

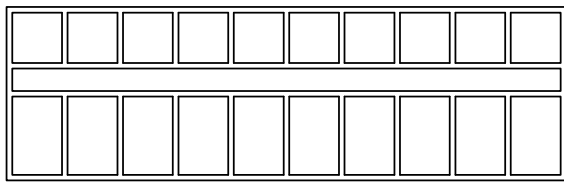
**TO DESCRIBE THE ACTUAL CONDITION OF THE CITY OF THE STUDENTS IS NOT AN EASY TASK. DIFFERENT LAYERS SEEM TO HAVE BEEN SUPERIMPOSED ONE UPON THE OTHER WITHOUT ANY LONG-TERM PLANNING. IT IS THE RESULT OF A 40 YEAR PROCESS OF HETEROGENEOUS URBANIZATION: A CHAOTIC AND DYSFUNCTIONAL FABRIC. ALONG PLANED GROUPS OF RESIDENTIAL BUILDINGS AND COLLECTIVE BUILDINGS, ILLEGAL PRIVATE CONSTRUCTIONS OCCUPY MORE THAN 25% OF THE TOTAL SURFACE OF THE SITE. AND NONE OF THESE STRUCTURES SEEM TO PROVIDE THE CONDITIONS FOR A SUSTAINABLE DEVELOPMENT.**

**BUT IF WE ARE FORCED TO ADMIT THAT THE WHOLE NEEDS TO BE RESHAPED, IT IS ALSO IMPOSSIBLE TO COMPLETELY IGNORE THE EXISTING SITUATION : IT WOULD IMPLY A TABULA RASA AND A BUILD UP FROM SCRATCH. IT IS WITHOUT ANY FORM OF ROMANTICIZED VIEW UPON THE TERRITORY AND ITS « NATURAL » ASPECT, NOR WITH A SINCERE INTEREST FOR THE CURRENT BUILDINGS, THAT WE DO BELIEVE THAT PROCEEDING IN THIS MANNER WOULD BE A MISTAKE. RATHER THAN PRODUCING AN AUTONOMOUS OBJECT, A NEW CITY WITHIN THE CITY, WE PROPOSE A PROJECT ABLE TO MANAGE THE INHERENT COMPLEXITY OF THE WHOLE SITE BY EXTENDING ITS LOGIC IN ORDER TO FULFILL THE NEW EXPECTATIONS OF THE MOST IMPORTANT CAMPUS OF ALBANIA. RATHER THAN TO SUBMIT A NEW MASTERPLAN, A NEW FORMAL LAYER UPON THE PREVIOUS ONES, WE WOULD LIKE TO SUBMIT A LONG TERM PROCESS, OPEN TO THE VOLATILITY OF THE URBAN STRUCTURES. REALISM IS UNDERSTOOD HERE AS A MEANS TO ACCEPT THE IRREDUCIBLE COMPLEX CONDITION OF THE CITY. REALISM AS A DETACHED STATEMENT.**

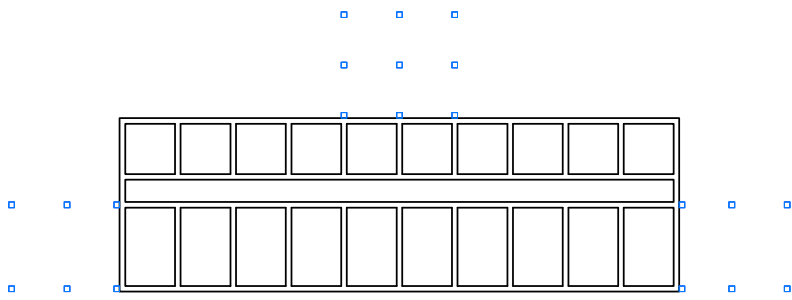
**OUR PROPOSITION CONSISTS IN A THREE-PHASE PROJECT. THESE PHASES ARE DESCRIBED BELOW.**



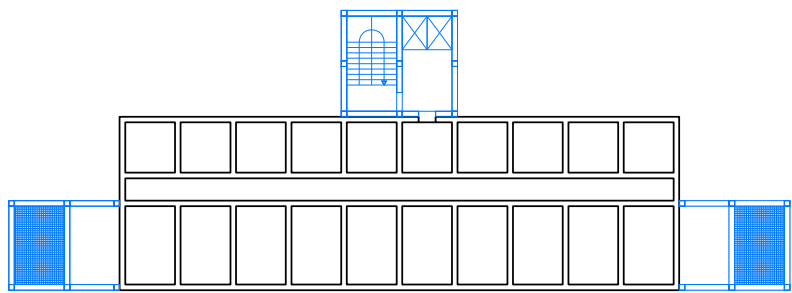
**THE FIRST PHASE OF OUR PROJECT WILL BE DEDICATED TO THE RENOVATION OF THE EXISTING BUILDINGS. AFTER A CLOSE LOOK AT THESE BUILDINGS, IT APPEARS THAT THERE IS AN URGENT NEED TO RENOVATE THEM BY READAPTING THEIR INTERNAL ORGANIZATION ACCORDING TO THEIR STRUCTURAL CAPACITY. THIS RENOVATION SHOULD THEN TAKE INTO ACCOUNT THAT THESE STRUCTURES ARE FOR MOST OF THEM NOT ABLE TO SUPPORT EVERY EXPECTATION OF A MODERN STUDENT RESIDENCY. BUT AS MENTIONED ABOVE, WE DID NOT WANT TO SIMPLY IGNORE THIS EXISTING CONDITION BY SUGGESTING THEIR DEMOLITION. OUR PROPOSITION RATHER TRIES TO ABSORB CONTEMPORARY HOUSING NEEDS WHILE TRANSFORMING THE EXISTING BUILDINGS.**



EXISTING STRUCTURE



EXTENSION OF THE EXISTING STRUCTURE



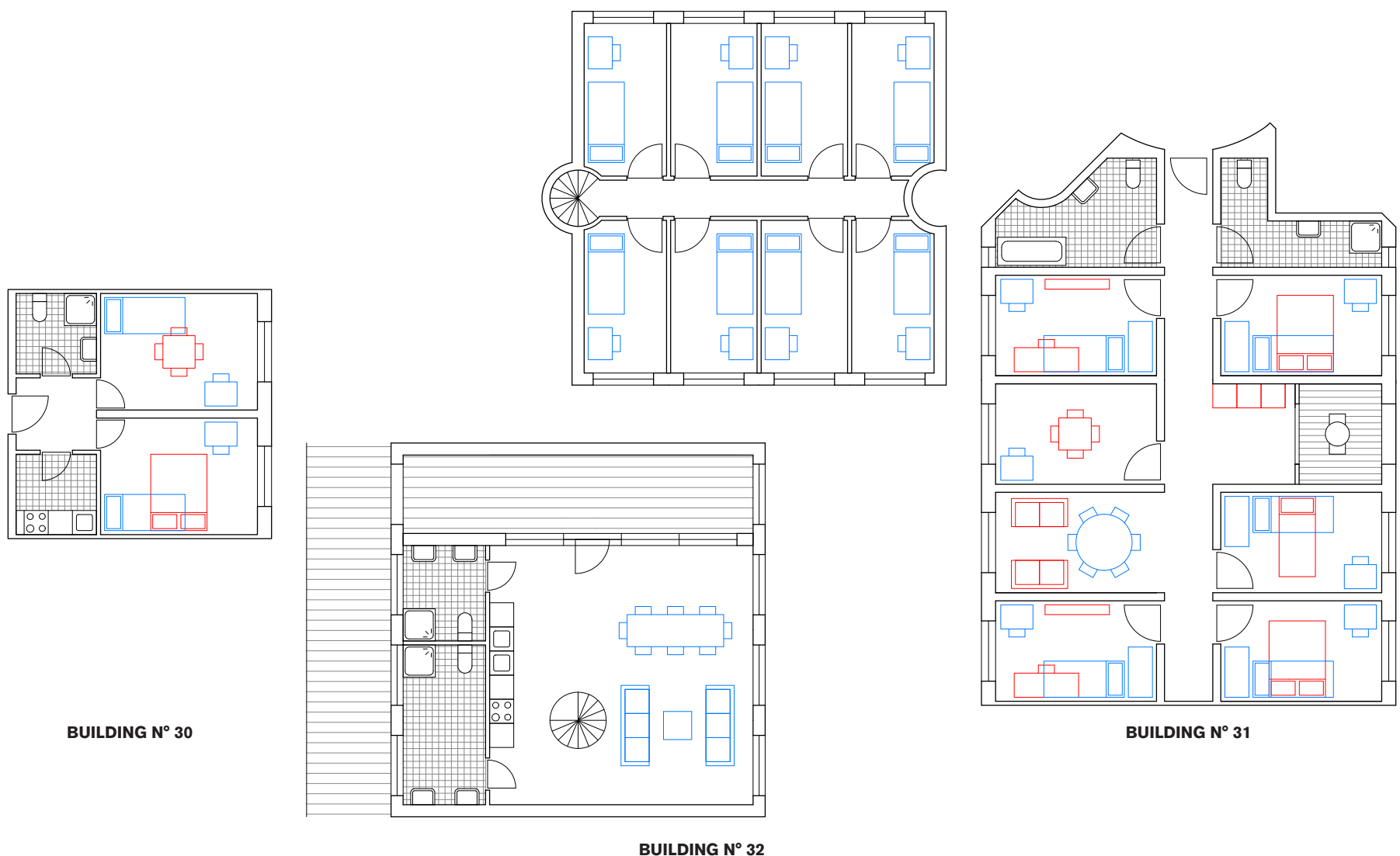
IMPLEMENTATION OF THE TECHNICAL FACILITIES

**WE WORKED IN TWO COMPLEMENTARY DIRECTIONS: AT A PROGRAMMATIC LEVEL AND AT A CONSTRUCTION LEVEL. WE DECIDED TO REMODEL THE ORGANIZATION OF LIVING AREAS INSIDE THESE BUILDINGS IN ORDER TO AVOID THE STRICT DORMITORY FUNCTION. BY REDUCING THE NUMBER OF STUDENTS PER ROOM, FROM 3 TO 2 IN SOME CASES, BY DIVIDING BUILDINGS INTO COLLECTIVE APARTMENTS WHERE 10 TO 16 STUDENTS COULD LIVE TOGETHER, SHARING COLLECTIVE SPACES, AND BY PLACING PUBLIC FACILITIES OPEN TO EVERY STUDENT OF THE CAMPUS INSIDE THE BUILDINGS, WE TOTALLY REVERSED THEIR FUNCTION AND OPENED THEM TO A WIDER USE. AT THE CONSTRUCTION LEVEL, WE PROPOSE TO EXTEND EVERY ONE OF THESE BUILDINGS WITH A NEW AND SIMPLE CONSTRUCTION THAT CAN HOST MODERN TECHNICAL FACILITIES AND FULFILL EUROPEAN STANDARDS IN TERMS OF COMFORT ET SECURITY. THIS SHOULD SOLVE EVERY COMPLICATION VISIBLE IN THE EXISTING BUILDINGS TODAY.**

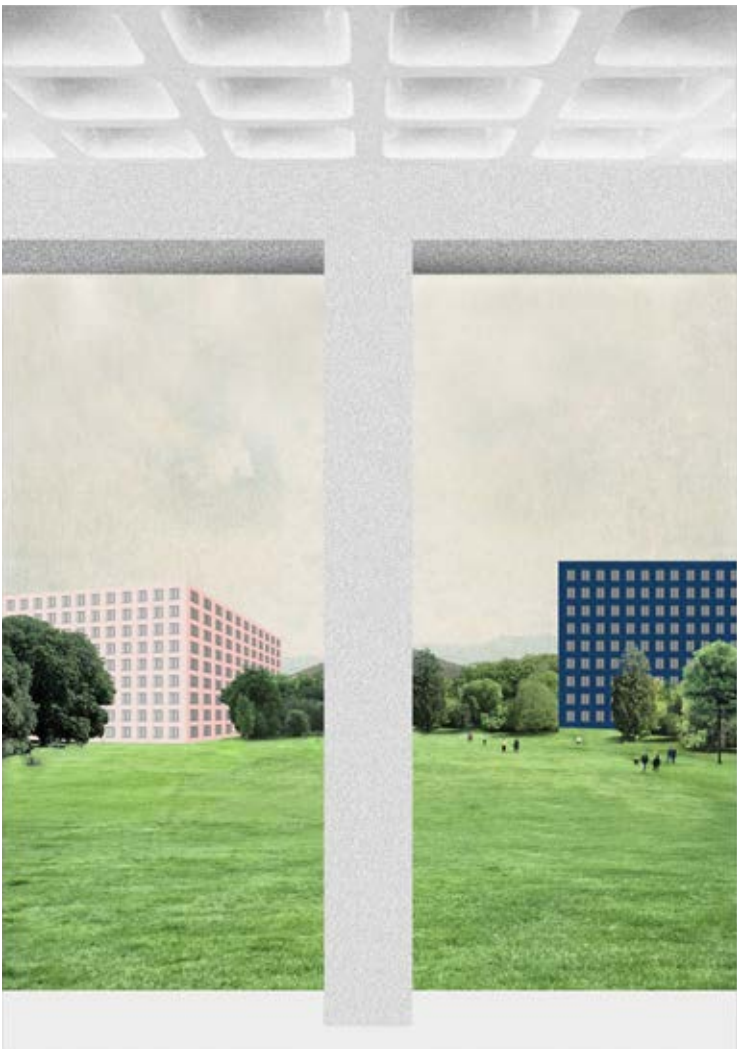




**SIMILAR TO THE WAY WE PROPOSE TO RENOVATE THE BUILDINGS, WE ALSO WOULD LIKE TO SUBMIT THE IDEA OF RENOVATING THE EXISTING LANDSCAPE BY REINFORCING ITS LIMITS. A FIRST BELT OF TREES WILL BE PLANTED ON THE PERIPHERY OF THE SITE.**



**POSSIBLY OVERLAPPING THE PERIOD OF THE RENOVATION, A SECOND PHASE WILL BE INITIATED BY THE CONSTRUCTION OF THREE NEW BUILDINGS THAT WILL ALLOW TO LARGELY EXPAND THE CAPACITY OF THE ACTUAL CAMPUS. THESE BUILDINGS, DESIGNED AS A SERIES OF LARGE-SCALE ELEMENTS, WILL REAFFIRM THE PRESENCE OF THE CAMPUS IN THE CITY OF TIRANA. THEY HAVE BEEN DESIGNED IN ORDER TO PROVIDE DIFFERENT TYPOLOGIES ADAPTED TO A LARGE NUMBERS OF STUDENTS. THESE BUILDINGS WILL ALSO HOST THE NEW LARGE SCALE COLLECTIVE FACILITIES SUCH AS SPORTS COURTS, FOOD COURTS, AND A LIBRARY.**



**WITH THE CONSTRUCTION OF THESE THREE NEW BUILDINGS, THE LANDSCAPE WILL BE DEEPLY TRANSFORMED BY THE IMPLEMENTATION OF A MEADOW SURROUNDED BY A DENSE CONCENTRATION OF TREES. THIS NEW LANDSCAPE WILL ALLOW THE WHOLE SITE TO RECLAIM ITS CENTRALITY AND TO INTRODUCE NUANCES IN THE USE OF ITS RESIDENTS. WHILE THE WOODED AREA SUGGESTS INTIMACY AND ANONYMITY, THE MEADOW IS AN INVITATION TO GATHERING AND COLLECTIVE EXPRESSION.**



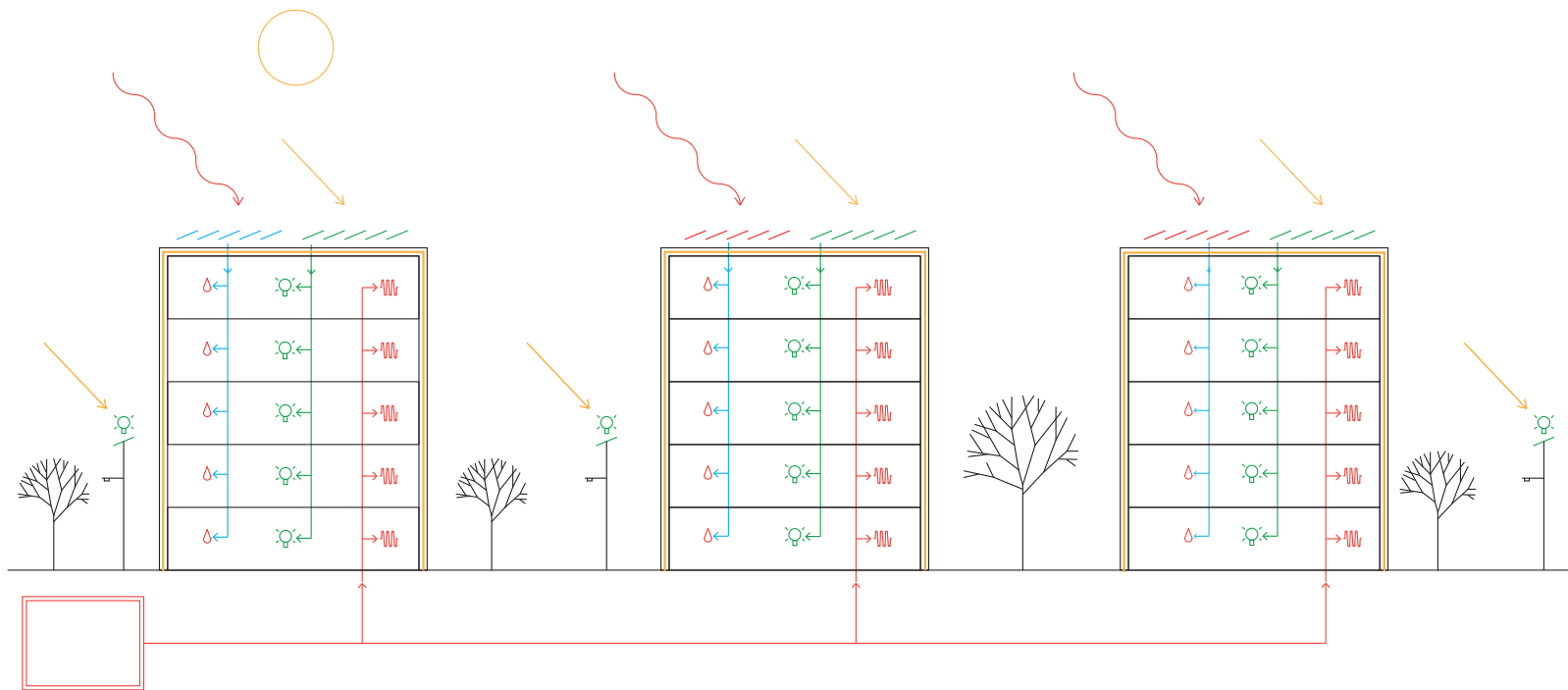


**THE THIRD PHASE OF OUR PROJECT WILL ALLOW FOR THE CITY OF STUDENT TO ACHIEVE ITS AMBITION OF HOUSING 10000 STUDENTS WITH ALL THE NECESSARY REQUIREMENTS. BY EXTENDING ITS ACTUAL USED SURFACE TO ITS LEGAL SURFACE BY RECOVERING THE LAND ILLEGALLY OCCUPIED TODAY, IT WILL BE POSSIBLE TO BUILD NEW CONSTRUCTIONS AND TO EXTEND THE NEW LANDSCAPE INTO THESE RECLAIMED TERRITORIES.**



BUILDINGS	NUMBER OF APPARTMENTS	NUMBER OF STUDENTS	TOTAL APPARTMENT SURFACE	COLLECTIVE SPACE USED BY EVERY STUDENT OF THE BUILDING	PUBLIC SPACE USED BY EVERY STUDENT OF THE CAMPUS
PHASE I					
RENOVATION					
BUILDING N°1	5	72	1453 M²	245 M²	0 M²
BUILDING N°2	7	104	2076 M²	299 M²	0 M²
BUILDING N°3	6	88	1764 M²	272 M²	0 M²
BUILDING N°4	8	108	2302 M²	268 M²	229 M²
BUILDING N°5	8	108	2302 M²	268 M²	229 M²
BUILDING N°6	8	108	2302 M²	268 M²	229 M²
BUILDING N°7	10	200	3569 M²	574 M²	396 M²
BUILDING N°8	10	200	3569 M²	574 M²	396 M²
BUILDING N°9	10	200	3569 M²	574 M²	396 M²
BUILDING N°10	10	200	3569 M²	574 M²	396 M²
BUILDING N°11	10	200	3569 M²	574 M²	396 M²
BUILDING N°12	10	200	3569 M²	574 M²	396 M²
BUILDING N°13	8	108	2302 M²	268 M²	229 M²
BUILDING N°14	8	108	2302 M²	268 M²	229 M²
BUILDING N°15	DEMOLISHED	DEMOLISHED	DEMOLISHED	DEMOLISHED	DEMOLISHED
BUILDING N°16	8	128	3265 M²	218 M²	318 M²
BUILDING N°17	8	128	3265 M²	218 M²	318 M²
BUILDING N°18	8	128	3265 M²	218 M²	318 M²
BUILDING N°19	8	114	2244 M²	385 M²	78 M²
BUILDING N°20	7	148	2930 M²	90 M²	242 M²
BUILDING N°21	7	138	2930 M²	90 M²	242 M²
BUILDING N°22	7	148	2930 M²	90 M²	242 M²
BUILDING N°23	7	138	2930 M²	90 M²	242 M²
BUILDING N°24	6	130	2538 M²	482 M²	242 M²
BUILDING N°25	7	136	2930 M²	90 M²	242 M²
BUILDING N°26	7	148	2930 M²	90 M²	242 M²
BUILDING N°27	7	138	2930 M²	90 M²	242 M²
BUILDING N°28	7	148	2930 M²	90 M²	242 M²
BUILDING N°29	7	138	2930 M²	90 M²	242 M²
TOTAL PHASE I	219	3912	79164 M²	7931 M²	6973 M²
PHASE II					
CONSTRUCTION					
BUILDING N°30	1101	1101	17667 M²	5145 M²	3790 M²
BUILDING N°31	252	1344	25416 M²	7838 M²	3303 M²
BUILDING N°32	120	944	15592 M²	3619 M²	3348 M²
TOTAL PHASE II	1473	3389	58675 M²	16602 M²	10441 M²
TOTAL PHASE I +II	1692	7301	137839 M²	24533 M²	17414 M²
PHASE III					
CONSTRUCTION					
NEW BUILDINGS	710	2699	59680 M²	17050 M²	8530 M²
TOTAL PHASE I +II + III	2123	10000	197519 M²	41583 M²	25944 M²

# ARCHITECTURAL PROGRAM



## **ENVIRONMENTAL PRINCIPLES**

**SOLAR THERMAL COLLECTORS ARE USED TO POWER ALL COMMON SPACES AND CIRCULATIONS OF EACH INDIVIDUAL BUILDING.**

**NATURAL GAS IS USED FOR HEATING PURPOSES AND ONE CENTRAL UNIT POWERS A GROUP OF BUILDINGS. THIS MEDIUM SCALE COLLECTIVE STRATEGIE ALLOWS FOR THE DISTRIBUTION OF LOTS TO DIFFERENT PROPERTY DEVELOPERS.**

**A COMBINATION OF GAZ AND SOLAR THERMAL COLLECTOR TECHNOLOGIES WILL BE USED FOR WATER HEATING.**

**TO REDUCE INHERENT THERMAL DEFICIENCIES OF THE EXISTING BUILDINGS AN EXTERIOR INSULATION , REPLACEMENT OF ALL WINDOWS AND THE CREATION OF A DUAL-FLOW VENTILATION SYSTEM IS PLANNED.**

PHASE 1	RENOVATION		CONSTRUCTION		TOTAL	
	<u>SURFACE</u>	<u>COST</u>	<u>SURFACE</u>	<u>COST</u>	<u>SURFACE</u>	<u>COST</u>
BUILDING N°1	1091 M²	152 740€	622 M²	130 620€	1713 M²	283 360€
BUILDING N°2	1525 M²	213 500€	865 M²	181 650€	2390 M²	395 150€
BUILDING N°3	1308 M²	183 120€	743 M²	156 030€	2051 M²	339 150€
BUILDING N°4	2011 M²	281 540€	807 M²	169 470€	2818 M²	451 010€
BUILDING N°5	2011 M²	281 540€	807 M²	169 470€	2818 M²	451 010€
BUILDING N°6	2011 M²	281 540€	807 M²	169 470€	2818 M²	451 010€
BUILDING N°7	2810 M²	393 400€	1745 M²	366 450€	4555 M²	759 850€
BUILDING N°8	2810 M²	393 400€	1745 M²	366 450€	4555 M²	759 850€
BUILDING N°9	2810 M²	393 400€	1745 M²	366 450€	4555 M²	759 850€
BUILDING N°10	2810 M²	393 400€	1745 M²	366 450€	4555 M²	759 850€
BUILDING N°11	2810 M²	393 400€	1745 M²	366 450€	4555 M²	759 850€
BUILDING N°12	2810 M²	393 400€	1745 M²	366 450€	4555 M²	759 850€
BUILDING N°13	2011 M²	281 540€	807 M²	169 470€	2818 M²	451 010€
BUILDING N°14	2011 M²	281 540€	807 M²	169 470€	2818 M²	451 010€
BUILDING N°16	3134 M²	438 760€	680 M²	142 800€	3814 M²	581 560€
BUILDING N°17	3134 M²	438 760€	680 M²	142 800€	3814 M²	581 560€
BUILDING N°18	3134 M²	438 760€	680 M²	142 800€	3814 M²	581 560€
BUILDING N°19	1753 M²	245 420€	966 M²	202 860€	2719 M²	448 280€
BUILDING N°20	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°21	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°22	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°23	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°24	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°25	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°26	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°27	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°28	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
BUILDING N°29	2350 M²	329 000€	912 M²	191 520€	3262 M²	520 520€
DEMOLITION	-5679 M²	268 500€	/	/	-5679 M²	268 500€
SOIL TREATMENT	/	/	2304 M²	103 680€	2304 M²	103 680€
DESIGN TEAM						678 700€
TOTAL PHASE 1						16 280 850€
PHASE 2						
BUILDING N°30	/	/	30930 M²	6 495 300€	30930 M²	6 495 300€
BUILDING N°31	/	/	36557 M²	7 676 970€	36557 M²	7 676 970€
BUILDING N°32	/	/	25993 M²	5 458 530€	25993 M²	5 458 530€
SOIL TREATMENT	/	/	12712 M²	572 040€	12 712 M²	572 040€
INFRASTRUCTURE	/	/	16,8 ha	2 175 600 €	16,8 ha	2 175 600€
LANDSCAPE	/	/	16,8 ha	4 203 675€	16,8 ha	4 203 675€
DESIGN TEAM						1 156 320€
TOTAL PHASE 2						27 738 435€
PHASE 3						
DEMOLITION	-6000 M²	260 000€	/	/	-6000 M²	260 000€
NEW BUILDINGS	/	/	85260 M²	17 904 600€	85 260 M²	17 904 600€
SOIL TREATMENT	/	/	12000 M²	540 000€	12000 M²	540 000€
INFRASTRUCTURE	/	/	4,5 ha	582 750€	M²	582 750€
LANDSCAPE	/	/	4,5 ha	1 120 350€	4,5 M²	1 120 350€
DESIGN TEAM						887 735€
TOTAL PHASE 3						21 295 435€

FINANCIAL ESTIMATION





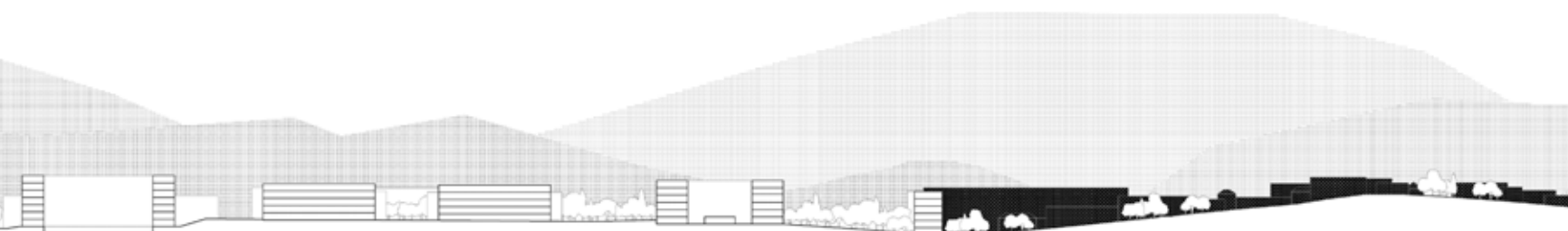
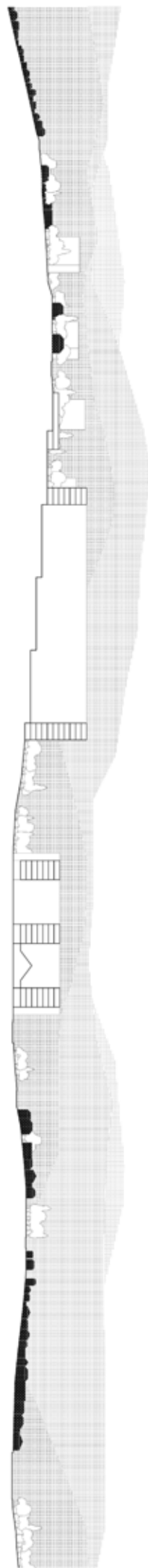
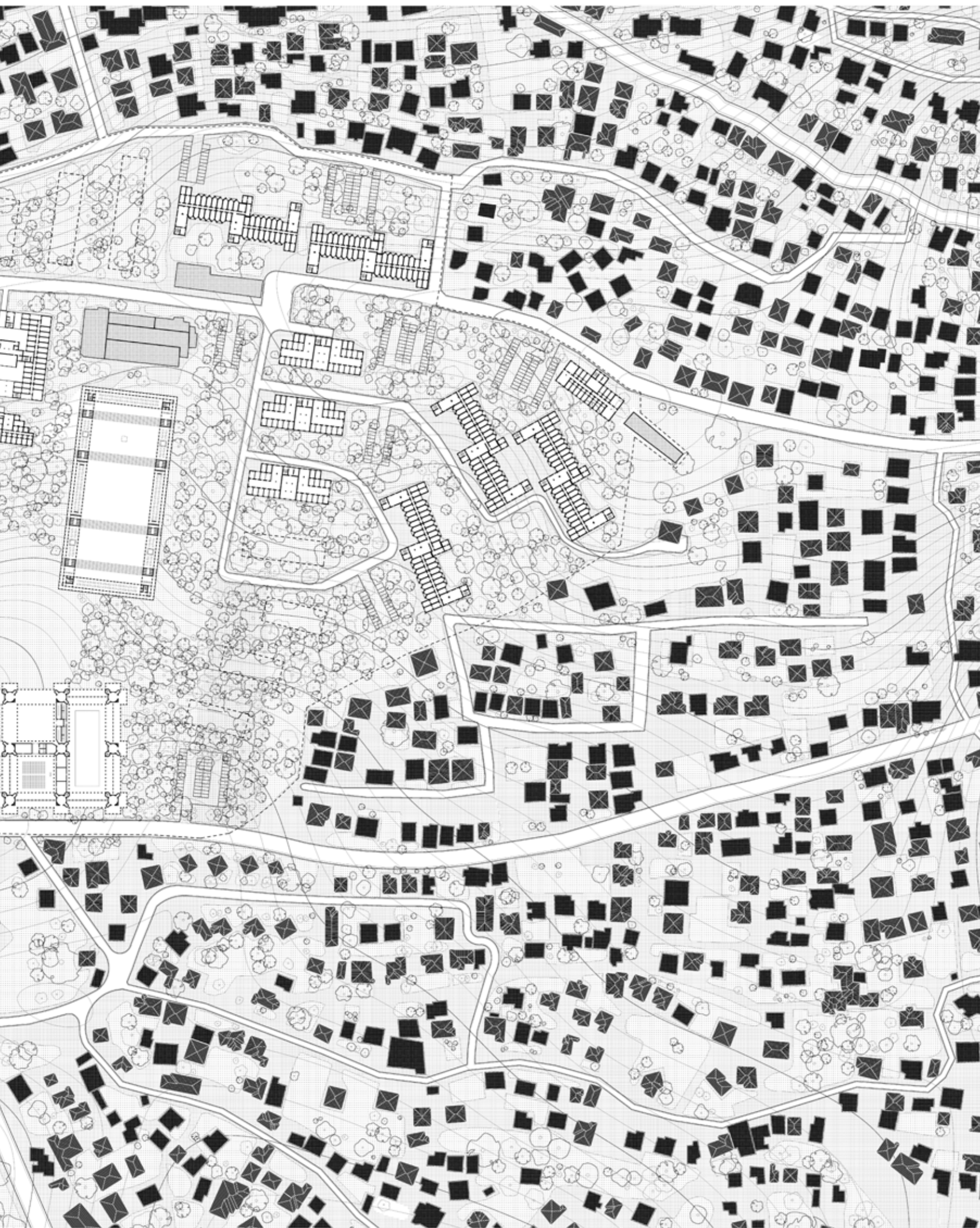
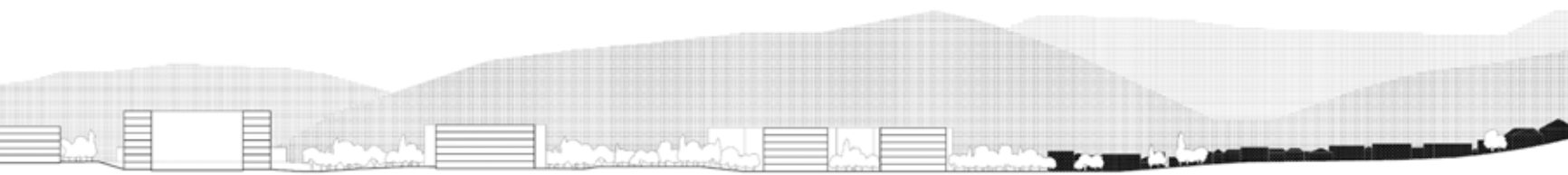


SITE PLAN  
SECTIONS

1/1000







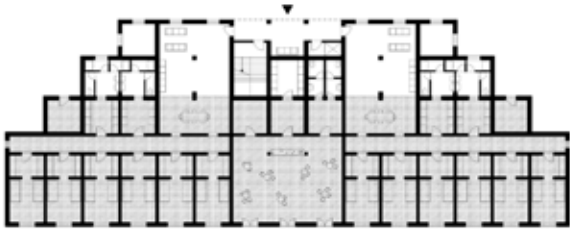


GROUND FLOOR

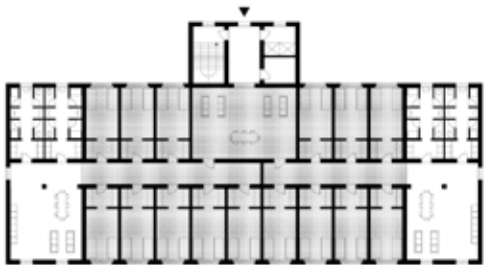
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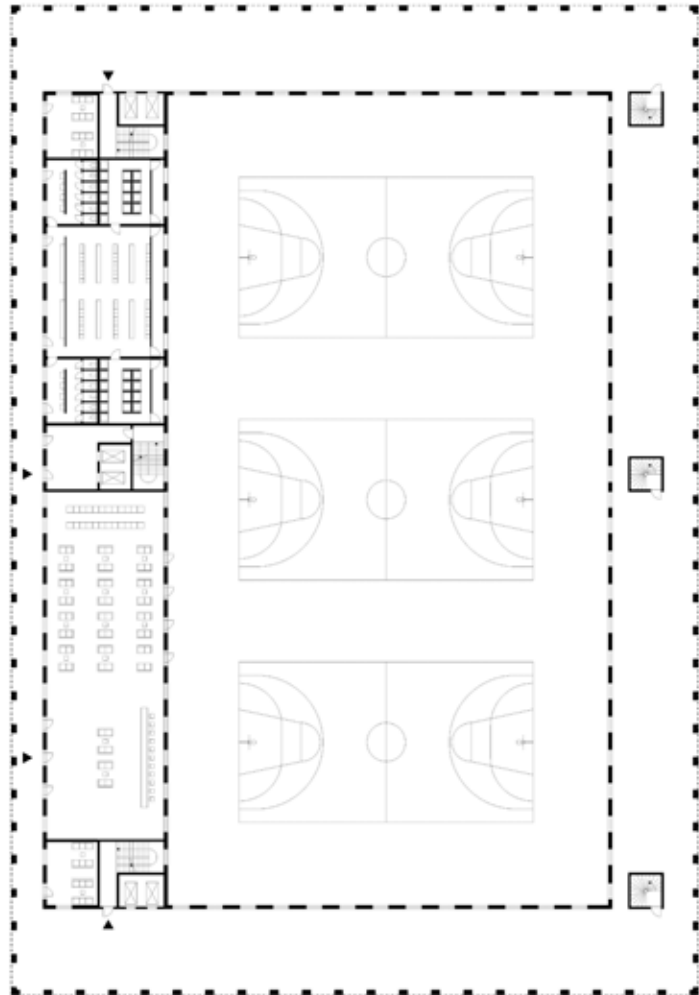
BUILDINGS 1-2-3



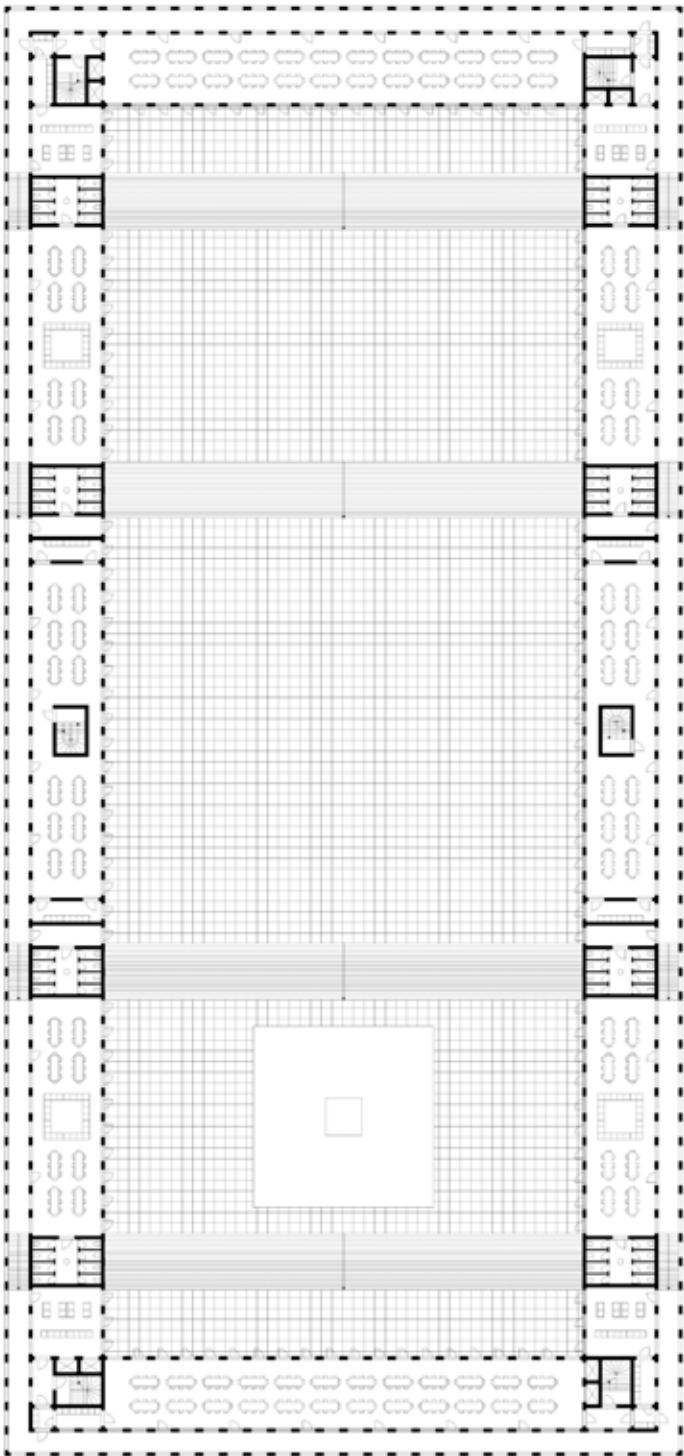
BUILDINGS 4-5-6-13-14



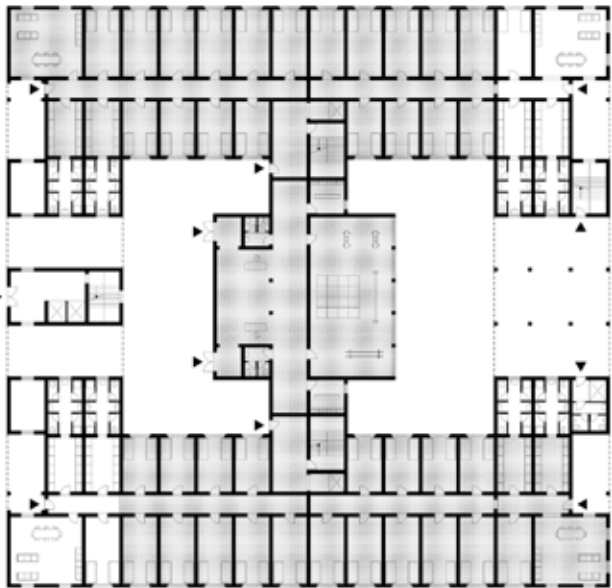
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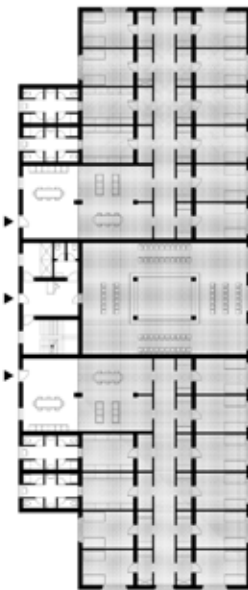
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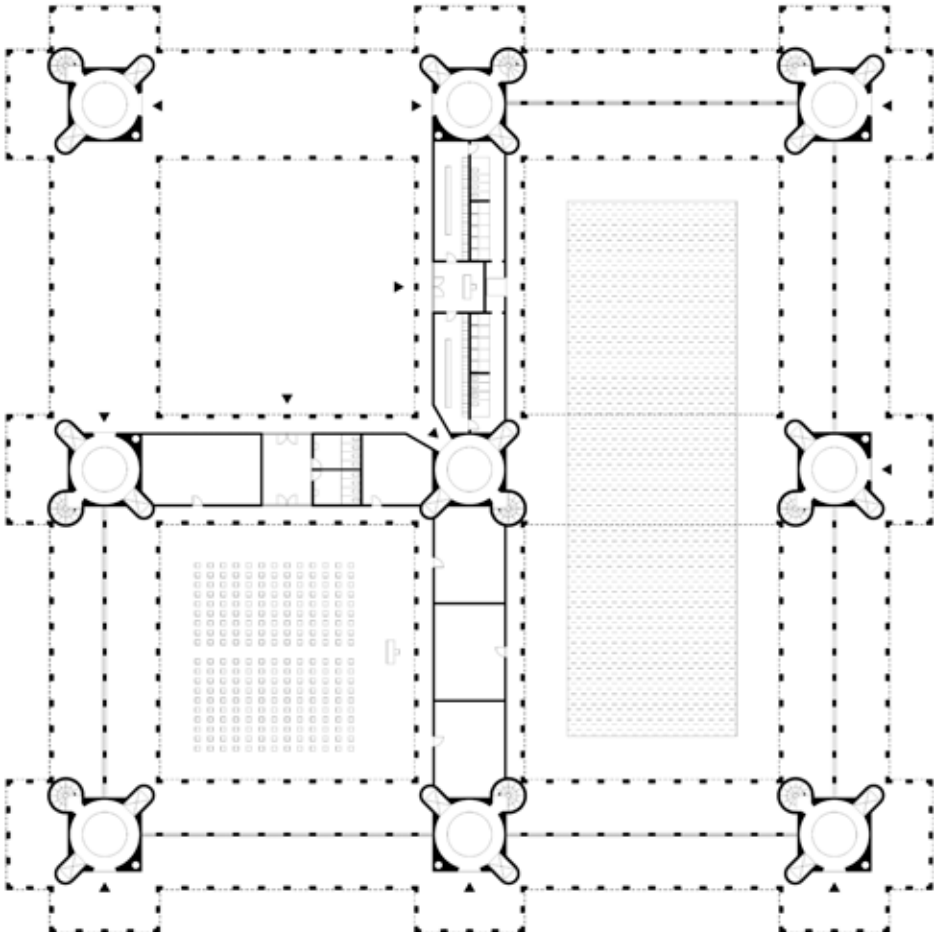
BUILDING 32



BUILDINGS 7-8-9-10-11-12



BUILDINGS 16-17-18



BUILDING 31



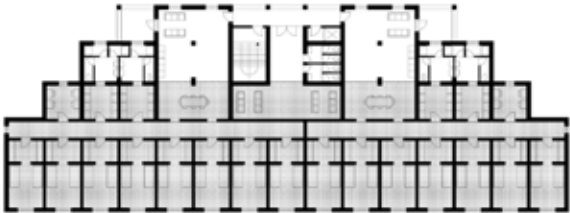
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TYPICAL FLOOR

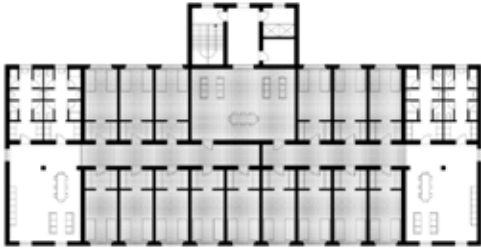
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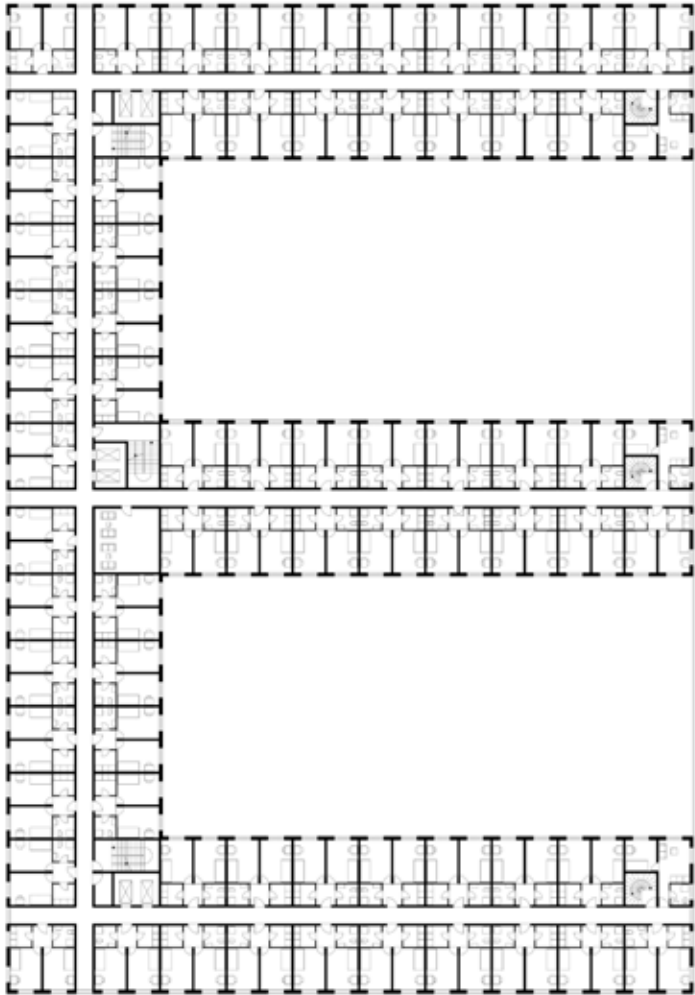
BUILDINGS 1-2-3



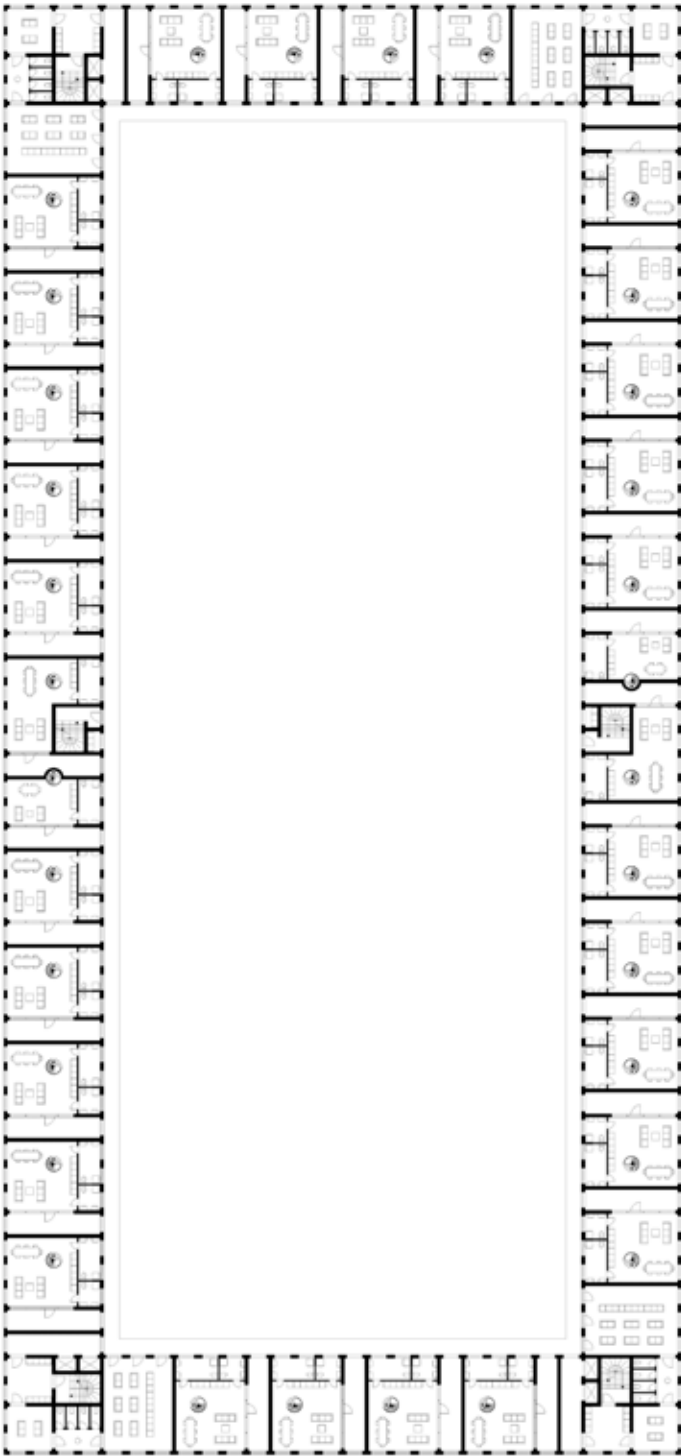
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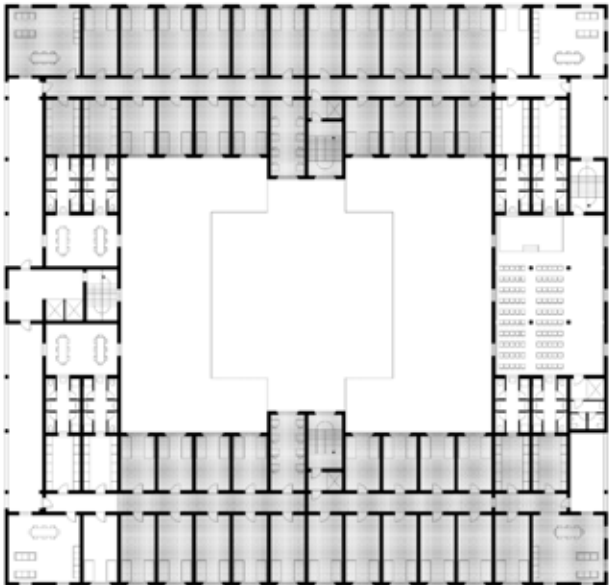
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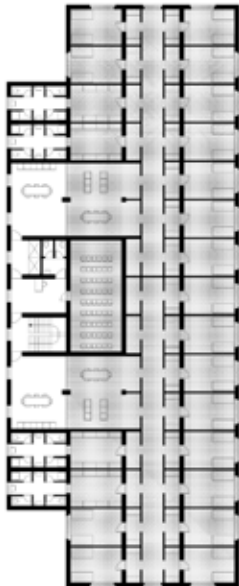
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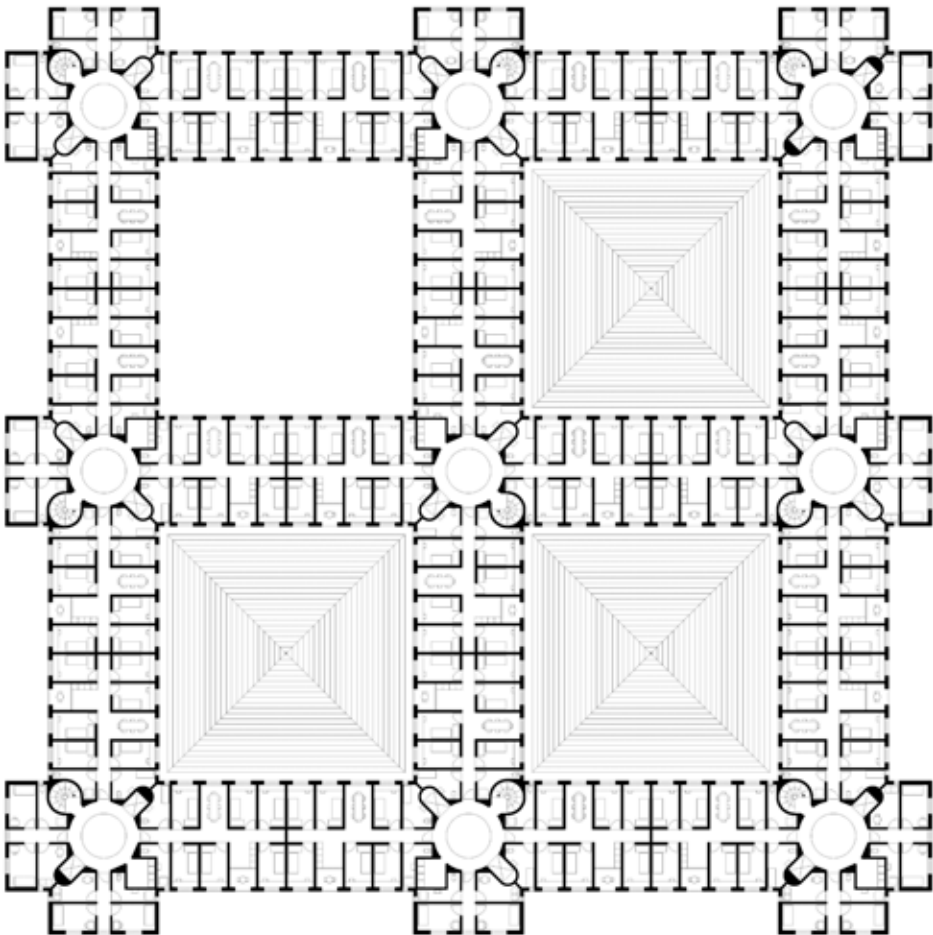
BUILDING 32



BUILDINGS 7-8-9-10-11-12



BUILDINGS 16-17-18



BUILDING 31



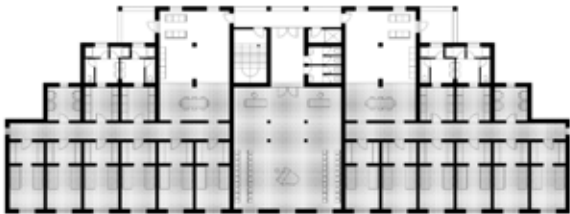
BUILDINGS 20-21-22-23-24-25-26-27-28-29

SPECIAL FLOOR

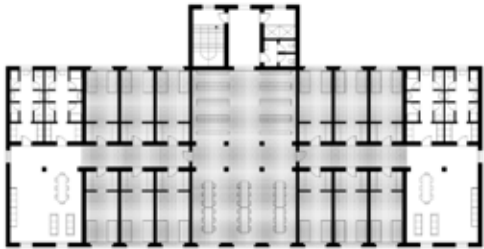
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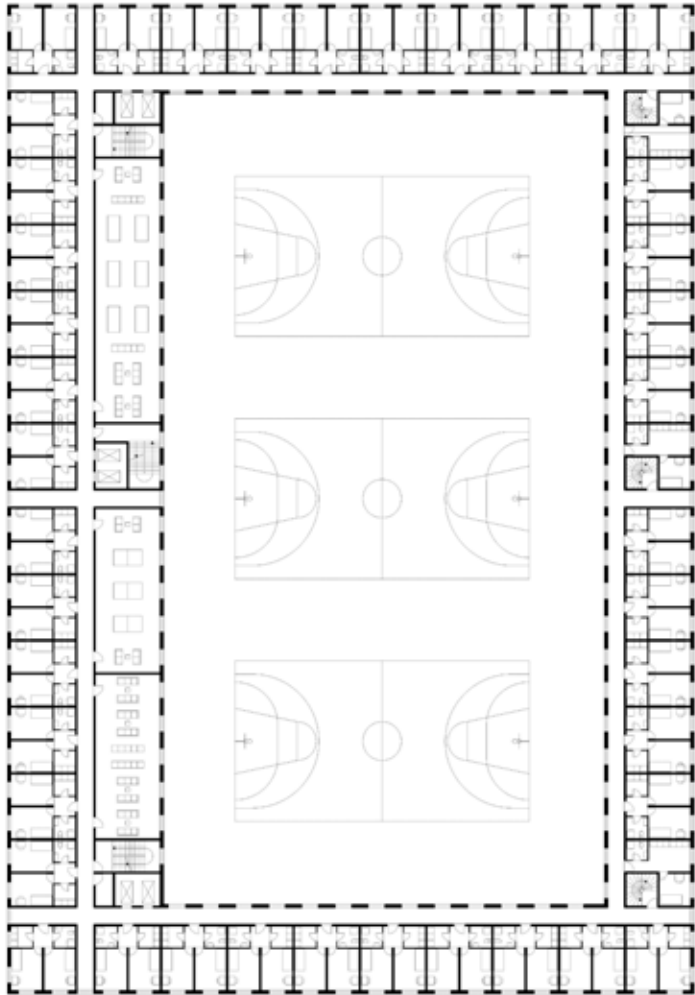
BUILDINGS 1-2-3



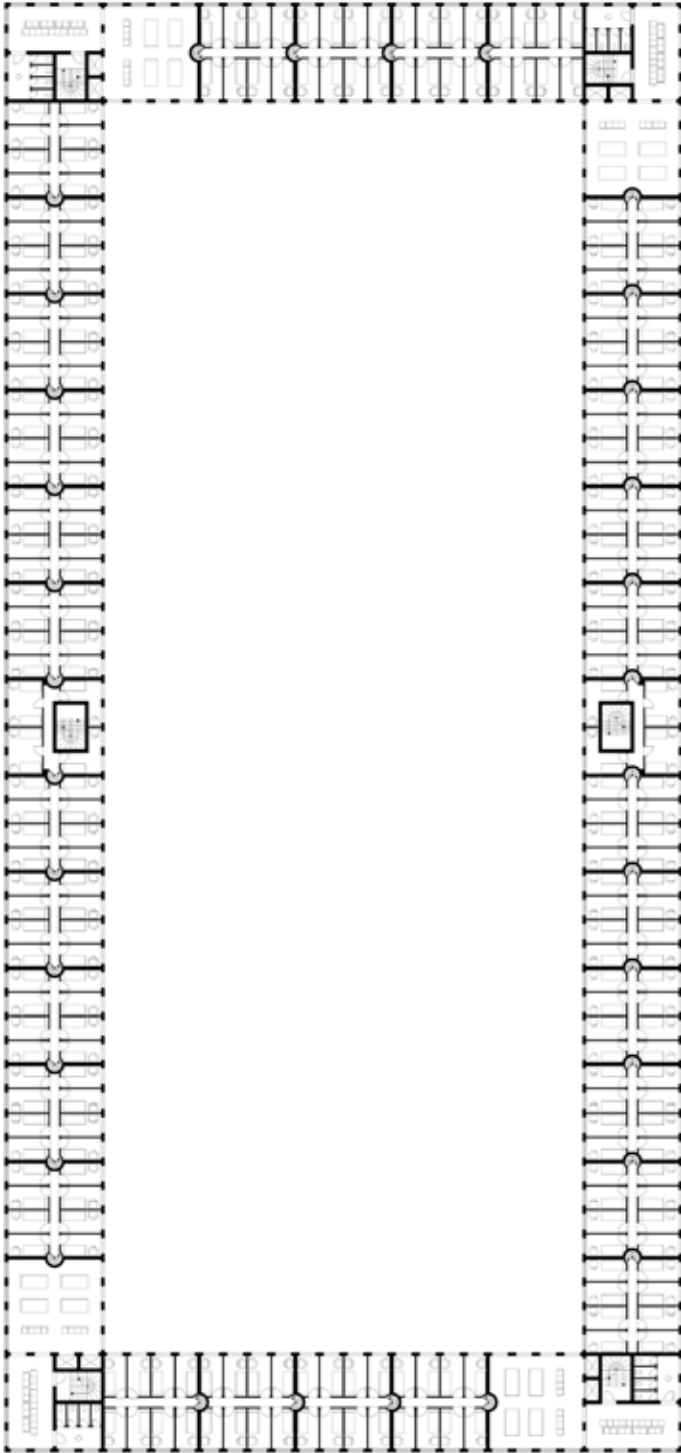
BUILDINGS 4-5-6-13-14



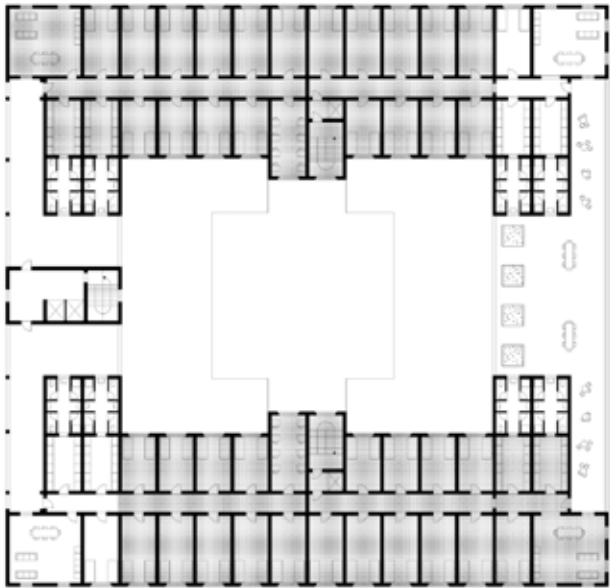
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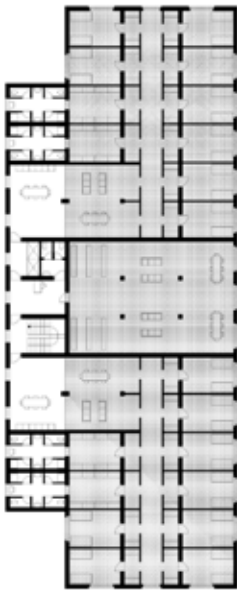
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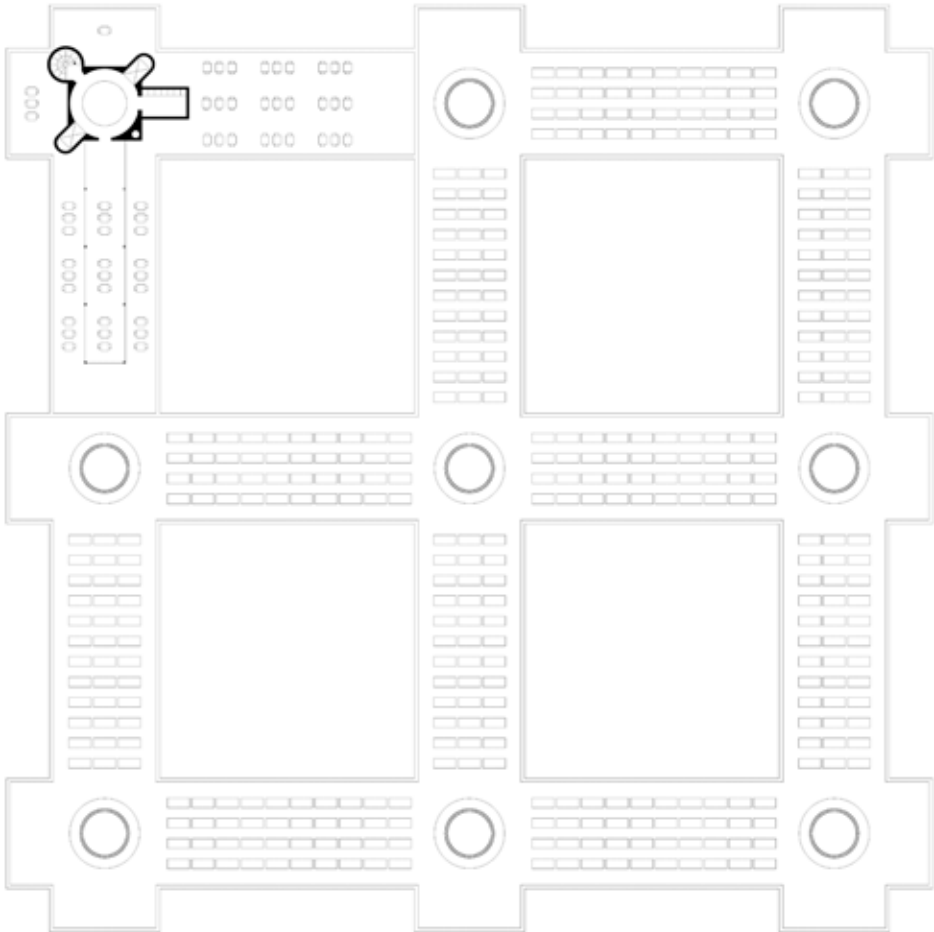
BUILDING 32



BUILDINGS 7-8-9-10-11-12



BUILDINGS 16-17-18

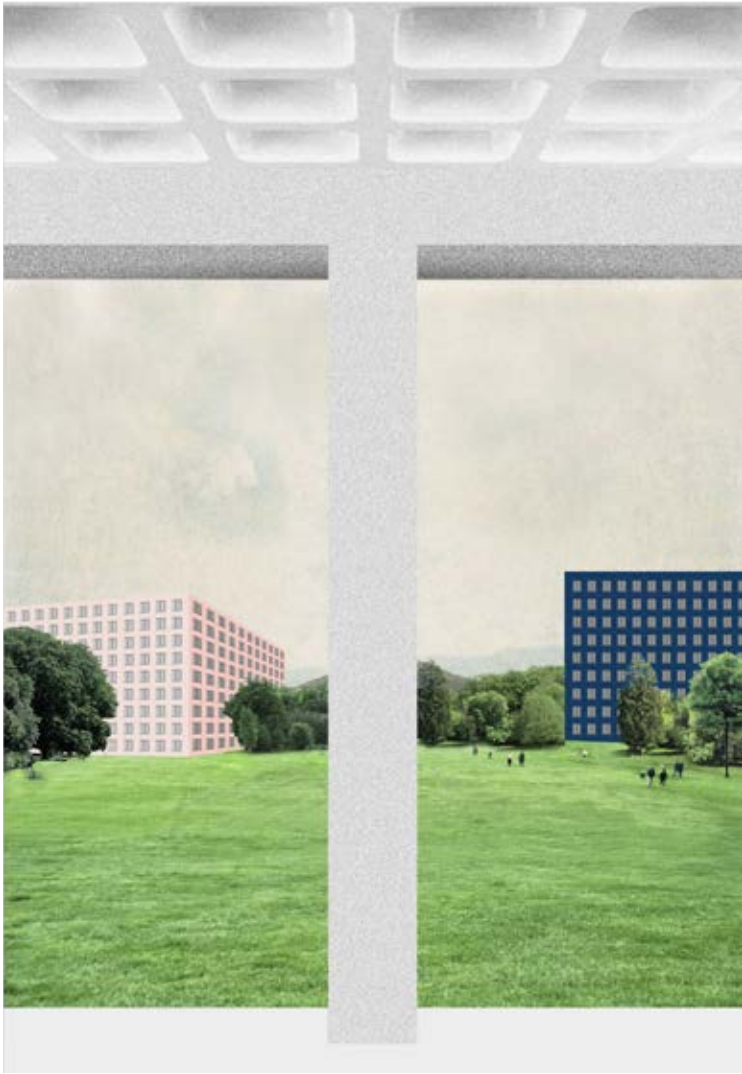
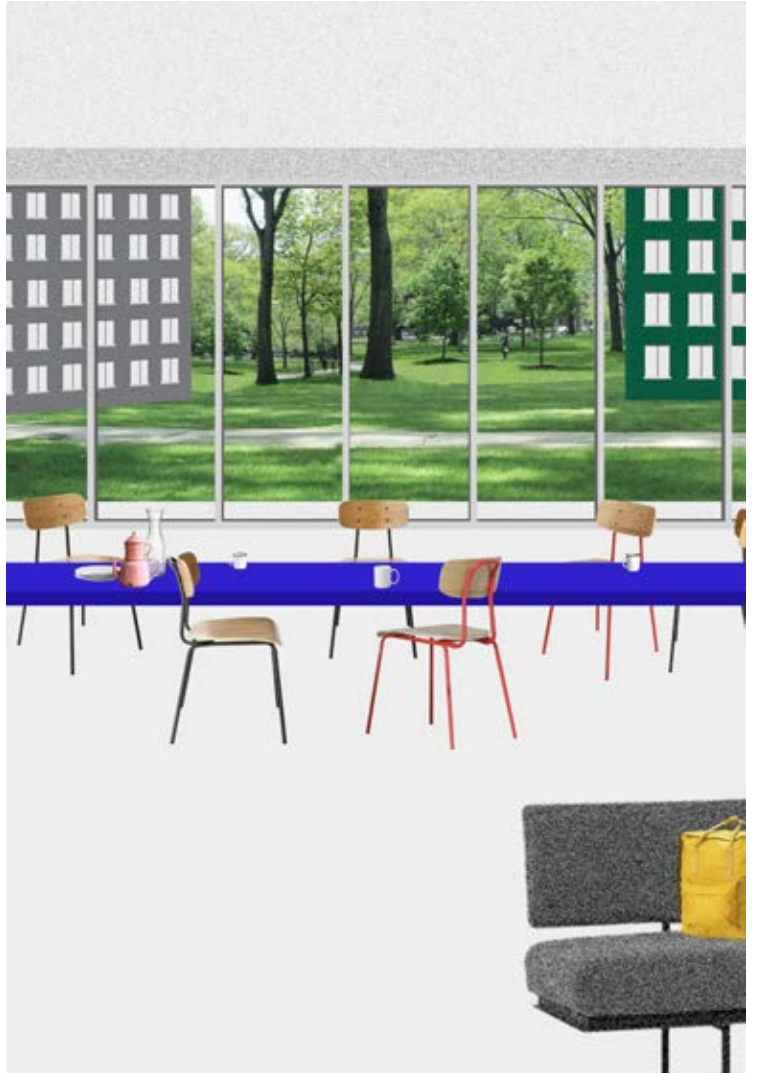


BUILDING 31



BUILDINGS 20-21-22-23-24-25-26-27-28-29









**THOMAS RAYNAUD (BUILDINGBUILDING)**  
**ARCHITECT**  
**ATTORNEY OF THE ECONOMIC OPERATOR**

**ELIAS GUENOUN ARCHITECTURE**  
**ARCHITECT**

**MAX TURNHEIM AND ADRIEN DURRMAYER (UHO)**  
**ARCHITECTS**

**REDMAN TOSKA (STUDIO REBUS)**  
**CONSULTING ARCHITECT IN TIRANA**

**CAMILLE FRÉCHOU**  
**LANDSCAPE ARCHITECT**

**ANTOINE ESPINASSEAU**  
**ARTIST**

**BOLLINGER + GROHMANN**  
**STRUCTURAL ENGINEER**

**VPEAS**  
**ESTIMATOR MANAGEMENT EXPERT**

**CONTACT**  
**CONTACT@BUILDINGBUILDING.ORG**

## **CREDITS**