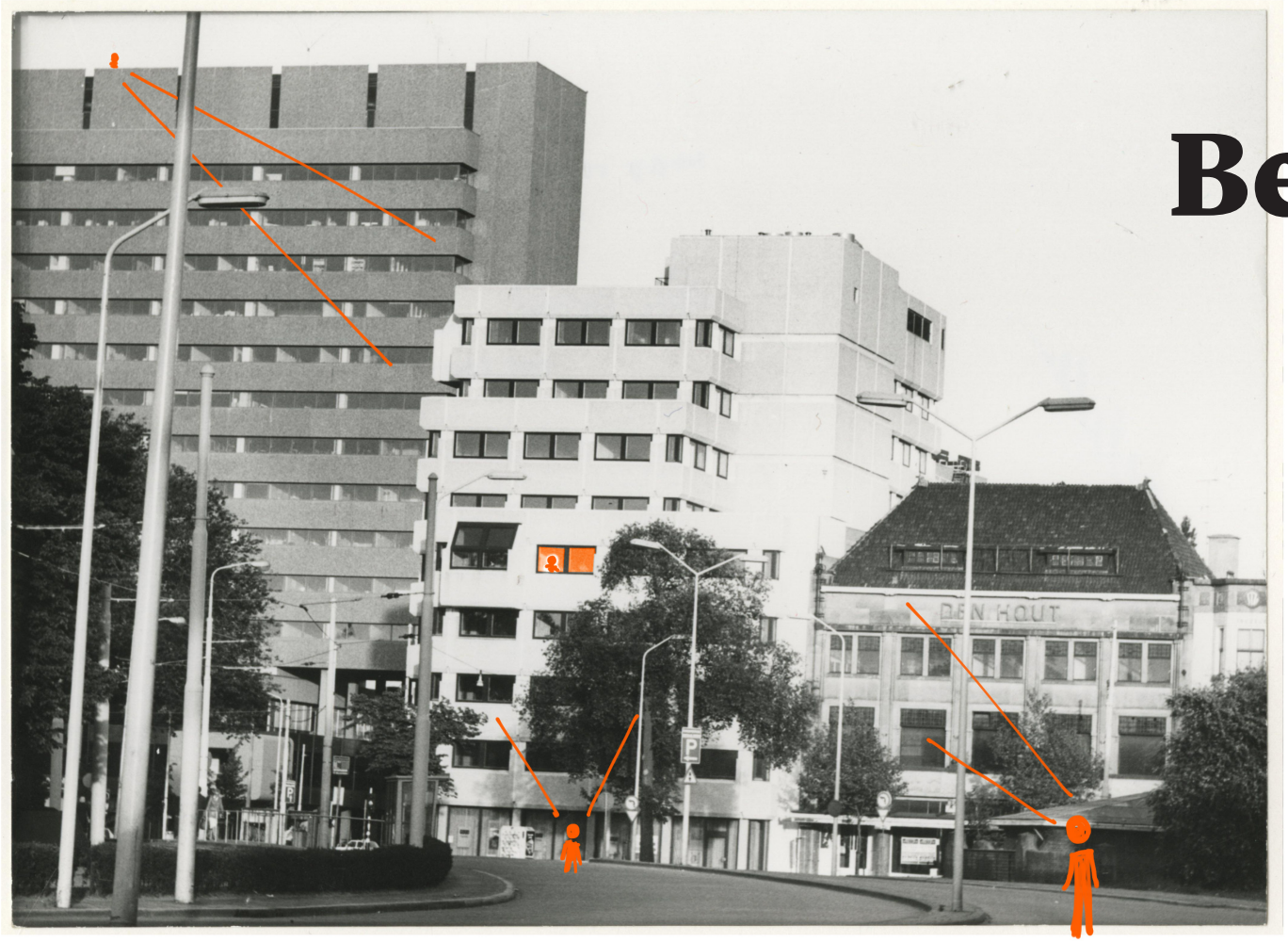

Belle(re)vue

The Bellevue office building as a case study for post-1965 office transformation strategies

Graduation report

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AR4AH130 Resourceful Reuse of Heritage
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2026.06.17

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01 (front page) - Bellevue building in 1978. Stegeman (1978)
02 (left) - Close up of Bellevue office. Own imagery (2026)

Foreword

This is a concise report of research into a transformation design for the Bellevue office building in The Hague. The Bellevue office is high on the demolition list: it is set to make way for two record-breaking residential towers, a highly controversial development.

This study is part of the graduation studio Resourceful Reuse of Heritage within the Chair of Heritage & Architecture. The studio focuses on research into so-called generic architecture and the question of re-evaluation. It largely concerns buildings from the post-1965 period, which are often under significant pressure. The studio explores methods to adaptively reuse these buildings and to give them a future in the broadest sense of the word.

This theme has long been of interest to me: the question of why something is considered beautiful or valued, or not. It is my observation that buildings from this period in particular are quickly labelled as 'ugly', which for me has been an additional motivation to join this research. My appreciation for the aesthetic power of concrete gave an extra push.

This three-quarter-year research project has immersed me deeply in the subject, challenged me and provided new insights. I would like to express my specific thanks to Chris, Barbara and Lidwine for the challenge you presented to us as a group of students and for your questioning attitude, which gave the design research additional foundation and depth. I would also like to thank other lecturers, researchers and architects who have supported this exploration along the way.

Steven van Haaften
2026.05.27

Abstract

This graduation project investigates the transformation potential of the Bellevue office building in The Hague, a post-1965 office building currently threatened by demolition and redevelopment. The research addresses the question: *Through what interventions can the Bellevue office building be transformed while preserving its distinctive characteristics and responding to current location specific challenges?*

The study is based on a research by design methodology and combines architectural, urban, historical, and spatial analyses. The research identifies Bellevue's most distinctive quality as its role as an urban transition between low rise and high rise scales. Additional analyses focused on the façade composition, programmatic expression, and spatial organisation of the building, particularly its circulation and office layout.

The resulting transformation proposal reinterprets Bellevue as a public university building centered around political engagement and democratic participation. The design introduces new stepped volumes containing student housing, educational functions and public programs. A central public atrium and vertical circulation route connect the program components inspire, explore, and express, culminating in the student's rostrum: a public platform for political expression. Through these interventions, Bellevue regains urban, architectural, and societal relevance.

03 - Bellevue building seen from Laan van Reagan en Gorbatsjov, Klerk (2005)

1. Introduction

1.1 Problem statement

'"Bellevue" is embraced by the city council.' This is the opening statement of a press release by The Hague's former alderman for housing, Robert van Asten, in the summer of 2023 (Van Asten, 2023). After years of political debate, the municipal council of The Hague approved the construction of two residential towers on the prominent Bellevue site, directly next to the main train station. The two towers have to replace the existing buildings at the location, such as the Bellevue office building.

The proposed height of the towers has caused significant controversy: two towers of 185 metres in the city centre. The proposal became a major societal and, in particular, political issue. Earlier, the city council decided to reduce the height of the towers by approximately twenty metres (Team Stadszaken, 2023), and the project was temporarily put on hold due to concerns about feasibility.

Following the 2023 approval, the project regained momentum in 2026: a new developer, together with new architects, presented an updated design for the two towers (Vastgoeddata, 2026). The path now appears clear, and the development is moving forward towards construction.

With this development, it is almost certain that the most of the existing buildings on the site will be demolished. The new towers are planned exactly on the location of the current Bellevue office. This building, designed by Hoornstra, Verschoor and Key, was completed in 1976 as the final element within the building block. It has housed, among others, the Ministry of Agriculture and is currently owned by Staedion, a housing corporation based in The Hague.

The planned demolition of Bellevue forms the direct motivation for this research. This study focuses particular on the added value of the building within the current urban context and on its distinctive architectural characteristics. Through this research and the following design proposal, an alternative perspective is introduced; an perspective that acknowledges both the historical and urban context while responding to contemporary societal challenges.

04 (left) - Render of Bellevue project seen from city centre. RED company (2026)
05 (middle) - Render of Bellevue project seen from KJ plein. RED company (2026)
06 (right) - Render of the new towers of the Bellevue project. Powerhouse Company (2026)

1.2 Relevance

The planned demolition of Bellevue reflects a broader trend: the removal of buildings from the post-1965 period. At the level of urban planning, the Netherlands faces a major challenge: the country must densify while dealing with limited available space and a growing population in need of housing. Both villages and cities are expanding rapidly, under strong social and political pressure (Ministerie van Volkshuisvesting en Ruimtelijke ordening, n.d.).

Within this context of urgency and efficiency, post-1965 architecture can be considered an underdog. Although abundant, buildings from this period often suffer from serious image problems. As argued by Den Boer et al. (2023), many of these buildings are demolished without extensive discussion, since many of the buildings of this time period have been granted a monumental status.

Post-1965 architecture includes a wide range of architectural styles, such as brutalism, functionalism, and late modernism, often characterized by the use of concrete, both structurally and aesthetically. While Brutalist architecture is increasingly recognized as heritage, more generic office buildings from the same period are often considered less valuable. Differently put, these specific type of architecture is in the blind spot.

This differentiation results in a clear imbalance: buildings such as the former Ministry of Foreign Affairs by Dick Apon are seen as valuable and are proposed to get a protected status (Somer et al, 2025), while Bellevue, from the same period and located in the same area, is now facing demolition.

This research, as part of the studio Resourceful Reuse of Heritage, perfectly operates in this grey area. It contributes to the broader discussion on how to value buildings that do not have an official monument status.

1.3 Objective

The broader aim of this research is to contribute to the discussion on the heritage value of buildings, specifically from the post-1965 period. This design-based research focuses on one specific case: the Bellevue office building.

The main objective is to determine the continued relevance of Bellevue within its current urban context. Through a comprehensiv analysis, a base is established for a transformation design that responds both to the condition of the building itself and to its surroundings. As already stated in the introduction, this research seeks for an alternative for the proposed high-rise plans for the chosen location.

More generally, the research aims to better understand the architectural value of post-1965 buildings. The motivation behind this study lies in the question of perception: how these buildings are valued, and what opportunities exist for their reuse. The broad theme why buildings from this time period are valued differently than others is the personal interest of the author and this research fits seamlessly in that area of interest.

1.4 Design question

The perspective outlined above forms the basis for this design research, which explores how Bellevue can be transformed into a future-proof building. This leads to the following main research question:

> **Through what interventions can the Bellevue office building be transformed, while maintaining its distinctive characteristics and responding to current location-specific challenges?**

In Part 2 (Approach and analysis), the main themes underlying the research are introduced. In Part 3 (Results), the main question is addressed through several sub-questions that break down the project to three different scales, the urban, building and interior scale:

- Based on the analysis, what are the key design principles for the transformation of Bellevue?
- Through what interventions can Bellevue respond at the urban scale?
- Through what interventions can Bellevue be transformed at the building scale?
- Through what interventions can Bellevue be redefined at the interior scale?

1.5 Scope

This report proposes a transformation design for the Bellevue office building, located at the intersection of Koningin Julianaplein and Bezuidenhoutseweg in The Hague. The main research question is broad and is further defined through the conclusions of the building's analysis, the presentation of the key principles in the first sub question and the elaboration on the key principles in the following sub questions.

The design research is based on prior in-depth analysis and a broader exploration of post-1965 architecture. In Part 2 (Approach and analysis), the key findings are presented, forming the foundation for the design proposal. The analysis is structured around three main themes, design, perception, and materiality, each addressing the building from a different perspective.

The conclusions drawn from this analytical phase directly inform the proposed interventions and the overall direction of the design research.

07 (right) - Bellevue front facade. Van Hoek (n.d.)

2. Approach and analysis

2.1 Methods

This specific research into a suitable transformation design for the Bellevue office building, as well as an alternative proposal for the planned skyscrapers, is part of a broader study on post-1965 office buildings and their often overlooked qualities and characteristics. This research was initially conducted as a group project and is documented in the student report *Revaluing Generic Architecture* (Haga et al., 2026). In this report, projects that fall under the category of "generic architecture" are compared in order to develop a framework for evaluation. The study is narrowed down to a selection of six projects that are considered representative of the wider research into the transformation potential of generic architecture office buildings. And Bellevue is one of these selected projects.

2.1.1 Methods used in group report 'Revaluing generic architecture'

The group report Revaluing Generic Architecture (Haga et al., 2026) consists of a collection of case studies on 23 buildings from the post-1965 period. These buildings were analysed in three phases. The first phase focused on exploring the selection, which consisted of a random group of buildings in the Benelux built between 1965 and 1990. Through the themes of perception, design, and materiality, the buildings were compared with one another. Data and characteristics of all buildings were collected in tables in order to identify the main themes and qualities present within this architectural period.

In the second phase, each project was evaluated and argued for based on the necessity and potential for transformation, resulting in a selection of twelve projects. The research continued using the same structure as in phase one, while also making an initial attempt to define the key characteristics of the buildings.

Based on personal preference, a final selection of six buildings was made for an in depth study into the themes of perception, design and space, and materiality and state. In this phase, clear conclusions were drawn regarding the most important characteristics of each building. The main conclusions related to Bellevue are therefore presented in this report in paragraph 2.2.

2.1.2 Data used for Bellevue in group report 'Revaluing generic architecture'

For the different buildings, a shared presentation of data was used through Excel sheets and a standardized set of drawings. Data collection was carried out in various ways. In the case of Bellevue, existing archival drawings from the sketch design phase, construction phase, and later renovations were used. Extensive research was conducted on the building through literature, public discussions in various forms of media, including social media, and architectural magazines and journals.
Specifically for Bellevue, research was also conducted on the surrounding buildings in order to examine how the building relates to its urban context.

2.1.3 Methods in design process

The analyses from Revaluing Generic Architecture form the foundation for the transformation design of Bellevue. Through a research by design approach, the transformation proposal is developed. In this report, the design and its expression are divided into three scales: the scale of the urban fabric, the scale of the building, and the scale of the interior.

Research by design is characterised by a wide variety of methods, including hand sketches, modelling, rendering, and physical models.

2.1.4 Output

The output of the design process is a presentation that communicates the transformation proposal for Bellevue through clear and convincing visual material. In addition, this report serves as a supporting document, providing a more detailed explanation of the design decisions and an overview of the design process.

2.1.5 Planning

The structure of this gradutation research is divided into three parts. The first parts consists of both group and individual analysis. Parts two and three focus on concept development and the further elaboration of the design proposal.

Phase	Weeks	Description
Analysis	Week 2.1 – week 2.2	Orientating on the topic of post-1965 architecture
	Week 2.3 – week 2.8	Analyzing the Bellevue office
	Week 2.9 – week 2.10	Conclusion and reuse strategy
	January 28, 2026	A1 Kick Off
Concept forming	Week 3.1 – week 3.4	Concept and focus points
	Week 3.5 – week 3.8	Research through design, working towards a design to the level of a sketch design (SO)
	April 1, 2026	A2 Midterm (SO)
Elaboration	Week 3.8 – week 4.7	Elaborating on the design principles presented during the A2 midterm, working towards a design to at the level of a preliminary or, at some parts, definitive design (VO/DO)
	June 3, 2026	A3 Green Light (VO/DO)
Finalizing	Week 4.7 – week 4.9	Finalizing the presentation, matching it to another audience.
	June 17, 2026	A4 Final presentation

2.2 **Analysis**

This paragraph provides a brief introduction to the Bellevue office building and outlines the key characteristics in three subparagraphs, based on the broader analysis. All statements and arguments on the design of Bellevue are based on the research and presented findings in the relevant chapters in the group report *Revaluing Generic Architecture* (Haga et al., 2026).

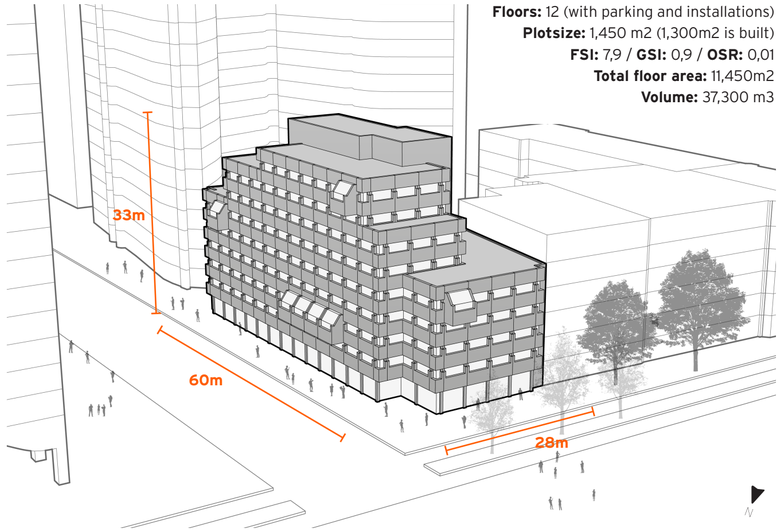
2.2.1 Introduction on the Bellevue office

The Bellevue office building is a design by the architects Hoornstra, Verschoor and Key, a relatively unknown architectural office. However, they were given the opportunity to design an office building at a highly prominent location, in the city centre of The Hague. The well-known Hotel Bellevue, which previously occupied this site, had been demolished earlier. The design phase and construction of the new office building took only three years, from 1974 up and till 1976. It was one of the last buildings in that building block. Because of the use of modular façade system, where the façade panels where constructed in the factory, the construction time of this building was relatively short.

The name Bellevue refers directly to its location. “Belle vue” is French for “beautiful view”, referring to the Haagse Bos and the Koekamp, parks that Bellevue overlooks from the intersection of the Bezuidenhoutseweg and Koningin Julianaplein, a prominent node in the city centre of The Hague (figure 08). Today, thousands of people pass this location on foot or by public transport today, moving towards the central station or, vice versa, towards the city centre, government buildings or the Haagse Bos.

The Bellevue office building is positioned as a corner building within a block of approximately six-story buildings. The original buildings directly next to Bellevue have been demolished and replaced by the skyline-defining Hoftoren of over 120 meters high. The highest level of Bellevue reaches the tenth floor, which is used for technical installations (figure 09). The building also includes two basement levels for car parking.

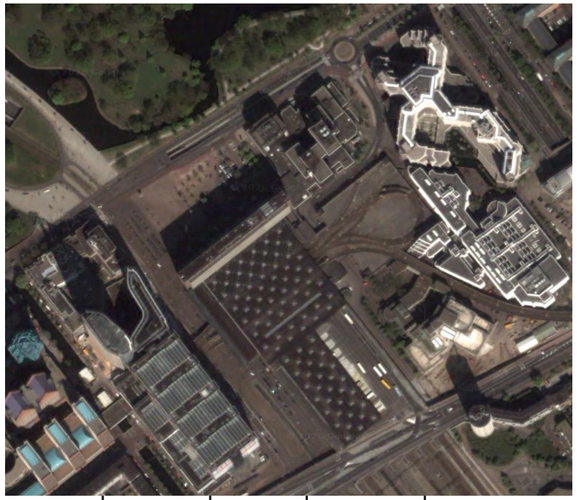
The building has a footprint of approximately 1300 square meters and a total floor area of around 11,450 square metres. It was originally designed as an office building and has housed several organizations, most notably the Ministry of Agriculture (figure 10) and Fisheries. In recent years, the building has been the headquarters office of Staedion, a housing corporation based in The Hague. Currently, Bellevue includes a small supermarket in the plinth.




Ministerie van landbouw naar 'Bellevue'

DEN HAAG — Het ministerie van landbouw en visserij dat in ruimtenood zit in haar gebouw aan de Je Van den Boschstraat wil enkele grote afdelingen gaan onderbrengen in het kantoorgebouw Bellevue, dat op de plaats van het voormalige hotel van dezе naam, op de hoek van de Bijlstraat in de Bezuidenhoutseweg in aanbouw is. Het ministerie zal zes verdiepingen van dit acht lagen hoge pand huren. In verband hiermee worden de dépendances van het ministerie aan de Bezuidenhoutseweg 18 en 76 opgegeven. 'Bellevue' dat door middel van een passerel met het complex van het station Den Haag-Centraal zal worden verbonden wordt eind dit jaar opgeleverd door de bouwer.

08 (left) - Bellevue and its context 1:2000. Own imagery
09 (middle) - Bill of quatities. Own imagery
10 (right) - Newspaper snippet with update of construction site, Trouw (1975)



2.2.2 Bellevue in its urban context

Bellevue can be understood as the final element in the urban composition of the 1980s in the direct area of The Hague train station area. Literature research and archival drawings show that the architects were highly aware of the position of the building between the existing low-rise building blocks and the newly introduced scale of high-rise buildings.

In 1973, the Stichthage building, the office building that is part of the train station, was completed. This introduced a completely new scale and architectural language to the city. In the following years, more large-scale projects were developed, such as the nearby Babylon complex, completed in 1978, and the Ministry of Foreign Affairs, completed in 1984 (figure 11).

The architects of Bellevue argued that the building should relate both to the scale of the historic low-rise city and to the newly introduced scale and architectural style around the station area. Where the Bellevue building was perceived as transition piece, a joint, in its surrounding, the new buildings where seen as statues on their own: the buildings in that area caused a "spatial collision" (Bullhorst, 1983). In De Architect (1978), a renowned Dutch architectural magazine, defined that "spatial collision" in other words: "It has become an autonomous area that is self-contained."

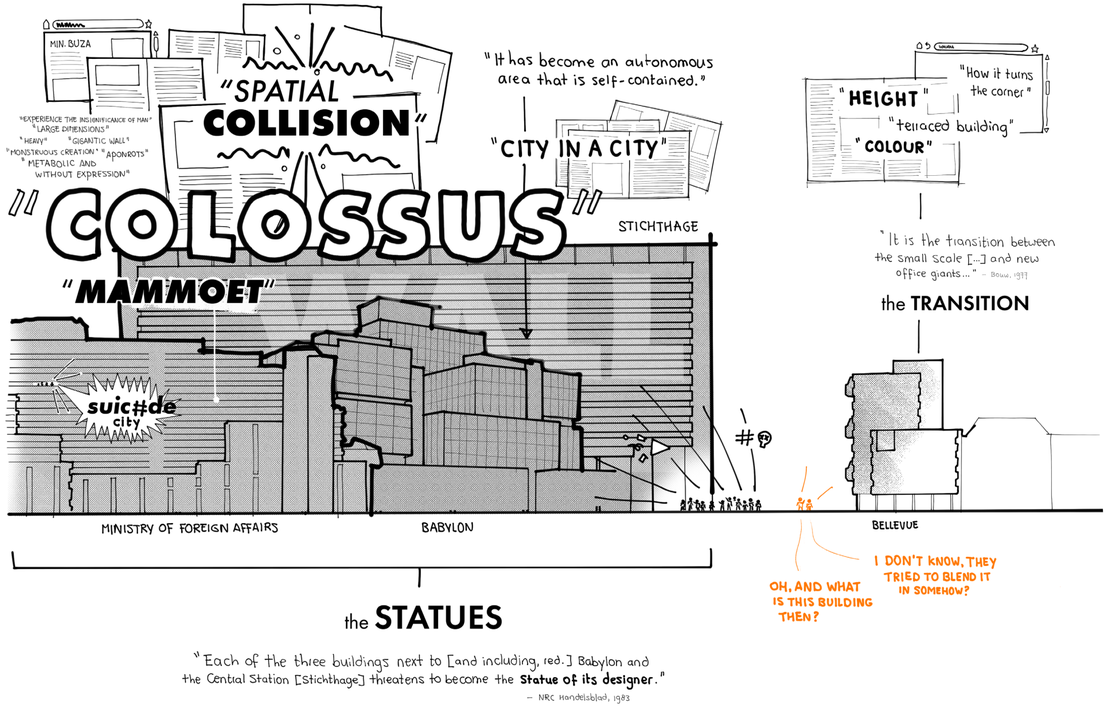


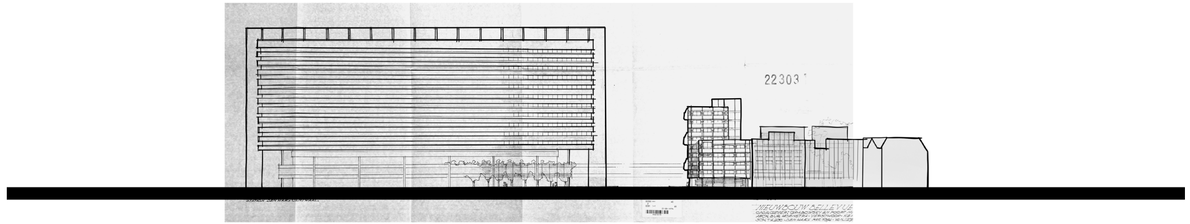
Figure 11 (left) - Situation 2003, Google Earth (2003)
Figure 12 (right) - Cartoon. Own imagery

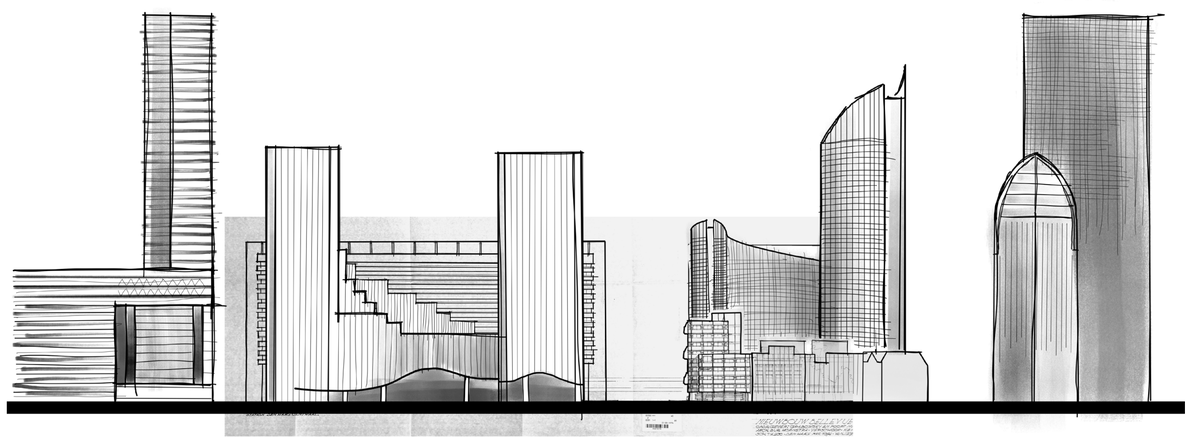
In the decades that followed, the scale of area around Bellevue changed dramatically. The scale introduced by Stichthage is now relatively modest. New towers of ministries, hotels and residential buildings have been added, significantly increasing the overall scale. The recently proposed towers of over 185 metres represent the latest and most extreme development in this area.

In addition to the newly introduced scale, the Bellevue office was unable to adapt to the changes in the immediate block of which it was a part. The demolished adjacent buildings created an awkward situation, resulting in a blind facade (figure 14). Instead of a sustainable choice that relates to new sightlines, a quick fix was chosen: a solid metal sheet facade. In combination with the layer of accumulated dirt on the façade panels, the building's appearance shows decline and neglect (figure 13).

As a result, Bellevue no longer functions as a mediating element between scales. Instead, it has become the odd one out (figure 15 & 16). This shift undermines one of its main urban qualities and places its relevance under significant pressure.

13 (top left) - Example of damage on facade. Own imagery.
14 (bottom left) - Facade with metal sheet cladding. Own imagery.
15 (top right) - Elevation drawing situation 1976. Own imagery.
16 (bottom right) - Elevation drawing situation 2026. Own imagery.



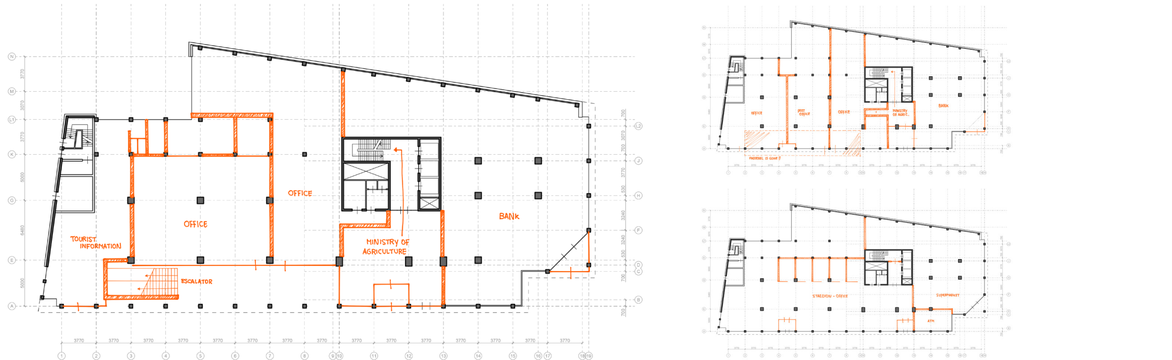


2.2.3 Function and programmatic expression

The original programme of the building aligns with its urban role as described above. The structural system, based on a column grid and an open plinth, allows for a variety of functions and layouts (figure 17). At the time of completion, several public functions were located in the plinth, including a tourist information centre. The upper floors were occupied by the Ministry of Agriculture and Fisheries

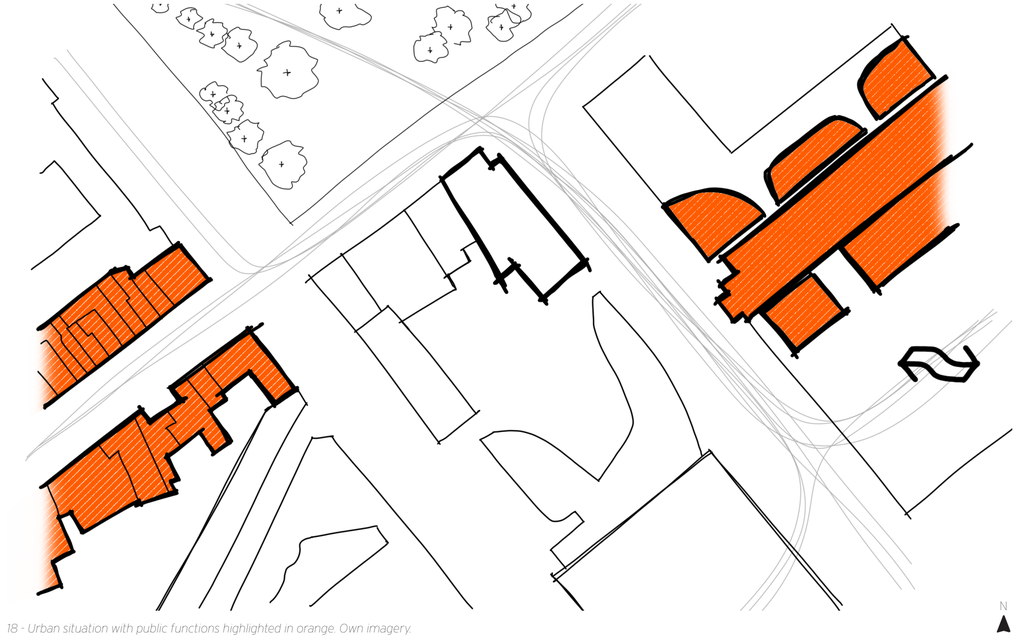
Over time, the façade and programme have changed. The original passage in the front façade, which included an escalator leading to the first floor, has been removed. This change also affected the use of the building. As of 2026, the building is primarily used as office space. A small supermarket in the plinth is the only remaining public function.

This situation reveals a large amount of unused potential. Thousands of people pass by the building daily, as it is located along a route connecting various public functions such as shops, restaurants, and bars. However, the immediate surroundings of Bellevue can be described as a gap in this network, with a lack of significant public functions, despite its strategic location.



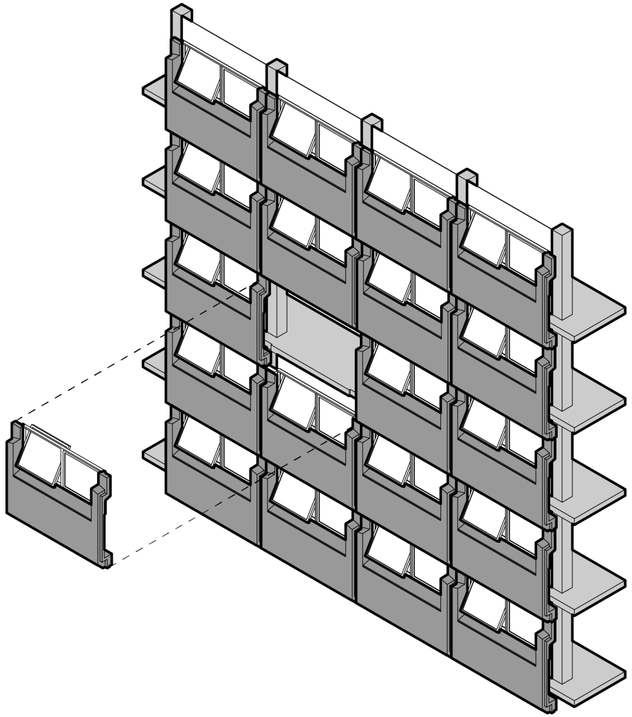
17 - Floorplan layouts of the plinth in 1976, 1984 and 2026. Own imagery.

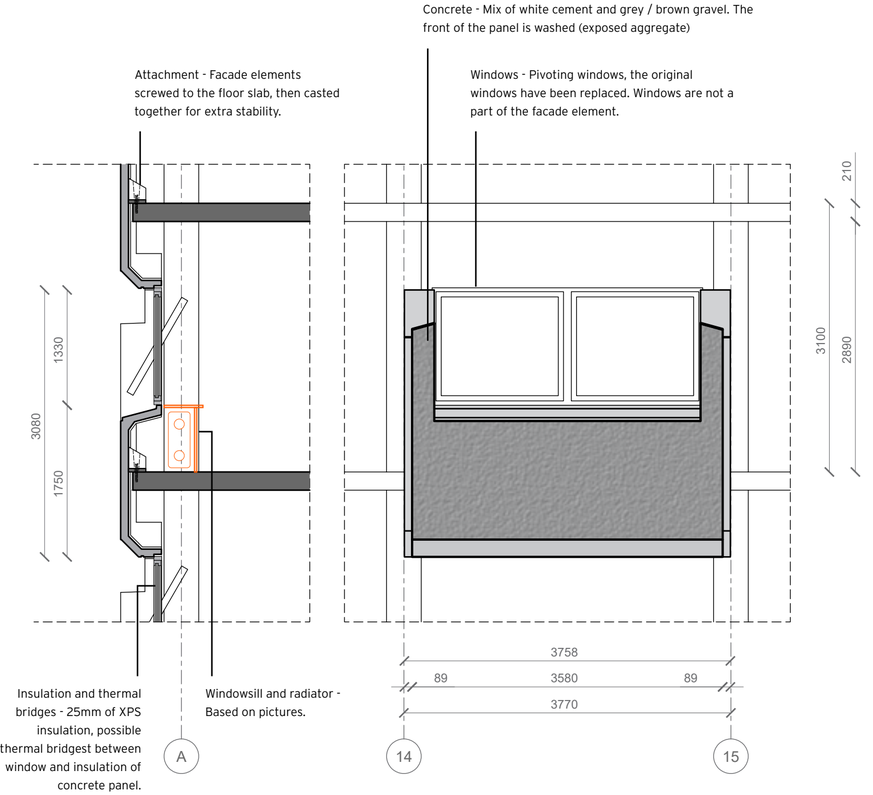
public functions along main circulation flows



18 - Urban situation with public functions highlighted in orange. Own imagery.

It should be noted that it was likely never the intention of the architects to make the upper parts of the building public. The façade expression and its relatively closed character do not support such use. As already mentioned earlier, the façade is composed of prefabricated concrete elements (figure 19). There are multiple varieties of the same element . The monolith element is characterized by the use of depth and different surface textures. Together with an (to modern standards very minimal) insulation layer, this element is mounted on top of the concrete floor slabs (figure 20).

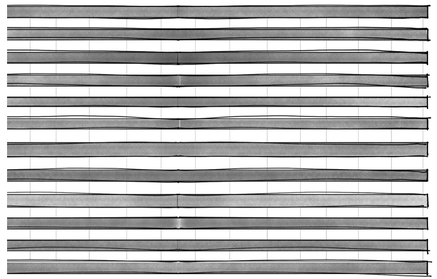




19 - Exploded axonometric drawing of existing facade. Own imagery.
20 (right) - Drawing of facade element. Own imagery.

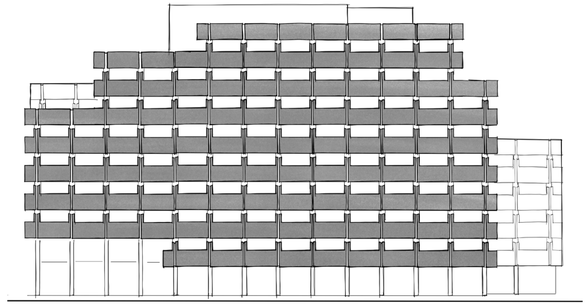
The bay windows, introduced as a modern intervention to break the façade composition, are visually prominent. However, their scale and form indicate that they do not function as traditional balconies in public or residential buildings (figure 22). Instead, they contribute to the architectural exploration between traditional and modernist façade systems: the façade as a whole does not read as a traditional load-bearing façade, neither as a modernist façade where façade and construction are seperated (figure 21).

Stichthage, train station office building



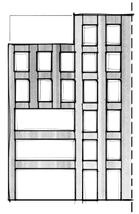
Modernist facade structure

Bellevue office building



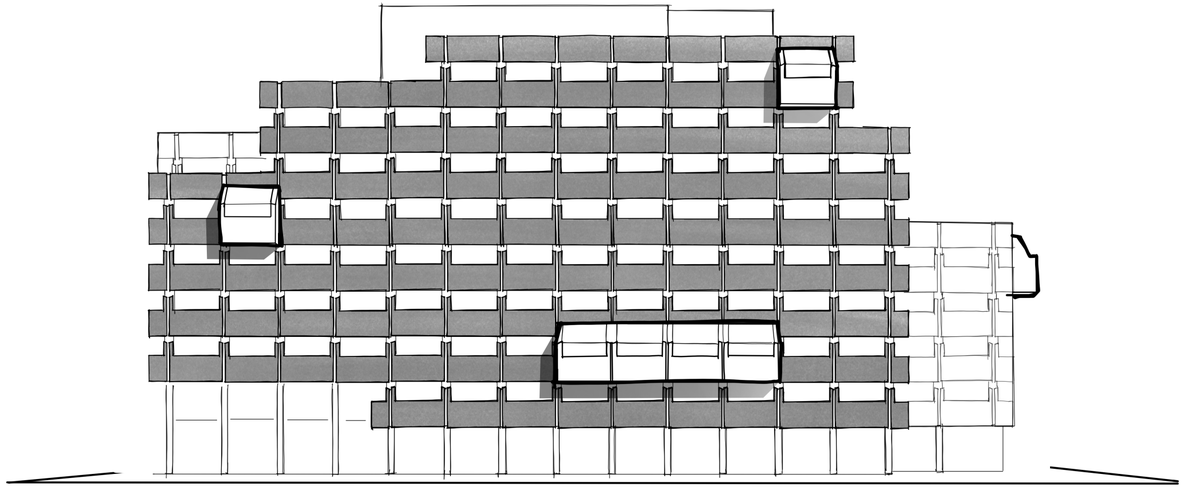
Intermediate facade structure

Adjacent building



Traditional facade structure

21 - Facade principles of Bellevue and its surrounding buildings. Own imagery

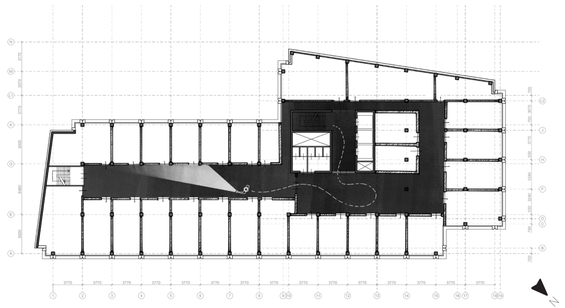


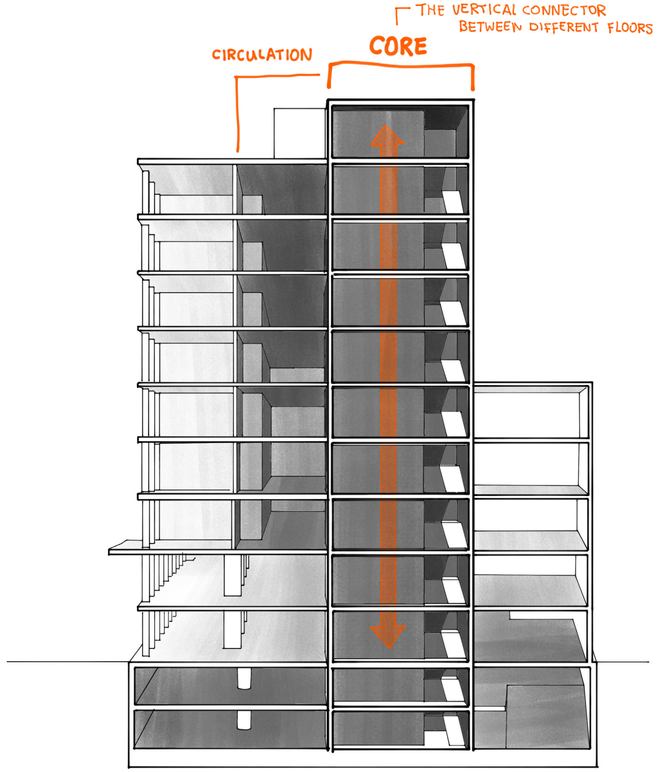
22 - Front facade with balconies as decorative attribute. Own imagery

2.2.4 Spatial characteristics

The interior organization of the building draws the conclusion that it was designed as an office building and not intended for public use. The building is characterised by a horizontal organisation of floors. Circulation is treated purely as a functional requirement. The only vertical connections are anonymous concrete cores containing stairs and elevators (figure 25).

Circulation spaces on each floor are the result of the subdivision into office units (figure 24). These corridors are relatively large in size but lack spatial quality. As a result, significant potential remains unused. These large circulation spaces could offer opportunities for interaction and informal encounters (figure 23), rather than functioning solely as transitional spaces.

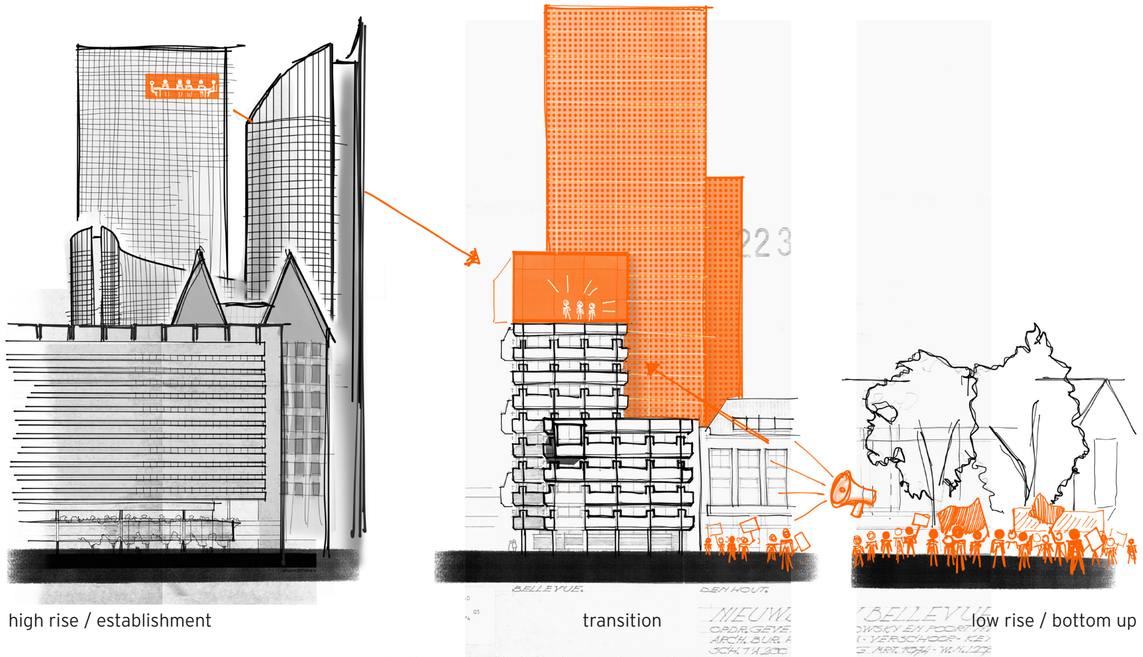




23 (top left) - event in hallway of Bellevue office. Staedion (2015).
24 (bottom left) - floor plan with circulation space highlighted. Own imagery.
25 (right) - section about circulation spaces. Own imagery.

3. Results

3.1 Redesign principles



The main research question addressed in this report is: *Through what interventions can the Bellevue office building be transformed while preserving its distinctive characteristics and responding to current location-specific challenges*?

The previous chapter clarified what is defined as "distinctive characteristics". This introductory paragraph presents the key principles underlying the transformation design and establishes a direct relationship between the analytical findings and the resulting design decisions. The proposed design can be understood as a direct translation of the building's most significant characteristics. Furthermore, this chapter substantiates which aspects are considered relevant to the transformation design and which are not. The central question of this section is therefore: Based on the analysis, what are the key design principles for the transformation of Bellevue?

The analysis of the building identified several principal themes, namely the urban integration of the building, the programmatic expression of the façade, and the spatial characteristics, particularly circulation and the typical office floor plan. These themes operate across three different scales: the scale of the urban fabric (1:2000 and 1:1000), the scale of the building (1:200 and 1:100), and the scale of the interior and building layout (1:50 and smaller).

The main themes and corresponding design strategies are the following:

- Urban integration: extending the building's stepped composition and thereby adding extra volume that establishes a vertical relationship with both the surrounding low-rise and high-rise context.
- Programmatic expression: introducing a public program focused on students and on strengthening political engagement among young people. The addition of a political balcony serves as the architectural expression of this public program.
- Spatial characteristics: connecting the stacked public program through public vertical circulation elements and large spatial interventions located along the junction between the existing structure and the newly added volume.

Paragraphs 3.2 to 3.4 discuss the concrete elaboration of these themes and the associated design process. Chapter 4, the conclusion, summarizes the final design proposal.

26 - Schematic drawing of redesign principles. Own imagery.

3.2 Urban reintegration of Bellevue

The first theme to be addressed concerns the urban integration of the building. The central question is: *Through what interventions can Bellevue respond at the urban scale?* The analysis demonstrated that Bellevue was originally conceived as a transitional element between low-rise and high-rise buildings. The architects themselves identified this as the project's principal design intention (Verschoor, 1977, p. 297). However, the urban context has changed significantly, and the building no longer functions as a transition between low-rise and high-rise structures.

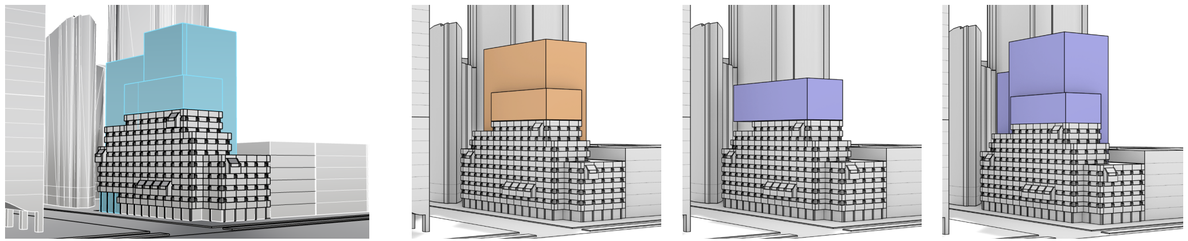
This became the primary point of departure for the transformation design. As introduced in paragraph 3.1, the existing stepped composition of the building is used as the basis for the addition of new volume. This characteristic was identified as one of the building's strongest architectural qualities.

3.2.1 The new volume: a negotiation of factors

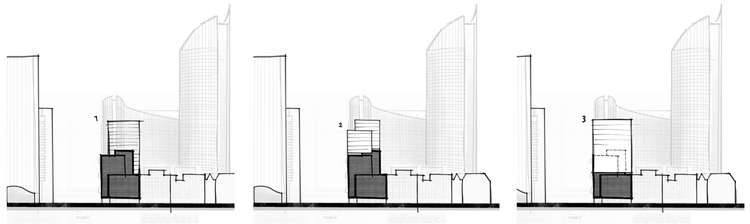
From the outset, the design process involved a negotiation between multiple factors and interests. Among the most influential were the program, the geometry of the plot, the form and height of the adjacent buildings, and, perhaps most importantly, the existing structural system (figure 29).

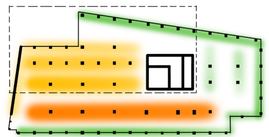
Initial exploratory studies (figure 27) demonstrated that any additional volume would primarily need to be developed vertically. The building should establish a meaningful relationship in height (variable 1) with the Hoftoren, Stichthage, and the recently constructed residential towers surrounding the KJ Plein. A modest rooftop extension of only one or two floors would not adequately respond to either the urban context or the design challenge itself.

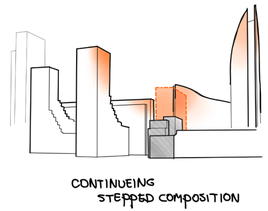
At the same time, several factors influenced the form of the new volume (variable 2), including the intended program of the building. Although the program will be discussed more extensively in a later section, it was decided early in the design process that the additional volume rising above the existing structure would accommodate residential functions. Through the study of reference projects, the required proportions and gross floor area per level were investigated in order to achieve a viable ratio between total floor area and rentable floor area.

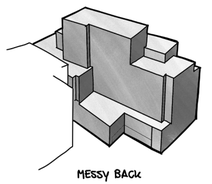


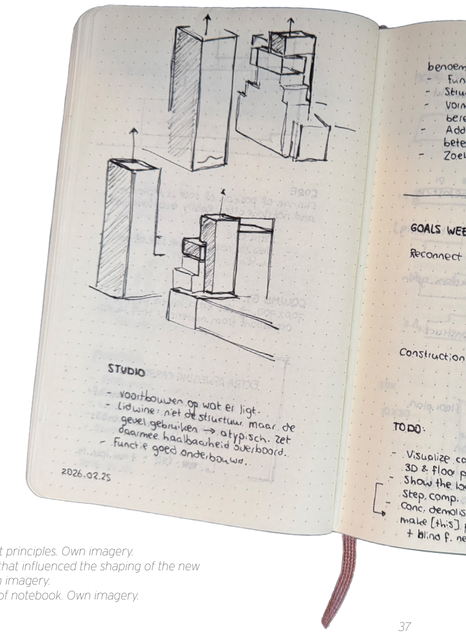
27 - Studies in the first weeks of design process. Own imagery.











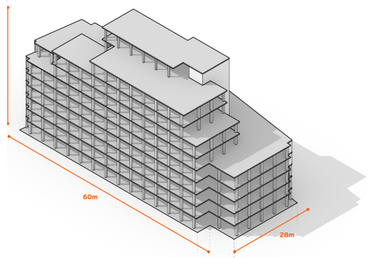
28 - Different principles. Own imagery.
29 - Factors that influenced the shaping of the new volume. Own imagery.
30 - Picture of notebook. Own imagery.

3.2.2 Demolition and addition

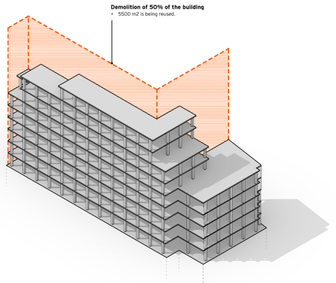
An important question concerned the manner in which the new volume could structurally extend above the existing building. Structural calculations, based on rule-of-thumb estimations (appendix 2 & 3), demonstrated that the existing structure (figure 31) offered only limited overcapacity for vertical extension, apart from the foundation.

As a result, the decision was made relatively early in the process to partially demolish the building (figure 32) in order to constuct a new, independent load bearing structure (figure 33). This intervention offers several advantages, including the repositioning of the functional core and the improvement of the building's spatial quality. Larger and more continuous spaces become possible across multiple floors.

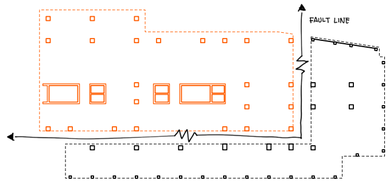
This is, however, a radical intervention. More than 50% of the building is demolished (figure 32). From a sustainability perspective this is a difficult decision, since a considerable amount of stored CO_2 is released in the process. Within the broader negotiation of competing design priorities, however, this choice remains defensible. The key principle of the design is the urban joint function of Bellevue. Strengthening the visibility and legibility of this role ultimately reinforces the building's continued relevance and justification for preservation.



31 - Floorplan of the current existing construction of groudn floor. Own imagery.



32 - Demolition of 50% of the building. Own imagery.



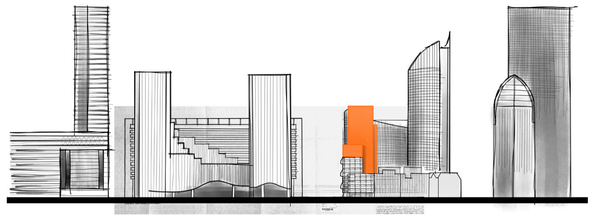
33 - New and existing construction, divided by a fault line. Own imagery.

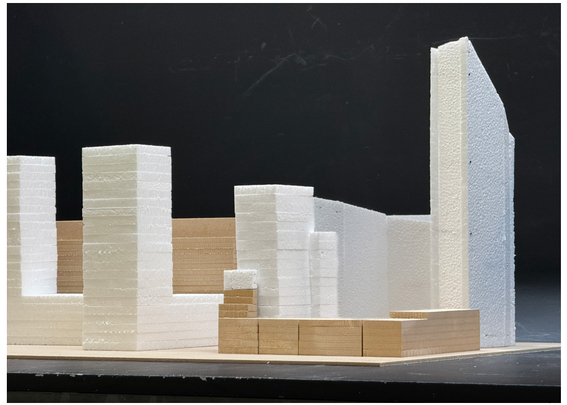
3.2.3 Further development of the volume composition

Design studies demonstrated that fragmenting the added mass into separate volumes was an effective strategy for both continuing the stepped composition of the existing building and maintaining a manageable perception of scale (figure 34). The proposed extension is therefore divided into three distinct volumes.

The primary volume reaches a height of approximately 75 meters. A secondary volume is positioned further back (figure 36) from the street façade and rises to approximately 50 meters. This creates a sense of depth within the overall composition and establishes a distinction between the midrise part of the adjacent Hoftoren (approximately 60 meters in height) and the tallest new volume.

A third intervention, consisting of an additional rooftop extension on the upper floor of the existing building, completes the composition. This final volume reinforces the perception of the continued stepped arrangement of the architectural masses (figure 35).





34 (left) - Elevation with new volumes. Own imagery.
35 (top) - Study render of new volumes in picture of existing situation. Own imagery.
36 (bottom) - Model to test different compositions and heights. Own imagery.

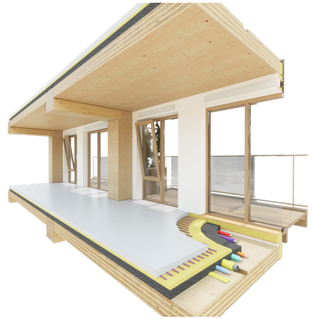
3.2.4 Construction in concrete and timber

The existing concrete structure remains an autonomous load bearing structure. The new residential tower is conceived as a separate construction. Initially, the ambition was to realize the tower entirely in timber construction, both from a sustainability perspective and to create a deliberate contrast with the existing concrete structure.

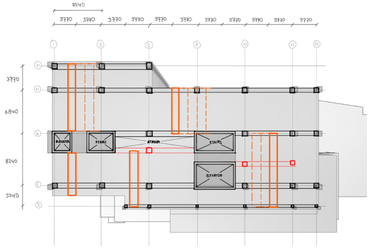
Insights gained by studying references (figures 37, 39-41) and construction principles showed the potential of timber higher rise buildings. In addition to the sustainability and aesthetic reason of using timber, this construction method has advantages when it comes to construction and construction side: every element is prefabricated and engineered and can be connected on location.

Later stages of the design process revealed that this construction principle was too ambitious for this specific location. The main reason for that choice are the spatial implications it has for the first half of the building, hosting different public functions (paragraph 3.3). The timber construction would make that difficult because of the size and number of columns in the floor layout. The top half of the buildings is used for student housing. Because of that program, timber construction can be used in this part of the building. The final result (figure 42a & b) is a building that consists of a concrete structure on the first ten levels and a timber construction for the levels above.

37a - Balcony construction in SAWA. Hicon (n.d.)

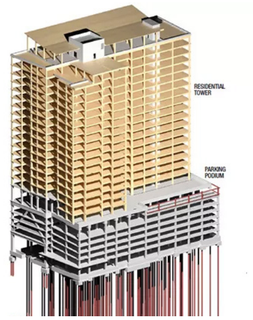


37b -Fragment of construction and detailing. Mei architects (n.d.)



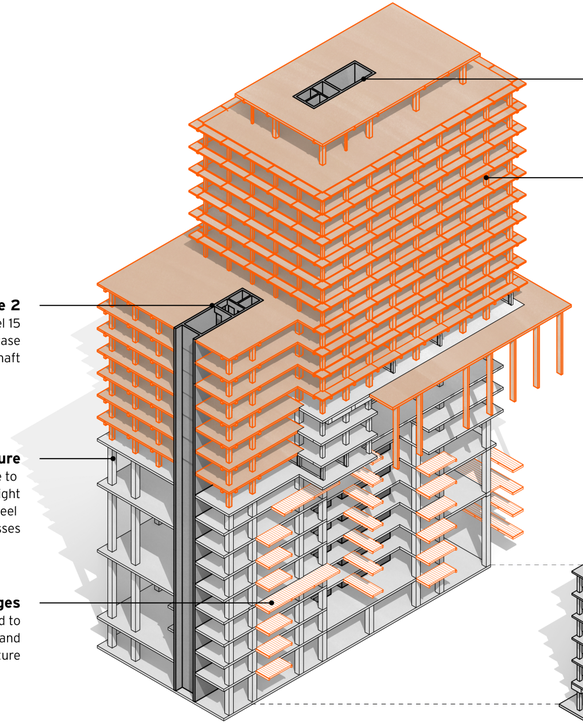
38 - Preliminary study of construction for Bellevue. Own imagery.

39 - Interior Ascent MKE. Timberlab (n.d.)



40 - Construction Ascent MKE. Thornton Tomasetti (n.d.)

41 - SAWA Rotterdam construction. NICE developments (2025)



Concrete core 1
+ 2 elevators reaching top level
+ 2 elevators reaching level 9
+ staircase

Timber construction
+ Lignatur and CLT floor elements
+ Glulam beams and columns

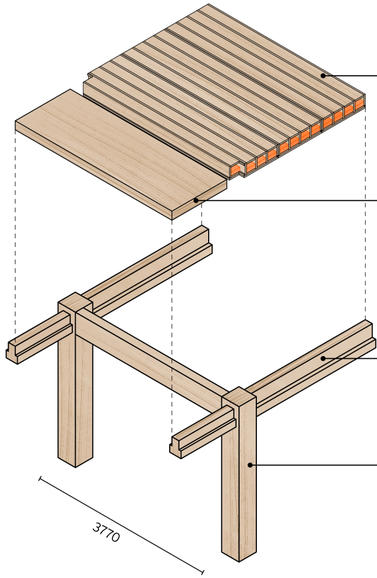
Concrete core 2
+ 2 elevators reaching level 15
+ staircase
+ shaft

New concrete structure
+ cast-in-situ structure to reduce construction height
+ band beams and Vierendeel trusses

Bridges
+ steel structures connected to new concrete structure and existing concrete structure

Existing concrete structure
+ Demolished for 50%
+ Grid size: 3.77m x 3.77m

42a - Exploded view of new construction. Own imagery.



Lignatur 240mm
+ insulation (silence12)
+ fire resistance 60 minutes
+ span: 3600mm

CLT floor element (balcony)
+ recessed sides to support floor elements

Glulam beam 450mm
+ recessed sides to support floor elements
+ integrated in floor to optimize free height

Glulam column Ø400-600mm
+ dimensions larger/smaller depending on floor

42b - Exploded view of fragment timber construction. Own imagery.

3.3 Programmatic expression of Bellevue

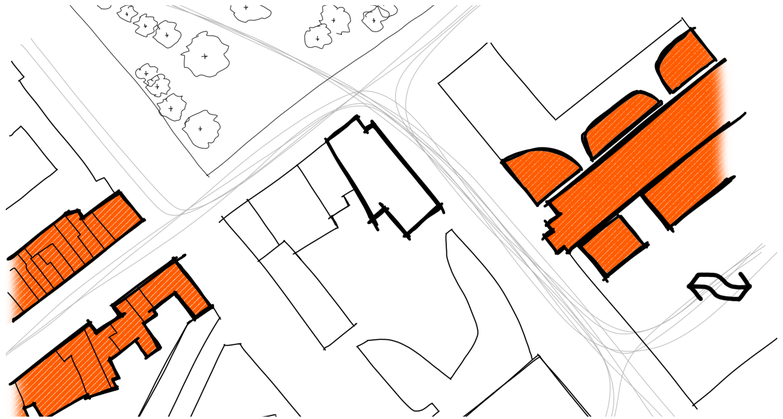
Bellevue has always functioned as an urban bridge between the existing low rise buildings and the newer high rise scale of the city. In terms of use, however, the building remained one dimensional. It did not respond to the needs of its surroundings and instead remained inward oriented. The office function had no meaningful relationship with the urban context.

It is precisely in this aspect where potential can be found. Through this transformation project, Bellevue also has the potential to become a bridge in terms of political engagement between different groups within society. This is achieved programmatically and is spatially reinforced at the scale of the building. This concept will be more explained in this paragraph that answers the following question: *Through what interventions can Bellevue be transformed at the building scale?*

3.3.1 Public function

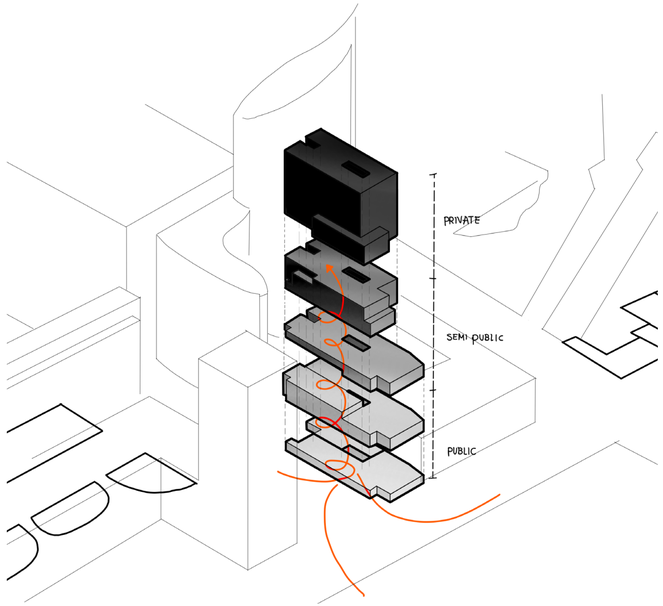
Based on the analysis, Bellevue appears to be an excellent location for a public function with considerable potential. Every day, thousands of people pass through this area while travelling to and from the railway station, or moving between the city center and the Central Innovation District, the economic core of the city.

A public building with an active ground floor that communicates and interacts with activities at street level has significant potential. Introducing a public function to Bellevue not only allows the building to be used by a wider range of users, thereby integrating it into the life of the city, but may also positively influence public perception of the building. A building that is actively used accumulates stories, events, and memories. This can ultimately contribute to a greater appreciation of the building itself.

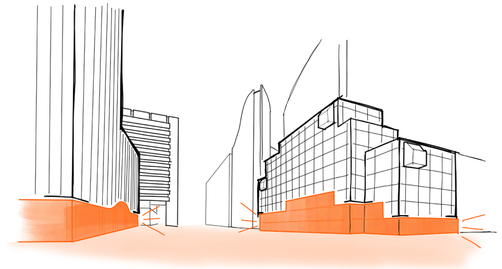


public functions along main circulation flows

43 - Urban situation with public functions highlighted in orange. Own imagery.



44 - From public to private. Own imagery.



45 - Prelimanary sketch of use of plinth that resonates with surroudnings. Own imagery.

3.3.2 Polictial joint function

Providing the building with a public function alone would remain relatively one dimensional and would not guarantee the long term relevance of the building at this location. The building must become rooted in the identity of the city. Both the historical context and the present urban condition offer strong points of departure for the programming of Bellevue.

Bellevue is situated within an area designated by the municipality of The Hague as the Central Innovation District, or CID (Den Haag, n.d.). This district is characterized by a concentration of governmental institutions, knowledge institutes, and businesses. Bellevue aligns closely with this identity. Historical analysis demonstrates that the building previously housed the Ministry of Agriculture and Fisheries for many years (Haga et al., 2026).

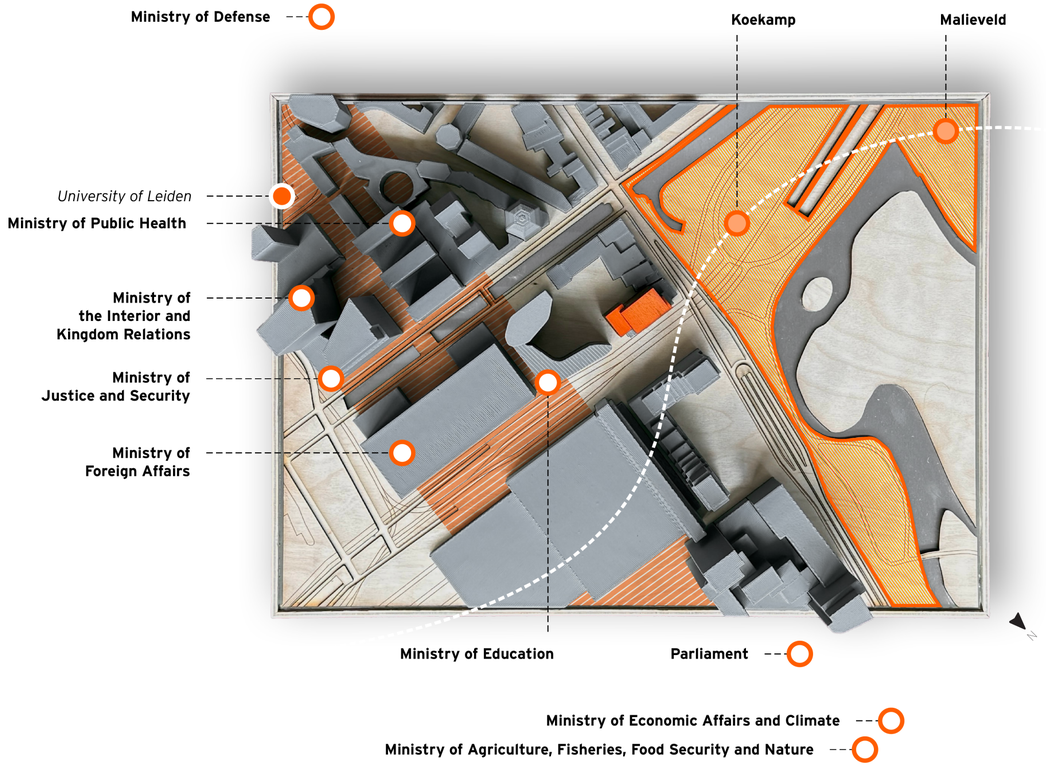
An important contemporary development within this area is the growth and expansion of higher education institutions. Leiden University has been established in The Hague for many years and continues to expand. Other universities are also extending their presence into The Hague, specifically within this district. This is illustrated by the recently opened campus building at the Spui by Delft University of Technology (TU Delft, 2025). Campus The Hague, as Leiden University is known locally, also aims to continue expanding in the coming years (Universiteit Leiden, 2020). Bellevue therefore presents a clear opportunity to step in within these developments. The main users group will therefore be students.

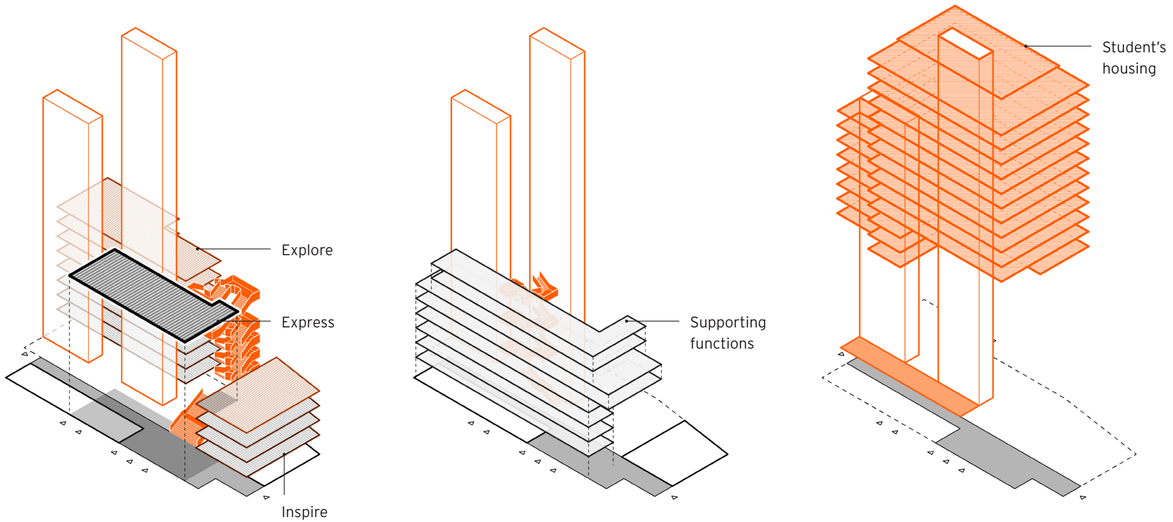
On the opposite side of Bellevue lies the Malieveld. The Malieveld is widely regarded as the Dutch symbol of politically engaged public life. Together with the Koekamp, it forms the setting for demonstrations and political events (Kortehaas, n.d.). The Bellevue building is often the background of demonstrations and protests (figure 46 & 47).

The ambition of this project is therefore to establish a political bridge at this location. The project seeks to mediate between politically engaged citizens and established political institutions by providing spaces within the building where these groups can meet, inspire one another, and conduct research into different forms of political participation. It also aims to provide emerging voices with a permanent platform.

46 - Demonstration at Koekamp with Bellevue on the background. ANP (2026)

47 - Farmers demonstration in front of Bellevue. Agraaf (2020)
48 (right) - Bellevue as political and societal joint. Own imagery.





49 - program schemes

3.3.3 Program

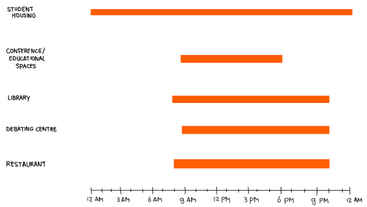
The political bridging function results in a programme that combines a university building with public political functions. The programme is organised into three thematic categories, alongside student housing: inspire, explore, and express. This structure reflects the ritual of politics itself. Political processes begin with ideas, continue through research, testing, and development, and are ultimately communicated in order to generate public support and establish majorities.

The inspire-part of the program answers the lacune of a public program at this location, with restaurant functions that are open all day round. With the addition a debate centre and multiple university functions, students are the heart of the program and will guarantee the use of this building.

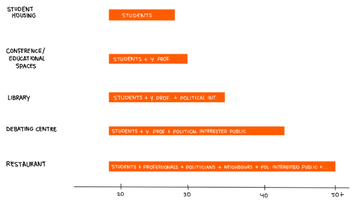
In addition to these program elements, the building also contains supporting facilities such as offices for building management and academic staff, as well as a reception area. These functions occupy the public section of the building, from floors 0 to 9.

Floors 9 to 23 are dedicated to student housing. Rather than consisting of individual studio apartments, the residential program is composed of shared apartments with up to five bedrooms and a communal kitchen and living space. Each floor includes a shared laundry facility, while the uppermost floor contains a small gym and three large communal living rooms capable of accommodating larger groups of residents. An important design requirement is that the residential tower must have a separate core with dedicated stairs and elevators. This allows different user groups to remain separated and enables sections of the building to be closed during nighttime hours.

Inspire	Explore	Express
Coffee bar (+ work spaces) Restaurant Debate centre with debate rooms, seating areas and foyers Studios	University library Lecture halls Class rooms Study spaces	Student's rostrum – multifunctional space with bar and multimedia options to express messages, visible on street level



50 - Initial distrubution of use over the day. Own imagery.



51 - Initial thought of different users per function by age. Own imagery.

3.3.4 Student's rostrum

Through the express component of the programme, the building provides physical space for the communication of political ideas and opinions. Young people and students remain structurally underrepresented in political decision making and deserve a permanent position within policy development, as also stated by the Sociaal-Economische Raad (2025). Students in particular occupy a unique position between two forms of politics: established institutional politics and politically engaged civic movements. As a group, they operate between these spheres and are therefore capable of connecting perspectives and bridging the gap between bottom up and top down forms of political engagement. In practice, this can take the form of academic or practice based research, as well as more open and exploratory forms of engagement with social and political themes.

As a public university building, the question arises of how architectural space can facilitate the expression of political ideas. Within the rooftop extension of Bellevue, the smallest added volume, this process of research and reflection becomes publicly visible. This space is referred to as the student's rostrum. The student's rostrum provides a physical platform from which carefully developed viewpoints can be communicated to the public through different forms of media. It is intended as an instrument capable of engaging directly with street level. This can take the form of LED screens, posters, flags, or publicly accessible exhibitions.

The term *rostrum* originates from the Roman Empire, where the Rostra functioned as an elevated platform situated within a public square. The Rostra was oriented towards the Roman Senate and was used by politicians and prominent public figures to communicate ideas, opinions, and political positions to the public (Kopij & Poplawski, 2025).

There are several strong international references for this type of public expression, particularly involving students. One notable example is the world famous Speaker's Corner in Hyde Park, where public debates have historically taken place in an open setting on a wide range of themes. More visually oriented examples include the Lennon Walls in Prague and the Graffiti Wall at Ohio University. (figures 52-55)

It is important to recognize that these examples represent uncensored forms of protest and expression, in which virtually any statement is permitted. Such a condition cannot be replicated directly within a university building. A certain degree of curation is therefore necessary.

Without discussing the organizational structure in detail, the management of this space should function similarly to a university newspaper. Content would be curated based on relevance and public value rather than censored according to political position. This could, for example, be organized through a student led team responsible for content and visualizations, supported by an editorial collective responsible for curating, organizing, and publishing expressions and contributions.

52 - Speaker's Corner in Hyde Park. Smith (1998)

54 - Lennon walls in Prague in 2015. Strzelecki (2015)
55 - Lennon walls in Prague in 2018. R2richar (2018)

53 - Protest wall at Ohio University. Rotuno-Johnson (2016)

56 - Sticky note wall in Hong Kong. Wpcpey (2014)

3.3.5 Programmatic expression

The rostrum is also expressed in the façade composition of the transformation design for Bellevue. The third volume, the rooftop extension directly above Bellevue, deliberately contrasts with the rest of the building in both materiality and façade composition. Whereas the tower and the existing structure continue to share the same architectural language through a rhythmic grid system, despite differences in façade panels, the extension is designed as a transparent glass volume with an enlarged balcony.

In its form, this enlarged balcony refers to the existing bay windows in the original façade. While the existing bay windows themselves already reference the traditional bay windows of classical architecture, their primary function is to break down the rhythm and scale of the façade.

By introducing the student's rostrum, the project uses this architectural reference to add a new layer of meaning and recognizability. The enlarged balcony attached to the rooftop extension becomes a political balcony.

The political balcony is a familiar architectural element that carries numerous historical and contemporary associations. Throughout history and continuing into the present day, balconies have been used by political leaders and monarchs. Symbolically, the political balcony represents the distance between established authority and the public.

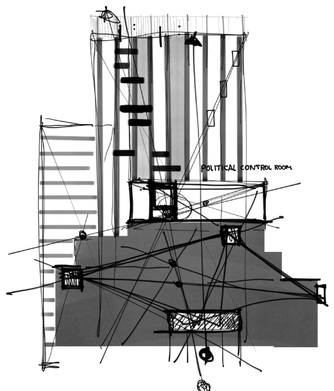
Physically, it also creates literal separation between political leaders and the people (Koolhaas, 2018). International history provides numerous examples that illustrate this symbolism. In the Netherlands, one of the most recognizable examples is the balcony scene during Prinsjesdag, where the royal family greets crowds dressed in orange from the palace balcony. This represents a positive association with the political balcony. At the same time, the political balcony is also connected to darker chapters in European history, such as the balcony of the Palazzo Venezia, from which Benito Mussolini addressed his followers. Similarly, the speech delivered by the Romanian dictator Nicolae Ceaucescu from the balcony of the Communist Party Central Committee building in 1989 foreshadowed the collapse of his regime. (figures 57-59)

The political balcony of Bellevue positions itself within this historical tradition while simultaneously resisting the top down use traditionally associated with this architectural element through the democratic structure of the student's rostrum.

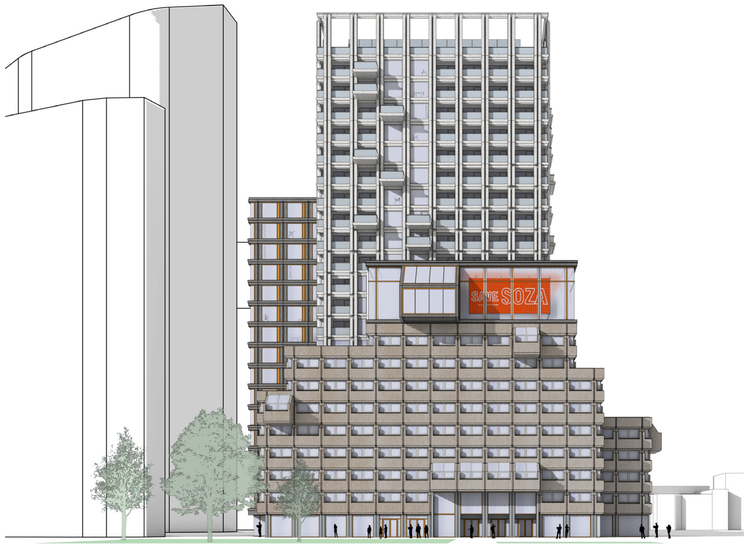
57 - Nicole Ceausescu during his last speech. Farocki (1992)

58 - Donald Trump on balcony of the White House. Moneymaker & Getty (2025)

59 - Dutch royal family on the balcony during Prinsjesdag. Utrecht (2025)



60 - Reduction of the design of the facade. Own imagery.



61 - Front facade of Bellevue. Own imagery.

3.3.6 Façade elements: a reference to the existing panels

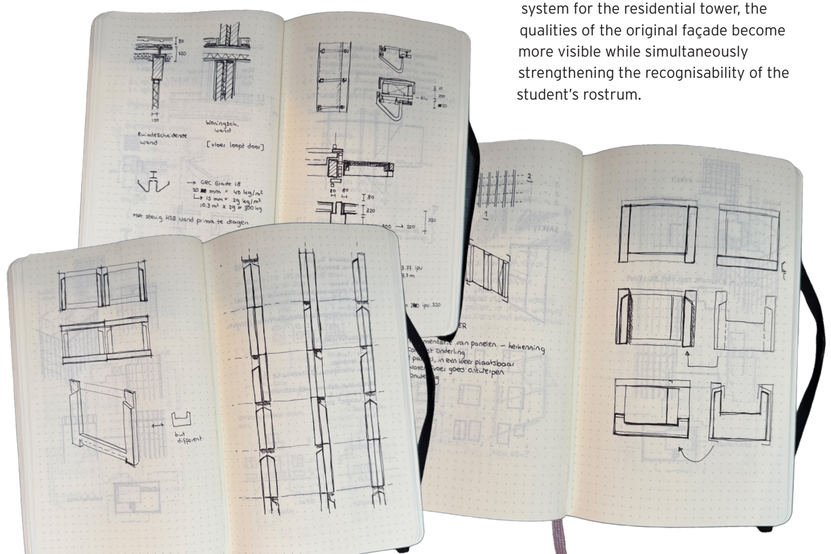
The expressional quality of the rostrum is closely connected to the appearance of the residential tower rising behind it. The existing façade element of Bellevue served as the primary source of inspiration for the design of a new façade system with several variations to clad the tower.

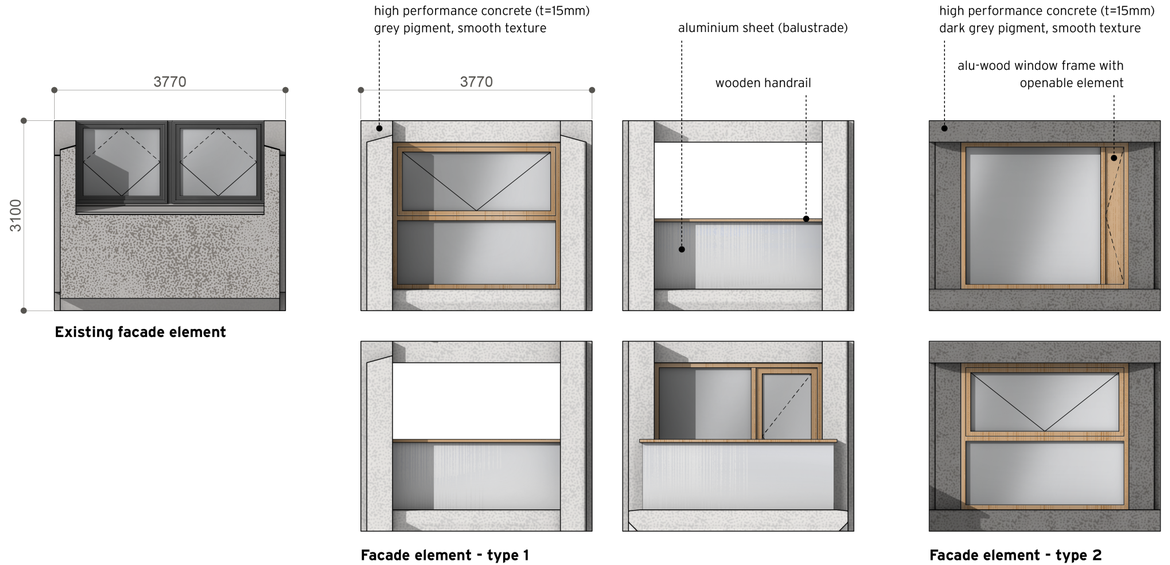
The newly designed façade element was required to admit significantly more daylight, to be suitable for prefabrication, and at the same time to reflect the character of the existing façade element. This character is primarily defined by its materiality and sense of depth. The existing façade contains numerous shadow surfaces, creating a strong visual repetition. In the newly designed element, shadow and depth variation are used deliberately as architectural devices to introduce rhythm into the overall façade composition. The façade should be perceived as a grid, while simultaneously expressing a clear directional quality.

Because the existing façade and the façade of the tower share the same architectural identity, the student's rostrum becomes more visually prominent. The tower therefore assumes a supporting role within the overall composition.

Although much of the focus of the transformation lies on the newly added interventions, the existing structure itself must also be carefully addressed. The original façade is re-evaluated and used as a source of inspiration. At present, however, the façade represents a clear condition of decline and neglect. Several panels are damaged and have been poorly repaired (Haga et al., 2026). These damaged elements are replaced using components taken from the existing rear façade that is to be demolished. In addition, the façade requires extensive cleaning. The removal of biological growth and accumulated dust is best achieved through steam cleaning methods (Lubelli, 2020), as this process preserves the original texture of the concrete façade.

Through the renewed appreciation of the existing façade element and its translation into a new façade system for the residential tower, the qualities of the original façade become more visible while simultaneously strengthening the recognisability of the student's rostrum.



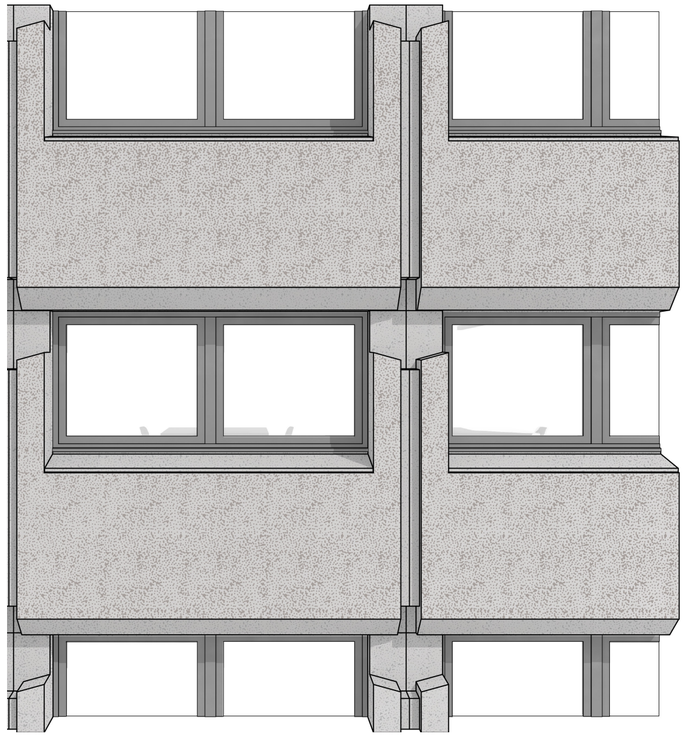


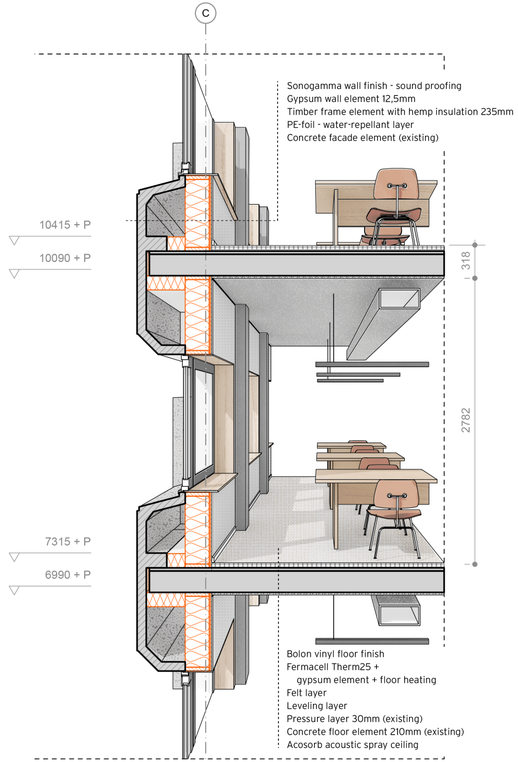
Existing facade element

Facade element - type 1

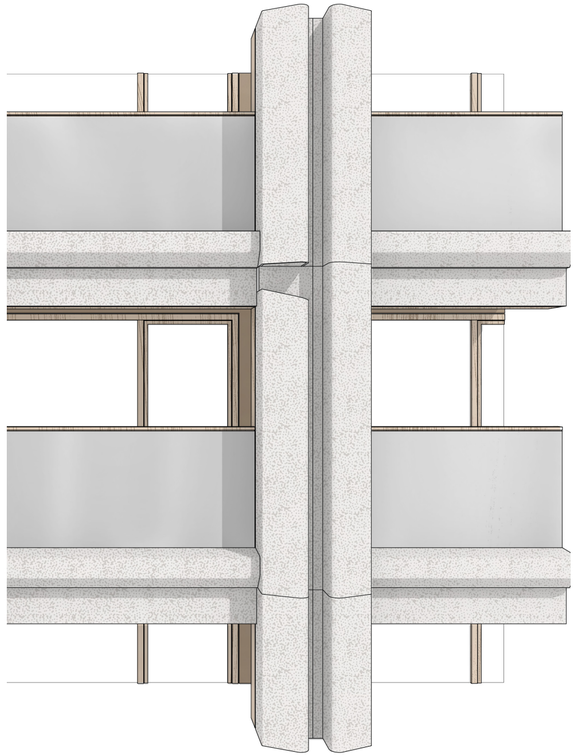
Facade element - type 2

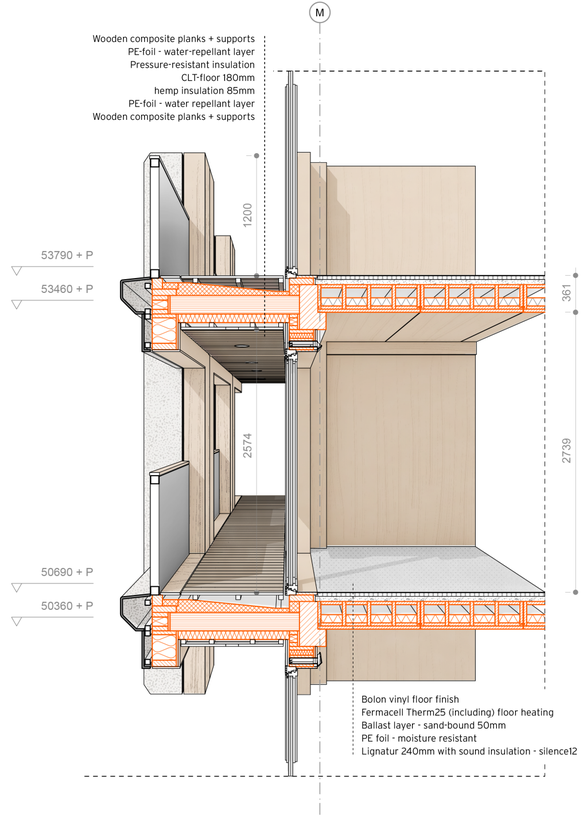
62 (left) - Collage of drawings during the design process. Own imagery.
63 - Facade elements: existing and new. Own imagery.





64 - Facade fragment of existing building. Own imagery.





65 - Facade fragment of new building. Own imagery.

3.4 Circulation in a public Bellevue

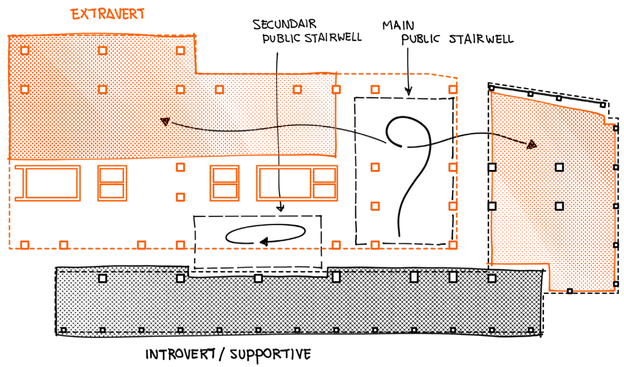
The third and final principle of the transformation design for Bellevue addresses circulation as a spatial instrument for increasing the spatial quality and potential of a public building. The corresponding third sub question is as follows: *Through what interventions can Bellevue be redefined at the interior scale?*

As demonstrated in the previous analysis, the existing building is characterized by highly functional floor plans and an anonymous service core containing elevators and staircases. This principle is fundamentally reconsidered in the redesign. Within the transformation proposal, emphasis is placed on the vertical connection between the different functions and program components: inspire, explore, and express.

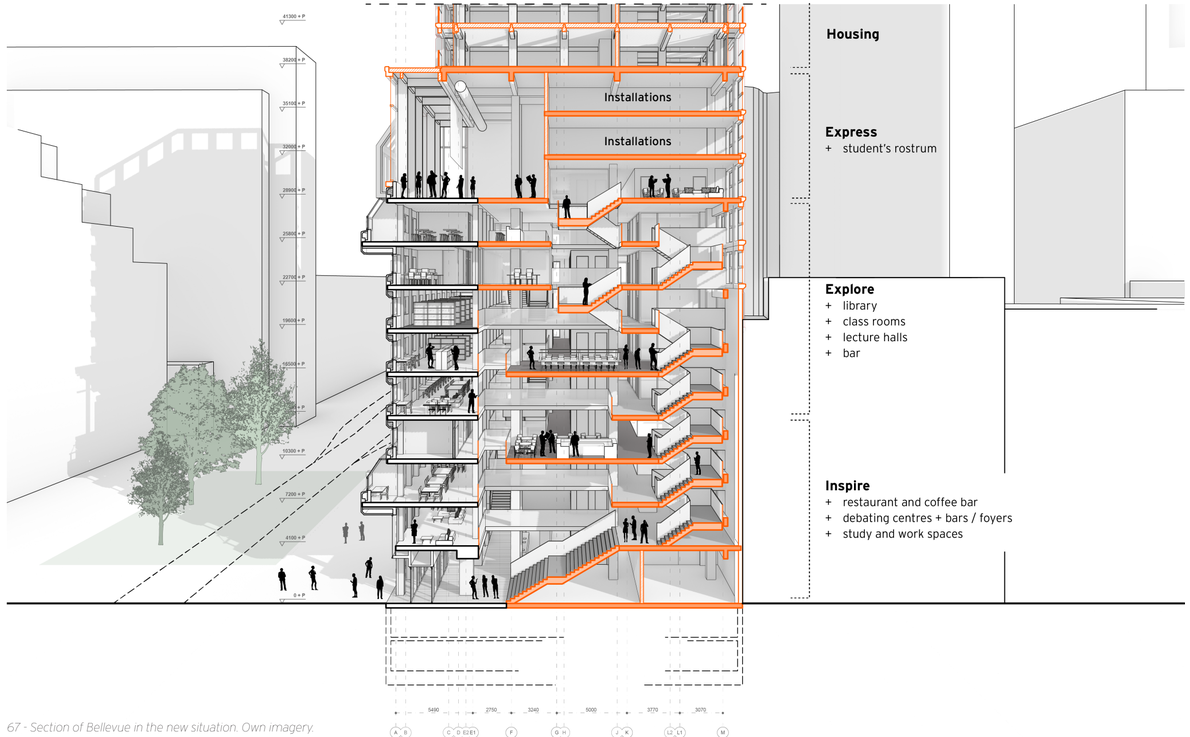
In the new design, a natural fracture line emerges between the existing structure and the newly added volume. This fracture line extends along the full length of the building and functions as an internal axis at ground floor level. At the intersection of the two fracture lines, a large public atrium is created with a monumental staircase that connects the various spaces along the political route of inspire, explore, and express.

The public staircase passes alongside large, multi-floored spaces that function as entrance areas for the different program elements. The foyer on the first floor, for example, serves as the entrance space for several debate rooms, while the large open reading room functions as the threshold to educational facilities such as lecture halls and the library.

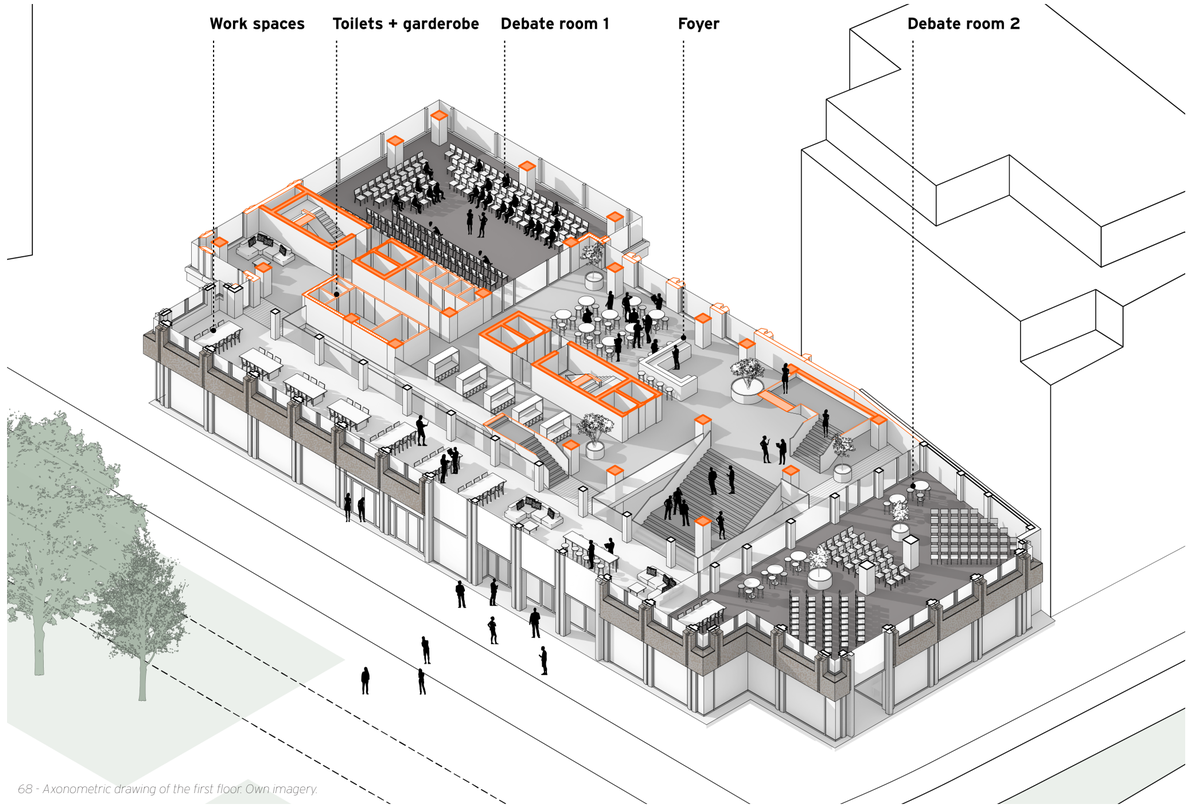
The atrium and staircase therefore connect the program that forms the central sequence of the political route leading towards the rostrum. These principal spaces are all located in the rear section of the building, directly adjacent to the public staircase. Supporting functions, such as workspaces, recording studios, and offices, are instead positioned along the front side of the building. These spaces are connected through a secondary staircase running longitudinally along the fracture line of the building.



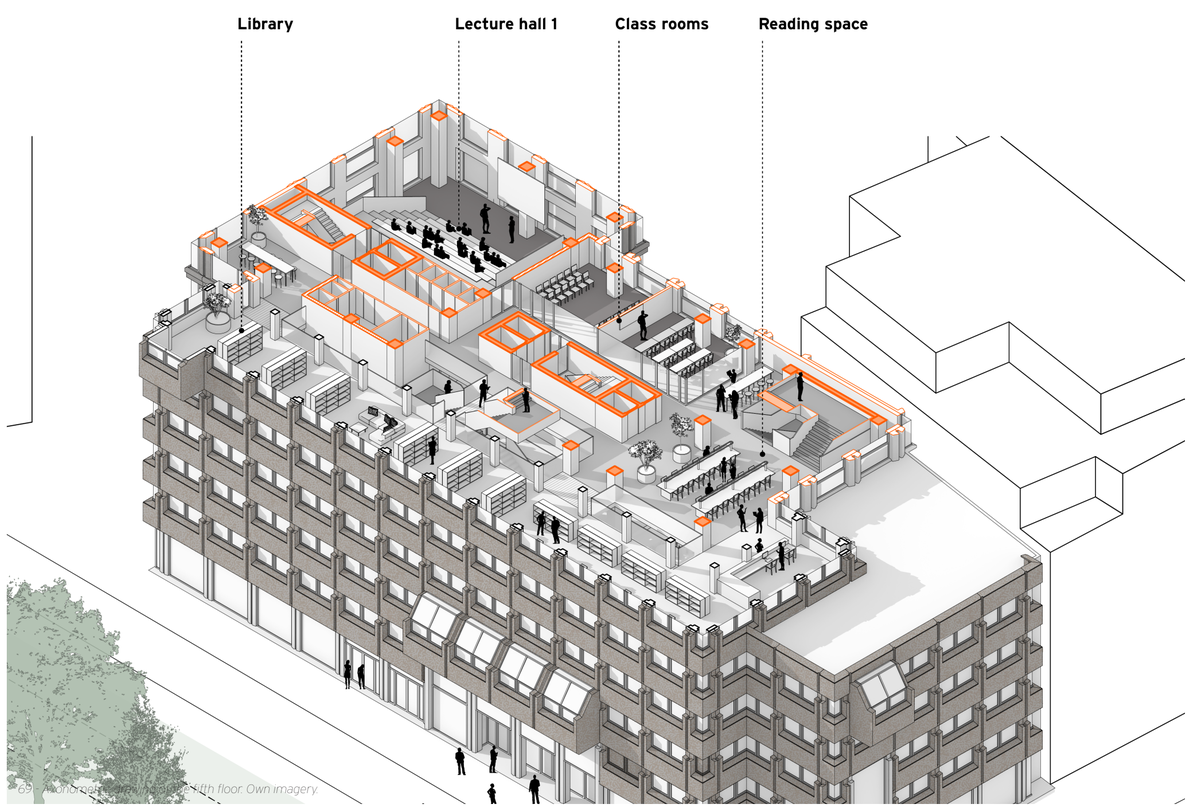
66 - Schematic drawing of building. Own imagery.



67 - Section of Bellevue in the new situation. Own imagery.



68 - Axonometric drawing of the first floor. Own imagery.



69 - Axonometric drawing of the fifth floor. Own imagery.

4. Conclusion and discussion

4.1 Conclusion

The main research question of this graduation project is: *Through what interventions can the Bellevue office building be transformed, while maintaining its distinctive characteristics and responding to current location specific challenges?* The analysis demonstrated that the urban integration of the building is in fact the most distinctive characteristic of Bellevue. Its stepped composition and façade expression establish a relationship with two different scales and architectural styles. Bellevue can therefore rightfully be described as a transitional element within the urban fabric. This quality makes the building unique and highly site specific.

Since its completion, however, the urban situation surrounding Bellevue has changed significantly. The scale of the surrounding developments has increased to such an extent that the building's original transitional role can no longer function in the same way. The challenge for Bellevue today is to maintain a relationship with the existing low rise urban fabric, while simultaneously responding to the newly introduced scale of high rise developments.

The redesign of Bellevue directly addresses this issue. This is achieved not only through the partial demolition of the existing structure and the addition of three new volumes that reconnect to both urban scales through a stepped composition, but also through the building's program. The project seeks to reintroduce Bellevue's role as a connecting element within the city.

By introducing a public function, the design responds to the absence of public facilities along a highly prominent route used daily by thousands of people. Through the transformation of Bellevue into a public educational building focused on politics and democratic engagement, the full potential of this location is activated. At this specific location in The Hague, established politics, education, and political participation naturally come together.

The program specifically focuses on students, offering an environment in which they can engage with both the political world and academic institutions, while also developing their own political awareness and public voice. The program is organized according to the principle of "inspire, explore, and express."

At the intersection between the existing Bellevue structure and the new tower, these functions are connected through large public staircases that lead towards generous public spaces, such as foyers and entrance halls, around which additional functions are organized.

The lower levels of the building are designed for meeting, working, and debating. The floors above are dedicated to education and the development of knowledge through lecture halls and a university library. The Student's Rostrum ultimately provides space for students and younger generations to present and communicate their ideas and perspectives to the public. This can take the form of exhibitions or various other forms of public expression.

The vertical extension containing this function is deliberately designed to stand out within the overall

70 - Impression of the new situation, seen from the Koekamp. Own imagery.

composition. This is achieved through a strongly contrasting façade expression. While the new tower and the existing Bellevue building are related through materiality and architectural language, the extension distinguishes itself through a fully glazed façade.

Within this design, the political balcony forms a significant architectural element. The enlarged balcony derives its scale and proportions from the existing balconies of Bellevue, transforming it into a public stage positioned above the original building.

The political balcony is a recognizable architectural symbol with both national and international associations, ranging from the annual balcony scene during Prinsjesdag in the Netherlands to Nicolae Ceaucescu's final public speech in Romania, which marked the end of his regime. This design builds upon the symbolism of the political balcony, but from the opposite perspective. Rather than functioning as a barrier between political power and the public, it is reinterpreted as a horizontal and democratic platform for exchange and expression.

Through the transformation of Bellevue, the original intentions of architects Verschoor, Hoornstra, and Key are not only respected, but the building also gains renewed relevance for the city of The Hague through its program and public function.

In 2026, Bellevue celebrates its fiftieth anniversary. Traditionally, birthdays are accompanied by gifts. With Belle(re)vue, The Hague receives a building dedicated to the city and to democracy.

71 - Impression of the new situation, seen from the Koekamp, towards the train station. Own imagery.

4.2 Implications and recommendations

This design studio focuses on the revaluation of generic architecture, particularly office buildings from the post-1965 period. In the group research project *Revaluing Generic Architecture* (Haga et al., 2026), an attempt was made to identify a common basis for understanding and revaluaing these buildings. One of the main conclusions of this research was that, although many (of the selected) buildings from the post-1965 period share architectural characteristics, they are rarely completely generic. Instead, many of these projects prove to be highly specific responses to their cultural, urban, and societal contexts. Their significance often extends beyond architecture alone and is closely connected to the environments in which they were developed.

Bellevue is in this situation a clear representative. The building functions as a transitional element within its urban context, mediating between different scales and architectural styles. Although the building may initially appear anonymous or replaceable, research into its history, spatial qualities, and urban role reveals a much more layered architectural and cultural value. This demonstrates that the term "generic architecture" may oversimplify the complexity of many post-1965 buildings.

Based on the outcomes of this research, several recommendations can be made for the future study and evaluation of post-1965 office buildings. First of all, future research on post-1965 buildings would benefit from the development of comparative methodologies for analyzing. The research conducted within this studio showed that purely typological or architectural comparisons often fail to capture the complexity of these buildings. A better framework is needed to combine architectural analysis with urban, cultural, and historical interpretation in order to better understand and weigh the specific qualities of each project.

Secondly, the evaluation of post-1965 architecture would benefit from a broader system of heritage appreciation that steps outside the narrow dichotomy of monuments and non-monuments. Many buildings from this (and outside this) period do not fit within conventional heritage frameworks, despite playing an important role in the continuity of the urban fabric and the collective memory of the city. Greater emphasis should therefore be placed on urban and historical continuity when assessing the value of existing buildings. This would allow buildings that fall outside traditional definitions of monumentality to still be recognized for their spatial and cultural significance.

Finally, buildings should not only be valued through their typology or architectural appearance, but also through their cultural meaning, public perception, and relationship to their urban context. In the case of Bellevue, many of the building's qualities only became visible through research into its societal role, public expression, and position within the city. The stories connected to these buildings often reveal perspectives that challenge the assumption that generic architecture is anonymous or interchangeable.

4.3 Reflection

After three quarters of researching strategies for the reuse of post-65 office buildings, alongside a specific design research for the transformation of the Bellevue office, it is valuable to reflect on the overall process, the conducted design research and the tools that supported this research.

Looking at the entire process, including the analysis done in group setting, I conclude that the redesign of the Bellevue office is well supported from the analysis and research conducted and also has a surprising outcome. The outcomes of the research phase directly influenced the final result and are clearly visible in the transformation design.

The preceding research into generic architecture was an iterative process. Through analyses of a large selection of buildings, patterns were sought in the qualities and characteristics of these projects. However, the conclusion of this research was that those sought patterns between the projects hardly exist. From the analysis, a common ground for comparing the projects did not appear and the foundation of what generic architecture actually means proved to be relatively fragile. Nevertheless, the overall result of the studio is a series of highly diverse projects that demonstrate how the variety of qualities found in post-65 architecture may in fact be the best description of generic architecture. Future research could focus on this question in order to develop stronger frameworks for comparing projects from this period.

The design process was carried out according to the principle of research by design. Based on the conclusions drawn from the analyses, a main concept was developed and linked to three focus points. These focus points helped to avoid getting lost in too many themes and ensured that attention remained directed toward the core of the project. Combined with a strict time schedule, this resulted in a design in which these three focus points are central, while other themes play a supporting role.

One of the focus points was the program of the building, an element I want to reflect on in particular. The student's rostrum is presented as a space where students can develop and express political ideas. During the final review, the question was raised whether this simply replaces one elite with another, as university students do not represent all young people. I agree that students should not be seen as speaking on behalf of society. Instead, their role is that of mediator: connecting knowledge, public debate and civic initiatives, while providing a platform through which a broader diversity of voices can be heard.

The overall outcome of the design surprised me and revealed the potential of this building within the urban tissue. For me, this design is not an endpoint. I hope that, to some extent, it can contribute to the discussion surrounding the possible demolition of Bellevue, which I now consider to be a building of significant cultural and historical value, and the planned development of new residential towers on this site.

5. Back matter

5.1 Appendices

1. Data management list - part A

DATA MANAGEMENT CHECKLIST

Instruction

This checklist is relevant for all graduation projects of the Master AUBS. The form is intended to highlight common aspects of graduation projects that require particular attention with regard to planning the research and data management. Relevant information and supplementary sources regarding each question are provided below each question.

With this checklist, the faculty wants to avoid that students unexpectedly find themselves in complex and stressful situations, in which ethical or privacy matters and/or other laws and regulations become an issue. In projects involving humans, certain types of data processing increase the risks to the human participants: planning such projects requires additional evaluations and advice from university staff before ethical approval can be received and the project can begin. In the case of a graduation project, obtaining additional advice or permits may delay the project with an extra education period or semester. To avoid this, it is recommended that students set up a graduation project with a low level of risk. Therefore, all students have to check their risk, by completing this checklist before their A1.

The first section of the checklist (A) should be completed by all students, together with their supervisor, during the planning of the graduation project, before the A1. It does not need to be submitted to anyone for review or approval. Please consider questions 1 to 3 carefully in relation to the intended graduation project, and answer with 'yes' or 'no'.

The second section of the checklist (B) should only be completed if the graduation project involves working with data from human participants. In that case, the student and their supervisor must apply for and receive ethical approval from the Human Research Ethics Committee (HREC) before the project can begin (see the paragraph 'Explanation and follow-up' after the questions). The student can submit the application to the HREC, but the supervisor is responsible for making sure that the project is compliant with relevant privacy regulations and ethical policies.

Section A. General considerations	yes	no
1. Is the graduation project conducted as part of an internship (at a company), or as part of a research project at TU Delft? If a student's graduation project is conducted at a company or as part of a research project at the university, questions of data ownership and intellectual property rights need to be addressed in a written graduation or internship agreement before the project begins. Students and their supervisor should consult the Intellectual Property Rights of Students webpage. Additional information can also be found in the Extended Personal Research Data Workflow.		✓
2. Does the project involve conducting (part of) the research outside the Netherlands? Students who intend to travel abroad (even to other EU countries) for study, exchange, research, internship, or graduation project purposes need to follow the Travel Safety Protocol. This includes attending a mandatory Travel Safety Training Session: see the Disclaimer.		✓
3. Will the research involve processing data from humans, such as running a survey, conducting interviews or workshops, collecting data through social media or internet forums, or re-using existing datasets about humans provided by a third party? (If 'yes', see follow-up questions 4 to 13 in Checklist B.) Students who work with data from human participants must complete the next section and apply for and receive ethical approval from the Human Research Ethics Committee (HREC) before conducting the research.		✓

1

2. Calculations of overcapacity of column E12

Kolom E12

	Oppervlak [m2]	Permanent [kN/m2]	Variabel [kN/m2]	yG	yQ		Belasting [kN]
Vloer 1	29,52	7,25	3	1,35	1,5		421,8
Vloer 2	29,52	7,25	3	1,35	1,5		421,8
Vloer 3	19,68	7,25	3	1,35	1,5		281,2
Vloer 4	19,68	7,25	3	1,35	1,5		281,2
Vloer 5	19,68	7,25	3	1,35	1,5		281,2
Vloer 6	19,68	7,25	3	1,35	1,5		281,2
Vloer 7	19,68	7,25	3	1,35	1,5		281,2
Vloer 8 (dak)	19,68	7,25	3	1,35	1,5		281,2
							2530,6

Definities

Fck	Cilinderdruksterkte [Mpa]
yc	Veiligheidsfactor beton [-]
acc	Nederlandse praktijkwaarde beton [-]
fcd	Betondruksterkte [kN/m2]
NRd	Ontwerpdruksterkte [kN]
fyd	Ontwerpwaarde staal

	Breedte	Lengte	Opp [m2]	Betonklasse	fck [Mpa]	yc	acc	fcd [kN/m2]	NRd [kN]	FeB	Correctie	fyd [Mpa]	Draad 1 diameter [mm]	Aantal	Oppervlak [mm2]	Draad 2 diameter [mm]	Aantal	Oppervlak [mm2]	Totaal	NRd [kN]	Totale druksterkte kolom [kN]
BG	700	1000	0,7	C13/16	13	1,5	0,85	7367	5157	400	1,15	348	25	6	2944	16	14	2813	5757	2003	7159
Verdiep. 1	700	1000	0,7	C13/16	13	1,5	0,85	7367	5157	400	1,15	348	25	6	2944	16	14	2813	5757	2003	7159
Verdiep. 2	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 3	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 4	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 5	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 6	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 7	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489

	Druksterkte [kN]	Vl.1	Vl.2	Vl.3	Vl.4	Vl.5	Vl.6	Vl.7	Vl.8	Totale druk op kolom [kN]	U.C.
BG	7159	421,8	421,8	281,2	281,2	281,2	281,2	281,2	281,2	2530,6	0,35
Verdiep. 1	7159		421,8	281,2	281,2	281,2	281,2	281,2	281,2	2108,8	0,29
Verdiep. 2	2489			281,2	281,2	281,2	281,2	281,2	281,2	1687,1	0,68
Verdiep. 3	2489				281,2	281,2	281,2	281,2	281,2	1405,9	0,56
Verdiep. 4	2489					281,2	281,2	281,2	281,2	1124,7	0,45
Verdiep. 5	2489						281,2	281,2	281,2	843,5	0,34
Verdiep. 6	2489							281,2	281,2	562,4	0,23
Verdiep. 7	2489								281,2	281,2	0,11

	Druksterkte [kN]	Totale druk [kN]	Beschikbaar [kN]	Reductie	Netto beschikbaar [kN]	CLT / Kerto constructie [kN/m2]	Variabel [kN/m2]	yG	yQ	Oppervlakte	Aantal lagen mogelijk
BG	7159	2531	4629	20%	3703	6	3	1,35	1,5	19,68	15
Verdiep. 1	7159	2109	5050	20%	4040	6	3	1,35	1,5	19,68	16
Verdiep. 2	2489	1687	802	20%	642	6	3	1,35	1,5	19,68	3
Verdiep. 3	2489	1406	1083	20%	867	6	3	1,35	1,5	19,68	3
Verdiep. 4	2489	1125	1365	20%	1092	6	3	1,35	1,5	19,68	4
Verdiep. 5	2489	844	1646	20%	1317	6	3	1,35	1,5	19,68	5
Verdiep. 6	2489	562	1927	20%	1542	6	3	1,35	1,5	19,68	6
Verdiep. 7	2489	281	2208	20%	1766	6	3	1,35	1,5	19,68	7

3. Calculations of overcapacity of column G7

Kolom G7

	Oppervlak [m2]	Permanent [kN/m2]	Variabel [kN/m2]	yG	yQ		Belasting [kN]
Vloer 1	21,6398	7,25	3	1,35	1,5		309,2
Vloer 2	21,6398	7,25	3	1,35	1,5		309,2
Vloer 3	10,8199	7,25	3	1,35	1,5		154,6
Vloer 4	10,8199	7,25	3	1,35	1,5		154,6
Vloer 5	10,8199	7,25	3	1,35	1,5		154,6
Vloer 6	10,8199	7,25	3	1,35	1,5		154,6
Vloer 7	10,8199	7,25	3	1,35	1,5		154,6
Vloer 8	10,8199	7,25	3	1,35	1,5		154,6
Vloer 9	10,8199	7,25	3	1,35	1,5		154,6
							1700,5

Definities

Fck	Cilinderdruksterkte [Mpa]
yc	Veiligheidsfactor beton [-]
acc	Nederlandse praktijkwaarde beton [-]
fcd	Betondruksterkte [kN/m2]
NRd	Ontwerpdruksterkte [kN]
fyd	Ontwerpwaarde staal

	Breedte	Lengte	Opp [m2]	Betonklasse	fck [Mpa]	yc	acc	fcd [kN/m2]	NRd [kN]	FeB	Correctie	fyd [Mpa]	Draad 1 diameter [mm]	Aantal	Oppervlak [mm2]	Draad 2 diameter [mm]	Aantal	Oppervlak [mm2]	Totaal	NRd [kN]	Totale druksterkte kolom [kN]
BG	700	700	0,49	C13/16	13	1,5	0,85	7367	3610	400	1,15	348	25	4	1963	16	12	2412	4374	1521	5131
Verdiep. 1	700	700	0,49	C13/16	13	1,5	0,85	7367	3610	400	1,15	348	25	4	1963	16	12	2412	4374	1521	5131
Verdiep. 2	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 3	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 4	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 5	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 6	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 7	400	400	0,16	C13/16	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489
Verdiep. 8	400	400	0,16	C13/17	13	1,5	0,85	7367	1179	400	1,15	348	20	12	3768	0	0	0	3768	1311	2489

	Druksterkte [kN]	Vl.1	Vl.2	Vl.3	Vl.4	Vl.5	Vl.6	Vl.7	Vl.8	Vl.9	Totale druk op kolom [kN]	U.C.
BG	5131	309,2	309,2	154,6	154,6	154,6	154,6	154,6	154,6	154,6	1700,5	0,33
Verdiep. 1	5131		309,2	154,6	154,6	154,6	154,6	154,6	154,6	154,6	1391,3	0,27
Verdiep. 2	2489			154,6	154,6	154,6	154,6	154,6	154,6	154,6	1082,1	0,43
Verdiep. 3	2489				154,6	154,6	154,6	154,6	154,6	154,6	927,5	0,37
Verdiep. 4	2489					154,6	154,6	154,6	154,6	154,6	772,9	0,31
Verdiep. 5	2489						154,6	154,6	154,6	154,6	618,4	0,25
Verdiep. 6	2489							154,6	154,6	154,6	463,8	0,19
Verdiep. 7	2489								154,6	154,6	309,2	0,12
Verdiep. 8	2489									154,6	154,6	0,06

	Druksterkte [kN]	Totale druk [kN]	Beschikbaar [kN]	Reductie	Netto beschikbaar [kN]	CLT / Kerto constructie [kN/m2]	Variabel [kN/m2]	yG	yQ	Oppervlakte	Aantal lagen mogelijk
BG	5131	1700	3431	20%	2744	6	3	1,35	1,5	10,8199	20
Verdiep. 1	5131	1391	3740	20%	2992	6	3	1,35	1,5	10,8199	22
Verdiep. 2	2489	1082	1407	20%	1126	6	3	1,35	1,5	10,8199	8
Verdiep. 3	2489	928	1562	20%	1249	6	3	1,35	1,5	10,8199	9
Verdiep. 4	2489	773	1716	20%	1373	6	3	1,35	1,5	10,8199	10
Verdiep. 5	2489	618	1871	20%	1497	6	3	1,35	1,5	10,8199	11
Verdiep. 6	2489	464	2026	20%	1620	6	3	1,35	1,5	10,8199	12
Verdiep. 7	2489	309	2180	20%	1744	6	3	1,35	1,5	10,8199	13
Verdiep. 8	2489	155	2335	20%	1868	6	3	1,35	1,5	10,8199	14

4. Other drawings

Diagram 1 - main axis and staircases

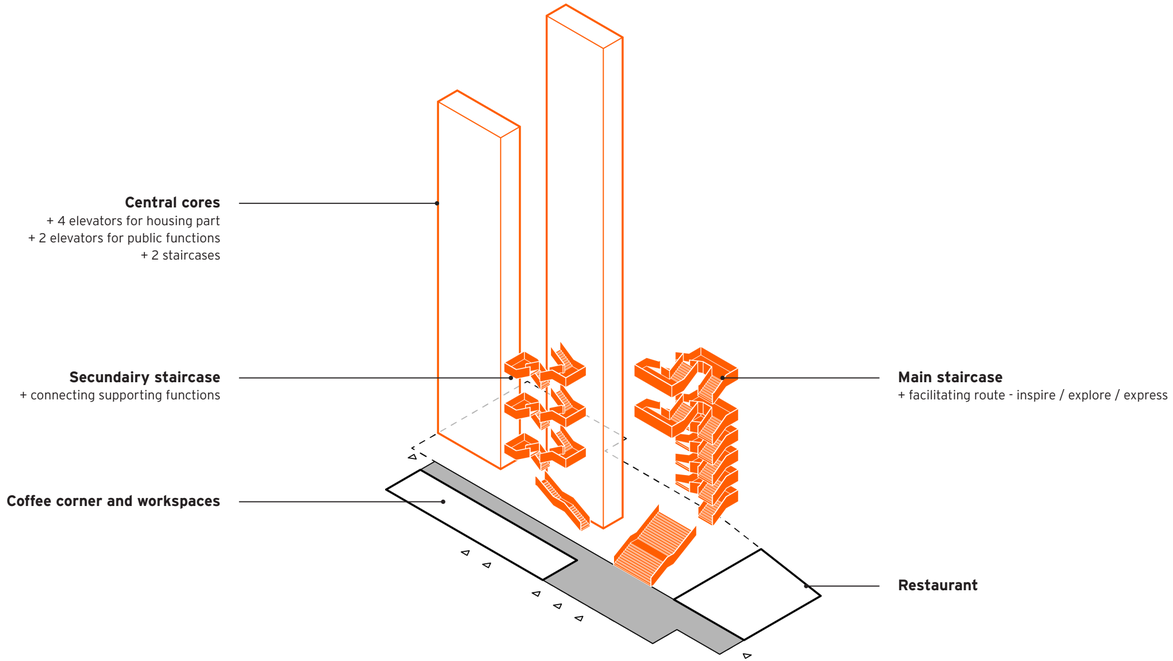


Diagram 2 - inspire

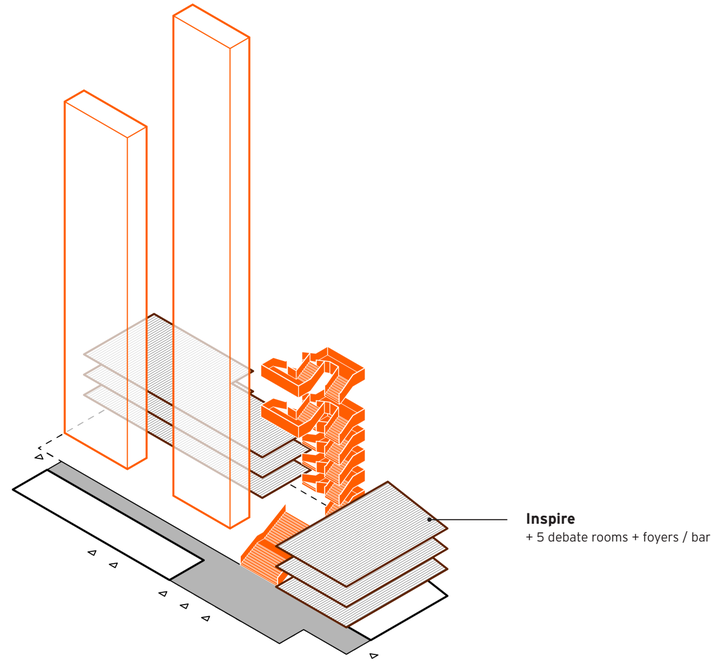
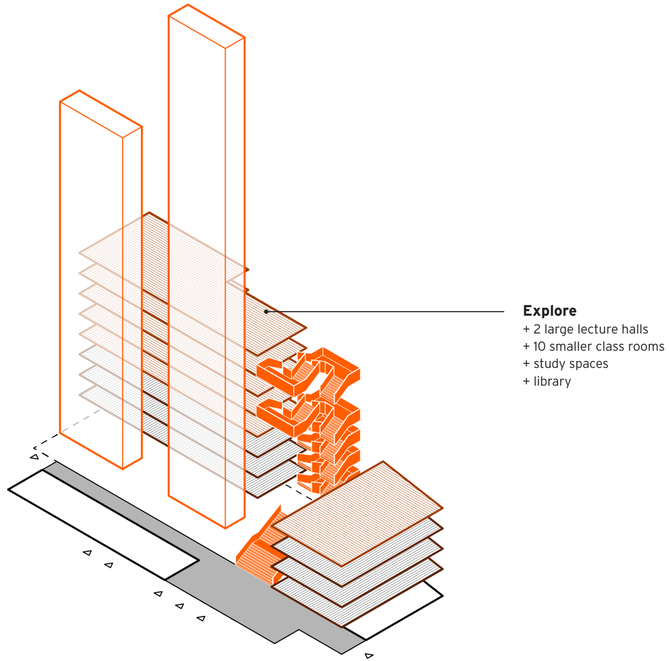
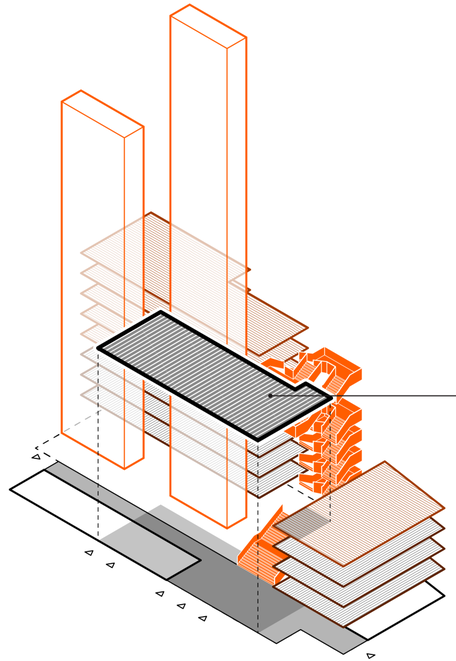


Diagram 3 - explore



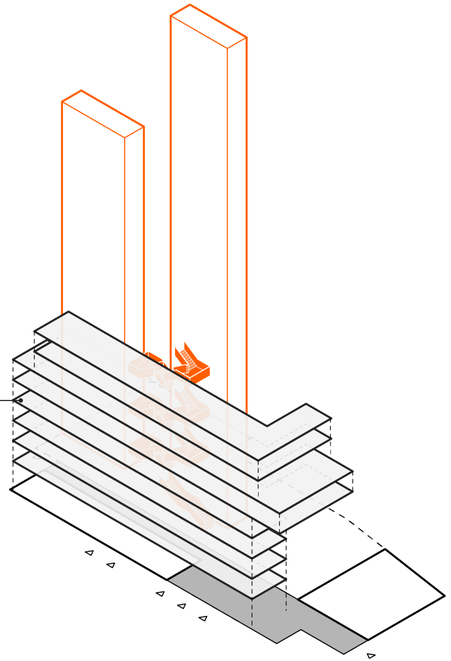
Explore
+ 2 large lecture halls
+ 10 smaller class rooms
+ study spaces
+ library

Diagram 4 - express



Express
+ multi-functional space with bar and foyer

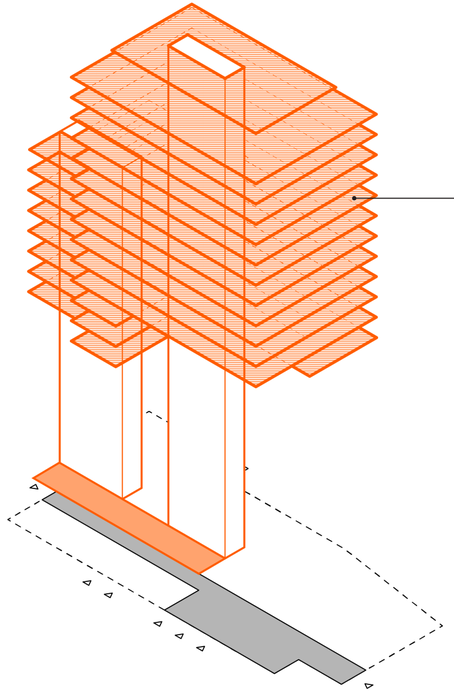
Diagram 5 - supporting functions



Supporting functions
connected through secundairy staircase

+ workspaces
+ studios
+ studyspaces
+ library and reading space
+ offices

Diagram 6 - student housing

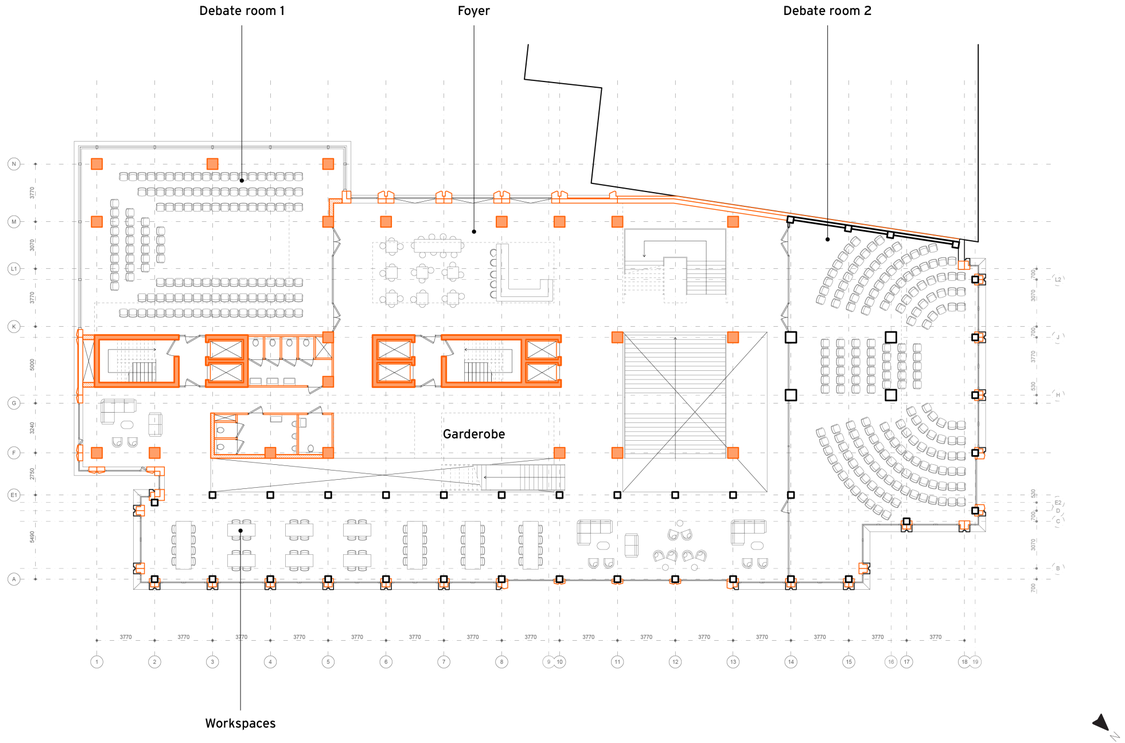


Student housing
appartments with multiple rooms and shared living room

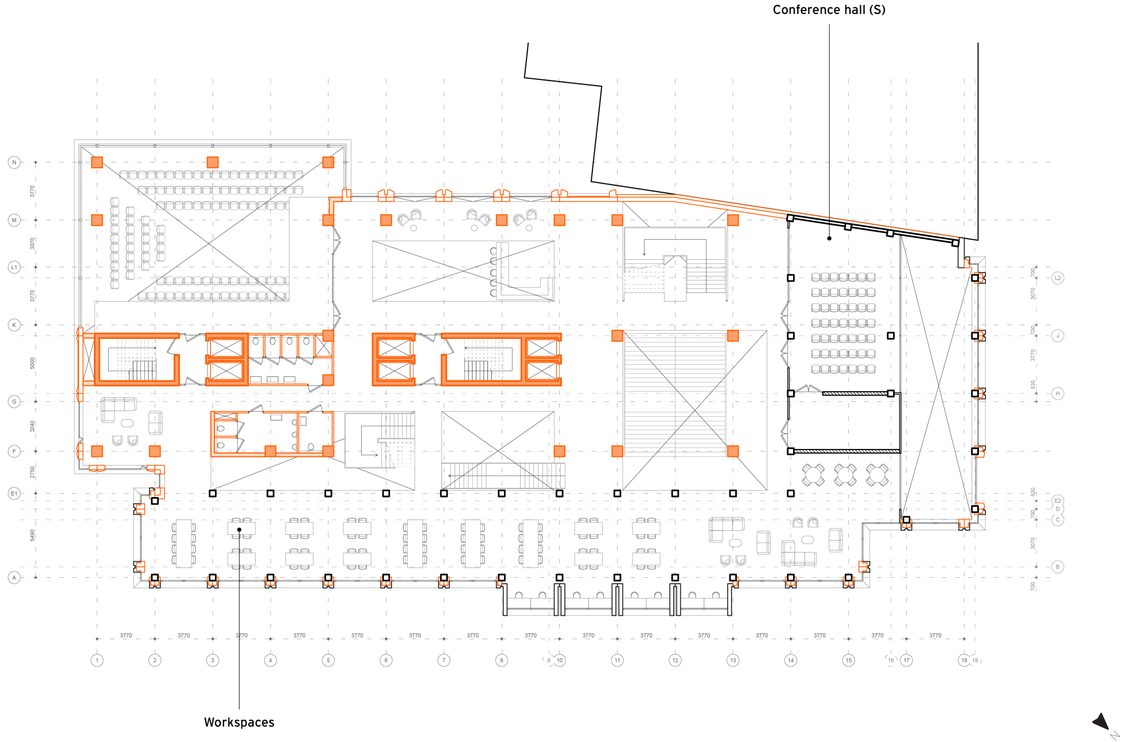
+ 64 appartments with in total 216 rooms
+ top level: gym, group rooms

floorplan 0

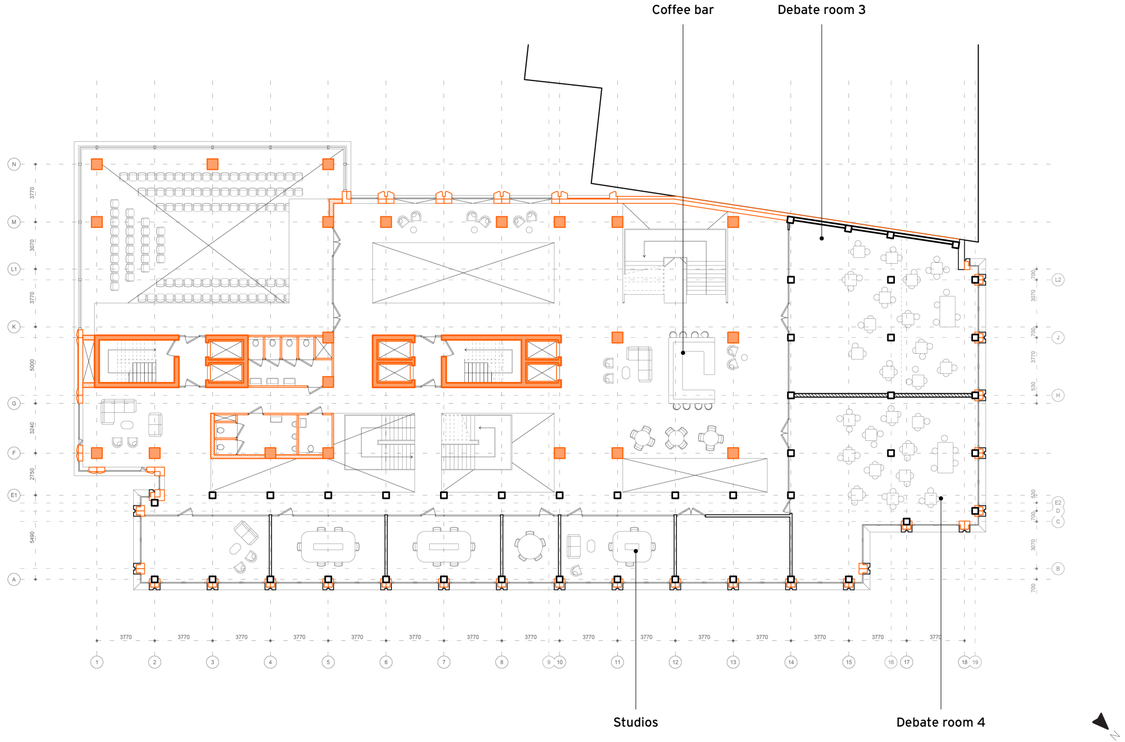
floorplan 1



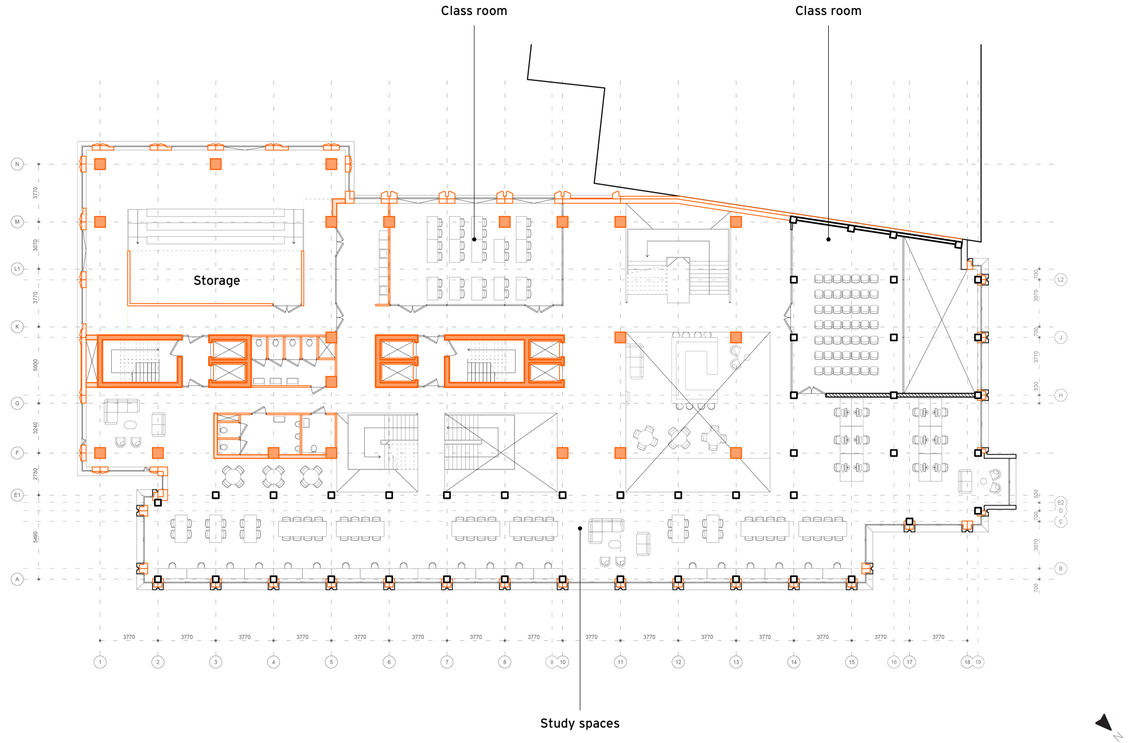
floorplan 2



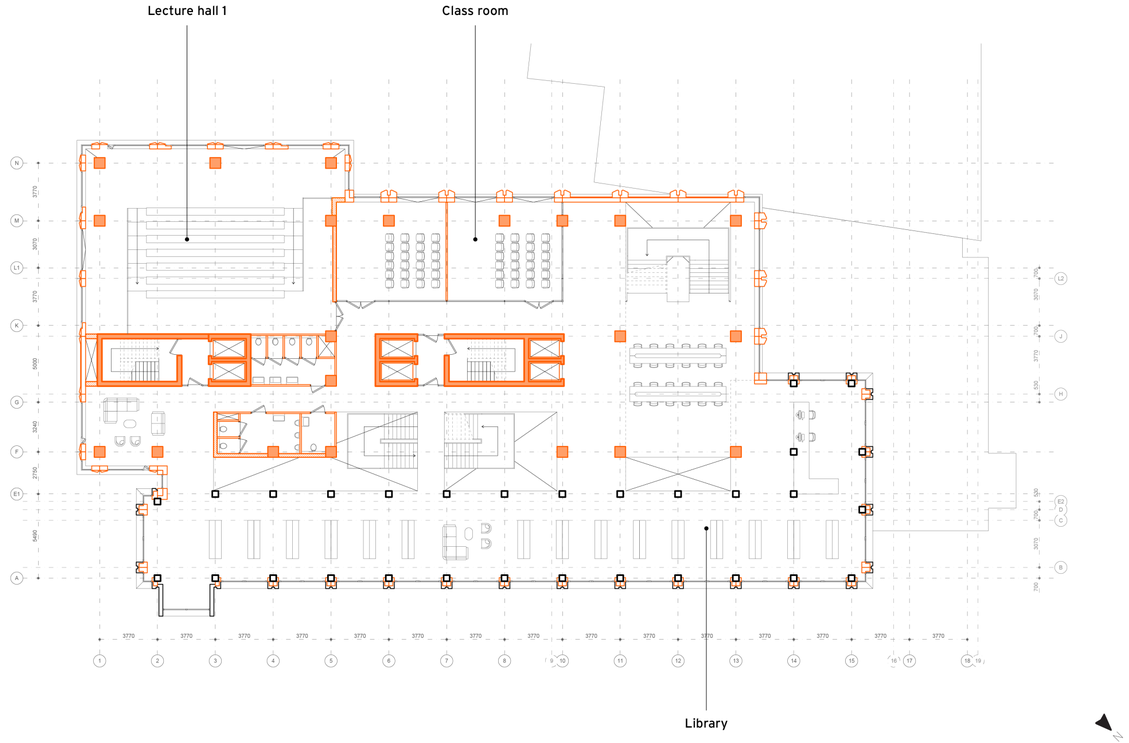
floorplan 3



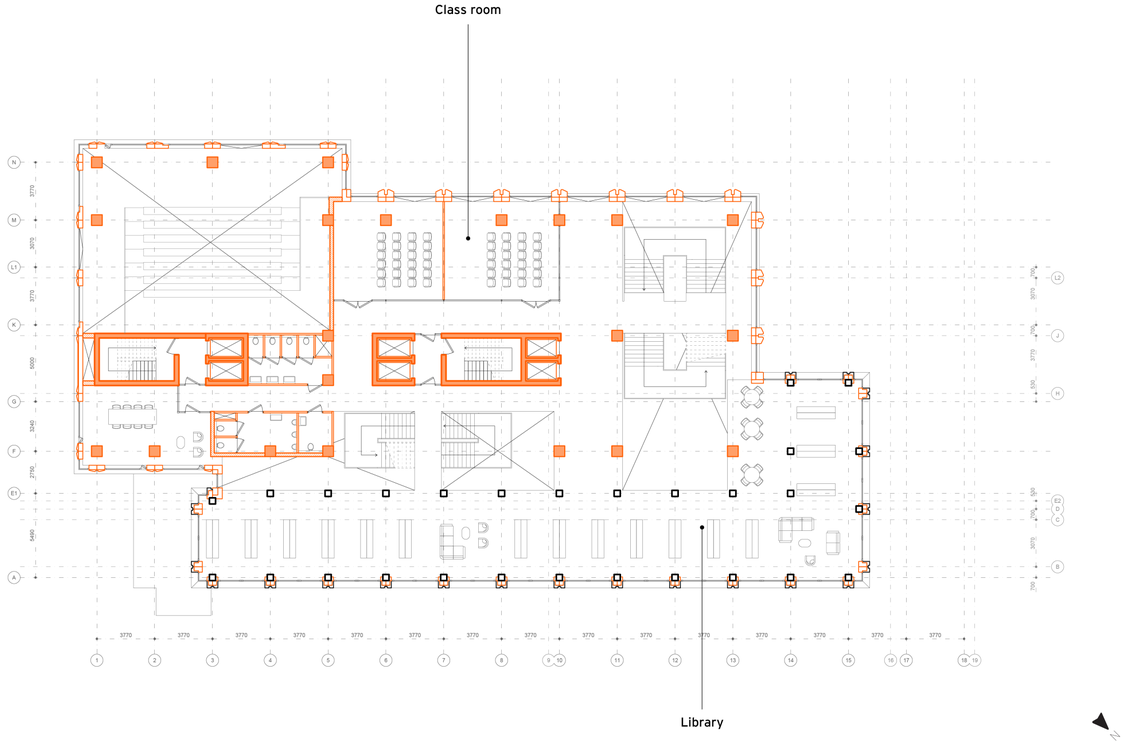
floorplan 4



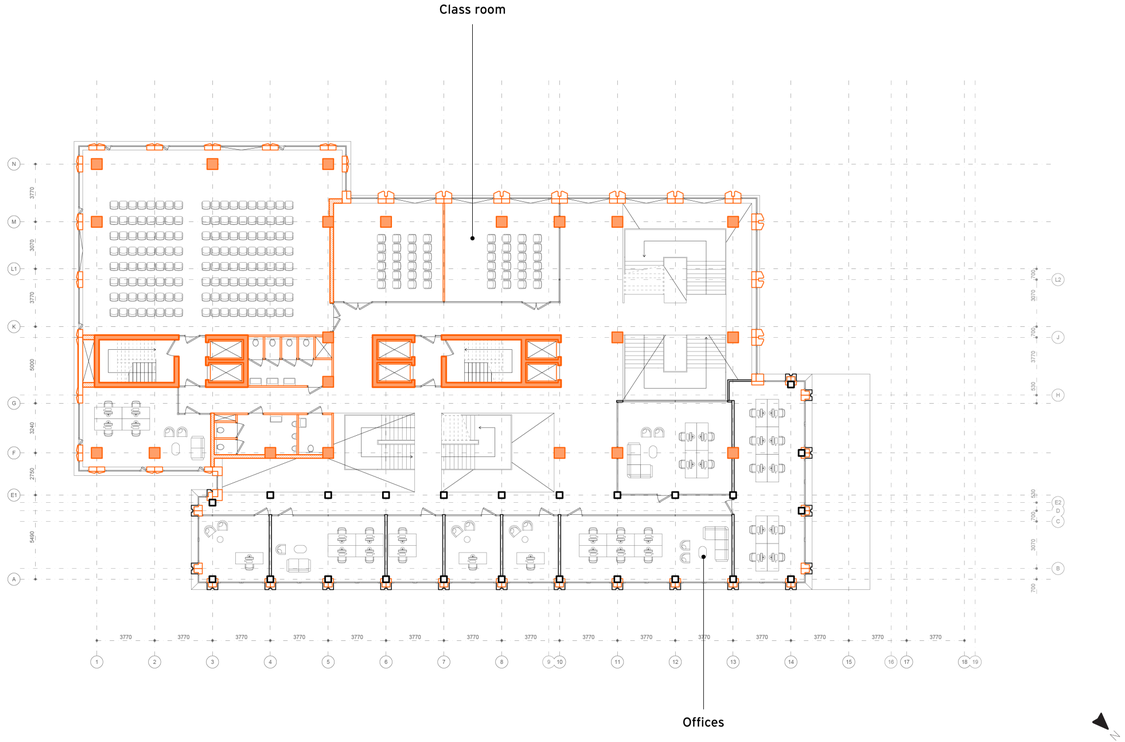
floorplan 5



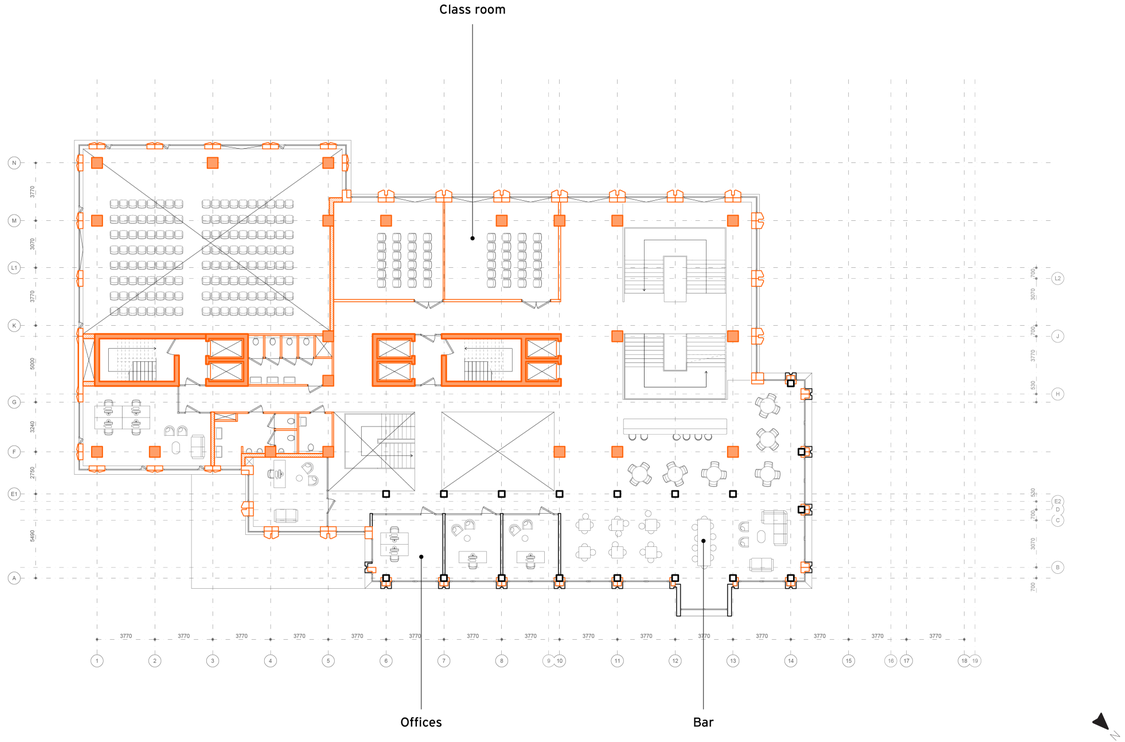
floorplan 6



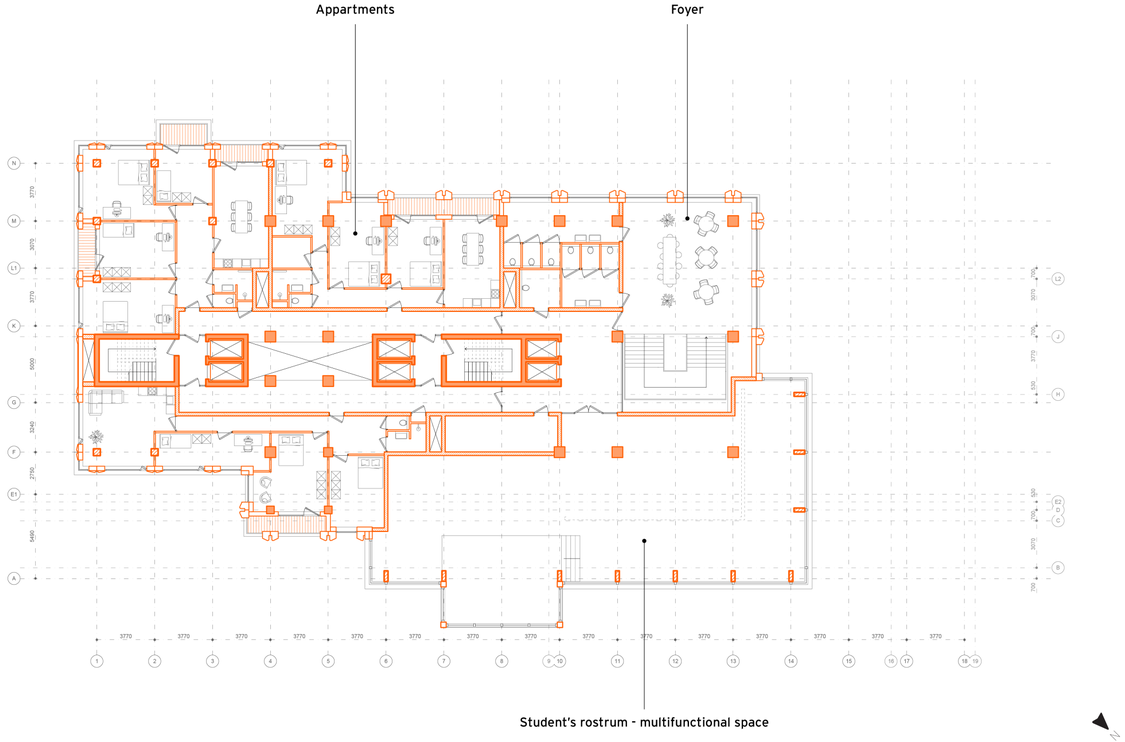
floorplan 7



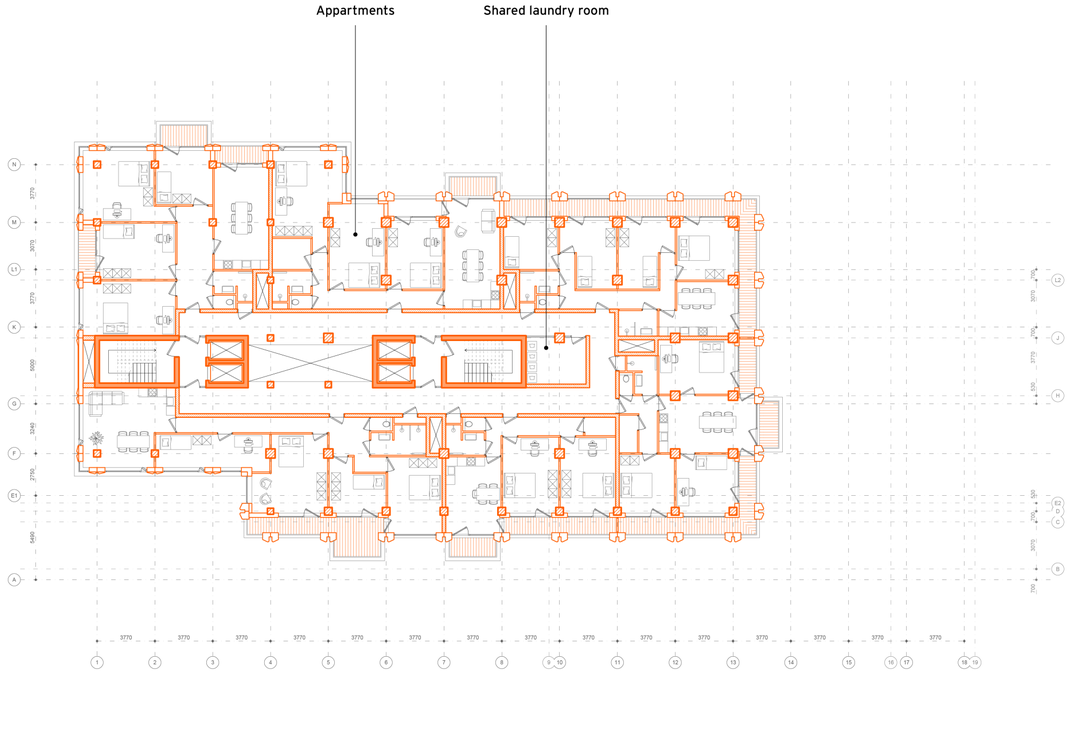
floorplan 8



floorplan 9

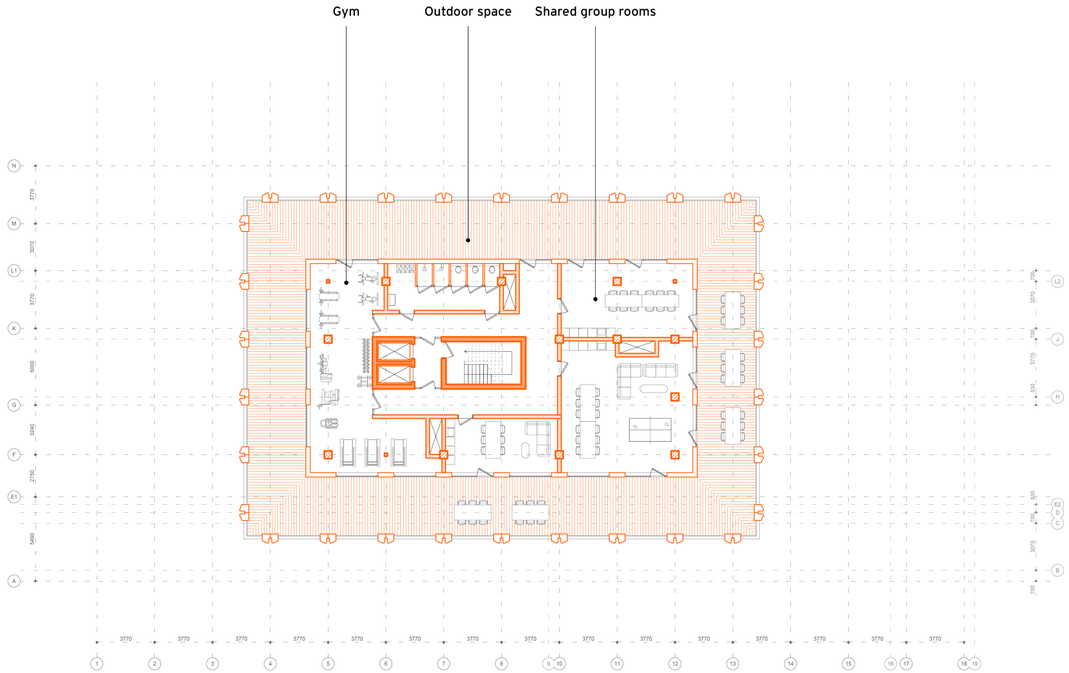


floorplan 12

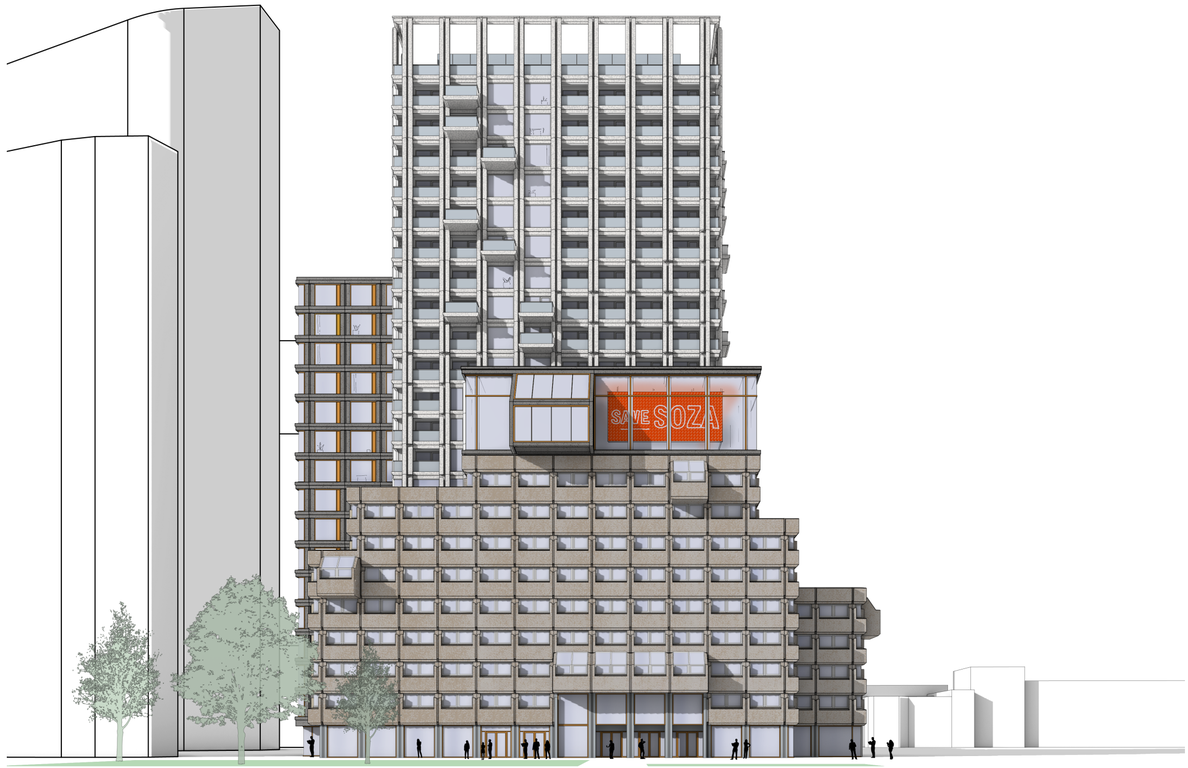


floorplan 20

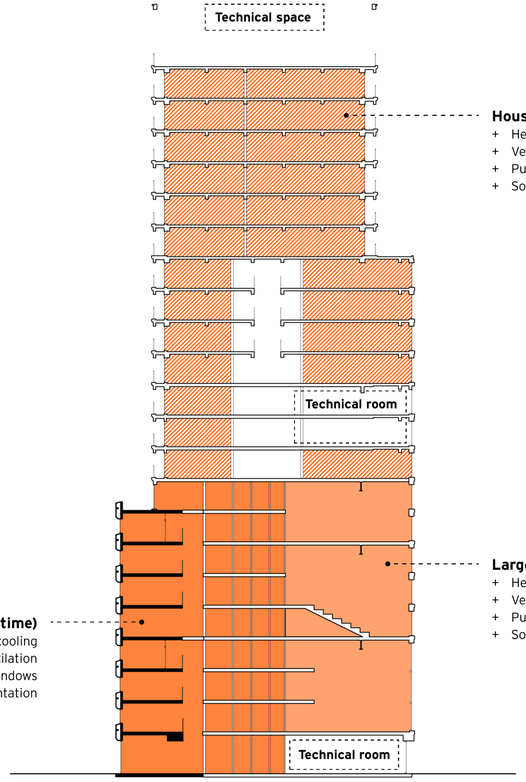
floorplan 23



Front facade



Climate design - division

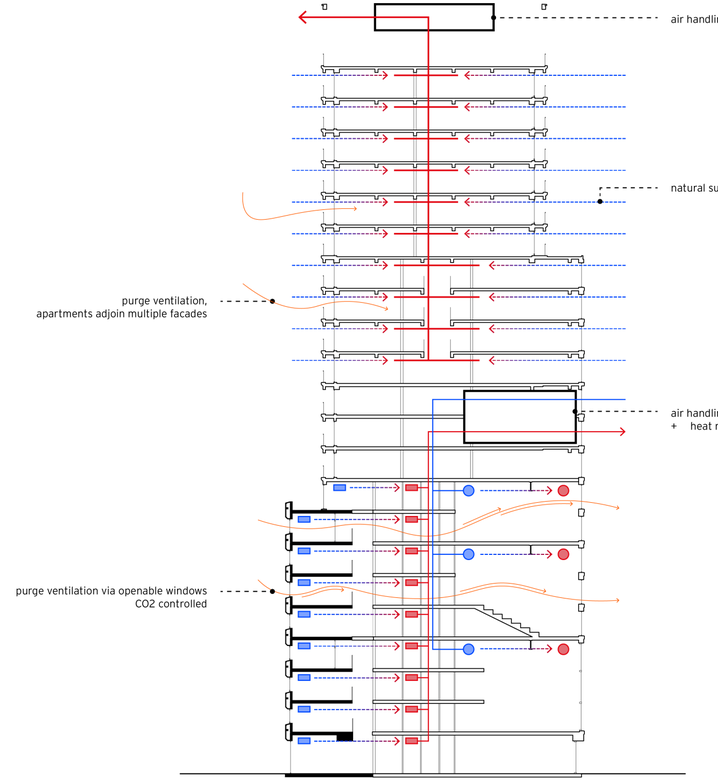


Housing (peak demand: mornings and evenings)
+ Heating/cooling: underfloor heating and cooling
+ Ventilation: natural air supply, mechanical exhaust
+ Purge ventilation: operable windows
+ Solar shading: balconies provide passive shading

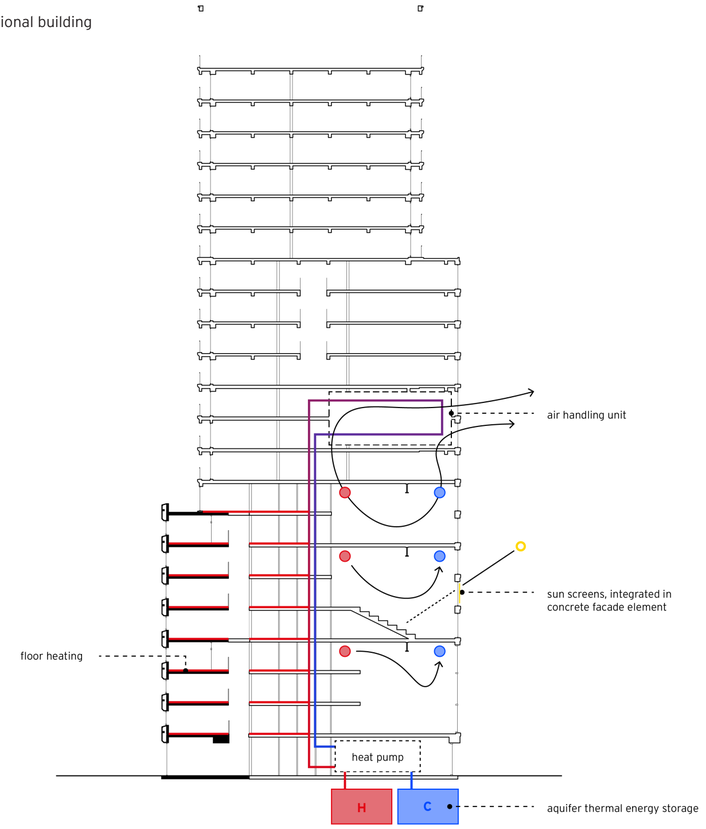
Large public spaces (peak demand: daytime)
+ Heating/cooling: air-based heating and cooling
+ Ventilation: mechanical supply and exhaust ventilation
+ Purge ventilation: operable windows
+ Solar shading: external screens

Supporting functions (peak demand: daytime)
+ Heating/cooling: underfloor heating and cooling
+ Ventilation: mechanical supply and exhaust ventilation
+ Purge ventilation: operable windows
+ Solar shading: none, north-facing orientation

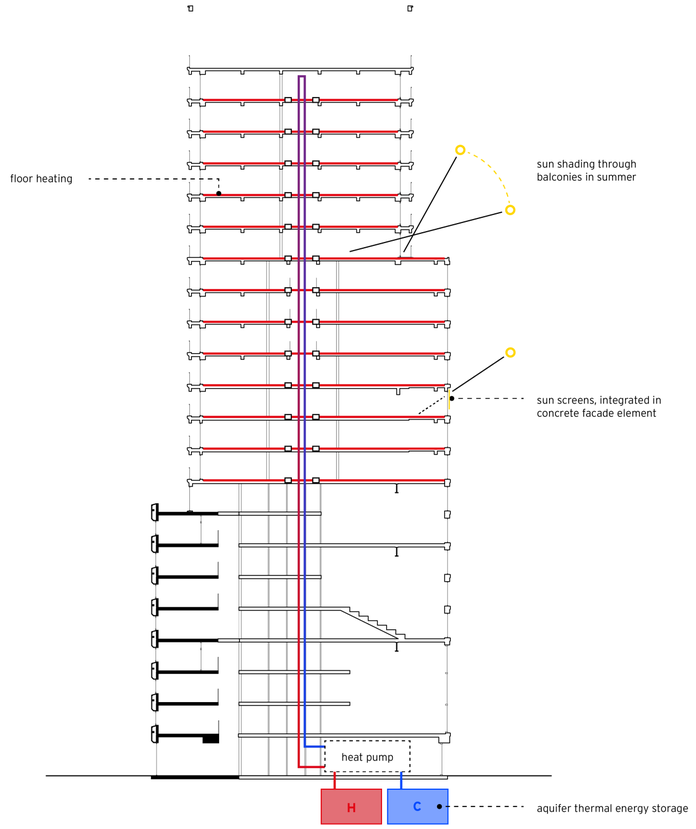
Climate design - ventilation



Climate design - heating / cooling educational building



Climate design - heating / cooling housing



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Nota bene. Artificial intelligence has been used to check grammar and spelling.

**This report refers multiple times to the group report 'Revaluing Generic Architecture'. In this booklet an extensive reference list and appendix is included as support of the analysis of Bellevue and the other projects.*

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