



ORUST MARKET HALL

TEAM 3:

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ARK 626 - TRANSFORMATION PROJECTS AND ENVIRONMENTAL CARE

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BACKGROUND

The dairy central in Vräland on Orust was first built in the 1930's and has since been remodeled several times. Its purpose was to produce dairy products from milk from the farms on Orust. Today the island is dominated by its summer tourists but before the Orust was an agrarian landscape, the dairy therefore also became a central hub for the community. So even if the Dairy has been closed for many years it still holds a place in the memory of the inhabitants of Orust. Today the building hosts different functions, Orust Återbruk being one of them.

Taking a starting point in our analysis, our aim for this project is to create a market hall for local producers where they have the opportunity to develop their business. Through working with co-sharing and flexible areas we hope to achieve a space that works over the year and give new opportunities both for the inhabitants and visitors of Orust.



ARNE OCH EVERT AT THE DAIRY, 1961

- Picture from Mjölken Historia på Orust,
Föreningen Orusts Släktforskare

BACKGROUND



CURRENT STAGE, WORKSHOP



CURRENT STAGE, EXTERIOR

BACKGROUND

"BUT VERY WELL IF YOU SEE THE BUILDING AS A WHOLE, YOU CAN CREATE A TYPE OF ORUST'S MARKET HALL."

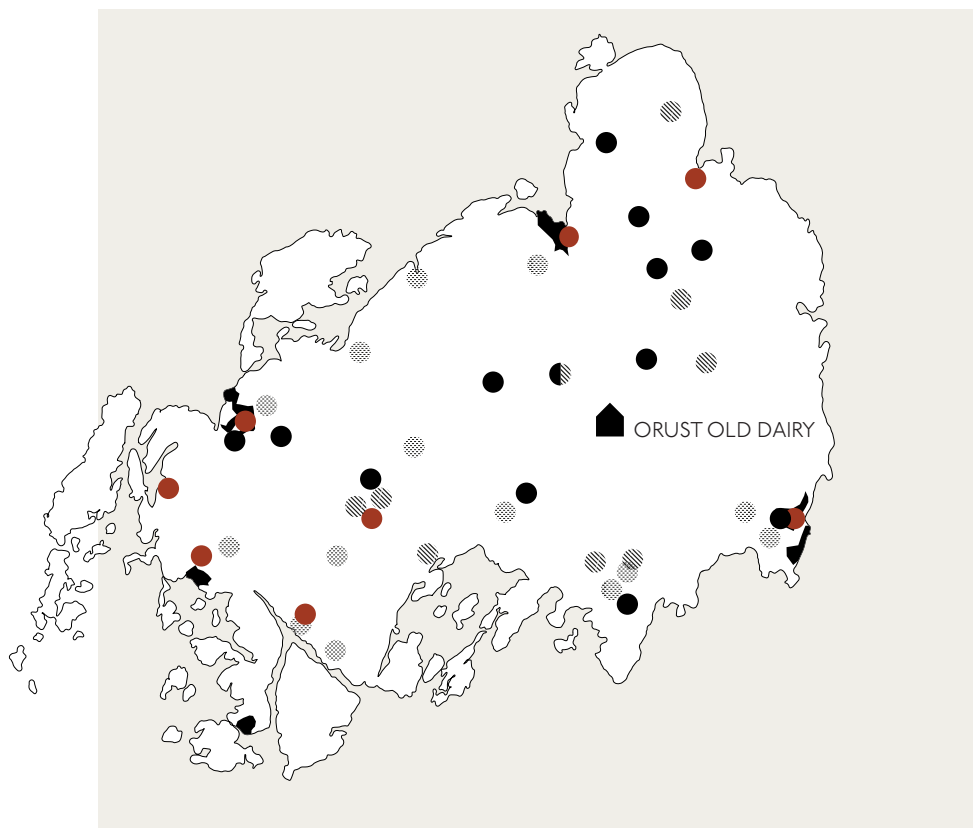
"TOURISTS COULD BOOST INCOMES DURING SUMMER, LOCALS COULD HAVE ACCESS ALL YEAR."

"THERE IS A LOT OF FOOD PRODUCTION BUT IT IS SCATTERED, YOU COULD PROBABLY COLLECT IT IN THE SAME PLACE."

In the beginning of the course, we interviewed several stakeholders on Orust. Taking part of the interview material, we tried to understand what ideas the inhabitants of Orust had for the building, and which needs they have. We realised the inhabitants are missing a meeting point, and that the building has a suitable location for that kind of function because of its close connection to one of the Islands main roads. We also noticed that there is an interest in finding a common place for all the local small businesses on the island.

BACKGROUND

We later started mapping out the different local producers on the Island, understanding that there is a big variety between them, but as the interviewed person pointed out they are scattered all over the Island. This led us to the idea of creating some kind of collective function that the local producers could benefit from, both logistically and economically. We started working with a new market hall with solutions focused on flexibility and co-sharing ideas.



LOCAL PRODUCERS

- FARMERS - CROPS
- ▨ FARMERS - ANIMALS
- ▩ CRAFTMANSHIP
- ASSOCIATIONS AND ORGANISATIONS

THEORETICAL APPROACH

We have chosen an approach where we are looking to add and reinvigorate the already existing. We are not looking to restore or renovate the building to any former state. But we want to work with the inherent value of the building, which lies in its history and memories of it. To us this means looking at what is, finding beauty and honesty in exhibiting the current state of the building. Looking at the building as a document of time and then rearranging parts of it to make place for future usage.

"RESPECT FOR THE BUILT ENVIRONMENT AND THE AIM TO INCLUDE THE EXISTING INTO THE DESIGN CAN BE OBSERVED IN DIFFERENT WORKS THAT REHABILITATE HISTORICAL OR AFFECTIVE HERITAGE. OUR ATTITUDE IS TO TRANSFORM AND TO ADD, PRODUCING A NEW STATE OF THE EXISTING BUILDING. WE ARE INTERESTED IN REHABILITATION AND REGENERATION RATHER THAN ERASING AND RENOVATING."

- To Observe with the client, to Draw with the existing. Three cases of architecture dealing with the As-Found. School of Architecture and Design College of Design and Social Context RMIT University. February, 2019

"FOR, INDEED, THE GREATEST GLORY OF A BUILDING IS NOT IN ITS STONES, NOT IN ITS GOLD. ITS GLORY IS IN ITS AGE, AND IN THAT DEEP SENSE OF VOICEFULNESS, OF STERN WATCHING, OF MYSTERIOUS SYMPATHY, NAY, EVEN OF APPROVAL OR CONDEMNATION, WHICH WE FEEL IN WALLS THAT HAVE LONG BEEN WASHED BY THE PASSING WAVES OF HUMANITY."

- John Ruskin, Seven Lamps („The Lamp of Memory") c. 6; Cook and Wedderburn 8.242.

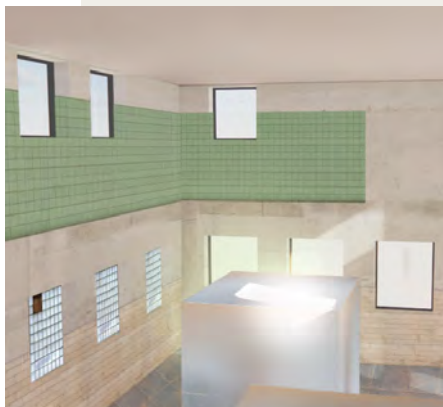
THEORETICAL APPROACH



ADD PLAIN SURFACES /
KEEP OLD SURFACES



ADD COLORFUL SURFACES /
NEUTRAL COLOR SCHEME

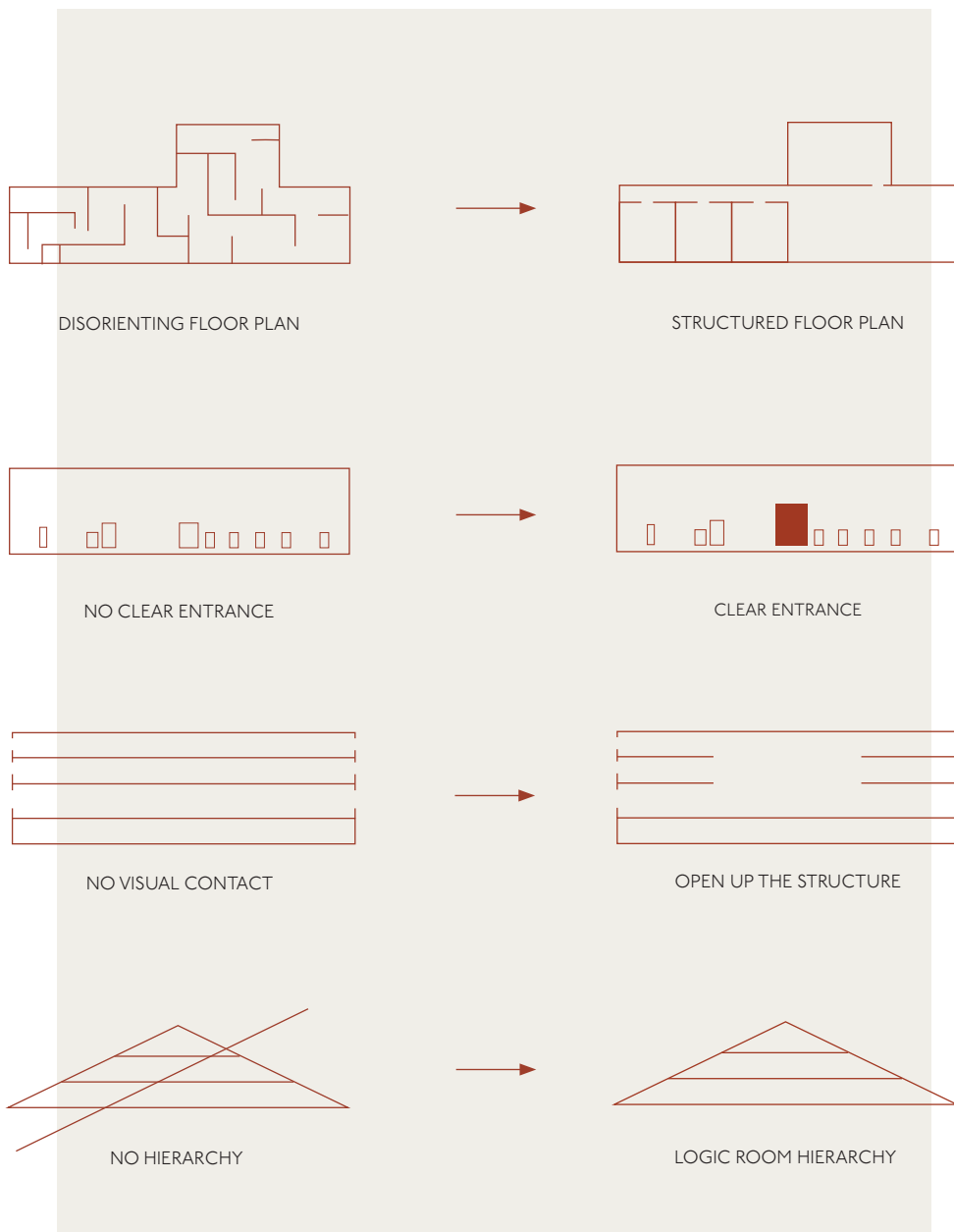


ADD REFLECTIVE SURFACES /
KEEP OLD SURFACES

Bringing those thoughts into practice, we tried some different approaches of how the new materials should contrast to the old materials. Should the added material be the ones popping out, or should the focus be on the left materials? We agreed that the old materials should be left in their current appearance and that we achieved the best contrast in adding gentle and light materials in contrast to the rough look.

BUILDING ANALYSIS

Having visited the site, we tried to put the building's opportunities and disadvantages down in words. The building had qualities in its rich history, the location nearby the main road and its robust materials. These were qualities we wanted to keep or develop, shaping our project. With the disadvantages, we decided to try to define what would be the opposite of the current situation.



DESIGN CONCEPT

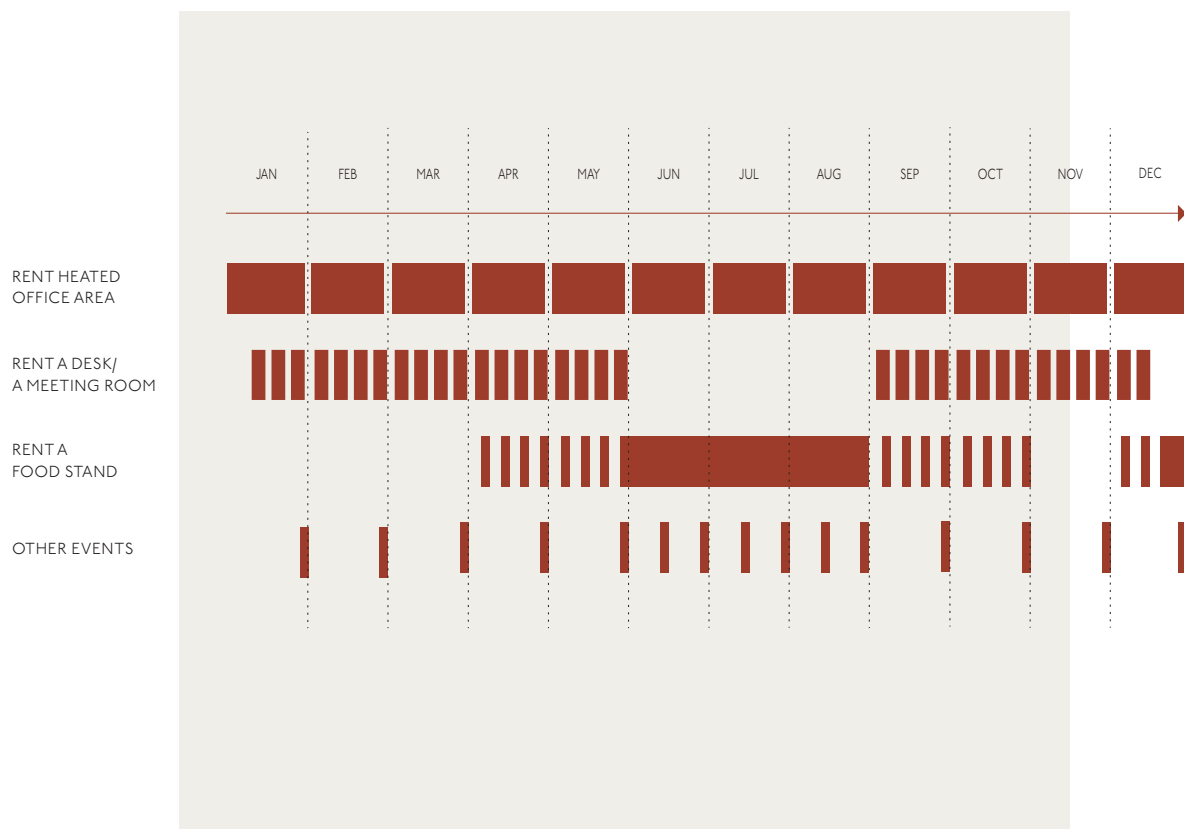


Taking a starting point in our theoretical framework, our concept sketches and our building analysis, our aim with the project is to create a building suitable for a market hall without erasing the building's history. By opening up the floor slabs, we achieve visual contact between the floor plans and give logic to the flow of the building. The additions we are making are made to be contrasted to what's already existing. We are not making any interventions of the existing surfaces in case we don't have to, showing the traces of what's once been there.

USER PERSPECTIVE

Since the island has a high flow of tourists during the summer, but the flow of people will be less during winter, we wanted to make an introduction to how the building will be used over the year. Our idea is that the users don't have all-year round rents, but the usage will be more flexible, giving more economic freedom. The usage of the building also correlates to the plan layout that's later presented. Besides the market hall, the building also contains a kitchen intended to be shared between the food producers, and an office area that could be rented per month over the year. The office could be rented by the food producers that need a representative area for meeting clients and a place to work, but could also be rented by local self-employees, or homeworkers that need a desk. It is also possible to rent a desk or a meeting room just over the day.

Because of the high flow of tourists, we estimate that the market hall food stands will be rented out mostly during summer, but also during weekends during the festive times, for instance christmas markets fall markets etc. We are also implementing a bigger room or a lecture hall in our program, that we are thinking could be rented out for smaller concerts or other events during the year.



USER PERSPECTIVE

SCENARIO 1

In our first scenario, we will follow a person who runs a small Oyster business in Henån. He has his highest season during winter, starting from september. He is renting a food box during the fall weekends, always selling out all his Oysters during the first two hours. Together with his Oyster business, he is working hours at an IT consultant firm. He rents a desk in the office two days a week together with a meeting room where he often invites his clients. After the meeting, they often go and have lunch or coffee in the market hall.

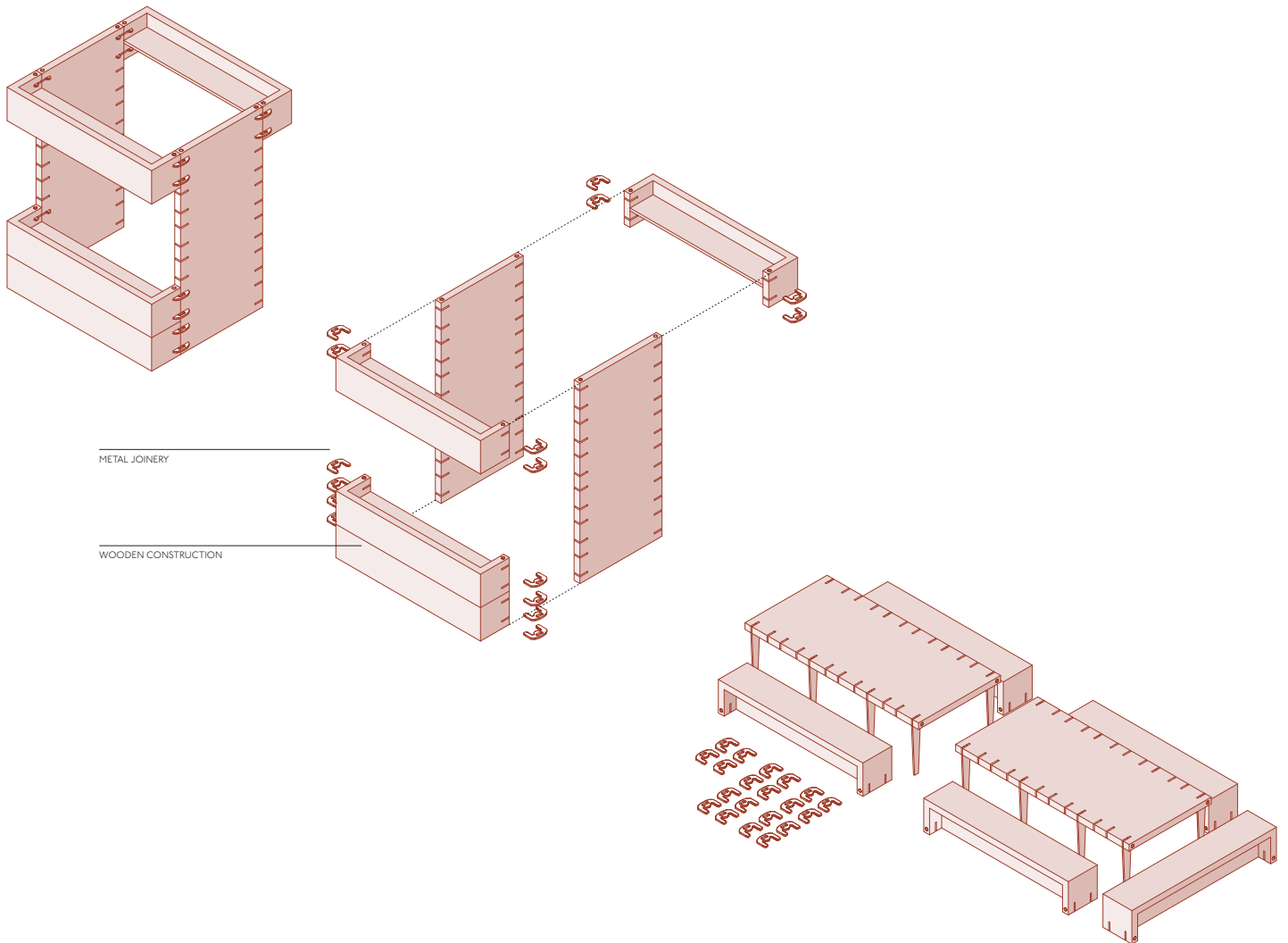
SCENARIO 2

In our second scenario, we will meet a person running a company that is selling food bags made on food close to its expiration date. She is preparing some of the food so it's easier for her customers to put together meals at home. She is working five days a week, and is delivering the food bags once a week. This person has a need to rent the kitchen one day before the delivery and rents a desk three days a week preparing recipes. The last day of the work week she is out with her car delivering the food bags.

SCENARIO 3

In our third scenario, we will follow two teenagers having their first summer job selling strawberries. The company that hired them has rented a food box per month all through June and July. The teenagers wake up early, picking strawberries at a nearby field. At nine they bicycle to the Market Hall ready to put their liter boxes on the counter. Once a week, they help the company owner to make jam out of the freshly picked strawberries. If the harvest is good, the owner rents a food box during the weekends in the fall as well to sell his own made jam.

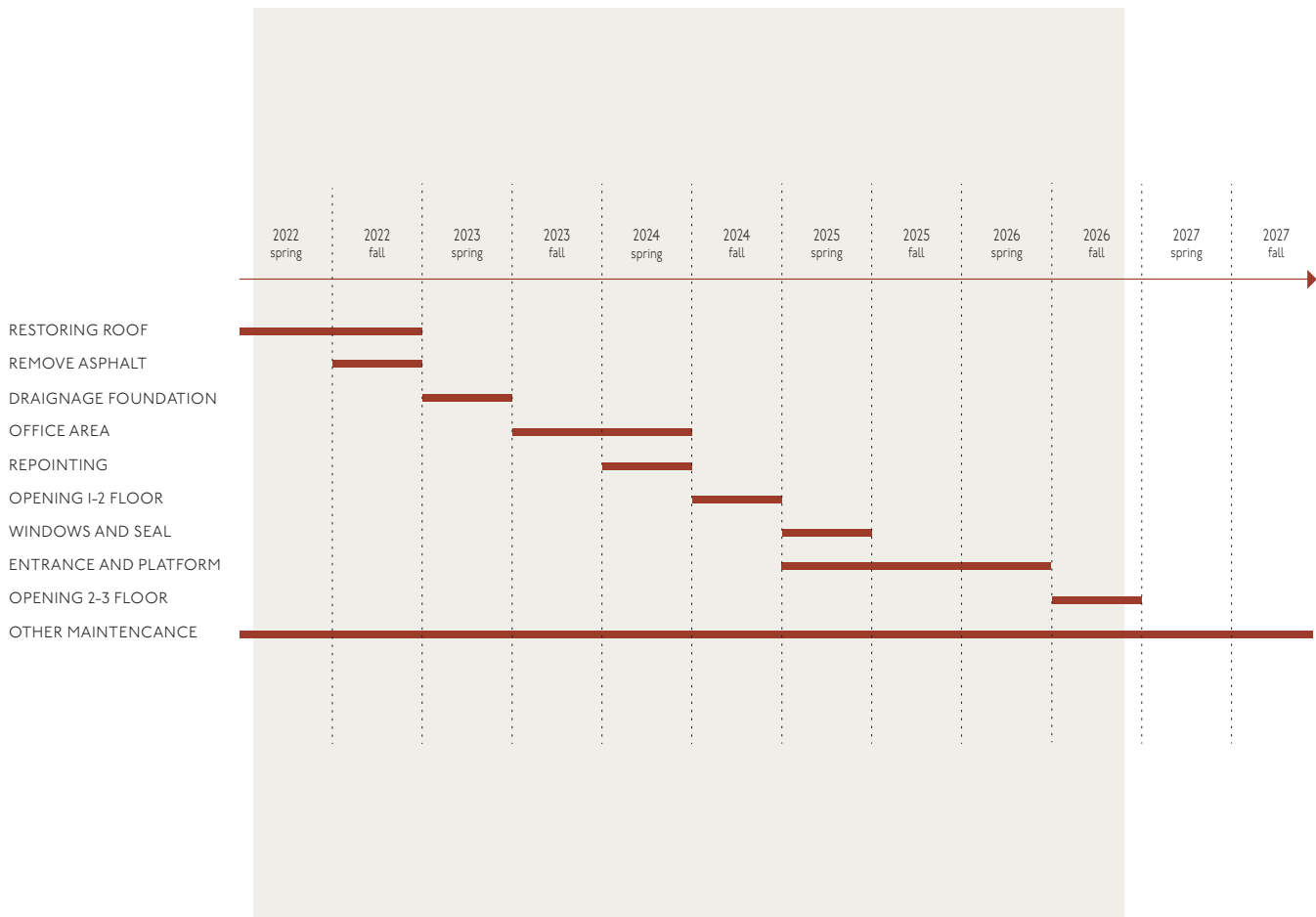
FOOD BOXES



Since we want the usage of the building to be flexible, we also want the food stands to be flexible. The food stands, later to be referred to as food boxes, can be disassembled when they are not used. The boxes could also be transformed to a seating area. The idea correlates to that the food stands may not be used as much during off-season, where you could use the building for other things such as concerts or workshops.

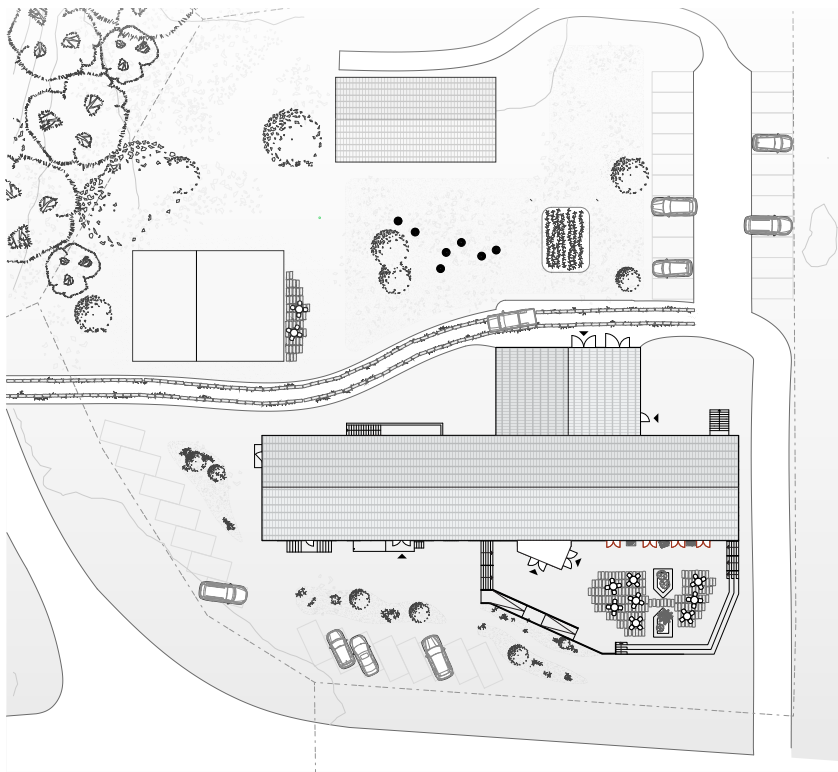
INTERVENTION TIMELINE

In researching the project, we found several damages, for instance a leaking roof and water leaking into the basement. To make our proposal economically feasible, we propose a timeline for how it's dealt with. The building's damaged parts are restored in the order of what is necessary. Between the restoration, our ideas will be implemented to be able to start bringing in money to the project.



SITE PLAN

The site plan relates to our design principle of taking advantage of what is already existing in order to reinvigorate the site. We add a platform to the front of the building in order to bridge the height difference between ground level in front of the building and the interior floor height of the first floor. This platform also relates to the former loading dock marked by the flower beds/seating blocks on the platform. To create an open line of sight from the platform and bring the surrounding landscape closer to the building, grass and small trees are planted in front. These plantings relate to the open farm landscape and make a barrier to the parking in front. On the side of the main building the old garage has been transformed into a communal workshop. This workshop is ideally placed slightly off to the side from the more public entrance and market hall areas. And the area around is kept open in order to support transport of larger format to and from the workshop. On the northeastern facade there is an added road made out of local reused granite slabs laid in gravel. This road is used for transport to and from the kitchen area of the building. It's also to avoid trucks and vans needing to back or do other risky maneuvers on a shared public site. On the other side of this road we added space for a garden belonging to the kitchen. This could also be a good spot for bee hives to support local pollination and in connection to some of the tenants refining the honey in the nearby kitchen. To the east along an existing road we place the largest permanent parking on the site. This existing road is also kept to allow for access to an apartment house located farthest east on the site, this house is kept in its current state.



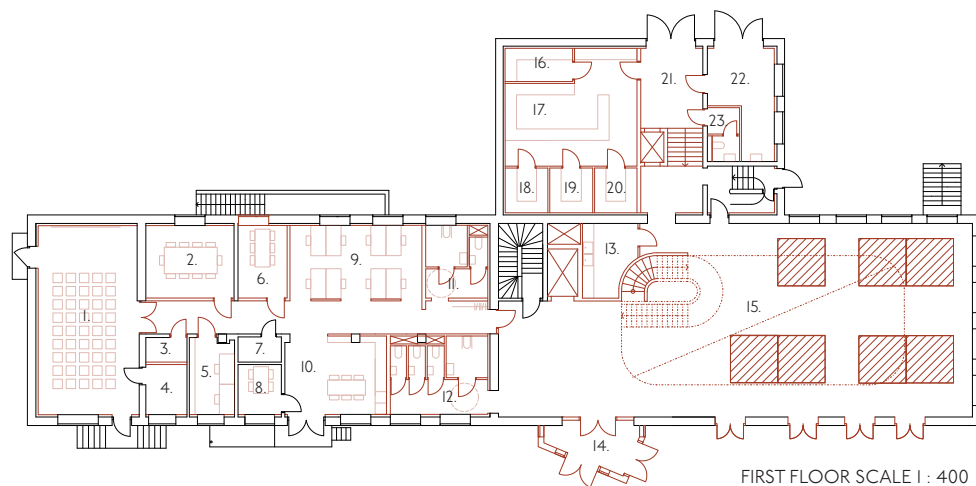
SITE PLAN SCALE 1 : 800



FIRST FLOOR

In close relation to the entrance and the outdoor serving space, you enter into the main market hall. The big hall is located close to a dishing room and a big equipped kitchen which is co-shared between the different food producers. In close relation to the kitchen, the internal entrance is located for an easy distribution of loading in goods. In the market hall a proposed furnishment for placing the food boxes is represented. Although, the furnishment could be changed over season, adapting for the number of boxes that are rented out at a specific time.

In the left part of the building, the office-area is located in a more private setting, containing both room for meetings and classic office settings with desks. Here we also have a common coffee room and a lecture hall for bigger meetings and the events.

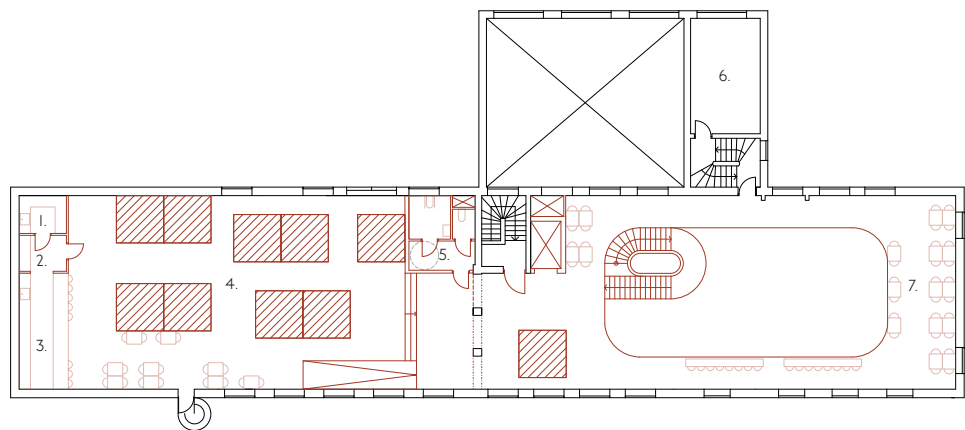


FIRST FLOOR

- | | | | |
|-----|-------------------|-----|-------------------|
| 1. | LECTURE HALL | 13. | SCULLERY |
| 2. | MEETING ROOM | 14. | ENTRANCE |
| 3. | COPYING ROOM | 15. | MARKET HALL |
| 4. | STORAGE | 16. | MAIN DISHING ROOM |
| 5. | SILENT OFFICE | 17. | EQUIPPED KITCHEN |
| 6. | MEETING ROOM | 18. | STORAGE |
| 7. | CLEANING ROOM | 19. | STORAGE |
| 8. | MEETING ROOM | 20. | FRIDGE ROOM |
| 9. | OPEN OFFICE SPACE | 21. | LOADING OF GOODS |
| 10. | COFFEE ROOM | 22. | WASTE ROOM |
| 11. | WC | 23. | WC |
| 12. | WC | | |

SECOND FLOOR

A big sculptural stair is leading up from one market hall to another. The proposed furnishing of the food boxes represents the high season where all the food boxes are rented out. The upper market hall is imagined to be a more flexible space that apart from working as a market hall could work as a more festive venue able to be rented for parties, or a place for hosting bigger events or lectures. The second floor also hosts a seating area in relation to the lower market hall where you could look down at the movement while enjoying your lunch.



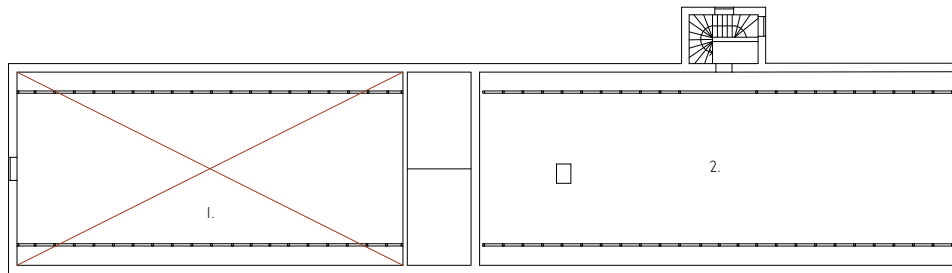
SECOND FLOOR SCALE 1 : 400

SECOND FLOOR

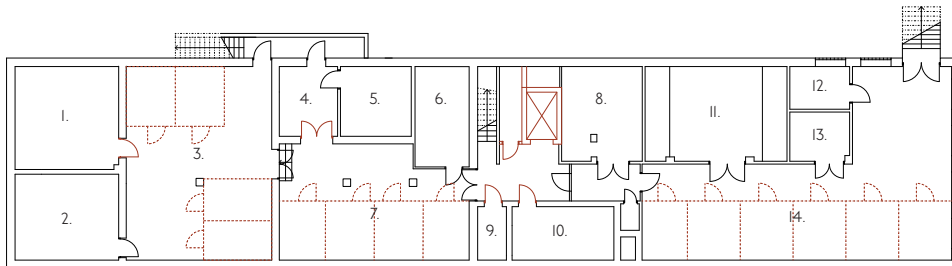
- | | | | |
|----|---------------------|----|--------------|
| 1. | SCULLERY | 5. | WC |
| 2. | PREPARATION KITCHEN | 6. | STORAGE |
| 3. | BAR | 7. | SEATING AREA |
| 4. | MARKET HALL | | |

BASEMENT AND ATTIC

The basement and the attic are two floors with less interventions proposed. The two floors will mainly function as storage space that the different food producers could distribute. In the basement, the floor plan has been adapted removing walls to make the space more usable.



ATTIC SCALE 1 : 400



BASEMENT SCALE 1 : 400

ATTIC

- 1. OPEN DOWN
- 2. STORAGE

BASEMENT

- 1. - 5. STORAGE
- 6. ELECTRICITY / TECHNICAL
- 7. - 14. STORAGE
- PROPOSED STORAGE DIVISION

EXTERIOR



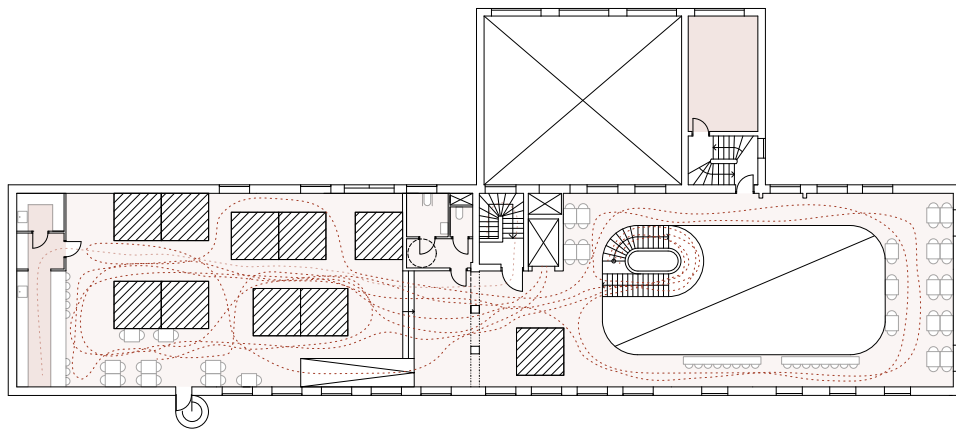
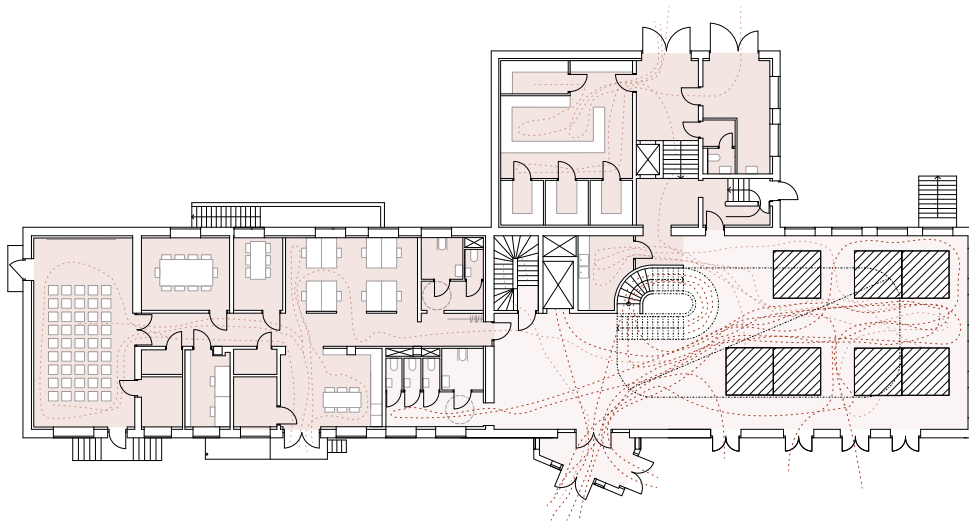
THE NEW ENTRANCE AREA AND TERRACE AT THE FRONT OF THE BUILDING

EXTERIOR



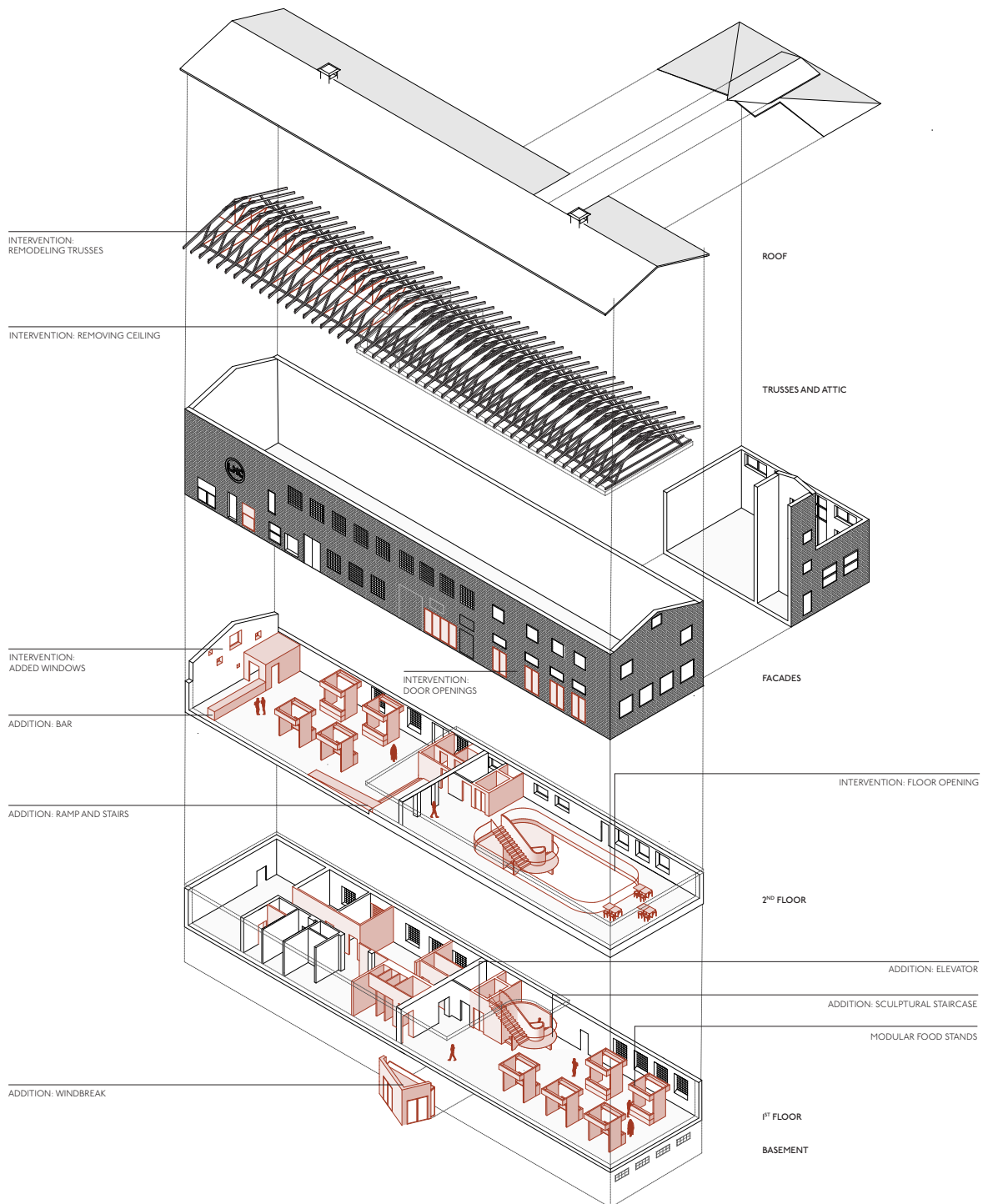
THE WINDBREAK TURNS SLIGHTLY TOWARDS THE STAIRCASE LEADING THE VISITOR UP

FLOW CHARTS



- INTERNAL AREA
- PUBLIC AREA
- MOVEMENT

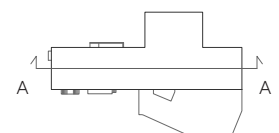
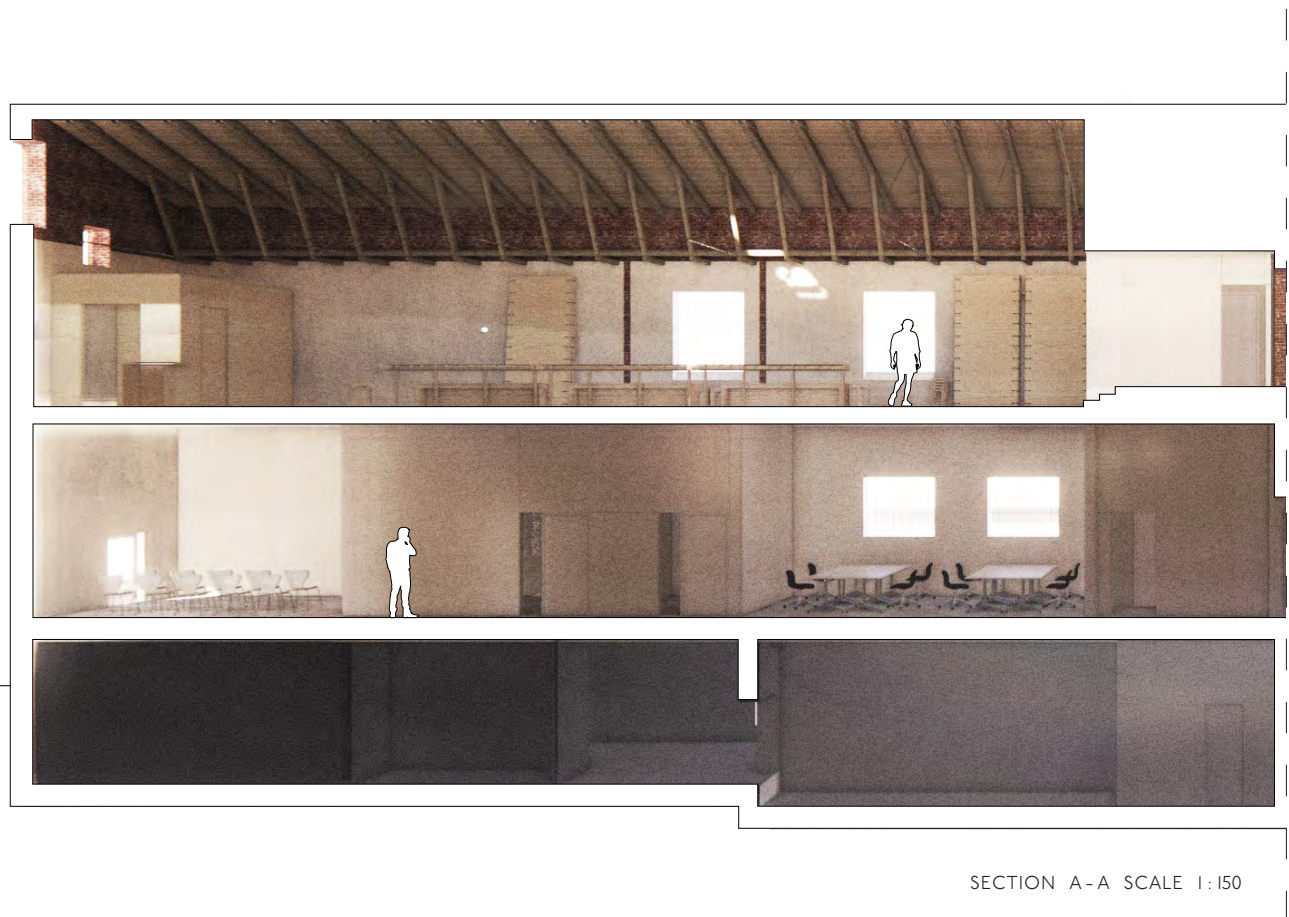
INTERVENTIONS



EXPLODED AXONOMETRIC VIEW

SECTION

This half of the first floor has new surface materials due to extra insulation added in this area. Surfaces are kept as found in the basement and on the second floor. Between the second floor and the attic the floor is removed in order to create a larger hall and reveal the trusses. The original trusses are adapted to the removal of the heart wall on the second floor with a new wire color.

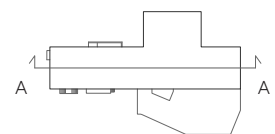


SECTION

In this section most surface material is kept, except where a part of the floor slab between first and second floor is removed. The adjoining walls above the removed floor slab are also taken out. This space created on the first floor holds the new staircase and becomes the main market hall. In keeping the old surfaces when cutting through the building a historical patchwork remains, telling the story of the building to the observer.

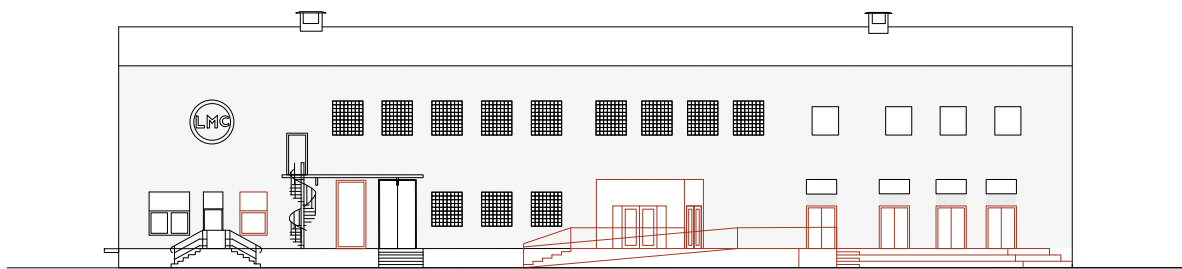


SECTION A-A SCALE 1:150

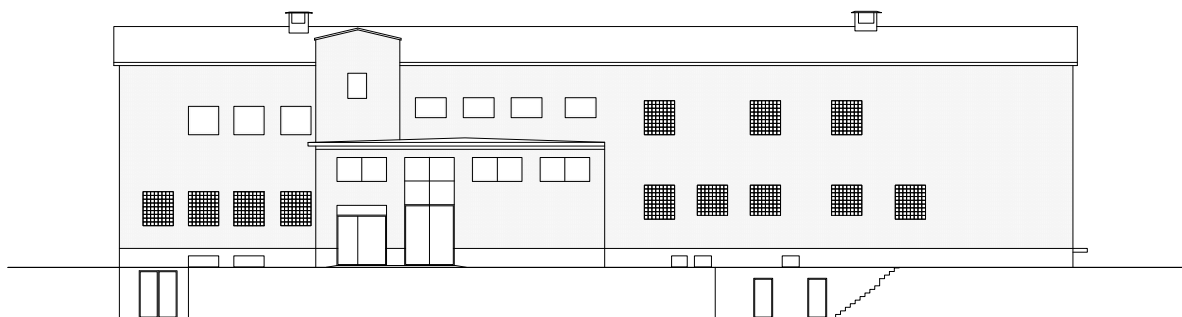


FACADES

Small scale interventions are made to the facades, only in the places where it supports the overall reinvigoration of the building. Starting along the southwest facade the main changes are the added platform in front of the building. This braces the height difference between ground level and the first floor and relates to the historic loading docs of the old dairy. To allow for better flows between the platform and the indoor market hall on the first floor, new doors are added. A new door is also added further to the north as a main entrance for the office/conference part of the building. Continuing to the Northeastern gable of the building we added windows in an asymmetric pattern, in order to allow for more daylight into the large hall on the second floor. These windows create a backdrop on the interior of the hall, and an exciting element to the outside announcing the interior interventions. The rest of the facades are kept intact.

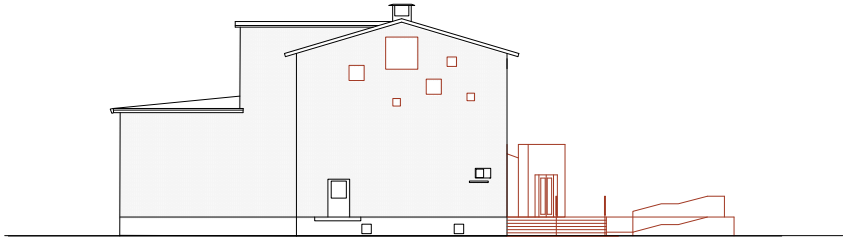


WEST FACADE SCALE 1 : 400

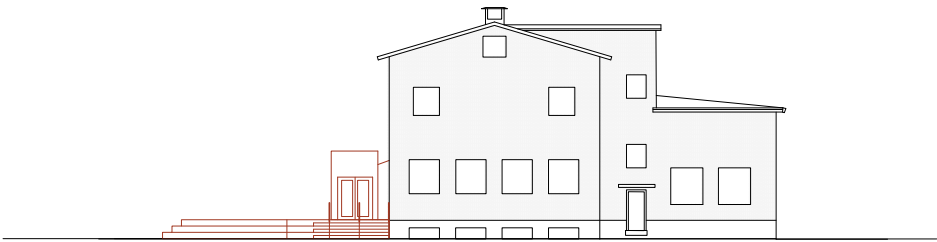


EAST FACADE SCALE 1 : 400

FACADES



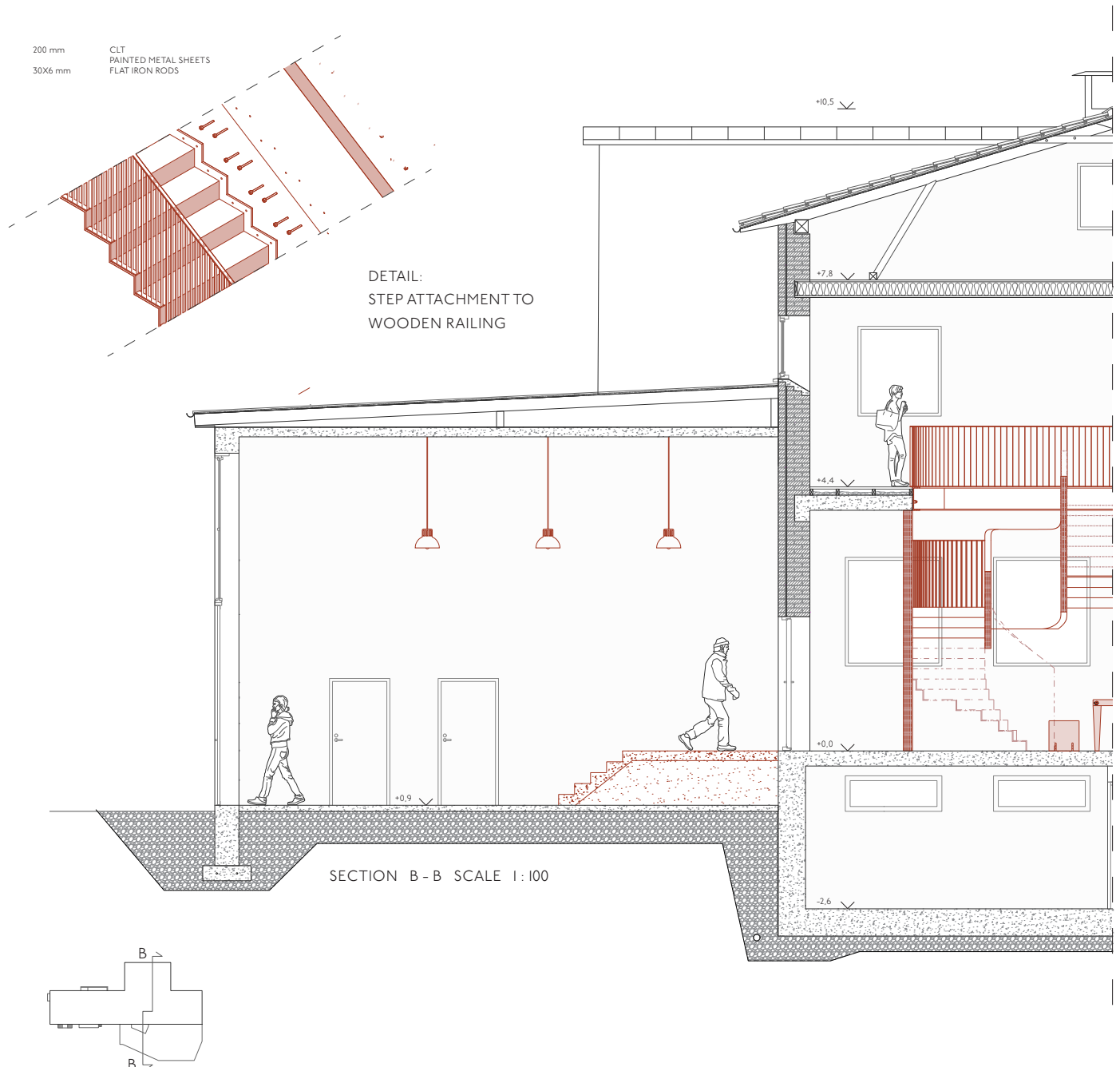
NORTH FACADE SCALE 1 : 400



SOUTH FACADE SCALE 1 : 400

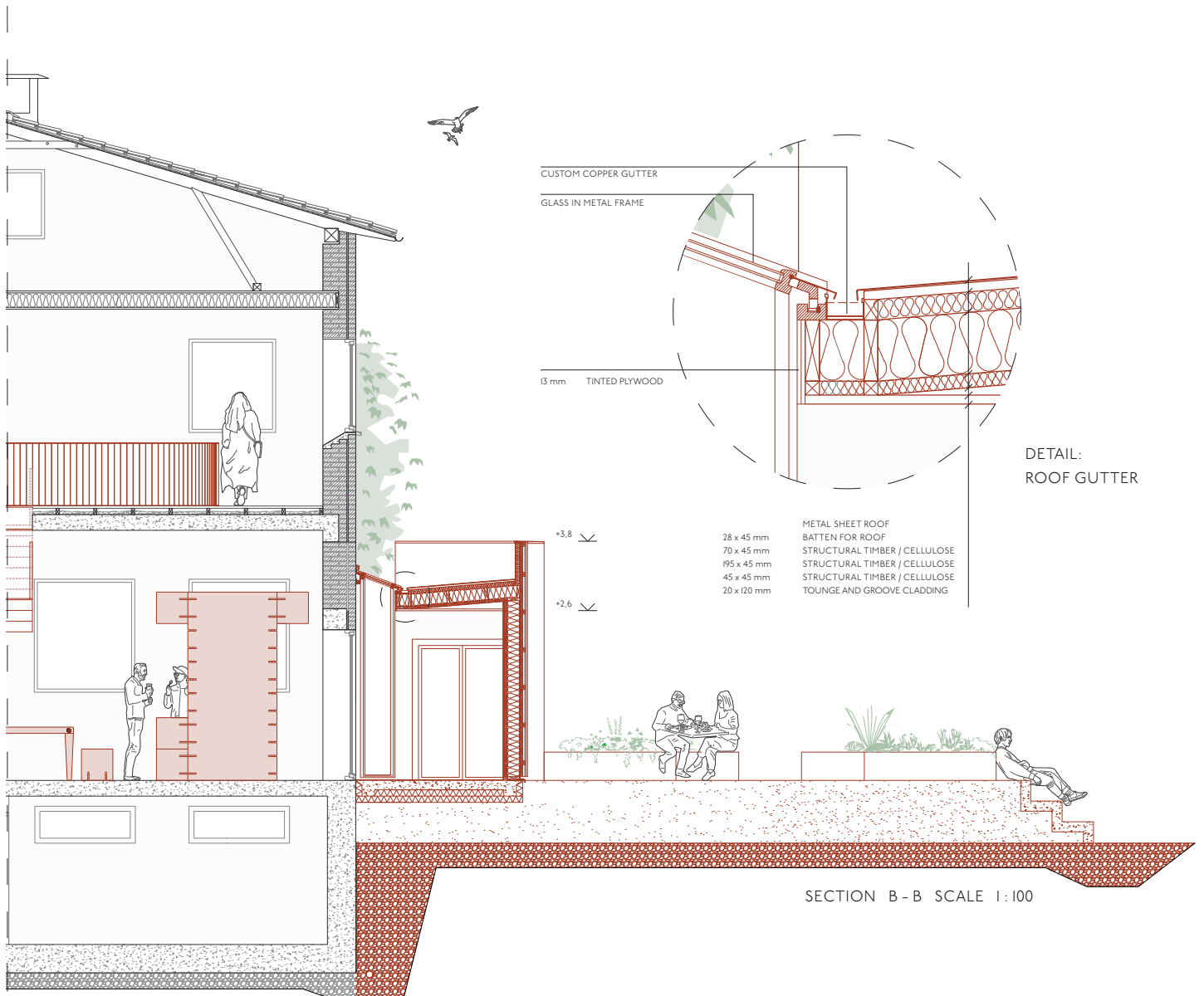
DETAILS

The new staircase is the main connection of the building, it is located in the vicinity of the main entrance. It is placed in such a way that it can clearly be seen at a first glance when entering. It also announces itself from the market hall on the first floor. From where it also is possible to see how the stair lands on the second floor in order to support a more logical connection between the two floors. The staircase is designed in a monolithic manner to highlight its importance, but still without stealing too much of the space in the market hall. Its central part is constructed out of wood. Its steps are made out of a cut and welded metal sheet then painted to the same color as the railing on the second floor. The outer railing is made out of painted flat iron rods.



DETAILS

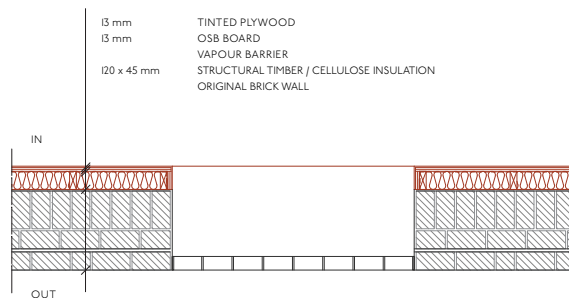
In order to create a new logic to the building, there is a new added main entrance. The windbreak caters to the need of a profiled main entrance and focal point for the building. Placed on the outside of the already existing building it is attached with a glass section in order to better deal with insulation and light requirements. It stands on a concrete slab and is constructed with wood framing and cellulose insulation. It has a hidden slanted roof where the outer wall reaches the same height along the whole southwest facade. Rain from the roof is taken back towards the glass attachment and then drained off. The shape of the windbreak is informed by the angles towards the exterior staircases and platform and the interior staircase with the cutout through the floor slab.



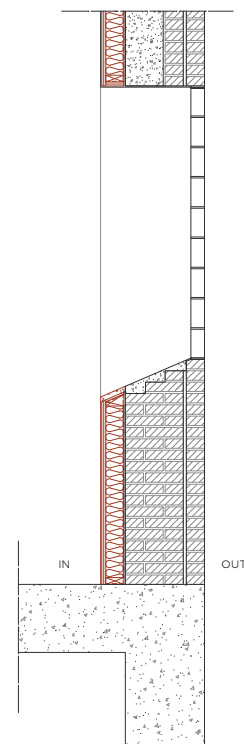
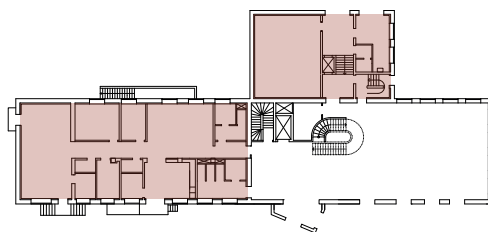


DETAILS

Since our intention was to keep as many as the current surfaces as possible, our goal was to not make any interventions to the walls where it is not necessary. The building is not insulated today, which is affecting the usage over the years. With that in mind, we made a delimitation deciding which parts of the building should be insulated. The two market halls are kept uninsulated since we consider these areas being used in a flexible way, also not needed to be heated up. During winter times, visitors of the market hall would for instance keep their jackets on regardless of the temperature. The office and kitchen areas that are used more frequently over the year are insulated to comfort the users.



DETAIL A SCALE 1 : 50



DETAIL B SCALE 1 : 50

INTERIOR



VIEW OVER UPPER MARKET HALL

INTERIOR



VIEW OVER LOWER MARKET HALL

ORUST MARKET HALL

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