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Muscat ●

COLLECTIVE OIKODOMIKO

Master dissertation

1

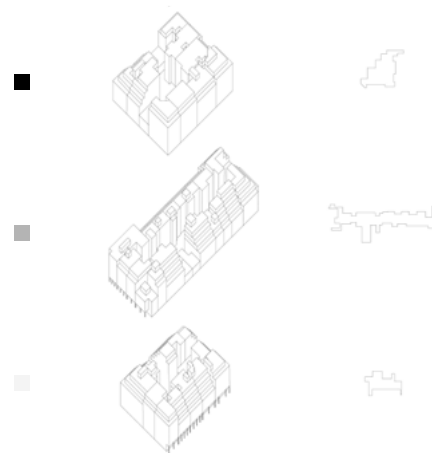
Athens' urban development during the second post-war period was in large part made by small-scale building industry that on one hand met the necessities of housing needs and on the other hand produced strong over-building and over-exploitation of the city's urban space. The heavily built environment led to significant abandonment of central areas and the number of vacancies raised more with the arrival of the crisis.

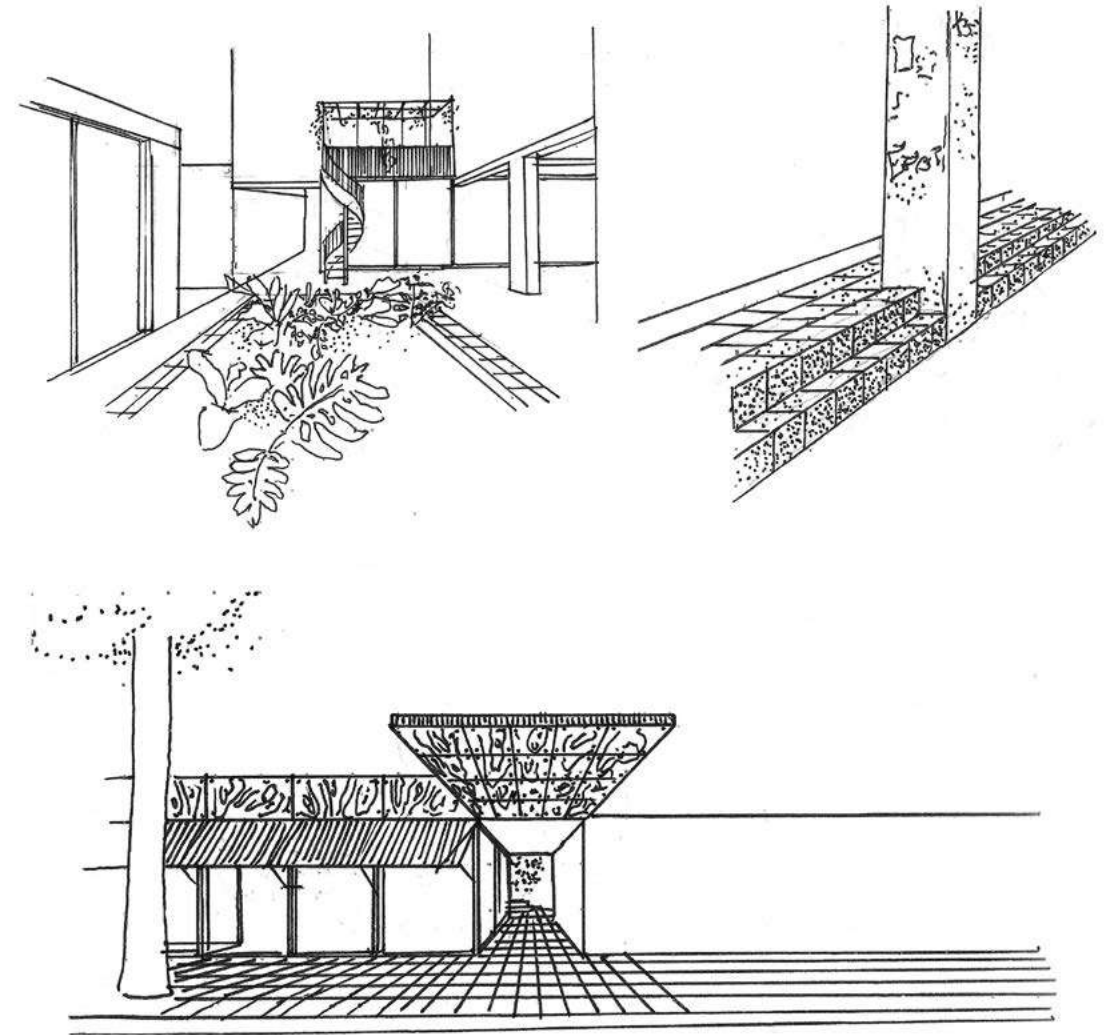
The weak welfare state in which the city is currently drowning generated in the last decade various forms of manifestations and urban commoning practices. Investigating the application of those realities of sharing and participation in the constitutional form of the cooperative is the object of the research, also seen as the possibility to rethink the city's urban spaces not anymore through the single unit of the building but on the scale of the block.

The propose of the project is to set up common spaces for a cooperative in an *oikodomiko* (building block) with the progressive purchase, transformation and connection of vacant ground floors' spaces in a process developed in various stages.

In order to explore the project possible repetition, three recurrent typologies of building blocks have been identified, differing in shape and exploitation of the inner space. Three interventions have thus been advanced, varying mainly in the use of the *akalyptos* (interior un-built space) with a common program made by a lobby for the cooperative and open service spaces, public toilets and laundry for the neighborhood.

Other services such as workshop space, communal kitchen, kindergarden, library, ateliers have been adapted for each case in relation with the surrounding context.





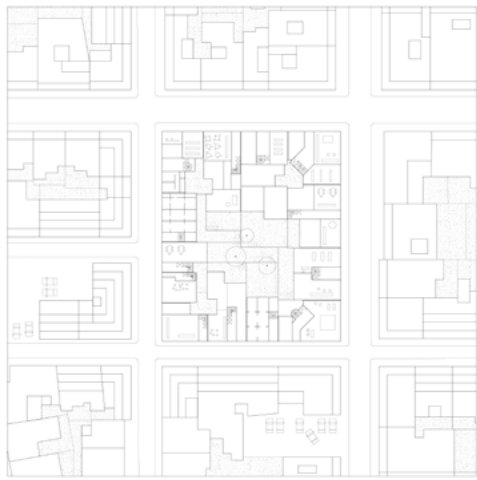
Typologies of building blocks

Type 1
regular block with generous un-built space

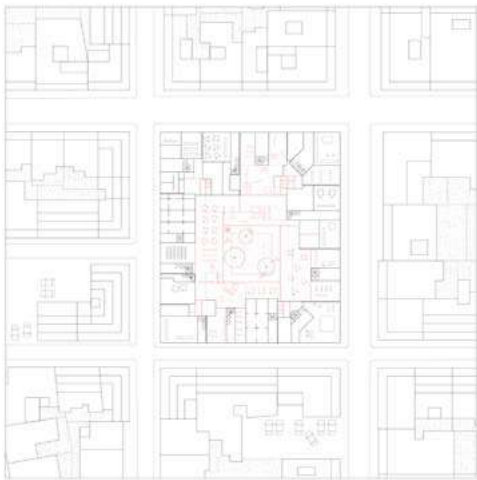
existing satellite view



existing ground floor plan



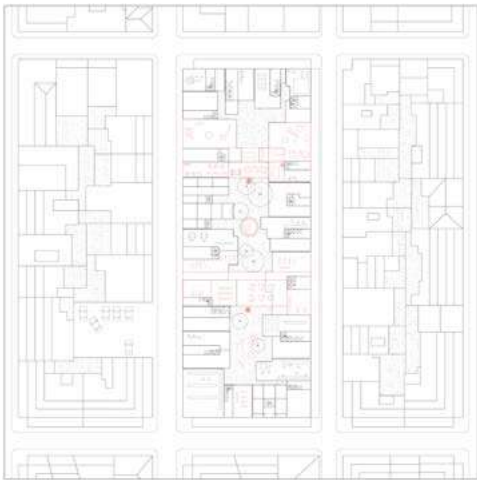
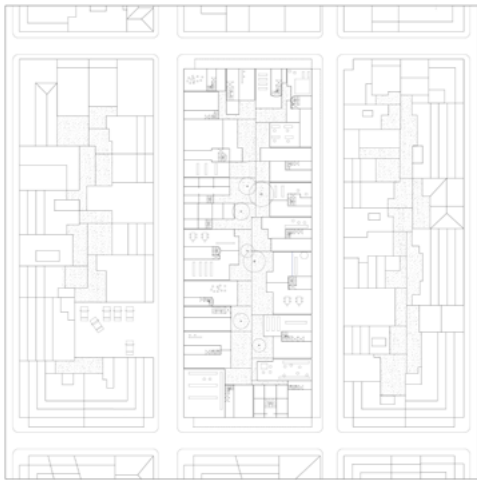
project ground floor plan



project functional schemes

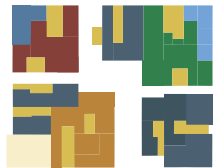
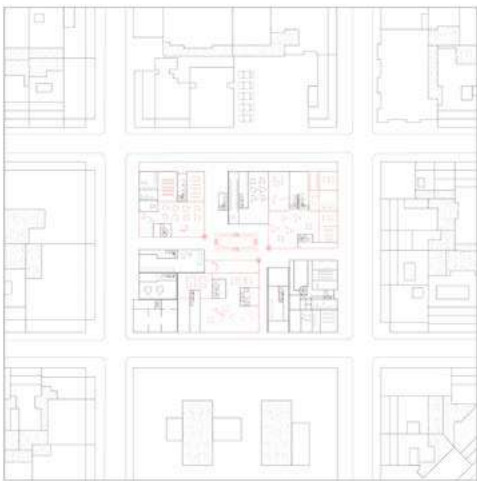


Type 2
long block with narrow un-built space

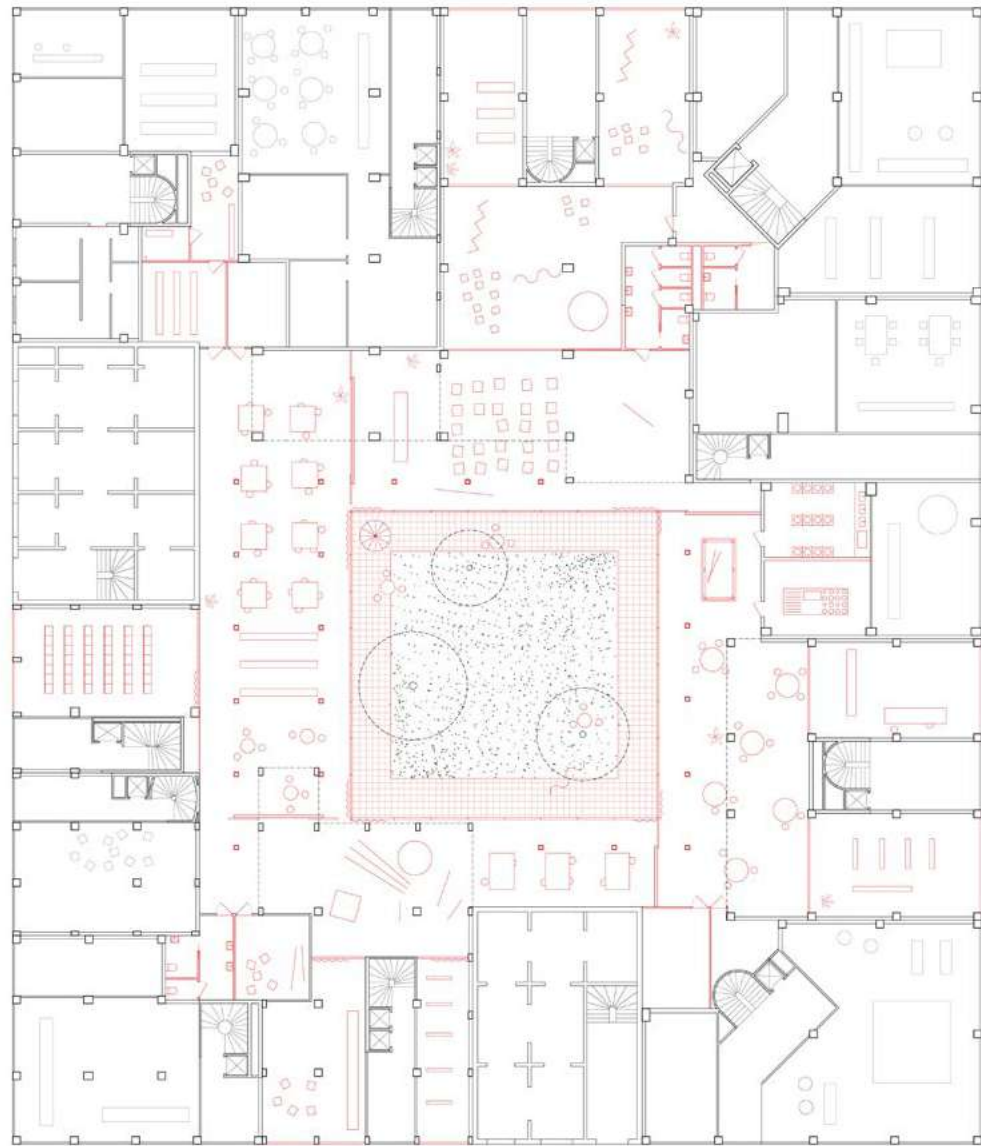


- workshops and production
- library and co-working
- lobby, refectory and collective facilities
- vertical circulation
- existing offices
- existing shops
- cooperative's shops
- rental spaces
- vacant buildings
- public space

Type 3
small block with small un-built space



Type 1 - regular block with generous un-built space
the cloister



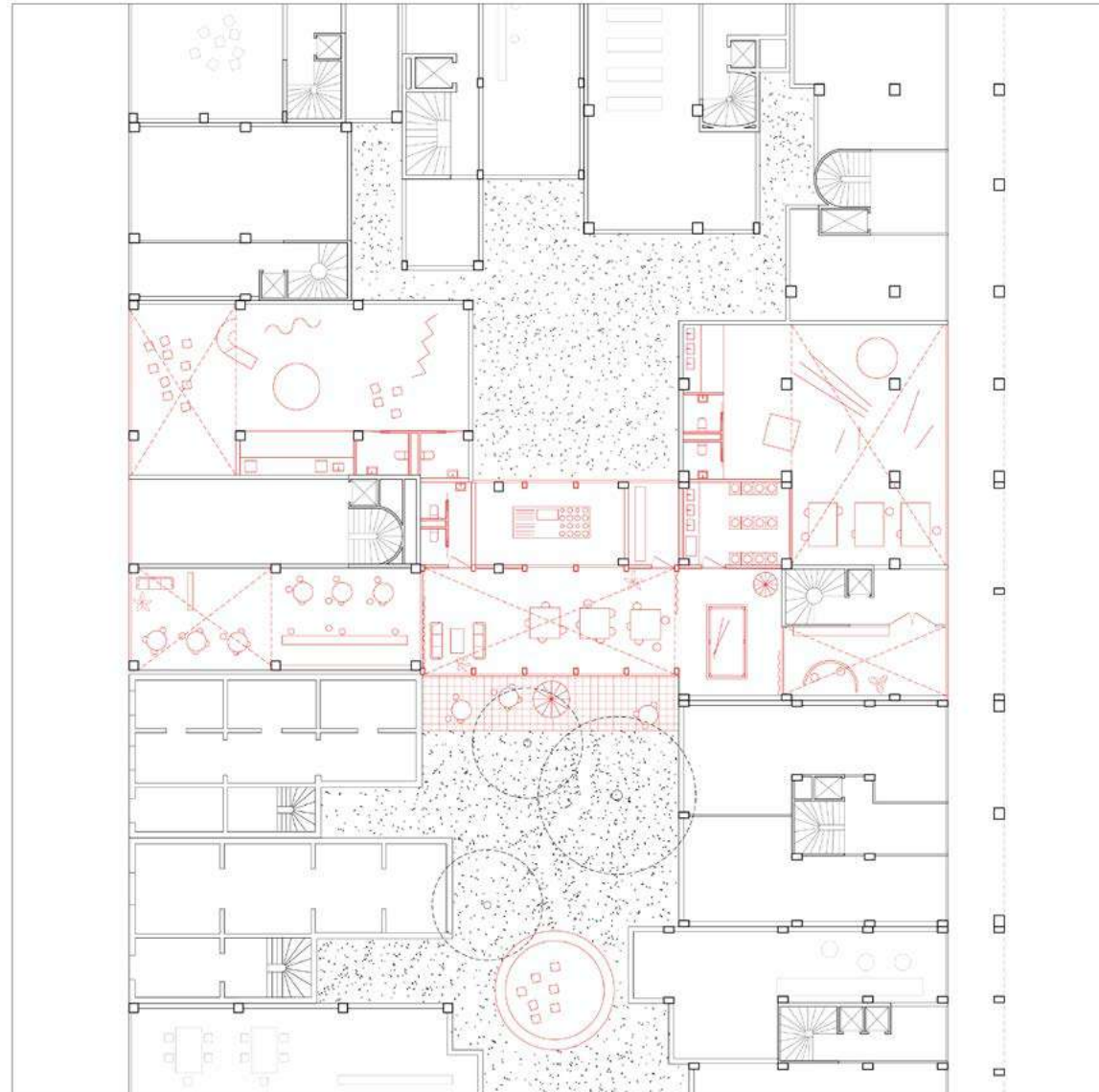
ground floor plan

0 5 10 m



view from the cloister

Type 2 - long block with narrow un-built space passages



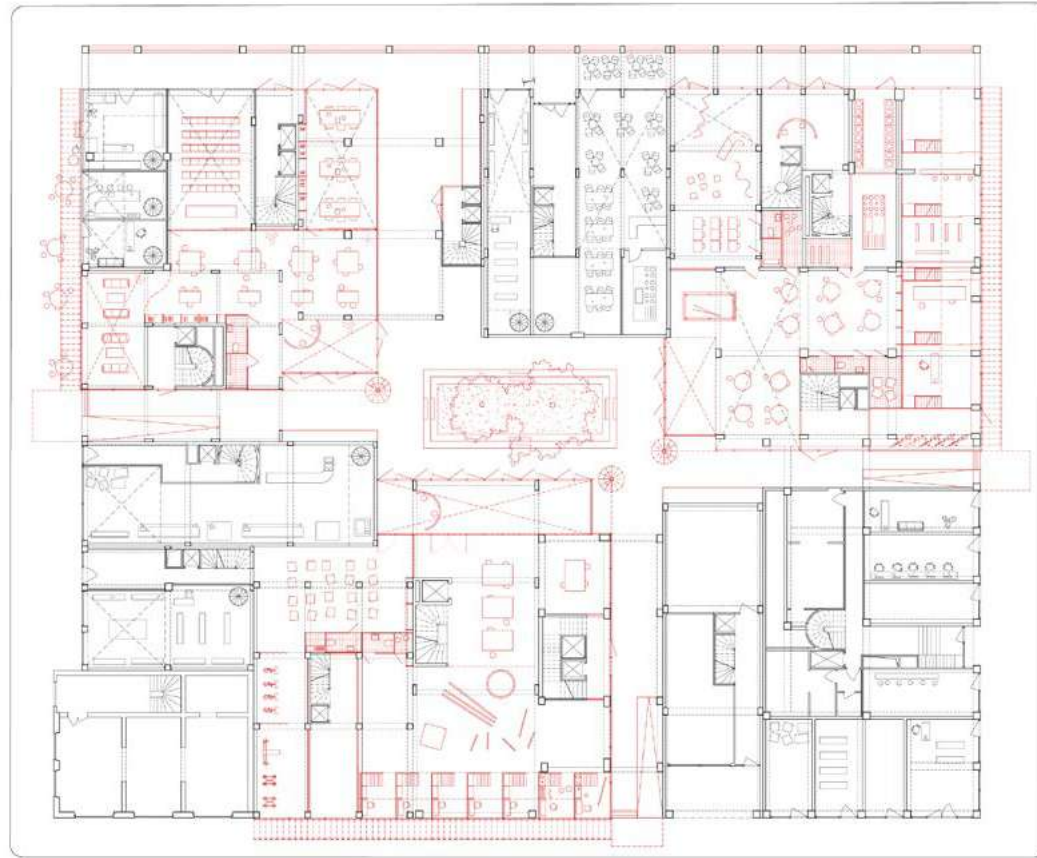
ground floor plan

0 5 10 m



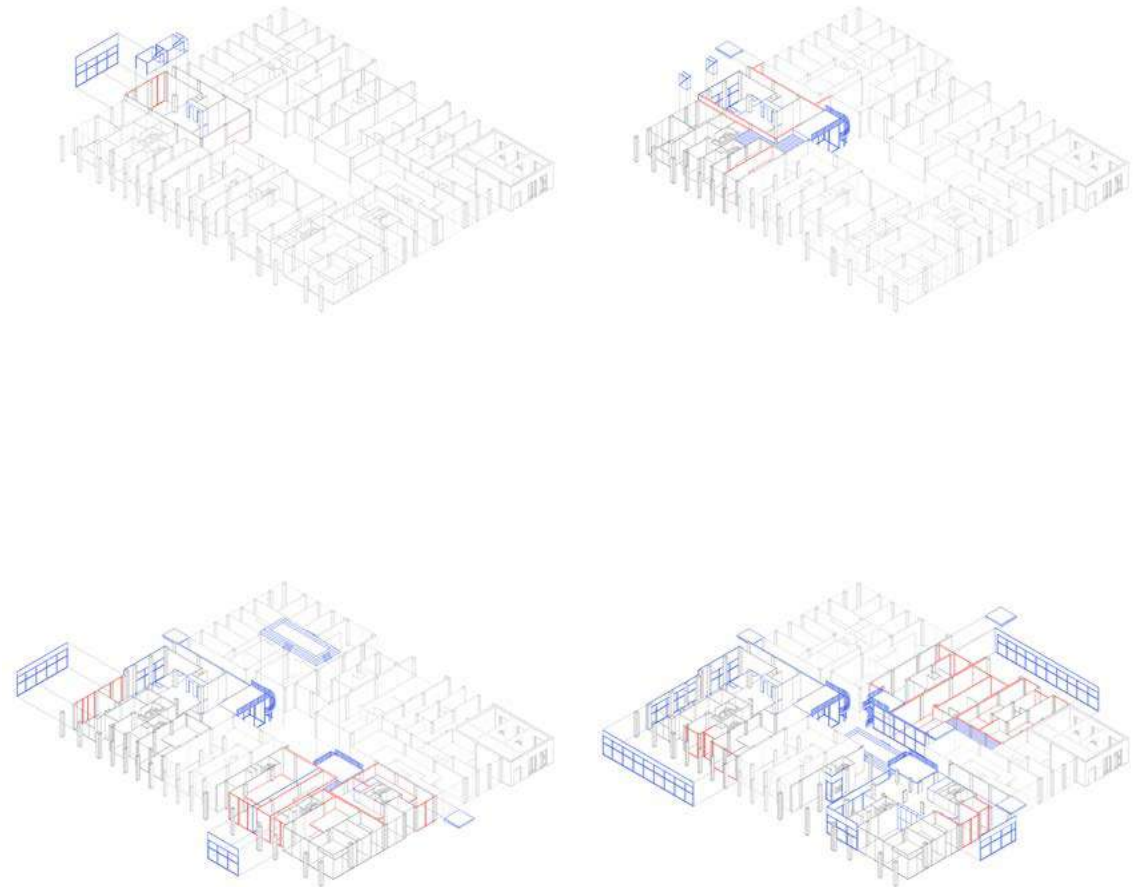
view from the passage

Type 3 - small block with small un-built space clusters



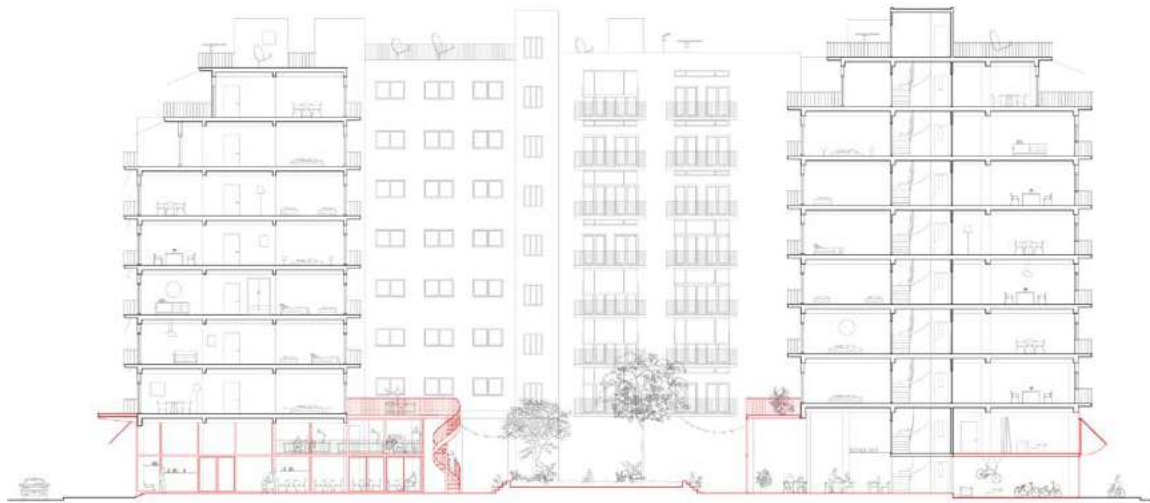
ground floor plan

0 10 m



phases of evolution
(blue additions, red demolitions)

Type 3 - small block with small un-built space
clusters



longitudinal section

0 5 10 m



maquette of one cluster

LINE DOTS

Community center

2

The project's task is the design of a community center in the district of Patissia in Athens, one of the most densely populated and culturally diverse in the Attica region. As it happens in most parts of the city, the presence and variety of public space and non-residential activities is very limited. The community center aims to respond to this need by giving value and diversity to the ground floor and collecting the functions into simple volumes, open to temporal transformation and adaptation.

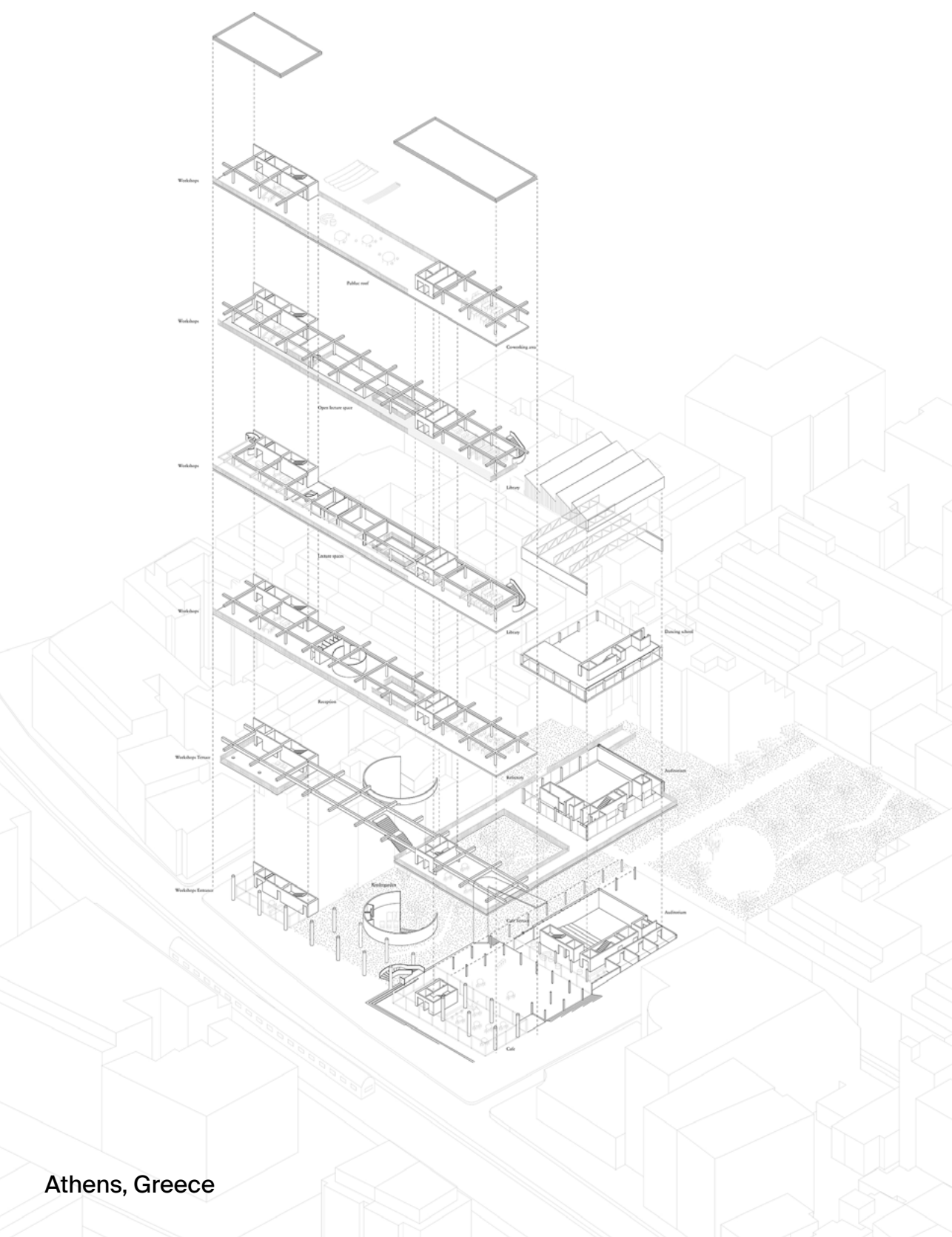
The characteristic of the plot, open on one side to the subway line, determines the choice of grouping most of the functional requests such as workshops, classrooms and library into a linear building located on the open front, delimiting the space and acting as a curtain of the neighborhood. The building spaces are divided by two large triple-height halls that guarantee functional diversity while maintaining a possibility of communication between the spaces; on the rooftop is placed an open terrace. An auditorium and a multi-functional sports hall are located in a second smaller building in the center of the plot; a third building, covered and protected by a garden, serves as a kindergarten.

These three typologically and dimensionally distinct buildings fit into a permeable public space divided into four distinct quadrants: an urban square, an informal park, a neighbourhood garden and a playground area.

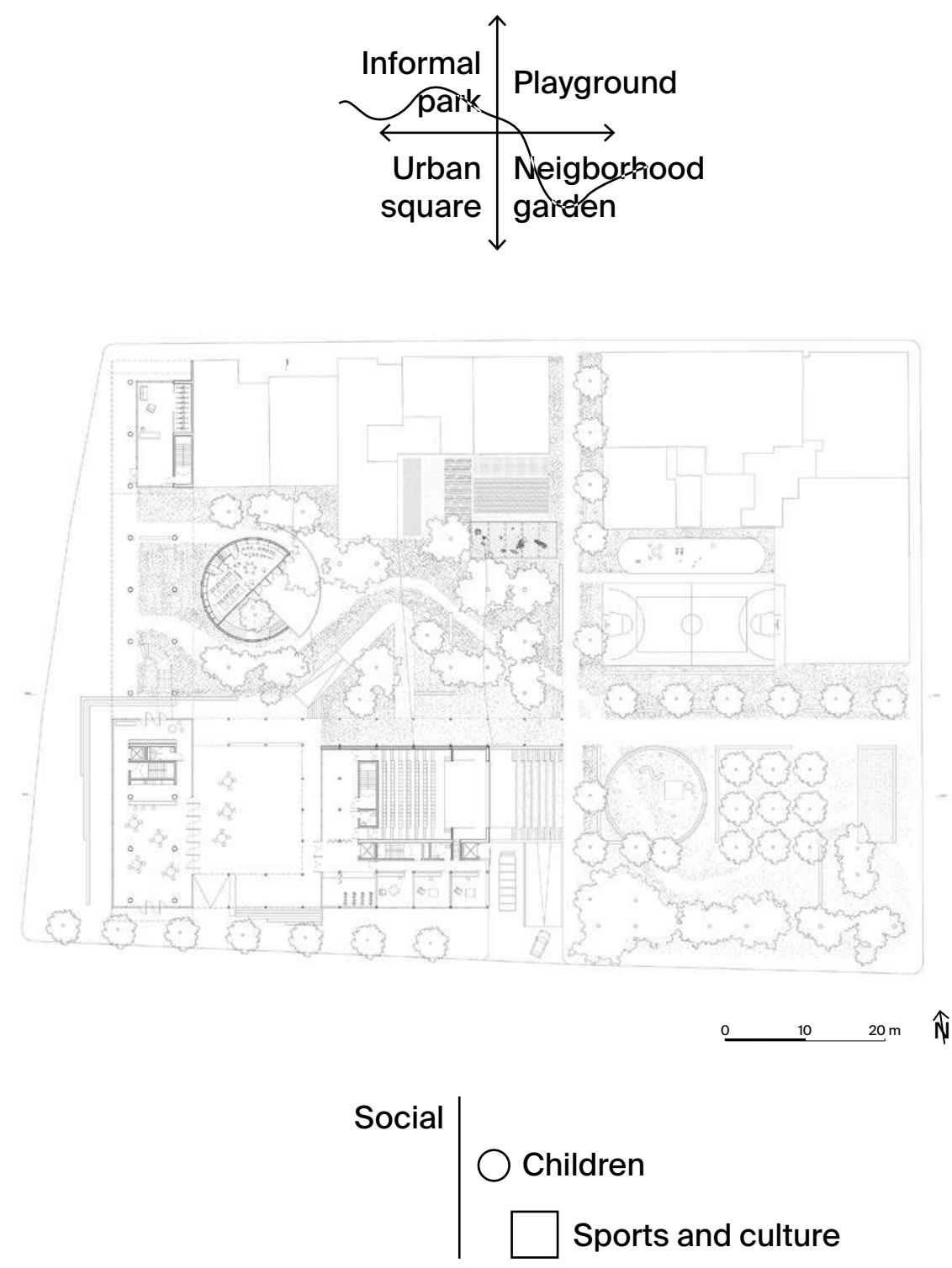
The urban square, standing between the entrance to the auditorium and the café, slightly lowered from the street level and protected by a walkable bridge represent the busiest spot of the community center. Thanks to the slope of the plot, the walkway permits the direct access from the west-ground level to the first floor of the auditorium and to the covered terrace underneath the linear building that opens to the square. It delimitates also the square to the park on the north where the slope is followed and lies the small kindergarten. The east side of the plot is left free from construction, giving space for a more intimate garden for residents and a playground.



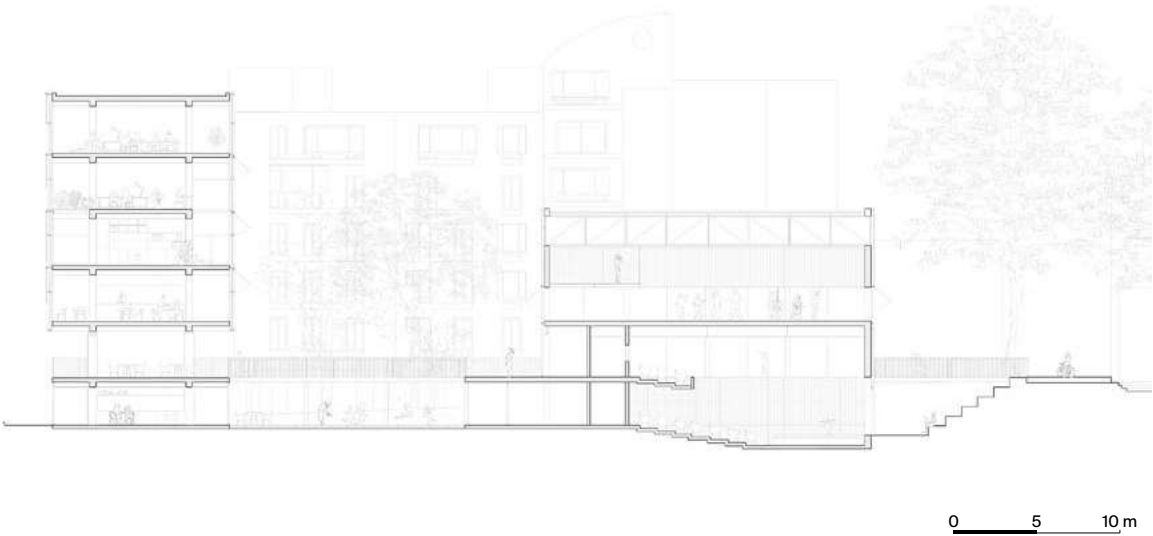
Exploded axonometry



Ground floor plan and functional schemes



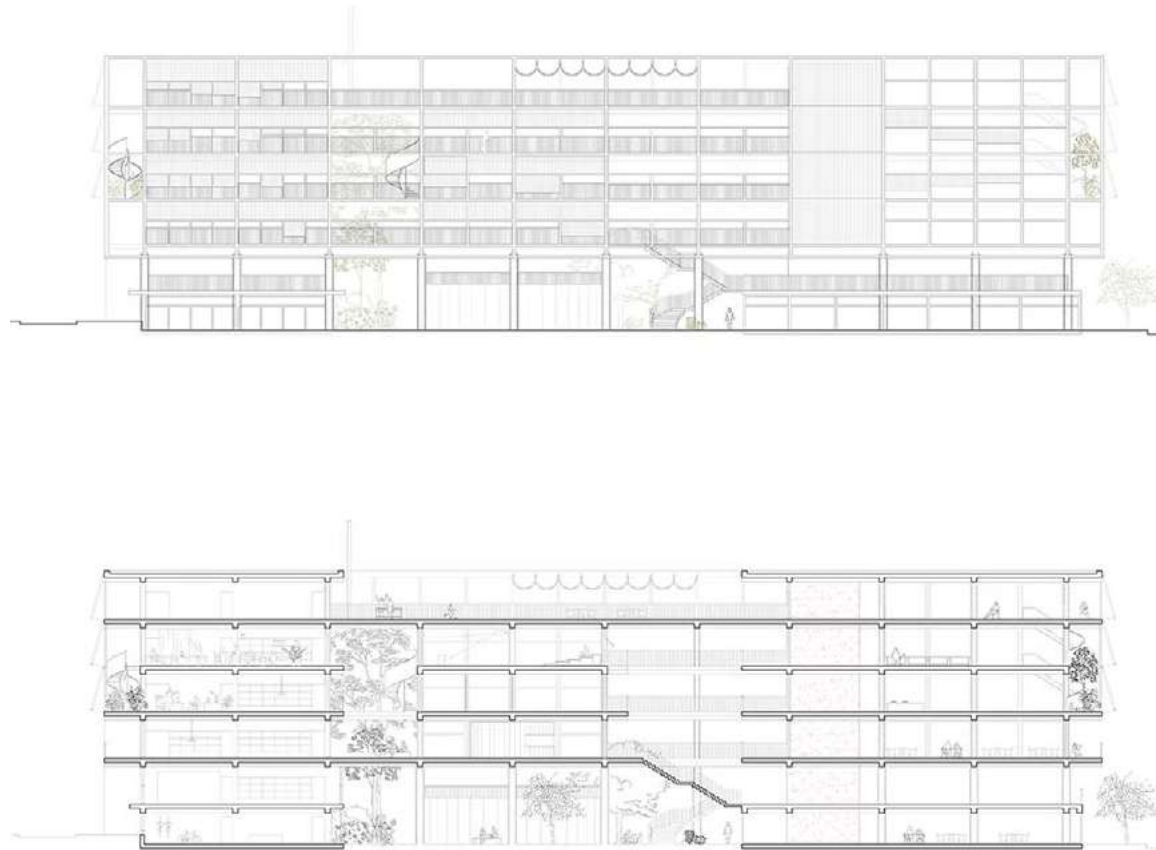
Longitudinal section



The auditorium and sports' center



The community center



Elevation and section

0 10 20 m

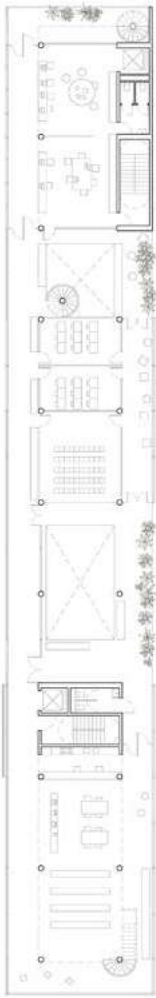


View from the library spaces

Upper floors plans



2nd



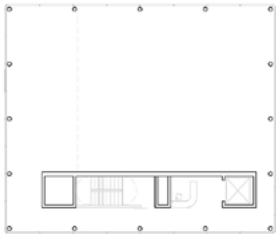
3rd



4th



Terrace



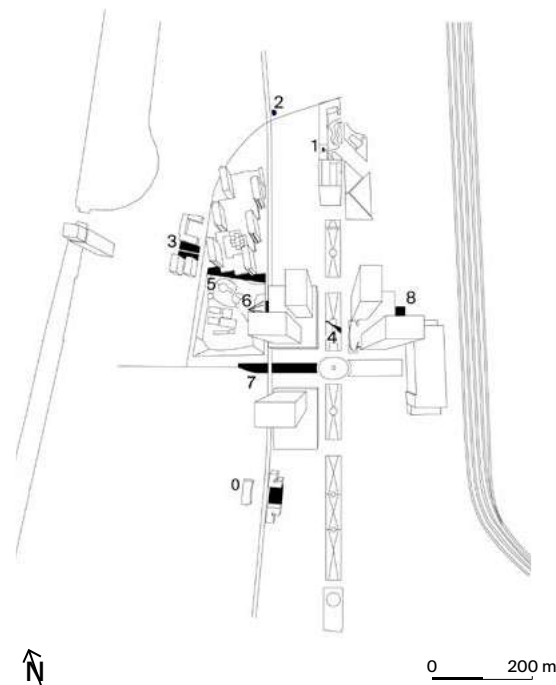
0 10 20 m

Conceived during the construction frenzy of Expo58 and built in the following decades on the rubbles of a working class neighborhood, the North Quarter is towering over Brussels since 50 years and still showing open scars. What was envisioned to be 'The Manhattan Plan' for a 'Greater Brussels' following the urban planning doctrine of CIAM, became one of the most tragic episodes in recent urban planning, made of demolitions clearing away thousands of households in the name of modernization and speculative developments in service to small group of elite property owners. Nowadays, the office towers of the North Quarter stand empty but the building process goes on.

In the framework of a design studio based in one the office towers of the World Trade Center temporarily occupied, working as a design collective we sought to establish a practice that would deal with the public realm, bridging the gap between those who hold the power to shape the city and those who live in it.

Our first attempt was to challenge the general ideal of the North Quarter as an empty and unsafe realm and communicate, through the act of fixing posters around the neighborhood, simple messages either provocative, promotional or inspiring. This became a tool to offer communication in public settings about the place, spaces, people and behaviors that are part of the overall life of the neighborhood.

The following actions were concretized in small in situ interventions. Several sites with historic values, socially important or ambiguous were chosen around the quartier with the aim to trigger an awareness and closeness between people and place: for a small abandoned house on Avenue d'Heliport was showcased its historical relevance and possible alternative use for the future through prints in the bricked-up windows. In a square that lost its name during the demolitions of the Manhattan plan we set up a public event during which a series of performances took place, the collective has exhibited the work in the neighborhood, released two publications and films and engaged with the inhabitants.



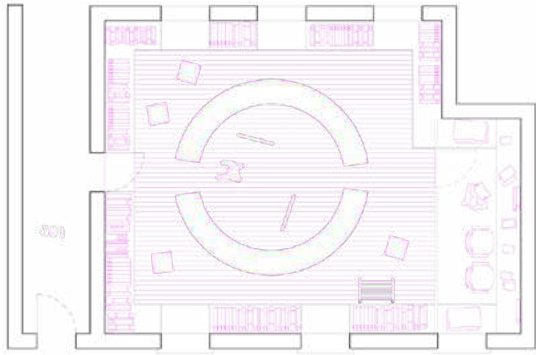
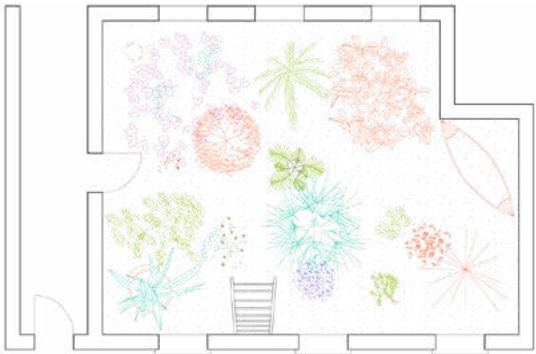
Posters and communication in the public setting



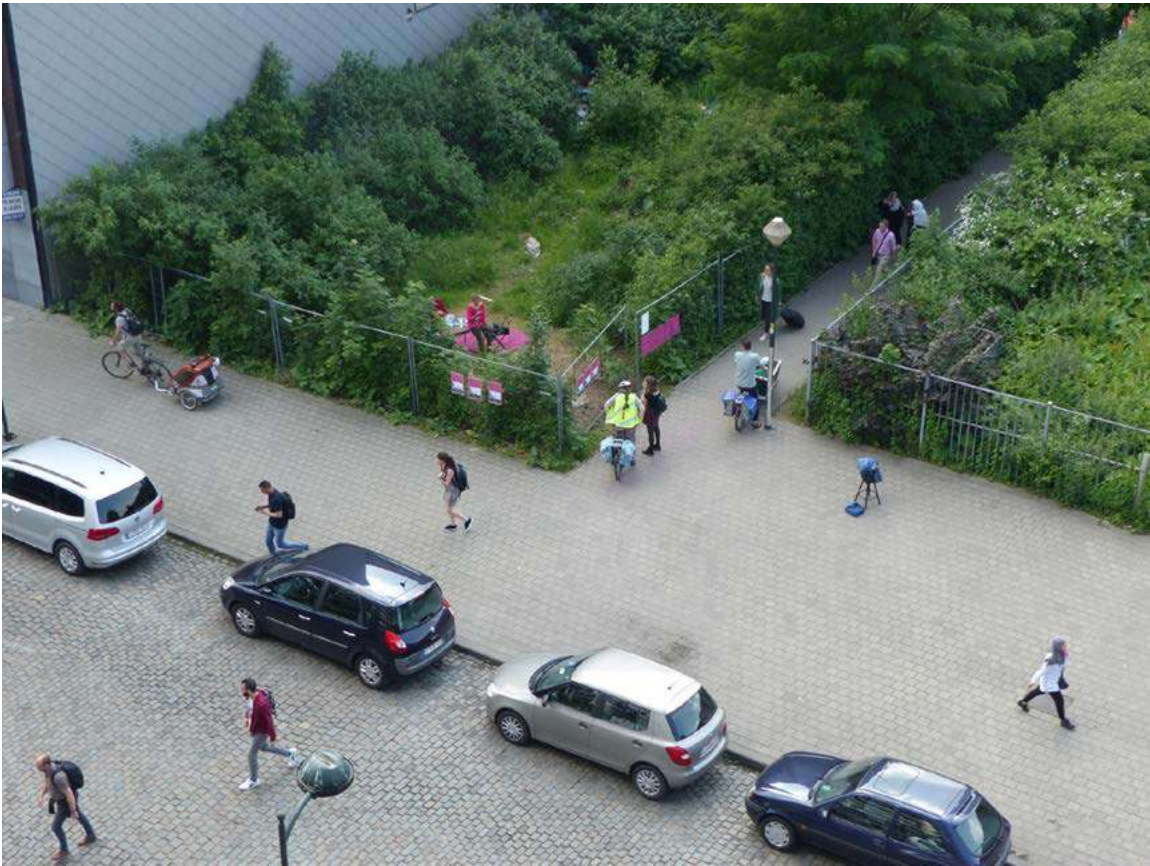
North quarter, Brussels



In situ interventions: la petite maison bleue



In situ interventions: passages



In situ interventions: la place



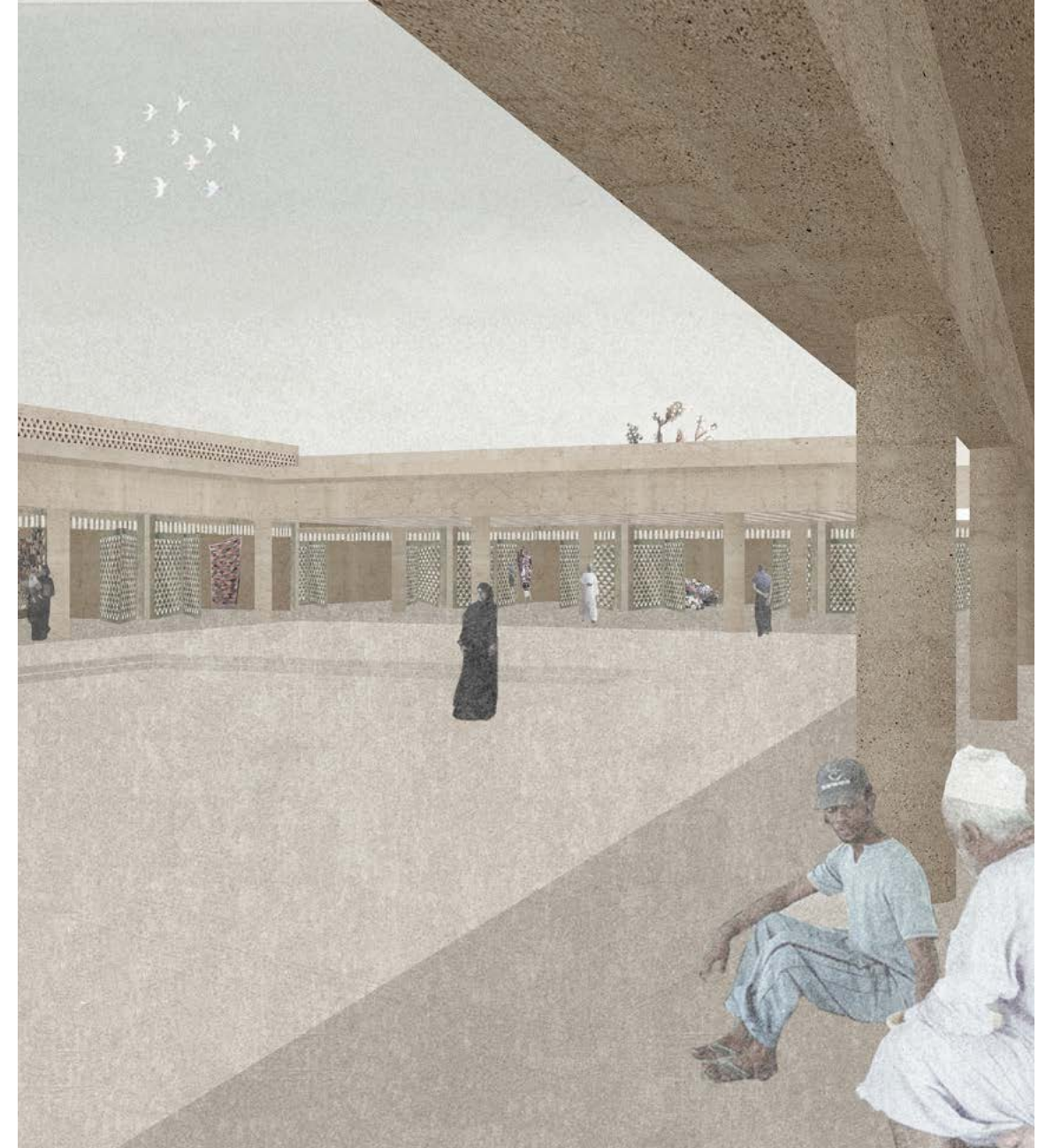


WADI'S SOUQ

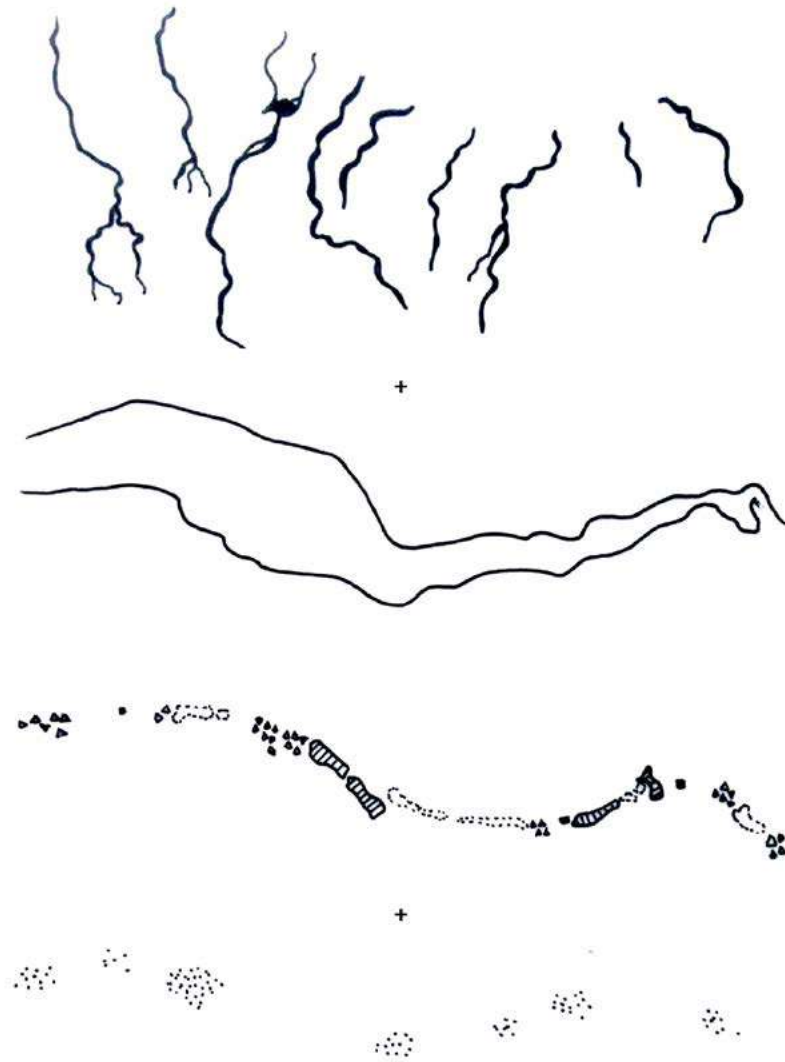
Masterplan and design for a souq

Despite being constructed in the desert from scratch, Muscat's growth was always determined by two imposed natural conditions: from one side the sea, on the other the mountains. Nowadays the city is living an important moment of urban development, its expansion following the longitudinal axes of the highways is taking form in a scattered way. The project starts from a vision that aims to take advantage of the two natural elements, in order to further a new urbanization physically and conceptually transversal to the actual one. In this context the wadi, a dry riverbed that contains water only when heavy rain occurs, as a void passing through the whole city, is a potential connector between the different and segregated parts of the city.

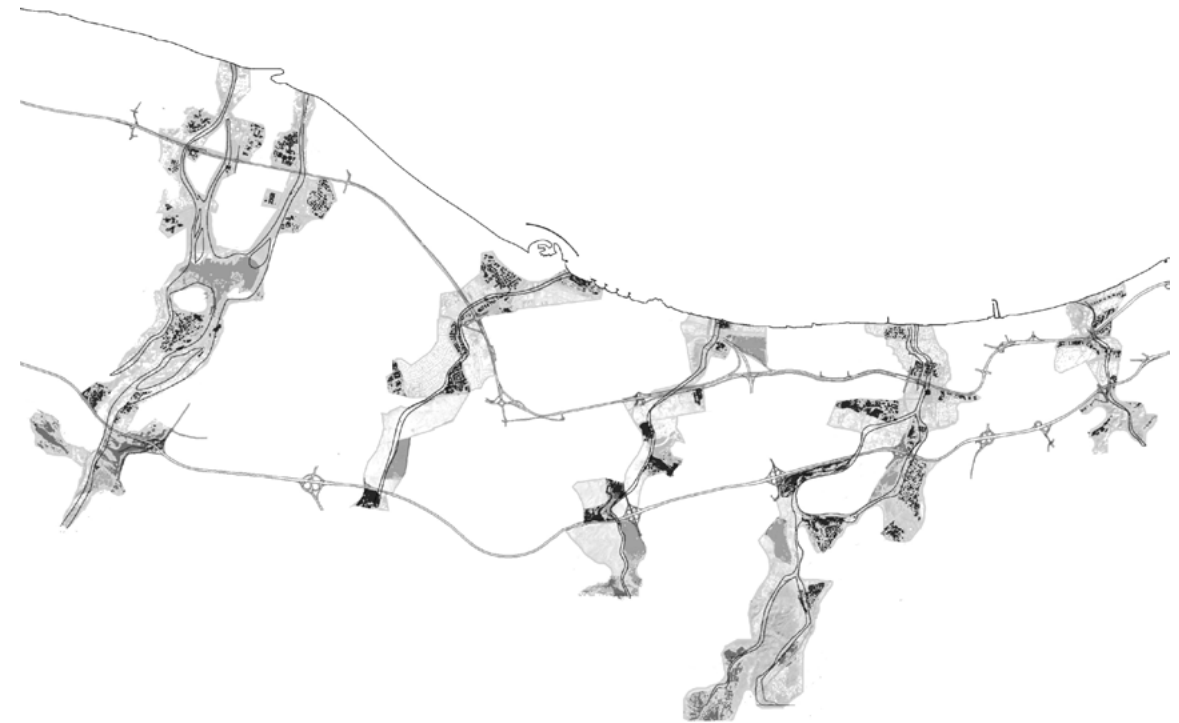
The market is one of the elements of the masterplan: a link connecting the city and the river. It is located at the side of an important infrastructural node, in the area where the city's central mosque also stands. It develops as a walkable sequence of open and covered spaces whose heart are four two-dimensional courtyards: leaving the car at the parking lot and crossing the urban artery on a pedestrian bridge, the visitor encounters spaces of various character that he is free to explore or just pass by continuing on the central covered path which ends on the other side of the wadi.



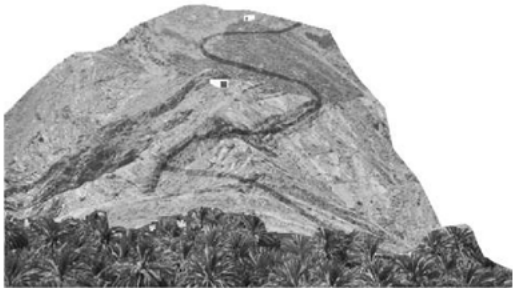
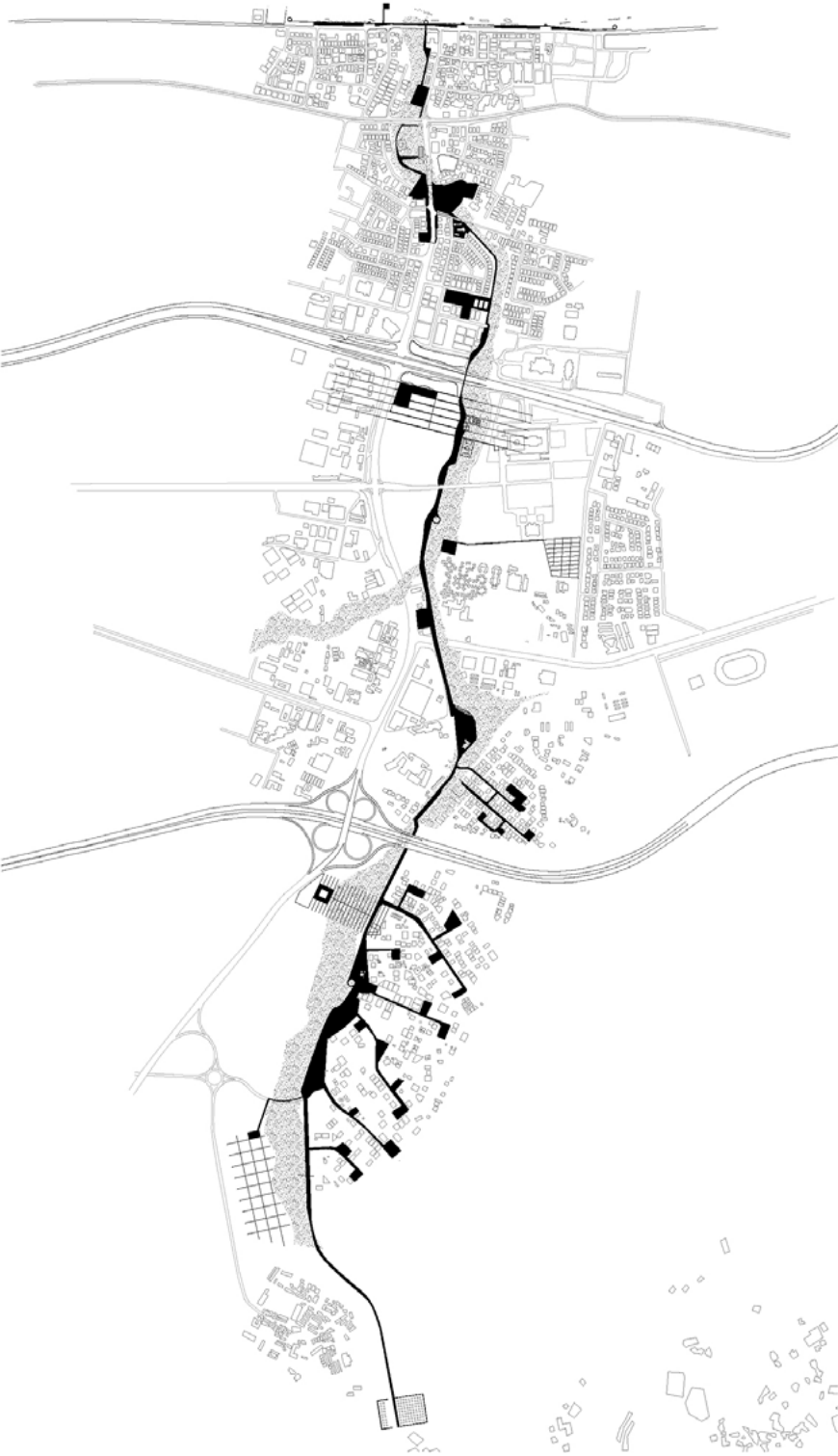
City layers
above: wadis and highways
below: coast's isotropy, scattered inland



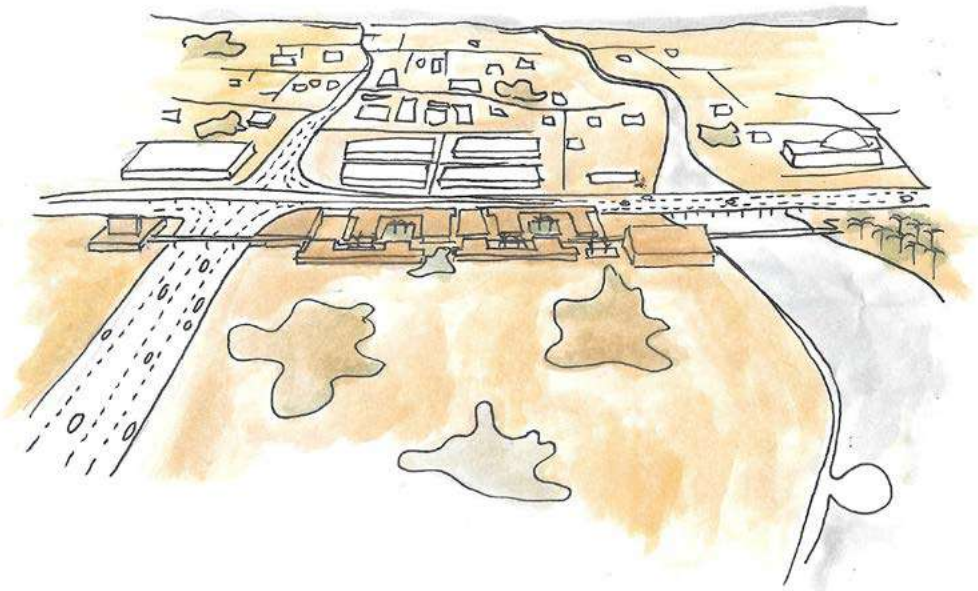
Masterplan
Wadi as a light infrastructure



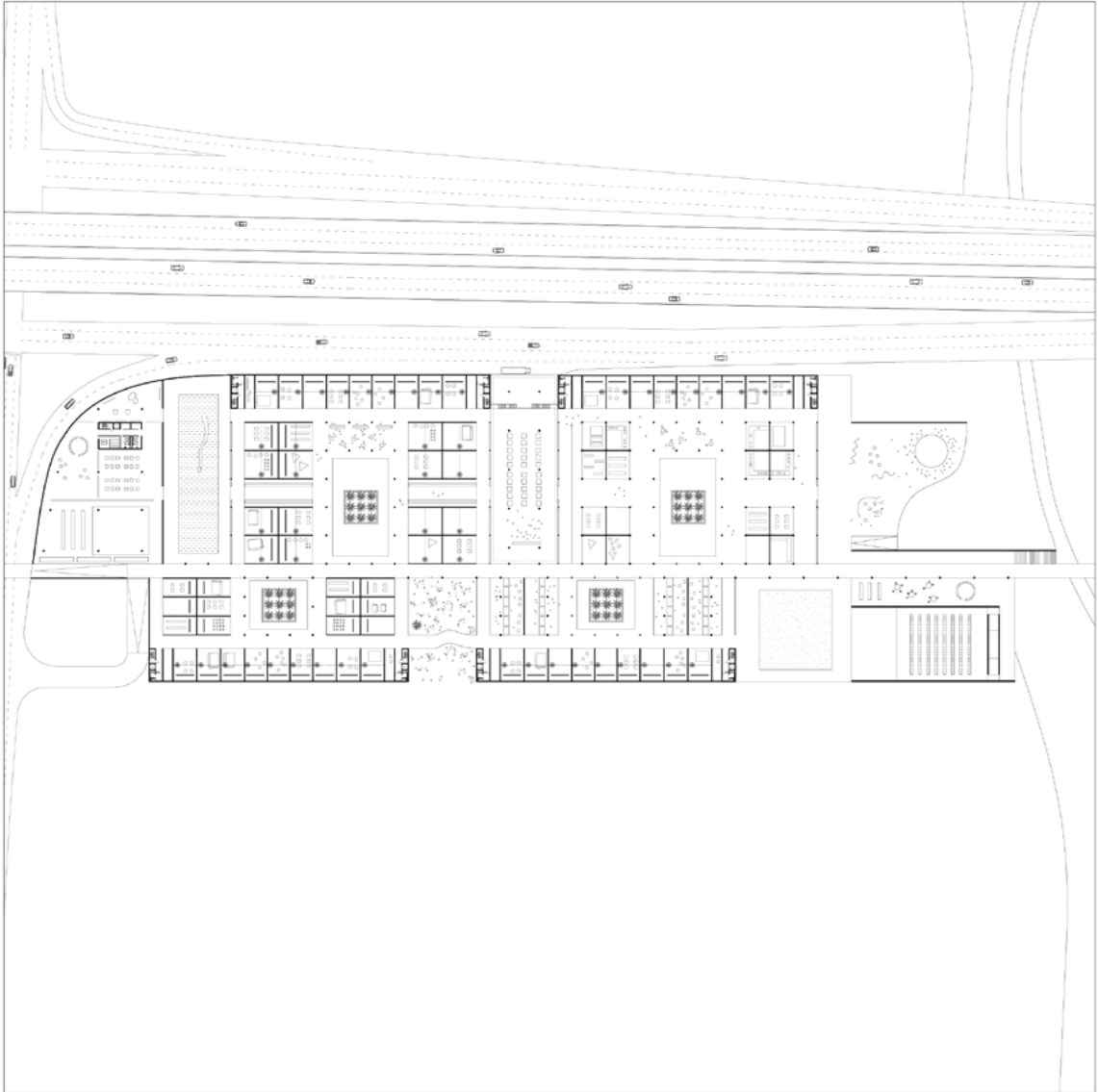
Masterplan
Al Gaburah Wadi



The souq

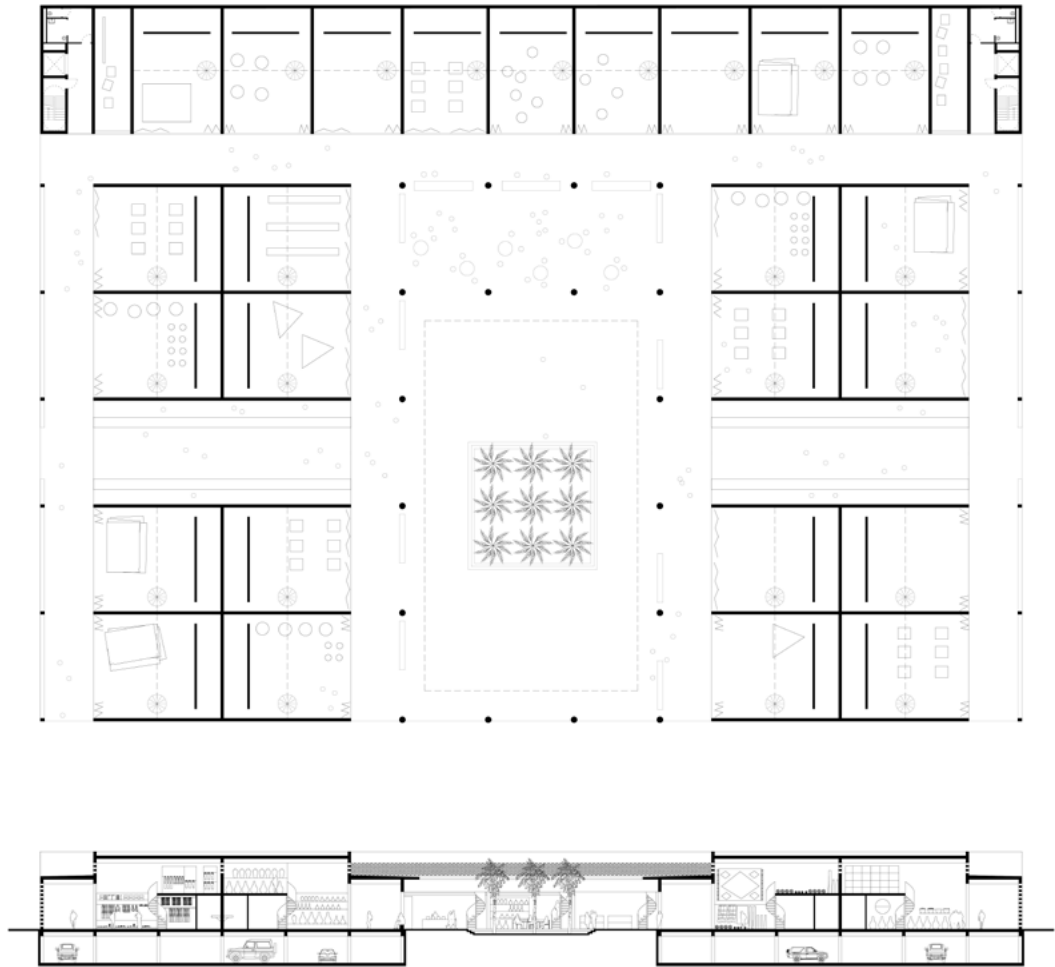
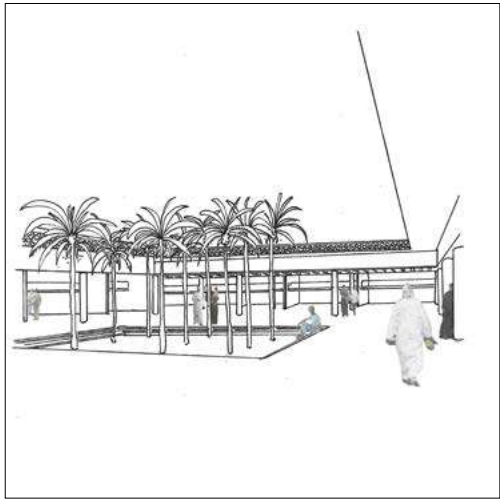
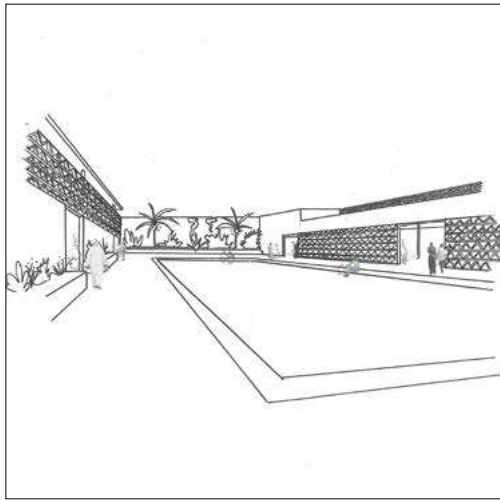
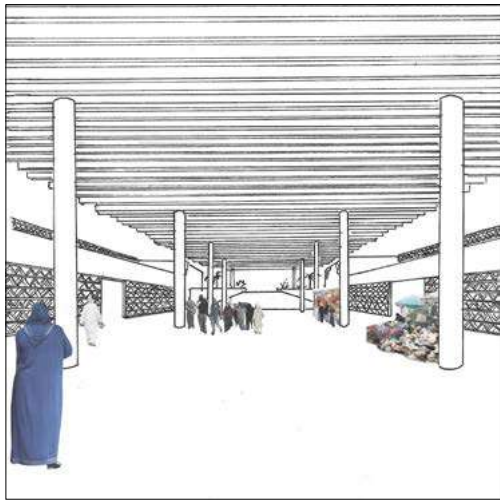


Bird eye view



Ground floor plan





Plan and section of one market's courtyard



COLLECTIVE PRACTICE

Stage at Horst arts & music festival

Collective practice was a team of 25 students that during a semester co-designed and built the third stage for HORST arts & music festival 2018, mentored by Arnout Van Vaerenbergh and Michiel Helbig.

The research was conducted into the possibilities of the informal 'shelter' with an enquiry on the form of the roof in architecture. Entitled 'Final Stage' (a reference to the last edition of the festival on the Castle grounds) the stage consists of five pieces of sailing fabric loosely hanging on four pillars. Avoiding the definition of the space with walls and floors, the space of the pavillon permitted a higher freedom of use by the audience, producing meanwhile specific atmospheres during the different moments of the day and providing also protection.





Holsbeek, Belgium





CIASCUNO A SUO MODO

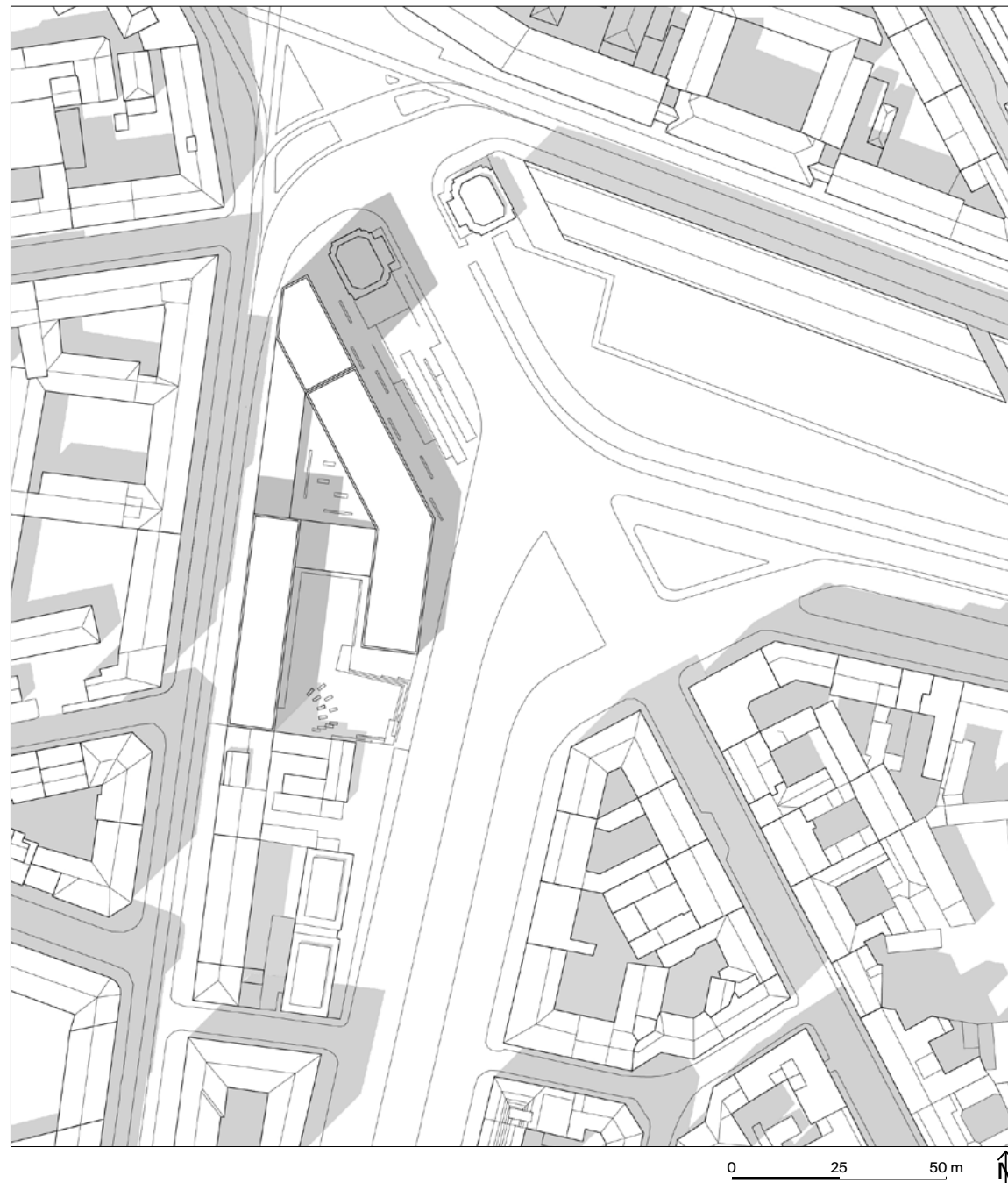
Multi-age residential building

6

The project consists of a residential building for students, seniors and off-site workers.

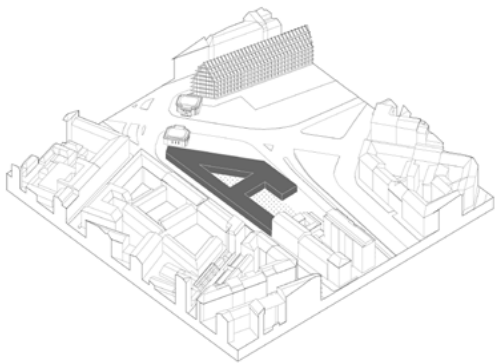
The context is that of Porta Volta in Milan, a central area of the city on which the ancient Spanish walls were built but whose historical character is currently characterized only by two nineteenth century toll houses. Diametrically opposed to the project area stands the recently constructed building designed by Herzog and De Meuron of the Feltrinelli Foundation, which has become the area's new landmark.

In order to face the strong urban context, attention has been given to the groundfloor, leaving space for a courtyard and two public gardens and providing high permeability. The residences are developed in three distinct volumes located on top of a common service level. The student residences are placed in a linear building that continues the west roadbed; the senior ones on a two-storey building on the opposite side. Both categories are developed according to the type of walkway distribution. For the off-site workers' residences, instead, it was decided to adopt the tower type. This third volume faces the Feltrinelli and gives a new urban value to the area.

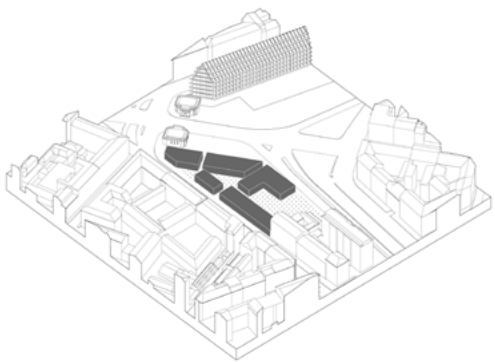


Design conception

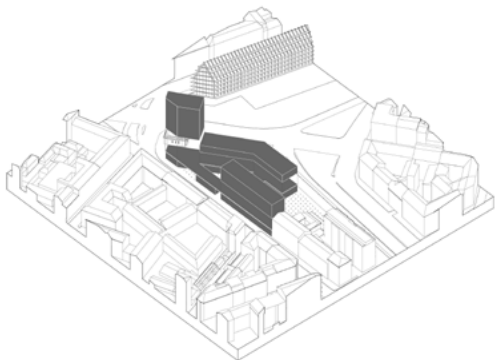
courtyard and garden



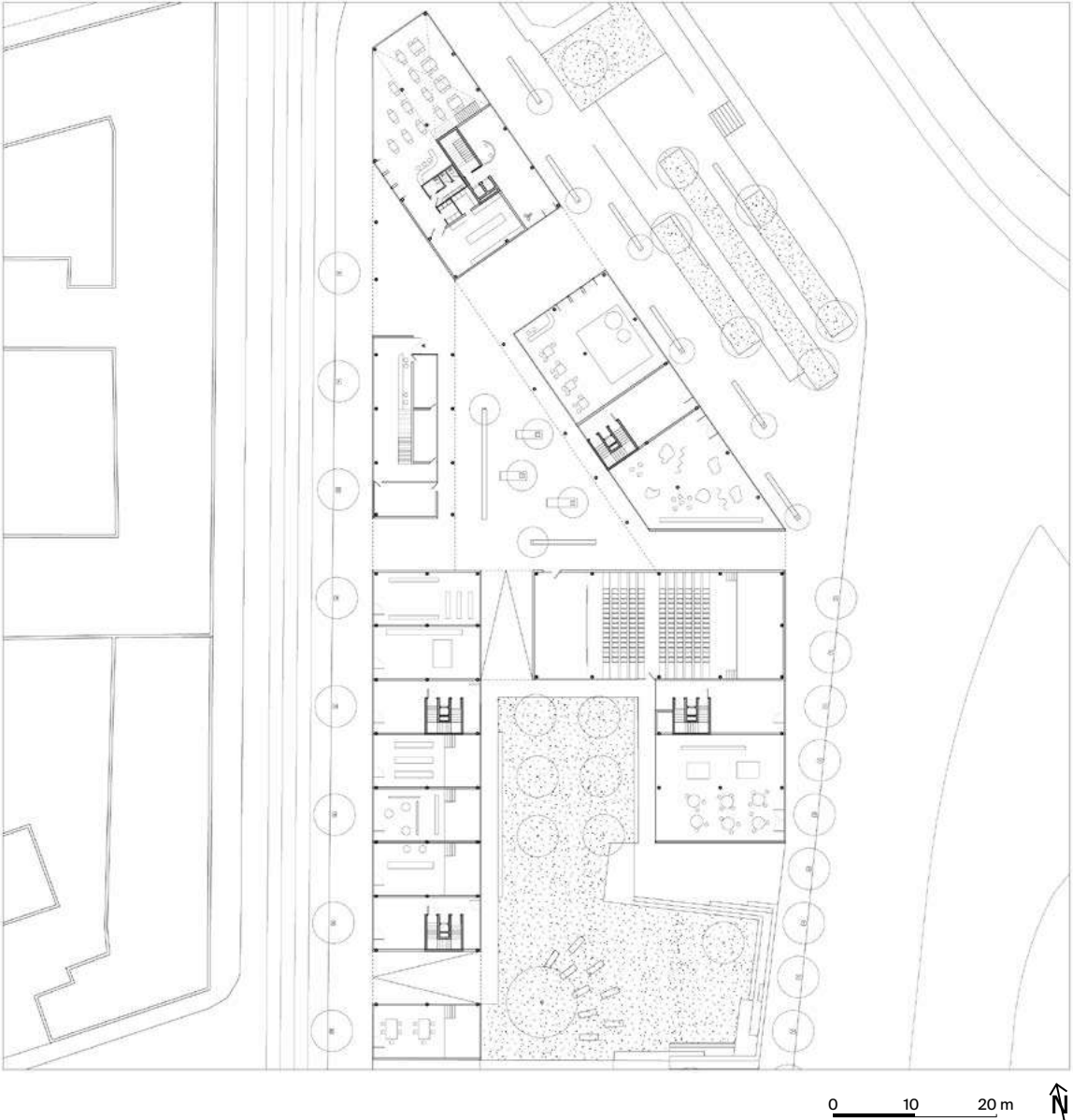
urban permeability



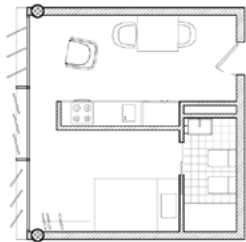
three housing units



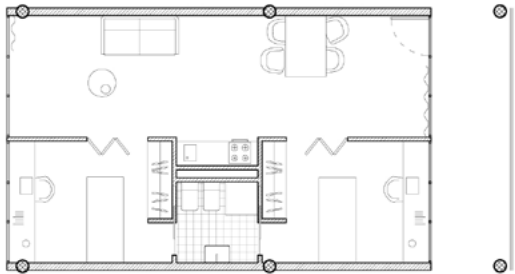
Ground floor plan



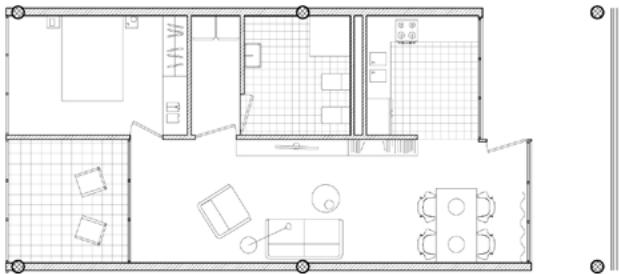
off-site worker



students



seniors



0 2,5 5 m



0 10 20 m

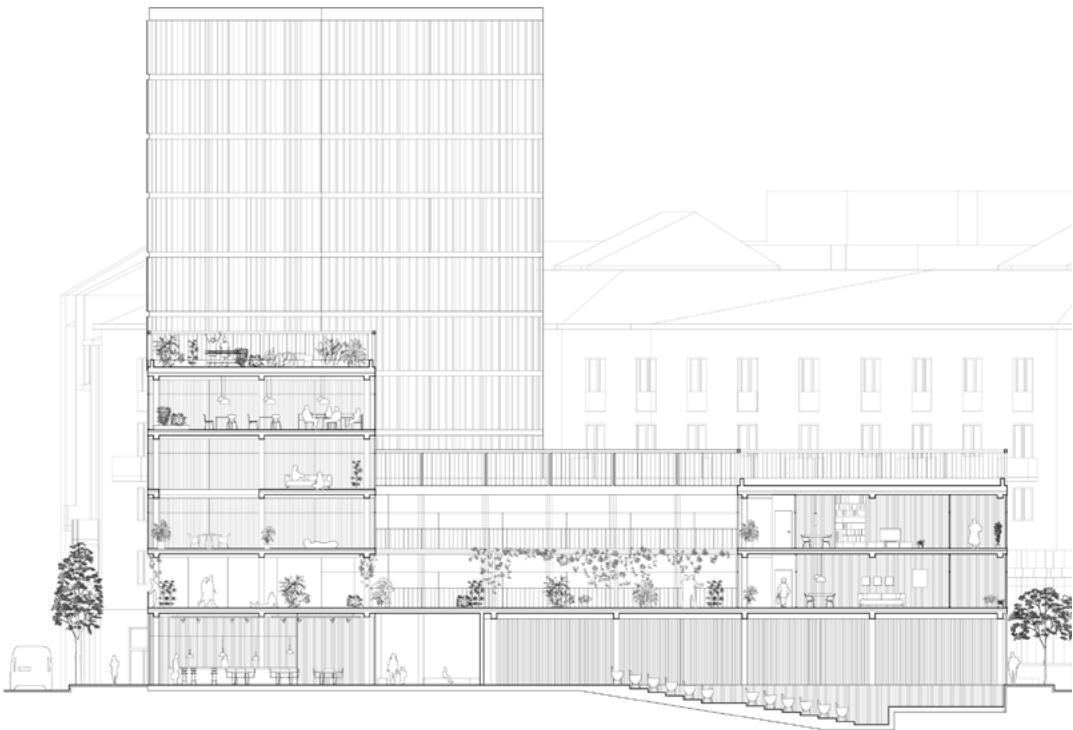


Section on common terrace and seniors' housing



0 5 10 m

Section on students' and seniors' housing



0 5 10 m



BRICKS, CONCRETE, PRECATS

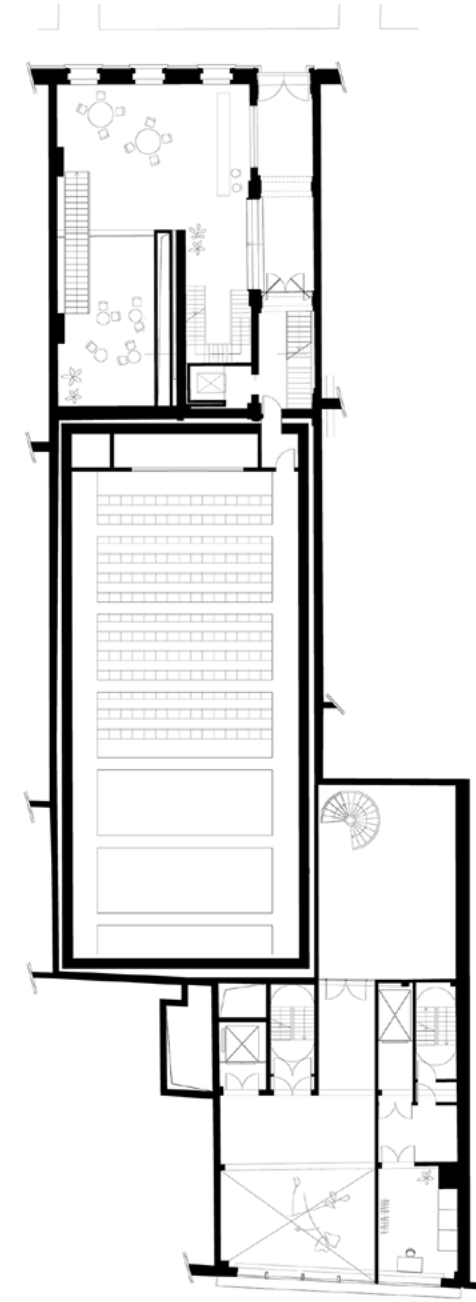
Conversion of a building into a theatre

7

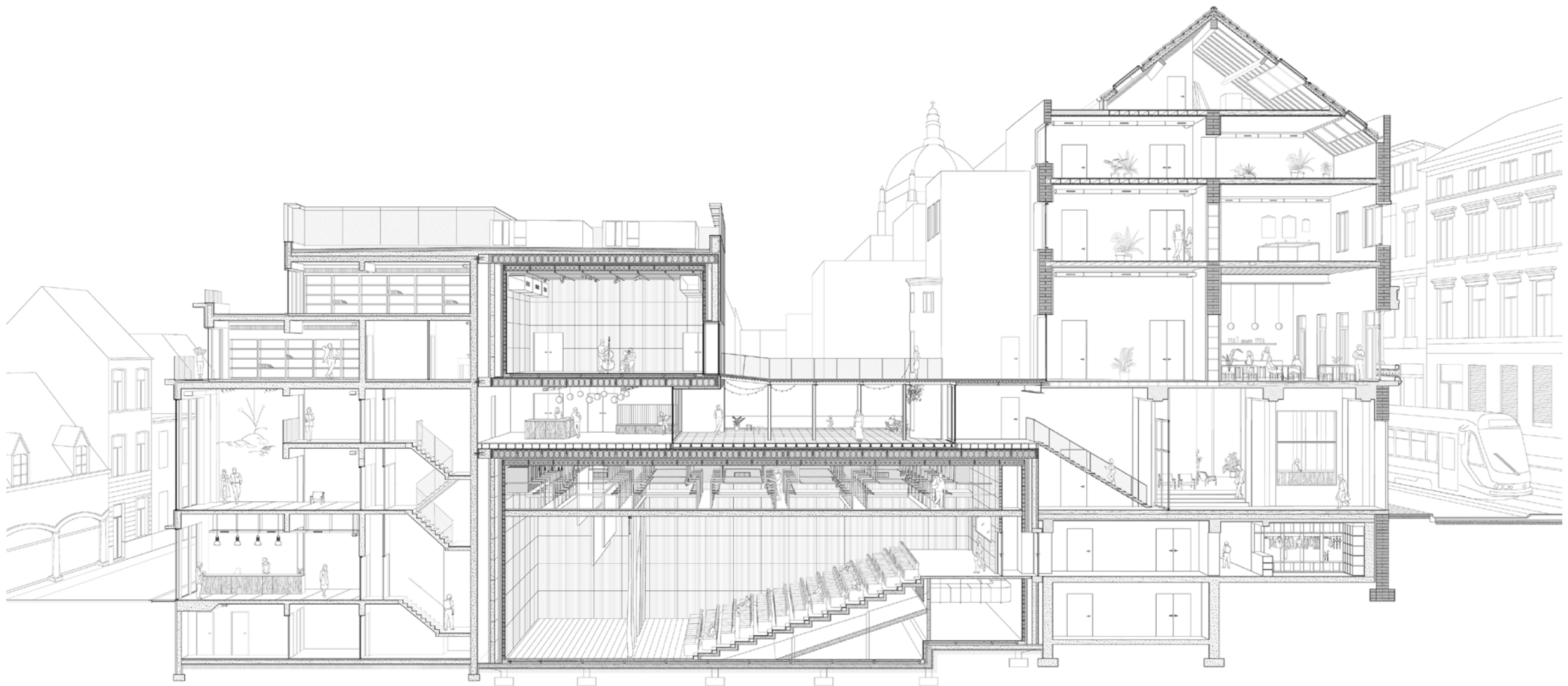
The project envisions the conversion of a building in the center of Brussels into a theatre and a cultural center.

The plot stands between two streets with a difference of level of 3 meters with two buildings, one dating to the beginning of the XX century and the other from the '70s, facing the two sides and connected by a recent addition.

The approach recognizes the site into these parts and defines three different methods of conversion: on the historic building, few small interventions re-adapt the space to host a lobby on the ground floor, a café on the first floor and spaces for the direction on the upper floors. The more recent concrete building, on the other hand, is partially reconverted into an exposition space, hosting on the upper floors the service spaces of the theatre. The central part, finally, is completely demolished to leave the space to a 200 seats' theatre and a smaller concert venue, separated by an open terrace.



0 5 10 m



0 2.5 5m

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