





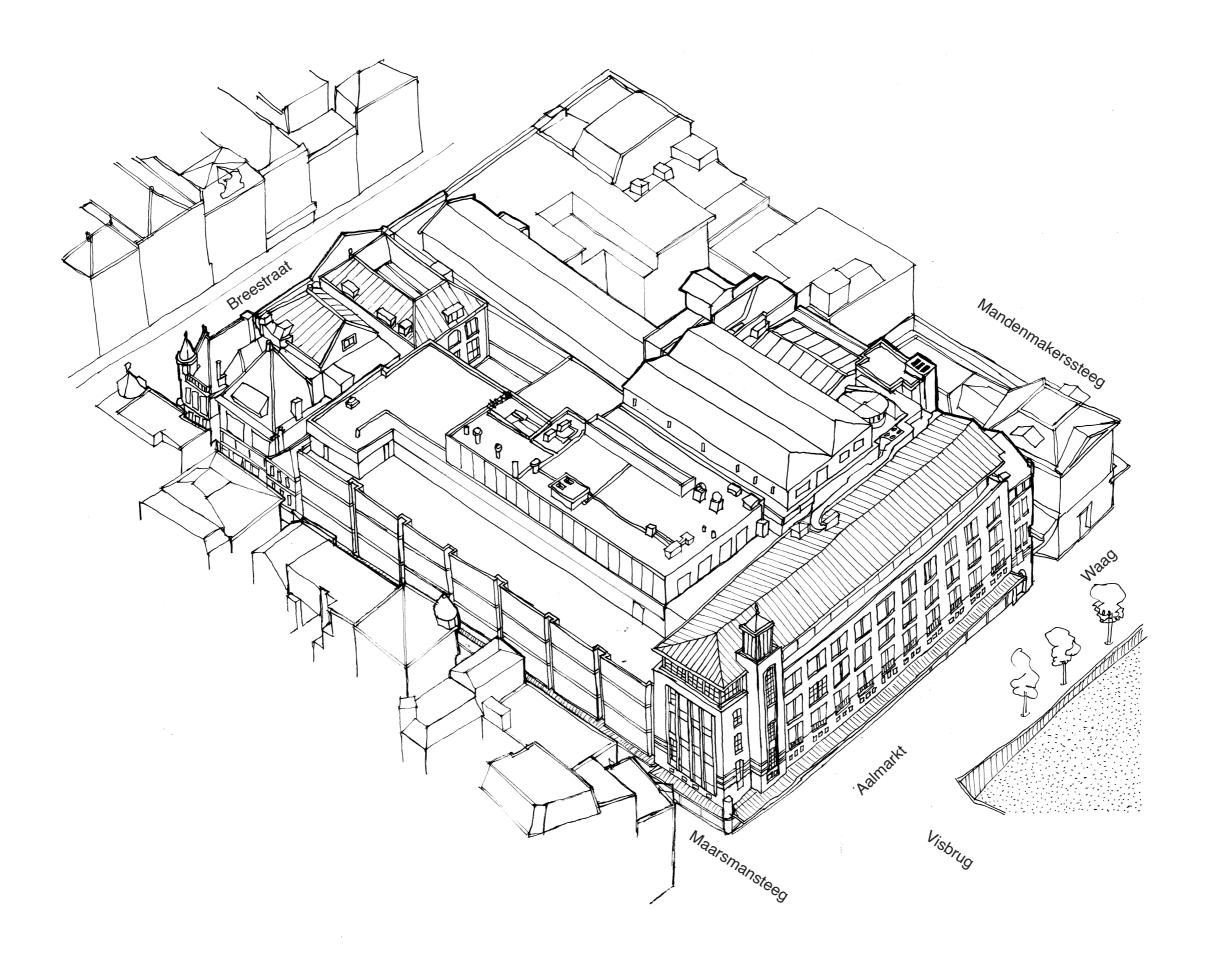


P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO Pictures from archive Erfgoed Leiden & Omstreken

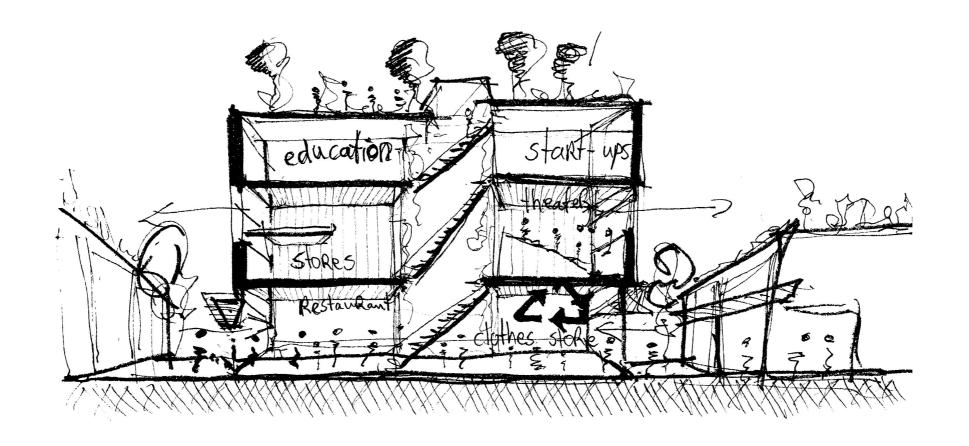




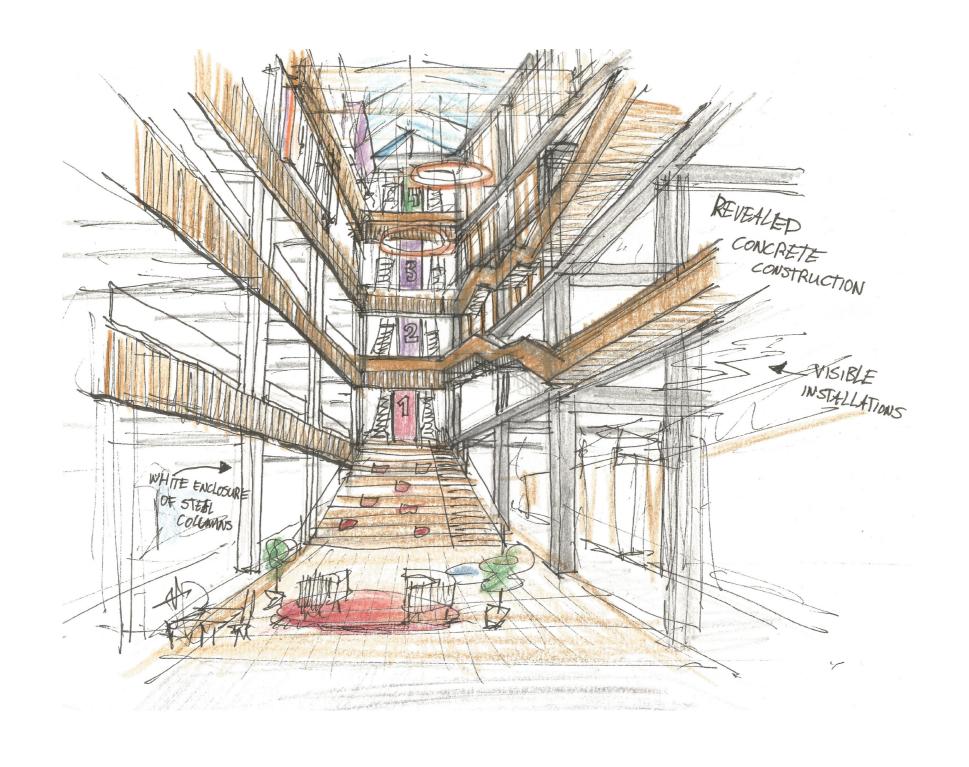
P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO Picture from Siebe Swart 5



P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO Own illustration



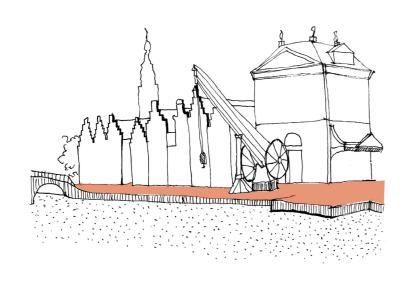
concept sketch week 1.4

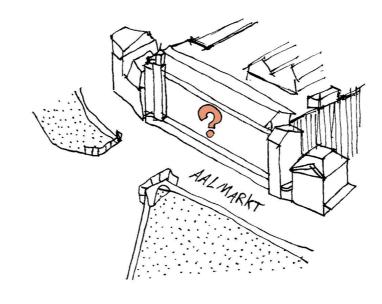


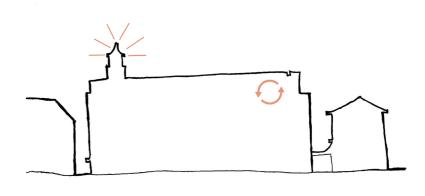
concept sketch week 3.9



impression of new Vispoort atrium







Economic importance in city

Economic importance throughout history because of function as "De Waag"

Vacancy on central location

Vacancy of V&D creates literally a gap in the Aalmarkt

New function

A new circular innovation centre with a large atrium can be the next gap in the market

PART I RESEARCH

PART II BUILDING ANALYSIS

PART III HERITAGE VALUE & POSITION

PART IV PROGRAM & DESIGN

PART V CONCLUSION

PART I RESEARCH

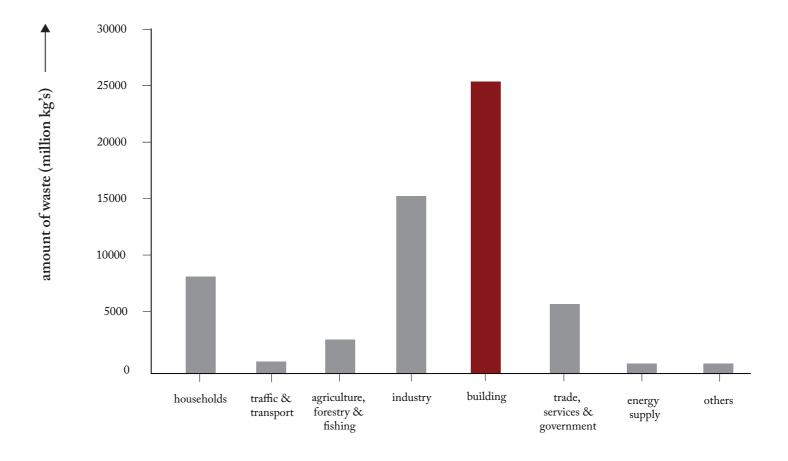
Problem statement

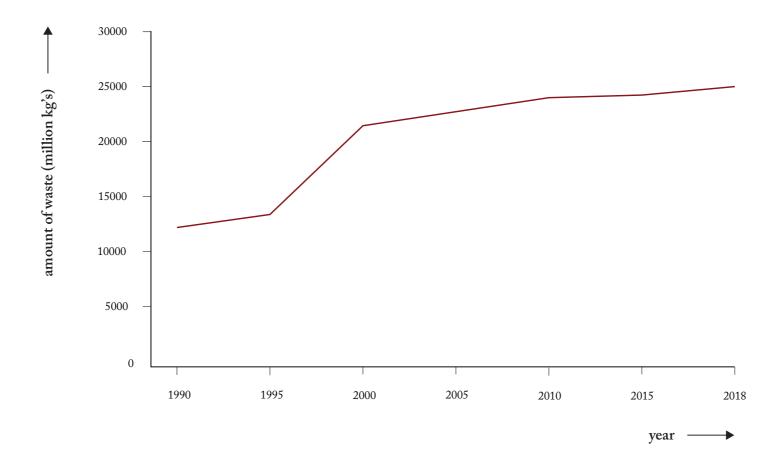




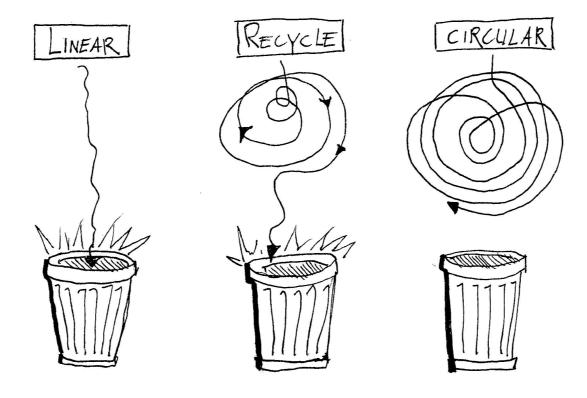
demolition of V&D in Delft

Problem statement





Problem statement



Goals of circular economy in the built environment



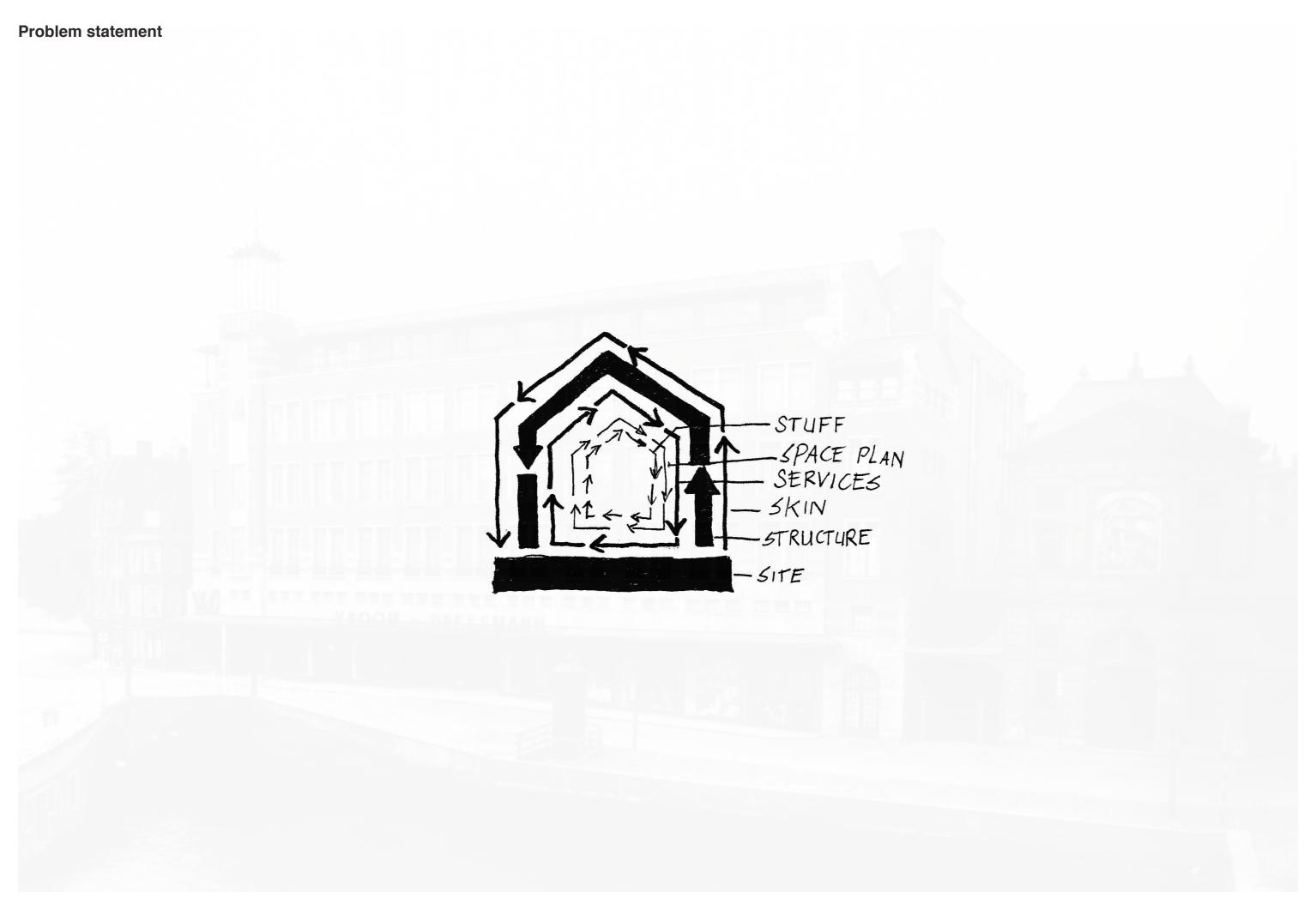
reduce dependency on raw materials

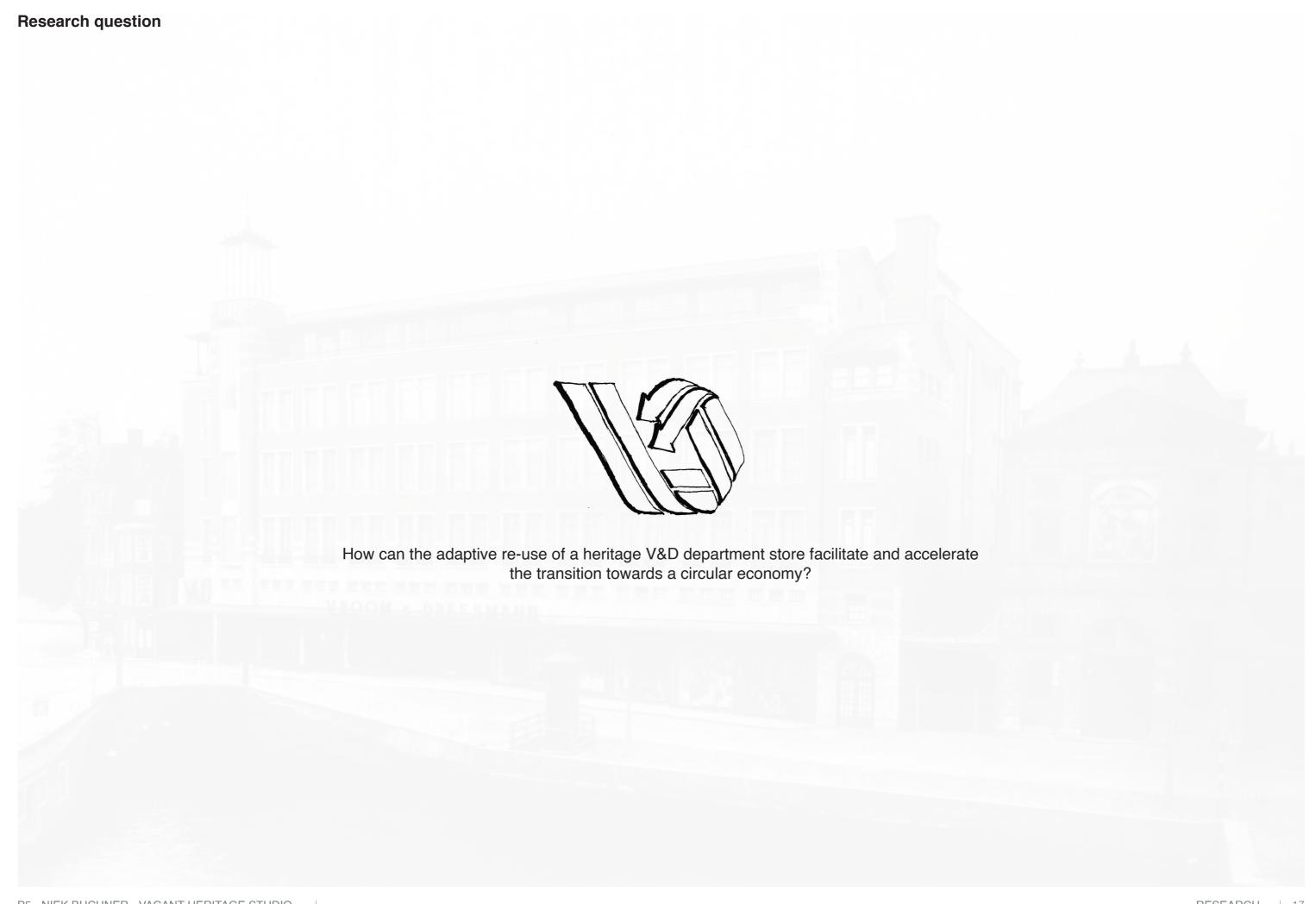


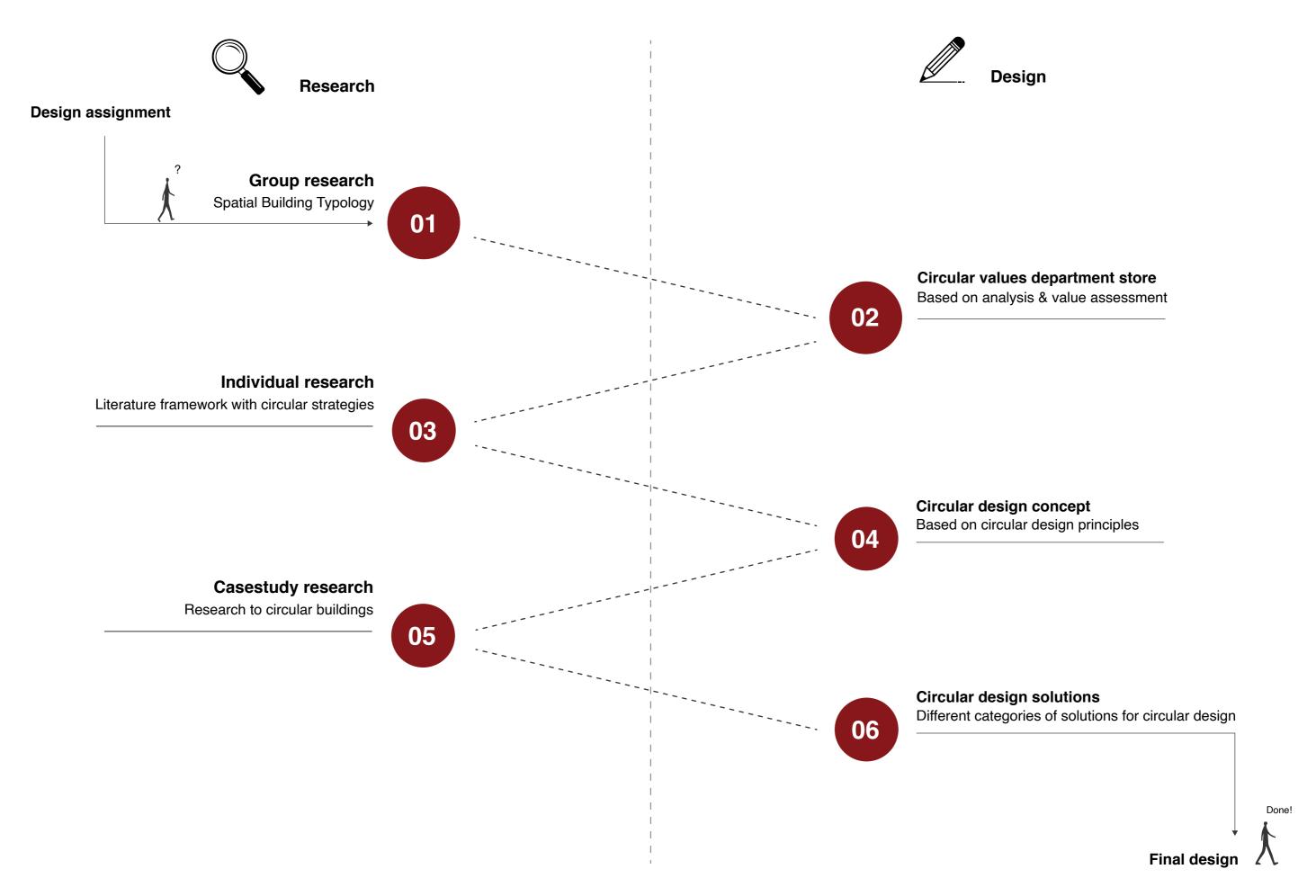
minimize waste by retaining and prolonging the value of materials



design & produce with adaptability and temporality in mind







01. Spatial building typlogy



P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO Picture by Vincent Versluijs

01. Spatial building typlogy



02. Circular values dep. store

intangible values

constructional values



Identity of the V&D brand



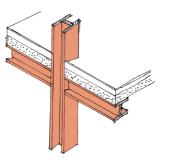
Attraction of heritage buildings



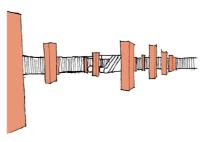
Integration in urban fabric due to gradual growth



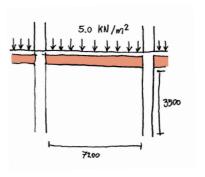
Landmark position in the urban fabric



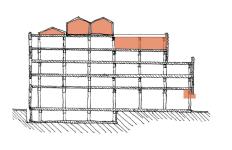
Demountable steelconstruction



Flexible column constructions in wide grid

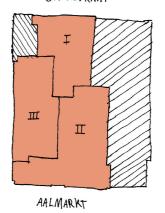


Large bearing capacities & spans

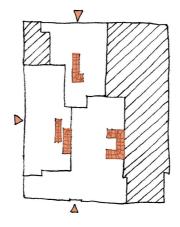


Lightweight roof constructions

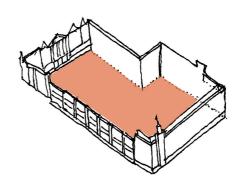
BREESTRAAT



Compartments with different building year



Individual circulation points in each compartment



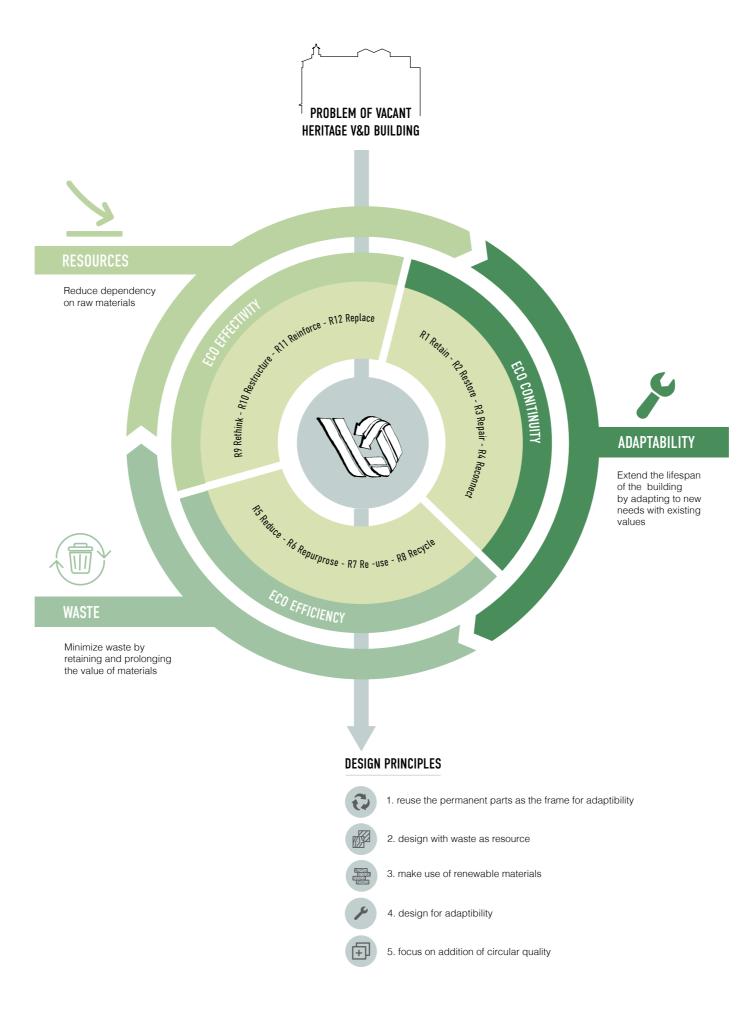
Facades as the main heritage value carrier

compositional values

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21

03. Circular literature framework



P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO Own illustration based on various literature

05. Circular design solutions



Integration to context



Sustainable water consumption



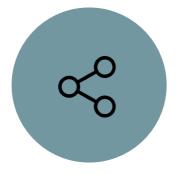
Sustainable energy consumption



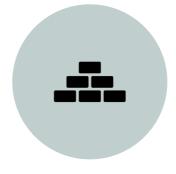
Value recovery & re-use of existing



Building methods aimed at lifespan



Sharing program, with new products & services



Use of materials and material choice



Well-being of users

PART II BUILDING ANALYSIS

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BUILDING ANALYSIS 24

De Waag function



Painting of the Aalmarkt Leiden 1753

De Waag function

1903

Establishment V&D Leiden



Aalmarkt Leiden 1900



First building of V&D at the Aalmarkt 1903

De Waag function

1903

Establishment V&D Leiden

1936

New building V&D Leiden at the Aalmarkt, Van der Laan



Aalmarkt, Leiden 1936

De Waag function

1903

Establishment V&D Leiden

1936

New building V&D Leiden at the Aalmarkt, Van der Laan

1963

Addition of Breestraat 84: In Den Vergulden Turk



Breestraat 84, Leiden 1920



Breestraat 84, Leiden 1974

De Waag function

1903

Establishment V&D Leiden

1936

New building V&D Leiden at the Aalmarkt, Van der Laan

1963

Addition of Breestraat 84: In Den Vergulden Turk

1967

Expansion of V&D in the Maarsmansteeg alley



Maarsmansteeg buildings in 1900



Demolition of Maarsmansteeg in 1966



New compartment Maarsmansteeg in 1967



De Waag function

1903

Establishment V&D Leiden

1936

New building V&D Leiden at the Aalmarkt, Van der Laan

1963

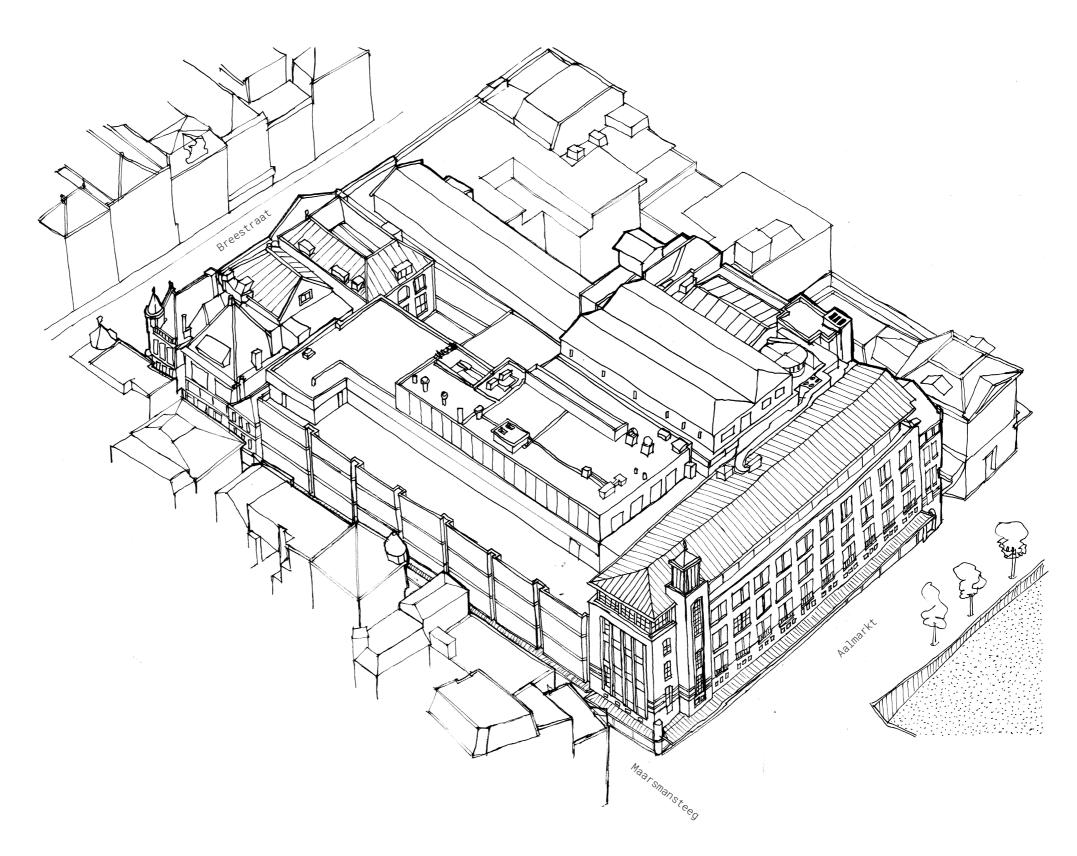
Addition of Breestraat 84: In Den Vergulden Turk

1967

Expansion of V&D in the Maarsmansteeg alley

2018

Vacancy of V&D building



Building composition



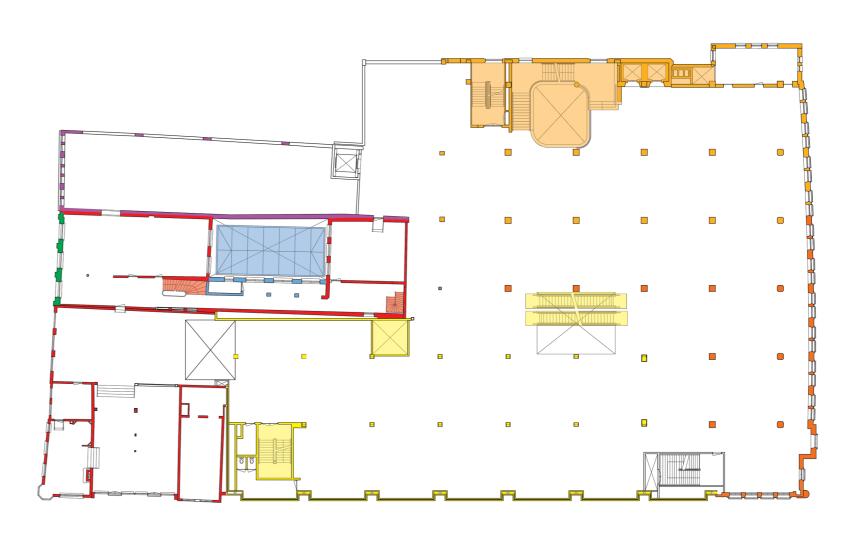
Breestraat compartment



Aalmarkt compartment



Maarsmansteeg compartment



Chronomap of first floor



Building composition



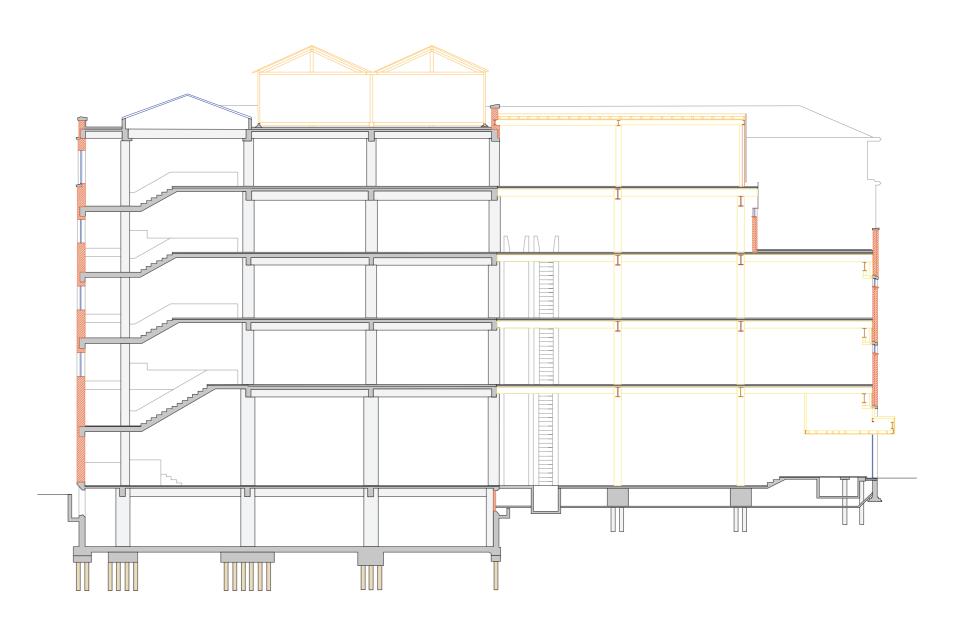
Breestraat compartment



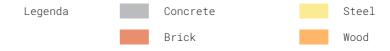
Aalmarkt compartment



Maarsmansteeg compartment



Construction material analysis in cross section



Building composition P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO



Vispoort in 1920

P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO Pictures from Erfgoed Leiden & omstreken



Projection of former Vispoort on Aalmarkt building

PART III HERITAGE VALUE & POSITION

Value assessment value matrix

Value matrix	age value	historical value	artistic value	commemorative value	use value	newness value	rarity value	nostalgic value
surrounding	TRACES OF THE PAST Surroundings have a lot of traces of different ages with economic functions	HISTORICAL BUILDINGS Central economic area of Leiden with other historic landmarks		DE WAAG BUILDING as decor for annual festivities in Leiden (Leids Ontzet)	SURROUNDING SHOP AREA This part of the centre is the main shopping area			
social				SOCIAL ENGAGEMENT Residents of Leiden feel connected to this building			DEPARTMENT STORE The building is an unique physical example of the department store era	VROOM & DREESMAN People all have memories about the former V&D, connected to this building
site		RELATION WATER The site has a century-old relation with the Oude Rijn canals because of trade and transport		LANDMARK The building functions as a landmark and orientation in the city	ACCESS The site is the connection between historic and arterial roads: the Breestraat and Aalmarkt			
skin	AGING OF FACADE is visible by erosion and dirt	STORIES Facades tell a deep history, built in their own style	MONUMENTALITY Use of natural stone, brick & stone ornaments in the facade give the front facade its monumental character	TOWER Visible tower attracts people's attention to the building of the former V&D	GLAZED SHOPFRONTS Large glazed windows are characteristic fro the department store and connected to retail functions	70'S COMPARTMENT Representation of modern and brutal architecture period	FRONTON AND FACADE of Den Vergulden Turk is one of the remainign artworks of artist Xavery	
structure	STRUCTURAL WALLS of Den Vergulden Turk are built between 1600-1800 and represent age value	CONCRETE COLUMN construction as a new and innovative building method in 20th century			COLUMN STRUCTURE with 7.2m grid provides a flexible division and possible use of the space	DIMENSIONS AND BEARING LOADS construction for department stores allow heavy functions in the building		
space plan	WOODEN STAIRCASE in Den Vergulden Turk and stained-glass windows in the main staircase by Joep Nicolas	ATRIUM atirum and escalators in the middle of the space plan are characteristical for department stores	MAIN STAIRCASE Remained from the original interior		OPEN SPACES large open spaces suitable for flexible re-use.			
services		ESCALATORS escalators are typical for the department store			OLD CHIMNEY AND VENTILATION INLETS on 1936-part represent the old climate control concept of the building	ELEVATORS are replaced during the last renovation		
stuff			STAINED GLASS & ORNAMENTS		PARTITION WALLS Dozens of partition walls from the former V&D are suitable for re-use			high value positive value indifferent value

CONCLUSIONS

1. STORY ON THE SITE

The site of the building consists of buildings from different eras with their own story.

2. TYPOLOGY

Many of the values from the matrix correspond with the characteristics of the department store typology.

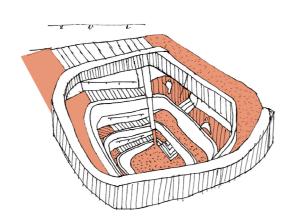
3. VALUE WITHIN THE FRAME

The values of these buildings are mainly enclosed in the structure, circulation elements and facades

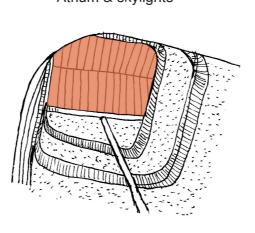
Historic facades with showcases



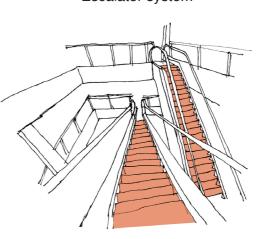
Monumental staircases



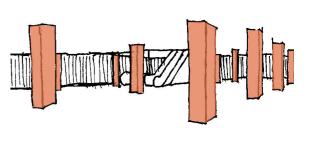
Atrium & skylights

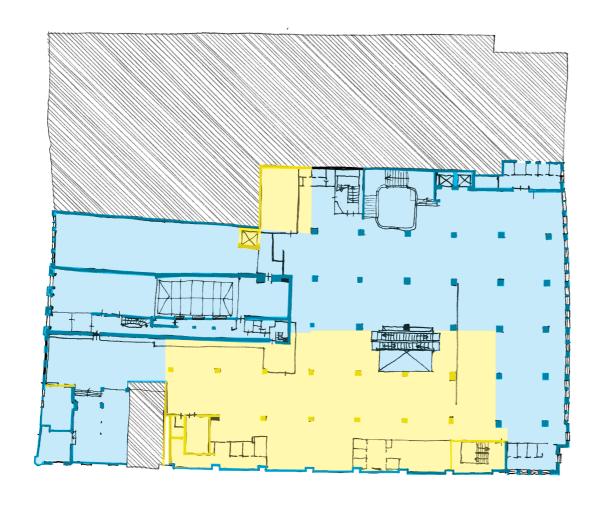


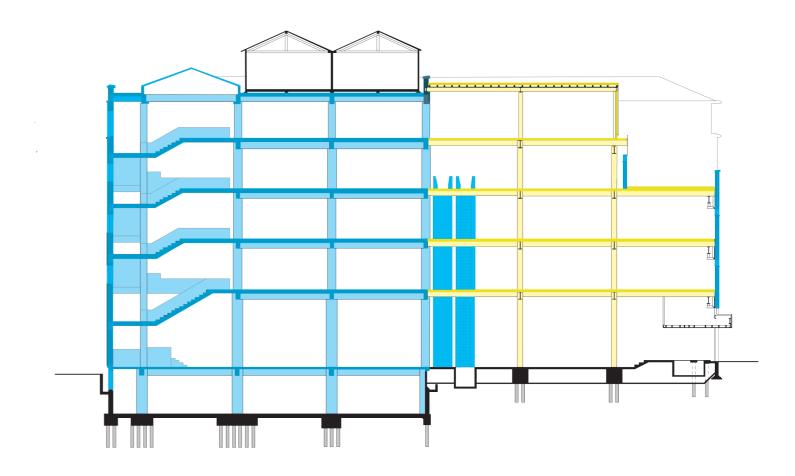
Escalator system



Open space plan



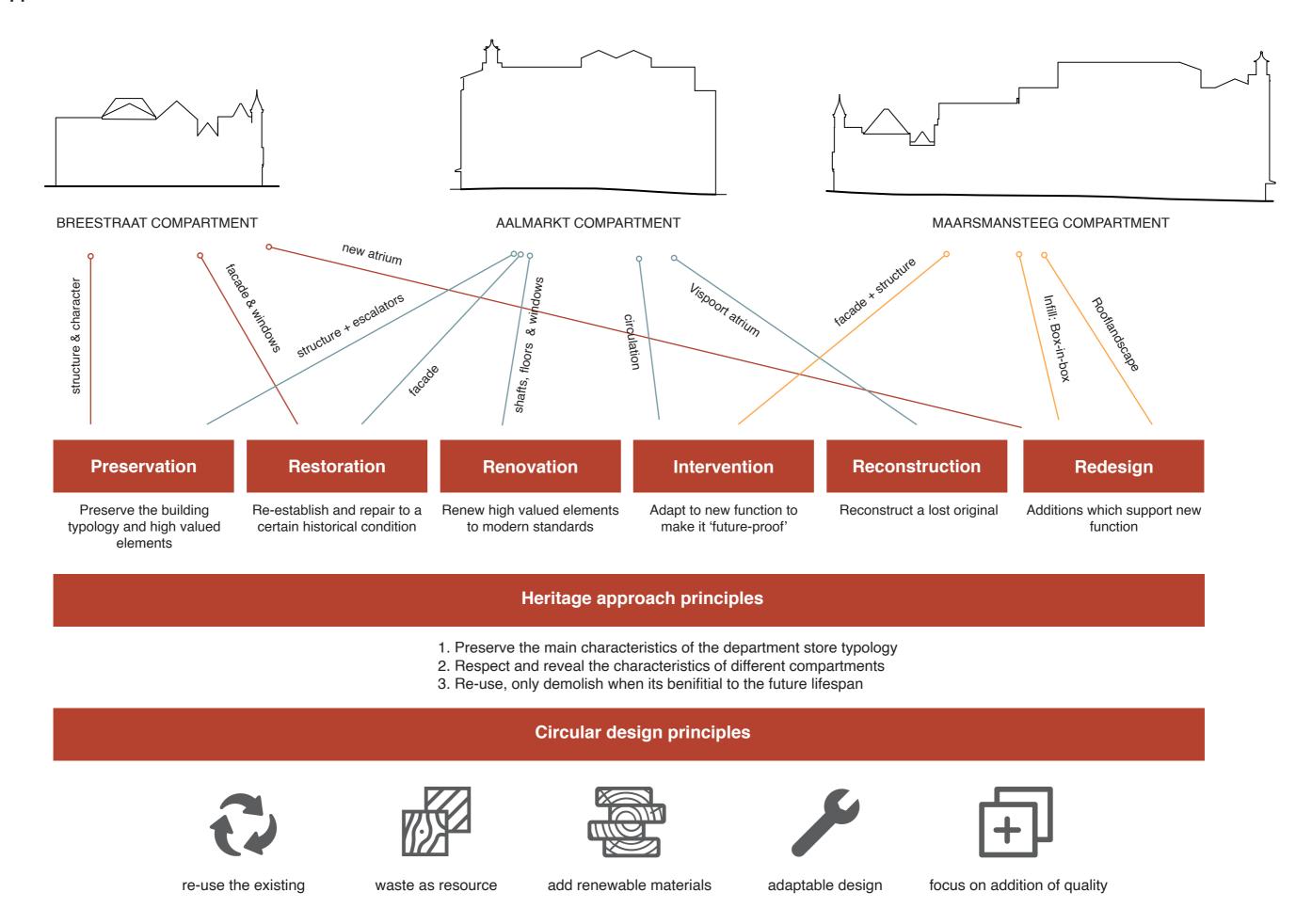




Value map first floor Value map cross section



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P5 - NIEK BUCHNER - VACANT HERITAGE STUDIO HERITAGE VALUE & POSITION



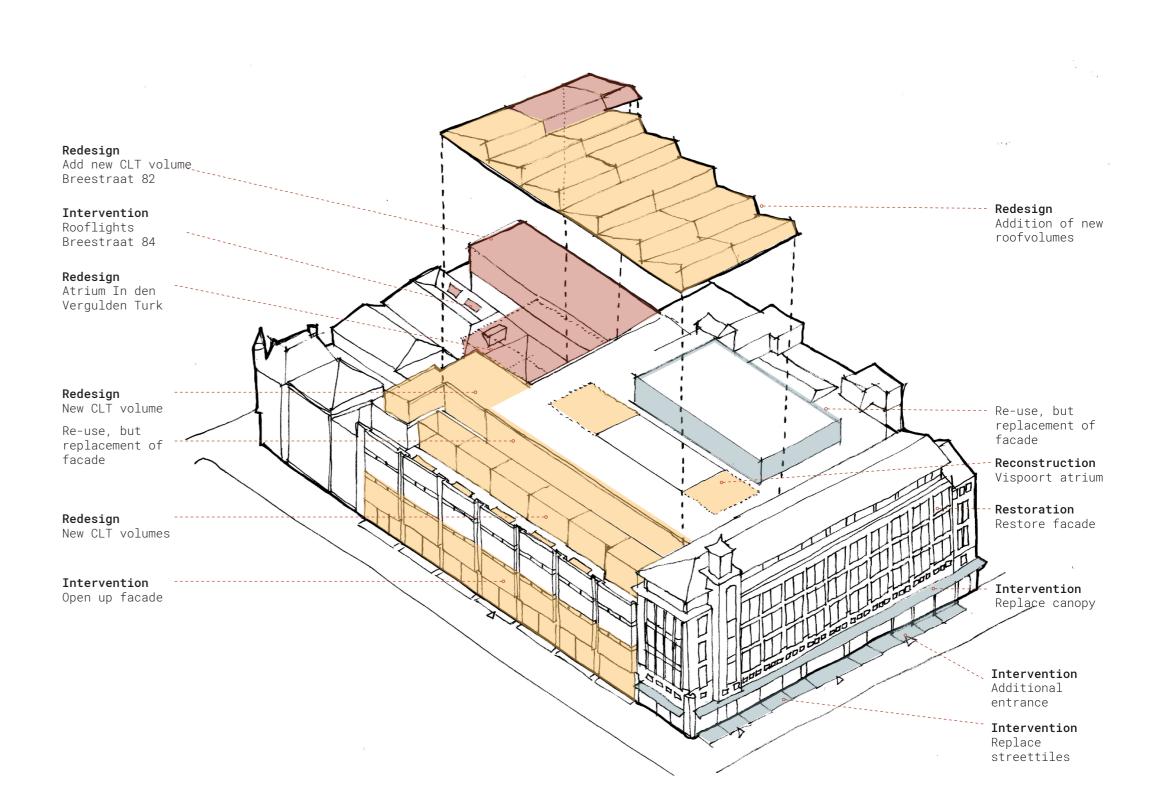
Breestraat compartment



Aalmarkt compartment



Maarsmansteeg compartment



PART IV PROGRAM & DESIGN

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starting points **Architecture**



Circularity and innovation



Sharing community, with common goals in mind



Warm, welcome feeling



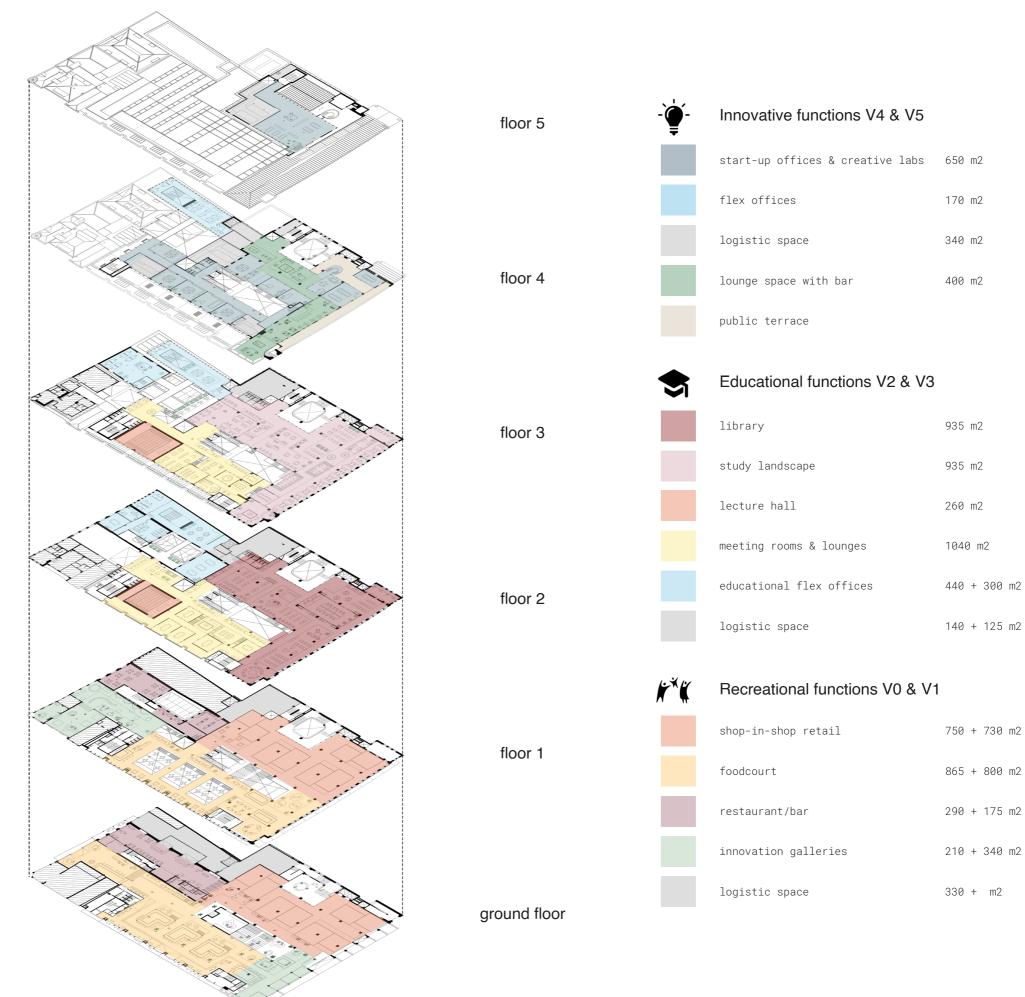
Diversity is visible within the building



Connections, between existing differences



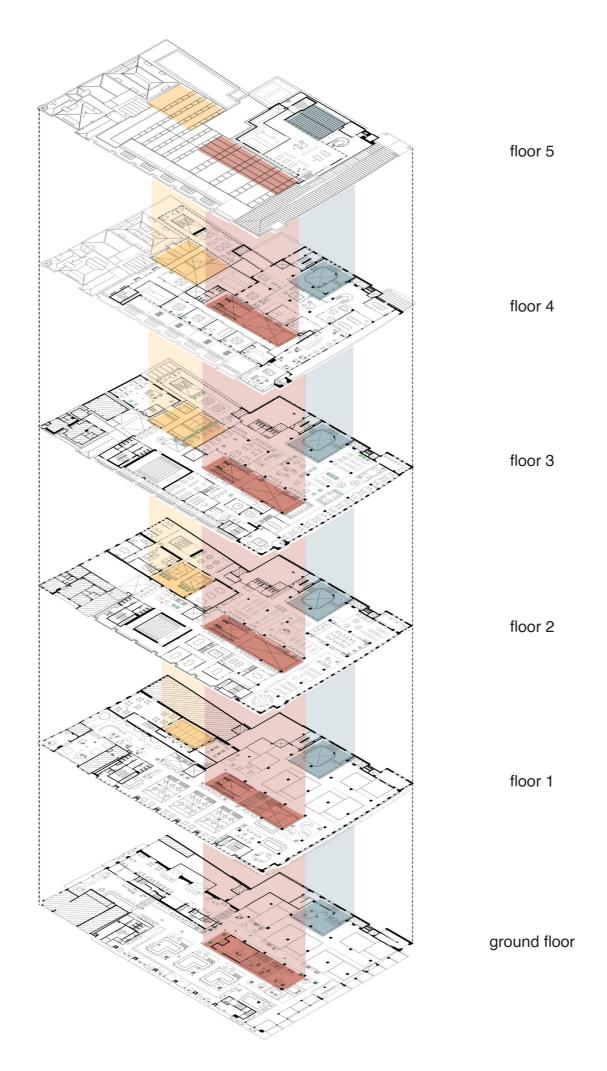




















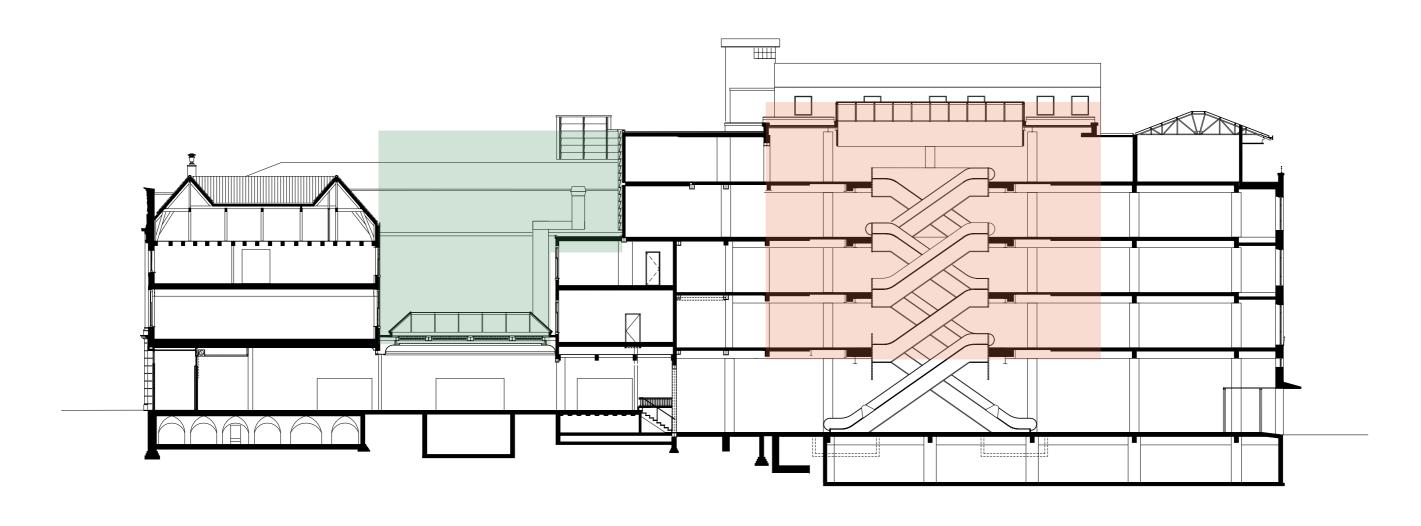




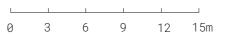


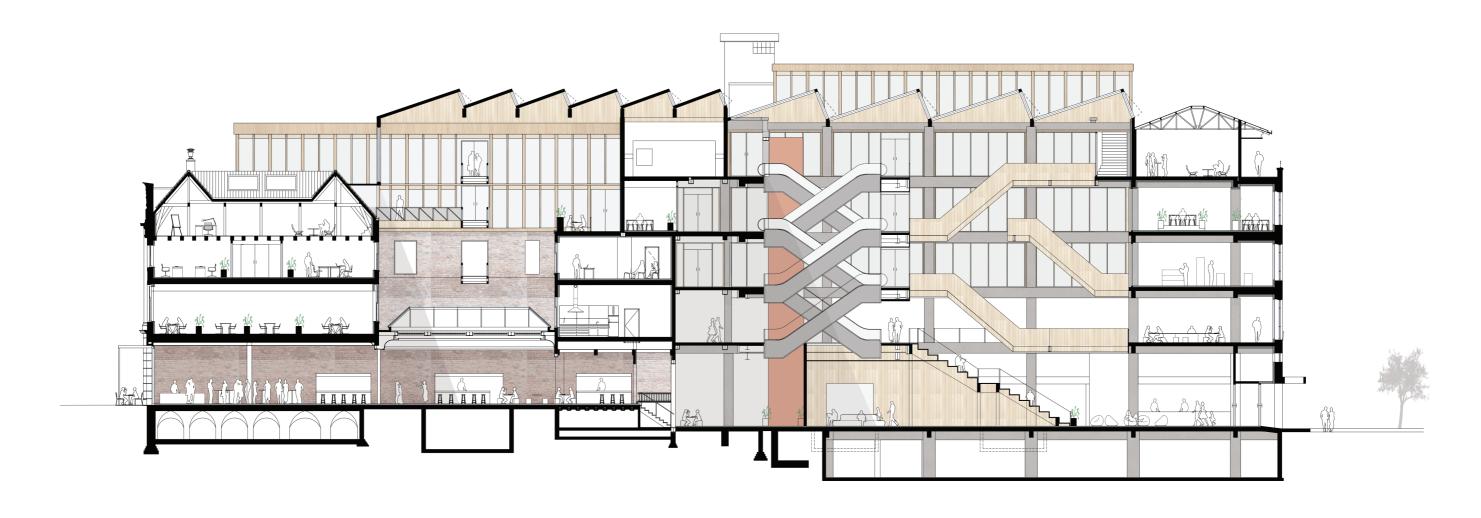






atrium Breestraat atrium Vispoort



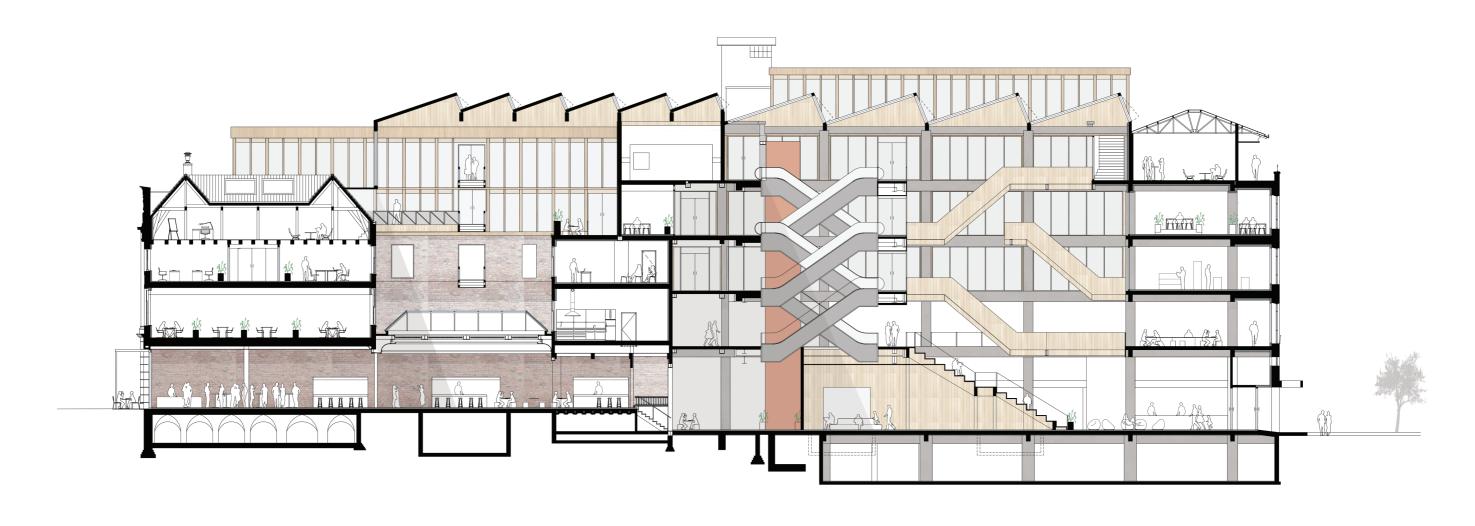


atrium Breestraat atrium Vispoort









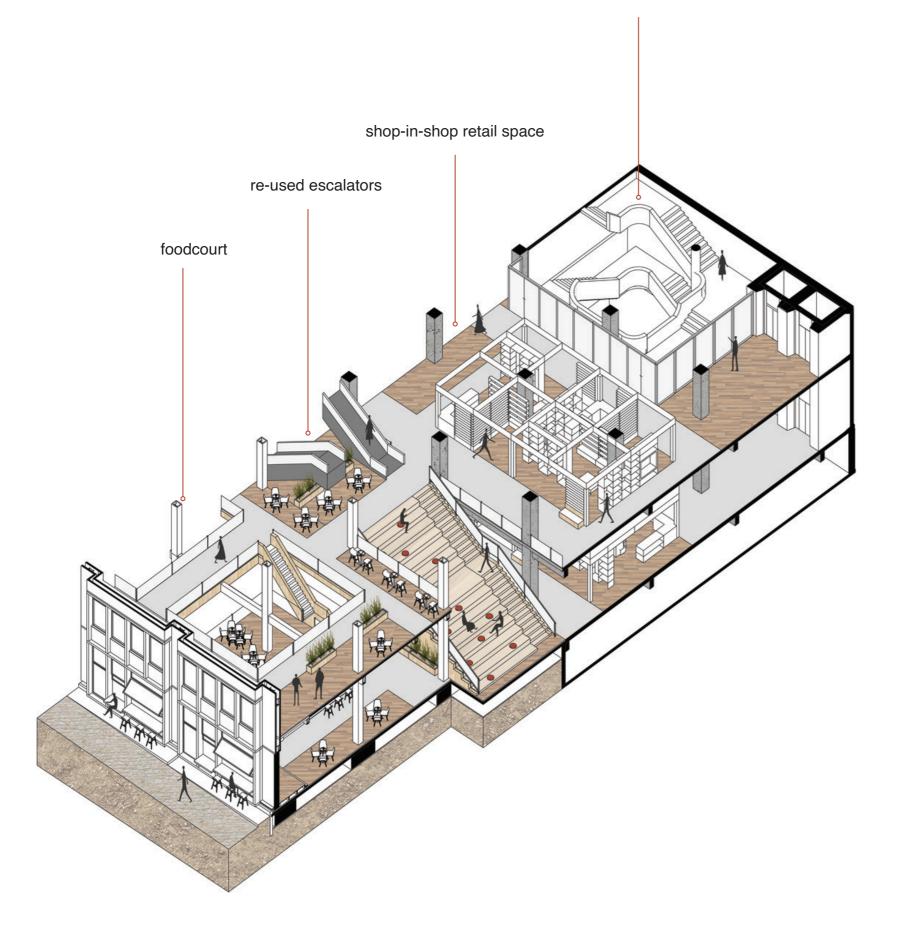
atrium Breestraat atrium Vispoort





impression of new Vispoort atrium

V0 - Social stairs as meeting point at the entrance



floorplan V1 12 16 20m _N

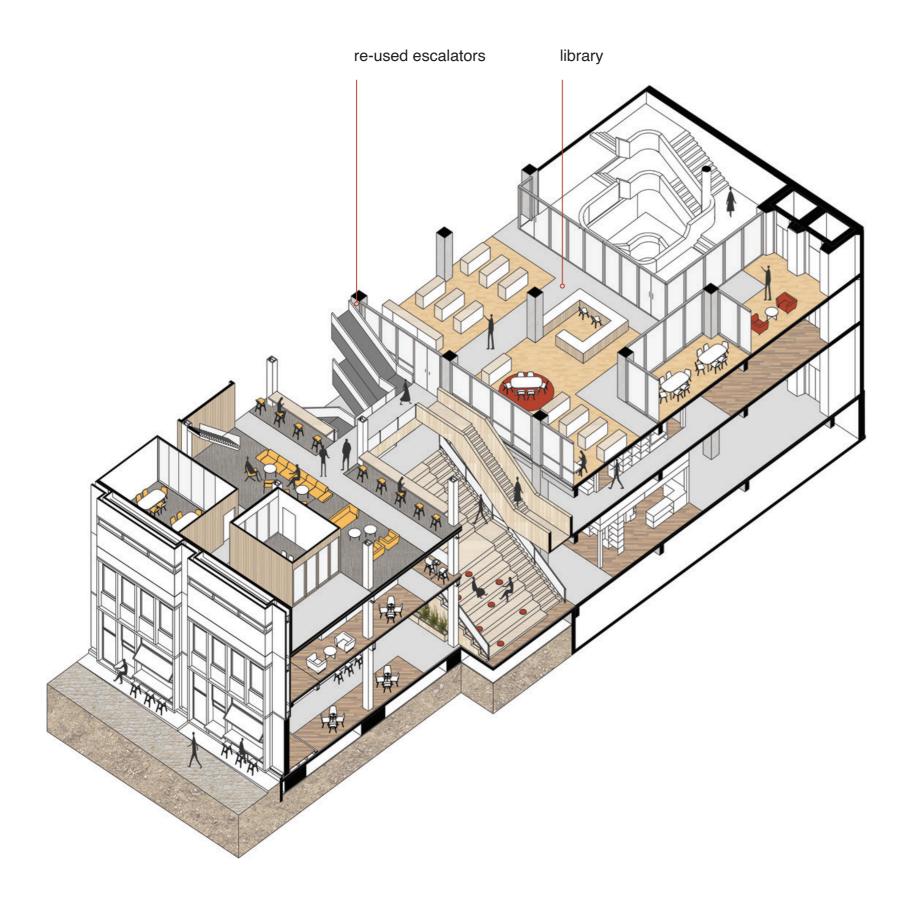
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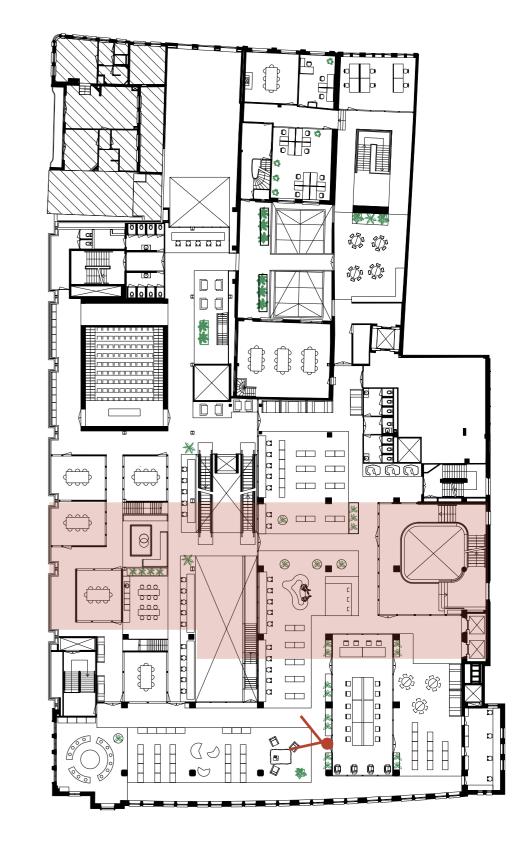


foodcourt on the ground floor



foodcourt on the first floor





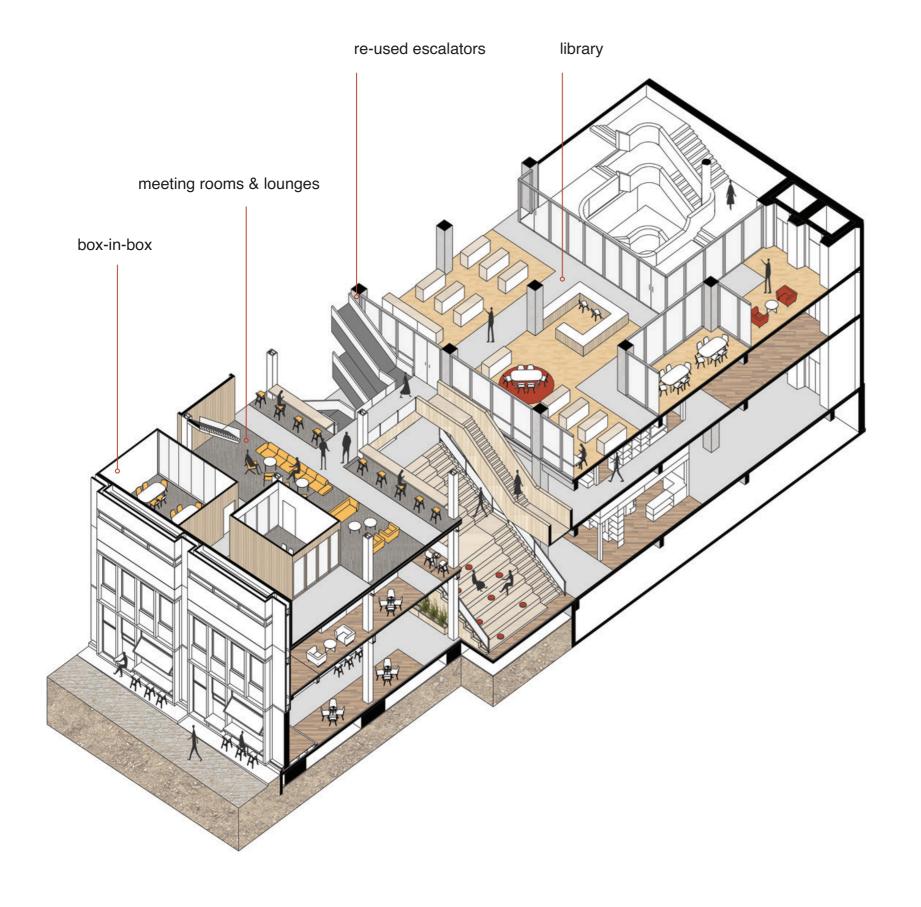
axo fragment V2

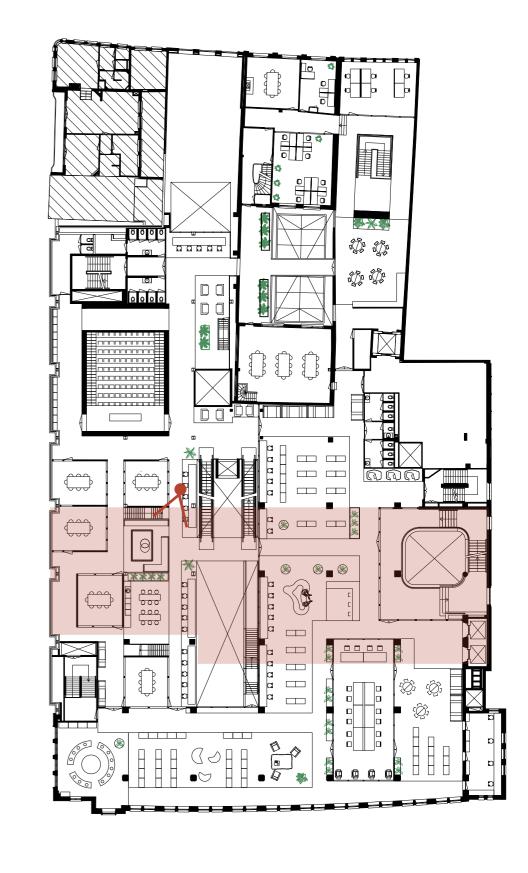
floorplan V2





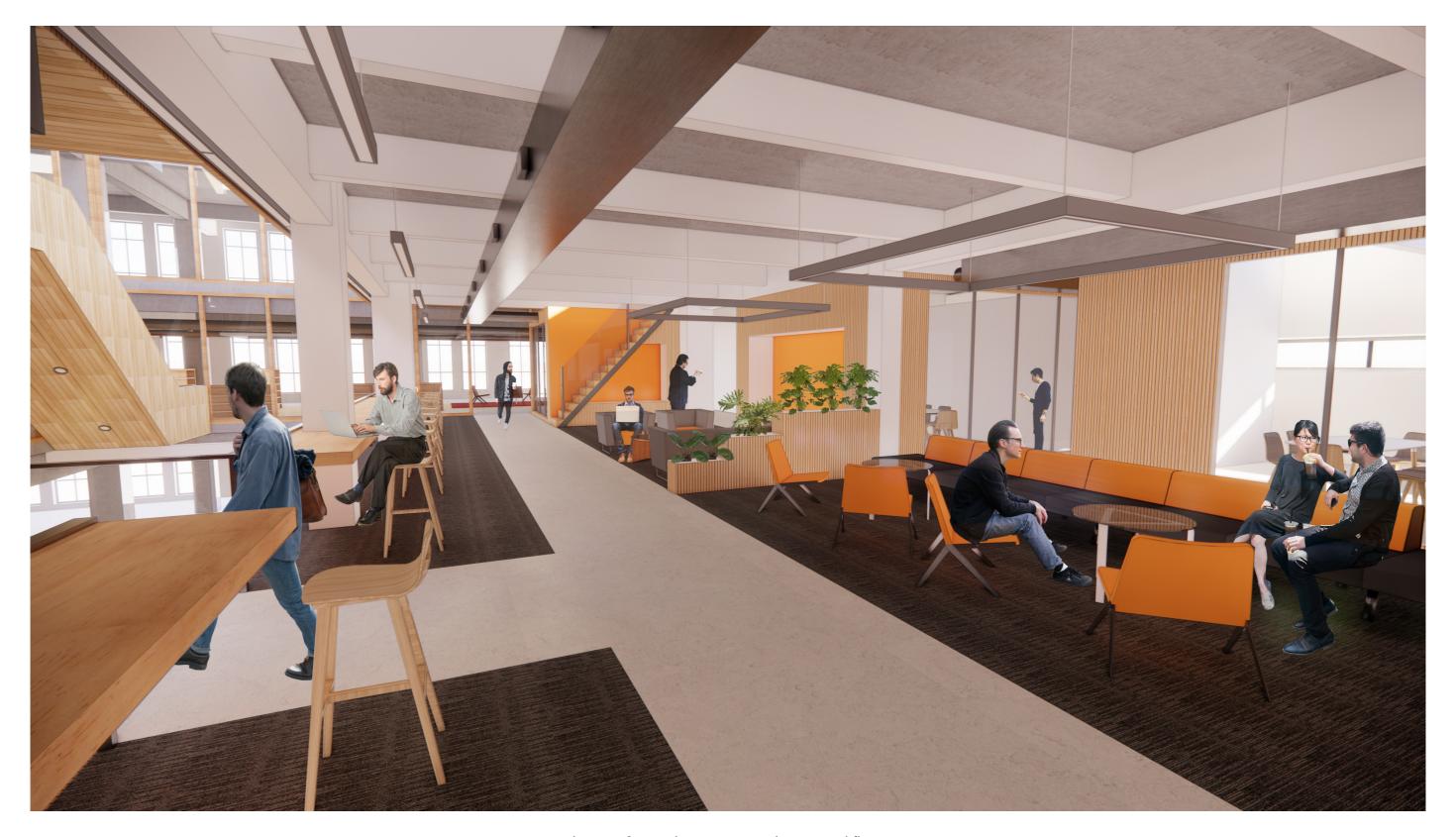
library on the second floor



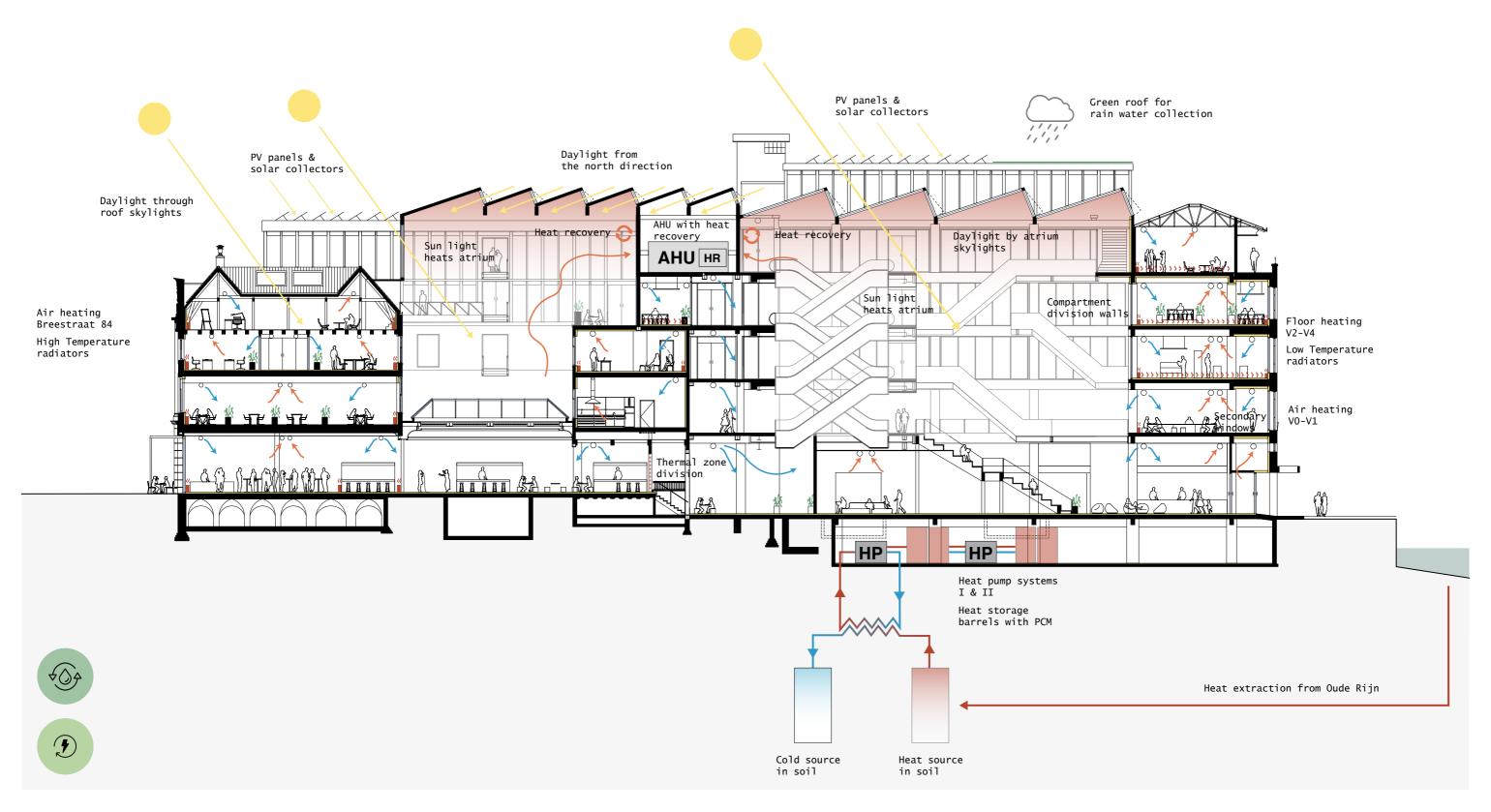


axo fragment V2

floorplan V2 0 4 8 12 16 20m

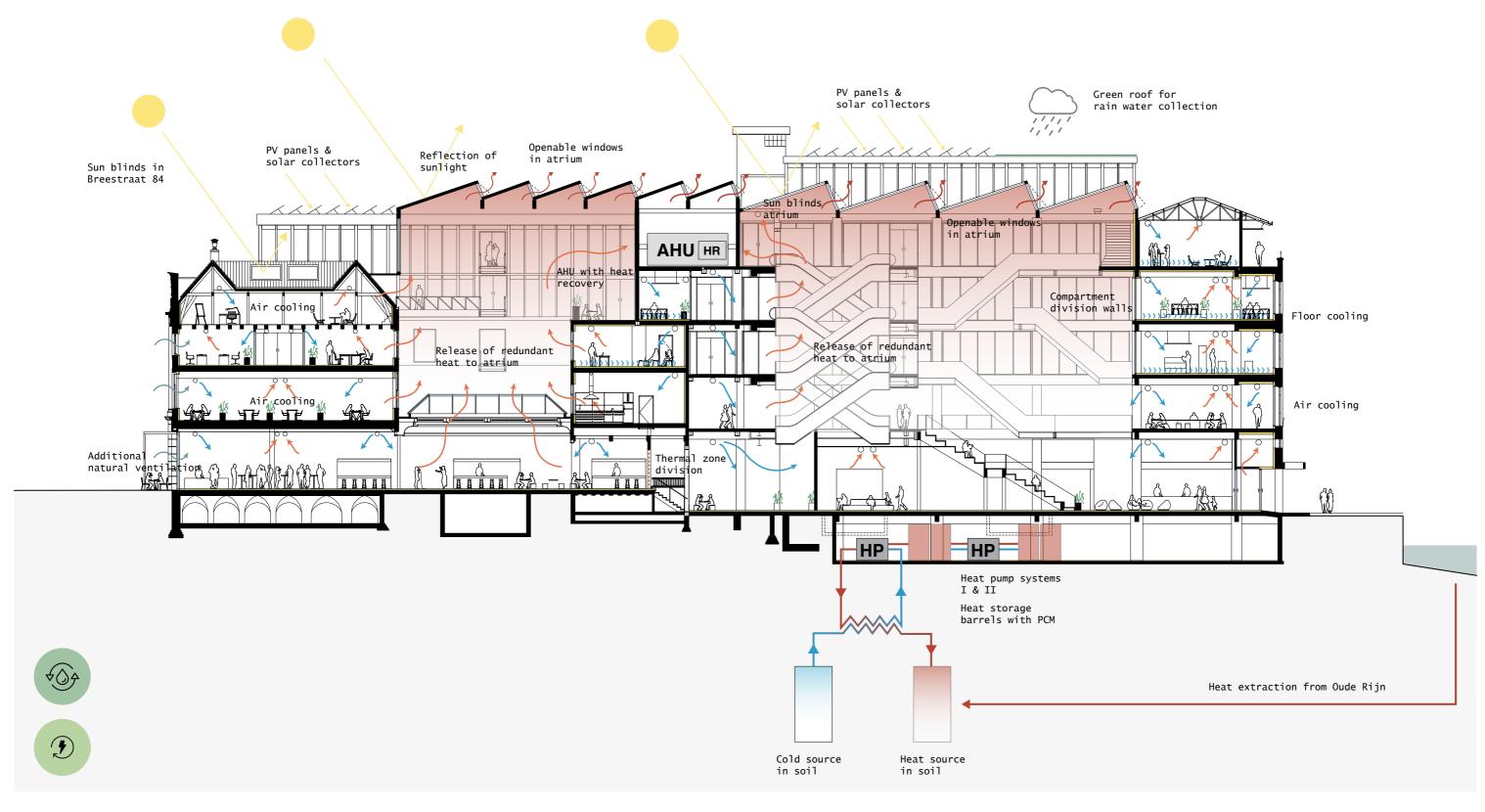


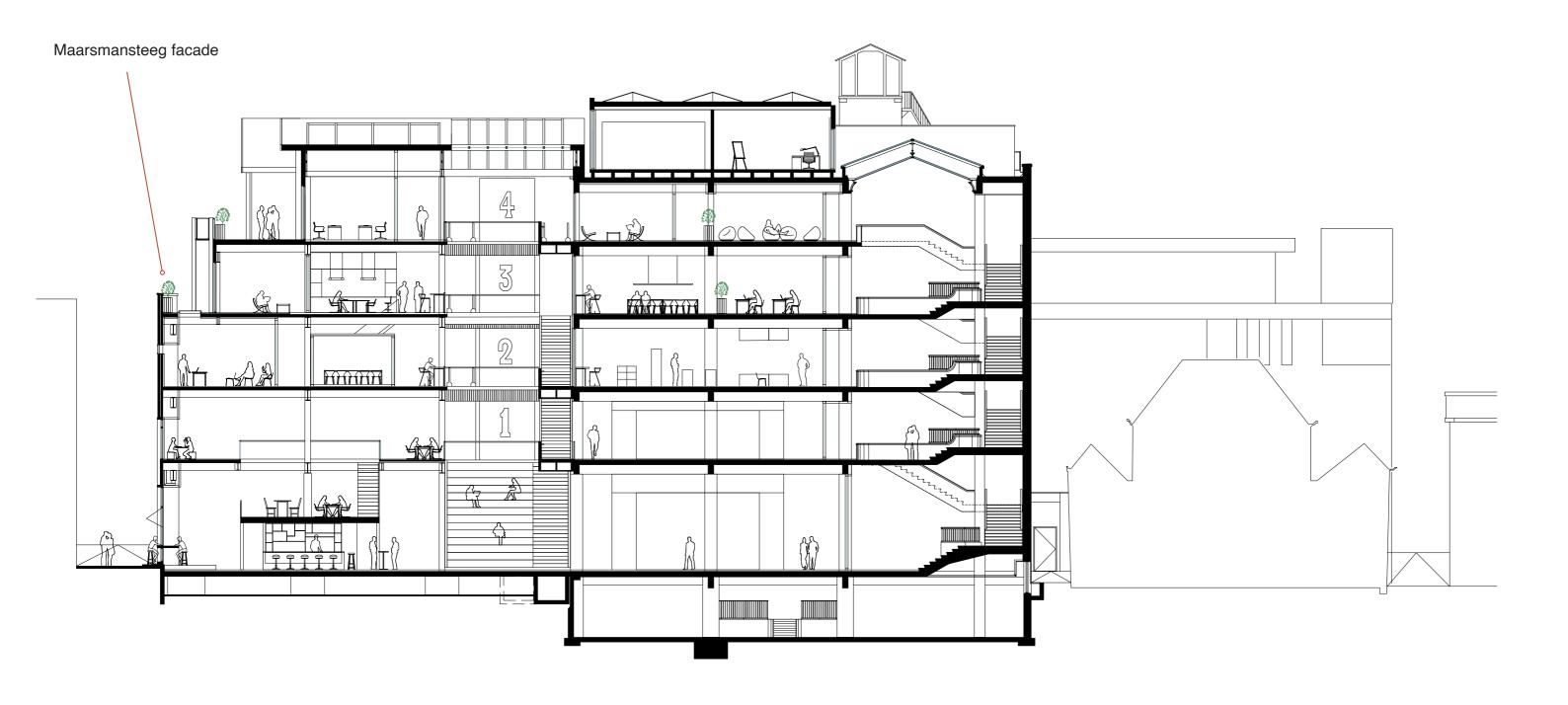
lounge & meeting rooms on the second floor





Vispoort atrium seen from the first floor



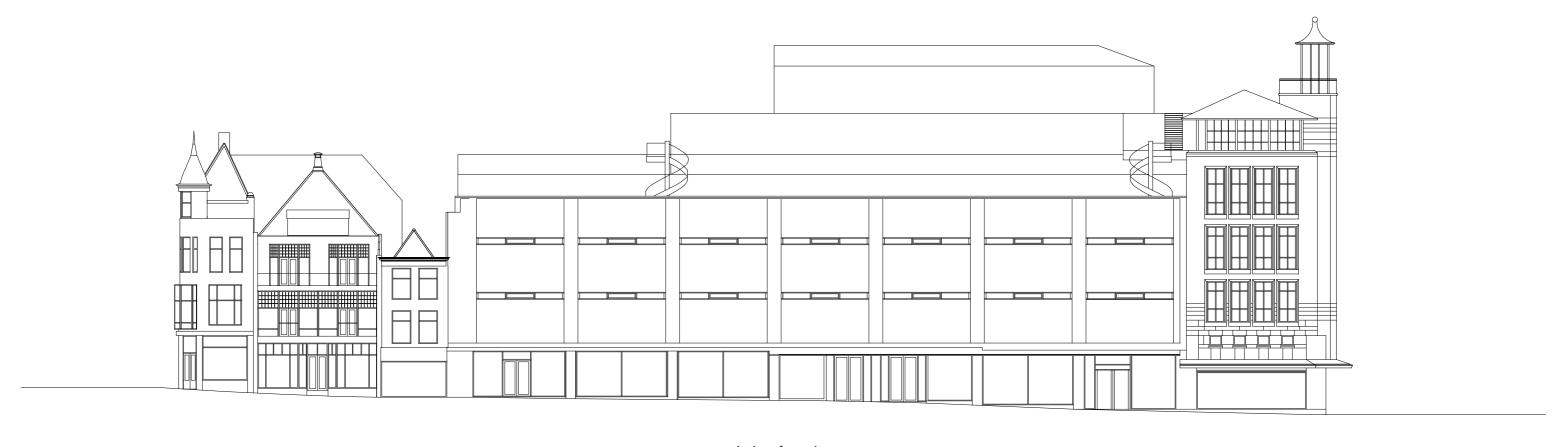






existing facade

Maarsmansteeg Facade



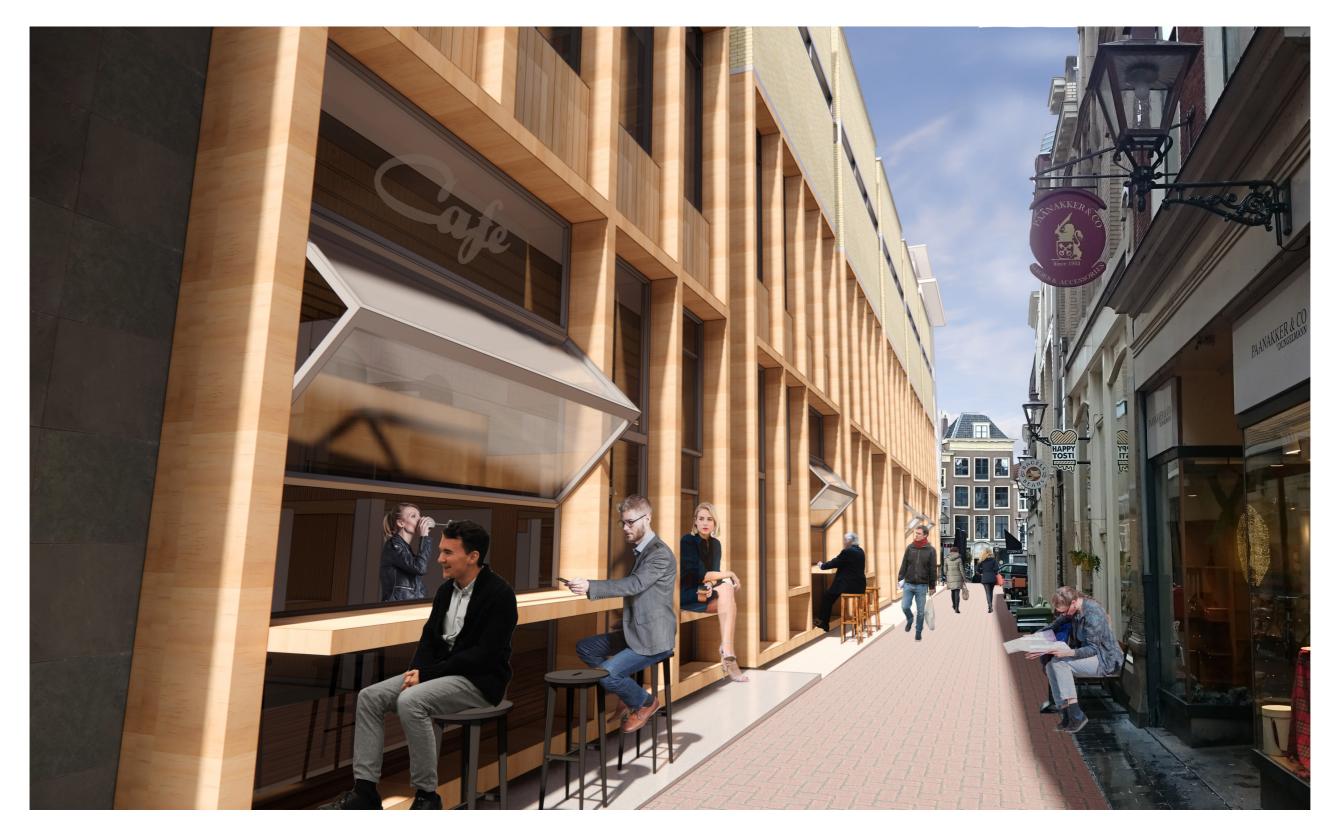
existing facade



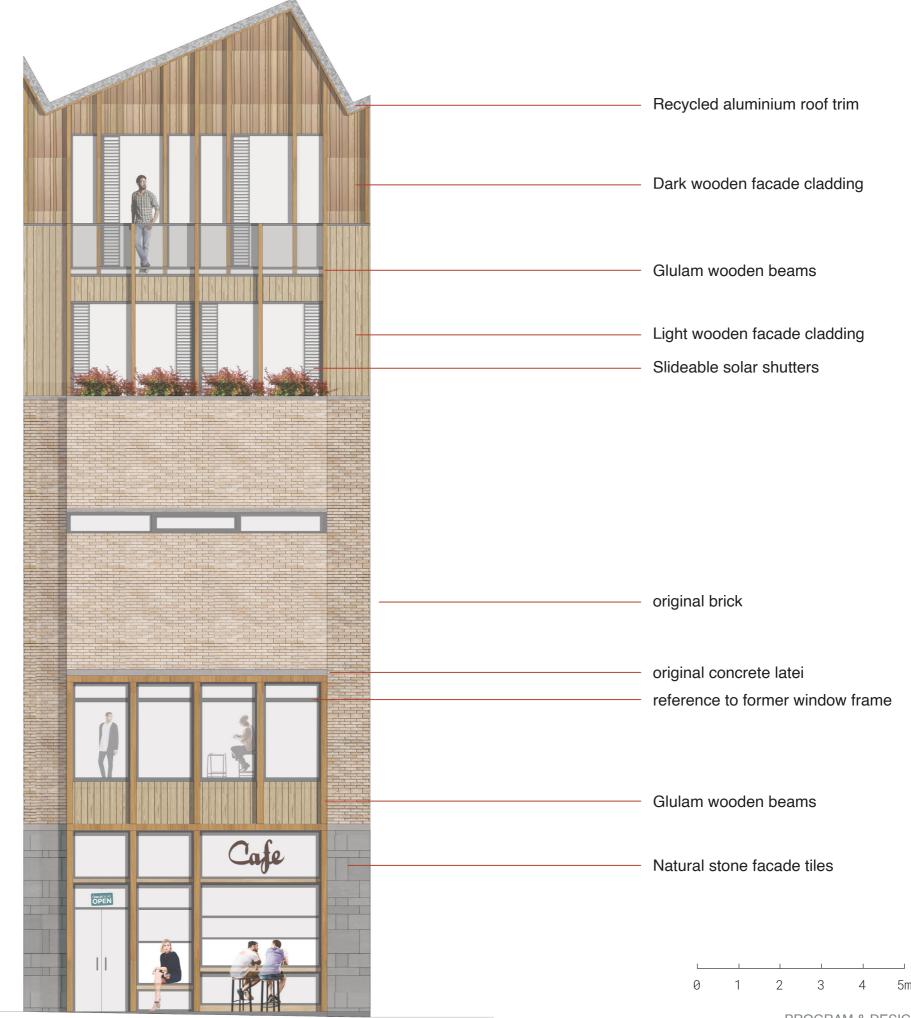


new facade





new Maarsmansteeg facade towards the Aalmarkt





— Roof +24350

---- V4 +17660

--- V3 +13830

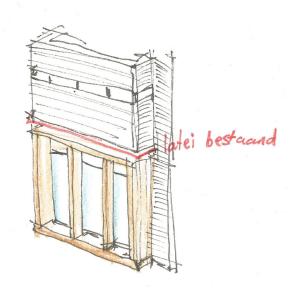
---- V2 +9860

---- V1 +5950

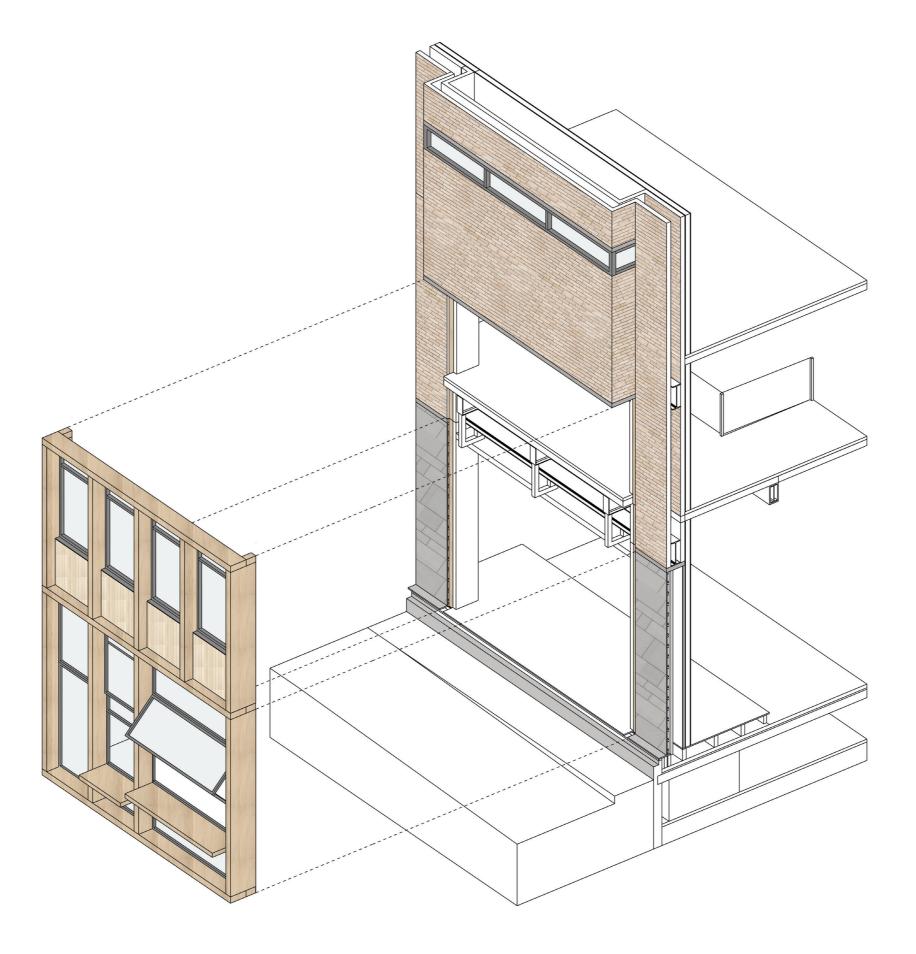
---- V0.5 +2600

---- V0 +0

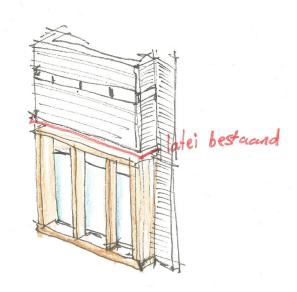
Facade Building method



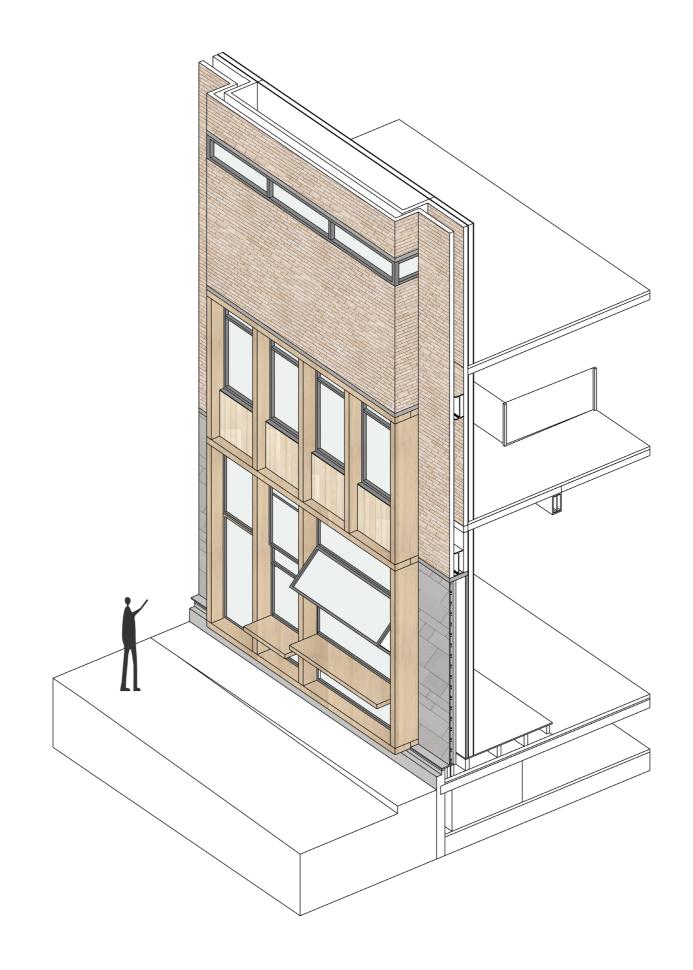
principal sketch of intervention

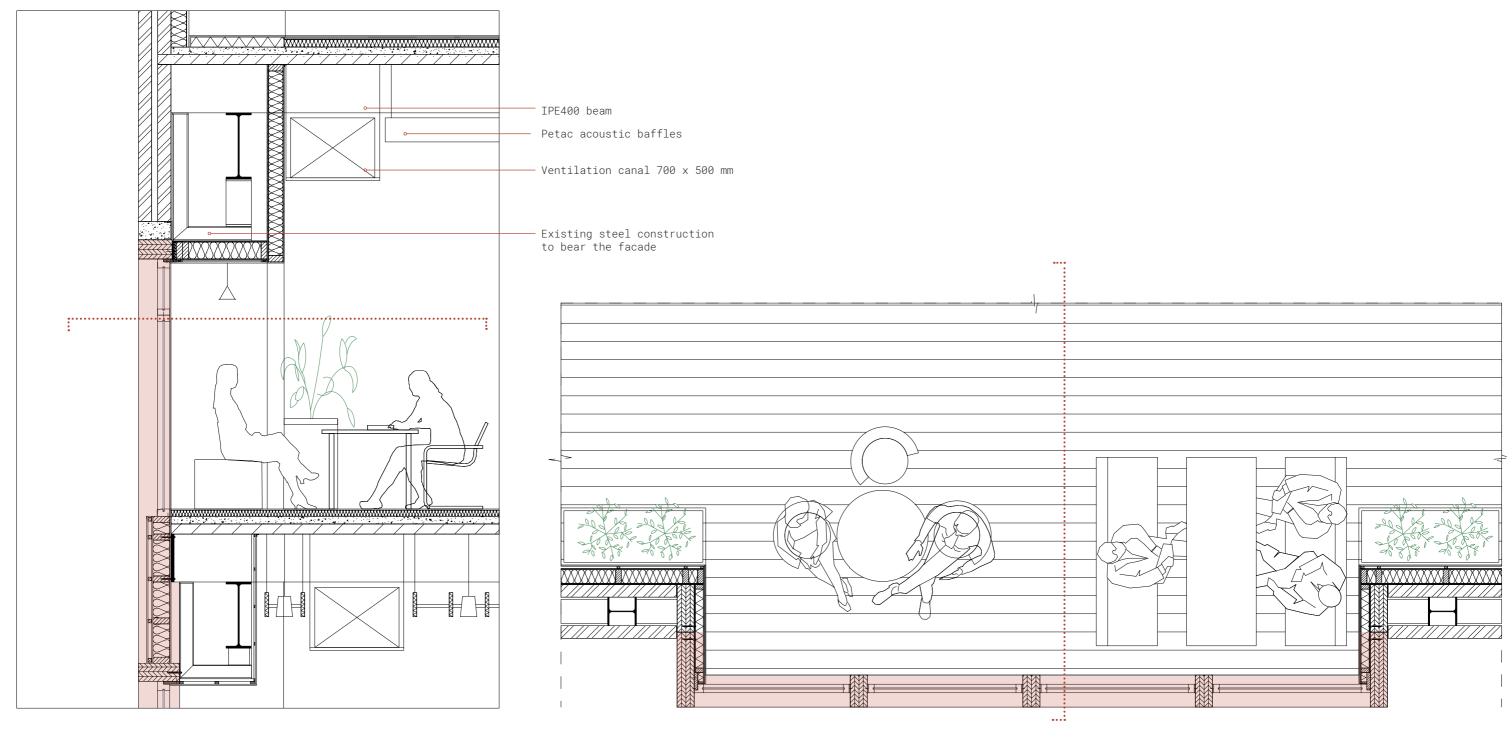


Facade Building method



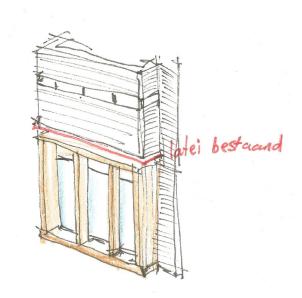
principal sketch of intervention





vertical detail horizontal detail

Facade Details

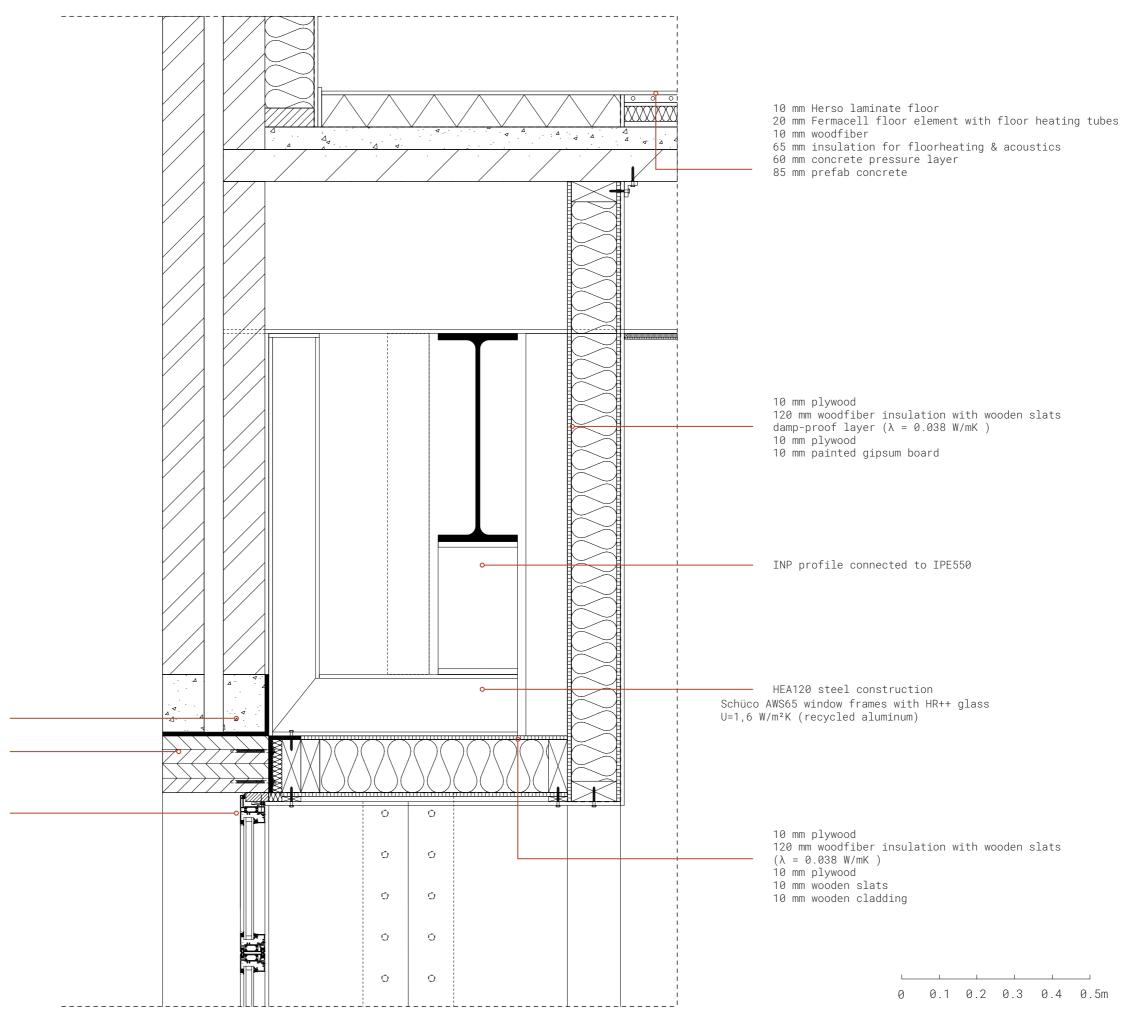


principal sketch of intervention

in-situ latei, connected with UNP200

glulam wooden beam 150 x 280 mm

Schüco AWS65 window frames with HR++ glass U=1,6 W/m²K (recycled aluminum)



PART V CONCLUSION



re-use the existing



waste as resource



add renewable materials



adaptable design



focus on addition of quality



Conclusion

Circular design solutions



Integration to context



Building methods aimed at lifespan



Sustainable water consumption



Sharing program, with new products & services



Sustainable energy consumption



Well-being of users



Value recovery & re-use of existing



Use of materials and material choice





Thank you for your attention!