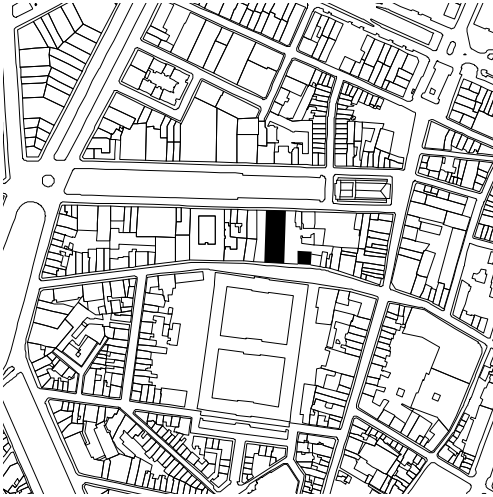


# The Cosmopolitan

*Transformation of a high-rise office building in the centre  
of brussels into mixed-use housing  
Invited competition organised by the client, 1st place*



**SITE** Quai au Pierres de Taille 16 & Rue du Canal 28, 1000 Brussels, BE  
**CLIENT** Besix RED, Avenue des Communautés 100, 1200 Woluwe-Saint-Lambert, BE  
**ARCHITECT** BOGDAN & VAN BROECK  
**TEAM** L. Croegaert, M. Czvek, M. Lefeber, M. Pocuch, S. Poot, T. Rigby, D. Stefanescu, L. Van Innis, T. Willemsse  
**STRUCTURE** UTIL Strukturstudies  
**TECHNIQUES** Concept Control  
**ACOUSTICS** ASM Acoustics  
**PROJECT** management Cetim  
**SURFACE** 16.000 m<sup>2</sup> gross  
**TIMING** selection 2014 | completion 2018

On Quai aux Pierres de Taille, a former quai in the now disappeared harbour of Brussels,, surrounded by former warehouses and next to the Royal Flemish Theatre, a 60s office tower rises above its neighbours. The style and scale of the construction contrasts with the local urban fabric, but, thanks to its freestanding implantation across the building block, the tower remains discreet and often unnoticed. Currently vacant, this building is to be transformed into a mixed-use complex, comprising a variety of dwellings ranging from compact smart studio units to generous 3 bedroom apartments.

The site is cleared and opened up, asserting the visual and physical porosity through the block. Delicate plants combined with larger trees are foreseen throughout the open spaces and in the underground parking, rising through a large opening in its upper deck.

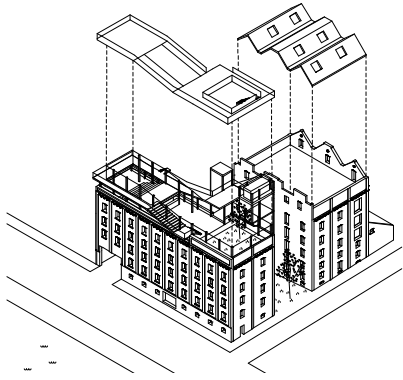
The linearity of the existing volume and the porosity of the site are reinforced by the creation of double-high V-shaped colonnades running along the commercial spaces on the ground floor and defining sheltered pedestrian circulations leading to the building's entrances. Above these colonnades, a lightweight scaffold-like steel structure supports generous balconies and winter gardens. The movable perforated screens provide shading from the sun as well as protection from wind, and blur the opacity of the new white façades that elegantly dissipate into the sky. In the South-East corner of the site a mid rise apartment block is added, continuing the street front.

The project reinforces the existing potential of the site. It adds a large amount of quality housing in a mixed neighborhood and aims for high density urban life that is less and less depending on car mobility.



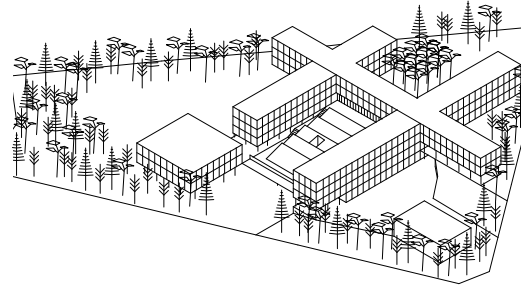
# COOP

*Reconversion of an old mill into an interpretation centre and an incubator for small and medium enterprises | open competition organised by the client, 1st place*



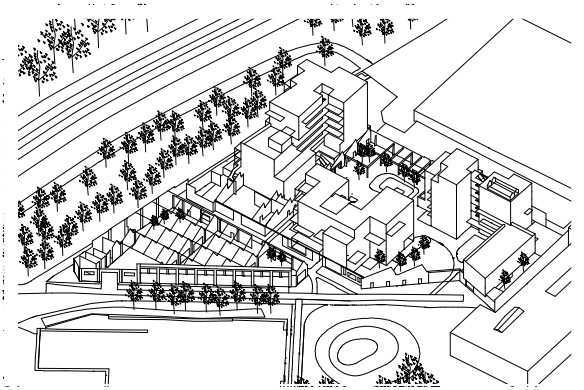
# Campus Unesco Koekelberg

*Extension and transformation of an elementary school open call organised by the flemish government architect, 1st laureate*



# Bijgaardehof

*Low-energy co-housing and community healthcare centre on the industrial site of the former malmar site in ghent*



## BOGDAN & VAN BROECK

BOGDAN & VAN BROECK is a research-oriented design practice strategically based in Brussels, actively involved in society and in the public debate, and ecologically inclined towards urban renewal and densification. With our multicultural and multidisciplinary team, we aspire to create a meaningful added value for society. Consequently, we frame our profession in the perspective of the increasing fragility of the world's ecosystem and see the reduction of land-use as the main approach to sustainably improving environmental conditions. In this context, architecture – with the various disciplines it gathers around conceptual structures and systems, and with the design-based approach it supports – allows us to tackle the complexity of many man-made settlements, from the village core to the brownfield or the city centre. Our methodology is based on the critical iteration over scale – zooming in and out between the level of the circulation core, the neighbourhood and the planet.

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