



# Old is the new Eco Re-used Density

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Großes Entwerfen ● 253.J85 ● 10 ECTS  
SS2023 ● Application with portfolio via TISS

Professor Tina Gregorič will join Mid Term and Final  
Presentation

Weekly meetings Fridays ● 14:00- 19:00 ● SR 2/253  
Excursion to Paris ● 27. - 31.03.23 ● english  
Kick-off ● 03.03.23 ● Final Presentation ● 30.06.23

## DEALING WITH WHAT IS ALREADY THERE

All buildings are mortal. The passage of time affects the shell, but even more so the use. It is not unusual for a building to be 100 years old, but what building can claim not to have changed use in the last century or more?

The illusion that only the new is attractive no longer works. Whether it is an awareness of the patriotic value of what has already been built, or the necessary sobriety imposed by the new climate regime, the mood of the times has changed: first reuse, transform, before demolishing.

Paris is also one of the most compact cities in the world, notably because of its small size and its Haussmannian heritage. This is a major issue in terms of cohabitation and quality of life, and it remains an incredible asset. Let's not forget that density and compactness are synonymous with carbon sobriety: a major lever in the fight against urban sprawl and soil artificialization, as the latest eco-report reminds us.

## WORKING WITH THE EXISTING

The subject is located in the north of Paris, Boulevard Macdonald, near the Saint-Denis canal, is a wealthy and mixed neighborhood in a changing sector. It gives to see heterogeneous constructions, of aspect as well as height (modenature, brick, plastering, threaded balconies...). Well served (metro, train, tramway, bike rental), it is an intermodal hub on a regional scale. The project, located at 105-109, boulevard Macdonald in Paris in the 19th arrondissement, will have as its program: « Old into New ».

We are going to transform an office building into housing; in a city where the demand for housing is ever increasing. We are going to transform three floors of underground parking into a quality cultural space and facilities (music, art, theater,..). To propose a new perspective on the act of building and (de)building by getting involved in waste limitation and intelligent consumption of resources.

We will also work with the re-use brick to look for new implementations through a 1/1 scale prototype.

The city we will know in 2050 is already here, and we are living its preamble.

The promise of buildings capable of coping with global warming and the depletion of resources that simultaneously combine three commitments: conservation, adaptation, transmission.