

Remains of another time

How can Masthugget 8:11 host new programatic functions while keeping its historical aspects from former uses?

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Master thesis 2024

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Master's program: Architecture and Urban Design

Profile: Building design and transformation

Studio: Building tectonics

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What imbues a space with its magic? Can such a question ever truly be answered? Perhaps not definitively. Yet, from an empirical standpoint, people are undeniably drawn to the echoes of the past – to the remnants of bygone eras that possess the ability to fascinate and ignite our curiosity.

Projects like the Jewish Museum in Stockholm exemplify how contemporary transformation attempts can captivate while still paying homage to a building's historical significance and meeting modern technological, safety, and accessibility standards. They underscore the notion that a meticulously orchestrated transformation can often prove more captivating than leaving a space untouched, seemingly frozen in time.

Embracing an approach that balances addition and subtraction spatially, this project strives to preserve what can be preserved, safeguarding the building's antiquarian values, while judiciously integrating necessary additions to meet the demands of modern functionality, safety, and accessibility. The envisioned transformation of Masthugget 8:11 into a hotel embodies this ethos. It acknowledges that a place's identity is a composite of its historical lineage and former functions, as well as its contemporary purpose. It seeks to weave together architectural elements, remnants, character, and narratives intimately tied to the space's identity.

These vestiges of another time, still palpable within these walls through structural features, material textures, and weathered patinas, serve as conduits to a bygone era, offering a narrative thread that connects past and present. They will be harnessed as tools to seamlessly integrate new additions with the space's inherent identity, sculpting a new physical realm that combines the realms of fiction and reality.

Keywords: Historical context, addition, subtraction, transformation, antiquarian values

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*Traces of time passing. Old walled door now fitting mailboxes, old stairs from 1926 and modern offices.
Samples from site observations*

Introduction

Aim

The goal is to encapsulate Masthugget 8:11's rich history by retaining remnants that still resonate within its walls. This includes maintaining the integrity of older parts dating back to the late 19th century such as some windows standing witness of the buildings past function as an industry or safeguarding later additions such as ancient pillars from the era when the building was under the ownership of the plumbing firm Bismark. Preserving its old industrial character, being one of the only buildings of its kind in the Masthugget district standing witness for the areas industrial past.

By deliberately conserving these architectural elements, each with its own narrative and significance, the transformation project can serve as a living testament to the building's evolution over time. These remnants act as tangible links to the past, providing visitors and occupants with a connection to the building's industrial heritage, its former inhabitants, and the communities that once thrived within its walls.

These historical features will then be incorporated into the redesign of Masthugget 8:11 with the expected outcome to successfully imbue the space with the unique character and authenticity specific to its old industrial past prompting reflection on the passage of time and the ever-changing landscape of urban development shaping our cities.

Research question

How can Masthugget 8:11 host new programatic functions while keeping its historical aspects from former uses?

Sub-questions

To what extent can a building's historical value be upheld when modern technological, safety, and accessibility standards are necessary?

Is it feasible to reprogram an old building like Masthugget 8:11 to fit a new program with such huge programetric needs as an hotel do without sacrificing a substantial part of its history?

Objective

Transform Masthugget 8:11 to fit new programatic functions as an hotel with respect to its inherent historical aspects from former uses.



Several remenants from the inventory worthy of being kept and/or being protected by the protection act

Methodology

Through site observations, notable features have been documented and captured in photographs to establish an inventory of remnants that must or can be conserved. Existing materials from the city archives, along with analyses conducted by the City of Gothenburg and relevant private institutions associated with the site, serve as a reliable foundation to comprehend the building's history and context. Employing the research-by-design approach, both physical and digital models are constructed and juxtaposed with existing site documentation to formulate a program that respect the site's antiquarian values.

Background - Problematization

The planned programetric changes to Masthugget 8:1 & 8:11 from today's various offices, bars and restaurants to an hotel raises questions about our approach to transformation projects, particularly concerning their historical layers and former functions. In common projects, the connection to the inherent context and history is either overlooked or non-existent.

As it stands, the facades facing Tredjelång and Nordhemsgatan will be "preserved" as an extra level fitting meticulously to the existing facade will be added. Much of the interior will undergo demolition and reconstruction to accommodate the new hotel function outlined in the detailed plans. The "antiquarian survey & consequence description" commissioned by Lindholm Restauring AB at the landlord's behest underscores specific architectural elements within the building deemed worthy of being preserved. These elements primarily stem from the original detailed plans or alterations made prior to the 19th century, with certain value-added features from before 1950 also being considered in the survey.

However, the possibility exists that a significant portion of the historical and architectural elements postdating the 19th century might be lost due to neglect and the absence of protective legislation safeguarding these newer additions. If this comes to be, over a century of history embedded within these walls may vanish into the annals of architectural practice.

Is it feasible to transform a defined space with such huge programetric needs as a hotel without sacrificing such a substantial part of its history? How can we preserve these remnants of previous uses, viewing them as valuable assets that could enrich the layers of depth in the transformation project?



Byns bistro on the ground floor and the newly renovated open offices on the second floor. More is more meets a modern epurated environment. Pictures from site observations.

Theory - Layering and palimpsest

The Layering and Palimpsest theory in architectural design draws inspiration from the concept of a palimpsest, a manuscript or a surface that bears traces of earlier writings or images that have been partially erased or obscured over time. In architecture, this theory suggests that buildings accumulate layers of history, memory, and meaning as they are modified, renovated, or repurposed throughout their existence.

The key principles of the Layering and Palimpsest theory includes:

Historical Continuity: Where buildings are viewed as dynamic entities that evolve over time, with each layer representing a distinct period in history. This theory emphasizes the importance of recognizing and respecting these layers of history, as they contribute to the richness and complexity of a building's identity.

Spatial and Material Complexity: Layering and Palimpsest theory acknowledges that buildings are composed of multiple spatial and material layers, each with its own unique characteristics and significance. These layers may include structural elements, decorative features, and traces of previous interventions or alterations.

Memory and Meaning: Each layer within a building carries its own memories, stories, and meanings, reflecting the individuals, communities, and events associated with its creation and use. By preserving and revealing these layers, designers can create spaces that evoke a sense of connection to the past and foster a deeper appreciation for the building's history.

Adaptive Reuse: The Layering and Palimpsest theory advocates for adaptive reuse of existing buildings, rather than demolition and new construction. By repurposing buildings with multiple layers of history, designers can celebrate their complexity and authenticity while accommodating contemporary needs and functions.

Creative Expression: Designers are encouraged to embrace the creative possibilities inherent in layered buildings, exploring innovative approaches to preservation, restoration, and adaptation. This may involve strategies such as exposing historic fabric, integrating new interventions, or reinterpreting historical elements in a modern context

The Sala Beckett theatre in Barcelona

2016, Flores and Pratt

2923 sqm

The theater is housed within a former 1920s workers' cooperative building, which had fallen into disrepair over the years. Rather than demolishing the structure, Flores & Pratt saw an opportunity to breathe new life into the space while honoring its industrial past.

Throughout the design process, sustainability was a key consideration for Flores & Pratt. The architects implemented a range of environmentally friendly features, such as energy-efficient lighting, passive cooling strategies, and rainwater harvesting systems. Materials with low environmental impact were chosen wherever possible, further reducing the building's carbon footprint.

One of the most striking features of the Sala Beckett Theatre is its juxtaposition of old and new elements. The architects carefully preserved the original facade and structural elements of the building, including exposed brick walls, timber beams, and industrial fixtures. These historic features serve as a backdrop for the theater's contemporary interventions, creating a dynamic dialogue between past and present.

Inside, the theater's interior spaces are designed to be flexible and adaptable, allowing for a wide range of performances and events. The main performance space features movable seating and modular staging, enabling configurations tailored to different productions and audience sizes. Acoustic treatments and soundproofing materials ensure optimal acoustics, while state-of-the-art lighting and audiovisual systems provide technical support for performances of all kinds.

The Jewish museum in Stockholm

2019, Marge architects

470 sqm

In 2016, the Jewish Museum was relocated to a building on Själagårdsgatan, in Gamla Stan. Originally constructed in the 17th century as an auction chamber, this historic edifice had a wide span of uses over the centuries. It served as a synagogue in the 19th century before undergoing various transformations to accommodate different functions from 1870 onwards, including a sailor church, a police station, and an architect's office.

The transformation of this building posed several significant challenges. Firstly, there was the task of creating an exhibition space that honored the building's historical significance while adhering to modern technological and accessibility standards. Secondly, the architects had to adjust to the landlord's wish that no alterations were to be made to the frames and no interior moldings were to be removed. Lastly, the project faced financial constraints, necessitating the preservation of existing interior surfaces and units to minimize costs.

To overcome these challenges, the architects embraced an addition / subtraction spatial approach. This involved preserving elements of the building that could be retained, adding new components as required, and removing features in line with the landlord's directives and the building's antiquarian value. The result is a harmonious blend of old and new, where historical integrity met contemporary functionality in a seamless and aesthetically pleasing manner.

Reading instructions

The work is divided into two parts, beginning with a quick exploration of the historical context to gain an understanding of the area and a deeper dig into the historical assessment of Masthugget 8:11. Involving analyses of historical drawings which are being juxtaposed with personal observations made on-site. These findings are combined with drawings from the state archive to inform decisions regarding which architectural elements to retain and which to discard.

The second part entails the design proposal, where insights from the historical assessment phase are synthesized using an addition-subtraction method. This method involves selectively incorporating new design elements while preserving the building's historical integrity. This structured approach ensures that the design proposal is informed by the building's history and aligned with contemporary needs.

Delimitations

-Only historical layers that are still present within the building will be considered as part of the transformation process.

-The sunken portion of the building will be treated as if it were not submerged in the soil.

- No hotel operator have participated in the project.

-The cost of the transformation of Masthugget 8:11 is not accounted for.

-This project is site specific and does not aim to provide a universal solution for handling transformation projects.



Figure 3 - Okänd bok om Masthugget, Stadsarkivet

Site analysis

The history of the Masthugget district

The Masthugget district derives its name from the Mast harbors, which were once located near the southern Älvstranden. Dating back to the 17th century, this riverside area was bustling with activity, primarily centered around wooden trading, mast, and boat construction. Meanwhile, the land south of the river remained rural, dotted with scattered farms and houses. However, with Gothenburg's expansion spurred by the East India Company in the 18th century, the port's significance grew, attracting more businesses to the area. The informal nature of Masthugget led to the demolition of buildings from this early period between 1870 and 1910 to accommodate the 1866 detail plan, which ultimately shaped the district's current layout. Once informal, Masthugget became Gothenburg's new westernmost district following the acknowledgment of this detail plan, originally proposed in 1823.

Today, Masthugget's distinct character is defined by a combination of factors, including small-scale property divisions, a wide variety of buildings spanning different epochs, and the prevalence of stone facades. Furthermore, Lindholm Restaurering's analysis reveals that many buildings in the area feature the "typical Gothenburg brick," while numerous streets and sidewalks are paved with locally sourced Bohuslän granite. These long streets are recognized within the city's conservation program as a unique environment found only in Gothenburg.

However, Masthugget's character faces challenges, particularly in its western part, where aspects crucial to its identity have been gradually erased. The 1948 city plan gentrified the zone, relocating major ports westward and closing down inner ports like Masthugget to accommodate the Stella Line. Despite these changes, Masthugget's rich history and distinctive traits continue to shape its evolving landscape.



Figure 4 - The Masthugget district's passage from an informal to a formal district based on the detailplan of 1866. (Source: Hultgren, Åsa. "Långgatorna i Masthugget" Göteborgs stadsbyggnadskontor, 2012)

The Långgatan neighborhood

The Långgatan neighborhood, named in 1883, has a rich history intertwined with Gothenburg's harbor, which once stood in the area. This proximity to the harbor made it an attractive location for shops, workshops, restaurants, and small industries to establish themselves. Today, the long streets are recognized in the city's conservation program as a unique environment in Gothenburg which needs to be regualted.

Lindholm Restaurering has identified several key characteristics that should be considered in planning for the area:

- The small scale of the buildings
- The style variation in facades and building age
- The variation in building types
- The variation in building heights, volumes and scale
- The visible fire gables and the exposed roof landscape
- The interconnected building bodies
- The narrow facades facing the street
- The bricks as facade material
- The clear industrial character of the corner building 8:11
- Visible factory chimney of 8:11
- The chamfered corner of 8:11

Situationplan of the Långgatan neighborhood.



Masthugget 8:11

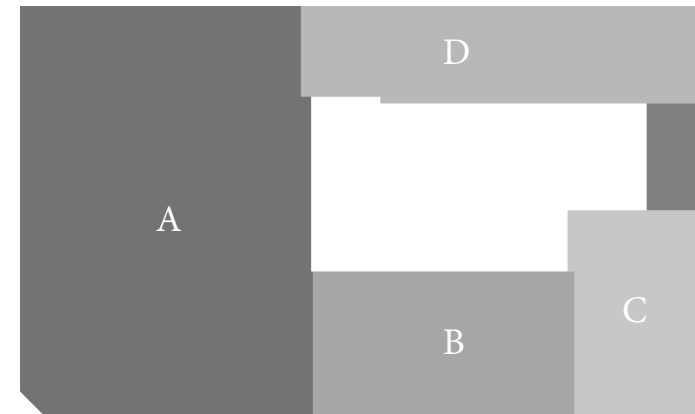
Nestled at the intersection of Nordhemsgatan and Tredje Långgatan in the vibrant Långatorna area of Gothenburg, Masthugget 8:11 is known from locals as a lively part of town where you find bars and restaurants. The property's origins trace back to 1891 when the first structures were built as part of a brewery. Already in 1898, a major transformation took place to accommodate A.J.G Bissmarck, a plumbing firm. Subsequently, the premises were occupied by Tapisseribolaget until the 1970s. Over the years, this versatile property has undergone various redevelopments, evolving into a hub for shops, restaurants, bars, shared offices, and smaller offices, catering to entrepreneurs from diverse fields such as architecture, painting, and social media.

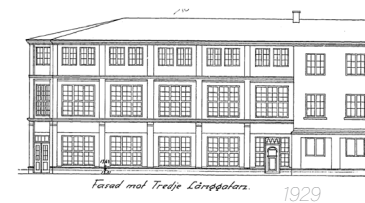
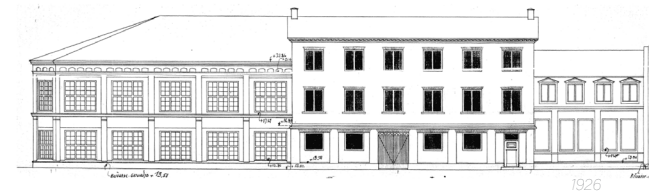
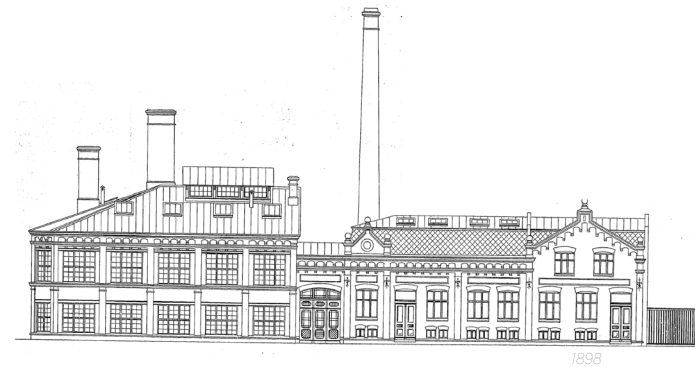
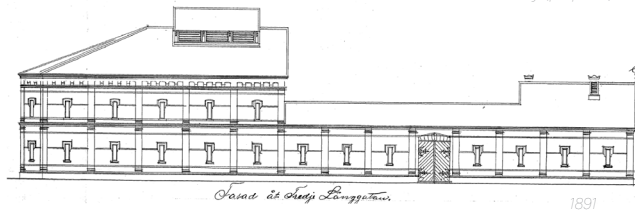
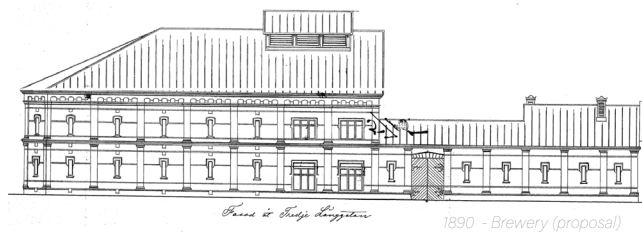
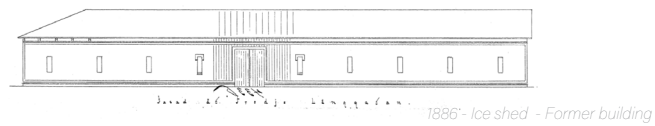
Comprising four distinct buildings we can refer to to as A, B, C, and D this property boasts a small storage facility designated as cultural heritage, which will remain untouched.

Buildings A, C, and D were erected in 1891 as part of the brewery complex, while Building B came later in 1926 when A.J.G Bismarck still had a plumbery firm there.

Building A underwent expansion in 1929 with the addition of a third level, enhancing its architectural profile and spatial capacity.

Building D was originally build as a shed in 1891, however documentation from 1899 indicates that it comprised four levels at the time. The exact year of that transformation remains unknown as there is no documentation indicating the specific timeframe when the changes occurred.

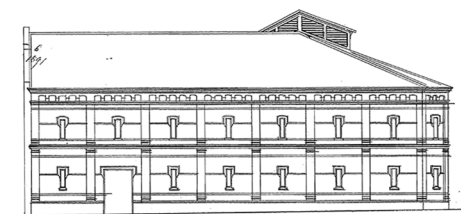




The transformation of 1926 and the second floor addition of 1929 gave the property its current appearance.

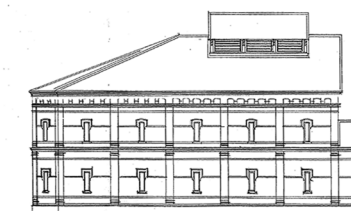
Historic transformations of Masthugget 8:11 from Gothenburgs Archives
Tredje långgatan / Nordhemsgatan, Gothenburg
Property owner: Herlitz Properties AB

Building A - Built in 1891

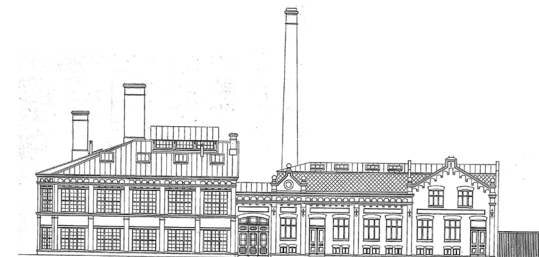
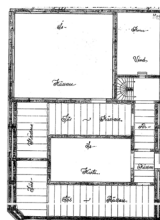
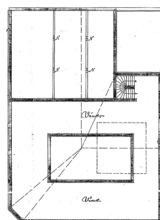
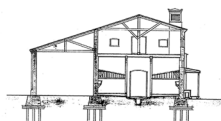


Drawings from 1891

The elevations from 1891 shows the entrance facing Nordhemsgatan which remains intact. Originally adorned with small windows, they have since been enlarged to allow more light into the building. The ornate pillars adorning the facade have also been preserved.

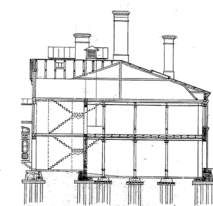
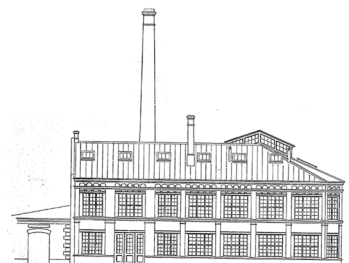


The plan from 1891 shows the presence of a staircase still present in the building

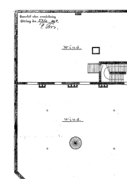


Drawings from 1898

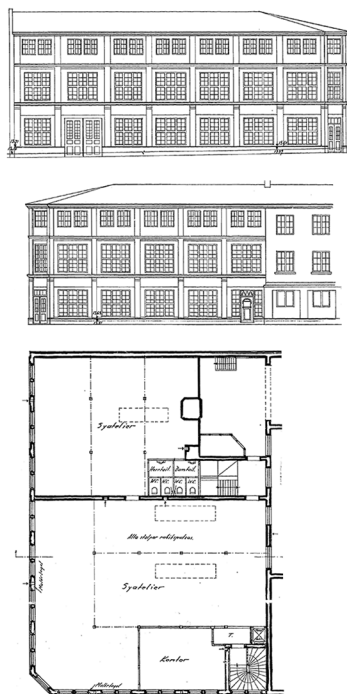
Facade from 1898 - Significant changes mark this period, with the entrance facing Hamngatan being widened for improved accessibility. All windows have undergone expansion, accompanied by the addition of I-beam supports above them. These alterations signify the beginning of the facade's transition to its present configuration, shaping its distinctive appearance.



Section from 1898 - This detailed illustration reveals the evolution of Masthugget 8:11, depicting the original staircase from 1891 alongside a new pellar system which has been introduced to provide structural support for the revamped first and second floors, complemented by a valve system usually present in cellars at the time.



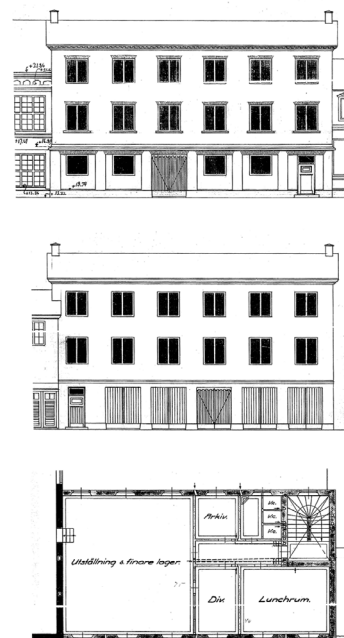
Plans from 1898 - These documents unveil the architectural intentions of Masthugget 8:11 during this period, highlighting the new pellar system. Some of the windows facing the garden on the groundlevel have since been bricked up, marking a departure from the original design.



Drawings from 1929

Plan of the Third Floor, Elevation, and Section, 1929 - This set of drawings illustrates a significant evolution in Masthugget 8:11's architecture. The addition of a third floor is depicted with a new a wooden pillar construction to support the expanded structure. A new entrance and a staircase towards Tredjelång are introduced, enhancing accessibility and circulation within the building. Of particular interest is the inclusion of a door at the corner of Hamngatan and Tredjelång, a departure from the previous window seen in the 1926 elevation.

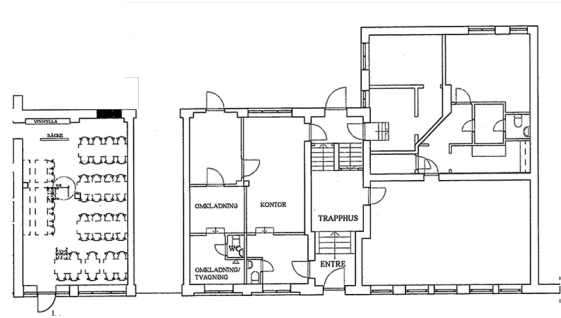
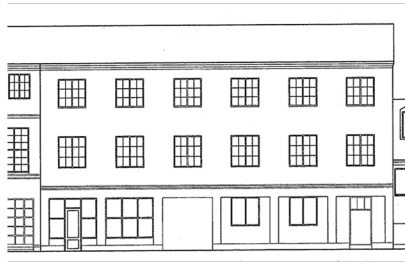
Building B - 1926



Drawings from 1926

Elevation, 1926 - The facade of Masthugget 8:11 hasn't undergone extensive changes since 1926. However, a significant renovation took place in 2016, during which all the windows were replaced. Additionally, on the second elevation facing the garden, the garages have been walled up. On the left side, space has been left for either a window or a door, indicating adaptations to the building's layout over time. These alterations reflect the evolving needs and usage of the building over time.

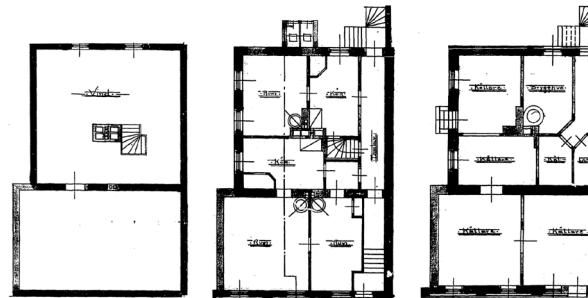
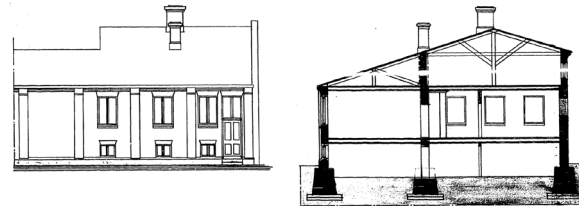
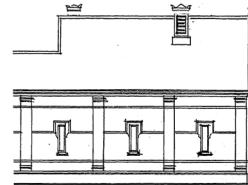
Plans, 1926 -The presence of the staircase in the building remains unchanged, serving as a characteristic element of its architectural composition. Moreover, these plans indicates that the connections between building C on the ground floor and the first floor, as well as between the second floor and building A, were already established at the time of the building's original construction.



Drawings from 2006

Elevation, 2016 - All the windows have here been replaced with energy efficient double-insulating aluminum windows. On the ground floor, a section of the wall has been opened up to accommodate larger windows and a door directly connecting to the street. An easy way to integrate the new winebar "Mellanrummet" with the urban environment and giving them their own private access.

Building C - 1891

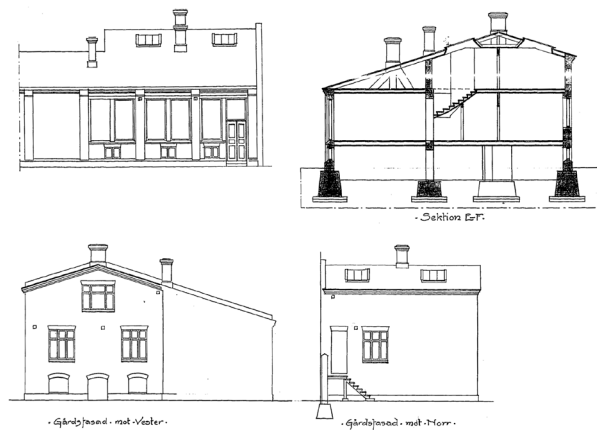


Drawing from 1891

1891 - Building C originally featured uniform small windows, similar to those found in Building A. However, over time, these windows were widened, likely to increase the amount of natural light.

Drawings from 1899

1899 - A cellar, a new ground level and an extension to the attic level has been introduced. New, larger windows have been installed, illuminating the cellar level and the first floor, thereby enhancing their functionality and aesthetic appeal. Additionally, a door has been incorporated facing Tredjelångatan.



Drawing from 1912

1912 - Further widening of the windows occurred, necessitating the addition of the I-beam structure that remains visible today to provide support. The garden elevation from this period bears no resemblance to the current garden facade layout.



Drawing from 1926

1926- During this renovation, the wall on the left side of the building was repurposed to provide support for the construction of Building B. As a result, four windows were retained, while the door facing Tredjelång was removed to accommodate a fifth window. Additionally, the windows bringing light into the cellar were enclosed with concrete walls. These changes marked the completion of the building's current shape.

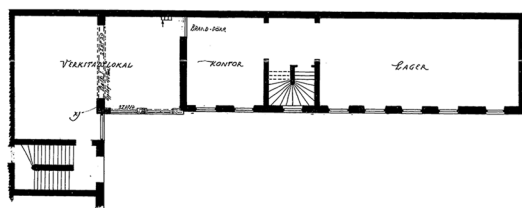
Building D - 1891 / 1899



Drawings from 1899

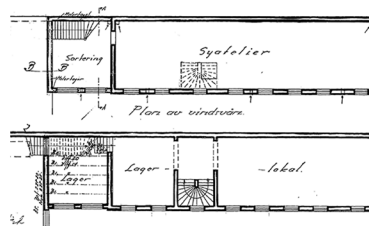
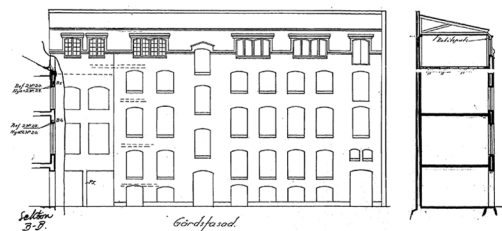
Facade, 1899 - The window openings depicted in the first historical plans showing the four level building bear partial resemblance to the current facade.

Plans, 1899 - The current staircase is present in these plans from 1899. However, it appears that the upper portions of the staircase were partially removed on the upper floors, as evidenced by the plans from 1939.



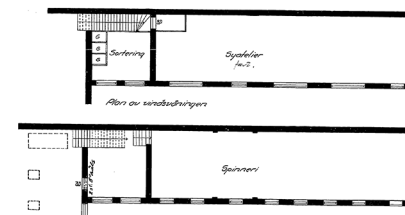
Drawings from 1924

Elevation and plans, 1924 - An extension to building D is added, connecting it with building A. This addition integrates with the existing facade, as observed on-site, with windows and I-beams supporting the walls in alignment with the property's overall architectural design.



Drawings from 1926

Elevation and plans, 1926 - an additional level is added to the new extension built in 1924. The new stair leading up to this added level is still present in the building today. Additionally, small stairs can be observed on level three, and intriguingly, they remain intact in the building's layout to this day.



Drawings from 1939

Plans, 1939 - The plan from 1939 marks the first instance where the centrally situated stairs on the top floors have been cut off from the upper floors. This alteration remains unchanged in the building's layout to this day.

Summary

Building A - s22-23

A comparison with historical records reveals that the facade of building A facing the streets has remained largely unchanged since 1929, preserving much of its original character. However some alterations are observed on the ground floor, where some windows have been partially walled up to make them smaller. Only a door and the two windows towards Nordhemsgatan have kept their original configuration, serving as tangible remnants of the building's past. These observations underscore the dynamic between preservation and adaptation in the ongoing evolution of Masthugget 8:11. Consistent material regarding alterations towards the inner court of building A is lacking in the State archive records. However, based on an analysis of the 1898 plans, two windows were originally situated behind the current "trashhouse" in the garden. The lack of material in the archive suggests that changes made over time at Masthugget 8:11 haven't been thoroughly recorded and archived, highlighting the importance of documenting changes made to a building to preserve and understand the architectural heritage of a building.

Building B - s23-24

The study shows no alterations regarding building B since the relatively new facade alteration of 2016 made mainly to give the new wine bar "Mellanrummet" its own entry and wider windows to better connect with the street. Only an inaccuracy in the width of the entry to the inner garden is to be noted in the drawings from 2016. Towards the inner garden, a window and a door have been added, suggesting adaptive reuse and changes in occupancy of building B. The old garages towards the inner-garden have been walled up, to make place for a trashhouse now directly connected to the enclosed area. These alterations show in their turn shifts in functionality and space utilization over time. The facade itself maintains its structural integrity and have adapted to contemporary needs even if the handwork and pick of materials sometimes lack finesse.

Building C - s24-25

The wide windows on the first floor of building C have been replaced with smaller ones, and to fill and narrow the size of the windows it has been filled out with a wooden construction. Despite the absence of these features in the 1926 plans, remnants of the windows that once brought light into the cellar are still visible. The facade facing the inner garden retains a similar appearance to the 1926 facades, maintaining its historical character. However, a notable change include the addition of an extra door from garden area leading to the cellar with a larger stair, likely to enhance accessibility. Furthermore, the staircase leading down to the inner garden from the first floor of the building has been taken away to accommodate the construction of a new building. As a result, a window has been partially walled up to create space for this new structure.

Building D - s25-26

The roof and the upper floor windows on building D seem to have been swapped out, indicating a substantial update to the facade's appearance. Additionally, four windows on the upper levels have been repurposed as escape routes towards the garden, reflecting a focus on safety measures and compliance with regulations. Furthermore, three cellar windows have been walled up to accommodate the installation of rectangular windows. The central door has been widened, possibly to improve accessibility or accommodate larger items passing through. Simultaneously, one of the external cellar doors has been removed, making way for the installation of a window. Suggesting a reevaluation of spatial needs or usage patterns within the building. The entryway on the right side of the building has been walled up to make space for a trashhouse, now recognized as cultural heritage.

Overhall

The inner constellation has changed during the last century to re-adapt the property to fit new functions while the facades has kept more of its original character.



Facade west and south 1:400



Elevation of Tredjelång 1:400

*Masthugget 8:11 today - Results drawn from observations in-situ and archive materials
Tredje långgatan / Nordhemsgatan, Gothenburg
Property owner: Herlitz Properties AB*



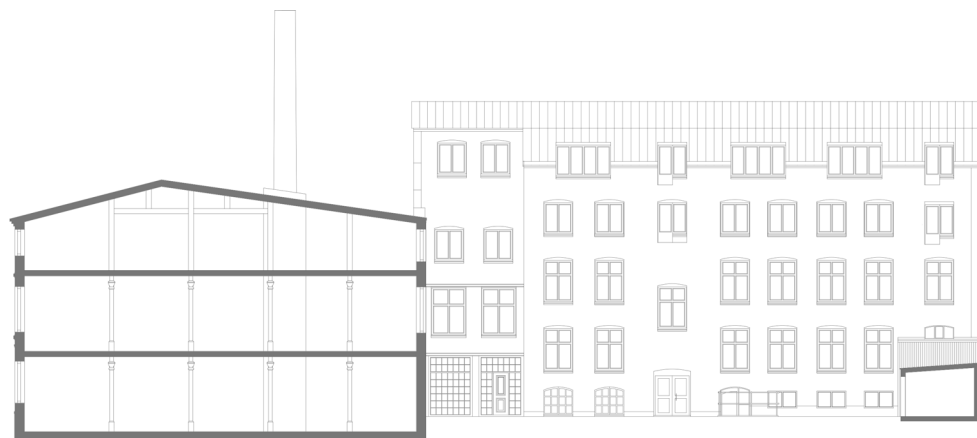
Section A-A 1:400



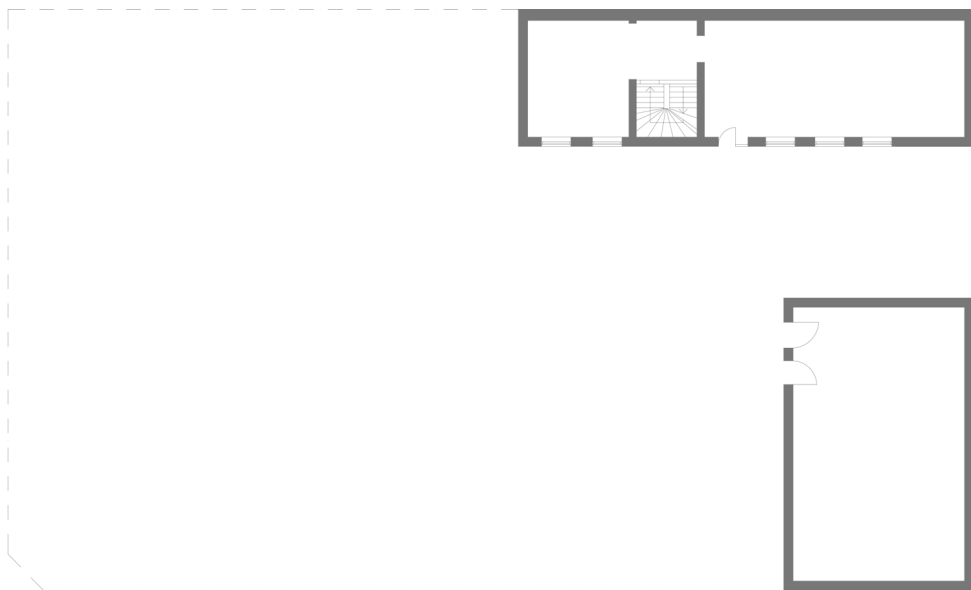
Section B-B 1:400



Section C-C 1:400



Section D-D 1:400



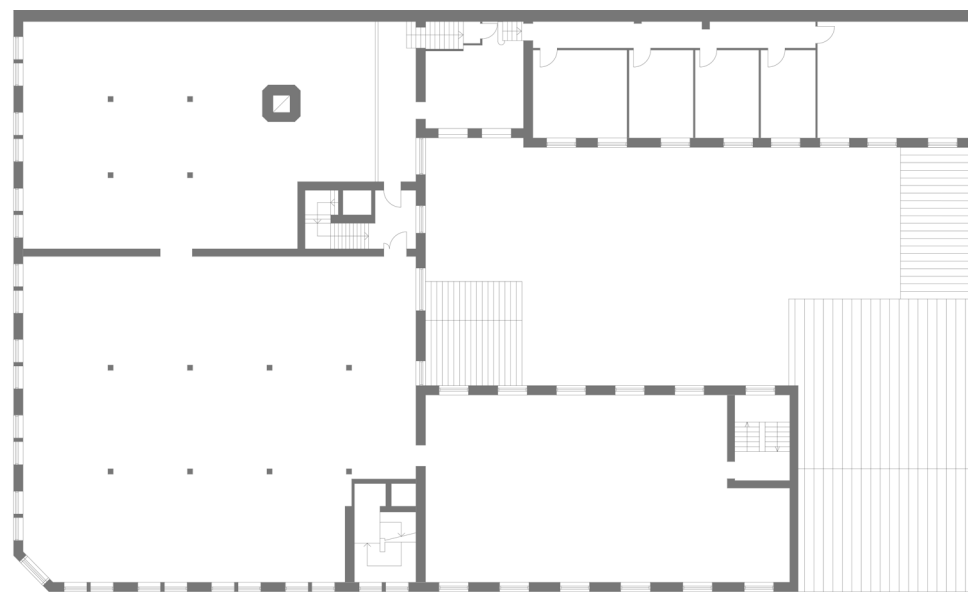
Plan of the cellar 1:400



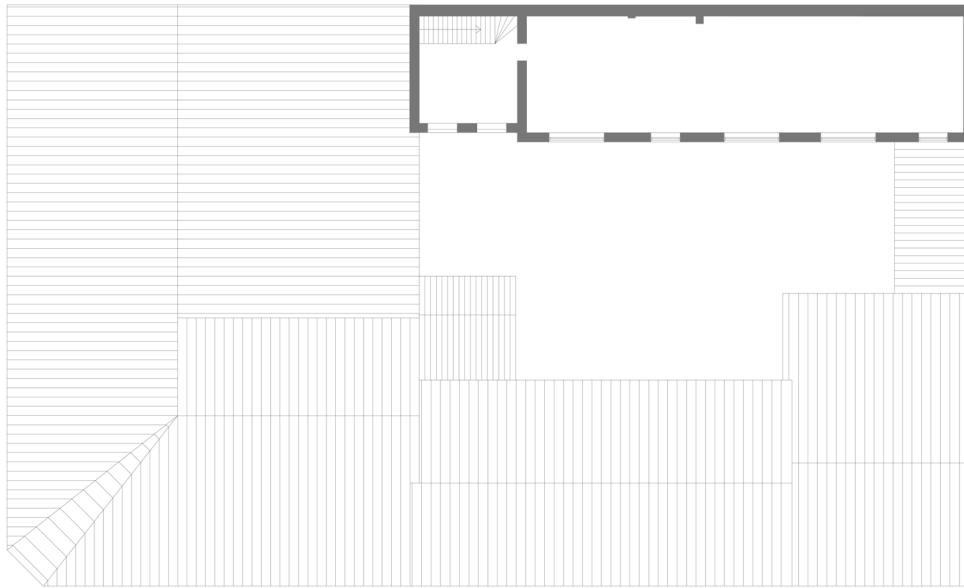
Plan of the first floor 1:400



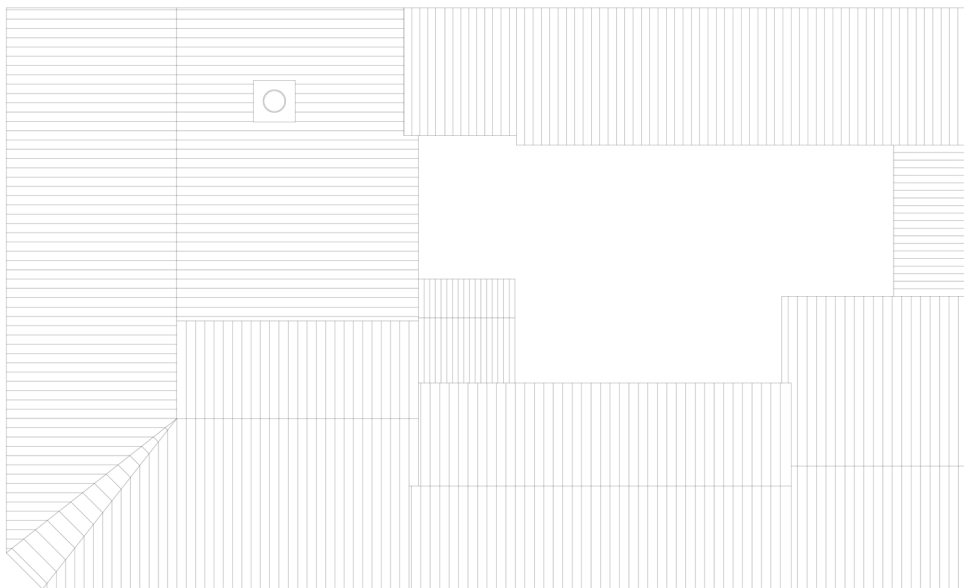
Plan of the groundfloor 1:400



Plan of the second floor 1:400



Plan of the third floor 1:400



Plan of the second floor 1:400

Uses

The plans drawn from these analyse of the archive and the observation in-situ were made to undertand the basic structure of the property and are used as the ground for all the further investigations, including the design proposal. However they might differ a bit from the drawings in the design exploration parts as they have been made in a early part of the project. New information may have been uncovered in later parts of the process. Updated drawings are displayed in the design exploration section.

Disclaimer

The results are based on the site-observations and archive material analysis made. They may lack information due to the limited acces granted to the building and flaw information from the archives. It is therefore an aproximate reconstitution of the building and the current state it is in today. Despise of that it is used as the ground to stay on for the further inquires and design proposal of Masthugget 8:11.



Render of kept details from the old building melting in to the new additions

Design proposal

Hotel Skutan

4098 sqm indoor

291 sqm garden

Hotel and restaurant program

Hotel Skutan enjoys a prime location in the heart of Gothenburg, nestled in a charming area close to both corporate hubs and social venues, as well as the city's historic center. This makes it a magnet for a diverse clientele. Despite its limited number of rooms, they are wide sized to improve comfort. The hotel offers an array of amenities including spa and fitness facilities, a bar-restaurant, and laundry services, all set in an authentic industrial but modern environment. Hotel Skutan targets guests who value a premium experience in the city center, from business travelers looking for a comfortable and quiet place to relax or work after meetings to couples seeking for a romantic getaway or vacations in an intimate and atypic setting. But hotel Skutan seek to attract a wide sphere of clientele from solo travelers looking for a peaceful retreat to indulge in some personal time to cultural enthusiasts who may be intrigued by the architecture and the interior design.

The Coffe - Restaurant serves as a front for the hotel to promote itself and attract diverse customer from the area and hotel guests. Coffe during the day it aims to attract a younger clientele enjoying to work remotely or study in a modern and casual atmosphere, locals or travelers who enjoys socializing over a coffe, creative minds who enjoys alternative settings, or even people seeking for unformal business interactions. When the evening comes, the lights are turned down, the candles comes out to to create a warm and cozy atmosphere more propitious for dating and mingling over a glass of wine.

Overview

Receptionhall- 70 sqm

Mainhall on ground floor- 120 sqm

Coffe - Restaurant area - 316 sqm

Dining area - 200 sqm

Kitchen area with foodstorage - 90 sqm

Sanitaries - 26 sqm

Guest Rooms - 1622 sqm

Groundplan - 106 sqm

Firstplan - 700 sqm

Secondplan - 700 sqm

Thirdplan - 116 sqm

Fitness facility - 78 sqm

Spa facility with dressing rooms- 158 sqm

Staff lunch and meeting rooms- 138 sqm

Technical room - 139 sqm

Cleaning / Linen areas / Laundry - 98 sqm

Wasteroom - 14 sqm

Cargo hold - 19 sqm

Indoor recreational spaces / Corridors / ramps /

Stairs / Elevators and Escape routes - 1326 sqm

Outdoor recreational spaces - 291 sqm

Programmetric problematics

A limited number of guest rooms

The 4084 sqm hotel complex accommodates a modest number of 45 guest rooms due to several constraints:

- Existing Windows: The existing window layout imposes significant limitations on the flexibility to position walls for creating new spaces.
- Existing space: The varying widths of Buildings A, B, C, and D make it challenging to efficiently utilize space for guest rooms. Building A is almost 21 meter wide and 30 meter long which make some parts have no access to natural light while building D is only 6.2 meter wide make it small to fit rooms efficiently.
- Limited access to daylight: : The existing space offers limited access to natural daylight needed to accommodate comfortable guest rooms.
- Accessibility: The layout of the buildings and its new hotel program necessitates considerations for accessibility, which further reduces available space.
- Placement in the city: Tredjelånggatan and Nordshemsgatan pulse with energy, particularly after nightfall. Prioritizing safety, guestrooms are intentionally situated away from the bustling streets on the ground level. Instead, the space is activated through restaurang Skuttan, a vibrant bar and restaurant, inviting passersby to indulge in a memorable evening experience.

This limitation results in a fewer number of rooms than if the building was built to accommodate an hotel program.

Improving directional readability and accessibility

- To enhance accessibility across all levels of the complex: Three ramps and three elevators are added on the ground floor and levels one and two, ensuring access to all buildings (A, B, C, and D).
- Revamping Access Points and Stairways: To improve directional clarity and safety, several entrances are cut off, reducing the number of distinct entry points. Some stairways are closed off from guests and become emergency exits enhancing the safety and navigability in the hotel. Other stairways are opened up again or kept as such to keep clear connections or create new ones which adds navigability through the building complex.
- Main Staircase Addition: A new main staircase and two elevators are installed in the new main hall sitting in direct connection to the reception area to streamline navigation throughout the complex. This addition requires partial opening of the old ceiling from 1898 in Building A to accommodate the new staircase and elevators.
- Garden Access Modification: For security and privacy reasons, access to the garden area is cut off from Tredjelånggatan, creating an outdoor recreational area and a secluded space for the pool area enhancing the hotel's exclusivity and directional readability.

By addressing these challenges and acknowledging these problematics, the hotel complex aims to optimize space usage, enhance accessibility, and elevate the overall guest experience.

Subtraction

Non-bearing walls that are incompatible with the program are removed to ensure an optimized spatial use and functionality.

Portions of bearing walls that obstruct pathways or hinder the creation of a comfortable environment are partially or entirely removed and reinforced to improve accessibility and create essential nodes within the building layout.

Exterior walls are preserved unless they can enhance the program's qualities without compromising the building's historical significance.

Addition

New walls are strategically introduced to delimit spatial areas:

-in accordance with the programs need for privacy, confort and varied spaces.

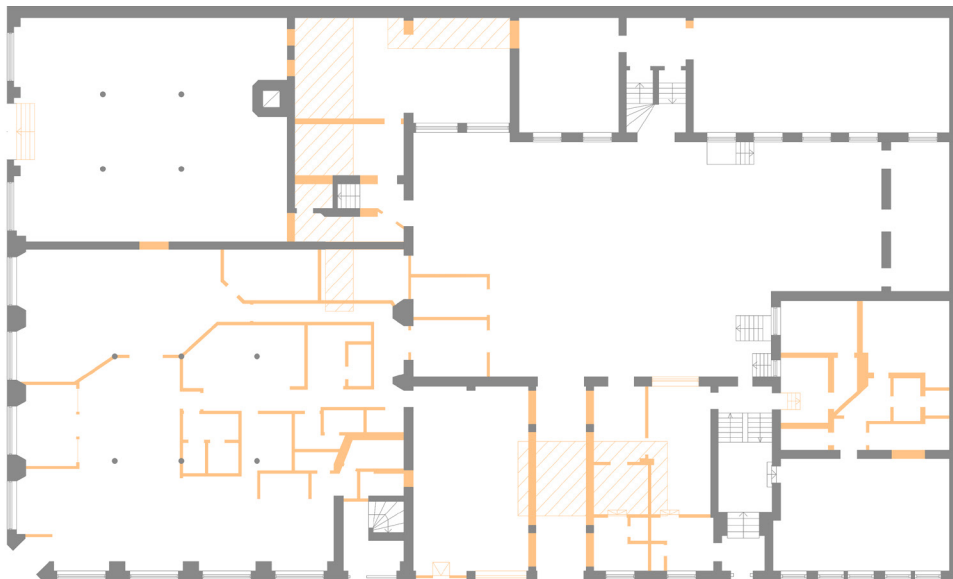
-To highlight elements of historical significance.

-Improve the directional readability of the space.

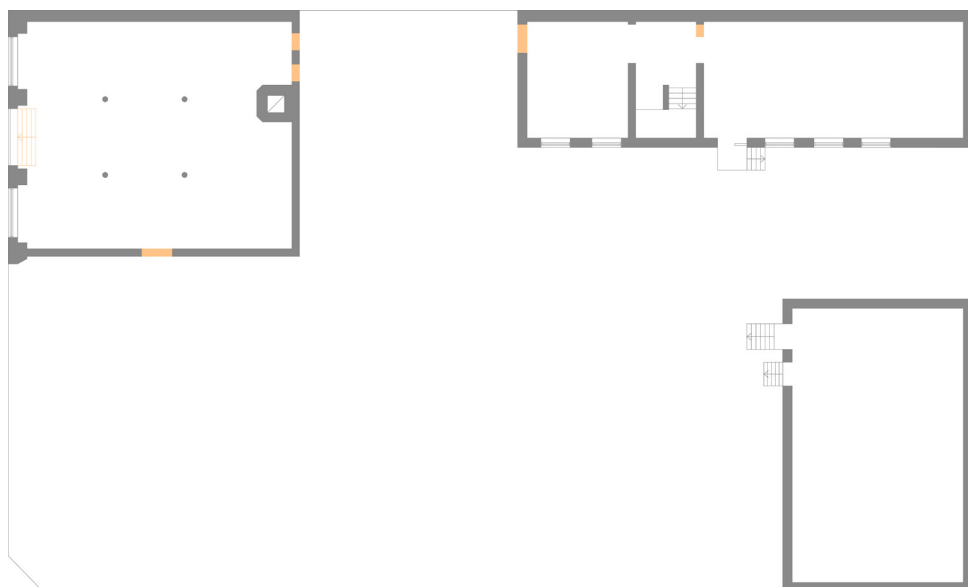
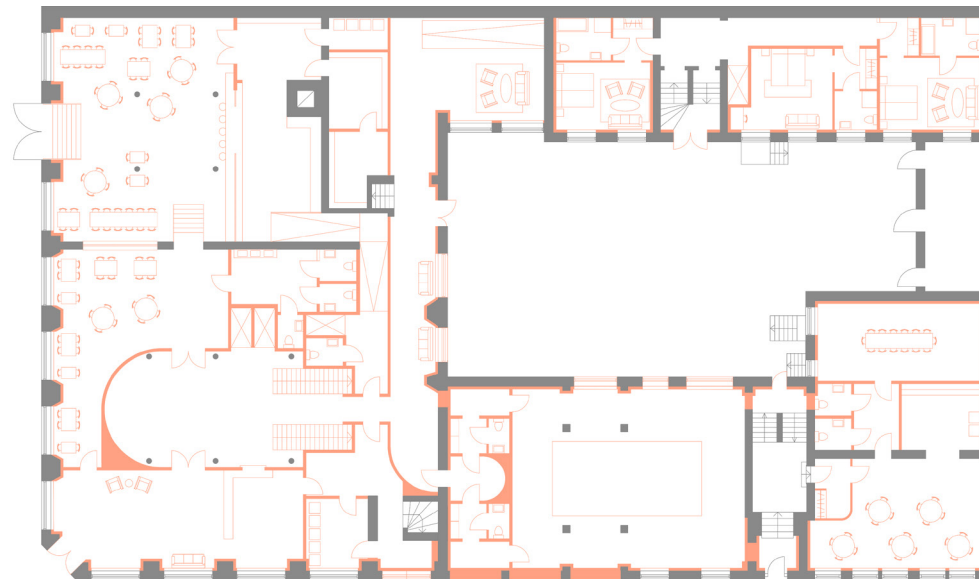
Ramps and elevators are added to improve accessibility needs.

New stairs are introduced to improve the directional readability.

In sum these additions serve to create a sense of spatial coherence and accessibilty while also preserving and emphasizing features of antiquarian value.



Plan over the groundfloor 1:400

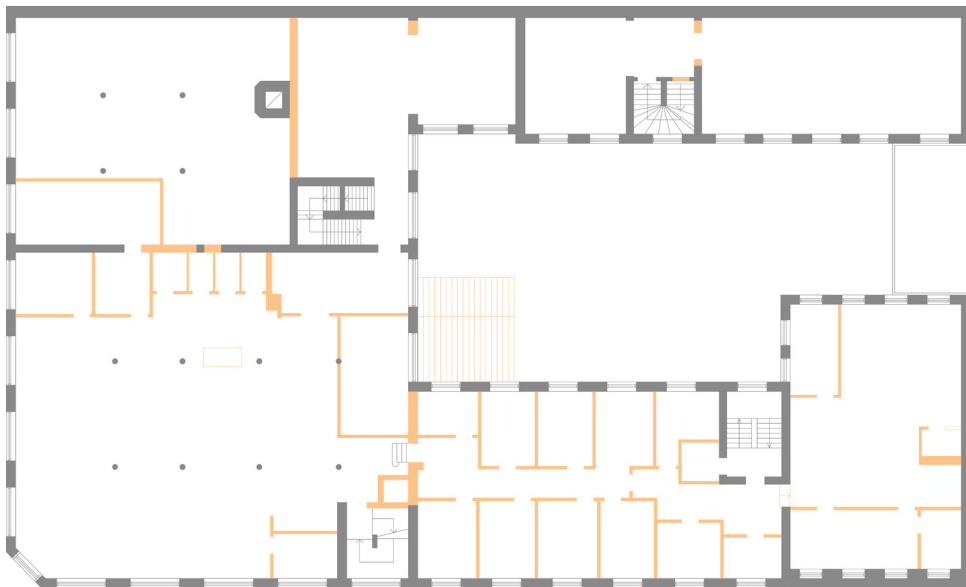
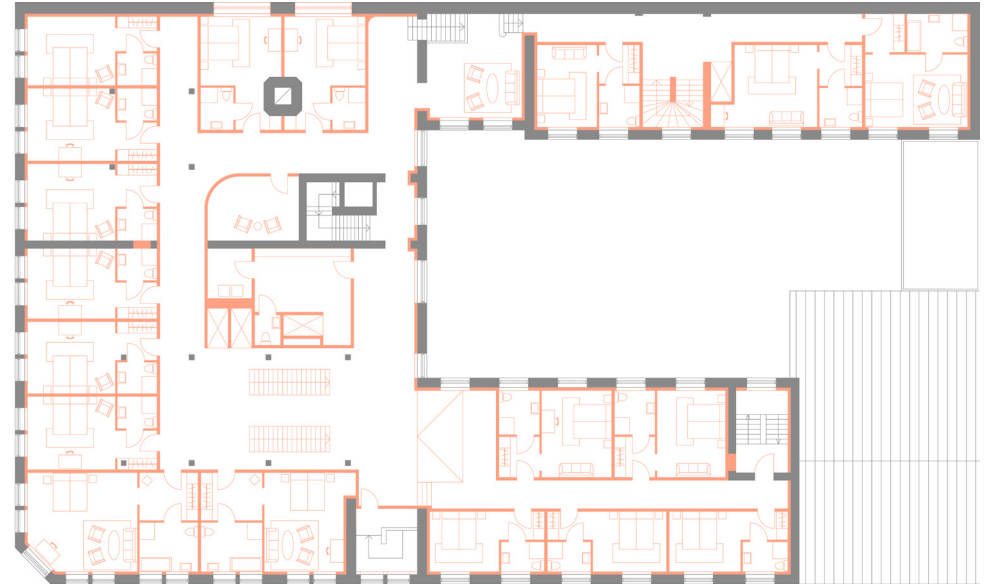


Plan over the cellar 1:400

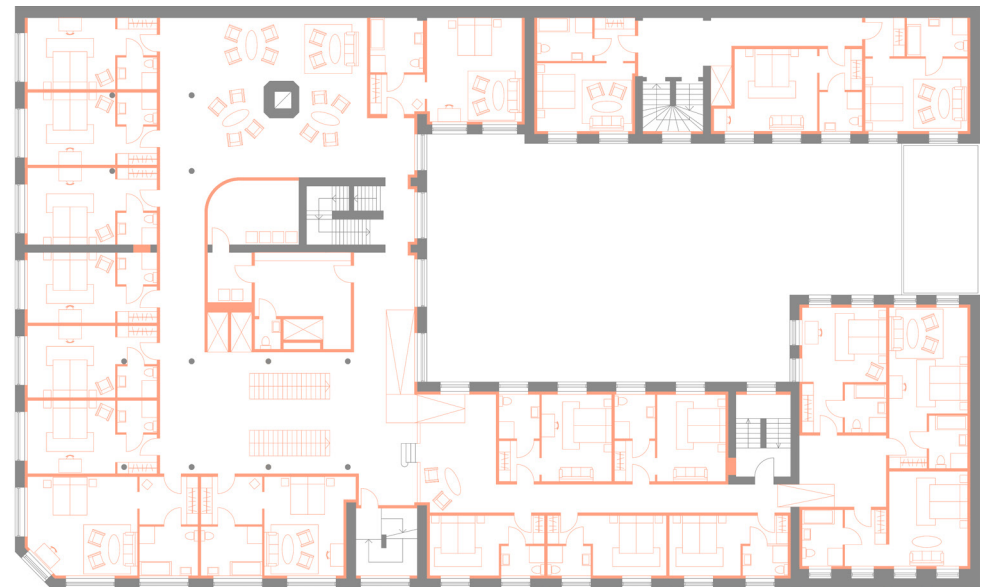


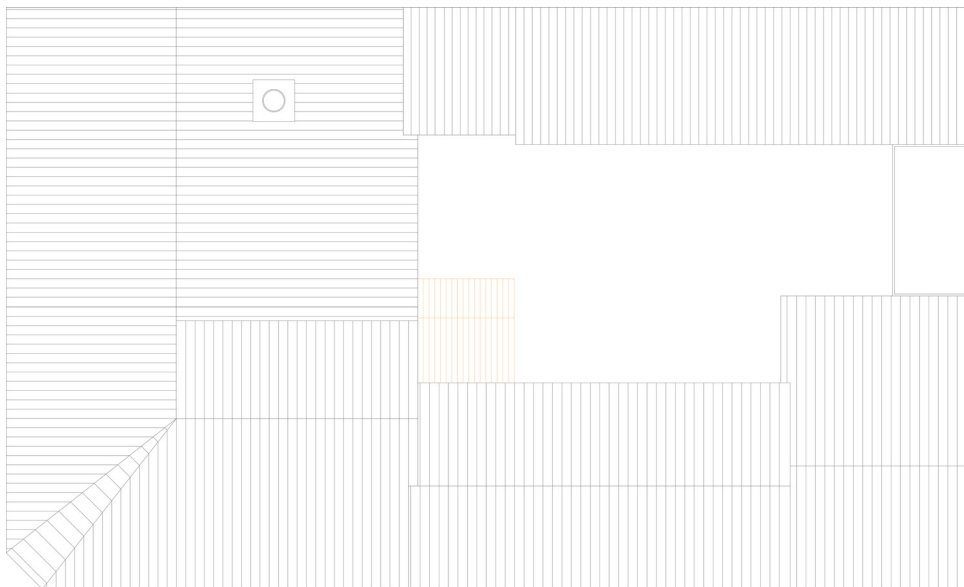


Plan over the first floor 1:400

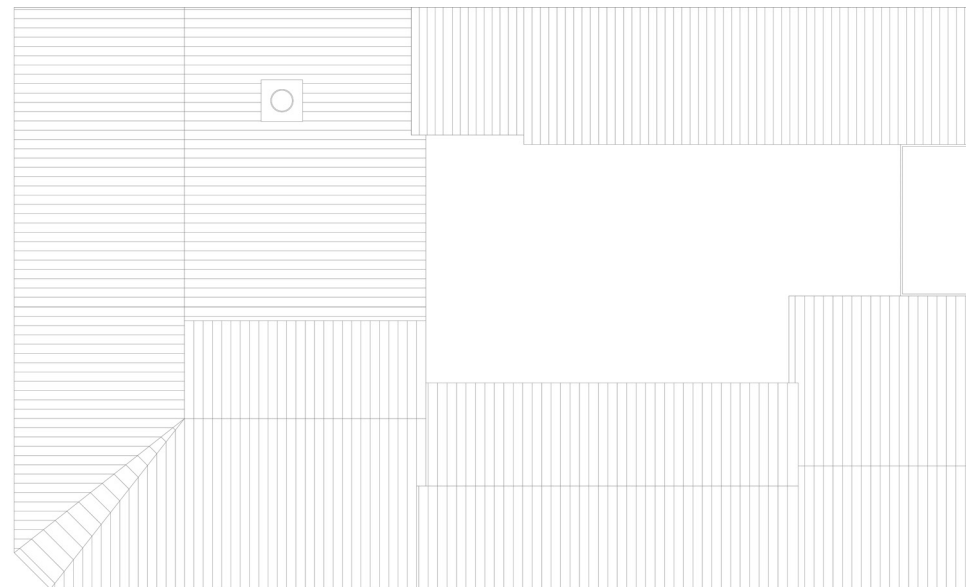


Plan over the second floor 1:400

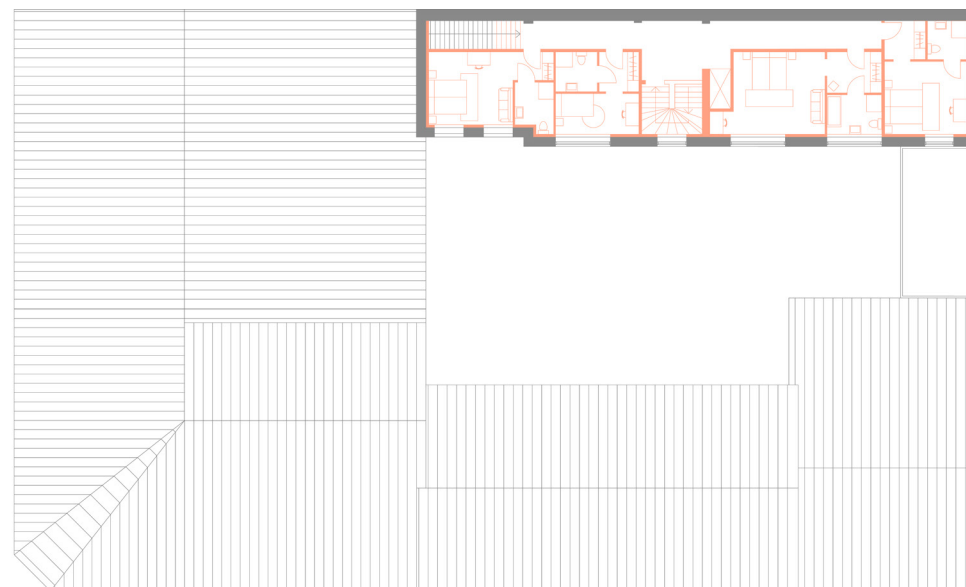




Plan over the third floor 1:400



Plan over the rooftops 1:400



Kept elements indoor

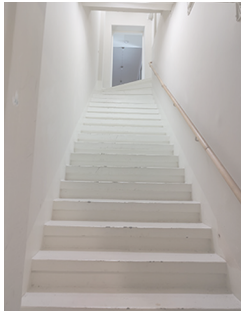
While most walls seemingly has been pushed arround to fit new functions over time some elements have stayed fairly static during the years.

From observations, detailed plan analysis, and examination of existing documentation related to Masthugget 8:11, a selection process has ensued to identify elements worthy of preservation. Among these, certain features are protected under the swedish construction and transformation act, due to their status as relics as they are original components of the building from the 19th century or later addition from the start of the 20th century relating to the industrial past of the area and Masthugget 8:11. '

Additionally, others have been retained for their aesthetic appeal, their uncanny character or because they have kept their original positions for a long period of time. Collectively they are contributing to Masthugget 8:11's industrial heritage and unique character.

They are used as a ground for the design explorations as their colors, materiality, texture and character is to be reflected in the proposal.

Pictures from personal archive - Parts of building with acces



1. Sairs up to third floor 1926



2. Sairs connecting A and D, 1926



3. Traverse probably from around 1929



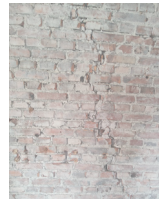
4. Old wooden floor, painted



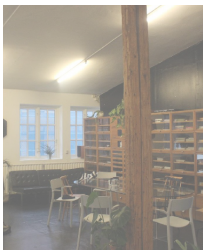
5. Old I-beams from 1899



6. Old cracked brick firewall, repaired with wooden bricks



Pictures from Lindholmen restaurering AB "Antikvarisk förundersökning och konsekvensbeskrivning" 2022
Parts of the building with no acces



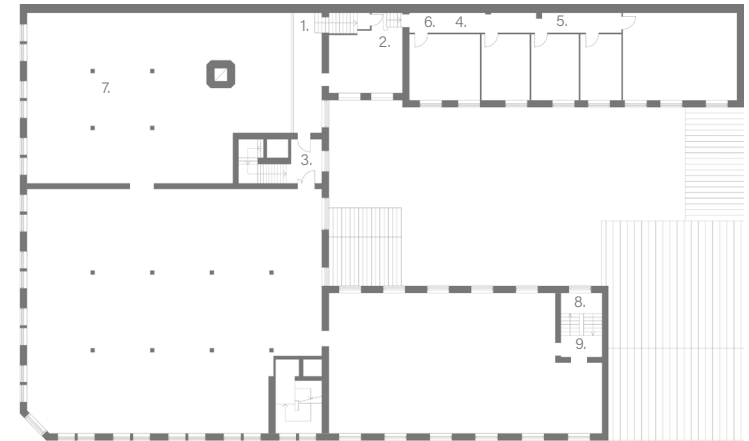
7. Pelars from 1929



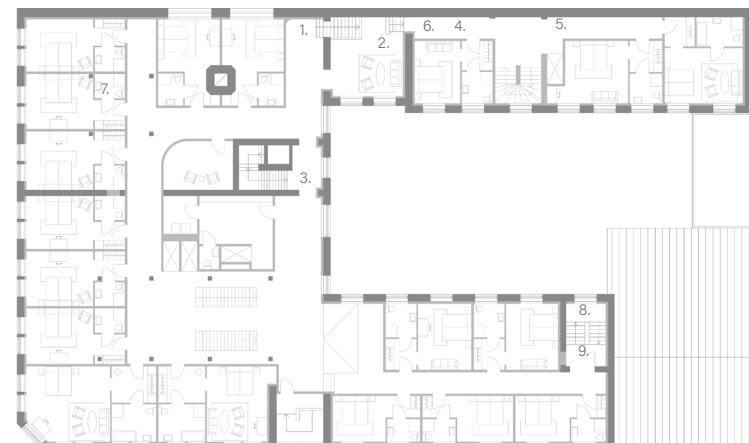
8. Stairs with granite details, 1926



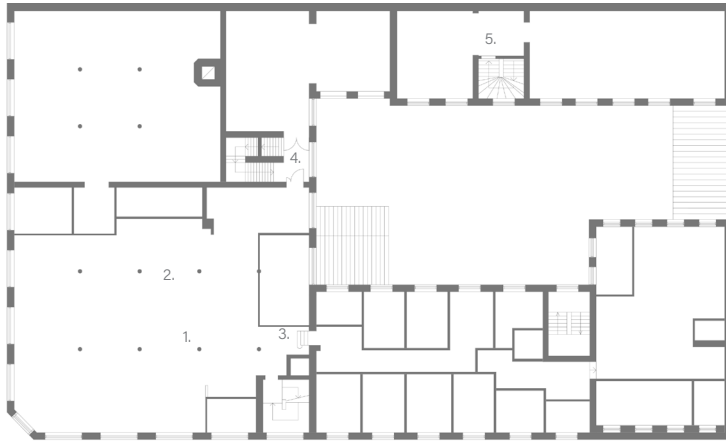
9. Door and wooden details, 1926



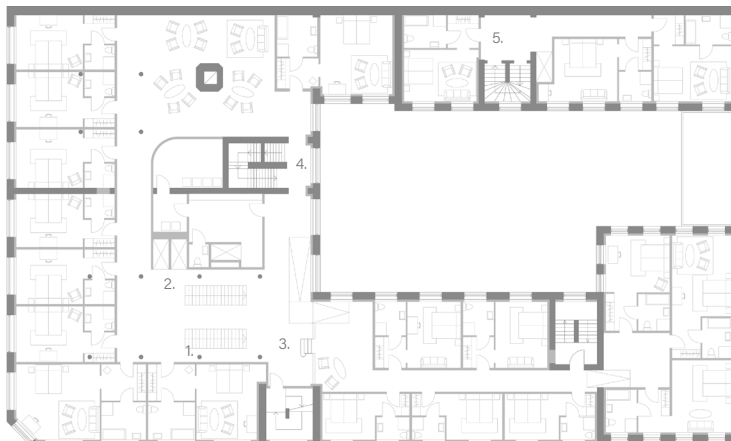
Plan of the second level 1:400 - Site observations



New Plans of the second level 1:400



Plan of the first level 1:400 - Site observations



New plans of the first level 1:400

Pictures from personal archive - Parts of building with acces



1. Molded vaults, Beams structure and pelars from 1898



2. Modern, visible ventilation



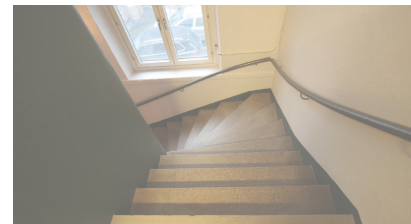
3. Copy of old stairs from building D



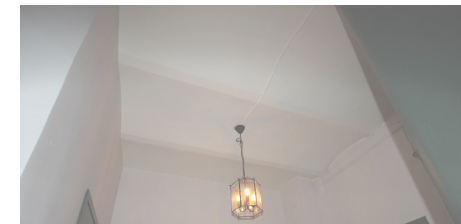
4. Details staircase from 1891 and old walled door



Pictures from Lindholmen restaurering AB "Antikvarisk förundersökning och konsekvensbeskrivning" 2022. Parts of the building with no acces.



5. Staircase present in plans from 1899 with molded valves



Pictures from personal archive - Parts of building with acces



1. Bearing wall in bricks from 1891



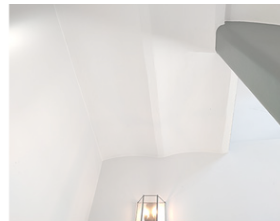
2. Molded vaults and pelars from 1898



Pelar detail groundfloor



3. Stairs from 1926 with partial roof details from 1898

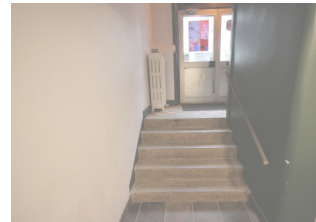
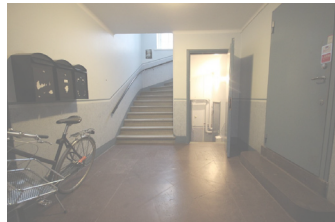


4. Details 1891, original staircase situation

Pictures from Lindholmen restaurering AB "Antikvarisk förundersökning och konsekvensbeskrivning" 2022
Parts of the building with no acces



5. Original staircase from 1926



6. Staircase present in plans from 1899



Plan Groundfloor 1:400 - Site observations



New Plans Groundfloor 1:400



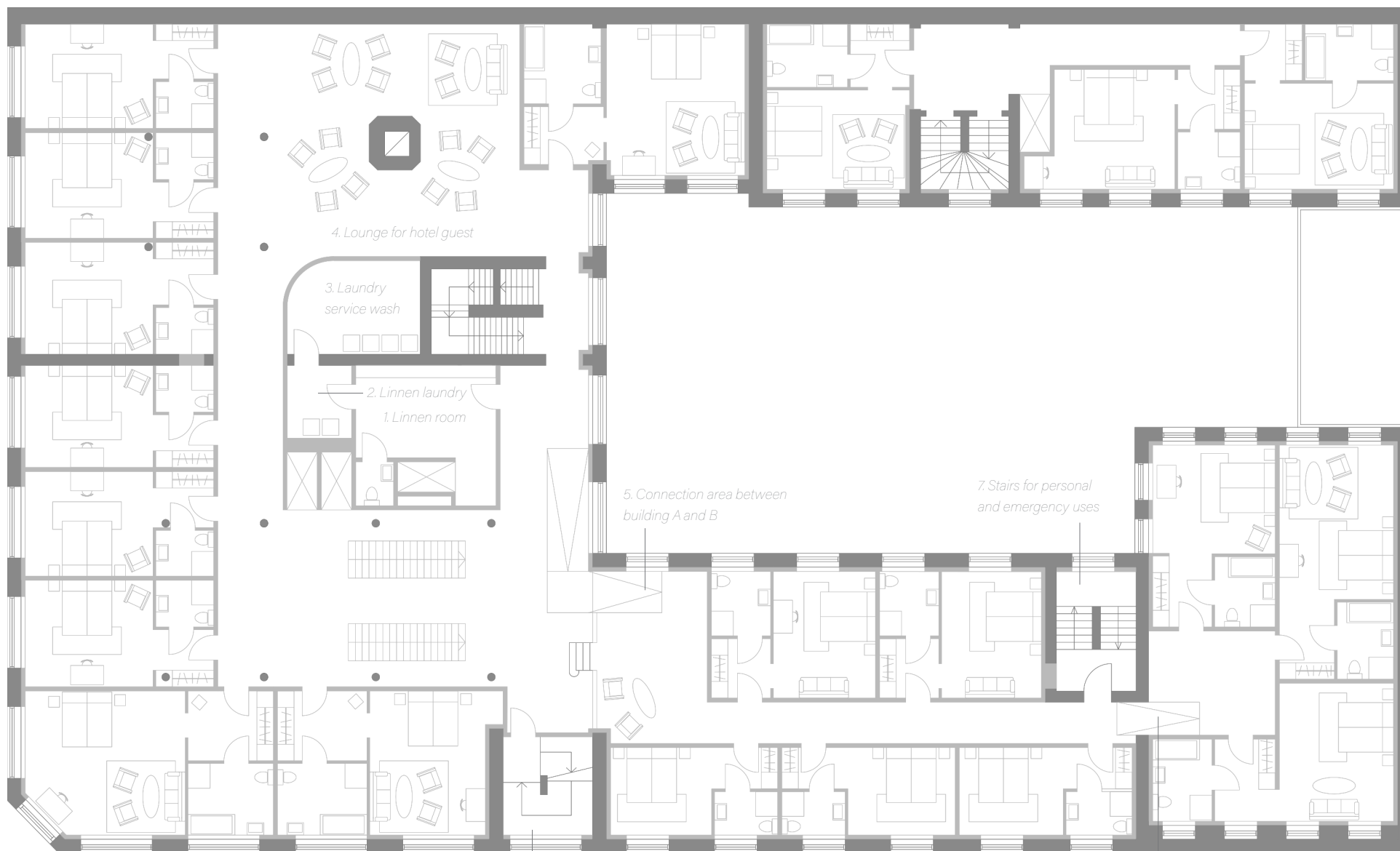
West facade 1:200



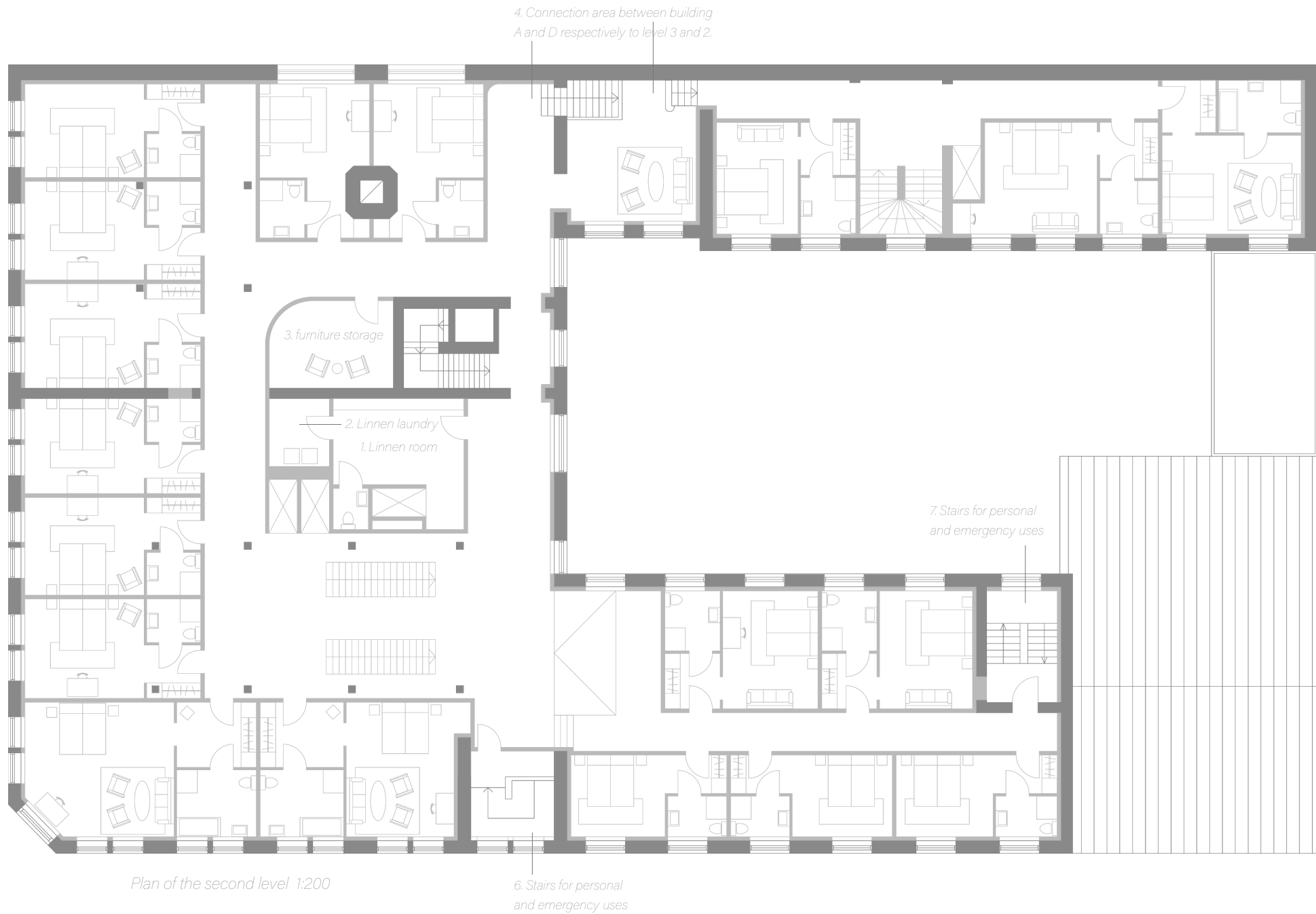
South facade 1:200

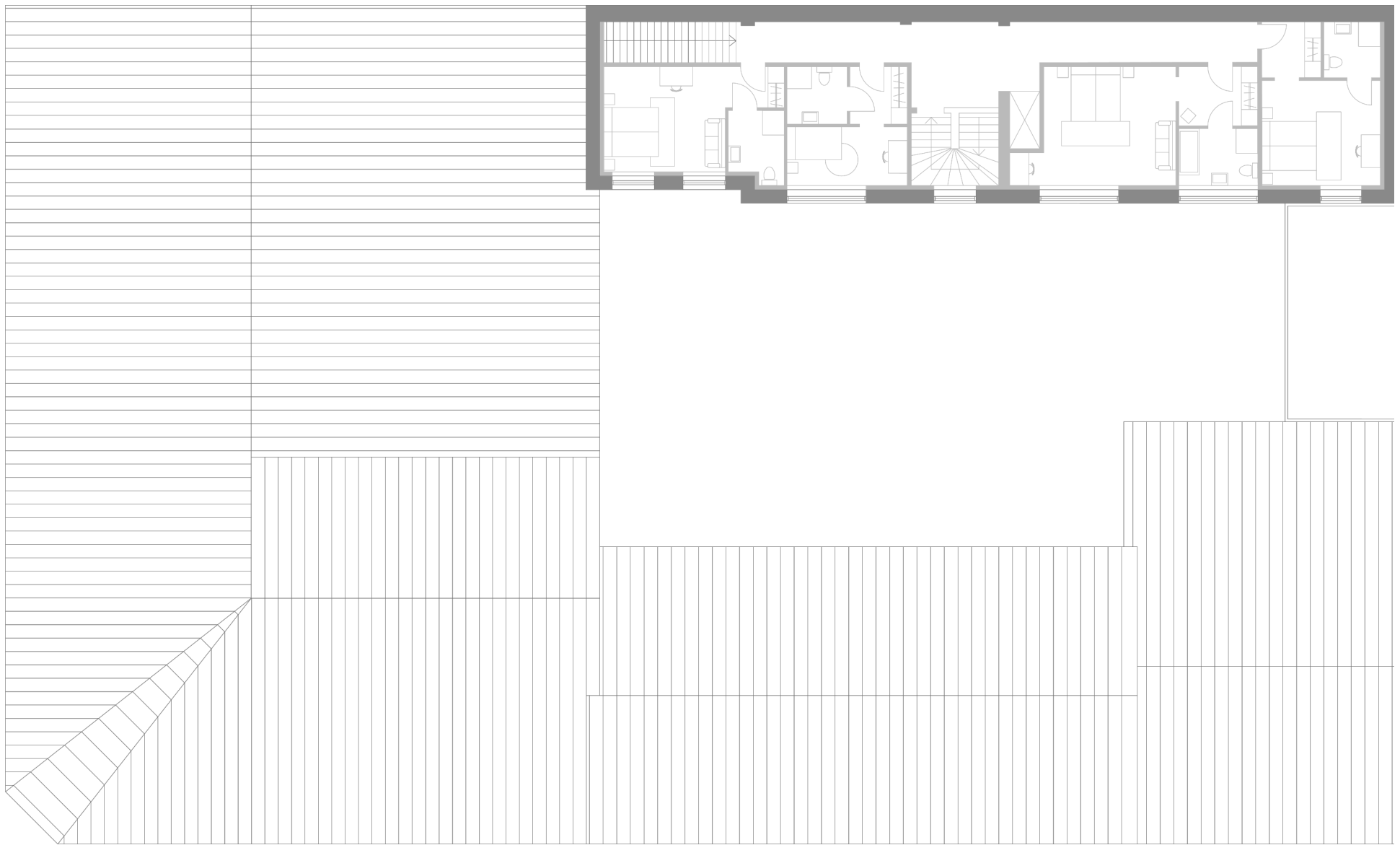


Plan cellar 1:200

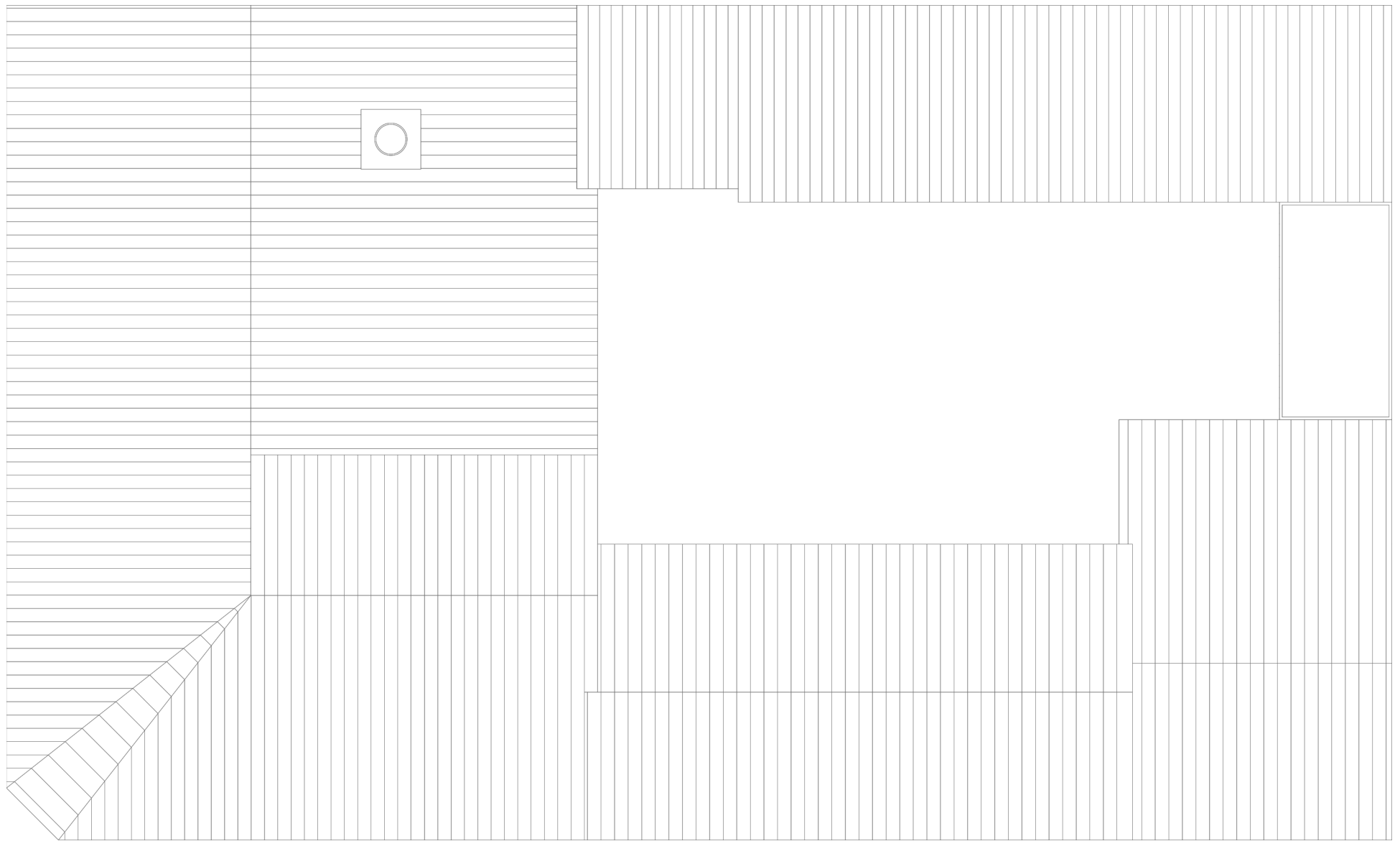


Plan of the first level 1:200





Plan of the third level 1:200



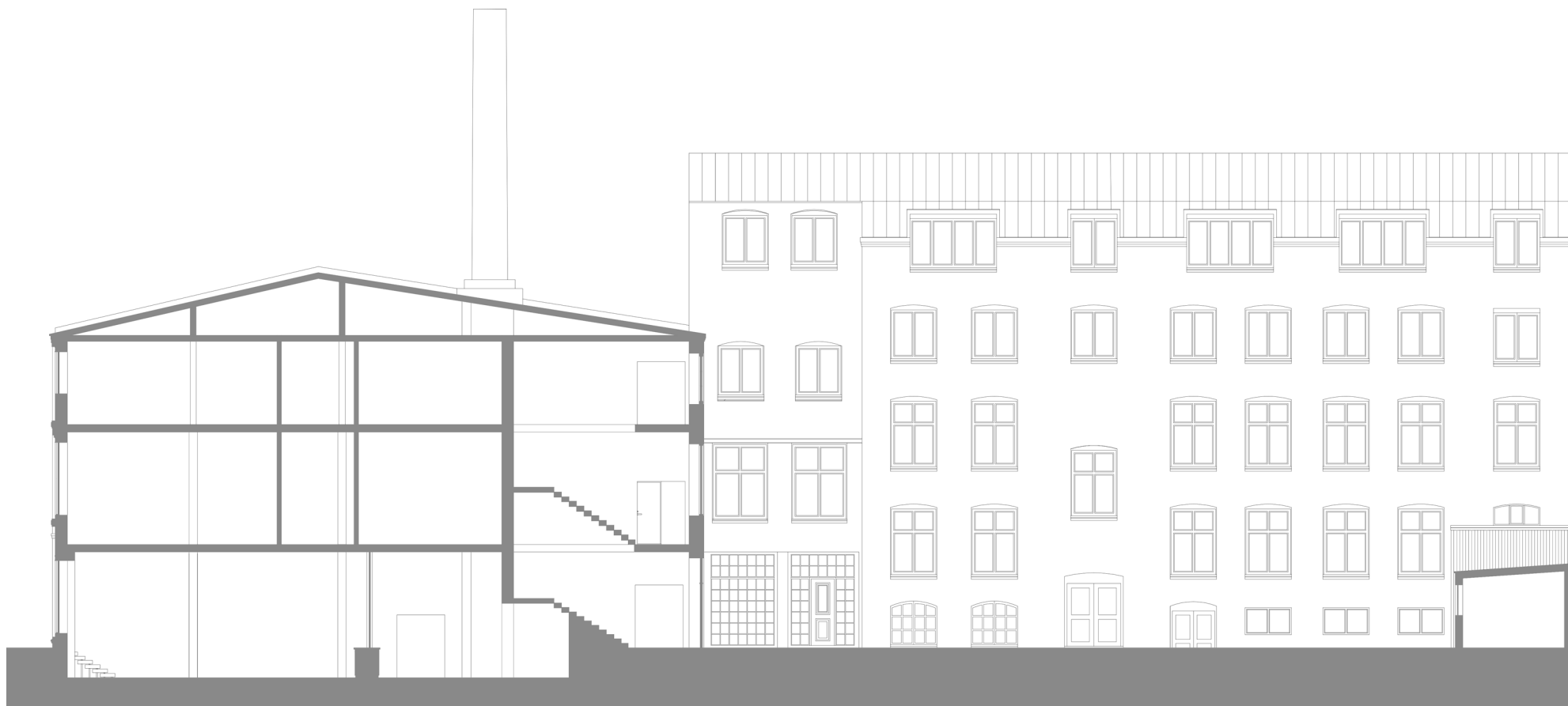
Plan of the rooftops 1:200



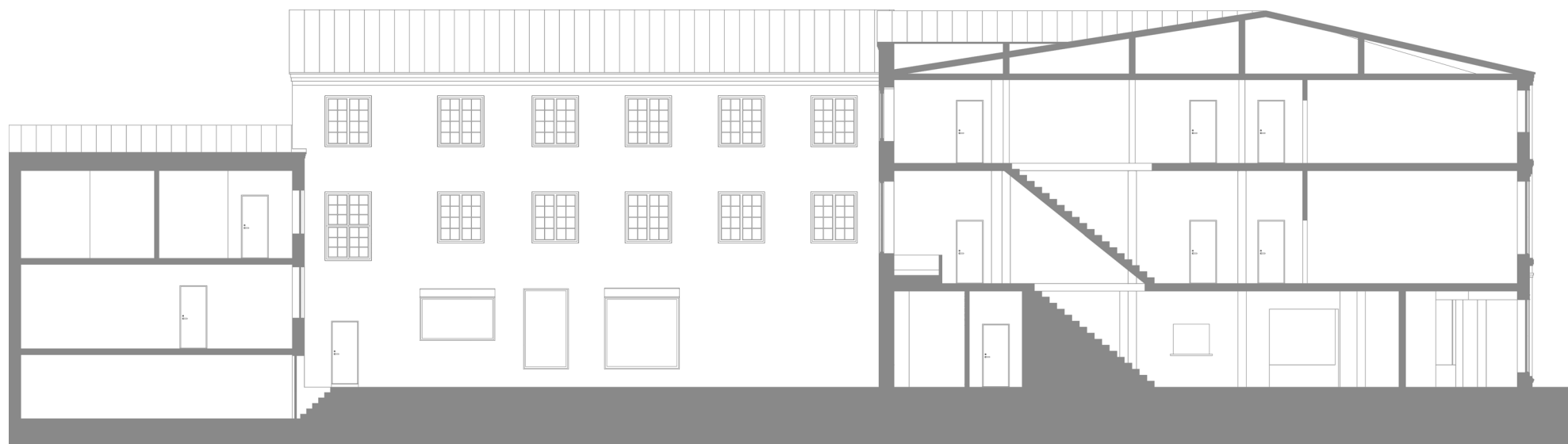
Section A-A 1:200



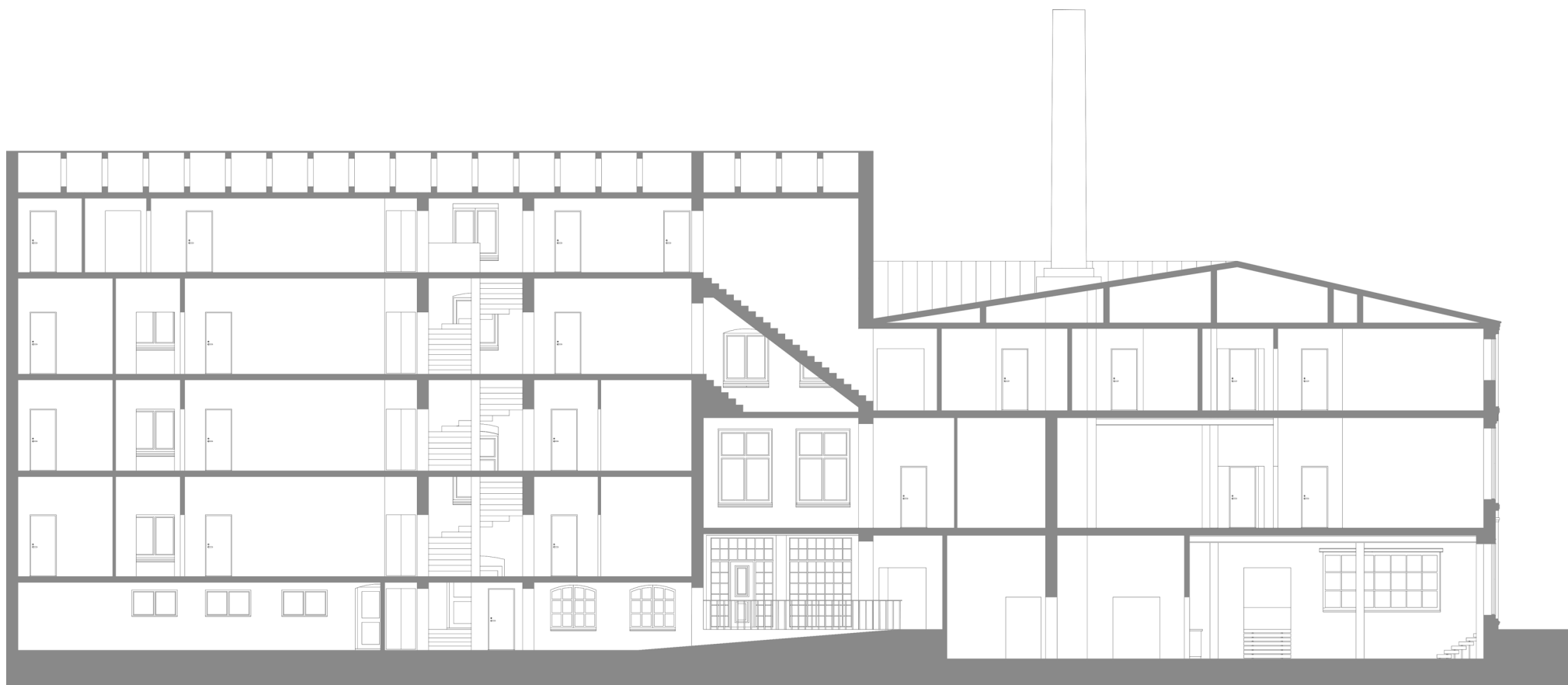
Section B-B 1:200



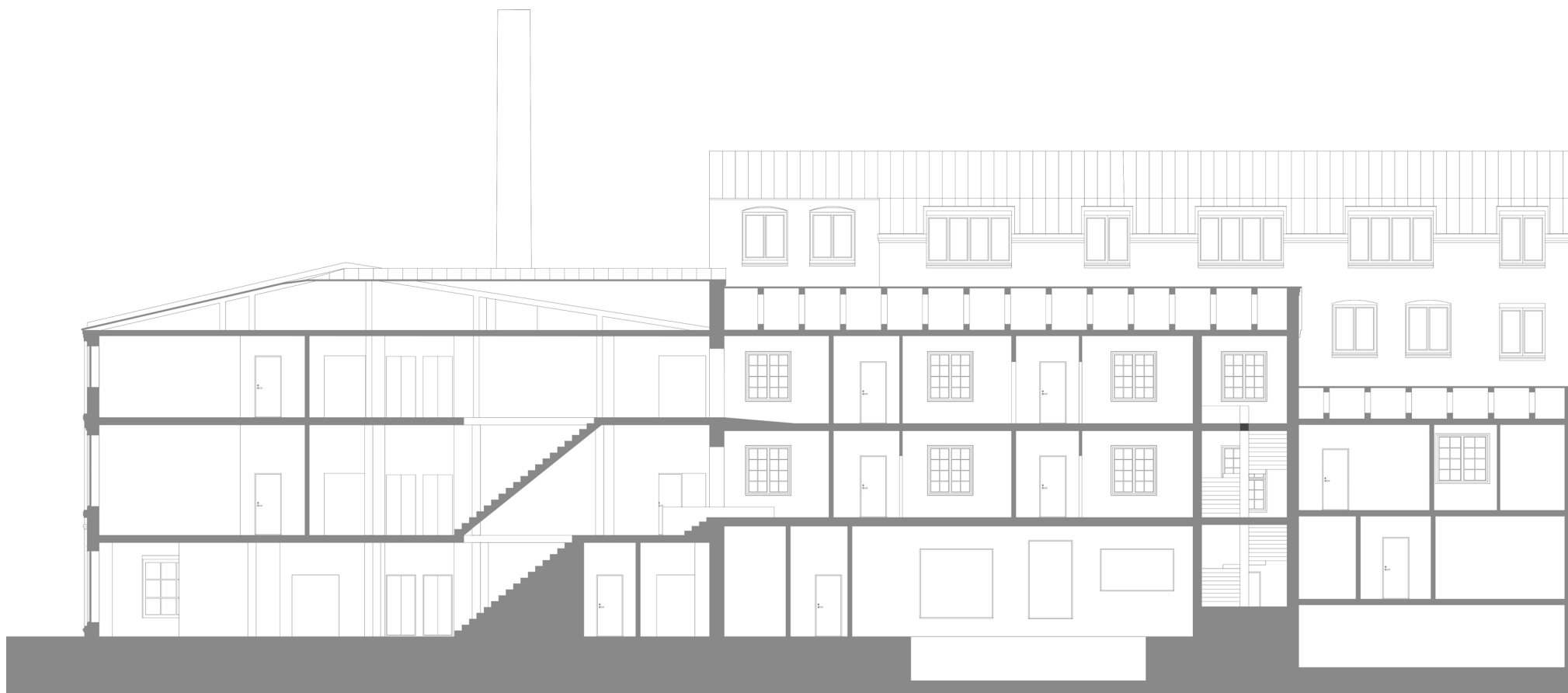
Section C-C 1:200



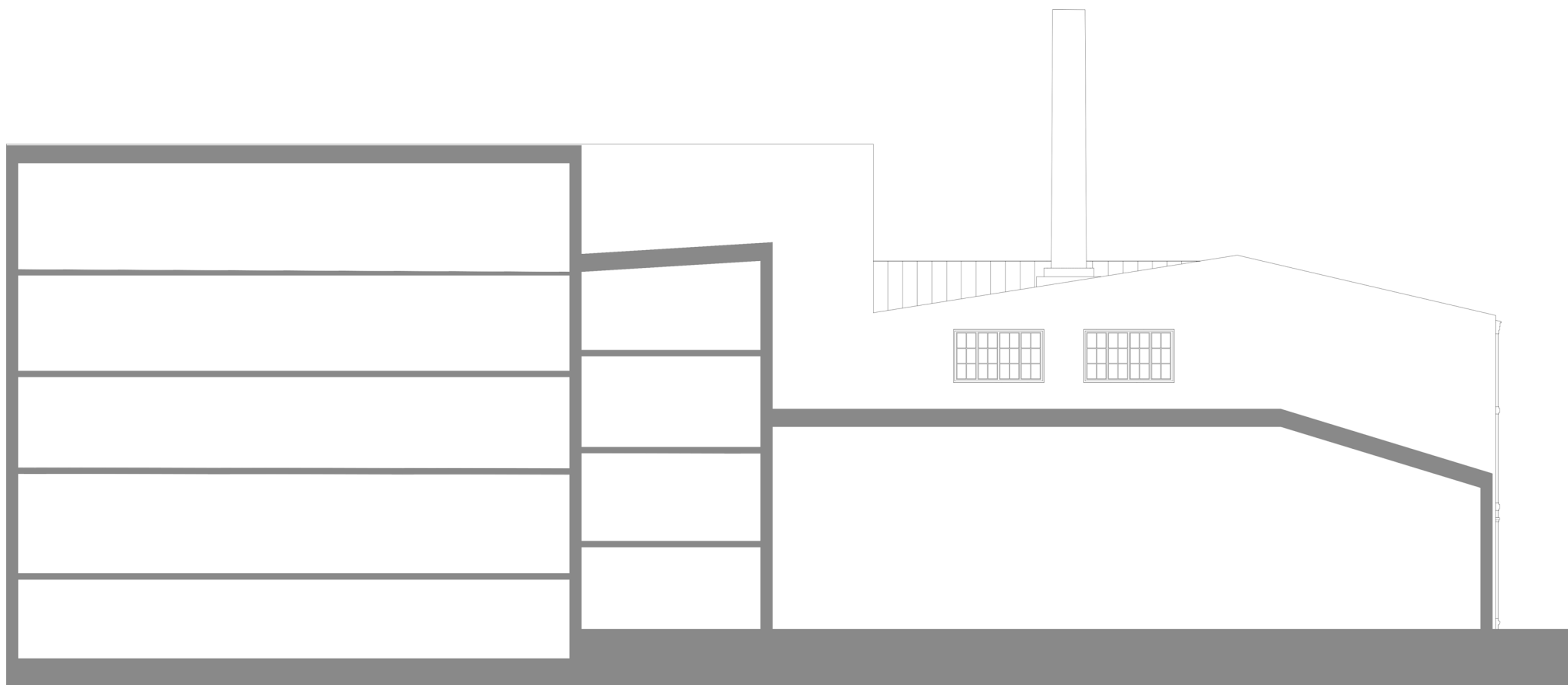
Section D-D 1:200



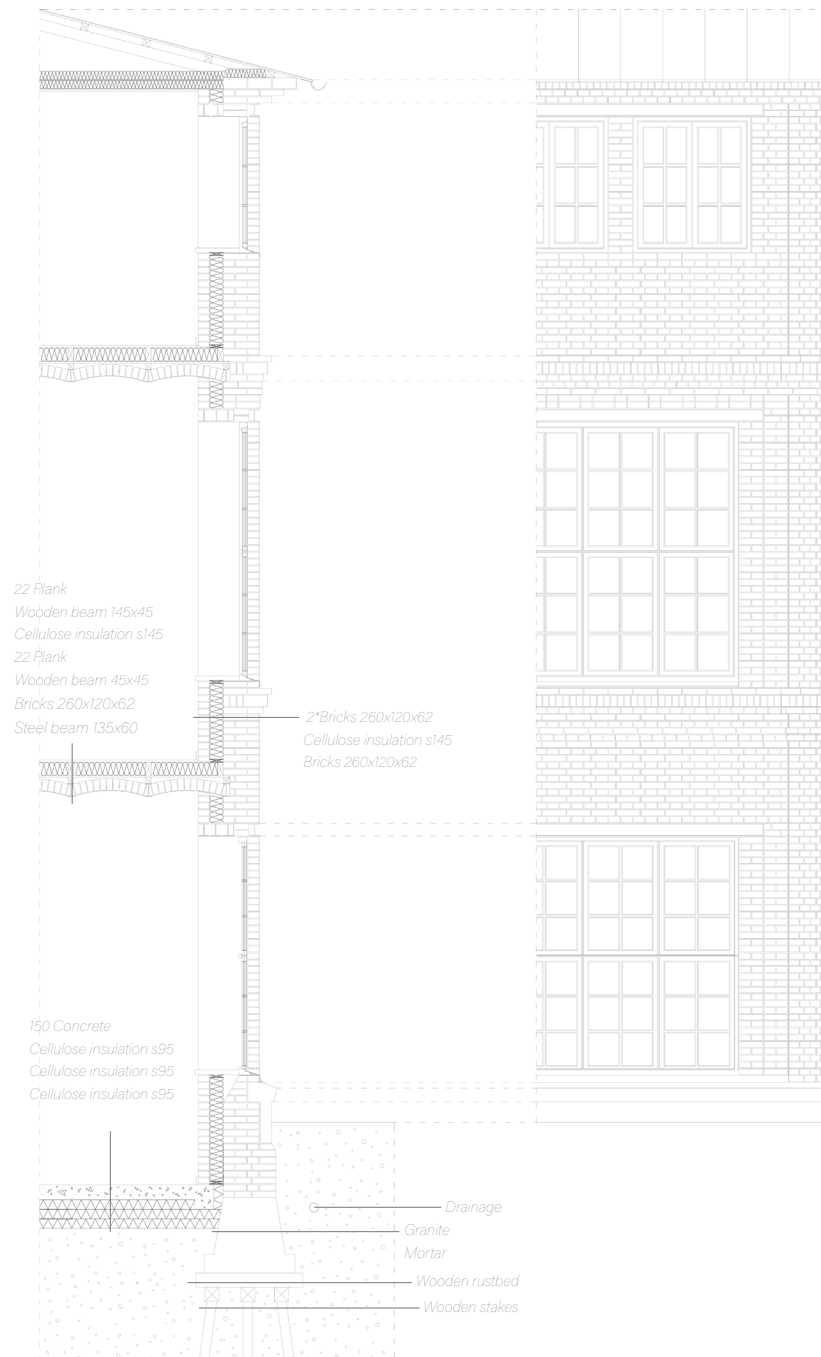
Section E-E 1:200



Section F-F 1:200



North facade 1:200 with section through neighbouring buildings



Detail of facade building A 1:80
 (original 1:40)

Speculation based on details from
 timespecific examples based on the
 book "Så byggdes husen 1880 - 1980",
 Statens råd för byggnadsforskning,
 additionally isolated to fit better norms.

A thin hygroscopic insulation is added.
 It is comonly used to isolate older
 buildings as it let the walls respire.
 Therefore cellulose insulation is used
 avoiding the need for any air gaps or
 vapor barrier as it is common to do
 nowadays as most insulation materials
 doesn't breath. (Beijer byggmaterial)



View of the reception when you enter the building from the hotell entry



View from the reception over the restaurant - breakfast area and the mainhall lading to the hotell chambers and the spa area



Breakfast area in the morning, coffee at day and restaurant in the evening. View with sight into the kitchen and toward the main hall in the back



View over the smallest disponible 22 sqm room

Discussion

The transformation of Masthugget 8:11 into a hotel encapsulates the intricate balance between architectural preservation and modern functional needs. In April, the court halted the original plans to expand the building significantly, as these were seen to potentially damage the area's cultural environment (Göteborgsposten). This decision underscores an ever actual discussion within the field of architecture regarding the extent to which older structures should be adapted for new uses.

It wasn't the plan from the beginning but this proposal can be seen as a response to the court's decision. A revised, less invasive proposal without any extensions impacting the cultural environment of the Masthugget area. Aiming to maintain the existing structure and the facade along the streets, likely mitigating the impact on the surrounding area and enhancing the chances of approval. The challenges of such a transformation are manifold. Unifying the four buildings, each at different levels and of diverse sizes which required significant alterations to meet modern accessibility standards and the programmatic needs of an hotel. Challenges compounded by the need to ensure sufficient natural light in hotel rooms.

The debate extends beyond practical architectural concerns to the philosophical approach towards preservation and adaptation. On one hand, adapting old buildings like Masthugget 8:11 for new uses is essential for a resource efficient and sustainable approach to architecture. It also allows for the historical narrative of an existing building to continue to exist. However, such adaptations can become so time and resource intensive that constructing a new building might seem like a simpler, more cost-effective solution. At the cost of losing the authenticity and historical continuity of an original structure.

Preserving the historical integrity of Masthugget 8:11 has proved particularly challenging. The installation of a new climate shell was necessary for creating a comfortable environment but required the concealing of historical architectural features. This action, though practical, turned partially the building's interiors into a theatrical facade, which presents an unauthentic version of its historical self while obscuring the genuine architectural elements.

The outcome of this renovation, while retaining some charm, it required compromises that altered remnants which were originally supposed to be left untouched. This situation calls for a reflection on architectural theories such as "Preservation and Adaptation" and "Layering and Palimpsest." The former emphasizes retaining the building's original character while updating its function, whereas the latter views a building as a historical document, where each layer of modification tells part of its story.

This Masthugget 8:11 project becomes a case study in the tension between these theories. The preservation and adaptation approach could maintain historical integrity but might fail to meet all modern requirements. In contrast, the layering and palimpsest approach allows for a dynamic interaction between the old and the new, where the building evolves by accumulating layers that reflect changes over time.

In conclusion, the transformation of Masthugget 8:11 invites ongoing dialogue about the complexities of adapting historical buildings to modern need of accessibility, technology and safety. It challenges us to think about how best to balance historical preservation with the inevitable need for modernization, ensuring that each step in the process respects the past while adequately preparing for future needs. Ending up in a hybrid compromise made of historical layers intertwined with modern necessities.

Texts and references

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MIT press paperback edition, 1996

Essays

"Patrimony, the Concept, the Object,
the Memory, and the Palimpsest
A View from the History of Architecture", Morisset,
Lucie, 2010

Background

Studies

2007 / 2010 - Orientation Product design - Lycée Saint Joseph

2011- Base year design - Ölands folkhögskola

2011- Internship interior design - Ikea Kalmar

2012 - Architecture year 1 -Aarhus School of Architecture

2013 - Fine arts year 1 - Sunderby folkhögskola

2013 / 2015 - "Sfi" and requirements to study architecture in Sweden - Komvux

2015 - Crafts and requirement continuation - Ölands folkhögskola

2016 / 2019 - Bachelor Architectural program - Chalmers tekniska Högskola

2021 / 2023 - Master Architectural program - Chalmers tekniska Högskola

2024 - Examen arbete Arkitekturprogrammet - Chalmers tekniska Högskola

Master Courses

Matter, space structure 1 - 22,5 pt

Matter space structure 2 - 22,5 pt

Urban space design - 22,5 pt

Sustainable development - 7,5 pt

Master thesis preparation - 7,5 pt

Design and communication tools - 4,5 pt

History, theory and method 1 - 3pt

