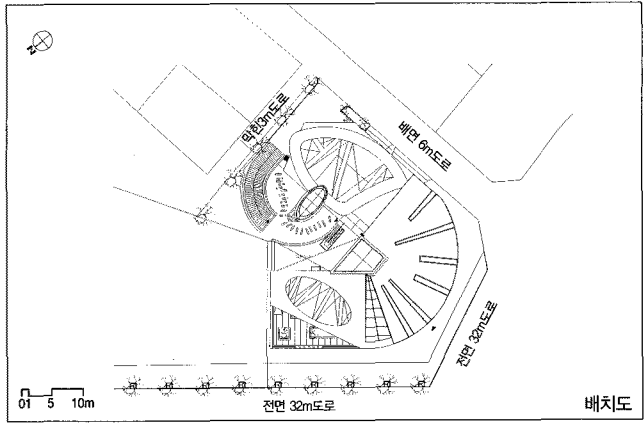


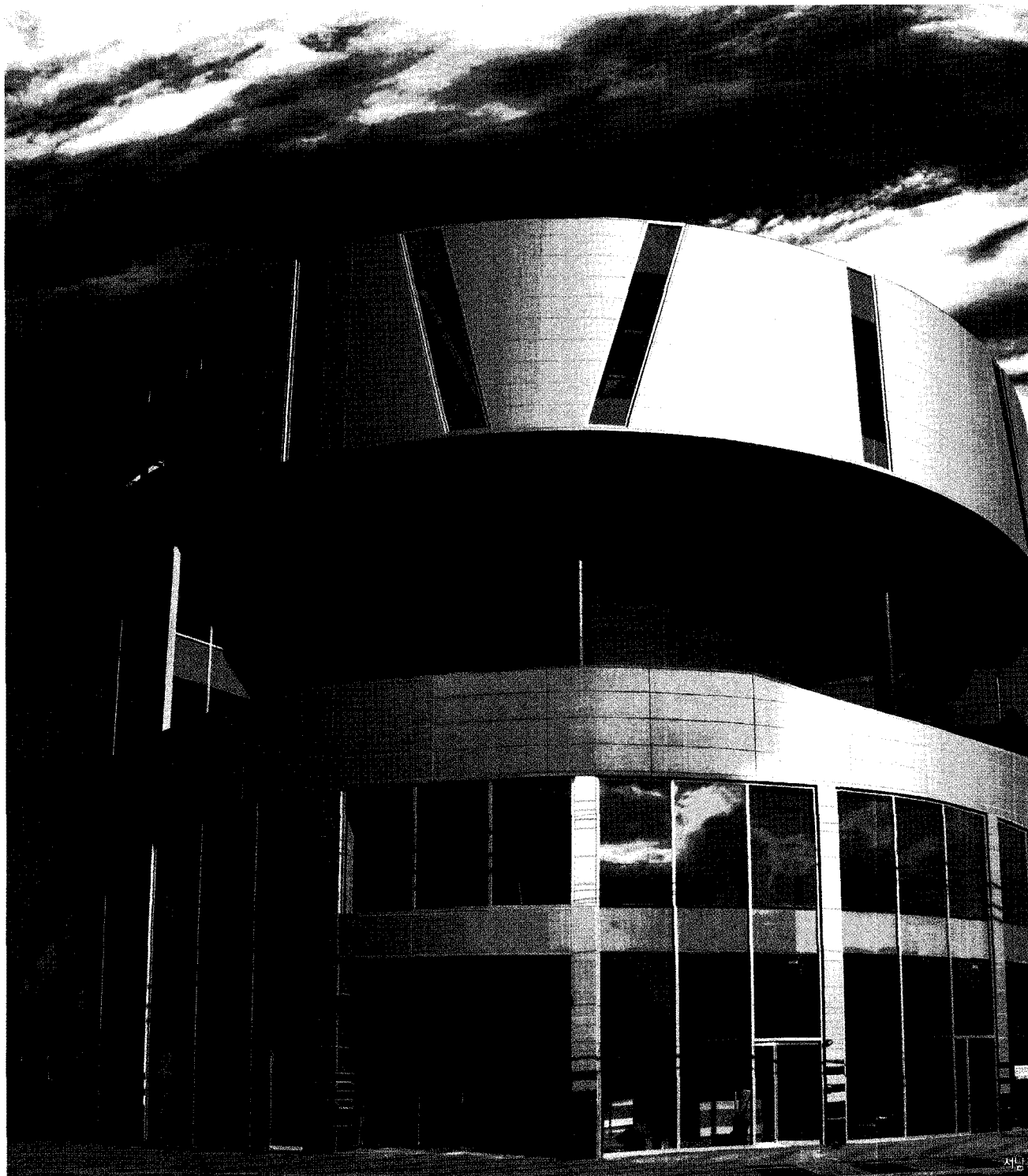
Landmark I

전남 레크리마커 I

Project team | Yoon, Young-no-Kwon, Kang-sik Baek, Seng-il  
 Location | Gyeonggi-do Bucheon-si Ojeong-gu Jack-dong 63-7  
 Site Area | 1,313.00 m<sup>2</sup> Building Area | 750.27m<sup>2</sup>  
 Gross Floor Area | 4,723.70m<sup>2</sup>  
 Building to Land Ratio | 57.14%  
 Floor Area Ratio | 199.94 %  
 Structure | R.C  
 Structural Engineer | Zy-woo Structural Eng.  
 Electrical Engineer | chun-il Enc.  
 General Contractor | jun-se ye gung co.  
 Building Scope | B2, 5F  
 Finishing Materials | T6 AL panel, T22 fair Glass  
 Photographer | Park, Chul-sik  
 Cost | 4,200 m KRW



최영정 | 정회원 (주)아키마루 종합건축사사무소  
 Architects - Choi, Ho-jung, KIRA





**SITE** \_ 본 대지에 갔을 때 첫인상은 주변에 홈플러스, 하이마트, 주민자치센터가 있었으나 32m도로 의한 물리적 분리로 보행자 동선이 접근되지 않았고, 기존 건물은 오랜 시간 판자촌 유흥업소에 인접, 시민들의 접근을 배척하는, 세월의 흐름에 따라 노후된 건물이 있었다. 하지만 다행히도 주변에 여윌지구가 풀려와 있어 앞으로의 가능성과 기존 도시축의 인지성을 살려 주변시설물과 네트워크를 형성 할 수 있다면 사람과의 관계를 짓고, 도심축의 결절점이 될 수도 있는 자리였다. 이 대지에 생명력 있는 상가를 짓고자 한다면, 사람들을 흡입할 수 있는 건축물로 보행자 동선을 끌어들이야 했기에 인지성을 높일 수 있는 랜드마크적인 이미지 부여가 반드시 필요했지만, 자본의 한계를 벗어나기 어려운 개인의 수익성 건물이기에는 많은 고민이 필요했다.

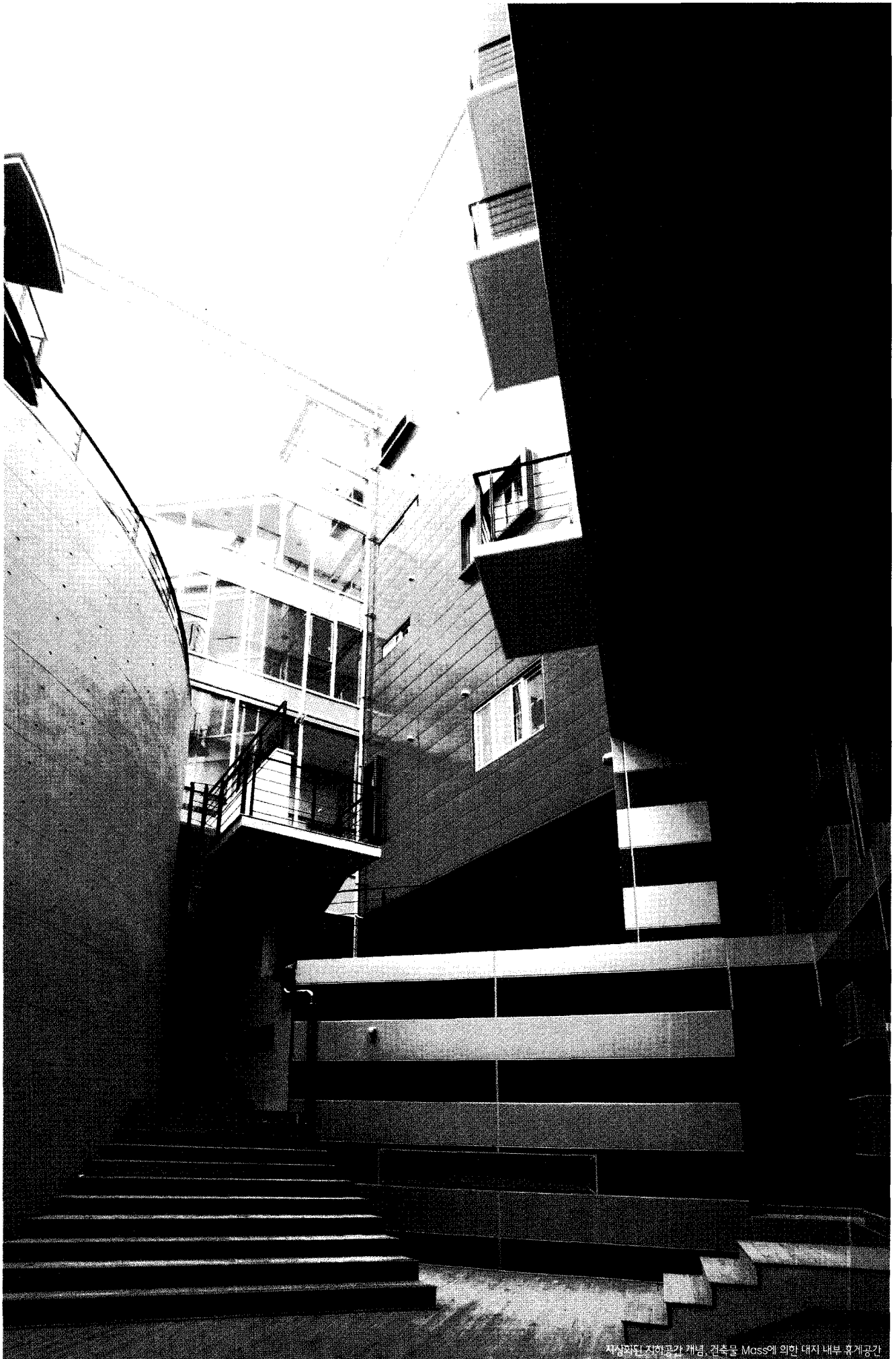
**MASS** \_ 7각형의 대지로 전면 32m 도로에 접한 길이가 짧아 사각형의 형상을 취할 경우 상가의 전면이 짧고 후면이 많아 사업성이 현저히 떨어지게 되므로 최대한의 전면상가 확보의 필요성과 후면상가를 최소화하여 상가의 경제성을 극대화하고자 다각형 대지의 여건을 고려하여 전면부를 곡면으로 처리하였다. 또한 건폐율 60%에 용적률 200%인 법적인 여건상 단순 산술적인 3.3개 층의 건축물로서는 인접한 5층 이상의 건축물에 묻혀 신축 건물로서의 효과를 볼 수 없는 상황이었으므로 주변건축물과 같은 5층 이상의 층수를 확보할 필요가 있었기에 상가수익을 고려 1, 2층은 건폐율에 맞추어 120% 가까이 최대로 하고 나머지 80%를 3, 4, 5층에 건축물의 디자인적 요소로서 매스에 율동감을 부여, 생명력 있는 건축물화하여 멀리서도 건축물의 율동감이 인지됨에 따라 보행자의 동선을 유도하는데 성공하게 되었다.

**SPACE** \_ 사업적 분석에 따른 Mass의 분리로 다소 고약적 여유공간인 3, 4, 5층의 휴게공간과 클라이언트의 요구에 의해 지하층에 운동시설을 배치함으로써, 자연채광 및 환기를 고려한 1층 휴게공간과 연계된 지하 1, 2층의 선공공간으로 지상화된 지하공간이 이루어짐에 따라 1층이 지나 녹지공간이 자리매김을 하면 생명력이 넘치는 공간이 될 것이며, 공간가치의 마케팅 개념에 의한 임대수요자의 좋은 호응을 받고 있다.

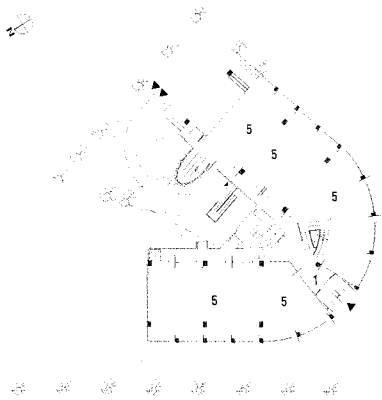
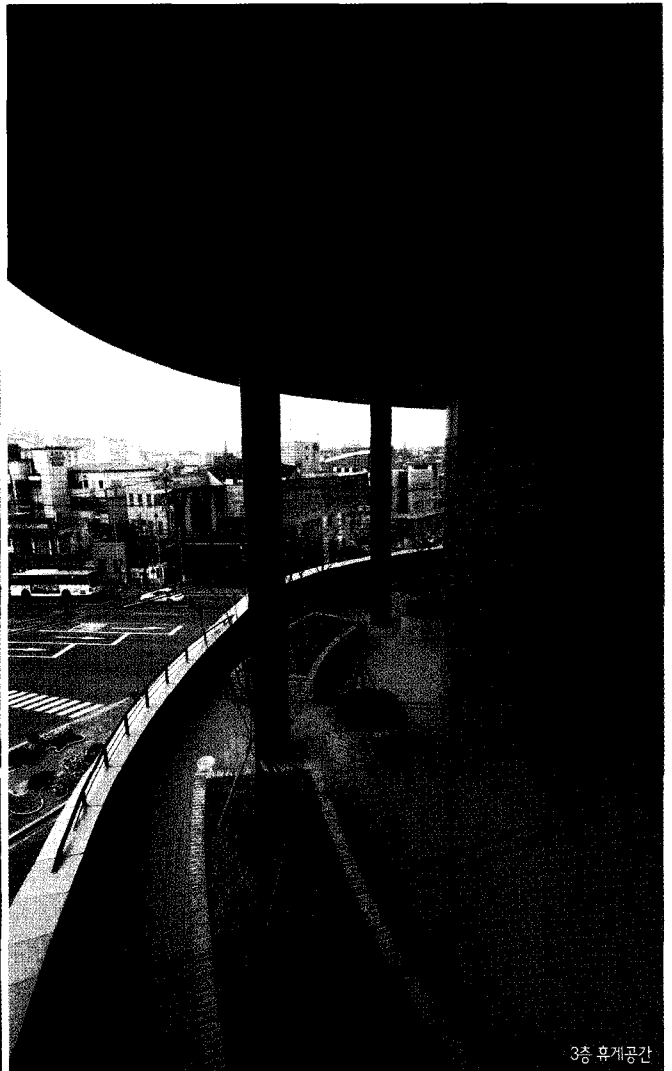
**SITE** \_ My first impression of the site when I first arrived there was, there were Home-Plus, Hi-Mart and community autonomy center in the surroundings, but they were physically separated by a 32m road so the flow of pedestrians did not approach there, the existing buildings were close to the adult entertainment establishment, making it hard for citizens to approach, and there were buildings which had deteriorated with age. Fortunately however, YeoWoi District was in the surrounding area, so if a network could be formed with surrounding facilities by increasing the possibility in the future and the awareness of the existing city, the place could become an interchange of the city. If a shopping mall was to be built with a long life, the flow of pedestrian needed to be dragged in by using structures which attracted people, therefore an image like that of a landmark was required which would increase its awareness, but a lot of thought was required because it was an individuals' profitability building, which was hard to be free from the limits of the capital.

**Mass** \_ The site was heptagonal in shape, and the length which was in contact with the 32m road was short, so that if it took the form of a square, the front facade of the shopping mall would be short, and the rear would be big, so the business value would remarkably drop, so, to maximize the shopping mall's business value by maximizing the front facade and minimizing the rear, the conditions of the polygonal site was considered, and the facade was given a curved surface. Also, due to the legal conditions of 60% building coverage and 200% floor area, a simple and arithmetical 3.3 storey building would be buried in adjacent 5 storey buildings, which would not have the effect of a new building, so there was a need for a building with more stories than adjacent buildings with 5 stories, and considering the earnings of the shopping mall, the first and second floors were matched with the maximum building coverage of 120% closely, and the remaining 80% was used for third, fourth and fifth floors as a design factor of the structure, giving it a feel of rhythm to the mass, giving the structure a life, so that it was successful at attracting the flow of pedestrians by the awareness of the feeling of rhythm of the structure.

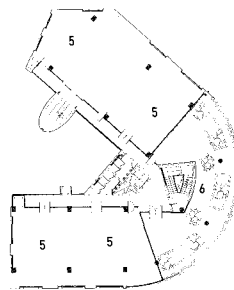
**SPACE** \_ Through separation of mass by business analysis, by allocating somewhat intentional empty space of rest space on third, fourth and fifth floors, allocating sports facilities in the basement by the clients demand, forming rest space on the first floor which considers natural lighting and ventilation, affiliated with sunken area of first and second basement levels, and placing of green space after time, the place will become full with life, and is receiving a good response from lease consumer, with marketing concept of value of space. ■



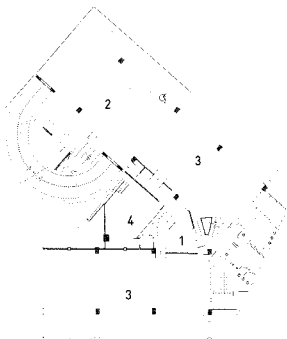
재상관된 지하공간 개념. 건축물 Mass에 의한 데지 내부 휴게공간



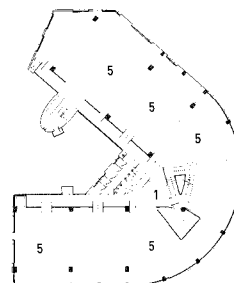
1층 평면도



3층 평면도



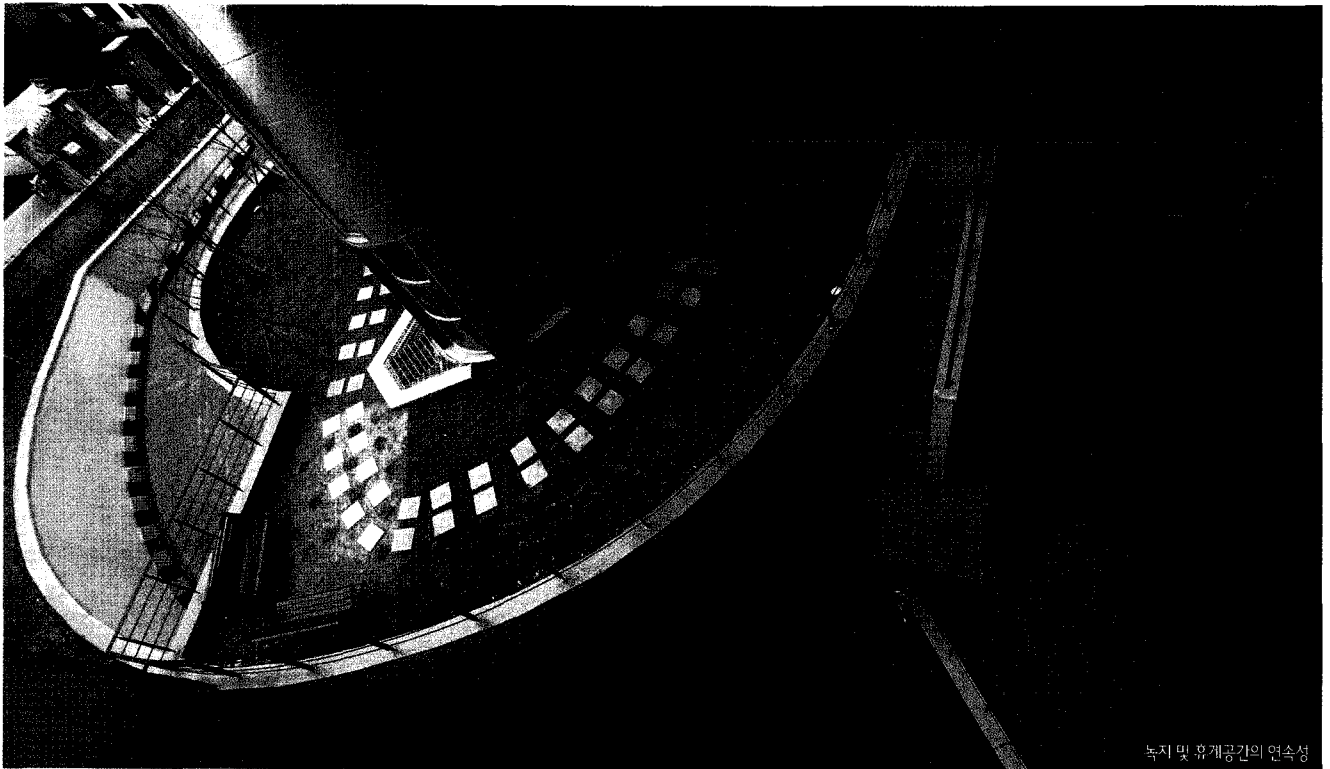
지하 1층 평면도



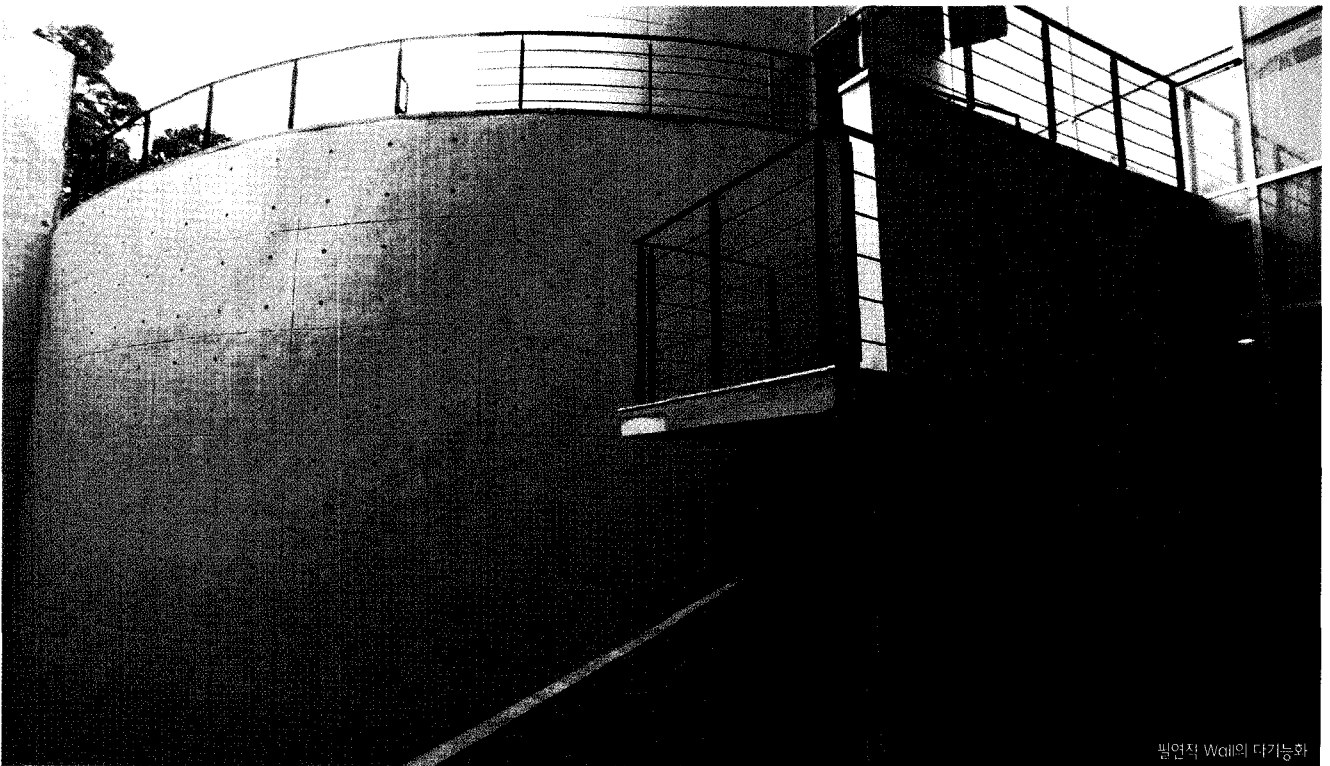
2층 평면도

- 01\_홀
- 02\_주차장
- 03\_운동시설
- 04\_선로
- 05\_근린생활시설
- 06\_휴게공간

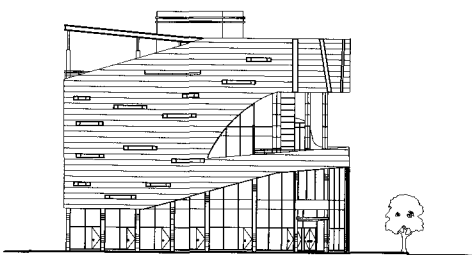
01 5 10m



녹지 및 휴게공간의 연속성

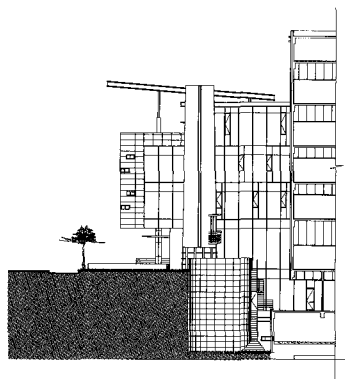


빔연적 Weil의 다기능화



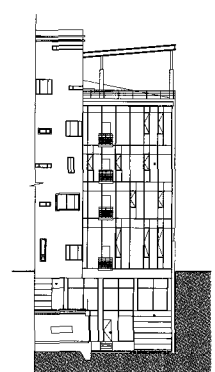
0 1 5 10m

정면도



0 1 5 10m

좌측면도

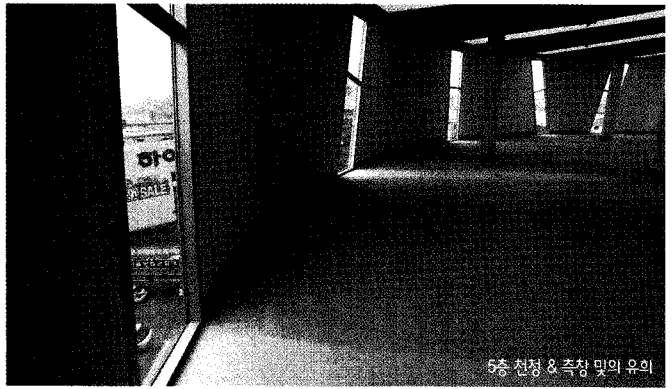
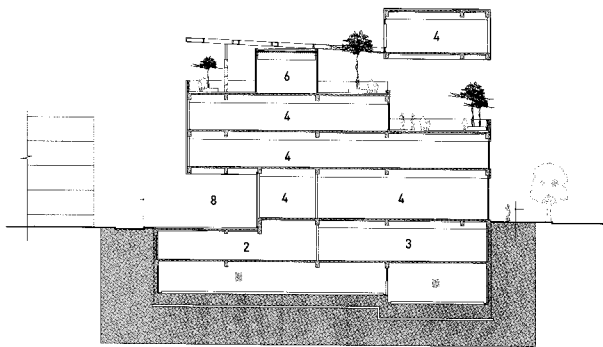


우측면도



Sunken에서아이를올라본전경

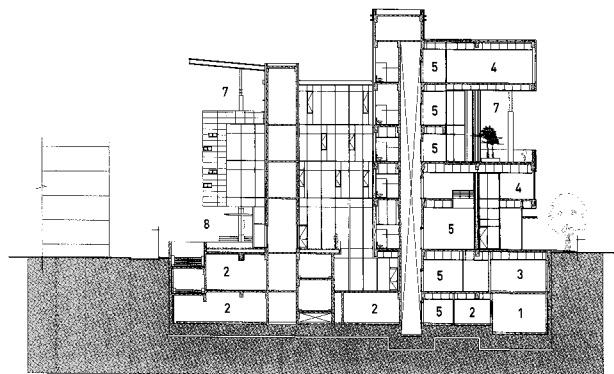
- 01\_ 기계, 전기실
- 02\_ 주차장
- 03\_ 운동시설
- 04\_ 근린생활시설
- 05\_ 홀
- 06\_ 종교시설
- 07\_ 휴게공간
- 08\_ 친환경 무대공간



5층 천정 & 즉창 빛의 유희



MGN 계단 전경



단면도

0 1 5 10m



4층 내, 외부 융화 휴게공간