

LOGEMENT COLLECTIF À MONBIJOU

TRANSFORMATION ET EXTENSION DES ANCIENS
IMMEUBLES DE BUREAUX À BERNE

Projet de Master en Architecture 2022
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The city of Bern still has a few centrally located plots of land that offer development potential. The site of the former offices of the *Federal Office for Agriculture* near *Eigerplatz* in the *Monbijou* district offers this possibility.

The office buildings date back to the 1960s and are currently in interim use. The buildings are connected by a residential building from the 19th century. The area is centrally located, there are many restaurants and businesses in the surrounding area, *Eigerplatz* forms the neighborhood center and is well served by tram and bus.

The project consists of creating a collective housing project, which also allows to practically apply findings of the *Enoncé théorique*. The goal is to preserve, transform and complement the structure of the existing office buildings.

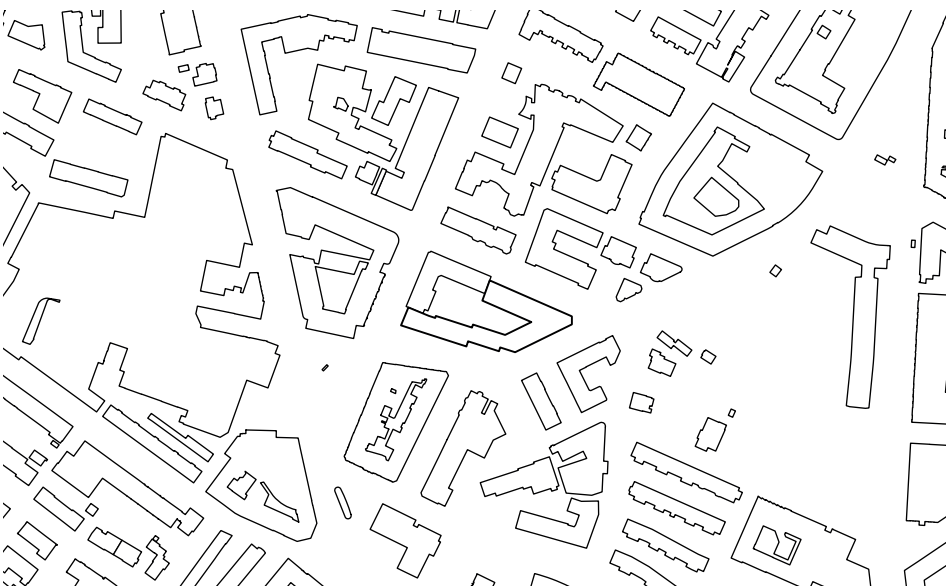
The basis of the collective living are the inhabitants. Therefore, at the beginning of the project, the population structure of the city of Bern as well as the neighborhood *District-III* was analyzed. Based on this data, fictitious characters were invented to match the demographics. The residents have needs and wishes regarding the apartments as well as the entire building, which define the program of the project. In addition, there are uses for the neighborhood, for each of which a collective project also strives to generate added value.

In order to achieve unity in the project, the two existing buildings are connected. The new building parts close the plot as a perimeter block, which corresponds to the urban context and allows the largest possible inner courtyard. By adjusting the height of the existing buildings, two tower-like poles are created on both sides, positioned on the one hand towards *Eigerplatz* and on the other side towards *Monbijoupark*.

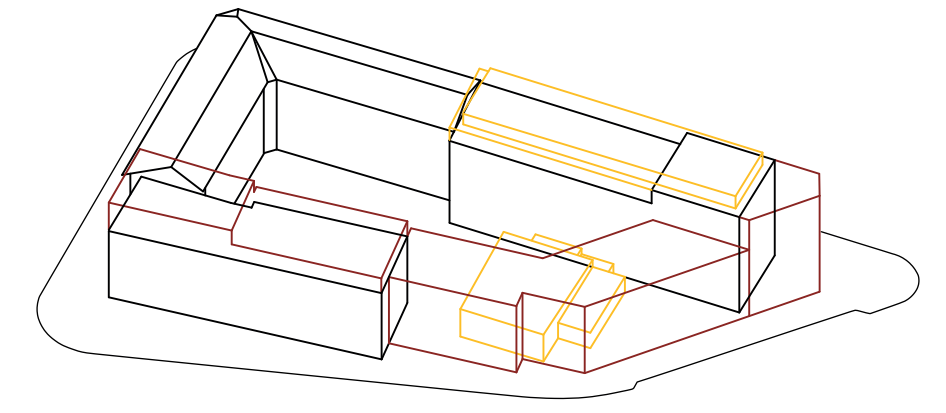
The main concept for the community is formed on the first floor by the green inner courtyard, which can be reached and traversed on all sides through passages in the building. These are located at the building's joints or at existing stair cases. Between the passages is the program for the neighborhood and the residents located.

A similar concept is followed on the upper floors. Above the passages is the collective program located, depending on the use, these run over one, two or four floors. The stair cases are located directly adjacent in each case. The collective areas as well as the apartments in between are accessed by arcades on the courtyard side, which also serve as meeting zones and balconies.

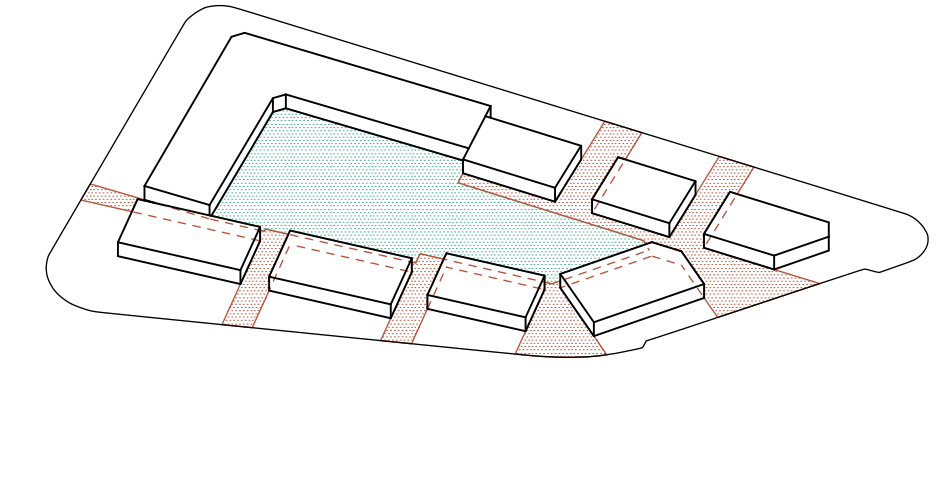
There are two different typologies in the project. The *Enfilade* and type *Central*, apartments with a central distribution room. The second typology is also implemented as duplex or triplex apartment. The different apartment sizes as well as partial adaptations of the sanitary rooms and the connection of rooms allows for collective apartment typologies such as *Clusters* and *Large Households*.



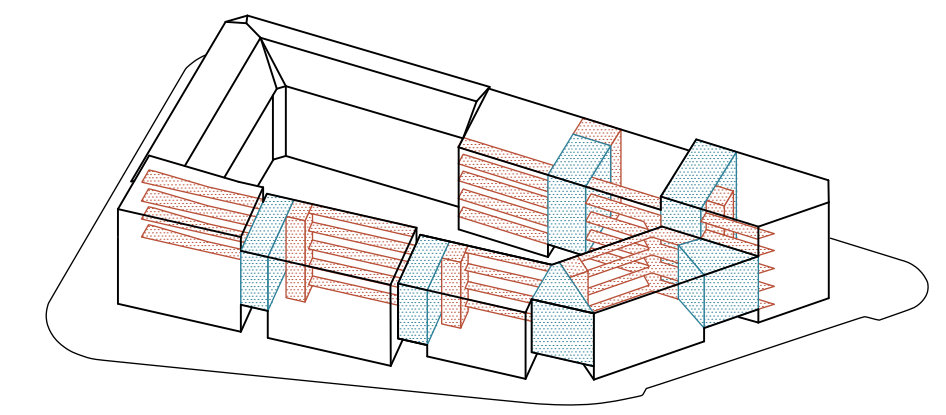
SITUATION 1:5000



VOLUMETRIC CHANGE



CONCEPT GROUND FLOOR



CONCEPT UPPER FLOORS



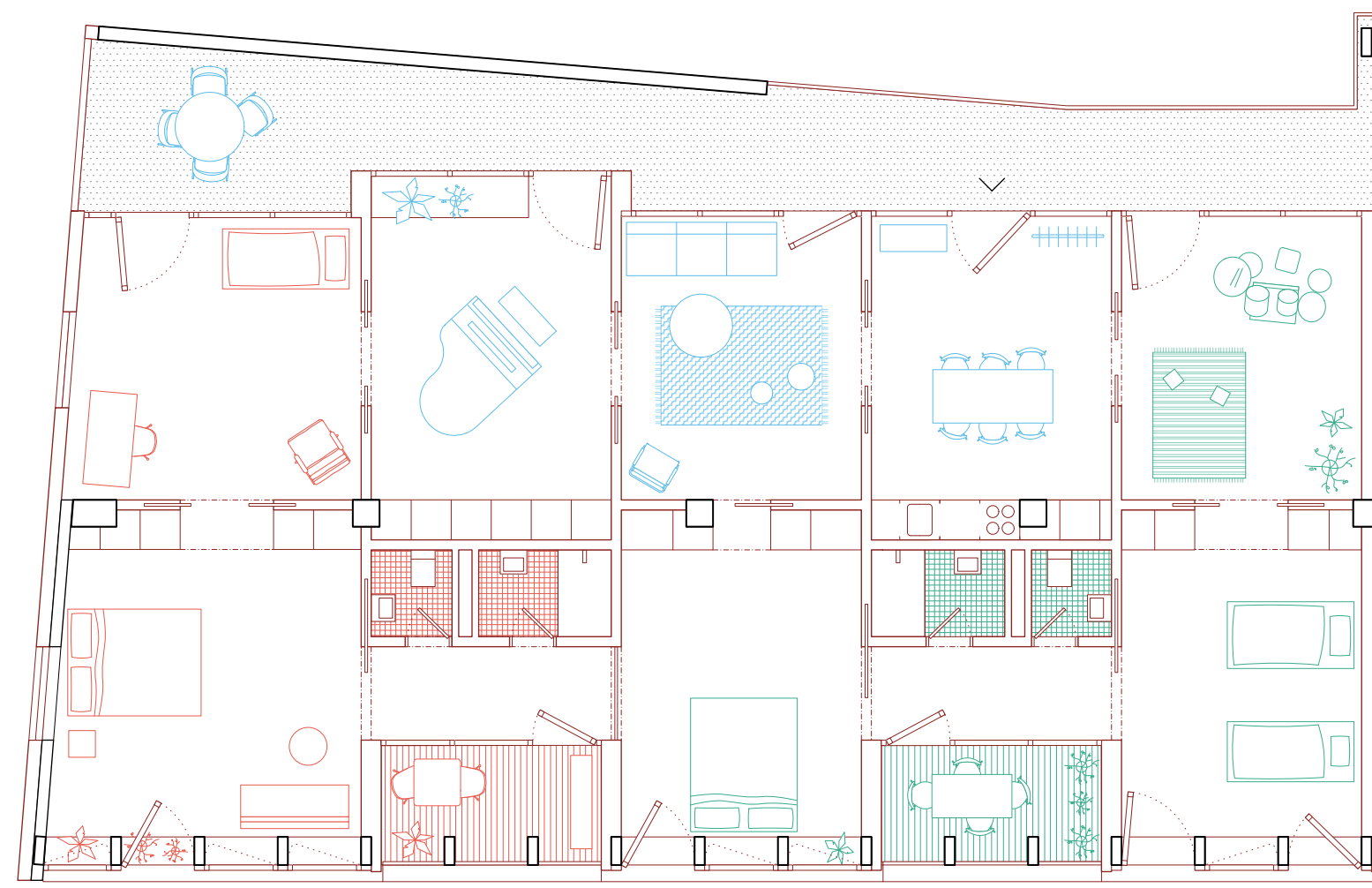
VIEW FROM EIGERPLATZ



VIEW FROM MONBIJOU PARK



ISOMETRIC VIEW SOUTH



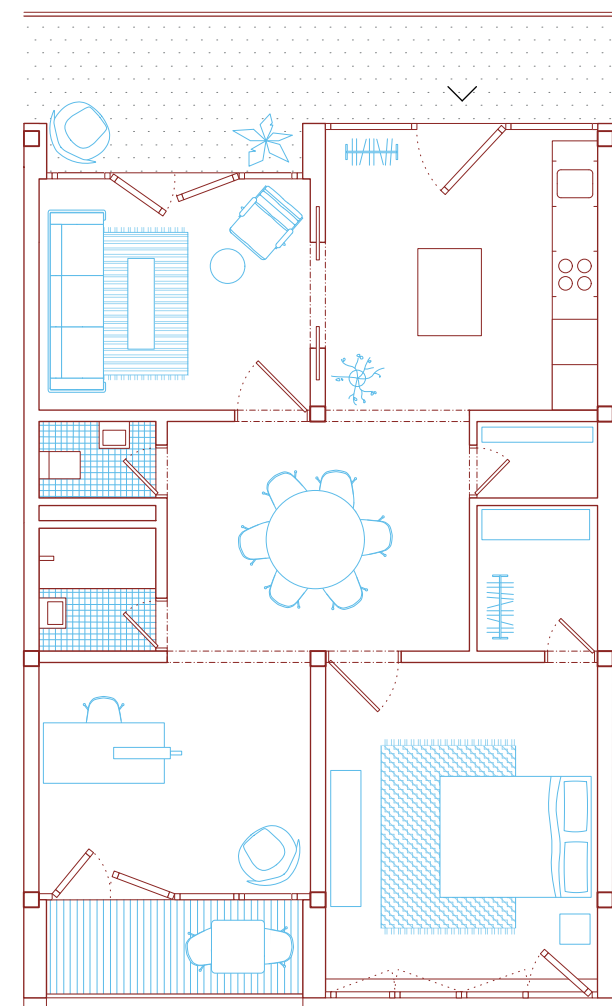
FLOOR PLAN 1:100

Typ Enfilade E1



Fabrizia, Yathavan & Vayu
Large Household

Fabrizia, Yathavan and their son Vayu share an apartment with another family. They are musicians and have two kids. The open and flexible floor plan allows a flexible distribution of more private and rather shared rooms. In the case of the two families, they have organized the apartment in two more private areas with bedrooms and bathrooms on both sides and towards the south facade. The more shared rooms are located adjacent to the arcades and consist of the kitchen, which serves as well as entrance area, and two living rooms. The separation wall in the middle is enlarged by a layer, which contains the kitchen and wardrobes. The *Enfilade* offers a feeling of generosity, nevertheless it's always possible to achieve more privacy by closing the partition with the sliding doors.



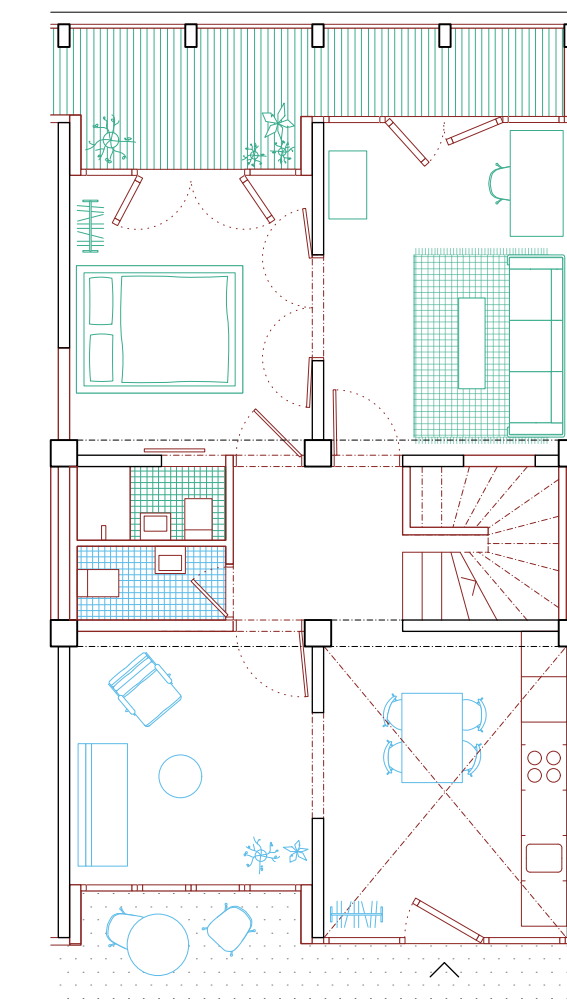
FLOOR PLAN 1:100

Typ Central C2.1

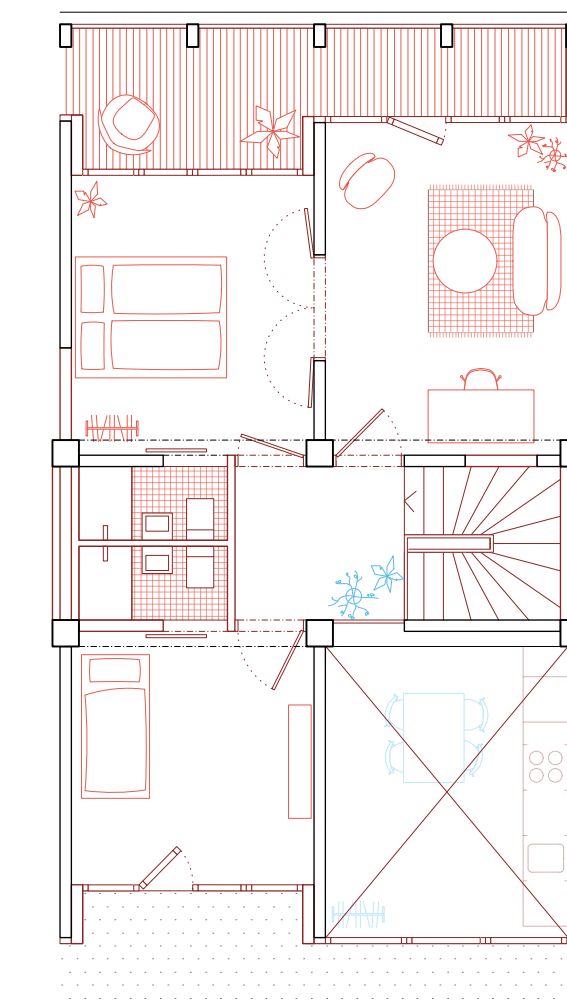


Rosemarie & Manfred
4.5 rooms apartment

Rosemarie and Manfred live in a Central Type apartment that is located in one of the new building parts, which is not constrained by existing structures. In these apartments the Central room is not only a distributor, but as well a complete living room, which can be used diversely. The kitchen serves also as an entrance room, the area in front of the adjacent living room allows to sit outside, both elements are connecting the collective of the building. Rosemarie and Manfred prefer to have a large kitchen and also space for a big dining table, which is placed in the center of the apartment. A strong visual element is created by the diagonal openness between the kitchen and the balcony.



1st FLOOR 1:100



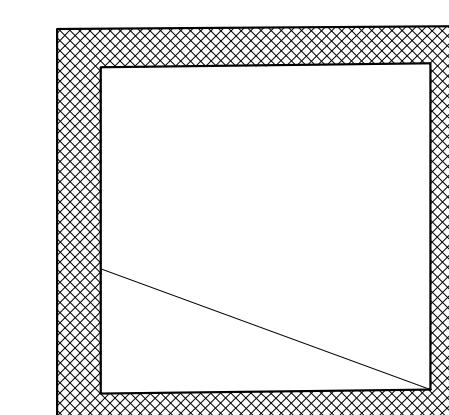
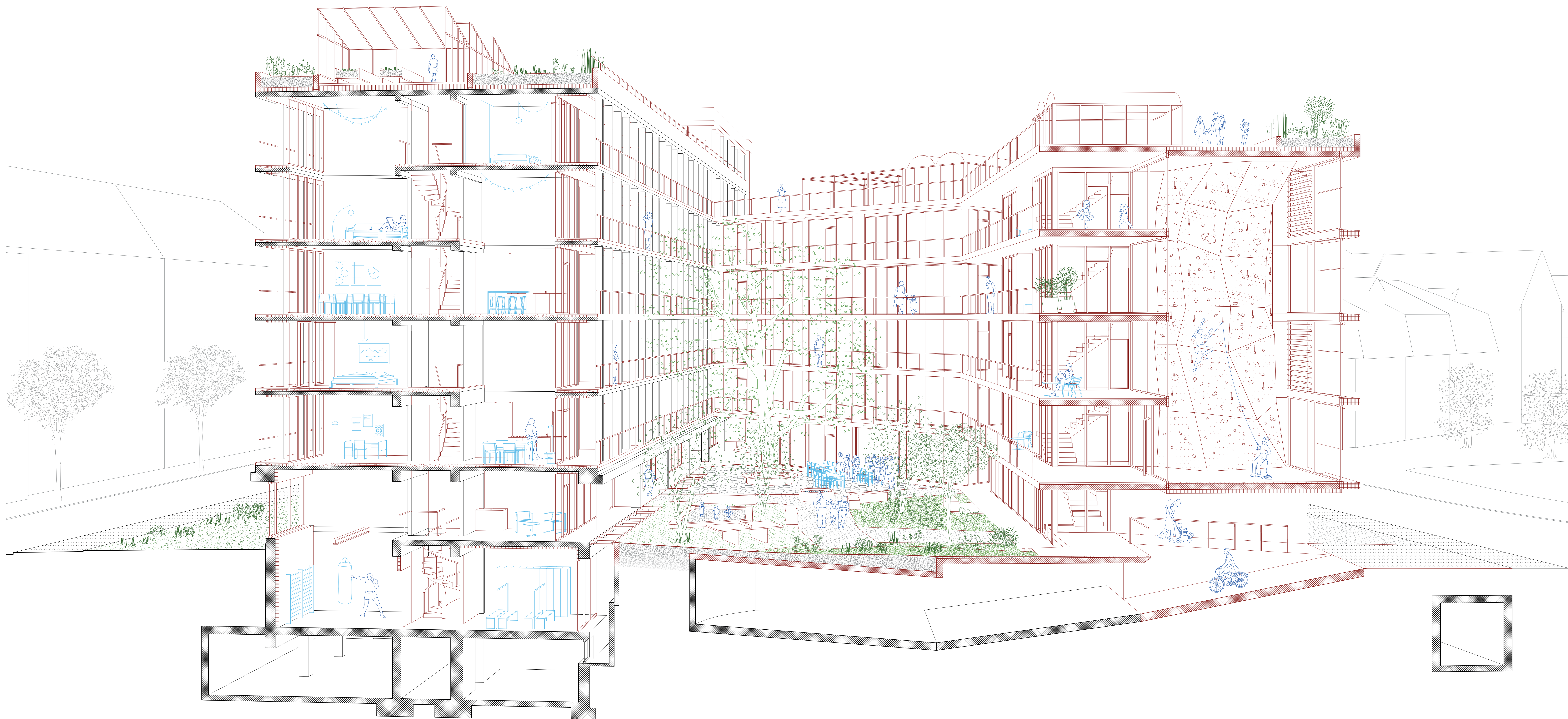
2nd FLOOR 1:100

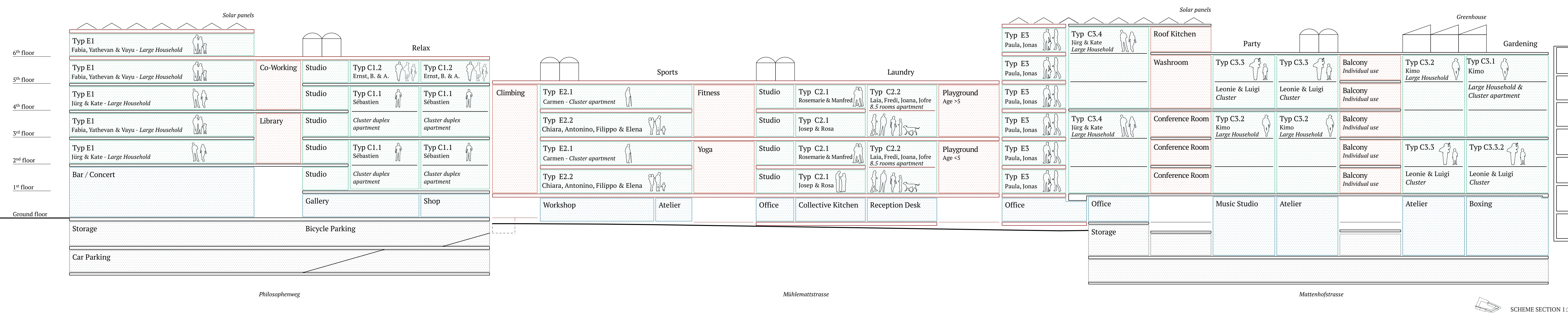
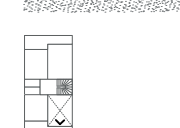
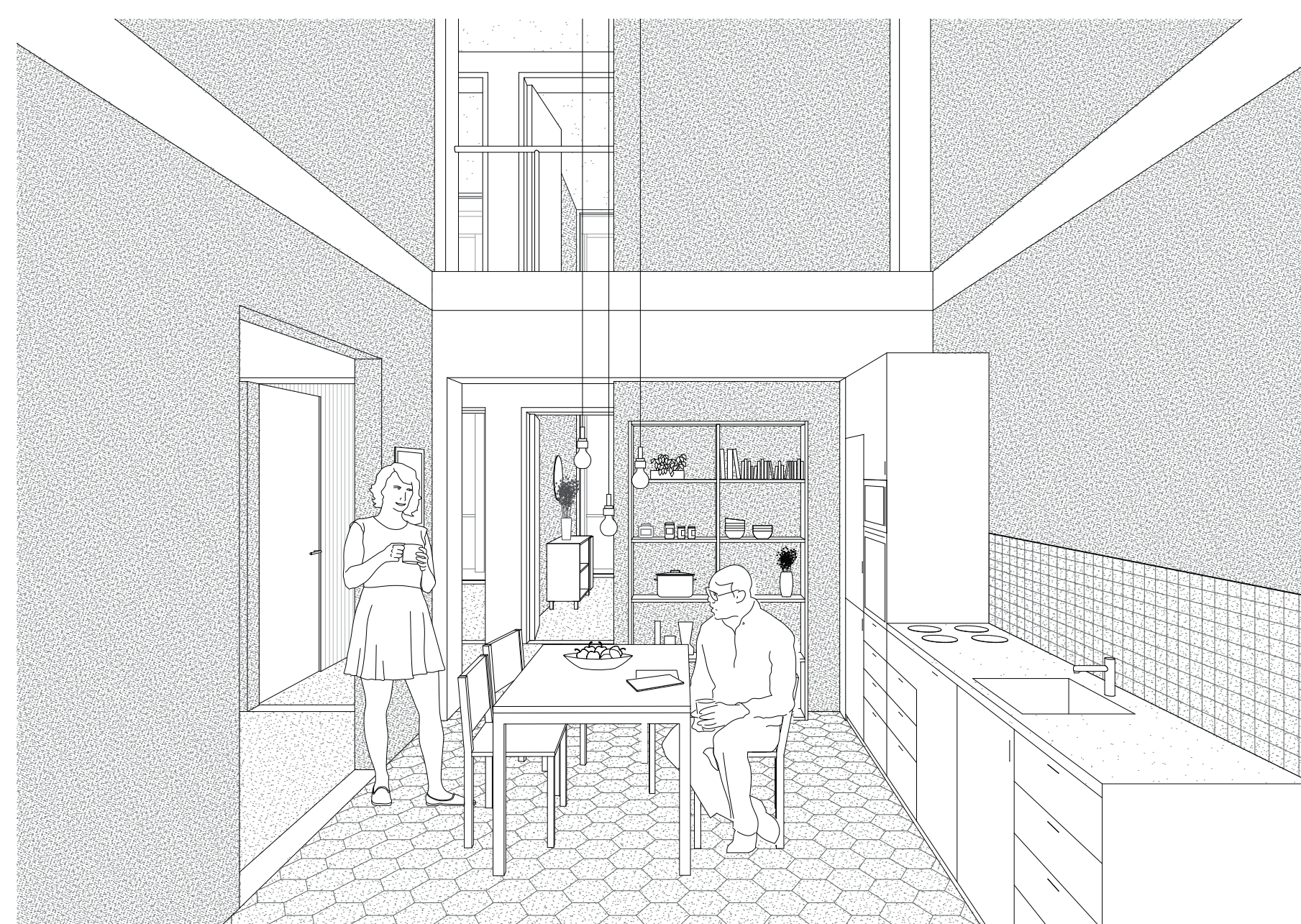
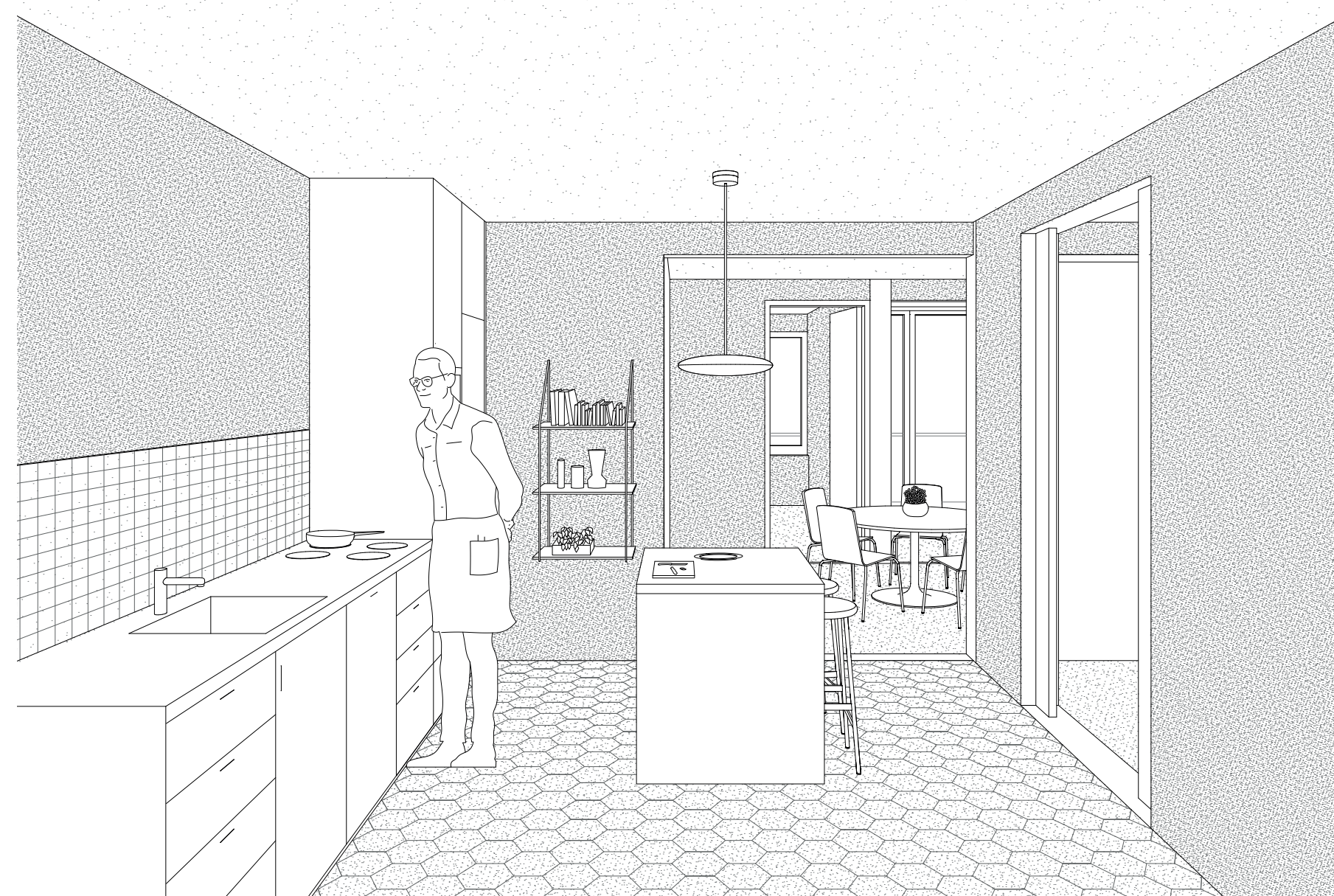
Typ Central C3.3

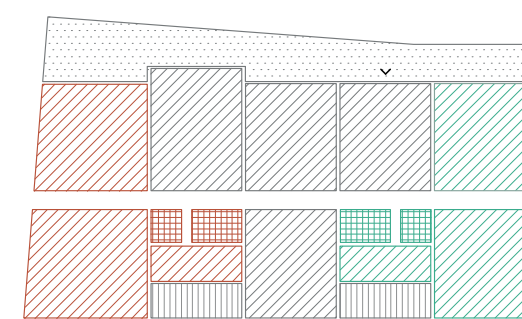


Leonie & Luigi
Cluster

Leonie and Luigi live together with their friend Mario in a Cluster apartment. They share the kitchen and a living room, which are located towards the arcades. Mario lives on the first floor in a unit of two rooms with a private bathroom and access to a large balcony. Leonie and Luigi live on the second floor, which they rent completely. There would be the possibility to rent a unit to another person, but like this Luigi has his own room and both their own living room and space for an office table. The multilevel nature of the apartment is expressed in the double height of the kitchen, it is the center, which is connecting the cluster. This is emphasized by the visual connection between the two levels in this area.



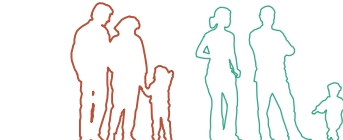




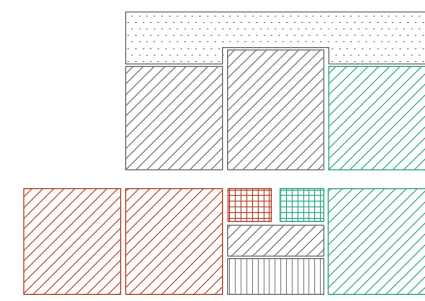
Typ Enfilade E1



Jürg & Kate - Large Household



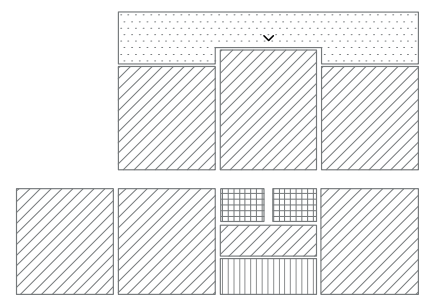
Fabia, Yathevan & Vayu - Large Household



Typ Enfilade E2.1



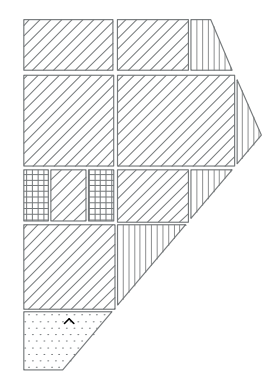
Carmen - Cluster apartment



Typ Enfilade E2.2



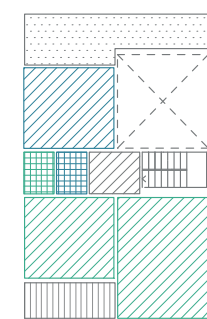
Chiara, Antonino, Filippo & Elena
6 rooms apartment



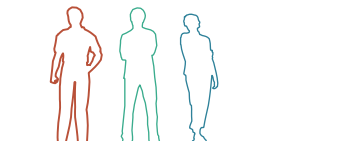
Typ Enfilade E3



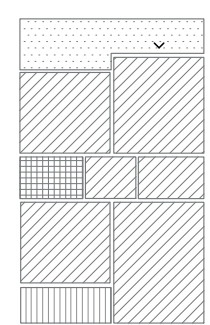
Paula, Jonas & Nuc - 3.5 rooms apartment



Typ Central C1.1



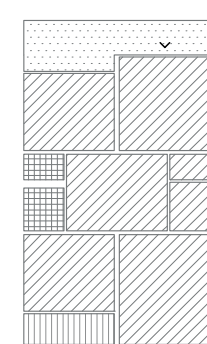
Sébastien
Cluster duplex apartment



Typ Central C1.2



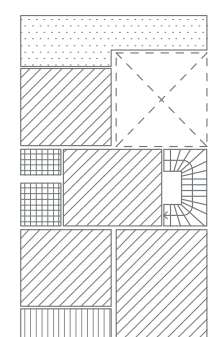
Ernst, Bastian & Anka
3.5 rooms apartment



Typ Central C2.1



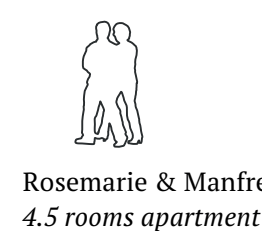
Iosep & Rosa
4.5 rooms apartment



Typ Central C2.2



Laila, Fredi, Iana, Jofre & Blatt
8.5 rooms apartment



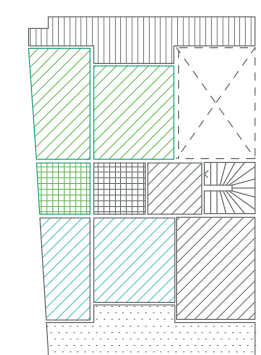
Rosemarie & Manfred
4.5 rooms apartment



4th FLOOR 1:200



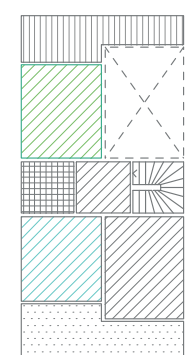
5th FLOOR 1:200



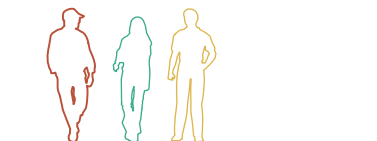
Typ Central C3.1



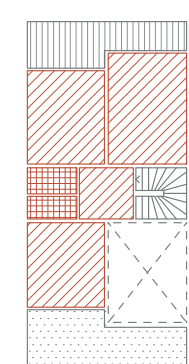
Kimo
Large Household &
Cluster apartment



Typ Central C3.2



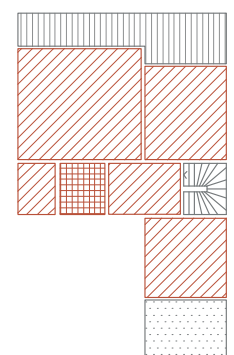
Kimo
Large Household



Typ Central C3.3



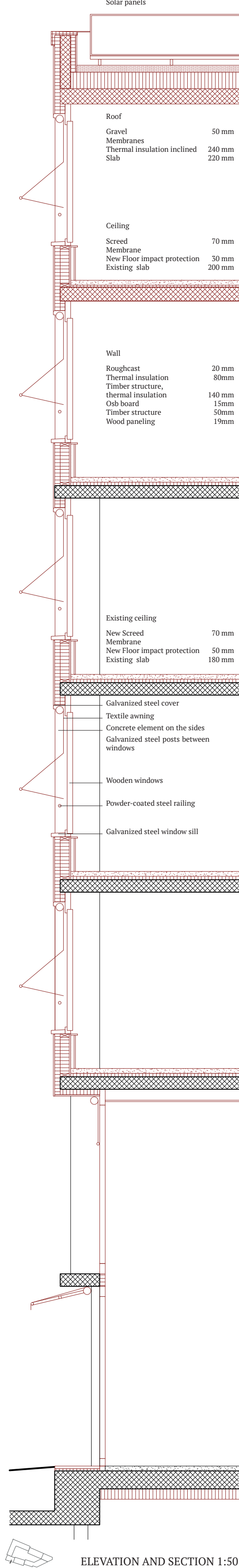
Leonie & Luigi
Cluster



Typ Central C3.4



Jürg & Kate
Large Household



ELEVATION AND SECTION 1:50