



**LEART SEJDIU**

# FORBIDDEN CITY

*Over the years Novartis has spent millions for their architecture. Their master plan was intended for 13'000 workers. What happened and how can the campus move forward?*

Armin Linke's "Operating Theatre" depicts people working in what seems to be a surgery room. The caption gives clarity: It is a remotely controlled surgery. We extended our natural organs through tools. The human being transcended evolution and created an "exo-evolution". It is not limited to purely physical functions. With the first computer we started to outsource our intellectual functions too. Computers are our exo-brains, our exo-memories and exo-databases. Through the process of exo-evolution the human has created an "info-sphere" that makes it possible to be anywhere at any time. Virtual space becomes an integral part of the physical space or even replaces it to the degree where they are indistinguishable.

These developments also triggers a reaction at the global headquarters of pharmaceutical company Novartis. Before the pandemic 7'500 people worked at the Novartis Campus. In 2021 only roughly 2'500 people worked on site. What is going to happen with the leftover space? To this day the campus is hermetically sealed and not accesible for the public. We see plenty of potential for the campus to get reintegrated to the city. There are cafés, restaurants, parks, convvenience stores etc.

**The project proposes to repurpose mostly empty office towers from the Sixties to dwelling spaces for cooperative housing programmes. The transformation of an office into an apartment is not only an act of recycling an increasingly underutilized typology, but also a way of giving spatial form to the contemporary condition of work, in which labor, domestic work, socialization, recreation, and exchange are no longer understood as separate spheres, but as part of the same productive stream.**

HS 21  
Studio Theriot  
Borderline Investigations #6 Visibility  
Operating Theatre  
Group Work  
Liam Buffat, Leart Sejdiu, Nicolas Graf



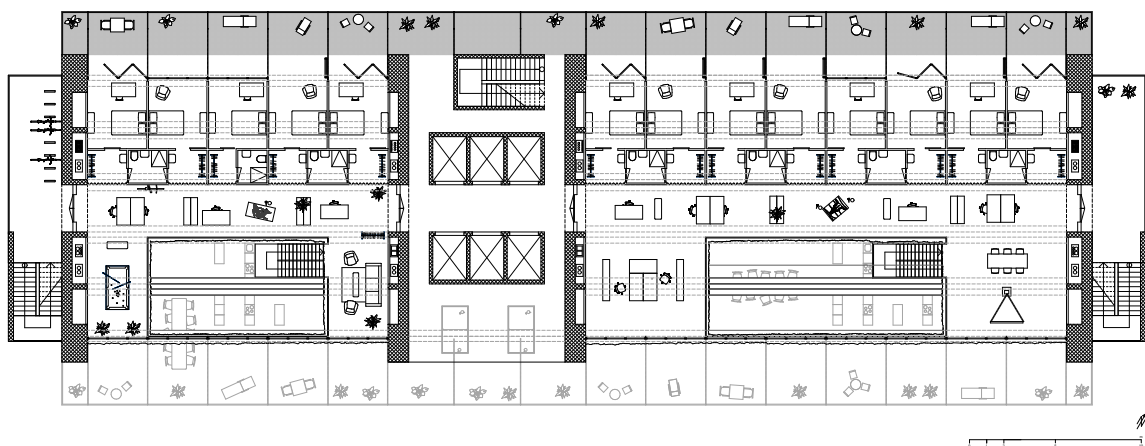
South facade; cooperative housing in Novartis Campus in Basel.



Ambiguity; Housing as a process of constant change.



Communal kitchen.



Floor plan; communal kitchen and working spaces.

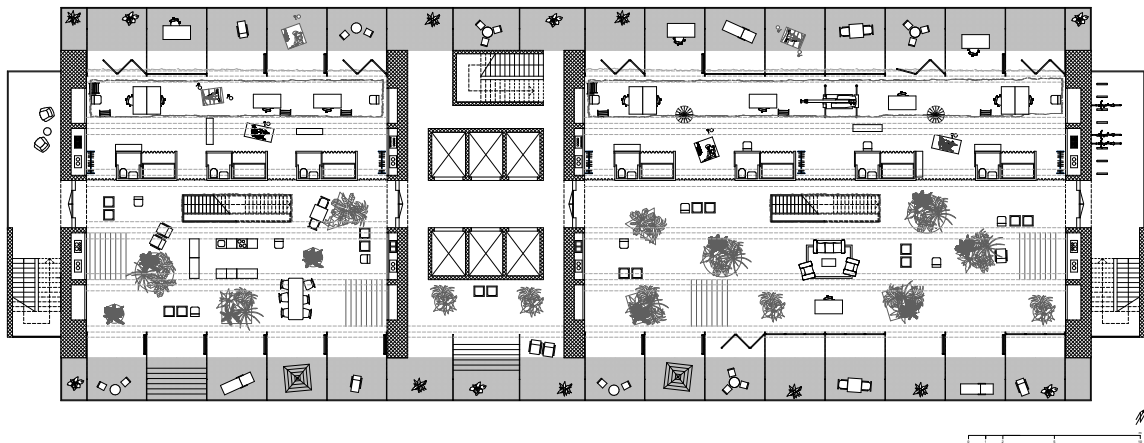


Laundry room and working space.



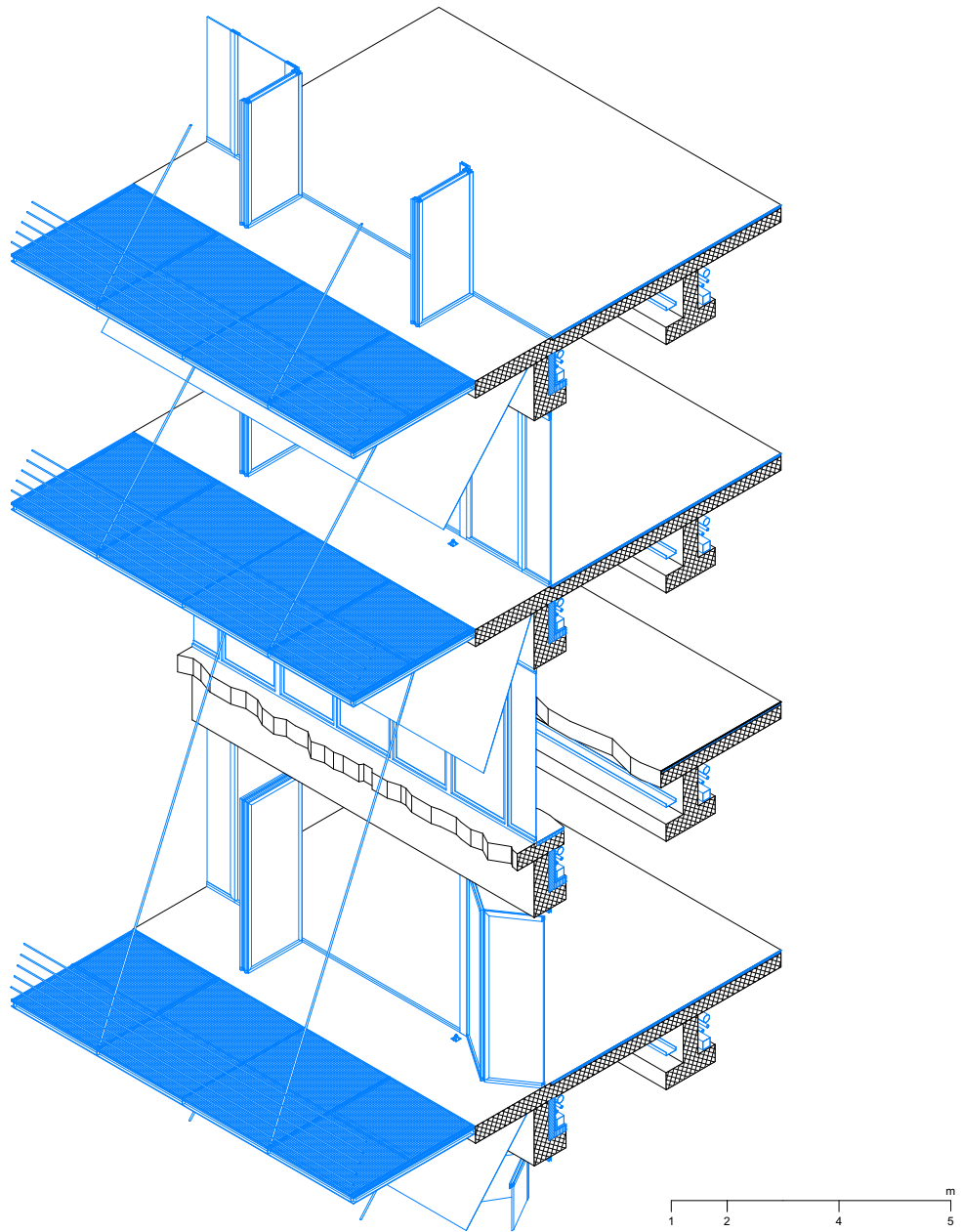


Atelier.

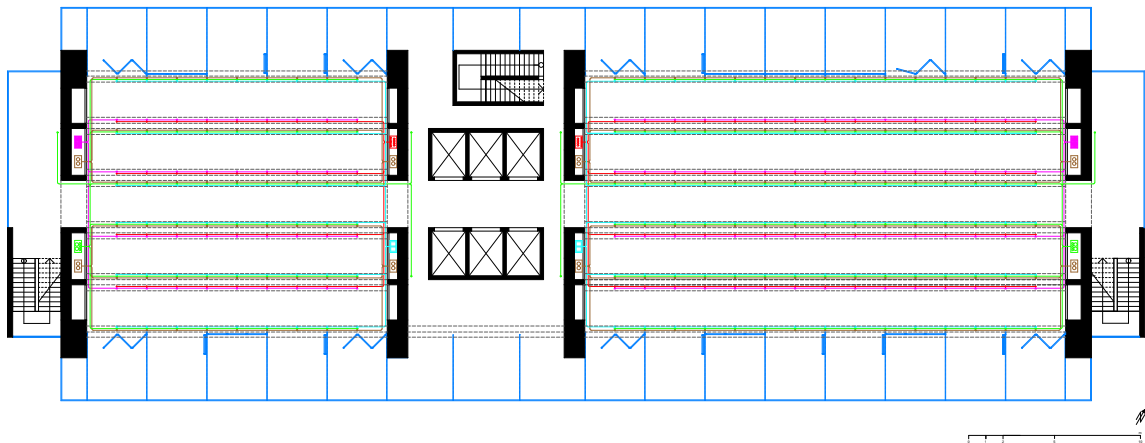


Floor plan; semi-private atelier space with public laundry and sleeping cells in the top floor.





Facade detail.



Infrastructure plan; Water, heat and ventilation routed through the ceiling.

# STADTREPAPARATUR

*Initially conceived with a primary focus on engineering efficiency, Bucheggplatz has become an important yet problematic node in the city's transportation network. The historical and ongoing struggles to reconcile the demands of traffic and urban quality underscore a persistent issue: the need to navigate the balance between urban mobility and creating spaces that enhance urban quality.*

Bucheggplatz is the only space of the Ypsilon project fully conceptualized with the traffic ideals of the early 20th century. The spatial configuration of Bucheggplatz is strongly inspired by Le Corbusier's ideals on the separation of functions and traffic. Each level was mostly designed independently from the other, while an effort to combine the different modes of traffic was never undertaken. Due to its provisional character, the city never developed a holistic strategy for the area. Even though it is a large and open area, it is extremely rigid in its current composition. Technical constraints, for example, turning radii of vehicles, as well as building regulations, such as zoning and traffic construction lines, make architectural intervention virtually impossible.

The lack of urban qualities is strikingly apparent on site. The average time spent is three minutes and it is experienced in continuous movement, disrupted by short stops. While some commuters impatiently stare at their cell phones, others run to catch their connection. There is no reason to stay, the objective is to leave as fast as possible. Additionally, the vehicles circling Bucheggplatz create a hermetic barrier. Although permeable, it shields Bucheggplatz from activities within surrounding buildings. The nature of a public square, bringing people and diverse activities together, seems to be negated by the function of transporting. It seems that everything has been done to isolate Bucheggplatz from its surroundings. It is a vast area of empty space, serving only one function: movement, and nothing more.

Bucheggplatz vigorously tries to convey the image of movement, to the point that it becomes seemingly purposeless and excessive: The sweeping pedestrian bridge leading to practically nowhere; the omnipresent noise and stench created by the constant stop-and-go motion of the circling traffic; and the over-dimensioned infrastructure fragmenting Bucheggplatz into small and unusable spaces. These issues have become its identity. They are a result of off-the-shelf engineering solutions during the postwar period. It is an expression from a time when the logic of movement, particularly of the automobile, was the driving force shaping the city.

**It is time to view Bucheggplatz not only as a traffic problem.**

HS 23  
Studio Voluptas  
in collaboration with the Chair of the Theory of Architecture  
Master thesis  
Individual Work  
Leart Sejdiu



Drone image; Bucheggplatz, Zürich.



Collage; Site plan projected.





Collage; Bucheggplatz projected.





Collage; Bucheggpark.





# HOTEL ON A HILLSIDE

*Is there a separation of nature and culture? How do we build in a comprehensive worldview in which humans are not a separate part of creation but an actor in a network?*

The history of the hotel industry in Graubünden is as an interesting example on how the concept of nature has undergone transformative changes over the last century. Initially, nature was seen as a wild frontier for adventurers and hotels catered to their needs. As tourism flourished, a deeper appreciation for nature's beauty emerged, influencing hotel design and experiences. Grand hotels integrated seamlessly with the surrounding landscapes, offering panoramic views and gardens. In the mid-20th century, nature shifted towards a recreational perspective, with hotels serving as gateways to skiing and outdoor activities. Today, sustainability is a key focus, with hotels providing authentic nature experiences and promoting responsible tourism. Graubünden's hotels have evolved into guardians of the region's natural heritage, ensuring future generations can cherish and engage with the surroundings.

**The goal is to create places that give people support and confidence. Culture is in some cases a complement or extension of nature, in other times a counterpart and a coping mechanism. A greater reconciliation of nature and culture cannot work as a matter of course. We do not live in nature and culture, but in concrete situations in specific places.**



Clay model; "Ideenmodell".



View from the forest.





View from the hotel room.





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