

Structures for current and potential
citizens of Thessaloniki



Censors booklet
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Title	Structures for current and potential citizens of Thessaloniki
Location	Thessaloniki, Greece

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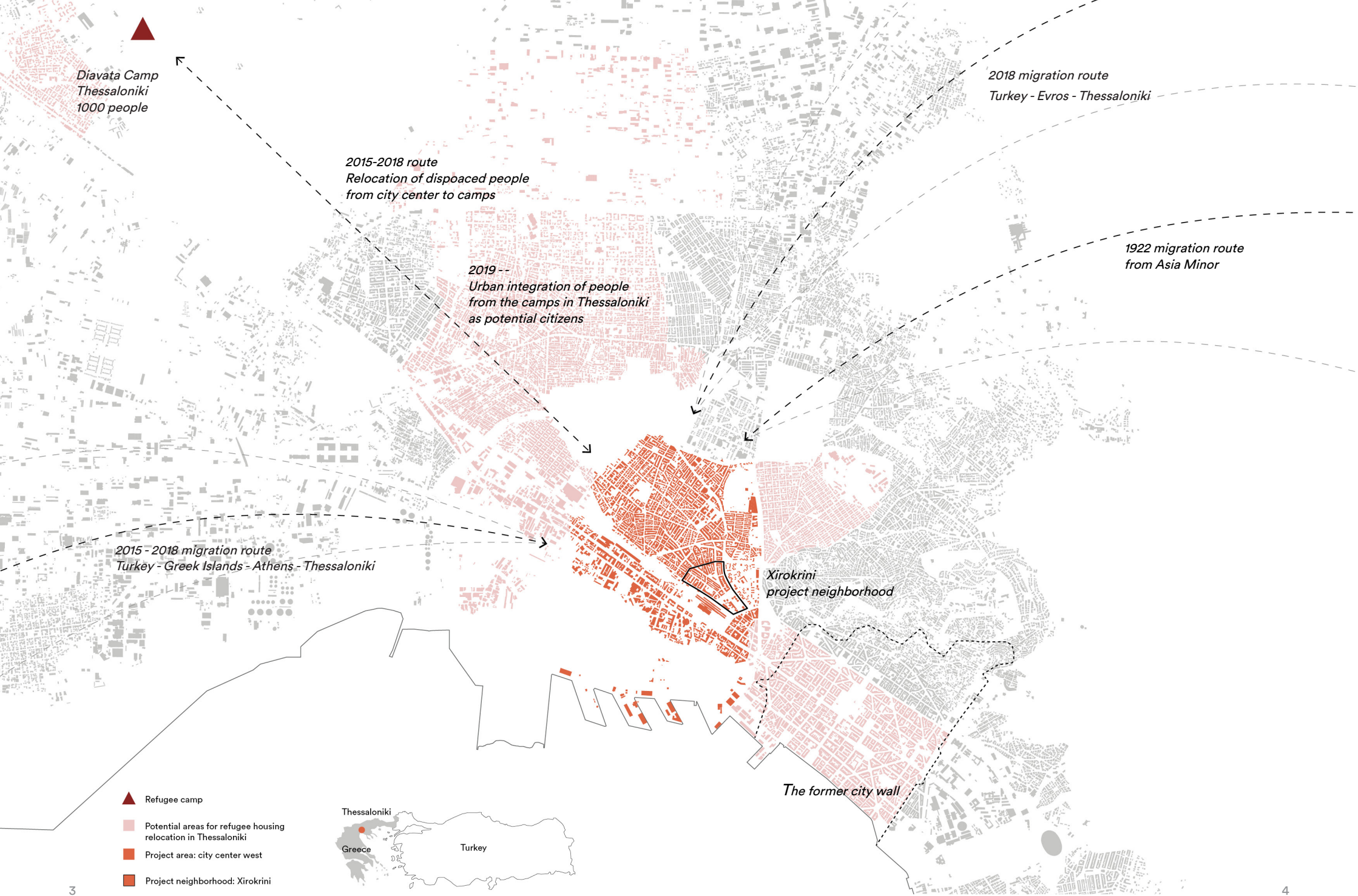
Thessaloniki arrival city

Long term integration

Approx. 13 000 refugees are currently hosted in temporary camps in Northern Greece. About 1000 of them live in Diavata Camp, 30 minutes from the city center. The living conditions in the camps, which consists of tents, containers and former warehouses, are not suitable to live in, in the European context.

While the livelihood opportunities in the camps are not sufficient, the city center of Thessaloniki represents a huge potential for integration, benefiting both existing citizens and newcomers. The project is located in the western part of the city center where the new arrivals enter by train or bus. The area consists of several unsafe spaces, empty buildings and unused ground floors as potential to search for new solutions.

Appendix 1, 5, 6



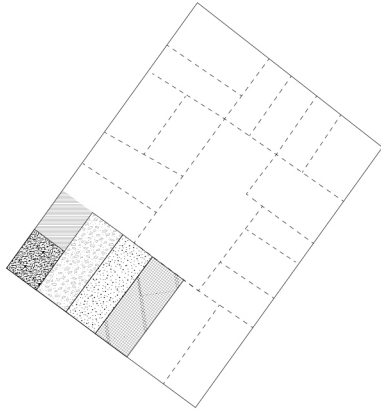
Housing the masses - architecture of migration

Thessaloniki has a history of hosting masses of newcomers, mostly due to its geographical location in the Central Macedonia Region. The migration history of Thessaloniki has had a large impact on the development of the city until today. In 1922, the Asia Minor Catastrophe took place, and approx. 130 000 newcomers settled in Thessaloniki. The city needed a quick solution for housing.

This was one of the starting points of the urban layout in large Greek cities, known as the polykatoikia typology. Anyone could - and did - become a builder.

The system of the polykatoikia is called Antiparochi, meaning «a supply in exchange» in Greek. It was a useful tool in dealing with the housing shortage, and it has served generations of citizens and migrants with housing services.

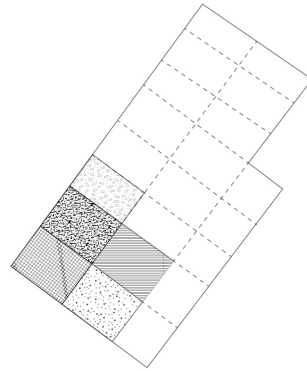
Appendix 8 ,9 ,10



Plots of land distributed by the citizens

The state basically allowed its land owners to plan their own homes, and gradually it promoted unplanned and hurried development.

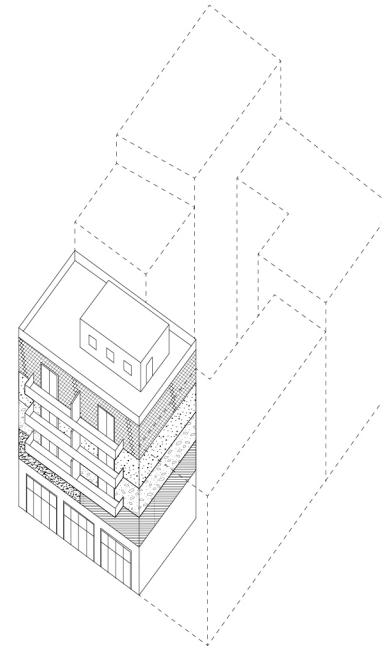
Appendix 9



The courtyard - a required open space

All owners had the rights of its own part of the courtyard, called akalyptos. Still, this makes it very hard to do interventions in the common space, because all owners have to agree on the action.

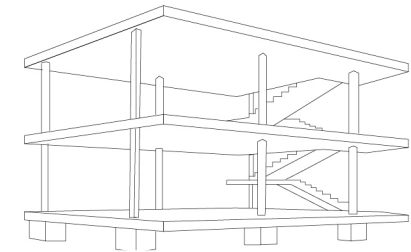
Appendix 9



Mass production of the multi-residence polykatoikia

A construction company built the apartment building, but the owner of the plot kept the ownership of as many apartments as the contract stated. The remaining apartments gave the company profit.

Appendix 8, 9, 10



The Dom-ino model

Le Corbusier developed the prototype in the context of the post-war reconstruction. The polykatoikia are based on this building model.

Appendix 11

Typology archive

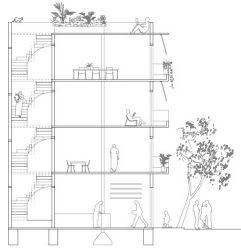
The ground floor

Closed ground floor facades

Mixed live and work

5-7 m ceiling height

Required courtyard in every block



1969
Veratiou street, Thessaloniki

Program: Residential and shop
Location: Thessaloniki
Floors: 4
Architect: Unknown



The aesthetics

Cement sprawl

Elastic construction system

Large concrete dimensions

Repetative but messy facades

Tropical vibe



2002
Kapou Street, Athens

Program: Residential
Floors: 6
Civil Engineer: Dimitris Gountoumis

Appendix 12, 13

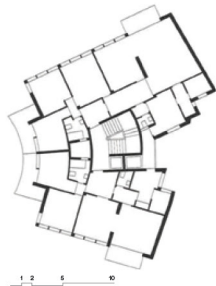


Density

Lack of public space

Lack of privacy due to building materials

Mixed programs in the buildings



1948
Michalakopoulou Street, Athens

Program: Residential
Floors: 6
Architect: Thucydides Valentis
Role model for Thessaloniki polykatoikias

Appendix 12, 13

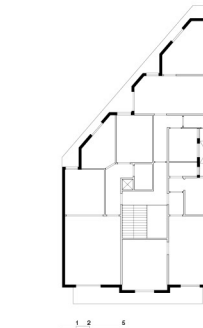


Vacancy

Decay

Empty ground floors due to the economic crisis

Physical backdrop with a large potential for new programs in the context of new arrivals



1965
Spiridonos Chatzitsirou, Thessaloniki

Program: Residential
Location: Thessaloniki
Floors: 4
Architect: Unknown



Xirokrini host neighborhood

In the western part of the city center there is a multicultural neighborhood called Xirokrini. The blocks of the area mostly consist of the polykatoikia typologi, except from a few old brick houses and the public buildings.

The neighborhood was established by migrants in the 50's and 60's. Since the area is located outside the former city wall it has experienced a slower development. However, today Xirokrini is one of the Municipalities focus areas in terms of upgrading. The population is a mix of citizens and new arrivals, who are either renting apartments or squatting in the vacant buildings. There are approx. 8000 people living in Xirokrini.

Appendix 14



Challenges and potentials

The railway and bus station located next to Xirokrini is the arrival point and the west gate to the city. The neighborhood is well established, containing schools, kindergartens, an active church and well working infrastructure. One large challenge for the neighborhood is the vacant buildings and the empty ground floors due to the economic crisis. The absent life on the street level has a large potential for improvement in terms of work and livelihood opportunities, and the neighborhood also has a large physical potential for population growth.

Urban integration

Relocating and urban integrating of the 1000 displaced people living in the Diavata camp will increase the population in Xirokrini by 12,5 %. In addition, it will require new public, private and collective structures that both benefit the host community and the newcomers.



- Urban connections
- Public buildings and places
- Public open spaces
- Commercial ground floors

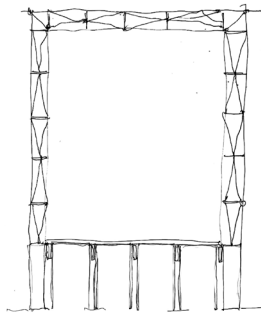


- Closed ground floor space
- Unused ground level space (12900m²)
- Empty groundfloors (6700m²)
- Vacant buildings (2500m²)

There is a large potential in the vacant buildings, the empty ground floors and the unused spaces in the city. How can this be transformed architecturally into common structures for both current and potential citizens?

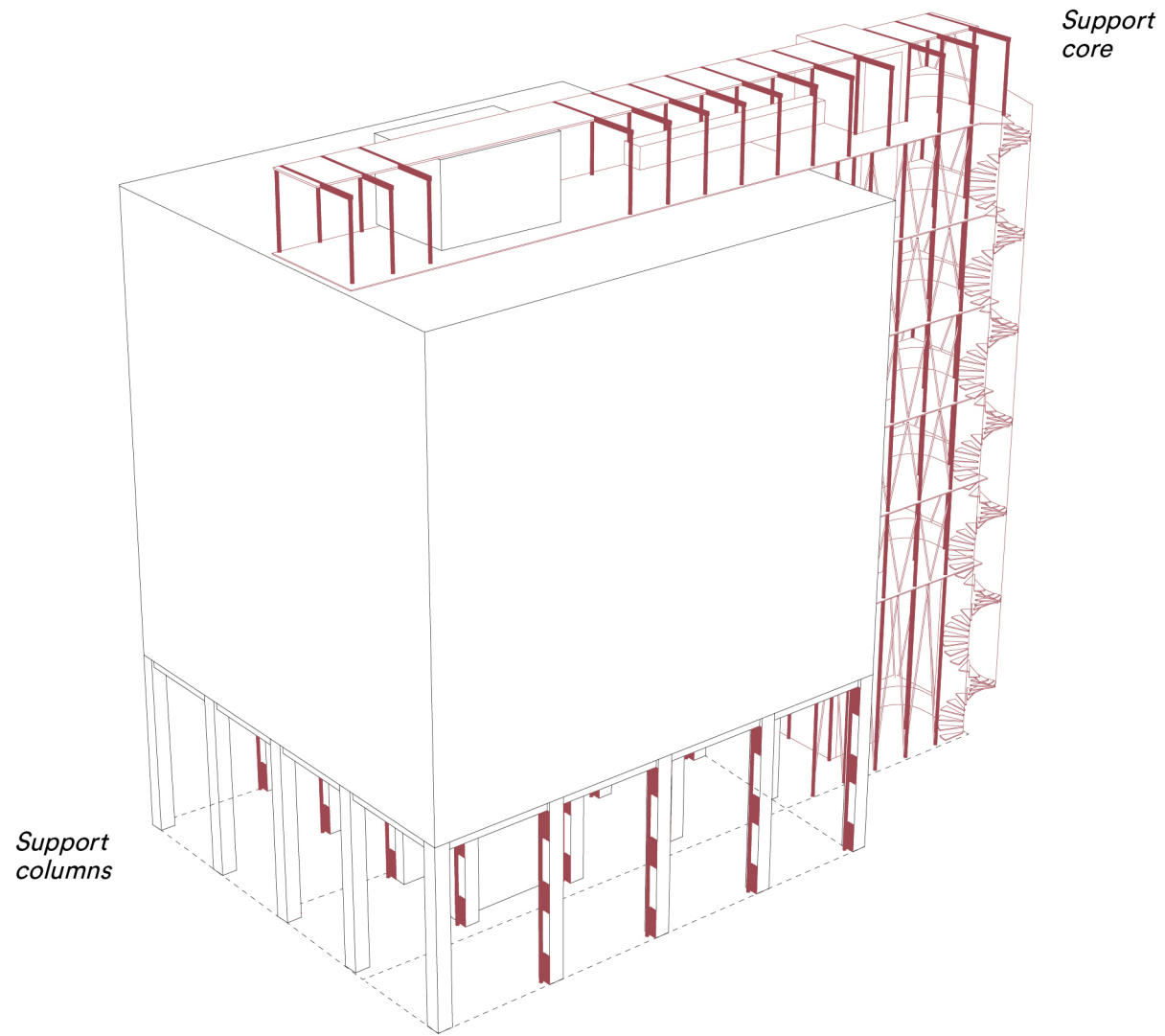
Expiration date polykatoikia construction: 2030

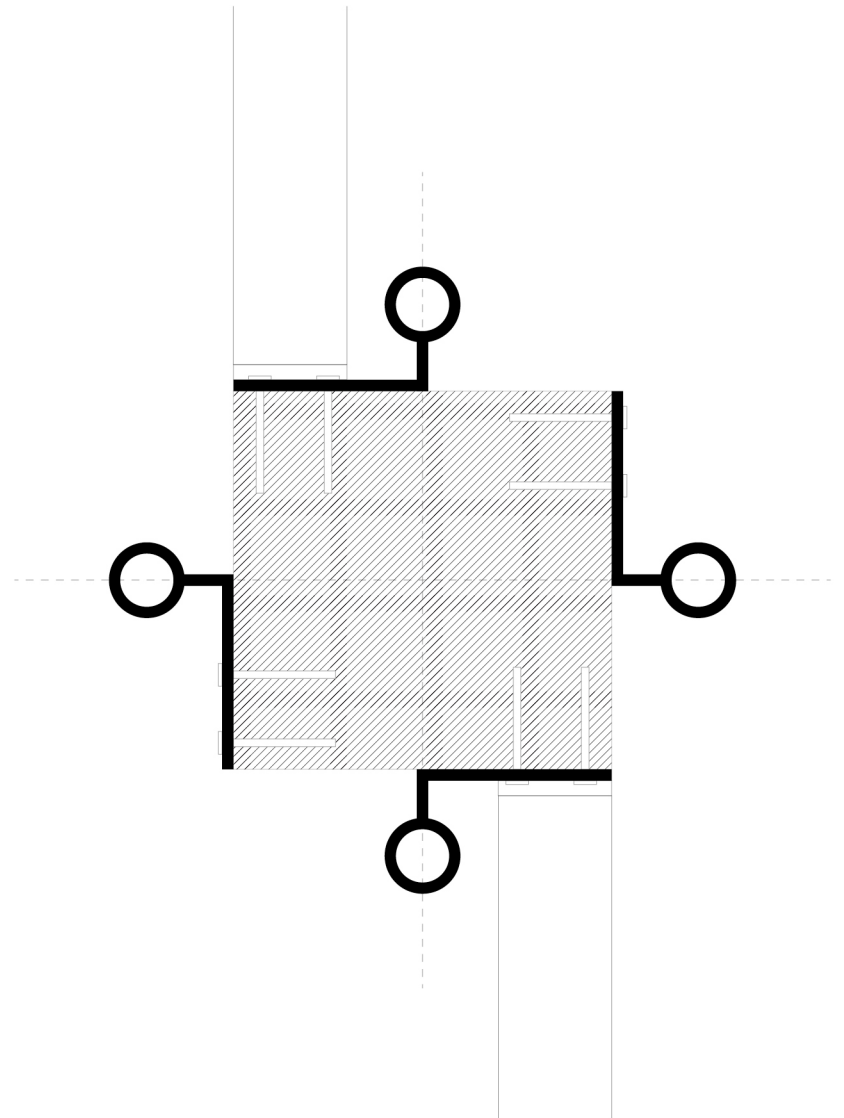
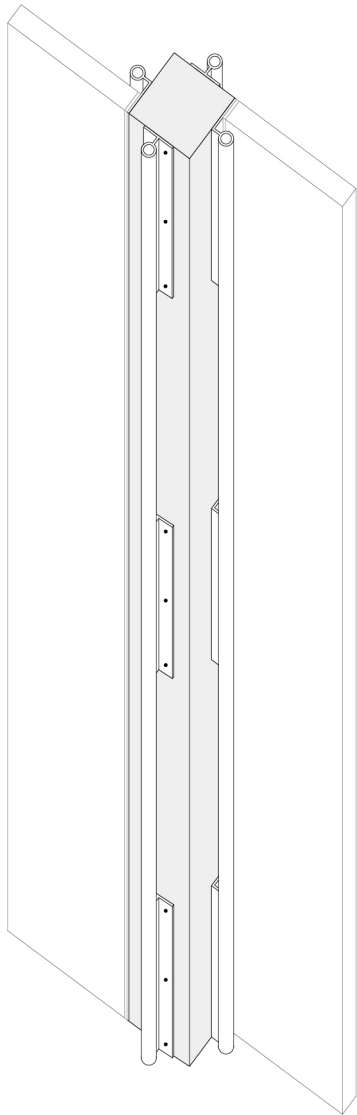
Response: *support structure*



The lifespan of a polykatoikia structure built in the 60's is calculated to be approx. 70 years. A well known renovation strategy in Thessaloniki is to physically support the concrete construction of polykatoikia buildings, because of the decaying structures. The concrete quality is not of today's standard, both in terms of the reinforcement and the size of the cross section of the beams.

The response of the project is divided into a horizontal and a vertical support system. The horizontal system is based on steel columns connected to the ground floor concrete columns to increase the stiffness of the cross section of the column. The vertical support system increases the stability of the structure by adding an additional core placed outside the building.





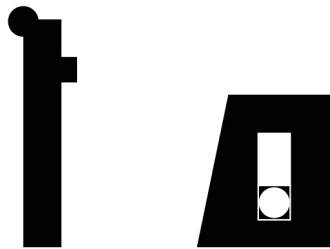
*Possible scenario 1:
Open ground floor*

Remove all non load-bearing
ground floor structures in Xirokrini

120 000 m² open ground floor



*Possible scenario 2:
The scalable system fragmented*



Remove 20 000 m² non load-bearing ground floor structures

250 Live/work groundfloor units (50-130 m²)

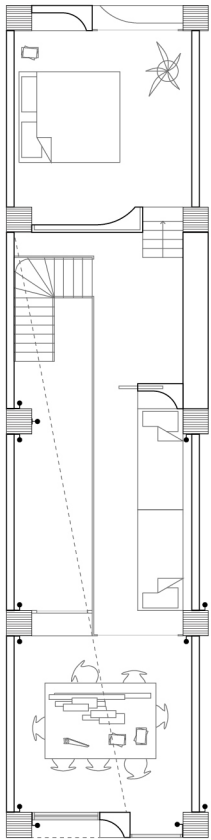
33 Collective support structures

7 Infill community houses

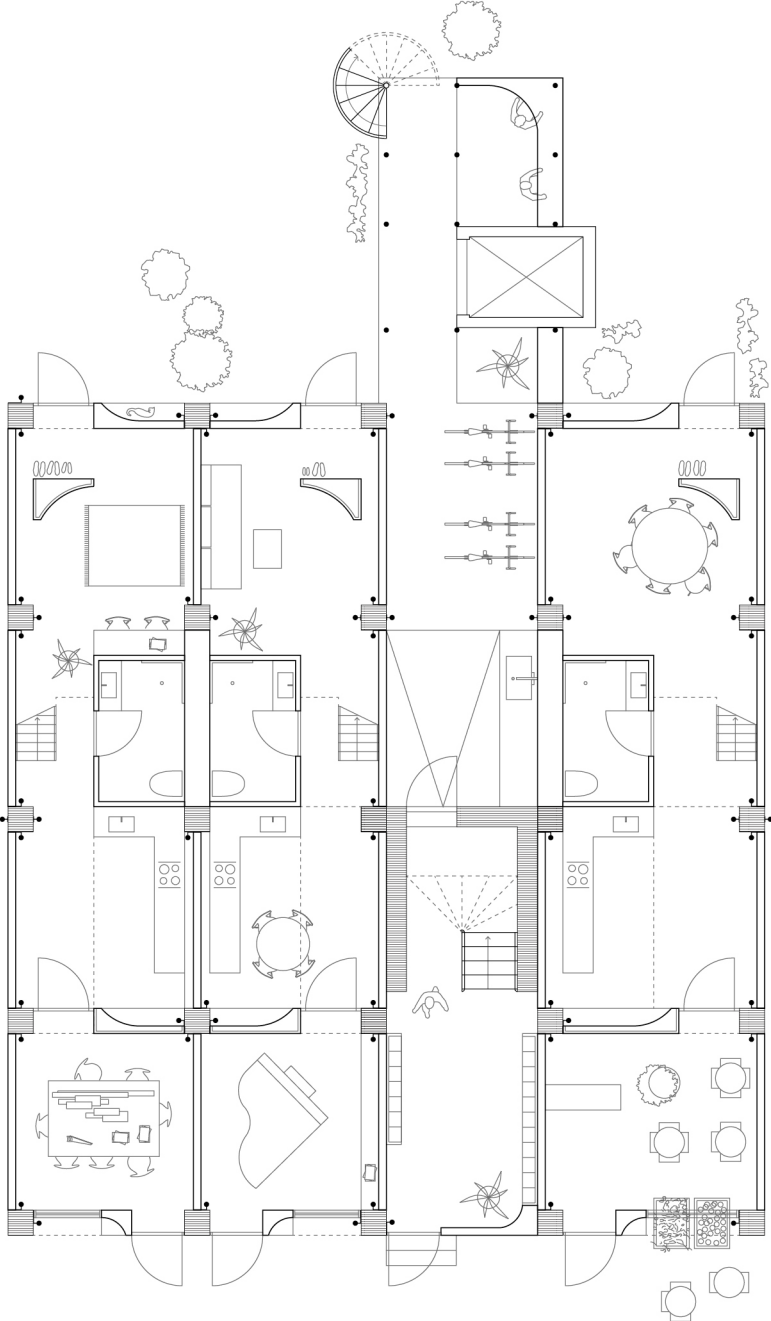
Capacity of 1000 newcomers



Ground floor dwellings
80m², 80m², 110m²
3-5 people

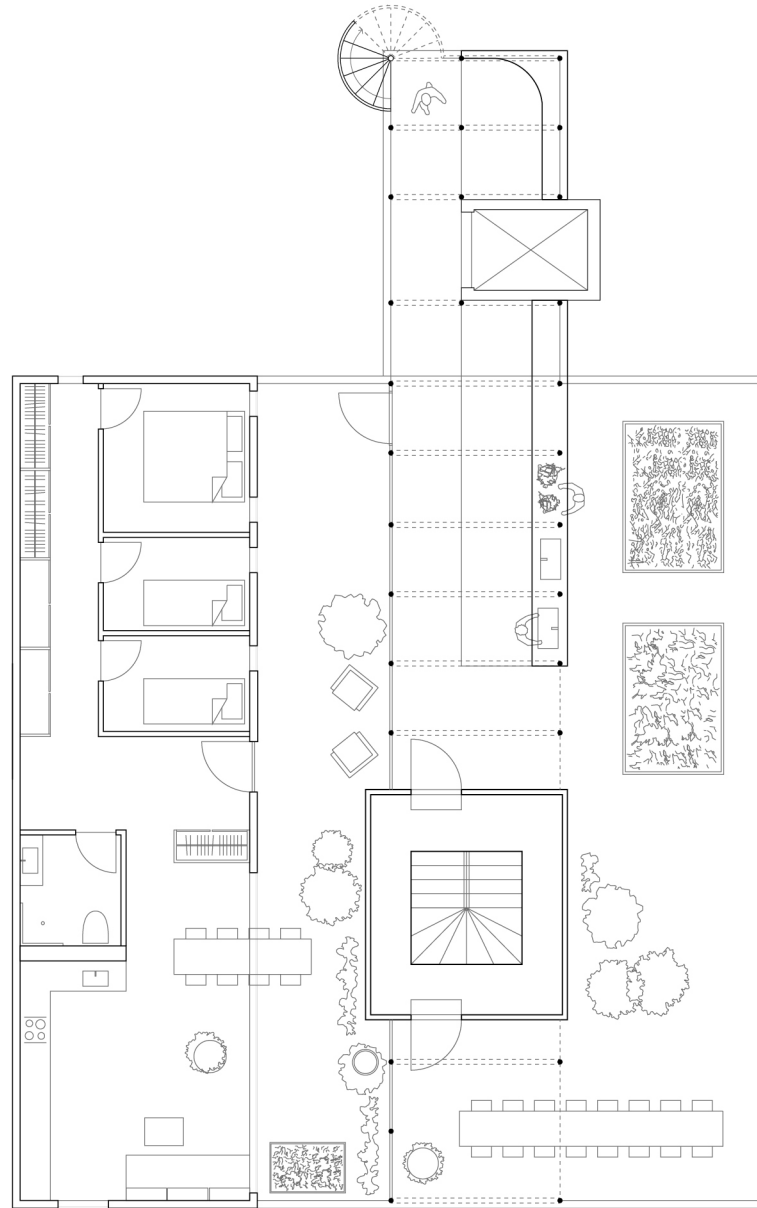


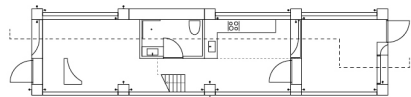
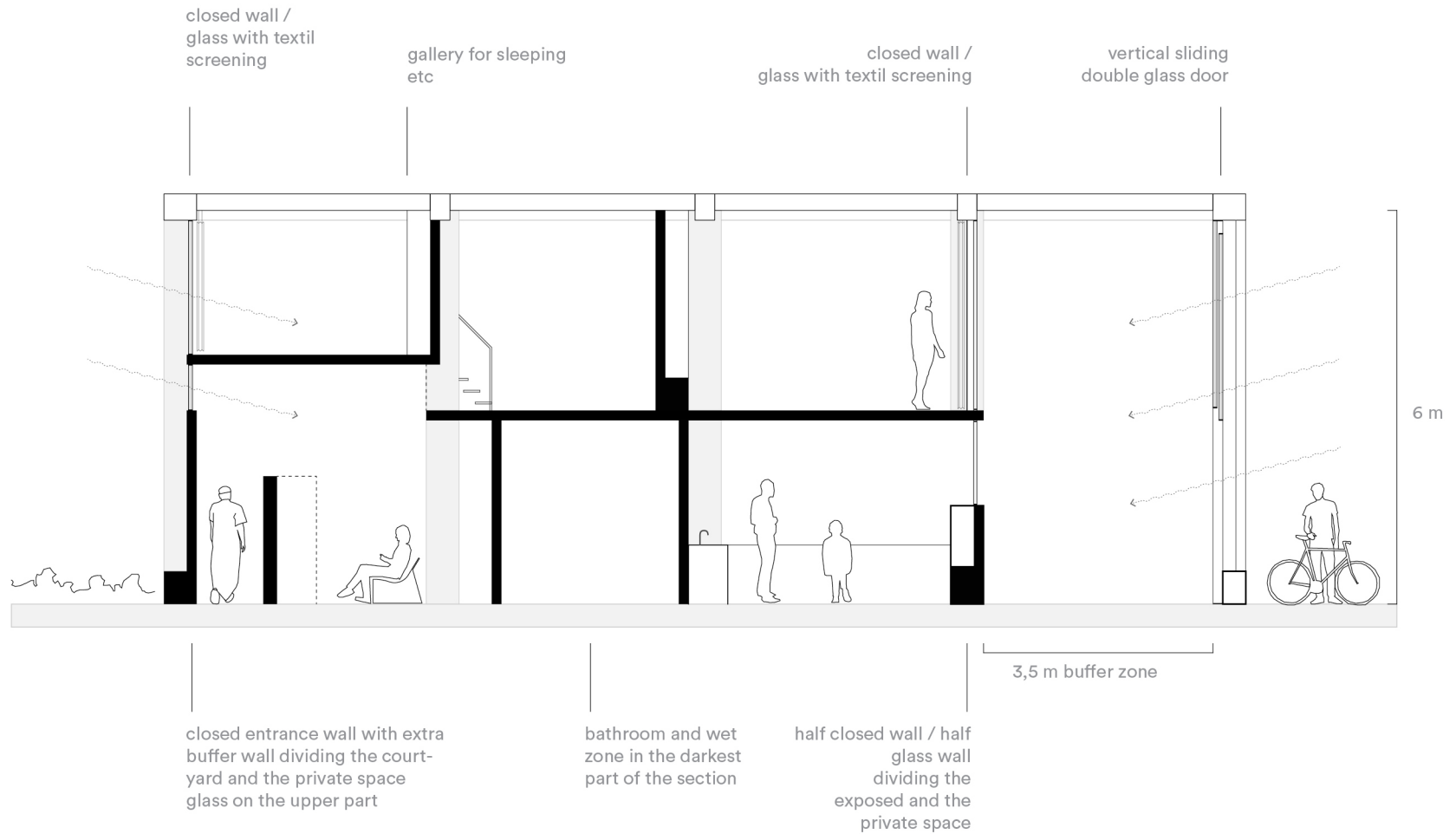
Gallery plan



Ground floor plan 1:150

Rooftop dwelling 70 m²
Private outdoor space 40 m²
4 people







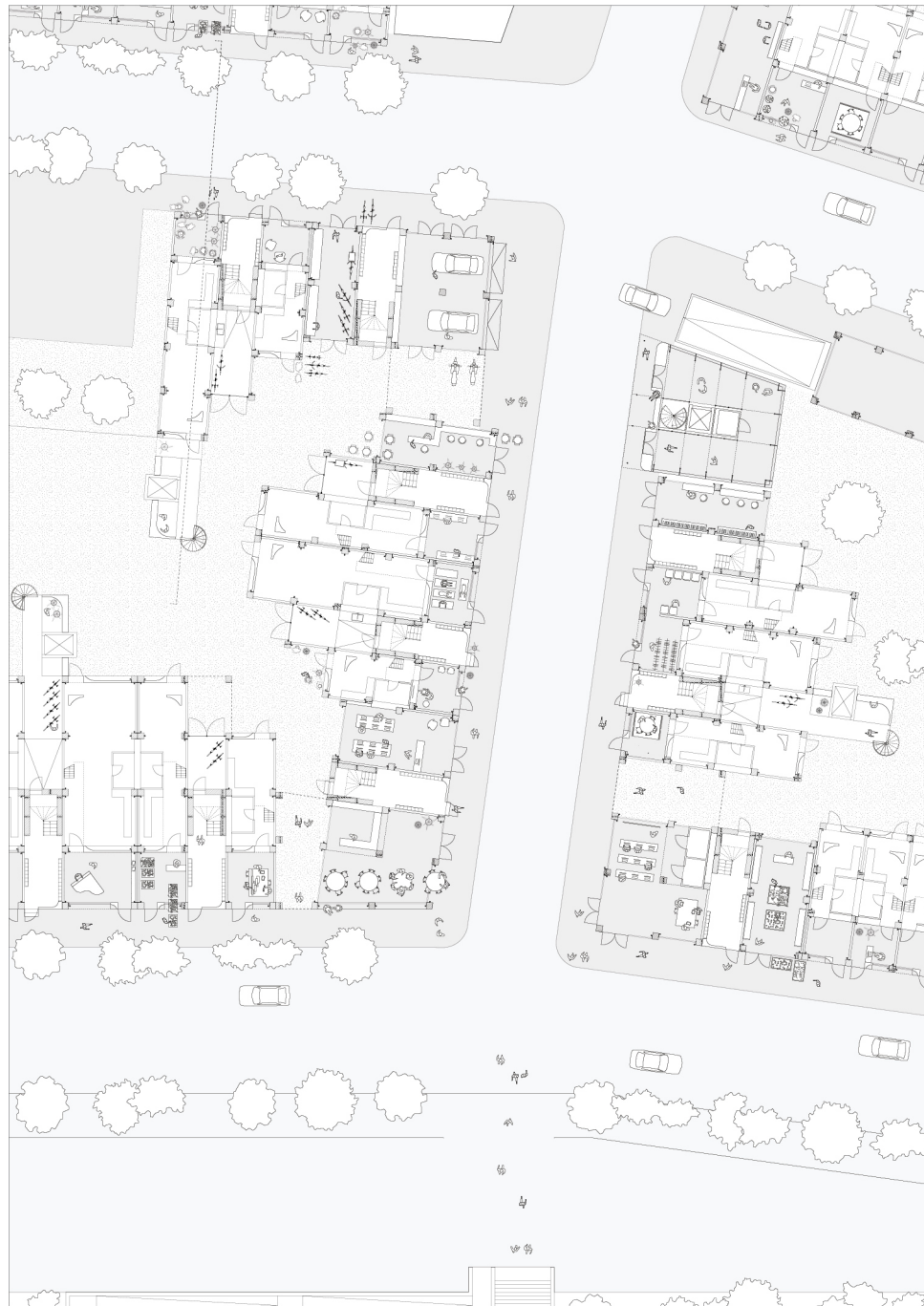
*Possible scenario 3:
The scalable system completed*



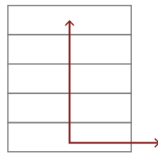
Area 7000 m²

17 Live/work groundfloor units (50-130 m²)

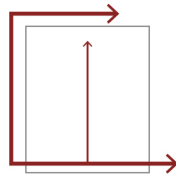
Capacity of 70 newcomers



Collective support structure



Today's vertical segregation



New vertical inclusion

On the level of the private unit, individual apartments are supplemented by a space exposed to the street, serving the neighborhood. The programs bring the city into the buildings and make the inhabitants a genuine part of the neighborhood.

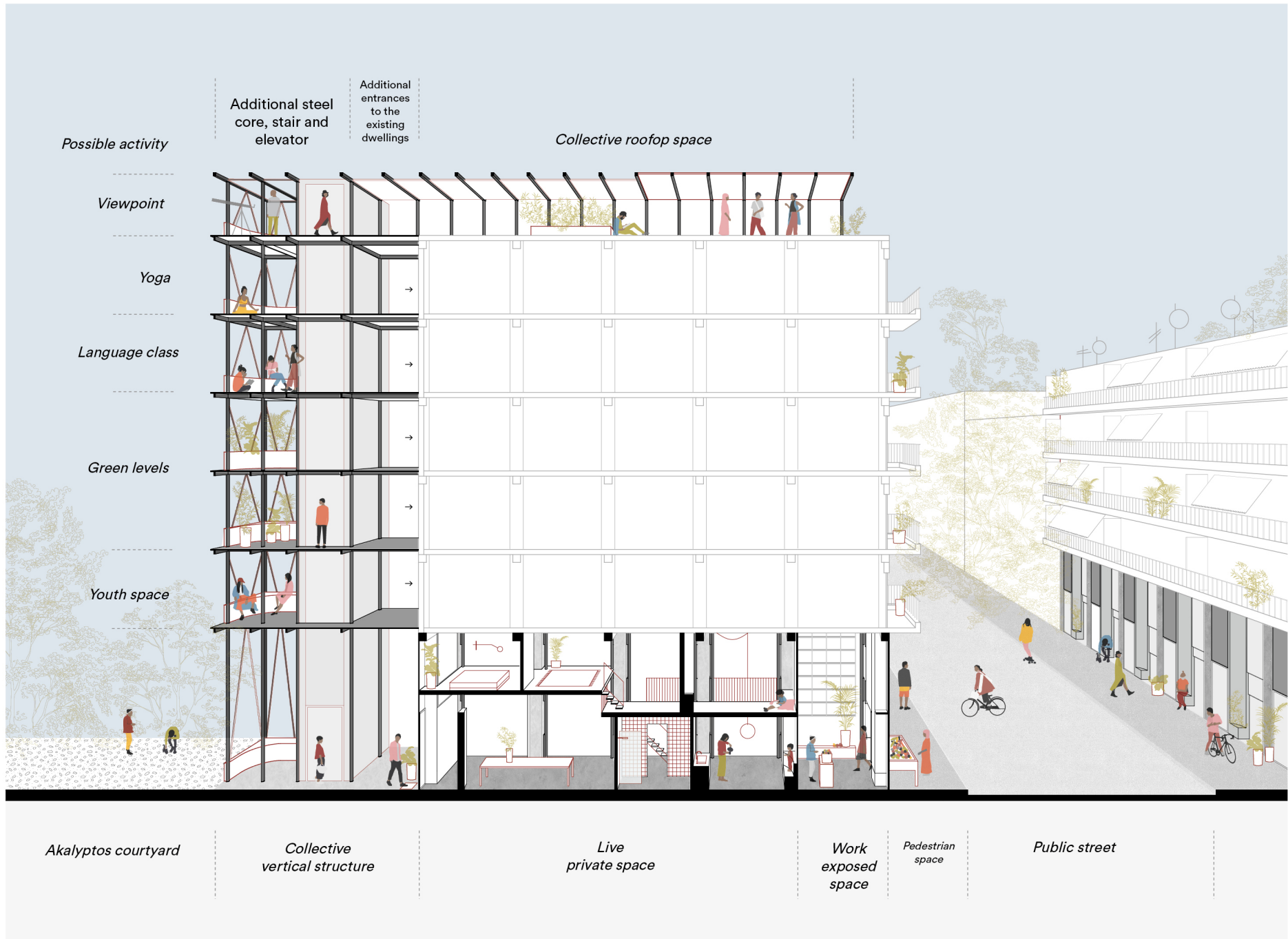
On the level of the apartment building, the vertical support structure functions as new collective space, shared by the existing inhabitants in the building and the new arrivals living in the live + work ground floor units.

The vertical collective structure counteracts the existing vertical segregation, which is based on vertical access only accessible to the wealthiest people, living in the upper floors.

On the level of the neighborhood, the infill community houses benefits the current citizens and new arrivals by offering social entrepreneurship, work spaces, information, a first arrival point, distribution of work and housing and a collective neighborhood space. This improves the livelihood opportunities in Xirokrini.



Infill structure - community house



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