

MOSAIC OF METAMORPHOSIS

Transformation of the Sibum Apartment Complex

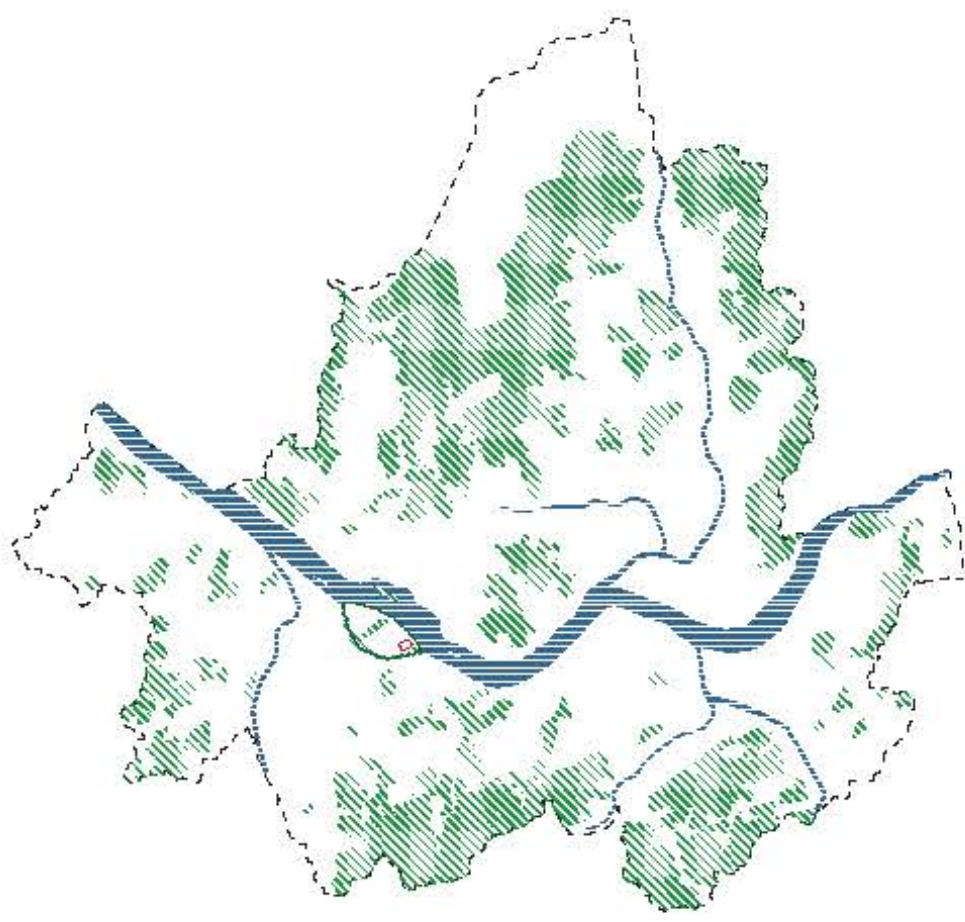
Concept

The «Tandj» Sibum housing complex, located in southwest Yeouido, Seoul, is an iconic example of 1970s urban planning but is now under threat from South Korea's demolition-driven policies.

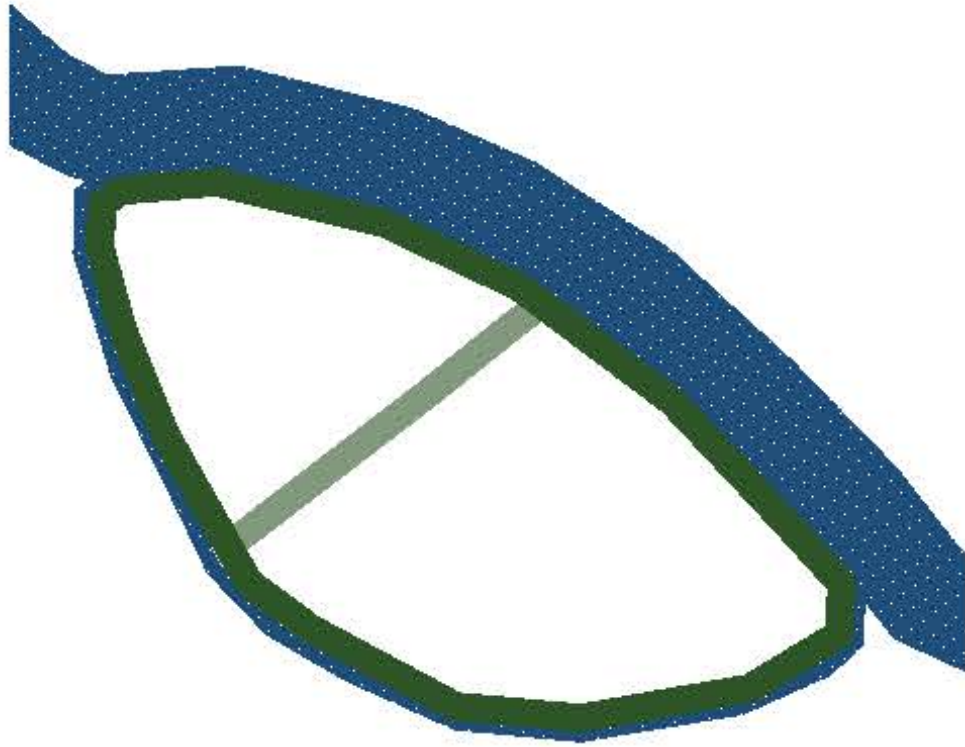
This project seeks to reconnect the site to its urban and natural surroundings through a green grid that links existing green spaces, creating a new territorial structure. By enhancing the natural qualities of the site and introducing shared spaces such as squares, sports fields, and playgrounds, the project improves residents' quality of life and fosters stronger connections between people and their environment.

A key concept is the unification of the ground floors of existing buildings through a hat-building that hosts public programs. These spaces activate the site throughout the day, offering services and collective areas that promote a sense of community. Parking, once a dominant feature, is relocated underground, freeing surface areas for pedestrians and activities. The upper slab of the structure is transformed into a large elevated garden, serving as a gathering and relaxation space for residents and the public.

The 22 existing housing blocks are being preserved and transformed to adapt to new needs and lifestyles. To meet the growing need for densification, five new towers are introduced, blending seamlessly into the site while respecting its layout. Together, these elements create a «city within a city» ensuring autonomy and an improved living environment for residents.



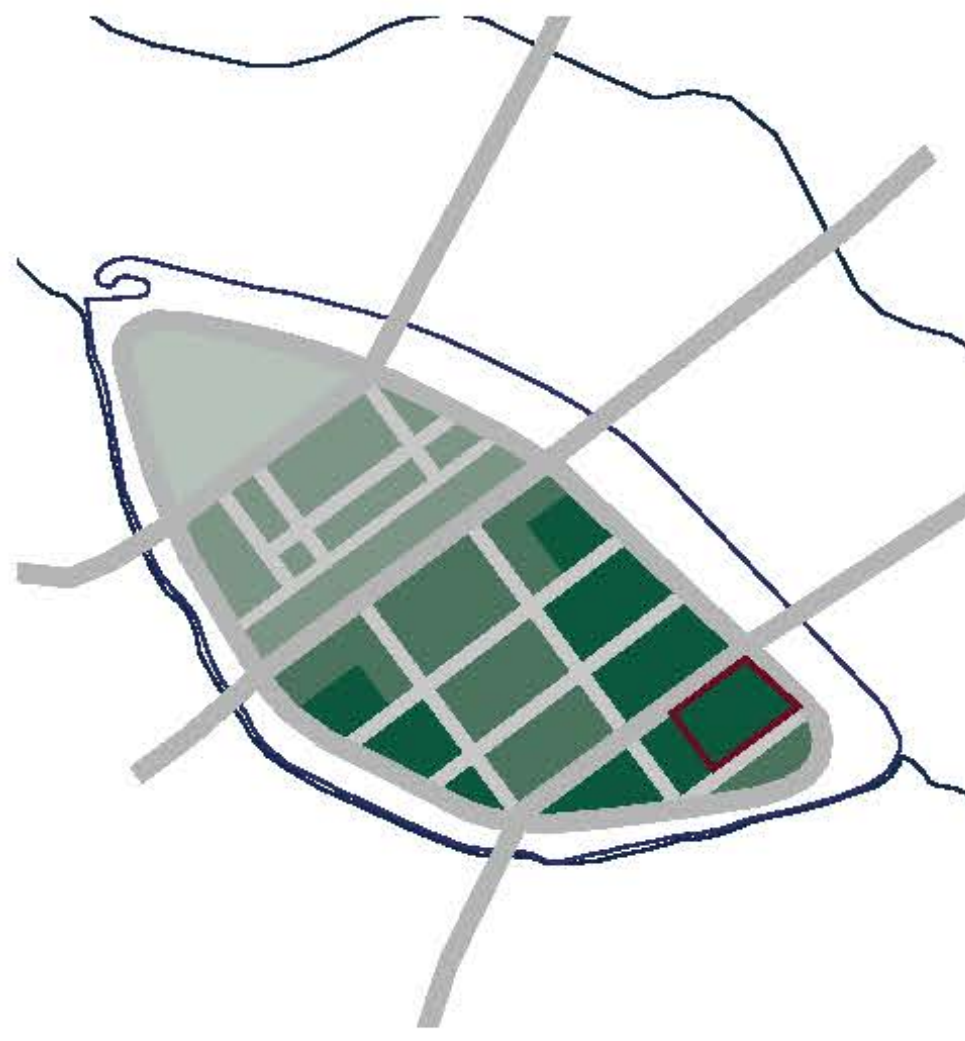
Location in Seoul



The Green & Blue Belt



Urban Fabric

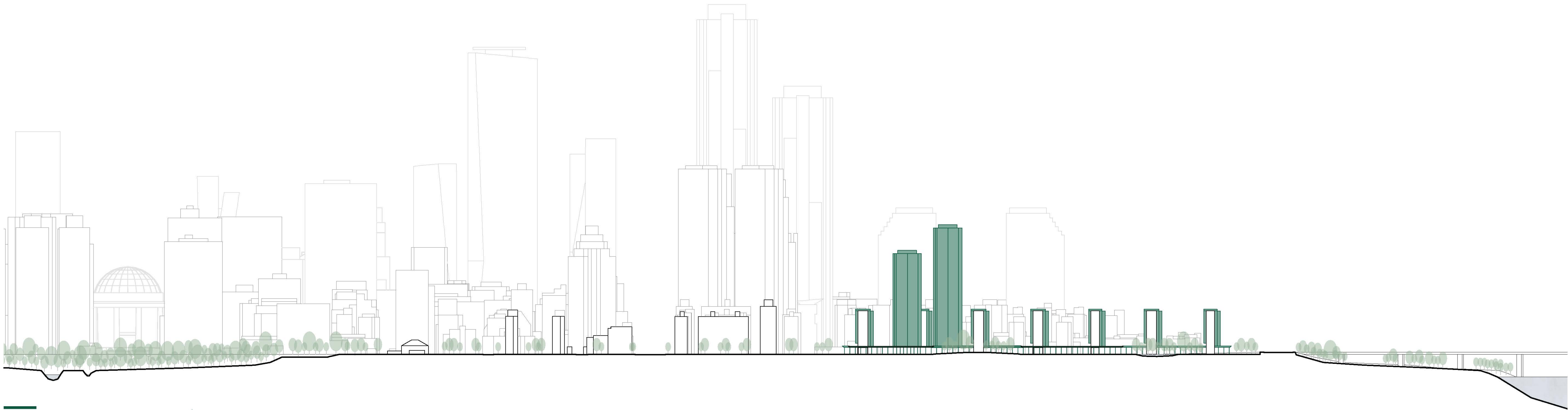


Yeouido Zoning

- Government
- Broadcasting & Commercial
- Financial
- Housing



2023 Orthophotography



Territorial Section | 1:2000



Yeouido Site Plan | 1:4000

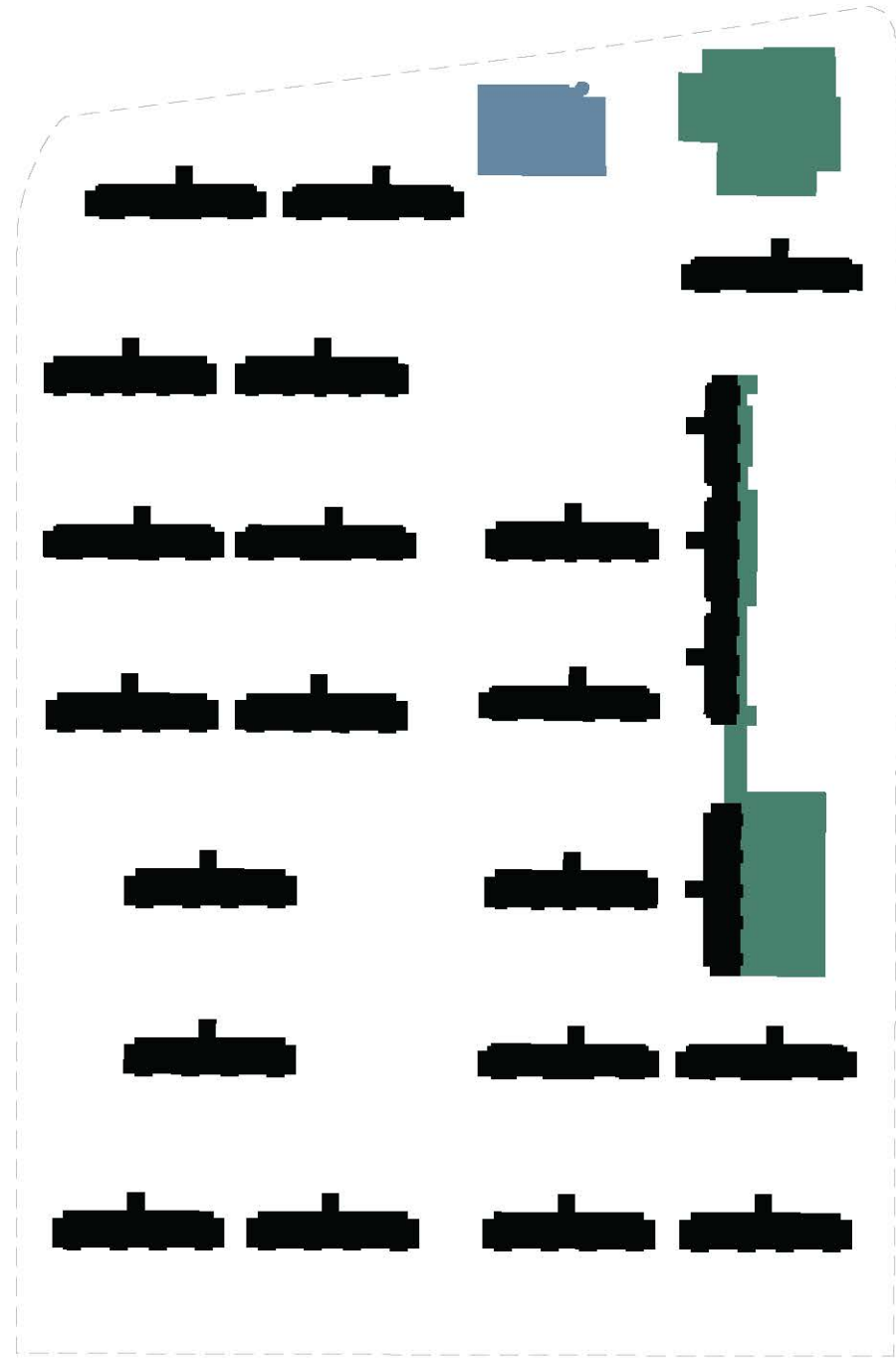


Existing Project

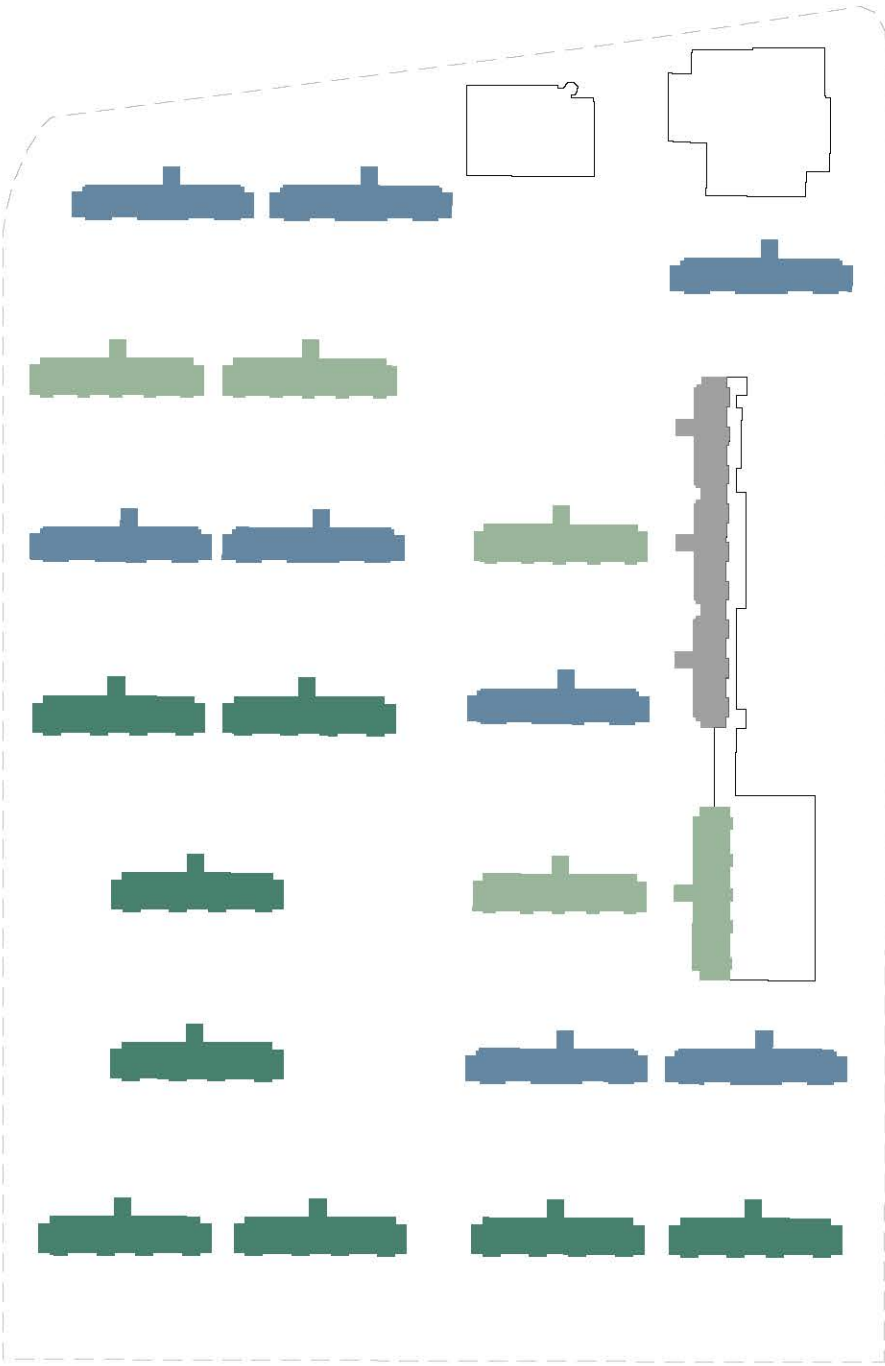
Sibum Apartment, built in the 1970s, is South Korea's first high-rise housing development. Its name, Sibum, meaning *Model* in Korean, reflects its purpose as a prototype of modern housing. Designed to embody a new standard of living, the complex emerged during a period when Korean urban planning sought to address a growing housing demand while adopting principles inspired by the Modern Movement. With its 22 housing blocks arranged in a regular grid, the development emphasizes spatial rationalization and construction efficiency.

Despite its conceptual strengths and pioneering role, the complex faces several limitations today. The uniformity of the housing blocks creates visual monotony. All the blocks on the site contain only four apartment typologies, offering limited diversity in housing options and resident profiles. Additionally, the open spaces between the buildings, originally intended to encourage circulation and collective living, have become underutilized and lack functions adapted to the contemporary needs of residents. Moreover, the standardized design of the apartments no longer meets current expectations for comfort and versatility, underscoring the need for modernization.

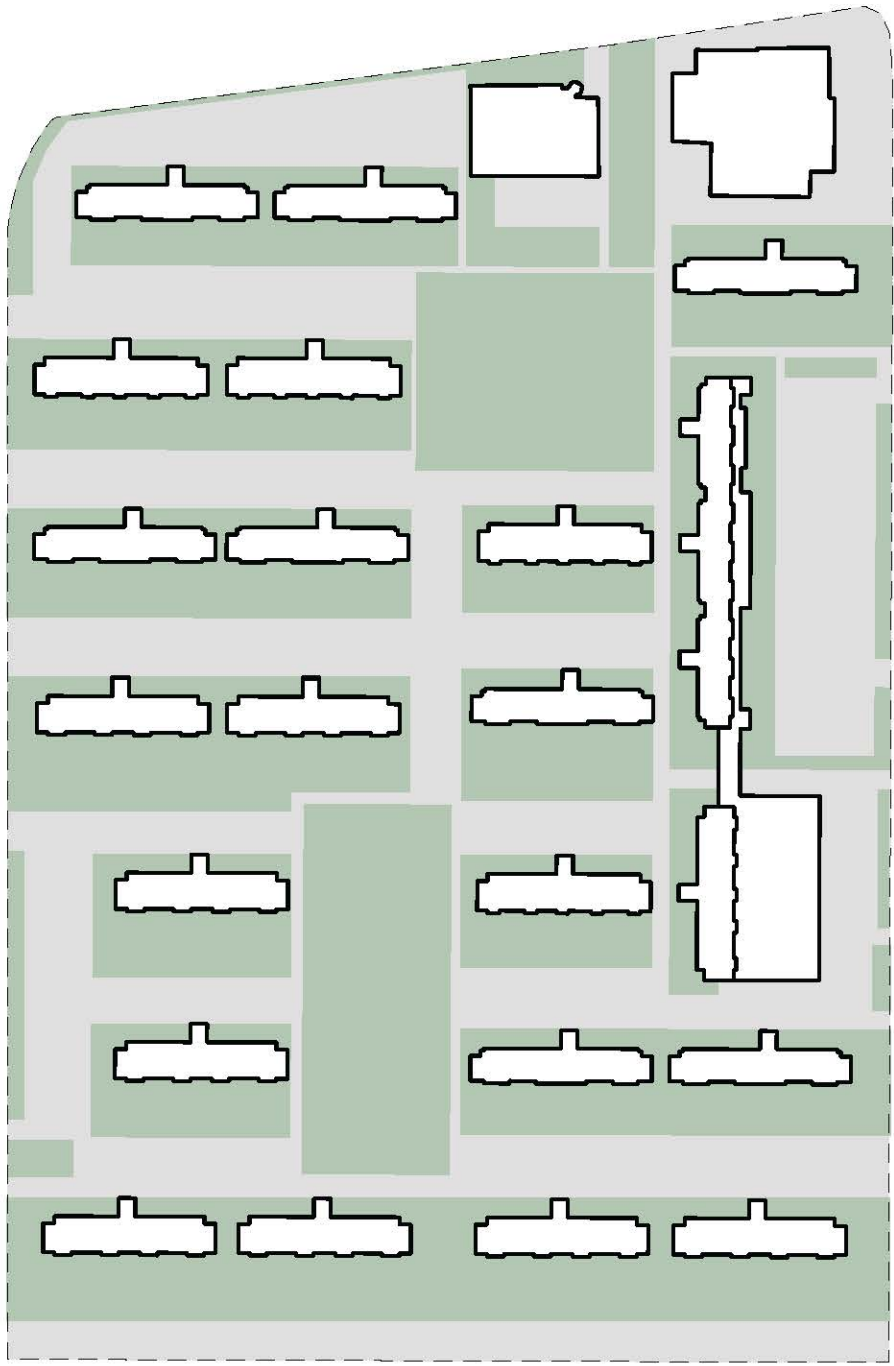
However, the concrete frame structure provides significant flexibility for interior layouts within the apartments. The generous open spaces between the blocks and the lush vegetation create a pleasant living environment. The proximity to the Han River and its popular park is a major asset, as is the functional diversity already present on the site.



Uses



Housing Types



Land Use

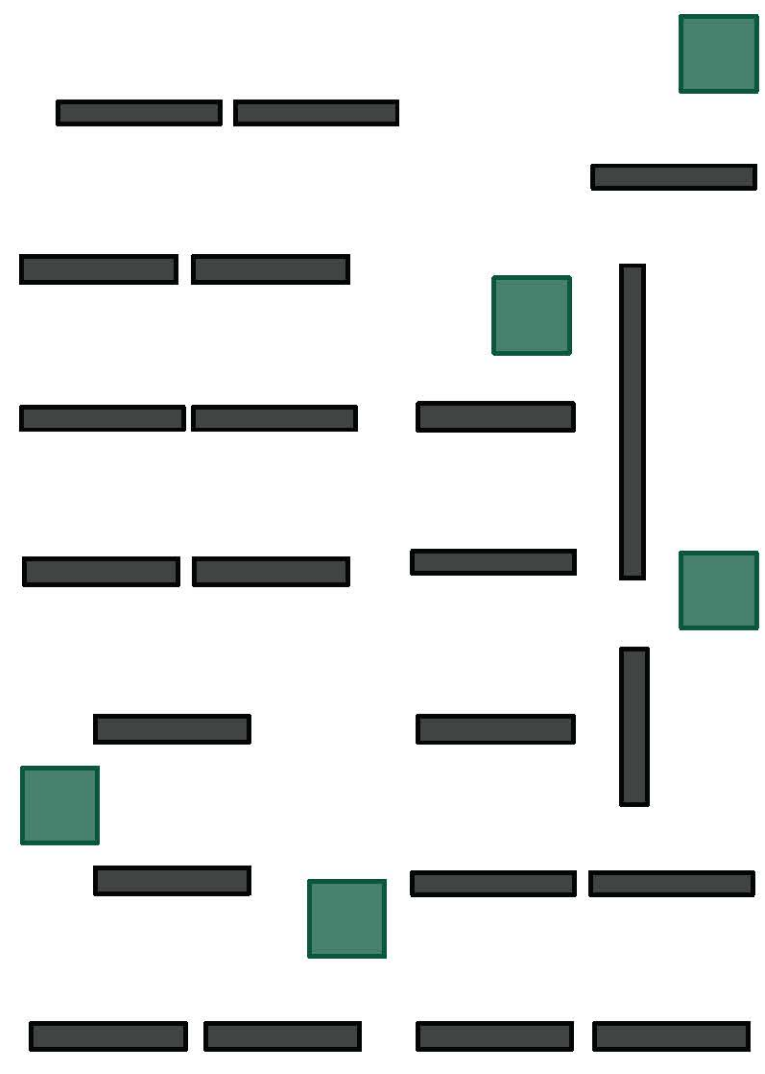


1973 Seoul Museum of History

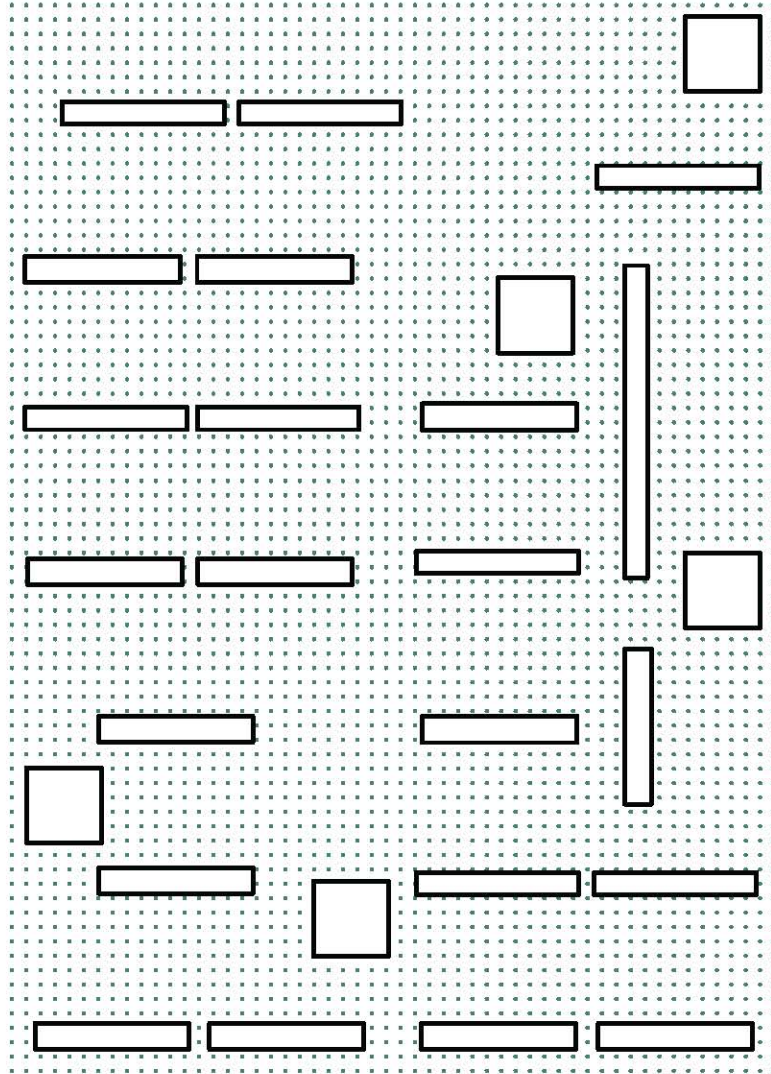


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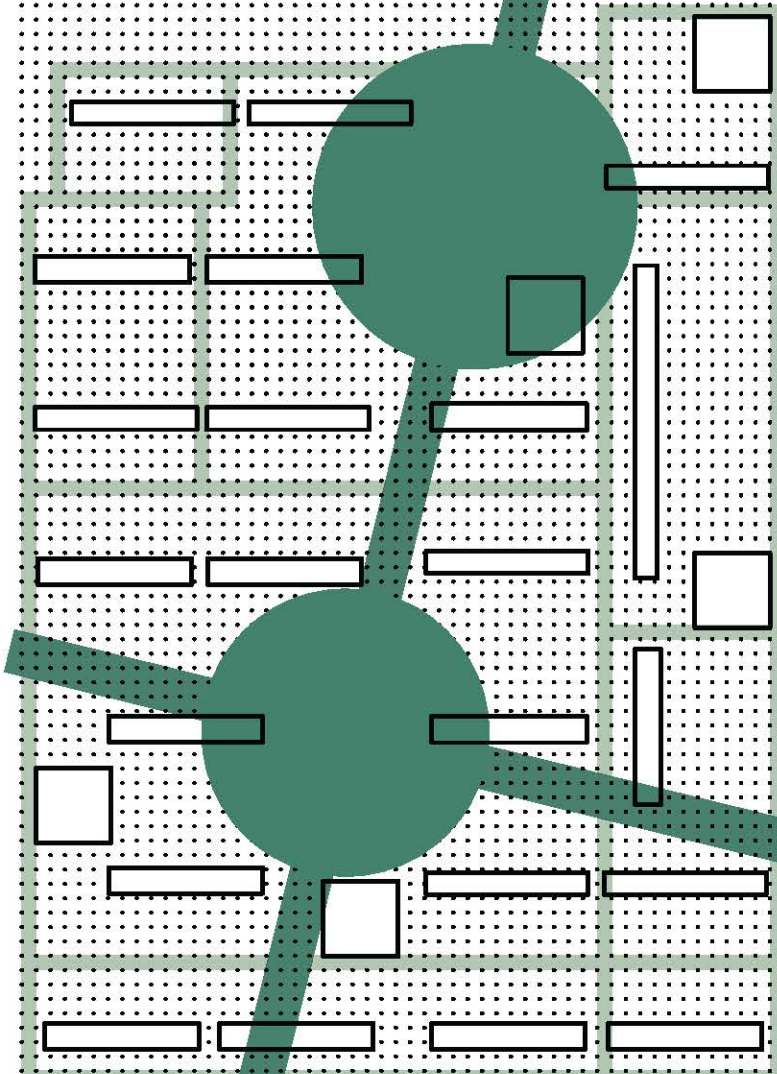




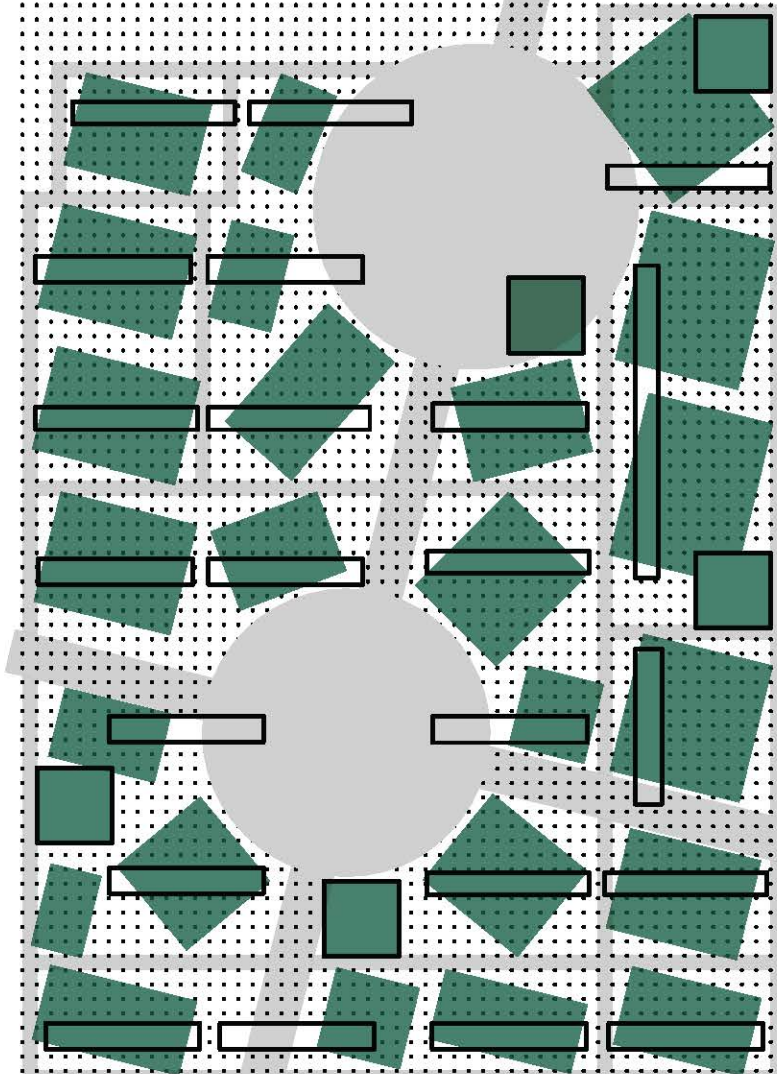
New Volumes



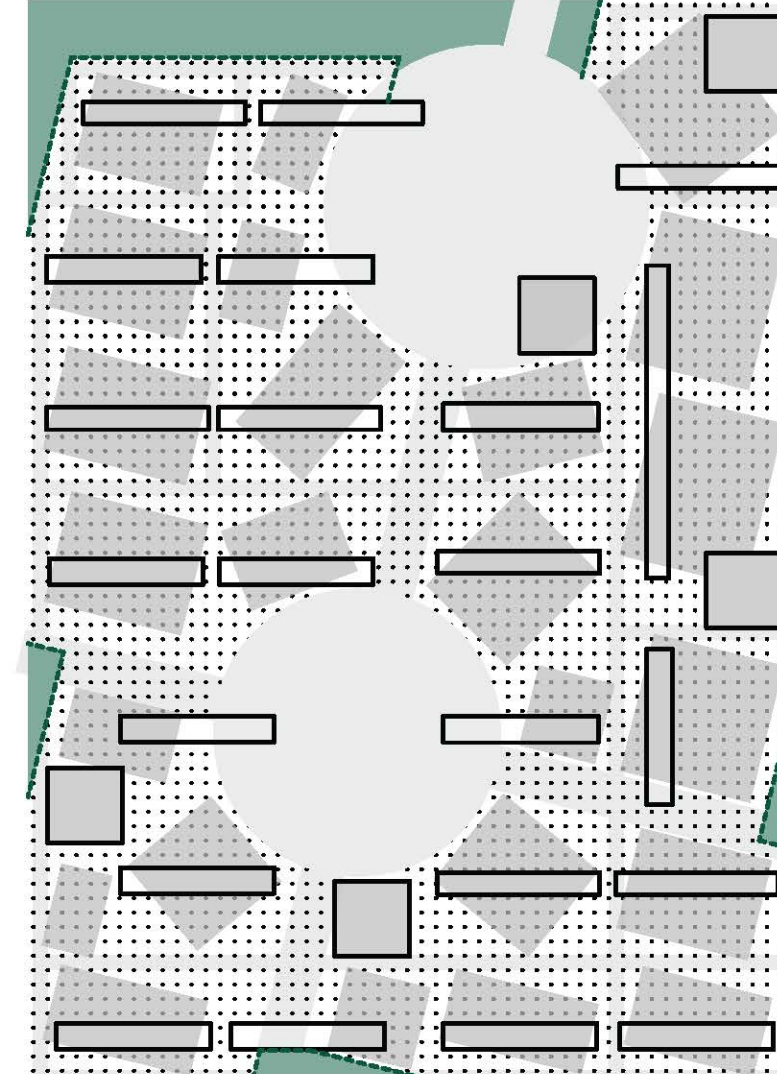
Forest of Columns



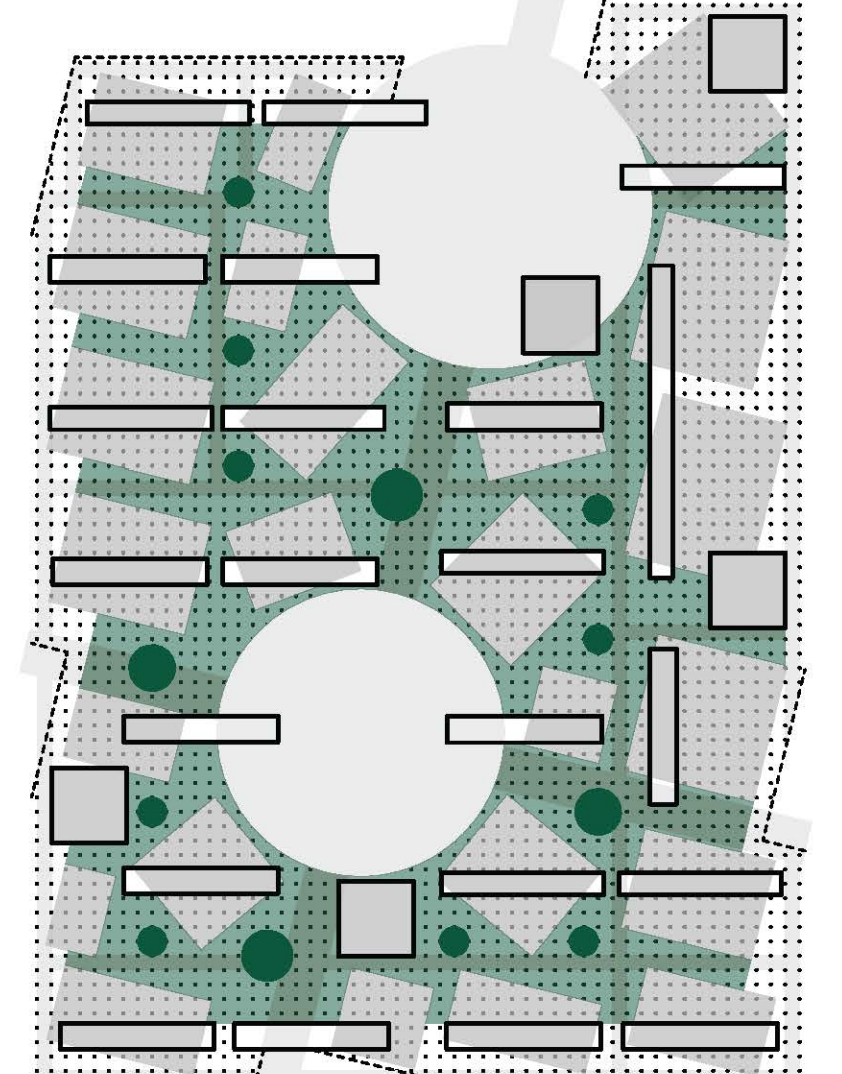
Main Axis & Connections



Public Program

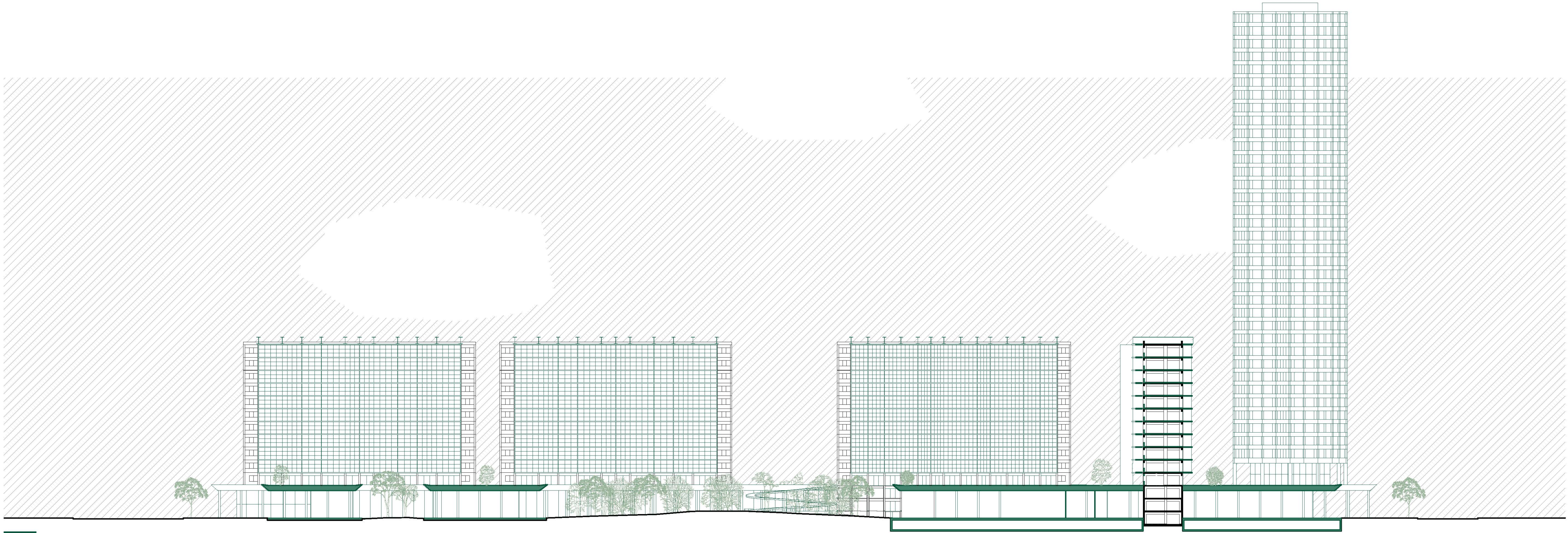


Perimeter Definition

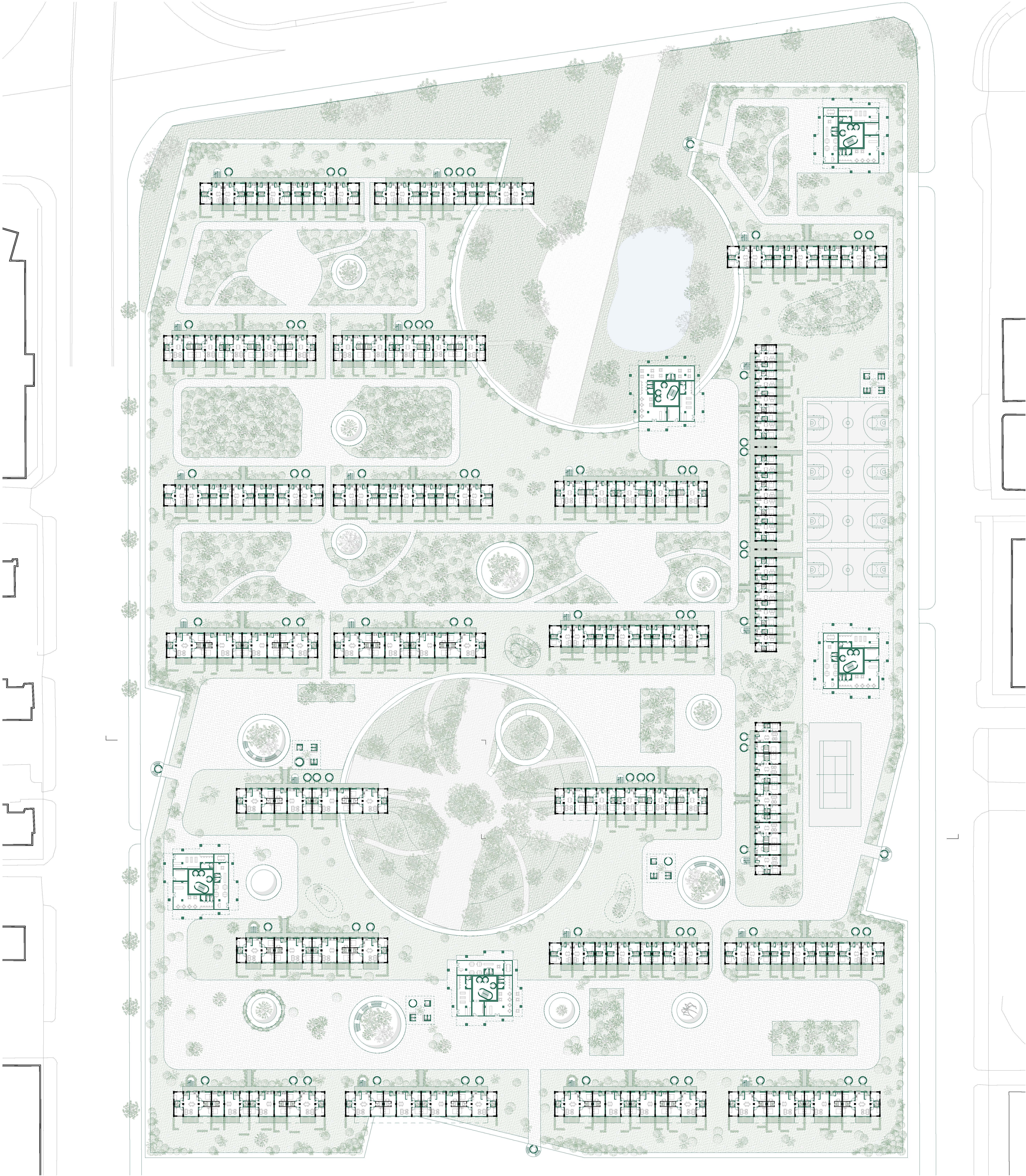


Patios

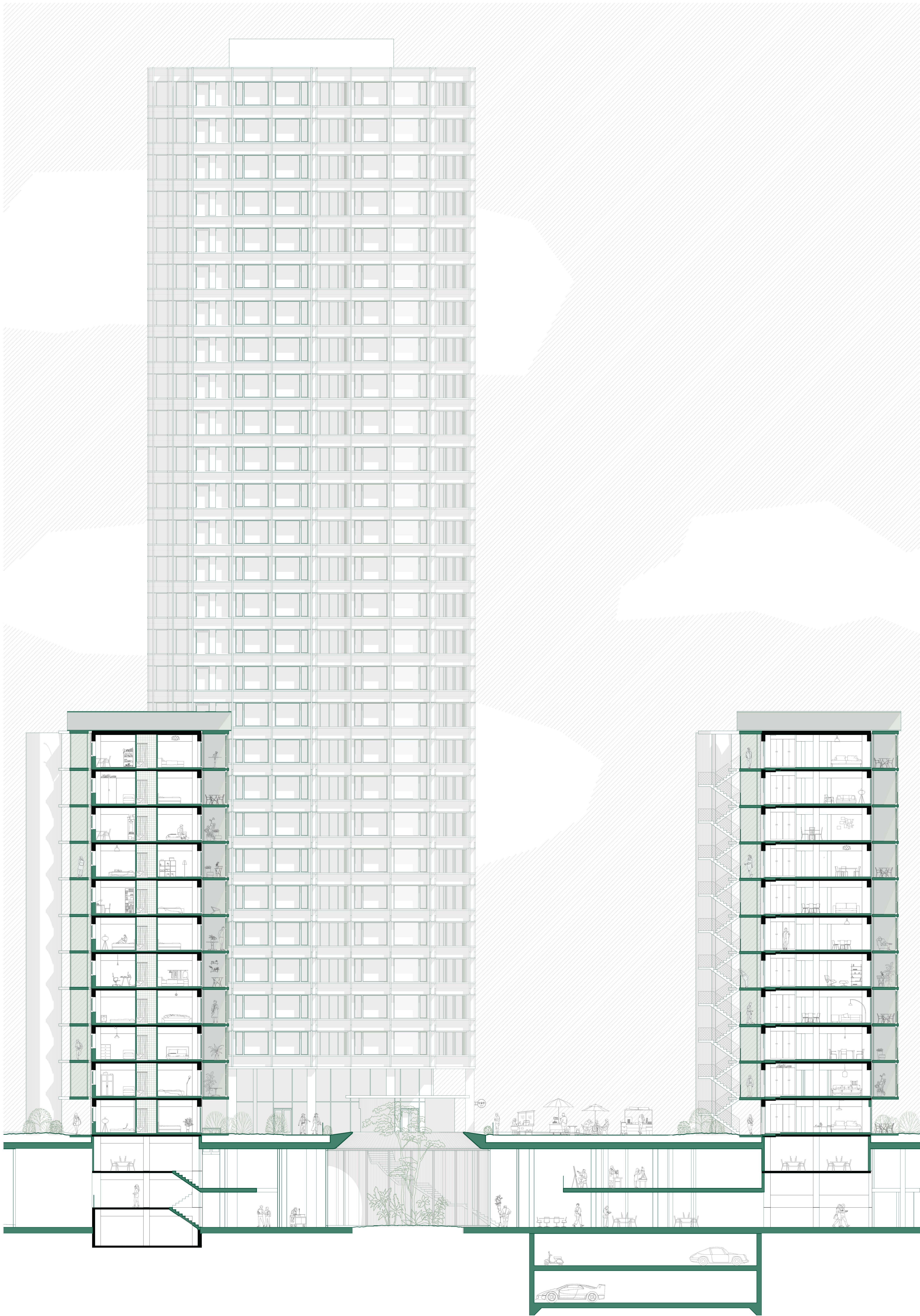




Cross Section | 1:500



Project
Sibum 2nd floorplan | 1:500



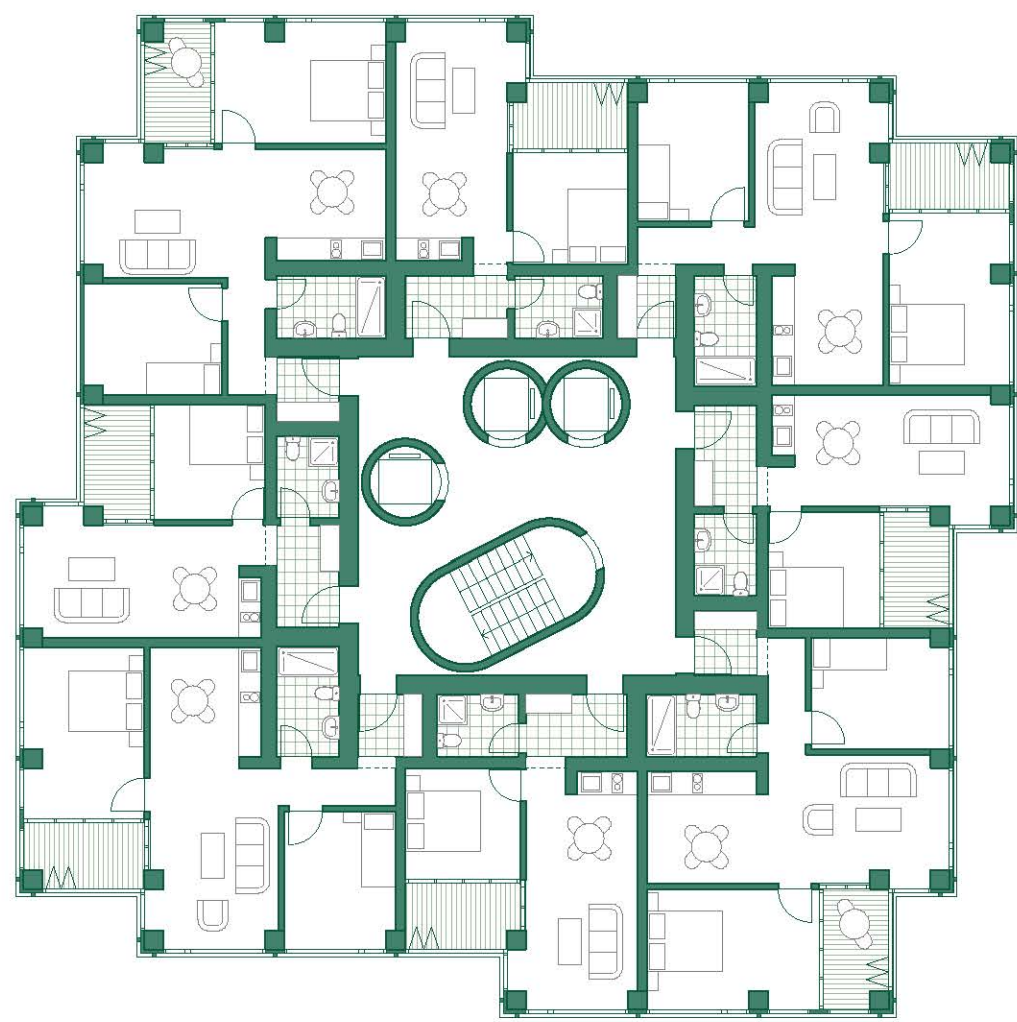
Housing

Korea's harsh climate makes it necessary to create protected spaces in both public and private areas. The transformation of balconies, which are often closed by residents, into modular winter gardens provides spaces that can be used all year round. These spaces become multi-purpose, air-conditioned extensions that meet the needs of residents.

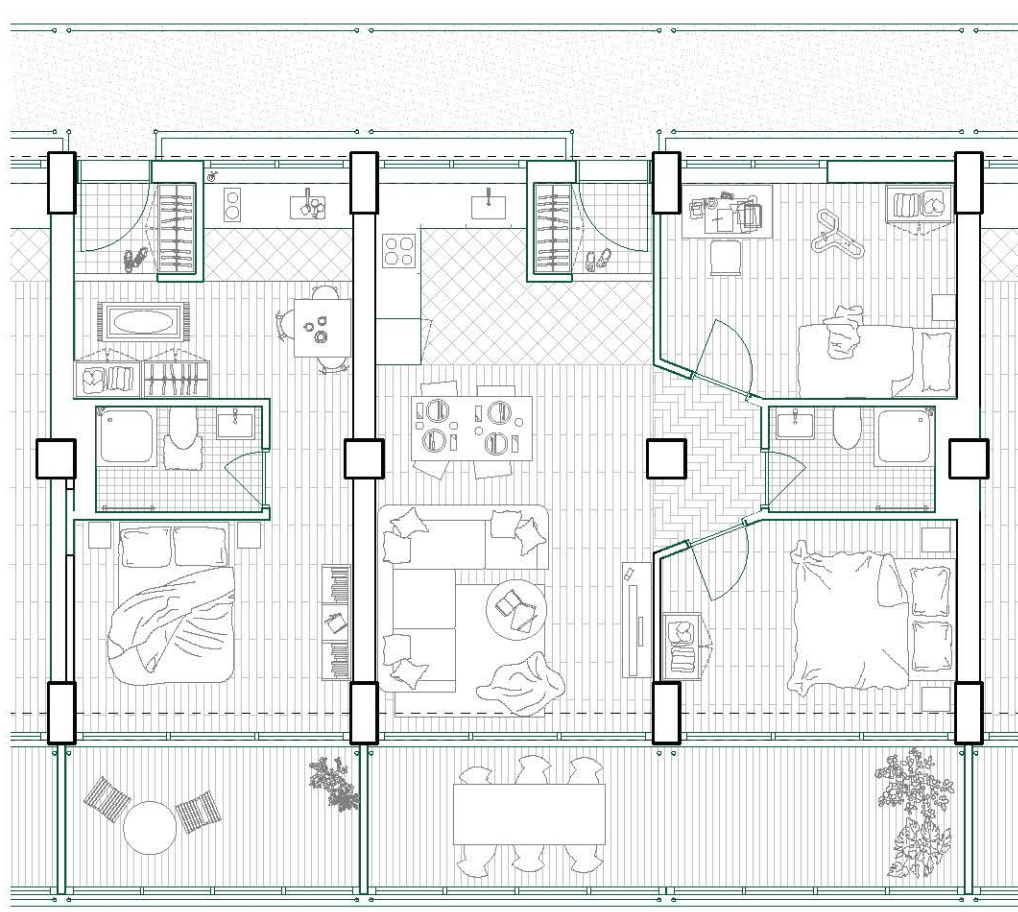
The project also takes into account the country's low birth rate and the strong demand for smaller flats. The existing bars currently offer four different typologies. The aim of the renovation is to introduce a diversity of typologies within each bar, in order to encourage a social and generational mix among the residents.

Thresholds play an essential role in the design of Korean flats, where they define precise spatial transitions, particularly for the action of taking off one's shoes. These elements, already present in the existing project, have been preserved and enhanced. For example, the level of the corridor, slightly lower than that of the flat entrance, creates a marked spatial sequence. Inside, the entrance, also located at a lower level, provides a dedicated functional space where residents can remove their shoes and leave their belongings. Similarly, the winter gardens have thresholds, reinforcing the idea of transition between inside and outside.

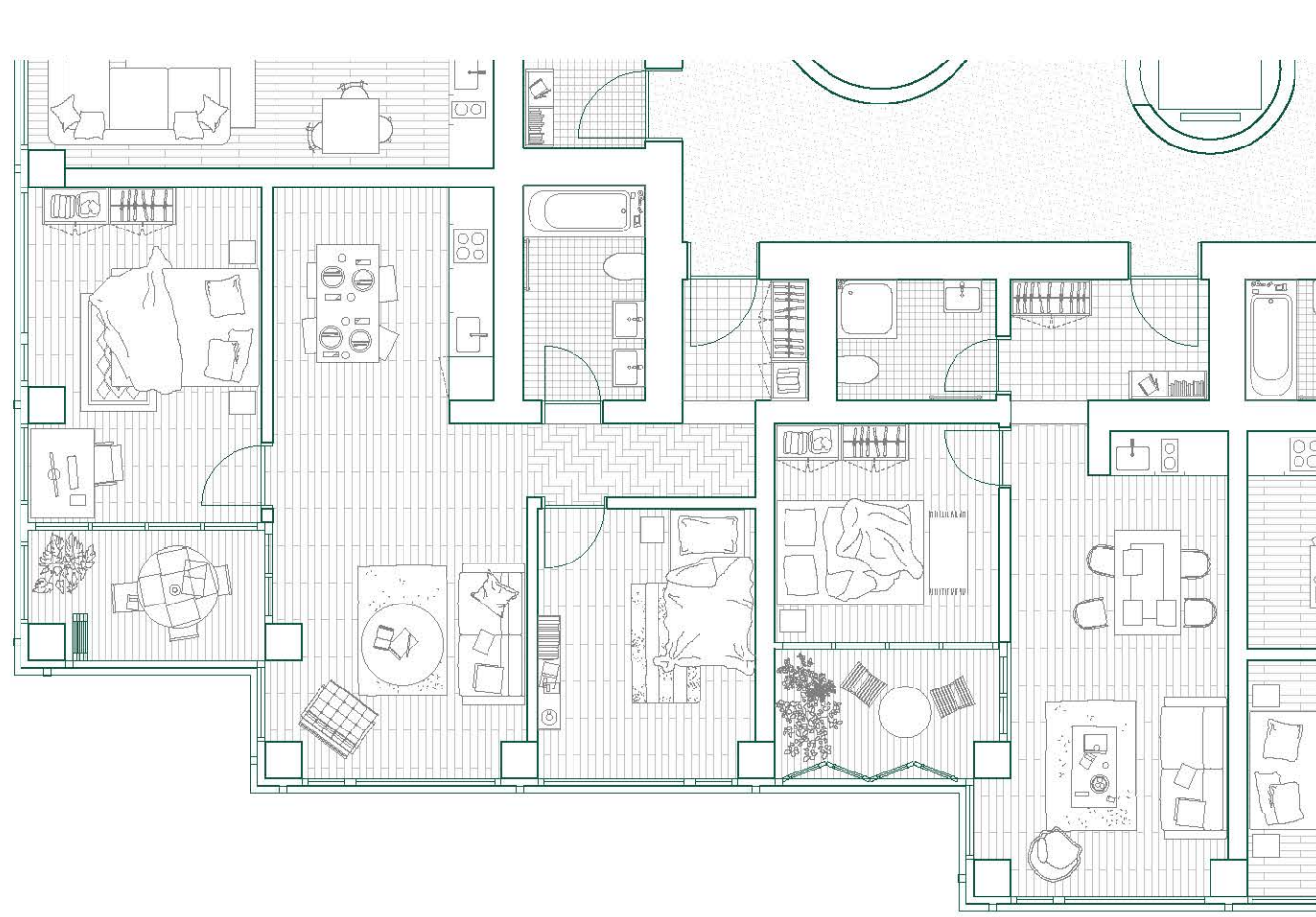
Finally, the central area of the homes, comprising the entrance hall, kitchen and living room, is a walk-through space that forms the heart of daily life. This configuration maximises natural light and ventilation, while encouraging fluid interaction between the different areas of the flat. A transition space has also been added between the day areas and the bedrooms and bathrooms, to create a clear separation.



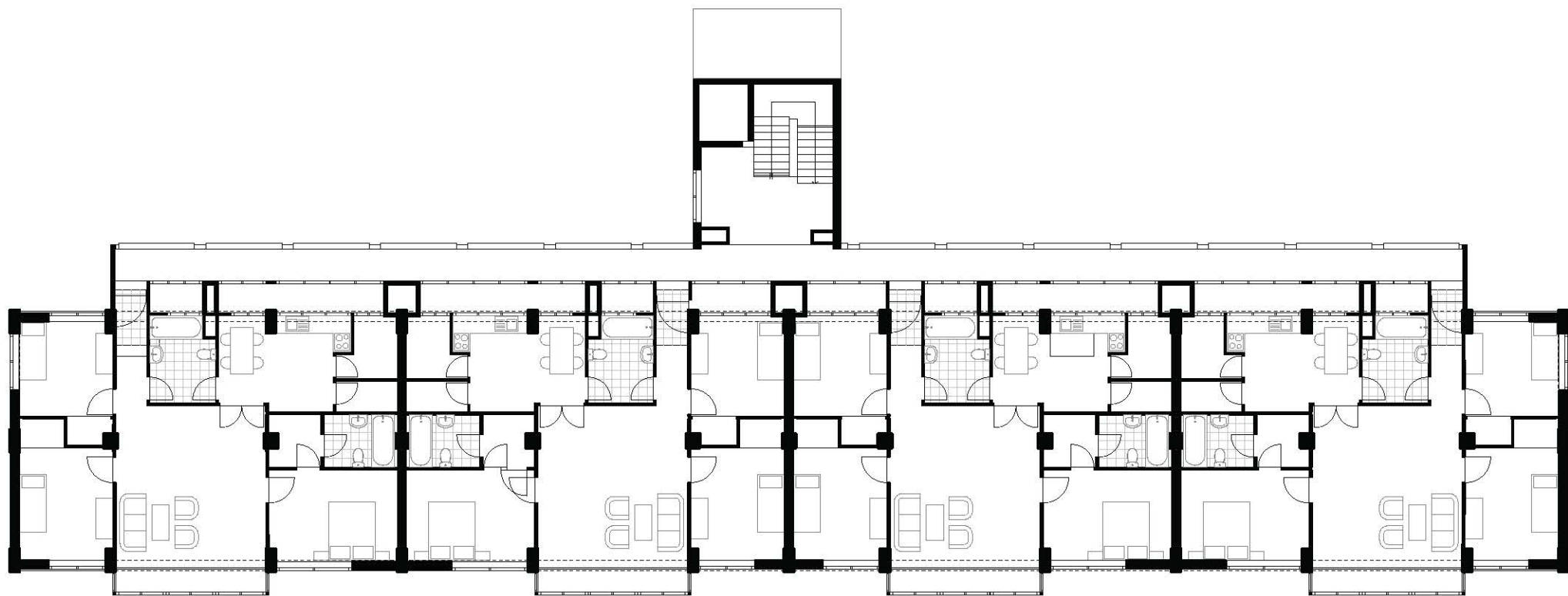
Tower | Housing Floorplan 1:200



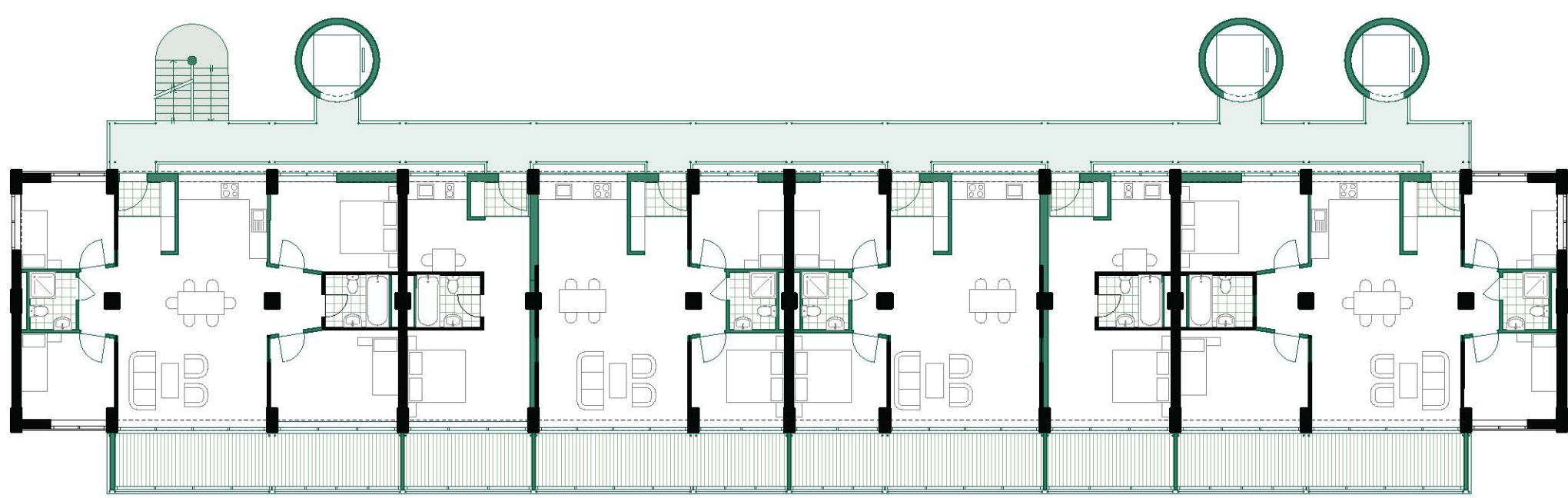
Renovated Apatu | 1:100



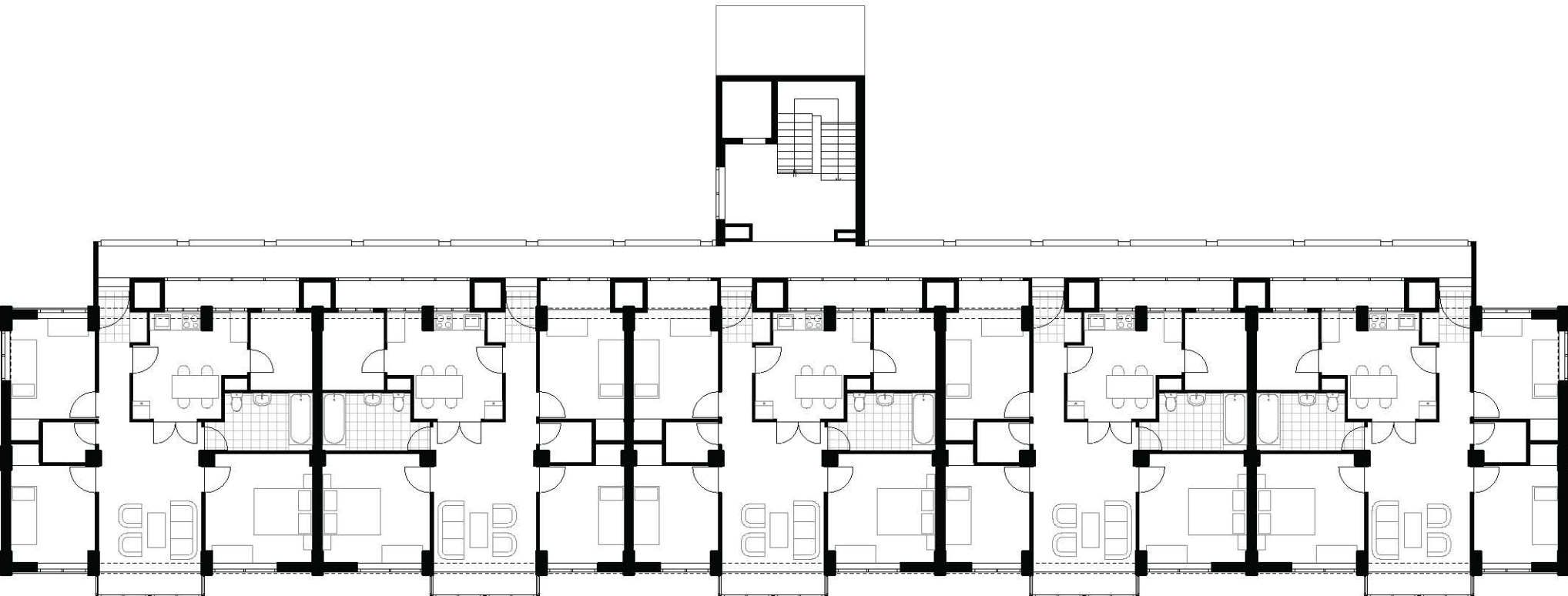
Tower Apatu | 1:100



Type A | Before



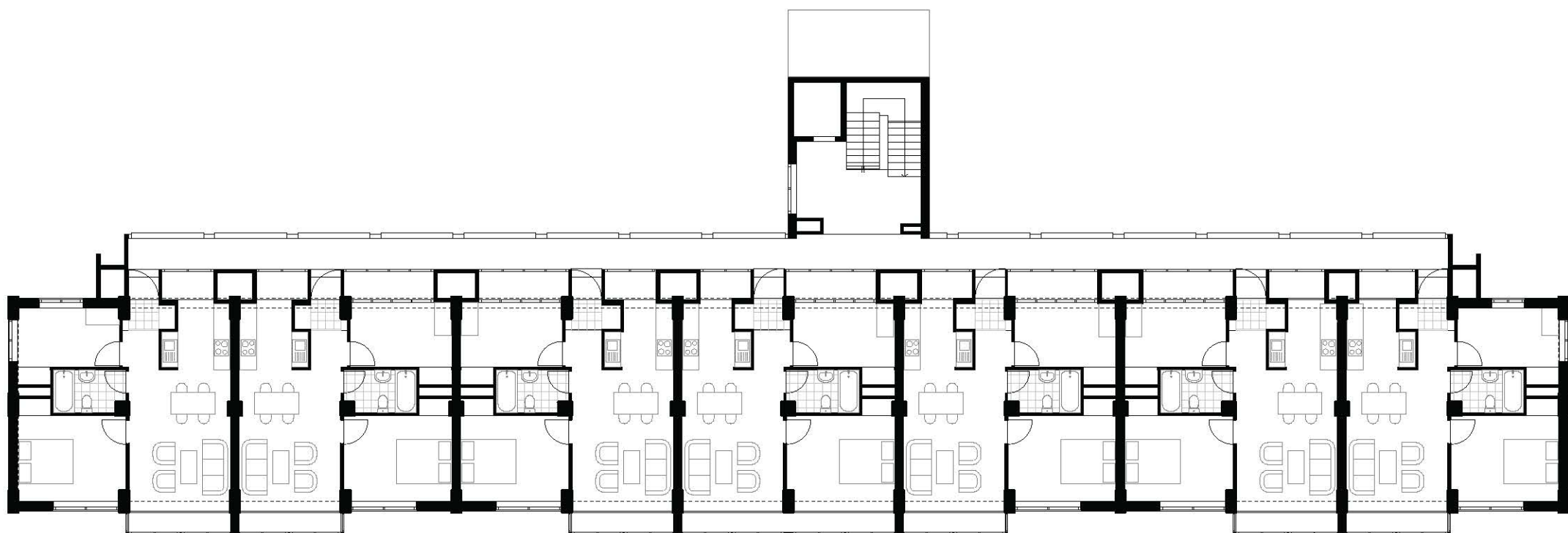
Type A | After



Type B | Before



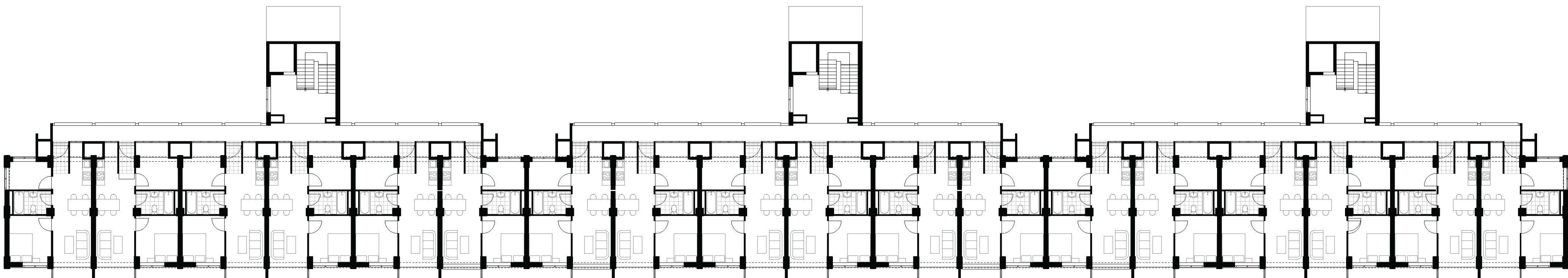
Type B | After



Type C | Before



Type C | After



Type D | Before



Type D | After

Apartment Floorplan | 1:200



Perspective