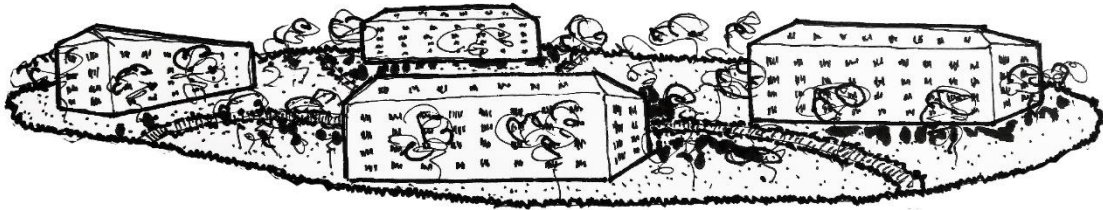


'Bio-based Idiolect' ambitiously tackles all the challenges in this special location and suggests a moderate densification where living, working & sharing overlap in a variety of offered units. With collaboration, flexibility and inclusivity as key qualities, the private, public and in-between spaces are consciously re-evaluated and designed to enhance spatial experience with a full spectrum of social ambiances. By enriching the layouts, four replicable prototypes of a distinct and inviting architectural language gracefully bridge the old with the new and are supported further by a permeable slow mobility network in the accessible extensive green. Bio-based materials and a comprehensive sustainability & circularity strategy strengthen a vibrant revitalized neighbourhood for decades to come.

'Bio-based Idiolect' in 10 points

1. The green islands, permeability & porosity in an urban scale

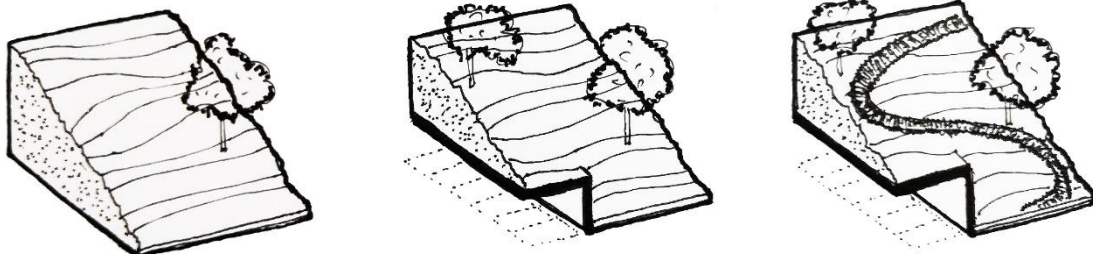
The streets as an inevitable physical border contain recognizable green islands, urban entities characterized by central green and buildings in the perimeter. With this approach the green core becomes a focal point and the extensions of the buildings are perceived as parts of a whole.



2. Slow mobility: 'The slower you move, the farther you get'

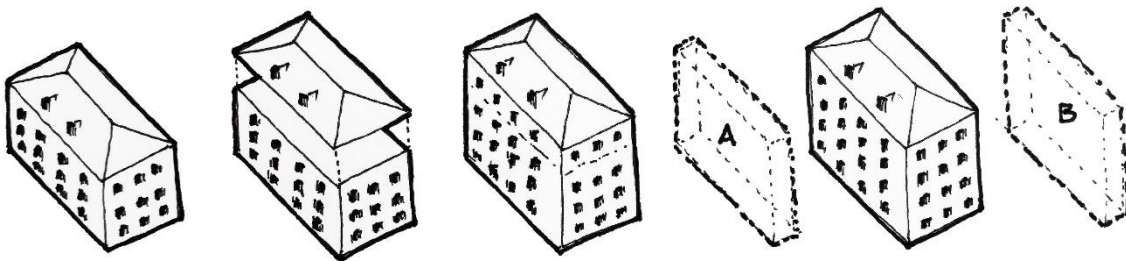
Pedestrians and cyclists are central in the proposed vision. **'Bio-based Idiolect'** redesigns the streets and paving are subtly redesigned with the goal of making zoning clear and safe while reducing the presence of cars.

The biggest asset of the area are of course the extended green inner sides which open up to the public for pedestrians and cyclists. The height differences of the terrain is a fine chance to exploit space in the form of underground parking. Though bold as a choice, it seems reasonable given the fact that some increase in vehicles is to be expected due to the densification regardless of the measures to steer residents to other forms of transportation. In any case, an infrastructural solution of this kind will pay off long-term by improving quality and actively reducing cars in the streets.



3. The prototypes, an additive 'no demolition' approach

In regards to the existing qualities, '**Bio-based Idiolect**' focuses in a strategy of adding and replicating modules and finds demolition completely unnecessary. 'Starting from within' finds its literal interpretation in a moderate densification which begins already from within the unit by taking advantage of the current layouts. These are supplemented and extended. Based on qualities and attributes found in each prototype, the extensions are perceived either as insertions (a) or attachments (b). Following a volumetric approach on urban scale based on location and heights, certain types get an extra level while still maintaining a balance with the surroundings. The end result is 4 replicable prototypes providing a variety of units and living conditions.



4. Demographics & proposed units

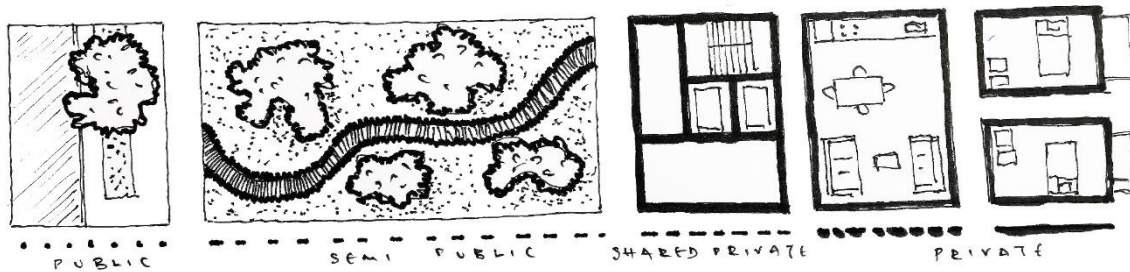
'**Bio-based Idiolect**' is of the opinion that maintaining the existing size and variety of units is unrealistic in regards to demographics. The current average age of the residents is reportedly high and it is to be expected that it will lower due to incoming new residents. The proposal expands the target group and therefore the variety of units to include diverse living scenarios, from starter units (young couples, single professionals) to larger family friendly units. Also here, the 'starting from within' approach is applicable because the unit module is a combination of existing layout & extension.

5. Why Bio-based materials? Circular prefabrication

Bio-based materials are a sustainable choice for an environmentally friendly way of building. Following the guidelines of the R-ladder, they are derived from natural sources in close proximity thus making full use of a recycled - upcycled materials loop and reducing the overall footprint of a development from conception to realization. '**Bio-based Idiolect**' sees the additions as a longterm yet still temporary measure (which in essence it is, since the original structures do have an expiration date). This solution overcomes demolition and extends the life of the existing volumes for the foreseeable future. The materials are chosen with a second life after their initial use in mind and designed with standards and demountability that will enable this reuse to take place. The additions accompany the original structures until the true end of their (renewed & extended) lifespan. By that time the original volume will be broken down to its materials to be upcycled via appropriate methods while the bio-based modules of the additions will be dismantled and reused in other locations.

6. The importance of an honest look towards social ambiances

The dual model private vs public space in the design of larger developments is rather simplistic, outdated and frequently a missed opportunity because it overlooks the potential of in-between and transitional spaces. **'Bio-based Idiolect'** explores the spectrum of ambiances in a wider perspective which includes the wealth of the green areas, therefore setting up the conditions for a successful mix of users & functions. It follows an almost linear sequence from full public to full private (see figure). Starting from the street as the most public area until reaching the most private area within the housing unit, it makes use of design solutions & thresholds in the form of ramps, paths, corridors, facade elements, level differences and transparency among other architectural gestures.



7. Learning from Covid-19

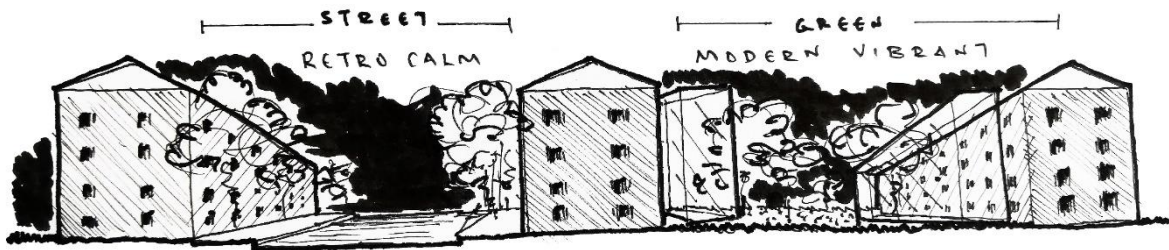
Although we can only speculate in what the long-term consequences will be, it feels architecturally right (even morally obligatory) to include this perspective in the formation of a proposal, especially when the pandemic is still active. Possibilities for all typologies & respective prototypes follow the opinion that from a spatial perspective Covid-19 seems to strengthen the recent need to design more adaptable-reconfigurable spaces, depart from the utilitarian minimum and invest in generous circulation and quality open green areas.

8. Living, working and sharing within a green environment

'Bio-based Idiolect' believes in architecture giving a variety of spatial scenarios with a critical view. From a spatial perspective Covid-19 confirms the need to allow for an extra room to be flexible along with access to green and shared functions. Especially here where change starts from within, the so called 'outdated' layout of the existing units has more to offer when working with it with minimal intervention and not against it. Its original interior division allows departing from an open plan floor which dominates nowadays' design as a 'one size fits all' solution. The proposal strongly believes that the home is a place of safety, calmness & personal growth and acknowledges that working from home (as applied in times of pandemic) has benefits to offer. A permanent working from home condition though, may (irreparably) blur the fragile line which divides work – personal life with consequences. Where possible, the project proposes external work units benefiting potential occupants whose professional situation aligns with this spatial arrangement. As an internal element of the housing unit the workplace still retains its semi-autonomy.

9. The architectural language, a sensible approach to old + new

Aware that these buildings may not be listed, **'Bio-based Idiolect'** finds the retro feeling of the neighbourhood worth preserving and restoring. After all, these volumes were prototypes themselves decades ago. The proposal makes a fundamental choice to place any modern intervention in the inner side of the blocks thus not directly visible from the street while all the contemporary extensions facing the green will have a modern feel. In cases where an extra floor is added, the materials will seamlessly be integrated in the existing along with the restored roof. Furthermore any accessibility improvement scenarios (such as lifts) are oriented towards the green as an additional choice to activate the green areas. This clear gesture strengthens the value of the architectural language of the existing and creates an inviting and interesting play where old and new work together in harmony through contrast.



10. Legacy

'Bio-based Idiolect' recognizes the ever changing conditions that affect spatial design, from demographics, to regulations and architectural trends. This moderate densification is an ideal example of how the old can be given a fresh look to carry it through the years with minimum environmental impact. Four replicable prototypes of a distinct and inviting architectural language gracefully bridge the old with the new and are supported further by a permeable slow mobility network in the accessible extensive green. The proposal therefore is one that aims in fulfilling both short-term & long-term demands of a project of this scale. Its legacy comprises of a comprehensive strategy towards a vibrant revitalized neighbourhood for decades to come in a harmonious urban environment.