

STAY OFFICE Seoul, Korea

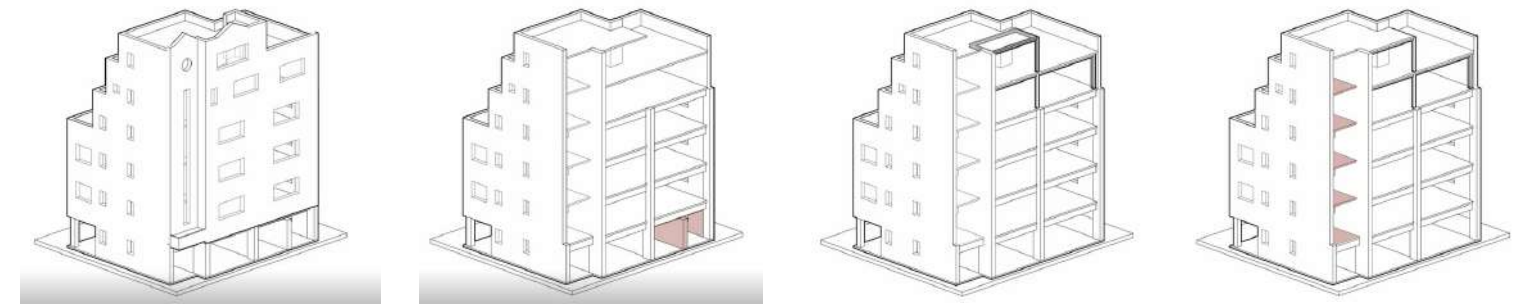
STAY ARCHITECTS

Architects STAY ARCHITECTS Location Seoul, Korea Use Neighborhood Living Facilities Site Area 232.2㎡ Bldg. Area 139.23㎡ Gross Floor Area 587.83㎡ Bldg. Scale(Floor) 6FL Structure Reinforced Concrete Max. Height 17.4m Exterior Finish Brick Client STAY ARCHITECTS Photographer Giung Hong

설계 스테이 아키텍츠 설계참여자 홍정희, 고정석 위치 서울시 마포구 성미산로 29-1 용도 근린생활시설 대지면적 232.2㎡ 건축면적 139.23㎡ 연면적 587.83㎡ 규모 지상6층 구조 철근콘크리트 최대높이 17.4m 외부마감 벽돌 사진 홍기웅



Before

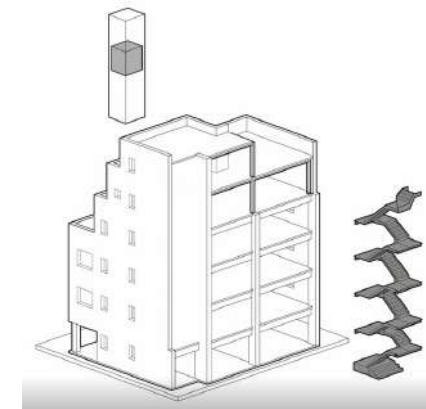


REMOVE FACADE

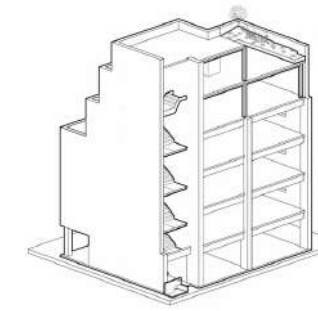
MOVE FLOOR AREA

STRUCTURAL REINFORCEMENT

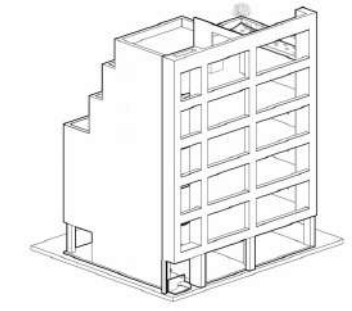
REMOVE STAIRCASE



INSERT STAIRS & ELEVATOR



MAKE UP LANDSCAPE



BUILD MAIN FACADE

Process Diagram

The existing building located on the boulevard of Seongsan-dong, a relatively peaceful and quiet neighborhood in Mapo-gu, was rich in mining due to the light of the south, and the bus stop in front of the building was crowded with children going to and from school. Since the floor area ratio was once allowed to be more than 300%, the existing building was built larger than the current allowable floor area ratio, and it was an opportunity to choose a repair rather than a new construction.

Finishing materials and colors were planned to reflect the overall atmosphere of the adjacent buildings on both sides, and the elevation and interior compartment were considered in consideration of the main usage status of the surrounding buildings and the usage plan of this building. Initially, the upper floors of the building were residential, so the location and shape of the front windows were irregular and consisted entirely of small windows. Considering that the entire floor would be used as an office, the entire elevation was demolished and the windows were expanded to be transformed into a regular elevation, leaving only

the structure. In the process, a detailed plan was needed to supplement the ramen structure in which structural members of different sizes were arranged asymmetrically. As a result, the staircase room, which had been retreated, was protruded and the gap between the pillars was supplemented to form a three-dimensional and unified elevation of the architectural language.

The most important issues of a five-story building, including new construction and construction, are stairs and elevators, and so did this building. The narrow staircases and public restrooms placed in the corridors of each floor were typical of small buildings over 20 years old, and the toilets and stairs were newly built after being removed to insert elevators in the existing toilet location. The demolition of the bearing walls on the fifth and sixth floors, which were the appearance of houses, and structural reinforcement were also carried out.

The Stay Office shows a new look at the small buildings, which are the workplaces of Stay Architects and account for a significant proportion of the buildings that make up the city, and makes us think about their changes and reuse.



스테이 온 더 그라운드 : 스테이 오피스

마포구 내에서 비교적 평화롭고 한산한 동네인 성산동의 대로변에 위치한 기존건물은 남향 빛을 받아 채광이 풍성하고 건물 전면의 버스 정류장에는 등하교하는 아이들로 북적였다. 한 때 용적률이 300% 이상까지 허용되었던 탓에 기존 건축물은 현재의 허용 용적률보다 크게 지어져있었고 신축보다 대수선을 선택하는 계기가 되었다.

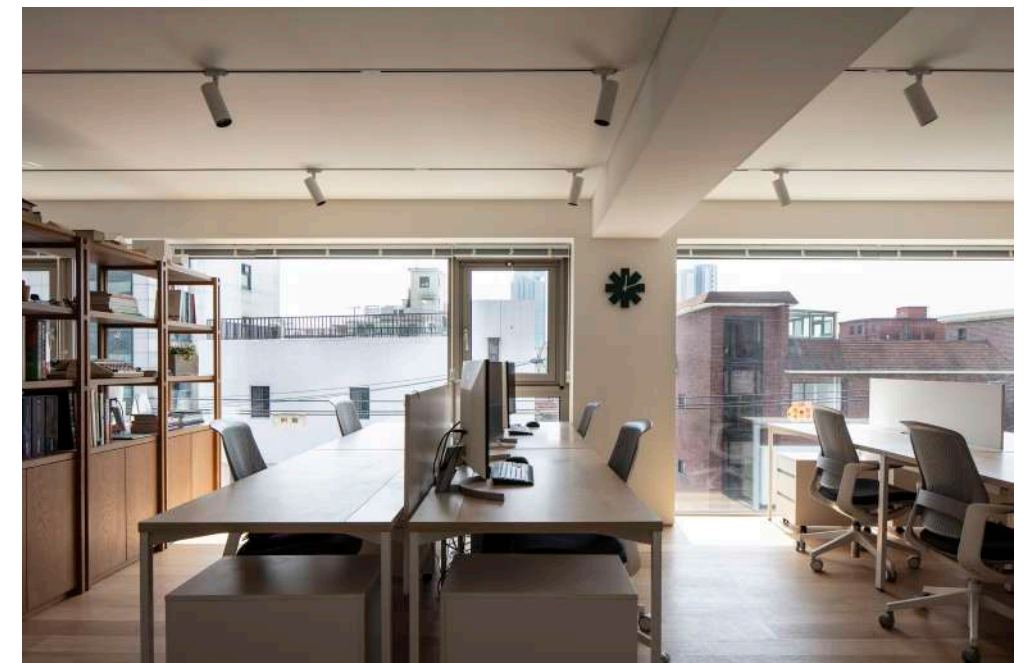
양면으로 인접한 건물과 전반적인 가로 분위기를 반영하여 마감재와 색채계획이 이루어졌으며 주변건물들의 주된 사용현황과 본 건물의 사용계획을 고려하여 입면과 내부구획을 고민하였다. 최초로 건물의 상층부가 주택이었기 때문에 정면 창문의 위치와 형태가 불규칙적이었고 전체적으로 작은 창호들로 이루어져 있었다. 전 층이 오피스로 사용될 것을 감안하여 구조체만 남긴 채 입면 전체를 철거하고 창호를 확장하여 규칙적인 입면으로 탈바꿈하고자 하였다. 그 과정에서 서로 다른 크기의 구조부재들이 비대칭으로 배치되어있는 라멘구조를 보완하기 위해 세밀한 계획이 필요했다. 결과적으로 뒤로 후퇴해있던 계단실을 돌출시키고 기둥의 간격을 보완하여 입체감있고 건축언어가 통일된 입면을 구성하였다.

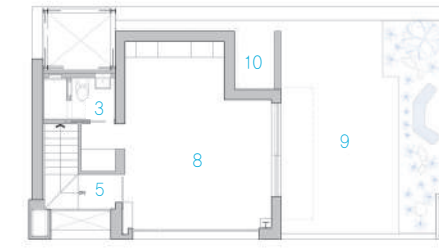
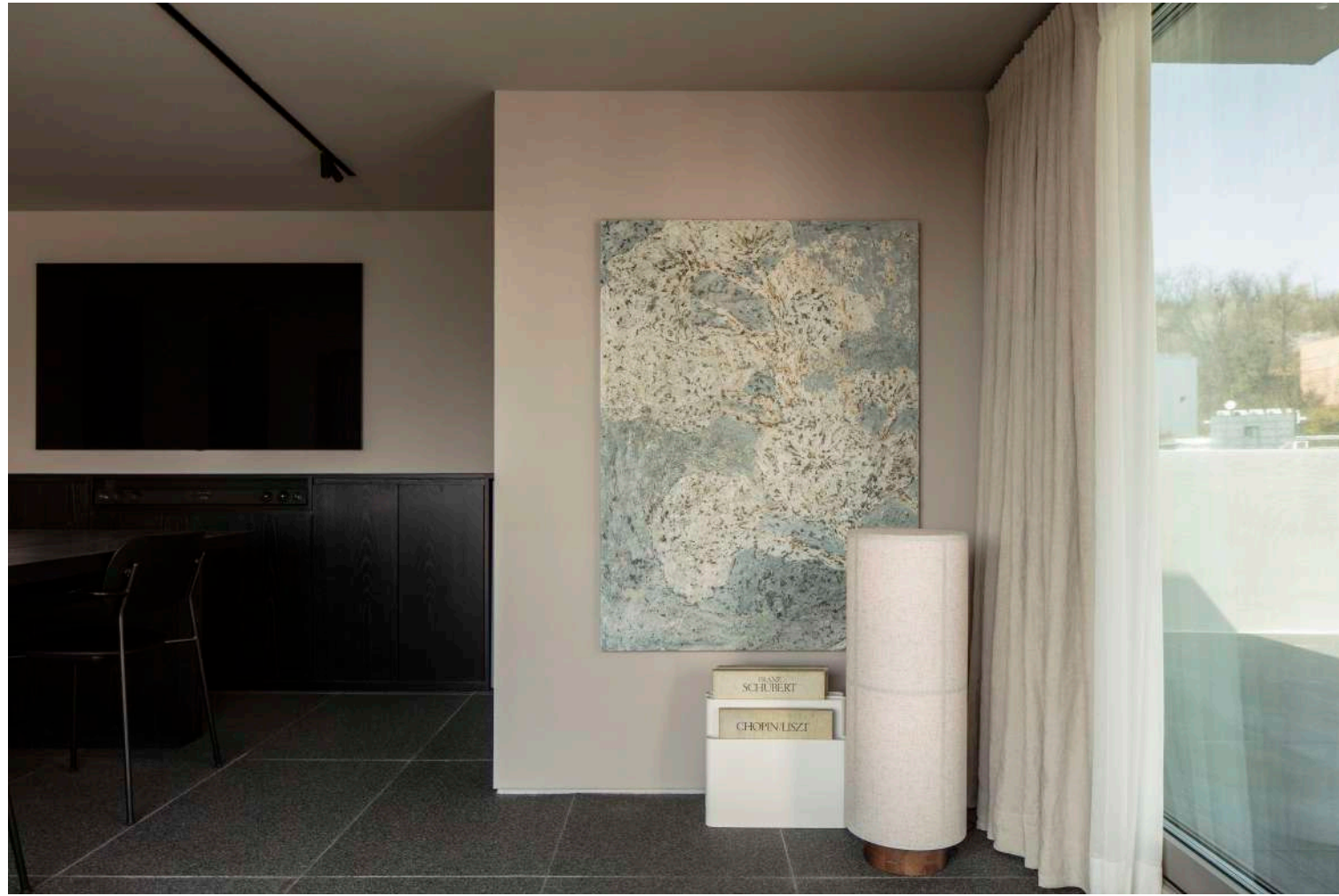
신축과 구축을 포함하여 5층 내외의 규모 건축물의 가장 중요한 이슈는 계단과 엘리베이터인데 이 건물도 그러했다. 협소한 계단실과 각층의 복도에 배치된 공용화장실은 20년이 넘는 꼬마빌딩의 전형적인 평면이었고 기존의 화장실 위치에 엘리베이터를 삽입하기 위해 화장실과 계단을 철거한 후, 신설하였다. 주택의 모습이었던 5층과 6층의 내력벽 철거와 구조보강도 함께 이루어졌다.

스테이 오피스는 스테이 아키텍츠의 업무공간이자 도시를 구성하는 건축물 중에서 상당히 높은 비율을 차지하고 있는 꼬마빌딩의 새로운 모습을 보여주며 이들의 변화와 재사용에 대하여 생각하게 한다.



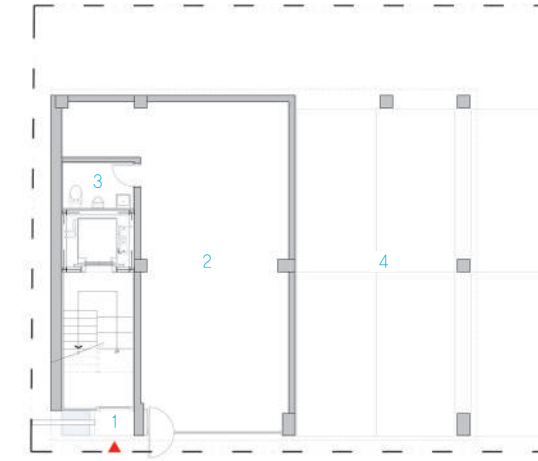
Front Elevation



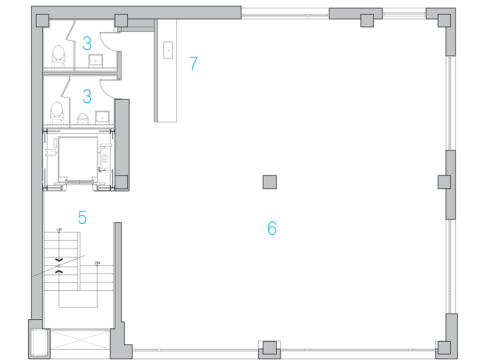


6th Floor Plan

- 1. ENTRANCE
- 2. COMMERCIAL SPACE
- 3. TOILET
- 4. PARKING LOT
- 5. STAIRCASE
- 6. WORKSPACE
- 7. CANTEN
- 8. LOUNGE
- 9. ROOF GARDEN
- 10. STORAGE



1st Floor Plan



2~3rd Floor Plan

