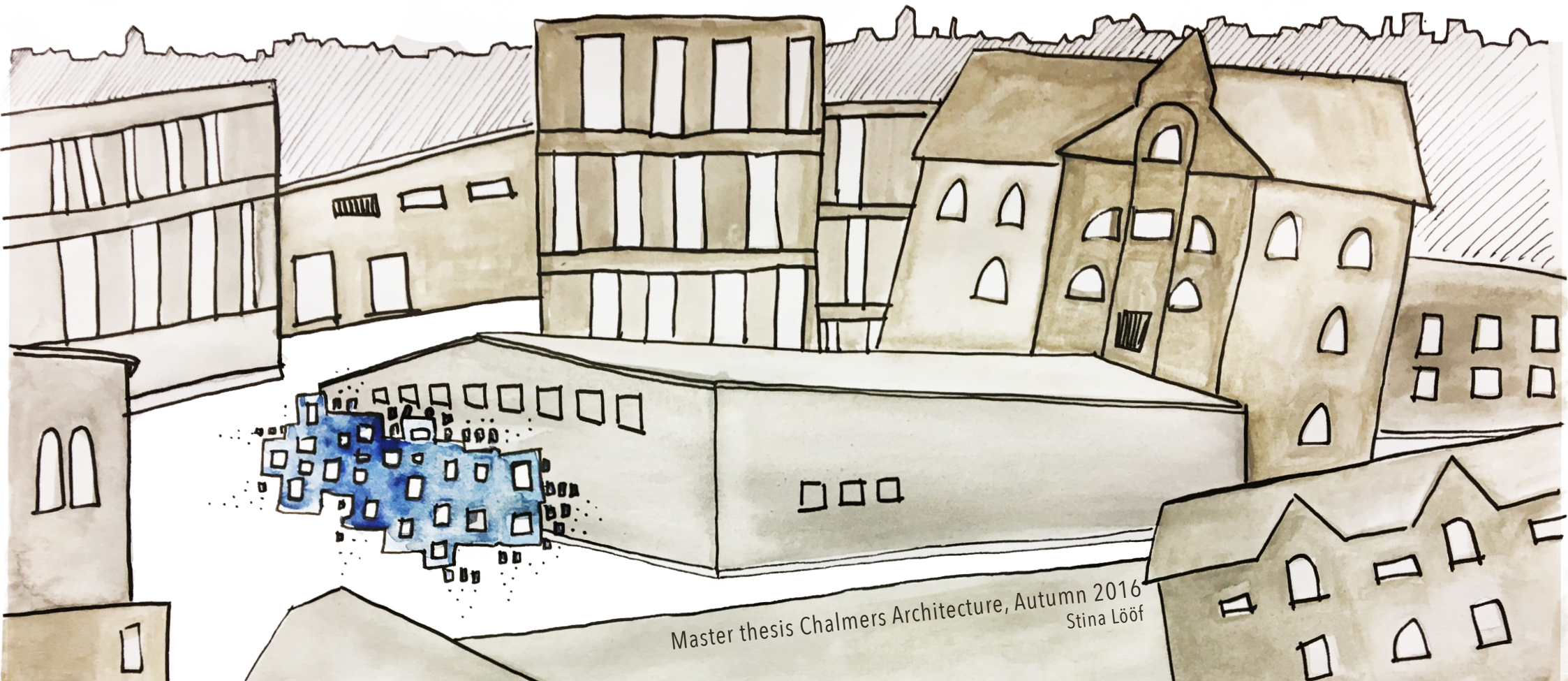


Accessorizing the Bakery

Adapting an Industrial Building for a New Context



Master thesis Chalmers Architecture, Autumn 2016
Stina Lööf



CHALMERS

Accessorizing the Bakery -Adapting an Industrial Building for a New Context
Master Thesis Chalmers Architecture, autumn 2016
Stina Lööf, Design for Sustainable Development, MPDSD ARKX03 30 hec
Examiner: Inger Lise Syversen
Supervisor: Peter Selberg

Preface

After almost five years of architectural studies at Chalmers University of Technology, it is now time for the final task, the master's thesis. This thesis will focus on *gentle adaptation*: how an industrial building can be developed to fit a new and public context, with both regards to the architectural heritage and its current function, a bakery.

I want to thank everyone who helped me through out this project:

Rune Jerkstrand, for letting me base my work on Jerkstand's bakery.

Peter Selberg, for being a great supervisor, who has helped me structure my work and lift my strengths.

Inger Lise Syversen for support and encouragement.

Ulrika Lindahl and *Frida Olsson*, for all the laughs, comfort and necessary coffee breaks.

Therese Radeklev, *Åsa Landahl*, *Linn Roldin* and *Mattias Lind* for great support and good advices.

But most of all, I want to thank my family, *Movits* and *Nicolas*, because you both have been patient with a mother and partner who has been very busy the last few months. Thanks for being there and always think I am good enough!

Stina Lööf
Gothenburg, autumn 2016

070 29 24880
majastina.loof@gmail.com

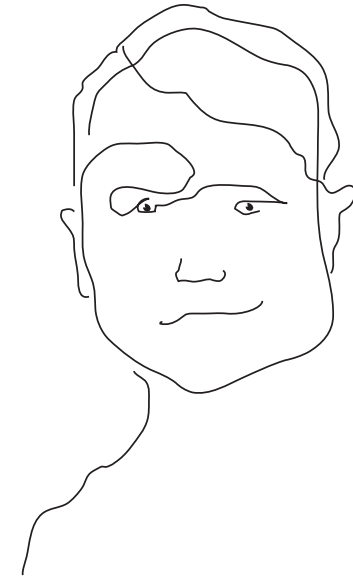




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Jerkstrand's bakery in the slaughterhouse area in Gothenburg. Photo Stina Lööf

Abstract

Accessorizing the bakery

The purpose of this master's thesis is to adapt an industrial building and its current function for a new context. Investigations have been done on how an addition to the building may be a gentle way of adapting with regard to original qualities and different time layers.

Gothenburg's former slaughterhouse area from 1905 is located west of Gamlestadstorget. This area is today dominated by industries, but the municipality and the real estate owners on the site want to develop the area to become a public place and a central, vital part of the inner city. Jerkstand's bakery is located in this area. It was built in 1963 and the company and business are still flourishing. Their plan is to stay in the area, but in a future public context their introvert industrial building may be perceived as inaccessible and anonymous.

The final outcome of this master's thesis is an extension to the bakery in terms of a cafe, with a shop and serving area. With regards to the industrial

heritage the building has retained its character as an industrial building from the 60s, but has now been graced with an inviting and welcoming frontage and entrance.

The method is mainly Research by design. Investigations have been done through sketches and 3D modelings. A strong concept, *the accessory*, has been an important tool for guiding and supporting the design process and final result. A tightly buttoned coat is representing the introvert industrial building. By describing an accessory's different qualities and then convert them into architectural design, the building has got an addition as an instrument to enhance its own image and strengthen its conditions to fit into a public context.

Keywords: Sustainable development, gentle adaptation, industrial building, industrial heritage, architectural heritage, adaptation, preservation

INTRO

Introduction

What this is about

This master's thesis will investigate how to adapt an industrial building for a new, *public* context. Today, densification is one of several strategies to develop a growing city. One consequence may be large-scale demolitions of already existing buildings, which often leads to removal of functions and people. To avoid a possible gentrification and allow a variety of both new and old architecture, functions and people, I believe in strengthen and adapt buildings and functions that already exists in a site. Replacing existing structures with new high-rise buildings can be understood from a perspective of efficiency and revenue. But what often gets lost in these processes is historical and social richness.

With an interest in both new and old architecture and sustainability issues, I wanted to find a subject for my thesis that contained all these elements. During a previous course about architectural heritage and urban transformation, I found Jerkstrand's bakery. It is located in the former slaughterhouse area, north-east of Gothenburg's city center.

The function as a municipal slaughterhouse ended in the beginning of the 60's, but it is still dominated by industries.

Because of Gothenburg's increasing population, new city districts will emerge on land previously used for industrial purposes. Therefore the municipality want to develop the slaughterhouse area to become public and a part of the inner city.

I started to think about what would happend with the bakery in a different context? The building has many beautiful qualities, but when the area becomes public, it may be perceived as inaccessible and anonymous. For me, the bakery can be described as *introverted*, like someone who is unwilling to let peolpe in and rather prefer to spend time on its own than in a social context.

In a future public context people would smell the bakery but not find the entrance, because of its closed expression.

Research question

Jerkstand's bakery was built in 1963, the building has a typical industrial character from the 60's, with dominating brick walls and a less amount of windows. The building's expression is closed and privat and its frontage is partly hidden by a covered loading dock. There is a small shop inside, but if you do not know where to go, you can not find the way in. I see good potential in both the location, building and function. The building has received several extensions over the years but has kept its character as an industrial building from the early '60s.

I want to adapt the bakery for a public context, but also retain the industrial heritage. This is why this thesis has come to focus on *gentle* adaptation. So, with both regard to the industrial heritage and the current function I will investigate:

How to gently adapt an introvert industrial building for a new public context?

So, what do I mean with...

What follows is my perceptions of what my research question is about. The answers is connected to a new vision I have created for the slaughterhouse area (more about the new vision on page 20).

...a public context?

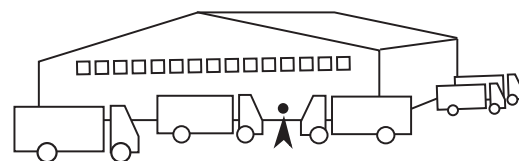
An area where different functions as trade, production, companies, offices and services are sharing space and by being exposed attract people.

...an introvert industrial building?

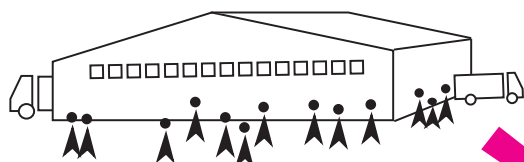
A building which purpose only is for production. No commercial activity or transparency reveals what is going on inside.

...a gentle adaptation?

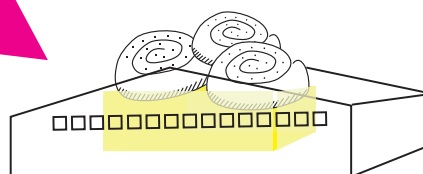
Changes done with regard to the building's original appearance and valuable qualities of different time layers.



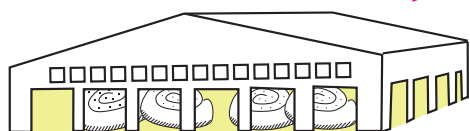
In the industrial context today, trucks are dominating the streets.



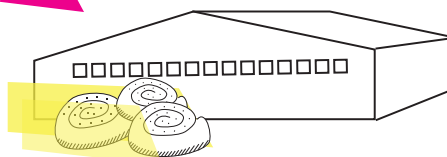
In the future public context, small trucks are allowed, but people are dominating the streets.



The introvert industrial building might be perceived as inaccessible and anonymous in a public context.



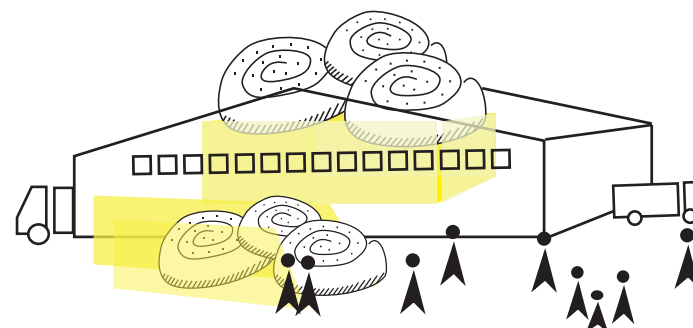
An adaptation of the introvert industrial building to fit a public context could look like this.



A gentle adaptation of the introvert industrial building to fit a public context could look like this.

What I want to do

Retain the bakery's character as an industrial building from the 60's and add a salient and welcoming extension connected to it. Because selling attracts people the choice of function was given. Of course the bakery needs a cafe and a shop in a public context.



A gentle adaptation of the introvert industrial building in a new public context could look like this. The production inside the building is kept and an extrovert and welcoming extension is added. Cars and small trucks are allowed, but people are dominating the streets.

Why this is important

For Jerkstrand's bakery: To maintain their business in an attractive area and be able to increase their profit partly by being more exposed.

For the architectural heritage: To remind us about old building techniques, materials and styles.

For the new public context: A rich and prosperous public area consists of a few main components where I think a cafe is a given part.

For the slaughterhouse area: To remain and promote a diversity of different types of architecture, functions and people.

For the city of Gothenburg: To visualize the city's historical development and transformation over time.

How I want to do it

The method is mainly Research by Design. Investigations will be done through sketches and 3D models. A strong concept, *the accessory*, will be an important tool, for guiding and supporting the design process and end result. The concept of the accessory is chosen because it is a removable part, which purpose is to enhance and improve without doing notable damages. This is for me an appropriate approach when searching for a gentle adaptation.

The idea of this thesis is completely invented by me, Stina Lööf. The owner of Jerkstrands Bageri AB, Rune Jerkstrand, will be the link between reality and my ideas about what could be a possible solution for the bakery in a future public context.



Reading instructions

This report has seven chapters.

INTRO is about the research question, what I want to do, how I want to do it and why I think this is important.

BACKGROUND is about how Gothenburg prepare for a growing population. Briefly about the slaughterhouse area's history and current situation. A new vision for the area and a short description of the company Jerkstands Bageri AB, is also presented. CONCEPT describes how an accessory can be used as a tool to achieve a gentle adaptation of an introvert building.

THE BAKERY is about the building's history and changes over time. Important details and qualities are listed.

ANALYSIS shows different studies of the site and the building, which ends up in where to add the extension and which shape I will start designing from.

PROPOSAL presents the final design of the addition.

OUTRO consists conclusion and reflections.

Significant words to remember:

Public context: An area where different functions are sharing space and by being exposed attract people.

Introvert industrial building: A building which purpose only is for production.

Gentle adaptation: Changes done with regard to the building's original appearance and valuable qualities of different time layers.

Accessory: Is an added part where the aim is to strengthen and improve its base in a social/public context.

Base: Is a neutral part the accessory acts against.

Property: A specific quality of an accessory.



BACKGROUND

A growing city

Gothenburg

In the year 2035 Gothenburg's population is expected to have grown into 700 000 inhabitants, 150 000 more than today. (Development Strategy Gotheburg 2035). The increasing population will need housing, working places, services and public transport in order to live a good life. In december 2013 the city of Gothenburg presented a strategy *Development Strategy Gothenburg 2035*, about how to grow and develop in a sustainable way. The main strategy will be to grow within the already built areas in the city and around strategic nodes. The focusing areas are in the intermediate city; the interlinked city districts outside of the city centre. This areas already have good public transport, good services and where many of the city's inhabitants live and work. (Development Strategy Gotheburg 2035).

Development Strategy Gothenburg 2035 says:
To attain the compact city with qualities that simplify daily life, there are three directions to take:

Make use of what already exists: This concerns densification, supplementation and development of the city where existing resources and investments already made can be used efficiently, such as infrastructure, services and public transport. In these areas there is already a base that can be reinforced and there is less need for new investment.

Develop central points: By developing and intensify around central points, places and areas in the city can be attached to a centre. This improves the supply of shops, services, public transport, etc.

Focus energy on where it will make a difference: Development around a few central points makes substantial difference. With extra effort, which means that the work is done on the basis of an overall idea, with a focus on the overall picture and over a longer period of time. This focus of efforts also involves a broad cooperation between the stakeholders and resource-efficient methods of working.



Future picture of Gamlestaden.

Fig 1



The new travel center at Gamlestadstorget.

Fig 2



The new commercial center SKF.

Fig 3

Gamlestaden

One of the strategic nodes to be developed is Gamlestaden. This is the entrance to the north-eastern districts with a long and rich history. It is planned to be a dense, urban and dynamic mixed city with a varied content of offices, housing, cultural, services and leisure activities. At Gamlestadstorget and above the old medieval town Nya Lödöse a new travel center and transportation hub is being built right now, as well as housing, shops, offices and hotels. The old ball-bearing factory SKF, will become a new commercial center and at Söveån water front new residential areas will be built. The whole district will have doubled its population by the year of 2035 (goteborg.se).



The slaughterhouse area

Gamlestaden

Gamlestadstorget

Götaälv

City center

The slaughterhouse area

Close to the new public transport node Gamlestadstorget, the old slaughterhouse area is located. This area is today dominated by industries and cut off from Gamlestaden by roads and railways. Future plans and visions are under construction and within a few years the municipality and the real estate owners on the site want this area to become a public place, accessible for the citizens. What functions that will stay in the area and what should be added is not yet decided.

It was built between 1902 and 1905 as Sweden's first municipal slaughterhouse. Totally it was 24 buildings designed by architect Otto L Dymling in typical jugend style from that time, with brick facades and with elements of plaster and natural stone. From the beginning the purpose was to secure a more hygienic slaughtering process and this was the purpose for nearly 60 years. In 1965 the last animals were killed and since then a lot of different buildings and functions have been added.

Today there is still a number of companies in the food industry, with a primary focus on meat and processed meat. There is also other types of activities going on, for example companies working with construction and logistics, a health care centre, urban farming and a brewery.

- Today the area is cut off from surrounding areas by roads and railways.
- It is dominated by large companies with meat related businesses.
- Trucks are allowed in the entire area and most of all the open spaces are meant for parking.
- Due to the heavy traffic and functions only open during day time the area can be perceived as unfriendly sometimes.
- There is almost no greenery in the site.
- North-west of Jerkstrand's bakery is the slip road of road E45 which causes noise and air pollution.

Götaälv

Marieholms industrial area



Extension from the 60's.



Buildings from 1905.



The water tower and chimney are important landmarks for the slaughterhouse area.



Building from 1963.



Jerkstrand's bakery

Slakthusgatan

E45

Walckesgatan

Waterloogatan

Railway

Tramway

Gamlestaden

Gamlestadstorget

Säveån

The factories of Gamlestaden

City center

- heavy traffic
- parking
- loading area
- greenery

A new vision

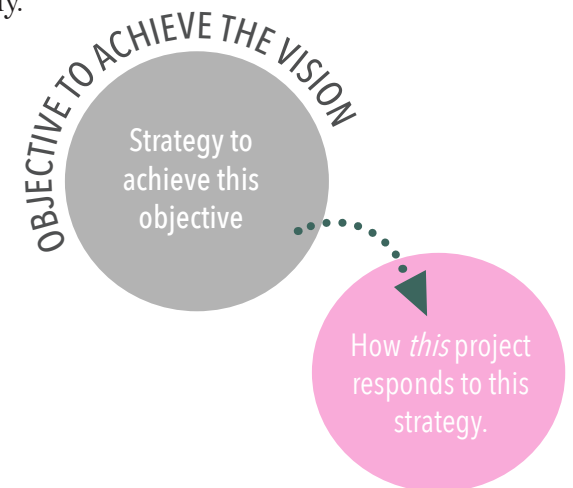
Previous course

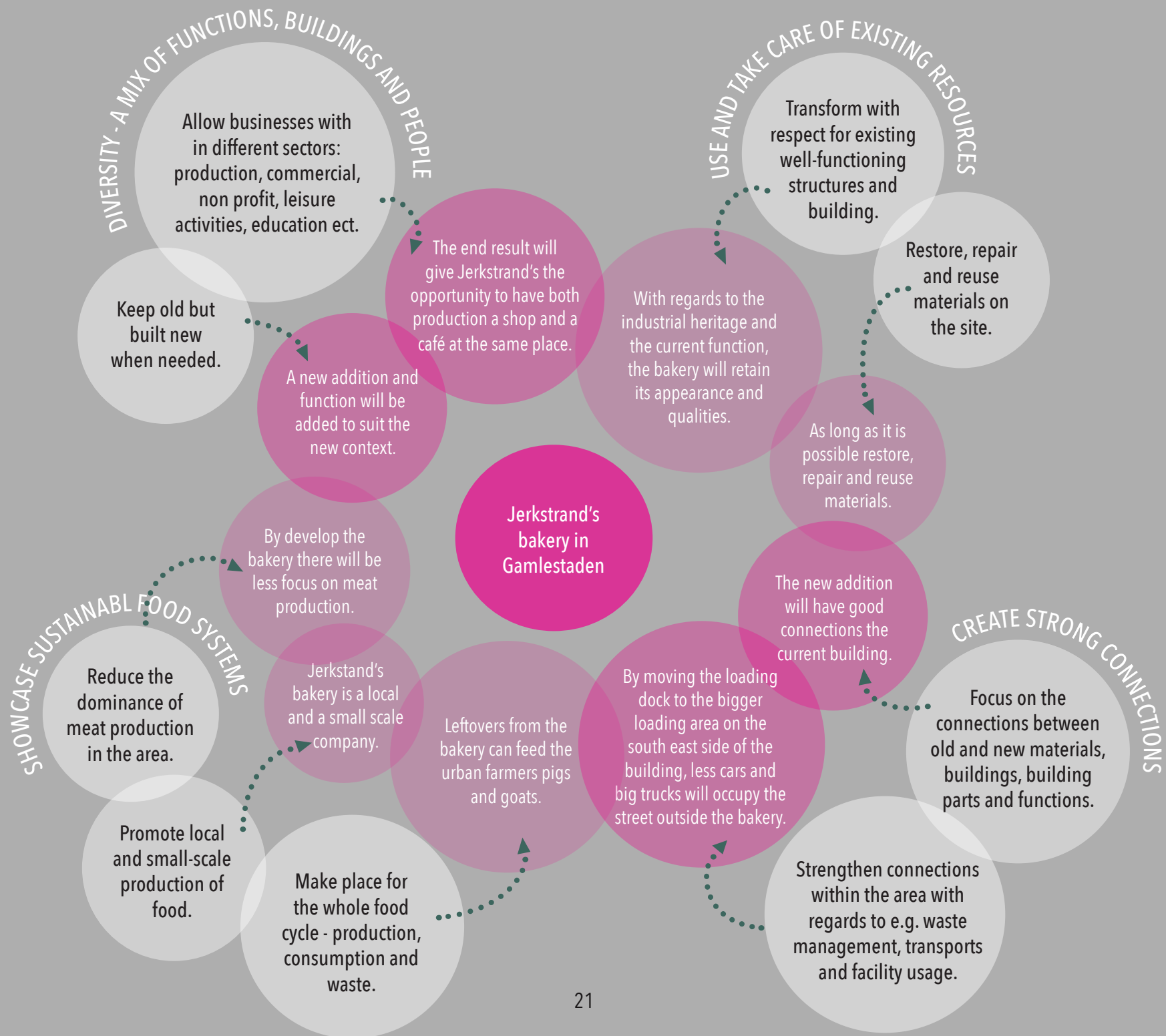
In previous studio Architectural Heritage and Urban transformation, I had the chance to work with a transformation project in the slaughterhouse area in Gamlestaden. Ulrika Lindahl, Frida Olsson and I created a new vision for the area and did an in-depth project *Common kitchen, come on!* (Lindahl, Olsson, Lööf, 2016) with one of the original building from 1912, the calf slaughterhouse. I have chosen to base this project on our vision. We did a list of different objectives to achieve the vision and out of these, different strategies to reach the objectives. In the picture to the right I have listed how *this* project will respond to these objectives and strategies.

The new vision for the slaughterhouse area is:

Restore the slaughterhouse area as a role model of sustainable food production and consumption systems in Gothenburg, according to the demands of today and the future.

Why this vision? From the very beginning the purpose of the slaughterhouse was to secure a more hygienic slaughtering process. We have now come to a time where the meat consumption has reached new heights and the need for attention to a wider selection of food has occurred. In Sweden today the self-sufficiency level is very low. To be able to meet the demands of tomorrow this needs to change. More attention should therefore be directed to this issue. There are already things happening in this area promoting the idea of being more self-sufficient. This vision wants to support these initiatives and its heritage of securing the food supply.







1. The transformed calf slaughterhouse,
Common kitchen, come on!

Fig 4



2. New office building, by the real estate owner Klöver. Fig 5



3. Meeting between new and old. Klöver's office building
and a building from 1905. Photo: Stina Lööf

The slaughterhouse area tomorrow

- The area is now dominated by many small businesses and functions. Many of them are connected to food production and consumption.
- People are working and visiting the area 24/7, because of the variety of different functions.
- Loading zones are located in the outskirts, but smaller trucks are allowed in the area for loading.
- There is more greenery than before and many of the parking lots have reinforced grass surfaces.
- The slip road from road E45 is moved up north and trees have been planted between road E45 and Jerkstrand's bakery, this has led to less disturbing traffic noise and better air conditions around the bakery.
- There is a new tunnel for pedestrians and bicycles between Gamlestadstorget and the slaughterhouse area to make the site more accessible.
- New office and residential buildings have been added in the north, people who are working and living there, often pass through the area on their way to the traffic node at Gamlestadstorget.



Marieholms
industrial
area

Jerkstrand's bakery

E45

Walckesgatan has been extended

Slakthusgatan

Gamlestaden

Gamlestadstorget
and the new
travel center

Tramway

Säveån

The factories of
Gamlestaden

Waterloogatan
Railway

City center

- heavy traffic
- small trucks for loading
- pedestrian & bicycle main street
- square loading area
- loading area
- parking
- greenery
- new buildings, both offices and residential area

Jerkstrand's bakery

The company

When I came up with the idea of this thesis I contacted the owner of Jerkstrands Bageri AB, Rune Jerkstrand. He was positive when I asked if I could base my ideas on his bakery. I presented my thoughts about adding a public part to the building, as a way of adding new qualities, without destroying the existing business and building. He told me that the company's future plan and wish is to stay in the area and that they also have been thinking about adding serving areas if the slaughterhouse area should be

developed and become a public place. Jerkstrands Bageri AB is a classic confectionery with a bakery business who cares about traditional craftsmanship. They have today nine cafes and eight resellers of their products around the city. The main office and bakery are located in the slaughterhouse area in Gamlestaden. The owner of the building is Rune Jerkstrand but the plot is leased by the municipality. Jerkstrand's has 20 employees working in their main bakery today.



Jerkstrand has 20 employees working in their main bakery.

Fig 6



Jerkstrand has nine cafes around the city.

Fig 7



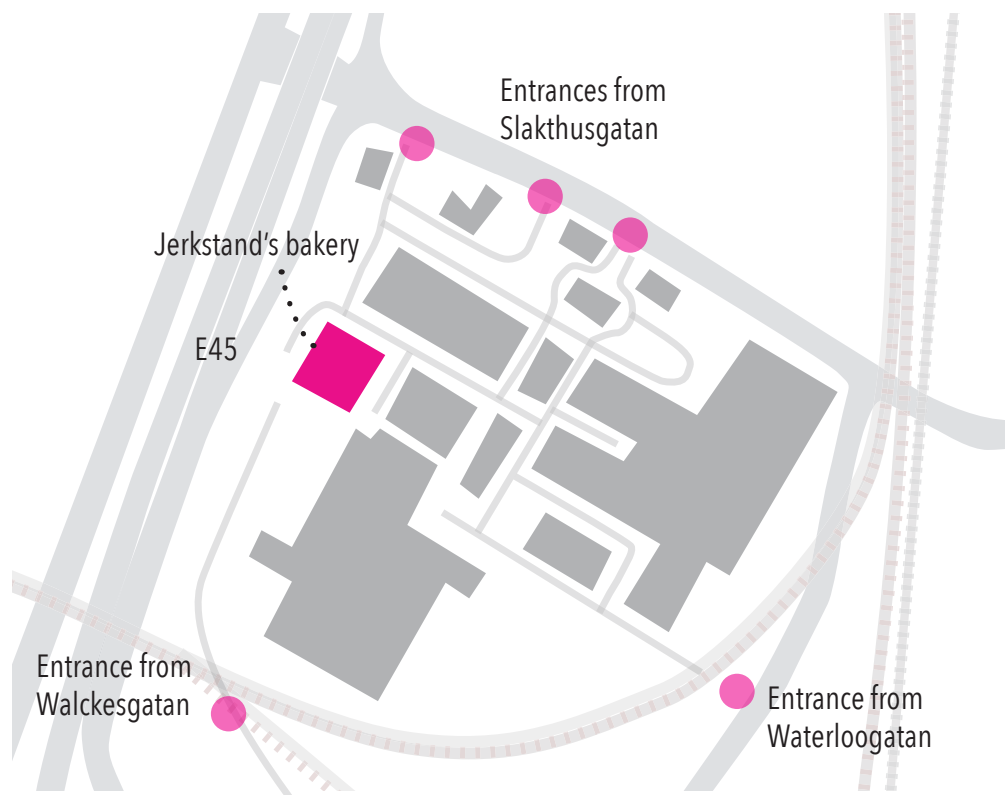
Jerkstrand's cafe in Saluhallen, in Gothenburg. Photo: Stina Lööf



Pastries from Jerkstrand's bakery. Fig 8

The location

The bakery is located in the west part of the slaughterhouse area. It is surrounded by both original buildings from 1905 and new structures from 1960's and 70's. North-west of the building is the slip road from E45.



CONCEPT

The accessory

Finding a strong concept

After identifying the bakery's needs to fit into a public context (an addition with a cafe and shop) I wanted to identify *my* needs for a successful design process.

An architectural concept is a guiding principle that gives a project direction. It is the theme of the project, the argument or big idea that guides such elements as order, proportions, organization, or hierarchy and is often determined by the most important aspects that the project must accomplish. (Smith, A. Schank Smith, K. 2015)

Smith and Schank Smith mean that these priorities are the boundaries that guide me as a designer. These are important because I need to establish limits to what should and should not be considered. Without this delimitation framework anything is possible, which in many cases can be obstructive.

Definitions of an

Accessory

- something added to something else to make it more useful, attractive, or effective

Merriam-Webster

- an extra part that improves or completes the basic part

wordreference.com

- a detail, often used to enhance a person's image or self-esteem

tyda.se

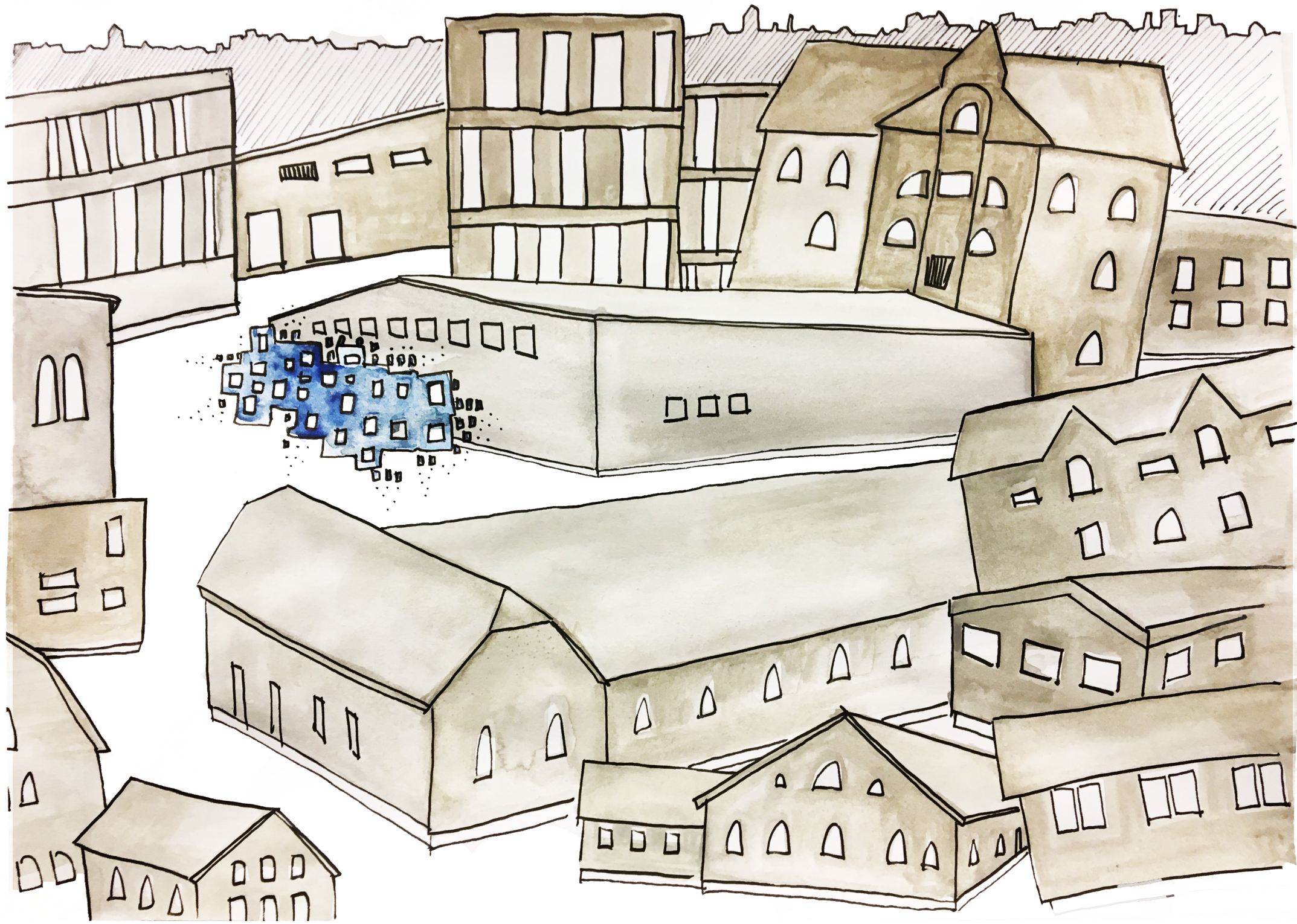
During this education, I have slowly discovered and understood the importance of a clear concept to guide myself and others in my creative work. The end result has not always been an obvious respond of the concept, but it has helped me move foreward and keep the theme.

When I began working with Jerkstrand's bakery there was still no clear concept. But after visiting the site and building a couple of times, I began describing the buiding as introvert instead of closed and inaccessible. I started thinking of the function as an industrial worker and the building as its coat. To describe the bakery as a "tightly buttoned coat" was suddenly obvious and the easiest way to describe my feeling of the building in a future public context. The buttoned coat fits into the current context but may be "under-dressed" in a public context. By open up the coat a little and add an accessory, it will adapt to a social context without being transformed.

Against a fixed base

I believe that an accessory acts against a fixed base. The result and impact is different if the conditions change (the base). Generally, I think that the accessory is secondary to the base and its overall ability and capacity is to be a contrast. The base and the accessory individually carries significant qualities and values, but the synergy that occurs is what I want to reach. The accessory owns the attention for a while and let the base be a neutral part to act against. Its purpose is not to take over, just to move the focus for a while.

I would say that an accesssoary's mainly purpose is to strengthen and improve the workers coat in a social context. It should attract and invite people, seek the attention, support and highlight good qualities of the coat and of the person who wears it.



The coat

Imagine somebody on the way to work an early morning. Somebody is covered and protected by its coat. The coat is tightly buttoned all the way up to the chin. It has a style, but there are no features or details to tell anything about the person it is covering. The purpose of the coat is to keep the person inside dry and warm. The functionality is the most basic. This coat is just one of many other coats, also on their way to their daily work and they all carry an anonymity and a security. Although it is crowded, there is no expectations that the person under the coat has to start a conversation with an unknown travel companion. The coat is only whispering its unpretentious task.

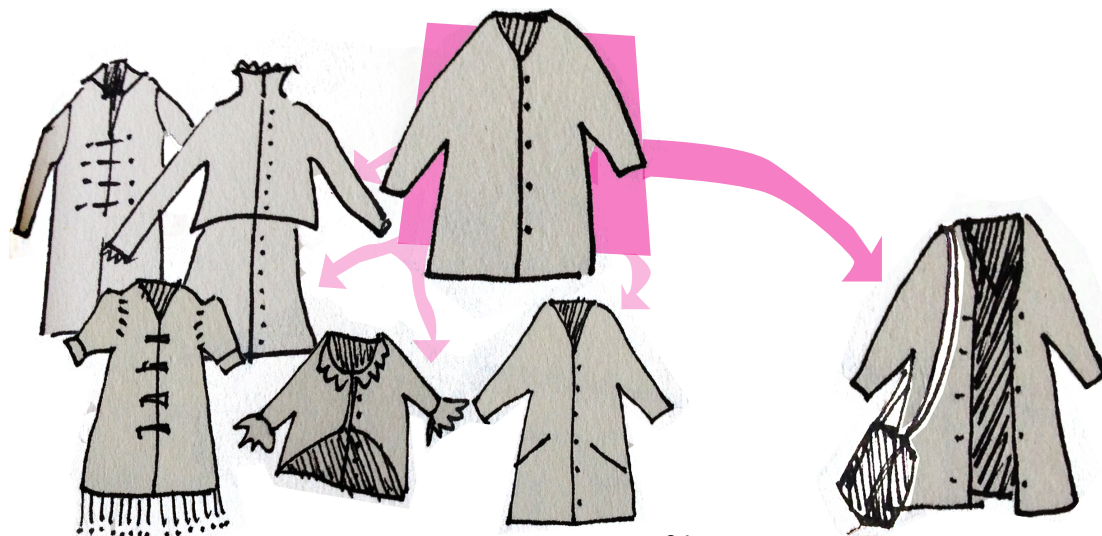


Now imagine the same coat on a Saturday evening on the way to a party. The coat is no longer as tightly buttoned and some accessories have purposely been added. A brooch just below the collar, a small bag on the hip and a sheer, colourful scarf around the neck. The purpose of the coat is still to keep its owner warm and dry, but in this social context it is expected to shine instead of whisper. Tonight the person who wears it wants to be attractive and salient, not blend in. Now it is time to claim the space and open up a dialog.

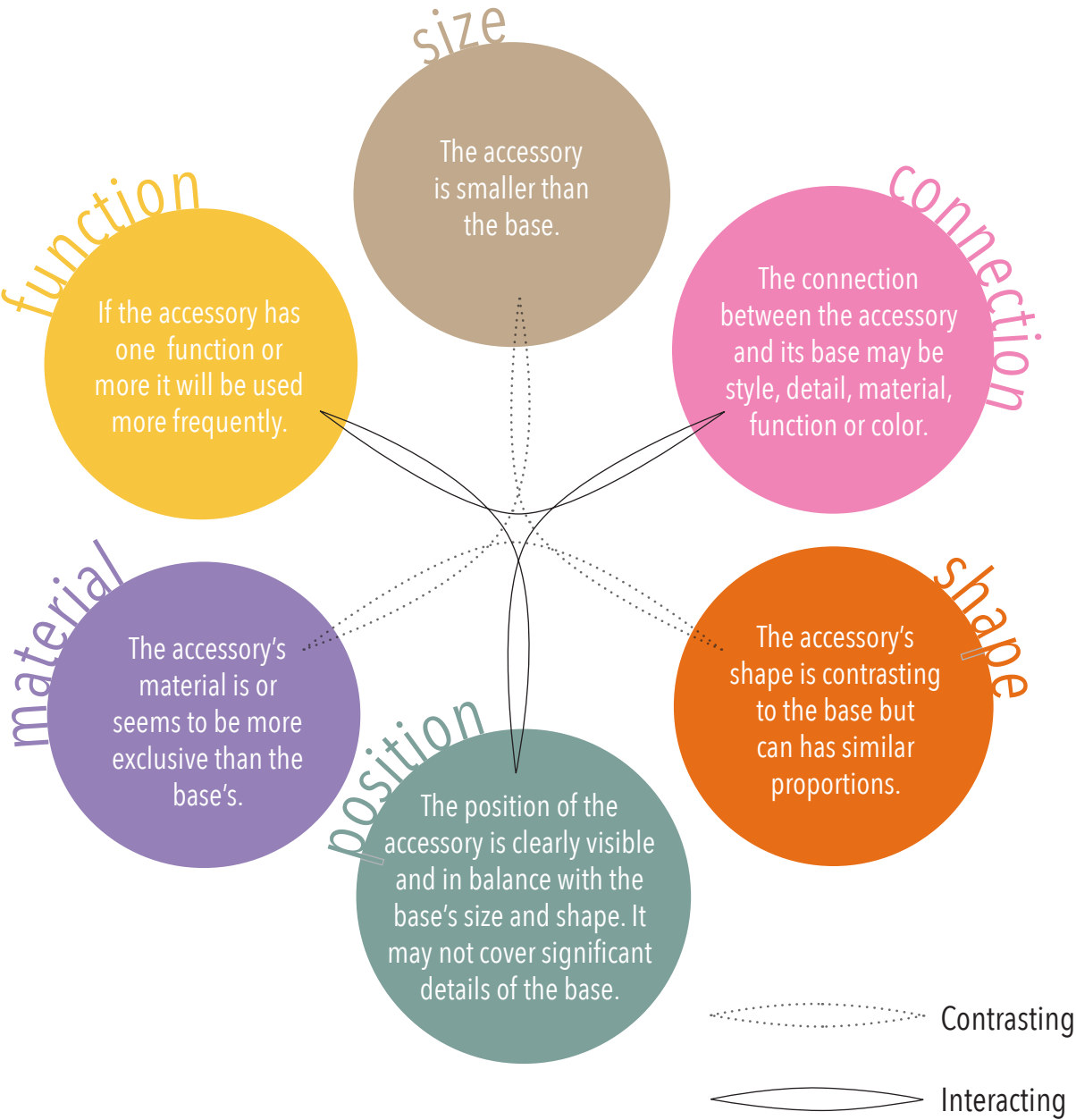


In the same way as the buttoned coat, a chilly morning, has as its primary task to keep its carrier warm, in an ocean of other tightly buttoned coats, I identify Jerkstrand industrial building as something that protects its business, hidden on the inside against the weather and uninvited guests. It has a style but nothing reveals about what might be inside. There is no need to seek attention of any passing customers, as the environments it is built in is intended for production.

Just like I am adapting my attribute to the context I am in, I believe this building needs an accessory with a well thought function to fit into a new public context. I do not want to redo my coat, or take on another. If you look a little bit closer, my coat has many beautiful details and above all, it carries a story. I envision that an extension to this functional and robust but anonymous and inaccessible building, would work the same way as a brooch or bag would do to my coat in a social context.



By adding an accessory the introvert building will have an instrument that can enhance its image, and make people become curious. To further explain my point, I have chosen to divide the accessory's properties in six different parts: *Shape, connection, function, materials, position, and size*. What follows is my interpretation of which qualifications an accessory has.



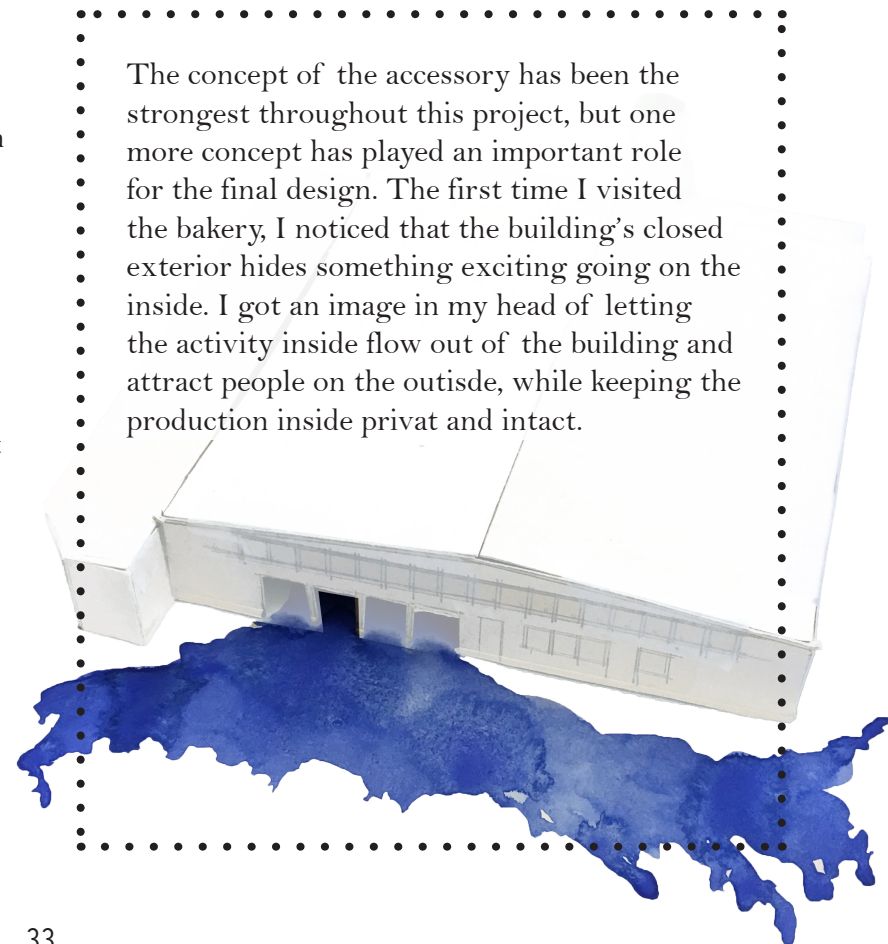
Six different properties

When you choose an accessory, it is not randomly picked. You always choose the best accessory or accessories for the context you are in. All of the six parts are connected to each other and sometimes even overlapped. The accessory has the best power when all the properties are represented.

These six properties can be divided into two groups: *interaction* and *contrast*.

The interaction-group includes: *function*, *position*, and *connection*. All of these three properties are in contact with the base. They work together.

On the other hand, the contrast-group: *material*, *size* and *shape*, emphasize visual qualities of both the accessory and its base.



The concept of the accessory has been the strongest throughout this project, but one more concept has played an important role for the final design. The first time I visited the bakery, I noticed that the building's closed exterior hides something exciting going on the inside. I got an image in my head of letting the activity inside flow out of the building and attract people on the outside, while keeping the production inside private and intact.

Reference projects

Other accessories

All extensions are not accessories. In this chapter I will describe three additions that I think fits into the concept of an accessory and a fourth which do not.

The first one is the Italian architect Rocco Valentini's renovation of a late 19th century masonry home and mill in Chieti, Italy. The two existing structures serve different purposes. One used for agricultural processing, while the other serves as the owner's villa. The two structures are separated on the property but working closely together (DesignBoom.com, 2016). By adding this new contemporary entry foyer the building has gained an accessory. According to the accessory's different properties, the size, position, shape, function, connection and material, this structure is *something added to something else to make it more useful, attractive and effective*. The property function in this case is for example that it is both an entrance and a vertical circulation core. The addition's *shape* is contrasting but has the same proportions.



A late 19th century masonry home and mill in Chieti, Italy.
Photo: Rocco Valentini

Fig 9



A new contemporary entry foyer.
Photo: Rocco Valentini

Fig 10

On Eklandagatan in Gothenburg is an apartment house from probably late 1930. The extra added insulation and the large facade elements makes the expression of the building swollen and heavy. A small restaurant is facing the street.

The restaurant recently got a small but clearly visible entrance, like an accessory. Its *shape* is like an extension to the thick wall, but this is even thicker. The meeting between the accessory and the thick facade creates the current facade not as thick. This is *an extra part that improves* the expression of its base. The accessory owns the attention and let the building be a neutral base to act against. The accessory's dark wooden facade, with a small-scale texture, perceives exclusive and is a clear contrast against the green large facade elements. This addition's purpose is to attract and invite people on the street and it does it very well.



Eklandagatan in Gothenburg. Photo: Stina Lööf



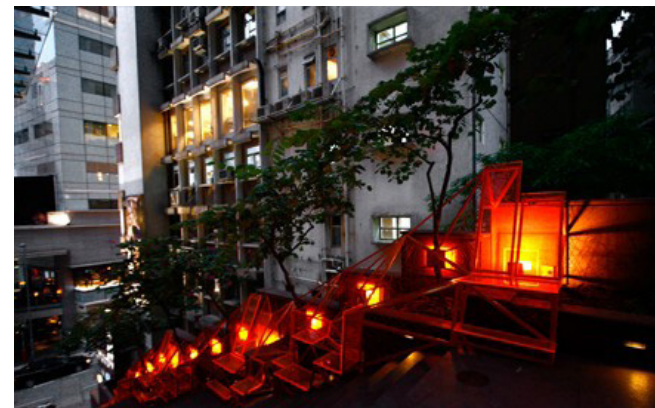
A new entrance. Photo: Stina Lööf

In year 2007, EDGE Design Institute in Hong Kong converted an ordinary public stairway into a striking, social and engaging public place called The Cascade Project.

By adding an accessory to the staircase the face of an empty urban space has change into a *more attractive*, social and active area. As an asymmetric sculpture the structure offers individual and adjoining seats surrounded by Bauhinia trees and assorted plants. In the evening, a strategic lighting system creates an inviting atmosphere and turns the previously undervalued concrete structure into a secure and sociable environment (inhabitat.com).



"The Cascade" by Edge Design Institute, in Central Hong Kong. Fig 11
Photo from BSA Space, taken by Scott Burnham



A lighting system creates an inviting atmosphere. Fig 12
Photo from EDGE Design Institute LTD

Gothenburg Concert Hall has an extension along the backside of the building. It is designed by Mats Karlsson and Ulla Antonsson from White Architects and was completed in year 1999. Inside is room for administration and rehearsal. The extension is an independent structure and the connection to the original building is a high and narrow glazed foyer (white.se).

Gothenburg City Hall's extension is from 1936, designed by Gunnar Asplund. The addition is one of Asplund's most famous (gajdarkitekter.se). Both the exterior and interior are thoroughly designed. According to many people around the world the addition is a work of art, where the light material and interior create a whole.

These two extensions are not accessories to me. They have good connections to their bases and they have materials and details that are exclusive, but they are quite big compared to their bases and their mainly purpose is not to attract or invite people, or strengthen the original buildings in the public space. They are more or less reinterpreted extensions of their bases.



The addition to Gothenburg's concert hall.
Photo: Arne Person, Panoramio

Fig 13



Gothenburg's city hall has a very famous addition.
Photo: Krister Engström

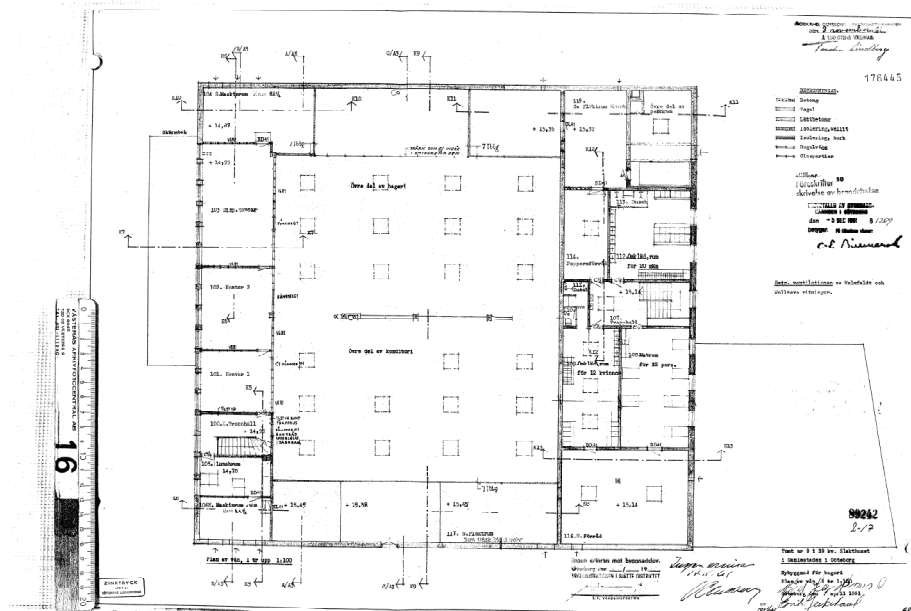
Fig 14

THE BAKERY

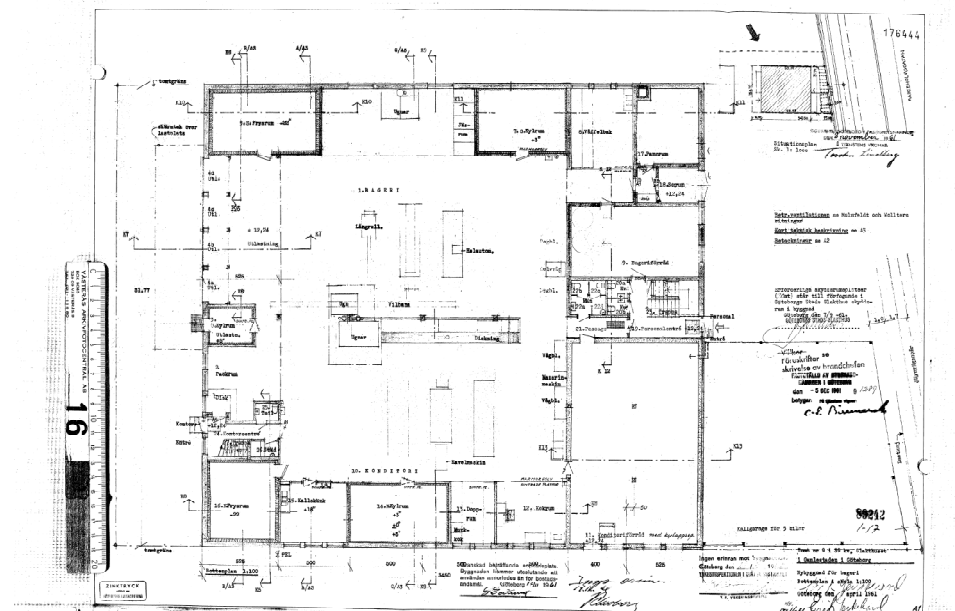
The base for the accessory History

Erik Jerkstrand, Rune Jerkstrand's father started the company 1930. The bakery's first location was at Persgatan in Lunden district, in Gothenburg. When bigger facilities was needed in the beginning

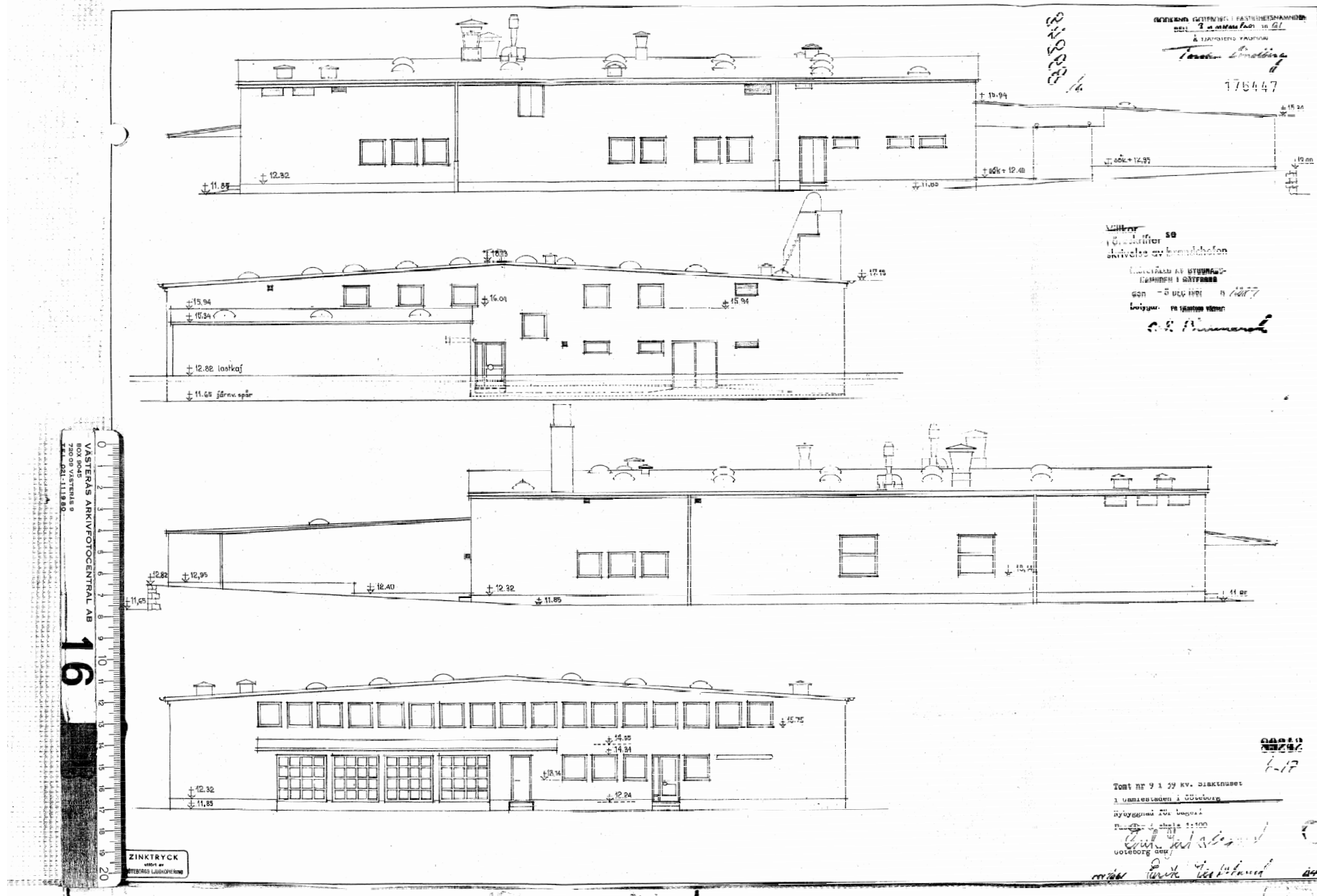
of the 60's, Erik decided to build a new bakery in the slaughterhouse area and it was finished in 1963. The architects were Malmfeldt & Wollter. This is original drawings from 1961.



First floor, offices to the left and staff areas to the right.
Original drawings by Malmfeldt & Wollter.



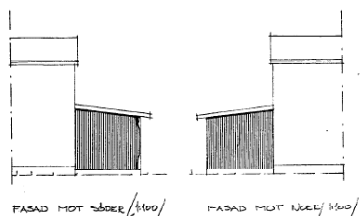
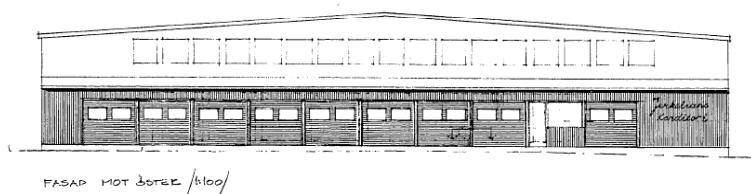
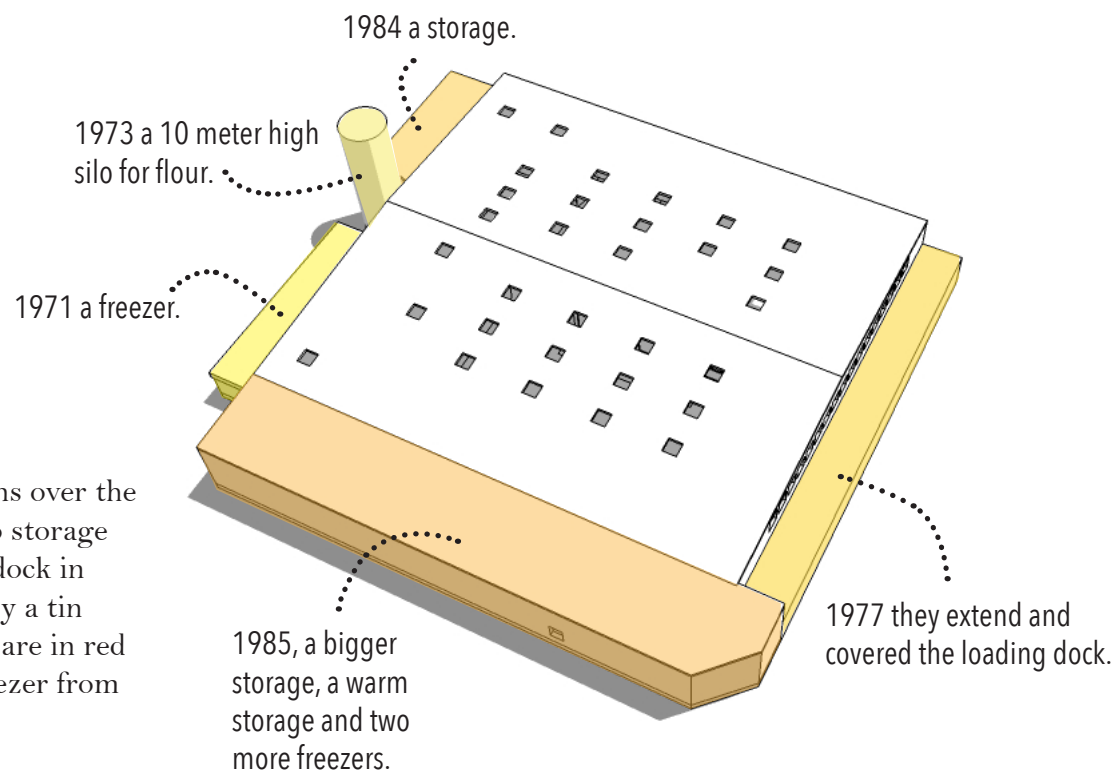
The ground floor is for production.
Original drawings by Malmfeldt & Wollter.



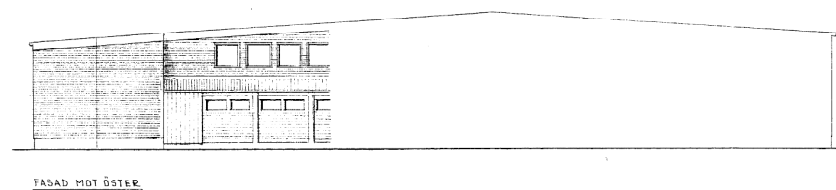
The original facades from 1961.
Original drawings by Malmfeldt & Wollter.

Changes over time

The building has received several extensions over the years. A new freezer in north-west and two storage in north-west and south-west. The loading dock in south-east has expanded and been covered by a tin roof and ten new ports. All the extensions are in red brick as the original facades, except the freezer from 1971 which has green metal sheet.



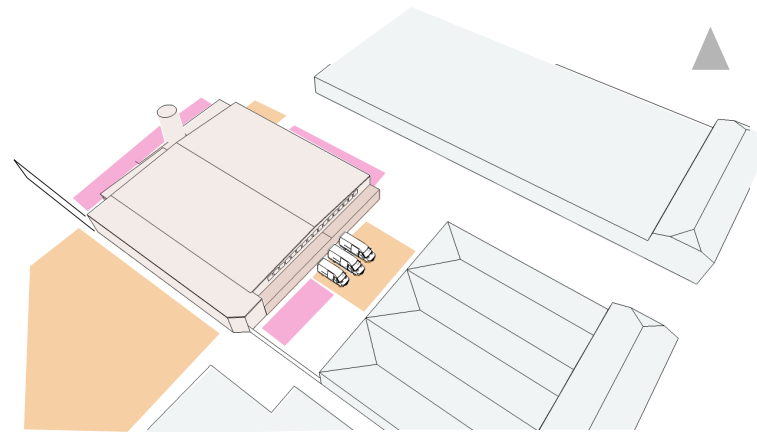
1977 the loading dock was covered (architect unknown).



The facade of the big addition in 1985 (Terminal och industrianläggningar i Göteborg).

Current state

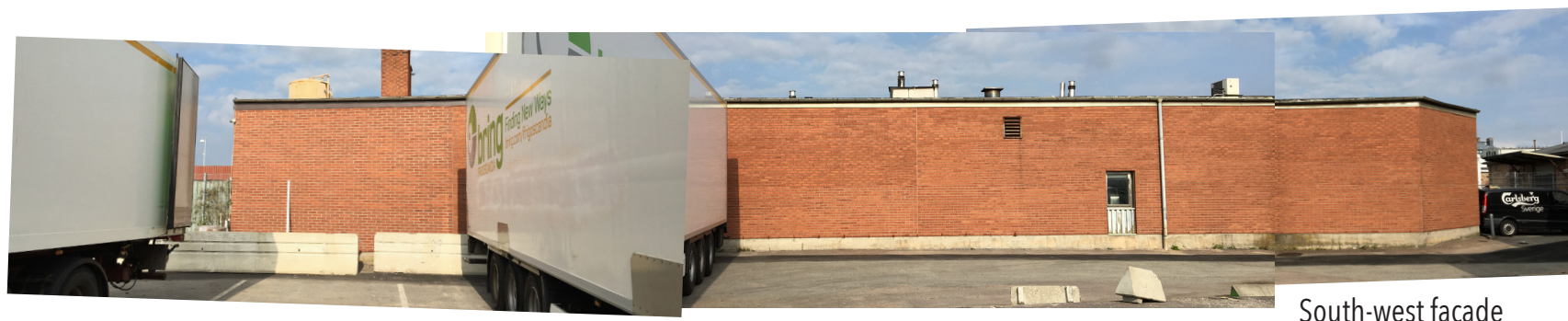
The building has a typical industrial character from the 60's, with dominating brick walls and a less amount of windows. The expression is closed and privat. Its frontage is partly hidden by a covered loading dock and fences creates dead ends.



South-east fasade.

The covered loading dock.

Entrance to the office.



Exterior details and qualities

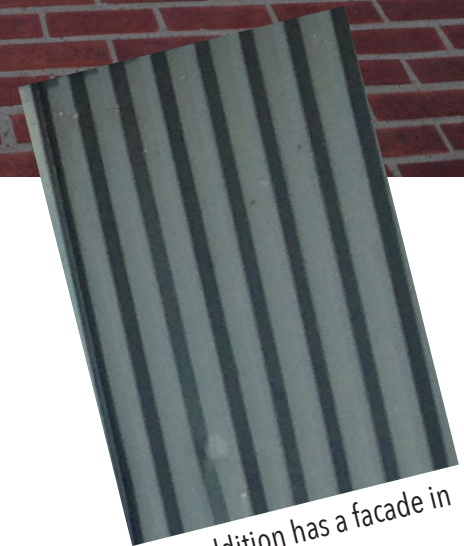
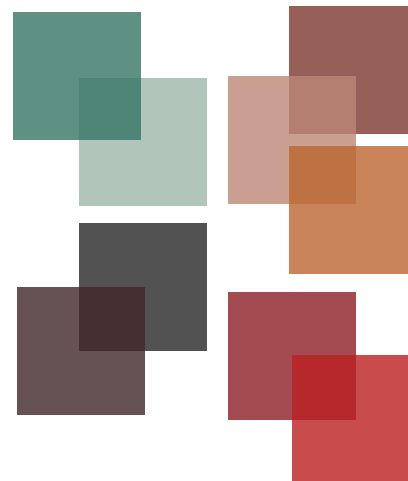
There are many components that create the building's expression. Here are some of them I will have in mind while designing the addition.



Window sash in wood.



Dominating brick facades.



One addition has a facade in metal sheets.



Only the 10 meter high flour silo on the back side of the building is a contrasting shape.



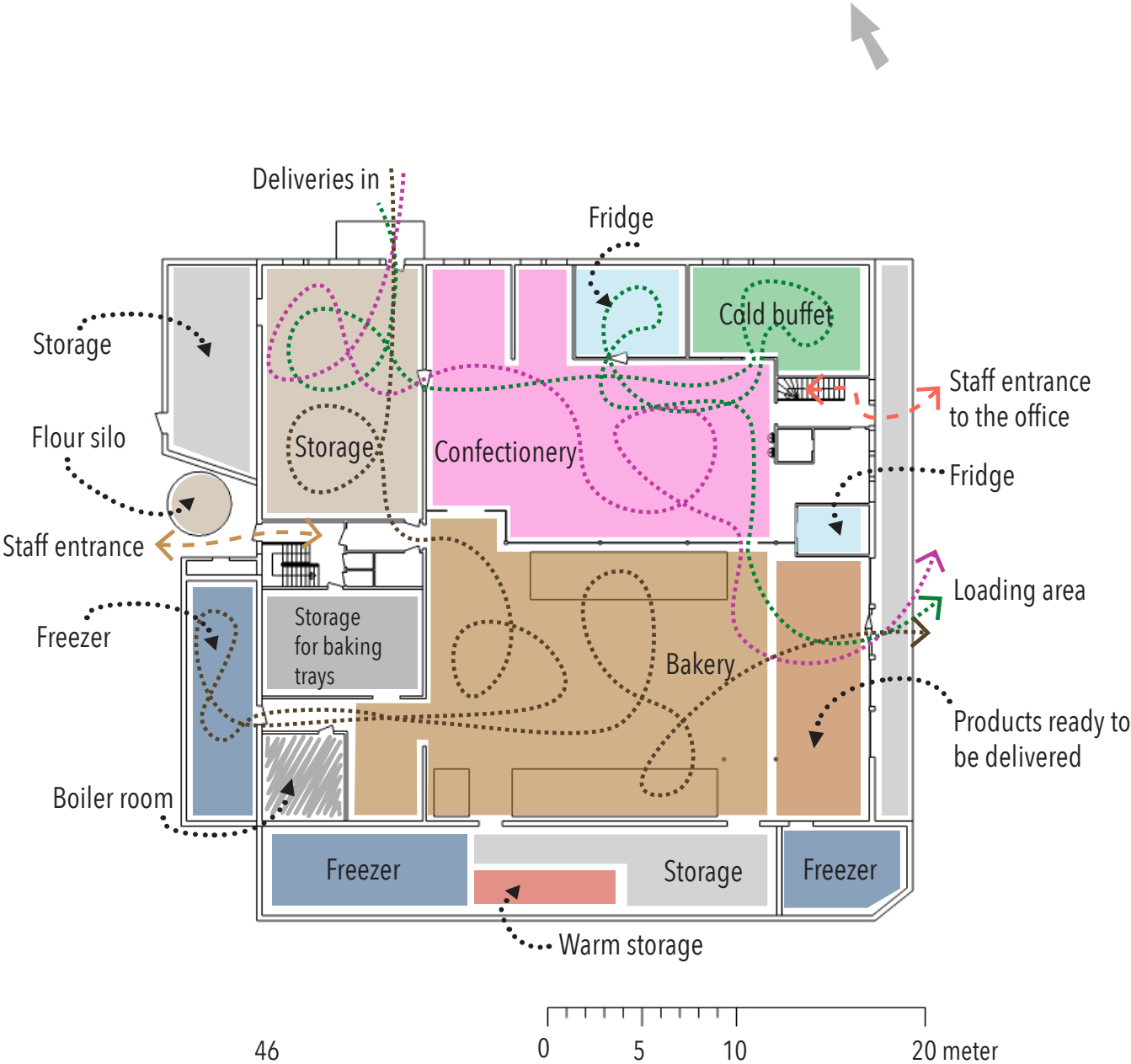
Old loading gate with a port on rails.



Straight lines where the buildings foundation and facades meet the ground.

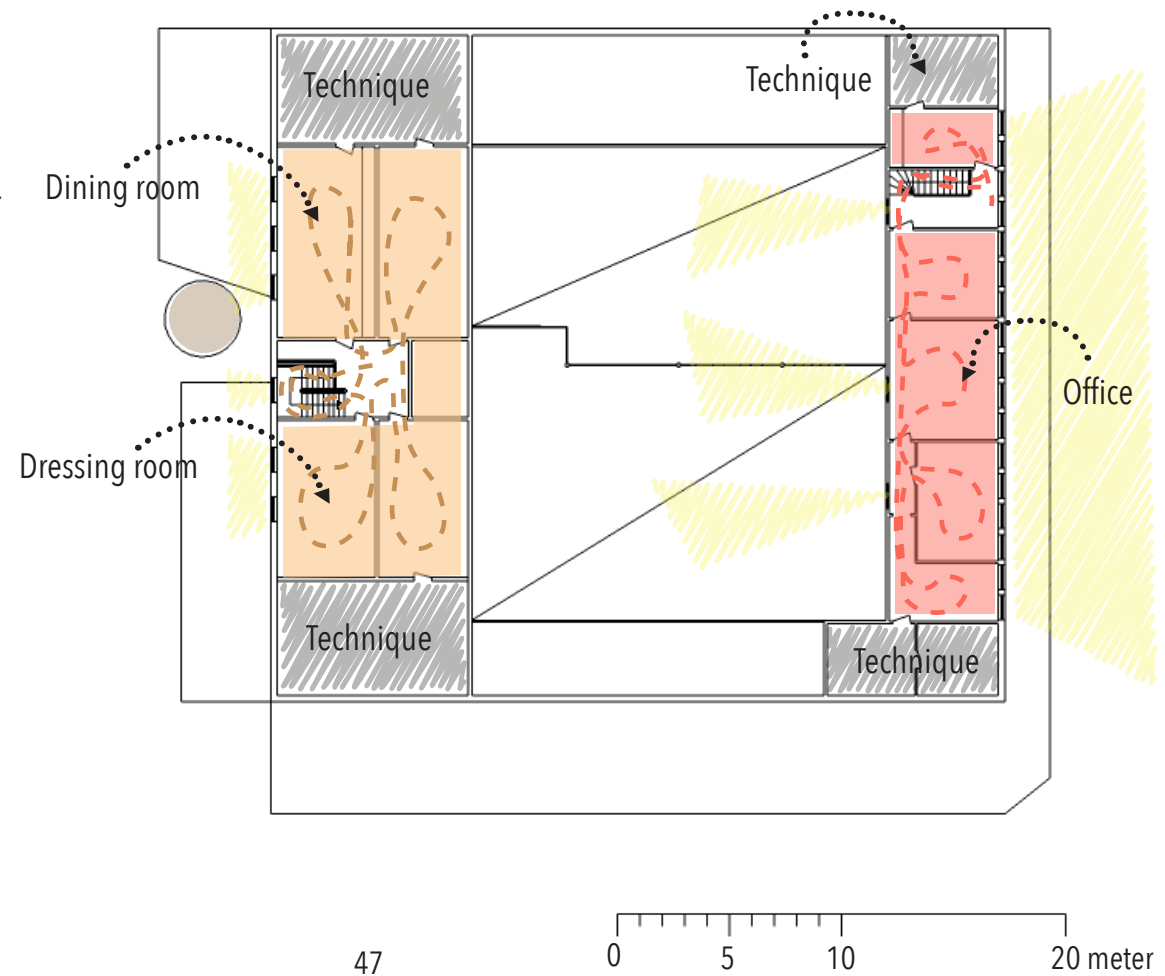
Interior functions and movements

The ground floor is mainly for production and storage. All deliveries have the same entrance and in the end of the production chain all products leaves the building through the same gates.



Interior functions and movements

At the first floor you find the company's main office and the staff's dining room and dressing room. There is a visual contact from the office on the first floor to the production on the ground floor.

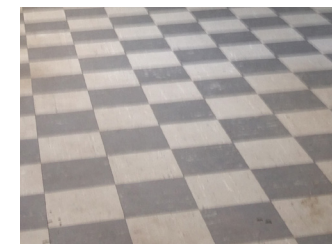


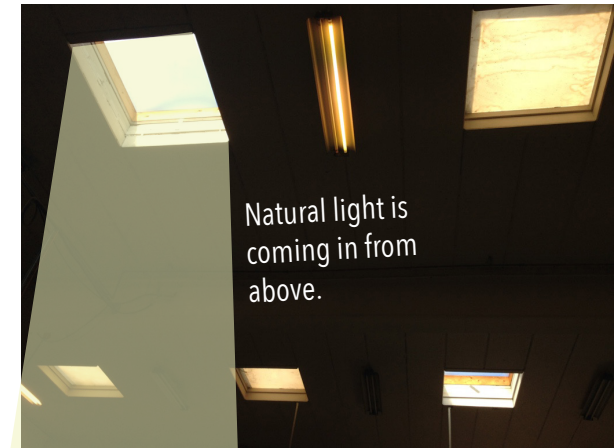
Interior details and qualities

The interior has many significant features. Here I have documented those I will have in mind while designing the addition.



The square pattern is represented in many levels.





Transparency between activities.



Green marble floor in the production area.

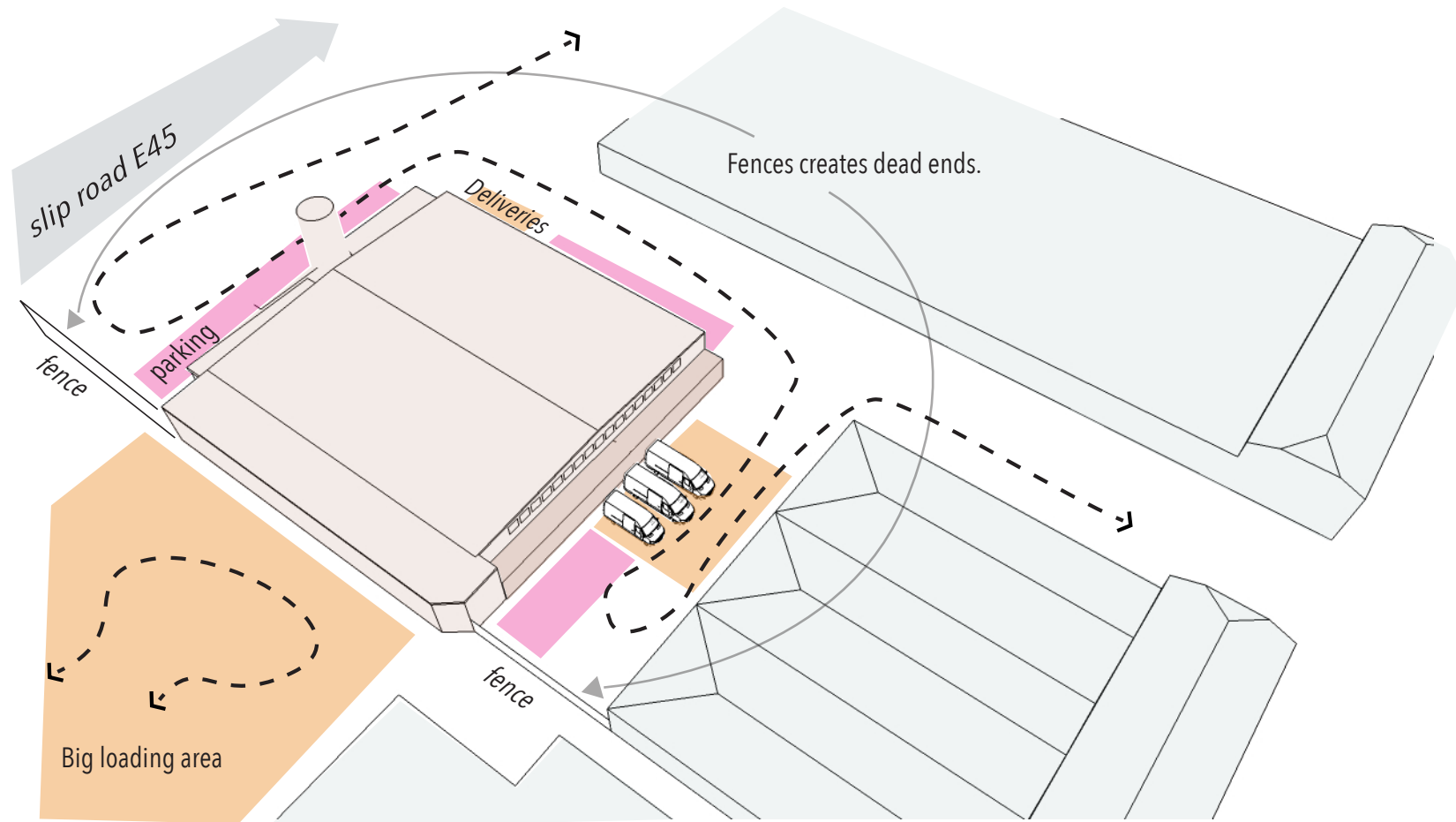
Steel meets tile, stone and wood.



ANALYSIS

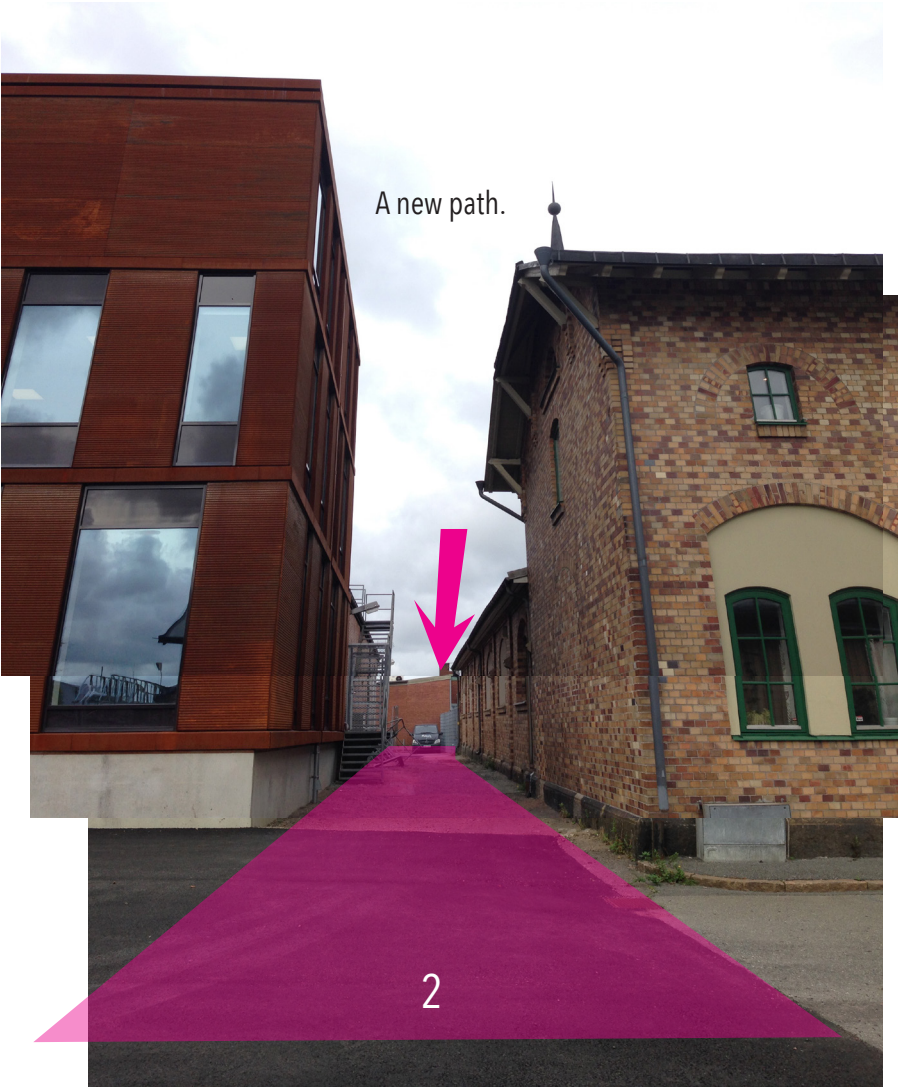
The site

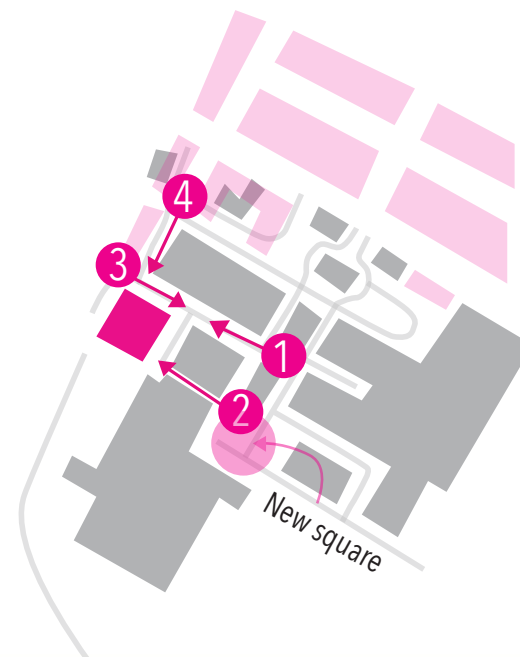
Exterior functions and movements



How to reach the building

Today you can reach the building from three directions. I have created a fourth (no 2) by taking away the fence in the south. The new path is close to the new square. Number 1 and 2 are both connected to one of the main streets, in the area. Number 3 and 4 comes from the areas where this project has decided to build offices and residential areas.

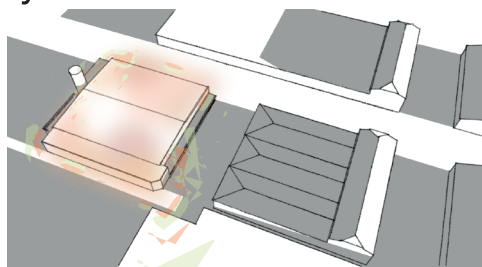




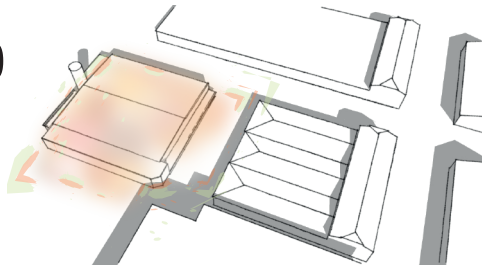
Sun study

January

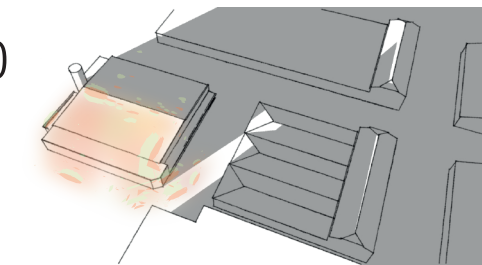
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12.00

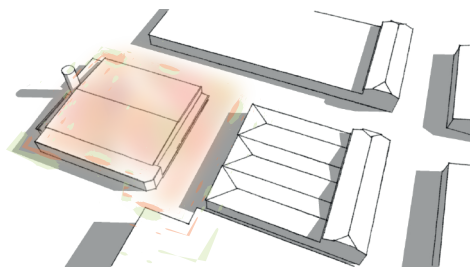


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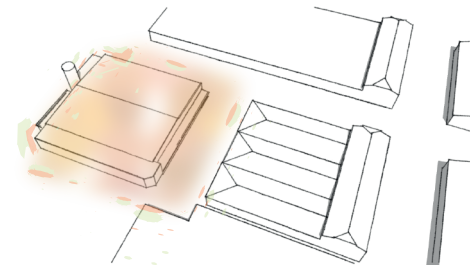


April

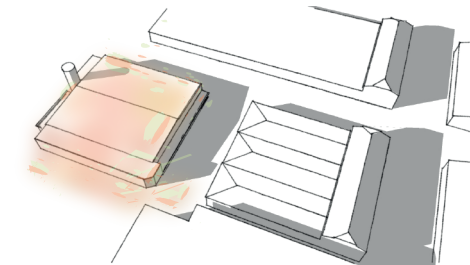
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12.00

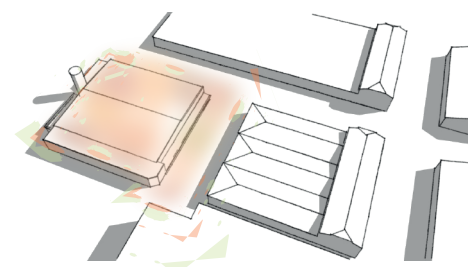


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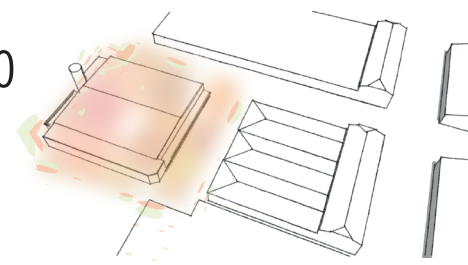


July

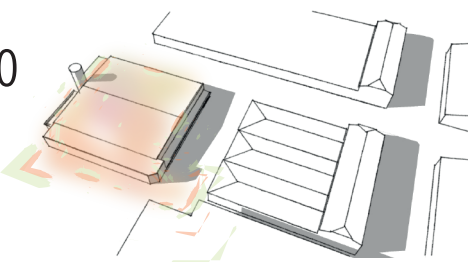
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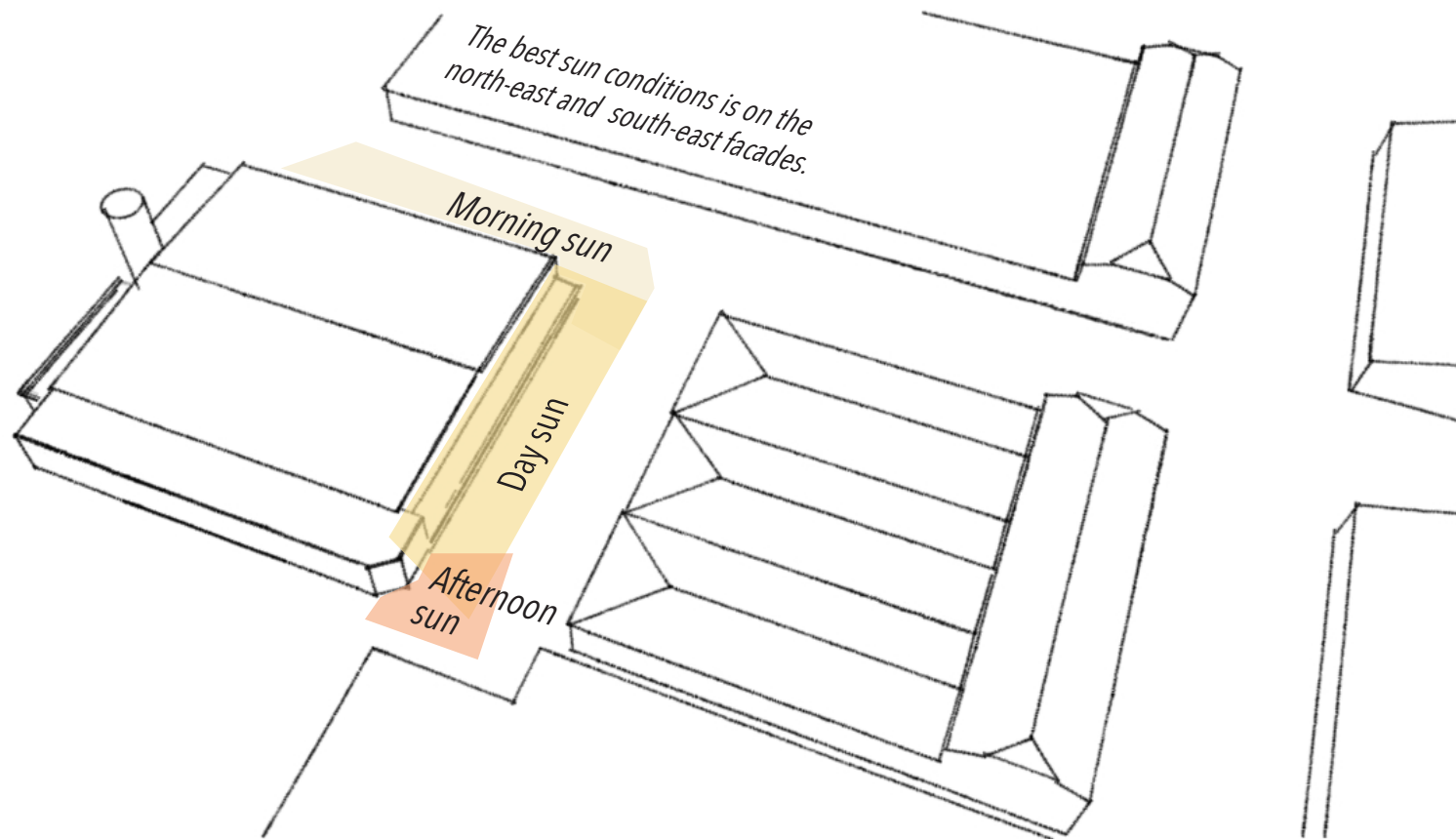


12.00



17.00

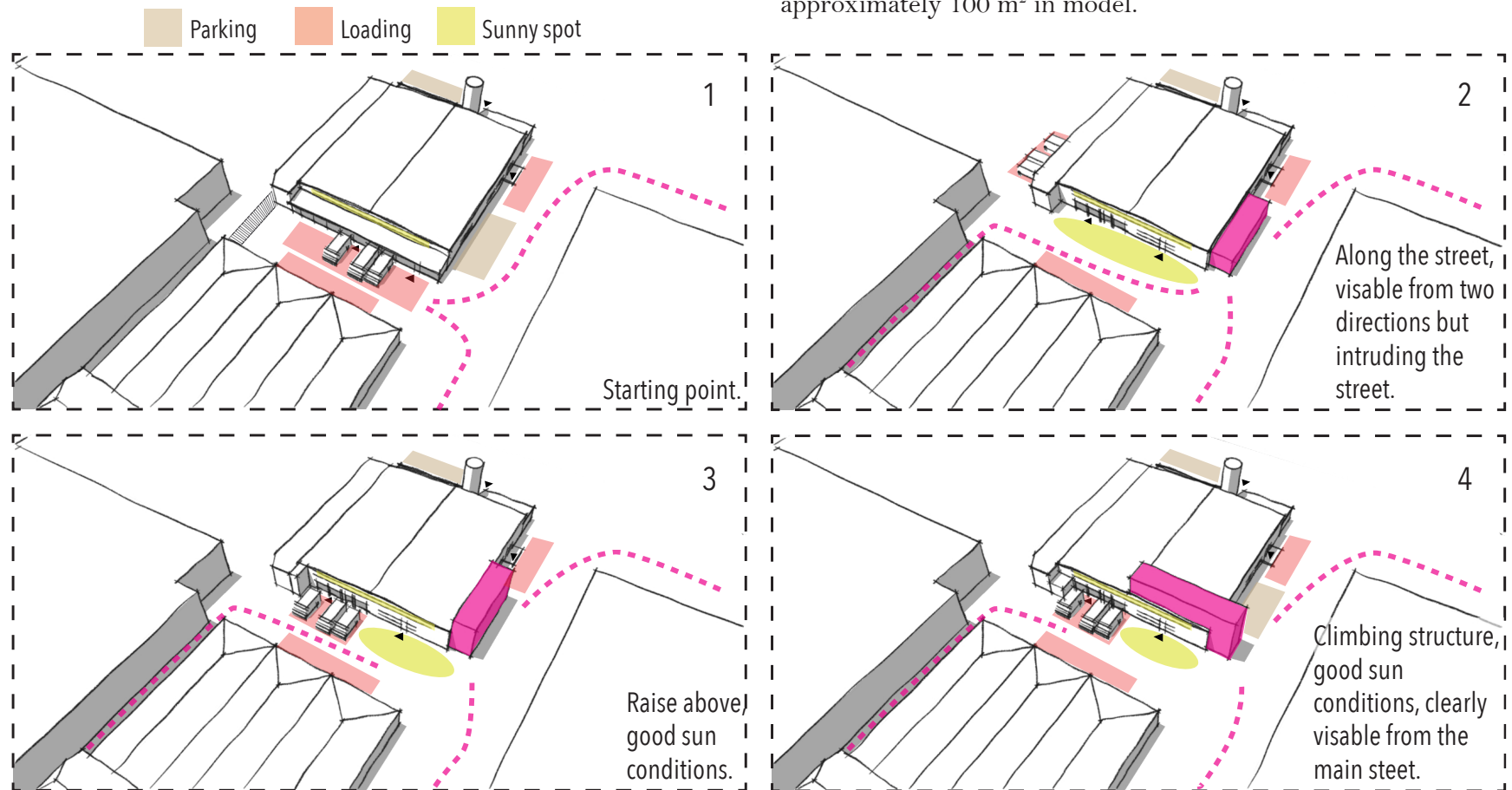


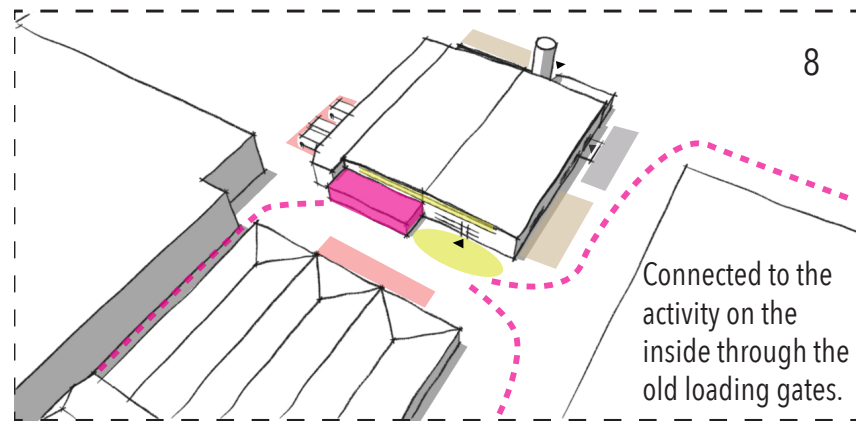
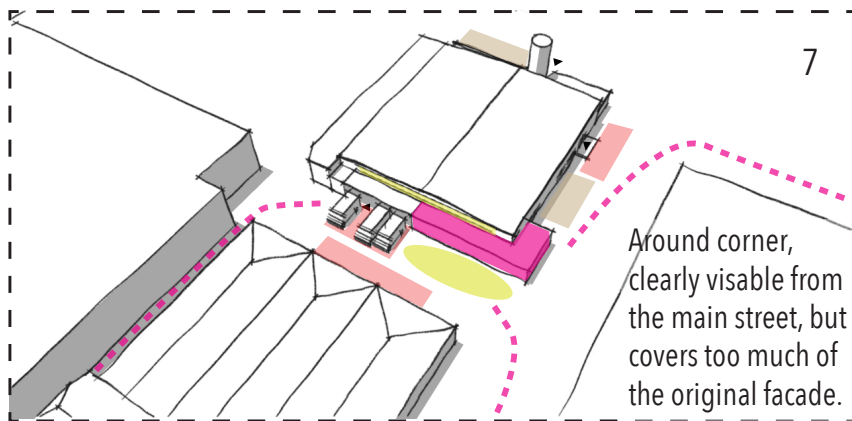
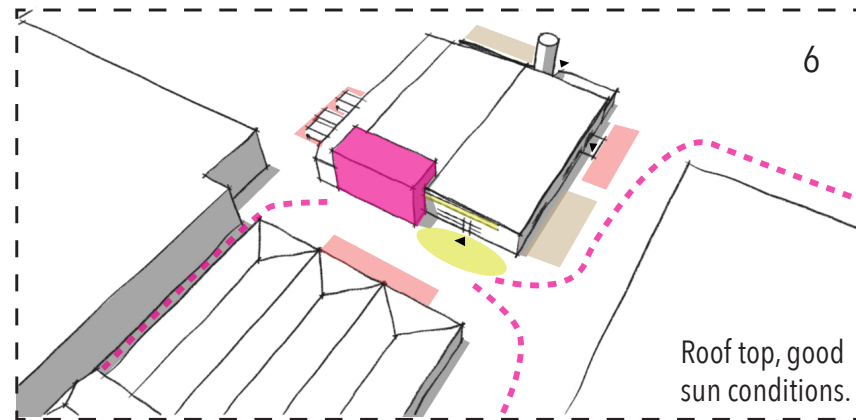
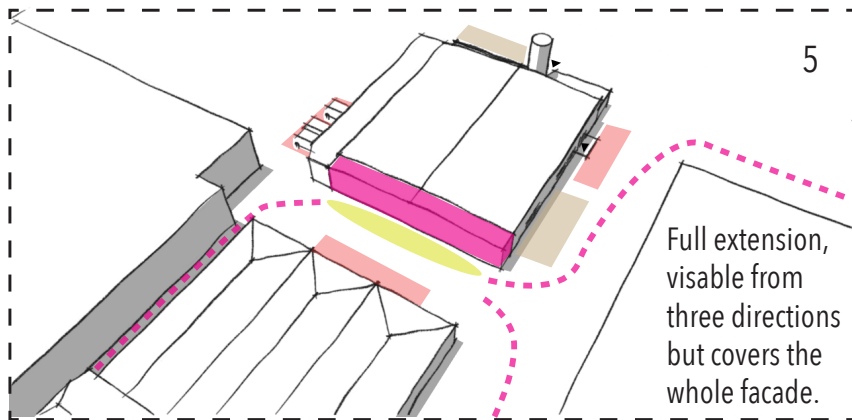


The addition

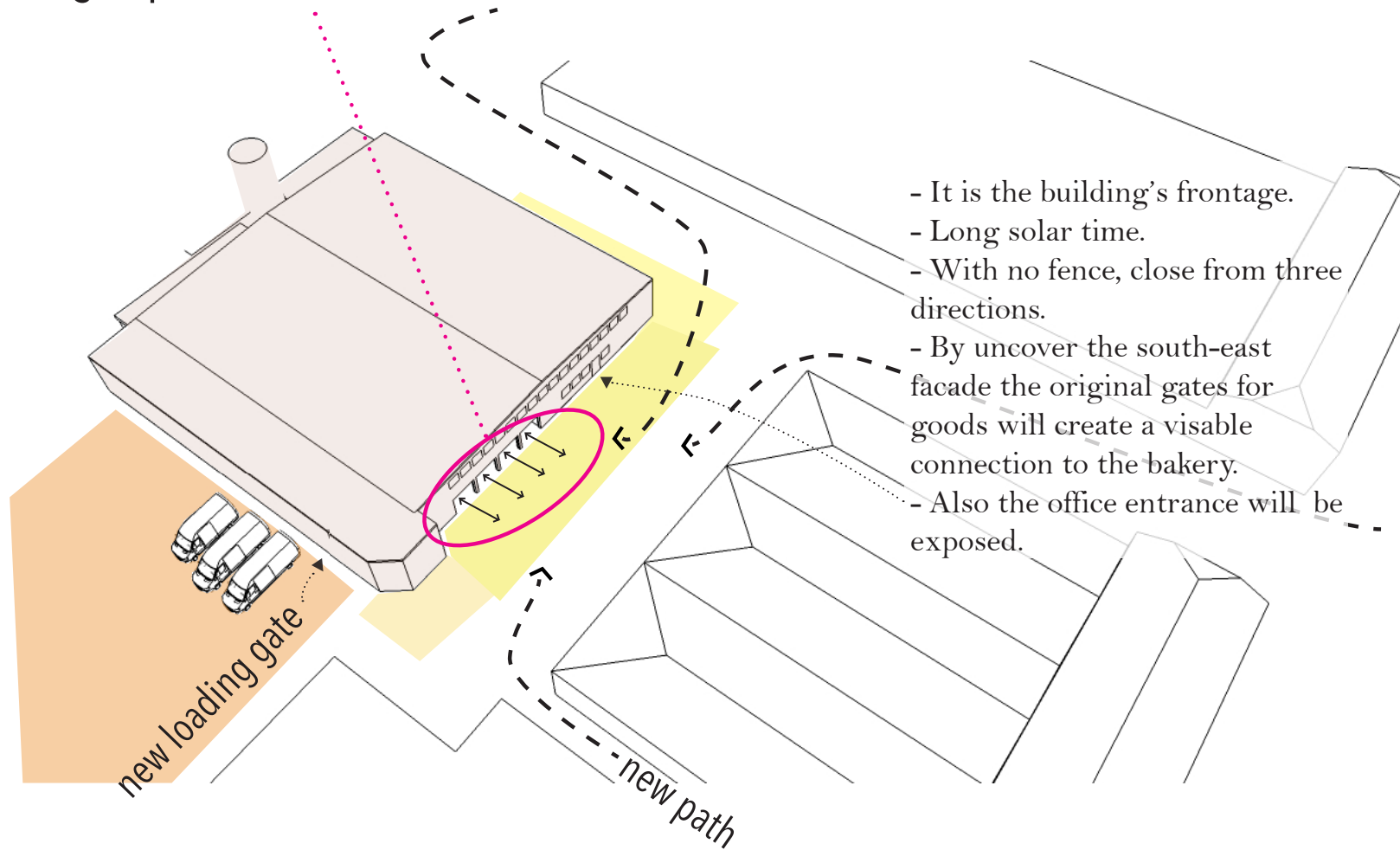
Position study

To find the right position for the addition I studied different locations. I started to remove the covered loading dock to reveal the original frontage. The size of the addition is approximately 100 m² in model.



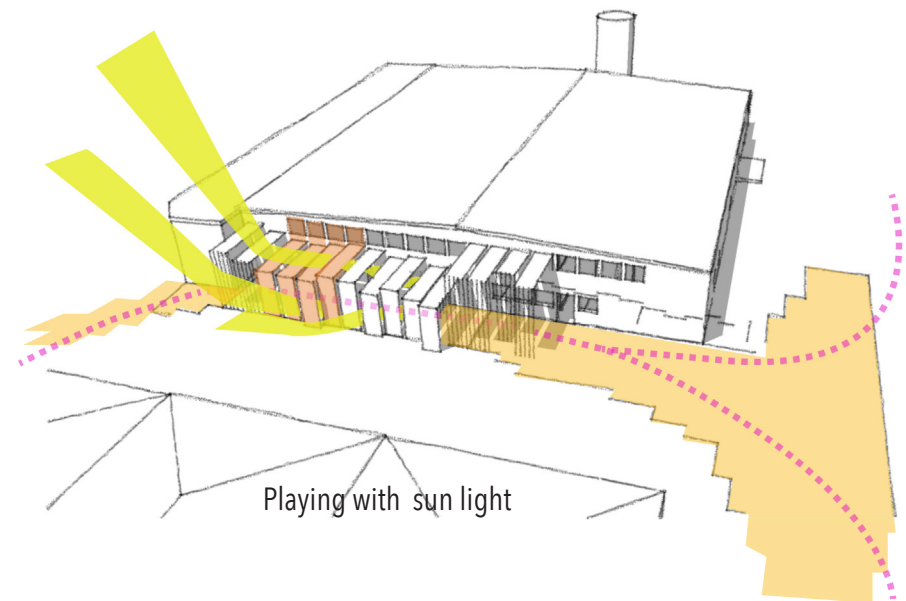
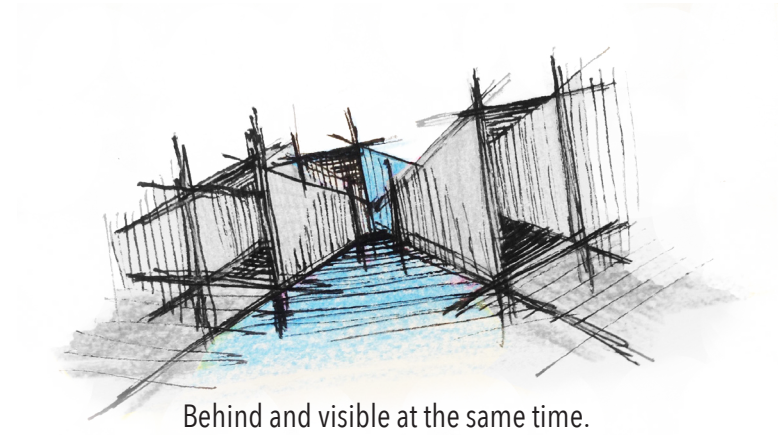
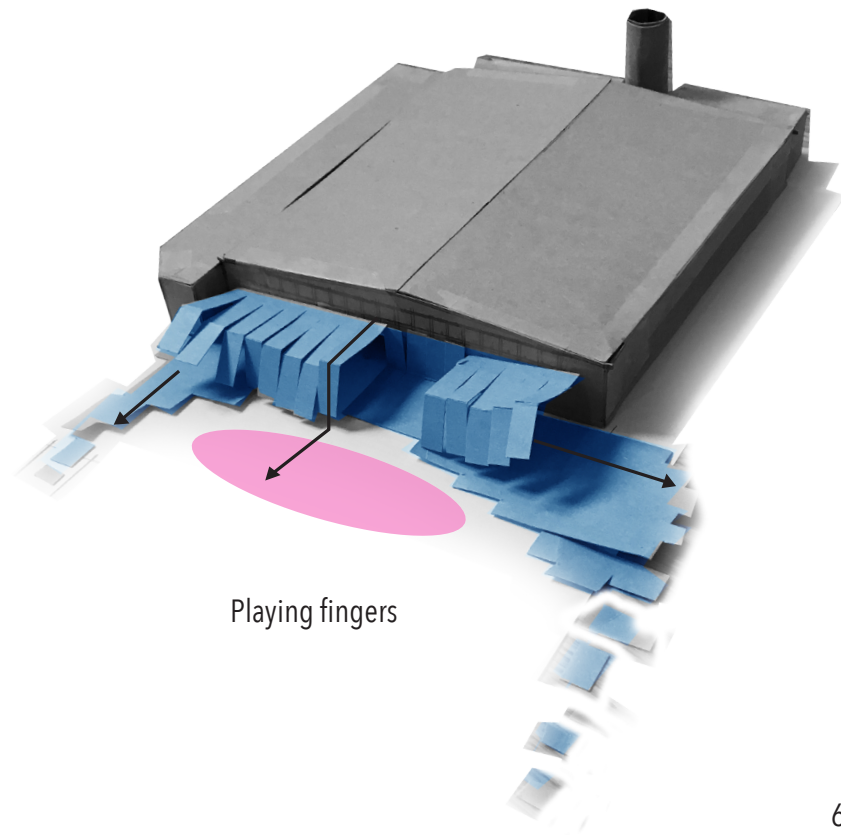


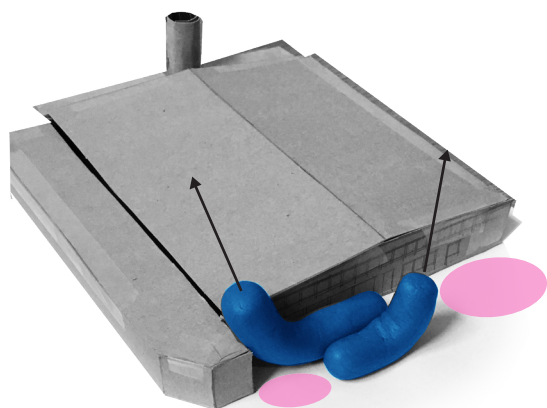
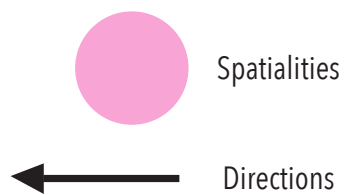
The right place for an addition



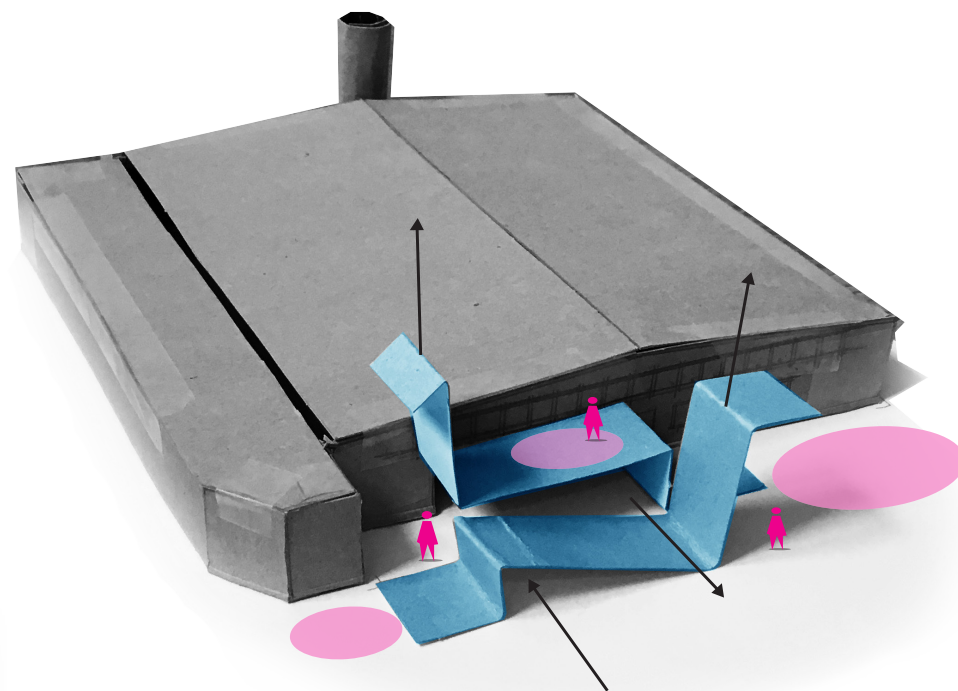
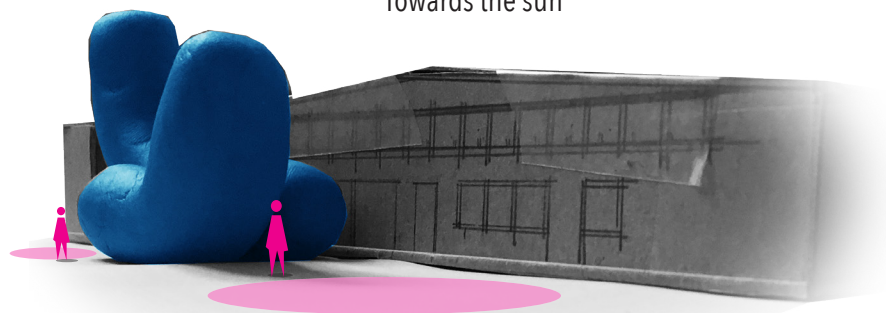


Morphological study



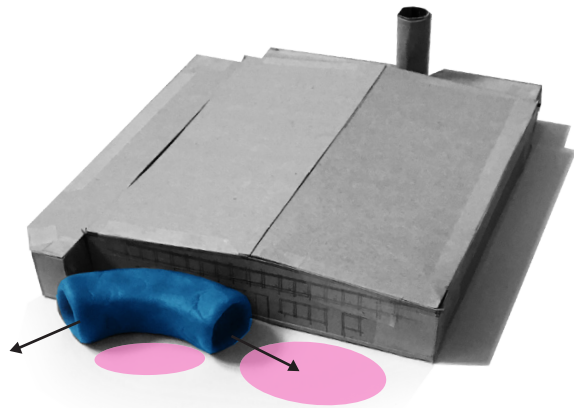


Towards the sun

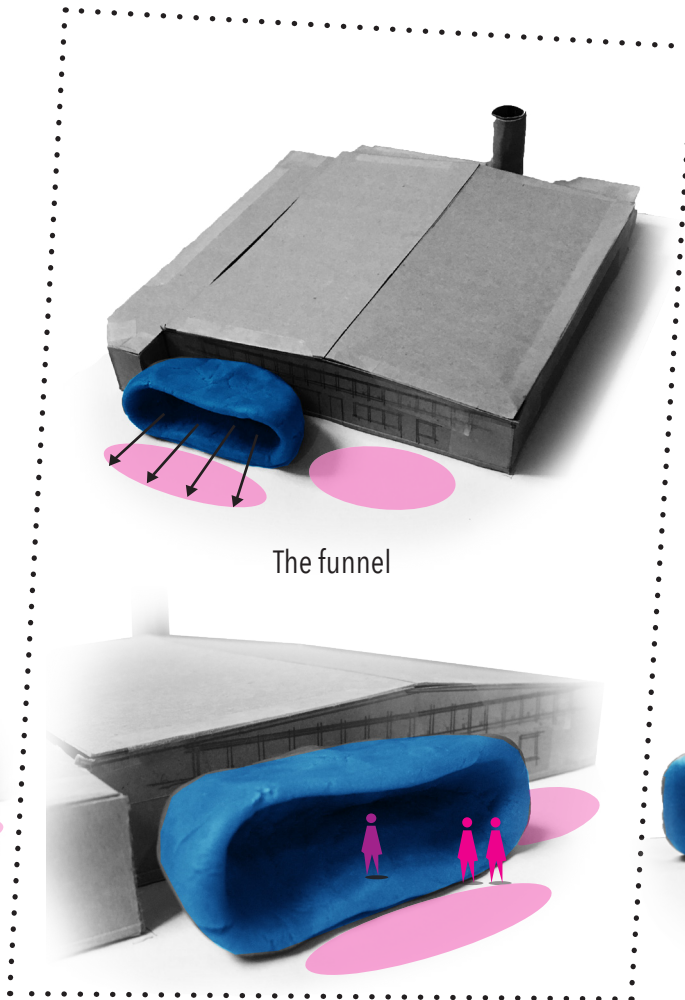
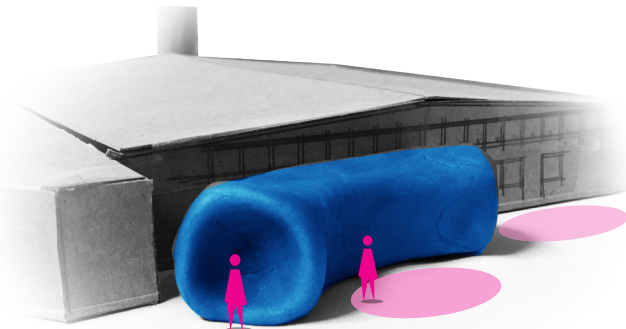


Broken lines

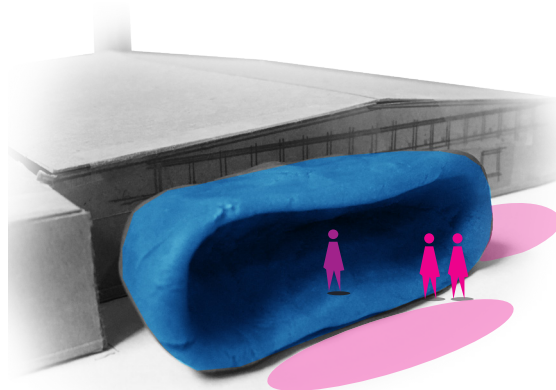
Morphological study



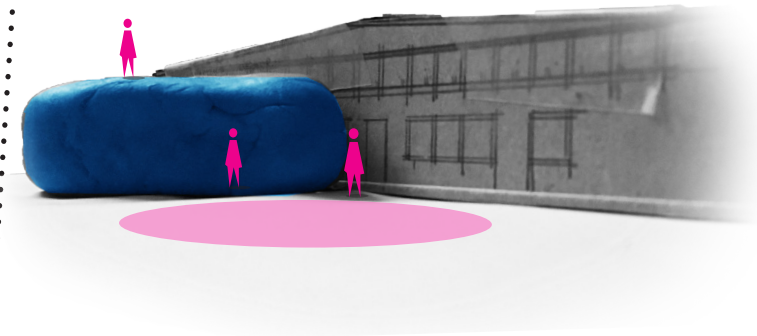
The pipe

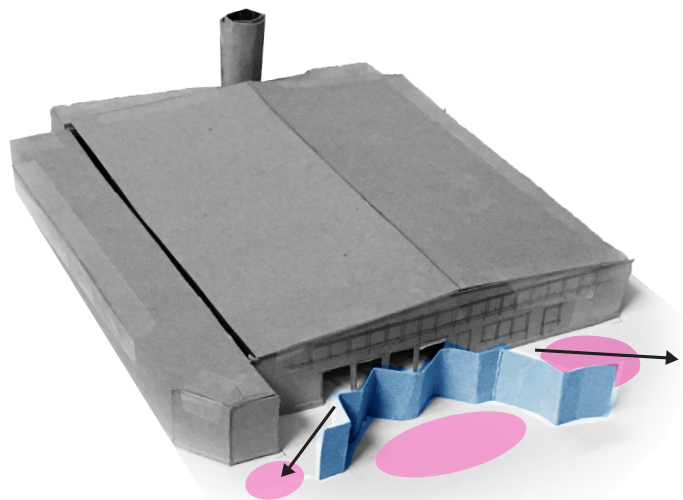


The funnel

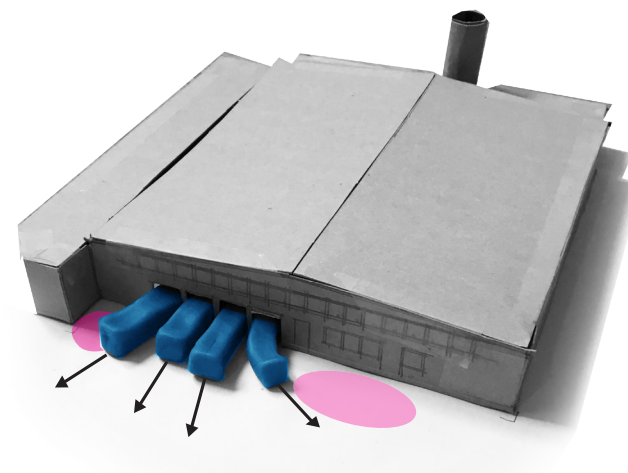


The triangle

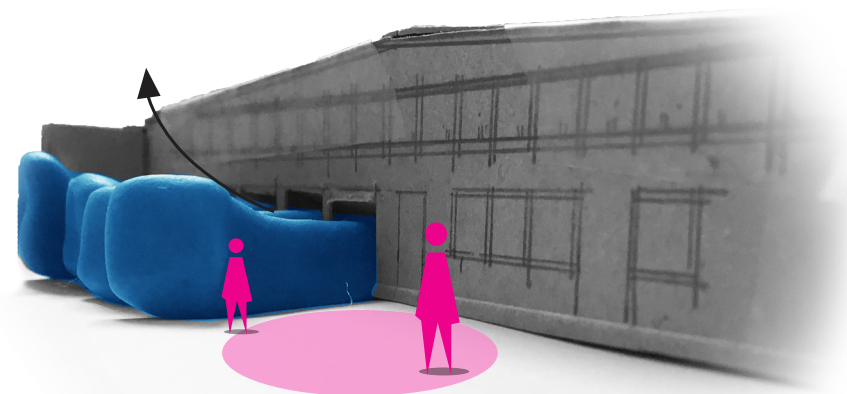
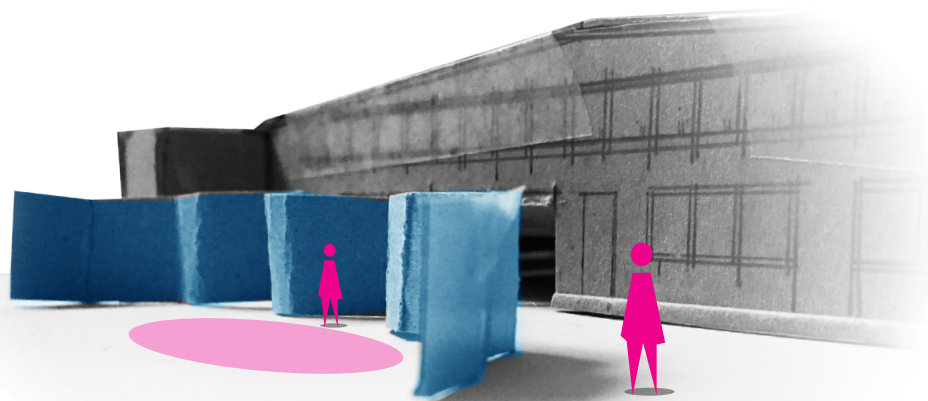




The accordion



The drawers

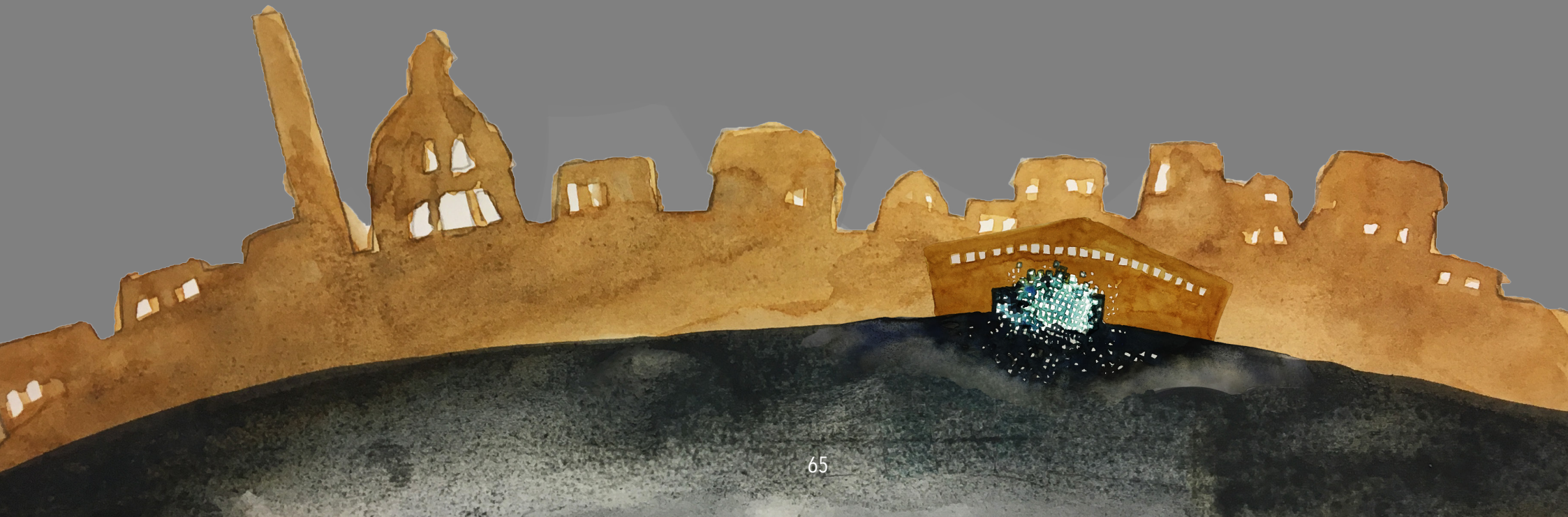


PROPOSAL

The accessory

The addition is secondary to the bakery. Its overall ability and capacity is to be a contrast. The industrial building and the addition individually carries significant qualities and values, but the synergy that occurs is what I wanted to reach. The addition's purpose is not to take over, just to own the attention for a while

and let the bakery be a neutral part to act against. Its mainly purpose is to strengthen and improve the bakery in the new public context. It will attract and invite people, support and highlight good qualities of the industrial building and of the production on the inside.



The new addition for Jerkstrand's bakery

The addition is a welcoming eyecatcher, with a visual connection to the production inside. Both the groundcover and the wooden structures on the bakery's facades (a repetition of the additions sun shading) are there to visually reach the attention further out into the street.

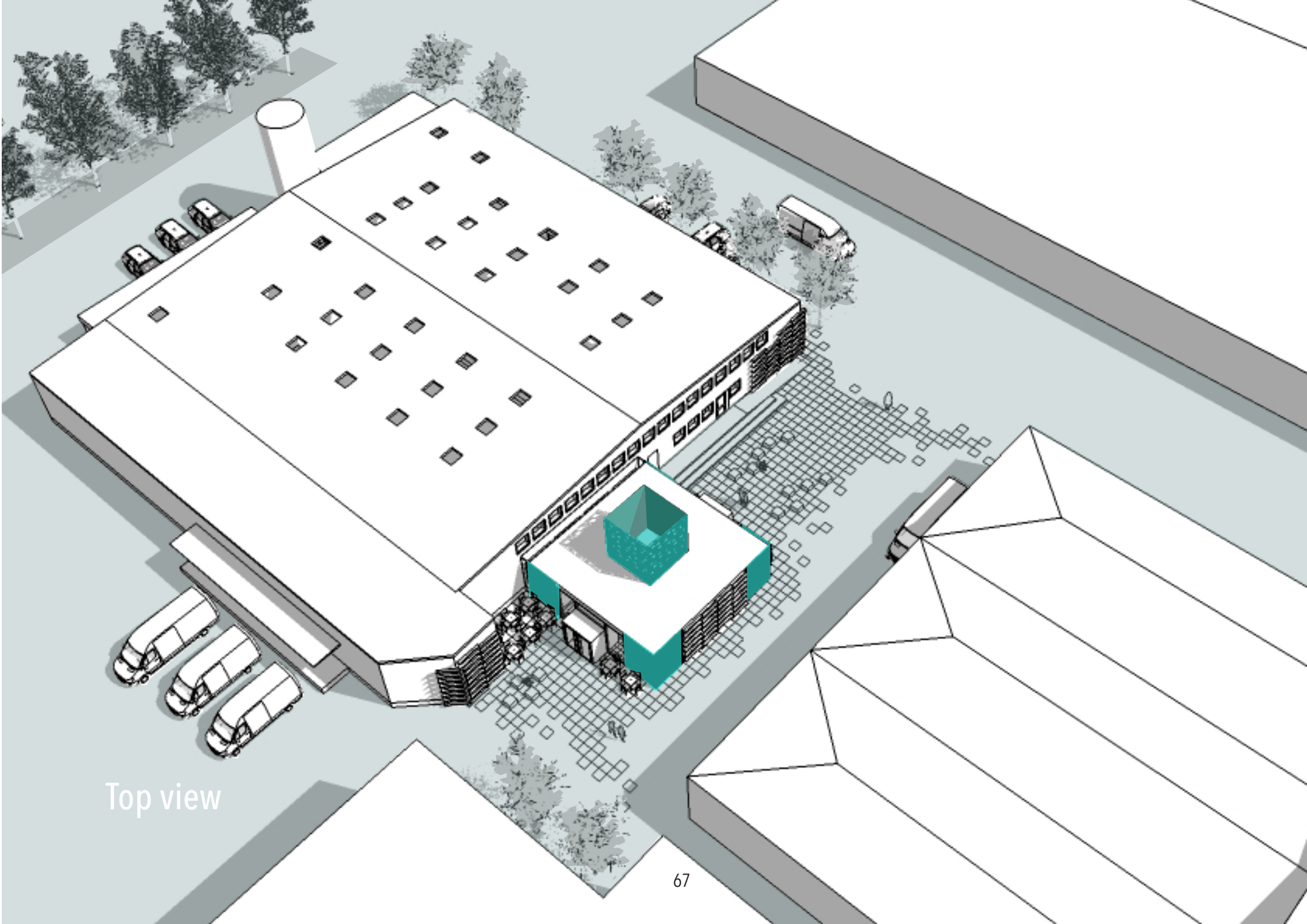
The accessory's six different properties are all represented in the final result (more about how the accessory's properties are represented in the addition on page 83). Even details and qualities I found while documented the bakery has inspired me.

- By letting the stone floor inside the bakery continue out through the old loading gates, the cafe and then become the ground surface on the outside, I visualize how the activity flows out of the building.
- Natural light is coming in from above through the light gap between the bakery and the cafe. This will minimize unnecessary attachments to the original structure and serve as a sharp boundary between new and old.
- New materials are stone, wood, tiles and glass.

- There are straight lines where the building's foundation and facades meet the ground.
- The roof has no eaves.
- The square pattern is represented on many levels, both inside and outside.
- The light box on the roof of the building is a contrasting shape to the bakery.
- The entrance boxes, the sales counter and the window sashes are in wood.

Changes that have been done:

- The covered loading dock is removed.
 - On the south-east facade a window has become the new loading gate.
 - A kitchen for warm dishes and a scullery are placed in an empty and unused corner inside the bakery.
 - In this corner a door has been moved.
- Now you reach the freezer from the storage instead.



Top view



E45

New office building

New residential building

Slakthusgatan

New residential building

New office building

Jerkstrand's bakery

Loading area

New path

Main street

Square

Gamlestadstorget

Site plan

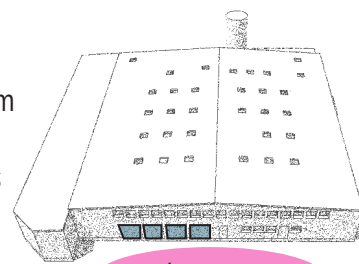
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68

0 10 20 30 40 50 100 meter

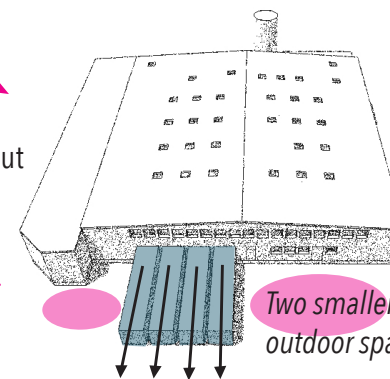
The shape

1. Started from the four old loading gates



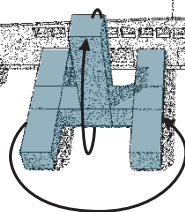
One big outdoor space

2. Pulled them out

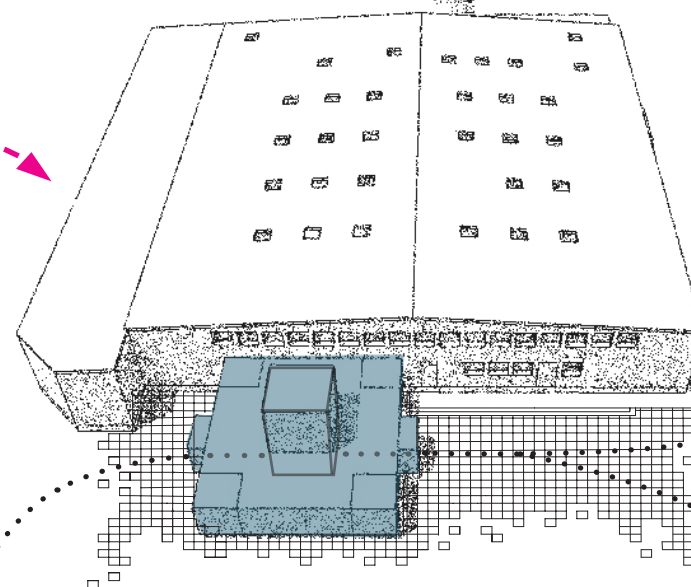


Two smaller outdoor spaces

3. Fripped around two of them

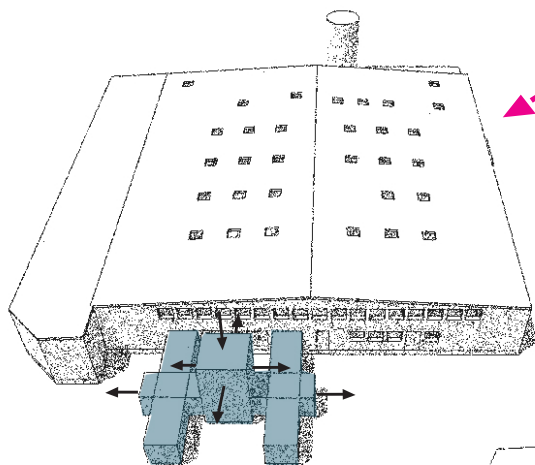


6. Connected all parts with glass facades and a roof

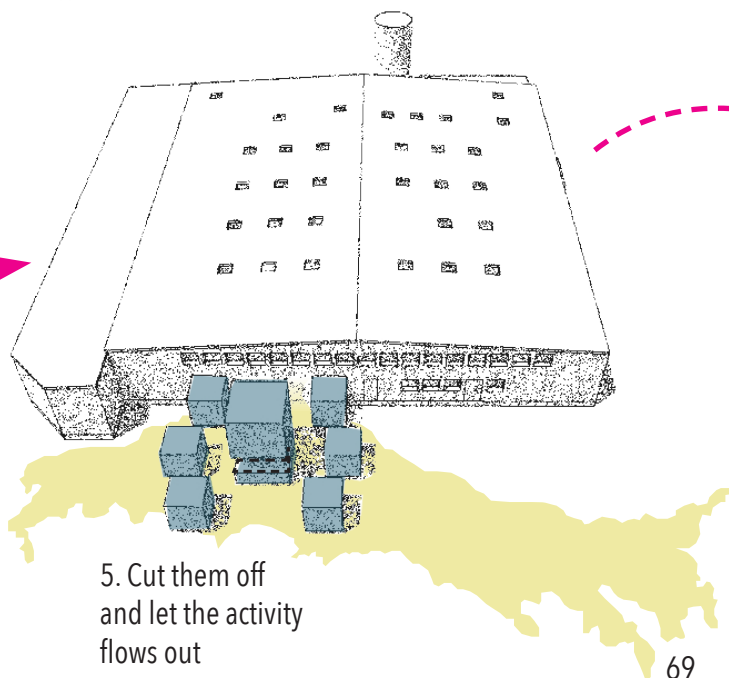


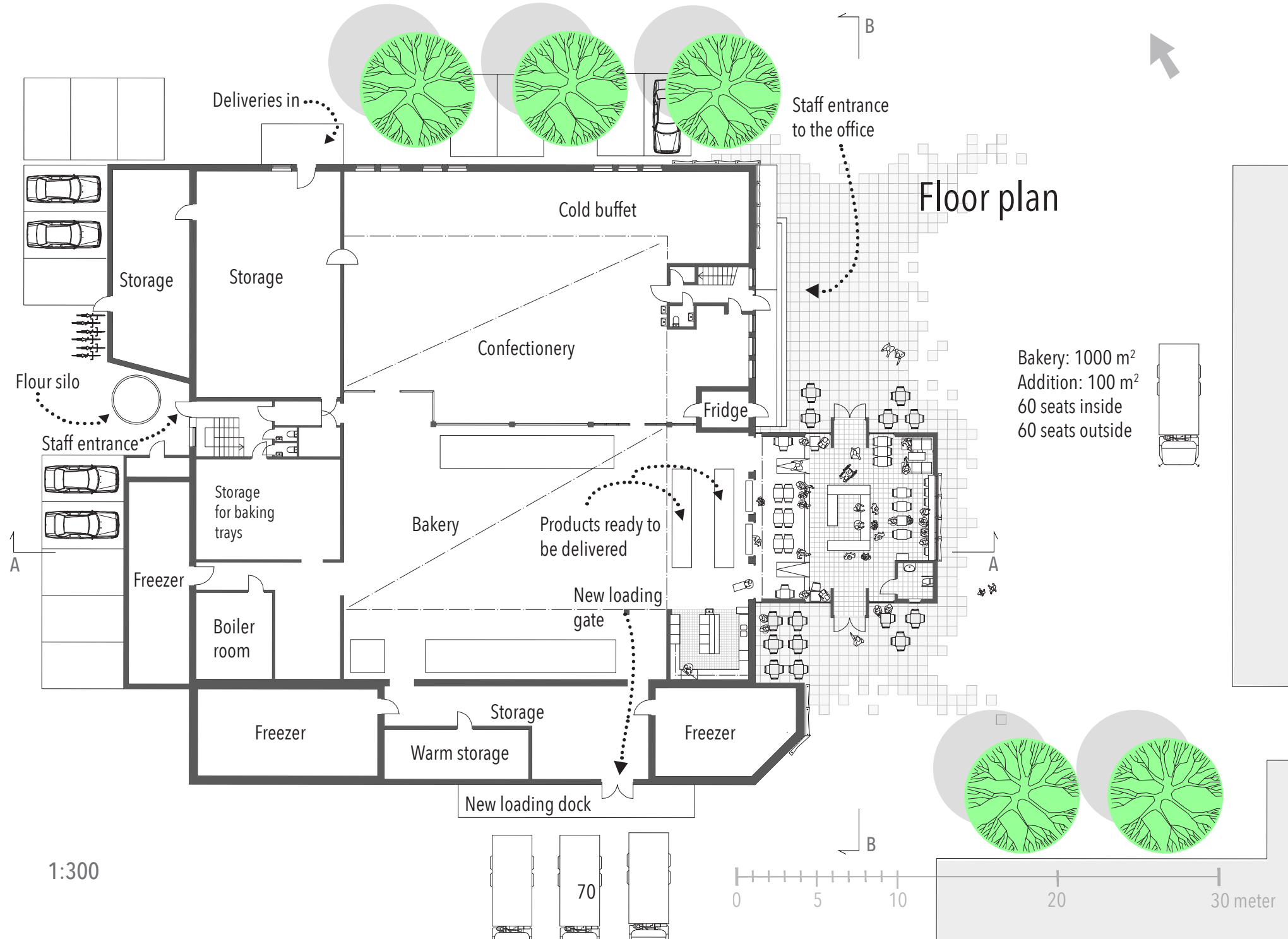
Two entrances in two directions and in the middle the sales counter which continues as a glimmering box on the roof

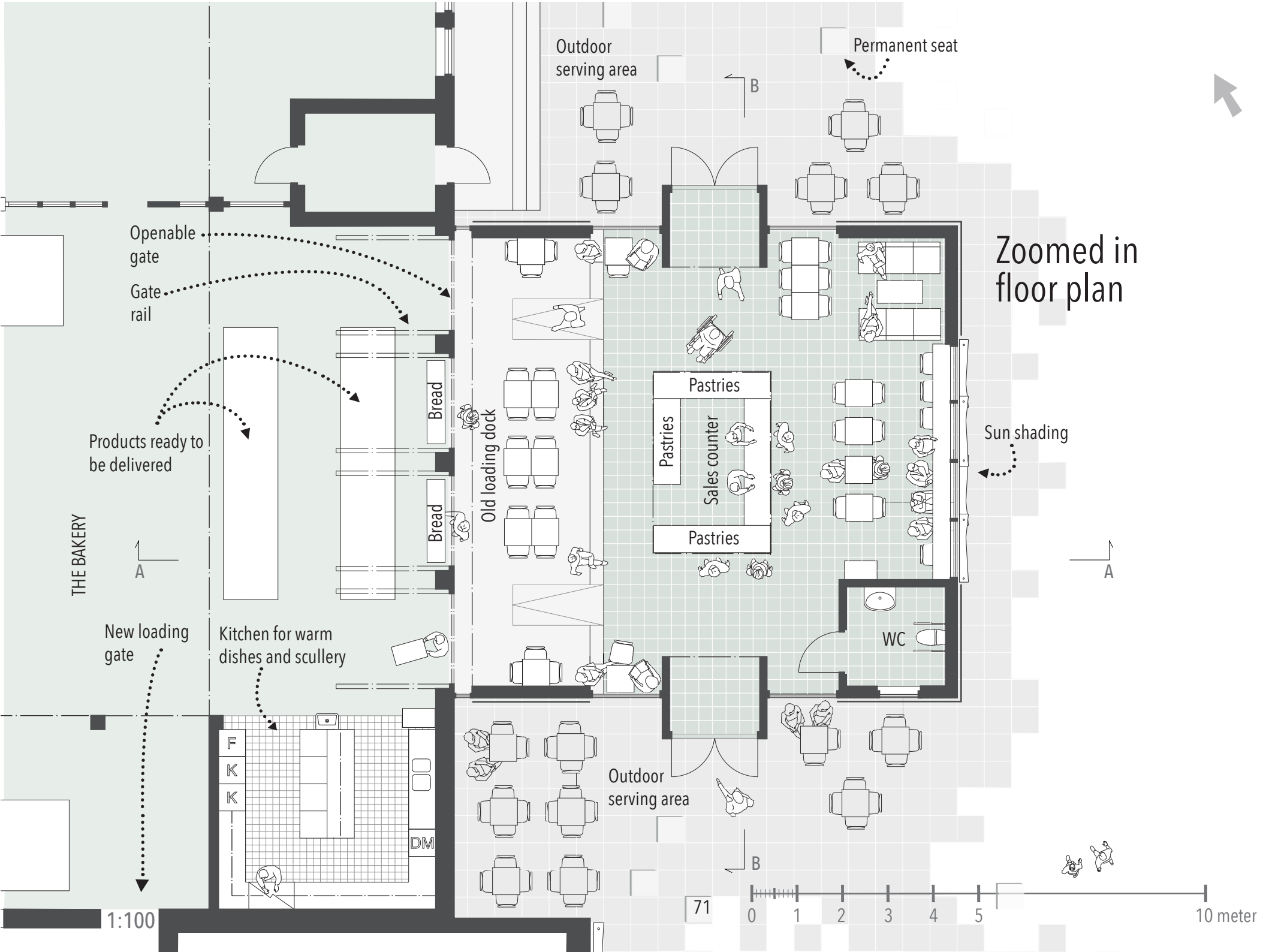
4. Changed the length and scale



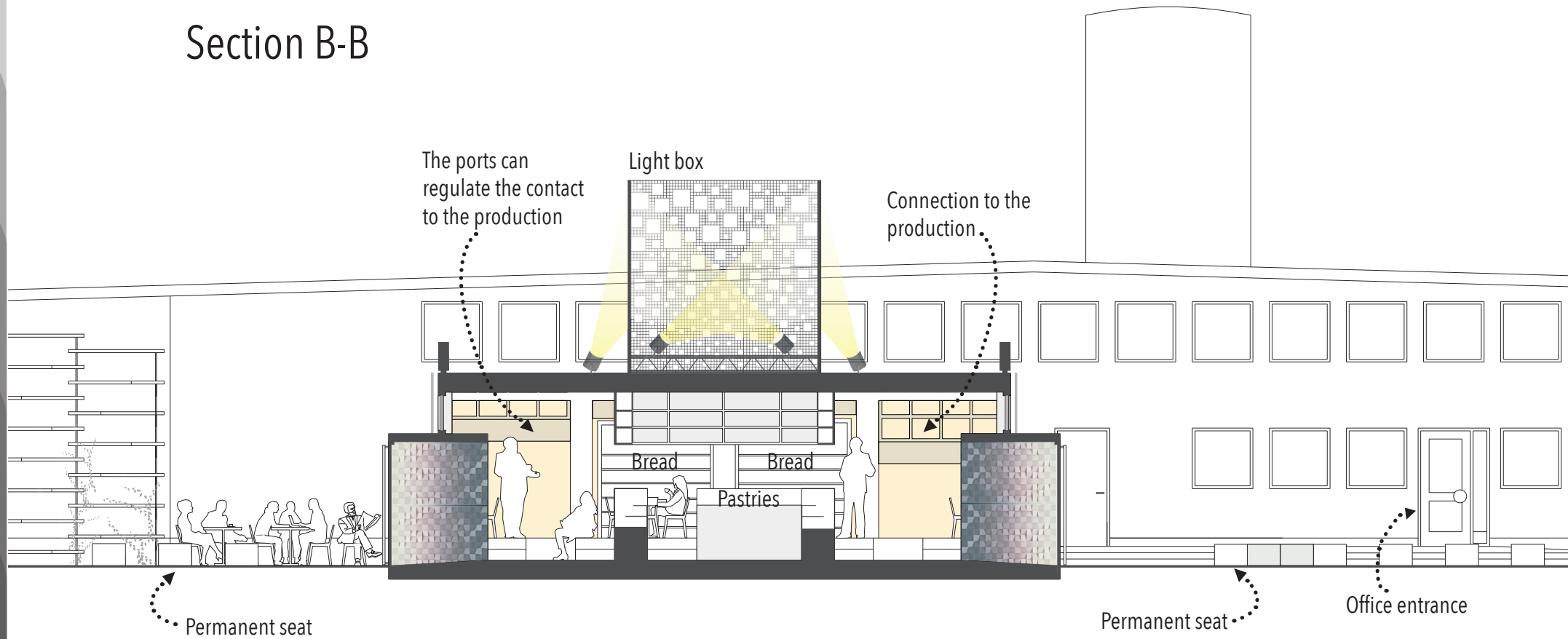
5. Cut them off and let the activity flows out



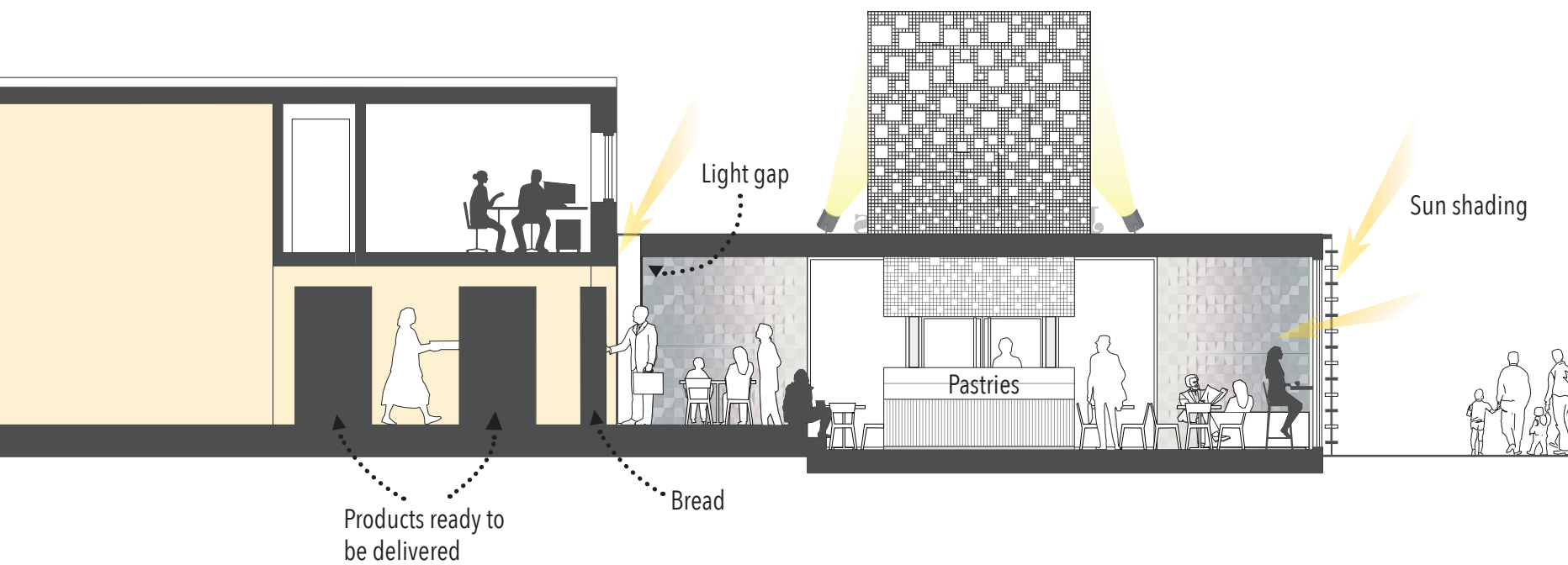




Section B-B



Section A-A



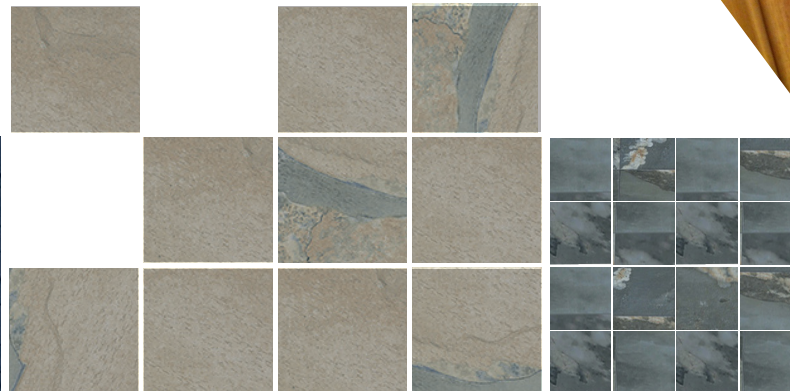
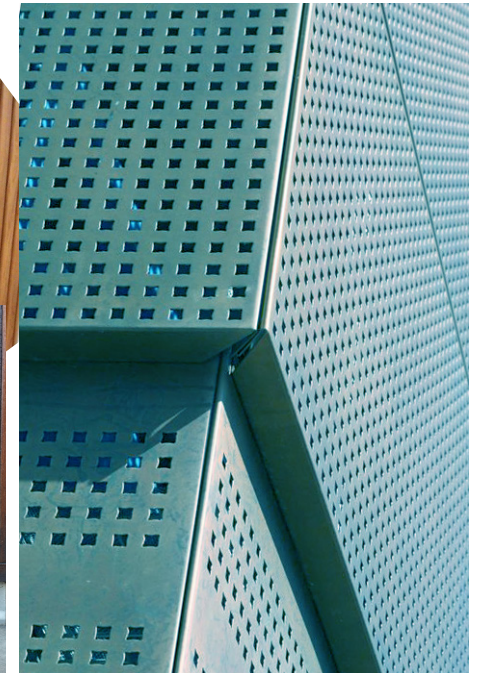
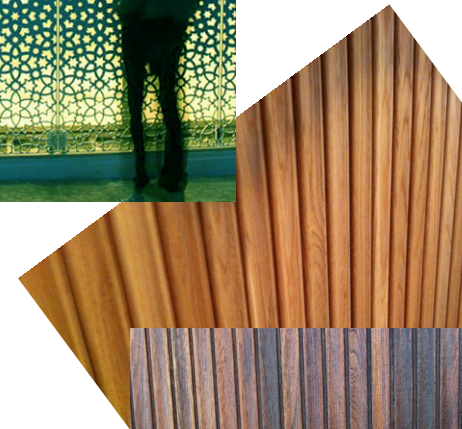
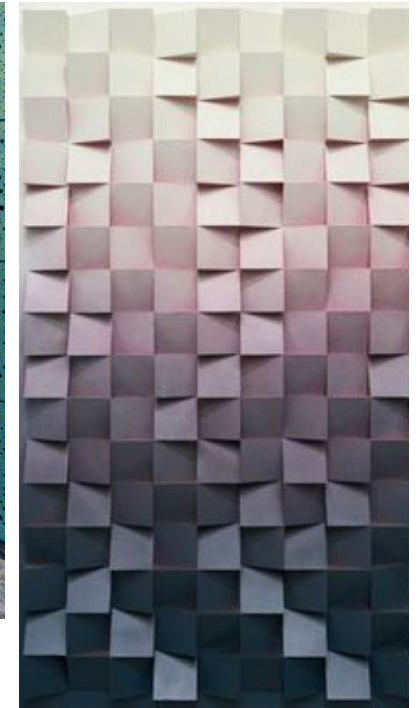
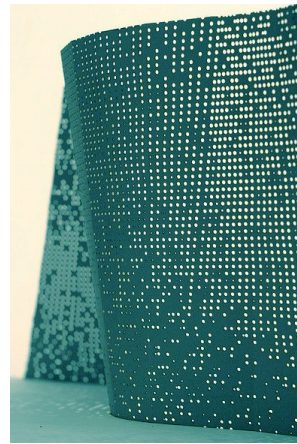
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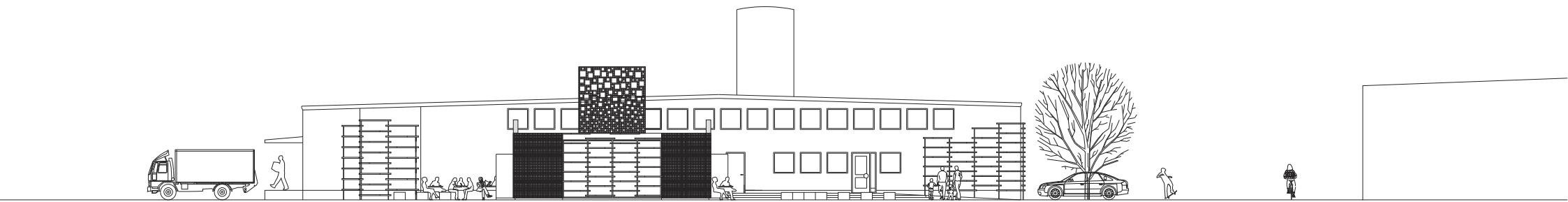
73



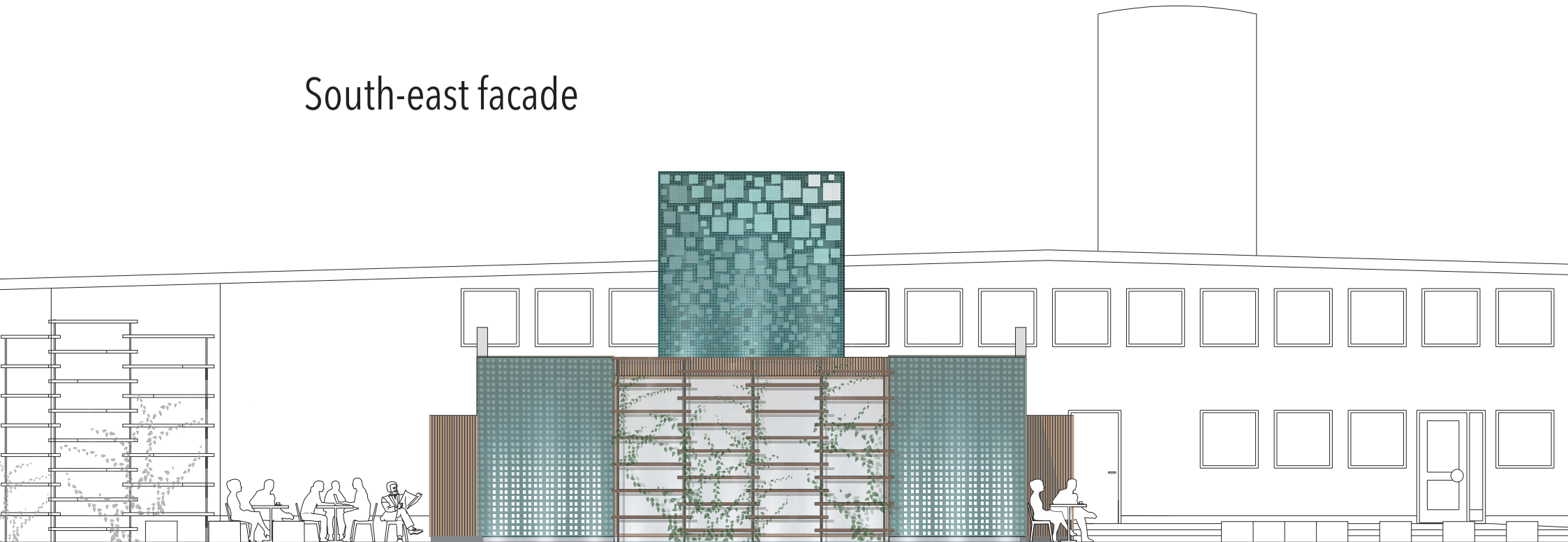
Materials

- The facades are glossy, perforated metal sheets which have a distance to the construction and are lit from both sides.
- The entrance boxes and the sales counter are dressed in wooden panel.
- The interior walls have different protruding tiles.
- The floor inside the addition and the ground outside have porcelain tiles. 300x300mm inside and 600x600mm outside.
- Some of the tiles are replaced by lamps and some of the lamps are popping up out of the ground and can be used as permanent seats.





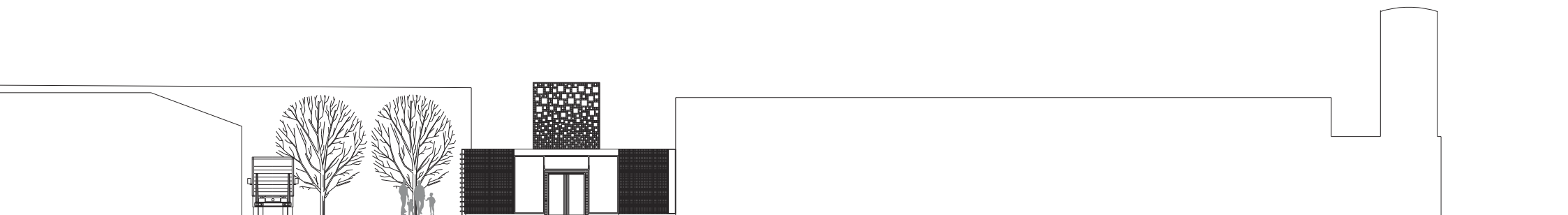
South-east facade



1:100

75





North-east facade





South-west facade

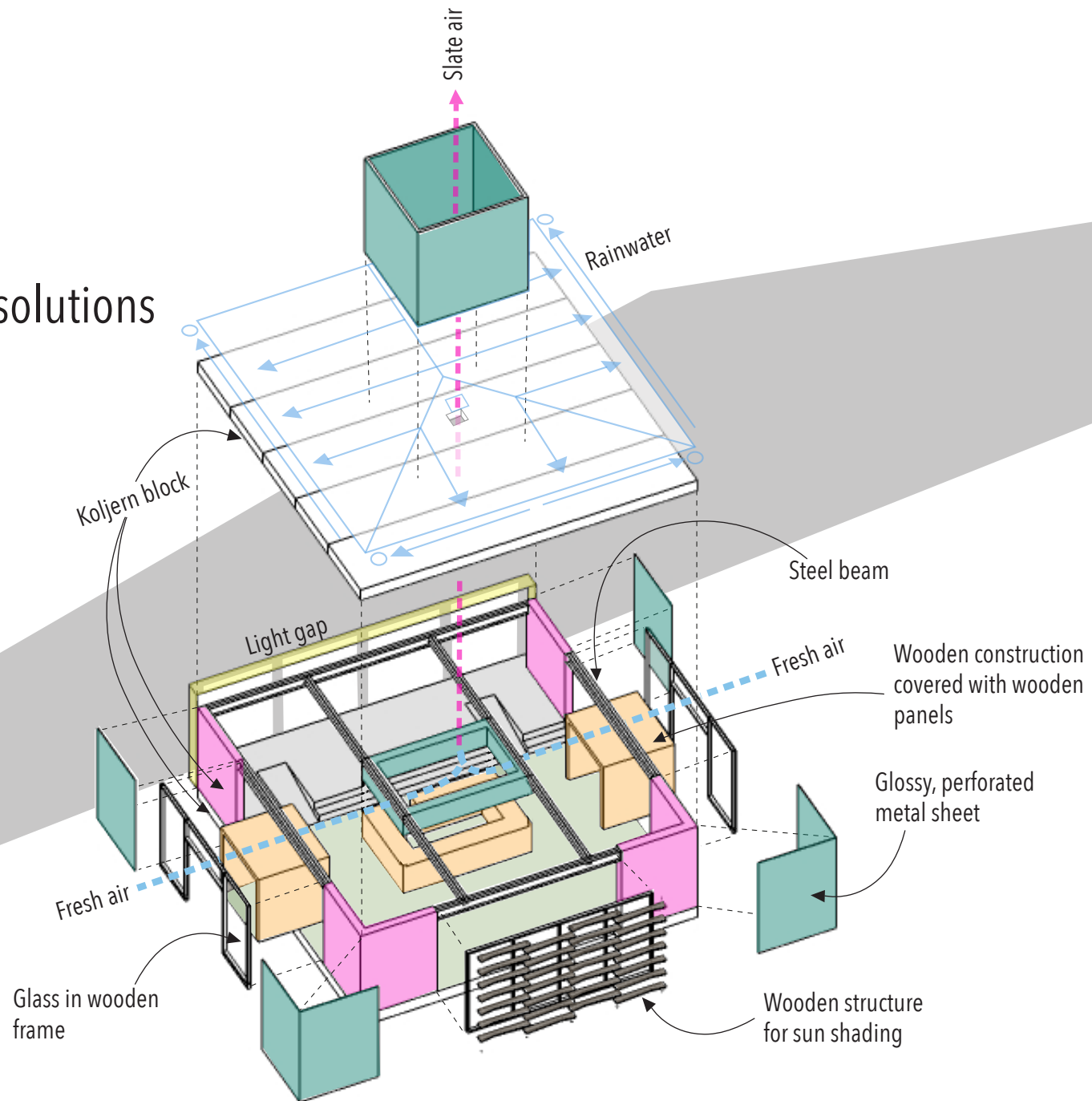


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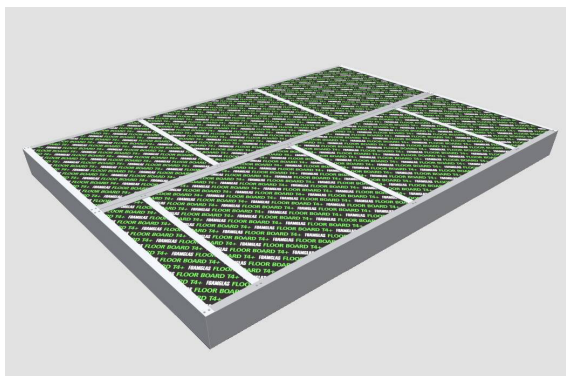
77



Technical solutions



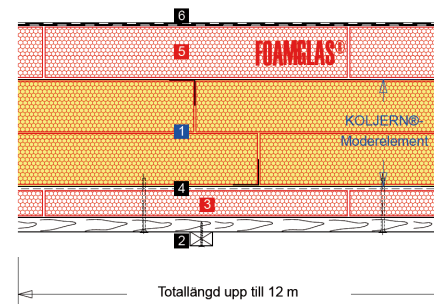
KOLJERN are building blocks which combine both insulation and load-bearing capacity. They are normally produced in a width of 2.4 meter and can span up til 9 meter. An element consists of more than 60% recycled glass.



Koljern building block

Fig 15

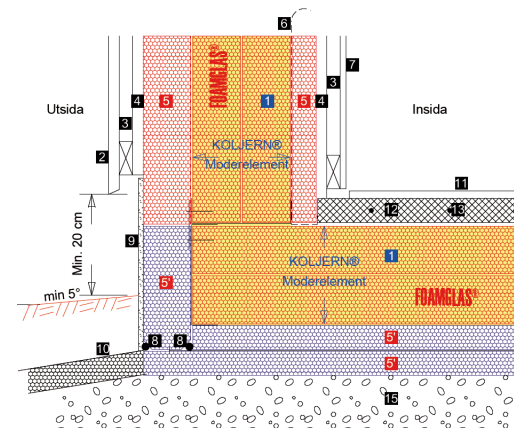
Roof element



1. KOLJERN®- moderelement,
Tjocklek = 210 mm vid ståltjocklek 2,0 mm
KOLJERN®- moderelement,
Tjocklek = 214 mm vid ståltjocklek 3,0 mm
2. 22x95 mm Distanregel/28x70 mm Spikregel, s 600
3. FOAMGLAS® T4+ eller W+F - BLOCK (min 50 mm)
4. Lufttätetsvåg
5. FOAMGLAS® FALL- ELLER SLÅTSKIVA T4+ min. 50 mm.
Monteras enl. kompaktmetoden på arbetsplatsen
6. Tätskikt som helklistras

=> 1 - 4 är prefabricerade i fabrik.
=> 5 - 6 monteras på arbetsplatsen.

Ground and walls



1. KOLJERN®- moderelement, Tjocklek = 208 mm
vid ståltjocklek 1,5 mm
2. Fasad t.ex Putsbärarskiva eller träpanel
3. 28x70 mm Spikregel, s 600
4. 22x95 mm Distanregel
5. FOAMGLAS® T4+ eller W+F -
BLOCK eller BOARD 50-100 mm.
FOAMGLAS® FLOOR BOARD 50-100 mm.
Monteras på arbetsplatsen.
6. Lufttätetsvåg
7. Invändig beklädnad ex OSB, Gipsskiva
8. Butylfog
9. Fibercementskiva som skruvas fast i plåttålbalken.
10. Marksisolering, FOAMGLAS® FLOORBOARD
11. Golvbeklädnad
12. 50 mm slipbetong/självkompakterande
13. Golvvärmérör
14. Radonduk med aluminium
15. 50-100 mm Singel/Fingrus, kornstorlek 2-8 mm

=> 1,3- 6 är prefabricerade
=> 2-5', 7-15 monteras på arbetsplatsen

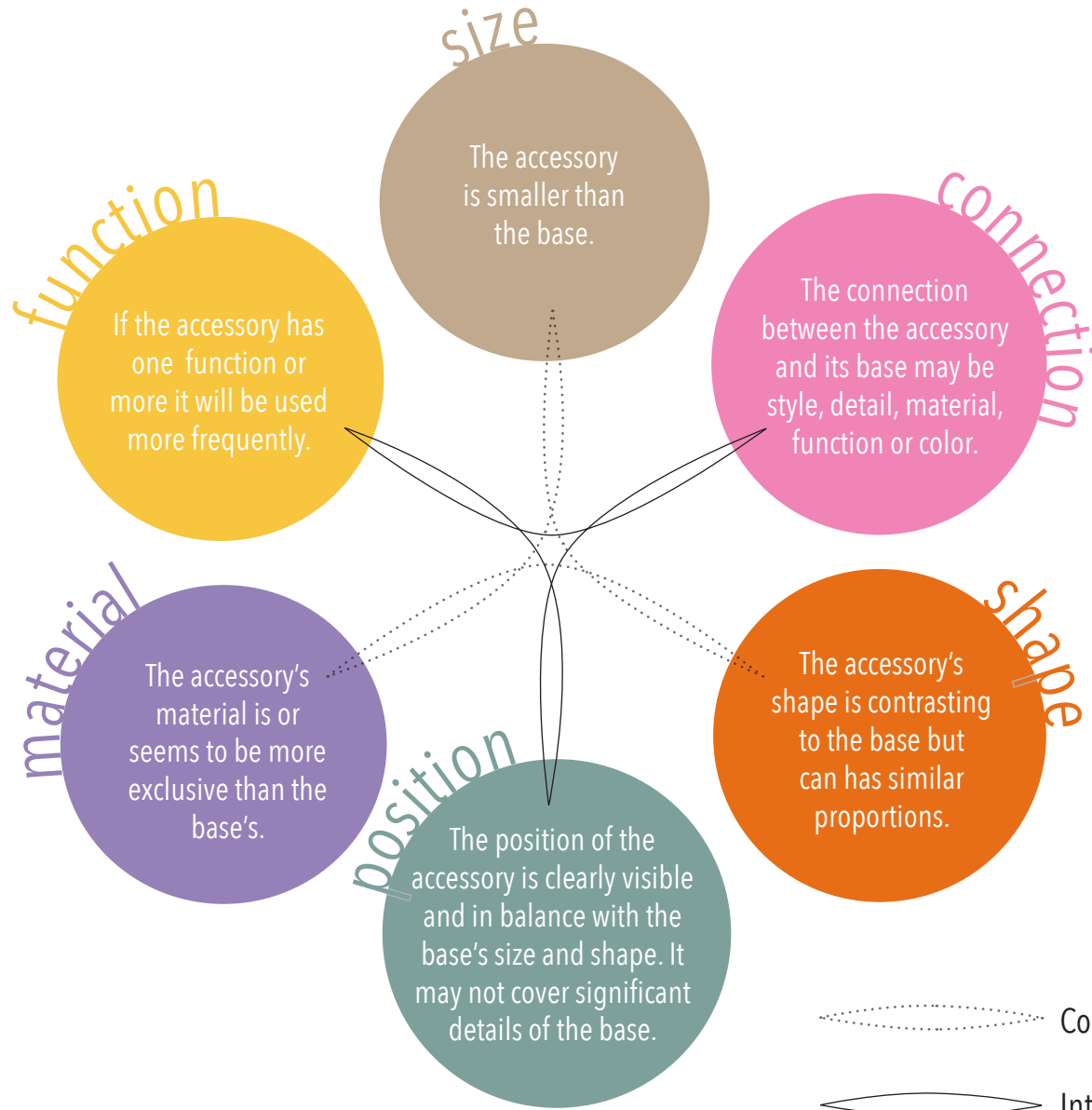
Fig 16

Exterior perspective



Interior perspective





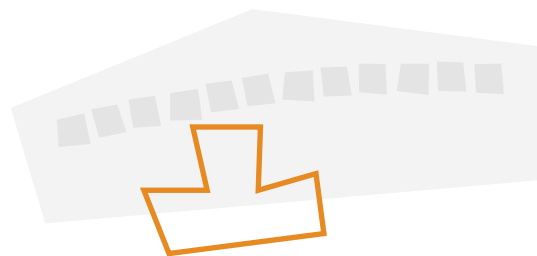
The addition as an accessory

All of the accessory's six properties are represented in the addition. To the wright, I describe how I converted them into architectural design.

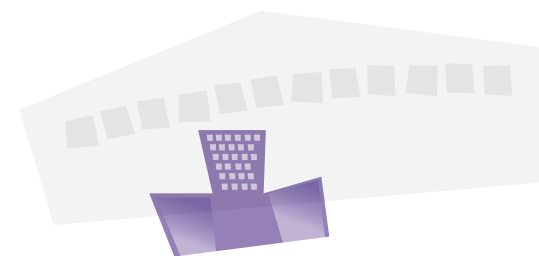
Contrasting



The addition is smaller than the building.

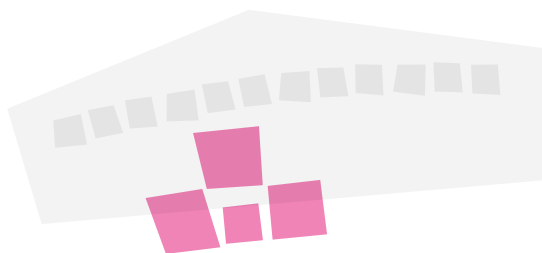


The addition's shape is contrasting because of its lighter expression and the light box on the roof. It has similar proportions in height and size but in a more human scale.

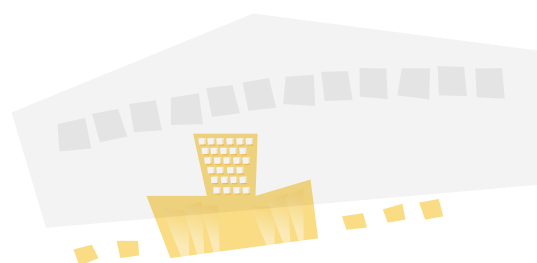


The addition's material seems more exclusive than the base's, because of the big windows and the shiny metal sheets.

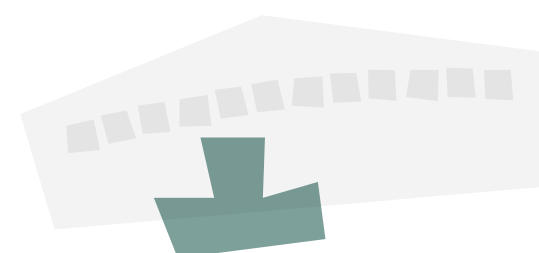
Interacting



The connection between the addition and the building is the square pattern which comes from the base's windows, interior walls and floors. Details like smooth eaves, straight lines and the function of selling what produces inside are also parts of the property connection.



The function of the addition is a café and a shop. Which means that the addition is more than an eye-catcher. Even when the cafe is closed people can use the permanent seats on the outside. The new addition will also shine and be a pleasant element for the whole area.



The position of the addition is clearly visible when passing the bakery and it is in balance with both the building's size and shape. It does not cover significant details of the bakery, for example the windows on the first floor.

OUTRO

Conclusion

Did I manage to find an answer to my research question, *how to gently adapt an introvert industrial building for a new public context*? Yes I think I did, by applying the concept of an accessory, I think the result became a *gentle adaptation*. The bakery's appearance as an industrial building from the 1960's is retained and an extrovert and welcoming cafe and shop is added. As an accessory, the addition will seek the attention, attract and invite people to come there. In a future, public context the addition will support and improve the bakery and the introvert building will have an instrument that can enhance its image and make people become curious also in this original structure.

Only a few but cautious changes have been done inside the bakery. By removing the covered loading dock, the original frontage is now visible and in front of the former loading gates the new addition creates a connection in to the bakery and the production. In the meeting between new and old, the base's and the accessory's individual qualities and values are

more distinguish. Also the contrasting properties of the accessory: the shape, the size and the materials clarifies their characteristics. To use a strong concept as a method of work, has limited the amount of solutions, but the qualifications of an accessory has on the other hand clarified what is possible if the base should be intact.

When develop a central point like the slaughterhouse area and make use of what already exist, the city of Gothenburg will have less needs of new investments, save ecological and social resources and promote a diversity of different architecture and functions. This will attract different types of people and they will be reminded of old building techniques, materials and architectural styles.

When the starting point is *the base* and the concept is not tied to a specific material or shape, this concept as a working method can be applied on other projects as well. By accessorizing a building, a gentle way of adaptation can be attained.

Reflections

Now, the end is near of this final task, the master's thesis. I am exhausted and happy at the same time. It has been both a pleasant and a stressful journey. In this last part I will reflect upon my process, what I could have done differently and what I am most proud of. I will also write some reflections about my concept, the accessory and the final result, the new addition of Jerkstrand's bakery.

The most challenging

I will begin with what has been most challenging for me during this project. These last two years of master's studies have all been based on group work. Being alone in this process has with no doubt been the biggest defiance for me. Not having someone to talk to and discuss ideas with, has many times made me worried and stressed out. Worried that my ideas are not thought through enough and stressed about finishing all the parts that has to be done before hand in. Maybe I should have limited my work more than

I did to be able to handle the stress better? I was also very insecure about the writing, the english language and some of the computer programs we are using to present our projects. But even if the challenges have been many, they have not hindered me to reach my goals.

To help myself and enable a successful process, I started to make a dummy for the project's booklet. It was both a good idea and a bad one. When I started my thesis work, the ambition was to let the first half of the period be dedicated for studies and analyzes. The other half was planned for being the design part. But, the first half appeared to be more about structuring my work and booklet, than exploring a valid background for my thesis. This because of my fear of not having the control of the theoretical parts. I invested much more time in this part, than I had planned for, so in the end the design part only became approximately 30 percent of the whole period. This means that the outcome could have reached much more further. Text and content of the

booklet has been changed many times. I could have saved much time though, if I had dared to believe that structure and choice of content could have been developed during my process. But, due to my early completed layout of the booklet, it was quite easy to assemble all the different parts in the end. Despite this struggling of structuring my work, I am very proud of the final result. I think I managed to create an interesting project and the process stimulated me to discover new skills and confidence.

The most interesting

While structuring my booklet, I started to investigate the slaughterhouse area and the bakery. From the previous course, I already had a lot of information about the area, but no information regarding the bakery. In the beginning of my work I visited the site many times, I talked to Rune Jerkstrand, the owner of the bakery, ate many buns and took a lot pictures. The possibility to visit the site and the bakery often

has facilitate my work. Thanks to Rune, I have had the opportunity to take part in both the building and the production inside. I am very grateful to his commitment and that he has been a link to reality, when I wanted to explore what could be done with this industrial building and its function to fit into a public context.

The most interesting part through out the process has been my concept, the accessory. Quite early I found out about the concept idea and thanks to Peter (my tutor), I chose to let this be the primary basis for my project. This concept has guided me and my design process to reach the final result. The qualifications of an accessory have helped me clarified what is possible to do if striving for a gentle adaptation. If there would have been more time, I wish I could have taken it further and go deeper into its properties and qualities and try to link them even better to the addition. It would also have been intriguing to investigate even more about the shape of the addition, details and different types of

materials. I know that this concept has limited the amount of solutions. For example the size and the position could have been different in many ways, but then important qualities of the bakery should have been changes. I did not want to cover any existing windows or modify the interior too much. Neither make the addition too big or too dominant.

When I have been searching for other accessories I have noticed that these, in most cases, are new entrances to old buildings. When I think about it, that is also what I have tried to create. I would describe my addition to the bakery as some kind of a social opening for Jerkstrand's and the production on the inside. In a future public context there is many of the existing industrial buildings in the site that are in need of an "social opening". When transforming industrial areas, the need of new entrances could be a recurrent part. If so, this means that my concept, the accessory, can be applied on any of them, if gentle adaptation is in focus.

The addition

One of the accessory's properties is *function*. I want the addition to be more than just a cafe and shop, I also want the area around it, to be useful even when it is closed. If I would continue this work I would like to work with the area around the whole bakery. Even if my goal has been to preserve as much as possible of the original industrial character, the closest surroundings can be developed. These areas can be more attractive for citizens with more greenery and place to seat.

I think the addition has several positive and fine qualities. It lights up the place and the low height gives the building a human scale. It has a clear and close connection to production inside. By preserving the old loading dock as a serving area and keeping the old loading gates (which can be both open and closed), the bakery has the possibility to control how much contact the guests will have with the production. The reason why people come there is to enjoy the bakery's products and therefore the sales counter is centered to showcase the pastries.

The addition has two entrances in opposite directions. This is not only for people who take the new path to reach the bakery. I have prepared the street, passing the addition, to be expand and continue south.

Great support

Due to my short days in school, six hours (I have pre-school times to suit), I think I got very far, and used the time well. The fact is that the best ideas comes when I am on the tram. I have had great support from Ulrika Lindahl and Frida Olsson, whom I have shared office with. I would not have reached the same result without their positive support and feedback. The tutorial sessions with Peter has also been very rewarding. He has been a great support in the set-up of my booklet and my presentations. He has seen my strengths and pushed me to do it "my way".

Gothenburg may has written down great visions about how to prepare for a growing city. I hope they will do as they say in the Development Strategies 2035 -make use of what already exists. Still no one knows what the new slaughterhouse area will look like in the future, but I hope it is with a gentle hand the city puts the shovel in the ground. Where economic growth promote social and ecological sustainability, a healthy and prosperous city will be found.

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Images:

Unnumbered maps, illustrations and photos are made and taken by Stina Löf. Old drawings come from the archives of Gothenburg's city planning office.

Figure 1: Future picture of Gamlestaden (illustration) goteborg.se, <http://tinyurl.com/jeldpcv> (2016-12-10)

Figure 2: The new travel center at Gamlestadstorget (illustration) goteborg.se, <http://tinyurl.com/jk45t3n> (2016-12-10)

Figure 3: The new commercial center SKF (illustration) goteborg.se, <http://tinyurl.com/gtsy9rp> (2016-12-10)

Figure 4: The transformed calf slaughterhouse (illustration) Lindahl, Ulrika, Olsson, Frida, Löf, Stina (2016) *Common kitchen, come on!*

Figure 5: New office building, by the real estate owner Klöver (illustration) <http://www.klovern.se/sv/lediga-lokaler/goteborg/slakthuset-slakthusgatan-8/> (2016-12-01)

Figure 6: Jerkstrand has 20 employees working in their main bakery. Photo from jerkstrand.se

Figure 7: Jerkstrand have nine cafes around the city. Photo from jerkstrand.se

Figure 8: Pastries from Jerkstrand's bakery. Photo from frolundatorg.se/butik/jerkstrands/

Figure 9: A late 19th century masonry home and mill in Chieti, Italy. Photo: Rocco Valentini, [designboom.com](http://designboom.com/hlgshco) (<http://tinyurl.com/hlgshco>)

Figure 10: A new contemporary entry foyer. Photo: Rocco Valentini, designboom.com (<http://tinyurl.com/hlgshco>)

Figure 11: "The Cascade" by Edge Design Institute, in Central Hong Kong. Photo from BSA Space, taken by Scott Burnham, inhabitat.com (<http://tinyurl.com/kn696tt>)

Figure 12: A lighting system creates an inviting atmosphere. Photo from EDGE Design Institute LTD (<http://www.edgedesign.com.hk/2006-the-cascade-1>)

Figure 13: The addition to Gothenburg's concert hall. Photo: Arne Person, Panoramio (<http://www.panoramio.com/photo/5927879>)

Figure 14: Gothenburg's city hall has a very famous addition. Photo :Krister Engström (<http://www.gajdarkitekter.se/se/projekt/verksamheter/raadhuset.aspx>)

Figure 15: Building block, koljern.se, (<http://www.koljern.se/se/koljern/>)

Figure 16: Roof element & Ground and walls, koljern.se (<http://tinyurl.com/hpq88ul>)