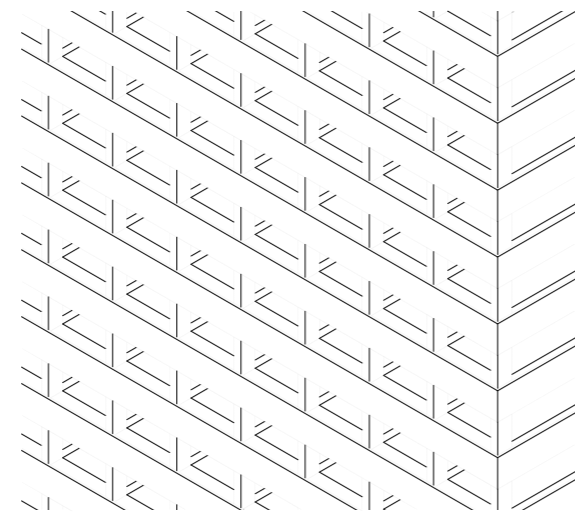


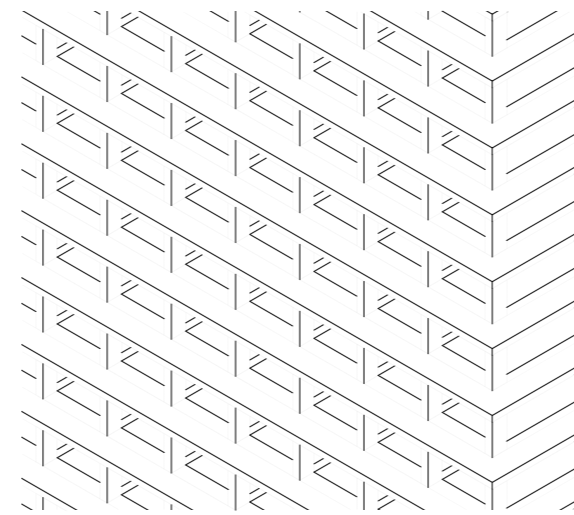
Urban plan, 1500

THE BASE

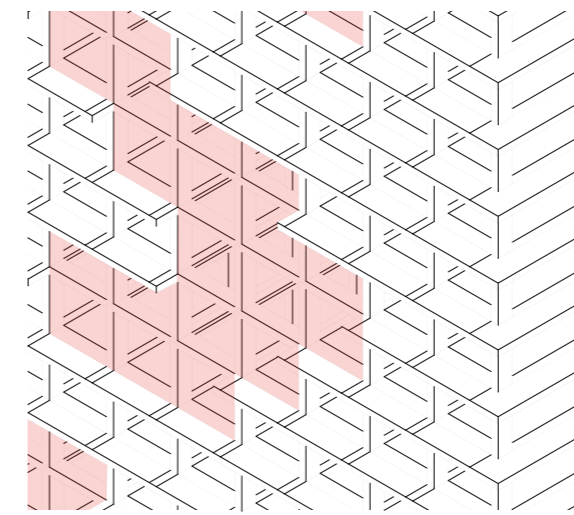
PREPARING THE BUILDING FOR A MASS-CUSTOMIZED FIT-OUT



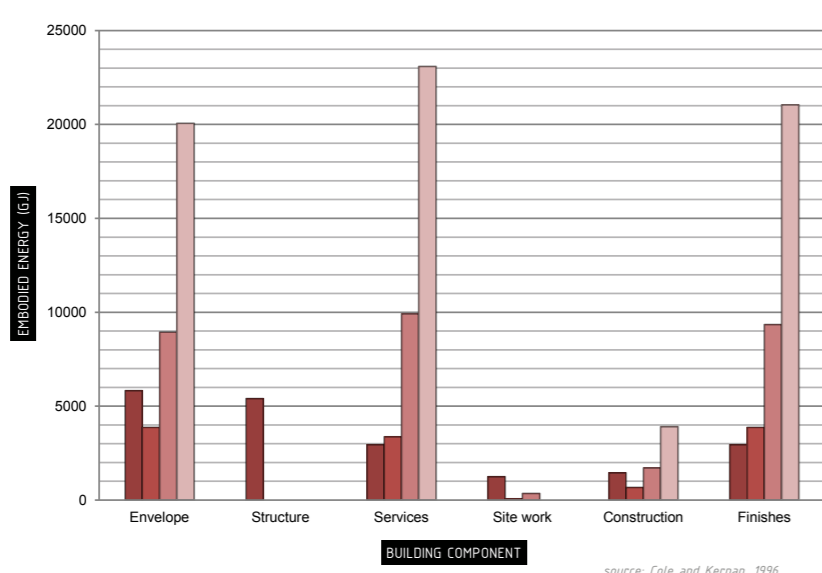
The existing building is a prime example of Dutch post-war, office architecture. The orthogonal plan is supported by large concrete columns and surrounded by narrow balconies. The precast concrete parapets form recurrent horizontal lines that make the building appear like a solid, monotonous behemoth.



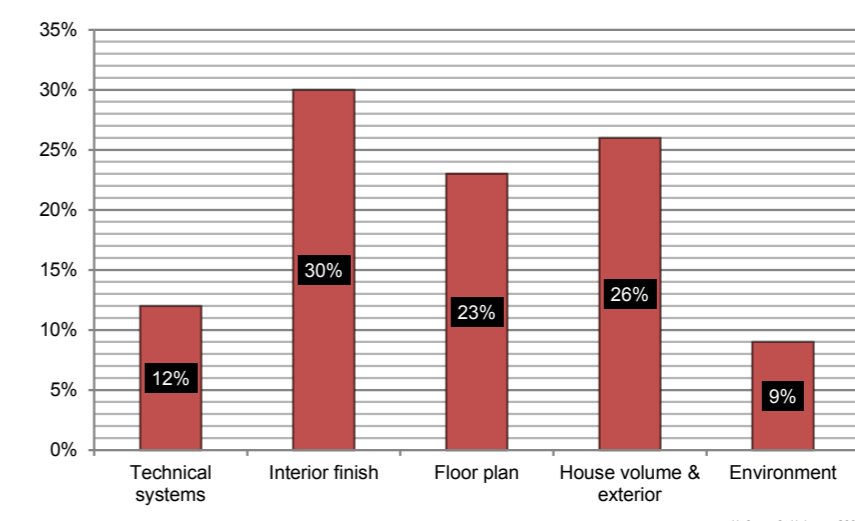
In order to open the building up for a new function, the concrete parapets are removed and the interior elements are stripped. This bare structure allows for an open and light character. The building can become a showcase for its functionality, as opposed to being dominated by its monotony.



Floor voids bring back a human scale in the building. An analogy can be found in their random appearance in old building blocks, for example to be found in the canal district in Amsterdam. This sense of scale is brought in to the high-rise in a vertical manner to encourage social cohesion and community forming.



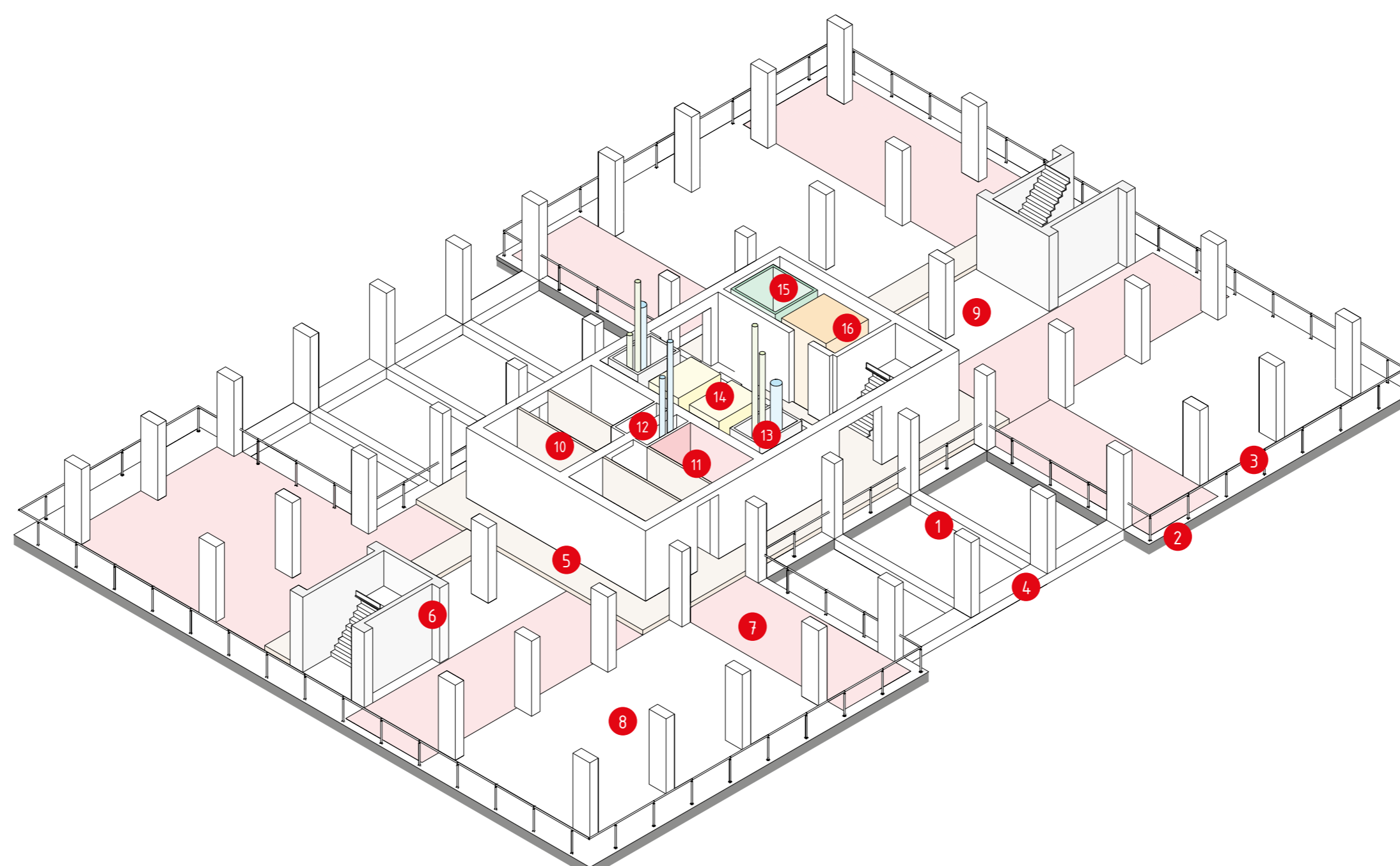
In traditional buildings, high recurrent embodied energy occurs after several years due to renovations and / or restorations. These among other factors are reasons why an office redevelopment has high risks and is often not profitable. If the responsibilities for envelope and finishes for example shifts to the end users and a building method in relation to the circular economy model is introduced, new opportunities emerge.



When shifting responsibilities to the end user, in this case the inhabitant of the dwelling, the first question that emerges is if they would like to have these responsibilities. This survey shows us that people would like to have an influence on their finishes, floor plan and volume / exterior finish of their house. Shifting responsibilities works profitable both ways.

BASIC PRINCIPLES

- 1 FLOOR VOIDS**
Voids give the building light and air. Enhances the experience of being outside once stepped outside the core.
- 2 EXPRESSION**
A distinct colour of the concrete structures the building and draws the view inside the voids.
- 3 RAILING**
A mesh railing follows the band, providing transparency and low maintenance and the opportunity to fill in the free floor field.
- 4 BEAMS**
For structural integrity, the facade beams are kept in place, as well as the perpendicular beams.
- 5 UTILITY LOOP**
Inside and around the core is a raised floor with an integrated utility loop. Dwellings plug & play into this utility loop providing basic utilities.
- 6 EMERGENCY STAIRCASES**
These staircases function as escape routes and are kept because of their stability for the structure. The utility loop connects to these staircases.
- 7 FIXED PLOT**
On each floor, several fixed starting plots are given out for rent.
- 8 VARIABLE PLOT SIZE**
In between these fixed plots, variable space can be rented out. All of the space eventually needs to be rented out.



- 9 REST SPACE**
Behind the emergency staircases, a rest space can be rented out for a lower price because of its location.
- 10 STORAGE**
Storage space is available according to demand in the core.
- 11 BOILER ROOM**
Per floor, a central boiler room is present filled in with boilers according to the expected use for warm water.
- 12 WATER SHAFT**
Next to the boiler room, the water pipes are connected in a vertical duct.
- 13 CENTRAL SHAFTS**
Superfluous elevators are being used as vertical shafts for electricity, drainage and other vertical utilities needed.
- 14 ELEVATORS**
Two of the elevators are being kept in their original function to transport people in the building.
- 15 GARBAGE SHAFT**
A transport elevator is transformed to a vertical garbage shaft, allowing the residents to dispose their garbage on their own floor.
- 16 TRANSPORT ELEVATOR**
One of the bigger elevators is being transported into a transport elevator, meaning that the only function will be to facilitate the transport of building components.