

POLYKATOIKIA tapestry of shared ownership.

The reinterpretation of the Athenian Polykatoikia

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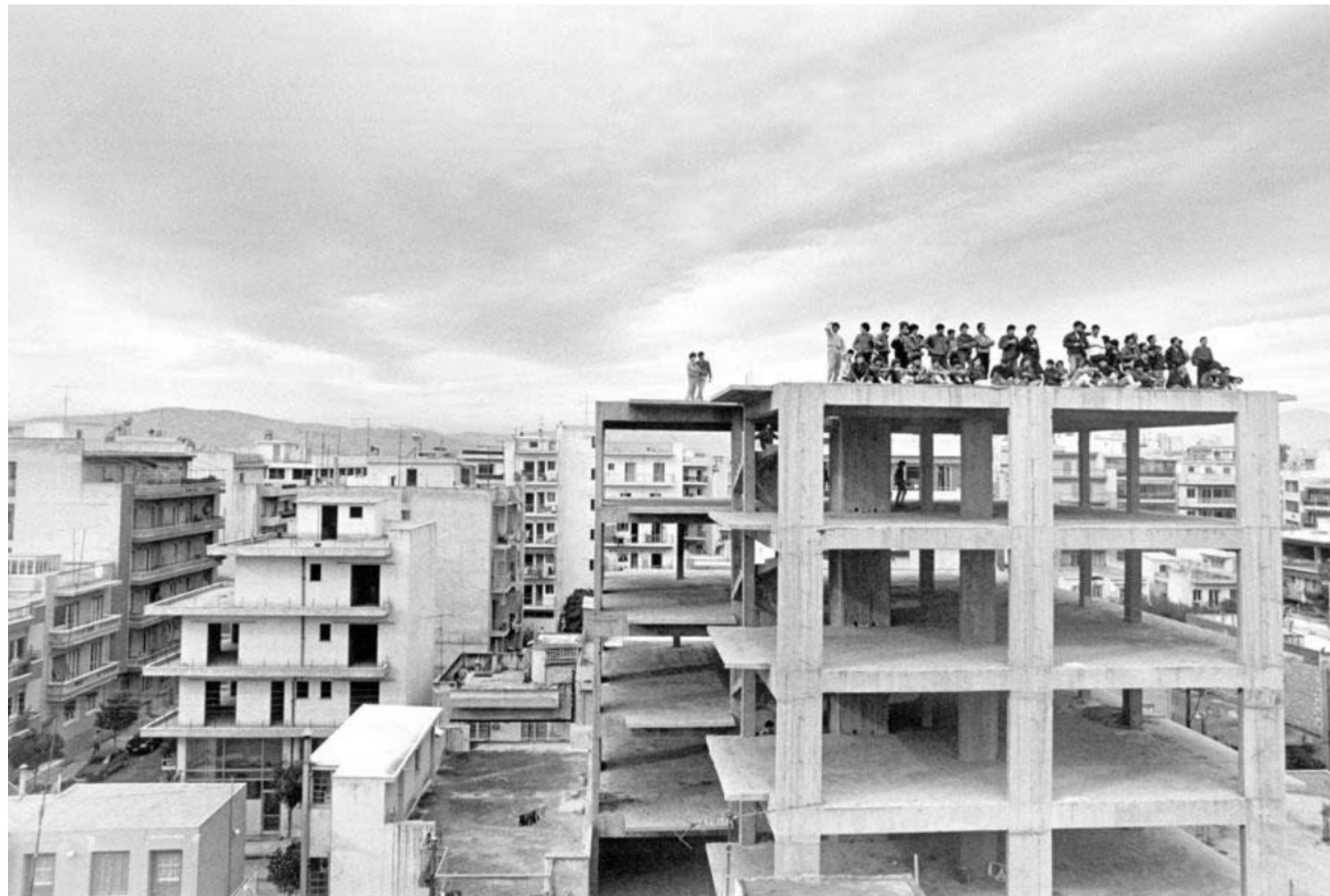
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New Polykatoikia



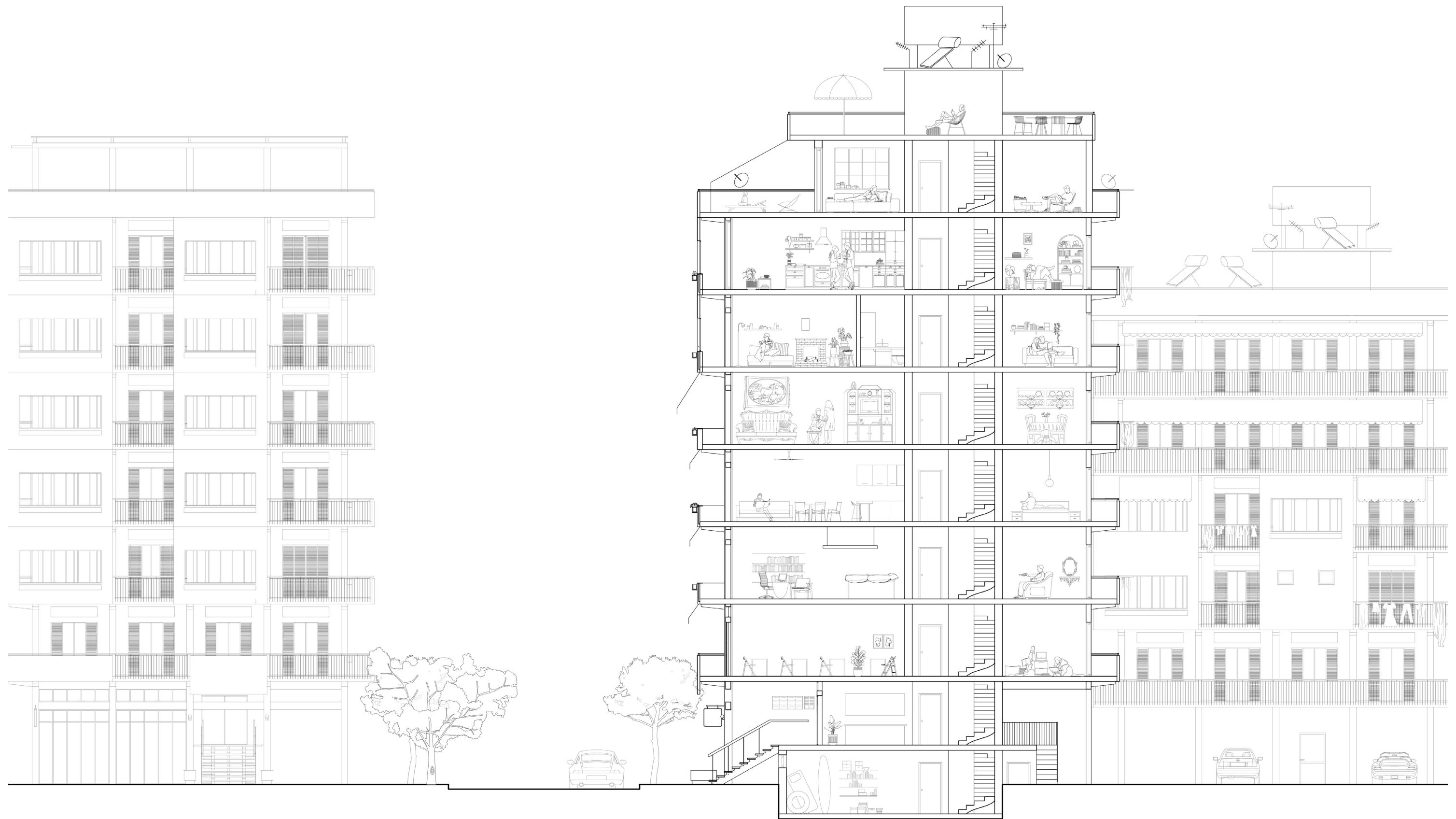
"Can the Polykatoikia, a cornerstone of Greek urban identity, be redefined to restore a sense of community in the city?"

What is a Polykatoikia?

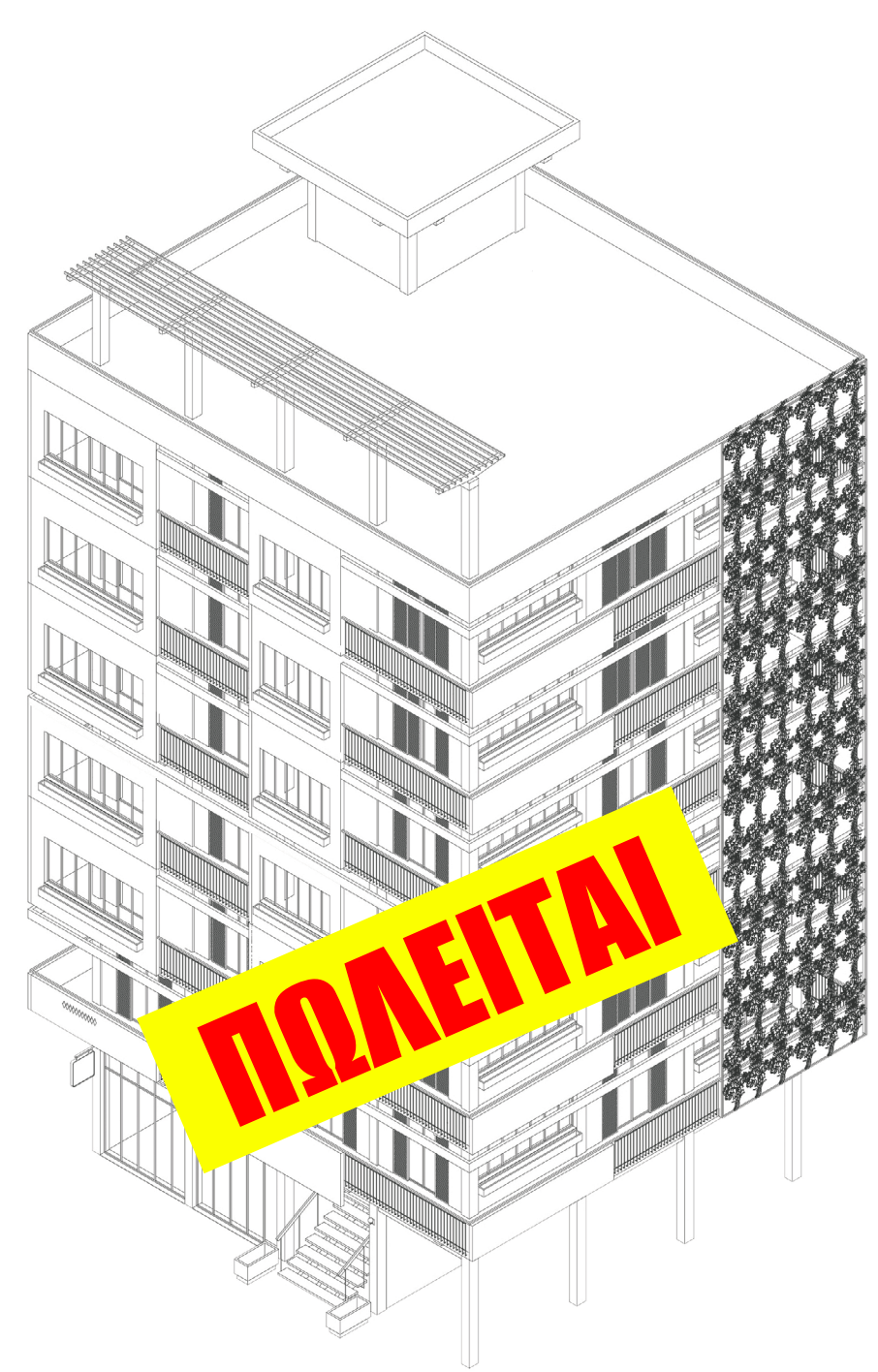


The term **Polykatoikia** (πολυκατοικία) /po.li.ka.ti'ci.a/ is a composite word, from (Πολυ) poly, translated as **multi**, and the noun (Κατοικία) katoikia, **dwelling**.

Ownership Regime



Ownership Regime



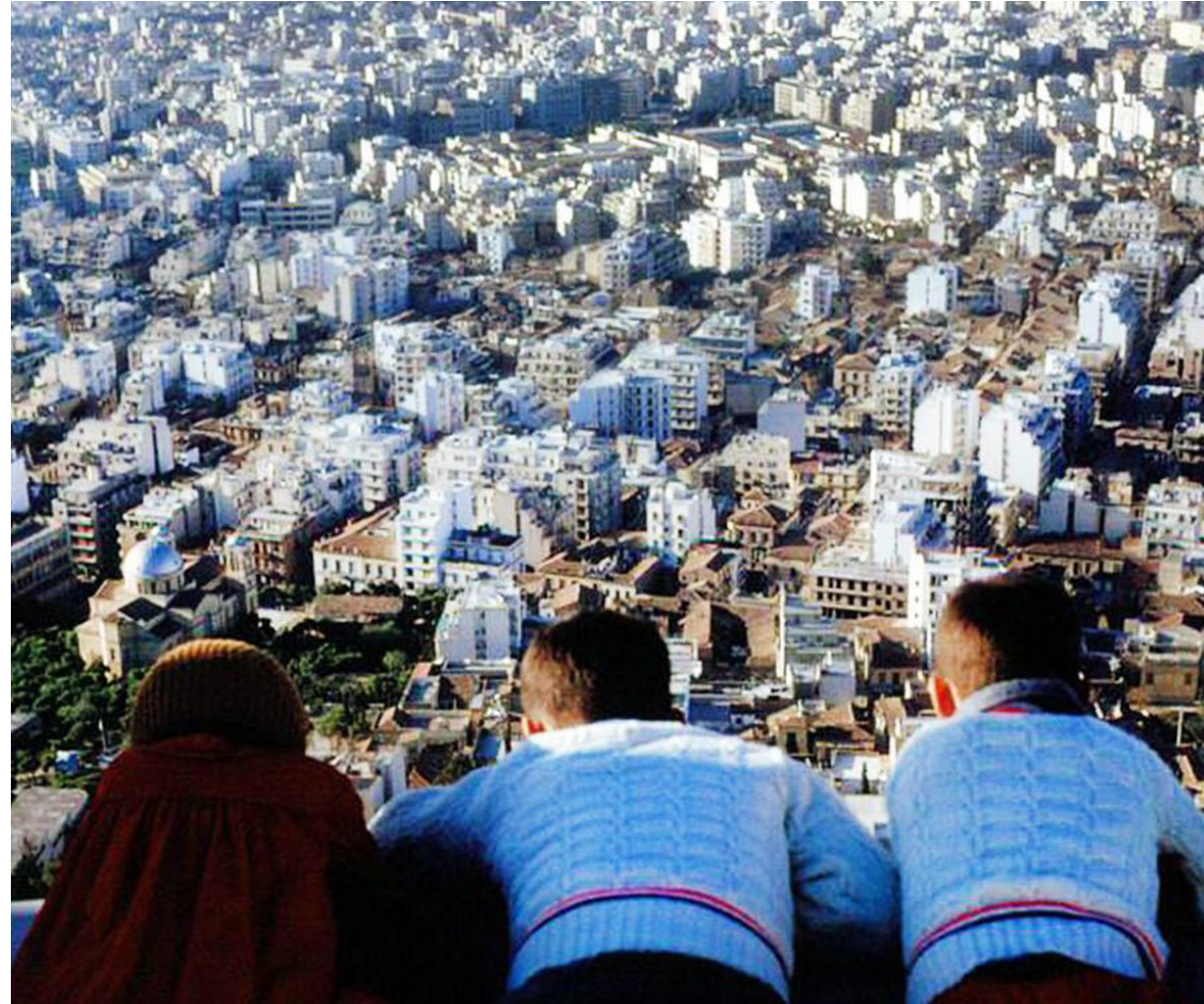
How can we modernize this model to overcome its limitations while retaining its strengths?

Design Aspiration



The aim is to recover the sense of community, the collaborative management of spaces and the adaptation to the modern needs of the city.

Introduction



"Where are all your Polykatoikia buildings?"

Introduction

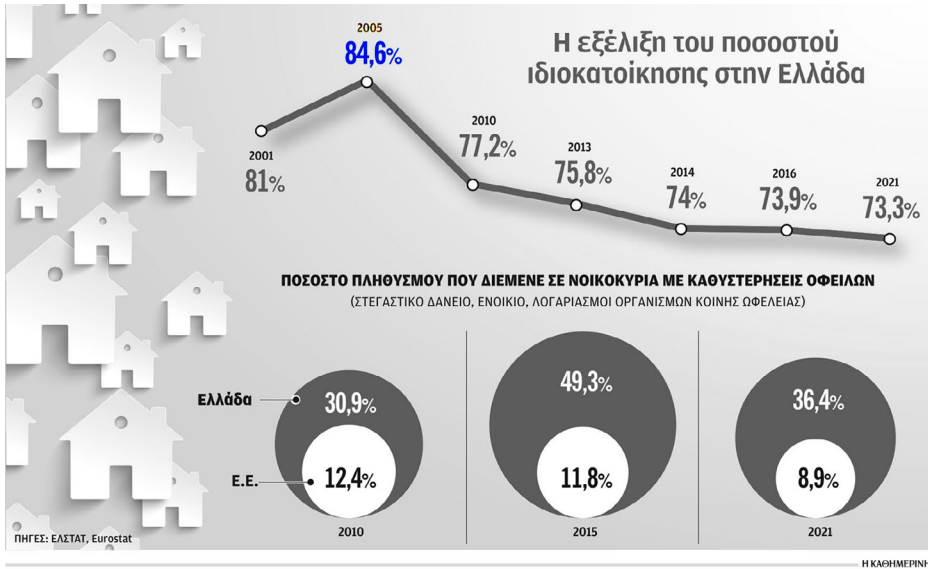
"Sharing"



During the interwar period, urbanization drove people to Athens for better job opportunities and economic recovery. They brought a countryside mentality, fostering neighborhood and small community life within Polykatoikias.

Introduction

Ownership



84.6% in 2005

Introduction
Ownership



Introduction

Communal living examples in Europe



Isokon Building, designed by Wells Coates, London, 1934



Hofje in Amsterdam, 16th and 17th centuries



The building at John Ericssonsgatan 6 in Stockholm, 1935



Unité d'Habitation, designed by Le Corbusier, Marseille, 1952



Central wonen, 1970s

Introduction

Isokon Building, designed by Wells Coates, London, 1934



"an experiment in collective housing designed for left-wing intellectuals."

Introduction

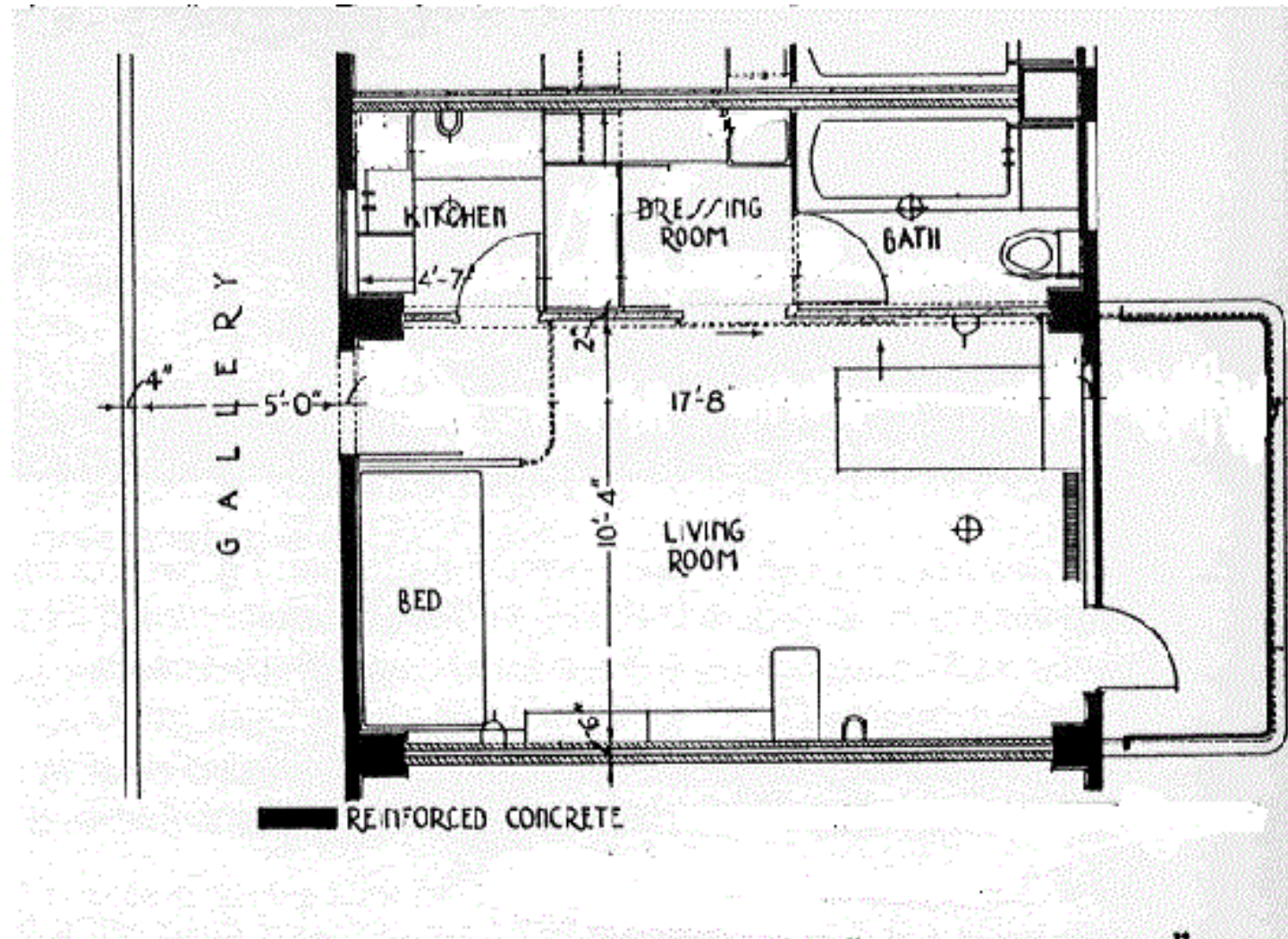
Isokon Building, designed by Wells Coates, London, 1934



where people live in small spaces but have a place for everything.

Introduction

Isokon Building, designed by Wells Coates, London, 1934



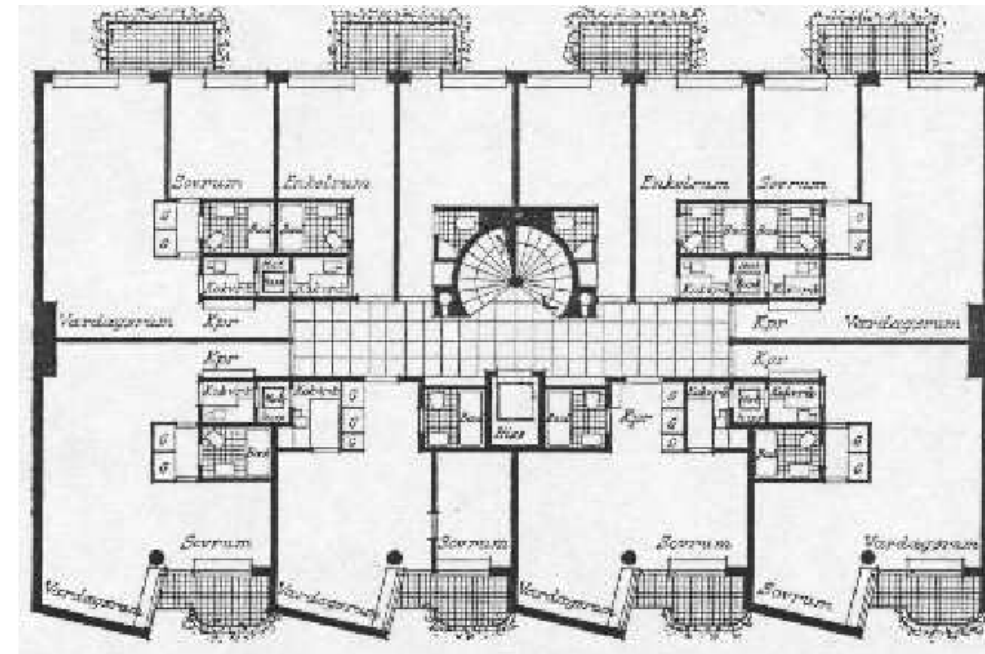
Introduction

Hofje in Amsterdam, 16th and 17th centuries



Introduction

The building at John Ericssonsgatan 6 in Stockholm, 1935



Floor-plan of one of the first collective housing projects in Stockholm, with common diners, child care and small shop

Introduction

Unité d'Habitation, designed by Le Corbusier, Marseille, 1952



Introduction

Central wonen, 1970s



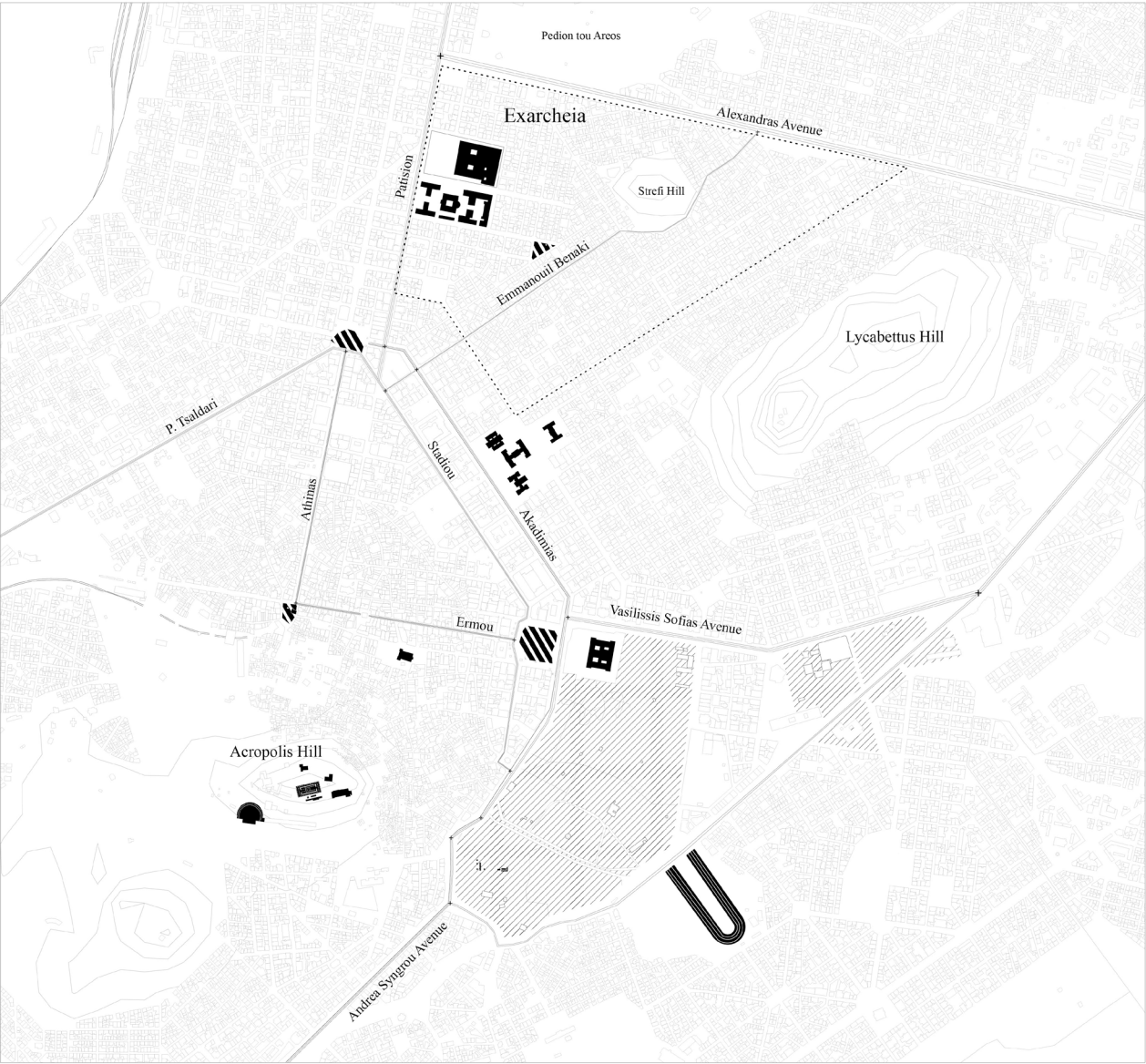
Citizens



"The city does not belong to them."

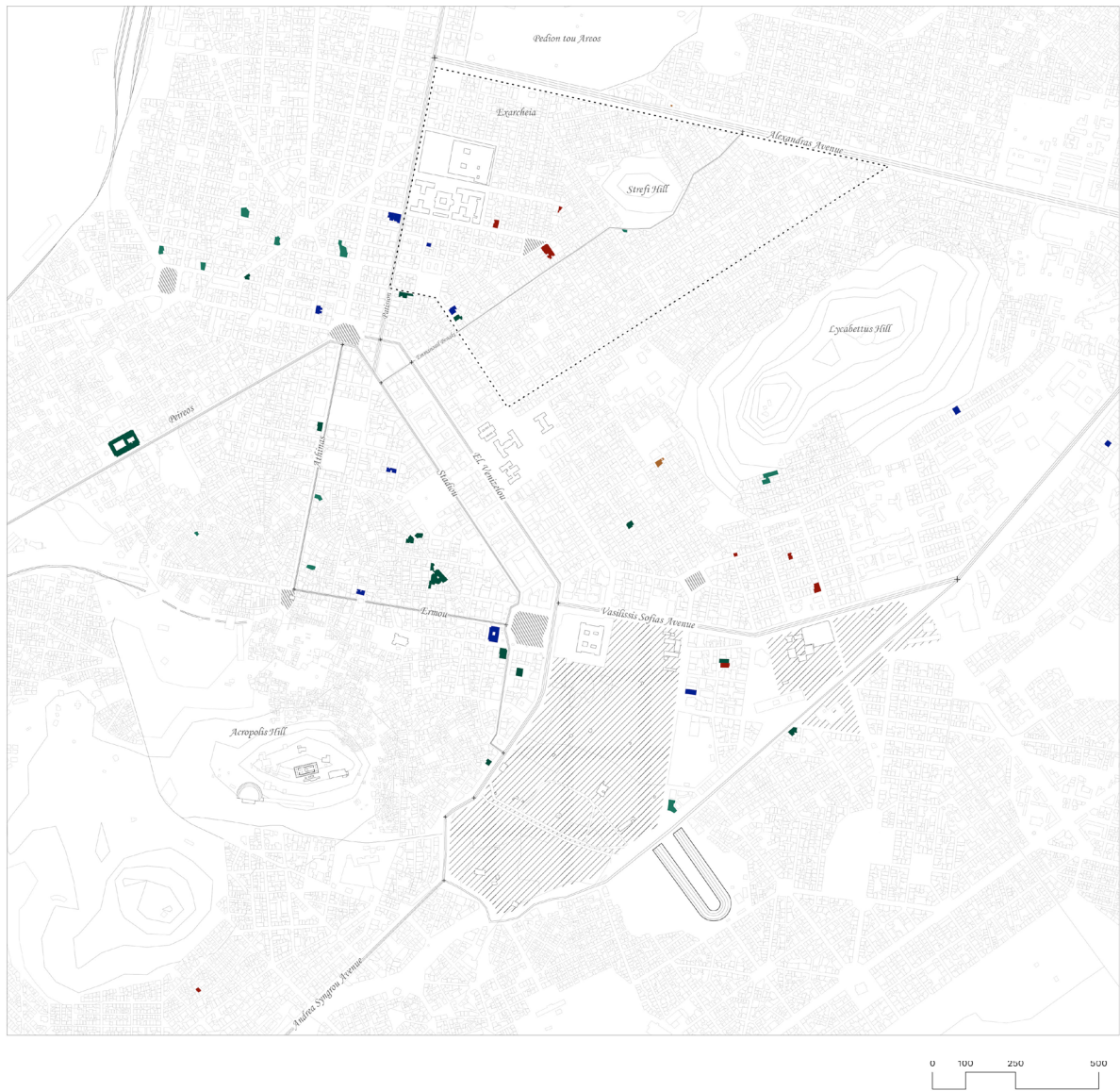
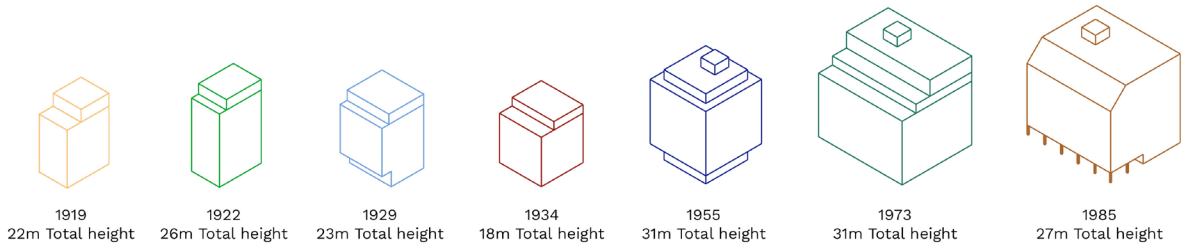
Site

as a case study



Site

as a case study



Site

as a case study

Rebellion



Object Weapons



Defence



Architrecture



Social



Public Space

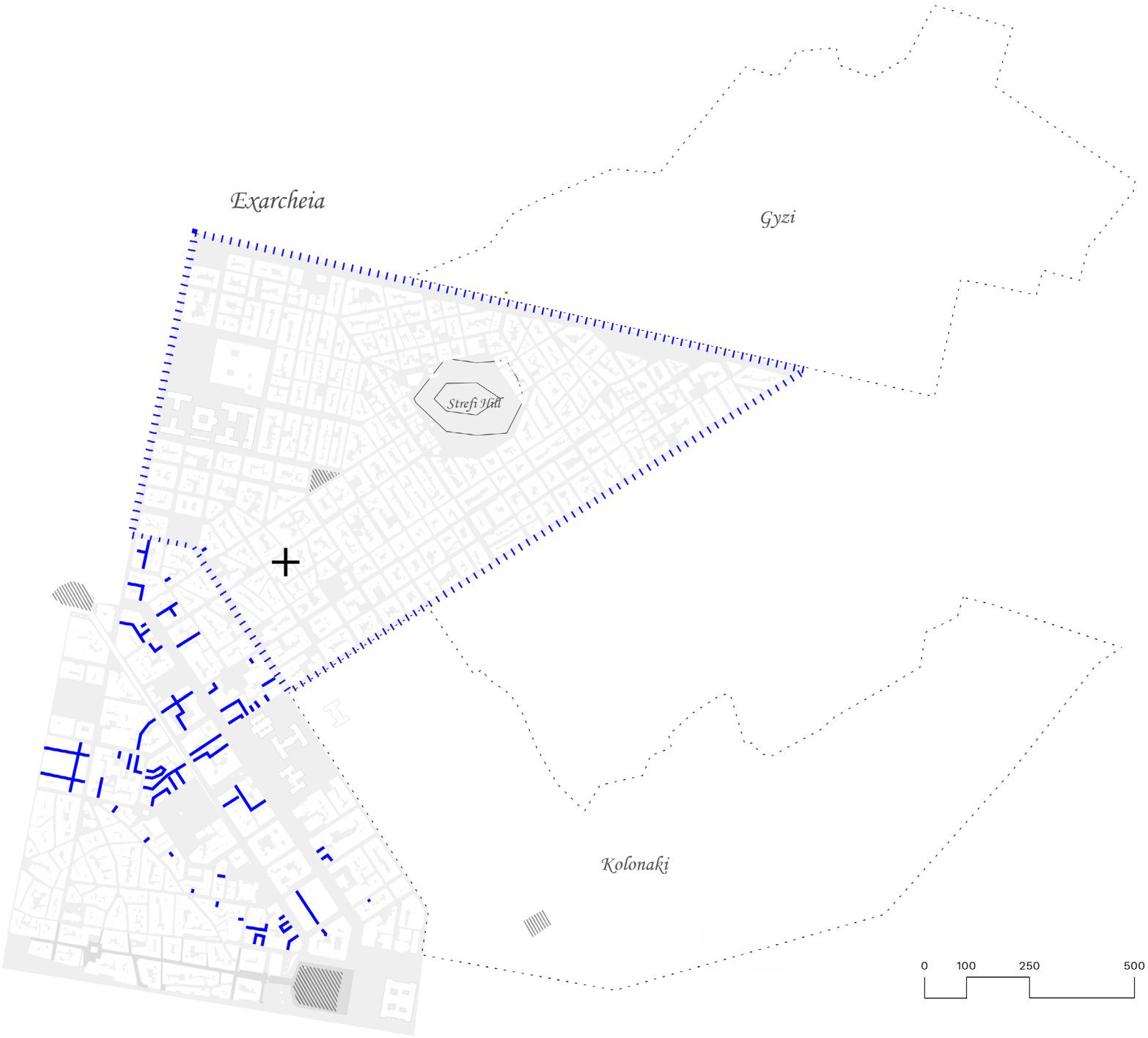


Case Study: Exarchia as a Setting

- Chosen for its unique social and cultural dynamics:
 - Social diversity.
 - Rich cultural heritage and rebellious spirit.
 - Strong traditions of protest and civic engagement.
- Reflects citizens' concerns about reclaiming their city.

Site

as a case study



Site
as a case study
STOA



Site

as a case study



Typological analysis of the blocks around the site

Site

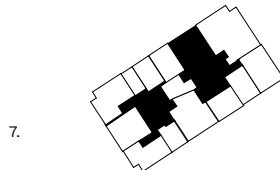
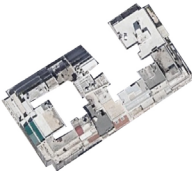
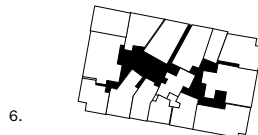
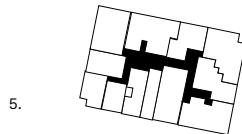
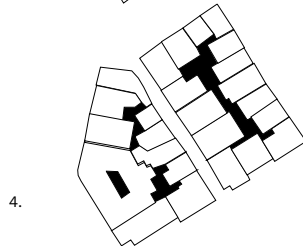
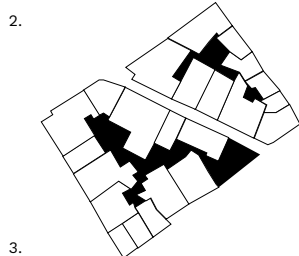
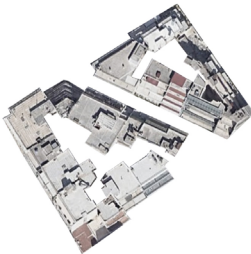
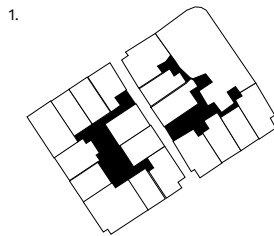
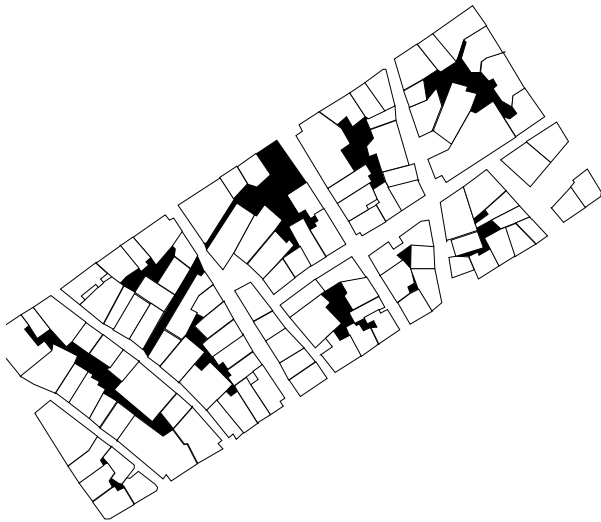
as a case study



Blocks

Site

as a case study



1.

2.

3.

4.

5.

6.

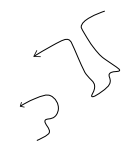
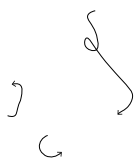
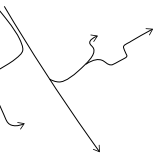
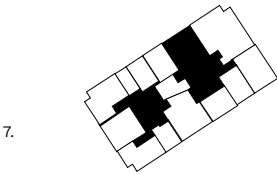
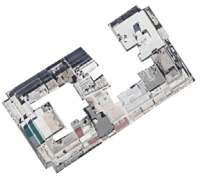
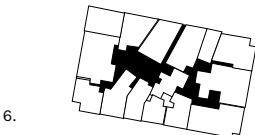
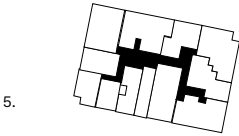
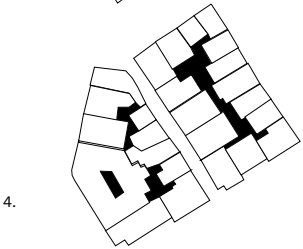
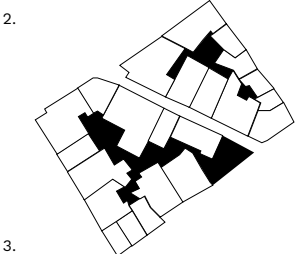
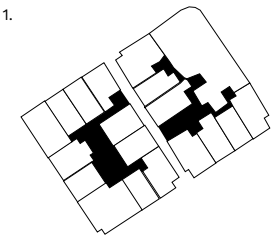
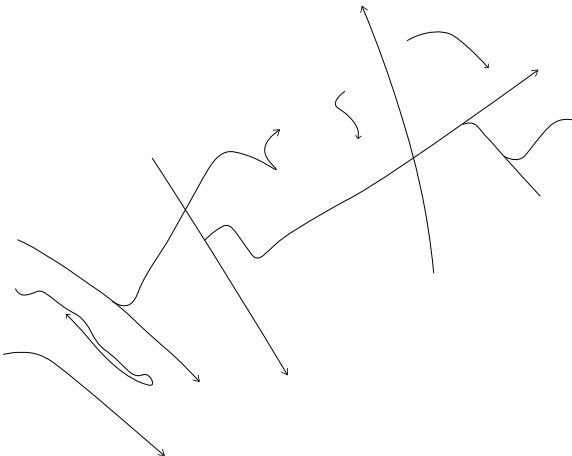
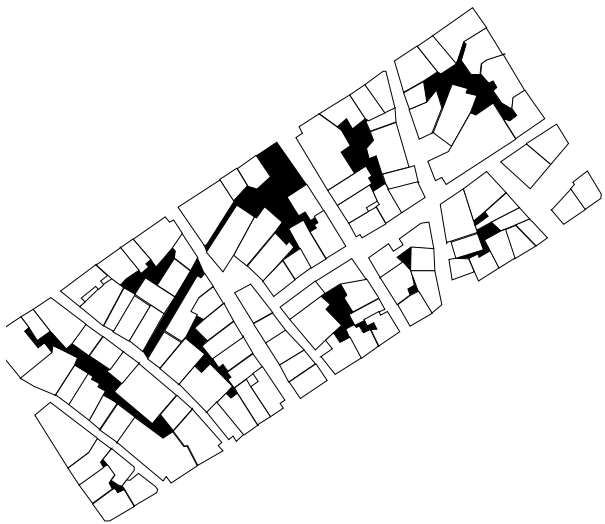
7.

Blocks

Internal open air core

Site

as a case study



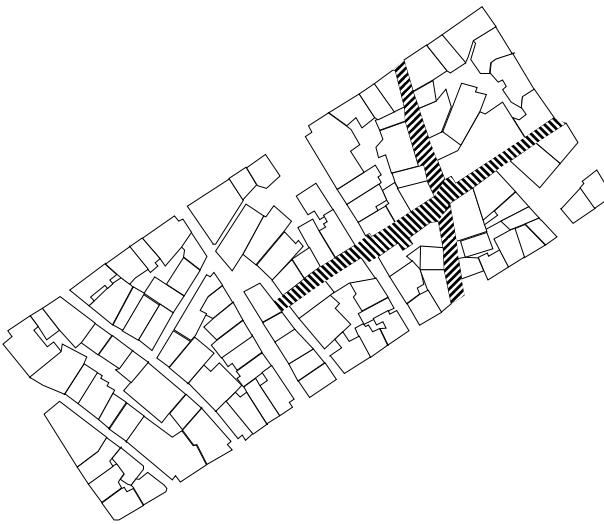
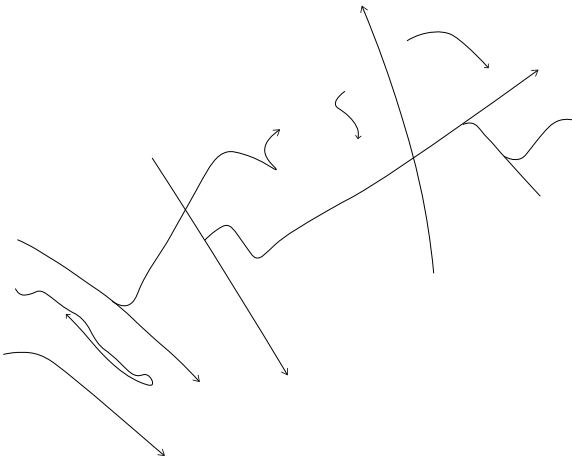
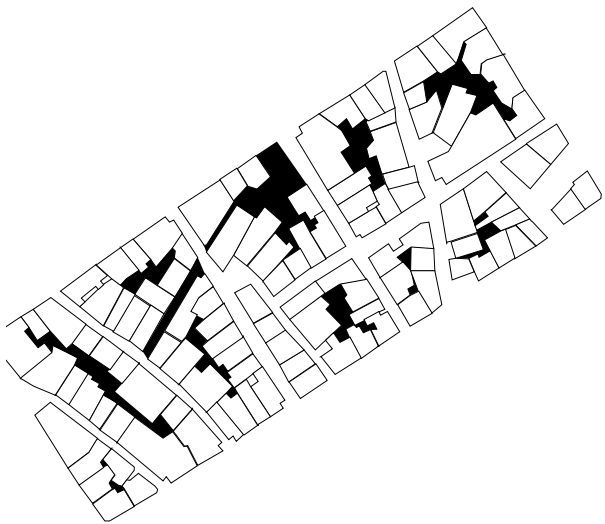
Blocks

Internal open air core

Circulation

Site

as a case study

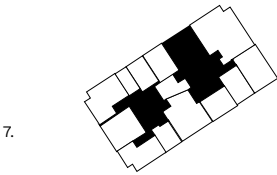
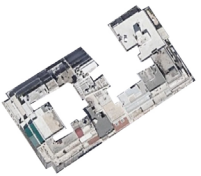
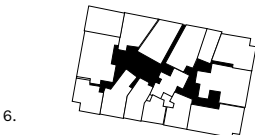
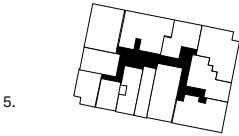
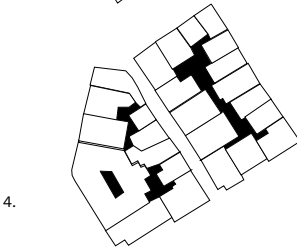
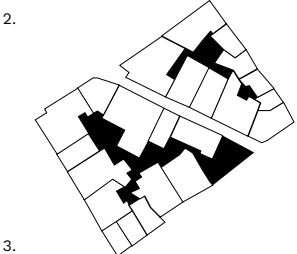
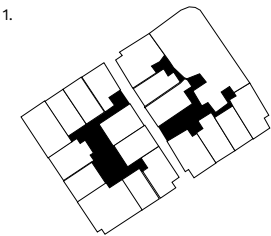


Blocks

Internal open air core

Circulation

Pedestrian Street



1.

2.

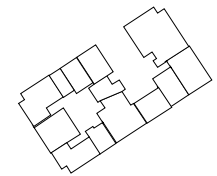
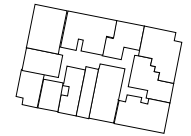
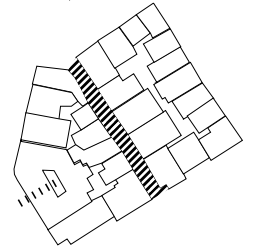
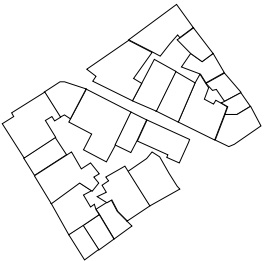
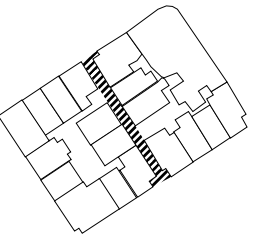
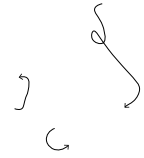
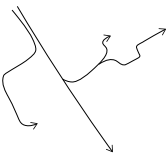
3.

4.

5.

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7.



Site

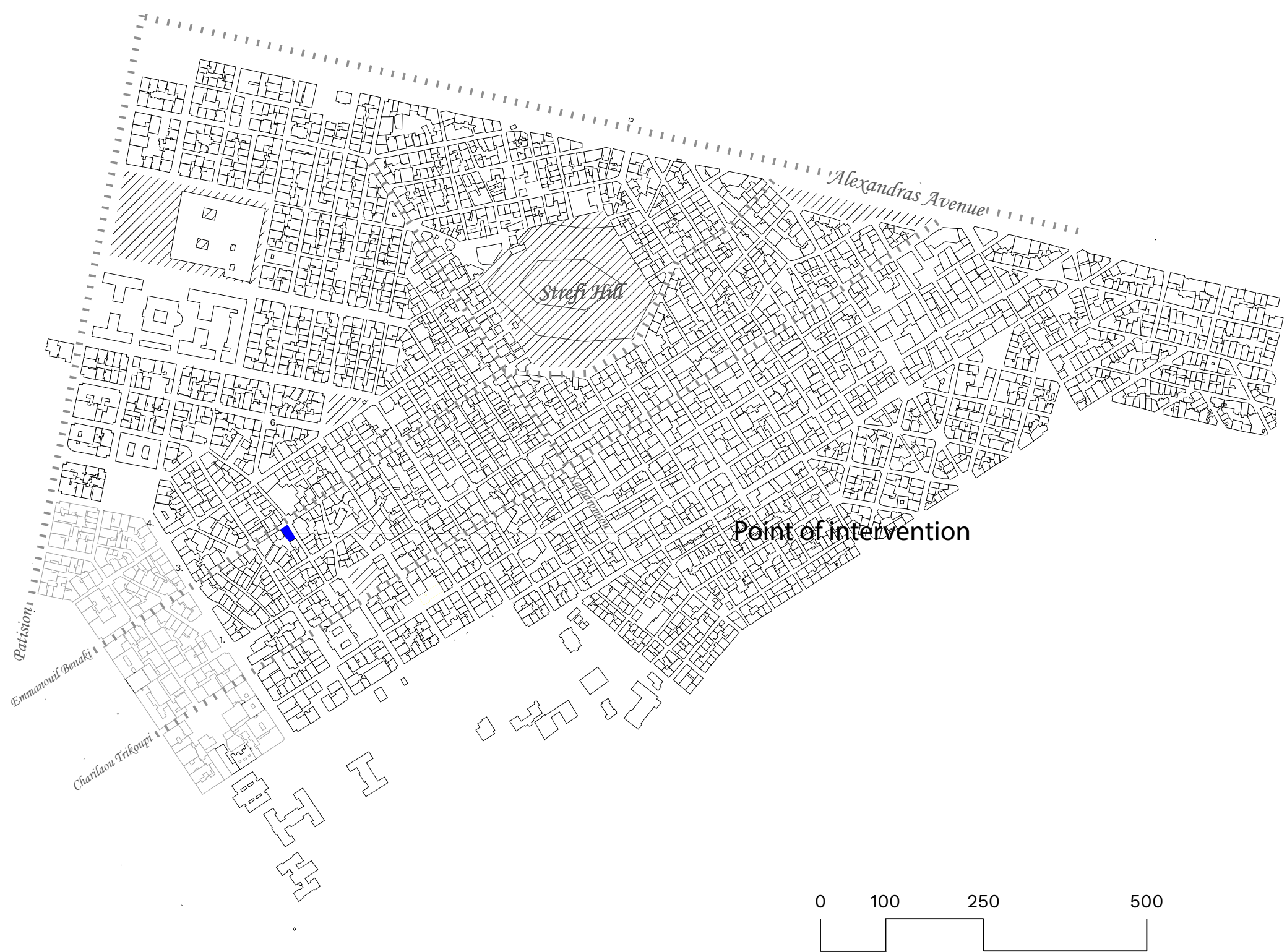
as a case study



Typological analysis of the blocks around the site

Site

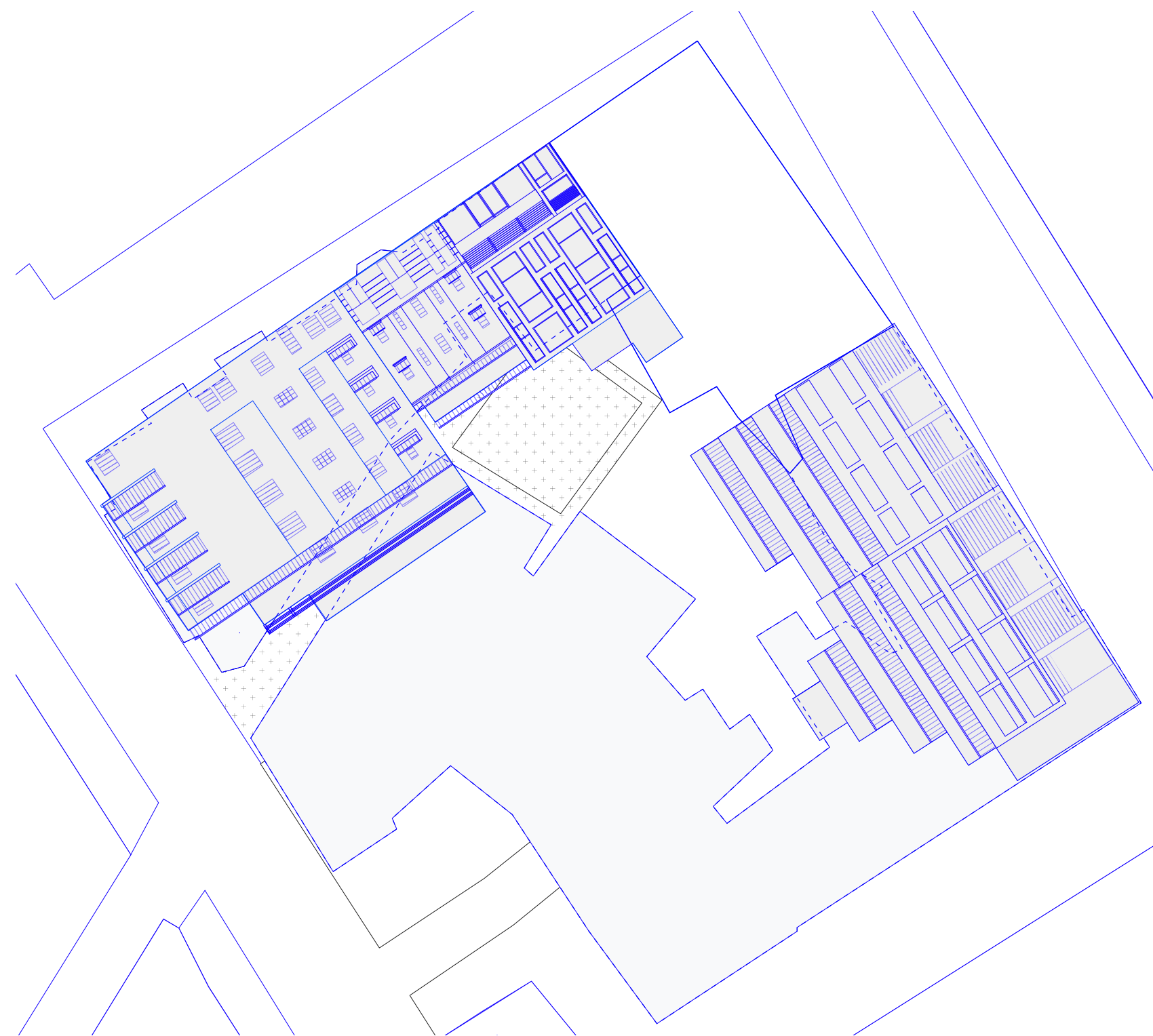
as a case study



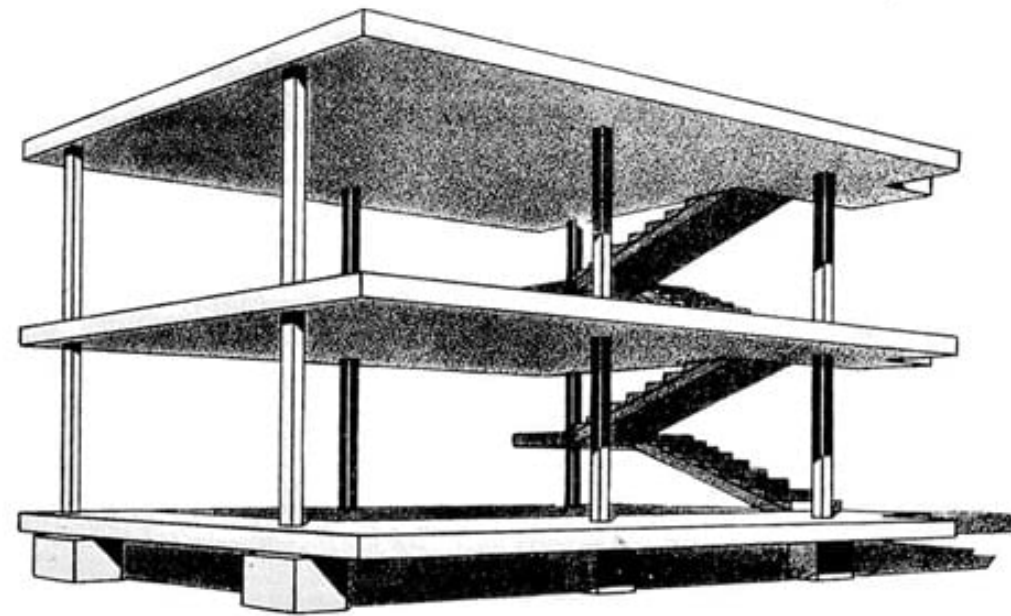
Typological analysis of the blocks around the site

Site

as a case study

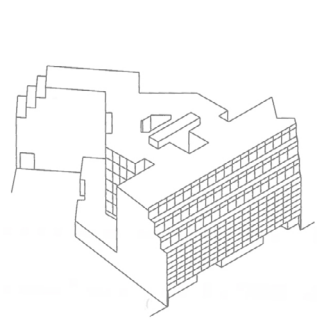


Design Approach and Methodology

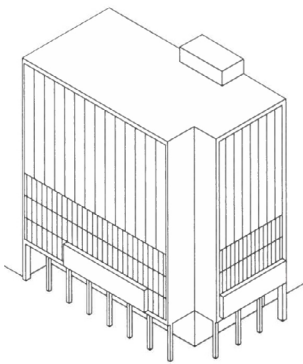


Le Corbusier's Domino model

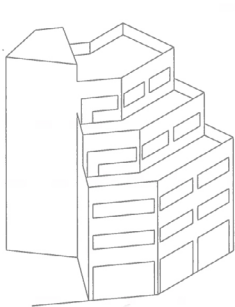
Design Approach and Methodology



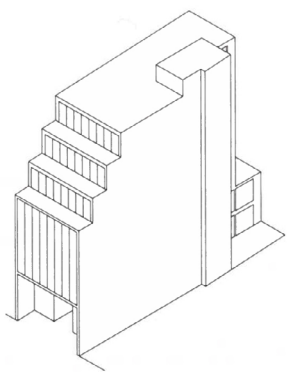
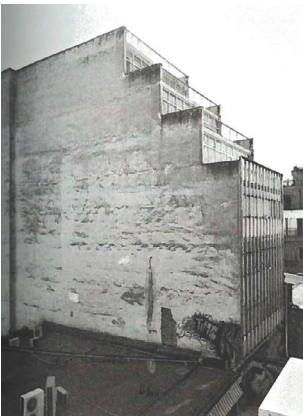
Konstantakopoulos Building
Lekka Street, Pericleous Street, Emmanuel Vourekas, 1964, 7 Floors, 1600 m2



Athinas Street, Kratinas Street, Athinas Street, Gerasimos Klaoudatos SA, 1961, 9 Floors, 373 m2



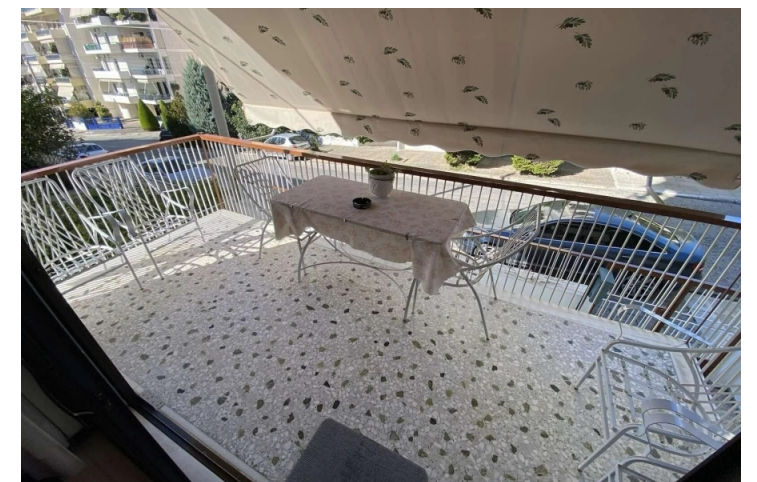
Lepeniotou, Oygou, Street, Psirri, Eleutherios Makris, 1972, 5 Floors, 101 m2



Avramiotou Street 4, Panagiotis Maglaras, 1977, 7 Floors, 230 m2

Design Approach and Methodology

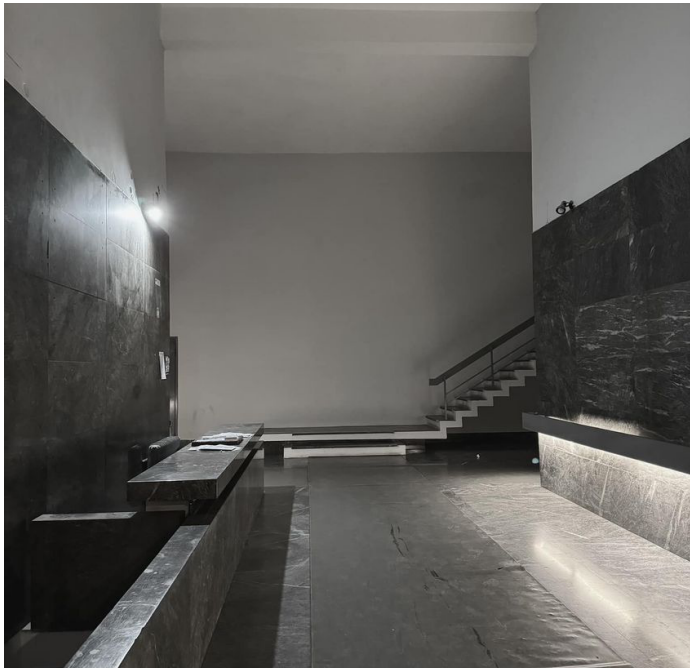
- Lean, functional design.
- Small community mentality originating from the countryside.



Design Approach and Methodology



Street Balcony



Concierge



Staircase



Balcony



Uncovered Courtyard



Terrace/Penthouse balcony



Uncovered Space



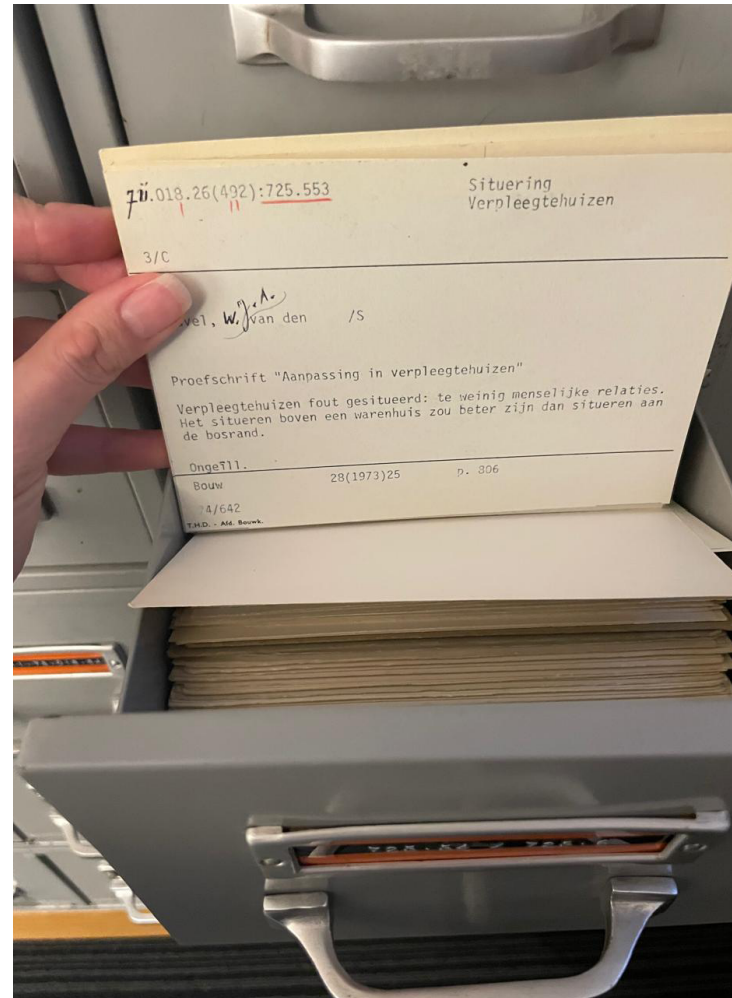
Corridor



Skylight

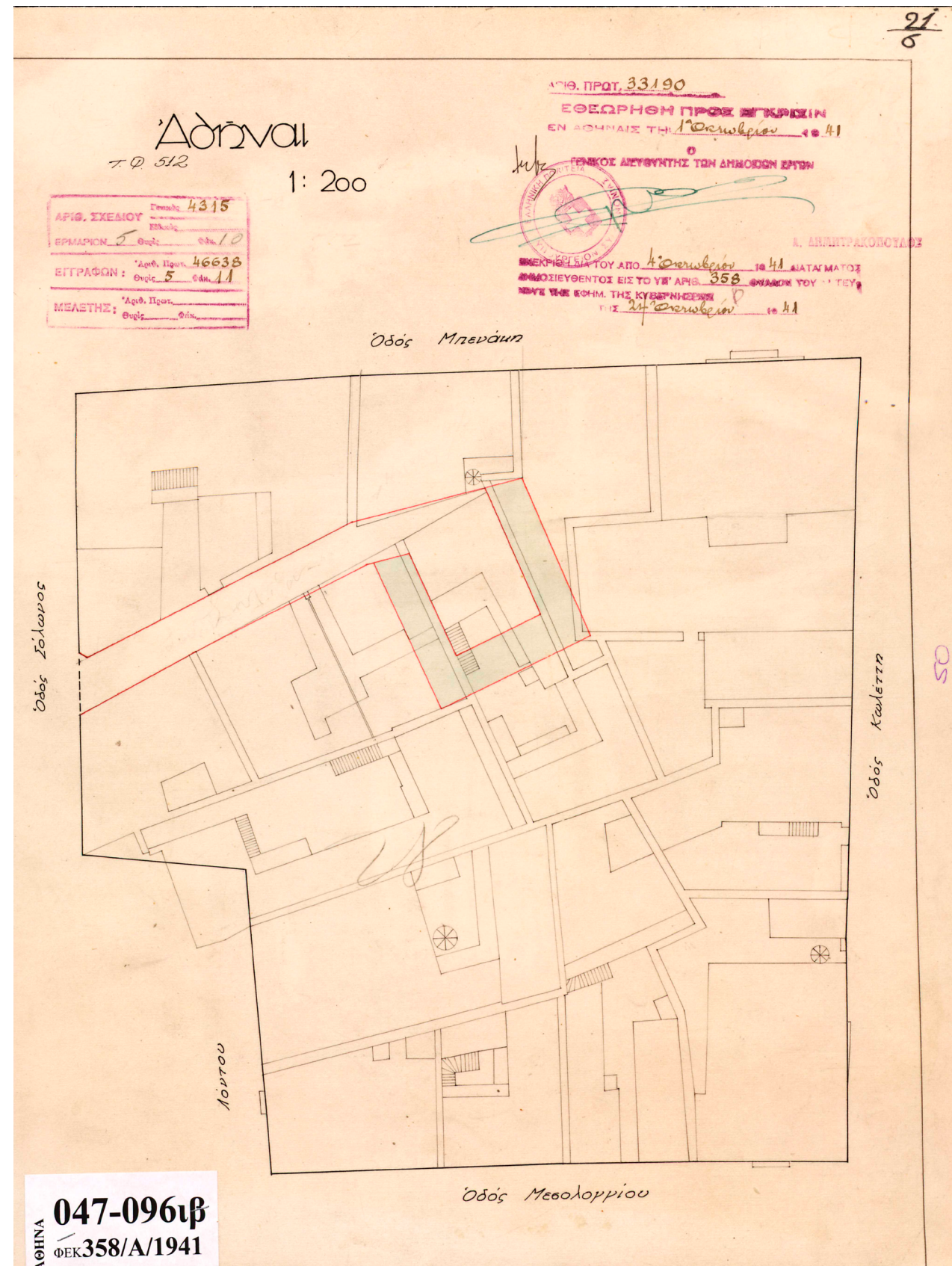
Sharing and theoretical framework

Archival analysis



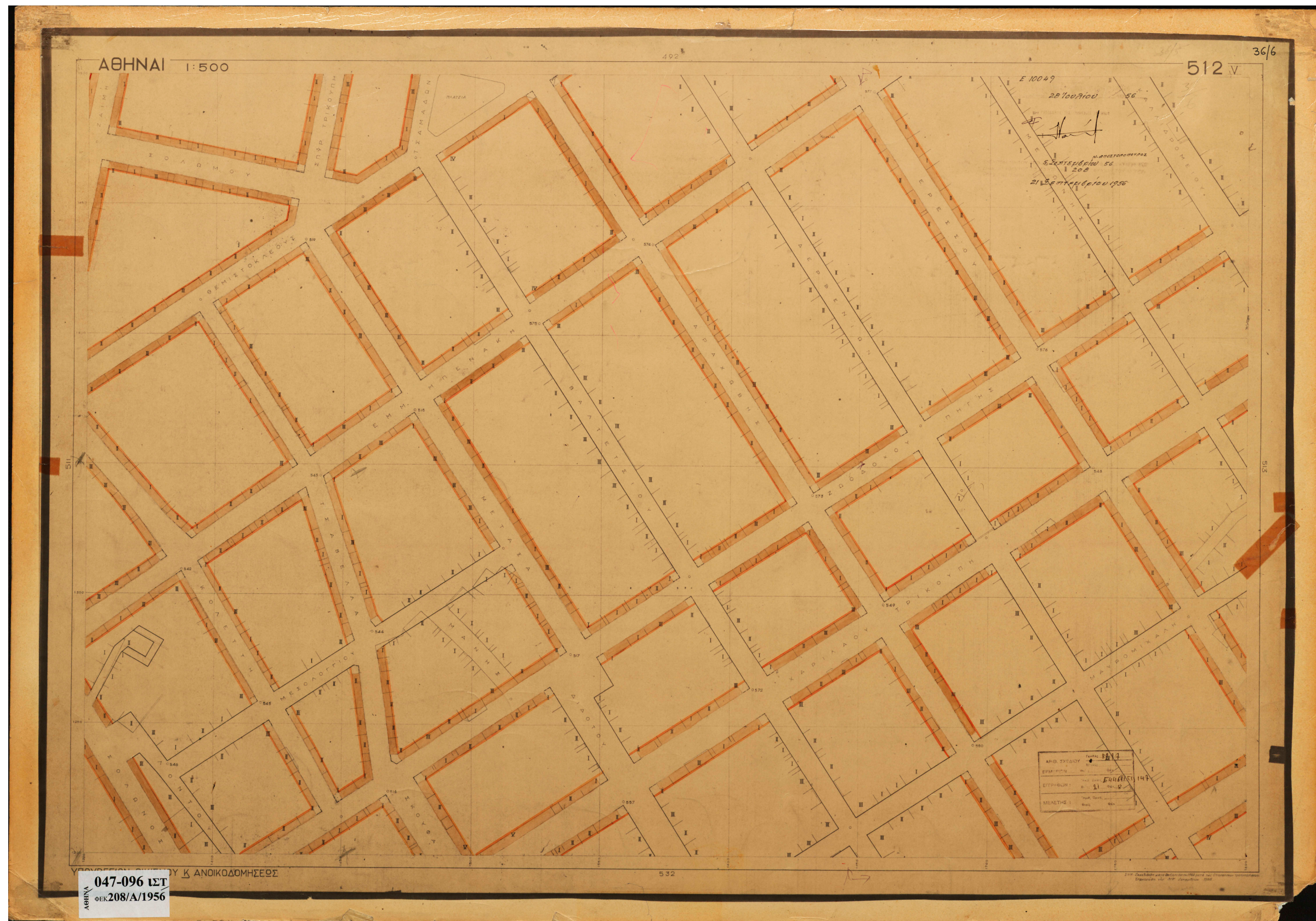
Sharing and theoretical framework

Archival analysis



Sharing and theoretical framework

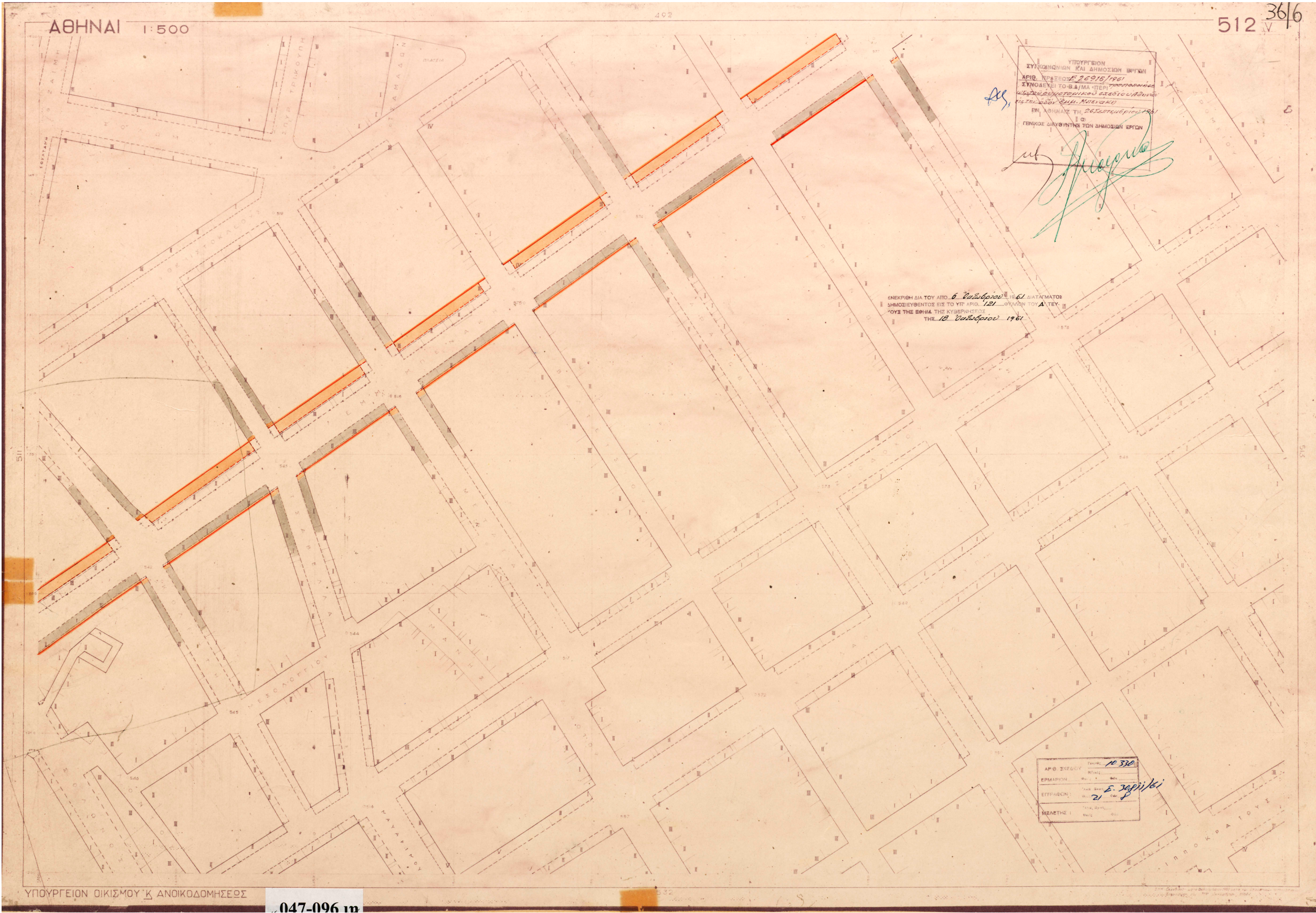
Archival analysis



1:500 scale topographic STOA map September, 1956

Sharing and theoritical framework

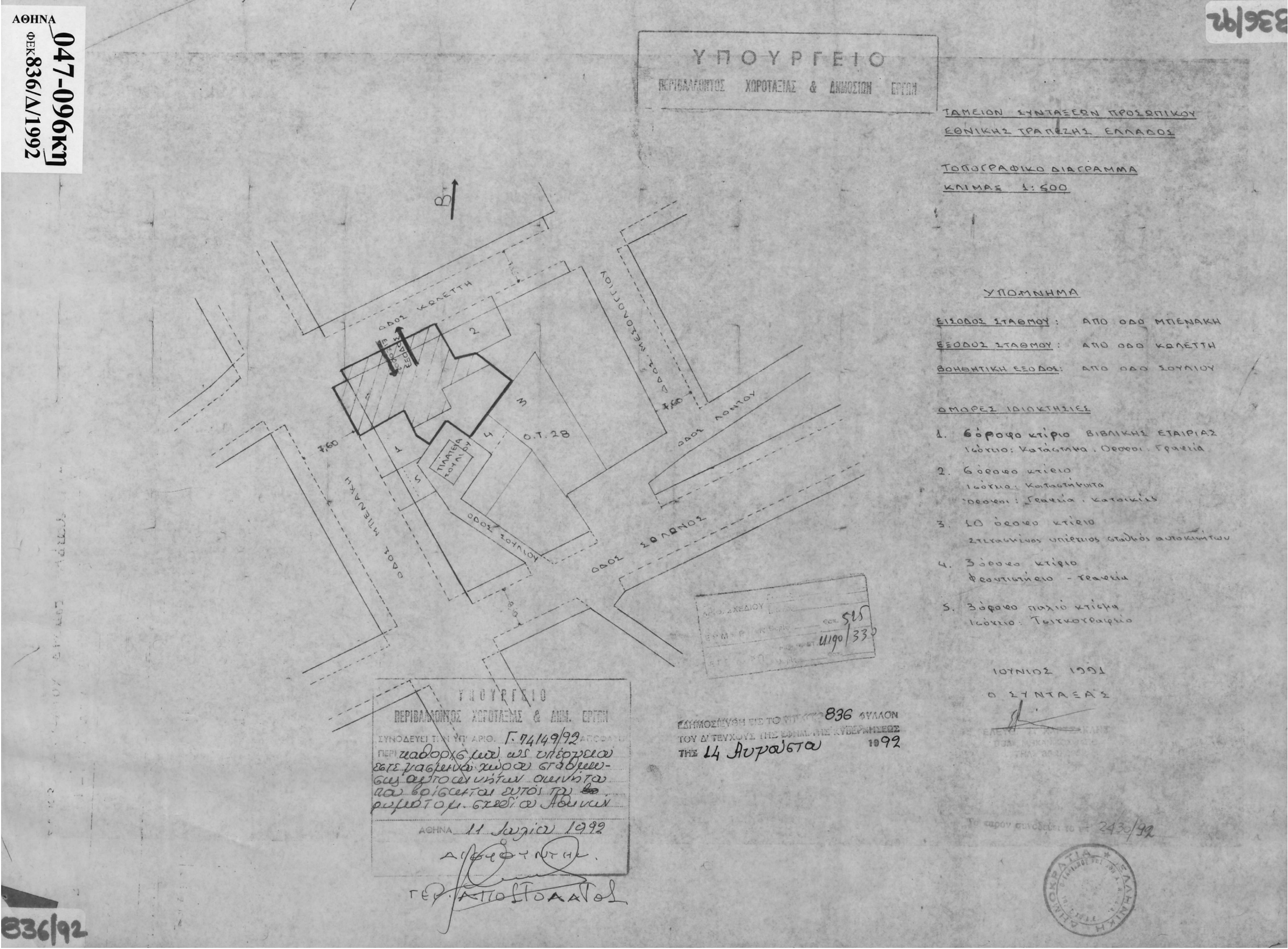
Archival analysis



1:500 scale topographic map October 1961

Sharing and theoritical framework

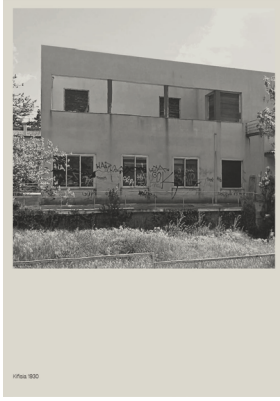
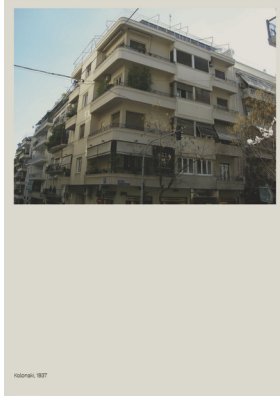
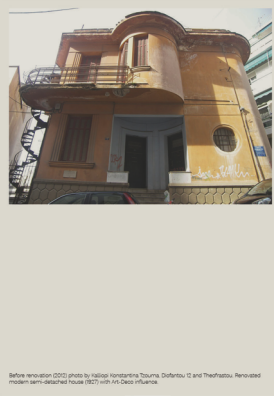
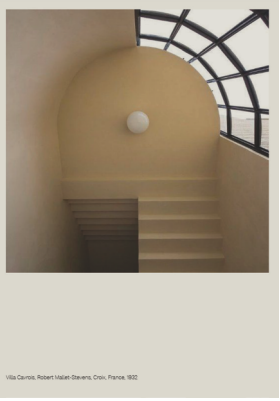
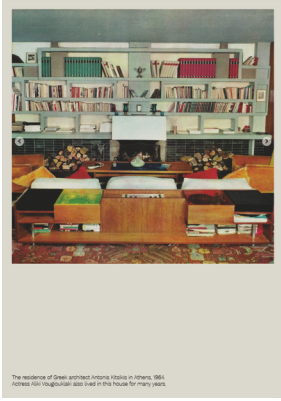
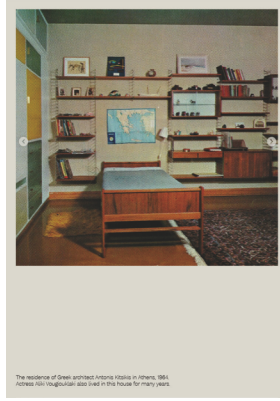
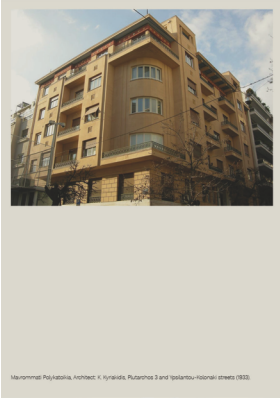
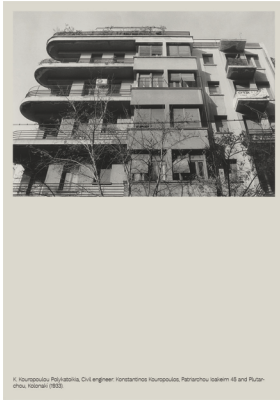
Archival analysis



1:500 scale topographic map of the plot, 1992

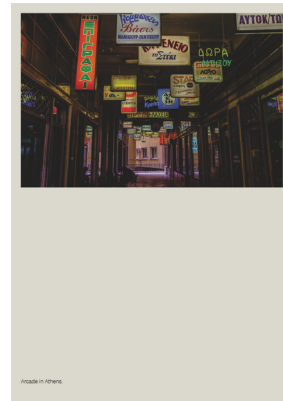
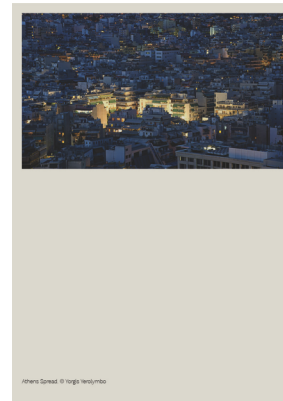
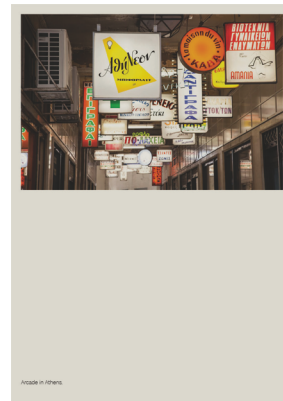
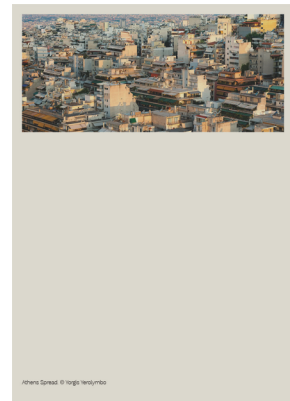
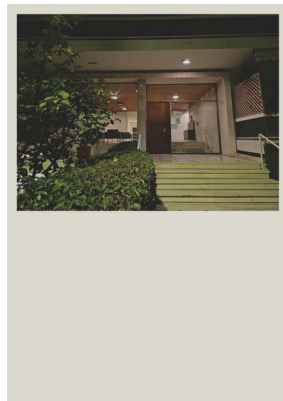
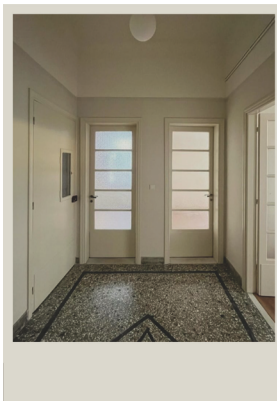
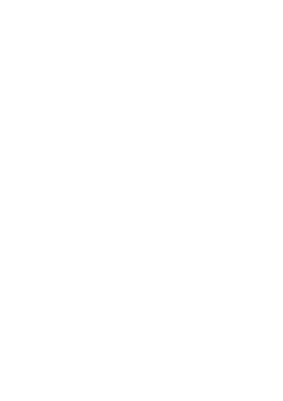
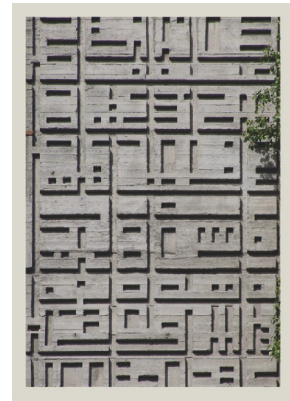
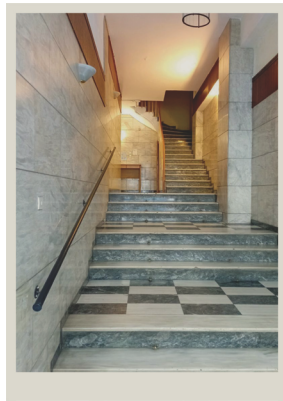
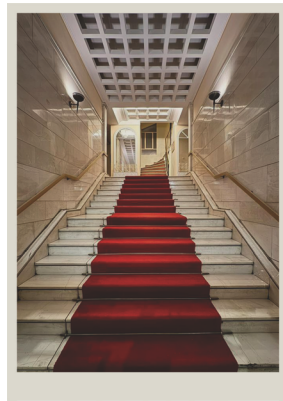
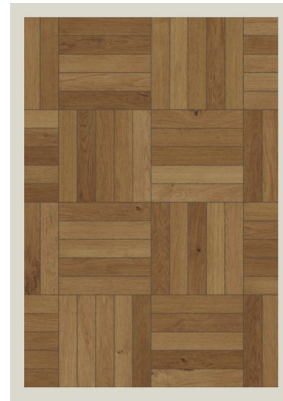
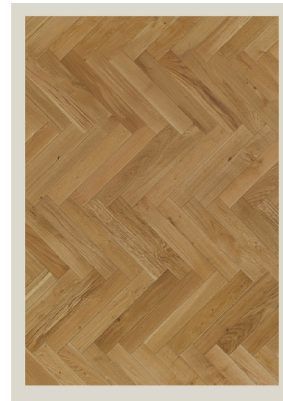
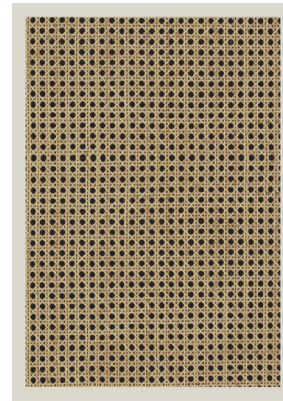
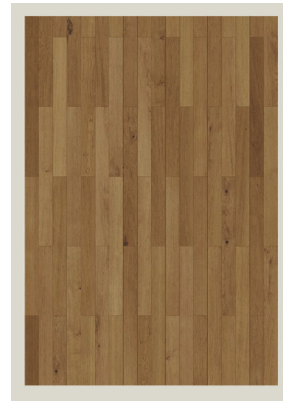
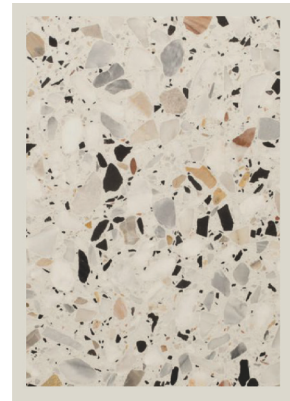
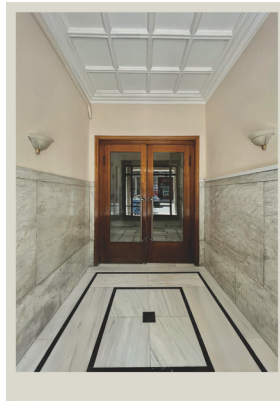
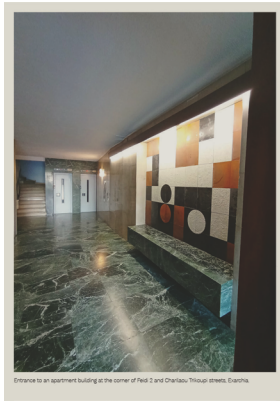
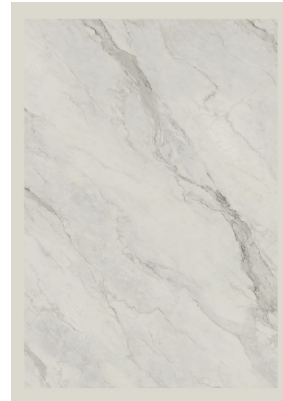
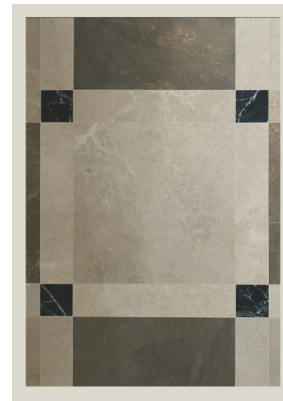
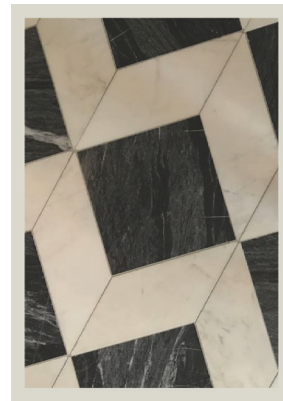
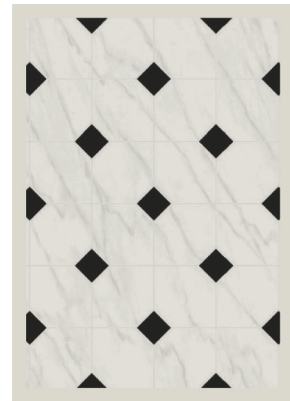
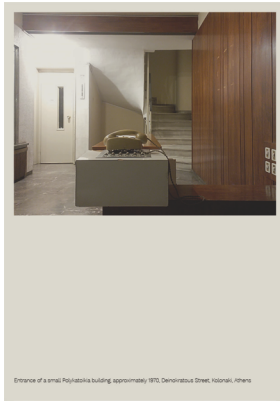
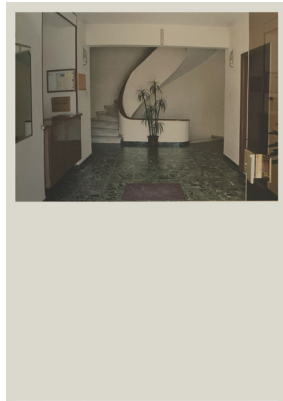
Sharing and theoretical framework

Material culture study



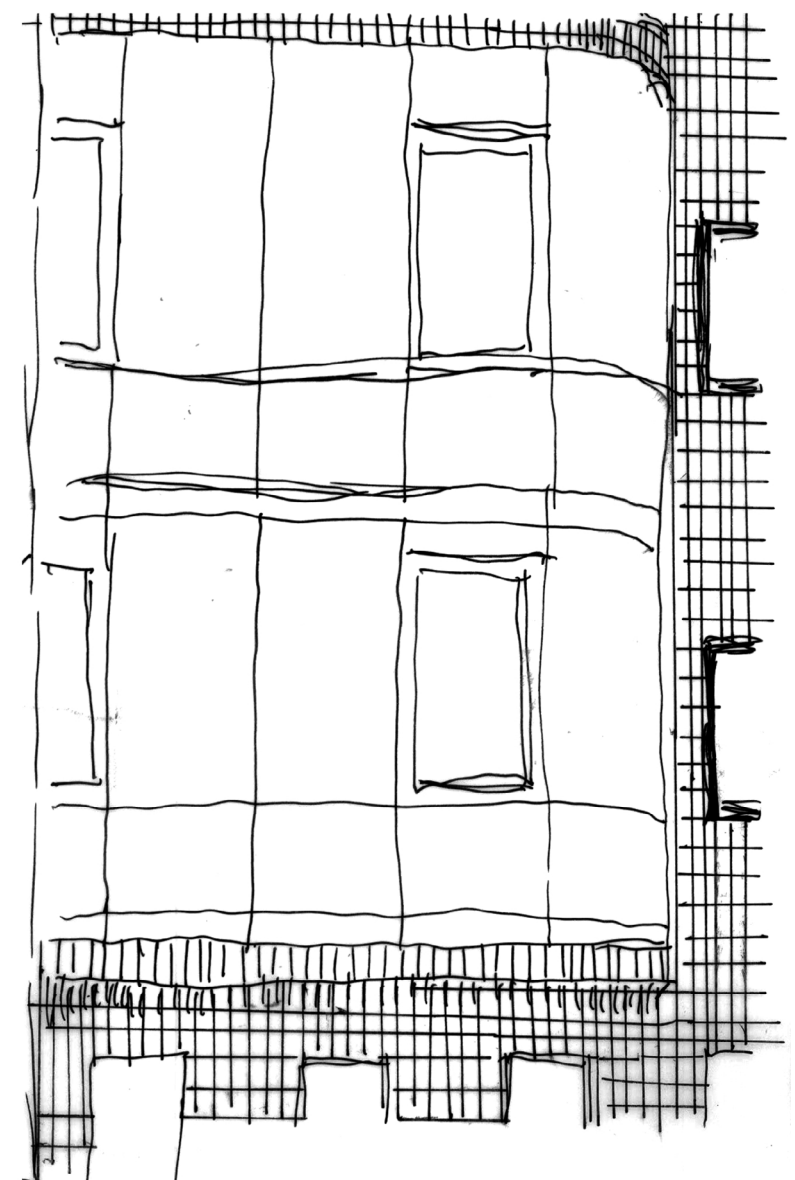
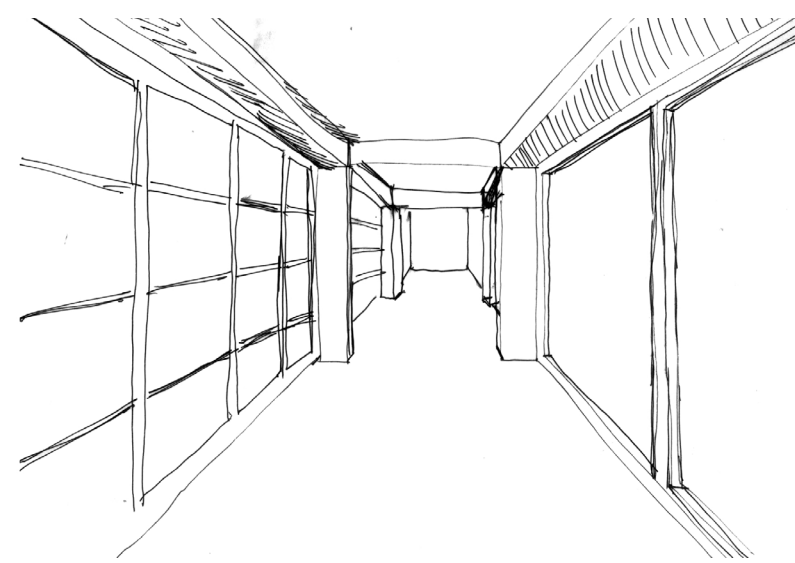
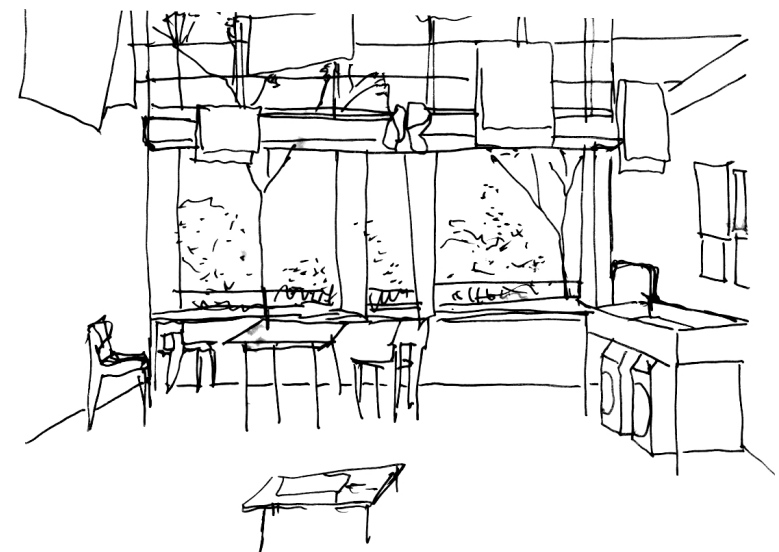
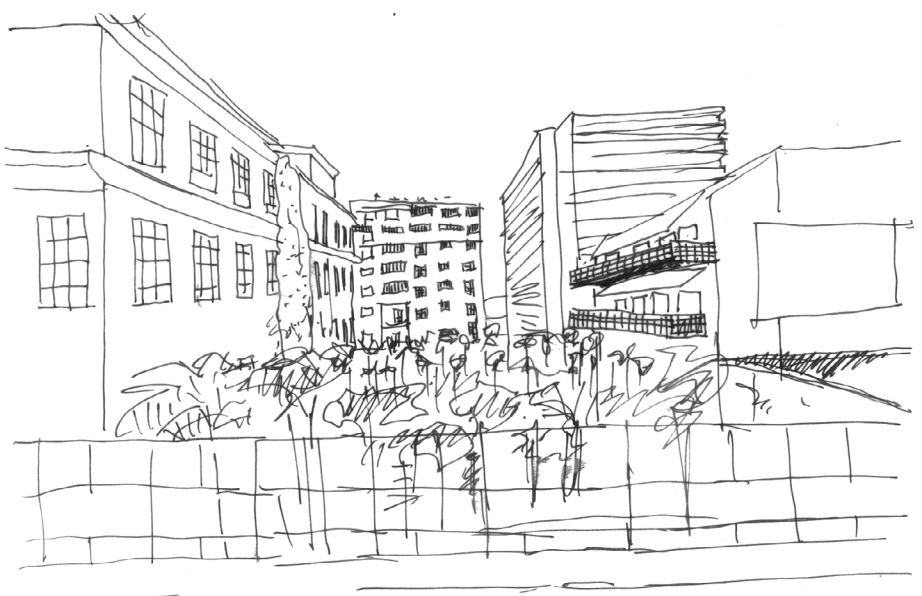
Sharing and theoritical framework

Material culture study



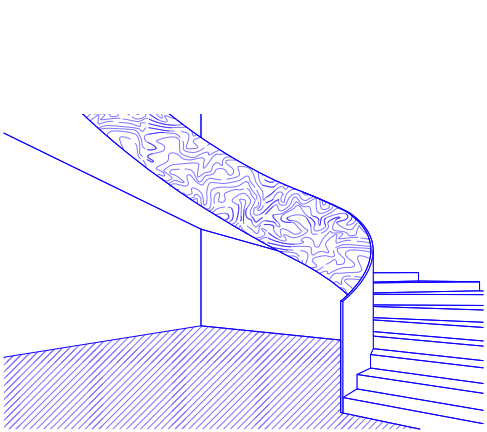
Translating the Manifesto into practice

Space qualities

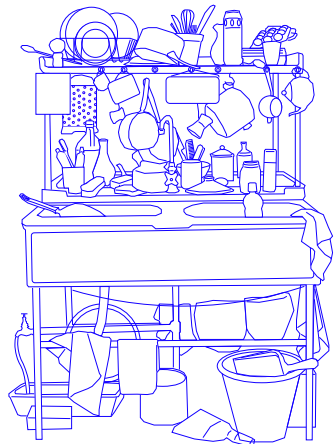


Sharing and theoretical framework

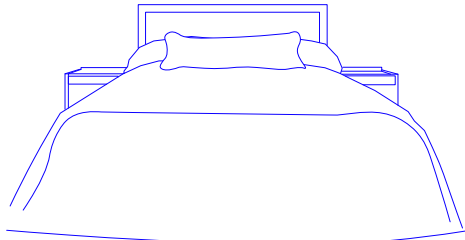
Project journal
From private to "shared"



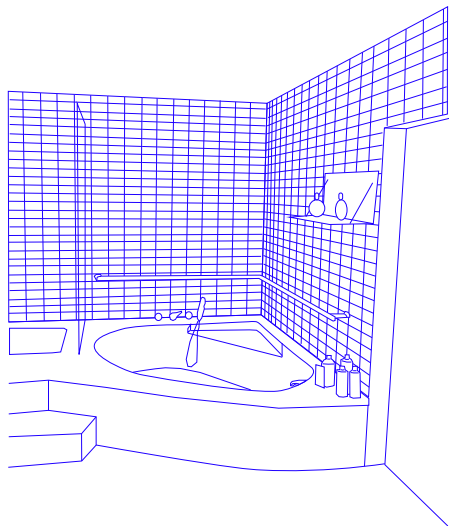
Large inviting staircase at the entrance of the apartment building



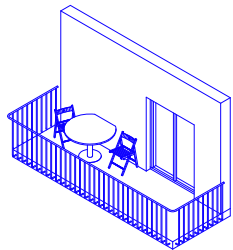
Tiny functional individual kitchens in each apartment



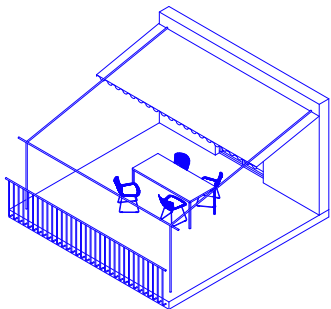
A collective guest room that can be accessed by all tenants



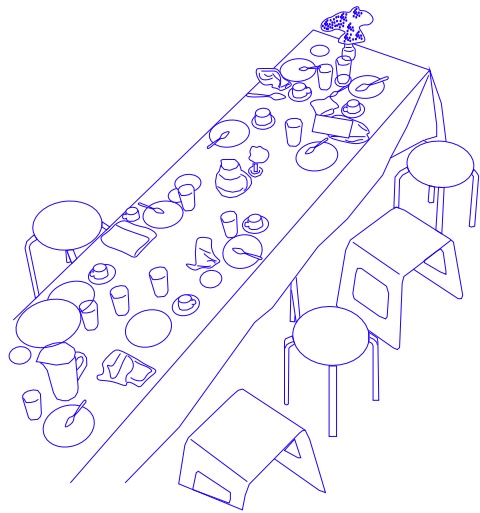
A collective bathroom that can be accessed by all tenants



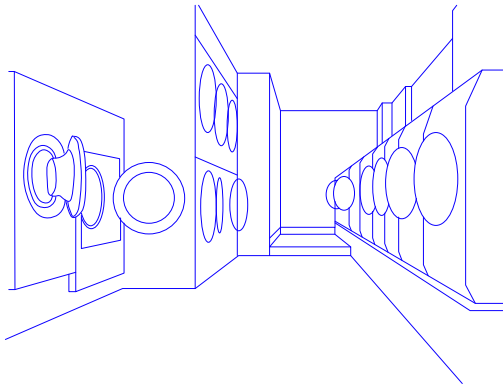
Small balconies on lower floors



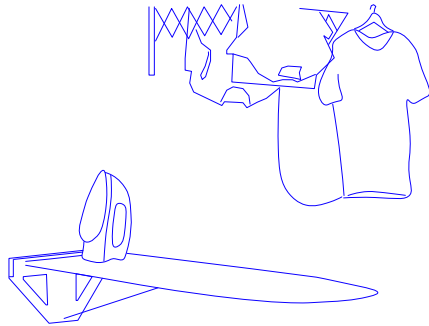
Penhouse Balcony



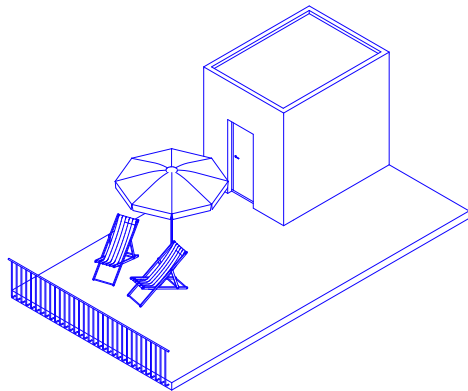
Collective access to a table for celebrations and events



Collective laundry room



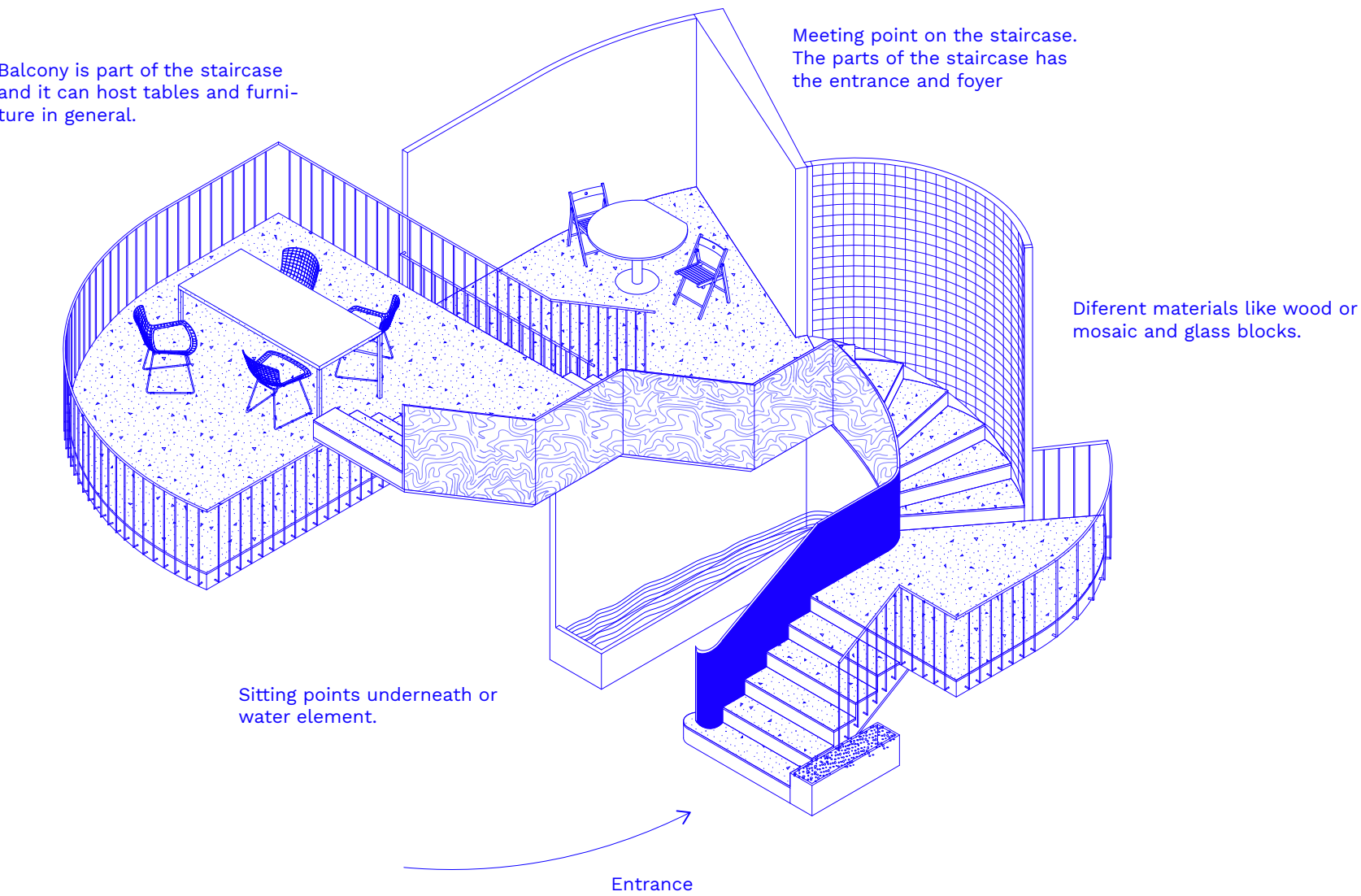
Collective ironing and drying of clothes



Terrace

Sharing and theoritical framework

Project journal



"Terms" of the New Polykatoikia



From 1950 to 1960, the system of “Antiparochi” becomes widely known. With this system, the plot owner gives a part of their land to the contractor, who in return, builds and gives them a certain number of apartments in the Polykatoikia.

ΕΛΛΗΝΙΚΗ ΔΗΜΟΚΡΑΤΙΑ

ΕΦΗΜΕΡΙΣ ΤΗΣ ΚΥΒΕΡΝΗΣΕΩΣ

Εν Αθήναις τῇ 9 Ἰανουαρίου 1929

ΤΕΥΧΟΣ ΠΡΩΤΟΝ

Ἀριθμὸς φύλλου 326

ΠΕΡΙΕΧΟΜΕΝΑ

Νόμοι

Νόμος 3735. Περὶ κυρώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. ἐπερὶ ἀναλήψεως Διαταγμάτων μεταθέσεως ἀξιοματικών εἰς διαθεσιμότητα.....

Νόμος 3736. Περὶ συστάσεως Γενικῆς Ἐπιθεωρήσεως τῶν Σχολῶν.....

Νόμος 3737. Περὶ ἀκυρώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. ἐπερὶ ἀναδρομικοῦ λογιμοῦ προαγωγῆς ἐπείδων ἀξιωματικών.....

Νόμος 3738. Περὶ συστάσεως Ἐπιθεωρήσεως Σωματίων Στρατοῦ.....

Νόμος 3739. Περὶ κυρώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Διατάγματος ἐπερὶ πηδίσασιν ἀξιωματικῶν ἀπομακρυνθέντων λόγῳ τοῦ κινήματος τοῦ 1923.....

Νόμος 3741. Περὶ τῆς ἰδιοκτησίας κατ' ὁδούς.....

Νόμος 3743. Περὶ τῶν εἰς τὴν Ἑθνικὴν Κτηματορικὴν Τράπεζαν τῆς Ἑλλάδος παραχωρουμένων ὑποθηκῶν ἐπὶ ἀκινήτων ἐν ταῖς Νέαις Χώρας.....

Νόμος 3744. Περὶ κυρώσεως τοῦ ἀπὸ 17/20 Σεπτεμβρίου 1926 Ν. Δ. ἐπερὶ ἀναστολῆς τῆς ἐκτελέσεως τῶν κατὰ νόμον Γ.Ο.Δ. περὶ ἐκδικάσεως τῶν μεταξὺ ἐργατῶν καὶ ἐργοδοτῶν ἐκδιδομένων ἀποφάσεων.....

Νόμος 3745. Περὶ κυρώσεως τοῦ ἀπὸ 27/27 Ὀκτωβρίου 1925 Ν. Δ. ἐπερὶ ἀξιώσεως τῶν μισθῶν τῶν δικαστικῶν ὑπαλλήλων.....

ΝΟΜΟΙ

(1)

Περὶ κυρώσεως τοῦ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. ἐπερὶ ἀναλήψεως Διαταγμάτων μεταθέσεως ἀξιοματικῶν εἰς διαθεσιμότητα.

Νόμος 3735

ΕΛΛΗΝΙΚΗ ΔΗΜΟΚΡΑΤΙΑ

Ἐχόντες ὑπ' ὄψιν τὸ ἄρθρον 75 τοῦ Συντάγματος, ἐκδίδομεν τὸν ἐπόμενον νόμον, ψηφισθέντα ὑπὸ τῆς Βουλῆς.

Ἀρθρον μόνον.

Κυροῦται τὸ ἀπὸ 21 Σεπτεμβρίου 1926 Ν. Δ. ἐπερὶ ἀναλήψεως Διαταγμάτων μεταθέσεως Ἀξιωματικῶν εἰς διαθεσιμότητα δημοσιευθὲν εἰς τὸ ὑπ' ἀριθ. 326 τοῦ 1926 φύλλον

GRADUATION PROJECT

TERMS

EXARCHEIA ATHENS
2024

FIRST ISSUE

SERIAL NUMBER
997

POLYKTOIKIA

Athenian “Polykatoikia” typically consisted of several stories, with individual living spaces or apartments stacked on top of each other. The ground floor often housed shops or businesses, while the upper floors were residential.

MAIN QUESTION

How this flexible housing model can be adapted and re-transformed again in the future?

TERMS

The terms of this project regarding the topics it will touch on and the method and tools it will use.

RESEARCH TERMS

The research will be based on architectural examples related to the Polykatoikia model and theoretical manifestos. It will adopt an architectural perspective, focusing on the virtues of the Athenian Polykatoikia and identifying areas for improvement in the Athenian city through theoretical and practical examples, both national and international.

The research will concentrate on spatial development at three scales: the city, the neighborhood, and the interior.

DESIGN TERMS

will be developed. Therefore, in an empty plot, part of an existing neighborhood, the project will be anchored in order to meticulously craft the design from scratch.

Concepts and forms will be explored using media such as drawings and digital models.

The aim is to create not just an apartment building, but a community where residents can thrive. The design will feature individual apartments for urban settler, along with collective spaces for social interaction and more. The purpose is to expand the potential for communal living in the “Athens of property.” Additionally, the project seeks to restore the village mentality, which is foundational to the city's structure and, by extension, to the Polykatoikia itself.

The relationship of the Polykatoikia with the city, facilitated through elements like balconies, terraces, and uncovered back spaces, is significant. Inside the building, spaces such as the foyer and staircase will be thoroughly examined to understand how these common areas can gain greater dynamism and enrich the overall project.

STATUTE OF THE NEW
POLYKATOIKIA BUILDING

1. Improvement of the common area. Perhaps more common areas/rooms to be used by the residents according to their needs (event spaces, guest room, bathhouse, laundry room, dinning room, conference room) Uti-

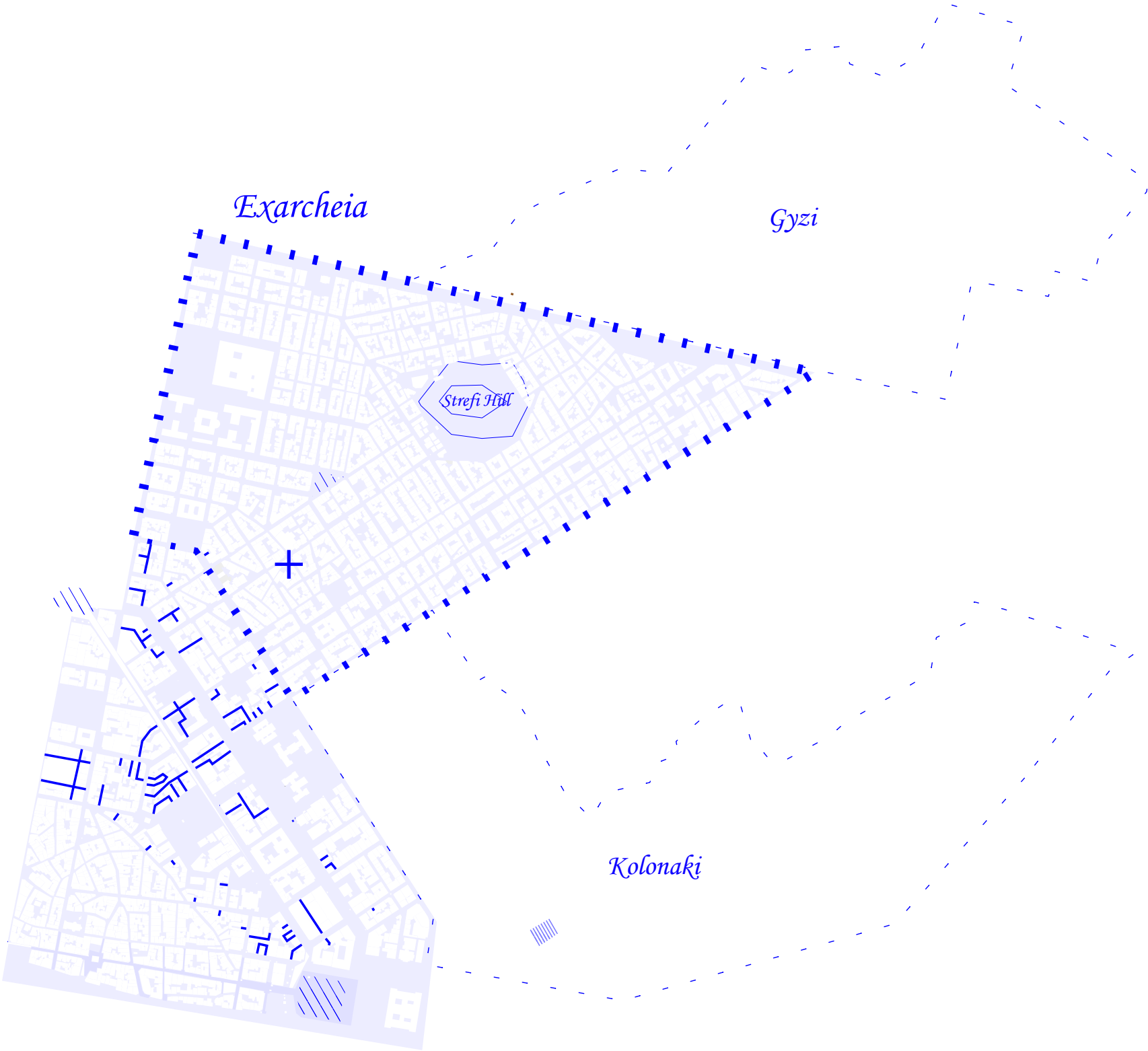
The charter of the new Polykatoikia as a new Antiparochi system that has nothing to do with the ownership and purchase of the plot but the features of Polykatoikia as a new housing model.

"Terms" of the New Polykatoikia

001.	<p><u>Redefining Housing:</u></p> <p>The new polykatoikia is not merely a place to live but a tool for transformation. It challenges the individualistic mindset of the past and embeds the principle of collectivity in every aspect.</p> <p>Minimize private living spaces giving more space for collective spaces</p>
002.	<p><u>The Power of Collective Spaces:</u></p> <p>Balconies, rooftops, stairwells, and foyers are not just transitional areas. They are spaces of shared luxury, accessible to all.</p> <p>Shared kitchens, workshops, and recreational areas elevate daily life and foster social interaction.</p>
003.	<p><u>Embracing Flexibility:</u></p> <ul style="list-style-type: none">- Flexibility of the use and layout of the apartment.- Spaces blending private and communal uses.
004.	<p><u>Sustainability as a Responsibility:</u></p> <ul style="list-style-type: none">- Sustainable energy systems and the least possible material such as use of renewable energy sources, and energy efficient systems.
005.	<p><u>The Ground Floor as the Urban Core:</u></p> <p>The open ground floor, with commercial and communal uses, strengthens interaction with the city.</p> <p>Integration with courtyards and streets activates the urban block, bringing life to the public realm.</p>
006.	<p><u>Continuous Evolution:</u></p> <p>Shared spaces are maintained collectively, fostering a sense of responsibility and collaboration.</p> <p>The building adapts to societal changes and emerging needs, ensuring it remains vibrant over time.</p> <p>Spaces that they can generate income.</p>

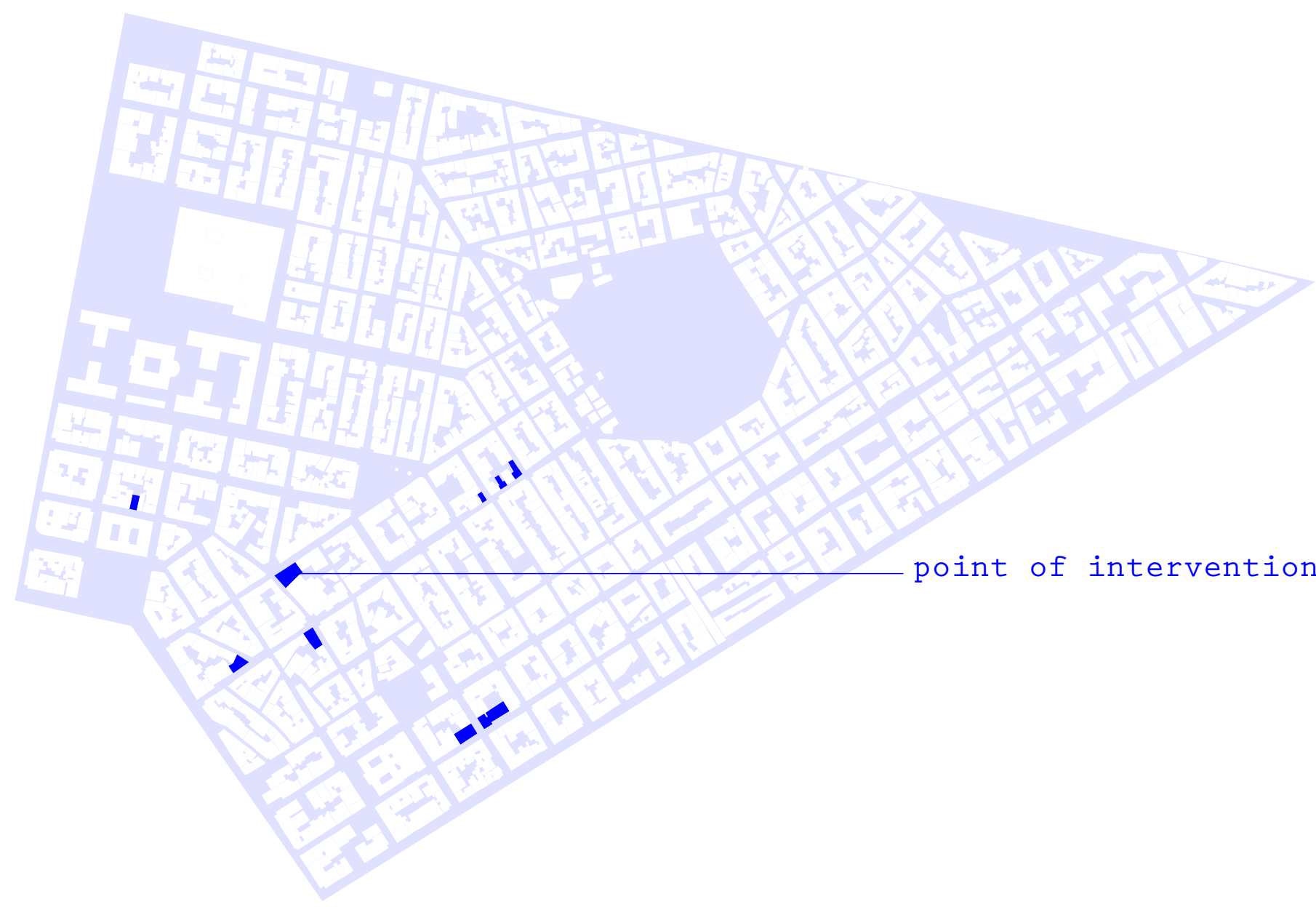
Translating my *"New Terms"* into practice

Urban Aproach



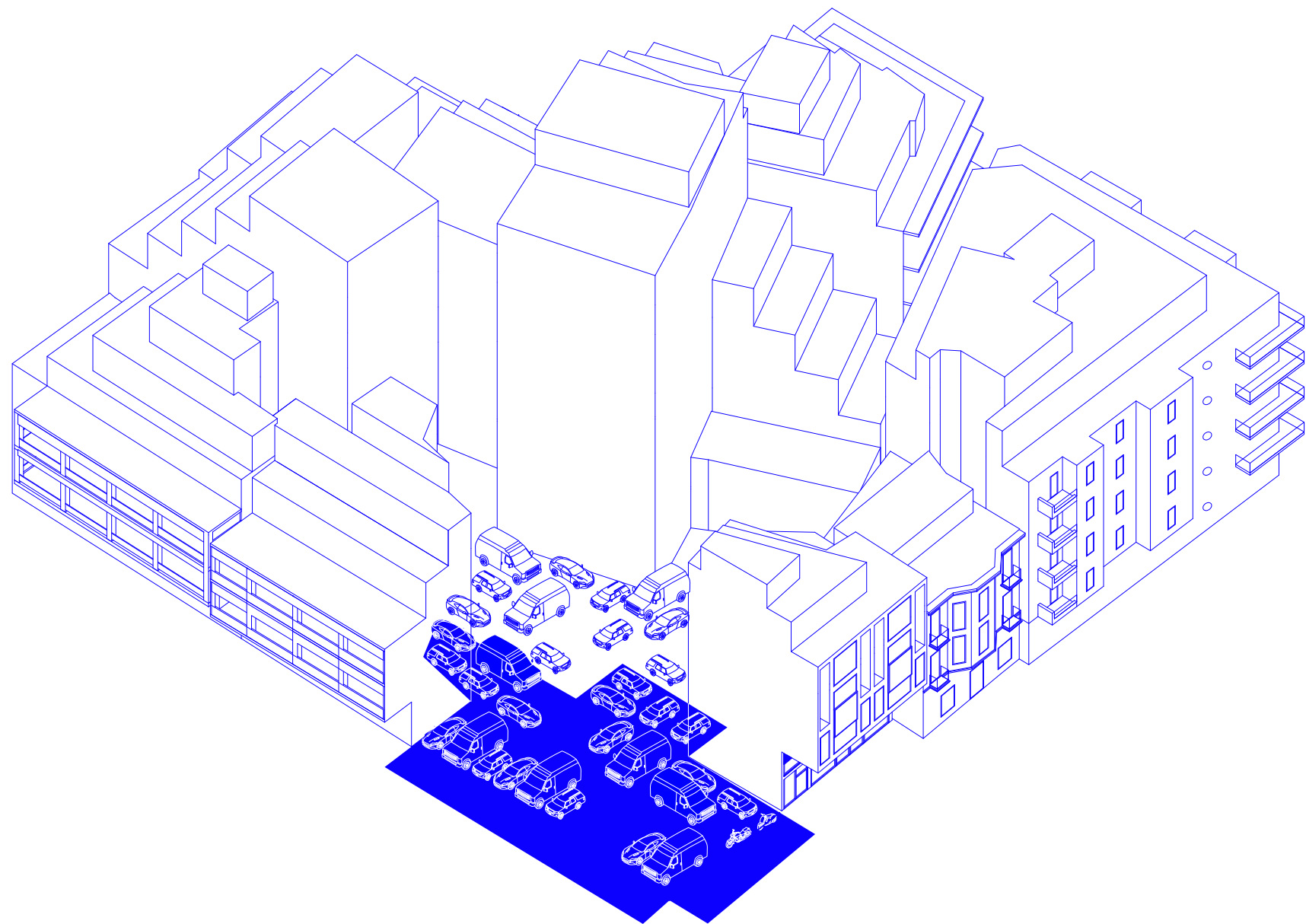
Translating my *"New Terms"* into practice

Urban Aproach



point of intervention

Translating my *"New Terms"* into practice
Urban Aproach

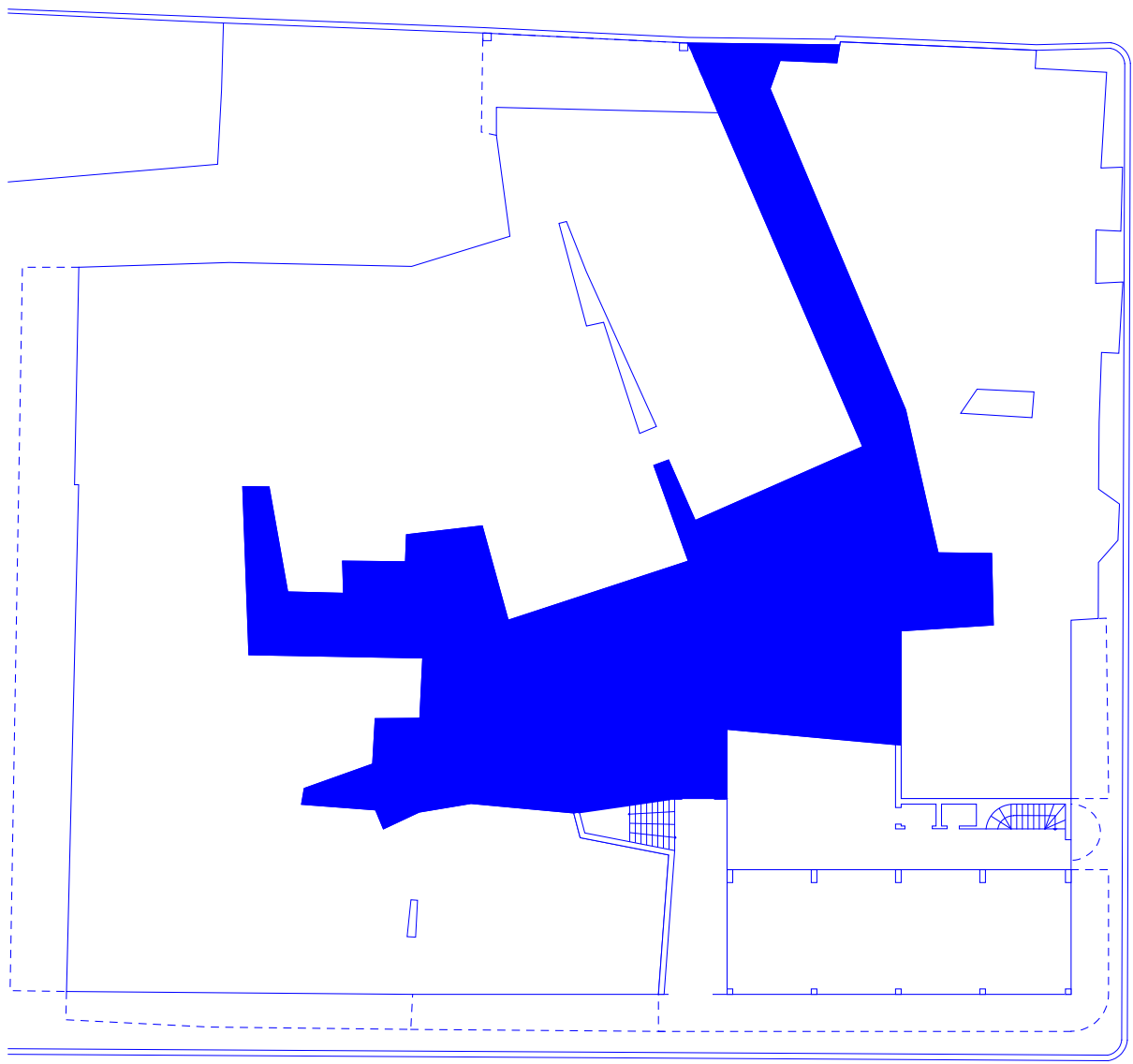


From a parking lot to a co-operative dwelling model

Translating my *"New Terms"* into practice

Back to the neighborhood

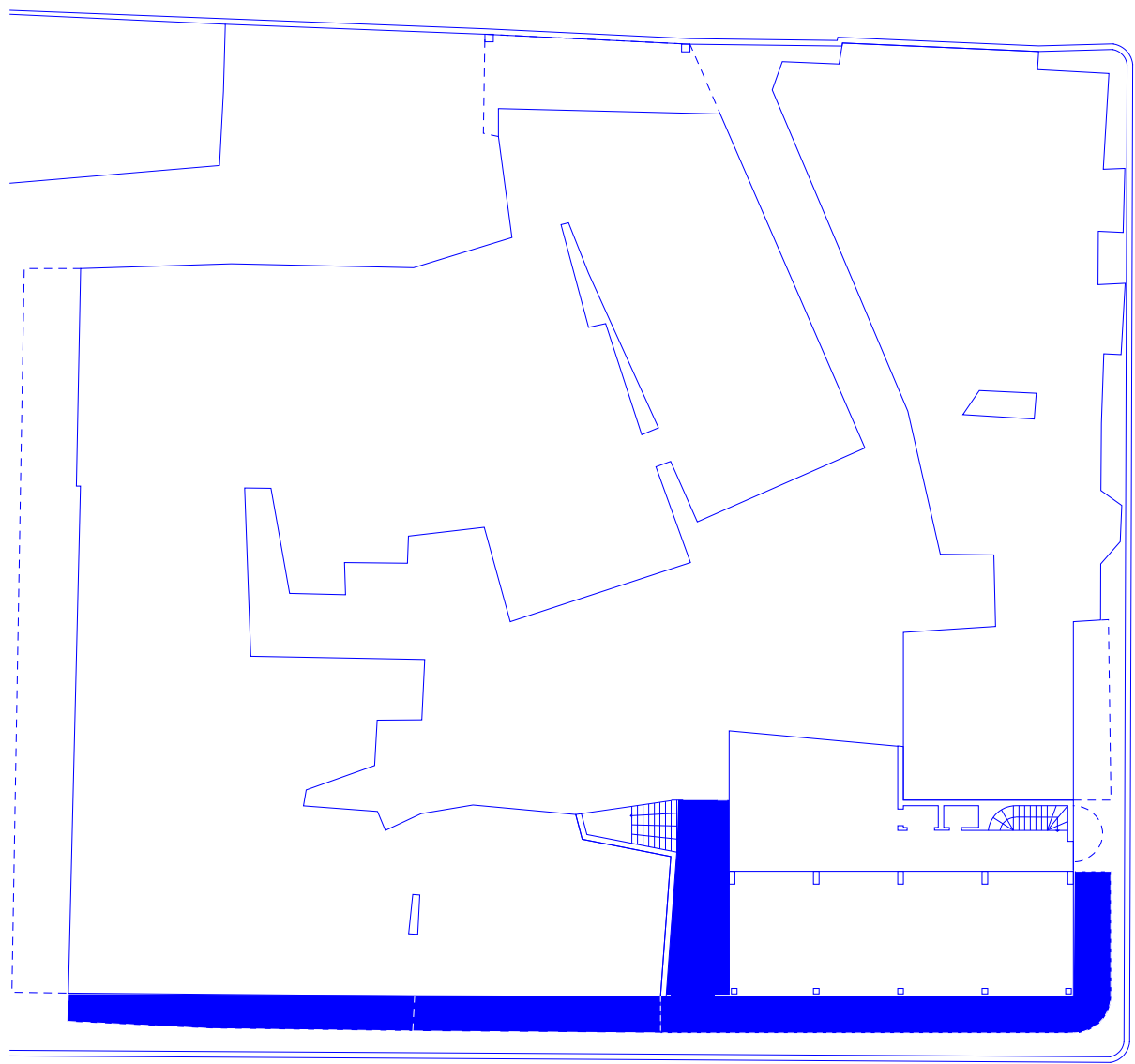
UNBUILT CORE



Activate and take advantage of the alley in the back yard

Translating my *"New Terms"* into practice
Back to the neighborhood

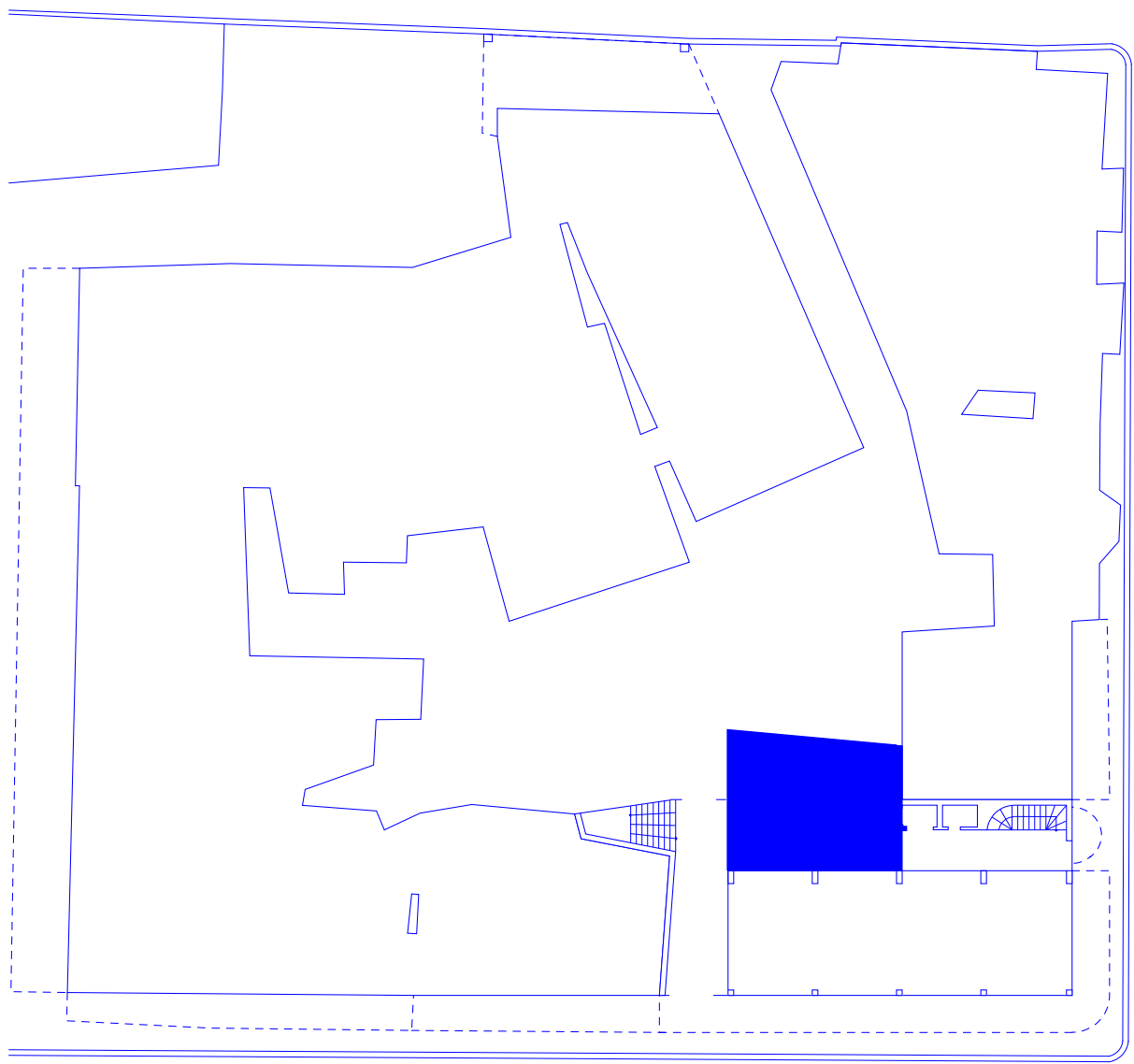
PROMENADE



Activate the circulation through the alley and
the STOA

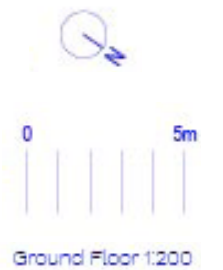
Translating my *"New Terms"* into practice
Back to the neighborhood

ASSEMBLY ROOM

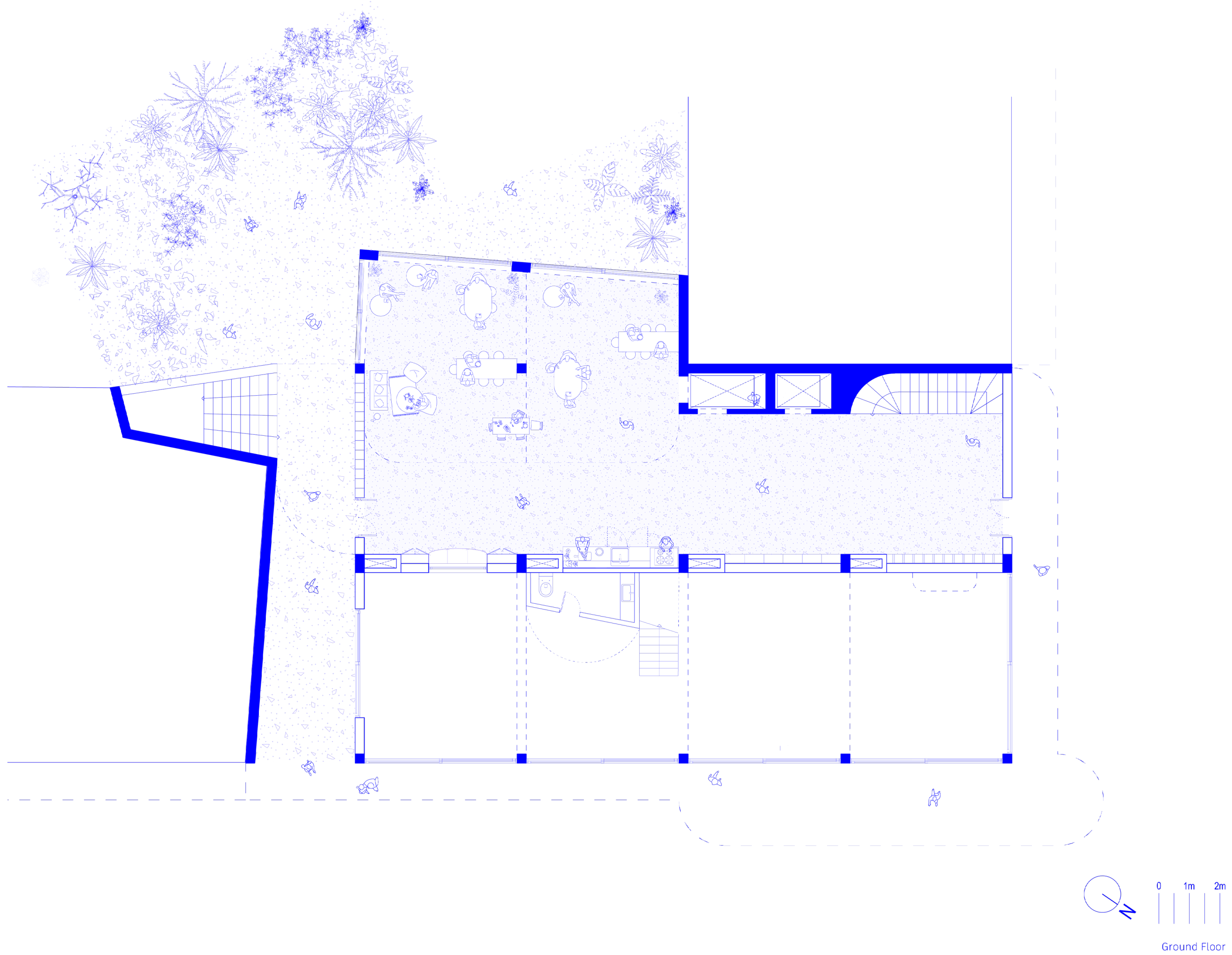


Collective space in the back yard that can host various actions

Translating my *"New Terms"* into practice



Translating my *"New Terms"* into practice



Translating my *"New Terms"* into practice



Translating my *"New Terms"* into practice



Translating my *"New Terms"* into practice



Translating my *"New Terms"* into practice

The threshold of gathering: A garden Embrace

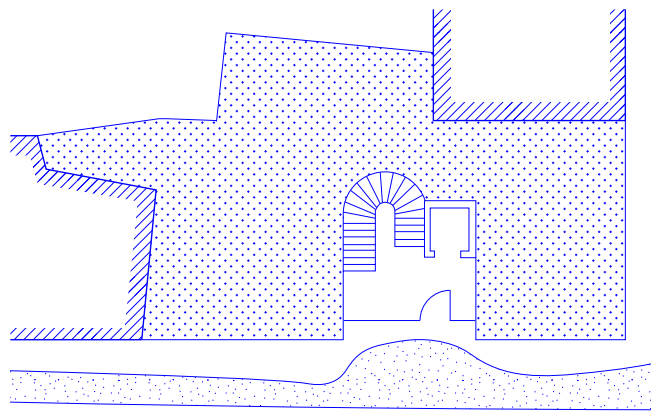


Translating my *"New Terms"* into practice

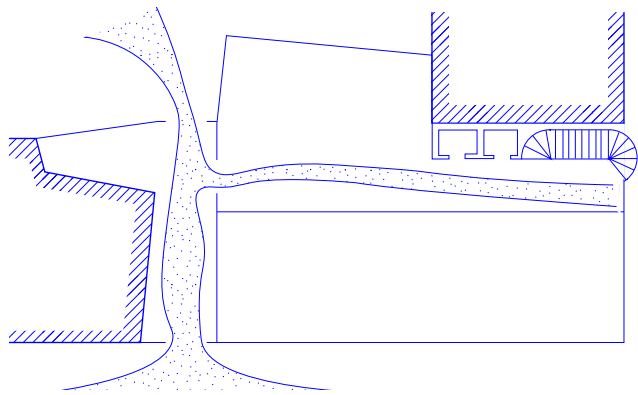
Architectural Analysis

Not the conventional approach but another strategy.

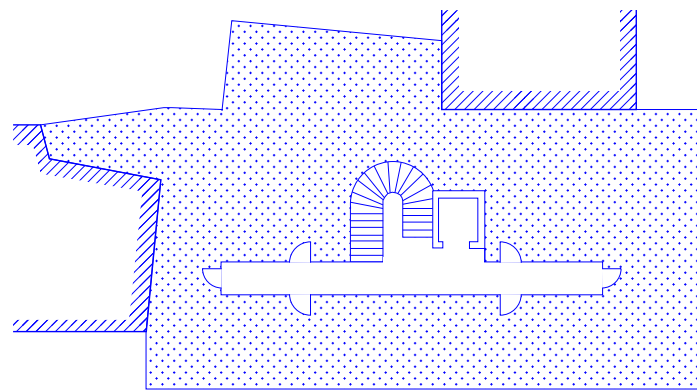
1. The entrance or the building separating the street from the dwellings.



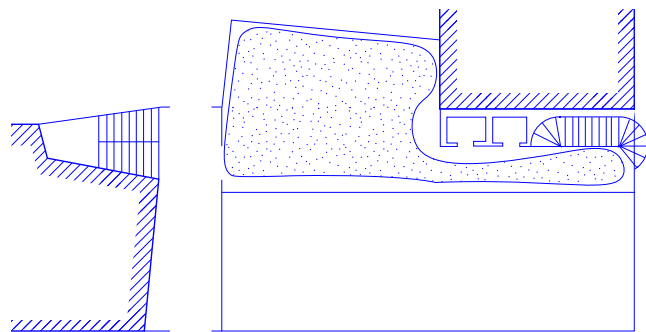
The entrance acting as an intermediate space which links the street and the dwelling.



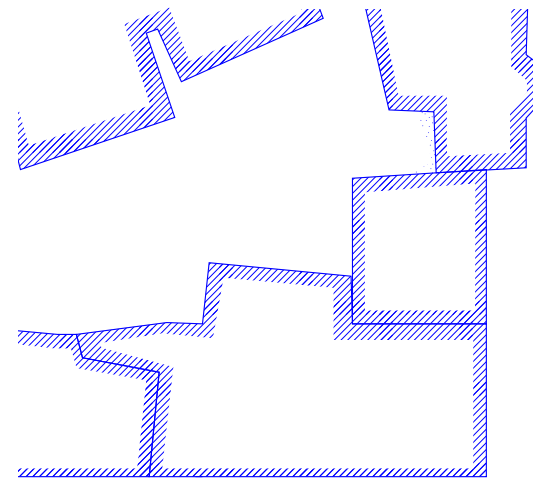
2. Not-Narrow, dark and repelling shared public spaces.



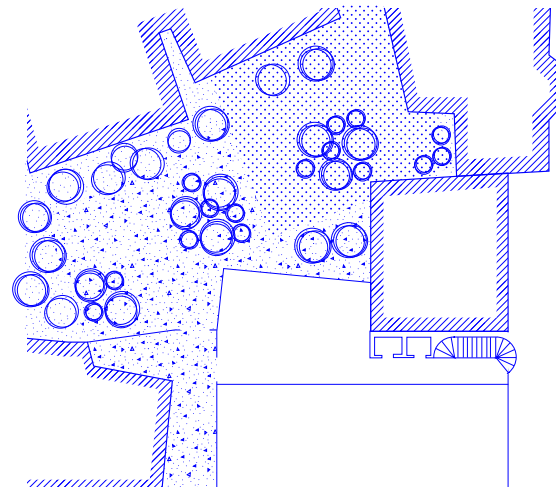
But-Common spaces which follow the entrance and are sunlit, inviting and open air.



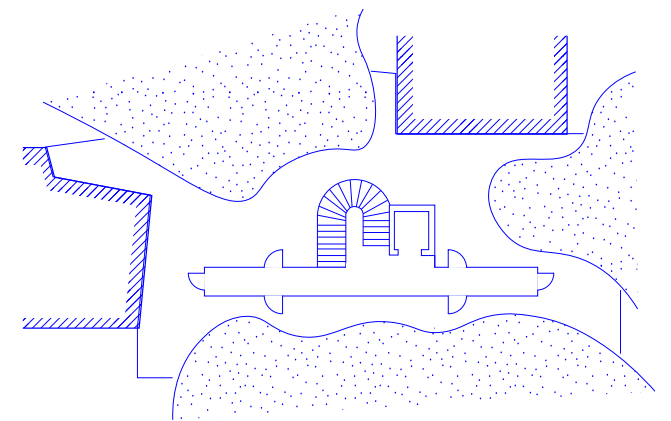
3. Not-Disused shared uncovered space, which belongs to nobody, is used by nobody and is cared of from nobody.



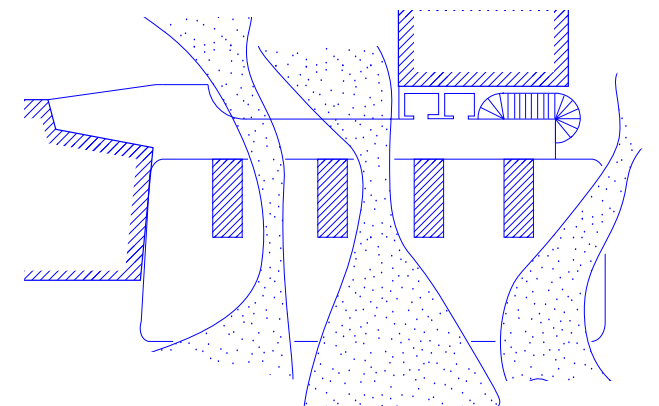
But-Outdoor space containing a yard on the ground floor which is planted with trees and flowers, cared for and used by private owners.



4. Not-Ventilated and lit only from one side with a dark intermediate zone of service spaces.



But-Spaces which are transparent and ventilated from all sides, allowing nature to penetrate in and including light service spaces.



Case study



Apartment Building on
Semetelous street / Nikos
Valsamakis, Front View



Coop Housing at River Spreefeld /
Carpaneto Architekten + Fatkoehl Ar-
chitekten + BARarchitekten



House For Artists / Apparata Archi-
tects

Case study

Standard Polykatoikia Model



Apartment Building on Semetelous street /
Nikos Valsamakis, Front View

Case study

Standard Polykatoikia Model



Shared space

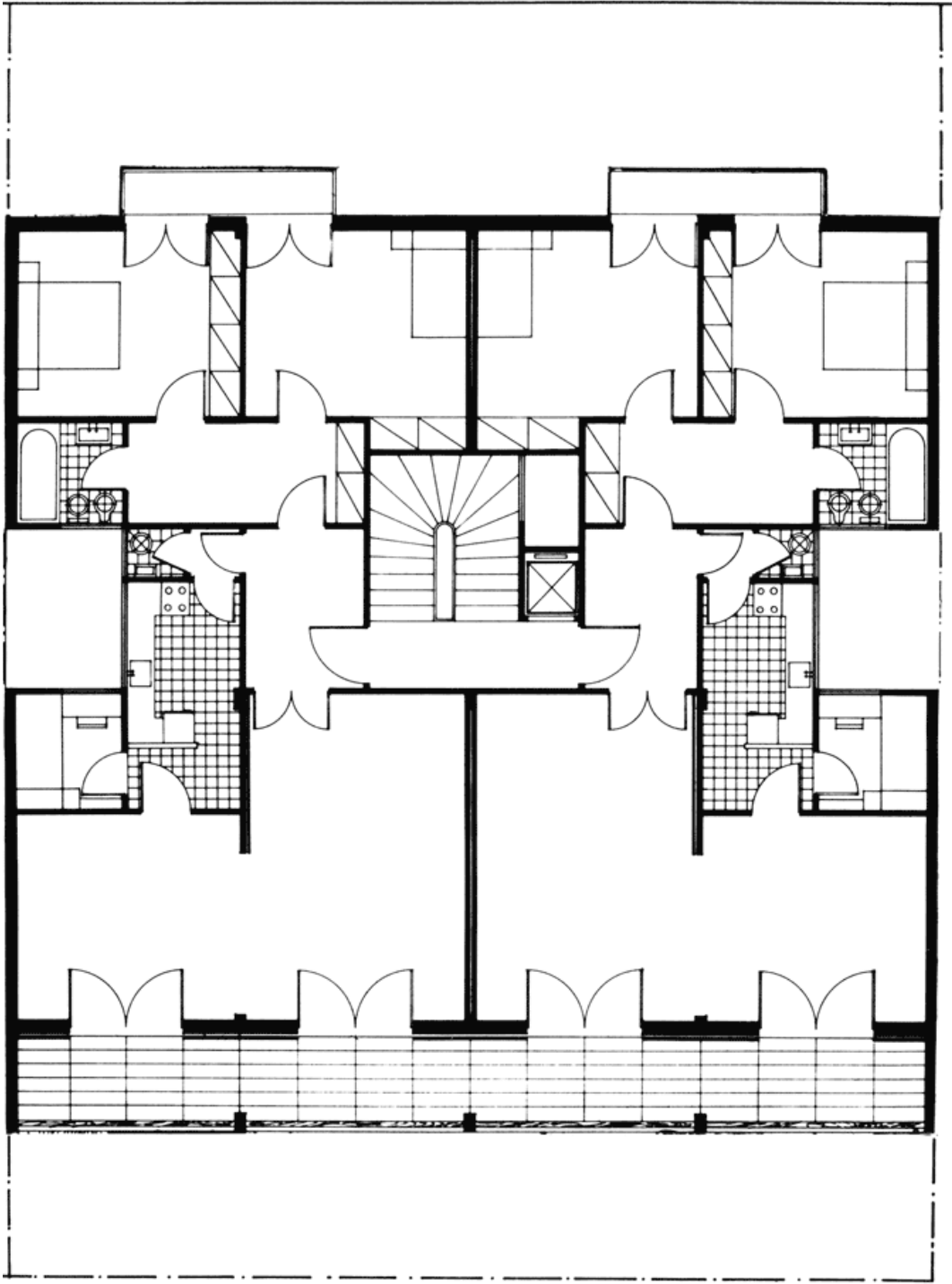
Case study

Standard Polykatoikia Model



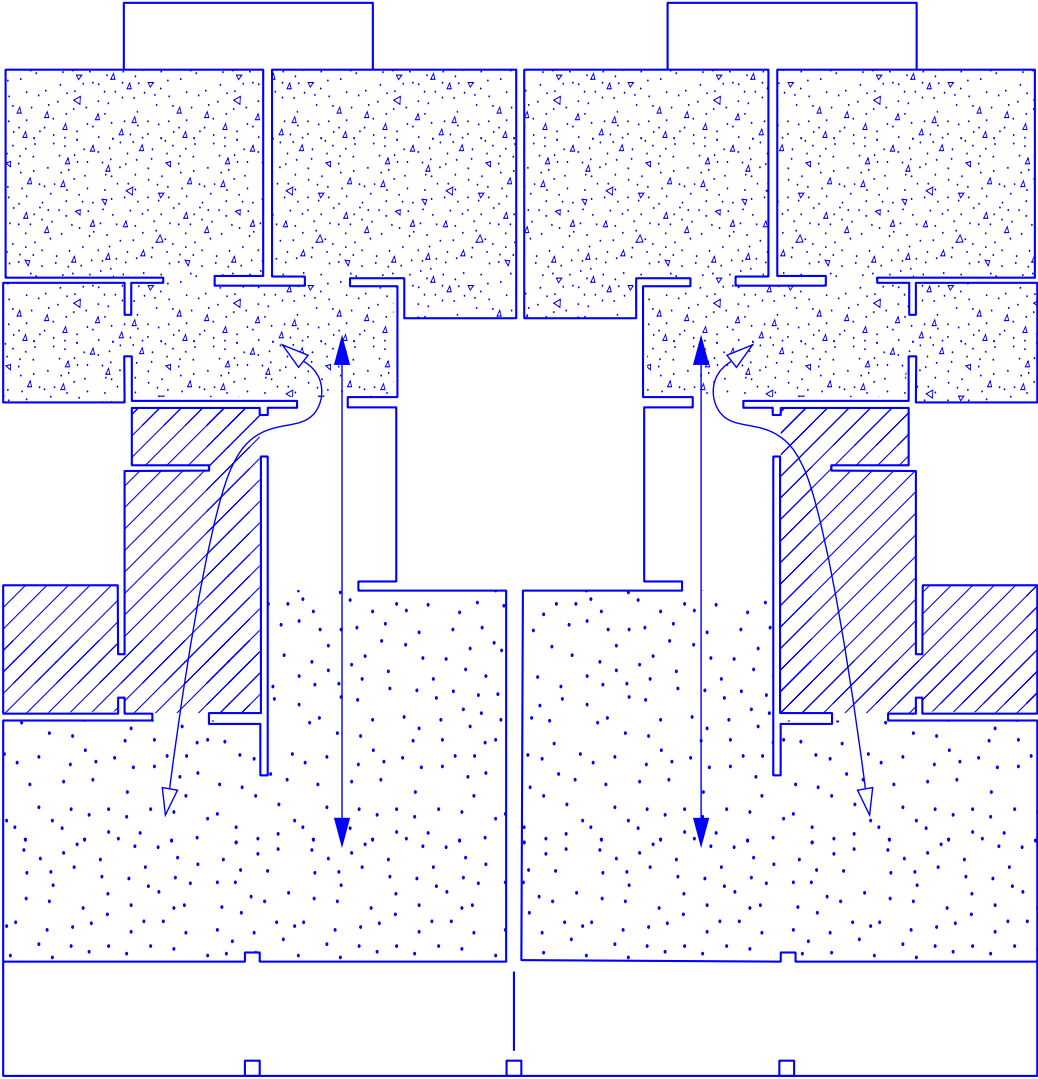
Private Balcony

Case study
Standard Polykatoikia Model



Floor plan

Case study
Standard Polykatoikia Model

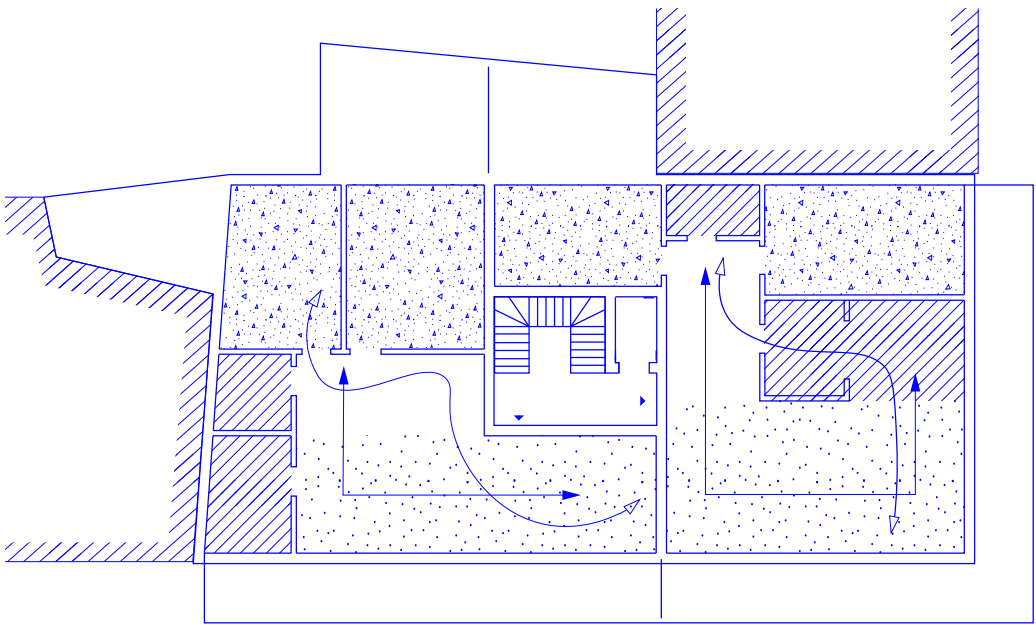
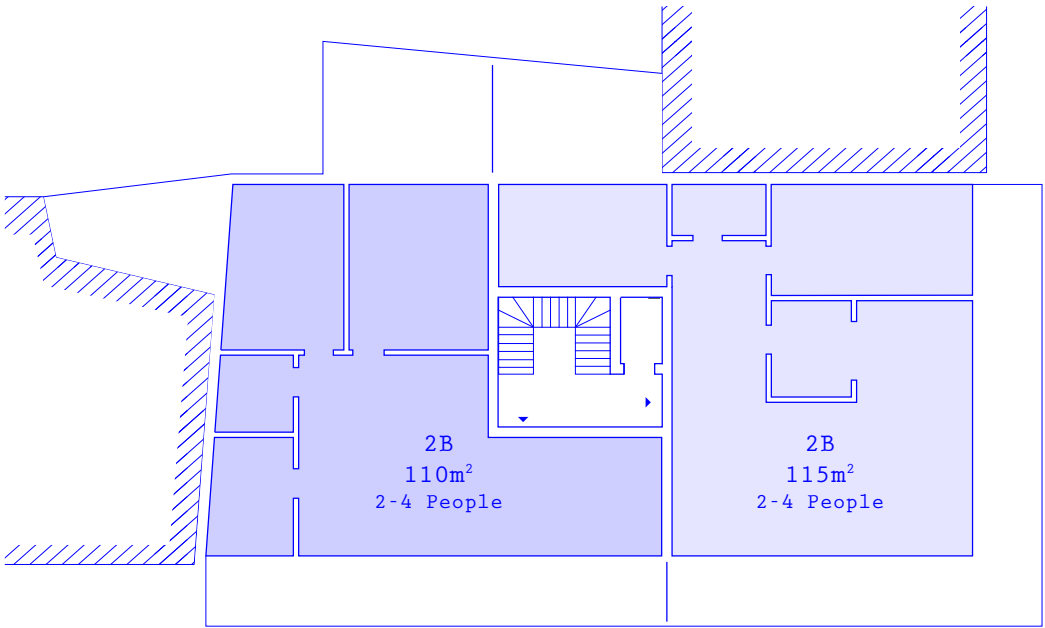
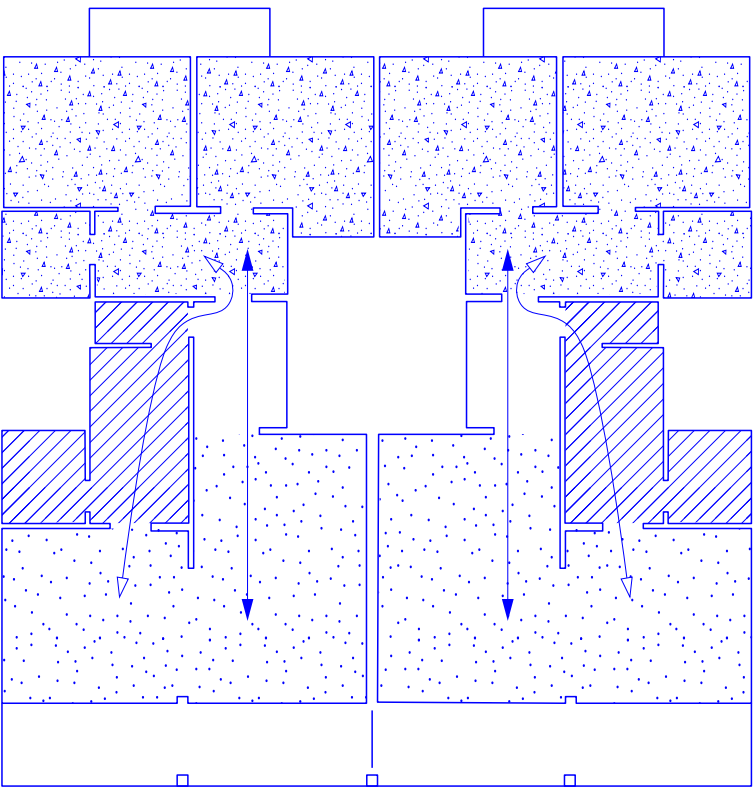
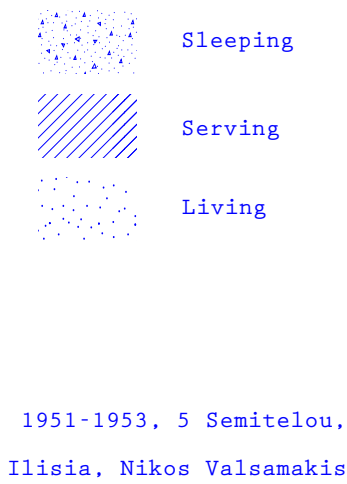


Case study

Standard Polykatoikia Model

Standard Capacity

6 FLOOR 2 APARTMENTS PER FLOOR
2 Apartments: 100-115m²-per floor
2 Bedrooms-per apartment 100-115m²
4-8 People-per floor
Total 24-48 people
Shared 18m² per floor

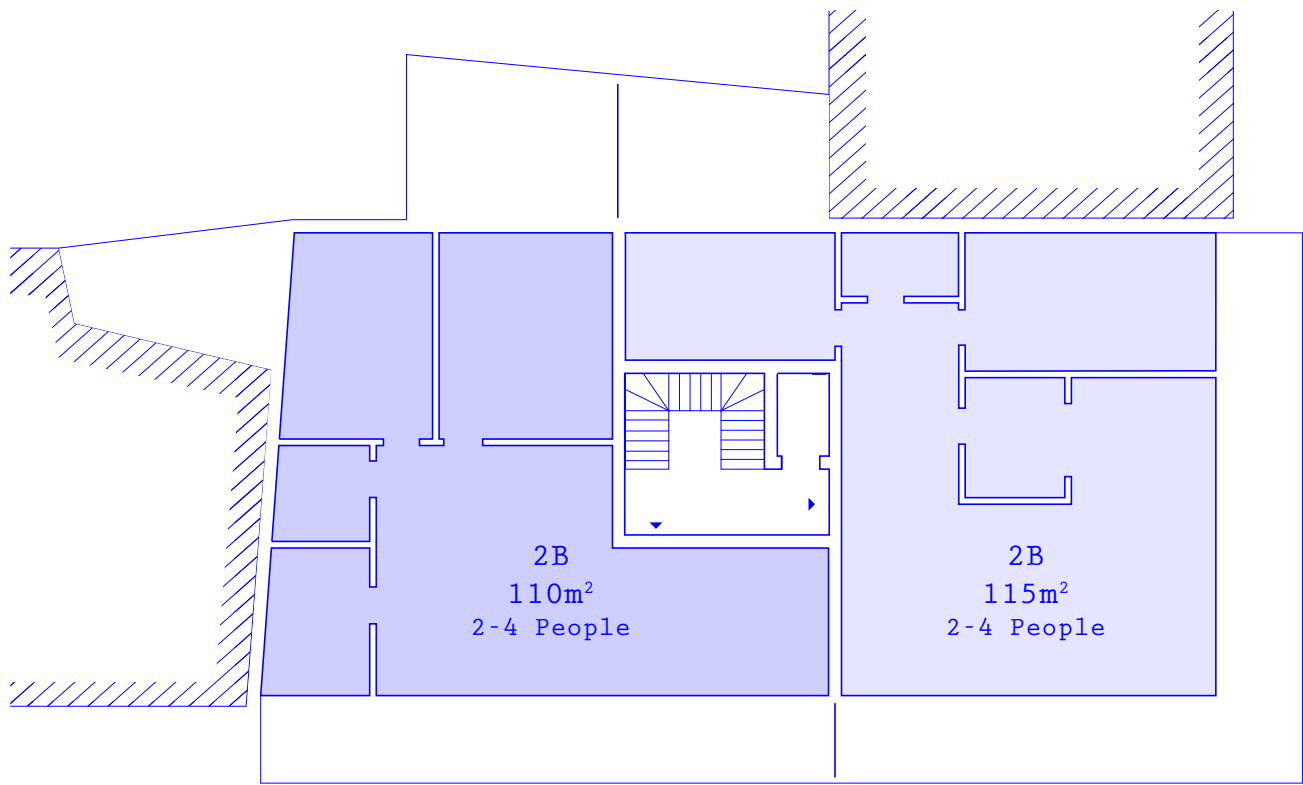


Translating my *"New Terms"* into practice

Cooperative

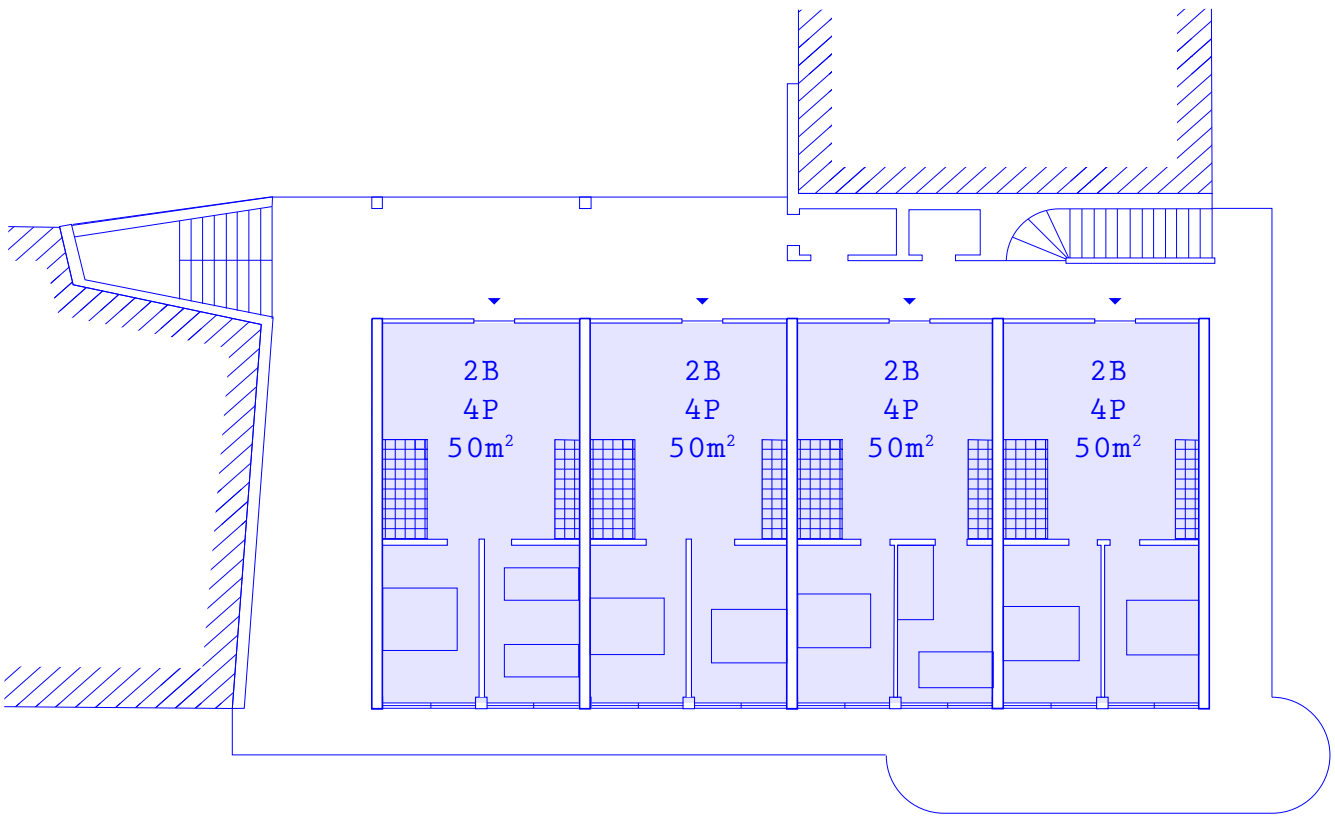
Standard Capacity

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Total 24-48 people
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CO-HOUSING Capacity

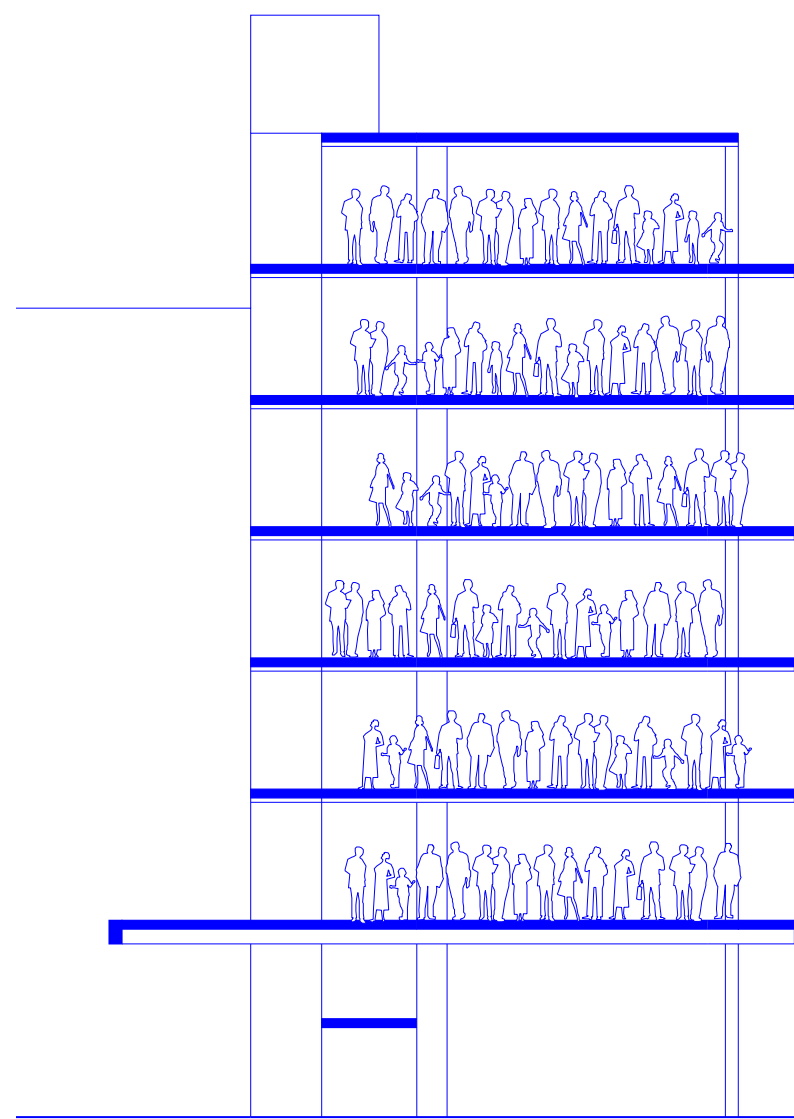
6 FLOOR 4 APARTMENTS PER FLOOR
4 Apartments: 50m²-per apartment with two bedrooms, kitchen, and bathroom.
1-3 Bedrooms-per apartment
4-16 People-per floor
Total 96 people
COLLECTIVE SPACES 350m² +balconies



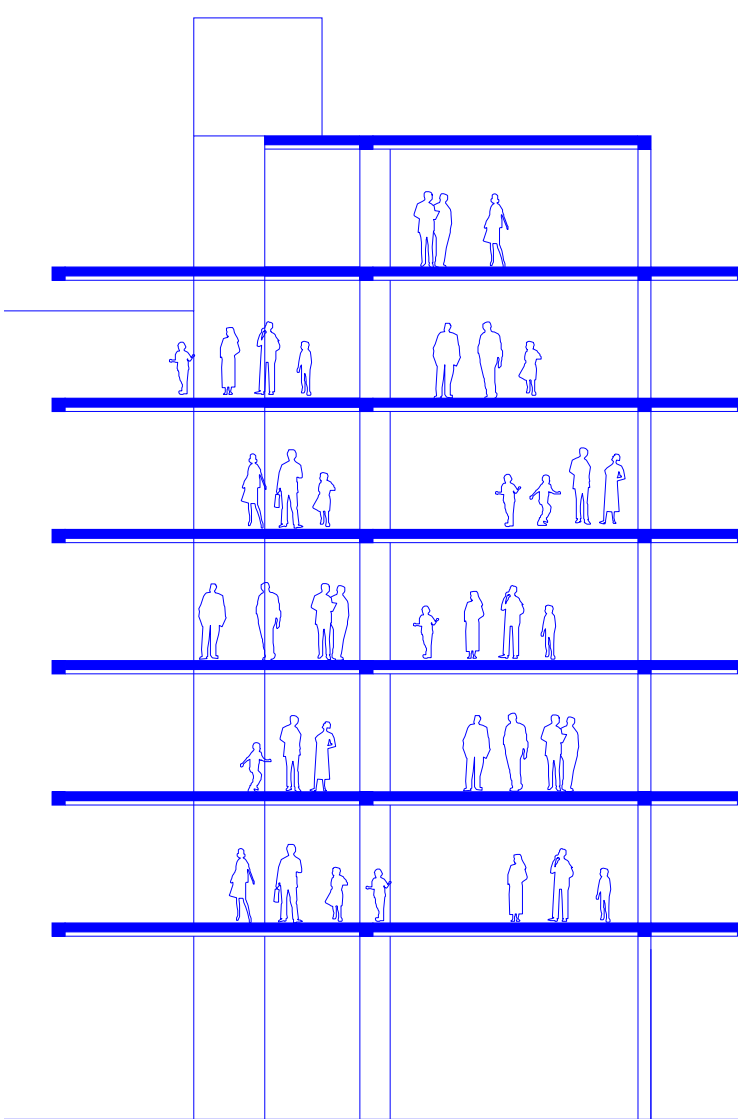
Translating my *"New Terms"* into practice

Cooperative

CO-HOUSING Capacity



Standard Capacity



Translating my "New Terms" into practice

The Financial and the Cooperative Model

Cooperative Model: €117,638 per apartment

Annual Maintenance Costs: Covered by income

Traditional Model: €180,375 per apartment

Annual Maintenance Costs: €900/year per apartment

The Financial Superiority of the Cooperative Model

Invoice 997

Date: 2025

<p>The construction cost estimates for reinforced concrete frames and thermal insulation were based on data from Greek construction firms such as Domotechniki SA and general cost guidelines from Greek Construction Cost Analysis Reports by the Technical Chamber of Greece (TEE).</p> <p>Information about photovoltaic panel installation costs and heat pump systems came from specialized providers, including LG Electronics Solar Division and Daikin Europe. Energy savings calculations were derived using specifications from the European Heat Pump Association (EHPA) and real-world case studies of similar projects in Greece.</p> <p>Maintenance cost approximations and shared space revenue estimates were inspired by data from cooperative housing projects like Coop Housing at River Spreefeld / Carpaneto Architekten + Fatkoehl Architekten + BARarchitektenand financial reports on shared housing models.</p>	Cooperative Model:		Traditional Model:
	Construction cost per square meter:		€1,500/sq.m.
	Insulation cost:	For internal insulation: ~€40/sq.m.,	For external insulation: ~€50/m2,
	Photovoltaic cost:	~€25,000 (about 10 kW).	Not included
	Heating Systems cost:	Heat pump cost: ~€40,000 for the entire building.	Individual heating/cooling systems: €6,000/apartment
	Shared Spaces:	350m² shared spaces (€525,000)	Minimal (only staircase/lobby)
	Annual Maintenance:	~€11,136 (covered by rental income)	~€1,200
	Energy Costs:	Covered by photovoltaics, low utility bills	~€800/apartment/year
	Rental Income Potential:	€7-10/m² from ground-floor spaces	None
	Flexibility:	Adaptive layouts for shared and private use	Standardized apartment layouts
	Sustainability:	High (renewables, shared systems)	Moderate (individual energy consumption)
		Total Cooperative Model:	Total Traditional Model:
		~€117,638	~€180,375

Polykatoikia

tapestry of shared ownership.	Exarcheia Athens,	2024	Interior Building Cities	Msc3/4
The reinterpretation of the Athenian Polykatoikia	Graduation Project		Independent Group	Papaoikonomou Zoe

Case study

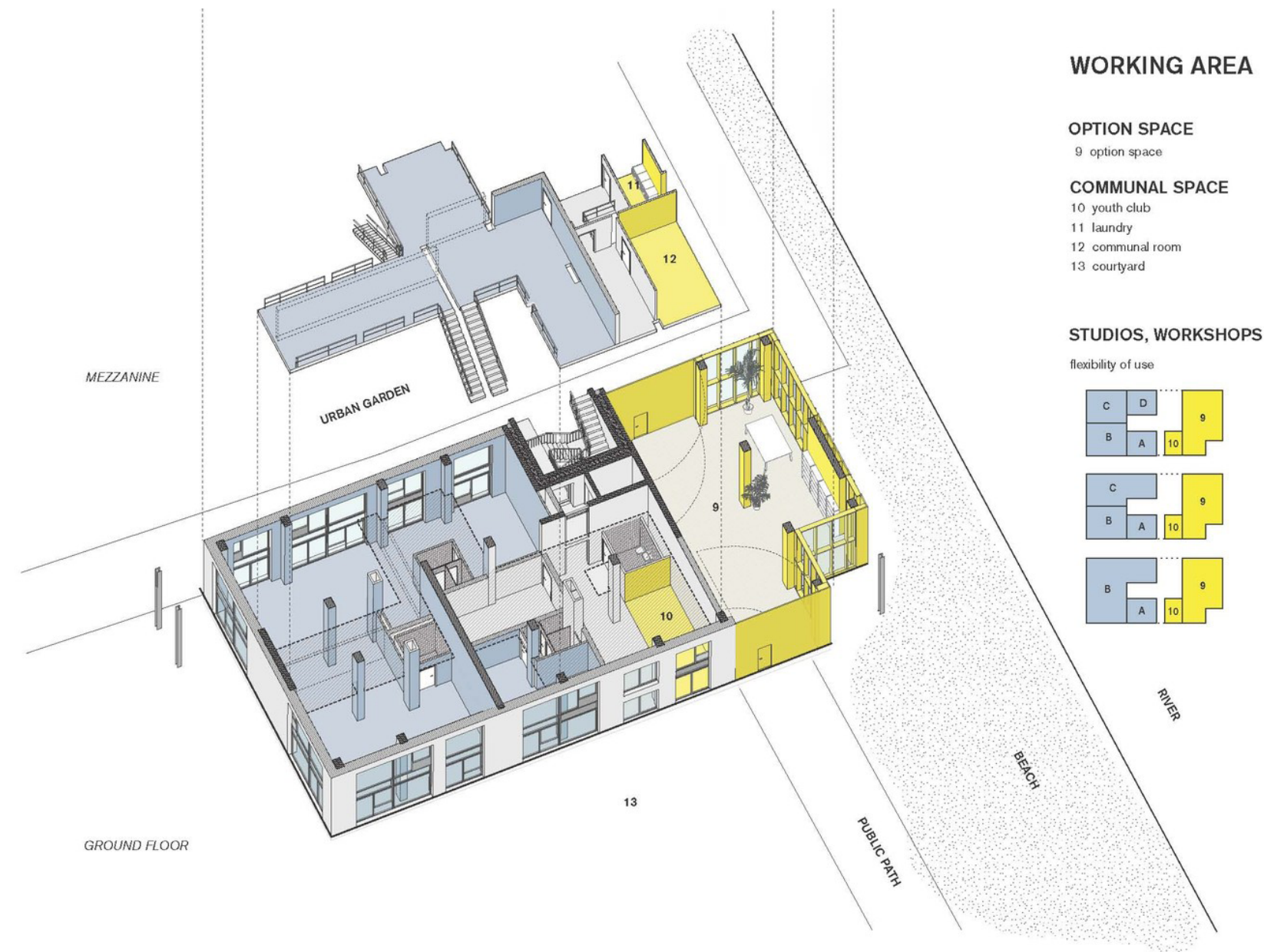
Cooporative Housing Model



Coop Housing at River Spreefeld / Carpaneto Architekten + Fatkoehl Architekten + BARarchitekten

Case study

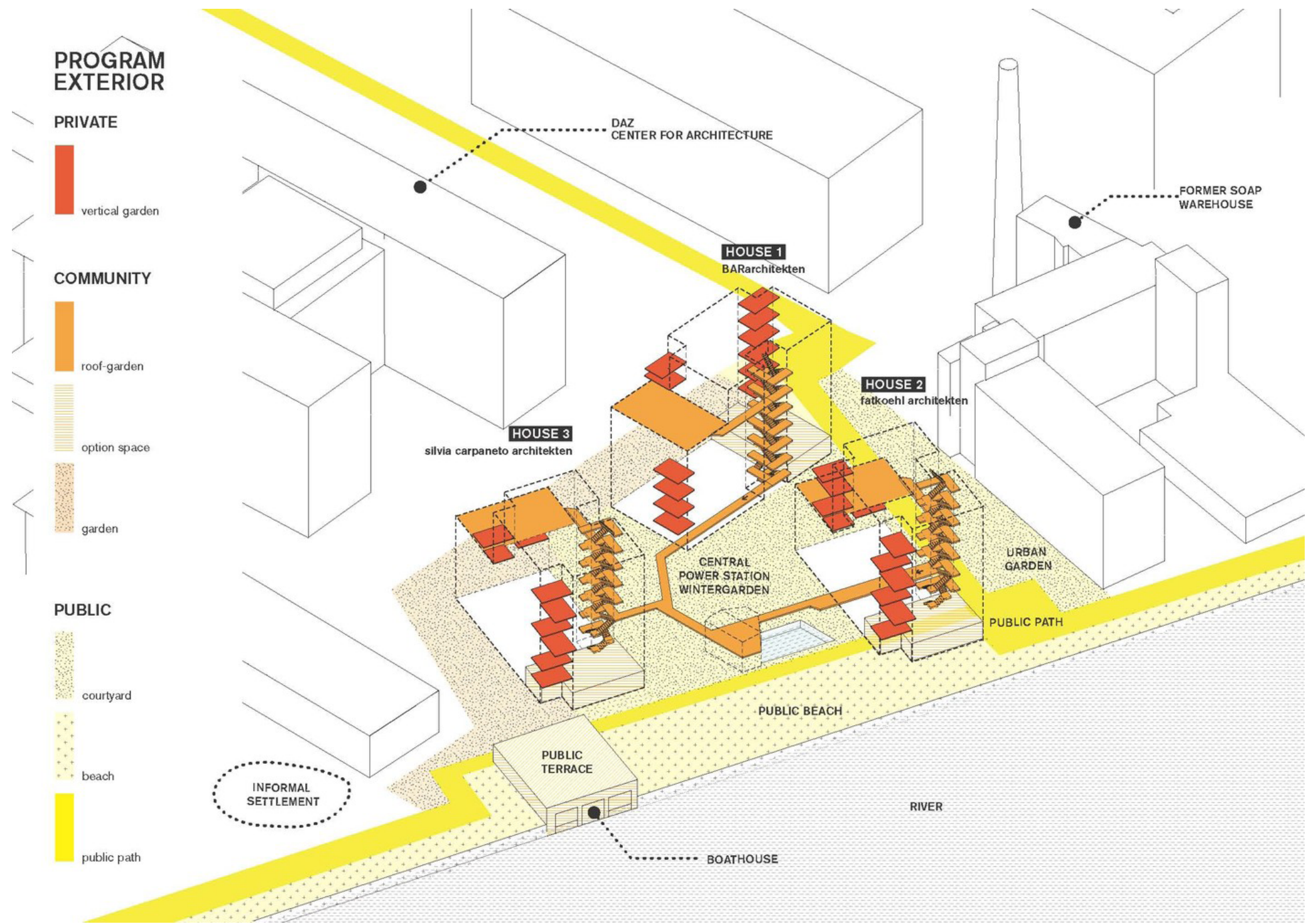
Cooperative Housing Model



The objectives have been implemented for the most part, and the project generates income in the form of value in its use for both residents and the city.

Case study

Cooperative Housing Model



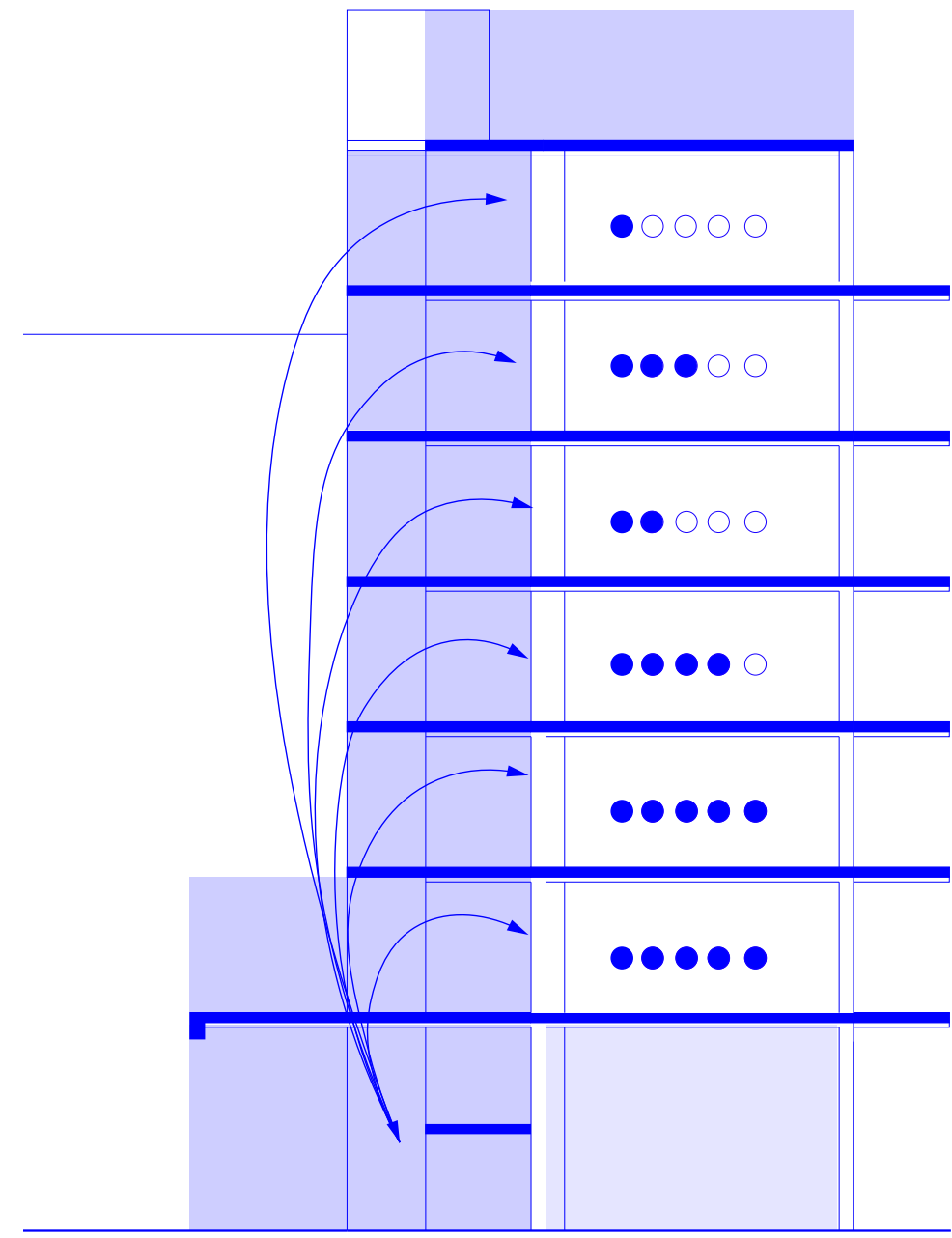
Create a socially just, economically stable, and environmentally responsible urban building block.

Translating my *"New Terms"* into practice

Cooperative / Standard

COOPERATIVE living

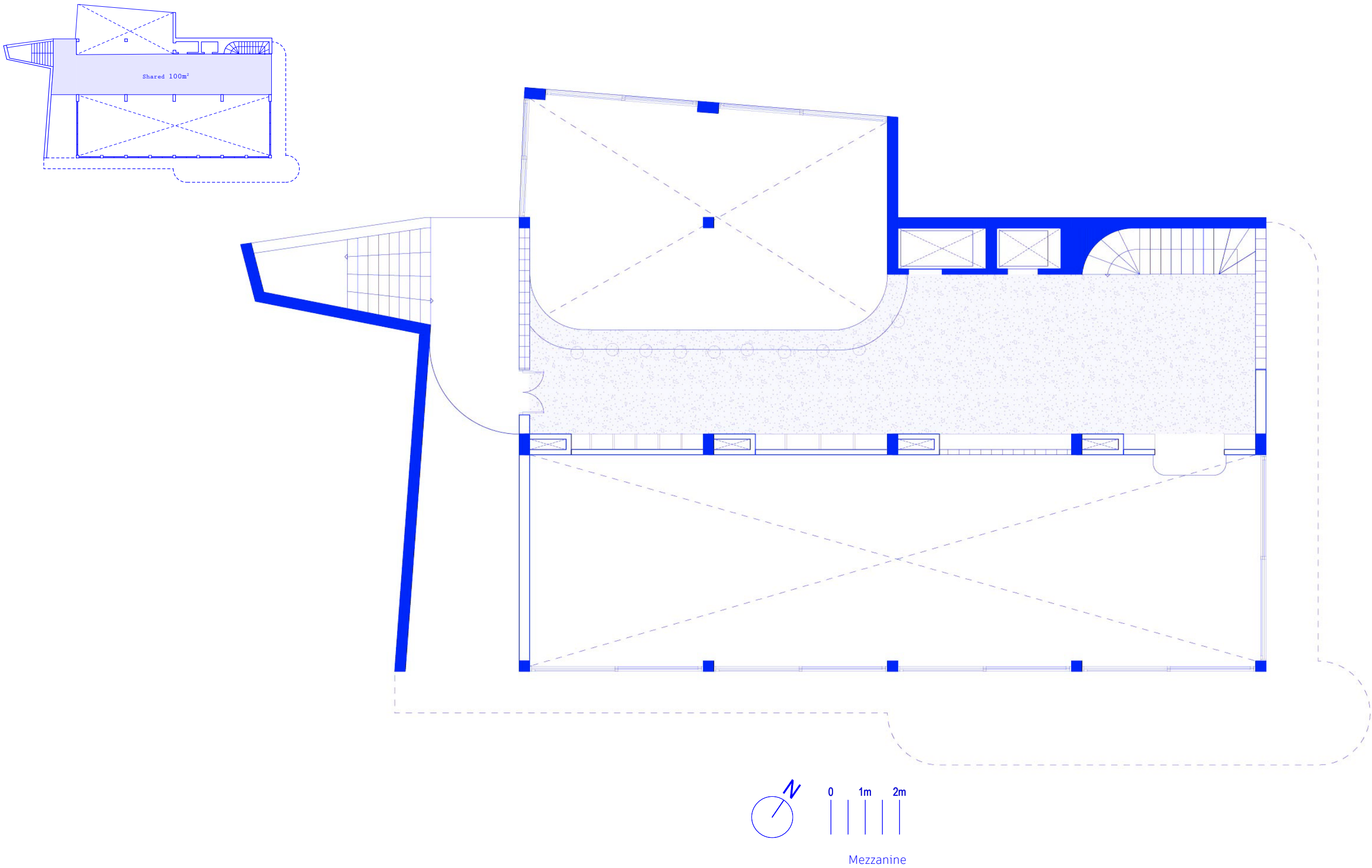
- Collective decisions
- Actively participate in the decision and management of common spaces and services.
- Tenants own shares in a cooperative that owns the building.
- Cohousing: Sharing common areas (eg, kitchens, function rooms), but with private residences.
- Collective responsibility for the maintenance and management of common areas.
- Collective financial management.



Translating my "New Terms" into practice

Mezzanine
Shared Reading Nook

2. COLLECTIVE MEZZANINE BALCONY



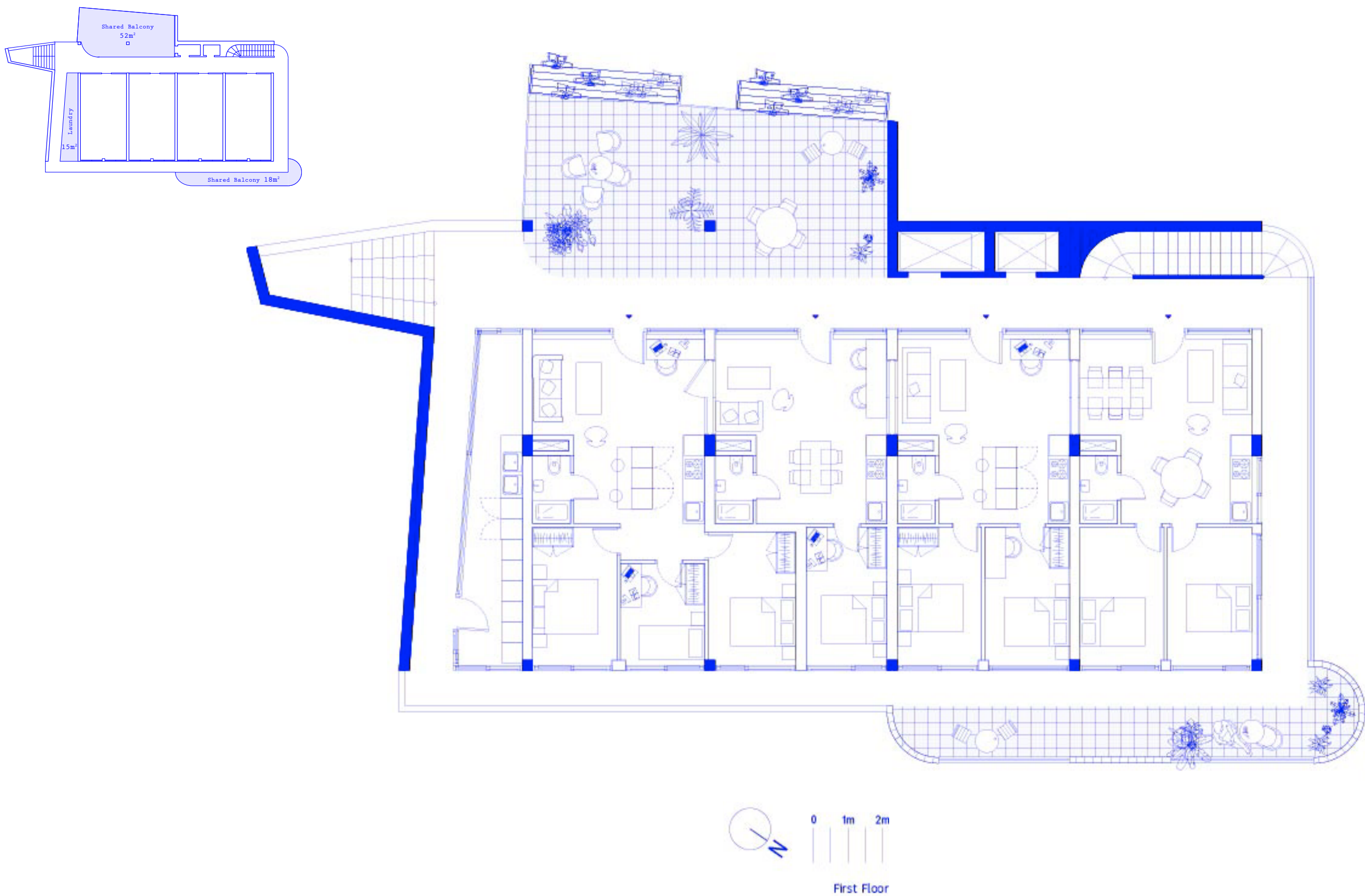
Translating my *"New Terms"* into practice
Shared Reading Nook



Translating my *"New Terms"* into practice

Collective Porch

3. COLLECTIVE FACILITIES



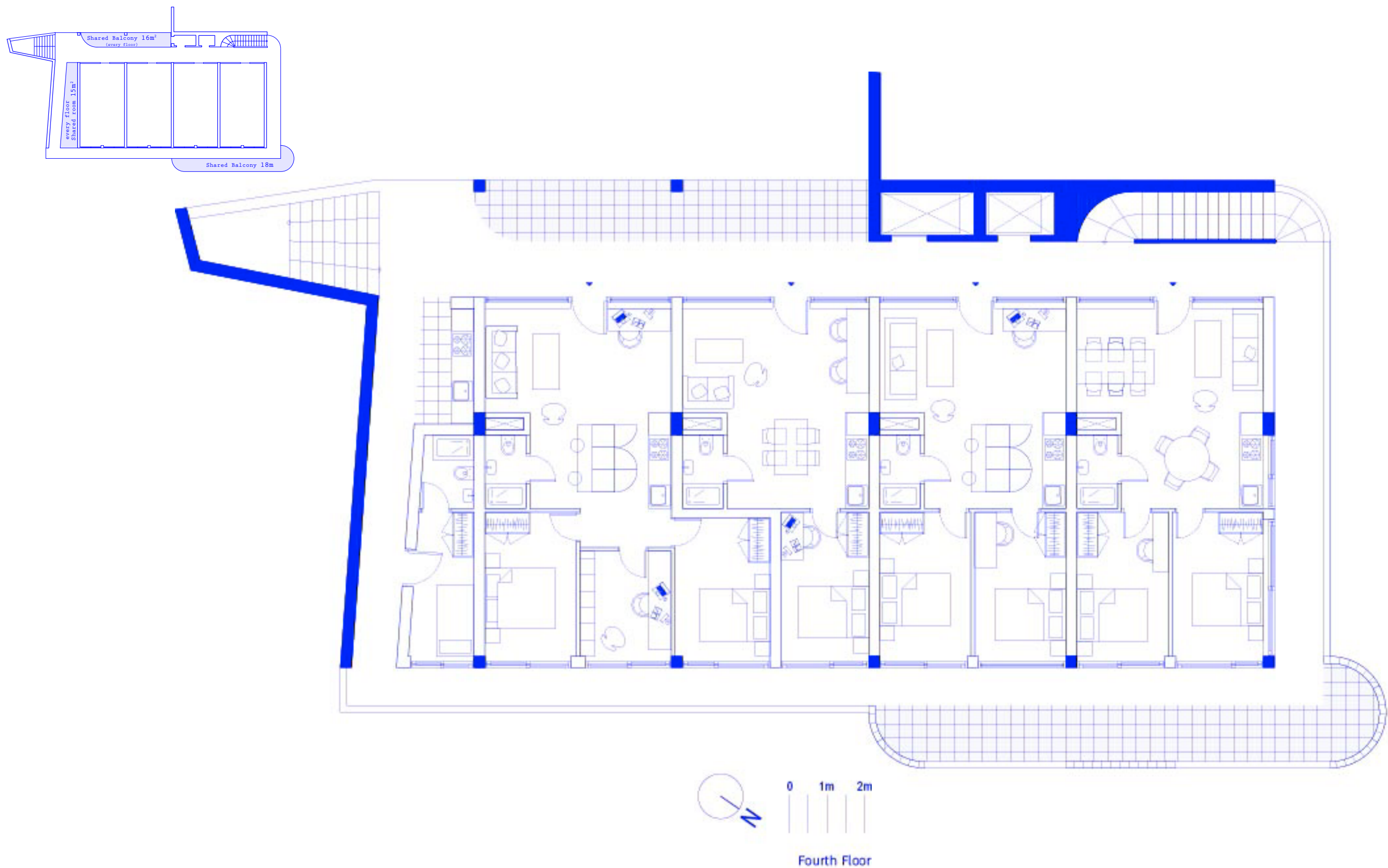
Translating my *"New Terms"* into practice

Collective Porch



Translating my *"New Terms"* into practice

4. COLLECTIVE BALCONIES IN EVERY FLOOR

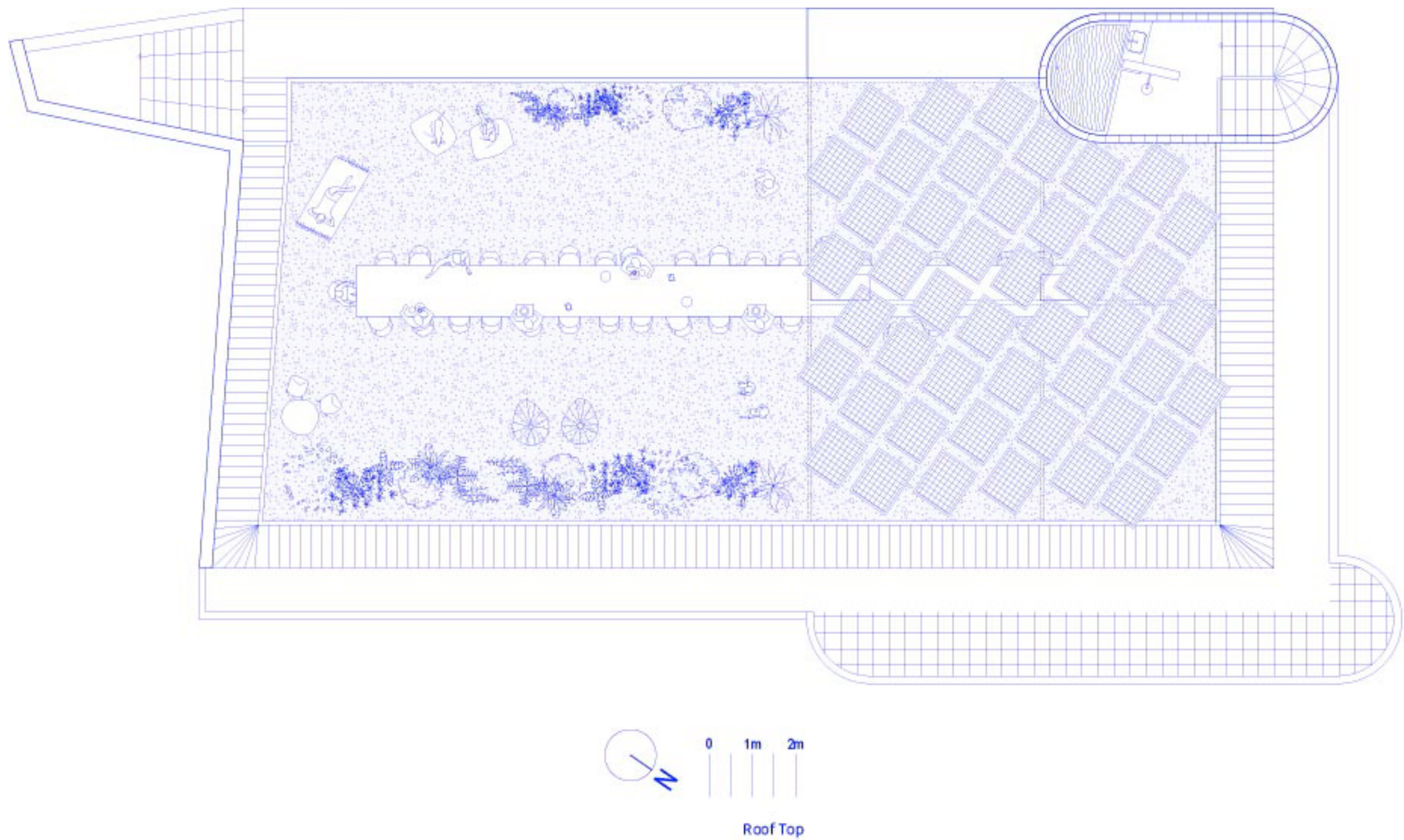
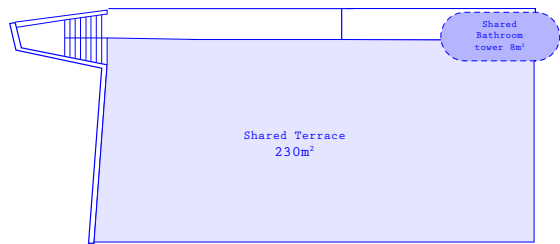


Translating my *"New Terms"* into practice
Fire Escape



Translating my *"New Terms"* into practice

6. COLLECTIVE ROOFTOP



Translating my *"New Terms"* into practice

Collective Roof Top



Translating my "*New Terms*" into practice

Collective Roof Top

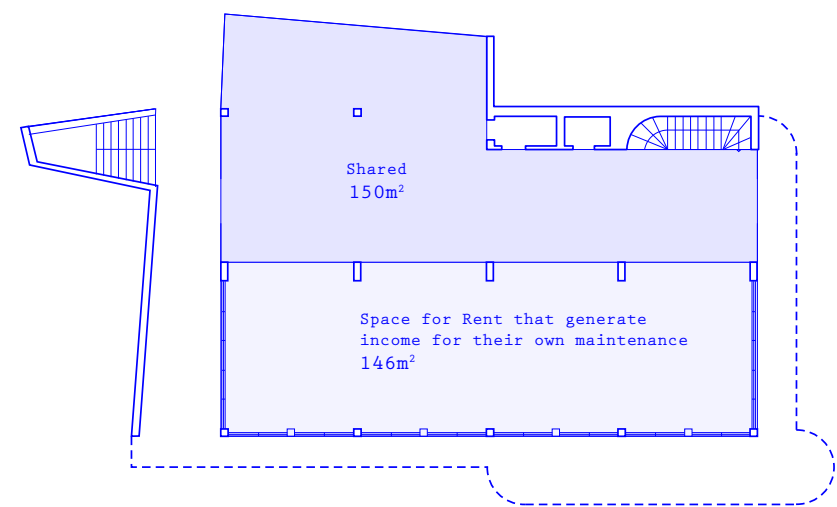


Translating my "New Terms" into practice

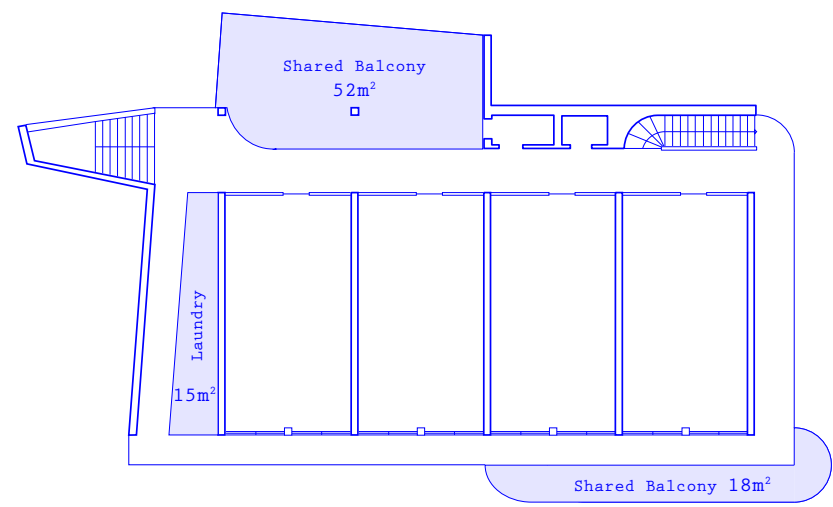
A tapestry of shared ownership

GENEROUS COLLECTIVE SPACES

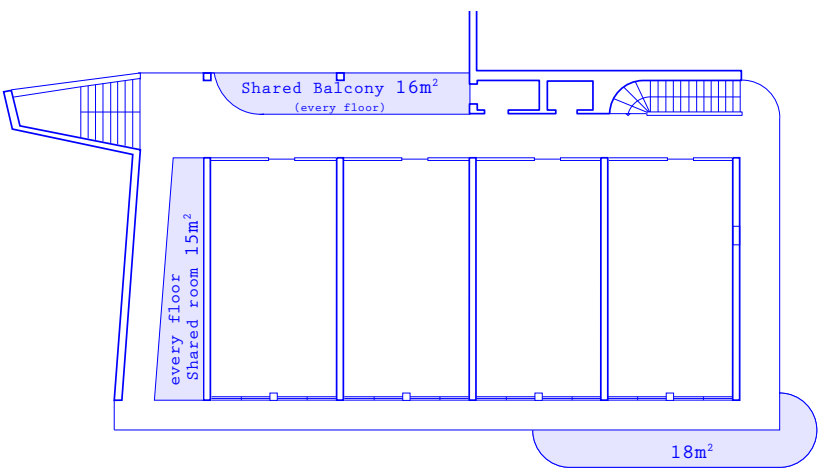
1. COLLECTIVE GROUND FLOOR SPACE



3. COLLECTIVE FACILITIES

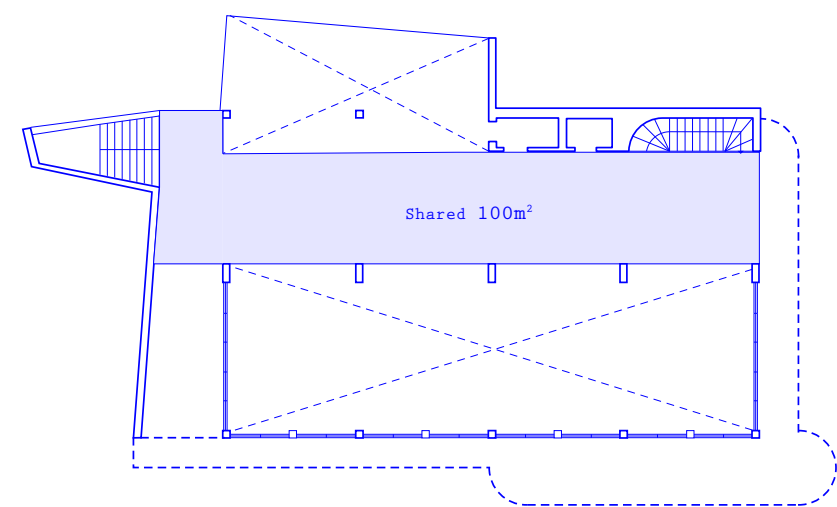


5. COLLECTIVE BALCONY 6TH FLOOR

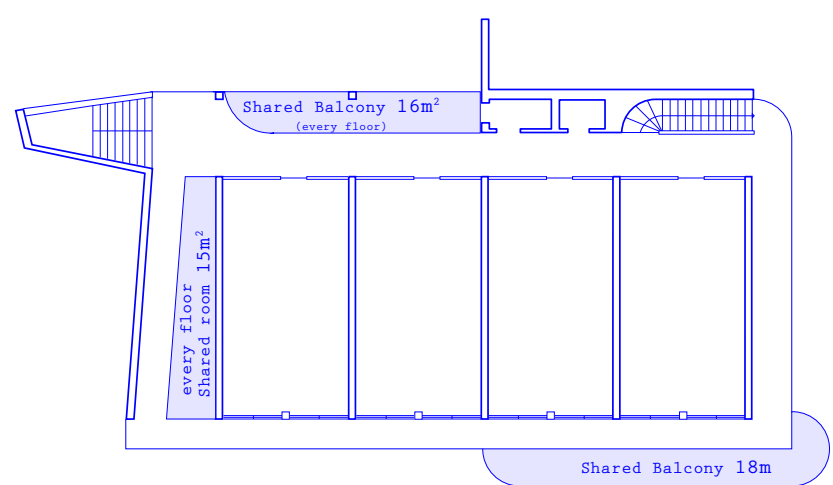


4. COLLECTIVE BALCONY 6TH FLOOR

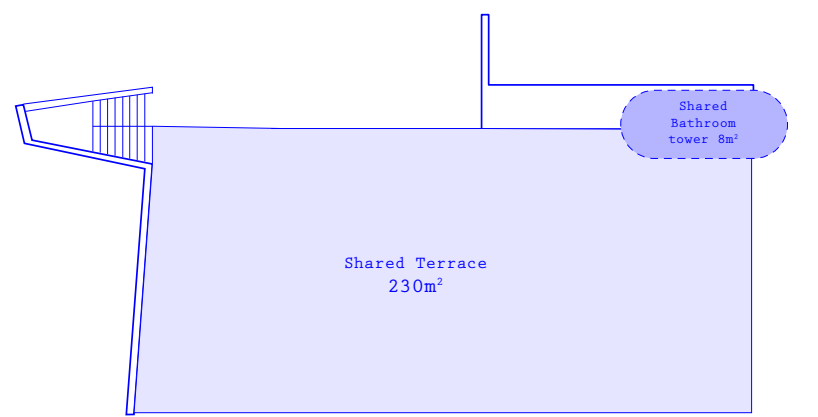
2. COLLECTIVE MEZZANINE BALCONY



4. COLLECTIVE BALCONIES IN EVERY FLOOR

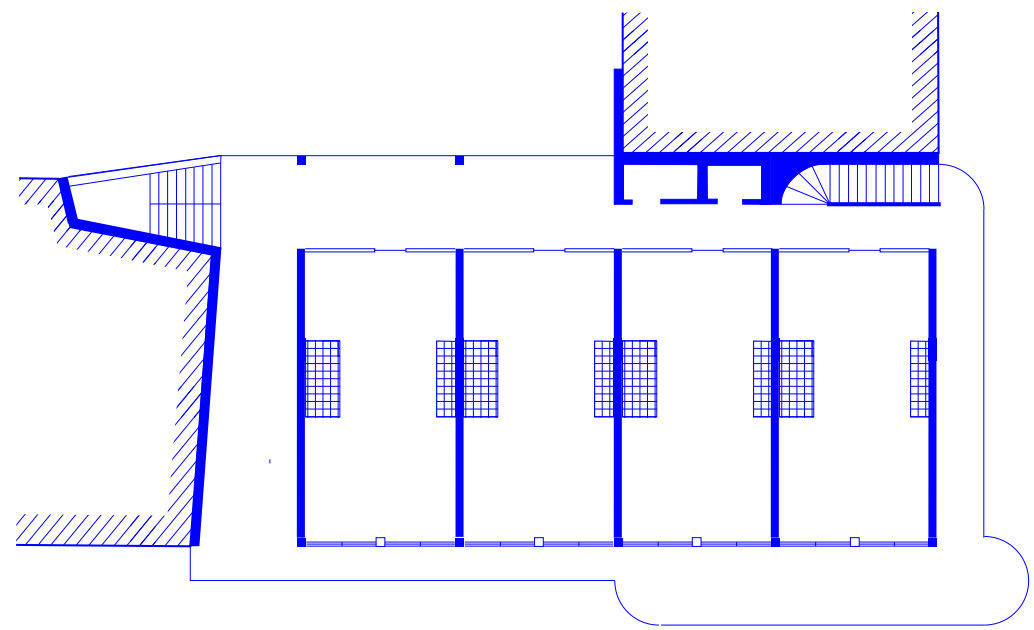


6. COLLECTIVE ROOFTOP

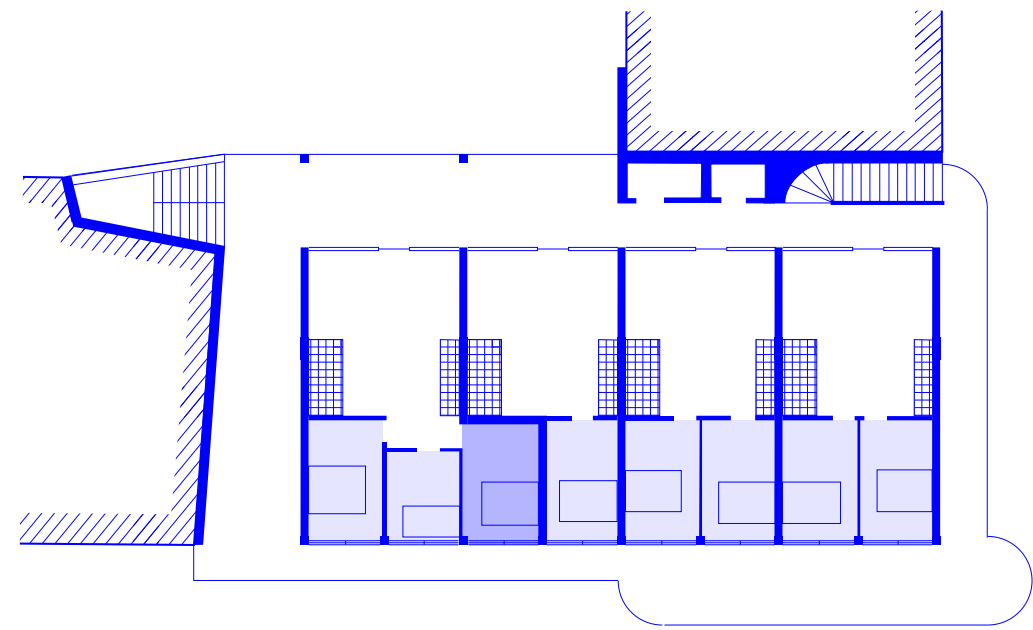


Translating my *"New Terms"* into practice

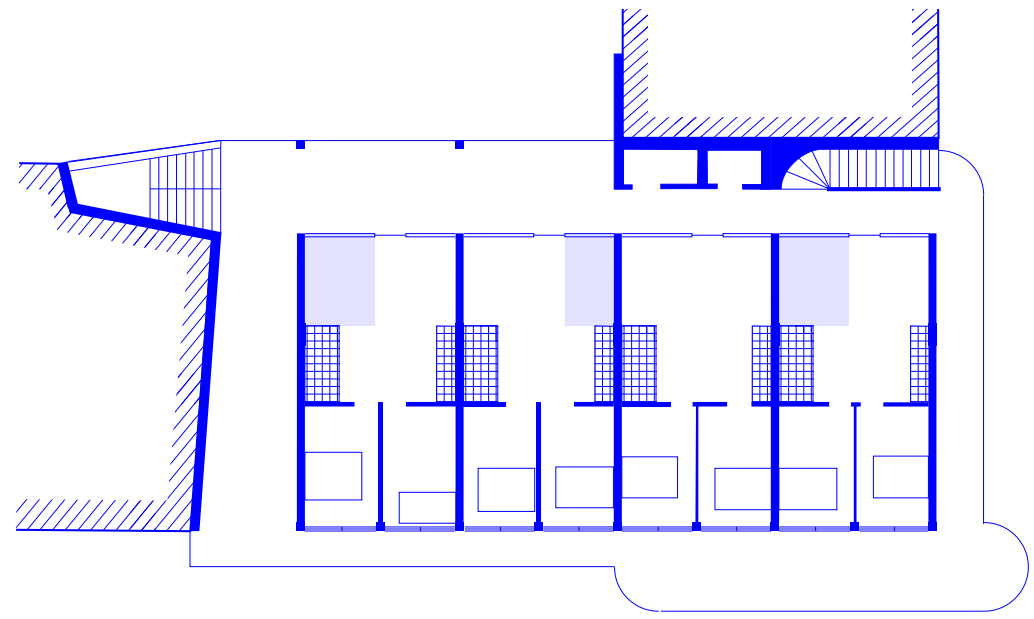
LAYOUT ADAPTABILITY



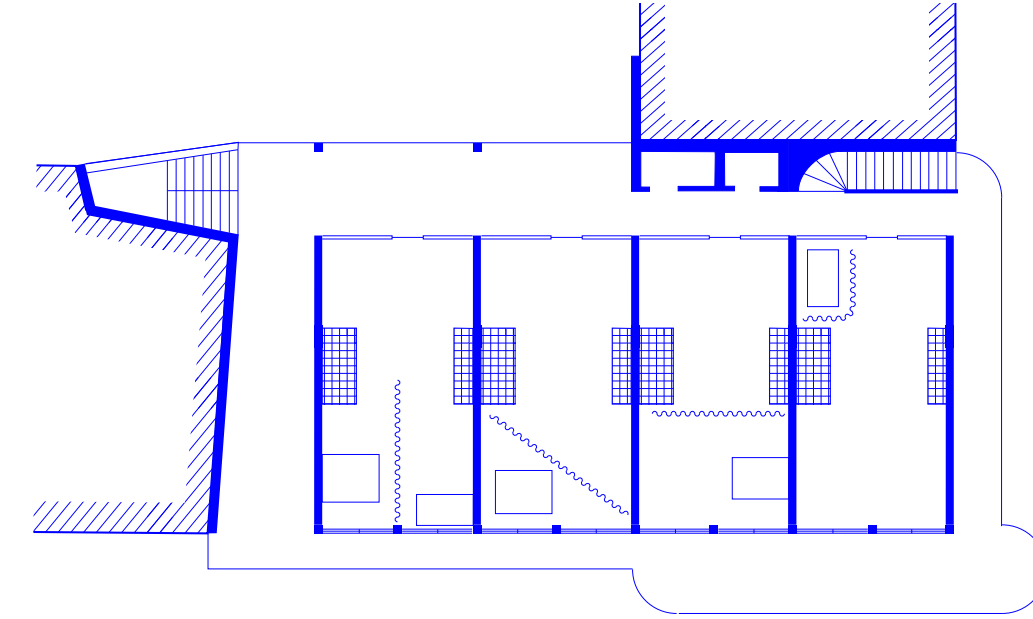
Standard layout



Connect a switch room to a neighbour



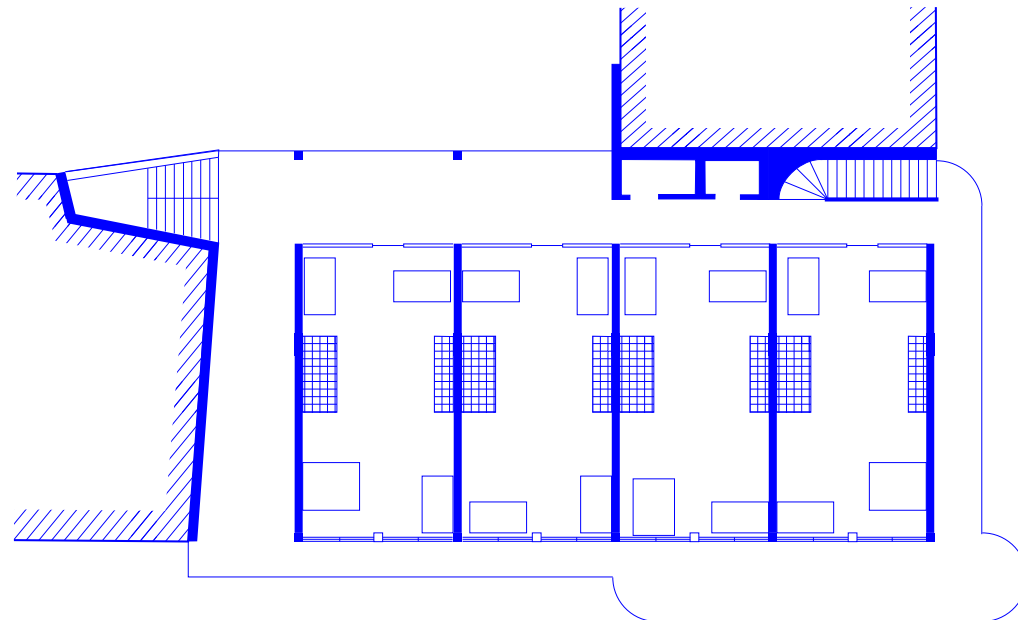
Add rooms if needed



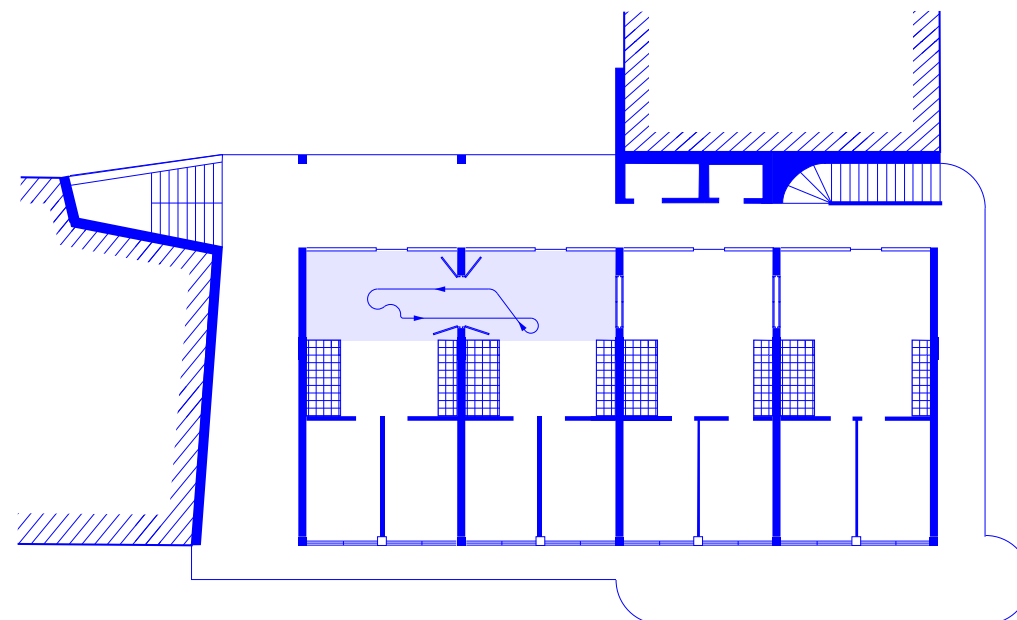
Open plan with curtains

Translating my *"New Terms"* into practice

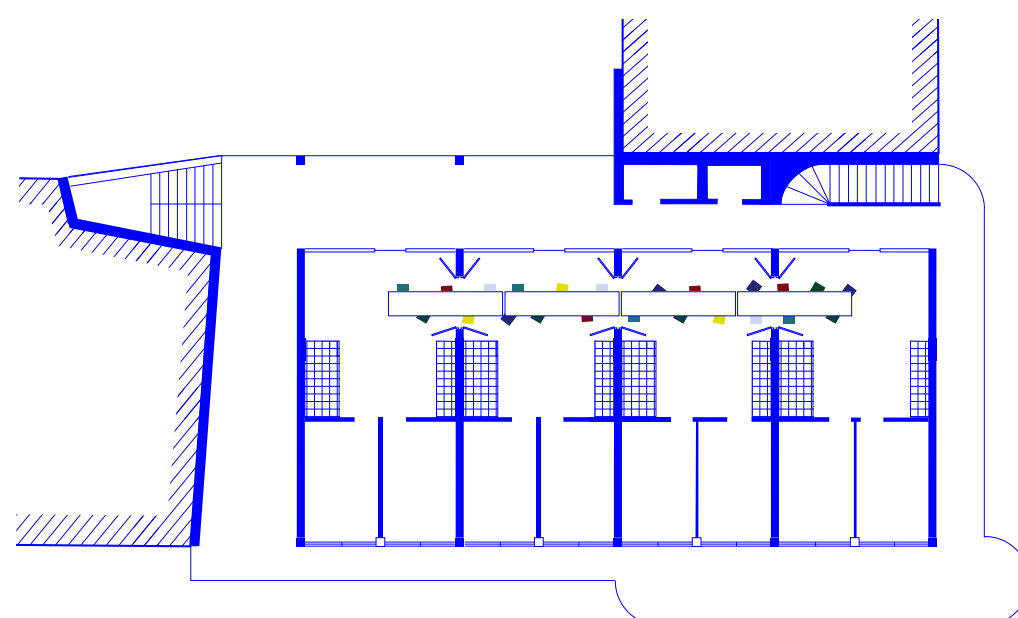
CO-HOUSING SCENARIOS



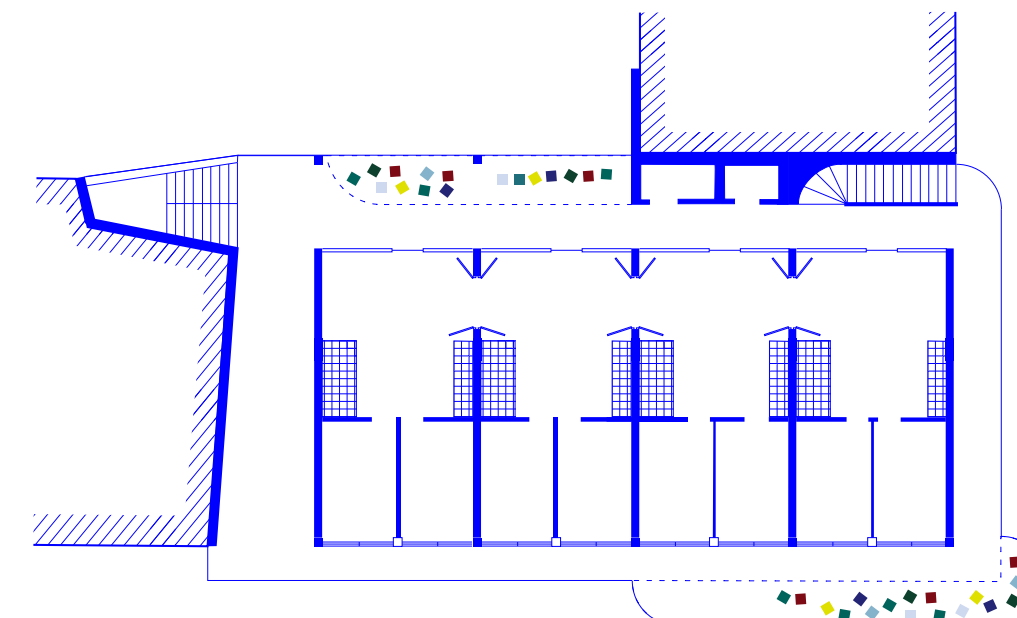
Remove walls if not needed



Interior circulation through sliding doors



Doors can open for big shared dinner party

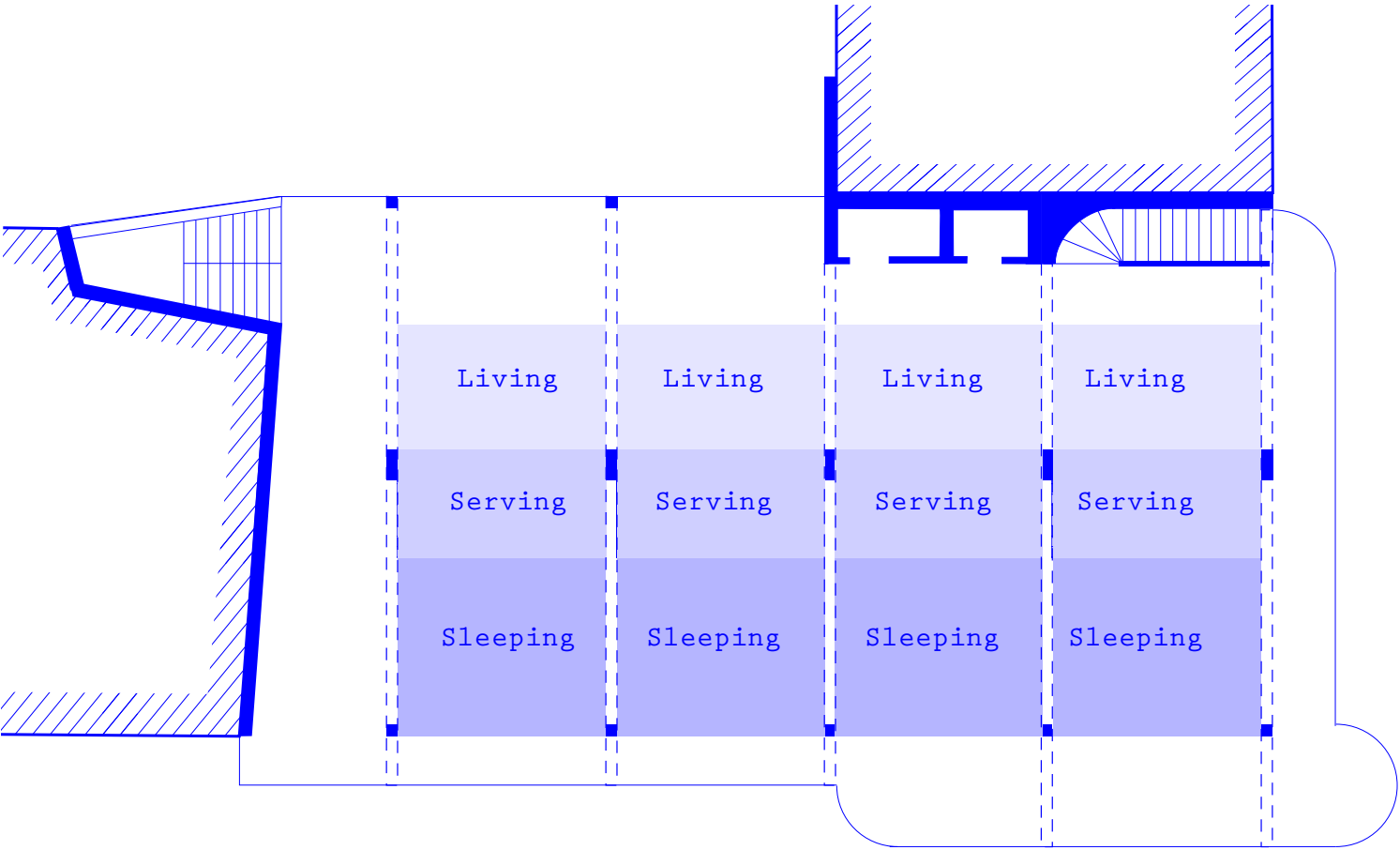


Balcony facing the street small gathering spots Everyone brings their own chair

Translating my "New Terms" into practice

Construction

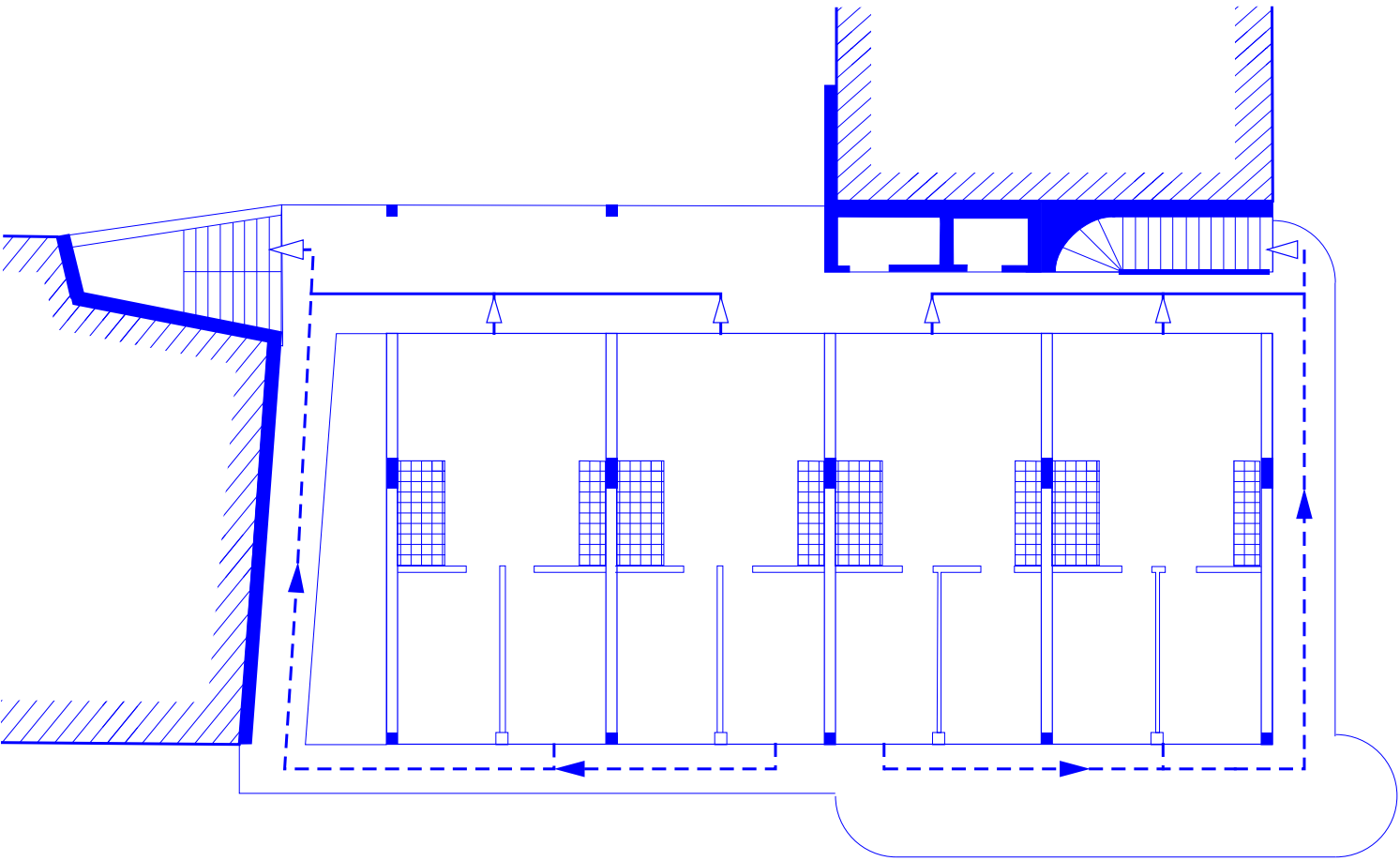
Concrete floor system One way solid slab



Translating my *"New Terms"* into practice

Construction

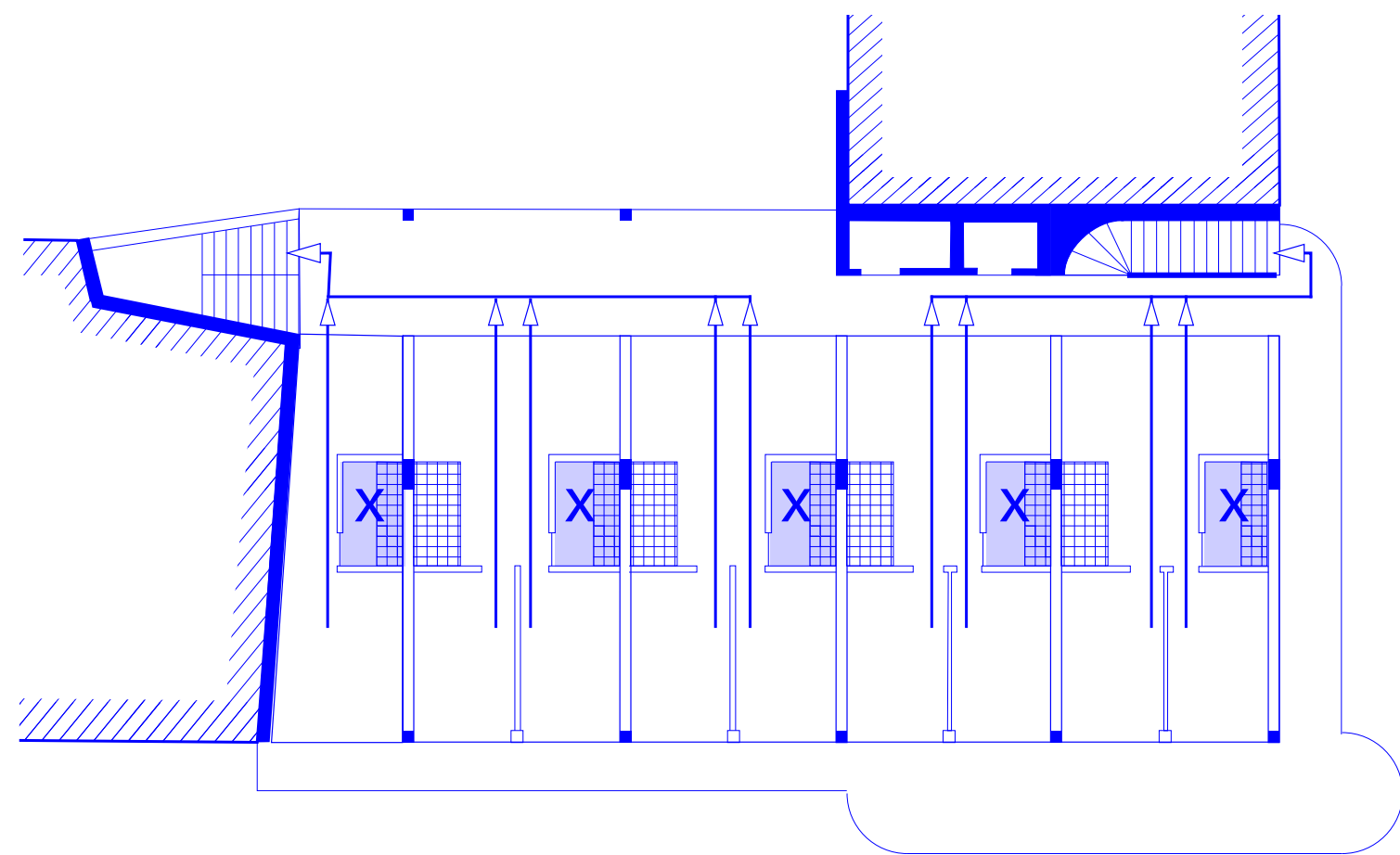
Fire exits



Translating my *"New Terms"* into practice

Construction

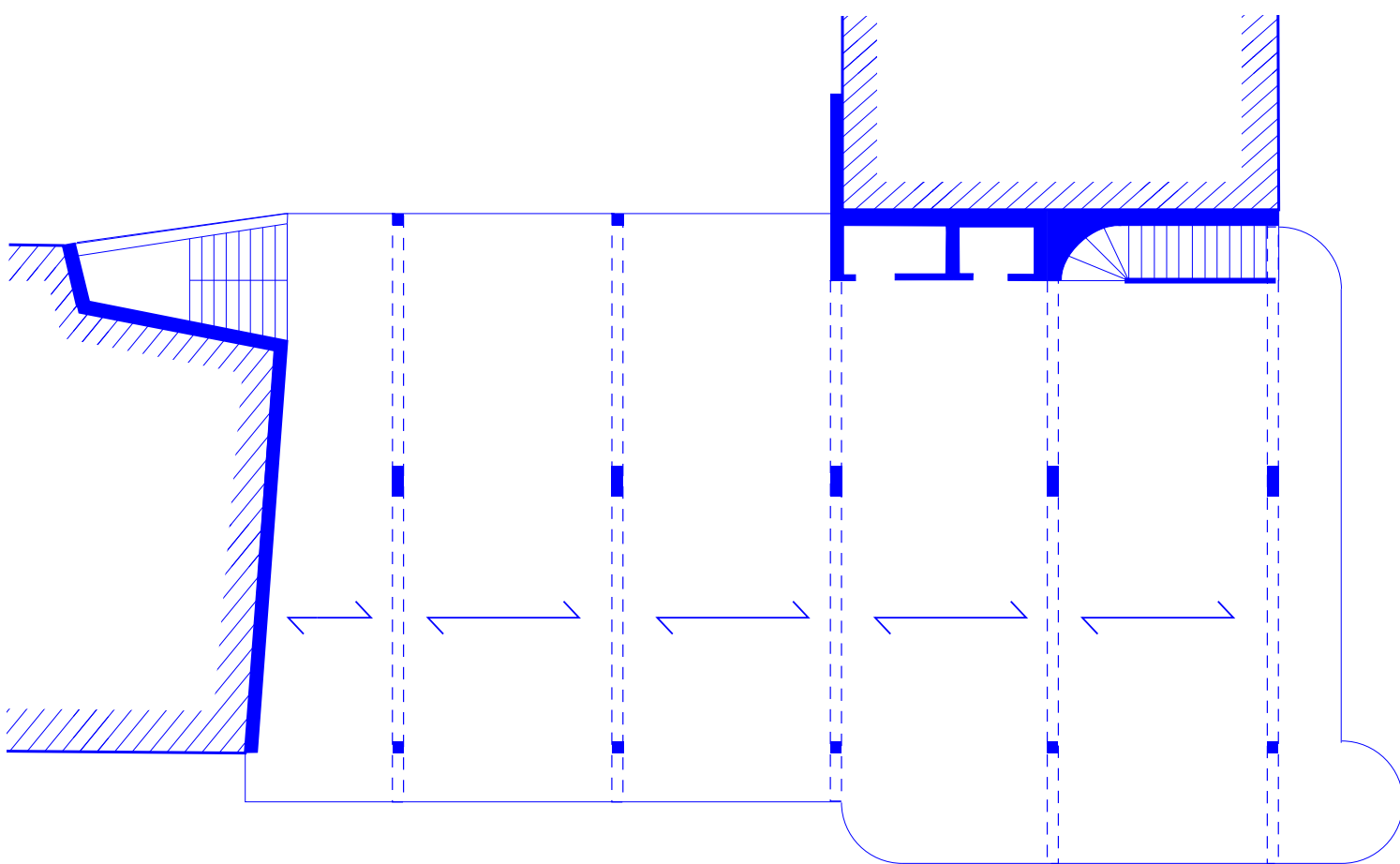
What should have been foreseen if there was no second escape exit from the galleries.



Translating my *"New Terms"* into practice

Construction

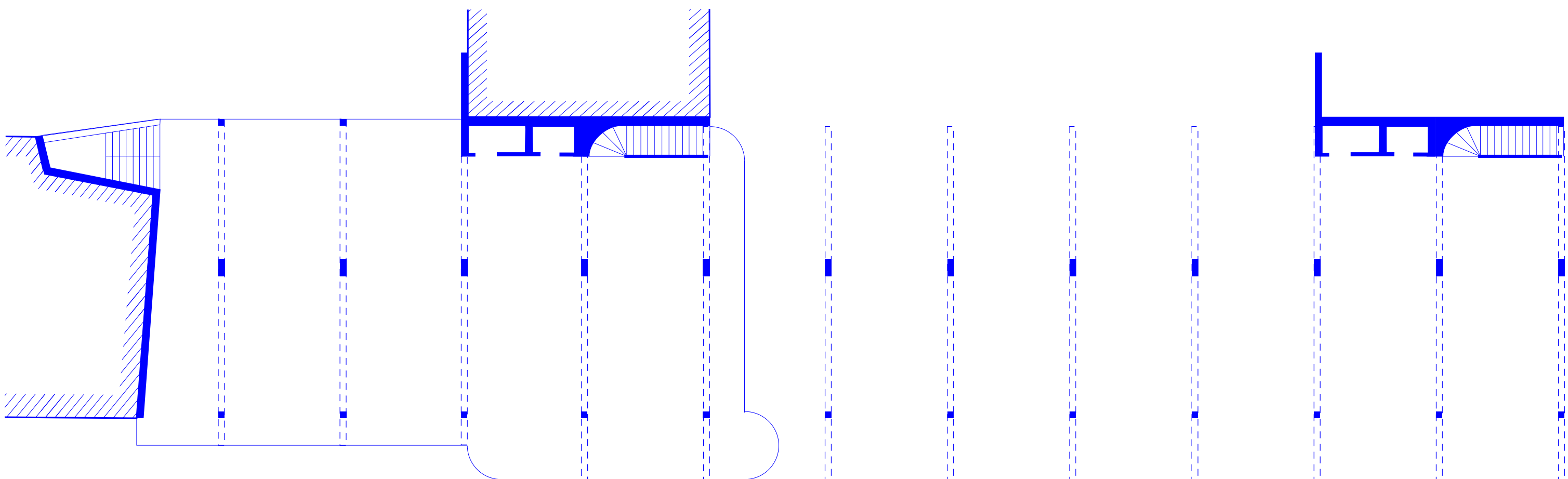
Span direction



Translating my *"New Terms"* into practice

Construction

The one-way solid slab system can be continued, creating a series of extending slabs that rest on beams or walls



Translating my "New Terms" into practice

Construction

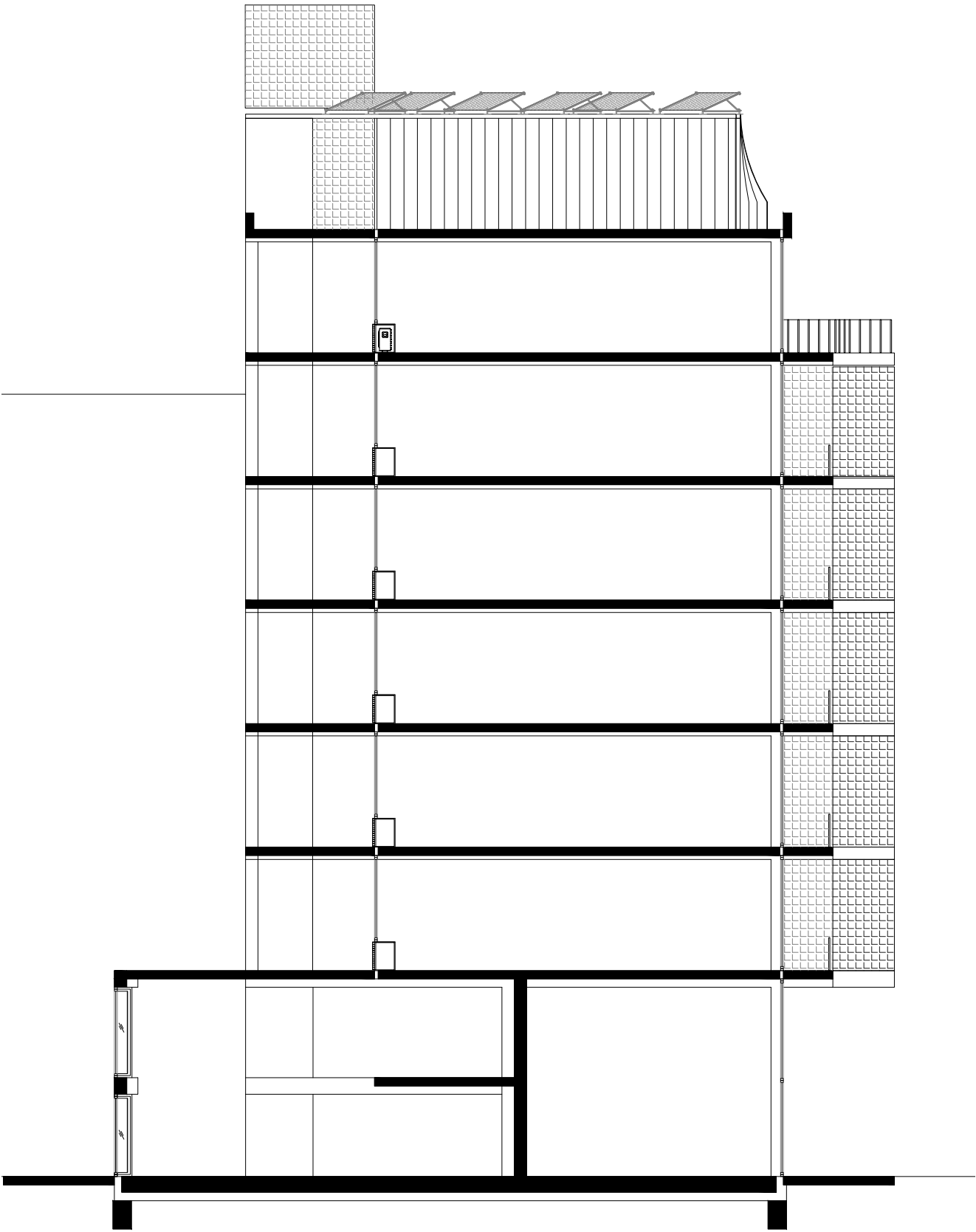
Section A-A



A vertical lightweight construction embracing a more nostalgic character

Translating my *"New Terms"* into practice

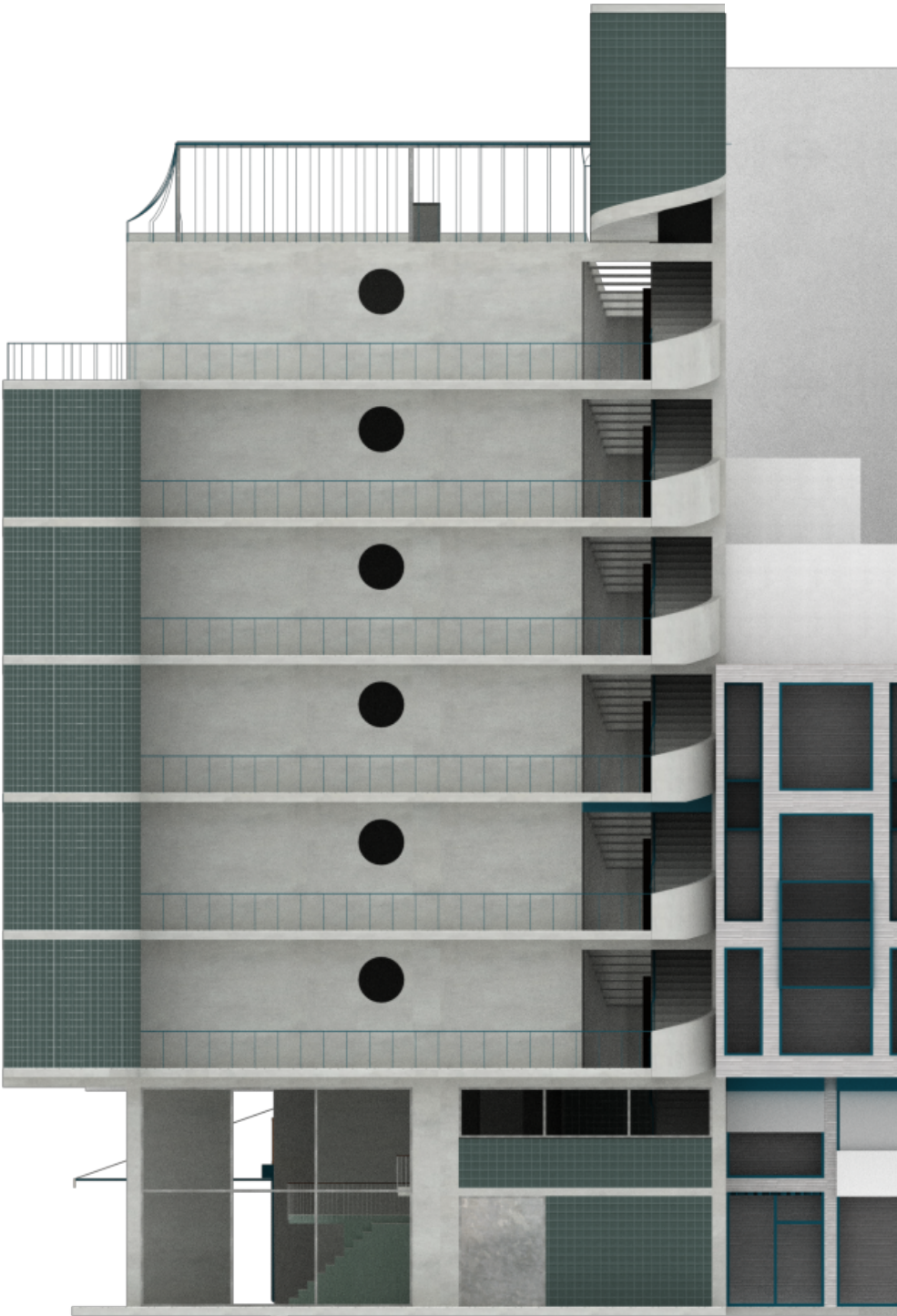
Construction
Section B-B



Translating my *"New Terms"* into practice

Construction

Front View



Translating my *"New Terms"* into practice

Construction

Side View



Case study

Construction Strategies



House For Artists / Apparata Architects

Case study

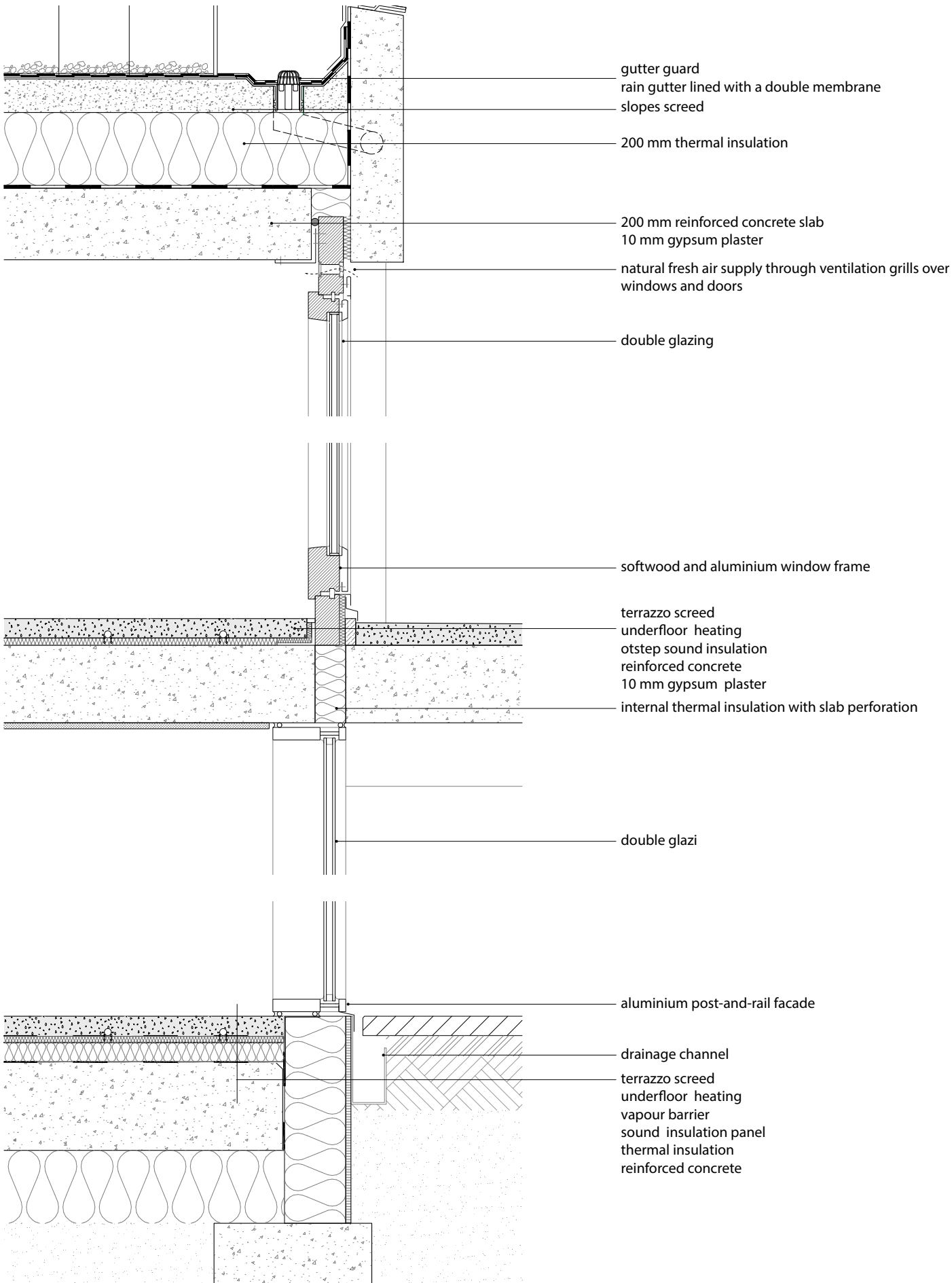
Construction Strategies



House For Artists / Apparata Architects

Translating my "New Terms" into practice

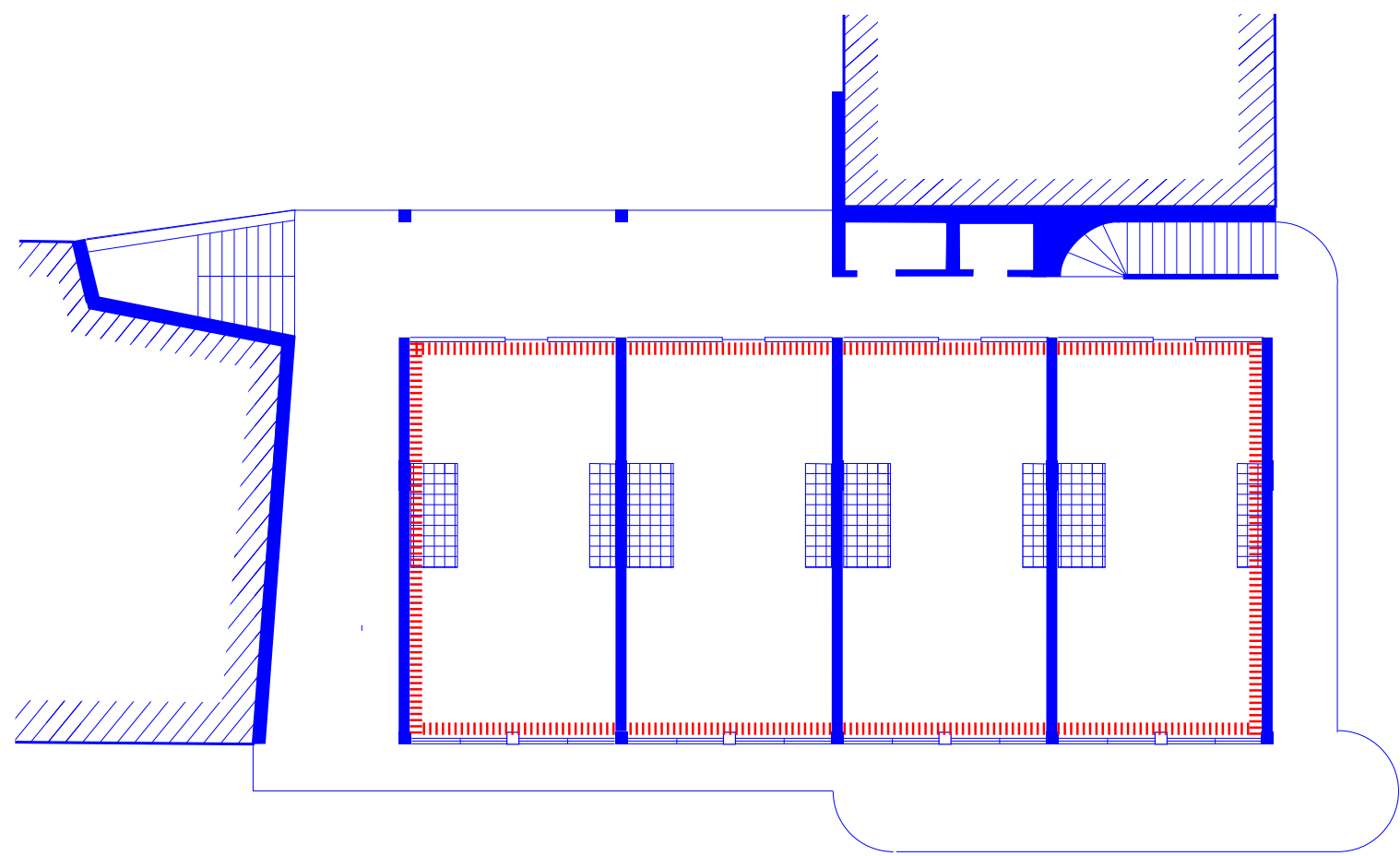
Construction
Detail 1:20



Translating my *"New Terms"* into practice

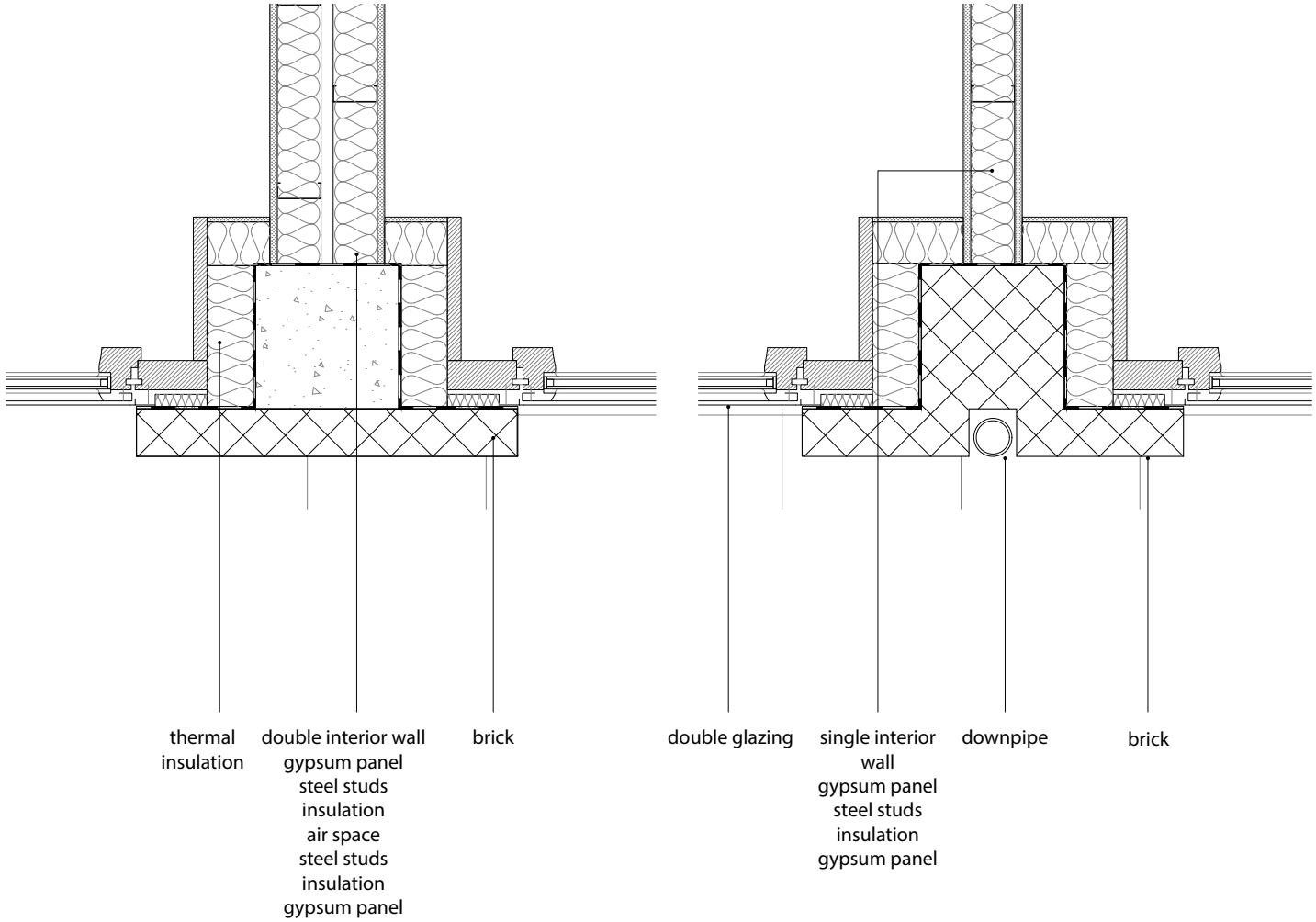
Construction

Internal Thermal insulation



Translating my "New Terms" into practice

Construction
Detail 1:20

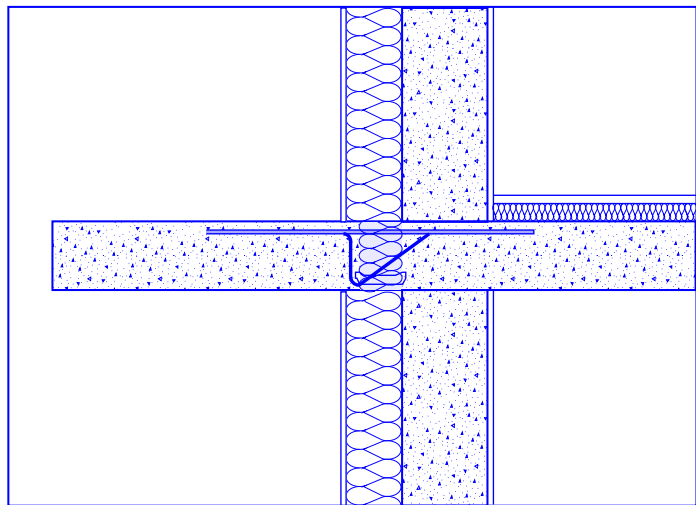


Translating my *"New Terms"* into practice

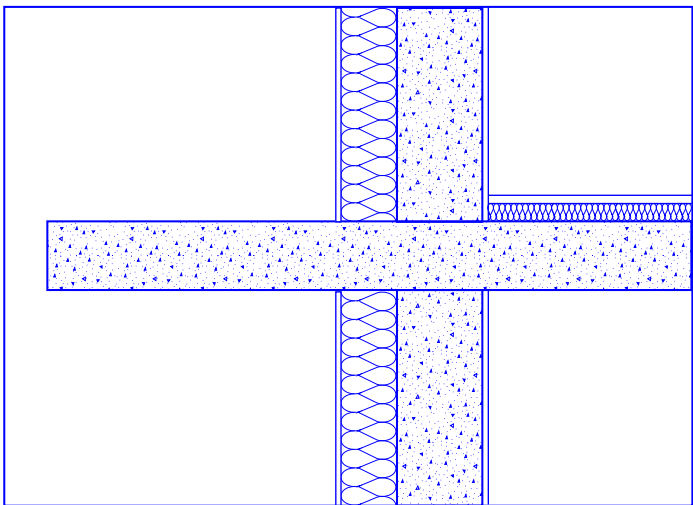
Construction

Thermal bridge in the cantilever beams Given the climate of Athens with mild winters (between 4°C and 7°C, with January being the coldest month) and warm summers.

Affordability: Addressing thermal bridges can increase costs without significant energy benefits in a mild climate like Athens.



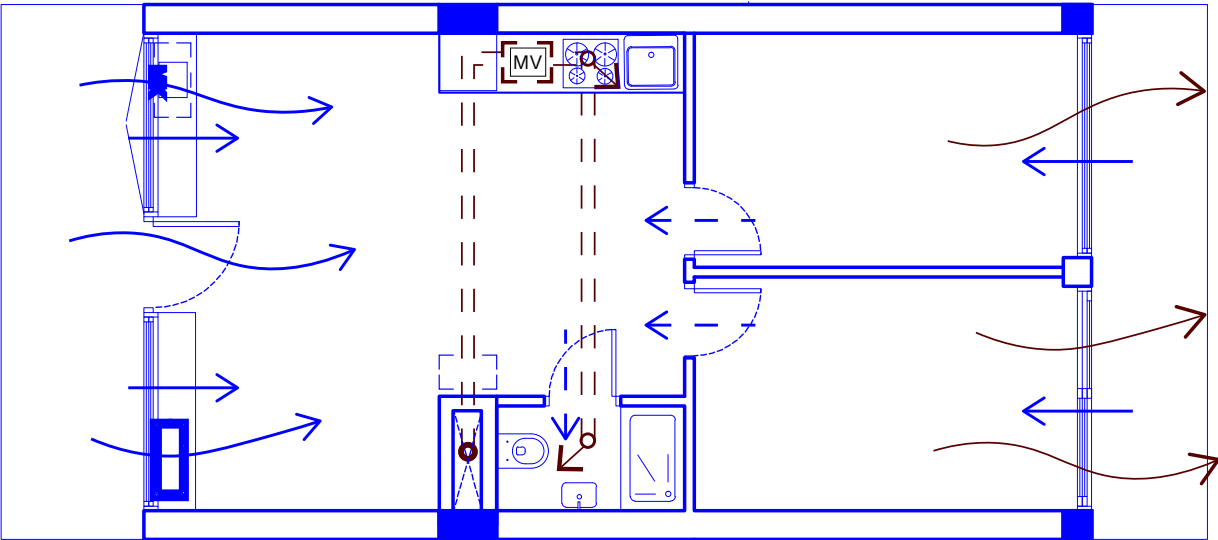
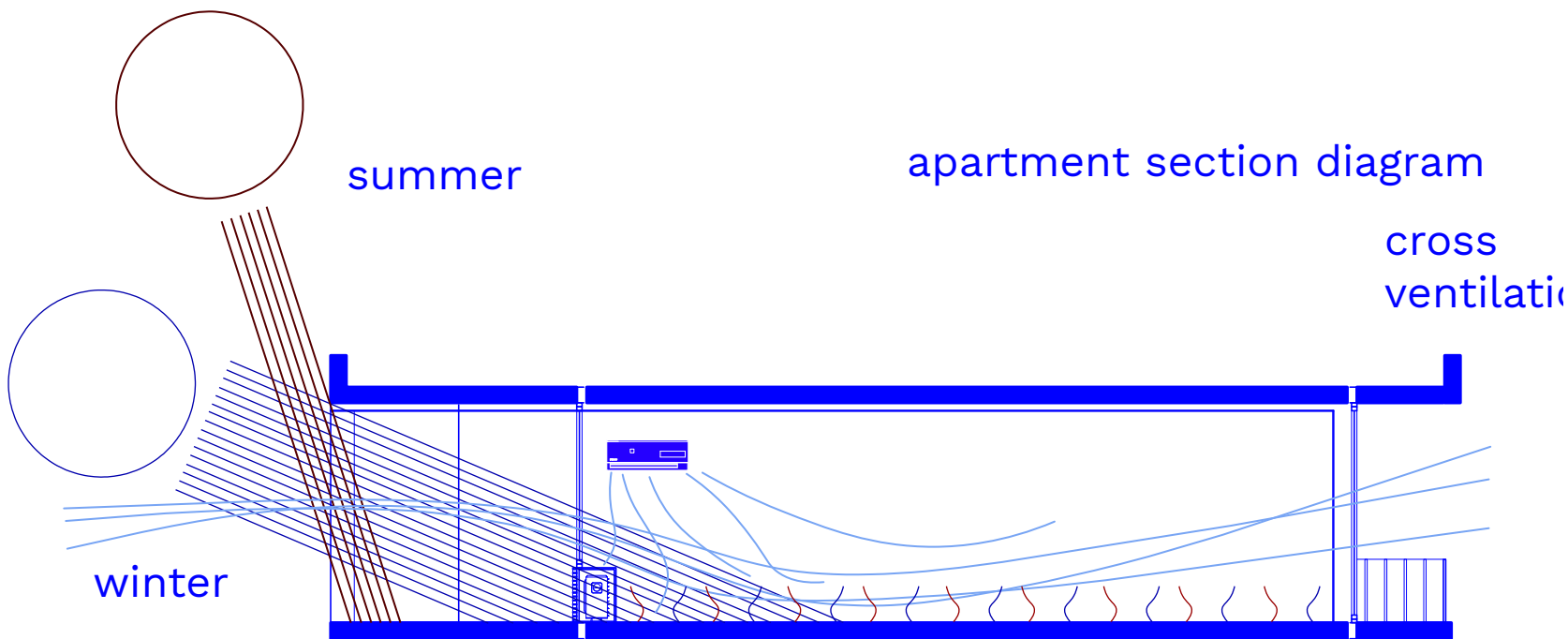
Thermal break



Thermal bridge

Translating my "New Terms" into practice

Climate






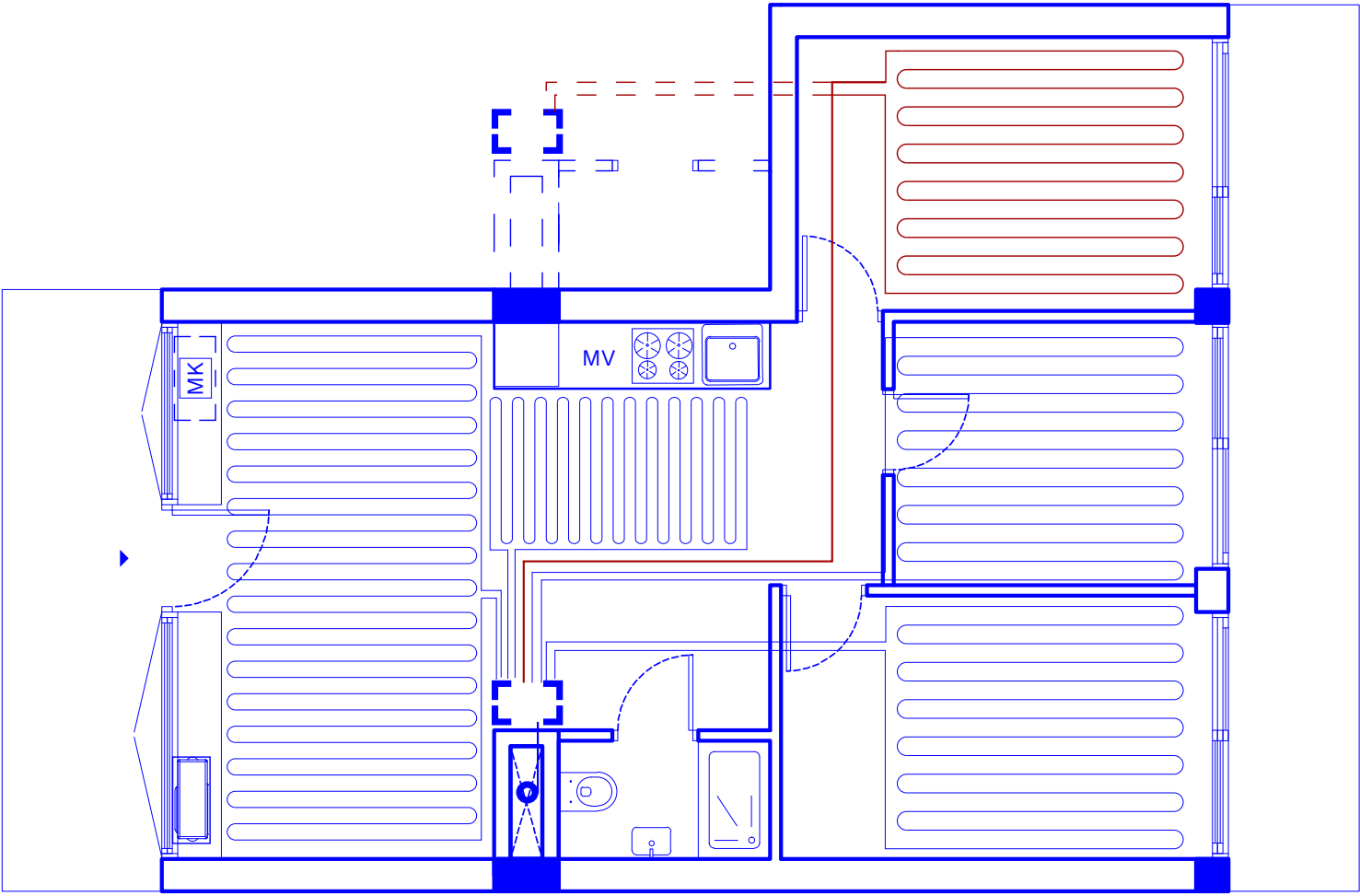
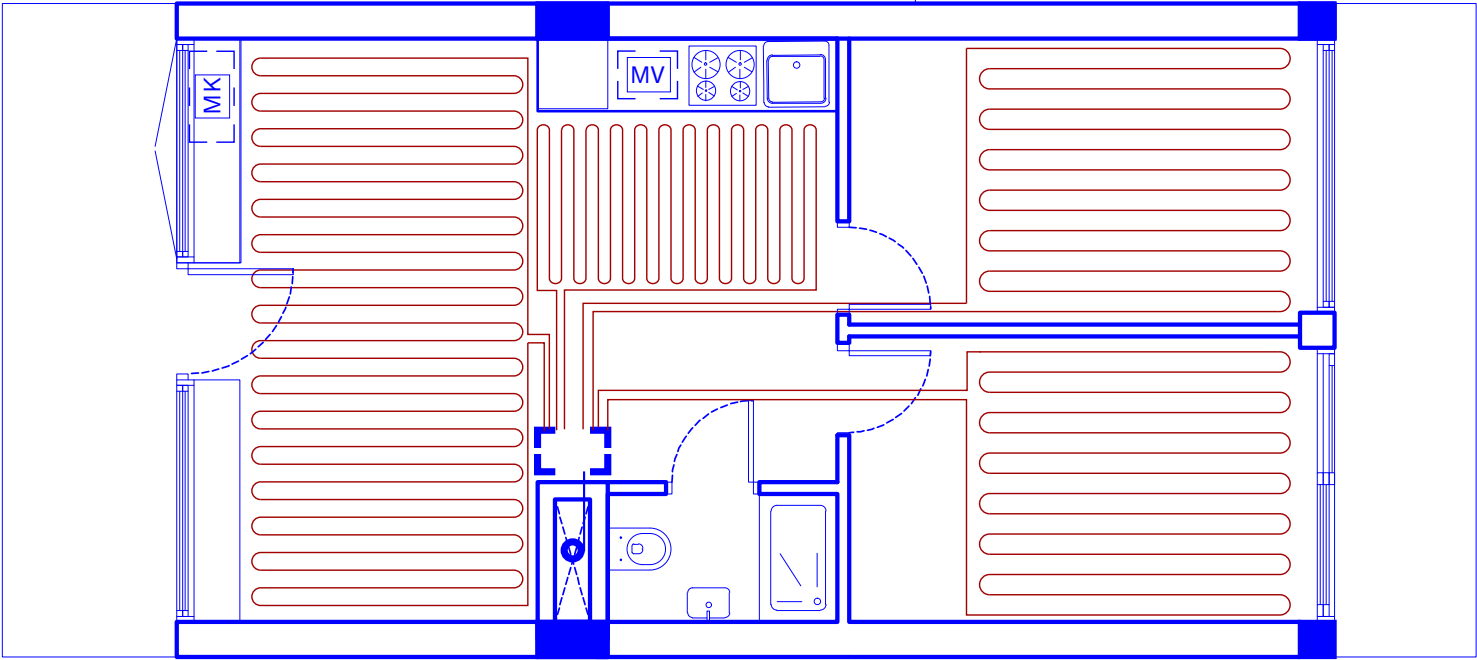
- cross ventilation cool air
- cross ventilation warm air
- natural fresh air supply through ventilation grills over windows and doors
- mechanical air extraction in bath-room and kitchen

Translating my "New Terms" into practice

Climate

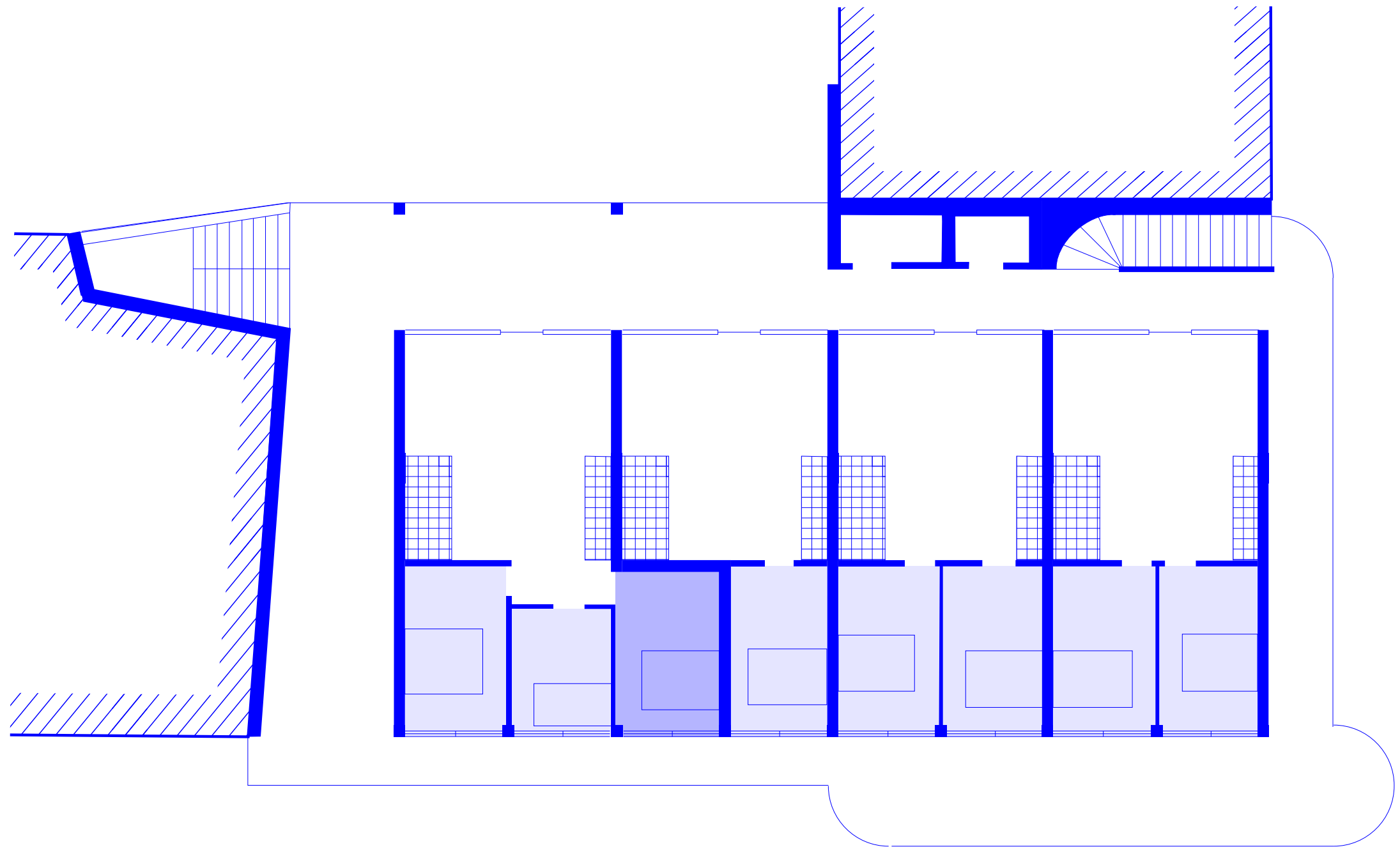
Floor Heating

-  wiring center and manifold connected to central boiler trough shaft
-  zones for pipe circuits
-  connect a switch room to a neighbor



Translating my *"New Terms"* into practice

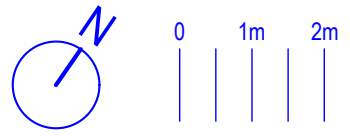
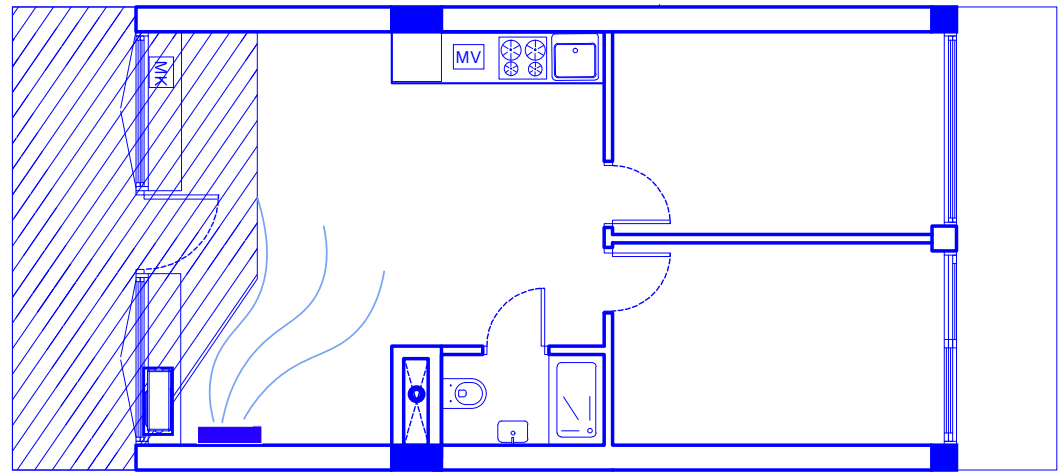
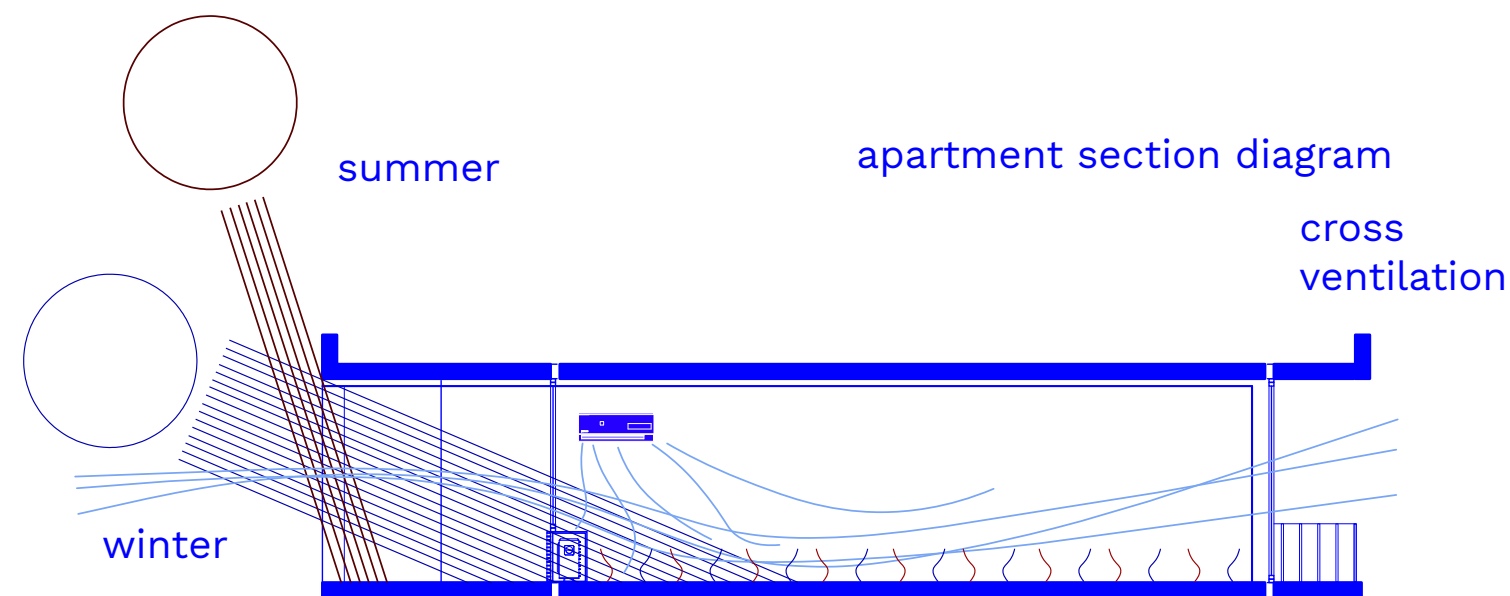
Climate
Floor Heating



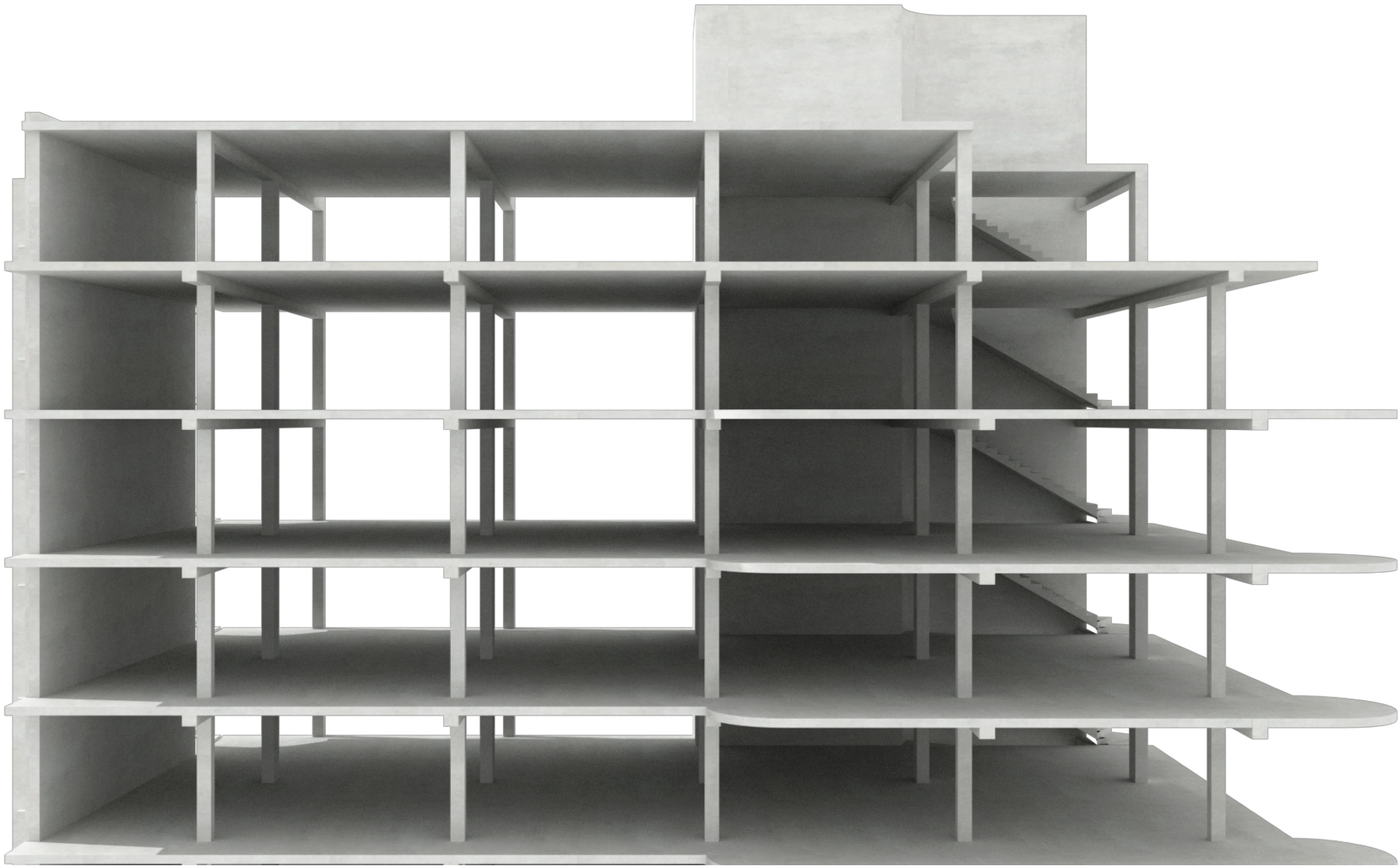
Connect a switch room to a neighbour

Translating my "New Terms" into practice

Additional measures for heating and cooling if necessary.



The repeating element



Interior Sharing

Moments of interiority



Interior Sharing
Moments of interiority

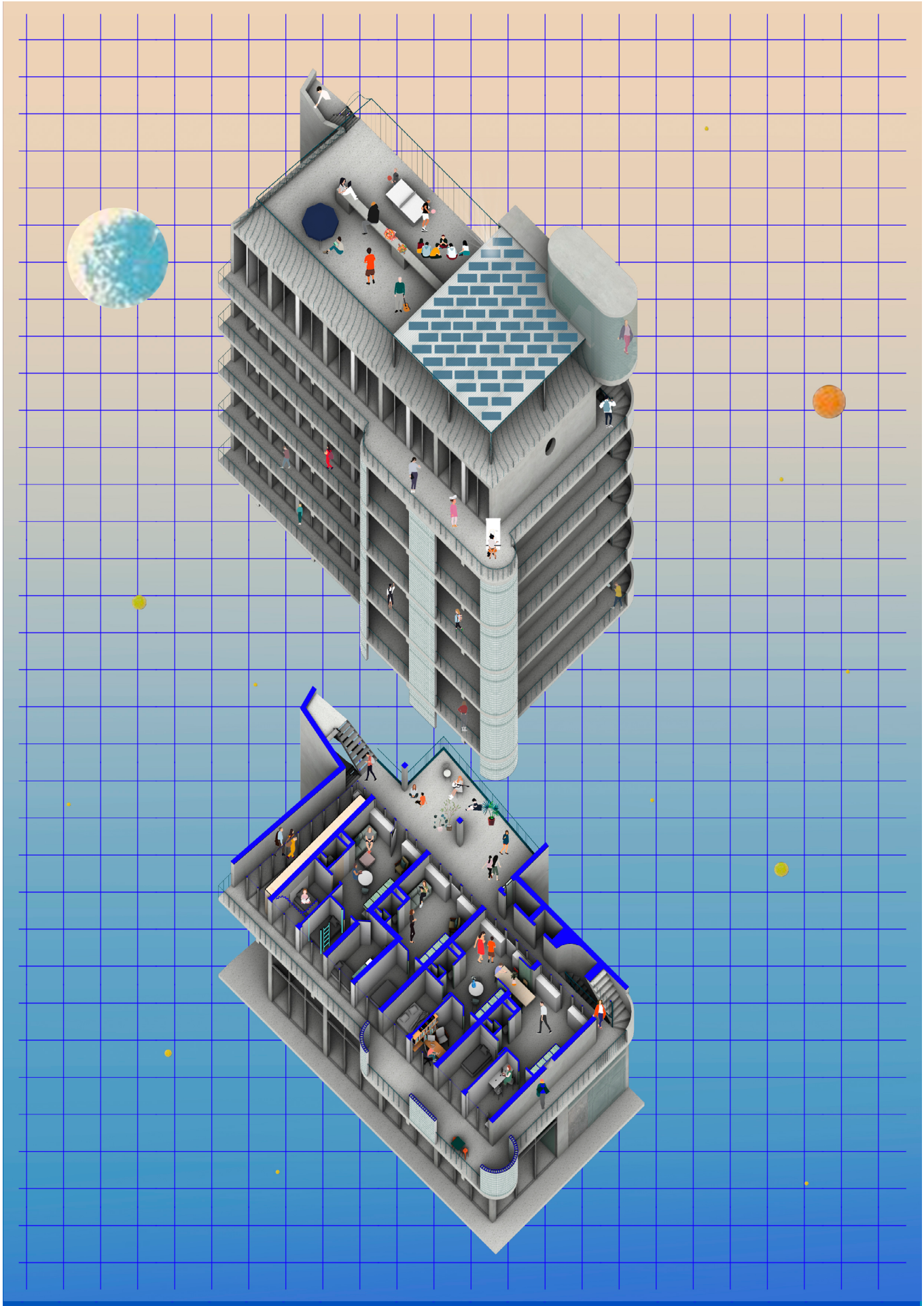


Interior Sharing

Moments of interiority



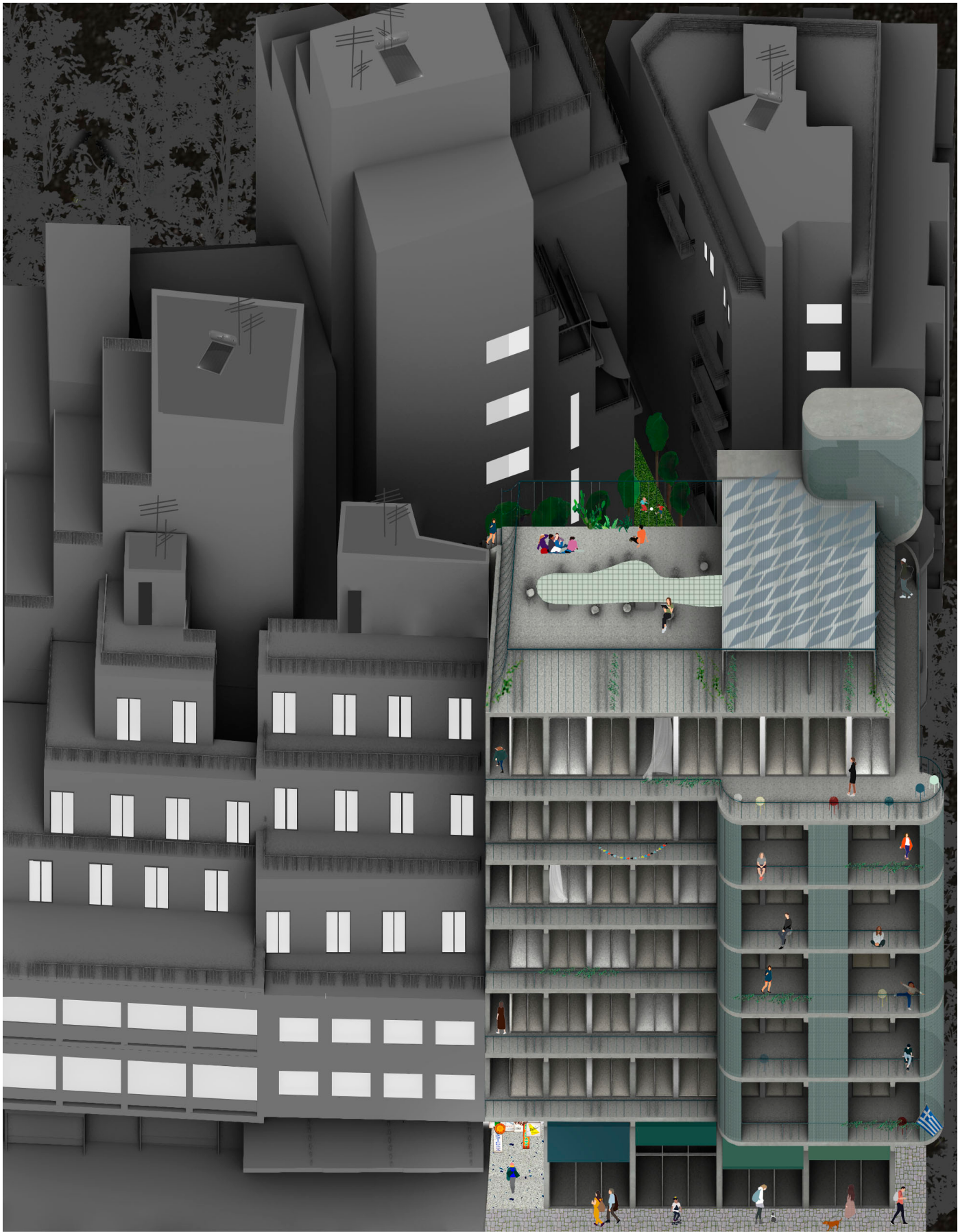
Epilogue



Epilogue



Epilogue



Epilogue



THANK YOU!

POLYKATOIKIA tapestry of shared ownership.

The reinterpretation of the Athenian Polykatoikia