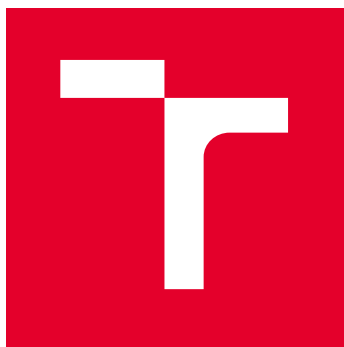


ADAPTIVE
REUSE
FOR
A
LOCAL
PUBLIC
SPACE

WARSAW- KERCELAK
Ana Paula Ramirez Venegas



BRNO UNIVERSITY OF TECHNOLOGY

VYSOKÉ UČENÍ TECHNICKÉ V BRNĚ

FACULTY OF ARCHITECTURE

FAKULTA ARCHITEKTURY

DEPARTMENT OF DESIGN

ÚSTAV NAVRHOVÁNÍ

PUBLIC SPACES IN FAST-DEVELOPING WOLA DISTRICT OF WARSAW - ADAPTIVE REUSE IN SEARCH FOR A LOCAL CENTER

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FOR A LOCAL CENTER

MASTER'S THESIS

DIPLOMOVÁ PRÁCE

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BRNO 2024

Assignment Master's Thesis

Project no.: FA-DIP0065/2023
Department: Department of Design
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Study programme: Architecture and Urban Design
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Supervisor: **MArch Kacper Ignacy Kepiński**
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Title of Master's Thesis:

Public spaces in fast-developing Wola district of Warsaw – adaptive reuse in search for a local center

Master's Thesis:

Today Wola district is known as one of the fastest developing areas of Warsaw located on the West side of the downtown. Wola concentrates dense and high-rise buildings of the office towers and new high-end residential investments. The beginning of Wola's modernization back in the time came with the railroad construction and industrial development. After the Second World War, Wola was rebuilt, and once again became the city's industrial backbone. Today the district's original industrial character is only visible in the remnants of the factory architecture reused for commercial and cultural purposes. The most noticeable feature of Wola today is the collection of towering skyscrapers that dominate the city skyline. This is due in part to the fact that many buildings were destroyed during the war, leaving a significant number of empty sites. However, the ongoing reconstruction efforts have been poorly planned and coordinated, resulting in uncontrolled gentrification of the district. planning and coordination resulting in uncontrolled gentrification of the district.

The subject of the diploma project is the redevelopment of Kercelak, a non-existent marketplace and square that was operational from 1867 to 1947. Kercelak was a bustling hub of commerce during its heyday. However, the district has undergone significant gentrification in recent times, with the emergence of new large-scale investments. Unfortunately, the provision of communal public spaces for the inhabitants has not kept pace with this rapid development. The project aims to revitalize the formerly abandoned public spaces through adaptive reuse, creating new spatial conditions to foster community building.

Graphics scope :

The aim of the project is the development of inclusive and accessible public spaces in the fast-developing part of Kercelak that nowadays is dominated by car traffic and the gentrified sections making better communication for the existing locals and their activities. Project will focus on creating a spatial, functional and visual link between diverse typologies and scales of historical

areas, postwar housing and modern development.

Introductory data, analysis

- Theoretical analysis of the problems
- Analysis of the specific site, architecture, equipment, surroundings
- Application of public spaces and their problematics as well as successful implementations.

Documentation of the designed area

- Analysis of the condition of the urban and architectural spaces (1:250/1:500)
- Architecture and urban diagrams and schemes principals.
- Site plans, zoning, traffic, functional specifications (esc: 1/250;)
- Analysis of the chosen area showing the problematics and the future projects.
- Master plans and floor plans describing the function of space. (1:100,)
- Important sections and views schemes from the site (1:100, ...)
- 3D visualization, sketches and model showing the representing changes.
- Text description of the purpose of the project and the aim of the strategies.

Physical models

- Urban model
- Model of the small changes on the site in scale

The document of the project will be assembled in the printed booklet and presentation poster(s). The documentation will also be available in digital form. Scales are given as assumed values; they can be changed as needed.

List of literature:

- Współtwórcy projektów Fundacji Wikimedia. (2006, 16 julio). Kercelak.
- Walk around Wola district - Go2Warsaw.pl. (s. f.). Go2Warsaw.pl.
- Wikipedia contributors. (2023, 15 noviembre). Wola. Wikipedia.
- How adaptive reuse gives defunct buildings new leases on life. (2022, February 18).
- Pacheco, P. (2017, June 9). Public Spaces: 10 Principles for Connecting People and the Streets. TheCityFix.
- JEMS ARCHITECTS | Public space | Browary Warszawskie. (n.d.).

Some additional data, analysis, documentation, and sources can be added in the working process.

Date of project specification Master's Thesis: 12.2.2024

the deadline for submission for the Master's Thesis: 6.5.2024

Master's Thesis is submitted in the scope determined by the project supervisor; in addition, one B1 exhibition panel and Master's Thesis in electronic form are submitted.

Arq. Ana Paula Ramirez Venegas
student

MArch Kacper Ignacy Kepiński
project supervisor

Ing. arch. Vítězslav Nový
head of the institute

In Brno dated 12.2.2024

Ing. arch. Radek Suchánek, Ph.D.
Dean

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INTRODUCTION

The Wola district, situated on the western fringe of downtown Warsaw, stands as an unmistakable testament to the city's evolution. It embodies a vibrant blend of its industrial past and contemporary urbanism. Once a vibrant industrial hub spurred by railroad construction and postwar reconstruction, Wola has metamorphosed into a dynamic landscape marked by towering skyscrapers and high-end residential enclaves. Despite this, there are clear echoes of its industrial legacy in the repurposed facades of former factories, now buzzing hubs of commercial and cultural activity.

The diploma project's focus is on the rejuvenation of Kercelak, a once bustling marketplace and square that thrived from 1867 to 1947. Kercelak has a rich historical significance. However, it has succumbed to the tide of gentrification, and as a result, its communal spaces are neglected amidst the surge of modern investments. The project will breathe new life into these abandoned public realms through adaptive reuse and thoughtful design interventions. It will foster community engagement and connectivity.

The project will create inclusive and accessible public spaces that transcend the dominance of vehicular traffic and gentrified enclaves. It will seamlessly integrate historical legacies, post-war housing, and contemporary developments to forge a cohesive, functional, and visually continuous spatial continuum. The project will not only revitalize Kercelak but also foster a sense of belonging and cohesion among its diverse inhabitants.

REASERCH

Gentrification

“It’s called gentrification. It’s what happens when the property value of a certain area is brought down. You listening? You bring the property value down. They can buy the land at a lower price, then they move all the people out, raise the property value and sell it at a profit. Now, what we need to do is keep everything in our neighborhood, everything - black. Black owned with black money. Just like the Jews, the Italians, the Mexicans and the Koreans do.”

This is a quote from Laurence Fishburn’s character Furious Styles from the 1991 film *Boyz n the Hood*. 30 years later, the world is still helpless about his complex and controversial urban phenomenon happening all around the capitalist world. Its impacts, while generally similar, can vary widely depending on the specific context, its origins and how it is managed.

Superficially, we can say that positive effects of gentrification are:

Investment in Infrastructure - Gentrification can bring new investments in infrastructure, such as improved public transportation, parks, and amenities, which benefit both new and existing residents.

Reduced Crime - Some studies suggest that gentrification can lead to reduced crime rates in neighborhoods, making them safer for residents.

Improved Services - Gentrification can attract new businesses and services, including grocery stores and restaurants, which can improve the overall quality of life for residents.

Increased Property Values - Gentrification can lead to an increase in property values, which can benefit homeowners by increasing their property wealth.

However, each of these “positives” hides strong disadvantages for the actual long-time residents of the community. Let us look at some of the most significant ones:

Displacement of Residents - One of the most significant negative impacts of gentrification is the displacement of low-income, long-time residents. As property values and rents increase, many residents can no longer afford to live in the neighborhood and are forced to move elsewhere.

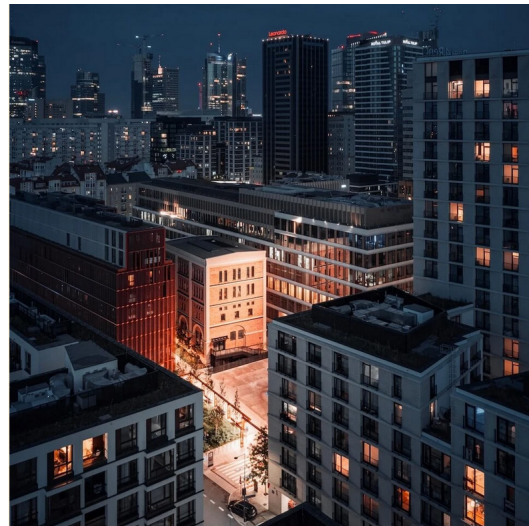
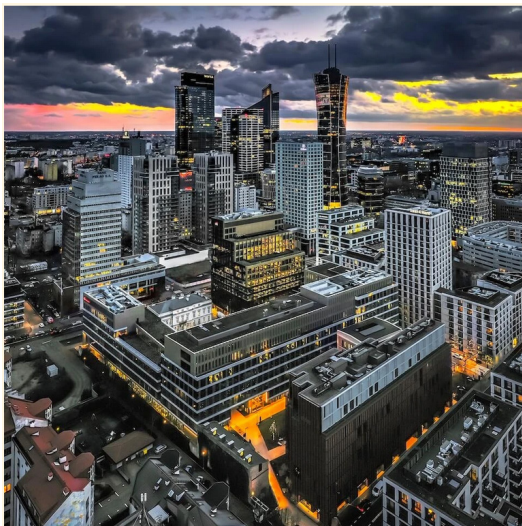
Loss of Community and Culture - Gentrification often leads to the loss of the unique culture and sense of community that characterized a neighborhood. New, more affluent residents may not have the same ties to the area or appreciation for its history.

Economic Inequality - Gentrification can exacerbate economic inequality by pushing out low-income residents and replacing them with more affluent individuals. This can lead to a growing divide between the haves and have-nots.

Cultural Homogenization - Gentrified neighborhoods may become culturally homogenized, with an influx of similar businesses and a loss of diversity in the local economy. This can result in the erasure of the neighborhood’s character and identity.

Increased Rent and Housing Costs - Gentrification often leads to rising rent and housing costs, making it difficult for low and middle-income families to find affordable housing in the area.

Therefore, we would like to ask ourselves, whether there is an alternative to this unchanging aggressive trend, more beneficial for its original inhabitants or if it would be better to stop it completely. If that is even a possibility.



Example

A brewery near wola district in Warsaw, Poland that got gentrified by transforming the existing factory into an urban hub with restaurants and bars.
Photo form the internet.13

Adaptive Re-Use

In architecture, adaptive reuse is an innovative approach to repurposing of an existing building or structure in another words can say that is giving new life into old spaces. This type of practice covers simple but important issues like sustainability, preservation of cultural heritage and the efficiency of resources. In this world that is always in constant evolution and urban expansion and now a days experimenting the environment changes between the new and old.

This term is bringing interest in design that embraces the potential of existing neglected and abandoned buildings and structures, helping them get integrated with the contemporary functions, demands and technologies of today's society. The purpose of it is to remain the spaces and give them new life into the fading purpose and with it remembering the cultural, historical essence of the same.

But this subject has its particular way of treating the buildings, since the architects need to think about how to recycle and reuse the existing state, this task requires a different understanding of architecture and history about the building and surroundings, when we start to reused building one of the most important and meaning full factors in the design is the way how the building relates to the new and the old. As in the article of "Dafna Fisher-Gewirtzman" said about Brookner and Stone have developed three categories or strategies of building reuse based on the extent of integration between the host building and the new elements. These strategies are intervention, insertion, and installation, as defined in (Diagram1), in this diagram they added a scale ranging between interventions and installations from the most symbiotic to the most detached relationship, also added a diagram describing the relationship between the old and the new masses.

Another great topic that the adaptive reuse covers is the cultural heritage buildings, that they are a crucial symbol that is related to the past periods in time. This technique helps sustain the evidence of people's lifestyles and culture that will help future generations to understand where they are coming from. Still, there is a big challenge for architects to this topic because of the way the building repurposes, since these need an appropriate term of preserving the cultural and historical significance.

Having said that, a good adaptation is one that respects the existing building and its historic context and adds a contemporary layer to the heritage building than destroying its character. There is a main problem in adaptive re use projects where most of the time they choose a random new function for the heritage buildings without a detail analysis, that's the reason the most appropriate strategy for this type of buildings should be based on analytic and scientific method in order to find the most appropriate use or else after having the inaccurate use this will lose its value as a heritage building.

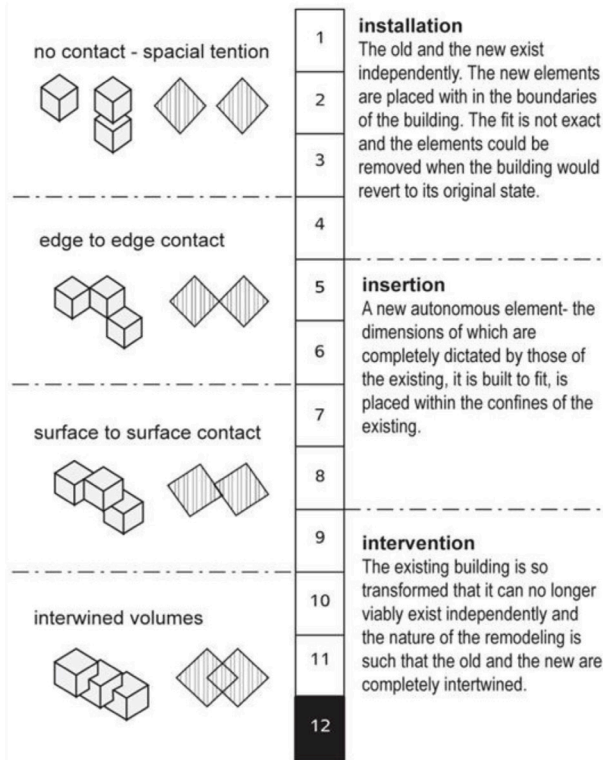
Examples

Casa Comvert, Milan

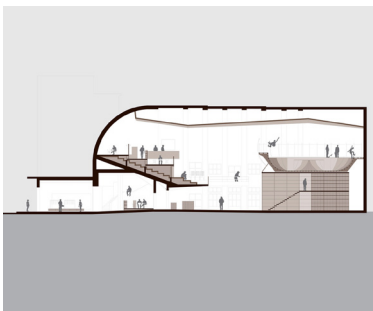
A Cinema building that was adaptive re use as a new facility for a company that produces skater clothing and equipment and for snow boarders too.

Tate Modern, London

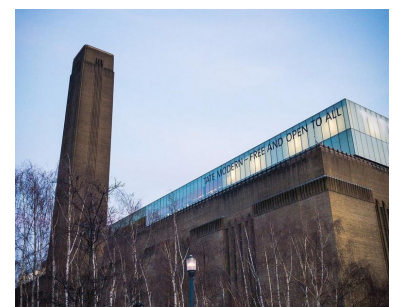
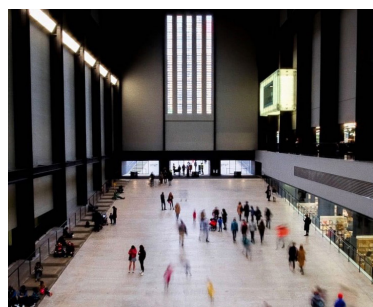
It is a magnificent old oil- fire power station that was adaptive reuse as a collector of contemporary art from 1900 to the present.



(Diagram1 : The extend of transformation of an existing building, including the three categories /strategies, four diagrams that illustrate the physical application and a numeric scale that links the two measures, photo form the article)



Casa Comvert, Milan, photo from the internet 1



Tate Modern, London, photo from the internet 1

Community in the forefront

Local communities can benefit from alternative ways of architectural and urban design, more concentrated on inclusivity and participation. There are several directions how a creator/ designer can highlight the importance of individual citizens, making them members of a stronger community.

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There are several directions how a creator/designer can highlight the importance of individual citizens, making them members of a stronger community.

Participatory design

By adopting a participatory design approach, architects can help ensure that the built environment reflects the needs and aspirations of the existing community, rather than imposing changes that may contribute to gentrification and displacement. This approach fosters a sense of ownership and empowerment among residents, ultimately contributing to more equitable and inclusive urban development.

They can lead to a future shift in a general mindset, where citizens are more willing and determined to take care of the common public spaces and not just their own, private homes.

Architects can organize workshops, charrettes, and design sessions that invite residents, especially those most vulnerable to displacement, to actively participate in the design process. These sessions can be open forums for sharing ideas and concerns. It can be an extra reason to think about spaces, where these events can take place, design multi-purpose community spaces that can serve cultural and educational programs, as well as local markets. This fosters community engagement. Sometimes sharing information is more impactful than excessive building.

They should also take the time to listen and learn from the community. They can conduct surveys, interviews, and site visits to understand the unique needs, cultural preferences, and aspirations of the local population. It is possible to enrich design by incorporating local materials, construction techniques, and craftsmanship into the design. This not only respects the community's heritage but also supports local economies.

It can also be a path for a unique cultural expression, simply by giving space for public art, murals or architectural elements that celebrate the community's history and diversity.

However, finishing a design doesn't mean its end. The consequences of any new urban intervention live on through their inhabitants.

Therefore, it would be healthy to establish mechanisms for ongoing communication and feedback (through feedback loops and open documentation) between architects and the community throughout the design and construction phases. This ensures that community concerns are addressed in real-time and some mistakes can be avoided in future projects.



Lacaton & Vassal - park cleaning Photo from the internet



Aranya Low Cost Housing, Indore, India



Kamwokya Community Centre by Kéré Architecture
Kampala, Uganda



Garden of Sporta Pils in Riga



Urban design and public transportation

Unsustainable mobility is a major challenge in cities. Urban designers can help to mitigate environmental problems caused by increased automobile travel and urban sprawl by creating urban forms that encourage walking and the use of public transportation.

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Transit-Oriented Development (TOD) is a planning policy for designing and developing and developing walkable, dense, and diverse neighborhoods and concentrating urban growth around transit growth around transit stops to encourage greater use of public transportation. The policy creates a virtuous cycle of green mobility, where compact development around transit encourages a modal shift from driving to walking and transit, and vice versa.

To develop a methodology for analyzing public space patterns, the theoretical background based on research in urban morphology and visual perception in urban space.

The commercialization of the buildings surrounding transit stops is public spaces and attract pedestrians as potential transit users.

Visual Experience of Urban Space

The visual experience between a building and a transit stop involves a series of viewsheds. The viewshed is an urban space with a clear visual acuity. The visual world is like a sphere around a person and is clear everywhere, while the visual field is the area within the field of view of both eyes.

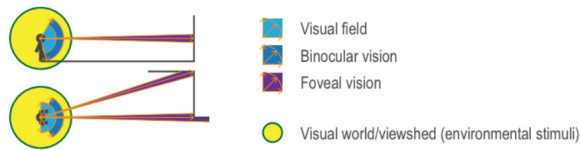
Visual Proximity and the Commercialization of Buildings

Visual proximity is critical to the commercialization of buildings adjacent to transit stops. Commercialization around transit stops is closely related to pedestrian movement. The paths of arriving and departing passengers converge and diverge at transit stops.

Businesses tend to locate within the visual and hearing range of pedestrians and transit passengers. When a person steps off a bus or train, an individual viewshed opens. When an individual joins a group in movement, the viewshed can move across urban space.

The mode of observation emerges later as the urban space expands to include multiple vantage points, one for each point, one for each member of the group.

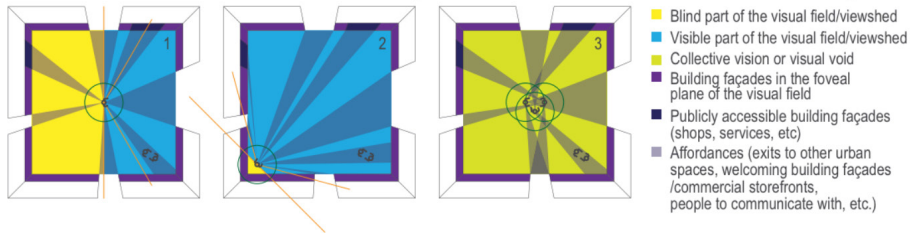
a. VISUAL PERCEPTION AND ENVIRONMENTAL STIMULI (GIBSON, 1986)



b. VISUAL AND AUDIO PERCEPTION OF URBAN SPACE (CLEAR HEARING RANGE AND SIGHT, GEHL, 1987)

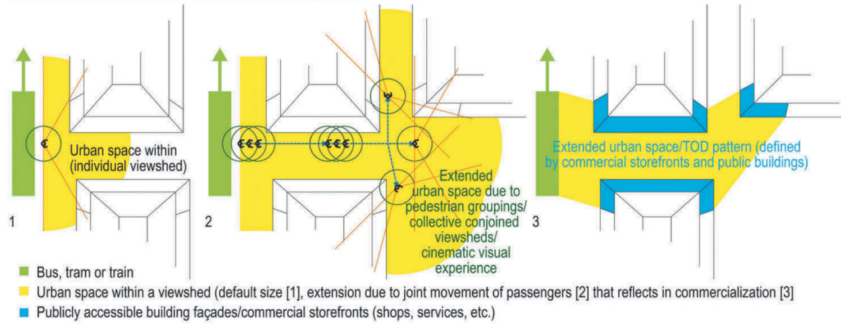


c. VISUAL PERCEPTION OF ENCLOSED URBAN SPACE (INDIVIDUAL AND COLLECTIVE VISUAL FIELDS/VIEWSHEDS)

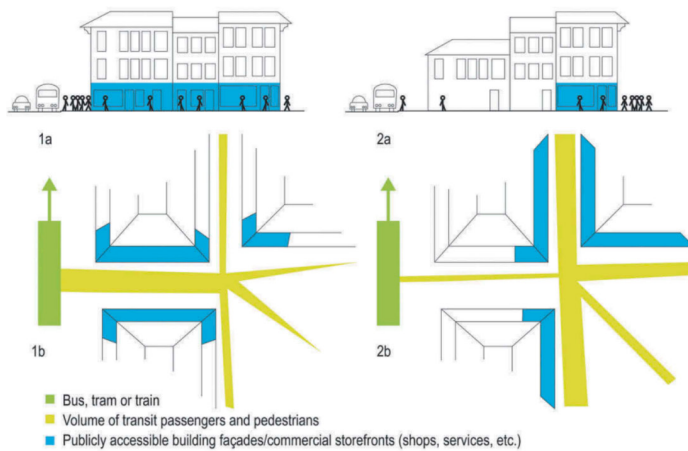


Visual Experience of Urban Space diagram from the article research.

a. SEQUENCE OF COLLECTIVE/CONJOINED VIEWSHEDS OF TRANSIT PASSENGERS THAT CAN RESULT IN COMMERCIALIZATION AND PUBLIC SPACE PATTERN



b. COMMERCIALIZATION OF BUILDINGS (INCREMENTAL CHANGES IN CREATION OF COMMERCIAL STOREFRONTS IN BUILDINGS DUE TO PEDESTRIAN AND TRANSIT PASSENGERS FLOWS)



Visual Proximity and the Commercialization of Buildings diagram from the article research.

Historical and cultural heritage

Over the years buildings have been constructed to achieve a specific function. In general, they represent the physical memory of a community and culture that tells a unique story that connects the present with the past and vice versa.

Architectural and cultural heritage are a big testimony of the past and the way a society goes thought out the time for that reason it shows the historical identity and creativity of a place. Over the years buildings have been constructed to achieve a specific function. In general, they represent the physical memory of a community and culture that tells a unique story that connects the present with the past and vice versa. showing with the architecture of the development of the societies over the years. As an outcome to show their inhabitants their own history and culture roots.

Examples

The Union of Romanian Architects

The Union of Romanian Architects is an impressive and bold example of preservation. It has restored the cultural, architectural, and historical traces of the city and its people. The coming together of the commercial, exhibition, and public places has ensured that the setting is respectful towards the heritage building and the contemporary volume that floats above it.

Space Asia Hub

Singapore was one of the first Asian cities to adopt conservation strategies and receive global acclaim for its historic conservation efforts. In this project they worked with two existing heritage buildings and created a new glass structure in between the two, the main was to embrace the idea of old meeting new.

This part is written by Ana Paula Ramirez Venegas as part of a group research and manifesto, developed in the academic term 2023/2024 in a group together with (Ana Paula Ramirez Venegas, Ondrej Ulicny, Natálie Motycková and Matteo Marchese).The focus of the research is gentrification, rehabilitation, integration of different civic groups, old and new, and it continued to be a basis for my further individual research and design development.



The Union of Romanian Architects Photo from the internet 7



Space Asia Hub Photo from the internet 8

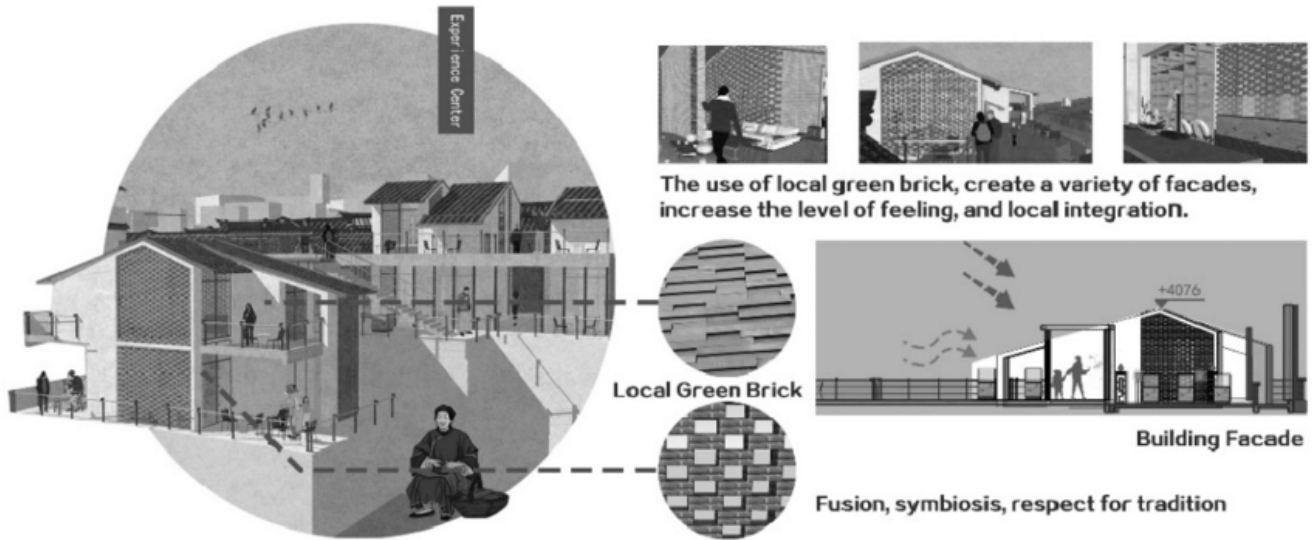
Central location & local materials

Understanding the location and utilization of appropriate materials that are found in the same area is crucial for designing sustainable and aesthetic buildings and structures.

Location is a specific place or site where a structure or building will be situated. It englobes various factors that influence the design and construction of a building, structure or monument. Exist several factors that affect the location of a building or structure are climate and whether, topography and landscape, cultural and social context.

As local materials are the ones available in a particular geographic site or area and most of the time they are used as bases for the construction for their suitability in the local environment exist several topics to take in count for the use of all of them like local indigenous materials, sustainable and renewable materials, material durability and cultural and aesthetic considerations.

Understanding the location and utilization of appropriate materials that are found in the same area are crucial for the designing of sustainable and aesthetic buildings and structures, having this as a consideration in designing it helps positively the integration and harmonization of the building in its community.



Example of a diagram of use of material and culture. Photo from the internet 9

Planning on an urban scale

A strategy of interconnectedness and stability for communities and their guardian organization could lead to a general city-whole decrease of displacement, poverty and crime instead of gradually pushing the problems to the margins of the city with higher rents and exclusive privatized public spaces.

Preventing gentrification and displacement on an urban scale requires a comprehensive and multifaceted strategy that addresses the various economic, social, cultural and housing dynamics at play in a community.

However, one victory over one preserved, well-positioned mixed-housing neighborhood with a large percentage of affordable housing and no displaced residents is not a final victory for the city, as a whole. Especially in large metropolitan cities, there is always several communities and low-income neighborhoods at risk. Those are usually being helped and protected by a range of different no-profit organizations and land trusts. Logically, it makes sense to have communication and connectivity of all these locations at risk for a more clear, organized strategy plan and a stronger voice in the advocacy sphere. A community of communities, if you will.

And that is something which architects and urban planners can facilitate by designing a more human-scale based, clearer city with transportation and infrastructure improvements, residents-focused quality public spaces and specific, connectable focus points for denser social housing. A strategy of interconnectedness and stability for communities and their guardian organization could lead to a general city-whole decrease of displacement, poverty and crime instead of gradually pushing the problems to the margins of the city with higher rents and exclusive privatized public spaces.

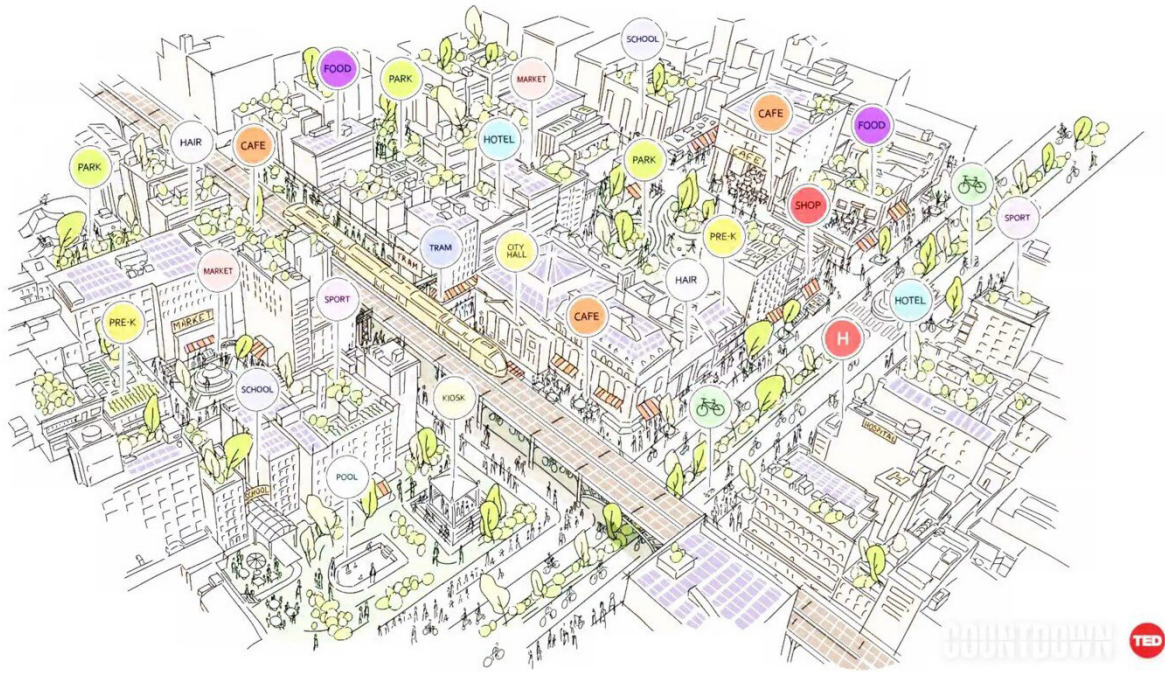


Diagram of how to rethink and organize urban planning. Photo from the Internet 10.

Upgrade value of the existing housing

Heightening the value of the property goes hand in hand with making sure the property won't be considered for gentrification by the developers. Thus, boosting the monetary and psychological value of the residents' existing housing compels the community to defend it.

An inner-city neighborhood that demonstrates a high demand by the middle class for residential property is bound to face the issue of gentrification. A principle that works against this intention is impairing the supply of properties acceptable for gentrification. Heightening the value of the property goes hand in hand with making sure the property won't be considered for gentrification by the developers.

Thus, boosting the monetary and psychological value of the residents' existing housing compels the community to defend it. A highly regarded neighborhood shows the traits of a distinct identity. Adding such character to architecture is possible after the construction is already completed. If such character architecture is valued, then its absence is devalued: bland, non-iconic structures, notably the characterless mass construction of the early post-1945 decades, are typically places with a spoiled identity for a cultivated taste.

The first example of such renovation is the Grand Parc Bordeaux.

The reconstruction of three panel houses from the 1960s in Bordeaux, France, brought much higher living comfort to the residents thanks to the expansion of the living area by the winter gardens and significantly higher sun exposure of the apartments. The result can serve as a model example for other European countries, which have long been solving the pressing issue of renovating panel houses since the second half of the last century.

The second example comes from New York City's Greenwich Village where a public school underwent a significant transformation when it added a green roof to its building. The retrofitting had several positive effects, including changes in the attitudes of both students and the local community. Green roofs in urban settings can be seen as community assets, providing not only environmental benefits but also aesthetic improvements fostering a sense of pride and support among residents.



The Grand Parc Bordeaux. Photo from the Internet 11.



New York City's Greenwich Village. Photo from the Internet 12.

LOCATION
AND
HISTORY

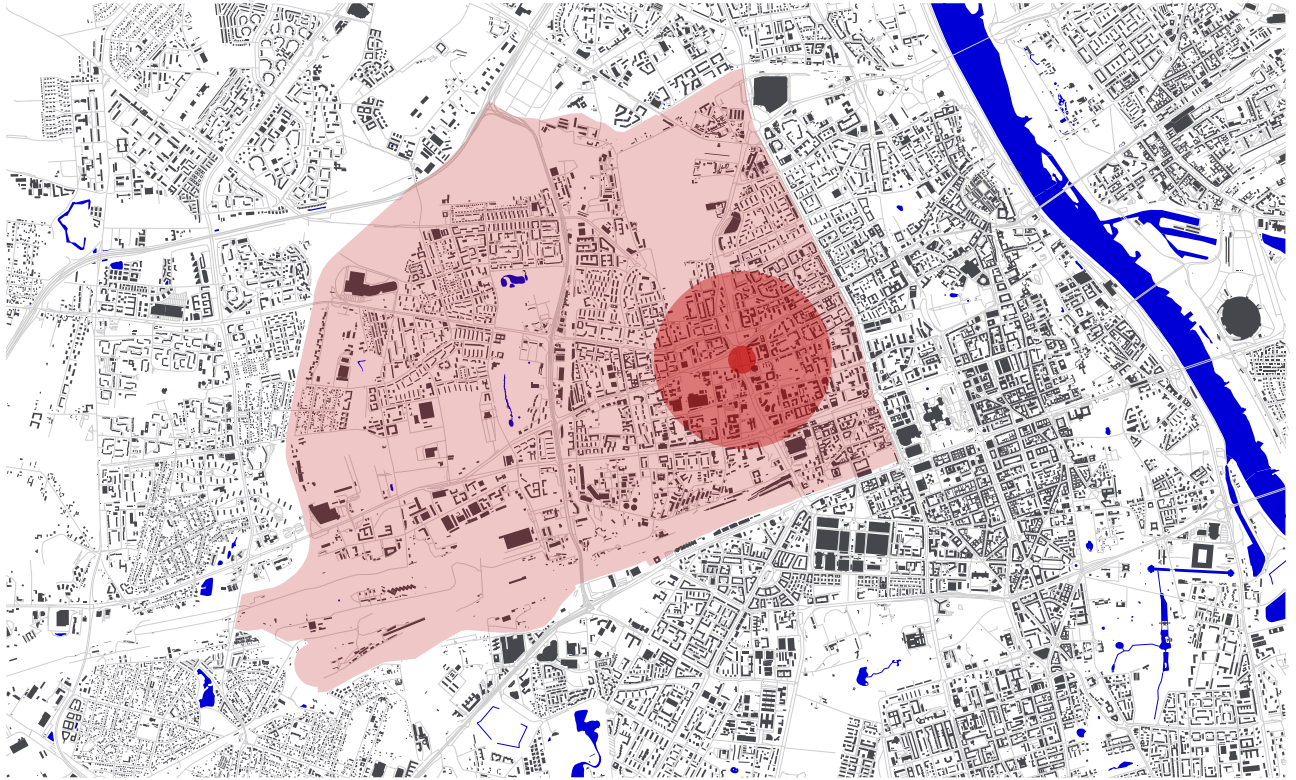
PROJECT AREA

LOCATION

The project is in Warsaw, Poland. It's located in the Wola district, which is popular for a reason: the fast development of housing and services like the metro line and new commercial stores. Young people are moving here, and for good reason. Moreover, the historical market, Kercelak, is another reason for its popularity.

Today, the Wola district is the symbol of Warsaw's booming business. Warsaw is a big city with a growing residential investment market. However, Wola hasn't always looked like this.

After the Second World War, Wola was rebuilt. It was transformed into a more developed and different area than what it was used to look like. Like the rest of the capital, Wola once again became the city's industrial backbone and a key industrial district in the country. This continued up through 1989. Today, there is little trace of the district's industrial character, with apartments, business and service centers, and museums built into former factories. The area's most striking feature is the concentration of high-rise buildings and its rapid expansion into contemporary residential areas. Here, ultra-modern architecture stands in stark contrast to old Warsaw's remaining structures, including aged buildings and a few small factories. The district is given a unique character by these contrasting elements. Wola is more than just its architecture and industrial spirit.



Map generated by schwarzplan.eu

HISTORY OF KERCELAK

A non-existing square, used as a trade market in history, the largest market square in pre-war Warsaw, it was synonymous with the lifestyle of the time. It represented good trade and often unclear business practices.

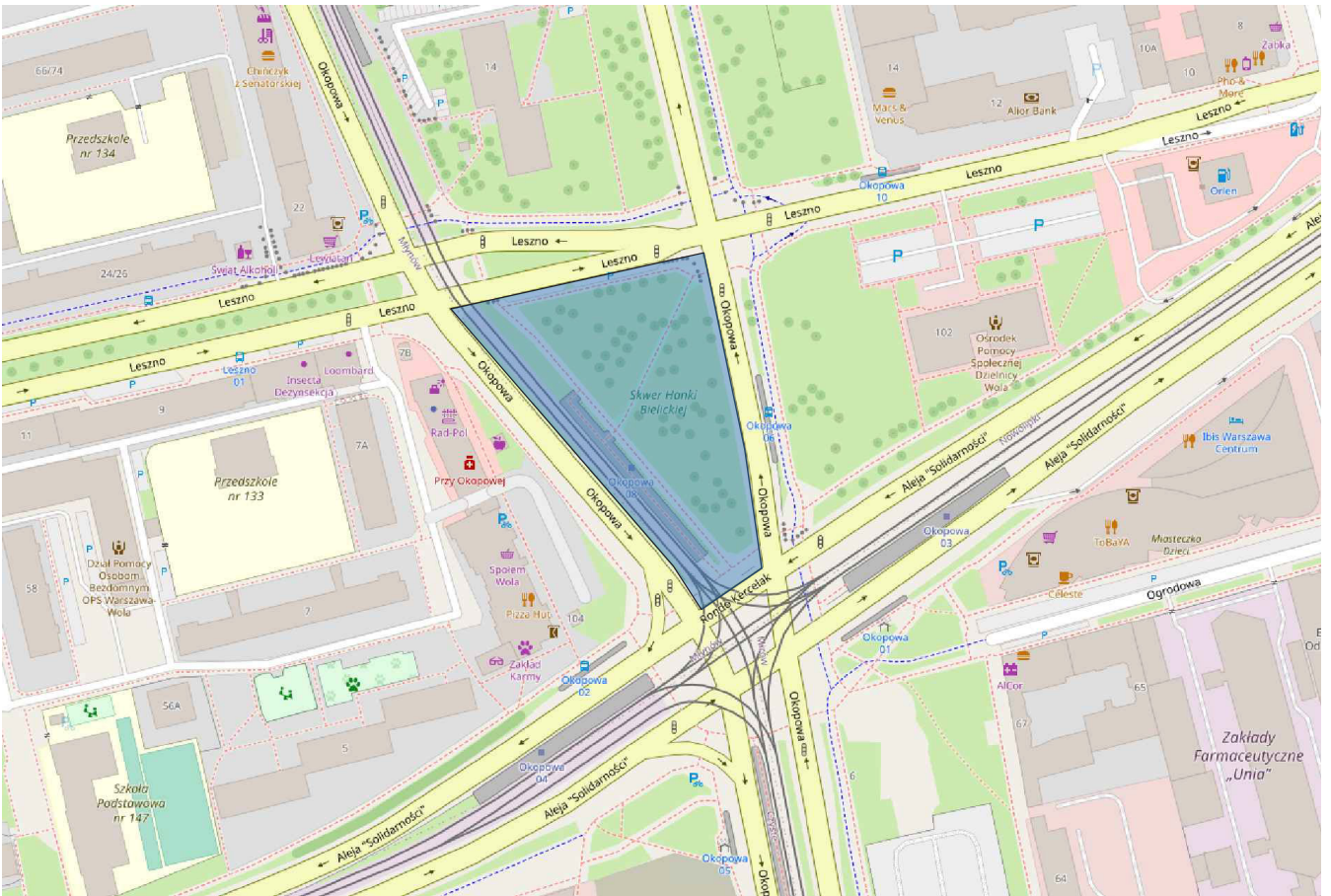
The market was officially called Kercelak, after Josef Kerceli, the donor of 1.5 ha of land. Kercelak operated from 1867 to 1944, initially called the Wolski Bazar.

In the face of the sieges of Warsaw in 1939, the entire marketplace burned down, yet after just a month, Kercelak rose from the ashes. The bazar was transformed into an unusual trading hub where strange and unusual trades took place. The trade was mainly in goods confiscated by the Germans. The bazar became a hub for the trading of kerosene, cooking oil, medicines, bread, weapons, vodka, and documents.

At the intersection with Wolska and Chlodna, the market extended irregularly to Leszno in the shape of an inverted letter "P." The square was paved with rough-hewn field stones, set between cement walkways. These were lined with a vast array of wooden booths and stalls. These had initially found their home in Grzybowski Square, and now they were here.

The market traded in all manner of everyday items, food, junk, dogs, and even pigeons.

The market offered a wide variety of goods over its long history, with everything from rare items and luxury products to less expensive, often stolen items.



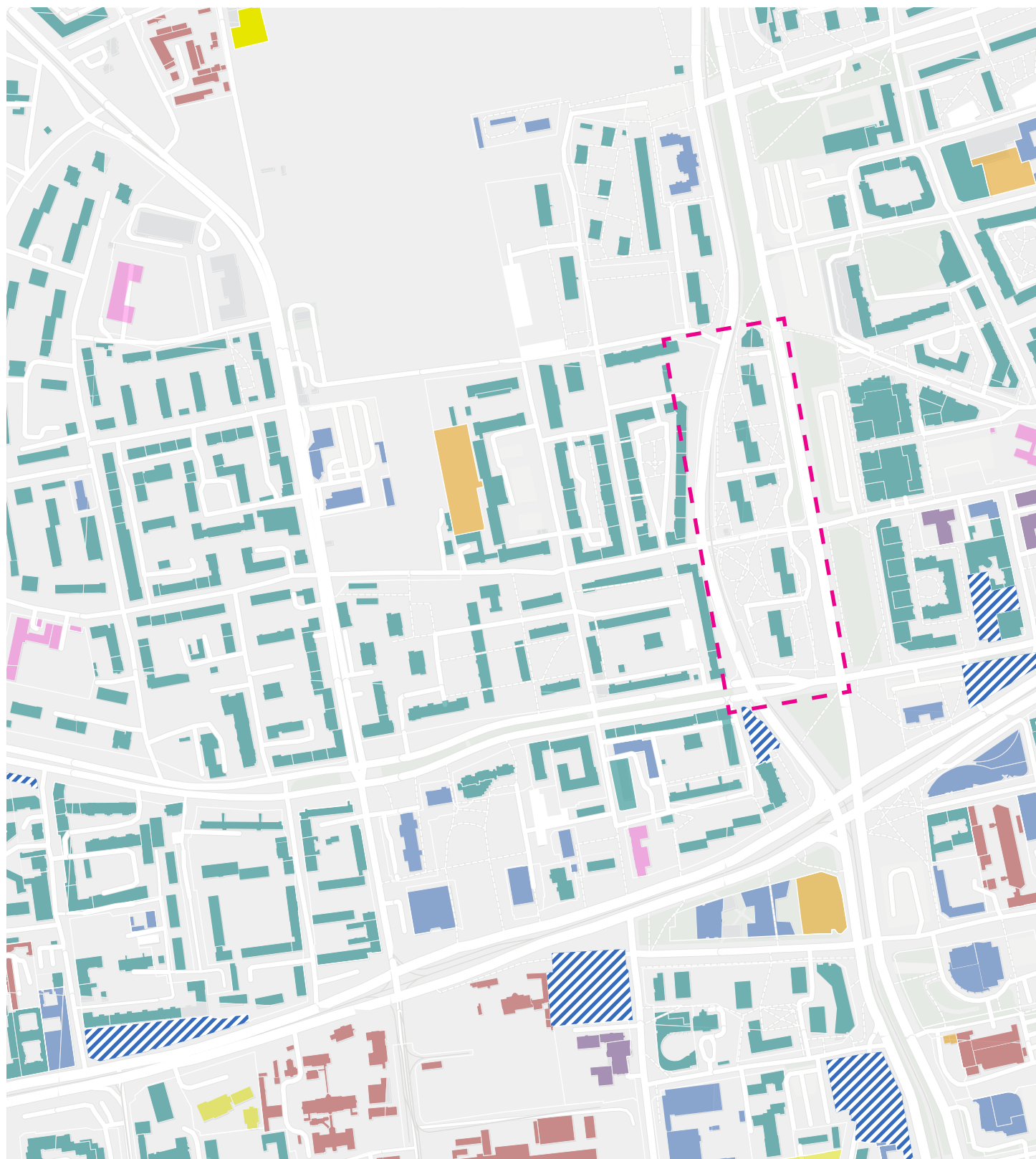
Map generated by Natálie Motycková



Photo from Kercelak after the bombs.
Photo from the internet

ANALYSIS

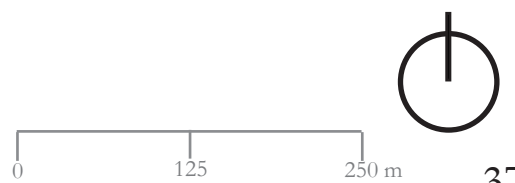
URBAN ZONING



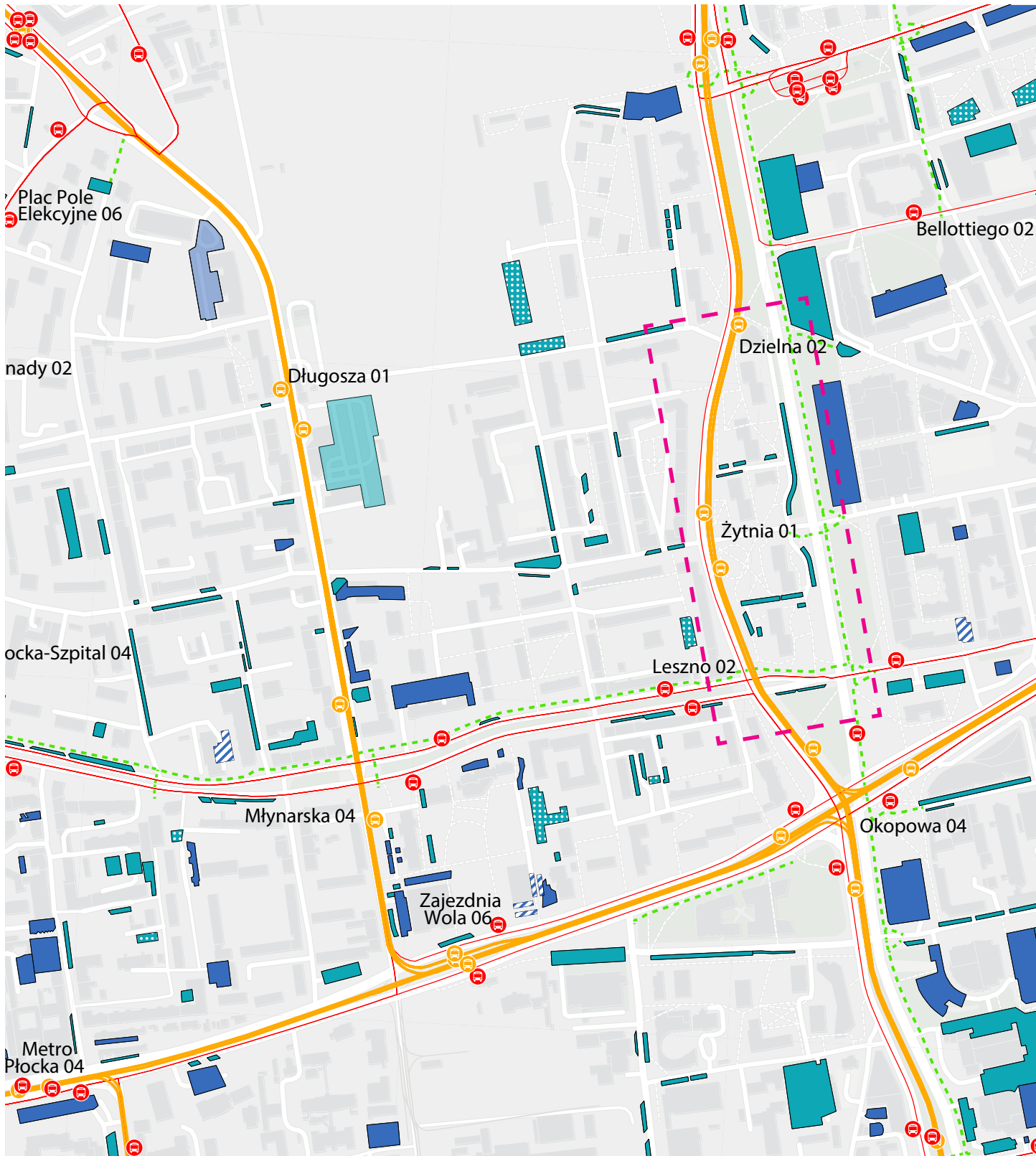
This land use analysis shows that the majority of structures within the area were zoned residential, with only a small portion zoned commercial. This distribution indicates potential avenues for growth and redevelopment efforts, particularly within the commercial sector.



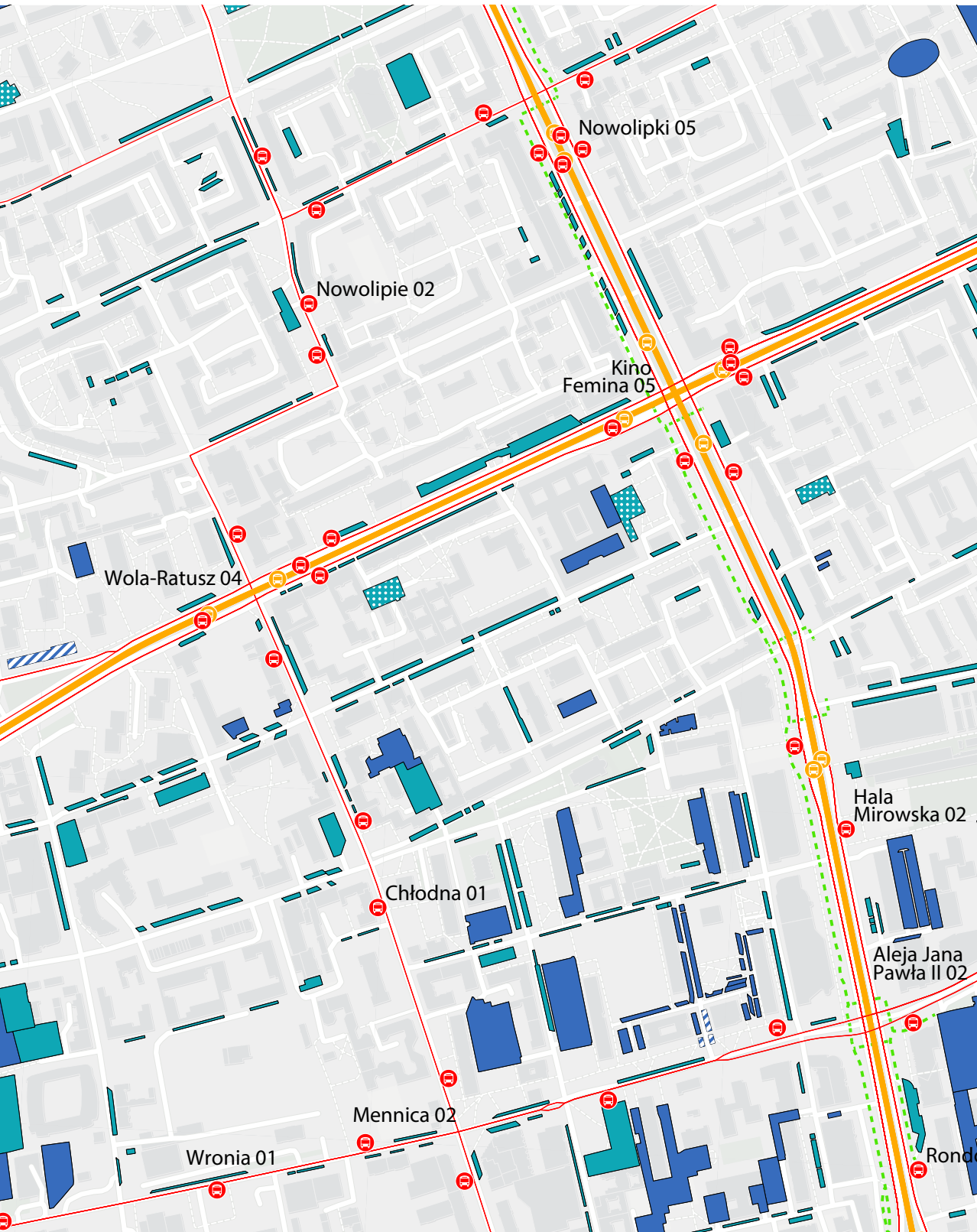
- Residential
- Industrial
- Construction
- Brownfield
- Education
- Retail
- Commercial
- Religious



CONNECTION OF TRANSPORT



This transport analysis definitively demonstrated the optimal location of the project plot, which is situated along a public transport line that traverses the entire zone. Furthermore, it revealed the availability of alternative modes of transportation in the area, which can be leveraged to enhance the project's overall mobility strategy.



Public transport type

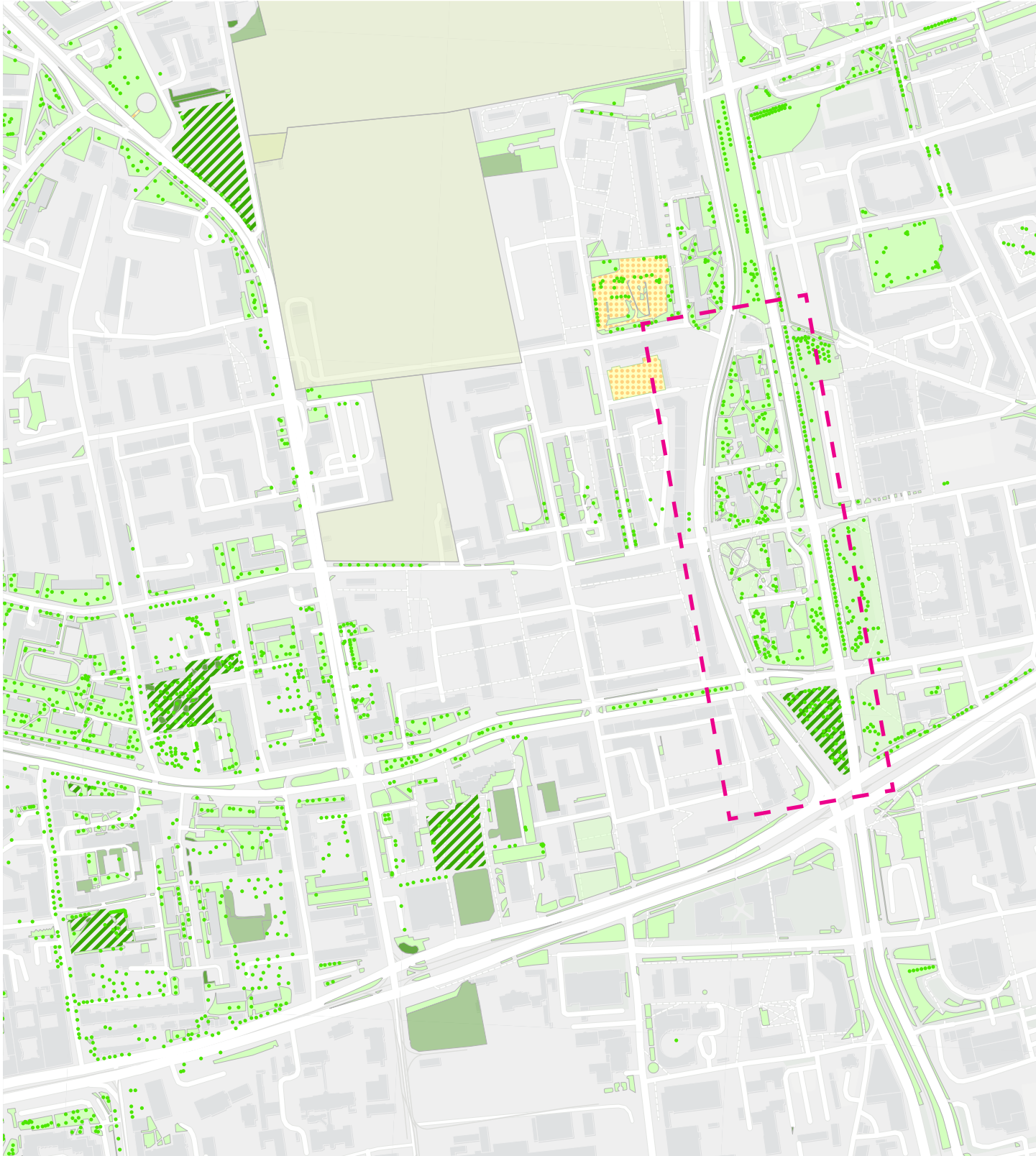
Parking space type

- Bus
- Tram
- Subway
- Bike path

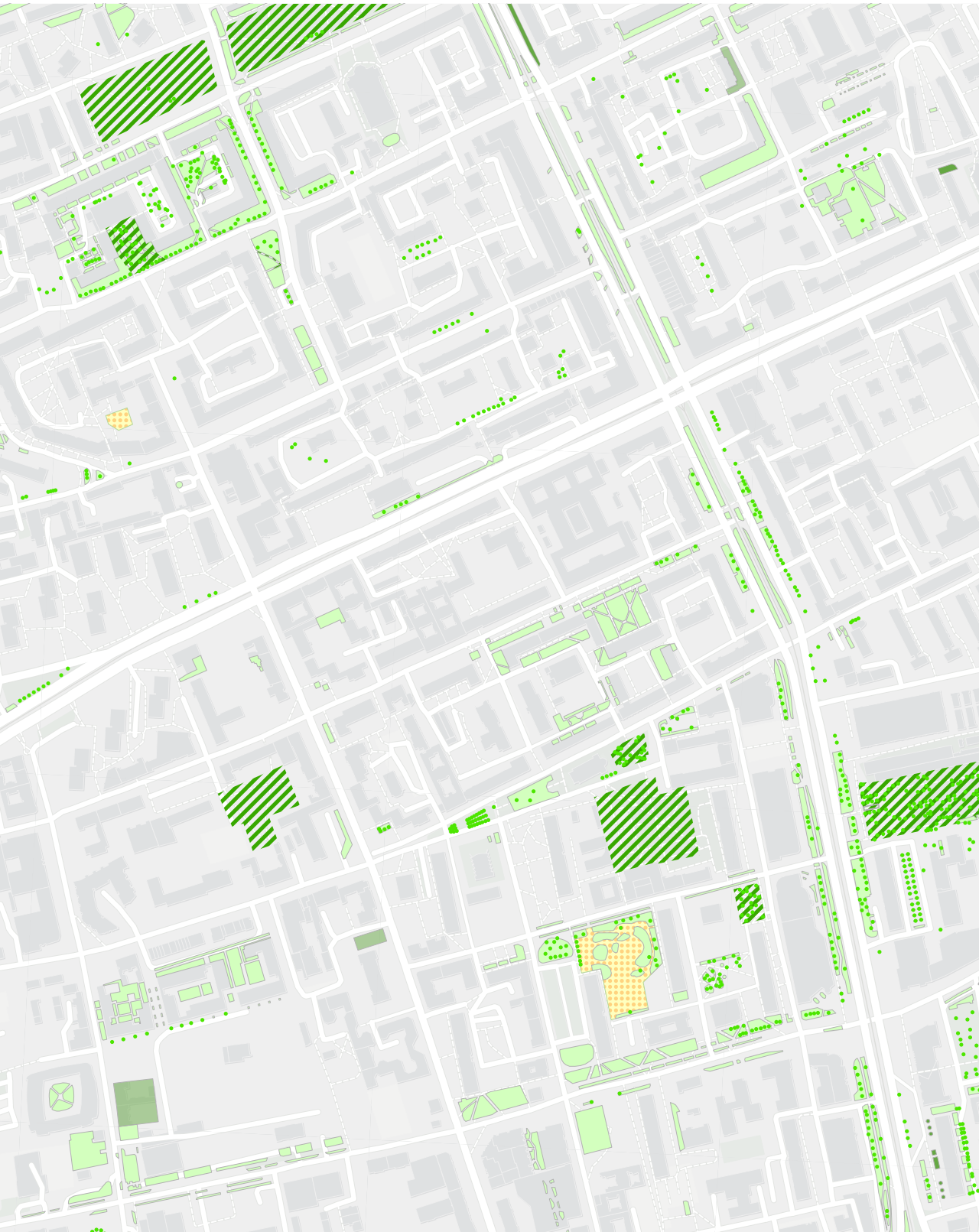
- Customer
- Private
- Residential
- Garage



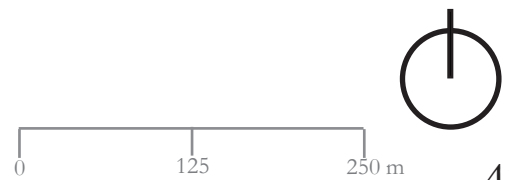
URBAN VEGETATION



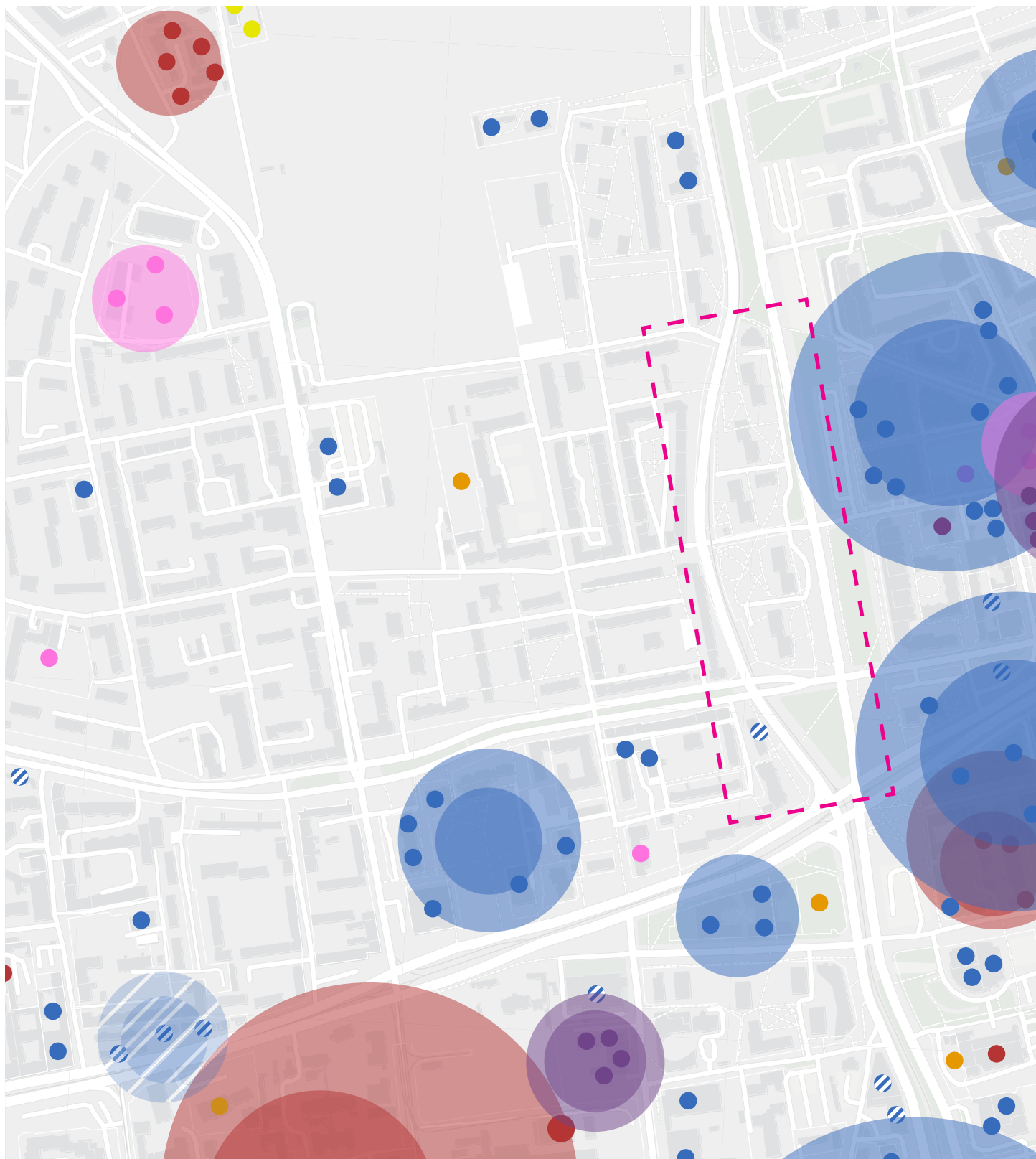
This urban vegetation analysis has successfully located all the small parks that exist all around the zone. It has also revealed that there is a good amount of greenery around the zone, which is beneficial for the project.



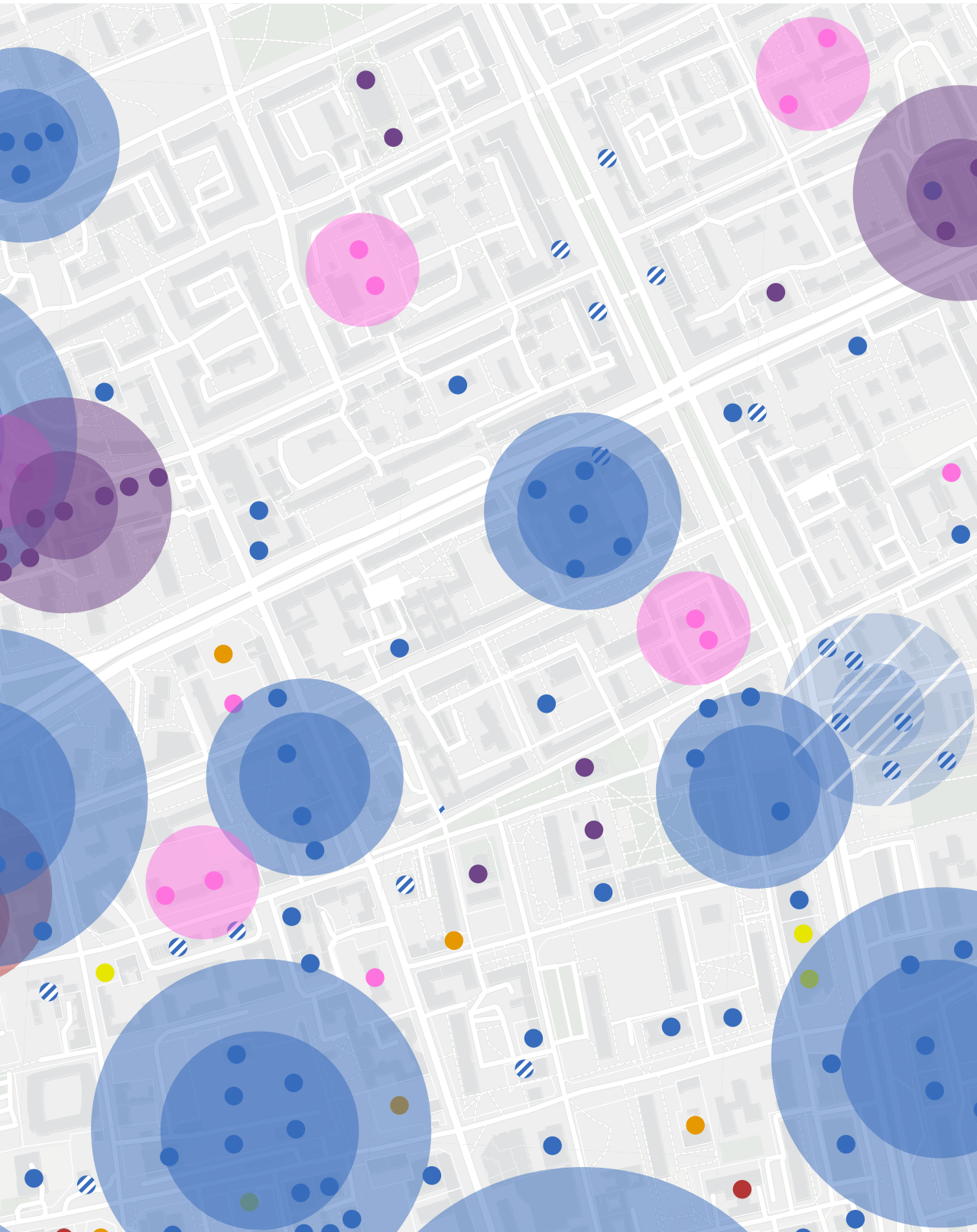
- Tree
- Recreation ground
- ▨ Park
- Cemetery
- Big parks
- Grass



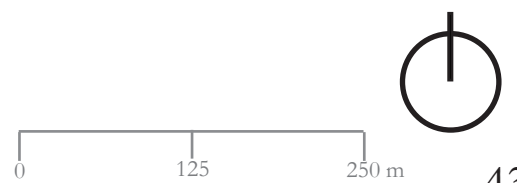
CONCENTRATION NODS



The concentration nod analysis allows us to identify how the development of the zone is going and how people are moving through it. We can also use this analysis to assess how we can improve the development in the zone.



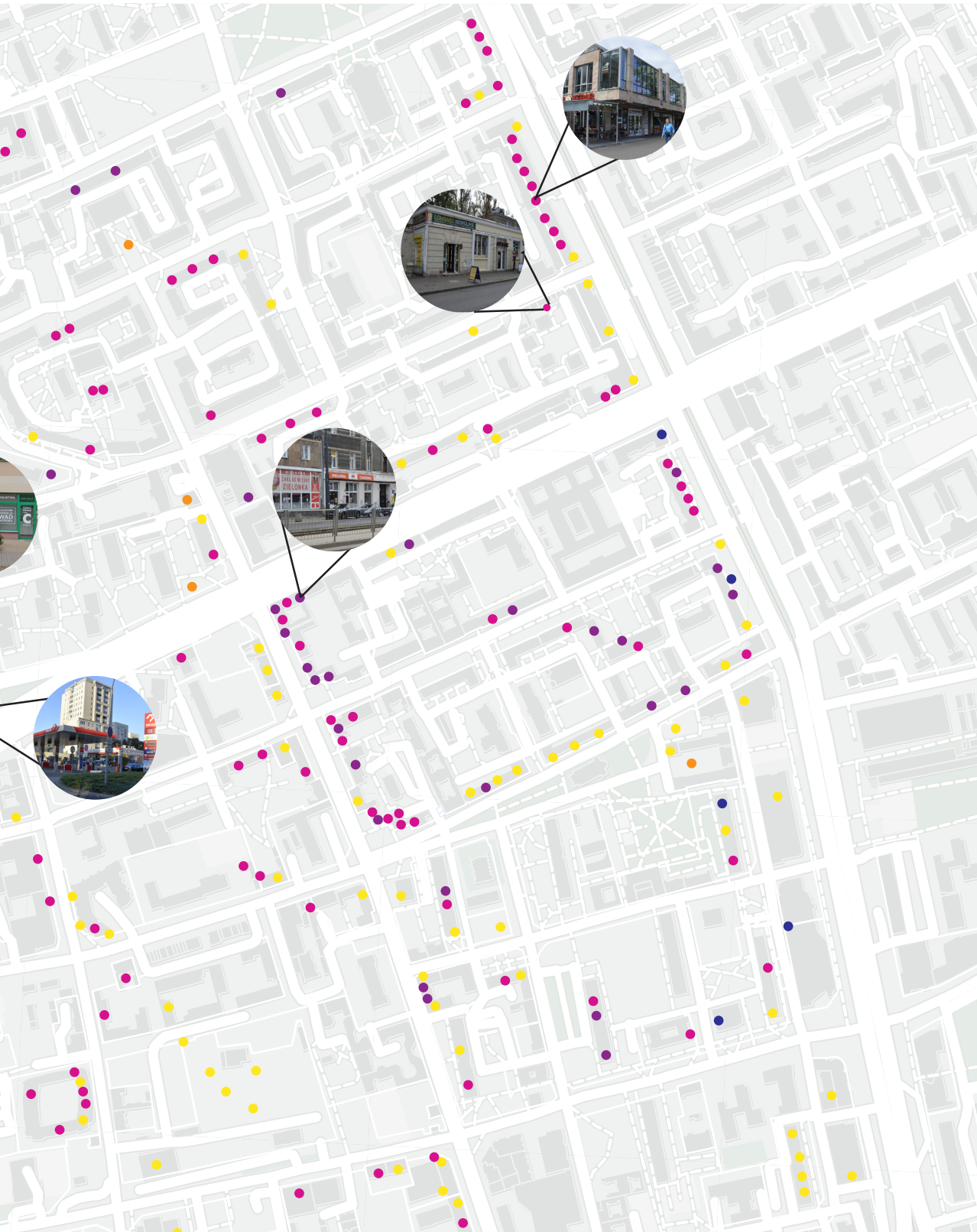
- Commercial
- ◌ Retail
- Religious
- Education
- Brownfield
- Construction
- Industrial



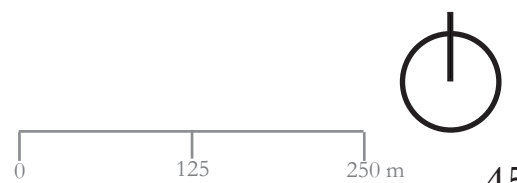
COMERCIAL STORES



The commercial store analysis identifies the quality of the stores and how well they are maintained. This analysis also determines how the store can benefit from the project.



- Small supermarkets
- Cultural /Turistic
- Local stores
- Restaurants
- Stores

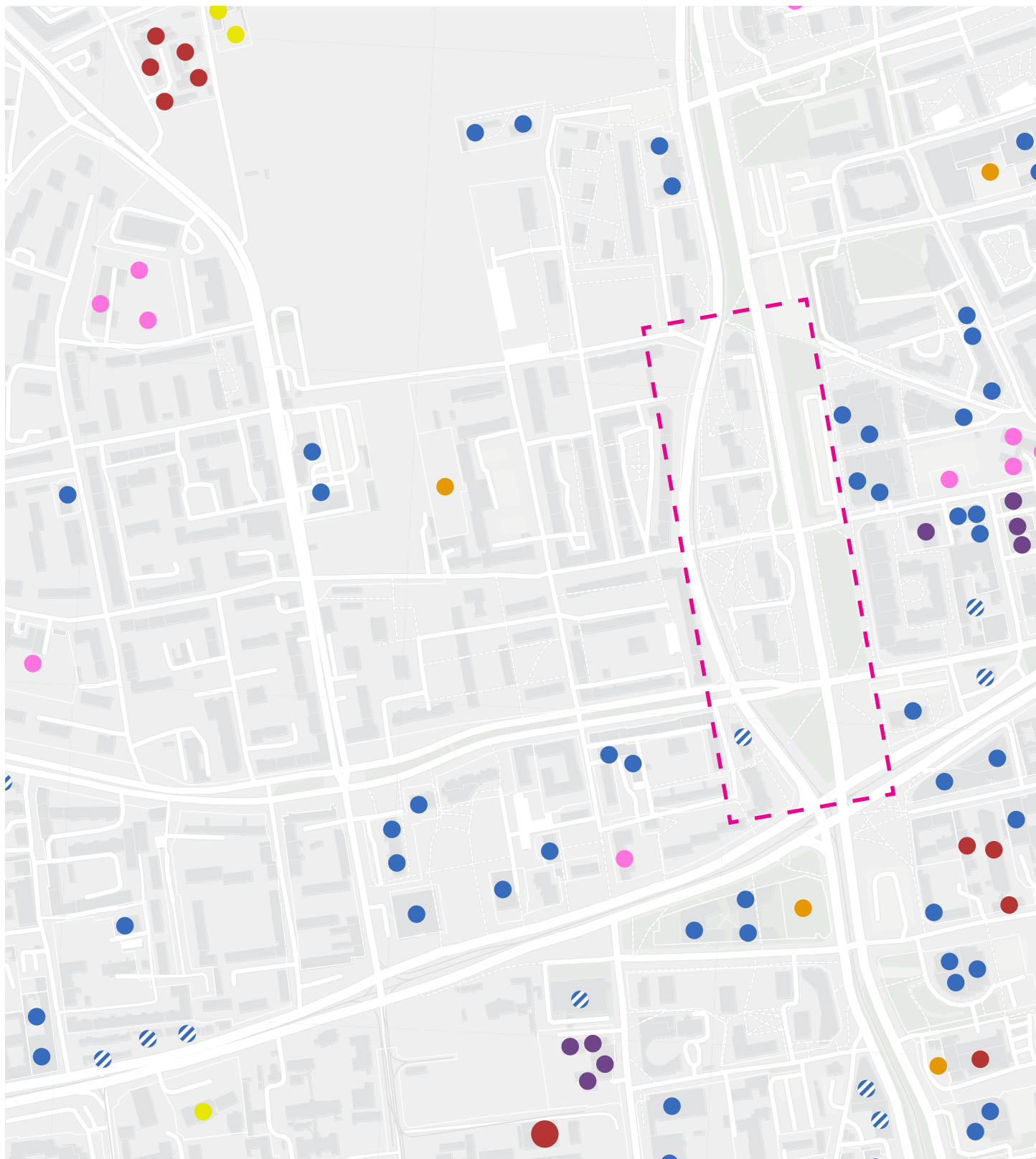




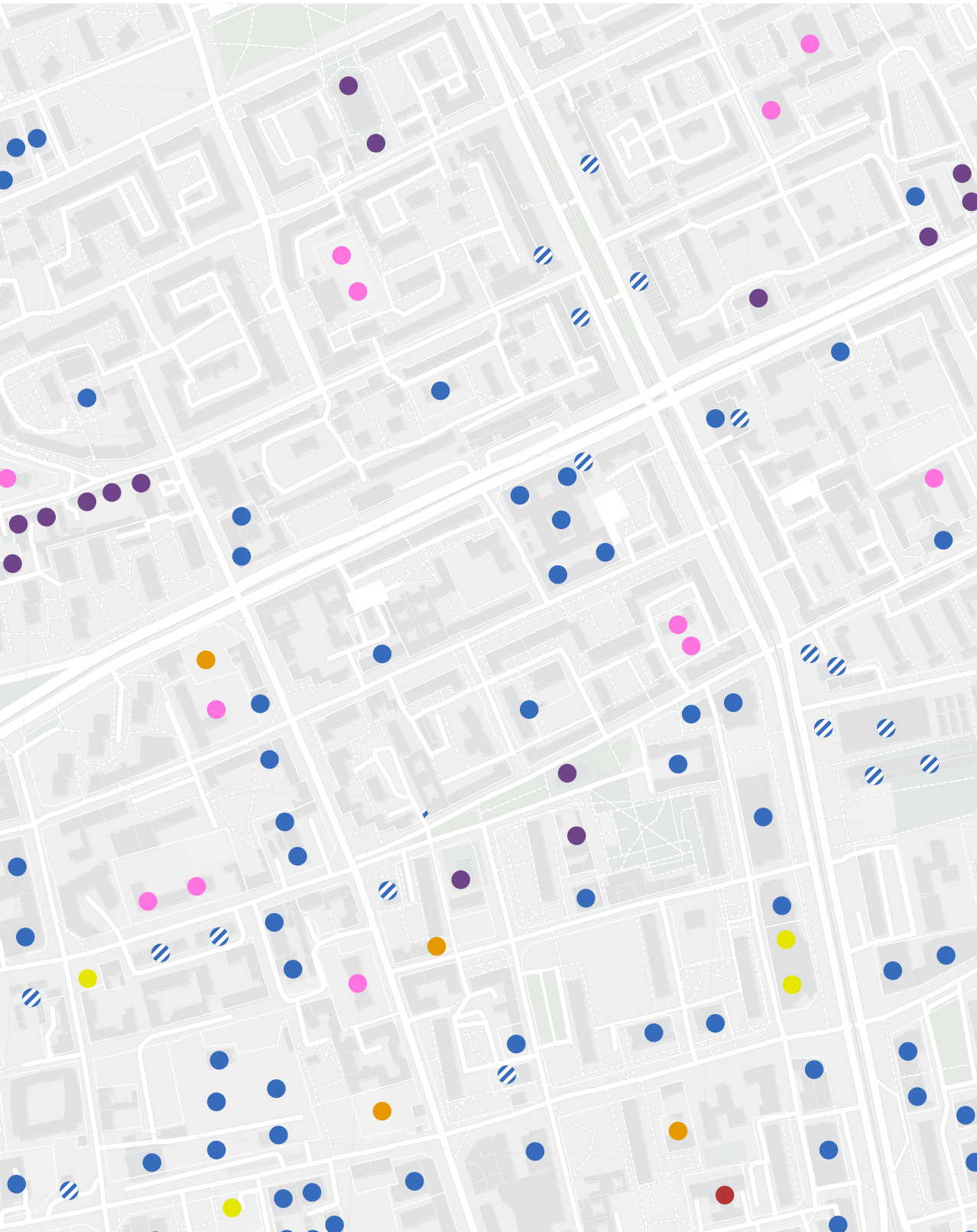


These photos illustrate the stark contrast between the local shops, maintained by the residents or the sole owners of the spaces (1-8), and the chain service stores that exist throughout the city. The maintenance of these shops is clearly better. (9-17)

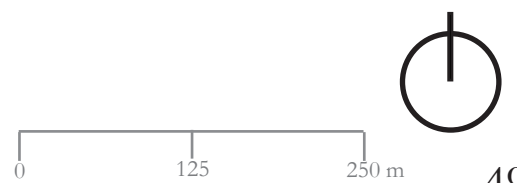
ANALYSIS ZONE



The analysis of the zone determined the suitability of shops and other amenities across the zone, paving the way for a clear vision of the project's commercial scope.



- Small supermarkets
- Cultural /Turistic
- Local stores
- Restaurants
- Stores



SITE VISIT

During the site visit, I immersed myself in the environment, keenly observing the nuances of how individuals navigated and used the space. From the flow of pedestrian traffic to the gathering places where social interactions unfolded, I gained a comprehensive understanding of how the site functioned as a communal hub.

I also meticulously assessed the materiality and physical condition of the neighboring businesses. From the texture of their facades to the integrity of their structures, each building revealed clues to its history and the prevailing aesthetics of the area. By closely examining these details, I was able to identify patterns and trends that informed my understanding of the broader context in which the site existed.

Overall, the site visit provided me with invaluable first-hand insights that will inform my approach to the project, ensuring that my design interventions are not only responsive to the immediate needs of the space, but also respectful of its historical and architectural context.

I also had a chance to have a look at the interiors of the buildings that are in the center of the site. This helped me to understand the functioning of the structure. This is the place where the biggest change in the project is going to take place.



In the photos you can see how the buildings are placed, how wide the street is between one side and the other side, and how the people are in interaction with the space.

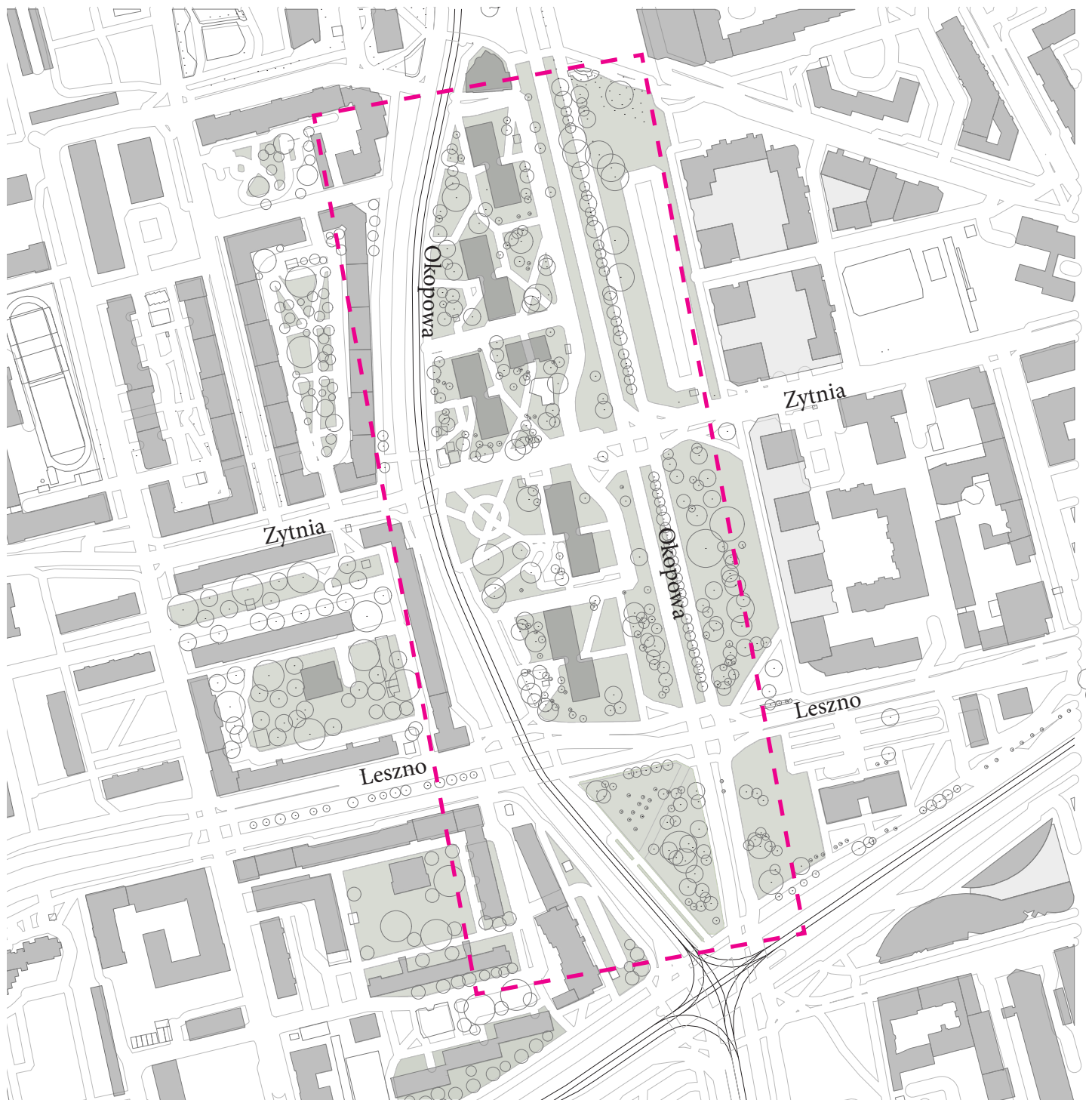


For these two photos are one of the most important because of the location, since is where the market takes place, is also to see how much space is between buildings and how the public space is used and neglected somehow.



For the last photos are mostly the condition of the material of the shops on how they are maintained and what kind of shops are in existence. .

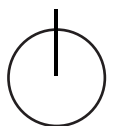
EXISTING SITUATION



Existing urban tissue

Existing green areas

Existing trees



USERS

STUDENTS /
YOUNG PEOPLE

ELDERLY PEOPLE

LOCALS

TOURISTS

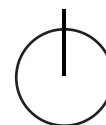
The primary beneficiaries of the project will be the residents of the area, including students, young people, and the elderly. Additionally, the project has the potential to spur economic growth in the region by attracting users from diverse backgrounds, both within the city and beyond. These users can utilize the space for recreational activities, social gatherings, and commercial transactions. By bringing together individuals from different socioeconomic and cultural backgrounds, the project can facilitate interactions and connections that benefit the local community.

PROJECT STRATEGY

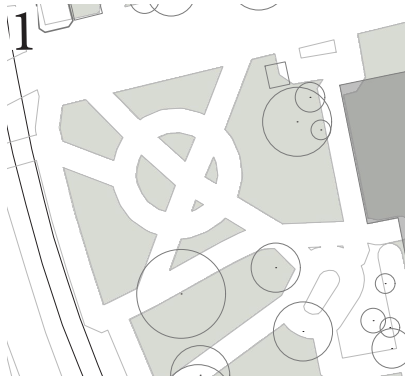


LEGEND

- Existing urban tissue
- Renovation of urban tissue
- Transformation of urban tissue

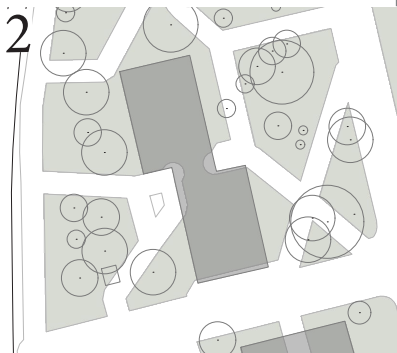


TRANSFORMATION URBAN TISSUE



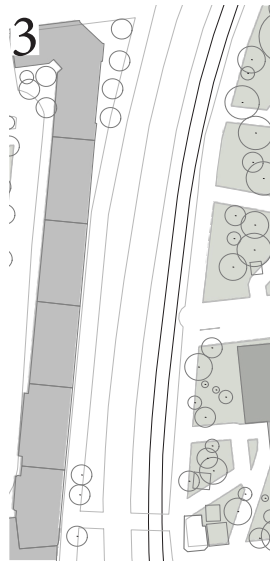
1
Implementation of a new function with the creation of a market that will improve the state of the urban space through the creation of meeting points in the area and recreational ones to be.

TRANSFORMATION URBAN TISSUE



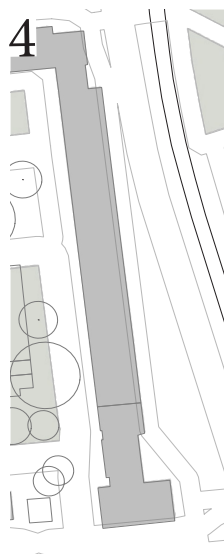
2
Transformation of the existing ground floor of the building through change of function to mixed use and creation of commercial functions

RENOVATION URBAN TISSUE



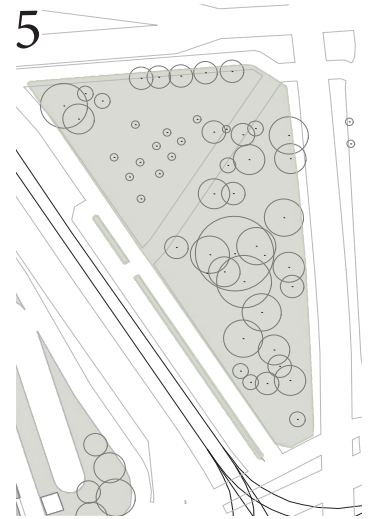
3
Creation of a walkable avenue that generates a public space for gathering, renovating the existing stores and change the type of commercial purpose to a more suitable for the zone.

RENOVATION URBAN TISSUE



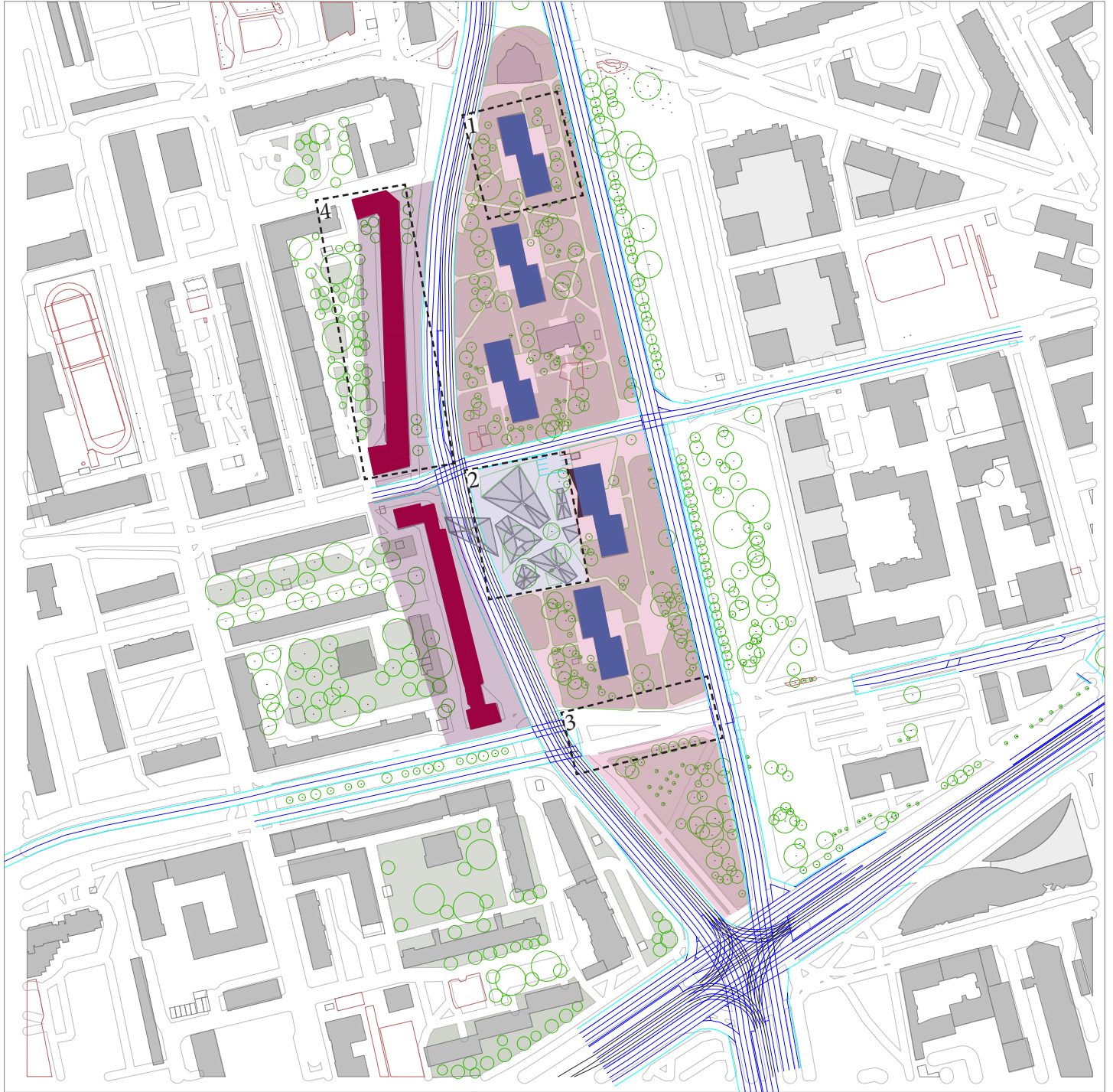
4
Creation of a walkable avenue that generates a public space for gathering, renovating the existing stores and change the type of commercial purpose to a more suitable for the zone.

TRANSFORMATION URBAN TISSUE



5
Improvement of the public space through its connection with the urban space of the market, for the creation of a continuity of space.

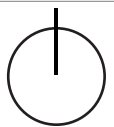
MASTER PLAN



LEGEND

- Transformation
- Renovation
- Restauration
- Change of function
- Restore

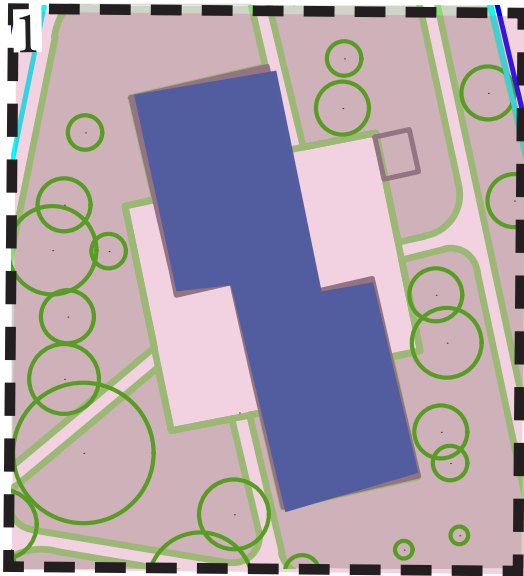
- Existing public green areas
- Project area of work
- Improved road
- New pedestrian path
- Bike road
- Railway tramline



ACTIONS:

- | With space
- | With building

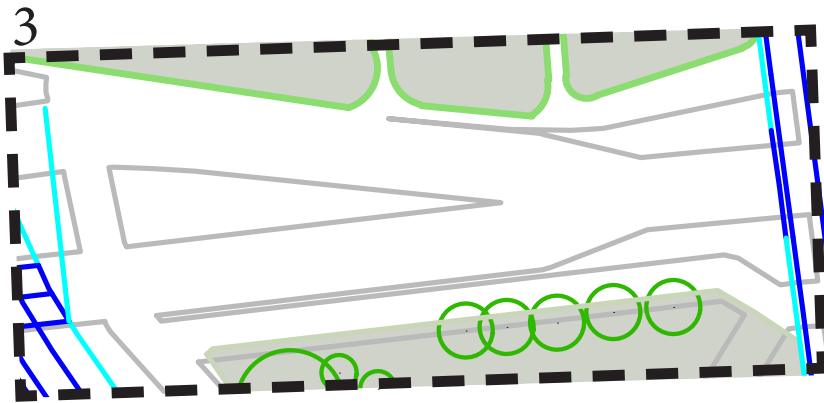
TRANSFORMATION



ACTIONS:

- | Transforming Existing Public Spaces
- | Creating meeting places
- | Changing the function of the building to a mixed use
- | Adding two stories

The action that this zone will take will be the transformation of the existing public space, connecting it better and creating meeting points that the locals will use in their free time without having to go far, also it will take a change of function, from residential to mixed use, where the ground floor will be open to commercial opportunities. In doing so, the building will have a two-story addition to compensate for this change.



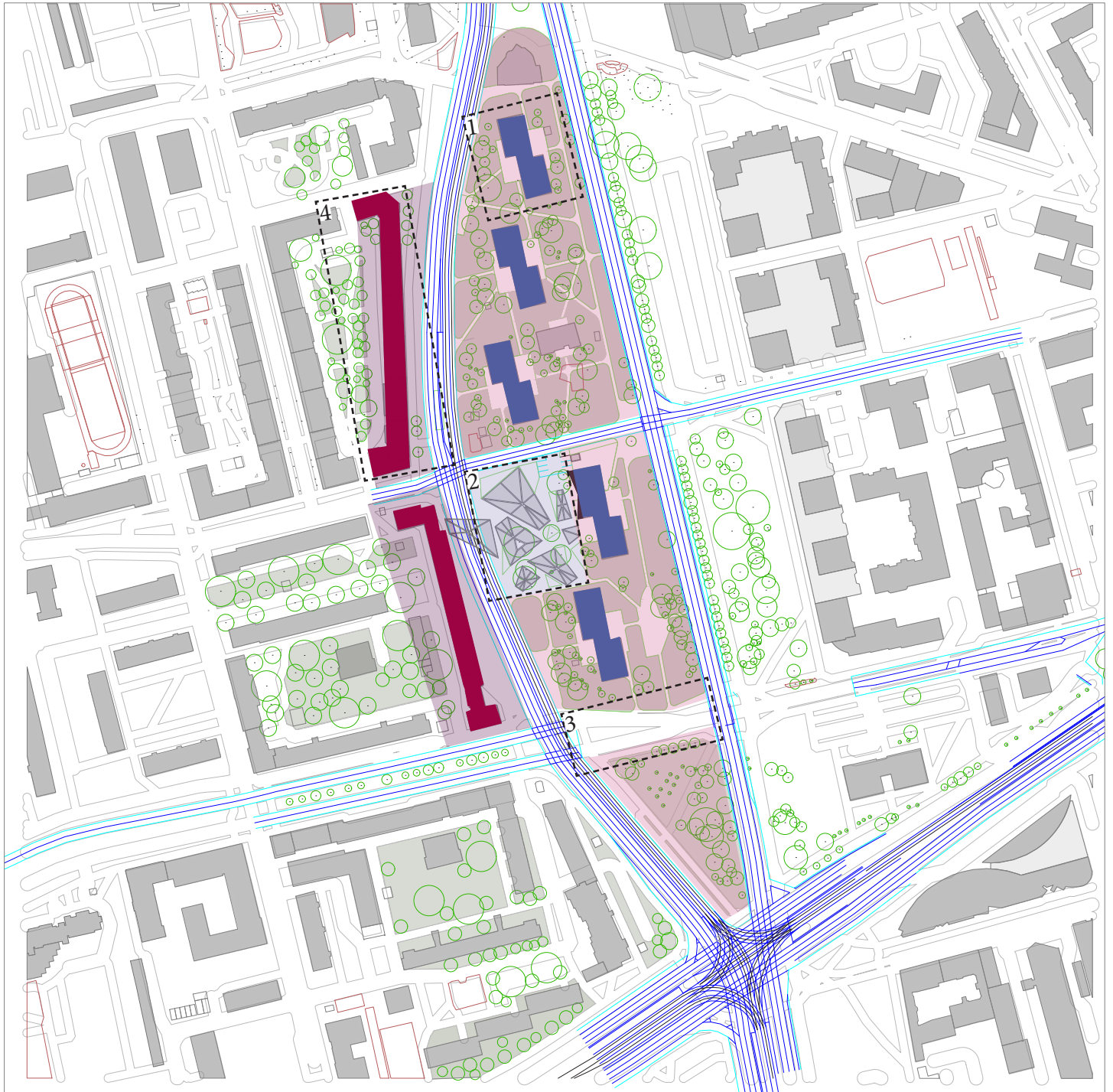
ACTIONS:

- | Transformation of an existing public space
- | Creation of a green space connection
- | Change function

The action for this will be a transformation of the existing space, where this public space will be connected with the new market, making a continuous public space. This makes the space flow and there is no abandonment of an area with potential to be used.

Transformation will take part as a way of changing the space or area into a better way and change its purpose and original state, Renovation will be changing the old materiality and the function to have a better and modernized appearance and usability of the space and object and Restoration will be the way the material will be replaced try to restore into the original condition and quality.

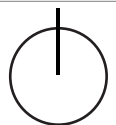
MASTER PLAN



LEGEND

- Transformation
- Renovation
- Restauration
- Change of function
- Restore

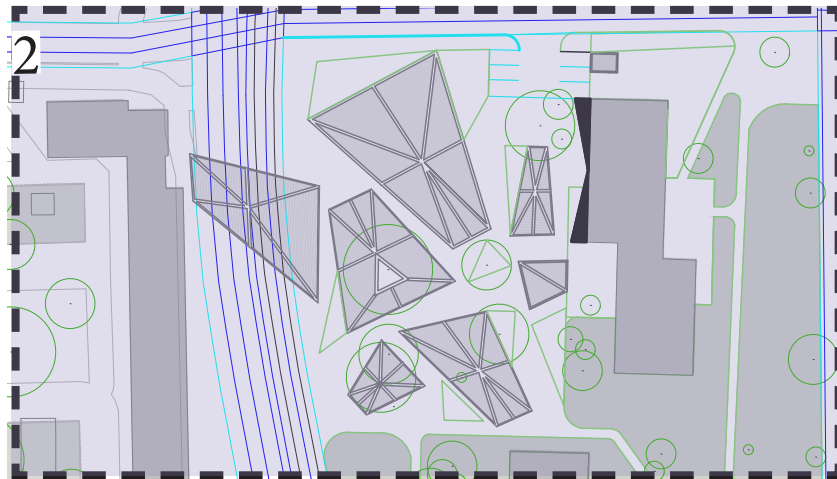
- Existing public green areas
- Project area of work
- Improved road
- New pedestrian path
- Bike road
- Railway tramline



ACTIONS:

- | With space
- | With building

RENOVATION

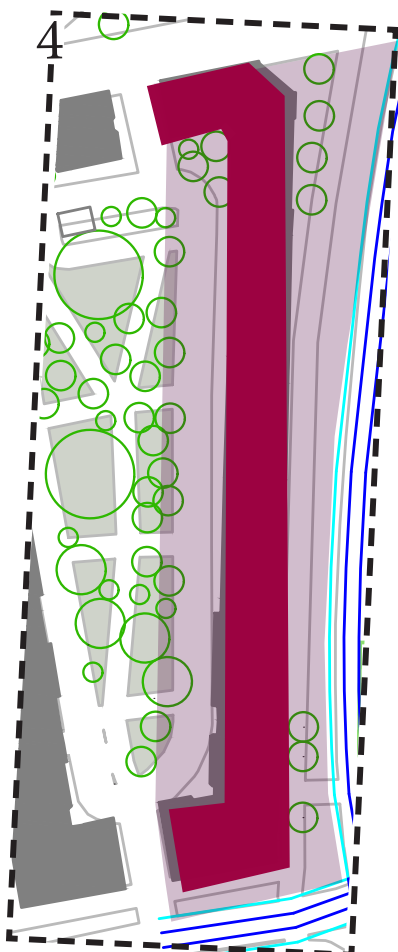


ACTIONS:

- Public space renovation
- Creation of meeting points
- Creation of a multi-purpose market

The action for this will be the implementation of a market, public space and meeting point where the user will have a space for the sale of things, the purchase of things or just spending time in the zone and nature that is the surroundings.

RESTAURATION



ACTIONS:

- Public space creation for shops
- Restoration of existing shops
- Modify the existing stores

The action for this is the creation of an external infrastructure for the shops that exist in the block, with a restoration of the space where the quality of the locals is improved. The renovation of the existing shops with a slight change of commercial purpose.

Transformation will take part as a way of changing the space or area into a better way and change its purpose and original state, Renovation will be changing the old materiality and the function to have a better and modernized appearance and usability of the space and object and Restoration will be the way the material will be replaced try to restore into the original condition and quality.

MARKET REFERENCE

These references showcase different markets or pavilions that give an idea of how a market can fit into public spaces. I plan to use steel and wood for a lightweight structure, inspired by the examples provided.

- Harbour Market in Vodice, Croatia
- Market in Msna Dolna, Poland
- Farmers' market for villagers in diankou, China

Market in Msna Dolna, Poland. Photo from the internet



Harbour Market in Vodice, Croatia. Photo from the internet

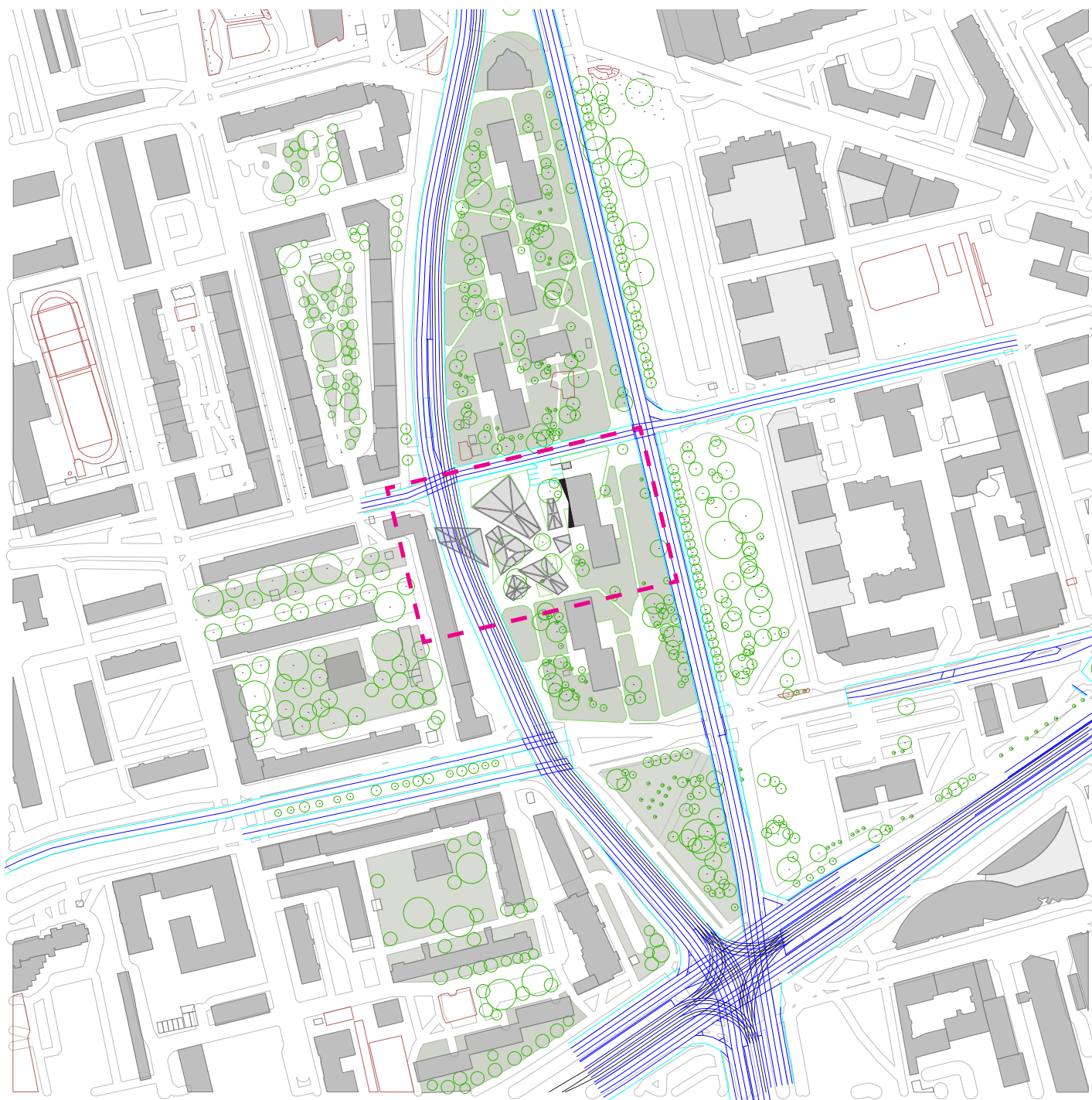


Pavillion urban space. Photo from the internet (pinterest)



Farmers' market for villagers in diankou, China. Photo from the internet

DESIGN IDEAS

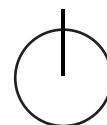


LEGEND

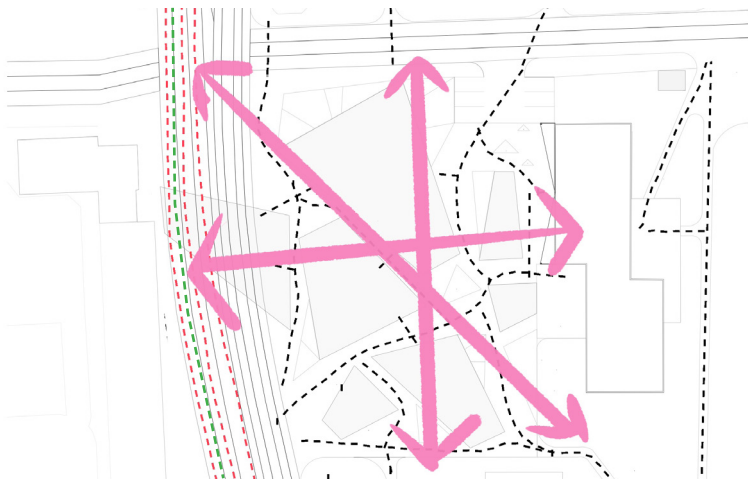
Existing urban tissue

Existing green areas

Existing trees



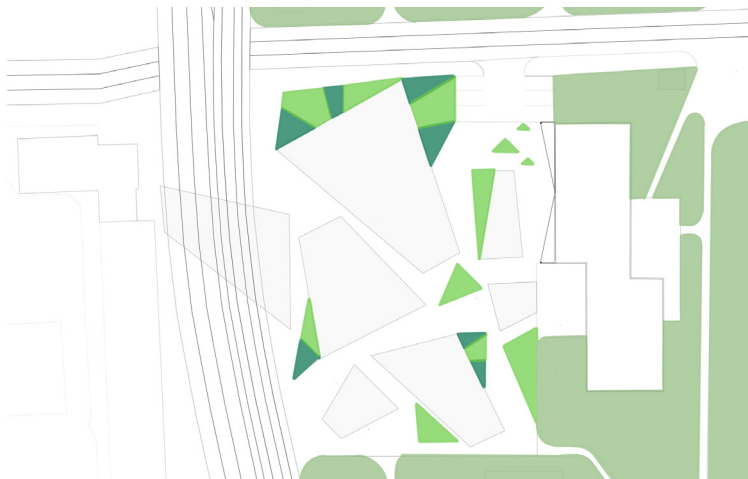
Communication Scheme



- Main Axis
- - - Communication Paths
- - - Paths for pedestrians
- - - Bike Path

The communication scheme assists in the organization of the structure's progression, as the lines illustrate all potential entries to the zone. This enables the determination of the roof's shape and direction, as well as the pathways' construction. The creation of the walkable street facilitates communication between the blocks on either side.

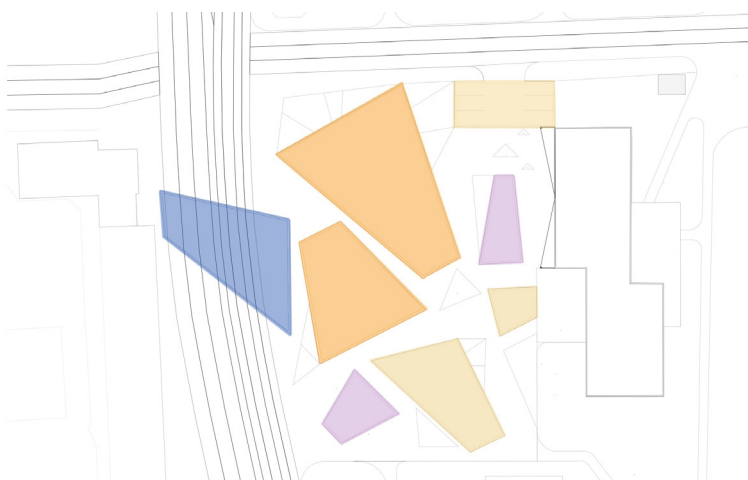
Greenery Scheme



- Urban Greening
- Low-rise greenery
- Garden greenery

The greenery scheme demonstrates the integration of green spaces and roofs in a unified style. The plan incorporates low-maintenance, hardy plants that require minimal gardening, such as grass and walkable green paths.

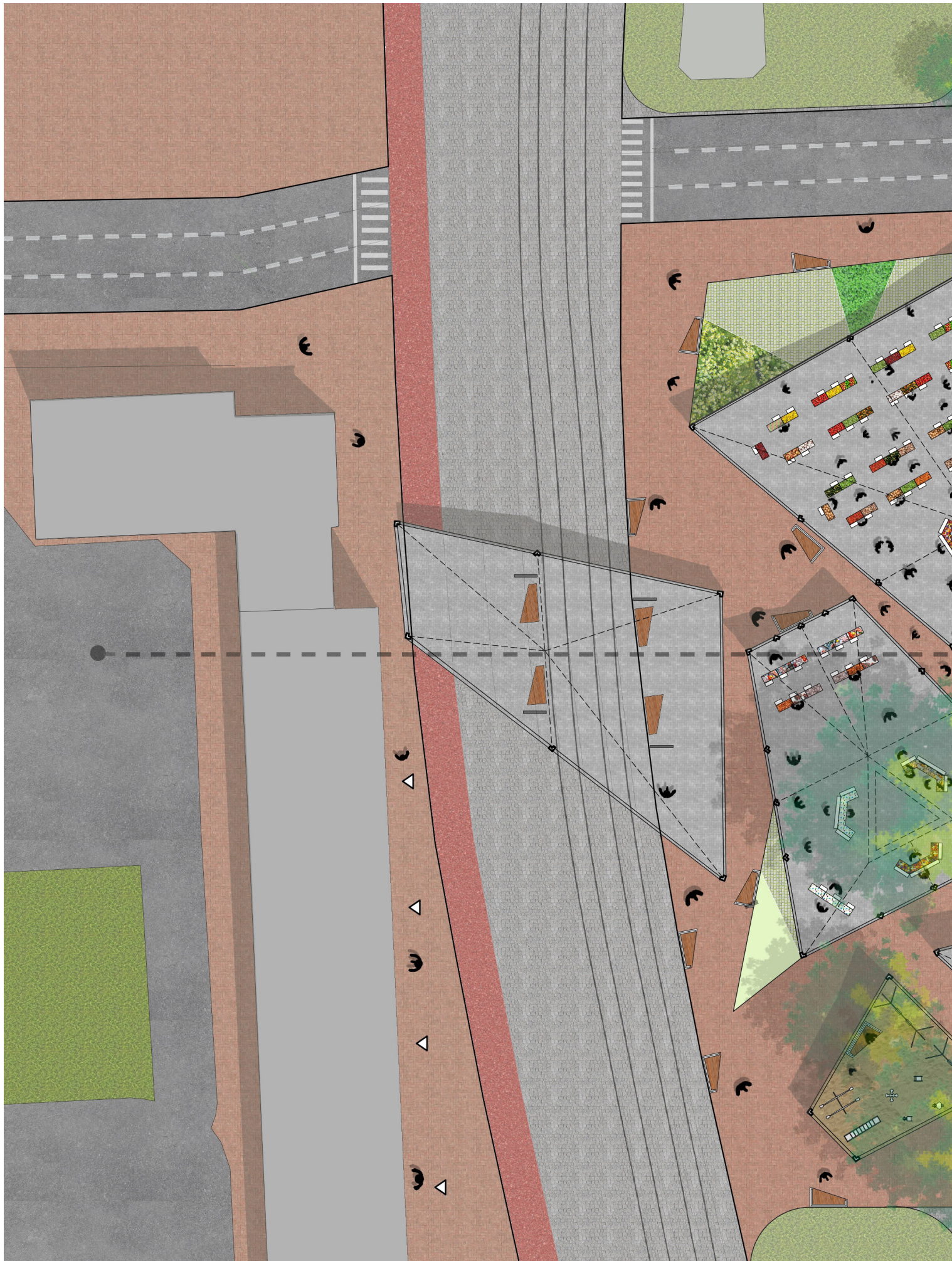
Functional Scheme

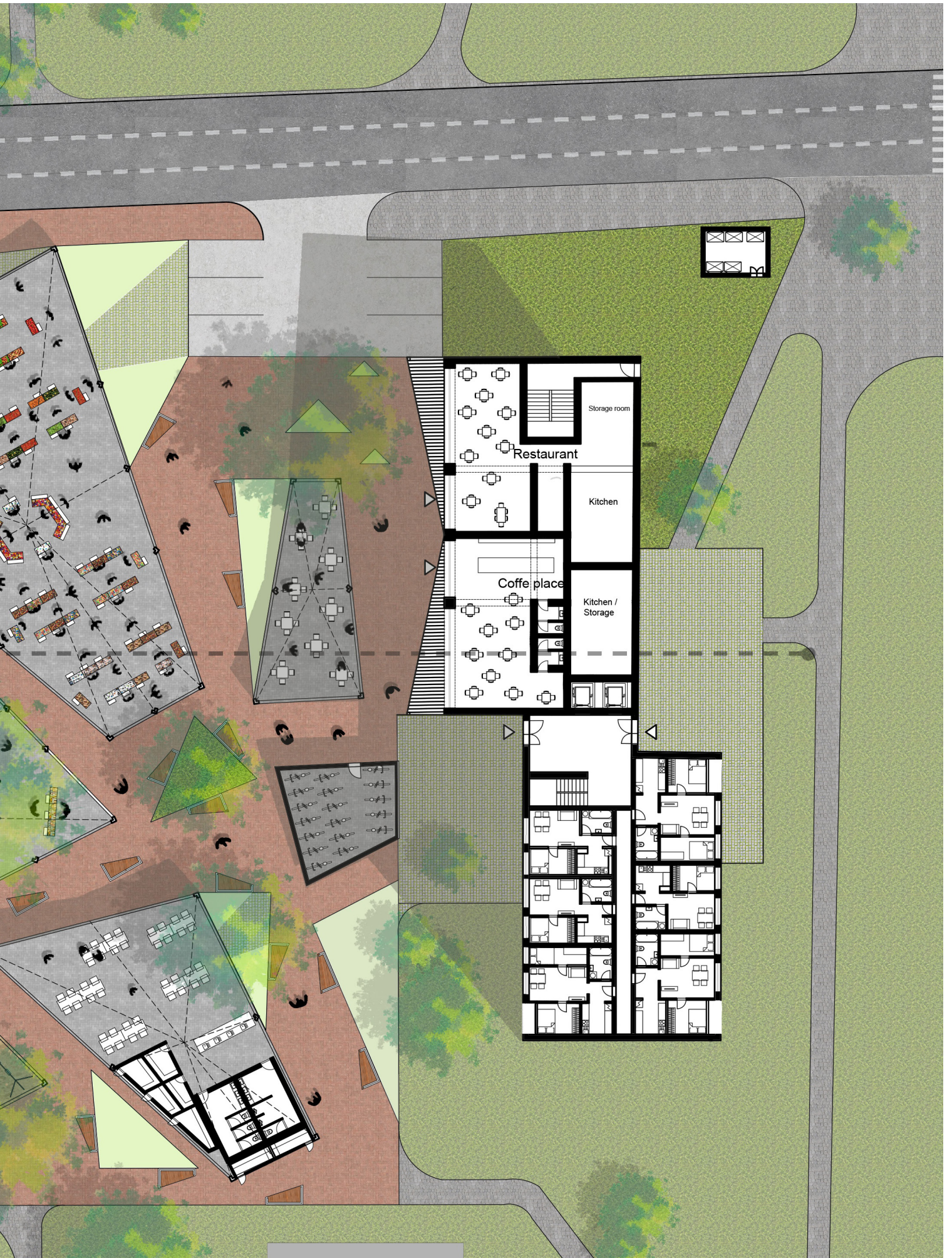


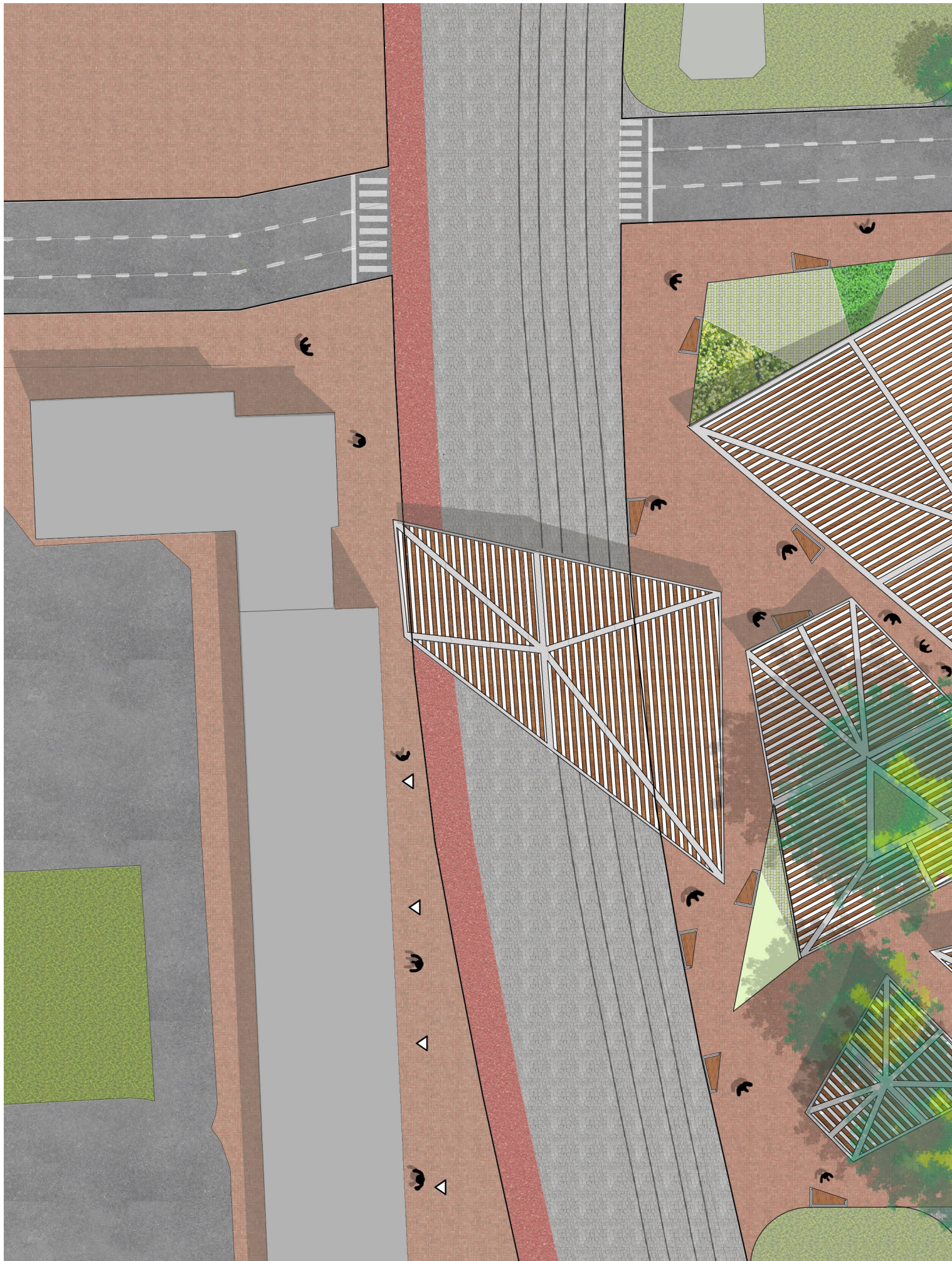
- Commercial Usage
- Recreational Usage
- Service Usage
- Conexion Usage

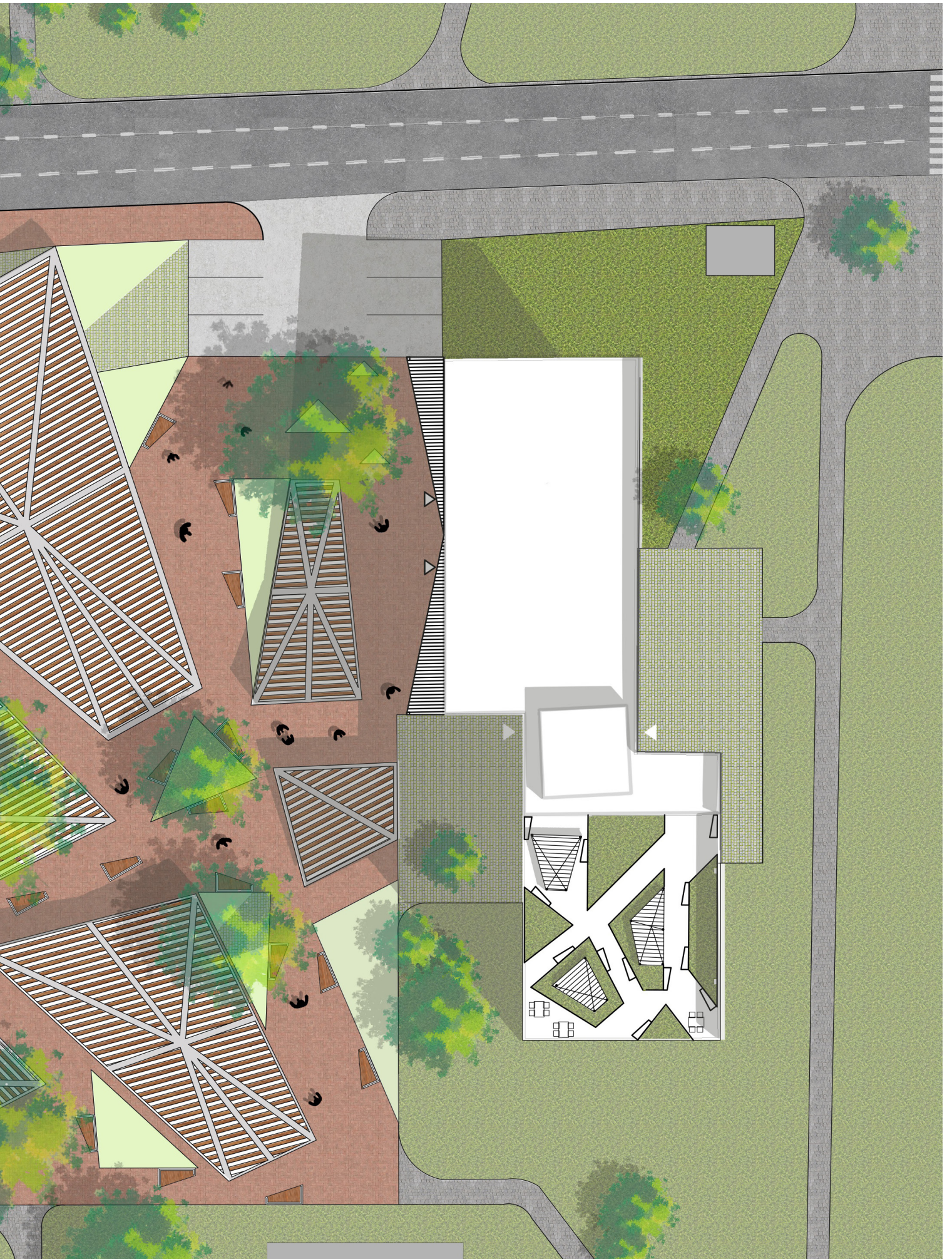
The functional diagram illustrates the intended use of the space, delineating the specific activities that are planned for the project, including those related to commerce, service, and recreation.

The project will transform the public space through the installation of a market where vendors will sell and buy goods. The market will be protected from the sun, rain, and snow by a roof that will remain in place throughout the season. The market will also have gathering points, which will make the zone more active.









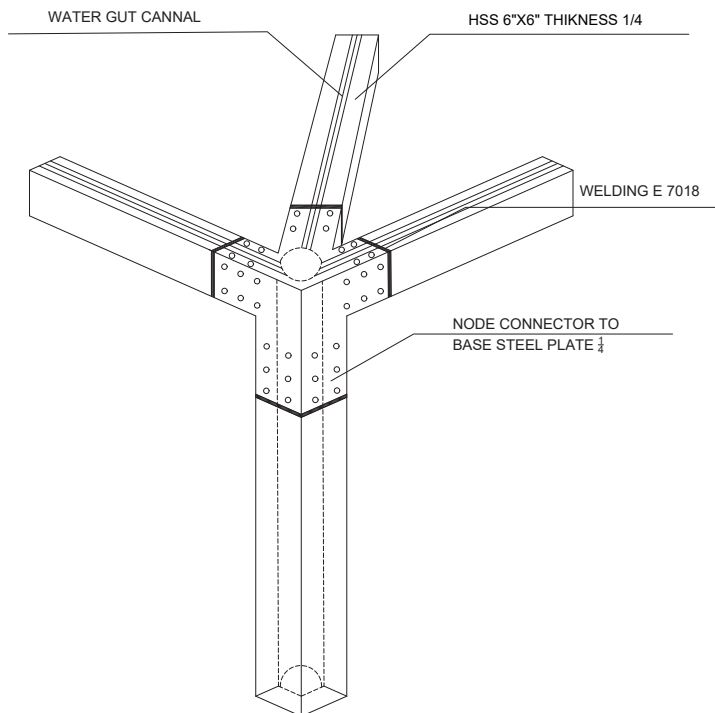
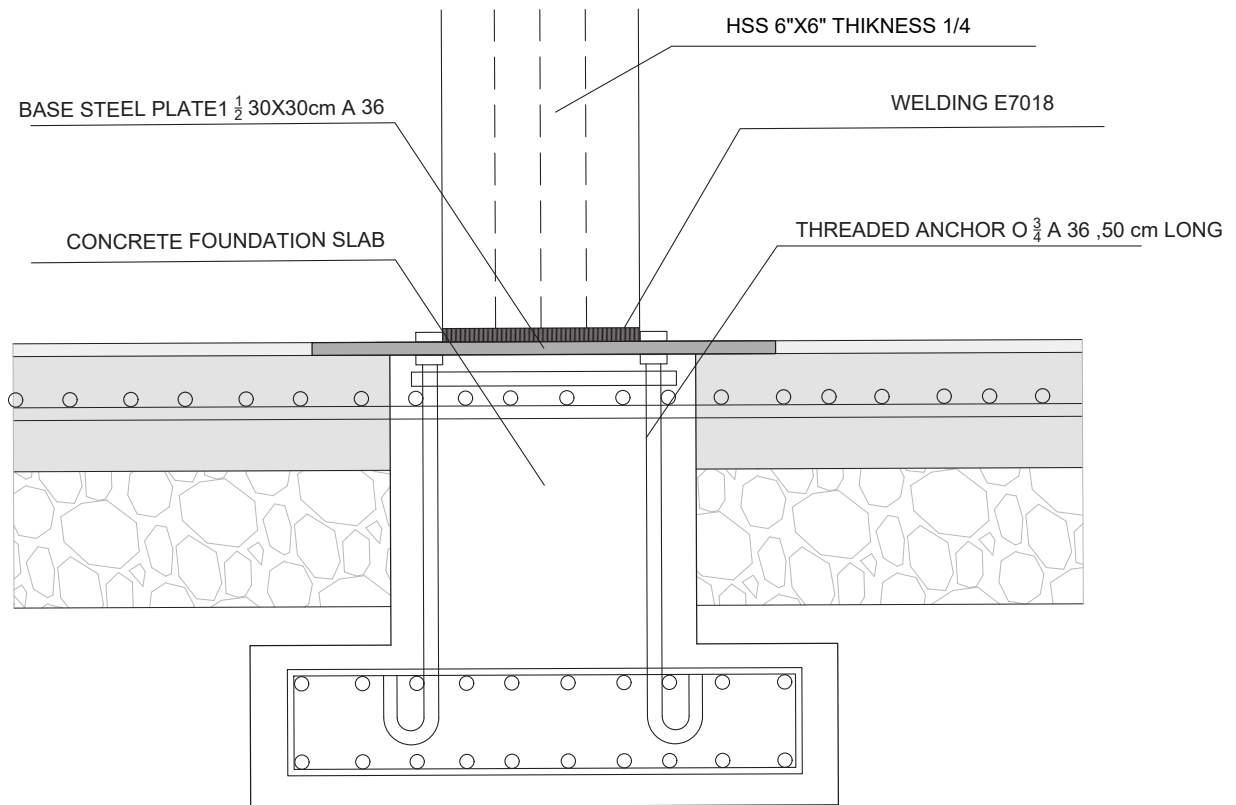
URBAN SECTION





STRUCTURAL DETAILS

The roofing structure will be primarily composed of steel, with wood pergolas and PVC protection from snow and rain. The foundation will be connected to the steel column via a concrete slab, which will then be connected to the steel column via a steel plate. The main connection point will be in the corner, where a steel nod connection will secure the three poles connecting to the column. Additionally, each small steel column will have an electrical and water pipe that will align with the design of the same structure.



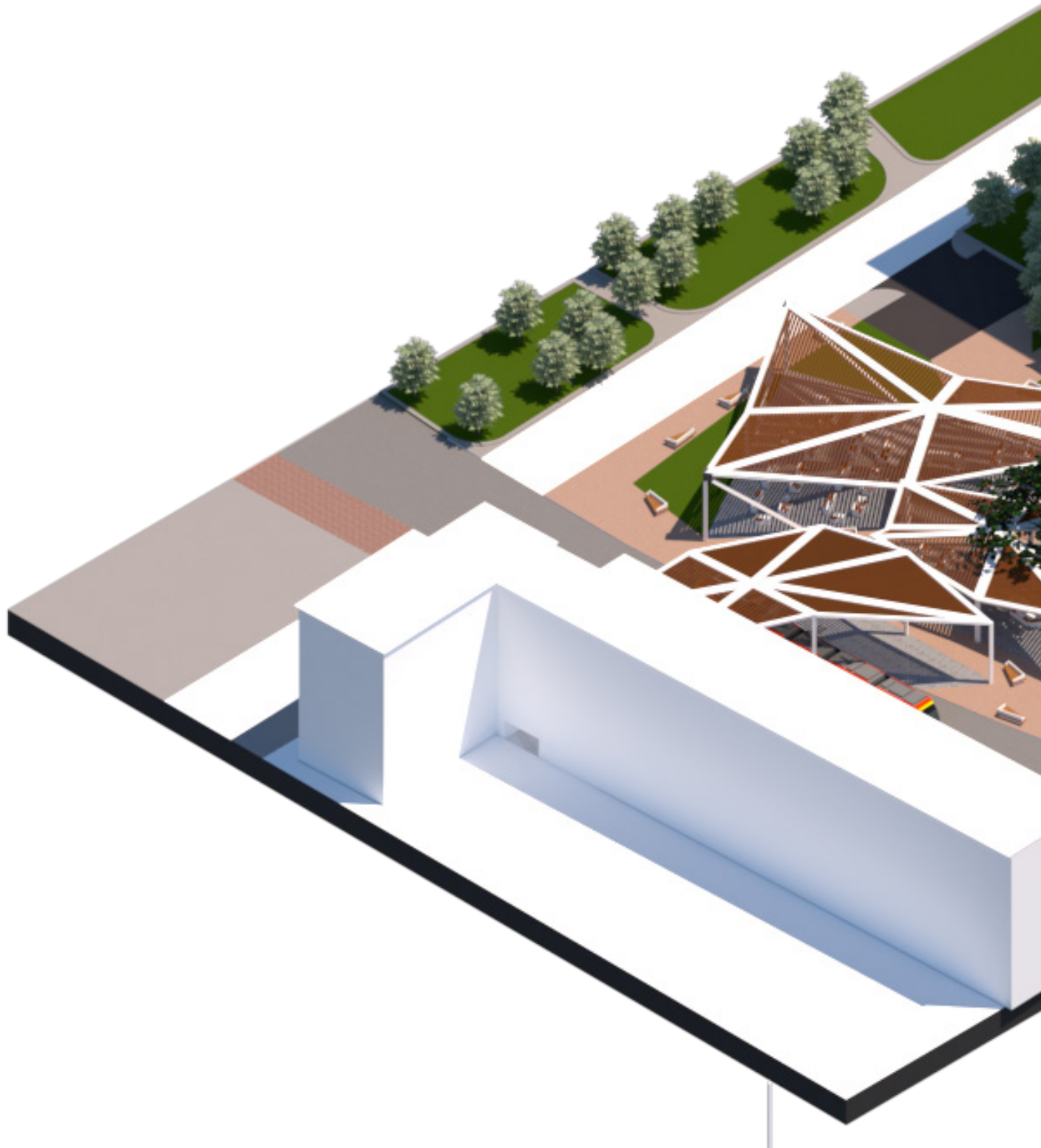
VEGETATION

The vegetation that will exist on the project will be for the users of the market and also for the residents. Most of the plants that will be planted are for small care and are mostly aromatics, but I'm considering planting herbs and derived from the same plant family, also I'm trying to find the best plants not only for consumption but also aesthetically pleasing.

The plants that will exist are:

Rosemary
Mint
Thyme
Lavender
Oregano
Sage
Chives
Mug wort
Chamomile
Parsley
Lemon verbena
Wormwood
Savory















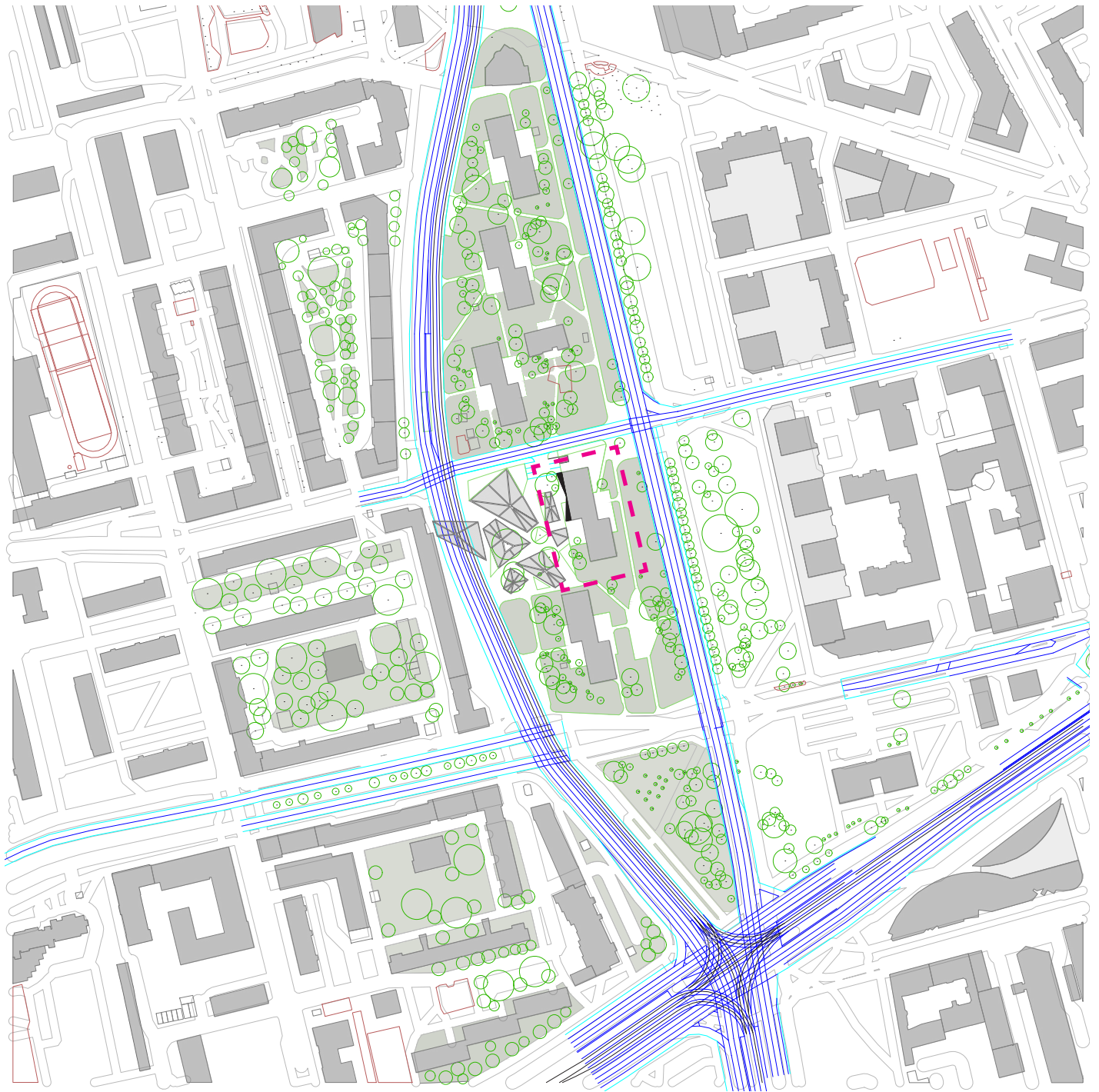








DESIGN IDEAS

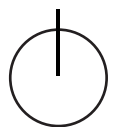


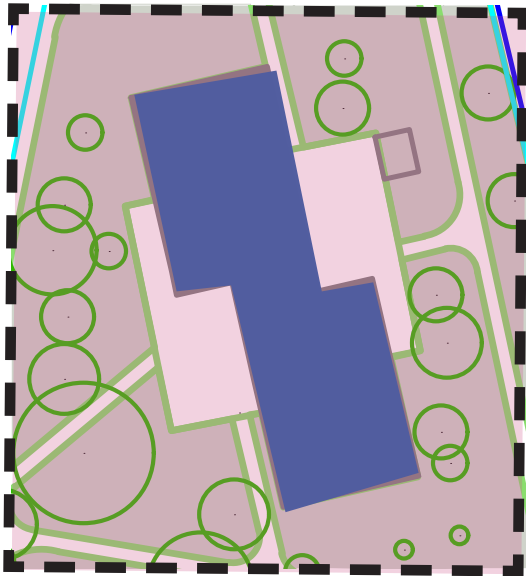
LEGEND

Existing urban tissue

Existing green areas

Existing trees

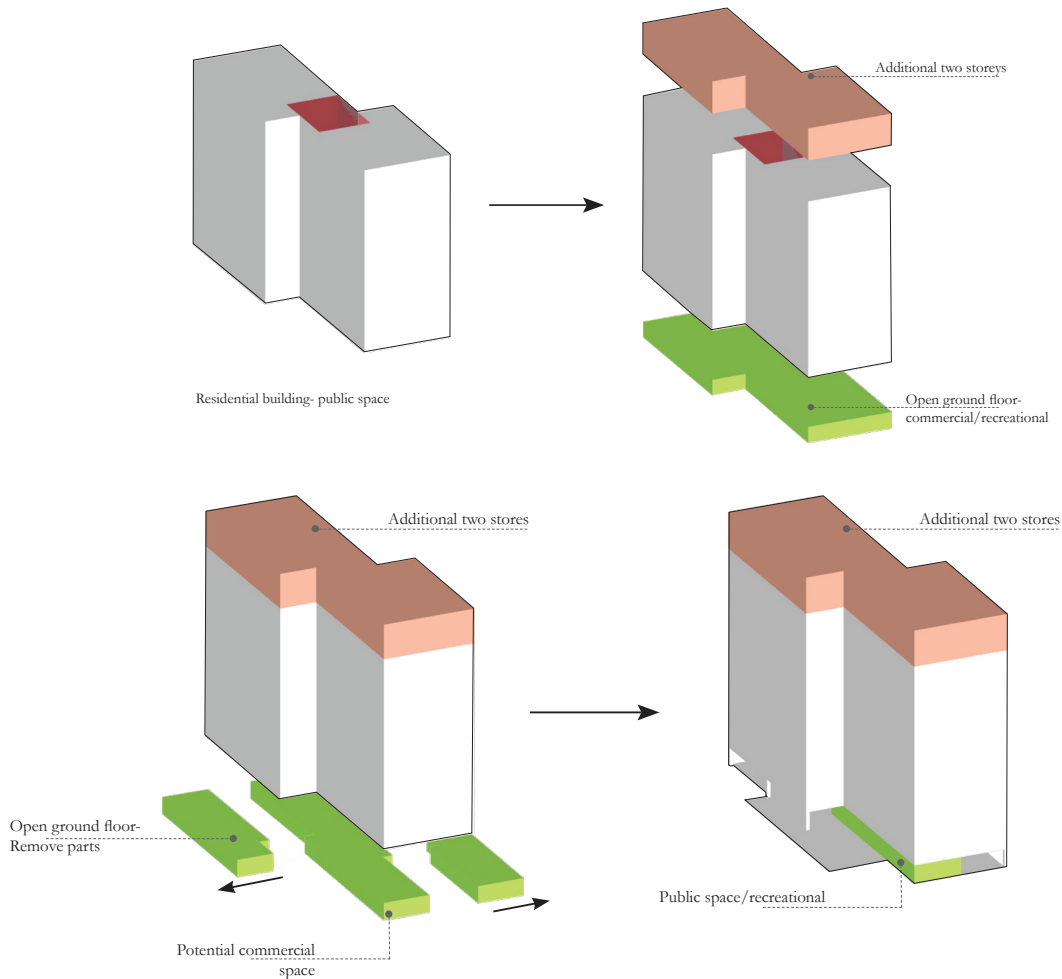




The building will undergo a transformation from its original residential designation to become a multi-use facility, with the ground floor dedicated to commercial operations. The introduction of a commercial function on this floor will necessitate the addition of two more floors in the upper section, thereby increasing the building's total number of floors to fourteen.

ACTIONS:

- | Transform existing public space
- | Create new meeting points
- | Change the building's function to accommodate a mixed use
- | Add two more floors



PLAN OF THE BUILDINGS

The first plan is the original state of the building, at least the closes I could do from the interior pictures and some of the references I could find in the internet. With this plan I could open the ground floor and strengthen the structure because of the opening of the ground floor.

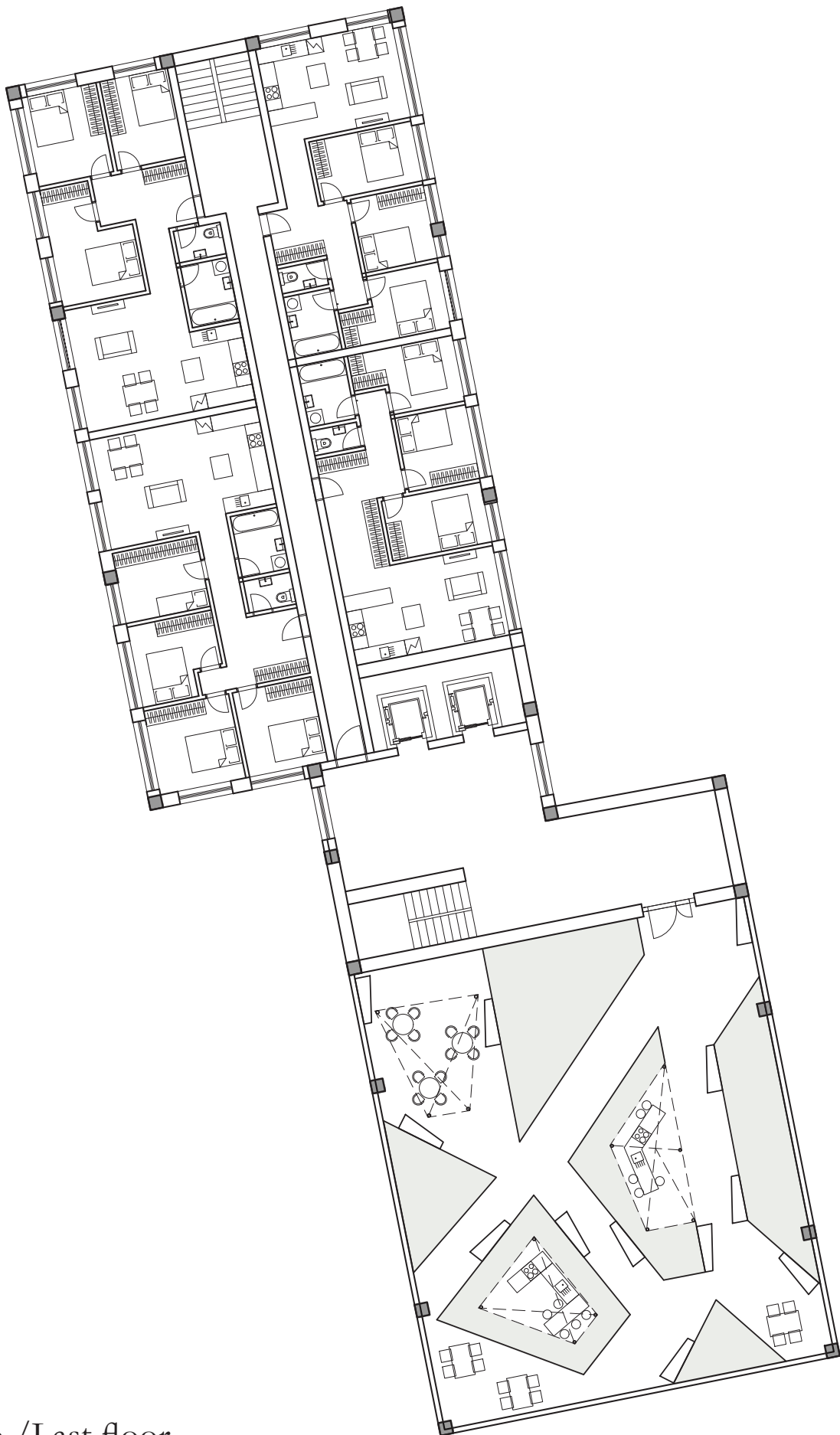
For the additional two floors I decided to create bigger flats instead of 4 to 3 flats per side I decided to create only two per side that allowed them to be bigger and with more rooms, as for the last floor I decided to make a roof that will function as an additional public space in the building because of changing the ground floor.



First floor / Typical floor



Additional floor



Rooftop /Last floor





SUMMARY

In conclusion, this project may be considered a beacon of community empowerment. It strives to imbue residents with a profound sense of ownership over their surroundings, while simultaneously catalyzing economic advancement and cultural resurgence. The reactivation of a once-thriving marketplace serves to honor the heritage of the region while simultaneously laying the foundation for a revitalized economic ecosystem.

In addition, the introduction of public spaces serves as more than just physical infrastructure. Rather, they foster social cohesion and collective well-being. Such spaces serve as catalysts for serendipitous encounters, which facilitate connections and nurture a sense of belonging among residents. Furthermore, the integration of these facilities into the fabric of the community promotes sustainable lifestyles, encouraging the use of active transport and reducing carbon emissions.

In essence, this project is not merely about the physical transformation of a site; rather, it is about reviving the soul of a community. The aim is to utilise the potential of architecture and urban design in order to create an environment that is vibrant, inclusive and conducive to human flourishing, business success, and the thriving of culture.

SOURCES

Adaptive Re-Use Education

- <https://openlab.citytech.cuny.edu/arch3512spring2022/files/2020/01/adaptive-reuse-architecture-documentation-and-analysis-2168-9717-1000172-1.pdf>
- https://www.researchgate.net/profile/Bie-Plevoets/publication/263124836_Adaptive_Reuse_as_a_Strategy_towards_Conservation_of_Cultural_Heritage_a_Survey_of_19th_and_20th_Century_Theories/links/00b4953913522cd514000000/Adaptive-Reuse-as-a-Strategy-towards-Conservation-of-Cultural-Heritage-a-Survey-of-19th-and-20th-Century-Theories.pdf
- <https://iopscience.iop.org/article/10.1088/1757-899X/881/1/012010/pdf>
- <https://www.archdaily.com/21641/bastard-store-studiometrico>
- <https://parametric-architecture.com/building-a-sustainable-environment-a-guide-to-adaptive-reuse-architecture/>
- <https://www.autodesk.com/design-make/articles/adaptive-reuse>
- https://en.wikipedia.org/wiki/Tate_Modern
- https://books.google.cz/books?hl=en&lr=&id=K17a6q|guZkC&oi=fnd&pg=PA155&dq=historical+and+cultural+heritage+architecture&ots=Tj-R1cV8YF&sig=eZdYdw2dTo-KI4yf_2smkdG3mo-k&redir_esc=y#v=onepage&q=historical%20and%20cultural%20heritage%20architecture&f=false
- Stojanovski, T. (2019). Urban design and public transportation - public spaces, visual proximity and Transit-Oriented Development (TOD). *Journal of Urban Design*, 25(1), 134-154. <https://doi.org/10.1080/13574809.2019.1592665>

- <https://www.sciencedirect.com/science/article/pii/S2210670716301044>
- <https://openlab.citytech.cuny.edu/arch3512spring2022/files/2020/01/adaptive-reuse-architecture-documentation-and-analysis-2168-9717-1000172-1.pdf>
Historical and Cultural heritage
- <https://www.re-thinkingthefuture.com/architectural-styles/a9540-influence-of-architectural-heritage-on-the-identity-and-present-day-world/>
- <https://www.thedecorativesurfaces.com/en/heritage-and-cultural-architecture/>
- <https://www.re-thinkingthefuture.com/architectural-styles/a9540-influence-of-architectural-heritage-on-the-identity-and-present-day-world/>
- https://en.wikipedia.org/wiki/Cultural_heritage

Urban design and public transportation

- Stojanovski, T. (2019). Urban design and public transportation - public spaces, visual proximity and Transit-Oriented Development (TOD). *Journal of Urban Design*, 25(1), 134-154. <https://doi.org/10.1080/13574809.2019.1592665>

Photo Galery

1 <https://www.re-thinkingthefuture.com/rtf-fresh-perspectives/a1023-5-contemporary-examples-of-adaptive-reuse/>

2 <https://images.app.goo.gl/AnzeAYLxnxX3Z4DDA>

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