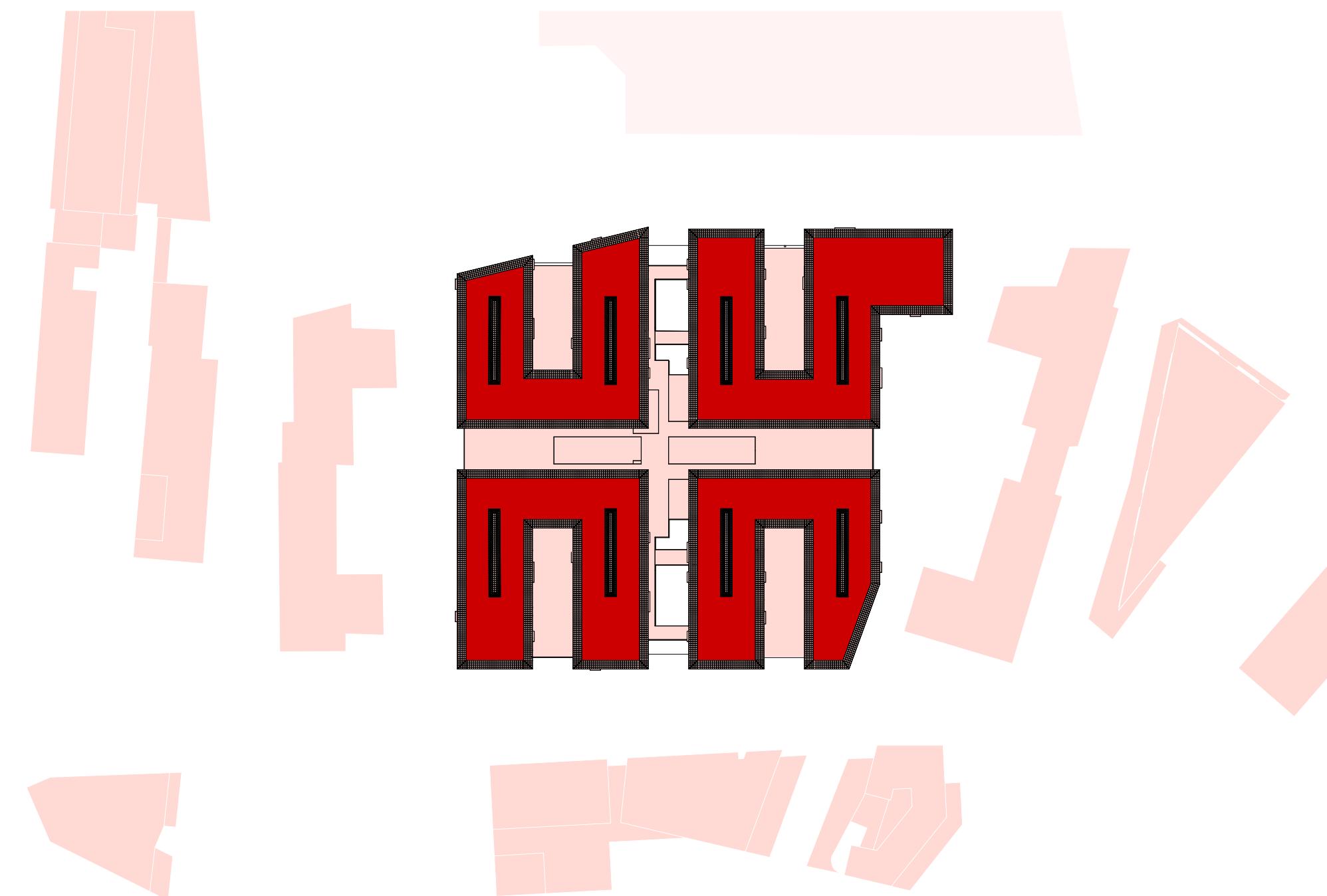
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DEVELOPING IN PHASES

Gradual development of the whole structure

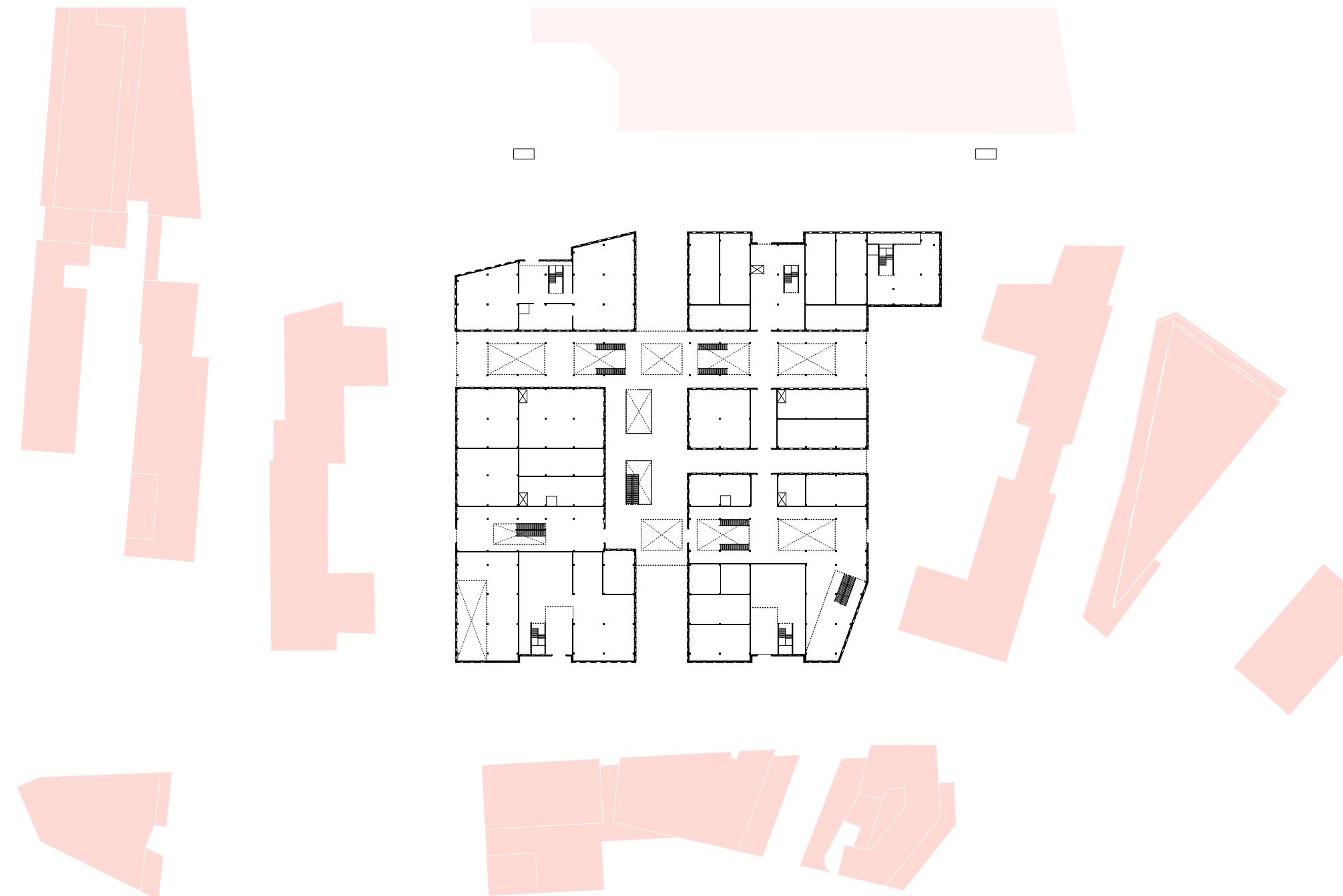
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OVERALL COMPOSITION

Top View
Work in Progress 1 : 1000

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GROUND FLOOR

Ground floor
Work in Progress

1 : 1000

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Communal Center

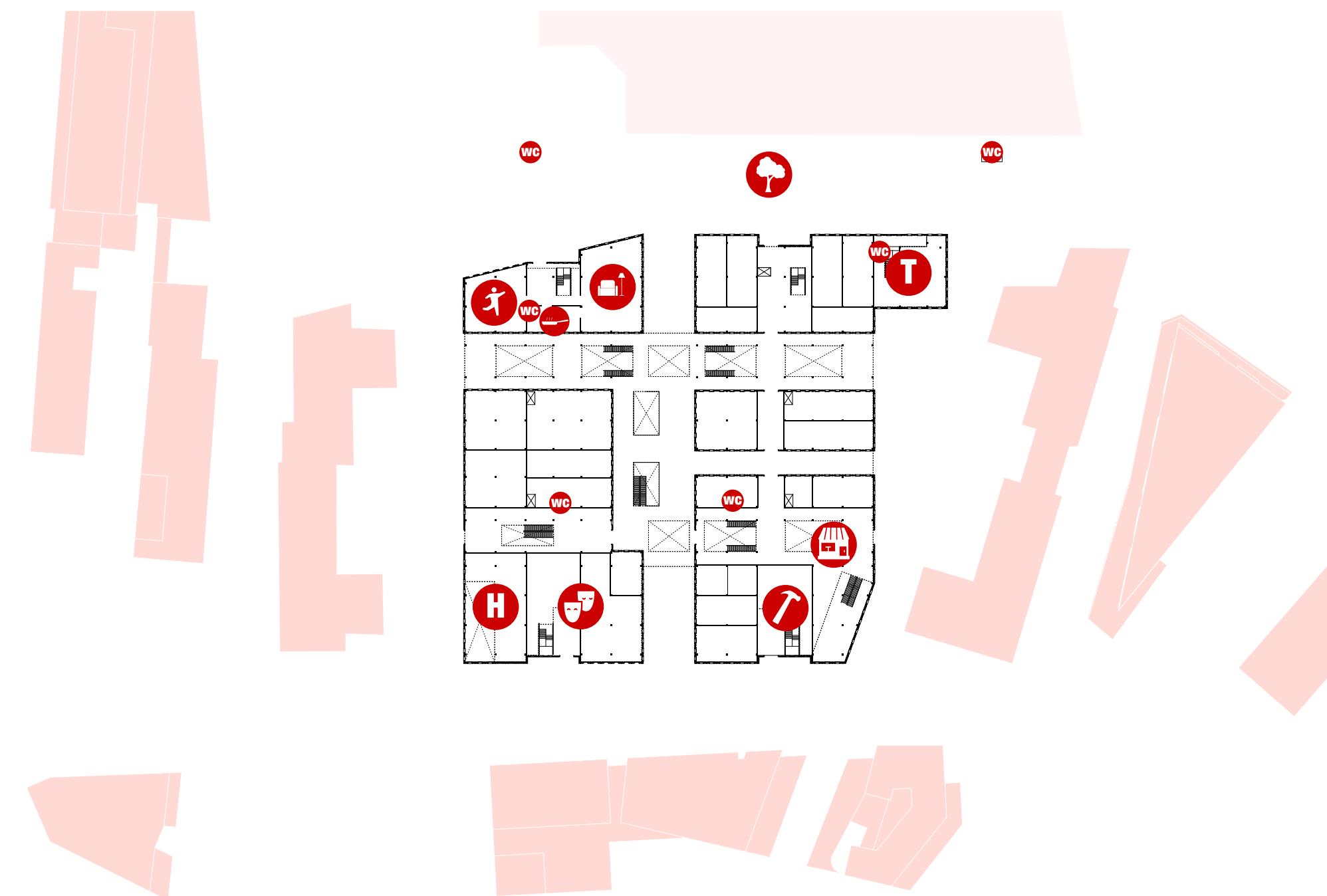
- Communal living room
- Communal kitchen
- Free space

Public function

- Timber workshop
- Theatre
- Tourist information
- Boulevard
- Toilets

Commercial function

- Hostel
- Indoor market space
- Bars / Restaurants
- Shops



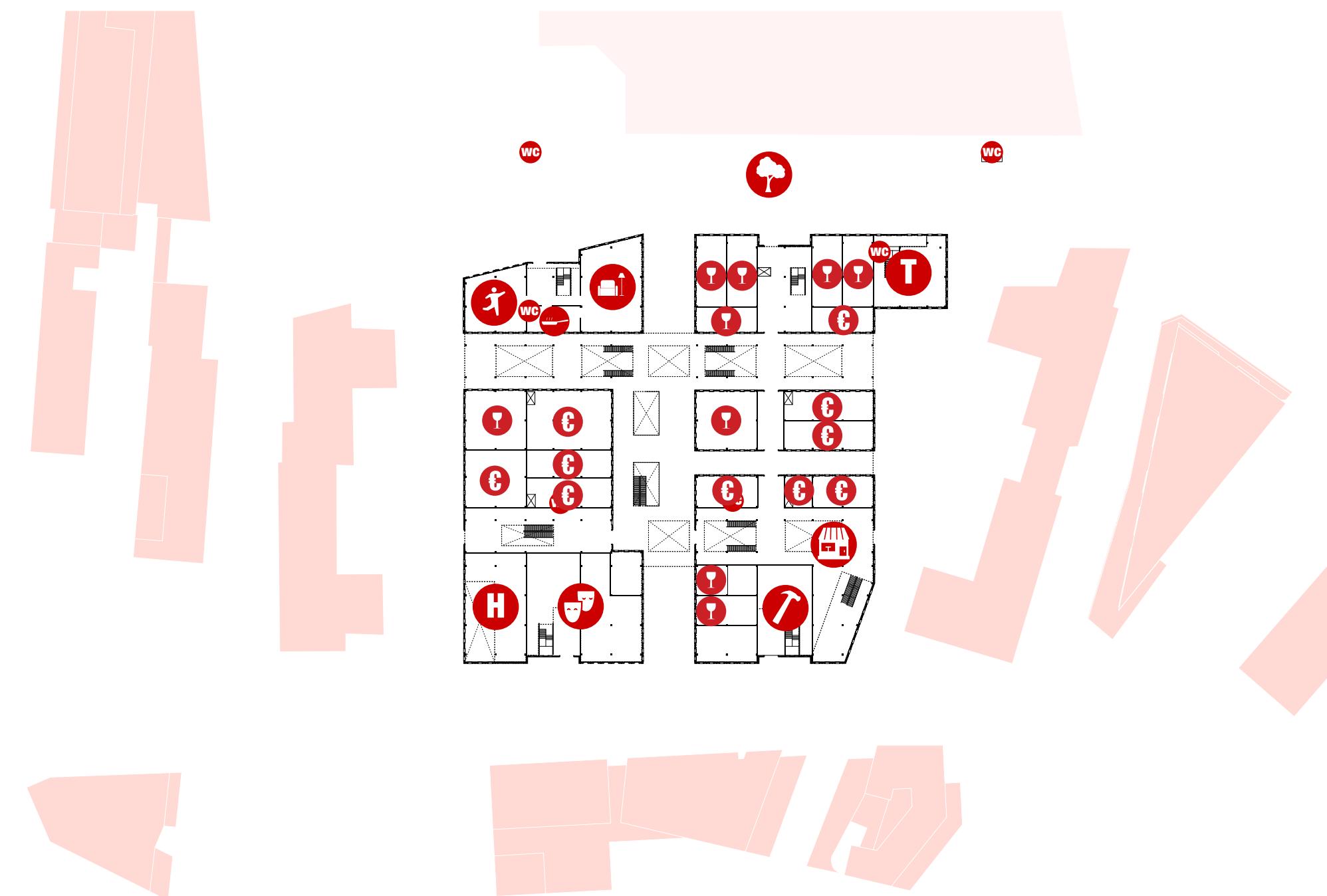
- Communal Center**
 - Communal living room
 - Communal kitchen
 - Free space
- Public function**
 - Timber workshop
 - Theatre
 - Tourist information
 - Boulevard
 - Toilets
- Commercial function**
 - Hostel
 - Indoor market space
 - Bars / Restaurants
 - Shops

Public Programme
Work in Progress  1 : 1000

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FITTING A PUBLIC PROGRAMME

Preferably non-commercial and partly indoors



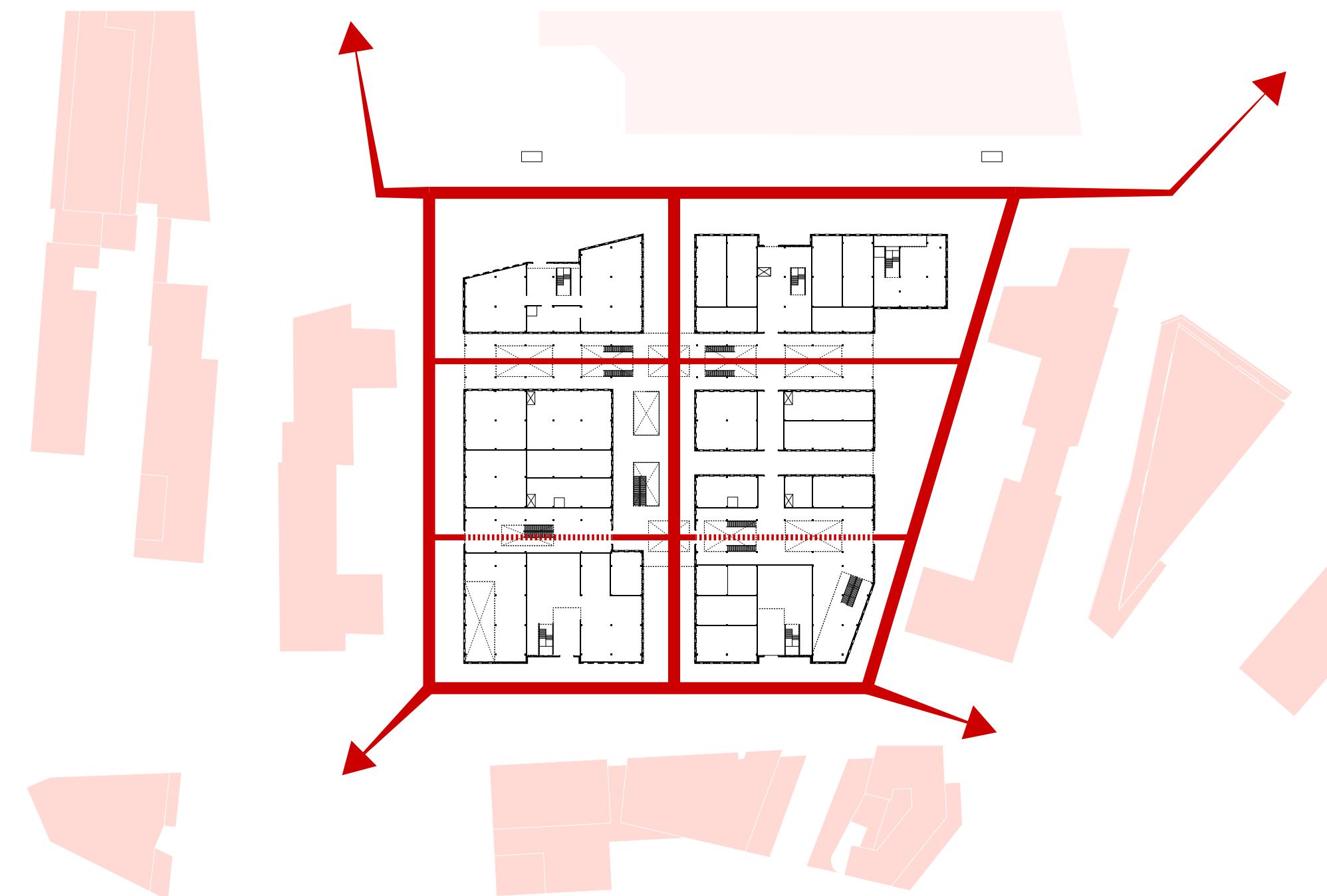
- Communal Center**
 - Communal living room
 - Communal kitchen
 - Free space
- Public function**
 - Timber workshop
 - Theatre
 - Tourist information
 - Boulevard
 - Toilets
- Commercial function**
 - Hostel
 - Indoor market space
 - Bars / Restaurants
 - Shops

Public Programme
Work in Progress  1 : 1000

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WITH RETAIL, RESTAURANTS AND BARS

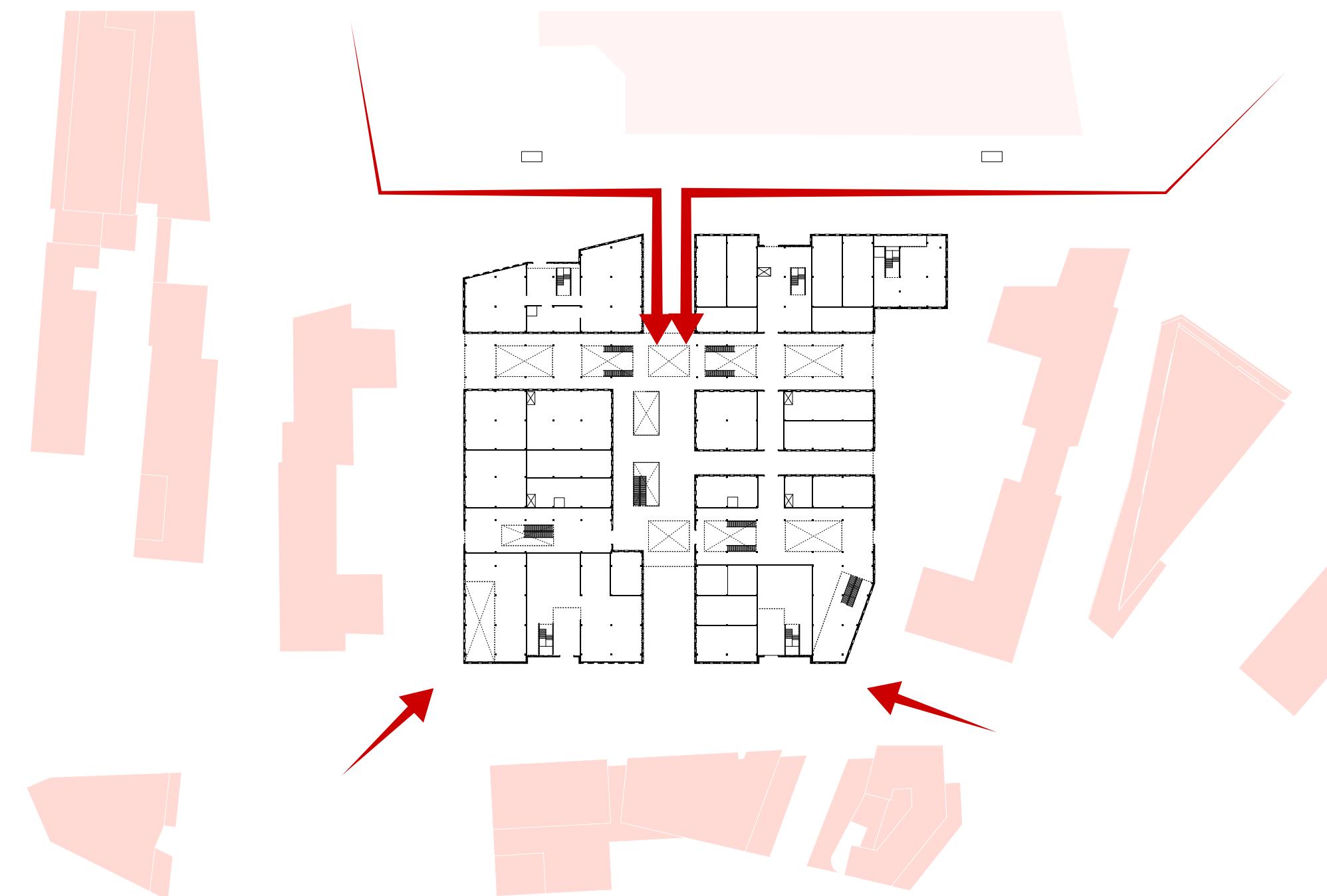
Preferably non-commercial and partly indoors



ROUTING

Routing Diagram
Work in Progress 1 : 1000

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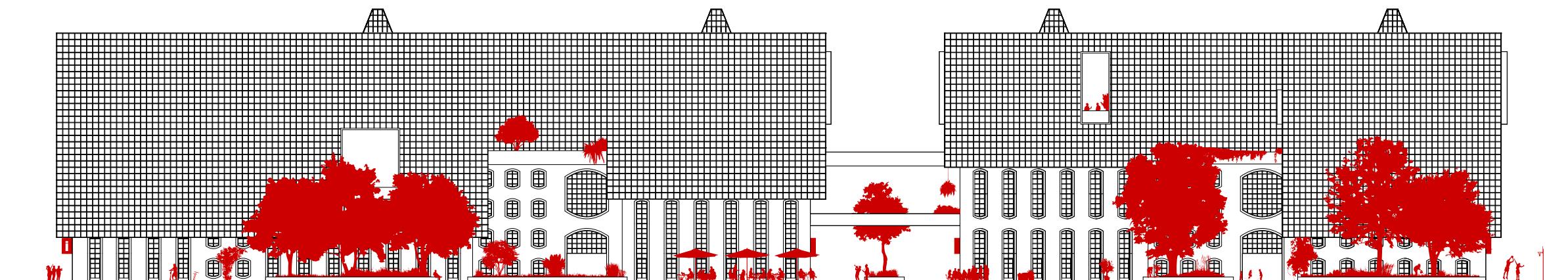


Main Access Routes
Work in Progress 1 : 1000

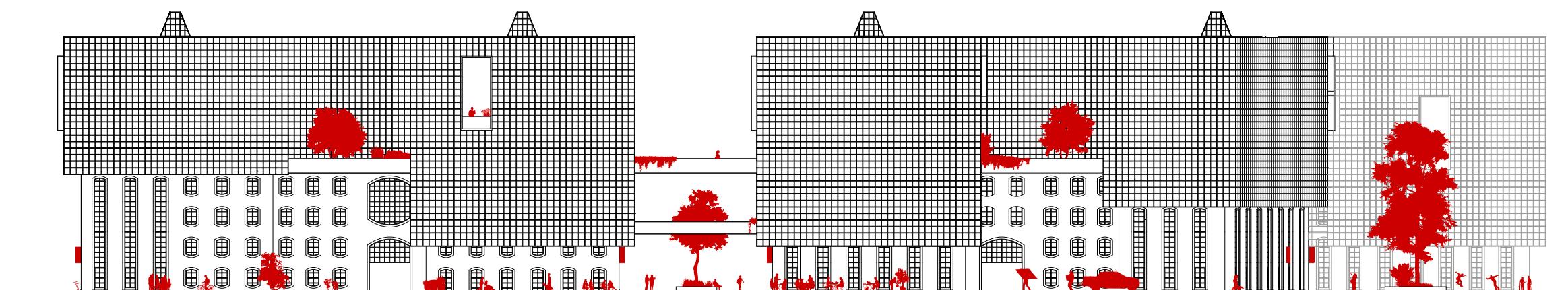
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MAIN ACCESS ROUTES

Drawing people in by looking at how they approach the building



[Seaside] Elevation
Work in Progress E 1 : 500

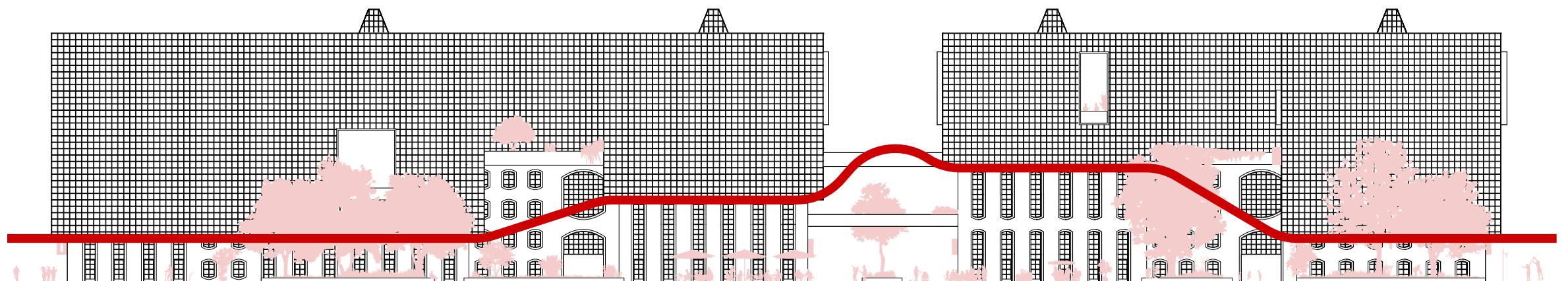


[Cityside] Elevation
Work in Progress W 1 : 500

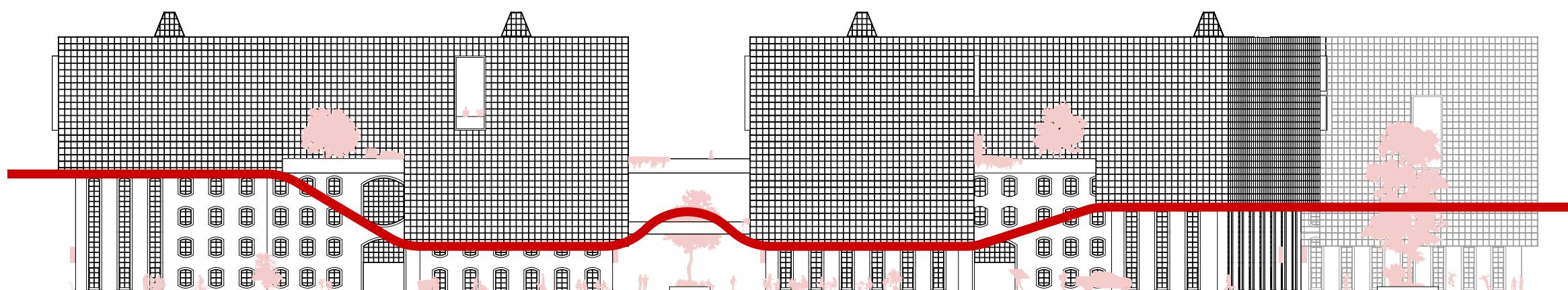
DIVISION IN FACADE

Between economic productive/public plinth and communal housing

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[Seaside] Elevation
Work in Progress E 1 : 500

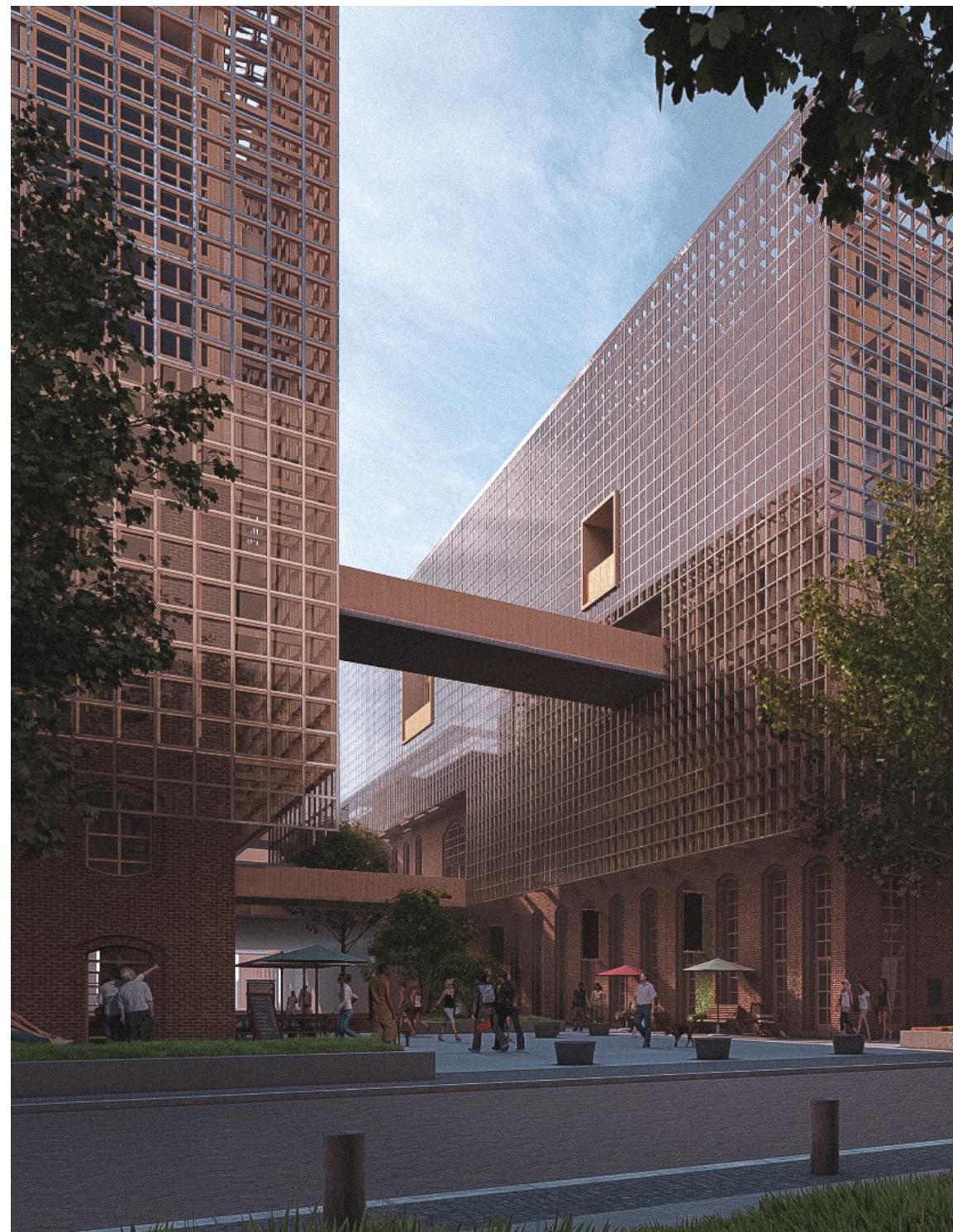


[Cityside] Elevation
Work in Progress W 1 : 500

LIFTING UP FACADE AT POINTS OF ACCESS

At the corners from the city and drawing people in from the harbour

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CITYSIDE ENTRANCE

Public and commercial plinth with overhead bridges and the communal housing blocks

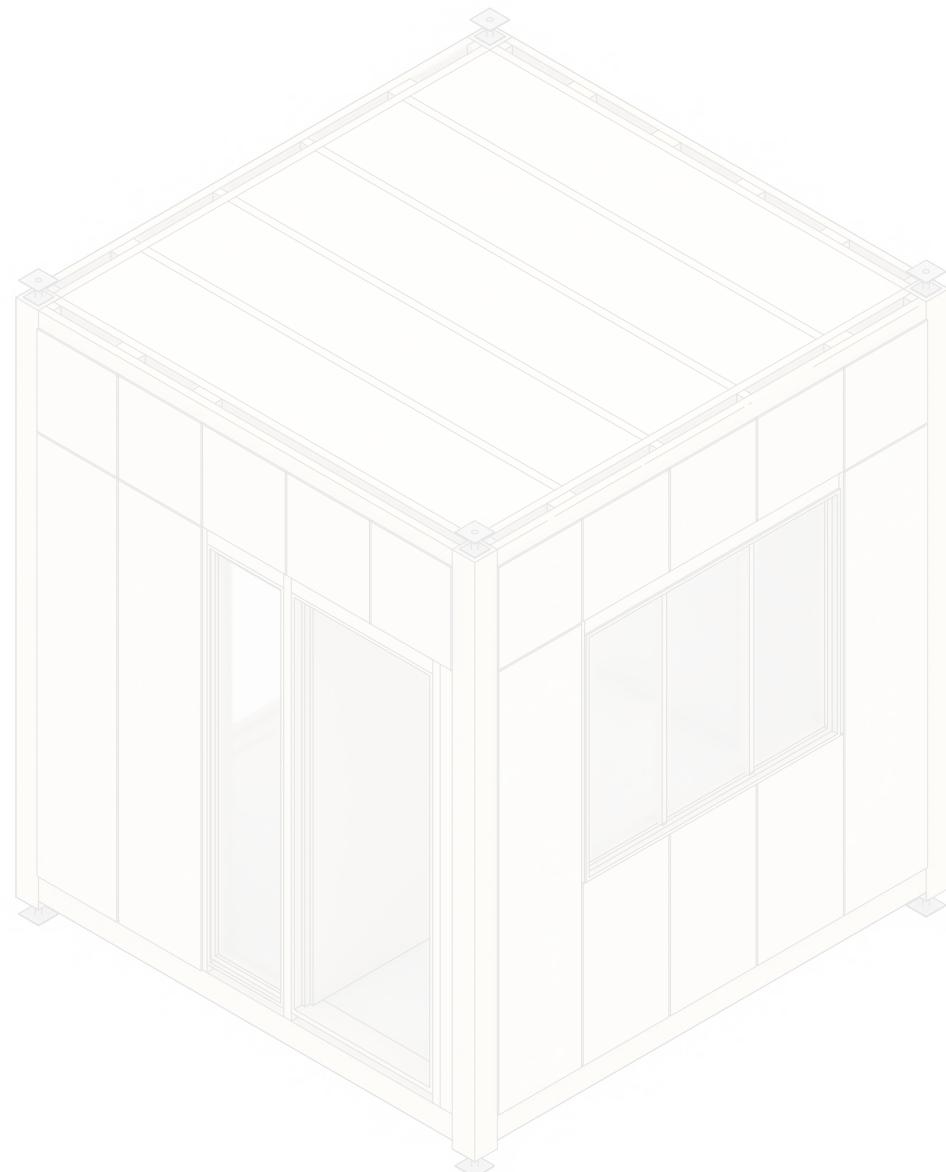
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SEASIDE IMPRESSION

With a public boulevard next to the harbour and opening up at the core for public activity while the glass facade reflects its surroundings and the sky.

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- 1. INTRODUCTION TALLINN**
- 2. PRINCIPLES FOR AGENCY**
- 3. DESIGN**
 - INFILL SYSTEM
 - LOCATION
 - PROJECTION
- 4. CONCLUSION**

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WORK IN PROGRESS

But also reformulating the supervising role of the architect to be more of a broader guiding and empowering role. This is just a proposition of what this altogether could but wouldn't look like as the focus lays with the iterative process.

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HOPEFULLY ENGAGING AND ACTIVATING THE PEOPLE OF TALLINN

To question and reevaluate how we develop the environment around us
Activating to express their hopes and desires by attaching this tag to the building fence

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TO ULTIMATELY DEVELOP THIS UNFINISHED STRUCTURE INTO SOMETHING MORE

Into architecture and a living environment that provides people with agency to shape their physical environment and their lives.

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