

WORK IN PROGRESS

Developing Architecture for Agency in Tallinn

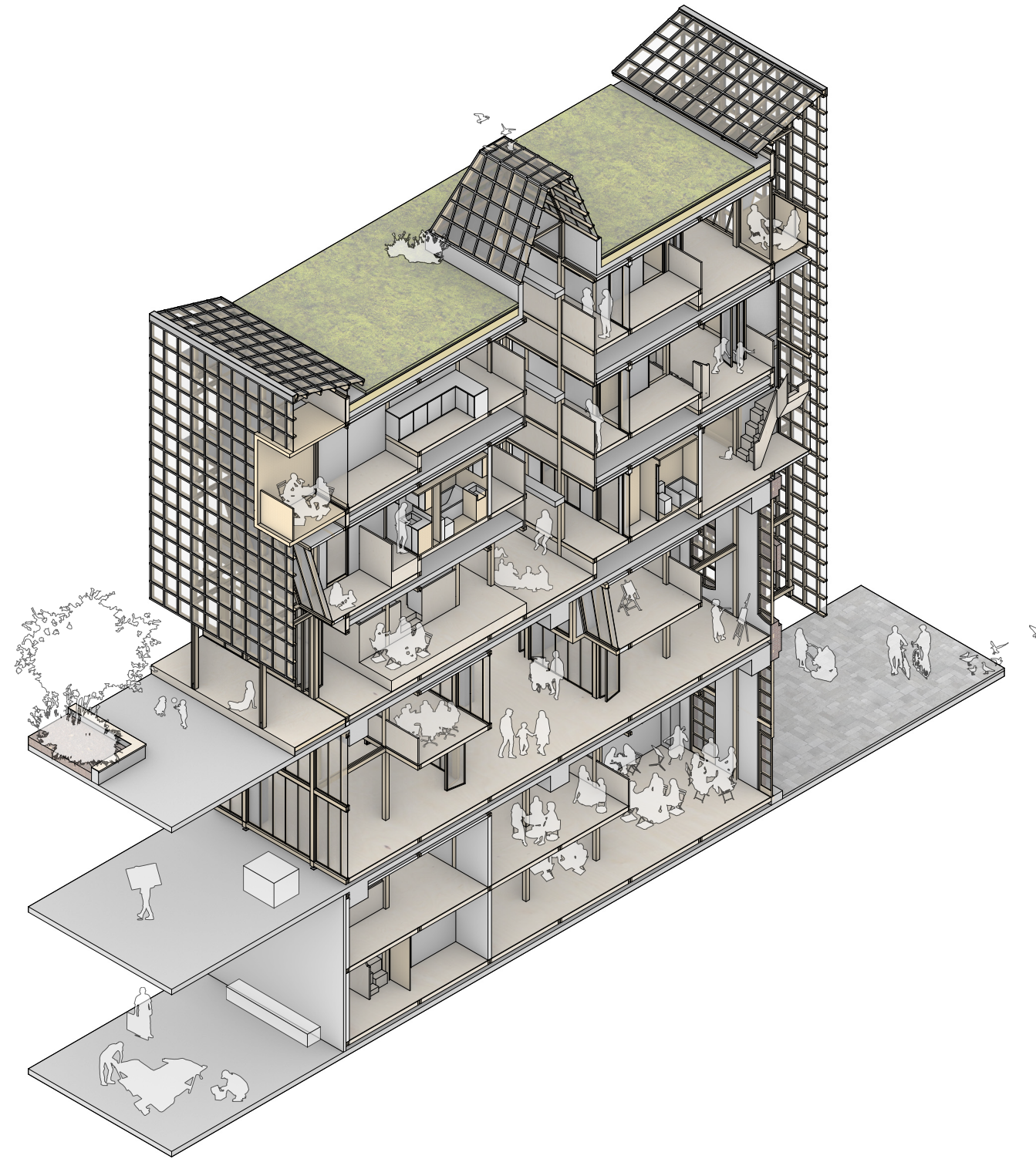
Graduation Presentation
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DEVELOPING ARCHITECTURE FOR AGENCY

An architectural exploration in Tallinn

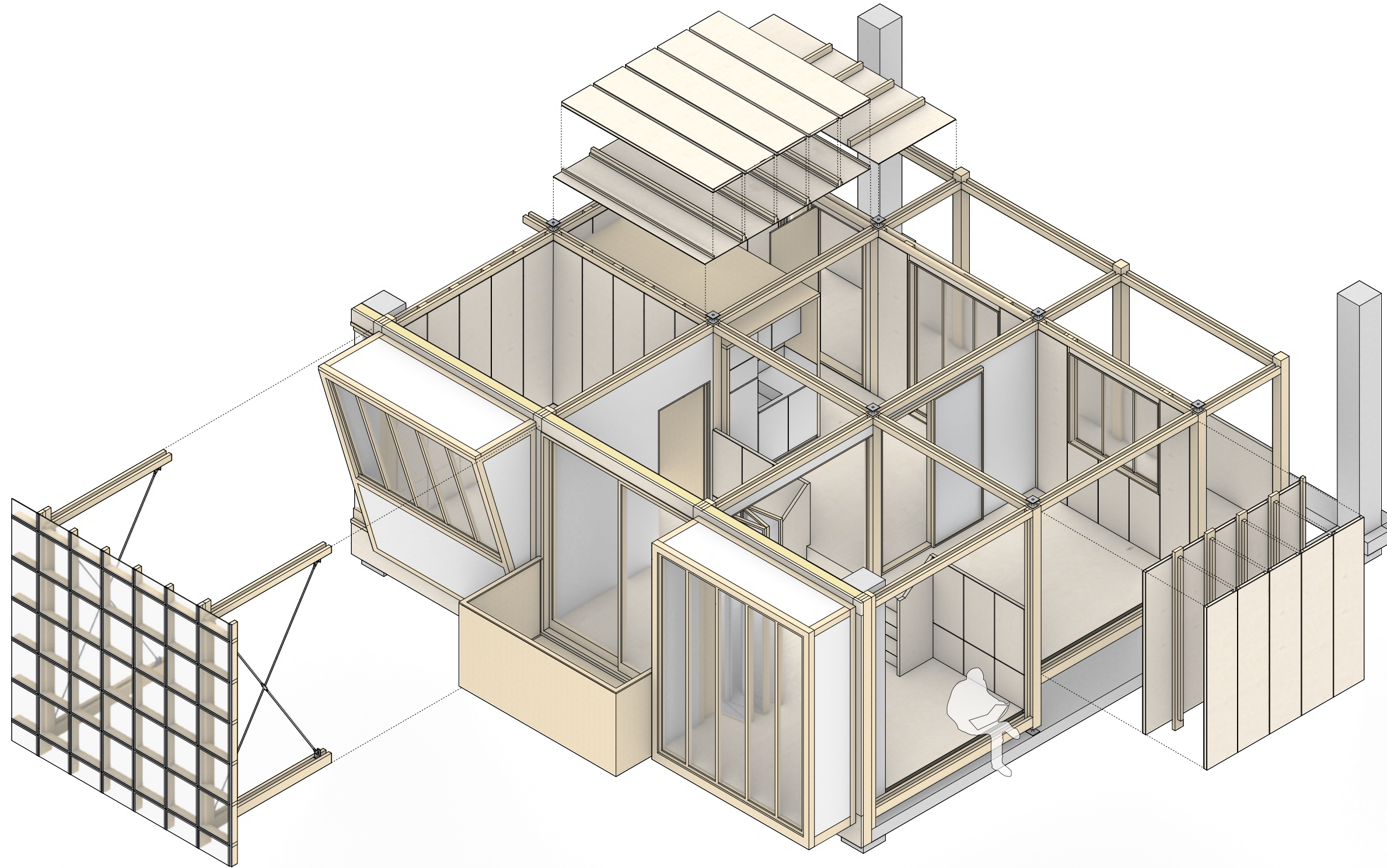
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A BOTTOM-UP COOPERATIVE DEVELOPMENT

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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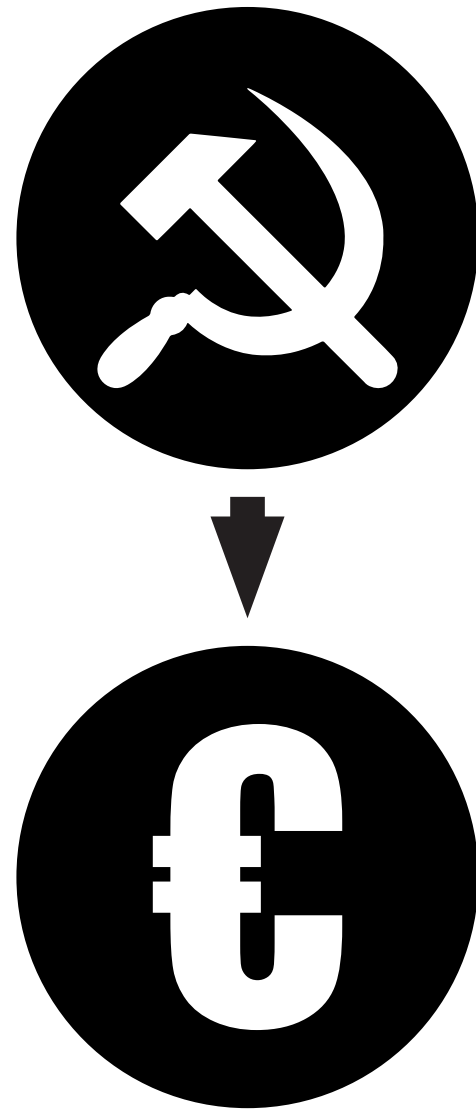
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FIELDWORK TALLINN

(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

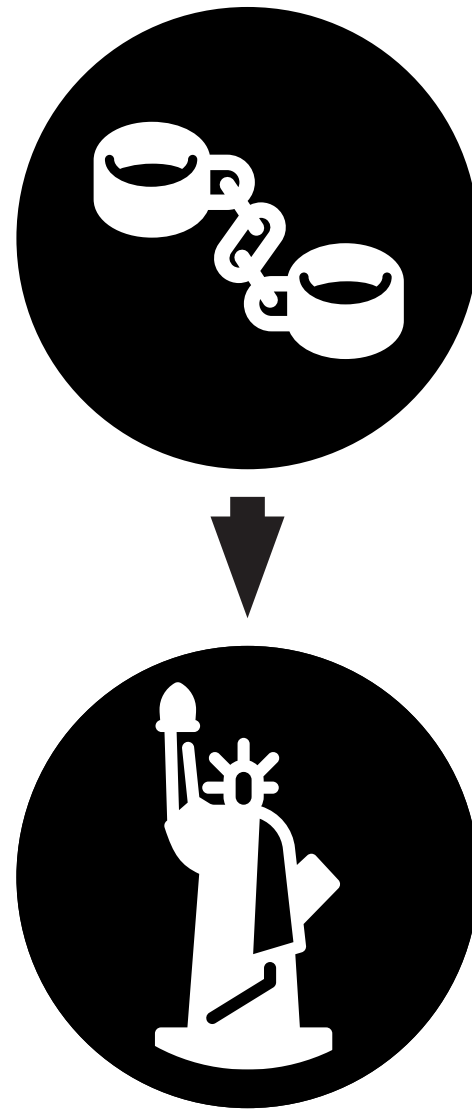
With the 1991 Declaration of Independence and the departure of the Soviets

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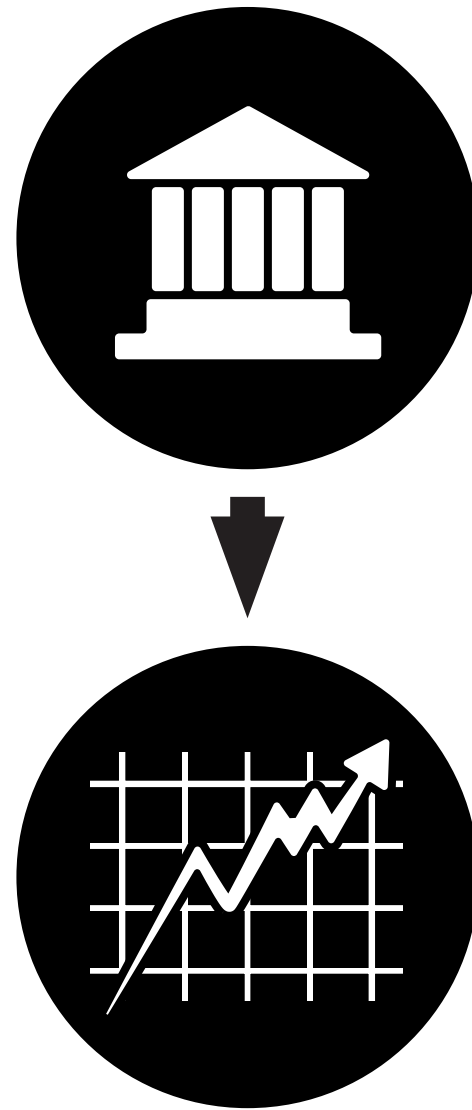
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LIBERAL CAPITALISM IS STRONGLY ASSOCIATED WITH FREEDOM

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

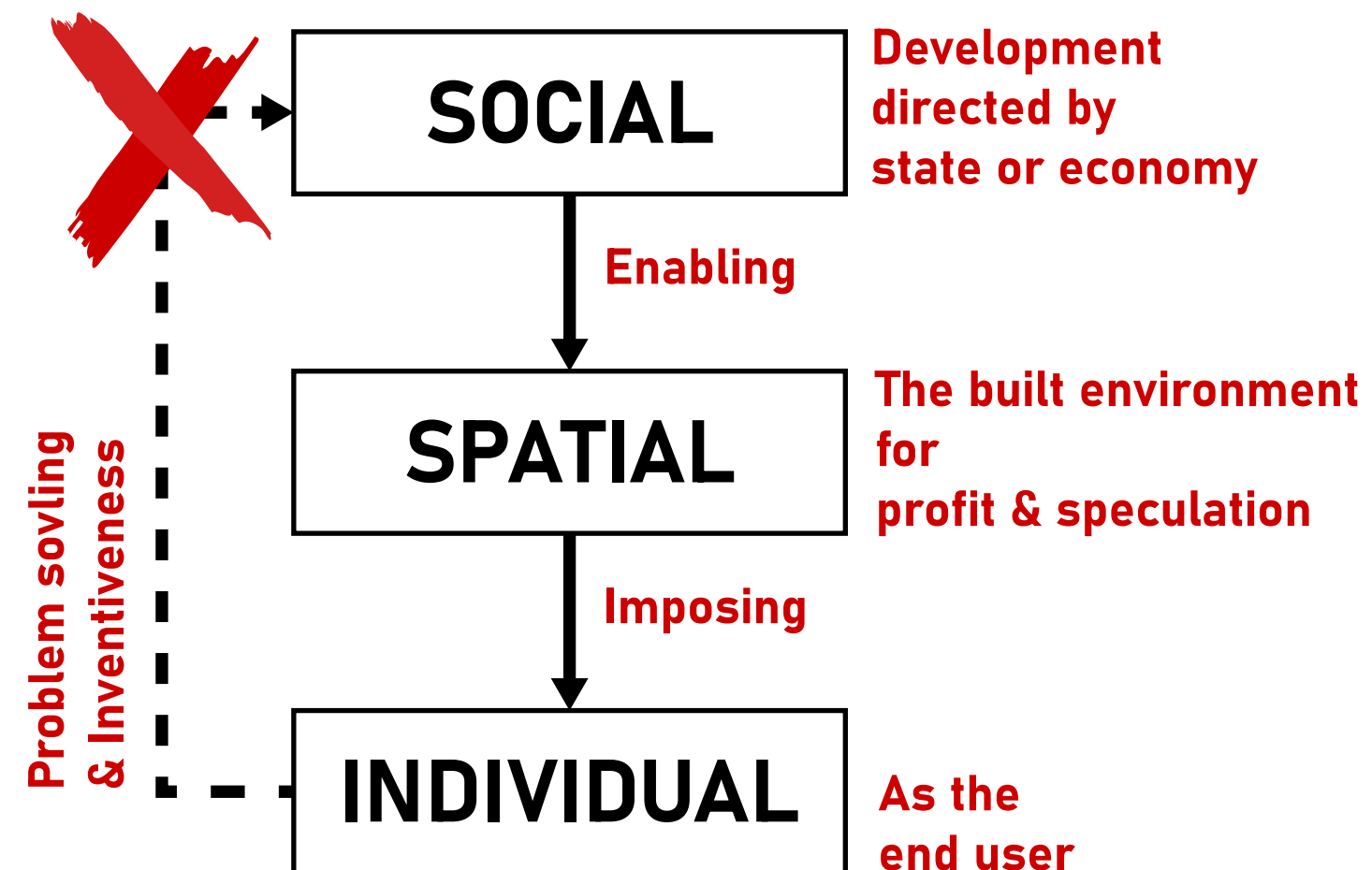
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WILD WEST DEVELOPMENT

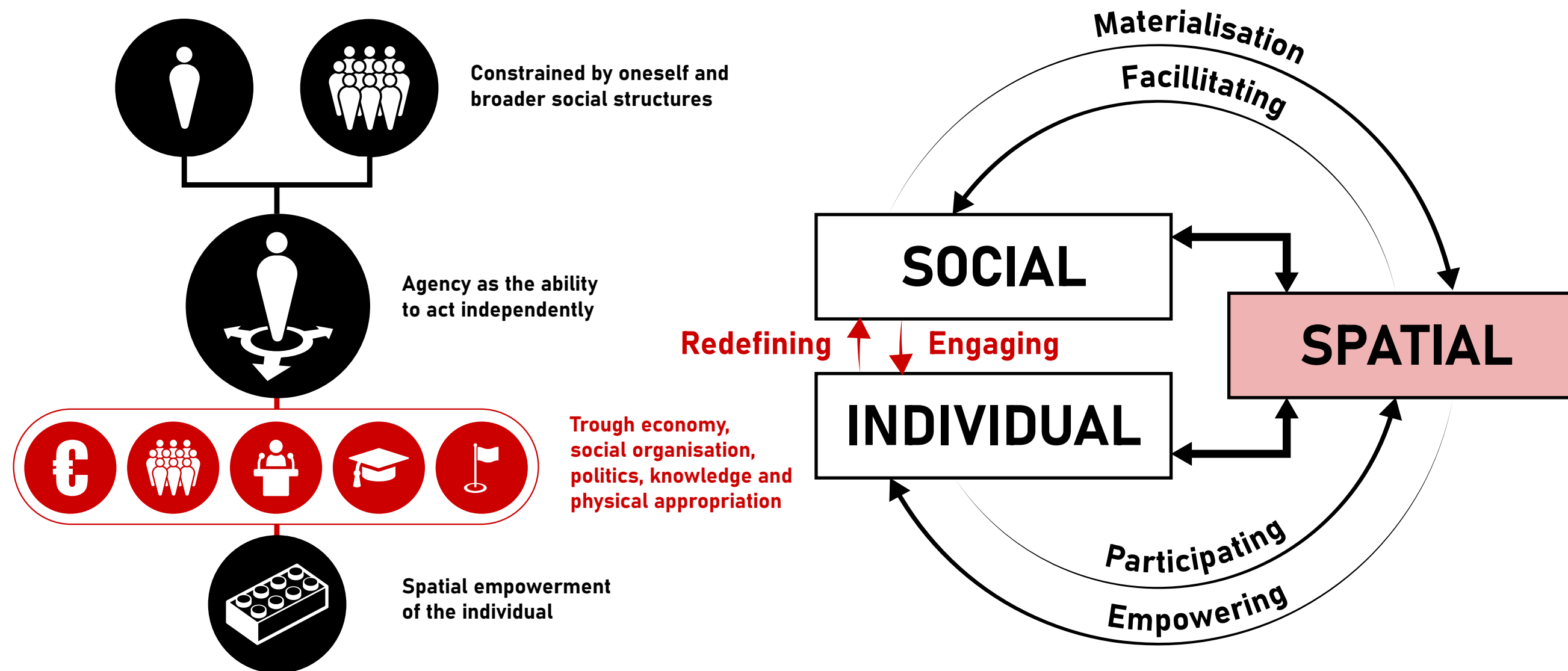
The built environment as organised by the market & minimal government interference. Development with a primary focus on profit

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TOP-DOWN DEVELOPMENT DENIES PARTICIPATION

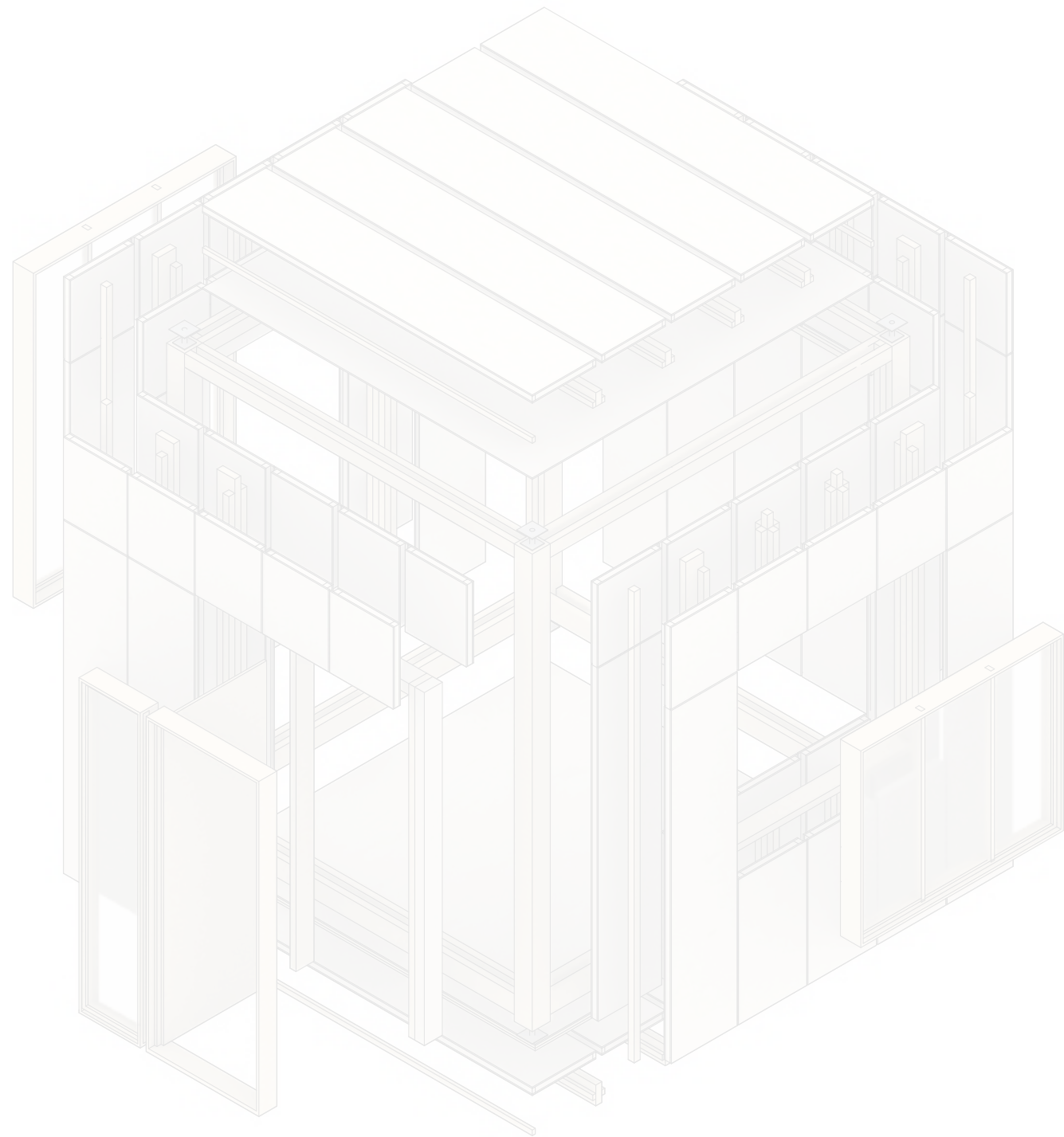
Is missing out on their problem-solving potential and inventiveness of people and their communities.



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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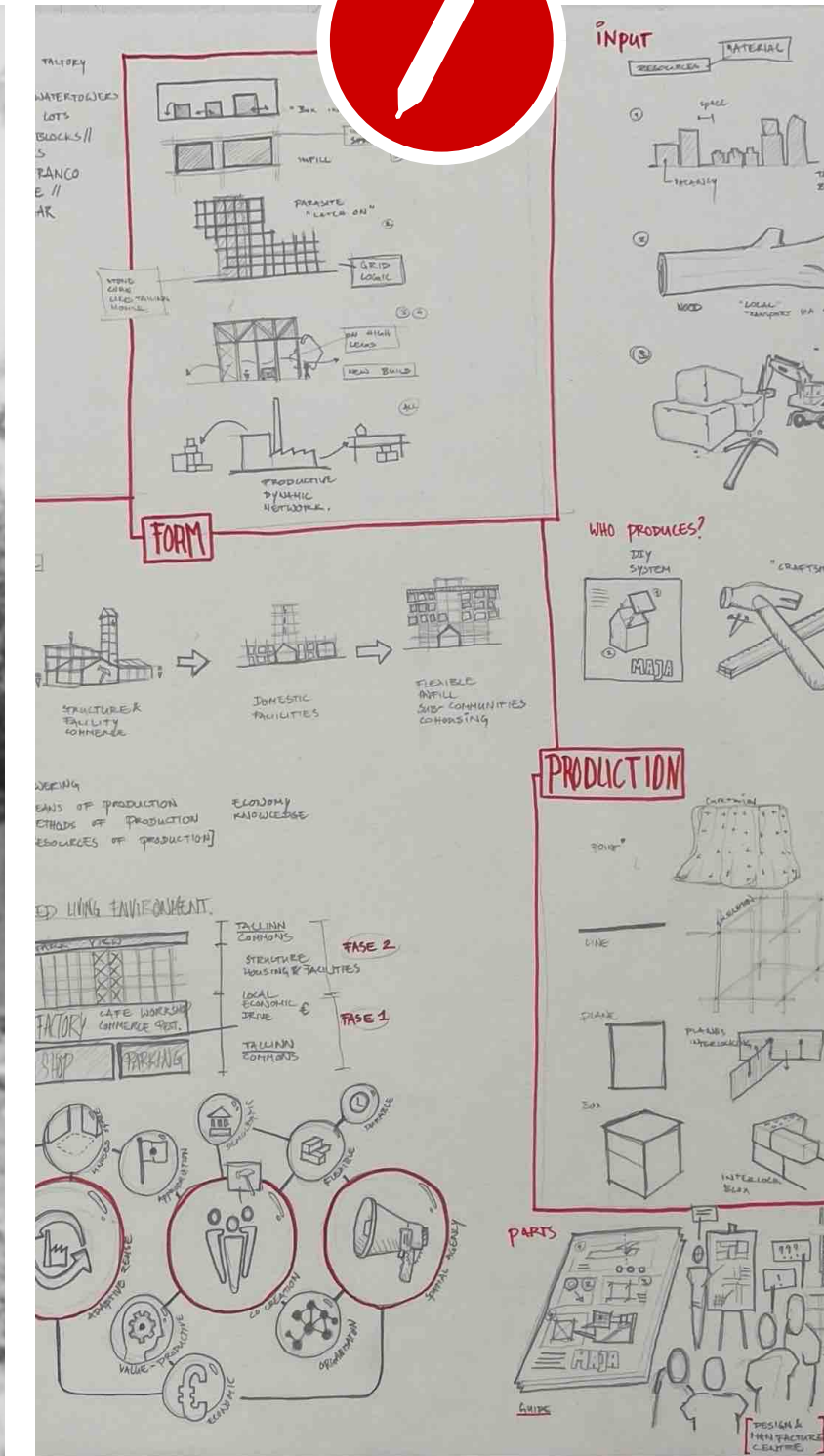
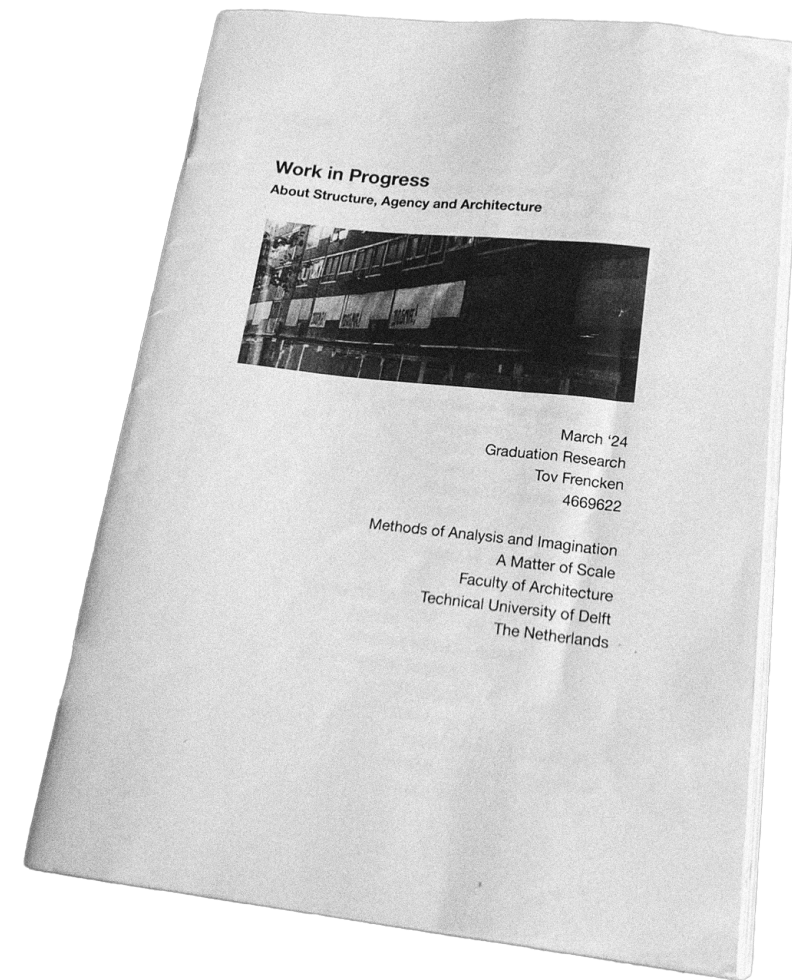
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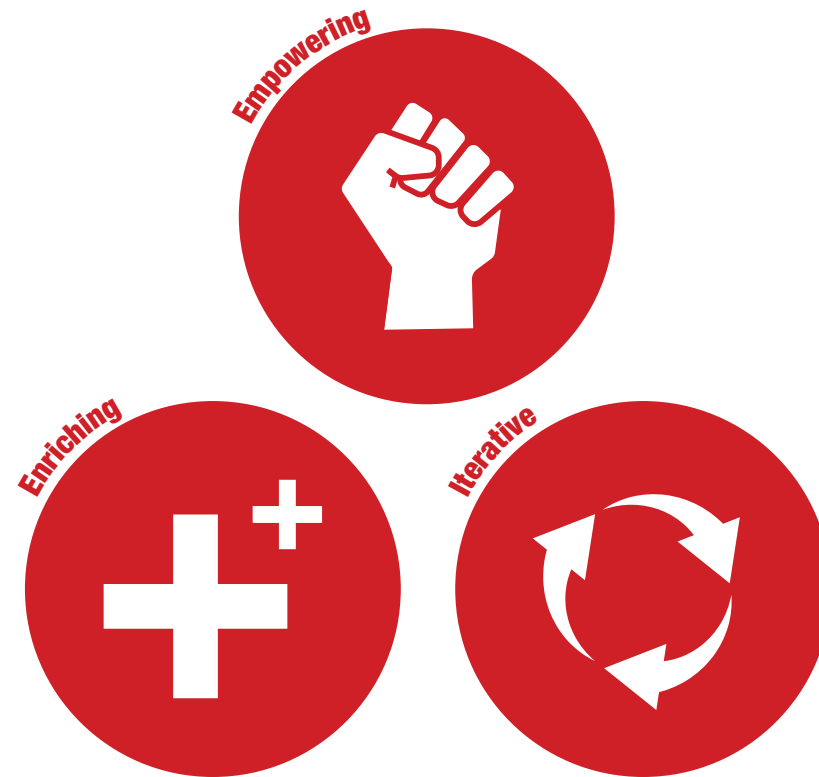
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DISTILLED FROM RESEARCH

Theoretical writing, precedent analysis and design research

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CENTRAL DESIGN THEMES

Empowering people, Enriching their lives and environment and Iterative development

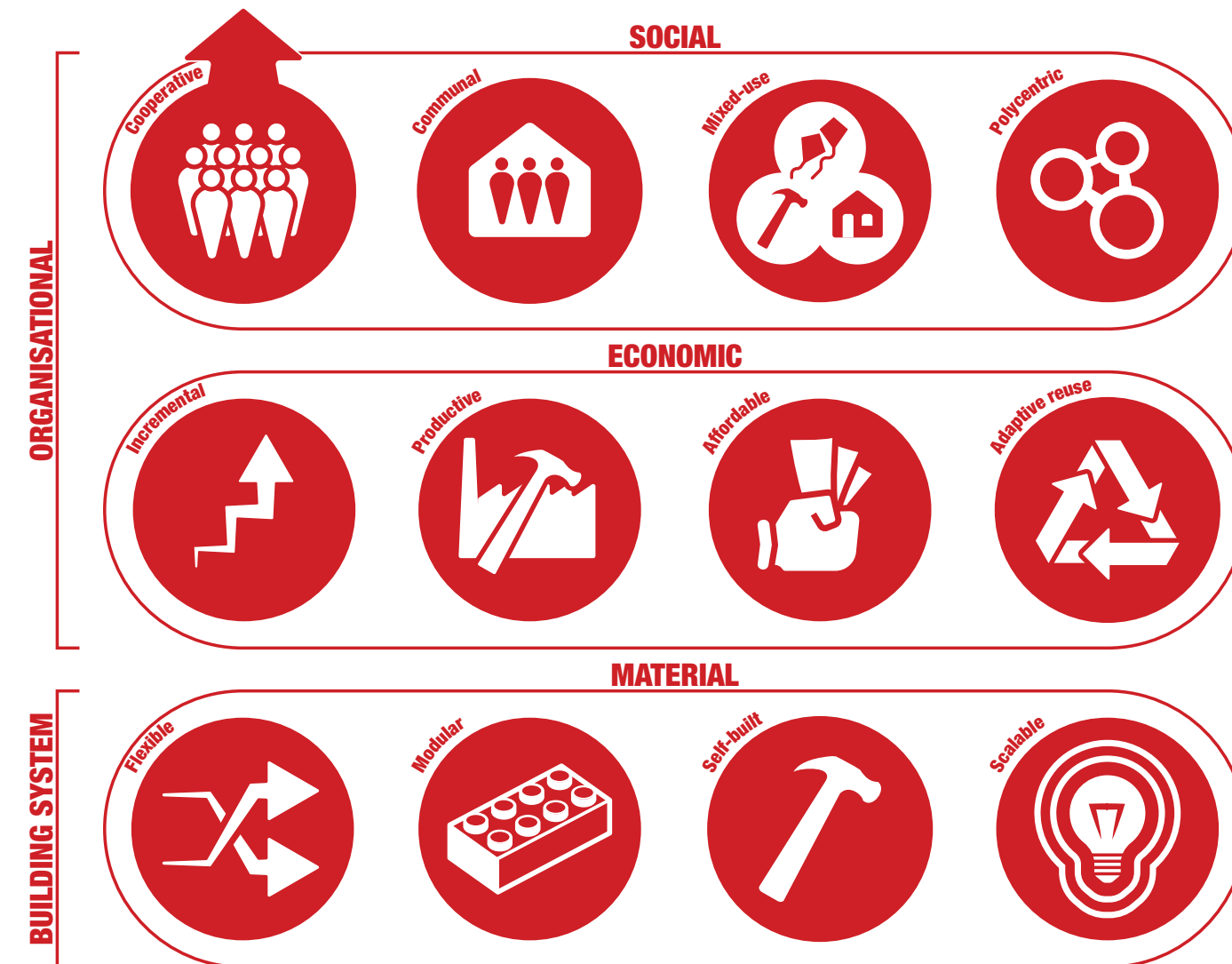
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DESIGN PRINCIPLES

Evolving around these themes

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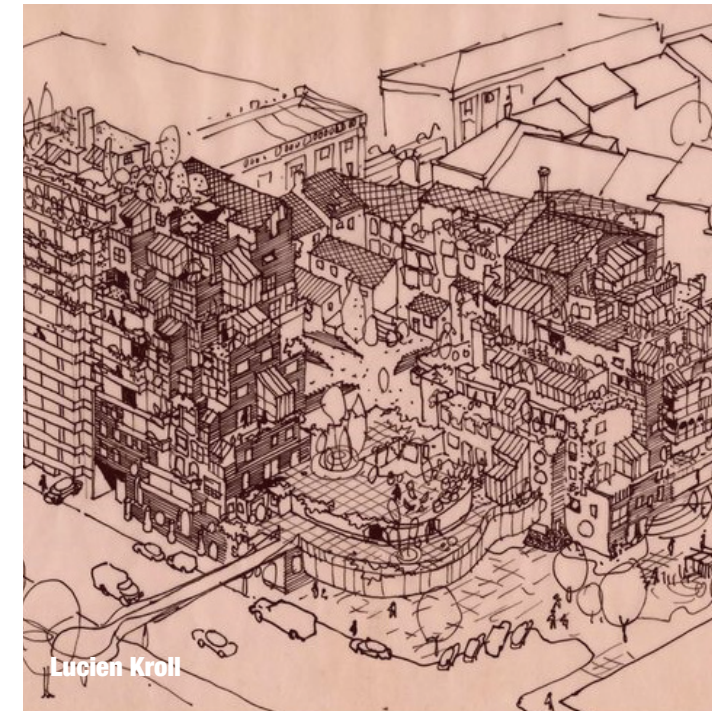
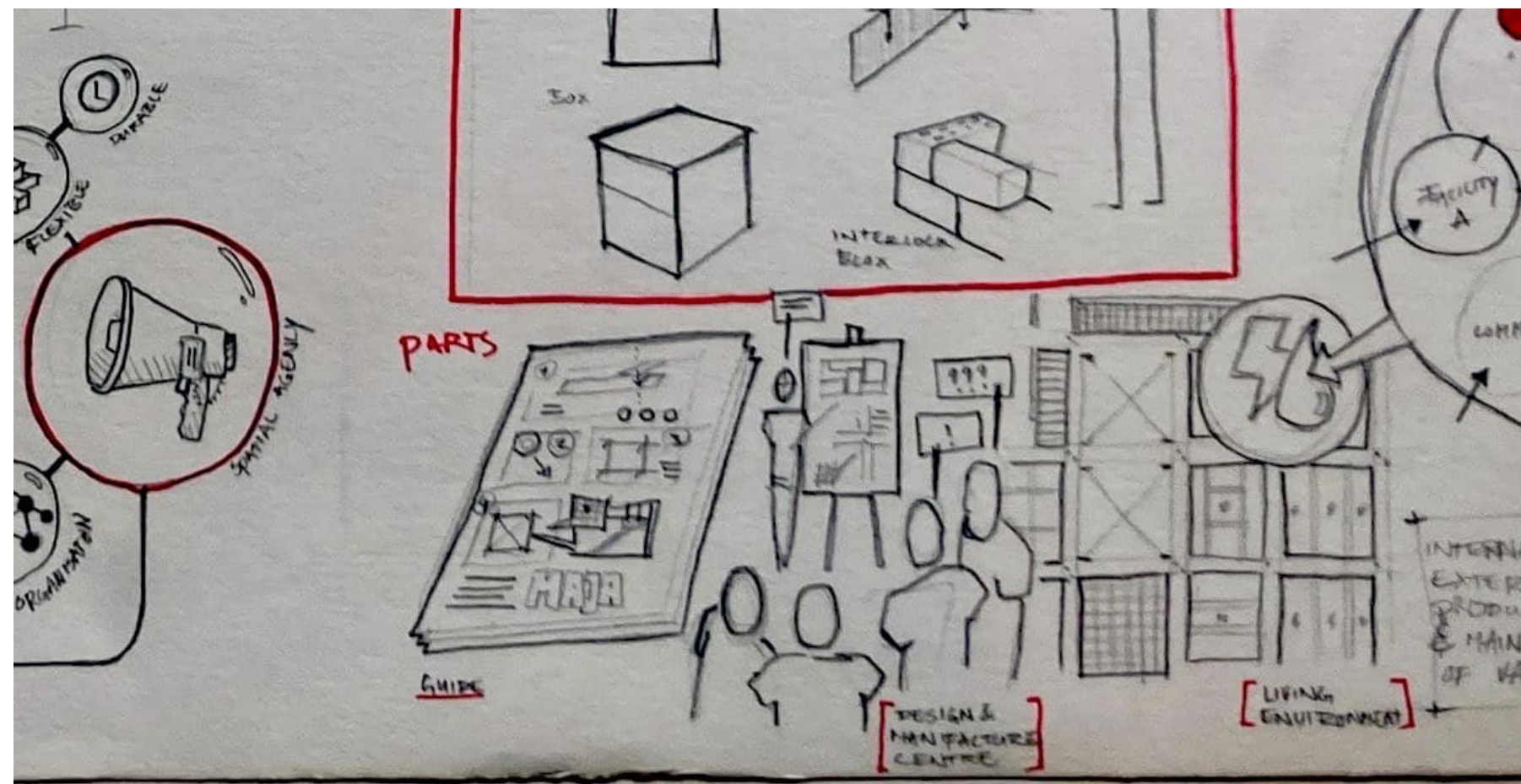
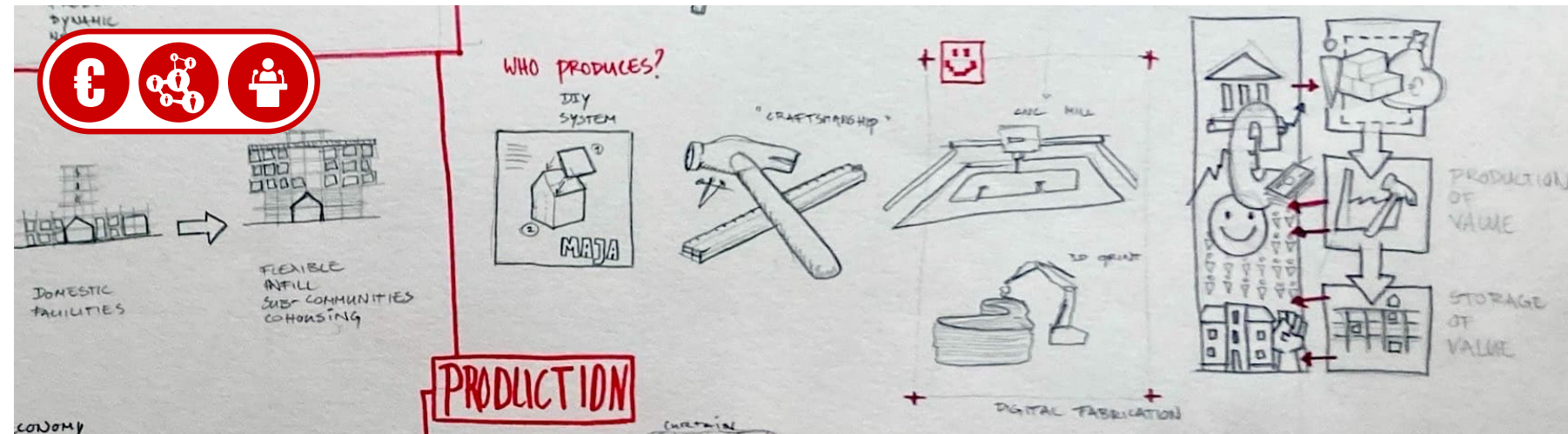
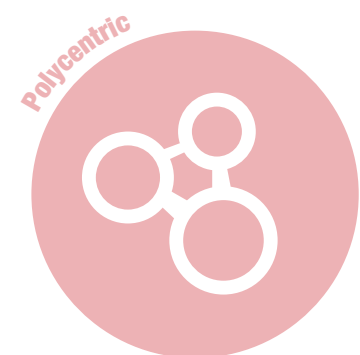
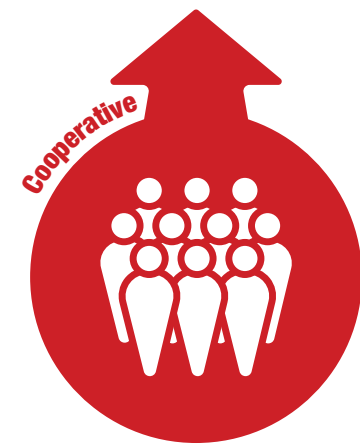


DESIGN PRINCIPLES CATEGORISED

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

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SOCIAL

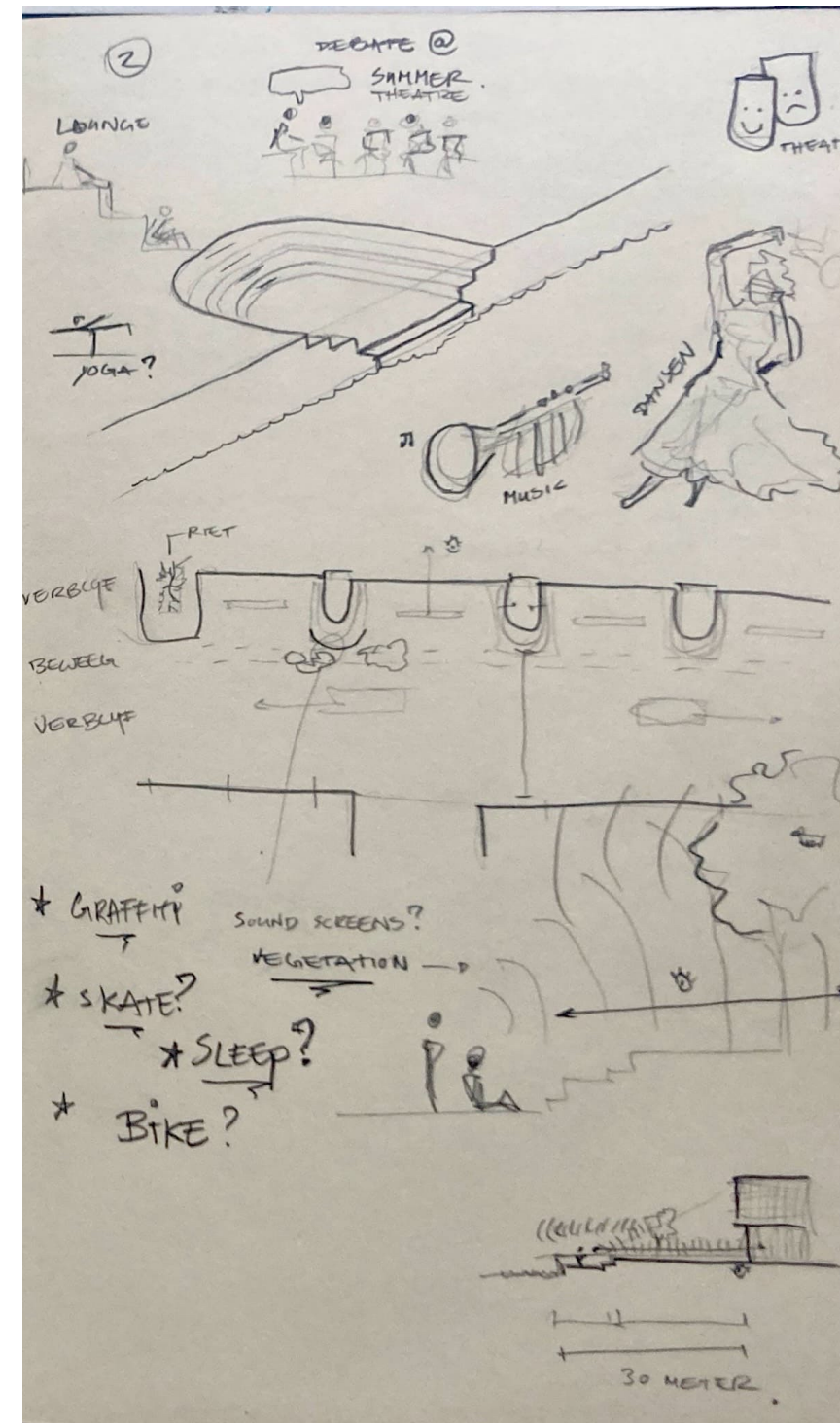
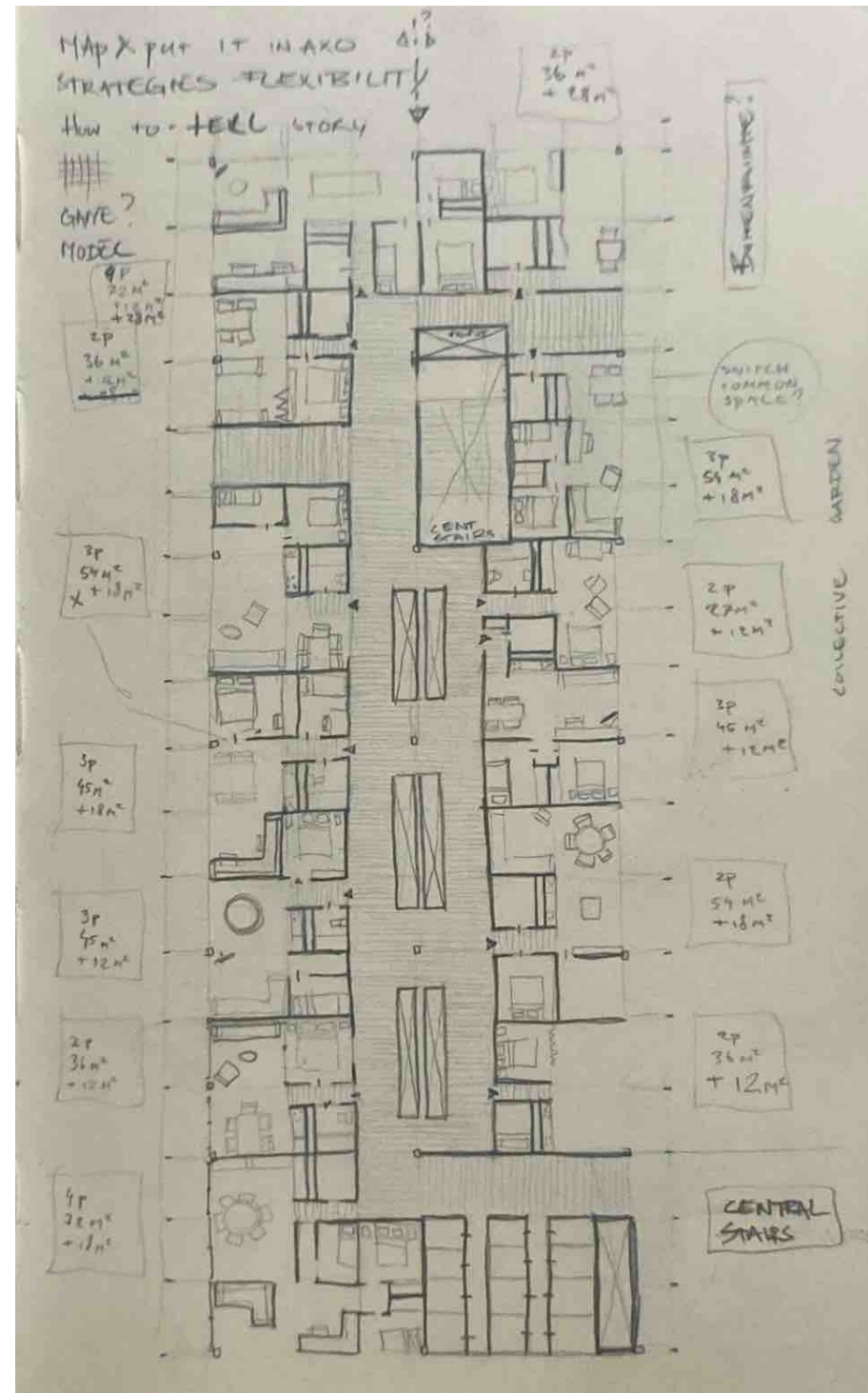
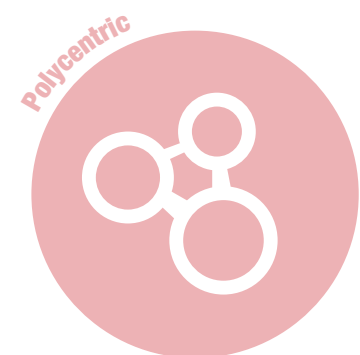
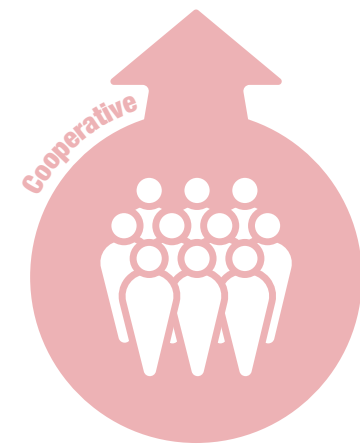


COOPERATIVE BOTTOM-UP DEVELOPMENT

For economic-, social- and political empowerment

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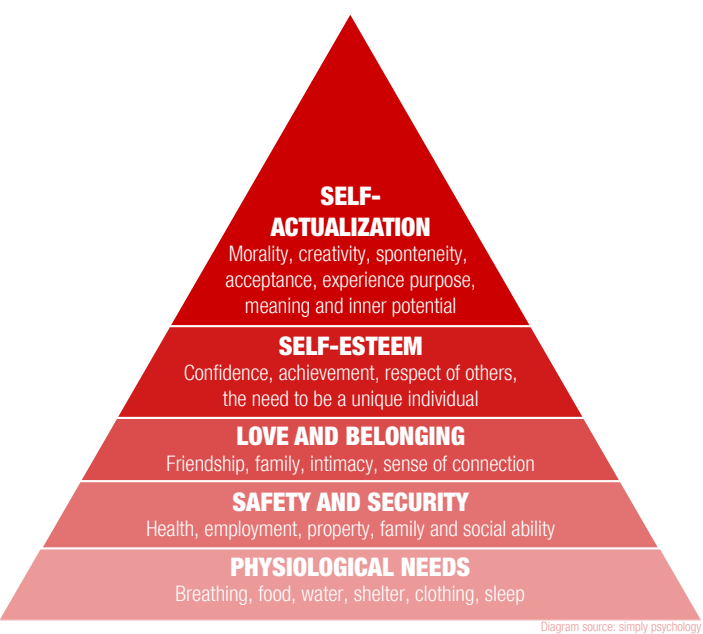
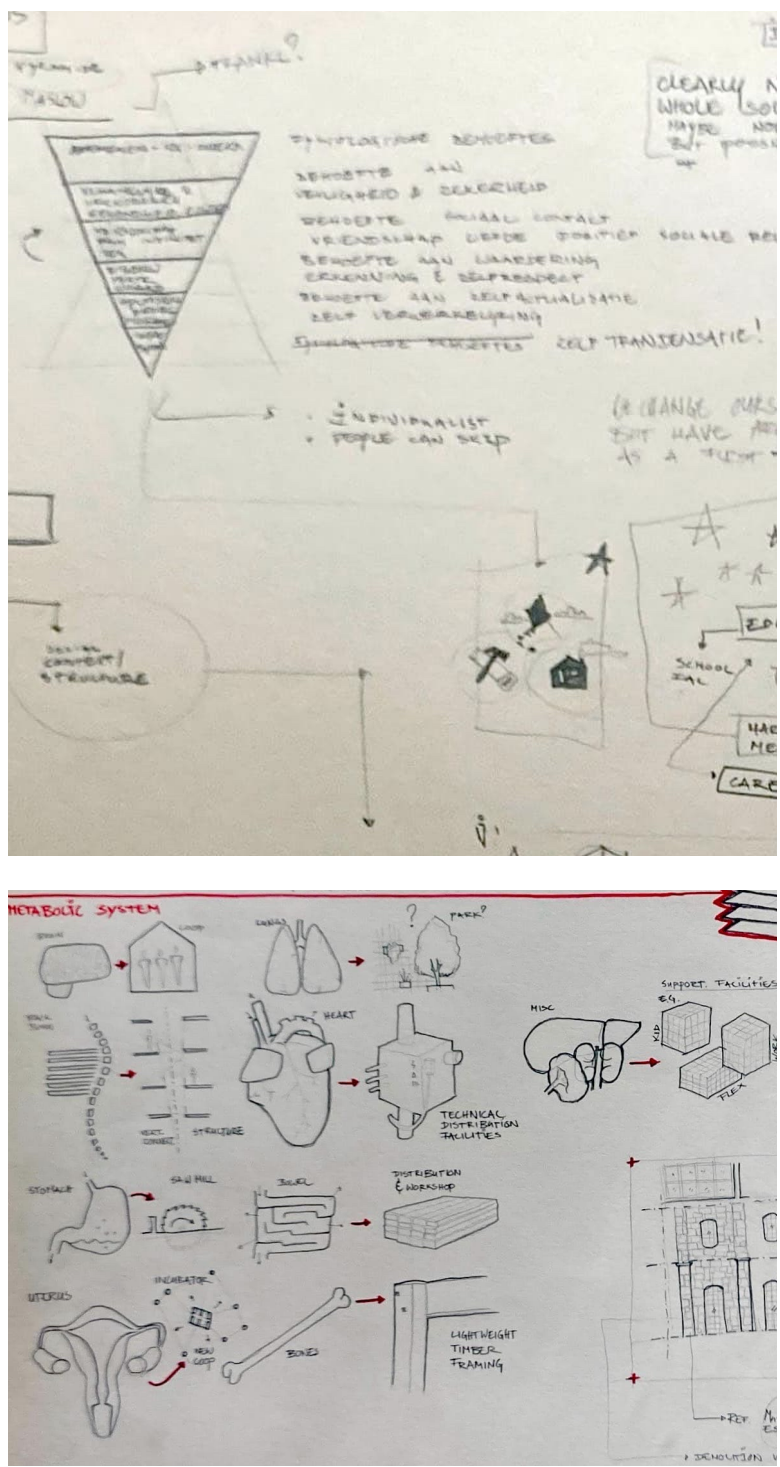
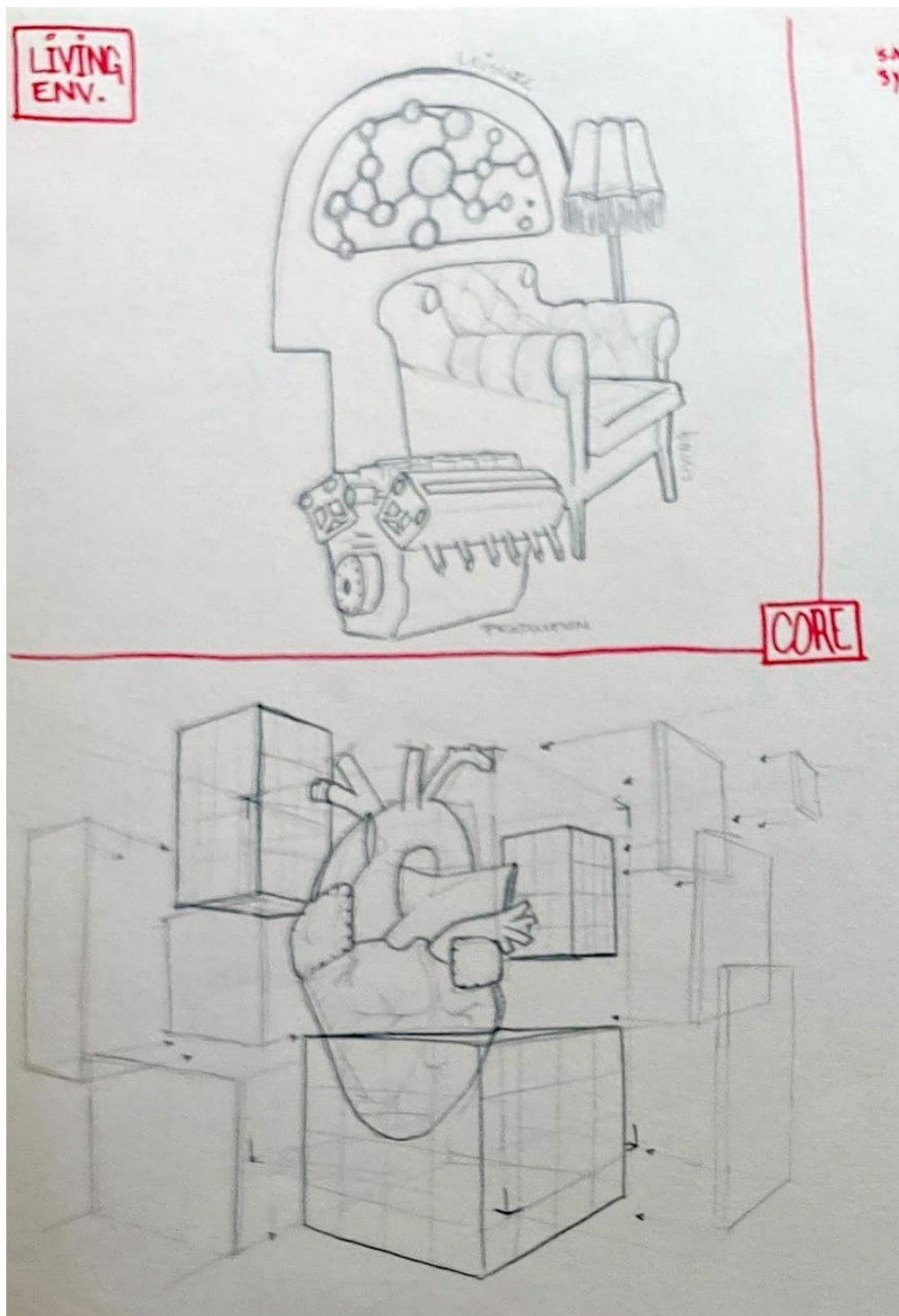
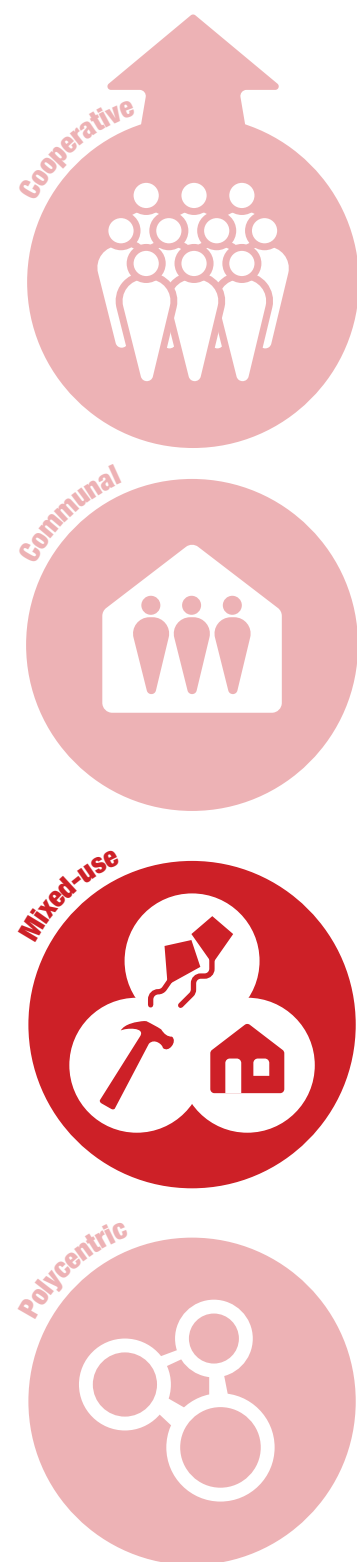


DESIGN FOR COMMUNAL USE

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

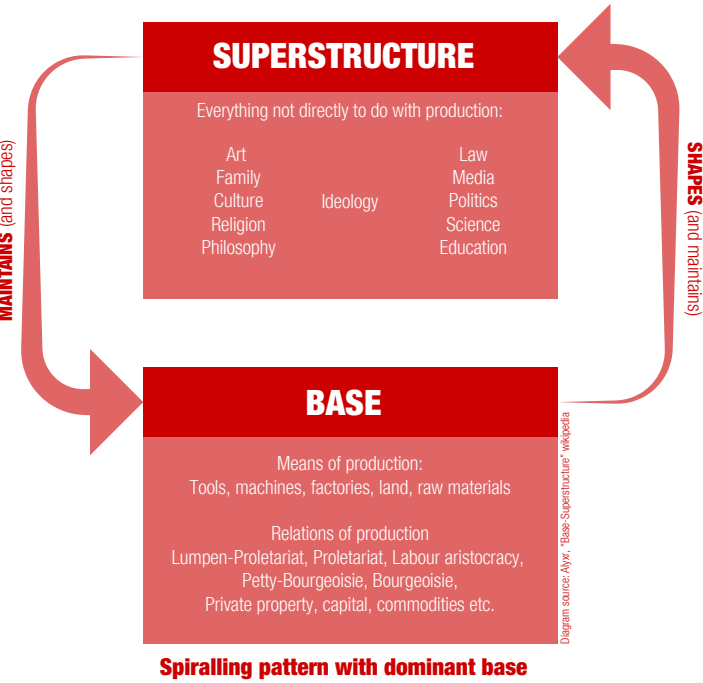
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Maslow's hierarchy of needs

Marx's base-superstructure theory

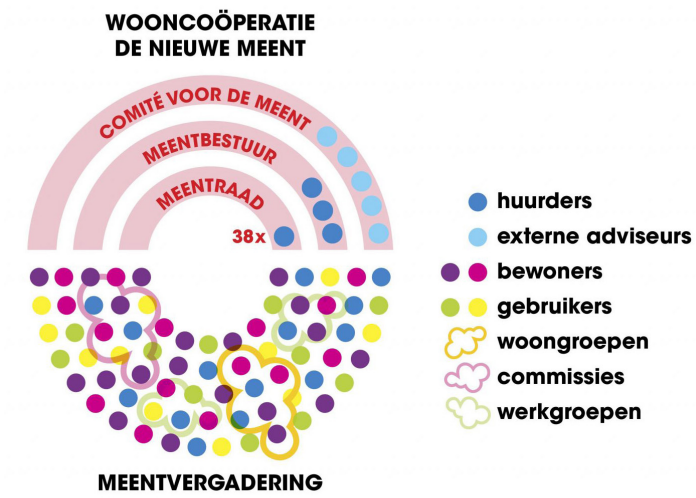
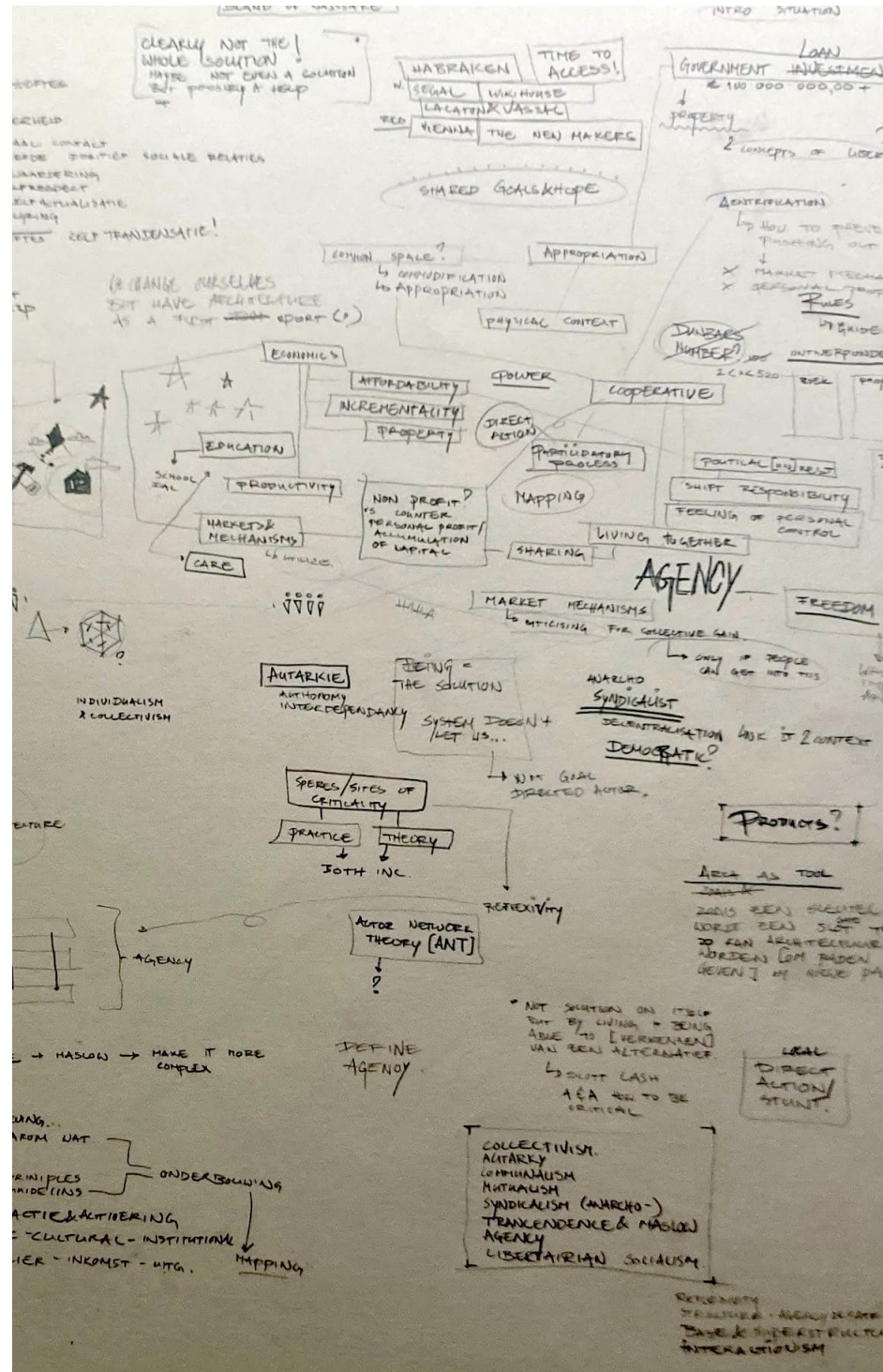
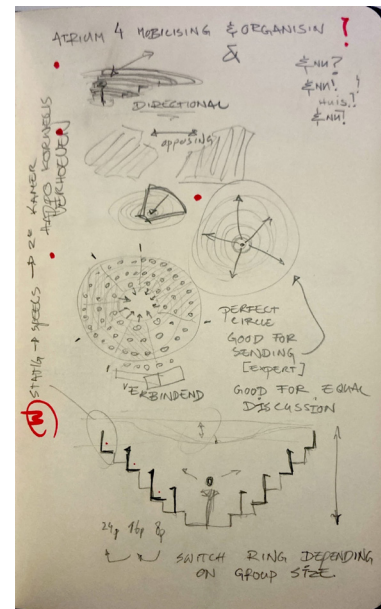
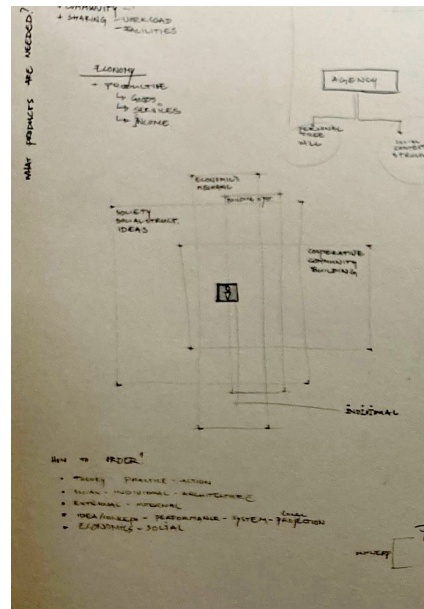
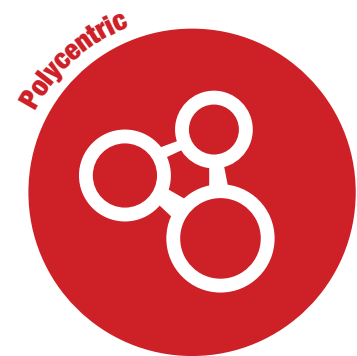
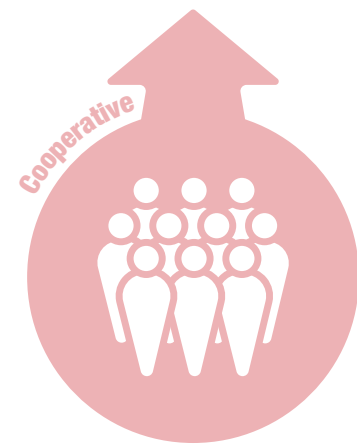


MIXED-USE LIVING ENVIRONMENT

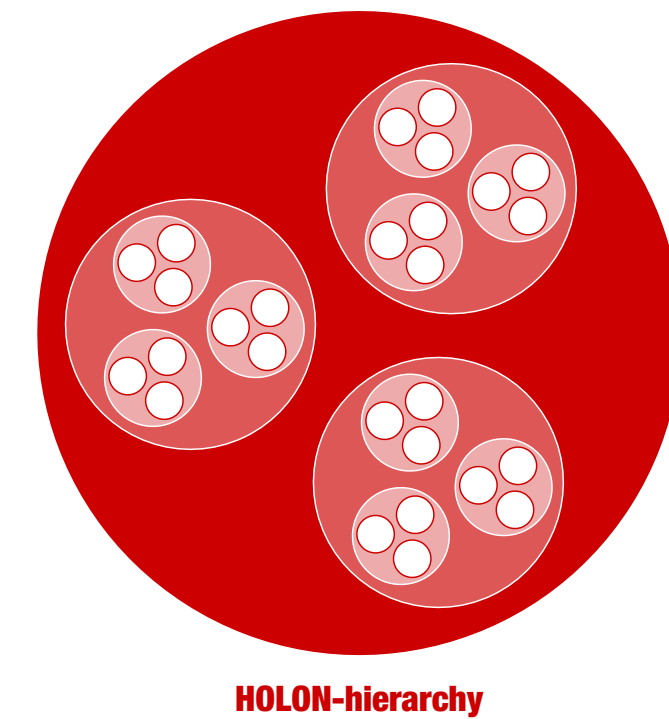
Meet diverse needs and desires through dwelling, production and leisure to support fulfilling others as proposed by theorists like Maslow, Marx or Frankl

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De Nieuwe Meent Amsterdam

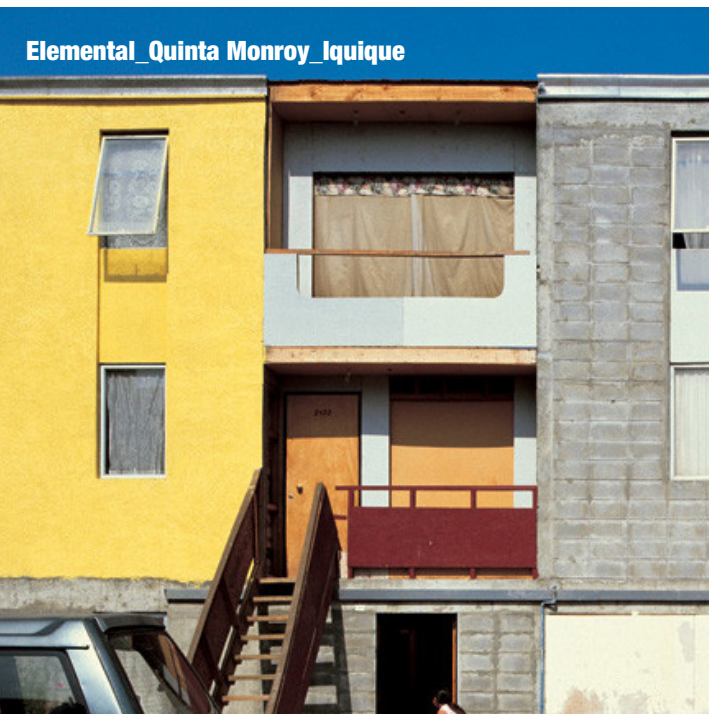
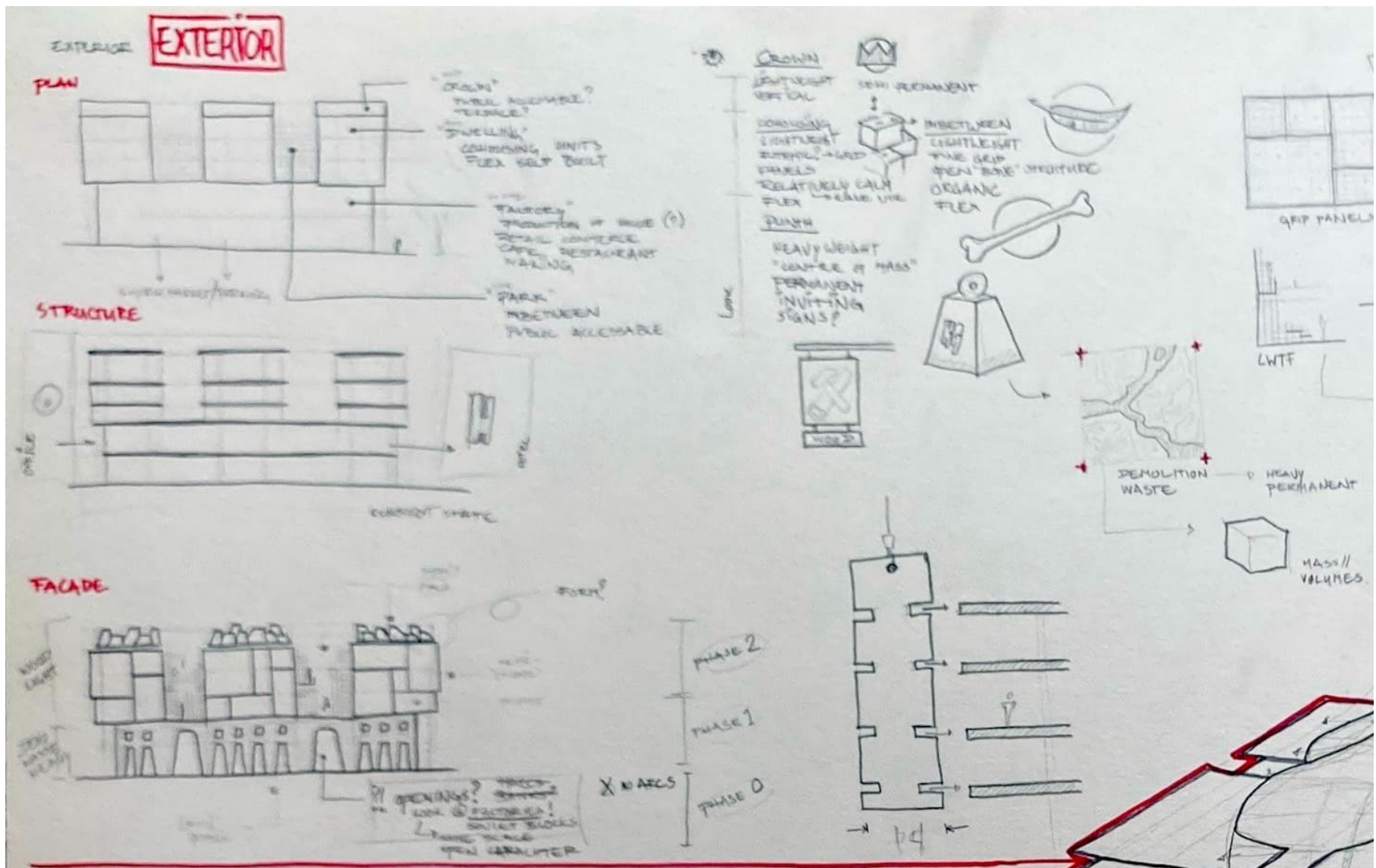
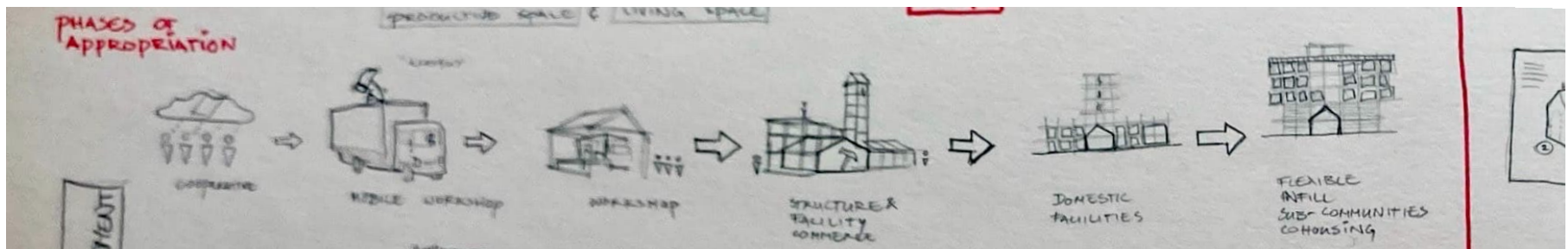
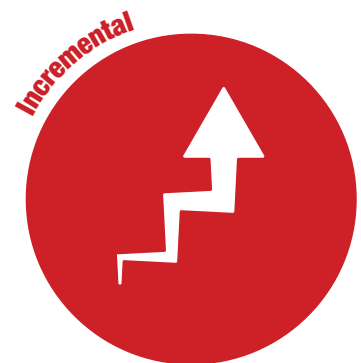


POLYCENTRIC AND DEMOCRATIC

To keep the organisation of a large group of people manageable

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ECONOMIC

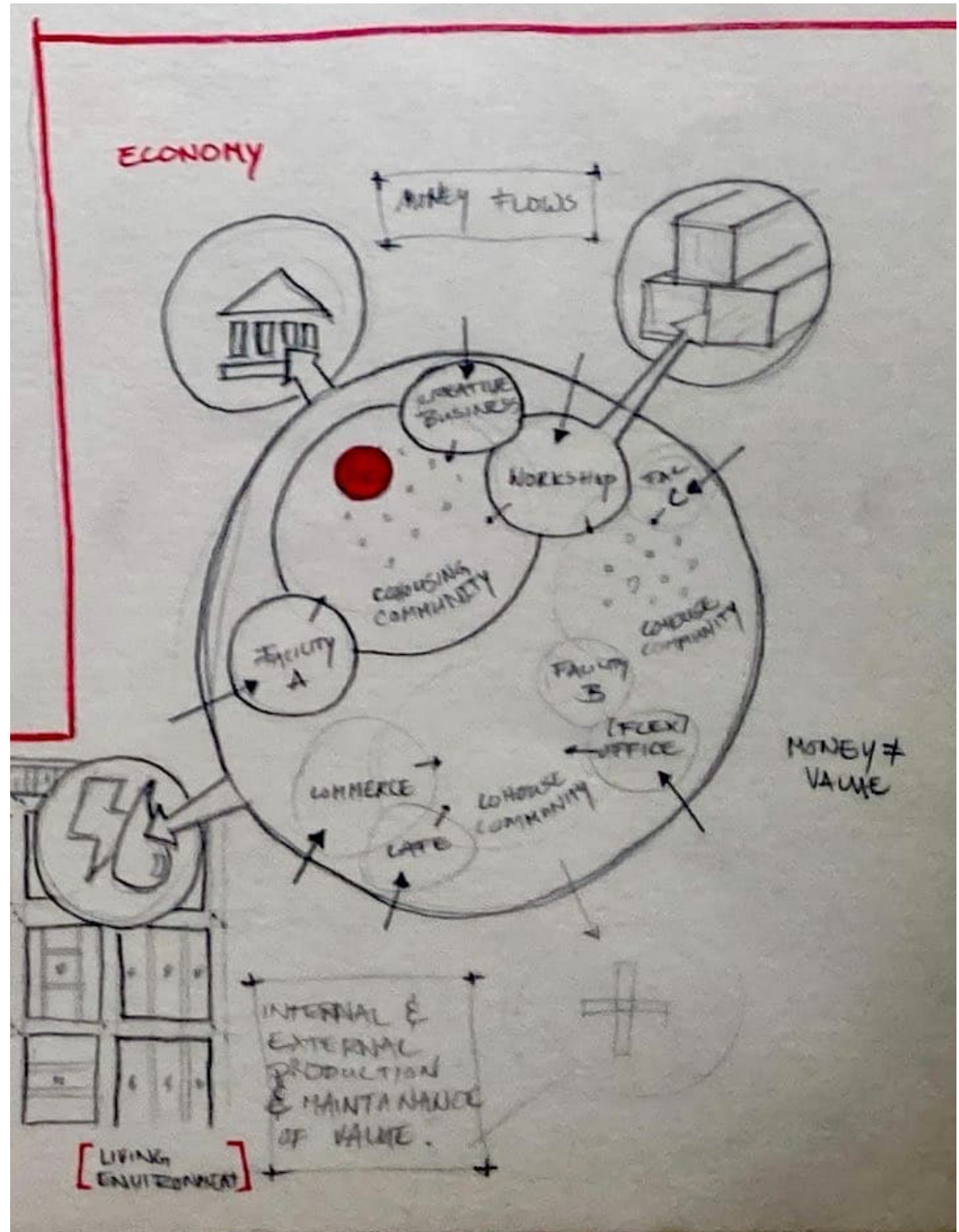
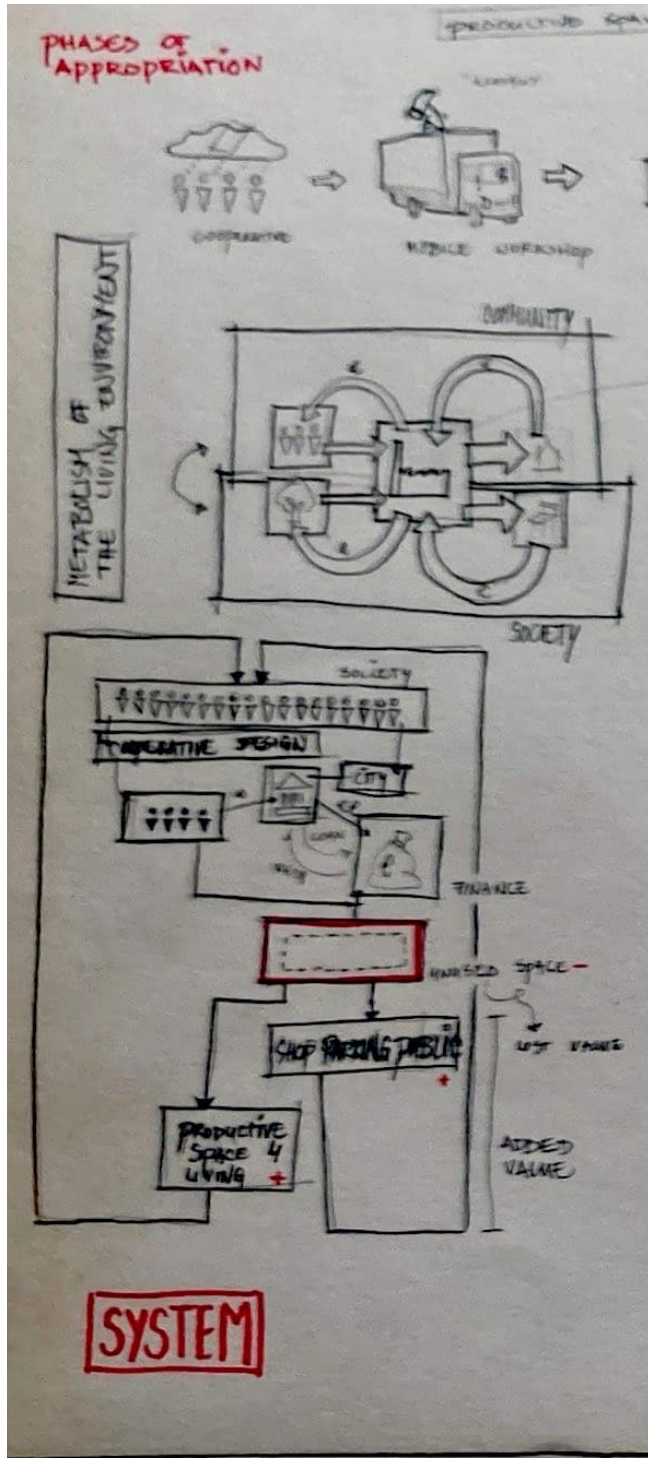
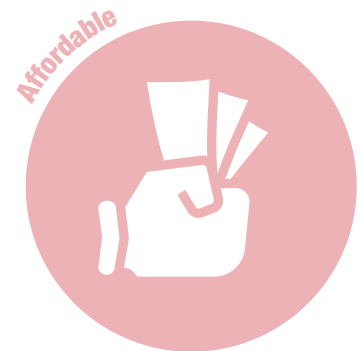
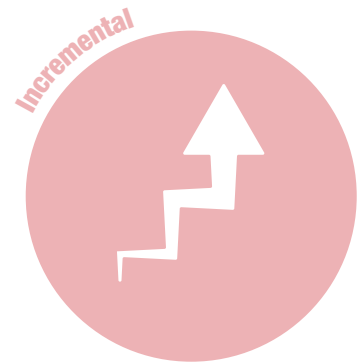


INCREMENTAL DEVELOPMENT

Leaving room for personal expression and affordability

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ECONOMIC



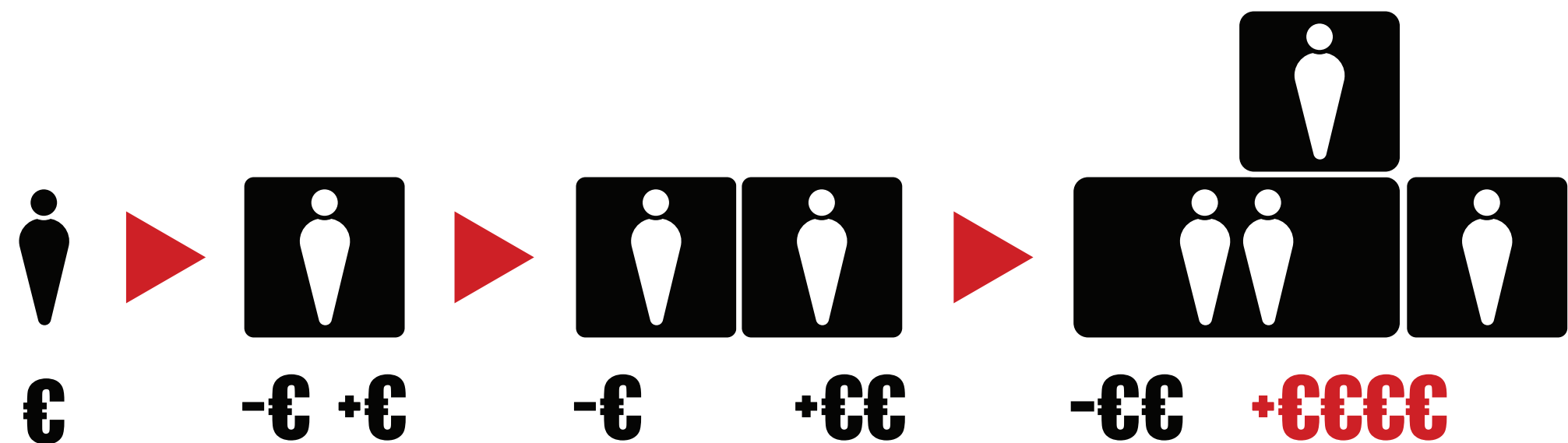
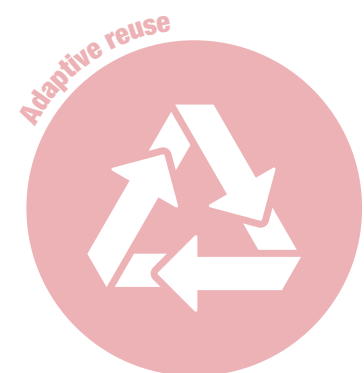
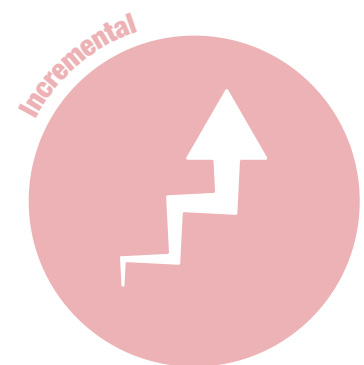
ESTABLISHING A PRODUCTIVE LOCAL ECONOMY

Generous to its participators and the broader city

Creating economic stability to facilitate experiment

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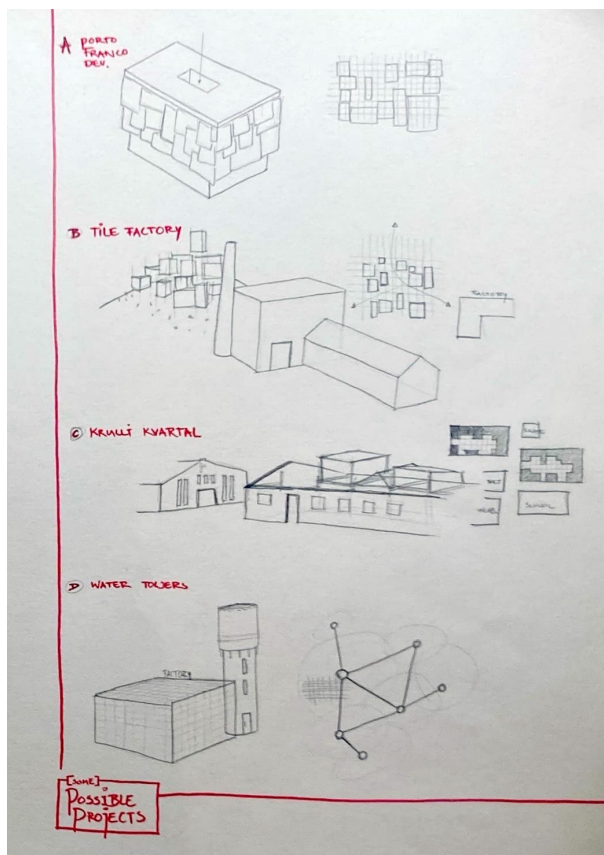
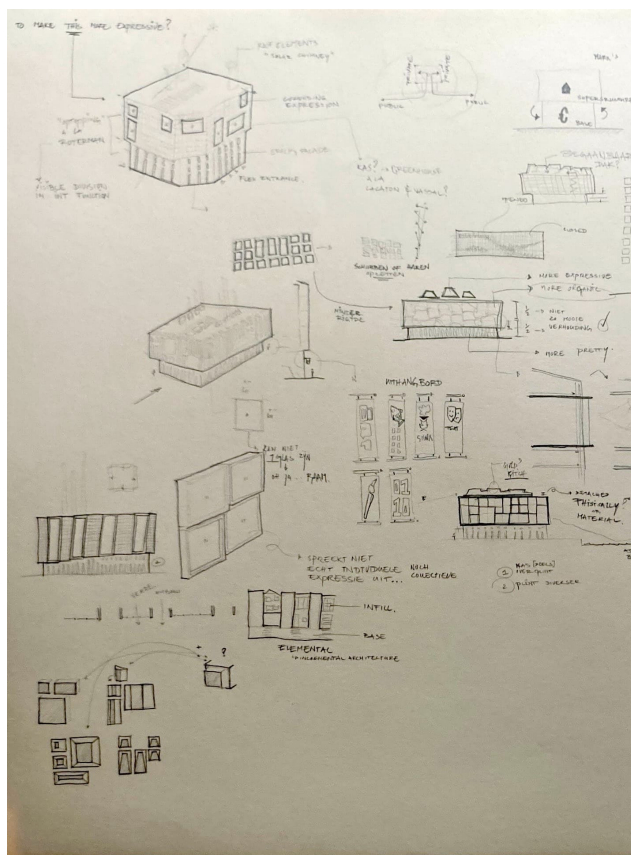
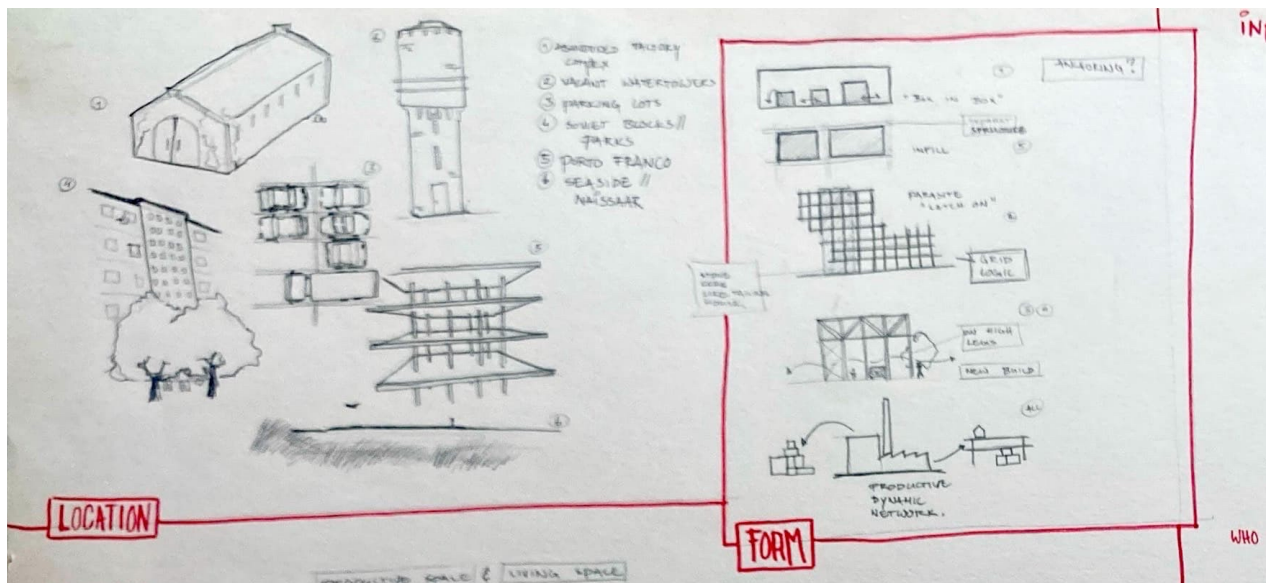
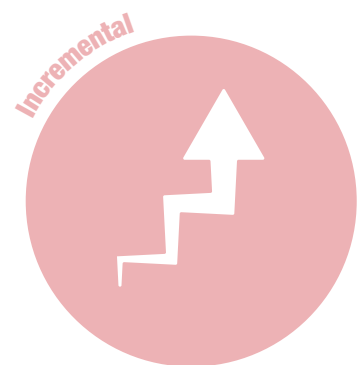
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AFFORDABILITY

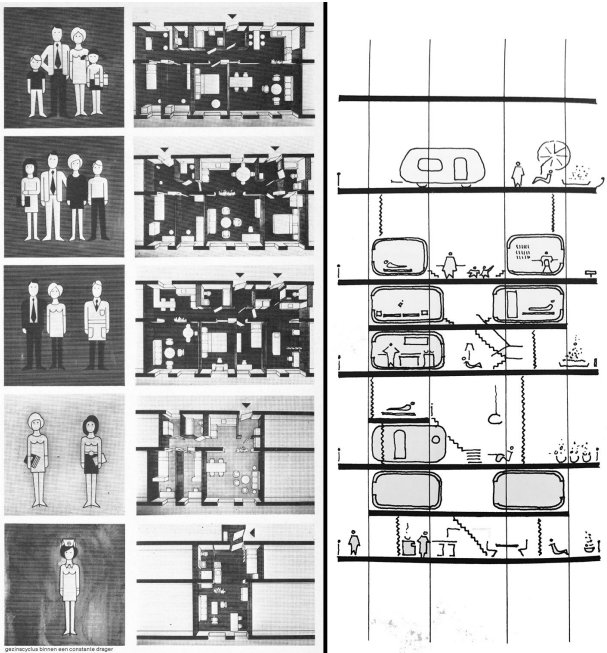
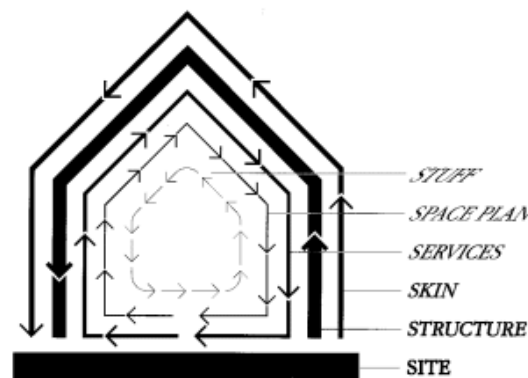
Incremental- & productive development to minimise the need for big investments

ECONOMIC



Transformation 530 - Lacaton & Vassal - Bordeaux

De dragers en de mensen - J. Habraken

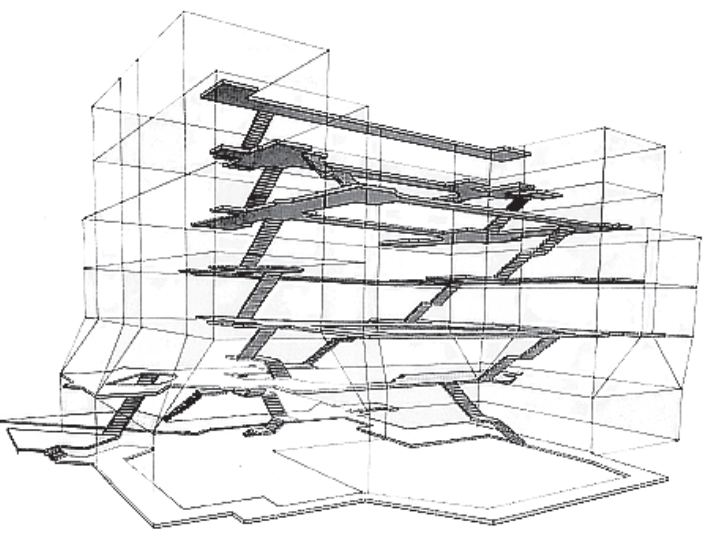
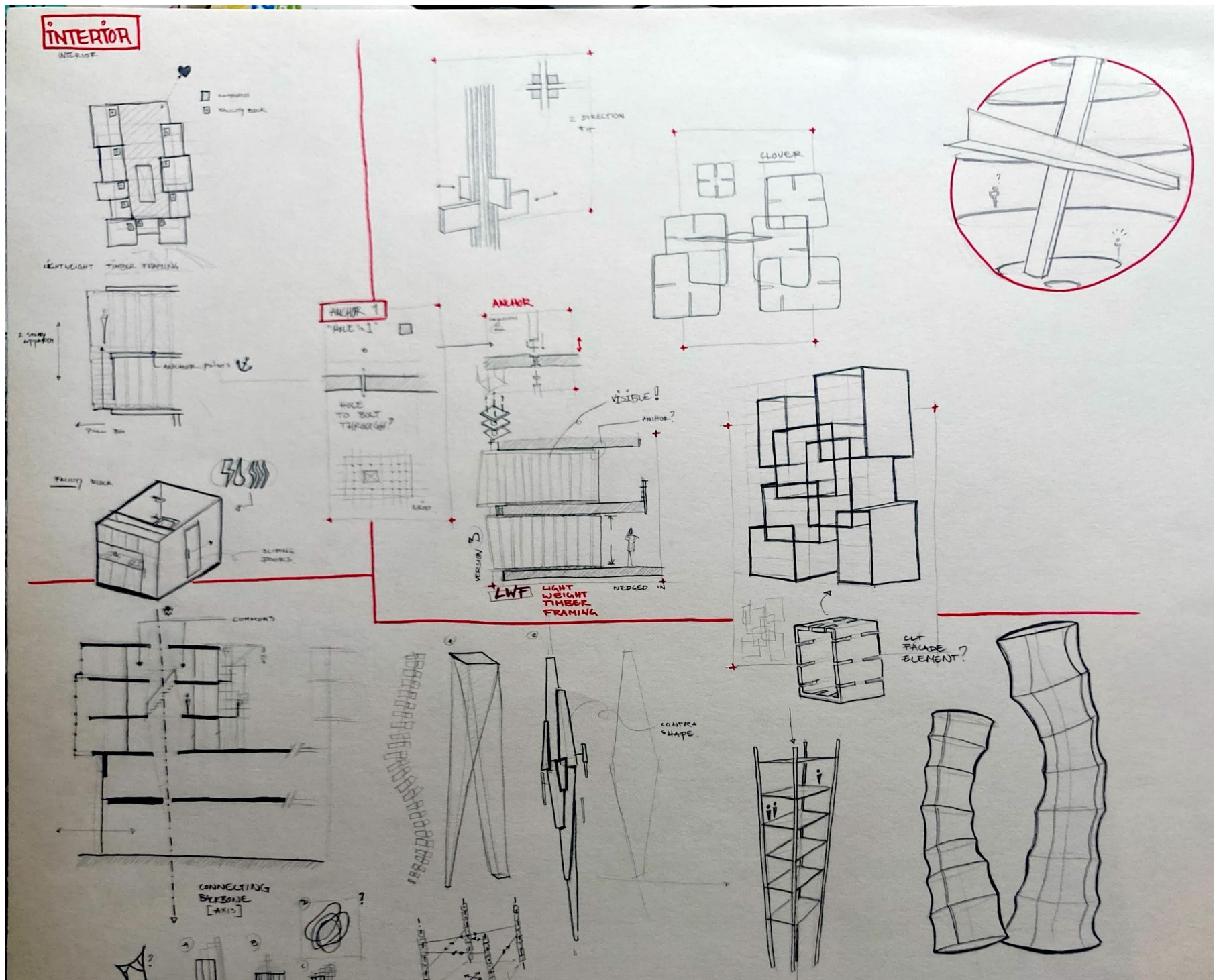
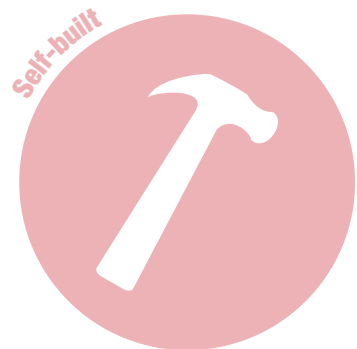
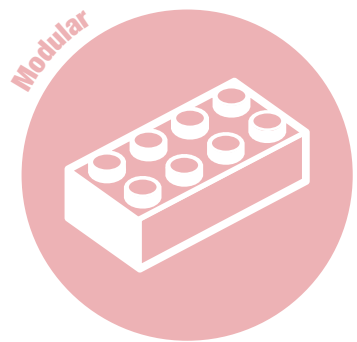
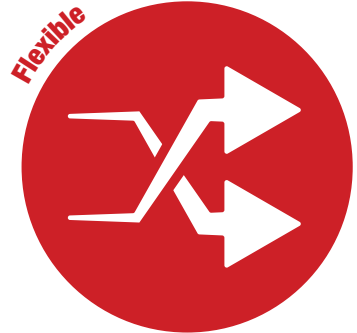


ADAPTIVE REUSE

Repurposing vacant spaces and existing structures through a different design approach

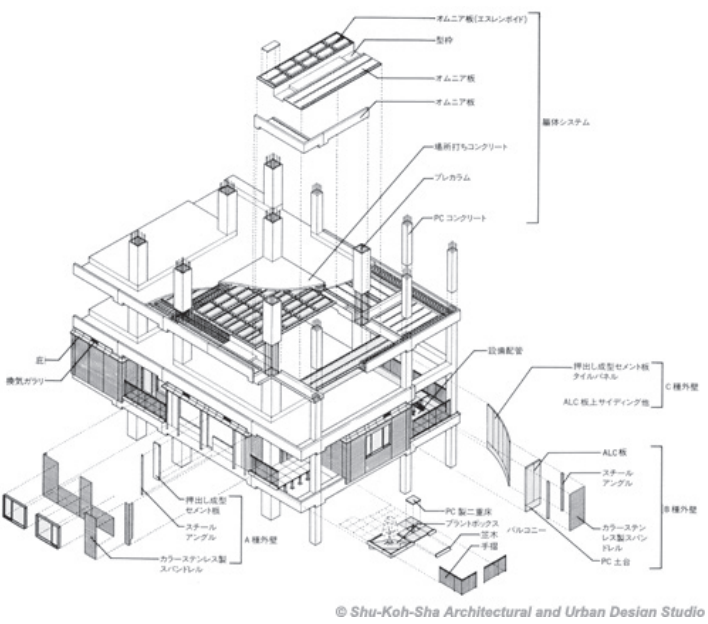
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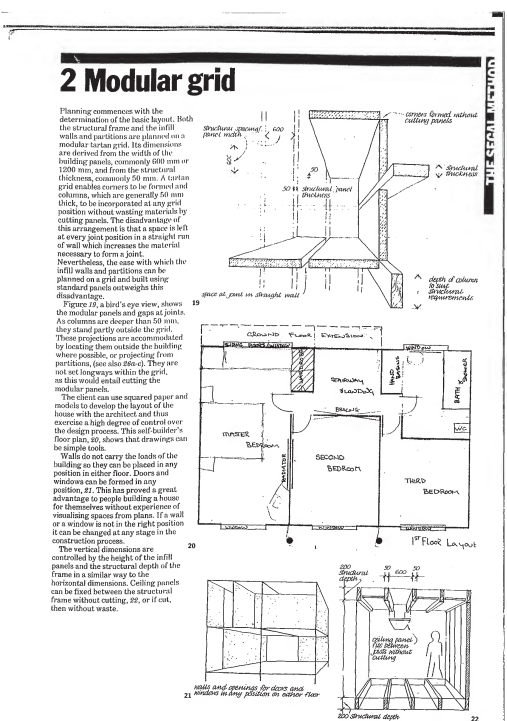
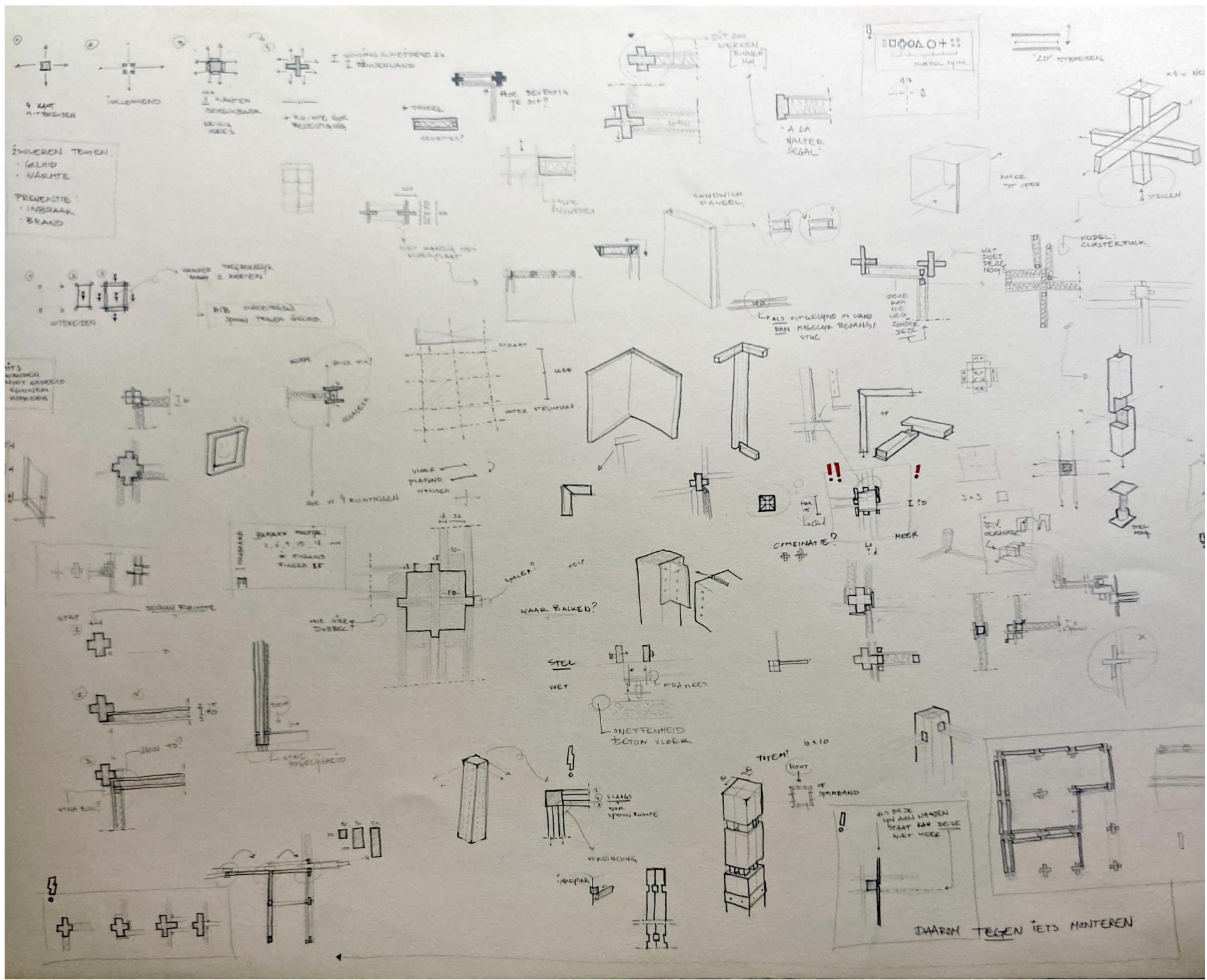
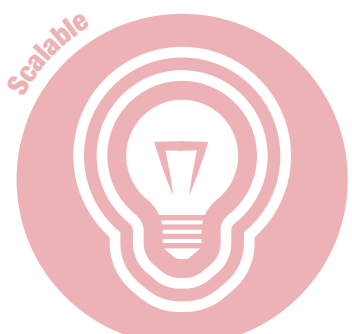
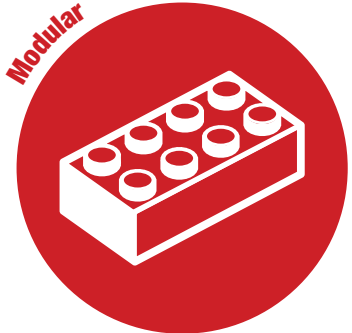
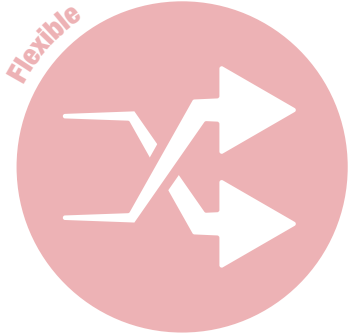
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FLEXIBLE INFILL

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

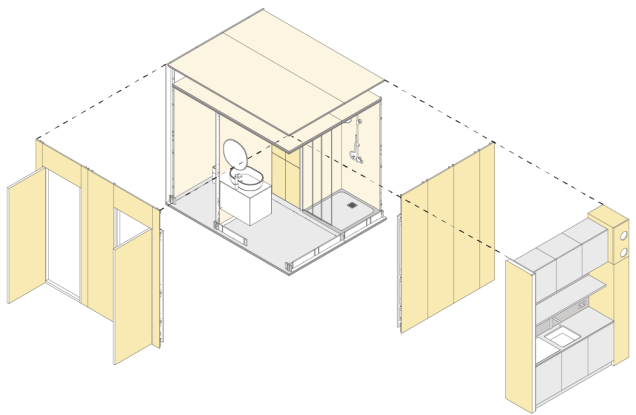
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The Segal Method_Walter Segal

Modular utility block_The New Makers

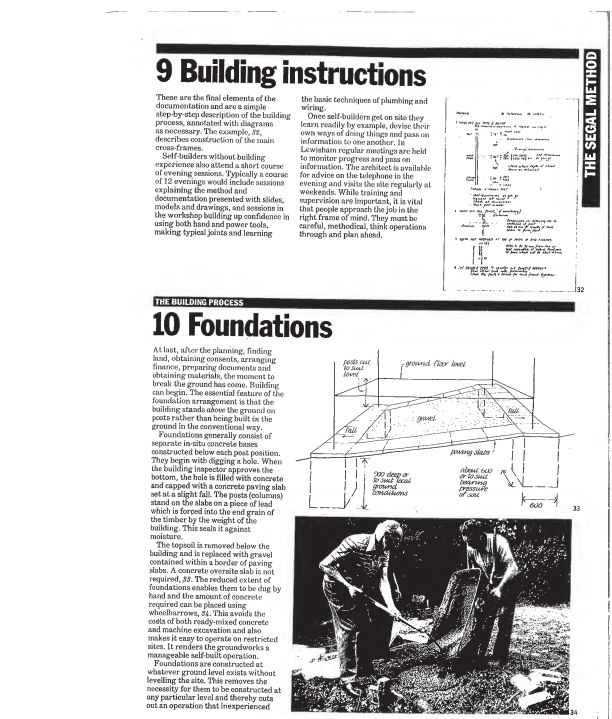
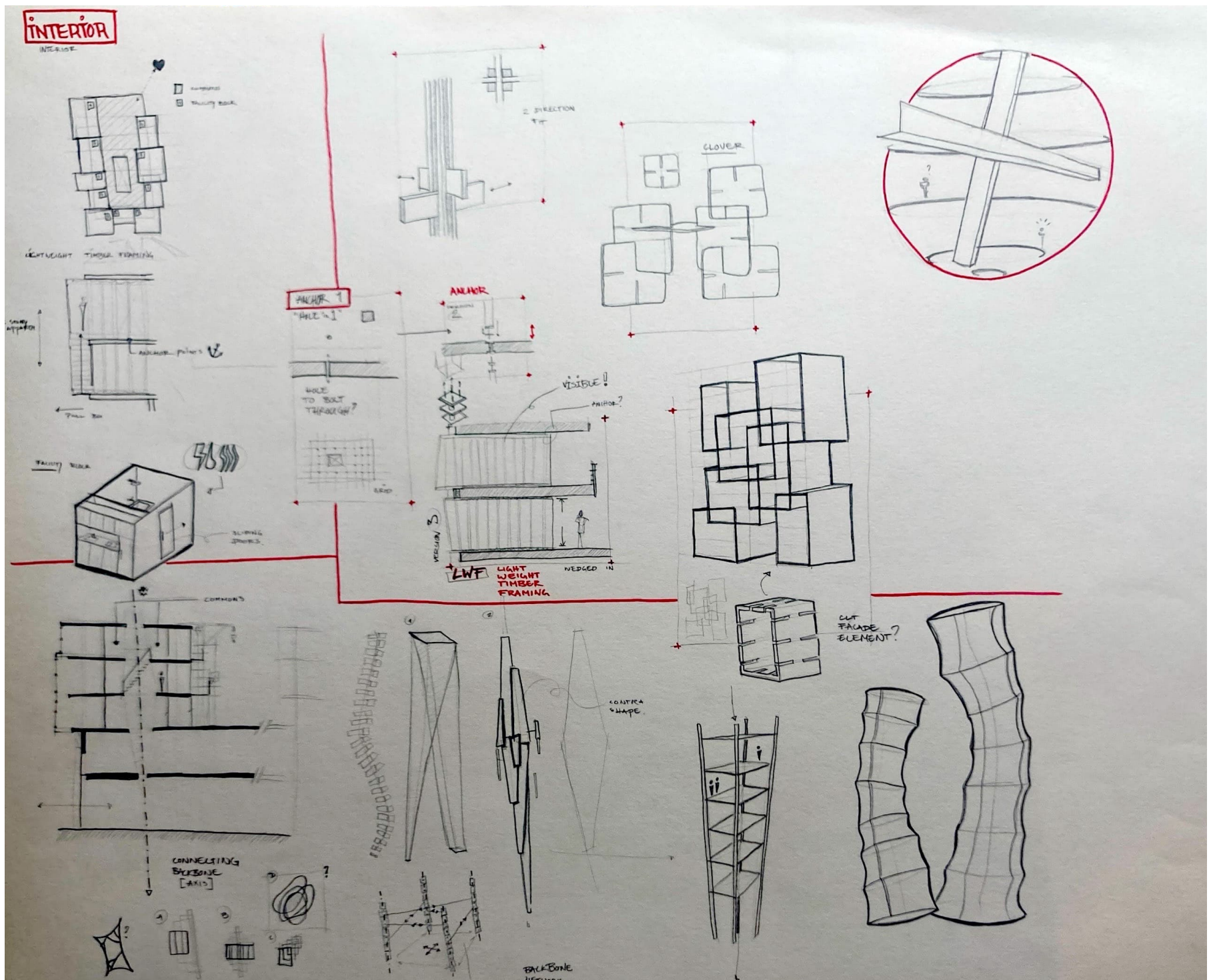
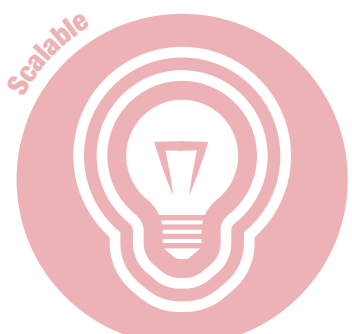
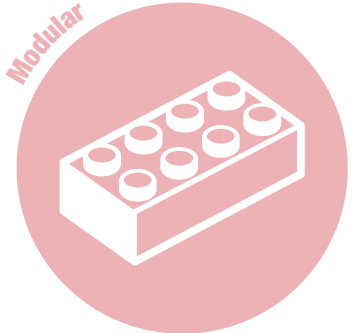
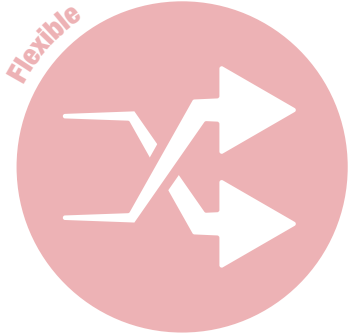


MODULAR SYSTEM

By basing the system on standardised parts and a modular grid

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The Segal Method Walter Segal

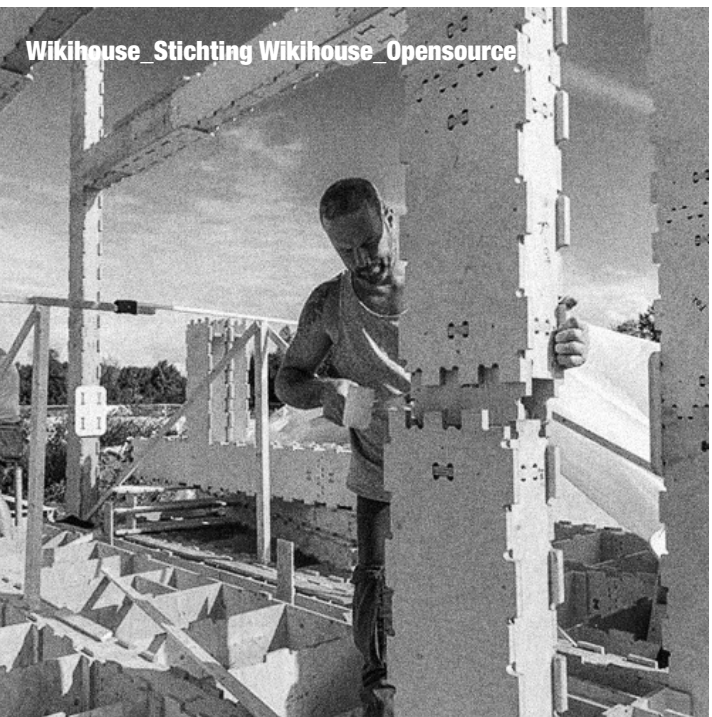
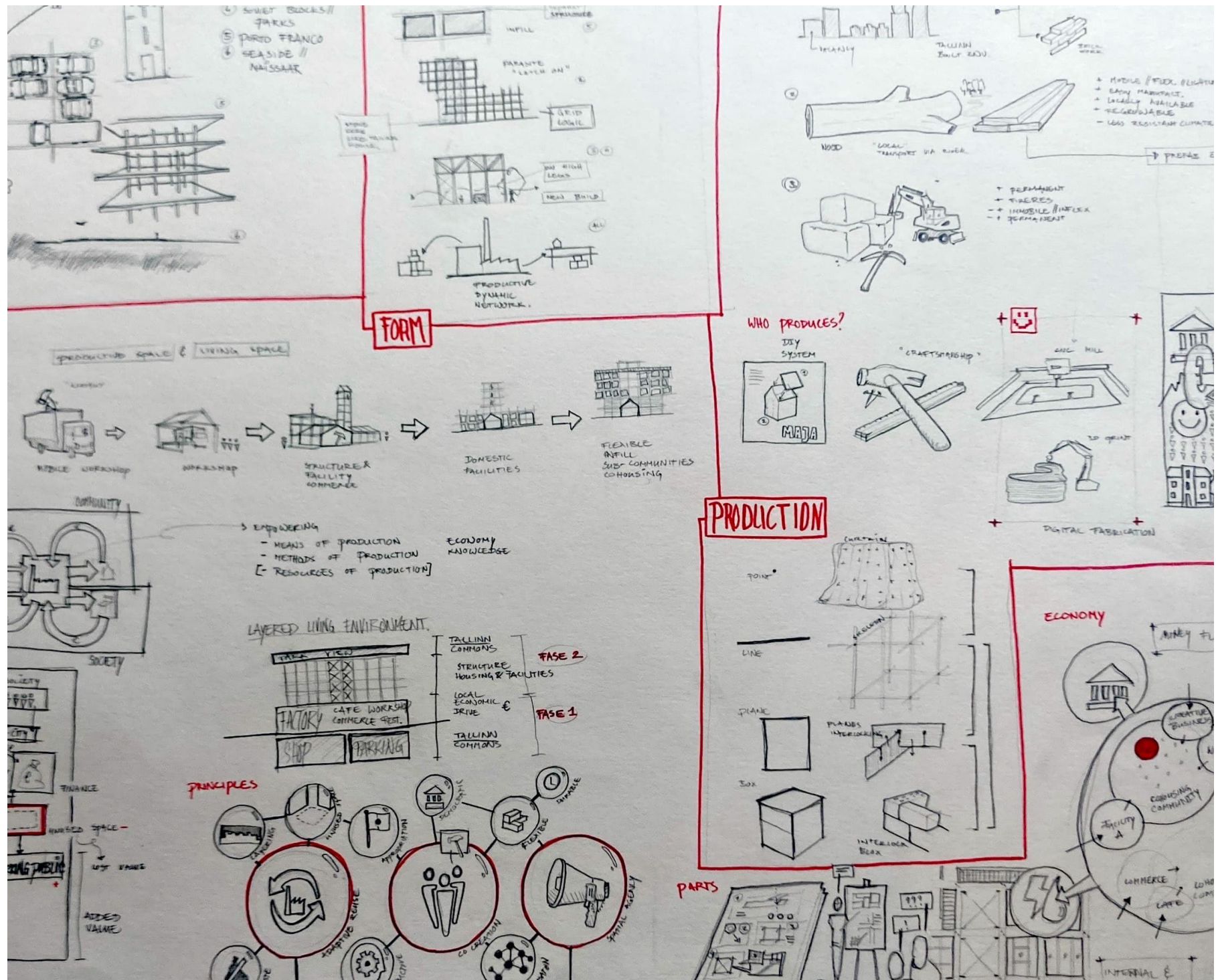
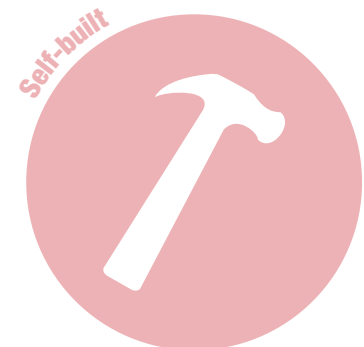
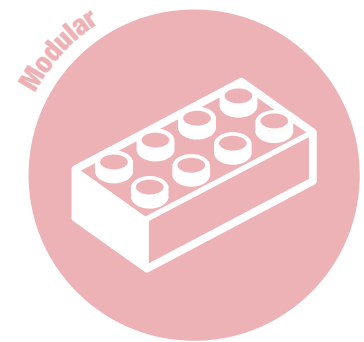
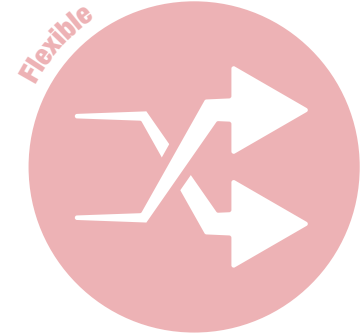


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SELF-BUILT & ACCESSIBLE DEVELOPMENT

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

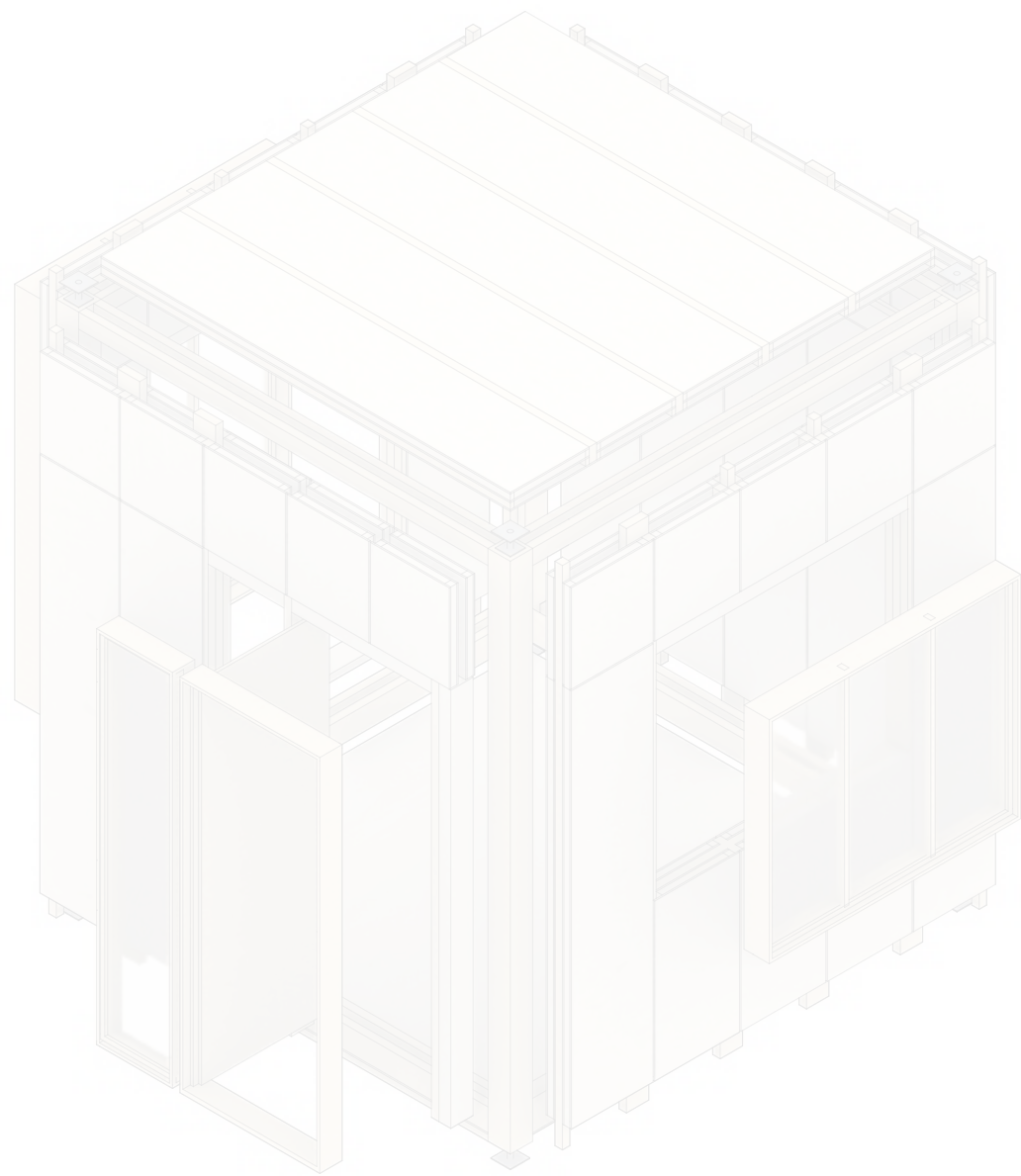
MATERIAL



SCALABILITY AND APPLICABILITY

Open-source, logical and adaptable

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1. INTRODUCTION TALLINN

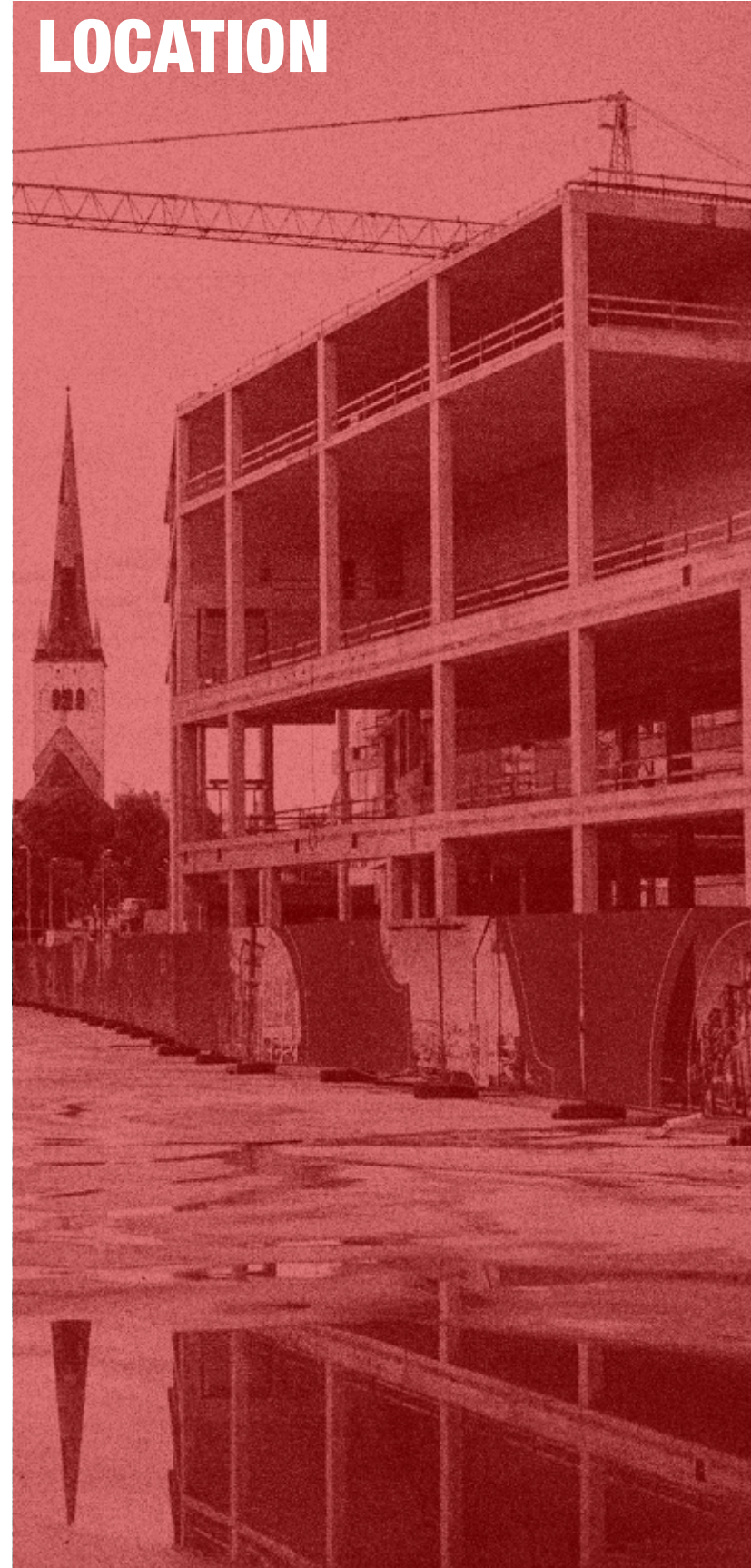
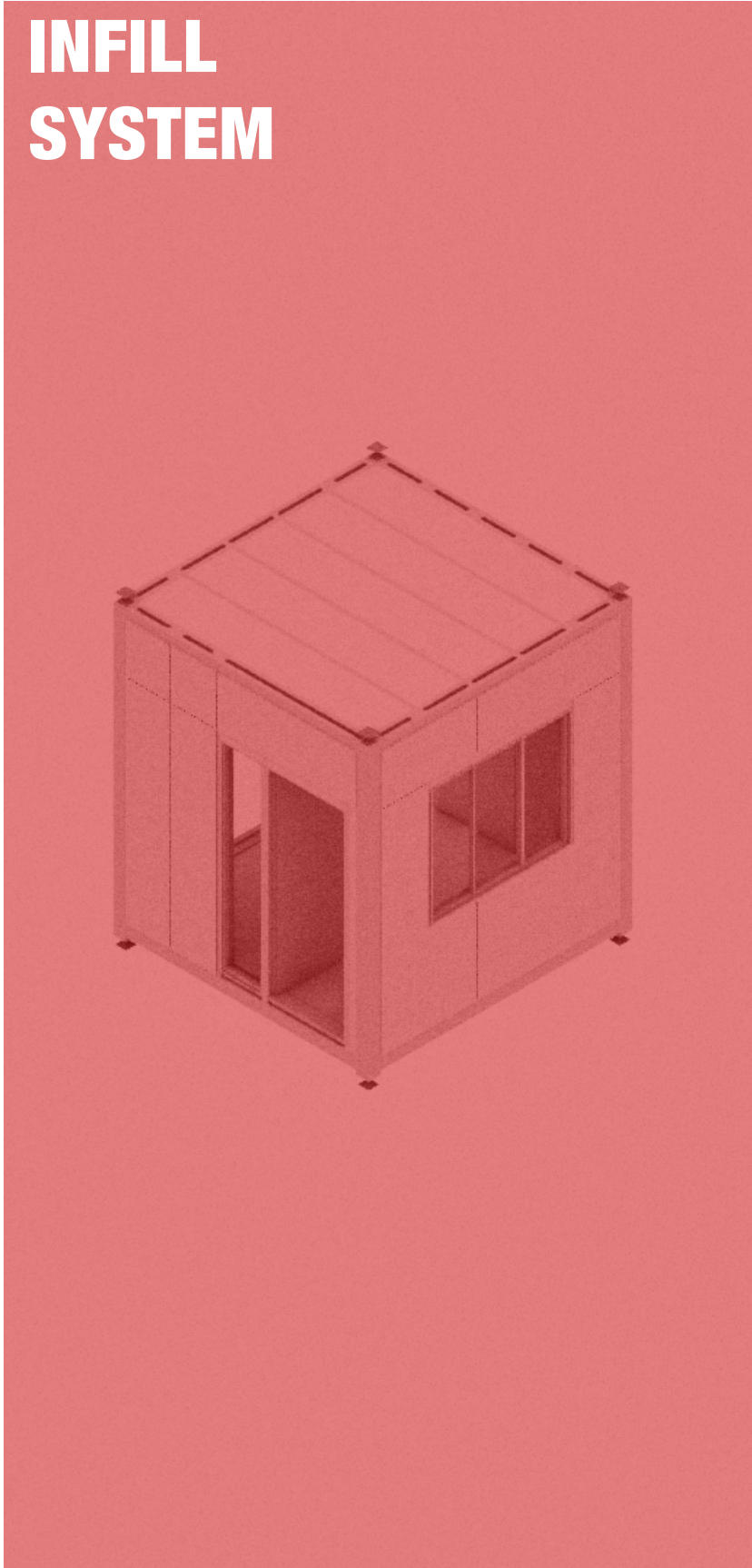
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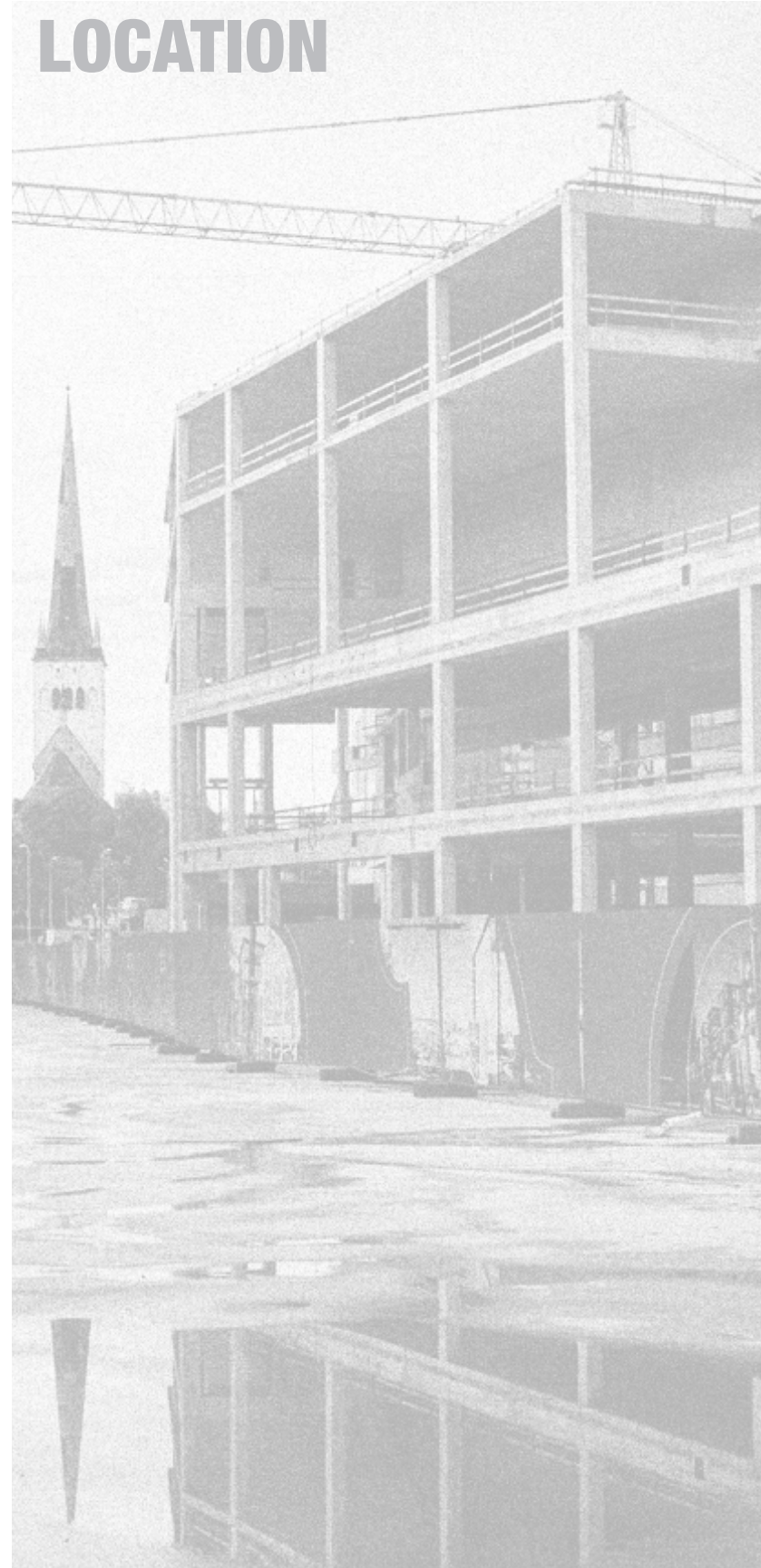
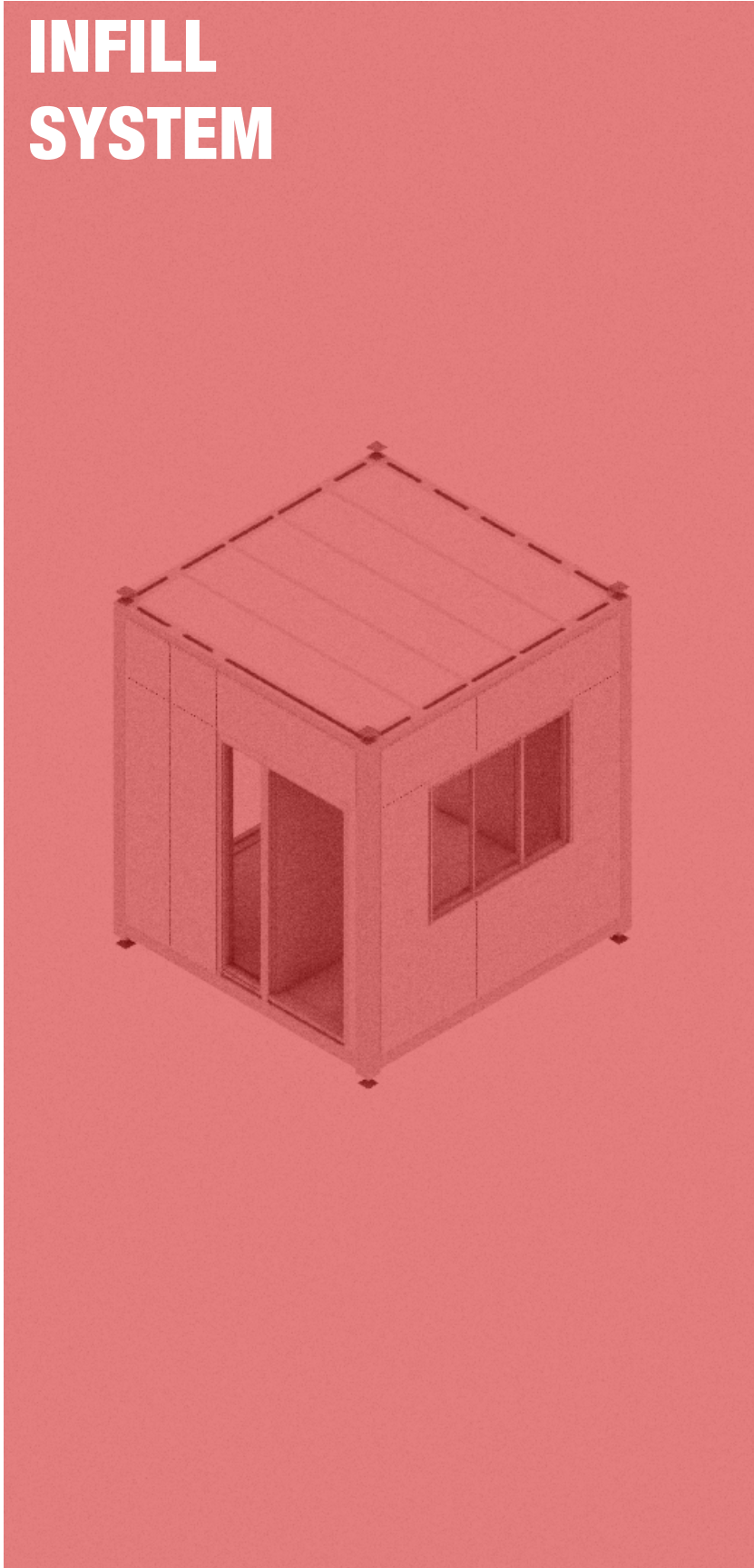
3. DESIGN

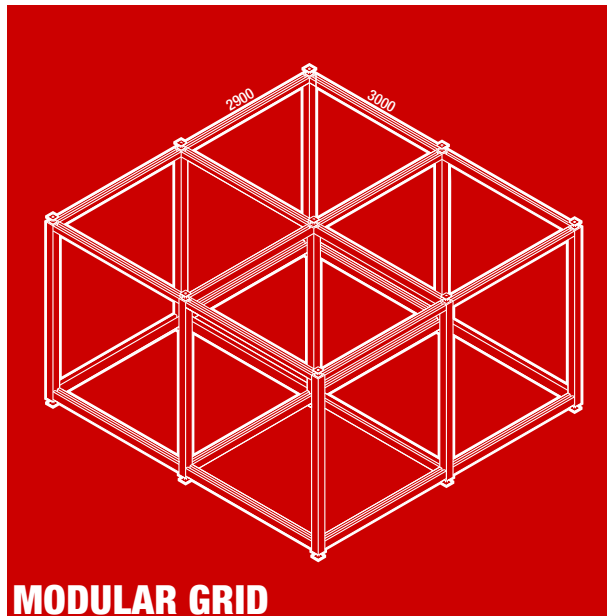
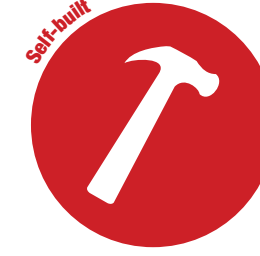
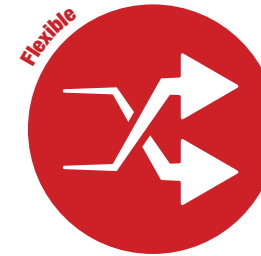
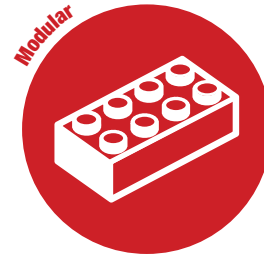
- INFILL SYSTEM
- LOCATION
- PROJECTION

4. CONCLUSION

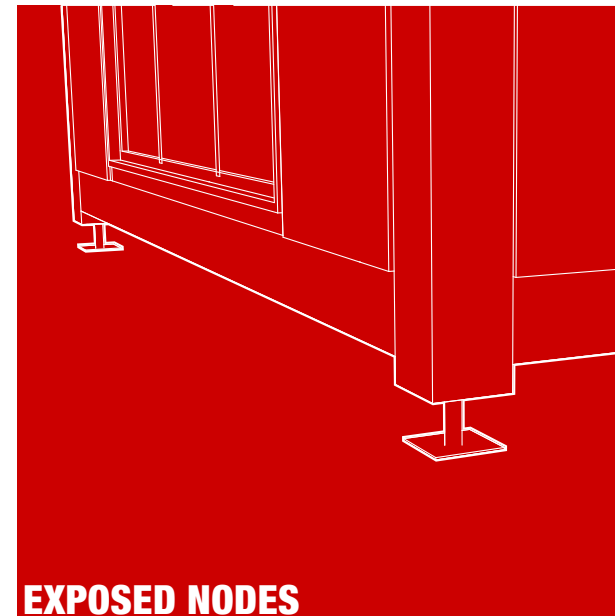
Graduation P5
A Matter of Scale
Tov Frencken
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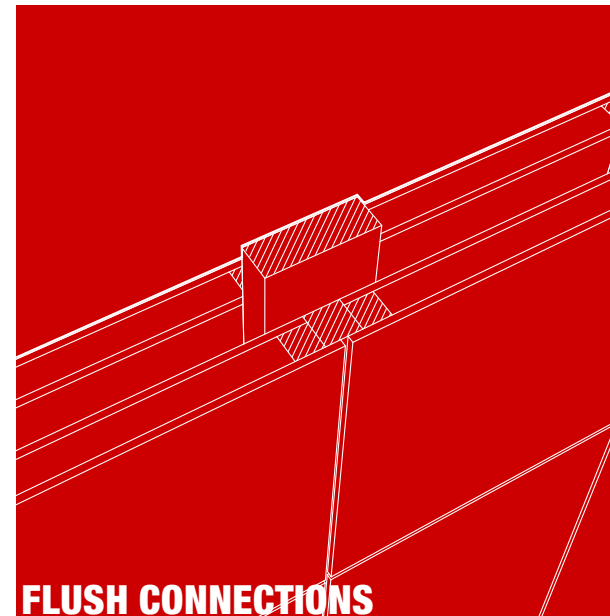




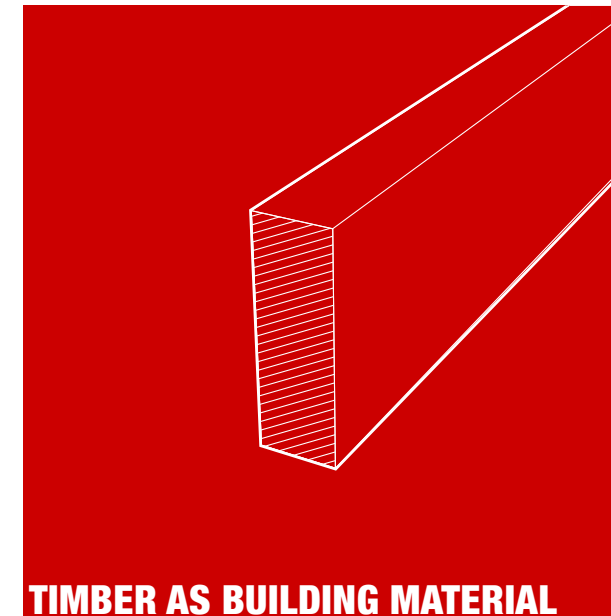
MODULAR GRID



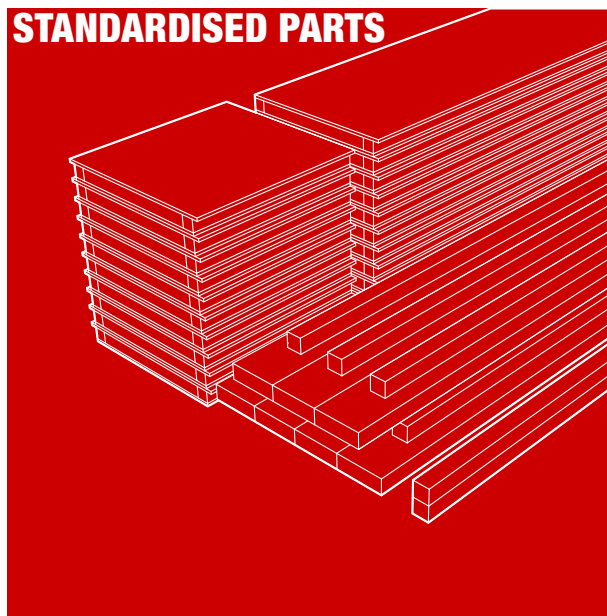
EXPOSED NODES



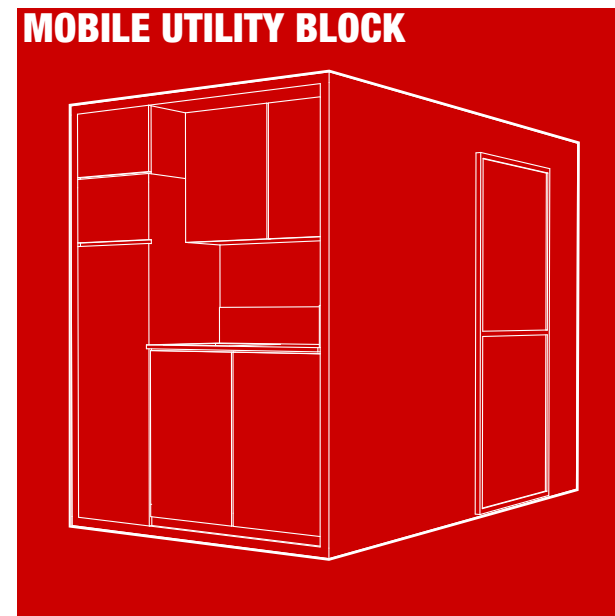
FLUSH CONNECTIONS



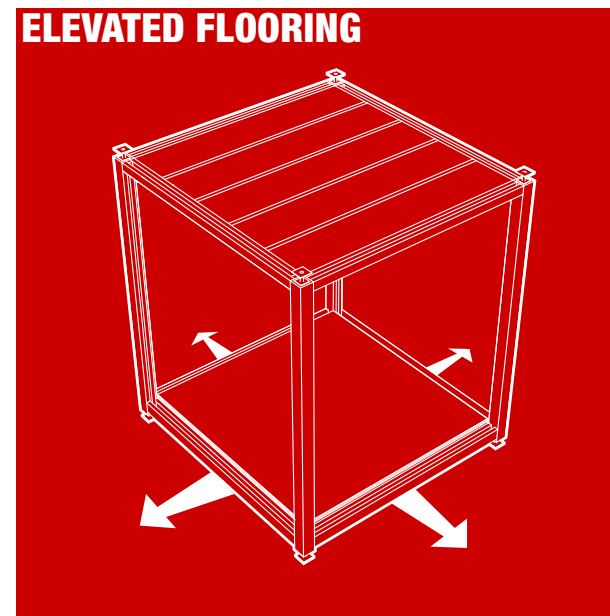
TIMBER AS BUILDING MATERIAL



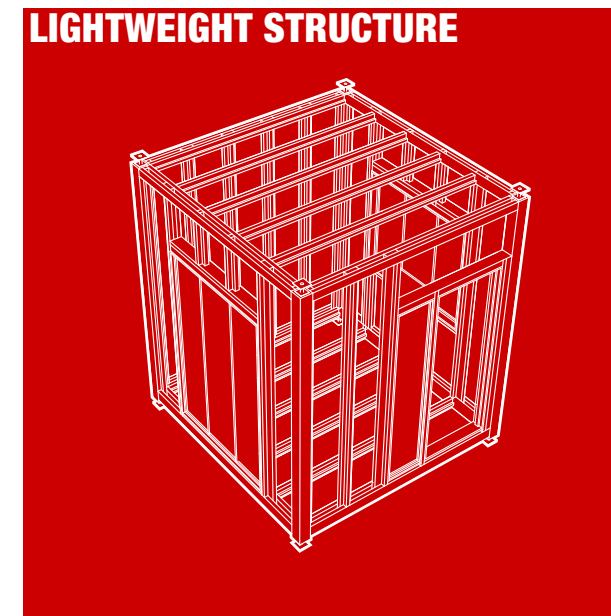
STANDARDISED PARTS



MOBILE UTILITY BLOCK



ELEVATED FLOORING

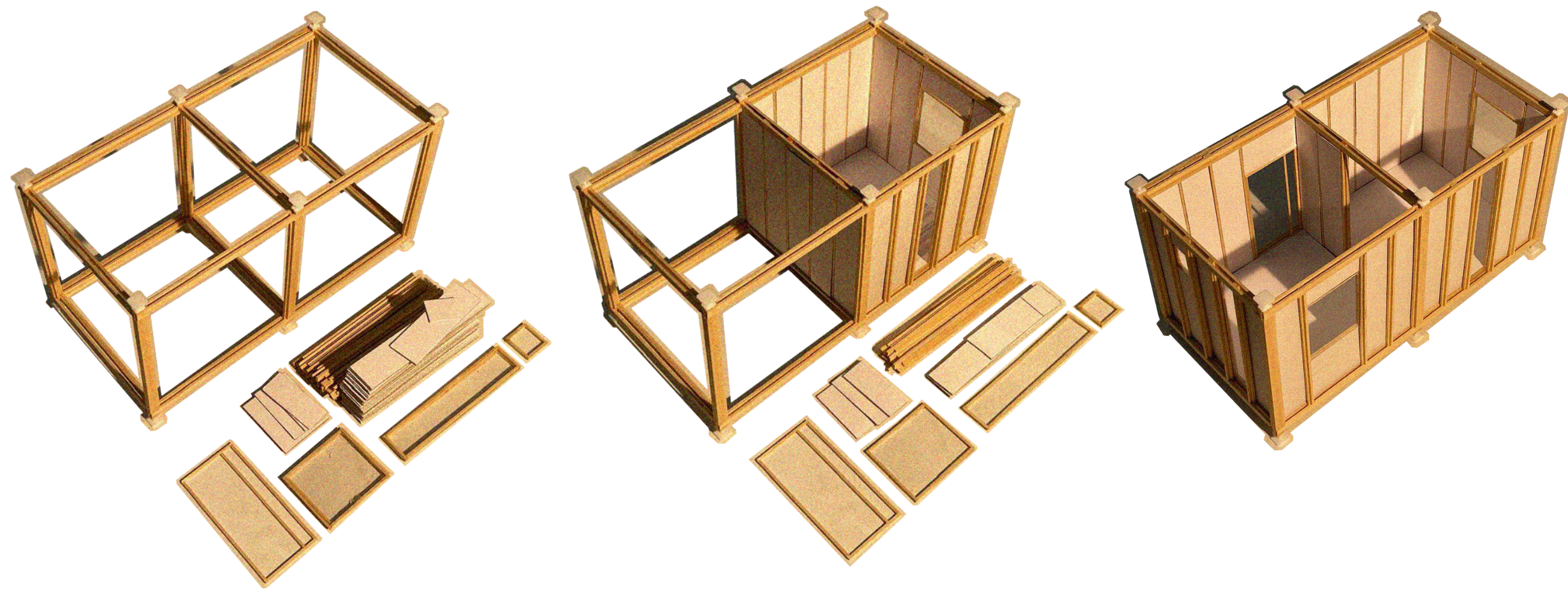


LIGHTWEIGHT STRUCTURE

INFILL SYSTEM PRINCIPLES

Circular system that allows for experimentation and iteration over time

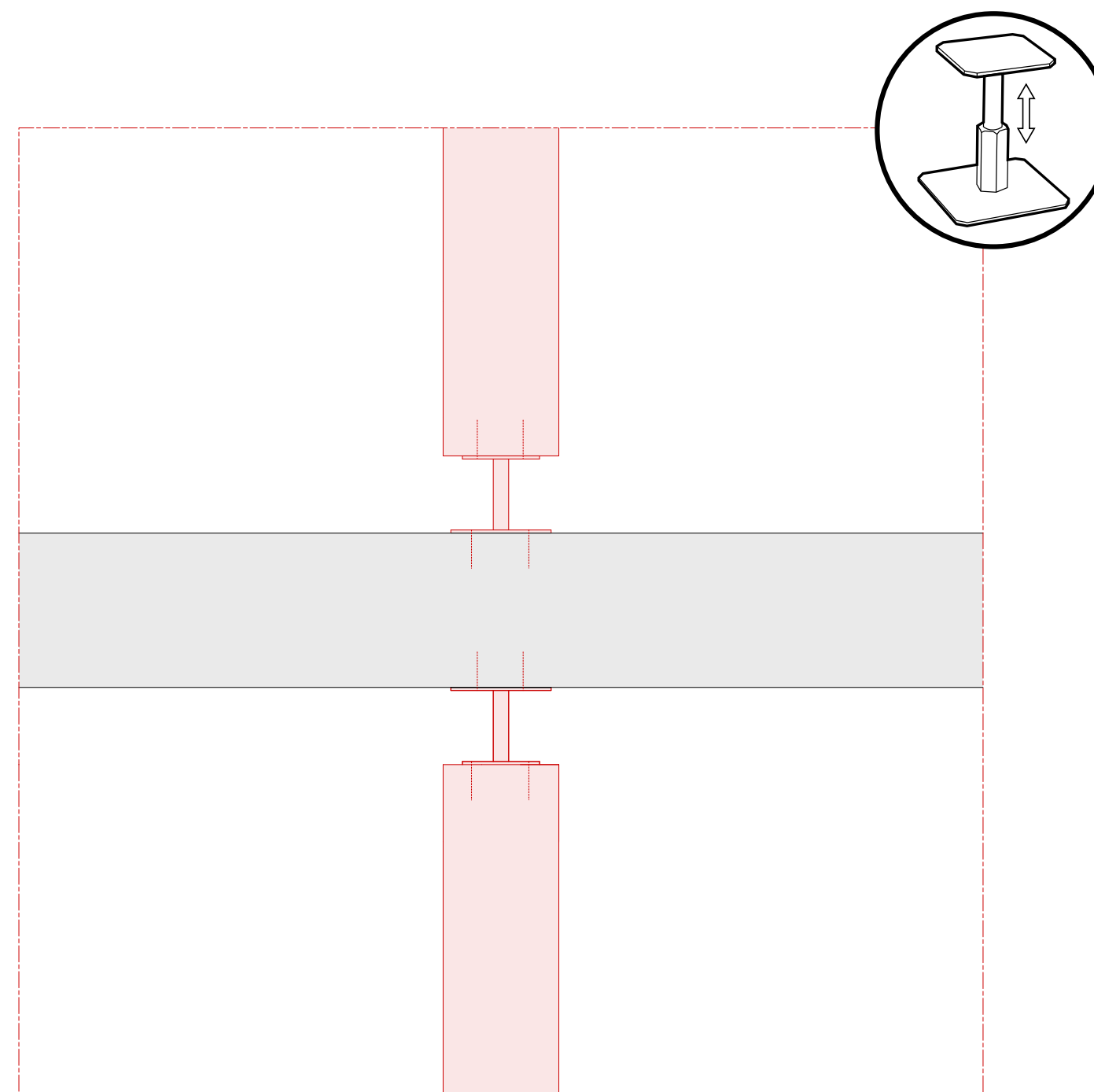
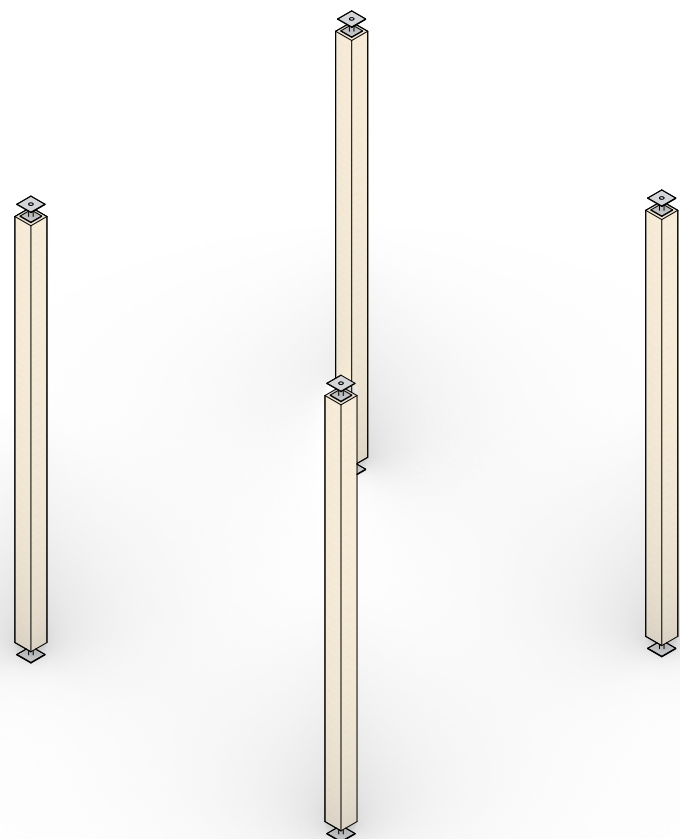
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INTRINSICALLY CIRCULAR INFILL SYSTEM

A Step-by-step assembly

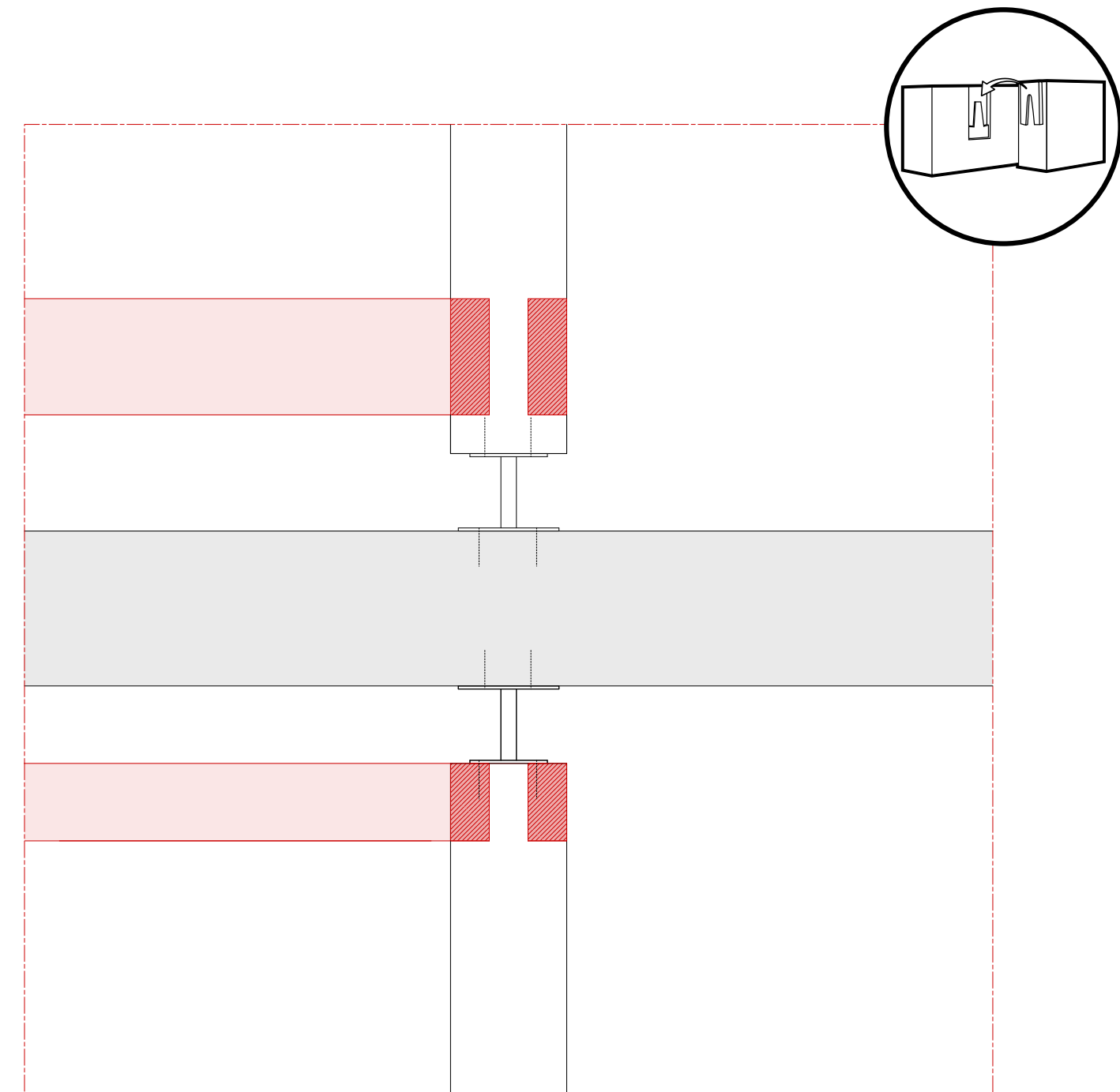
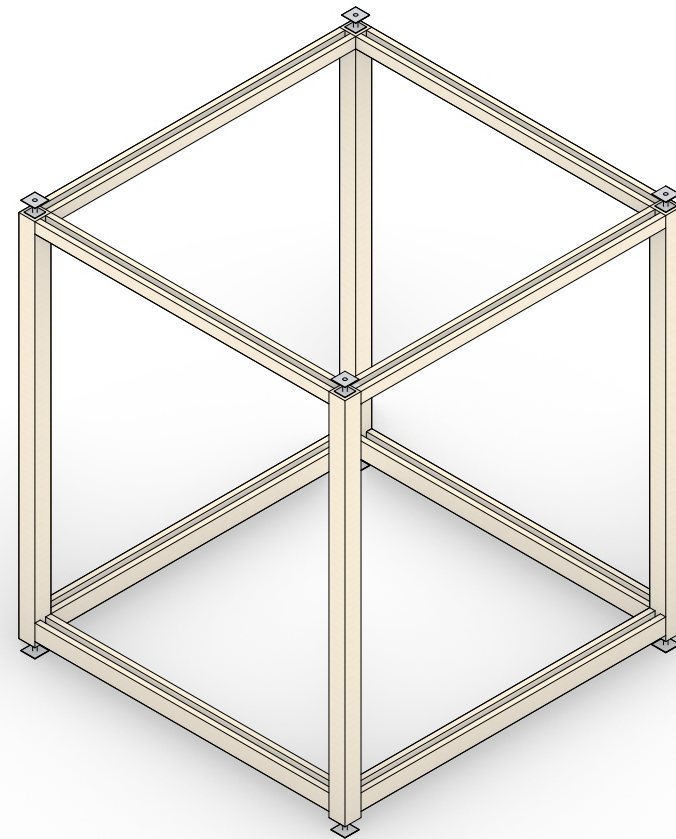
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STEP 1

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

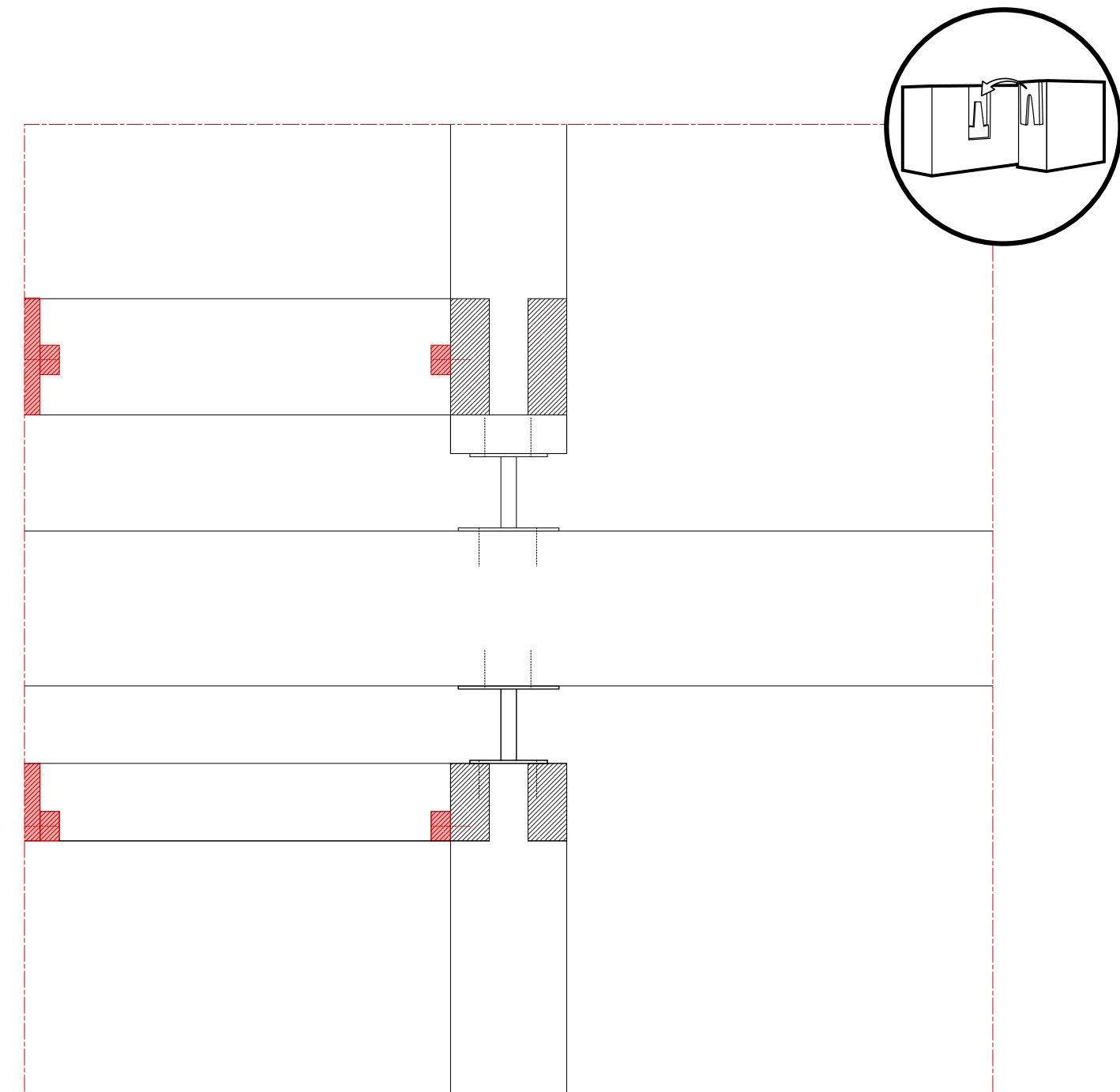
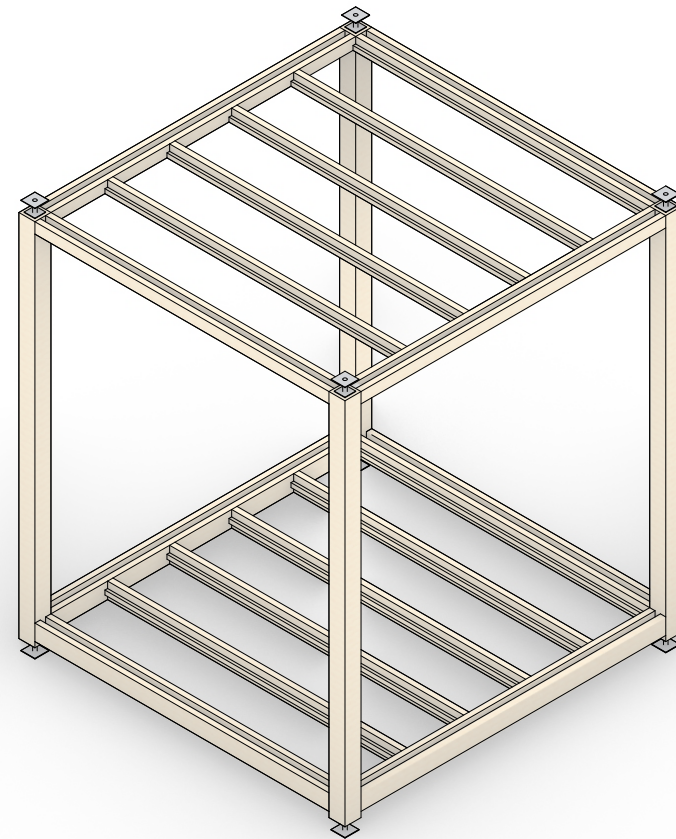
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2: DOUBLE BEAMS

Connected between columns with steel dovetail connectors

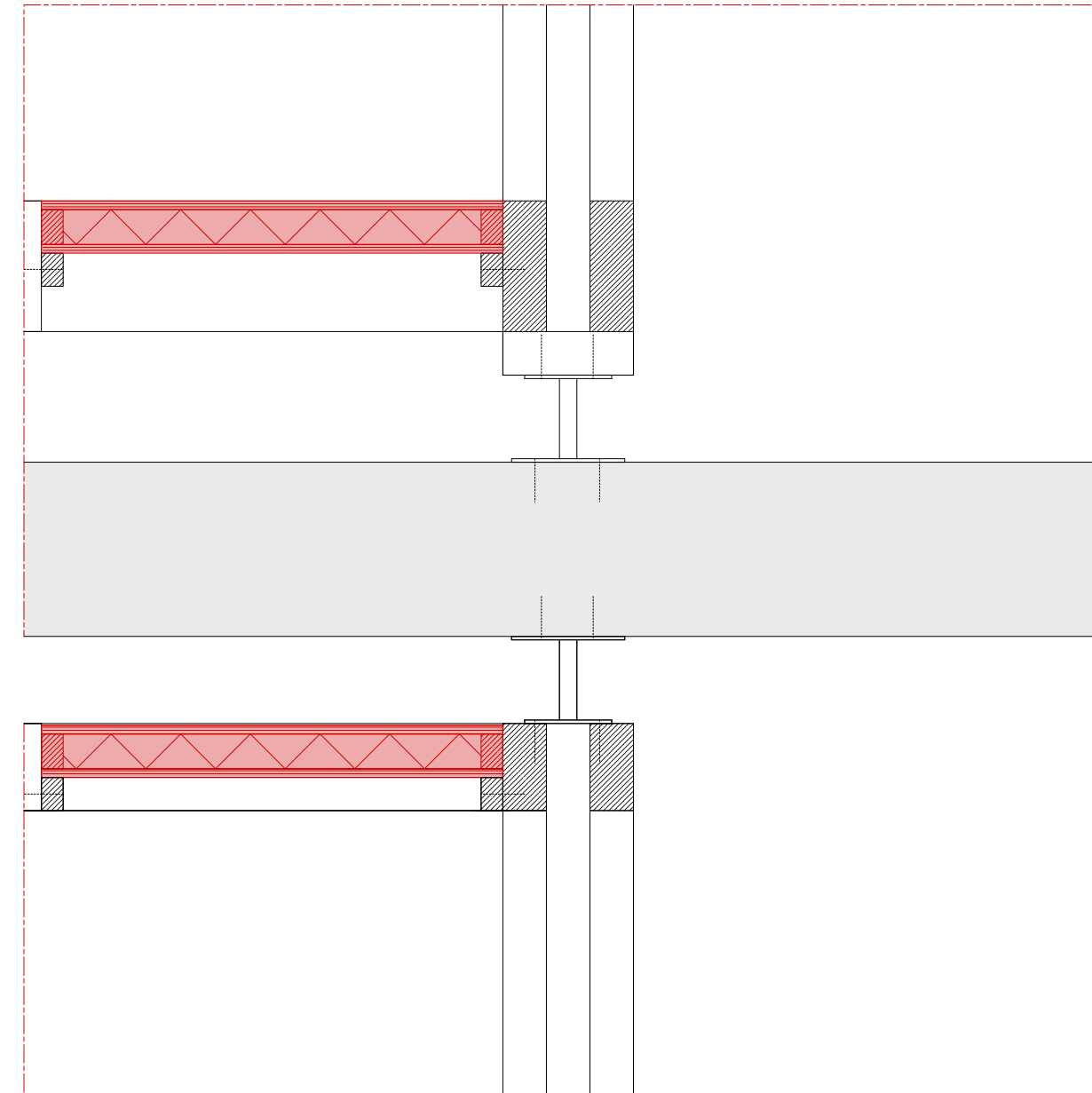
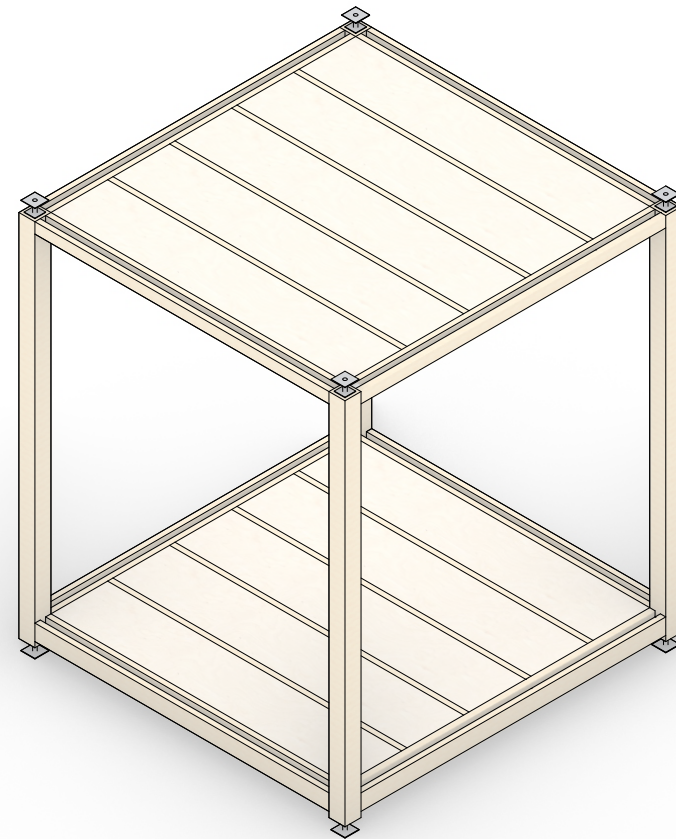
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3: **SECUNDAIRY BEAM STRUCTURE**

Hung with steel dovetail connectors, screw on battens

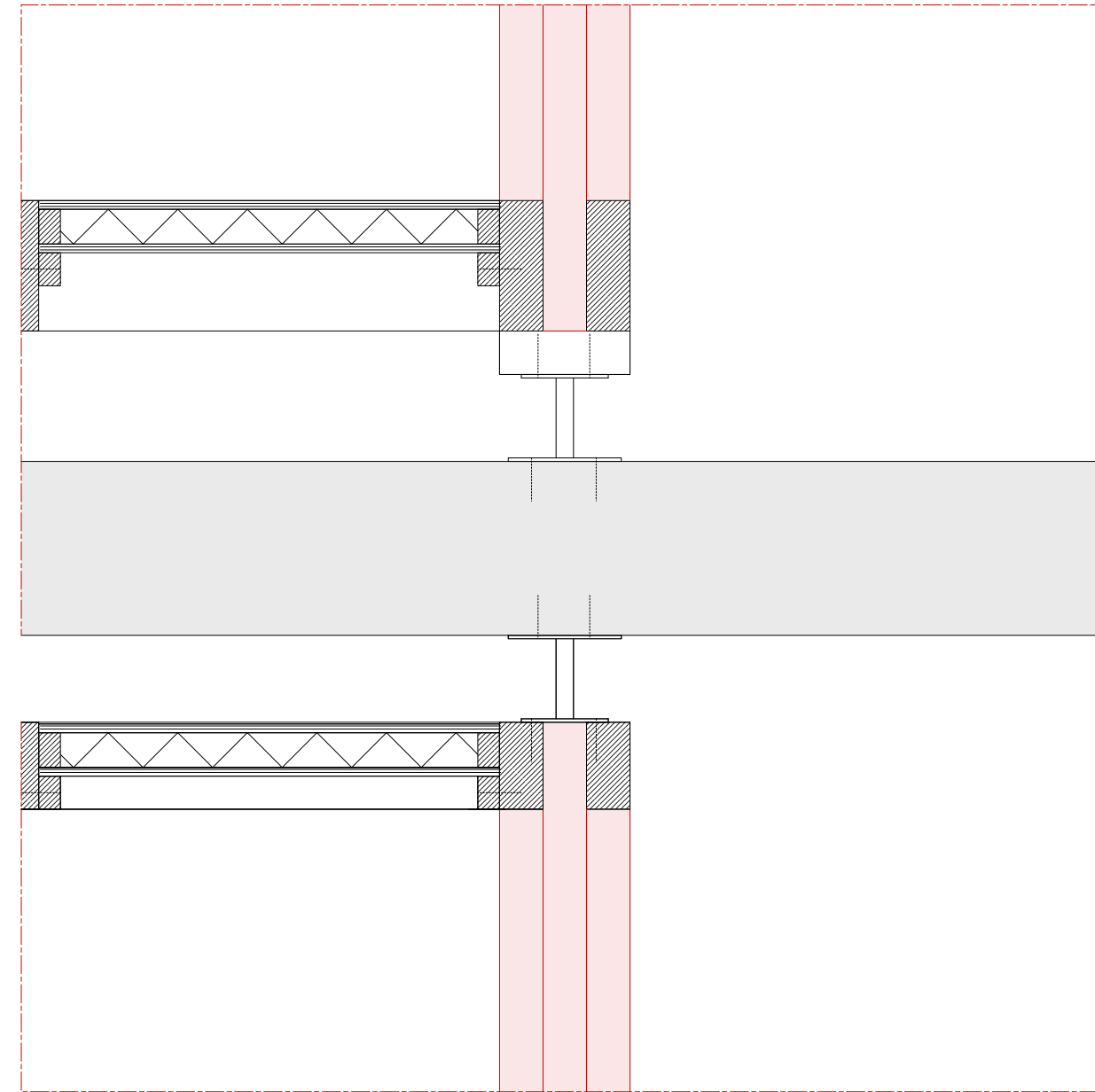
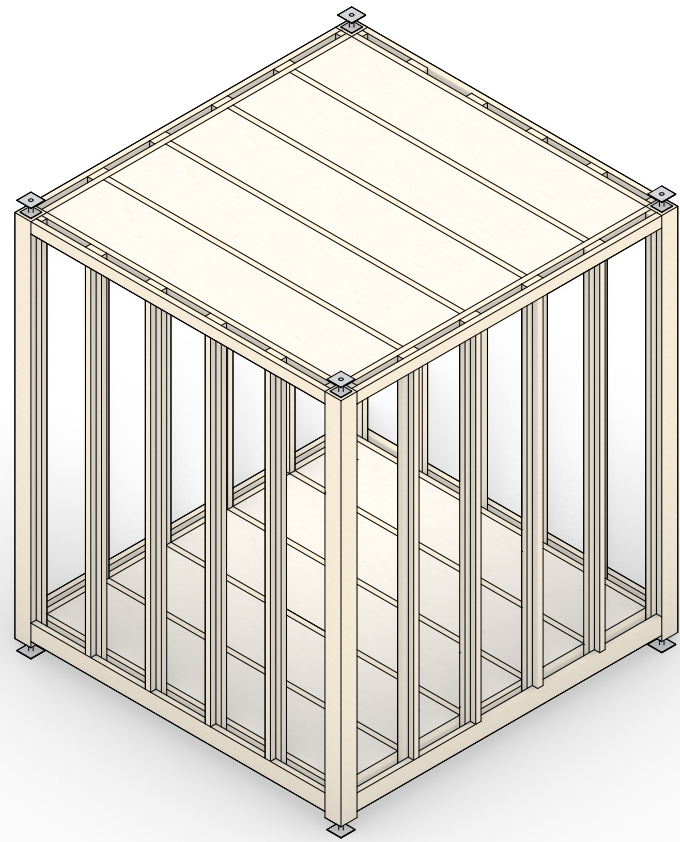
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4: FLOOR- & CEILING PANELLING

Prefabricated timber panelling with cellulose insulation

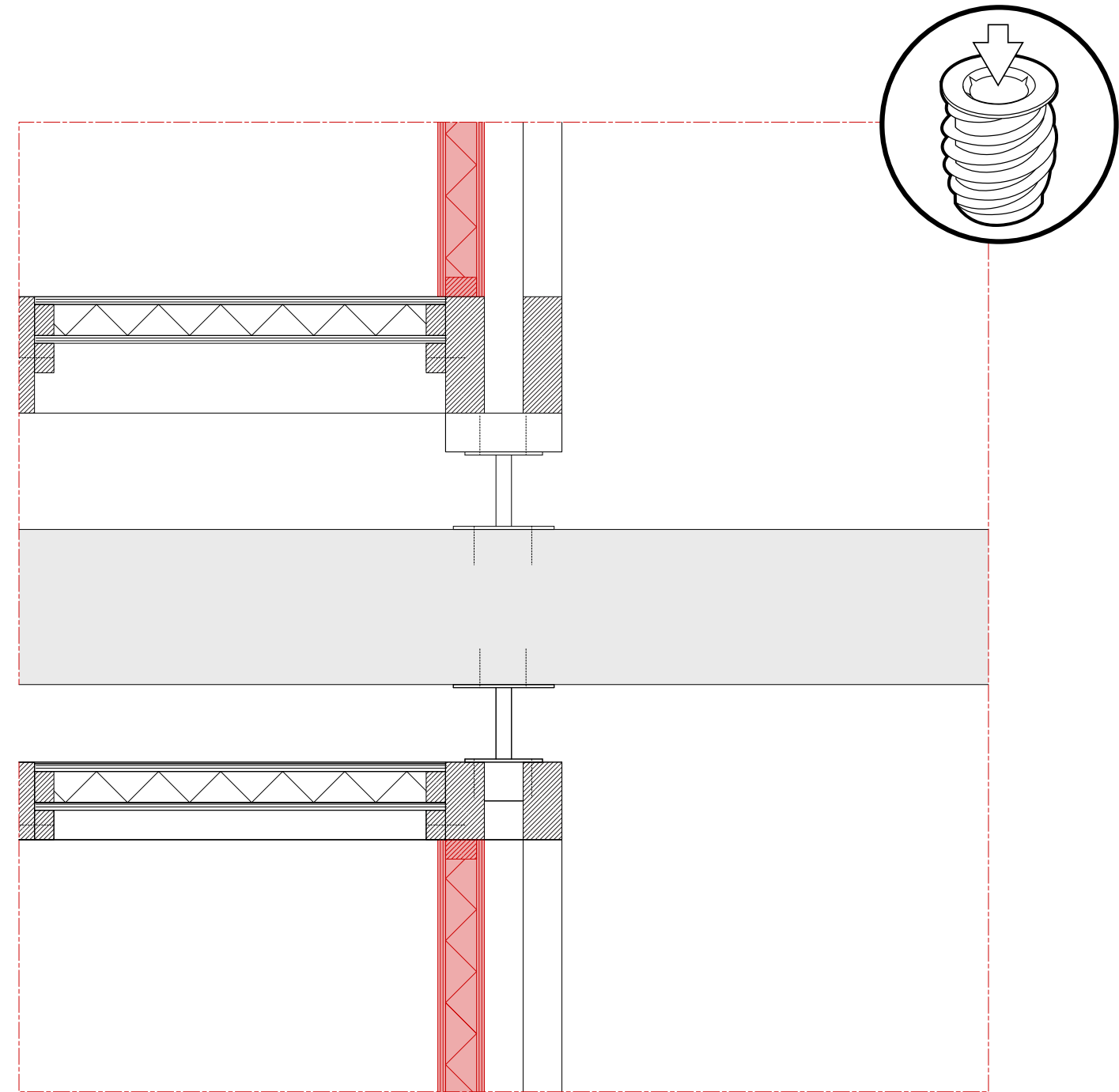
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5: SECONDARY COLUMNS

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

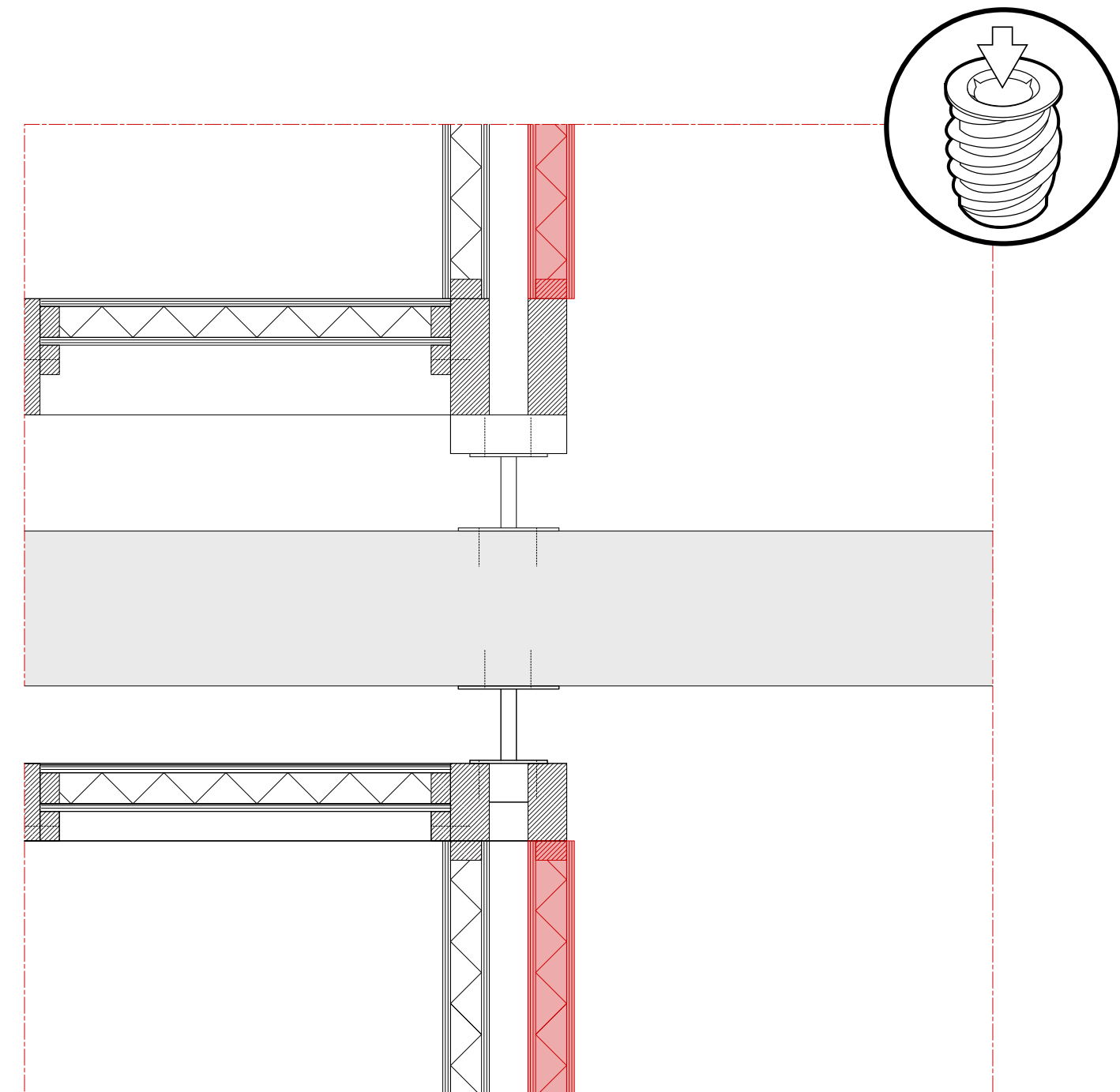
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6: WALL PANELLING

Prefabricated timber panelling with cellulose insulation secured with rampa nuts

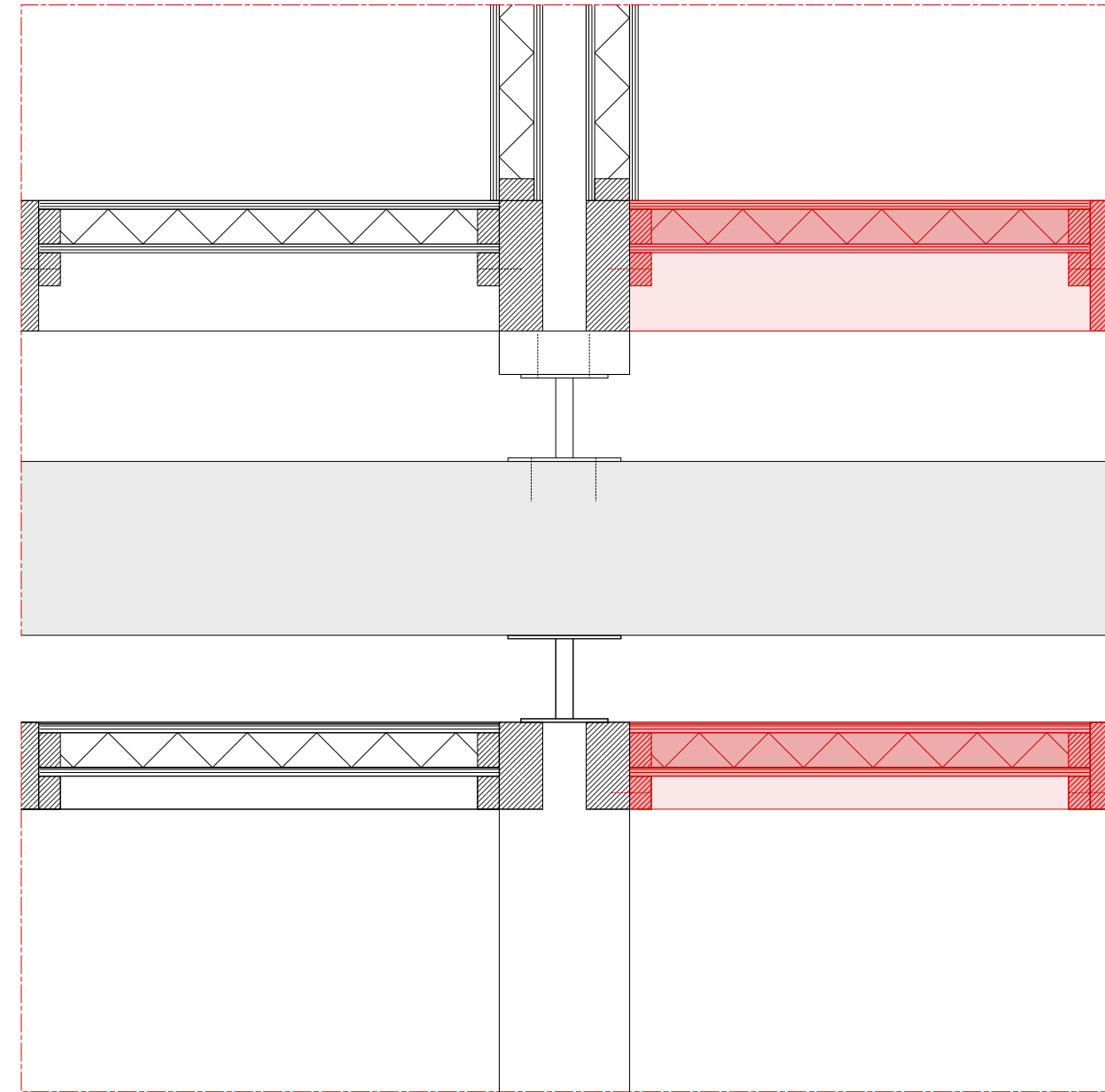
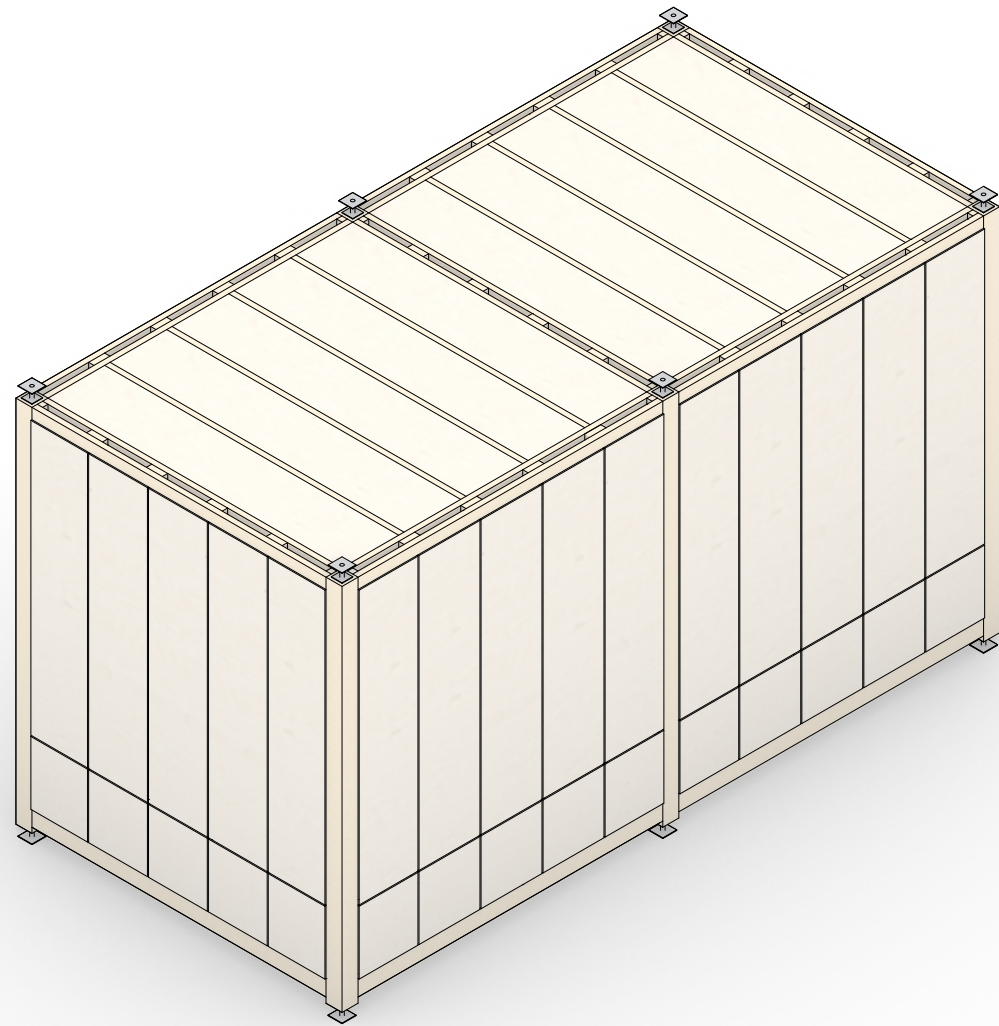
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7: EXTERIOR PANELLING

For doubled insulation and cavity wall in the places where needed

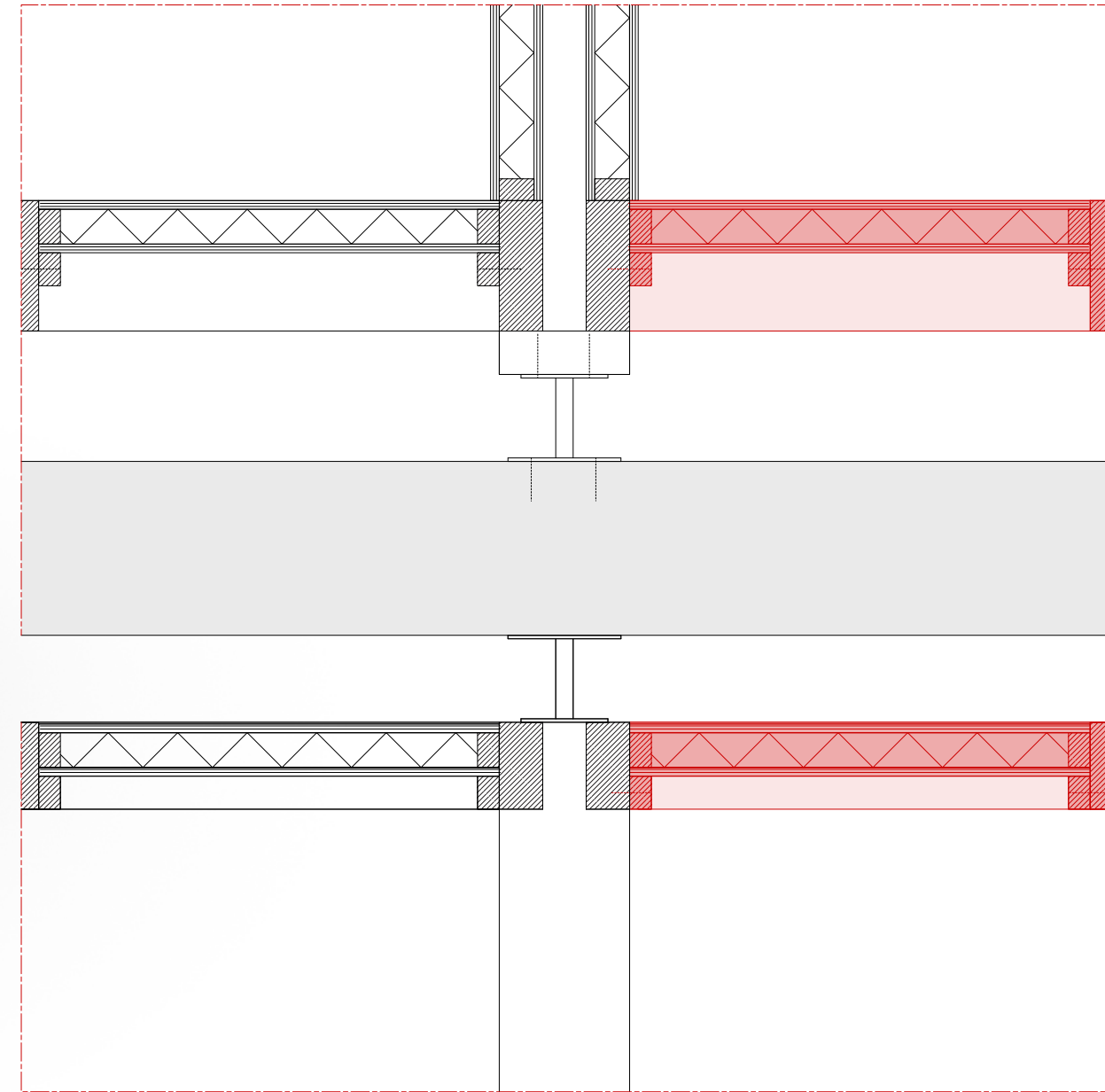
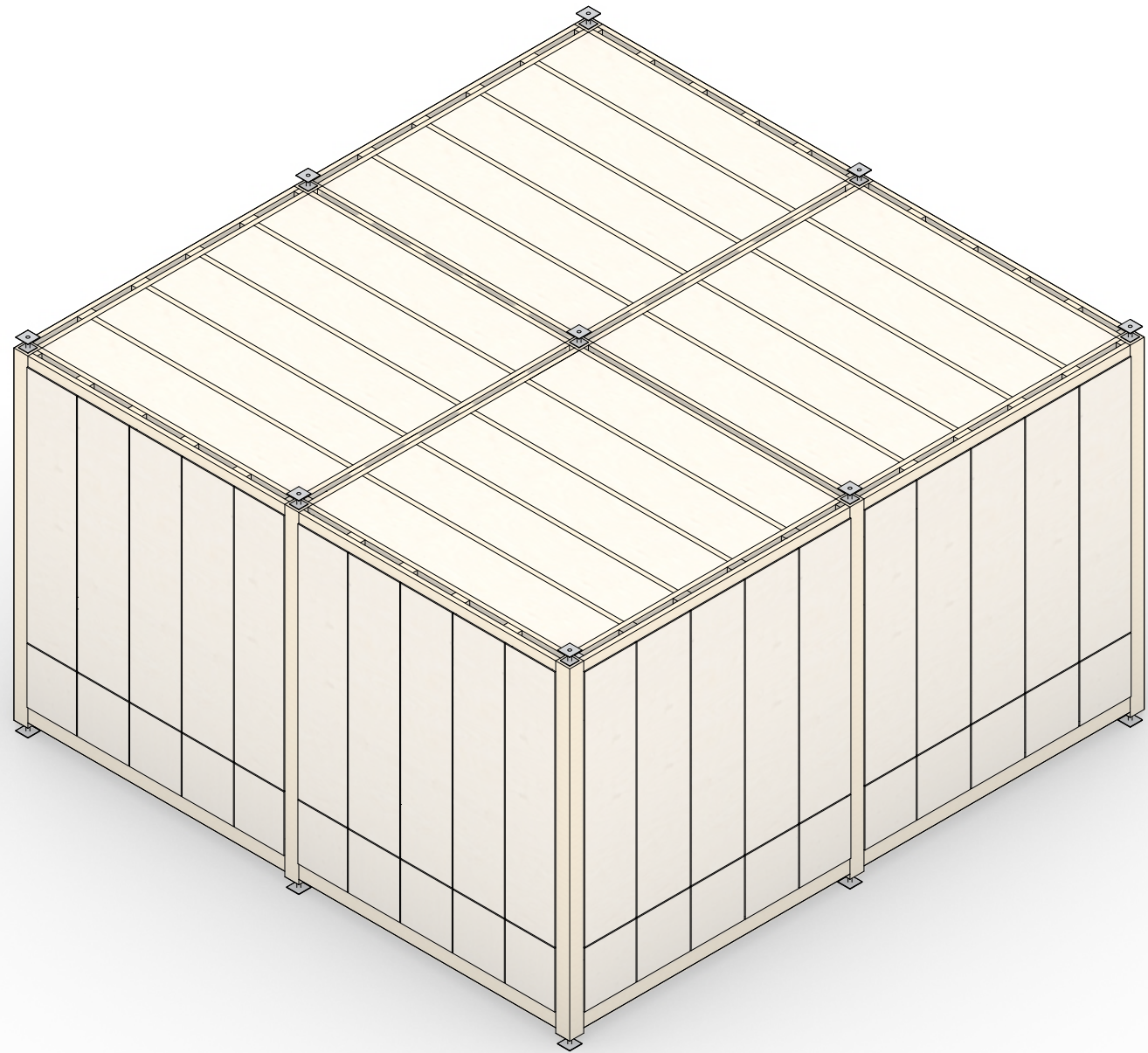
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8: CONTINUATION MODULE

Easily done in all directions because of the exposed nodes

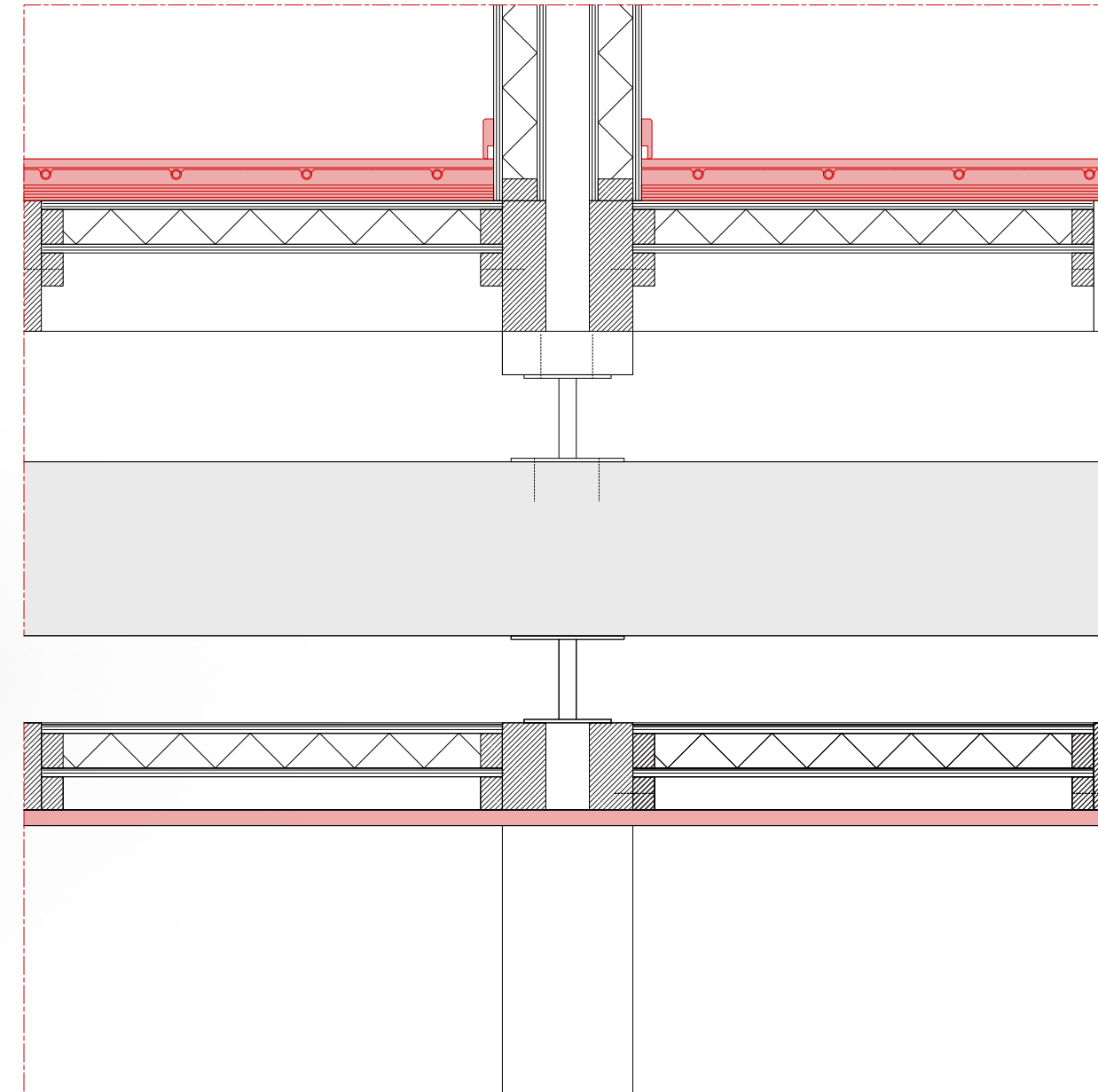
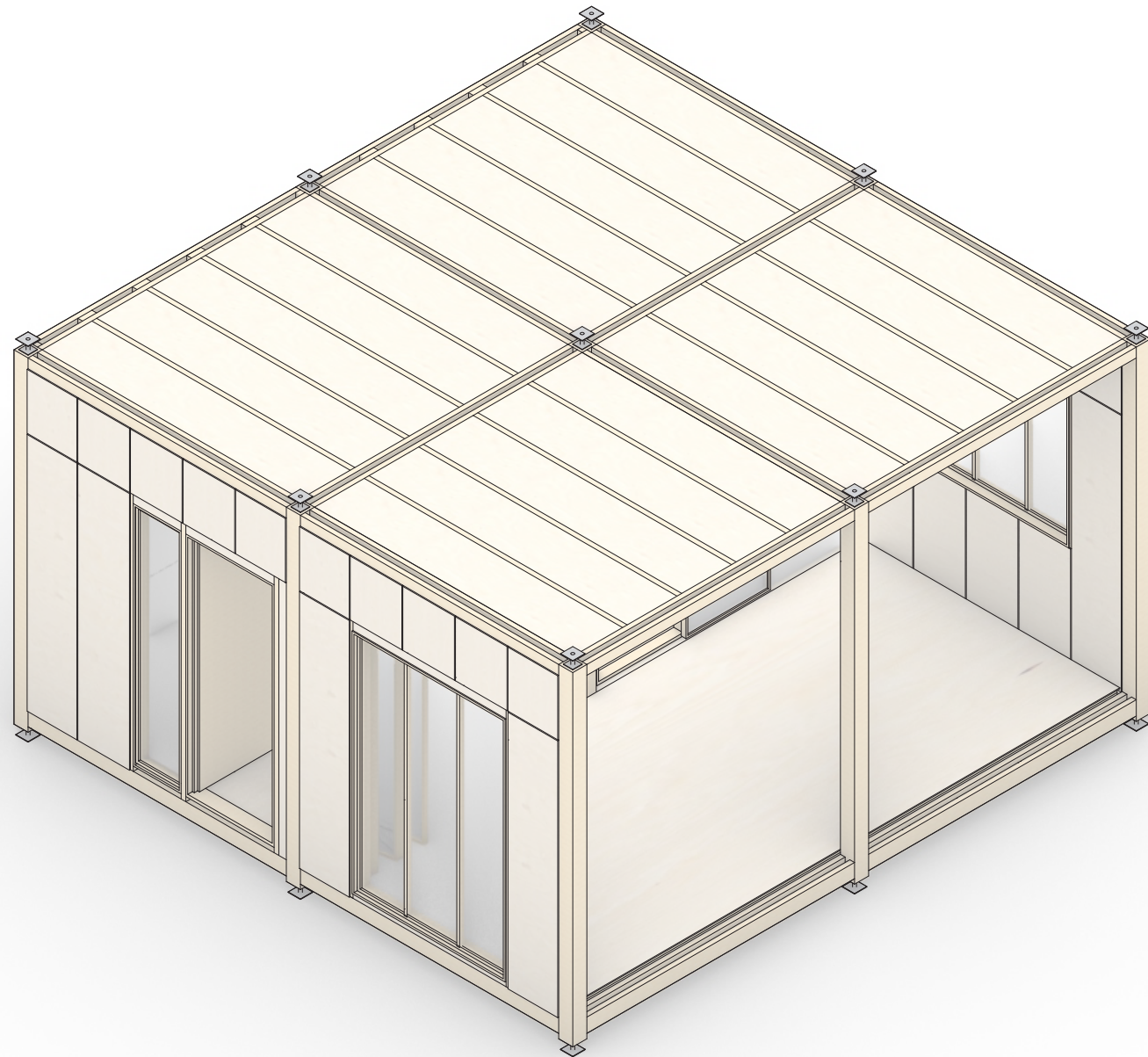
Graduation P5
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8: CONTINUATION MODULE

Easily done in all directions because of the exposed nodes

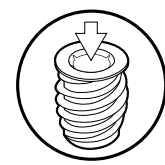
Graduation P5
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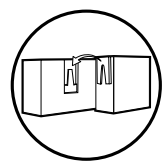
9: INTERIOR FINISH

With fermacell underfloor heating, and personalised finishes where desired

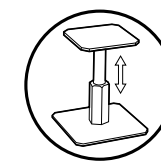
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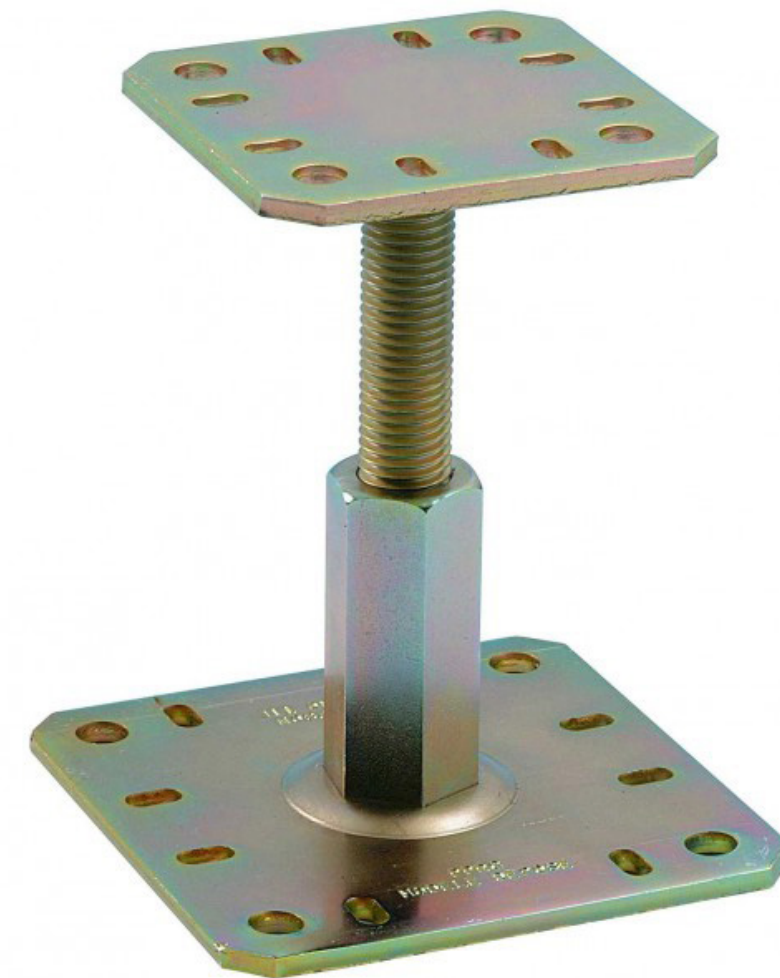
PANELLING



BEAMS



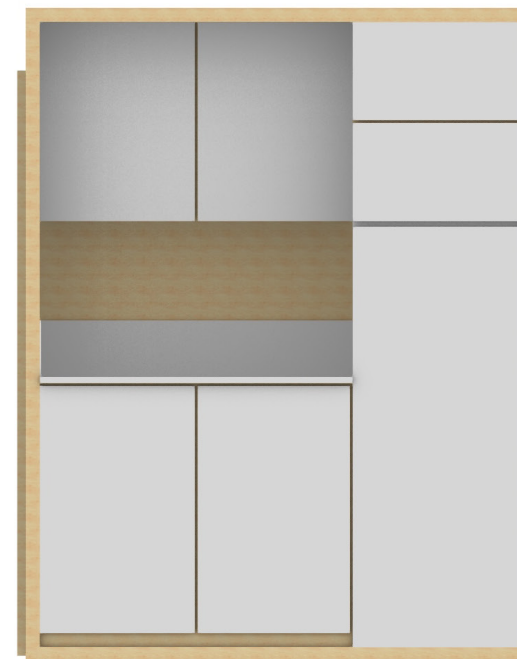
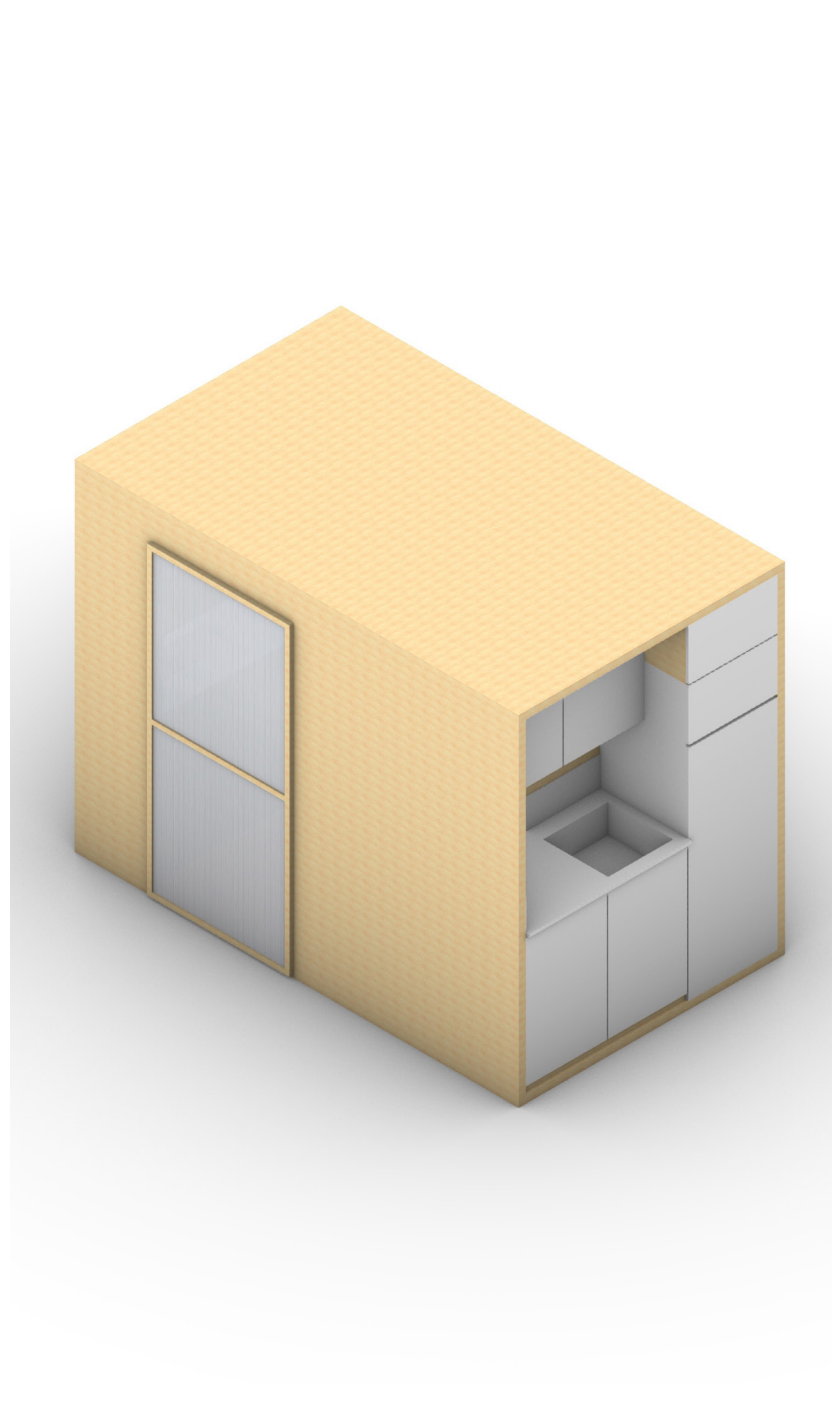
COLUMNS



FLUSH PANELING AND CONNECTIONS WITHIN THE STRUCTURE

By applying steel dovetail connections (easy assembly)
Applying rampa nuts for securing the insulated prefab panels

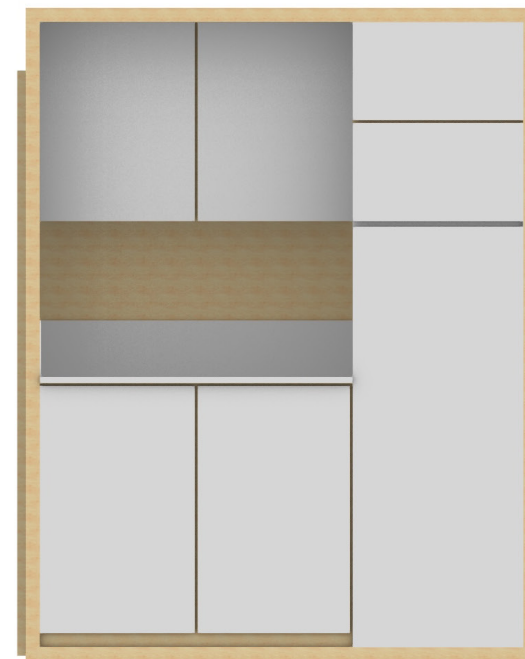
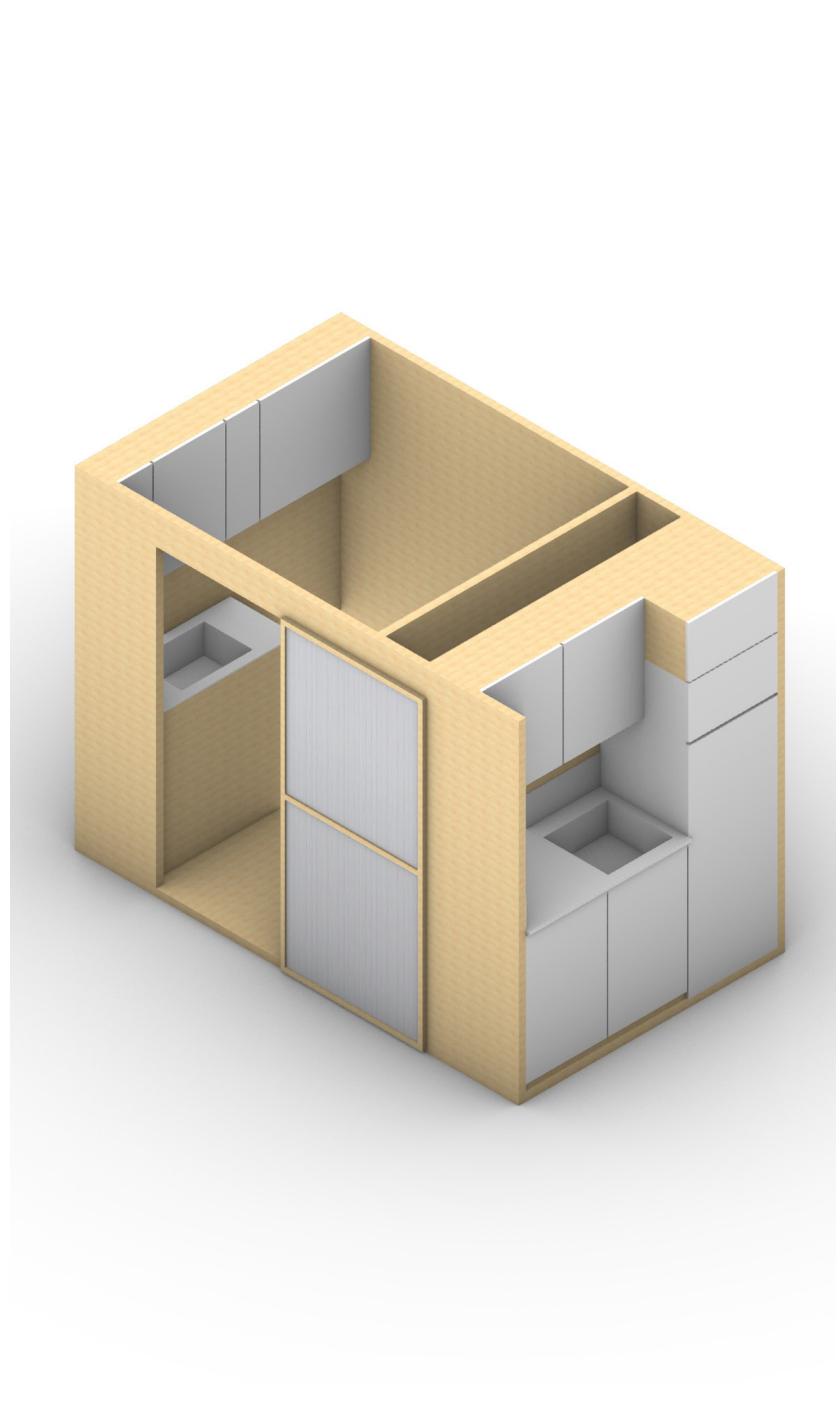
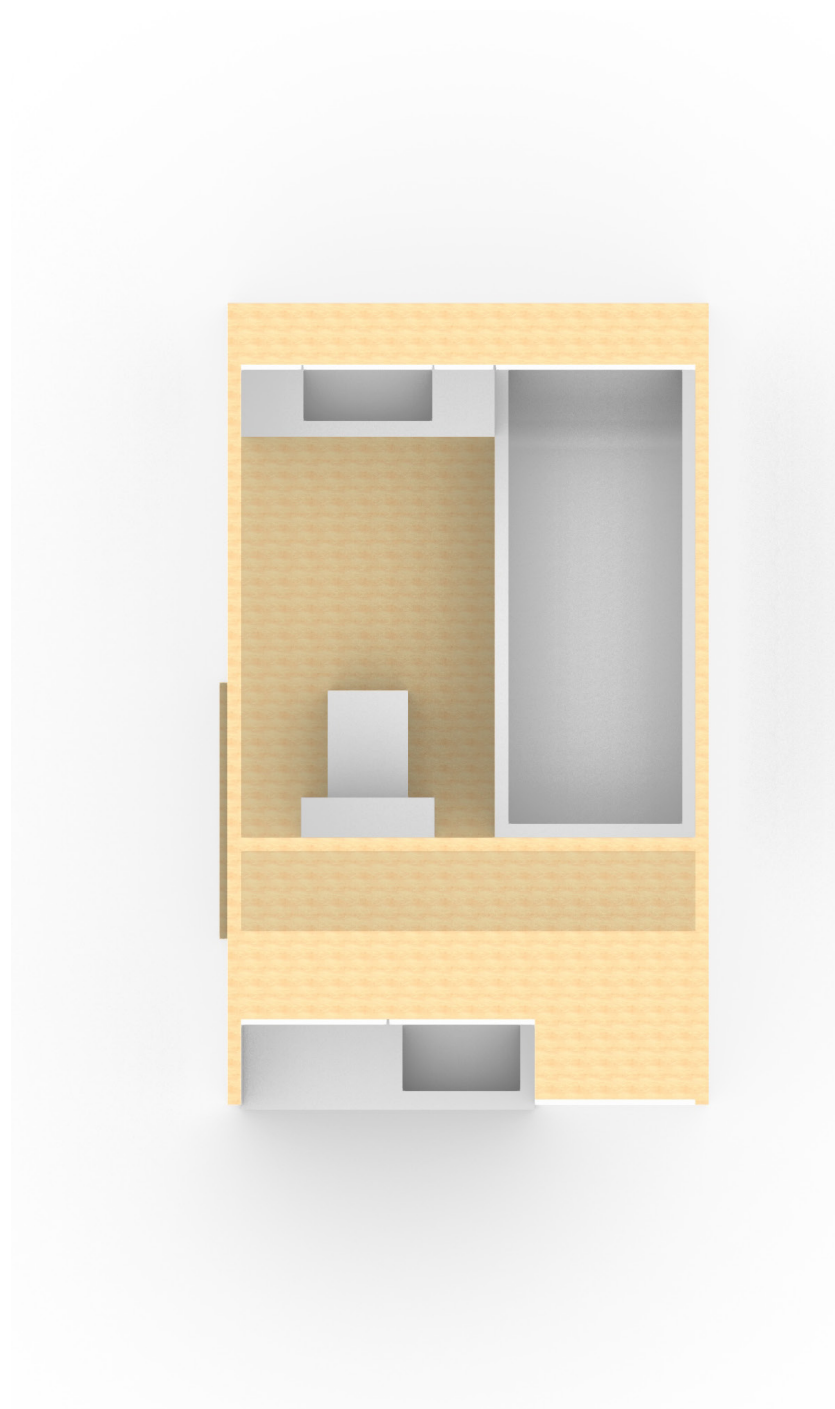
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UTILITY BLOCK

Wet cell and small kitchen around which a household can happen

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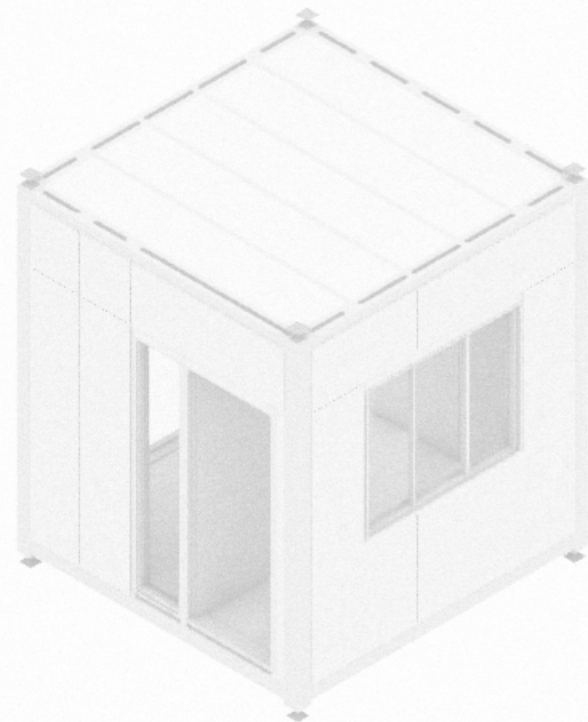


UTILITY BLOCK

Wet cell and small kitchen around which a household can happen

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INFILL SYSTEM



LOCATION



PROJECTION



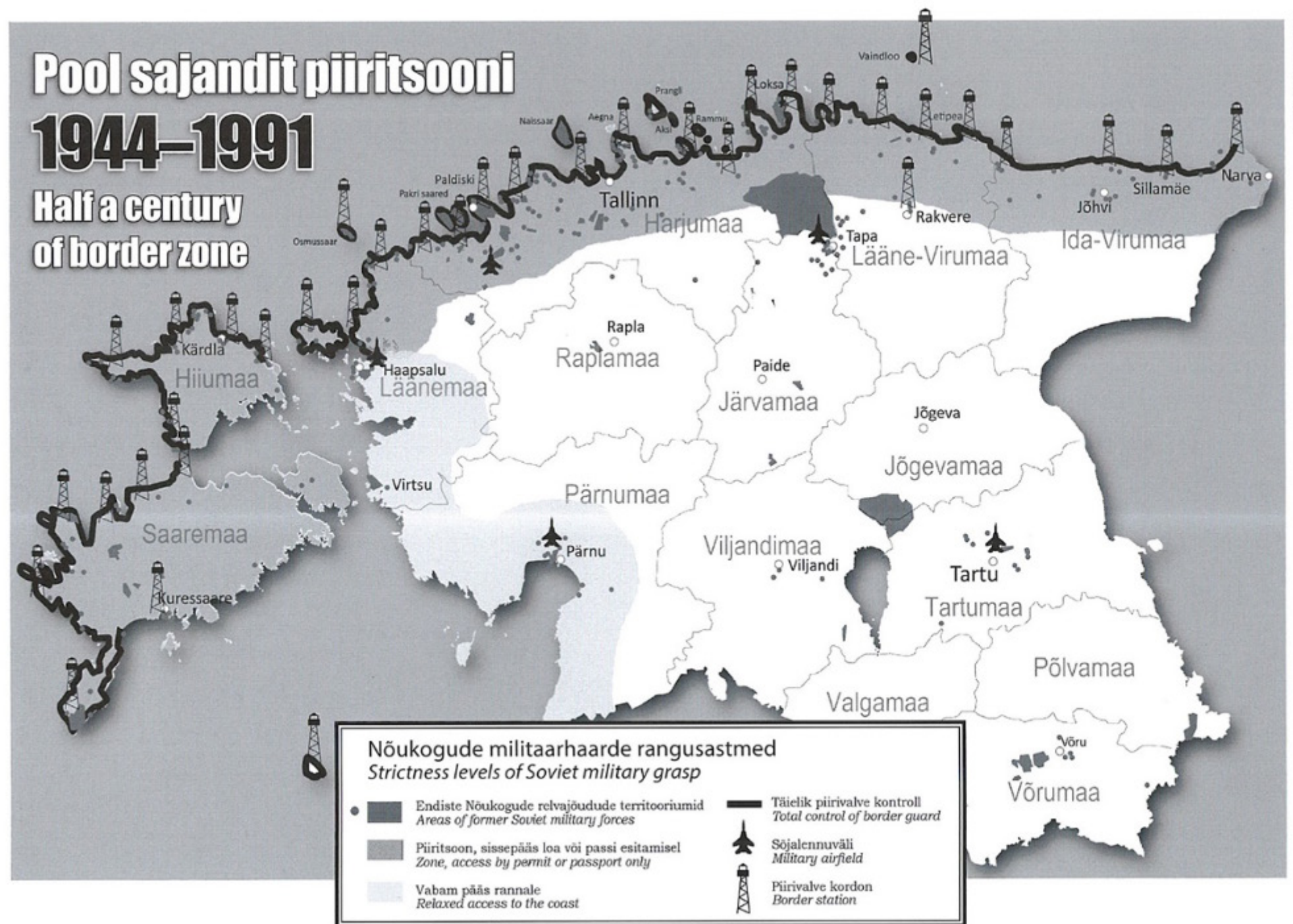


Fig. 1. The restricted areas during the Soviet occupation. (Source: [5]).

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

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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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 The Guardian

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




 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



 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

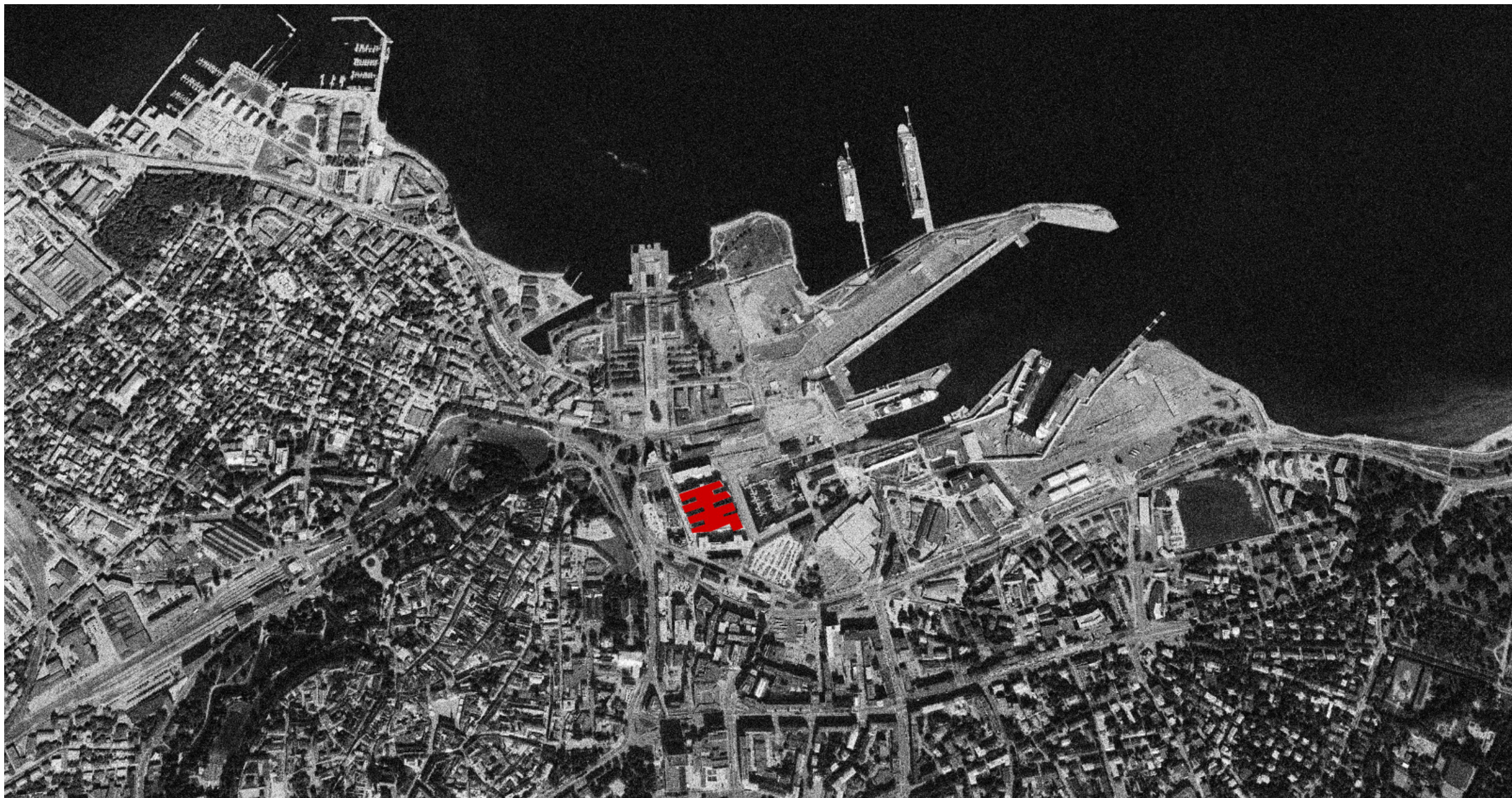
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LEFT THE CITY WITH AN UNFINISHED BUILDING

With little progression over the past years

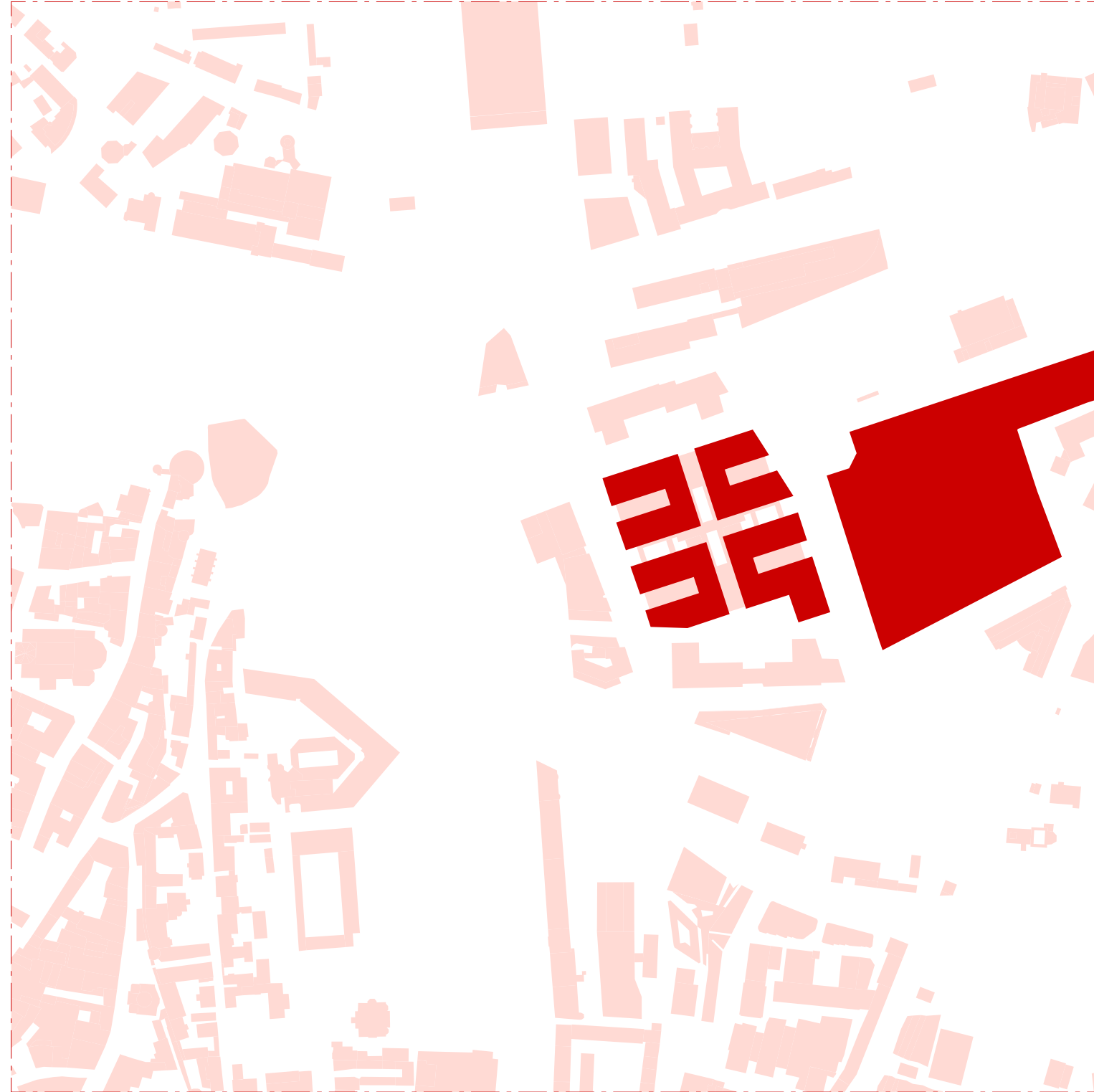
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AT A PROMINENT PLACE IN THE CITY

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

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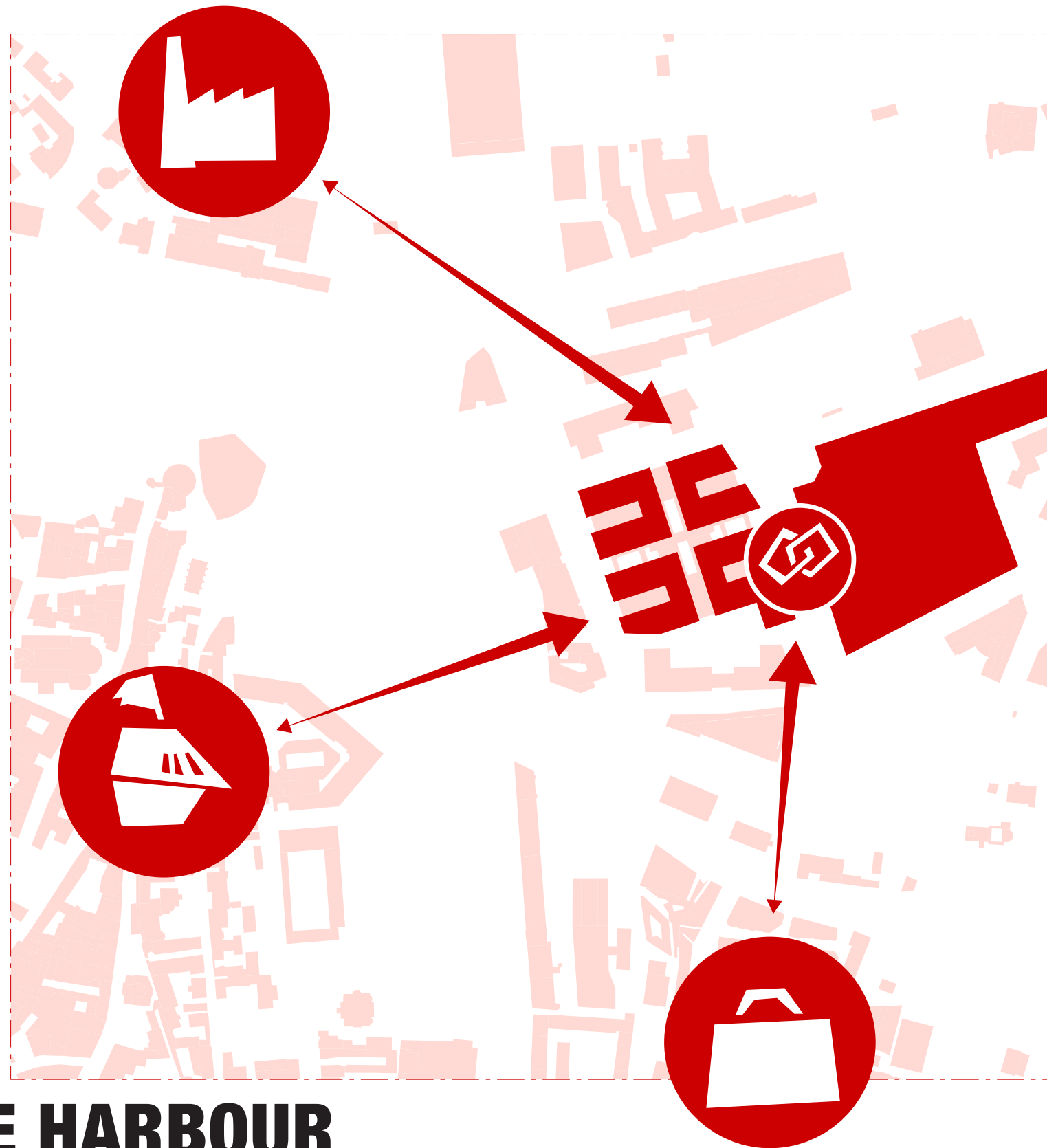


NEXT TO THE HARBOUR

Possibly reconnecting the city to its coastline

Context  1 : 5000
Work in Progress 

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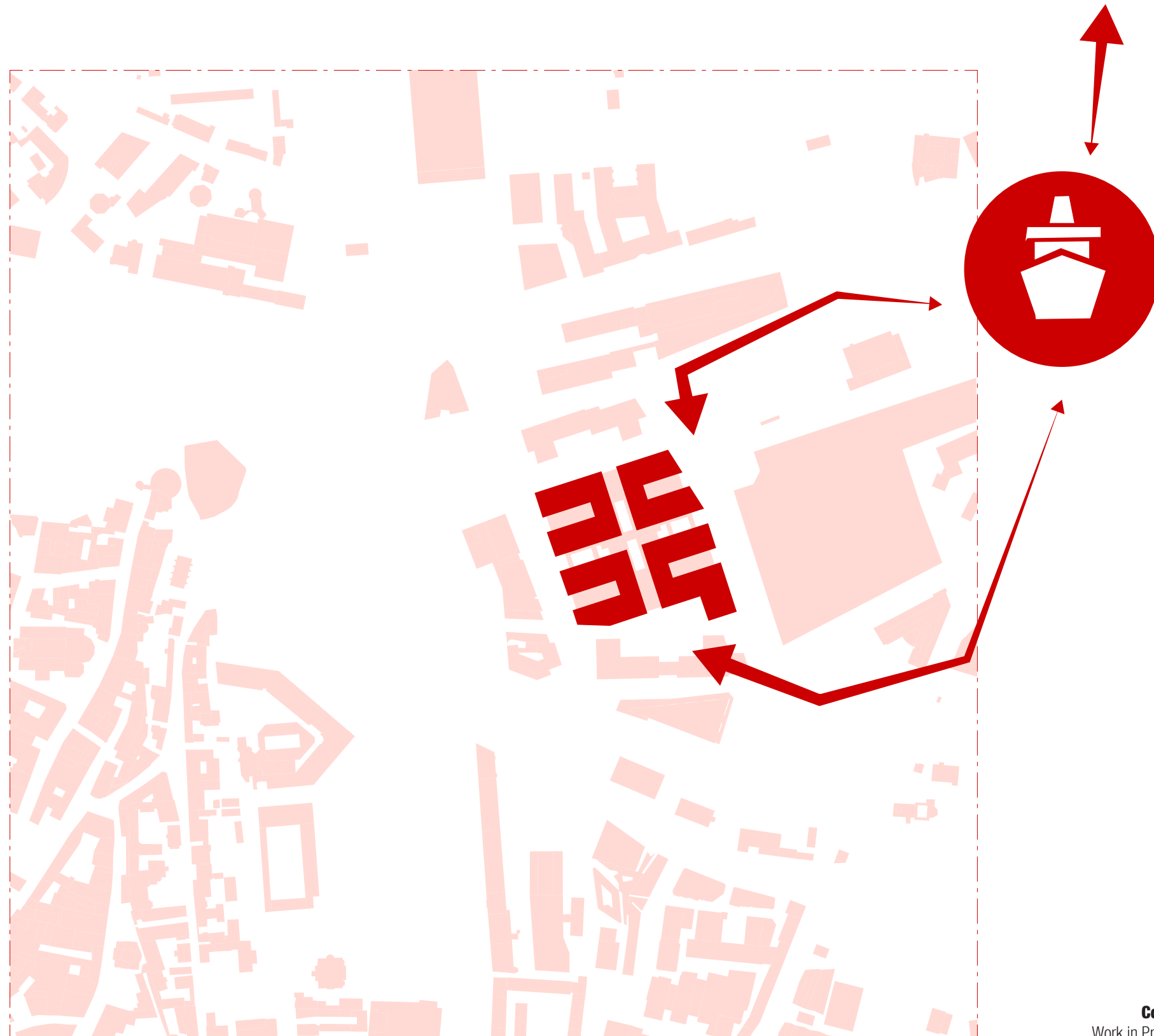


NEXT TO THE HARBOUR

Possibly reconnecting the city to its coastline

Context 
Work in Progress  1 : 5000

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NEXT TO THE FERRY TERMINAL

Possibly attracting people from overseas

Context 
Work in Progress  **1 : 5000**

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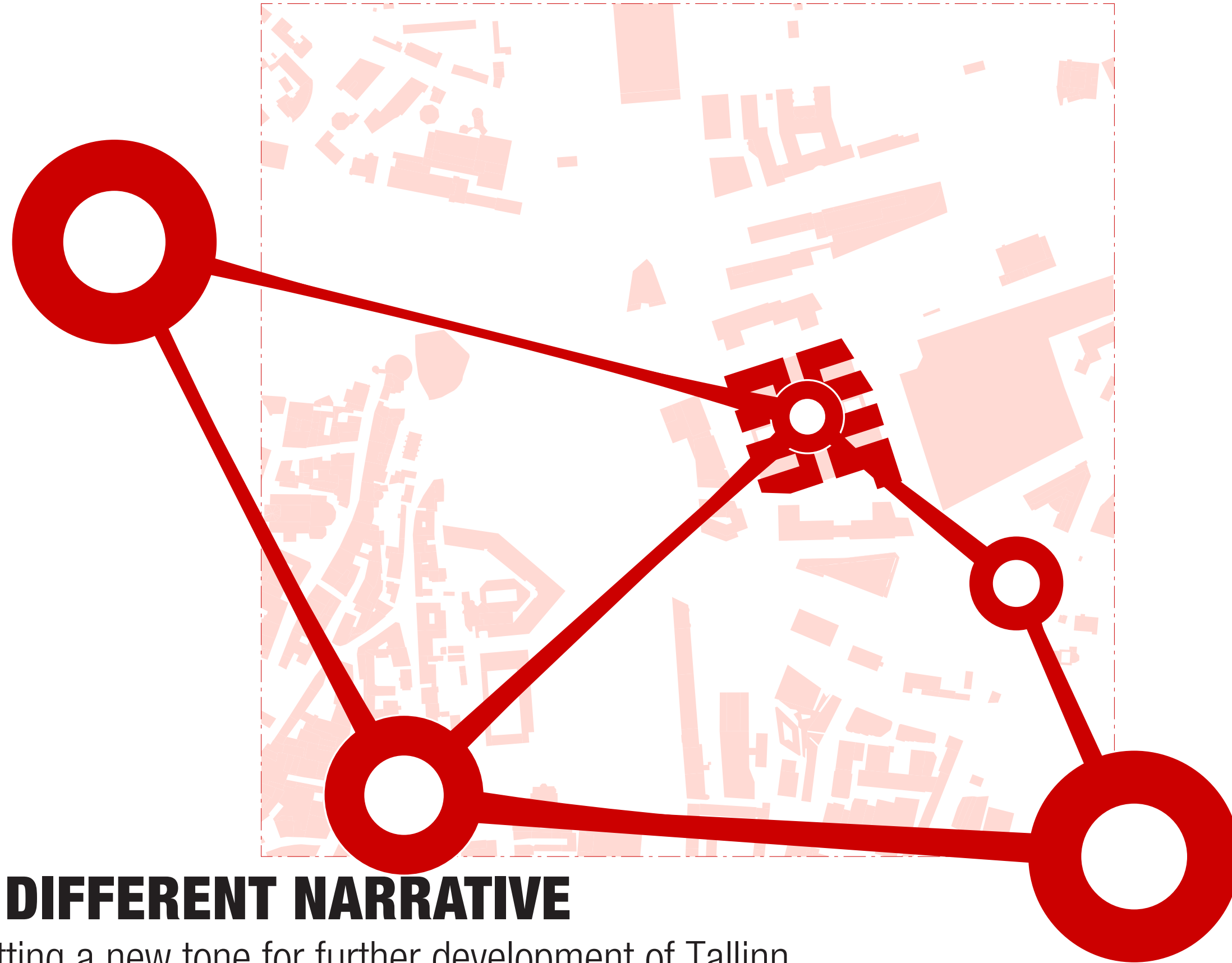


ATTRACTIVE MIXED-USE LIVING ENVIRONMENT

Radiating onto and uplifting its environment by offering different functions

Context 
Work in Progress  1 : 5000

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A DIFFERENT NARRATIVE

Setting a new tone for further development of Tallinn

Context  1 : 5000
in Progress 

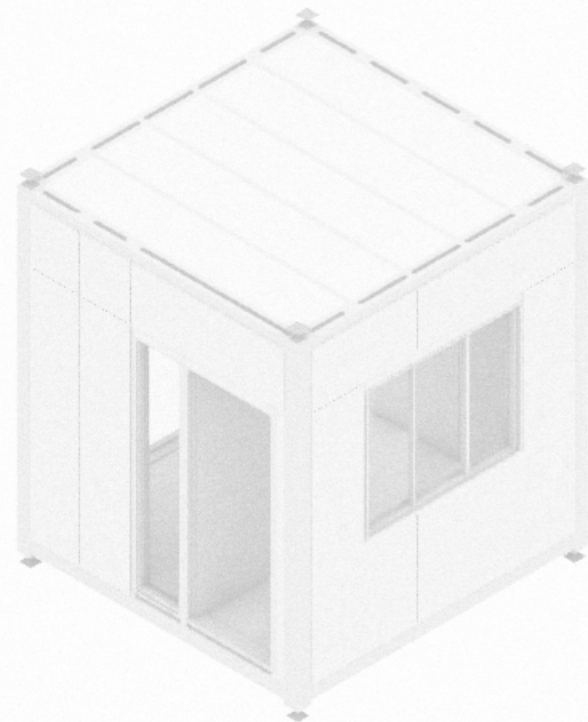
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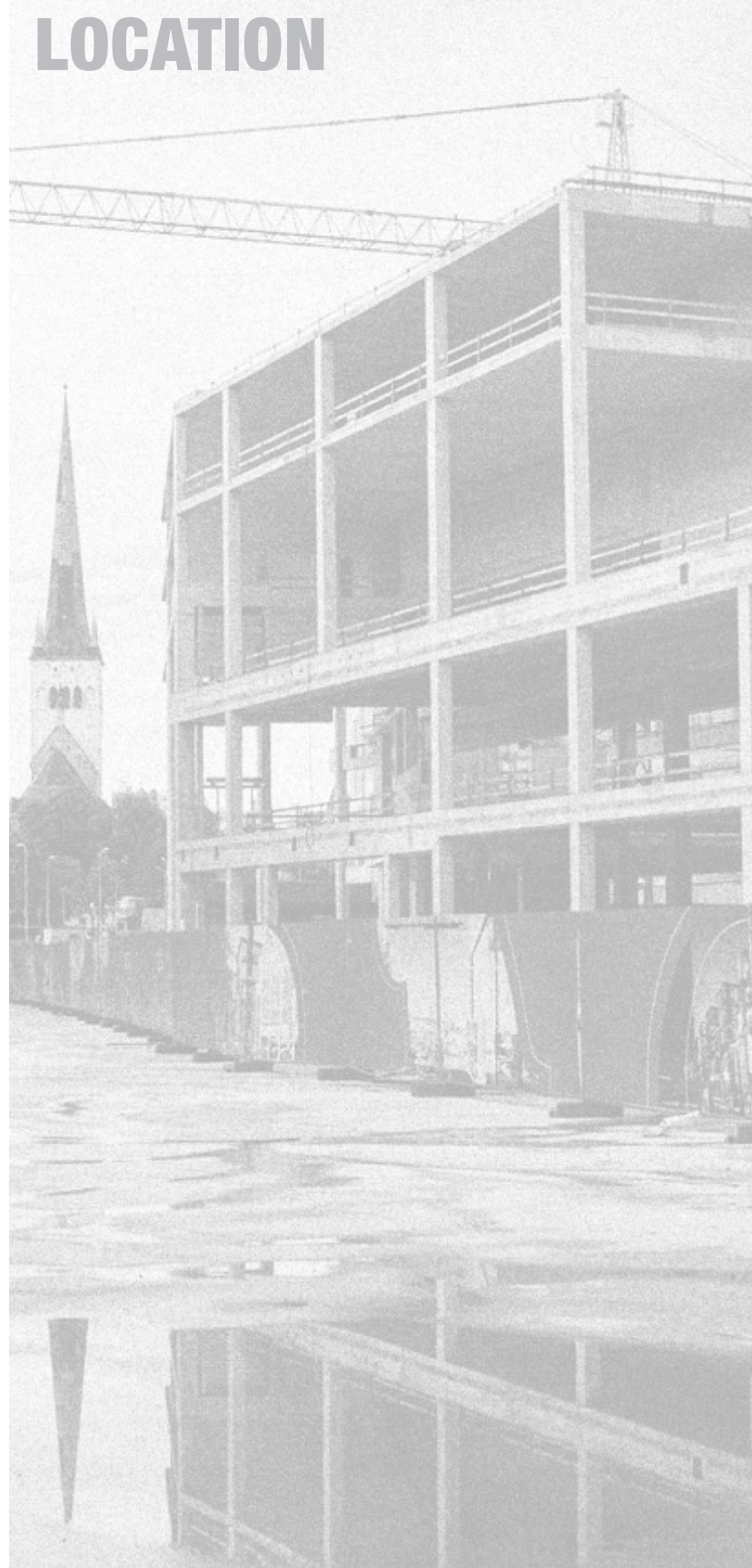
BUT WHAT COULD THAT LOOK LIKE?

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INFILL SYSTEM

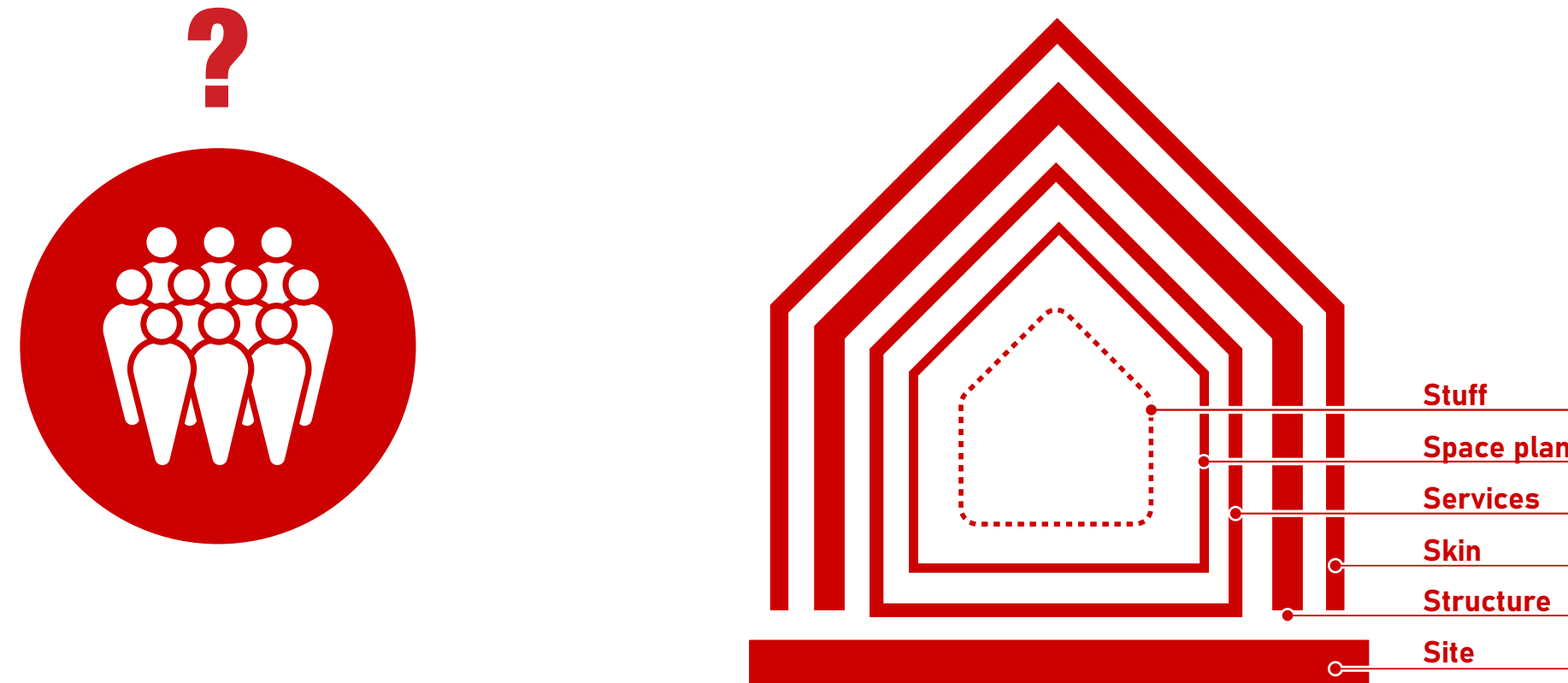


LOCATION



PROJECTION



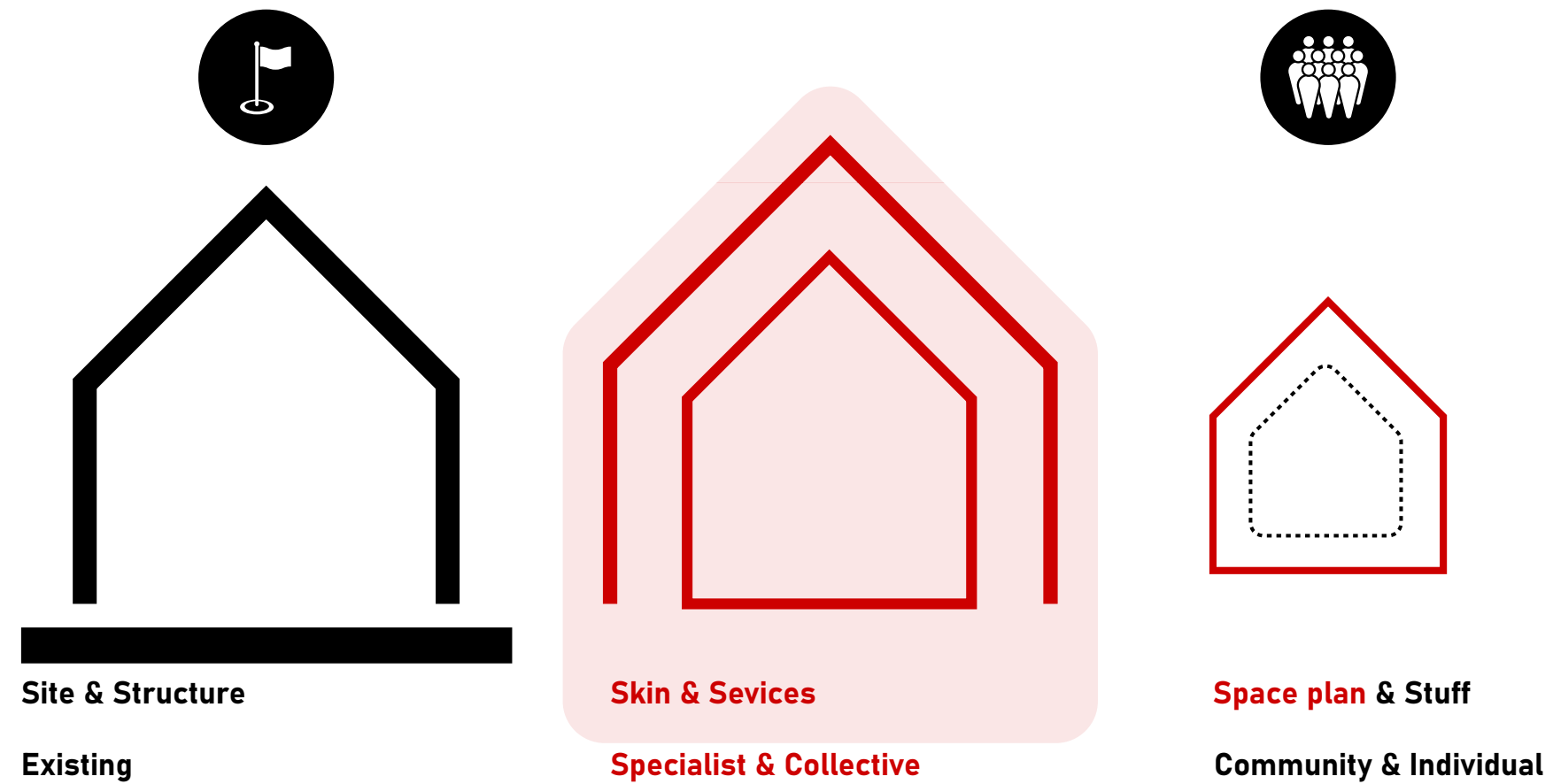


ROLE AS ARCHITECT IN BOTTOM-UP DEVELOPMENT

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

Picking apart Shearing layers by Stewart Brand

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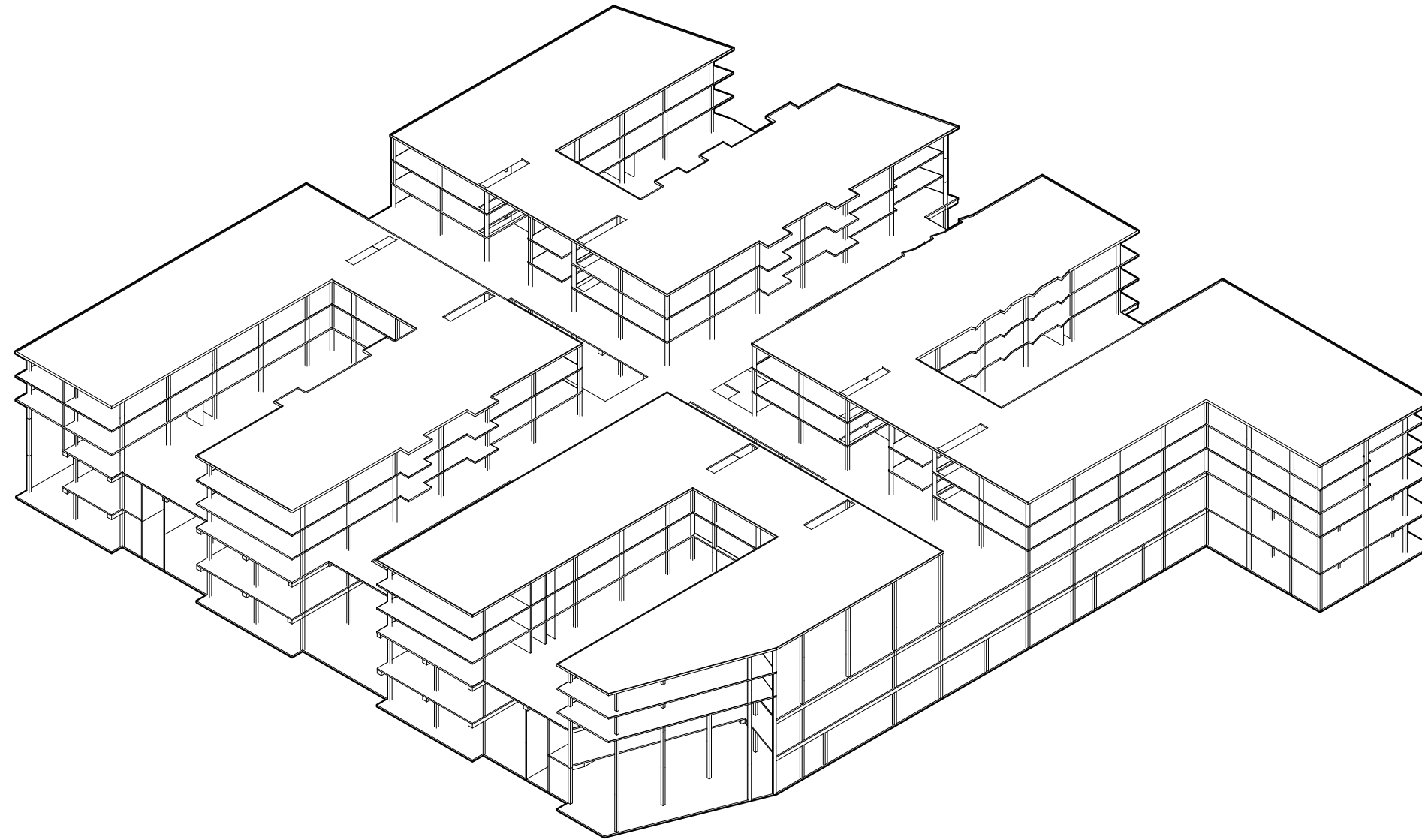


RESPONSIBILITIES+ AS DESIGNER

Specialist and Collective functions

Facilitating easily adaptable system to organise the spaces

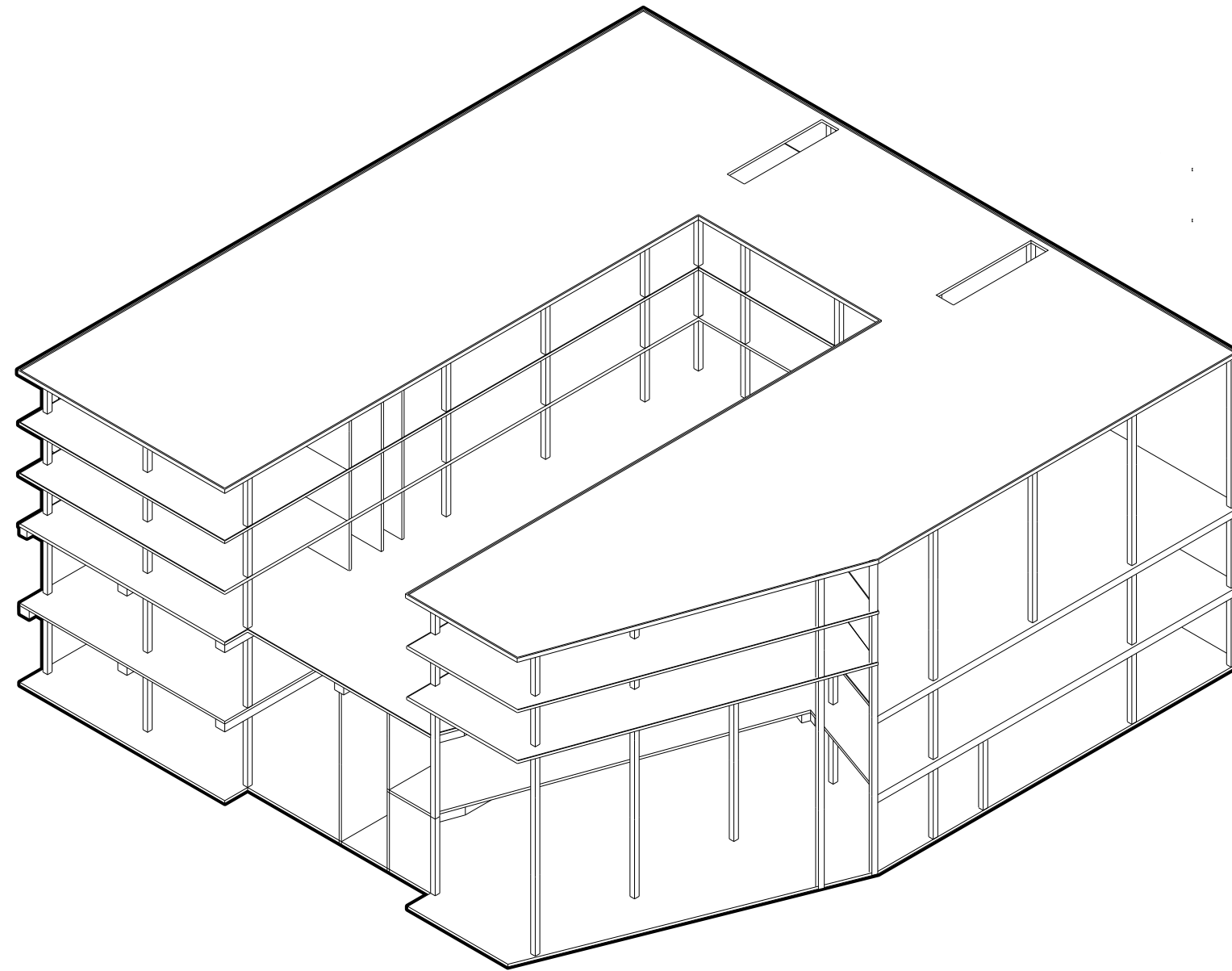
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PROJECTED ONTO THE PORTO FRANCO STRUCTURE

Incrementally filling in the empty structure

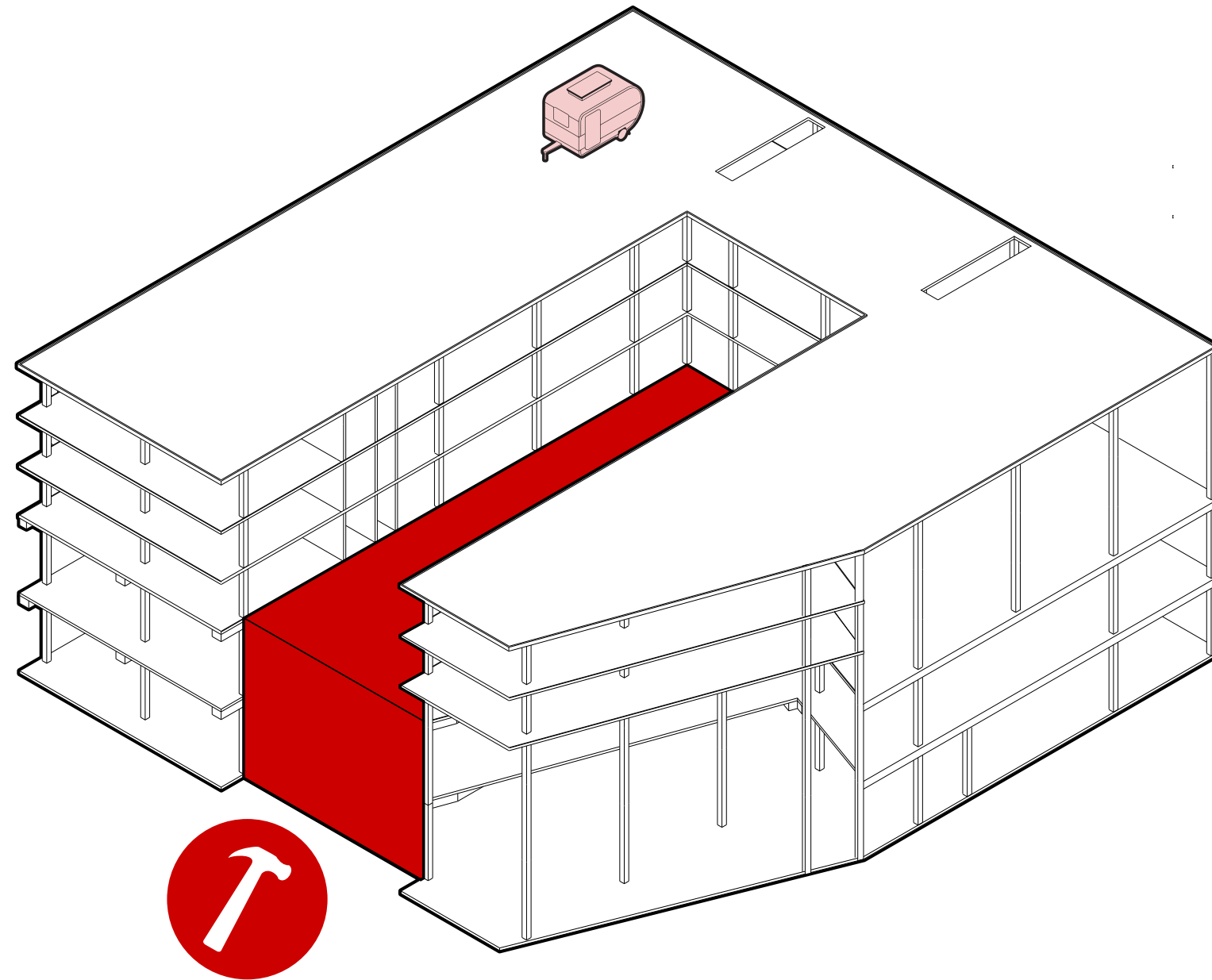
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PROJECTED ONTO THE PORTO FRANCO STRUCTURE

Incrementally filling in the empty structure

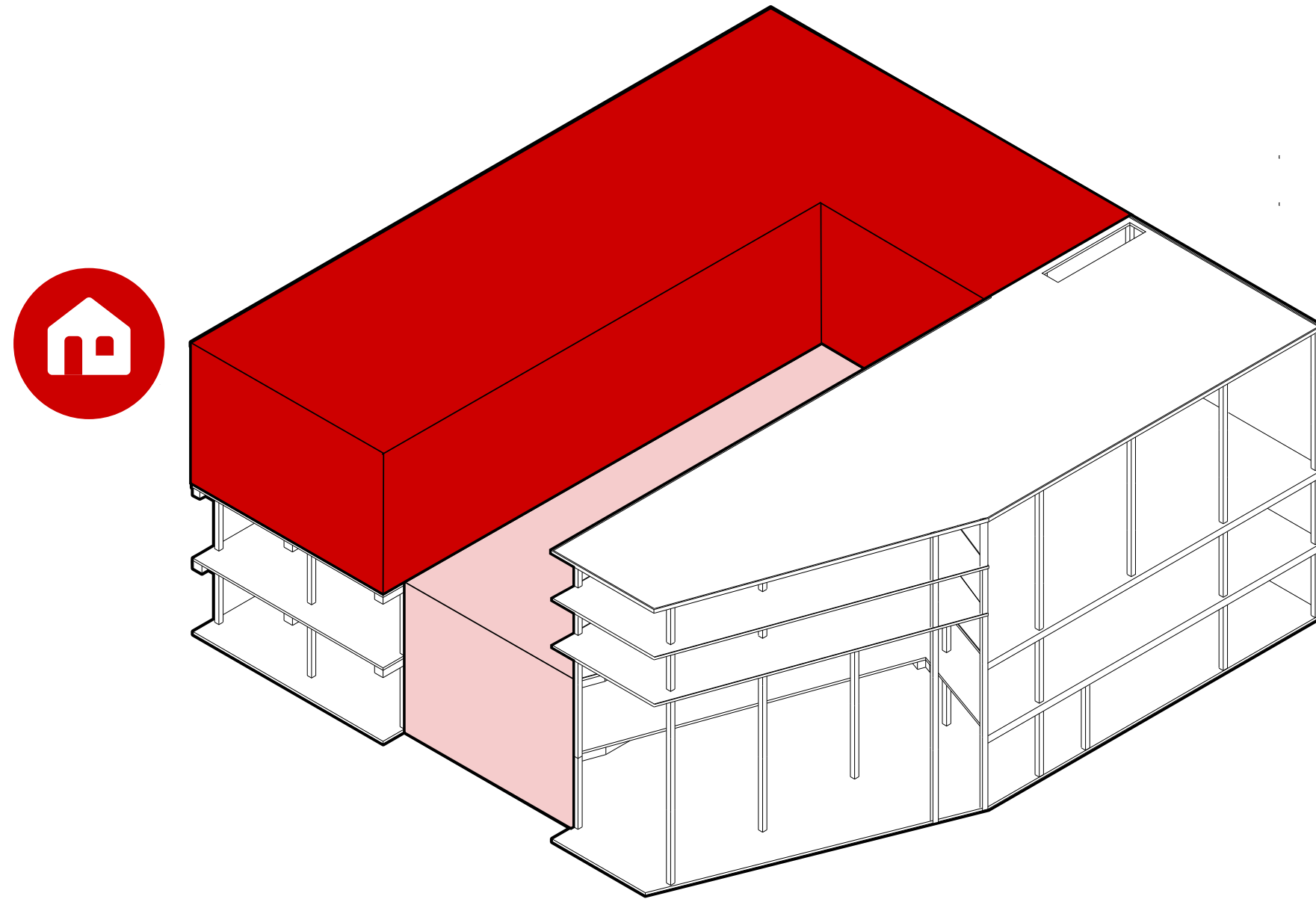
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ESTABLISHING THE PRODUCTIVE MOTOR

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

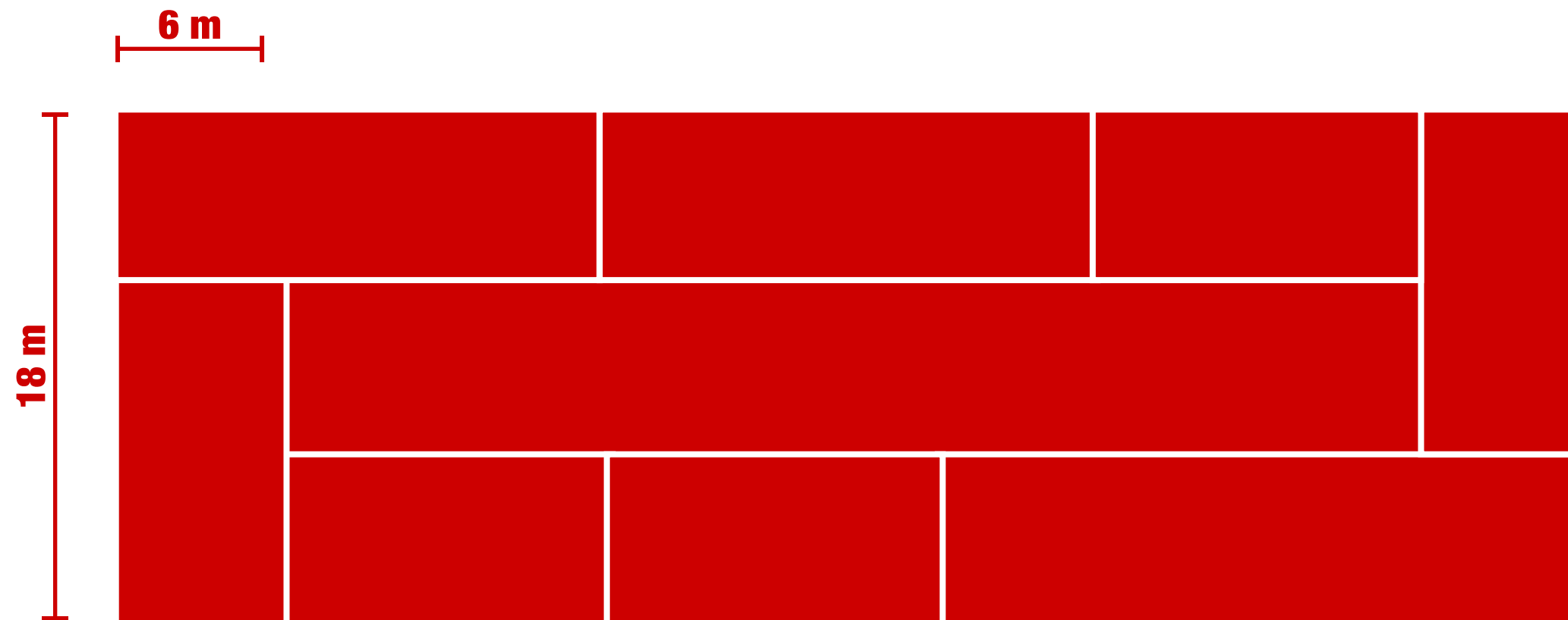
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LONG AND SLIM APPARTEMENTS

Not much daylight in the middle

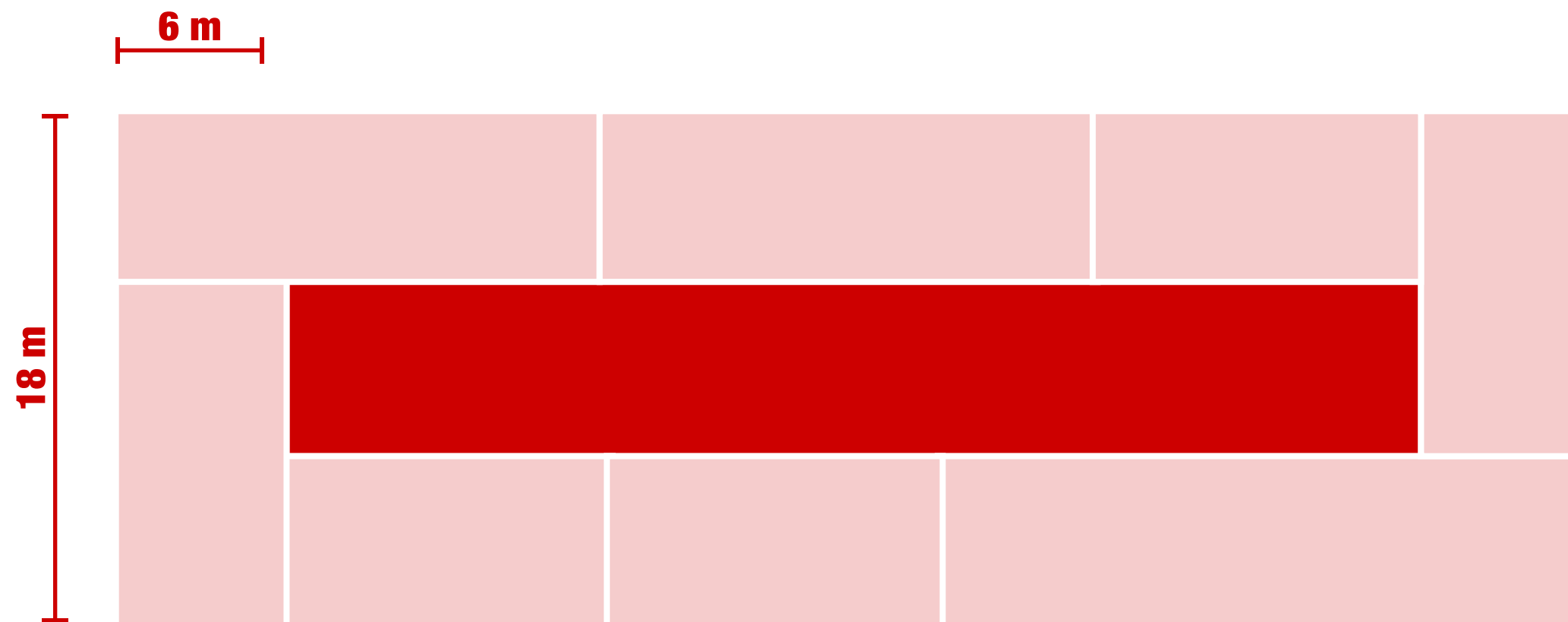
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POSITIONED ALONG THE EDGE

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

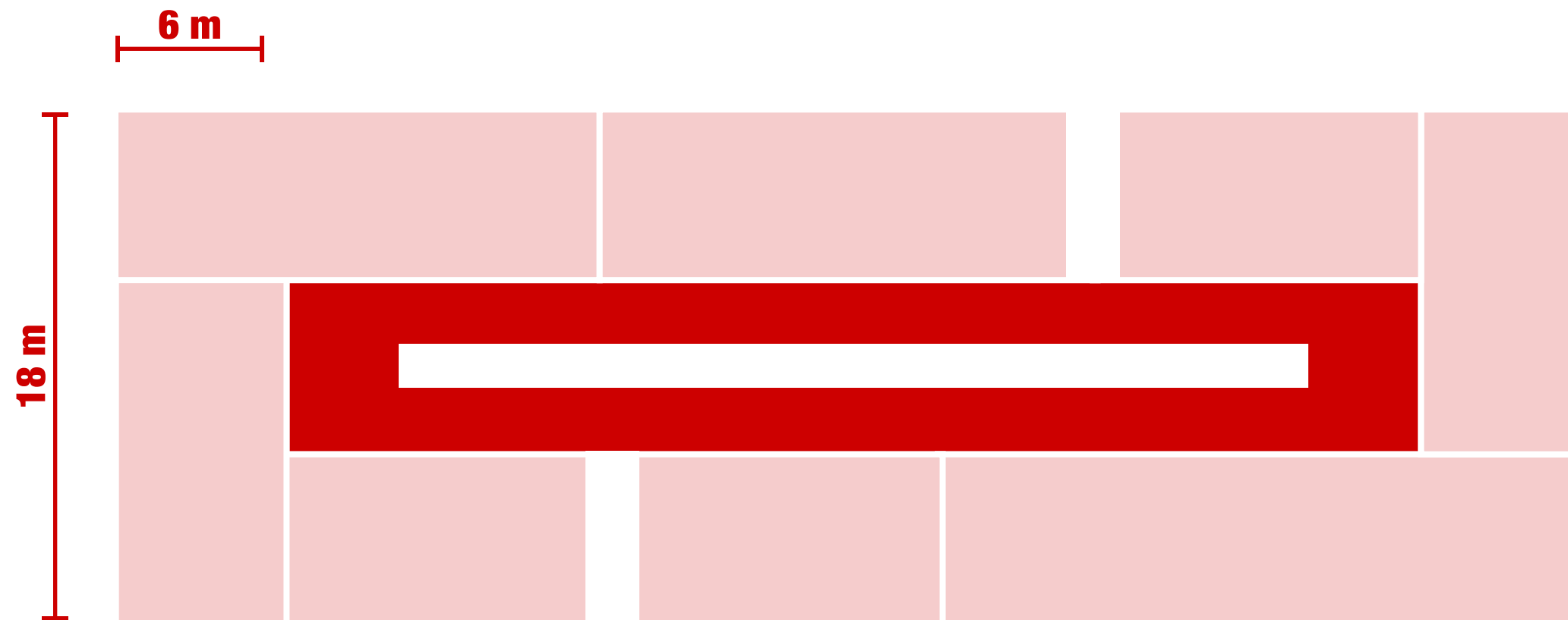
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INTERIOR STREET

Without much daylight

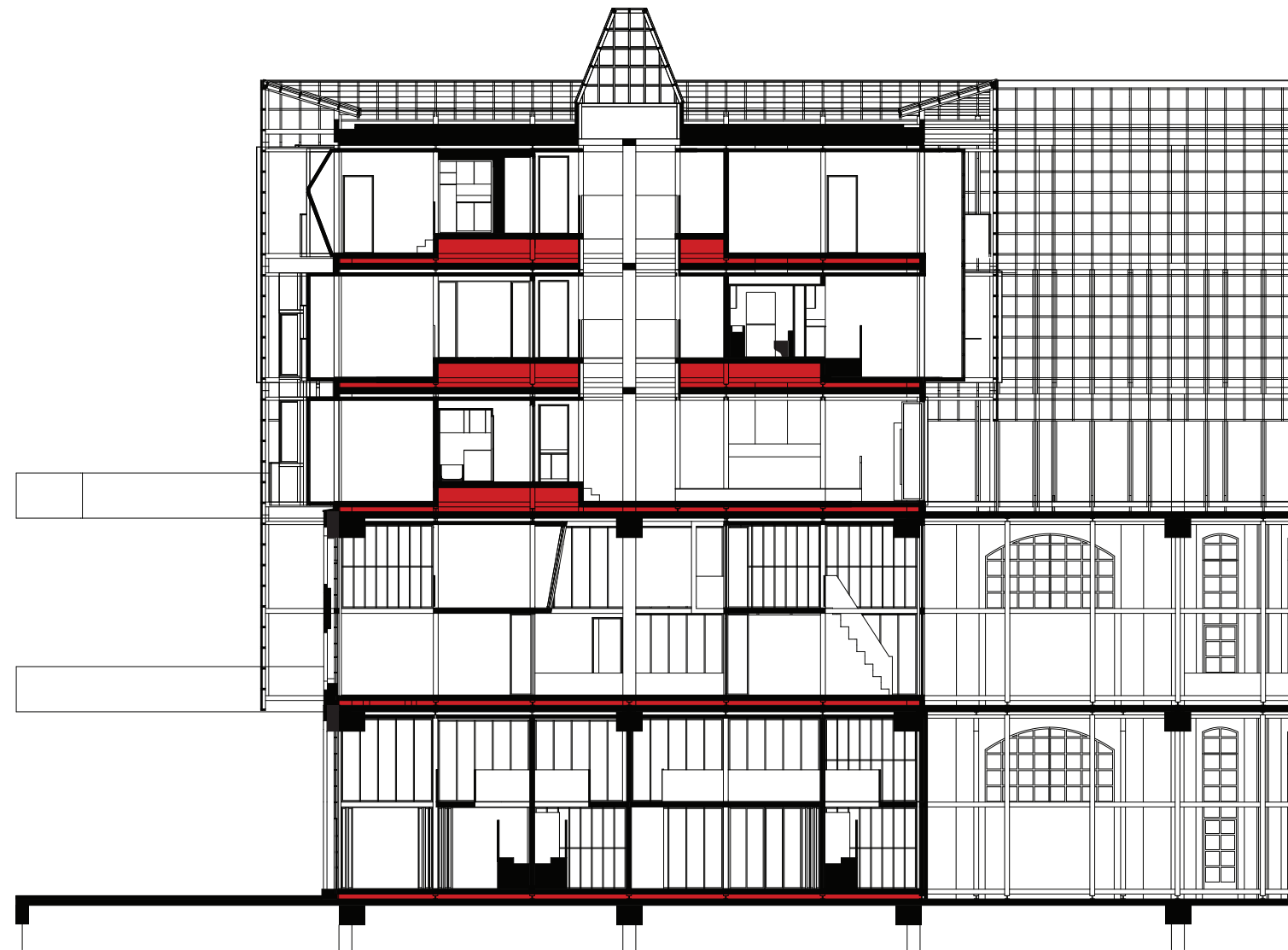
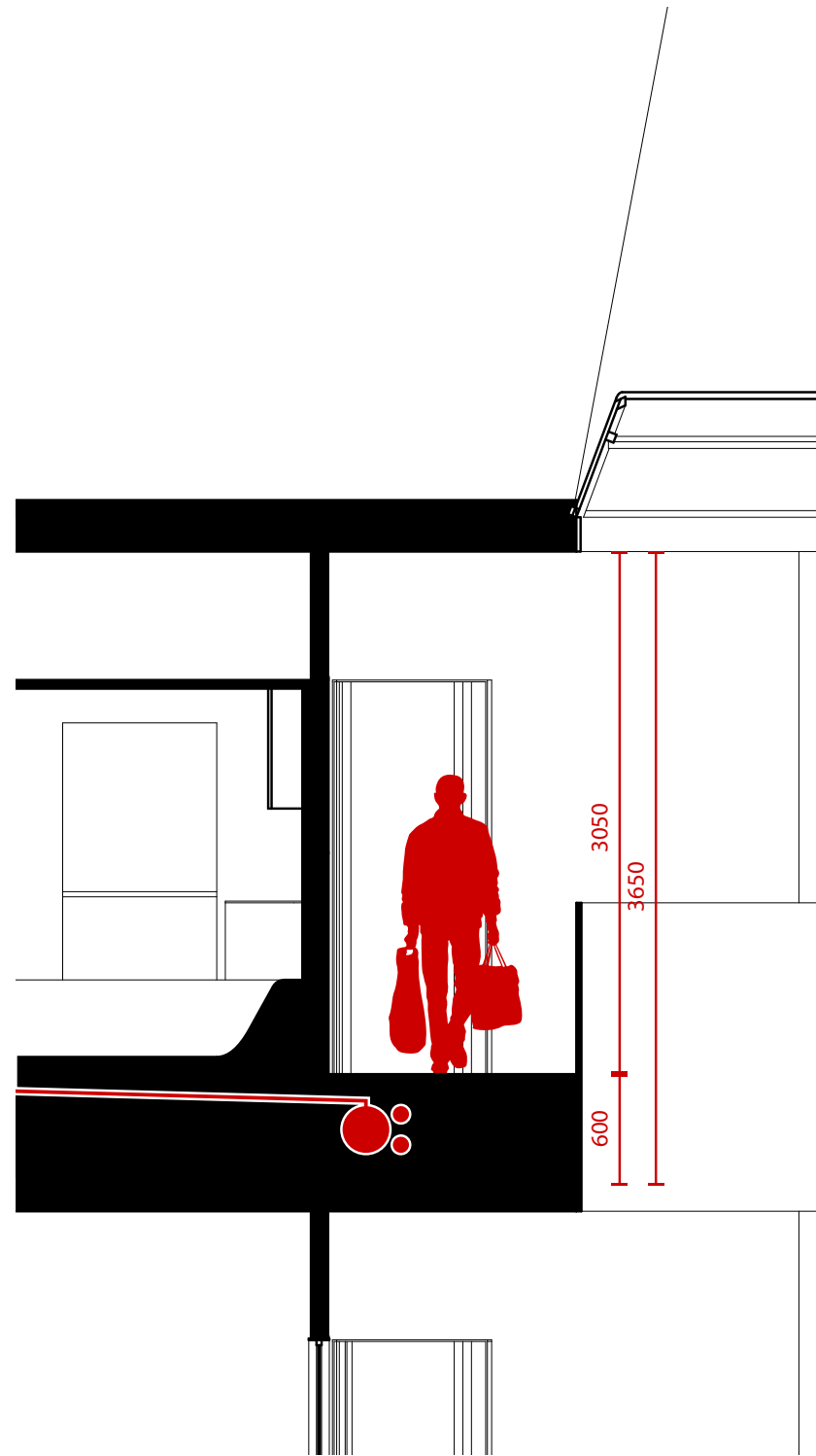
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CREATE SKYLIGHT BY INCISIONS

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

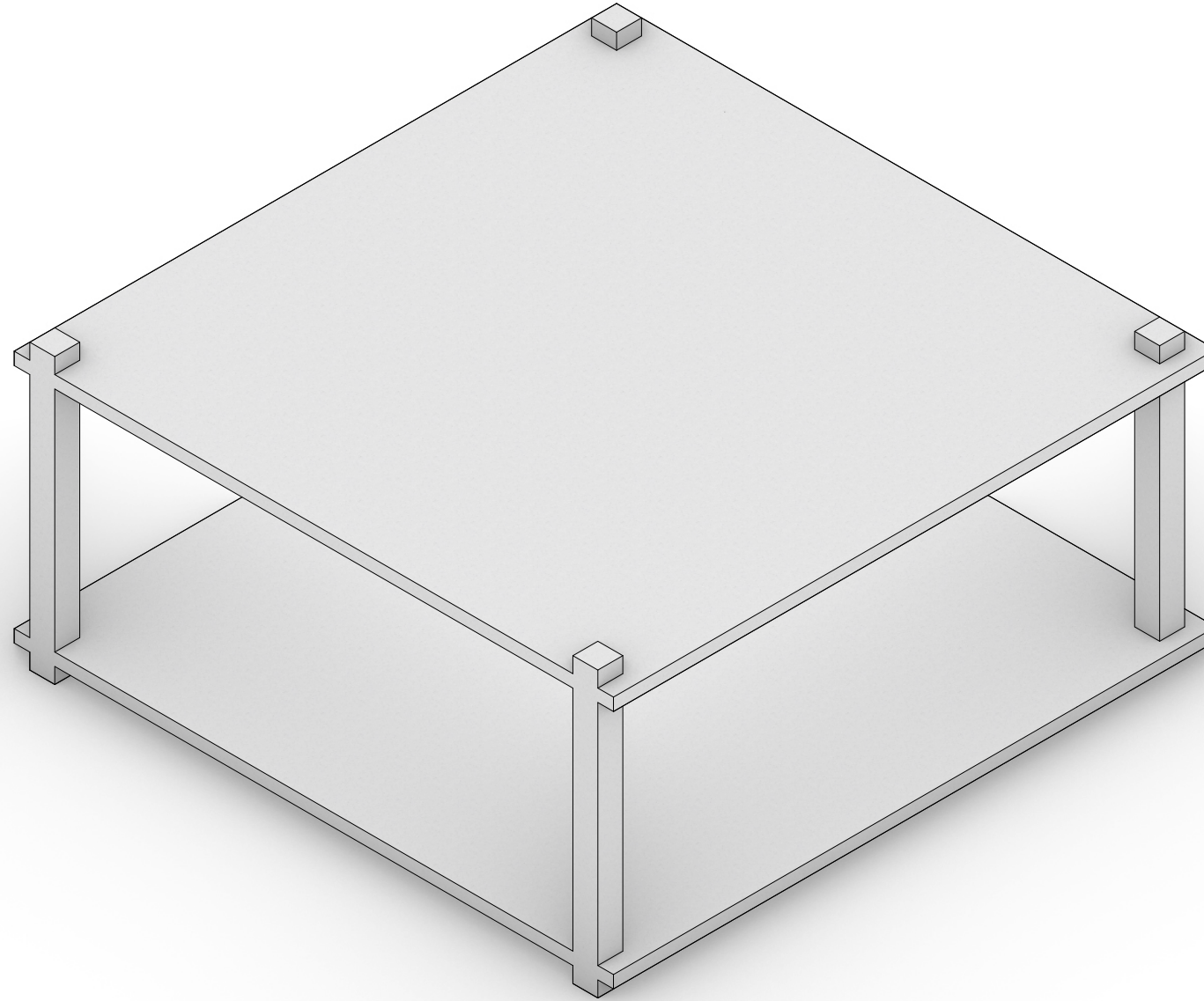
Central loop for services and circulation

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INCREMENTAL DESIGN

SINGLE APARTMENT

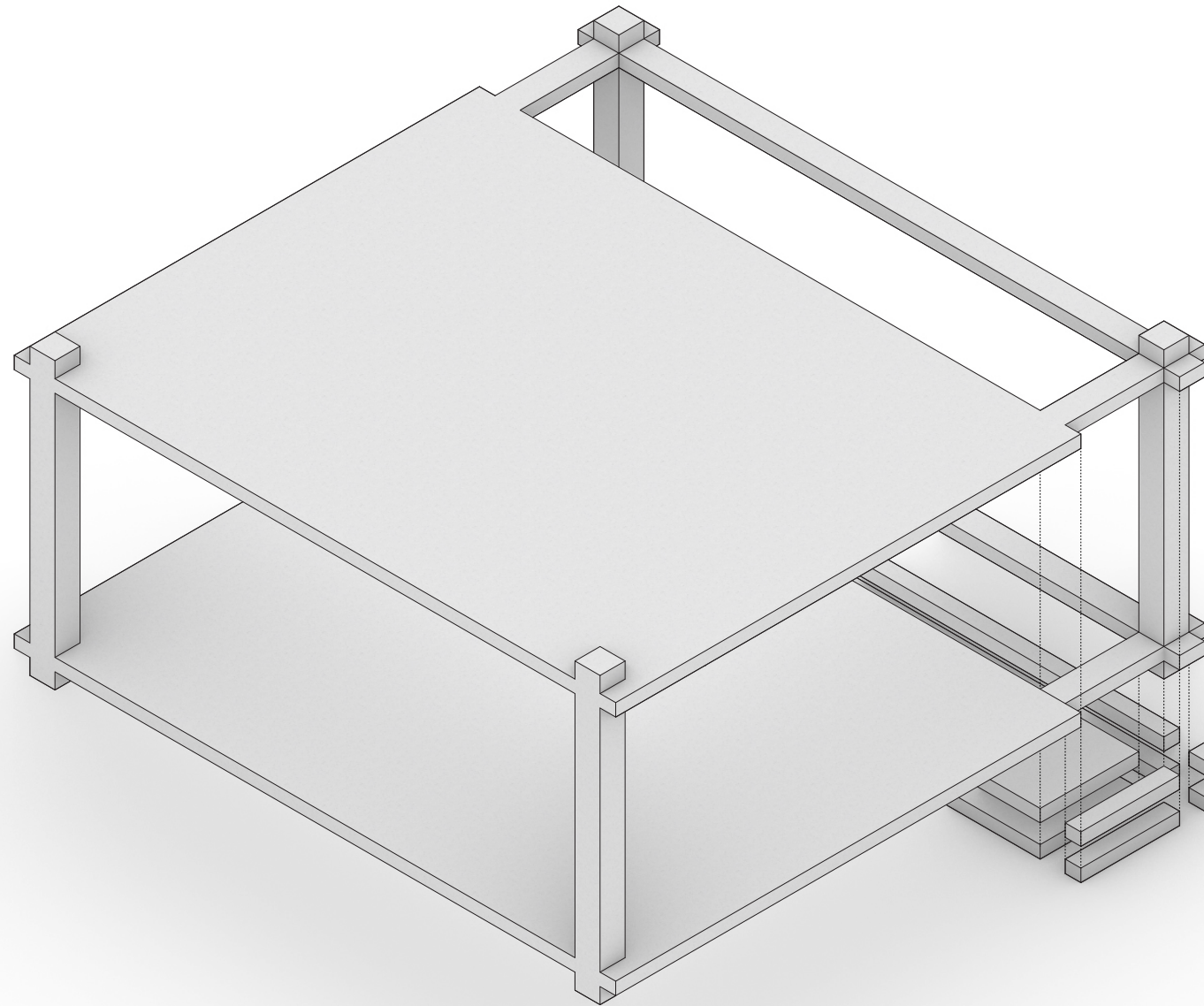
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1: FIND A SUITABLE STRUCTURE

In this case the unfinished Porto Franco structure

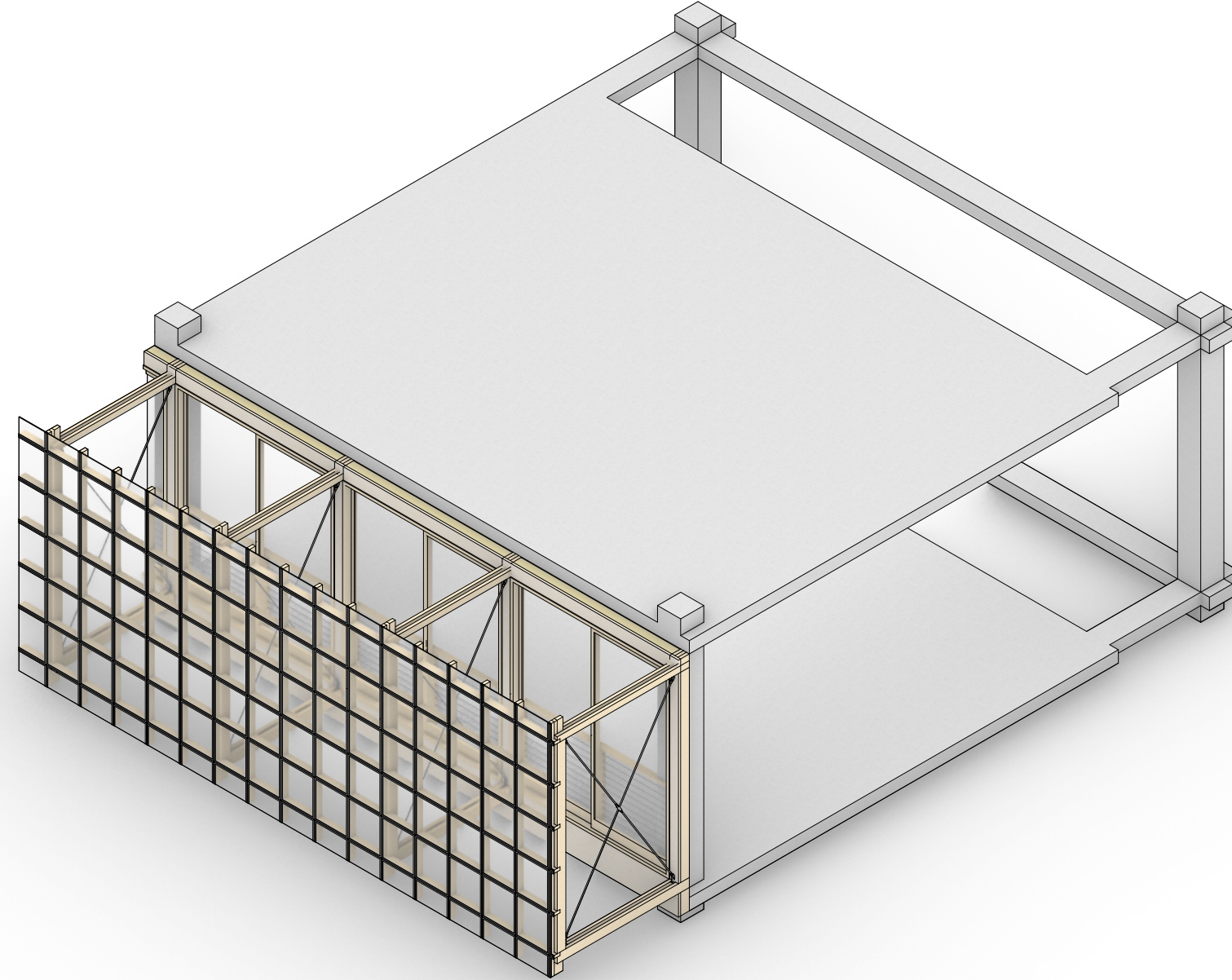
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2: MAKE INCISIONS INTO THE STRUCTURE

To let in light

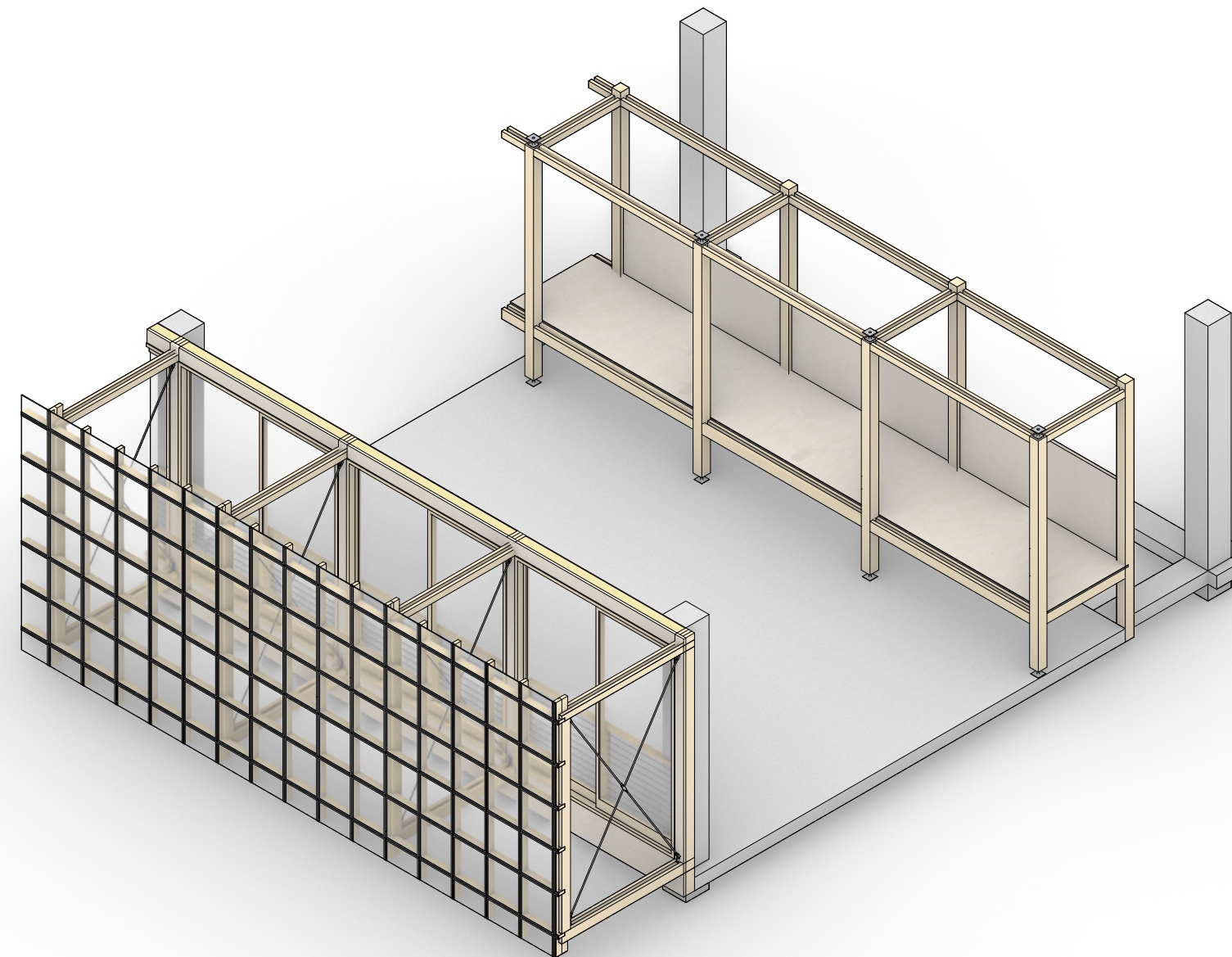
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3: CONSTRUCT FACADE

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

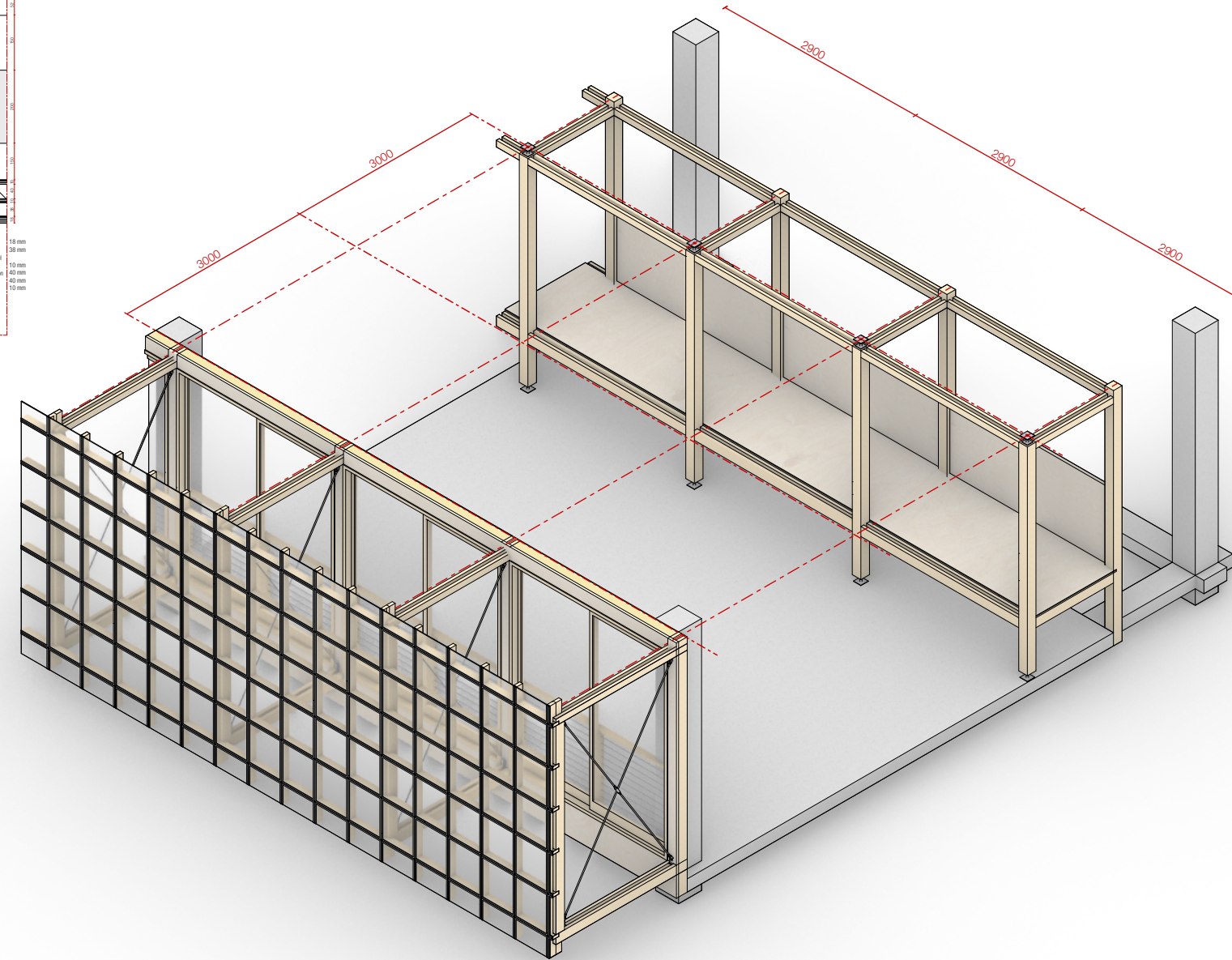
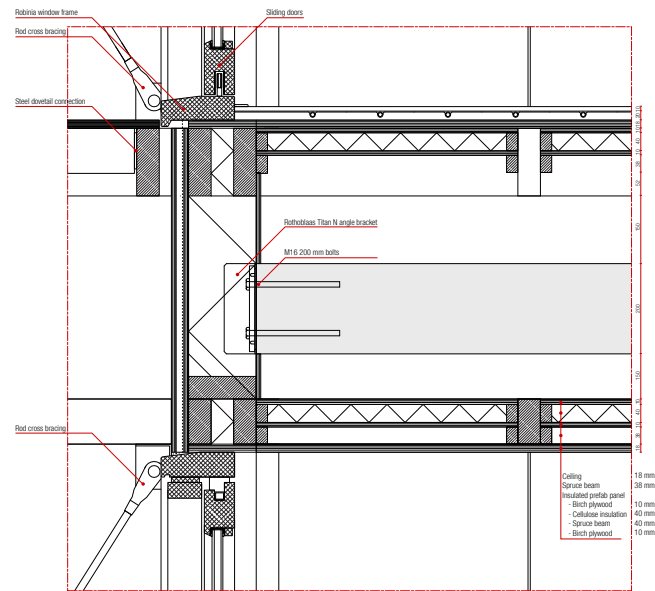
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4: CONSTRUCT INTERIOR STREET

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

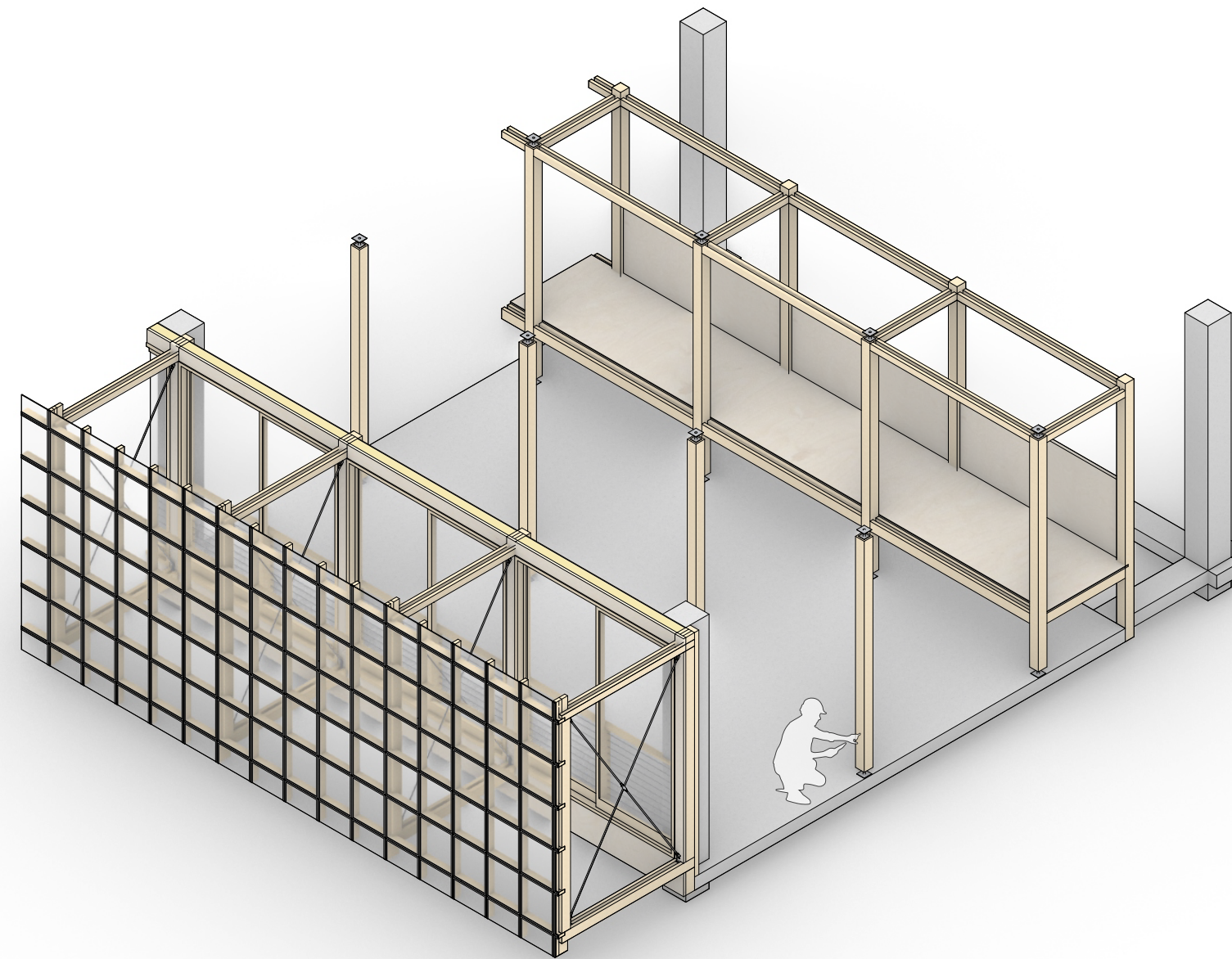
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FACADE AND INT. STREET DICTATE GRID

Because the modular system connects to these in designated places

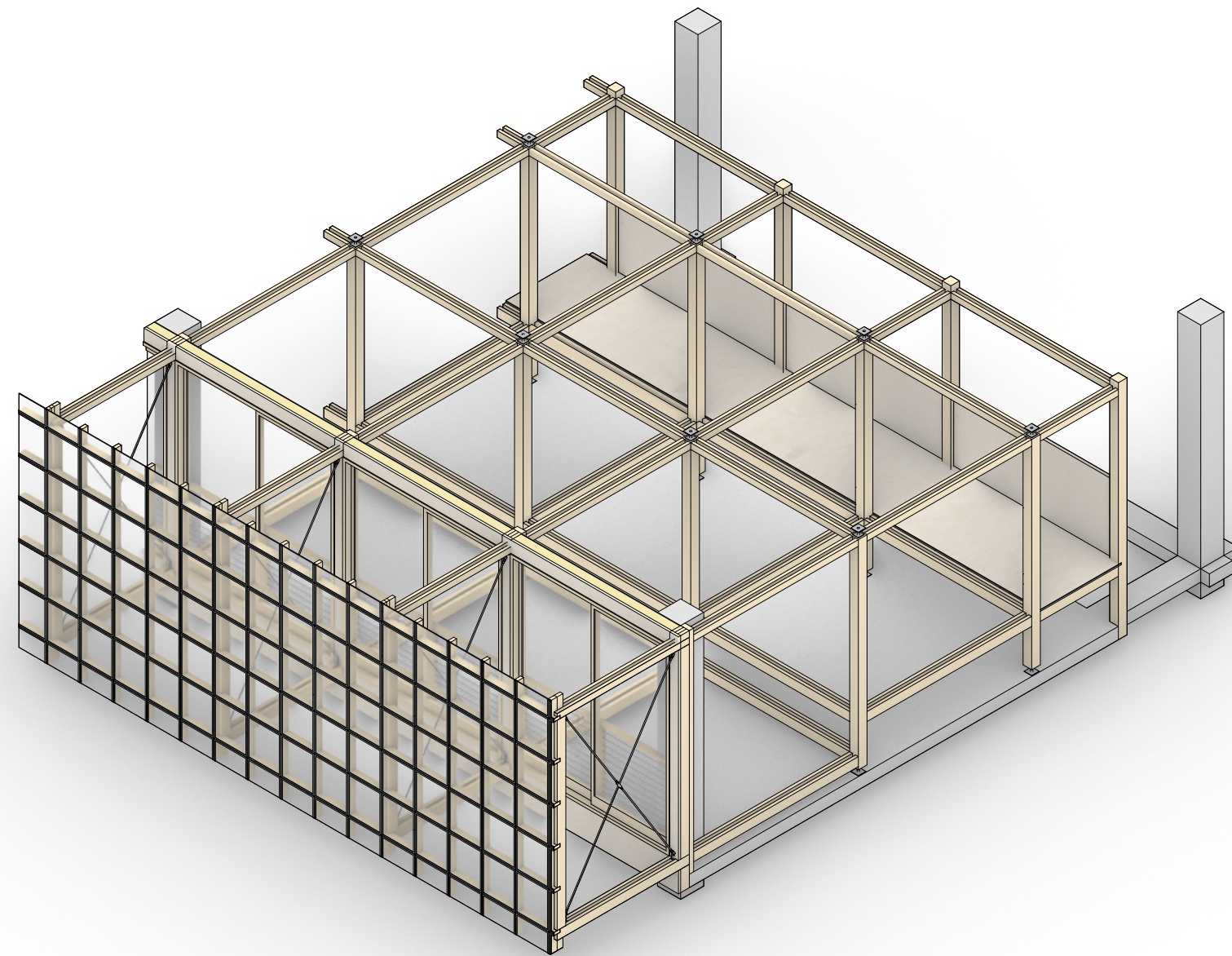
Graduation P5
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5: PLACE INTERIOR COLUMNS

On adjustable post feet

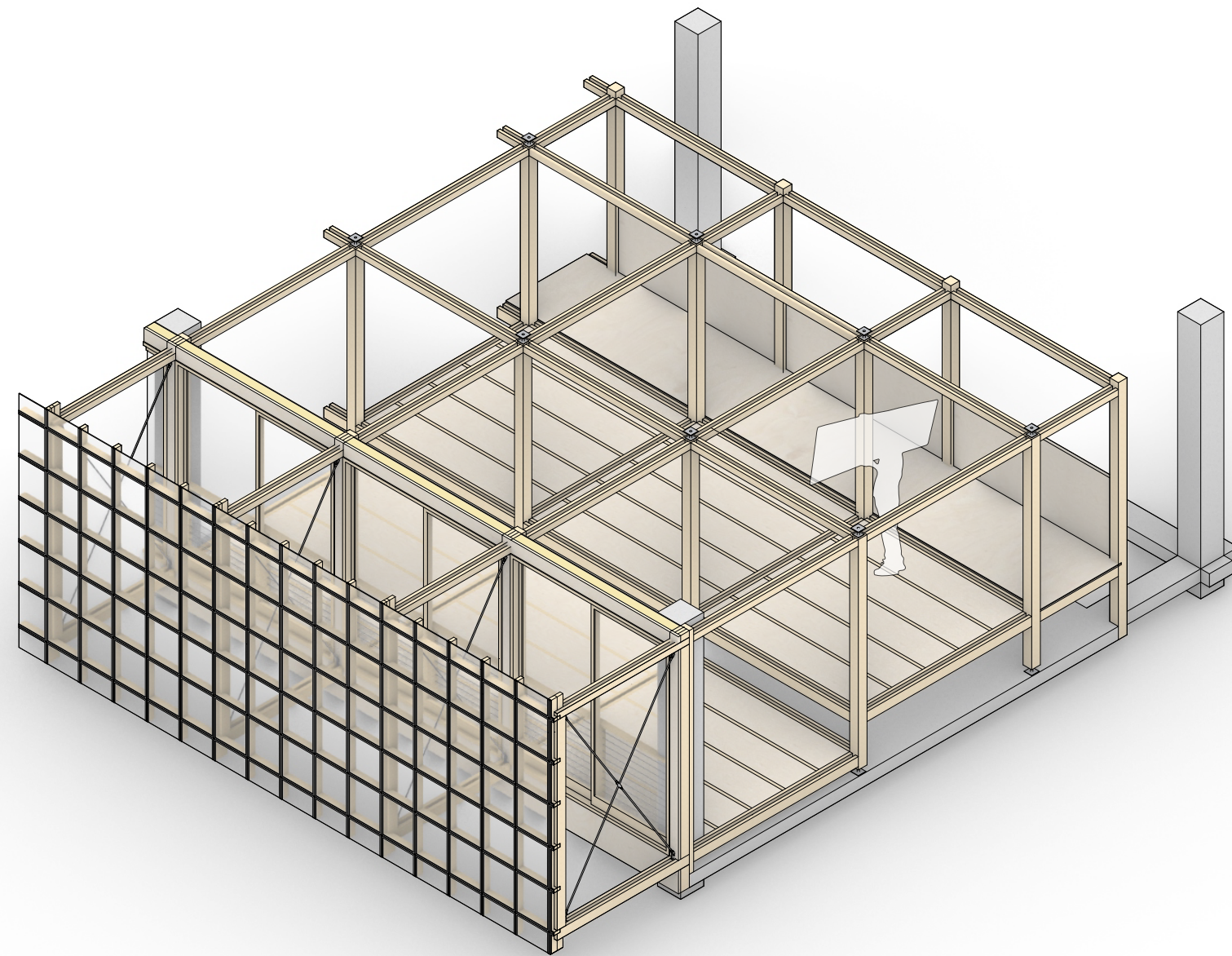
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6: PLACE INTERIOR BEAMS

Connect interior beams to columns with steel dovetail connectors

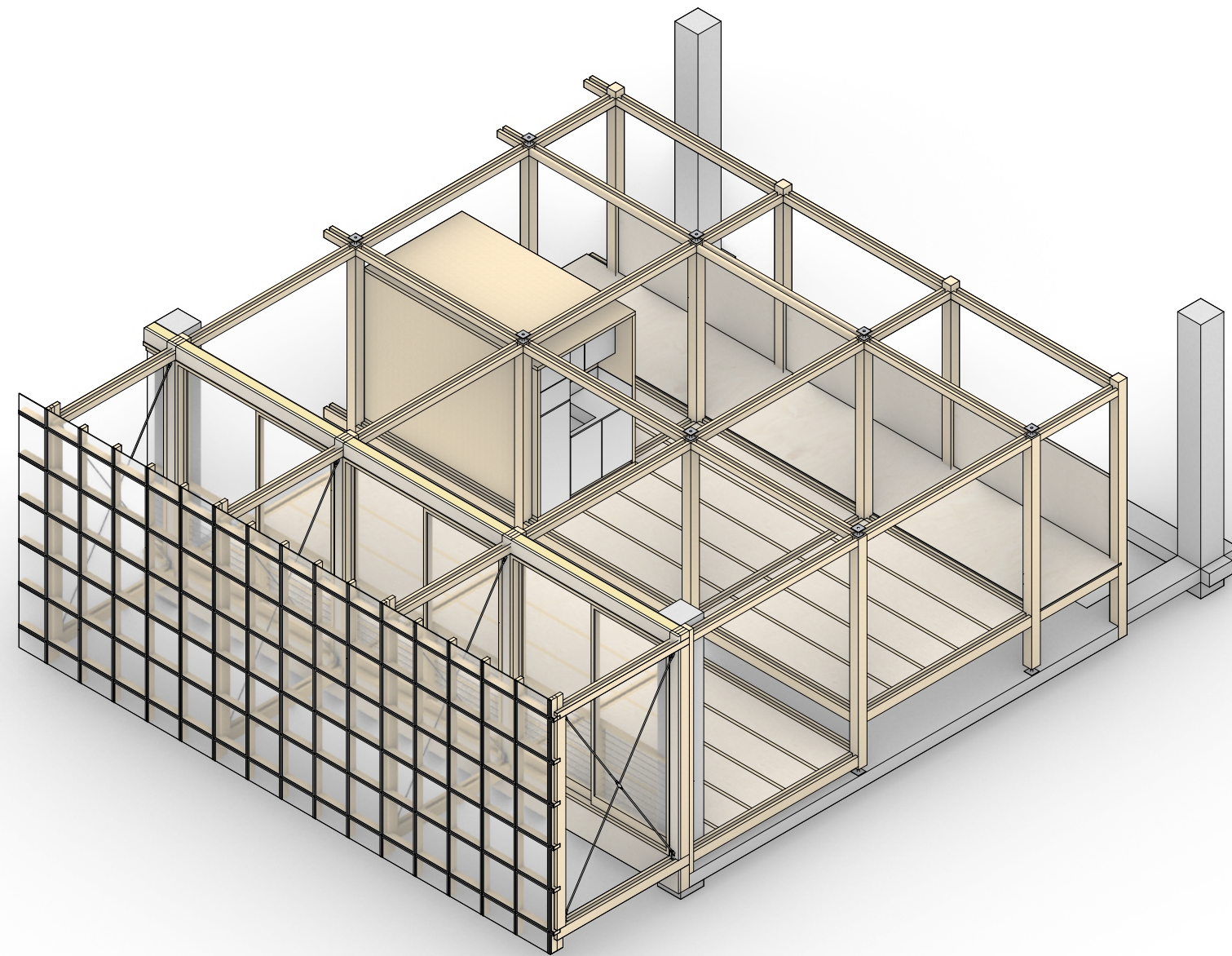
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7: PLACE ELEVATED FLOORING

For extra storage and flexible fitting of piping and cables

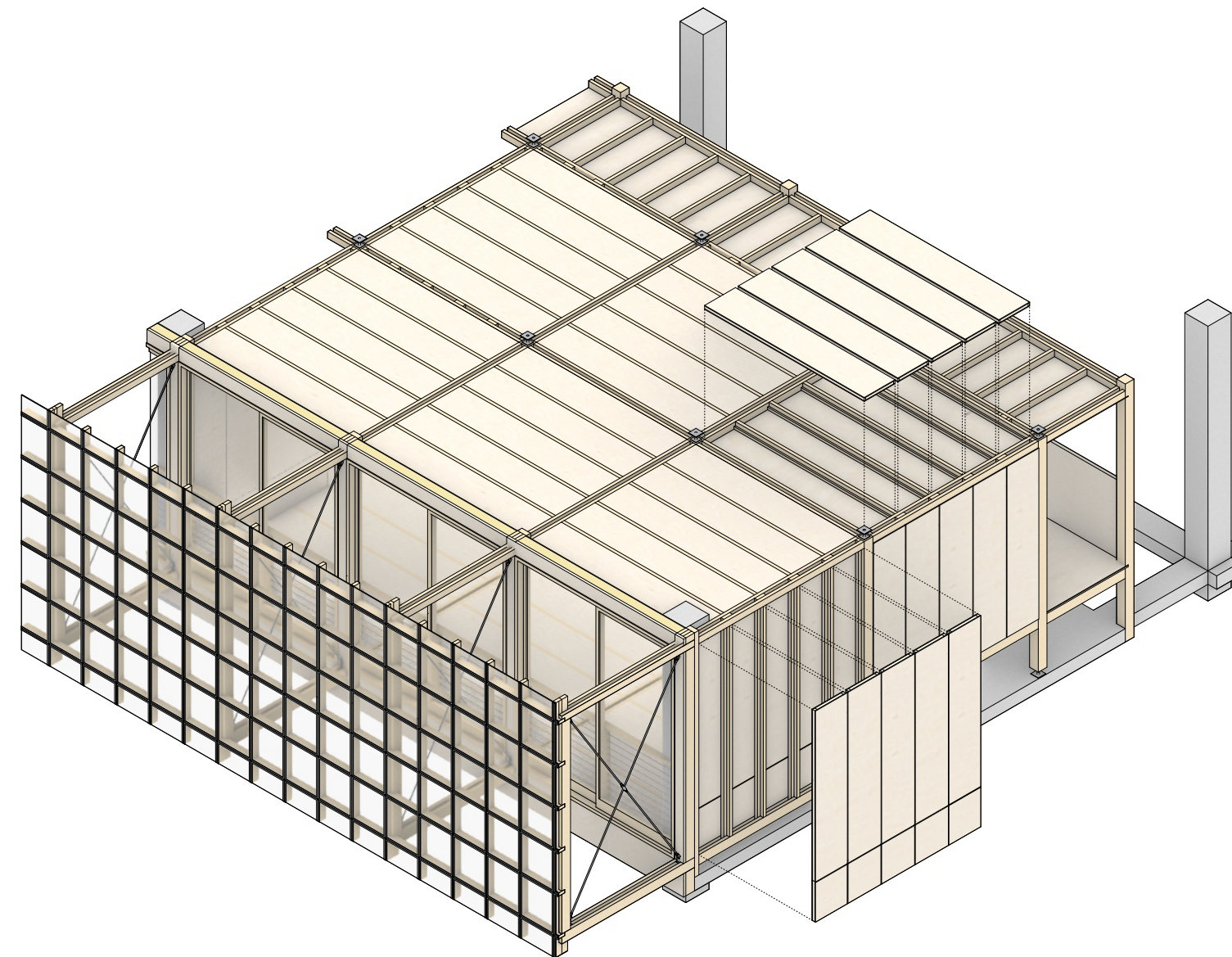
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8: INSTALL UTILITY BLOCK

Place mobile utility block to enable the private household

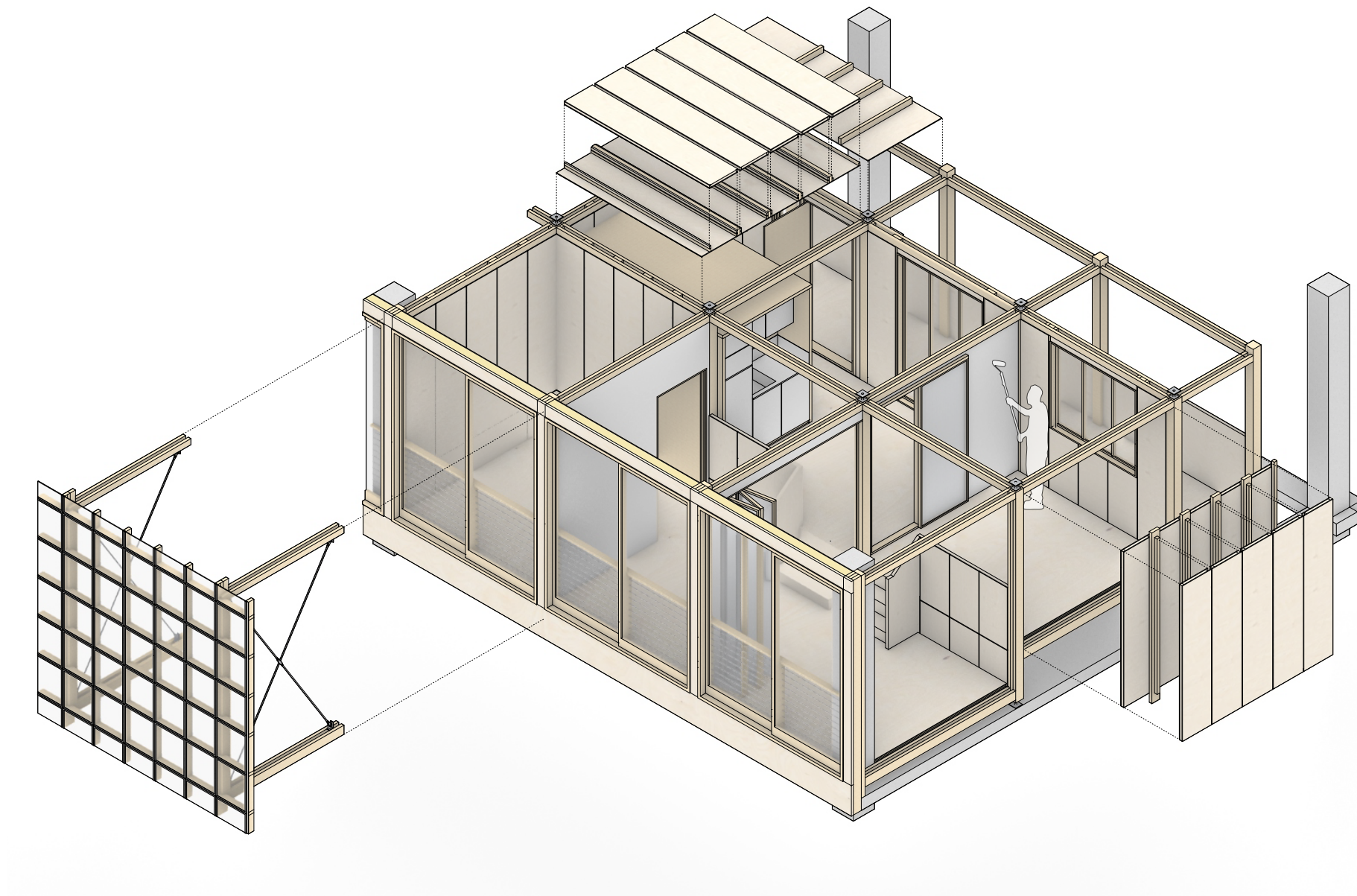
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9: FIT IN WALLS AND CEILINGS

Between secondary beams and plus-shaped columns

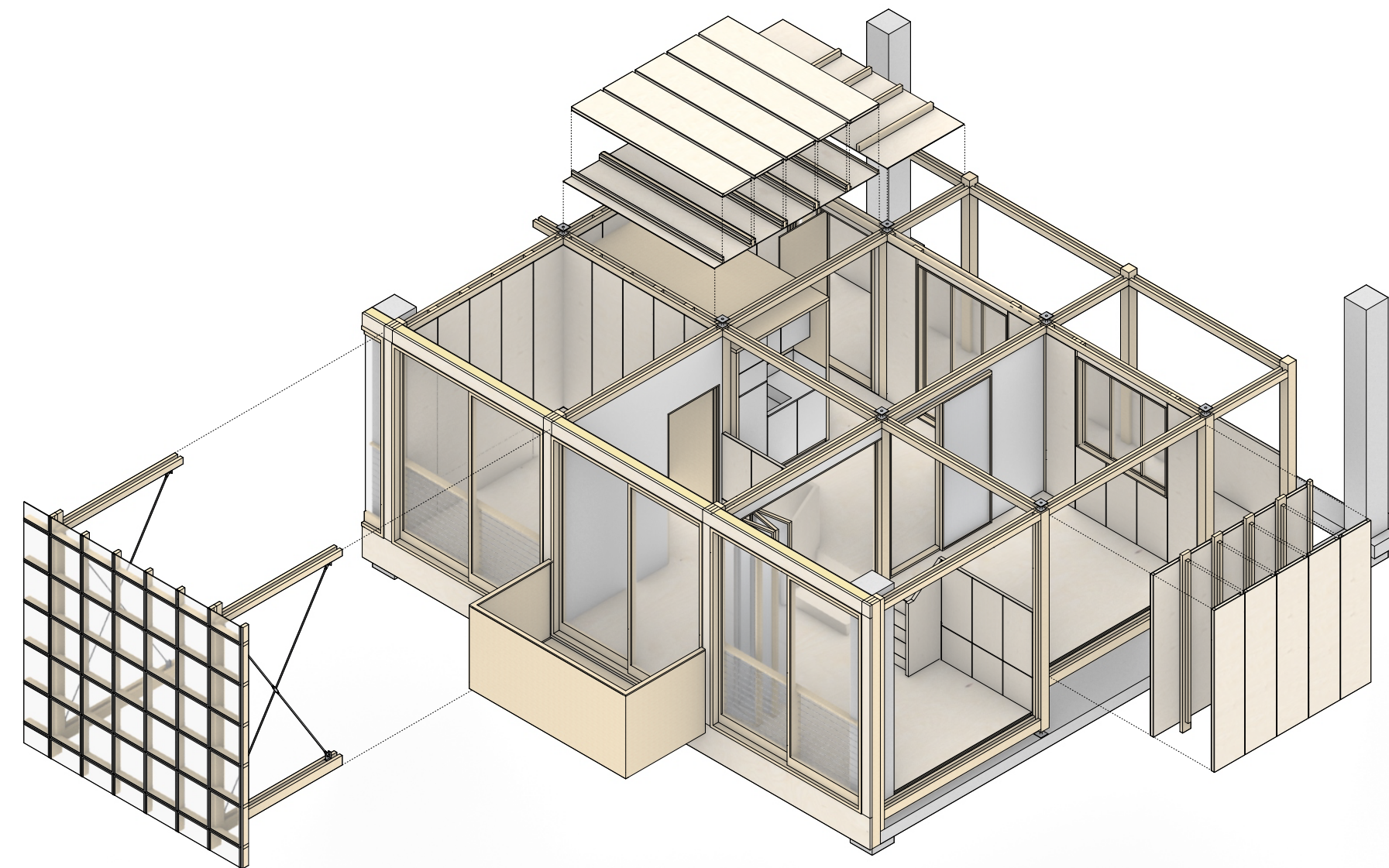
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10: INTERIOR FINISH

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

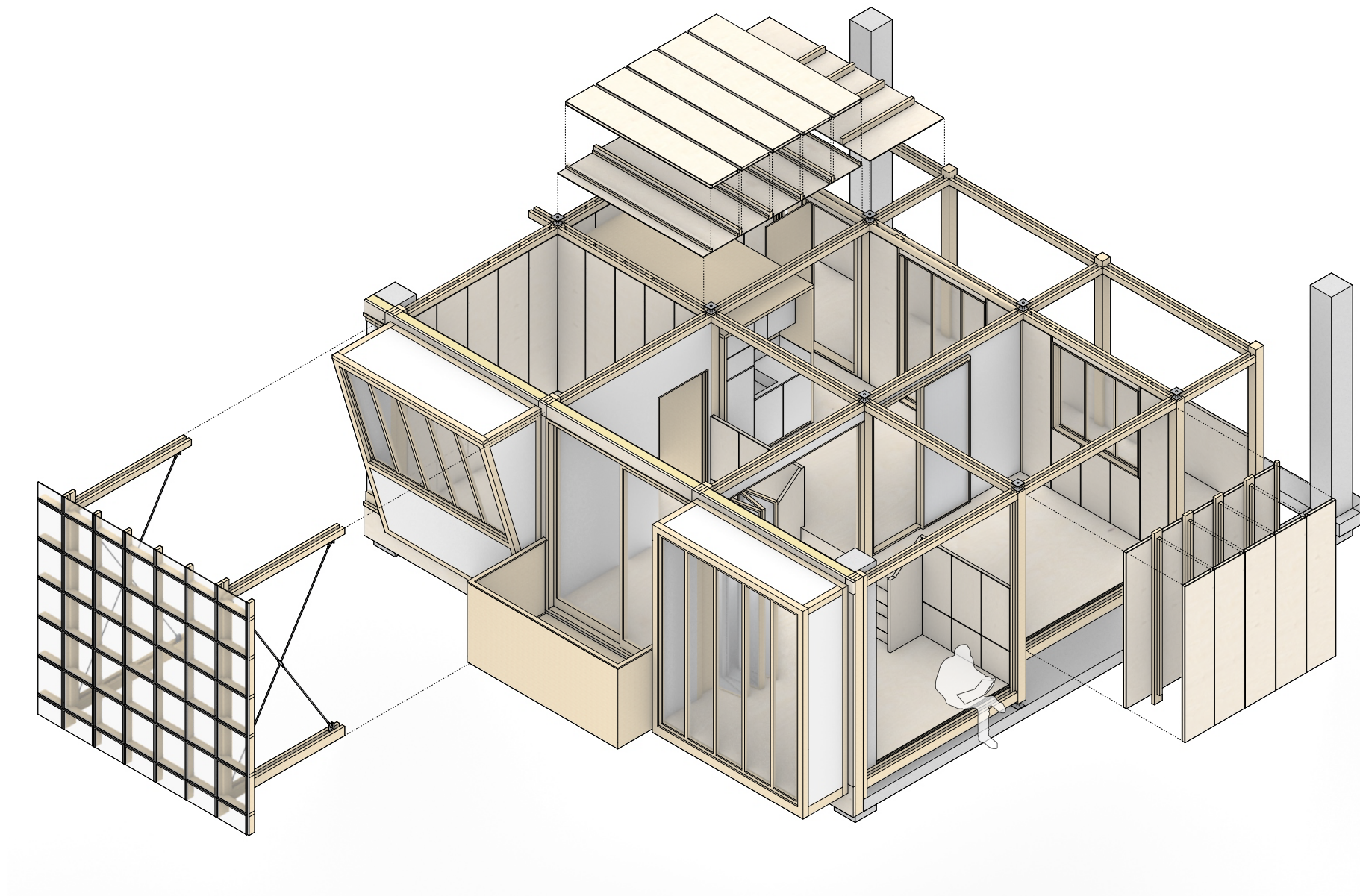
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11: INSTALL BALCONY

First balcony extension as exterior space

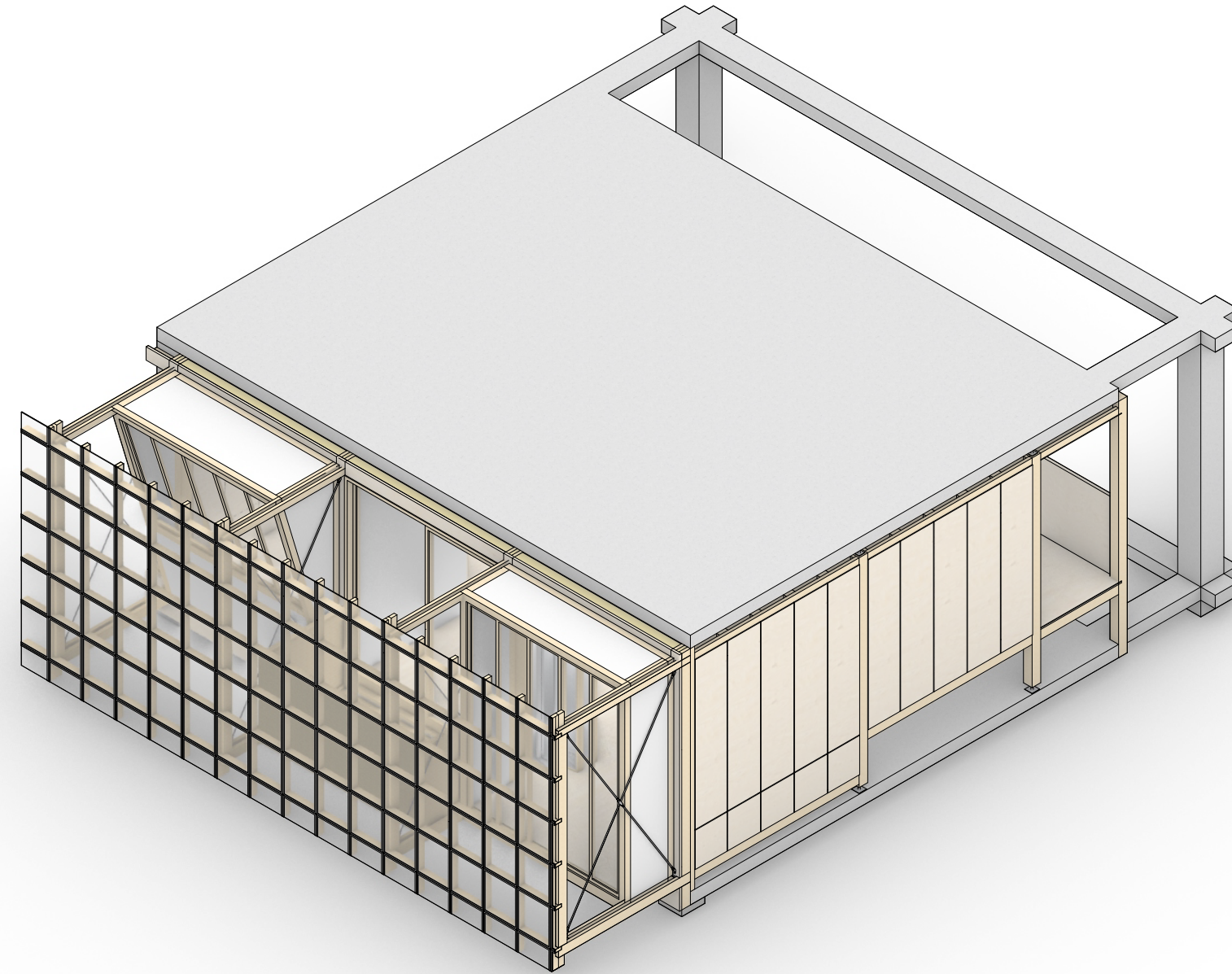
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12: INSTALL PERSONALISED EXTENSIONS

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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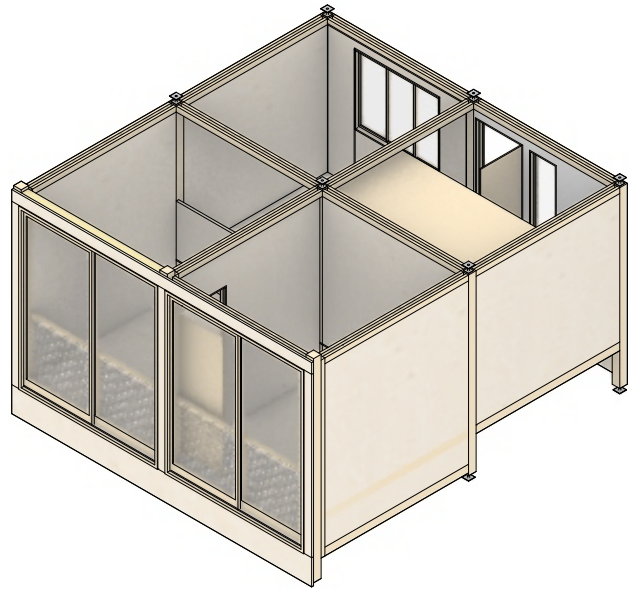
INTERIOR IMPRESSION

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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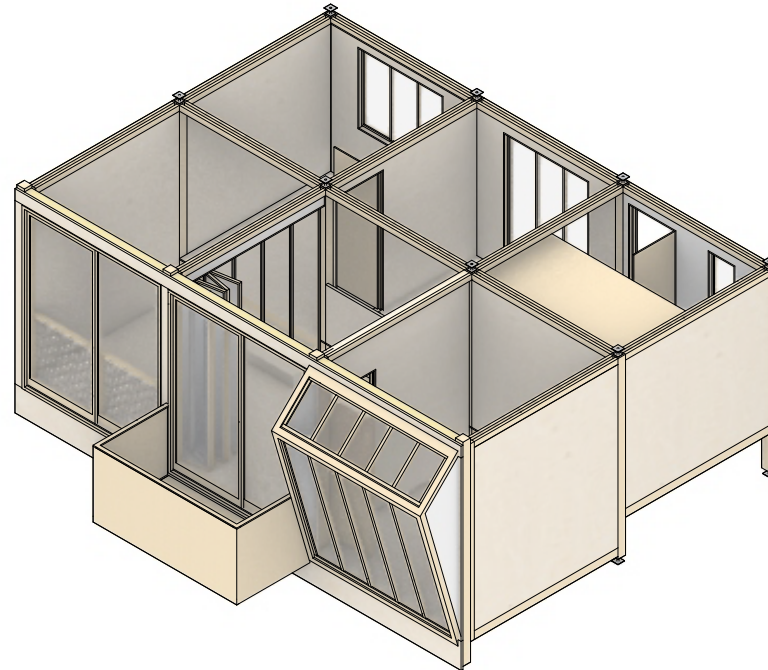
1-2

Pers.
± 36 m²



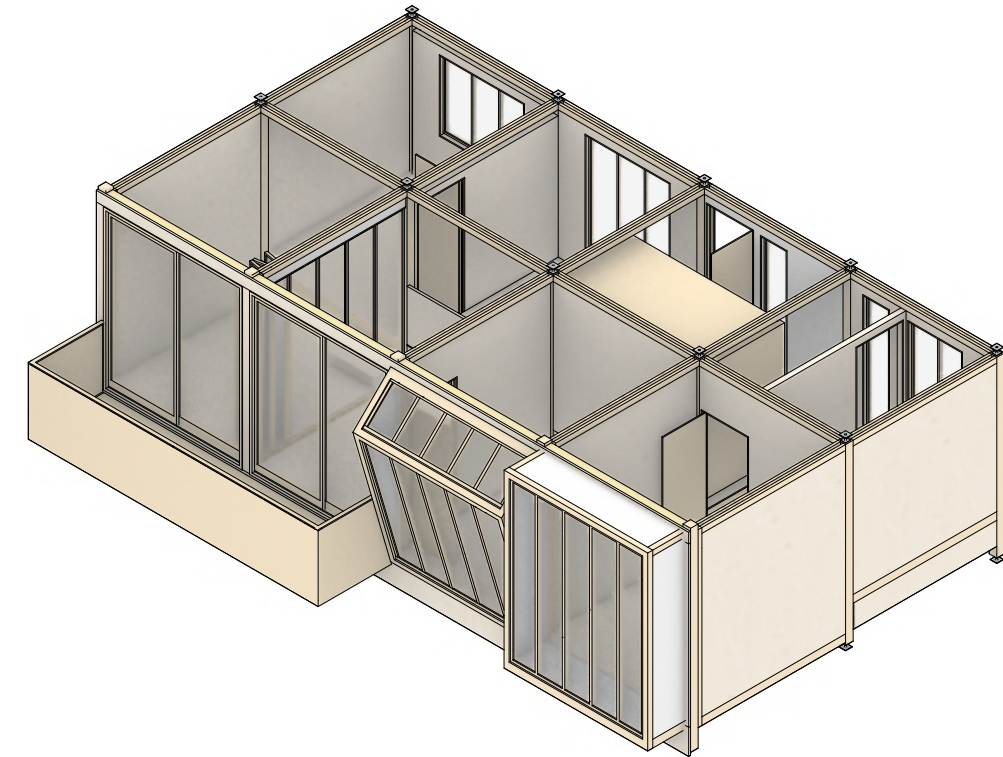
2-3

Pers.
± 54 m²



4-5

Pers.
± 72 m²



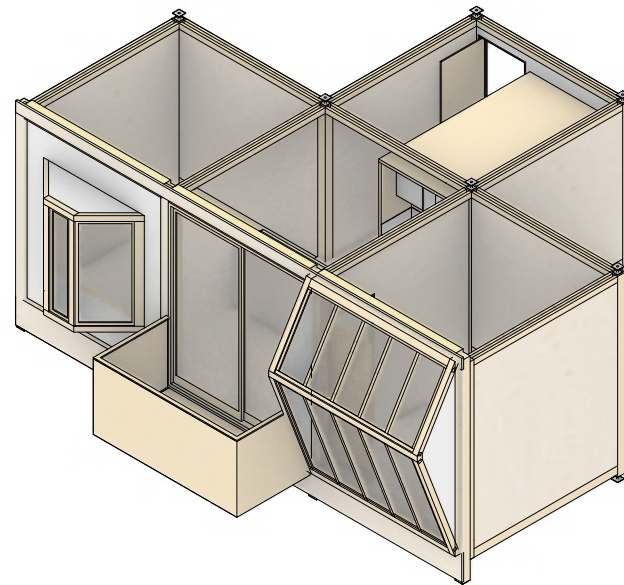
FLEXIBLE HOUSING THAT FITS

Scalable to different lifestyles and -household sizes

Graduation P5
A Matter of Scale
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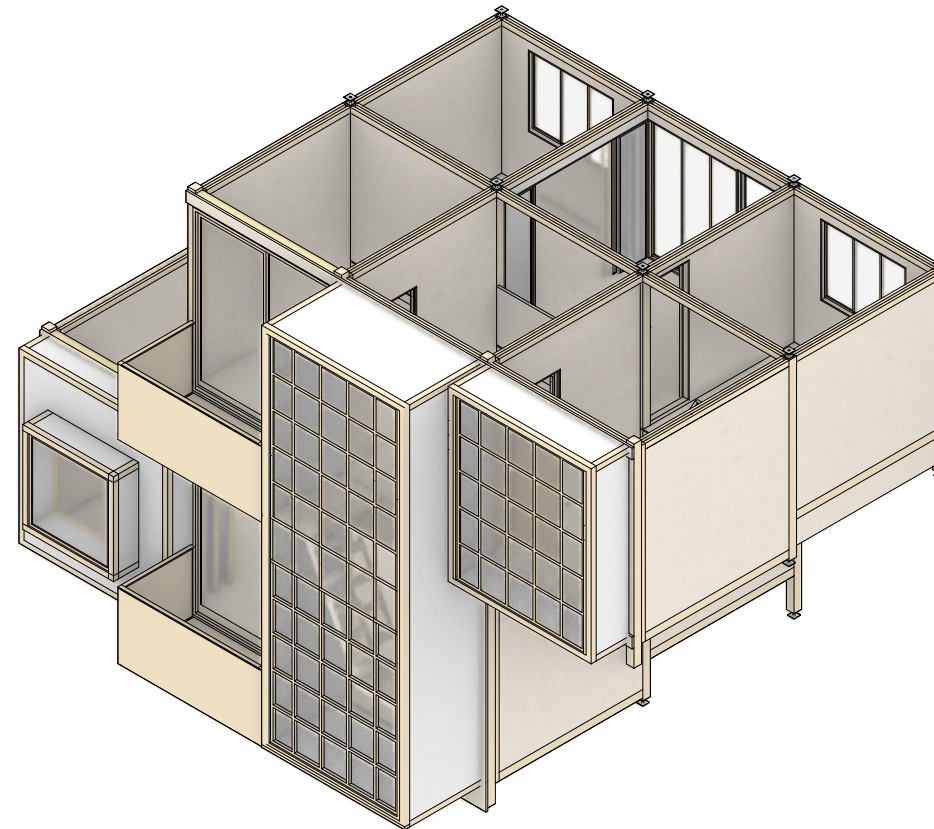
1-2

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



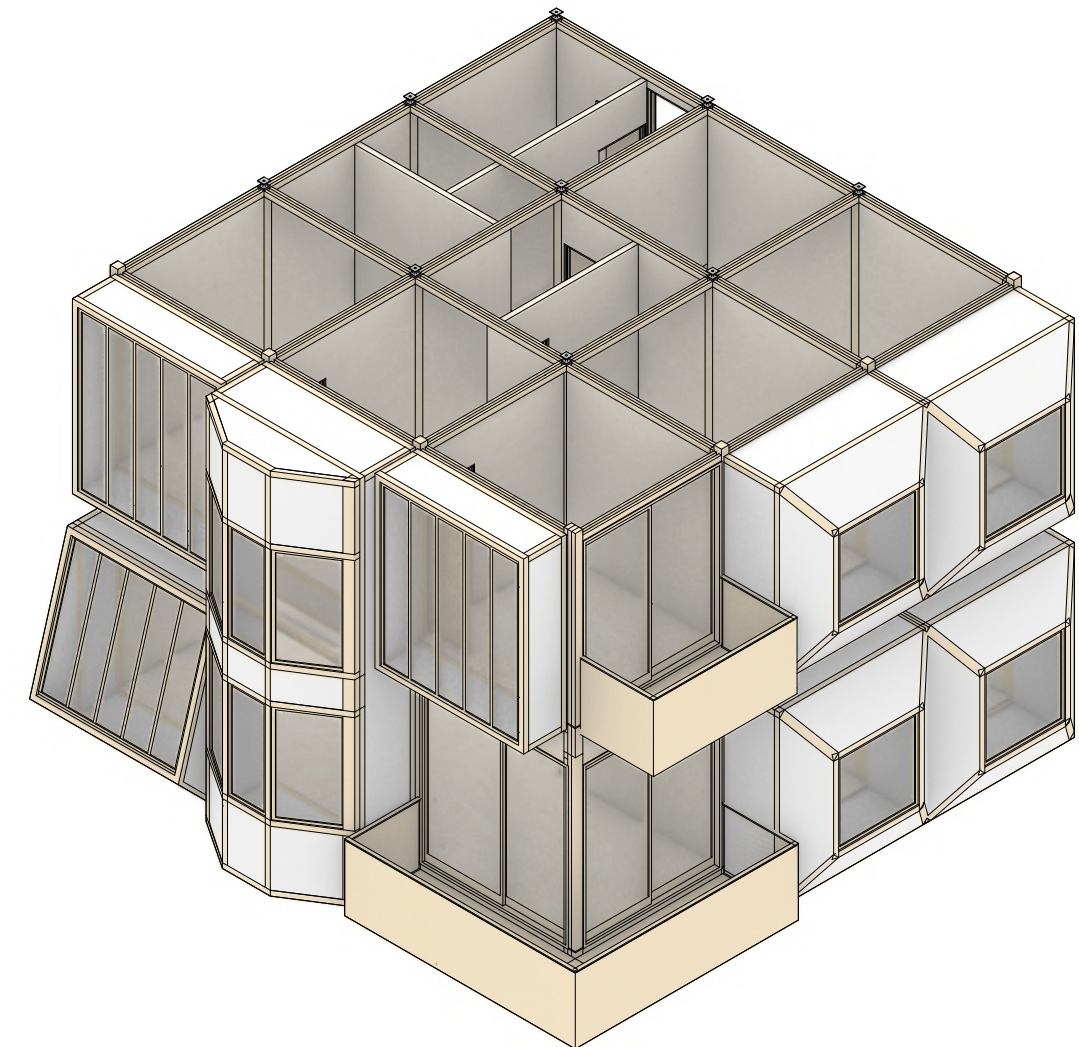
5

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
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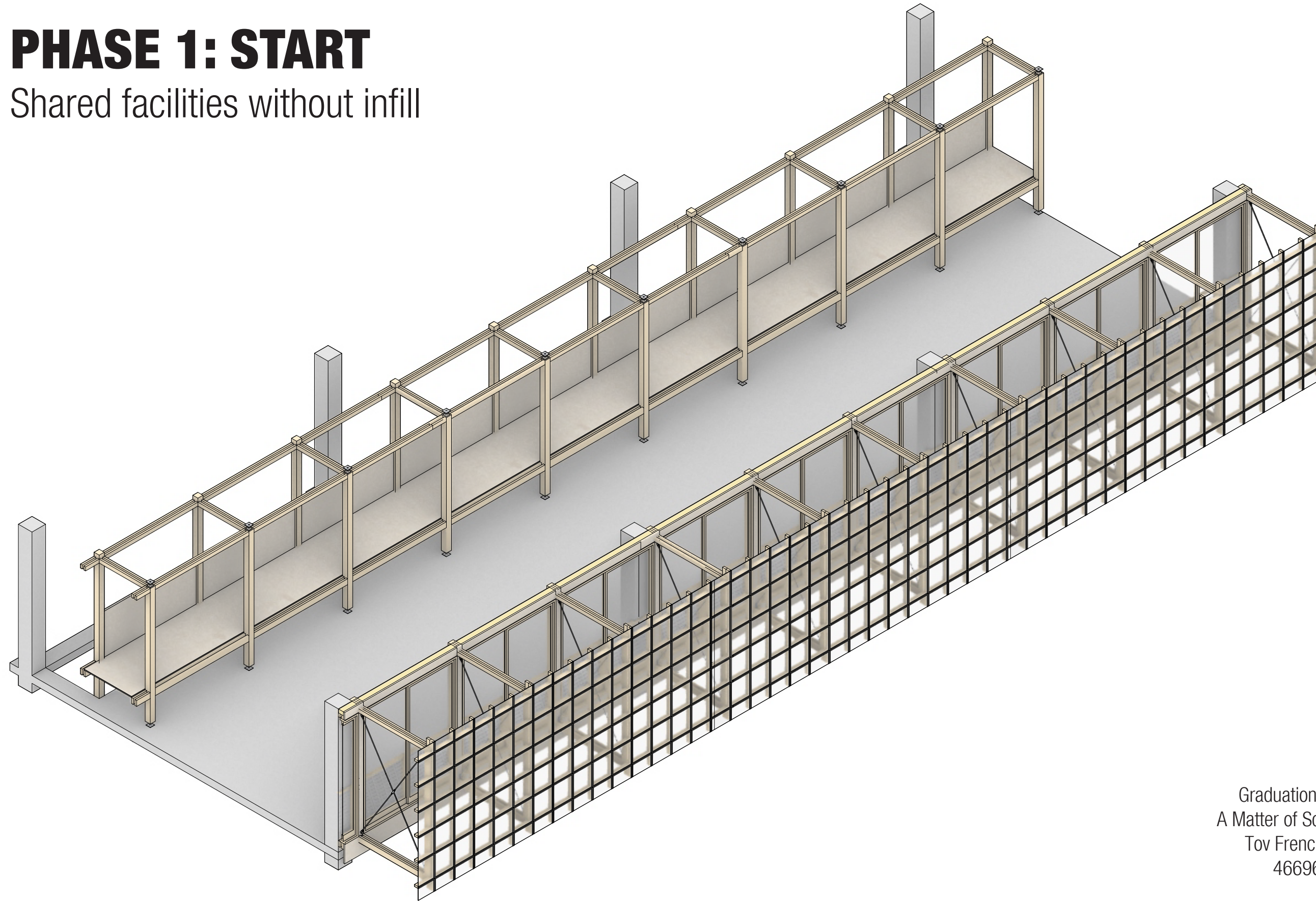
DIFFERENT CONFIGURATION APARTMENT

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

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PHASE 1: START

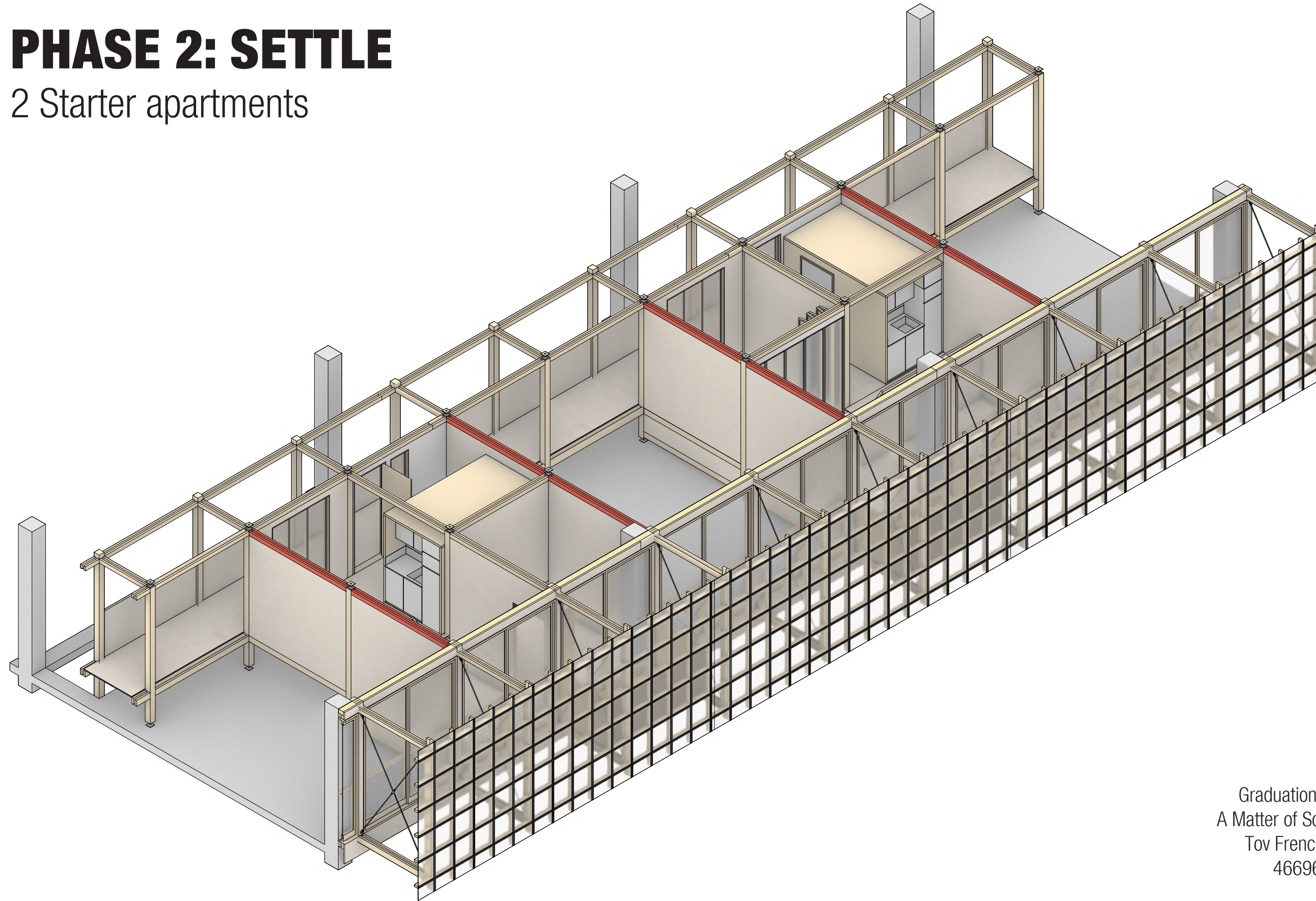
Shared facilities without infill



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PHASE 2: SETTLE

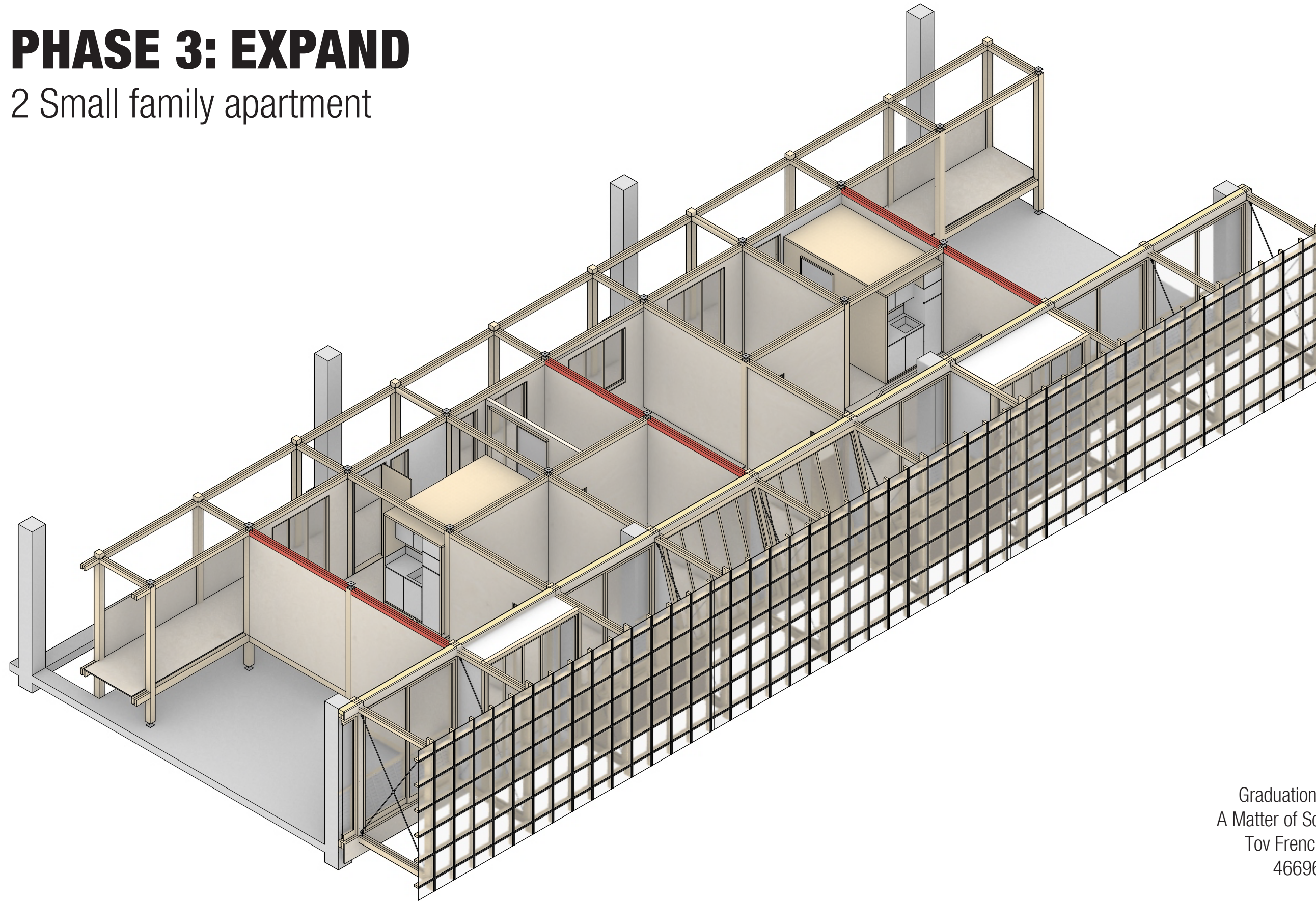
2 Starter apartments



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PHASE 3: EXPAND

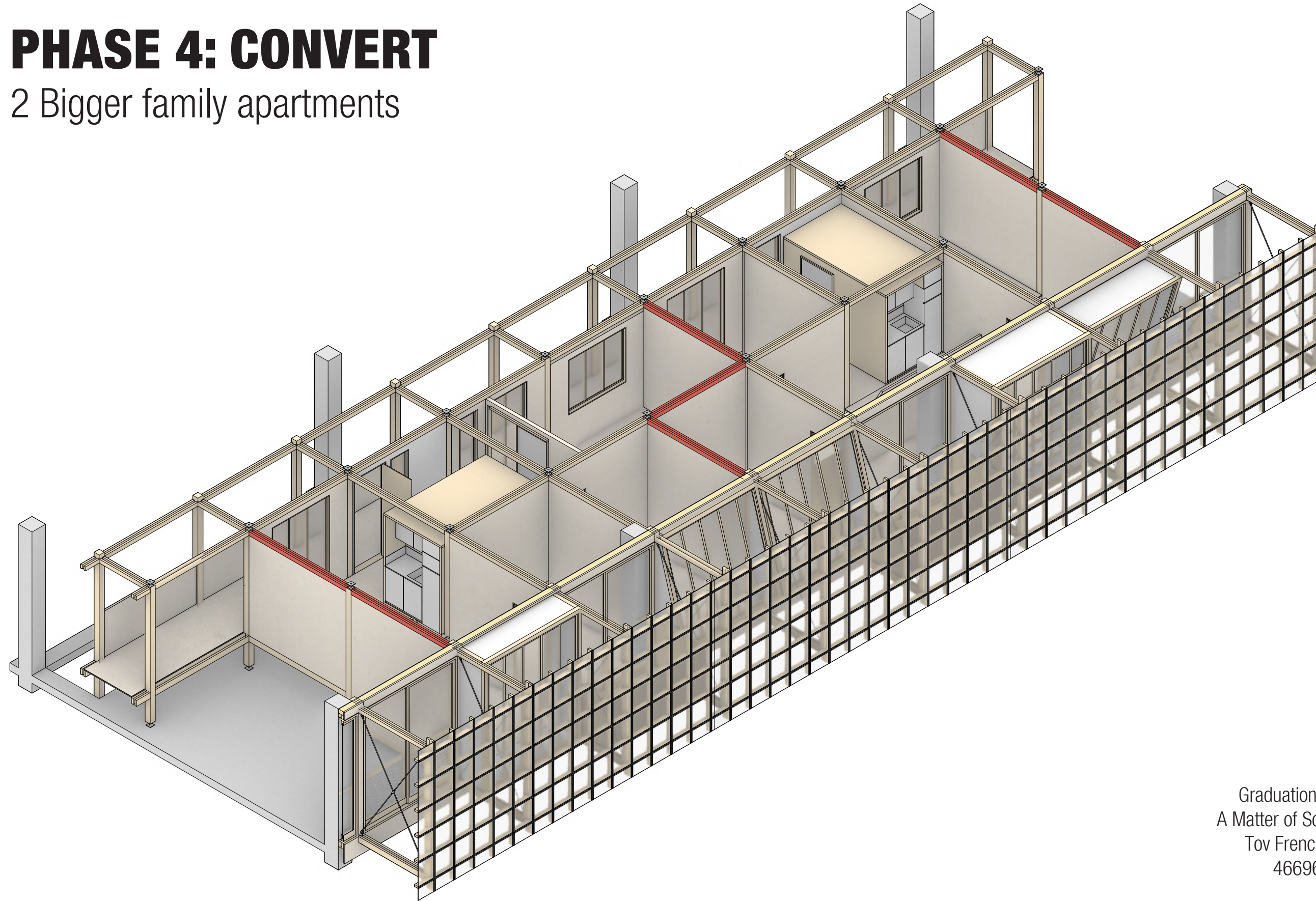
2 Small family apartment



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PHASE 4: CONVERT

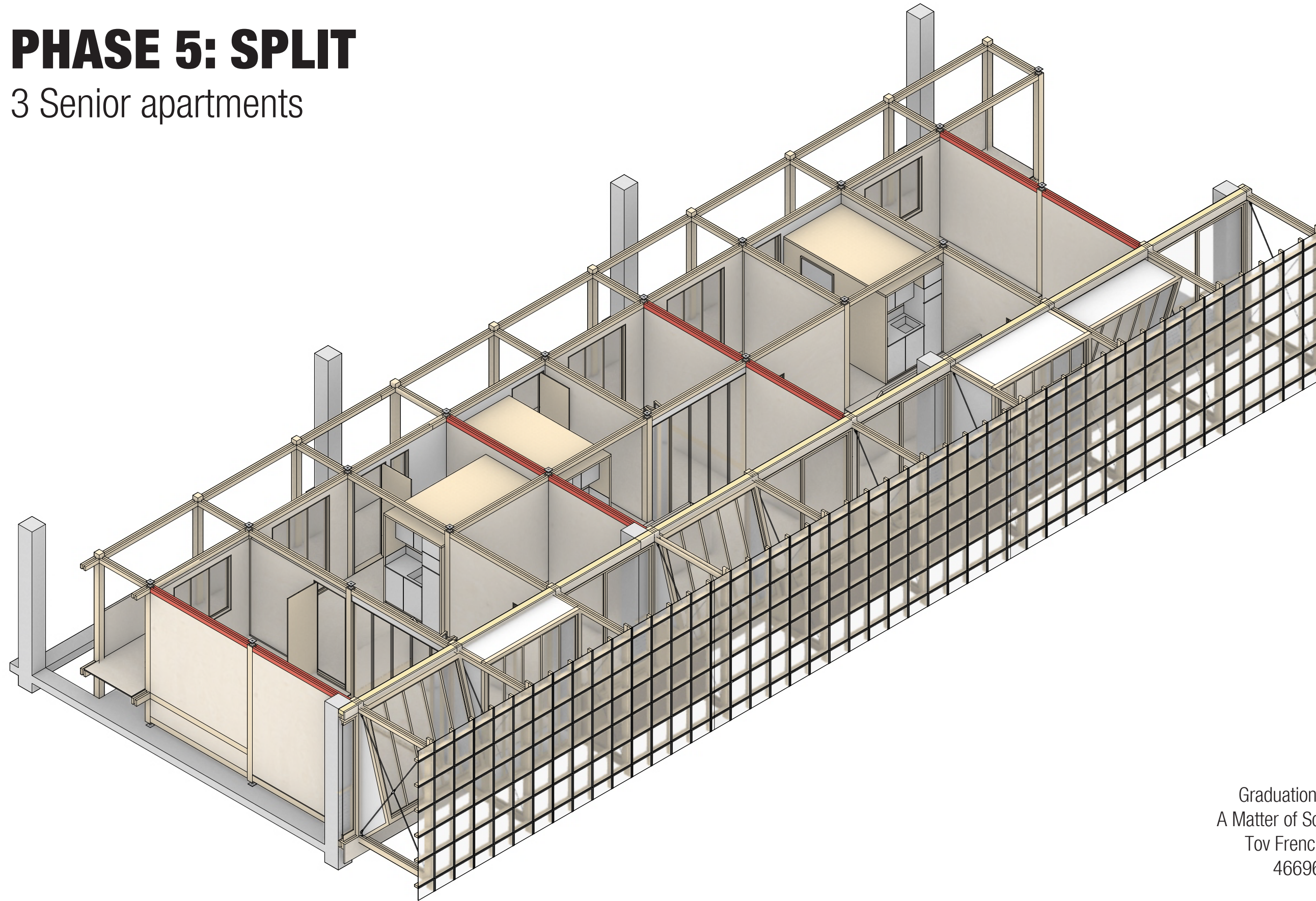
2 Bigger family apartments



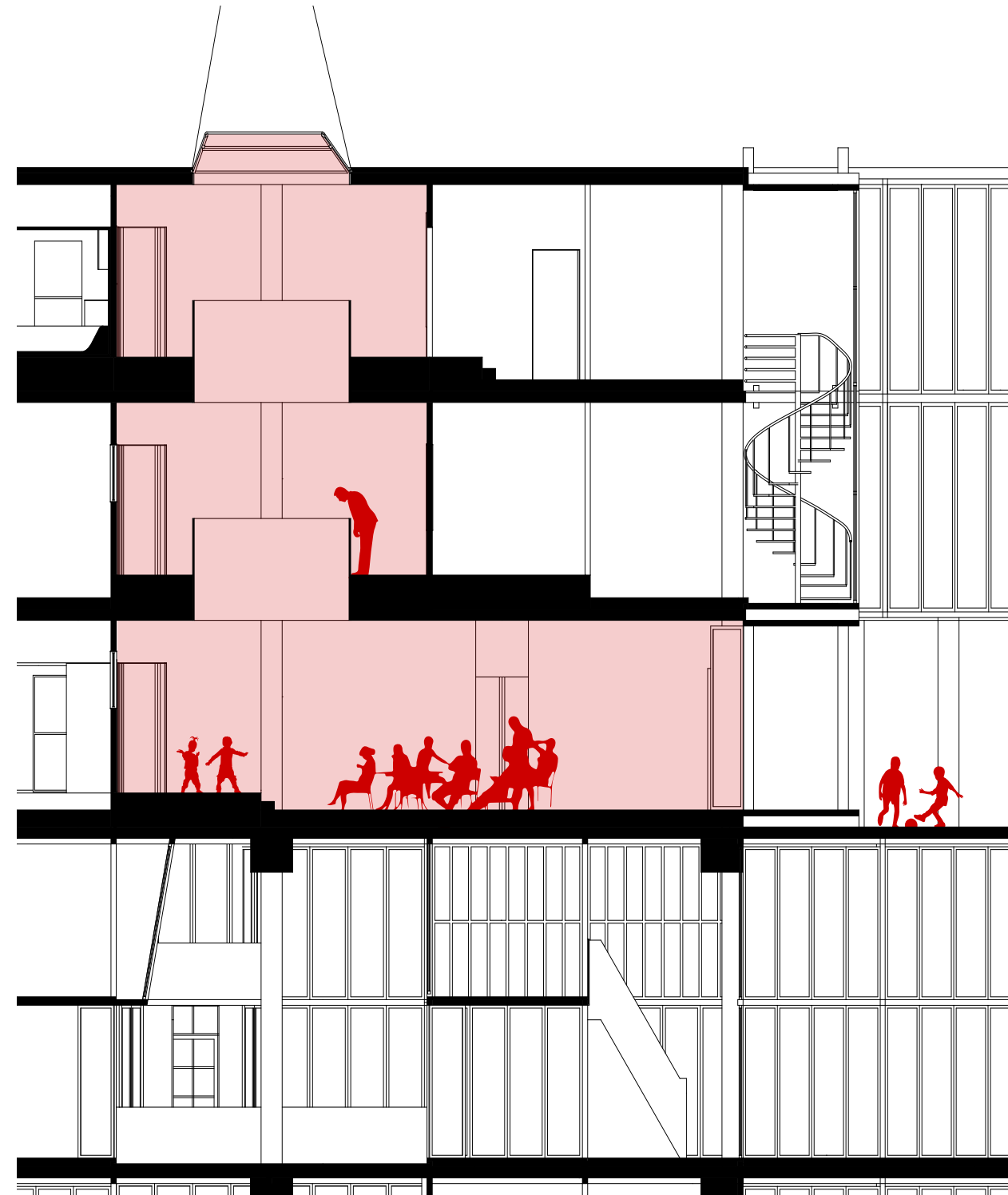
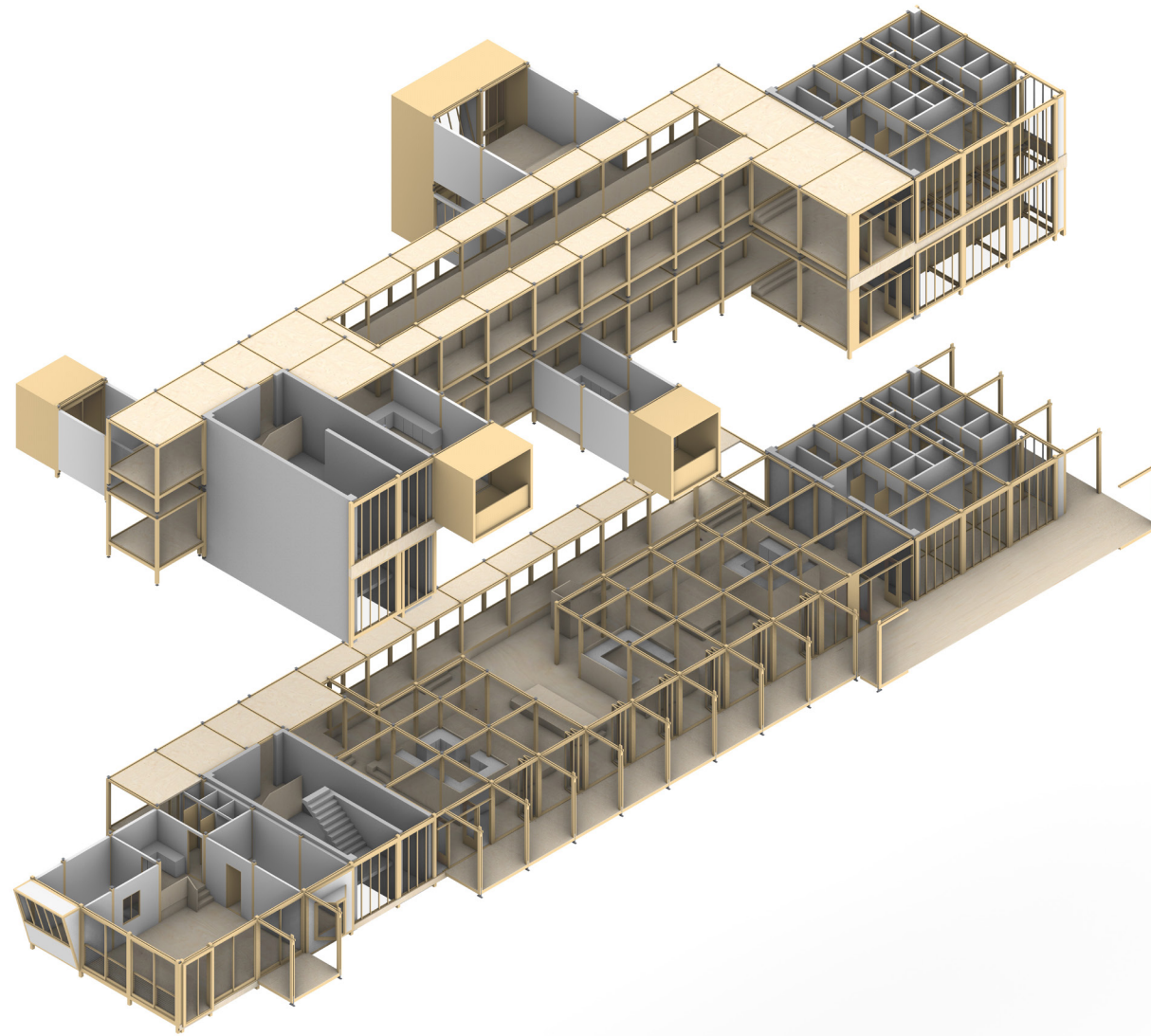
Graduation P5
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PHASE 5: SPLIT

3 Senior apartments



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SHARED FACILITIES AND SPACES

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

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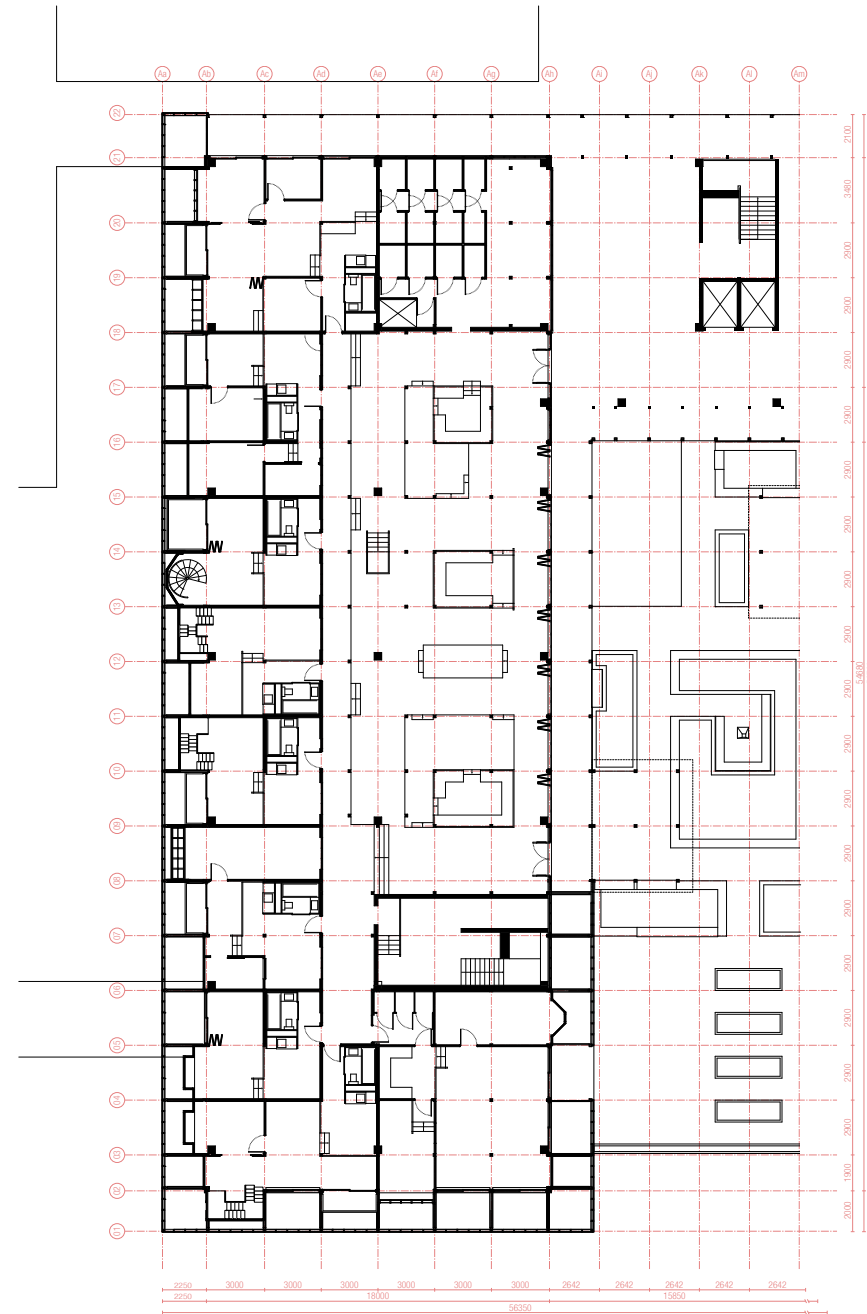


SHARED FACILITIES AND SPACES

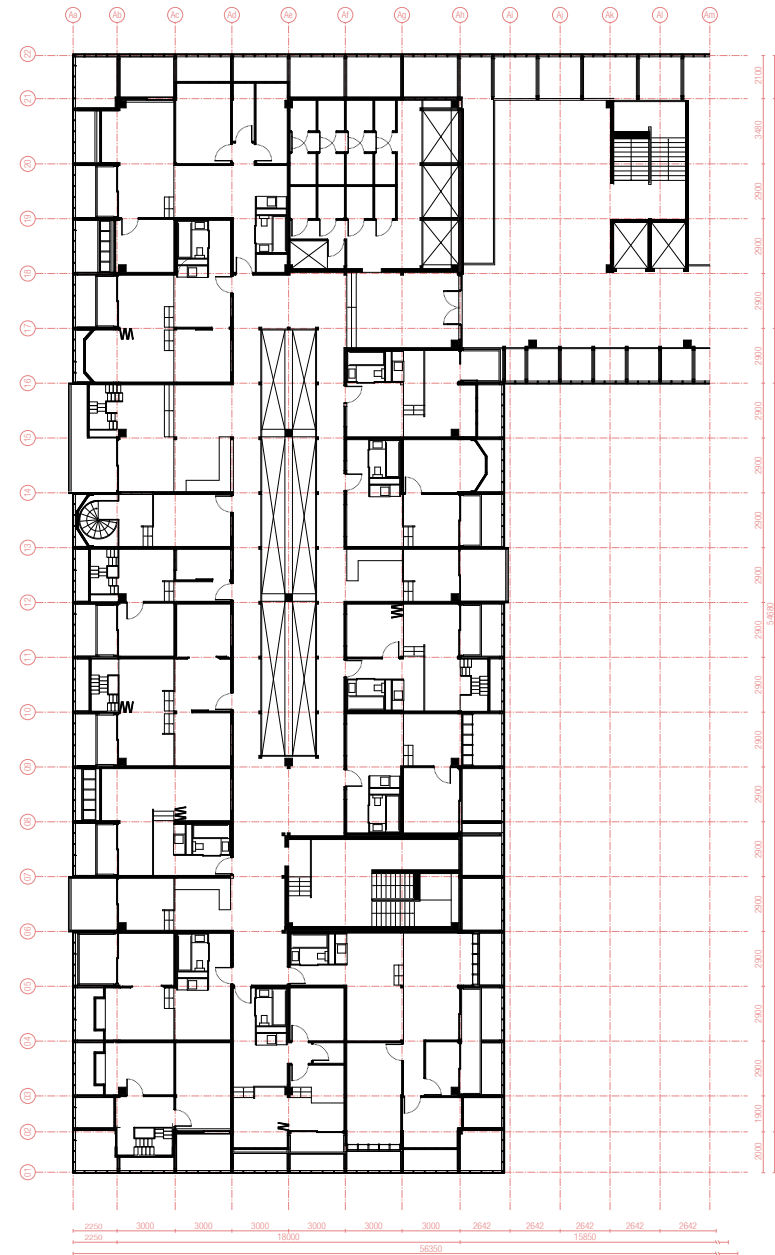
To minimise the size of private apartments, household labour and costs
Building and maintaining a community

Graduation P5
A Matter of Scale
Tov Frencken
4669622

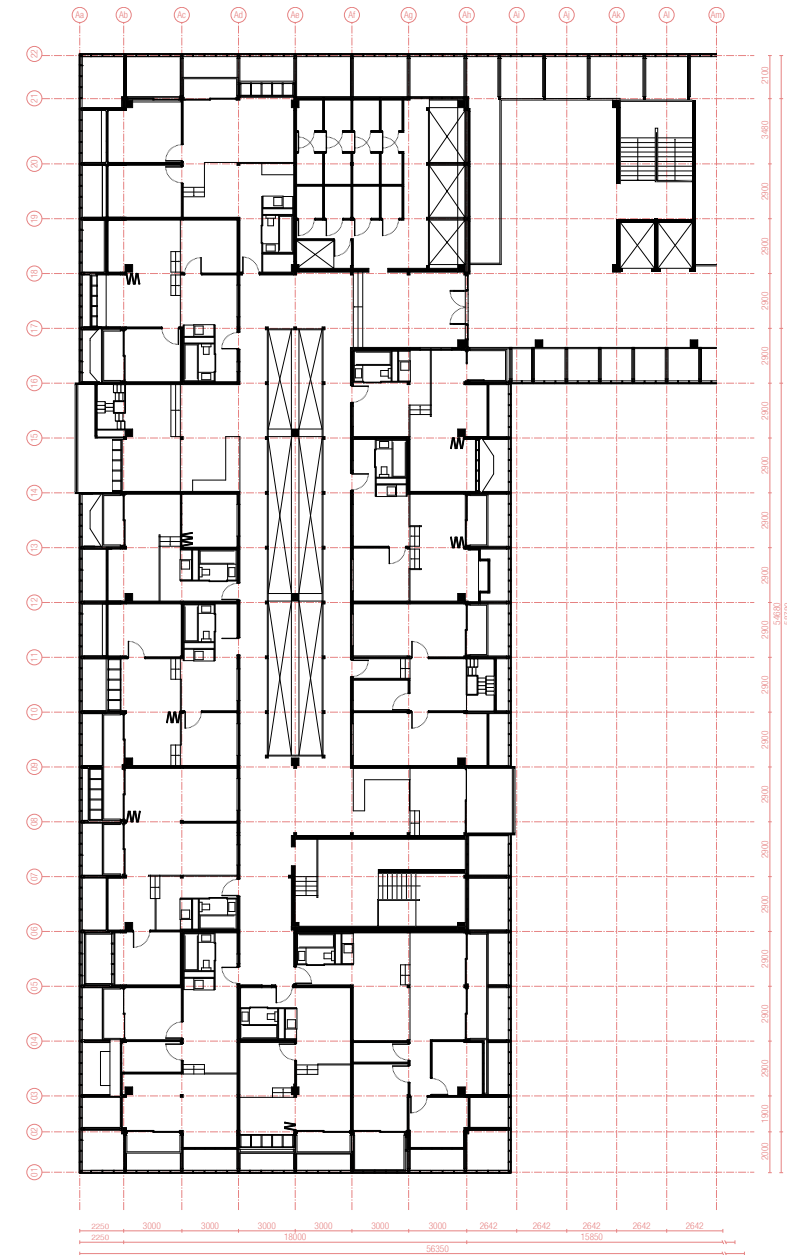
FLOOR 3



FLOOR 4



FLOOR 5



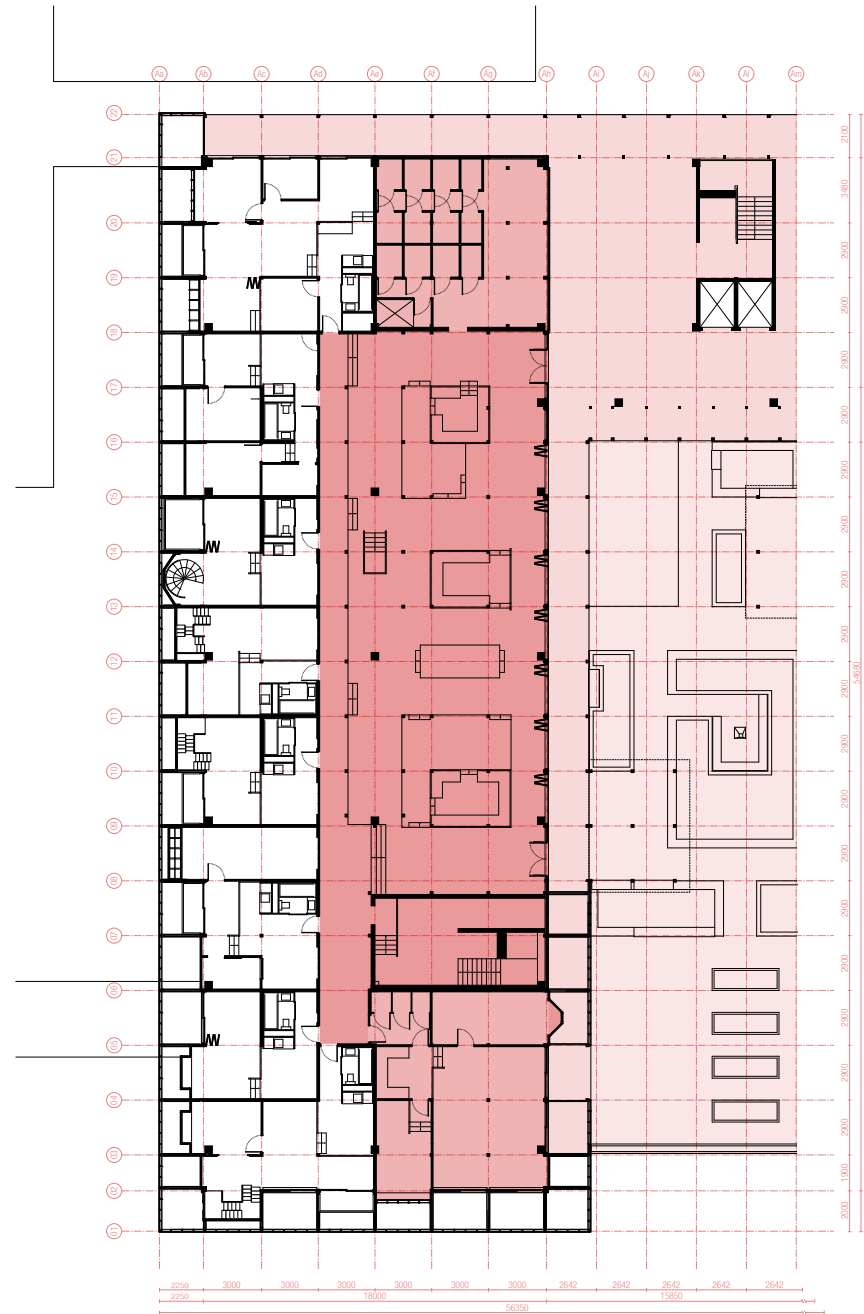
COMMUNAL HOUSING

With communal spaces, kindergarten and connection to the communal garden

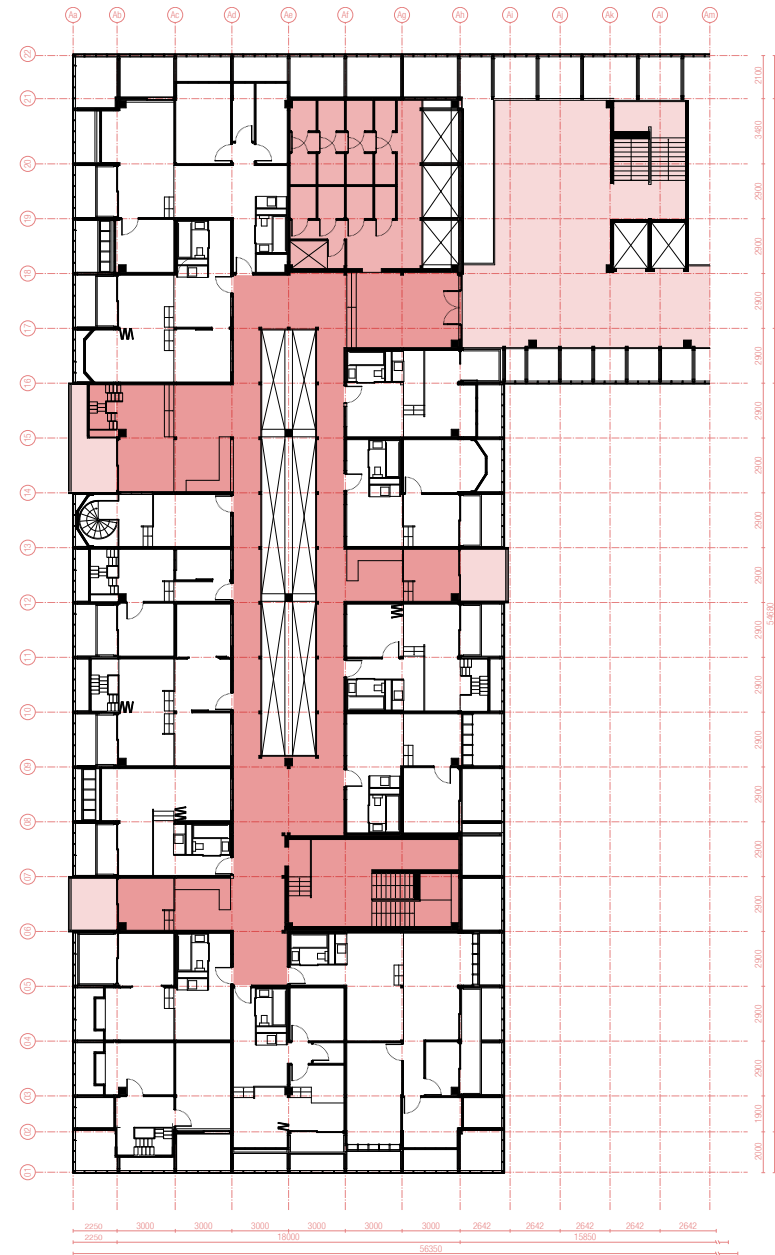
Communal Housing 
Work in Progress  1 : 200

Graduation P5
A Matter of Scale
Tov Frencken
4669622

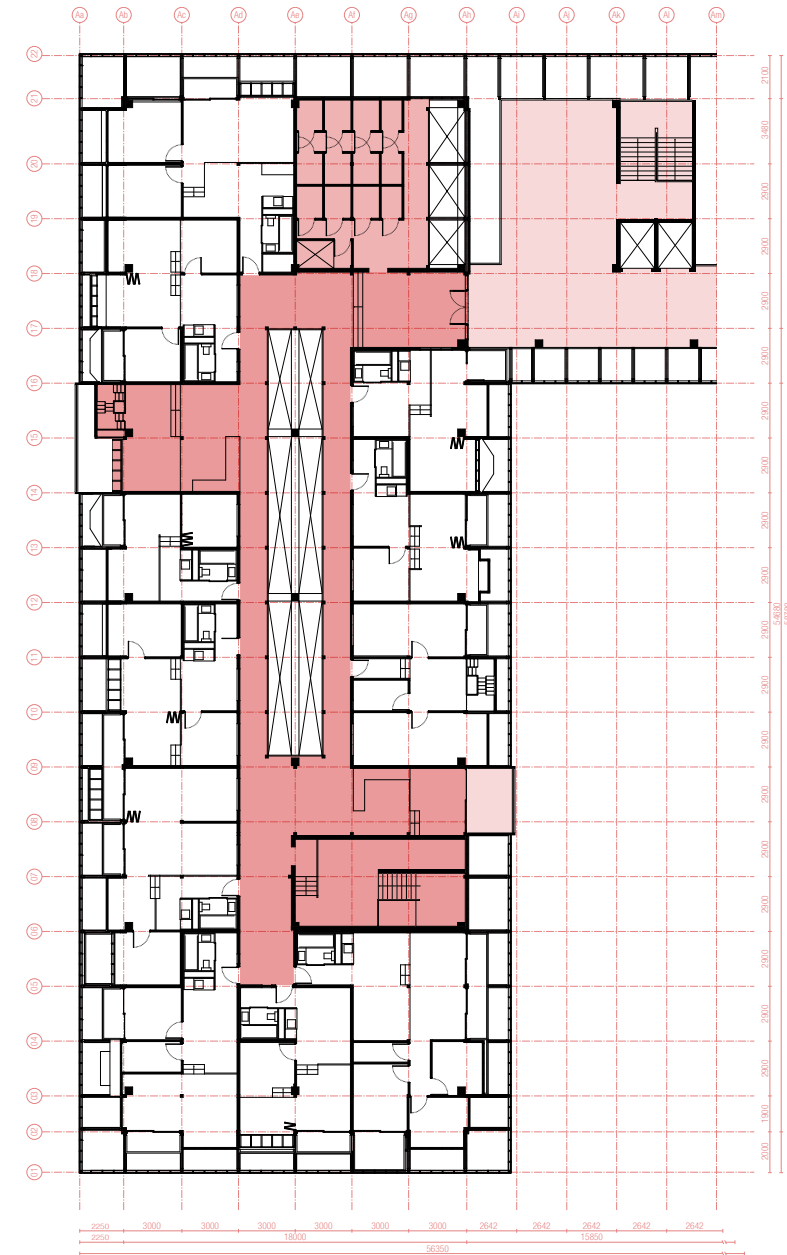
FLOOR 3



FLOOR 4



FLOOR 5



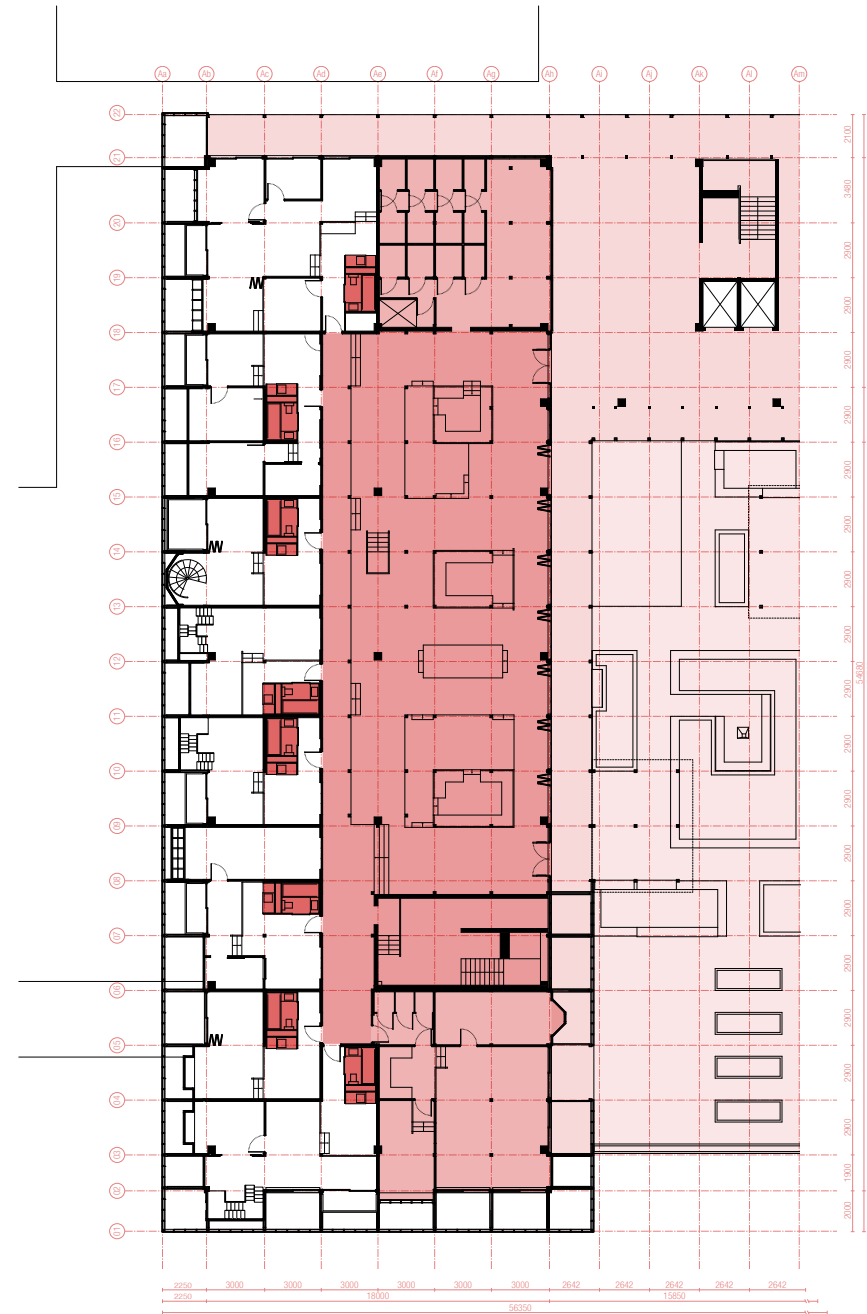
COMMUNAL SPACES

With communal spaces, kindergarten and connection to the communal garden

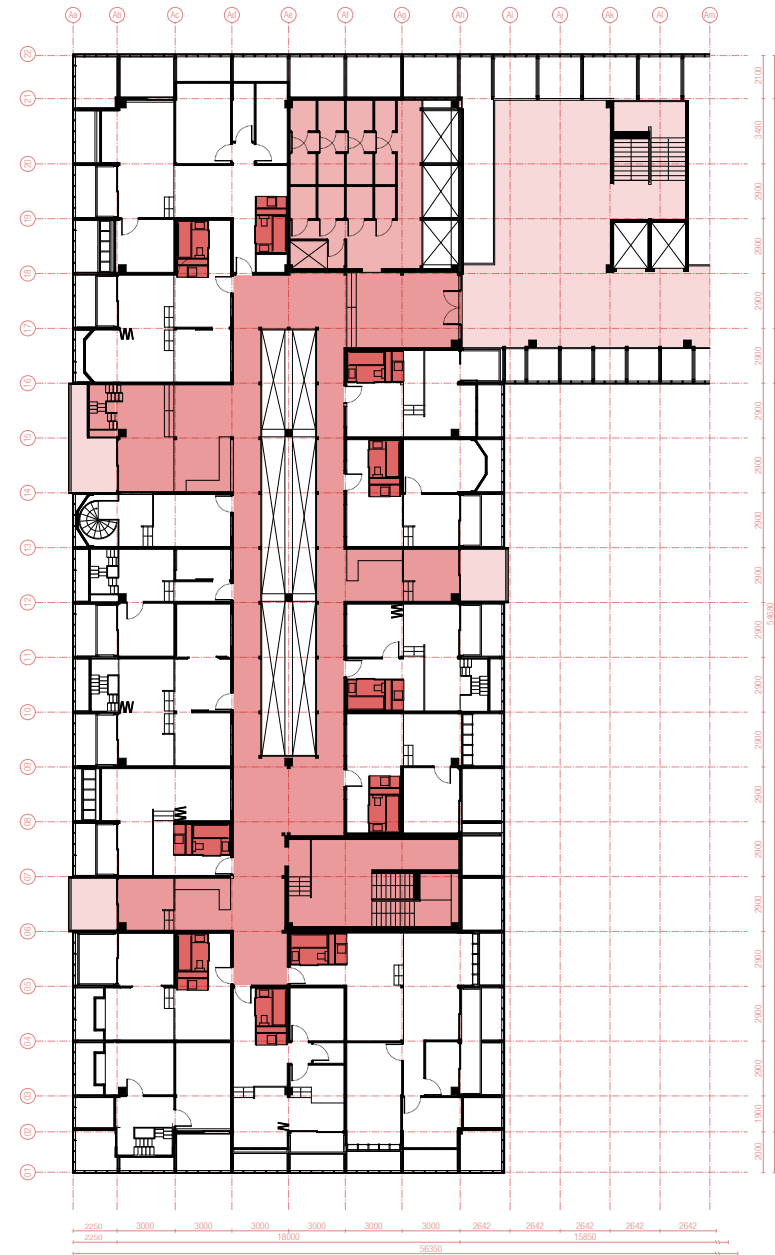
Communal Housing 
Work in Progress  1 : 200

Graduation P5
A Matter of Scale
Tov Frencken
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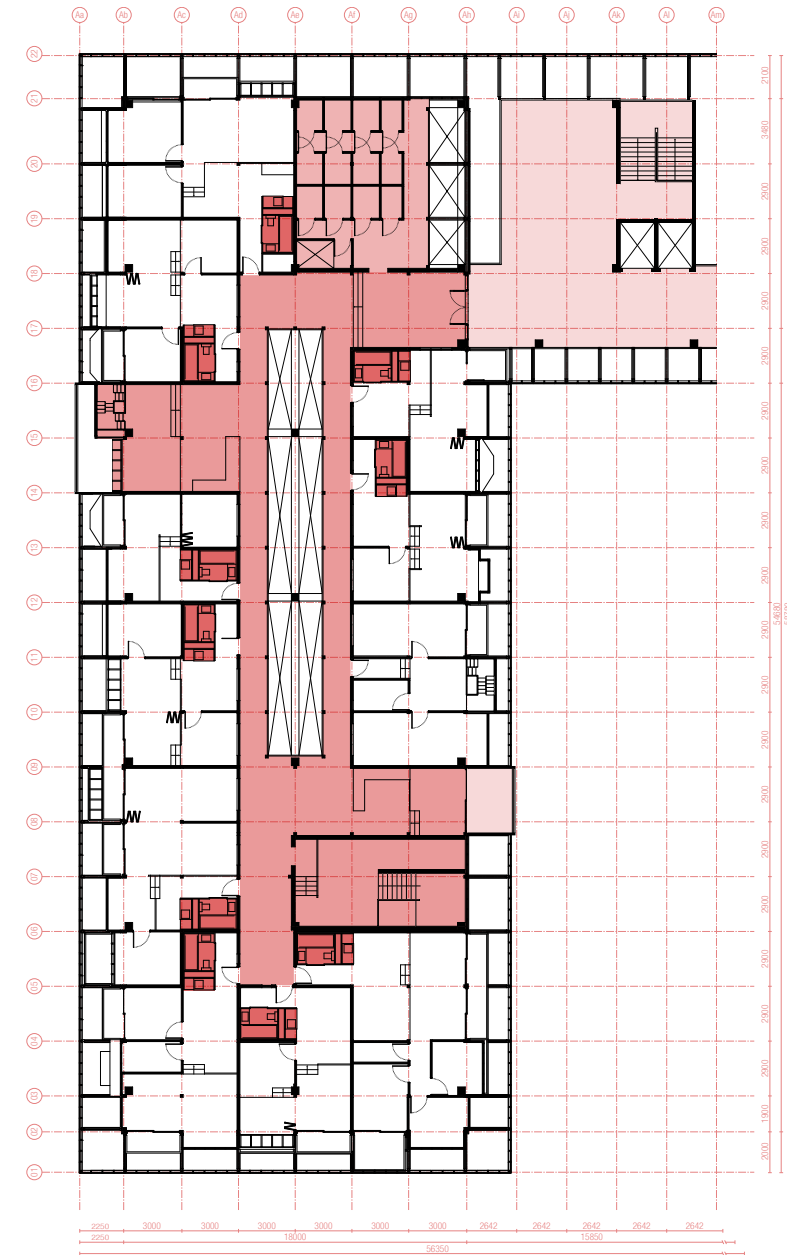
FLOOR 3



FLOOR 4



FLOOR 5



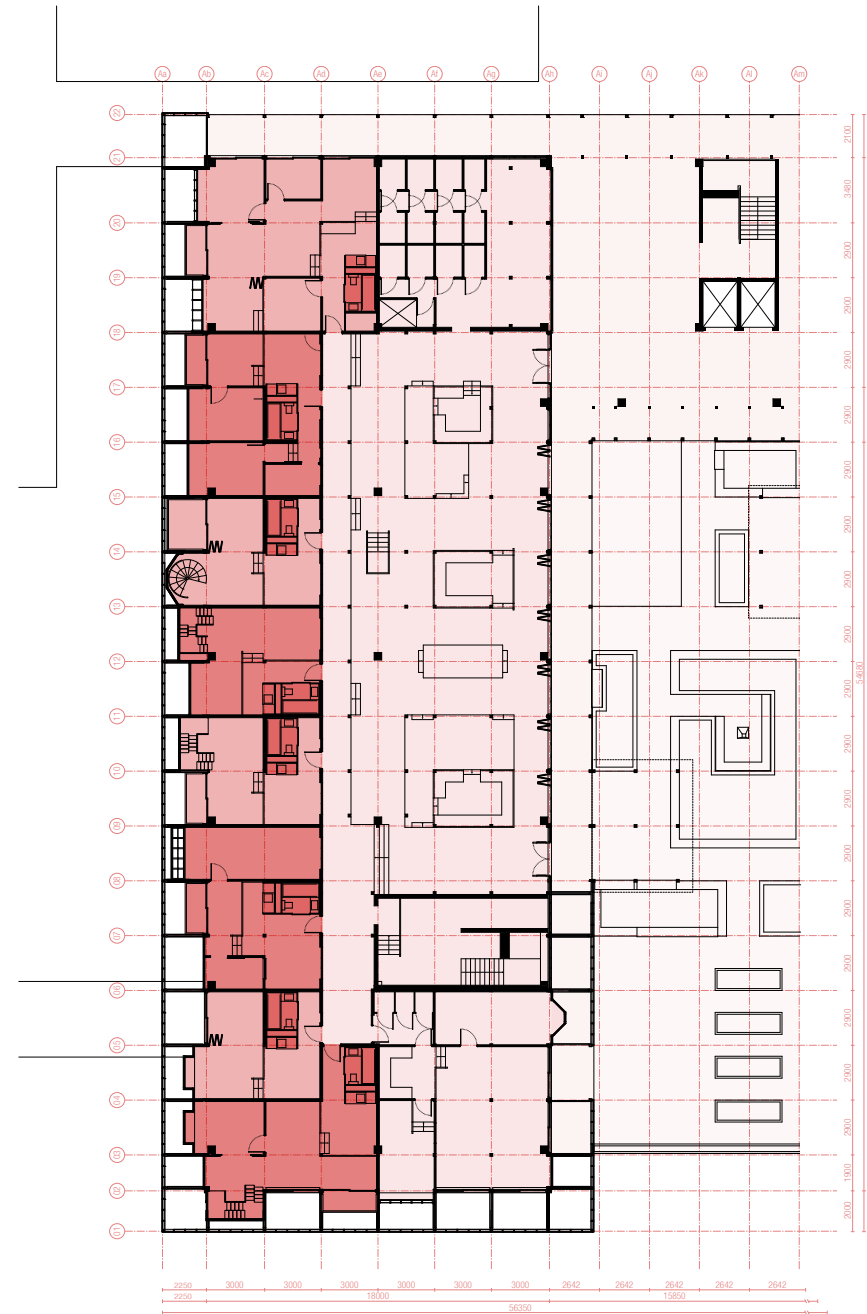
Communal Housing 
Work in Progress  1 : 200

UTILITY BLOCKS AROUND INTERIOR STREET

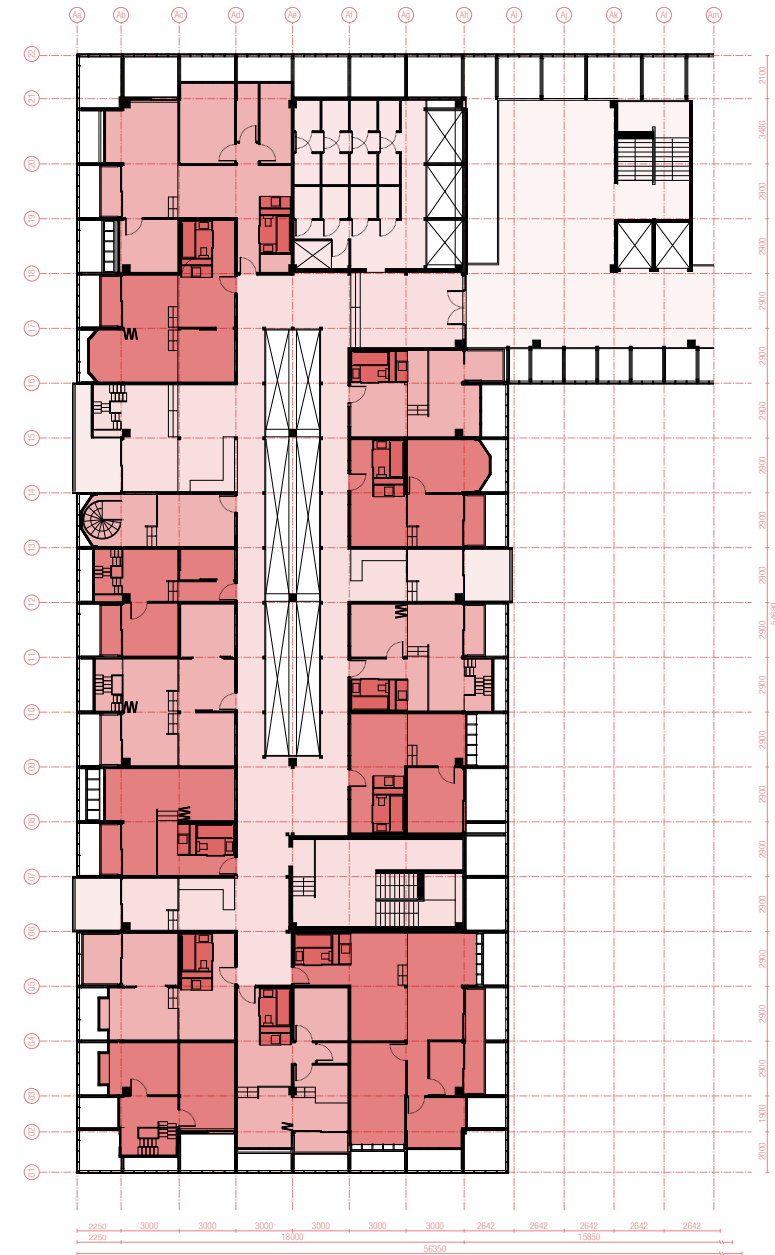
To enable the private household

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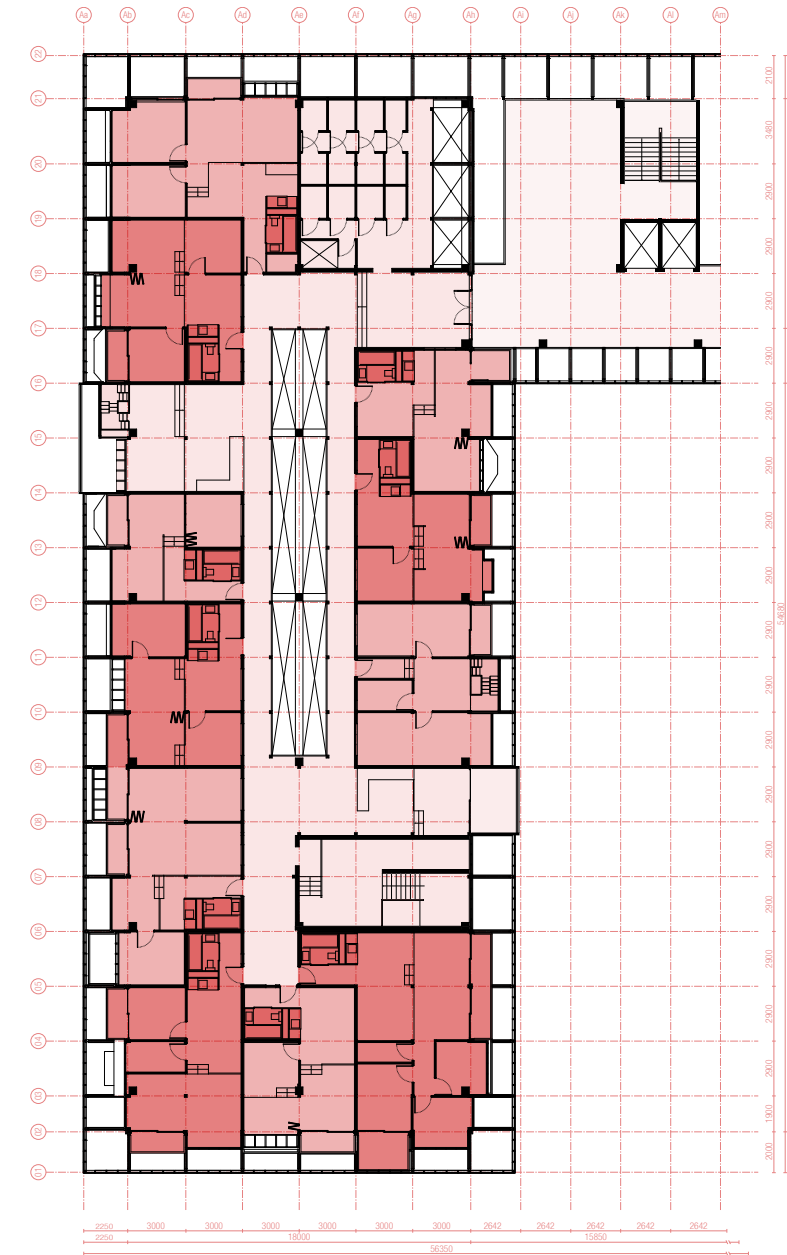
FLOOR 3



FLOOR 4



FLOOR 5



RANGE OF DIFFERENT-SIZED APARTMENTS

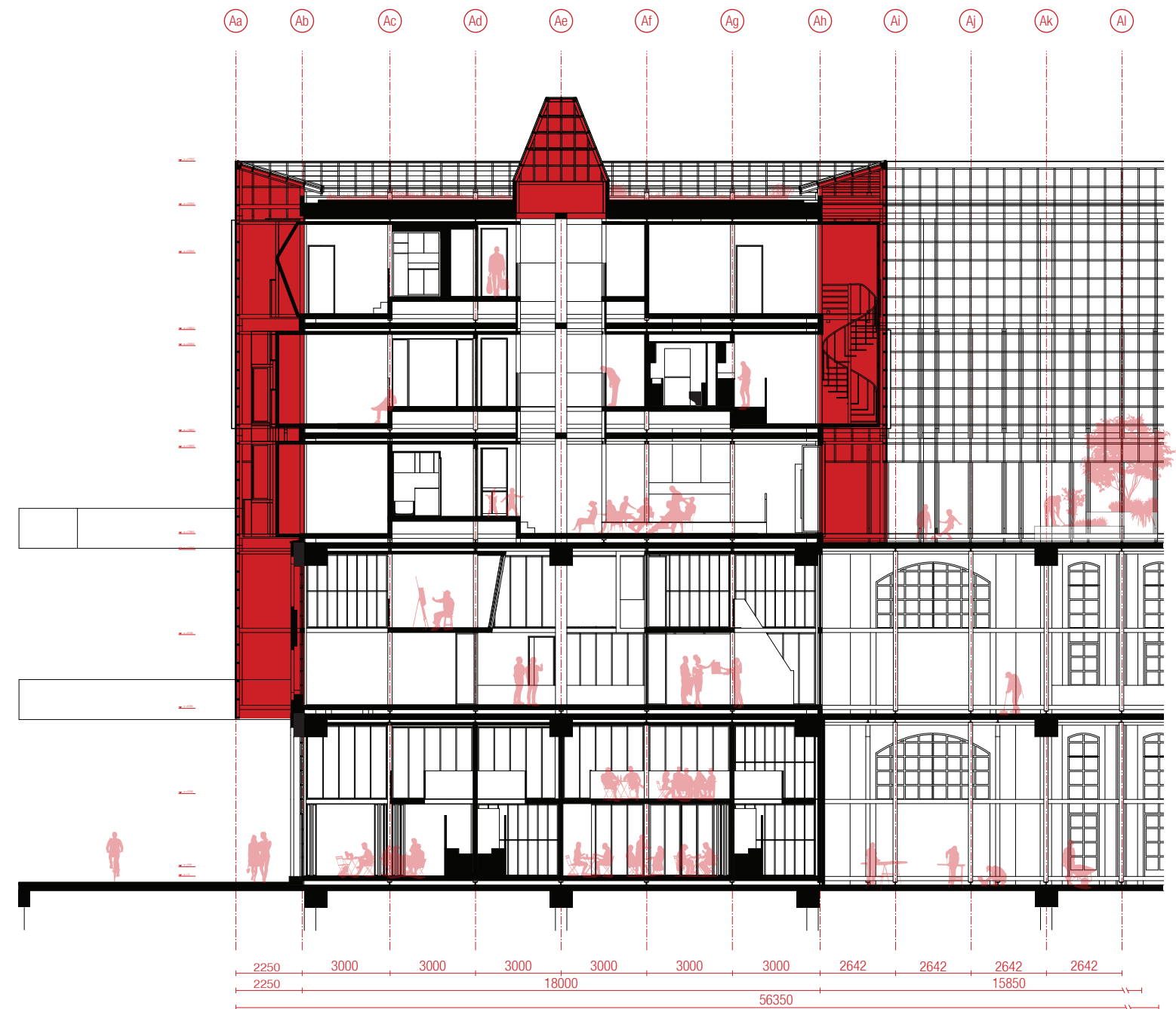
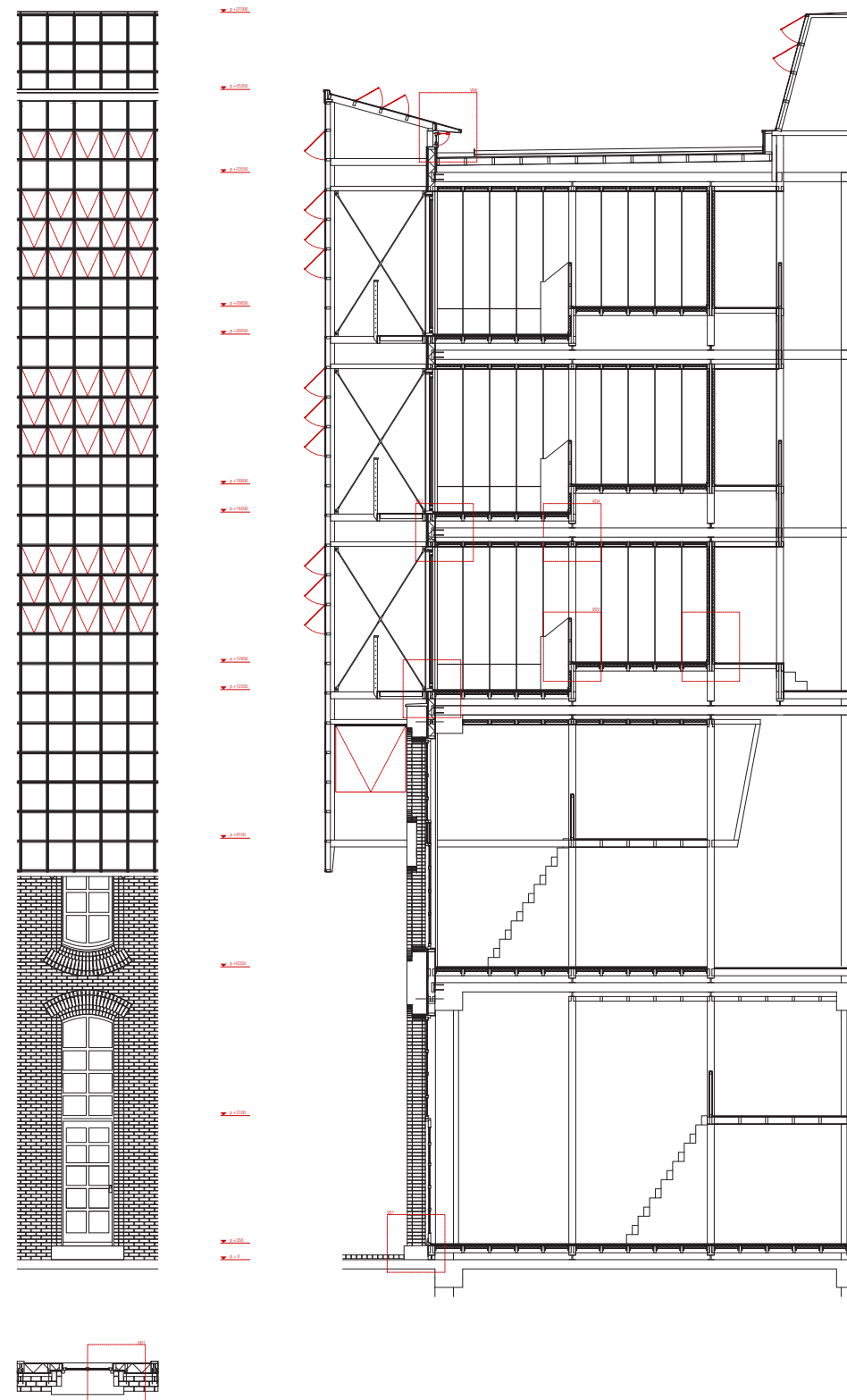
Housing up to 75 people in total within this wing

Communal Housing 
Work in Progress  1 : 200

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PROJECTION FACADE DESIGN

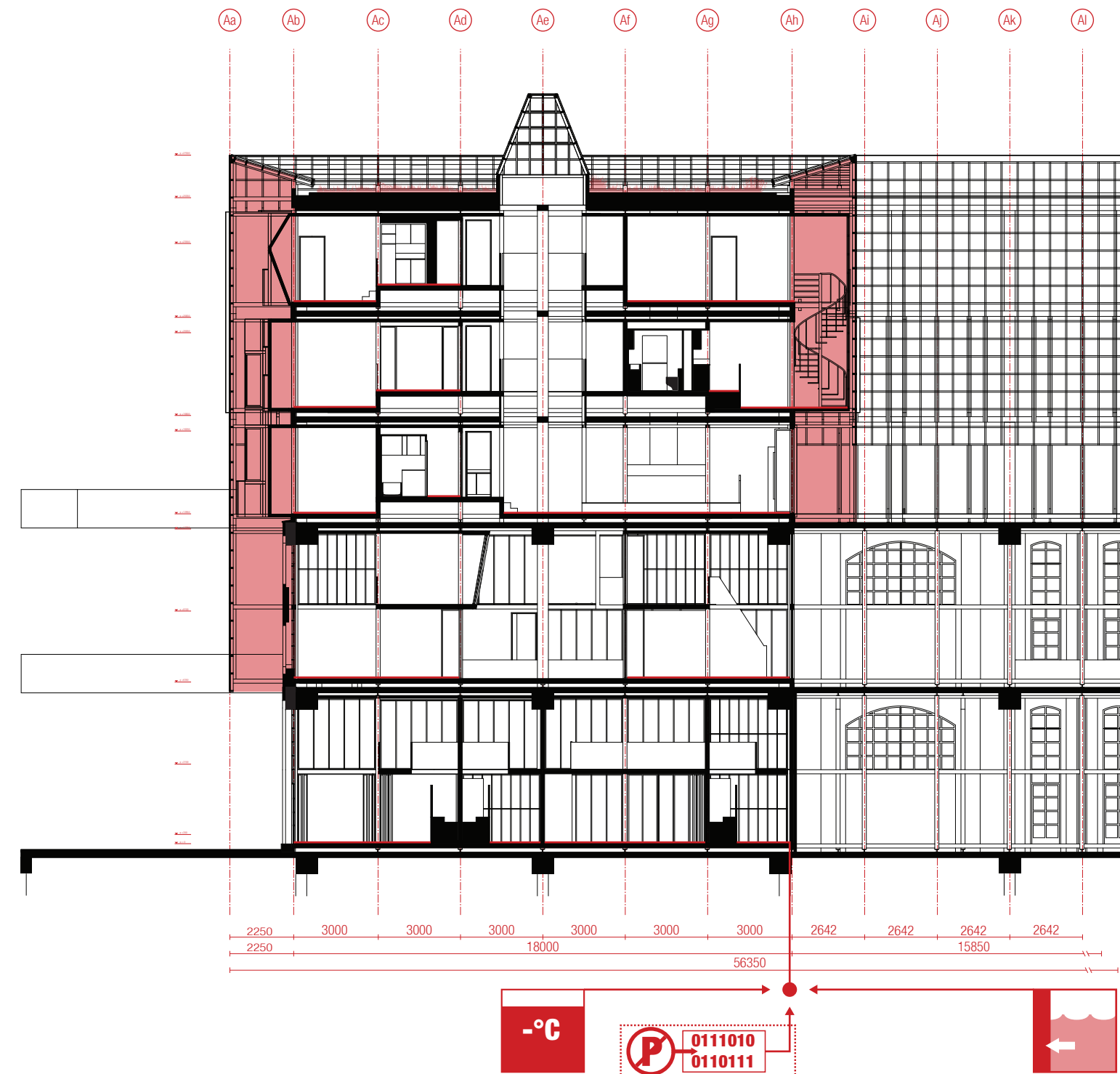
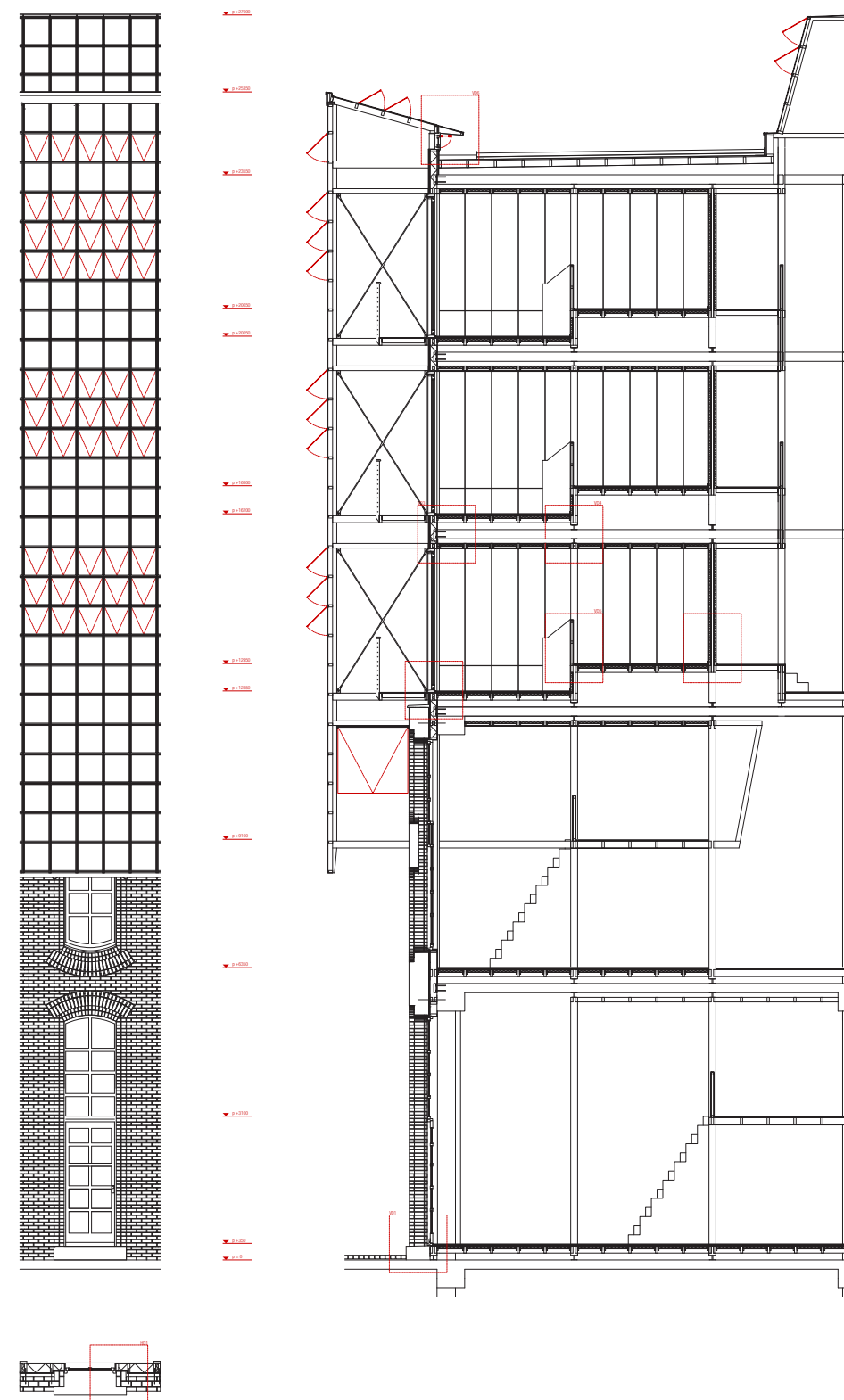
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SECOND SKIN AND SOLAR CHIMNEY

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

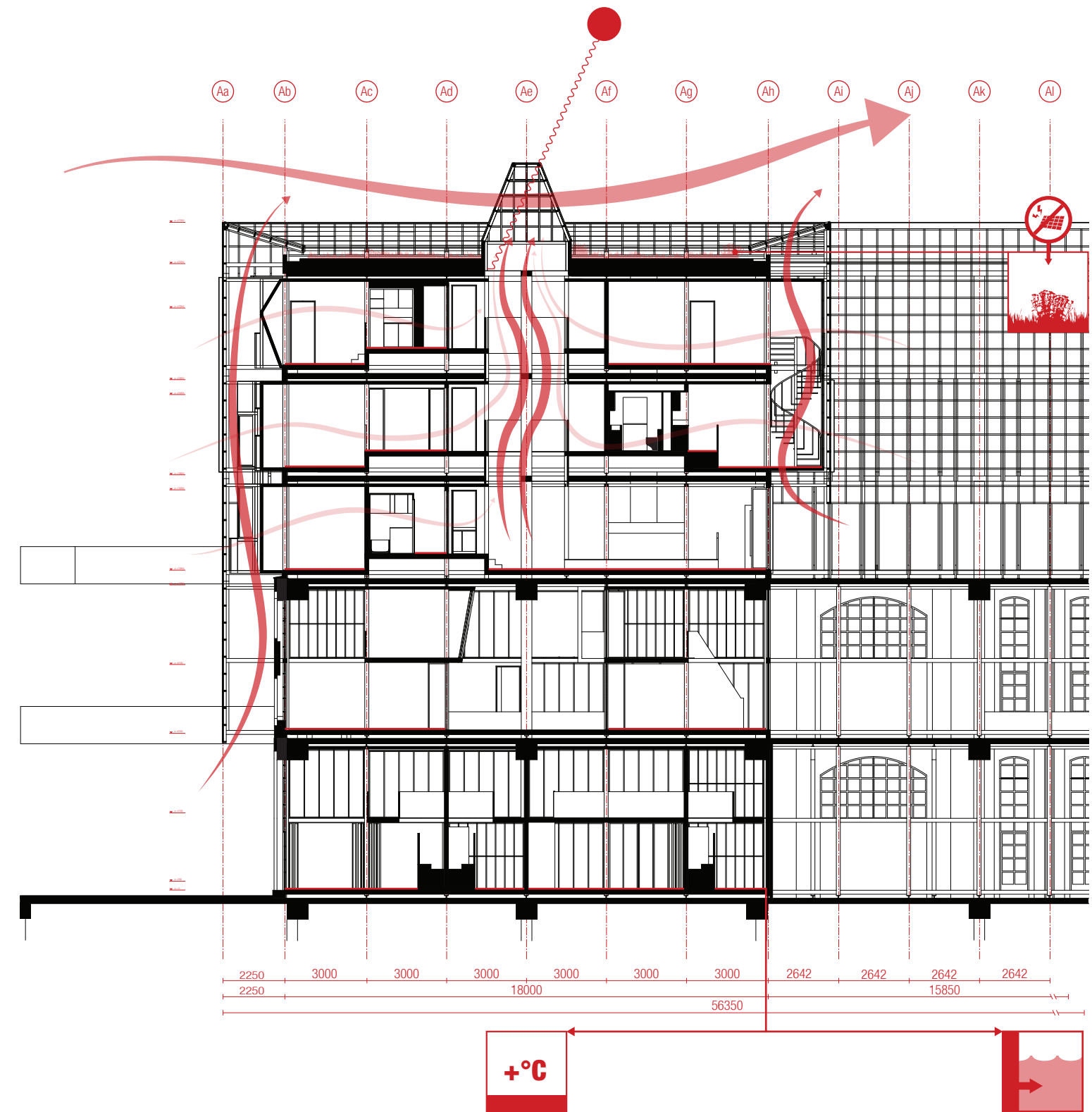
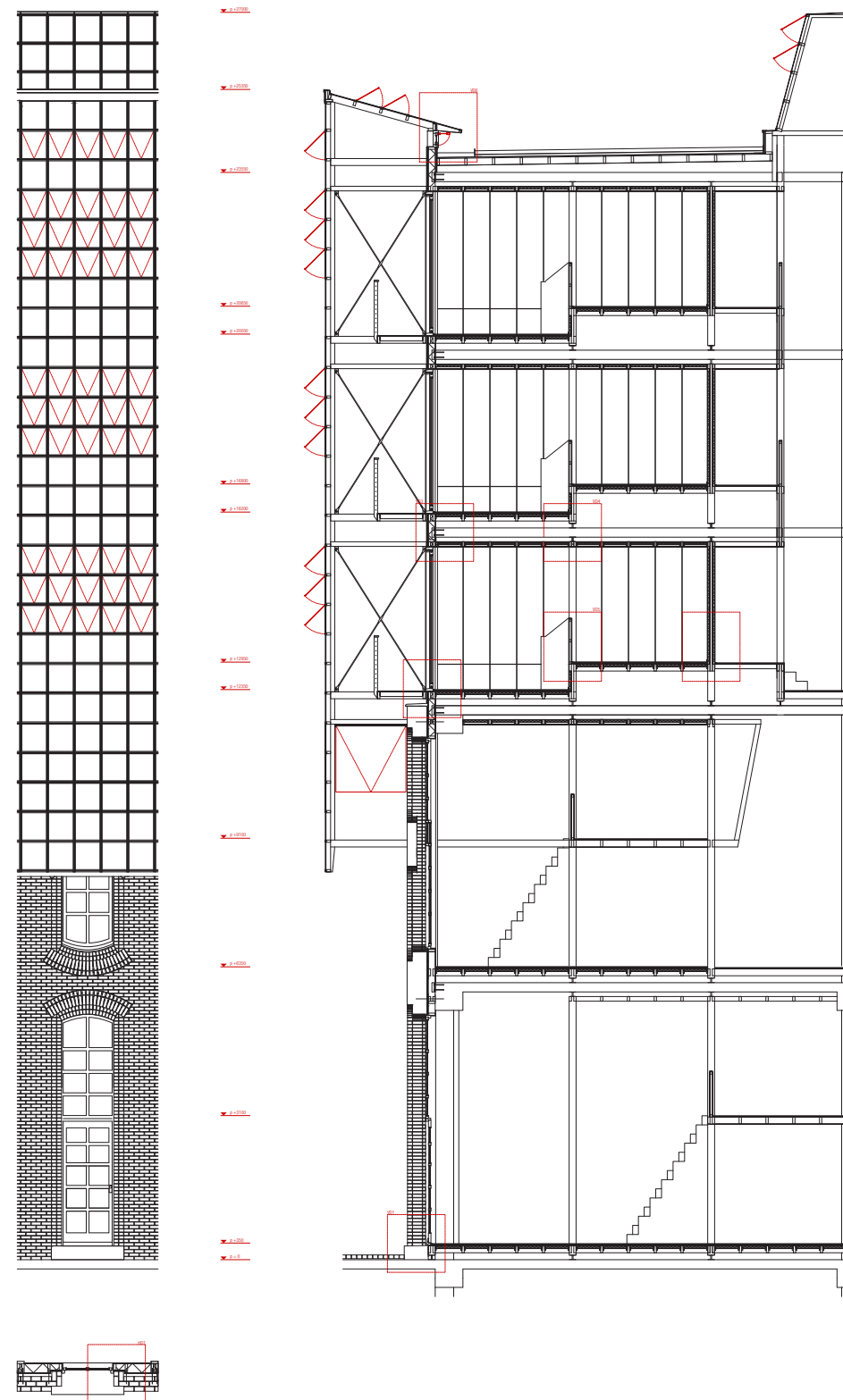
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SECOND SKIN AND SOLAR CHIMNEY

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

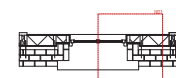
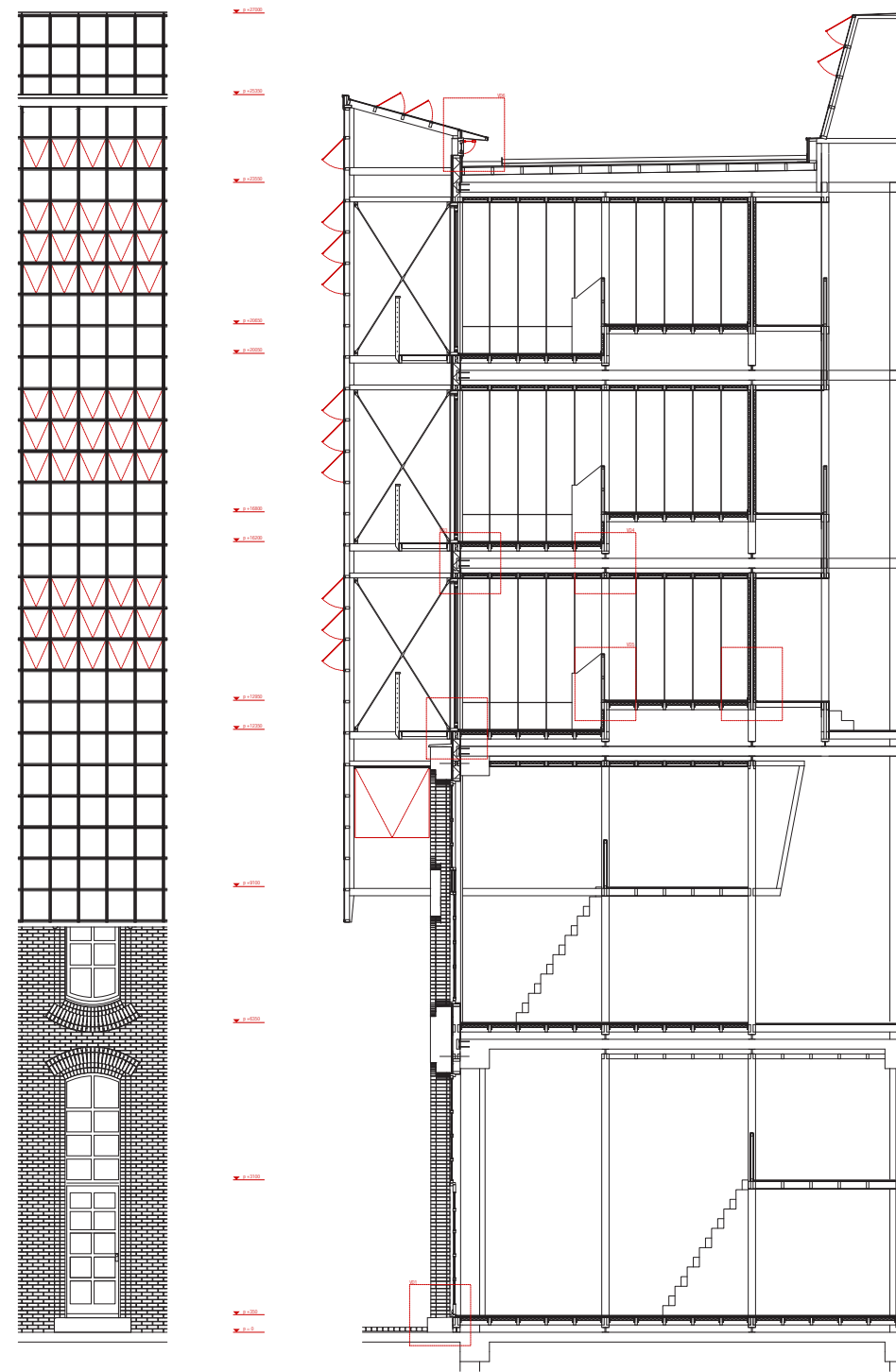
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SECOND SKIN AND SOLAR CHIMNEY

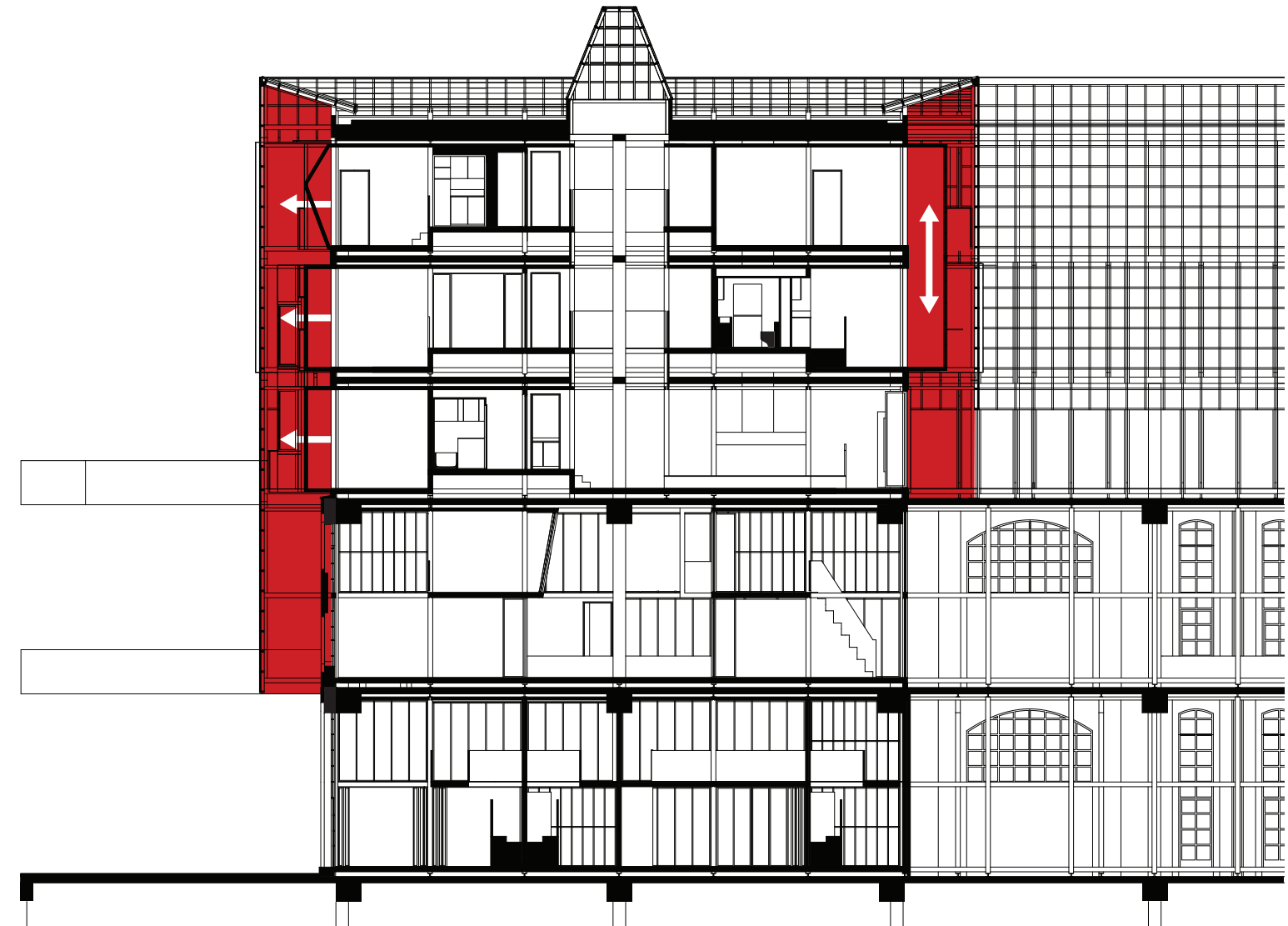
Summer situation: Cooling down by cross ventilation and solar chimney, thermal buffer and storing heat in underground thermal energy storage or heat exchanger in the retaining wall at the waterside

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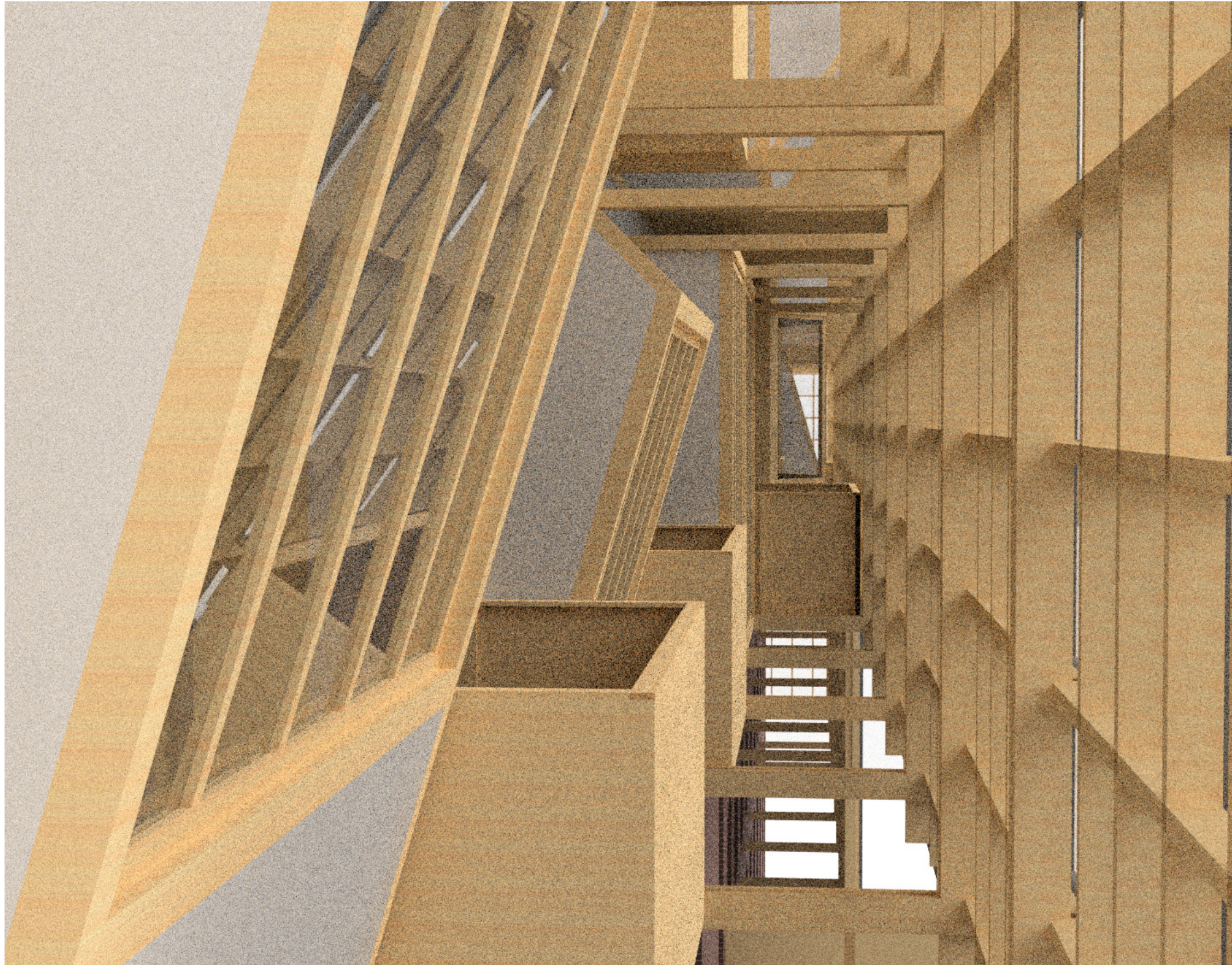


SECOND SKIN

Allowing for extensions and vertical connection

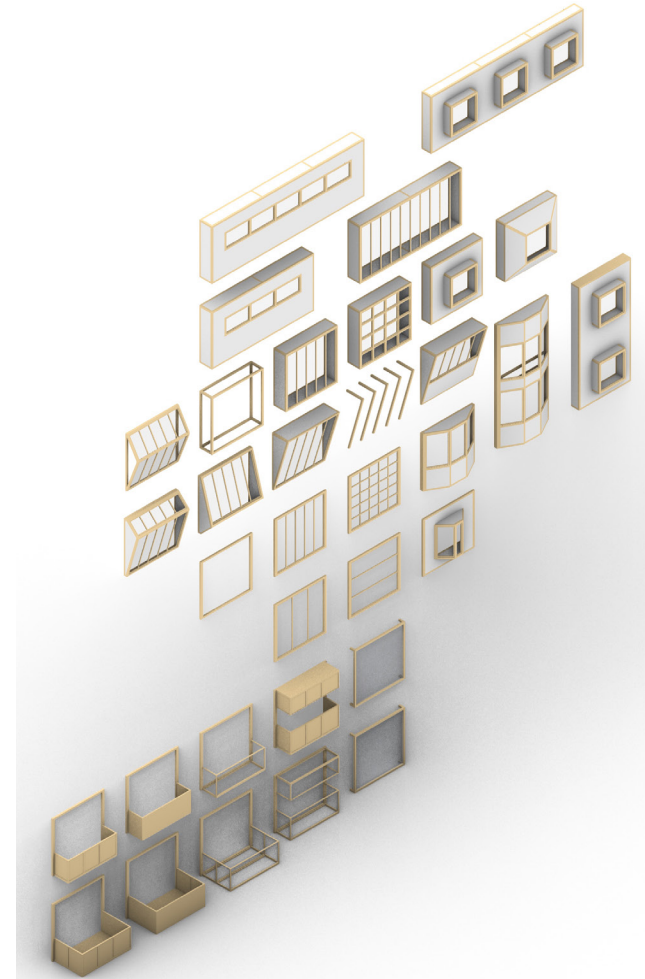


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INTERIOR EXTENSION OR BALCONIES

Protected from the outside rain and wind by the second skin



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PERSONAL EXPRESSION INTERIOR FACADE

Thermal line and personal expression can happen behind the second skin

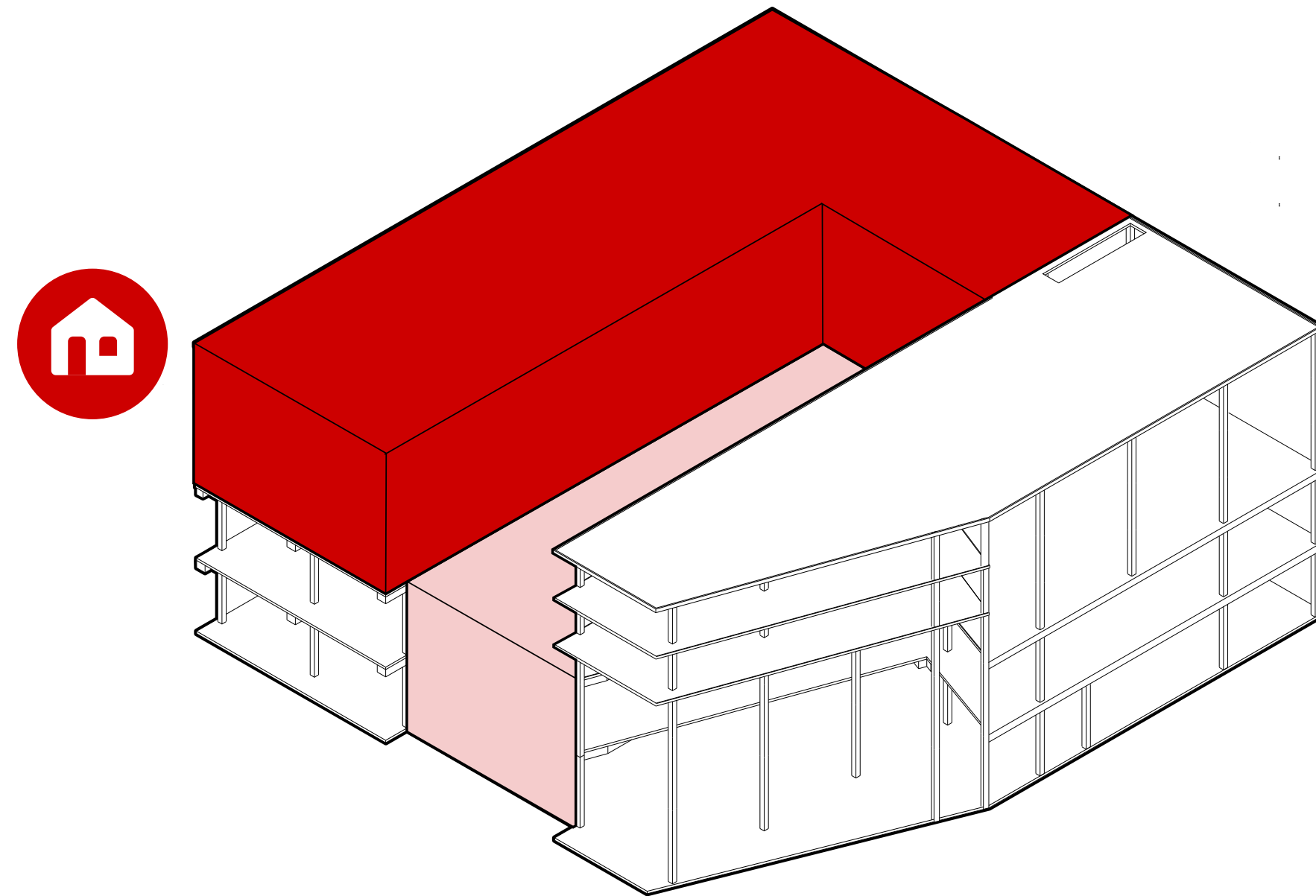
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MAINTAINING CONSISTENT APPEARANCE TO STREET

In the glass facade

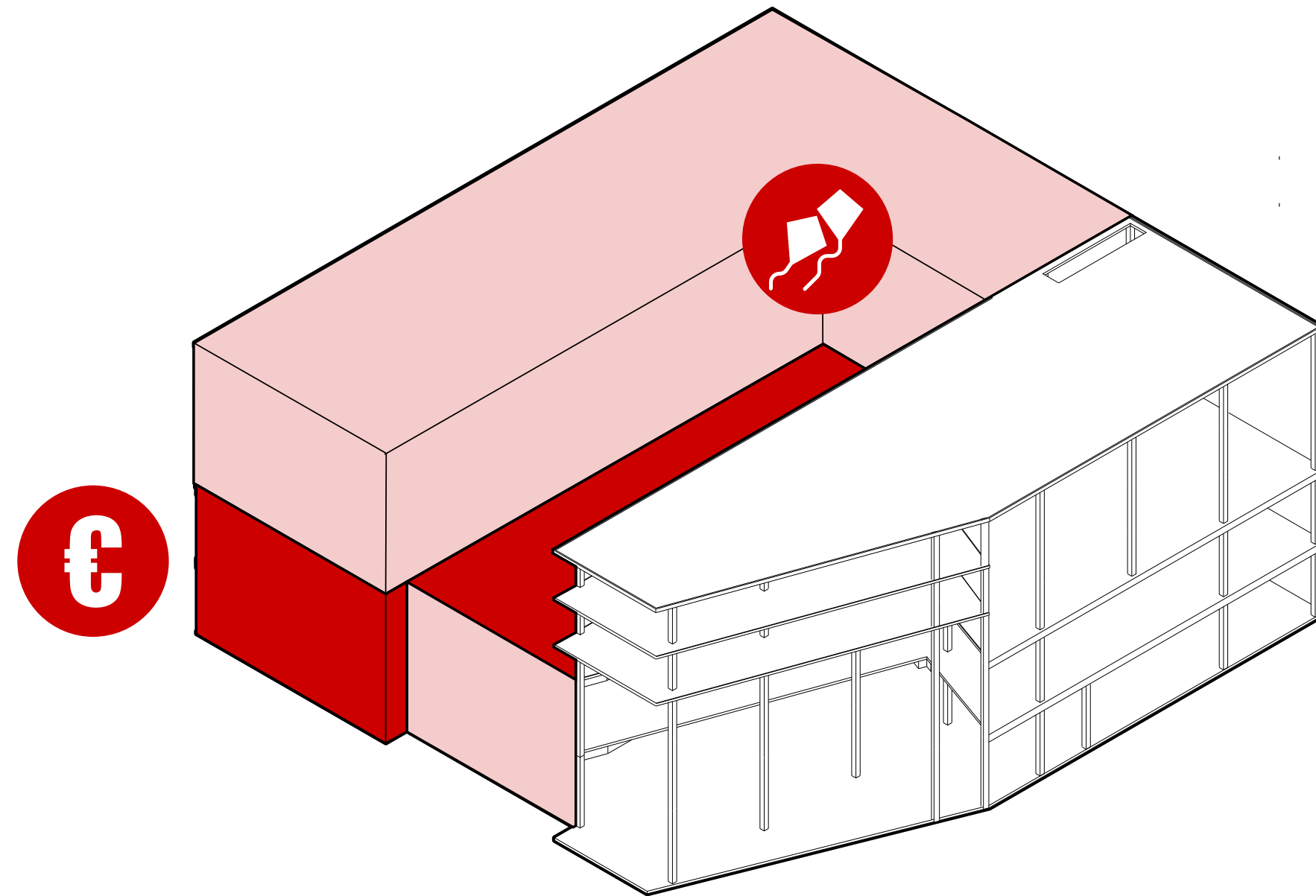
Graduation P5
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ECONOMIC PLINTH

Establish further economic productivity after finishing the first communal housing wing

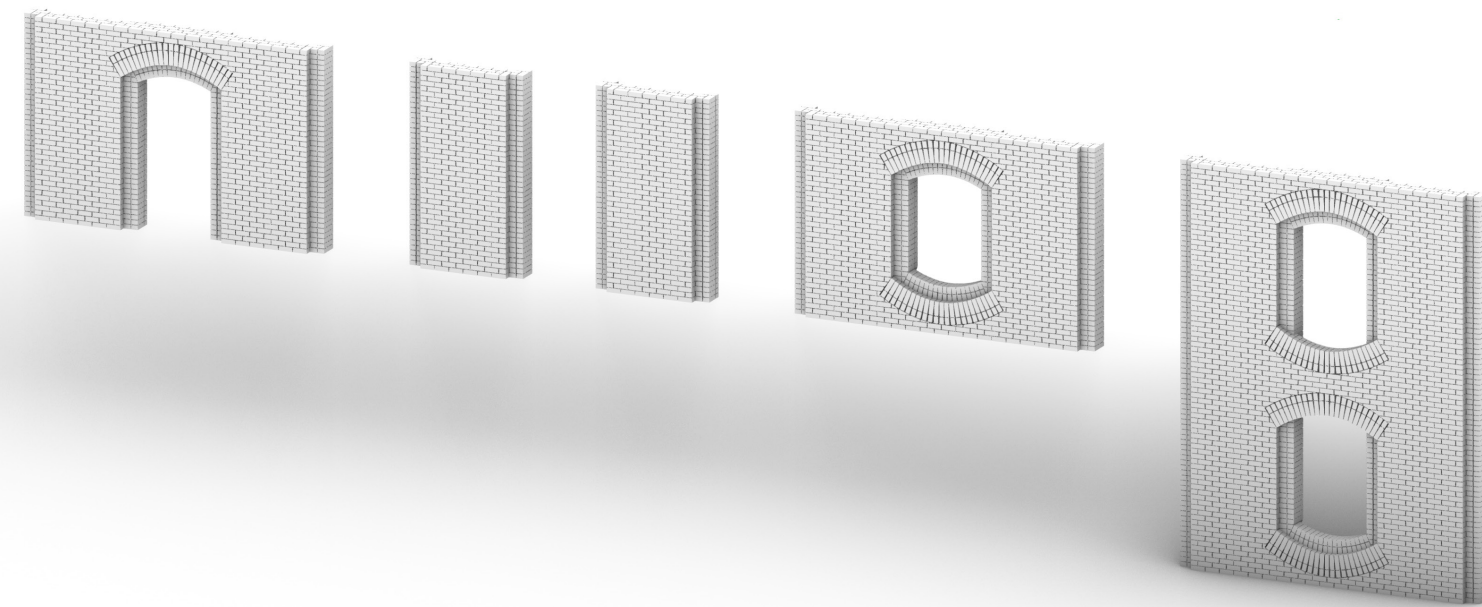
Graduation P5
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ECONOMIC PLINTH

Establish further economic productivity after finishing the first communal housing wing

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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

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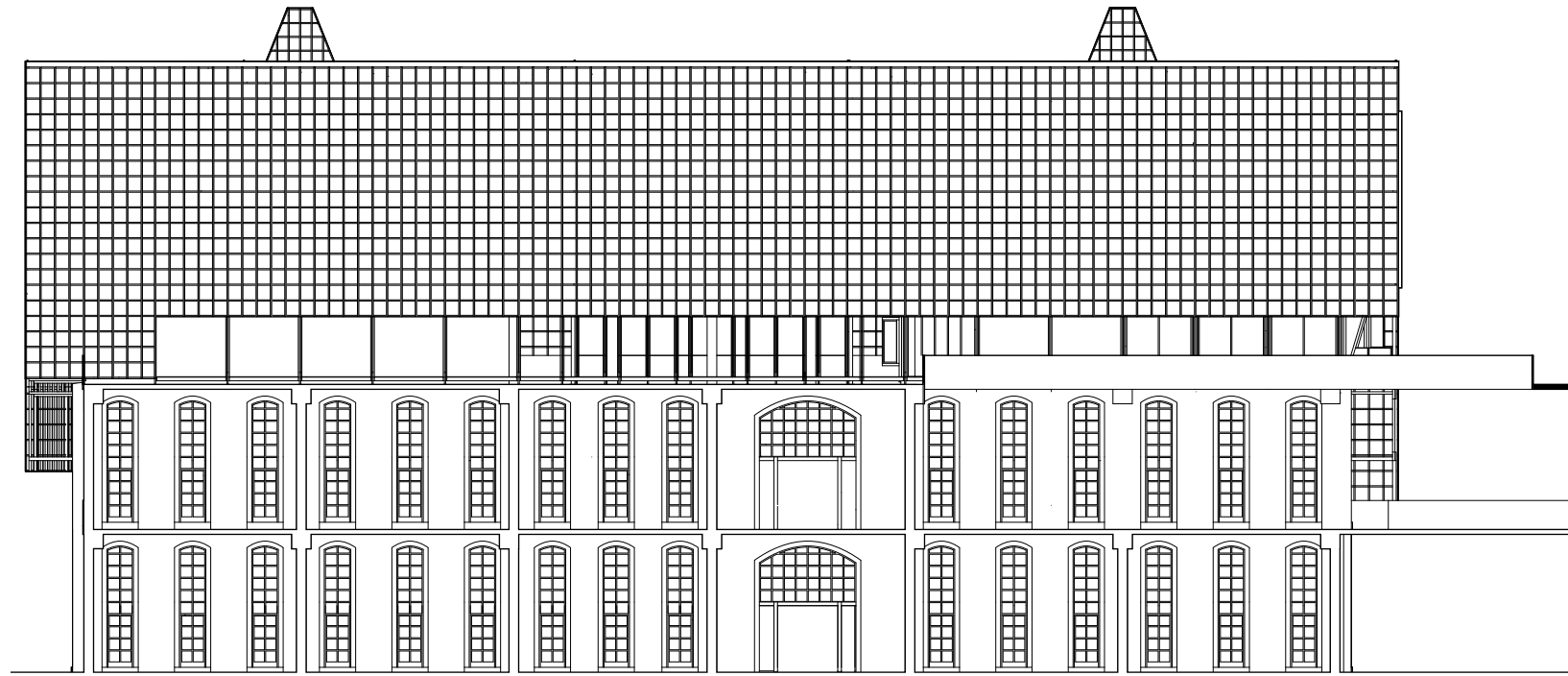


IN LINE WITH CONTEXT TALLINN

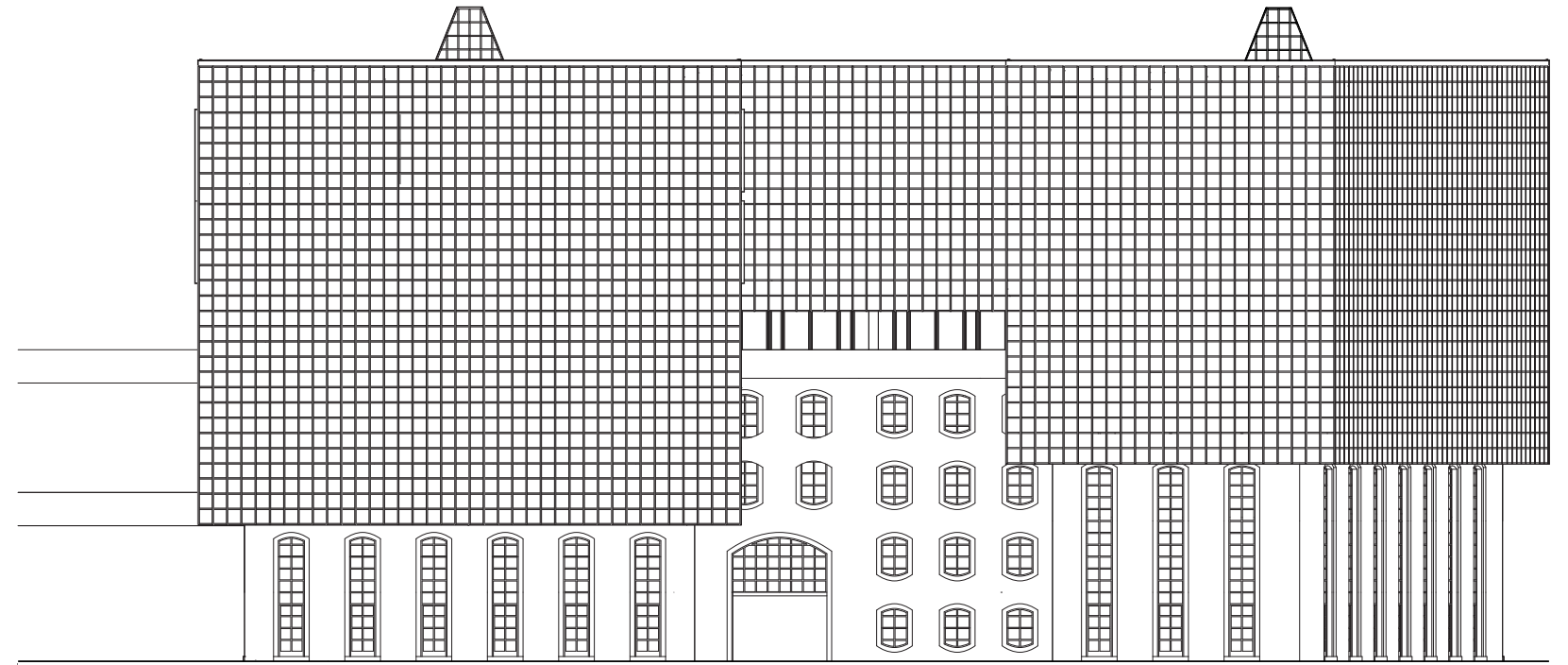
Topping up former industrial complexes



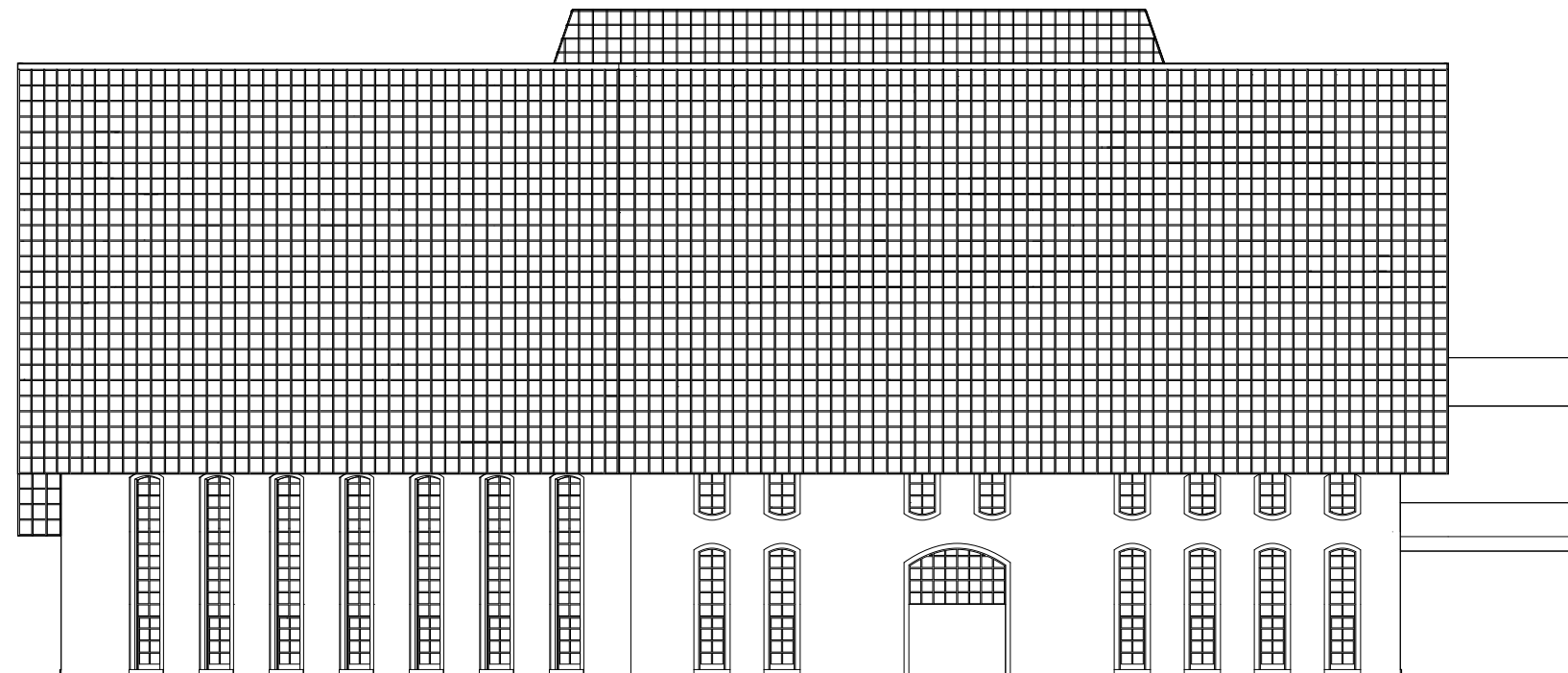
Graduation P5
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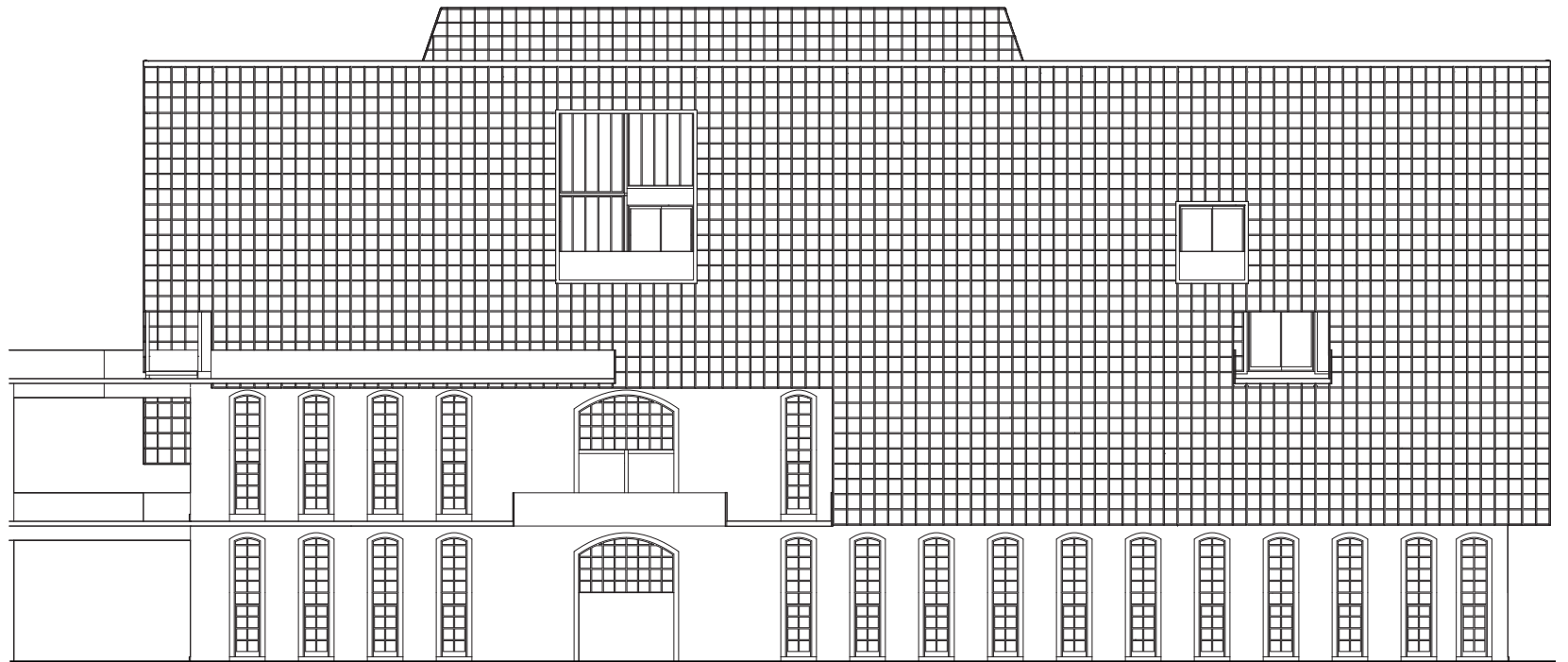
Elevation 
Work in Progress **E 1 : 200**



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



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



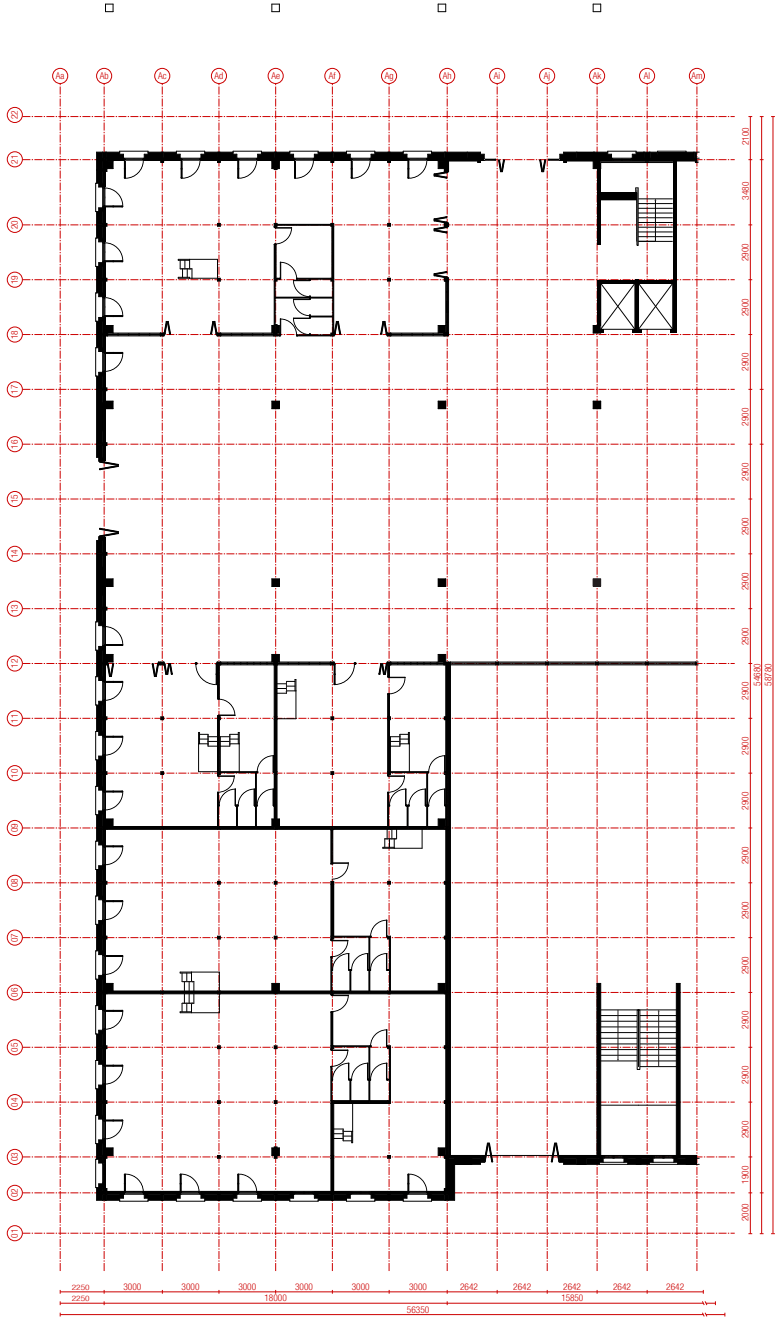
Elevation 
Work in Progress **N 1 : 200**

FACADE IMPRESSIONS

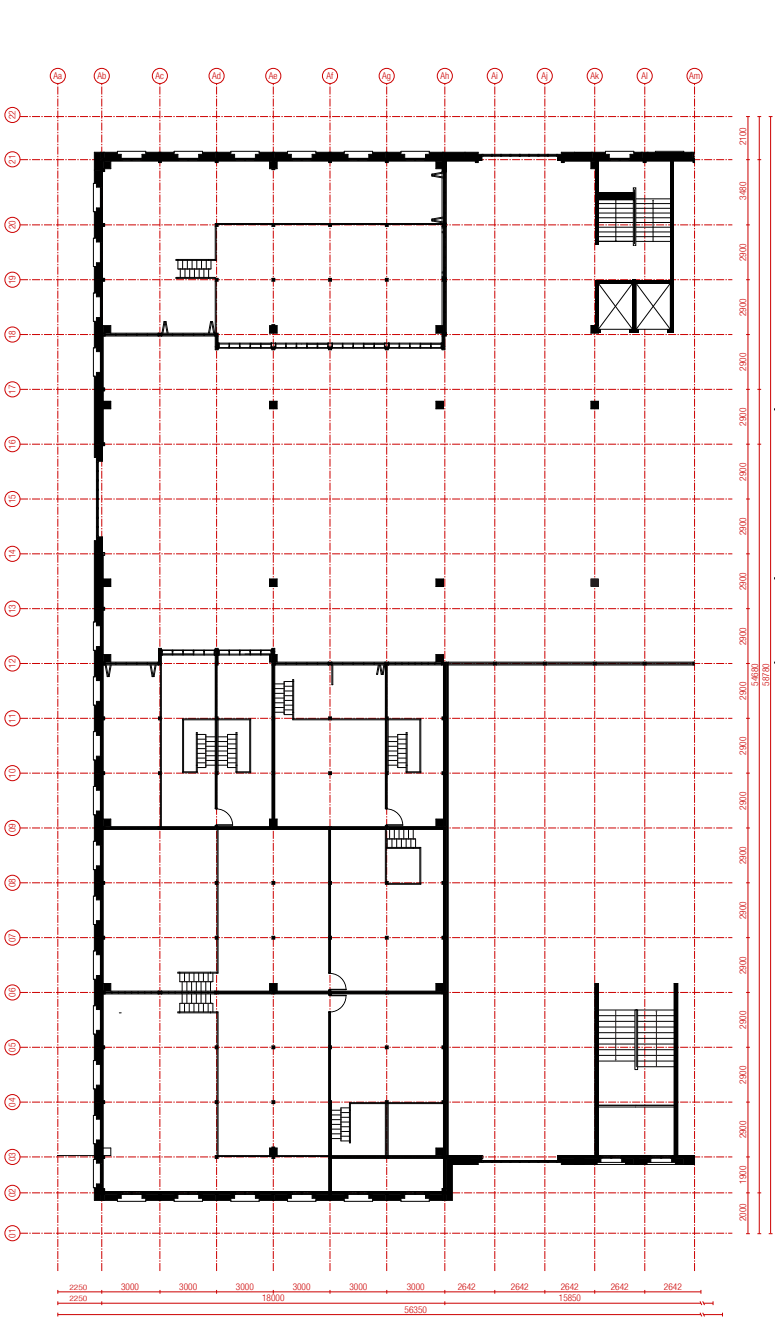
In elevation

Graduation P5
A Matter of Scale
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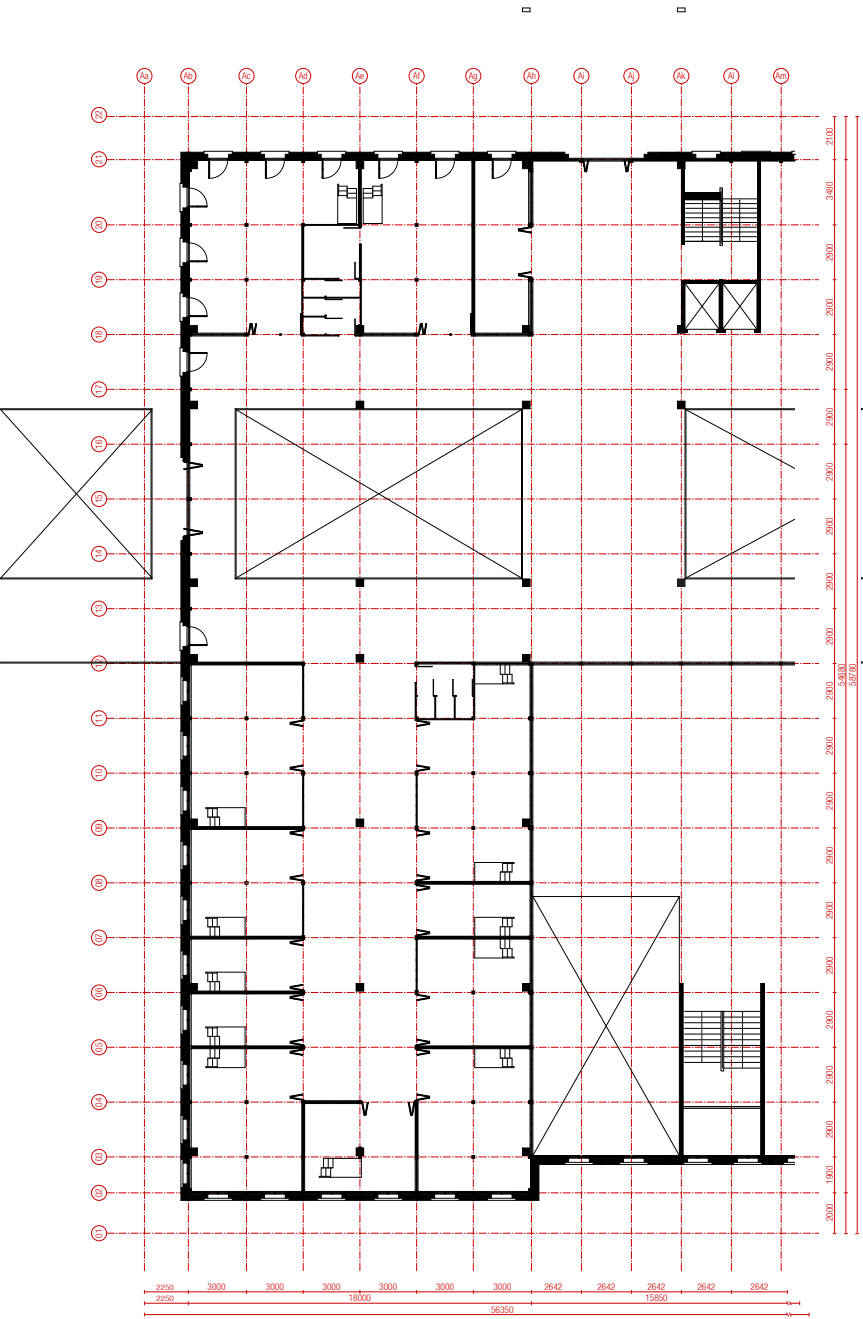
FLOOR 1



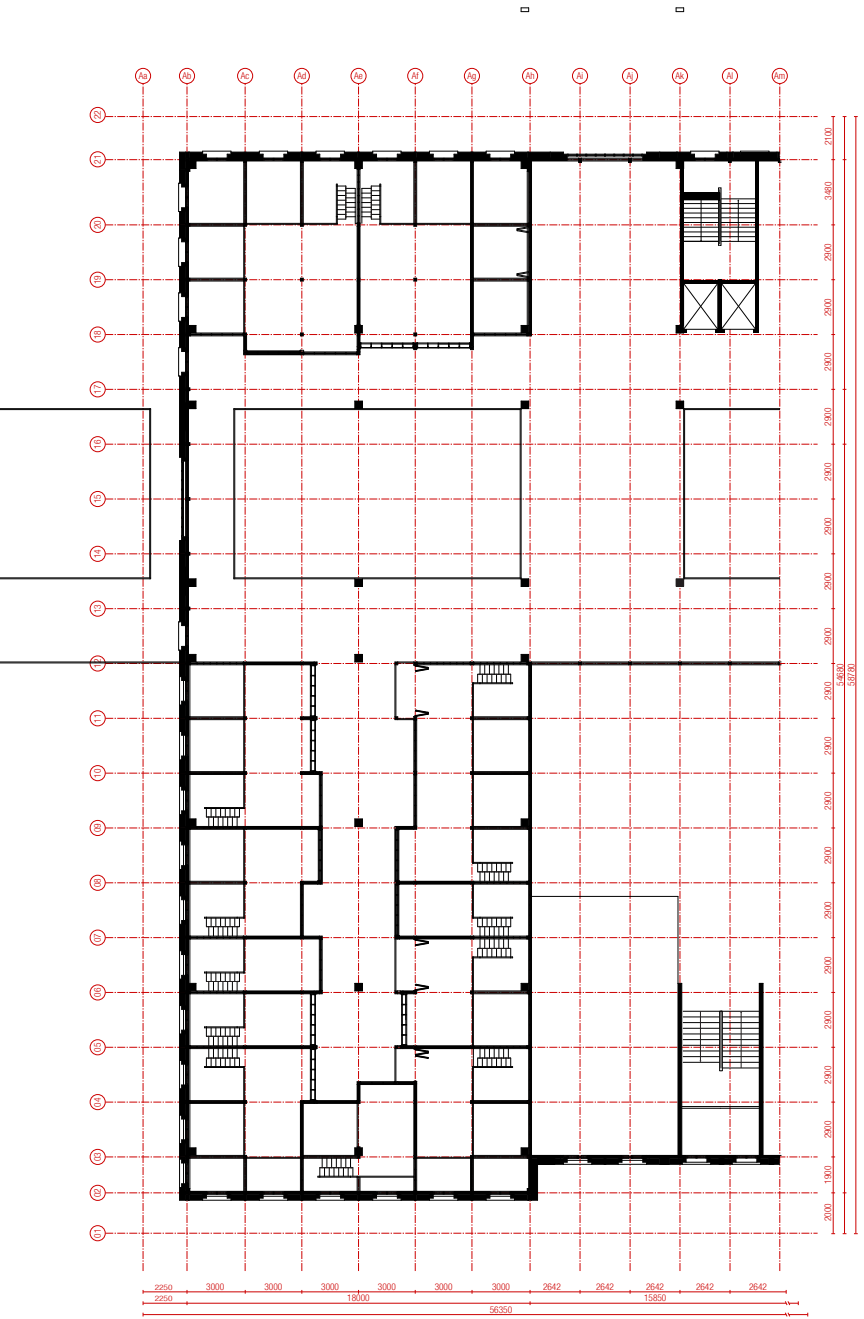
FLOOR 1.5



FLOOR 2



FLOOR 2.5



ECONOMIC PLINTH

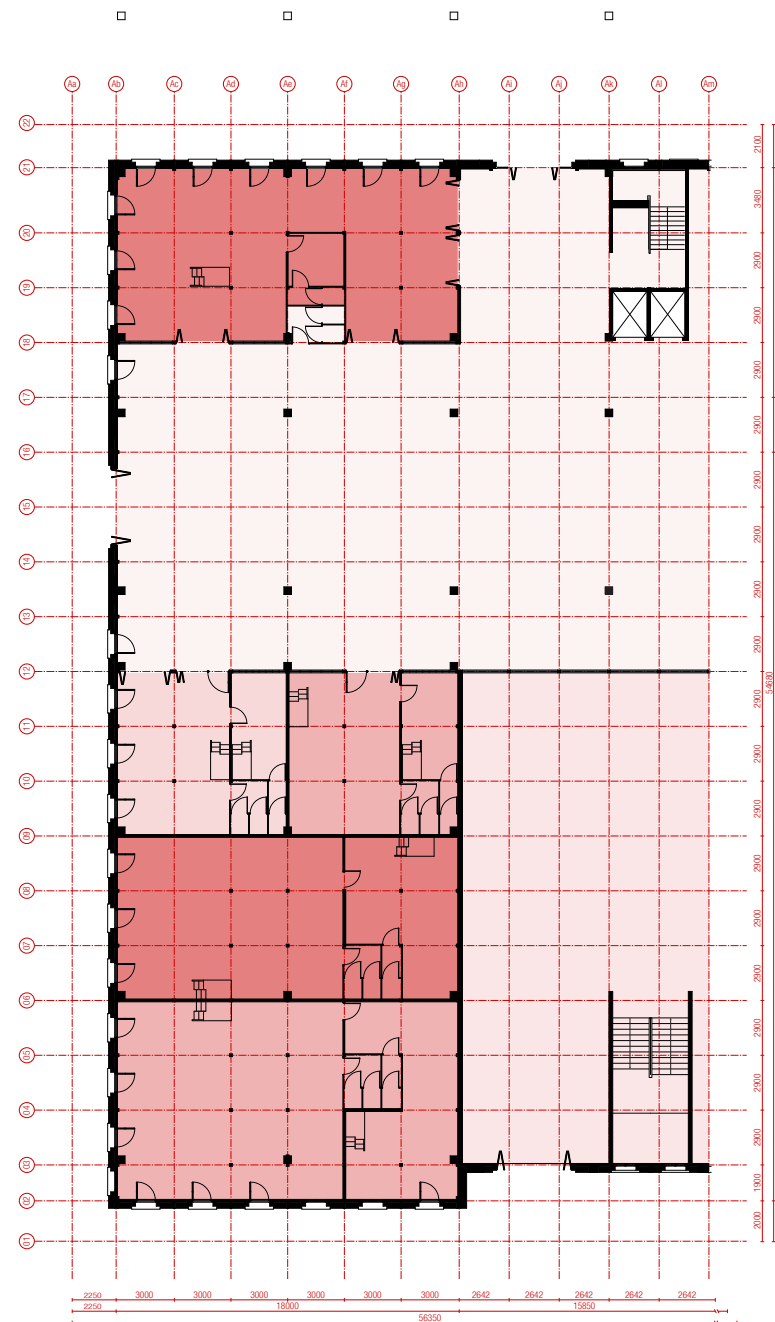
Bigger grain at ground floor, smaller grain at 2nd floor

Commercial Plinth
Work in Progress

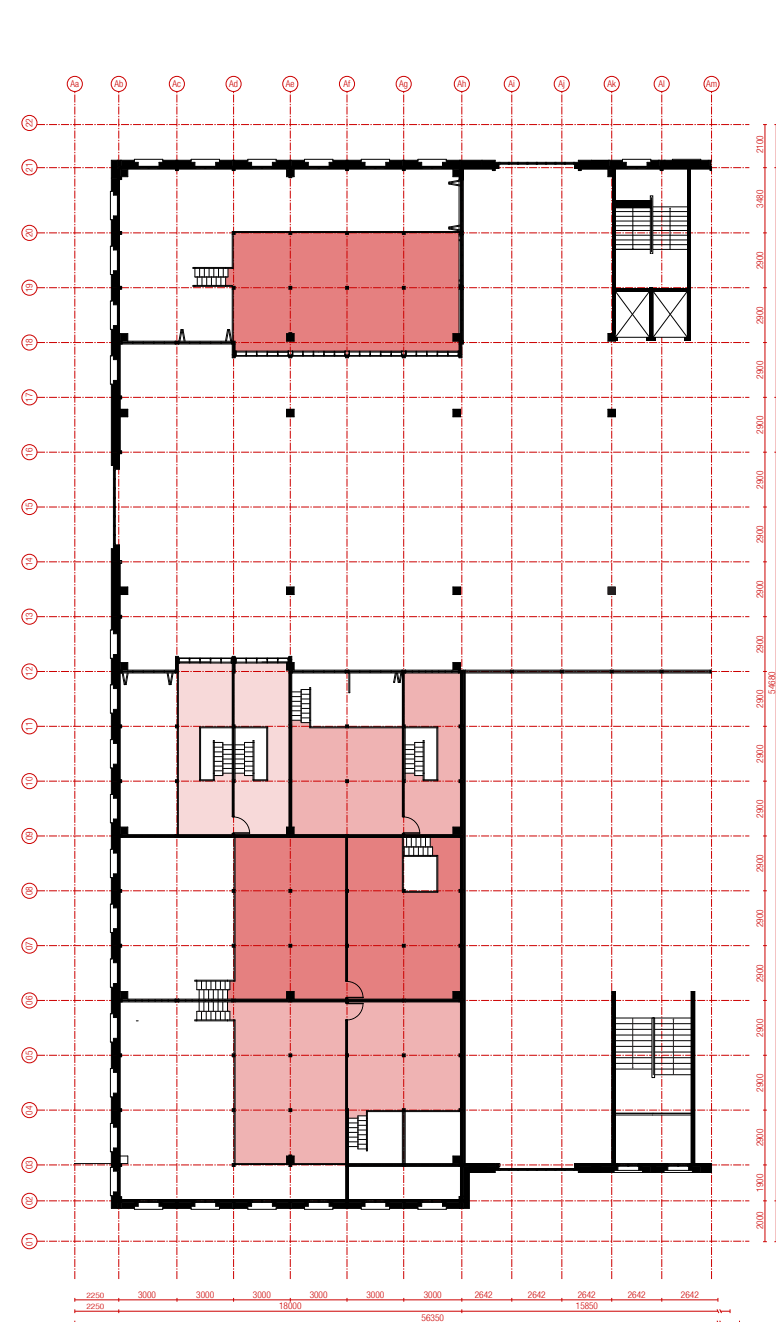
1 : 200

Graduation P5
A Matter of Scale
Tov Frencken
4669622

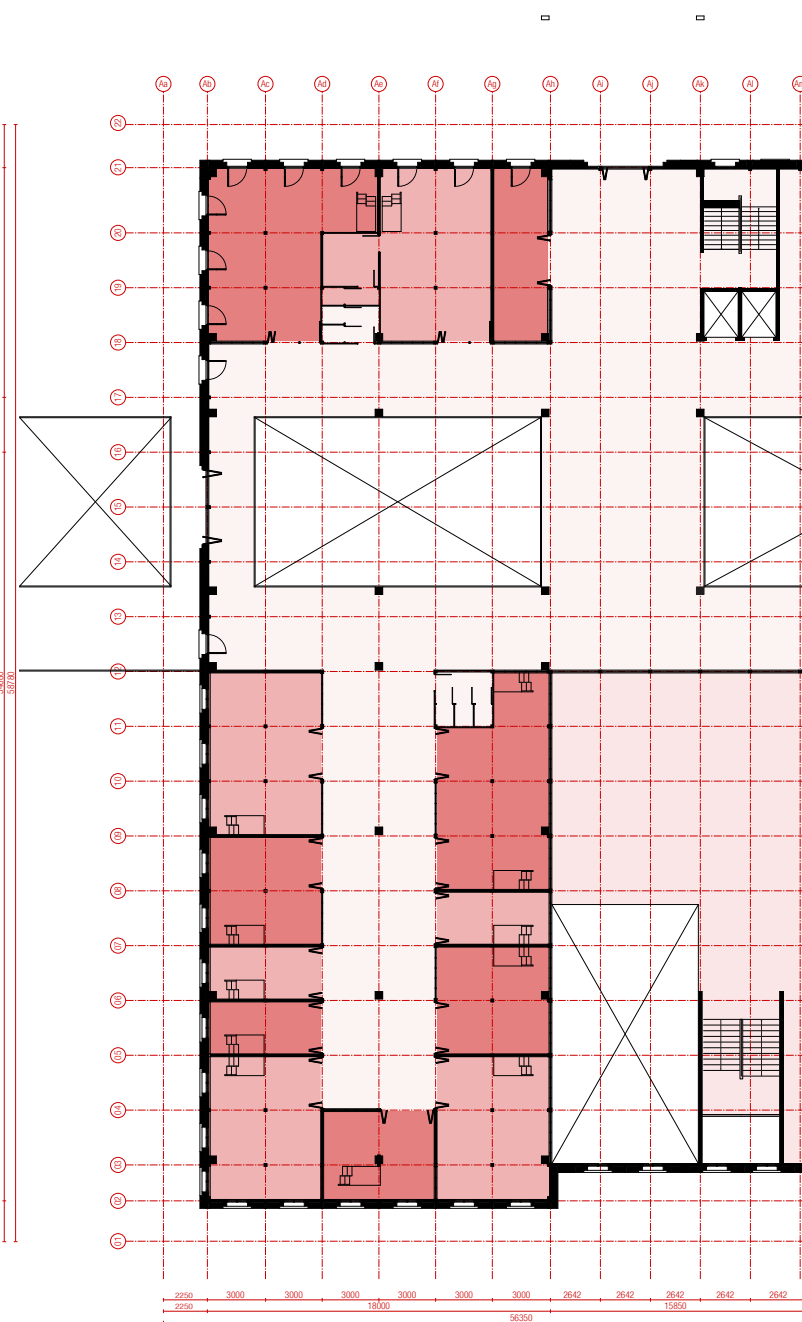
FLOOR 1



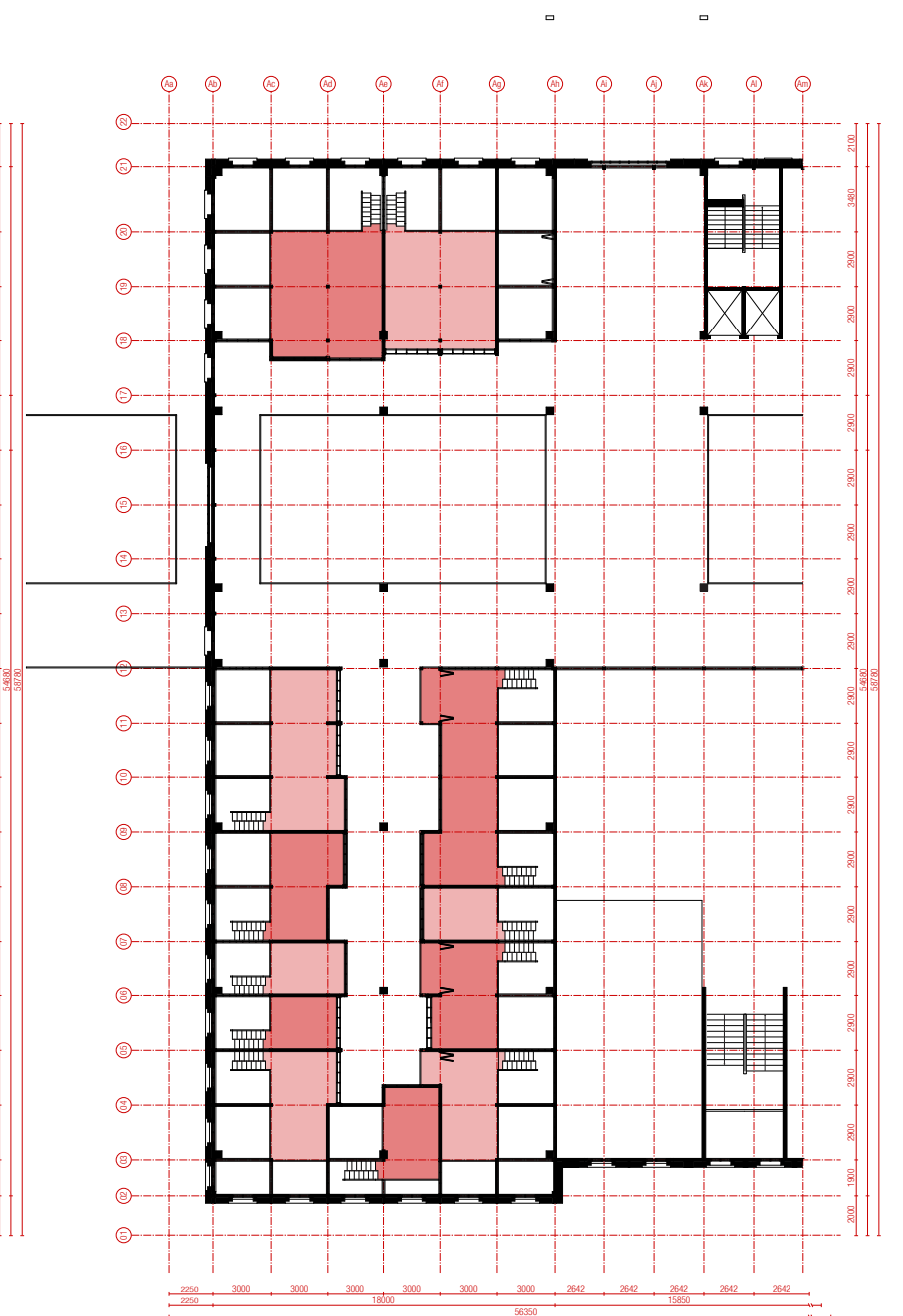
FLOOR 1.5



FLOOR 2



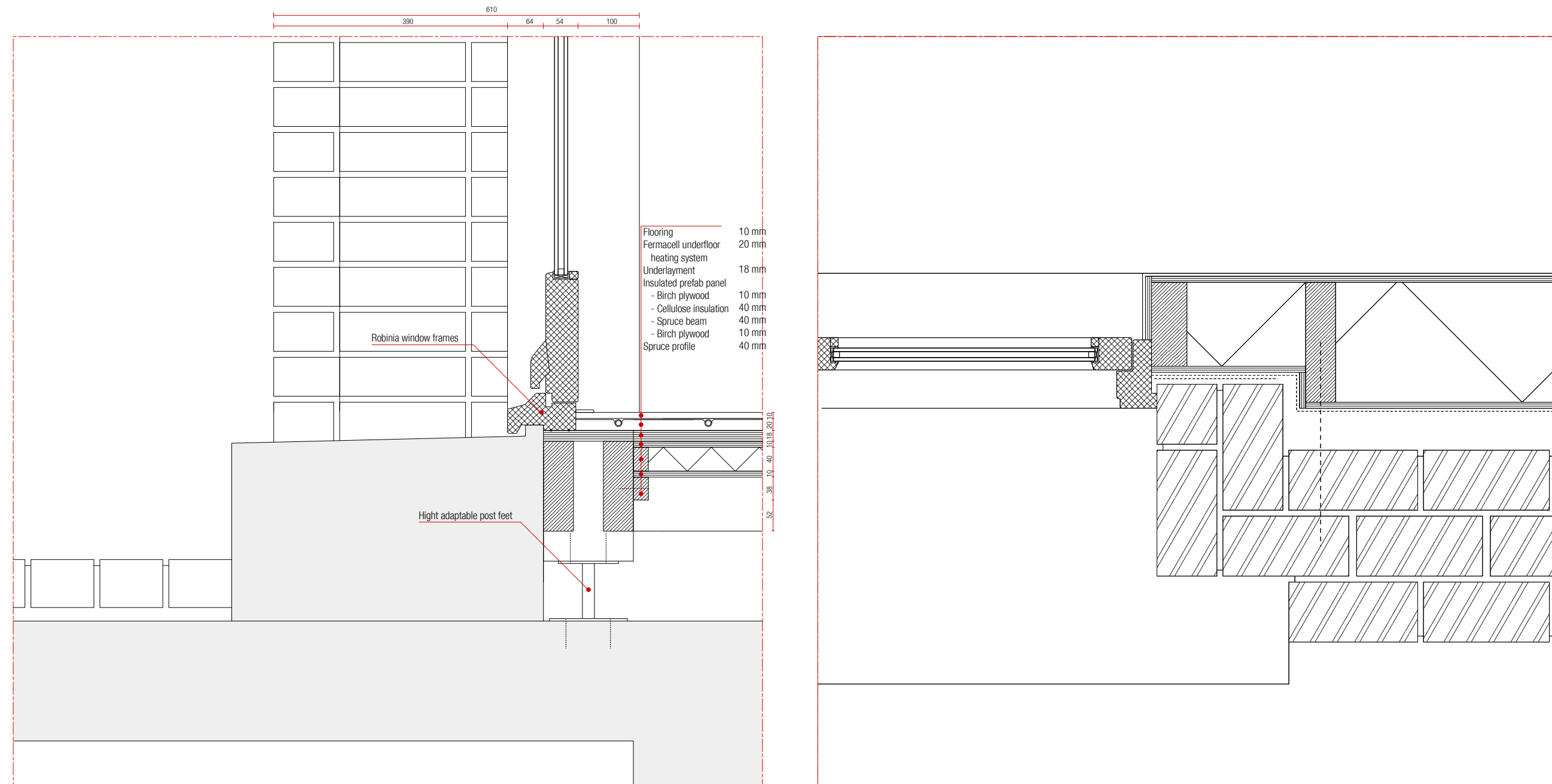
FLOOR 2.5



Commercial Plinth
Work in Progress  **1 : 200**

ECONOMIC PLINTH & ORIENTATION

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



REPEATED ENTRANCES EVERY 3 METERS

Allowing for flexible infill

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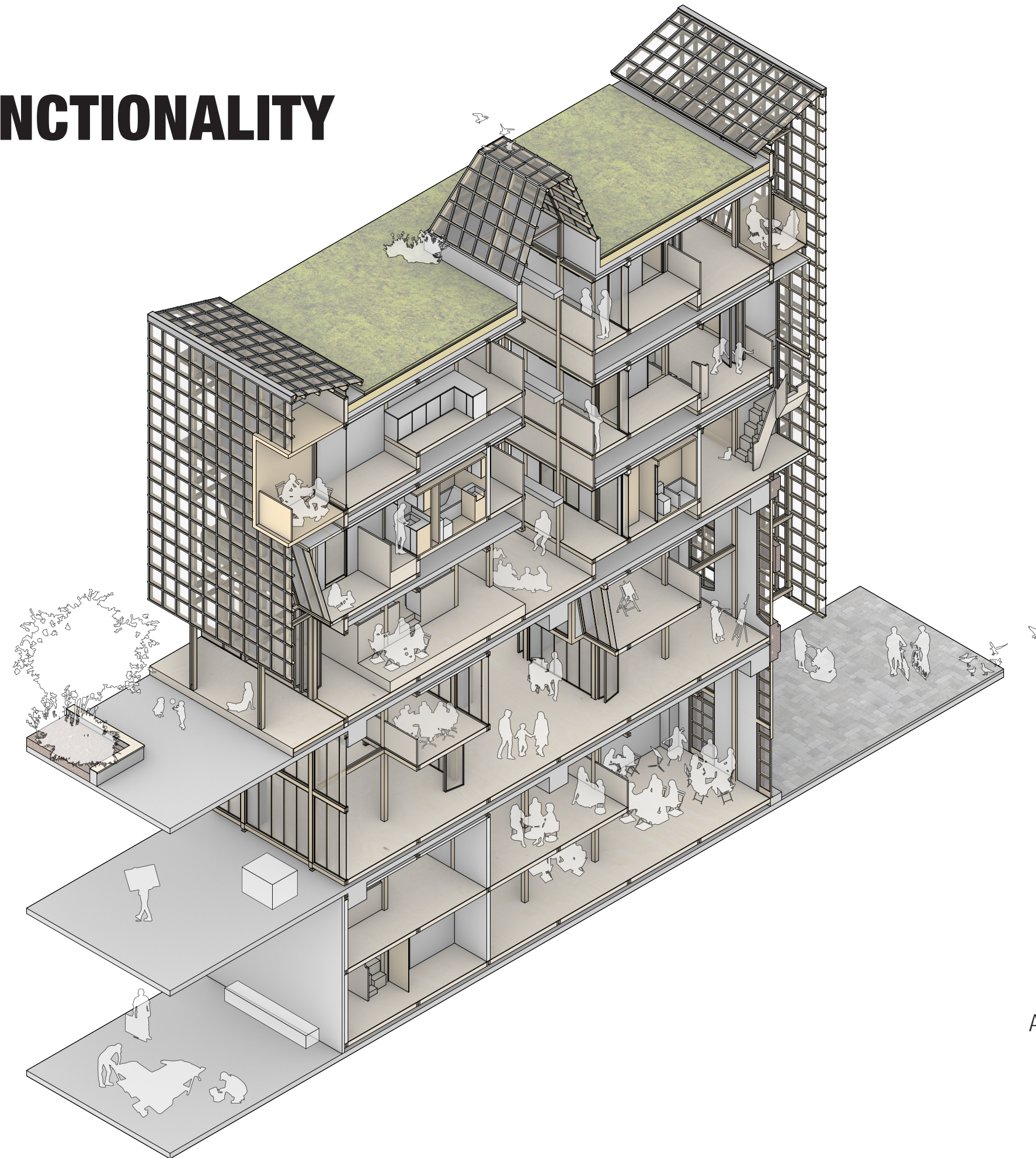
ECONOMIC ACTIVITY IN DOUBLE PLINTH

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
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OVERVIEW FUNCTIONALITY

In isometric section



Communal housing

- Communal spaces
- Communal garden
- Private households

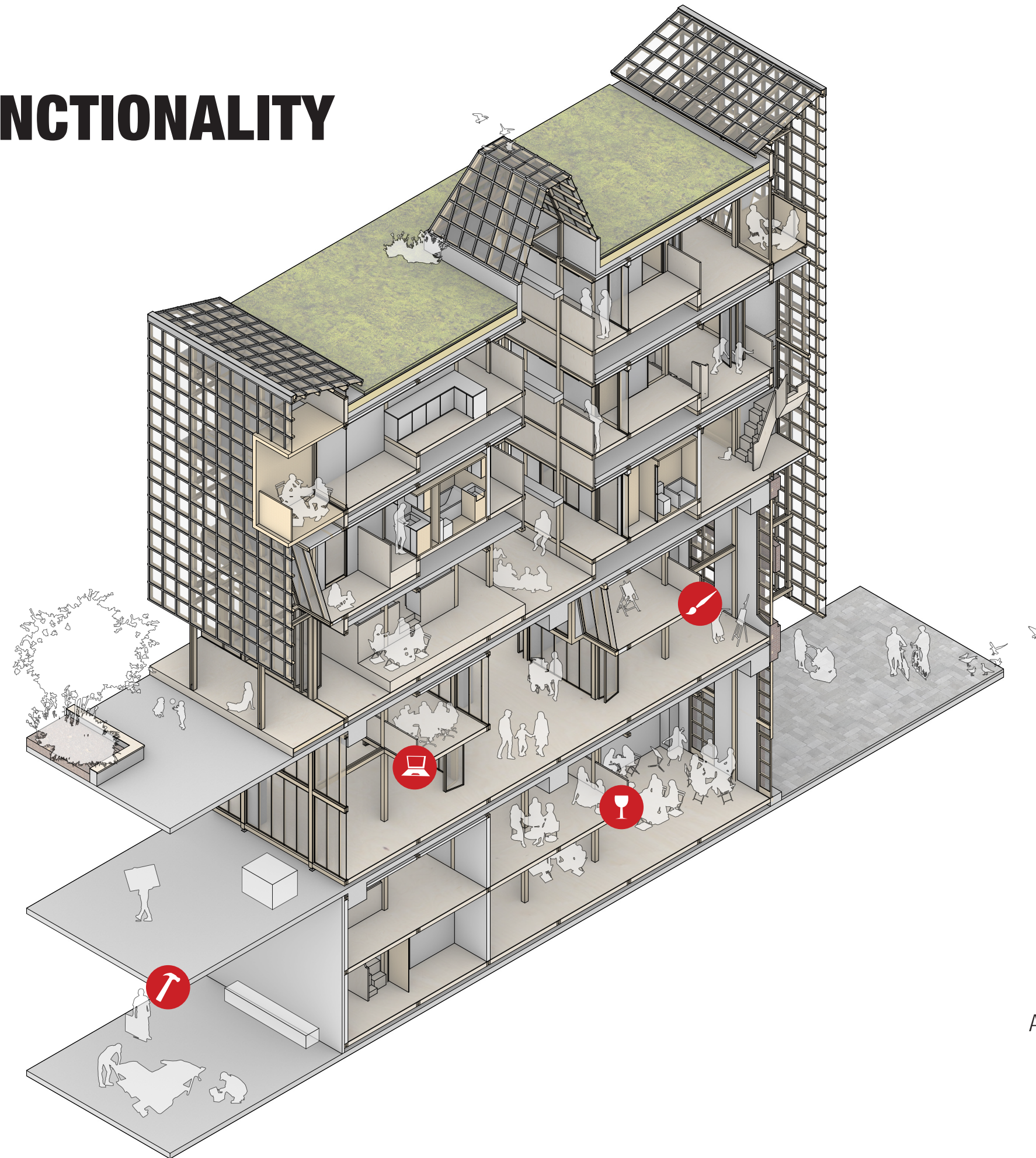
Economic plinth

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

Graduation P5
A Matter of Scale
Tov Frencken
4669622

OVERVIEW FUNCTIONALITY

In isometric section



Communal housing

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- Communal garden
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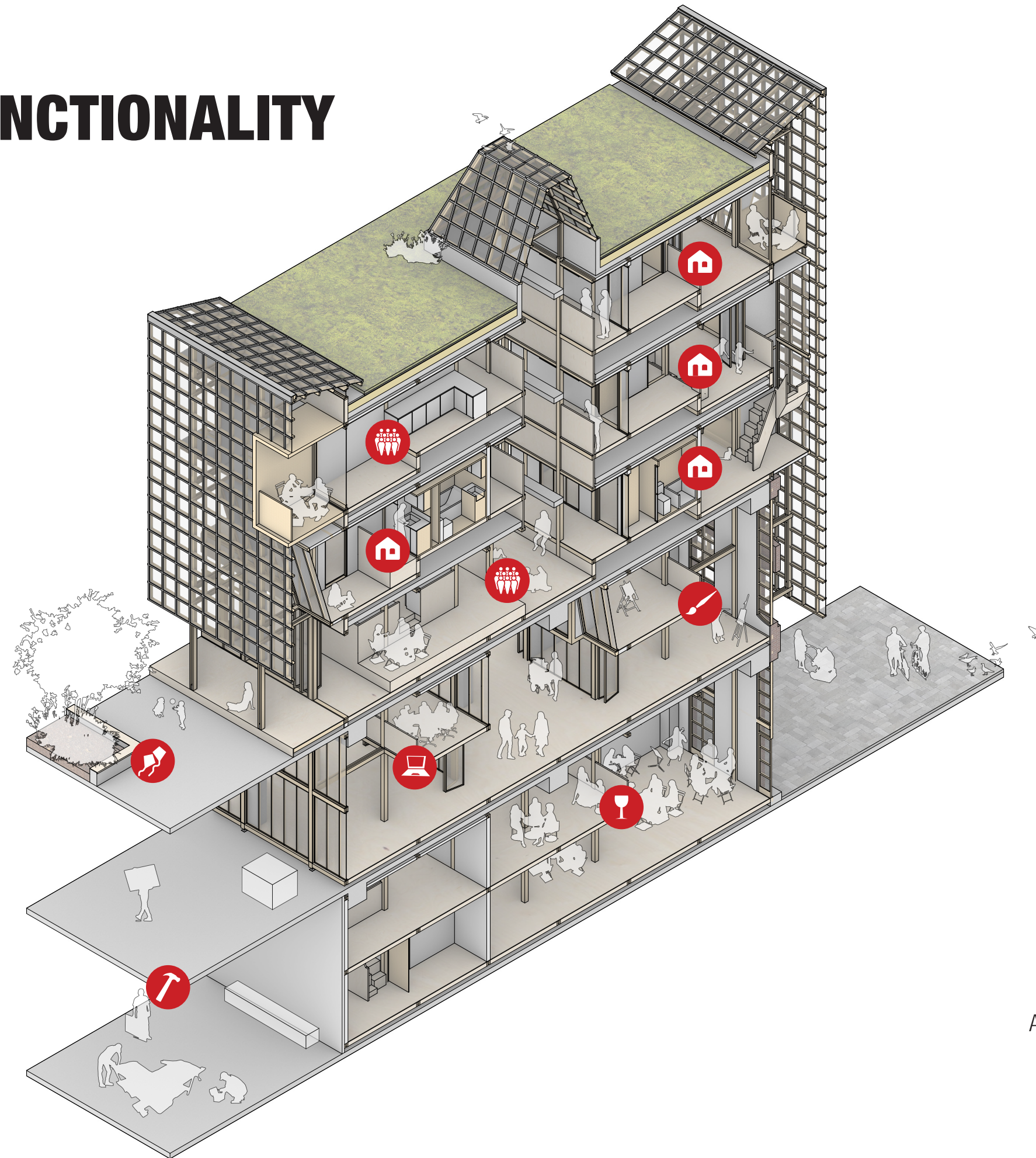
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Graduation P5
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4669622

OVERVIEW FUNCTIONALITY

In isometric section



Communal housing

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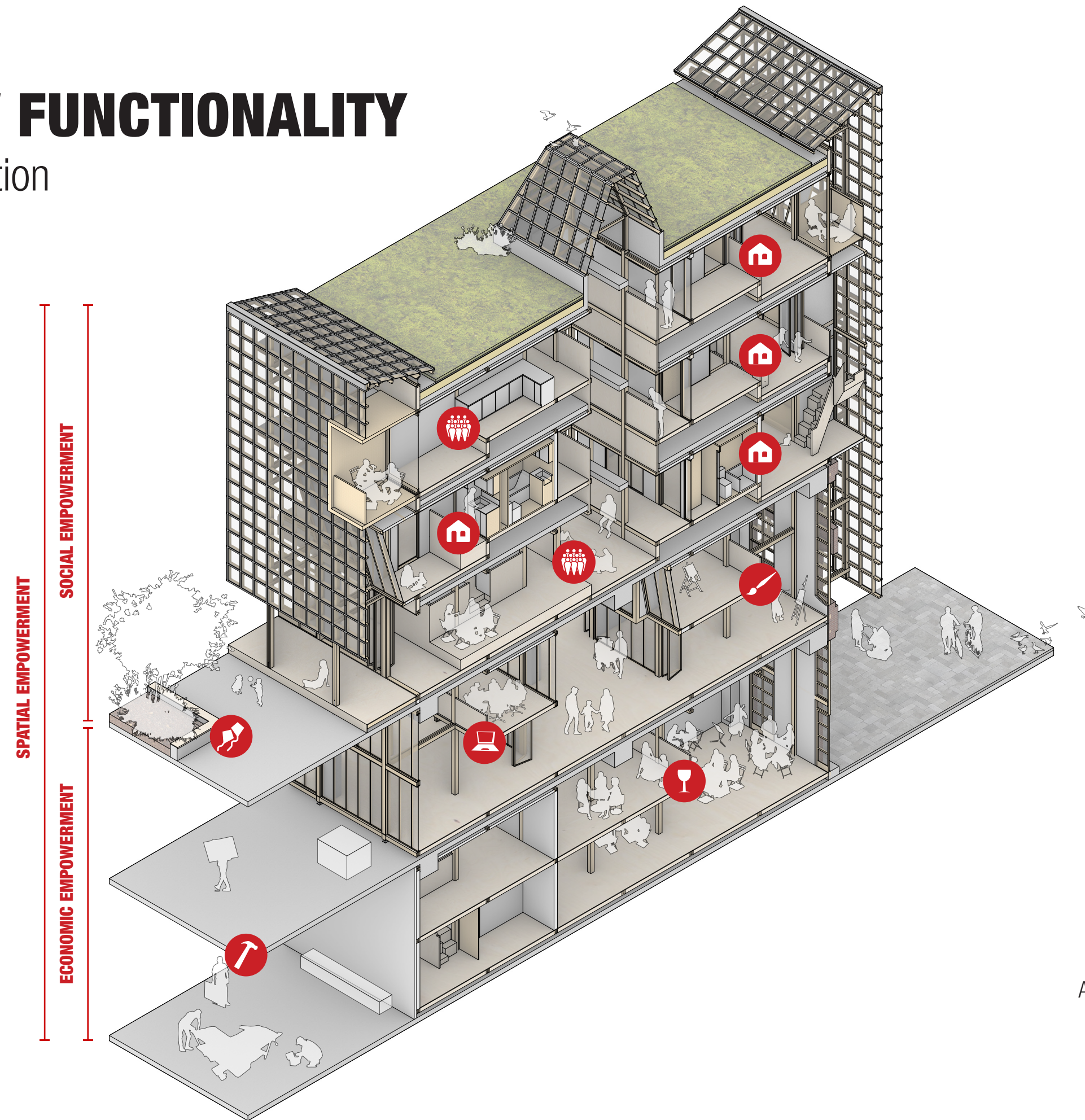
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Graduation P5
A Matter of Scale
Tov Frencken
4669622

OVERVIEW FUNCTIONALITY

In isometric section



Communal housing

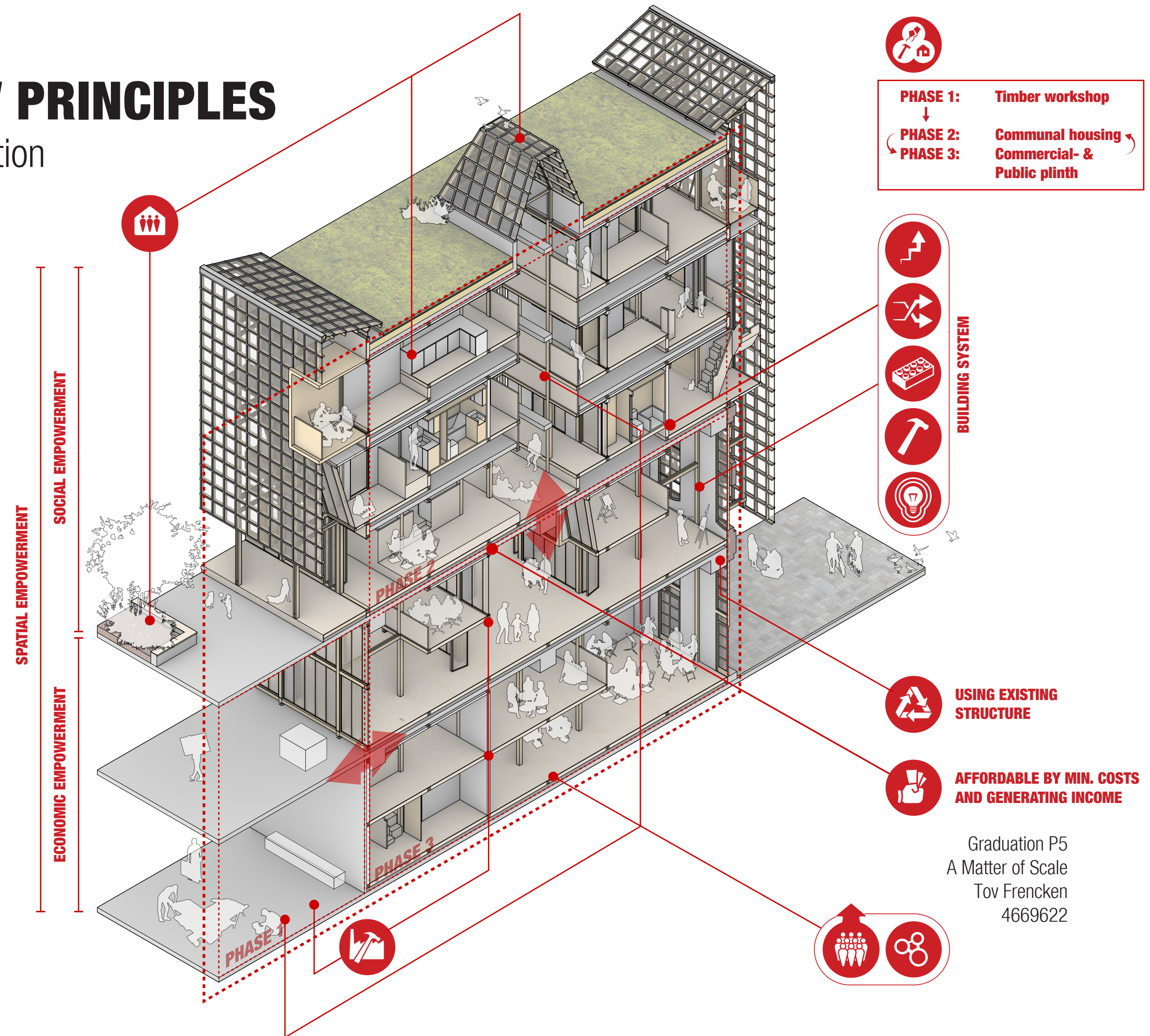
- Communal spaces
- Communal garden
- Private households

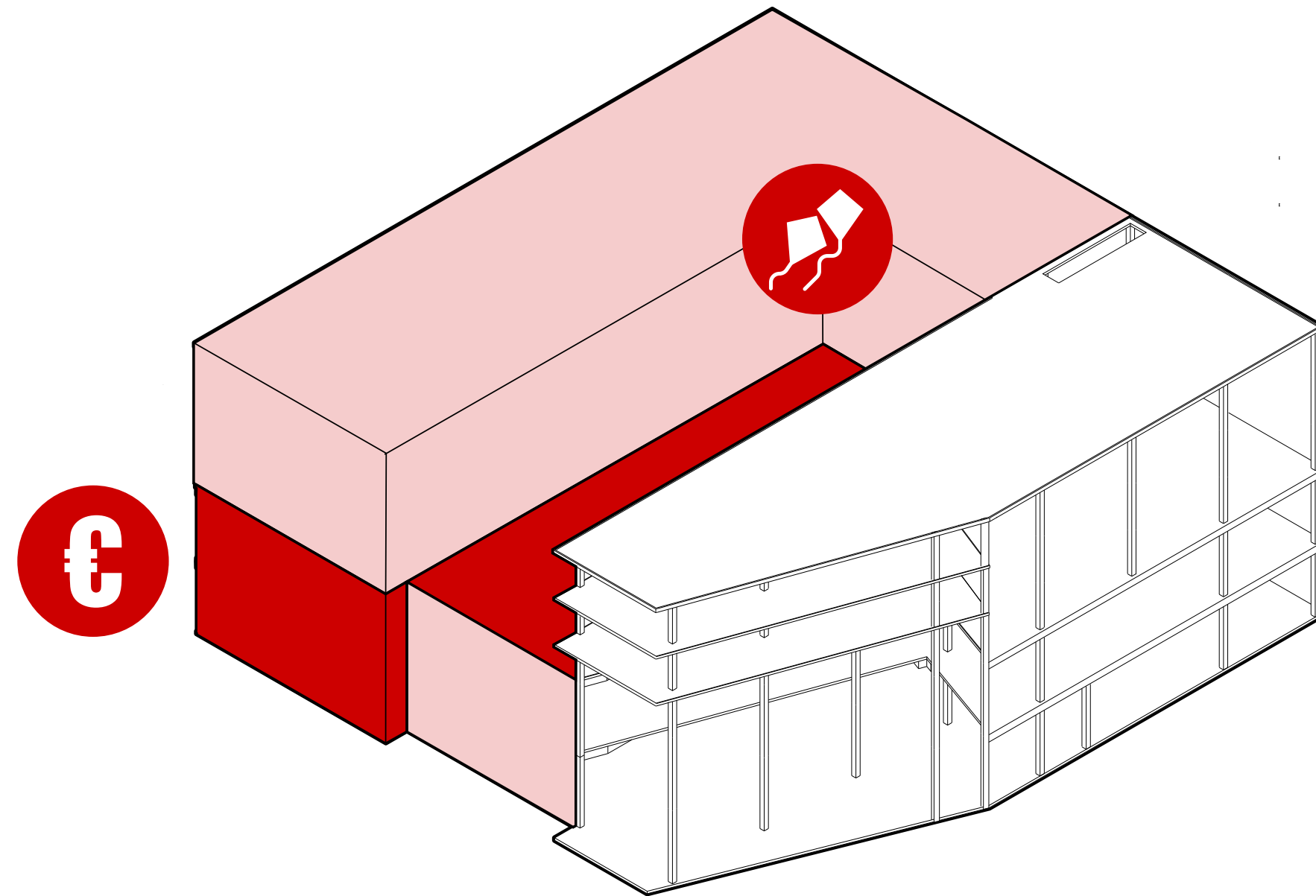
Economic plinth

- Art studios
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- Restaurants / Bars
- Timber workshop

Graduation P5
A Matter of Scale
Tov Frencken
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In isometric section

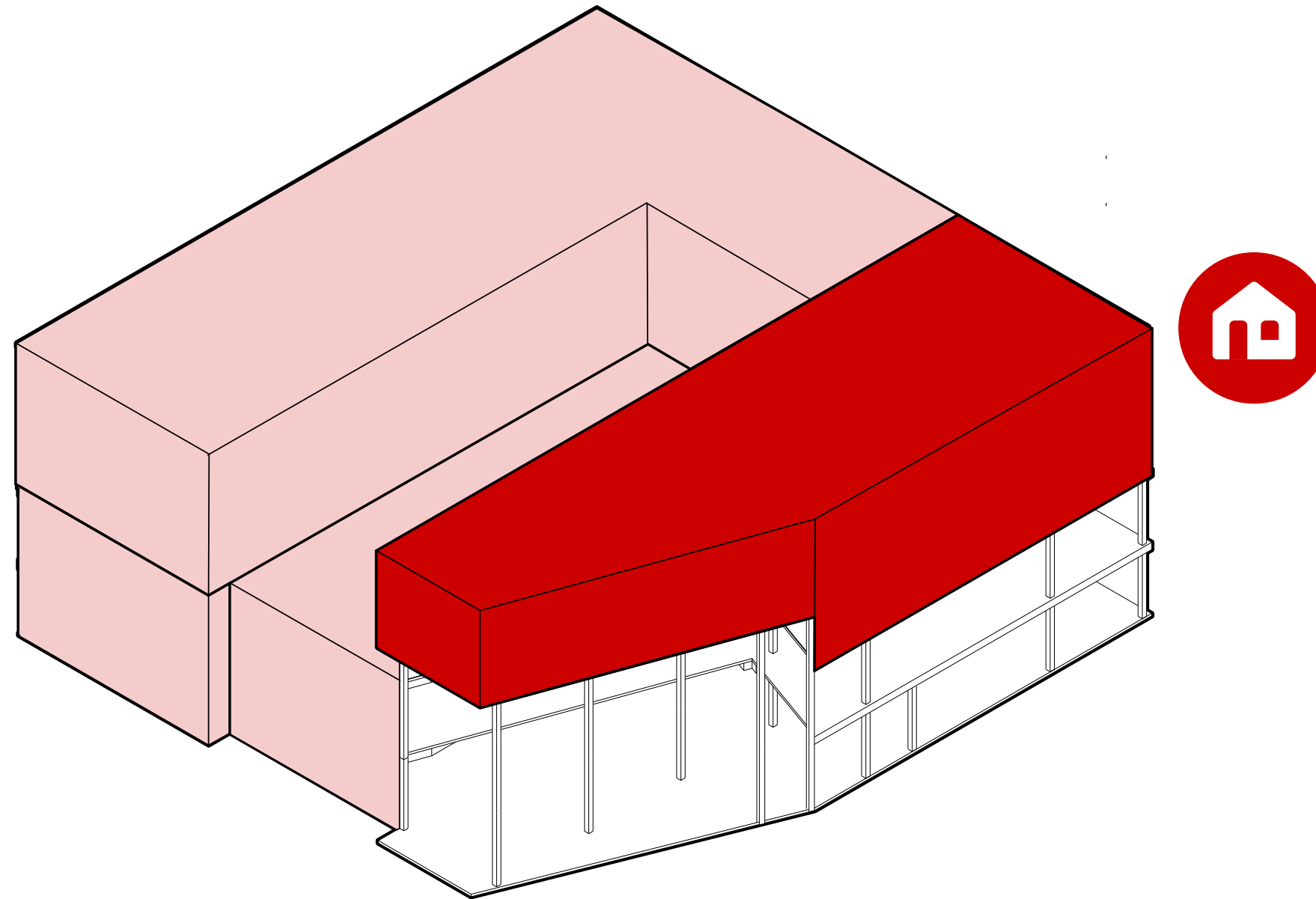




CONSTRUCTING THE FIRST ECONOMIC PLINTH & COMMUNAL GARDEN

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

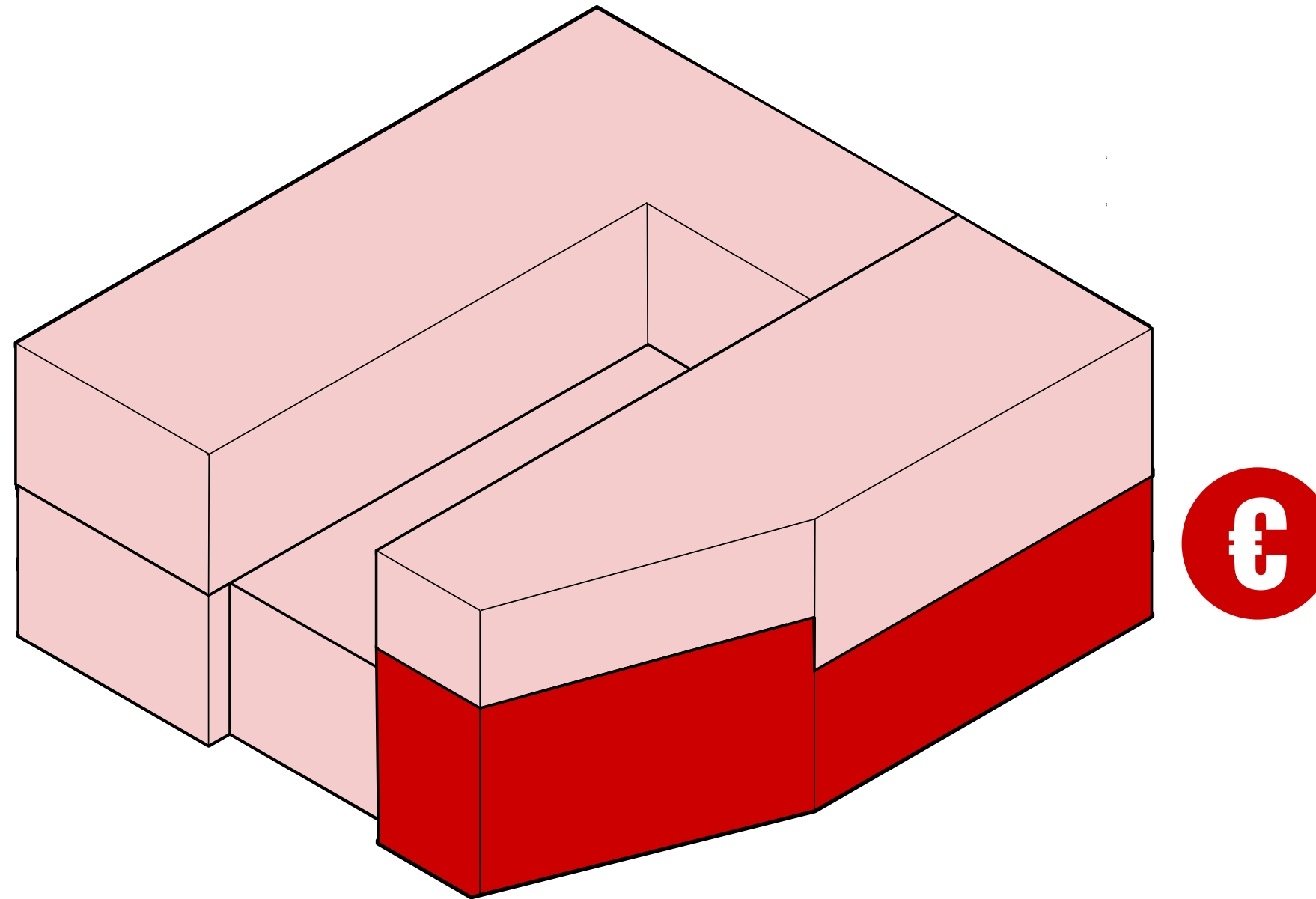
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CONSTRUCTING THE SECOND COHOUSING WING

With varying apartment sizes and shared facilities

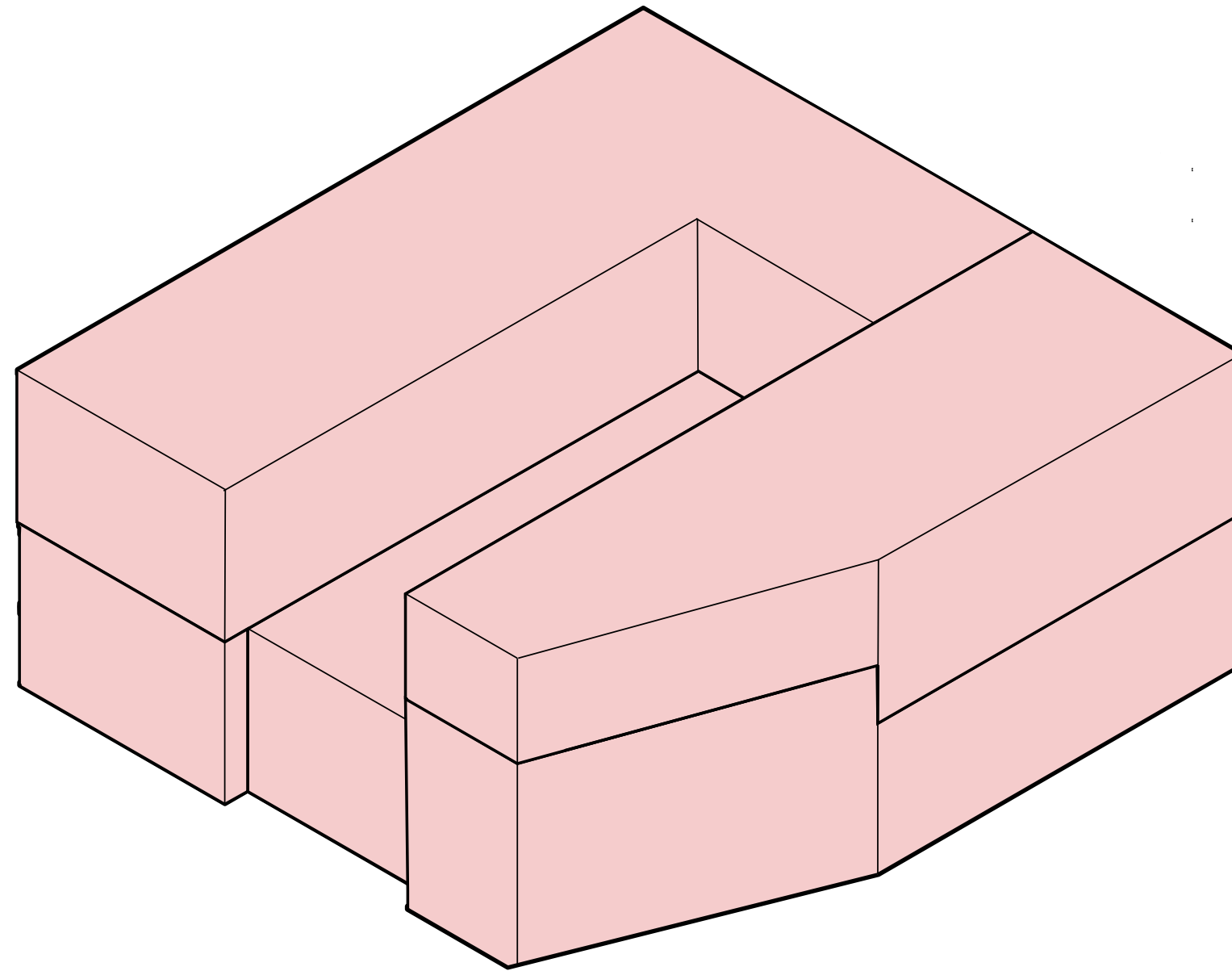
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CONSTRUCTING SECOND PART ECONOMIC PLINTH

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

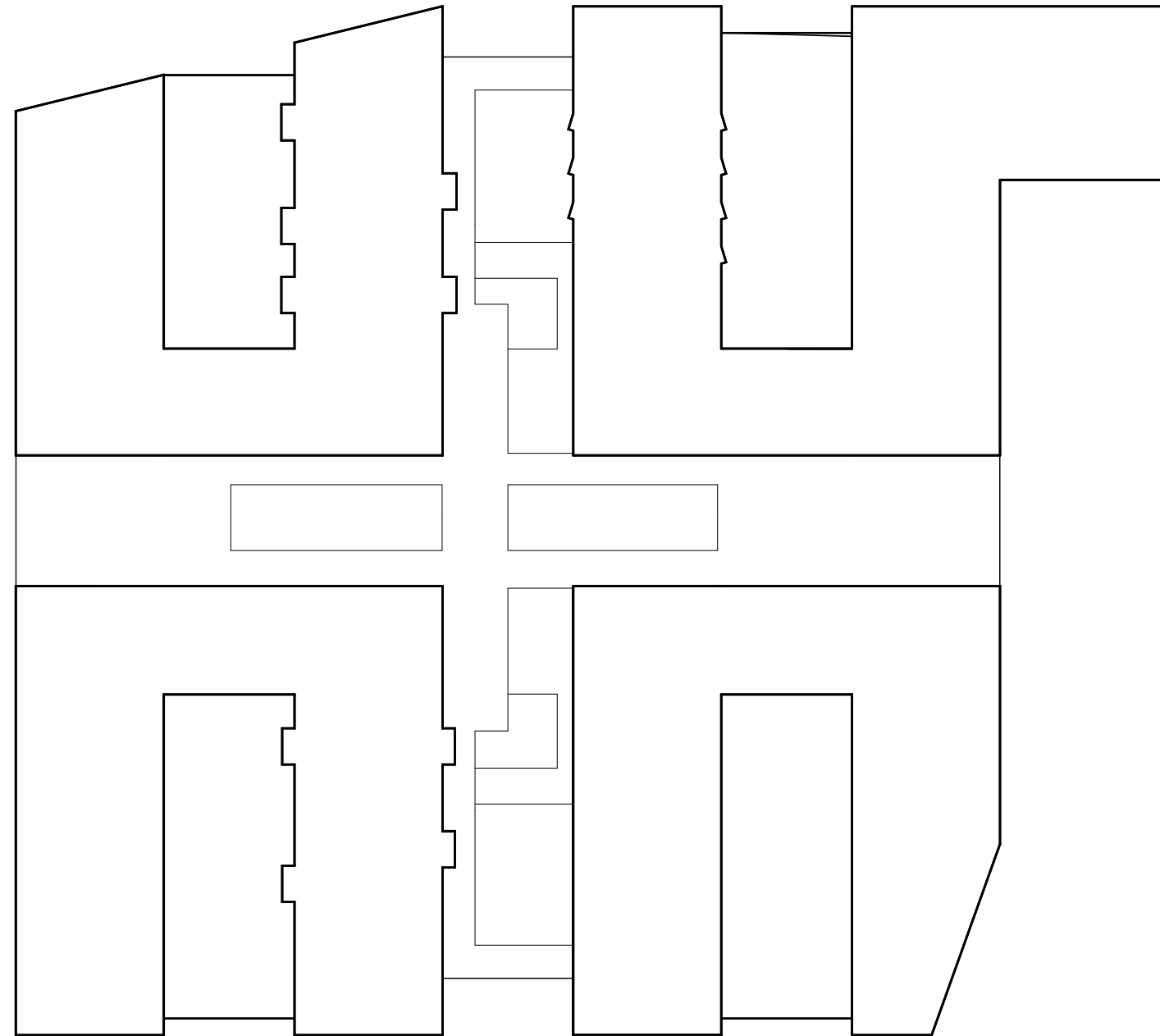
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A MIXED-USE LIVING ENVIRONMENT

Providing income, sheltering and broadening

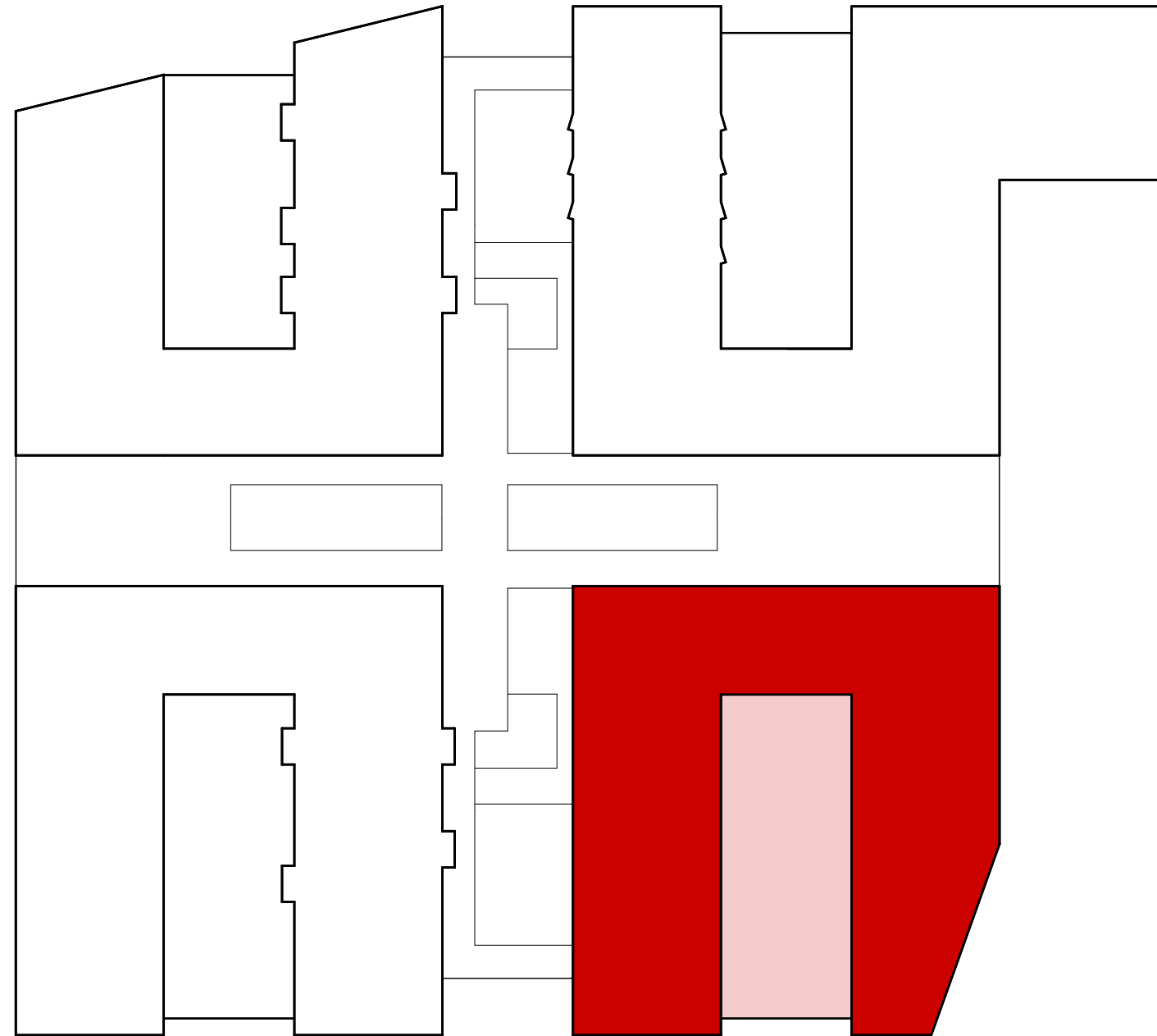
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DEVELOPING IN PHASES

Gradual development of the whole structure

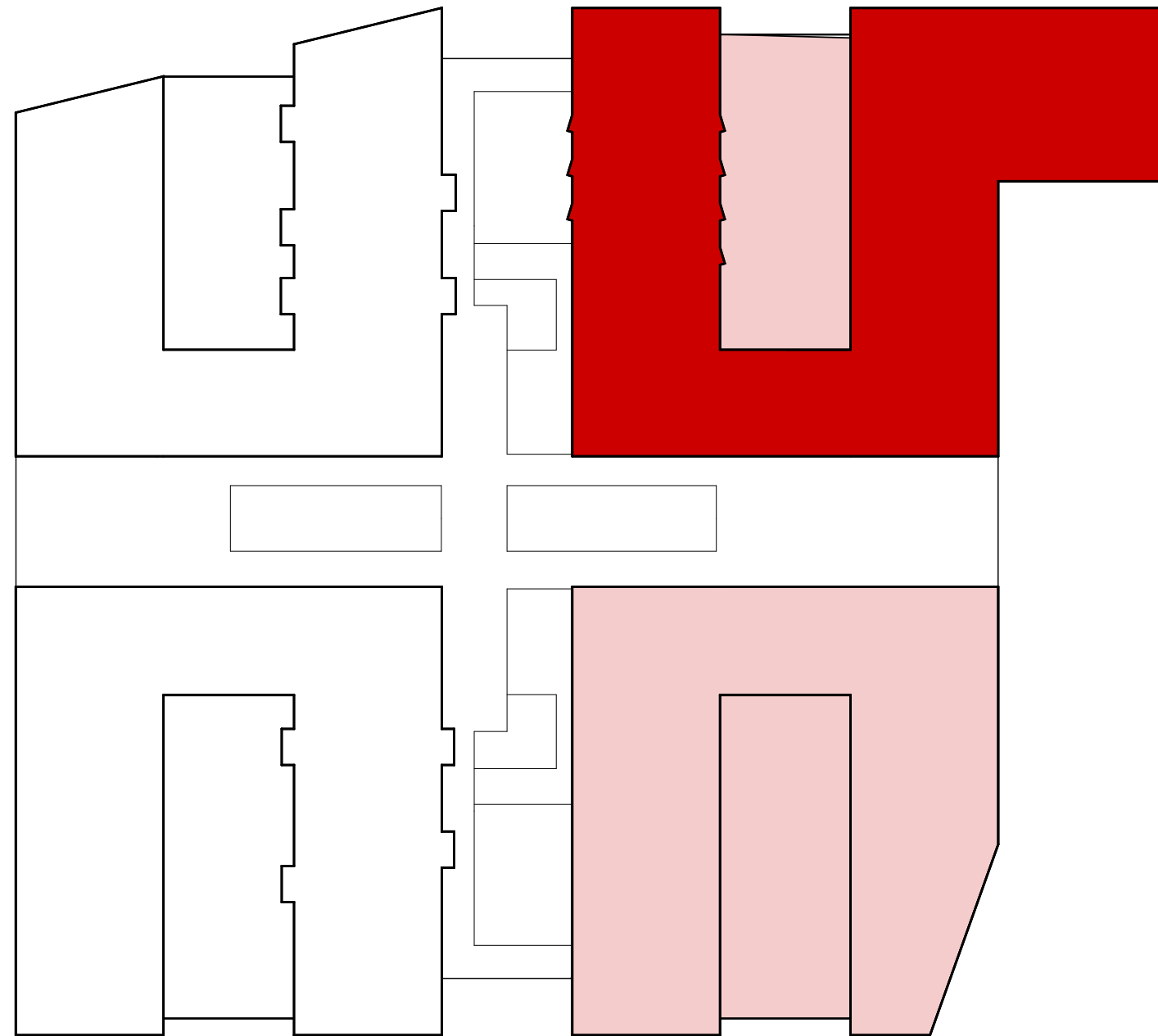
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DEVELOPING IN PHASES

Gradual development of the whole structure

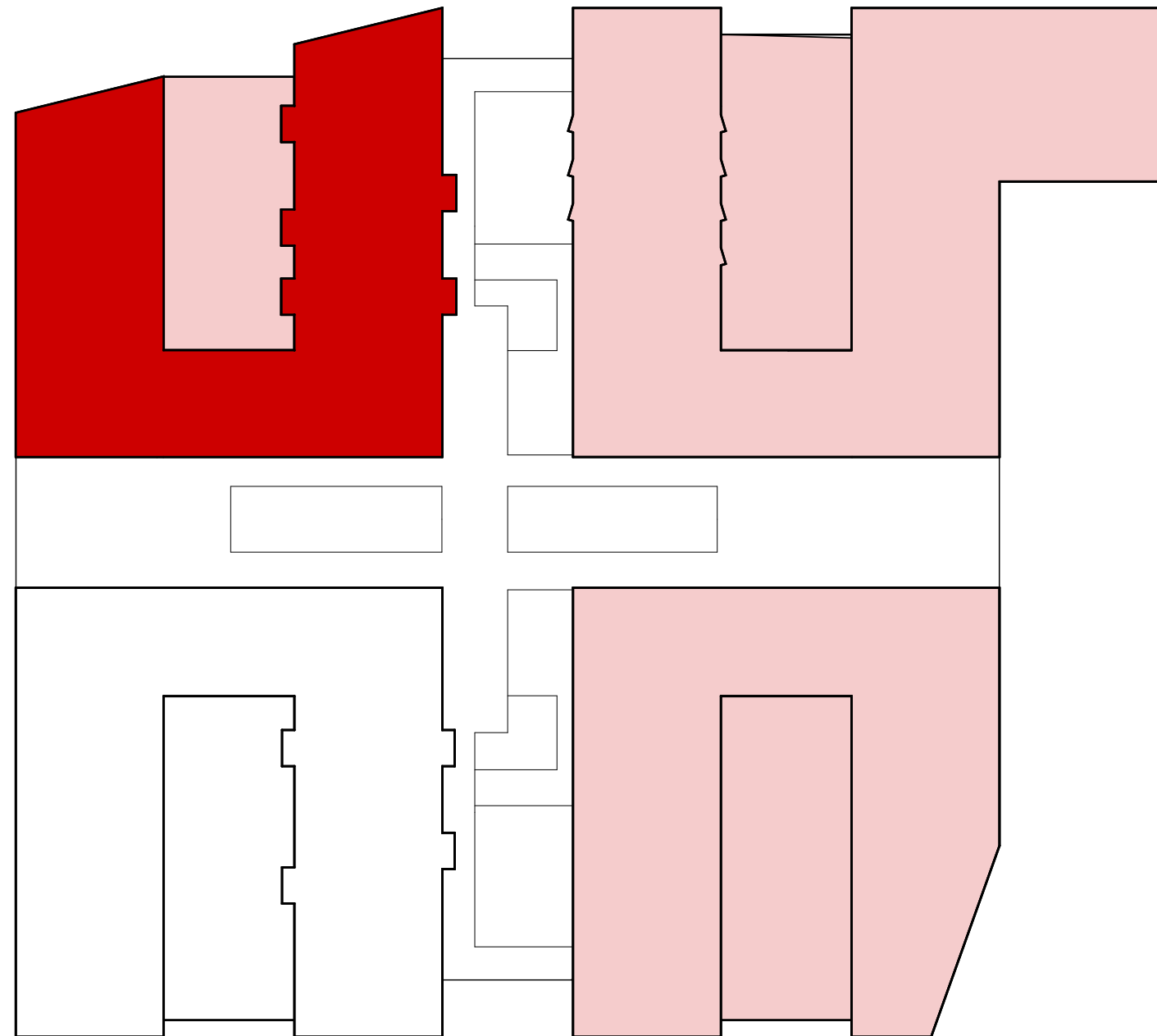
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DEVELOPING IN PHASES

Gradual development of the whole structure

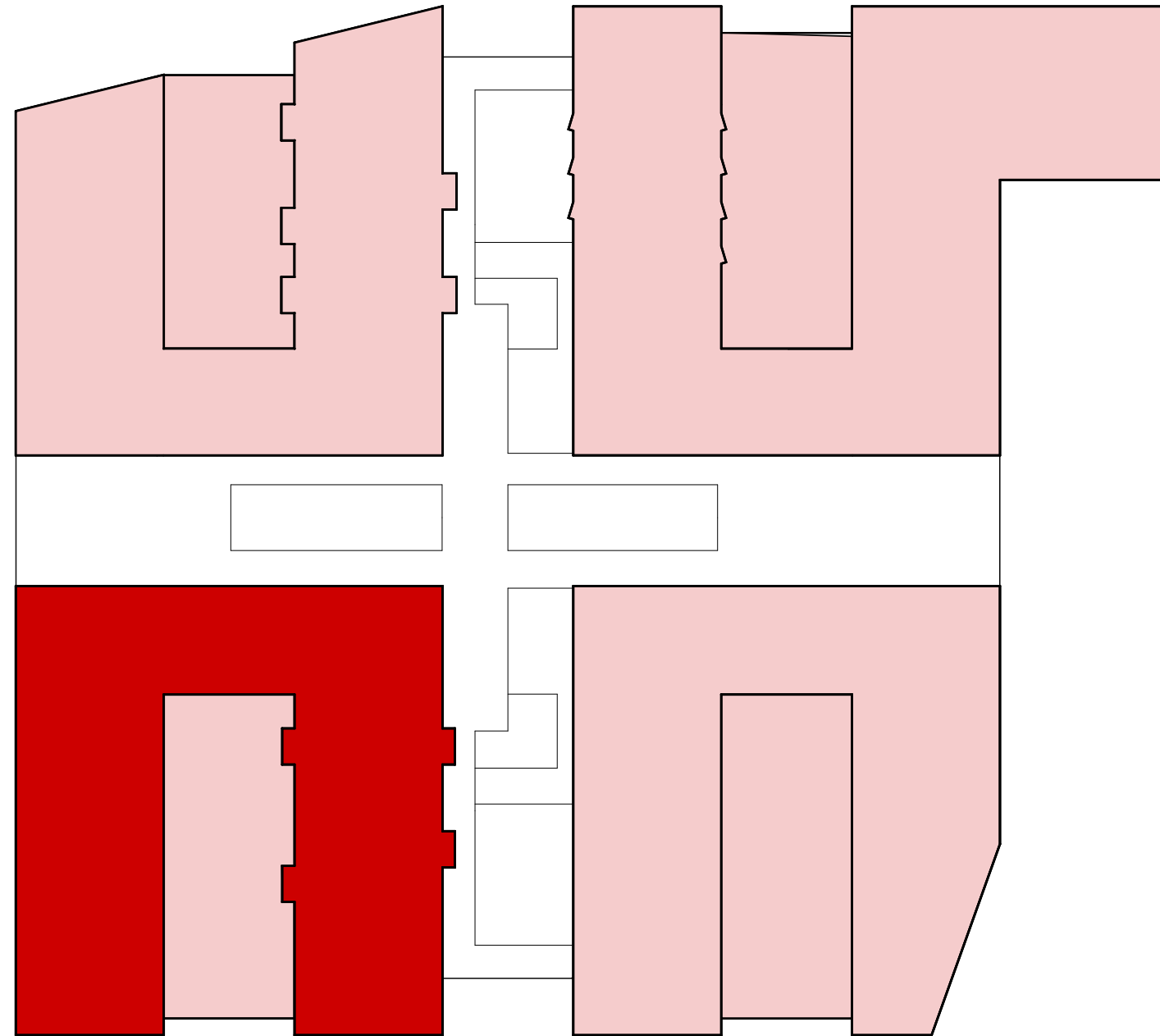
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DEVELOPING IN PHASES

Gradual development of the whole structure

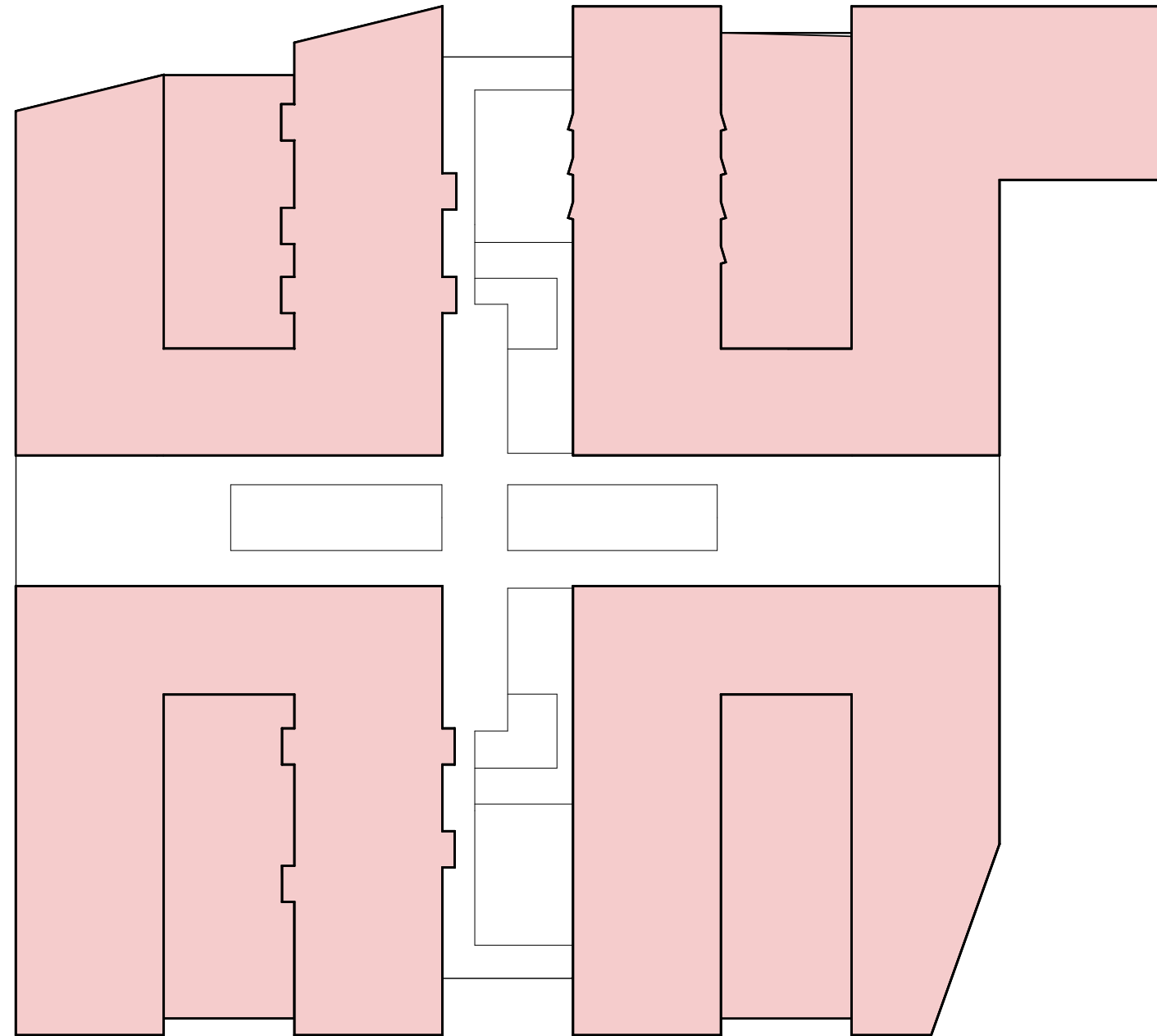
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DEVELOPING IN PHASES

Gradual development of the whole structure

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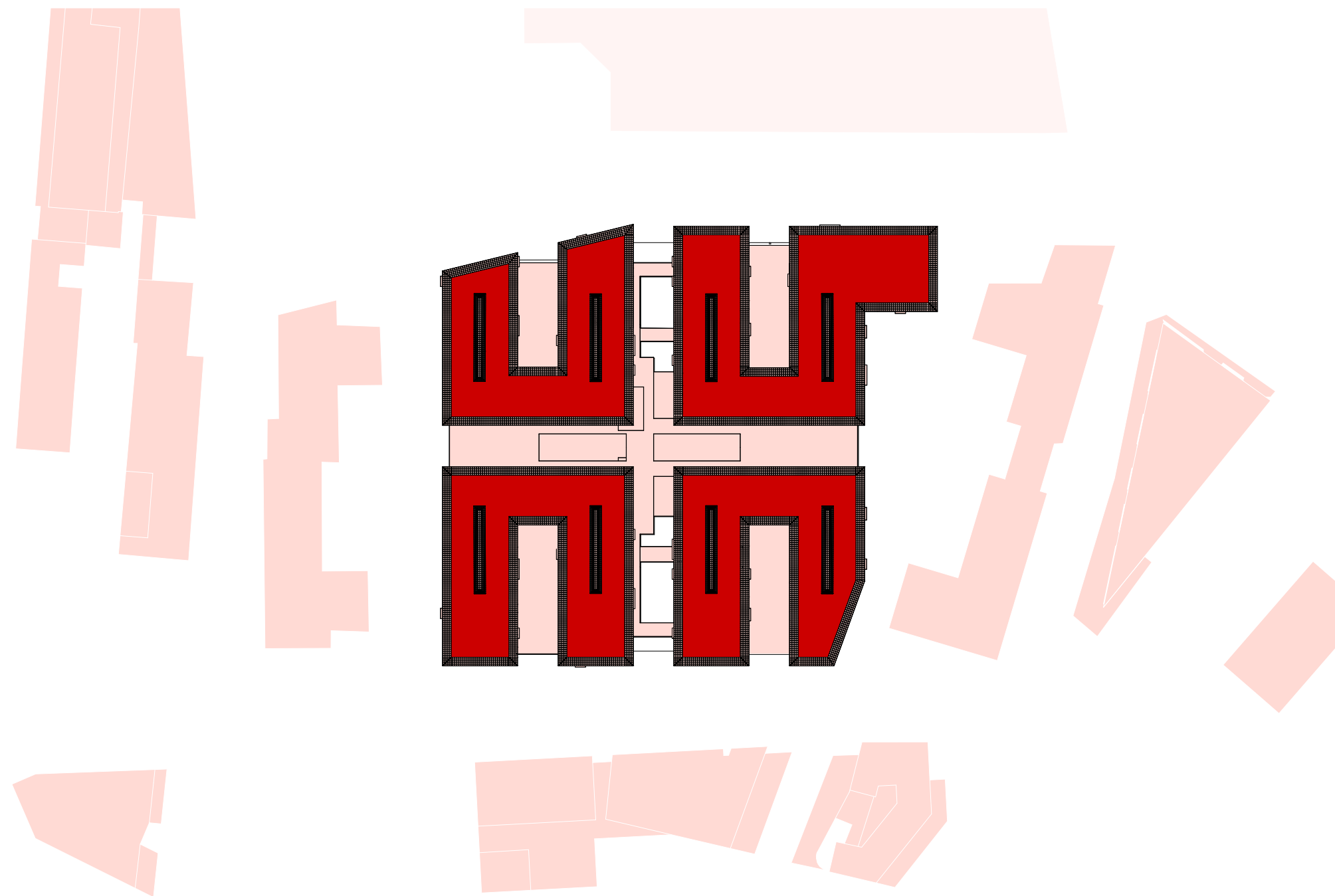


DEVELOPING IN PHASES

Gradual development of the whole structure

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OVERALL COMPOSITION



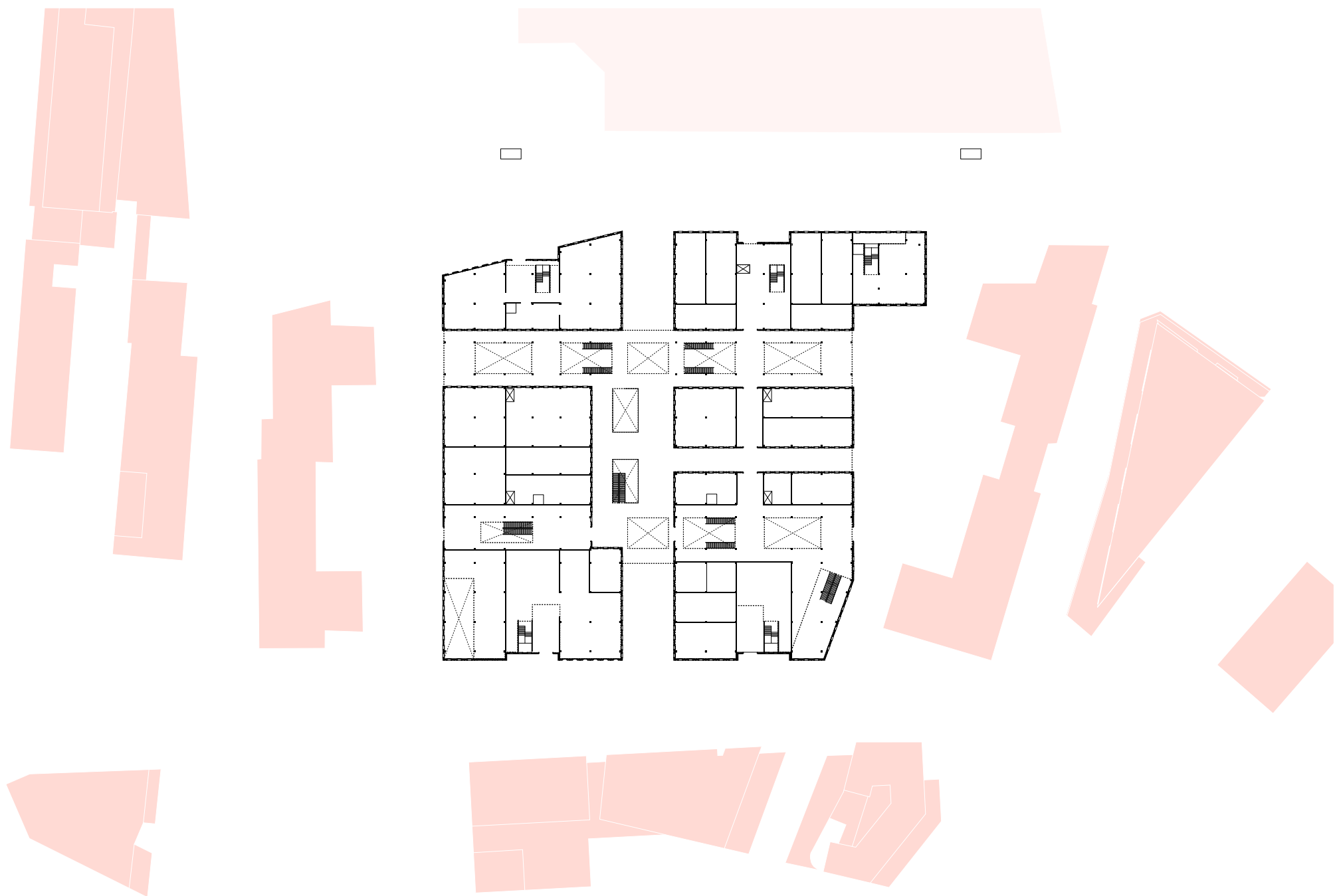
Top View
Work in Progress



1 : 1000

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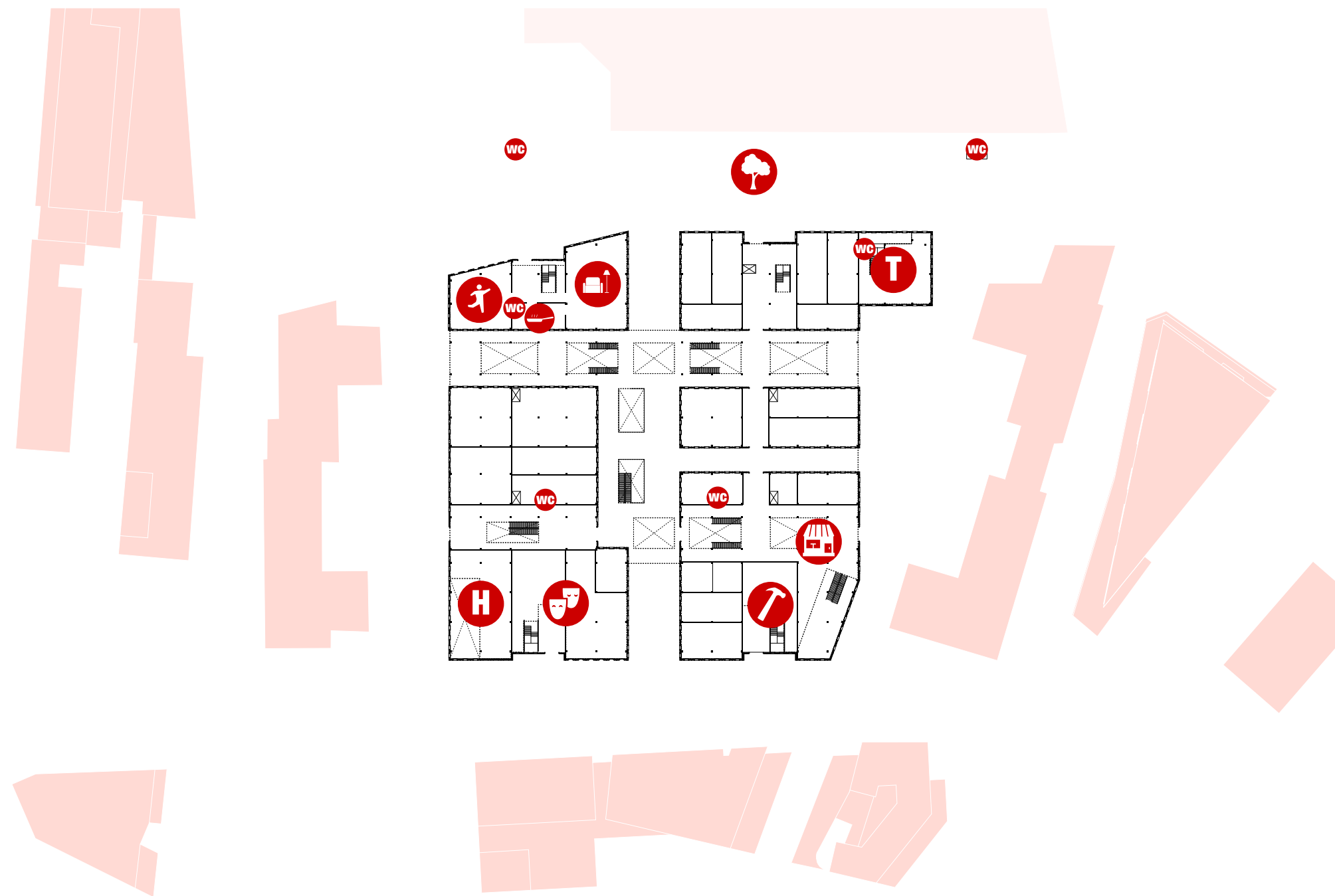
GROUND FLOOR



- 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

Ground floor
Work in Progress

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- Communal Center**
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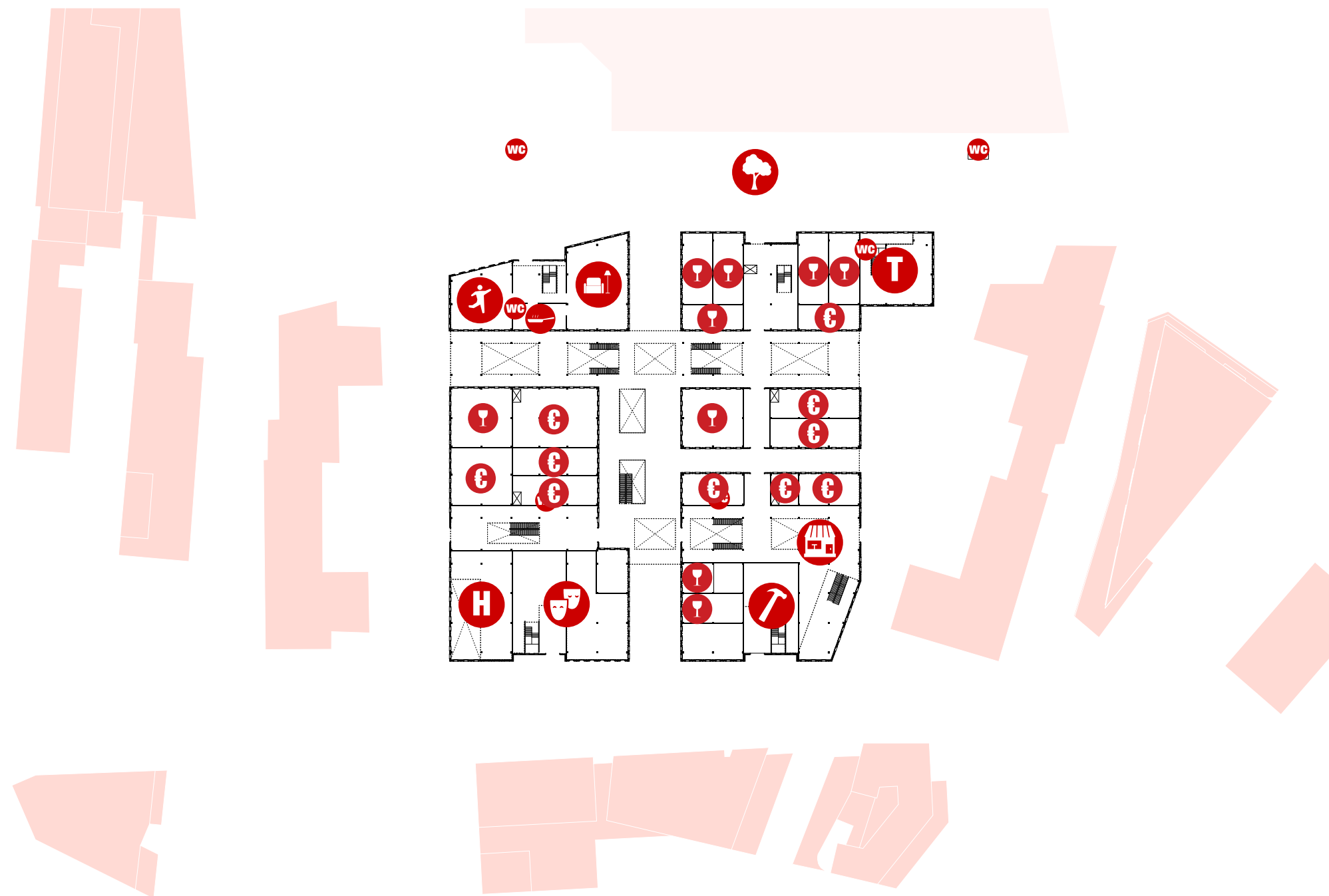
FITTING A PUBLIC PROGRAMME

Preferably non-commercial and partly indoors

Public Programme
Work in Progress




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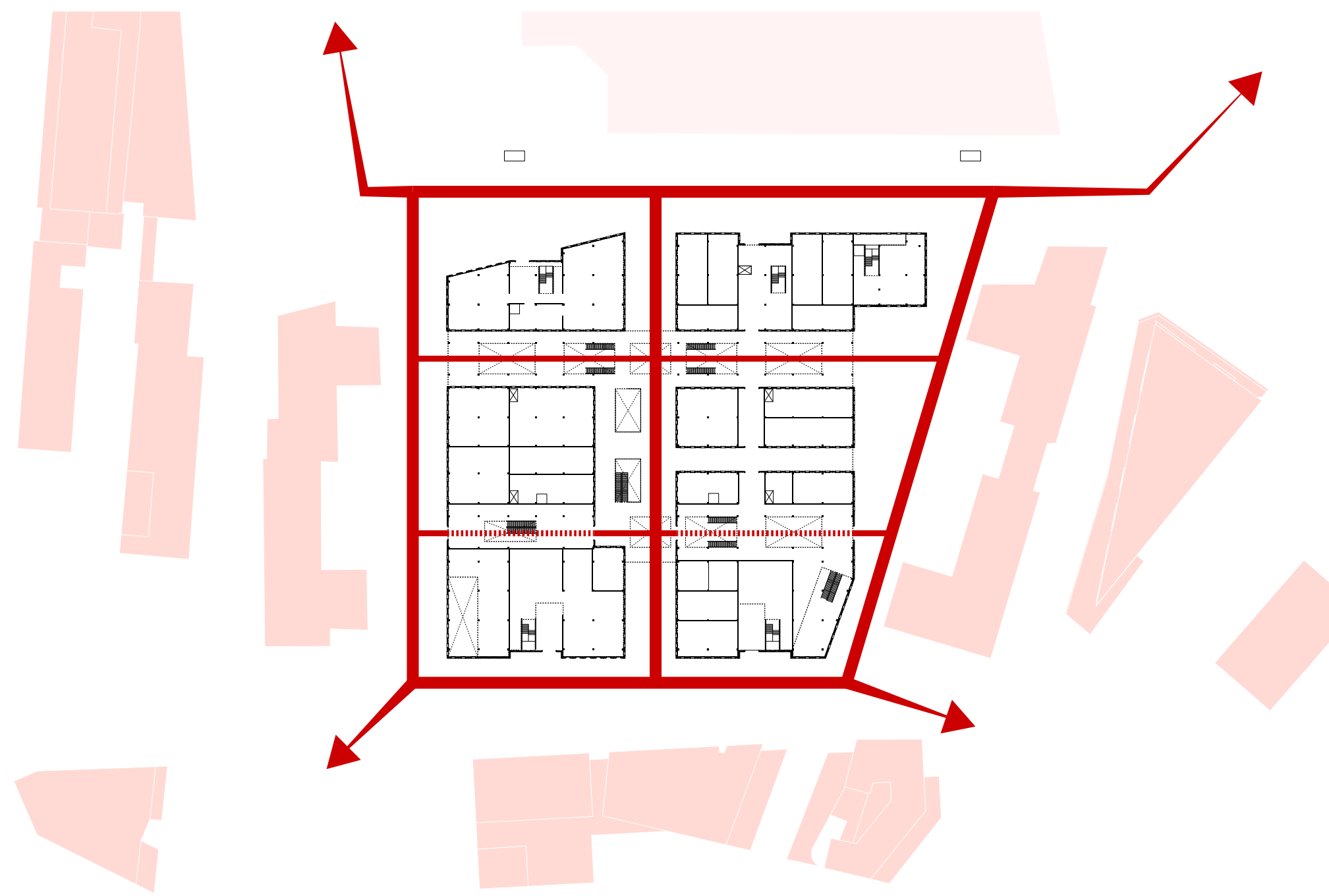



- Communal Center**
 - Communal living room
 - Communal kitchen
 - Free space
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 - Theatre
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 - Boulevard
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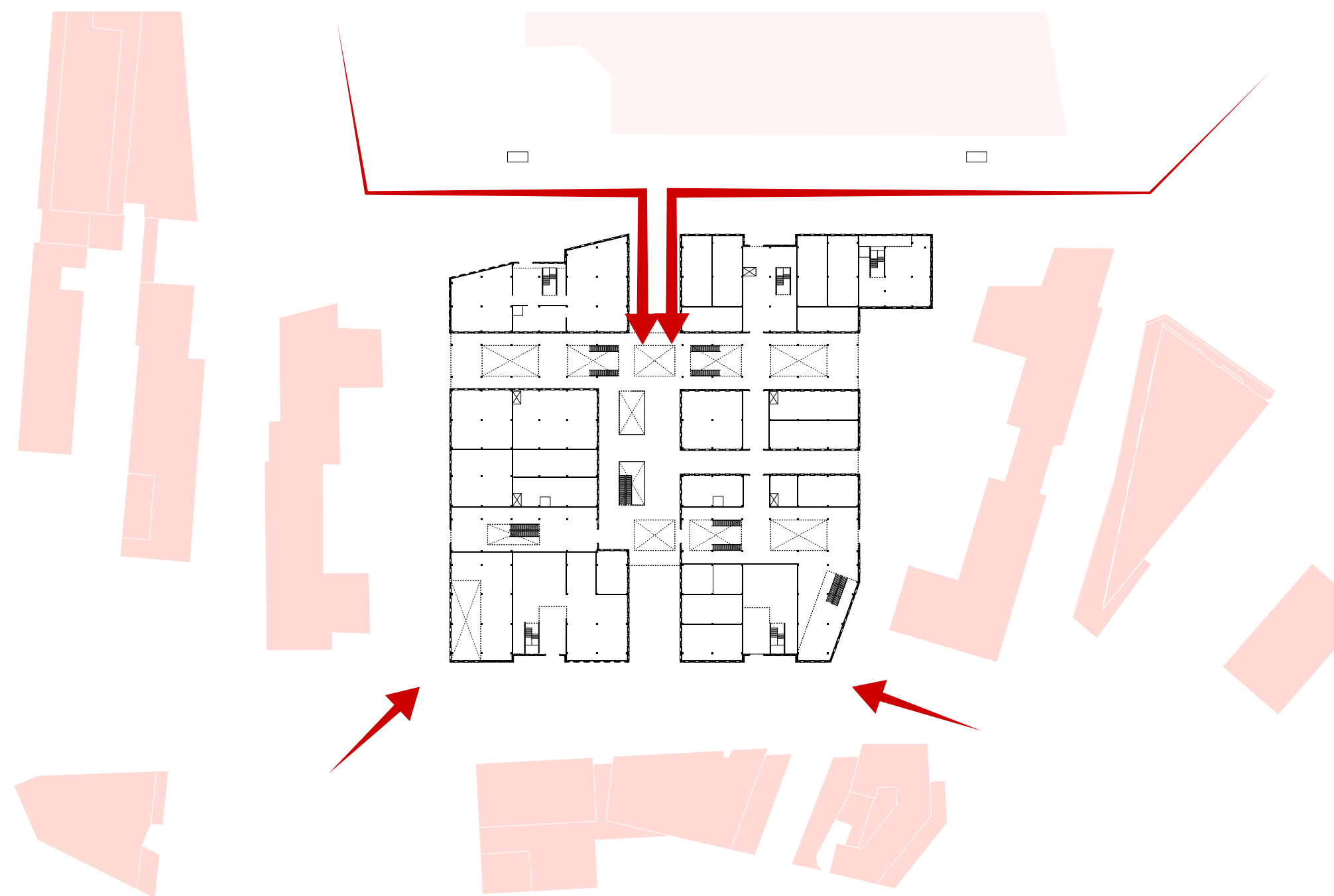
WITH RETAIL, RESTAURANTS AND BARS
Preferably non-commercial and partly indoors

Public Programme
Work in Progress  **1 : 1000**
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ROUTING



Routing Diagram
Work in Progress  **1 : 1000**
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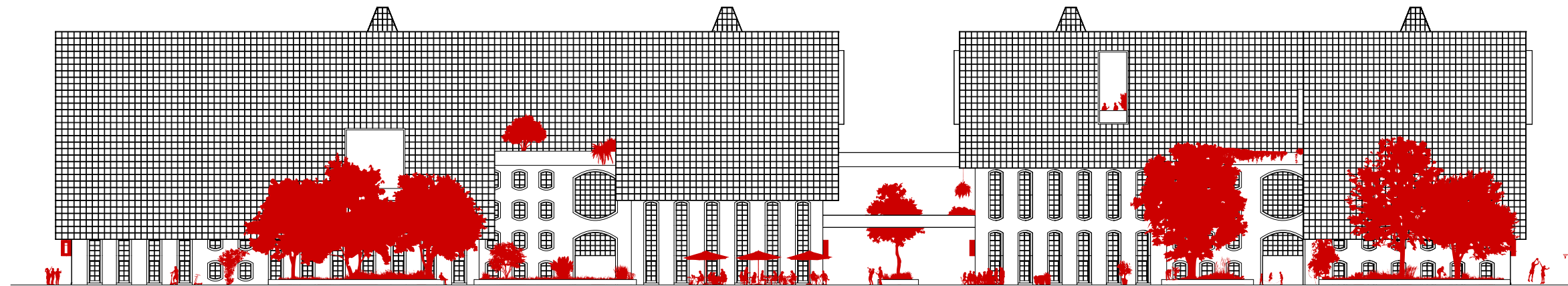
MAIN ACCESS ROUTES

Drawing people in by looking at how they approach the building

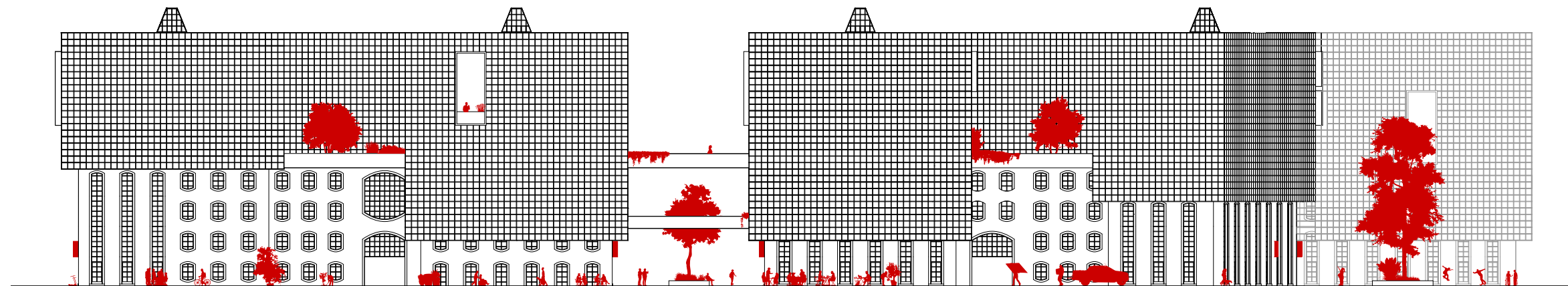
Main Access Routes
Work in Progress



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[Seaside] Elevation 
Work in Progress **E** **1 : 500**

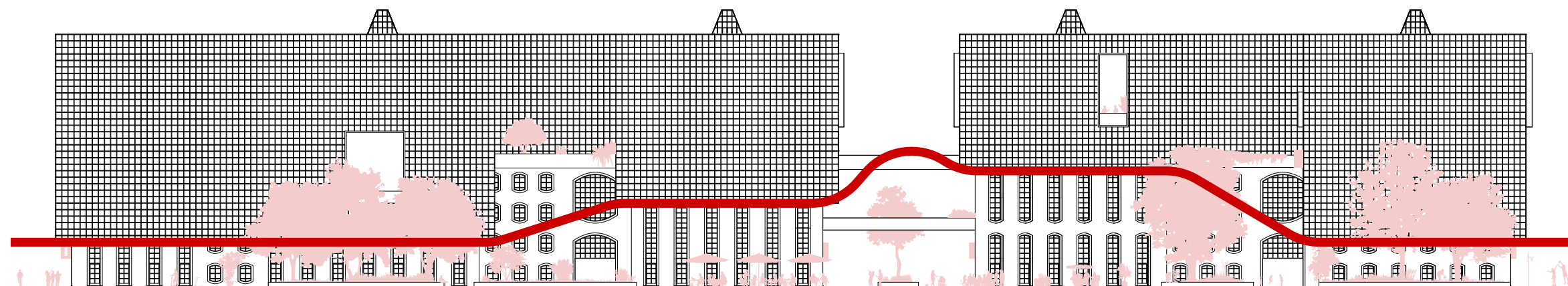


[Cityside] Elevation 
Work in Progress **W** **1 : 500**

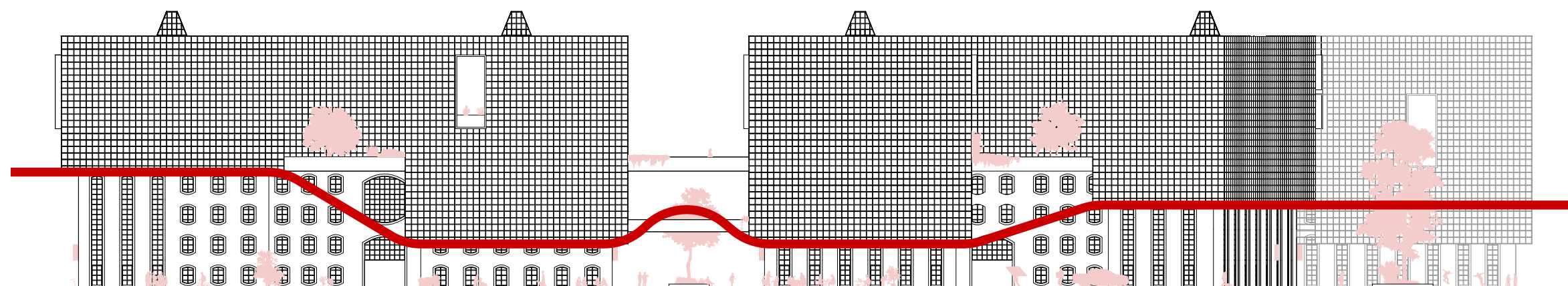
DIVISION IN FACADE

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

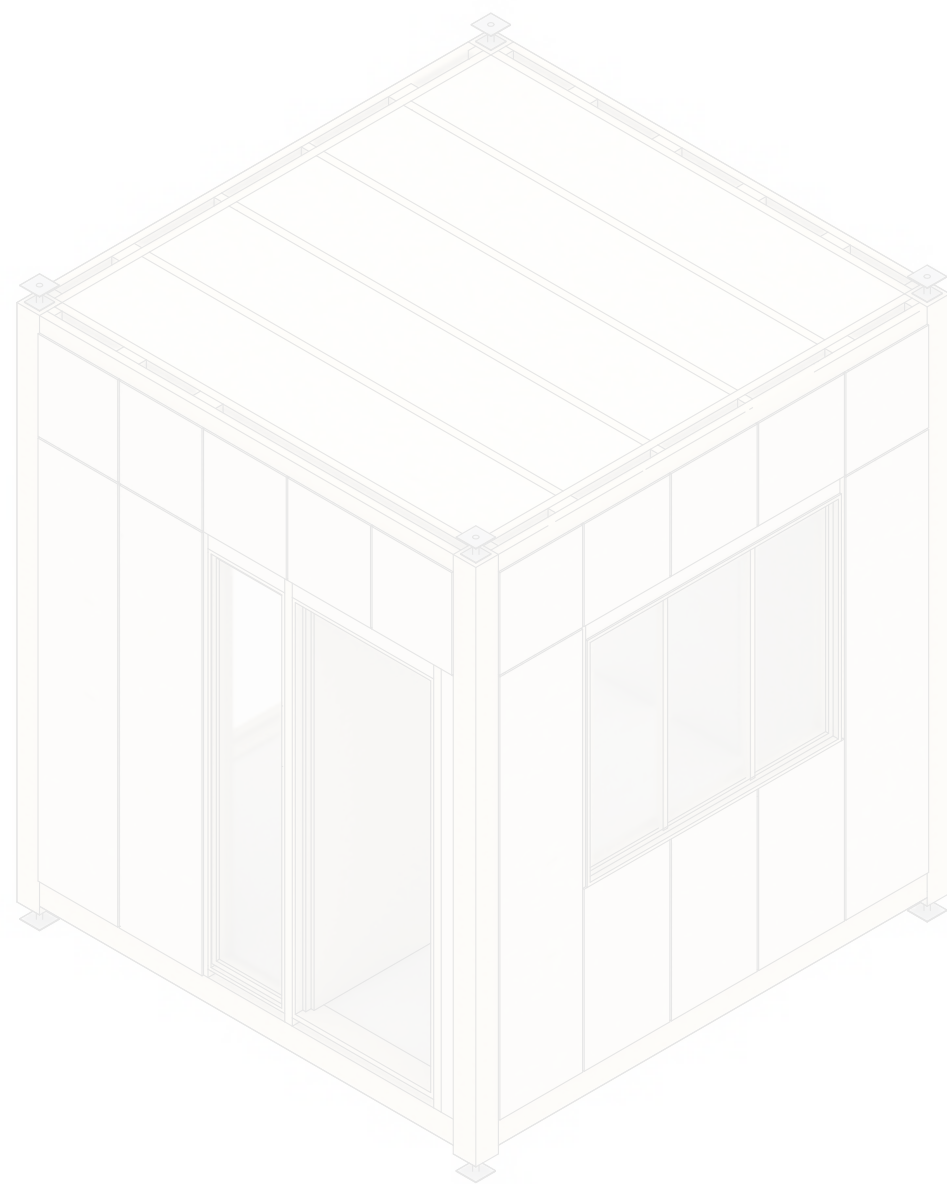
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SEASIDE IMPRESSION

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

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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



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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