Thessaloniki arrival city

Diavata Camp Thessaloniki

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. As opposed to cities, camps are planned as internal networks for displaced people, and offer limited possibilities of connecting to the life outside the camp. Camps do not provide long term integration.

The selection of new potential areas for refugee housing relocation in Thessaloniki is based on availability of services, affordability, habitability, accessibility, location and cultural adequacy.

Appendix, 1

The city

Referring to the World refugee council among others, Cities are very effective at absorbing populations on the move, overwhelmed by sudden mass influxes of forced migrants. However, the international community has been slow to empower cities to have a greater role in protecting, assisting and promoting sustainable solutions for displaced people. The accommodation system in Thessaloniki does not have more apartments to offer. The result is that the new arrivals are left homeless while waiting for relocation to a camp, creating a huge social issue for the city.

Long term integration

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 entef 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 .5, 6

2018 migration route

1922 migration route

Diavata Camp Thessaloniki 1000 people

Diavata
Potential relocation area ofefring individual apartments

2015-2018 route
Relocation of dispoaced people from city center to camps

Evosmos / Nea Politeia
Potential relocation area offering empty residential buildings

2019 - -
Urban integration of people from the camps in Thessaloniki as potential citizens

2015 - 2018 migration route

Neapoli
Potential relocation area offering individual apartments

The former city wall

Valaoritou
Potential relocation area offering empty industrial and office buildings

The former city wall

The center of Thessaloniki was surrounded by a city wall, with churches and monuments within, back to the age of the Roman Empire. The majority of the city was destroyed in the great fire in 1917. After the fire 70 000 people became homeless and 70% of the population were unemployed. The french architect Ernest Hébrard designed the new city plan, removing the medieval and Oriental features of Thessaloniki, preserved its Byzantine heritage and transformed it into a city with boulevards, squares and parks. The plan was finished in 1918, but was not implemented fully due to pressure by local influential landowners.

Appendix 4

1922 migration route

In 1922 the Asia Minor Catastrphe took place. Approx. 1.65 million orthodox refugees left for Greece, Russia, Australia and the United States. 130 000 people settled in Thessaloniki.

Appendix3

2015 - 2018 migration route

Approx. one million people have arrived in Greece by sea from 2015-2018. The displaced people arrive the Greek islands from Turkey. Next, they go to Athens, and some are moving further to Thessaloniki in the northern part of Greece.

Appendix 7

2018 migration route

Displaced people arriving Greece in 2018 enter from north, crossing the border from Turkey to Evros. The number of arrivals from the Greek islands have fallen due to the European Commission (EU) Turkey Statement from March 2016. But the statement has not the same impact on the mainland border to Turkey in the north. The displaced people arrive Thessaloniki, the closest large city, by train or bus. From there people are relocated into camps in the northern part of Greece.

Appendix 1, 2

Toumba / Pileia
Potential relocation area offering individual apartments and empty residential buildings

Refugee camp

Potential areas for refugee housing relocation in Thessaloniki

Project area: city center west

Project neighborhood: Xirokrini

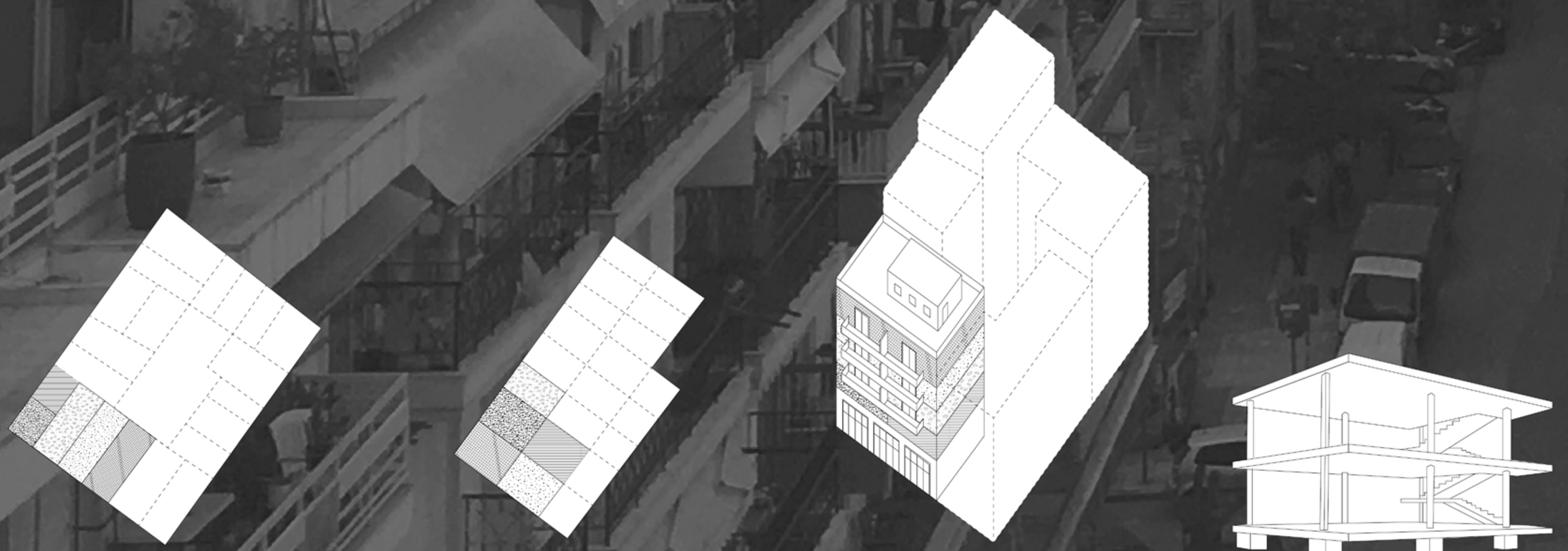
Housing the masses - architecture of migration

Thessaloniki has a history of hosting masses of newcomers, mostly due to its geographical location in the Central Macedonia Region. The migration history of Thessalonoki has has 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, and the government started to distribute land. The landowners were offered to leave their properties to developers, in exchange for a large share of the value of the new buildings. This was one of the starting points of the urban layout in large greek cities, known as the polykatoikia typology.

Both the period after the Minor Asia Catastrophe and the post-war period was characterized by the attitude that anyone could - and did - become a builder. Contrary to other European countries, where the cities were designed by urban planners, the cities of Greece were not subject to central planning. There, the different uses and zones of the cities gradually found their place on their own. 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 ownes of plots in an area, who could not afford to build an apartment themself, made a contract with a construction company. The state basically allowed its citizens 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. The courtyard open space was required in every quarter.

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 urgent need of housing would demand new and more flexible ways to build houses, especially for the low classes. The polykatoikia are based on this building model.

Appendix 11

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.

Multicultural neighborhood

Xirokrini includes several different cultural communities. 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, and the population consists of both families, elderly, single and students.

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. This has lead to unsafe streets during night time, forcing people to stay at home in their private dwellings instead of socializing. 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.

Appendix 14

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?

Current citizens in Xirokrini:
8000 inhabitants

Families Eldery Single Students

Potential citizens from the Diavata camp:
1000 people

Single men Families

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)

Typology
archive

The groundfloor

Challenges

Dead space, large concrete surfaces and insecure spaces are consequences of the unplanned development in the 20th century. The ground floor facades are partially closed facing the courtyard. The streets also suffers from closed facades due to high first level dwellings and vacant commercial space.

Potentials

The mixed live and work model of the polykatoikia corresponds to a modern way of planning cities, where the same areas are used for living and working. Due to this model, the ground floor spaces have a 5-7 meter ceiling height that make transformations of the spaces possible. Despite the dead spaces in the courtyards, these in-between spaces are required in every block, and provides some light and air to the dense structure.

Section 1:200

1969
Veratiou street, Thessaloniki

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

Live and work mixed use building. The high ground floor level is planned as a shop, but is currently vacant.

Density

Challeges

The polykatoikia are often blamed for all the stressful factors related to living in the city: the overpopulation, the environmental degradation, the lack of public space, the tensions with neighbors over the rules of communal living, the thin walls and even the alienation from one another.

Potentials

On the other hand, the dense way of living in the polykatoikia can be characterized by its ability to adapt to mixed programs such as residential, offices, medical practices, grocery stores, tailors, and art galleries among other.

Appendix 8

1948
Michalakopoulou Street, Athens

Program: Residental
Floors: 6
Architect: Thucydides Valentis

Athens regulations, based on the city plan of Thessaloniki from 1918, encouraged compact buildings, like this residental building. This is one of the role models for the polykatoikias in Thessaloniki, but never realized in the same way.

Appendix 12, 13

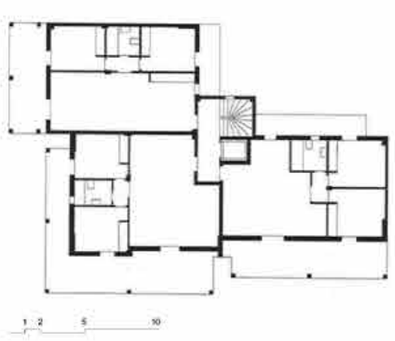
The aesthetics

Challenges

The cityscape of Thessaloniki is characterized by the cement sprawl with large construction dimensions, like the 500 mm thick columns and massive cores. The street facades are covered by rows of repetitive balconies, in a messy entirety, because of the individual planned buildings.

Potentials

On the other hand the facades reflect parts of the private life of the inhabitants into the public. This could be laundery, plants and othe belongings exposed on the balconies. The overload of vertical vegetation in some neighborhoods provides a tropical vibe to the steets. The massive concrete construction might be seen as open and elastic spaces with a large potential of re-thinking of the structure.



2002
Kapou Street, Athens

Program: Residental
Floors: 6
Civil Engineer: Dimitris Gountoumis

In 1985 the semi-oudoor spaces connected to the apartments was introduced. Before the 2010 revision, building regulations allowed these spaces easily to be closed off, adding an increment of squaremeters to the living space.

Appendix 12, 13

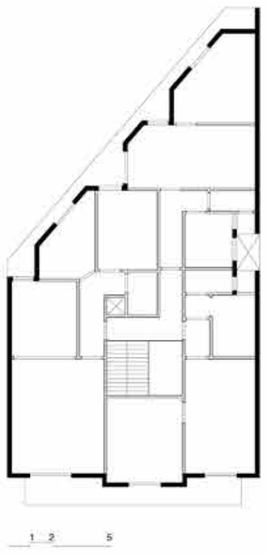
Vacancy

Challenges

In many cases the polykatoikia are suffering from significant decay, because of the vacant building mass. Large scale office buildings as much as smaller scale residential polykatoikias are not in use, but the most common empty spaces are the ground floors, due to the economic crisis. This results in insecurity and poor livelihood opportunities in parts of the city.

Potentials

In the context of new arrivals, the masses of empty space in the city has a huge potential. New program and accommodation facilities for current and potential citizens has the physical backdrop to be explored.



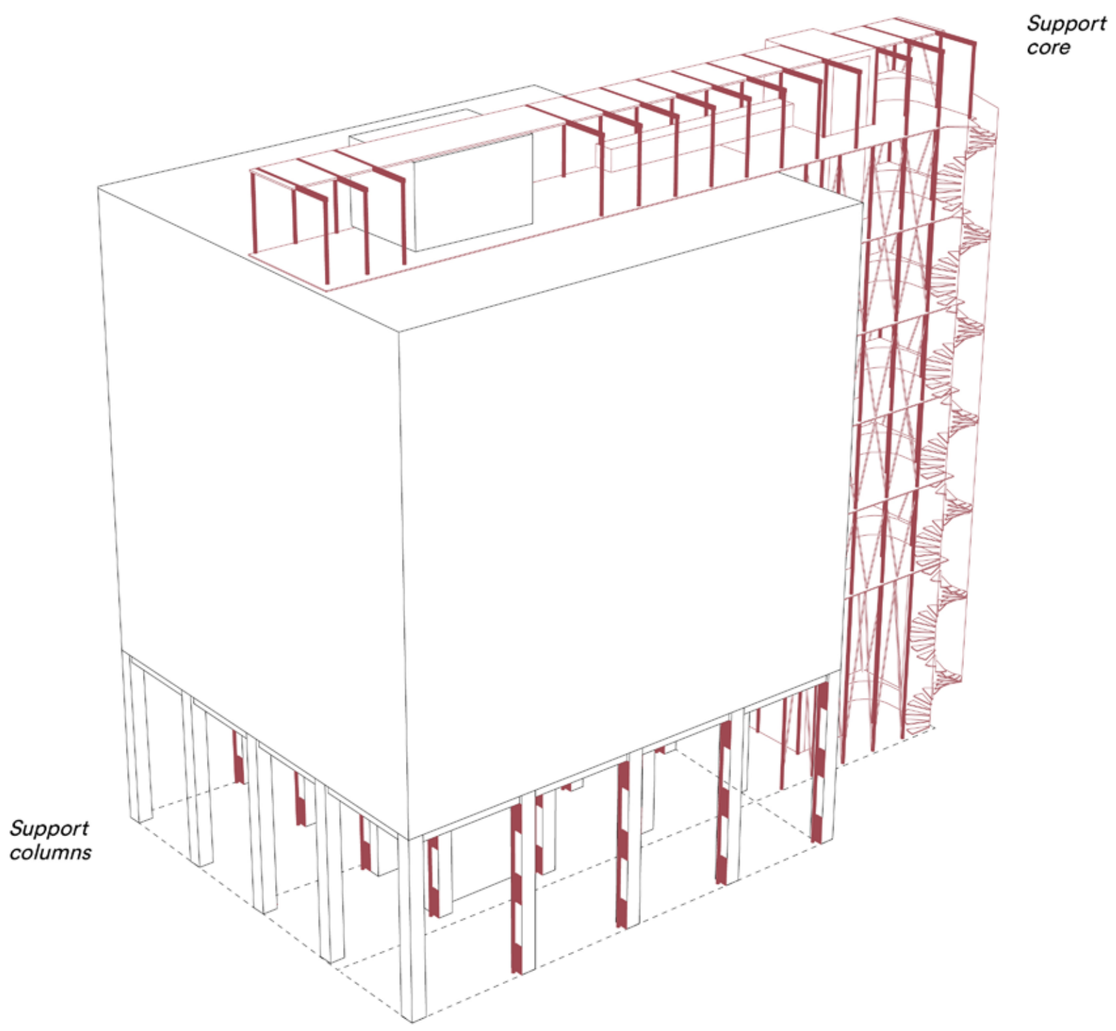
1965
Spiridonos Chatzitsirou, Thessaloniki

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

Four floor vacant residental building, each floor devided on tree apartments. The nort east wall is closed and suitable for building extractions. The building are vacant and are slowley decaying.

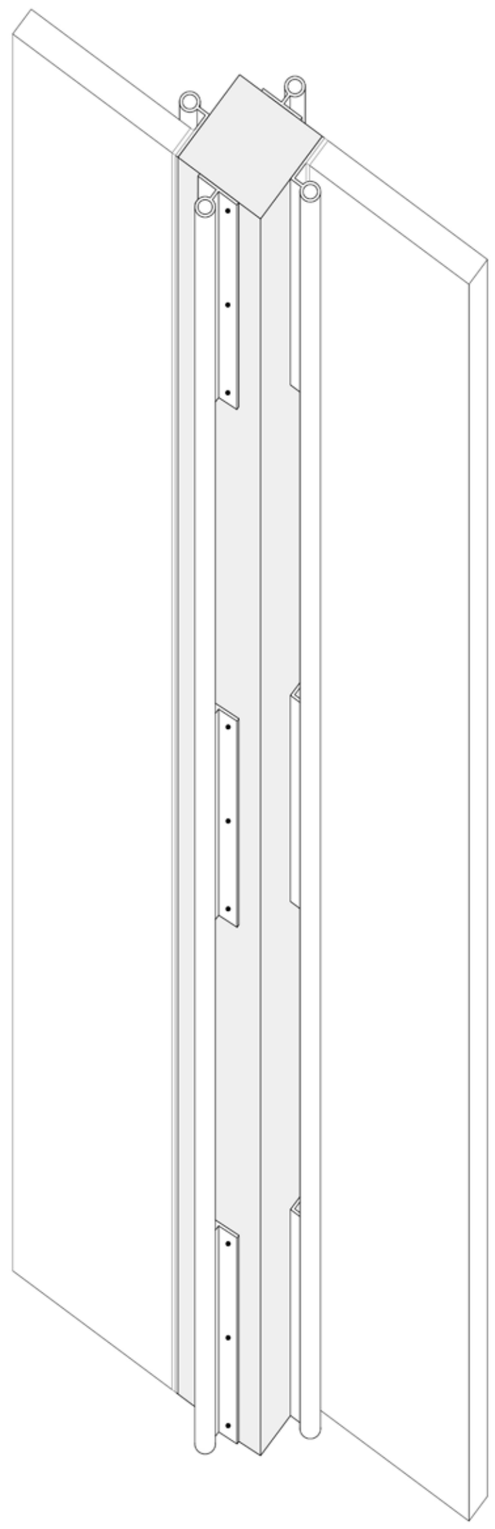
Expiration date polykatoikia construction: 2030

Response: *support structure*

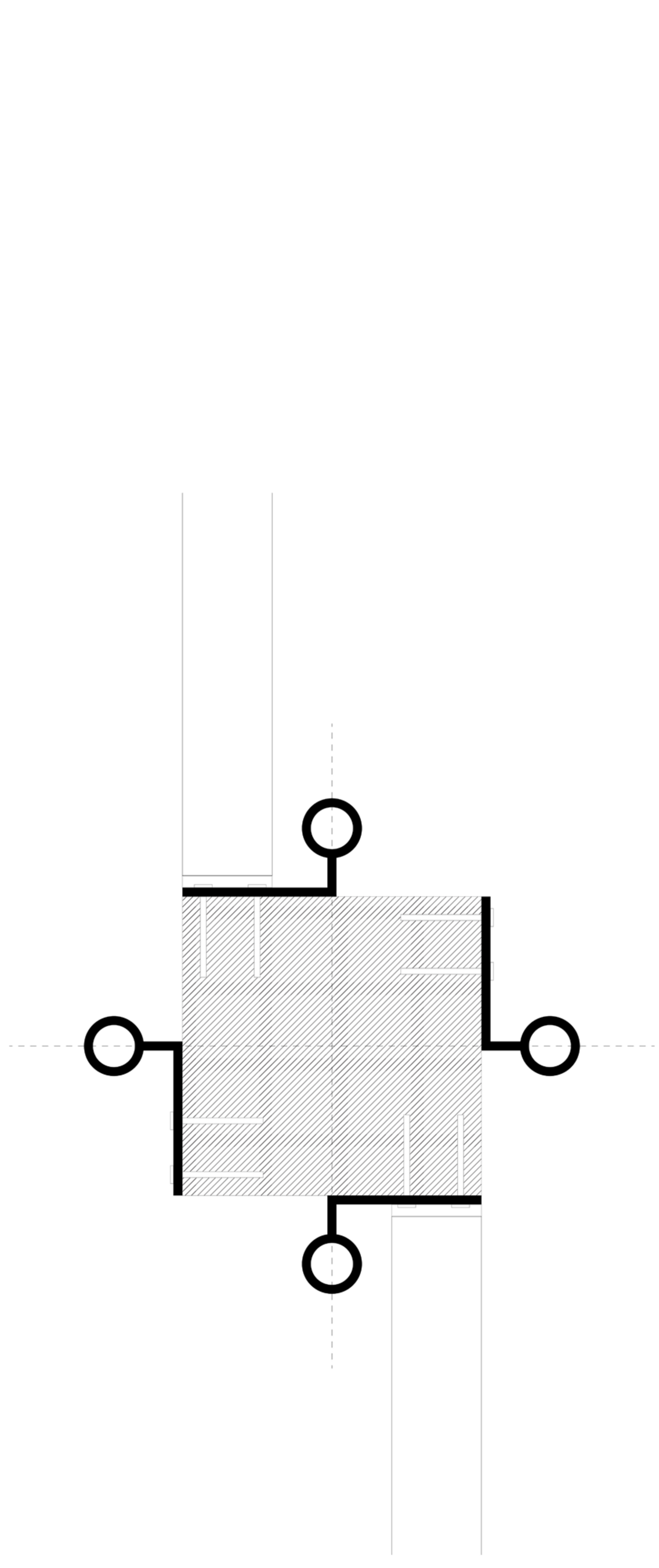


The lifespan of a polykatoikia structure built in the 60's is calculated to be approx. 70 years. A well known renovation strategy in Thessaloniki is to physically support the concrete construction of polykatoikia buildings, because of the decaying structures. The concrete quality is not of today's standard,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

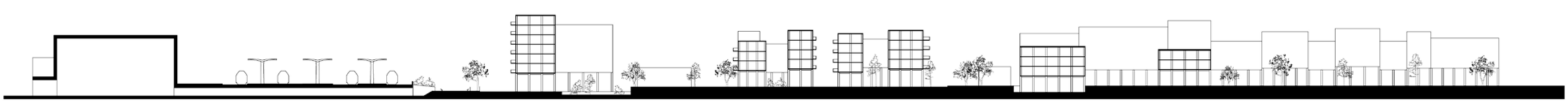


Steel support columns 1:25



Detail steel support column 1:5

Possible scenario 1: Open ground floor



Remove all non load-bearing ground floor structures
120 000 m² open ground floor

1:1000

Possible scenario 2: The scalable system fragmented

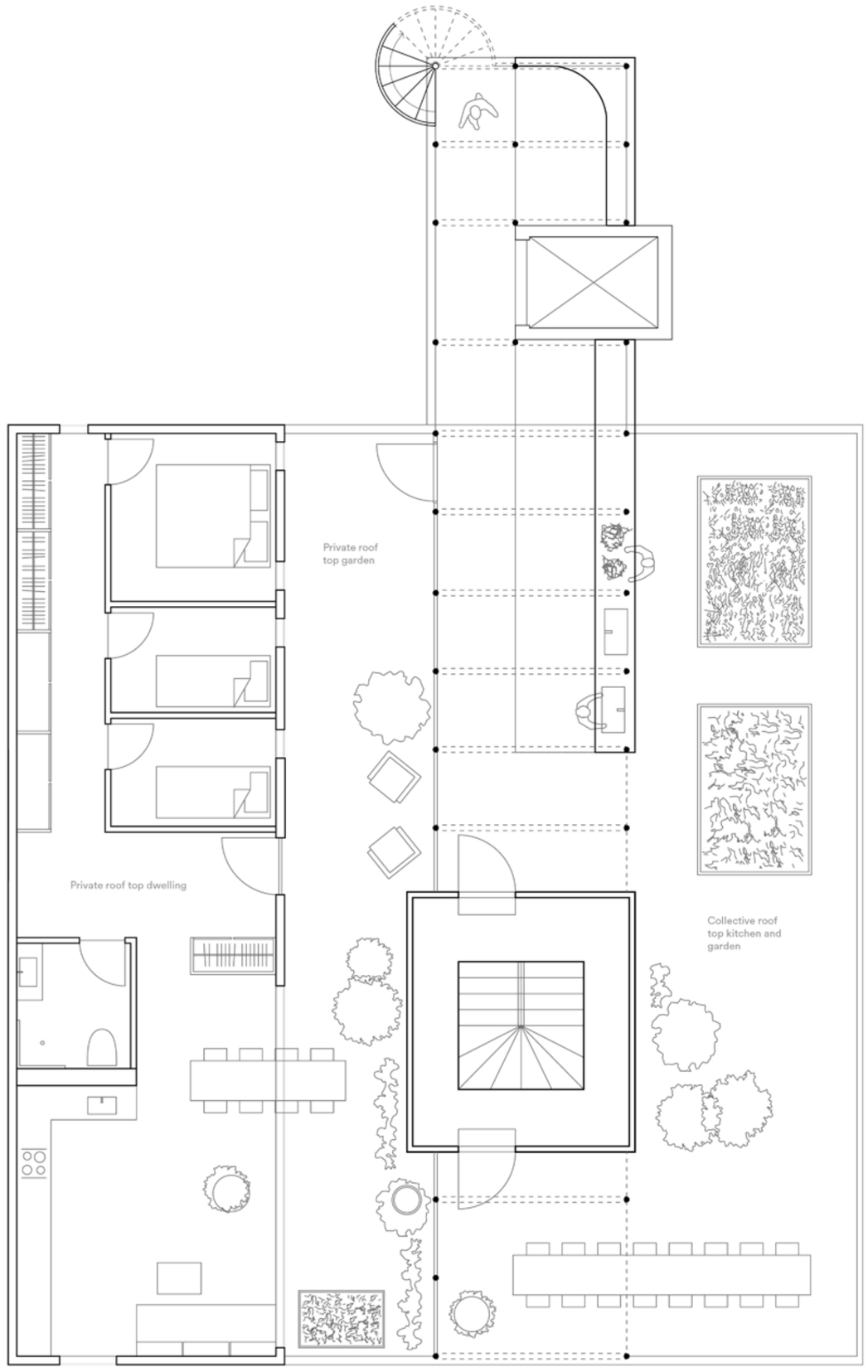
Remove 20 000 m² non load-bearing ground floor structures
250 Live/work groundfloor units (50-130 m²)
33 Collective support structures
7 Infill community houses

Capacity of 1000 newcomers

Collective support structure

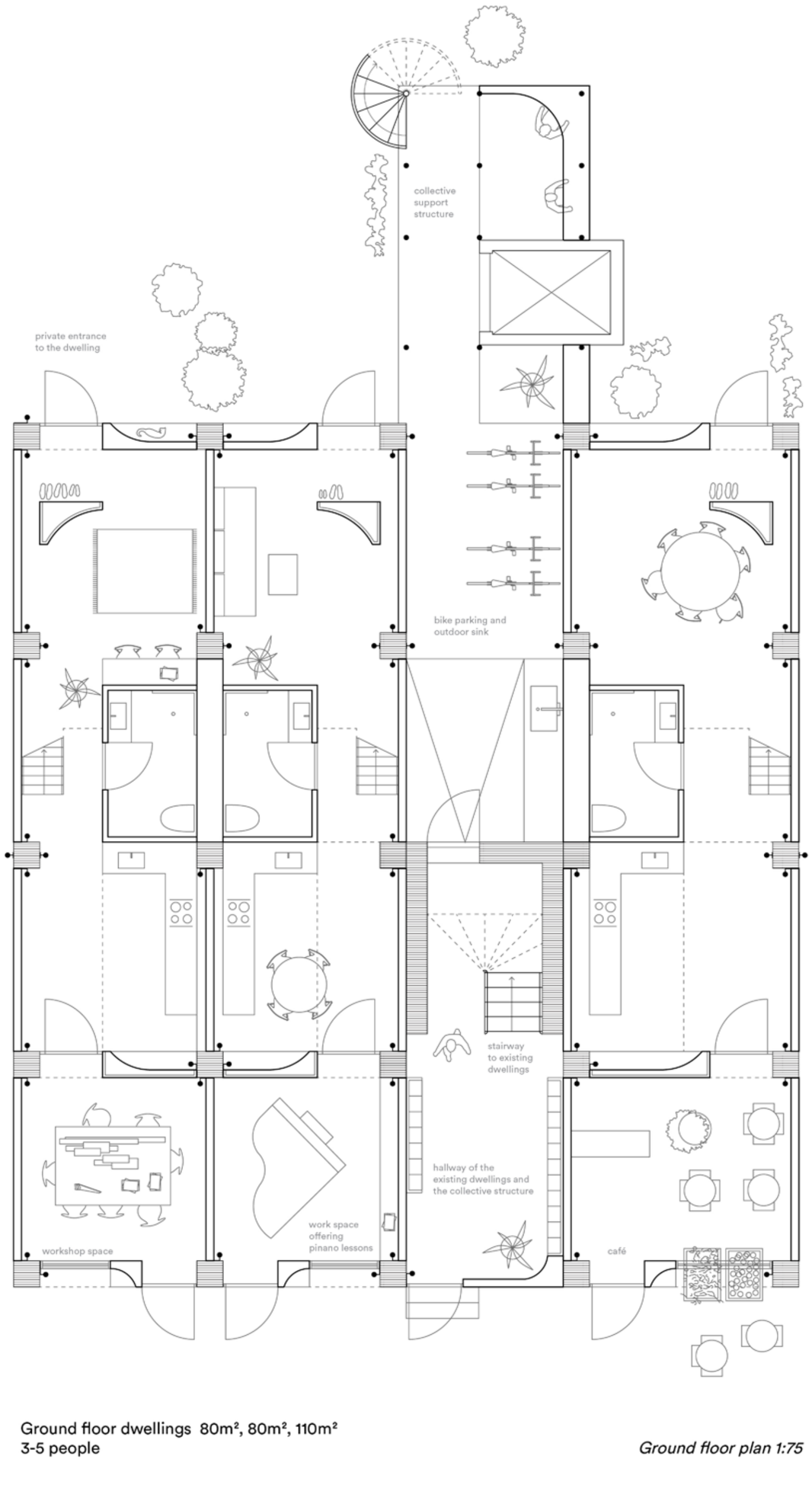
Infill community houses

1:1000



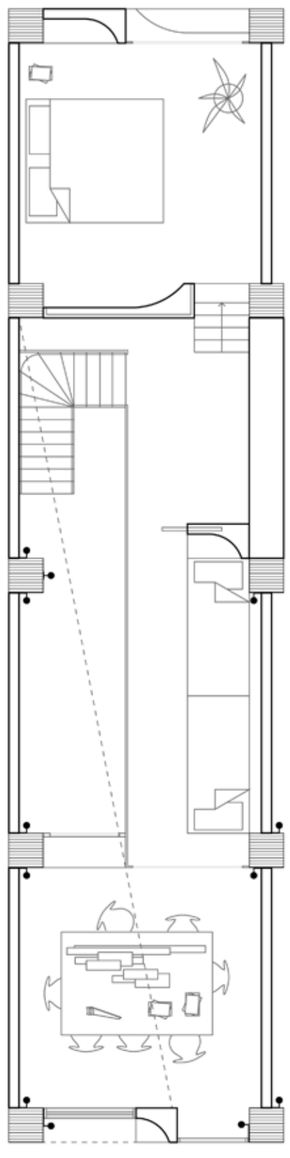
Rooftop dwelling 70 m²
Private outdoor space 40 m²
4 people

Rooftop plan 1:75

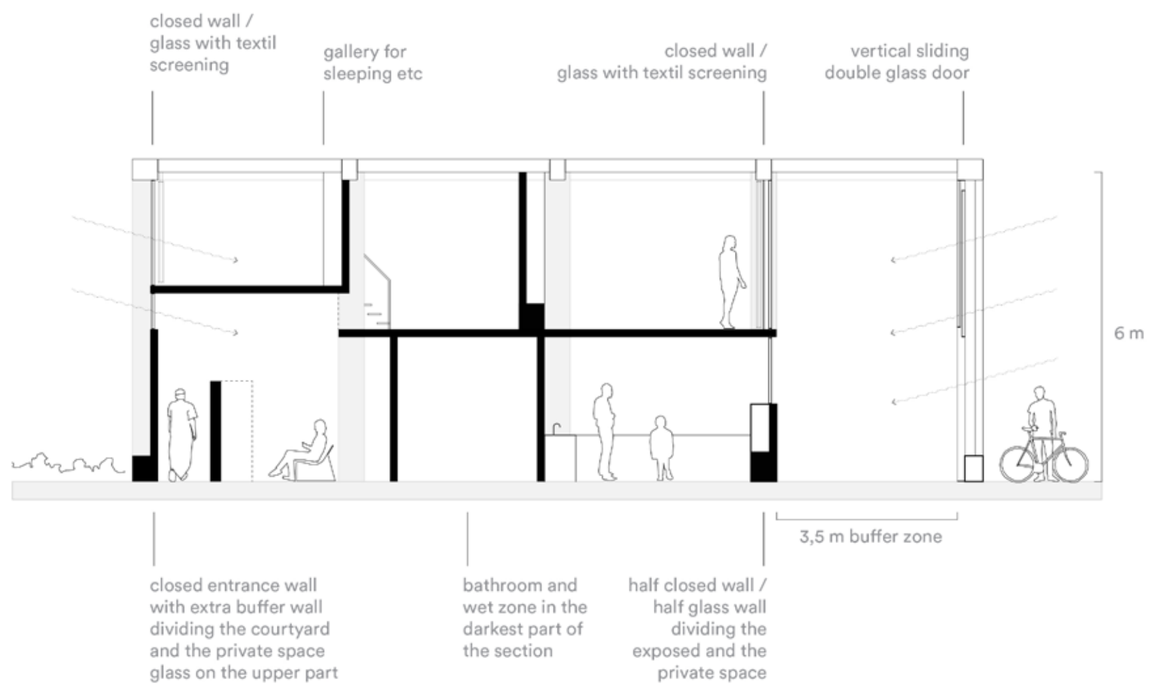


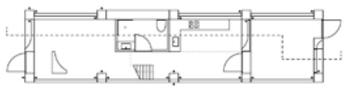
Ground floor dwellings 80m², 80m², 110m²
3-5 people

Ground floor plan 1:75



Gallery plan grounf floor 1:75





Security and light
Ground floor section 1:100

Possible scenario 3: The scalable system completed

Area 7000 m²
17 Live/work groundfloor units (50-130 m²)
Capacity of 70 newcomers

Possible program

0 Entrance railway / bus station
1 Entrance to existing dwellings and the collective support structure
2 Infill community house
3 Existing car parking
4 Piano lessons
5 Fruit shop
6 Workshop space
7 Collective kitchen
8 Office space
9 Hair dresser
10 Yoga
11 Study space
12 Bar
13 Car workshop
14 Bike workshop
15 Meeting space
16 Flower shop
17 Gym
18 Grocery's
19 Meeting space
20 Library
21 Laundery
22 Office space
23 School extention
24 Vegetable shop
25 Service space

Siteplan 1:150

Polykatoikia support structure

One goal is to secure long term integration by of accommodating new arrivals. 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.

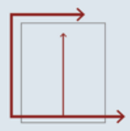
On the level of the apartment building, the vertical support structure functions as new collective space shared by the existing inhabitants in the building and the new arrivals living in the live + work ground floor units. The roof top includes a private one floor-dwelling next to the common rooftop space. 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.

In Greece you have the right to work even before the application of asylum is accepted. Hence, lower barriers to labour market participation should be a goal. Including an exposed work space in the living units ensures a close connection between private living and supporting the neighborhood with products or services.

To succeed in this, a common platform can be established for property owners and the Municipality. The property owners and the new arrivals can agree on a leasing contract, while the role of the Government / ECHO should be to secure future income to the property owners. The new arrivals will slowly pay back the total value, and over time they will become owners of their own apartment. This active system may encourage work motivation and long term integration. It is hard to sell and rent out apartments in Thessaloniki. Hence, this can be a long term solution that also will benefit the property owners.

Todays vertical segregation



New vertical inclusion

Possible activity

Additional steel core, stair and elevator

Additional entrances to the existing dwellings

Collective roofop space

Large outdoor livingroom.
Could include a large kitchen and a herb garden.

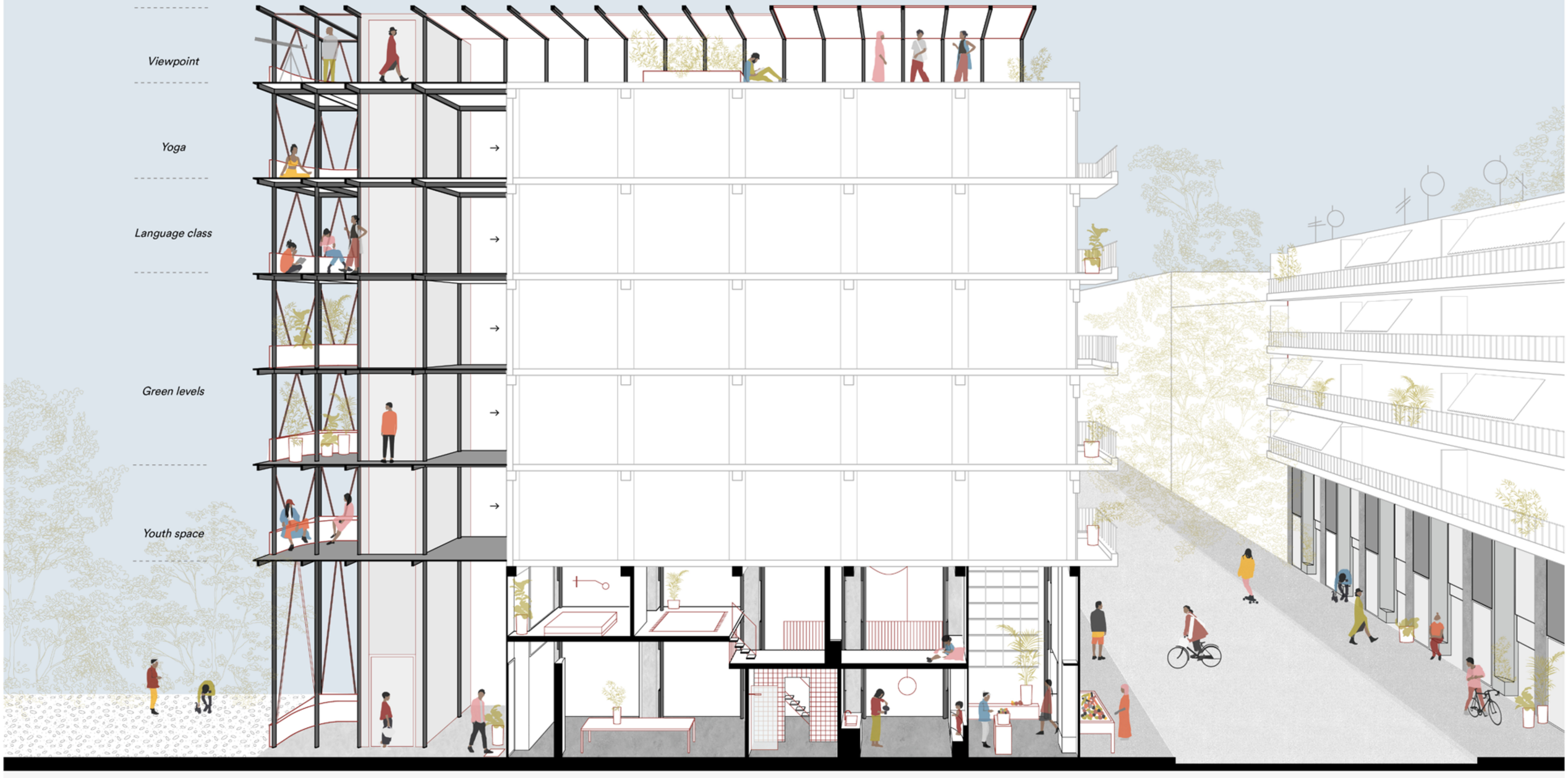
Viewpoint

Yoga

Language class

Green levels

Youth space



Akalyptos courtyard

Courtyard consisting of open green spots in the urban grid. Activated by the entrances to the ground floor dwellings and the vertical structures.

Collective vertical structure

Collective vertically spaces, shared by current and new inhabitants in the building. The new vertical access is a contrast to the existing vertical segregation in the polykatoikia.

Live private space

Private dwellings on the ground floor to secure life at the street level troughout the day. Entrances to the dwellings from the open courtyard. Grading in privacy trought the section. The higest grade of privacy in the center of the dwelling and at the gallery.

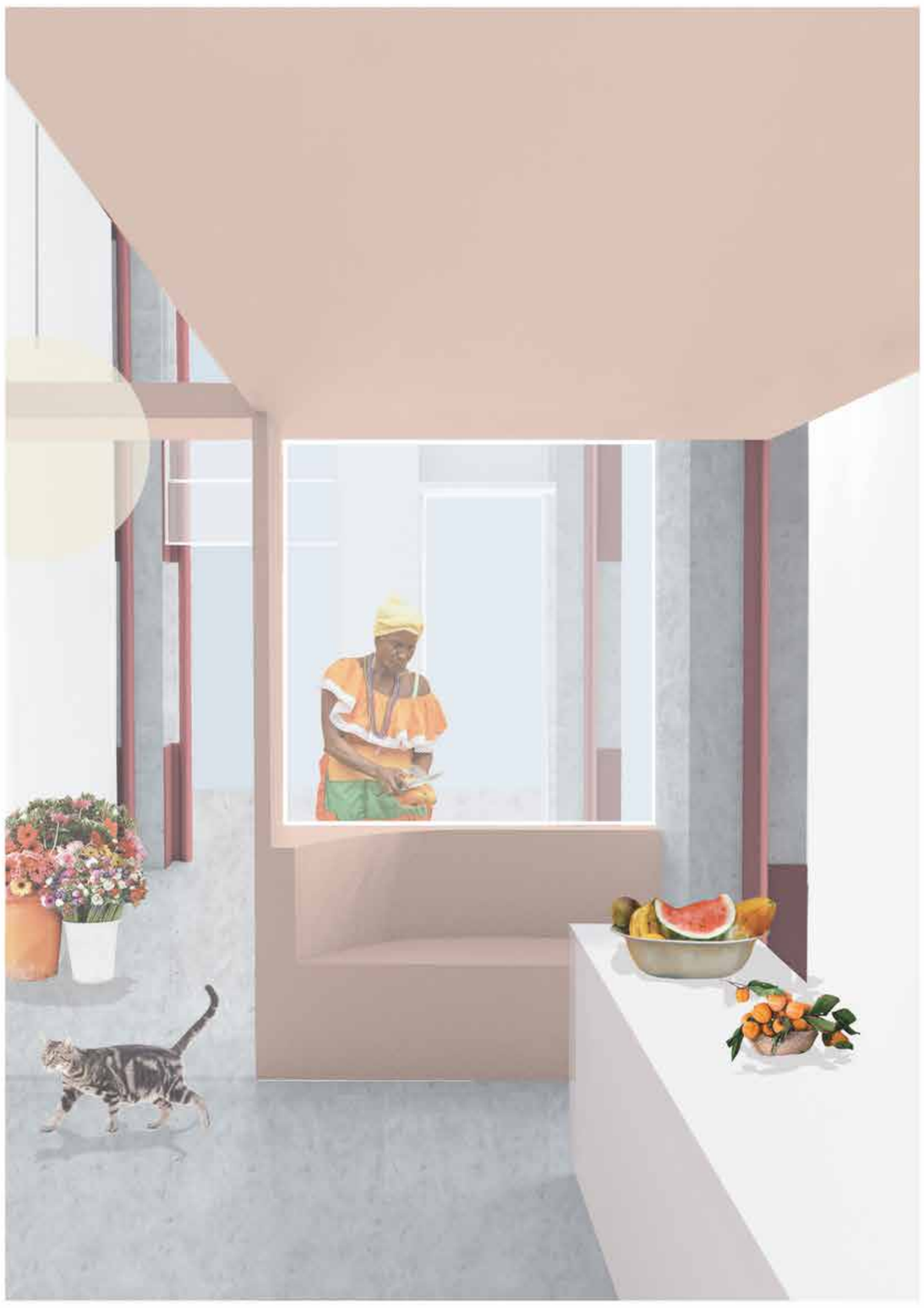
Work exposed space

Connected to and served by the private ground floor dwelling. Offer services to the neighborhood and make work accessable to the new inhabitants.

Pedestrian space

Public street

Infill structure - community house



Support structure - live work groundfloor dwelling