

BOOKLET

OVERVIEW PROGRESS GRADUATION PROJECT

Liselotte Klerk 4398467

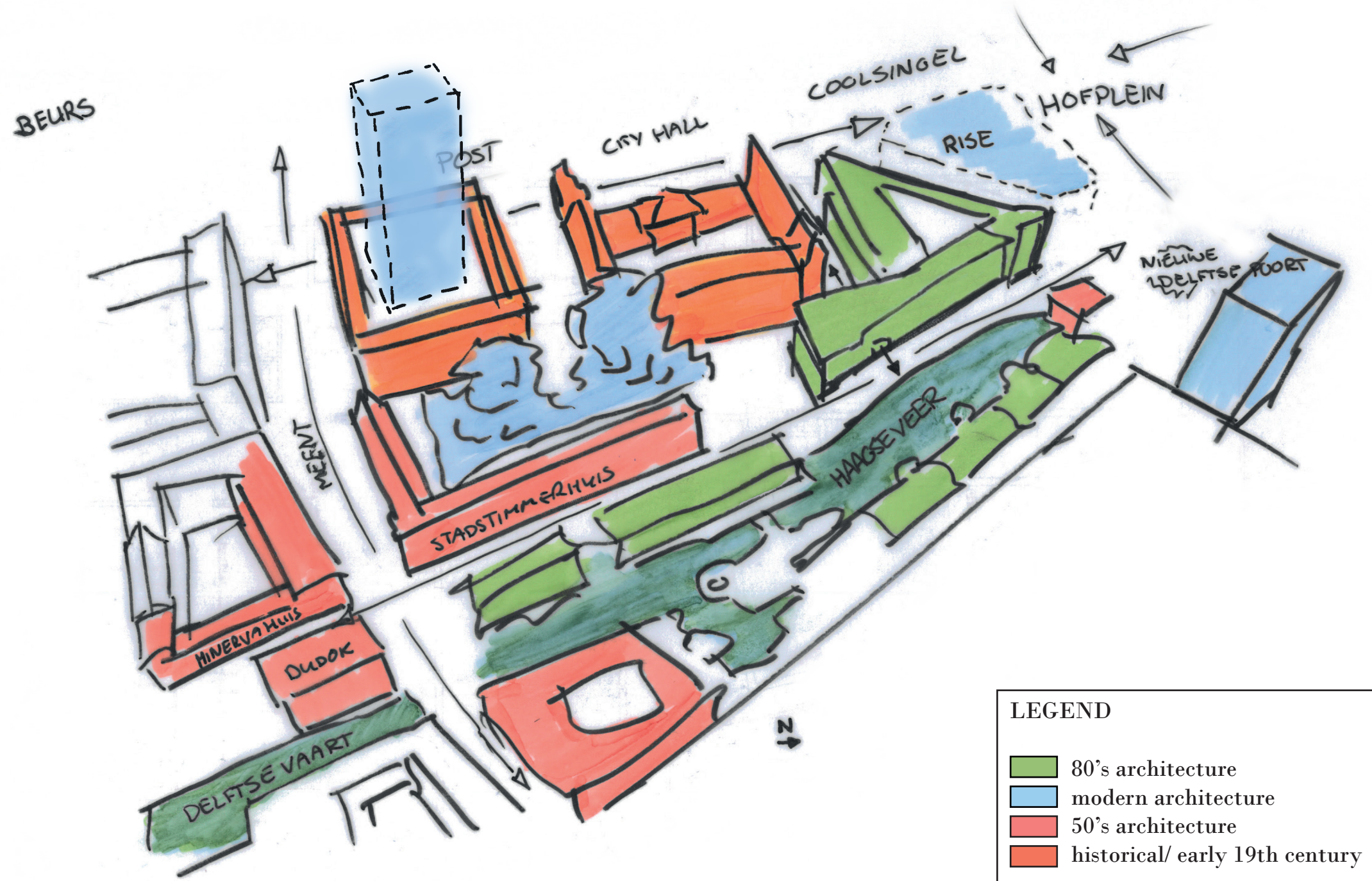
ANALYSIS

LOCATION

1:4000

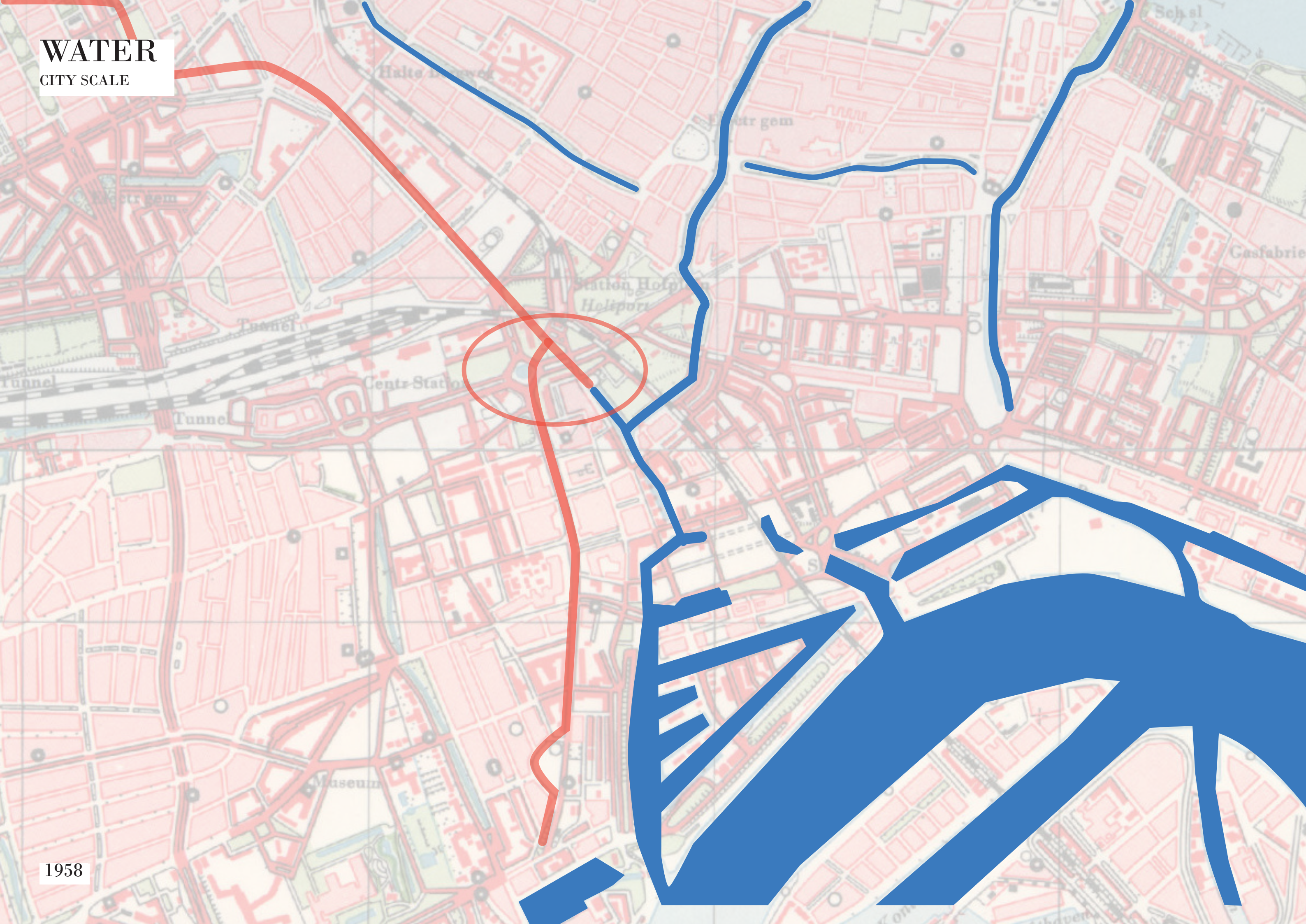


SURROUNDINGS



HISTORICAL DEVELOPMENT
SURROUNDINGS

WATER
CITY SCALE



1958

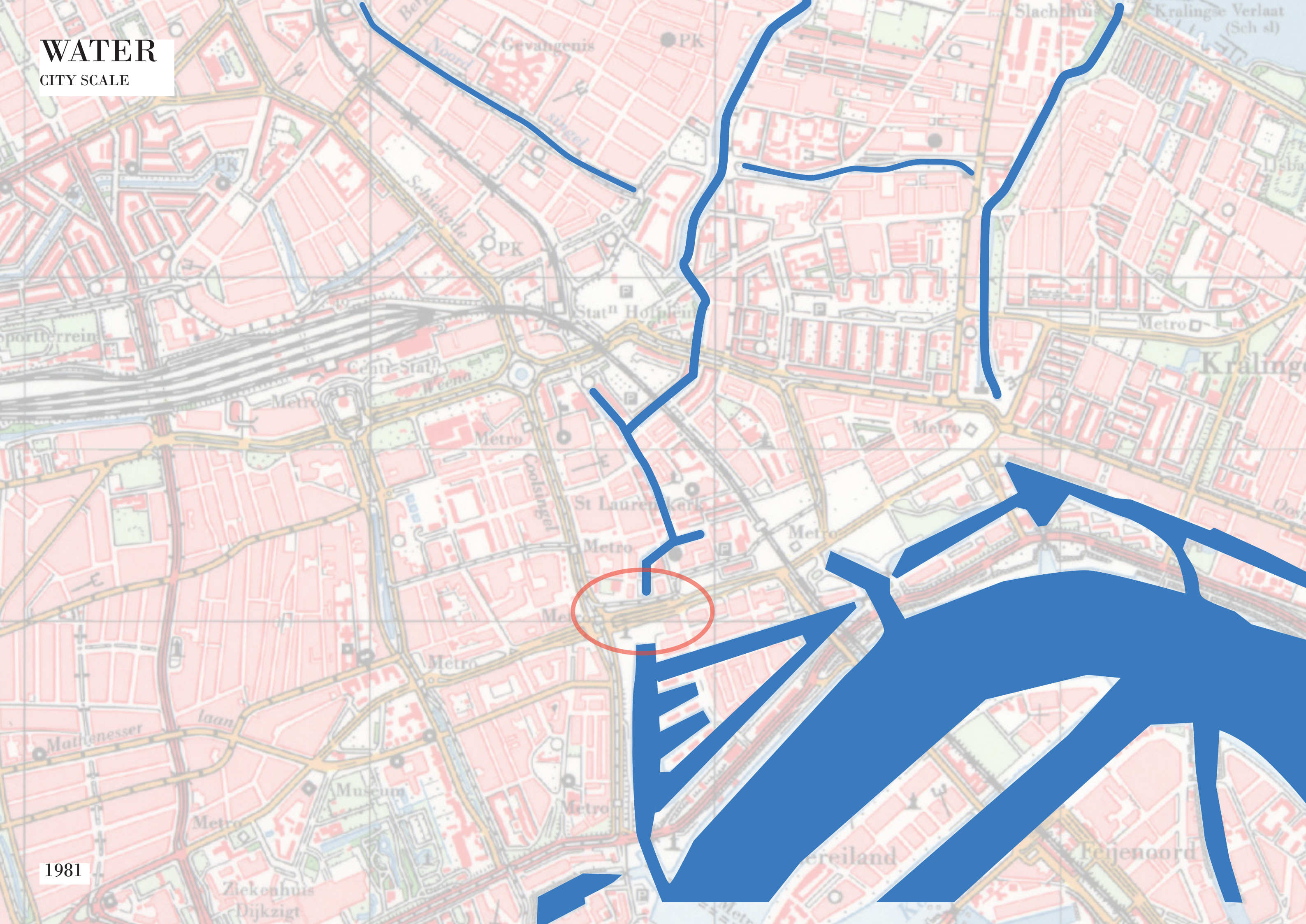
WATER

CITY SCALE



1934

WATER
CITY SCALE



1981

SURROUNDINGS

RELATION DIRECT SURROUNDINGS



1938



2021

SURROUNDINGS

DOELSTRAAT



SURROUNDINGS

HAAGSEVEER



80 Haagseveer, 1912



SURROUNDINGS

RELATION CITY HALL



1939



1969

SURROUNDINGS

CITY HALL



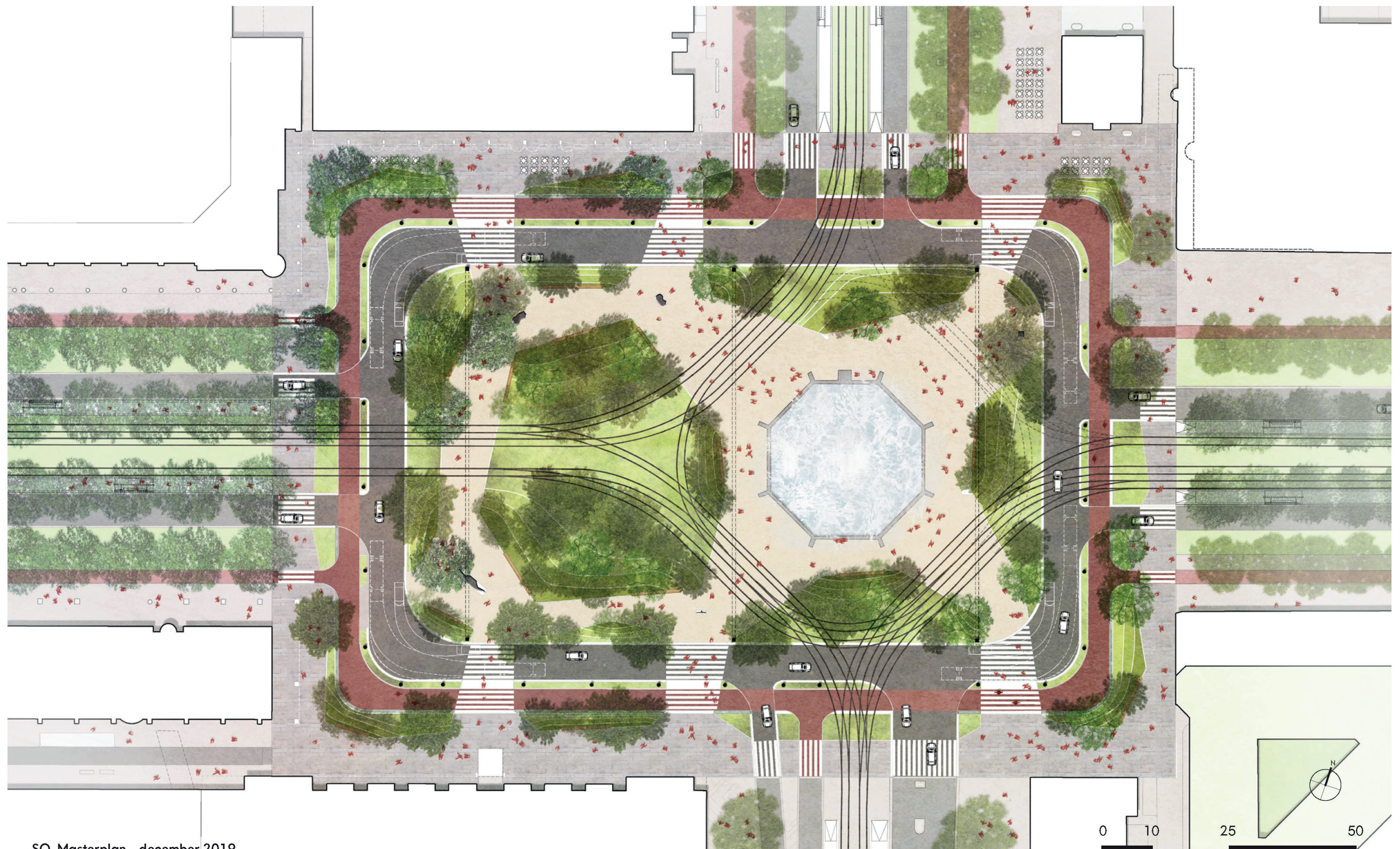
FUTURE DEVELOPMENT

SURROUNDINGS

Hofplein, van verkeersrotonde naar stadsplein

In het Voorlopig Ontwerp hebben veel
reacties van bewoners en belanghebbenden
een plek gekregen



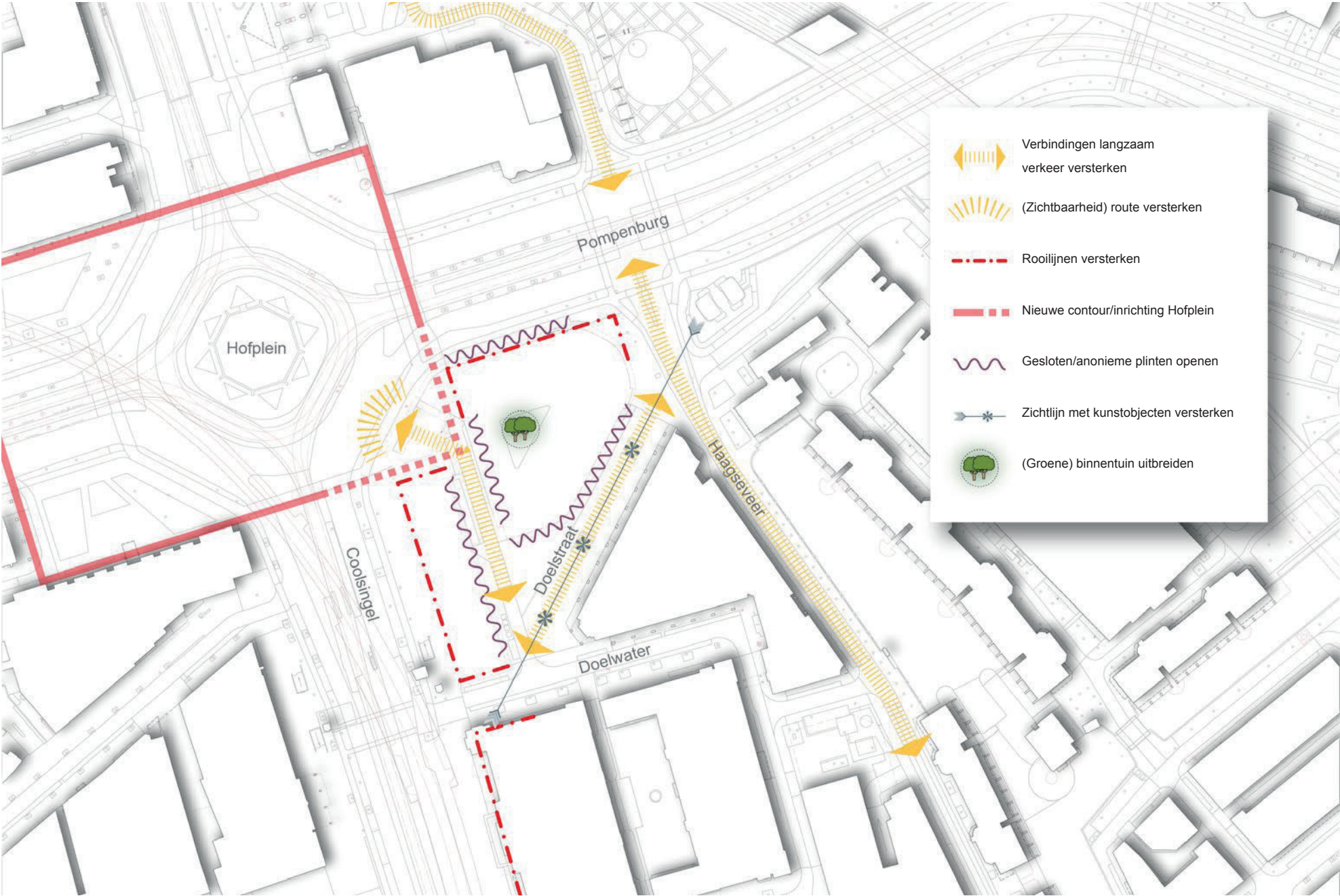


RISE

COOLSINGEL-HOFPLEIN CORNER



Source: riserotterdam.com



Locatie politiekantoor – ruimtelijke verkenning

Aan de overkant van de RISE ontwikkeling ligt aan de Doelstraat het hoofdbureau van de Rotterdamse Politie. Het gebouw dateert uit de jaren 30 van de vorige eeuw en is in de jaren tachtig grondig verbouwd. Gezien de ouderdom van het pand is het aannemelijk dat op een gegeven moment opnieuw renovatie of wellicht herontwikkeling van het gebouw aan de orde komt.

Huidige situatie

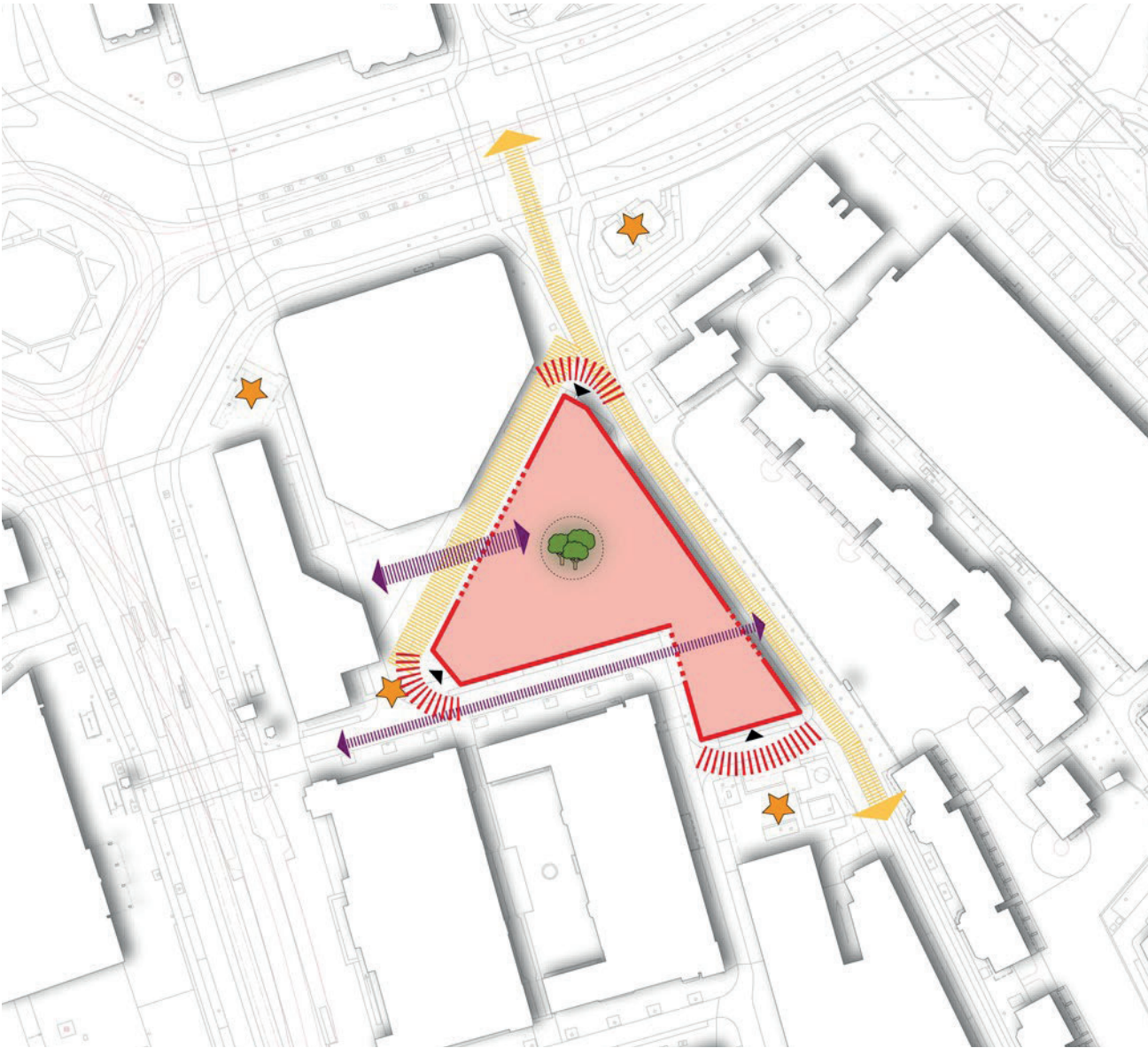
In de huidige situatie blinkt de Doelstraat niet uit als aangename route of verblijfsplek. De plinten aan weerszijden van de straat zijn niet aantrekkelijk geprogrammeerd (De Pompenburg) of gedomineerd door kantoorruimte zonder entrees (politiekantoor). Er komt nauwelijks publiek dat de kunst in de openbare ruimte zou kunnen waarderen.

Kans voor verbetering

De RISE ontwikkeling daarentegen belooft veel reuring in de Doelstraat en de looproutes daaromheen op te leveren. In deze ruimtelijke verkenning is onderzocht hoe een mogelijke renovatie of herontwikkeling van het politiekantoor en de RISE ontwikkeling elkaar zouden kunnen versterken om bij te dragen aan een levendige openbare ruimte in de Doelstraat en het gebied daaromheen:

Legenda

- ▶ Nieuwe entrees voor meer programma mix
- /// Architectonische accenten op zichtlijnen
- ||||| Nieuwe verbindingen
- ★ Accent inrichting openbare ruimte
- 🌳 Groen hof

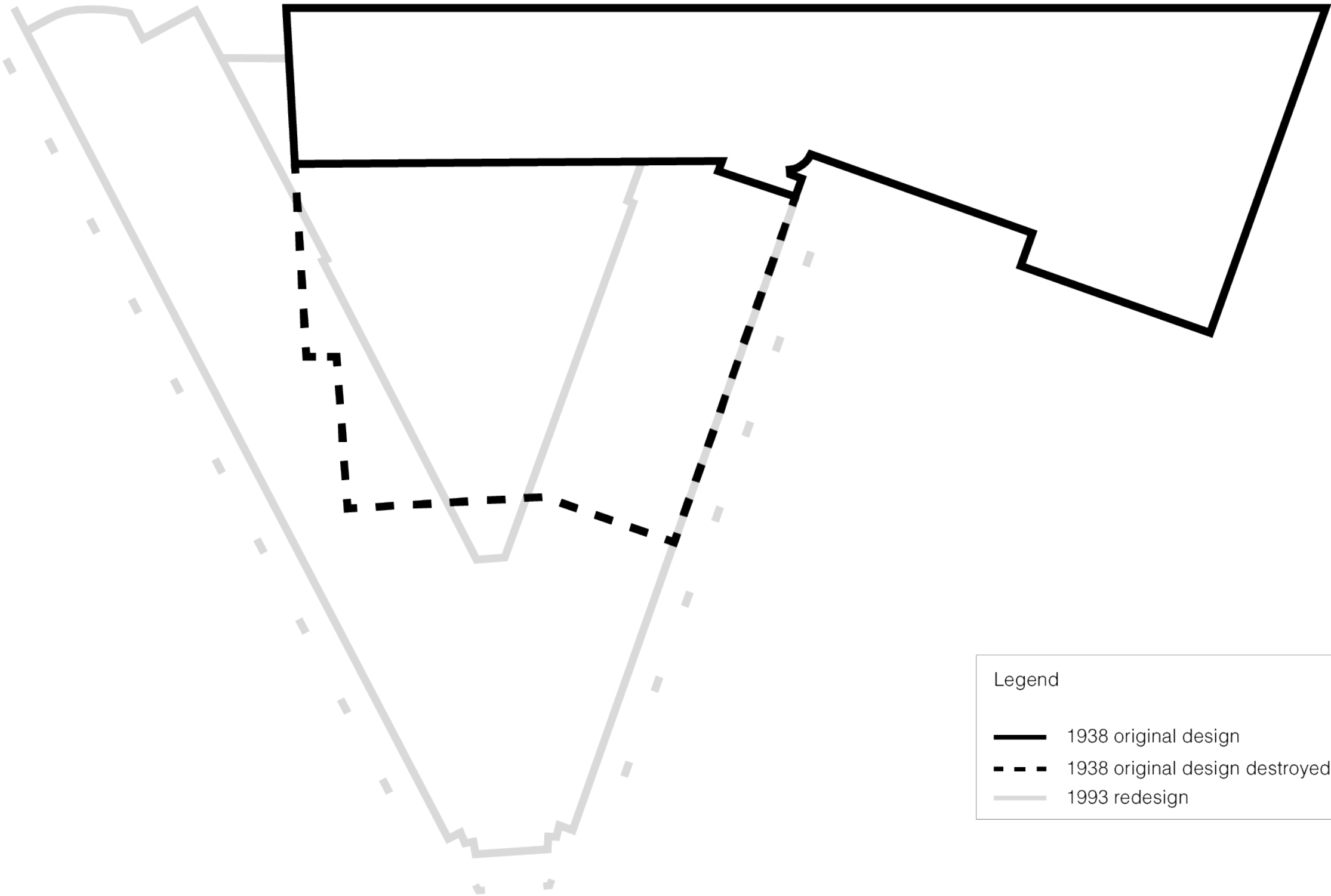


BUILDING ANALYSIS

POLICE HEADQUARTERS IN ROTTERDAM

BUILDING PARTS FROM DIFFERENT TIMES

GROUND FLOOR 1:400

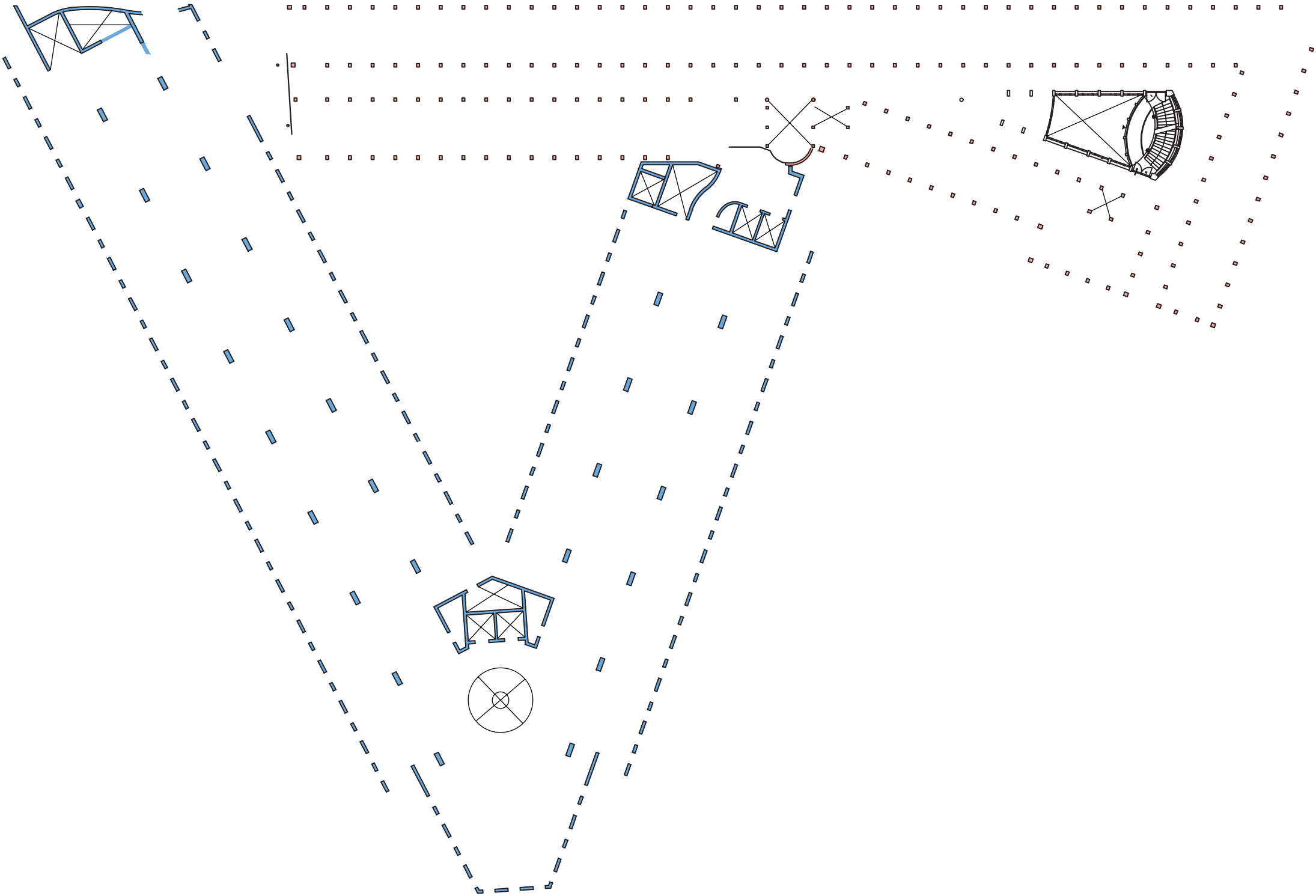


0 5 10 15 20 25



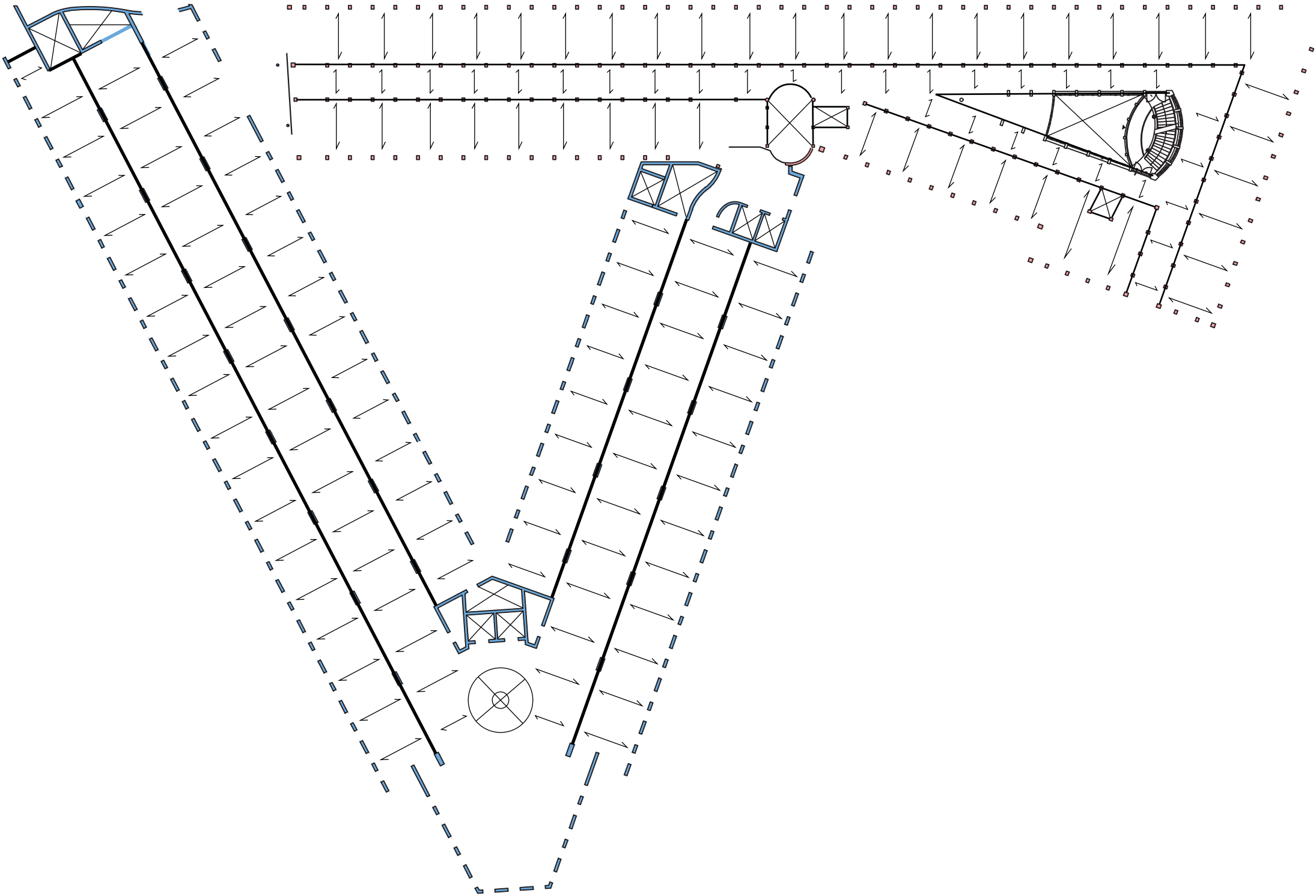
CONSTRUCTION

SECOND FLOOR (GENERAL CONCEPT) 1:400



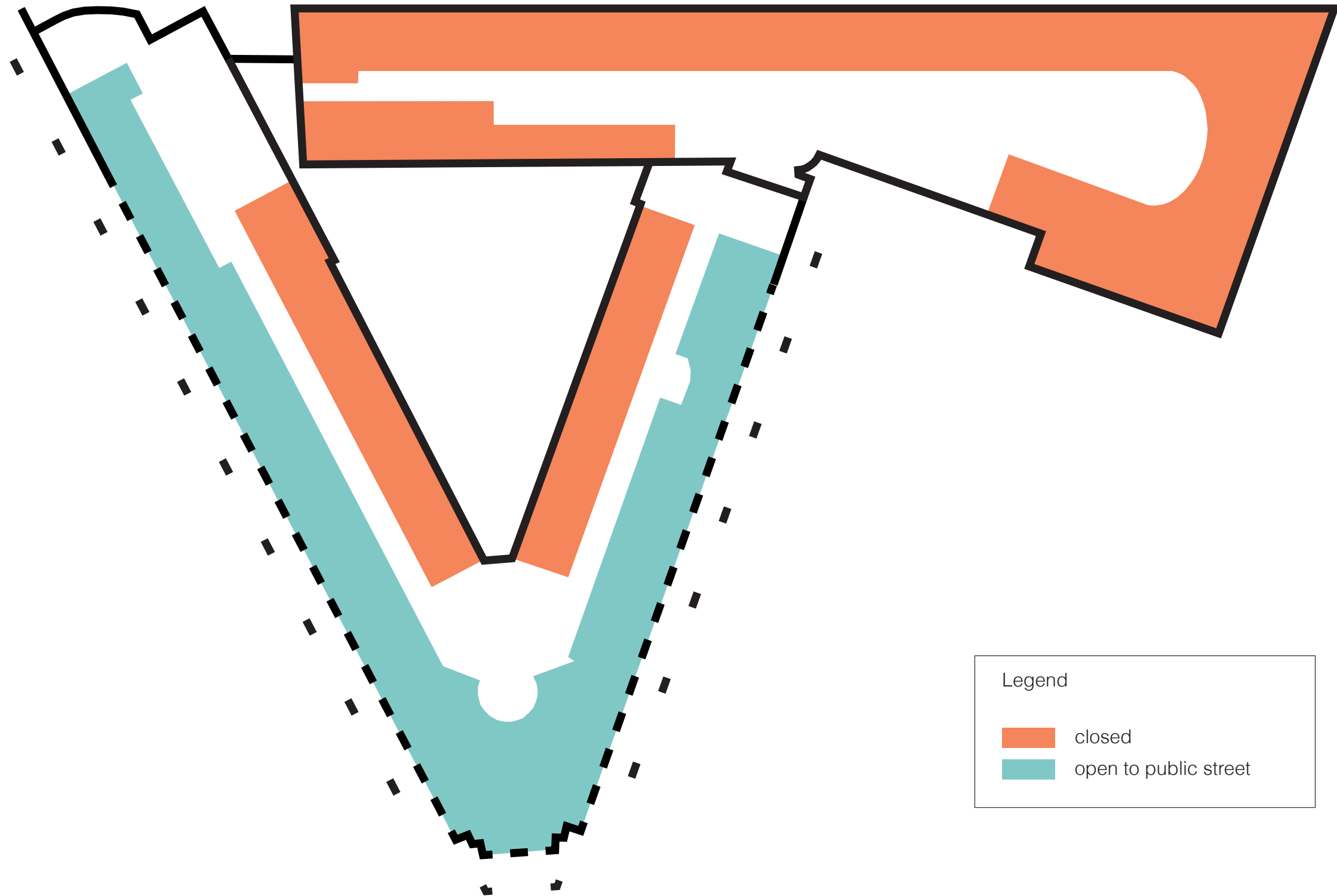
CONSTRUCTION

SECOND FLOOR (GENERAL CONCEPT) 1:400



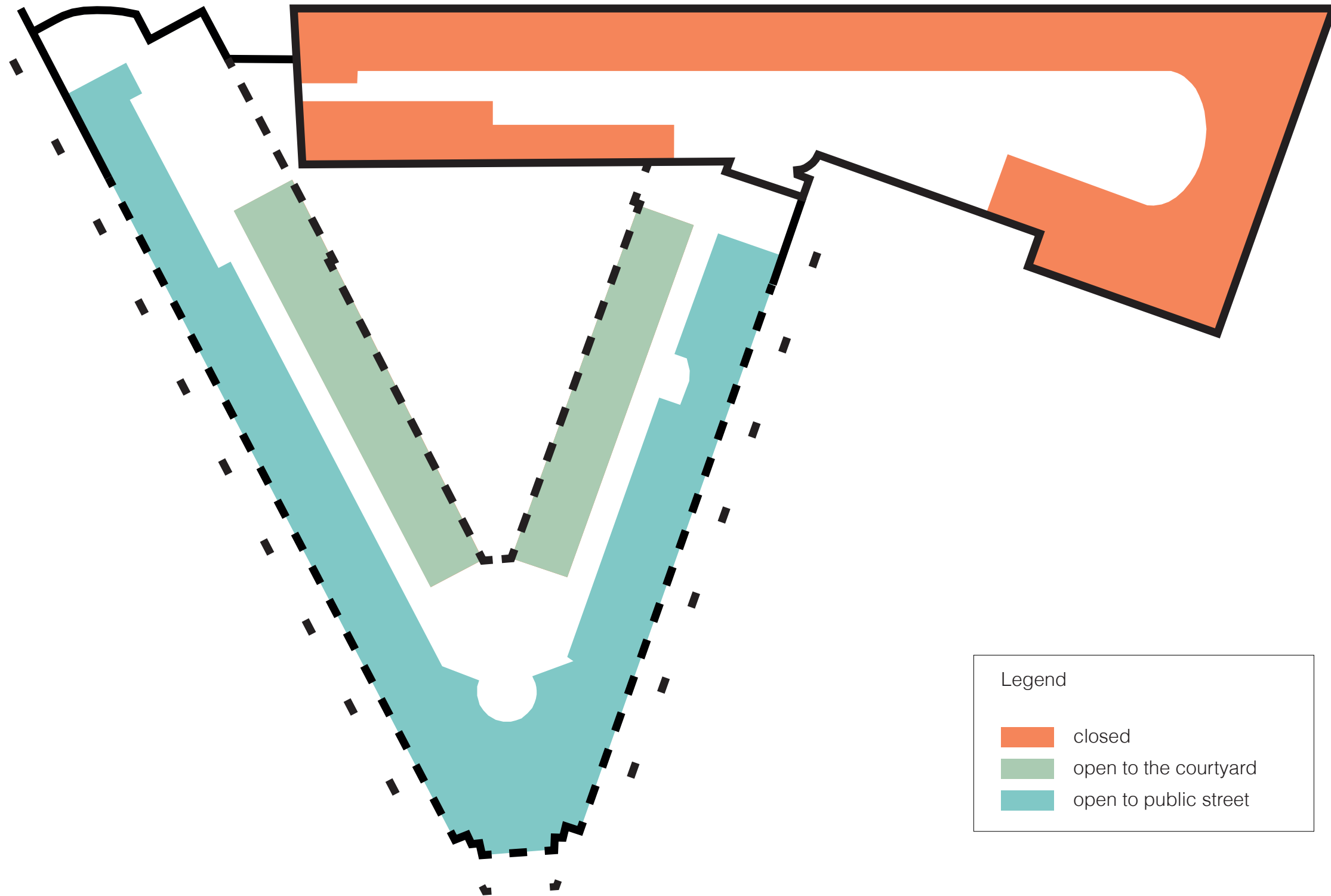
TRANSPARENCY

GROUND FLOOR CURRENT SITUATION 1:400



TRANSPARENCY

GROUND FLOOR NEW INTERVENTION 1:400



Legend

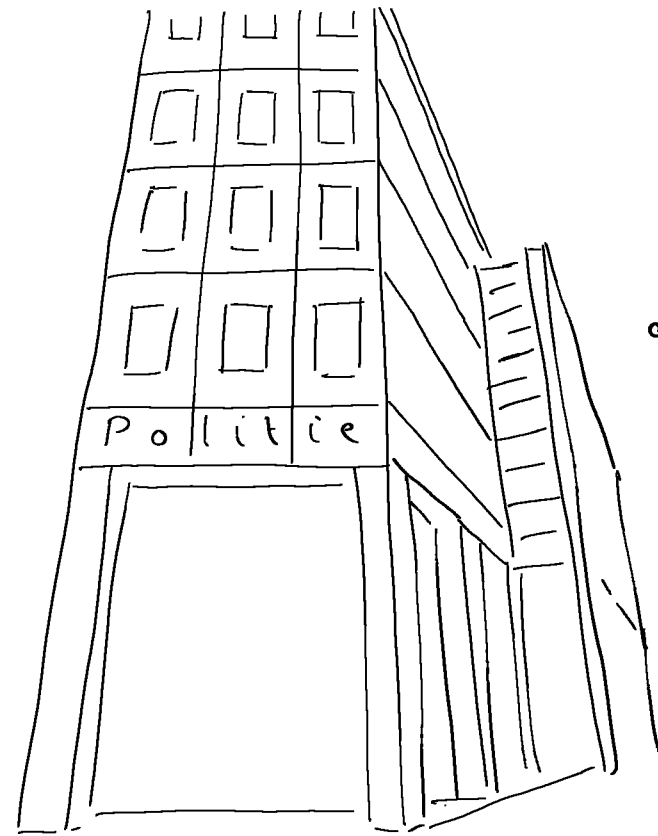
- closed
- open to the courtyard
- open to public street



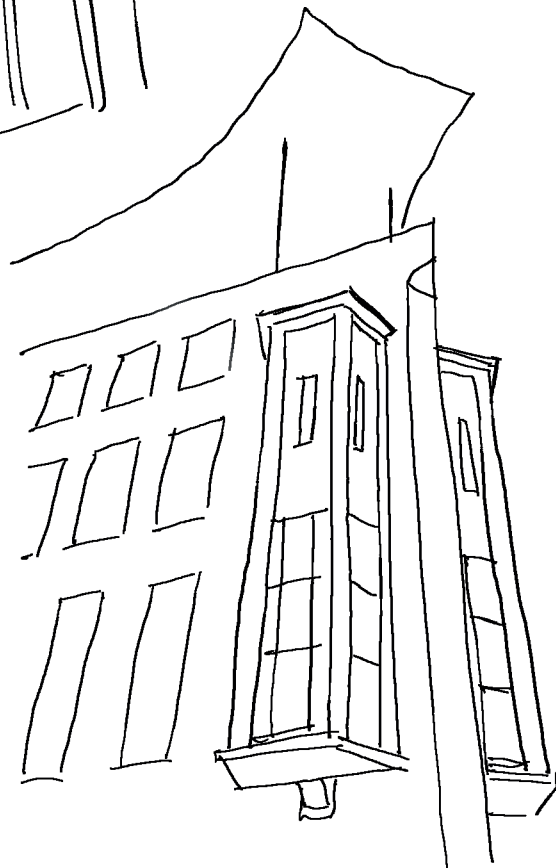
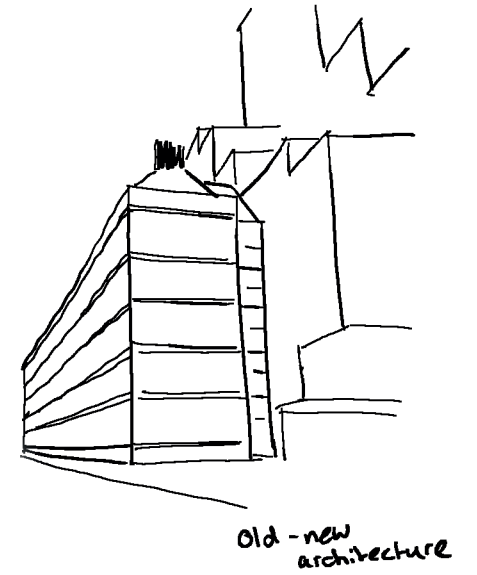
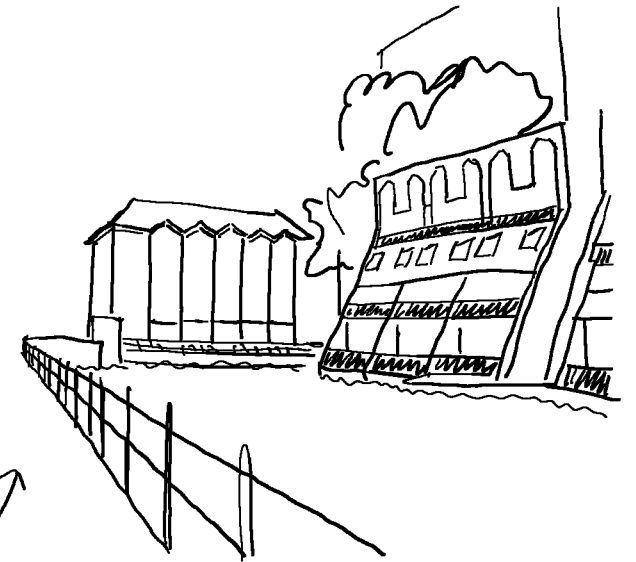
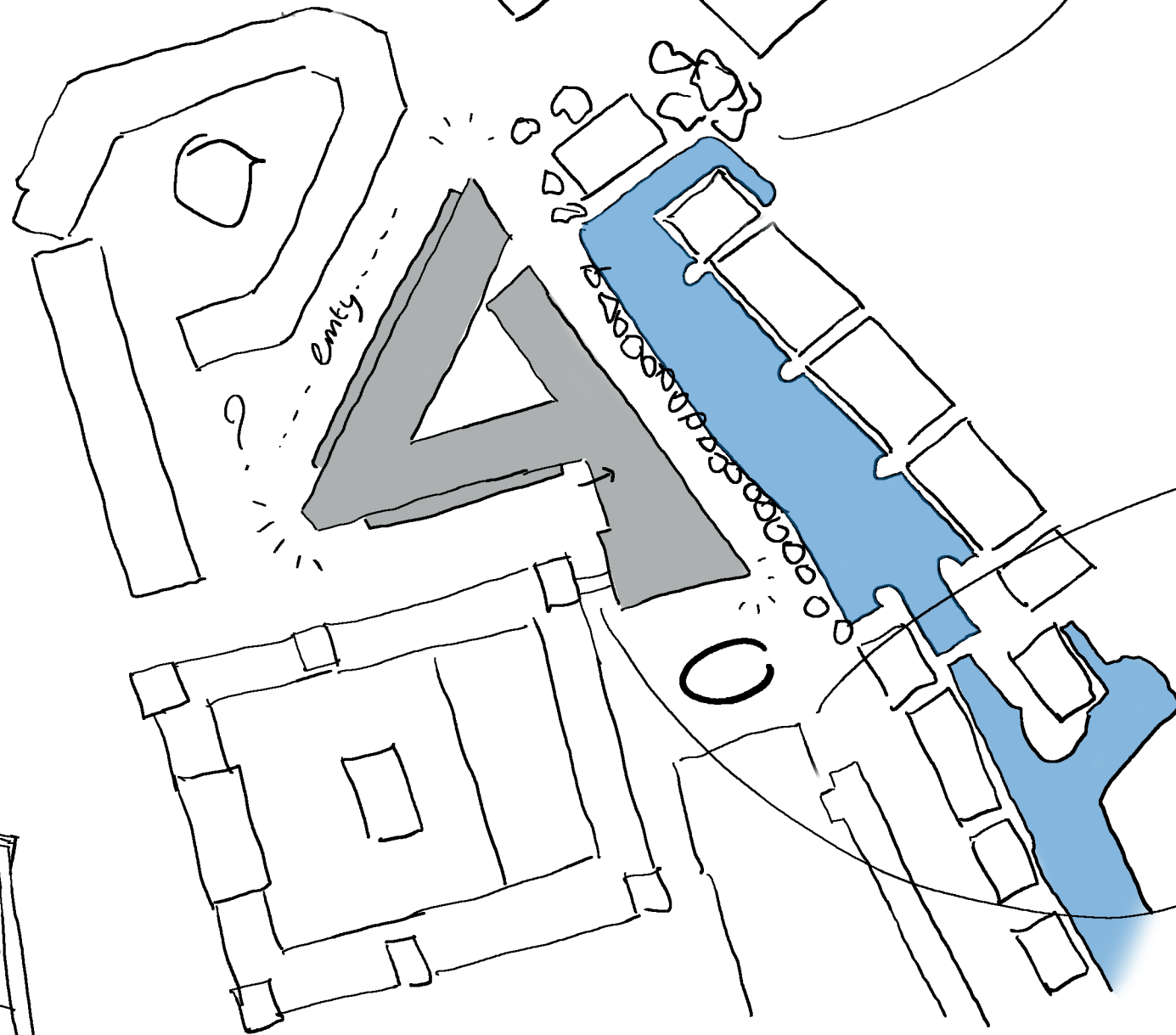
EMOTIONAL MAPPING

ROTTERDAM

Chaos!



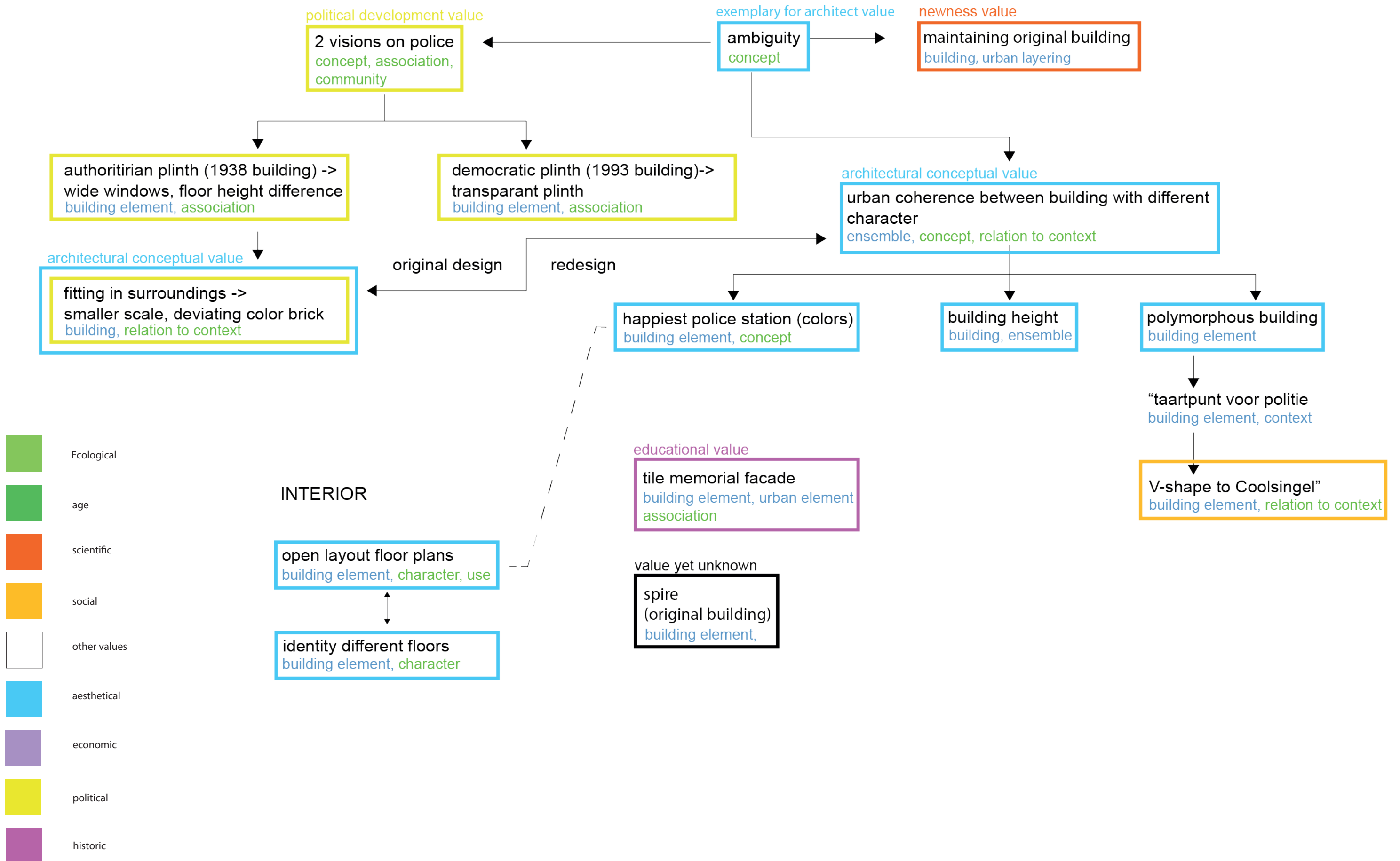
green/blue tiles



3 corners to the city

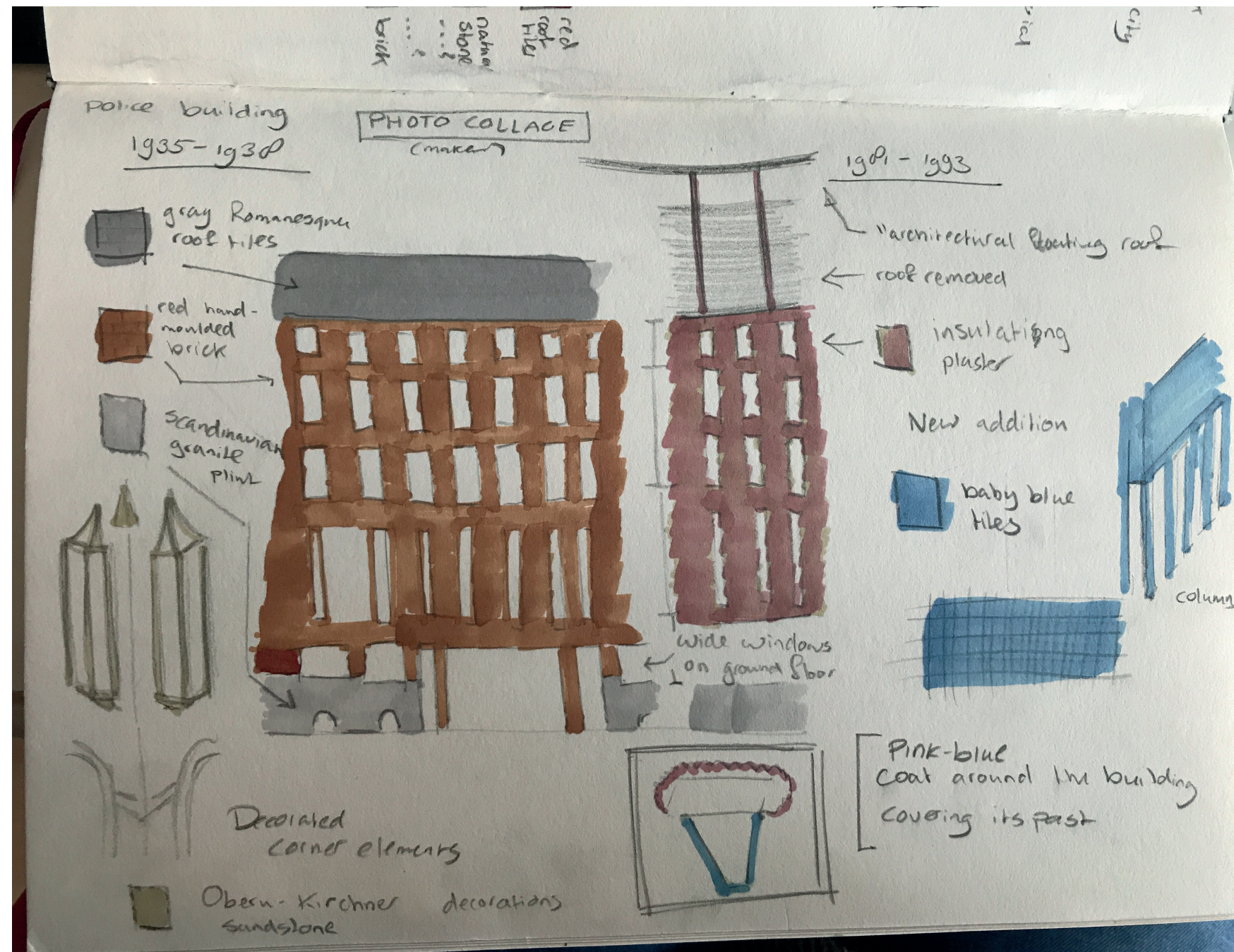
VALUE ASSESSMENT

(PEREIRA RODERS, 2007)



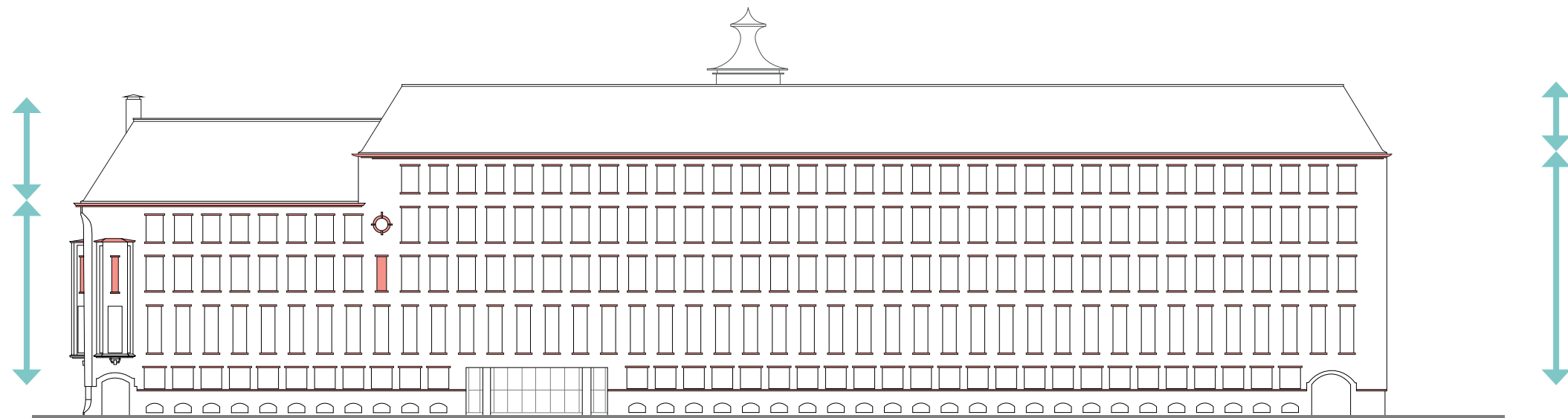
MATERIALS

FACADES, SKETCH

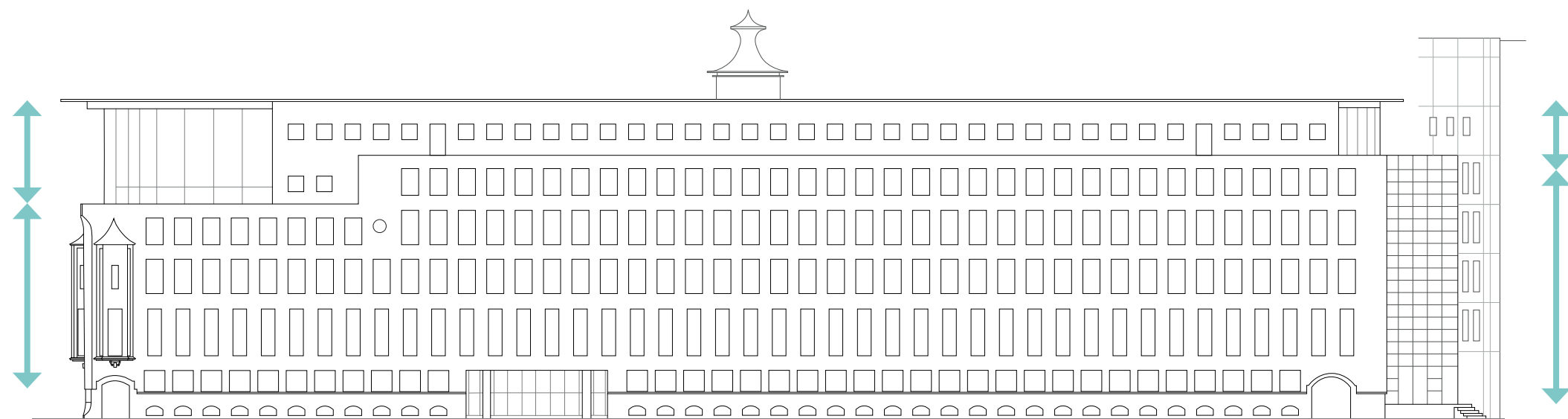


FACADES

HAAGSEVEER



1938



1993

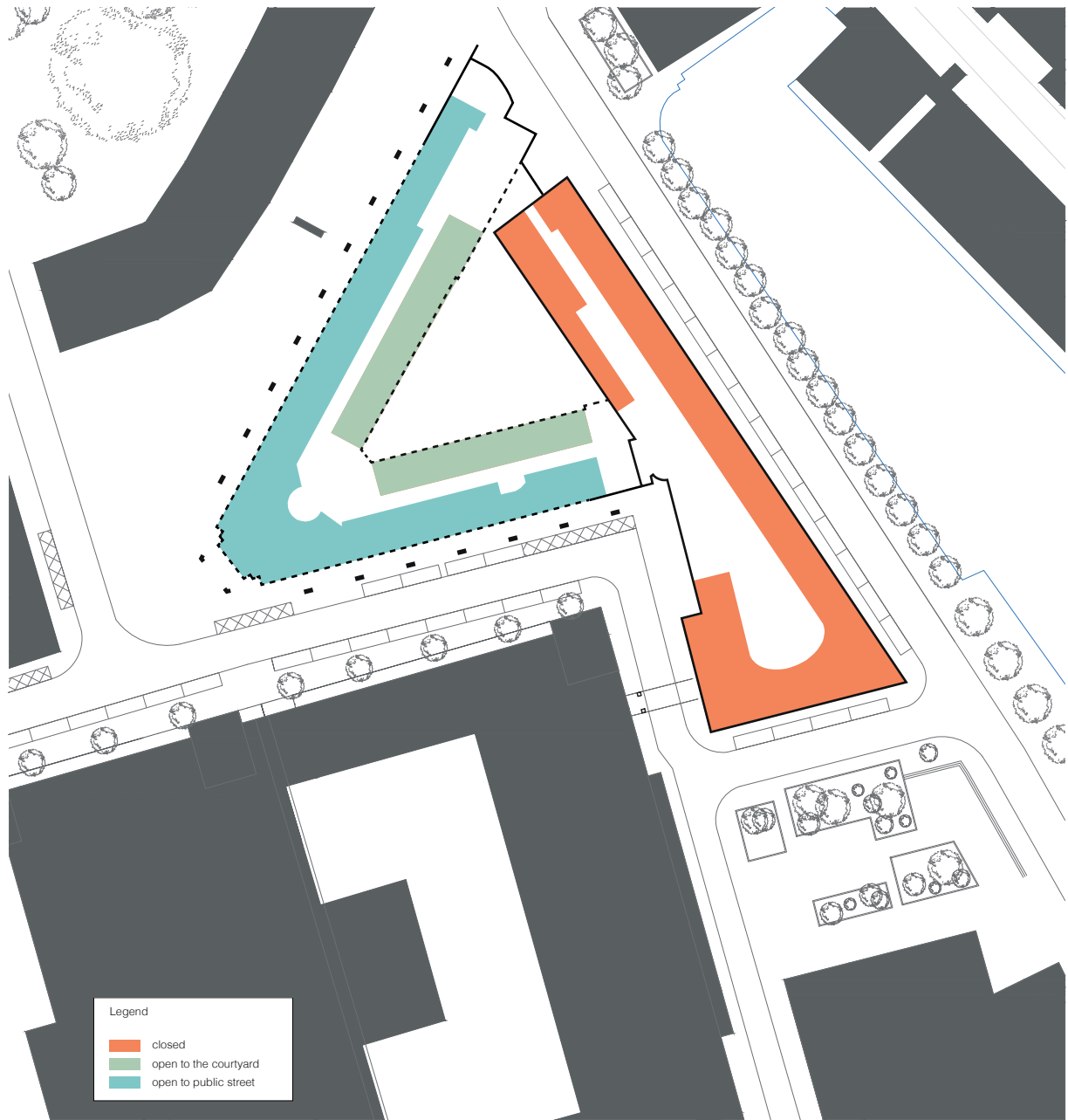
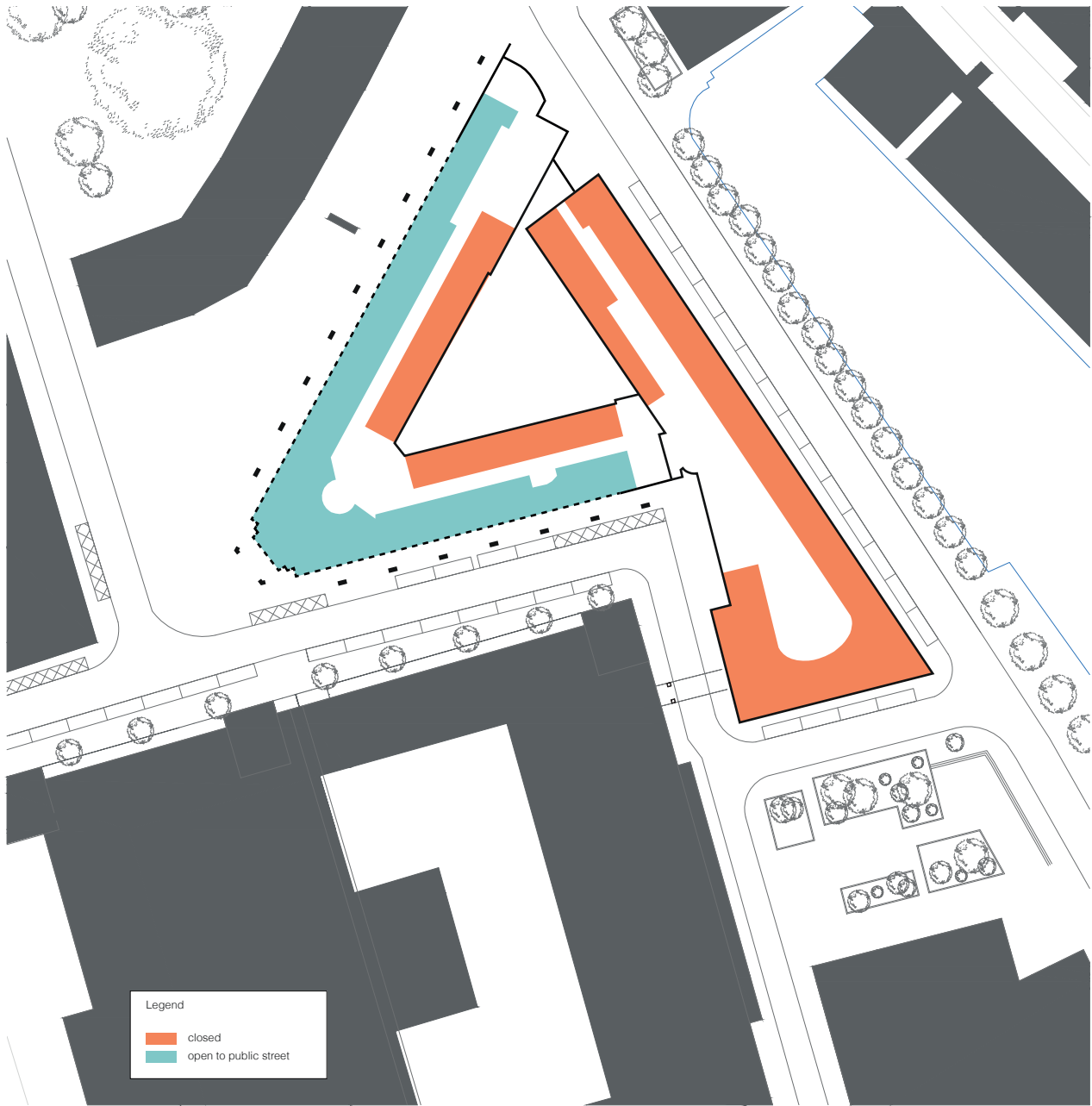
proportions are being preserved in redesign Maarten Struijs
proportions Haagseveer also design guideline for my redesign



CONCEPT NEW INTERVENTION

INTENTIONS

TRANSPARANCY



INTENTIONS

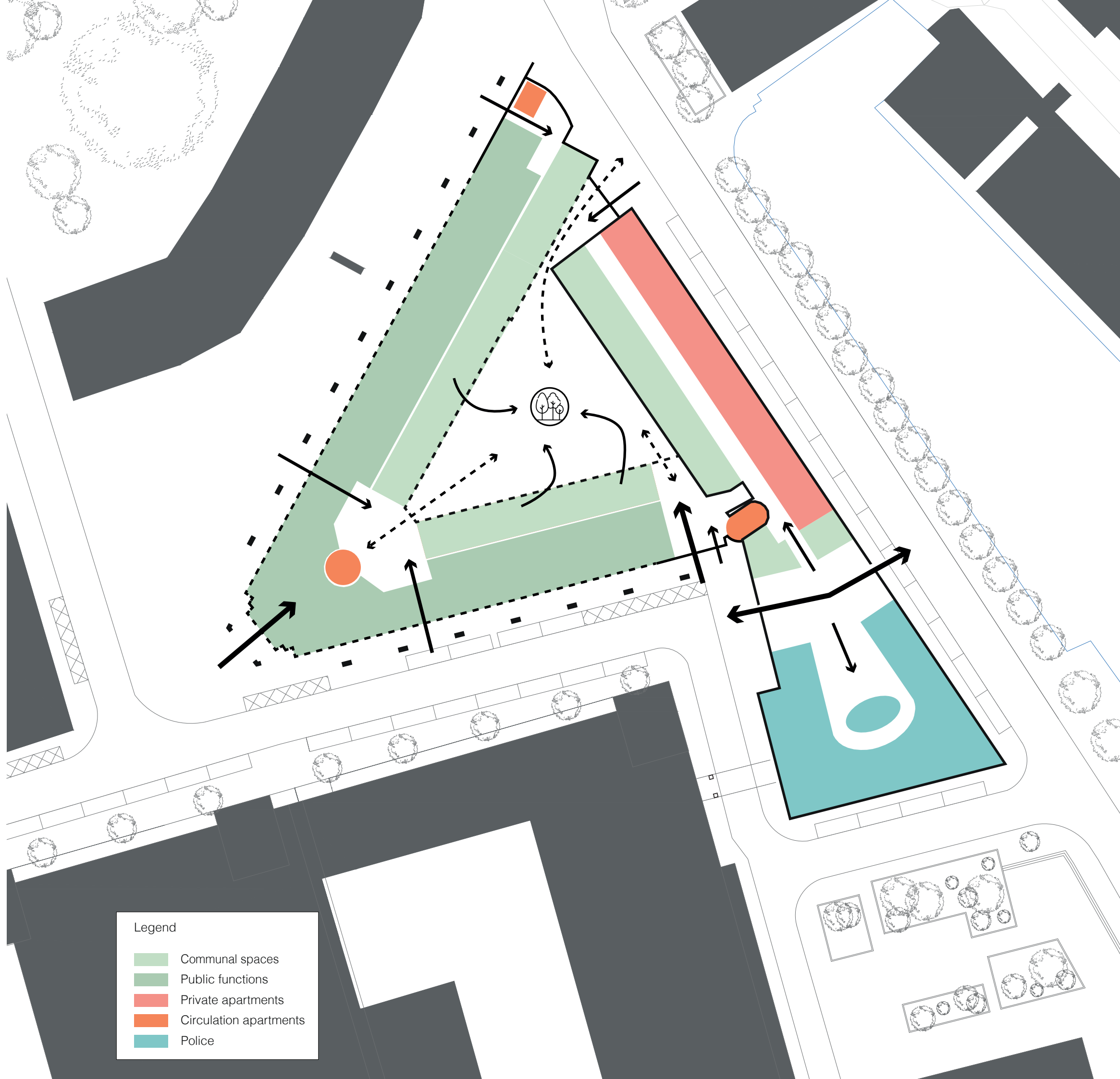
GROUND FLOOR 1:500

COURTYARD

BUILDING AS CONNECTING STRUCTURE IN ITS SURROUNDINGS

use what we already have

- flexible building structure
- central location
- unused space



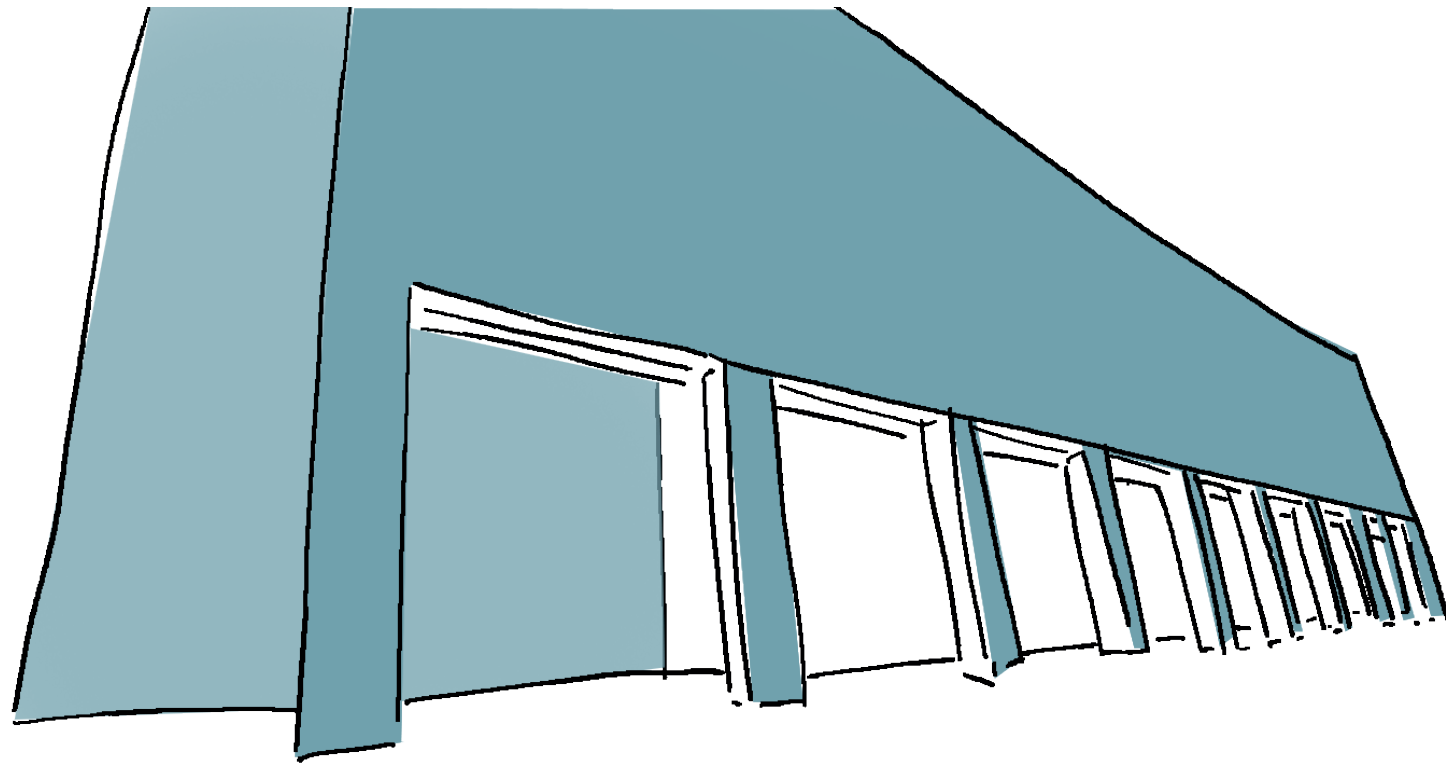
Legend

-  Communal spaces
-  Public functions
-  Private apartments
-  Circulation apartments
-  Police

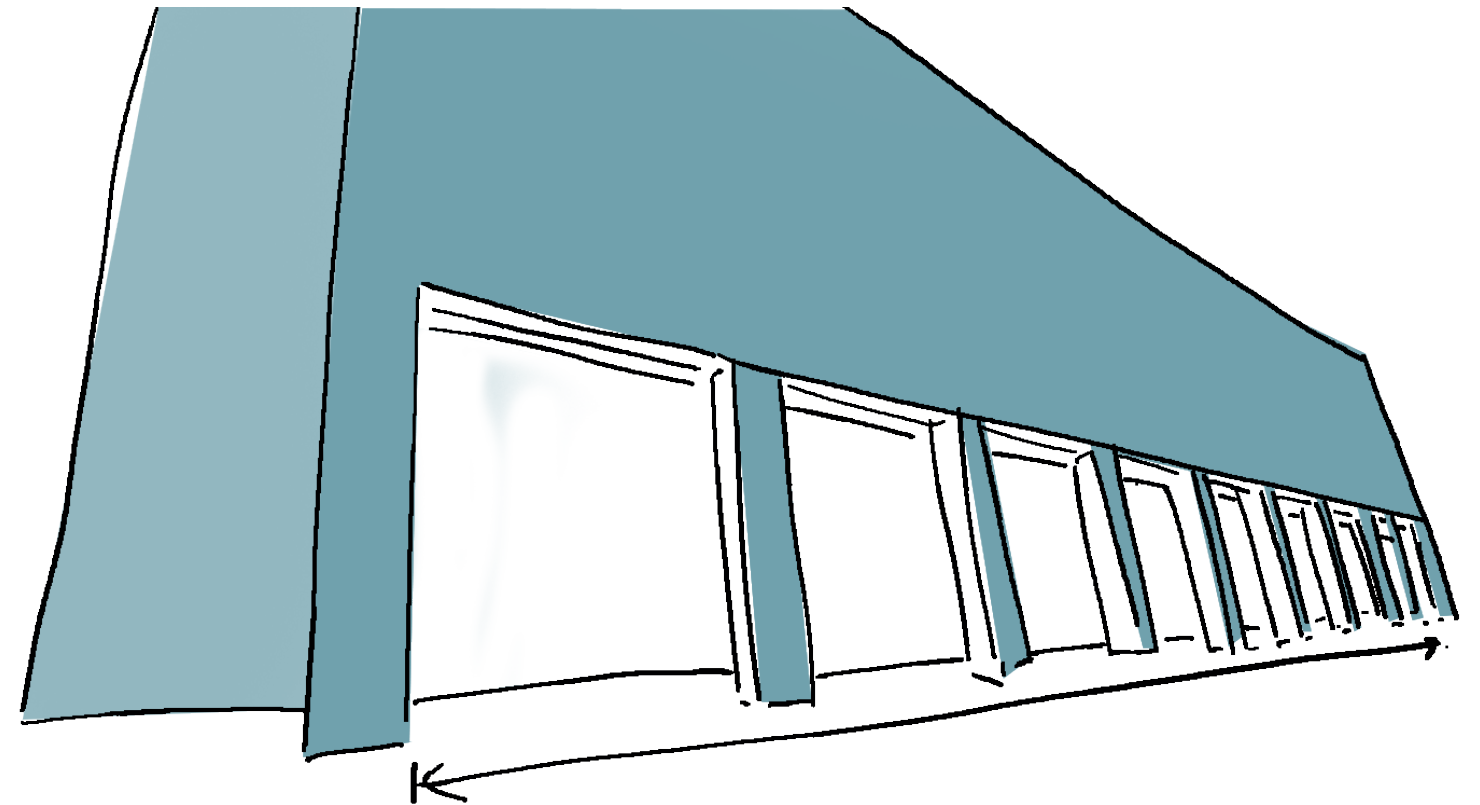


OPENNESS TO PUBLIC STREET

FACADE DOELSTRAAT



CURRENT FACADE



NEW FACADE

WHO, WHERE

LIVING TOGETHER
SECTION A_A 1:200



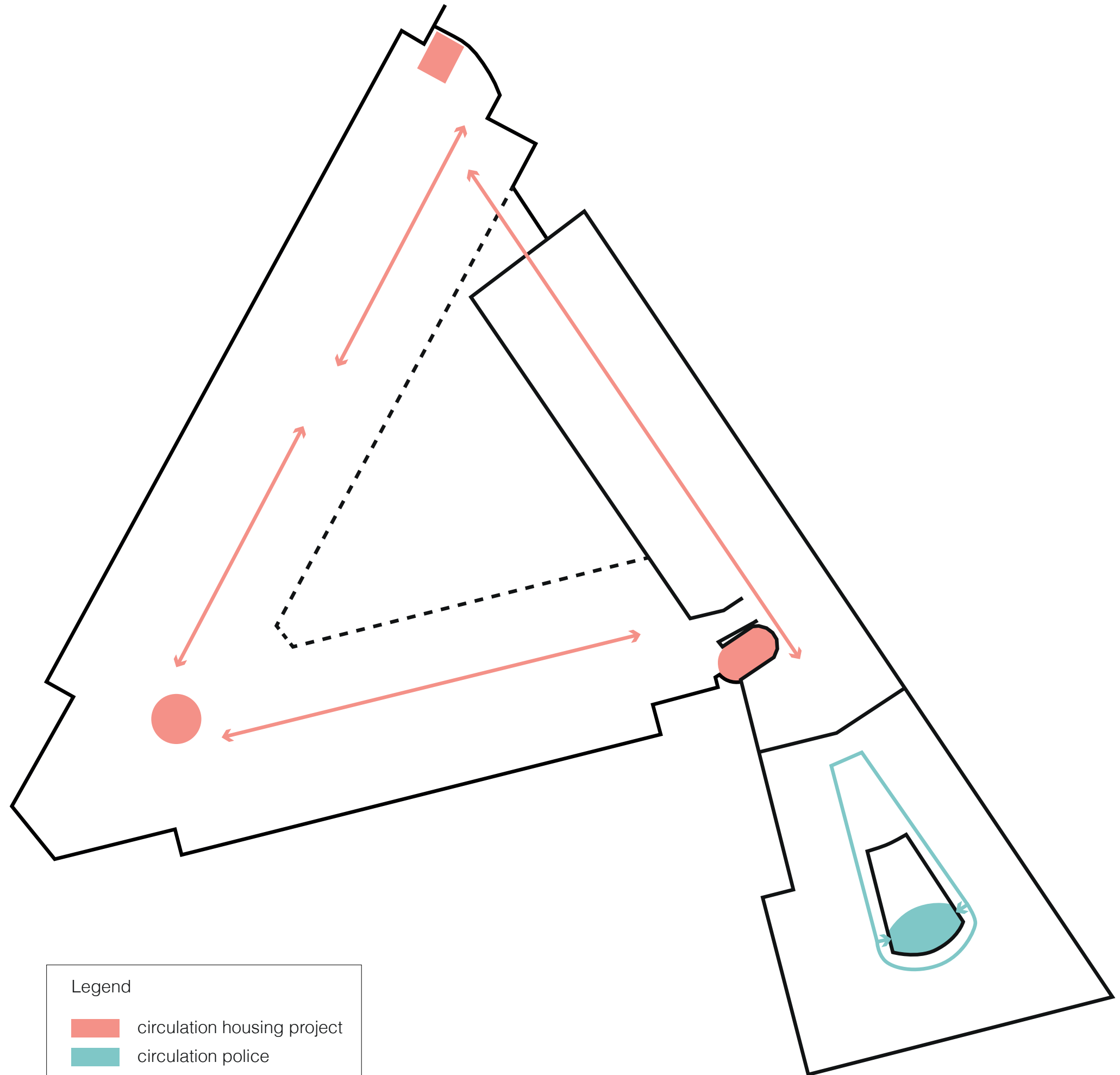
0 5 10 15 20

Legend

- Elderly apartments
- Starters apartments
- Student apartments
- Family apartments
- Communal spaces

CIRCULATION

GENERAL PLAN
SECOND FLOOR 1:500



Legend

- circulation housing project
- circulation police





NEW INTERVENTION DESIGN (P4)

DEMOLITION

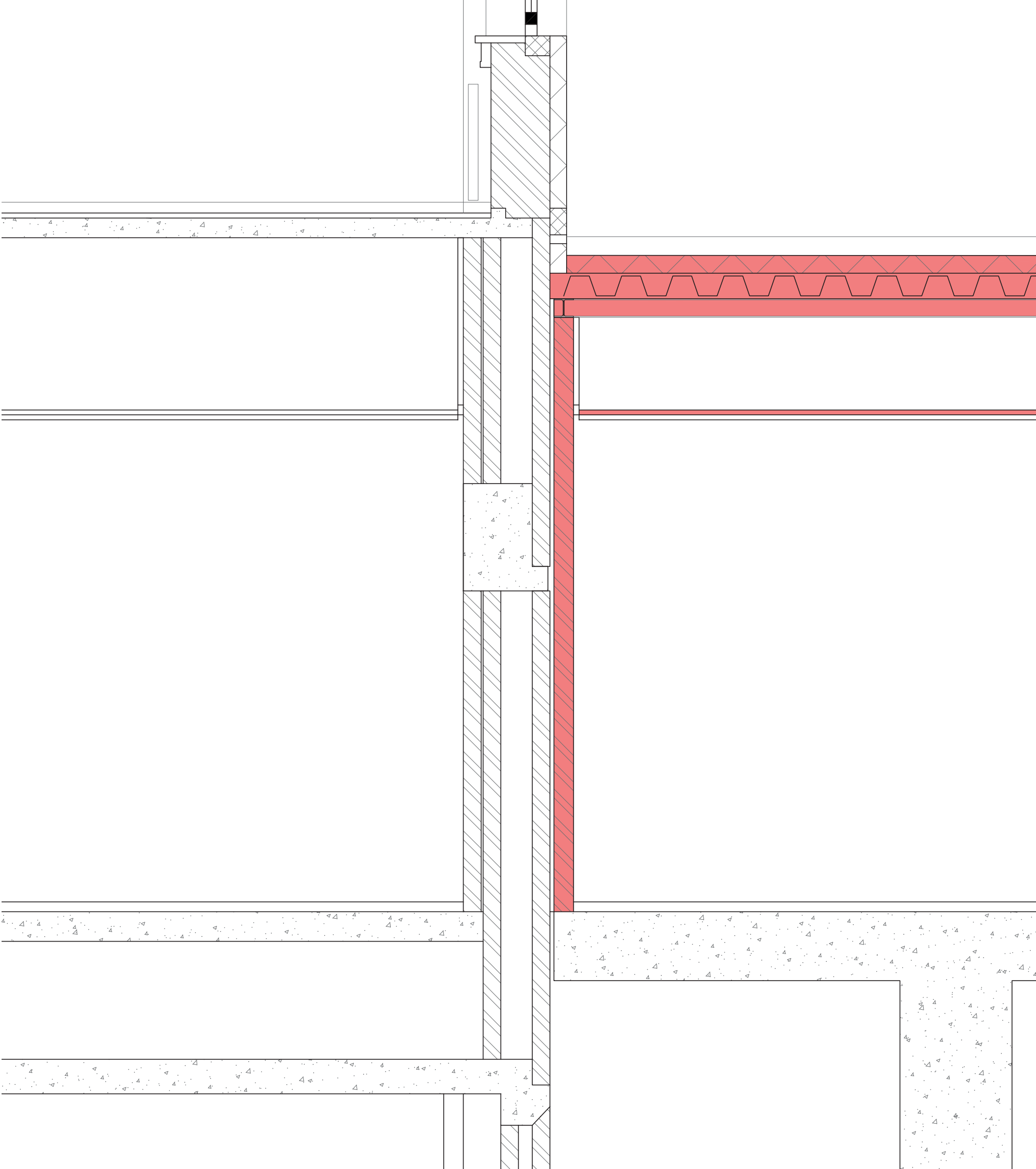
SECTION A_A 1:200



1. construction middle part demolished to make room for courtyard, new center of the project
2. overhang roof haagseveer simplified
3. small part of first floor floor removed

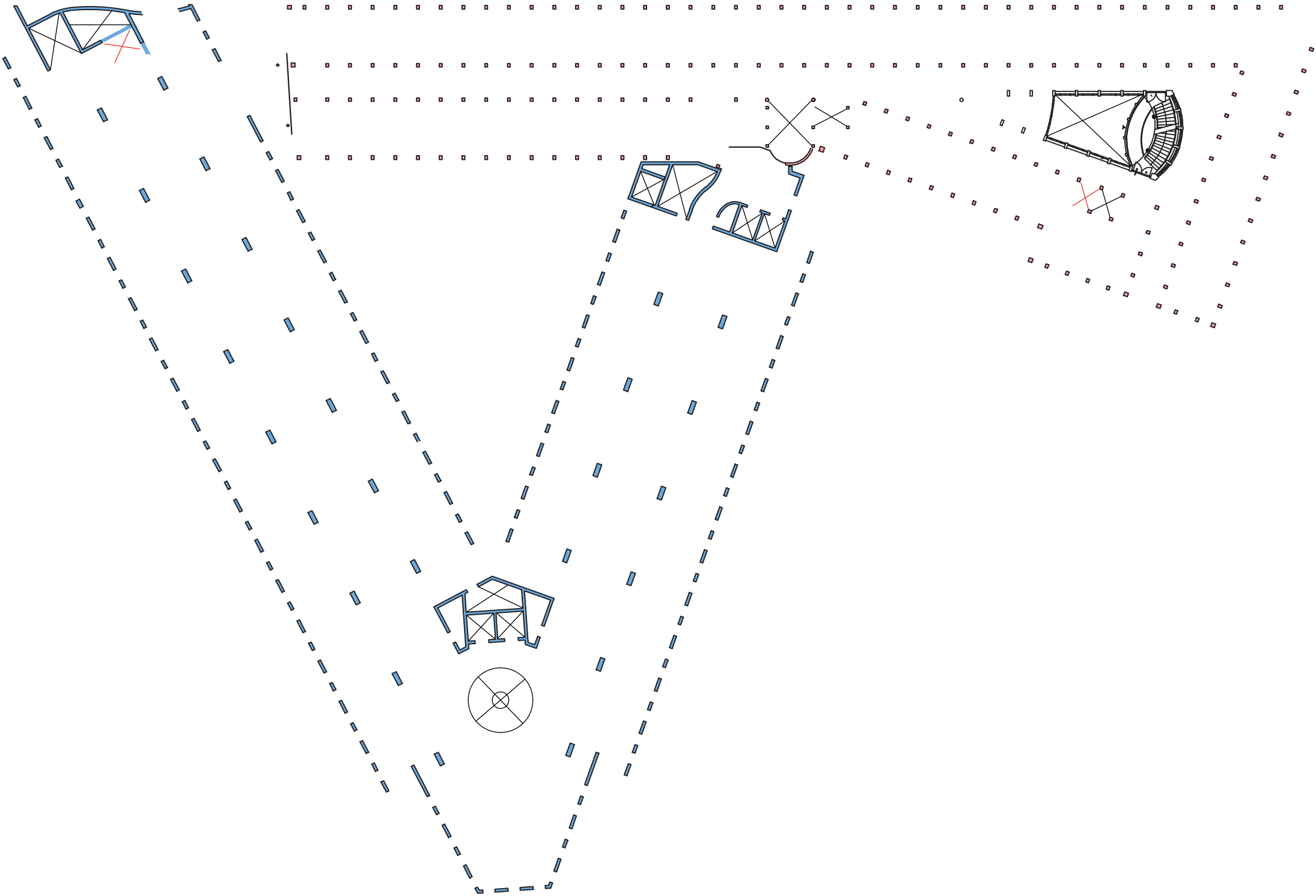
DEMOLISION

PART 1. 1:20



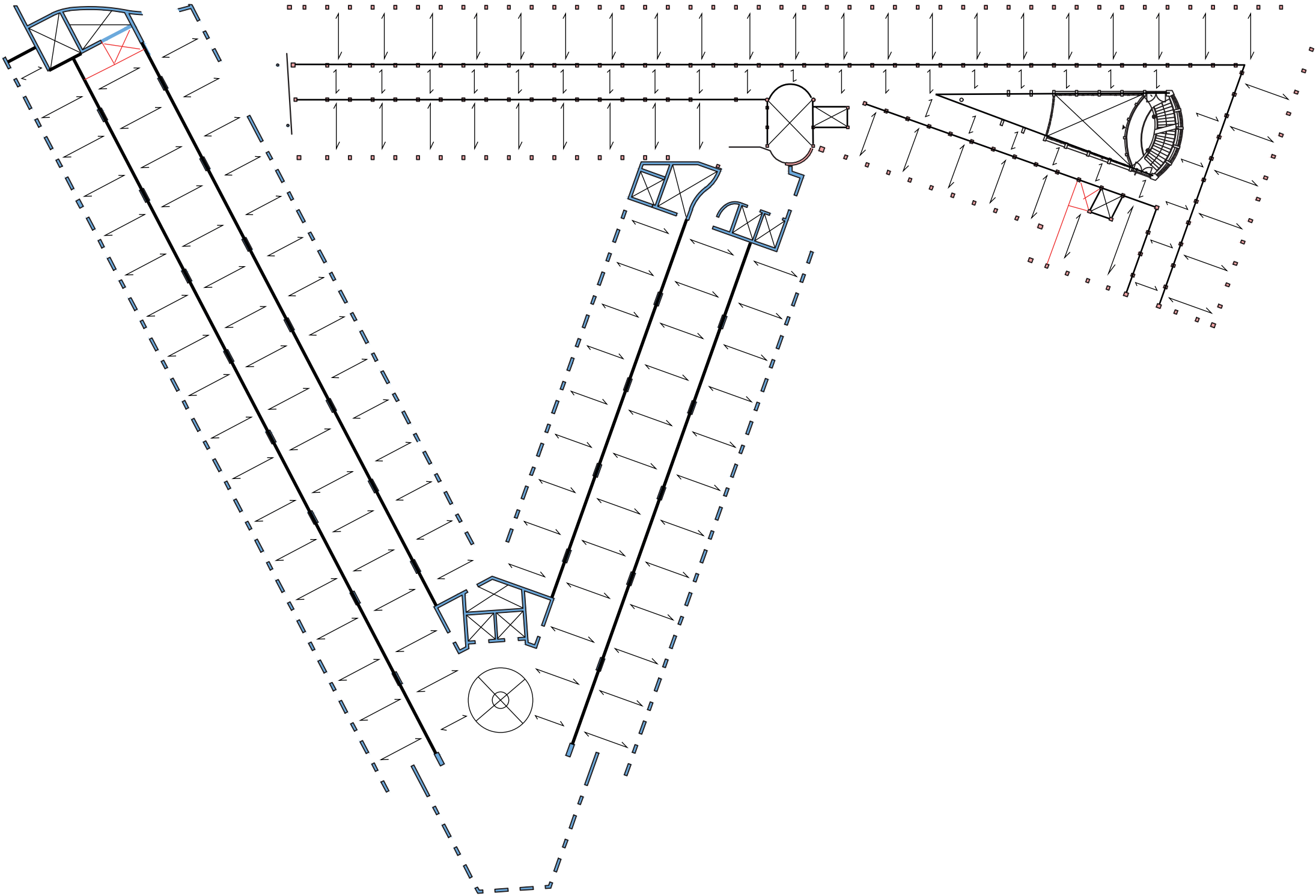
CONSTRUCTION

SECOND FLOOR (GENERAL CONCEPT) 1:400



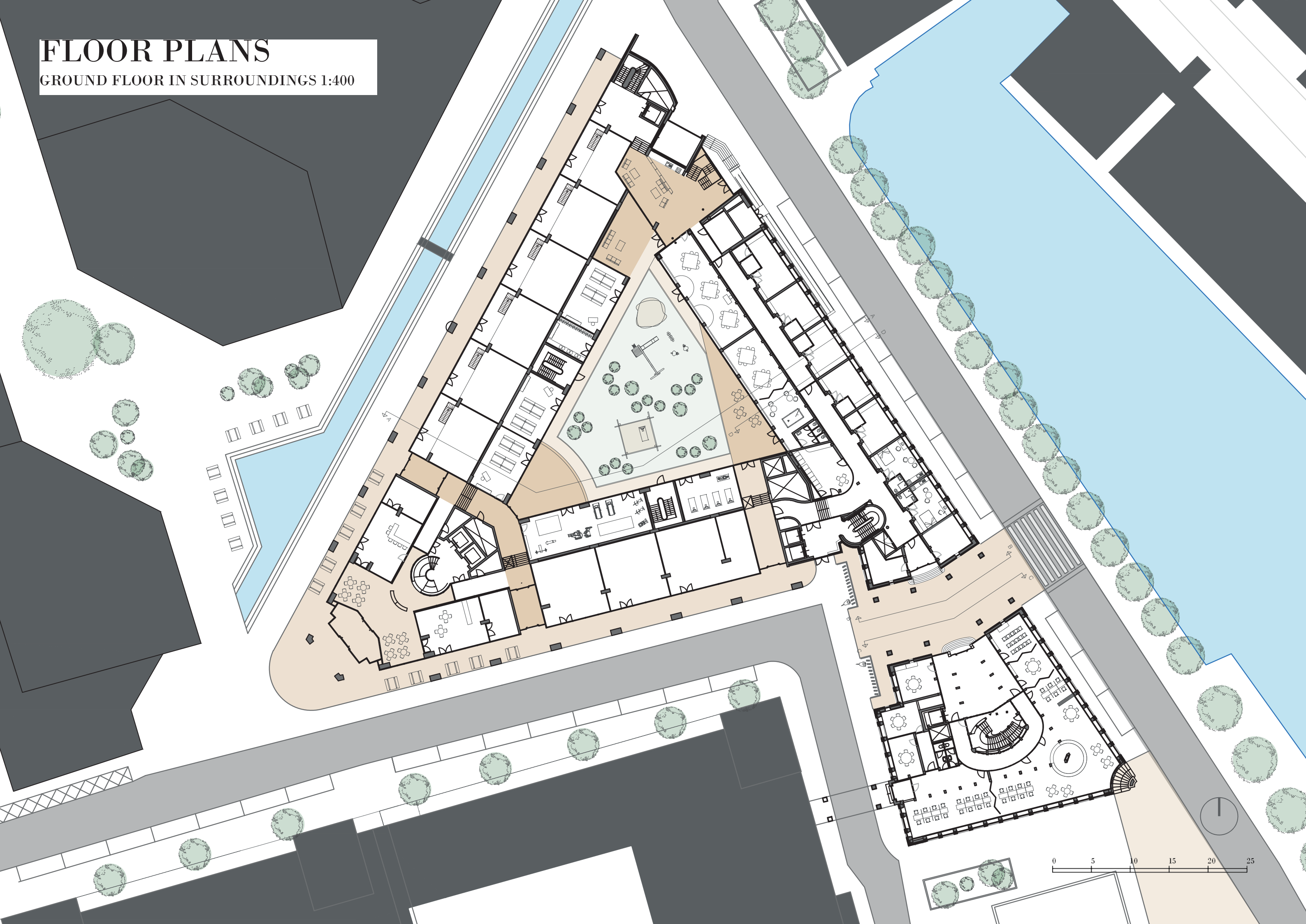
CONSTRUCTION

SECOND FLOOR (GENERAL CONCEPT) 1:400



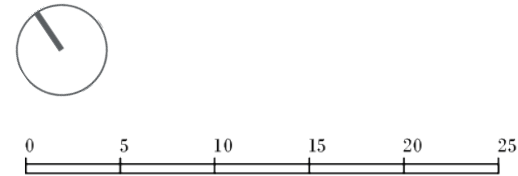
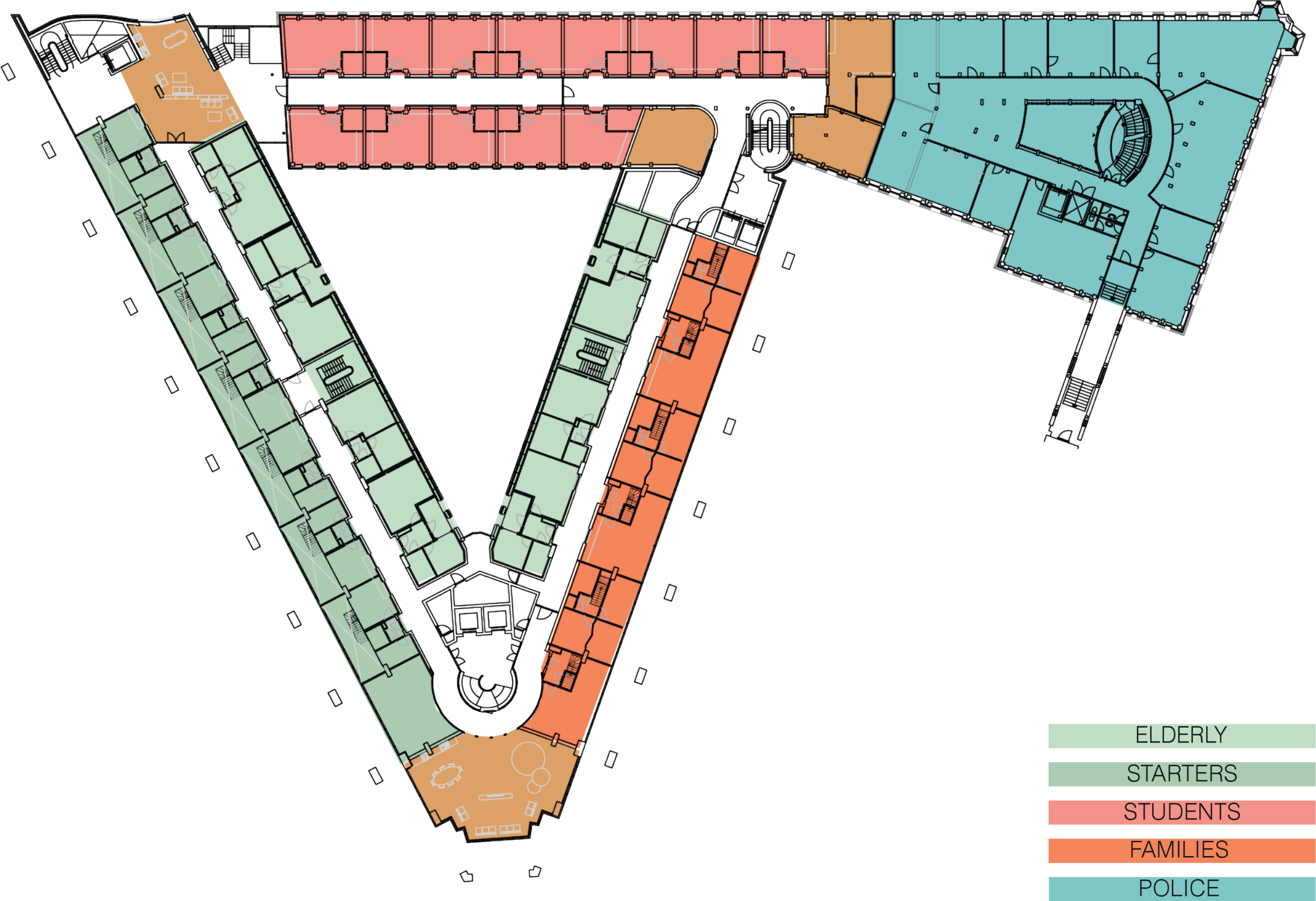
FLOOR PLANS

GROUND FLOOR IN SURROUNDINGS 1:400



FLOOR PLANS

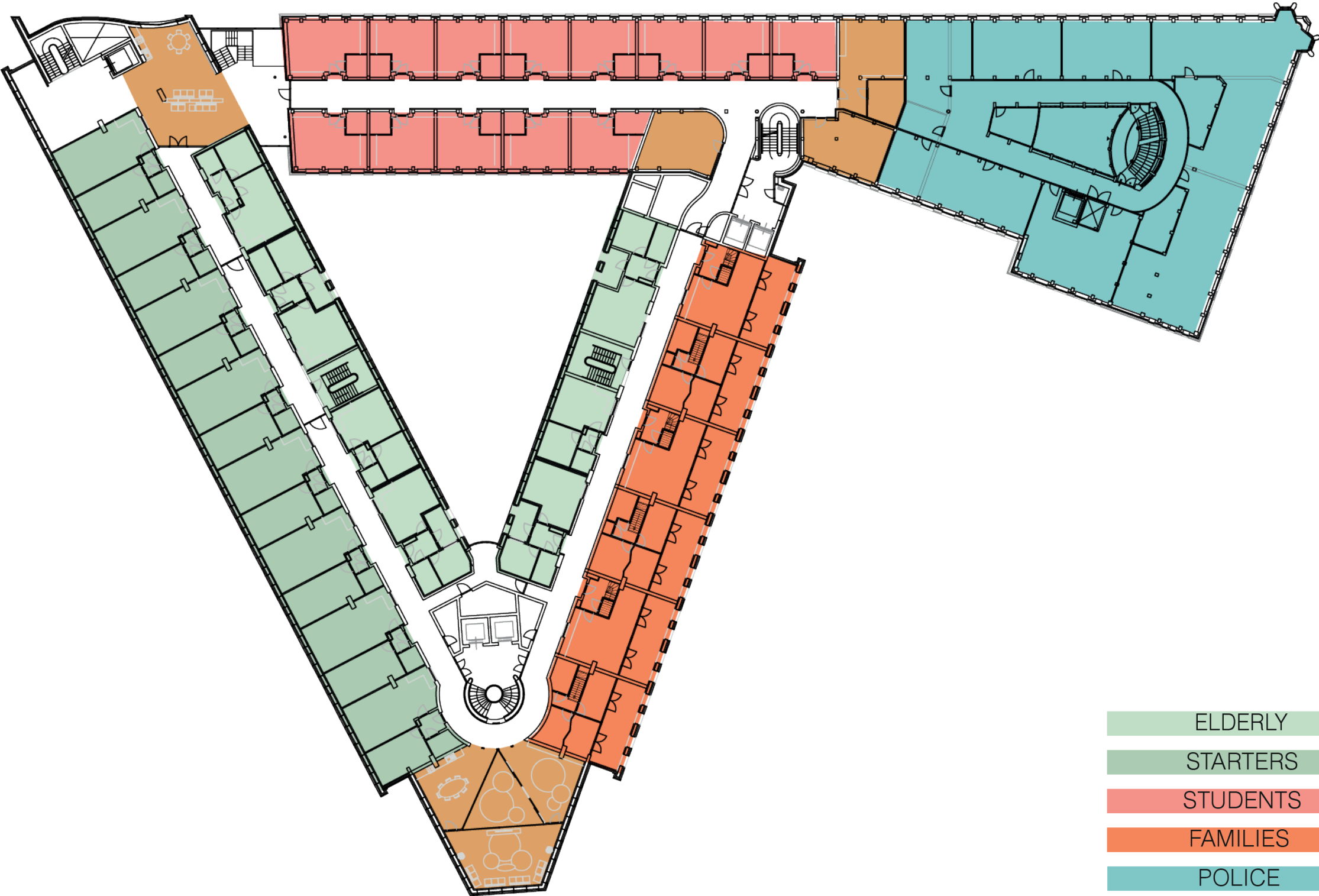
FIRST FLOOR 1:400



FIRST FLOOR

FLOOR PLANS

SECOND FLOOR 1:400

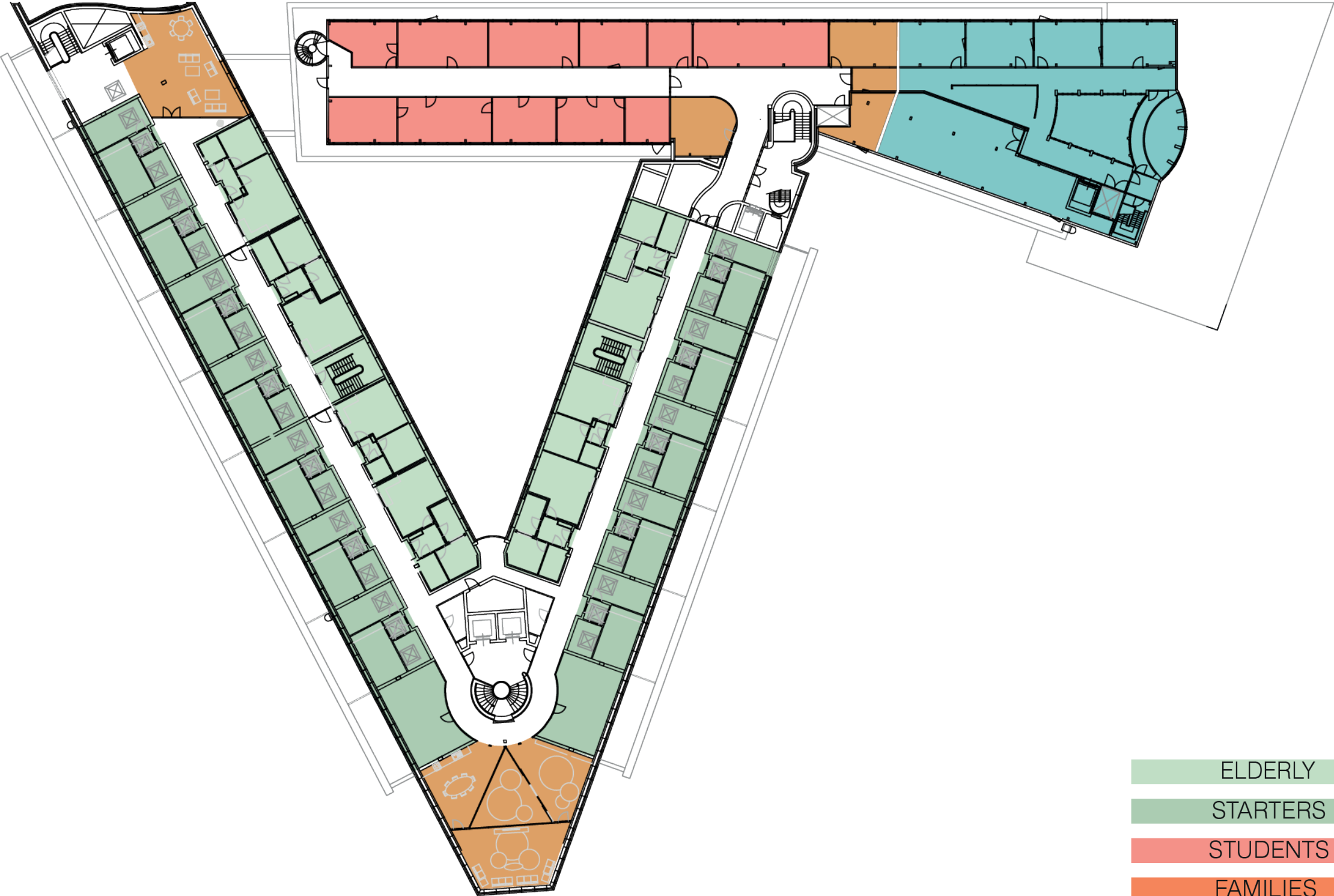


- ELDERLY
- STARTERS
- STUDENTS
- FAMILIES
- POLICE

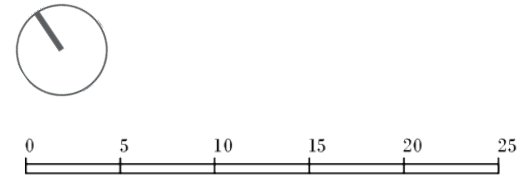


FLOOR PLANS

FIFTH FLOOR 1:400

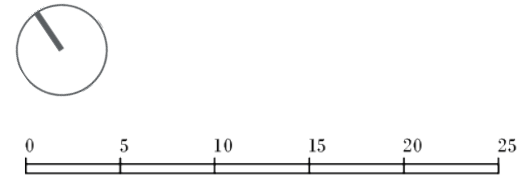
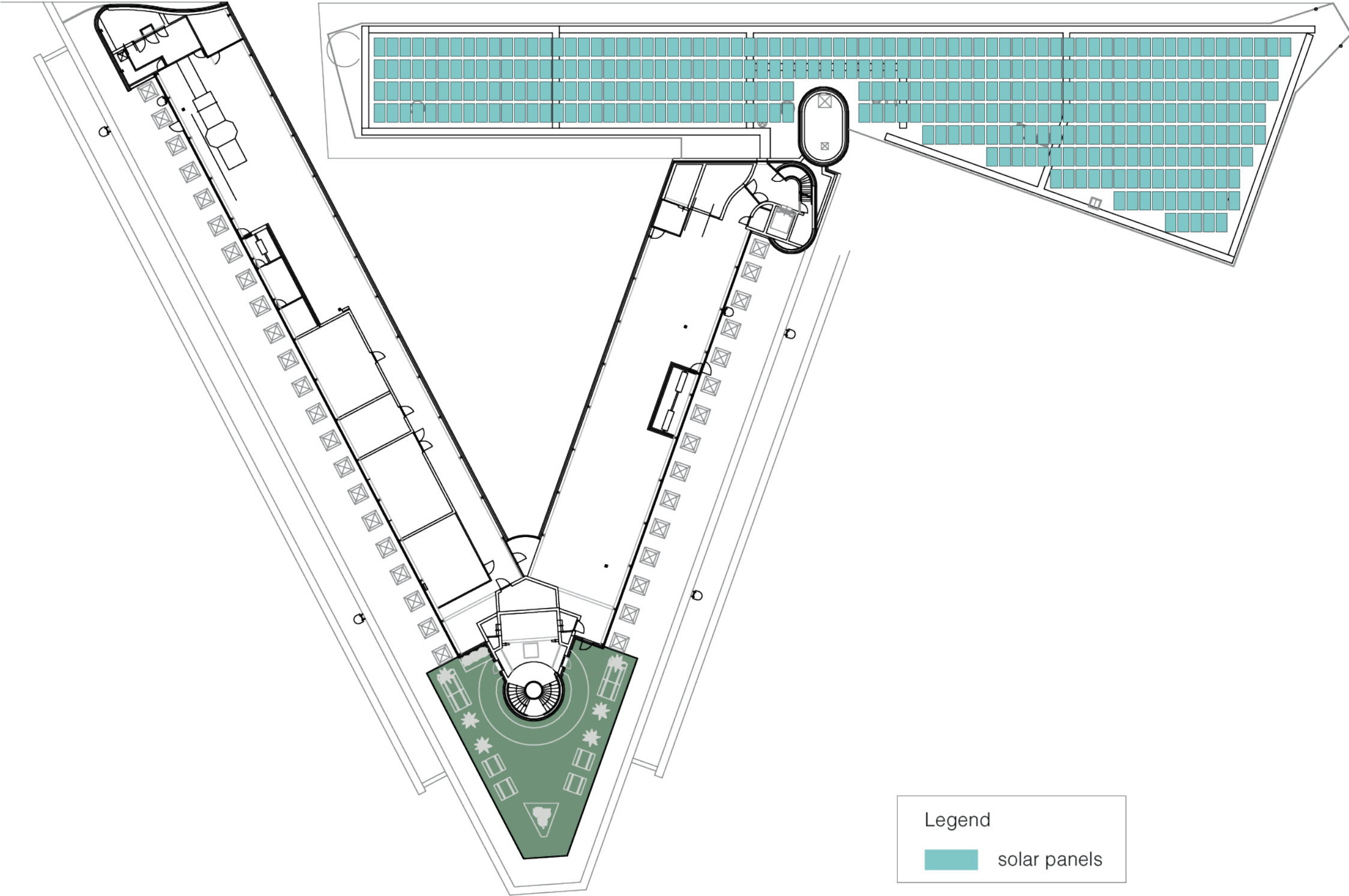


- ELDERLY
- STARTERS
- STUDENTS
- FAMILIES
- POLICE



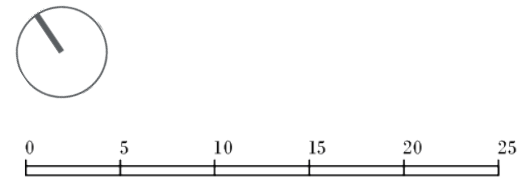
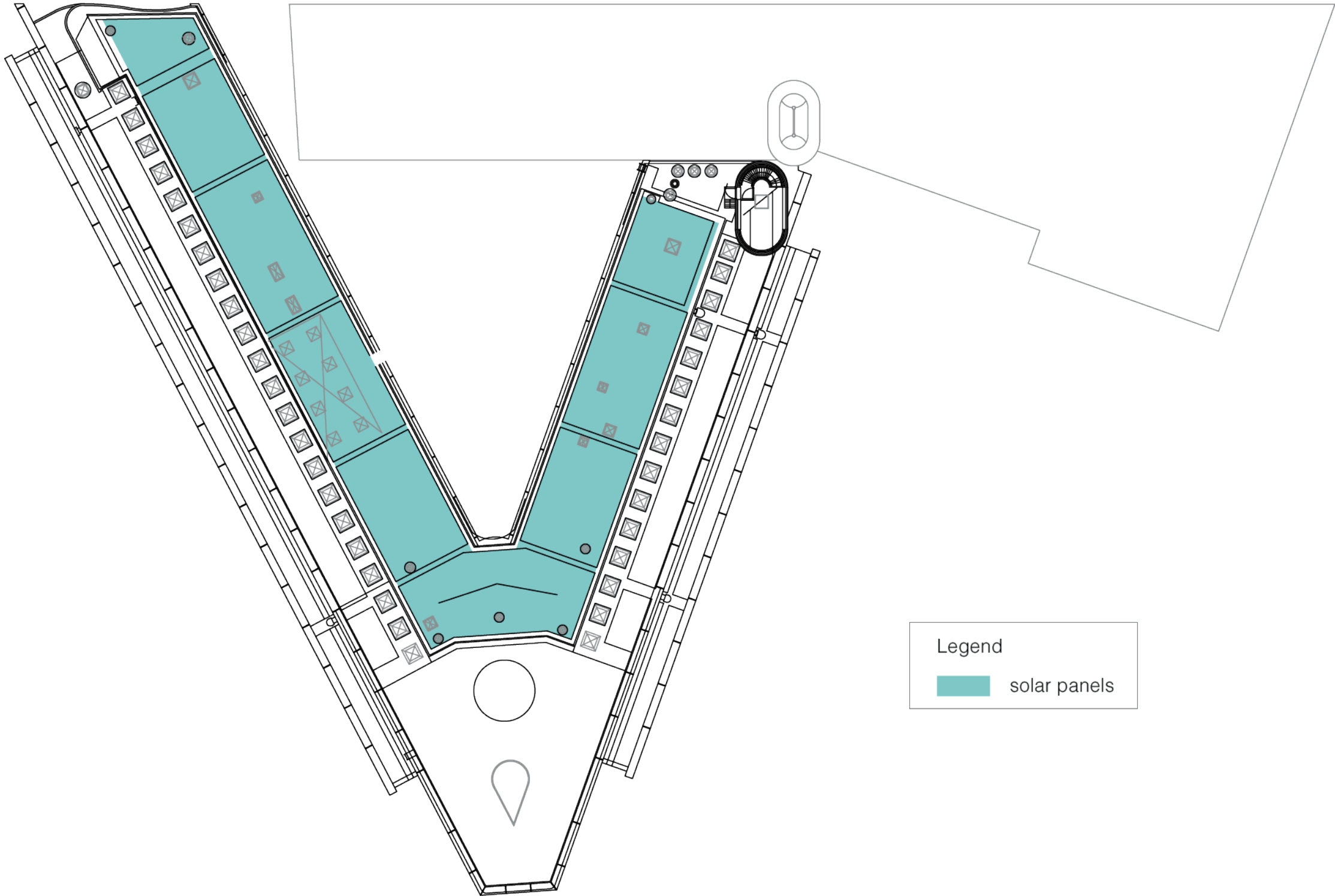
FLOOR PLANS

ROOFTOP TERRASSE SIXTH FLOOR 1:400



FLOOR PLANS

ROOF 1:400

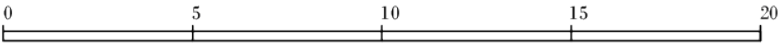
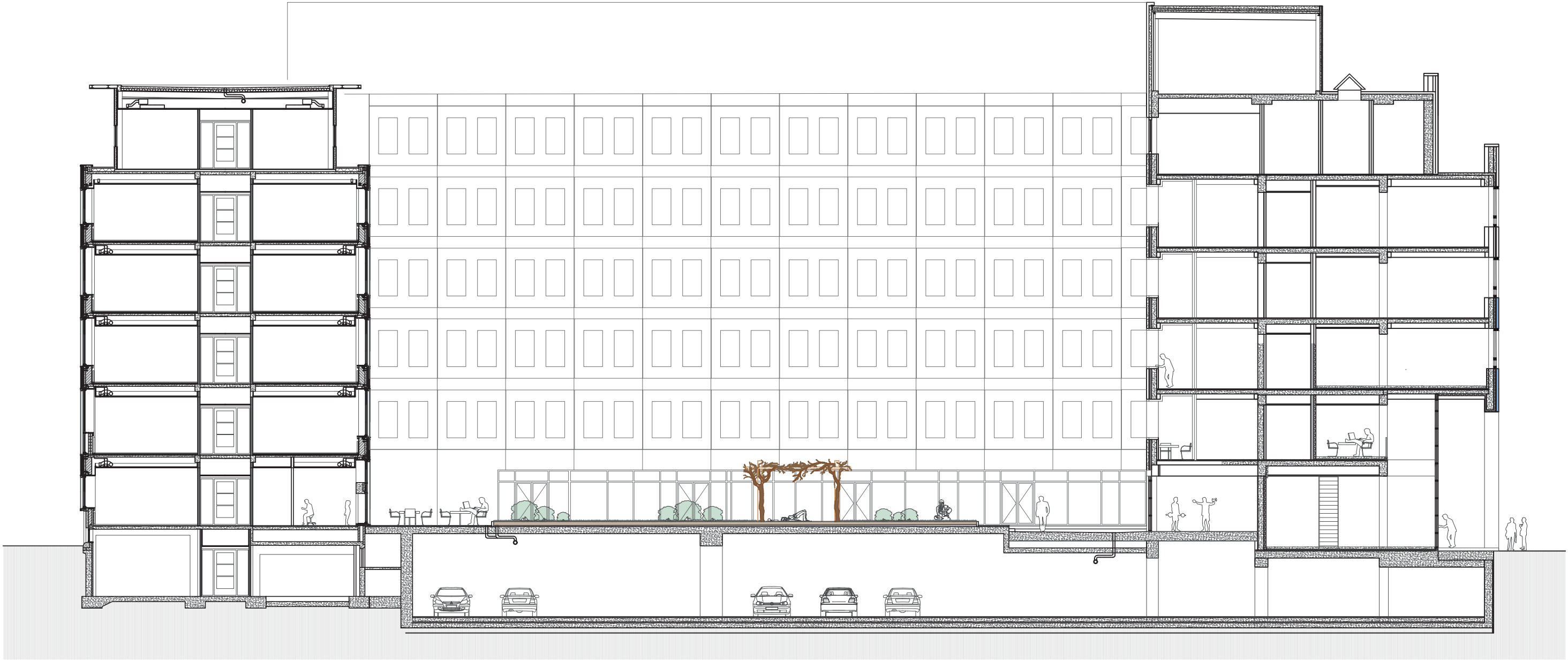


Legend

solar panels

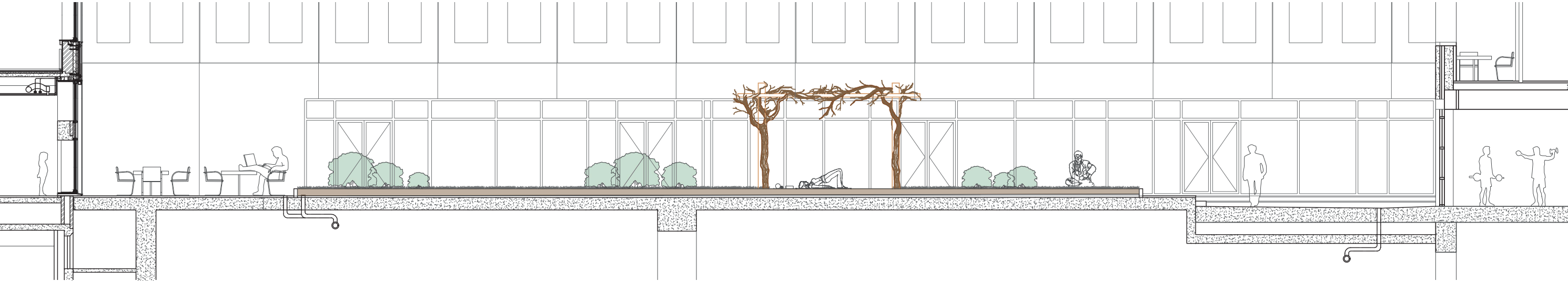
SECTIONS

SECTION A_A



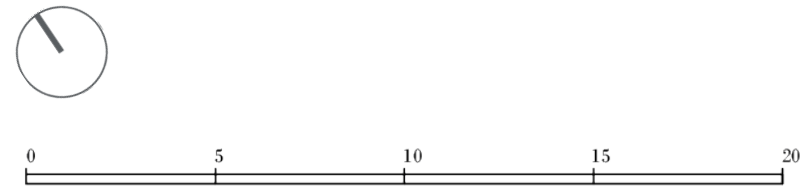
COURTYARD

SECTION A_A



COURTYARD

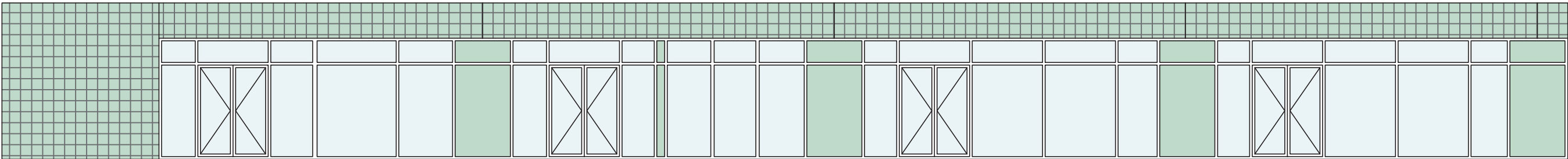
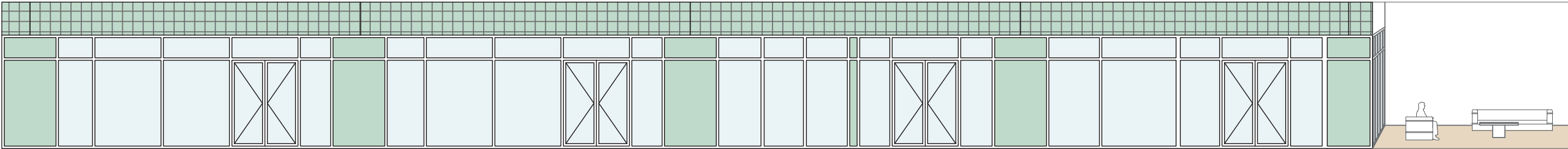
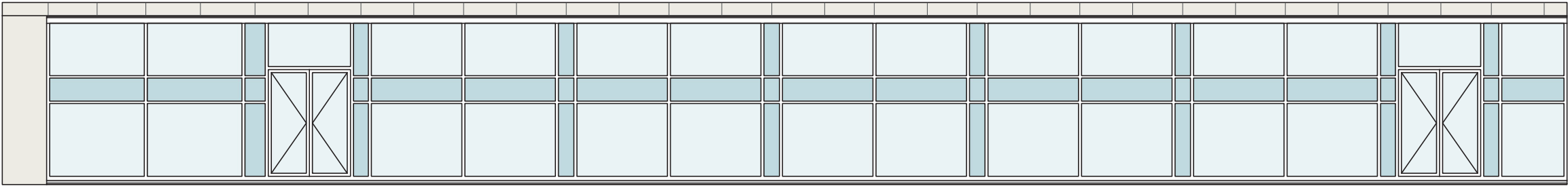
GROUND FLOOR 1:200



GROUND FLOOR

COURTYARD

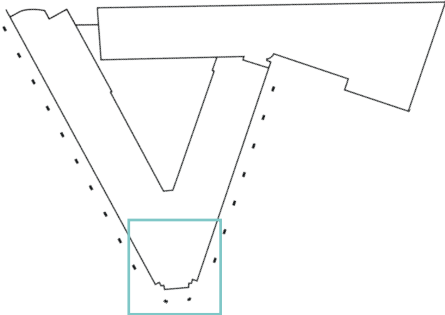
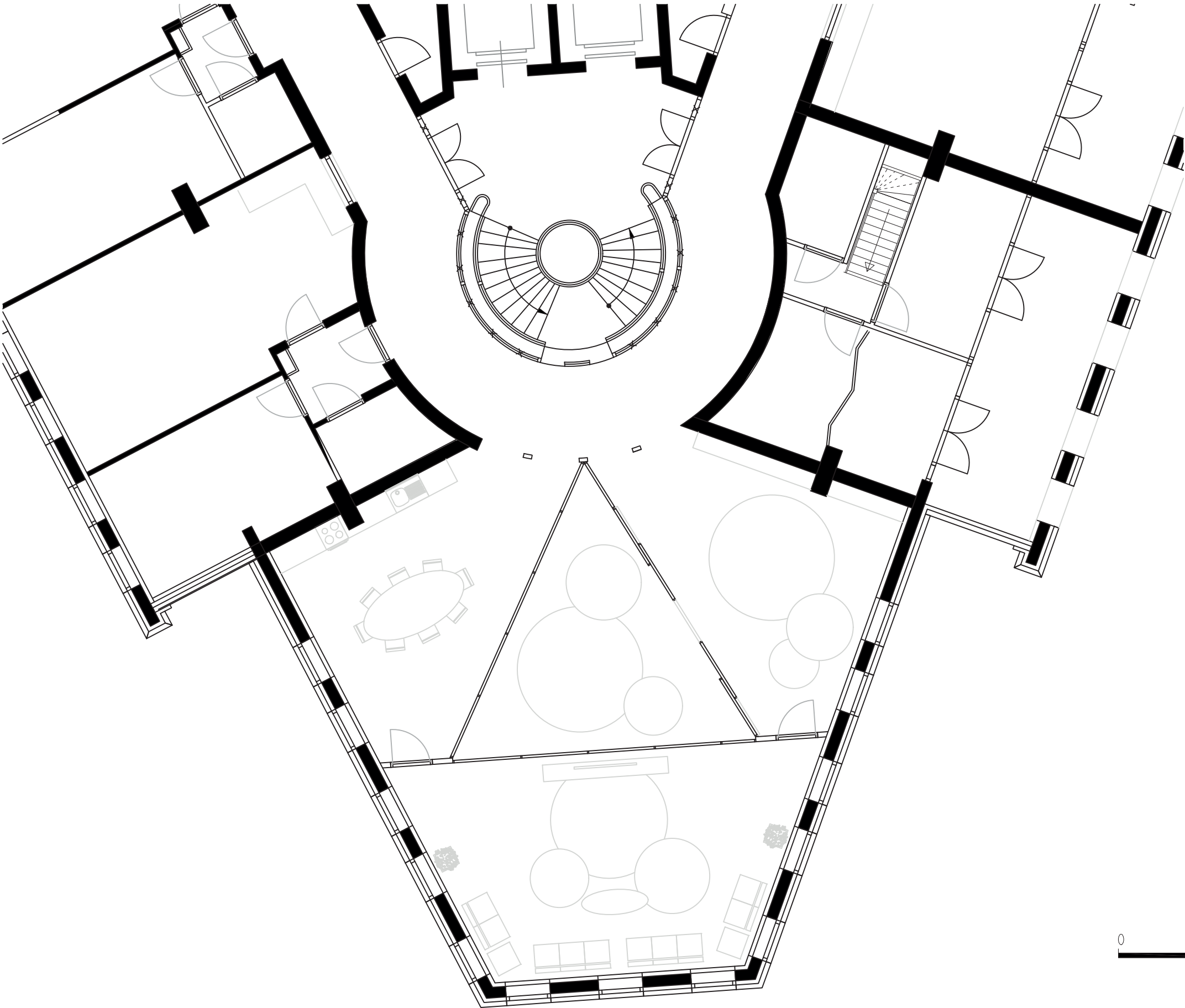
FACADES 1:100





COLLECTIVE SPACES

MAIN CORNER

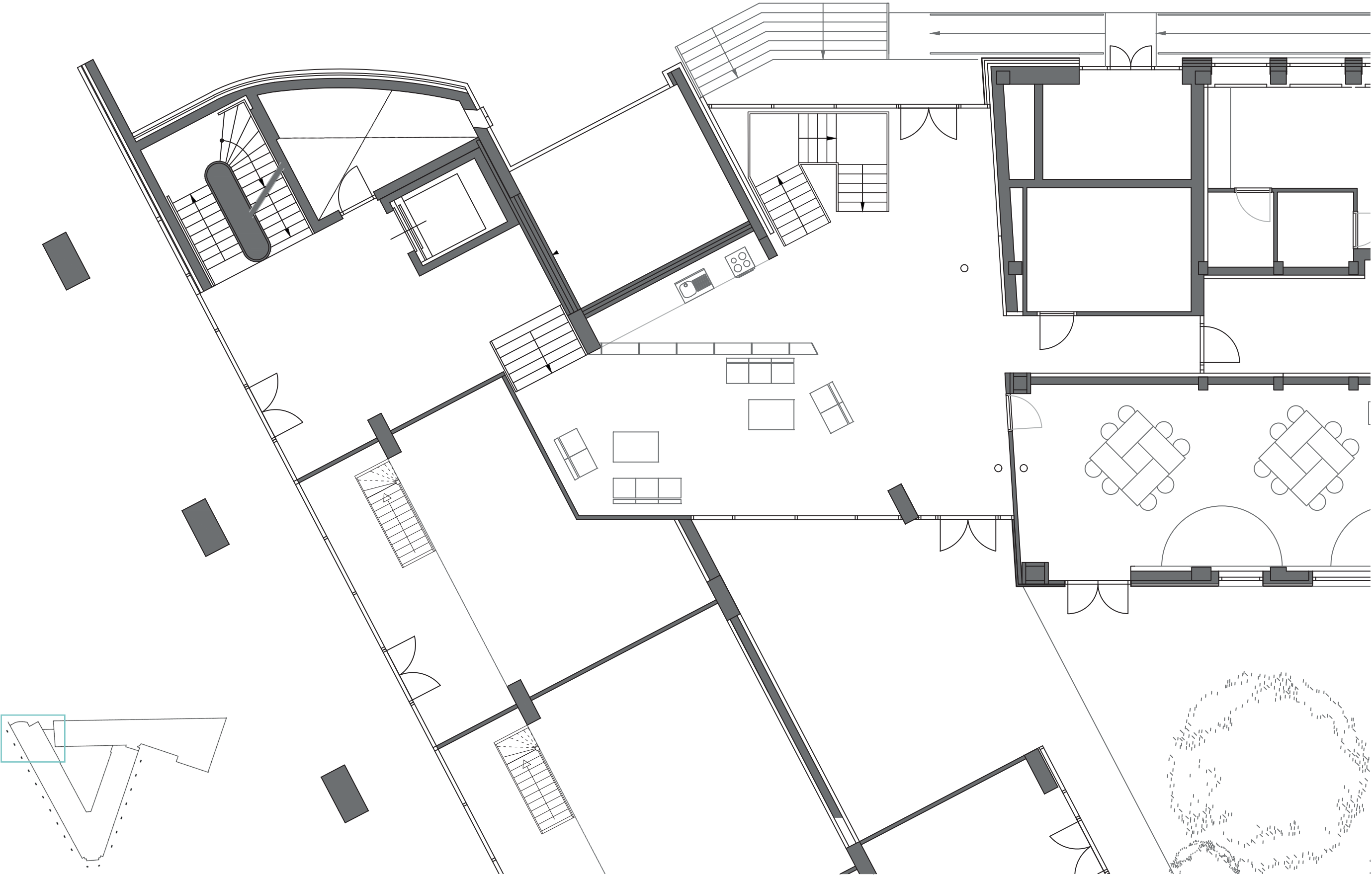


SECOND FLOOR

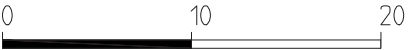


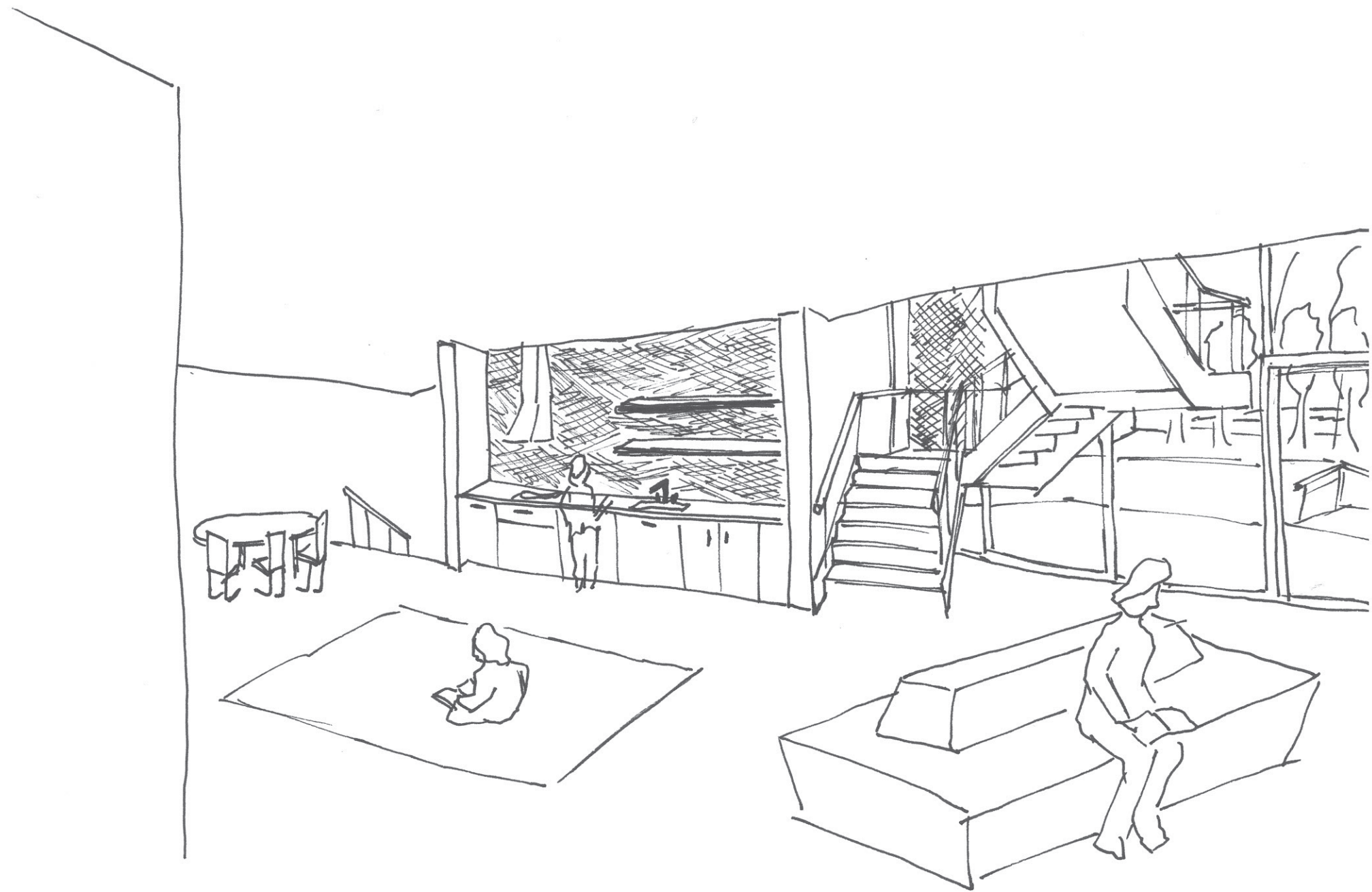
COLLECTIVE SPACES

INBETWEEN CORNER



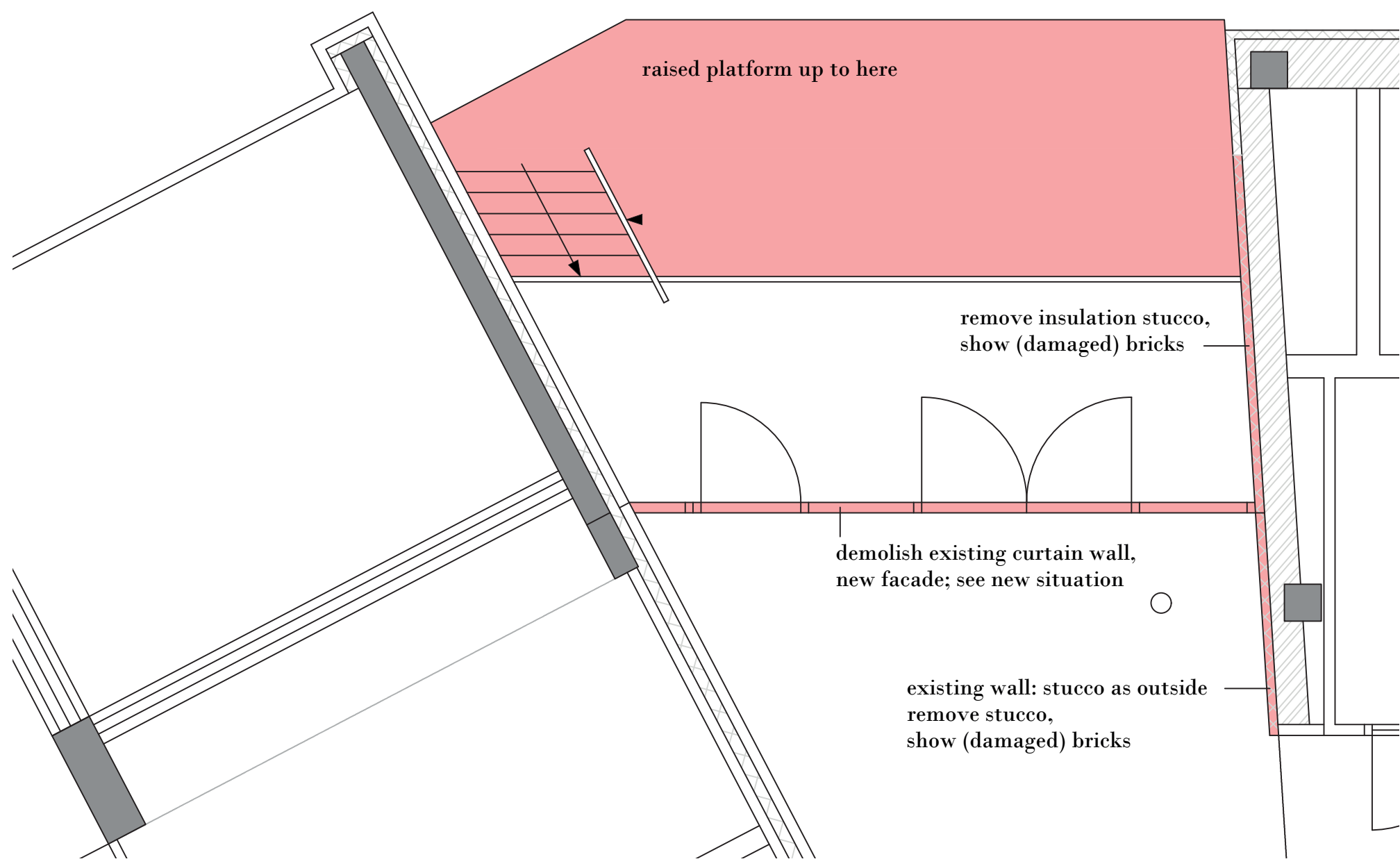
GROUND FLOOR 1:100





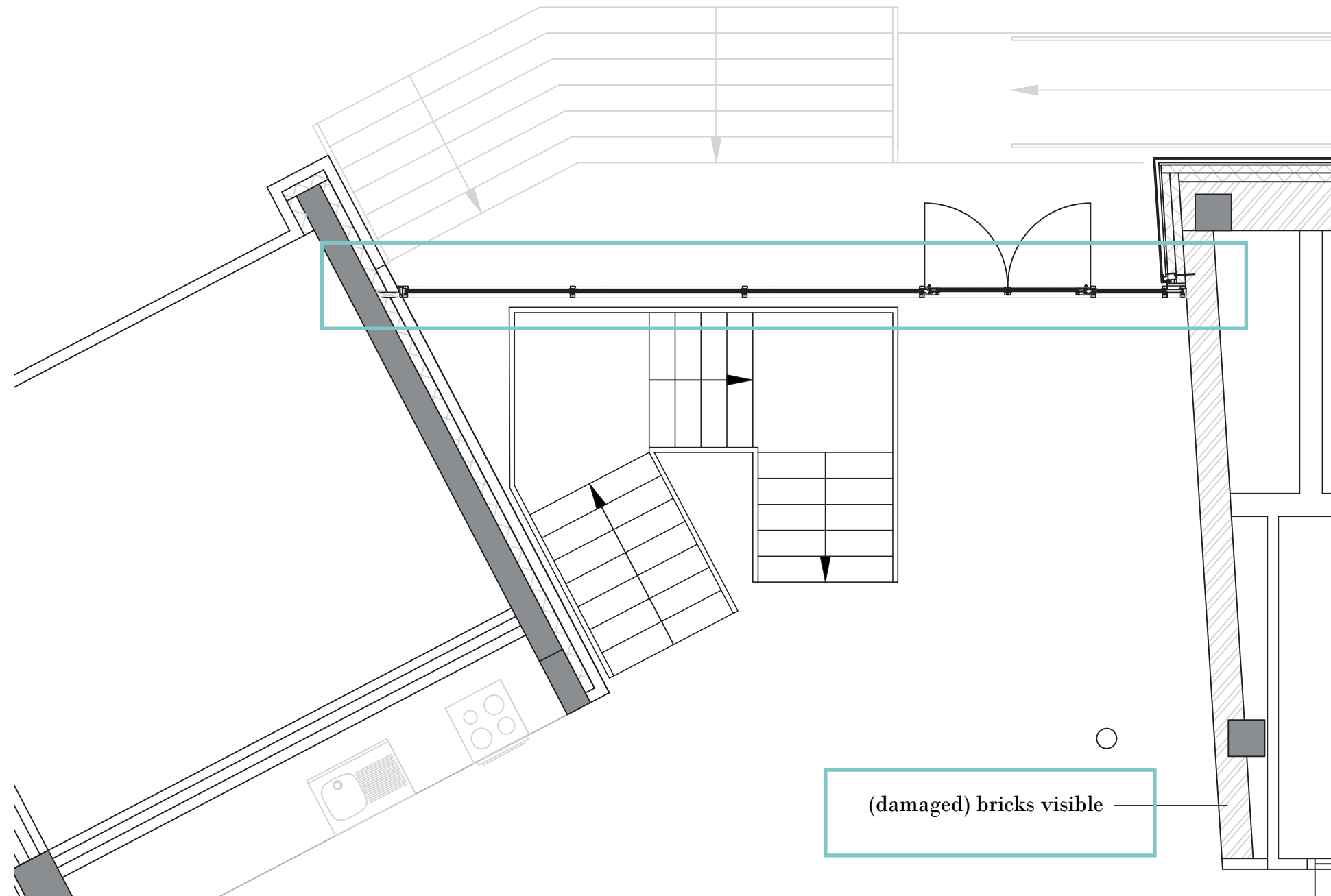
DEMOLISION

GROUND FLOOR 1:50
CURRENT INBETWEEN FACADE HAAGSEVEER



NEW ENTRANCE

TANGIBLE LAYERING OF TIME



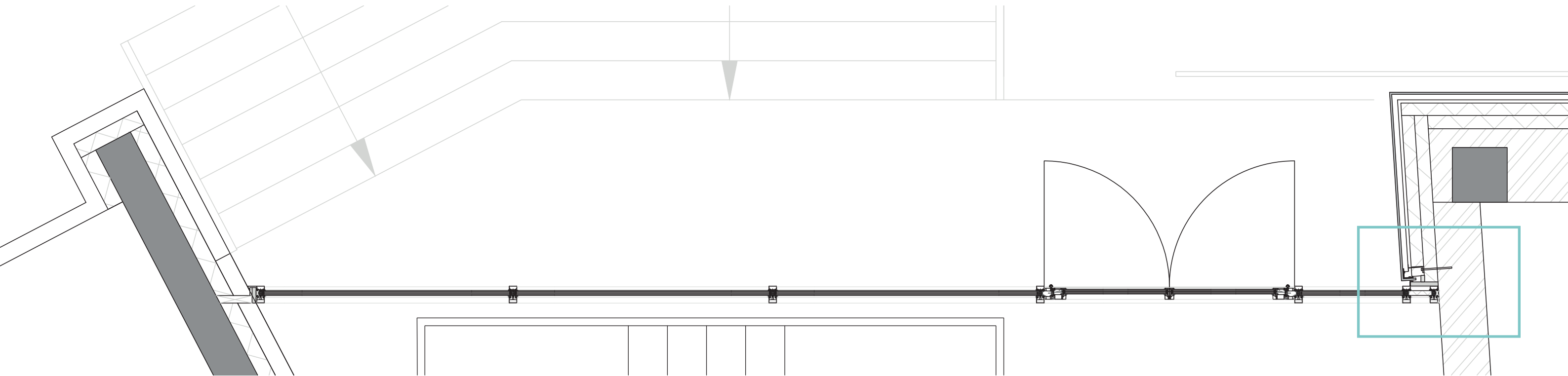
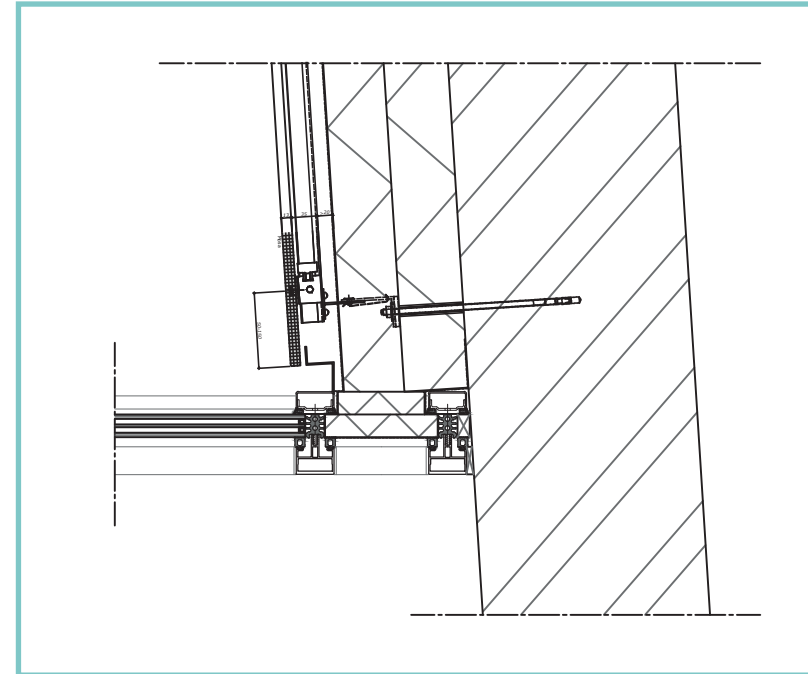
NEW FACADE

CONNECTIONS

Detail 9

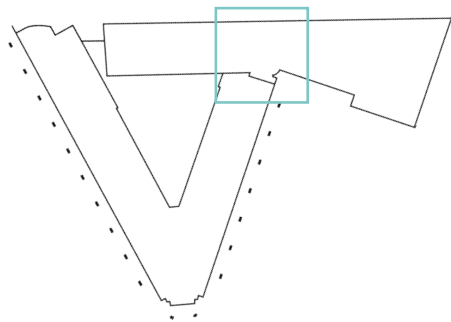
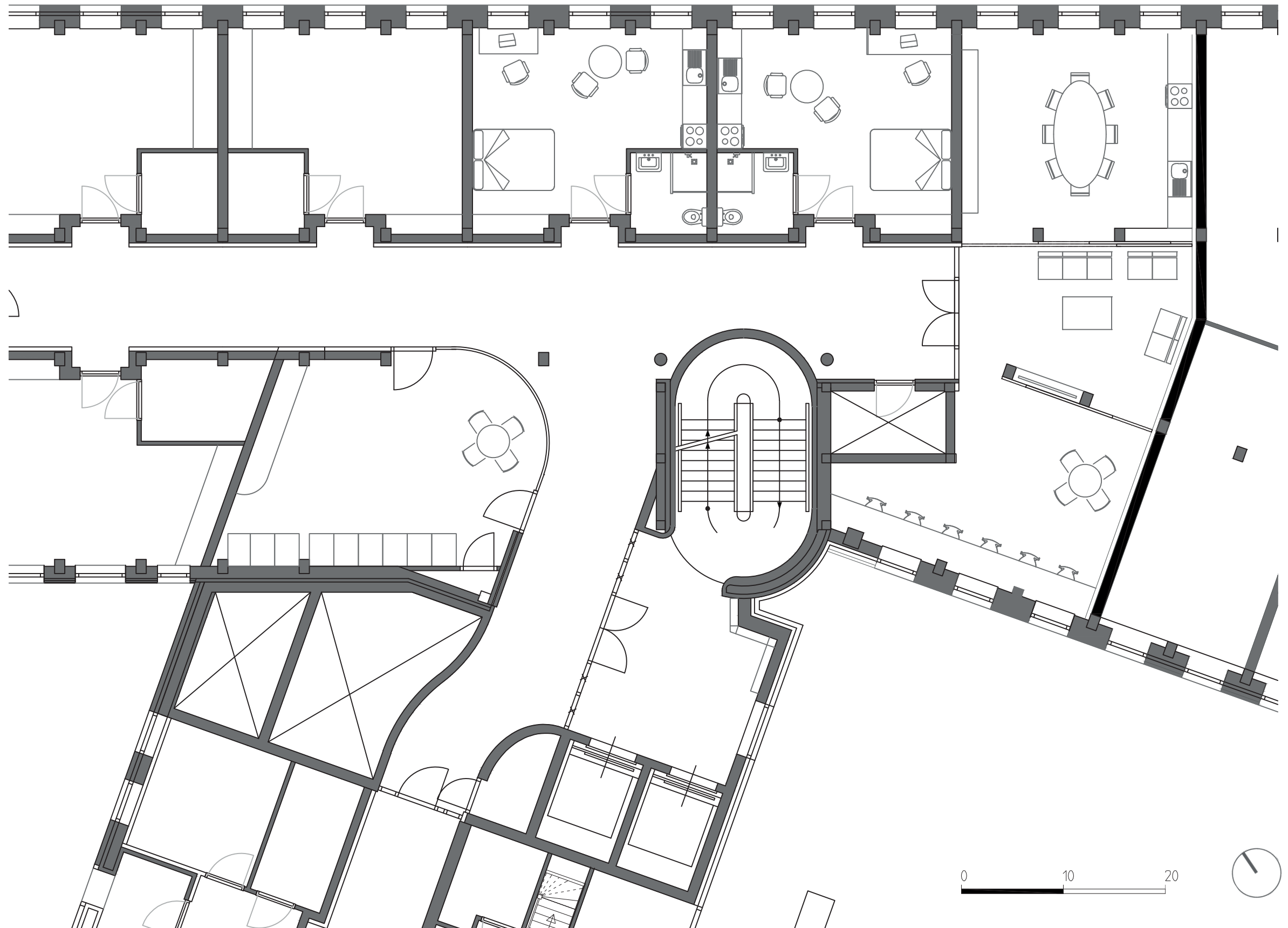
haagseveer new

horizontal connection new entrance curtain wall- new layer facade



COLLECTIVE SPACES

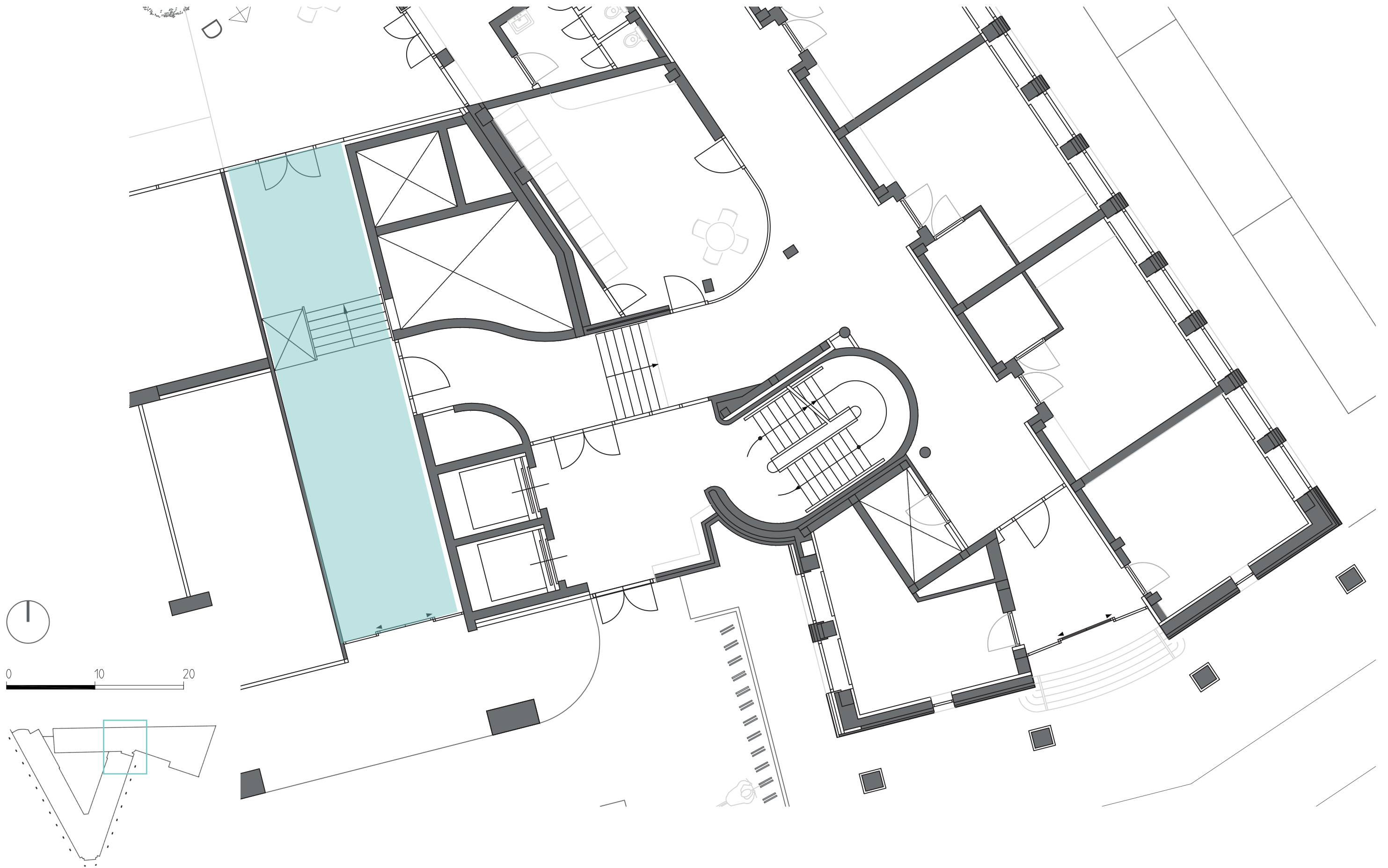
STUDENT CORNER

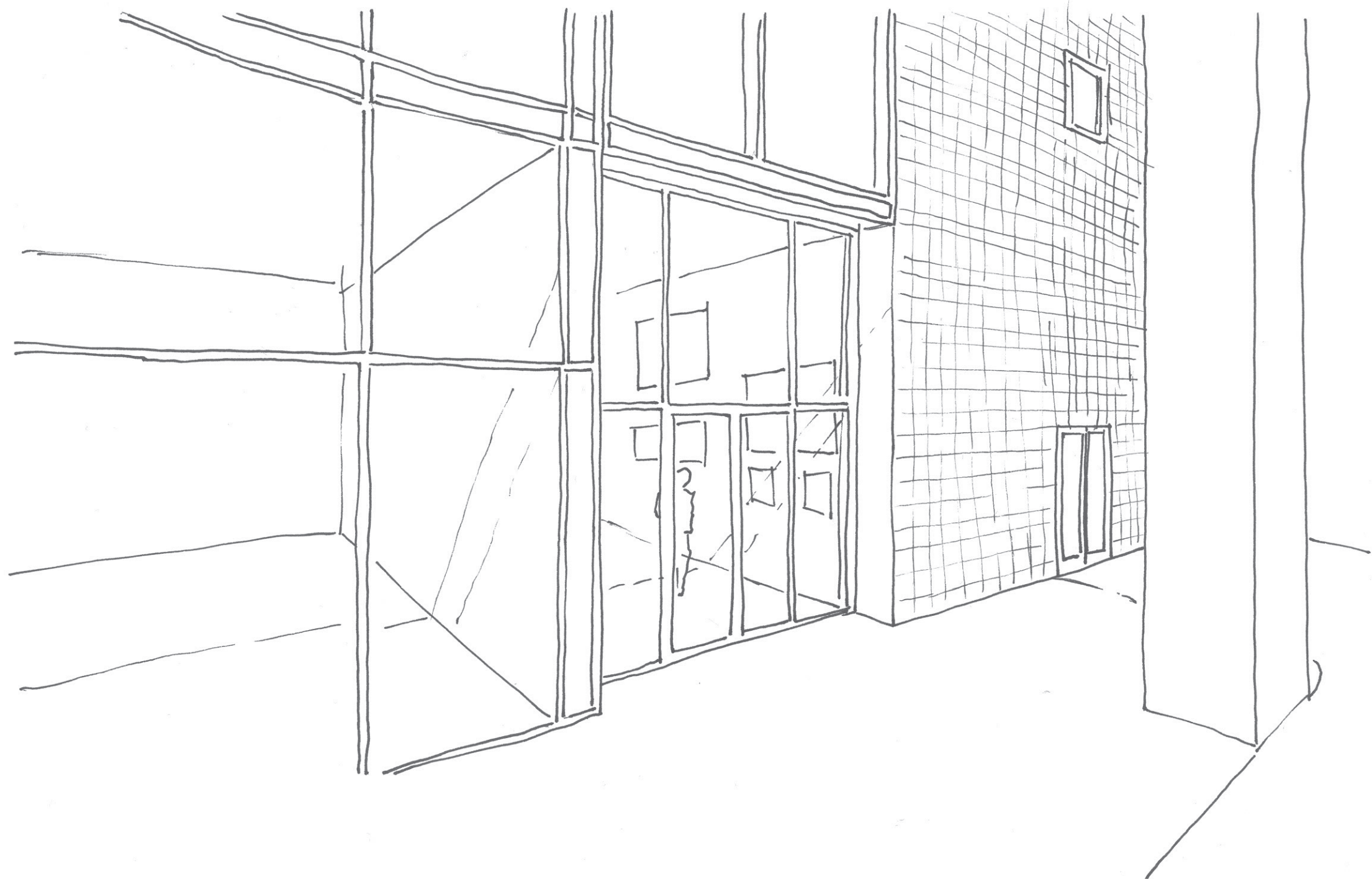


0 10 20



GALLERY



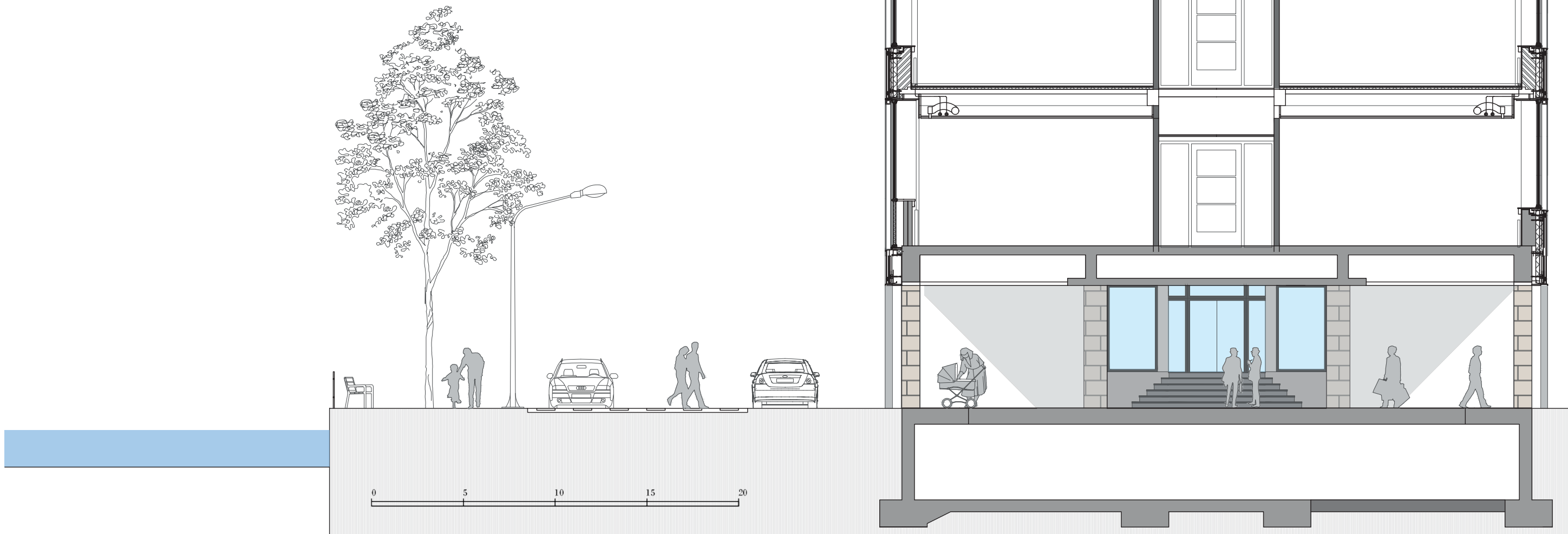


artists in the city



NEW PUBLIC ROUTE

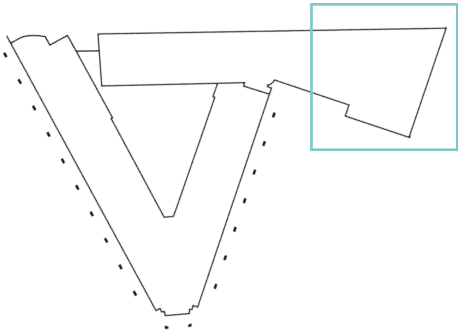
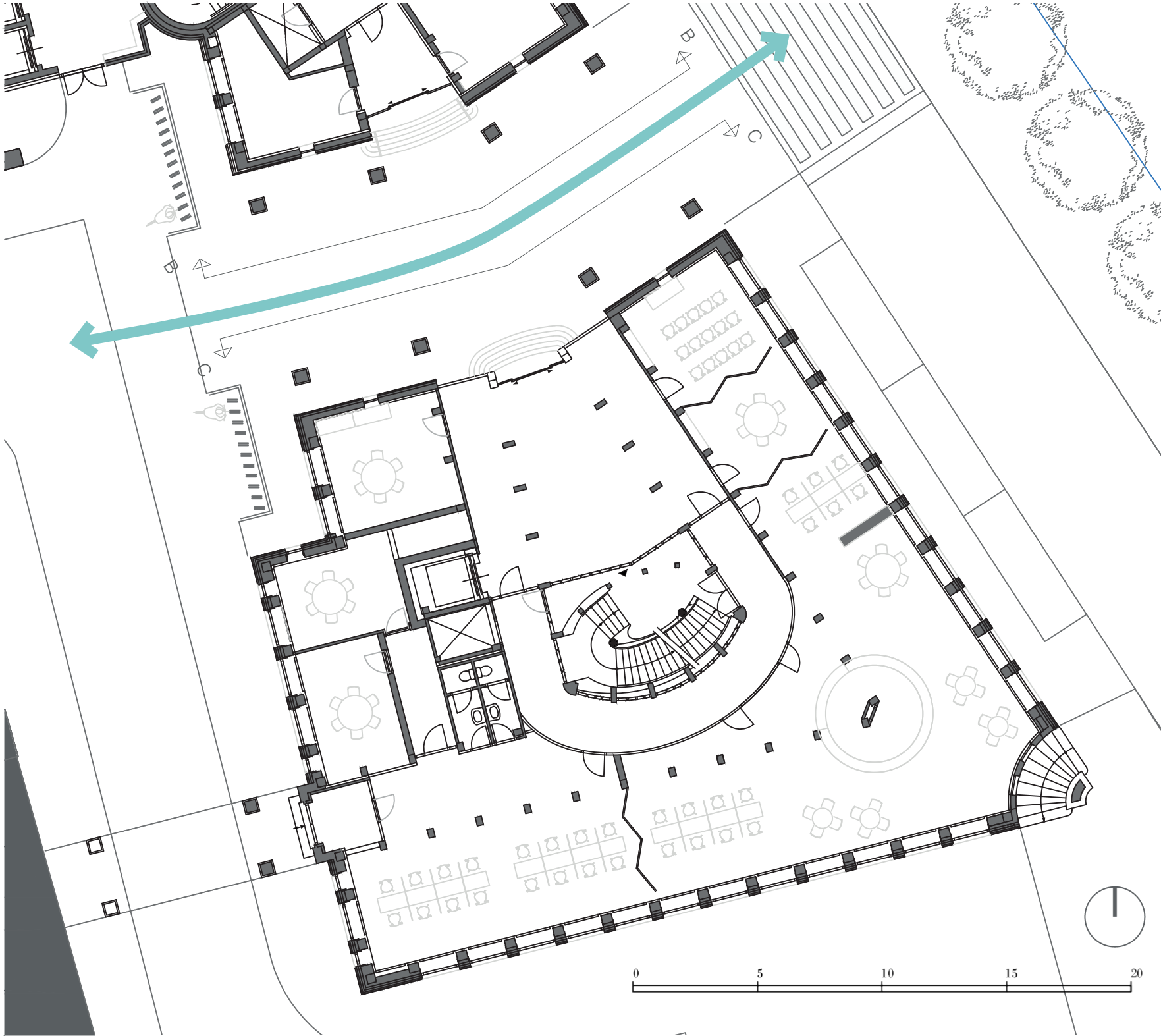
PASSAGE TO WATER
SECTION B_B



POLICE

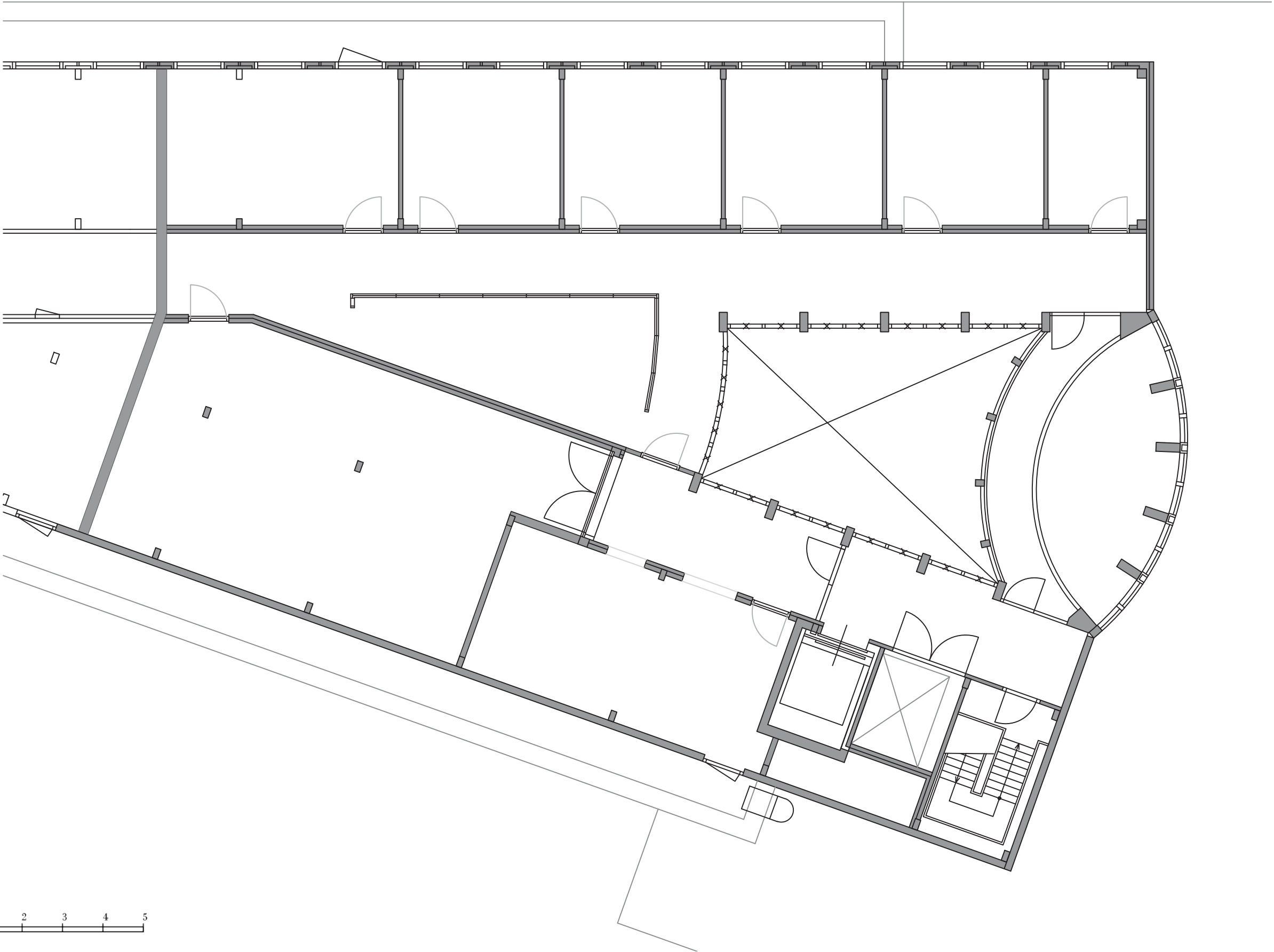
OPENING UP TO PASSAGE

5th floor	-	3-4 cells (not overnight)
4th floor	-	canteen, outdoor space
3th floor	-	‘basis team centrum’ offices, meeting rooms
2th floor	-	‘sectorleiding team opsporing centrum’ offices, meeting rooms
1st floor	-	flexwork spaces, connection city hall (police)
ground floor	-	flexwork spaces (open to public)



POLICE

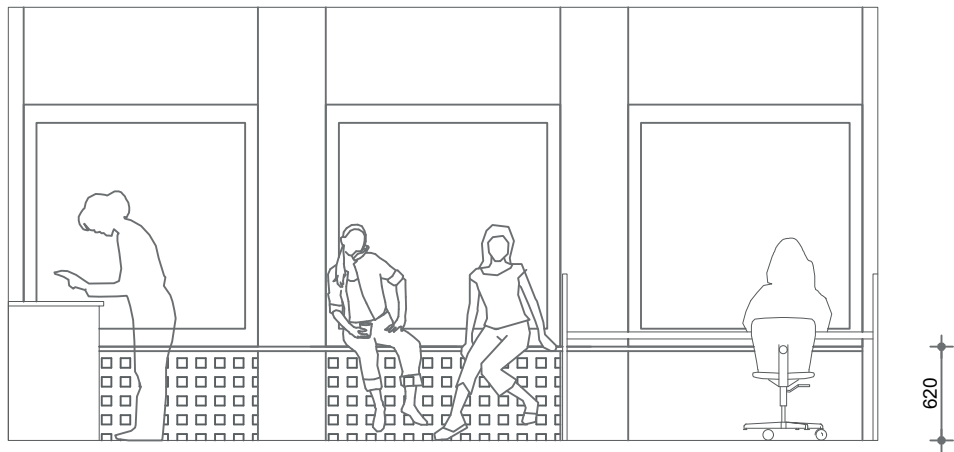
FIFTH FLOOR



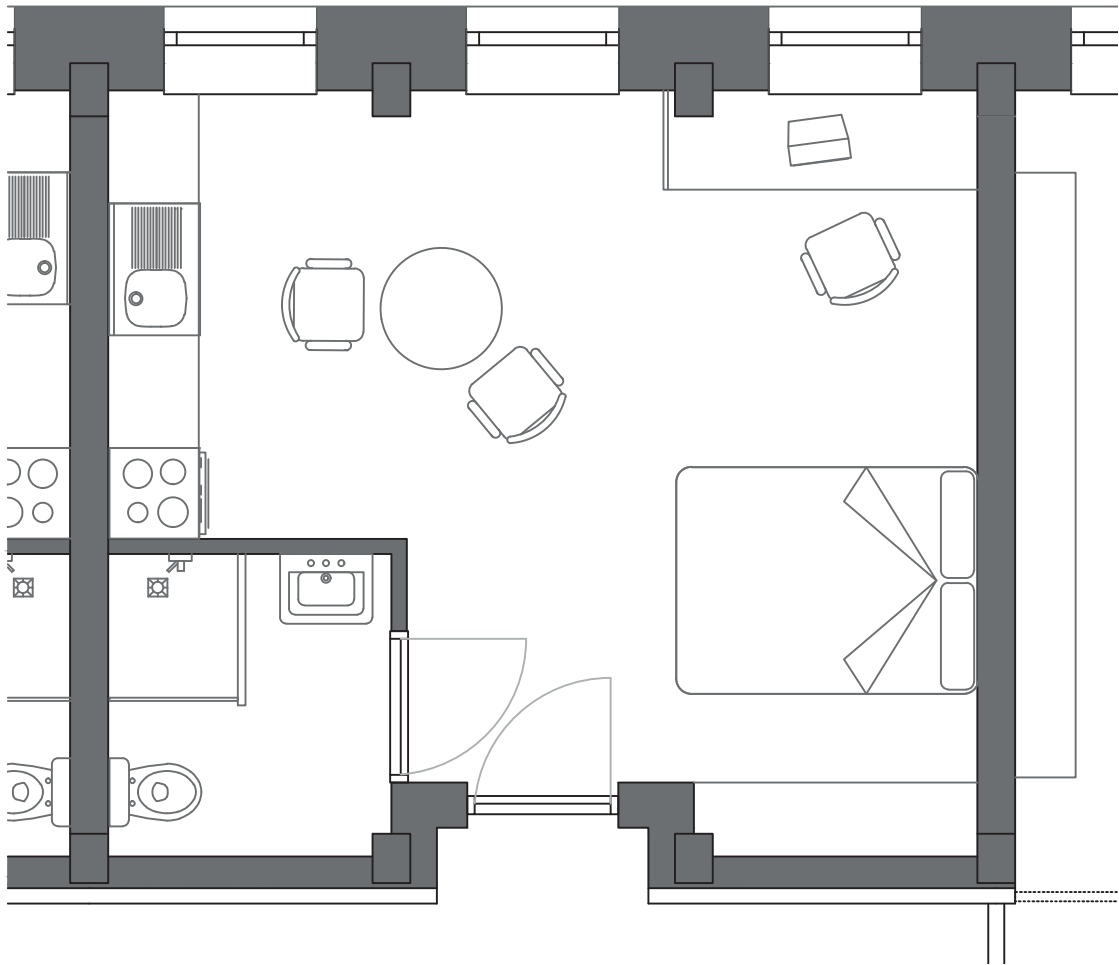
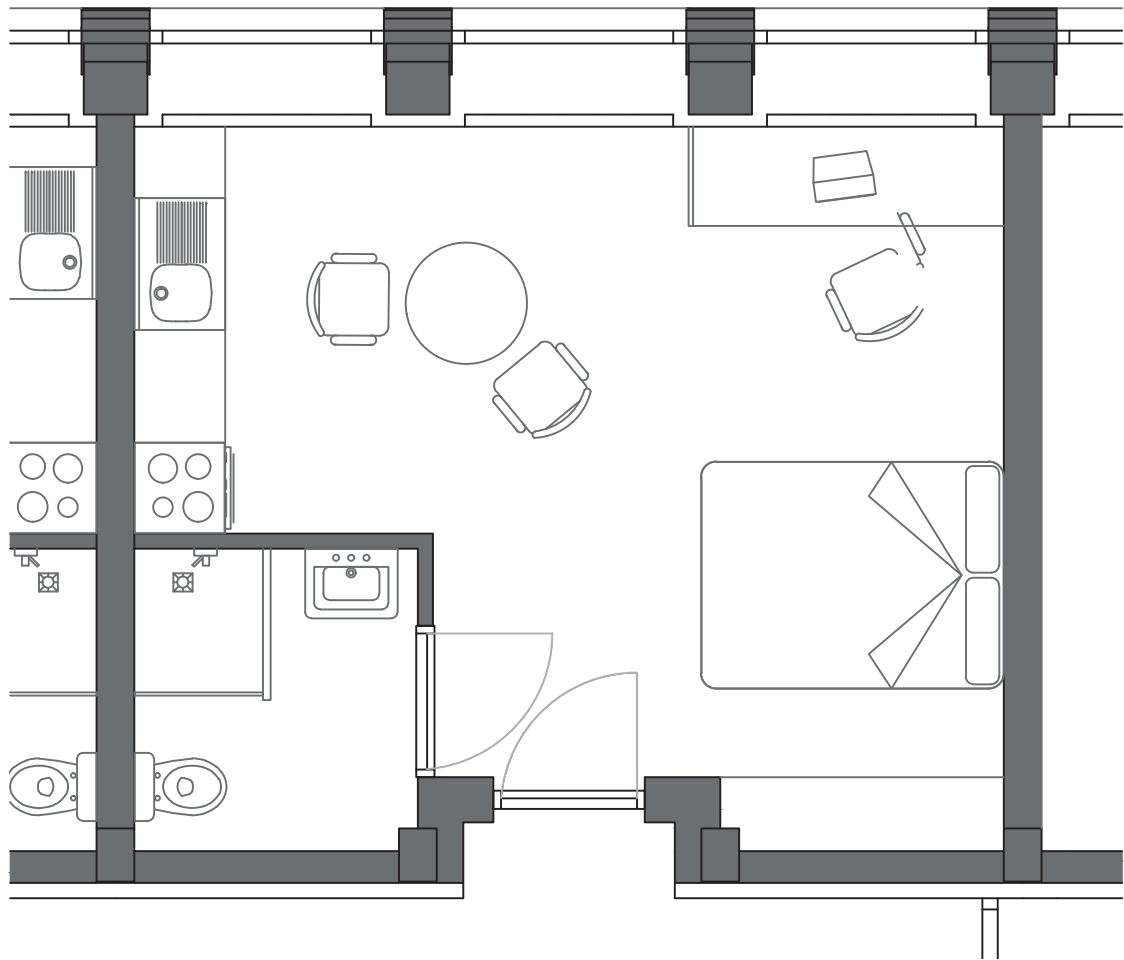
APARTMENTS

STUDENTS

GROUND FLOOR FACADE INTERIOR 1:50



FIRST FLOOR FACADE INTERIOR 1:50



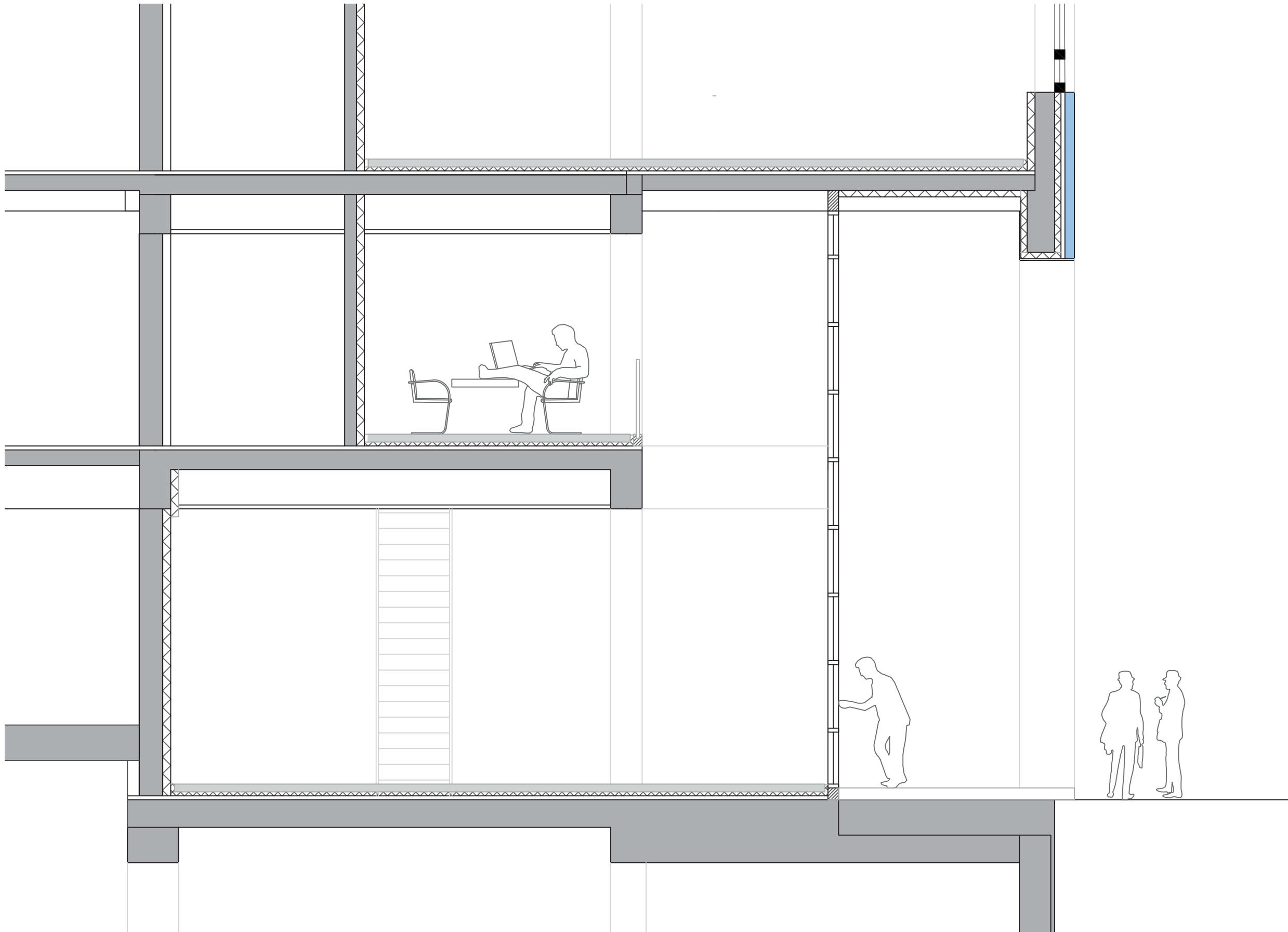
GROUND FLOOR 1:50

FIRST FLOOR 1:50



APARTMENTS

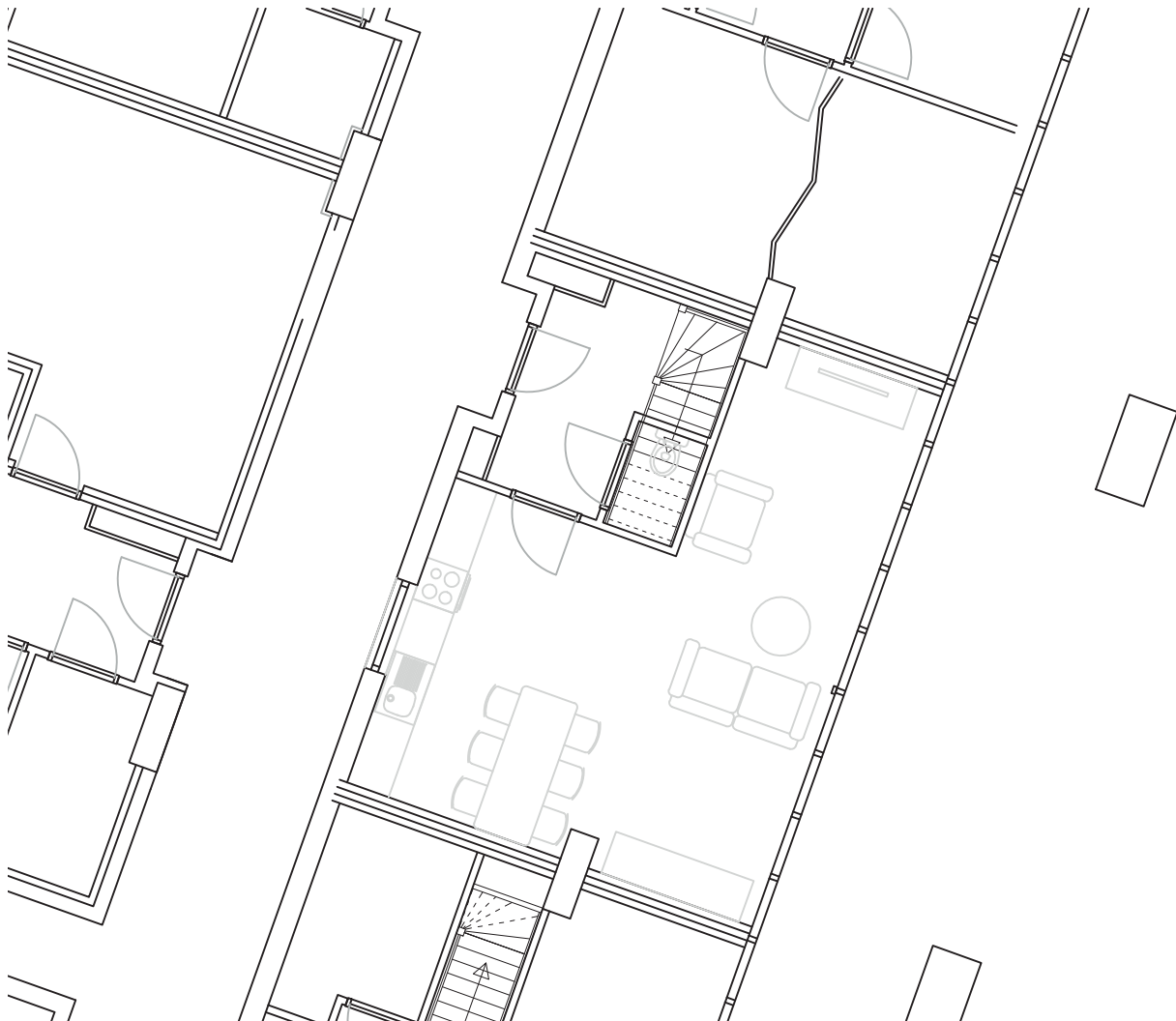
STARTERS
LIVE-WORK APARTMENTS



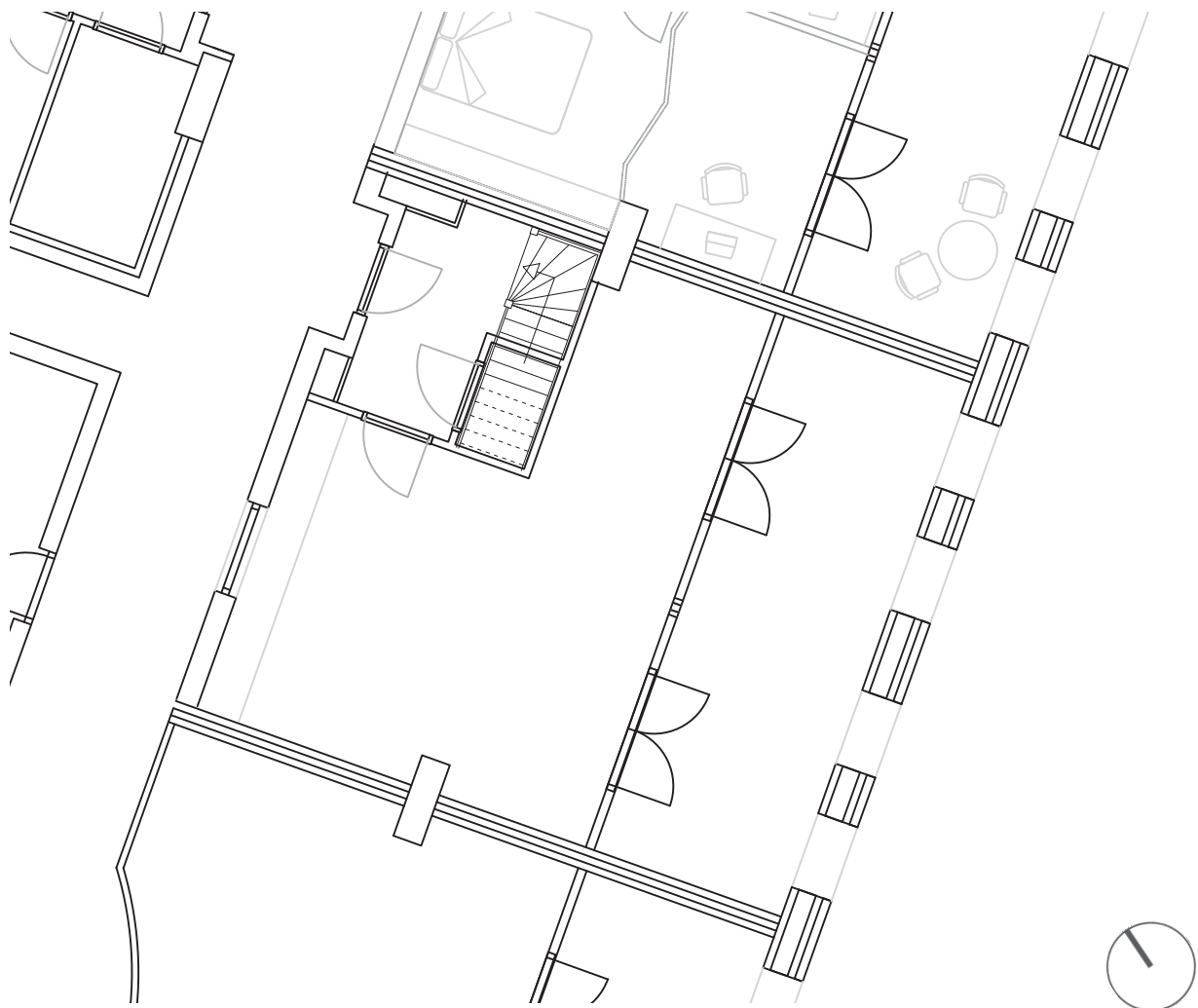
SECTION DOELWATER 1:50

APARTMENTS

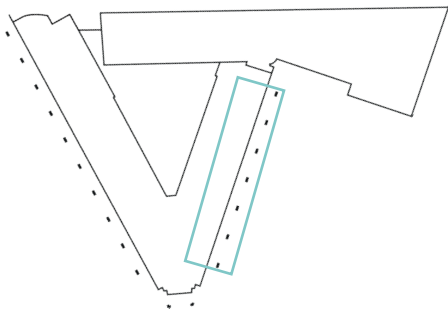
FAMILIES



FIRST FLOOR 1:100



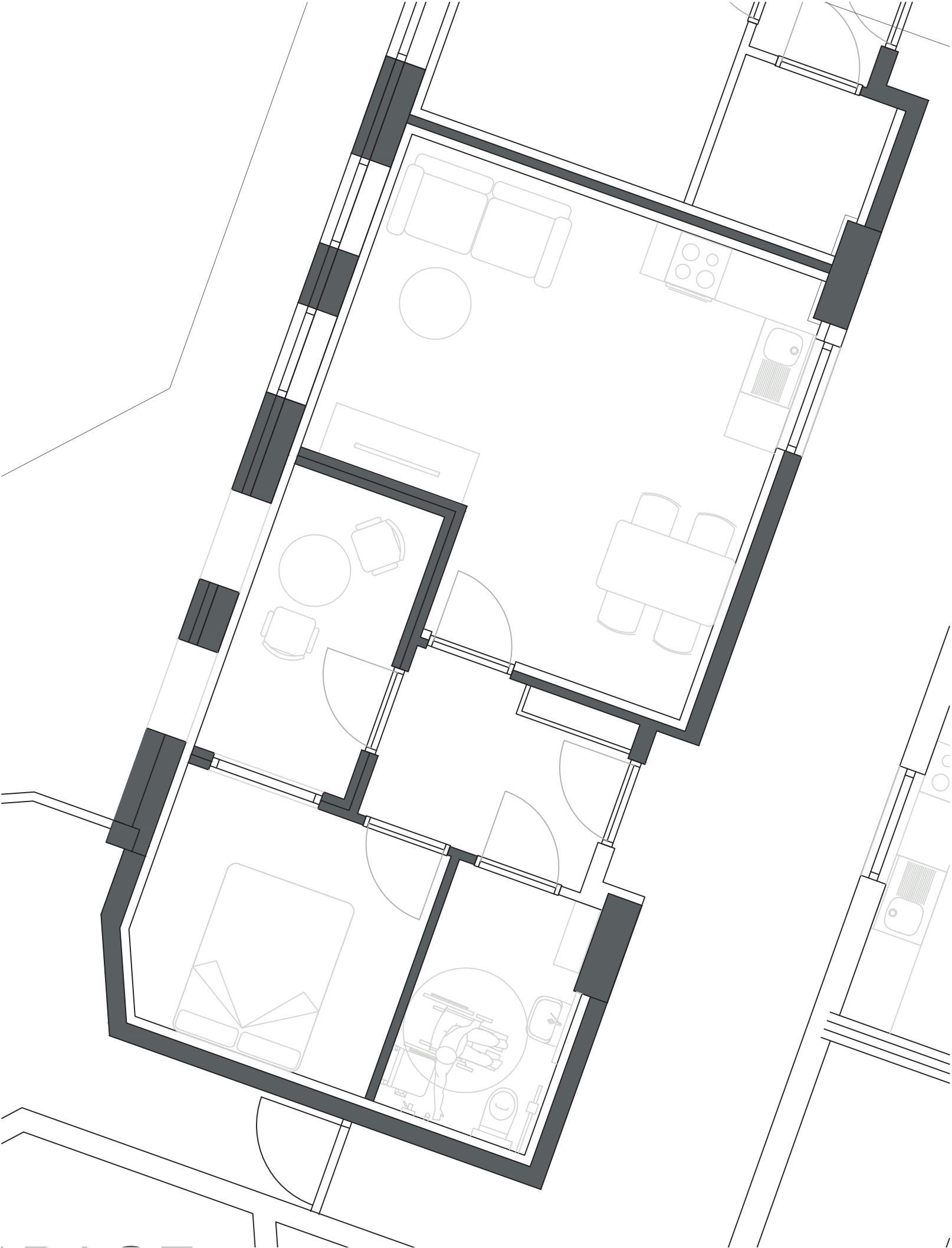
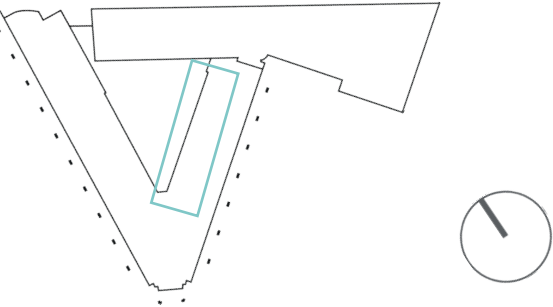
SECOND FLOOR 1:100



APARTMENTS

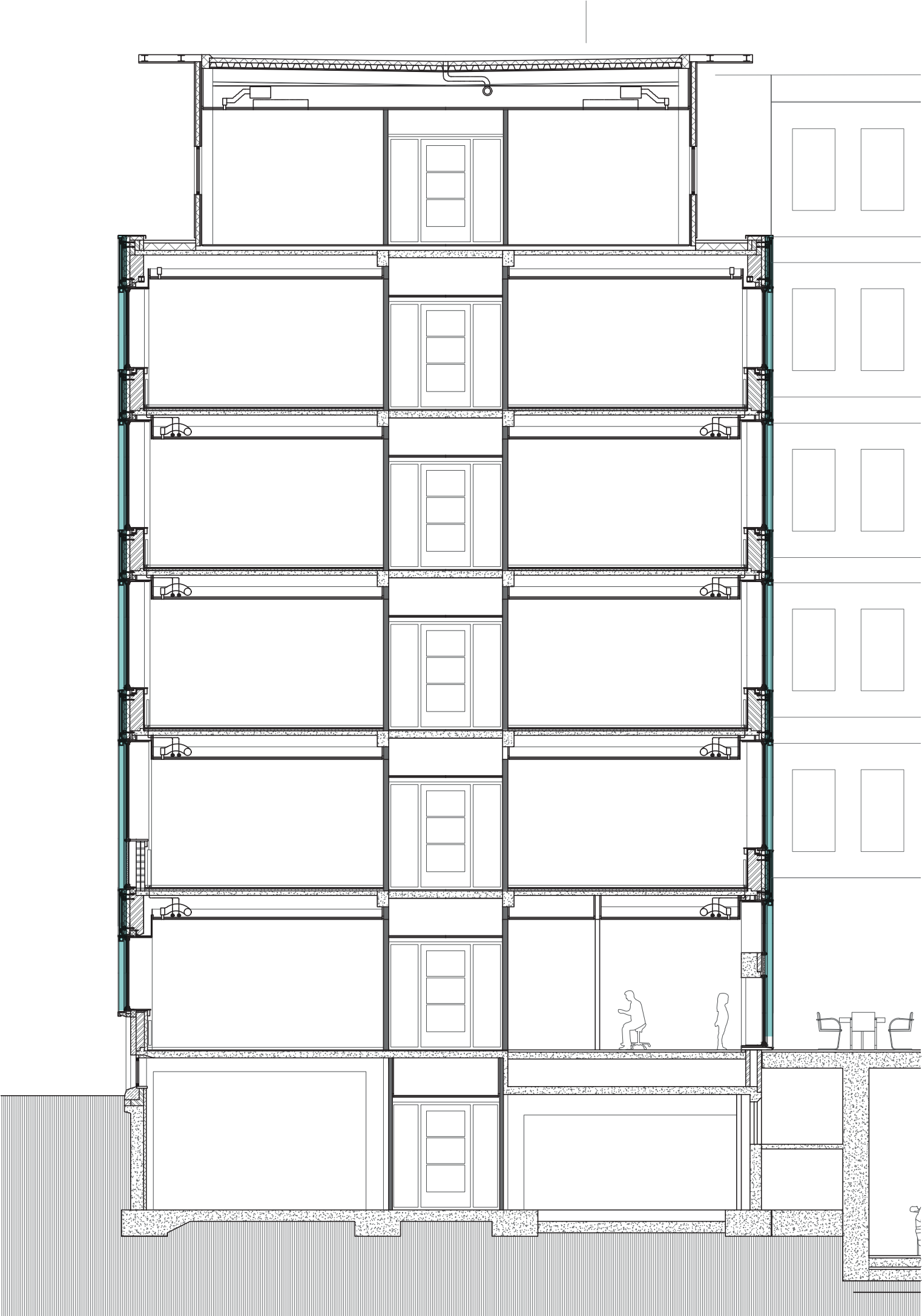
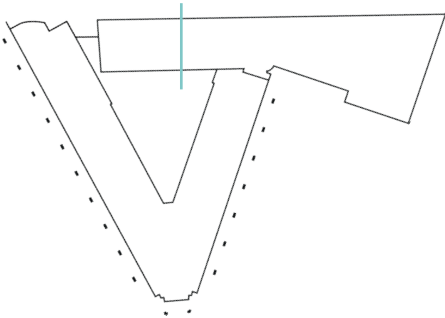
ELDERLY

FIRST FLOOR 1:50

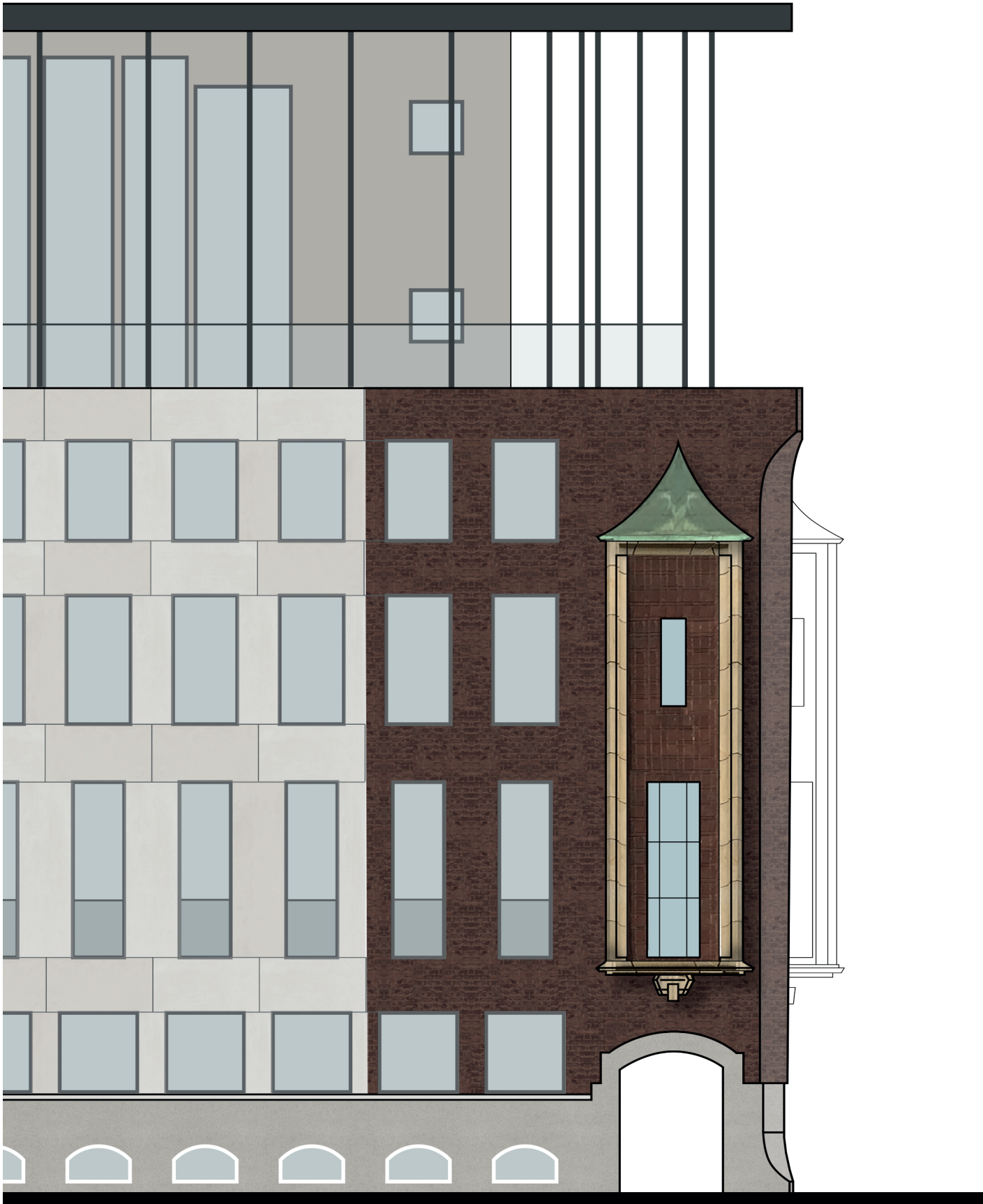


SECTION HAAGSEVEER

SECTION D_D 1:100



FACADES HAAGSEVEER

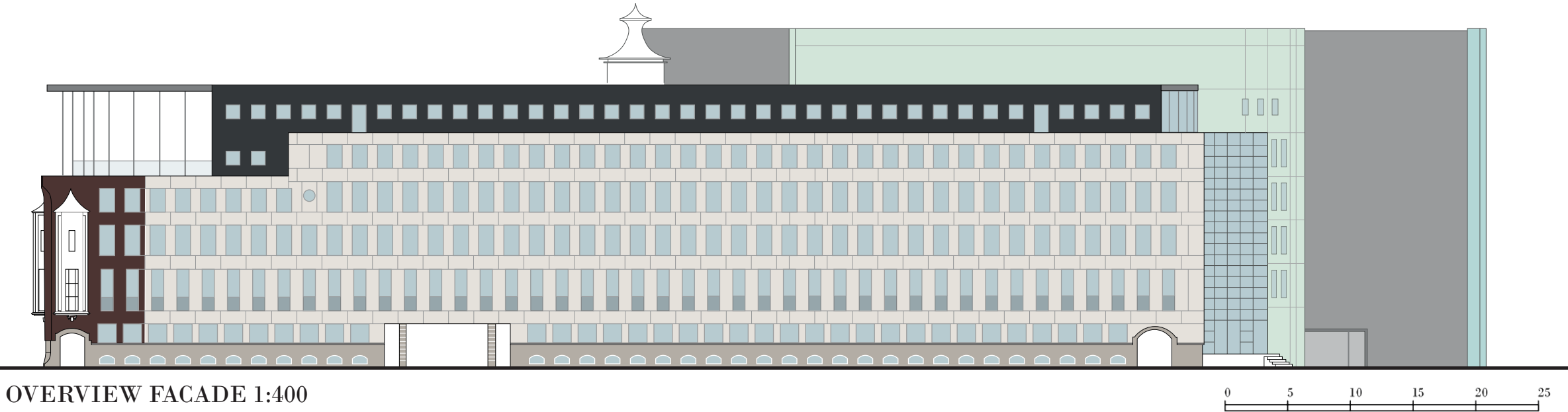
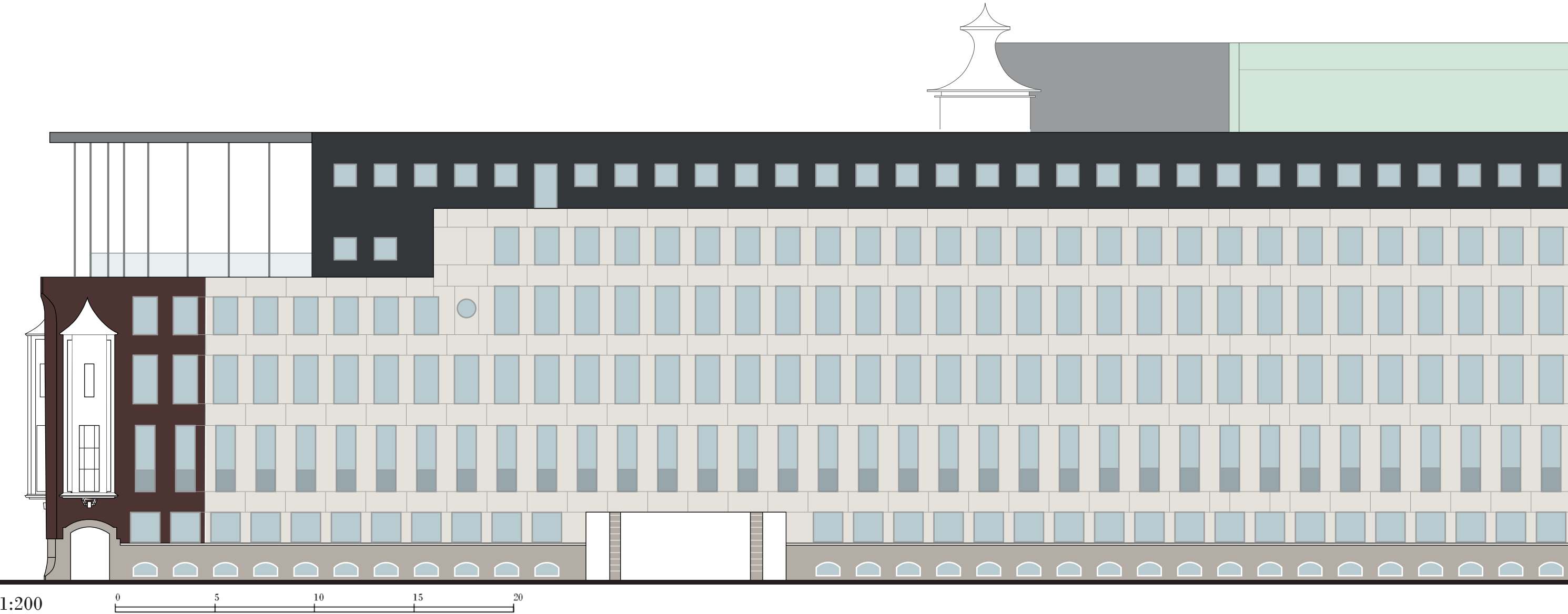


CORNER 1:100



FACADE SQUARE 1:200

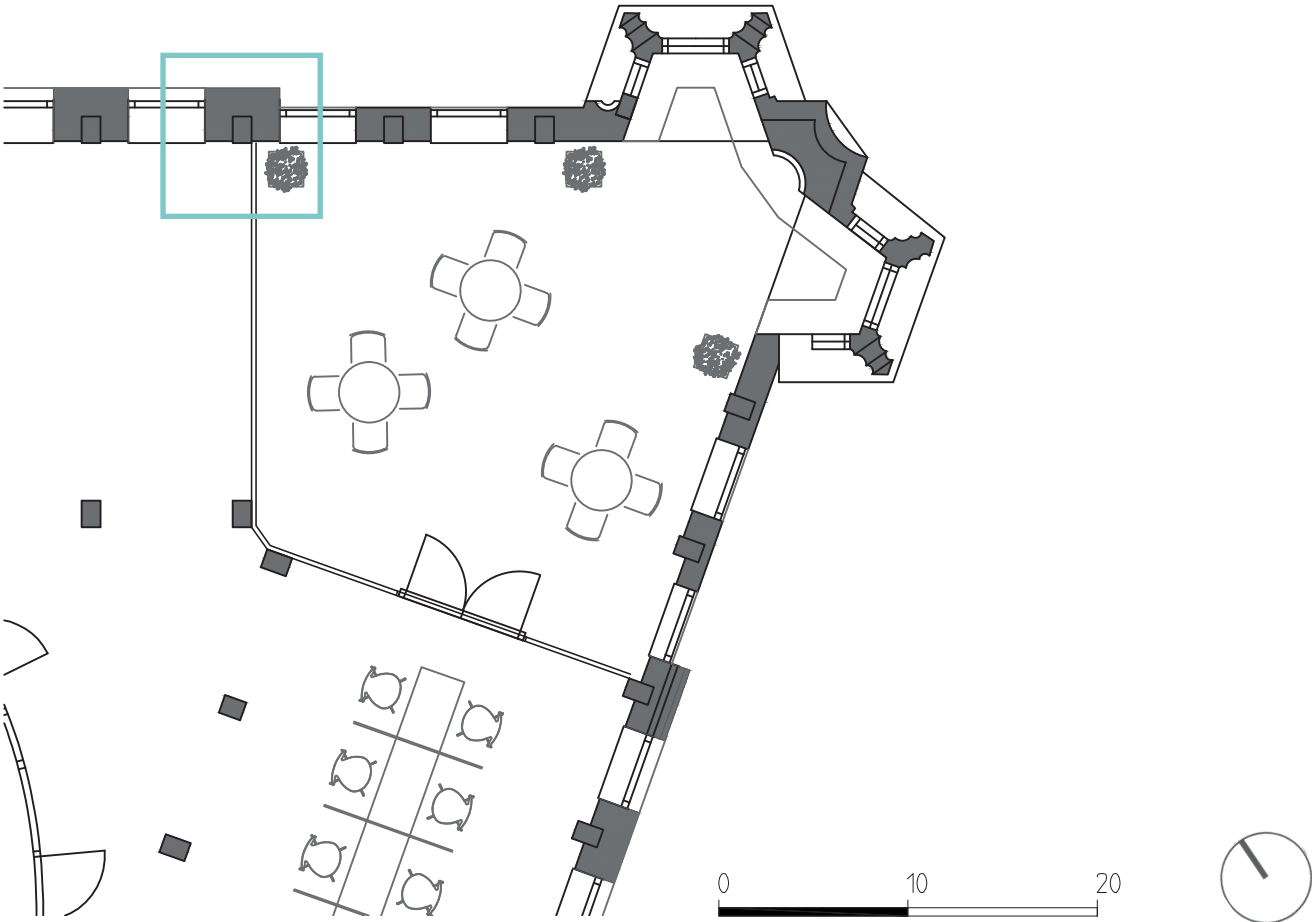
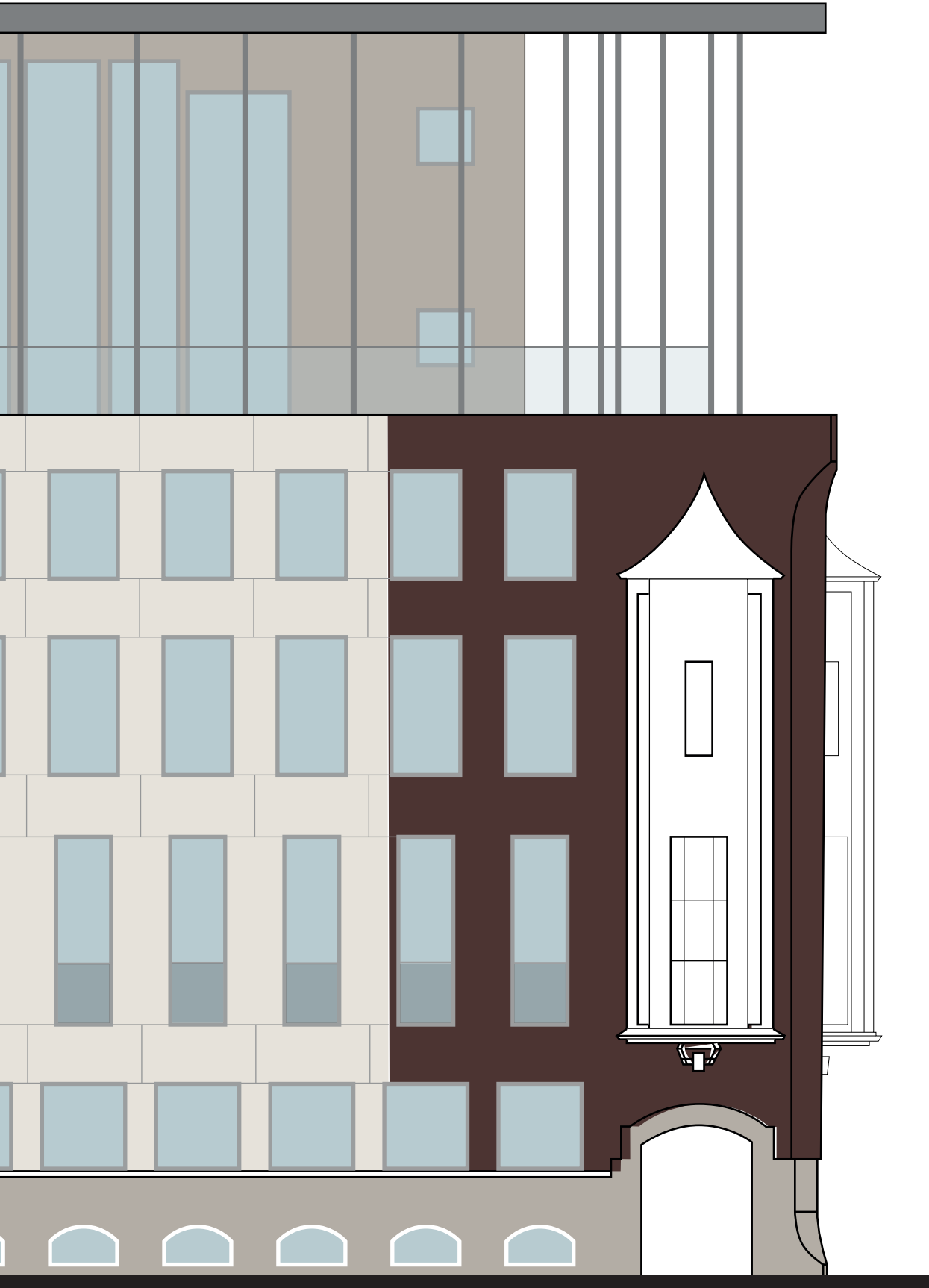
FACADES HAAGSEVEER



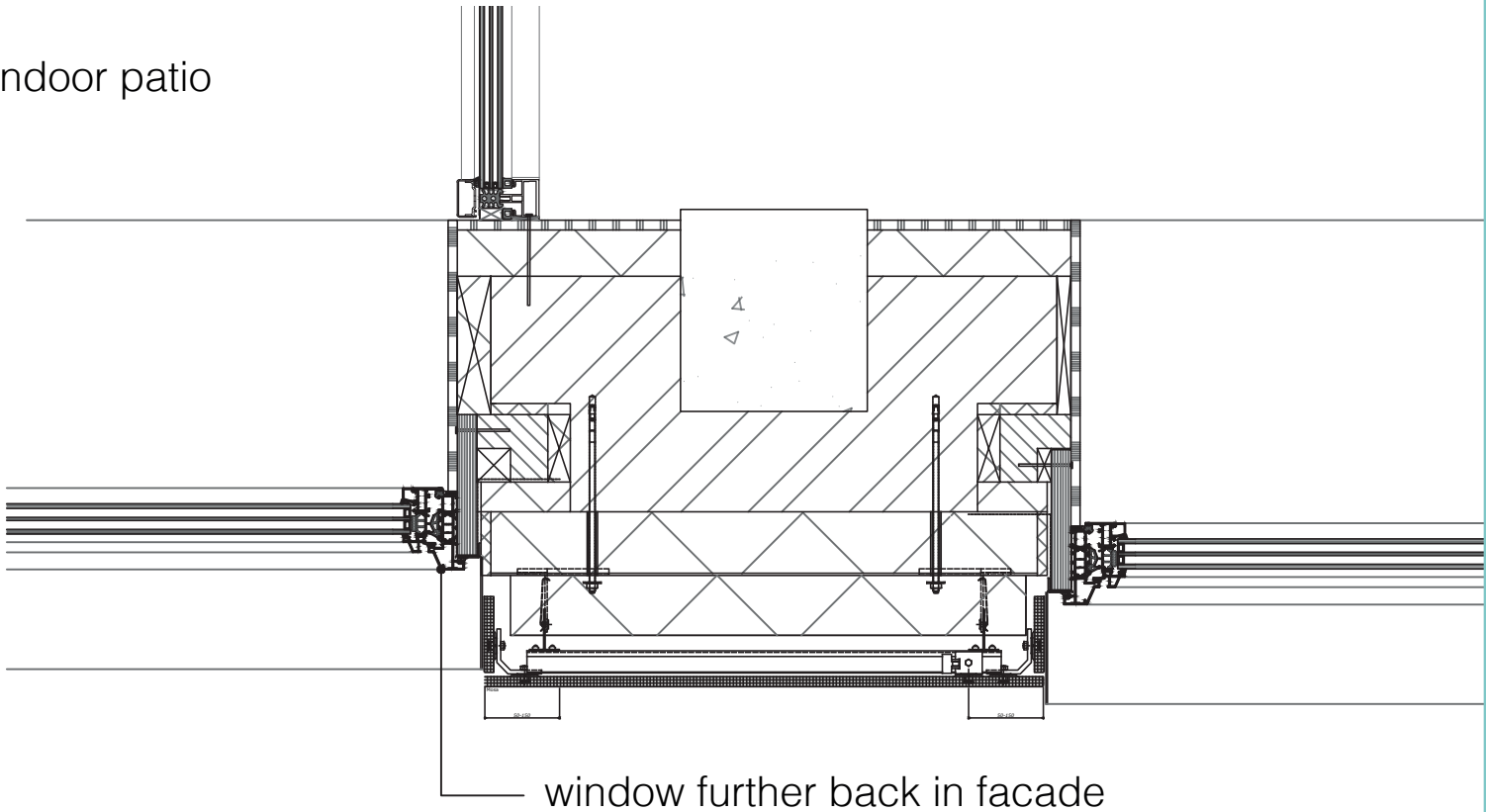


PEELED CORNER

PATIO

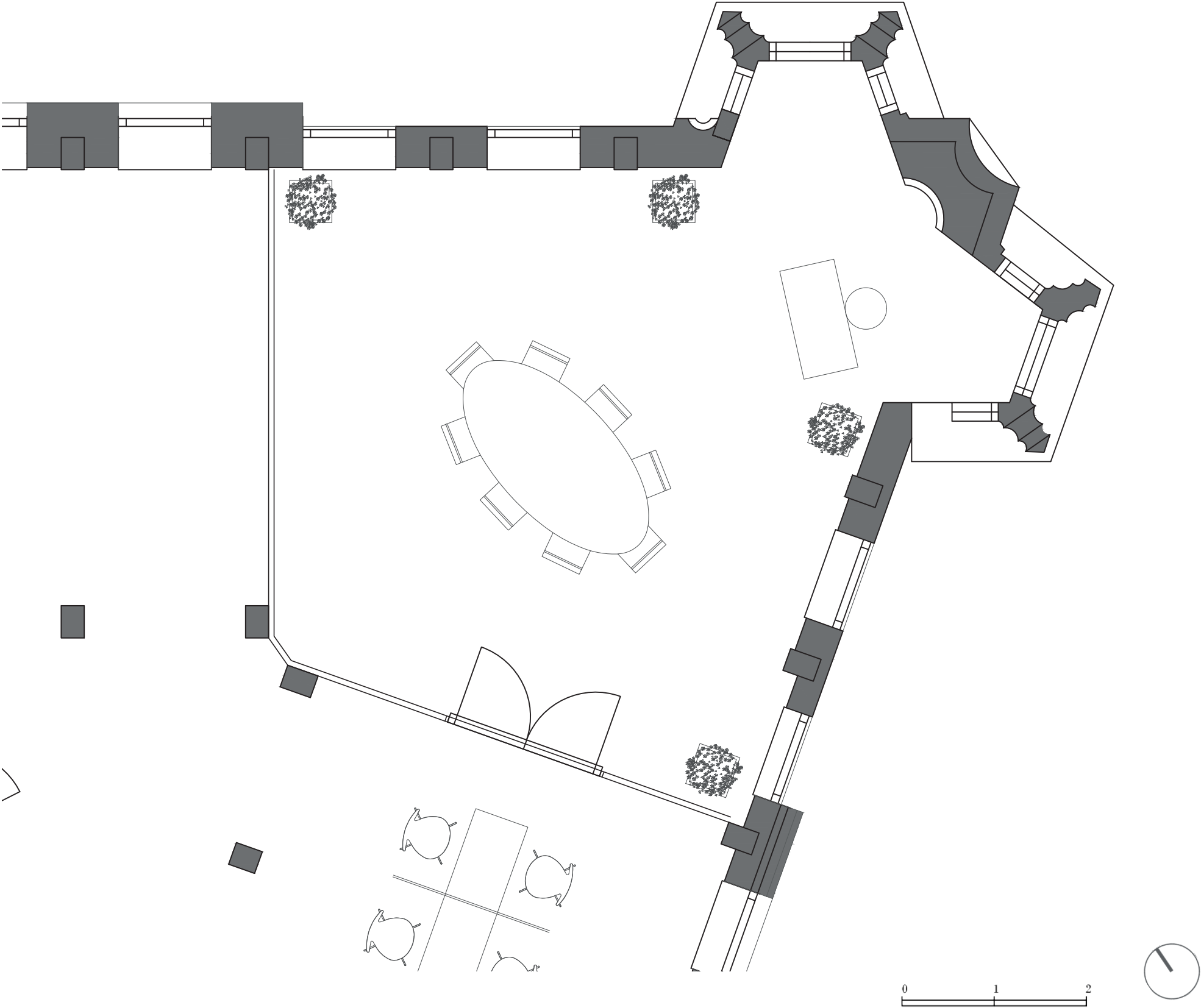


indoor patio



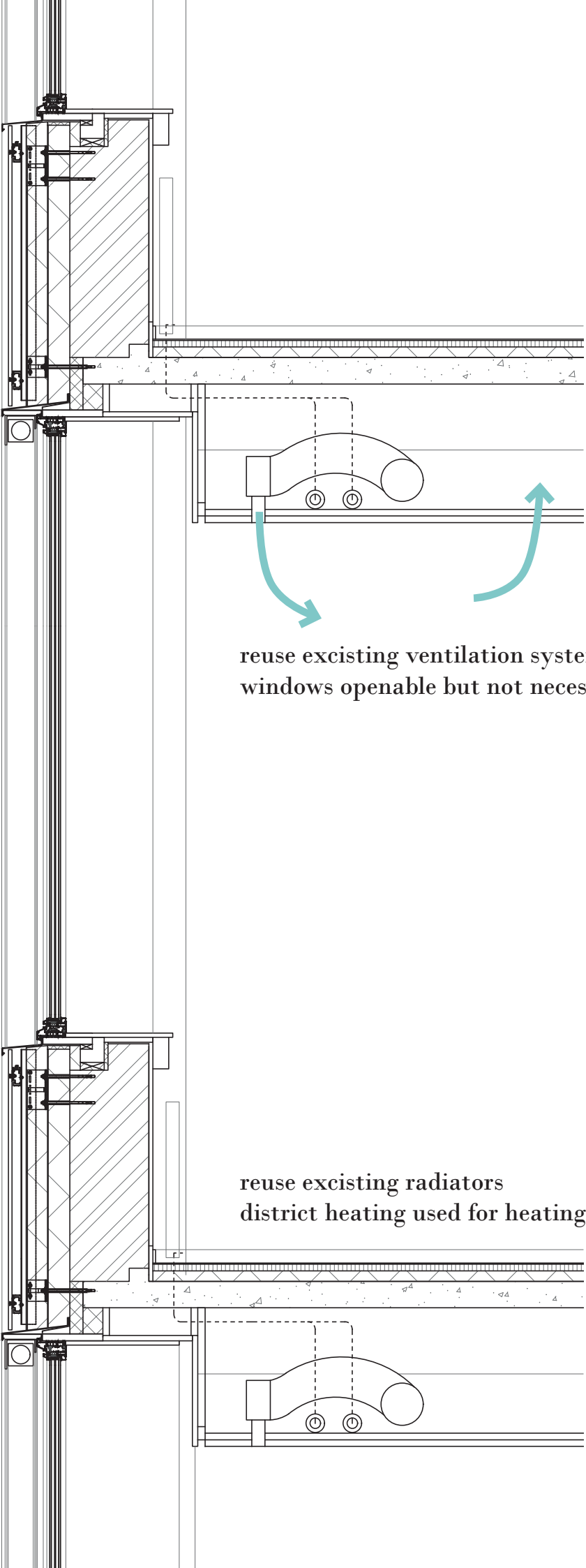
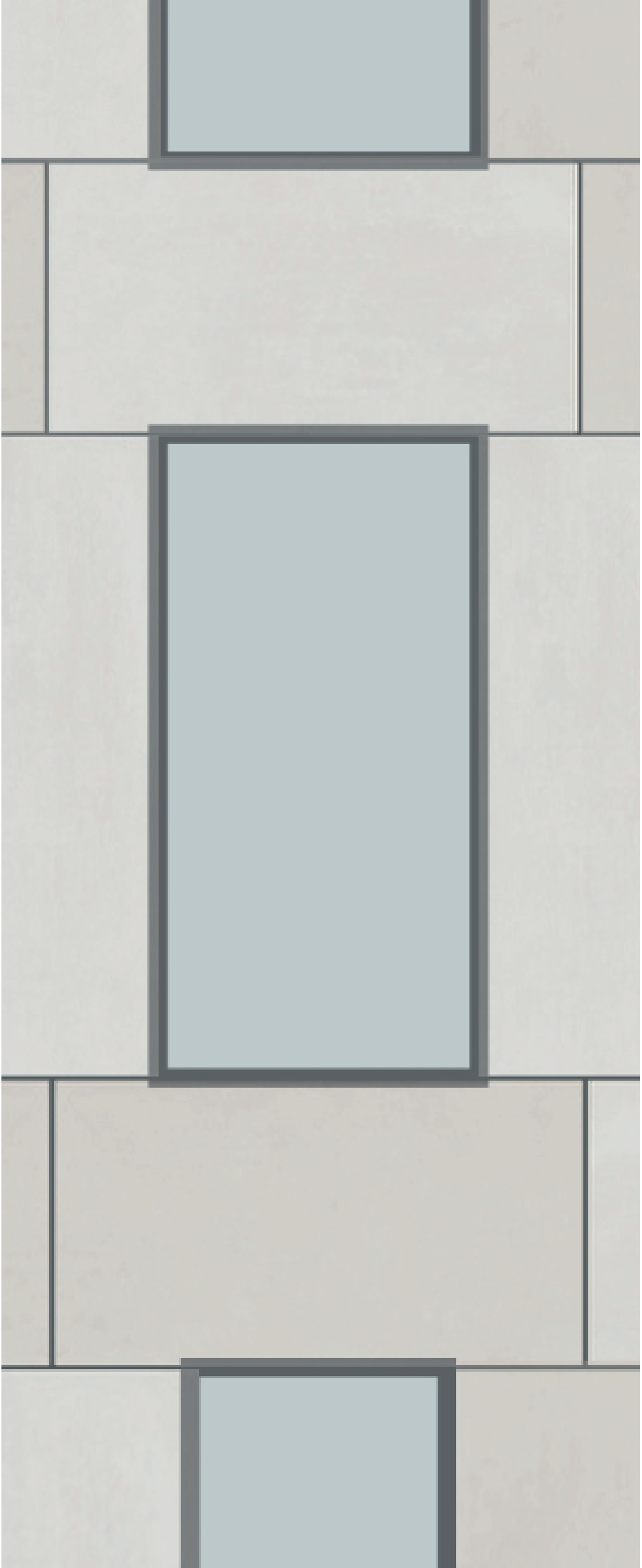
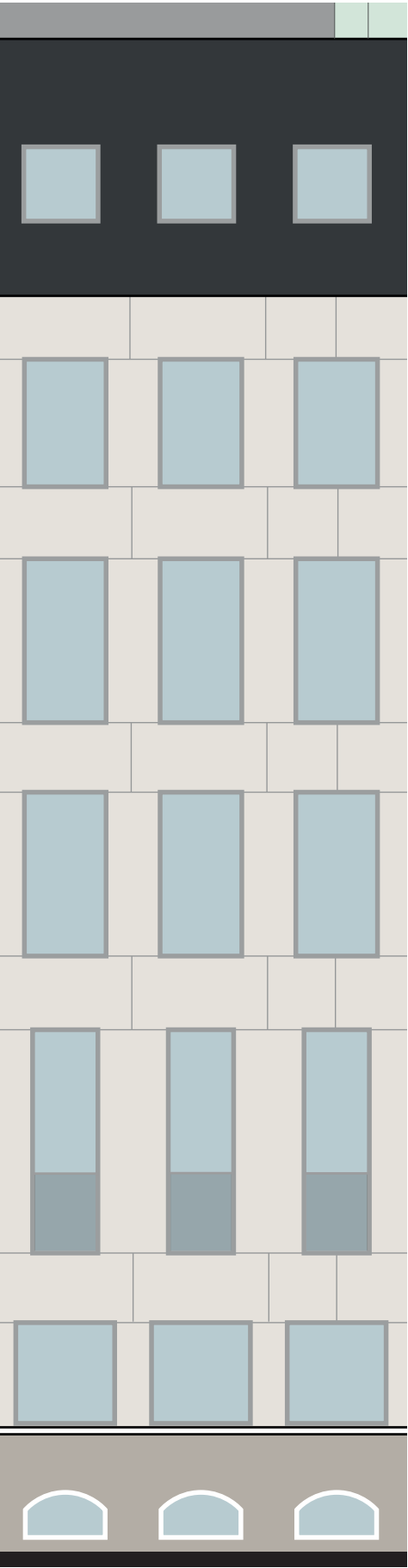
CORNER MEETING ROOM

FIRST FLOOR 1:50



FACADE

VENTILATION
& HEATING

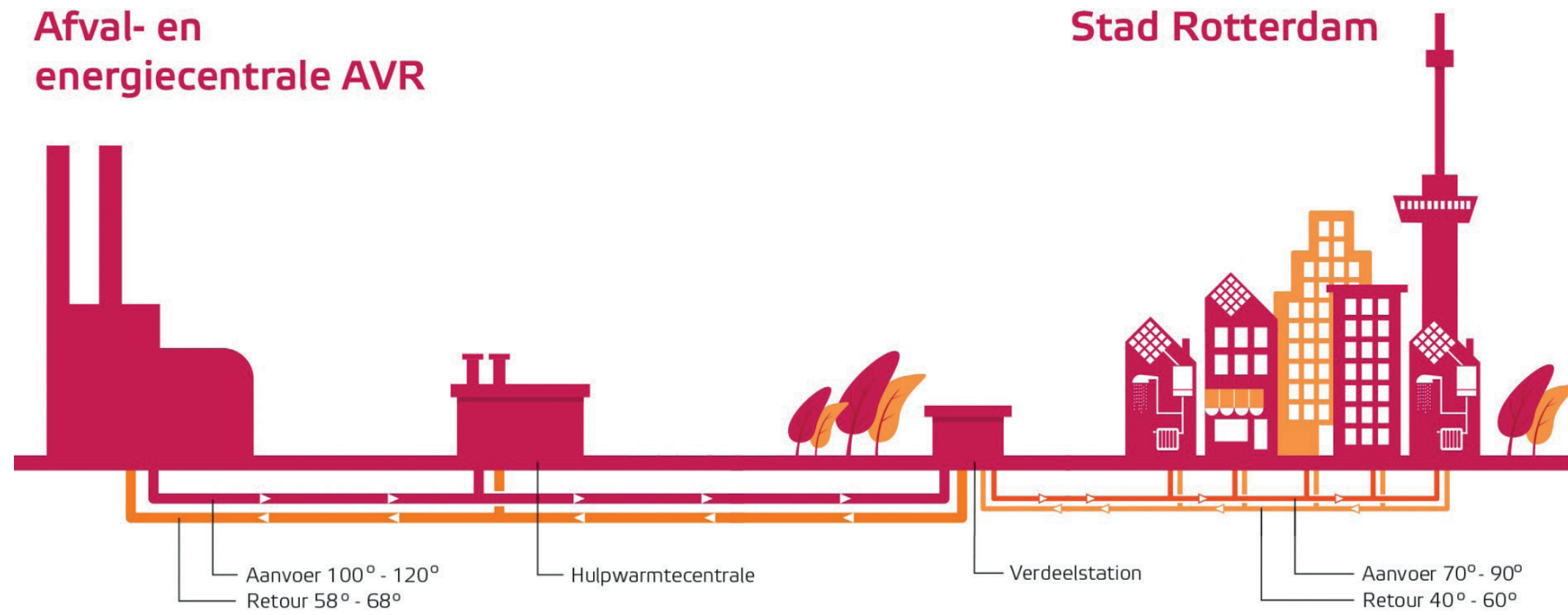


reuse existing ventilation system,
windows openable but not necessary to ventilate

reuse existing radiators
district heating used for heating

HEATING

DISTRICT HEATING

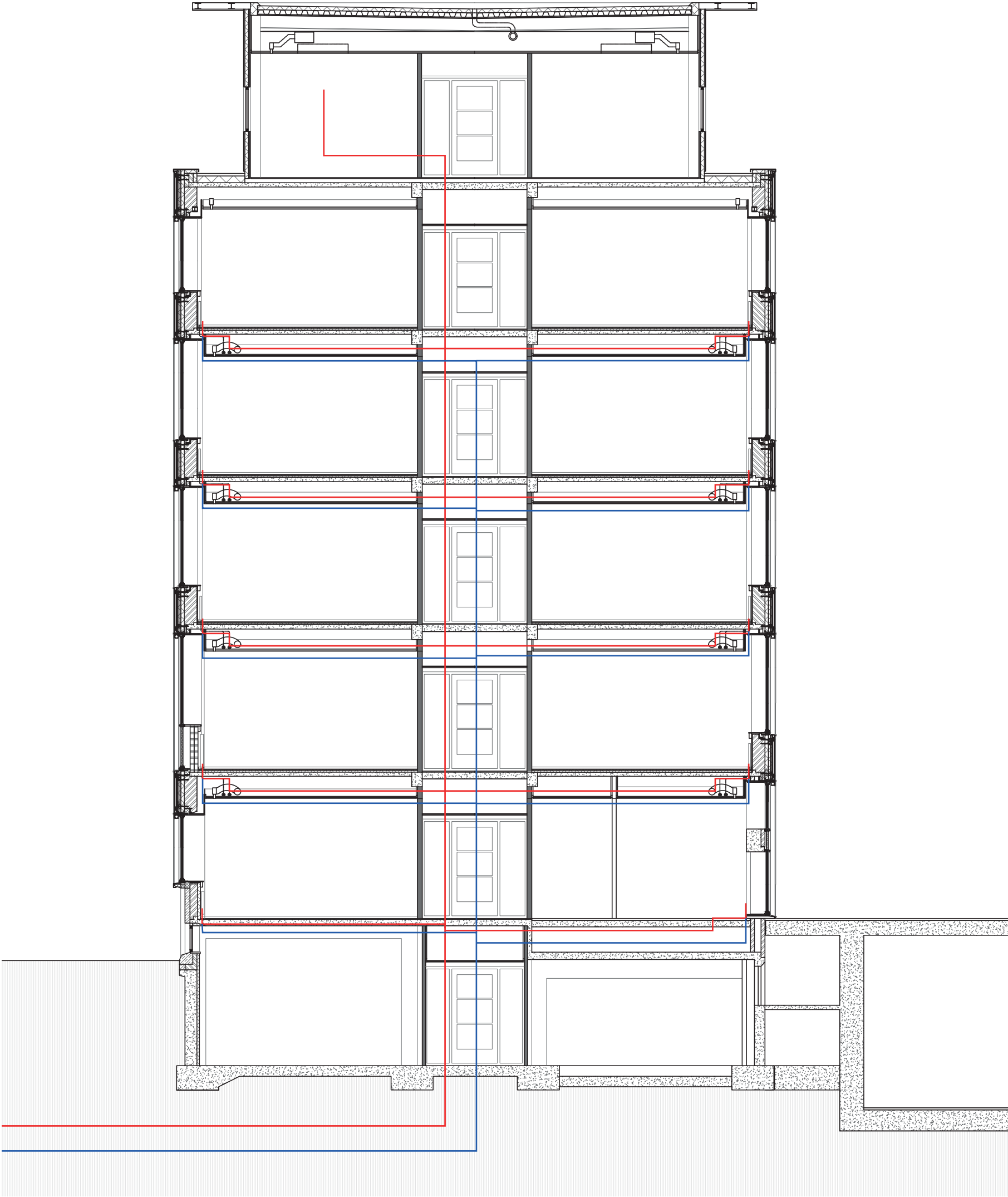


Source: <https://nieuws.eneco.nl/mijlpaal-eneco-levert-10-miljoen-gj-restwarmte-aan-rotterdams-warmtenet/>

CLIMATE

HEATING

- current radiators reused
- already use district heating
- district heating also used to pre-heat ventilation on air in winter

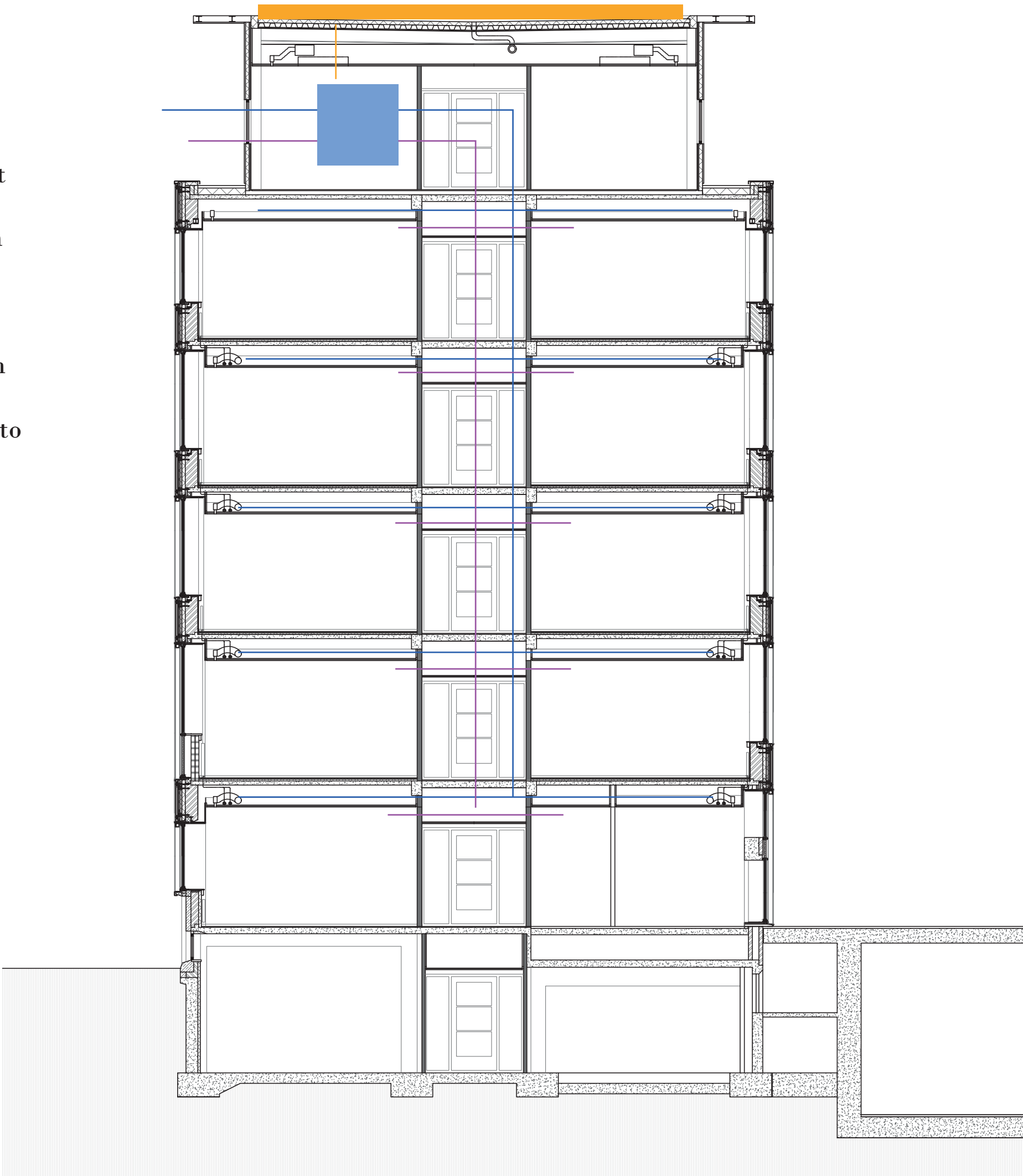


CLIMATE

VENTILATION

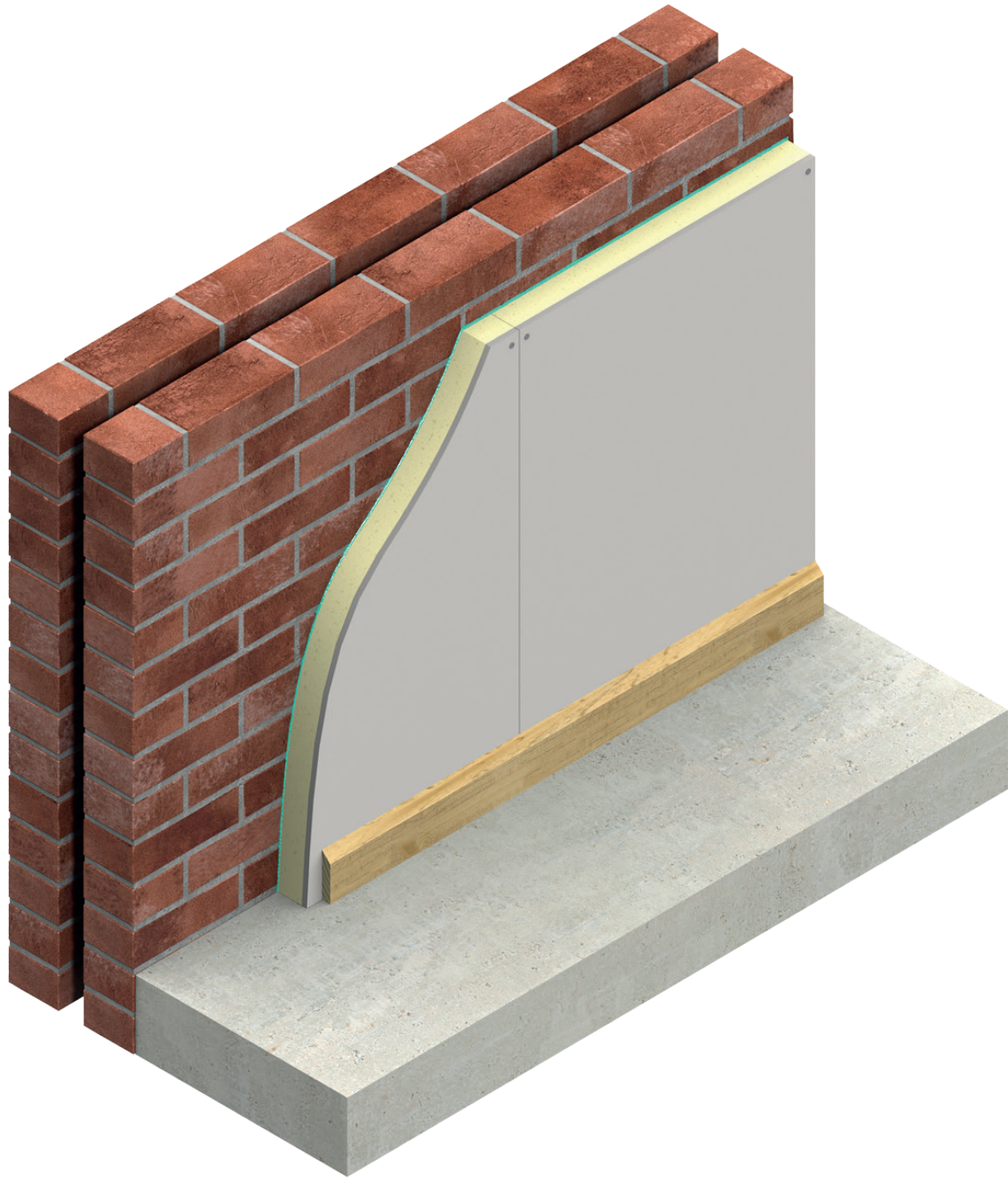
winter:
inlet air pre heated by heating from district heating
further heated mechanical, electricity from solar panels on roof used

summer:
inlet air cooled mechanical, electricity from solar panels
outlet air still cooler than outside air, used to cool the inlet air



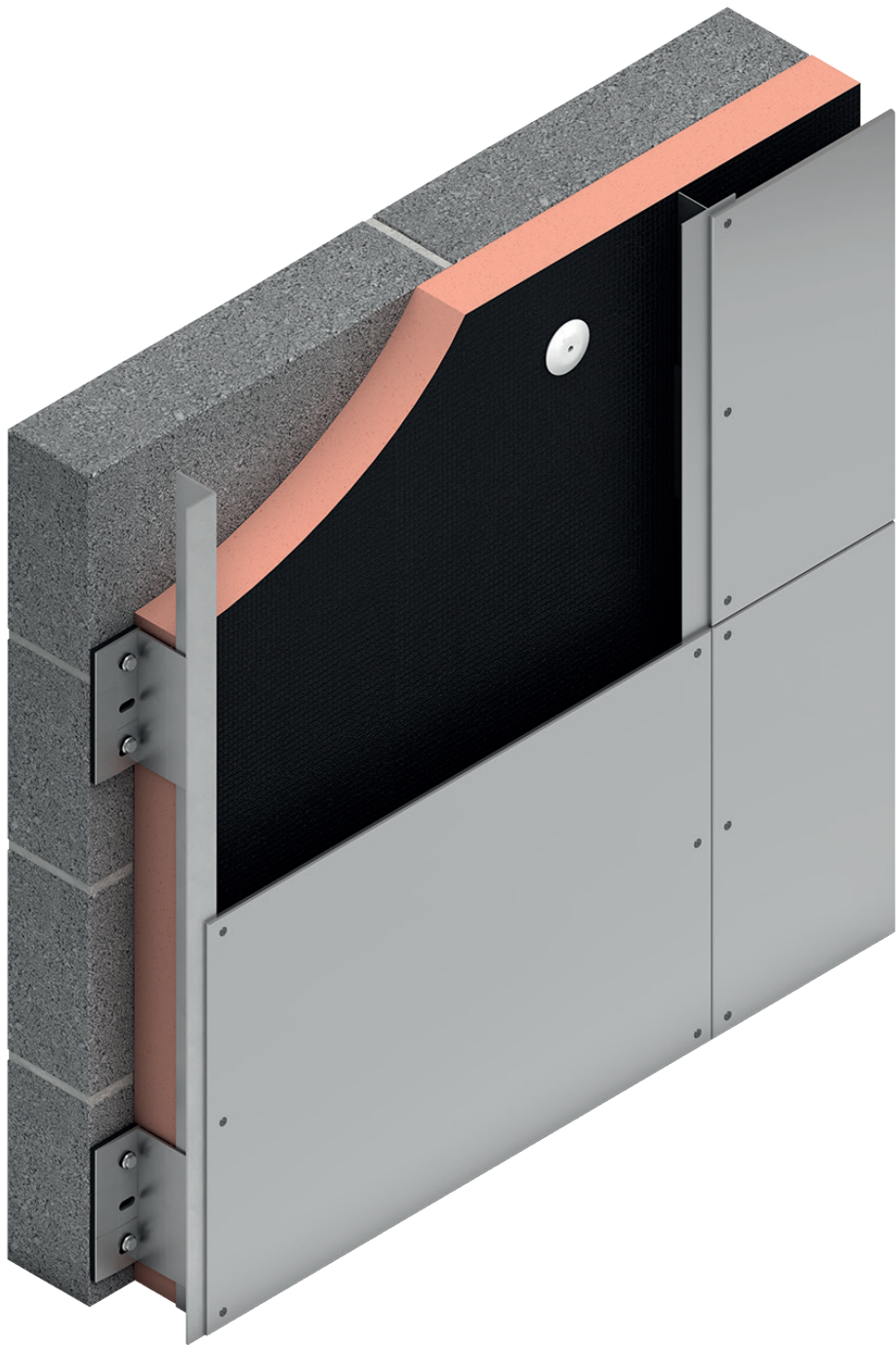
INSULATION

ACOUSTIC INSULATION INTERIOR WALLS



KINGSPAN

INSULATION CUTRAIN WALL PANELS



KINGSPAN

ROOF

Patented self-supporting Rable solar panel system technology reduces the weight of solar panels by up to 25 kg/m², which is approximately 50% lighter than current PV systems and cuts back on the surface required for them, thus saving your money. The construction and the panels are also 100 percent recyclable and produced in the Netherlands. With this local sourcing and cooperation, the production process significantly less CO₂ emissions than the current panels from China.

RABLE

Unlocking the solar energy potential of all roofs

The advertisement features two 3D renderings of RABLE solar panels. The top rendering shows three panels mounted on a gabled roof, demonstrating their flexibility in installation. The bottom rendering shows a larger array of panels mounted on a flat roof using a metal racking system.

Three yellow circular icons are displayed in a row:

- A leaf icon representing "zero ballast".
- A truss/rack icon representing "self supporting".
- A wrench and screwdriver icon representing "pre-mounted".

www.rable.com

GROUND FLOOR COURTYARD

sport	-	no restrictions
shops	-	no restrictions
day care children	-	NEN 2057
meeting rooms	-	no restrictions

Aansturingstabel 3.74

[illegible]

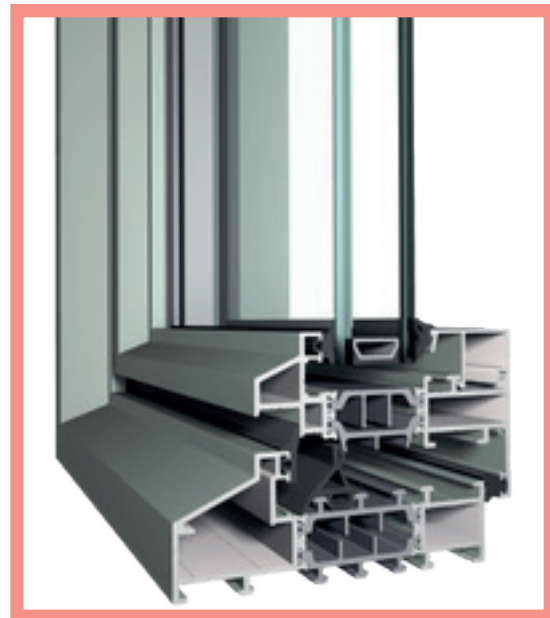
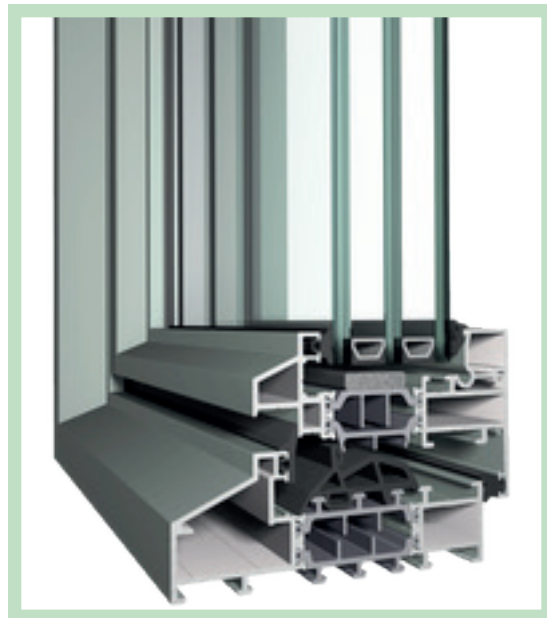
WINDOW FRAMES

HAAGSEVEER

Reynaerds aluminium
SlimeLine 38 - Classic

Thermal insulation
 $U_f = 1.9 \text{ W/m}^2\text{K}$

High Insulation variant
triple glass



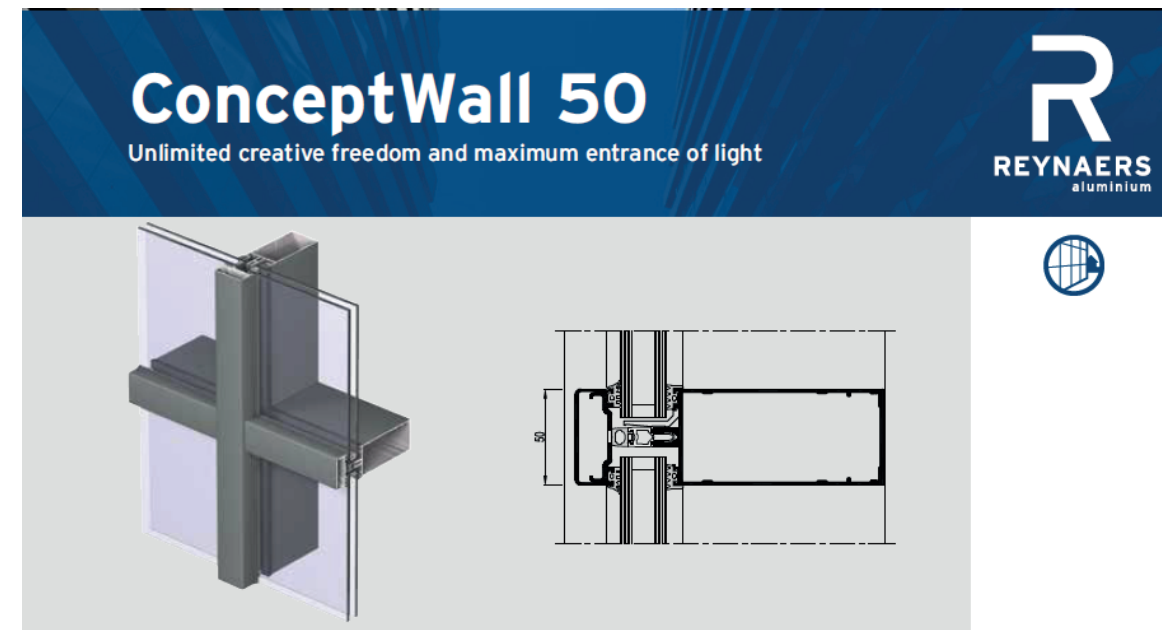
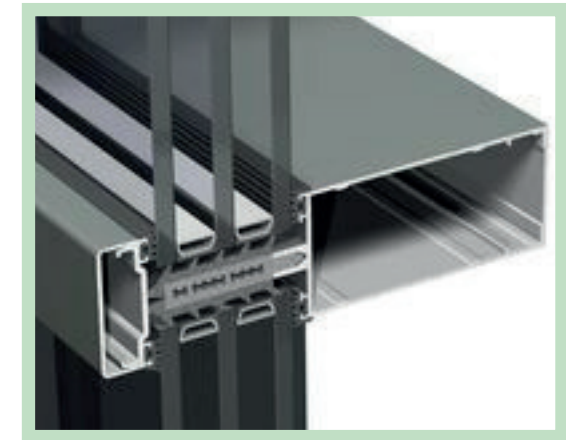
NEW ENTRANCE CURTAIN WALL

HAAGSEVEER

Reynaerds aluminium
ConceptWall 50

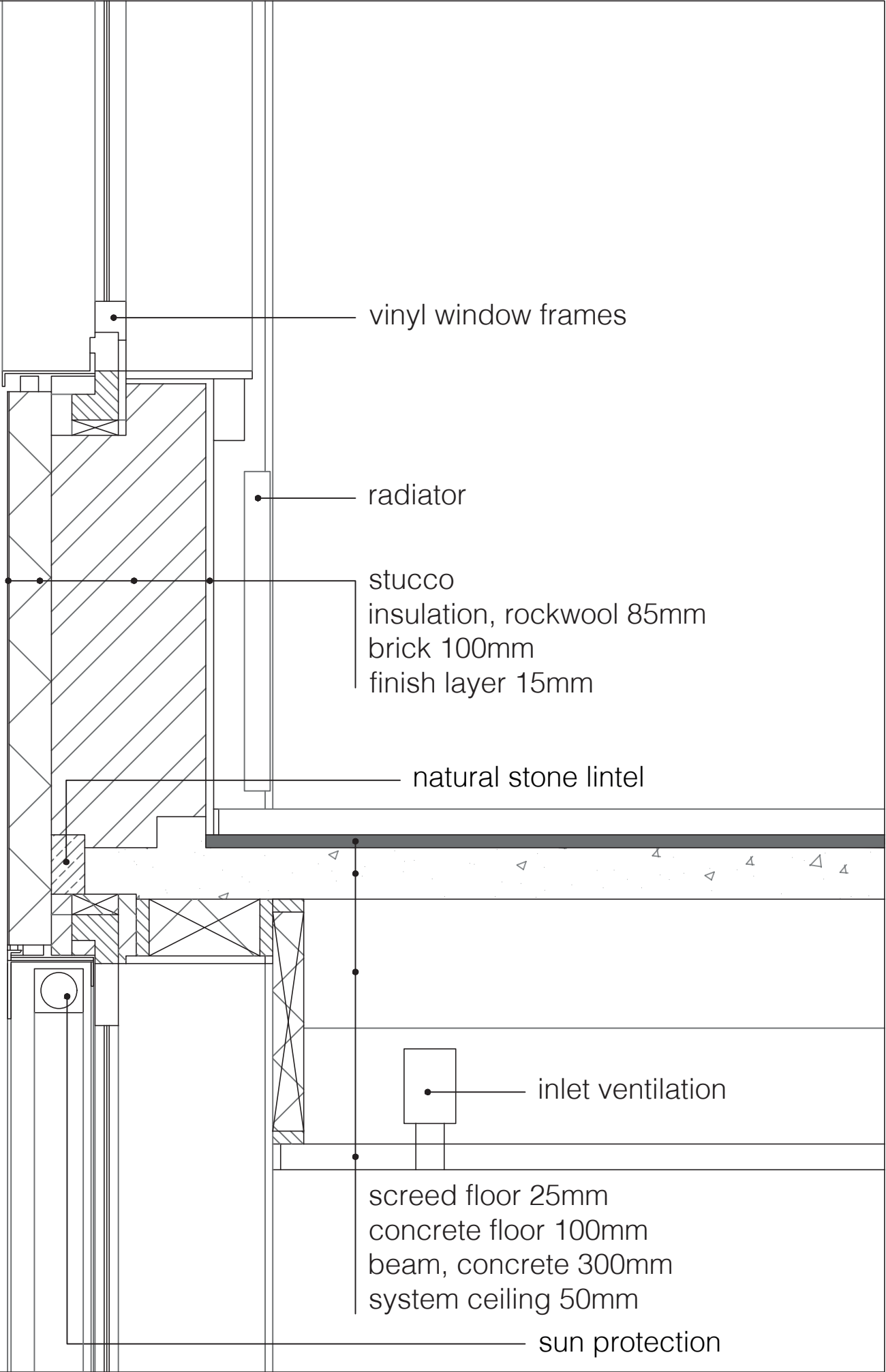
Thermal insulation
 $U_f = 0.8 \text{ W/m}^2\text{K}$

High Insulation variant
triple glass



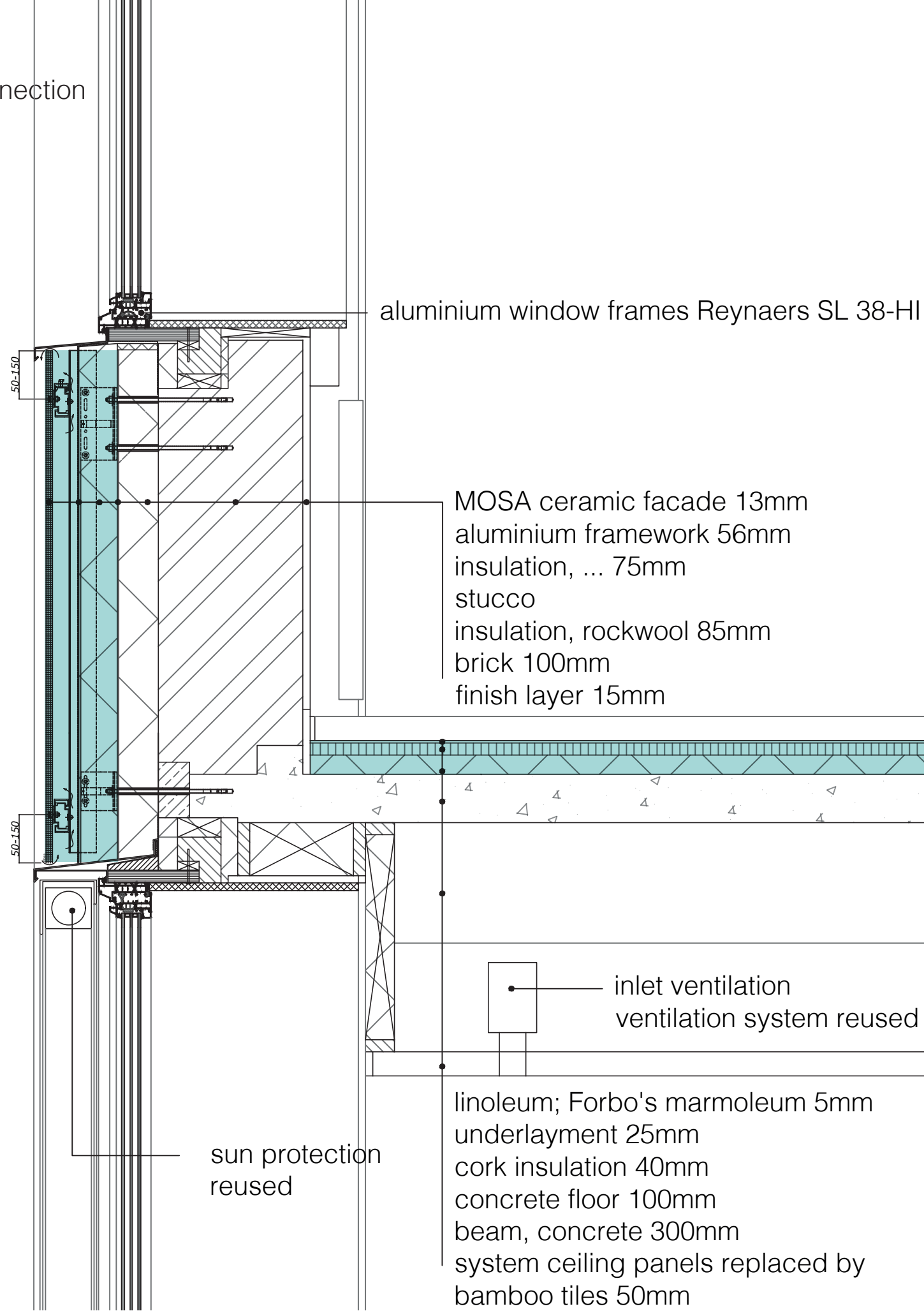
DETAILS

Detail 1
haagseveer now
standard floor-facade connection

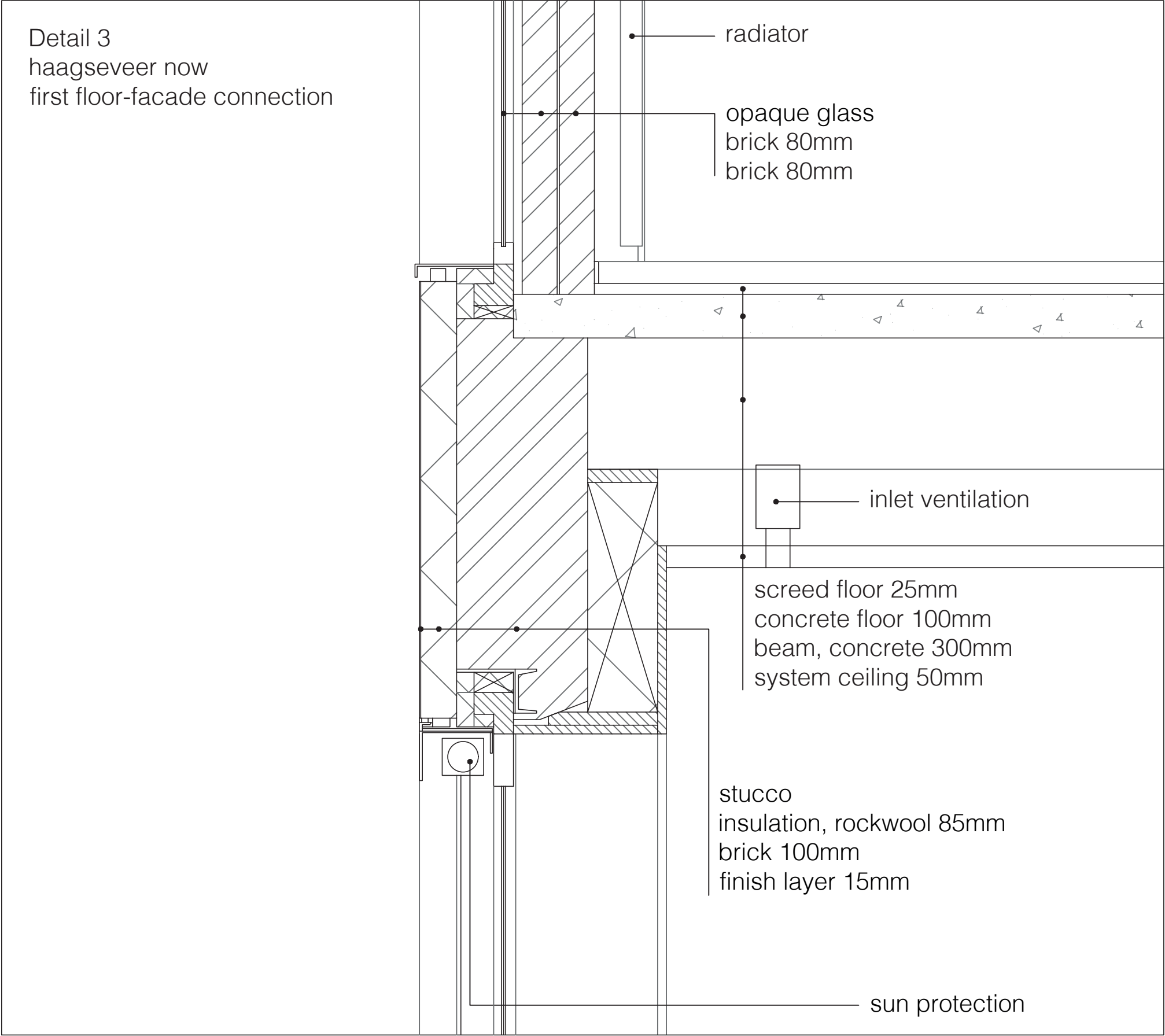


DETAILS

Detail 2
haagseveer new
standard floor-facade connection

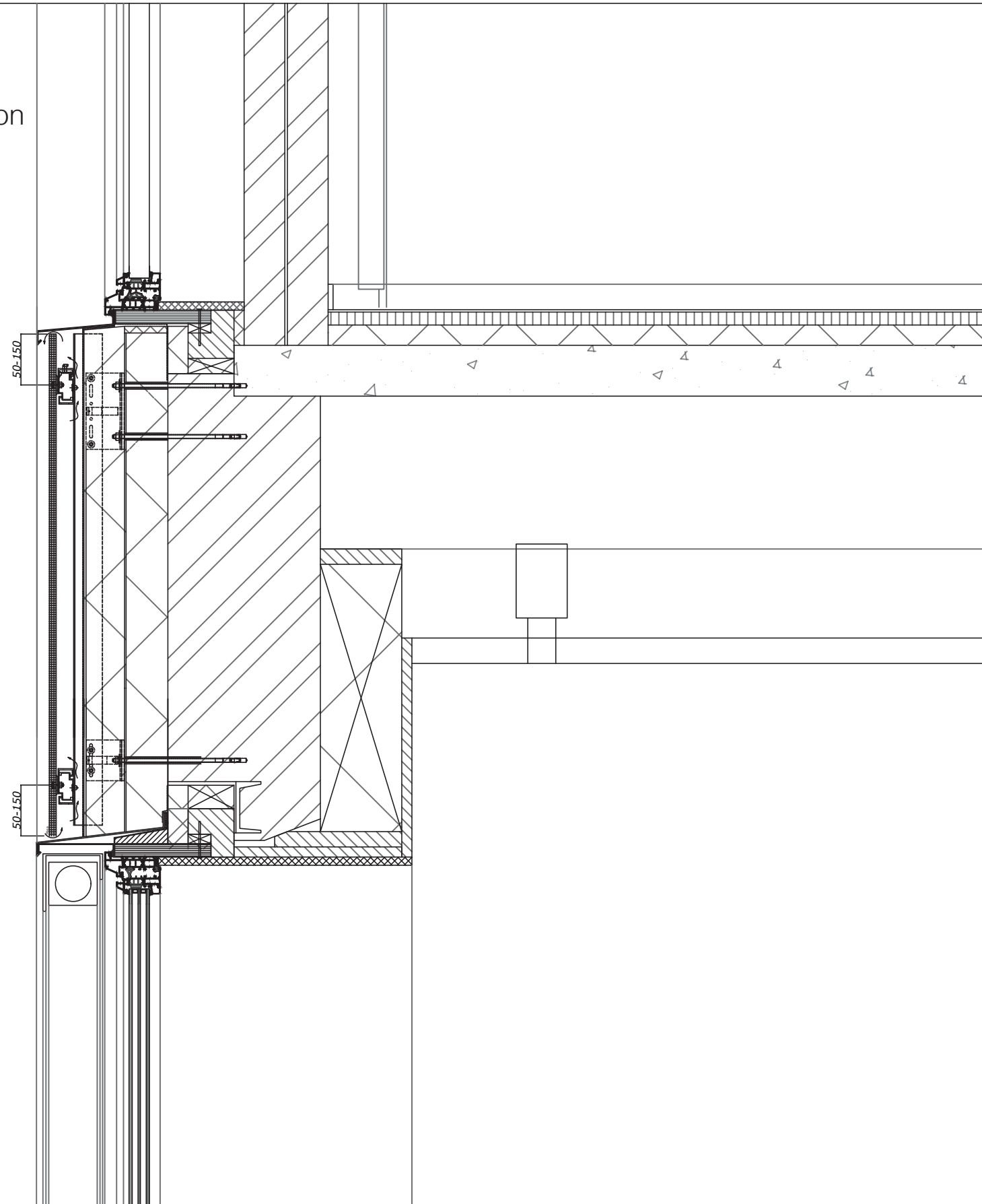


DETAILS



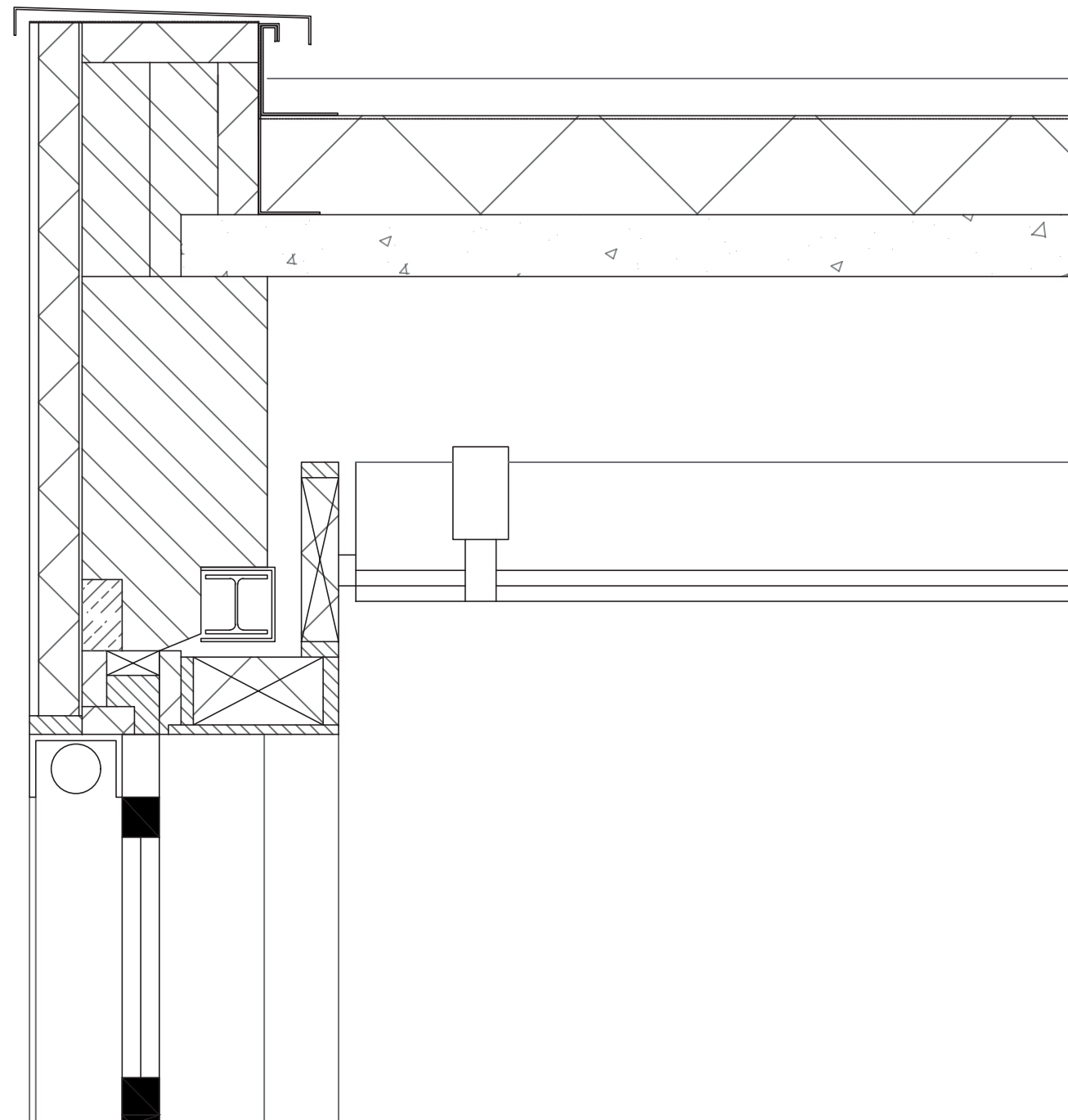
DETAILS

Detail 4
haagseveer new
first floor-facade connection



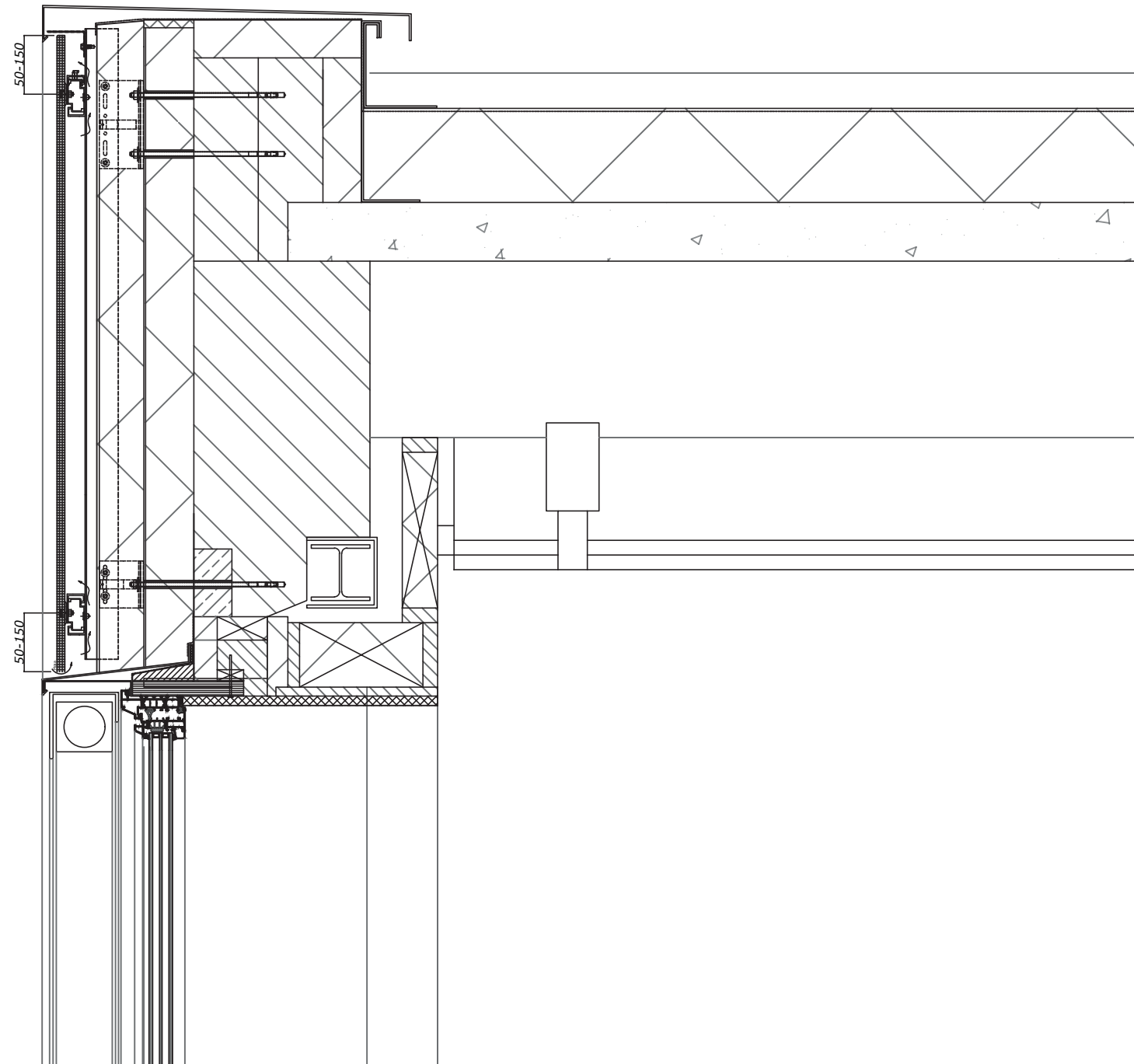
DETAILS

Detail 5
haagseveer now
eaves at fifth floor



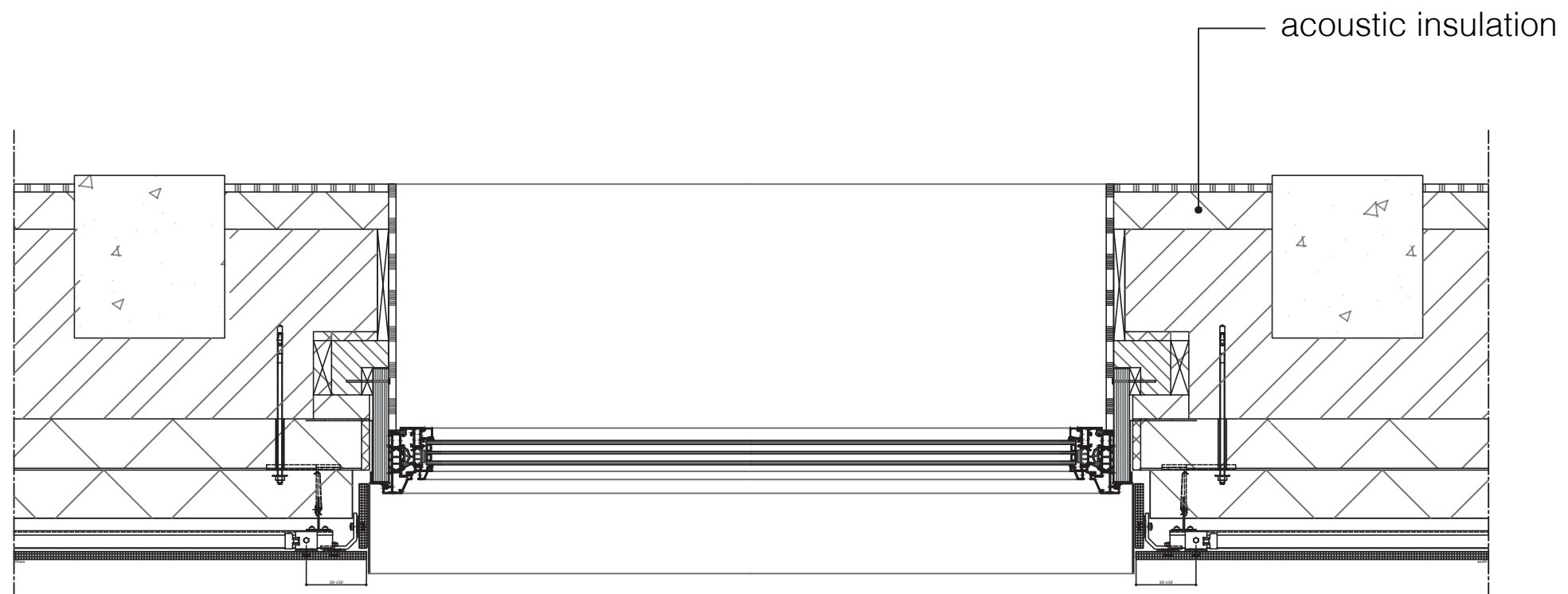
DETAILS

Detail 6
haagseveer new
eaves at fifth floor



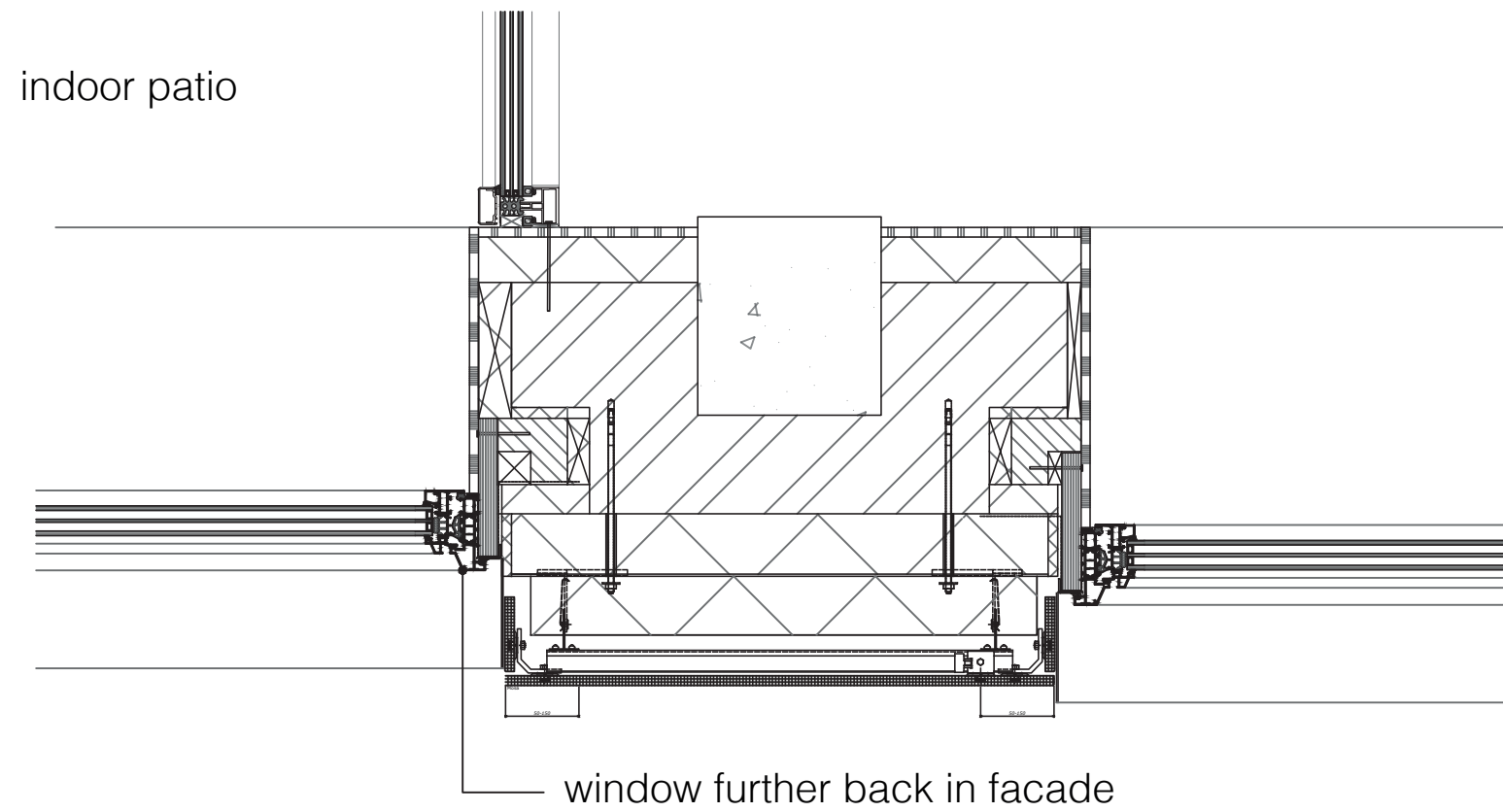
DETAILS

Detail 7
haagseveer new
standard window horizontal



DETAILS

Detail 8
haagseveer new
horizontal stripped facade



DETAILS

Detail 9
haagseveer new
horizontal connection new entrance curtain wall- new layer facade

