



^ VIEW OF THE TOWERS without the existing prefabricated facade panels, the bearing structure is left bare, revealing the great potential of inhabiting it : light, view and variety through modularity

v TRANSFORMED TYPICAL TOWER LEVEL, floor-plans and cross sections 1:100

These three proposals can coexist next to each other, with one program per tower, or on top of each other, with a mixed program for each tower. The objective of this study is to demonstrate that it is possible to accommodate a variety of programs and, within one program, a variety of typologies, in a structure that at first glance seems rigid and inflexible. The load-bearing structure is not altered : only a few punctual perforations for doors or drainpipes are made in the supporting walls. The internal logic of the buildings is followed : modularity of the cells along the main facades, longitudinal central core flexibly dividable according to needs, continuous compact vertical circulation.

See annex document for floor areas calculation.
See annex document for the impact of the 3 hours shadow zone on the floor levels.



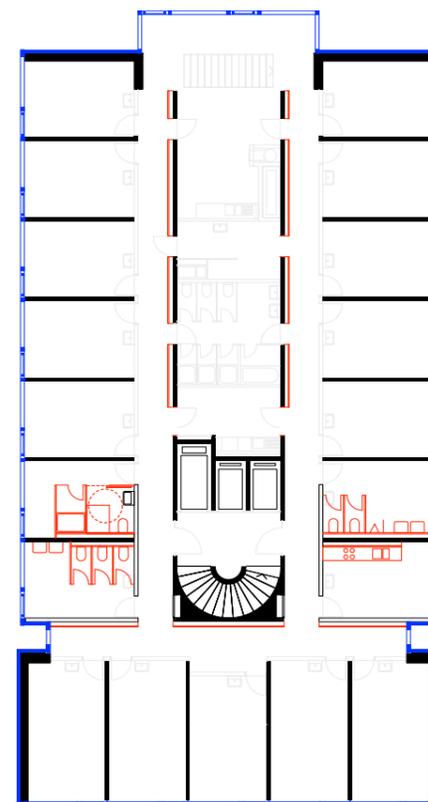
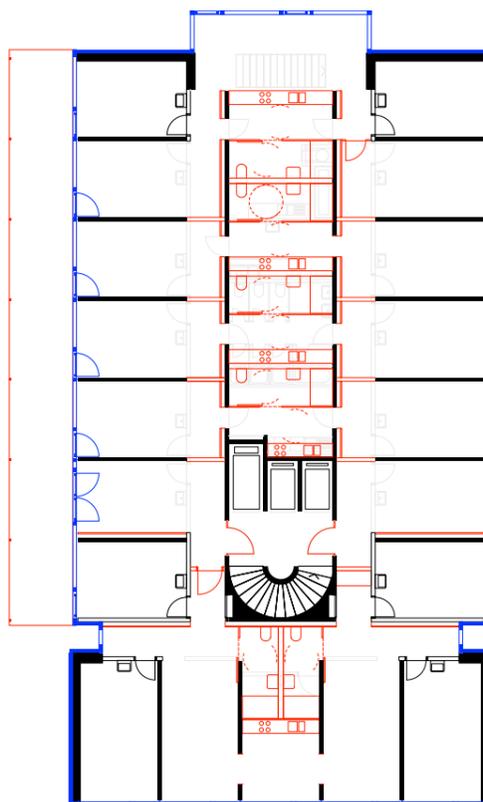
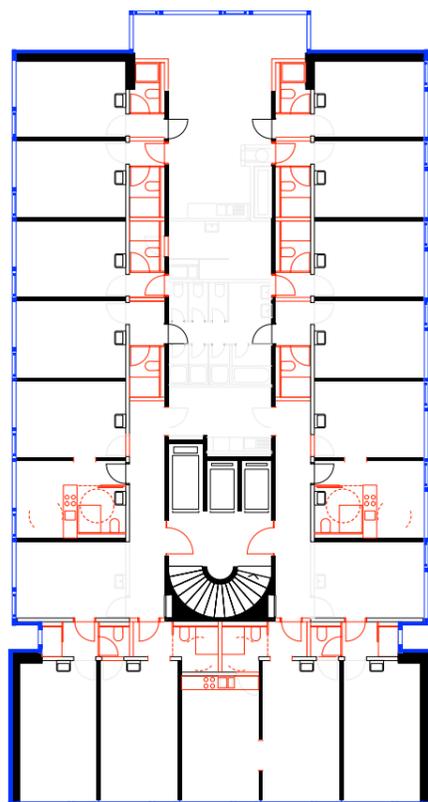
URBAN HOTEL



WALK-THROUGH APARTMENTS



FREE PLATFORM FOR OFFICES AND WORKSHOPS



> REMOVALS AND ADDITIONS

The very moderate demolition necessary for the transformation reduces the amount of rubble and waste, and also allows to concentrate the budget where it is needed: new glazed facade letting in light and views in compliance with current thermal requirements, upgrading to safety, comfort and inclusivity standards.

See annex document for cost estimation

Note on wheelchair accessibility : in the apartment and office floors, all the rooms are wheelchair accessible.
As the hotel offers a bigger quantity of accommodations, we propose a percentage of accessible rooms per floor, this percentage can easily be raised by upgrading standard bathrooms to accessible one (requires extra removal of non structural brick walls of the former corridors).

- existing structural walls (cast-in-place concrete or prefabricated brickwork)
- existing non structural walls enclosing the sanitary piping system (built on site in bricks)
- existing equipment (doors, cast-in-place concrete staircase, elevators, sanitary)
- removed existing elements (non structural walls, prefabricated staircase, doors, sanitary)
- new facade (glazed / outside insulation + cladding)
- new partition walls
- new openings in existing walls
- new shafts for technical installations
- new equipments (exterior walkway, doors, sanitary)
- accessibility d=1.4m

v INHABITING



HOTEL, the well preserved and equipped individual cells are left unchanged. Individual bathrooms and entrances are added in the former corridors. The relation of the existing cell to the outside is maximised : the new glazed facade offers generous light and view to each resident. The central core is emptied to provide a large naturally lit shared space at each level. This space does not simply allow access to individual rooms, it offers a generous surface that can be appropriated, a large lounge with northern light and view. At the ground floor and roof level, shared infrastructure or services are at disposal (canteen, kitchen, laundry...)



APARTMENTS, the entrance to each apartment occurs on the west facade via an exterior walkway. This frees up the entire width of the building for apartment area : living rooms to the west, services in the center and bedrooms to the east. Large or small, each apartment offers residents the same quality: living in between two facades in a high-rise building. In addition to the hotel's infrastructure and services, which apartment residents can benefit from, the groundfloor houses useful facilities such as a daycare and a grocery store.



OFFICES / WORKSHOPS, the supporting structure remains and new technical shafts are offered around the central core in order to offer the most flexible floor for work spaces. The shared infrastructure such as toilets, shower and kitchen is placed next to the circulation core. The possible renting ranges from individual cells, a cluster of cells or the whole plateau. The central space is collectively managed, it allows access to workstations but also offers the possibility for occupants to share tools, services and larger workspaces.