

# **ADAPTIVE RE-USE**

—

OANA BOGDAN

BOGDAN & VAN BROECK

23.11.2018

ARCHITECTS' COUNCIL OF EUROPE













**bogdanvanbroeck**  
COOP



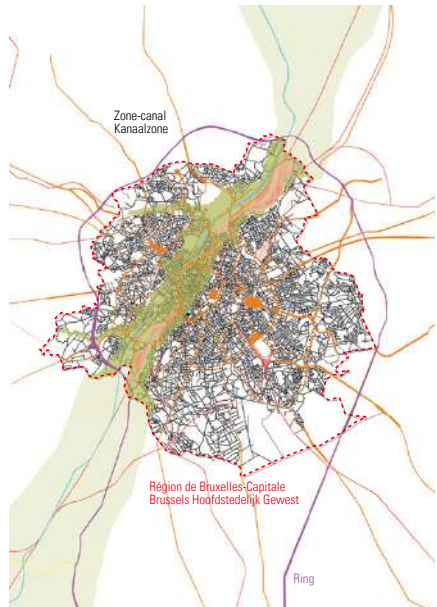
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**bogdanvanbroeck** We are thrilled to announce that our building COOP has been nominated for the @EUMiesAward 2019! photography by @beelluca | #architecture #bogdanvanbroeck #coop #EUMiesAward2019









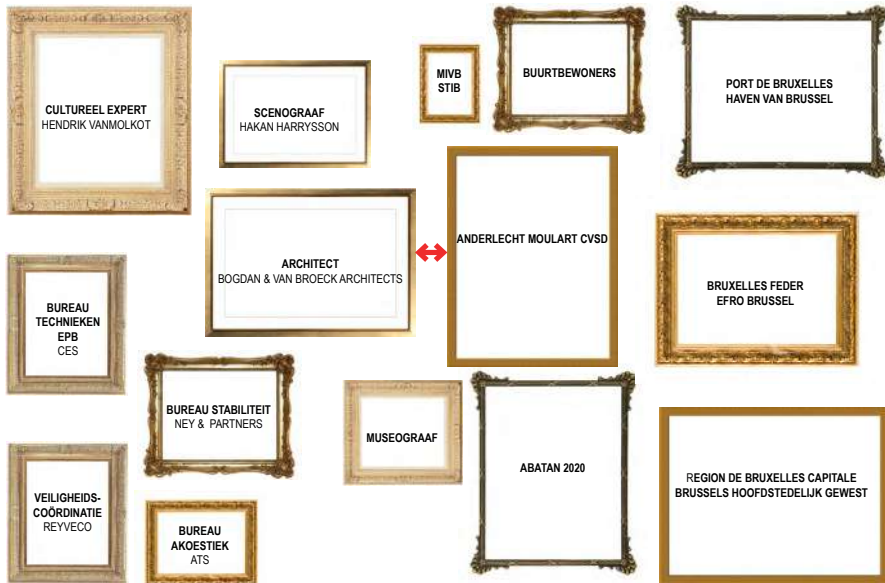




COOP



Preservation as a form of ecological recycling and cultural sustainability









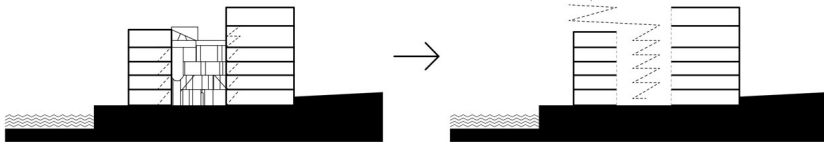


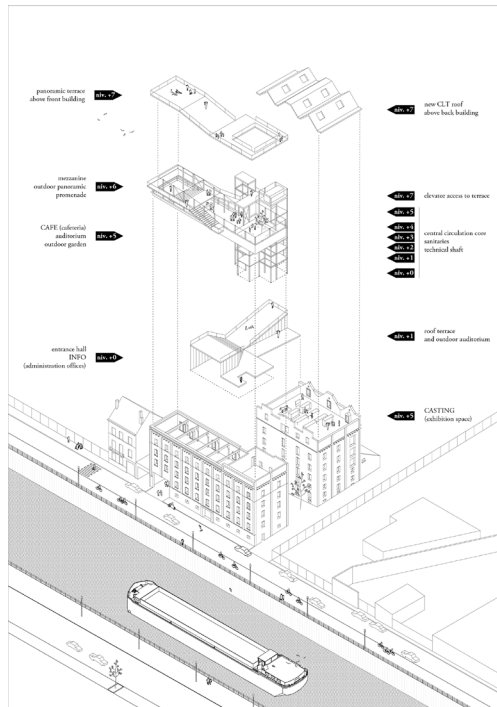


Moulart mill, a listed building



















THE "LIGHTHOUSE" FROM THE COMPETITION PHASE









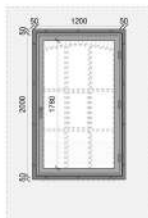
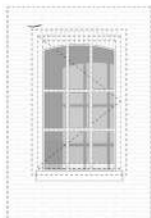
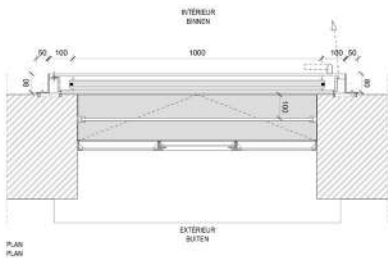










VUE INTERIEUR  
BANNENVUE EXTERIEUR  
BUITENPLAN  
PLANINTERIEUR  
BANNENEXTERIEUR  
BUITEN

**cadre (voir détail de principe TN-A40-D1-01)**  
 boiseries en laque émailée 15ans, avec finition en acajou ou laque  
 profil 1" en acier de 6mm épaisseur voir FAI, 004 (3) (référé)  
 ou avec blanc laqué  
**cadre (de principe) (détail TN-A40-D1-01)**  
 boiserie laquée voir 15ans  
 bois blanc traité, épais 104,004 (3) (référé)  
 dimensions voir façade

**châssis existant**  
 châssis en aluminium anodisé à 6 parties avec isolation  
 extérieure et triple verre à double couche (verres isolés)  
**baie (cadre) (de principe)**  
 châssis en aluminium anodisé à 6 parties avec isolation  
 extérieure et triple verre à double couche (verres isolés)

**noyau isolant**  
 châssis en aluminium anodisé avec joint en caoutchouc noir voir FAI, 004  
 double vitrage avec revêtement verre isolant  
**fenêtrage existant**  
 triple vitrage à double couche (verres isolés) en option, épais voir FAI, 004  
 double vitrage avec joint noir voir FAI, 004

**partie corps (partie récessée)**  
 partie corps type métal Alu/inox  
 fixation de partie corps avec profil U  
**baie (cadre) (de principe)**  
 partie corps type aluminium  
 fixation avec baies avec profil U

particularités produits de châssis existant pour drainage  
 particularités produits voir les baies existantes voir FAI, 004

spécifications de la maçonnerie existante (partie récessée)  
 fixation avec baies avec profil U

appui existant en pierre bleue  
 baies avec revêtement en laque émailée

maçonnerie existante  
 fixation existante

COLPE  
 DOORZNEDE



De informatie die u hierop ziet is uitsluitend bestemd voor de geadresseerde afnemer en kan vertrouwelijk of anderszins beschermd zijn. Indien u niet de geadresseerde afnemer bent, wordt verzocht de afzender hiervan in kennis te stellen. Indien u niet de geadresseerde afnemer bent, wordt verzocht de afzender hiervan in kennis te stellen. Indien u niet de geadresseerde afnemer bent, wordt verzocht de afzender hiervan in kennis te stellen. Indien u niet de geadresseerde afnemer bent, wordt verzocht de afzender hiervan in kennis te stellen. Indien u niet de geadresseerde afnemer bent, wordt verzocht de afzender hiervan in kennis te stellen.

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## PORT-SUD

Ardèche, 40Y, Section B2, EP2

sds Andelhof Moulart

BOGDAN &amp; VAN BROECK ARCHITECTS bna

## NEY &amp; Partners sa

CES sa

CES sa

BOGDAN &amp; VAN BROECK ARCHITECTS bna

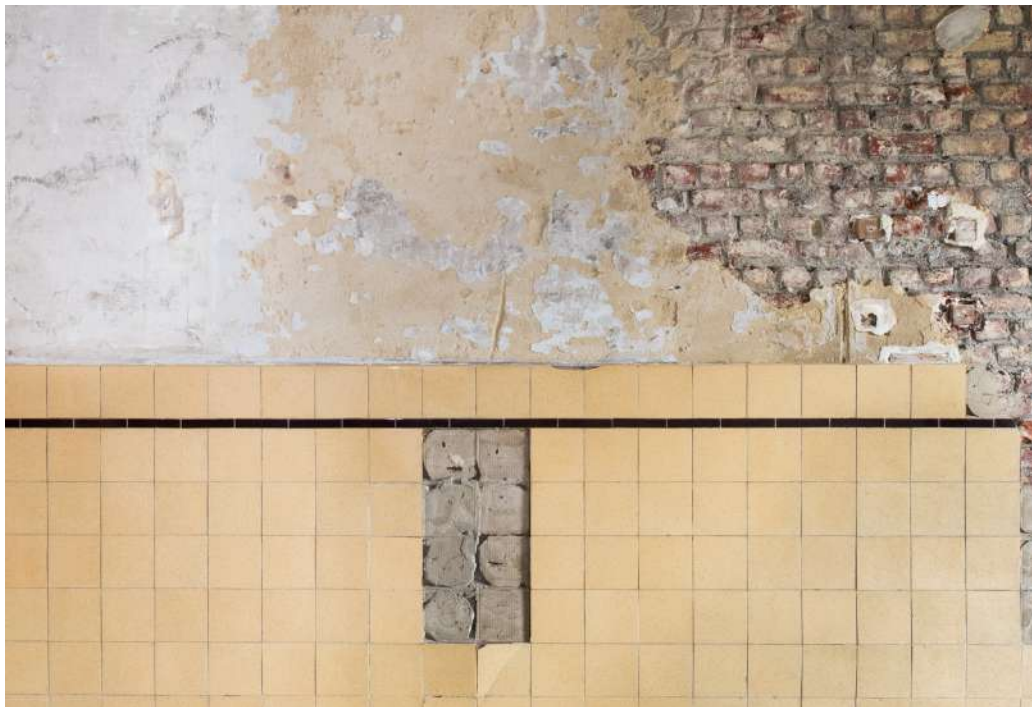
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1	2023-01-10	BOGDAN & VAN BROECK ARCHITECTS bna	2023-01-10	BOGDAN & VAN BROECK ARCHITECTS bna

PROJET	PROJET
BOGDAN & VAN BROECK ARCHITECTS bna	BOGDAN & VAN BROECK ARCHITECTS bna
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BOGDAN & VAN BROECK ARCHITECTS bna	BOGDAN & VAN BROECK ARCHITECTS bna

feuille type 01 - fenêtre type 01

TN-A40-D1-01











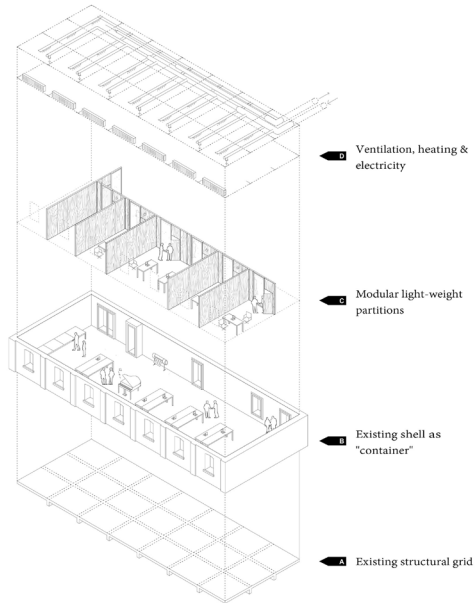
















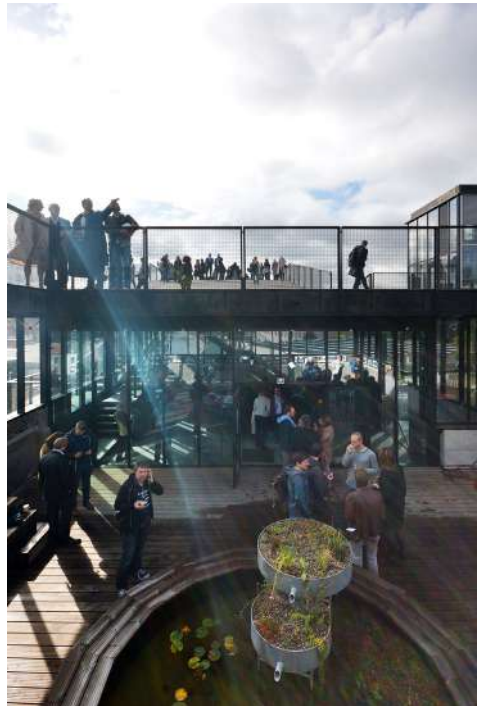


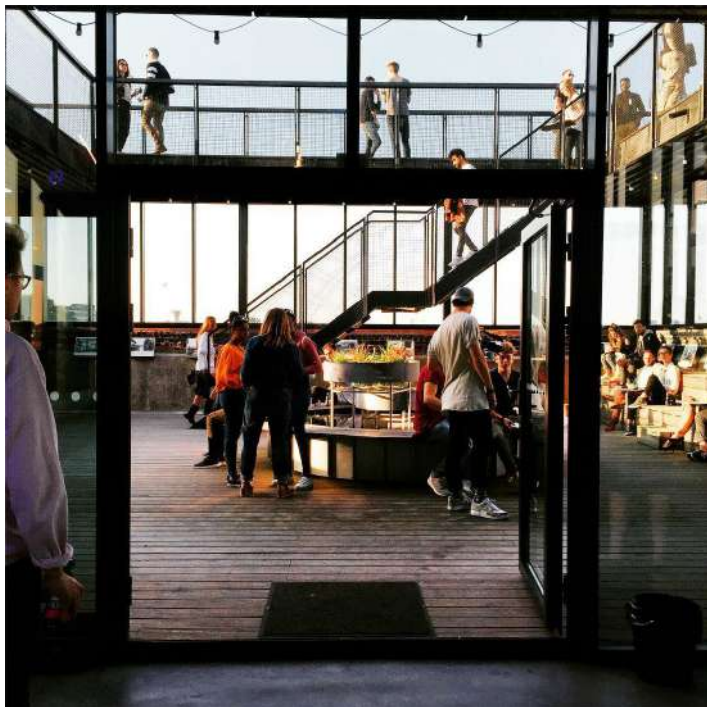


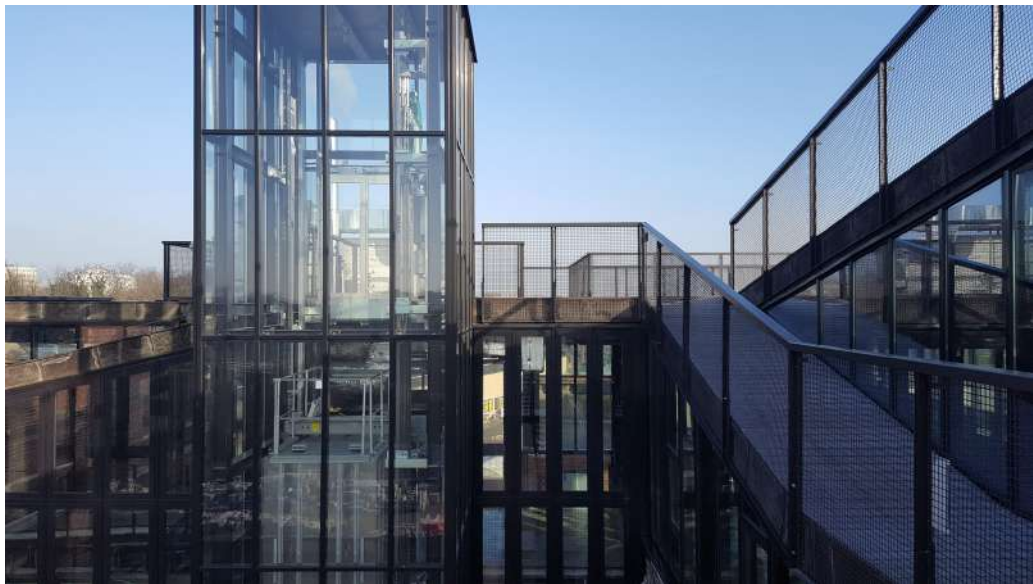


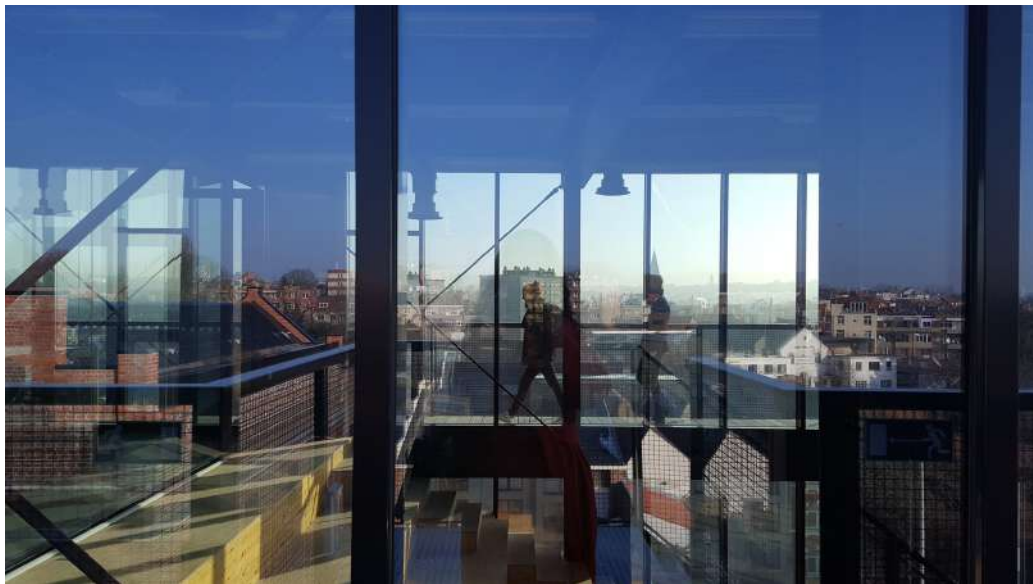


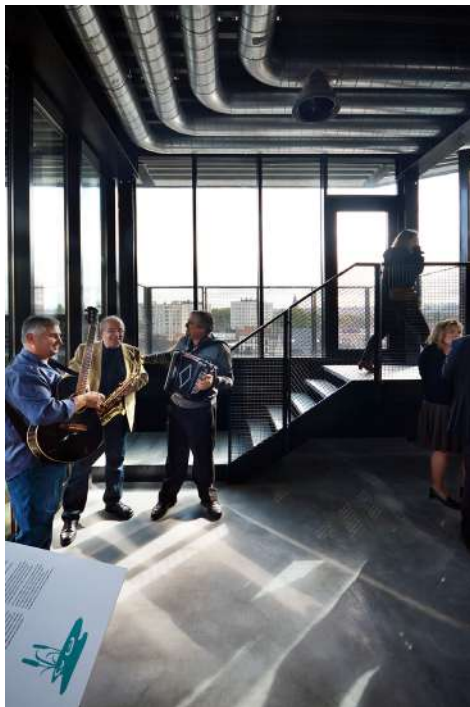








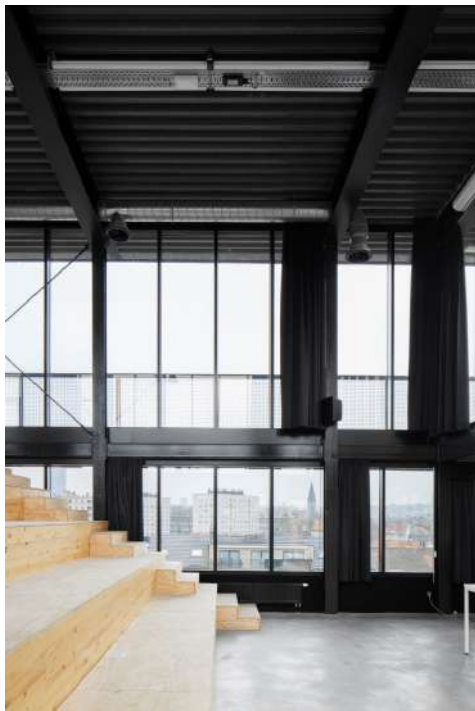














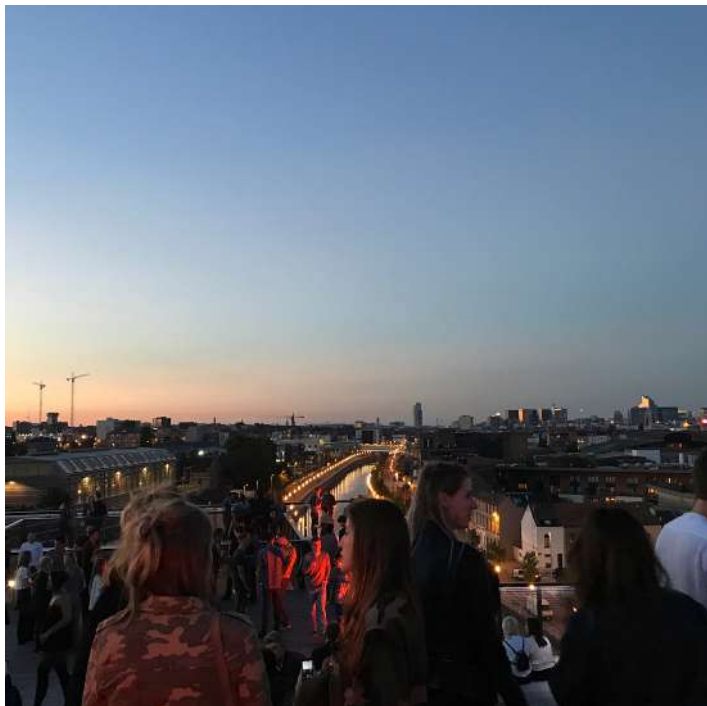








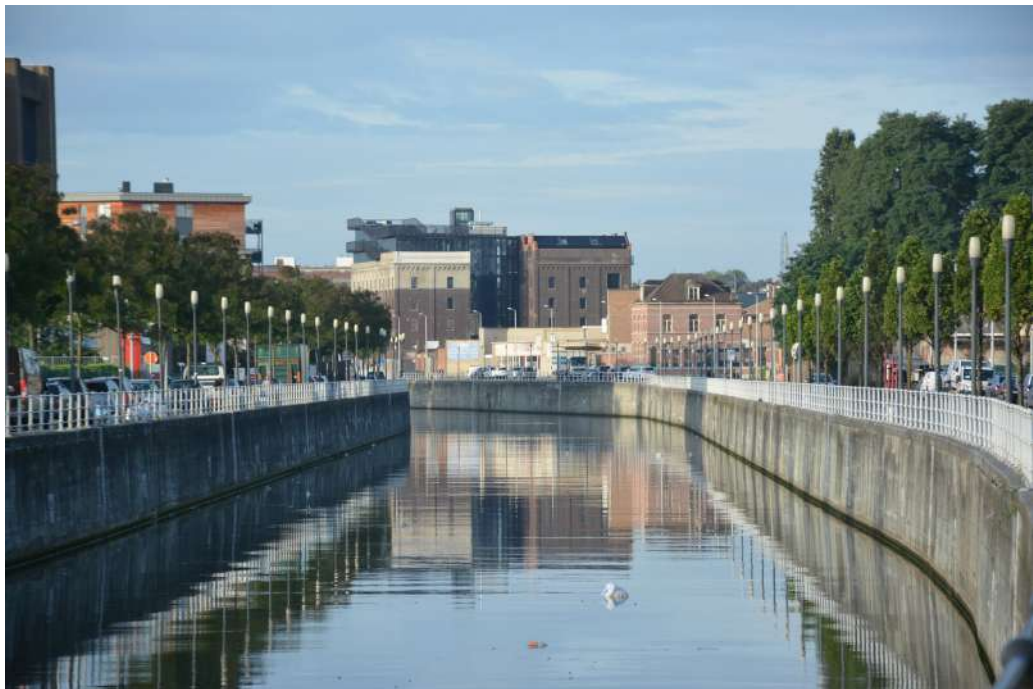




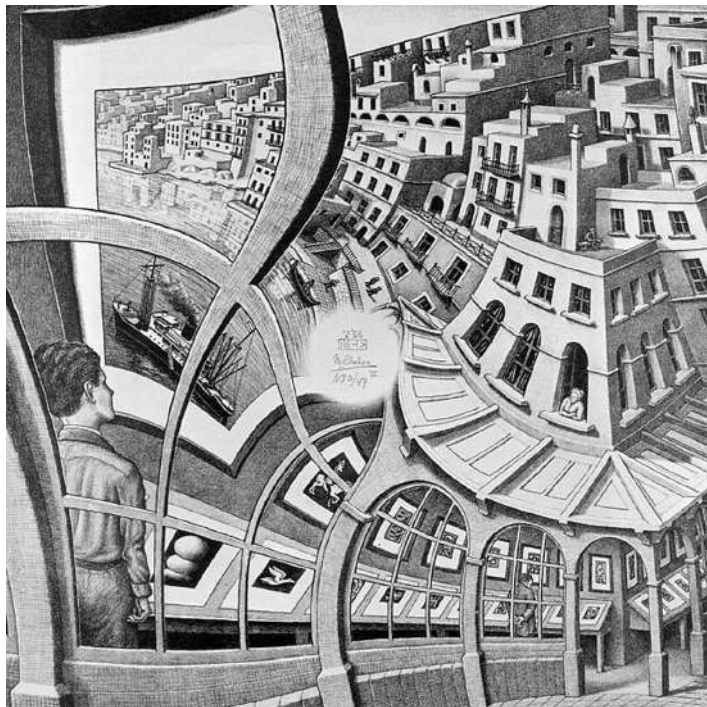


Le toit musical









One of the singularities of the project Port-Sud probably lays in the will to place both the **tangible and intangible legacy** (the so-called heritage in English) of the area in the centre of the apparatus, to consider its **preservation and renewal** as a source of **social, cultural and economic added value**. We are aiming at nothing but to stress the learning potential, the attractiveness and the sense of poetry and wonderment carried by our heritage as **the seeds of far-sighted dynamics**. Heritage here is no constraint.

Every day, in the process of designing and communicating the COOP project, the dense and intense legacy of the area and the mill is asserted as a **breeding ground** – whose evocative character and ability to fascinate are our best asset. Both the civic and educational purposes of the Interpretation Centre and the more financial goals of the Incubator require to be able to carry this **material and immaterial heritage** through time, to make it accessible to the majority, seamlessly.

The agenda rooted in the project is to dynamise the economic life of this zone of Brussels, by attracting new activities.

And let there be no mistake: **there is no heresia** in believing in the combination of working activities and the accommodation of a population deeply embedded in its neighborhood heritage. On the contrary, the recipe has proven to be fruitful both for its **social added value and the economic balance** it provides.

There is a way that can't be found in the real estate developer textbooks, but that is still valid by the means of experience: **public partnerships, local actors, unique architectural projects, combination of economic activities and social functions, a sense of distrust towards real estate's extravaganza and the search for authentic human relationships on the site are a few of its ingredients!"**

Baukultur

*Baukultur*, as an aspect of cultural identity and diversity, holistically embraces every human activity that changes the built environment, including every built and designed asset that is embedded in and relates to the natural environment. ***Baukultur* calls for contemporary creation and the existing buildings infrastructure and public space, including, but not limited to, monuments of cultural heritage, to be understood as a single entity.** Thus, *Baukultur* refers to both detailed construction methods and large-scale transformations and developments, embracing traditional and local building skills as well as innovative techniques.



The objective of high-quality *Baukultur* is to create and maintain a high-quality built environment. This quality promotes crucial societal values such as improvements in the quality of life, wellbeing, social cohesion and social integration. High-quality *Baukultur* provides affordable, decent housing, including vibrant and habitable neighbourhoods, and creates the conditions for the generation of positive economic added value.

With its vision, that encompasses the entire built environment and is geared towards the common good, the concept of high-quality *Baukultur* adds a crucial aspect to the idea of sustainability.

**Step 7: Let's get involved in policy making!**

Today modern architecture's social mission defined by the Modern Movement in the last century – the effort to establish a decent standard of living for all – has been replaced by wealth, speculation and marketing. Architecture has become a tool of capital. If before the 1970s buildings were primarily regarded as a public expenditure, after the 1970s buildings became more a mean of revenue, something to own in the hope for increased asset value instead of actual use value. This contributed to the increasing pressure on construction budgets and led to an architecture based on short-term profits. Through the general deployment of the term "real estate", the economist replaces the role of the architect, the logic of a building serves mostly to promote desirability in economic terms and architecture is worth whatever others are willing to pay for it.

The state is increasingly taking a reactive approach to planning and is placing more responsibility on private partners, research institutions, financial groups and non-government associations. As the influence of the public sector is steadily declining, initiatives to construct the city increasingly reside within the private sector. Designing a city becomes a strategic exercise driven by economic considerations, rather than a planning effort driven by spatial parameters, leading to the collapse of an adequate, comprehensive system of planning.

As we have entrusted in the market economy so much power to decide how cities come out, cities are confronted with a fundamental problem, which calls for a political change and is an opportunity for architects to get involved in policy making.

*"If you really want to change the city, (...) then it would require re-engaging with things like public planning for example, or re-engaging with government, or re-engaging with large-scale institutionalised developers. I think that's where the real struggles lie, that we re-engage with these structures and these institutions, this horribly complex 'dark matter'." – Wouter Vanstiphout, 2010*

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Oana Bogdan has 16 years of experience in the private sector, mainly as a founding partner in the award-winning architecture firm BOGDAN & VAN BROECK (bogdanvanbroeck.com). In 2016, she worked as a Secretary of State in charge of Heritage at the Ministry of Culture in Romania.

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