



Werkplaats The Art of Adaptive Reuse





Nature reserve



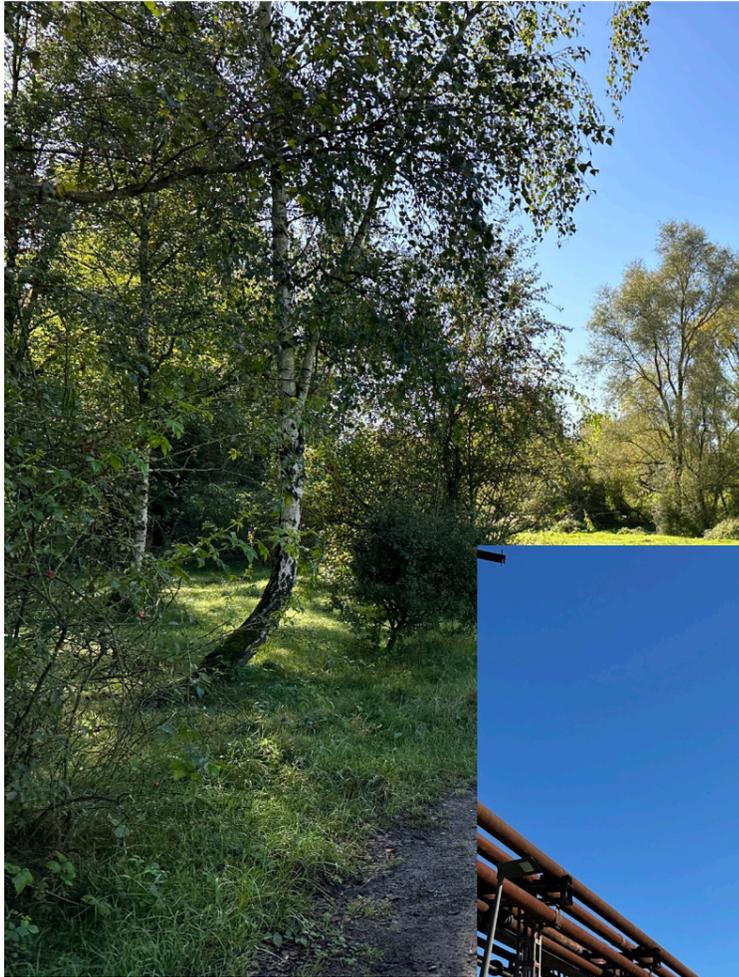
Nature reserve



Abandoned Infrastructure



Nature reserve



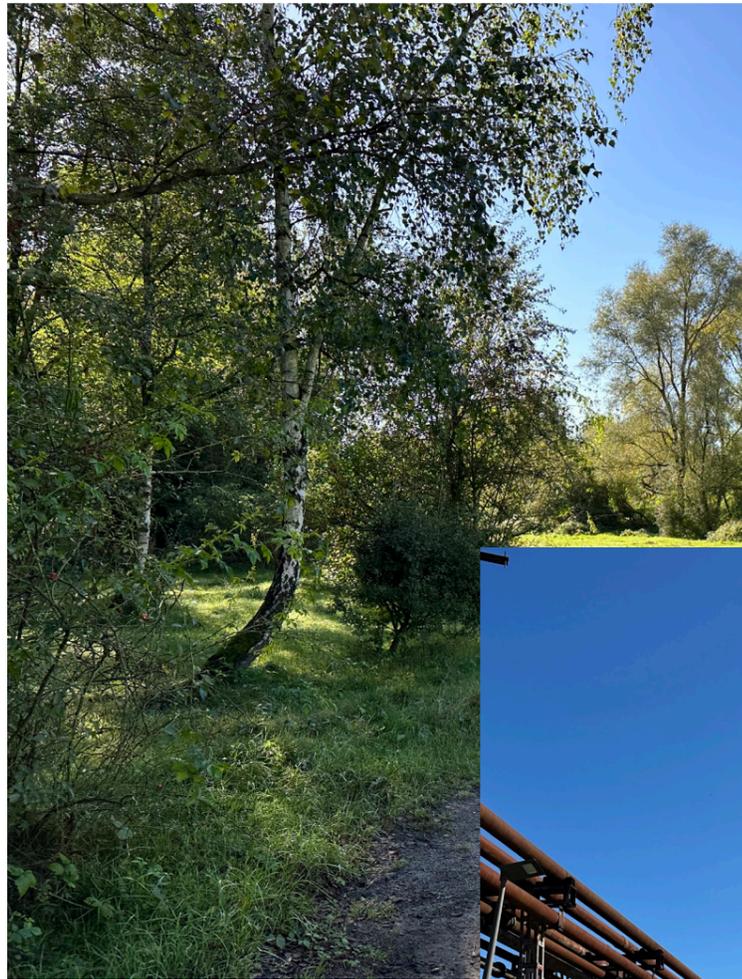
Empty lots



Abandoned Infrastructure



Nature reserve



Empty lots

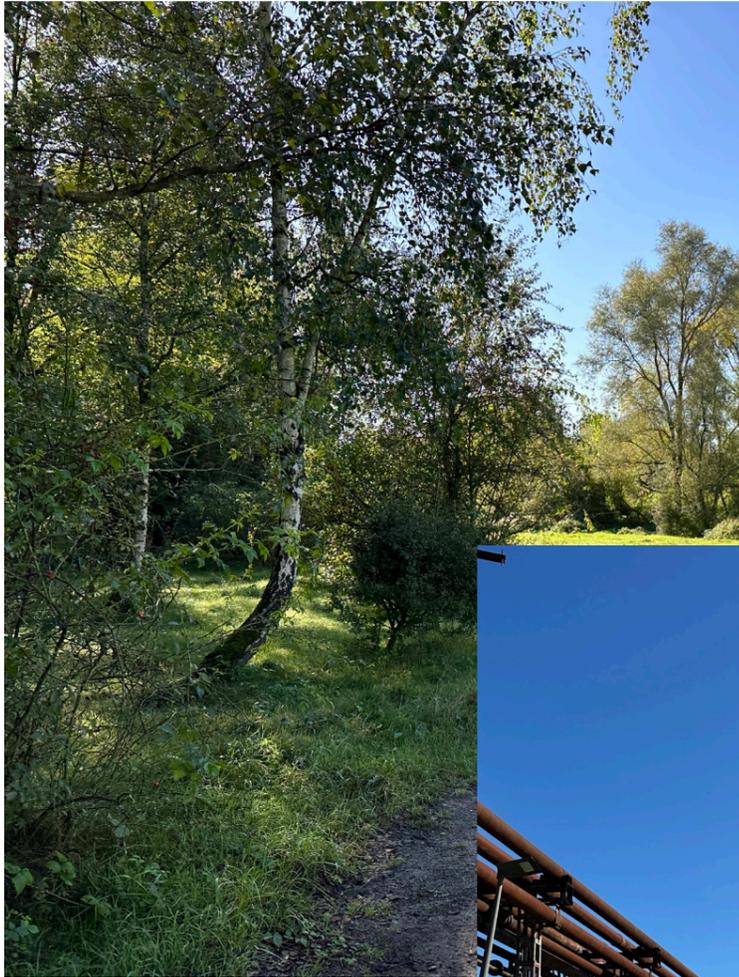


Abandoned Infrastructure



Depannage 2000

Nature reserve



Empty lots



Abandoned Infrastructure

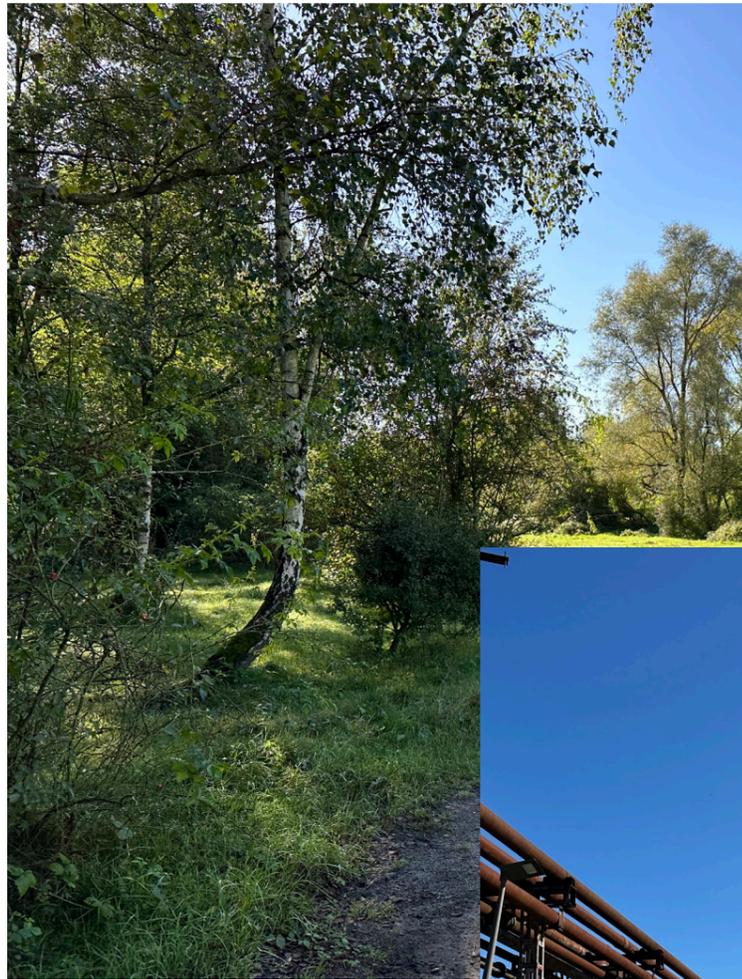


Depannage 2000



Low-rise housing

Nature reserve



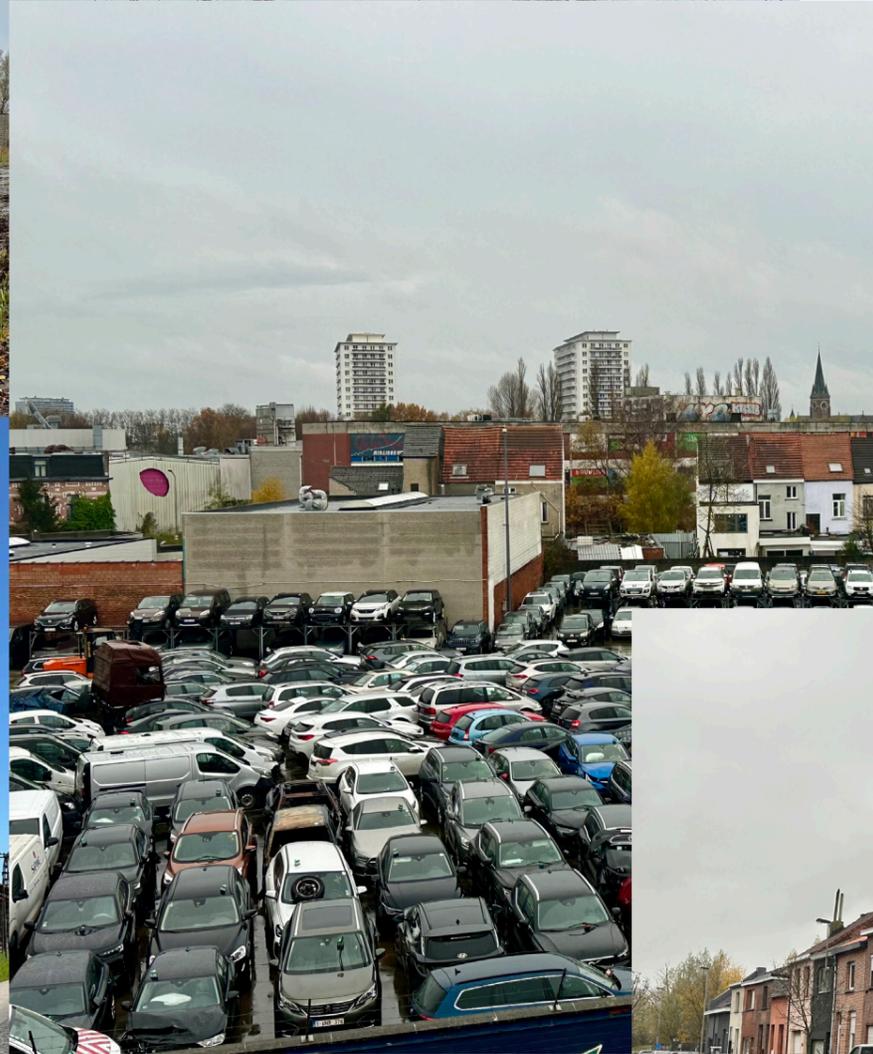
Empty lots



Abandoned buildings



Abandoned Infrastructure



Depannage 2000



Low-rise housing





A *patchwork* of
disconnected spaces

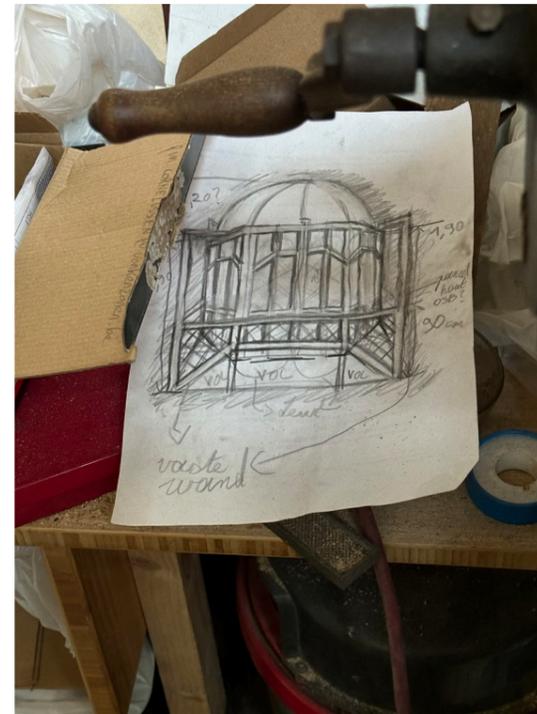




Blikfabriek









Blikfabriek



Blikfabriek



Blikfabriek

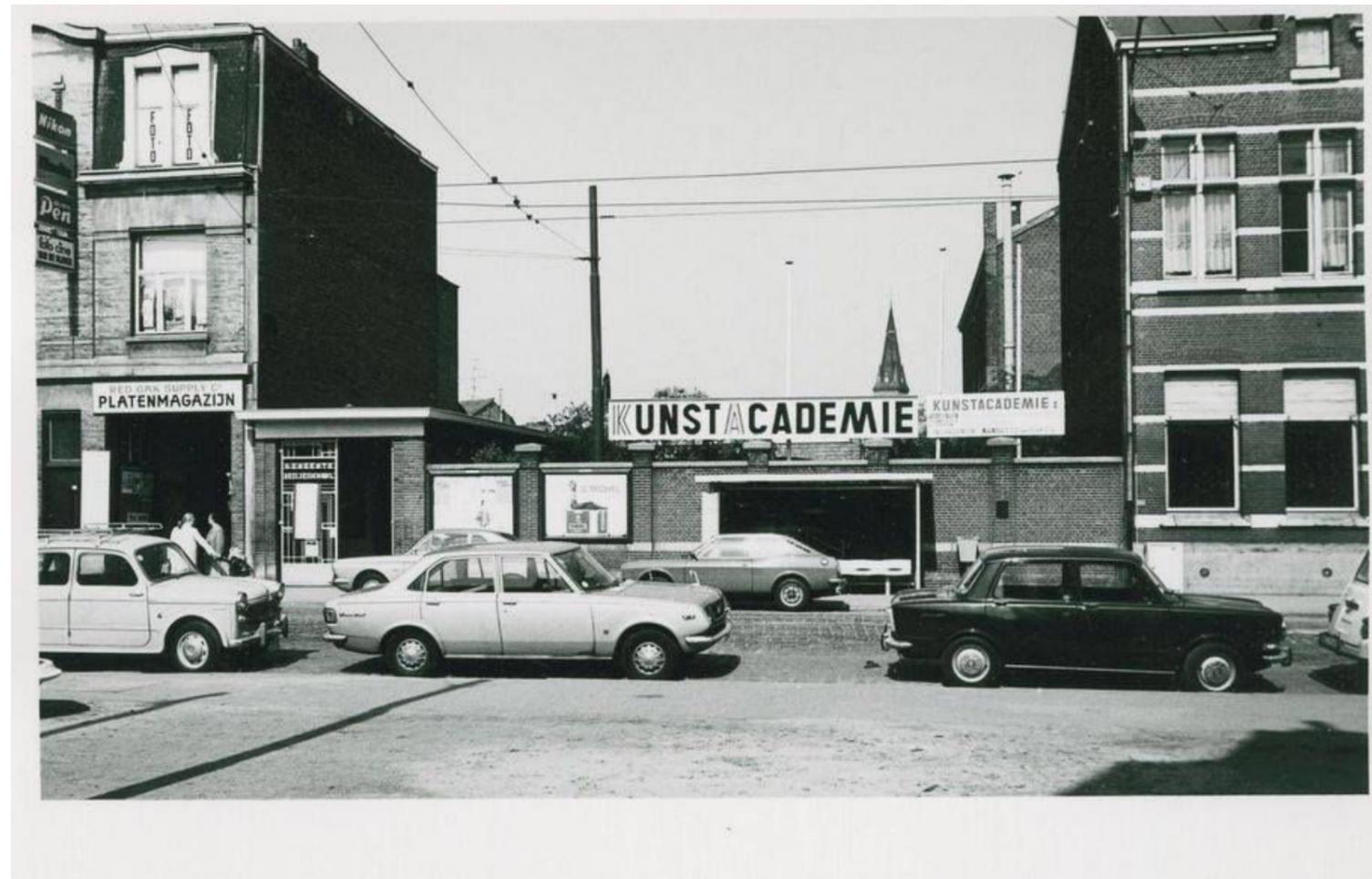
Hoboken & the Blikfabriek : underdeveloped, disconnected and forgotten

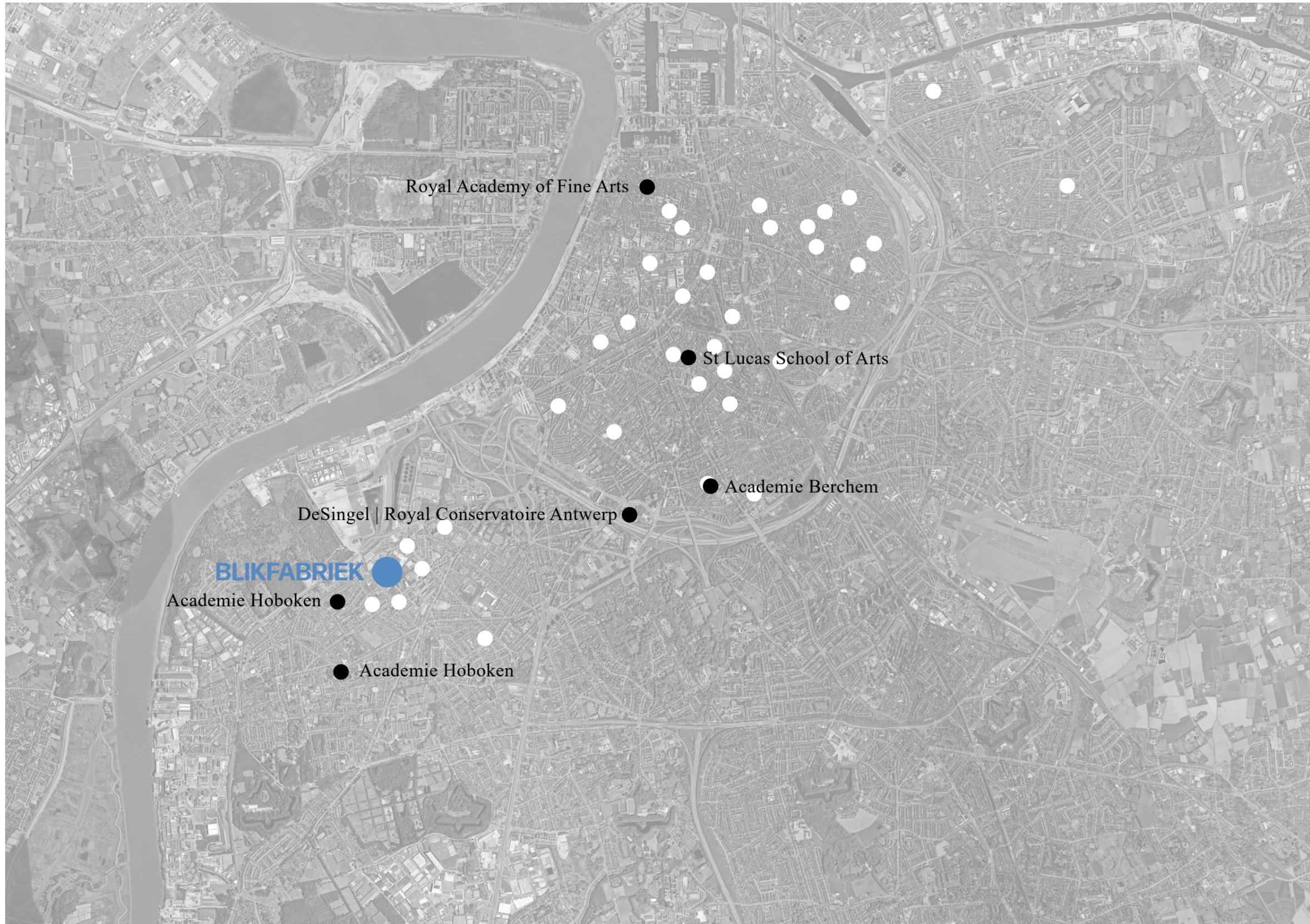


*How can you create a space for people to meet,
introducing a sense of community?*

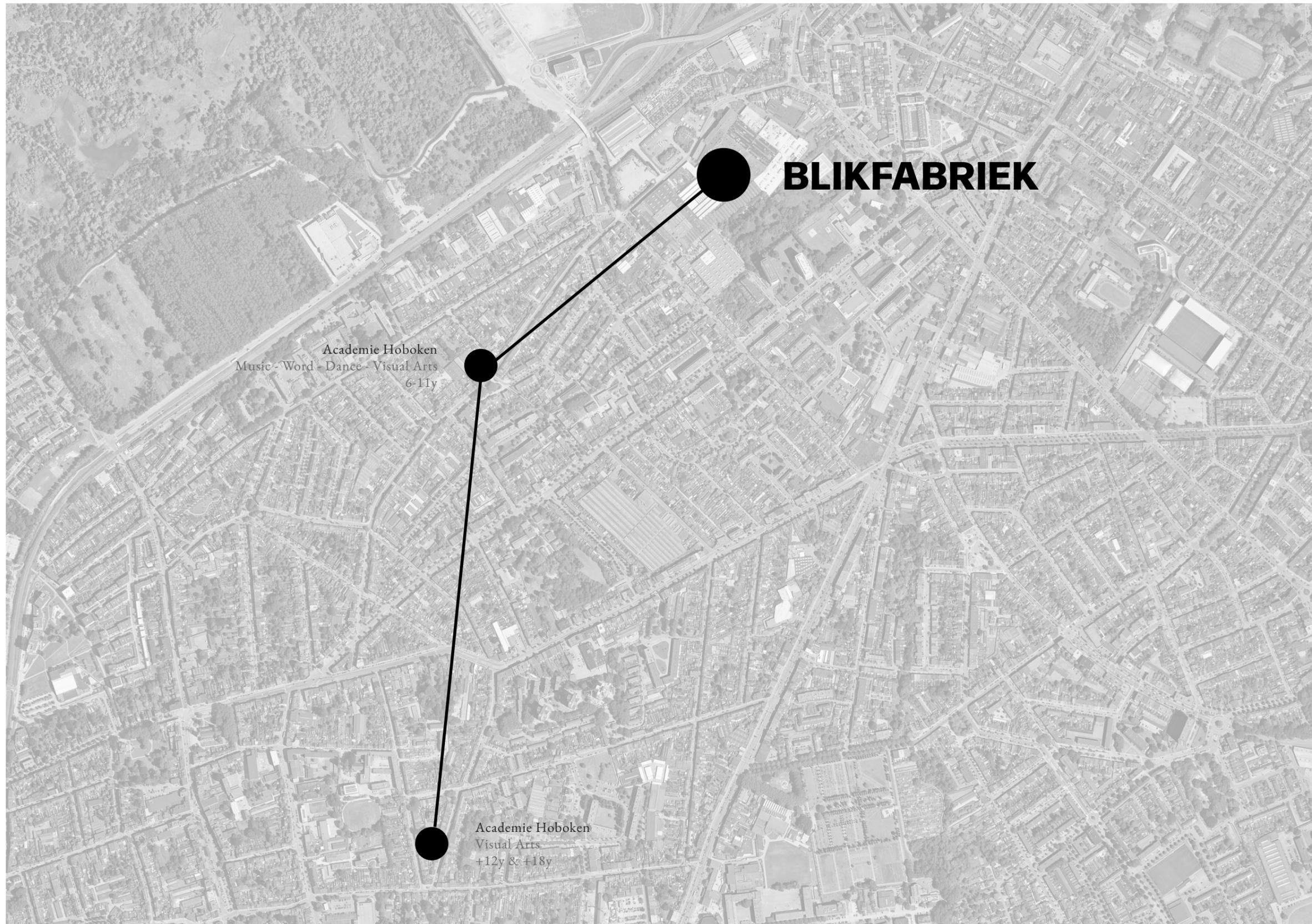
*At the beginning of the sixteenth century, artists from all over northern Europe were drawn to the **booming prosperity of Antwerp...** Antwerp became the mercantile hub of Europe, where goods from the East, the New World, and the Old World changed hands. The city's cosmopolitan population, wealthy as well as diverse, was a **magnet for artists and encouraged experimentation.***

'Antwerp in the Early 1500s', National Gallery of Art





- Schools
- Art Schools



BLIKFABRIEK

Academie Hoboken
Music - Word - Dance - Visual Arts
6-11y

Academie Hoboken
Visual Arts
+12y & +18y



Hoboken Akademie



Hoboken Akademie



Research Question 1

How can the integration of cultural and educational spaces foster a sense of community and a strong local identity in neglected neighbourhoods?



Make Do



Make Do

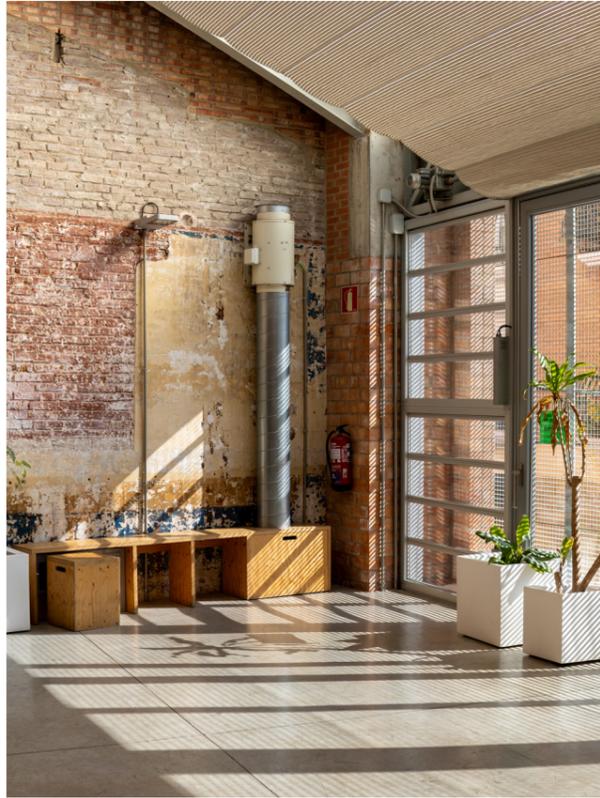


Make Do

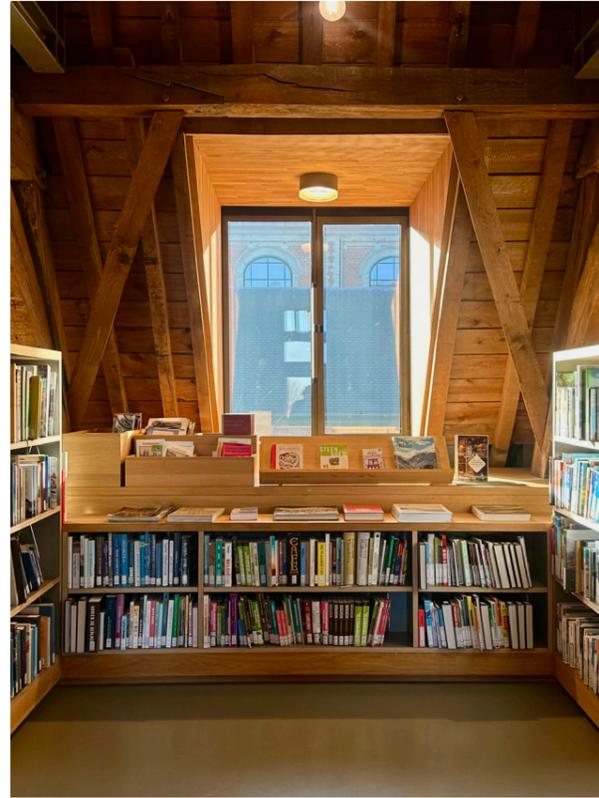


Research Question 2

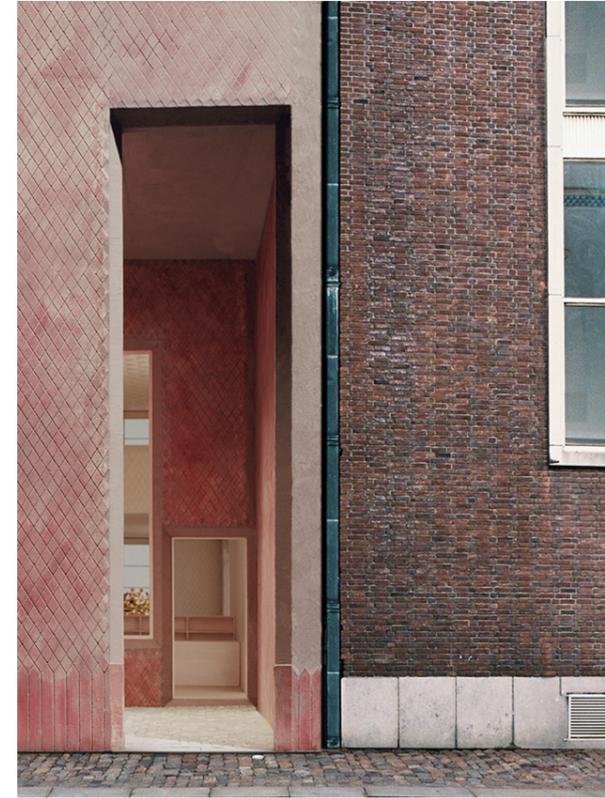
How can a historic structure be restored and transformed into a contemporary structure for the community?



Civic Centre |
H Arquitectes
Community centre
existing: multi-functional
Barcelona, 2017

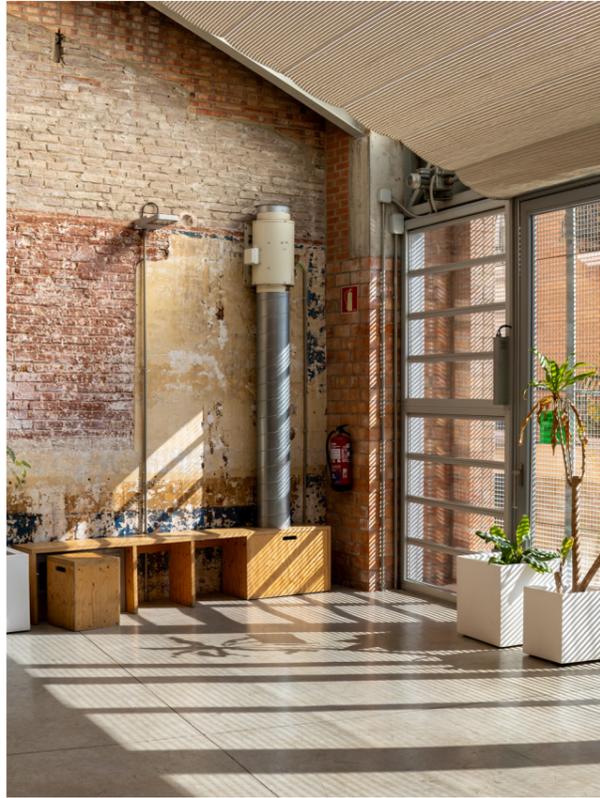


Mechelen Library |
Korteknie Stuhlmacher Architecten
Public library
existing: historic monestary
Mechelen, 2010



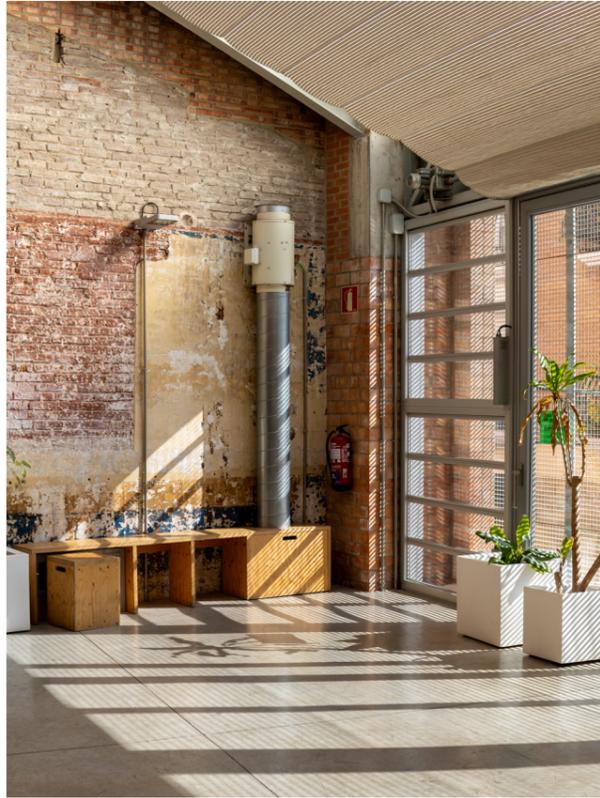
Z33 | Francesca Torzo
Museum
existing: historic beguinage
Hasselt, 2019

Case Studies

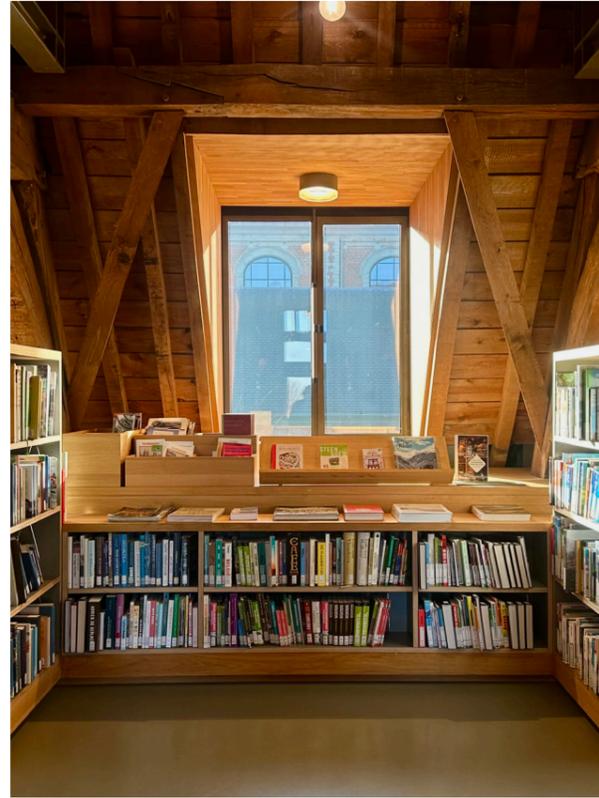


Case Studies

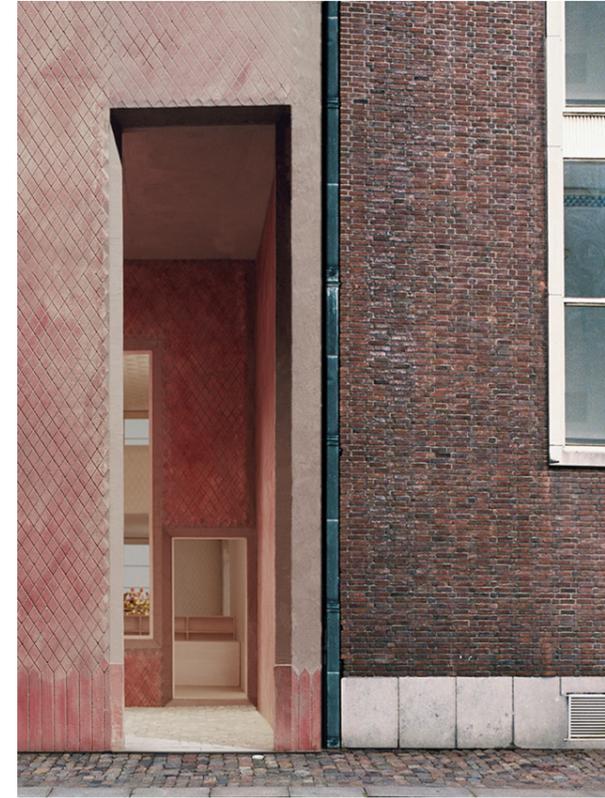
Julia Wintersteller



Interiority



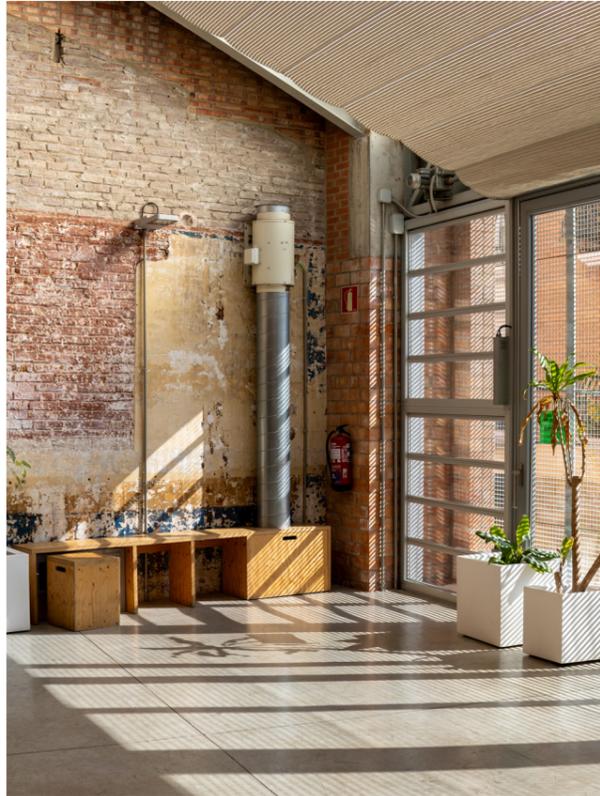
Domesticity



Mirroring

Case Studies

Julia Wintersteller



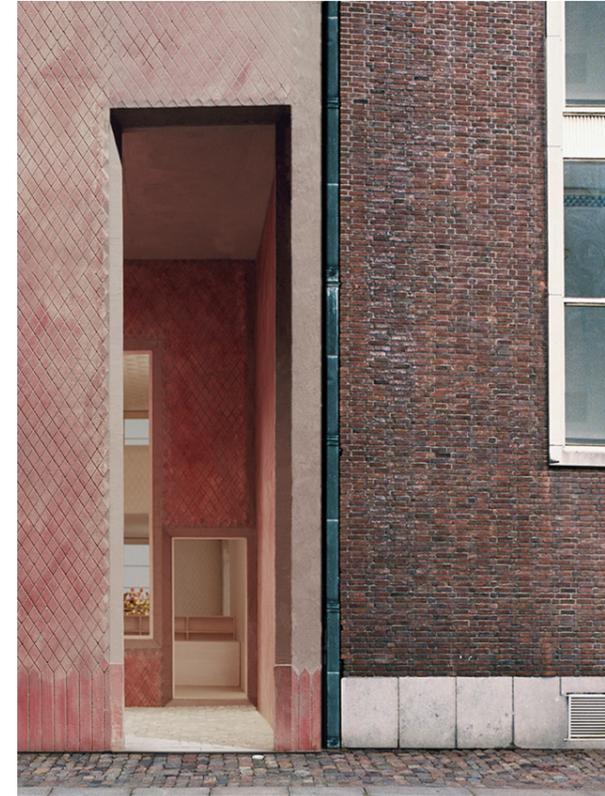
Interiority

How can spatial reconfiguration blur the boundary between indoors and outdoors?



Domesticity

How can a domestic atmosphere be introduced into a building with a formerly institutional and monumental character?

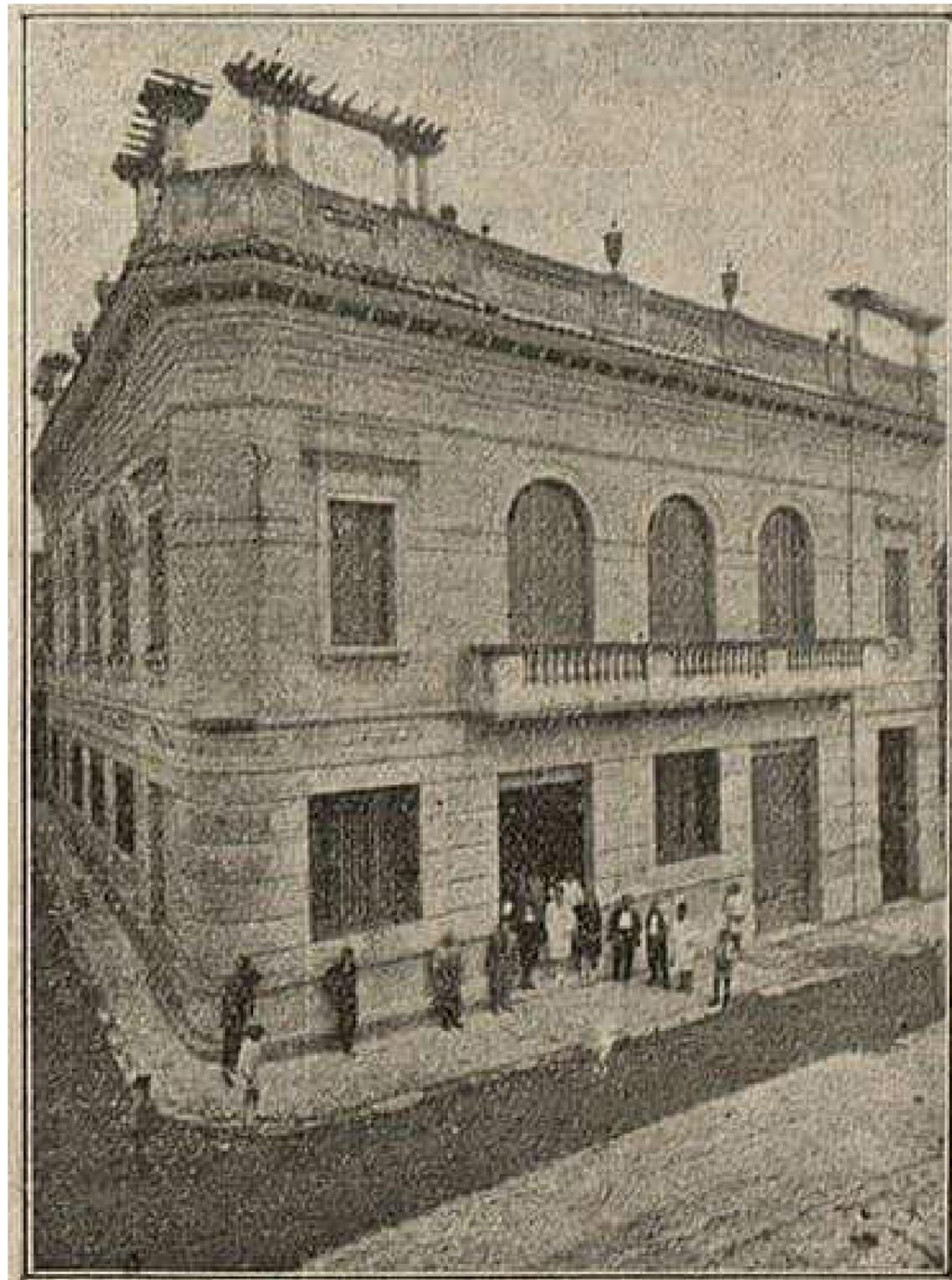


Mirroring

How can the strategy of mirroring be used to reinterpret and respond to an existing built context, negotiating between continuity and transformation?

Case Studies

Julia Wintersteller

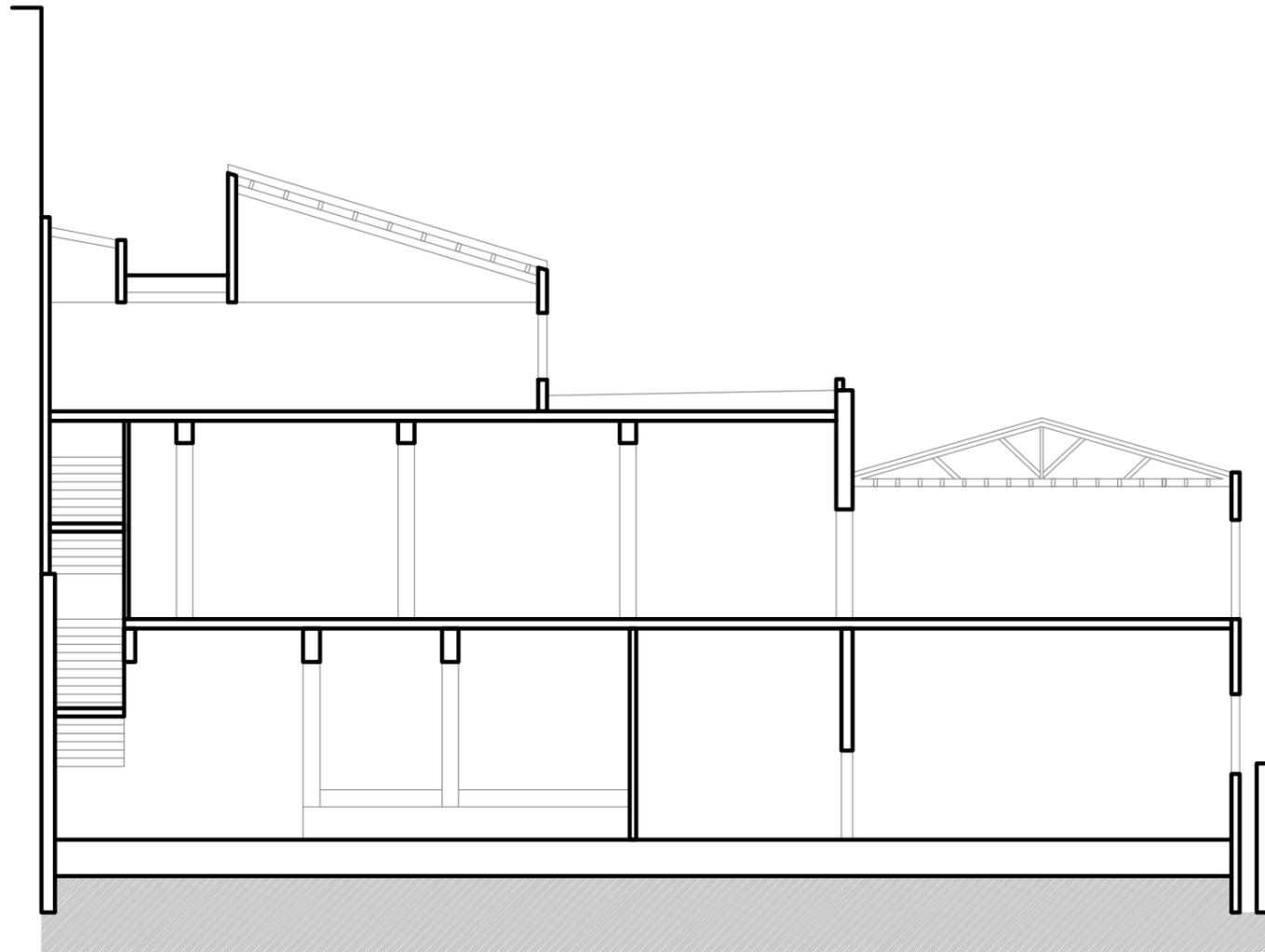


Civic Centre | H Arquitectes



Closure in 1988

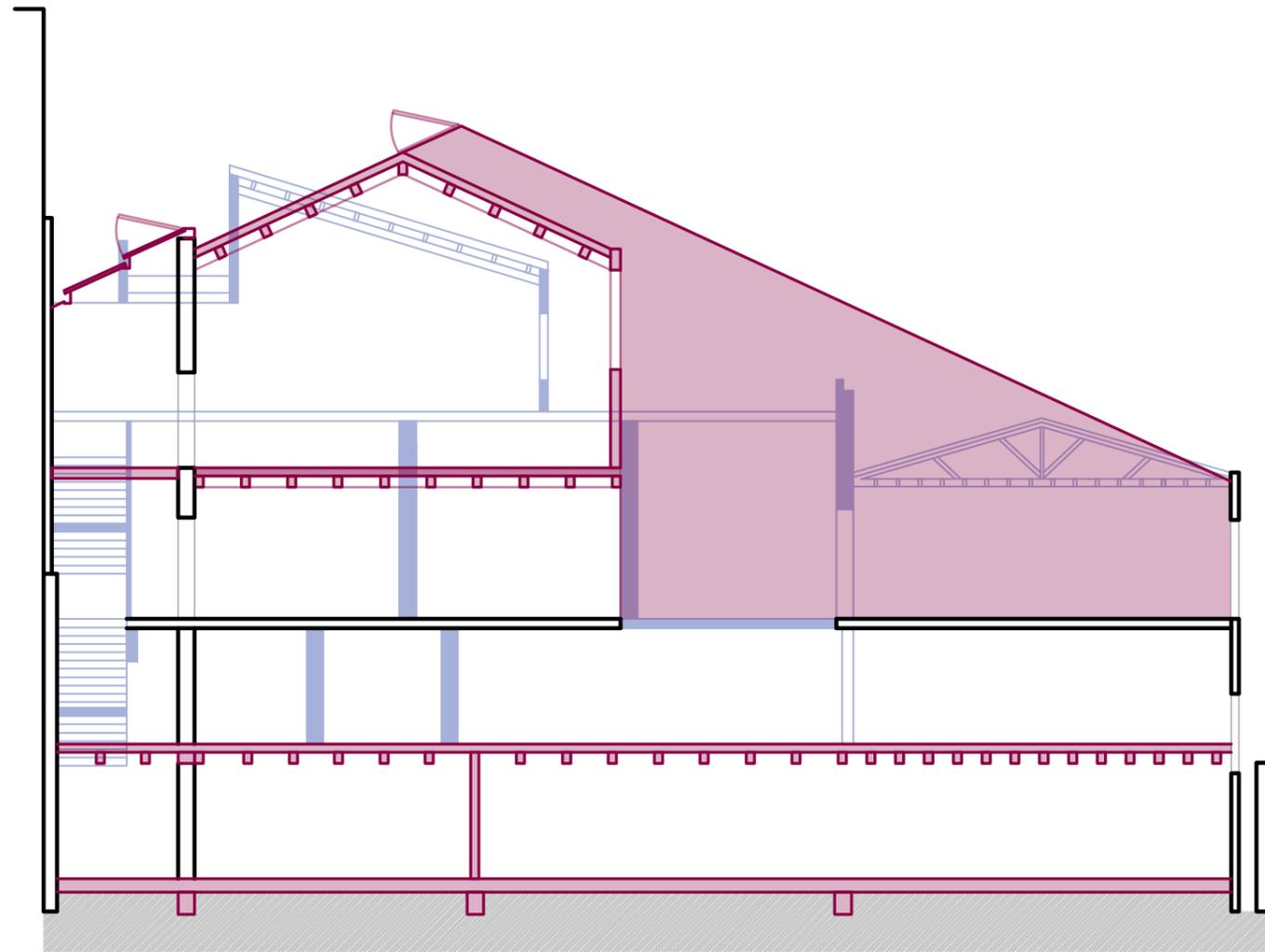
Civic Centre | H Arquitectes



Before

Civic Centre | H Arquitectes

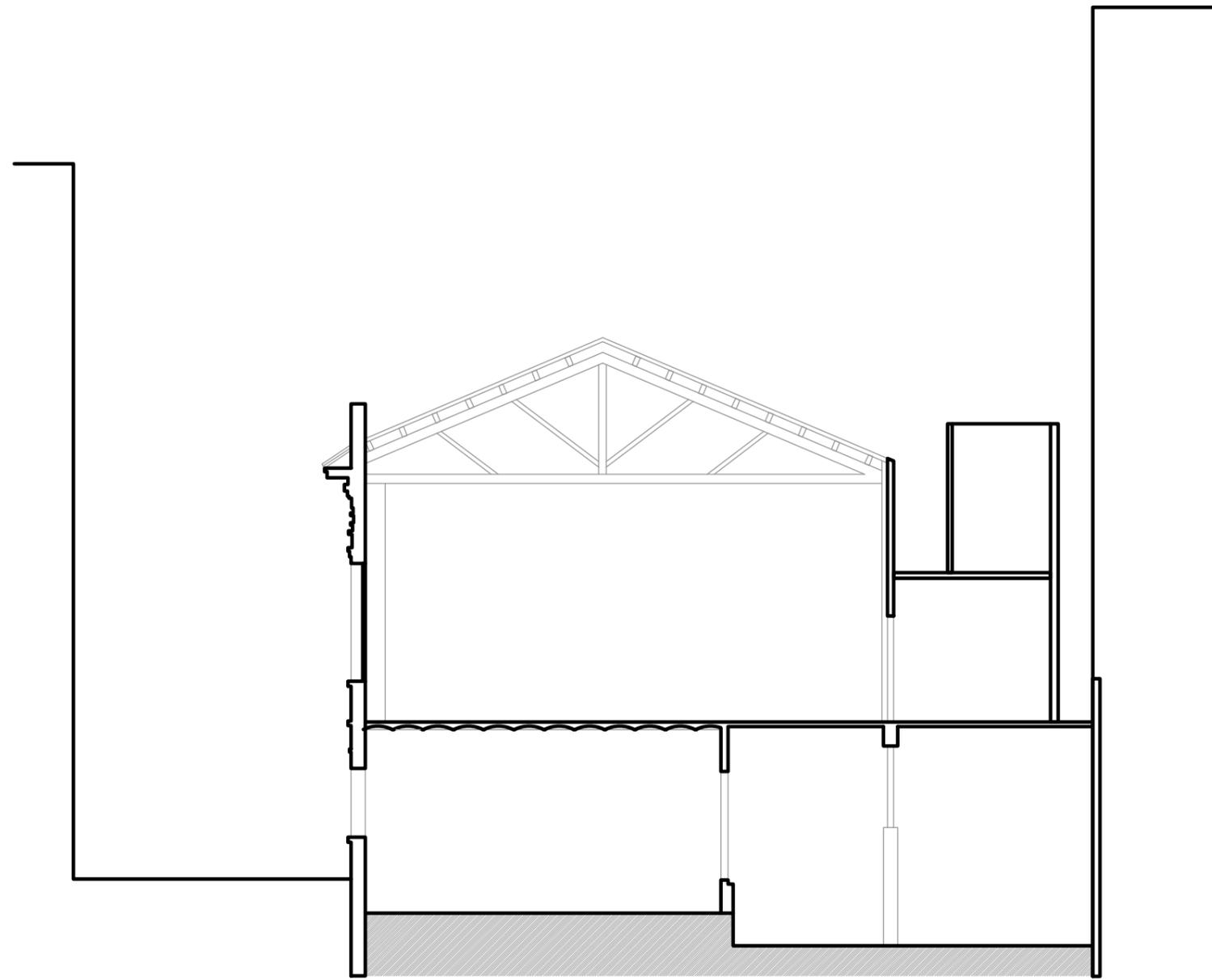
Existing ■
Demolished ■
New ■



After

Civic Centre | H Arquitectes

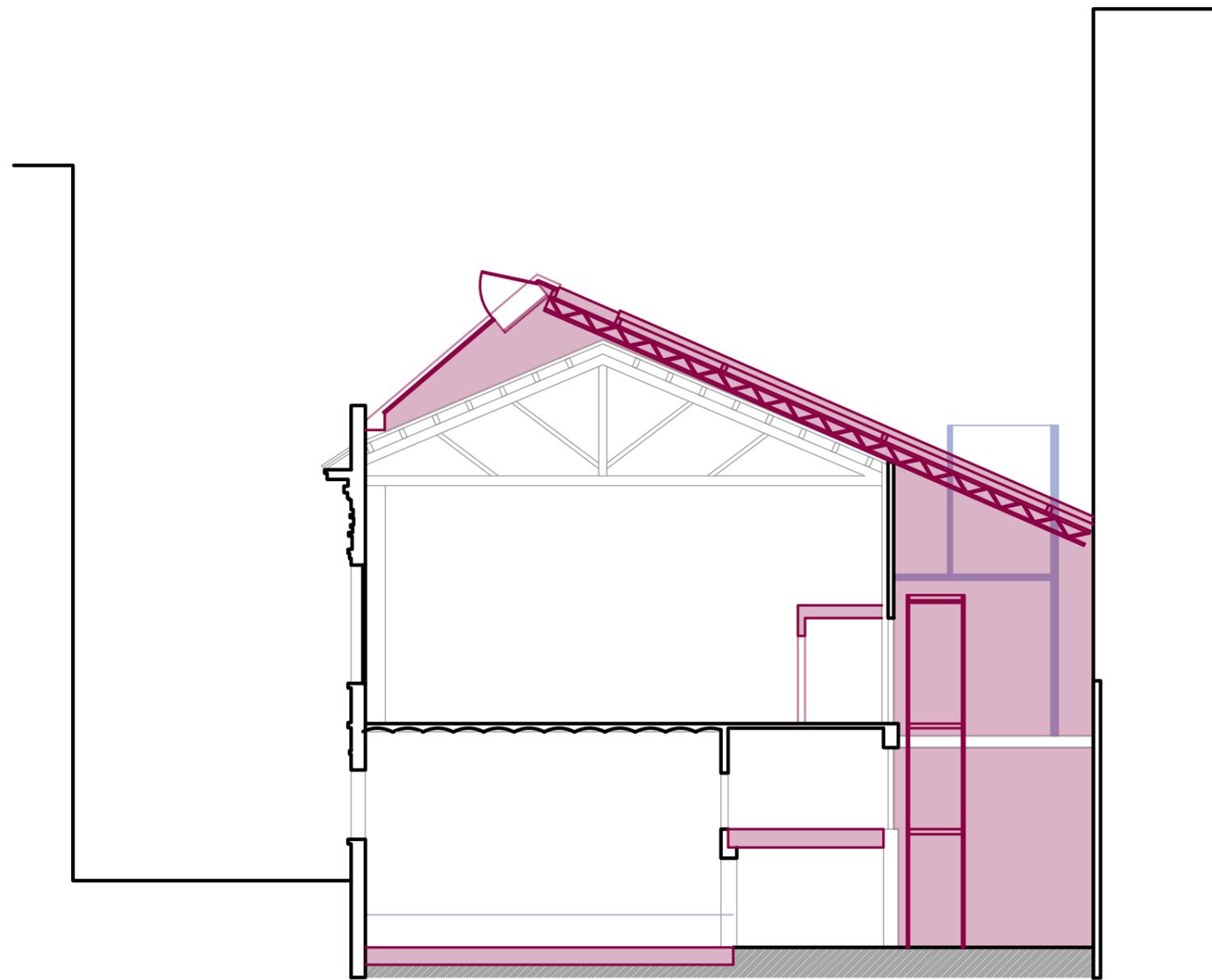
Existing ■
Demolished ■
New ■



Before

Civic Centre | H Arquitectes

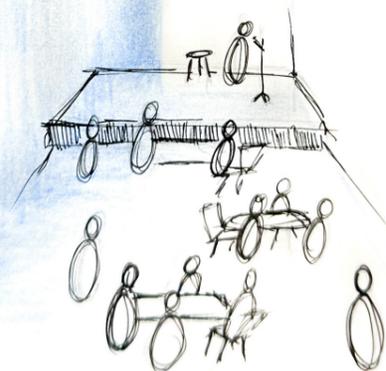
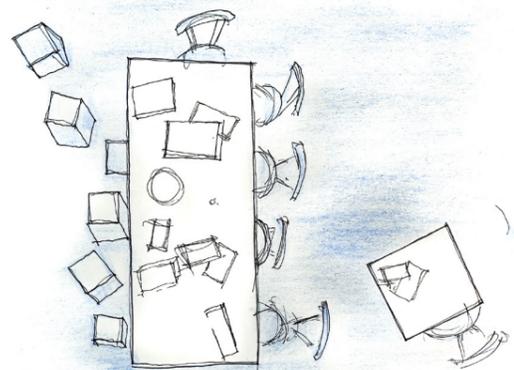
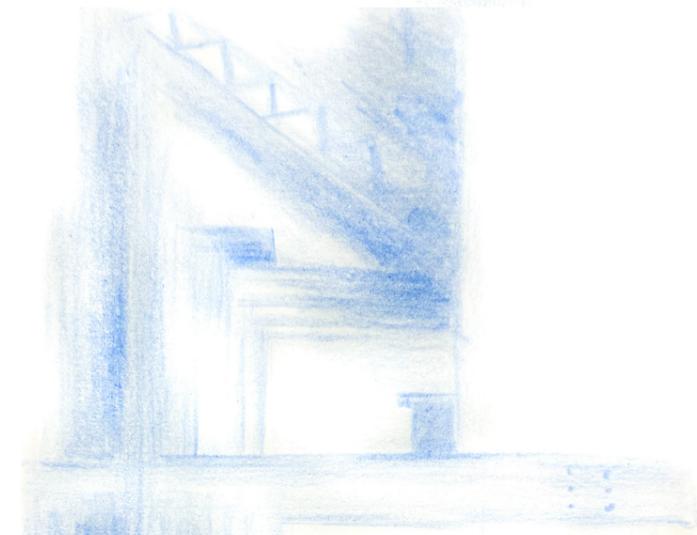
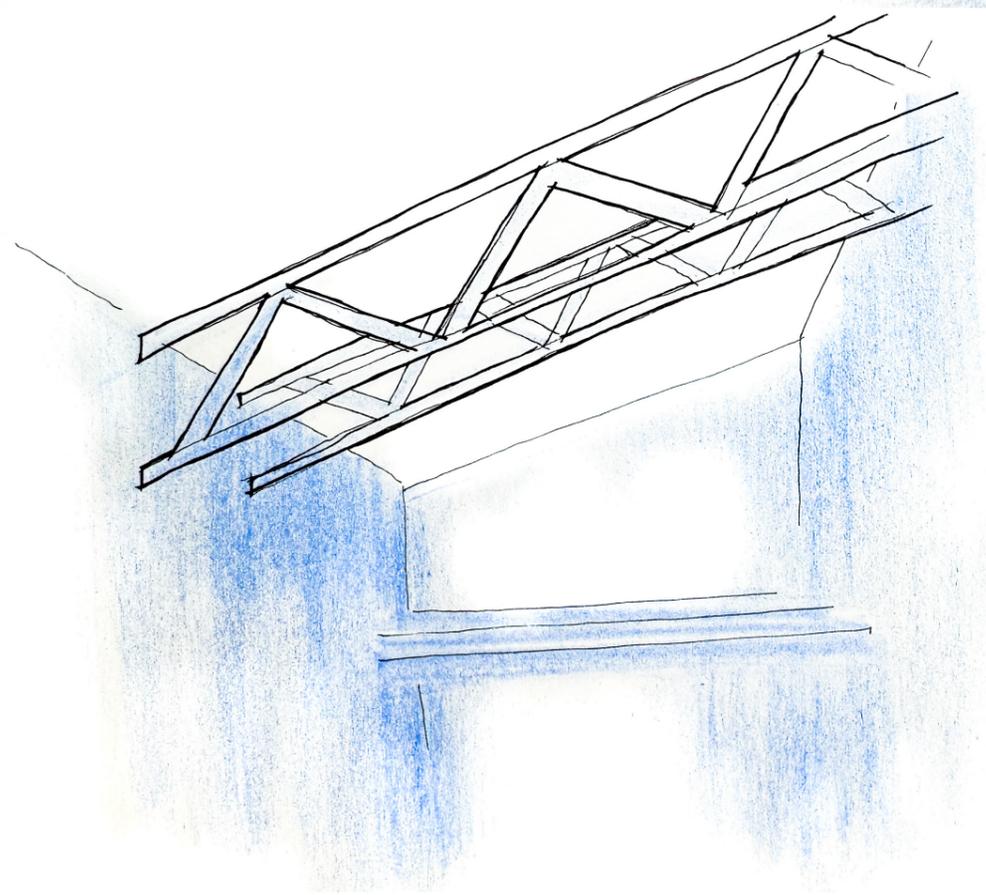
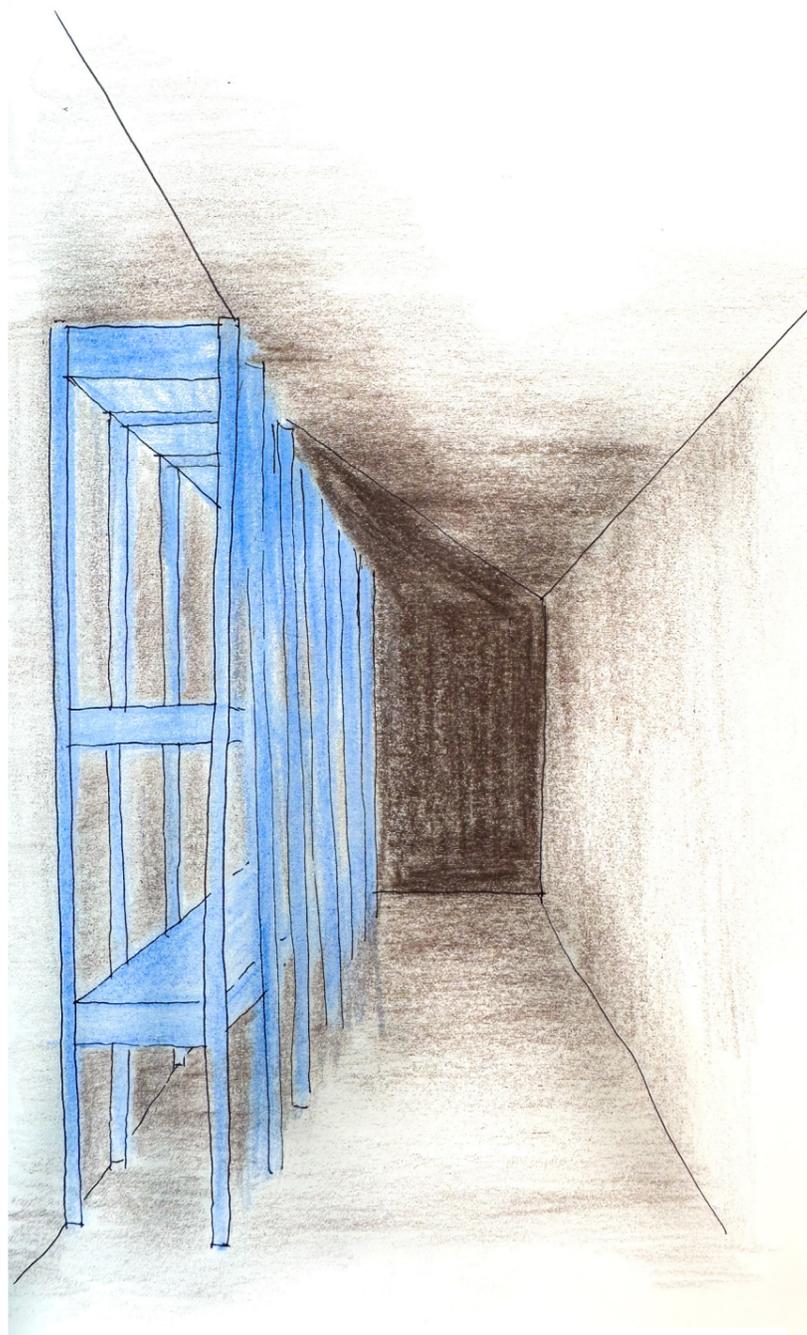
- Existing
- Demolished
- New



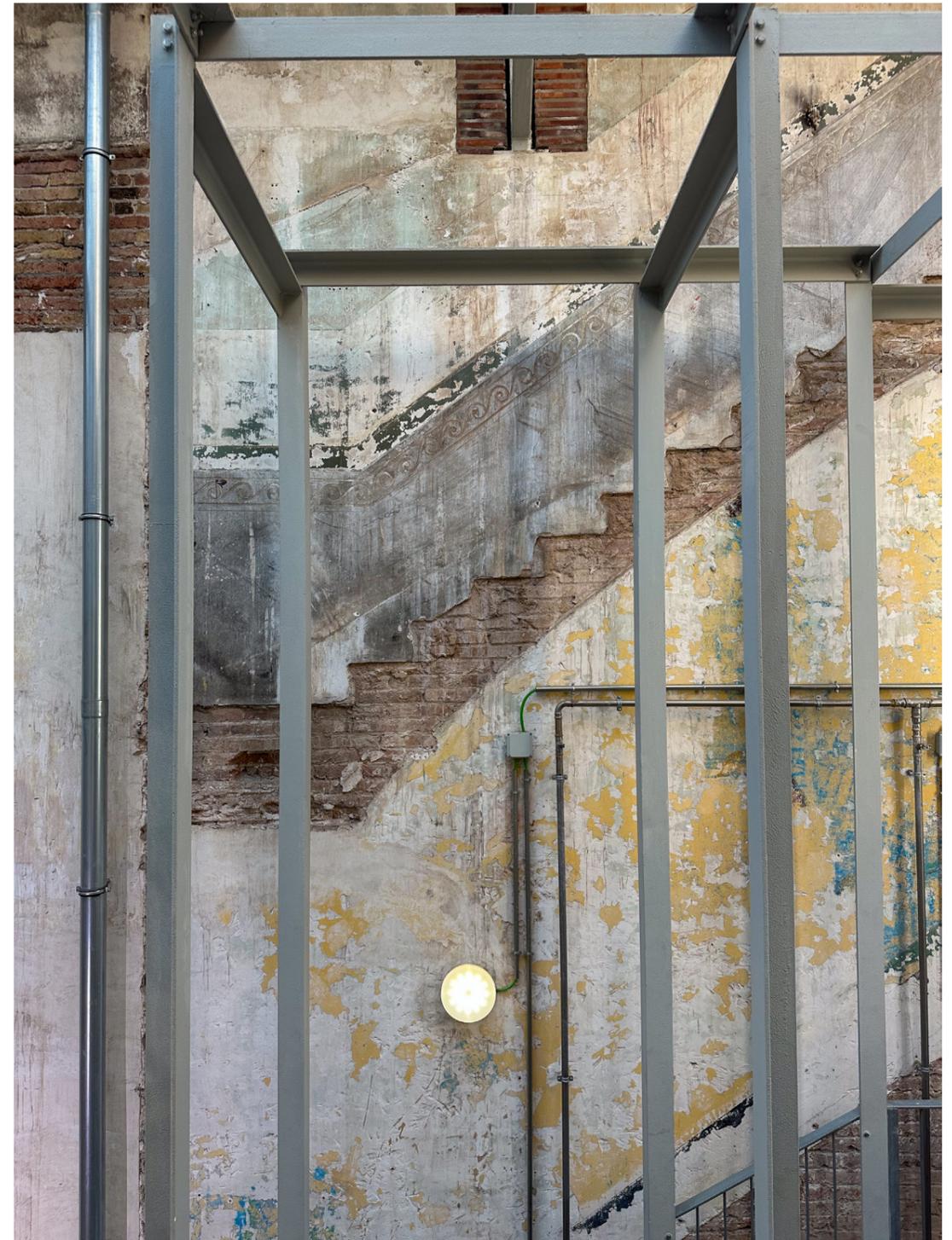
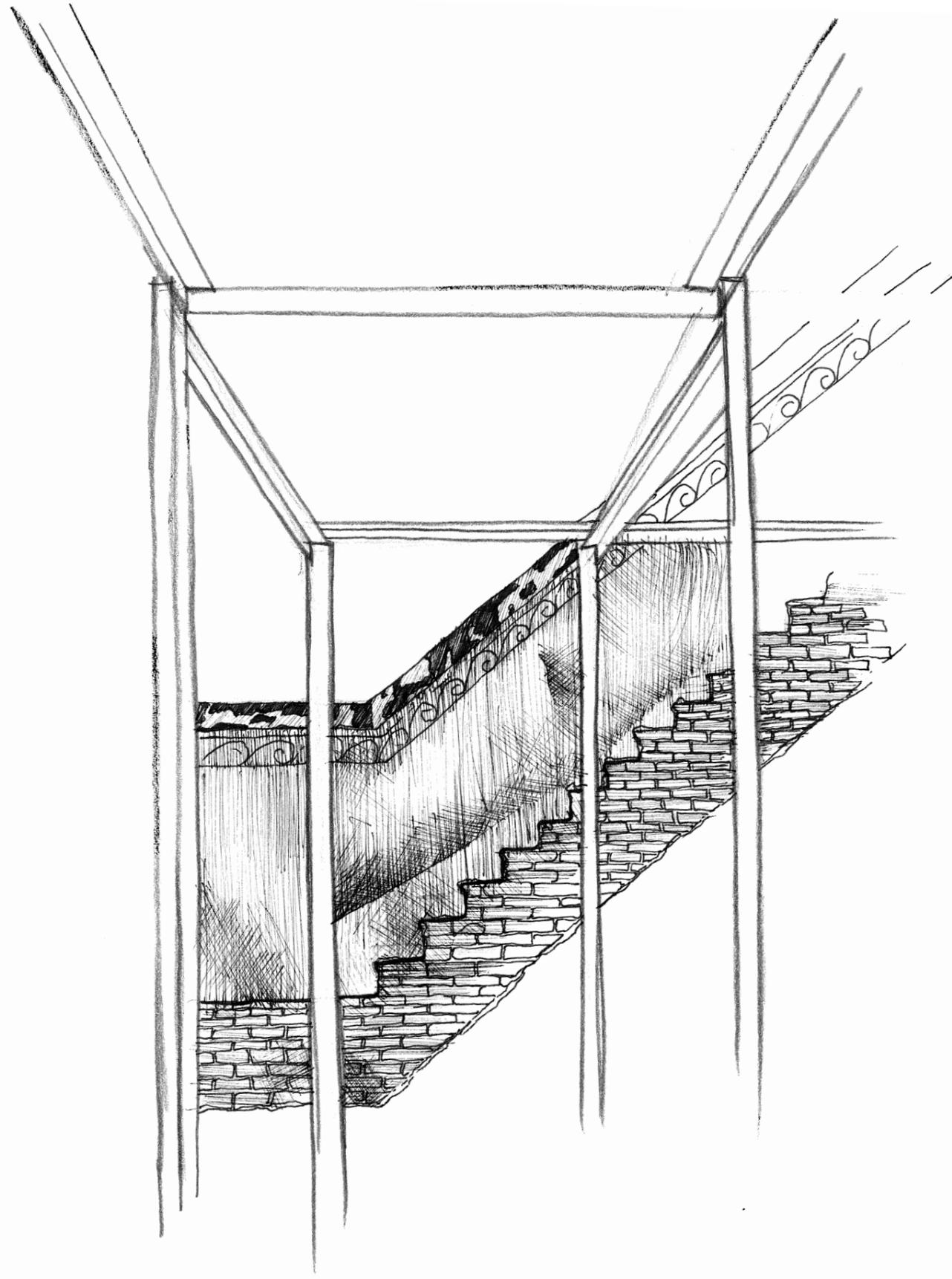
After

Civic Centre | H Arquitectes

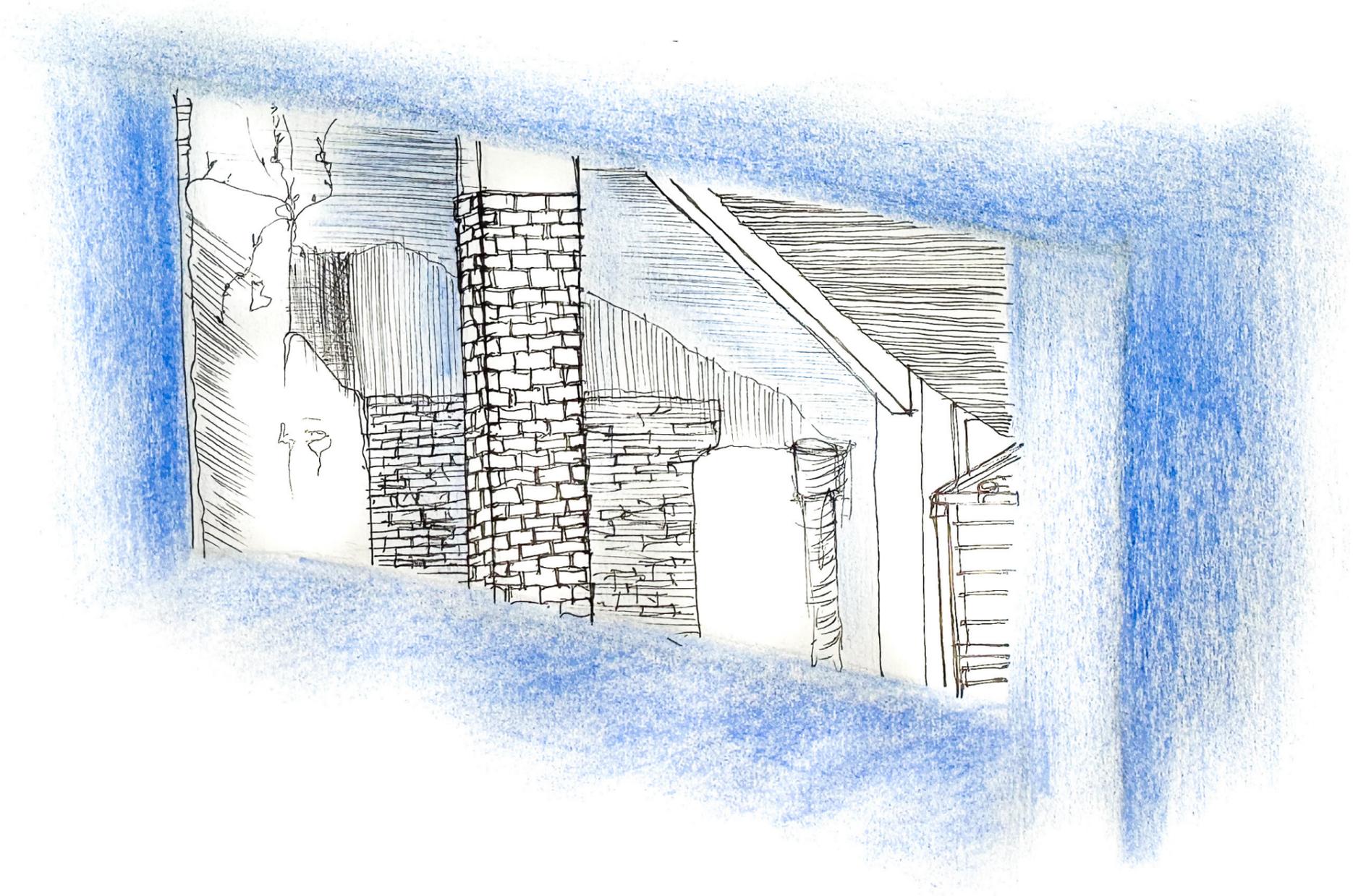
- Existing
- Demolished
- New



Civic Centre | H Arquitectes



Civic Centre | H Arquitectes



Civic Centre | H Arquitectes



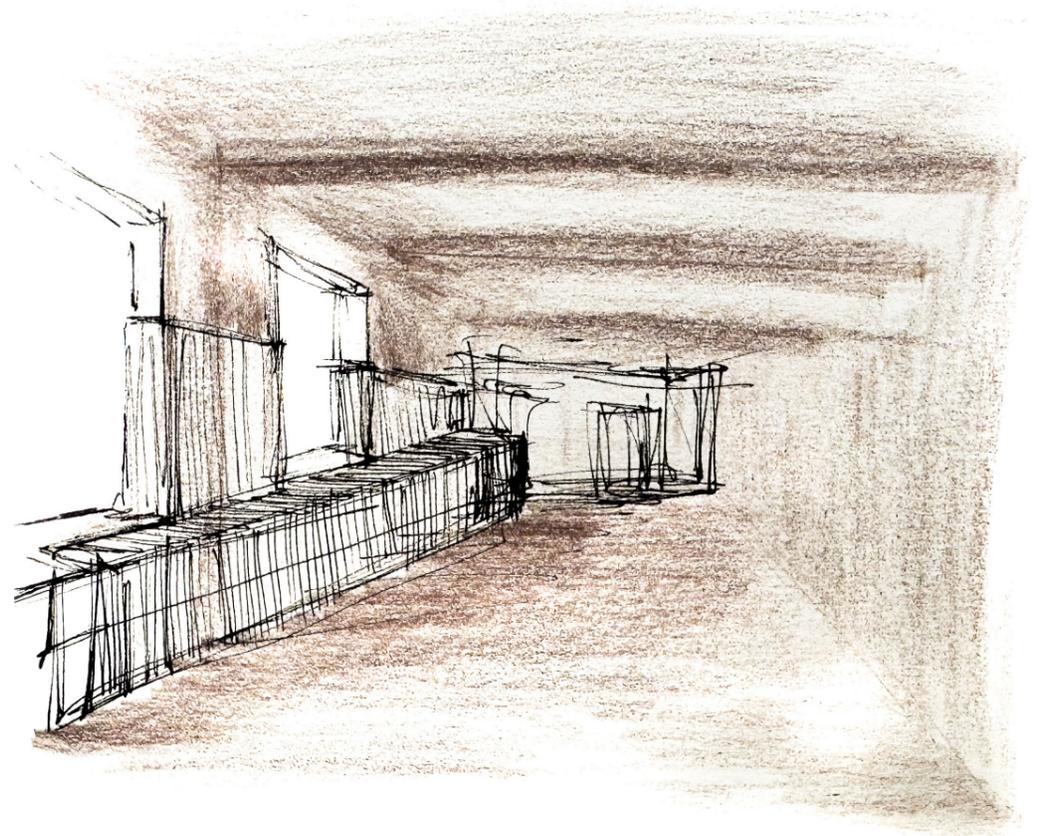
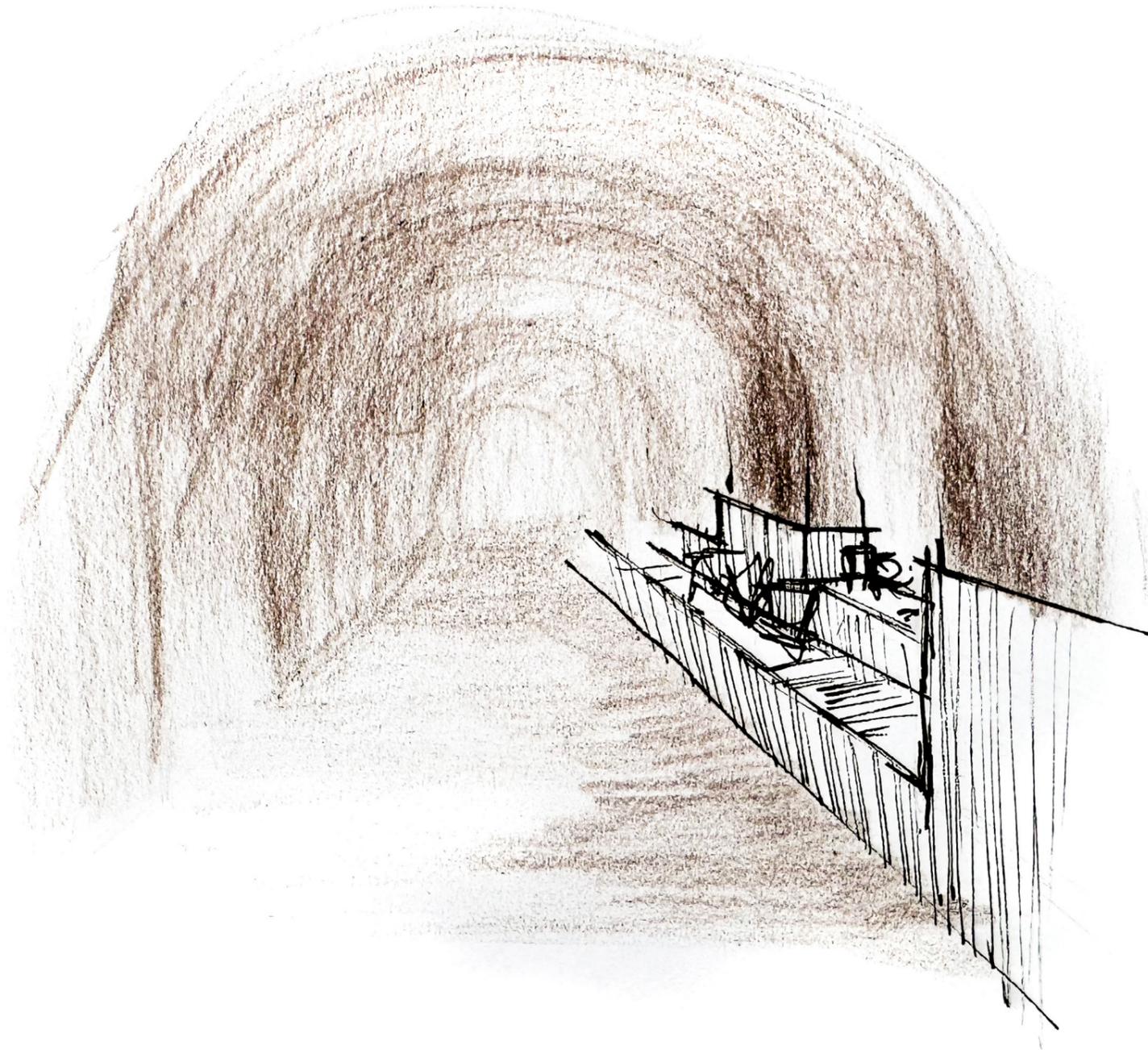
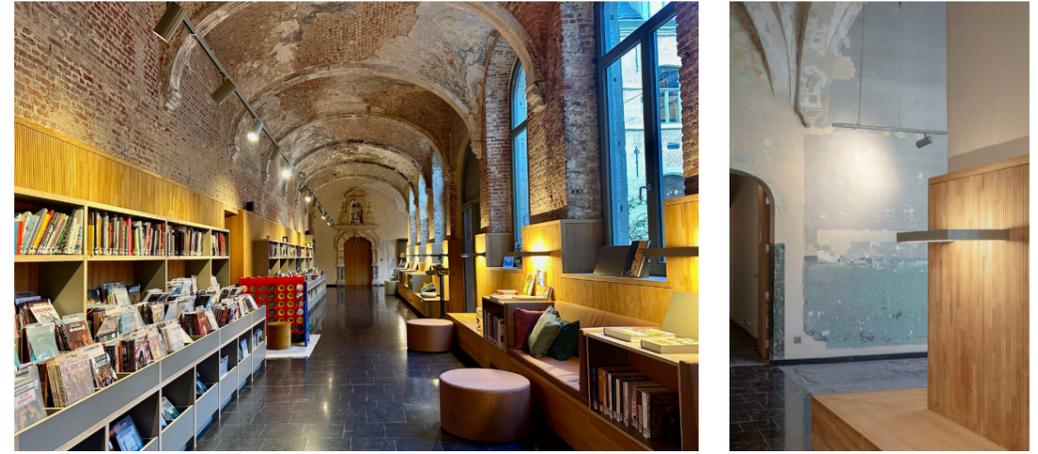
Het Predikeren | Korteknie Stuhlmacher Architecten



How can a domestic atmosphere be introduced into a building with a formerly institutional and monumental character?

Het Predikeren | Korteknie Stuhlmacher Architecten

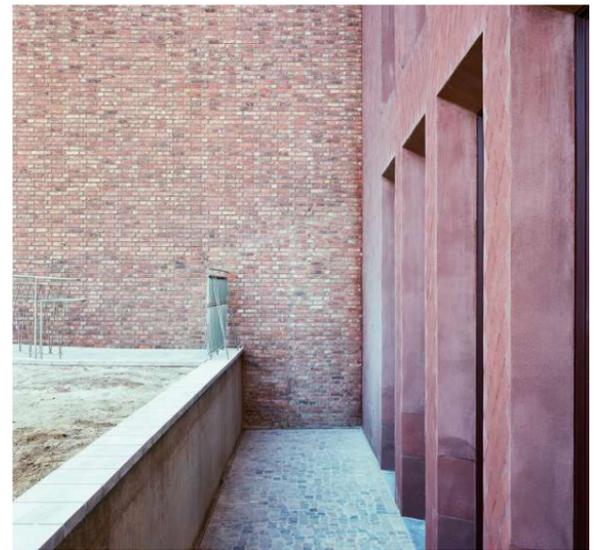
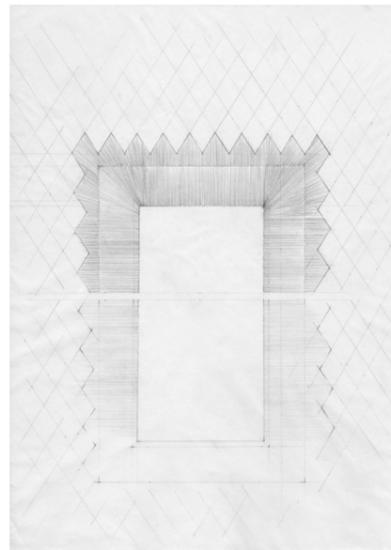
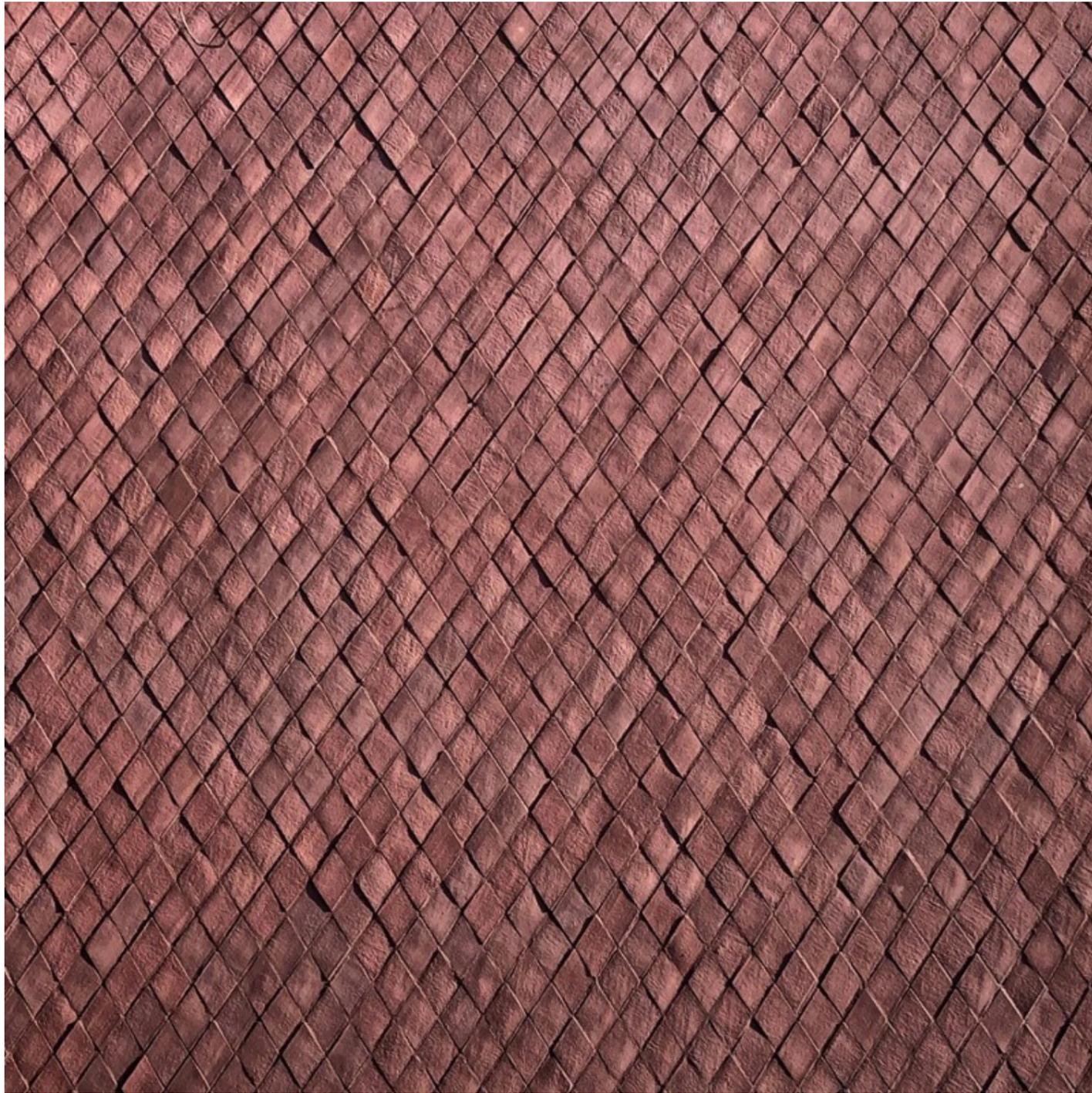
Tactile Warmth through Material Contrast



Het Predikeren | Korteknie Stuhlmacher Architecten



Z33 Museum | Francesca Torzo



Z33 Museum | Francesca Torzo



Masterplan

MANIFESTO

1. Hoboken is a patchwork, an island of different spaces, shaped by diverse developments over time. Embrace this variety as a strength and avoid coherence or uniformity.
2. Introduce pockets of surprise—intimate, public meeting spaces and hidden nooks nestled between structures. Encourage spontaneous, organic interactions while avoiding a singular, dominant “center.” Prioritize the human scale to transform cold, unwelcoming spaces.
3. Keep the Blikvelden as existing natural ecosystem of plants and animals, preserving quality of secret garden while improving its accessibility.
4. Carefully evaluate the existing structures for their historical, structural, material, and qualitative significance, ensuring thoughtful decisions about their preservation or transformation.
5. Accommodate the existing DNA of Blikfabriek in the transformation, Provide space for existing artists and foster a sense of community, inclusivity, and self-expression, avoiding displacement.
6. Incorporate layers of meaning, time, space, and function in all aspects of the design, creating a rich and dynamic experience.
7. Design inclusive spaces that integrate accessible public facilities with diverse housing options, nurturing equality, and a strong sense of community for all residents.
8. Design adaptable parking for future flexibility, improve public transport access, and reduce heavy traffic. Redirect trucks to peripheral roads, keeping central streets narrower and more private for a pedestrian-friendly environment.

Masterplan



1
Steel
430m²
Flat Roof
Skylights

High Value



2 - 7
Steel
8900m²
Flat Roof
Skylights

High Value



8
Unknown
320m²
Flat Roof

Medium Value



9
Steel
460m²
Slanted Roof
Skylights

Very High Value



17 & 19
Steel
4200m²
Slanted Roof
Skylights

Very High Value



18 & 21
Steel
3300m²
Flat Roof

Medium Value



20
Concrete
3700m²
Vaulted Roof
Skylights

Very High Value



22
Steel
800m²
Flat Roof

Medium Value



10
Steel
2400m²
Pitched Roof
Skylights

Very High Value



11
Steel
2700m²
Flat Roof
Skylights

Very High Value



12
Steel
1200m²
Slanted Roof
Skylights

Very High Value



12
Concrete
900m²
Slanted Roof
Skylights

Very High Value



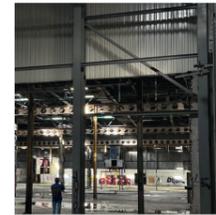
23
Unknown
280m²
Flat Roof

Low Value



24
Steel
3400m²
Slanted Roof
Skylights

High Value



25
Steel
1400m²
Flat Roof

High Value



26 & 29
Concrete
2300m²
Flat Roof

Very High Value



13
Steel
4900m²
Flat Roof
Skylights

Very High Value



14
Unknown
600m²
Flat Roof

Very High Value



15
Concrete
500m²
Flat Roof
Skylights

Very High Value



16
Concrete
700m²
Vaulted Roof
Skylights

Very High Value



27 & 28
Steel
6000m²
Flat Roof
Skylights

Low Value



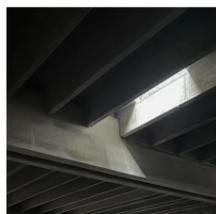
30
Steel
6600m²
Flat Roof
Skylights

Low Value



31 & 32
Steel
5200m²
Flat Roof
Skylights

Low Value

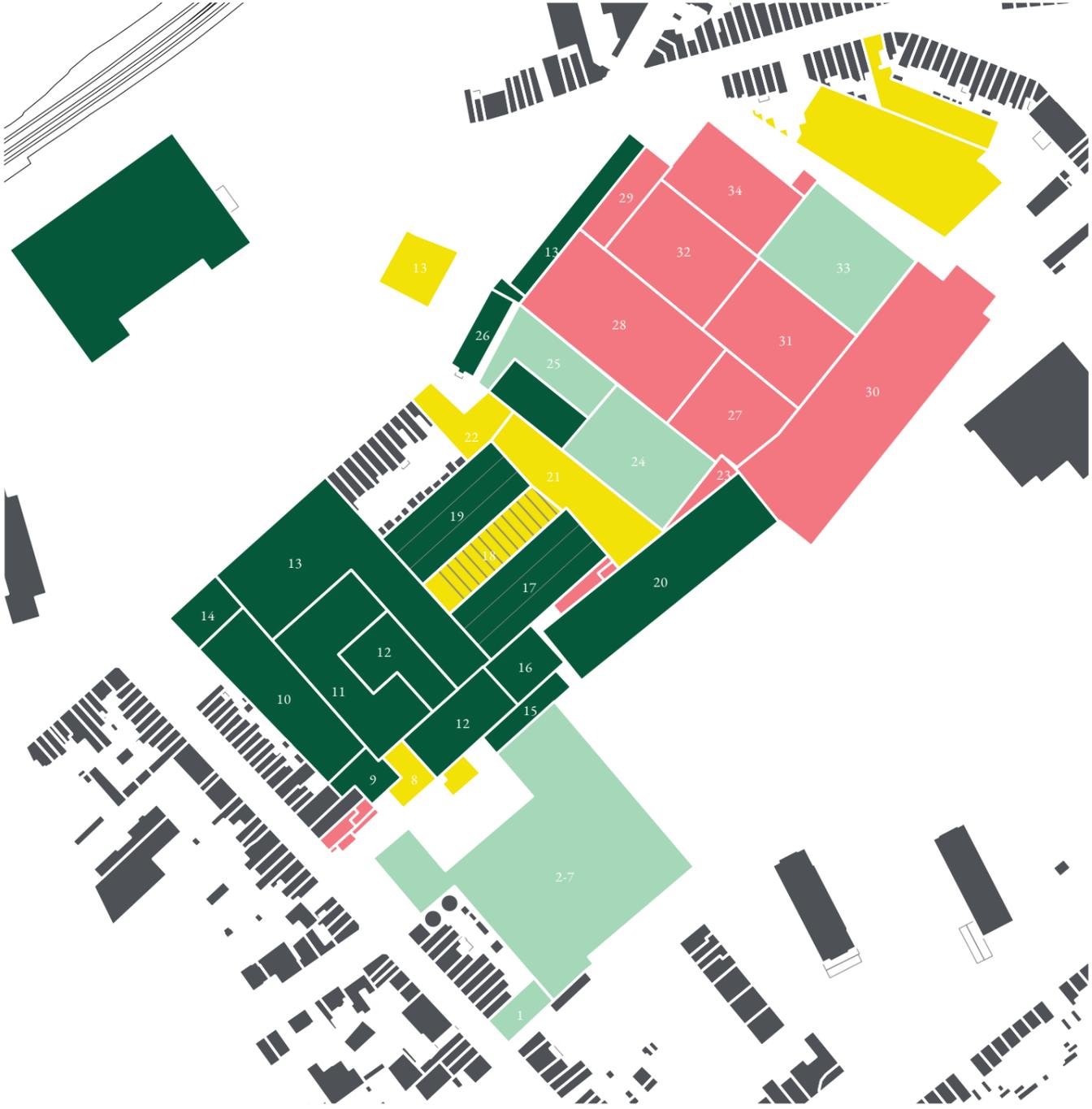


33
Concrete
4900m²
Flat Roof
Skylights

High Value

Masterplan

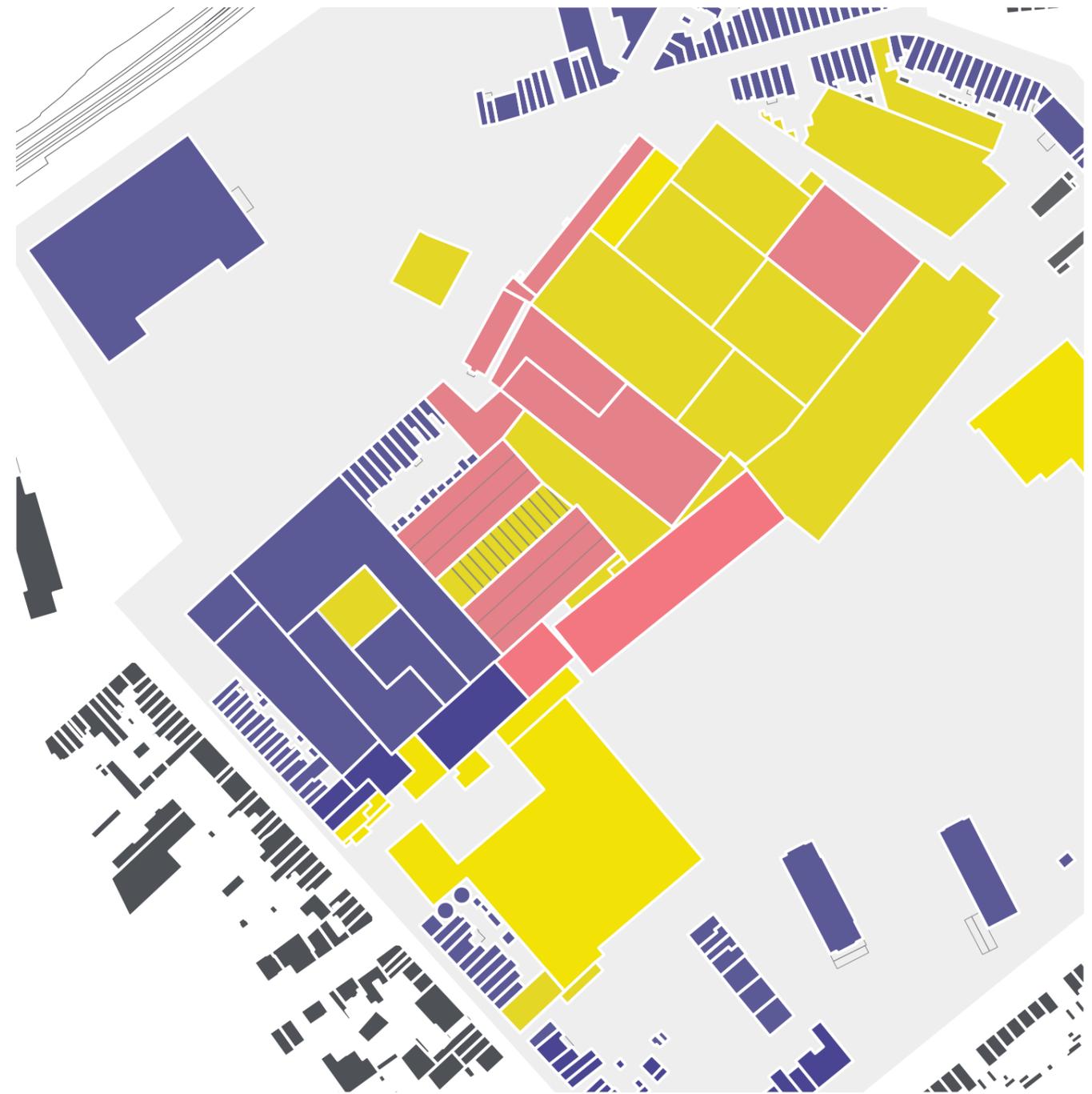
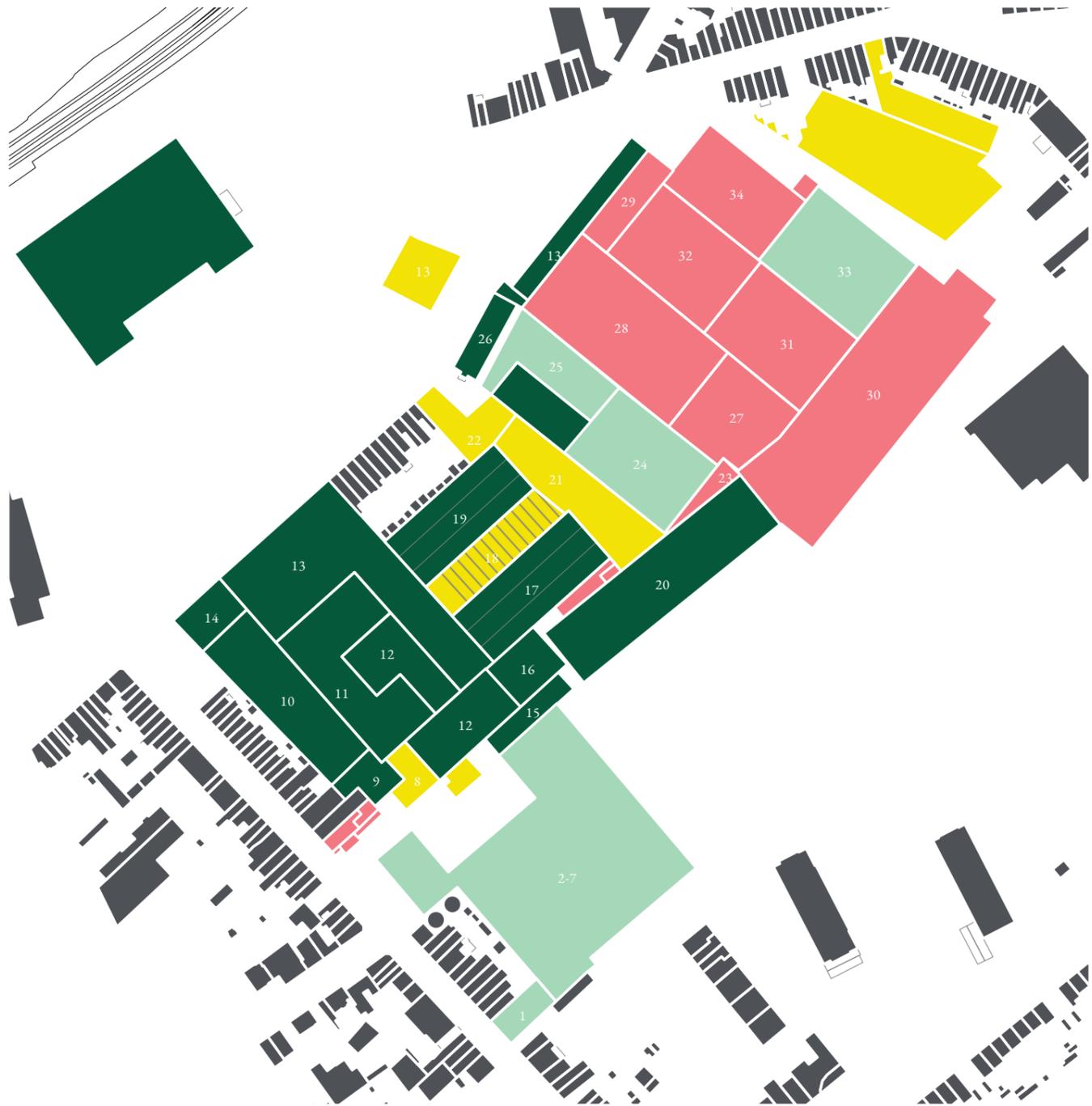
Value of Buildings



- Very High Value
- High Value
- Medium Value
- Low Value

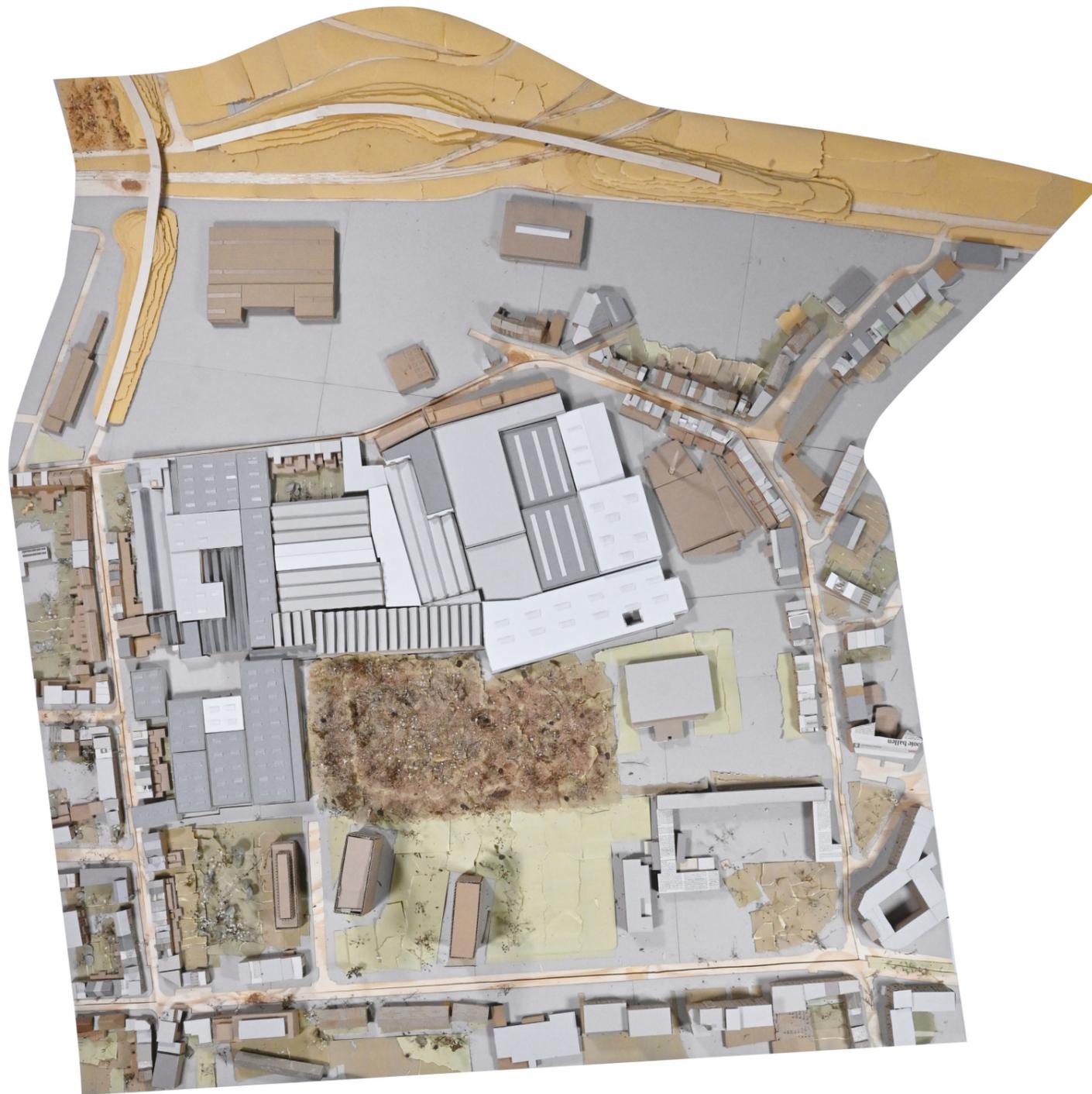
Value of Buildings

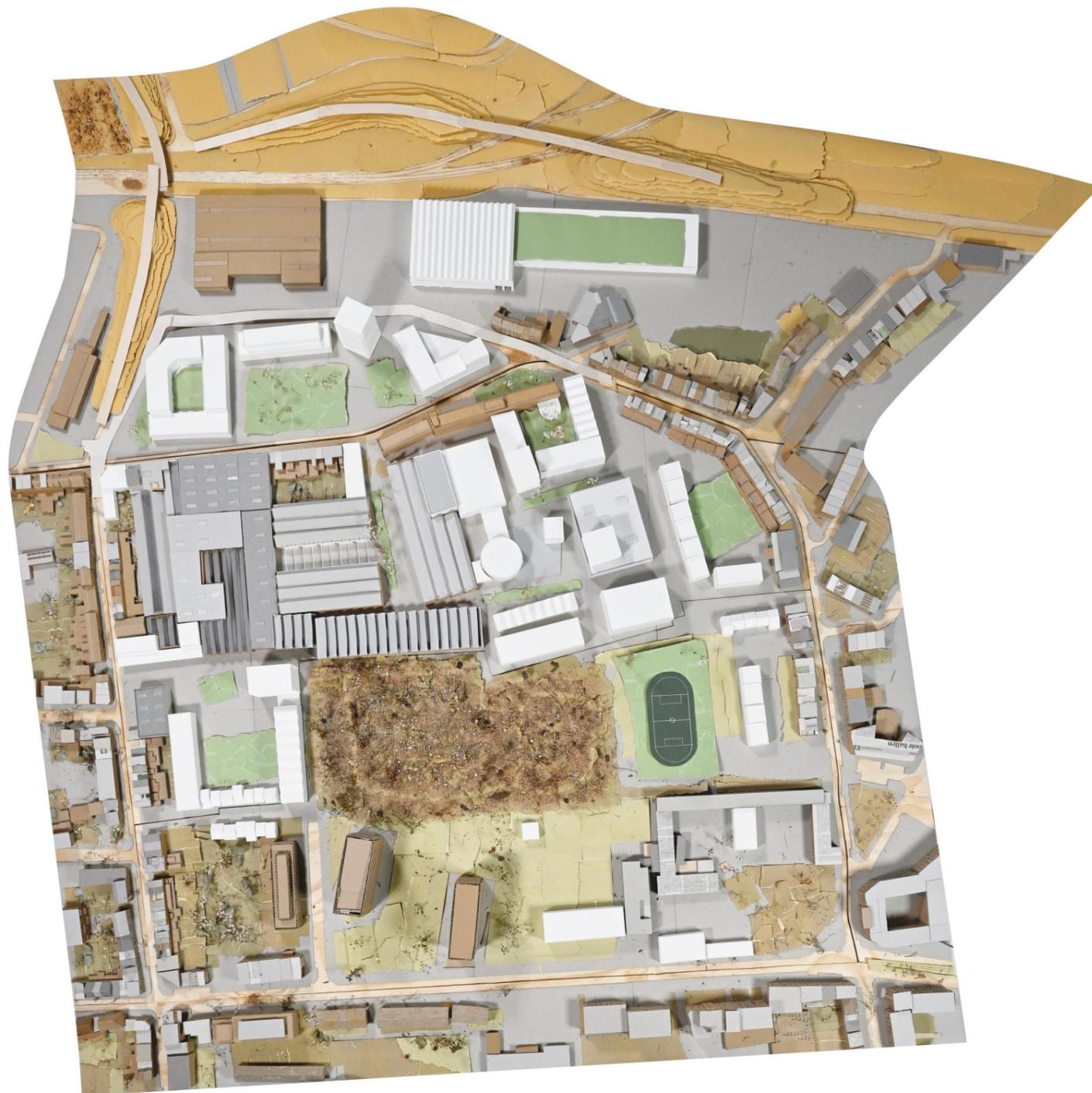
Intentions

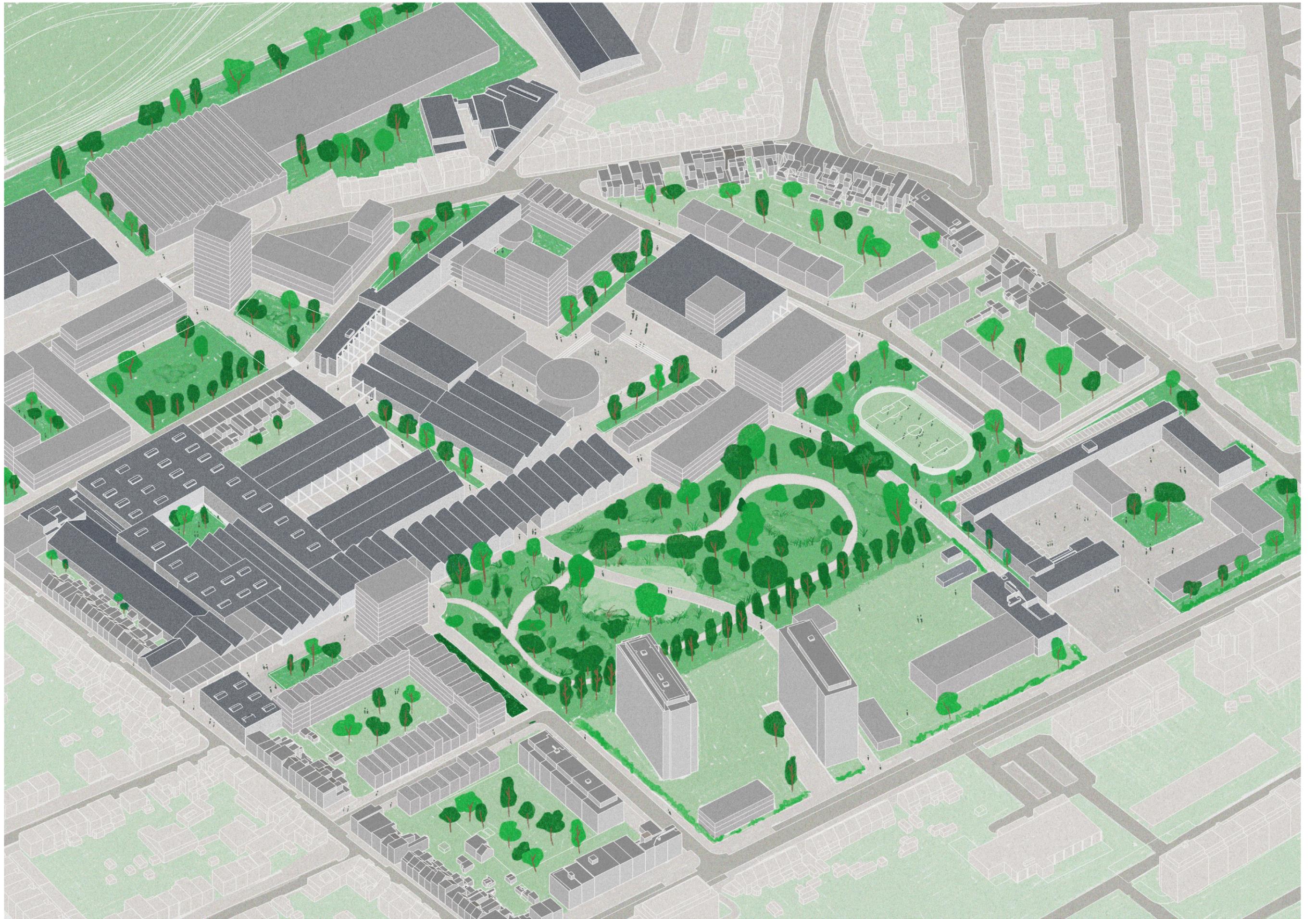


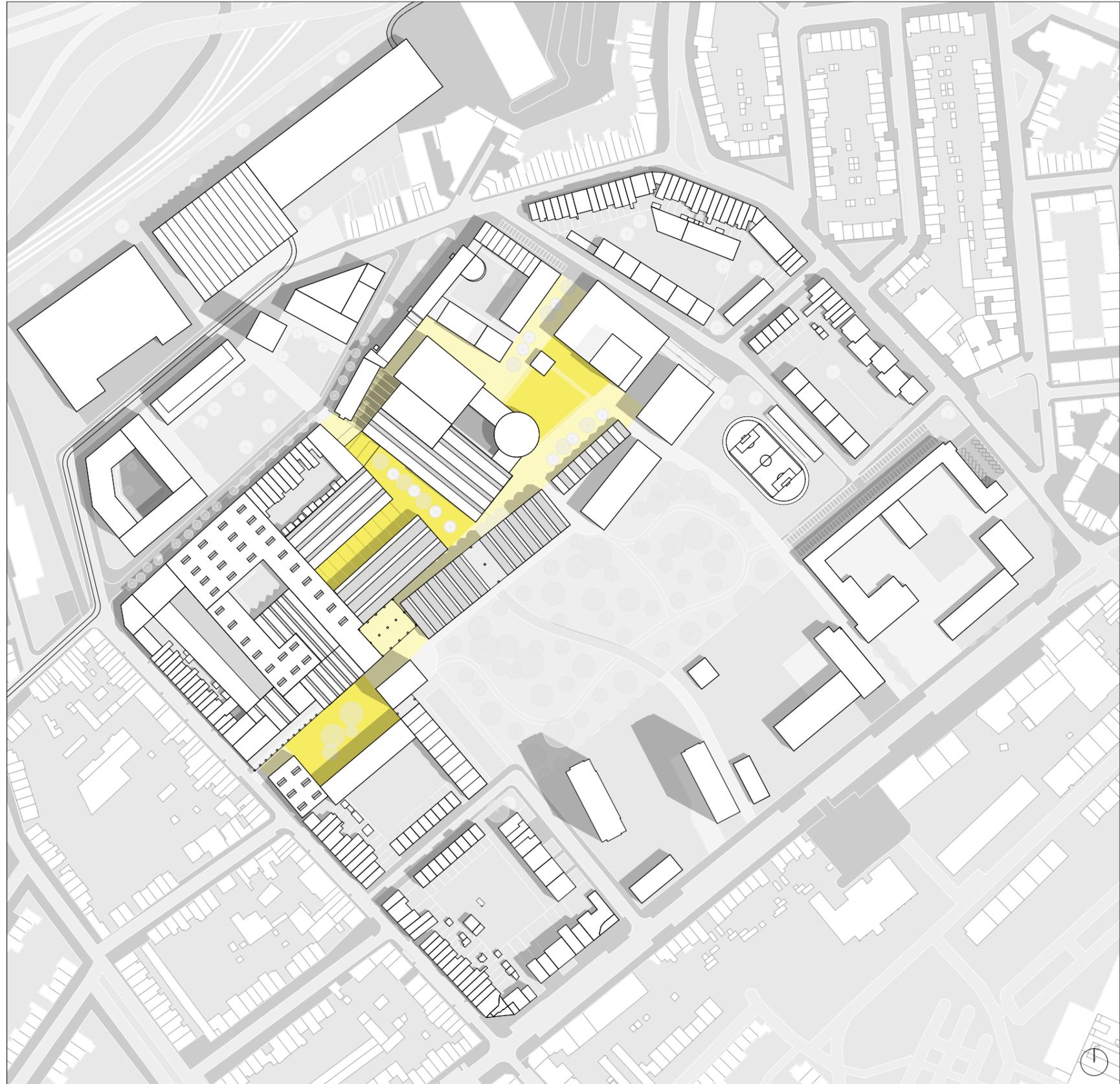
- Very High Value
- High Value
- Medium Value
- Low Value

- Preserve
- Transform
- Demolish
- Context





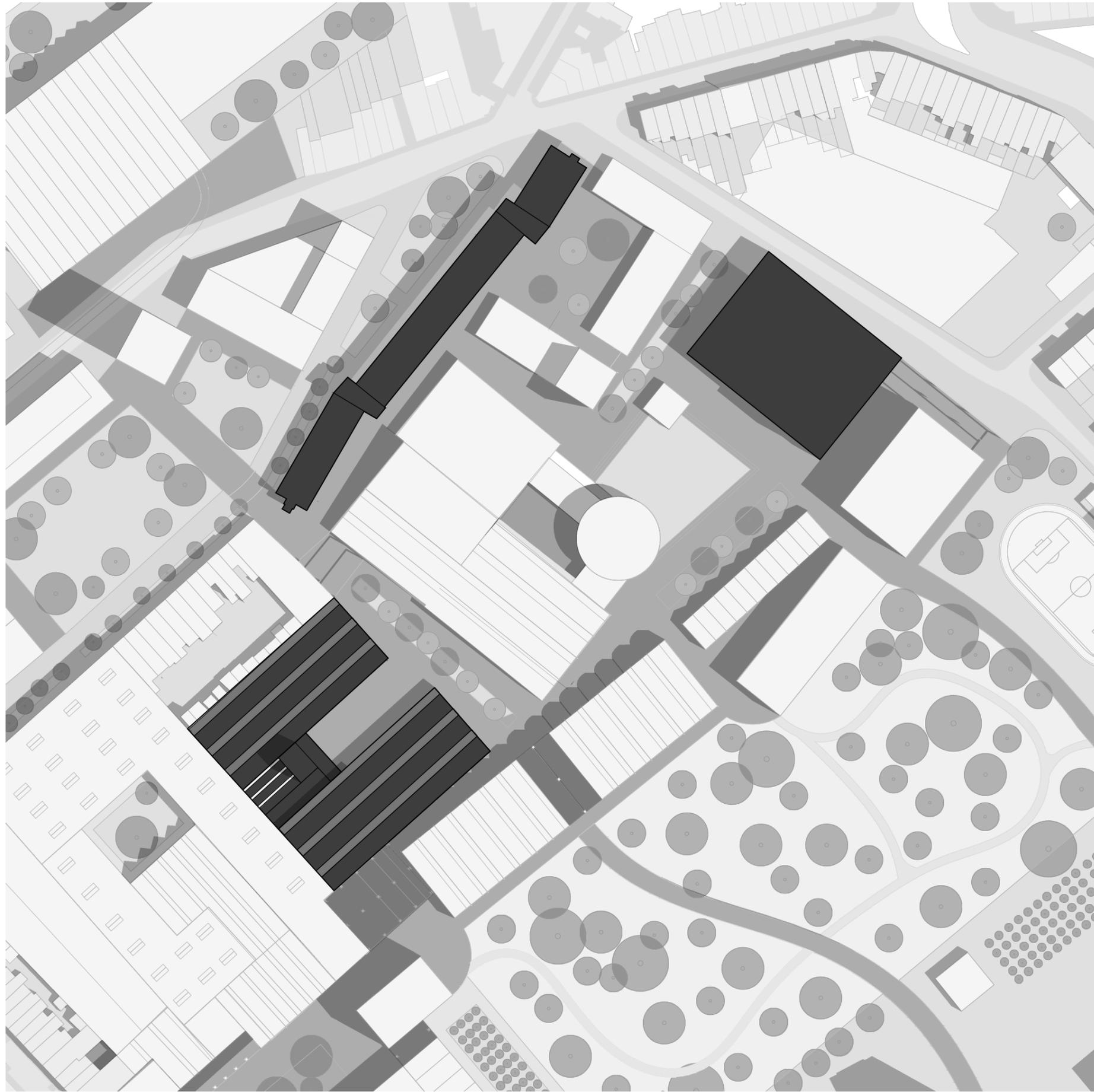


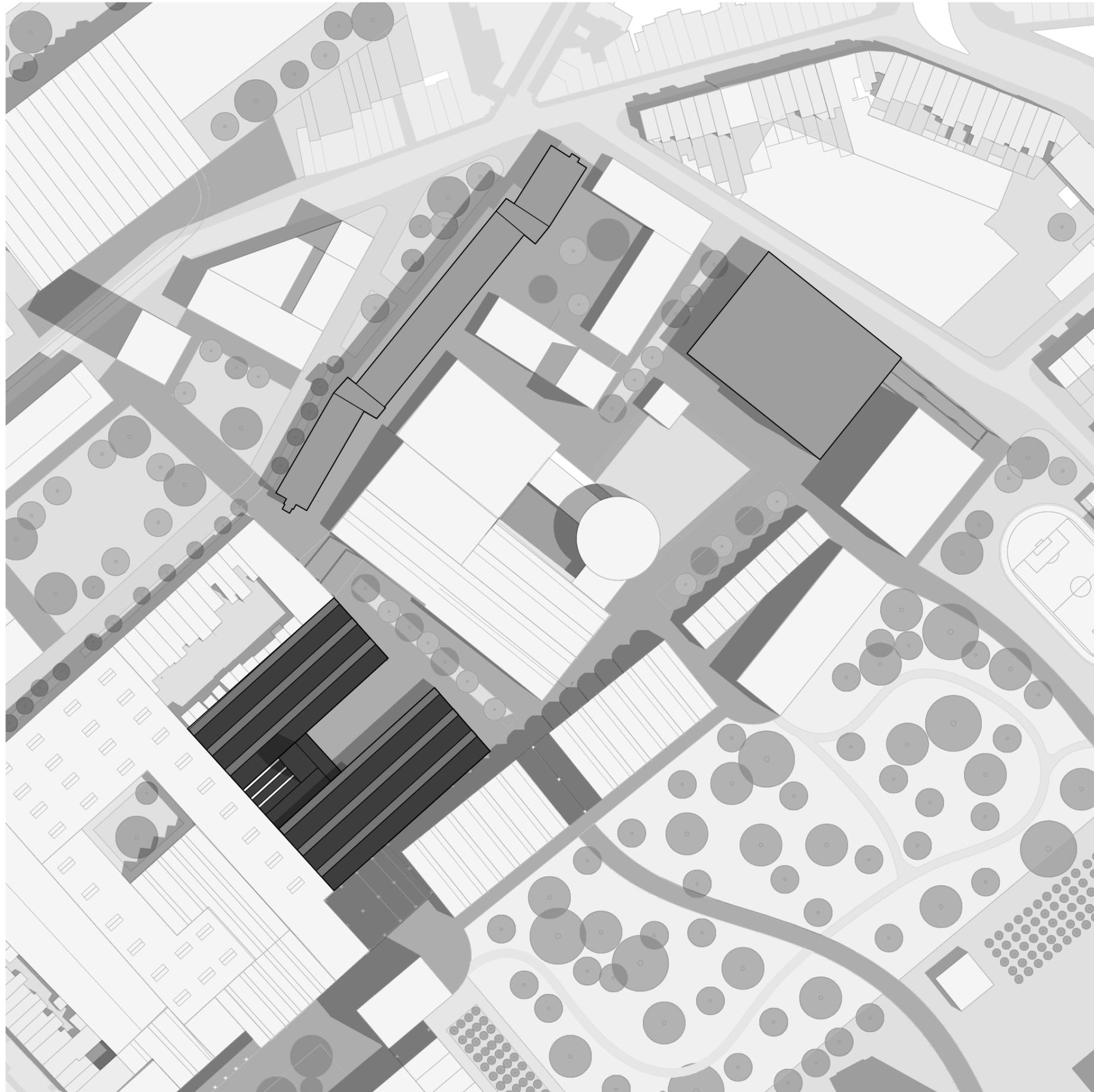


Masterplan



Masterplan







Ø
OT3
88



MPO

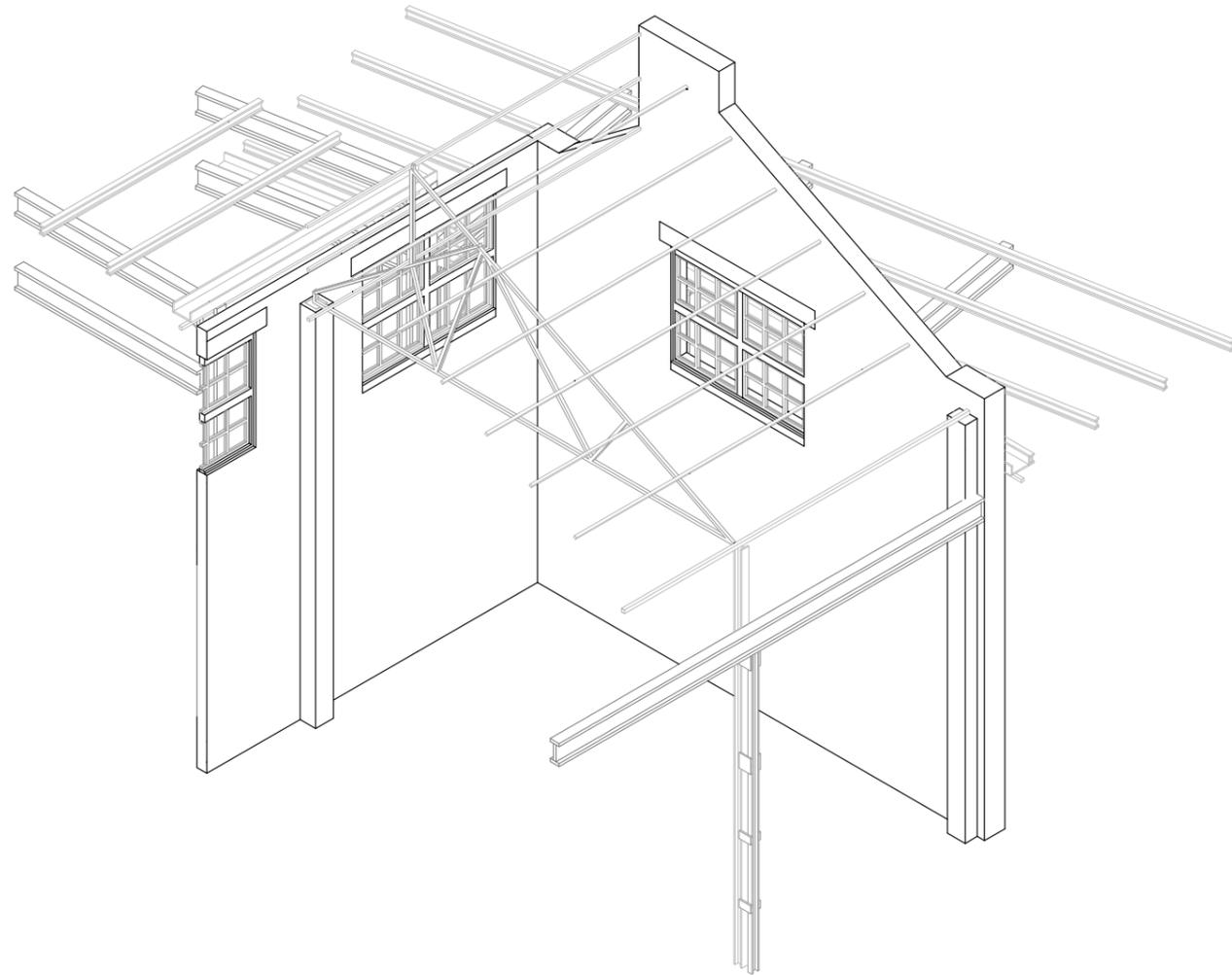
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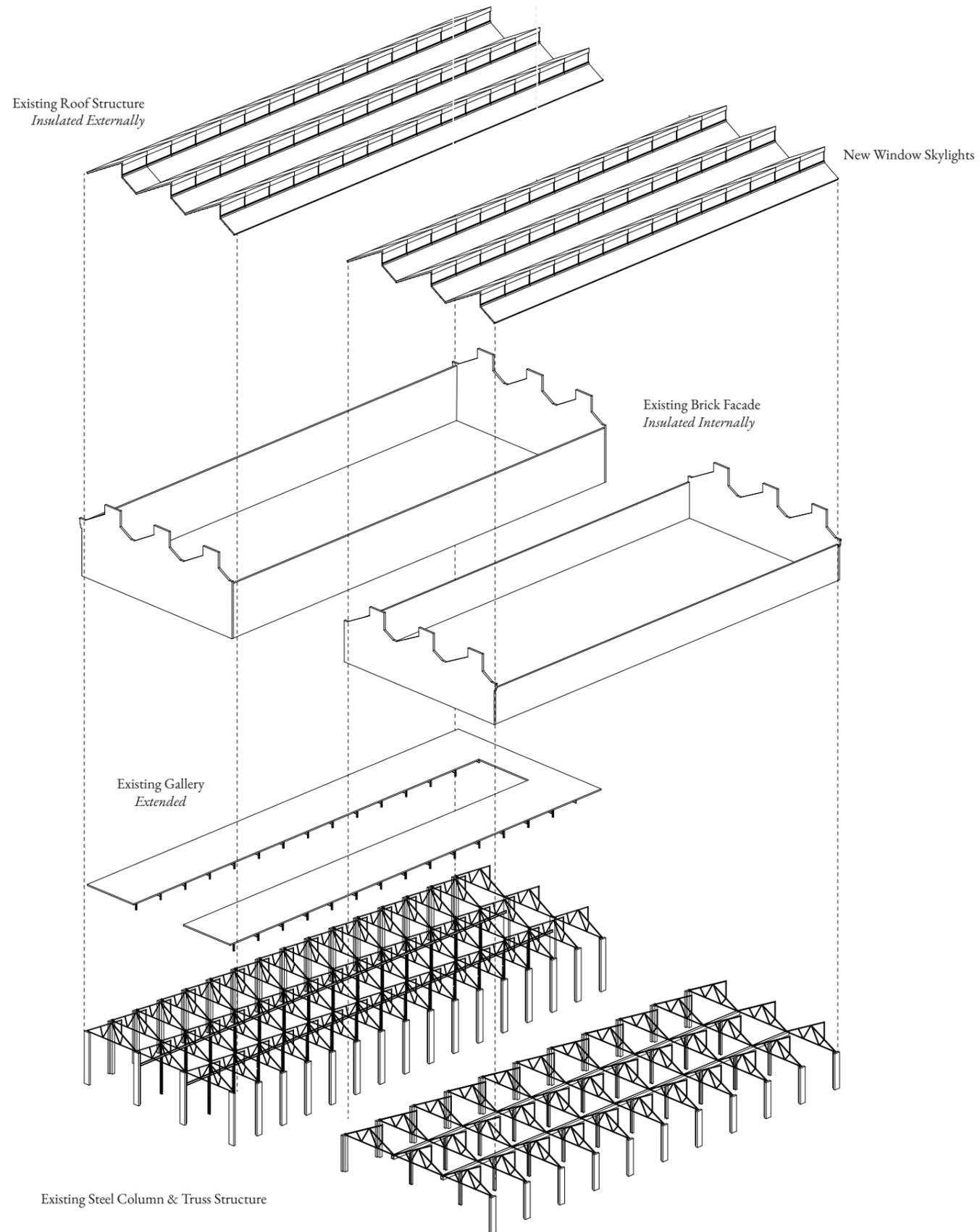
VENSA



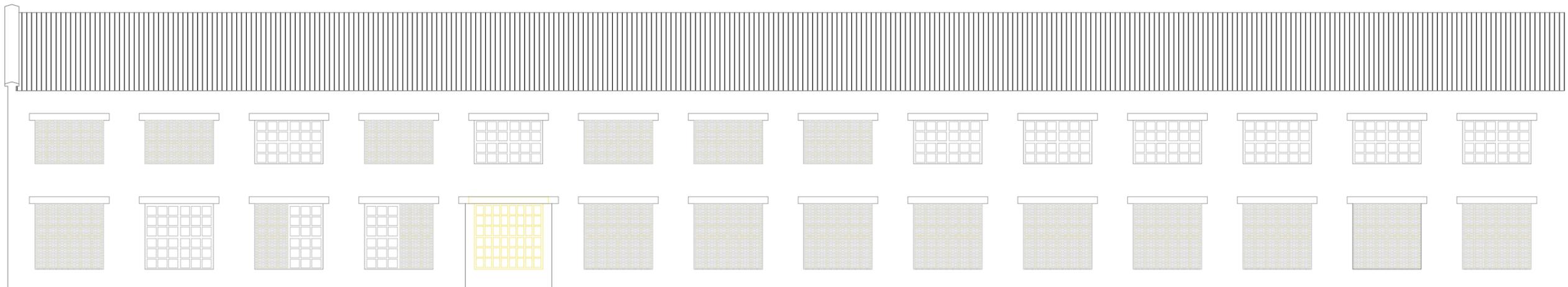
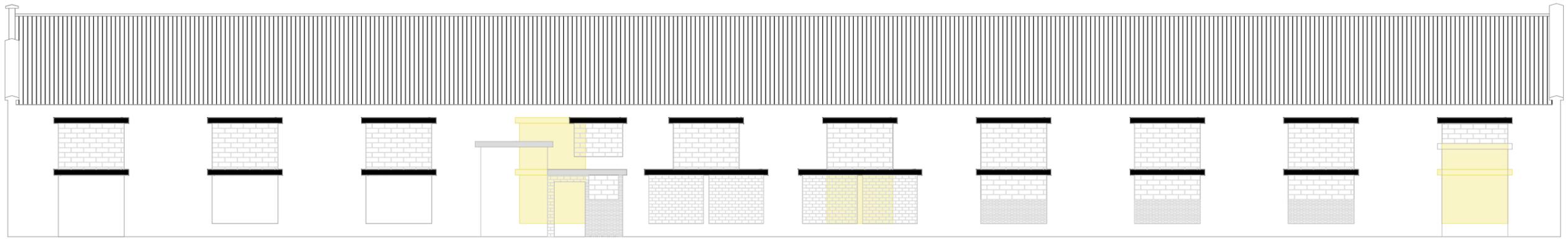












Werkplaats

Werkplaats = *Workshop*

Noun

1. A place in which work is carried out
2. The exchange of ideas and the demonstration and application of techniques, skills, ect.

Werk

work

make

create

study

&

Plaats

place

square

public

meet

A hybrid building that bridges the arts and education while serving as an open, community-centred space.



Interiority



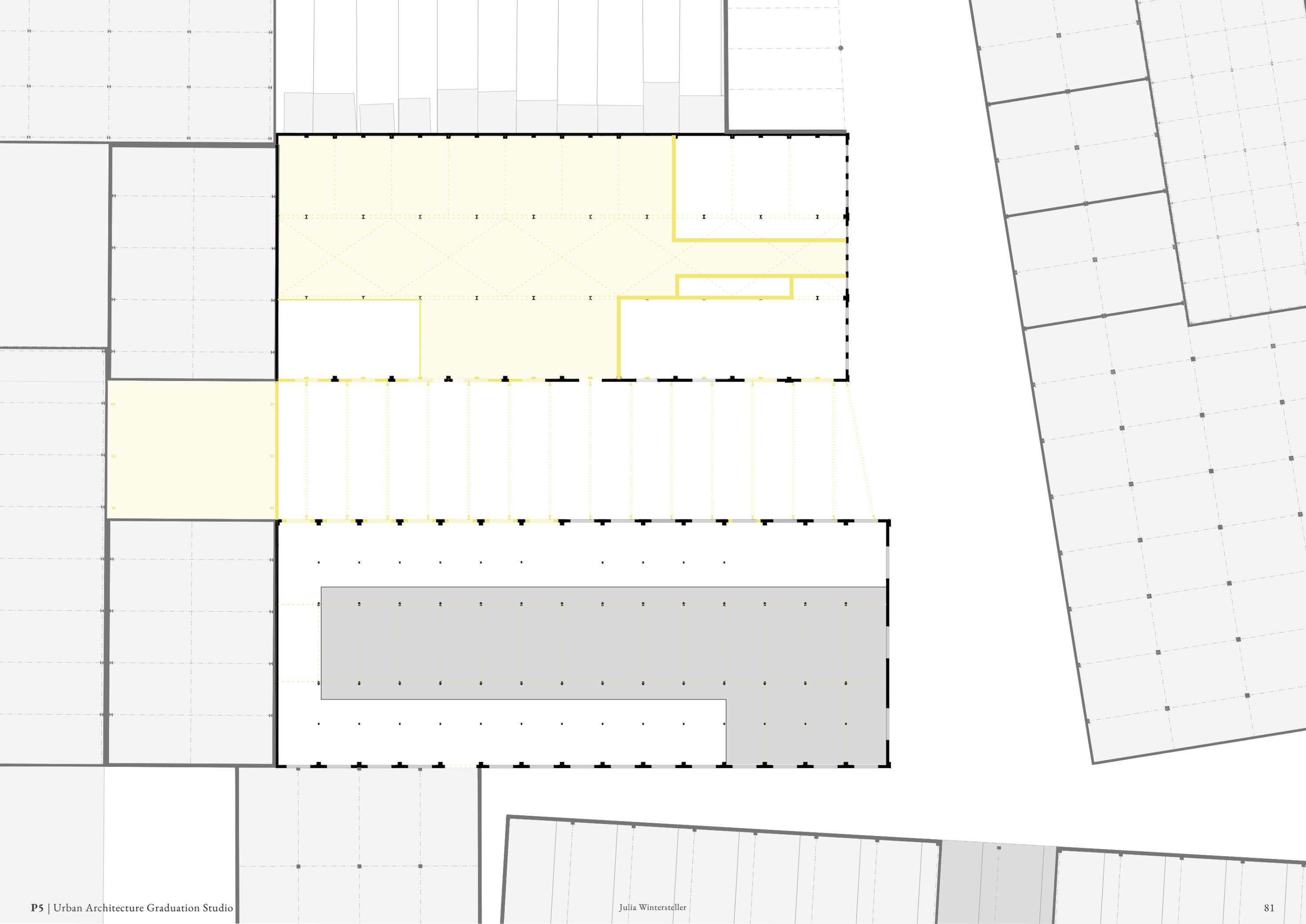
Domesticity



Mirroring

How can a historic industrial structure be transformed into a contemporary cultural and educational space through strategies of **Interiority**, **Domesticity**, and **Mirroring**?







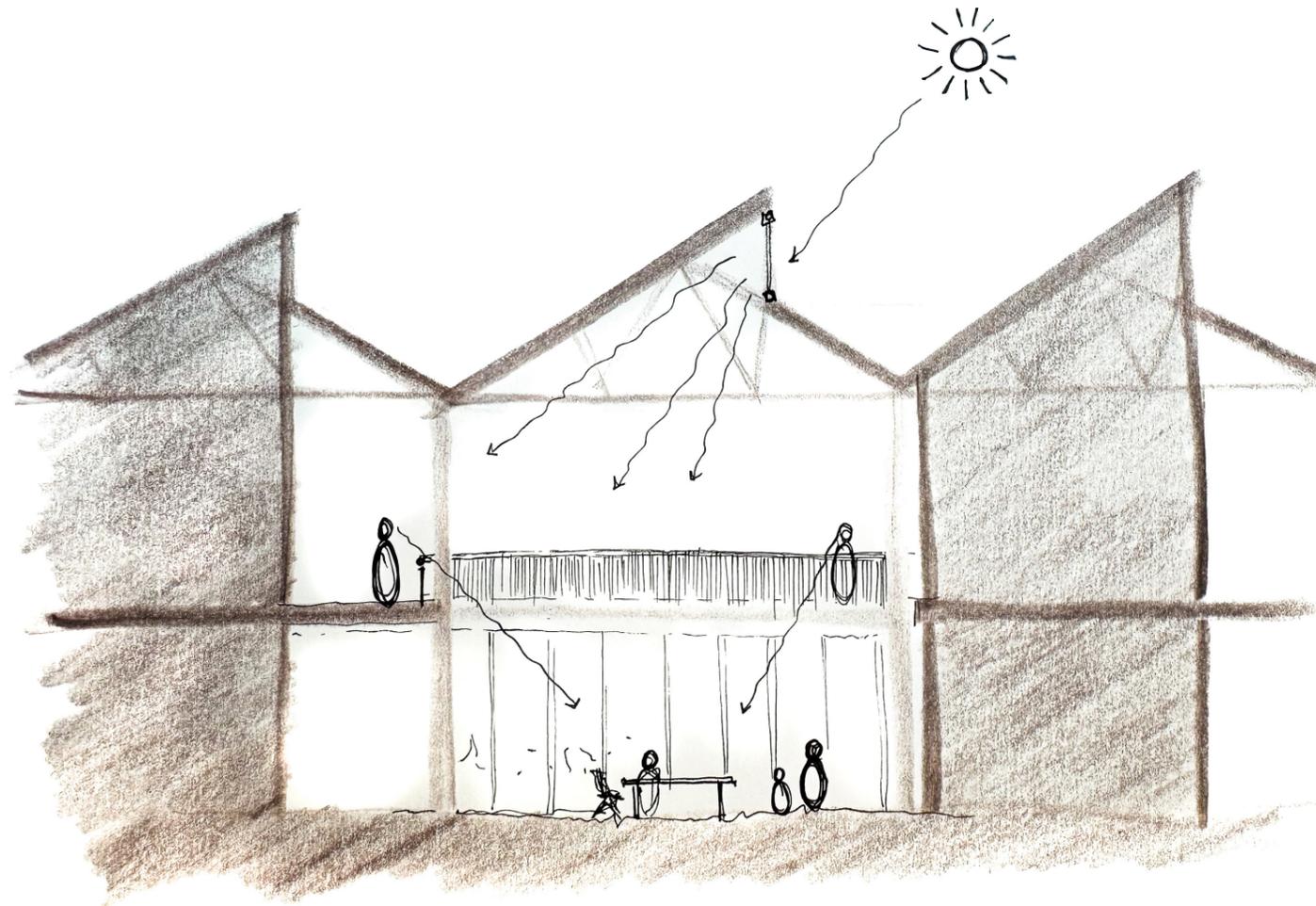


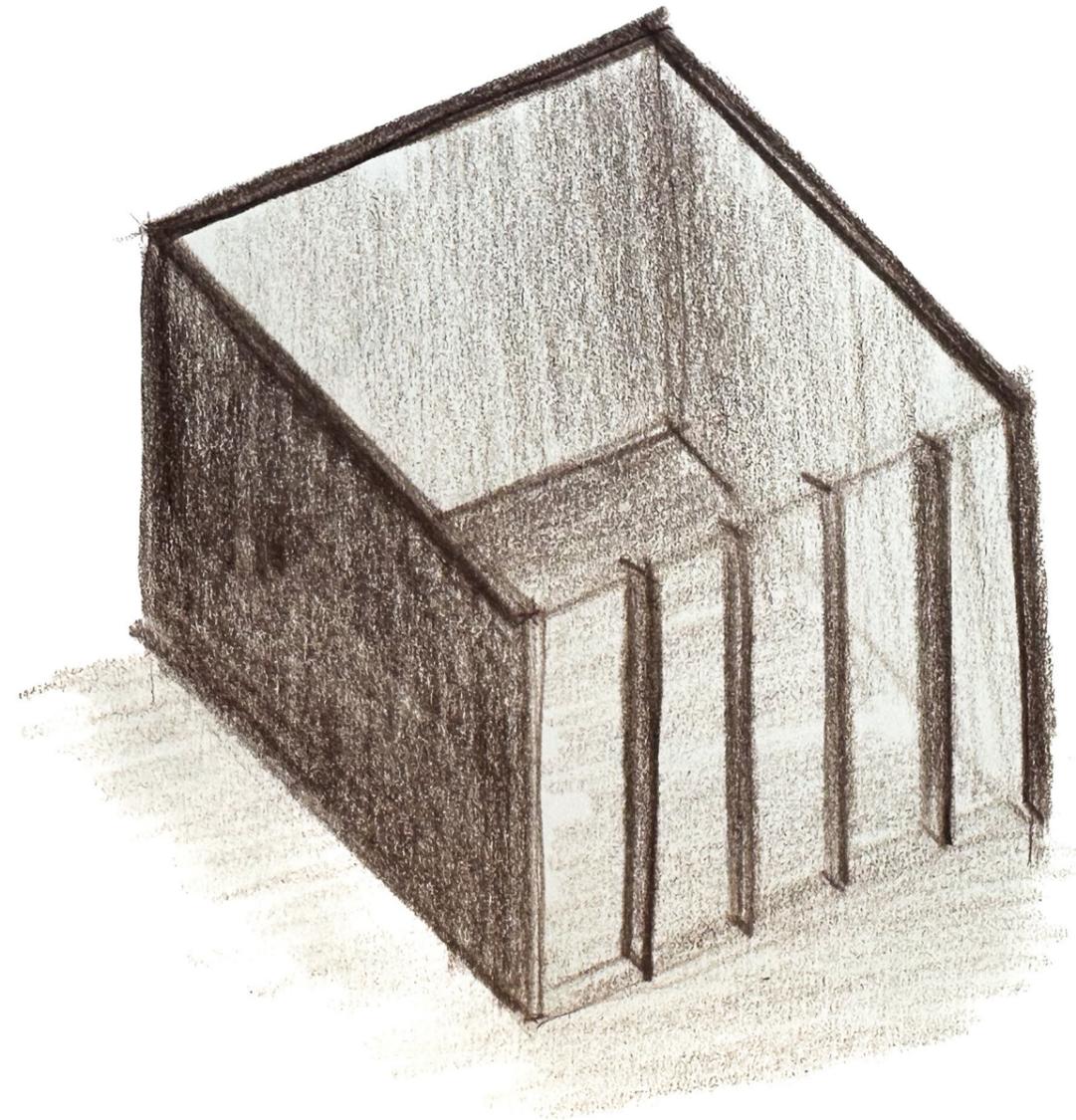


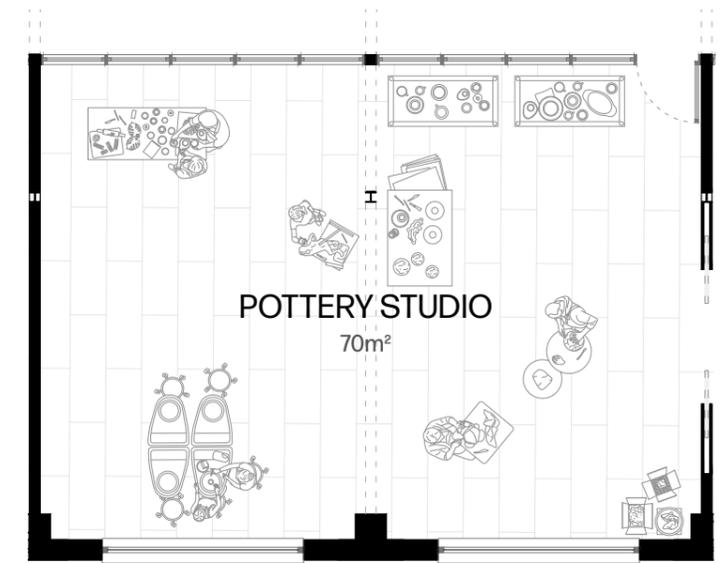
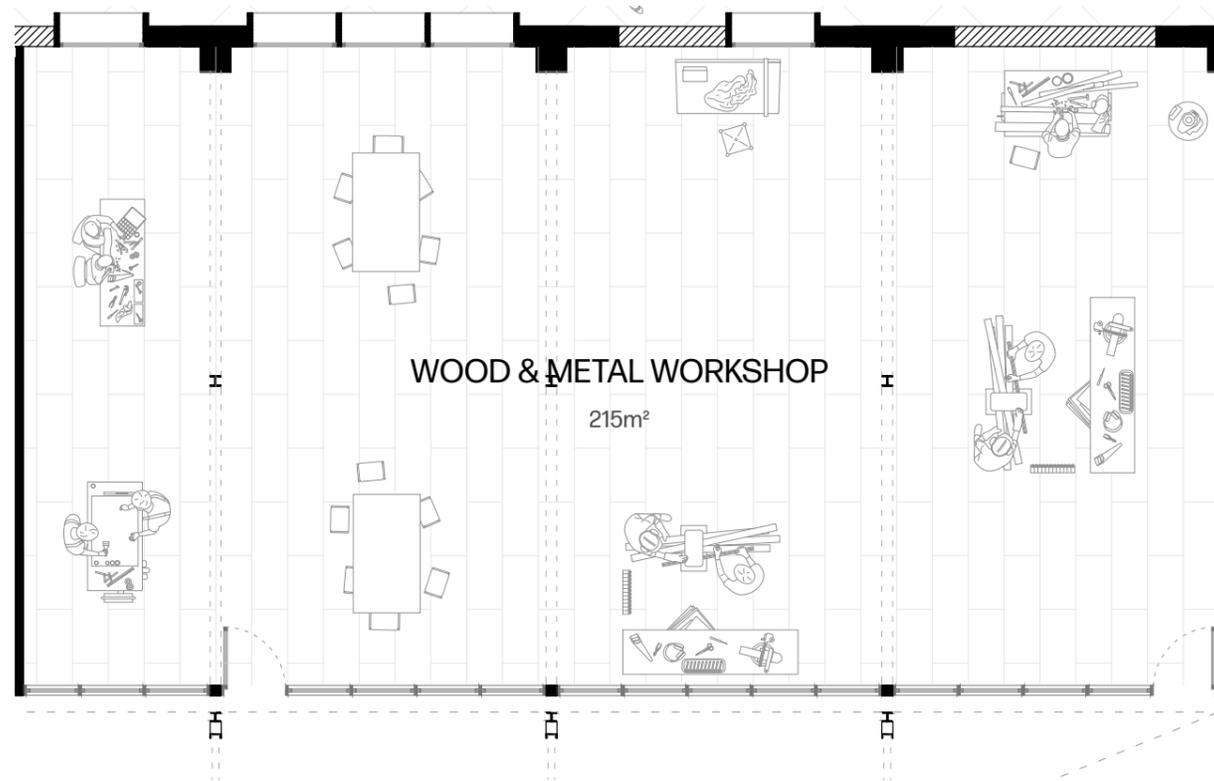
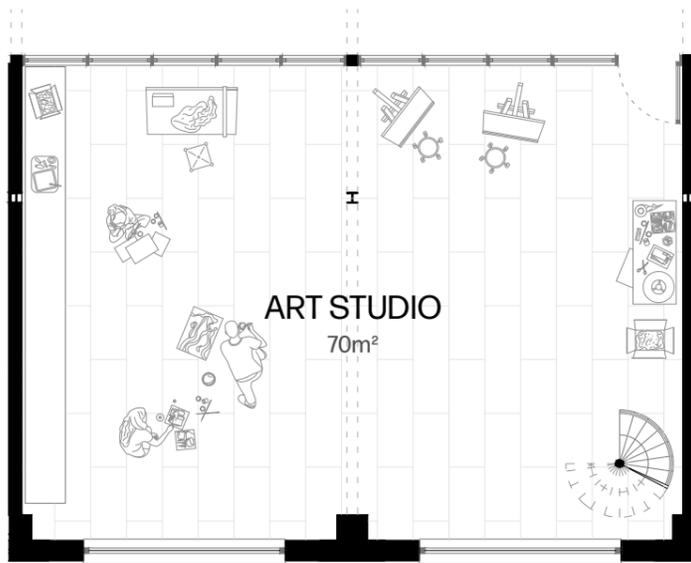


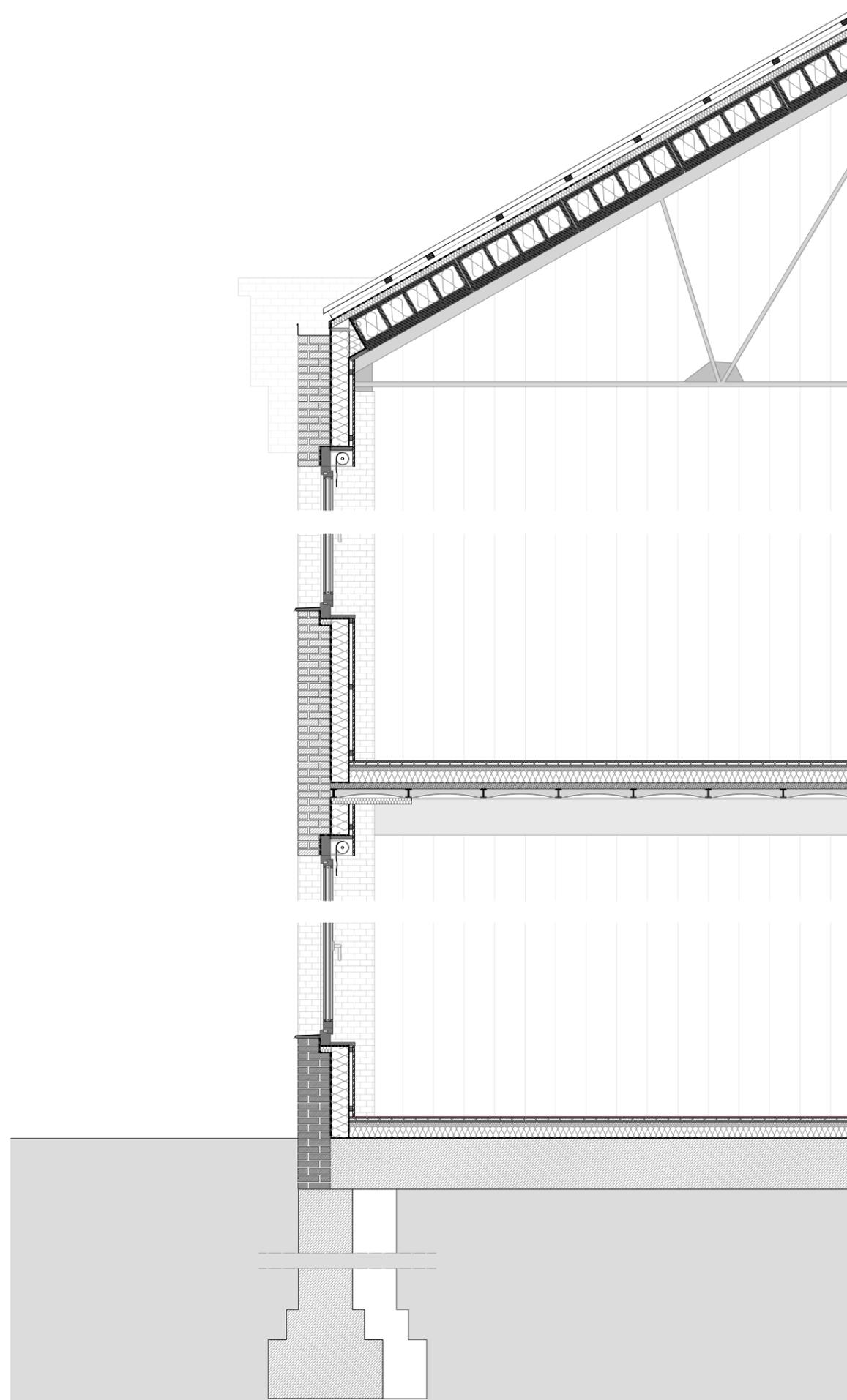












ROOF CONSTRUCTION

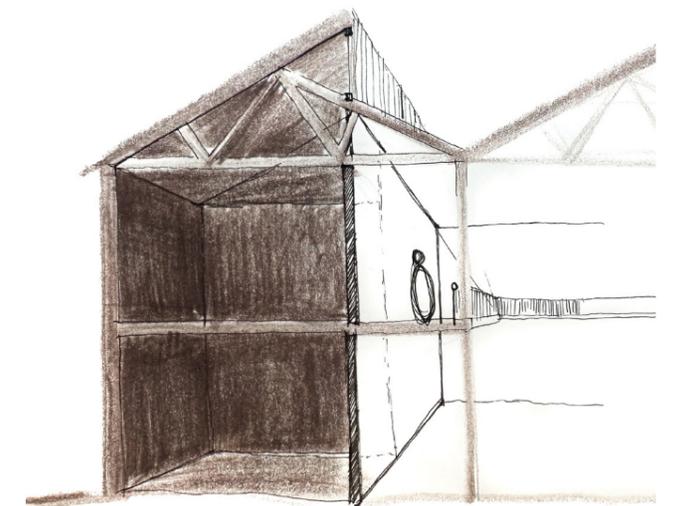
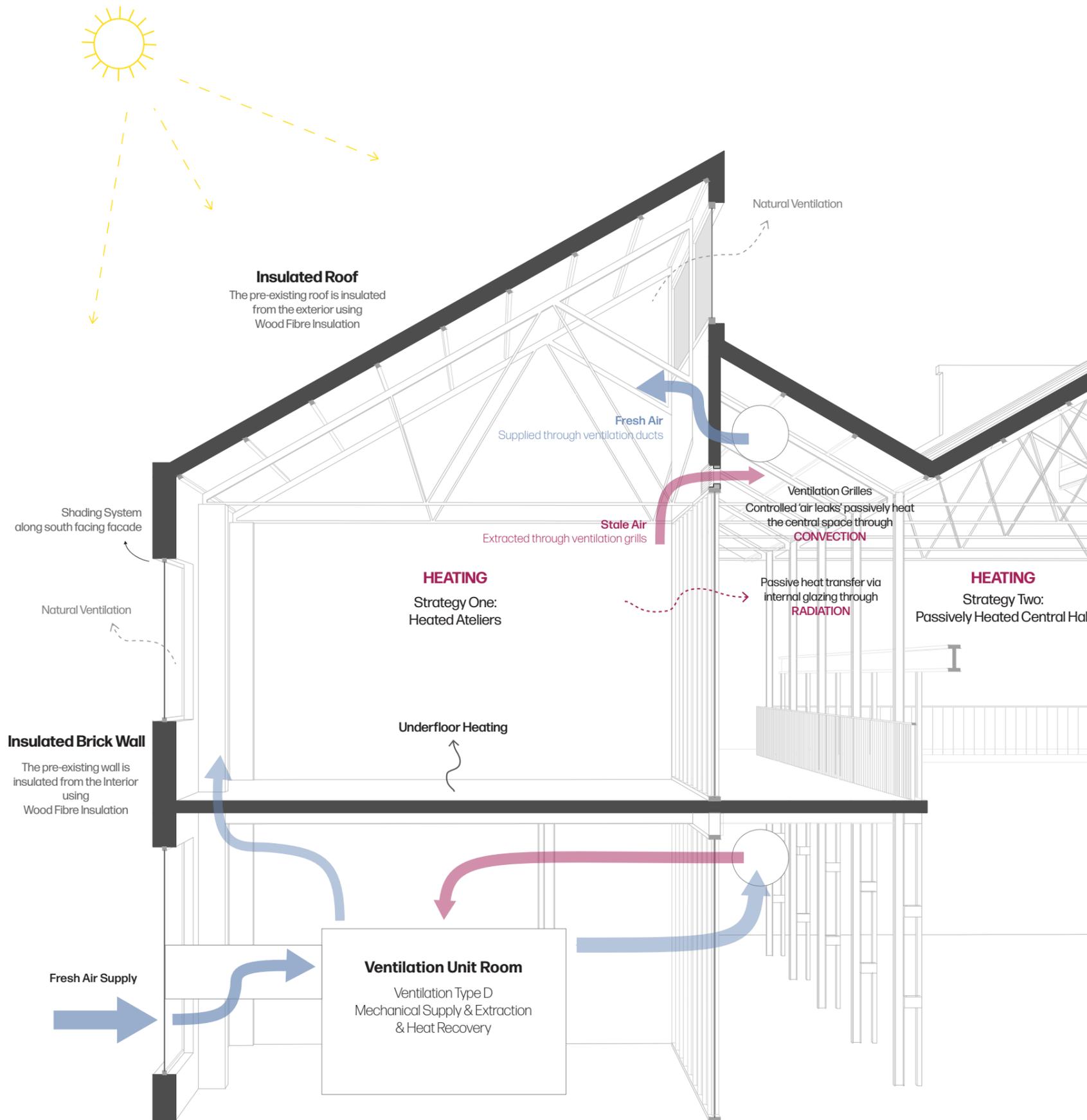
- Metal Sheet
- Water Proofing Membrane
- Battens 40mm
- Counter Battens 40mm
- Vapour Barrier
- Insulation 50mm
- LIGNATUR L40 REI90 & Wood Fibre Insulation 320mm
- Existing Truss & Square-Profile Steel Beams

WALL CONSTRUCTION

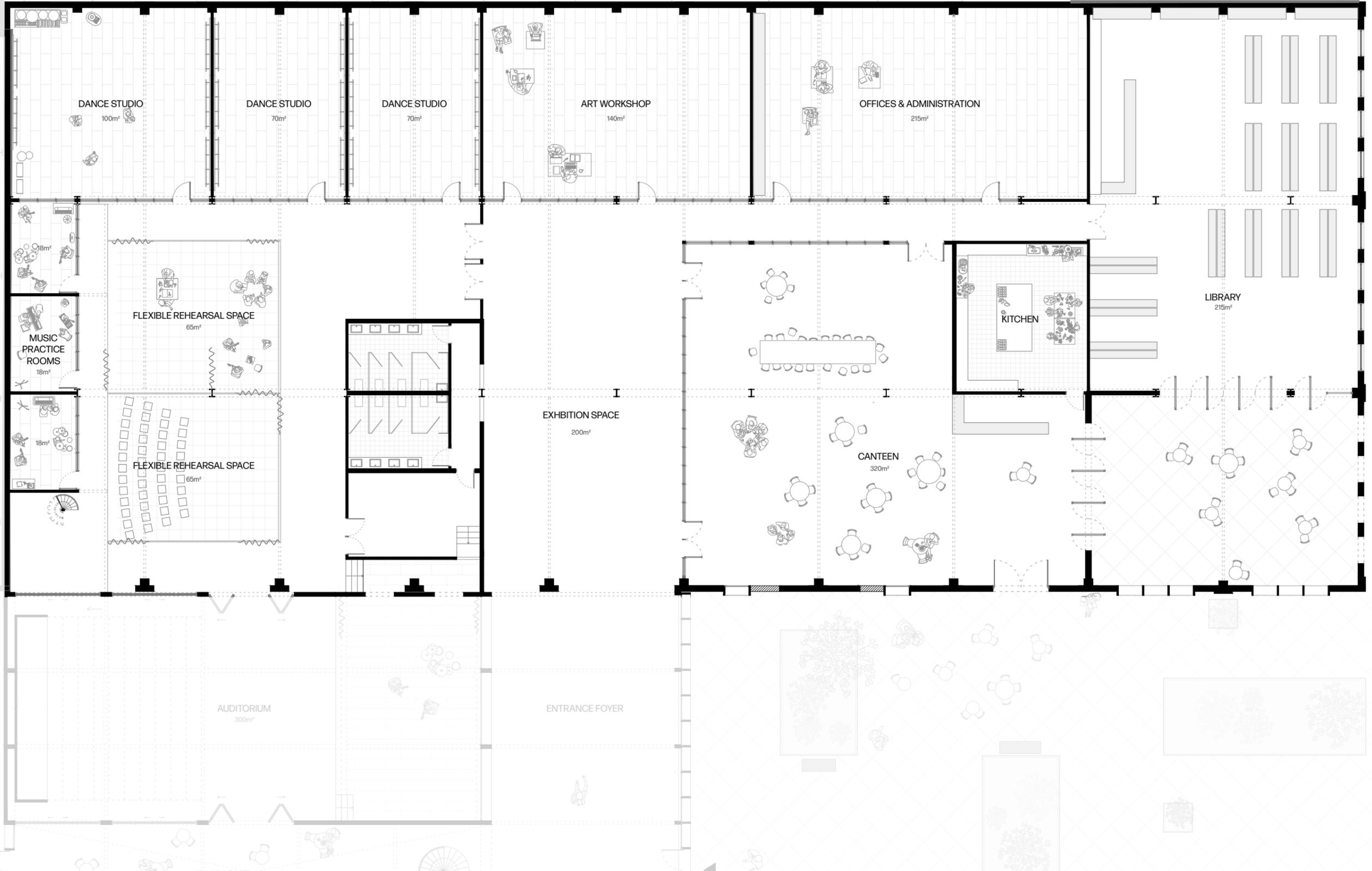
- Existing Brick Wall
- Vapour Barrier
- Wood Fibre Board Insulation 150mm
- Battens & Cavity 30mm
- Wooden Slat 15mm

FLOOR CONSTRUCTION

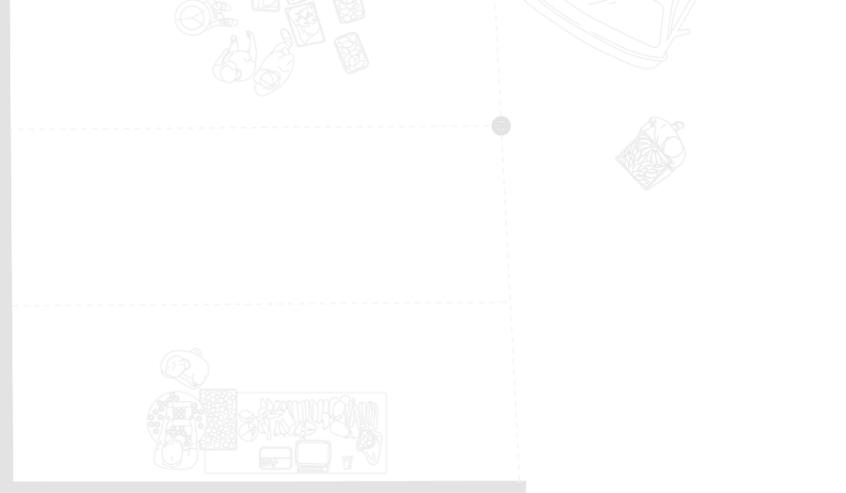
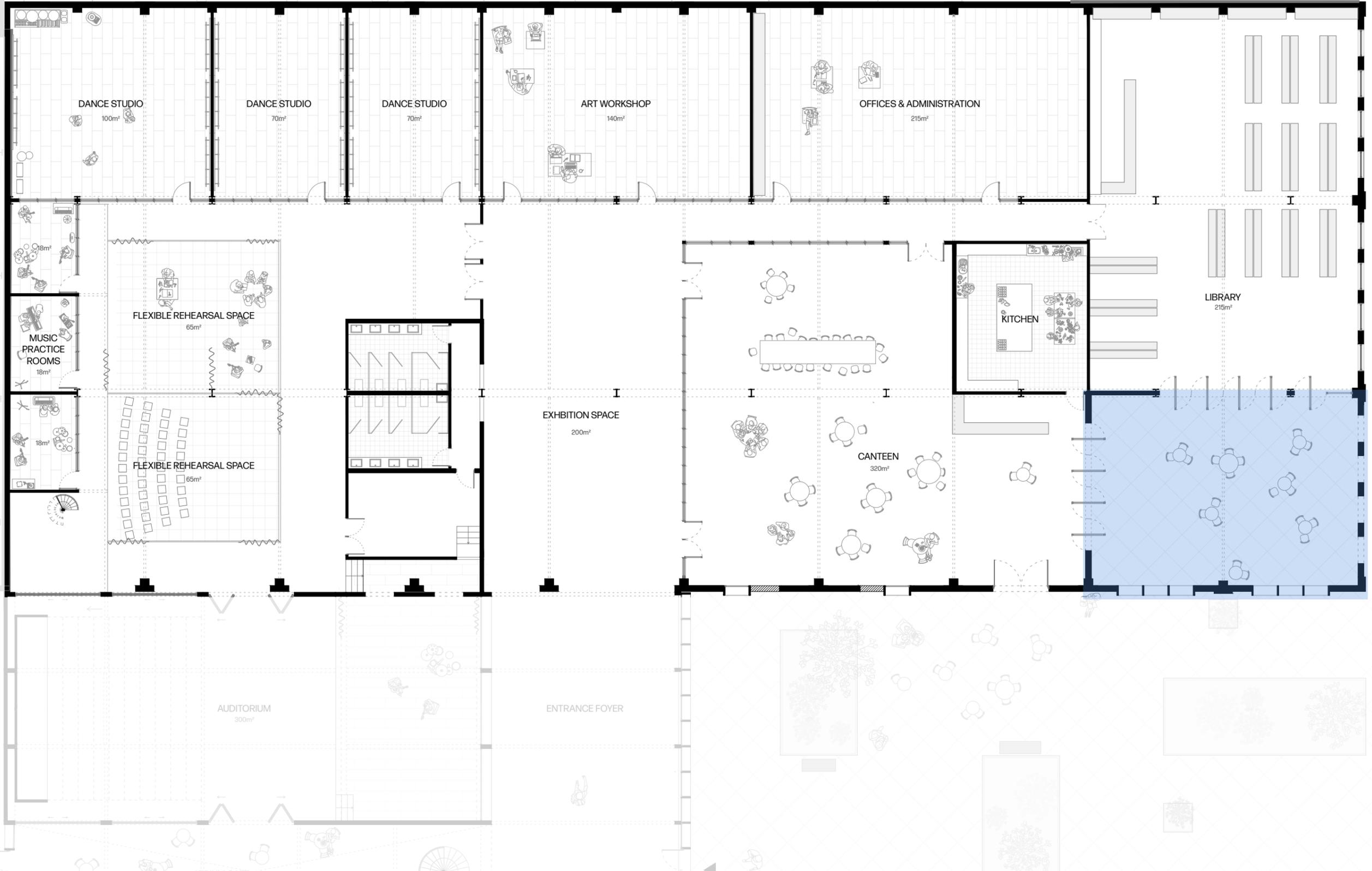
- Wood Floor Finish 15mm
- Dry Under-floor Heating System 20mm
- Load Distribution Board
- Sound Insulation 30mm
- Thermal Insulation
- Existing Concrete Floor

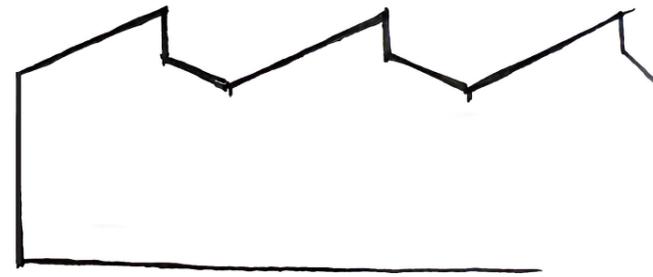
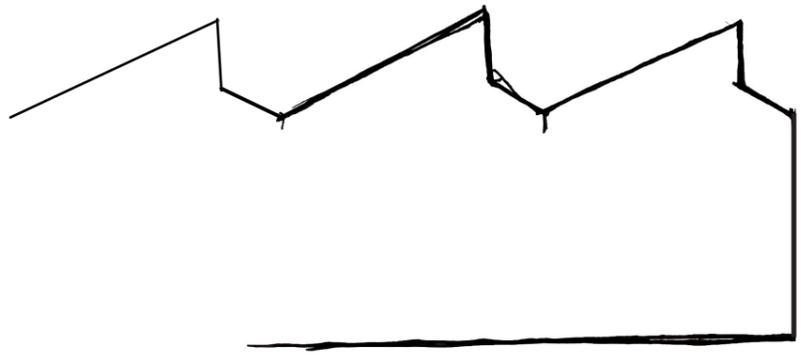




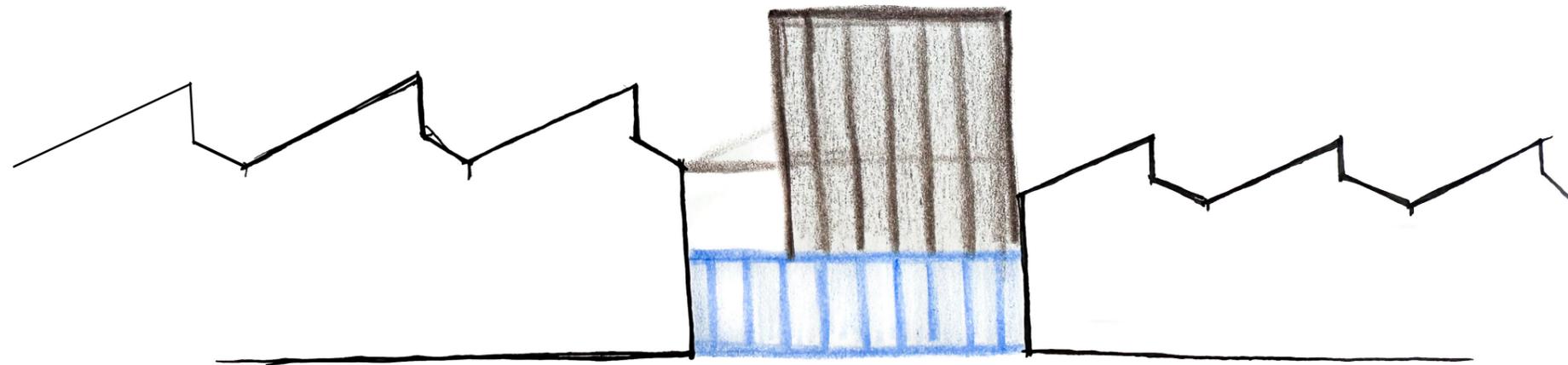


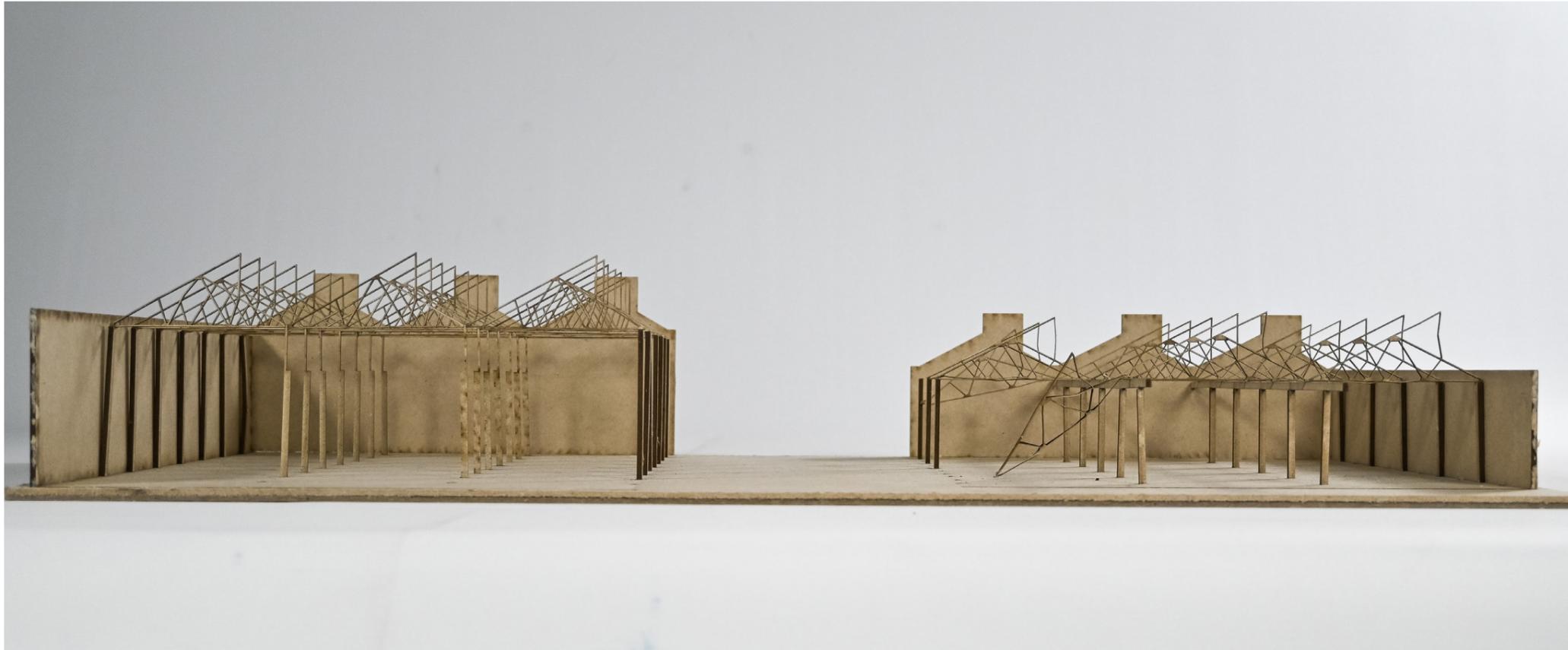


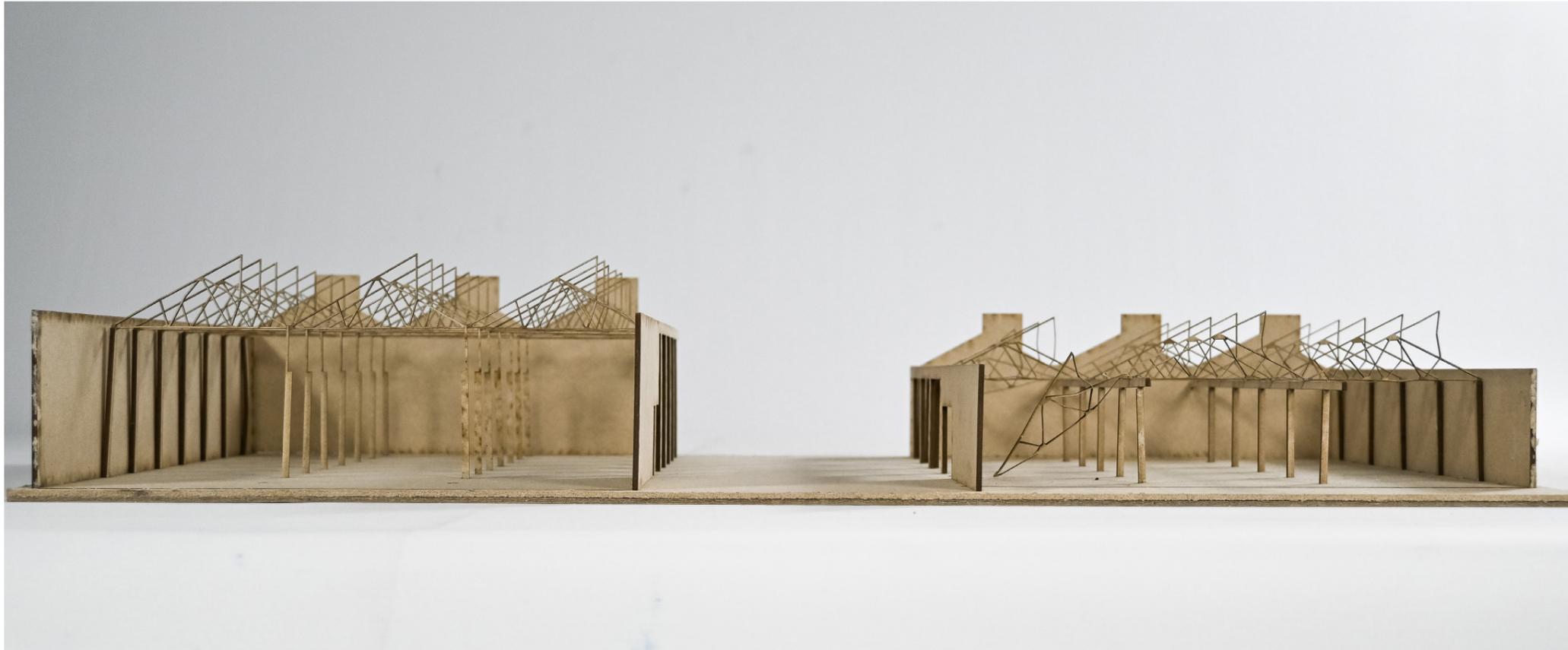




How do you redefine the existing?





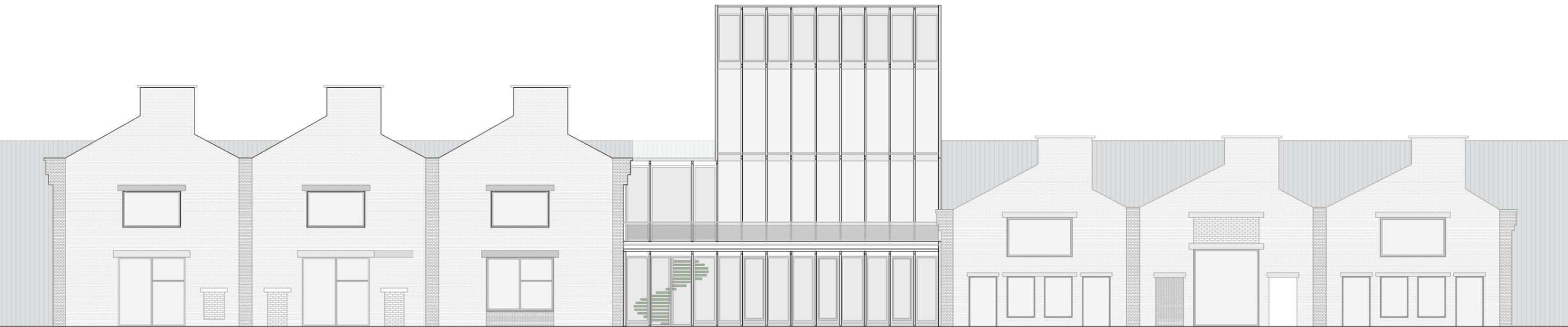


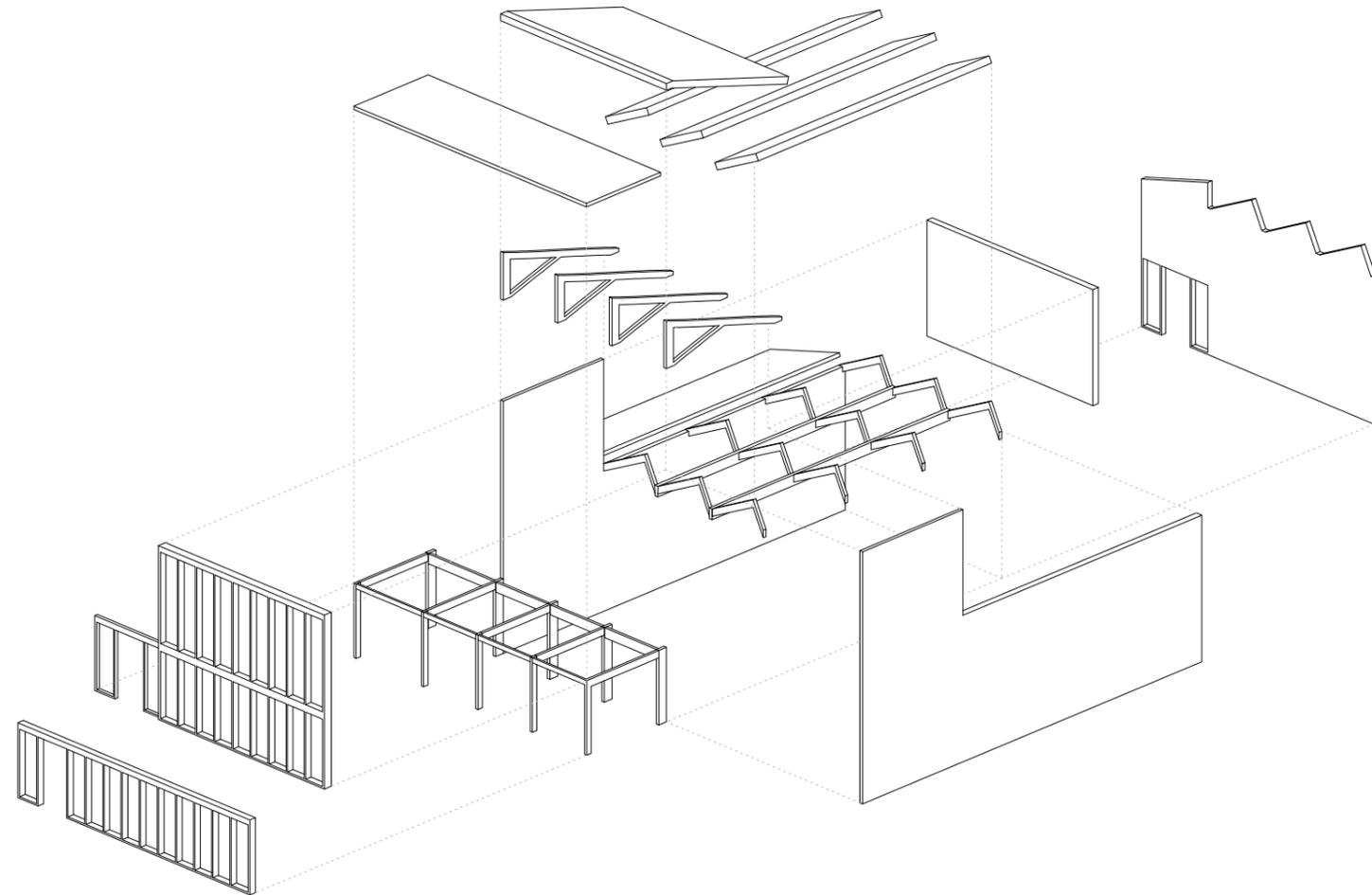
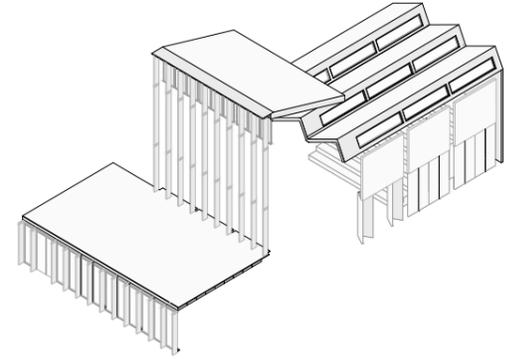
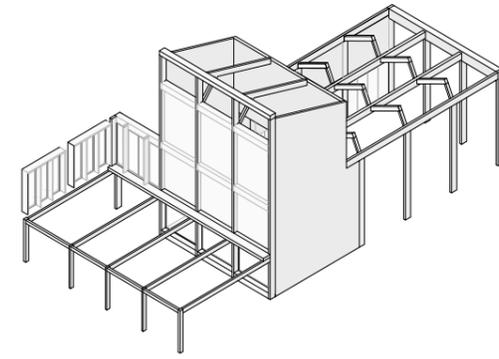
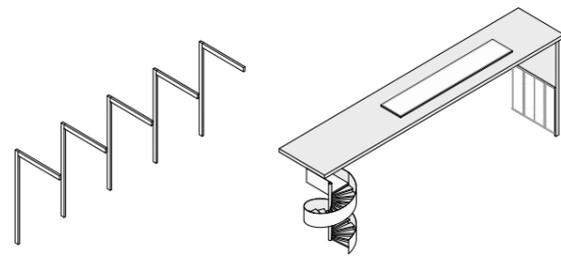
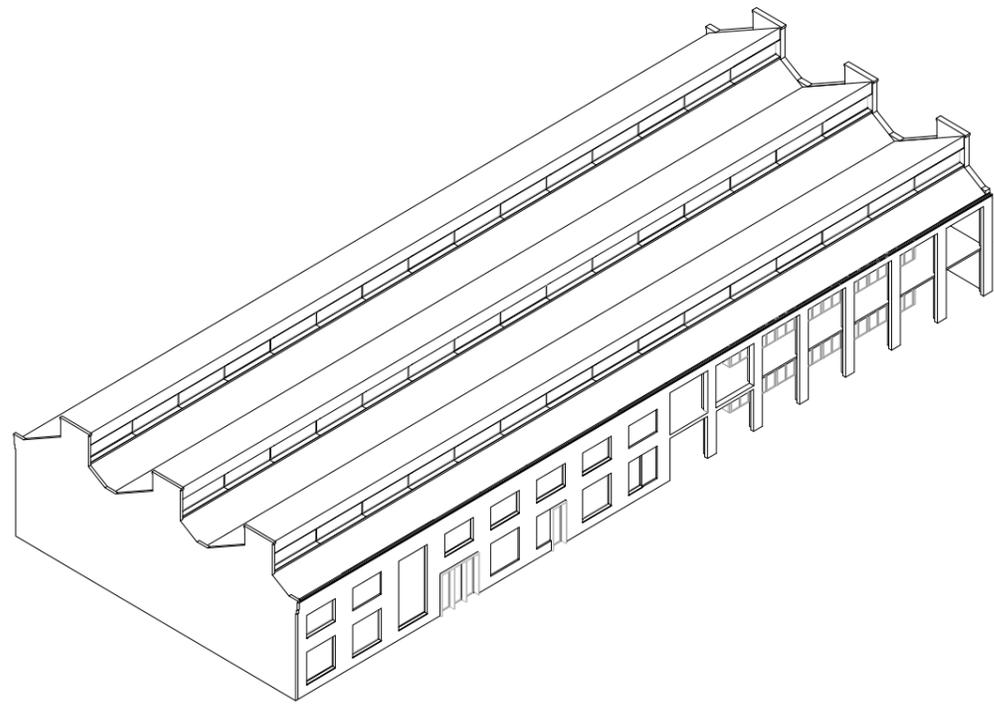


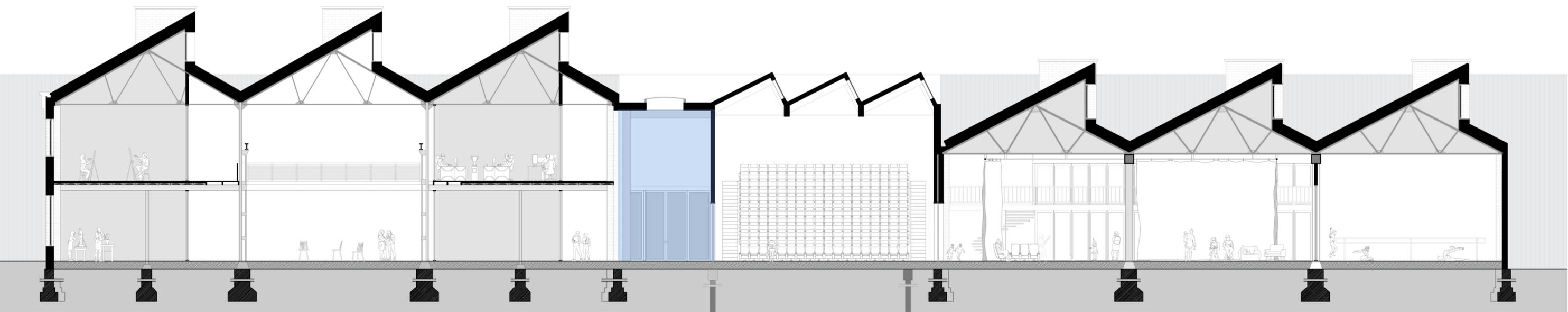


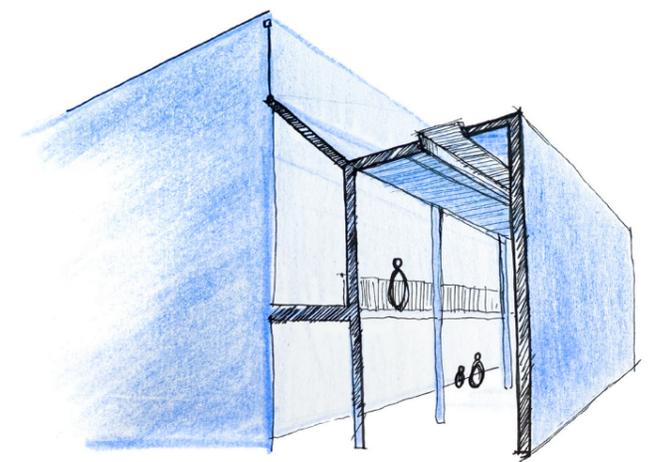
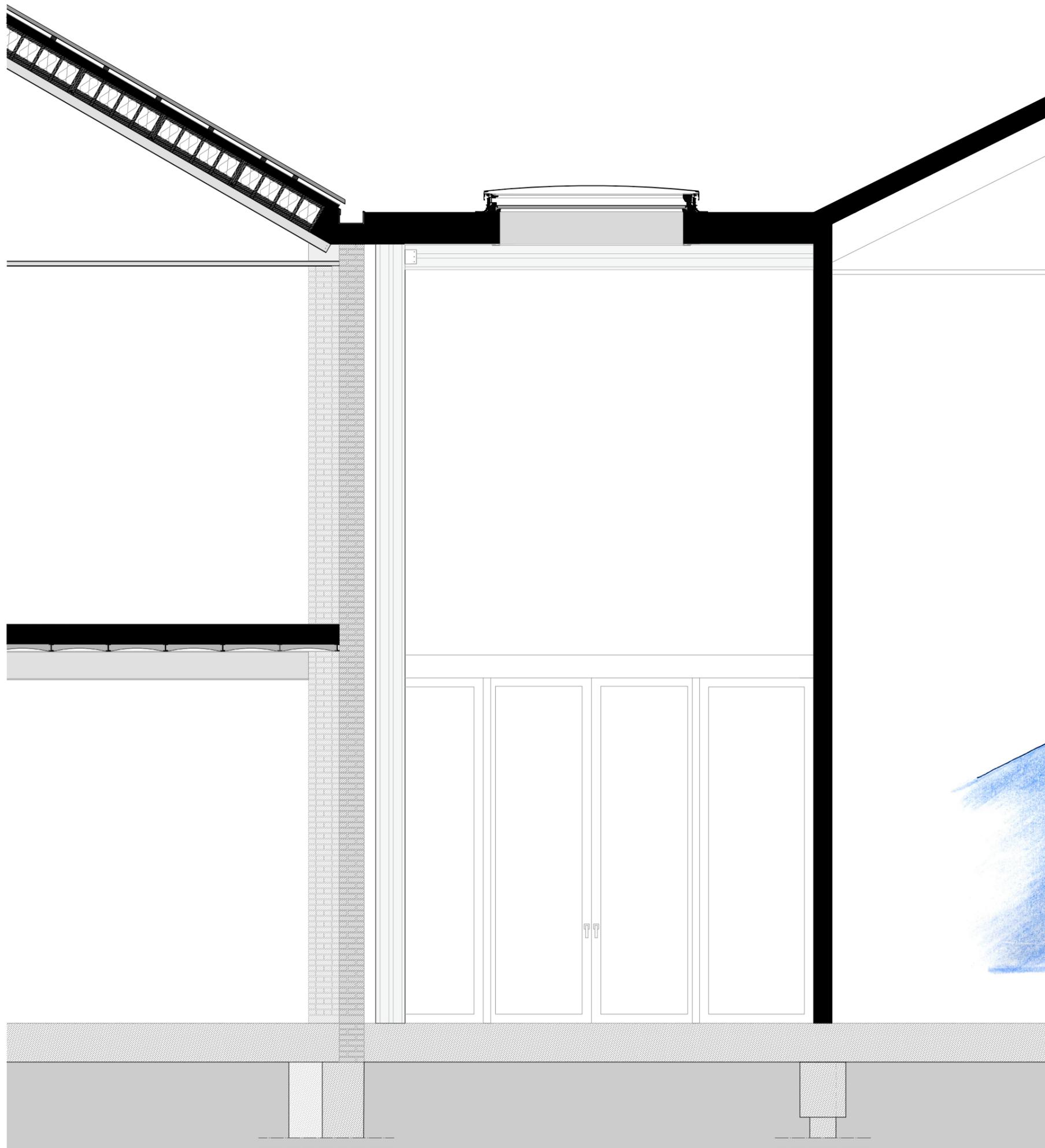




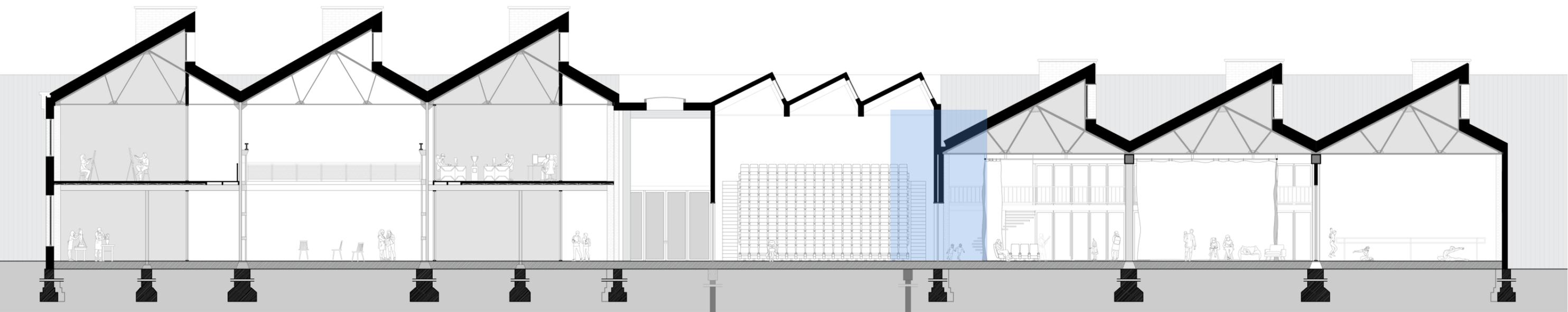


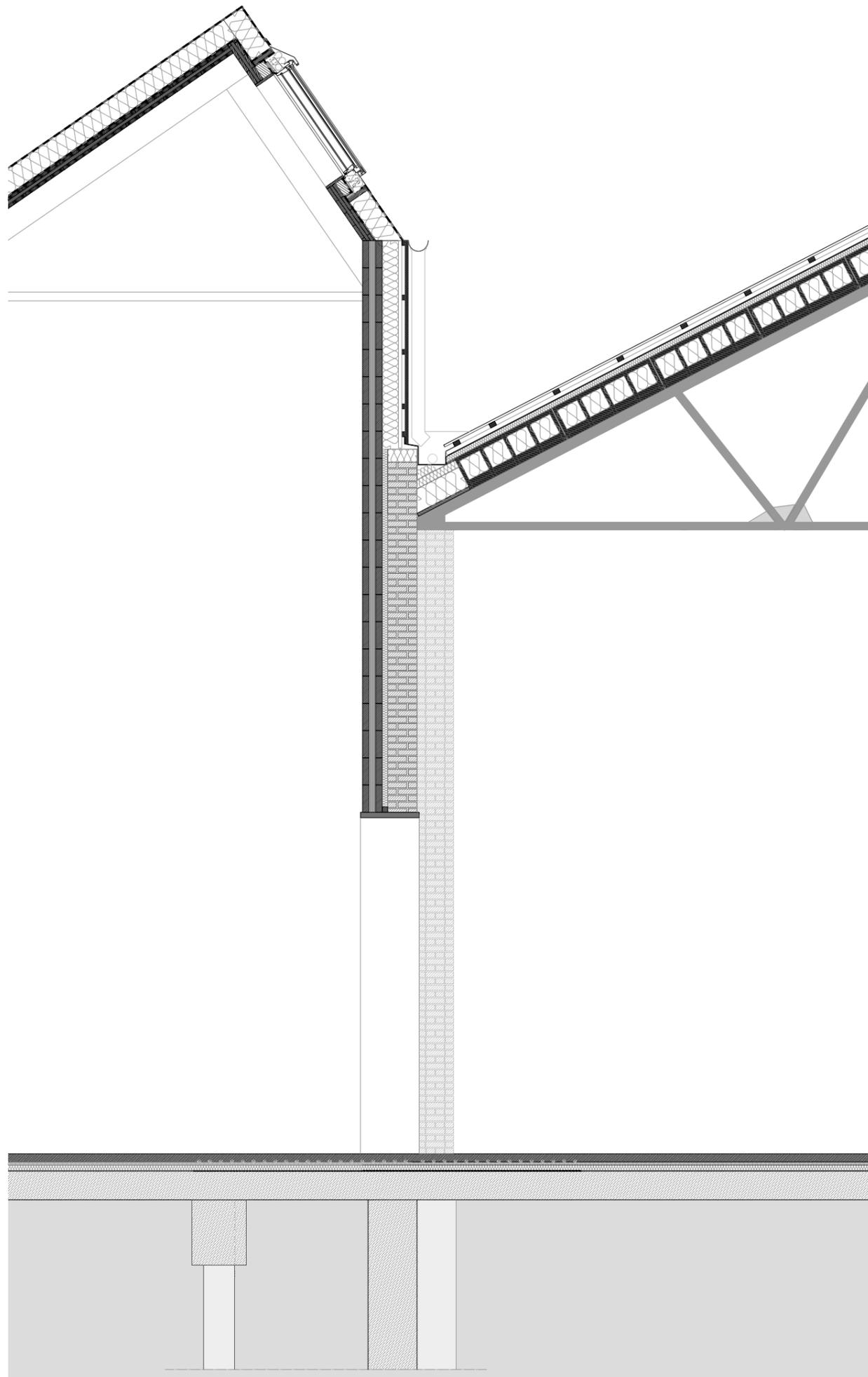




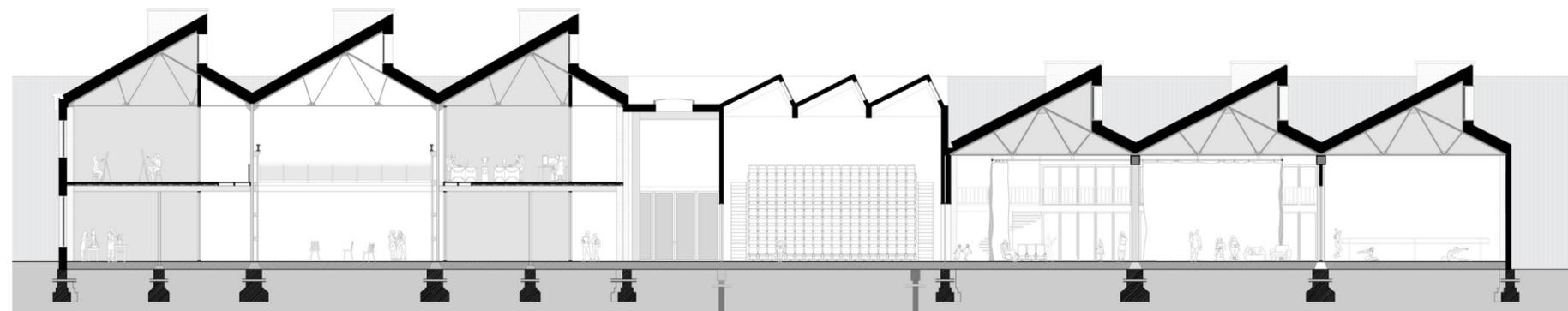
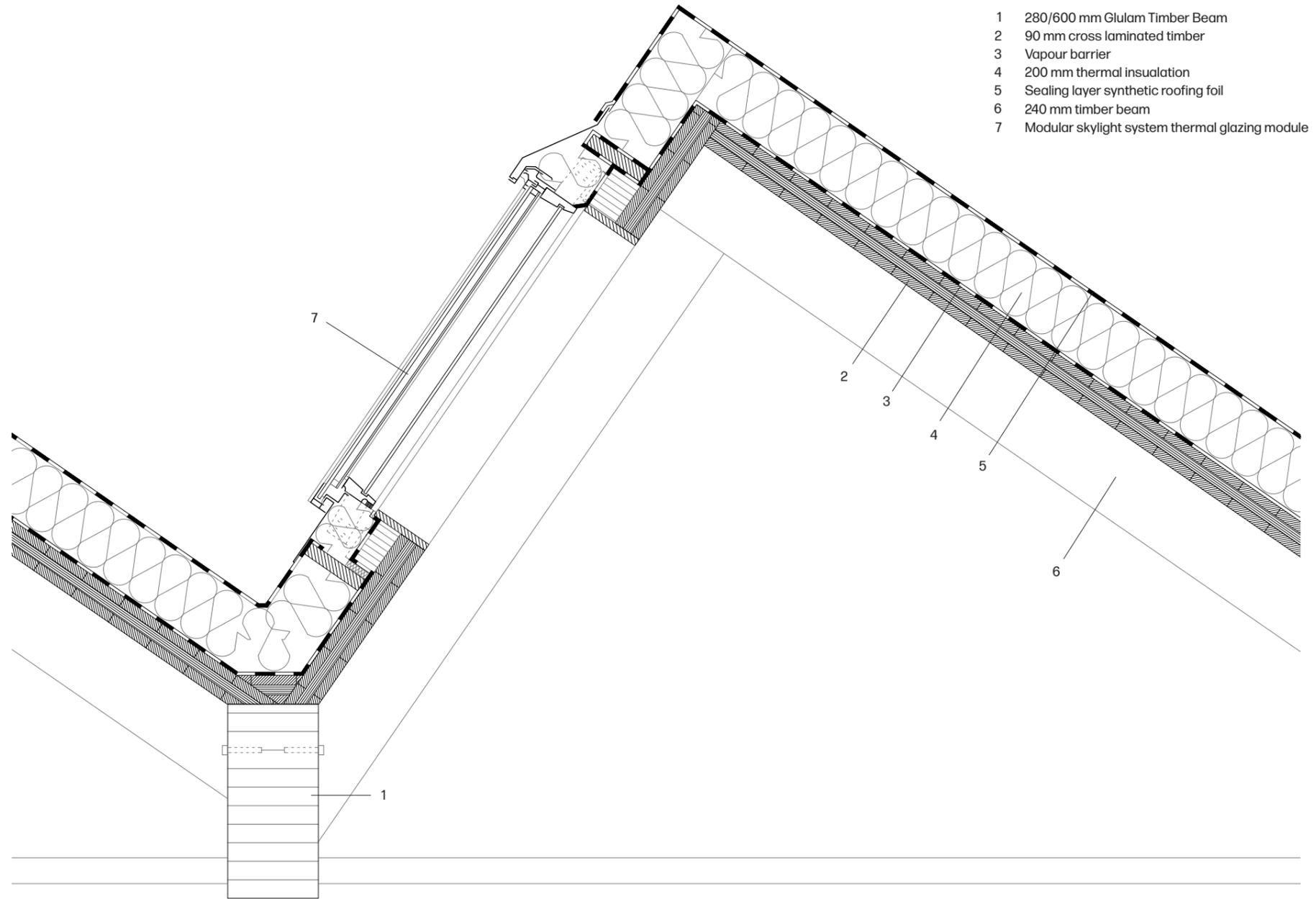


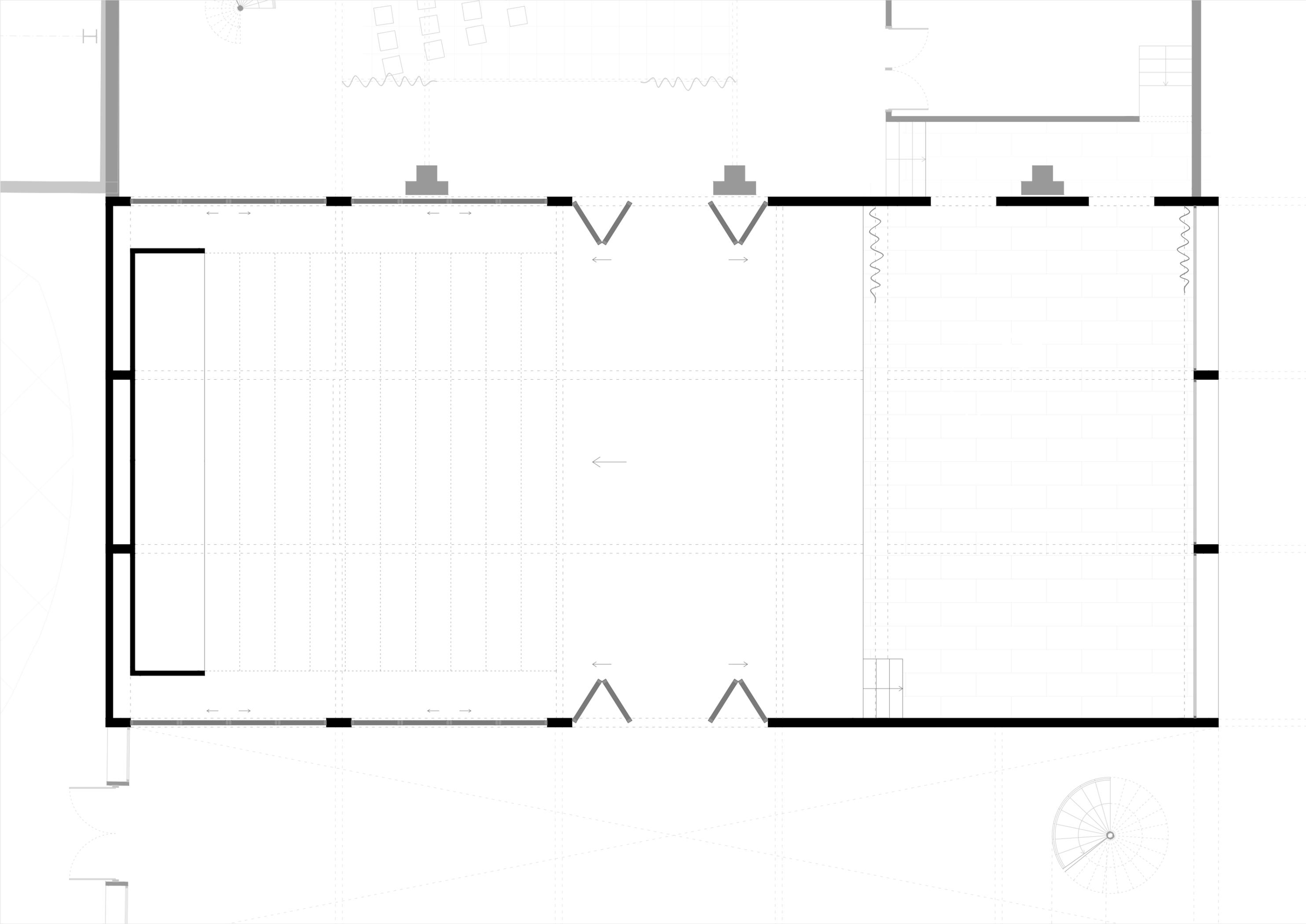


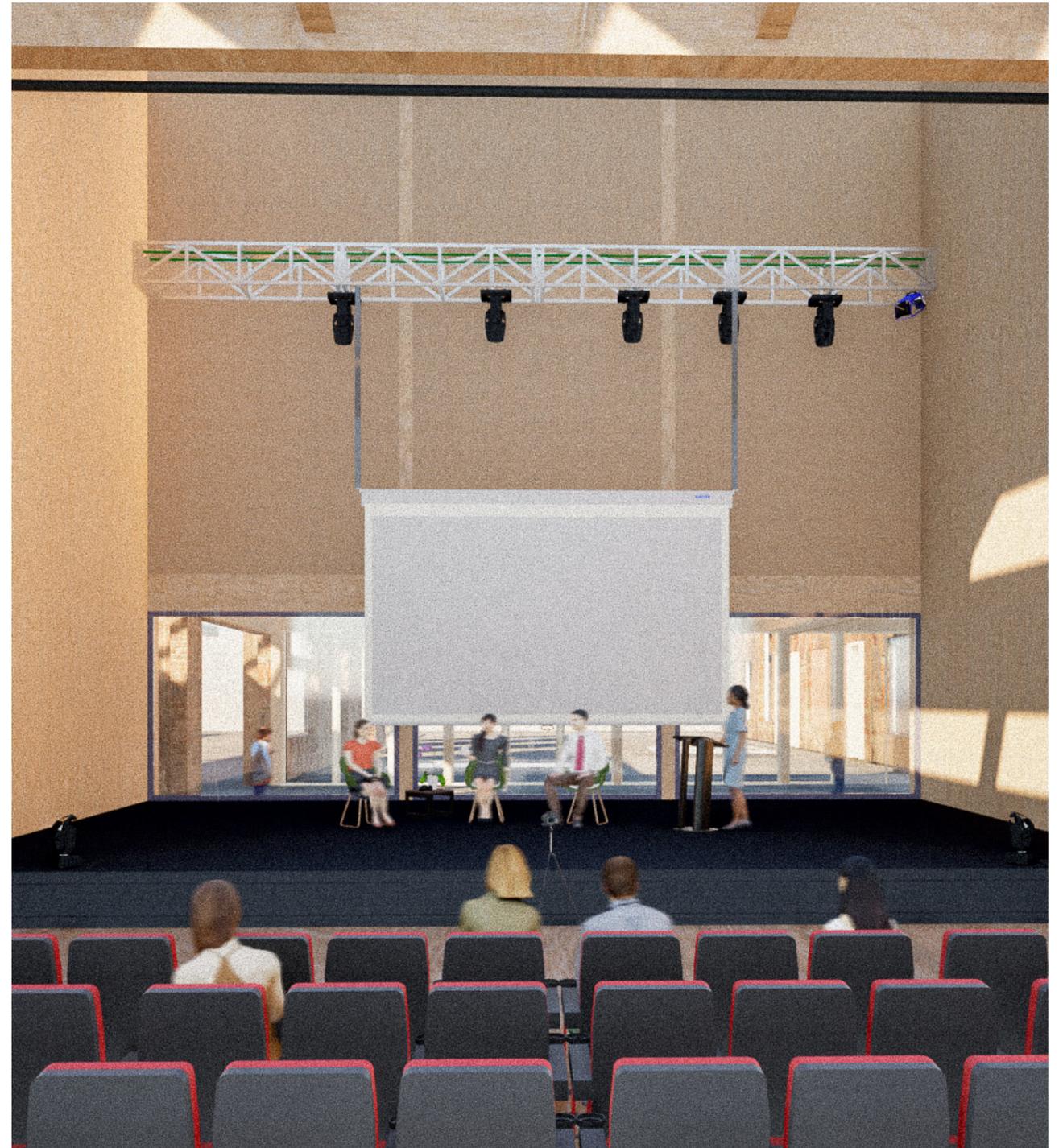
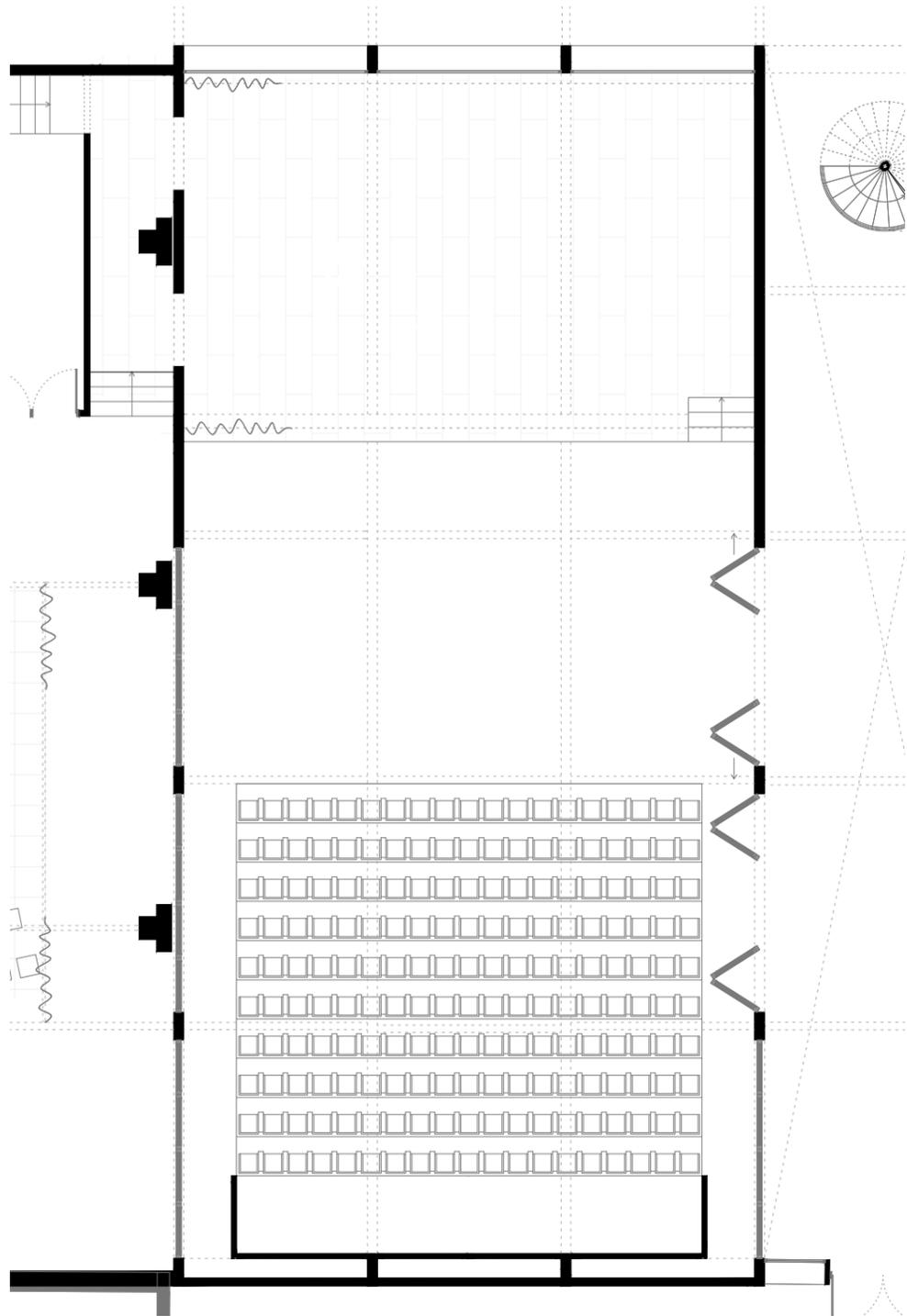


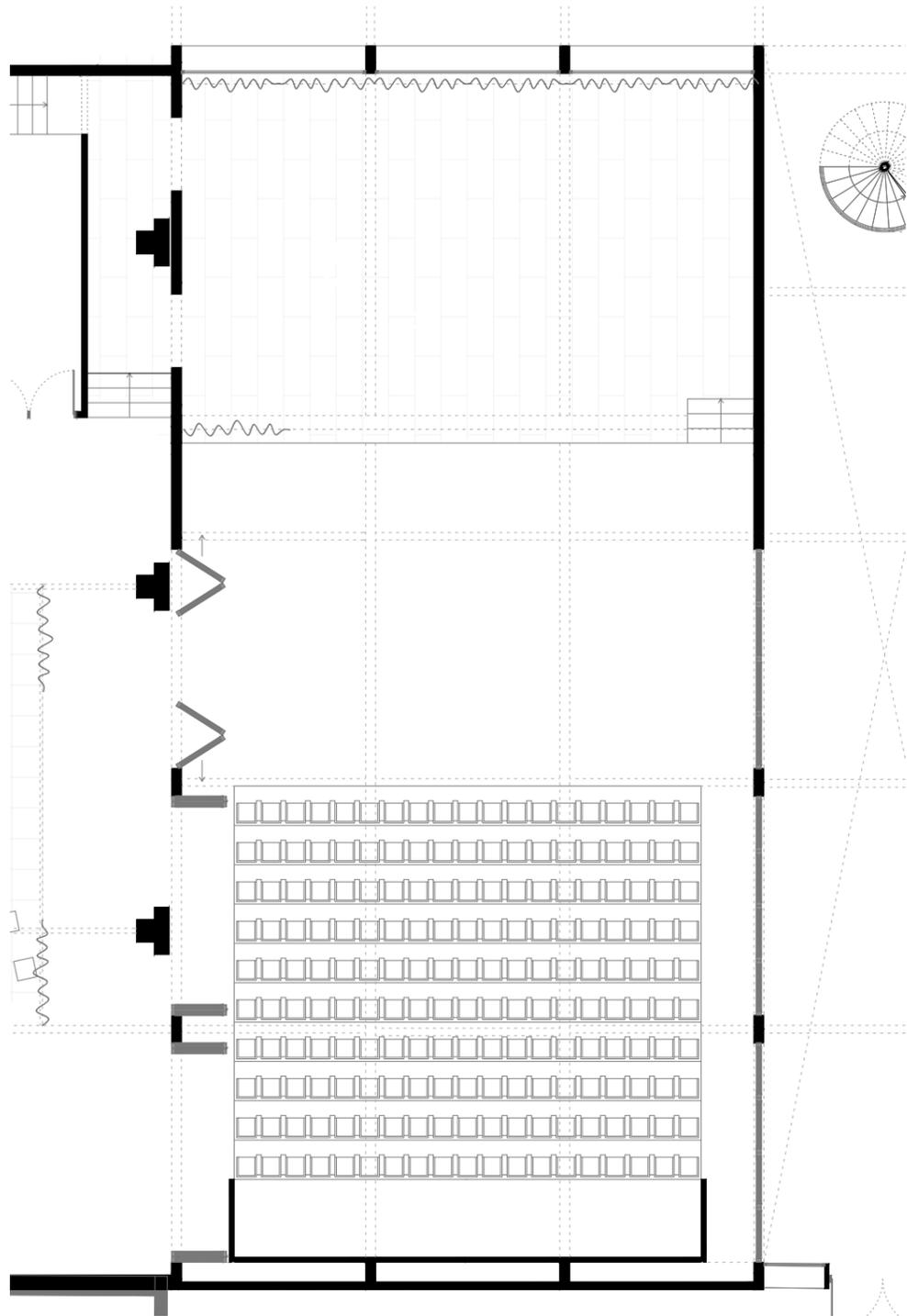


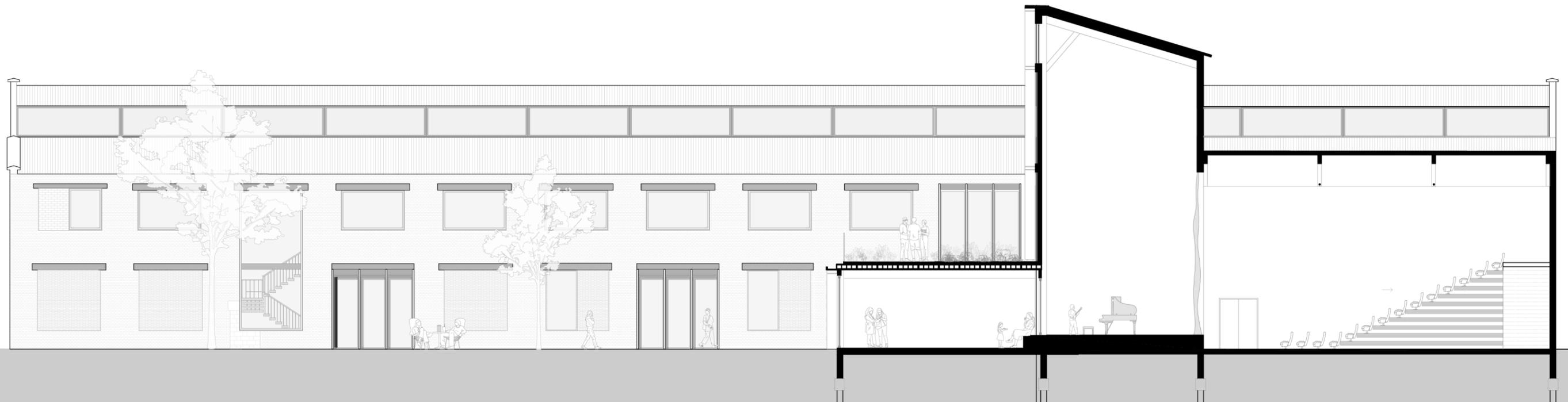


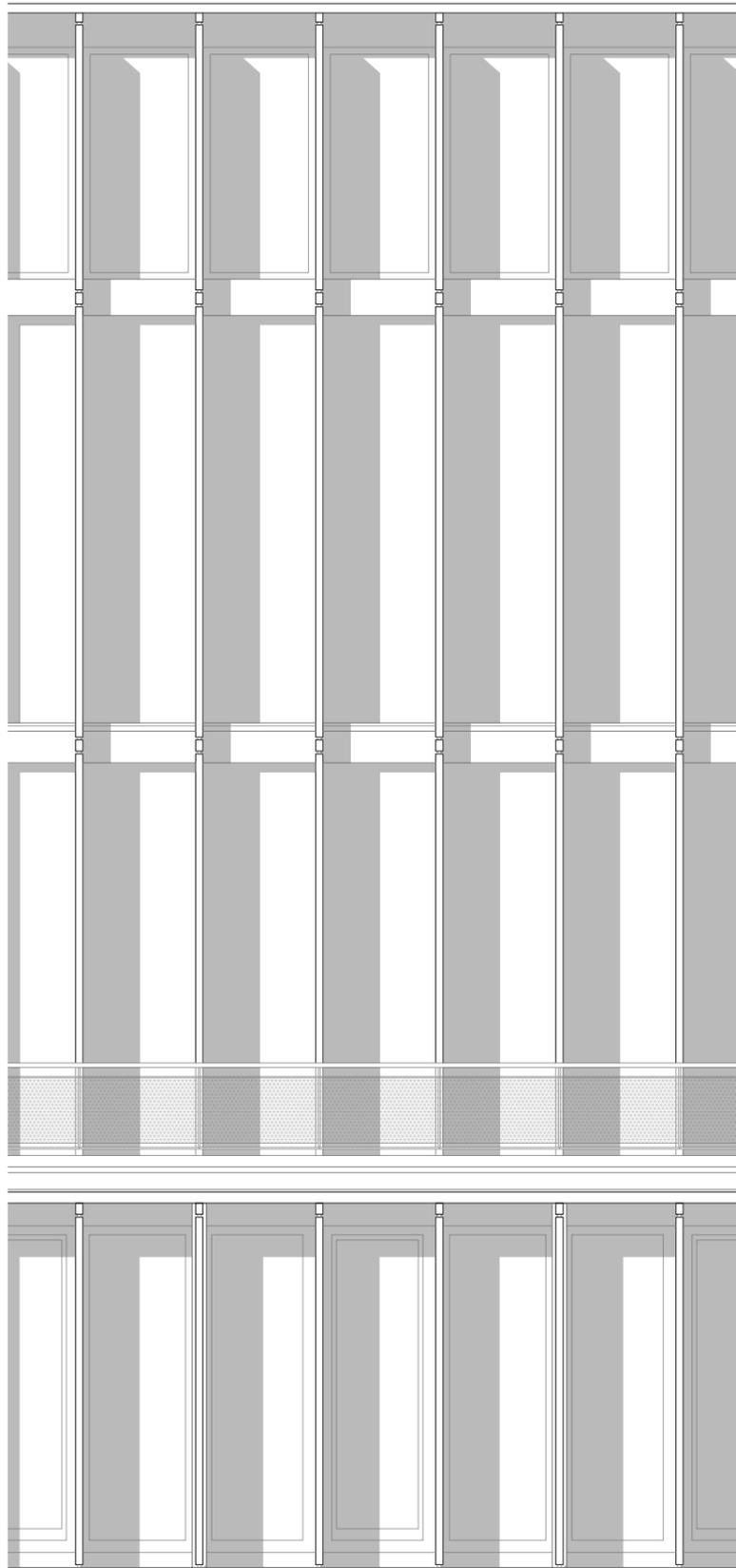








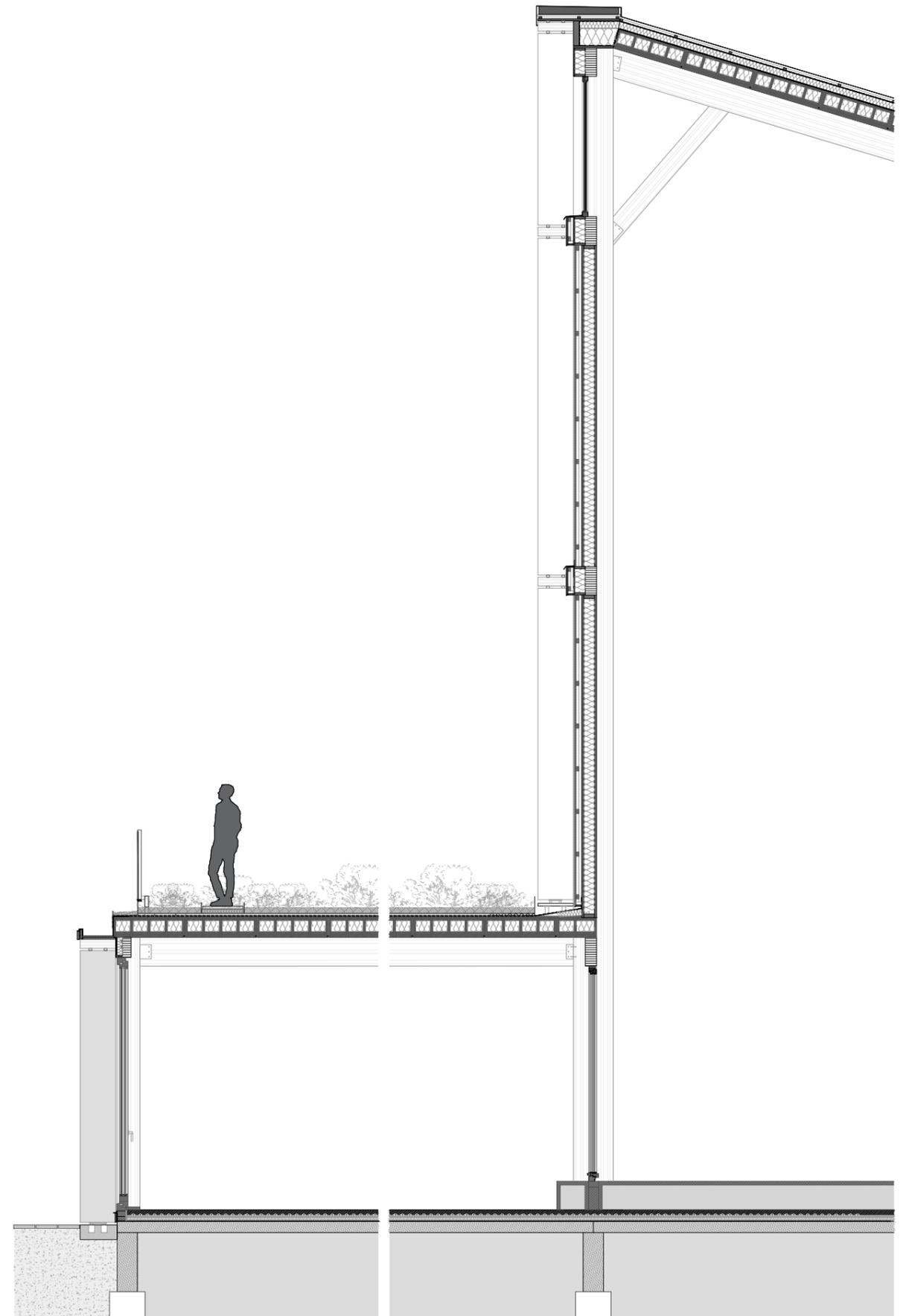




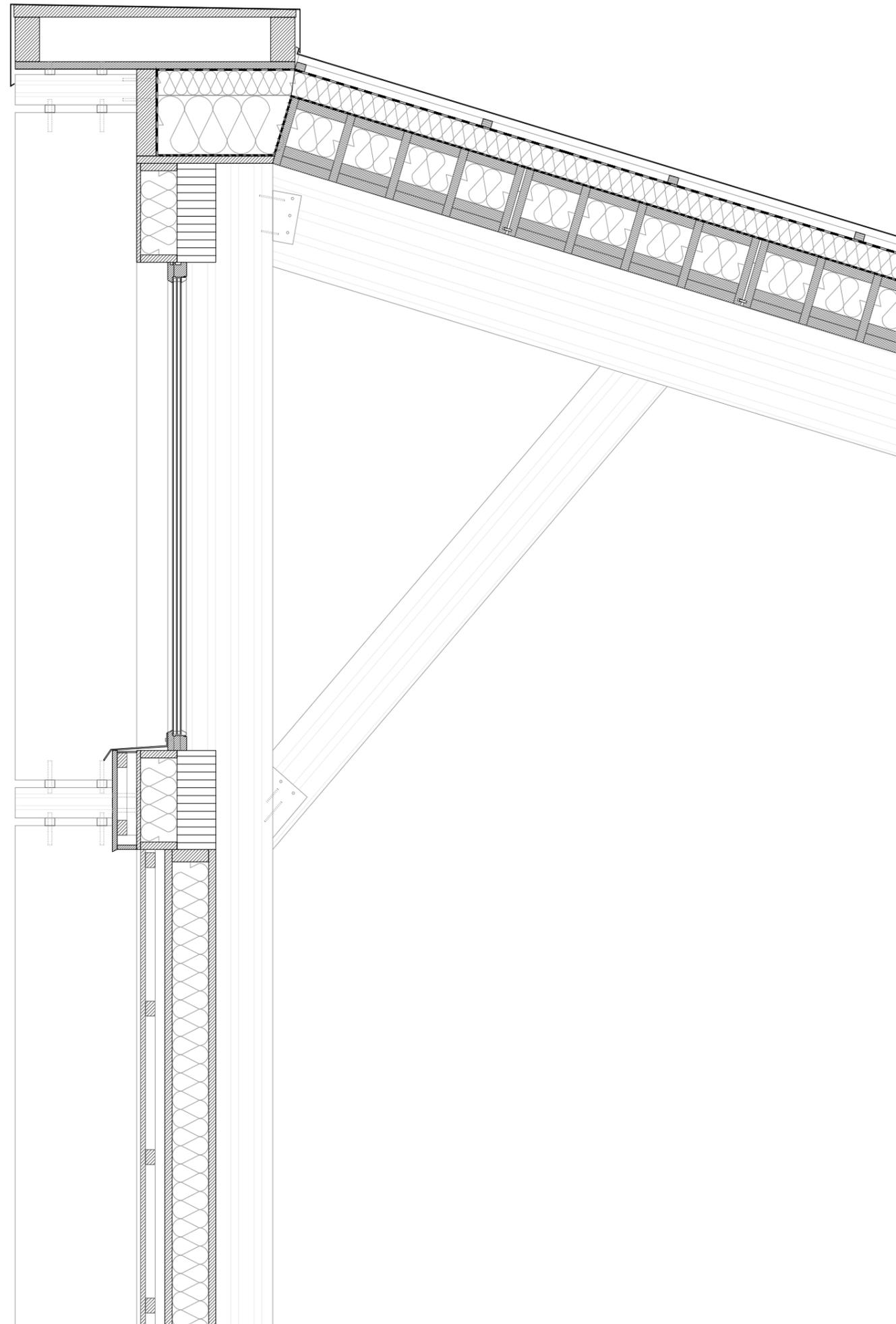
Elevation



Interior Section

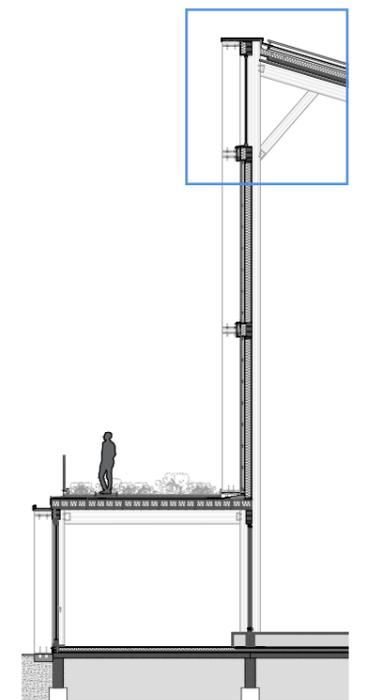


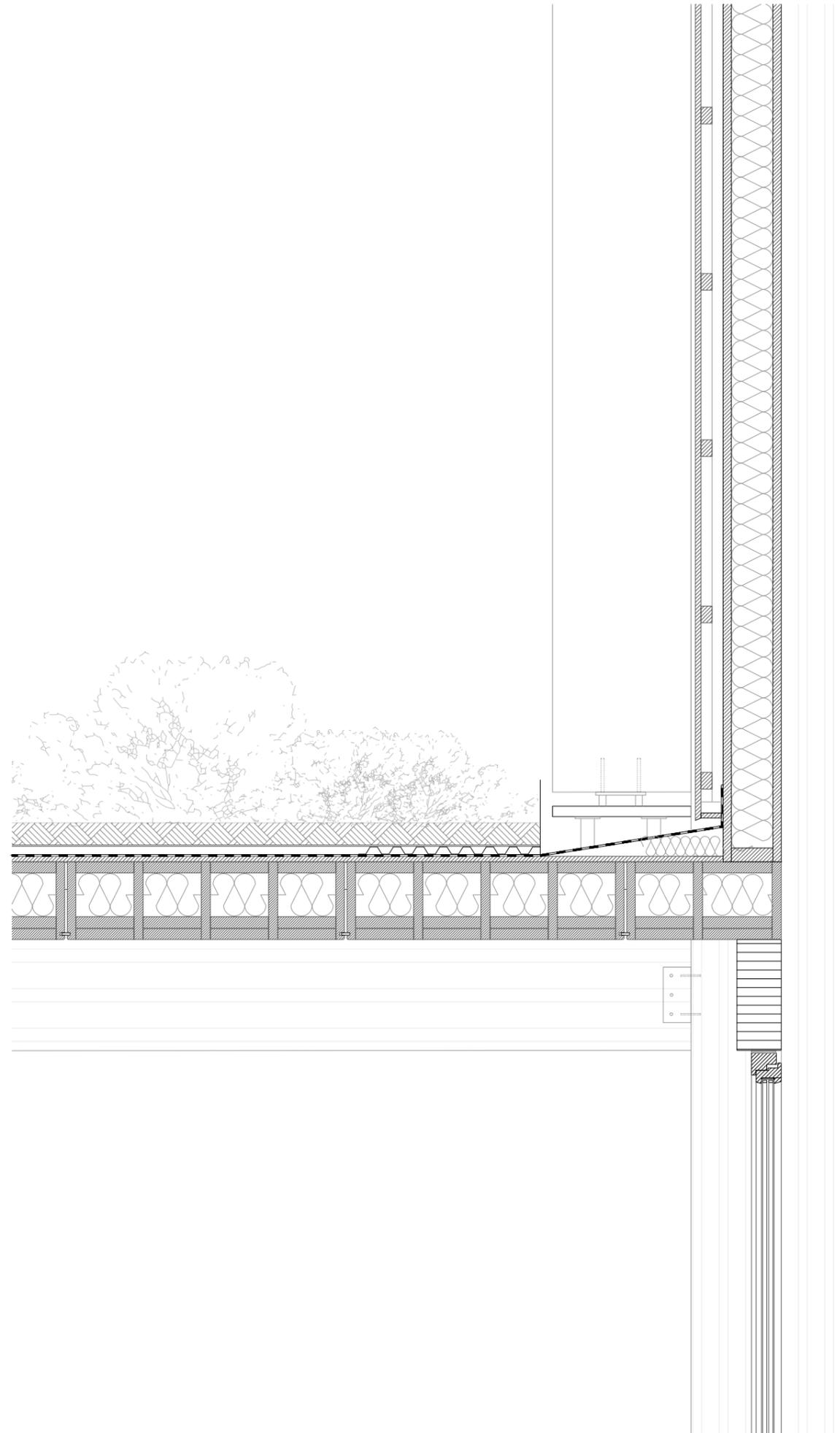
Cross Section



WALL CONSTRUCTION

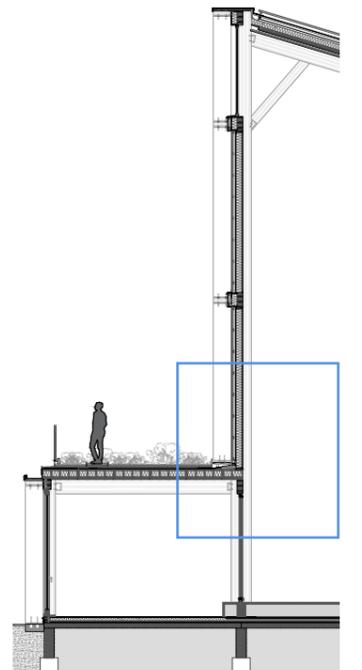
- Facade Element: 80/ 500mm Glued Laminated Slat
- Wooden Cladding 20mm
- Battens 40mm
- Counter Battens 40mm
- Wooden Stud Wall & Insulation 150mm
- 180/ 560mm Glulam Timber Post

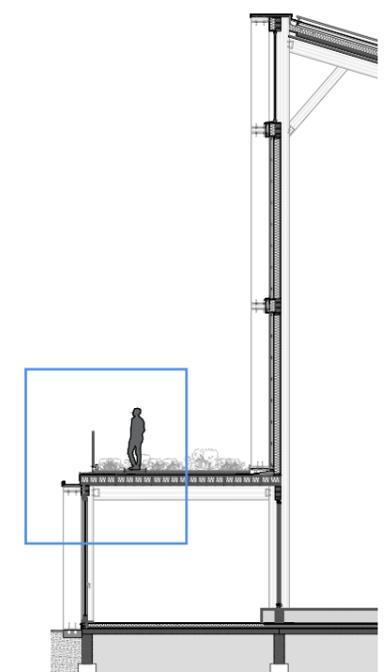
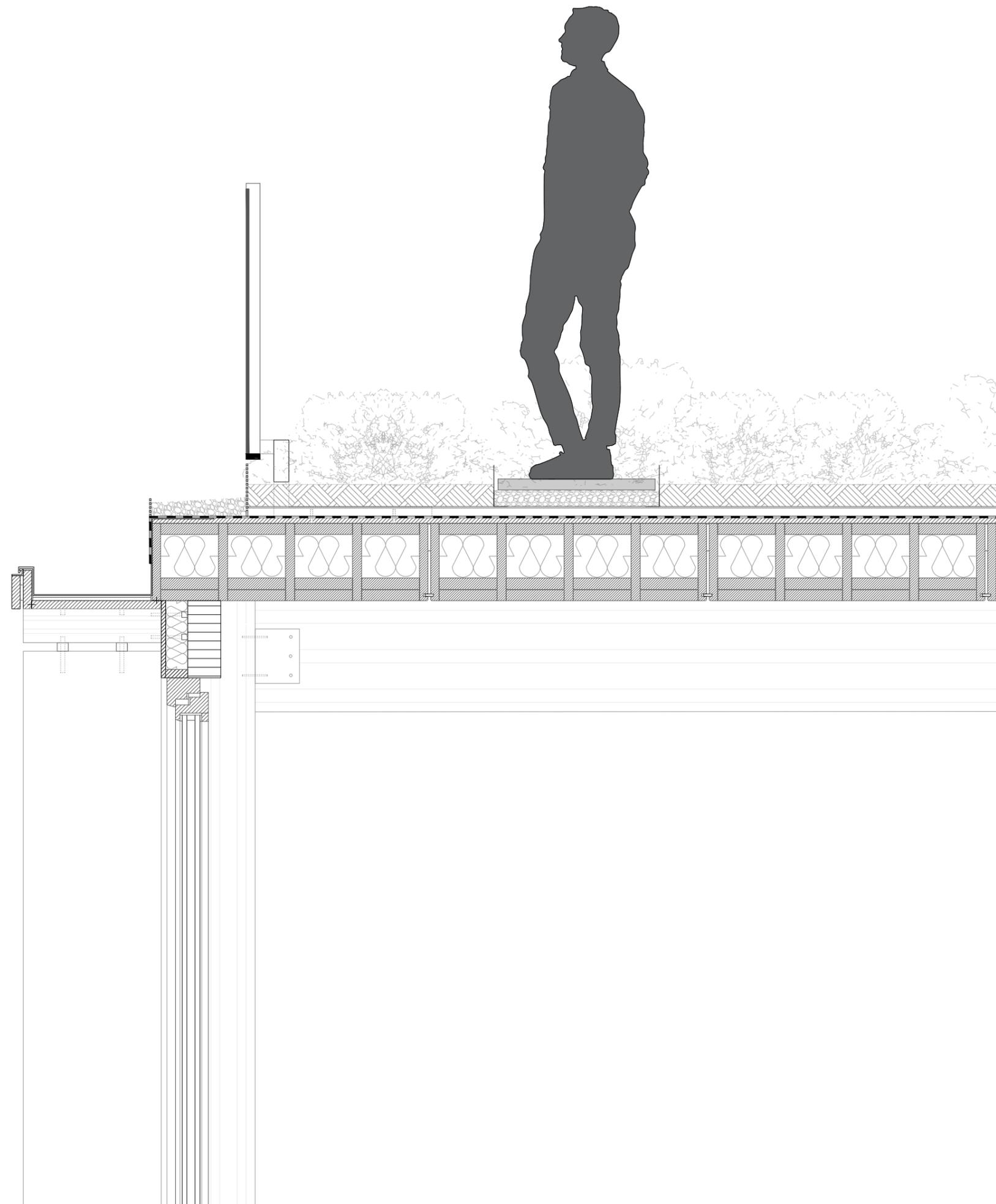




GREEN ROOF CONSTRUCTION

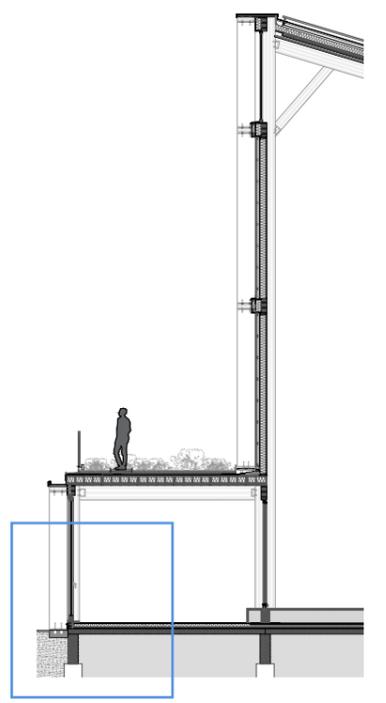
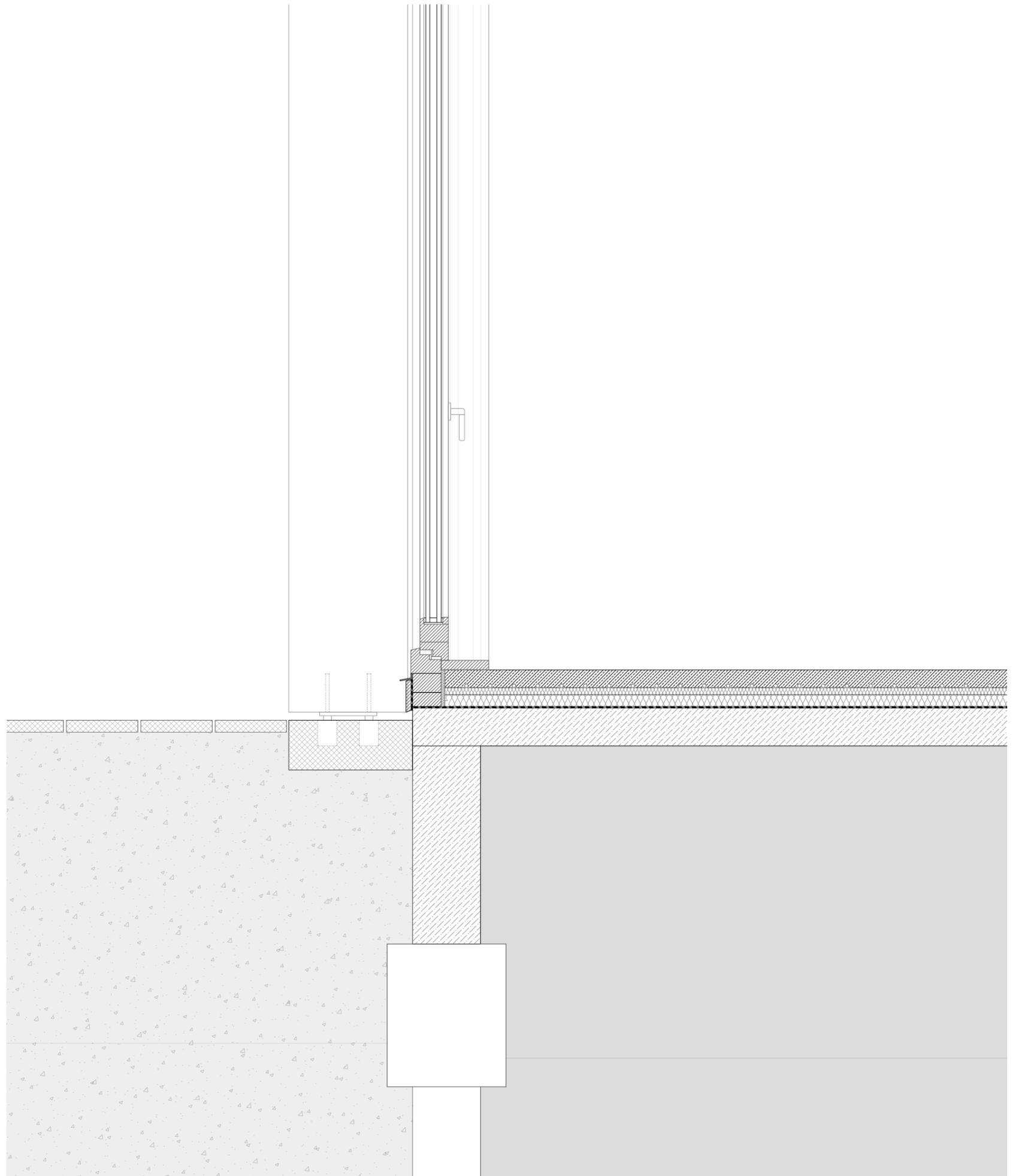
- Vegetation
- Top Soil 80mm
- Filter Fabric 5mm
- Drainage Element 30mm
- Waterproofing membrane
- Load Distribution layer 20mm
- LIGNATUR L40 REI90 & Wood Fibre Insulation 280mm
- 120/ 280mm Glulam Timber Beam





WINDOW CONSTRUCTION

- Facade Element: 80/ 500mm Glued Laminated Slat
- Beam Supporting Facade Element & Gutter
- Fascia Larch Board 16mm
- Tilt-turn Wooden Window with Insulation Glazing



FLOOR CONSTRUCTION

- Screed & Underfloor heating 60mm
- Impact Sound Insulation 30mm
- Thermal Insulation 50mm
- Waterproofing Membrane
- Existing Concrete Floor





Werkplaats The Art of Adaptive Reuse