

Re-working the Andina brewery

Revitalization of industrial heritage as a strategy for urban transformation

The Andina Creative District is a cultural and architectural regeneration of the former Andina Brewery in Bogota city. This proposal intends to provide the opportunity for the arts and the audience to work and interact in a district of art, community and exchange.

It is proposed a new urban development that will renew the industrial district of Puente Aranda, Bogota, by proposing a mixed city with housing, commercial areas, services, and facilities, taking as a catalyst the rework of the old Andina Brewery, all articulated through a generous network of public spaces.

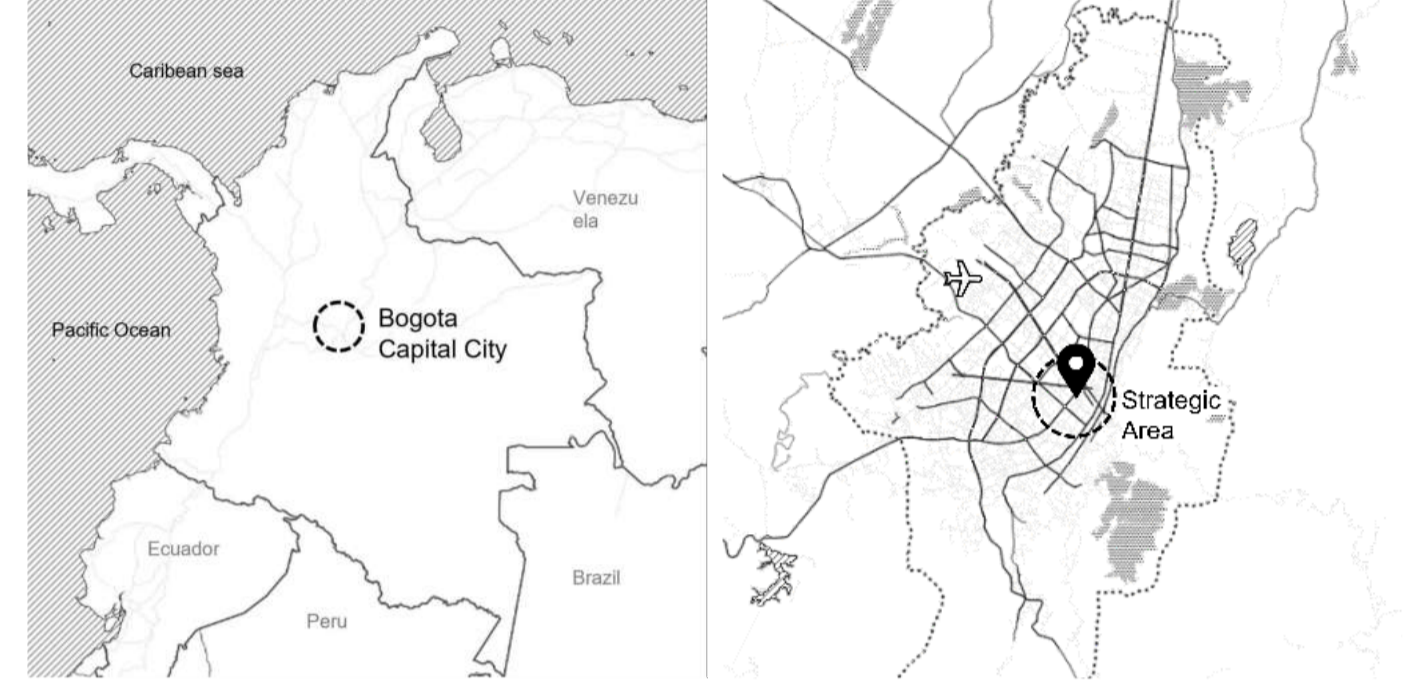
The masterplan proposes porous, semi-open blocks of mixed uses, organized around a linear park that runs along the triangle's mediatix. Three strips are proposed, the outer strips are mixed-use buildings and the central strip is located the linear park and facilities such as a school, community facilities and the new creative Andina district.

The scheme provides an opportunity to culturally regenerate the city center of Bogota by creating a permanent solution for the artistic community and encouraging public interaction and exchange with the arts. By providing studio space, exhibition space, convention center, and hotel, along with the creation of a collaborative environment for artists, will allow a variety of creative and community programs to thrive in the building.

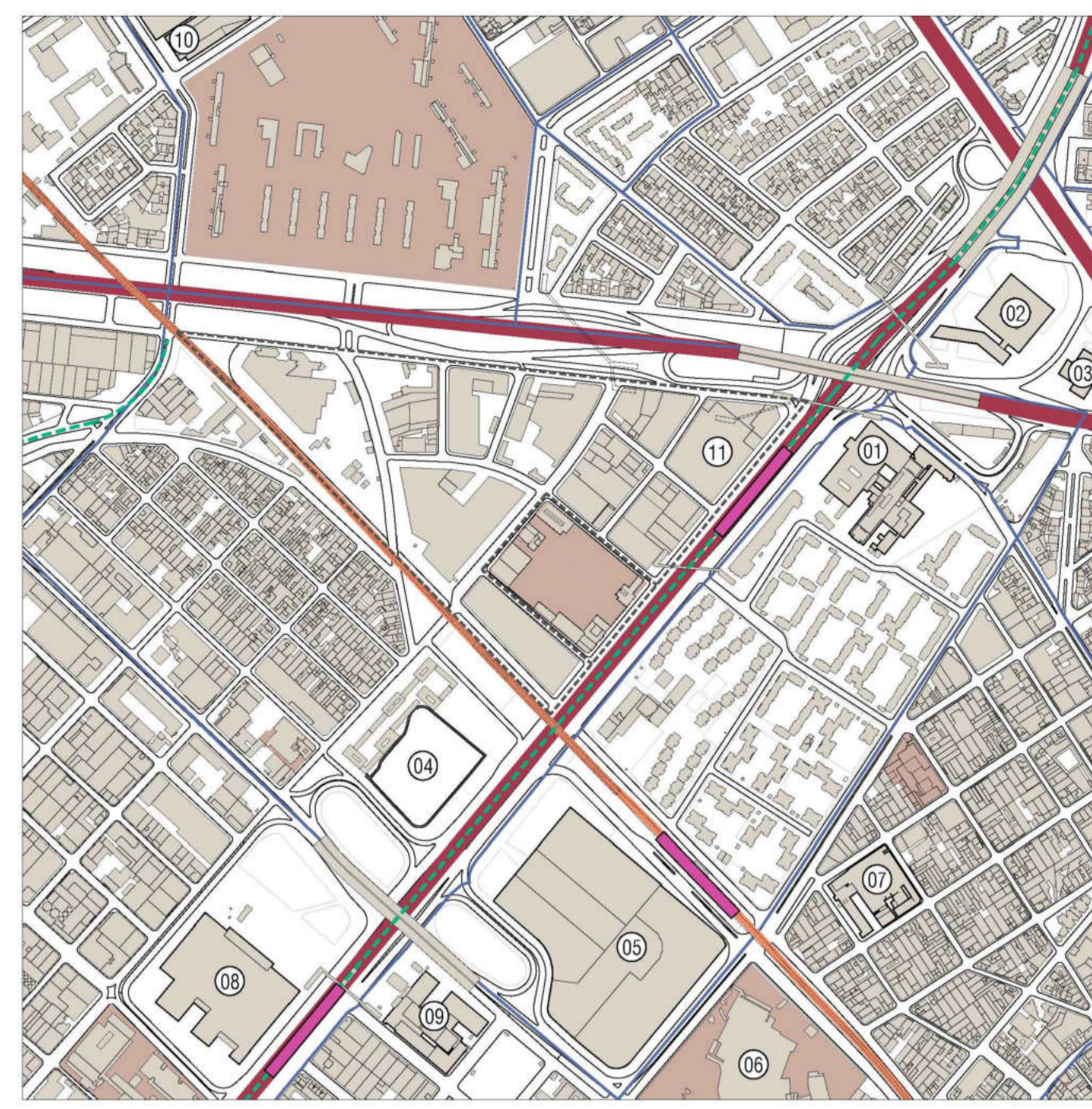
The concept of porosity is translated to the old brewery that due to its variations over time, remained as a large block with empty center. Therefore, it is proposed a subdivision of this large space through smaller courtyards with different atmospheres, as well as the generation of a promenade that allows possible to link up with the city and take people off the street into the space of the arts, which helps create a social bridge between the artist and the public.

The re-work of this iconic landmark with a new spirit that boosts the creative industry and, together with the new urban development, will turn it into a destination for Bogota's residents and visitors to the city.

Site



Location

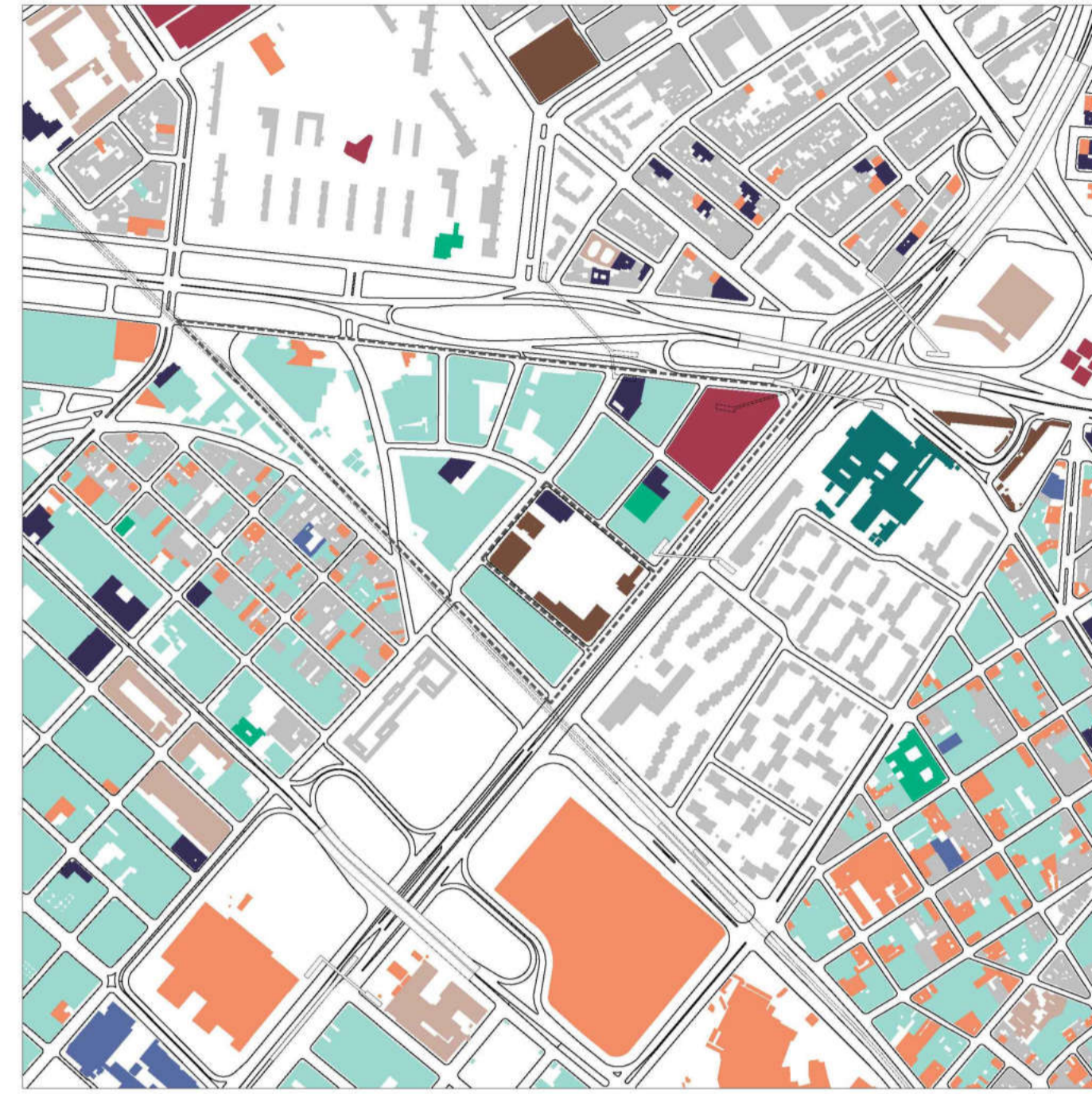


Infrastructure

- Metropolitan Road
 - BRT (Under construction)
 - Bike lane
 - Metro (Projected)
 - Stations
 - Listed buildings
- Key Uses
- University Hospital
 - District Administrative Center
 - Memory Museum (under construction)
 - La Hija Plaza
 - Mall
 - Market hall
 - Herb market
 - Supermarket
 - District prosecutor's department
 - Fair hall
 - Fair hall / Auditorium



Green structure



Uses

- 80% Warehouses, factories, some of them abandoned
 - 20% Offices, Parking lots, and Event hall
- Housing
 - Cultural
 - Commerce
 - Educational
 - District Administrative Offices
 - Industrial, Storage
 - Health
 - Offices
 - Religious
 - Parking



Porosity

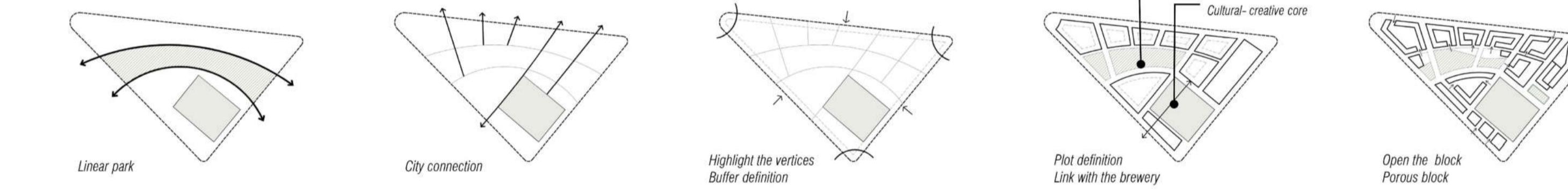
- Porous
- Mid Porous
- Compact



Built areas



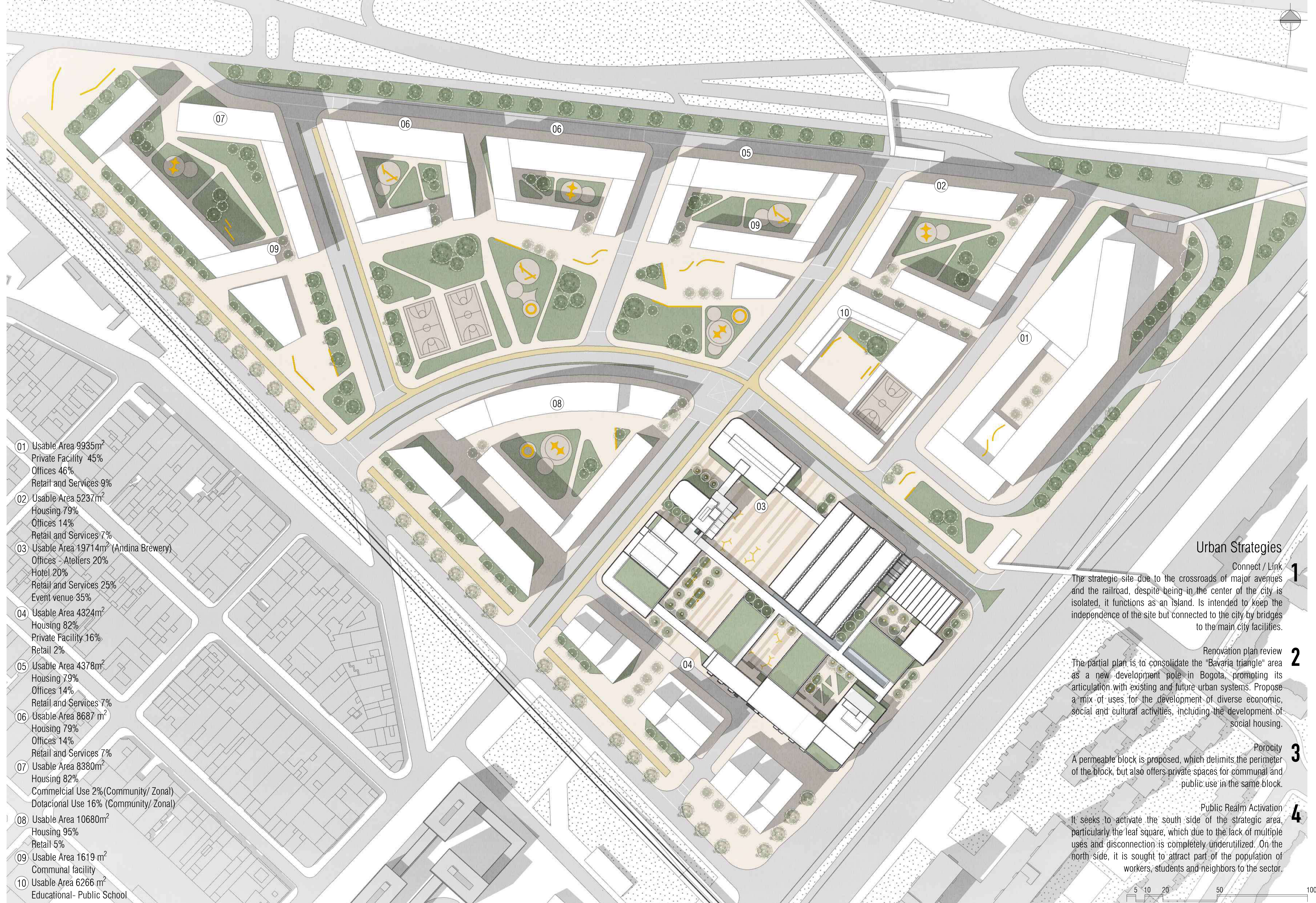
Non built areas



Urban schematic section



Masterplan

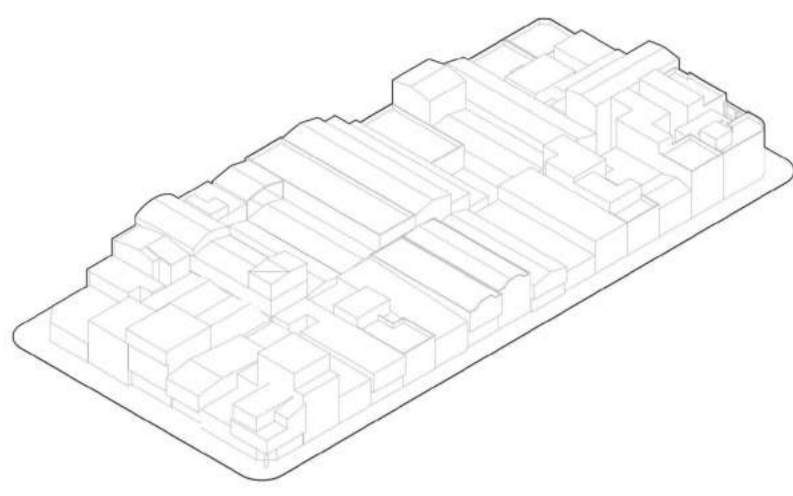


- 01 Usable Area 9935m²
Private Facility 45%
Offices 46%
Retail and Services 9%
- 02 Usable Area 5237m²
Housing 79%
Offices 14%
Retail and Services 7%
- 03 Usable Area 19714m² (Andina Brewery)
Offices - Ateliers 20%
Hotels 20%
Retail and Services 25%
Event venue 35%
- 04 Usable Area 4324m²
Housing 82%
Private Facility 16%
Retail 2%
- 05 Usable Area 4378m²
Housing 79%
Offices 14%
Retail and Services 7%
- 06 Usable Area 8687m²
Housing 79%
Offices 14%
Retail and Services 7%
- 07 Usable Area 8380m²
Housing 82%
Commercial Use 2% (Community/ Zonal)
Dotacional Use 16% (Community/ Zonal)
- 08 Usable Area 10680m²
Housing 95%
Retail 5%
- 09 Usable Area 1619m²
Communal facility
- 10 Usable Area 6266m²
Educational- Public School

Urban Strategies

- Connect / Link**
The strategic site due to the crossroads of major avenues and the railroad, despite being in the center of the city is isolated, it functions as an island. Is intended to keep the independence of the site but connected to the city by bridges to the main city facilities.
- Renovation plan review**
The partial plan is to consolidate the "Bavaria triangle" area as a new development pole in Bogota, promoting its articulation with existing and future urban systems. Propose a mix of uses for the development of diverse economic, social and cultural activities, including the development of social housing.
- Porosity**
A permeable block is proposed, which delimits the perimeter of the block, but also offers private spaces for communal and public use in the same block.
- Public Realm Activation**
It seeks to activate the south side of the strategic area, particularly the leaf square, which due to the lack of multiple uses and disconnection is completely underutilized. On the north side, it is sought to attract part of the population of workers, students and neighbors to the sector.

Urban Typologies



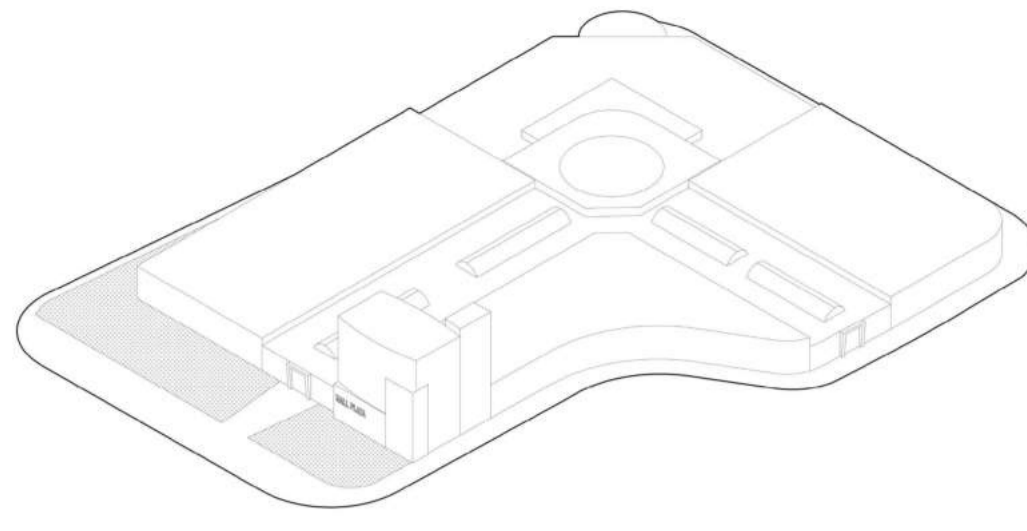
Compacted Block

In this typology the block center is almost completely built. It consolidates the facade of the block. It is the result of informal construction.



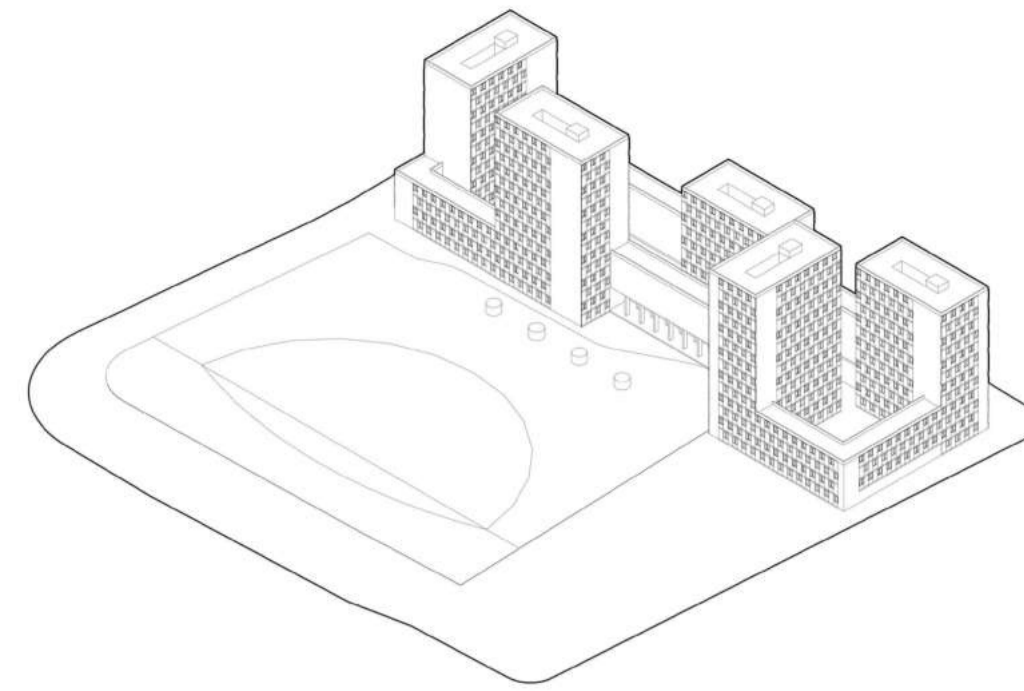
Single Block

This typology comprises single buildings set in a wide green area in a large block. This type of block is usually surrounded by an enclosing wall that does not allow pedestrian access to the public.



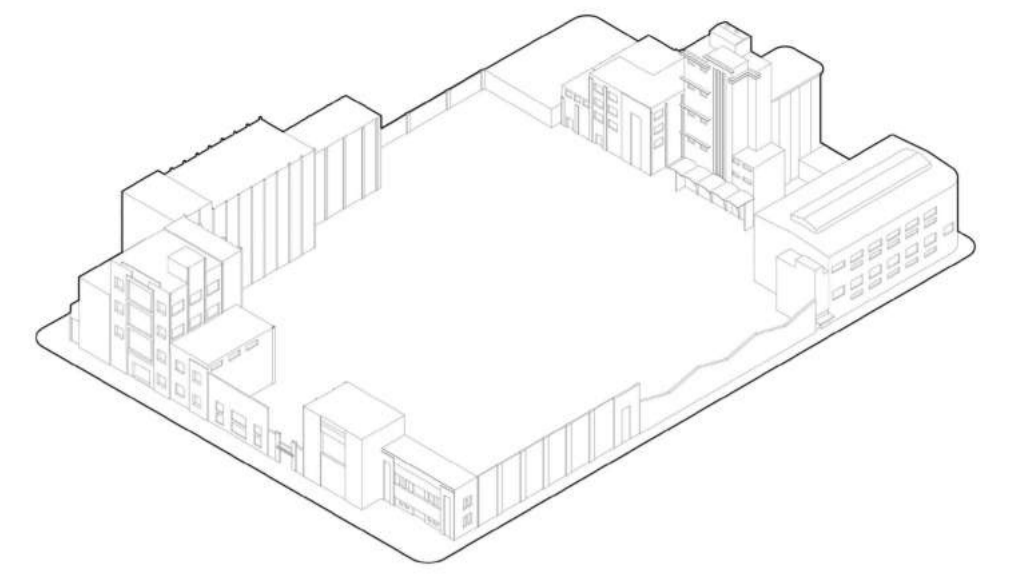
Mega Block

This block typology contains a singular building of great size, a commercial center that consolidates the sides of the block but allows the public crossing in hours of attention through the building. However, at the urban level, it persists as a large object barrier.



Hybrid Block

In this typology, it contains a singular housing project and a large plaza that is normally empty and unused. The building forms a block that consolidates the block, leaving its center free for communal use by the inhabitants, making it completely impermeable to pedestrians, adding an access barrier to the Plaza de la Hoja.



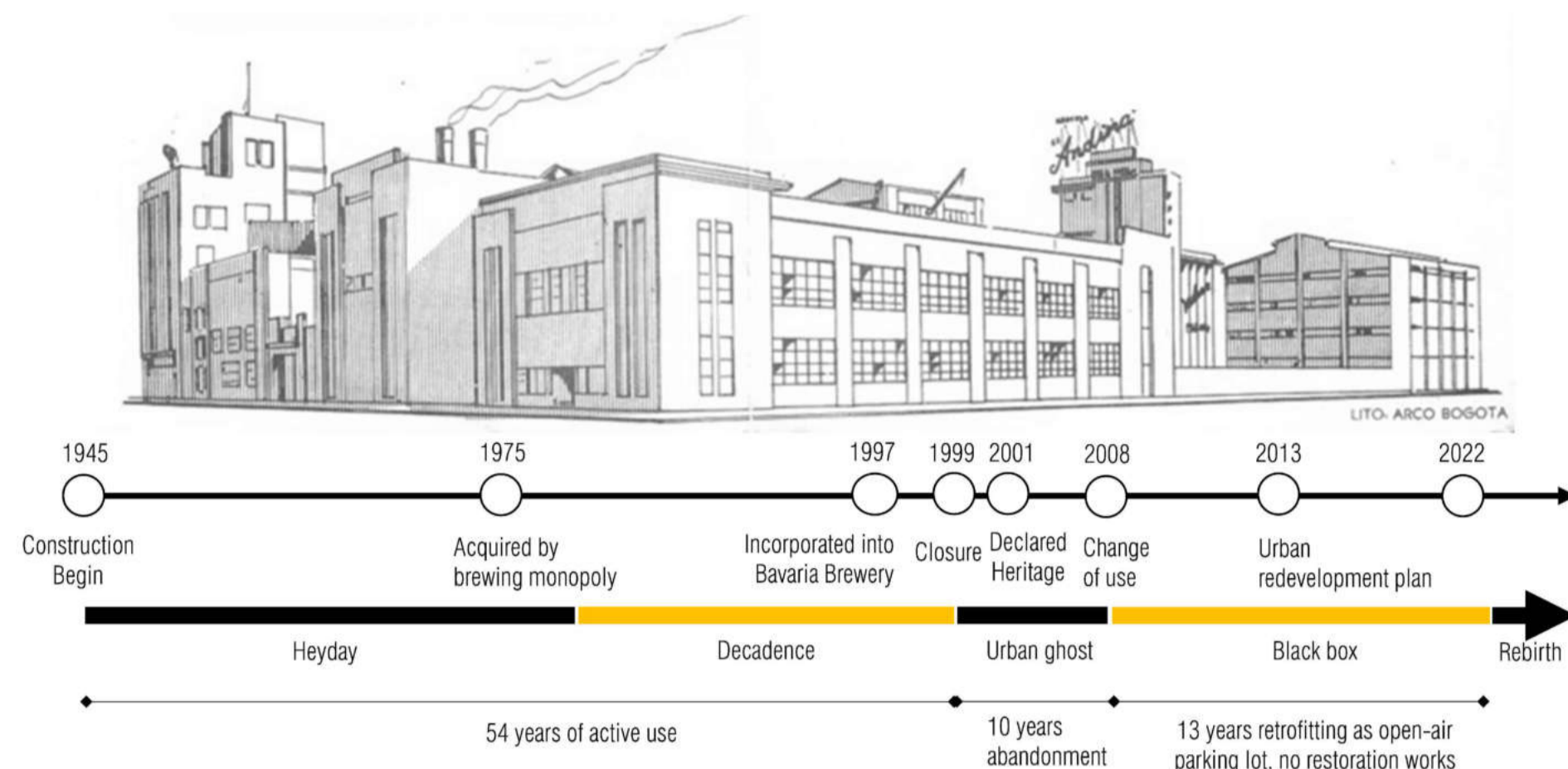
Perimeter Block

The typology of the Andean Brewery block is characterized by the conformation of the perimeter but with an empty block center.

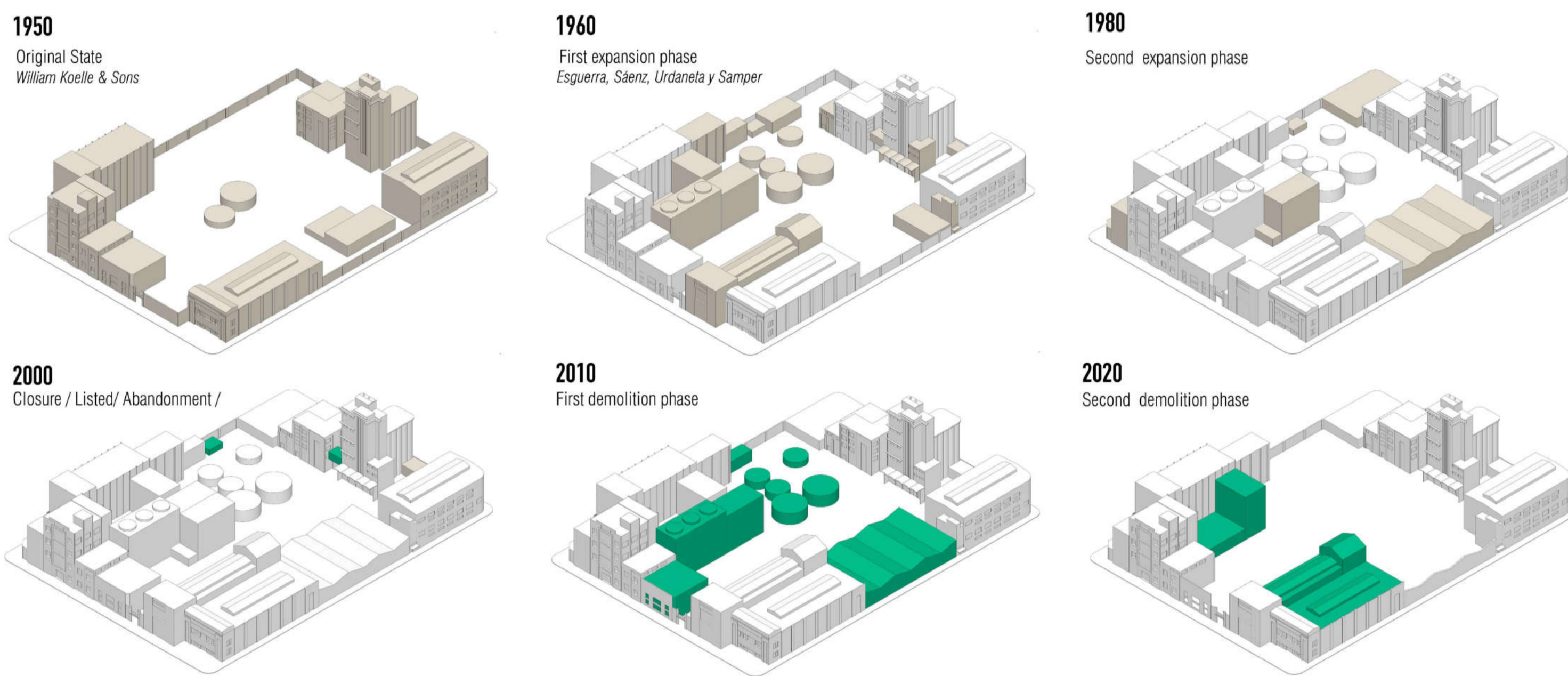
Historical development

This factory was the second largest brewery in the country, producing the 21% of the national total. The construction began in 1945, began operations on that year, but the first beer was not released for sale until 1950. The brewery was the first facility built in this area of the city. After 1950, other industries and some warehouses occupied the rest of the land. Brewery Andina was the last independent brewery until 1975, when the beer czar bought the majority of shares of the brewing industry in Colombia.

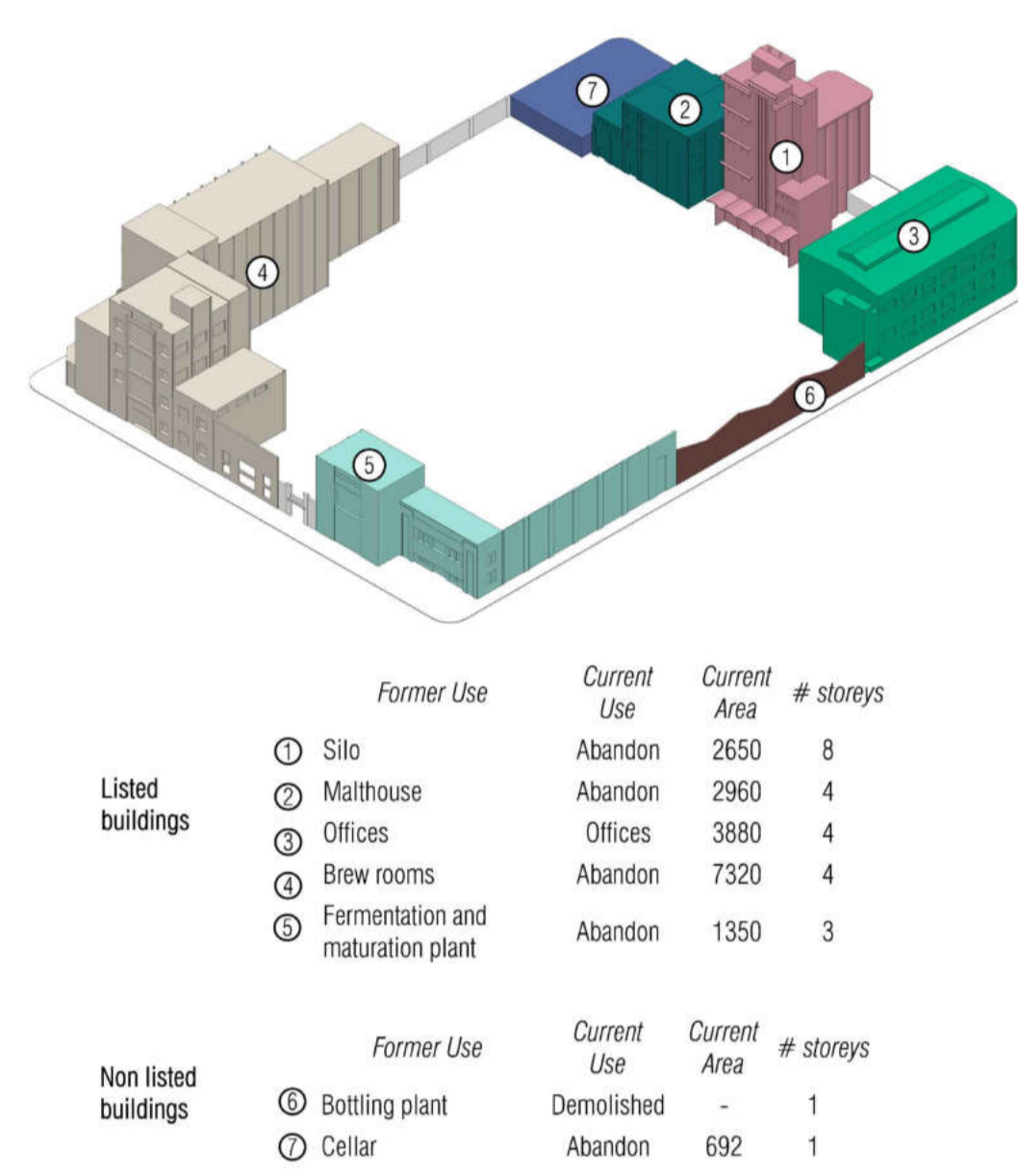
Later, in 1997, the company was absorbed by Bavaria, and finally closed in 1999. When the factory turned off its engines, its decline began, the deterioration began with the departure of Bavaria from its facilities, since in addition to the suspension of its use, the process of dismantling the machinery forced the demolition of large fragments of walls and some structural elements.



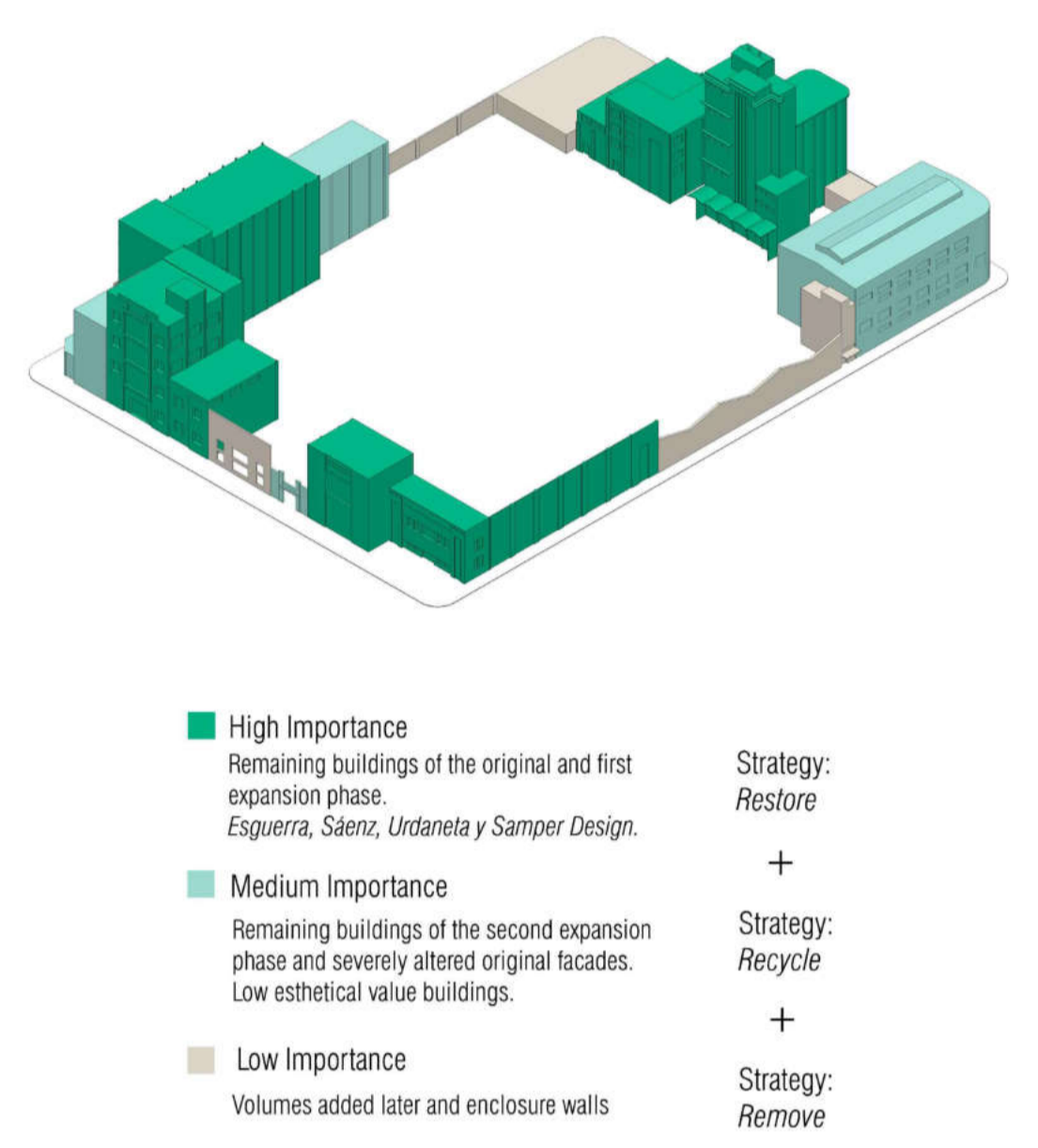
Brewery chronological evolution



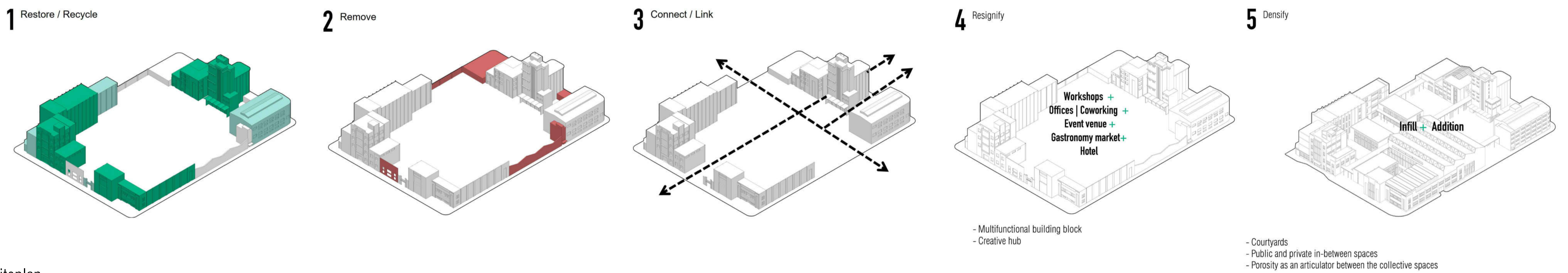
Brewery current state



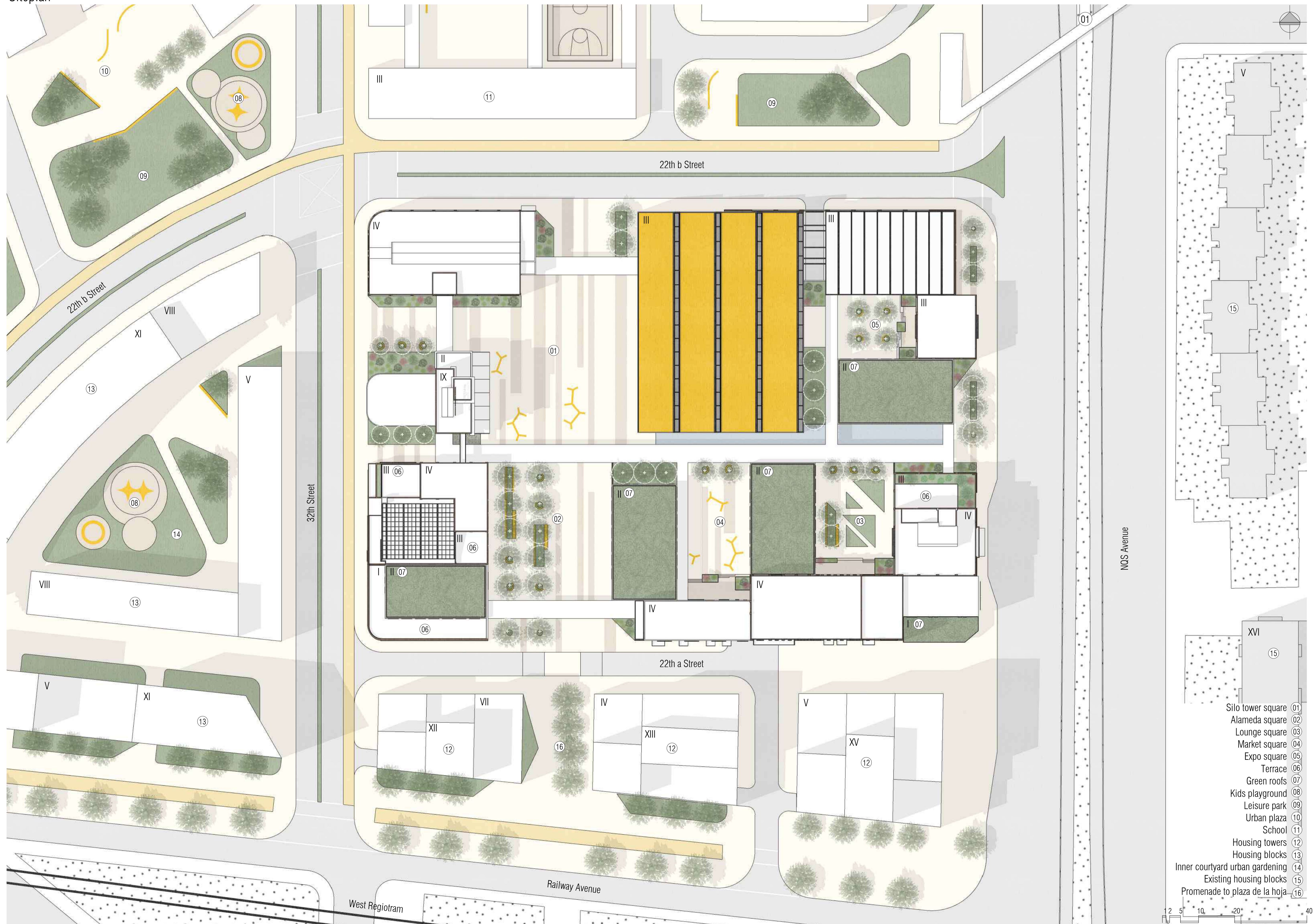
Levels of significance

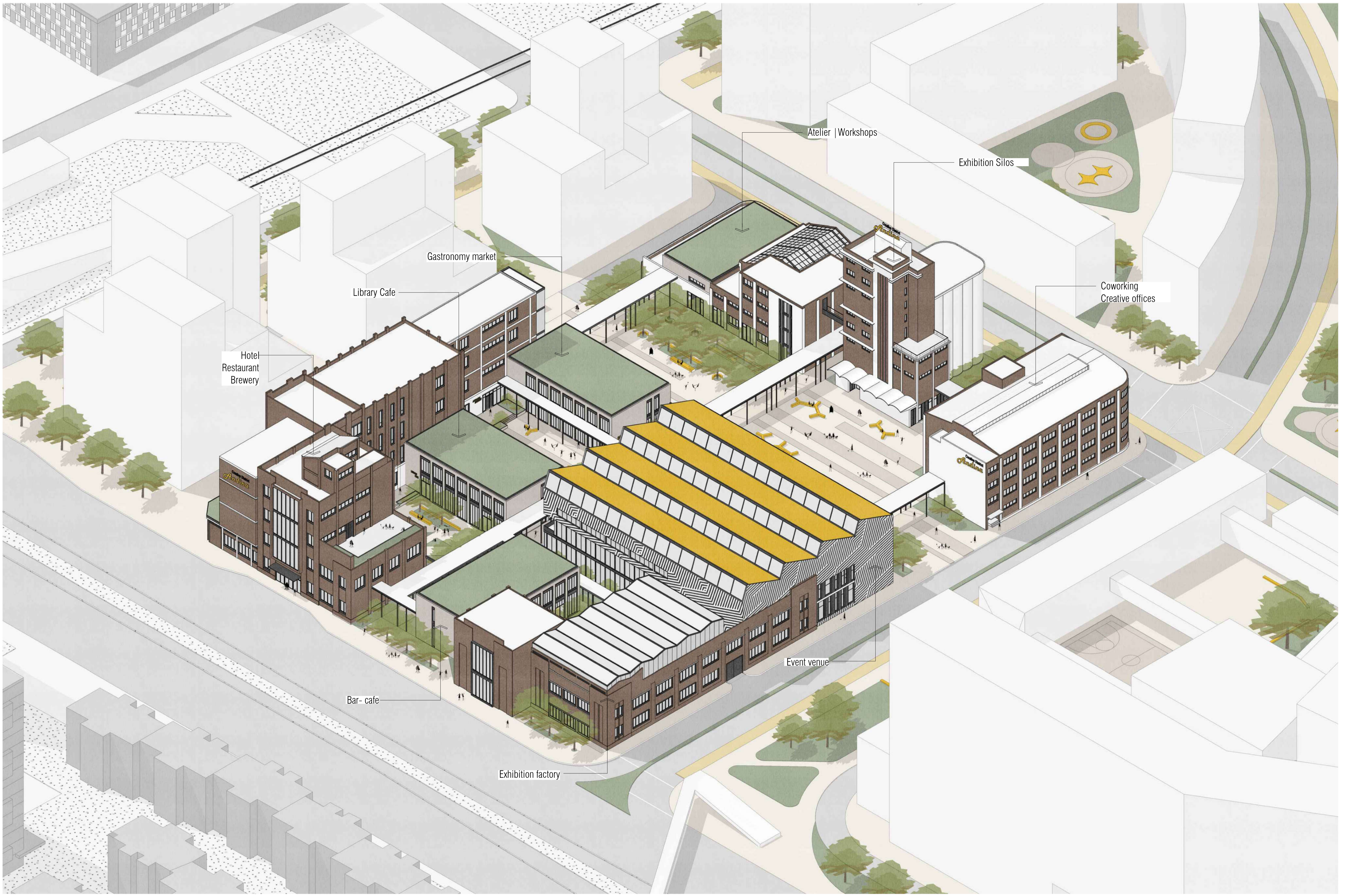


Design Strategies



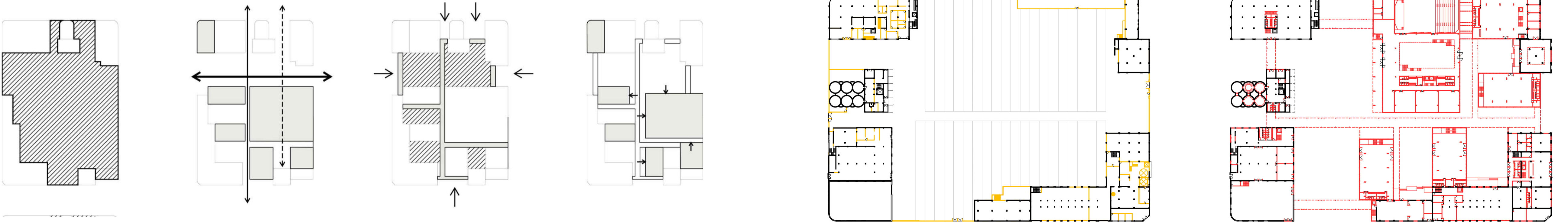
Siteplan



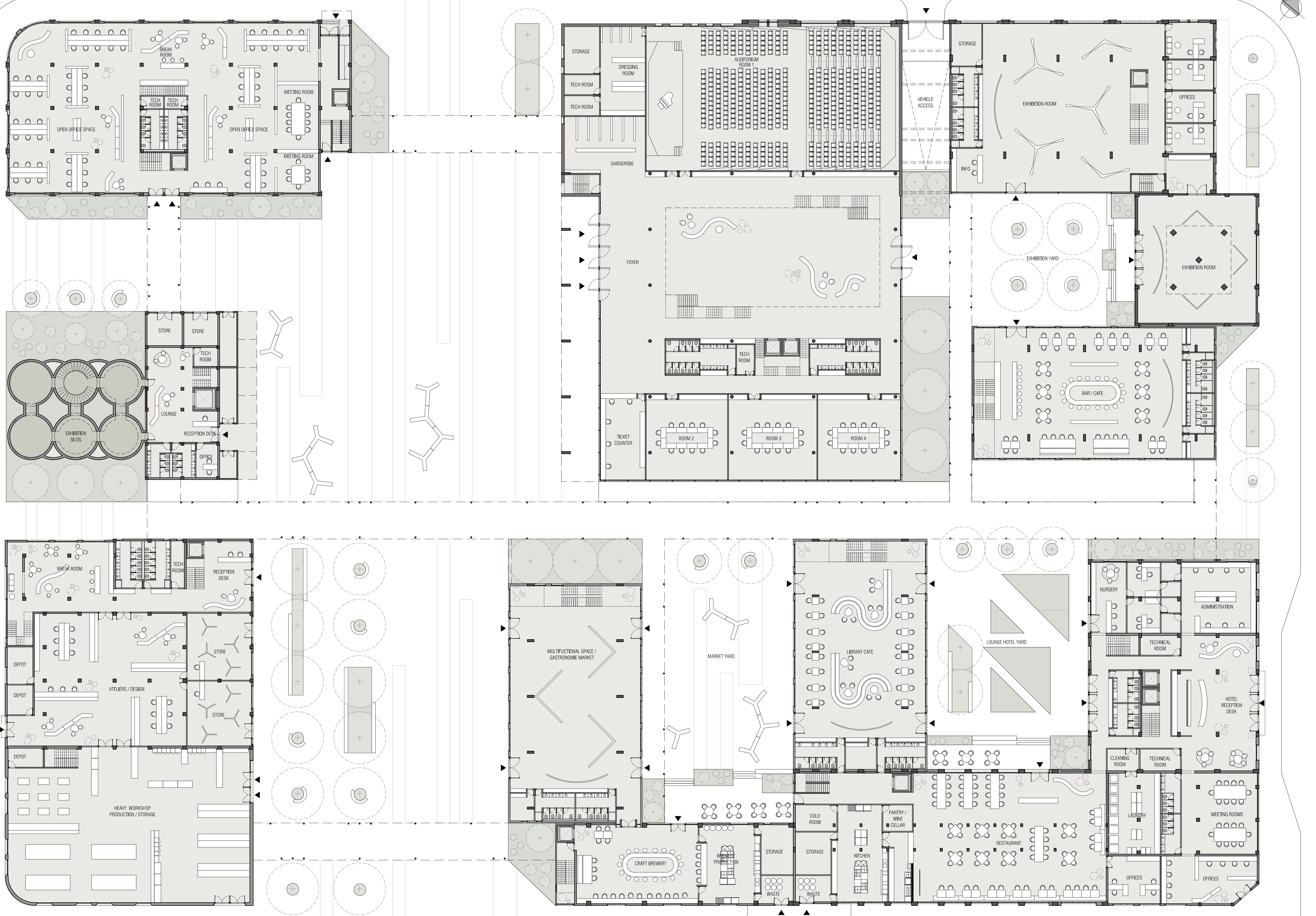


Concept

Ground floor demolition | addition



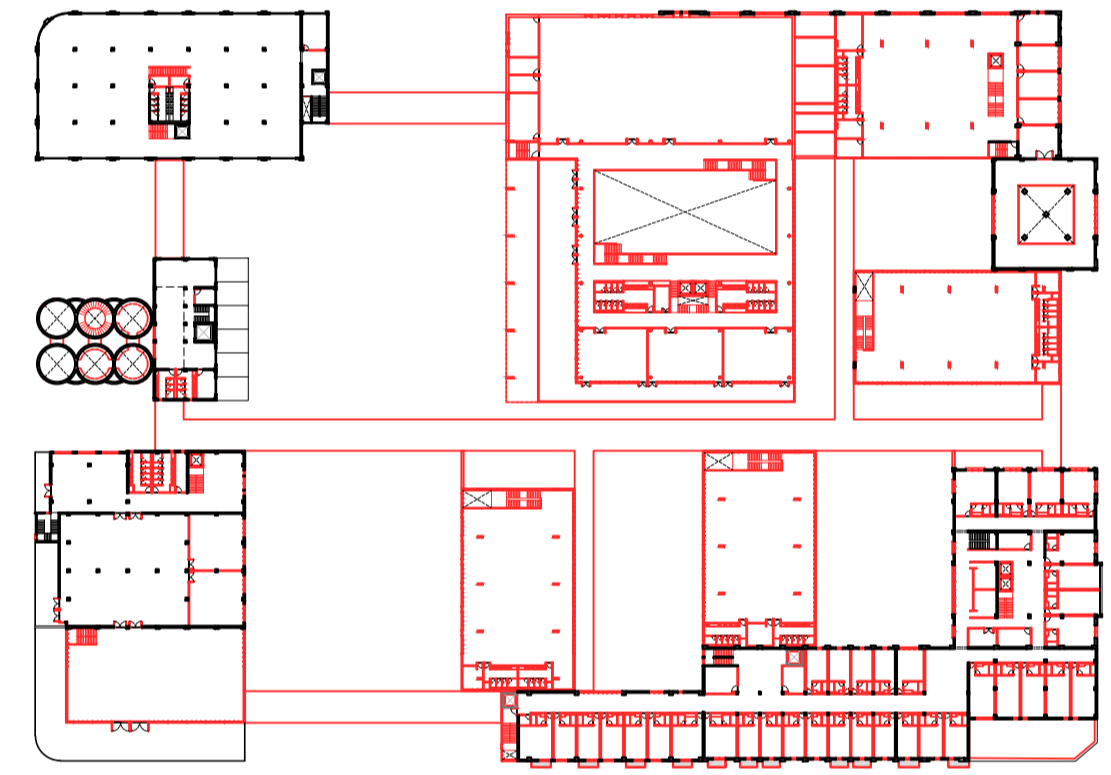
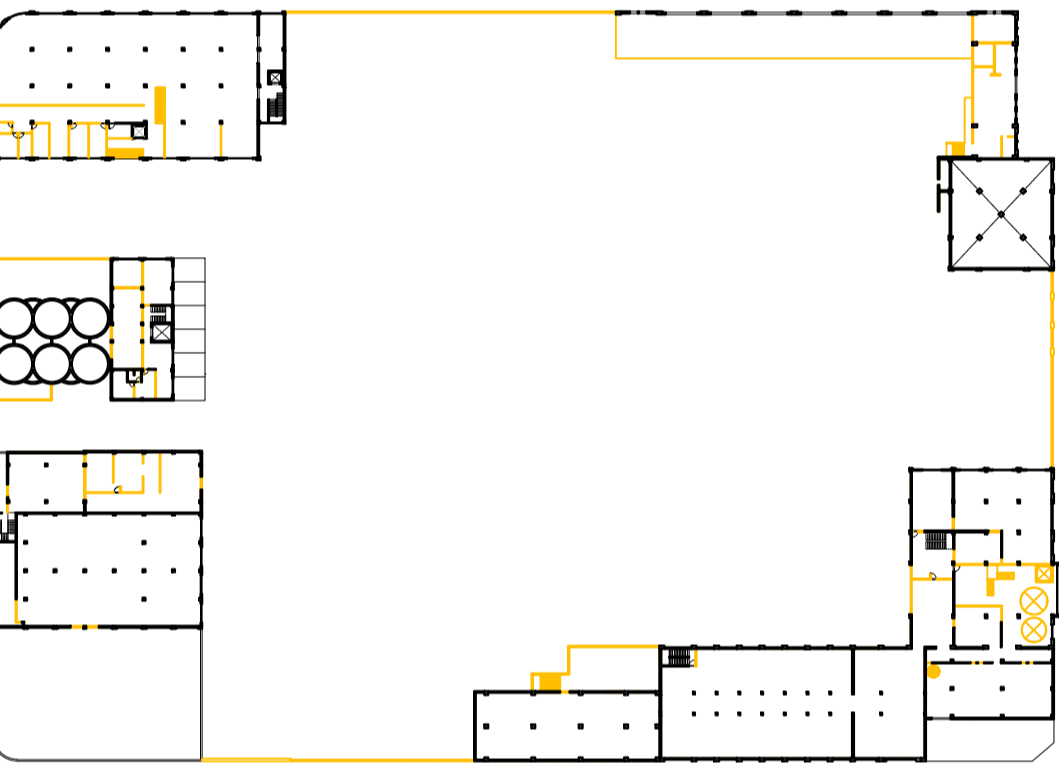
Ground floor



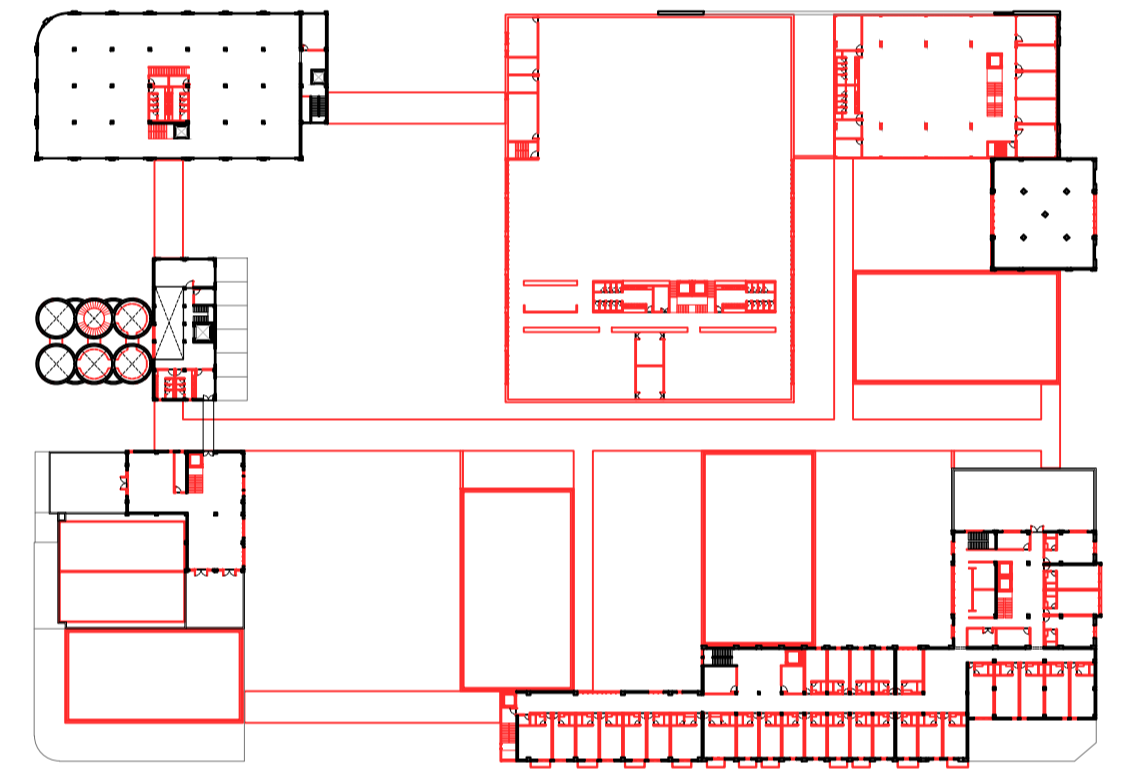
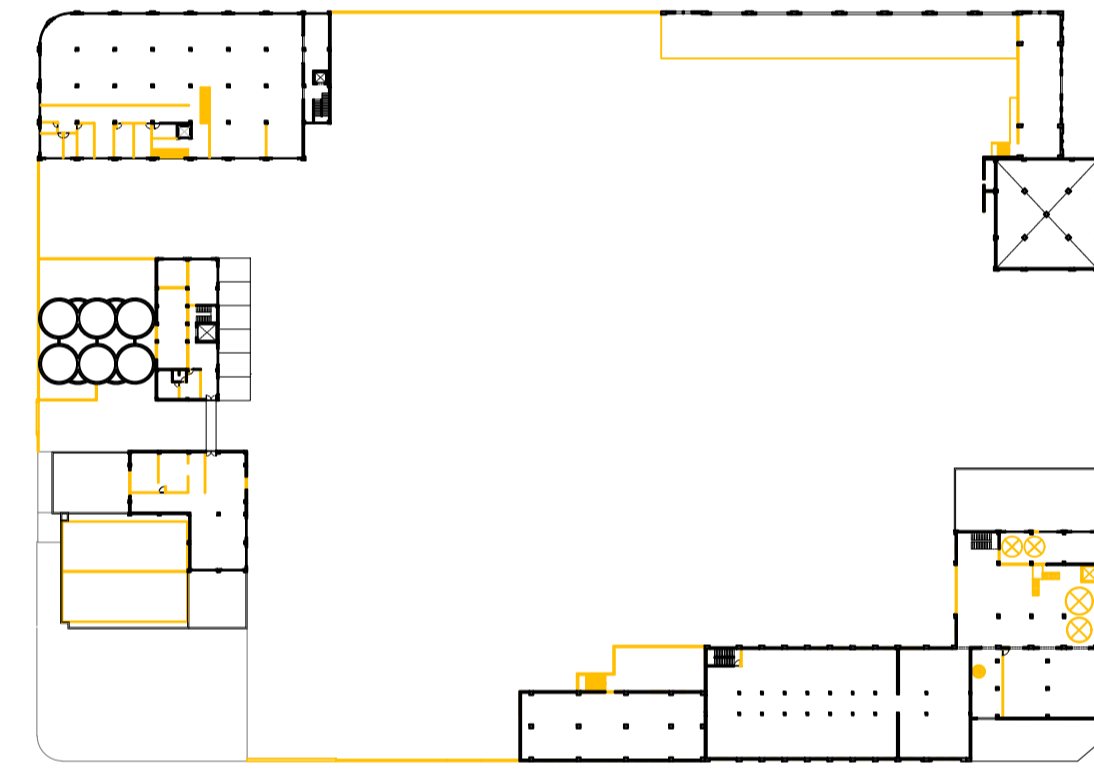
First floor



First floor demolition | addition



Second floor demolition | addition



Second floor



View gastronomie market square

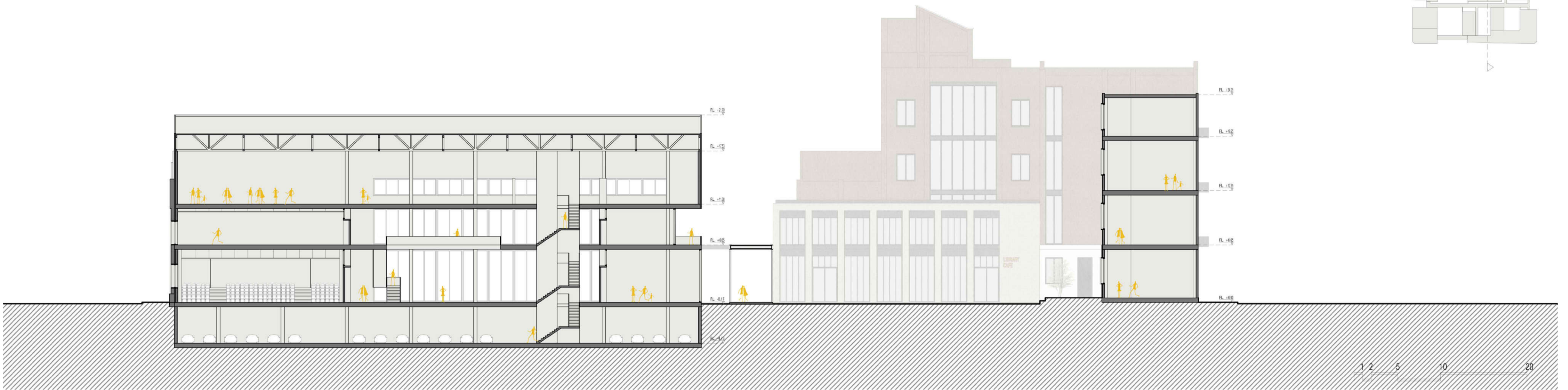


Cross section | Convention Center

View main street | Pergola and courtyards



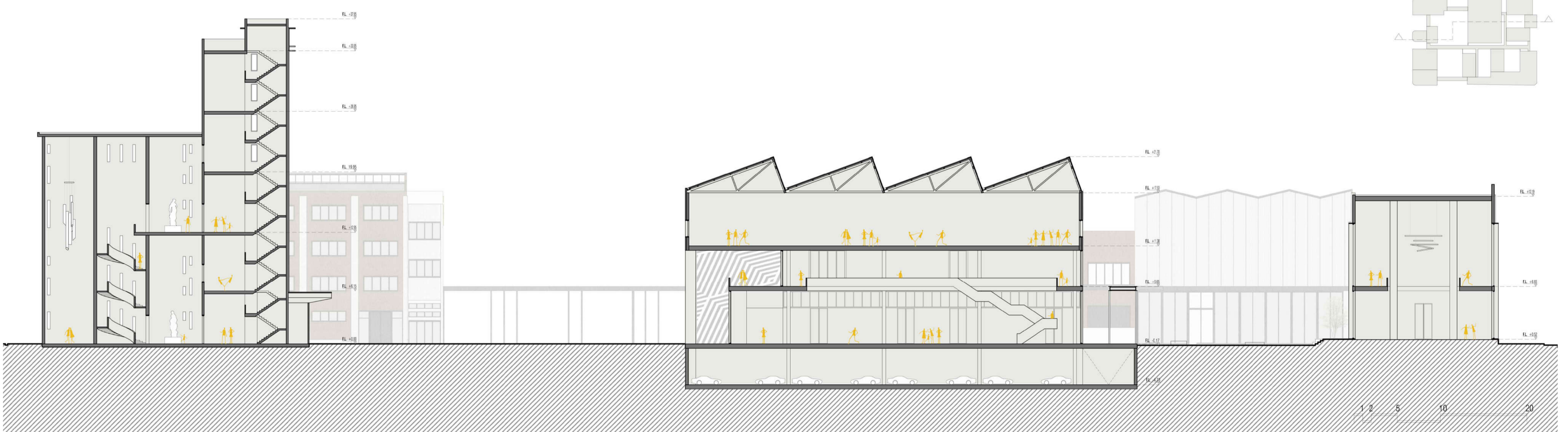
Cross section | Courtyards



Cross section | Courtyards



Longitudinal section | Silo - Convention Center



Longitudinal section | Courtyards



View south access and courtyard



Facade East

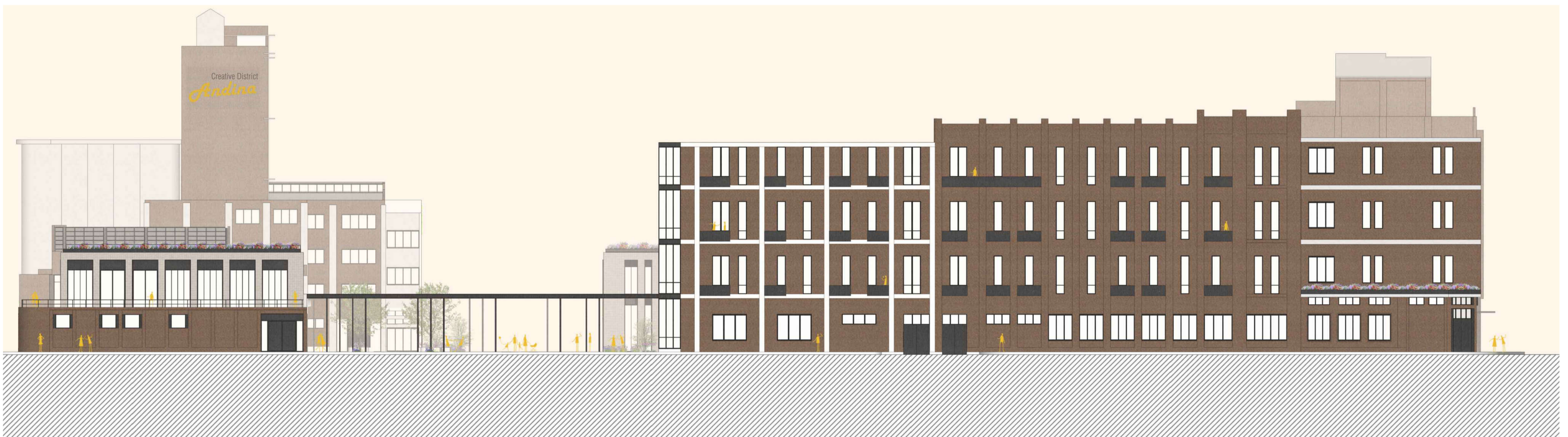
View main courtyard



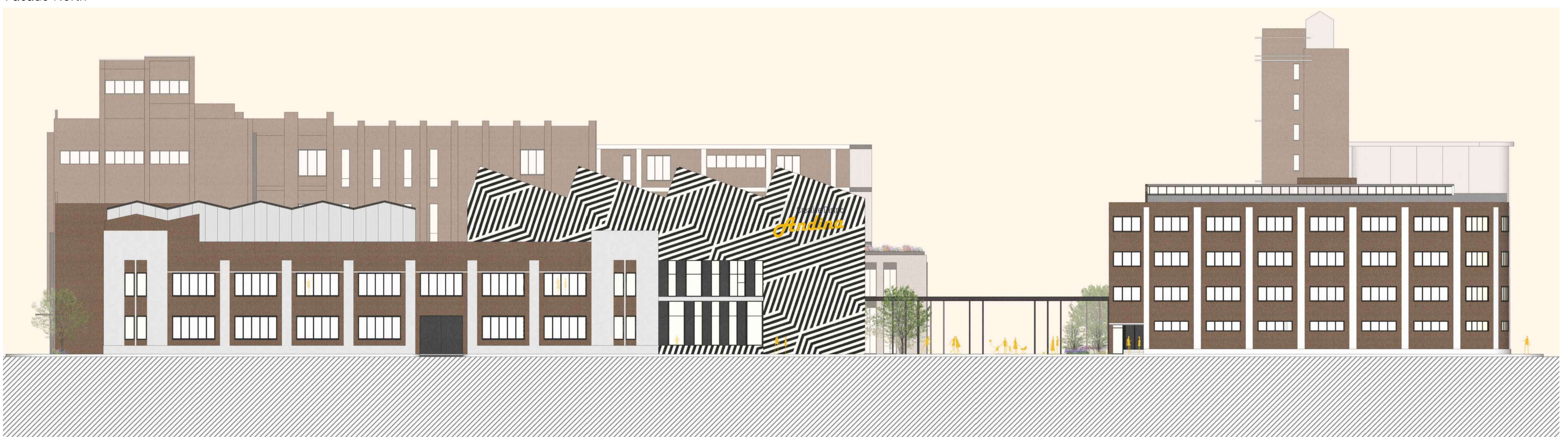
Facade West



Facade South



Facade North



View lounge courtyard PA | Hotel- Restaurant



View exhibition courtyard PC



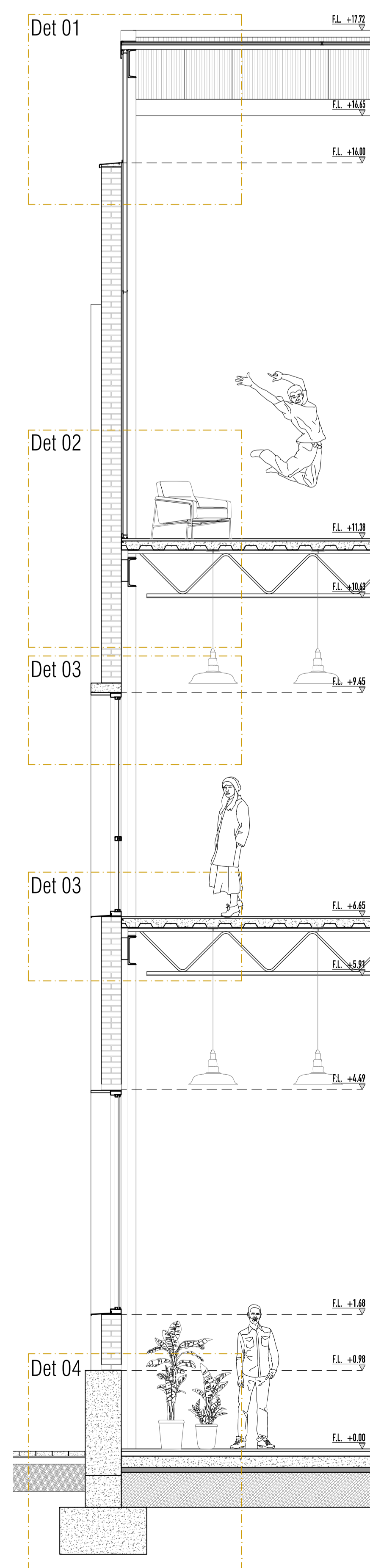
View gastronomie market courtyard PB



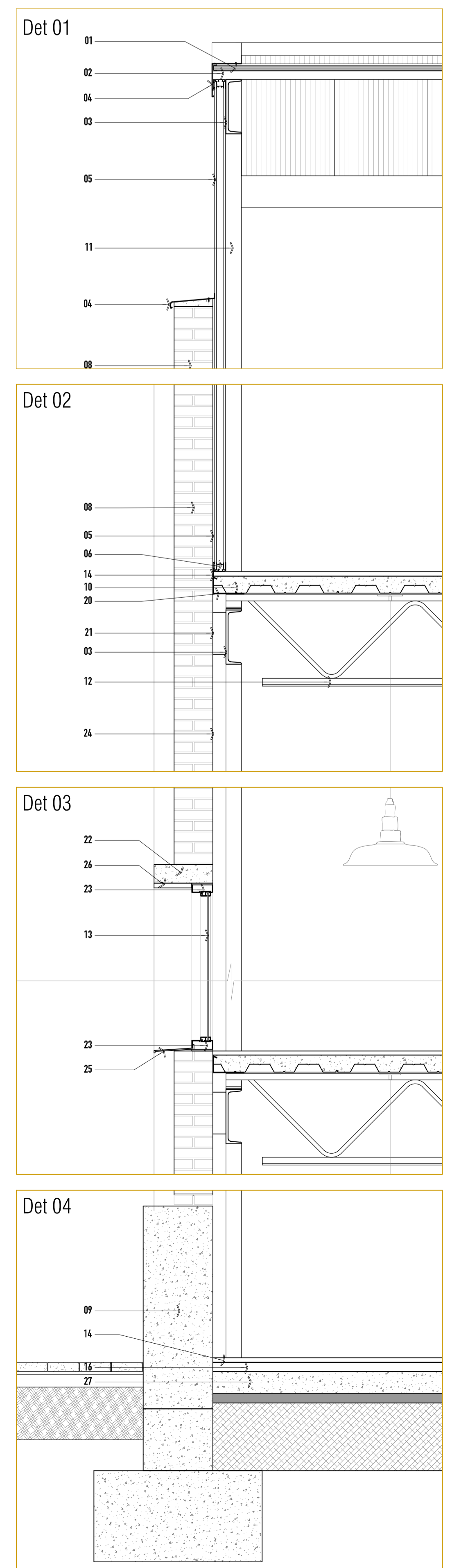
Facade Section



Detail section 1:40



Details 1:20



- 01 Polycarbonate sheet 30mm
- 02 Steel batten 50mm
- 03 Steel IPE 350 beam
- 04 Flashing cap
- 05 Double-wall translucent polycarbonate sheet 70mm
- 06 Polycarbonate wall frame closure
- 07 Polycarbonate wall spacer
- 08 Existing brick wall 250mm
- 09 Existing concrete plinth 450mm
- 10 Steel deck with concrete slab
- 11 Steel IPE Column
- 12 Steel truss 600mm
- 13 Laminated glass 6mm
- 14 Polished concrete paving 150mm
- 15 Anodised aluminium window frame
- 16 Cement screed 50mm
- 17 Plastic separation layer 0.2mm
- 18 Impact sound absorbing subflooring
- 19 Tricking protection 0.2mm
- 20 Steel angle continuous at perimeter
- 21 Steel stainless corbel
- 22 Existing concrete lintel
- 23 Aluminium window frame
- 24 Sandblasted exposed brick
- 25 Aluminium window sill
- 26 Galvanized steel frame
- 27 Concrete foundation and slab