



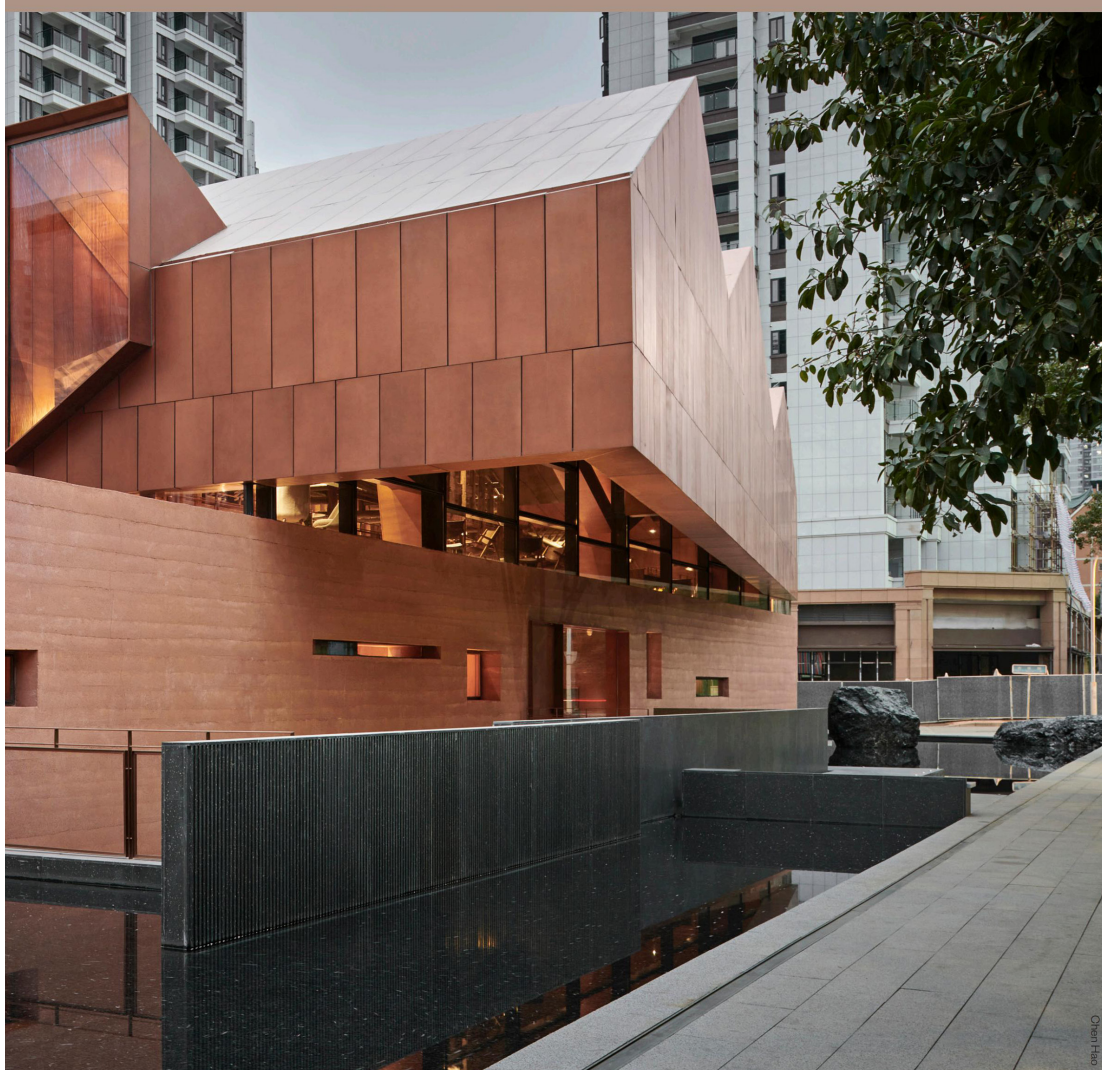
SECOND - LIFE





STRUCTURES

We're facing climate, cultural and social crises head on. Can making full use of existing buildings make urban life more tenable?





If there's one thing that most cities have, and in abundance, it's old buildings. While these properties may not be created for our times, their functionality is certainly not limited to antiquated programming – and, with urban populations growing at unprecedented rates, any untapped potential is an opportunity lost. Pair that reality with the critical global need for sustainable development, and it becomes clear why adaptive reuse will be a rising force in designing our cities and towns.

But what exactly does adaptive reuse entail? As the term reveals, it centres on a main tenet of sustainability: reuse. Although the practice of repurposing buildings is by no means a modern innovation, burgeoning technologies and manufacturing methods are making it possible to future-fit existing sites at a much greater scale. And the benefits of adaptive reuse concern culture just as much as the environment. Preservation of local heritage, community identity, increased housing and commerce opportunities, the retention of a

building's embodied energy and the conservation of resources count among the long list of pro-points, according to a 2019 report published by European think-tank ROCK (an acronym for Regeneration and Optimisation of Cultural Heritage in Creative and Knowledge Cities).

Recent years have made adaptive reuse's popularity among clients and designers obvious. Many high-profile examples have arisen in the institutional sphere, but such projects decorate the worlds of retail, hospitality, work and living, too. Some, like Paris's revitalized, centuries-old retail landmark La Samaritaine, go as far as mixing sectors in their present-day iterations. Collaborating with local residents and organizations, considering appropriate aesthetic and construction interventions, and carving out room for post-Covid hybridity and use changes are all factors in the process.

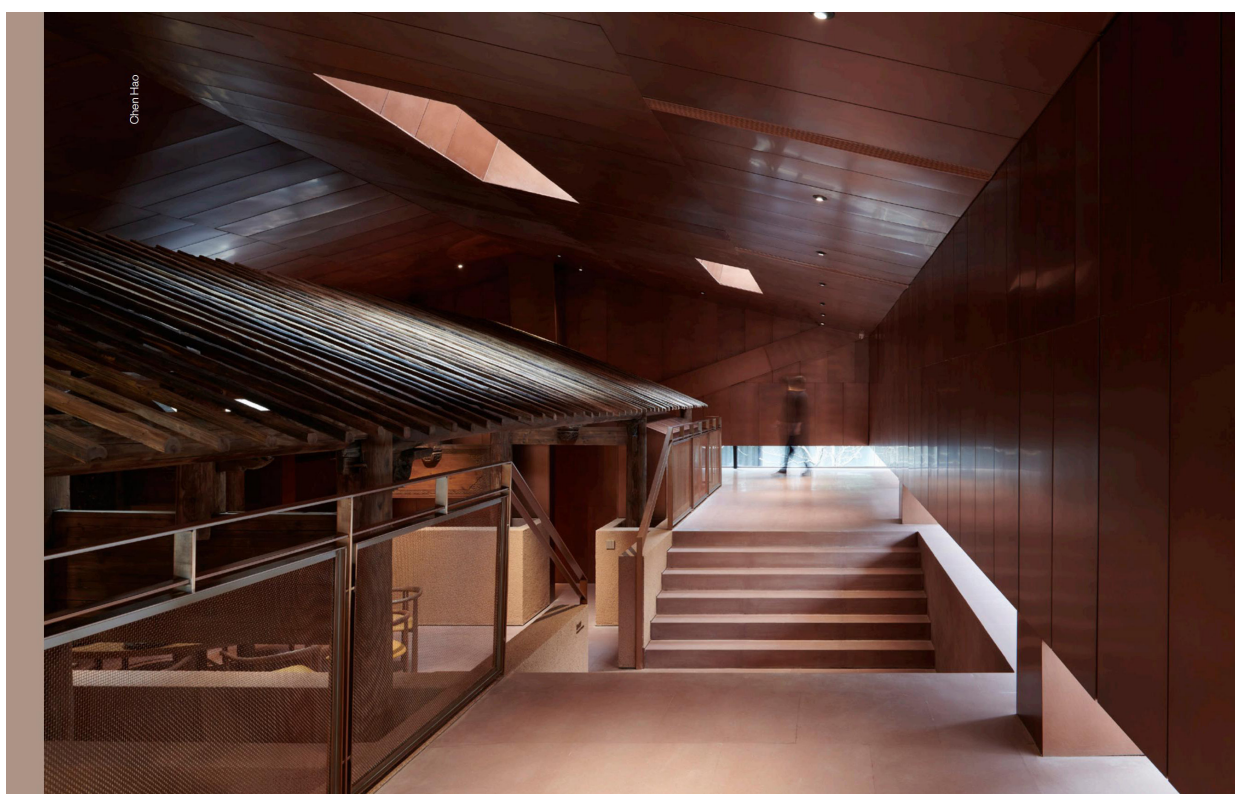
This context of developing relevance meant there was little surprise when our June

WORK WITH WHAT YOU HAVE If it's broken, fix it. But certainly don't discard it. To be honest participants in a circular economy, we need to abide by this rule with buildings and interiors, as with all our material goods. How can a brief be achieved in an existing space? And how can it be done in a way that upholds local culture? Addressing those questions should be the first building block of any design work.

edition of Interiors of the Month presented myriad renovation projects. In fact, three of the five celebrated interiors (including the winner, a library in Finland) were reworkings of existing buildings. The trend was met with wide acclaim from the 15-person jury. 'In many cases, finding inventive ways to reuse the existing mass of a building, rather than discarding or demolishing it, is one very important aspect of sustainability decision-making,' shared Anastasia Karandinou, architect and course director of the University of East London's MA Interior Design, during the round's Live Judging Session.

Worthy of note is the fact that construction and demolition junk comprises the

biggest waste stream in the European Union. It's but one of the challenges that responsible renovations and refurbishments can rise to. 'While shifting use of existing building stock is not as dynamic as a demand-response contract or a shared ride, zoning to allow responsive re-configuration and re-allocation of space is a smart policy principle in a carbon-intensive built environment,' writes Sue Lebeck for *GreenBiz*. 'A thoughtful system could provide more steady revenues to landlords and ease the housing and climate crises plaguing cities and communities.' **LGM**



Historical Residence-Turned-Teahouse

With The Relic Shelter, a teahouse in Fuzhou, China, Neri&Hu proves that history – specifically, the remains of a Qing dynasty official’s residence – doesn’t have to be preserved behind glass. An example of Hui-style architecture, the ancient wooden structure was brought from Anhui to Fuzhou, and the modern hospitality concept was realized as a rammed concrete base topped with a series of gabled copper roofs that echo the form of the enveloped artefact.

neriandhu.com



Stock Exchange-Turned-Museum

10,000 works collected by billionaire businessman François Pinault over a period of 40 years are installed within Paris's La Bourse de Commerce, a site that dates from the 16th century, refitted in 1889 to serve as a stock exchange. Completed by Tadao Ando, Lucie Niney and Thibault Marca of agency NeM and Pierre-Antoine Gatie, its newest spatial identity takes on ten galleries, reception and meditation spaces, a 284-seater auditorium, restaurant and a black-box basement area for video and sound pieces.

tadao-ando.com



Patrick Tournibouff



Tommaseo Sartori, courtesy of Fibos





Marco Donaghi



A 9-m-tall concrete wall punctuates La Bourse de Commerce's central rotunda, which is bathed in zenithal light.

“SECOND - LIFE STRUCTURES”
FRAME; SEPT-OCT 2021





Department Store-Turned-Multi-Use Complex

Founded in 1870, La Samaritaine – a combined heritage-listed Art Nouveau building finished in 1911 and a 1928 Art Deco structure – closed its doors in 2005, the beginning of a 15-year-long mixed-use renovation. The restoration of the LVMH-owned department store complex, which now also includes restaurants, offices, a hotel and even social housing, was led by Japanese architecture firm Sanaa. It re-establishes the landmark – a short walk from the Louvre – as a central point of Parisian life and culture.

sanaa.co.jp





Theatre-Turned-Store

Apple's 26th location in greater Los Angeles is housed in the California city's historical, now-conserved Tower Theatre. The tech giant and Foster + Partners collaborated with leading preservationists, restoration artists and the City of Los Angeles to return the 1927 entertainment venue to its original grandeur. Unused from 1988 onward, it was the first cinema in Los Angeles to be wired for film with sound. The opulent space now displays Apple's tech innovations.

fosterandpartners.com



