

FACTORY 020

A PERMANENT 'LIVE-WORK' ENVIRONMENT FOR GENTRIFIED ARTISTS

Between Standard and Ideals

NICK TEURLINGS

Vrij, Onverveerd
Het Parool

HOME AMSTERDAM OPINIE PS STADSGIDS

'Commercie poetst ziel van de stad weg'



PROBLEM 1

GENTRIFICATION

Vrij, Onverveerd
Het Parool

HOME AMSTERDAM OPINIE PS STADSGIDS

'Commercie poetst ziel van de stad weg'



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International edition

The Guardian

Interview

'Everything is gentrification now': but Richard Florida isn't sorry

Oliver Wainwright



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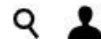
The Guardian

Menu

nrc.nl

abonneer

Digitale krant



Recensie

Klassieke gentrificatie op het NDSM-terrein

NDSM-werf In 1984 sloot de NDSM. De scheepswerf werd een van de grootste culturele broedplaatsen van Europa. En het werd almaar hipper.

Bernard Hulsman 21 september 2018 Leestijd 1 minuut



PROBLEM 2

LACK OF WORK-, LIVE- AND EXHIBITIONSPACE

Het Parool HOME AMSTERDAM OPINIE PS STADSGIDS

Kunstenaars waarschuwen voor verdwijnen van ateliers



PROBLEM 2

LACK OF WORK-, LIVE- AND EXHIBITIONS SPACE

Het Parool HOME AMSTERDA

Kunstenaar waarschuw verdwijnen



PAKHUIS DE ZWIJGER*

HOME AGENDA MAGAZINE PODCAST DOSSIERS EETCAFÉ ZAALVERHUUR OVER PDZ*

Herontwikkeling 15 Atelierruimte gezocht

Door een onbedoeld bijeffect van de Woningwet 2015 staan Amsterdamse ateliers op de tocht. In gesprek over een duurzaam atelierbeleid.

f DEEL TWEET +

REAGEER



RESEARCH AND DESIGN

literature, reports, policy documents

DESIGN QUESTION

HOW CAN THE DESIGN OF A LIVE-WORK ENVIRONMENT FOR ARTISTS CONTRIBUTE IN ENHANCING THE SUCCESS OF THE ARTISTS AS WELL AS IN THE CONSTITUTION OF A LIVELY, OPEN AND DIVERSE NEIGHBORHOOD?

DESIGN SOLUTIONS BASED ON RESEARCH

1

BALANCED MIX OF FINE ARTS AND COMMERCIAL ARTS

- SUPPORTIVE STRUCTURE FOR THE PERSONAL DEVELOPMENT OF THE ARTISTS
- ENSURES STABLE AND DURABLE NEIGHBORHOOD DEVELOPMENT

2

DIVERSITY AND FLEXIBILITY IN DWELLING TYPES

- PROVIDES THE HOUSING OF ARTISTS AT DIFFERENT STAGES OF THEIR CAREERS AND LIVES

3

CLEAR CENTRALISED CIRCULATION SYSTEM

- ENHANCES INTERACTION AND COLLABORATION BETWEEN ARTISTS

4

ACTIVE PLINTH

- DIVERSE PROGRAM OF FUNCTIONS AND 24H OCCUPATION PROVIDES A LIVELY NEIGHBORHOOD

5

CONNECT BUILDING AND ARTISTS TO THE LARGER CONTEXT OF THE CITY

- MIX OF PRIVATE AND COLLECTIVE WORK SPACES IN THE PLINTH VISIBLE TO THE PUBLIC
- A COLLECTIVE EXHIBITION SPACE
- BAR/RESTAURANT
- CREATIVE COMMERCIAL BUSINESS

6

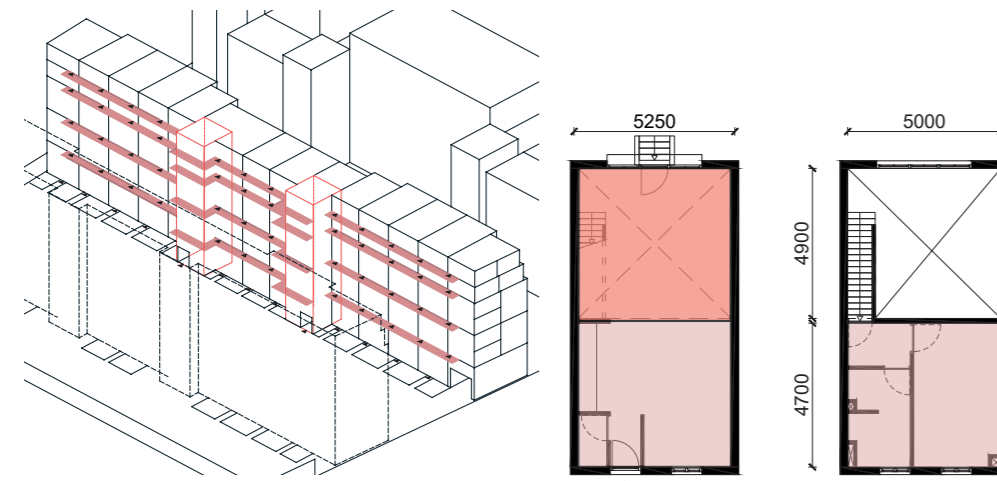
COMBINING WORKING AND LIVING IN WORK-HOME TYPES

- FEASIBILITY AND AFFORDABILITY

RESEARCH AND DESIGN

case studies

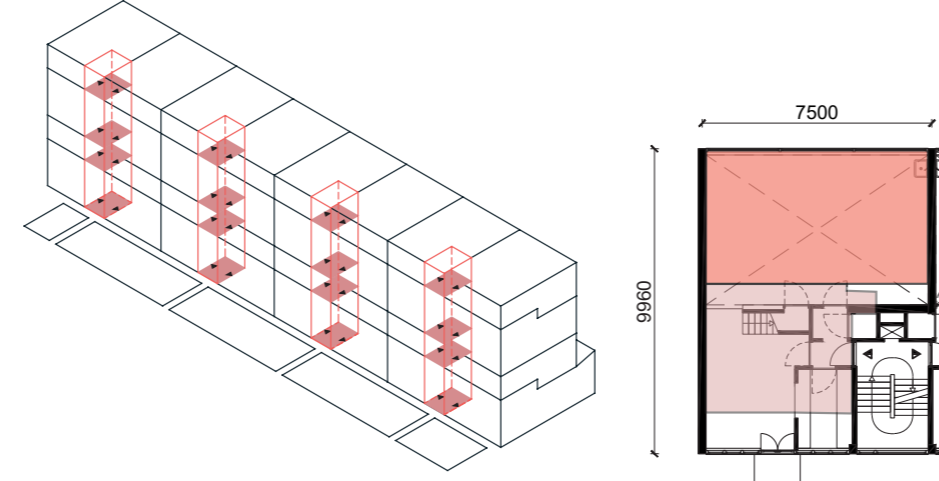
CITÉ MONTMARTRE AUX ARTISTES PARIS



□ Vertical circulation
■ Horizontal circulation
■ Workspace
■ Living space

- CONNECTION WITH NEIGHBORHOOD AND CITY ● ● ● ○ ○
- INTERACTION BETWEEN RESIDENTS ● ● ● ○ ○
- DIVERSITY IN DWELLING TYPES ● ● ○ ○ ○
- OUTDOOR SPACE ● ● ○ ○ ○
- MEETS ARTISTS' FUNCTIONAL REQUIREMENTS ● ● ● ● ○

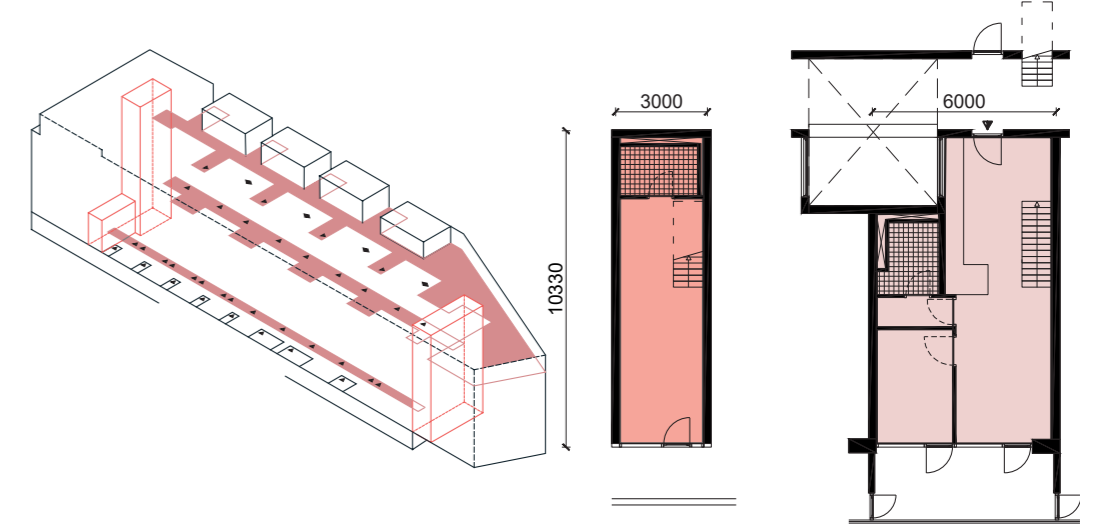
ZOMERDIJKSTRAAT AMSTERDAM



□ Vertical circulation
■ Horizontal circulation
■ Workspace
■ Living space

- CONNECTION WITH NEIGHBORHOOD AND CITY ● ○ ○ ○ ○
- INTERACTION BETWEEN RESIDENTS ● ● ○ ○ ○
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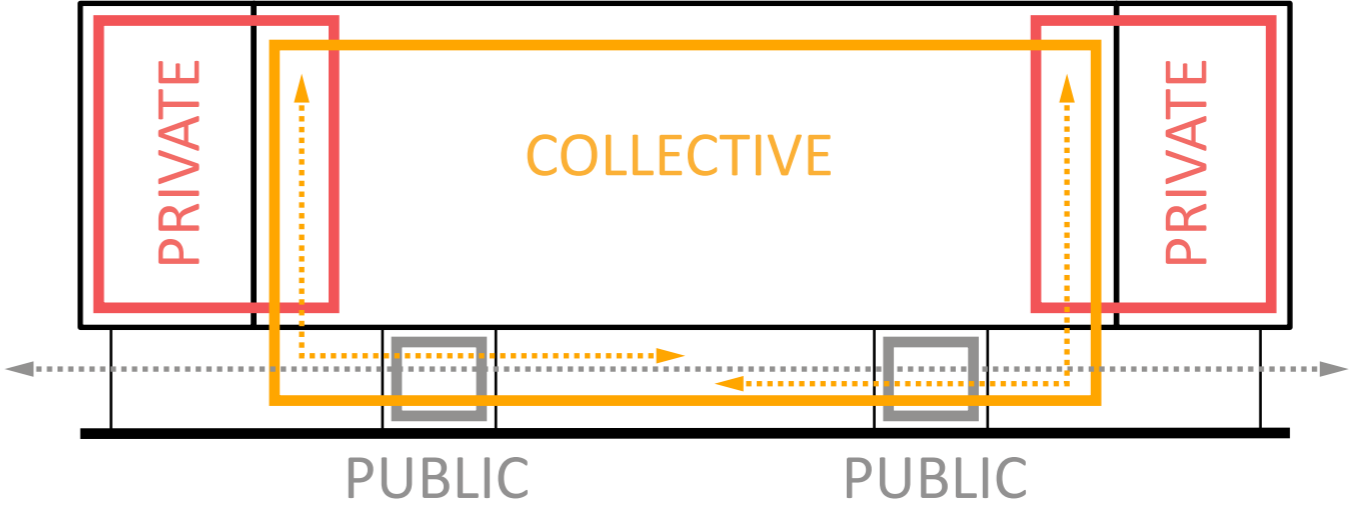
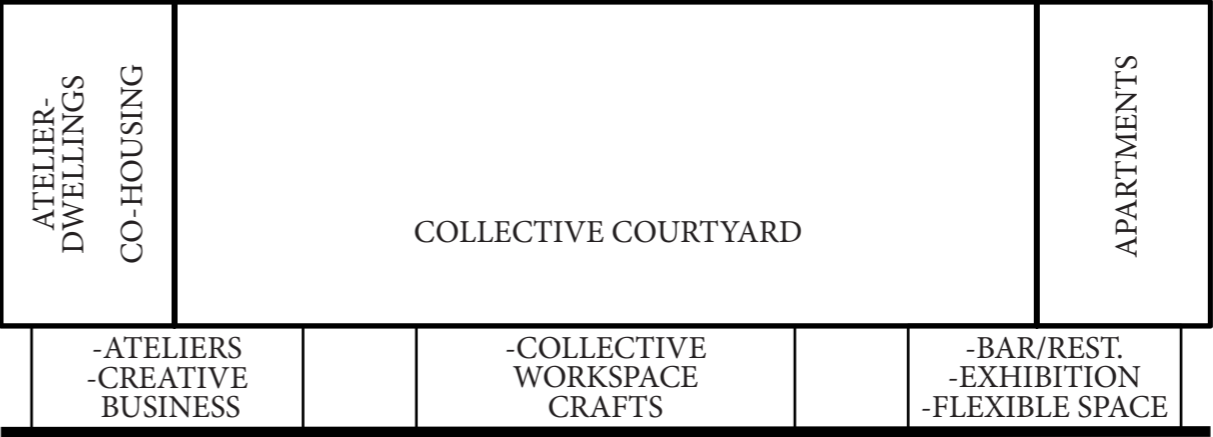
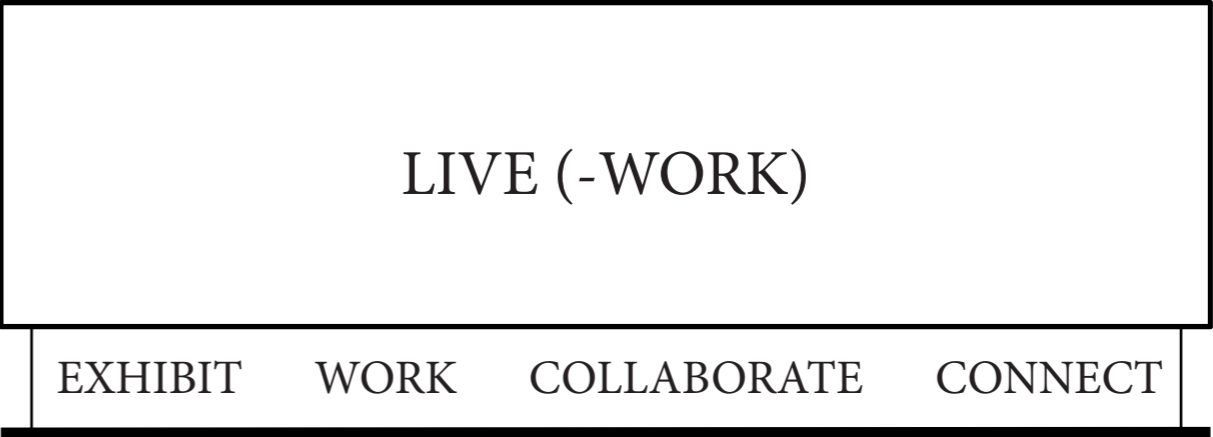
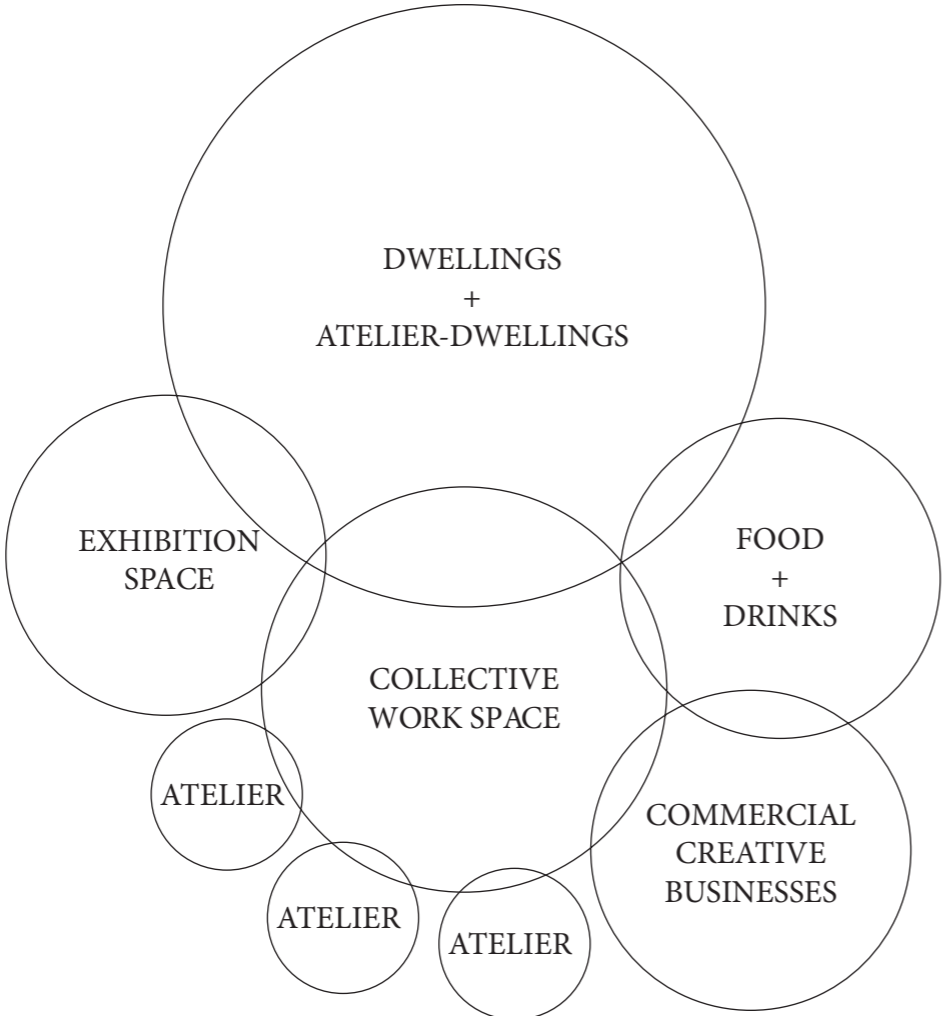
IBEB BERLIN



□ Vertical circulation
■ Horizontal circulation
■ Atelier
■ Living space

- CONNECTION WITH NEIGHBORHOOD AND CITY ● ● ● ● ○
- INTERACTION BETWEEN RESIDENTS ● ● ● ● ○
- DIVERSITY IN DWELLING TYPES ● ● ● ● ●
- OUTDOOR SPACE ● ● ● ● ●
- MEETS ARTISTS' FUNCTIONAL REQUIREMENTS ● ● ● ○ ○

BUILDING CONCEPT DIAGRAMS



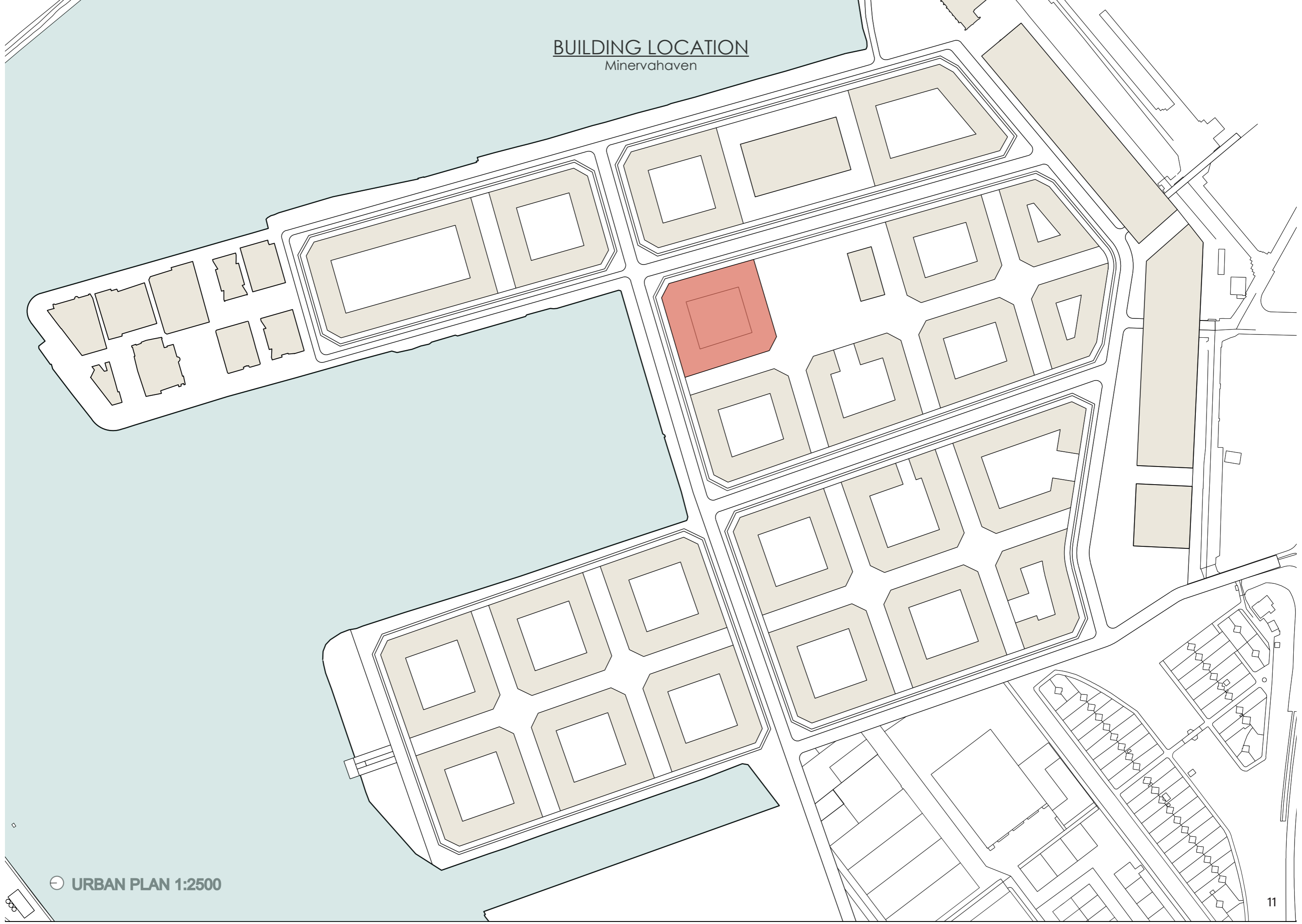
REDEVELOPMENT PLAN HAVENSTAD
Minervahaven

Vision Municipality of Amsterdam
(2017)

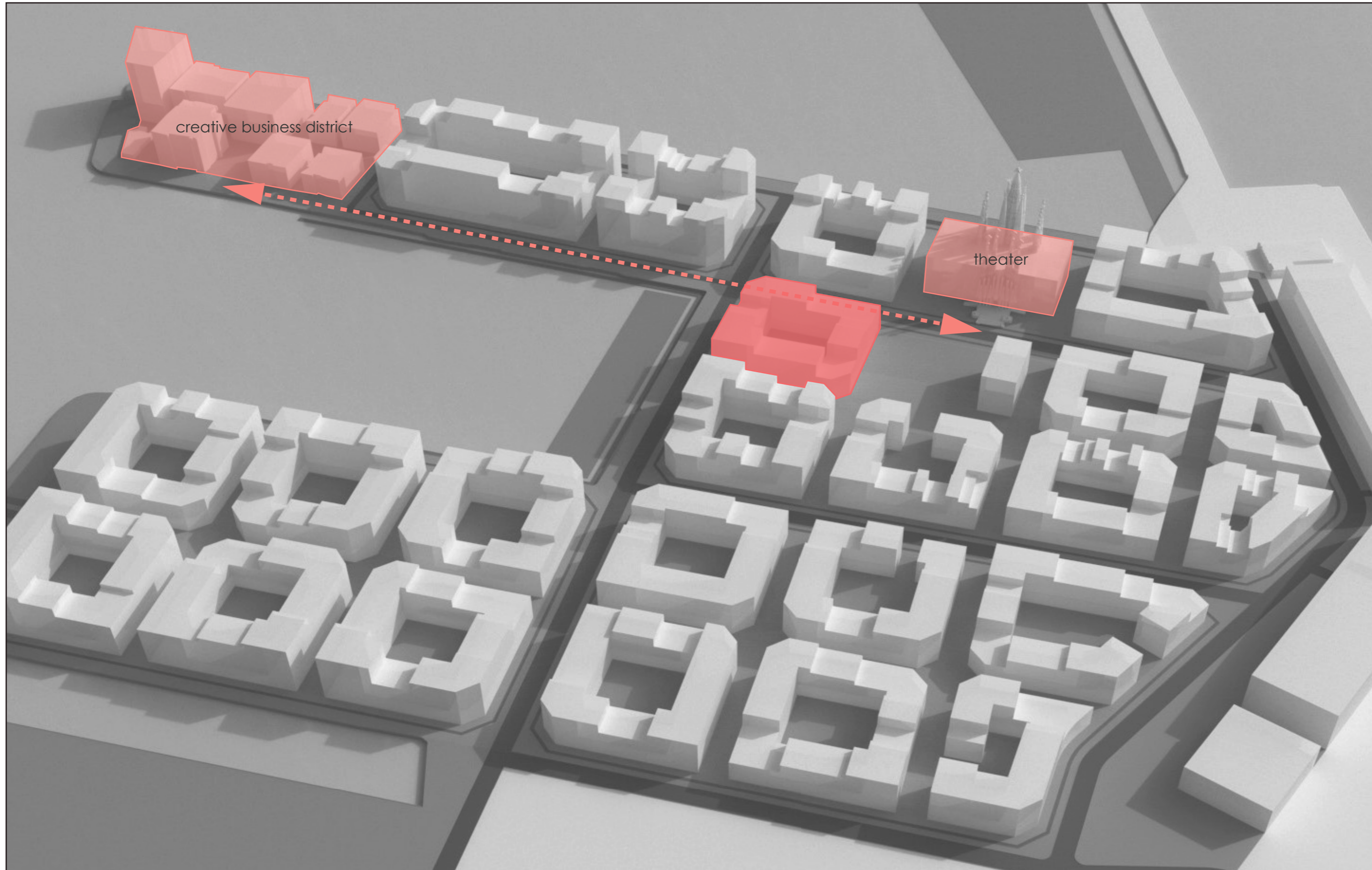
A live-work environment characterized by a creative and productive neighborhood with 'urban streets' which should be a 'logical continuation' of the urban milieu of the city centre.



BUILDING LOCATION
Minervahaven

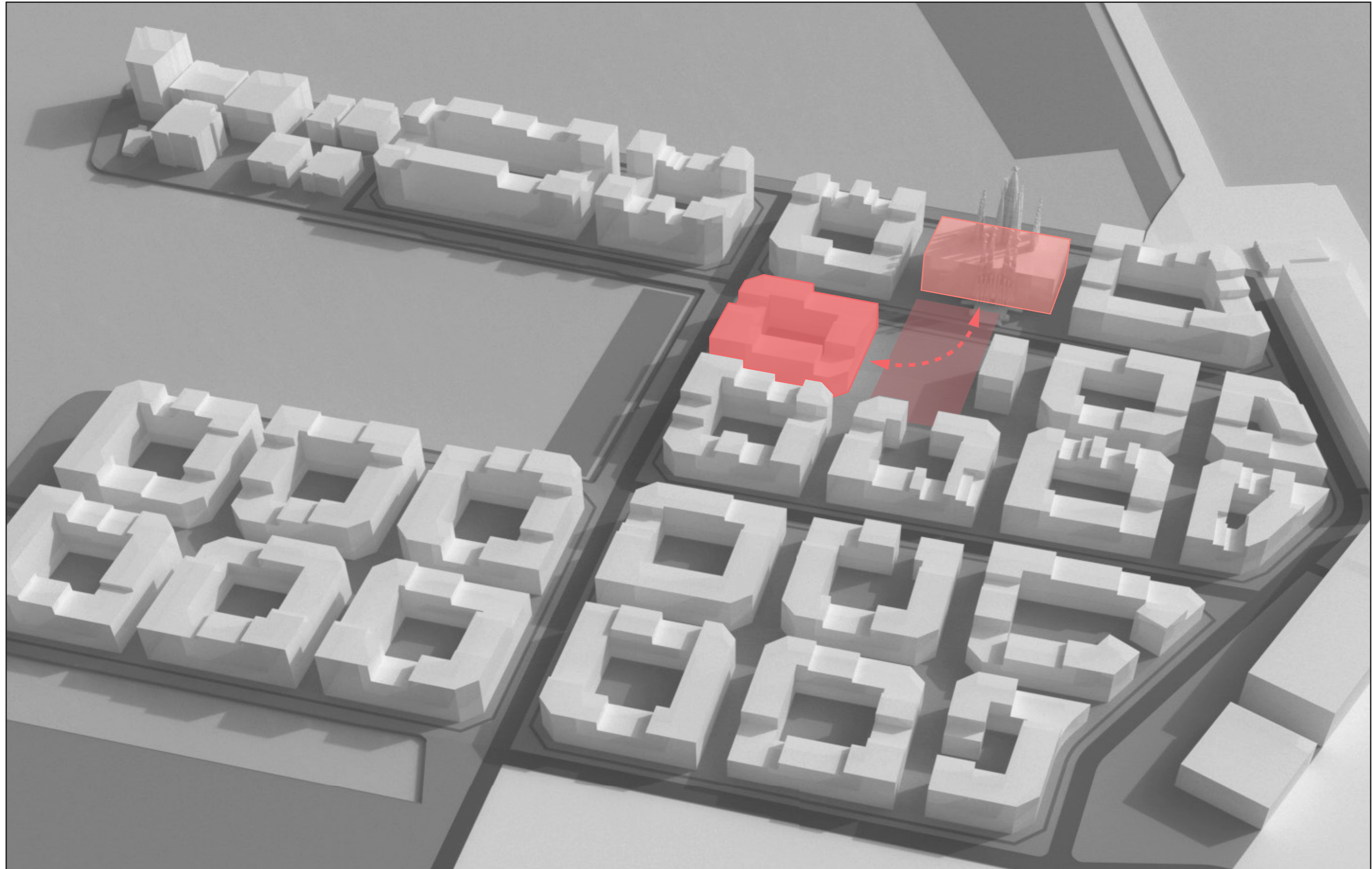


URBAN CONCEPT
connection existing buildings

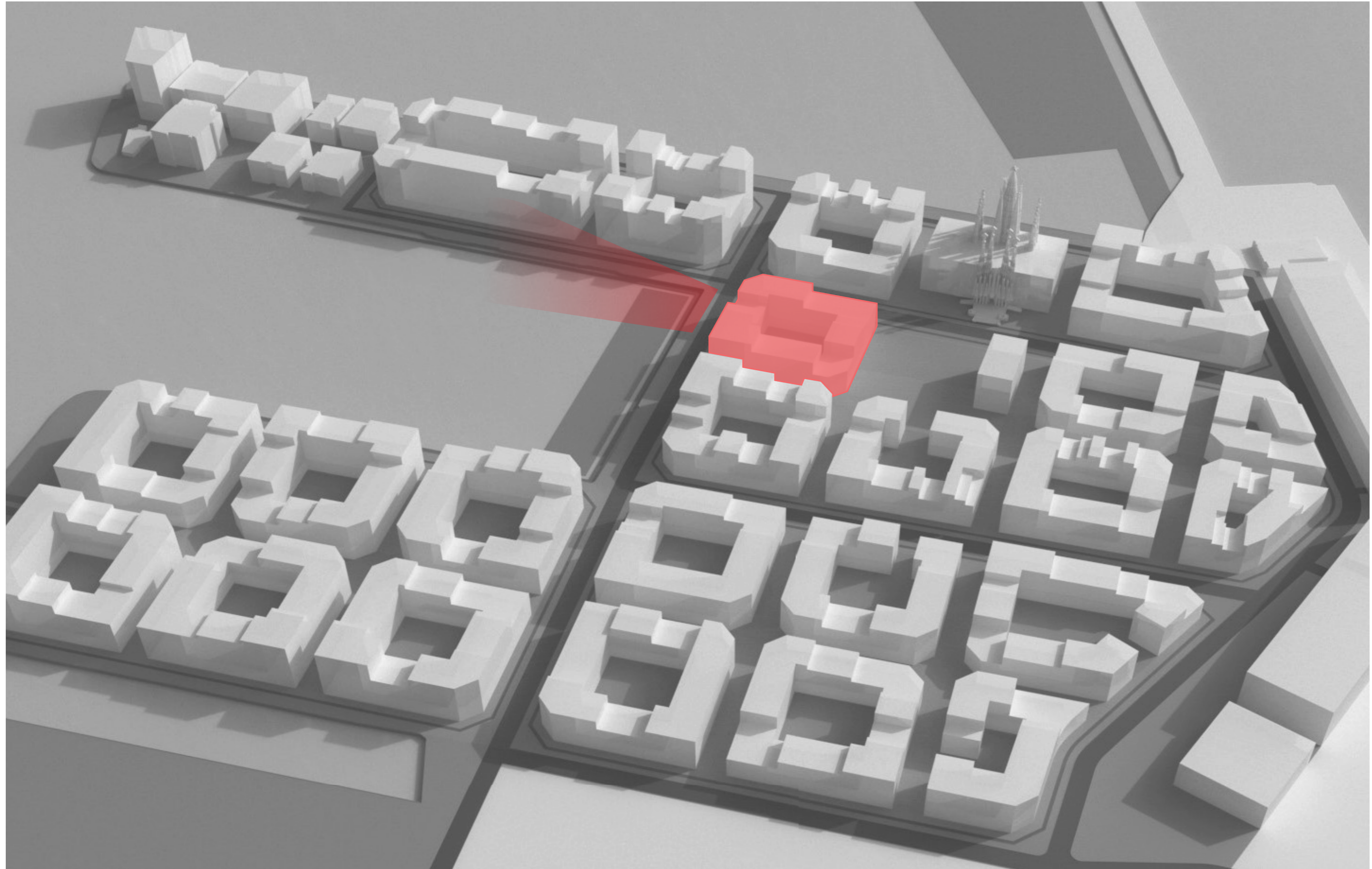


URBAN CONCEPT

cultural relation between the building, square and theater



URBAN CONCEPT
beautiful northern view for atelier-dwellings

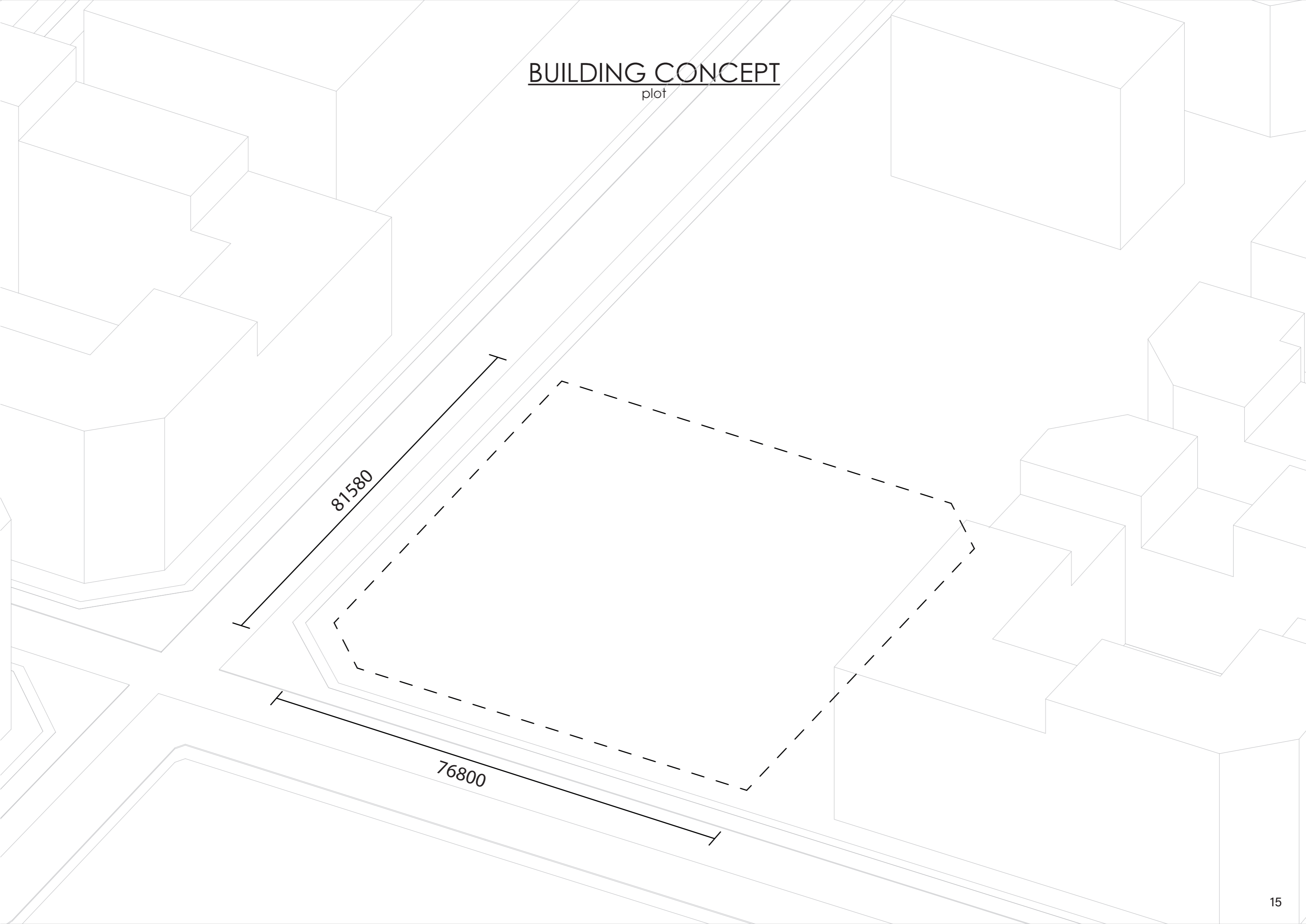


BUILDING CONCEPT

plot

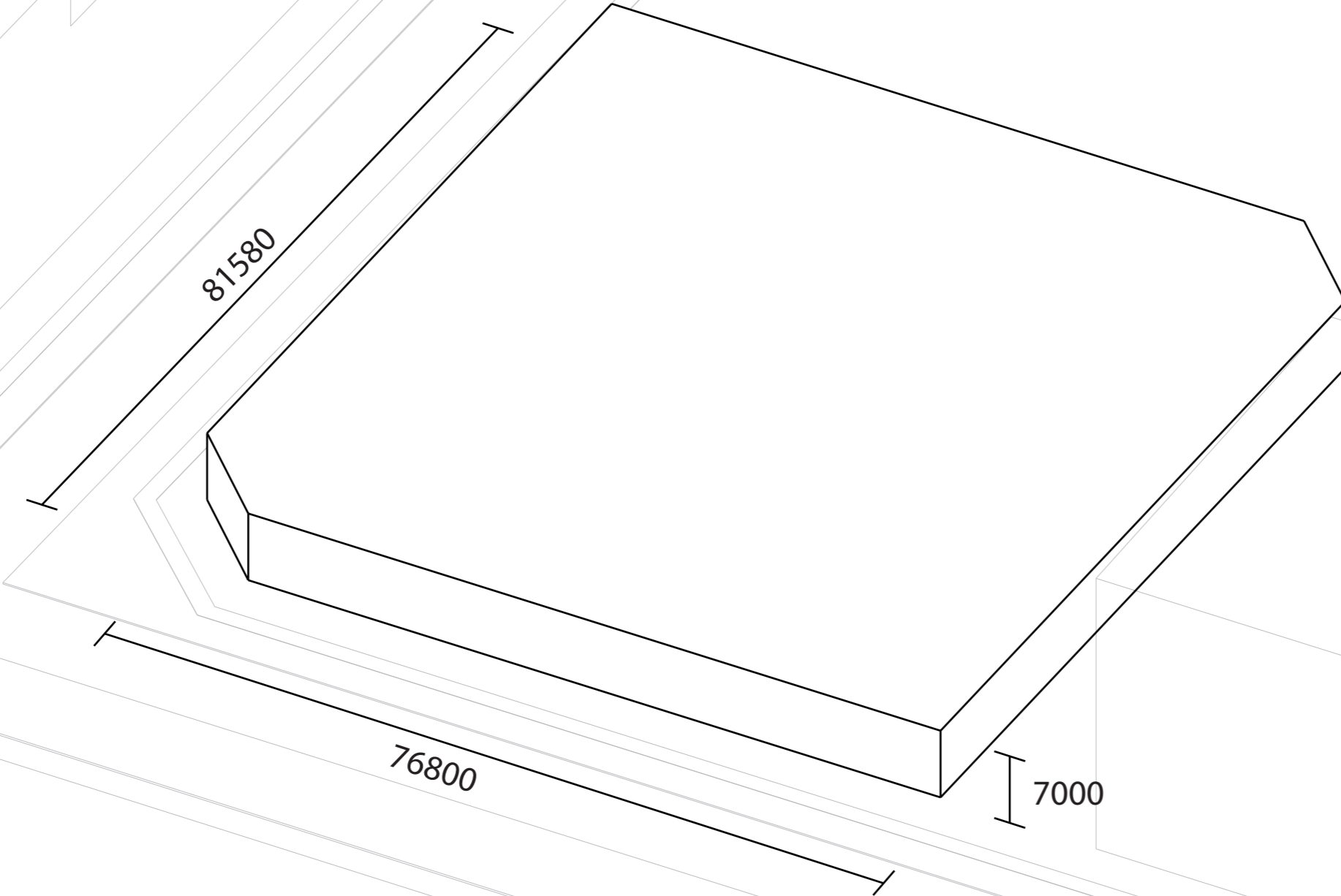
81580

76800



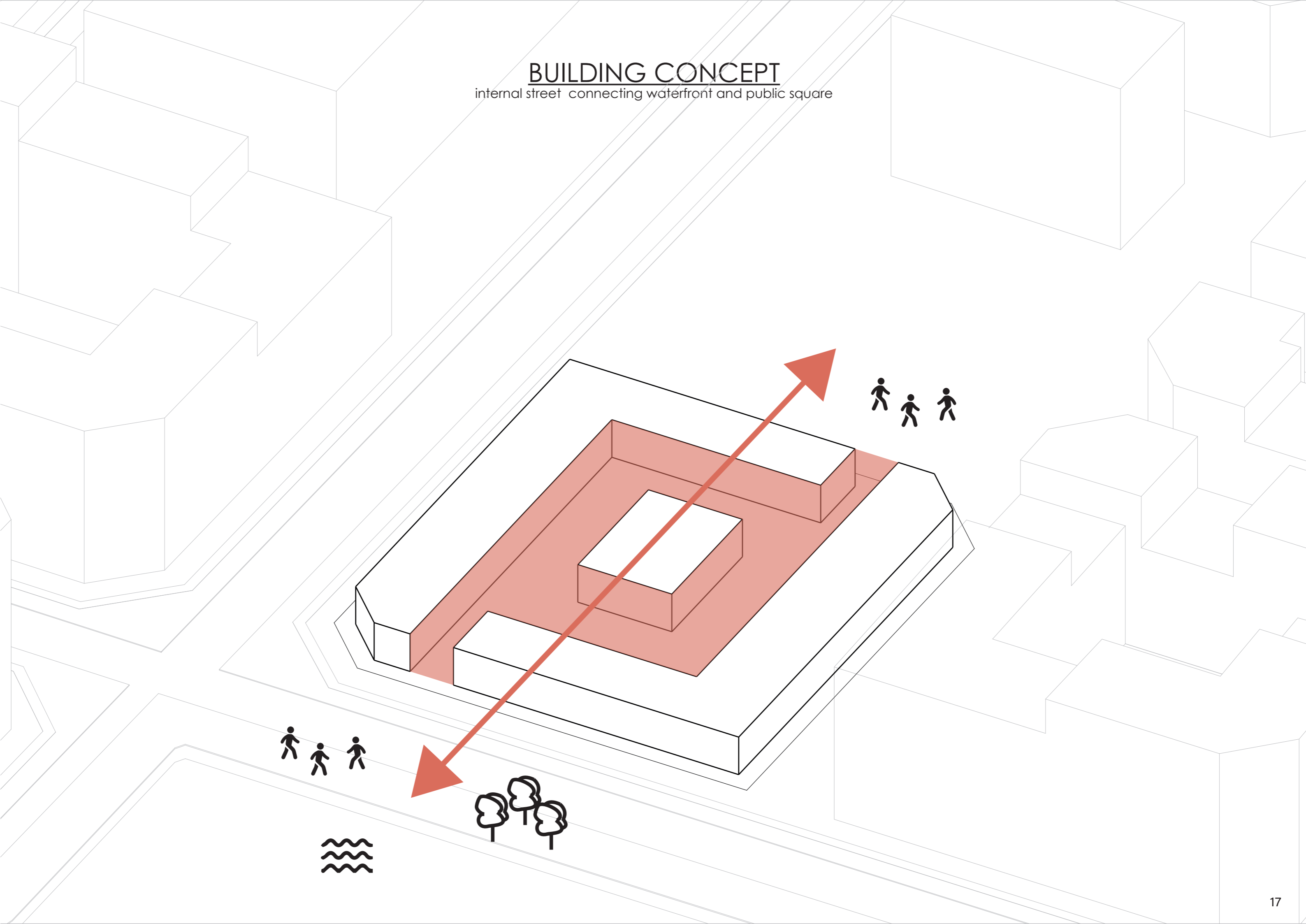
BUILDING CONCEPT

plint volume



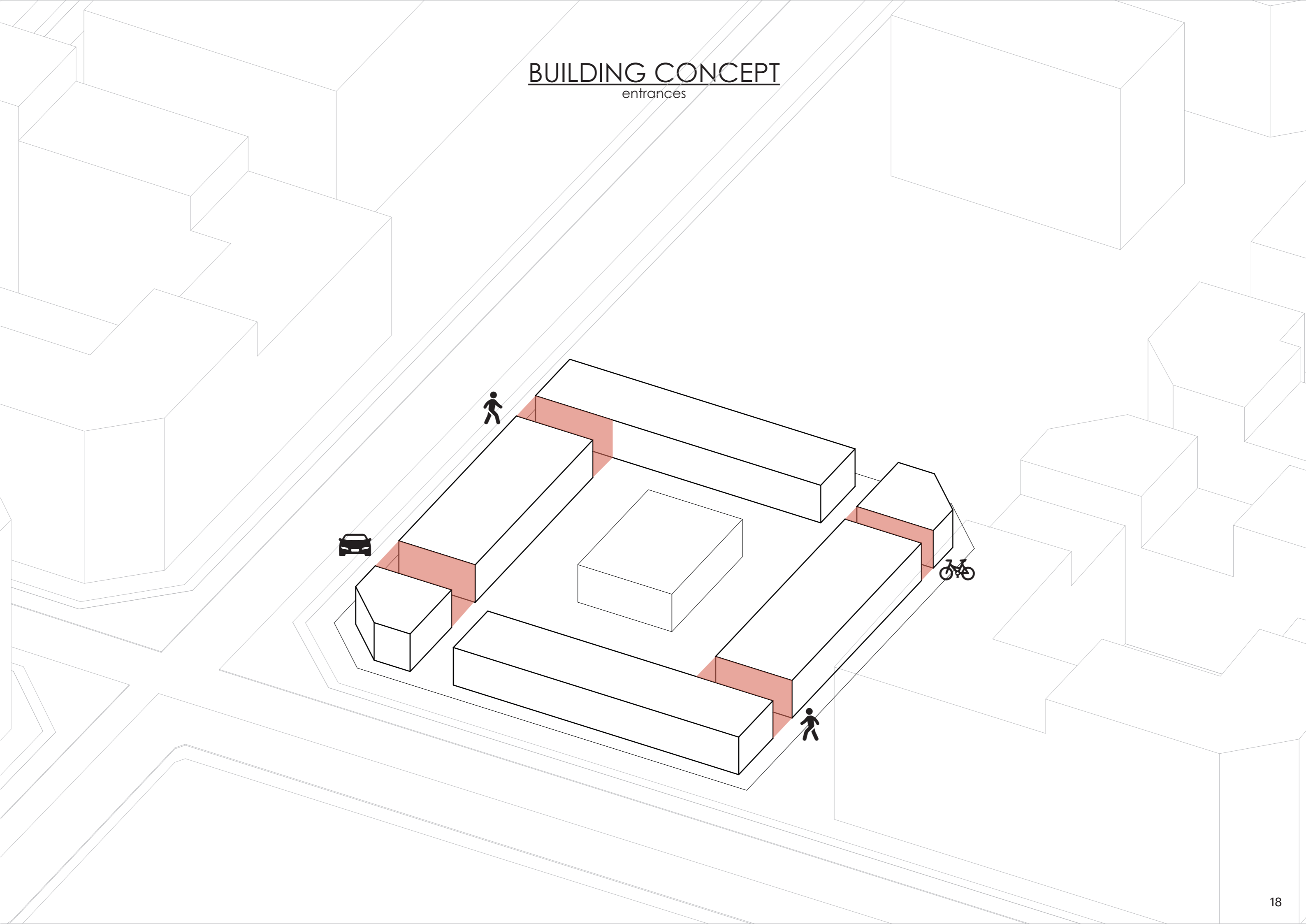
BUILDING CONCEPT

internal street connecting waterfront and public square



BUILDING CONCEPT

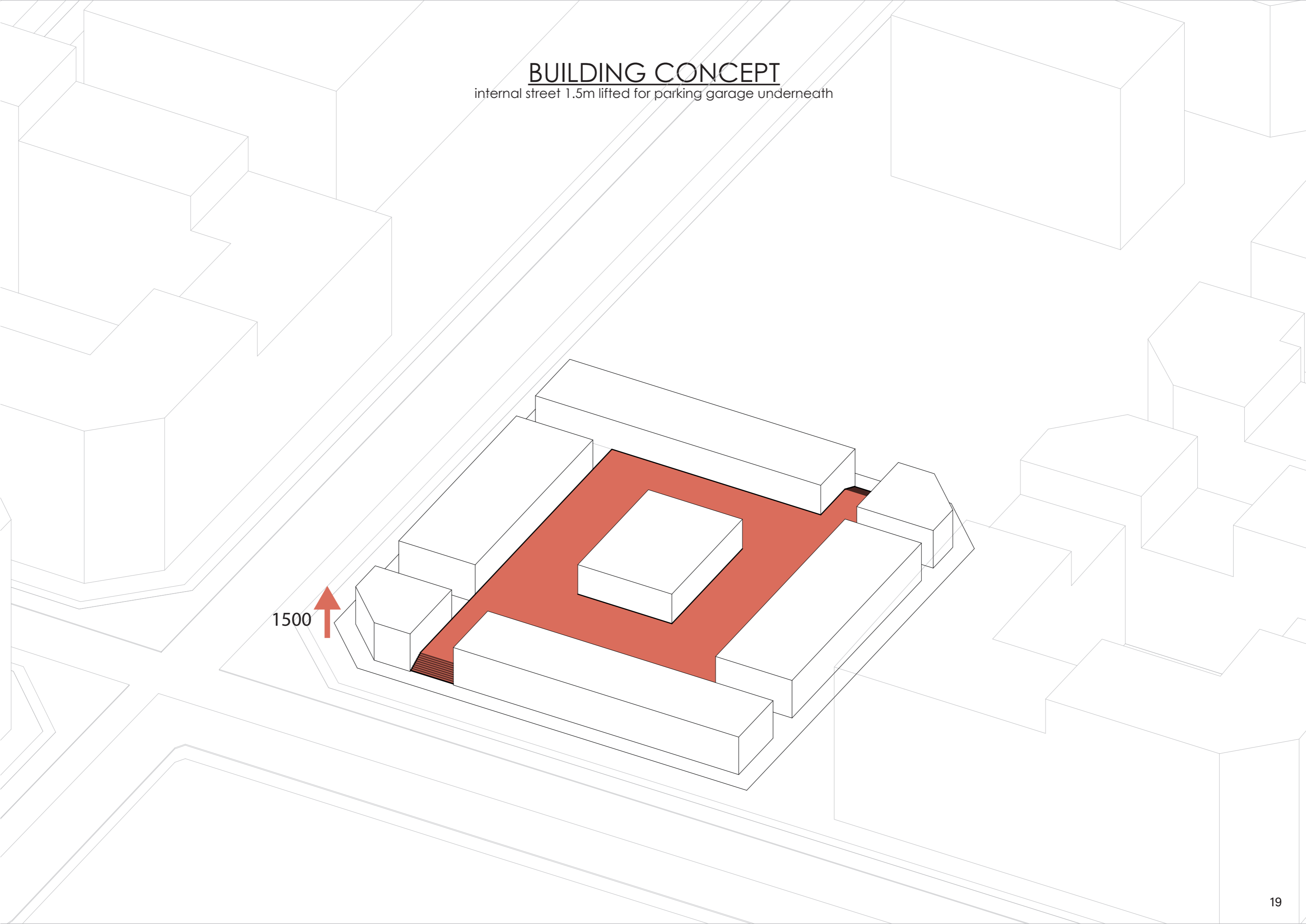
entrances



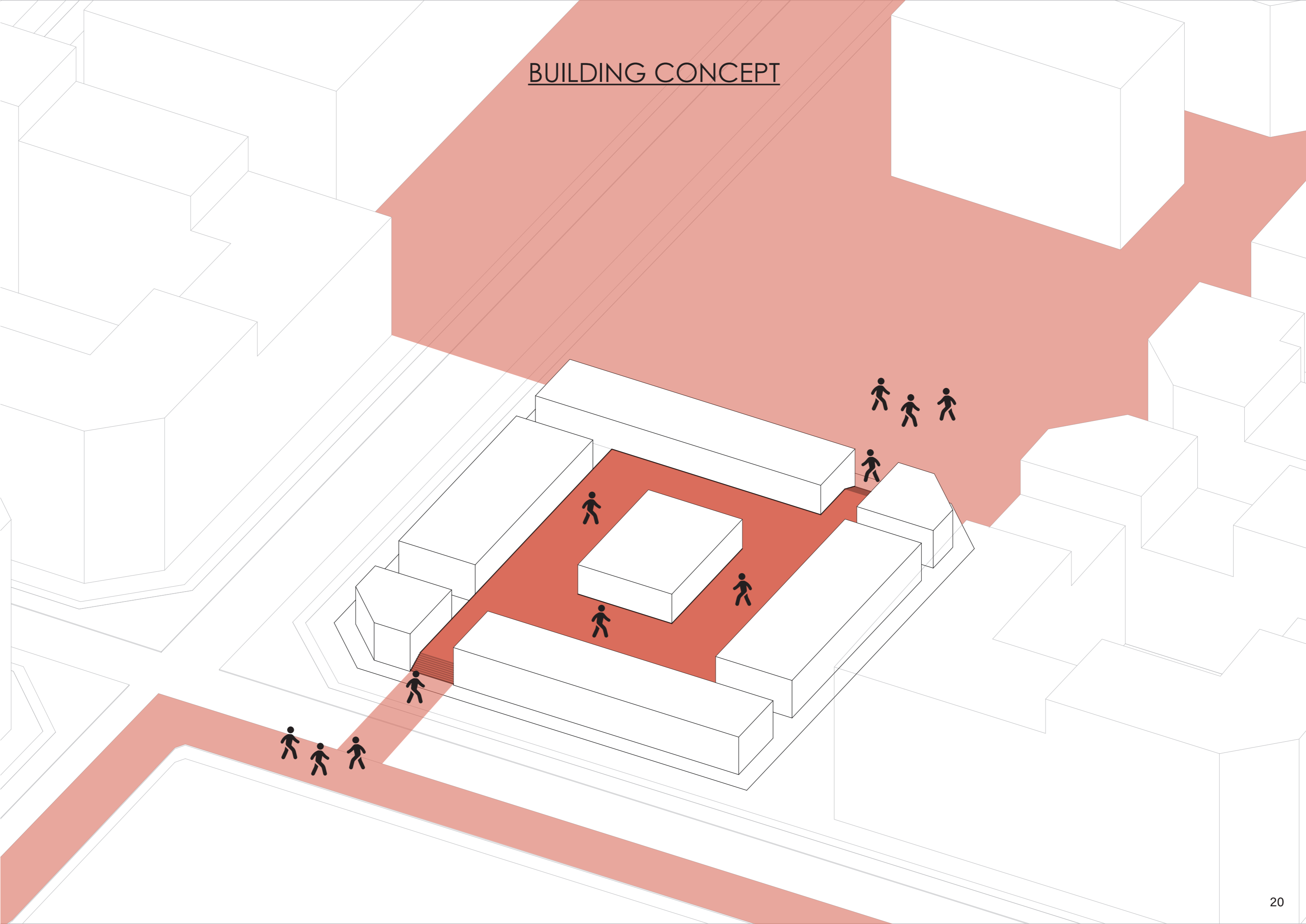
BUILDING CONCEPT

internal street 1.5m lifted for parking garage underneath

1500 ↑

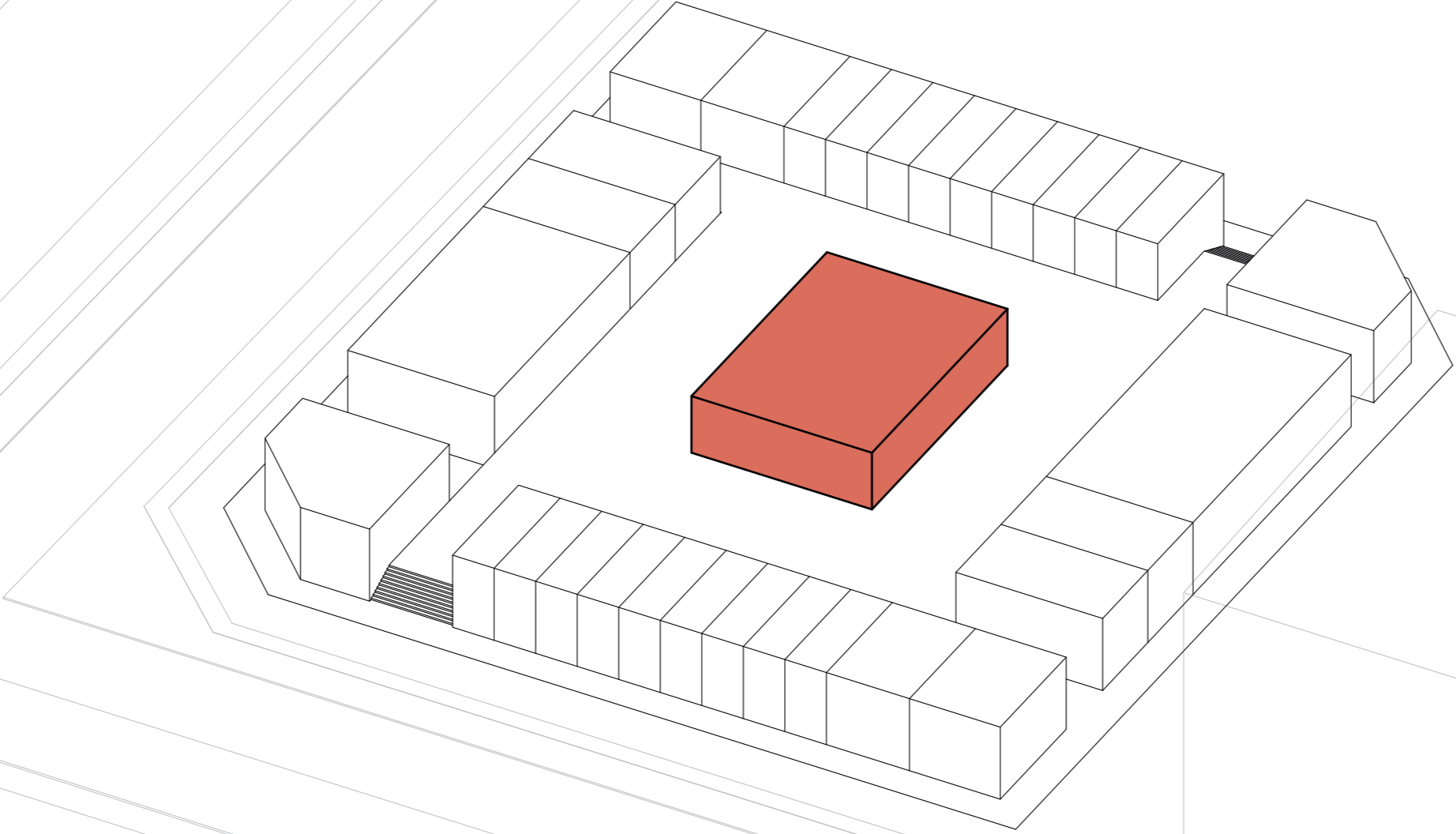


BUILDING CONCEPT

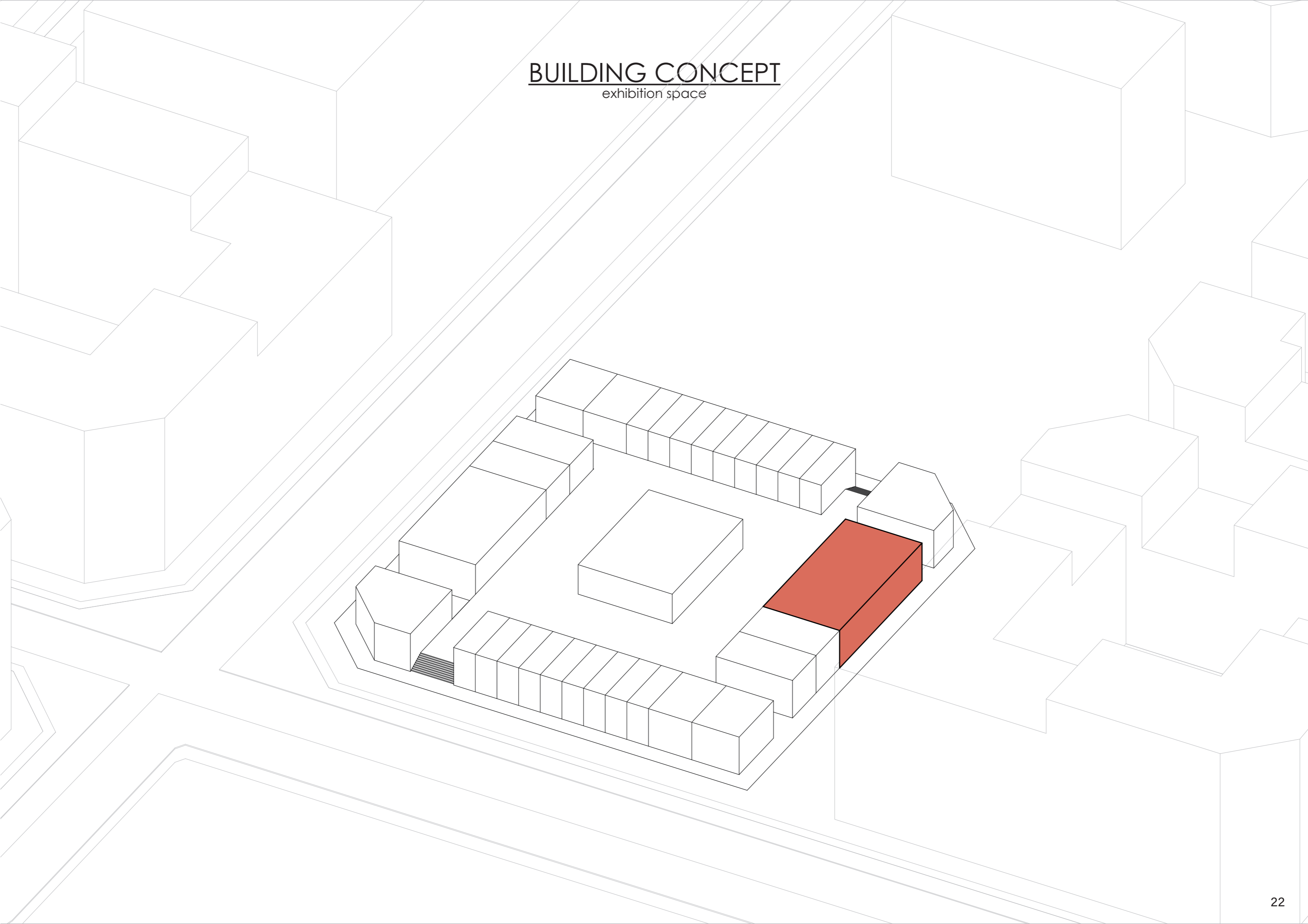


BUILDING CONCEPT

collective workspace with machines
for wood, metal and ceramics

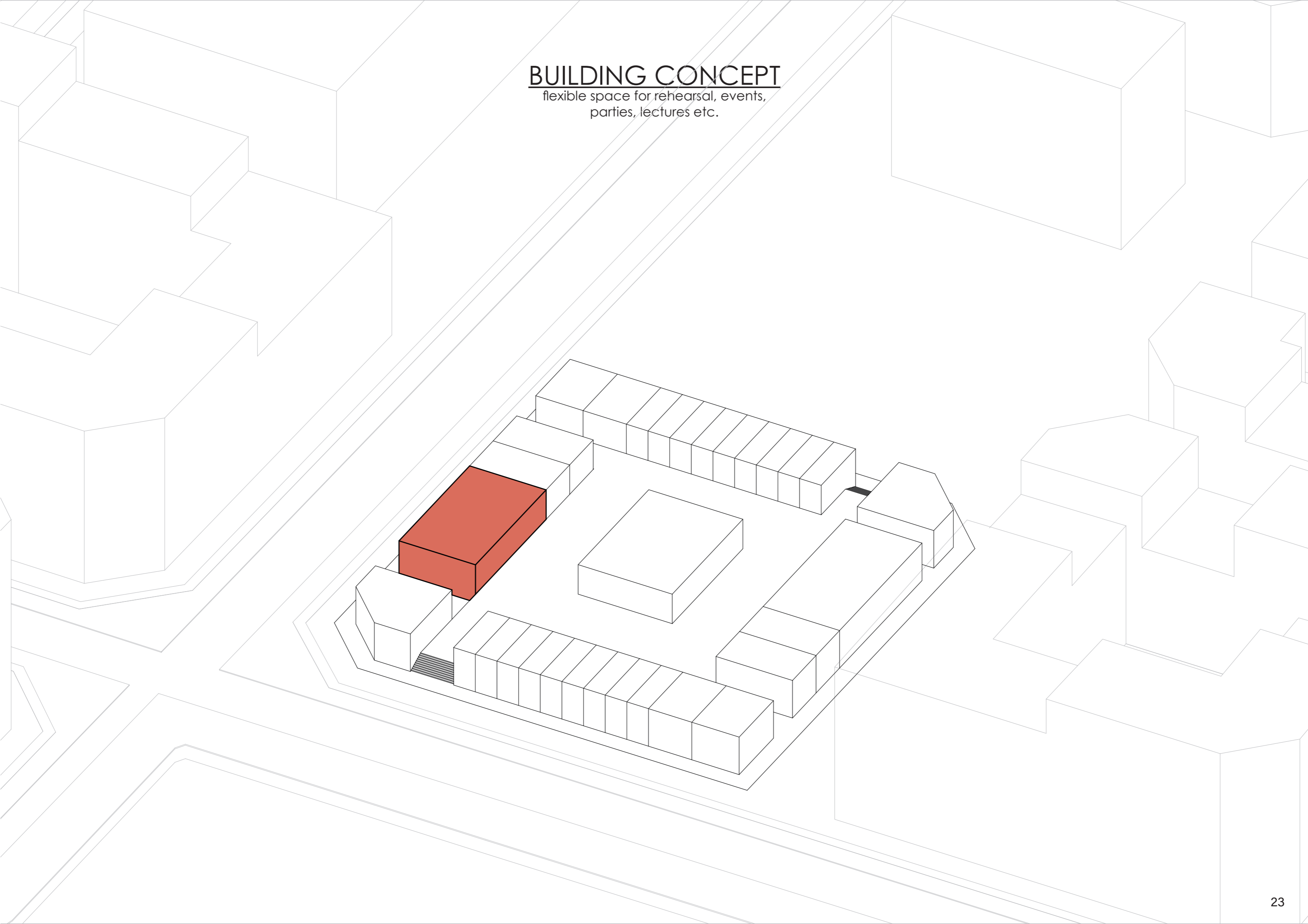


BUILDING CONCEPT
exhibition space



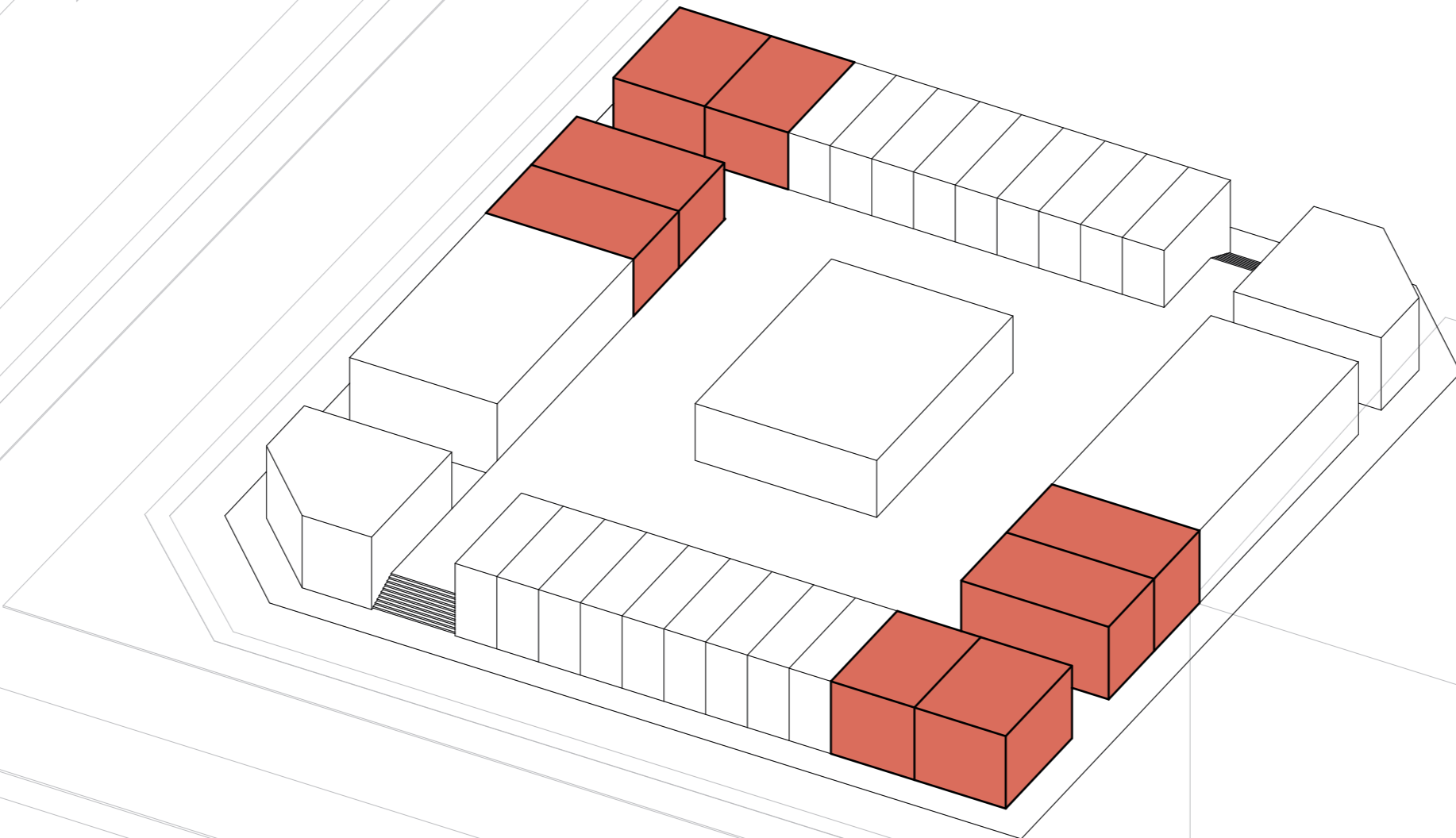
BUILDING CONCEPT

flexible space for rehearsal, events,
parties, lectures etc.



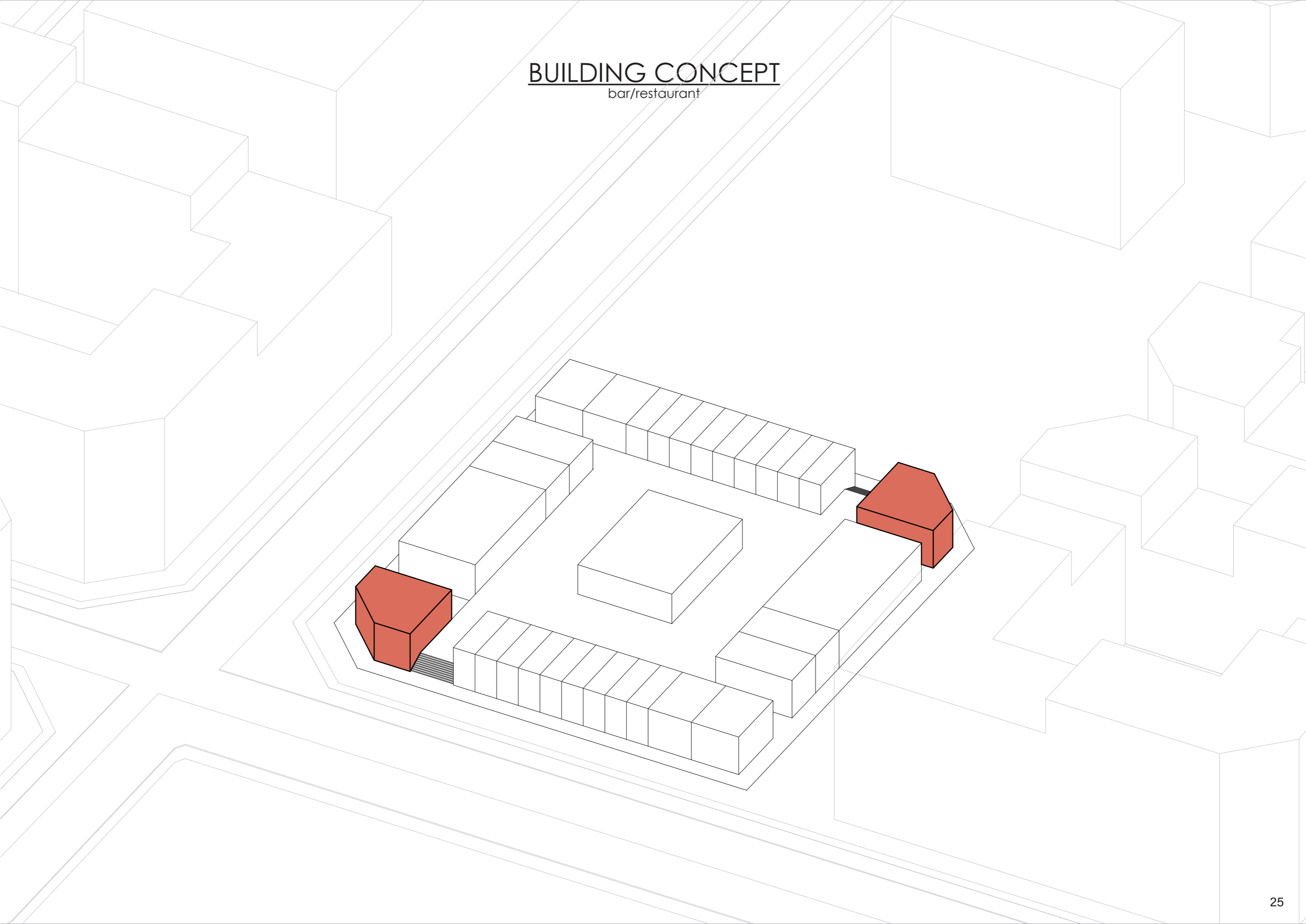
BUILDING CONCEPT

creative commercial business spaces



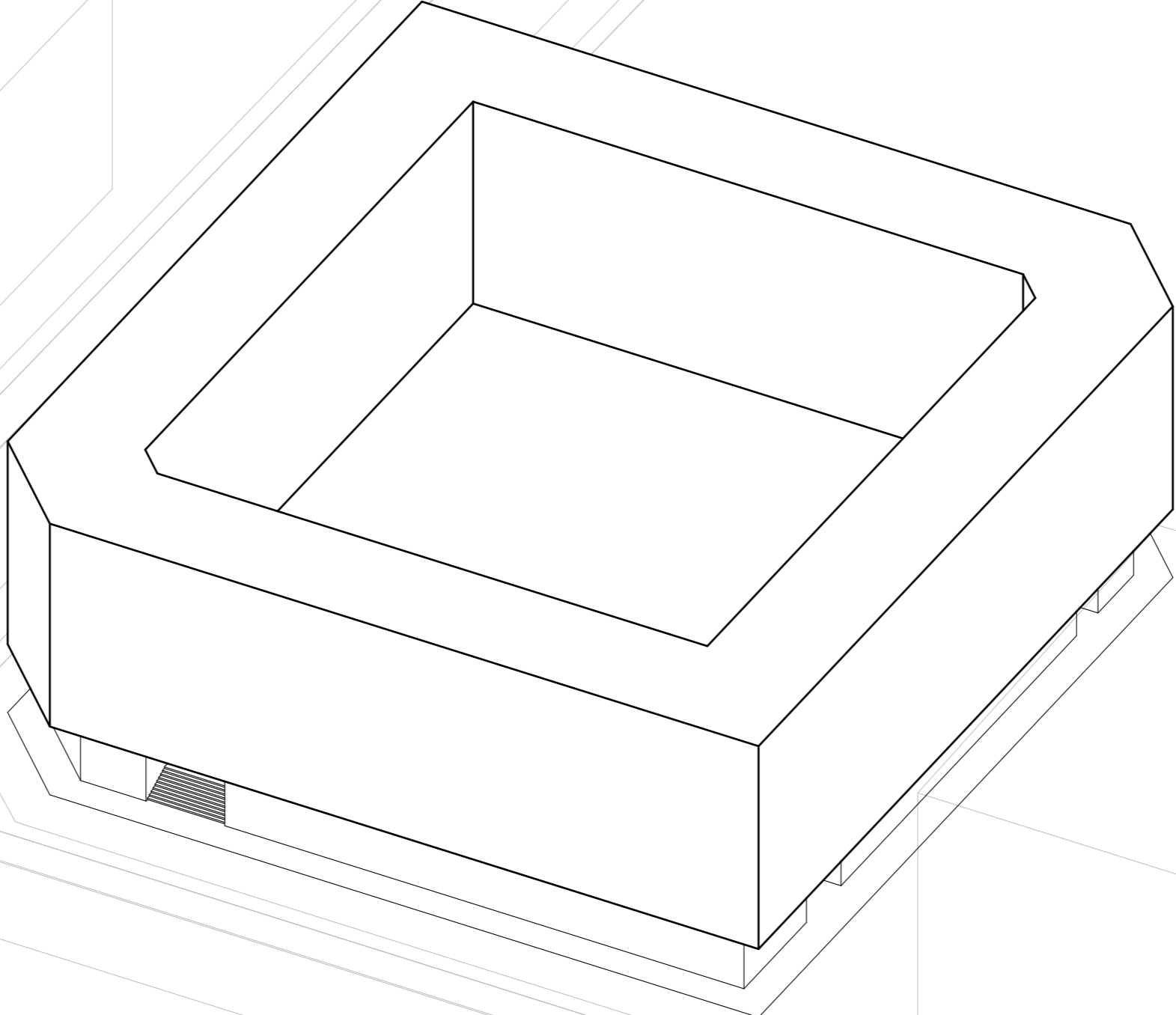
BUILDING CONCEPT

bar/restaurant



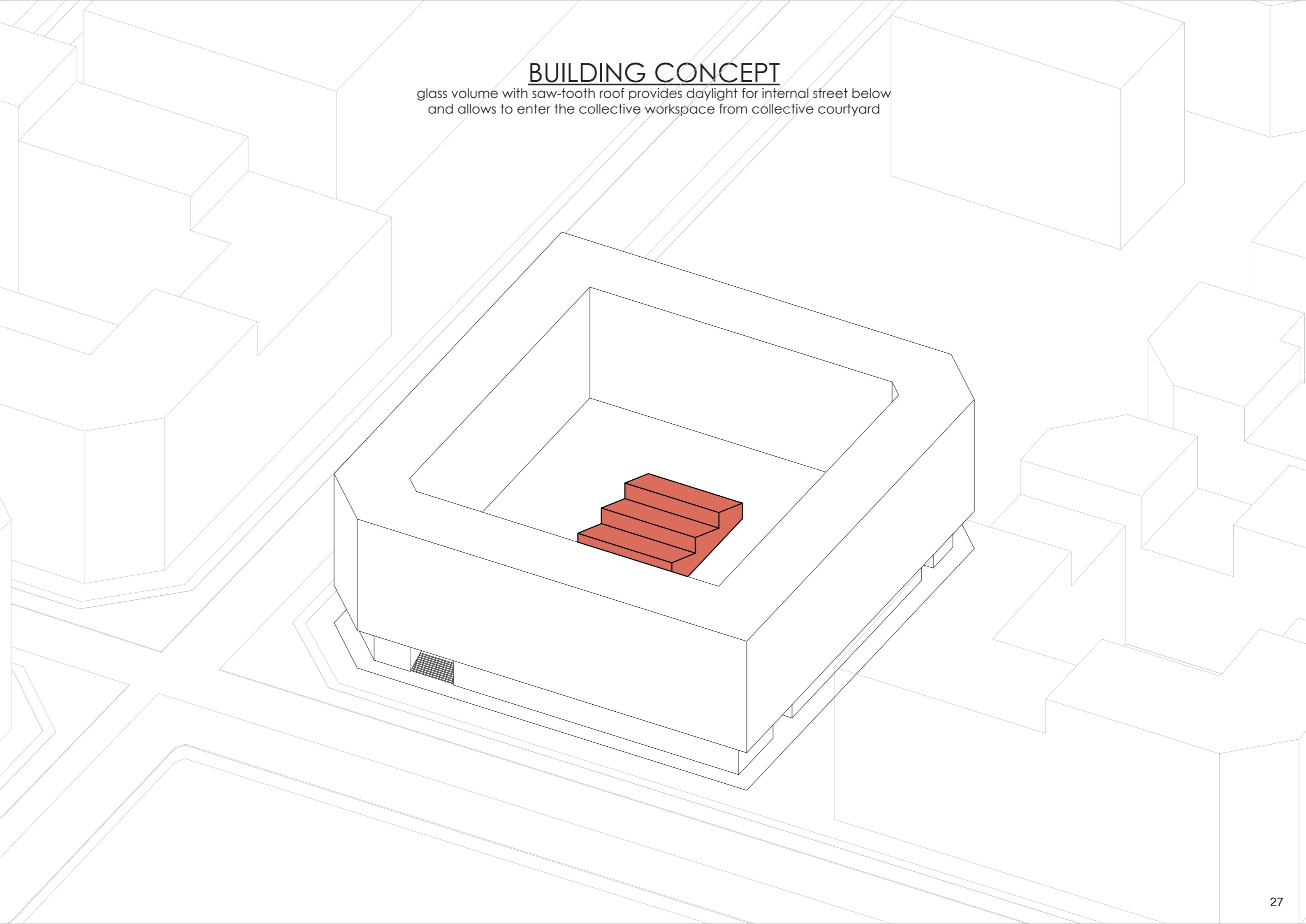
BUILDING CONCEPT

volume dwellings



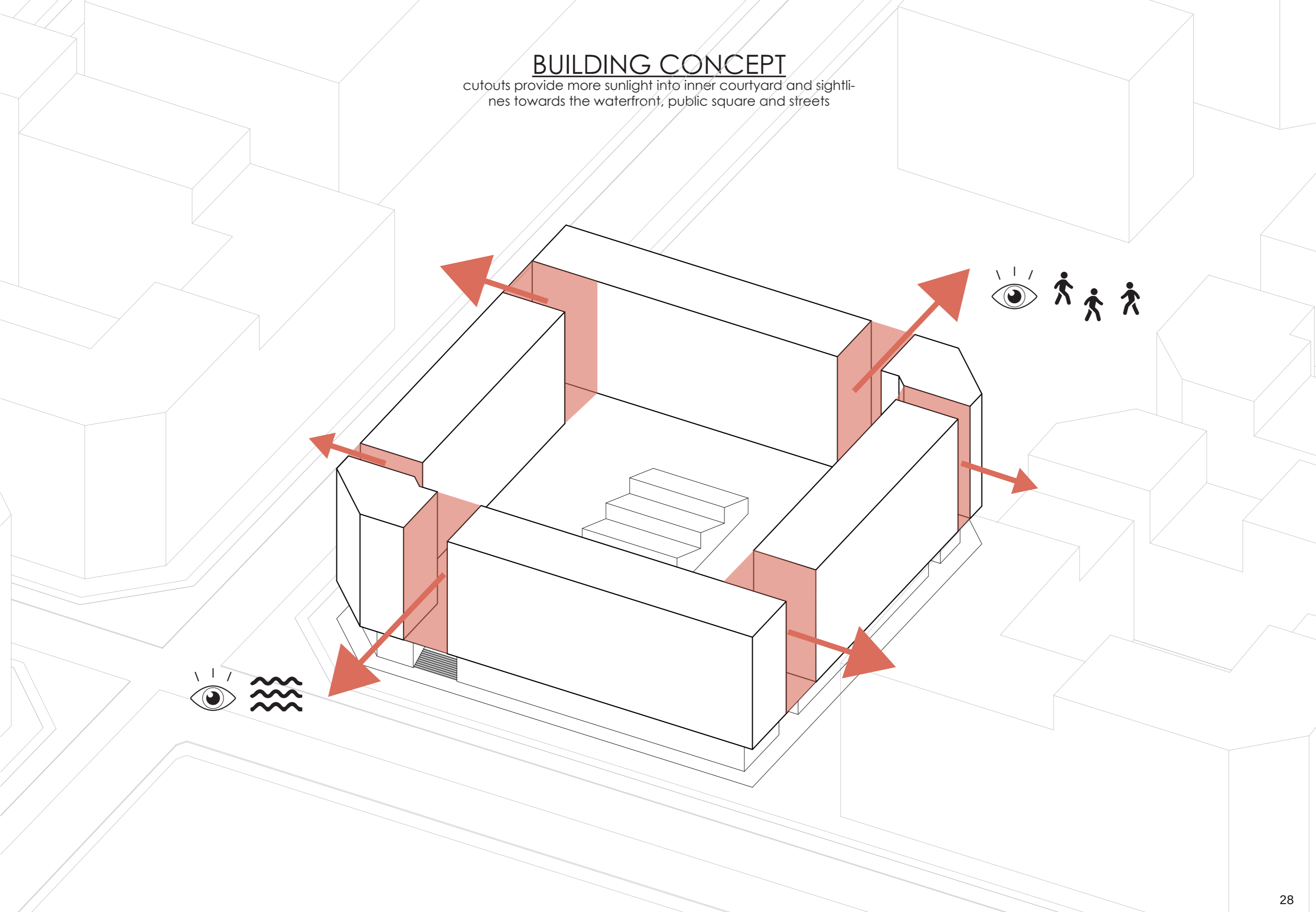
BUILDING CONCEPT

glass volume with saw-tooth roof provides daylight for internal street below and allows to enter the collective workspace from collective courtyard



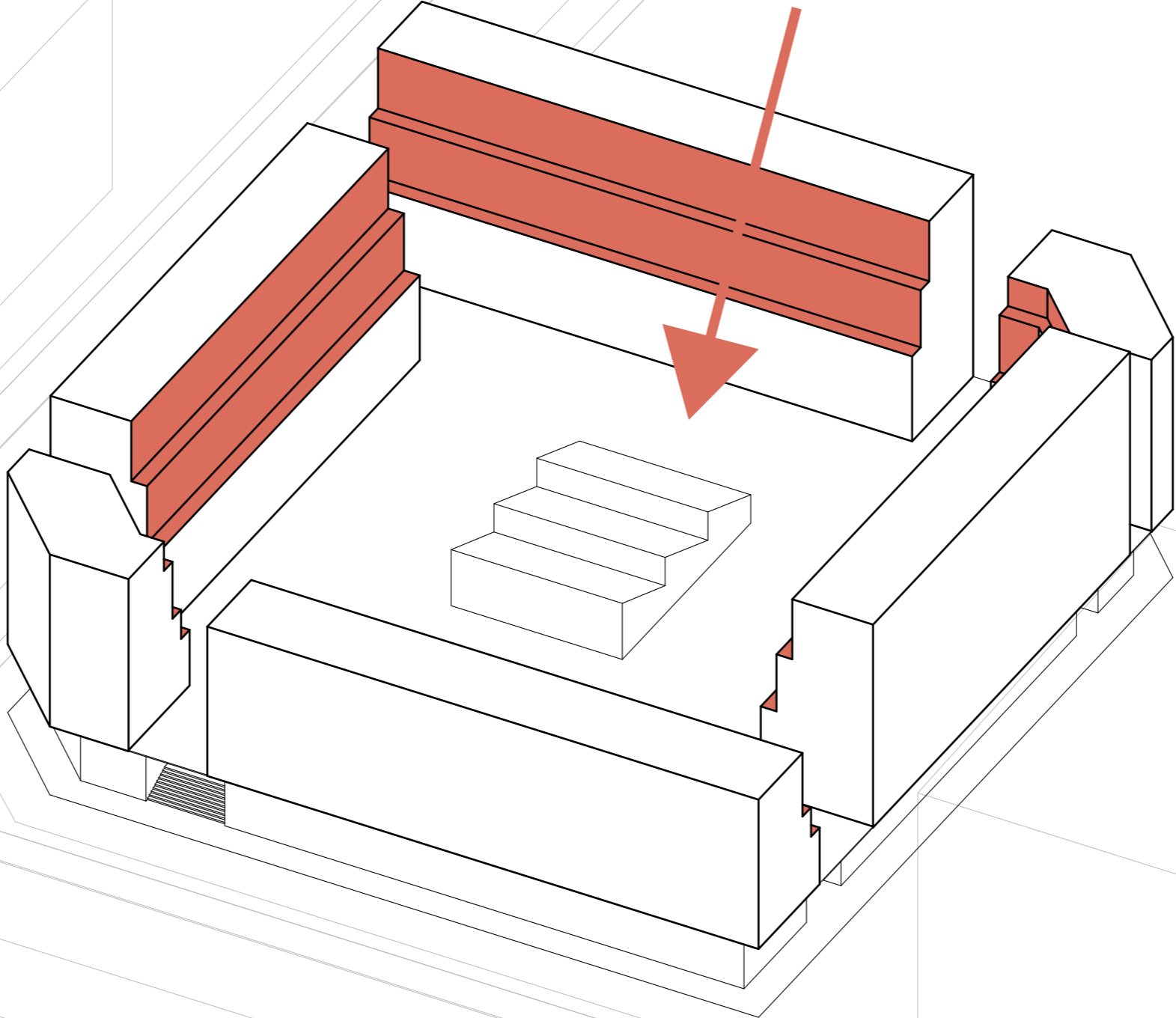
BUILDING CONCEPT

cutouts provide more sunlight into inner courtyard and sightlines towards the waterfront, public square and streets



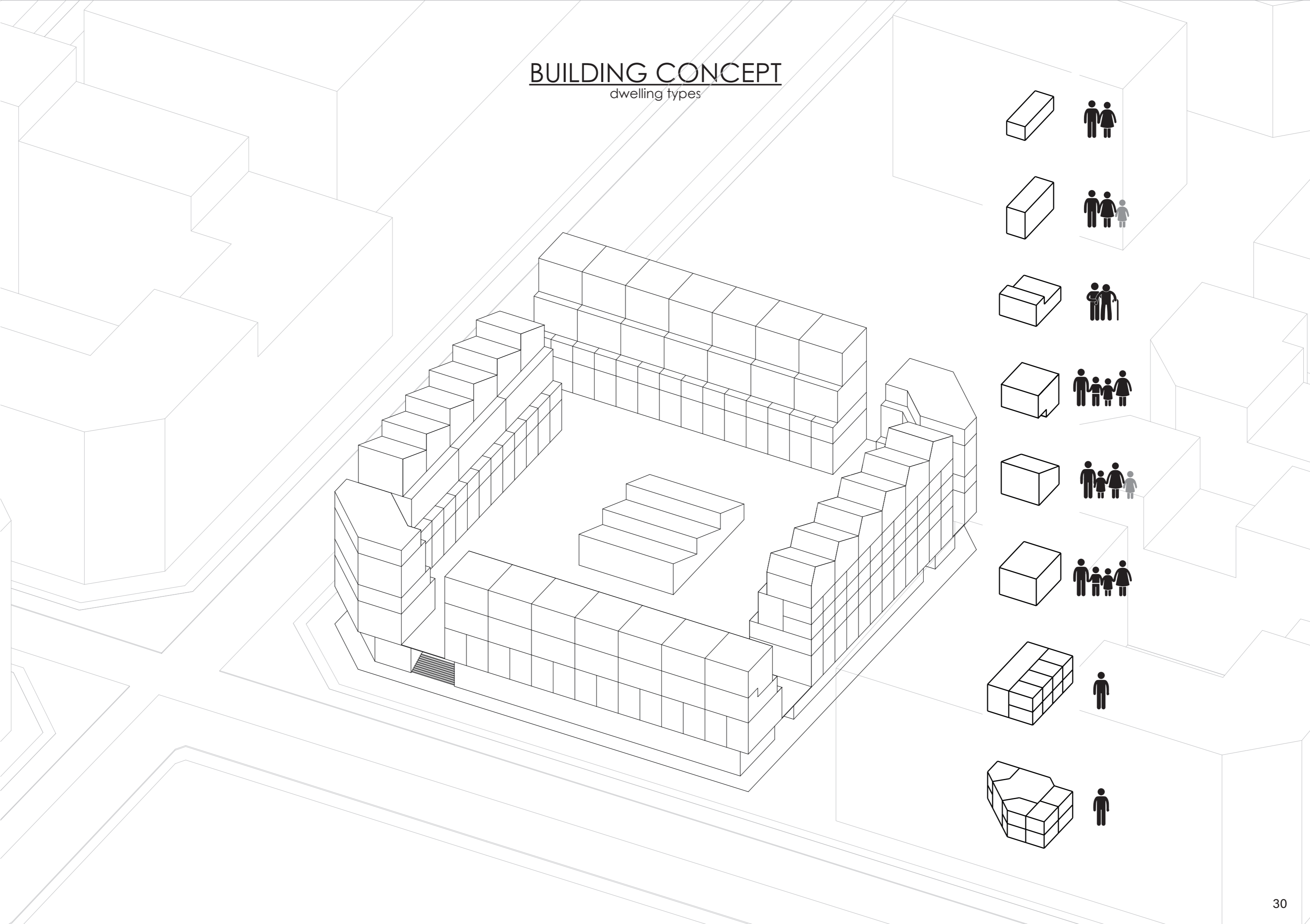
BUILDING CONCEPT

setbacks to get more sunlight into inner courtyard
and reduces square meters in dwelling floorplans



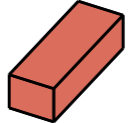
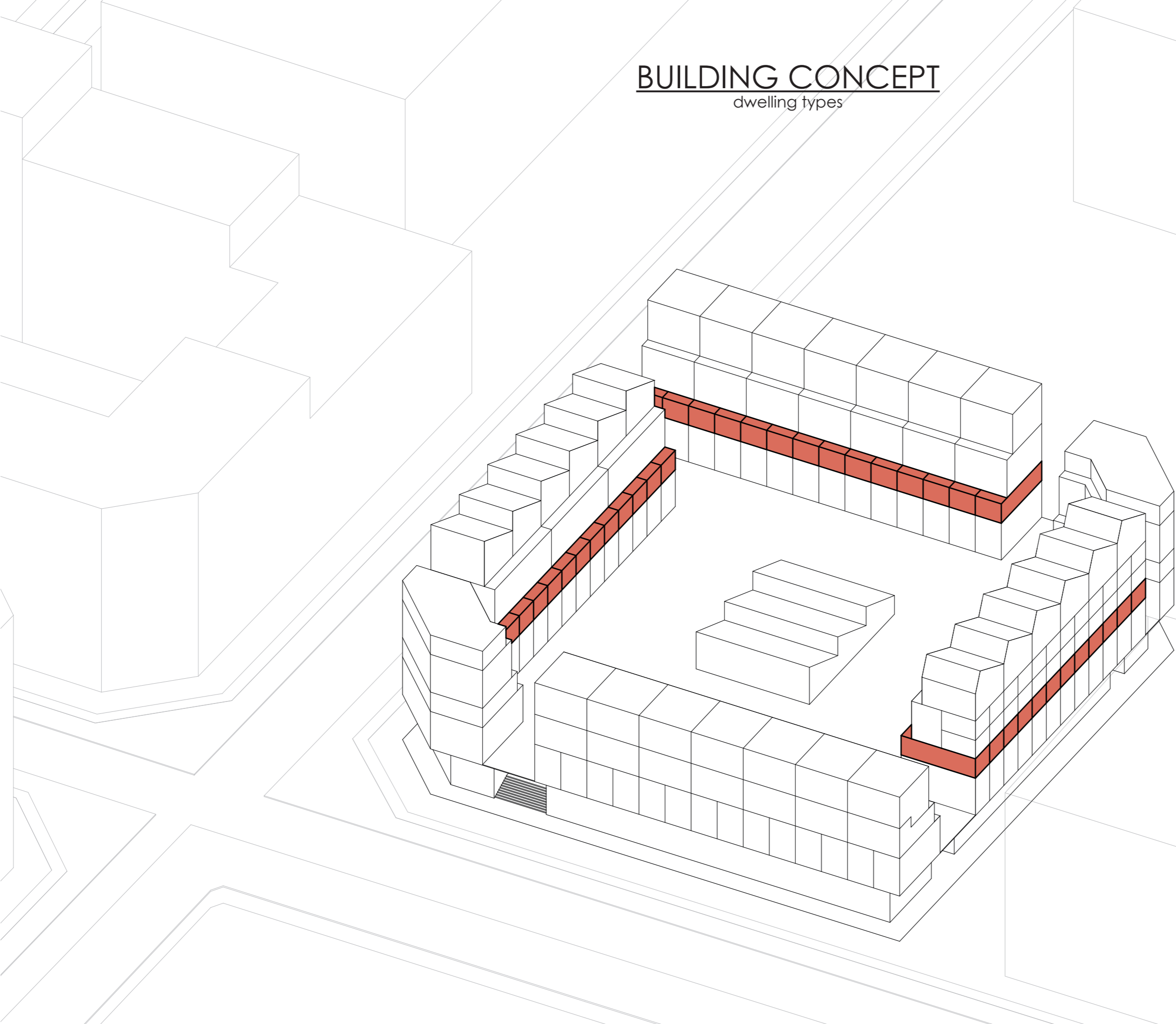
BUILDING CONCEPT

dwelling types

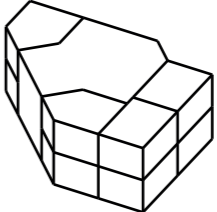
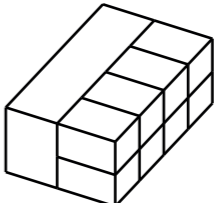
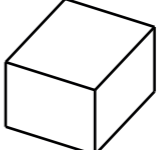
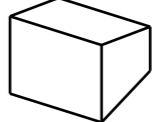
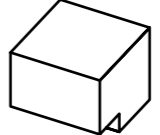
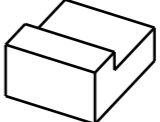
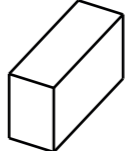


BUILDING CONCEPT

dwelling types



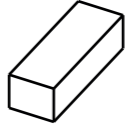
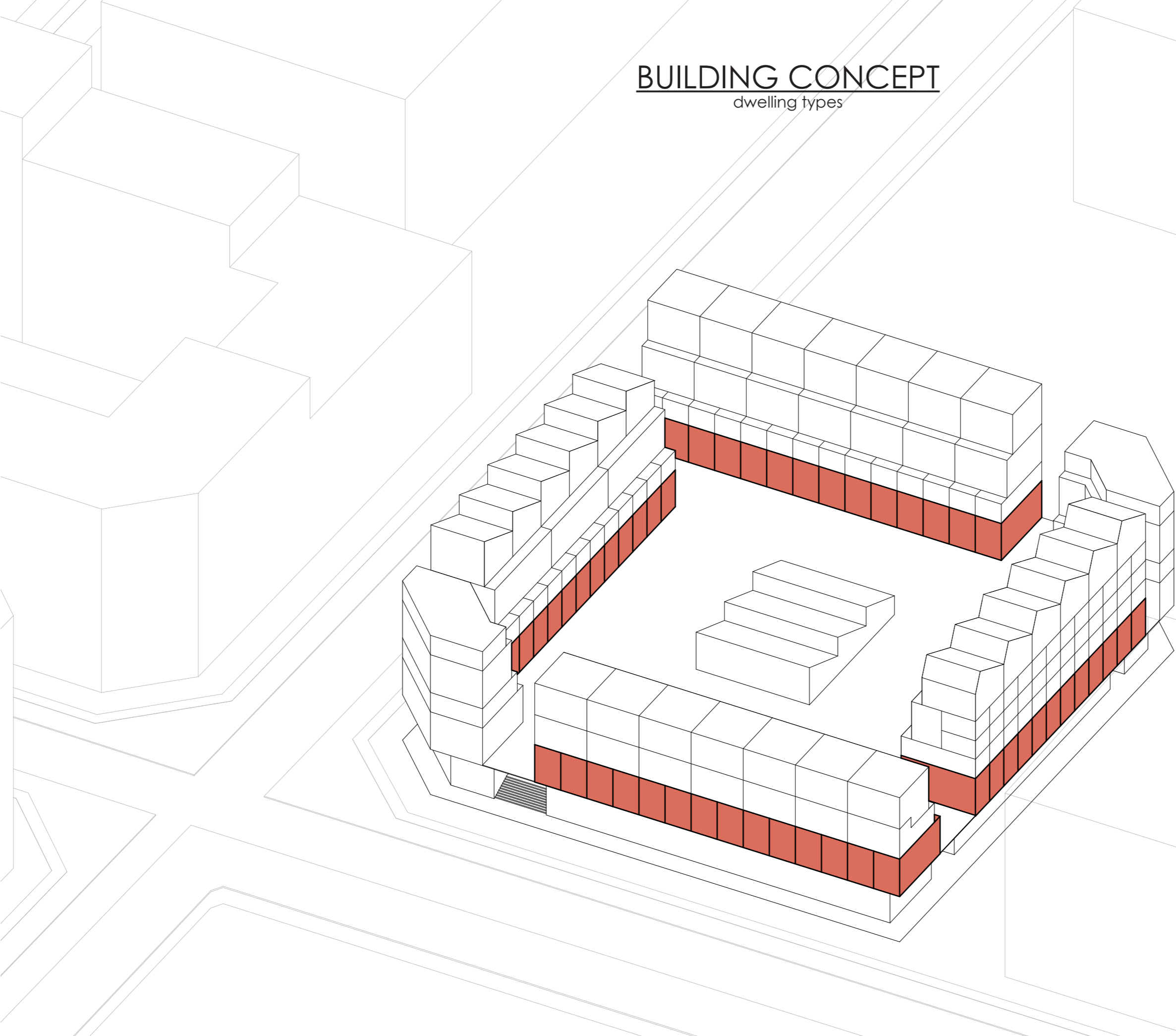
TYPE 1 (38x)
36m²
Apartment
Live-Nearby



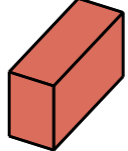
TOTAL DWELLING UNITS: 224

BUILDING CONCEPT

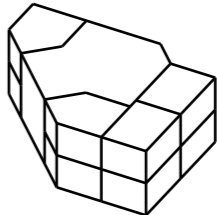
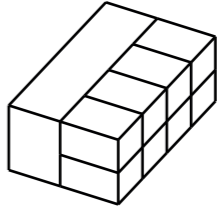
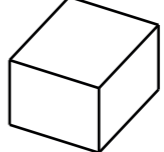
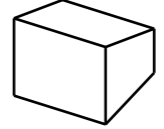
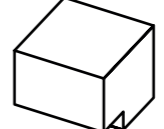
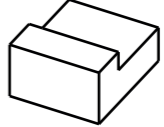
dwelling types



TYPE 1 (38x)
36m²
Apartment
Live-Nearby

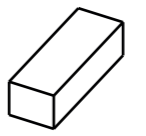
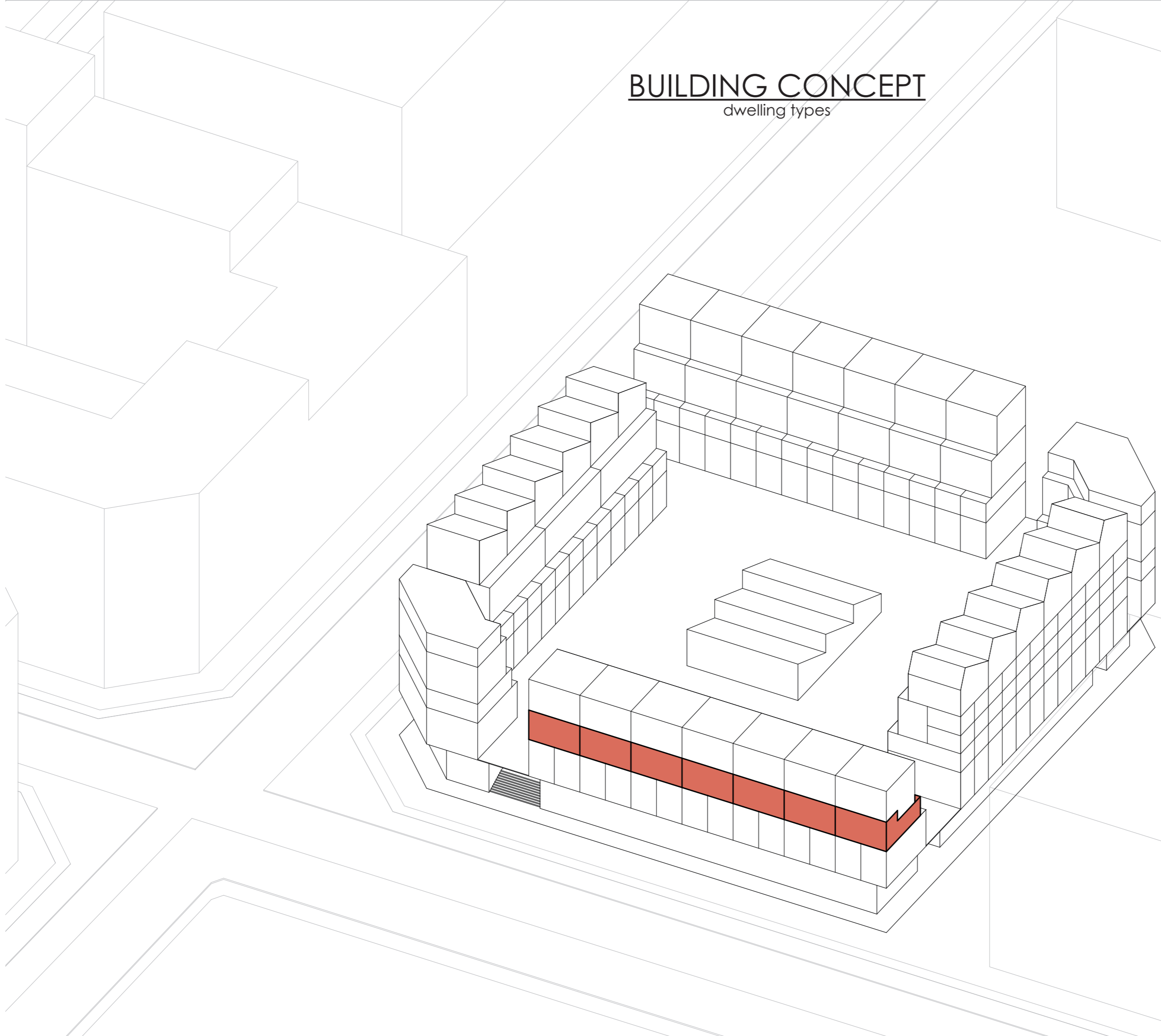


TYPE 2 (52x)
60m²
Atelier-Dwelling
Live-With

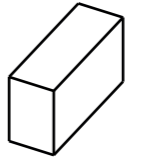


BUILDING CONCEPT

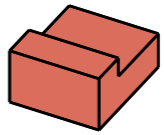
dwelling types



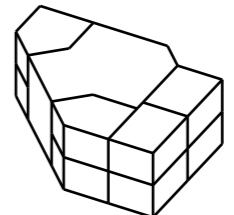
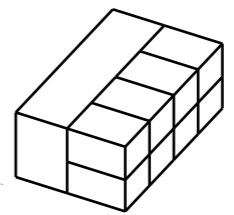
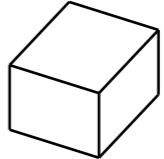
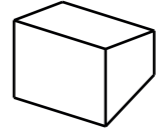
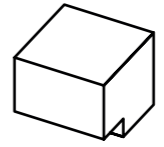
TYPE 1 (38x)
36m²
Apartment
Live-Nearby



TYPE 2 (52x)
60m²
Atelier-Dwelling
Live-With

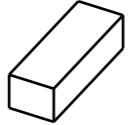
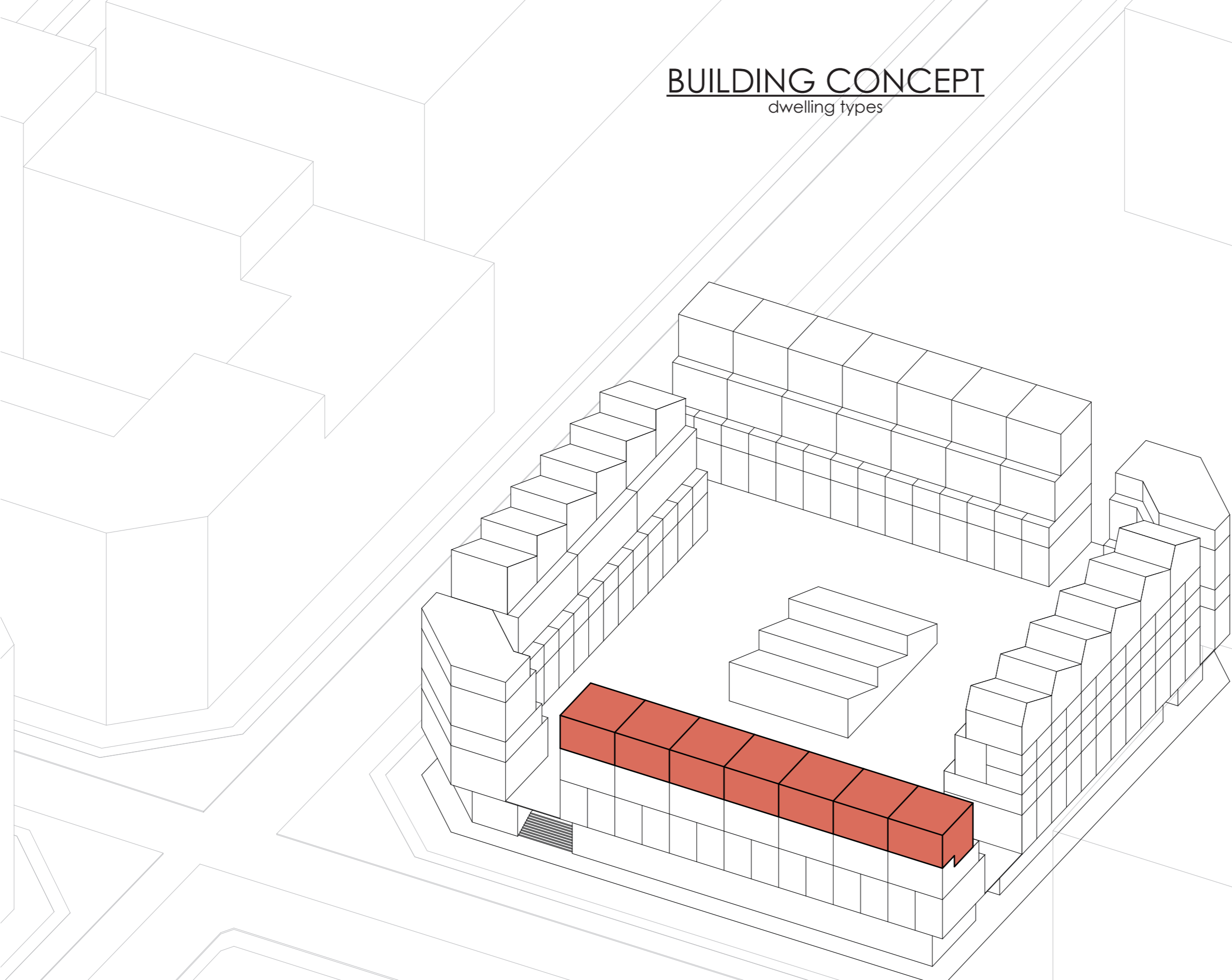


TYPE 3 (7x)
63m²
Atelier-Dwelling
Live-With

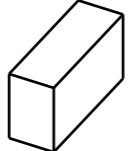


BUILDING CONCEPT

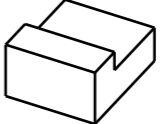
dwelling types



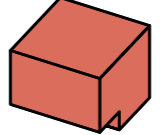
TYPE 1 (38x)
36m²
Apartment
Live-Nearby



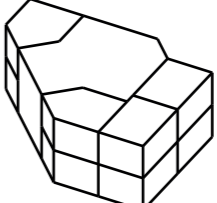
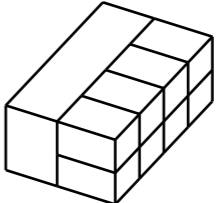
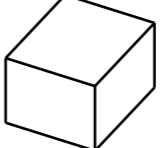
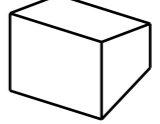
TYPE 2 (52x)
60m²
Atelier-Dwelling
Live-With



TYPE 3 (7x)
63m²
Atelier-Dwelling
Live-With

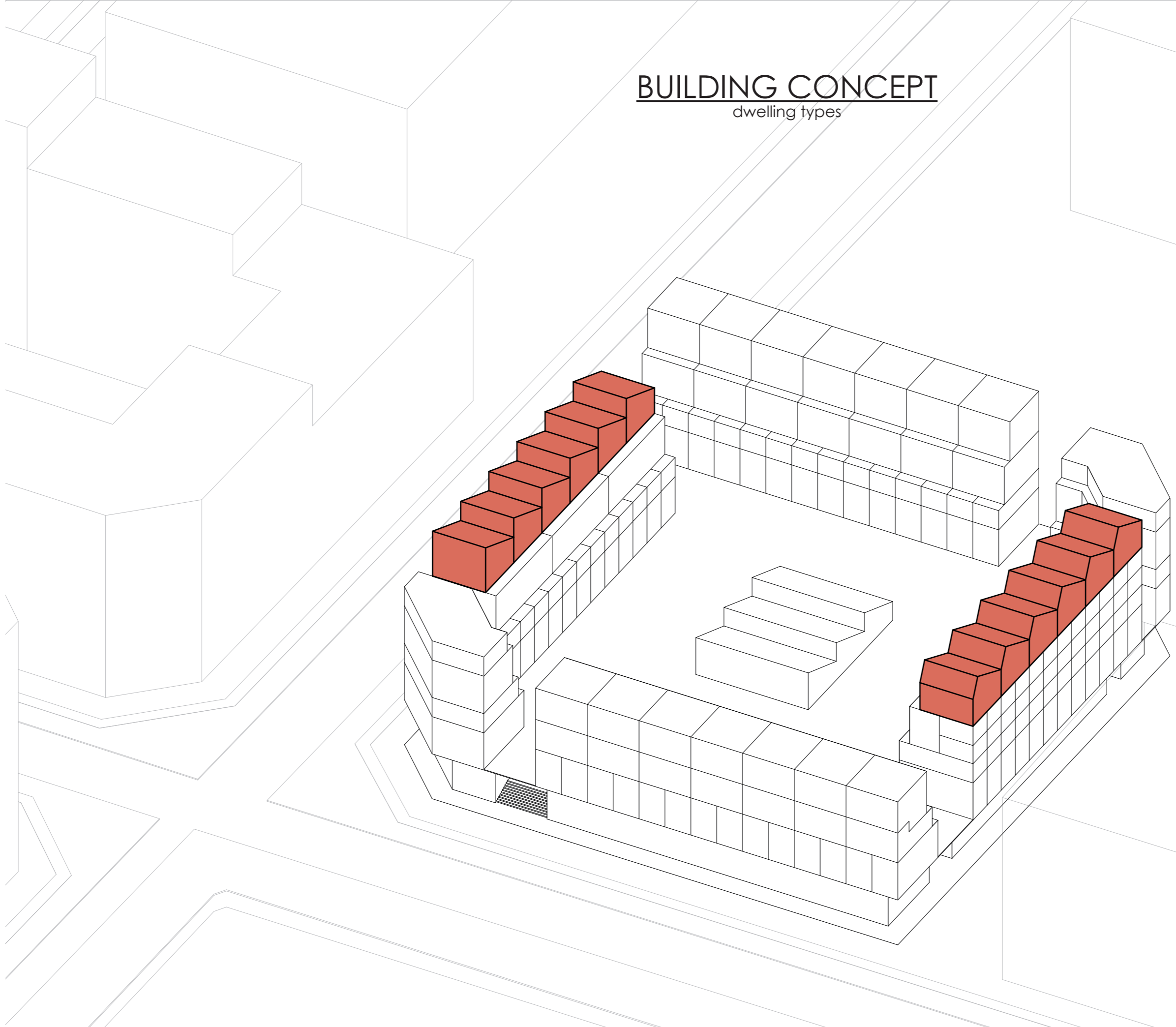


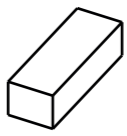

TYPE 4 (7x)
85m²
Atelier-Dwelling
Live-With

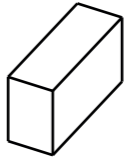



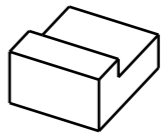

BUILDING CONCEPT

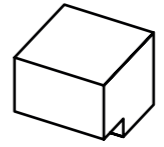

dwelling types

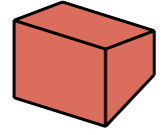



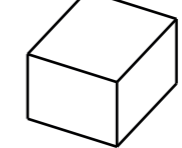

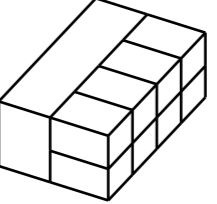

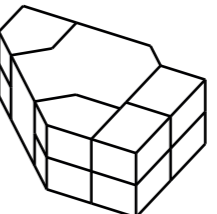

- 


TYPE 1 (38x)
36m²
Apartment
Live-Nearby
- 


TYPE 2 (52x)
60m²
Atelier-Dwelling
Live-With
- 


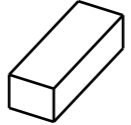
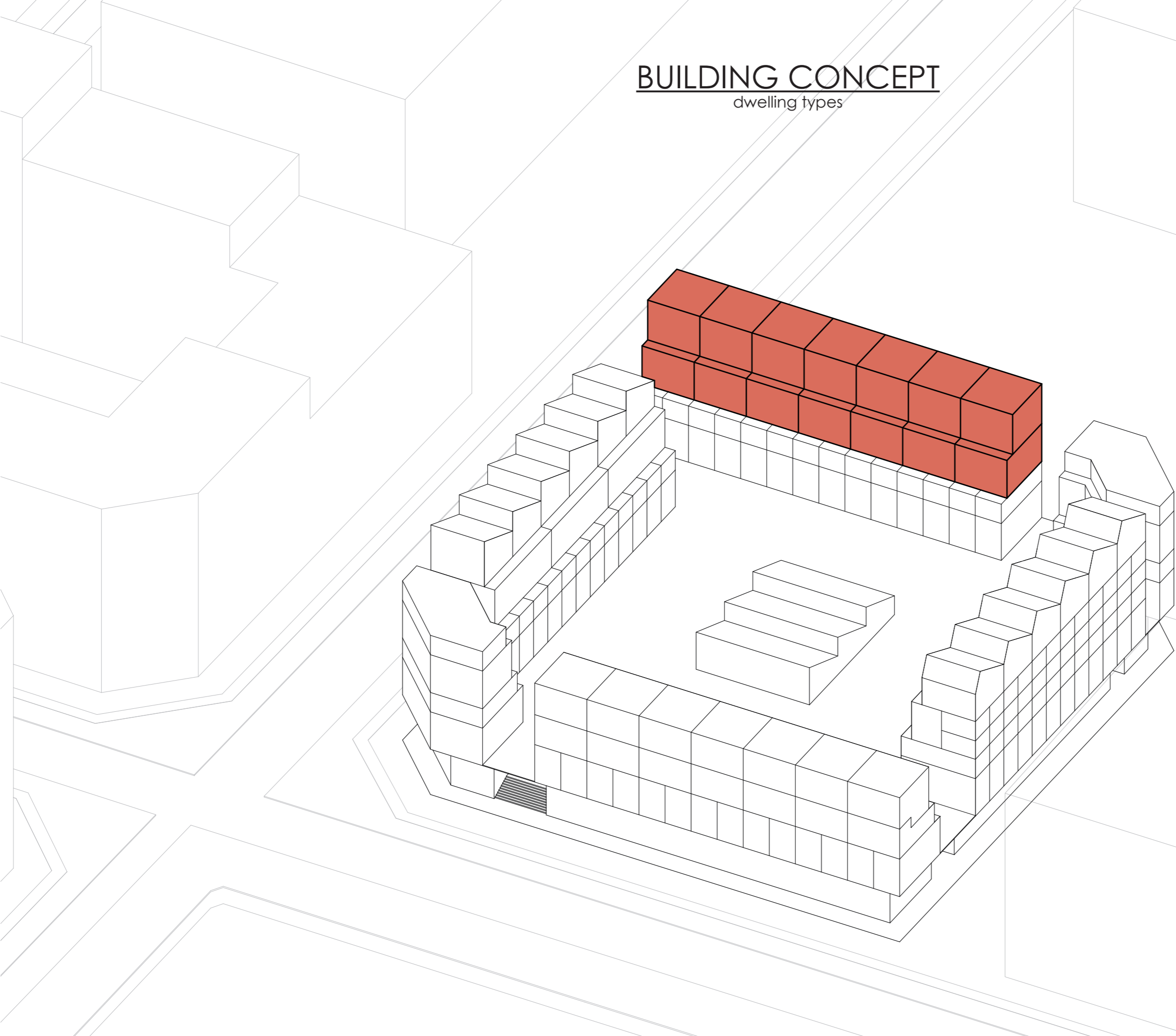
TYPE 3 (7x)
63m²
Atelier-Dwelling
Live-With
- 


TYPE 4 (7x)
85m²
Atelier-Dwelling
Live-With
- 


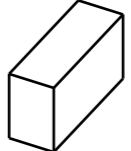
TYPE 5 (12x)
80m²
Atelier-Dwelling
Live-With
- 

- 

- 


BUILDING CONCEPT

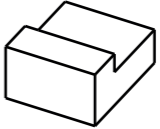
dwelling types



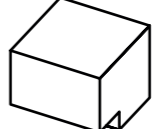
TYPE 1 (38x)
36m²
Apartment
Live-Nearby



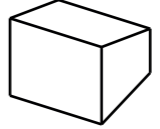
TYPE 2 (52x)
60m²
Atelier-Dwelling
Live-With



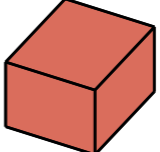
TYPE 3 (7x)
63m²
Atelier-Dwelling
Live-With



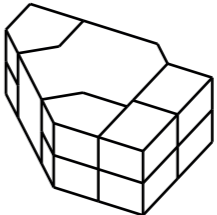
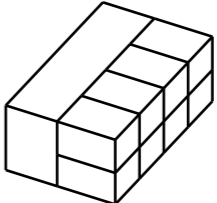
TYPE 4 (7x)
85m²
Atelier-Dwelling
Live-With



TYPE 5 (12x)
80m²
Atelier-Dwelling
Live-With

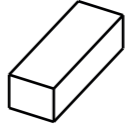
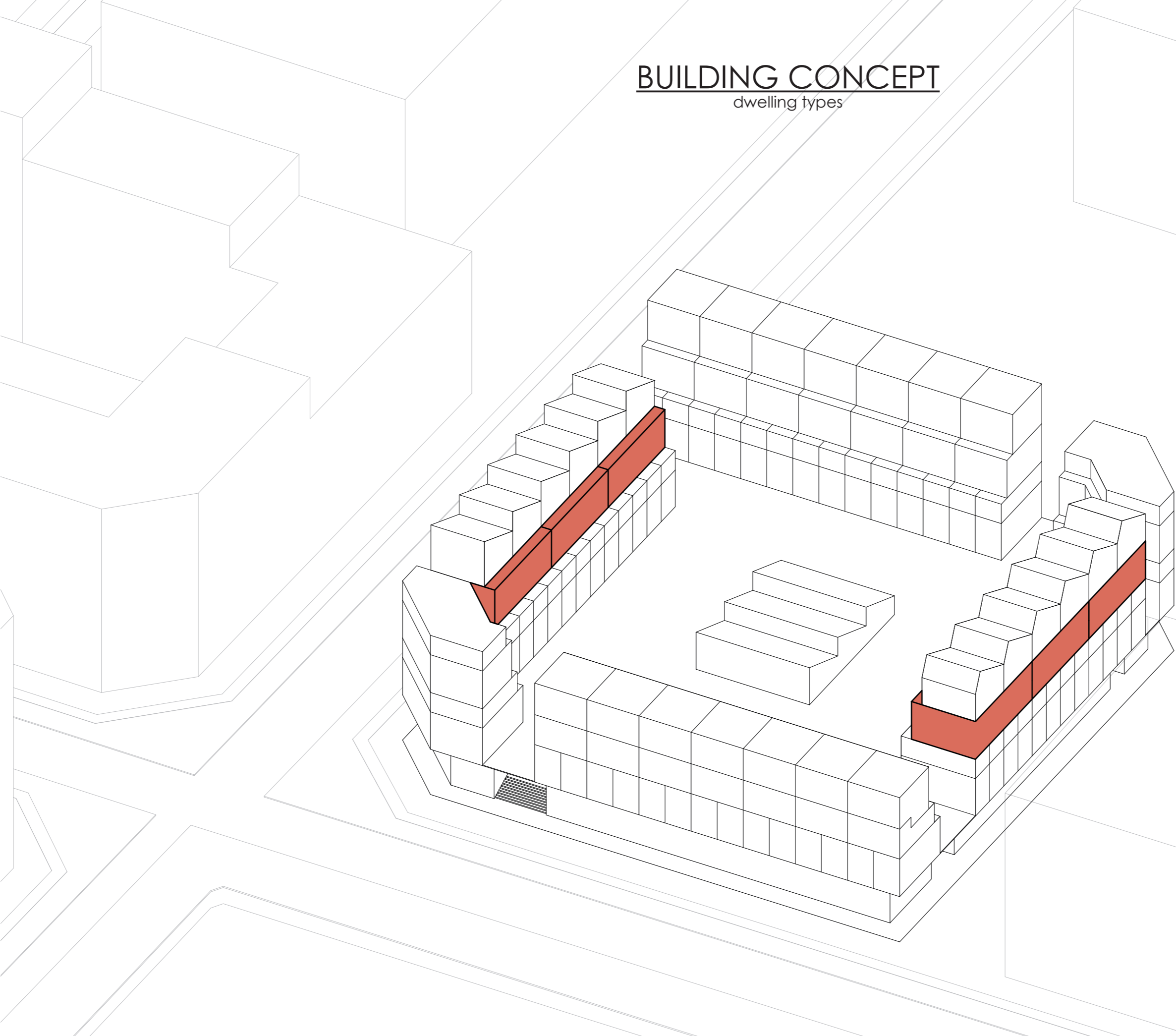


TYPE 6 (14x)
80-95m²
Atelier-Dwelling
Live-With
Live-Adjacent

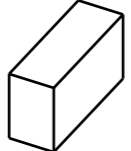


BUILDING CONCEPT

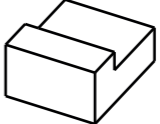
dwelling types



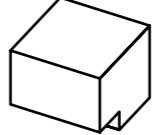
TYPE 1 (38x)
36m²
Apartment
Live-Nearby



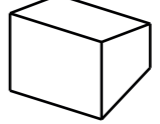
TYPE 2 (52x)
60m²
Atelier-Dwelling
Live-With



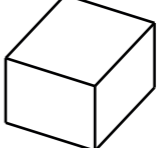
TYPE 3 (7x)
63m²
Atelier-Dwelling
Live-With



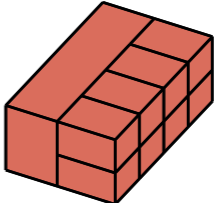
TYPE 4 (7x)
85m²
Atelier-Dwelling
Live-With



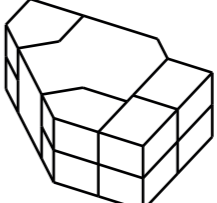
TYPE 5 (12x)
80m²
Atelier-Dwelling
Live-With



TYPE 6 (14x)
80-95m²
Atelier-Dwelling
Live-With
Live-Adjacent

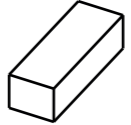
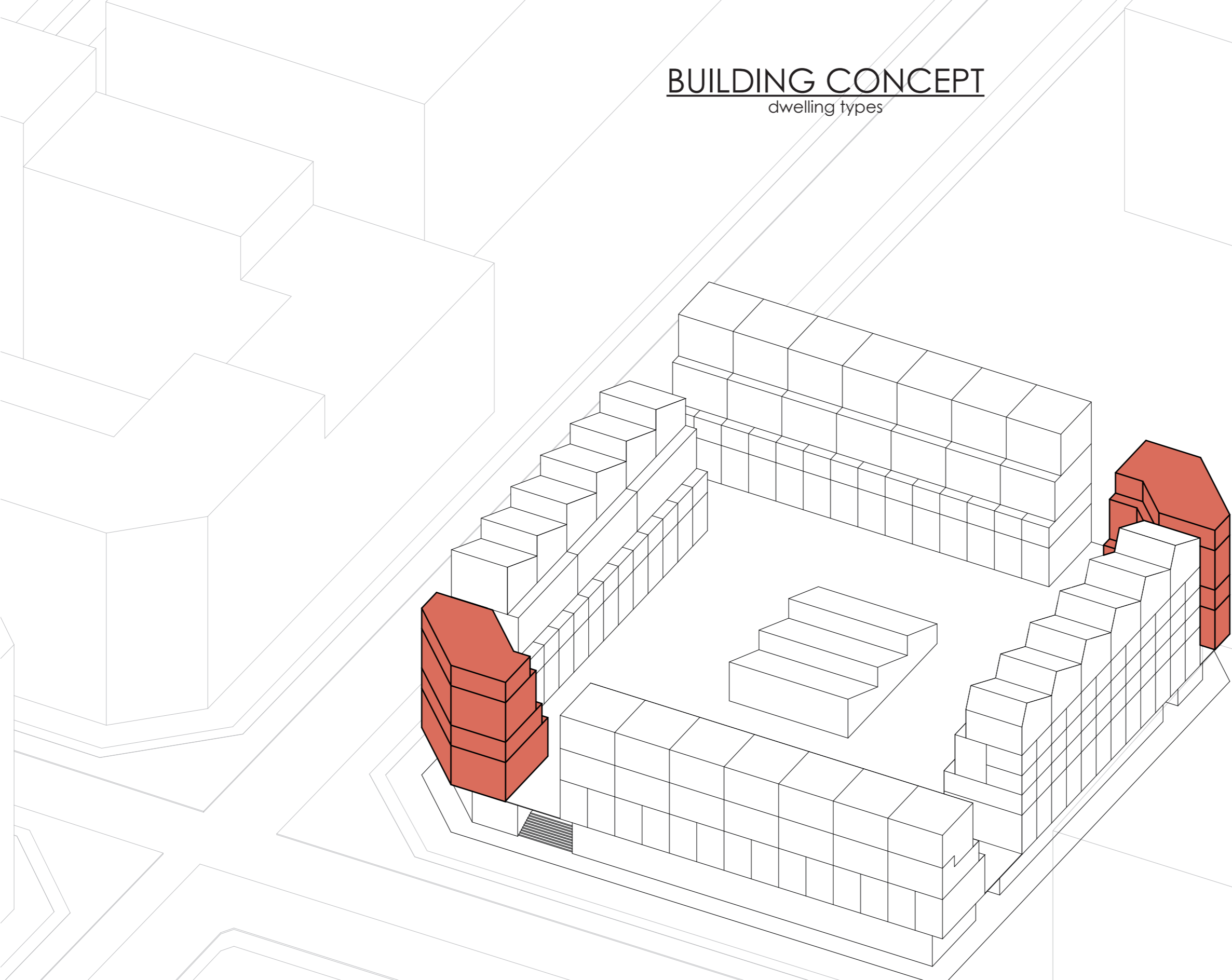


TYPE 7 (6x8)
Unit: 17m²
Total: 240m²
Co-Housing model

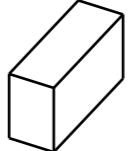


BUILDING CONCEPT

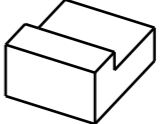
dwelling types



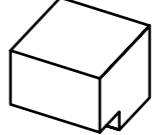
TYPE 1 (38x)
36m²
Apartment
Live-Nearby



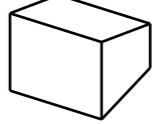
TYPE 2 (52x)
60m²
Atelier-Dwelling
Live-With



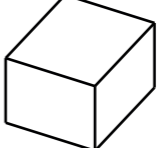
TYPE 3 (7x)
63m²
Atelier-Dwelling
Live-With



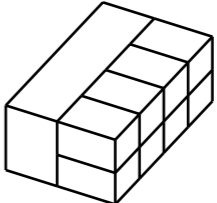
TYPE 4 (7x)
85m²
Atelier-Dwelling
Live-With



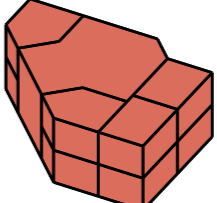
TYPE 5 (12x)
80m²
Atelier-Dwelling
Live-With



TYPE 6 (14x)
80-95m²
Atelier-Dwelling
Live-With
Live-Adjacent



TYPE 7 (6x8)
Unit: 17m²
Total: 240m²
Co-Housing model

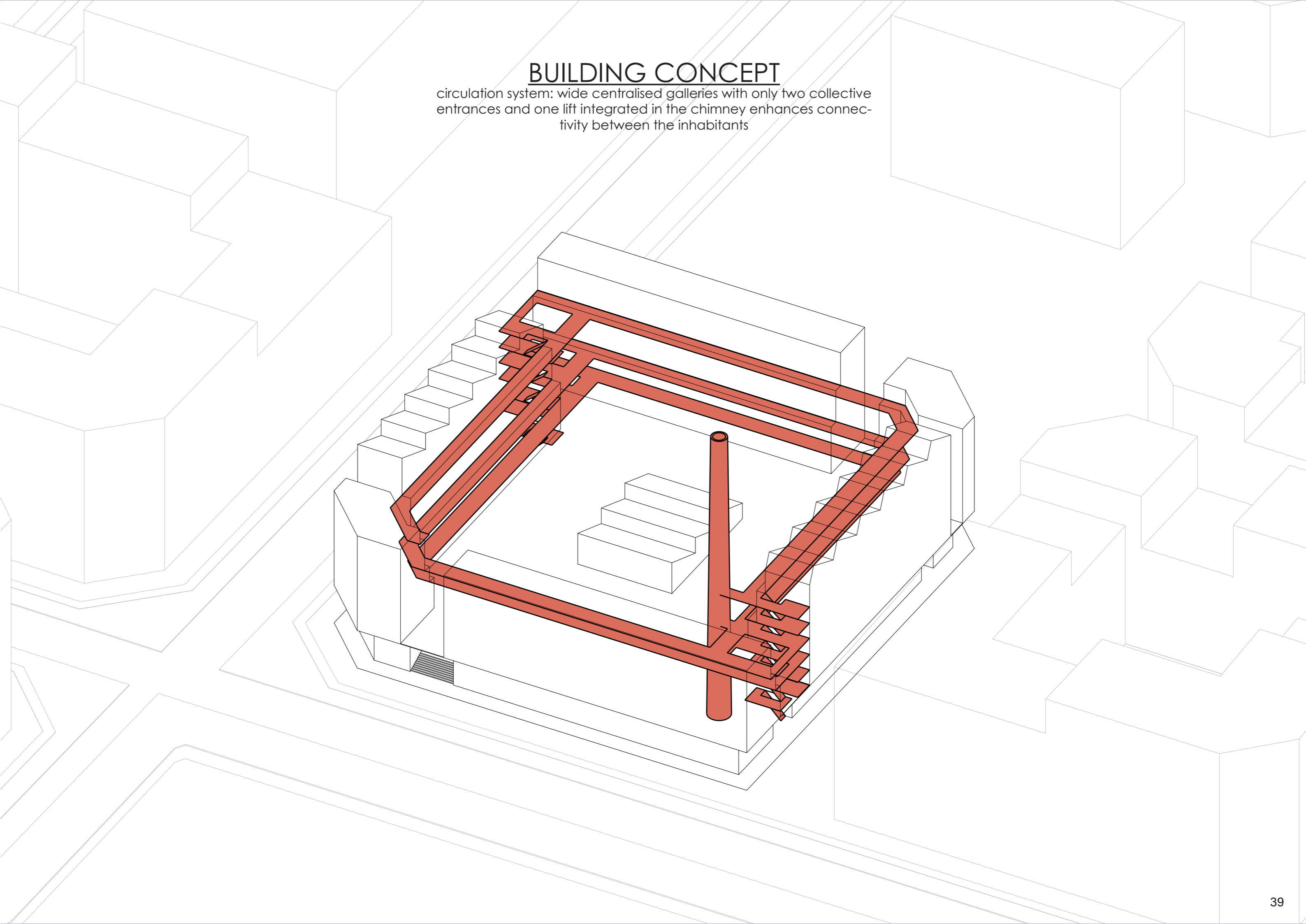


TYPE 8
(2x3 | 2x4 | 4x8)
Unit: 13-20m²
Total: 130-287m²
Co-Housing model
Artist in Residence

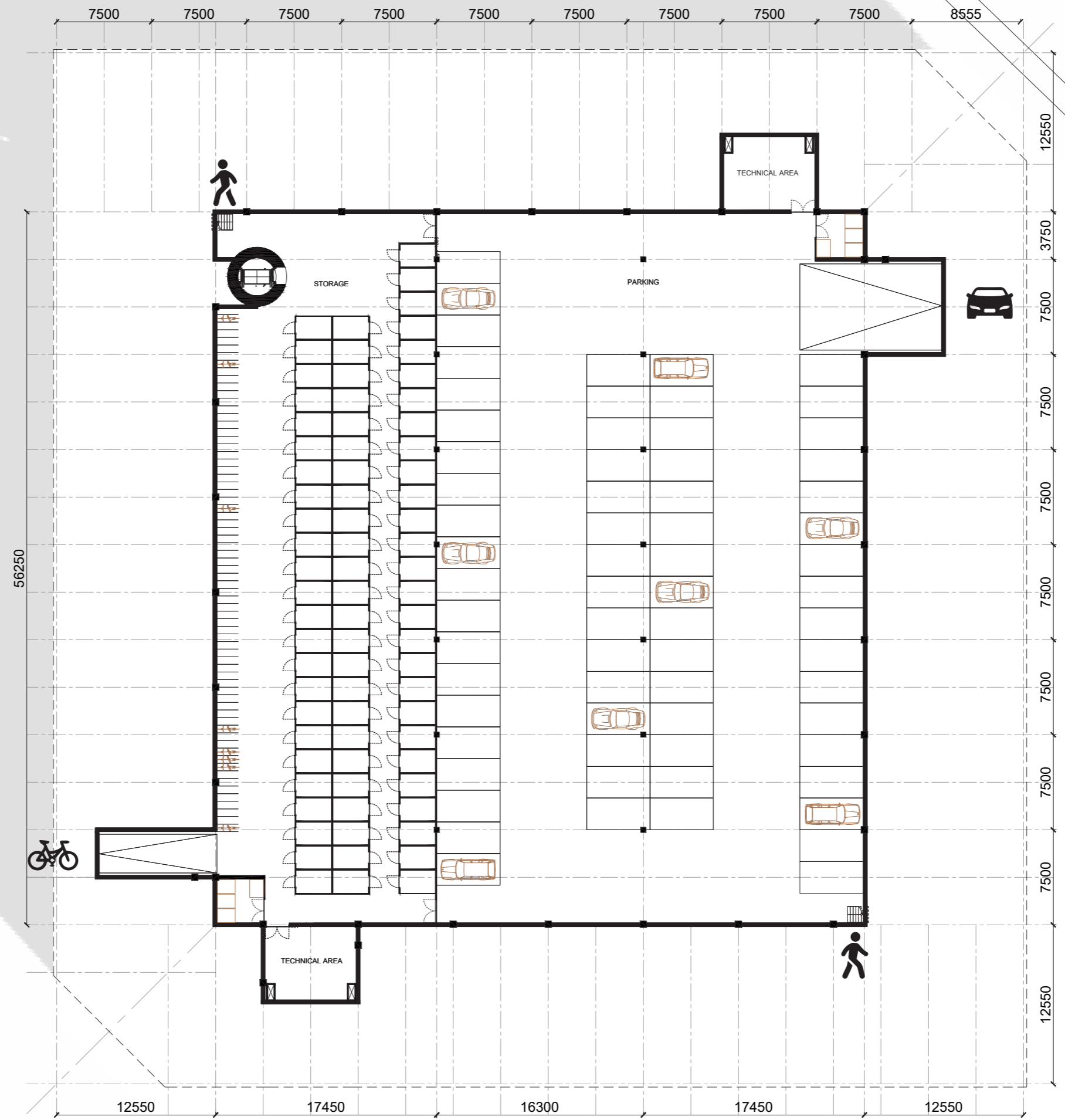
TOTAL DWELLING UNITS: 224

BUILDING CONCEPT

circulation system: wide centralised galleries with only two collective entrances and one lift integrated in the chimney enhances connectivity between the inhabitants



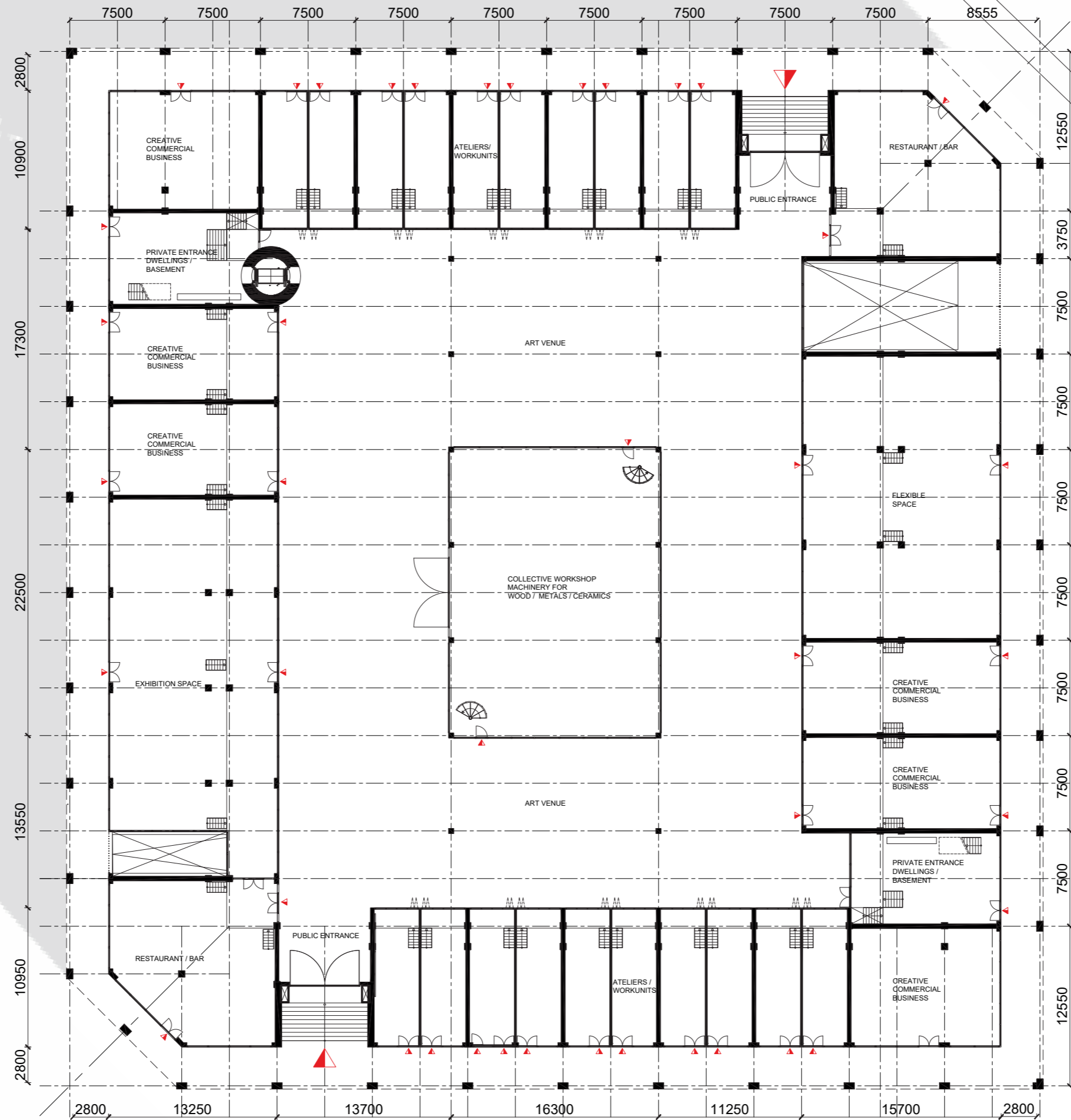
FLOORPLANS



🕒 P-1500 BASEMENT 1:350



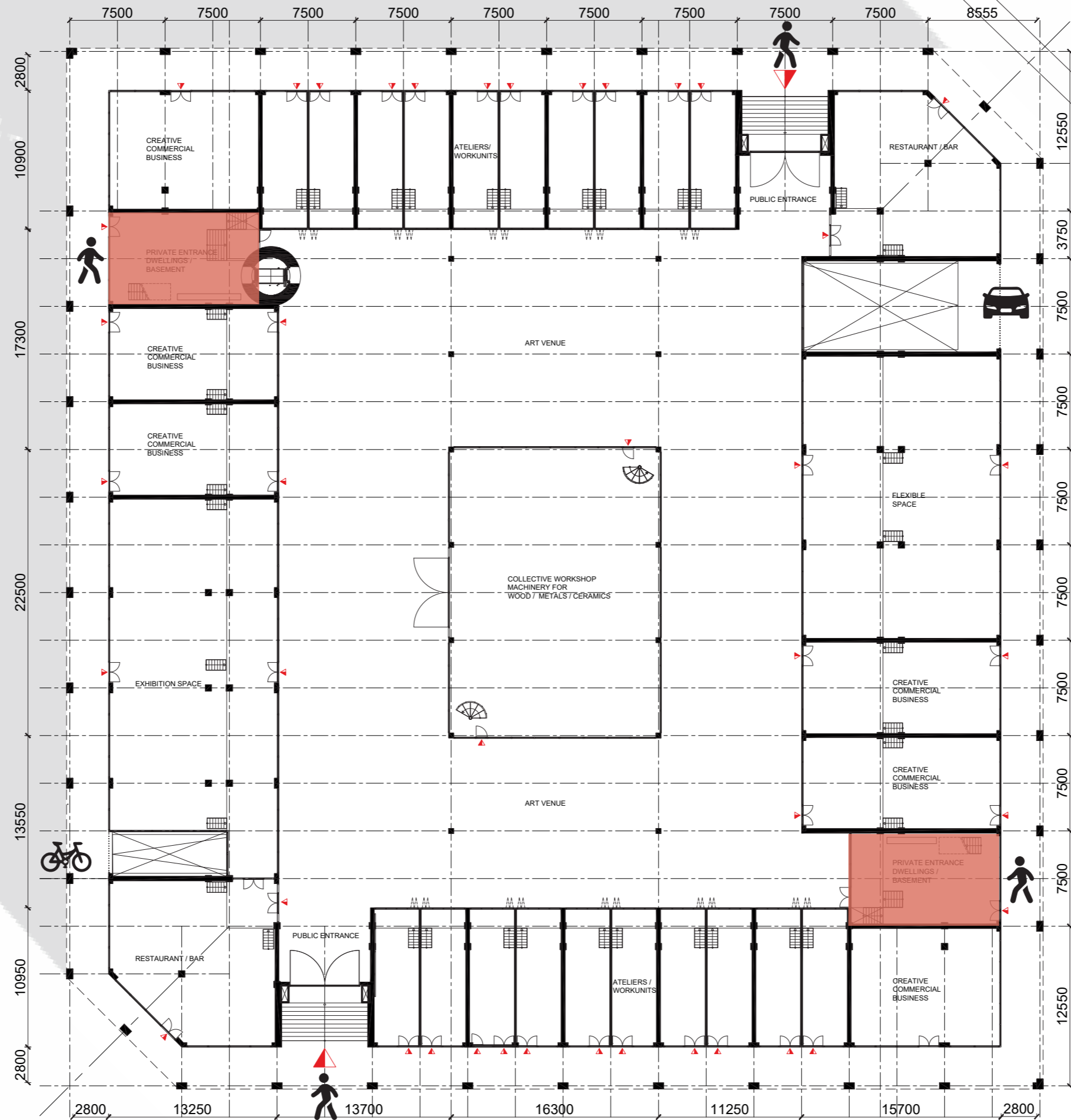
FLOORPLANS



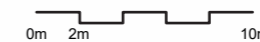
⌚ P=0 PLINTH (section at +1600) 1:350



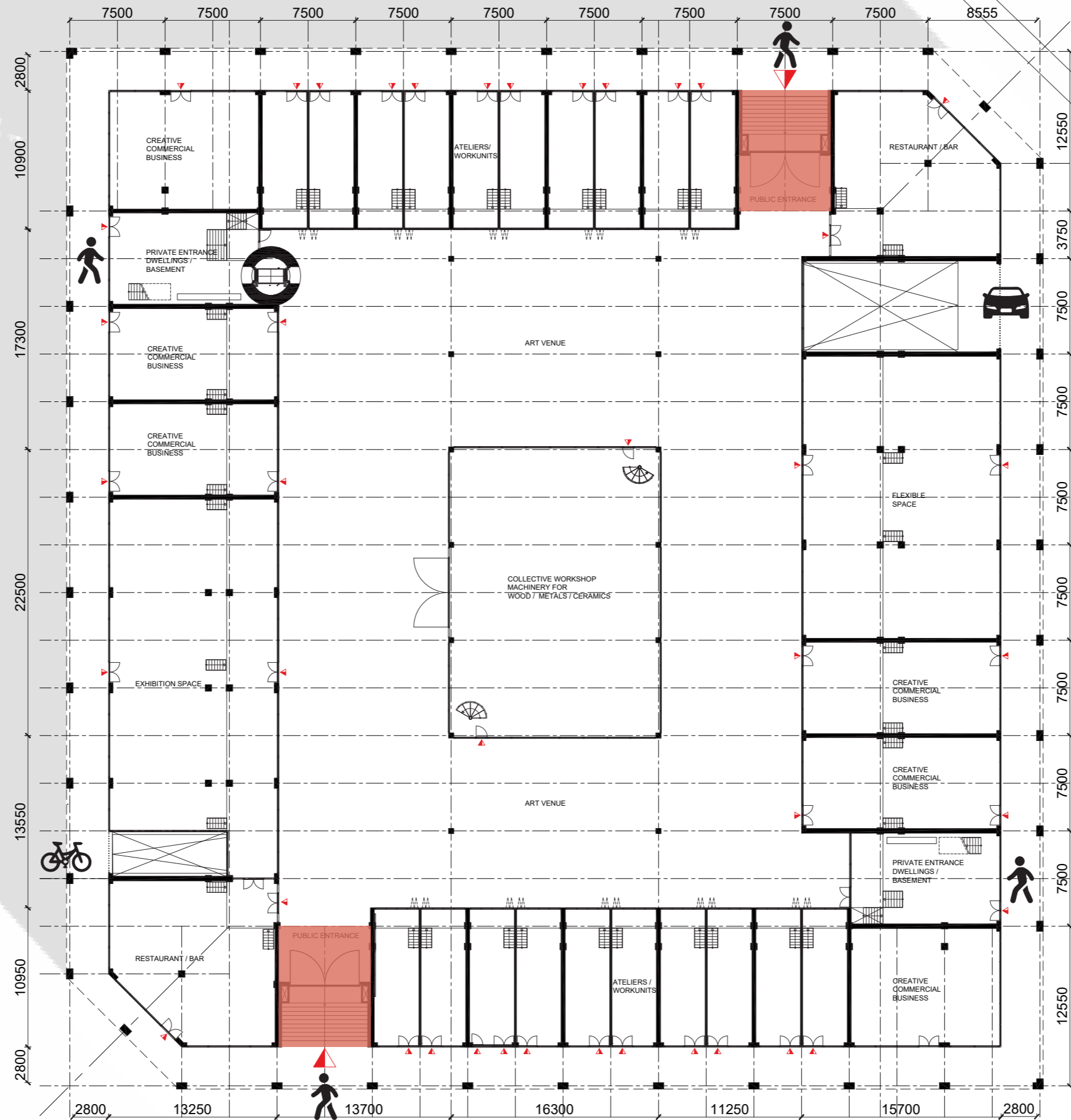
FLOORPLANS



⌚ P=0 PLINTH (section at +1600) 1:350



FLOORPLANS



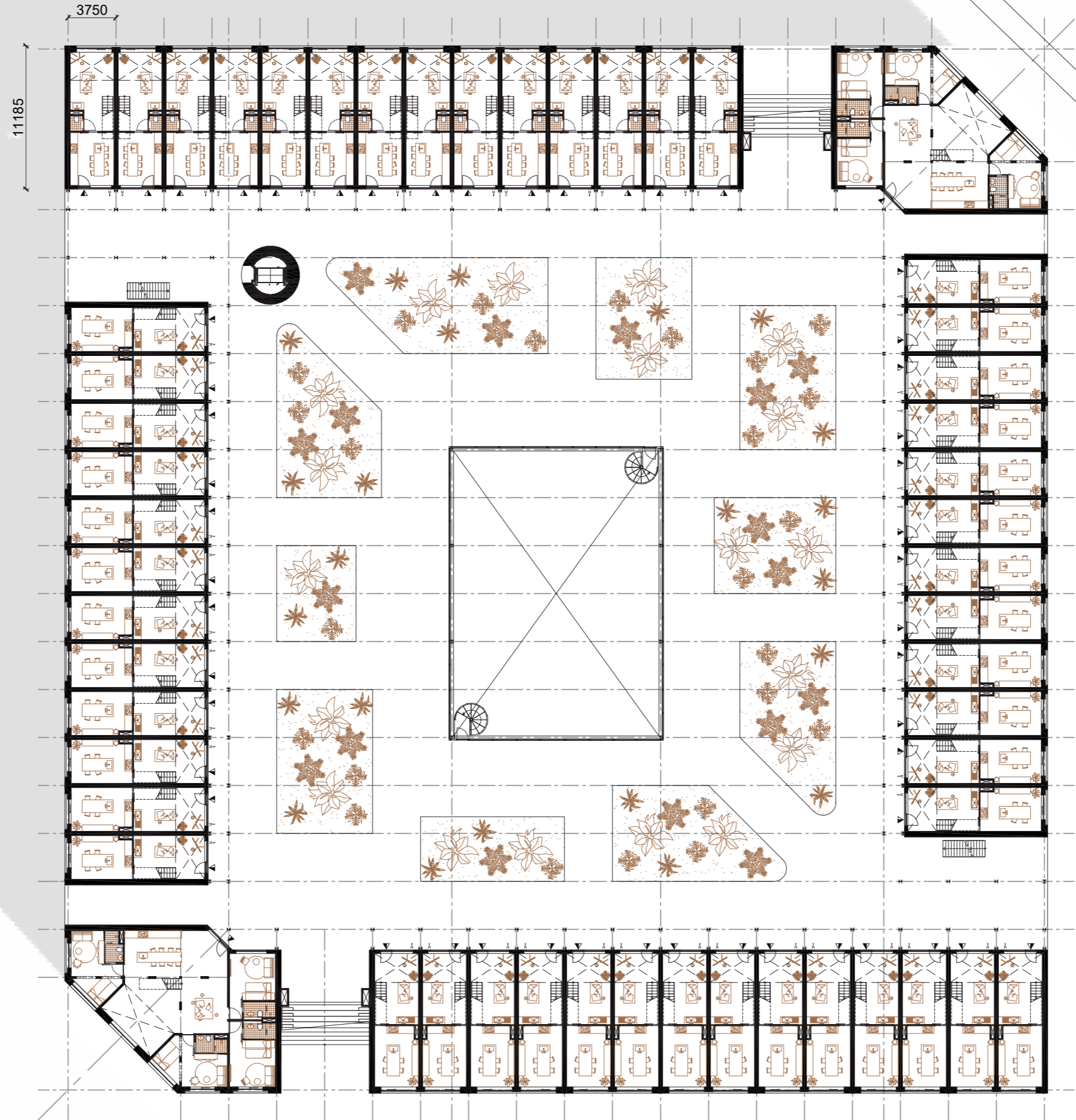
⌚ P=0 PLINTH (section at +1600) 1:350





ART

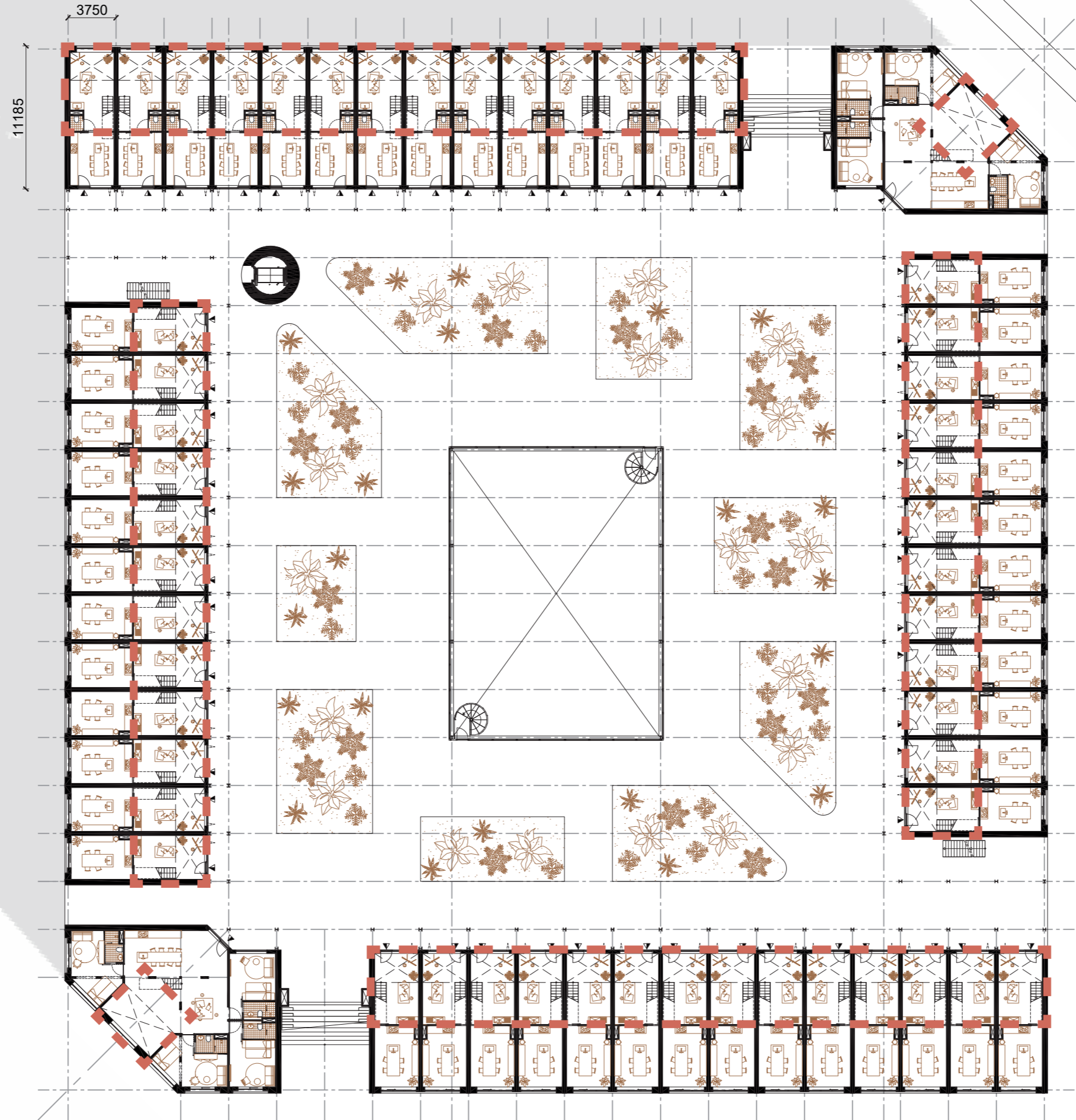
FLOORPLANS



⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD

0m 2m 10m

FLOORPLANS

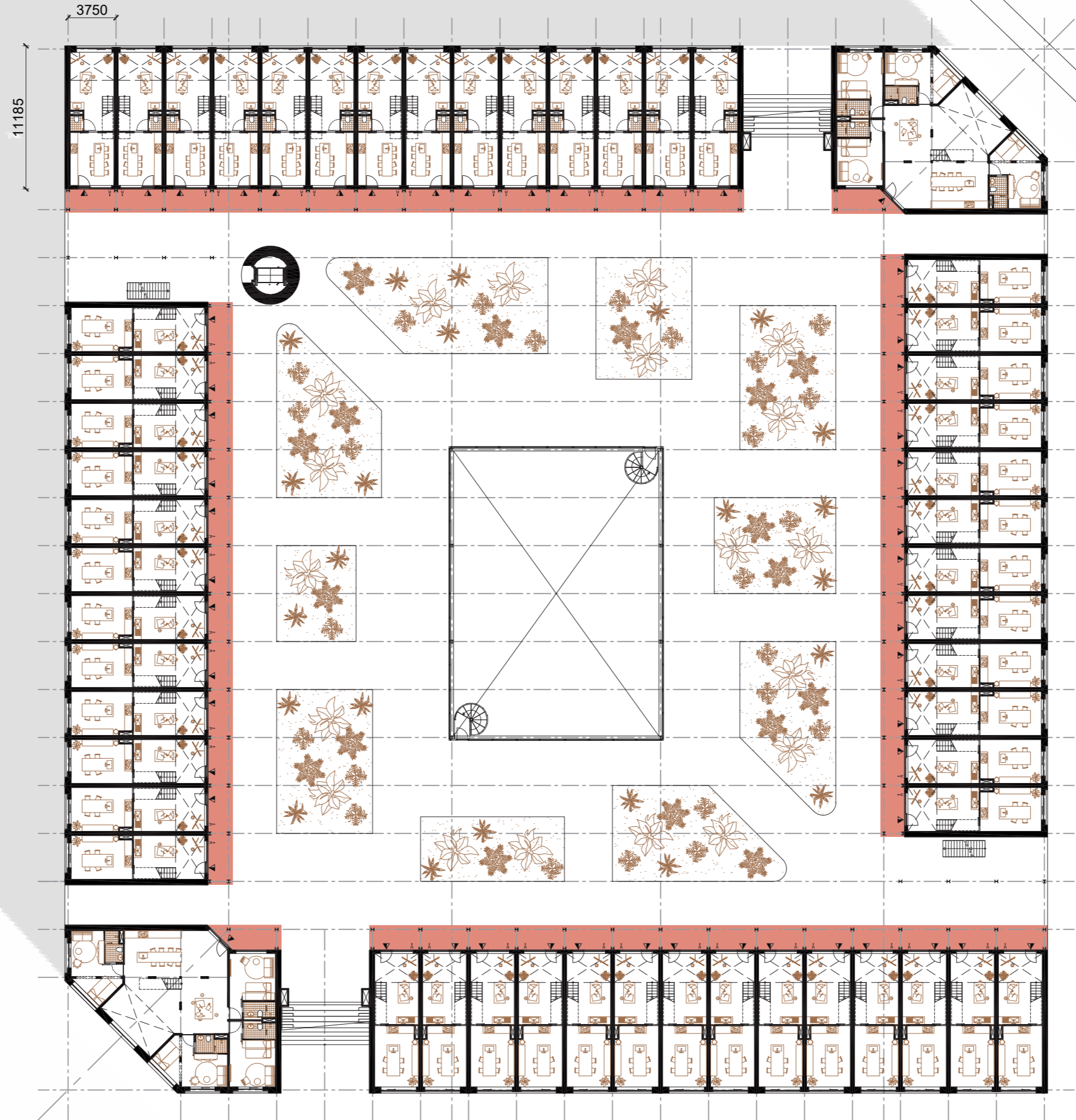


ATELIERS

⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD

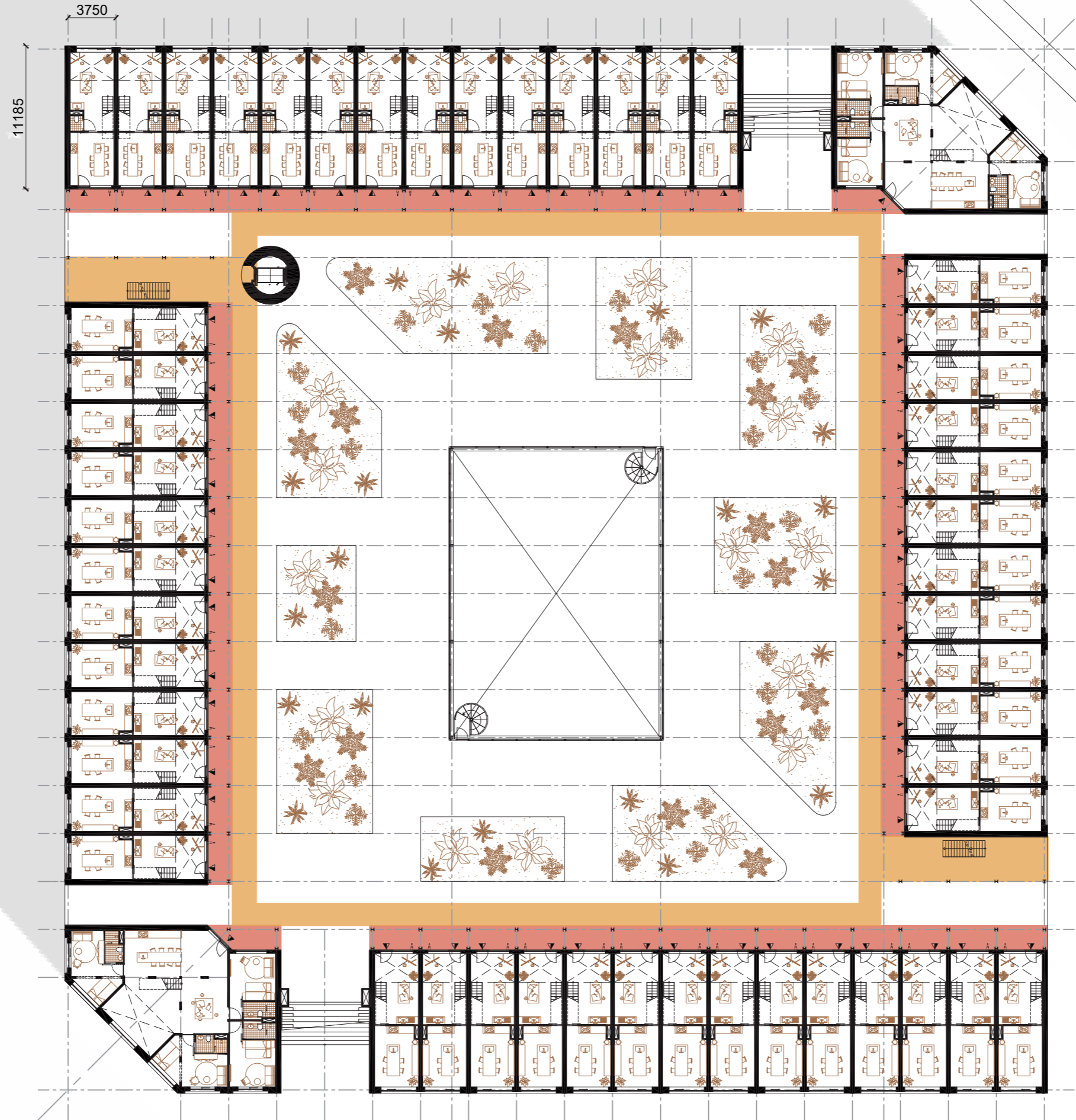
0m 2m 10m

FLOORPLANS



⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD 0m 2m 10m

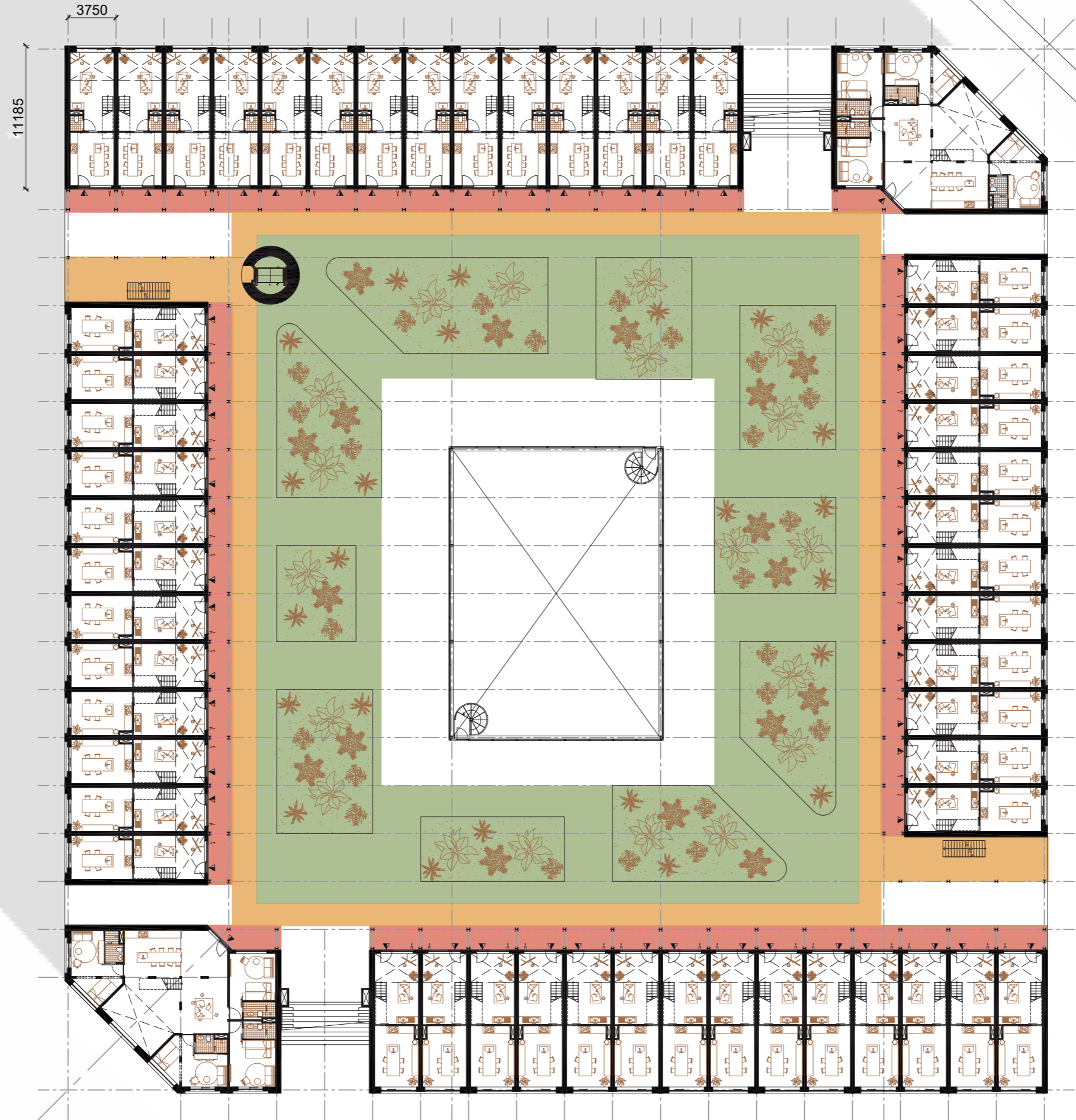
FLOORPLANS



⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD

0m 2m 10m

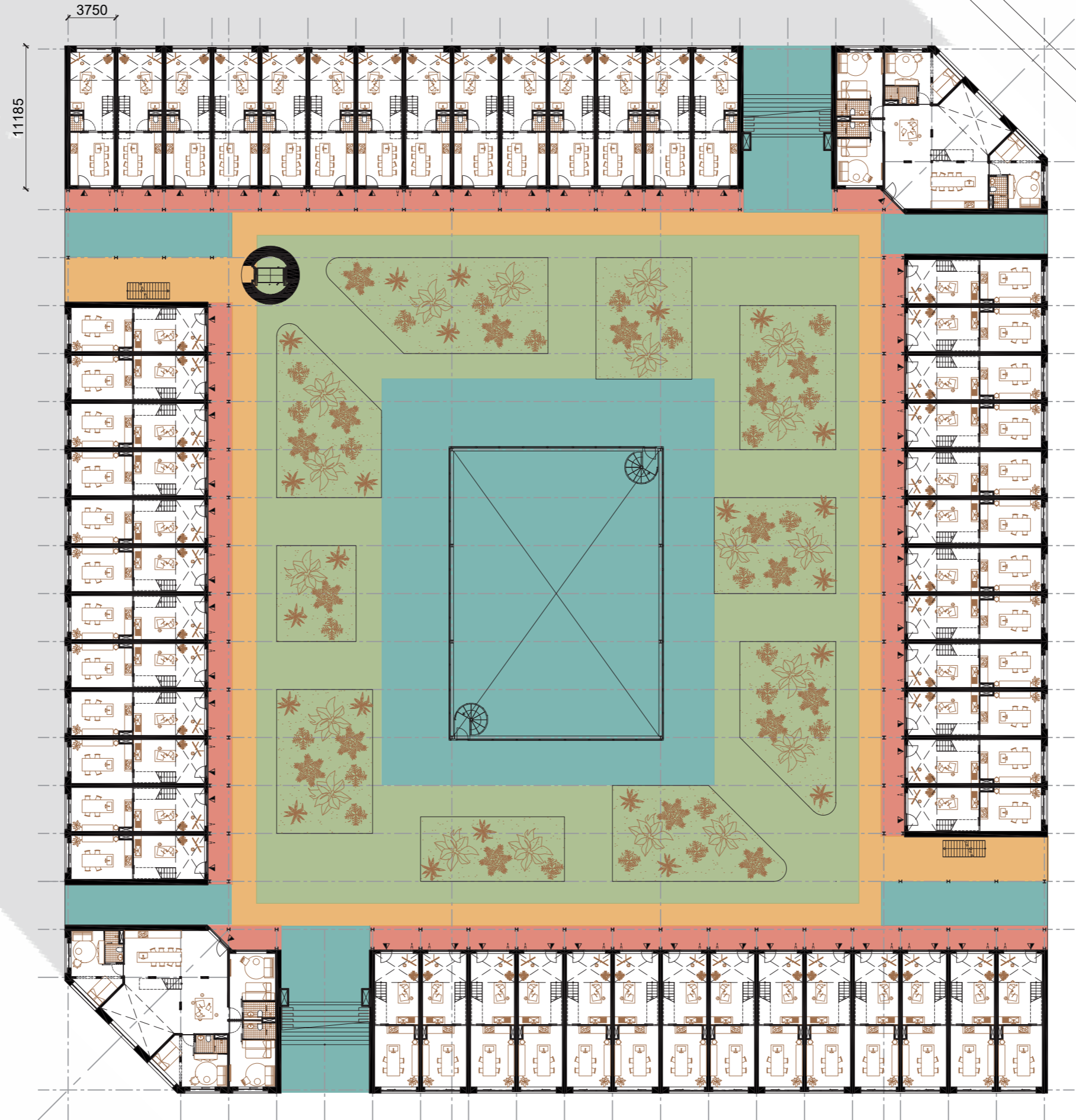
FLOORPLANS



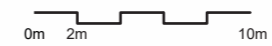
⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD

0m 2m 10m

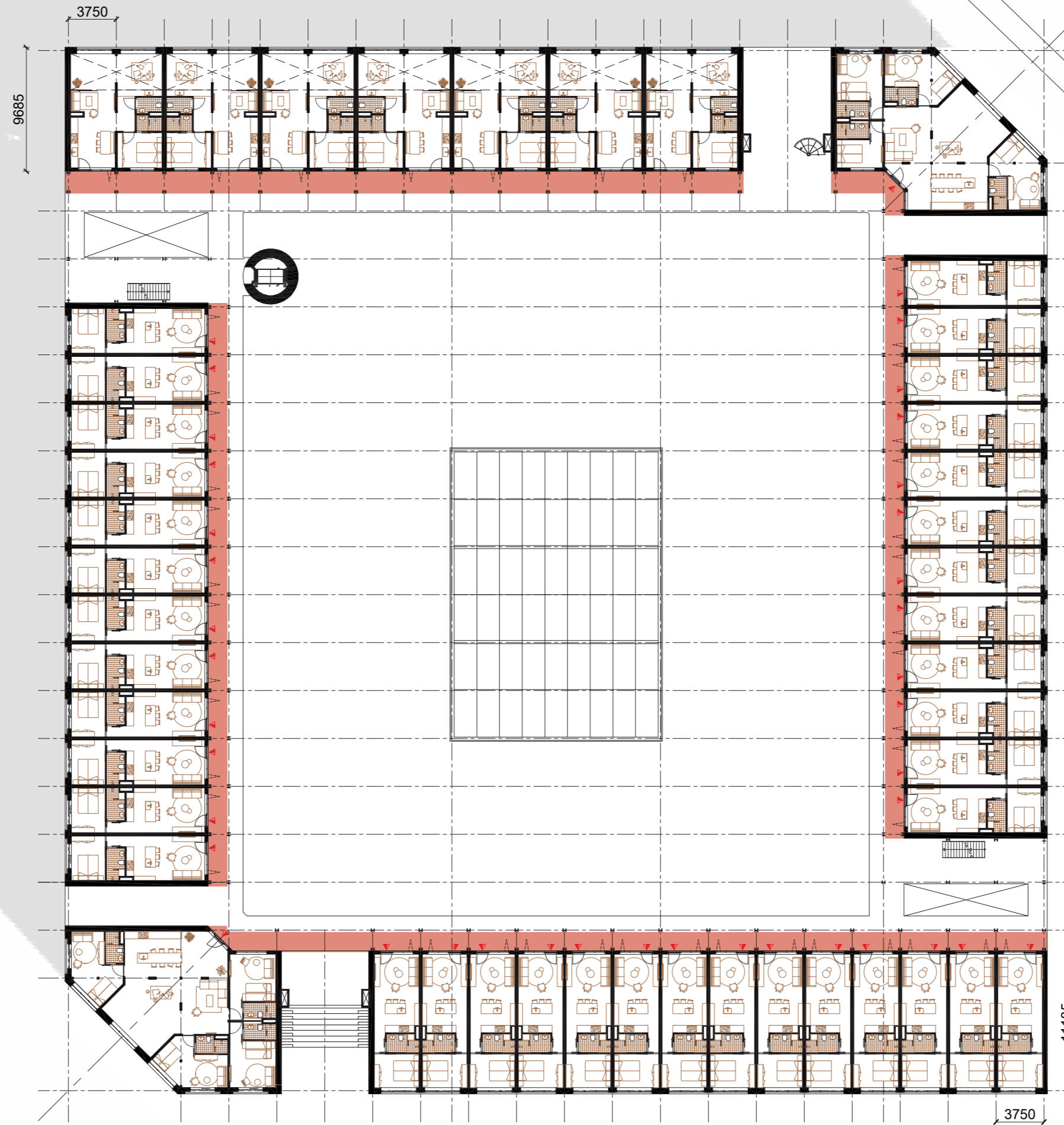
FLOORPLANS



⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD



FLOORPLANS

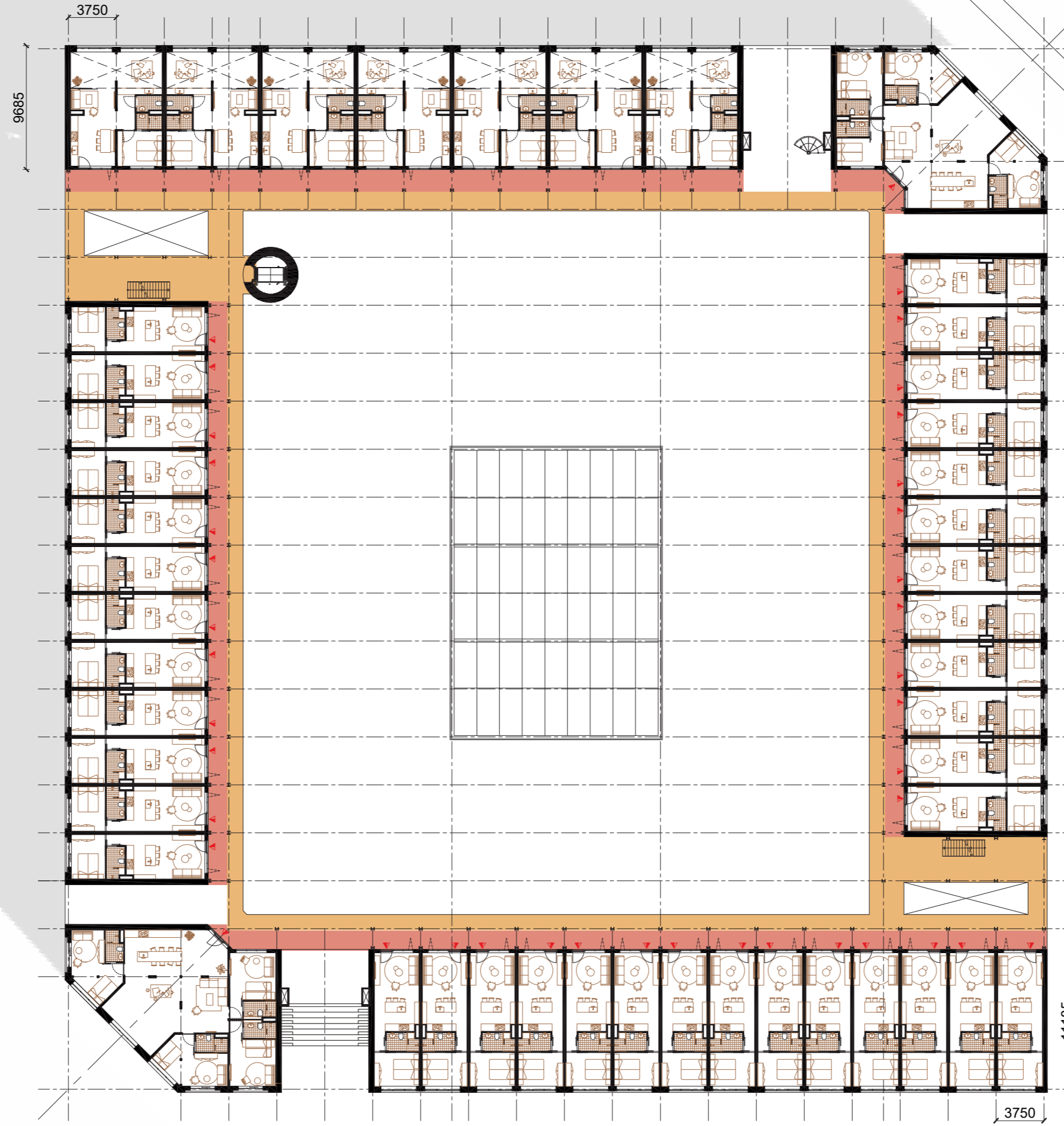


- PRIVATE ZONE
- CIRCULATION ZONE
- COMMUNAL MEETING ZONE

⌚ P+12900 DWELLINS 1:350

0m 2m 10m

FLOORPLANS

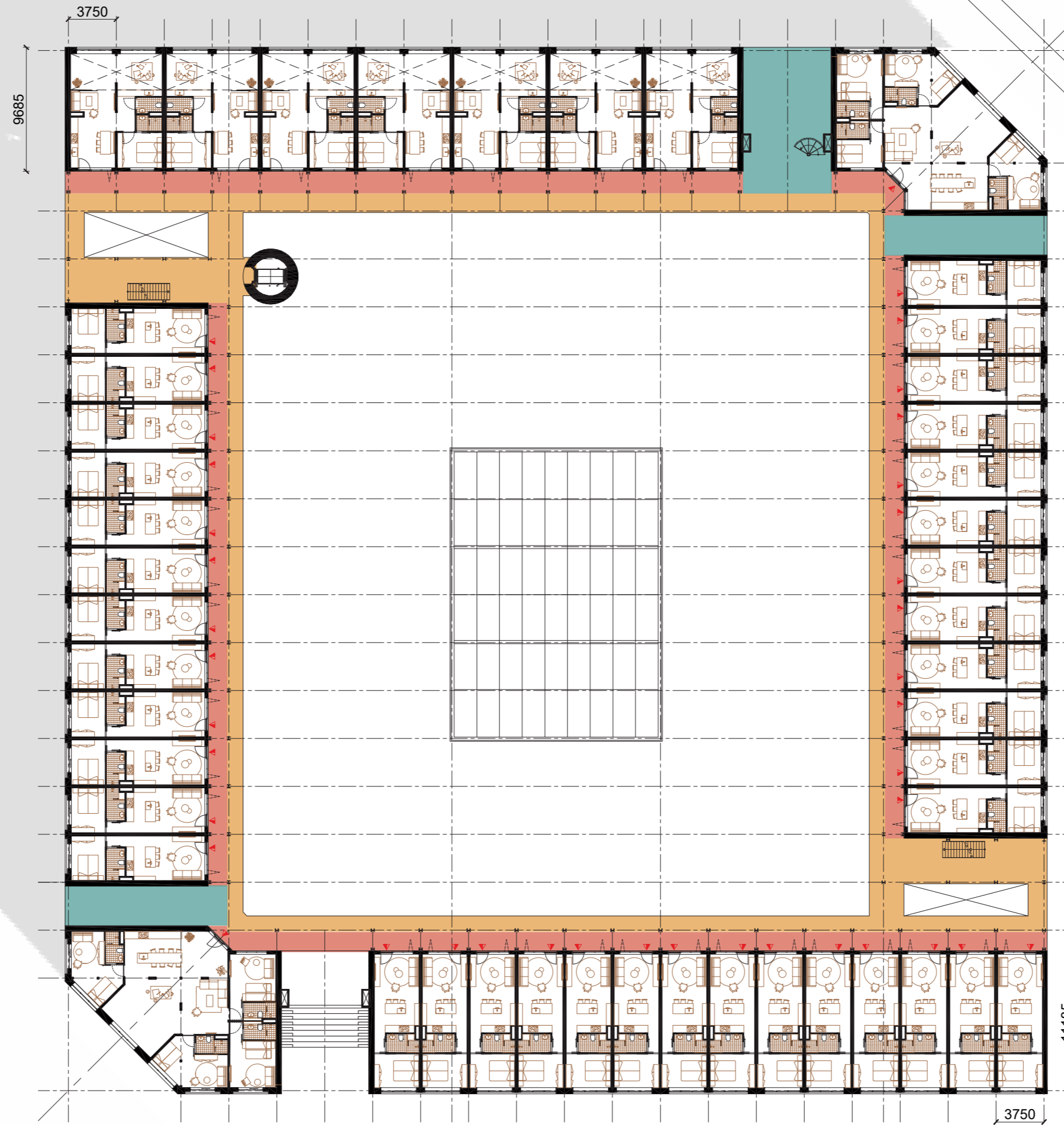


- PRIVATE ZONE
- CIRCULATION ZONE
- COMMUNAL MEETING ZONE

⌚ P+12900 DWELLINS 1:350

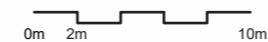
0m 2m 10m

FLOORPLANS

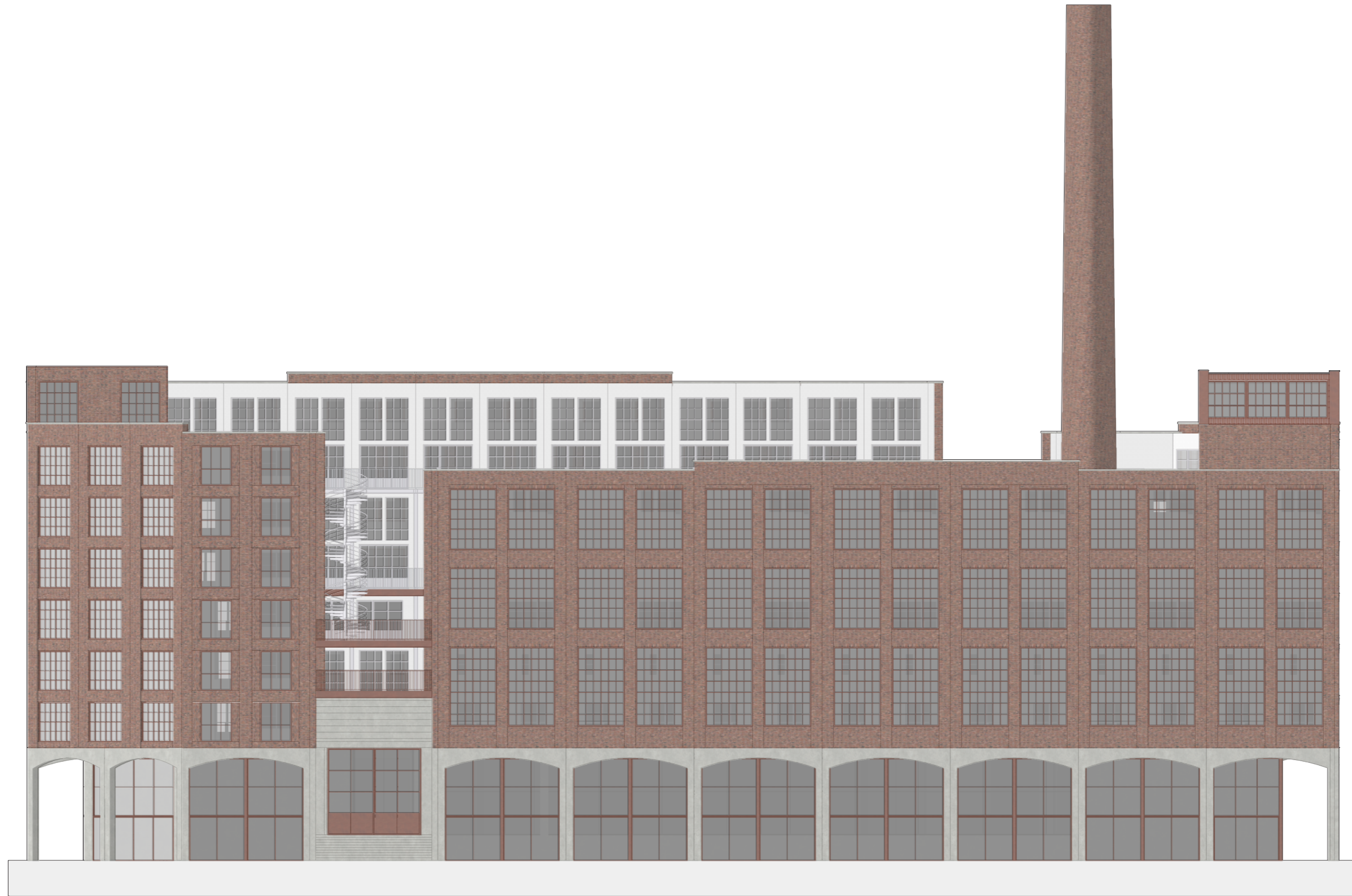


- PRIVATE ZONE
- CIRCULATION ZONE
- COMMUNAL MEETING ZONE

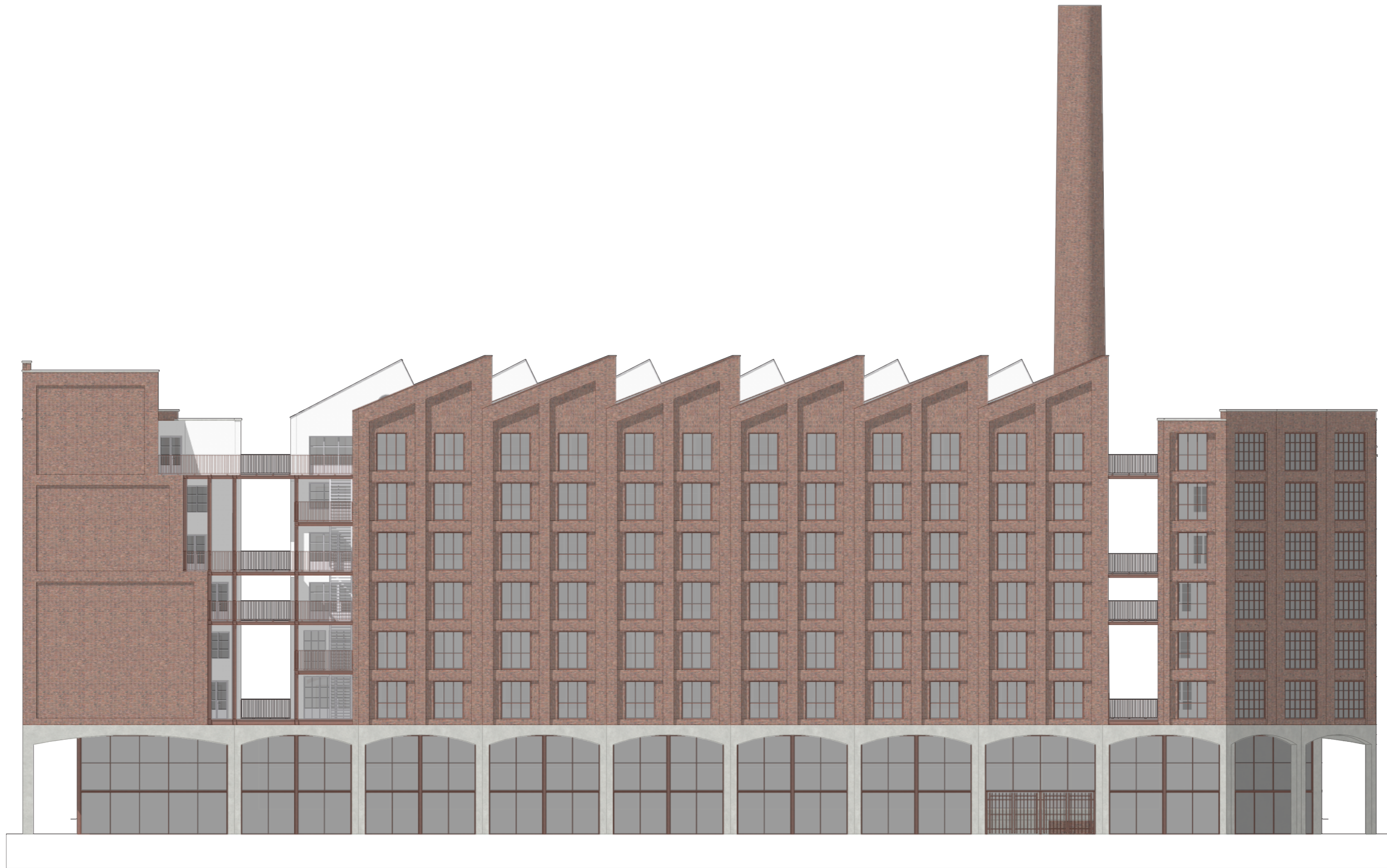
⌚ P+12900 DWELLINS 1:350



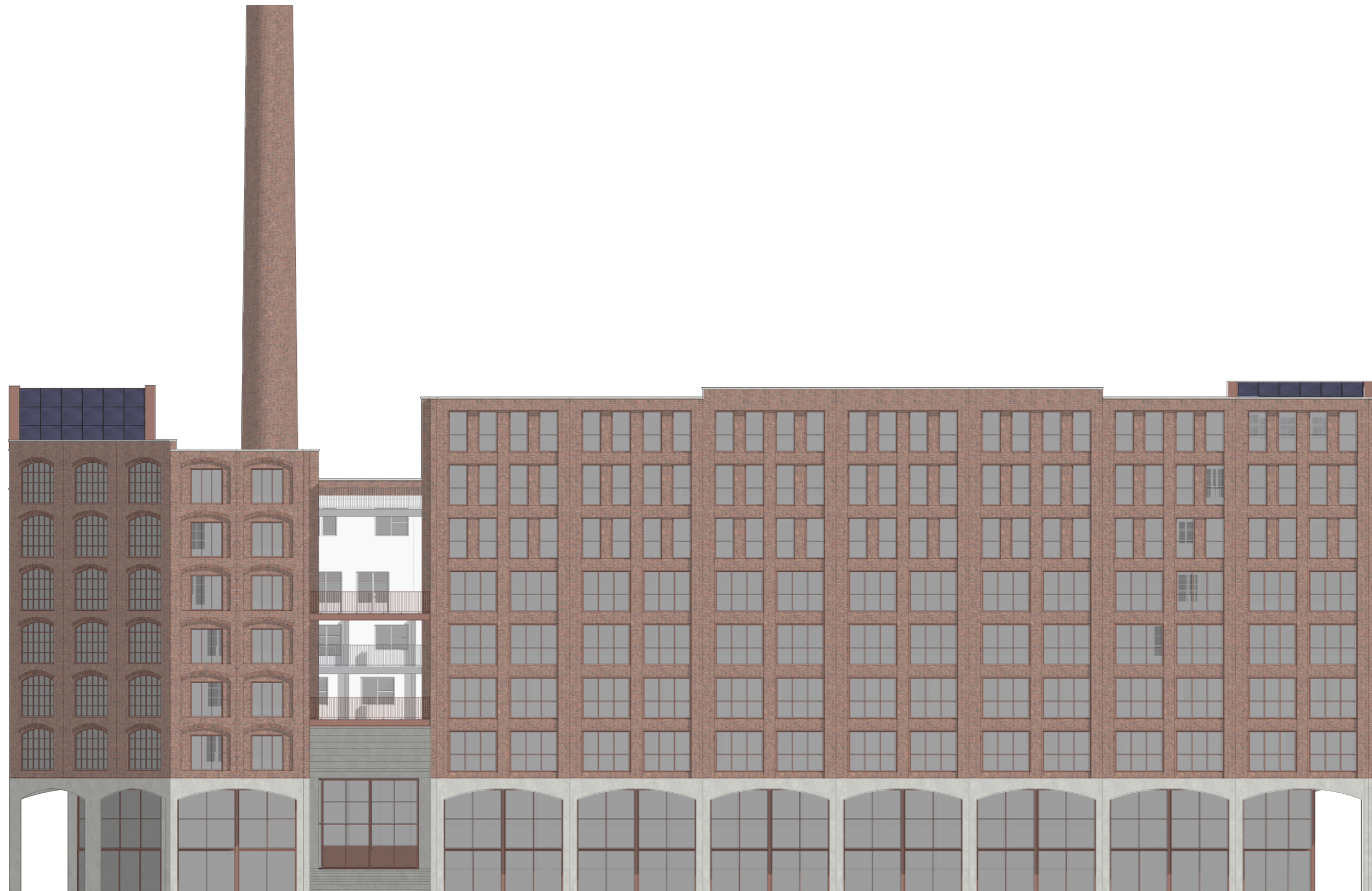




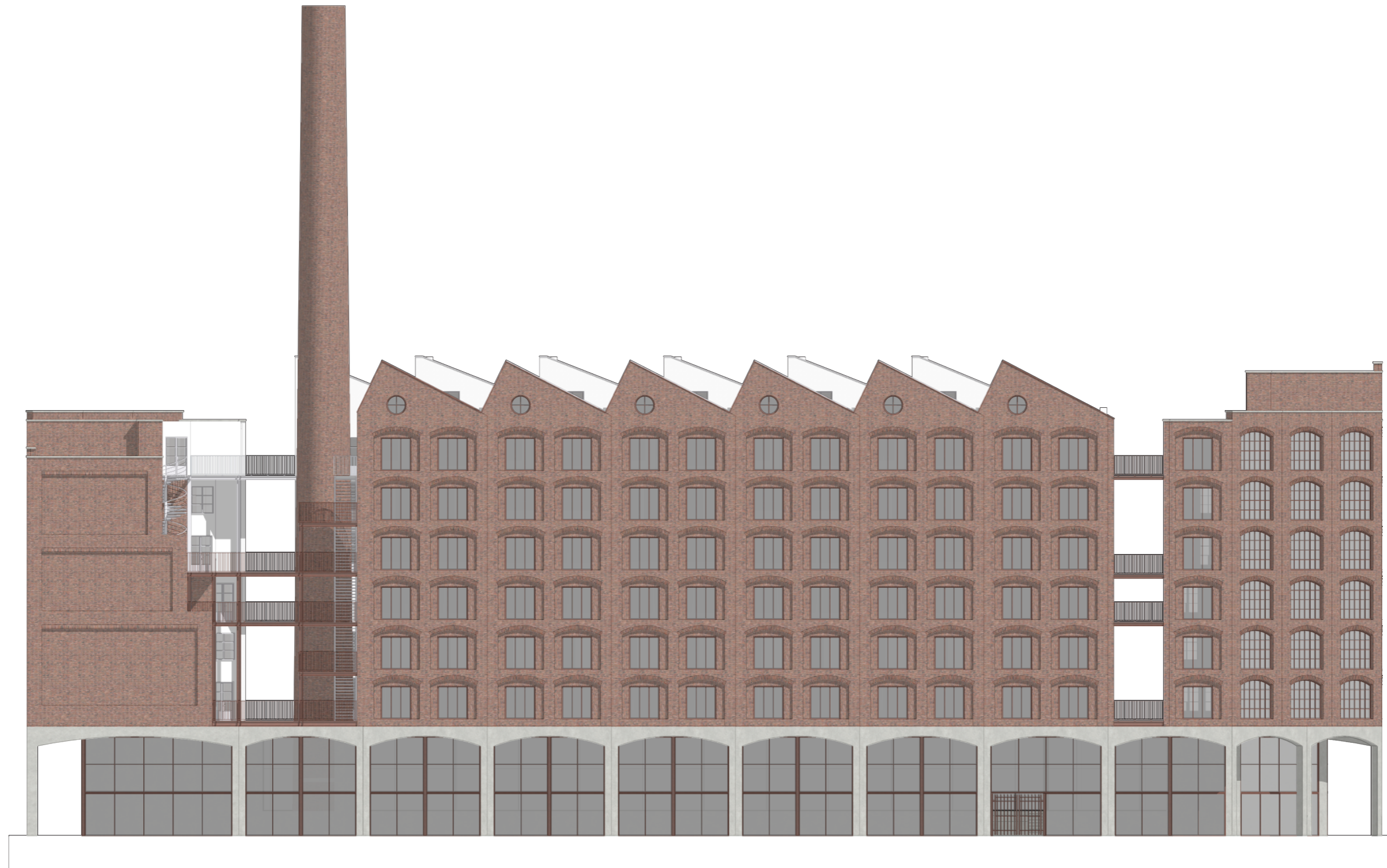
NORTH FACADE
1:250



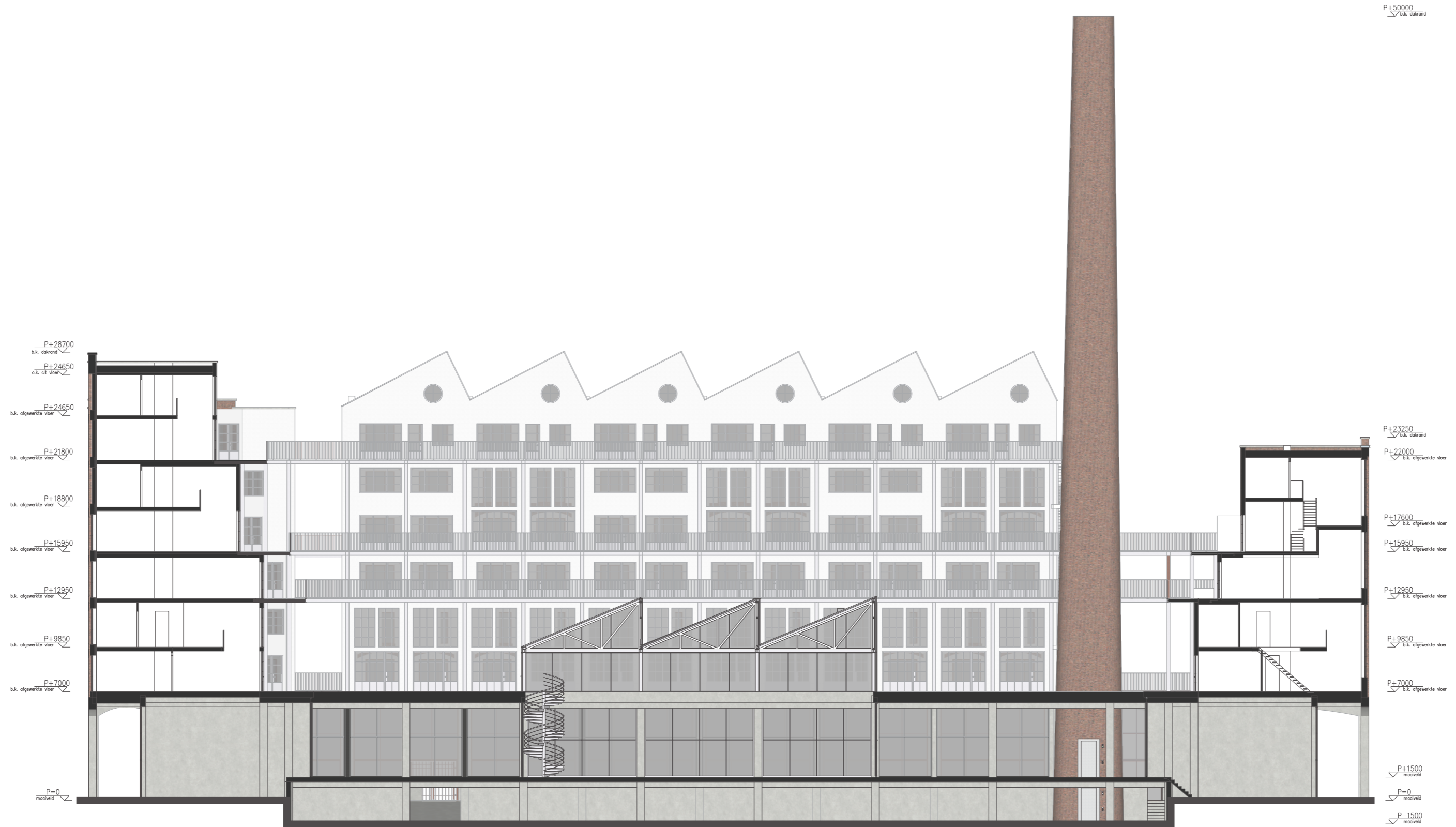
EAST FACADE
1:250



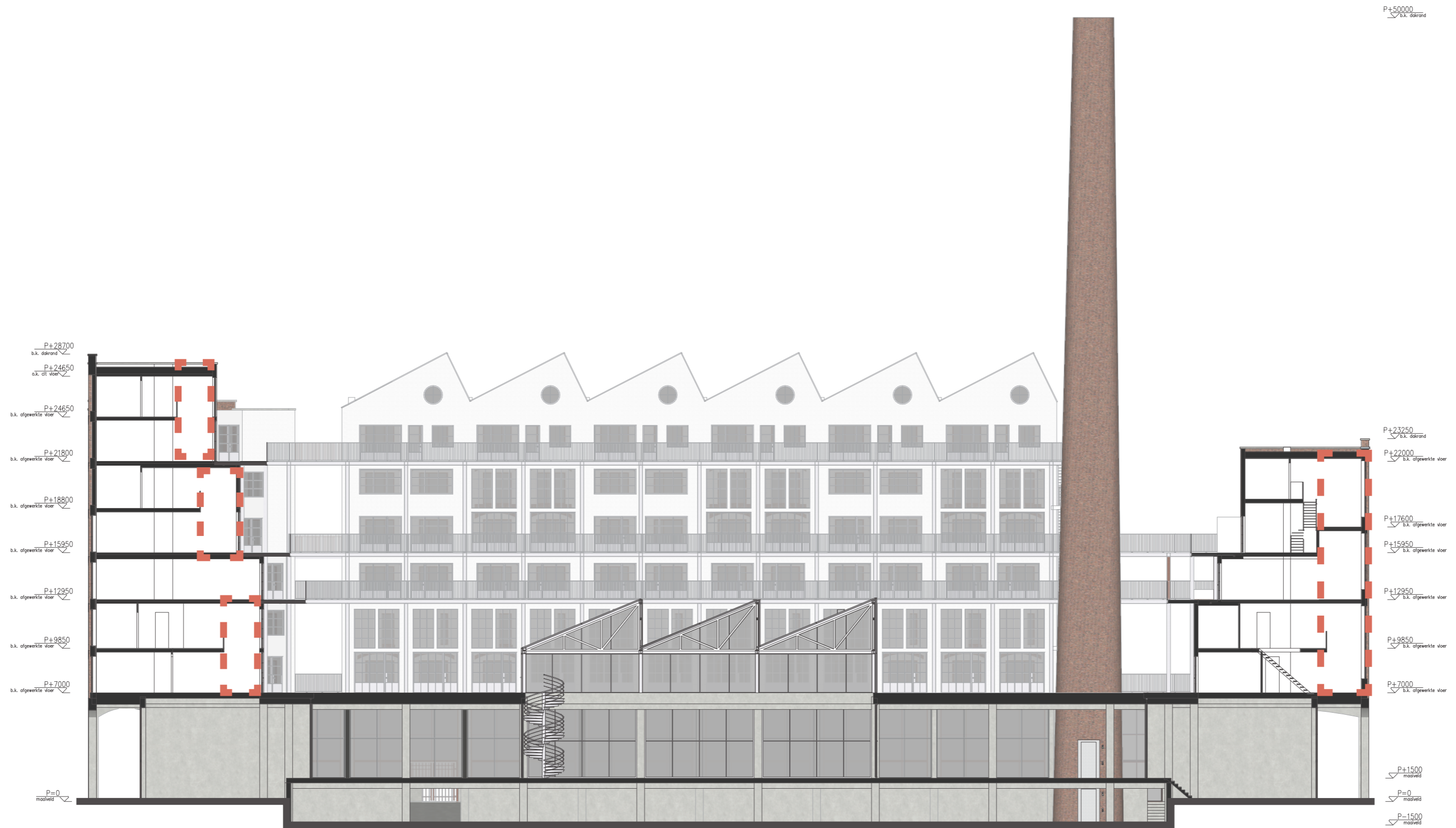
SOUTH FACADE
1:250



WEST FACADE
1:250

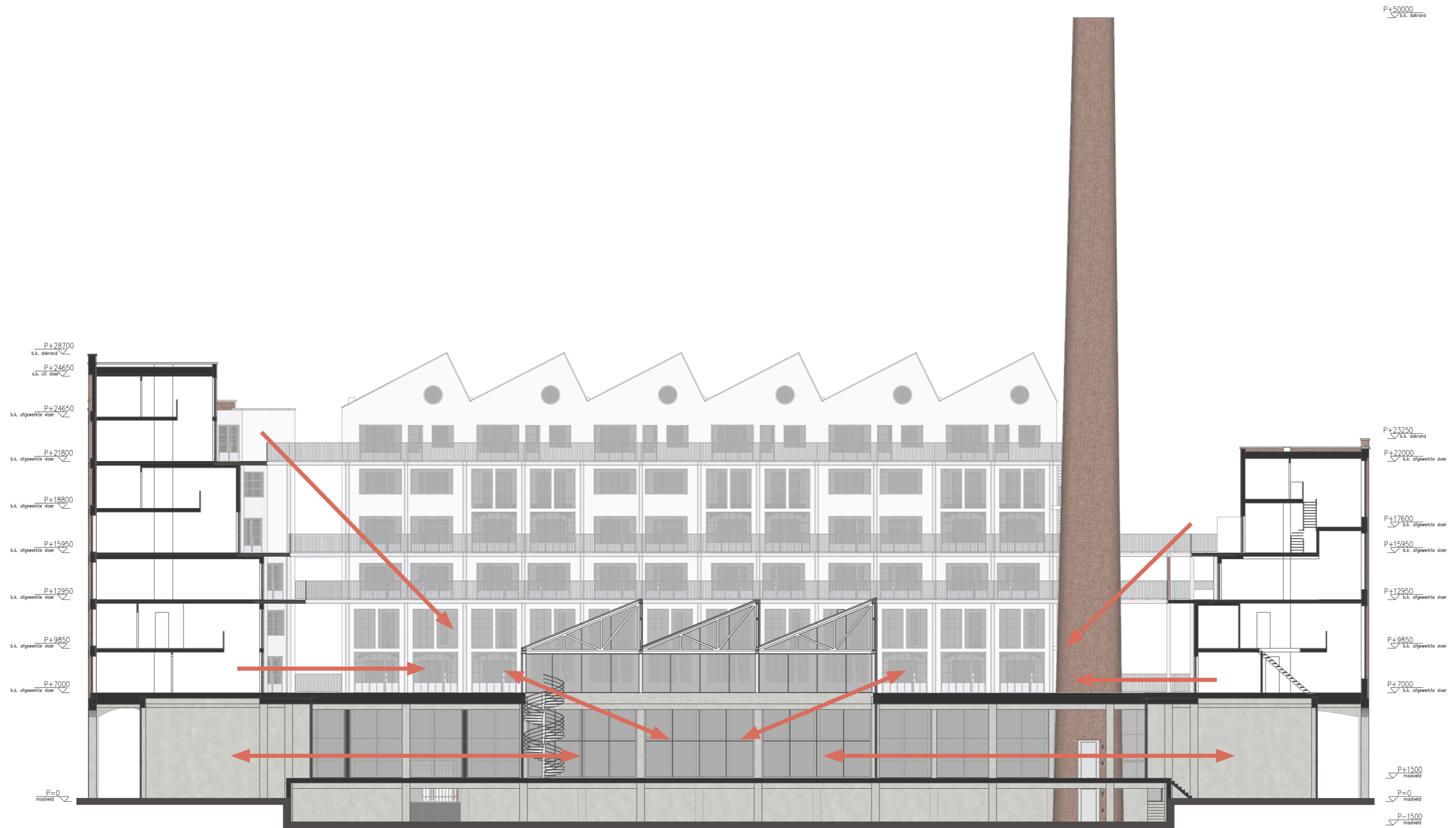


SECTION NORTH-SOUTH
1:250



SECTION NORTH-SOUTH
1:250

ateliers



SECTION NORTH-SOUTH
1:250

connections | sightlines

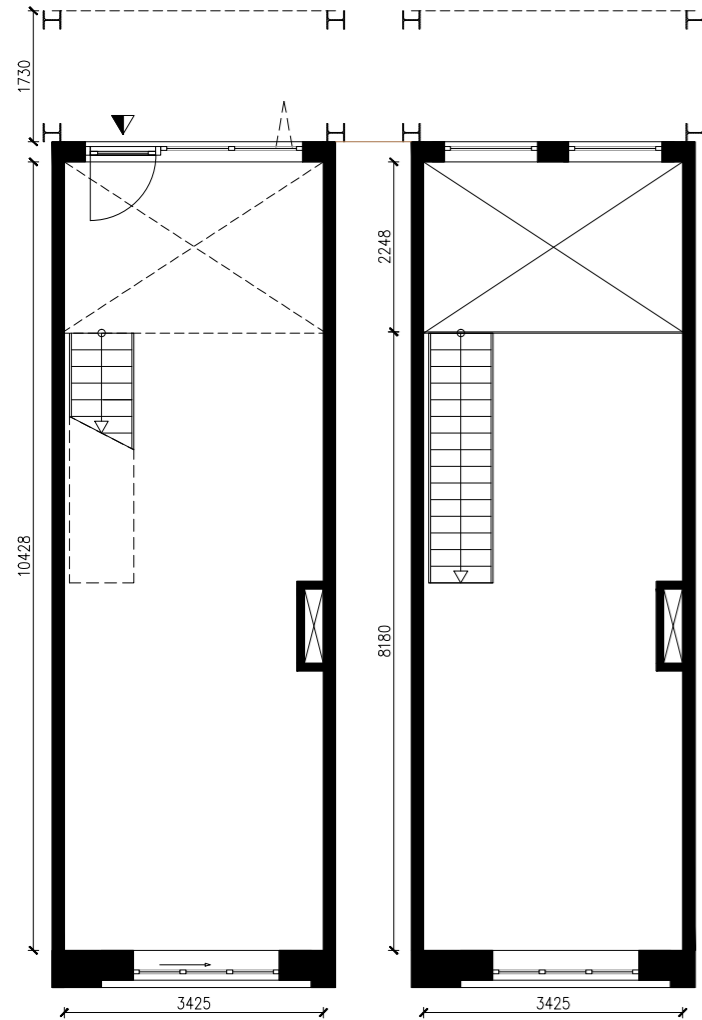
CASCO UNIT
1:100

SCENARIO 1
1:100

SCENARIO 2
1:100

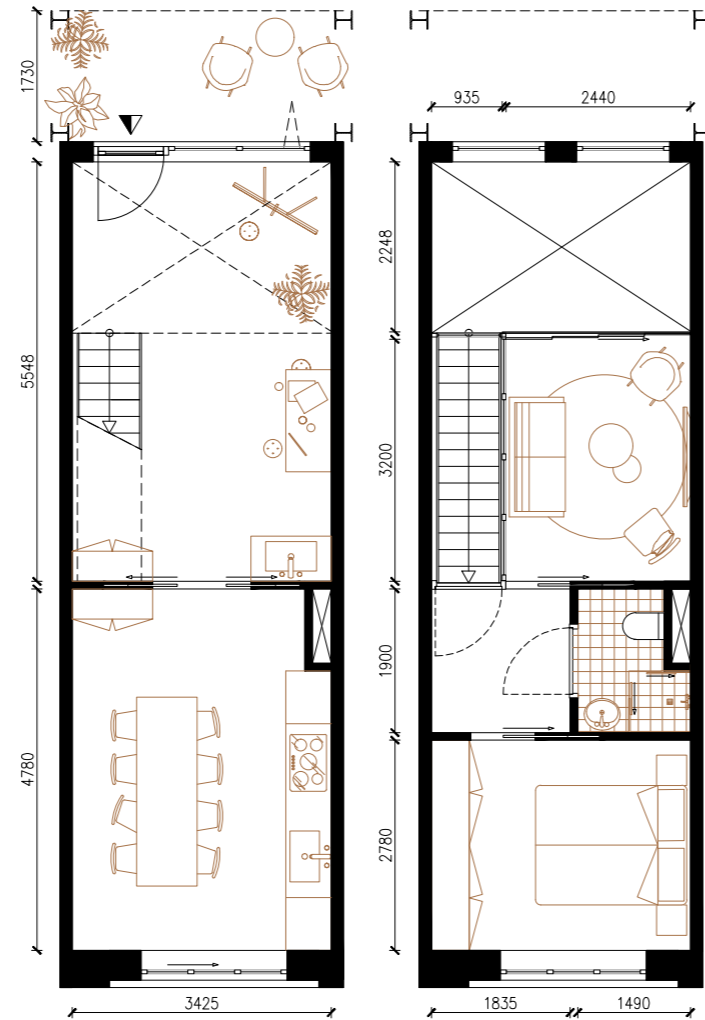
household: couple
ratio live-work: equal status

household: couple+child
ratio live-work: equal status



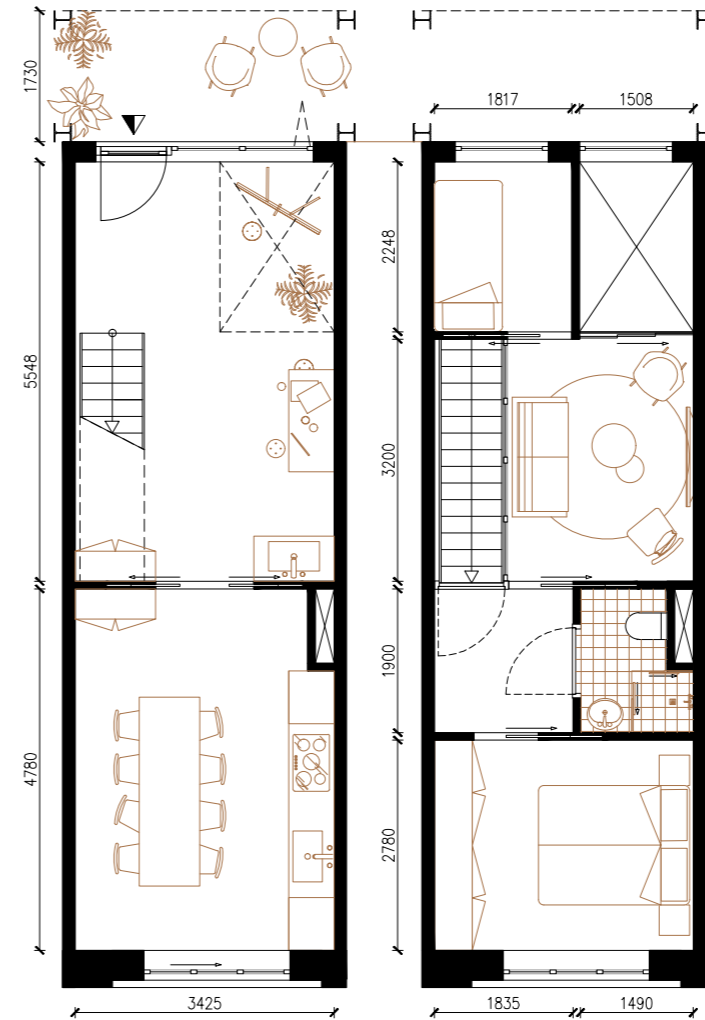
Ground floor

First floor



Ground floor

First floor

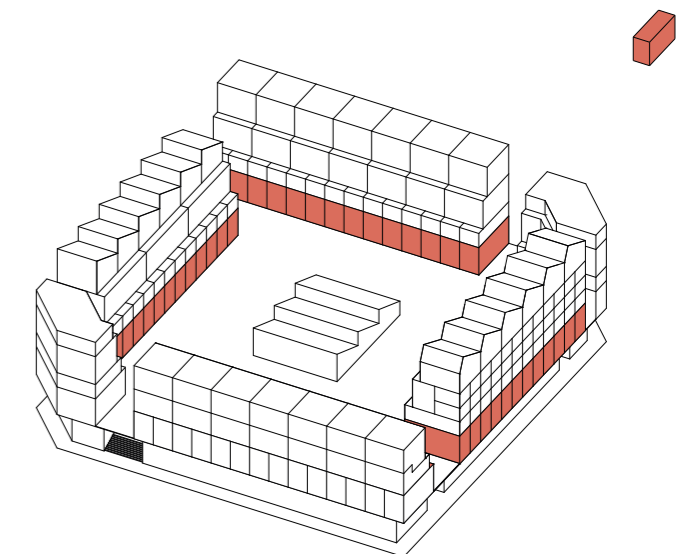


Ground floor

First floor

TYPE 2 ATELIER DWELLING
live-with workhome type

A very nice and compact atelier-dwelling where the vide provides lots of light from the north which allow me to see the true colours of my paintings. The construction of the gallery provides a semi-private outdoor space which feels like a buffer between my private atelier and the collective space of the inner courtyard. I like to drink my coffee here and chitchat with neighbours. The industrial glass sliding doors enable to close of the workspace from the living spaces in case of my husband is at home, he doesn't like the smell of the paint. Having a baby is not the planning yet but in case I get pregnant, we can use the double hight of the atelier to build in a extra bedroom.





TYPE 2 ATELIER DWELLING
axonometric



CASCO UNIT
1:100

SCENARIO 1
1:100

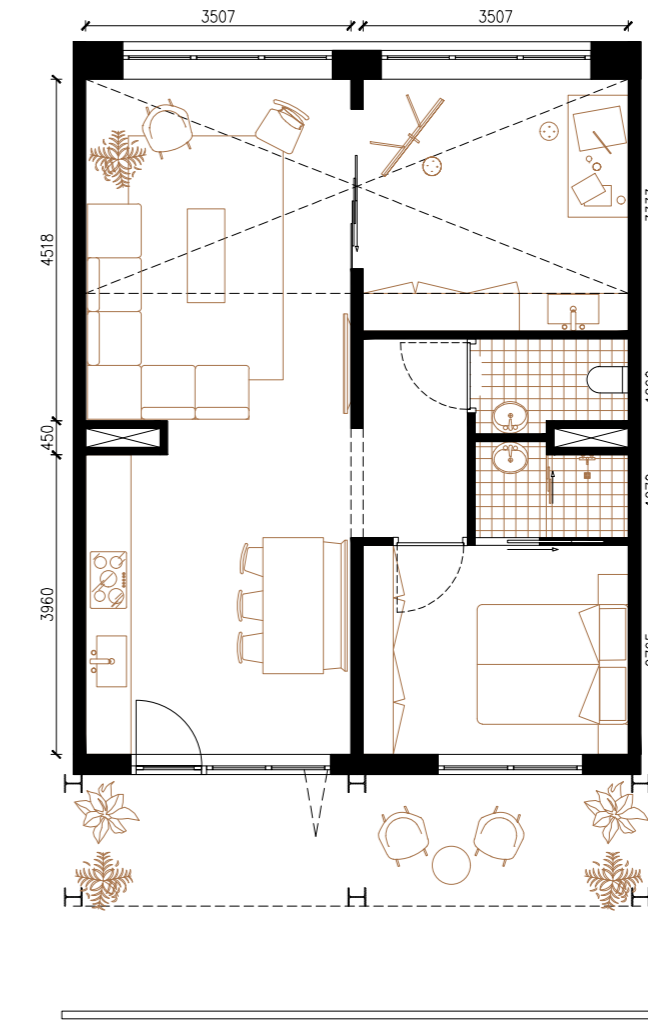
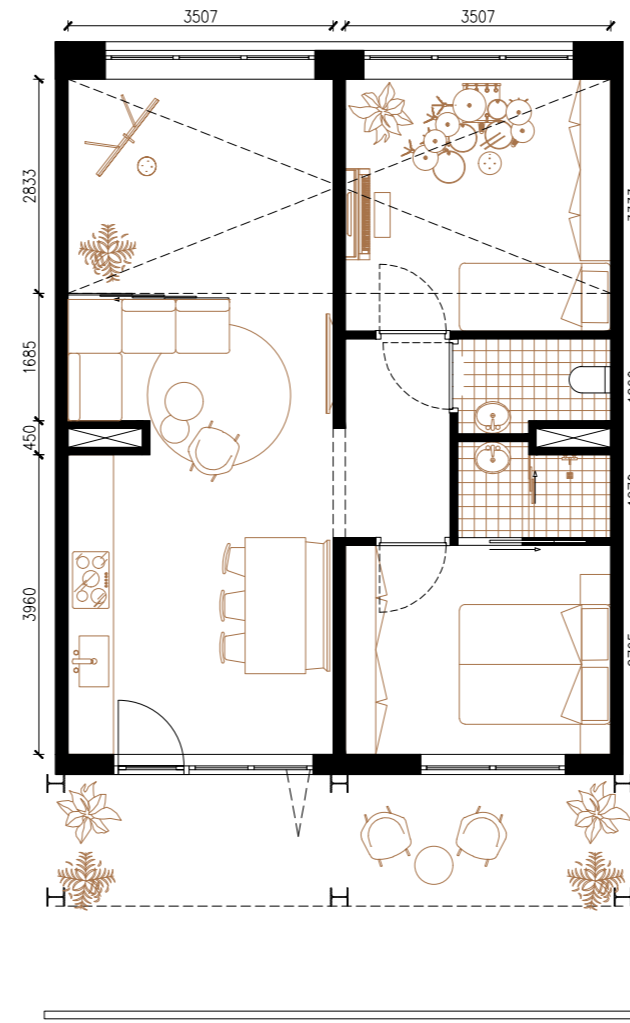
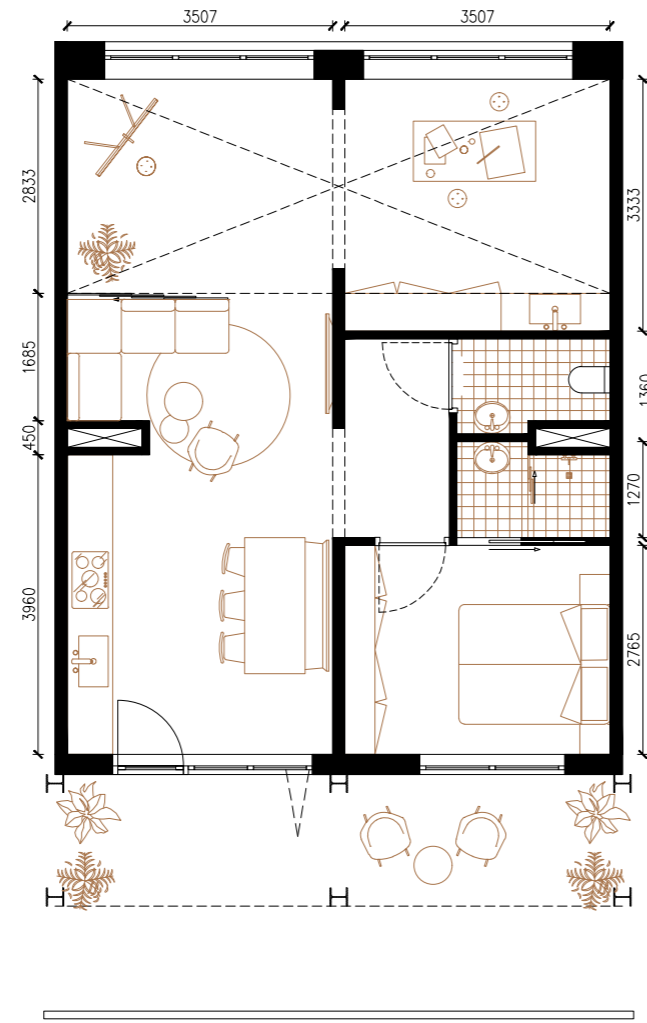
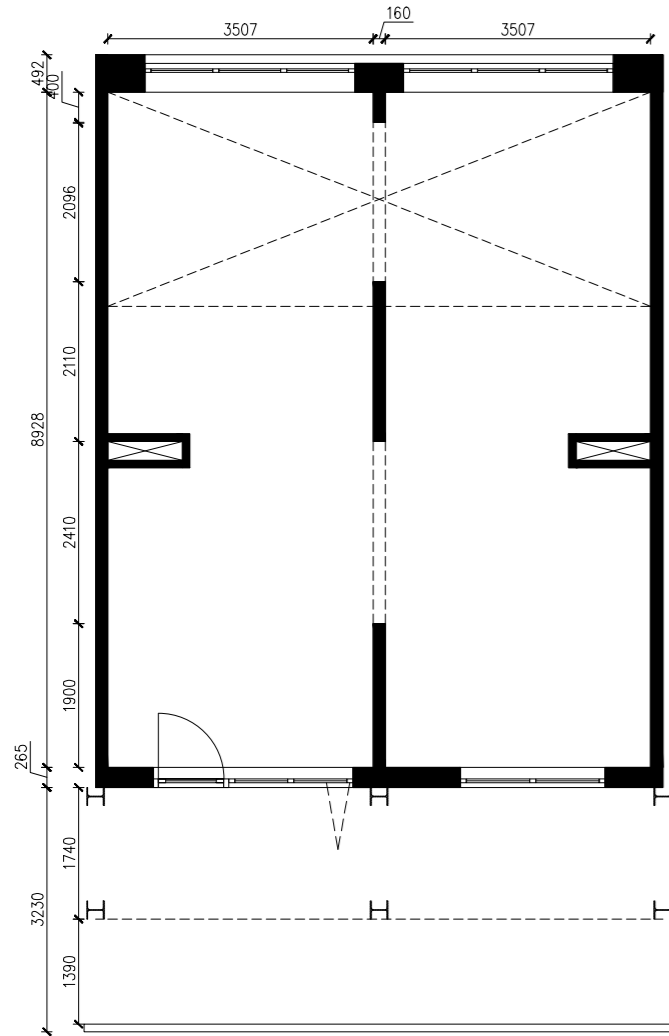
SCENARIO 2
1:100

SCENARIO 3
1:100

household: elderly couple
ratio live-work: equal status

household: elderly couple
ratio live-work: equal status

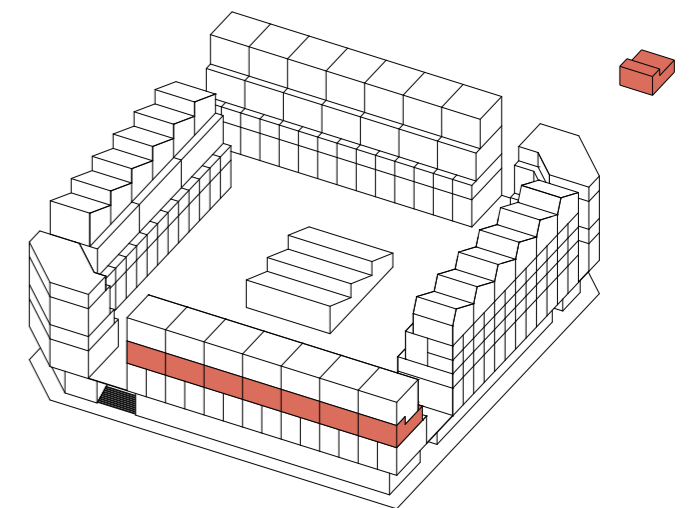
household: elderly couple
ratio live-work: home dominated



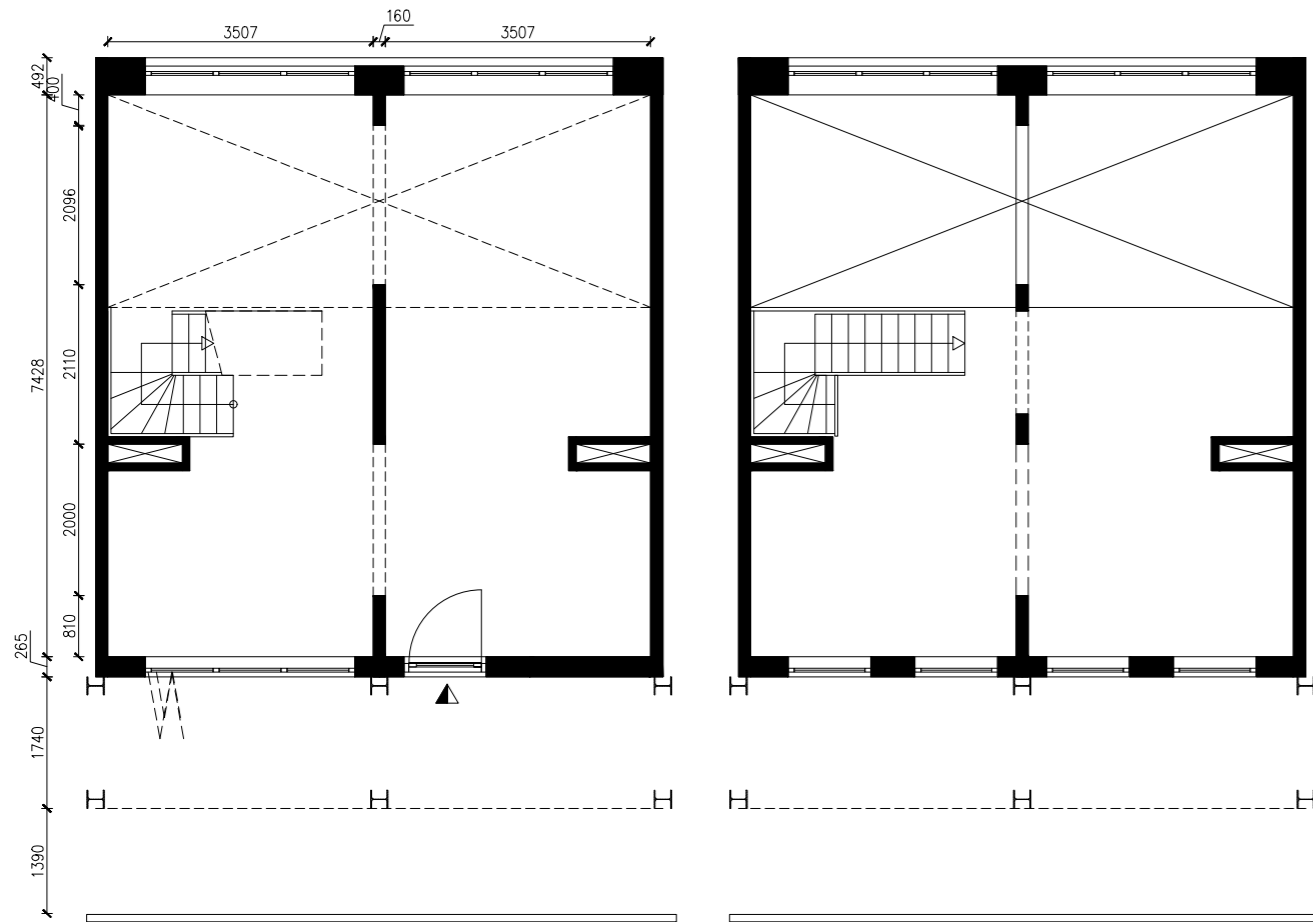
A perfect atelier-dwelling for me and my wife. All functions are on one level but the dwelling still offers a high and light workspace. The atelier space allows a certain flexibility for anticipating on different scenario's and preferences like a larger living room when I become me less active in making art during my retirement. The large atelier space can also be divided in two separate spaces. My grandson who is in a band could practice here with his friends. He can even sleep over if he would love to. Looking towards the future, I think I won't be able to feel lonely in this building.



TYPE 3 ATELIER DWELLING
live-with workhome type



CASCO UNIT
1:100

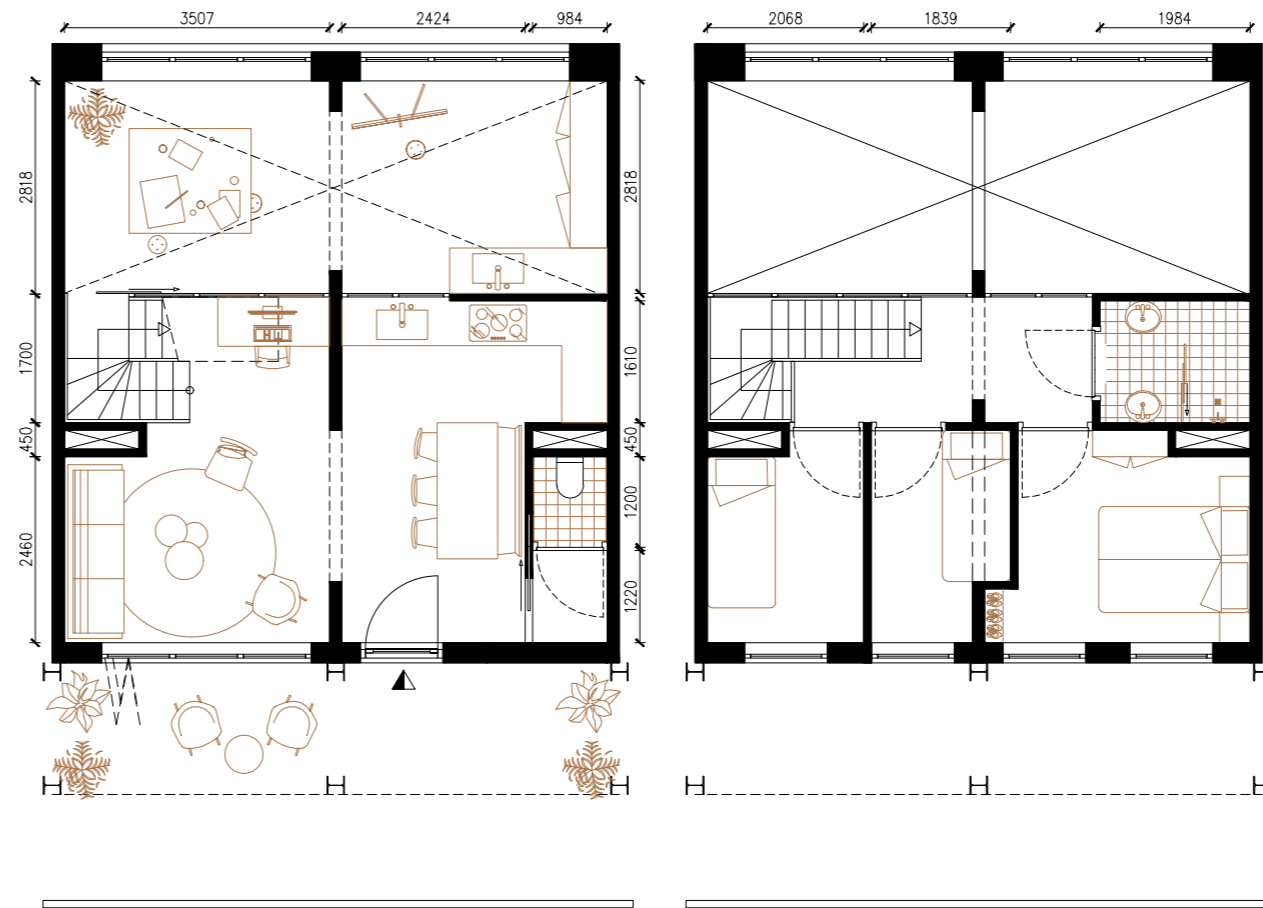


Ground floor

First floor

SCENARIO 1
1:100

household: family with 2 children
ratio live-work: home-dominated



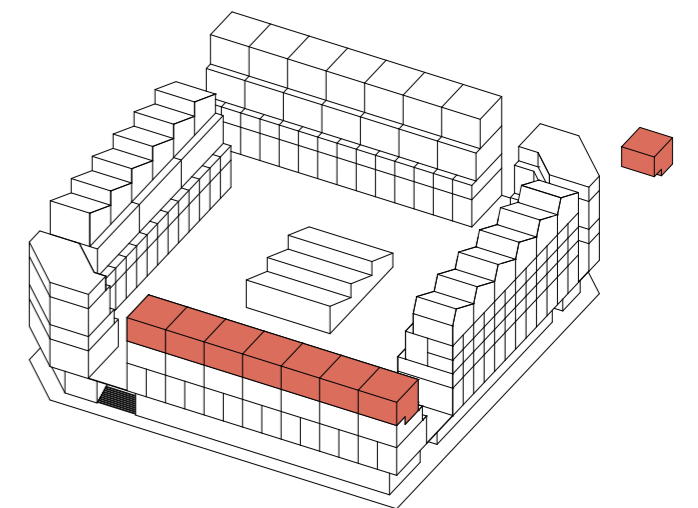
Ground floor

First floor

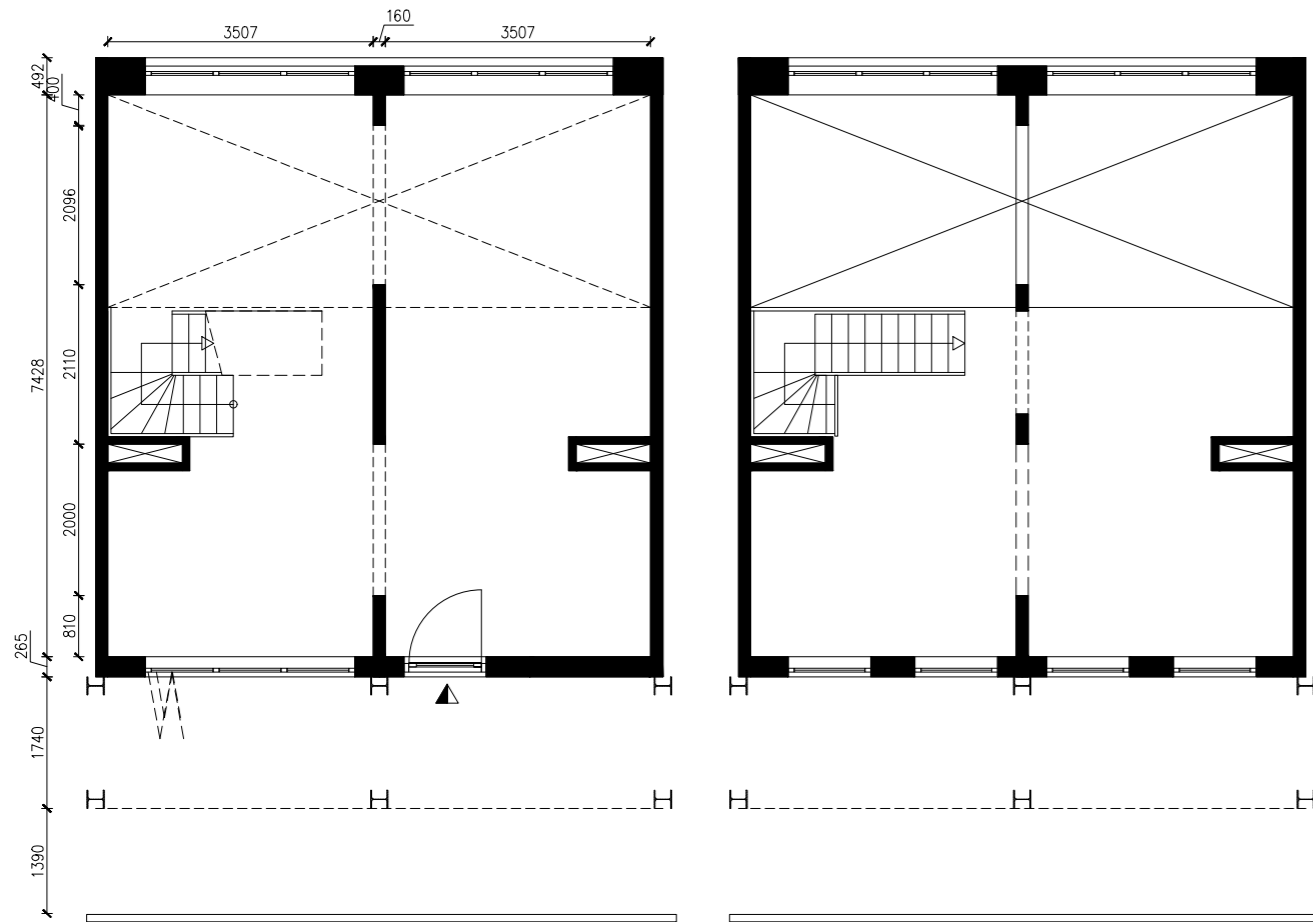
Atelier-dwelling for me, my wife and two children. My workspace is nicely separated by a slight high difference and an industrial glass wall. This allows me to concentrate when everybody is at home and protects my children en wife from inhaling the polluted air which sometimes releases when I work with toxic materials.



TYPE 4 ATELIER DWELLING
live-with workhome type



CASCO UNIT
1:100

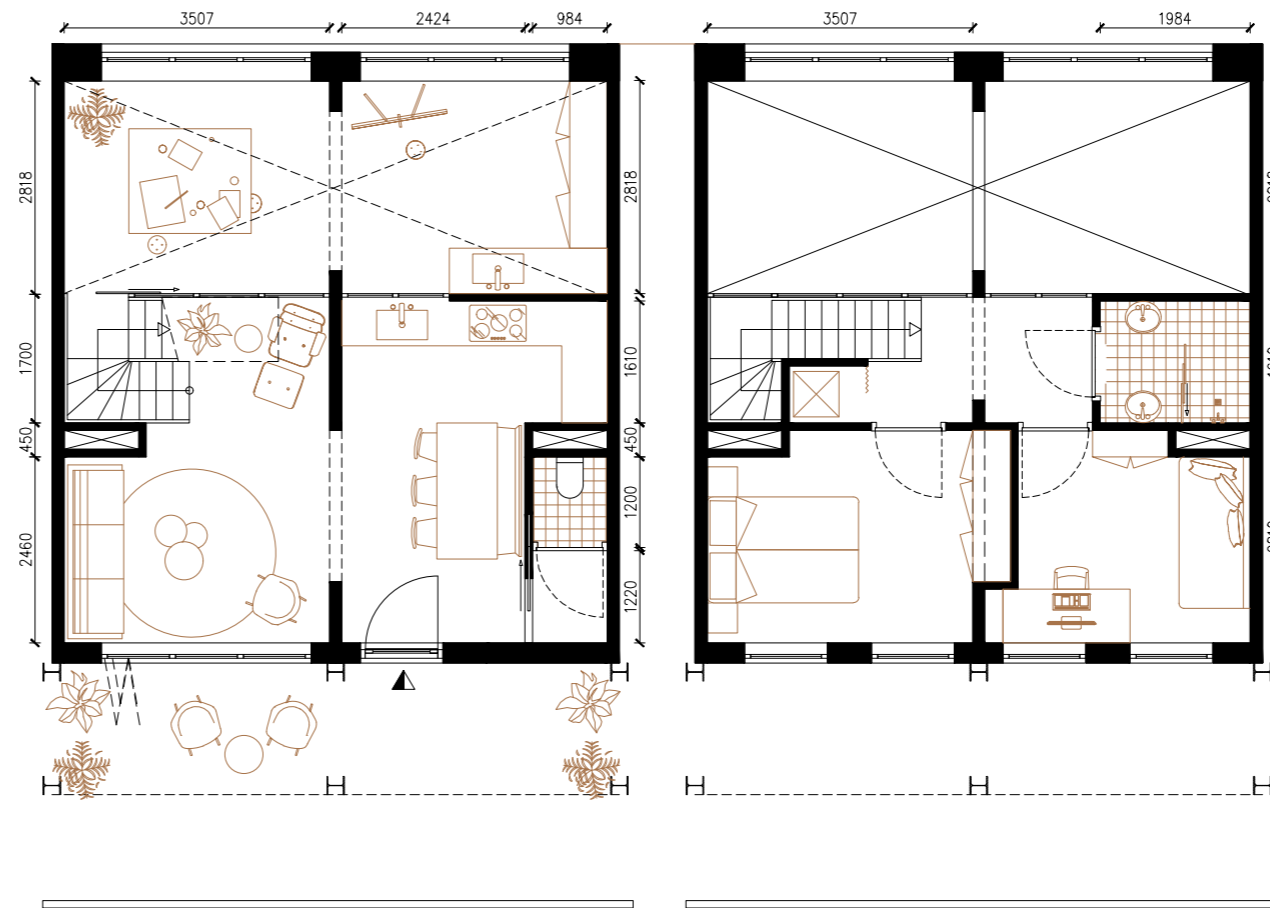


Ground floor

First floor

SCENARIO 2
1:100

household: couple
ratio live-work: work-dominated



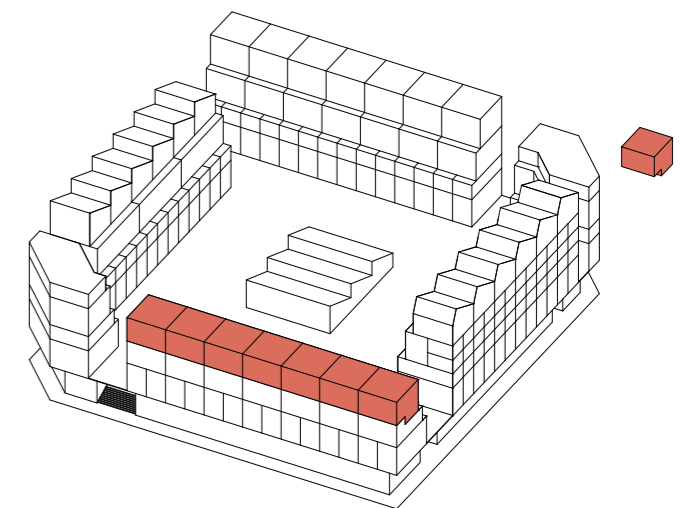
Ground floor

First floor

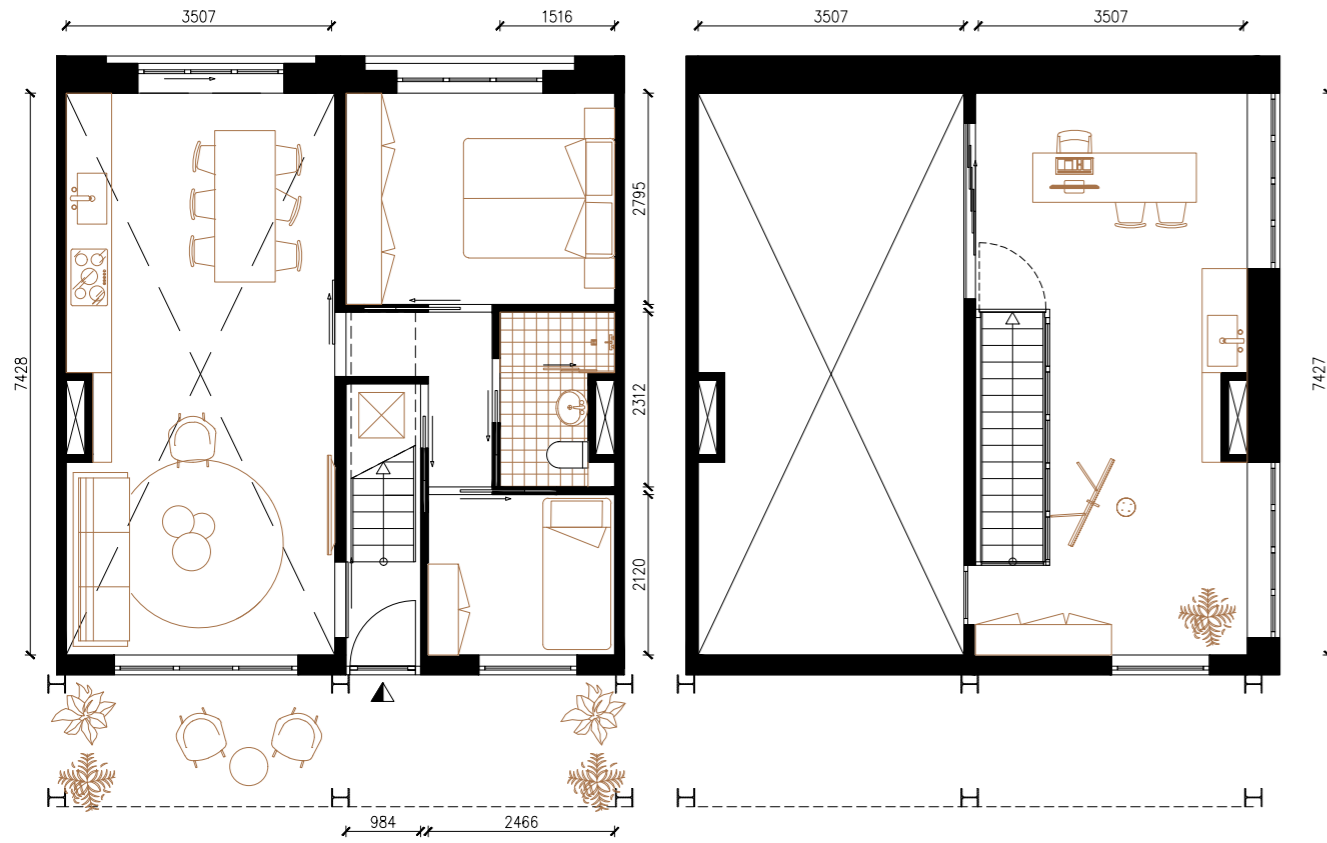
When the children leave home the two small bedrooms can be converted into the master bedroom and our current bedroom can be used as home office with a sofa bed in case one of the children wants to sleep over.



TYPE 4 ATELIER DWELLING
live-with workhome type

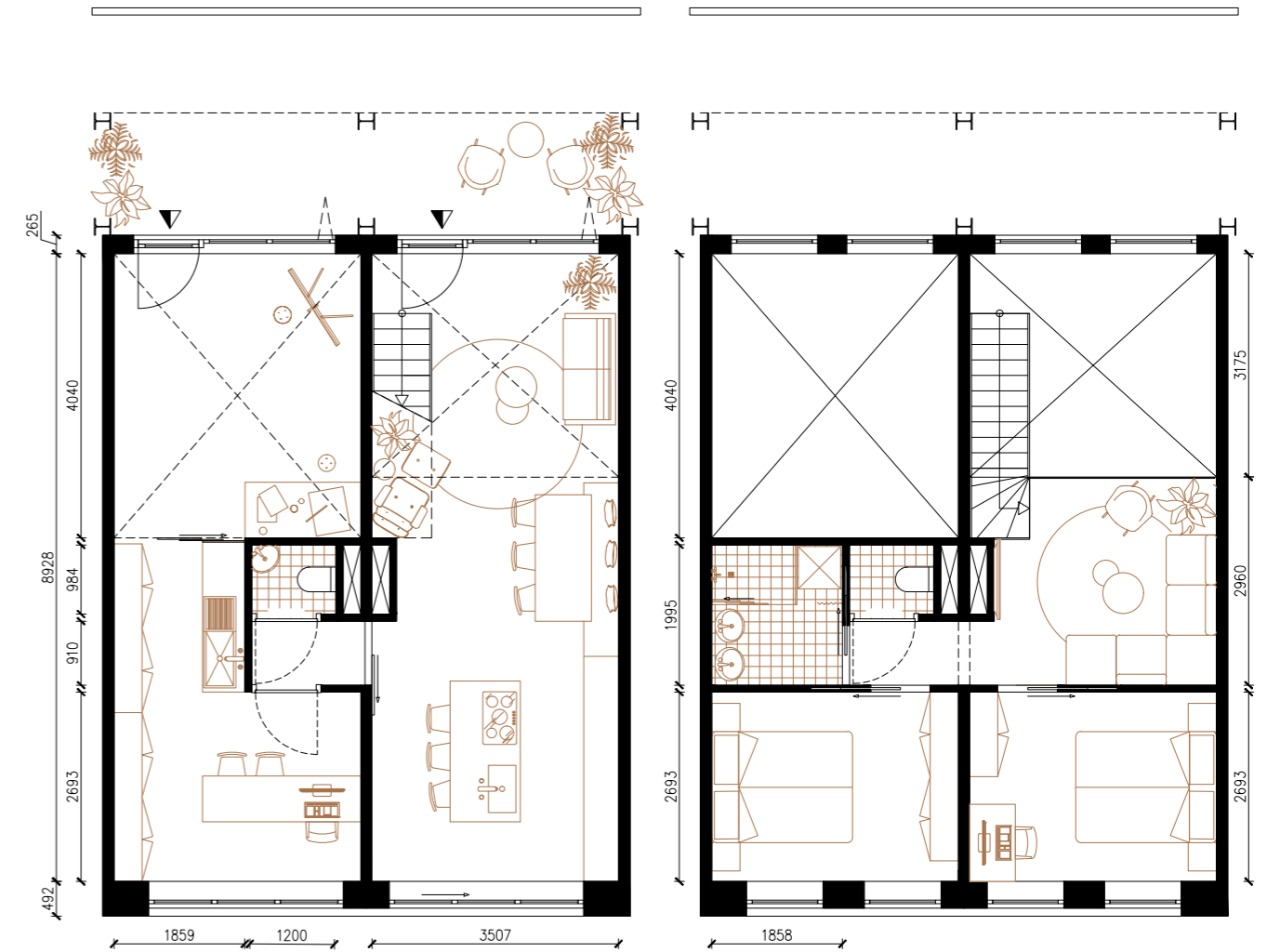


I consider myself as a commercial artist. I daily have appointments with my clients to which I want to have a professional attitude. These types suit me best since working and living are separated well.



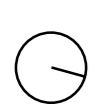
Ground floor

First floor



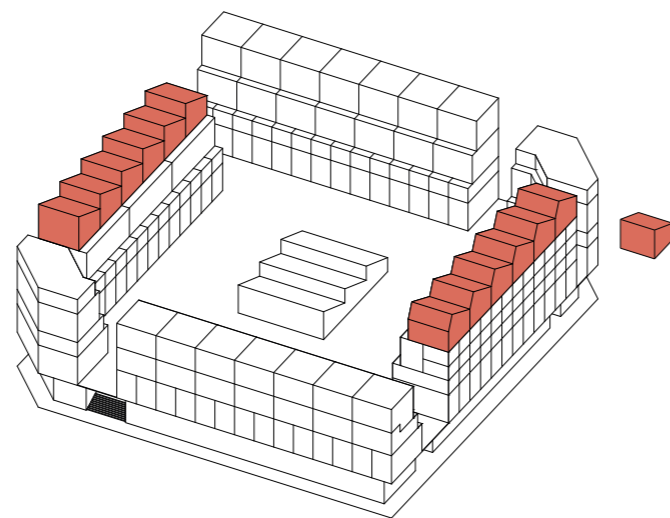
Ground floor

First floor



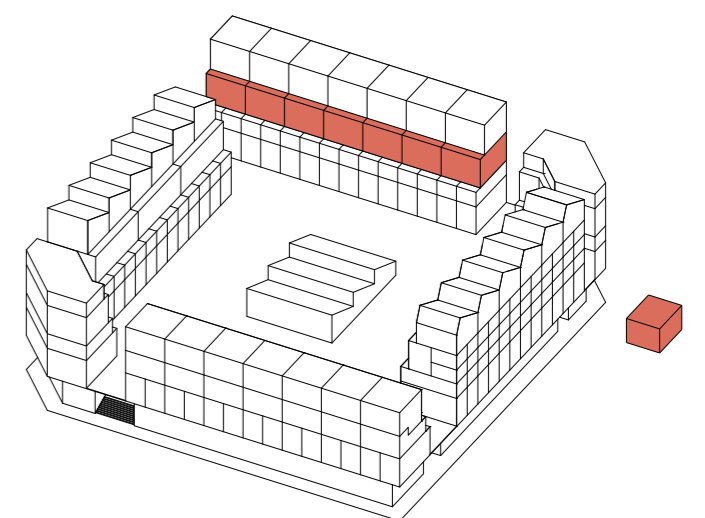
TYPE 5 ATELIER DWELLING

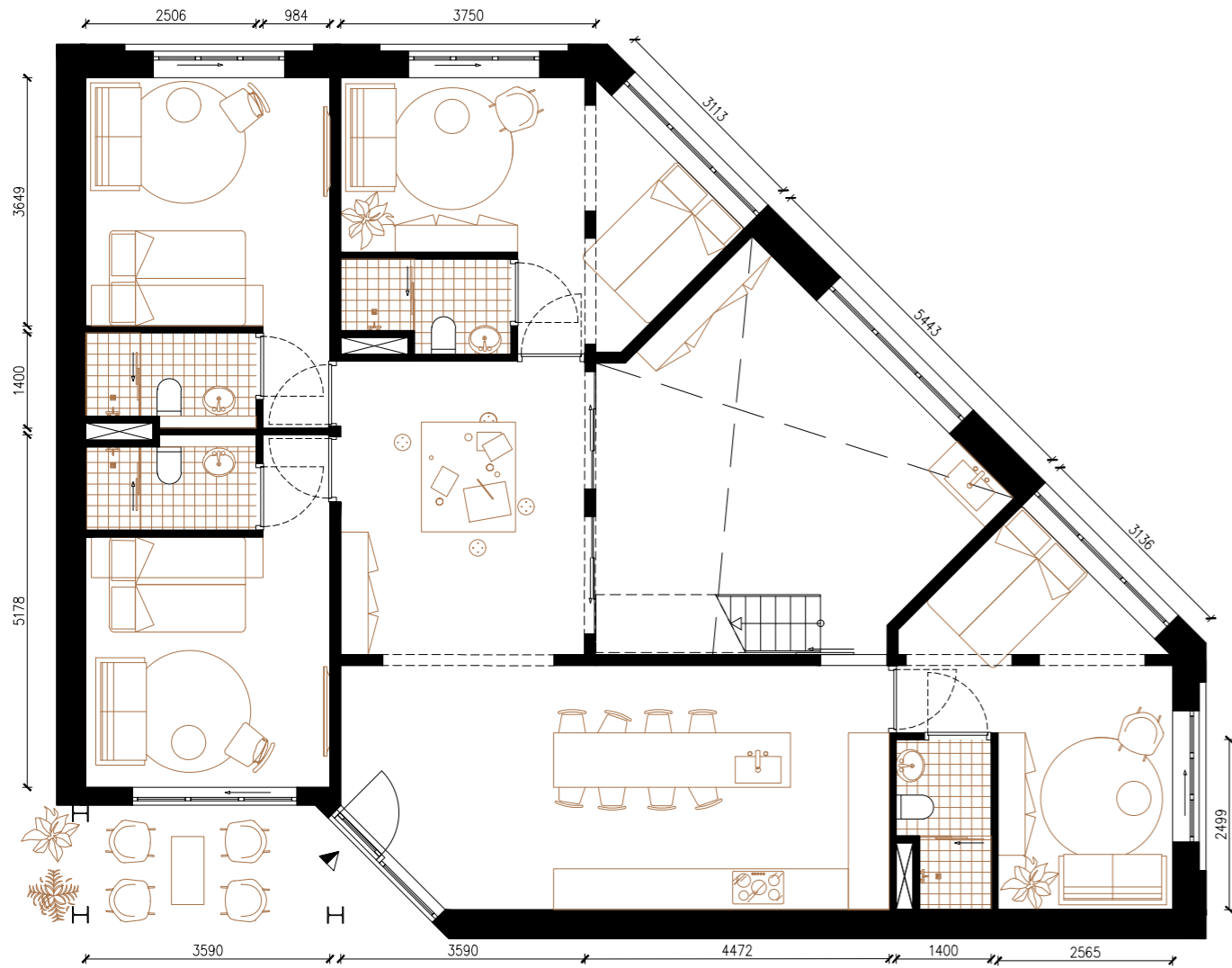
live-with workhome type
household: family



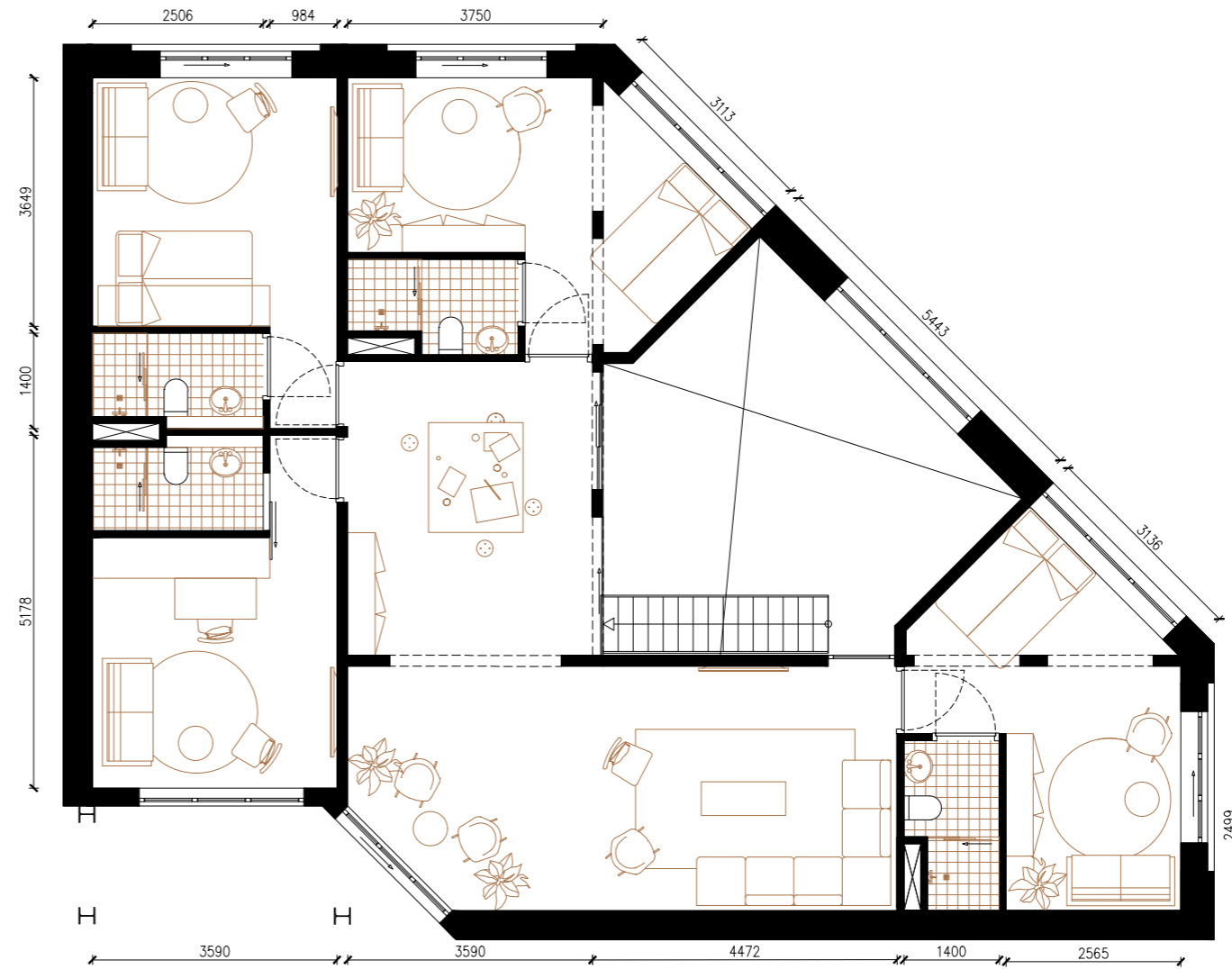
TYPE 6 ATELIER DWELLING

live-with / live-adjacent workhome type
household: family





Ground floor



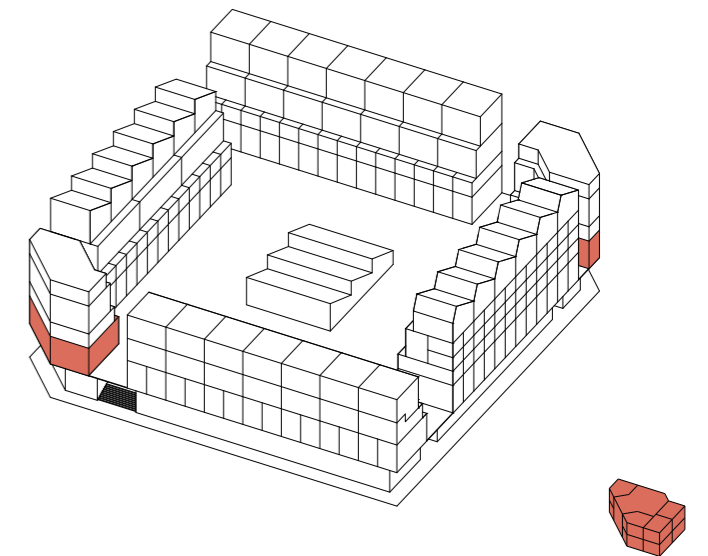
First floor

Small studio's affordable for post-graduate artists. In order to get attention from all over the world and set Minerva-haven on the map as creative and cultural hotspot, some studio's can be rented out through the artist residence programme.



TYPE 8 COLLECTIVE HOUSING 1:100

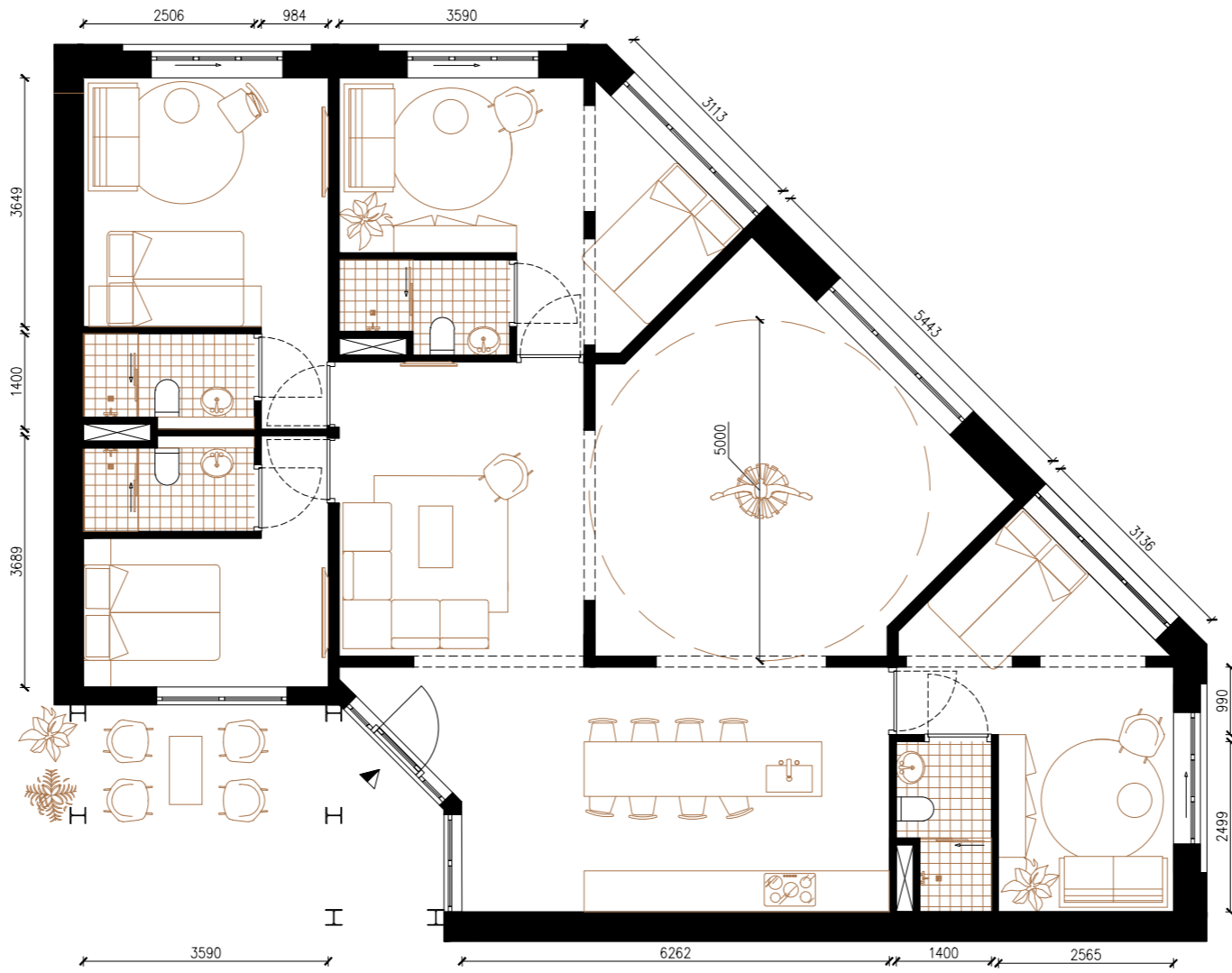
studio type
household: single





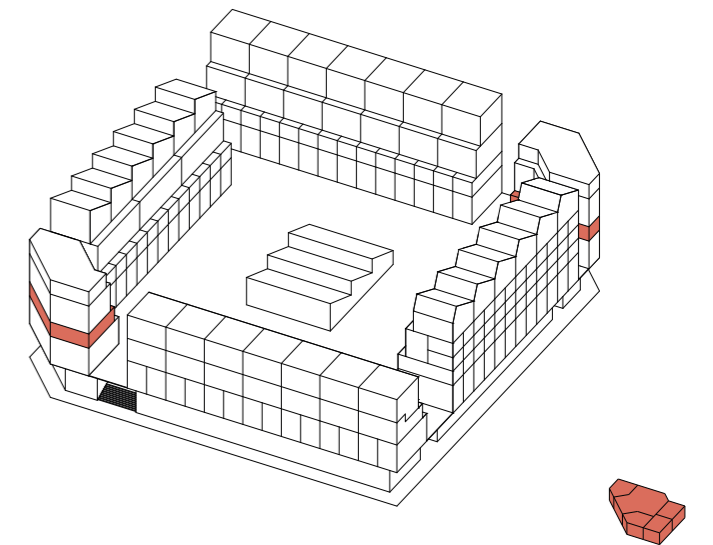
 TYPE 8 COLLECTIVE HOUSING
axonometric



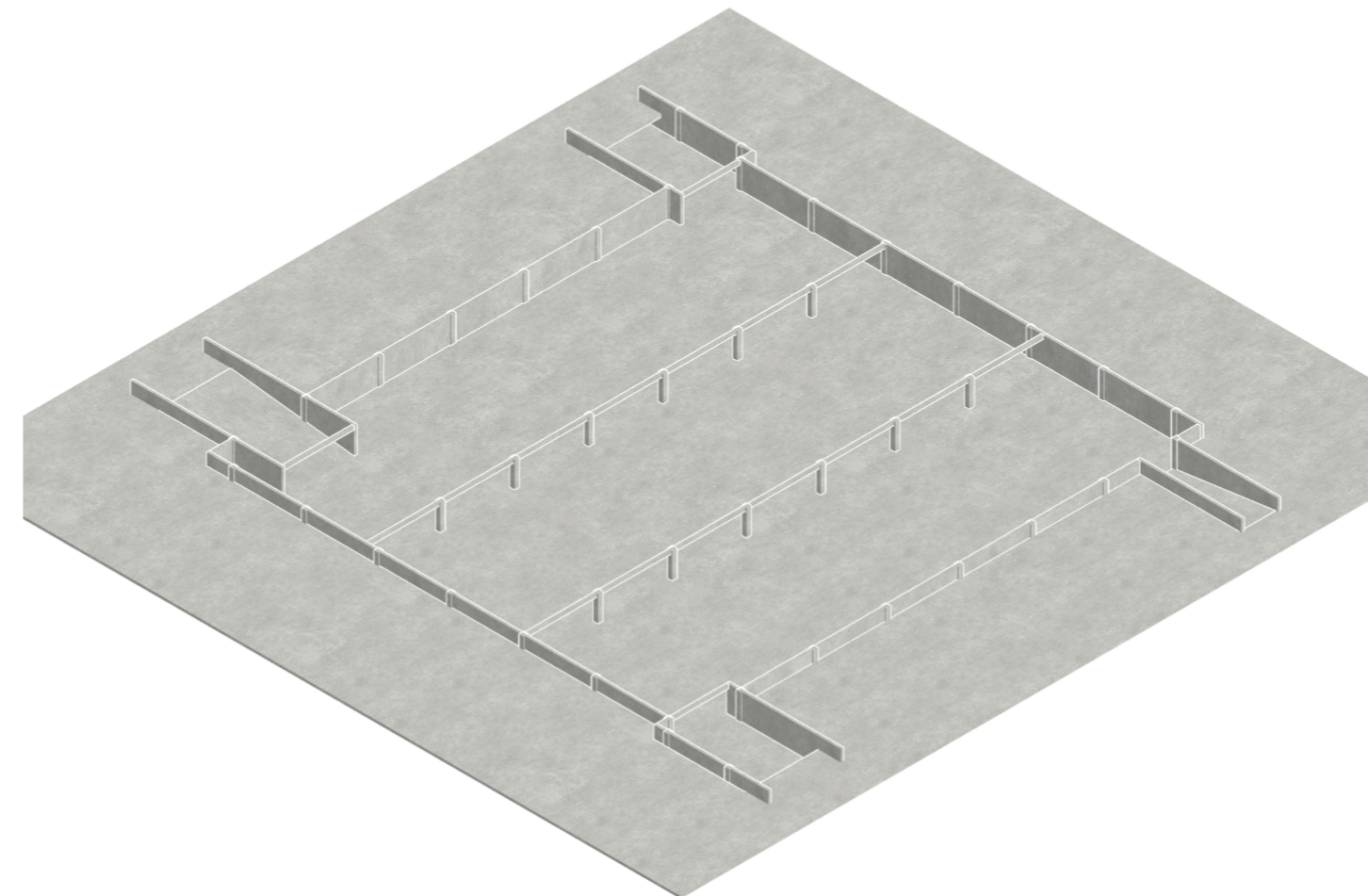


Post graduate dancer/Artist
in residence programme

TYPE 8 COLLECTIVE HOUSING 1:100
studio type
household: single



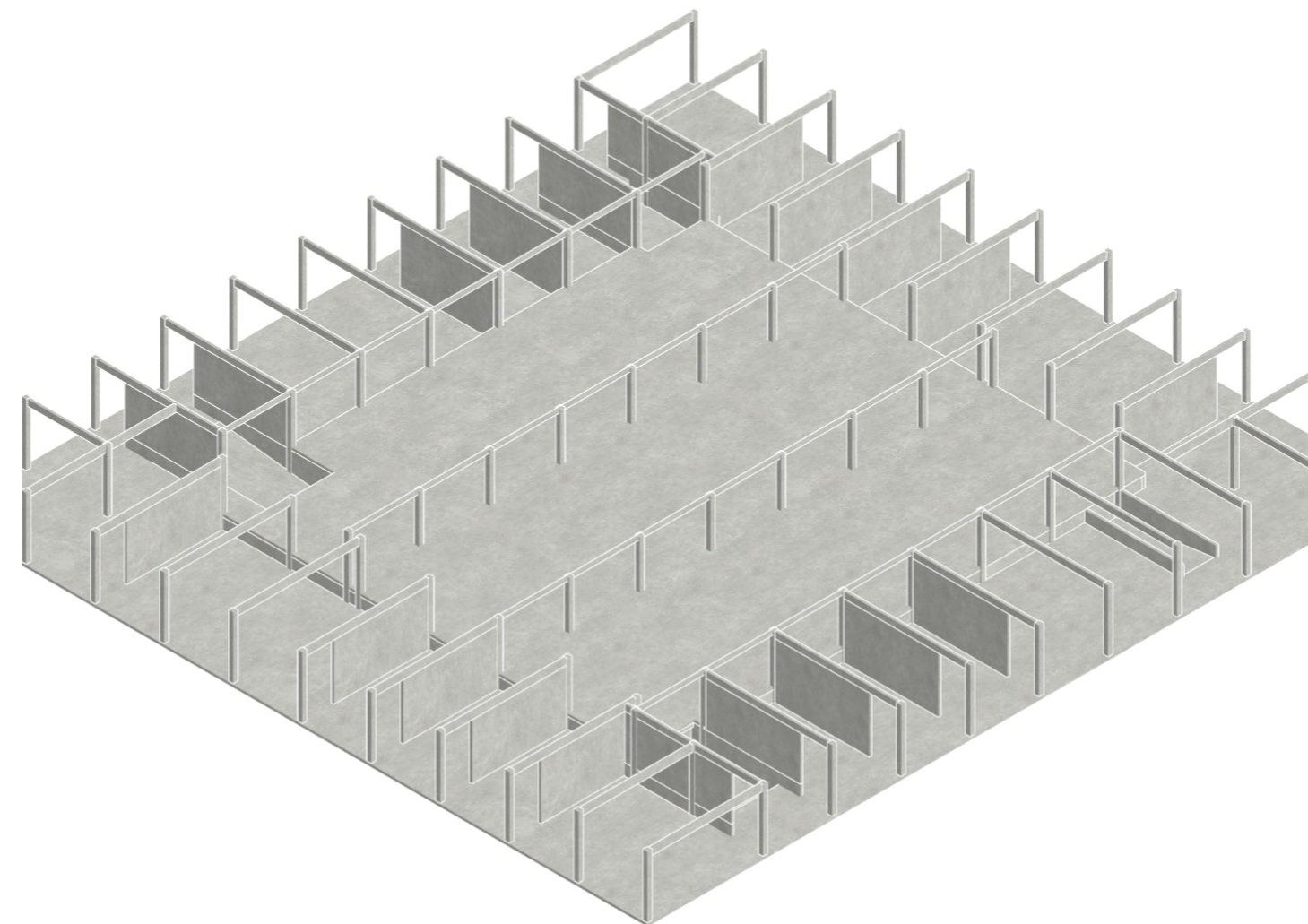
PRINCIPLE LOAD-BEARING STRUCTURE



CONCRETE BASE parking garage

Columns: l=500 w=500 h=2700
Beams: l=7200mm h=360mm w=200mm
Slabs: w=300mm h=2700

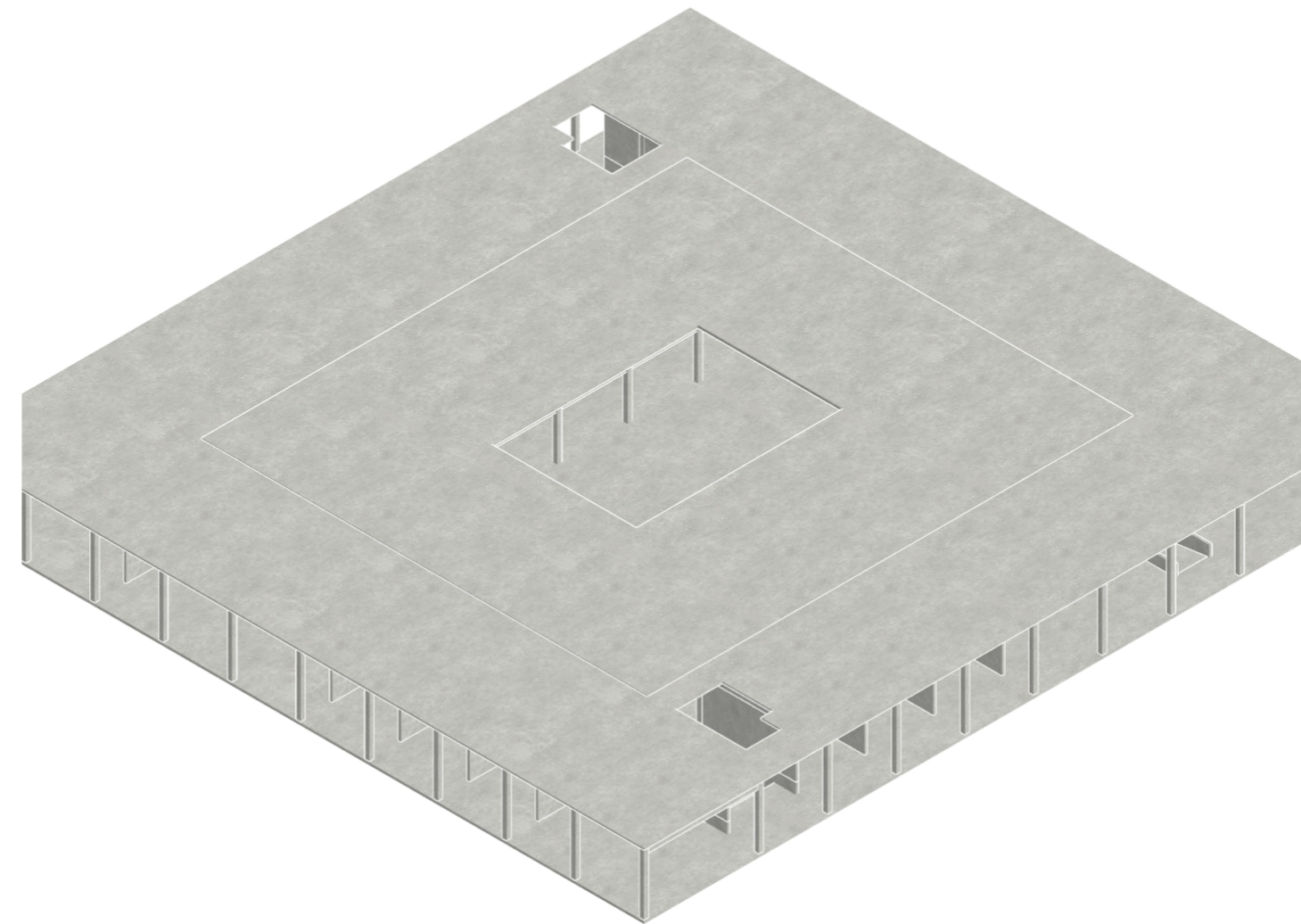
PRINCIPLE LOAD-BEARING STRUCTURE



CONCRETE BASE ground floor level

Columns: $l=500$ $w=500$ $h=6700$
Beams carrying central courtyard: $l=7200$ $h=360$ $w=300$
Beams carrying dwellings: $l=13300$ $h=650$ $w=300$
Slabs: $w=300$ $h=6700$

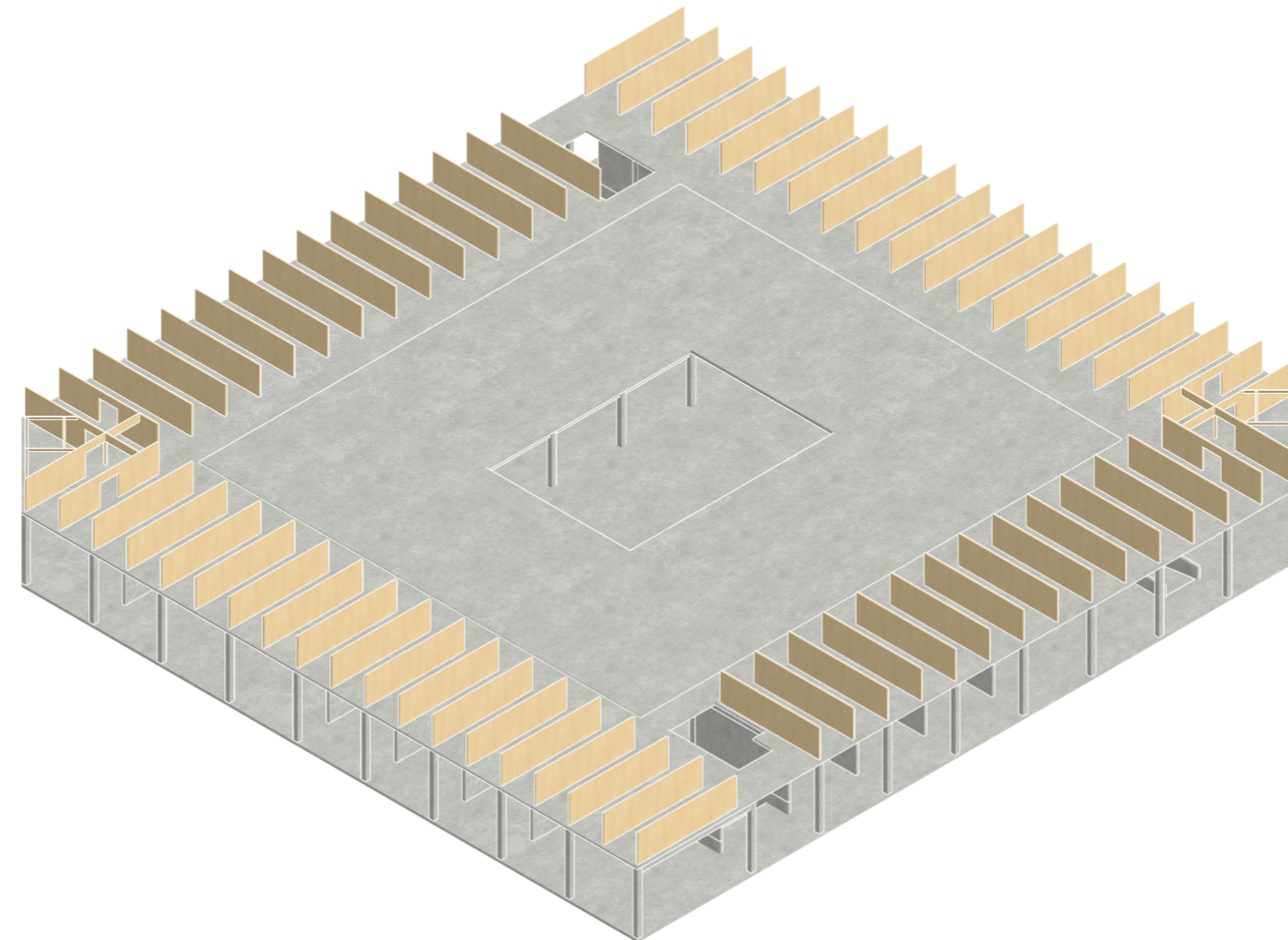
PRINCIPLE LOAD-BEARING STRUCTURE



CONCRETE BASE courtyard level

Hollowcore precast concrete floors
Central floors: span= 16000mm h=400
Outer floors: span=7500mm h=200 (VBI apartment floors)

PRINCIPLE LOAD-BEARING STRUCTURE



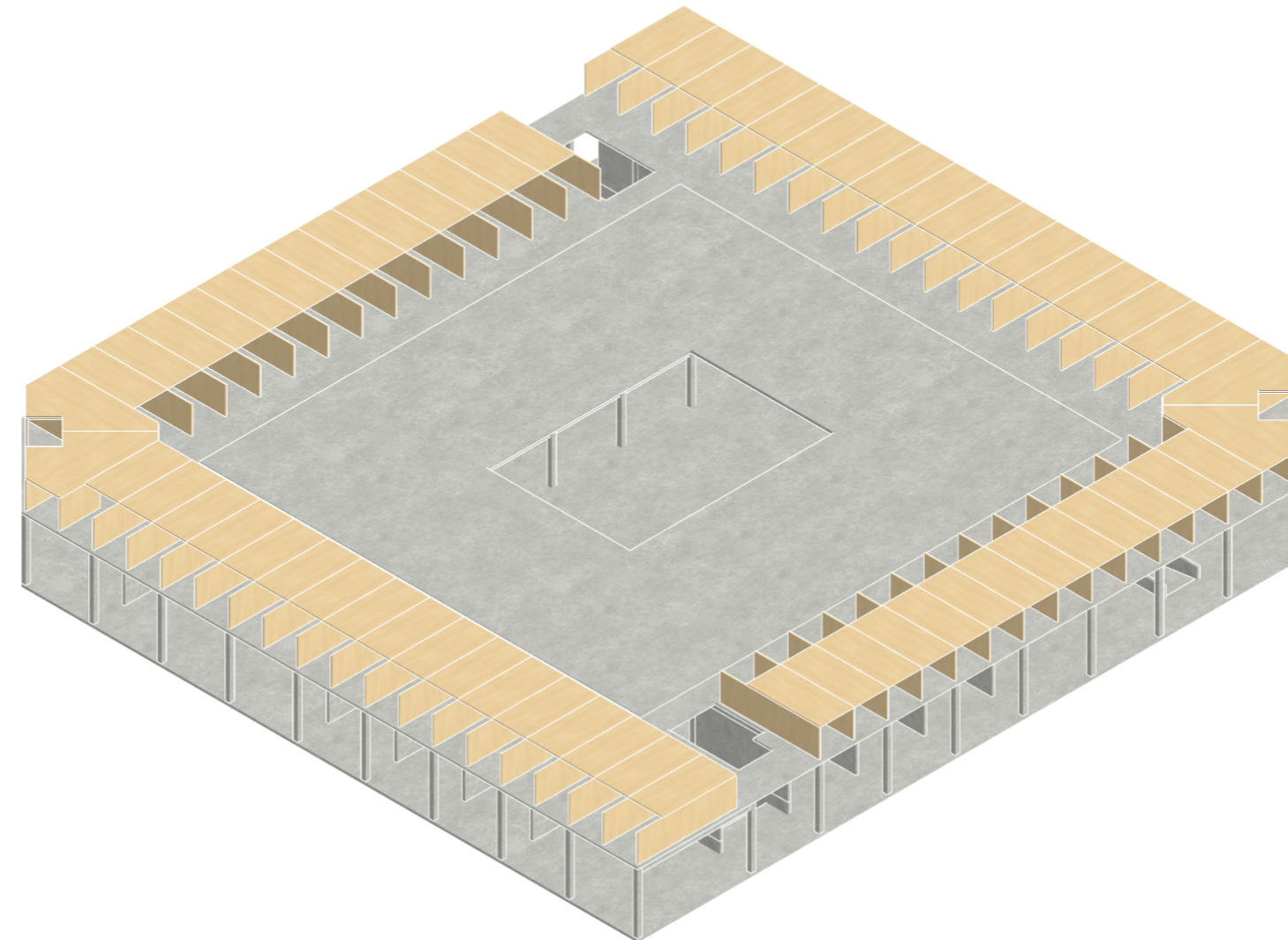
CROSS LAMINATED TIMBER ON TOP DWELLINGS

Walls: $w=160-250\text{mm}$ $h=3000$
Columns: $l=300$ $w=300$ $h=3000\text{mm}$

PRINCIPLE LOAD-BEARING STRUCTURE

-CLT functions as CO² storage, prefabrication and easy assembly on site solves problems around noise and the current NO_x crisis.

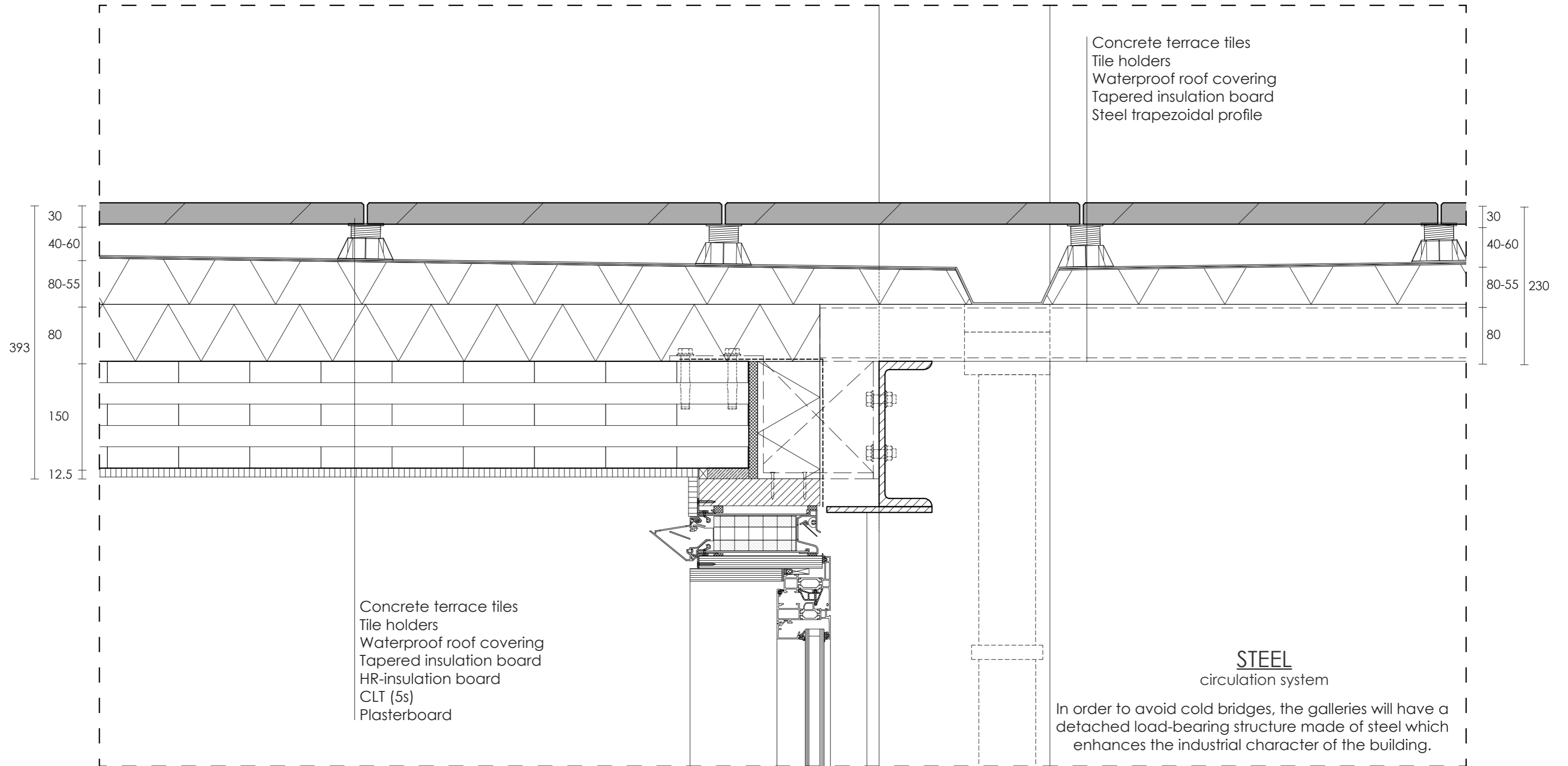
-The concrete base serves the envisioned character of the building. Although not a sustainable material at all, it allows flexibility in the plinth, hence is durable when future use asks for a different programme.



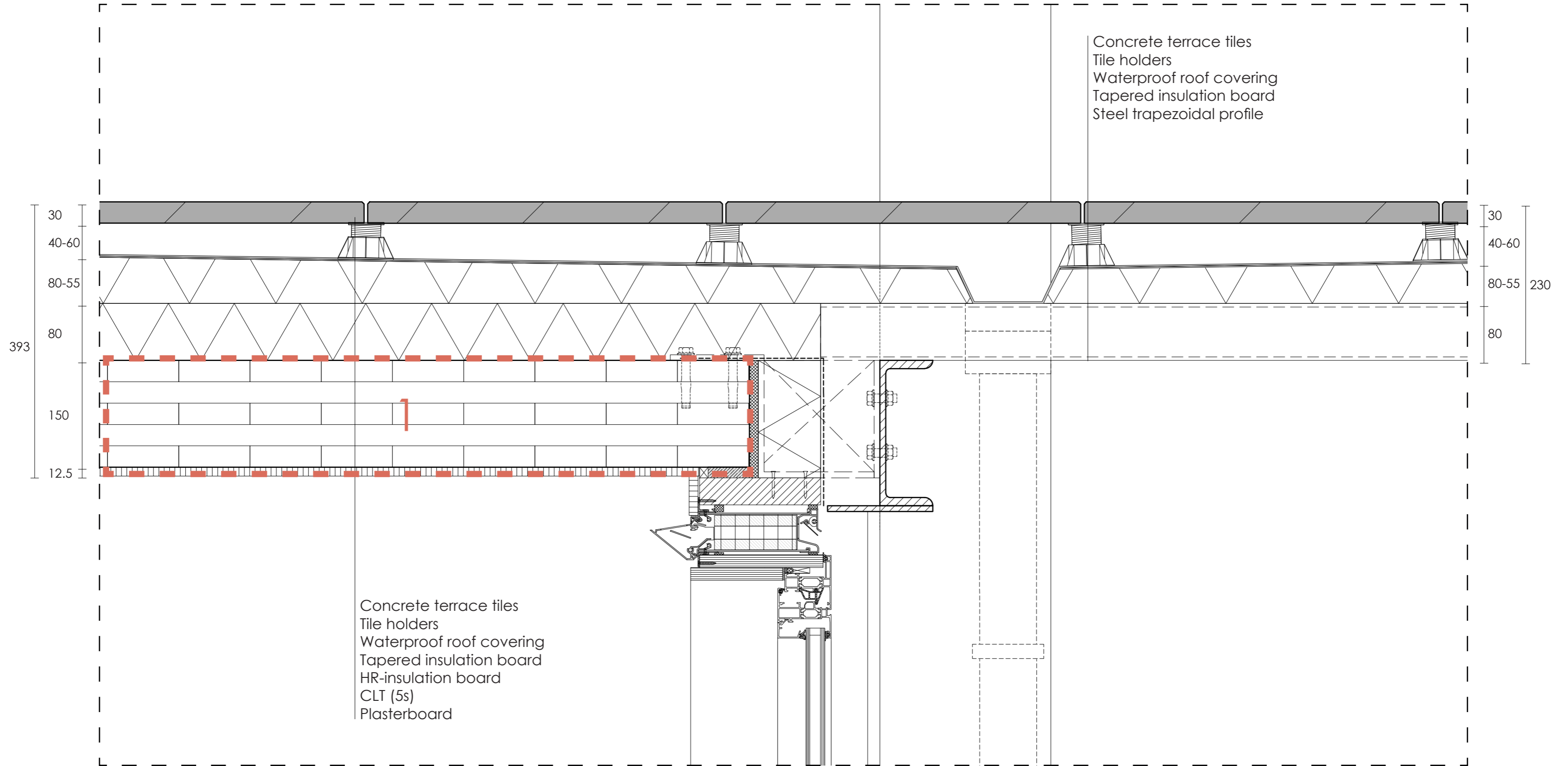
CLT
dwellings

Floors: span=3750mm h=150 mm

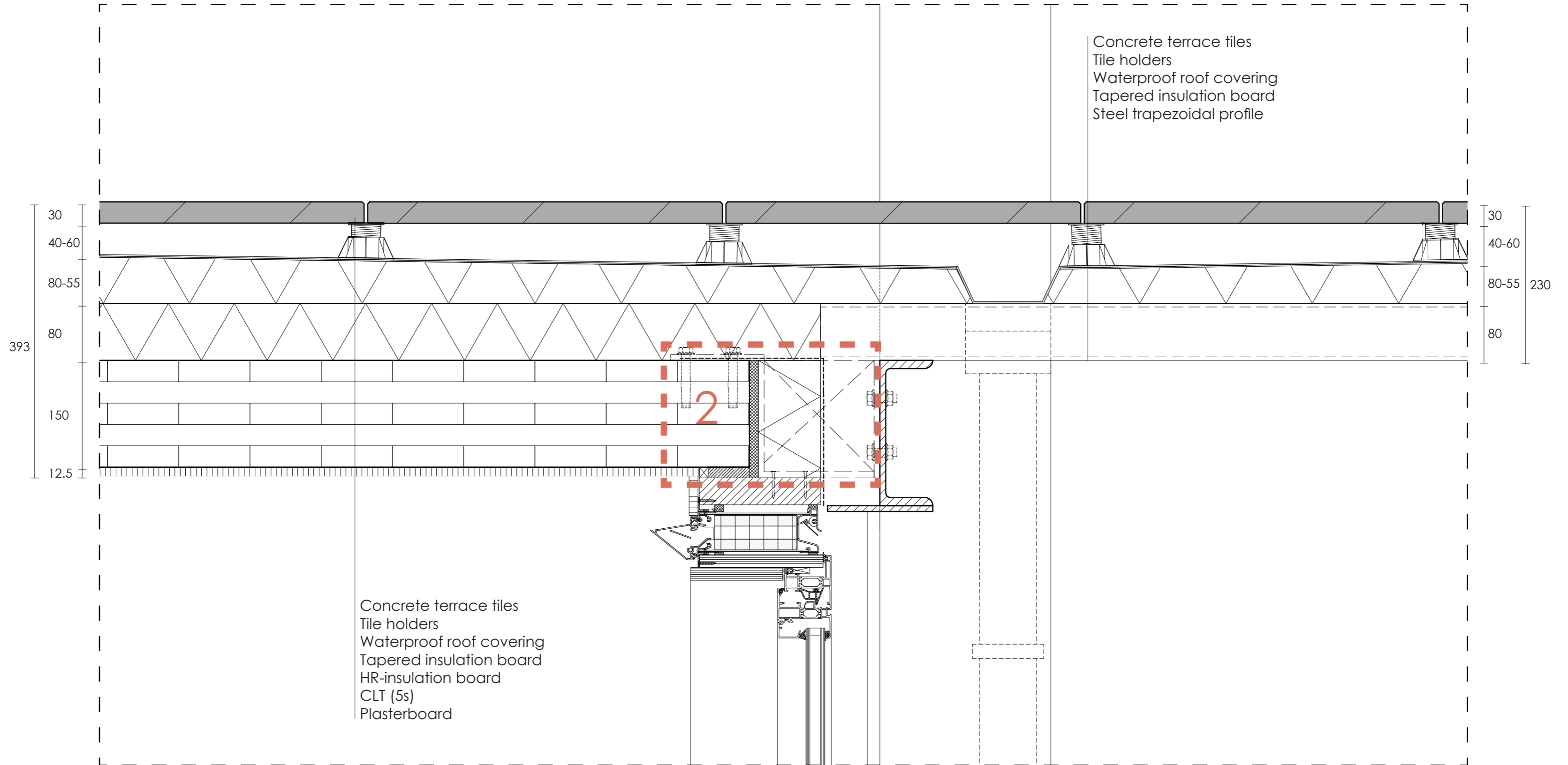
1:5 DETAIL GALLERY



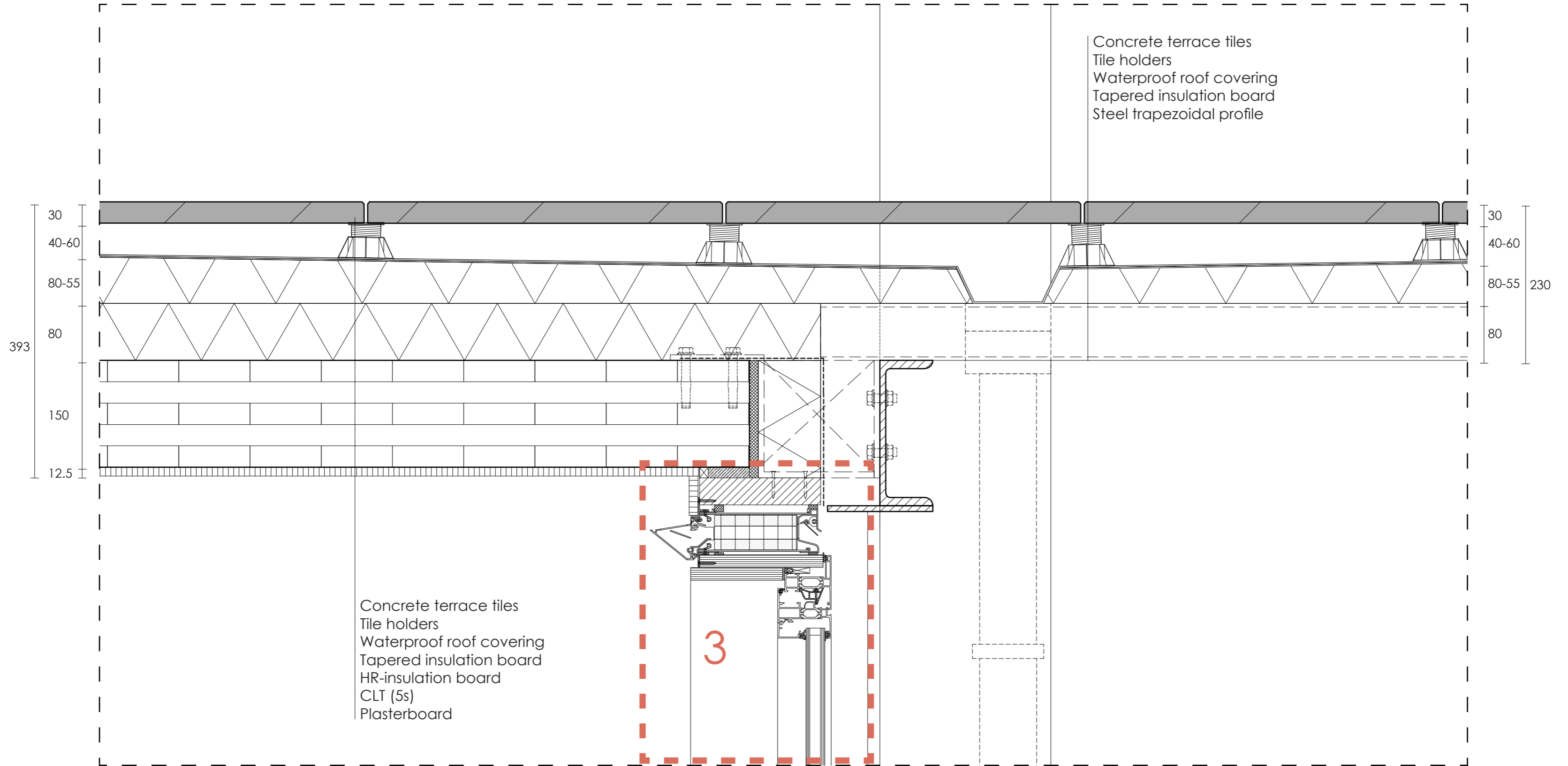
1:5 DETAIL GALLERY



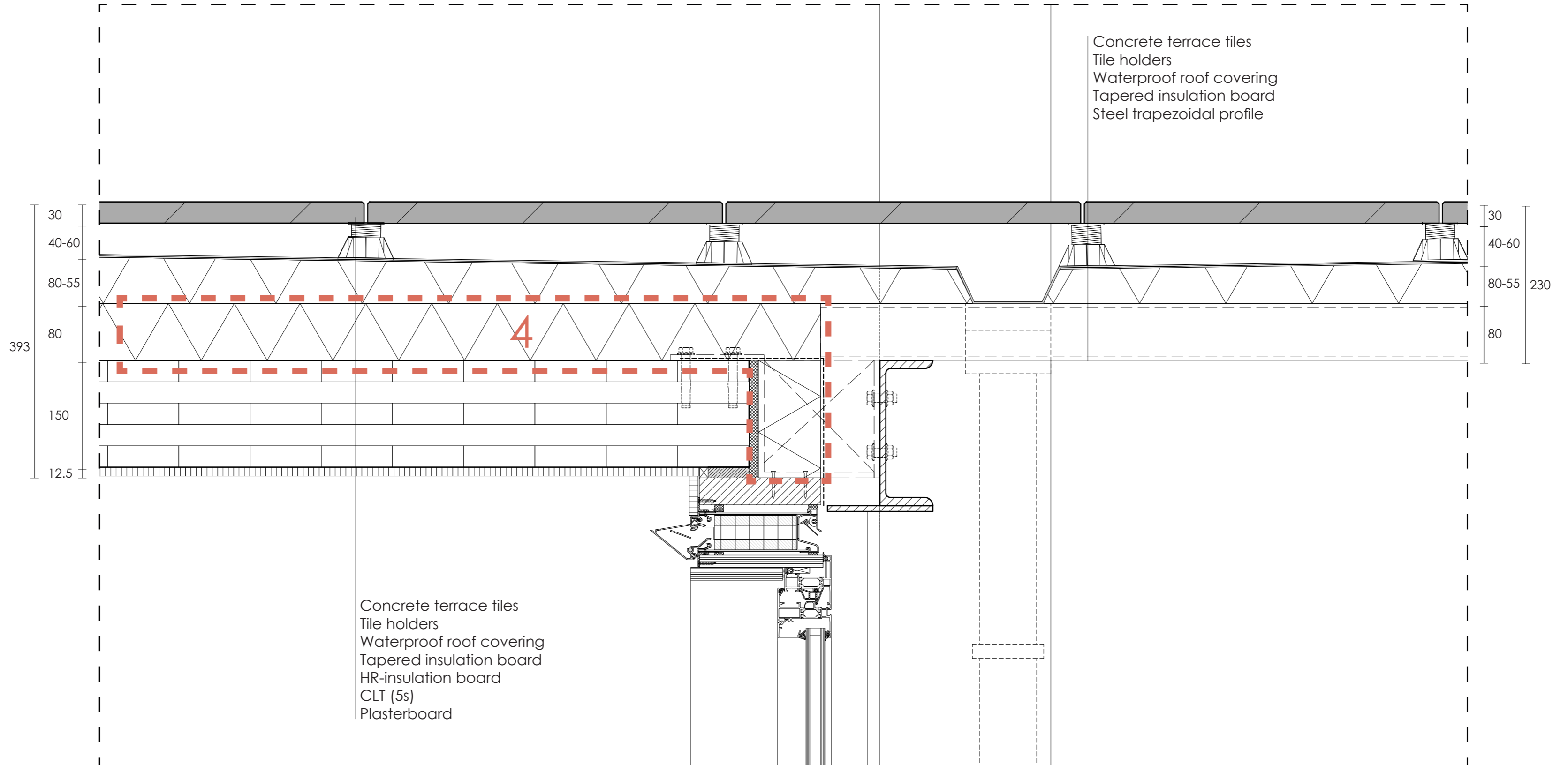
1:5 DETAIL GALLERY



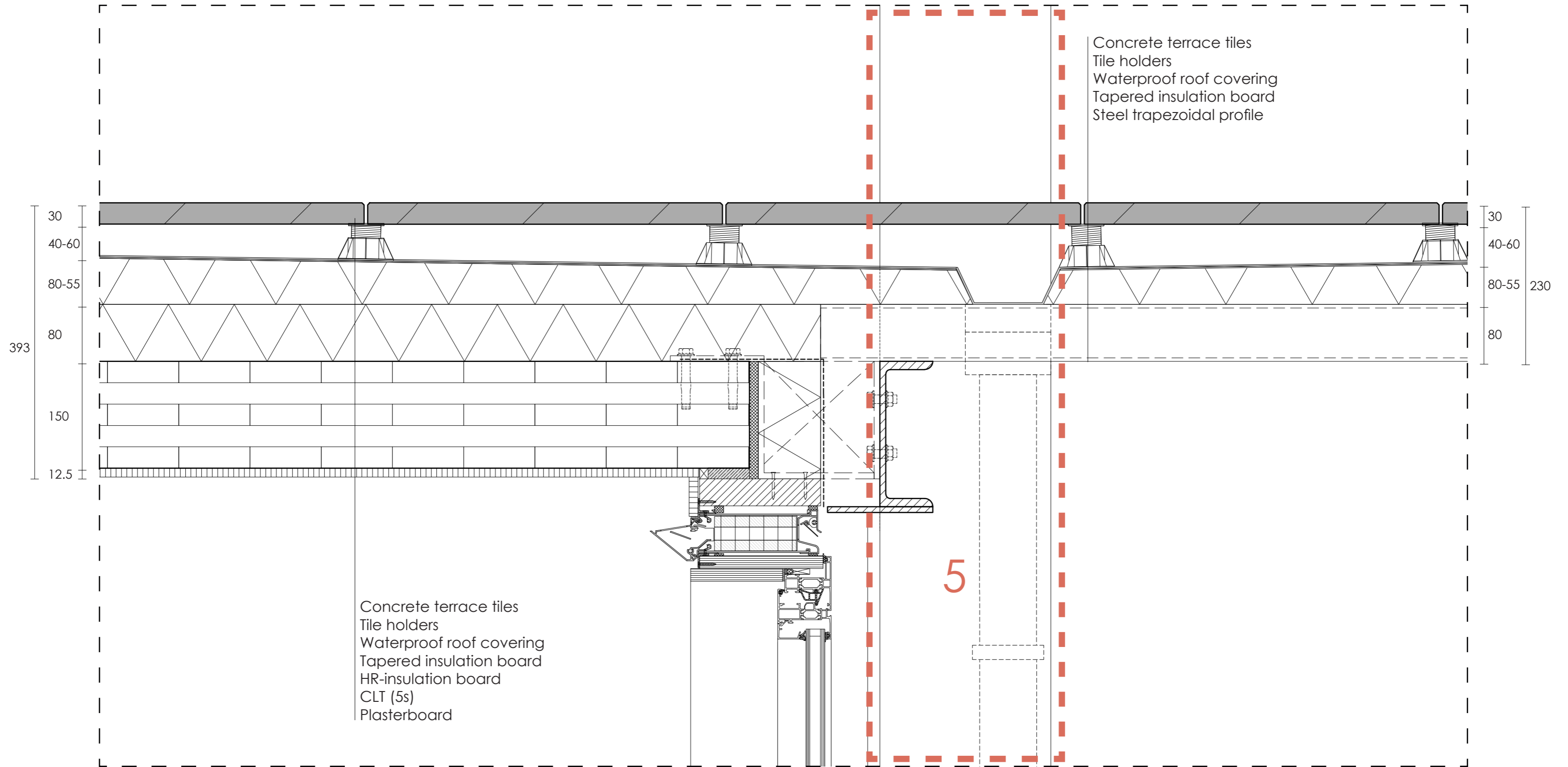
1:5 DETAIL GALLERY

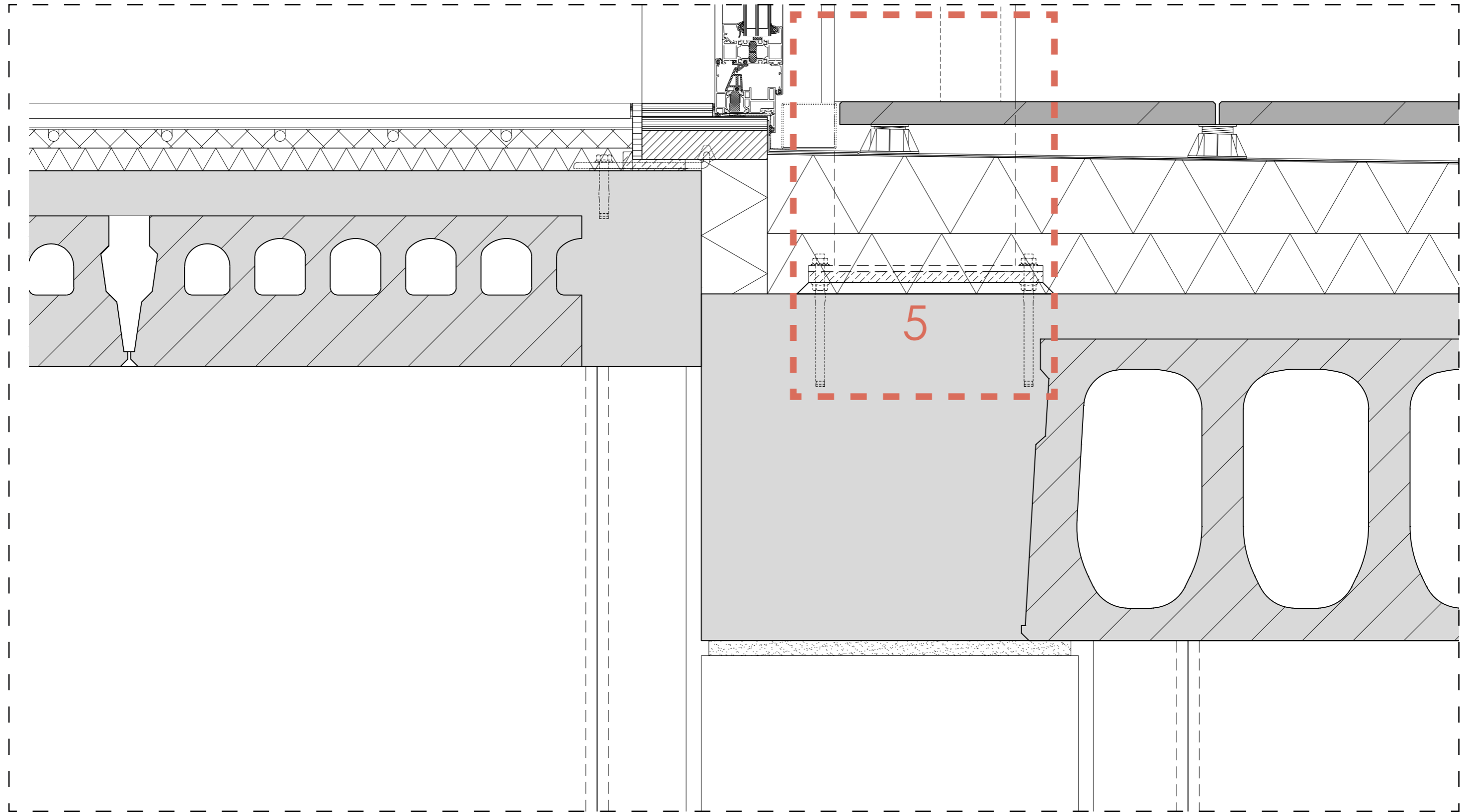


1:5 DETAIL GALLERY

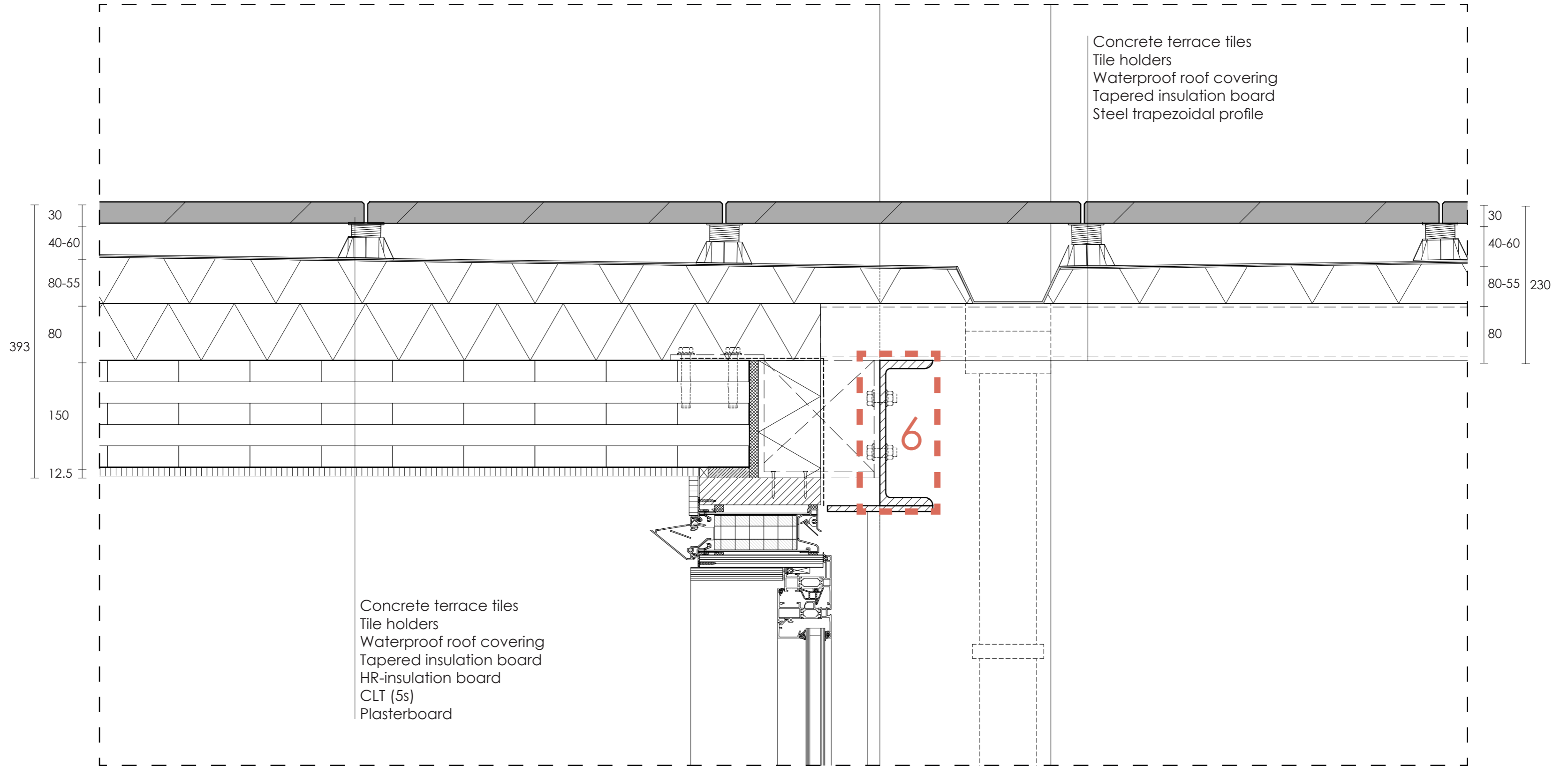


1:5 DETAIL GALLERY

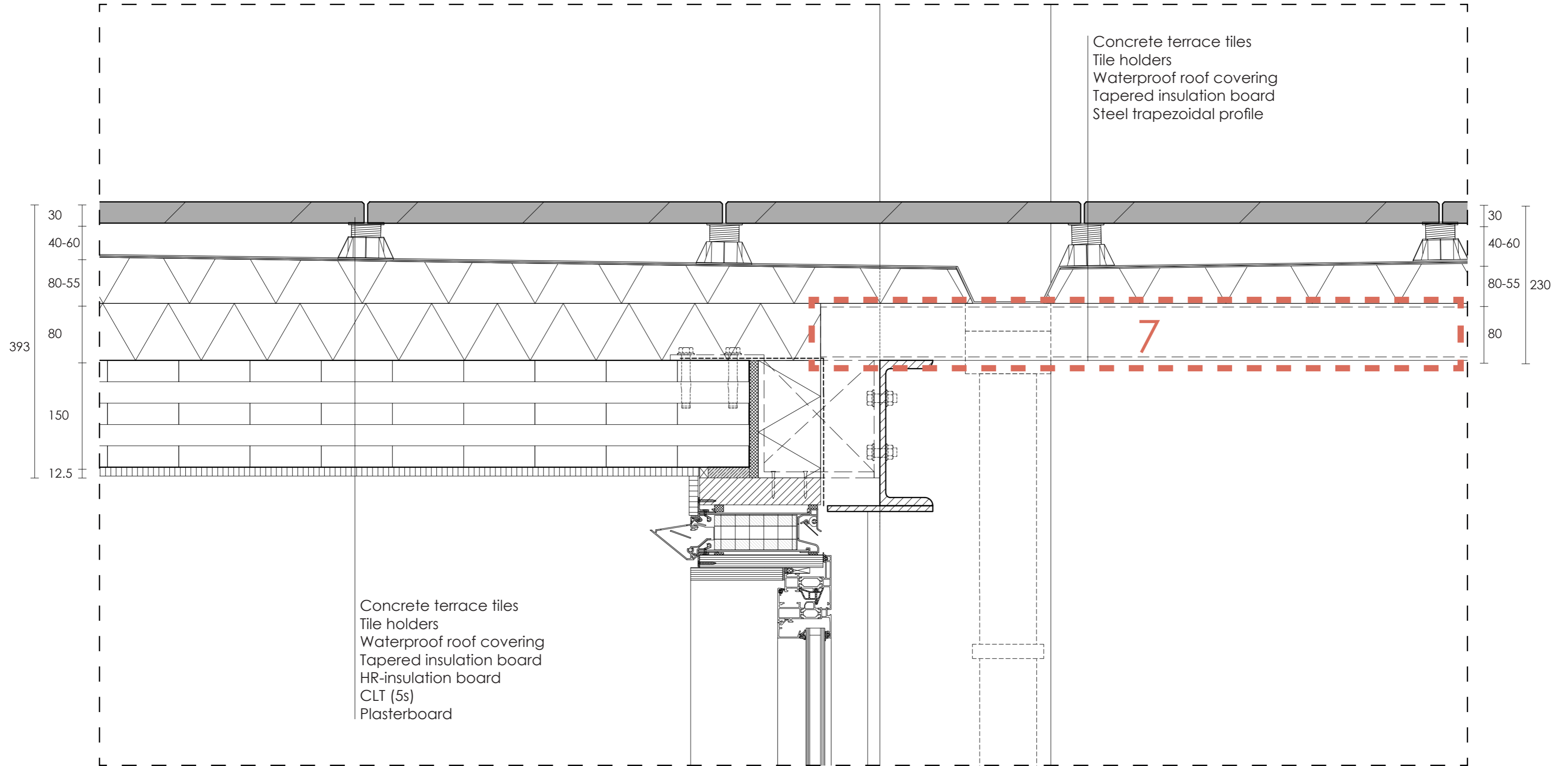




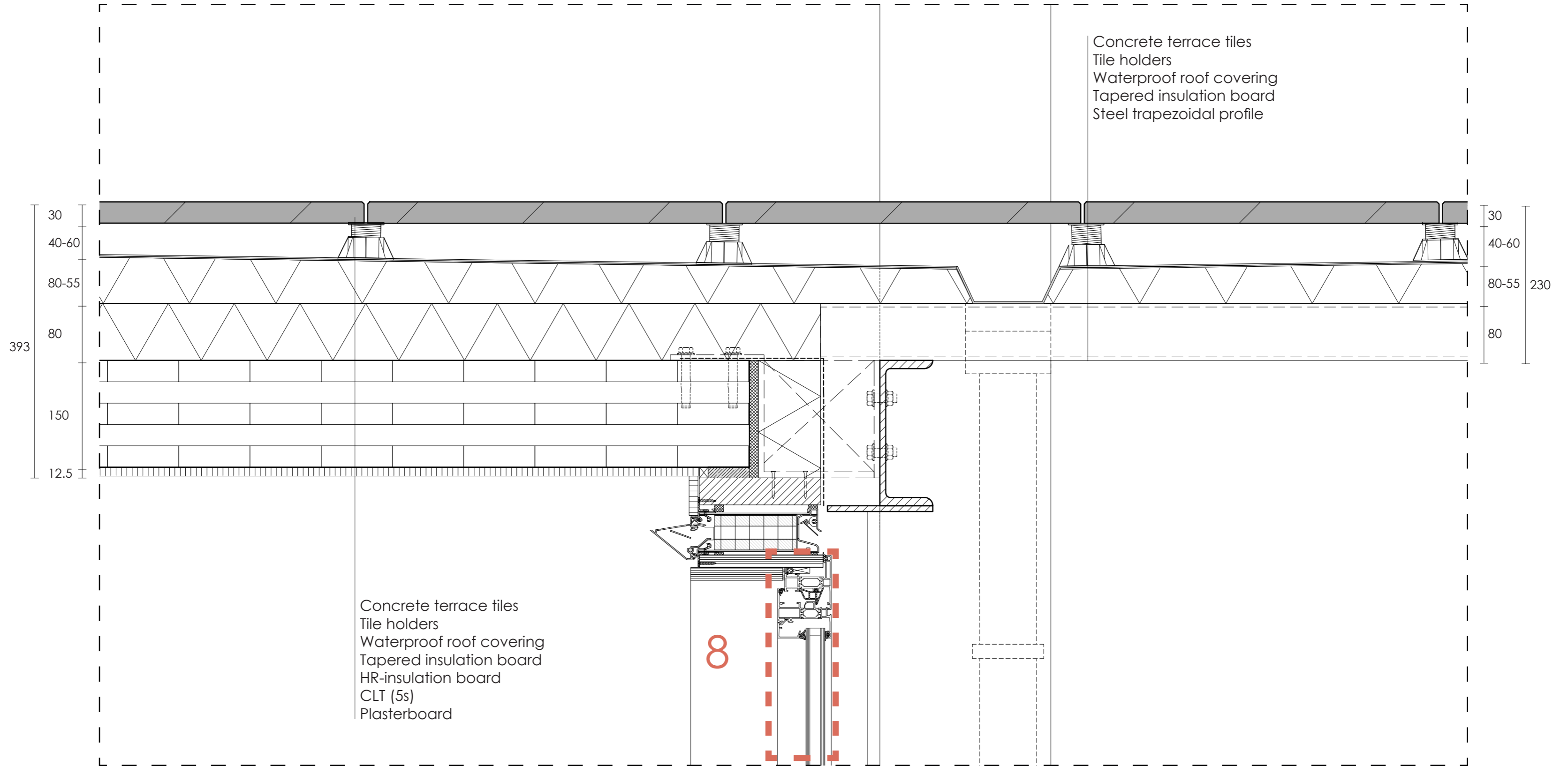
1:5 DETAIL GALLERY



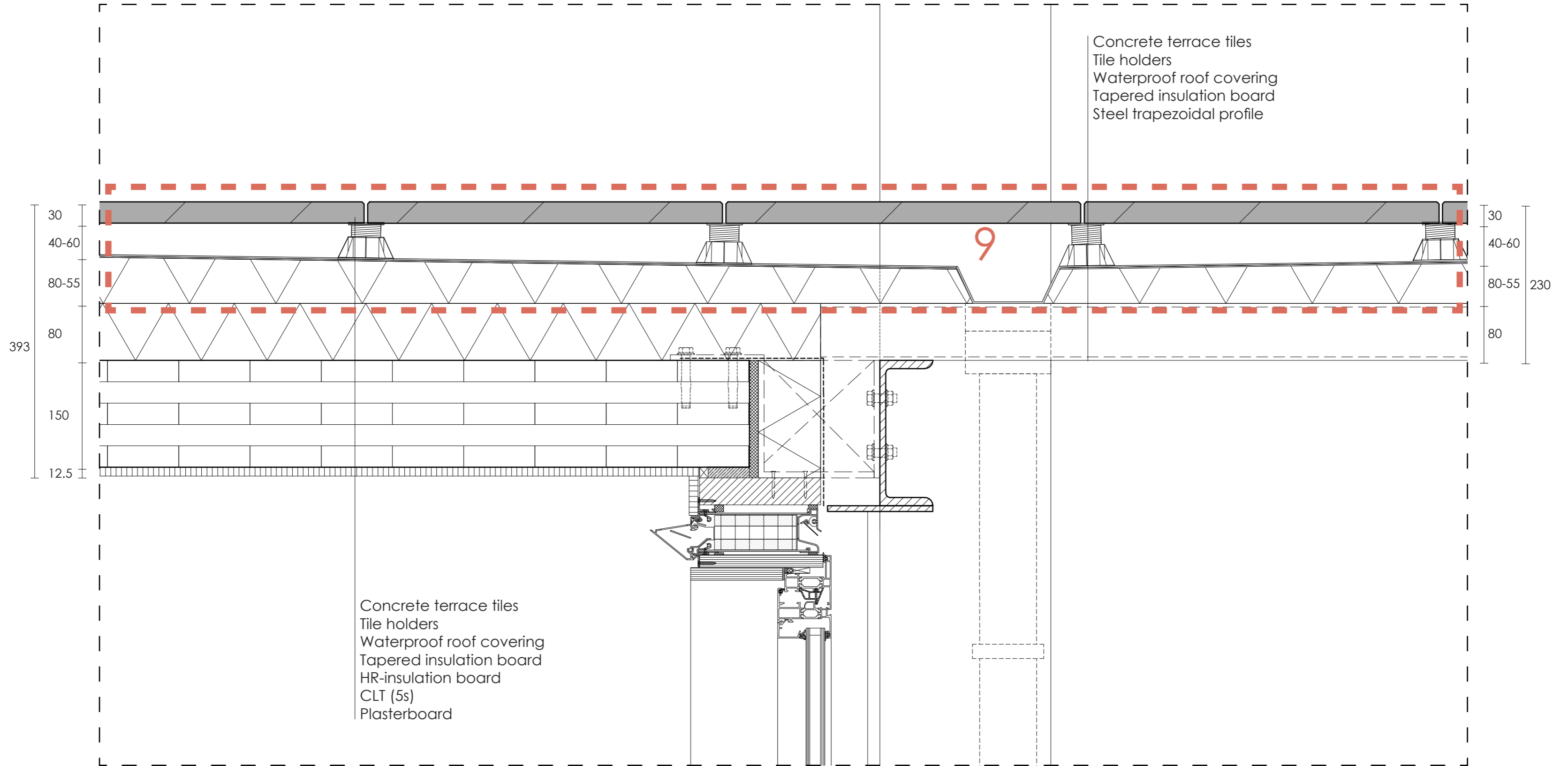
1:5 DETAIL GALLERY



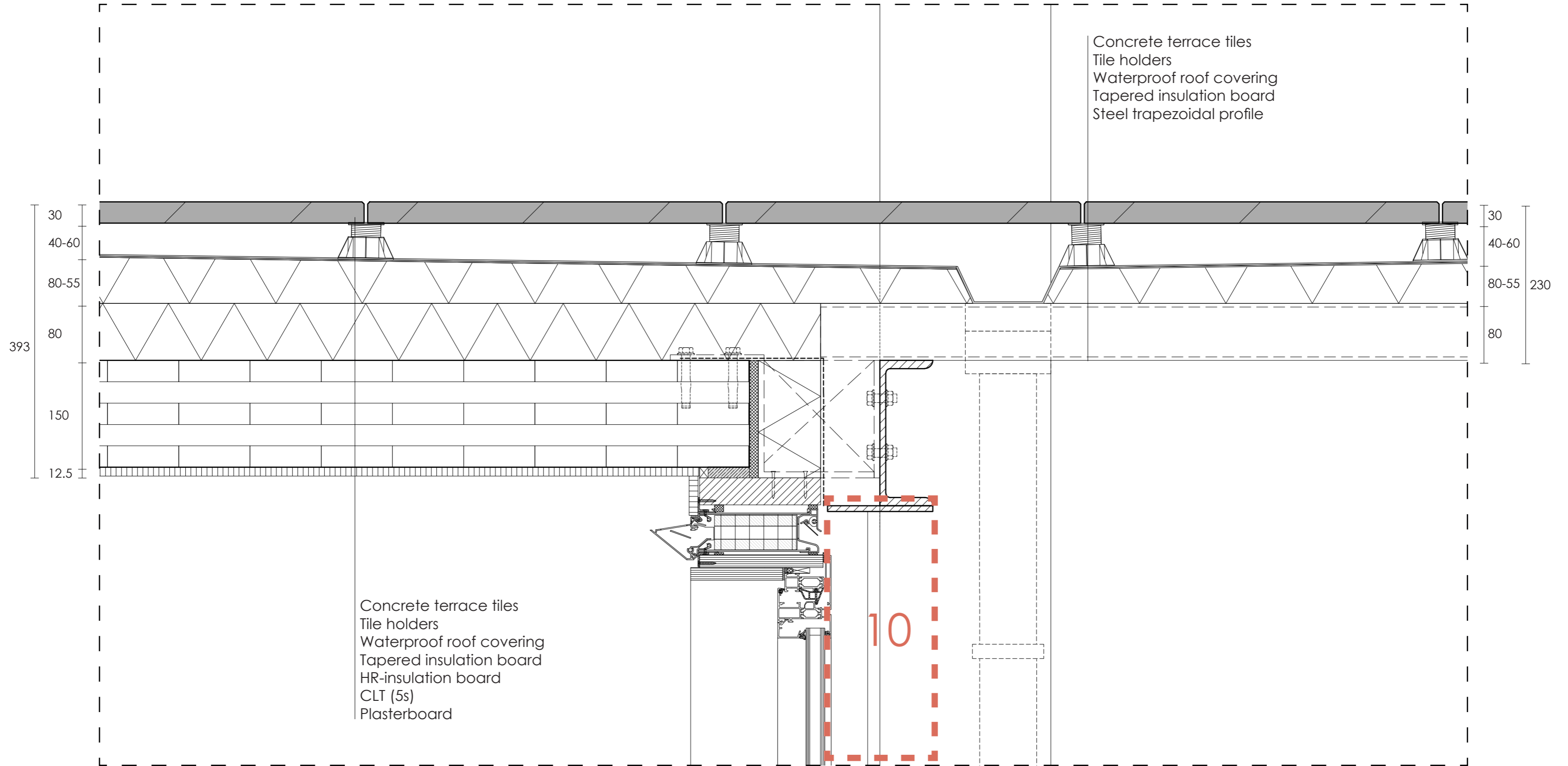
1:5 DETAIL GALLERY



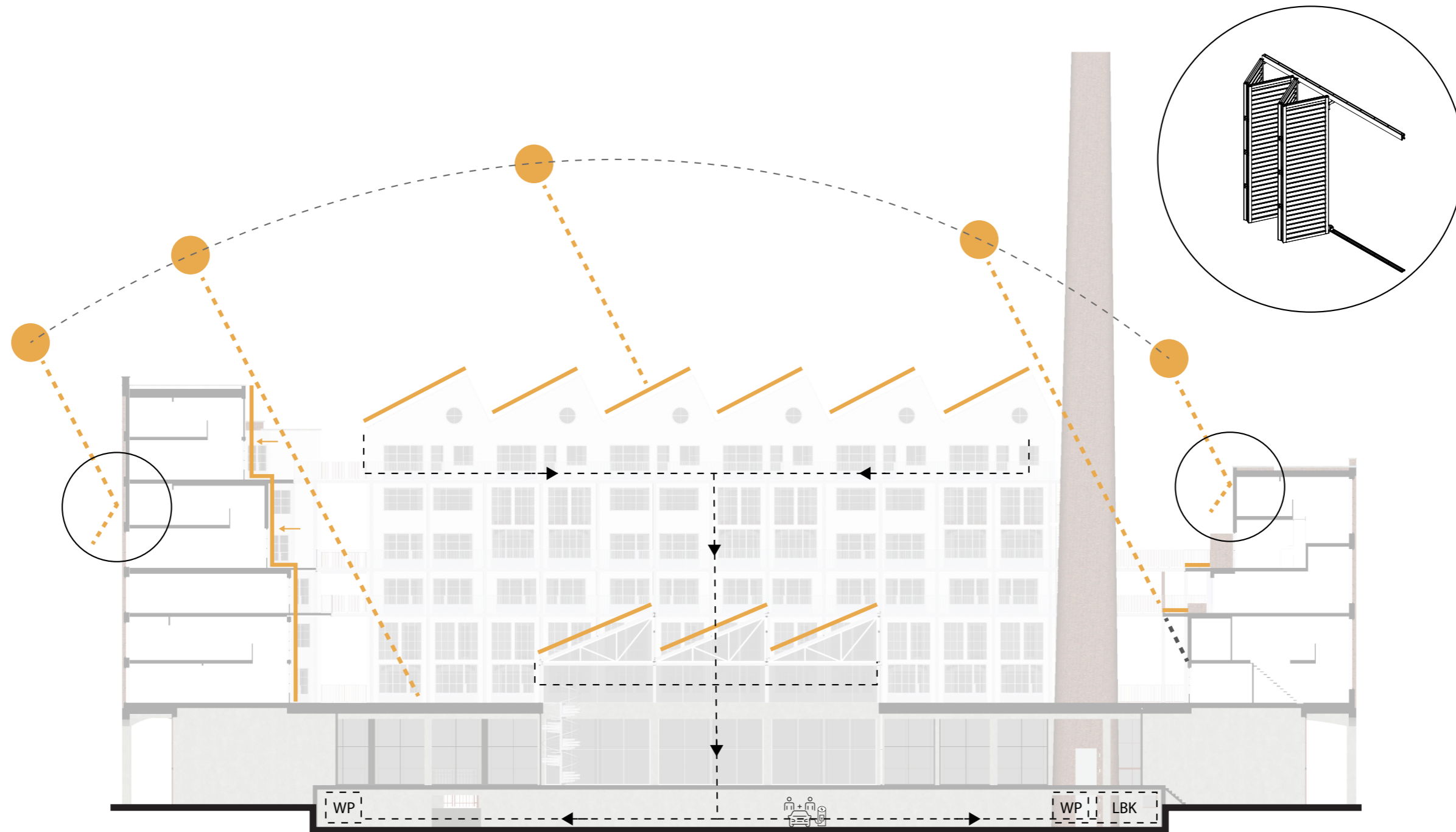
1:5 DETAIL GALLERY



1:5 DETAIL GALLERY



CLIMATE CONCEPT



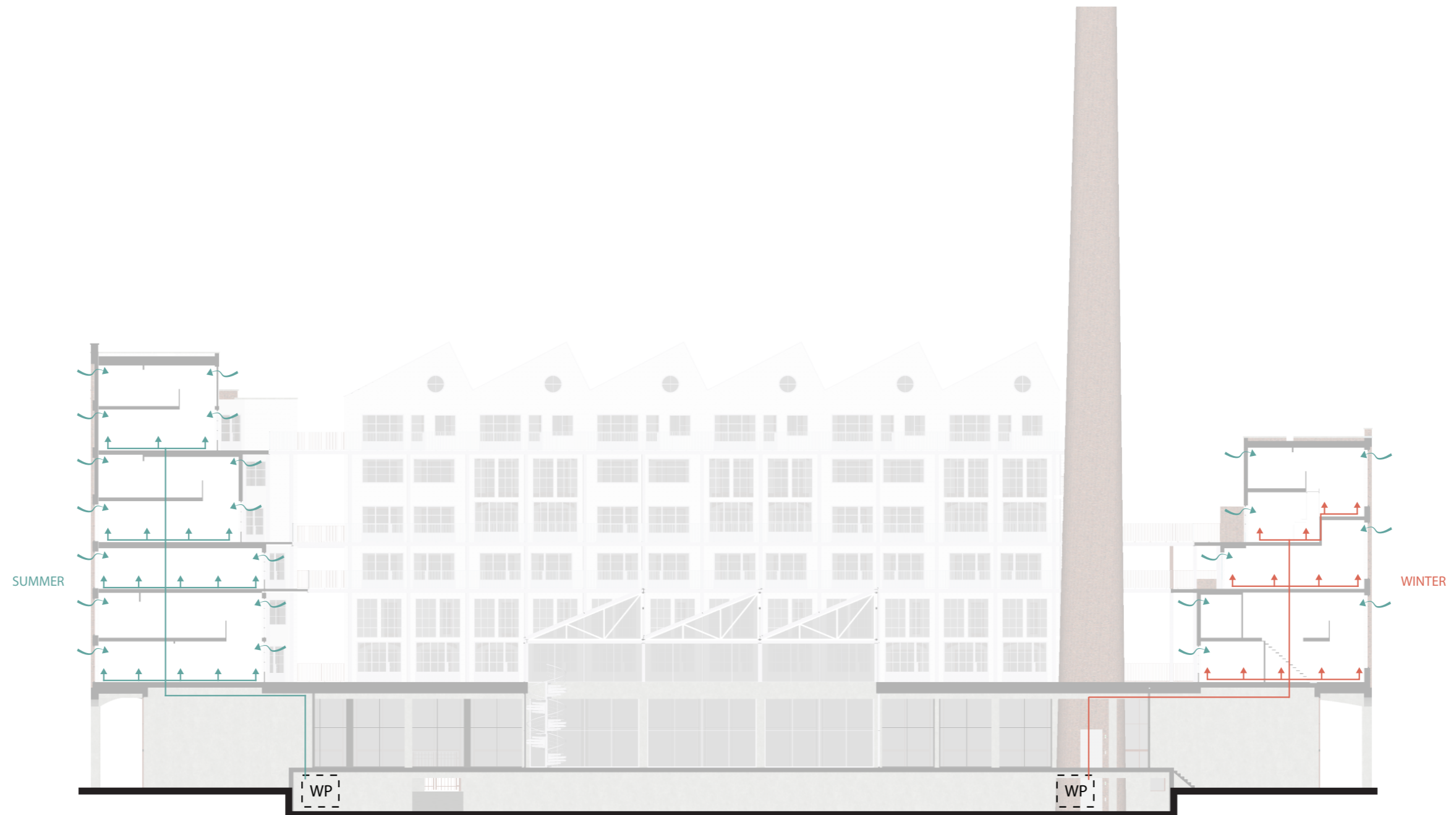
SUN / SHADING / SOLAR ENERGY



FACTORY 020

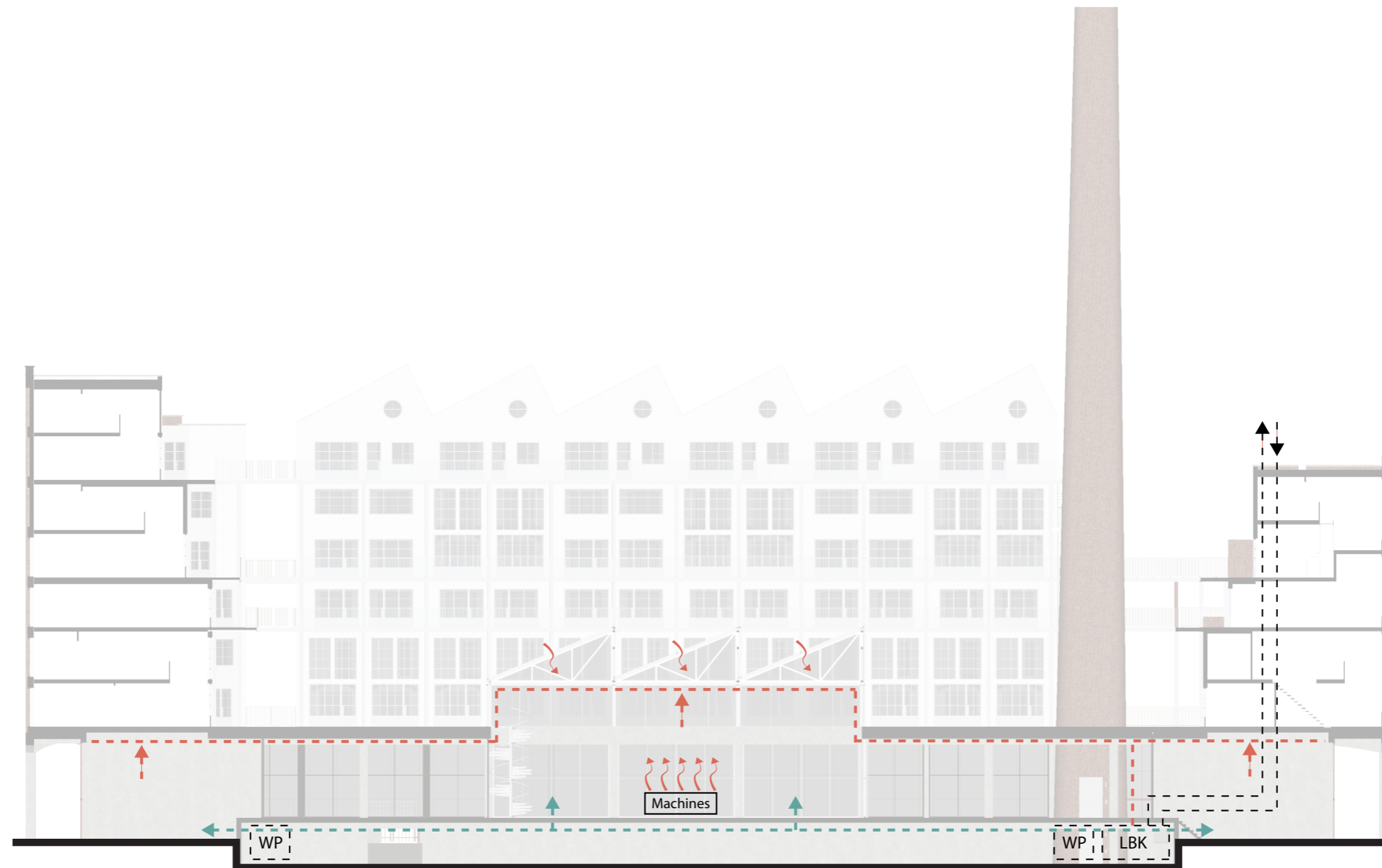


CLIMATE CONCEPT

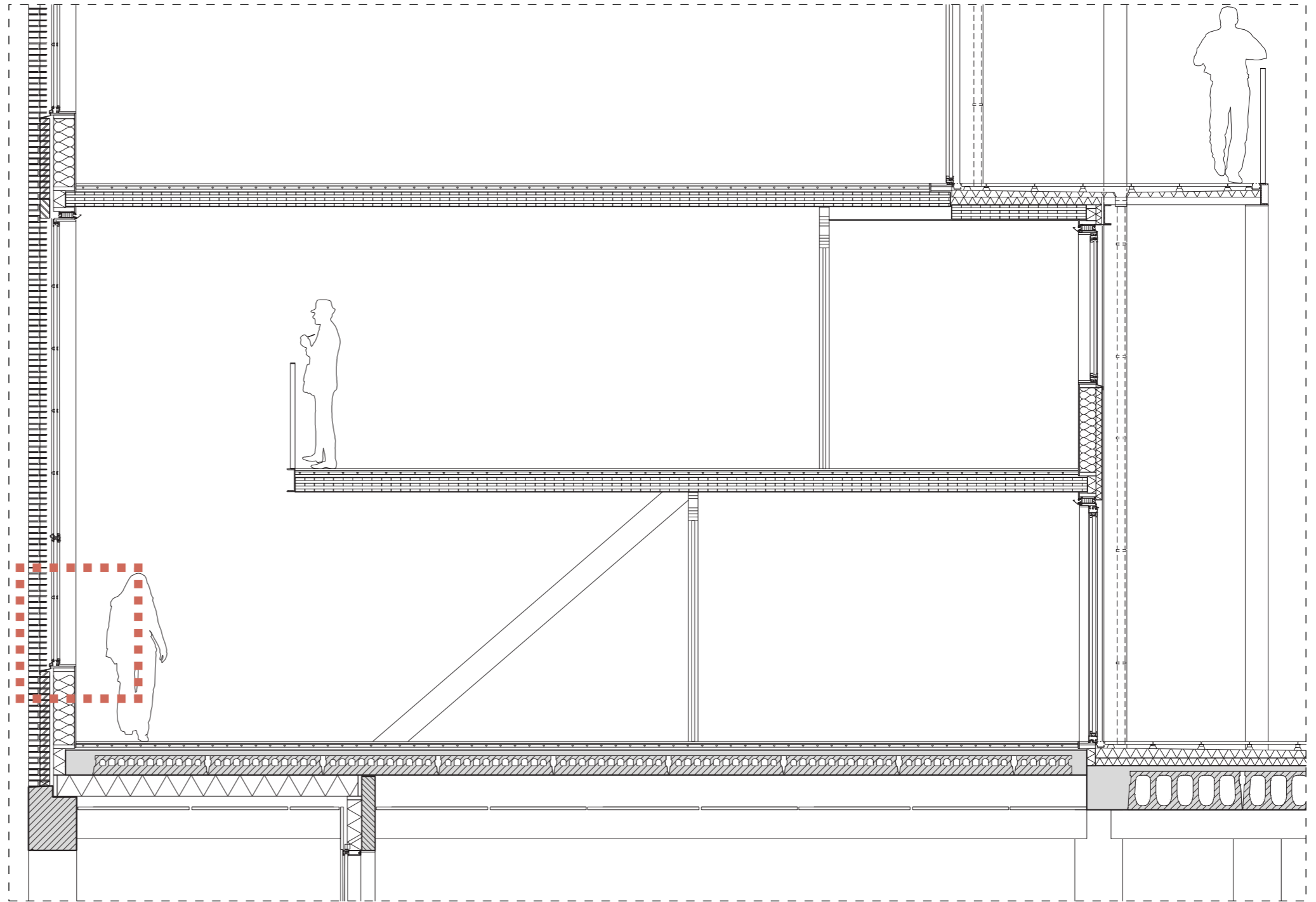
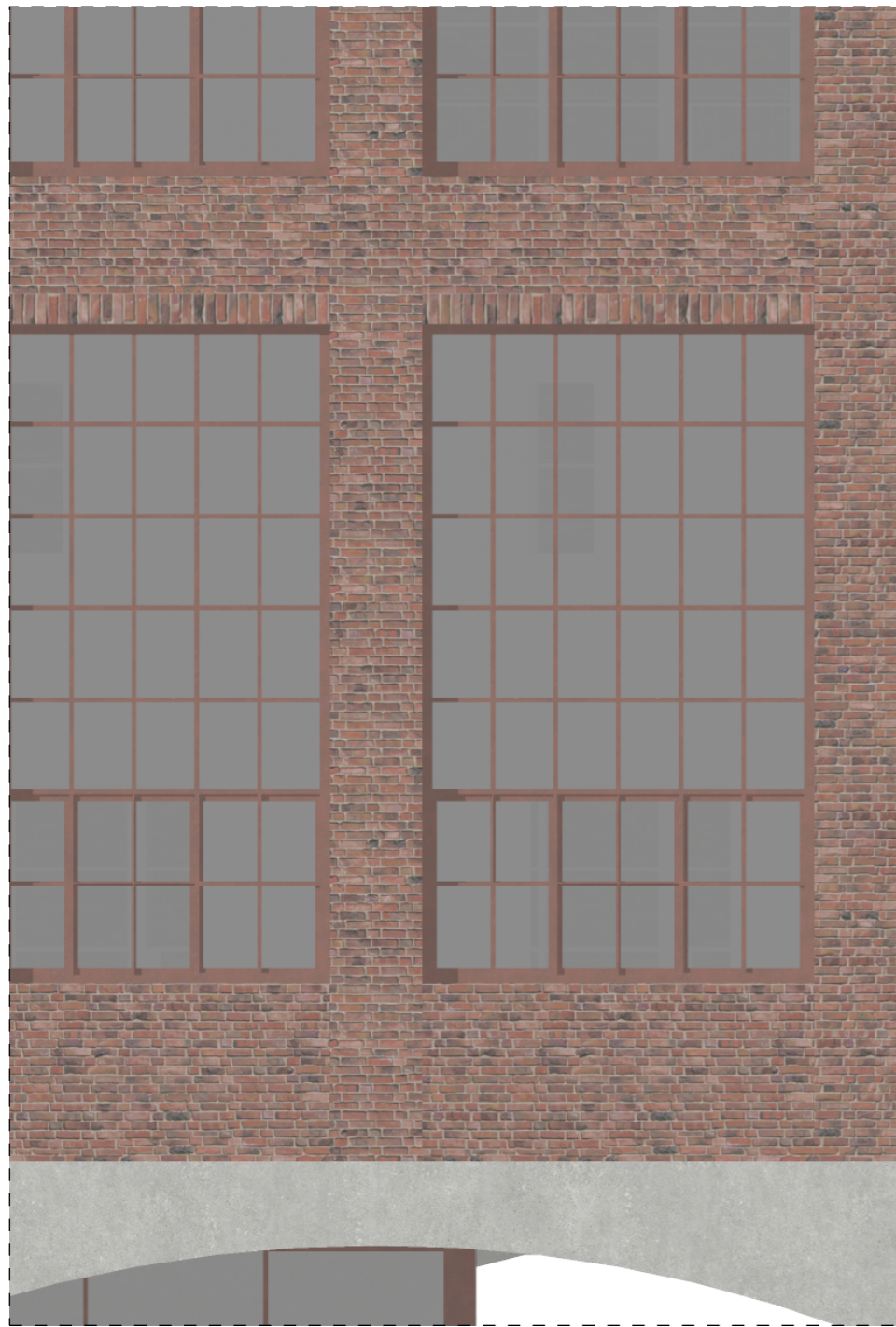


VENTILATION / HEATING / COOLING DWELLINGS

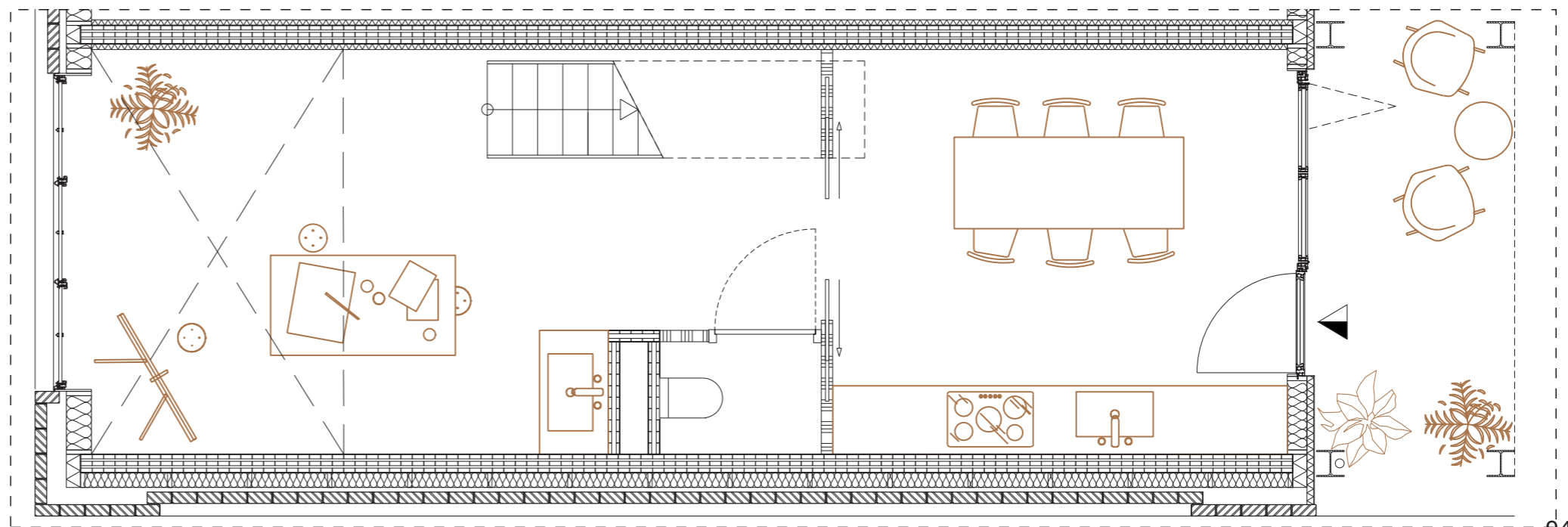
CLIMATE CONCEPT



VENTILATION / HEATING / COOLING PLINTH

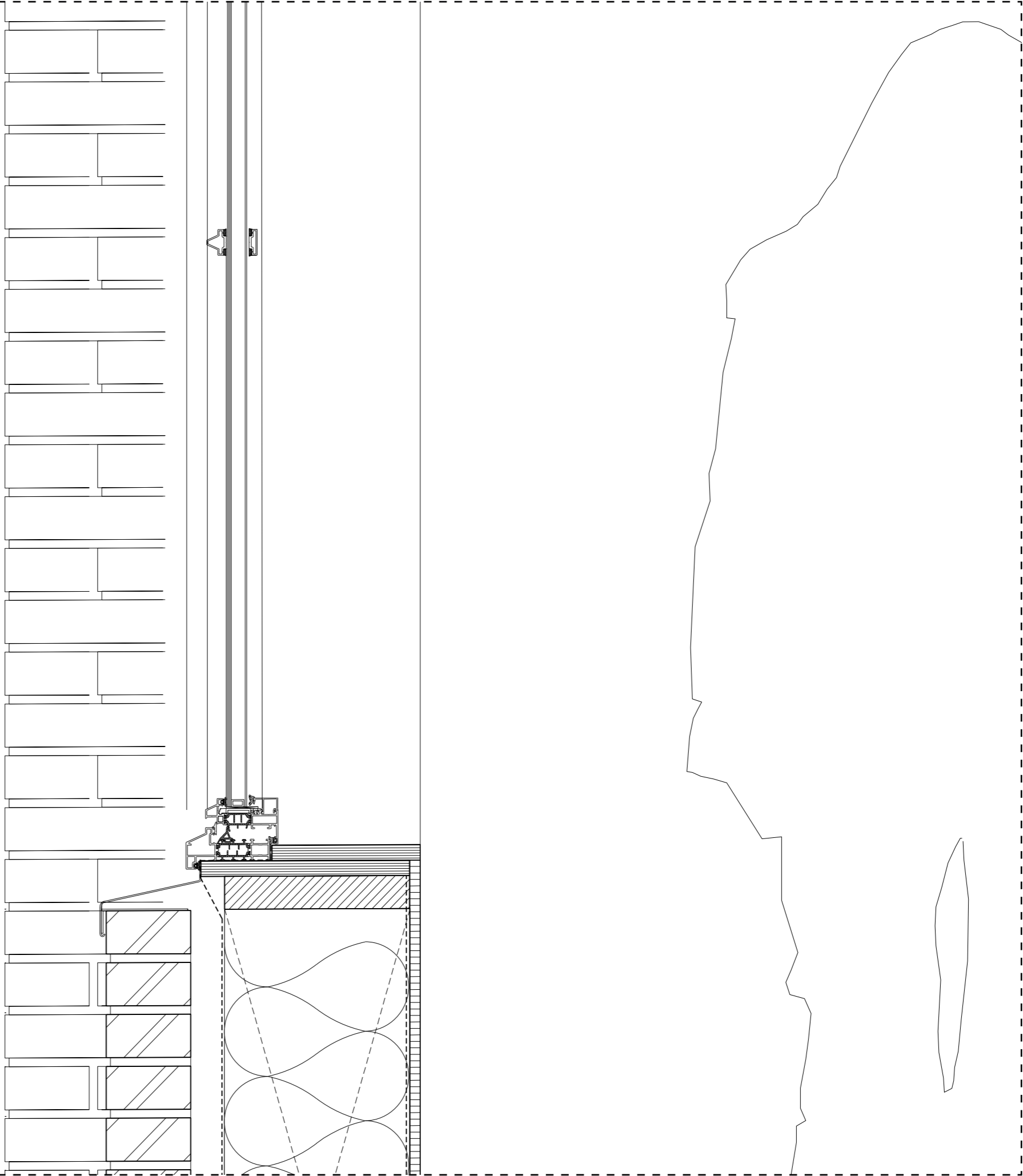


FRAGMENT 1:50

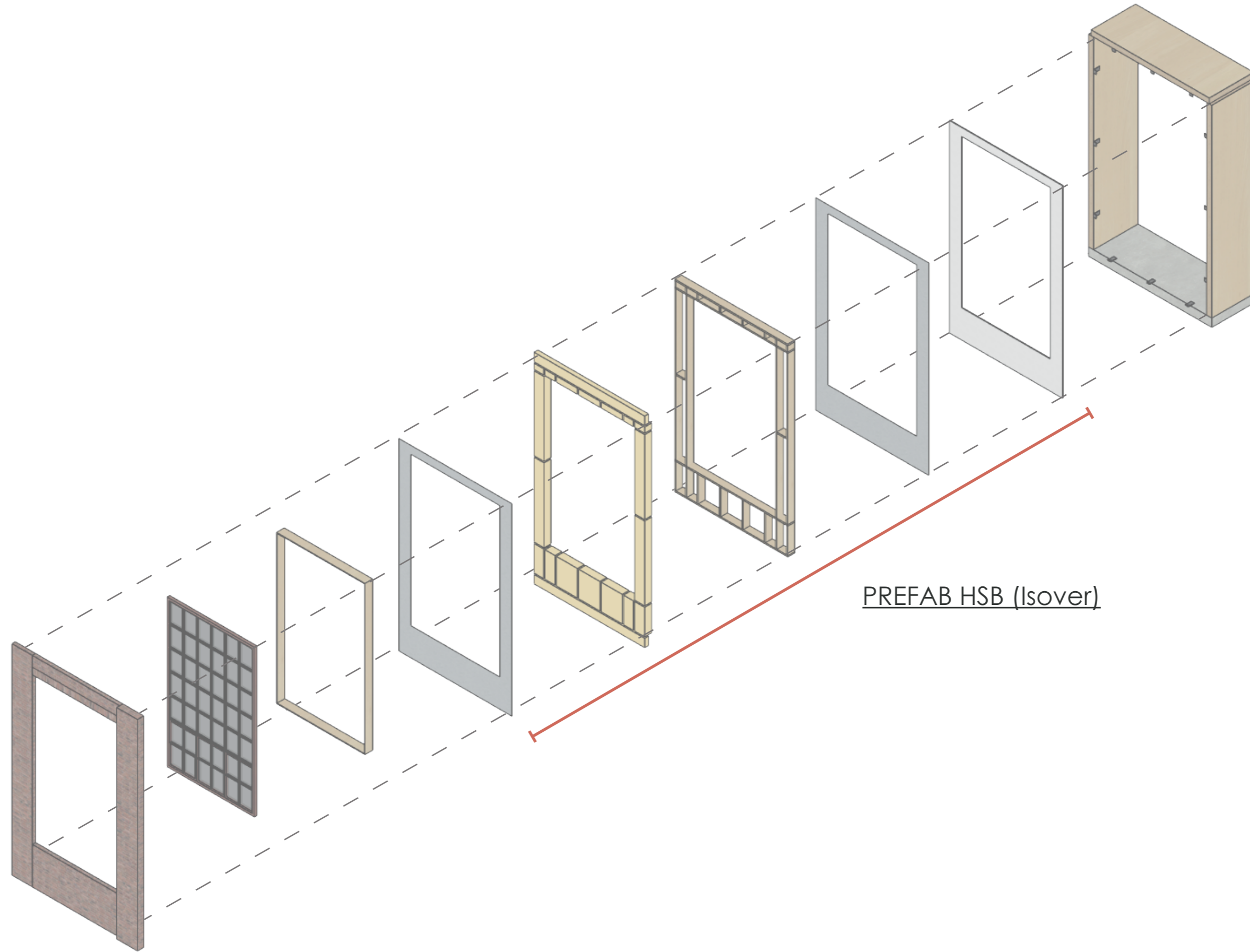


WINDOW FRAMES

Reynars slimline: alluminium frames with steel look. Cheap solution to still achieve the envisioned architectural character of the building.



FACADE ASSEMBLY



PREFAB HSB (Isover)

