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Maria José Marcos,
Gonzalo Herrero Delicado

Trebamo li doista (nove) građevine u svojim gradovima?

¶ Europa trenutačno ima veoma nizak demografski rast, no unatoč tome i dalje postoji tendencija prema eksponencijalnom razvoju urbanog širenja zasnovanog na američkim modelima, što podrazumijeva urbanizacije niske gustoće koje imaju malo ili ničega zajedničkog s naslijedom i povijesnim iskustvom europskih gradova. Taj fenomen ponajprije proizlazi iz napuštanja gradskih središta i nastajanja mnogih novih urbanih subjektri koji dovode do nepotrebnog udvostručavanja kako uslužnih djelatnosti, tako i infrastrukture. Tim se posljedicama priključuje oralovažavanje i zapuštanje neizmjerne izgrađene i konsolidirane baštine u središtima gradova da bi se

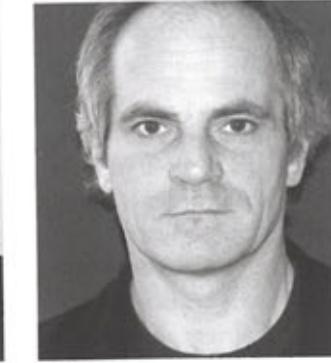
¶ Europe currently has a very low demographic growth rate, but nevertheless there is still a tendency towards the exponential development of urban expansion based on American models that imply urbanization of low density with little or nothing in common with the heritage and historical experience of European cities. This phenomenon arises primarily from the abandonment of city centres and creation of many new urban sub-centres, leading to the unnecessary doubling of the service industry, as well as the infrastructure. The consequences also include the scorning and neglecting of the immense constructed and consolidated heritage in

arhitekti
architects



Jean Philippe Vassal

Anne Lacaton



Frédéric Druot

fotografije photographs by
Frédéric Druot (FD)
Druot, Lacaton & Vassal (DLV)
Pavillon de l'Arsenal (PA)
Philippe Ruault (PR)

TRANSFORMATION OF HOUSING TOWER BOIS LE PRÊTRE,
PARIS, FRANCE



živjelo kao na filmu, u dupleksu s vrtom i bazenom¹. ¶ Europski gradovi posjeduju građevinsko naslijeđe koje je potrebno iskoristiti i prikladno vrednovati. Ako se tome pridodaju razmišljanja o socijalnoj i okolišnoj održivosti, obilježena trenutačno nesigurnom ekonomskom konjunkturom², onda je opcija iskorištavanja i ponovne uporabe građevinske baštine očita i potrebnija nego ikad. ¶ Tako su zacijelo razmišljali francuski studiji Lacaton & Vassal Architectes i Frédéric Druot Architecture kad su 2005. godine sudjelovali na natječaju za novi stambeni tornj Bois le Prêtre u 17. pariškom arondismanu s prijedlogom koji zadržava postojeću zgradu i proširuje ju distancirajući se od politike rušenja i nove izgradnje koju je tražio promotor natječaja. Zamisao je s jedne strane uspjela poboljšati komfor u stanovima i znatno proširiti njihovu

¹ Film *The swimmer* (1968.) s Burtom Lancasterom kao paradigmata suburbanoga američkog modela

² Félix Guattari: *Tri ekologije*, Editions Galilee, Pariz 1989.

city centres in order to live 'as in a movie', in a duplex with a garden and a pool¹. ¶ European cities have a construction heritage that needs to be used and evaluated appropriately. If considerations of social and environmental sustainability, marked by the current insecure economic conjuncture², are added to the equation, then the option to utilize and reuse the construction heritage becomes more apparent and necessary than ever. ¶ Such must have been the ideas of the French studios Lacaton & Vassal Architectes and Frédéric Druot Architecture when they participated in the competition for the new apartment tower Bois le Prêtre, in Paris's 17th arrondissement, with their proposal to retain the existing building and expand it, distancing the project from the policies of demolition and the new construction requested

¹ Film *The Swimmer* (1968) with Burt Lancaster as the paradigm of the suburban American model.

² Félix Guattari: *The Three Ecologies*, Editions Galilee, Paris, 1989

FRÉDÉRIC DRUOT, ANNE LACATON & JEAN PHILIPPE VASSAL;
Stambeni tornj Bois le Prêtre

FRÉDÉRIC DRUOT, ANNE LACATON & JEAN PHILIPPE VASSAL;
Housing Tower Bois le Prêtre



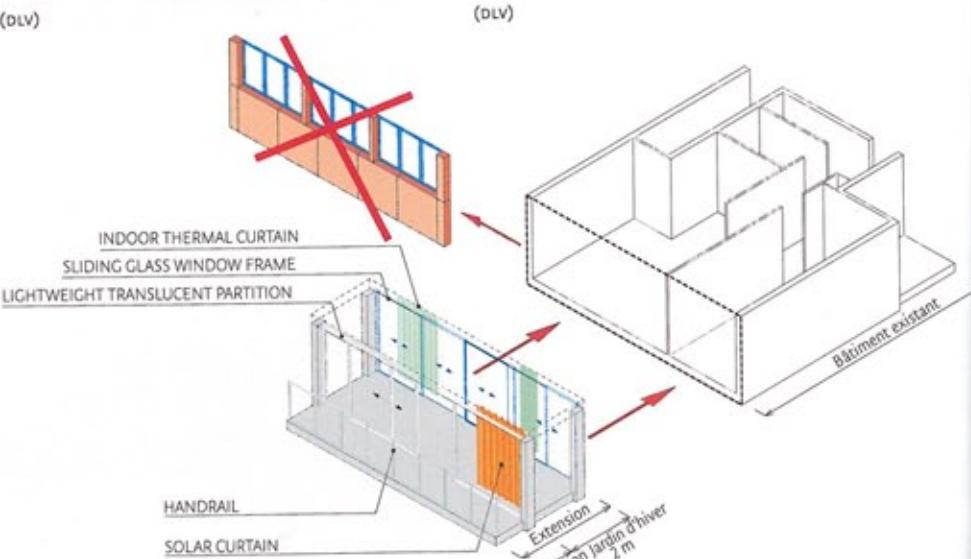
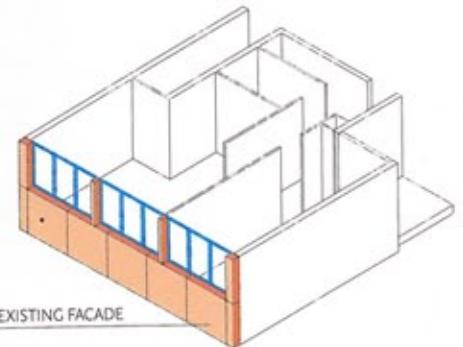
(PA)



(DLV)



(DLV)



aksonometrijski prikaz postojećeg stanja

axonometric layout of existing situation



(DLV)



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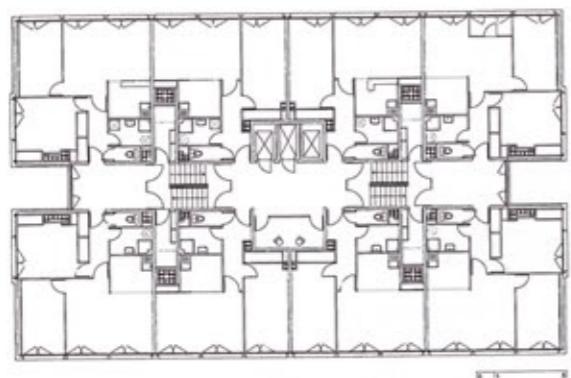


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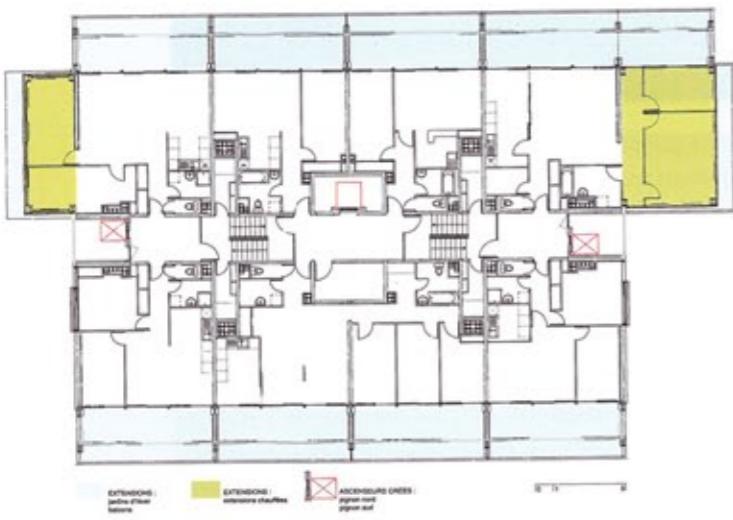
korisnu površinu, a s druge strane olakšati dostupnost zgrade i osvremeniti njezin izvanjski izgled. A sve to za približno 40% manje od budžeta što ga je predviđao promotor Paris Habitat, javno stambeno poduzeće u francuskoj prijestolnici. Povrh toga nije bilo potrebe za preseljavanjem stanara tijekom odvijanja radova. Pravi primjer oštromlja i razboritosti u odnosu prema kritičnom gospodarskom, društvenom i okolišnom, a osim toga i arhitektonski osrednjem kontekstu. ¶ Izvorno zdanje projektirao je 1962. Raymond López, a u devedesetima je nažalost preoblikovan, što je dovelo do izgleda i uvjeta s kojima su se suočili arhitekti. To preoblikovanje, koje je razvio

by the competition's promoter. The idea was to improve the standards and the comfort in the apartments and significantly expand their useful areas, and on the other hand increase the building's accessibility, as well as render the exterior more modern. And all this for approximately 40% less budget than estimated by the promoter Paris Habitat, a public housing enterprise in the French capital. Besides all this there was no need to move the tenants during construction. This is an excellent example of clear thinking and reasonable planning in relation to the critical economic, social and environmental, as well as the architecturally mediocre context. ¶ The original

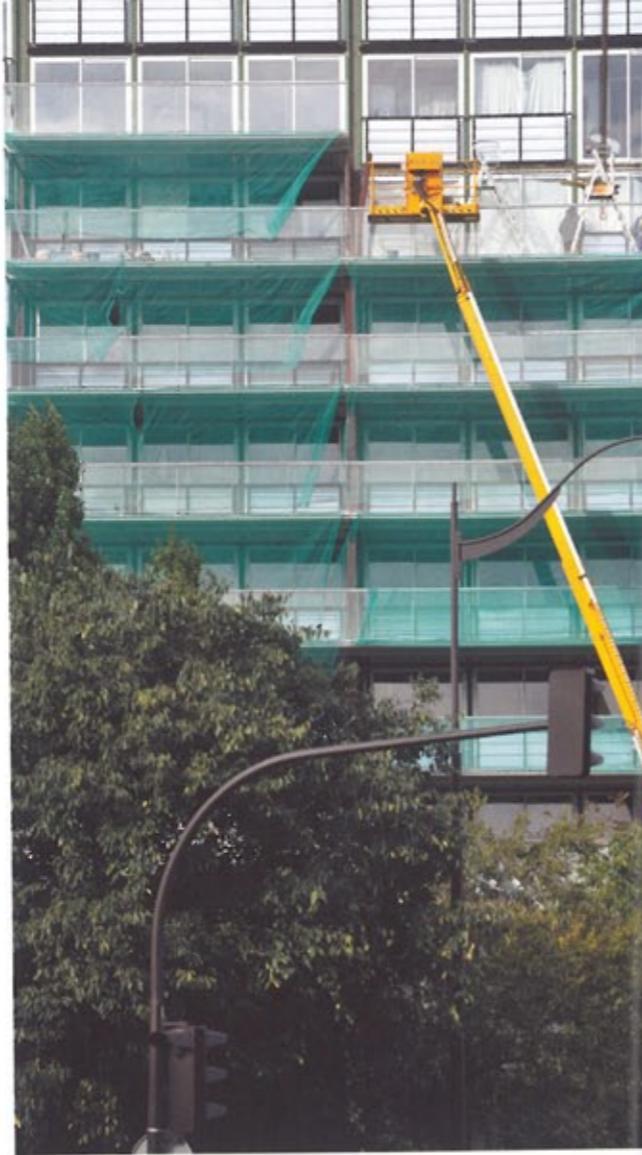


tlocrt stanja prije proširenja
floor plan before the extension

novi tlocrt kata
new floor plan
▼



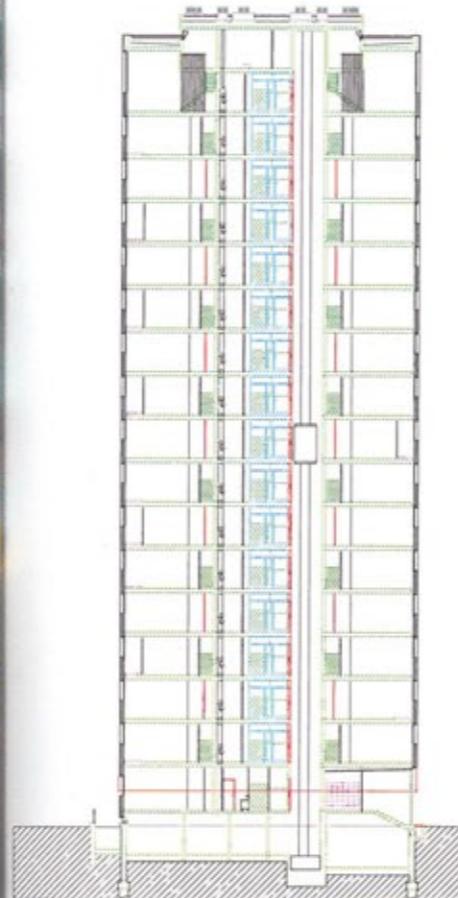
EFFICACIAIS
Espace efficace
ASCENSEURS CHAUFFÉS
Signaux neutres
signaux actifs



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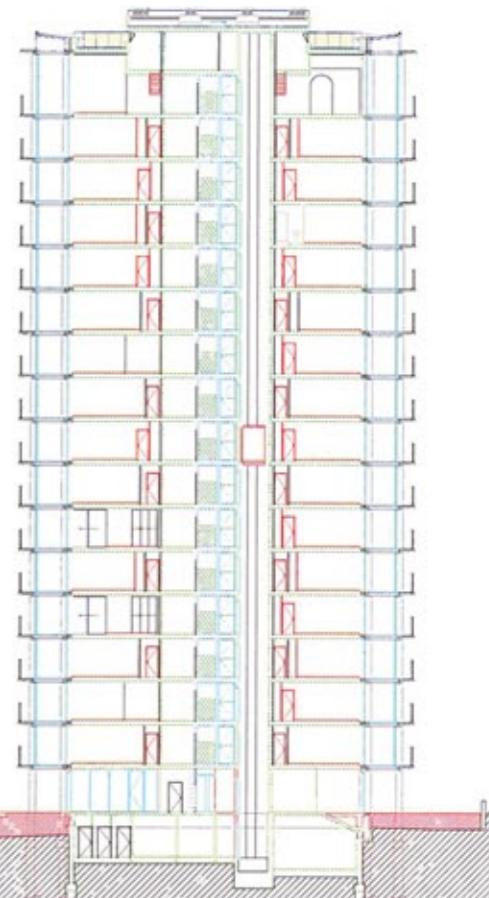
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presjek prije proširenja
section before the extension



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presjek, novo stanje
new section



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(FD)

Tecteam, uspjelo je poboljšati termičku izolaciju zgrade, ali je zato znatno smanjilo prozorske otvore, silno ograničavajući osvjetljenje i pogled na Pariz te je utoliko upropastilo jednu od najprivlačnijih dimenzija tih stanova. Prijedlog Lacaton & Vassala i Druota predviđao je da se u tome 50 metara visokome tornju sa 16 katova i 96 stanova, izvornih 8900 četvornih metara proširi na sadašnjih 12.460, i to pomoću prefabriciranih modularnih elemenata od gotovo 4 metra širine koji su takoreći smješteni duž čitavog opsega zgrade. Ti su modularni elementi sastavljeni od balkona i ostakljene galerije – zimskog vrta koja proširuje korisni prostor u zonama stanovanja i uz to poboljšava energetsko ponašanje zgrade, smanjujući potrošnju energije za 50%. Otklonjen je i jedan od problema prethodnoga preoblikovanja otvaranjem velikih prozora koji unutrašnjost stanova ispunjavaju svjetлом. Prefabricirani elementi zatvaraju se prema unutra kliznim panelima od prozirnog stakla, a prema van zakrivenim polikarbonatom koji stvara učinak providnosti. Taj građevinski sustav generira učinak staklenika koji se ovisno o dobu godine može zaštiti rebrenicama ili toplinskim zavjesama, omogućujući stanarima da po volji reguliraju ulazak svjetlosti, osunčanje i ventilaciju unutrašnjosti. Proširenje je omogućilo, ovisno o slučaju, povećanje površine stanova od 22 do 60

building was designed in 1962 by Raymond López, but it was unfortunately redesigned in the nineties, which lead to the given layout and conditions. This redesign, developed by Tecteam, managed to improve the thermal insulation of the building, but significantly reduced the windows, daylight and the Paris vistas, thus damaging one of the most attractive dimensions of the apartments. The Lacaton & Vassal and Druot proposal included additions to the fifty-metre-high tower with sixteen floors and 96 apartments over the original 8,900 square metres to the present 12,460 square metres, using pre-fabricated modular elements, almost 4 metres wide, located around the building's perimeter. Those modular elements were balconies and glassed galleries of winter gardens, which extended the useful space in the housing zones and improved energy consumption by reducing it by 50%. One of the problems of the former re-design was solved by opening large windows allowing more daylight into the apartments. The pre-fabricated elements are closed on the interior side by sliding panels of transparent glass and on the exterior side by curved polycarbonate with a transparent effect. This construction system generates a glasshouse effect and may be manipulated by blinds or thermal curtains to regulate illumination, sunlight and ventilation of the interior.





(PR) kvadratnih metara, što predstavlja važno poboljšanje u odnosu na prethodnu situaciju. ¶ Što se tiče zajedničkih zona, općenito je poboljšana cijelokupna dostupnost zgrade time što je renoviran ulazni hol te je njegova razina izjednačena s onom eksterijera. Osim toga, novi hol omogućuje pristup novome vrtu smještenom u stražnjem dijelu zdanja. Također su dodane dvorane za zajedničke aktivnosti u bočnim dijelovima prizemlja i ugrađena dizala za lakši pristup stanovima. ¶ Ovaj projekt nesumnjivo predstavlja radikalni zaokret u pogledu intervencije u gradevinsku baštinu gradova te je primjer razboritosti u situaciji u kojoj je arhitektura arhitekata-zvijezda, koji barataju isključivo velikim budžetima kako bi stvarali vizualno ikoničke građevine, postala zastarjela.

These extensions also added extra 22 to 60 square metres to apartments, which was a significant improvement in relation to the previous situation. ¶ Regarding the community zones, the entire accessibility of the building was generally improved by the renovation of the entrance hall which was levelled with the surrounding area. Otherwise, the new hall granted access to the new garden to the rear of the building. Halls for common activities were also added to the side portions of the ground floor, as well as elevators for easier access to the apartments. ¶ This project was doubtlessly a radical turn in the sense of interventions in the construction heritage of cities, as an example of reasonable solutions for the situations when the architecture of the architect stars, dealing exclusively with large budgets in order to create visually ironical buildings, is becoming obsolete.



Preoblikovanje stambenog tornja Bois le Prêtre, Pariz, Francuska
Transformation of Housing Tower Bois le Prêtre, Paris, France

autor/ authors Frédéric Druot, Anne Lacaton & Jean Philippe Vassal
arhitektonski ured/ architectural office Lacaton & Vassal Architectes, Frédéric Druot Architecture
investitor/ client Paris Habitat
površina parcele/ site area 3 560 m² proširenje / extension, 8 900 m² postojeće stanje / existing
projekt/ project 2006-2009
realizacija/ completed 2011
cijena/ costs 11, 4 mil. €

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