ADAPTIVE REUSE: OLD BUILDING – NEW PROPS AND COSTUME – ARCHITECTURAL REBIRTH

ADEDOTUN OLOMUYIWA OLUGBENLE

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JAAN HOLT

SUSAN PIEDMONT-PALLADINO

PAUL EMMONS

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ABSTRACT

Across cities in America and the world old buildings are retired to the fate of demolition. The once glorious piece of architecture are seen as unwanted, eyesores and just not fit for today's needs. This thesis seeks to show that with an adaptive-reuse approach, one can restore the 'lost glory' of such old buildings and even add new undiscovered value to its performance and architectural richness.

GENERAL ABSTRACT

In the cycle of architecture, old buildings are often demolished while few are reutilized to regain new purpose. The once glorious piece of architecture is seen as insignificant for today'sickle needs as key issues such as population growth and modernization become evident. Developers and key decision makers understand the parallel connection of population growth and the need for increased structure to supply growth's demands. In efforts to maximize profits, owners and developers are hasty to demolish buildings without considering the potential of reinvention. Adaptive reuse is the act of reinventing an existing building for a new use and purpose by adding or subtracting from its current state and making it more fitting to serve its new use. This thesis shows the adaptive-reuse approach and illustrates how the restoration of old buildings reveals new value to the building's performance and architectural richness.
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OPPORTUNITIES
1. WATERFRONT
2. TANKS
3. RUSTICATION

CONSTRAINTS
4. WORKING WITH THE EXISTING BUILDING
5. RESIDENTIAL CONTEXT
6. SUNKEN SITE
WITH THE CHALLENGE OF DEALING WITH AN EXISTING BUILDING, I EMBRACED ELEMENTS IN THE EXISTING AND TURNING SUCH TO OPPORTUNITIES. FOR INSTANCE, THE COAL BUNKER SUSPENDED ON THE FOURTH AND FIFTH FLOORS IS CONVERTED TO BE A LIBRARY IN THE MANNER OF THE RESEARCH CENTER LONDON. THE BUNKER COFFERS ARE REUSED AS DOWN LIGHTING OVER A SPECIAL EXHIBIT AREA. THE VOLUME OF SPACE IN THE EXISTING IS TO BE EMPLOYED TO CREATE GREAT SPACES THAT ALLOW FOR VERTICAL VISUAL CONNECTIVITY SINCE THIS IS A RESIDENTIAL AREA AND THE SITE DROPS ABOUT 10FT. THIS MAKES THE ACCESS TO THE BUILDING AT THE SUNKEN LEVEL OF THE SITE. A STAIR RAMP IS EMPLOYED TO GET DOWN TO THE SITE GROUNDS. THE LARGE TANK IS REMOVED AND THE FOOTPRINT IS REPLACED WITH A SUNKEN AMPHITHEATER. THE SITE IS ACTIVATED FOR A WATERFRONT PUBLIC SPACE.
The characters of a theatre play have little to do with the appearance of whoever is playing the character. Often times, when we add the right costume and the right props we transform not only the actor but the scenes that mimic vivid and familiar public spaces. The strategic placement of the actors and the made-up built environment helps to convey the writer’s message. Similarly in architecture, with existing old buildings, adaptive reuse equips such buildings with the right costumes and props, brick and mortar, glass and metal that help to define and clarify the purpose and use of private and public space. Some of the costumes may be changing with moving of walls, additions, and subtractions that make the modified building the best suited for an audience of users to interact with.


