

Heritage & Architecture Graduation Studio

V&D Leiden: Crafting Layers of Time

Set of Drawings

Pieter van der Weele 22.06.2021

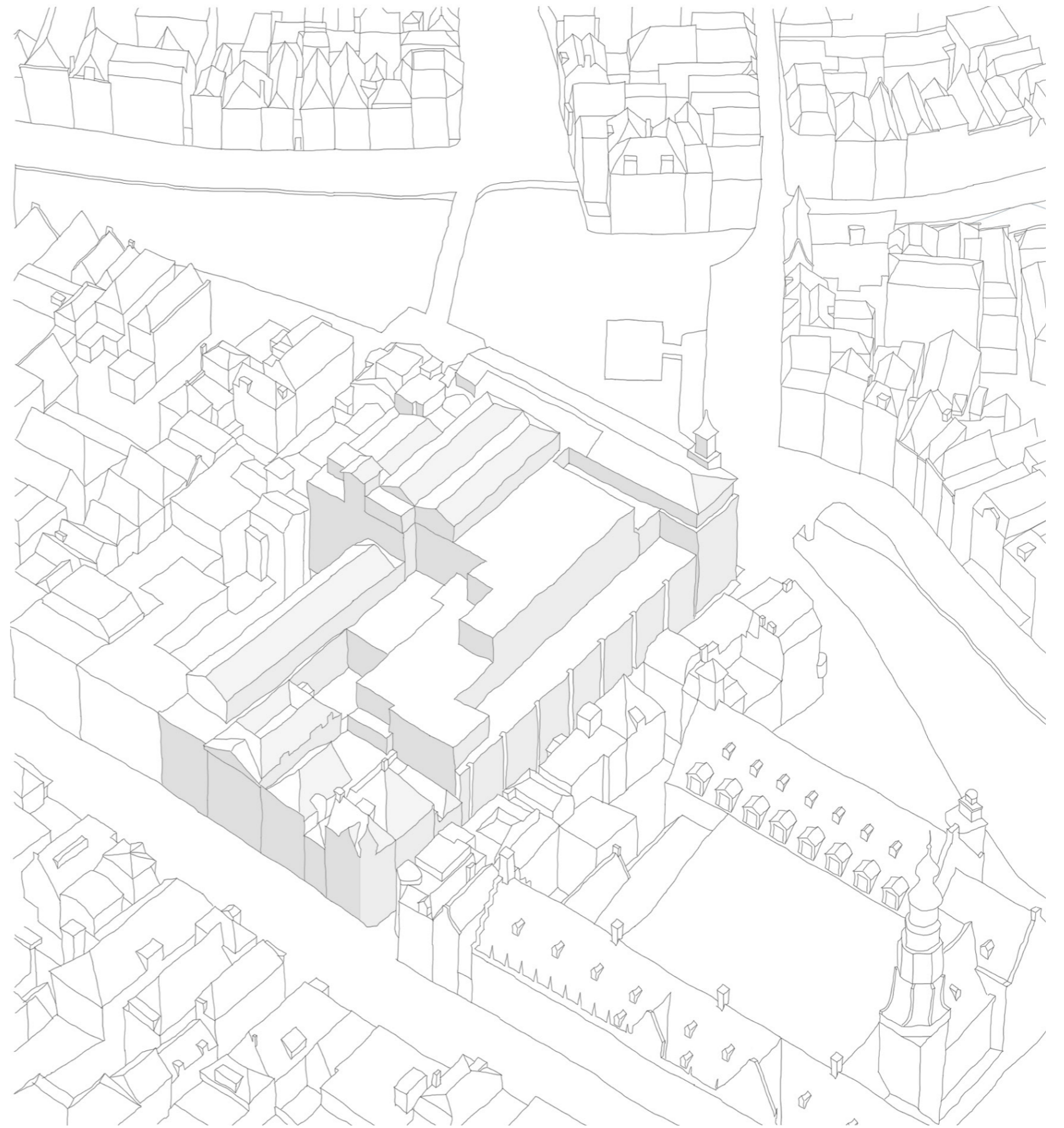
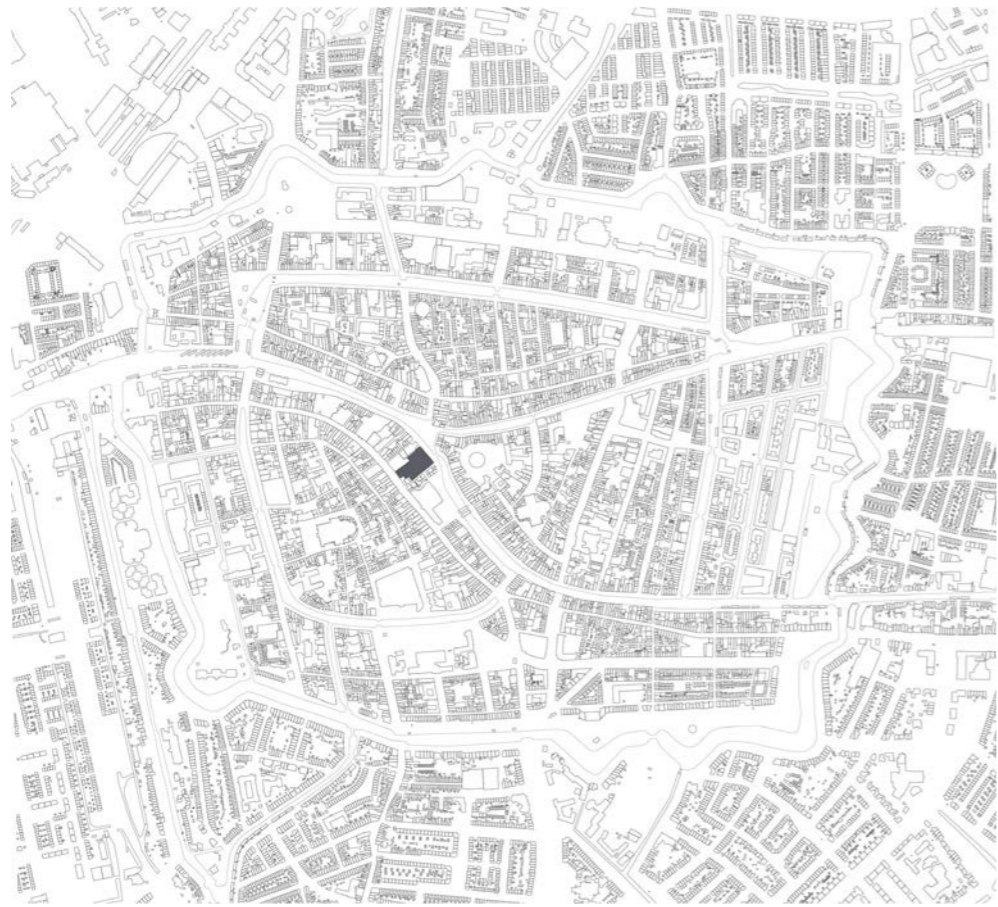
Design Mentor: Lidy Meijers

Building Technology Mentor: Frank Koopman

Research Mentor: Wido Quist

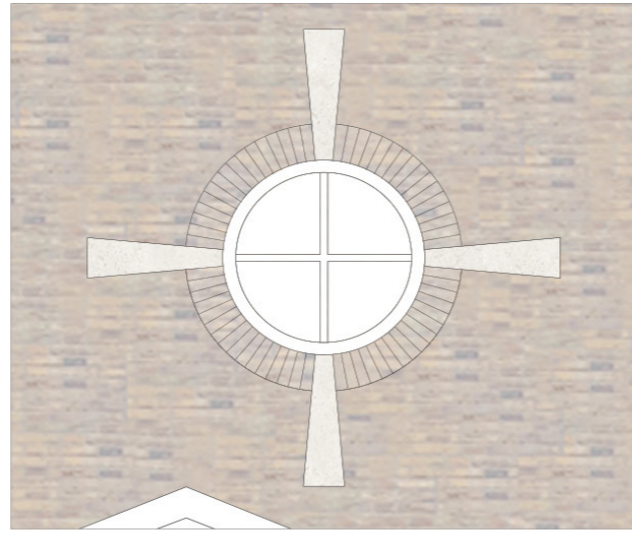
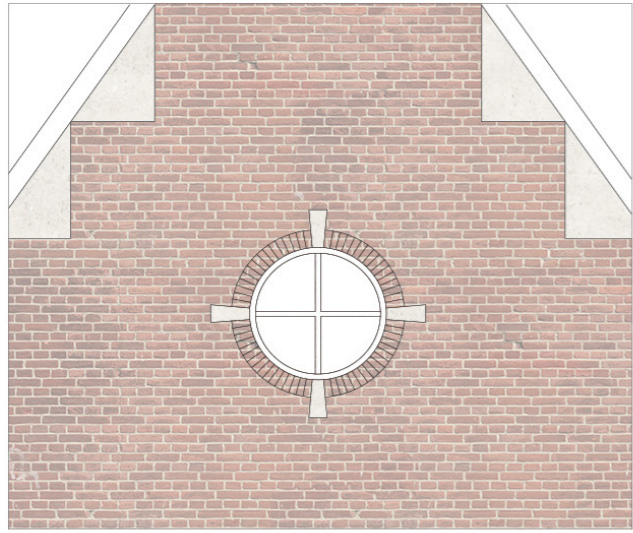
Board of Examiners Delegate: Sylvia Jansen



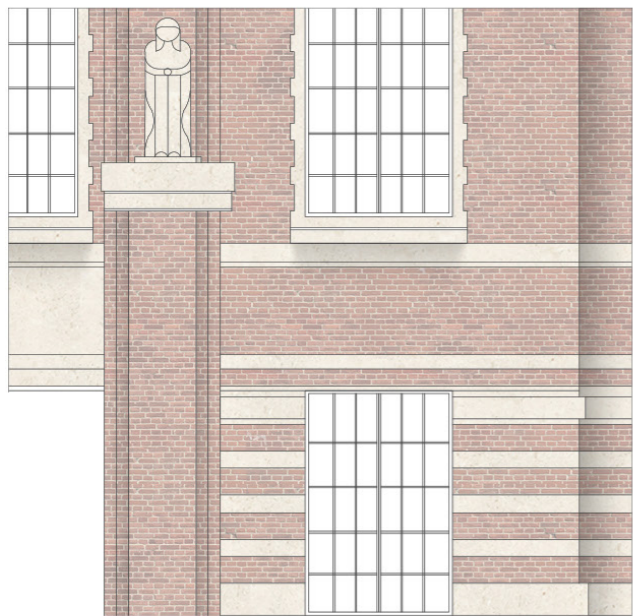




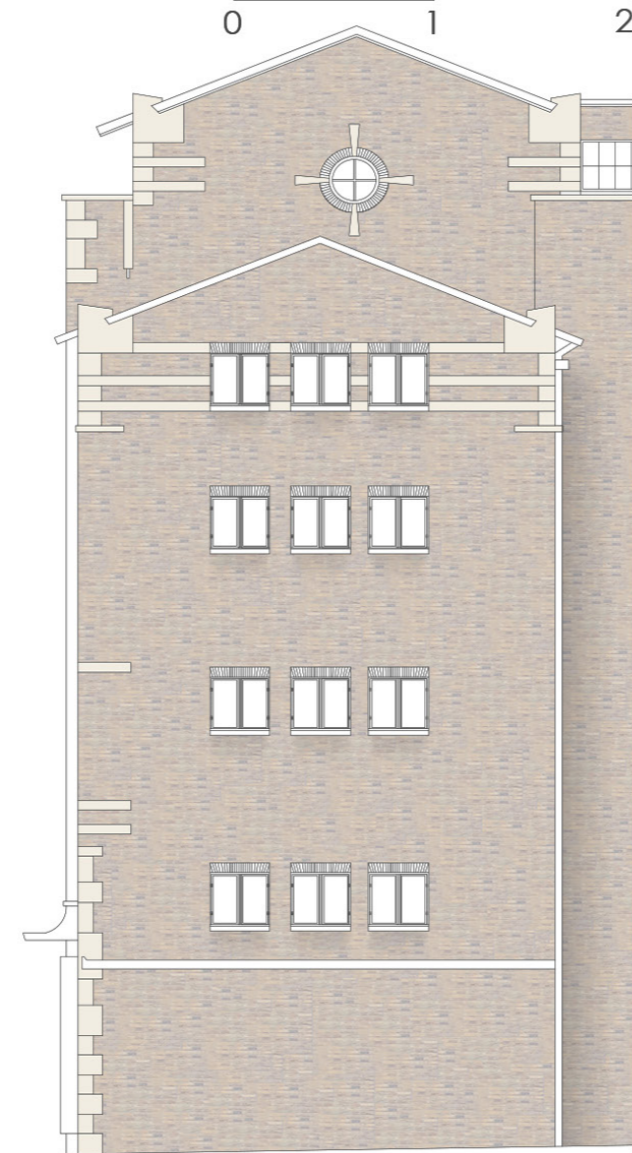




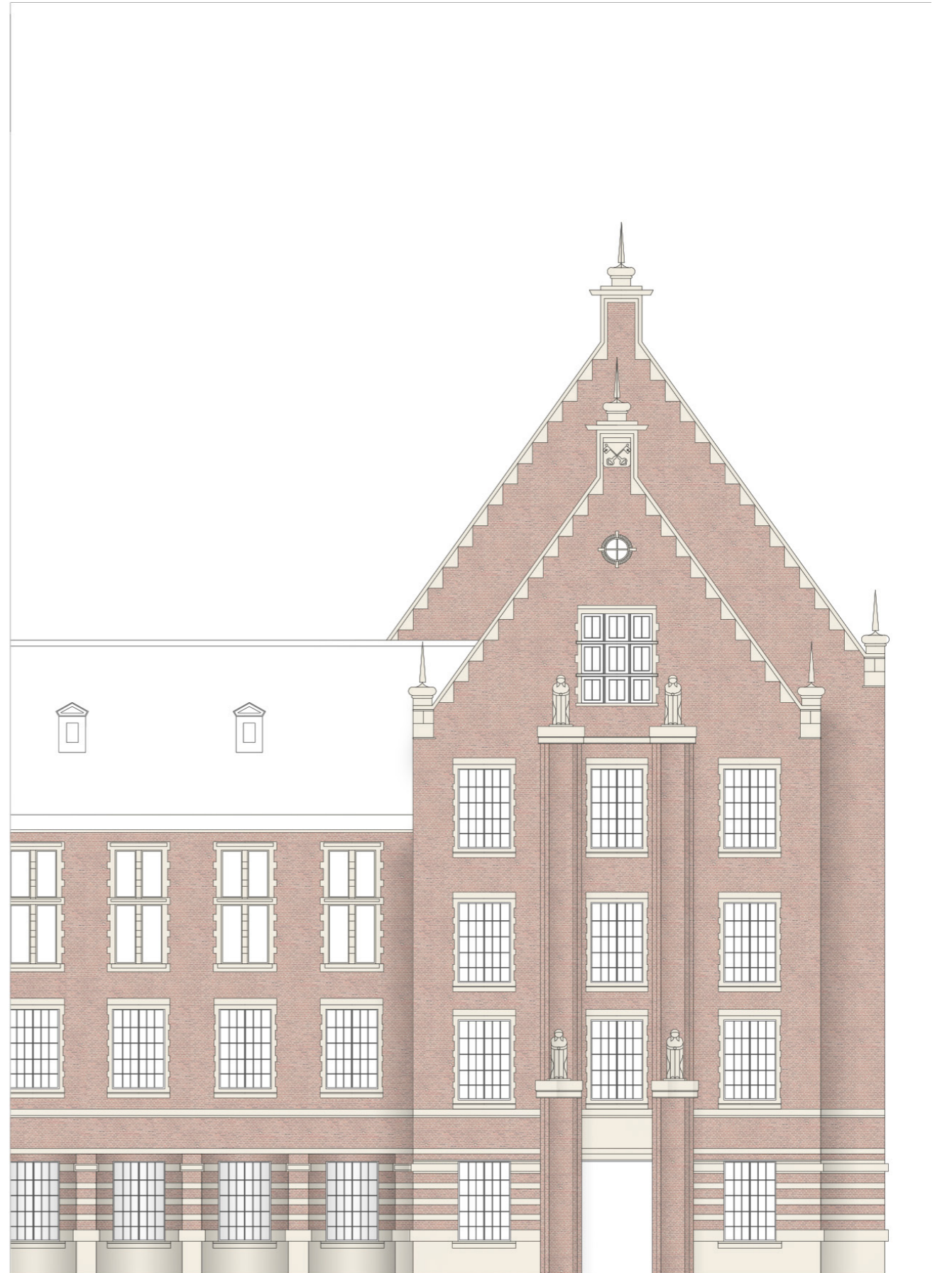
0 1 2



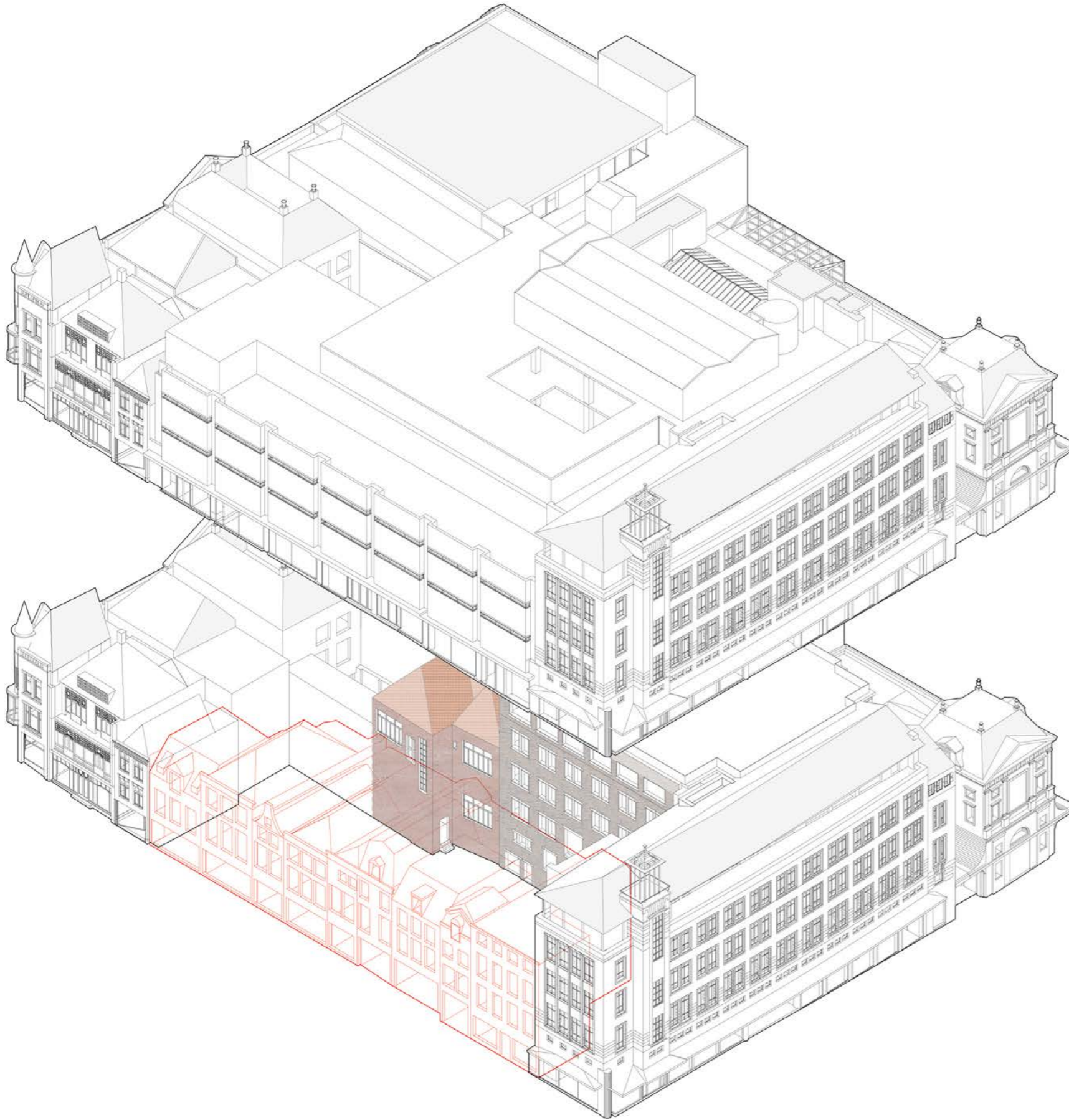
0 1 2 5M

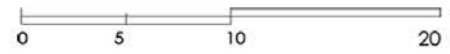


0 5 10M



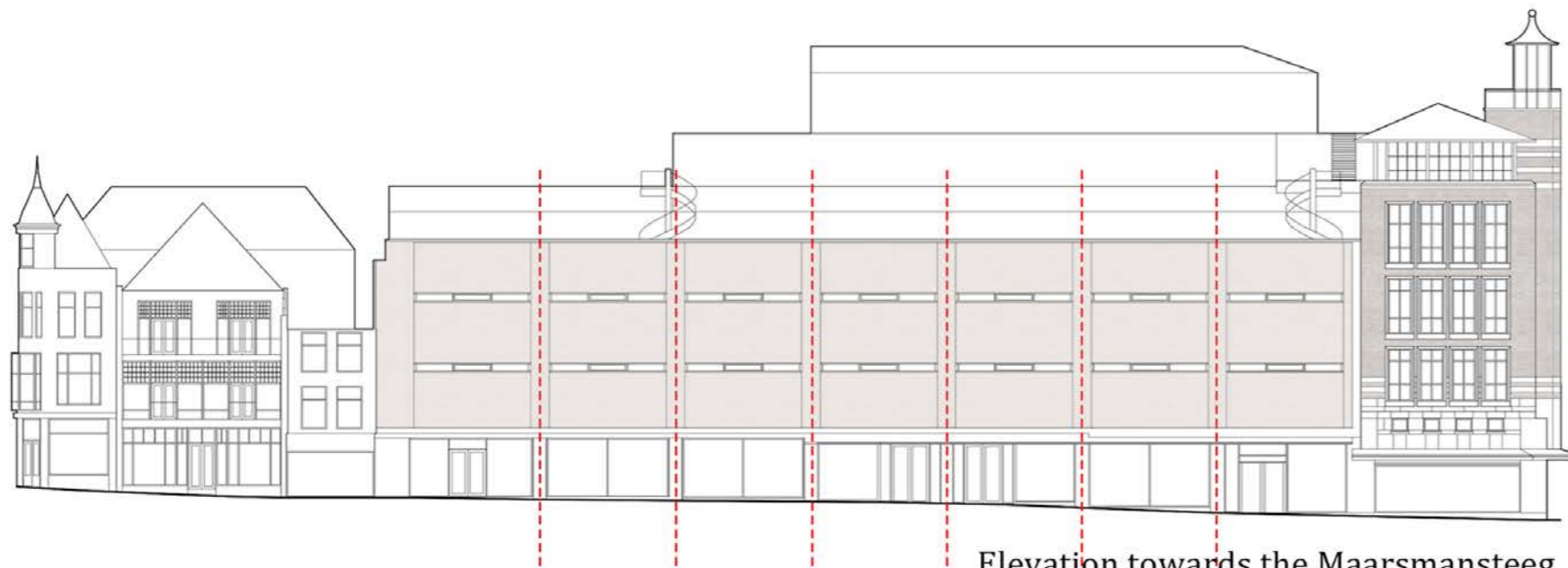






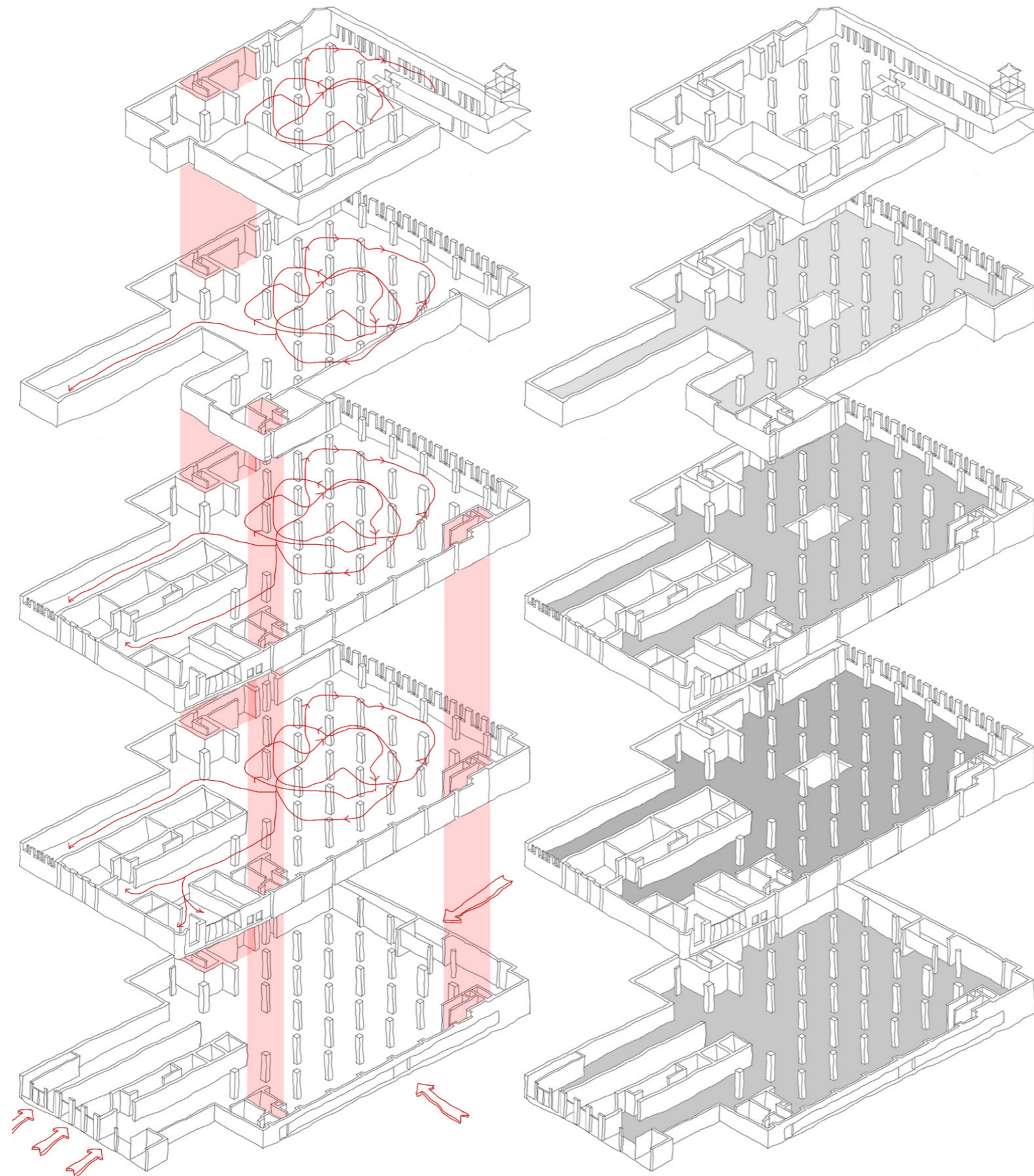
Elevation towards the Maarsmansteeg

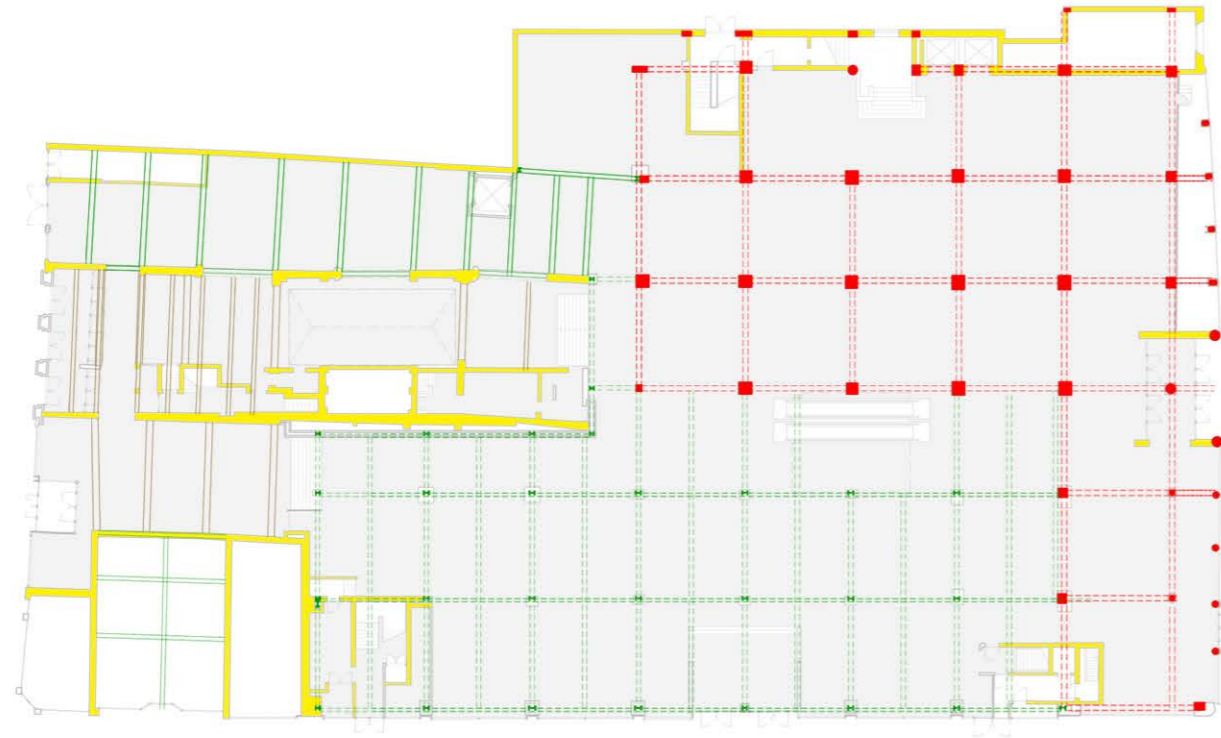
Before 1967



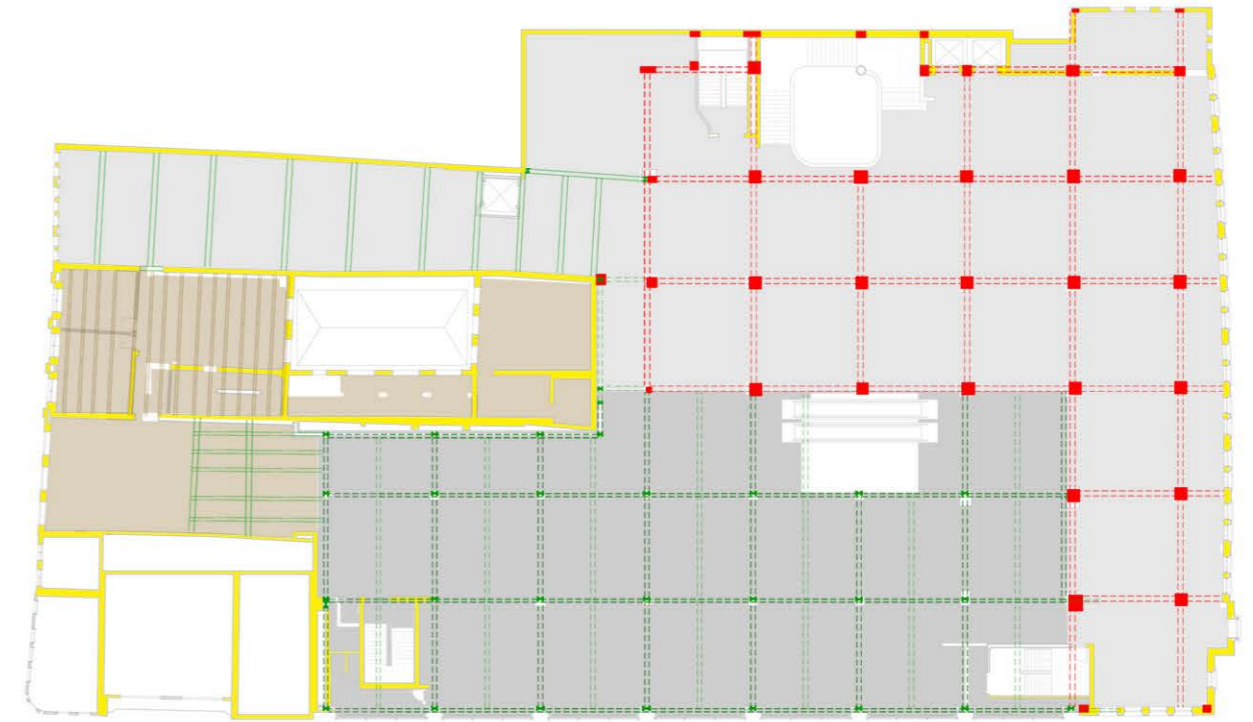
Elevation towards the Maarsmansteeg

After 1967



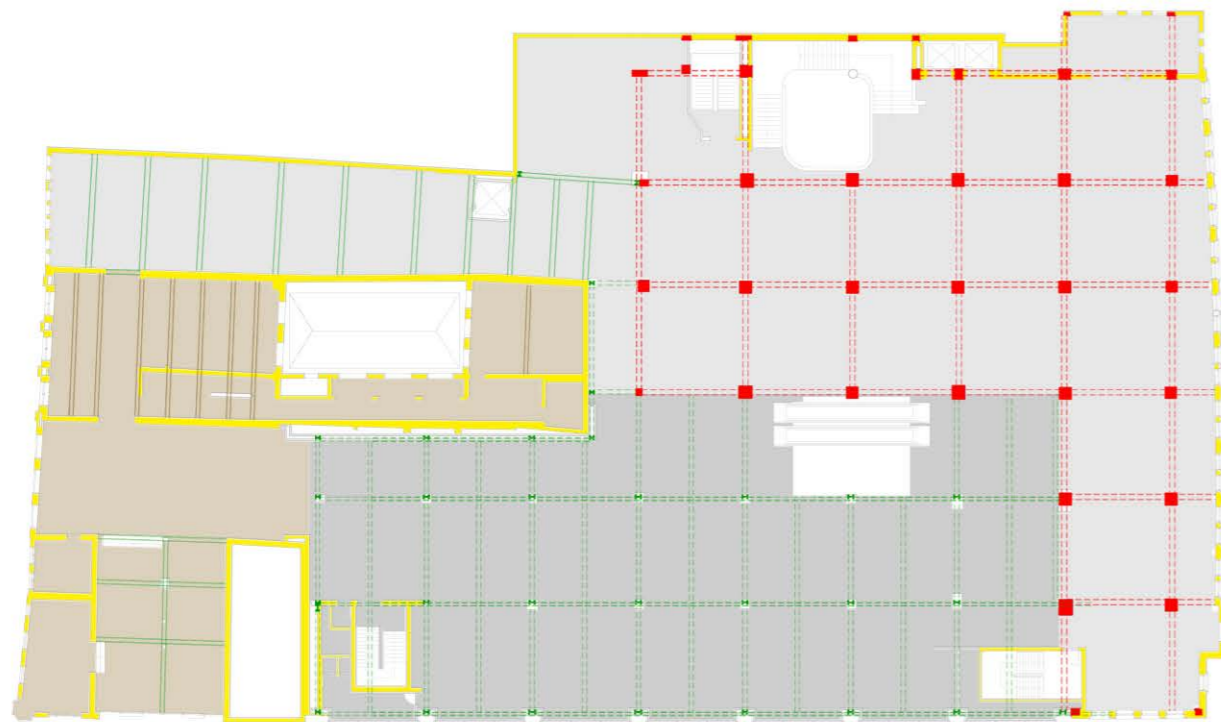









Ground Floor

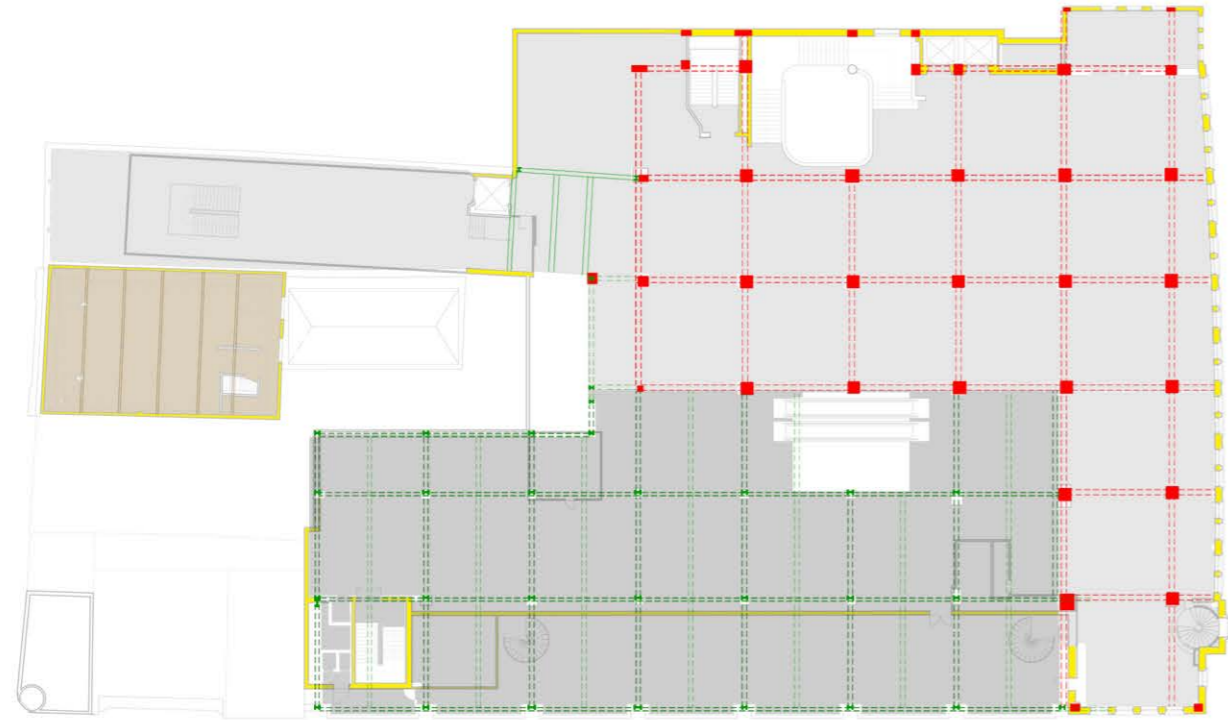


Second Floor

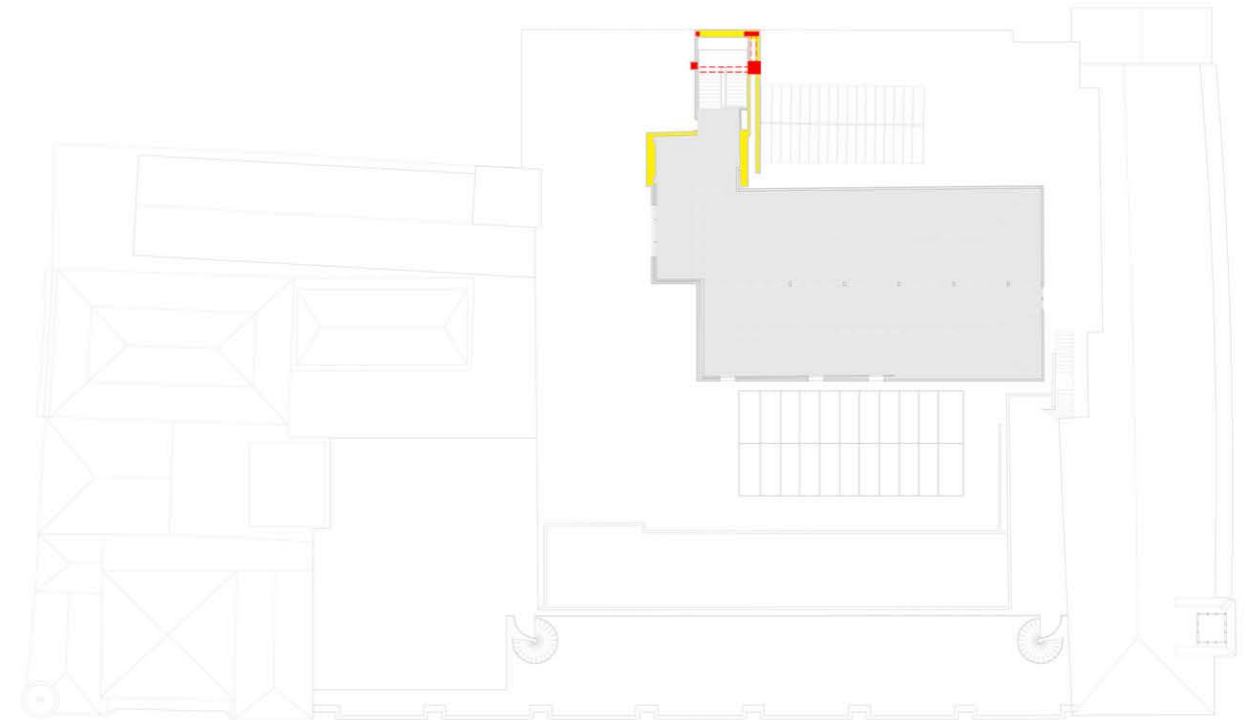
First Floor



- | | | |
|---------------------|---|-------------------------------|
| Beams/Walls/Columns |  | Concrete columns/beams |
| |  | Metal columns/beams |
| |  | Brick Masonry |
| |  | Wooden Beams |
| Floors |  | Cast Concrete (On site) |
| |  | Prefabricated Concrete Panels |
| |  | Wood |



Third Floor

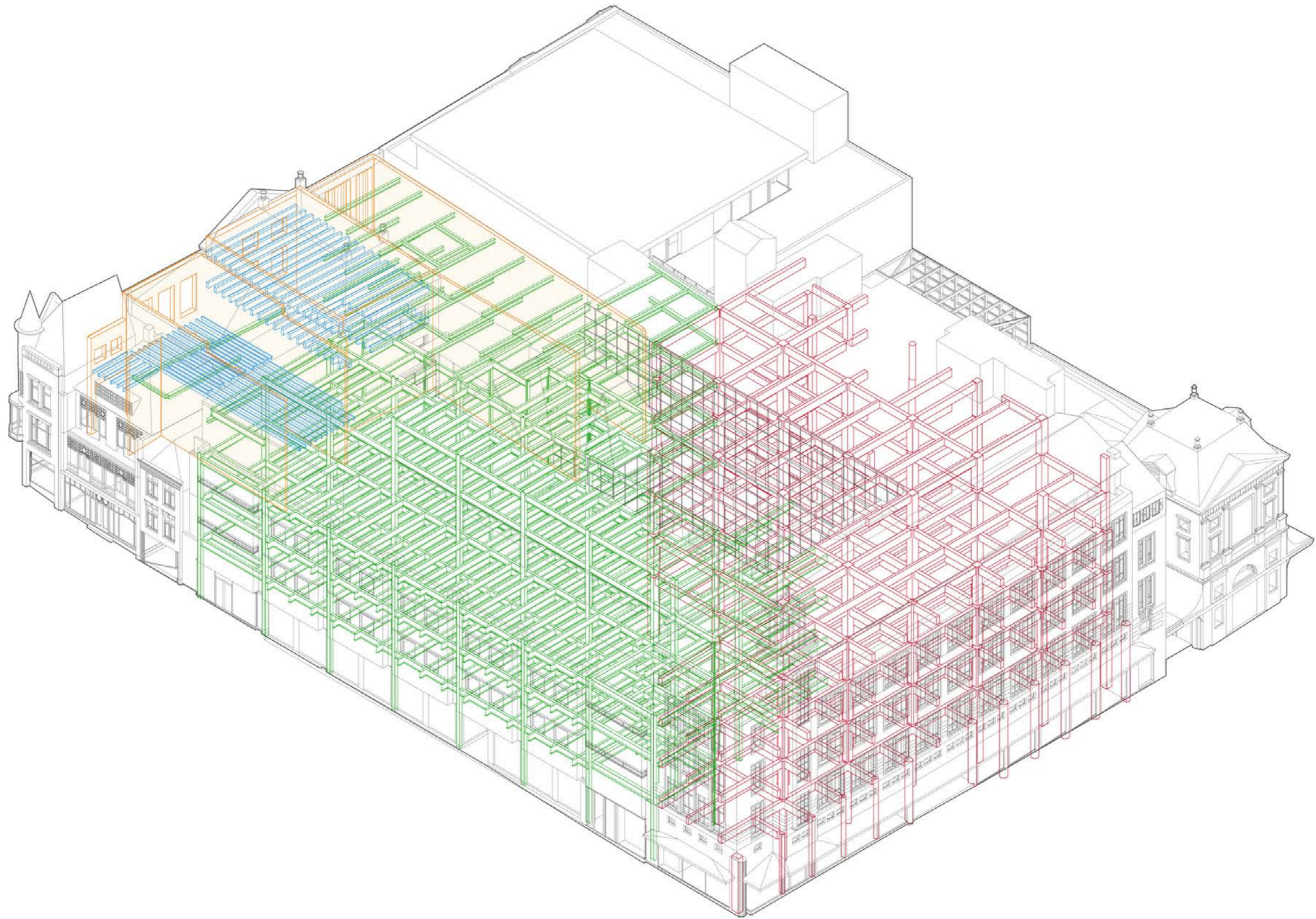


Fifth Floor

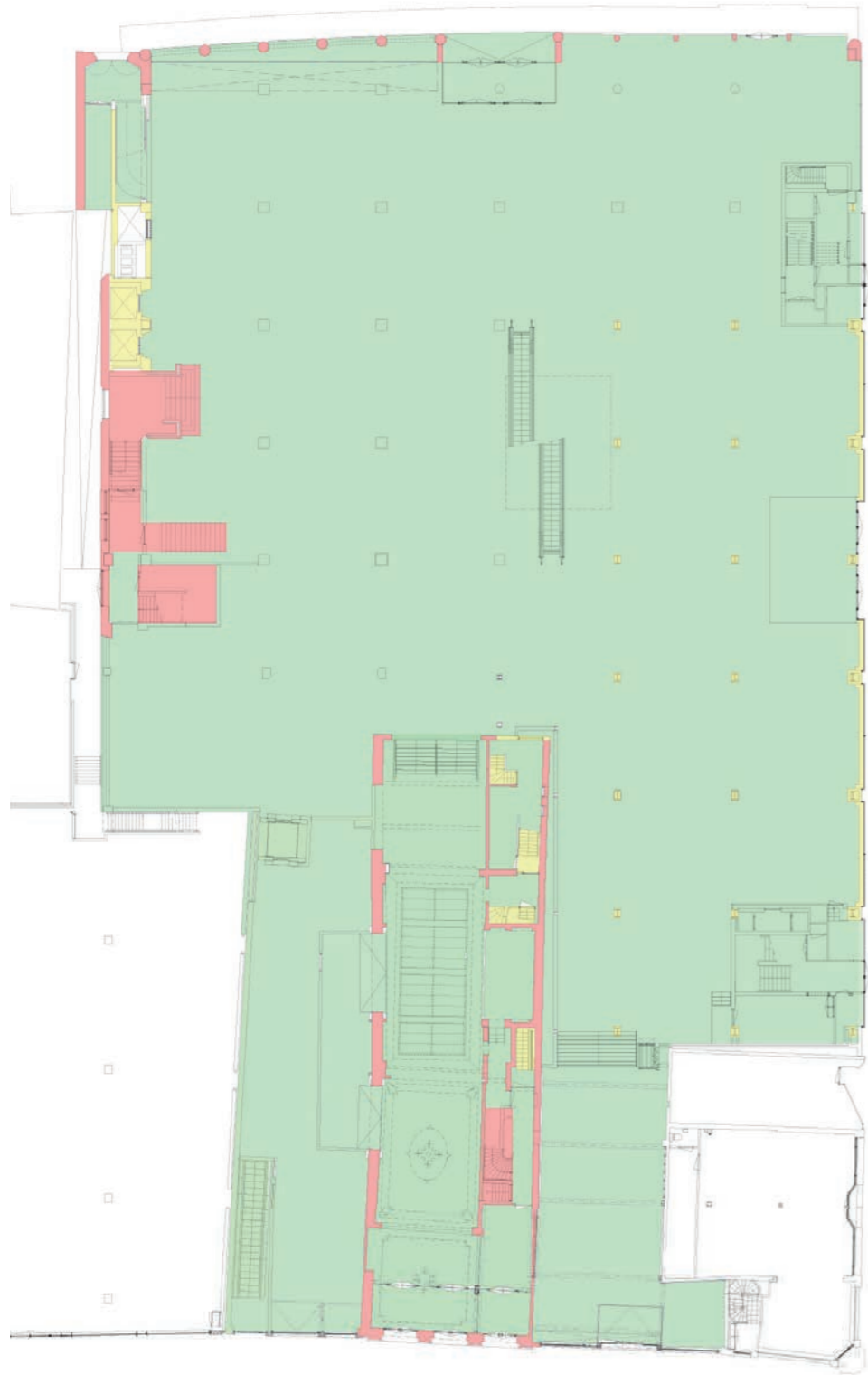
Fourth Floor



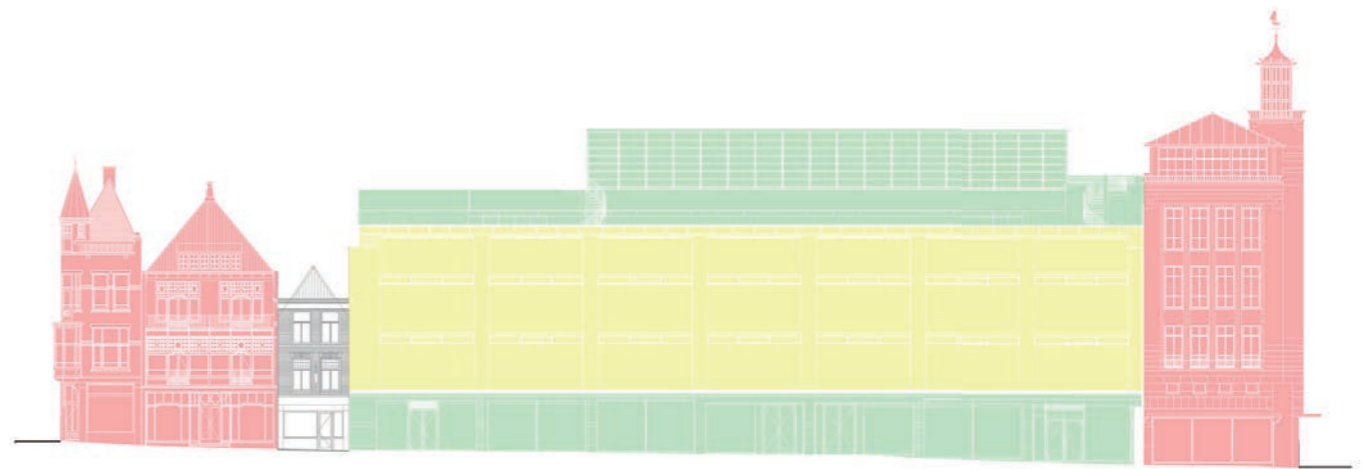
- Beams/Walls/Columns
- Concrete columns/beams
 - Metal columns/beams
 - Brick Masonry
 - Wooden Beams
- Floors
- Cast Concrete (On site)
 - Prefabricated Concrete Panels
 - Wood



| Values Layers | Age | Historical | Artistic | Commemorative | Use | Newness | Conflict | Nostalgic Value |
|---------------------|---|---|---|---------------|--|---|--|--|
| Surrounding | <p>The majority of the surrounding architectural landscape has been constructed before the 20th century, tracing back to the Dutch Golden Age.</p>  | <p>Many monumental historic buildings (Wag Building, Old Town Hall etc.)</p>  | | | <p>The Aalmarkt and the Breestraat are among the most commercial streets of the city.</p>  | | <p>While urban parks inside the building blocks surround the building, very few are accessible and most of them easily to-die-for.</p>  | |
| Story | | <p>One of the extensions of the Vergulde Turk building were demolished during the 20th century.</p>  | <p>There were many preliminary plans made by the architects that showed hesitation and doubt in the tower design.</p>  | | | | | |
| Site | <p>The site is composed of buildings from three different time periods.</p>  | <p>Historic traditional buildings that pre-existed on the site were destroyed for the VAO building to be constructed.</p>  | | | | | | |
| Structure | <p>Old structure is the Breestraat buildings. Brick masonry for walls and wooden beams for supporting the floors, though condition for supporting the floors, though condition.</p>  | | | | <p>Reusability of Steel Skeleton.</p>  | <p>Reinforced concrete columns and beams from the 1930s that are in good condition today.</p>  | <p>On the southern part, the walls carry the vertical loads, while on the northern part these are mainly carried by columns.</p>  | |
| Space Plan | | | | | <p>Existence of a large flexible open space.</p>  | | | |
| Skin | | <p>Well preserved facade of the historical 'Vergulde Turk' building on the Breestraat amplifies the urban block's history.</p>  | <p>Use of Craftsmanship in the facade.</p>  | | <p>Showcase 'retalage' openings can be re-used as large windows that provide for maximum views and daylight.</p>  | | | |
| Service | | | <p>Beautiful marble stairs of great aesthetic and artistic value.</p>  | | <p>Air based heating-cooling systems on the 4th floor are new and reusable.</p>  | | | |
| Stuff | | | | | | | | |
| Spirit of the Place | | <p>Fireplaces could be re-used in the new programme of the building. (For example in the case the space will serve as accommodation.)</p>  | <p>Phrases on the windows reminding people of the former use of the building as a department store.</p>  | | | | | <p>The 'Nieuw en Dreesmann' logo still visible on the front facade of the building creating nostalgia to the citizens of Leiden.</p>  |



- Indifferent
- Limited
- High





Large building objects and Uses:

- Education
- Museums
- Housing
- Offices - Startups
- Retail
- Logistics
- Manufacturing
- Municipal Services
- Religious Buildings





1. Ypenborchbrug, **Student Housing**



2. Bio Science Park, **Student Housing**



3. Yours, Housing - **Student Housing**



4. De Ananas, Housing



5. Nieuweroord, Housing



6. Meelfabriek, Multi-use



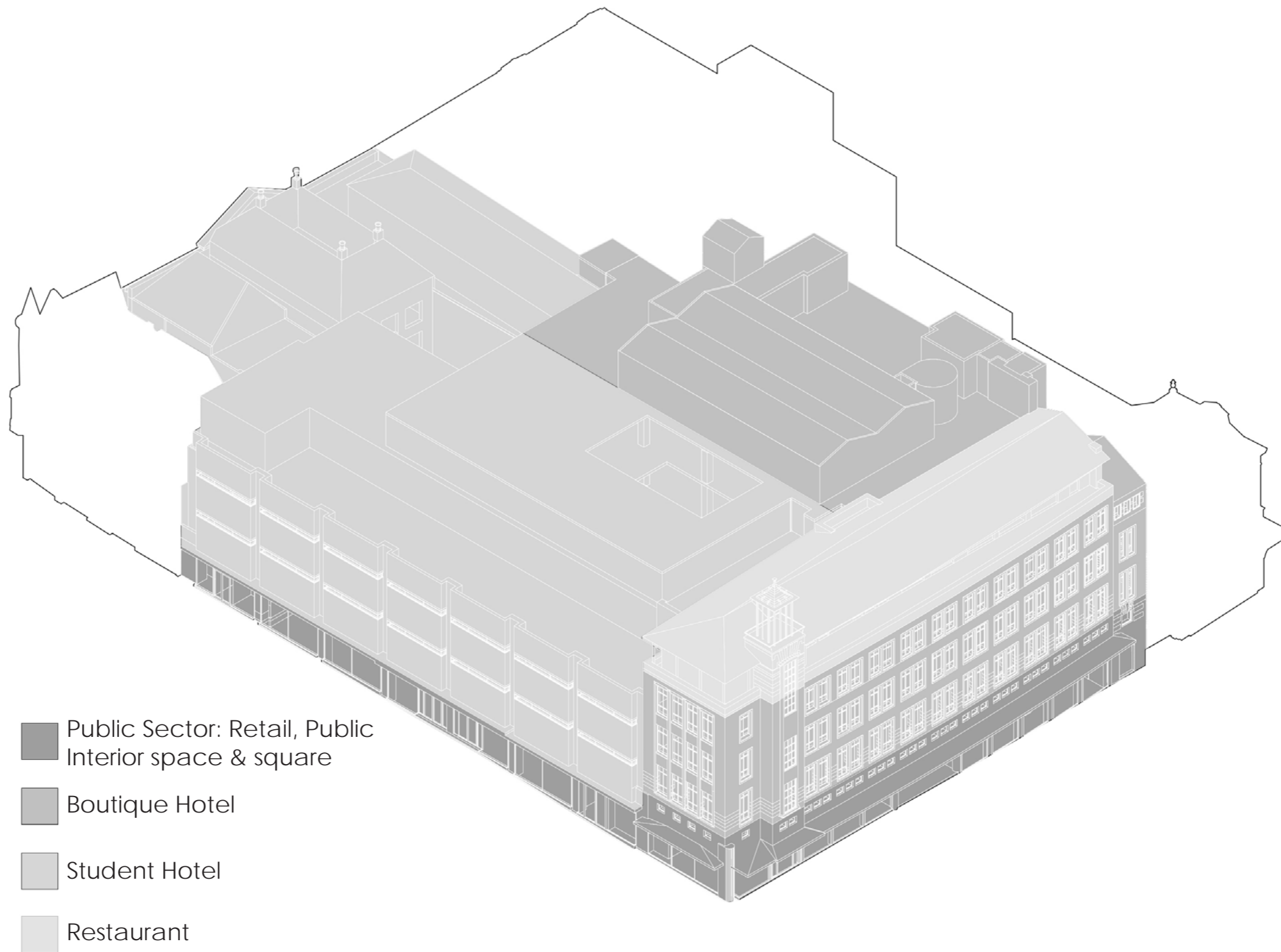
7. Octagon, Housing

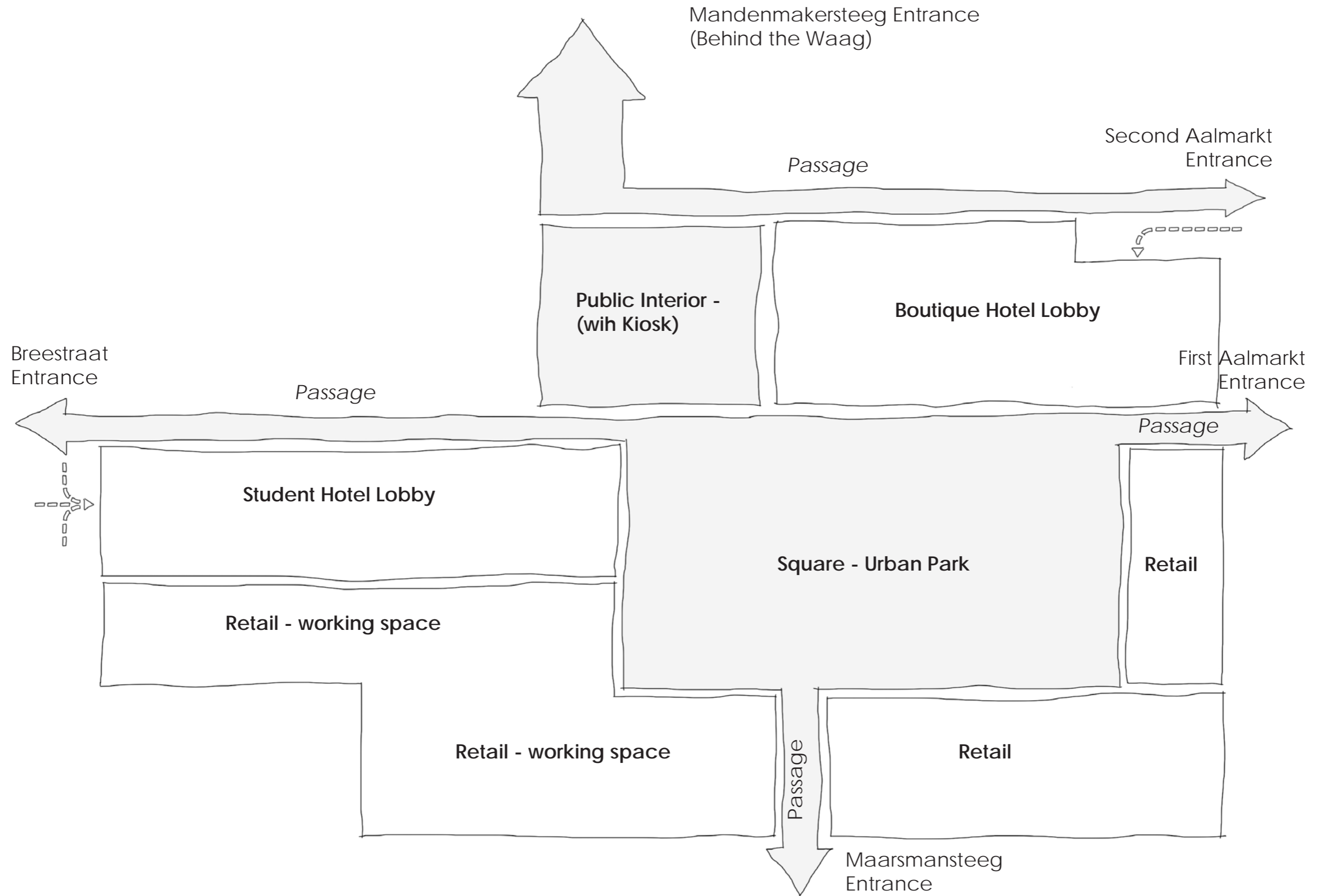


- Retail
- Restaurants - Cafes
- Housing
- Concert Halls - Auditoria
- Urban Gardens
- Religious Buildings
- Town Hall

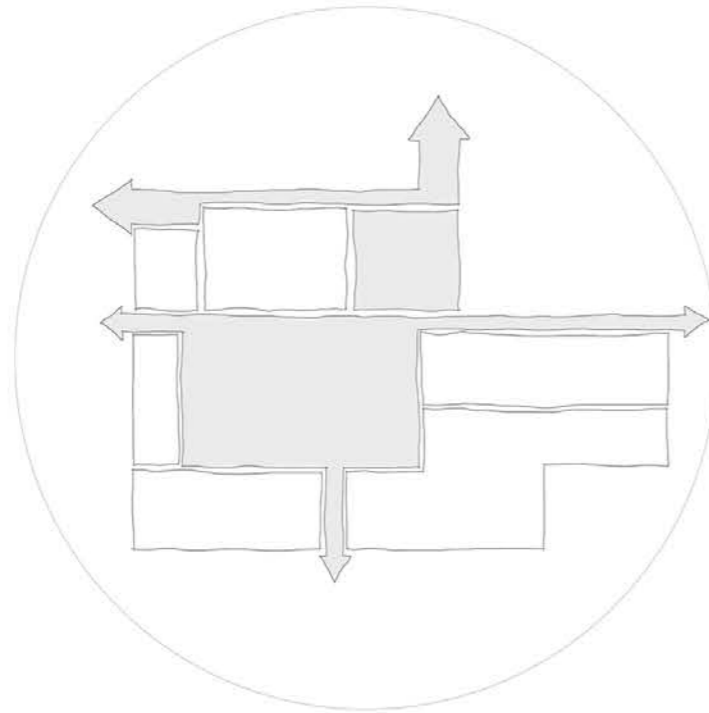


- 20000 - 25000
 - 15000 - 20000
 - 10000 - 15000
 - 5000 - 10000
- Passers-by per day





Design Starting Points



Functionality of the Programme

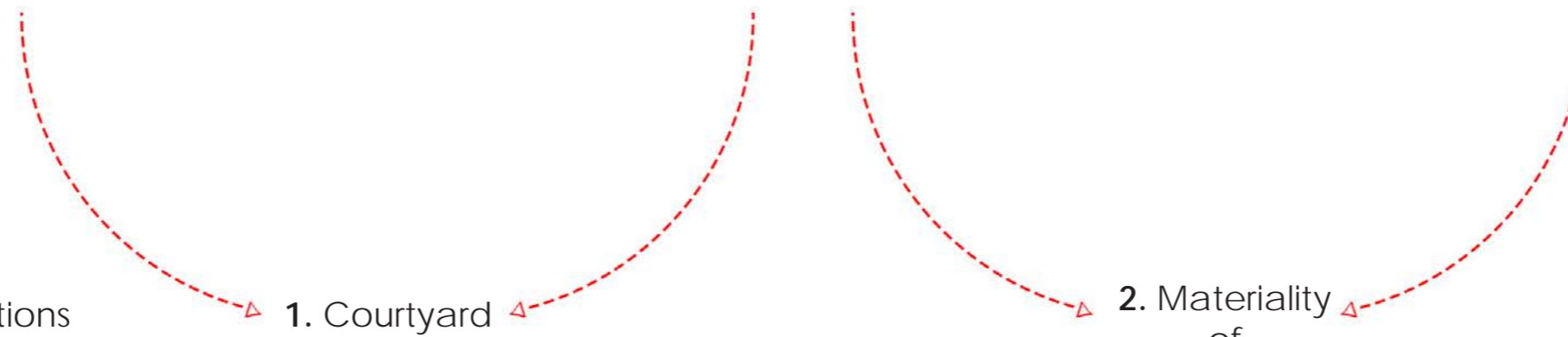


History - Reference



Craftsmanship

Main Design Interventions

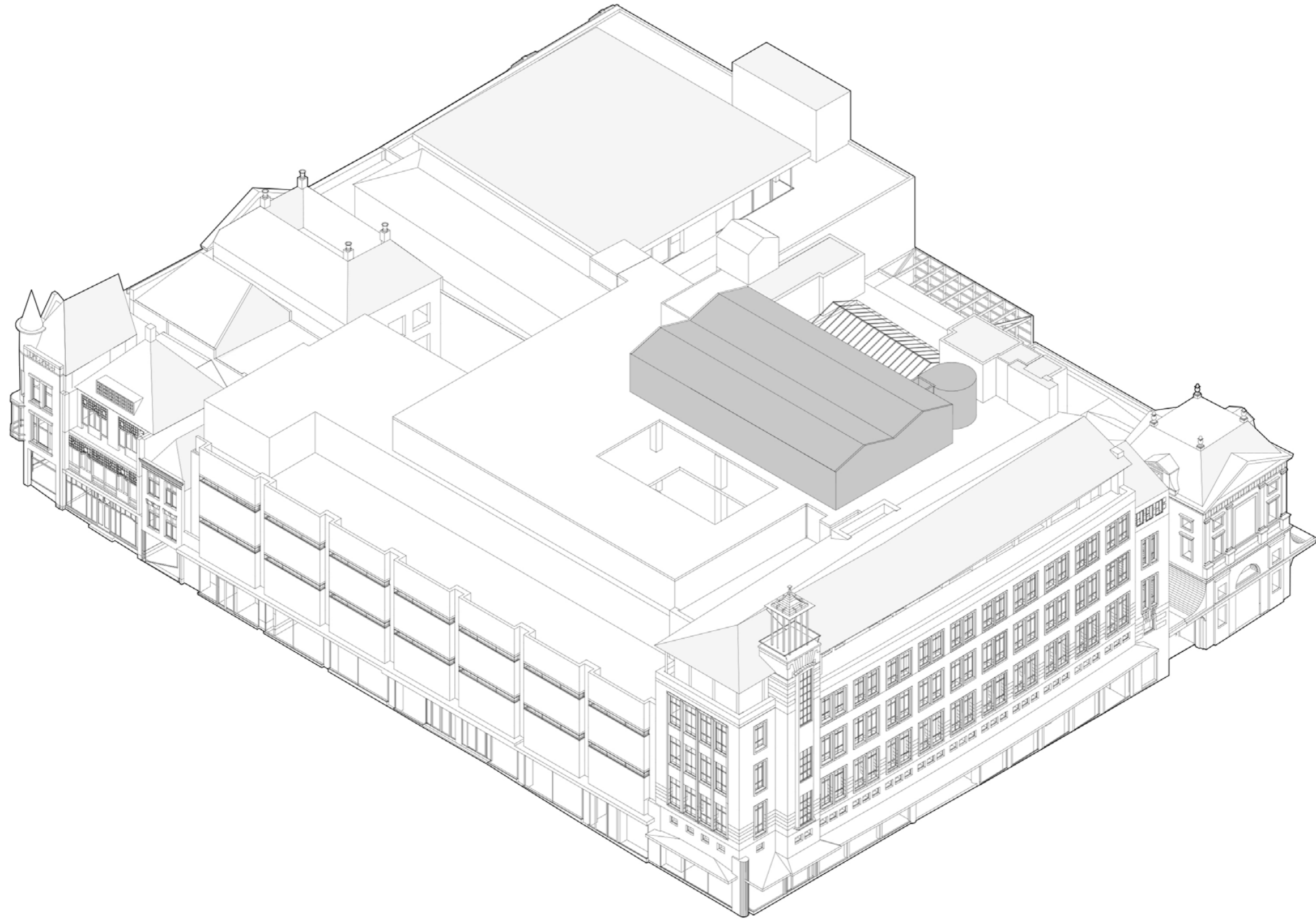


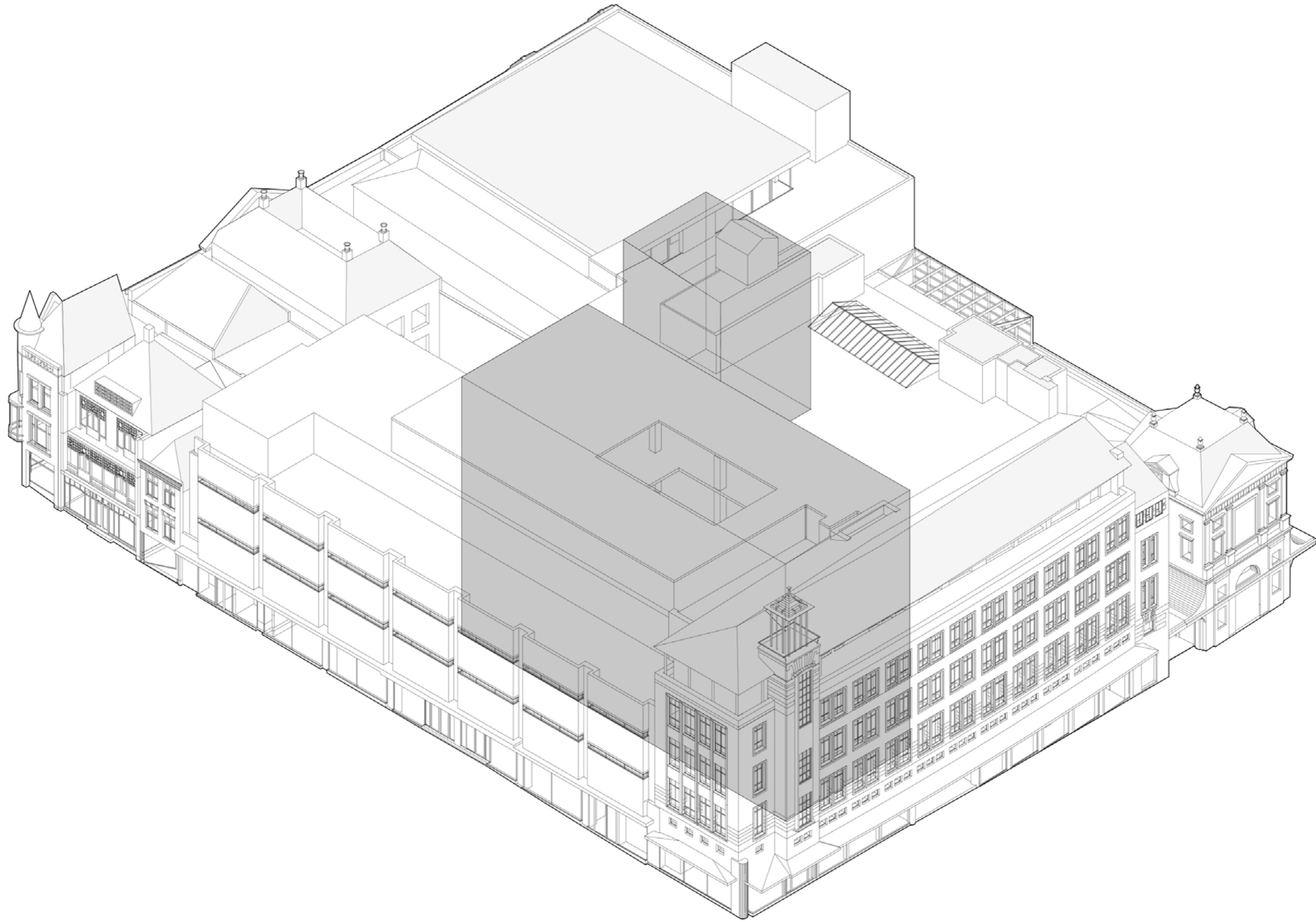
1. Courtyard

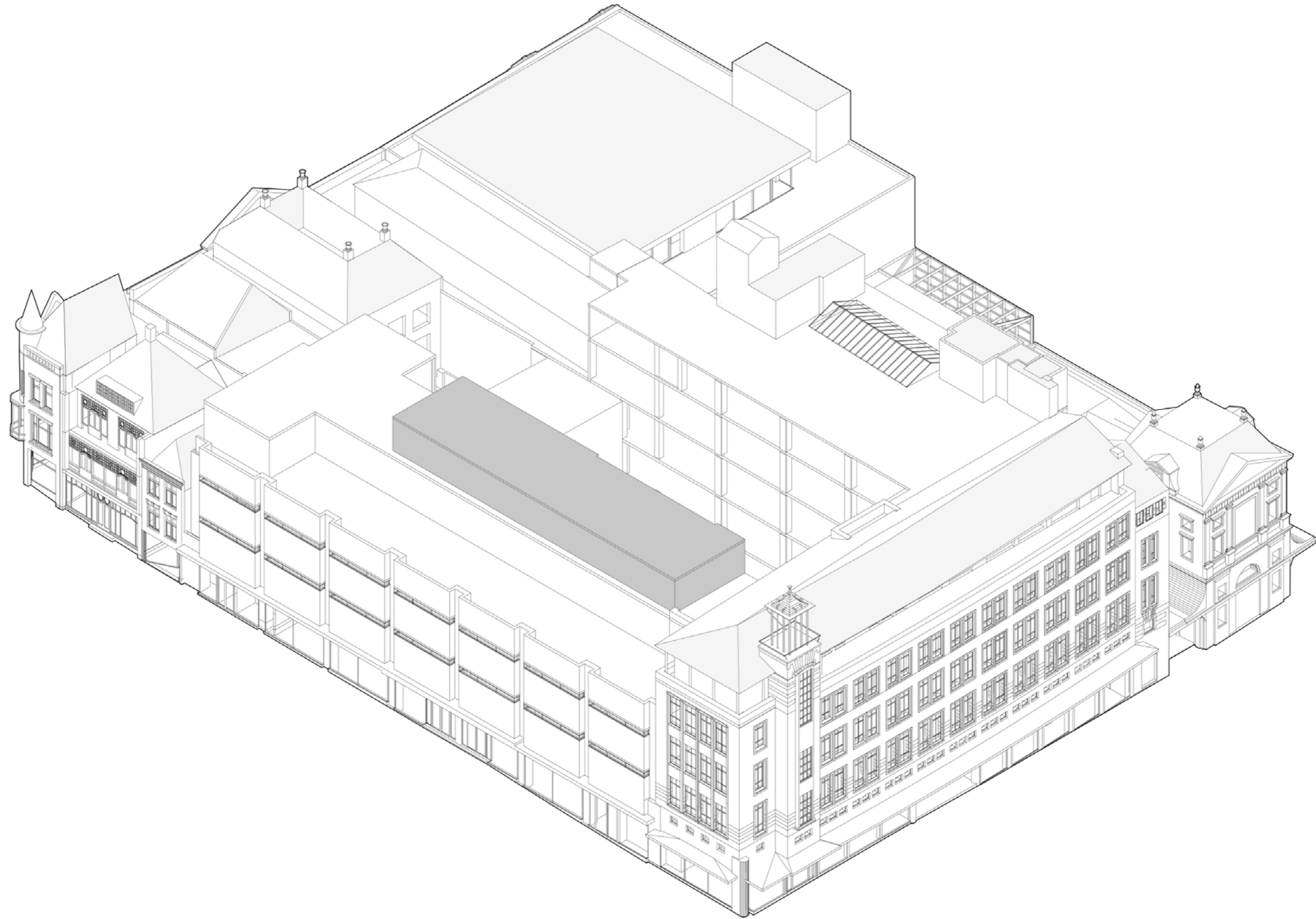
- Allow **light** into the building block.
- Reconstruct** a historic piece of the city.
- Create an **urban park** for the city

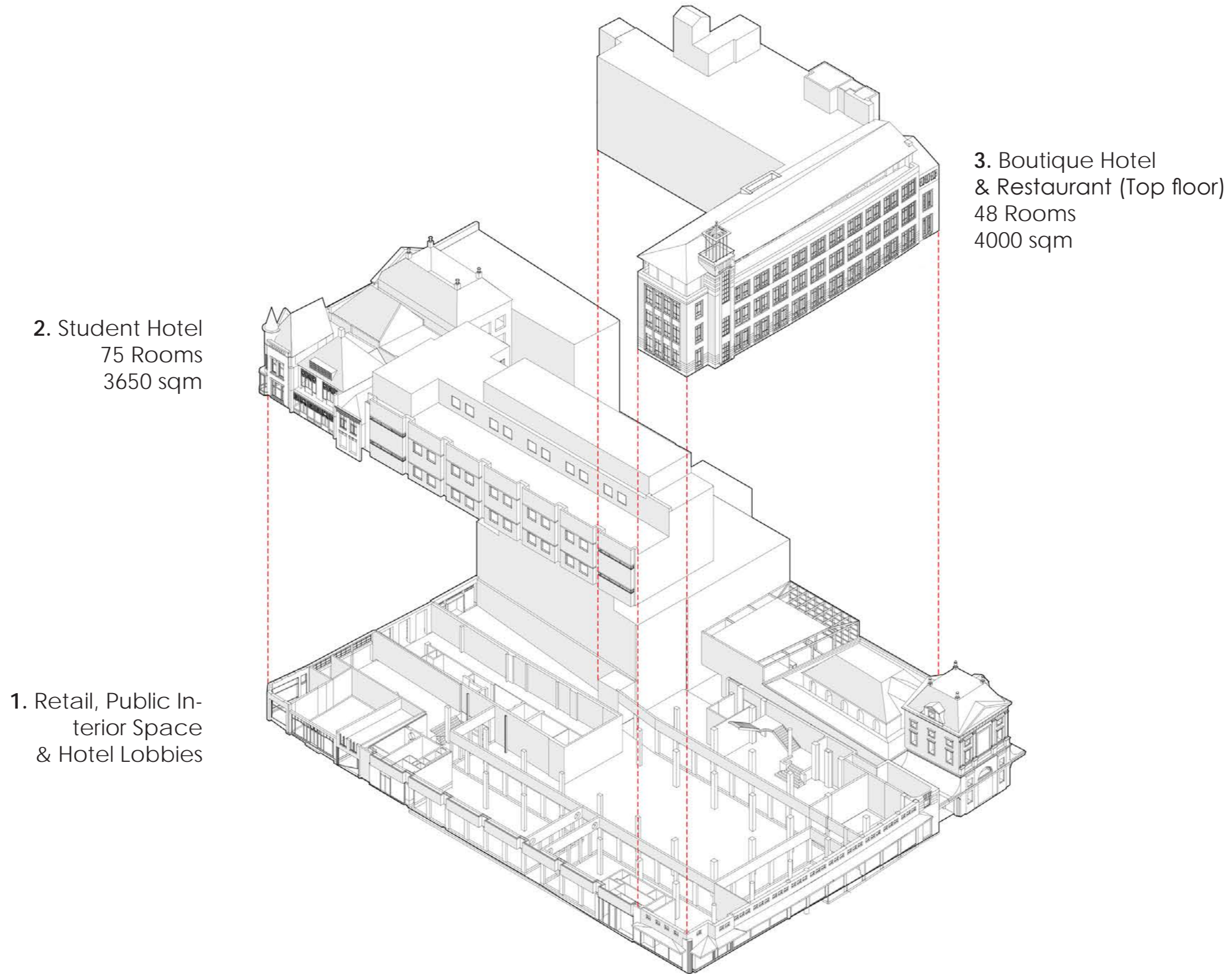
2. Materiality of new facades

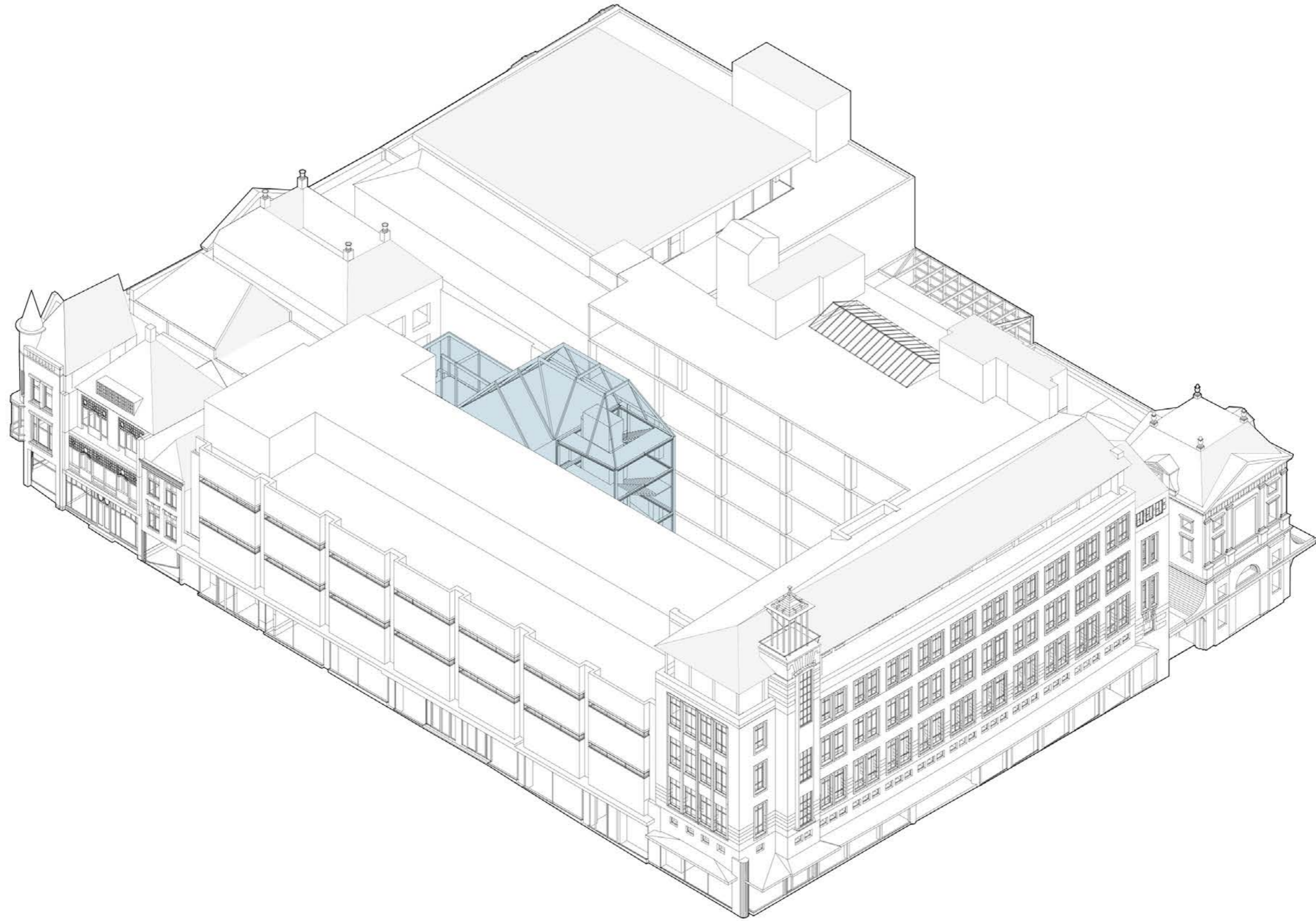
- Use of contemporary craftsmanship in brick construction as a means to address a **contemporary challenge** in architecture.
- Harmoniously blend** the courtyard with the existing architecture of the block.

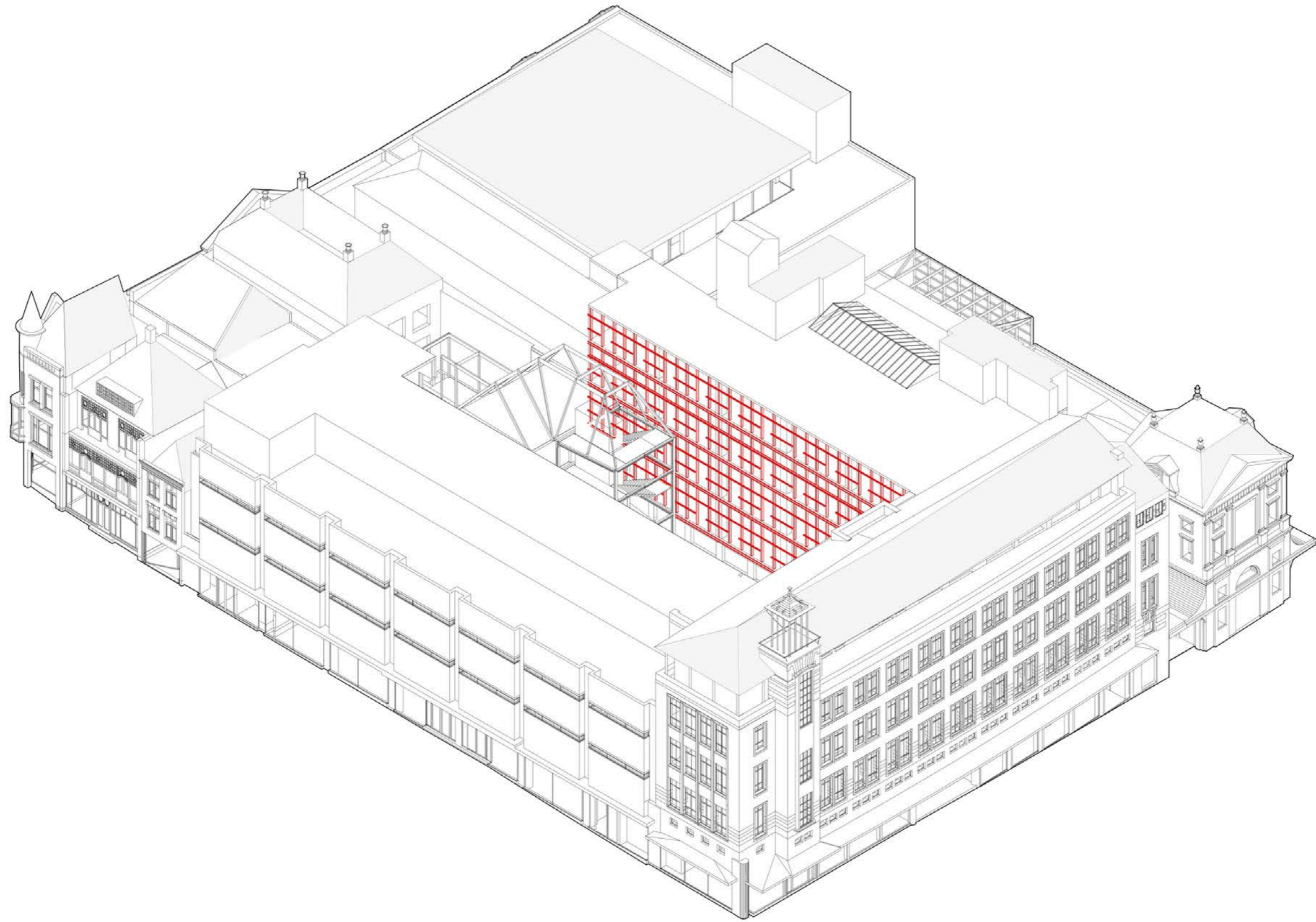


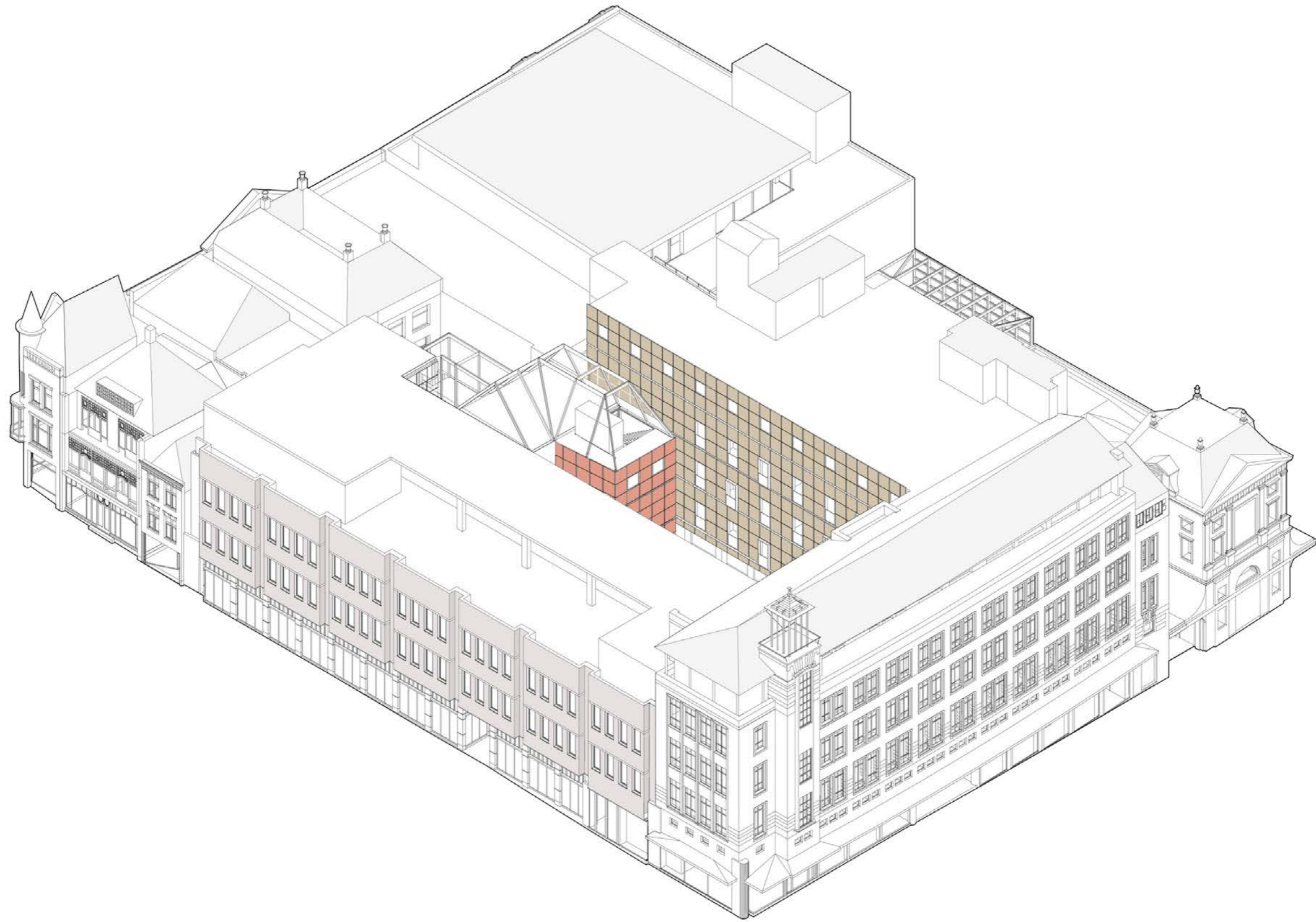


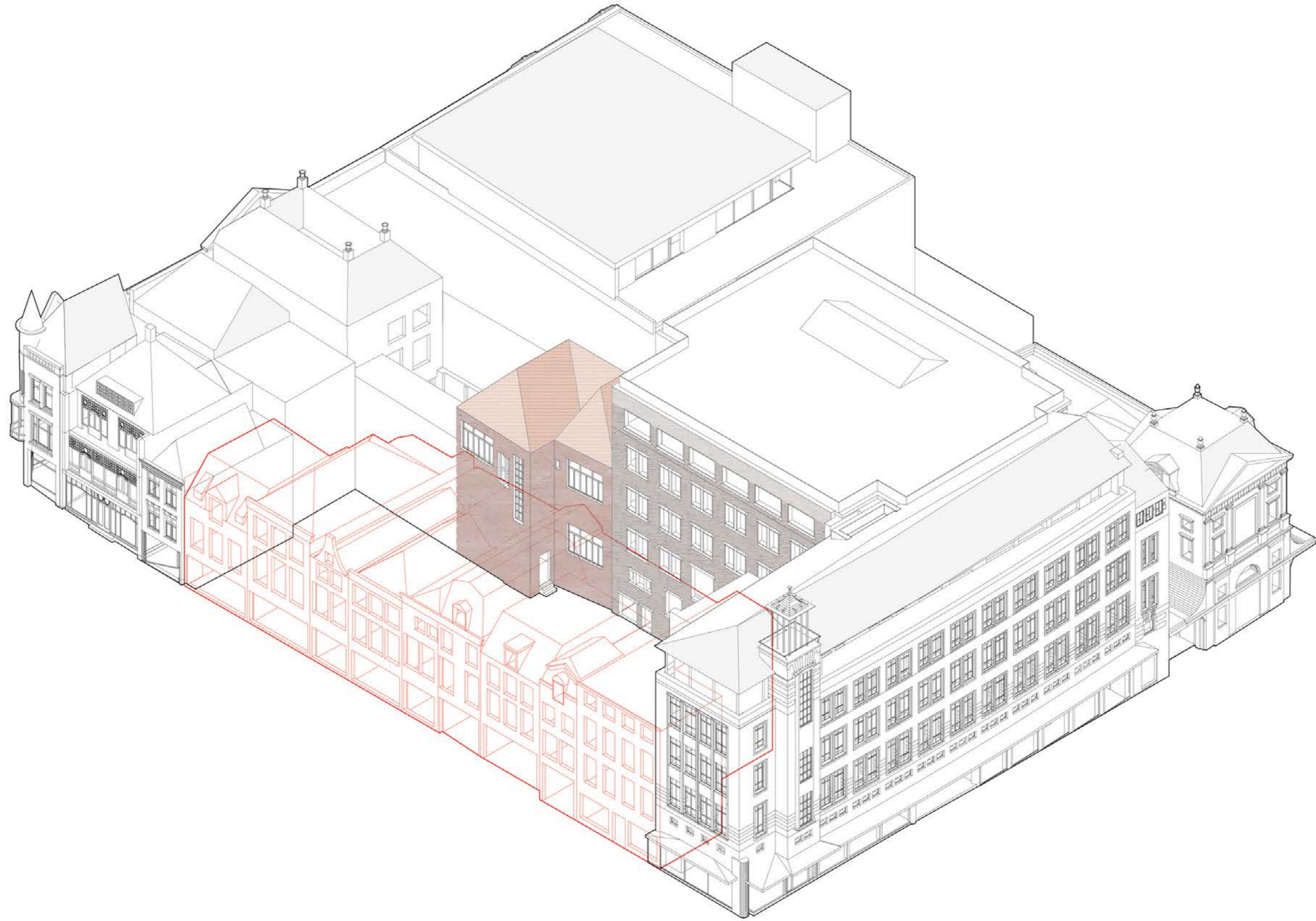


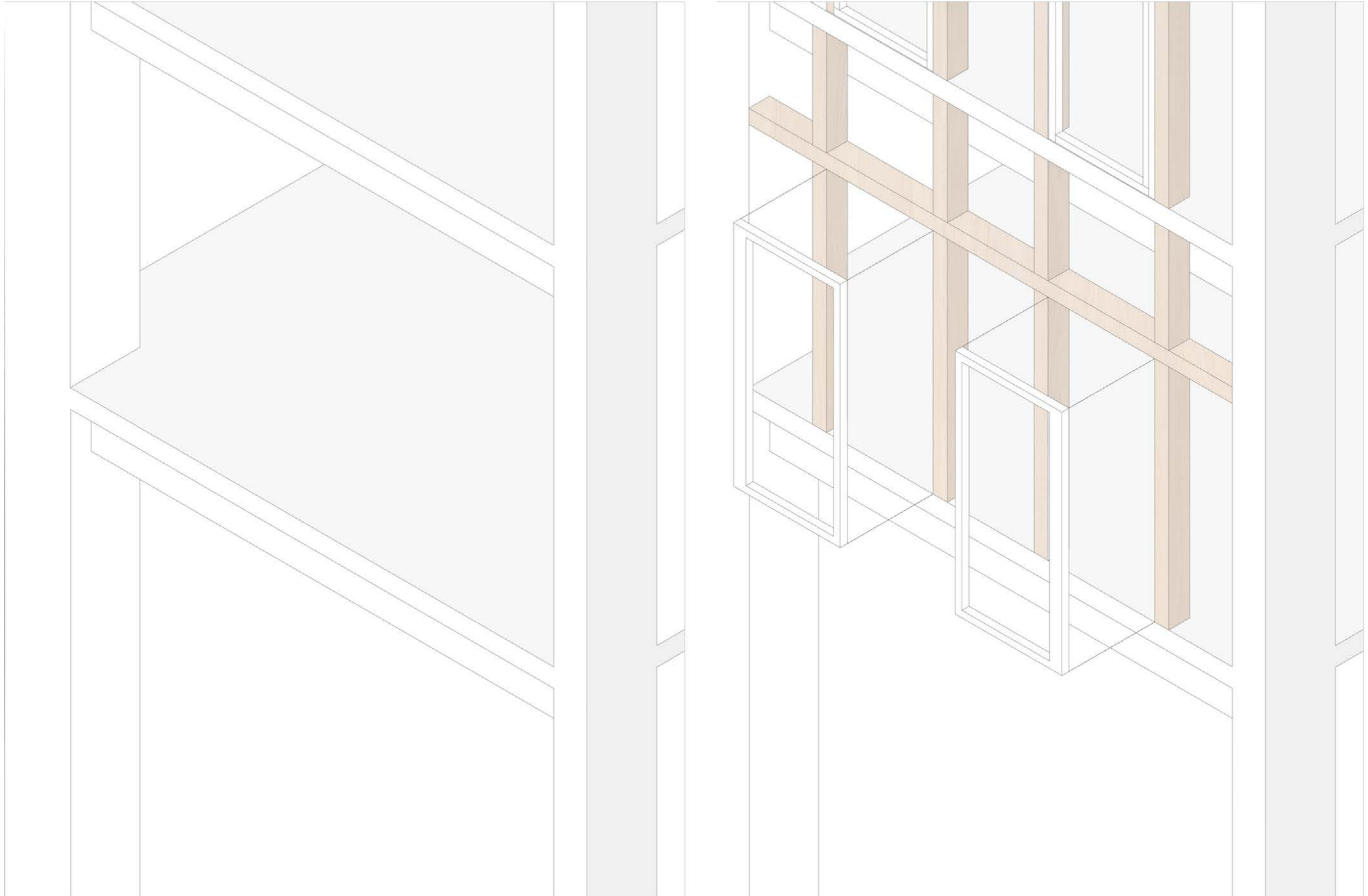


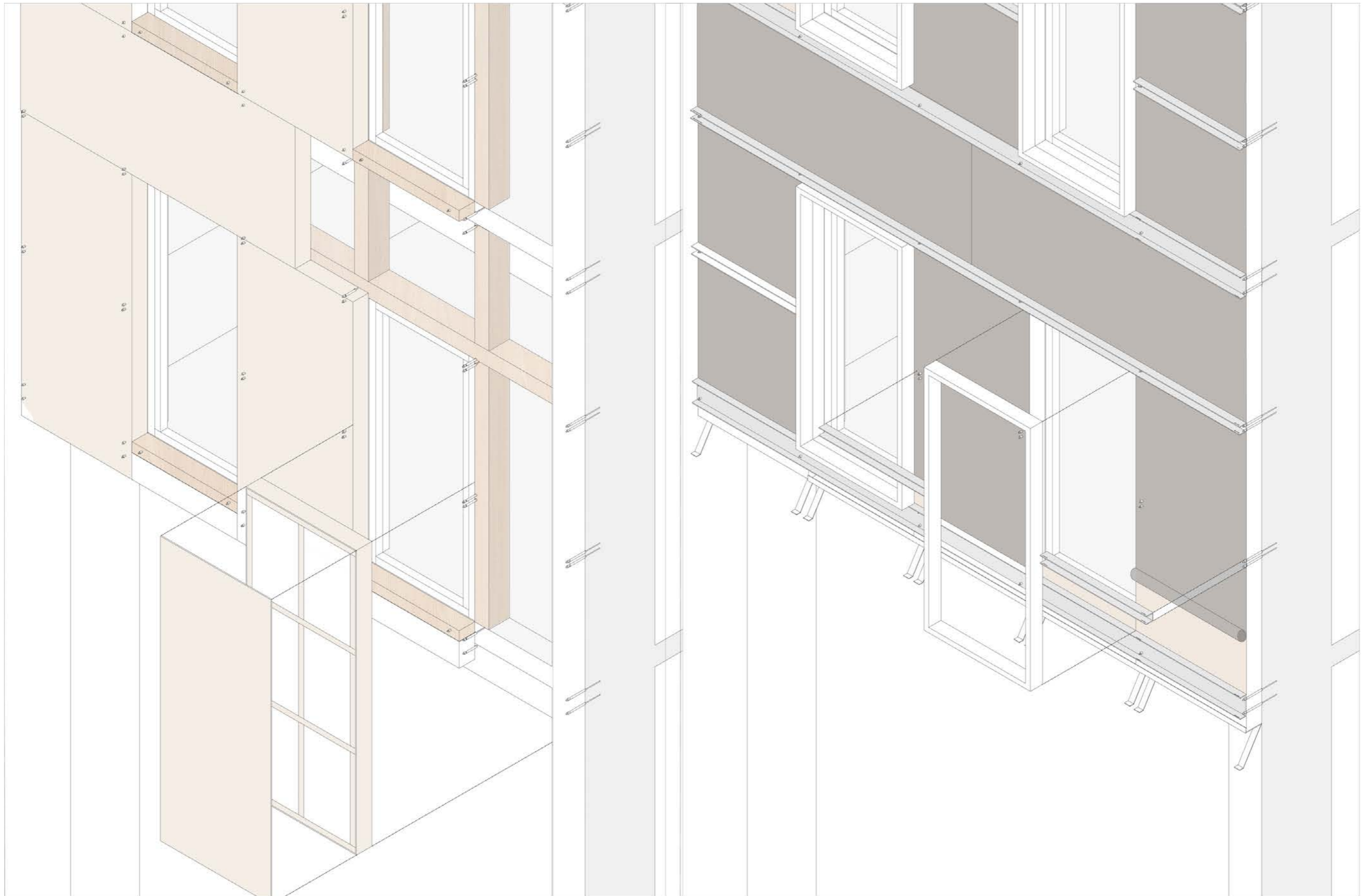


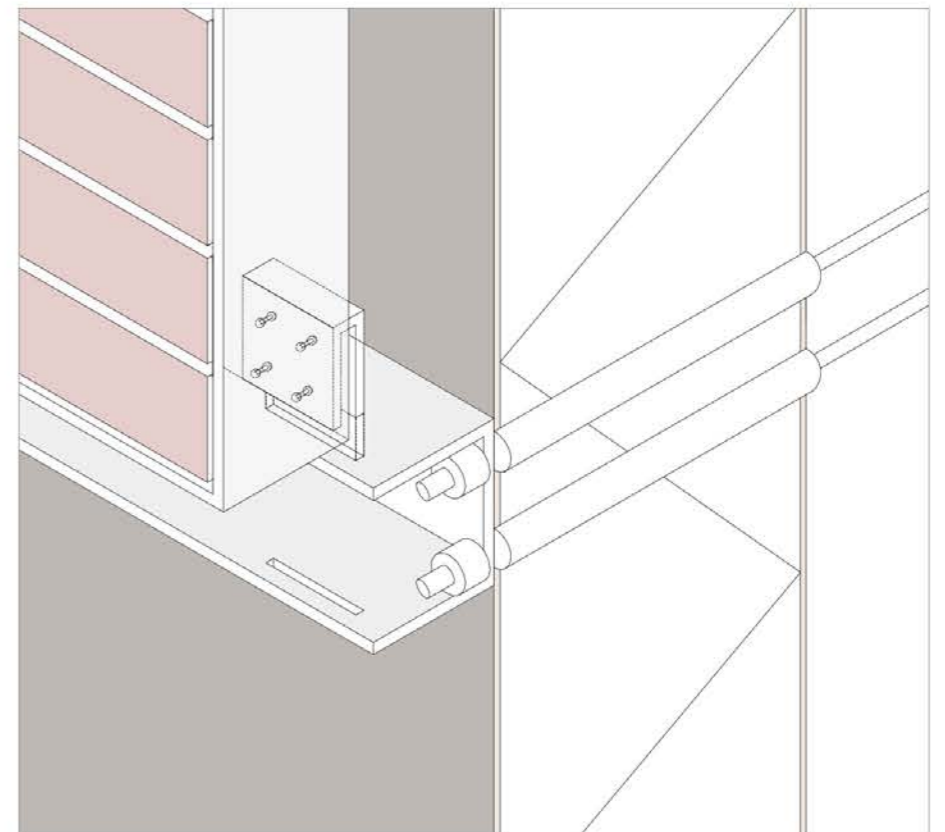
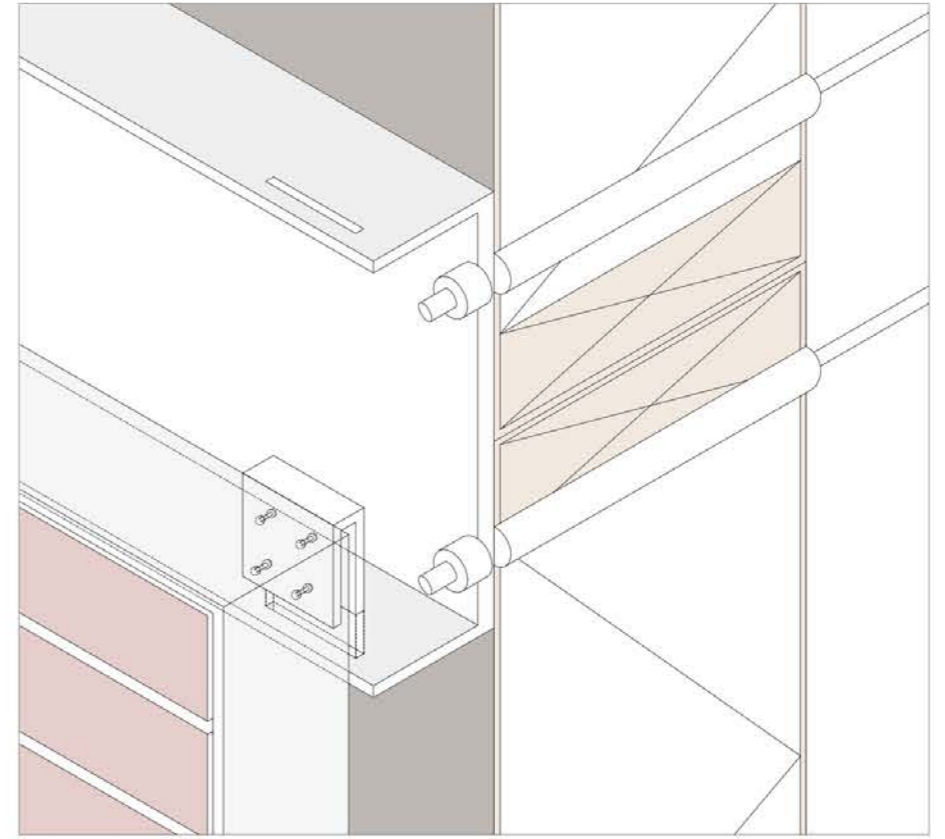


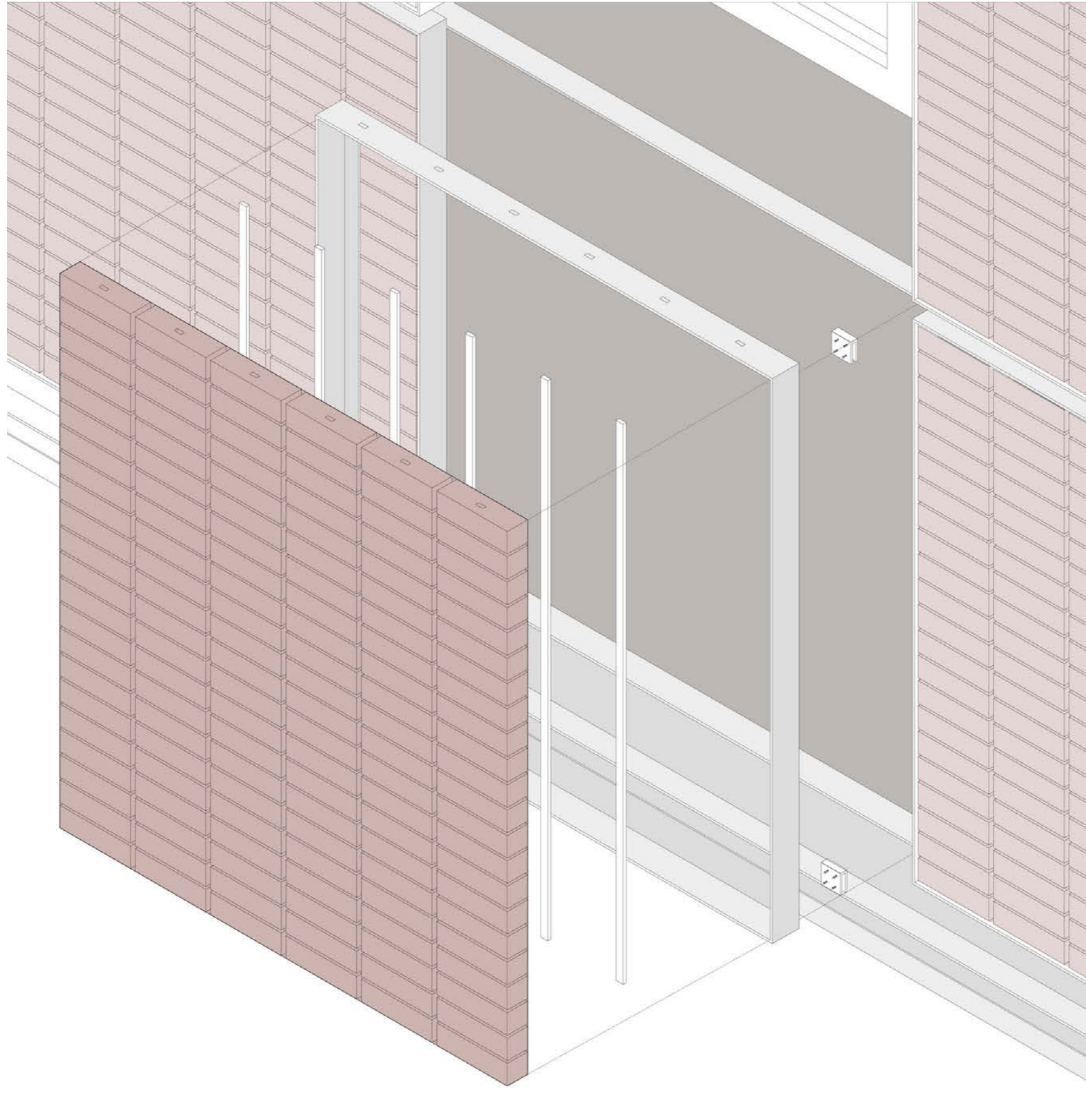


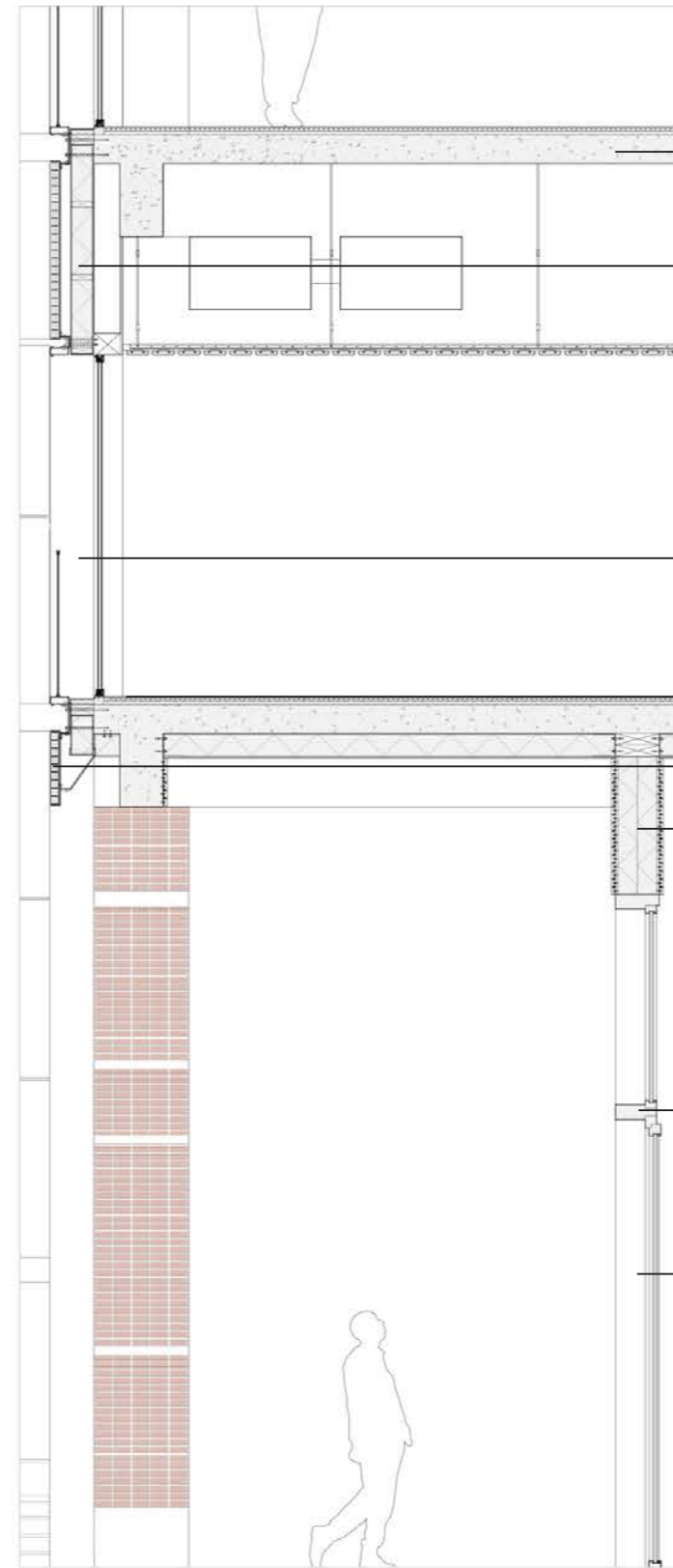
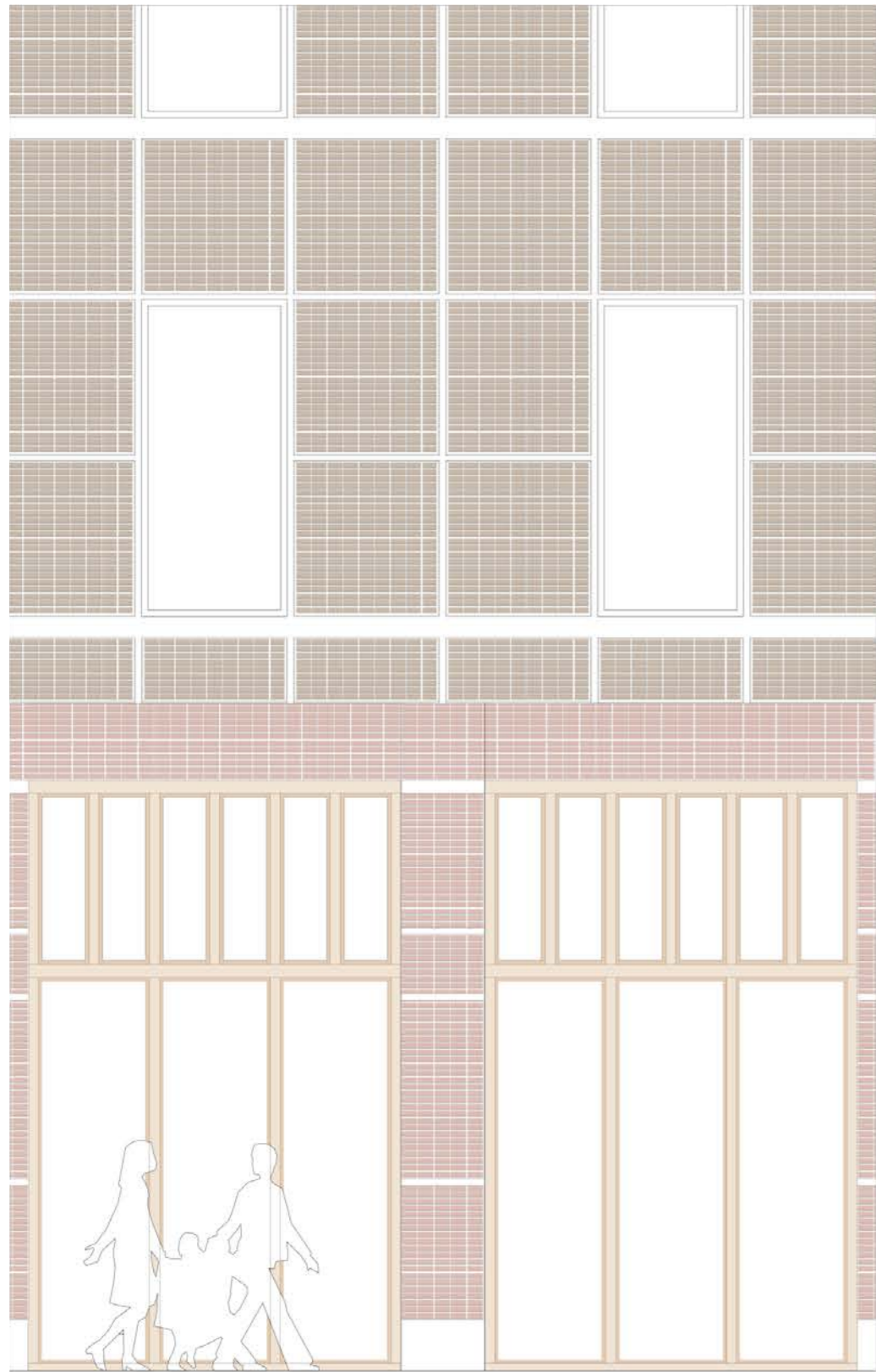




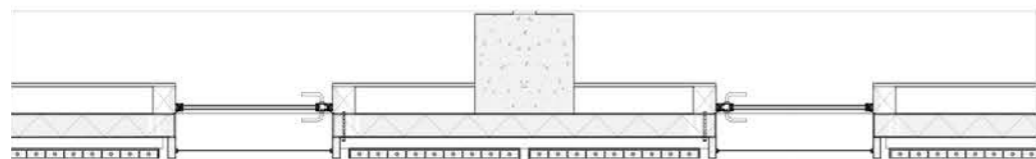


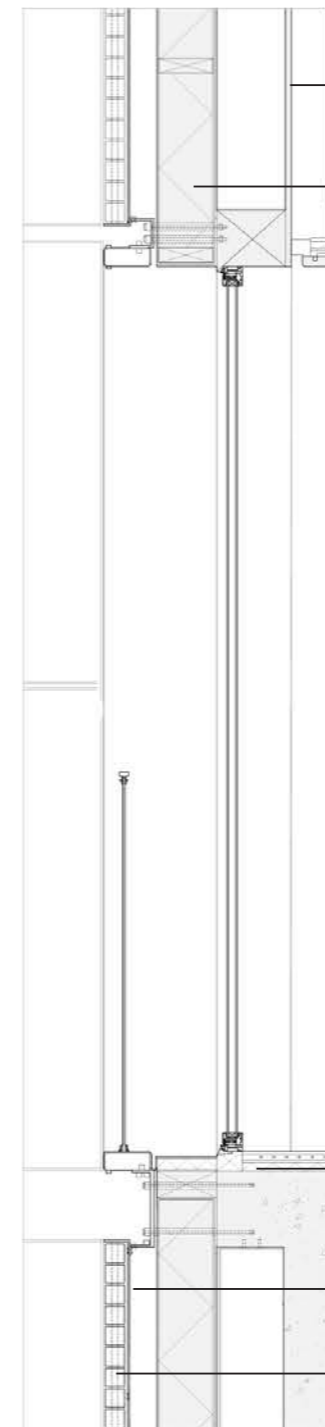
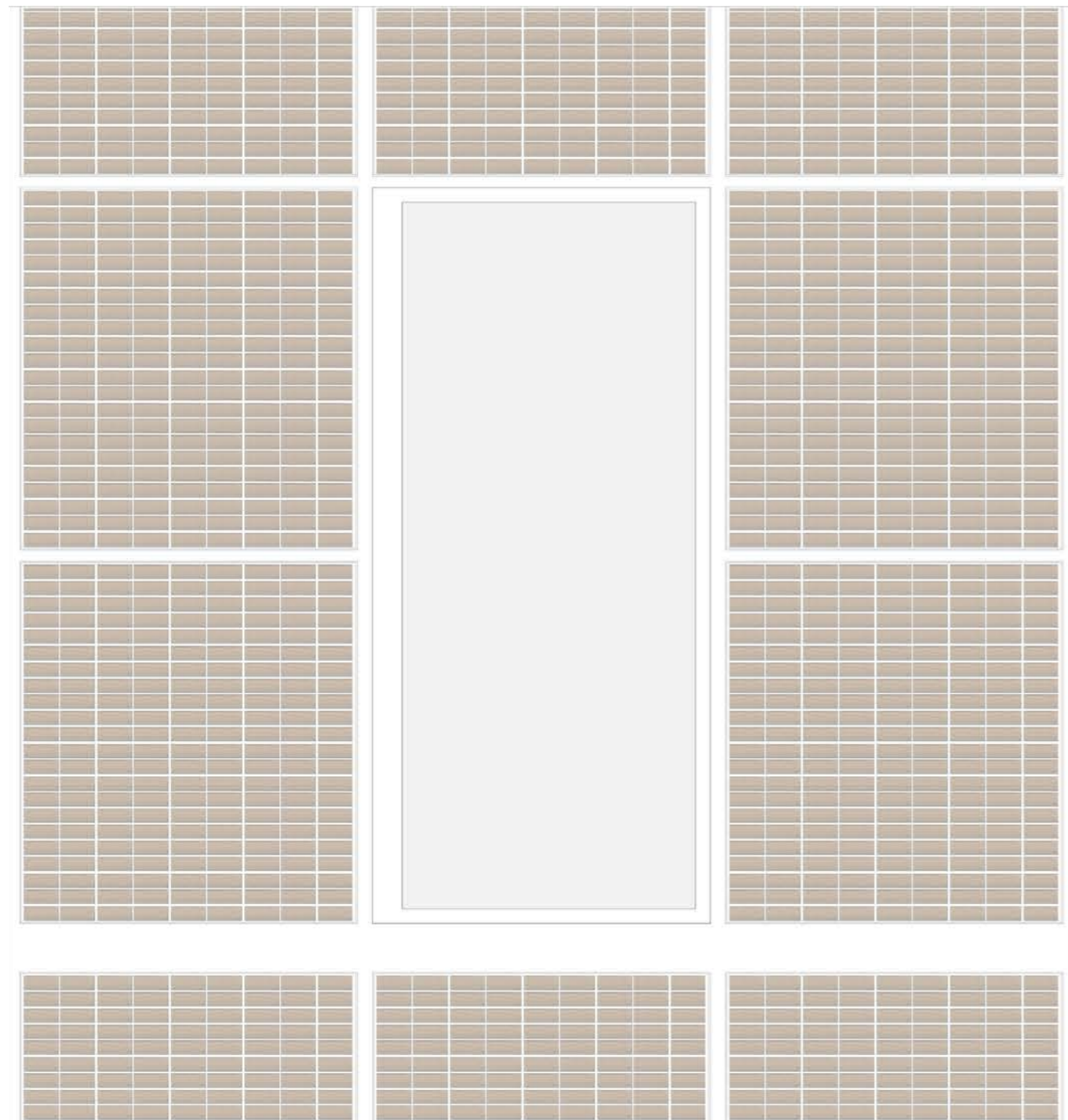




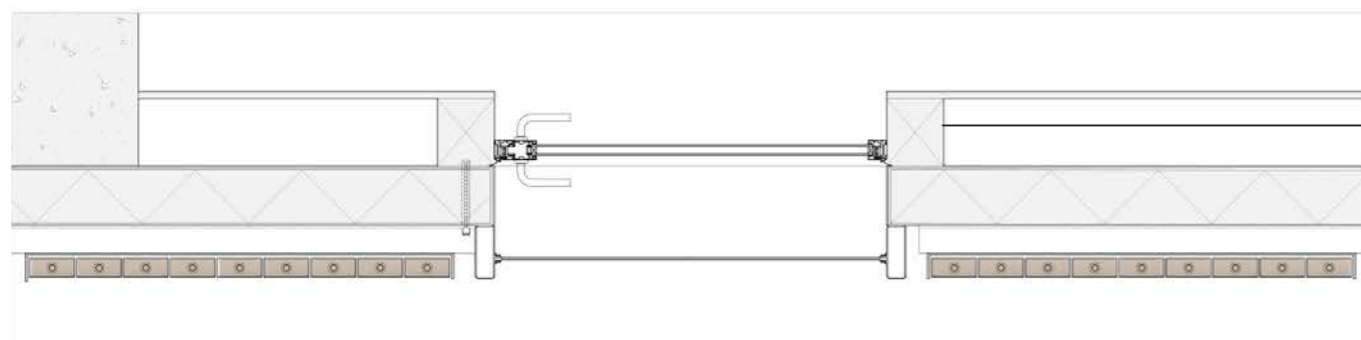


- Concrete Slab
- Insulation boards
- Suspended Ceiling
- Double Glazed Windows
- Floor Heating System
- Brick Panels
- Insulated Wooden Frame Construction
- Wooden (Oak) Structural Beam
- Wooden (Oak) Door Frame



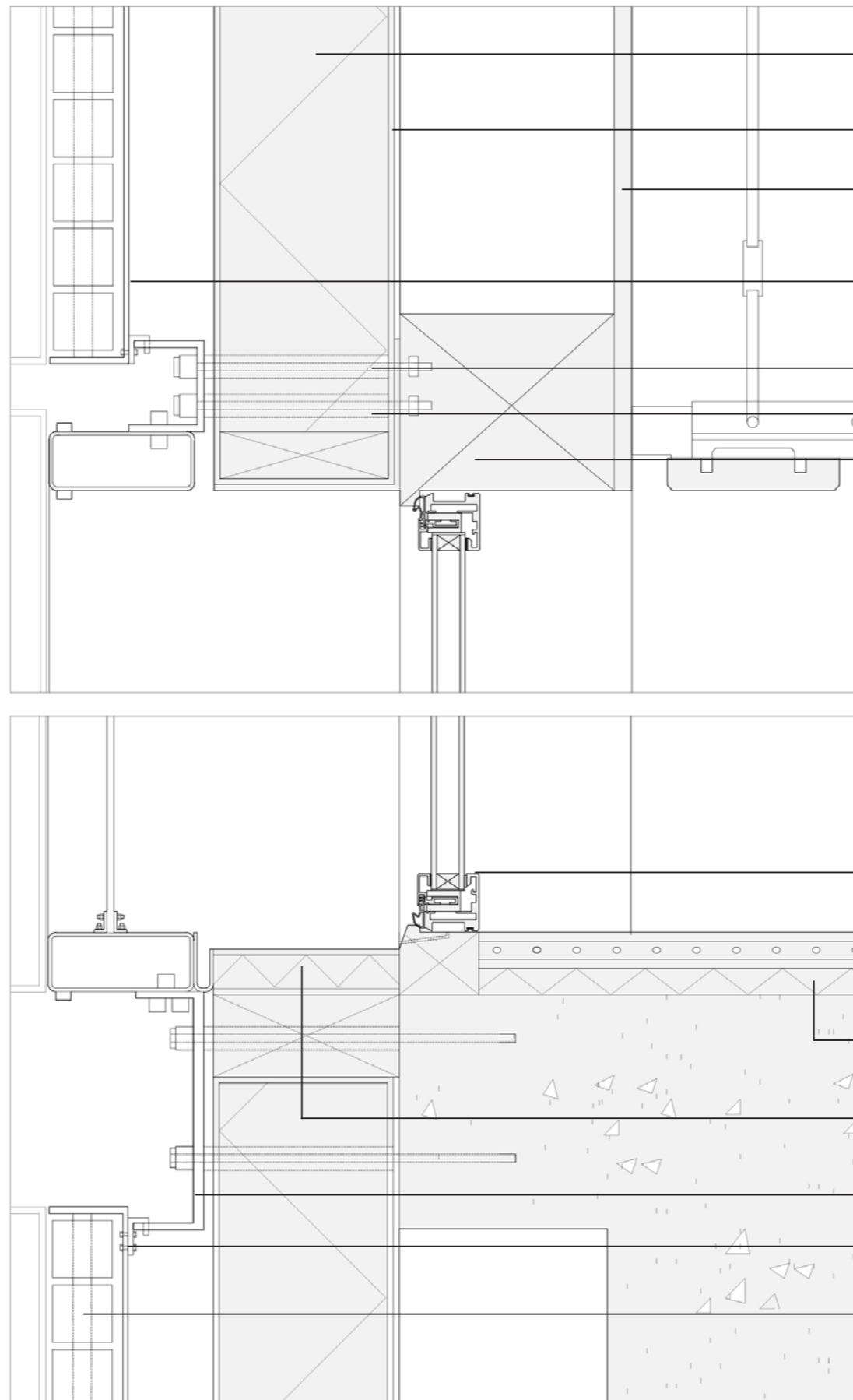
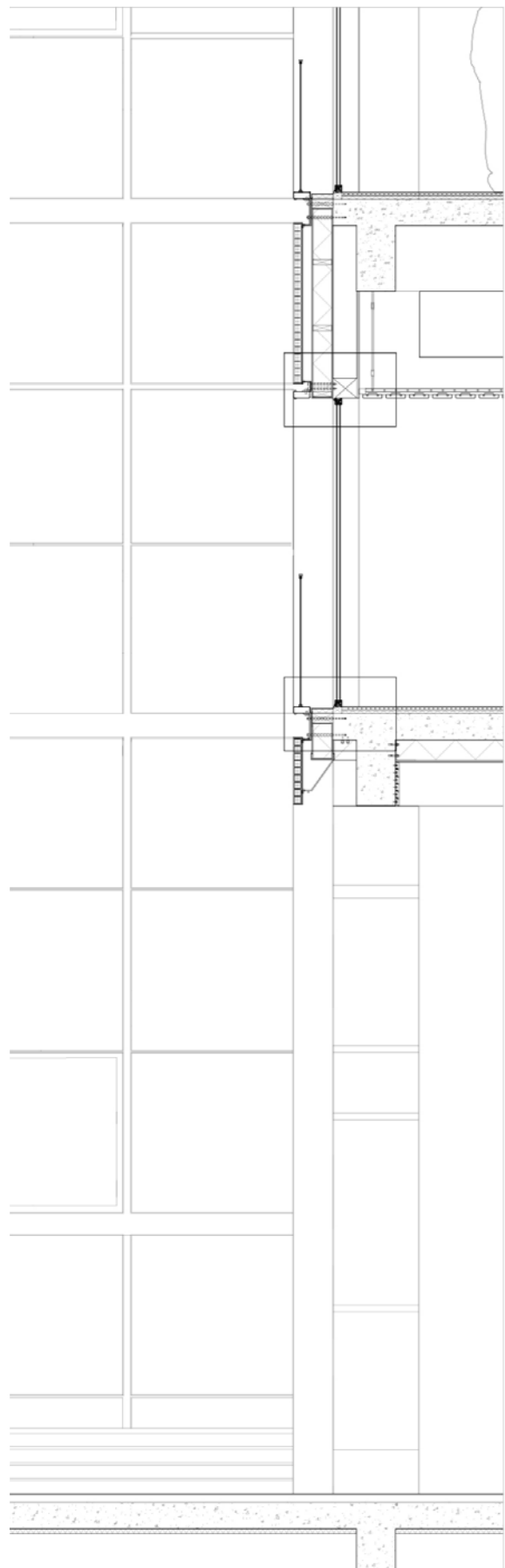


- Gypsum Board
- Insulation Board (15cm)
- Suspended Ceiling
- Floor heating system
- Steel Frame - Panel
- Perforated Bricks



Timber beam





- Rockwool Insulation (Thickness: 15cm)
- Plywood Frame (for Insulation)
- Gypsum Board
- Steel Frame
- Steel bolts
- Anti-Compression Tube
- Wooden Beam

- Insulated Aluminium Frame
- 10 mm Terrazzo
- 20mm Gypsum Viber board with floor heating tubes
- 50 mm Insulation
- Timber Frame for Insulation Panel
- Steel U Profile
- Steel Hook
- Cylindrical Steel Rods

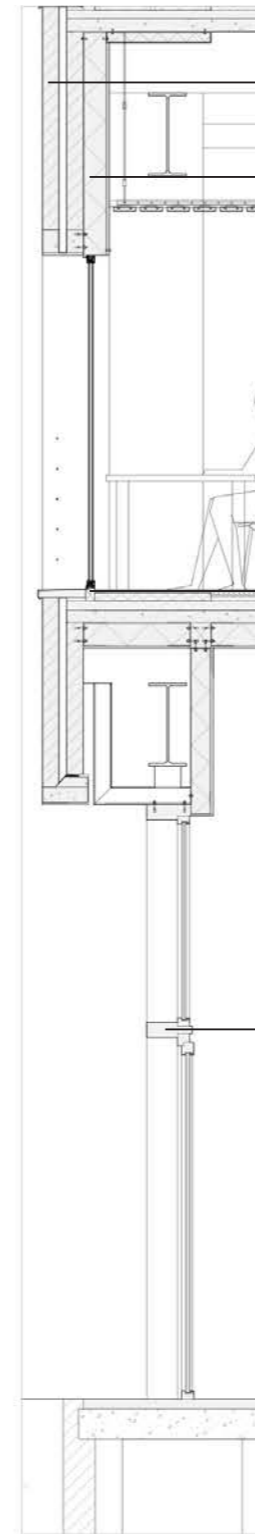
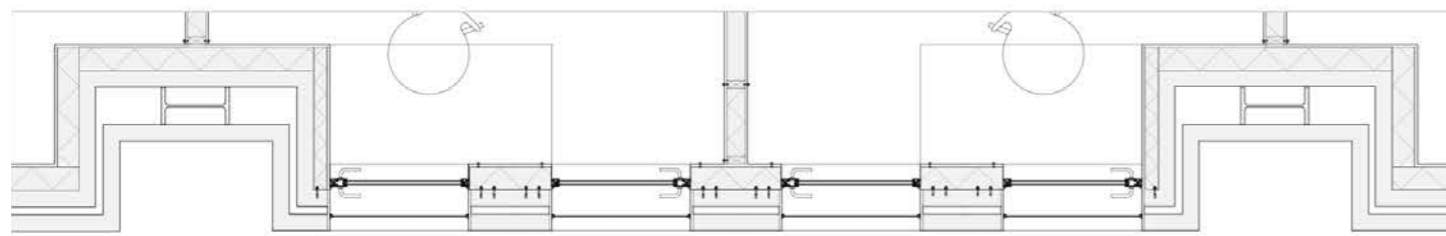
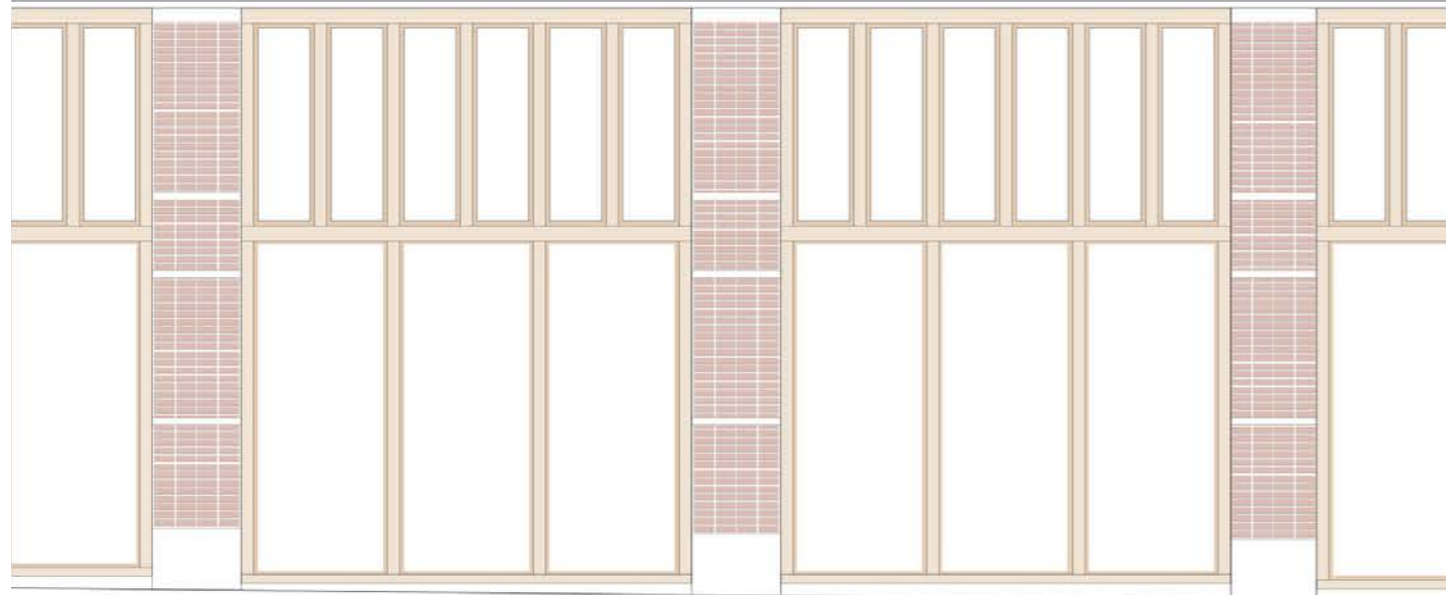
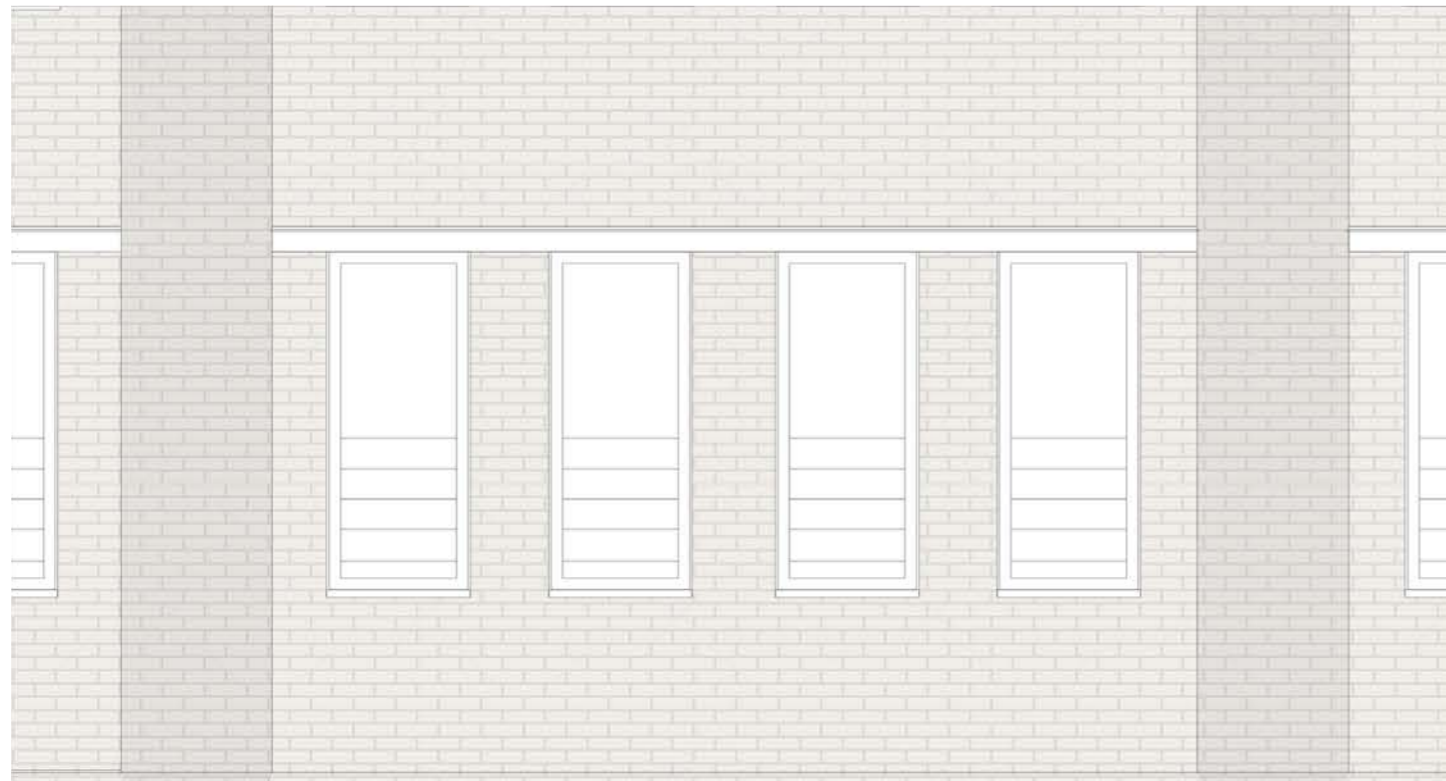












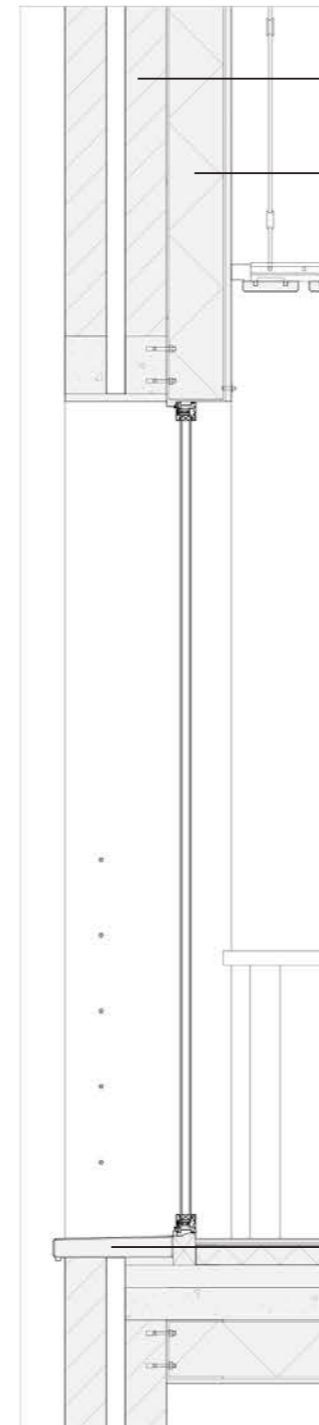
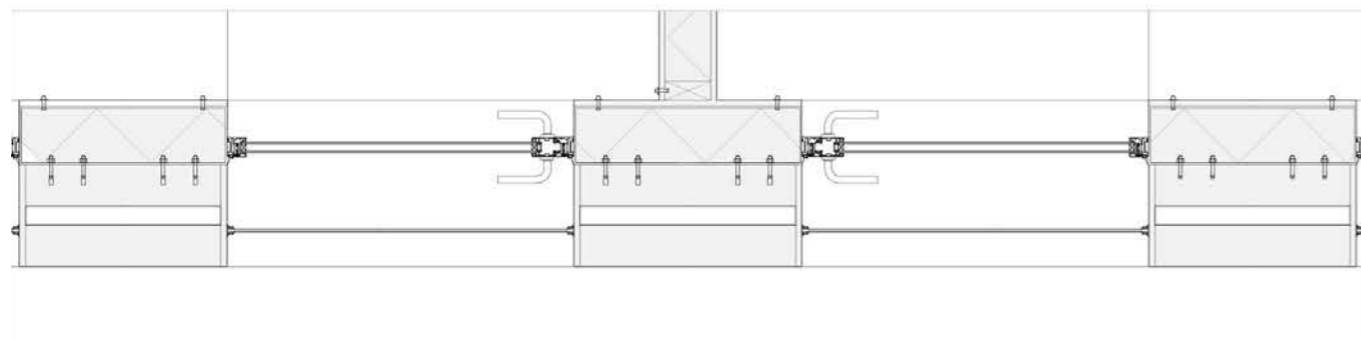
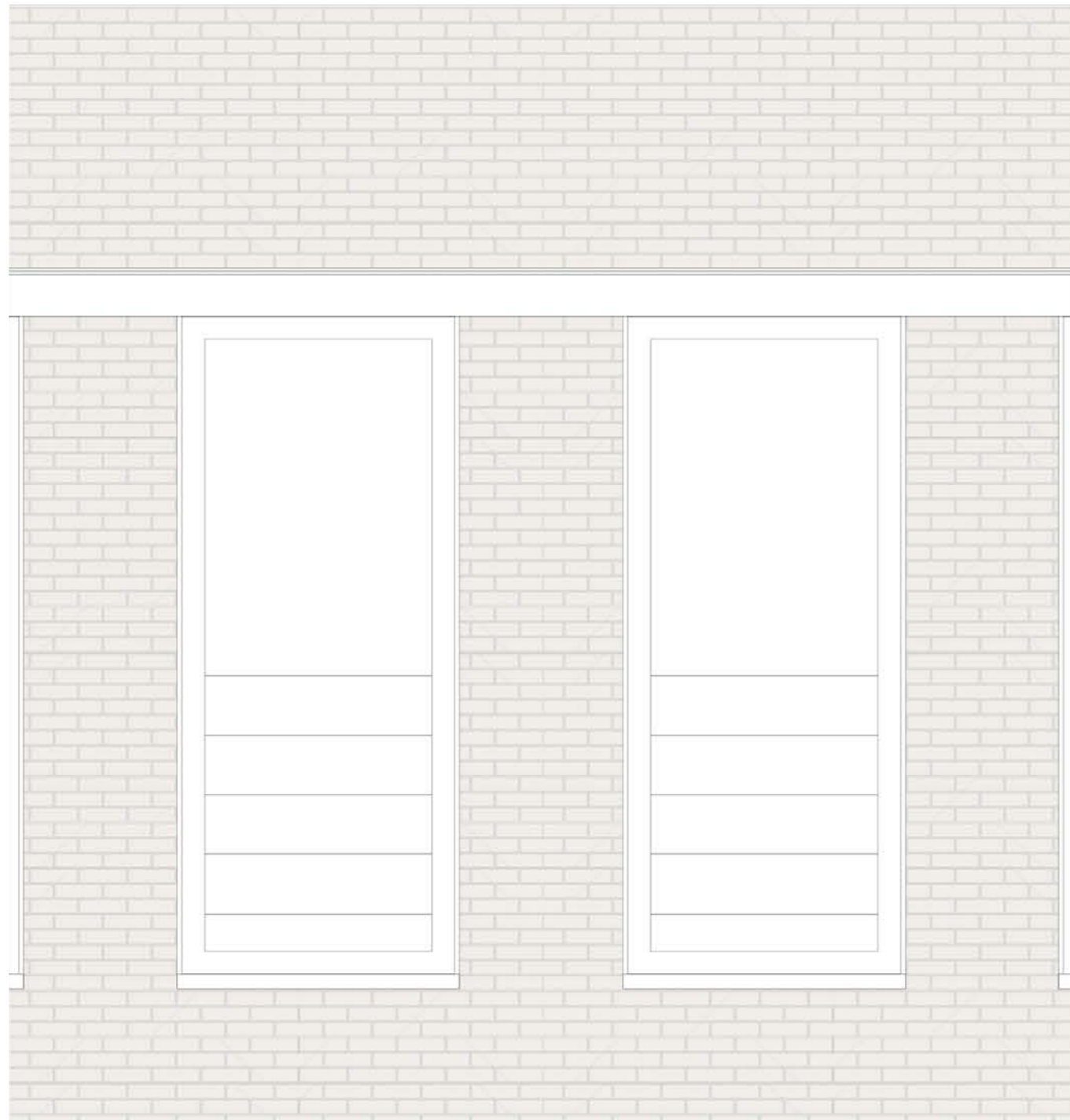
Existing double brick layer

Insulation (Thickness: 15cm)

Coated Steel Window Frames

Wooden (Oak) Structural Beam



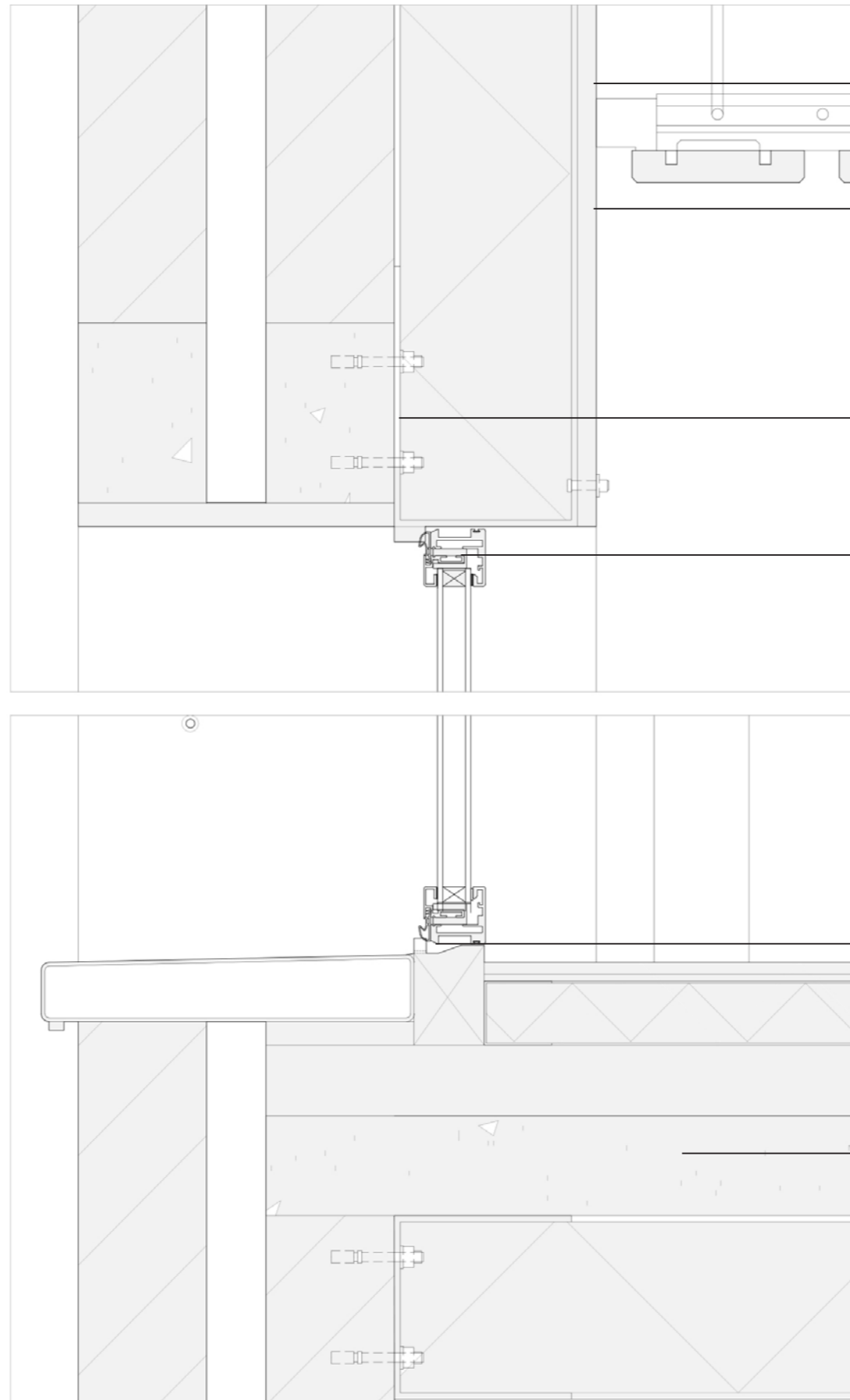
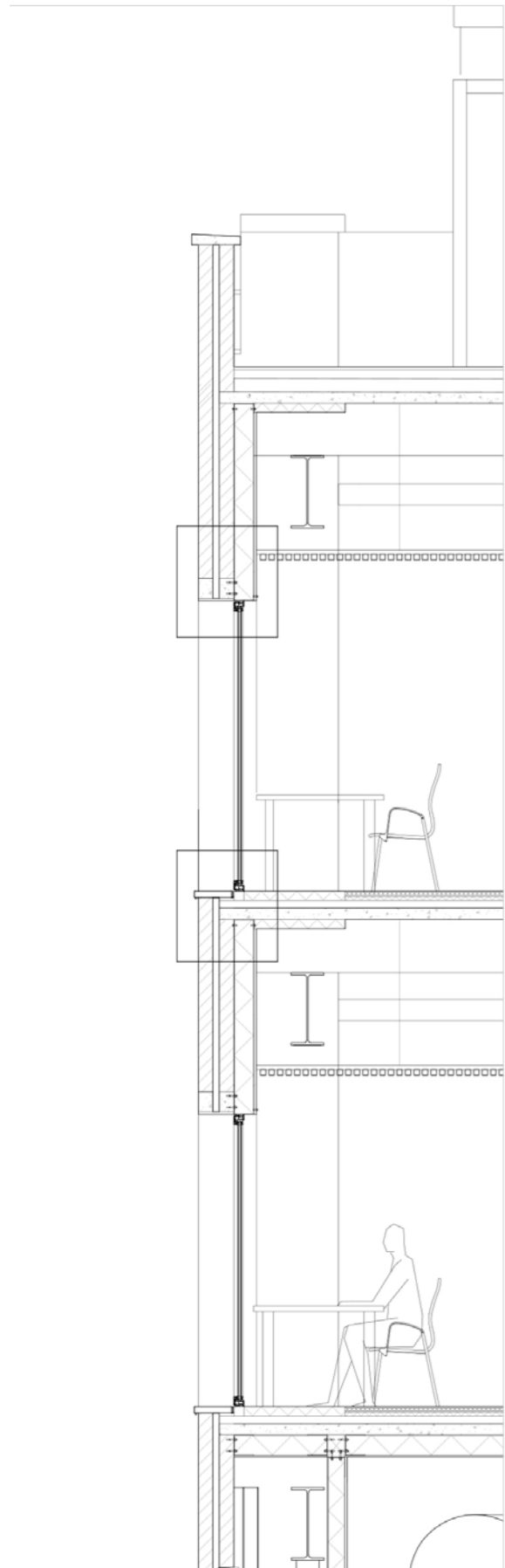


Existing double brick layer

Insulation (Thickness: 15cm)

Coated Steel Window Frames





Insulation (Thickness: 15cm)

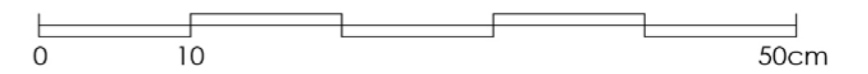
Gypsum Board

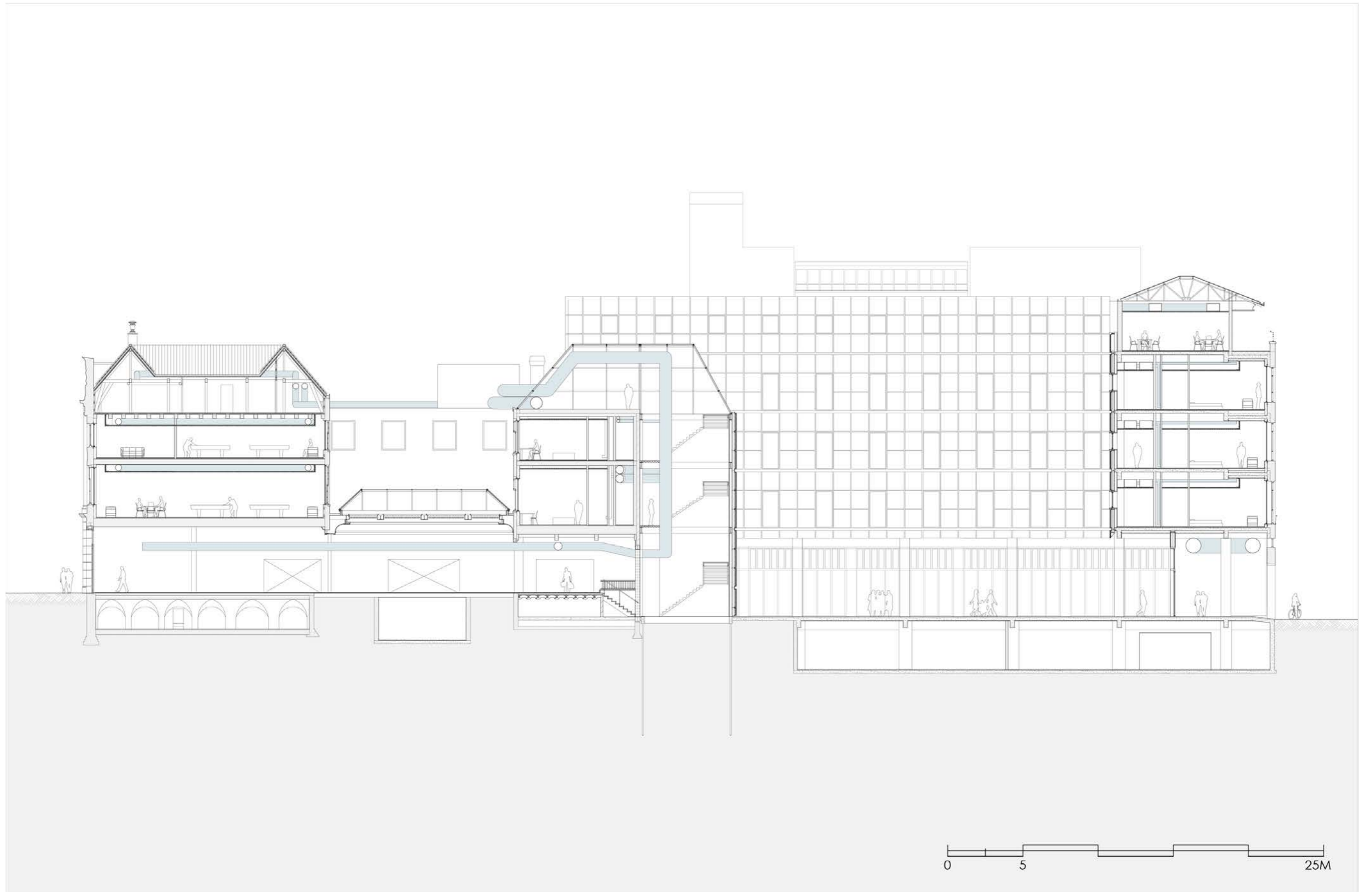
Steel Anchor

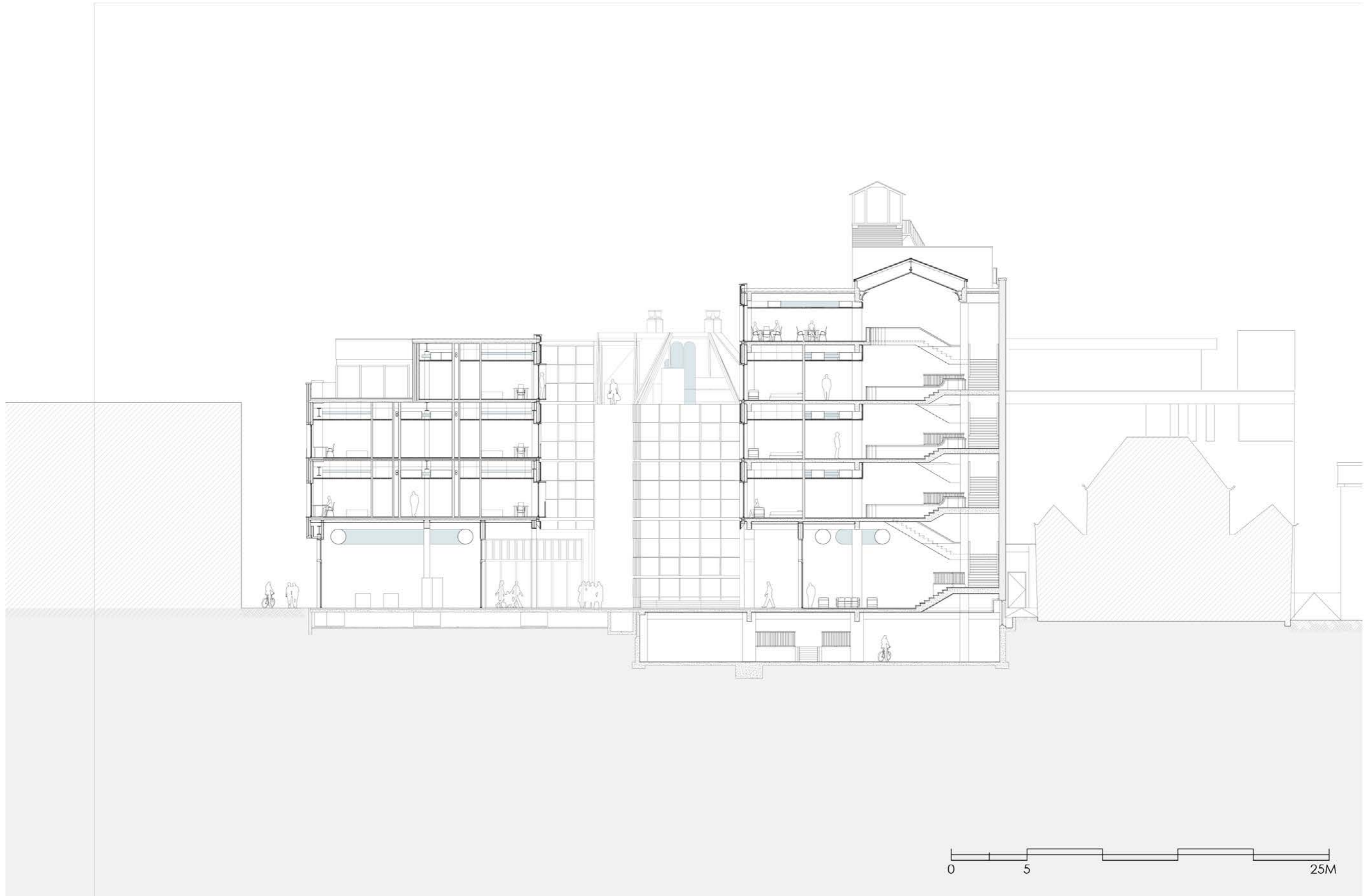
Aluminium Frame

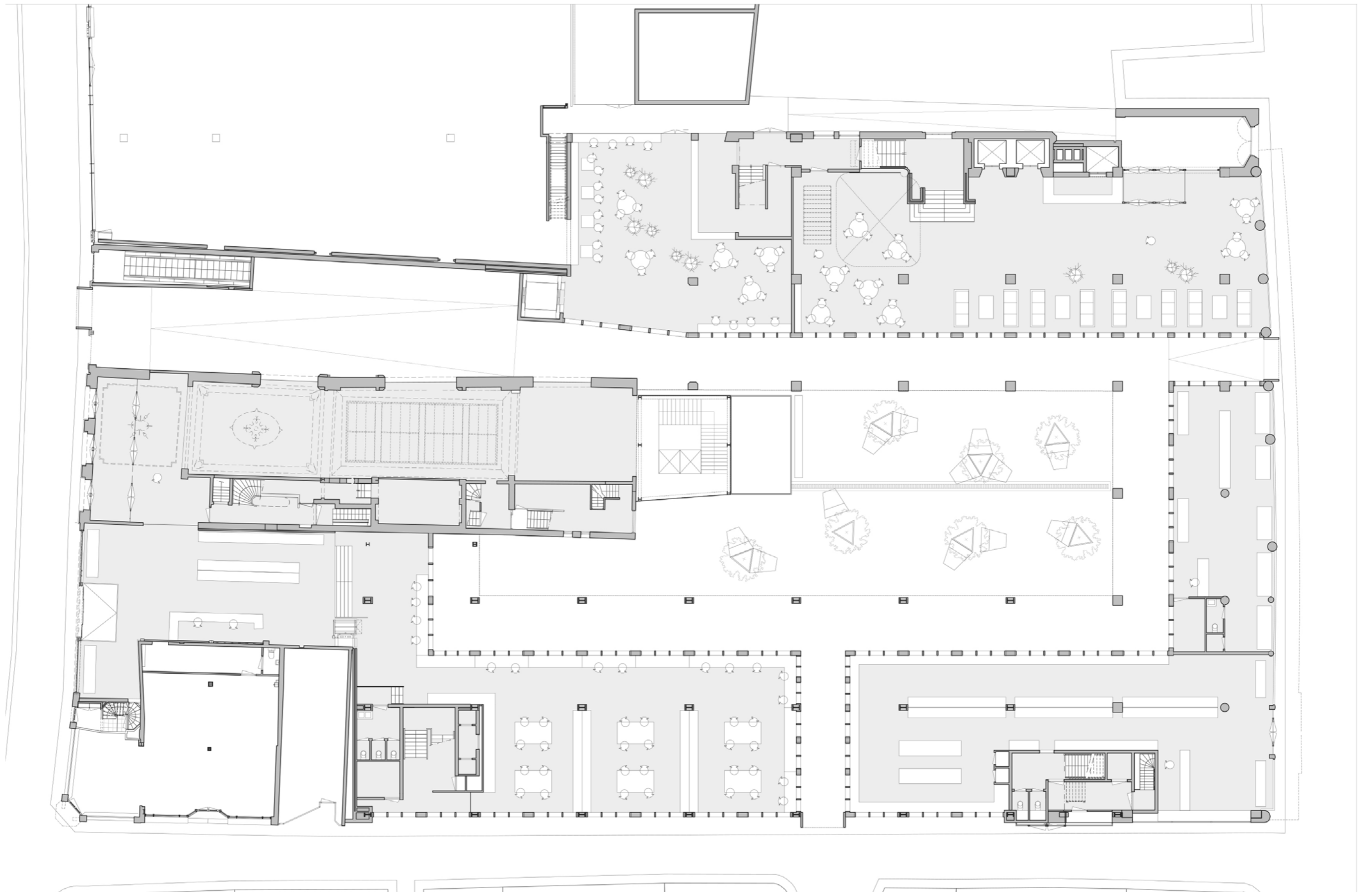
Drainage Channel

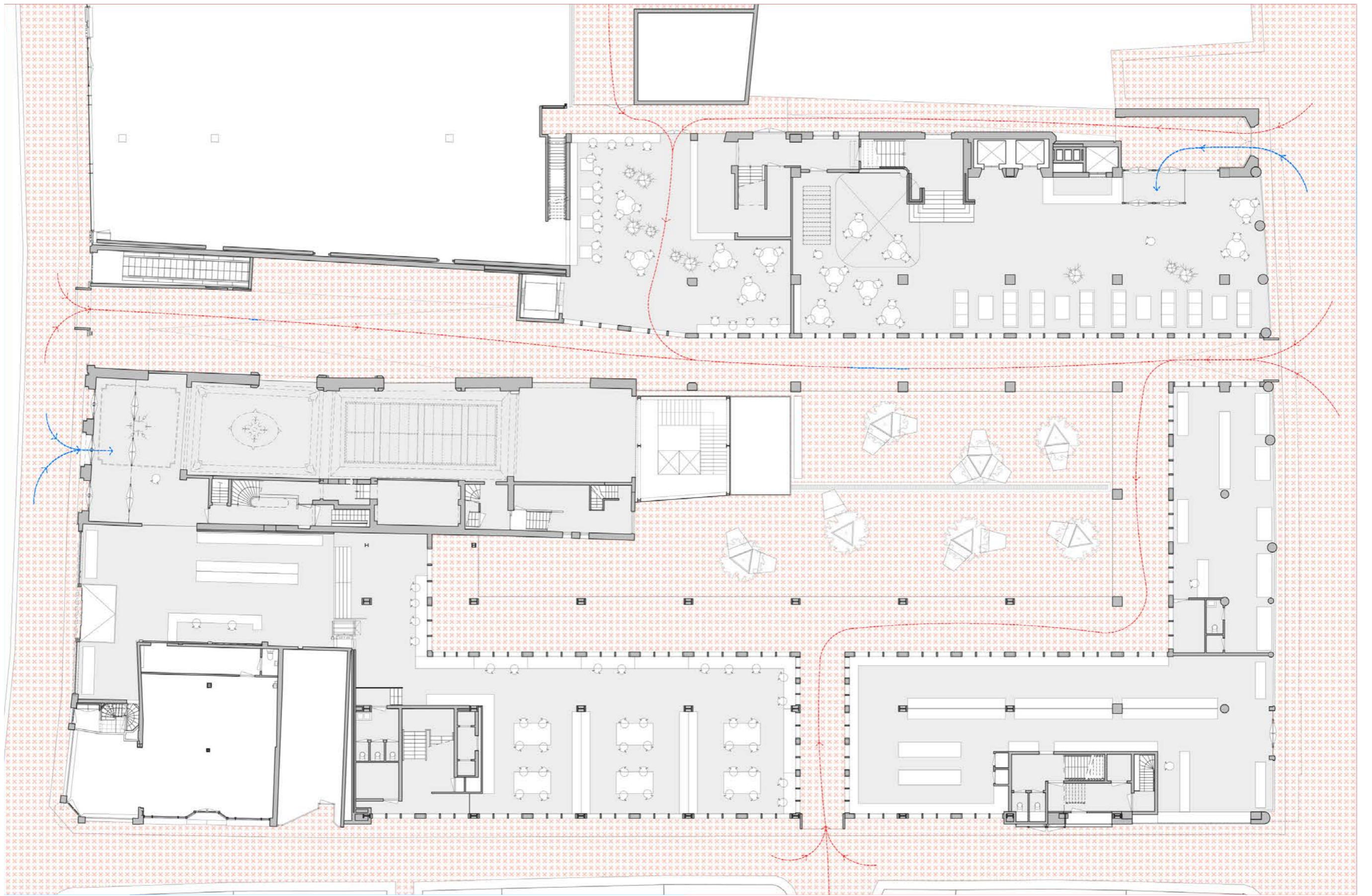
Existing Concrete Structure

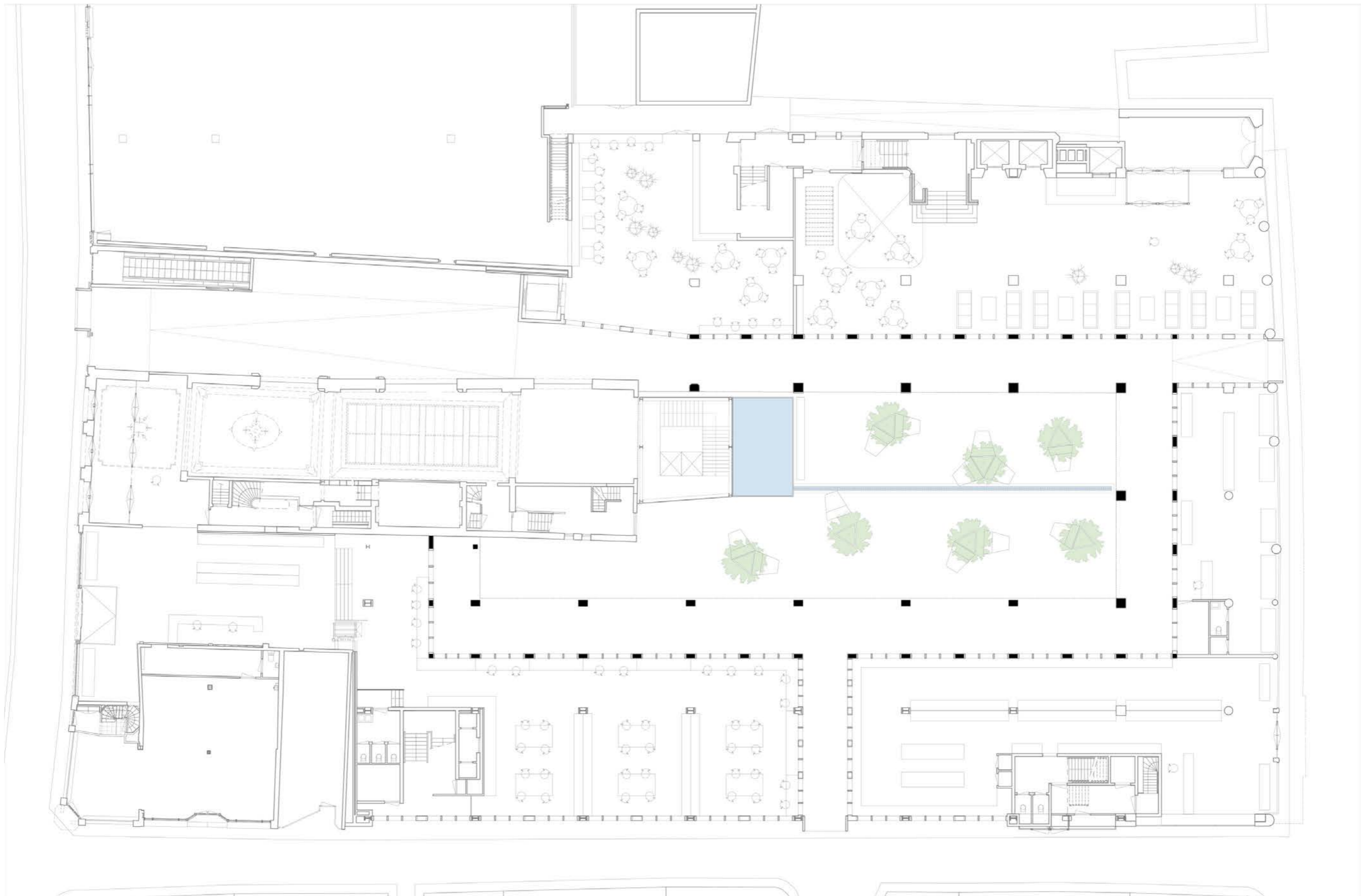








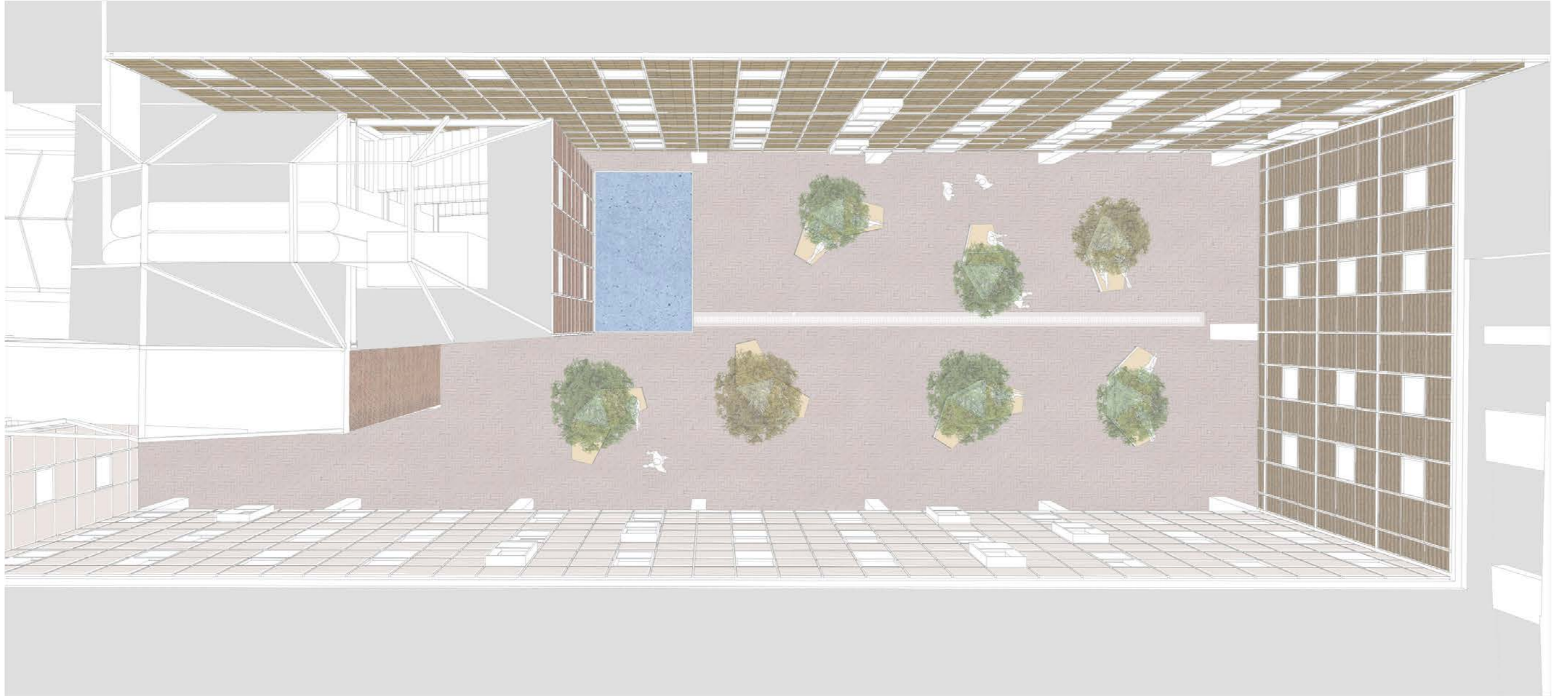






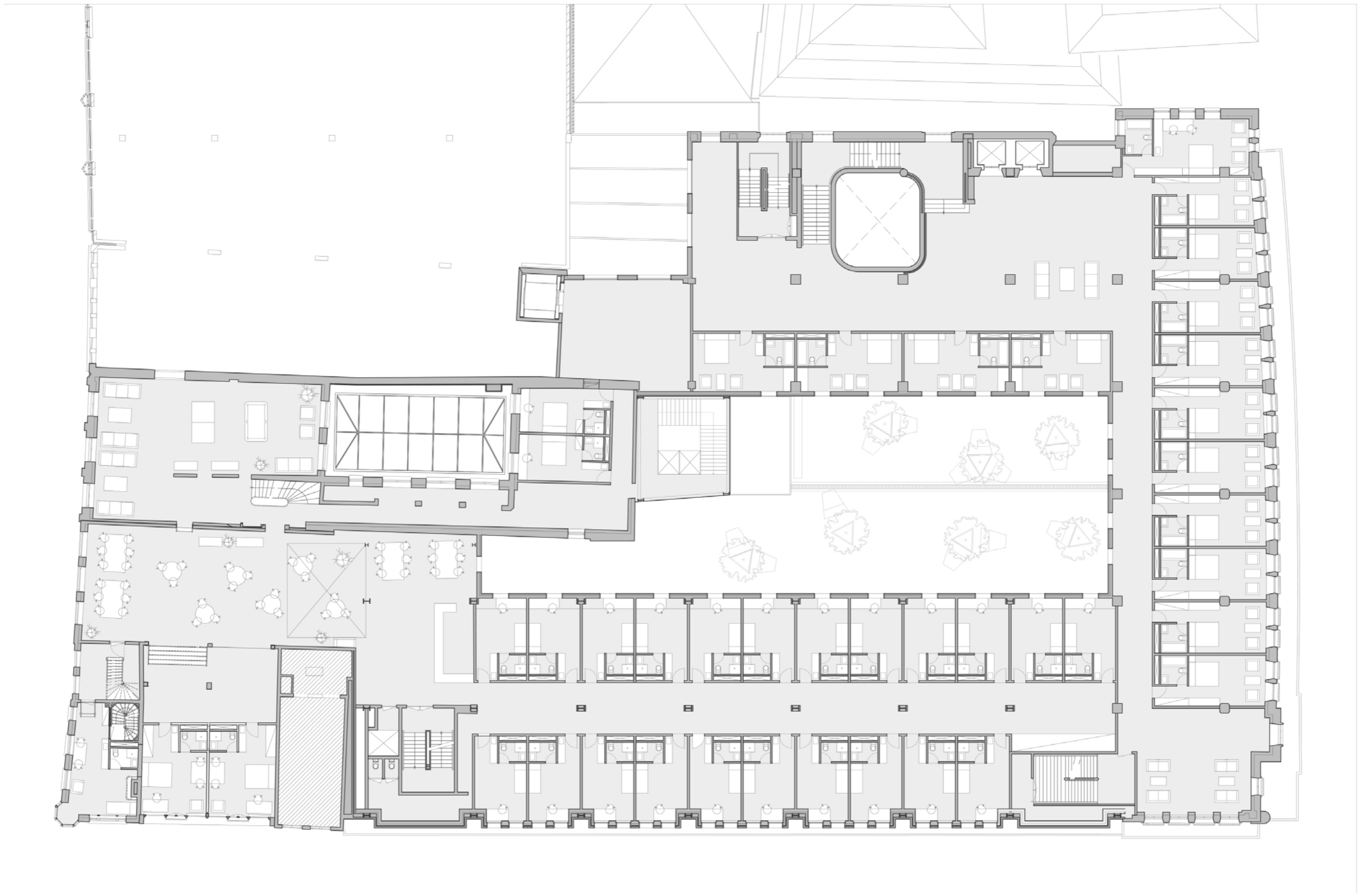


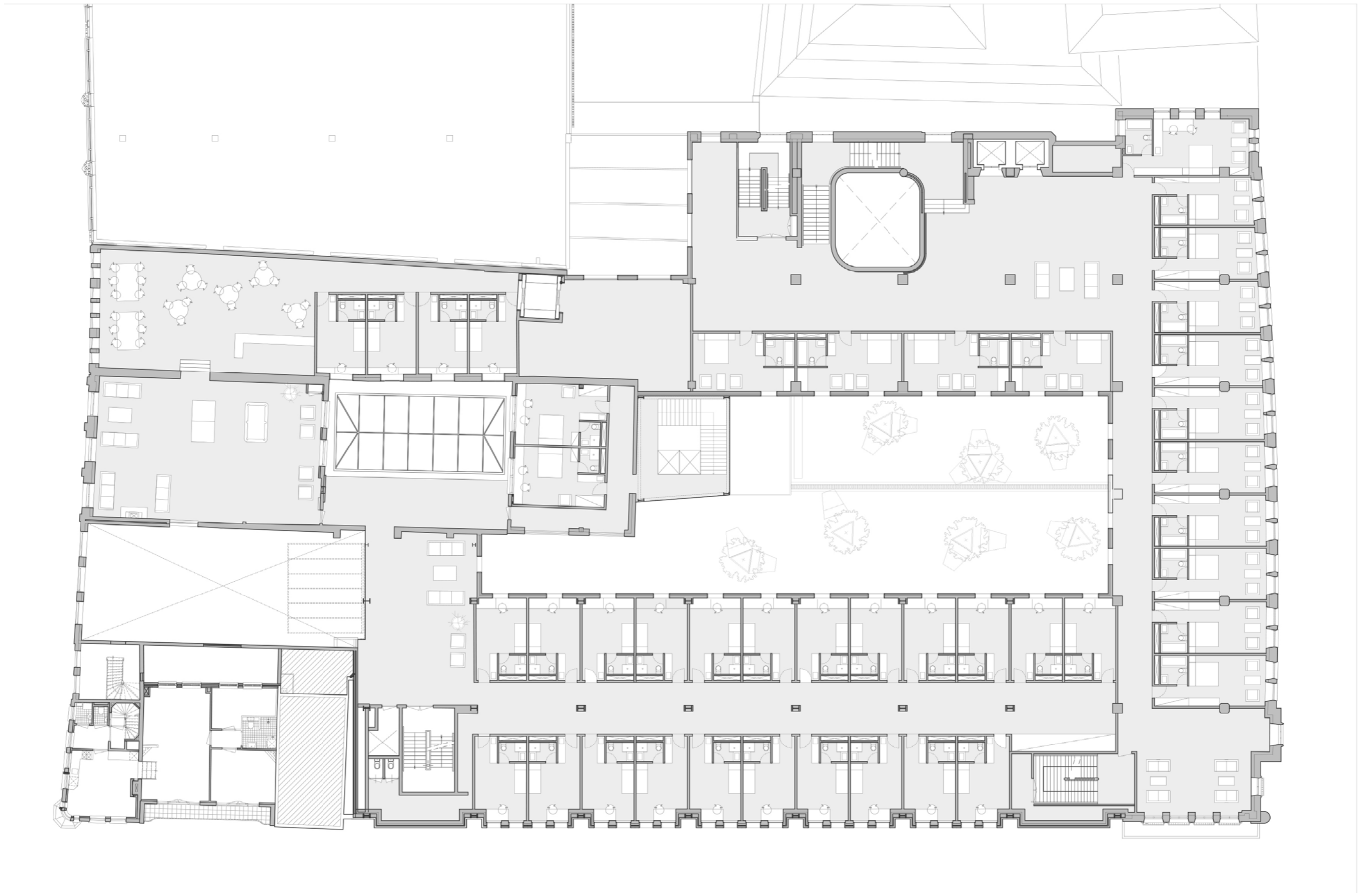


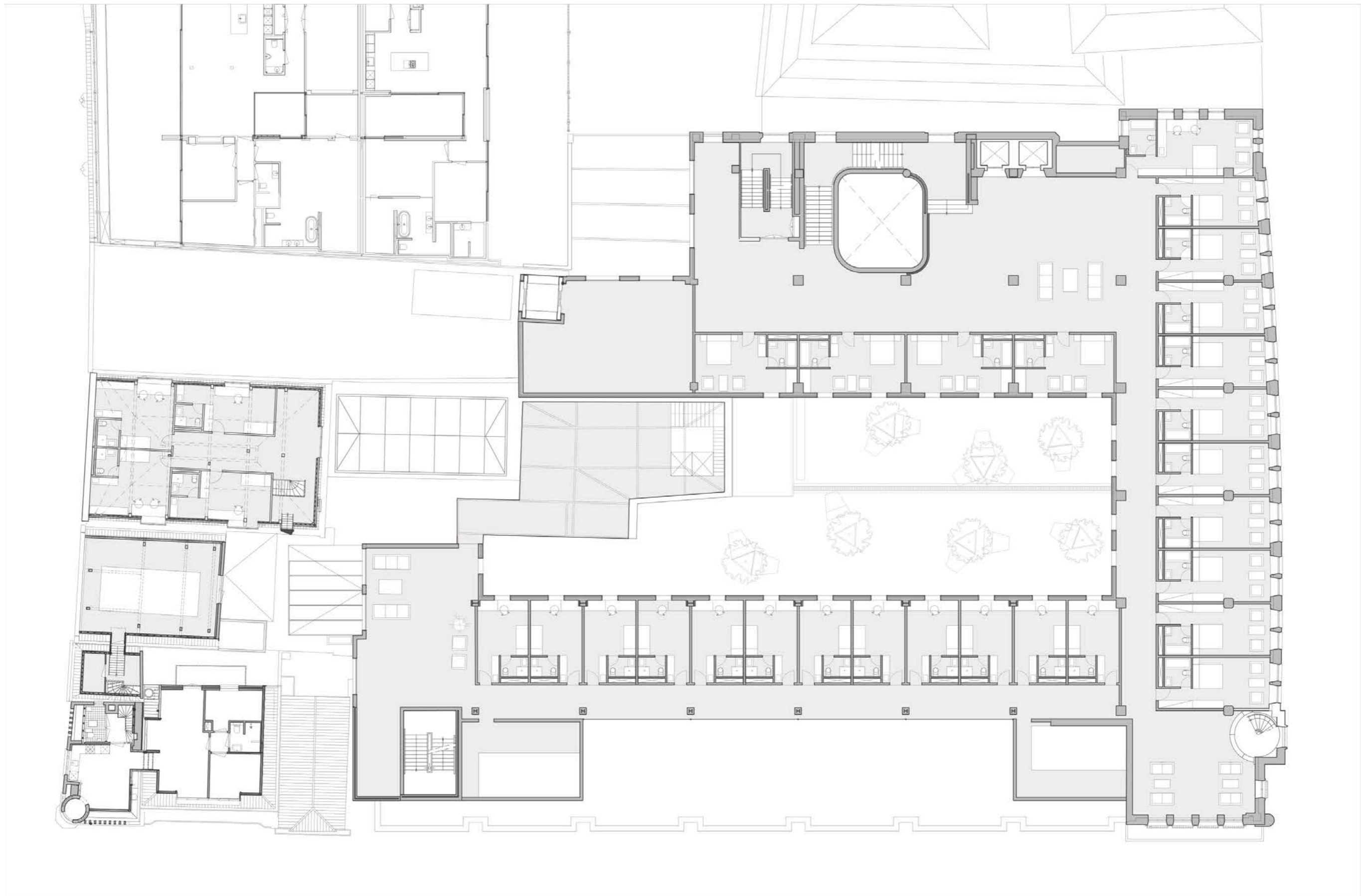




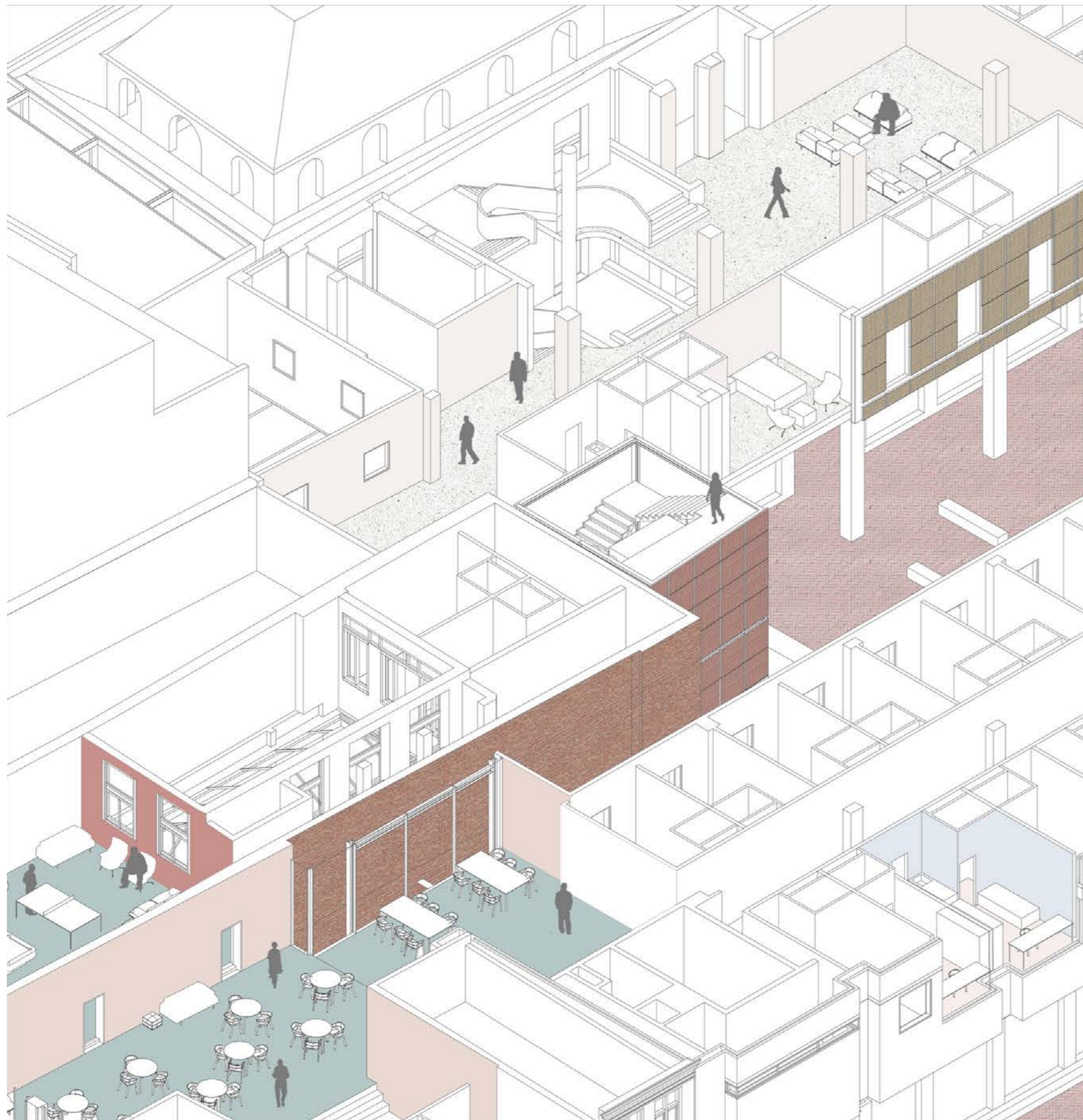




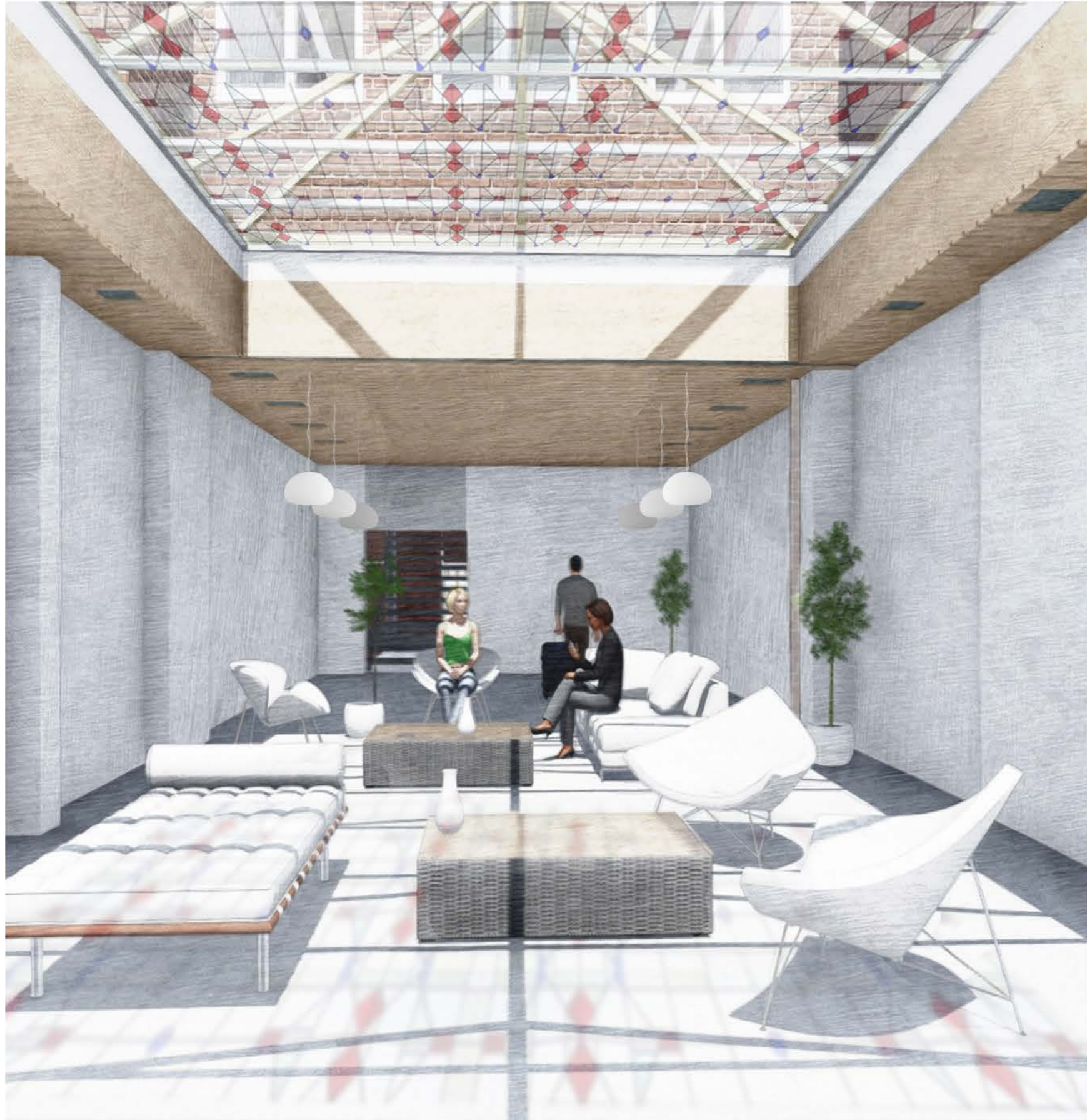


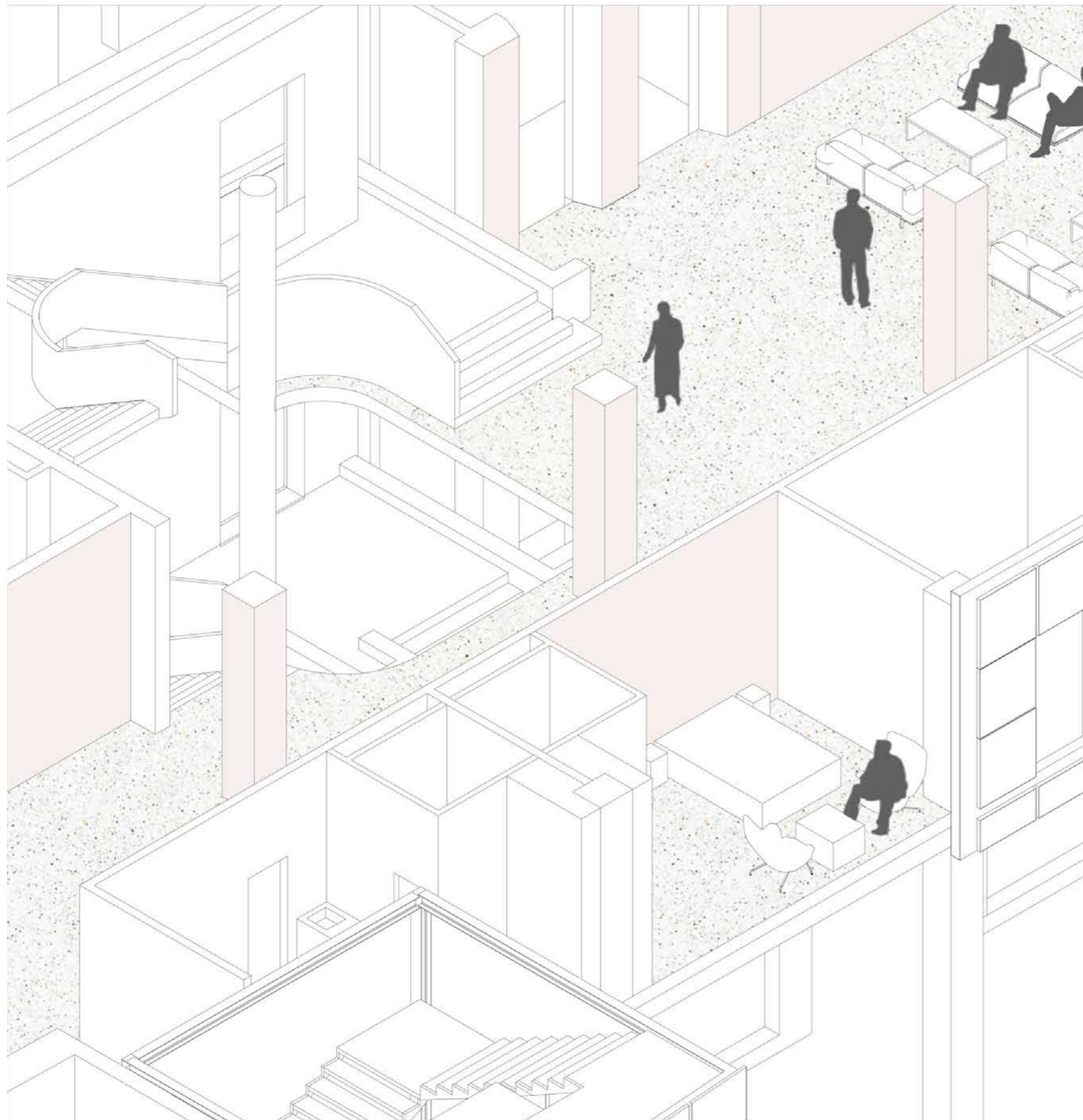






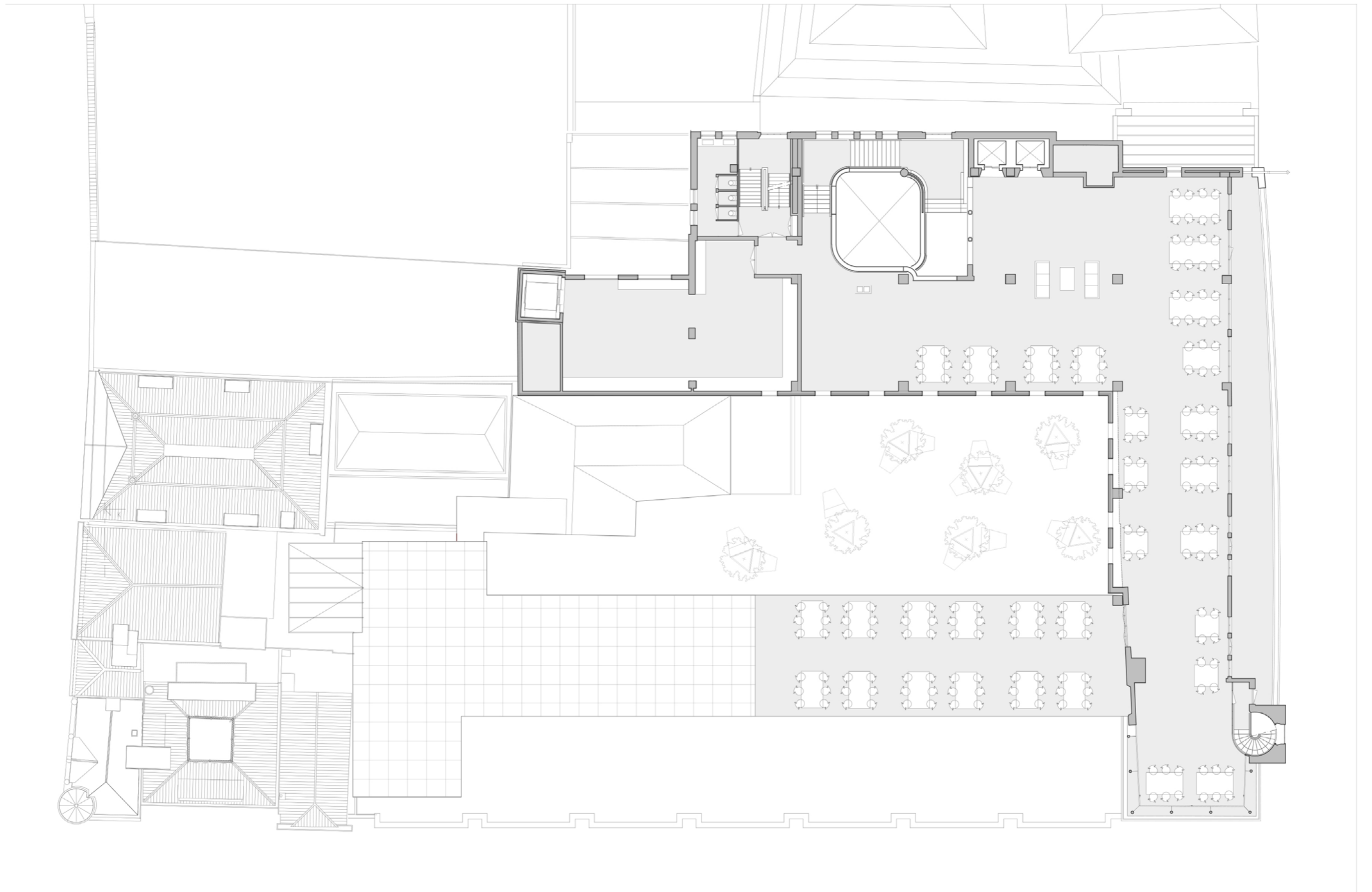




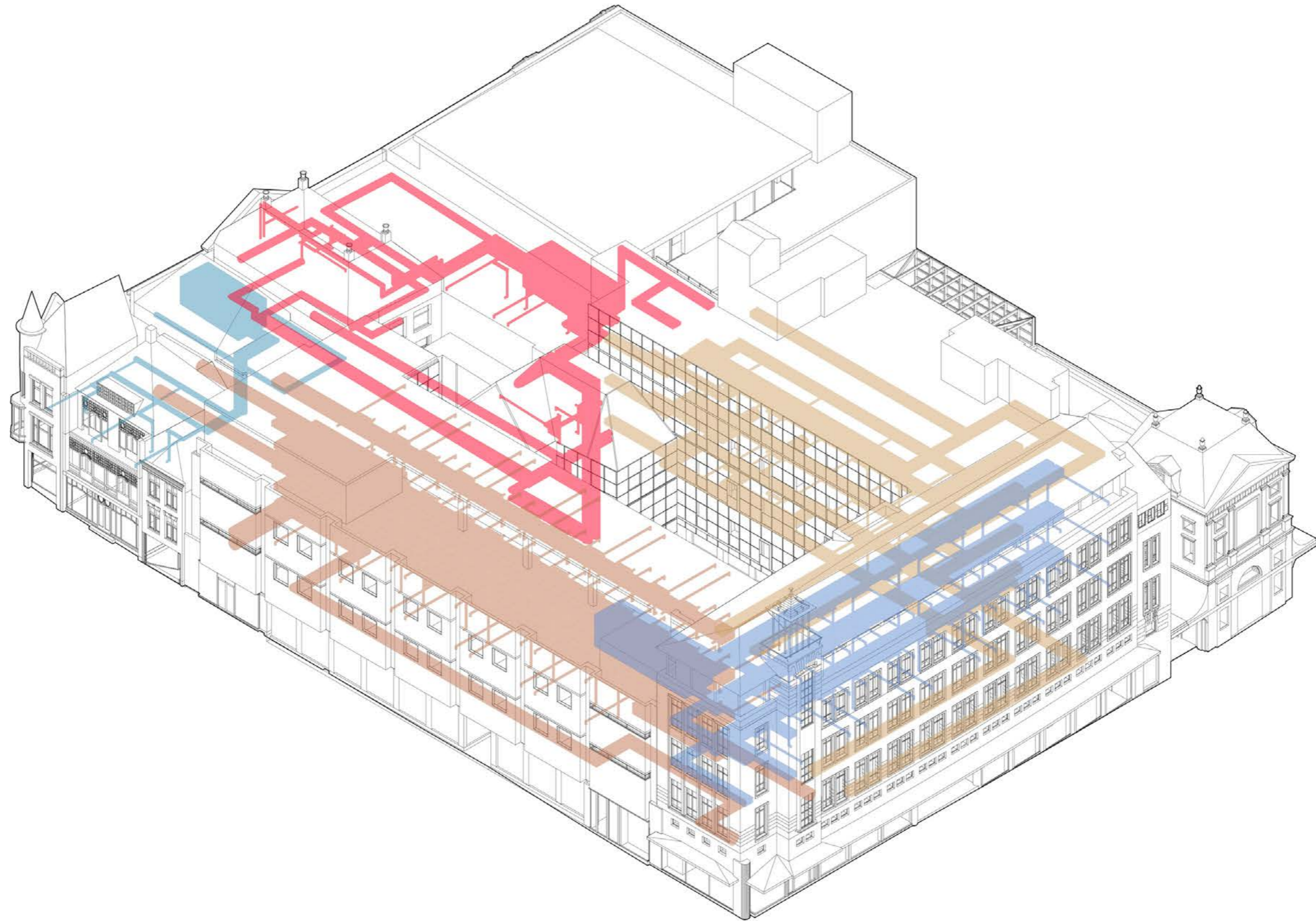


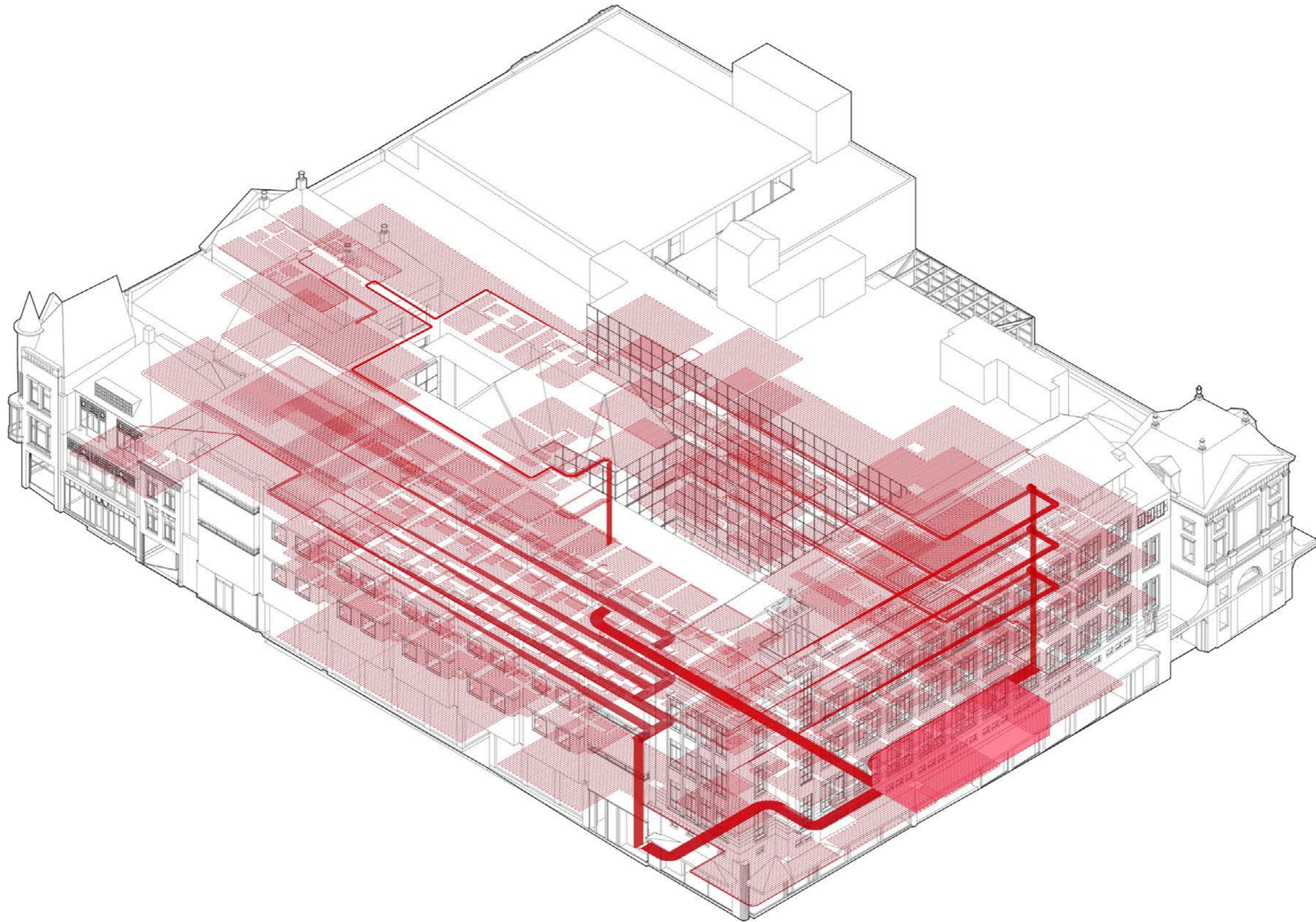


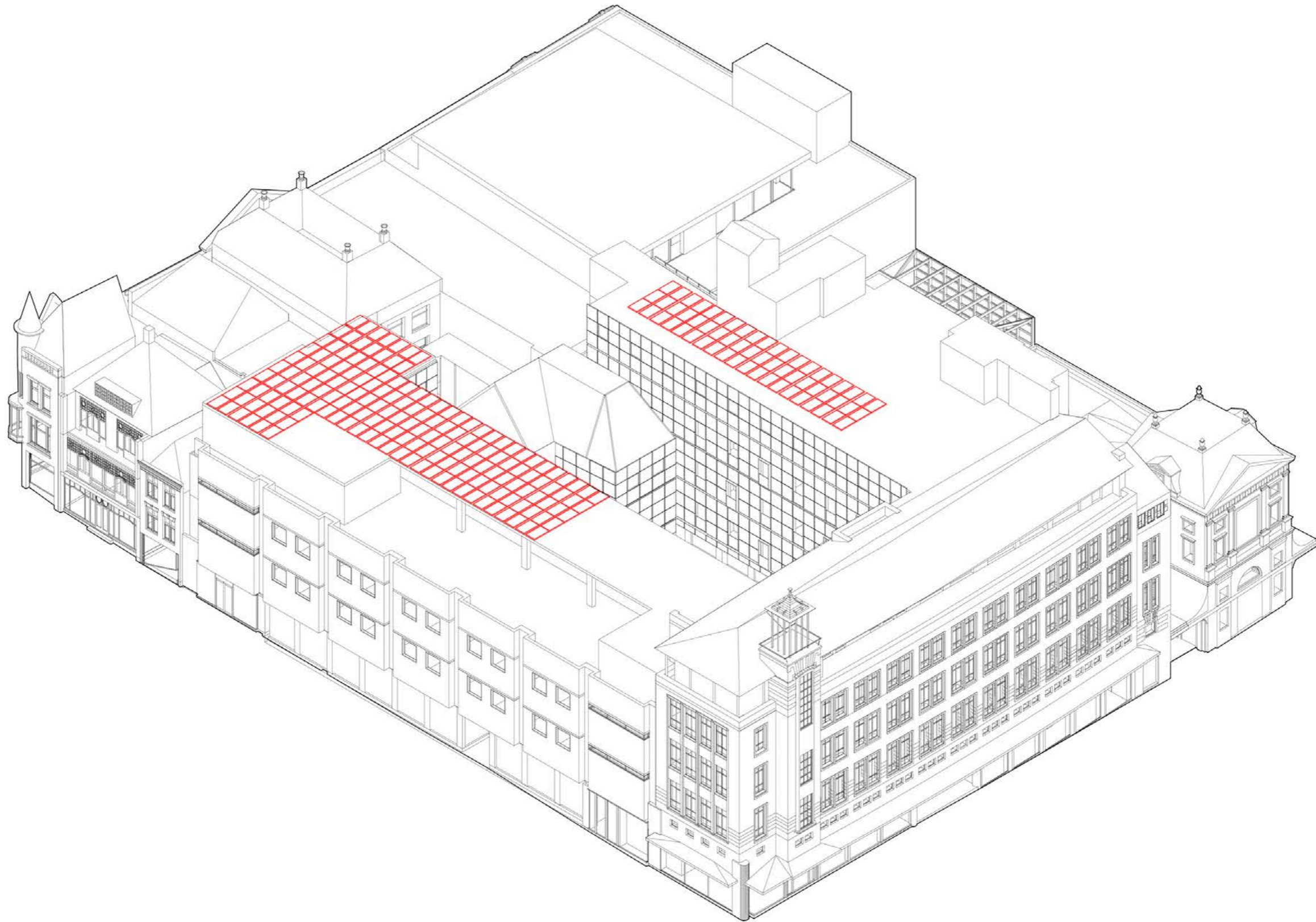




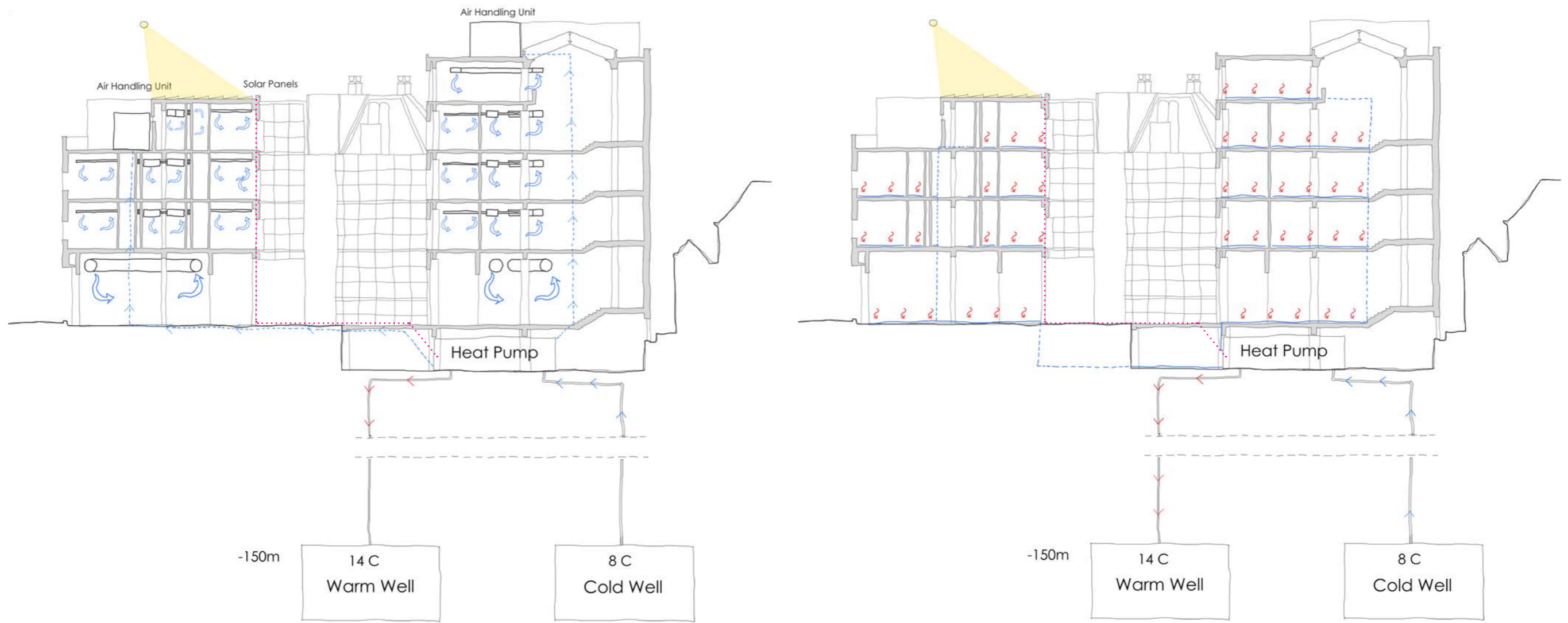




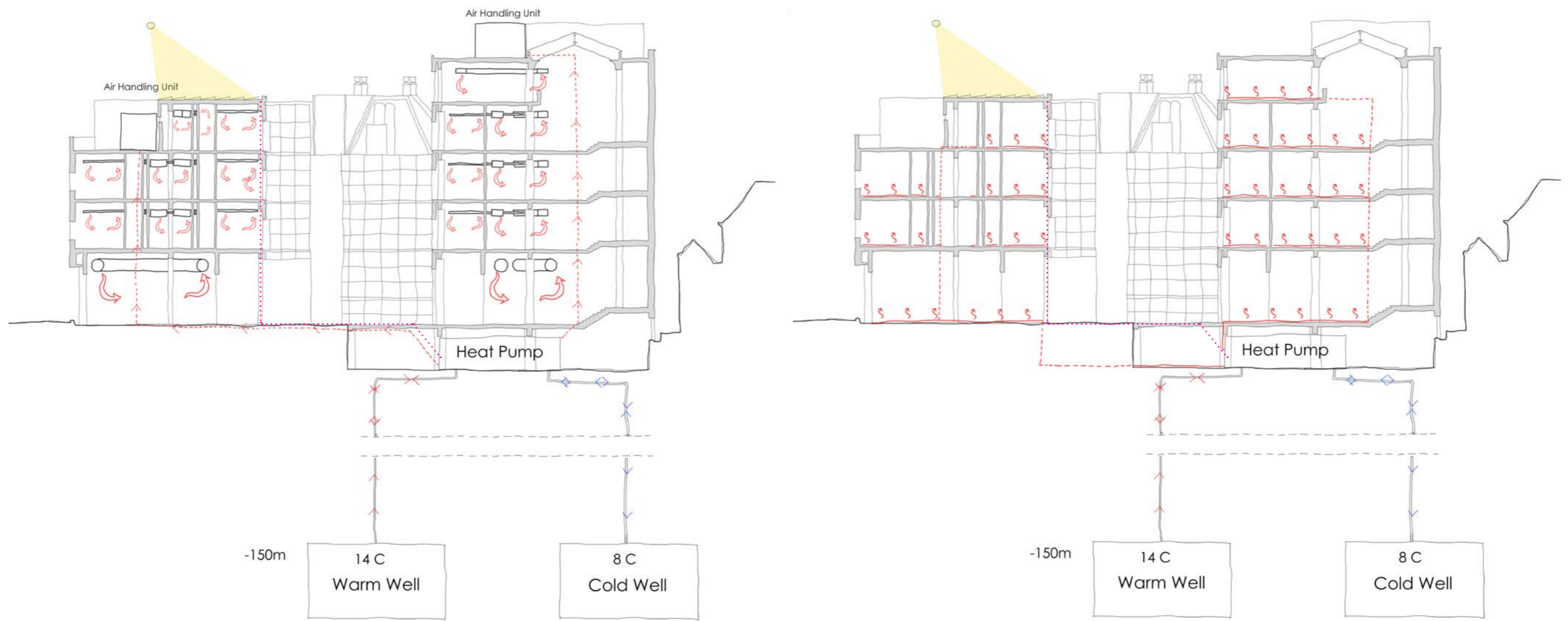


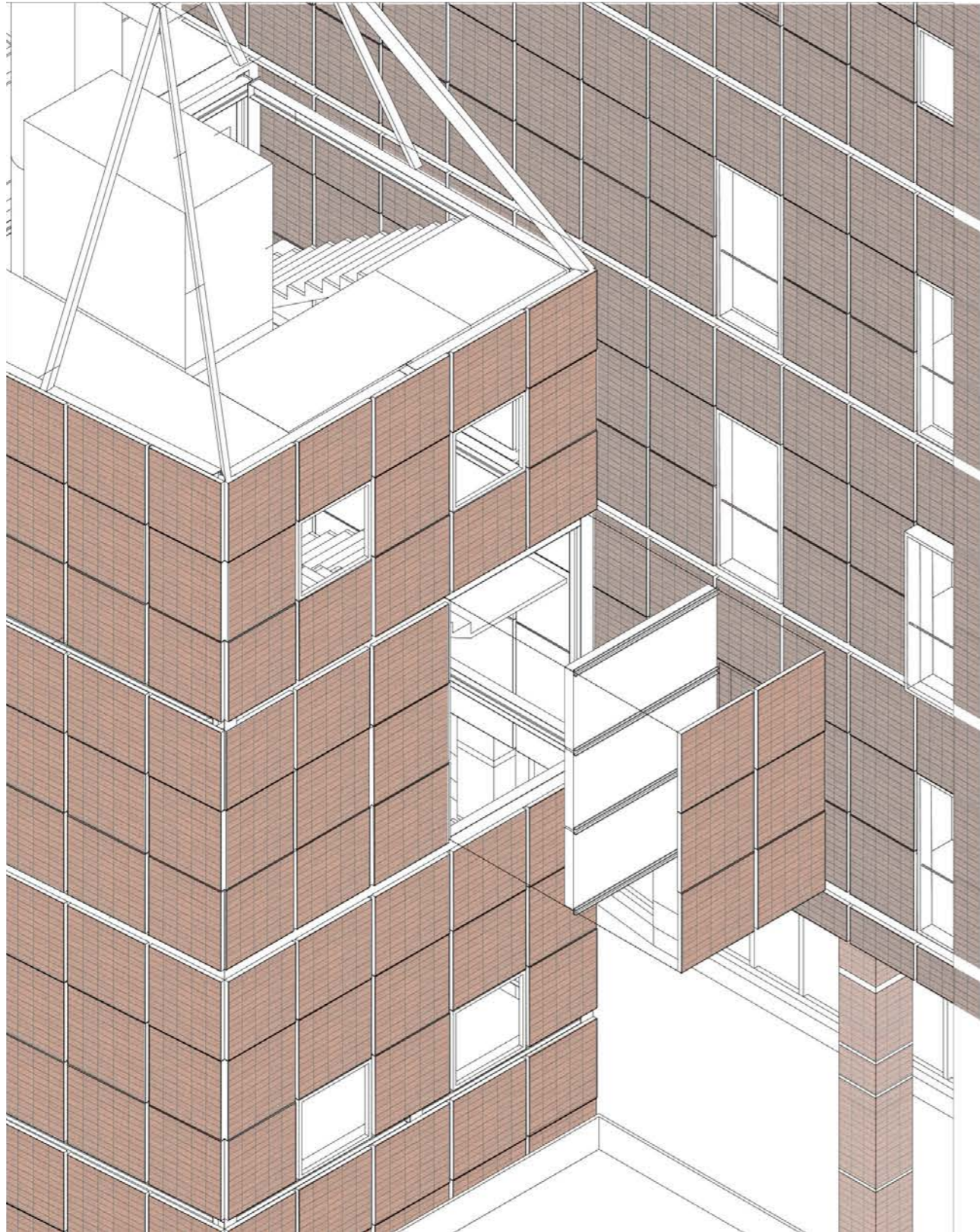


Summer Situation



Winter Situation



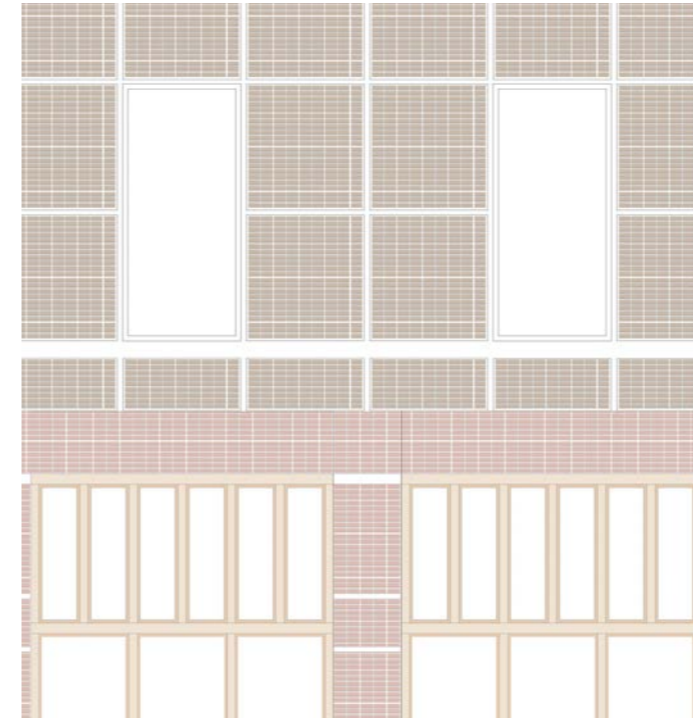


Commercial Success

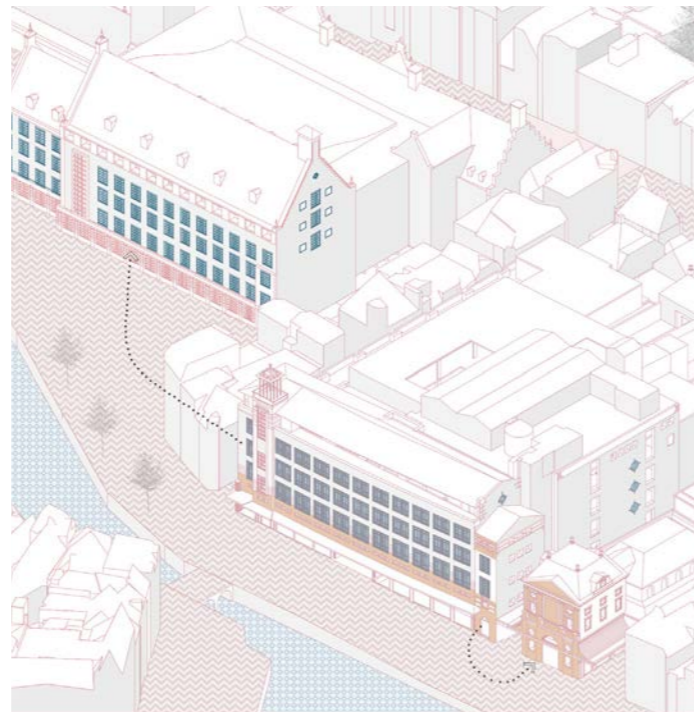


Craftsmanship

Sustainability



Historic Continuity (Reference)



Blending on Urban Scale



Blending on Street and Building Block scale

Goal: Coherence between old and new. Incorporation of the old design, without imitation.

