

# **Graduation Project Govert ten Katen**

**Redevelopment of  
Industrial Heritage**

**Transformation of  
the Landbouwbelaag  
Building in Maastricht**

Teachers:

Lidy Meyers

Frank Koopman

Wessel de Jonge

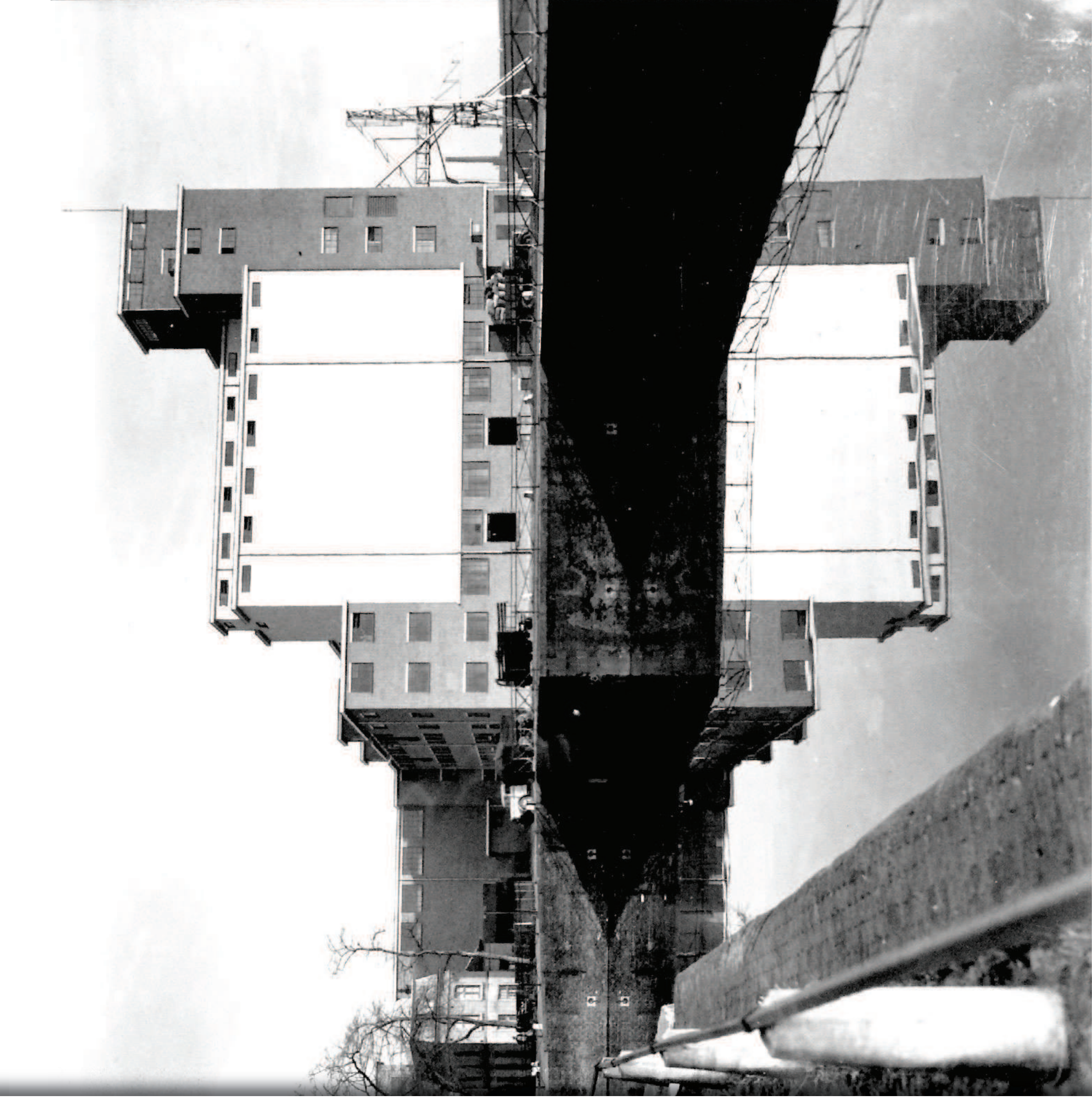
Bert van Bommel

Delegate:

Christiaan van Ees



January 29th 2018





# Content Presentation

- I Introduction
- II History
- III Analysis
- IV Value assesment
- V Starting Points
- IV Design
- VII Building Technology
- VIII Reflection







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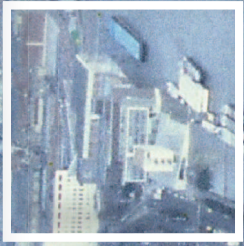








Landbouwbelt



City Center

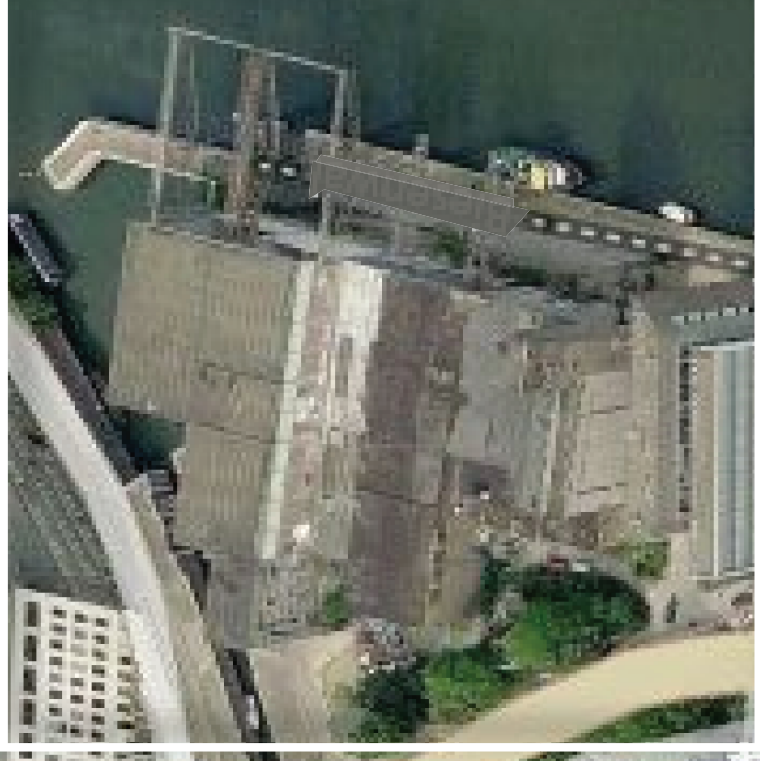
Maas

Station

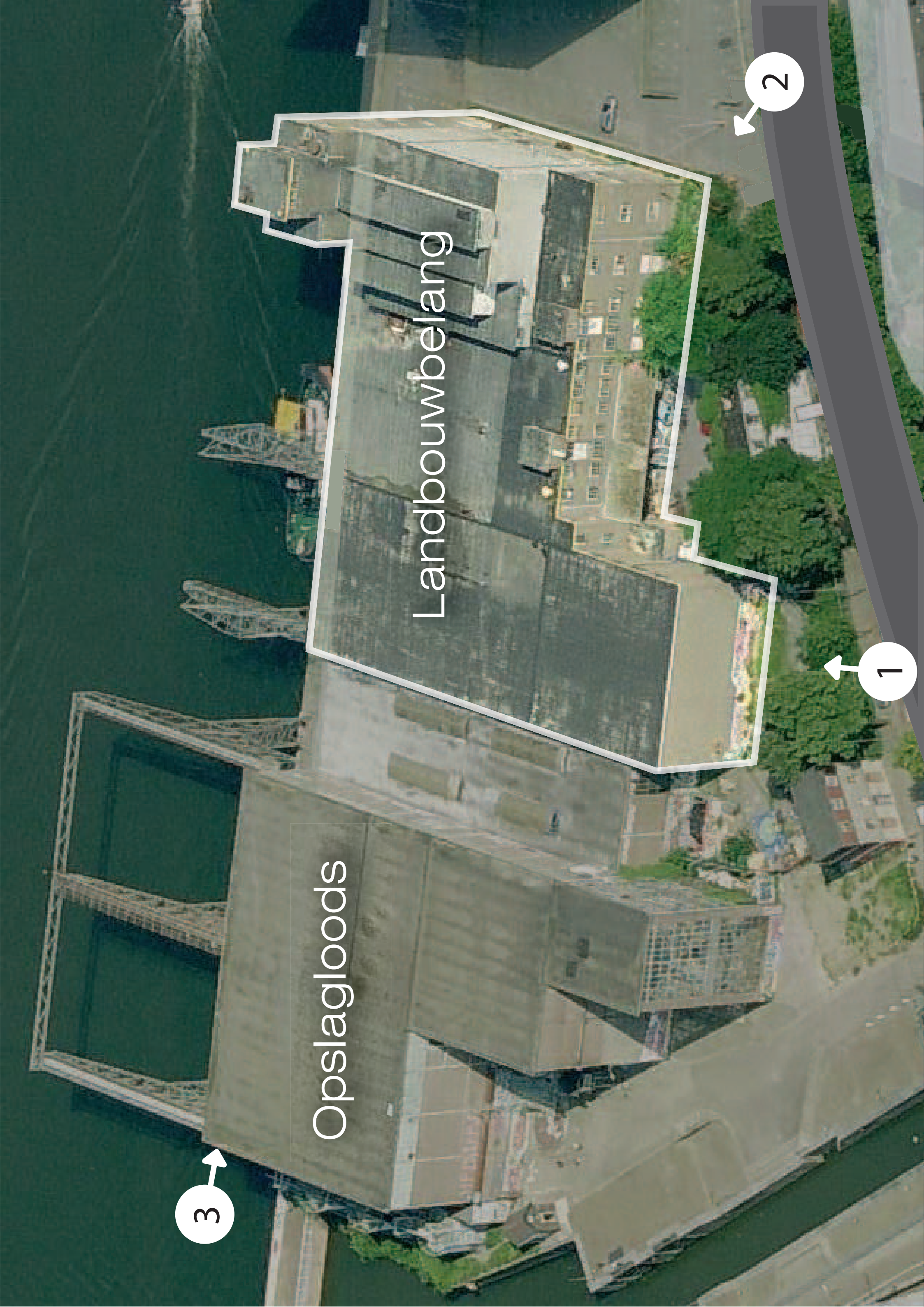


Maas

Bassin







Landbouwbelaag

Opslagloods

2

1

3





1) Zicht vanaf het Bassin (W)





2) Zicht vanaf de weg (ZW)





3) Zicht vanaf de kade (N)





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The Antonieten Monastery  
Saint-Anthony (Sint-Antonius)

The Nieuwe Biezen Monastery  
Knights of the German Order (Duitse Orde).

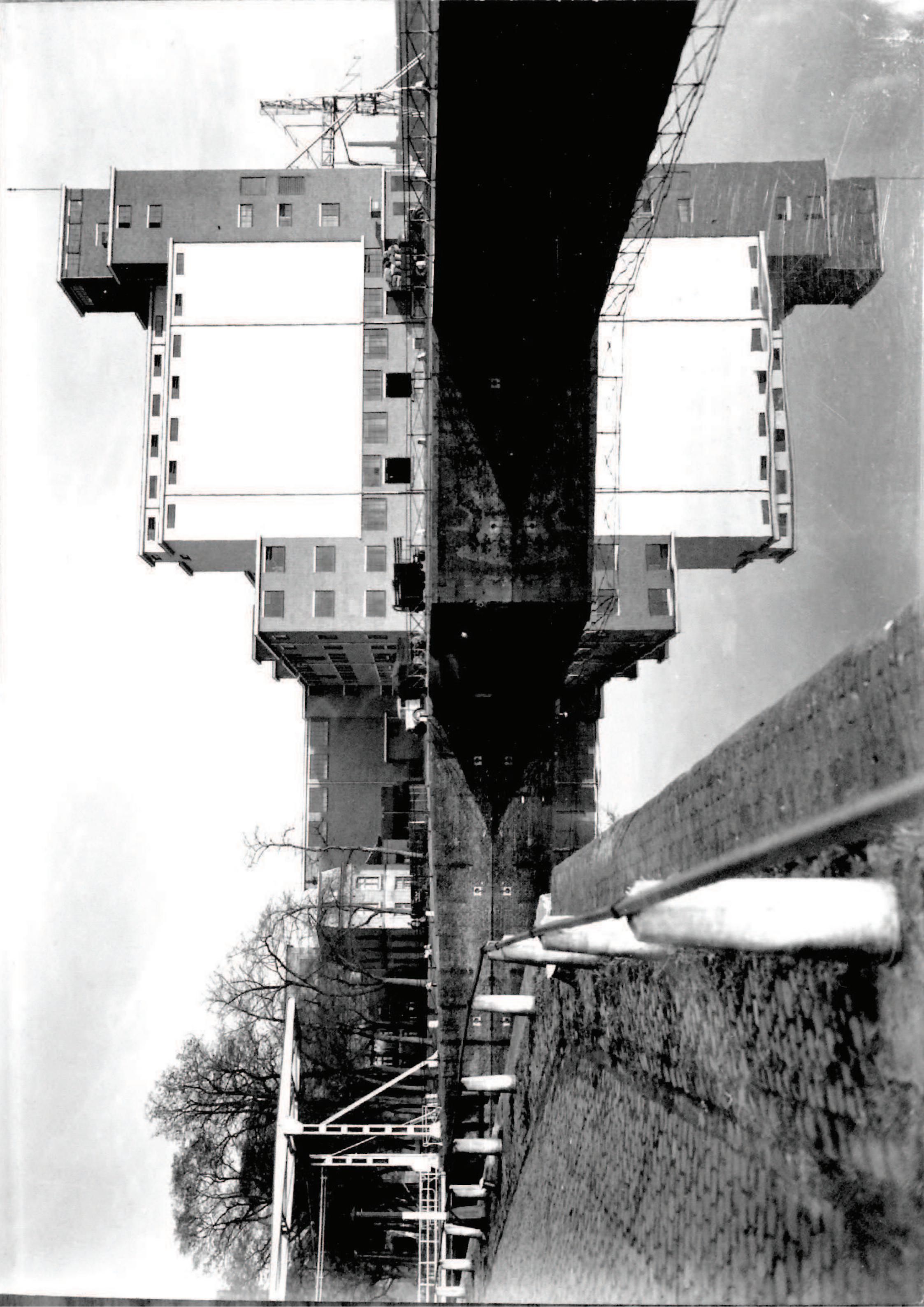










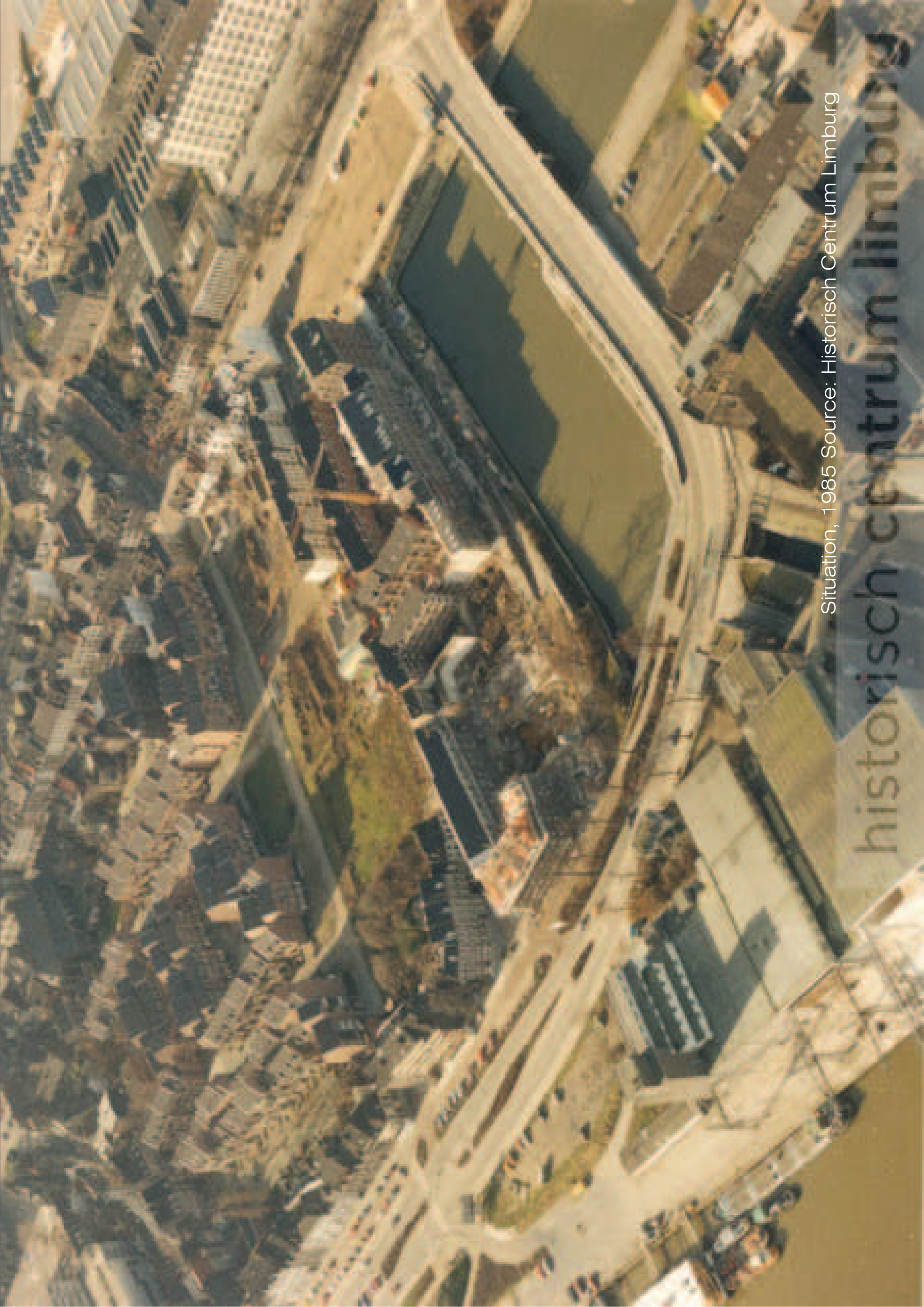






Situation, 1965 Source: Beeldbank





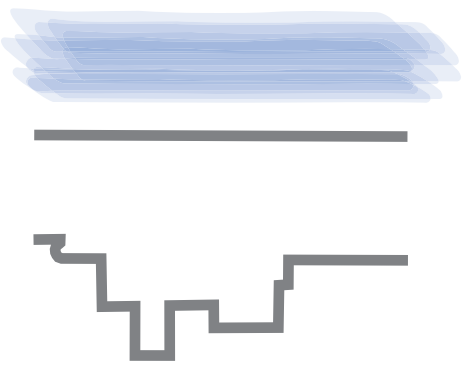
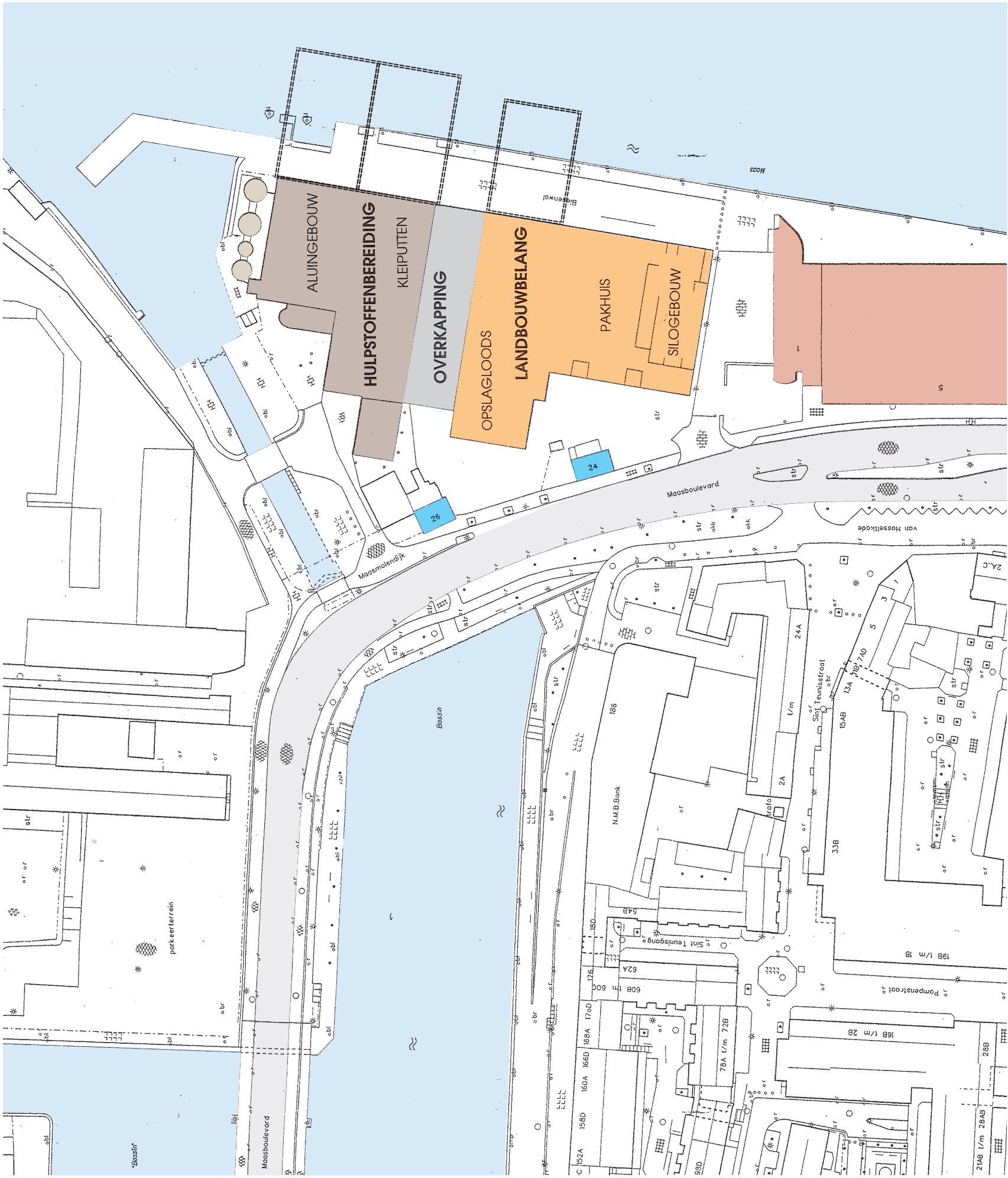
Situation, 1985 Source: Historisch Centrum Limburg

historisch centrum limburg



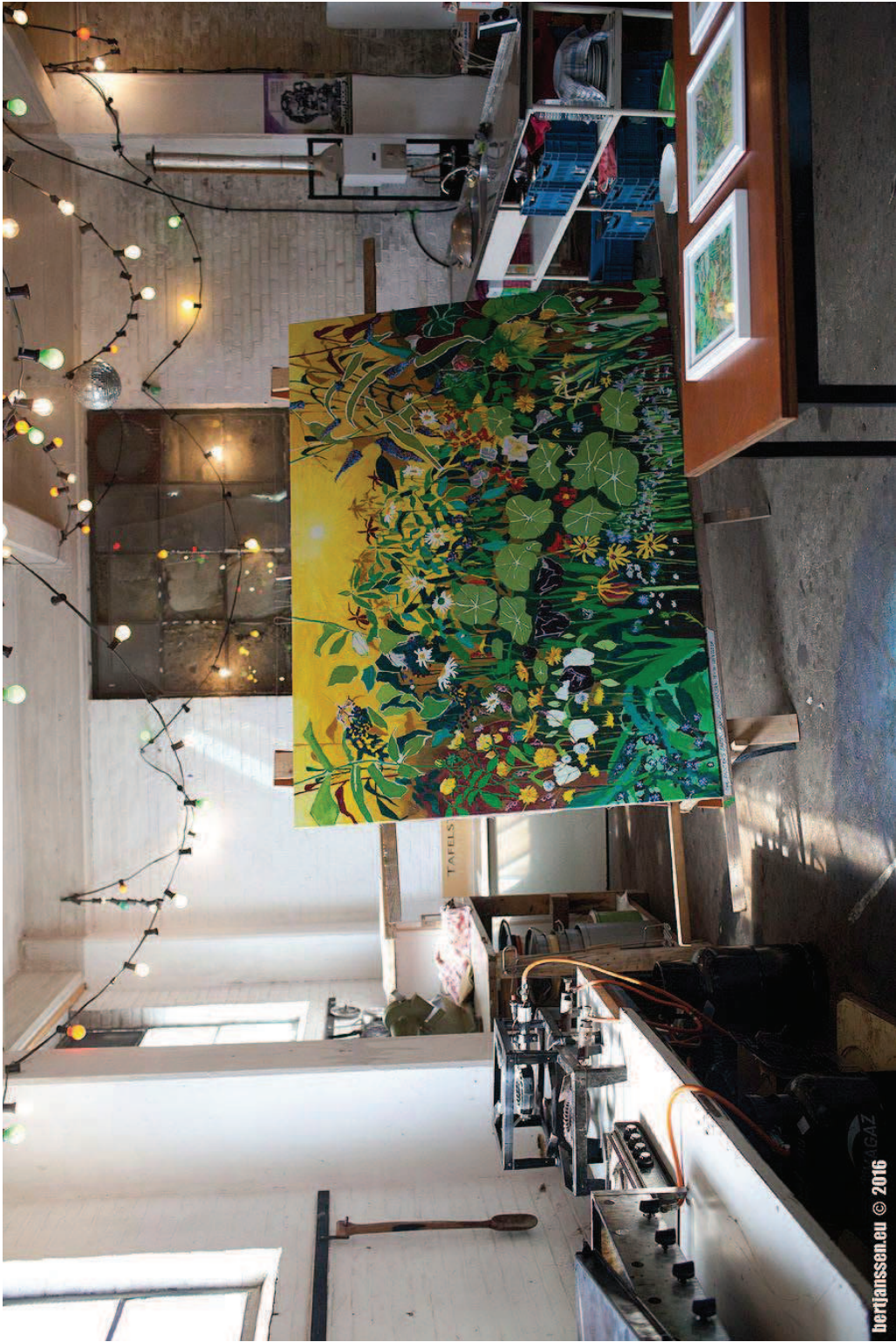






-  Kraanbaan
-  Kleiloods
-  Overkapping
-  Landbouwbelang
-  Huis
-  Handelsgebouw









BERTJANSSEN.EU © 2014



BERTJANSSEN.EU © 2012

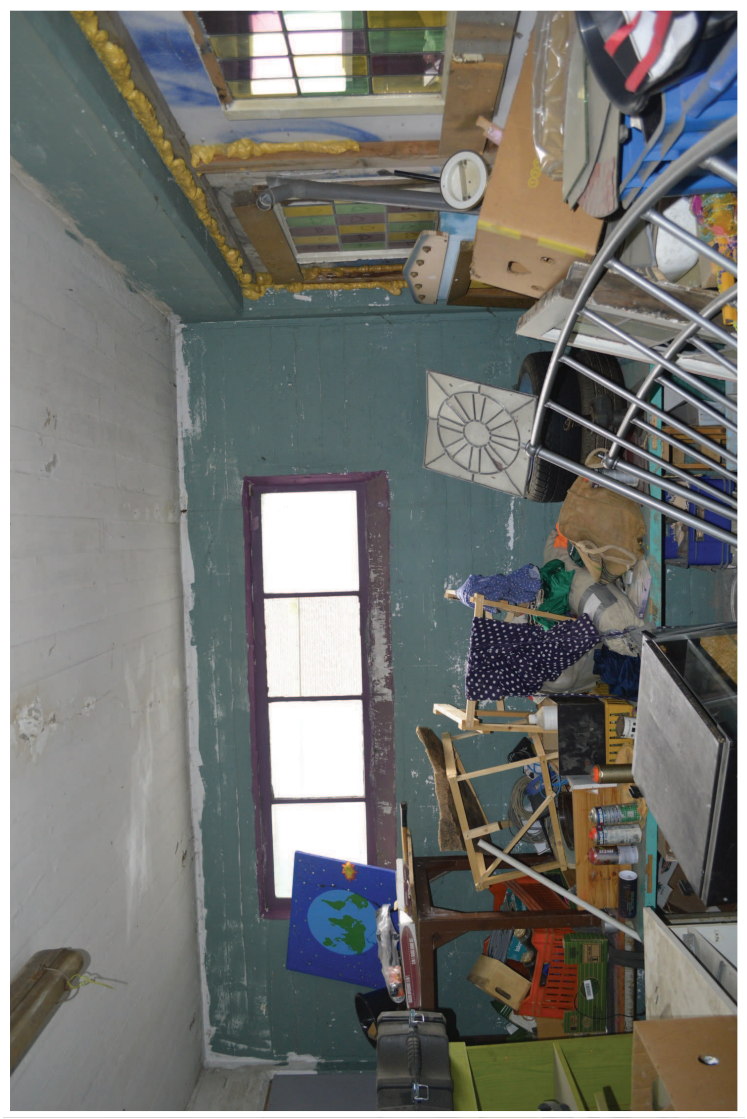
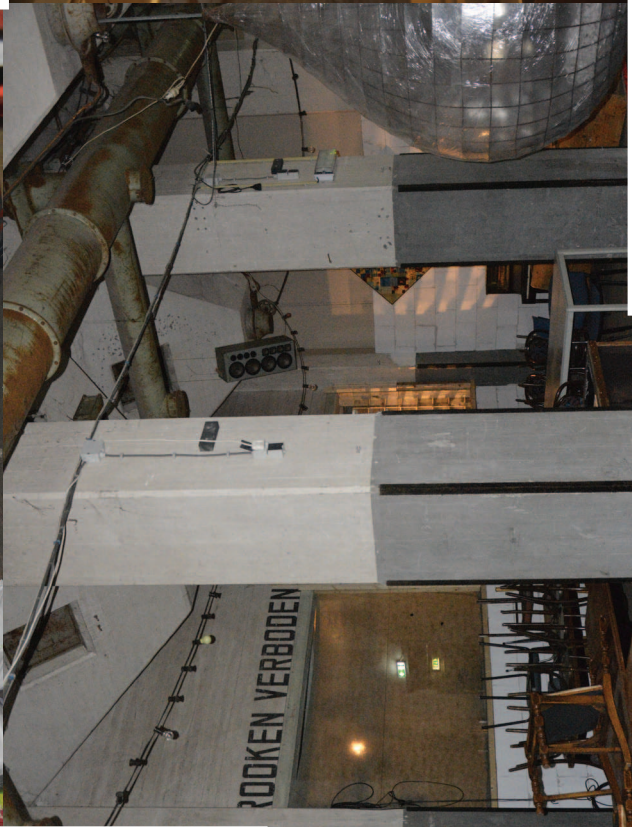


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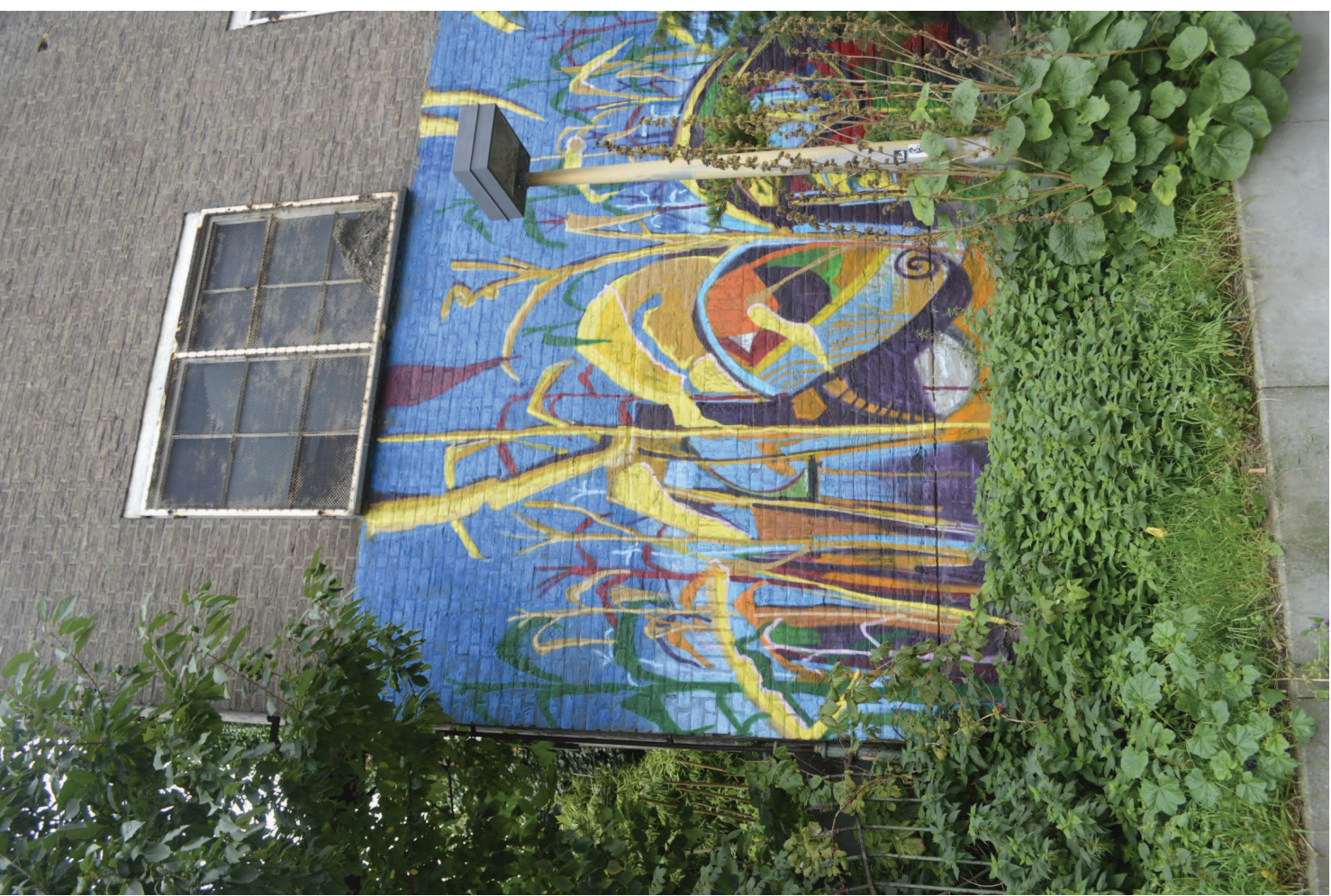
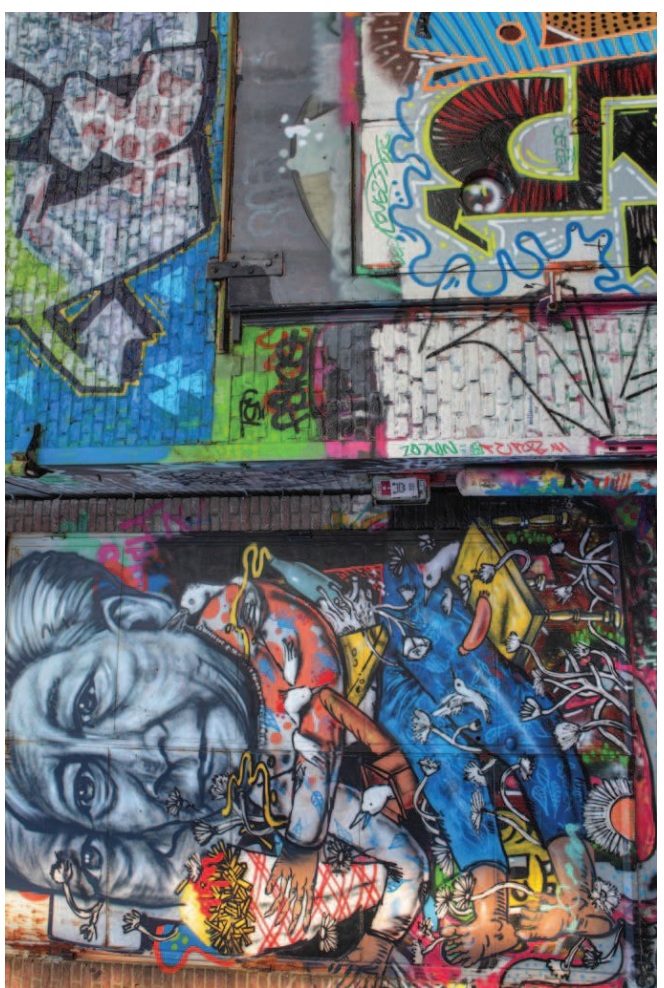
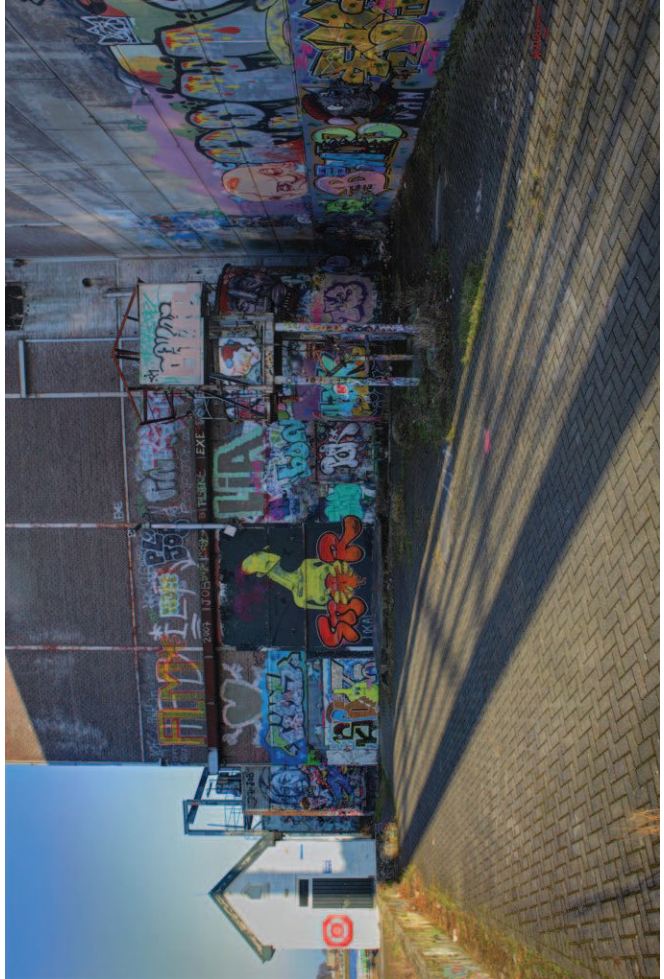
















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## Joseph Franssen (1893–1968)

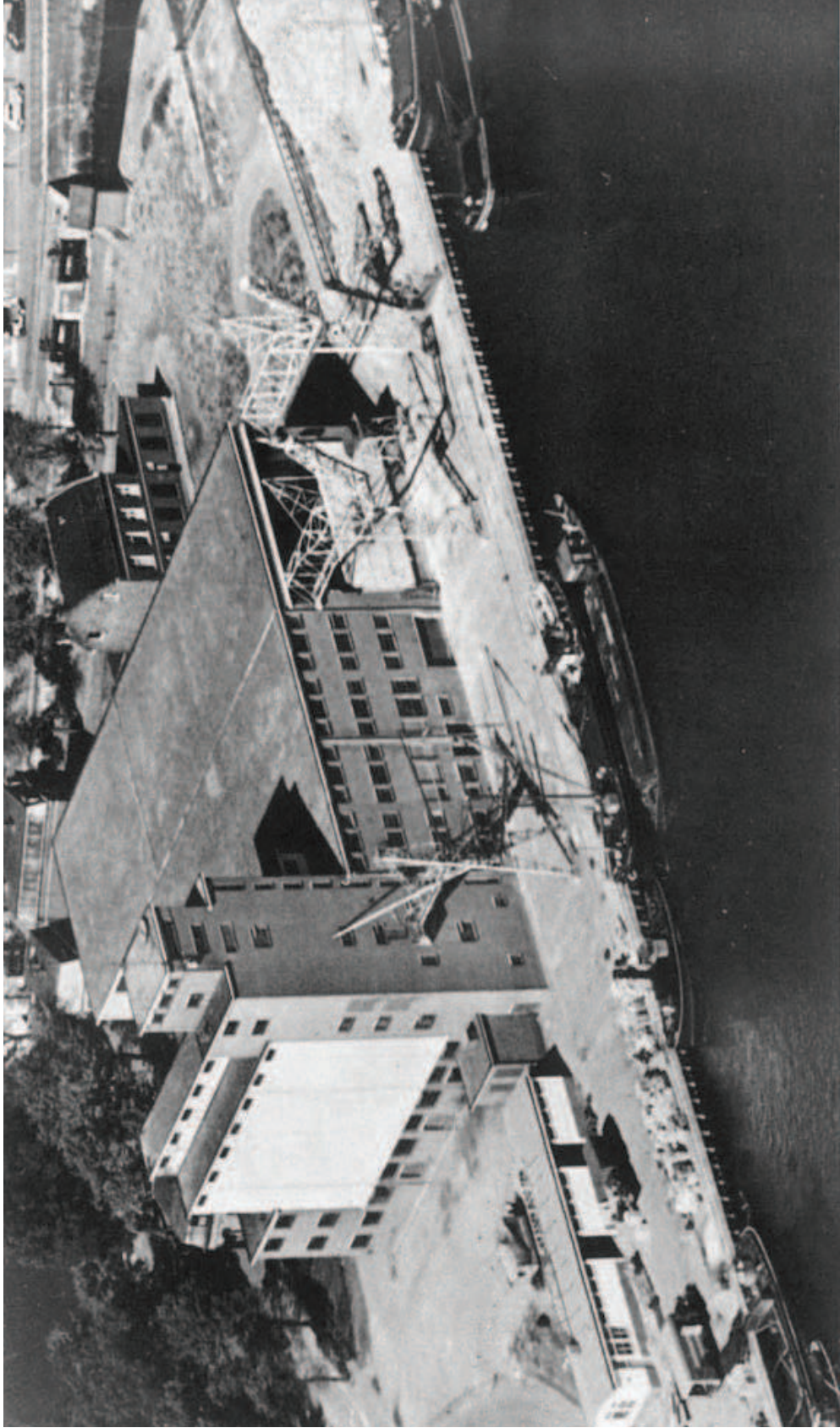
Geboren in Roermond. Zoon van architect Caspar Franssen.  
In 1923 afgestudeerd aan de Technische Hogeschool Delft.



## Granpré Molière (1883–1972)

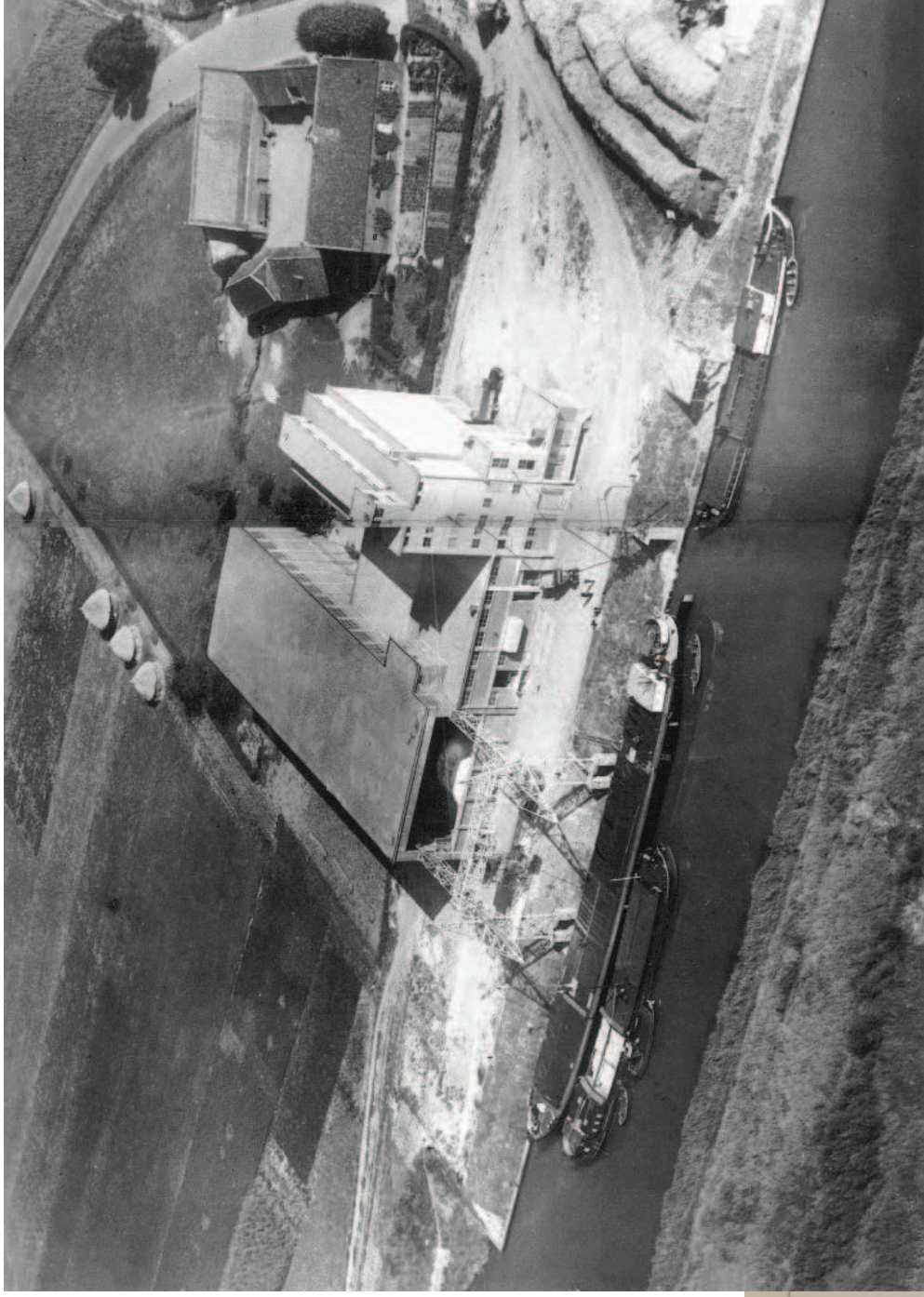
Van een gebouw moest de **functie duidelijk terug te zien zijn in de vorm**, maar moest ook gebaseerd zijn op universele normen en waarden.  
Hij vond zijn inspiratie met name in de traditionele plattelandsbouw met de **arote heldere bouwvolumen** gevormd door **aesloten bakstenen muren** en hoge daken.



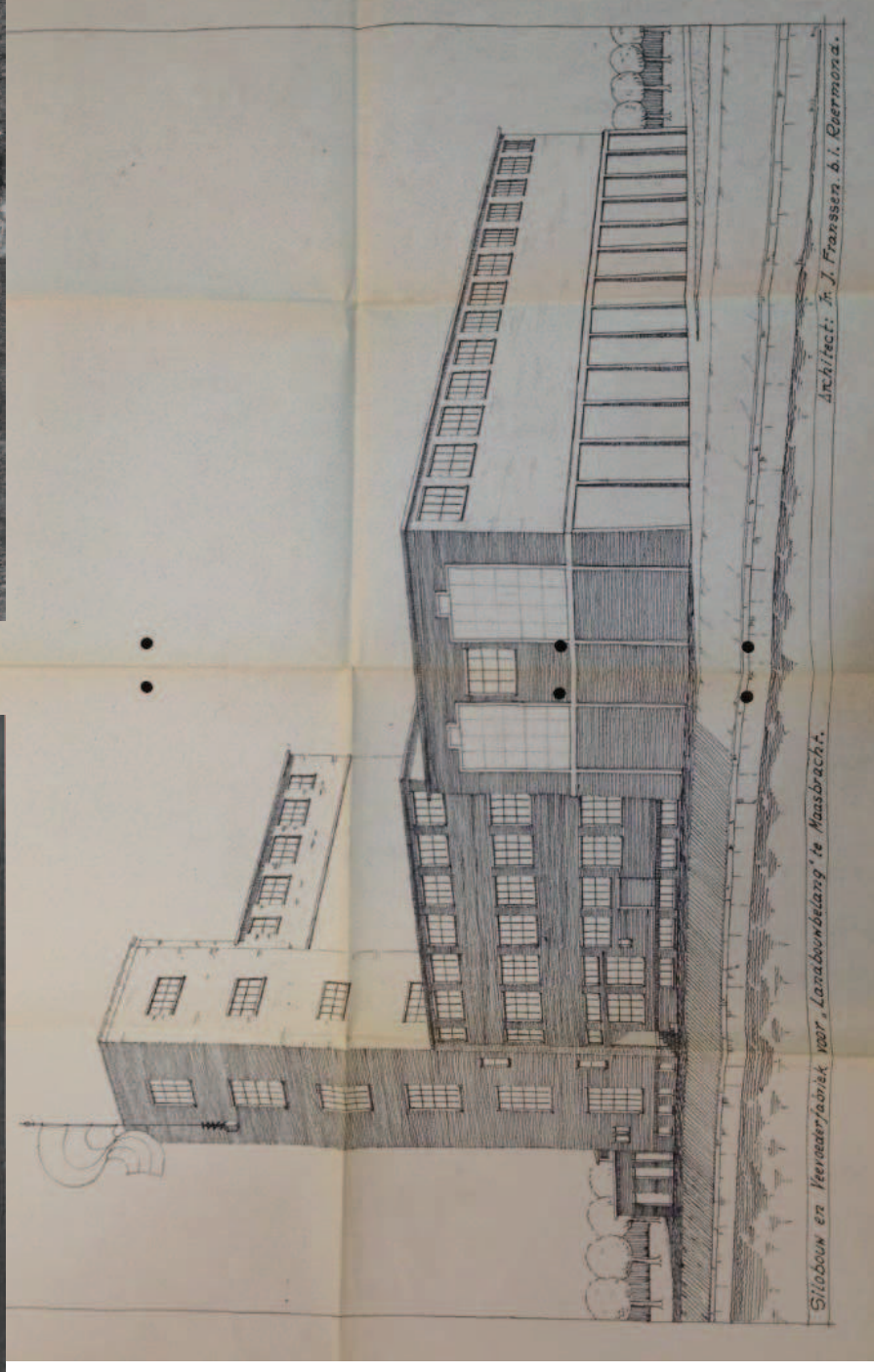


Maastricht

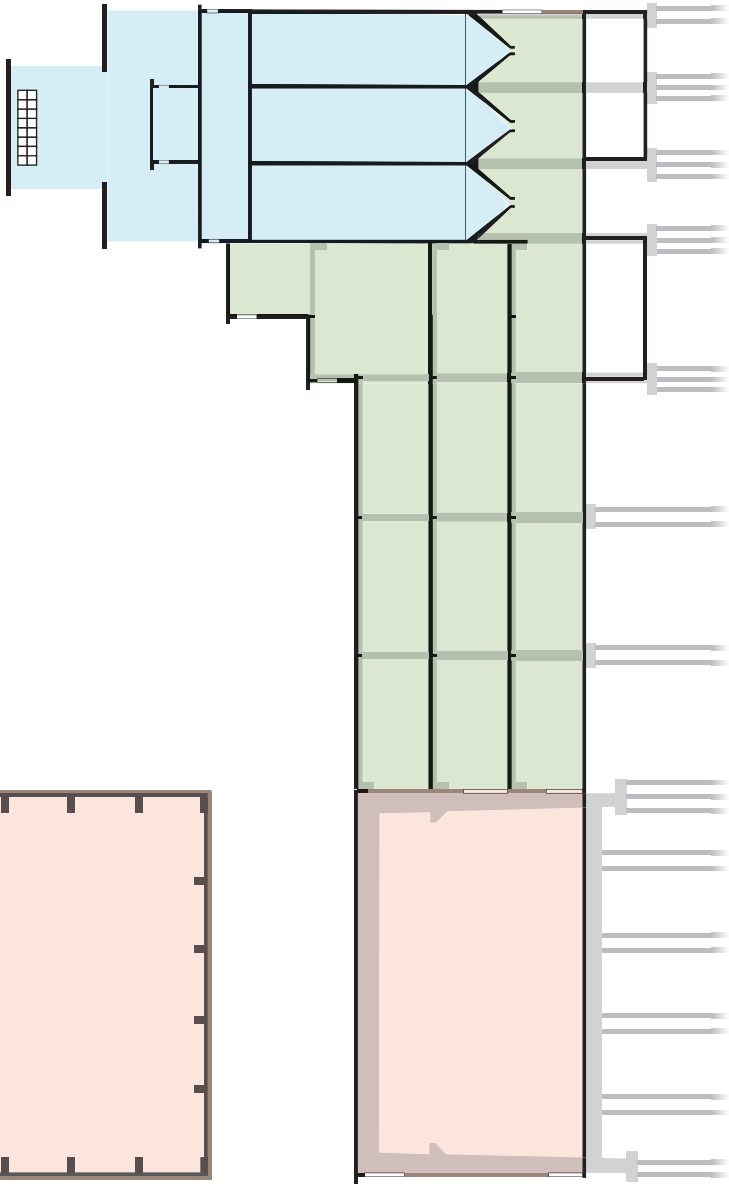
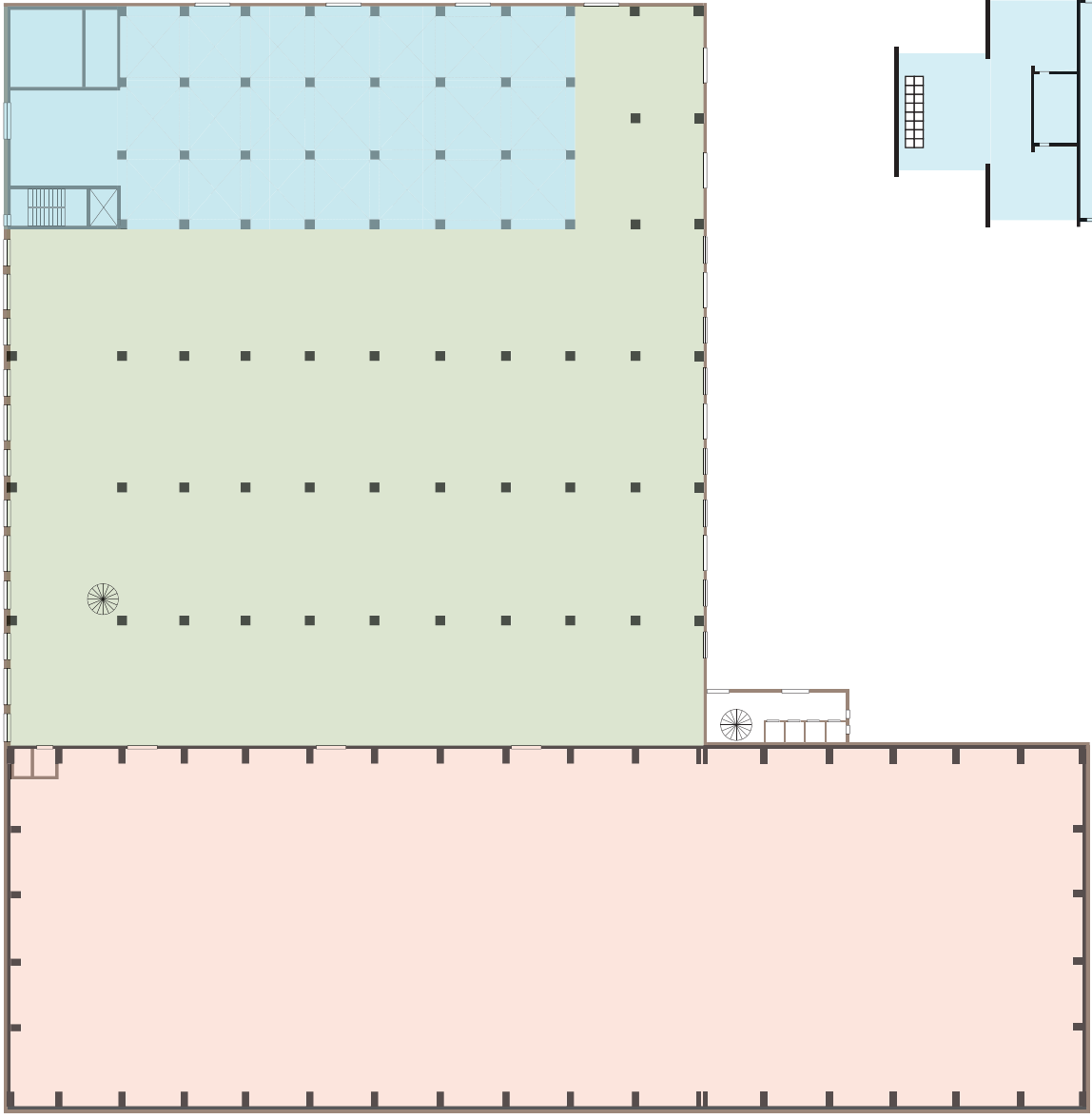
Maasbracht



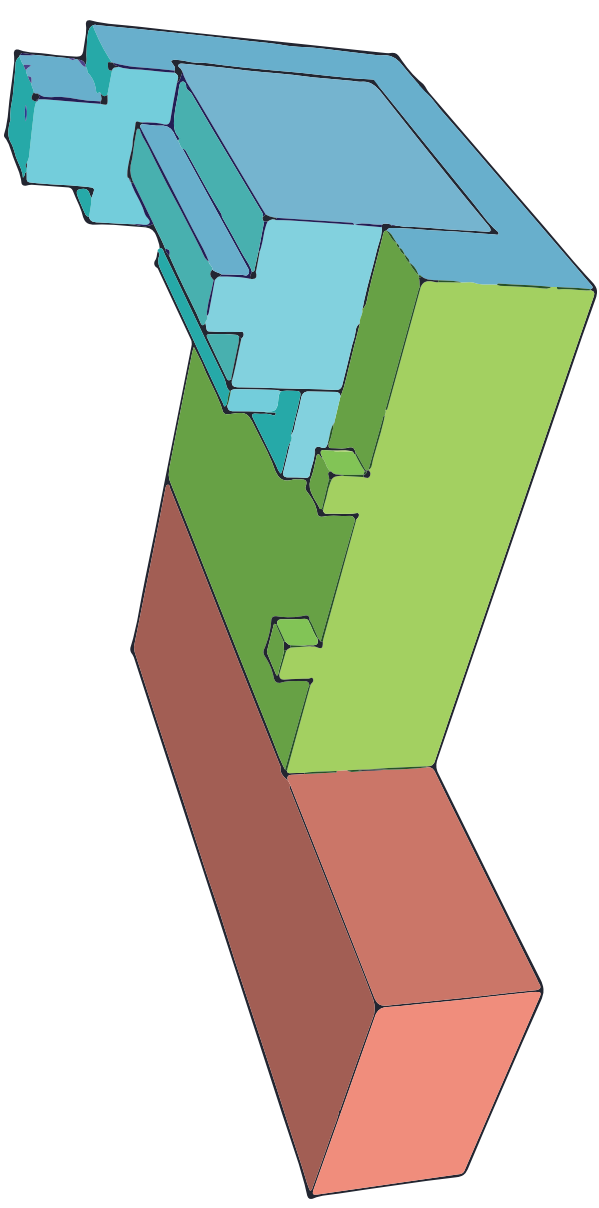
Wanssum



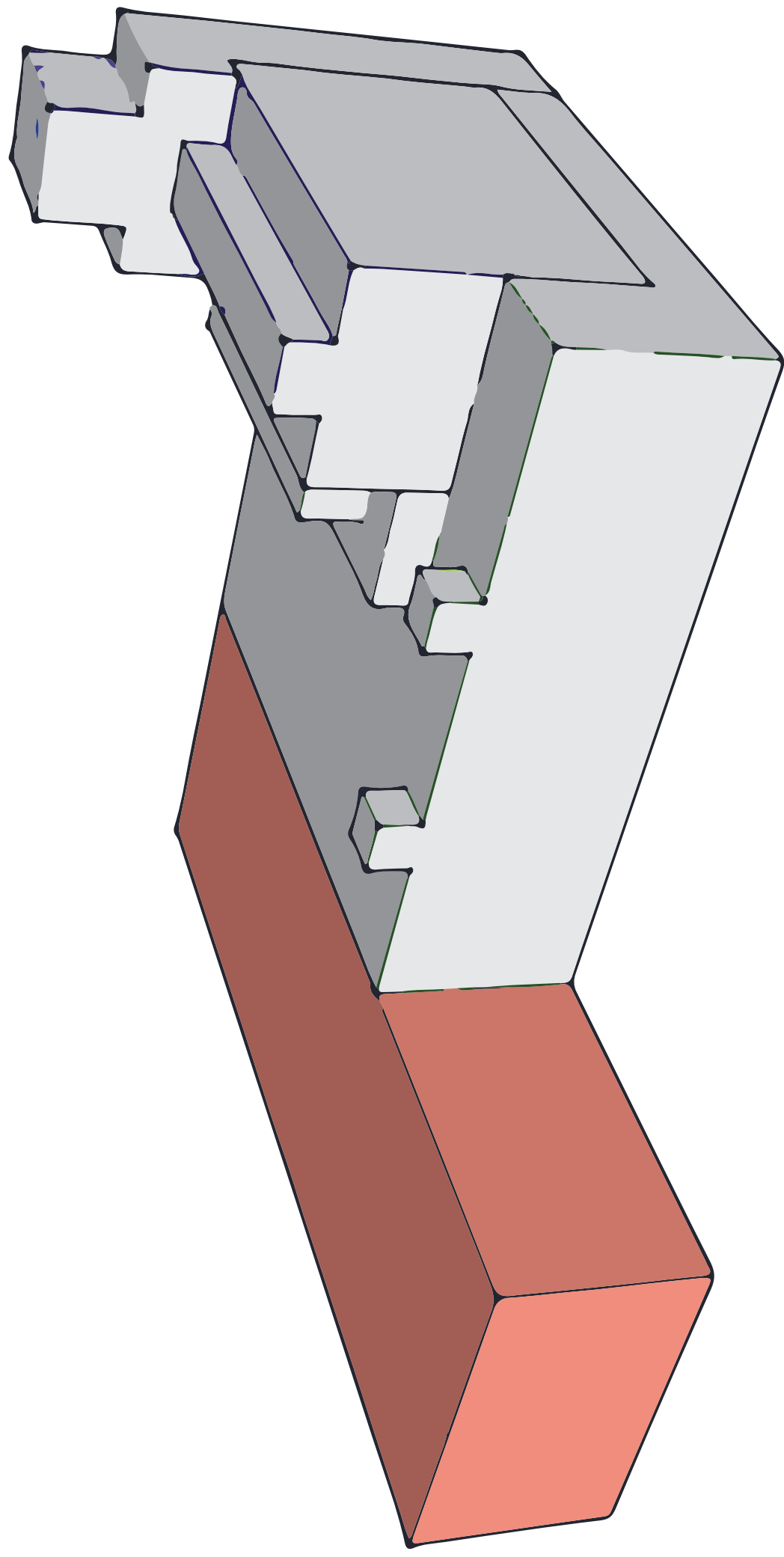




Kunstmestloods  
Pakhuis  
Graansilo's



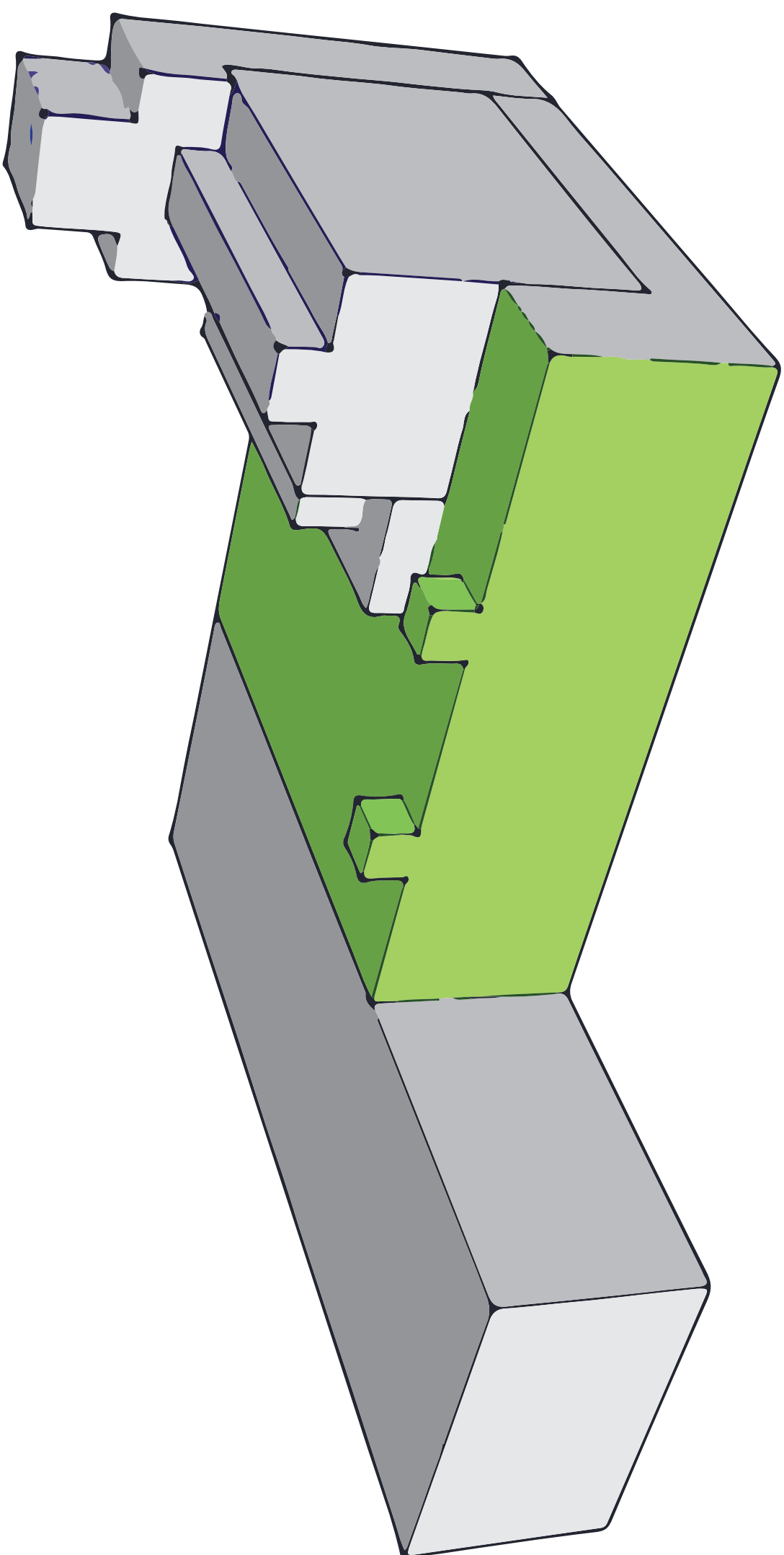








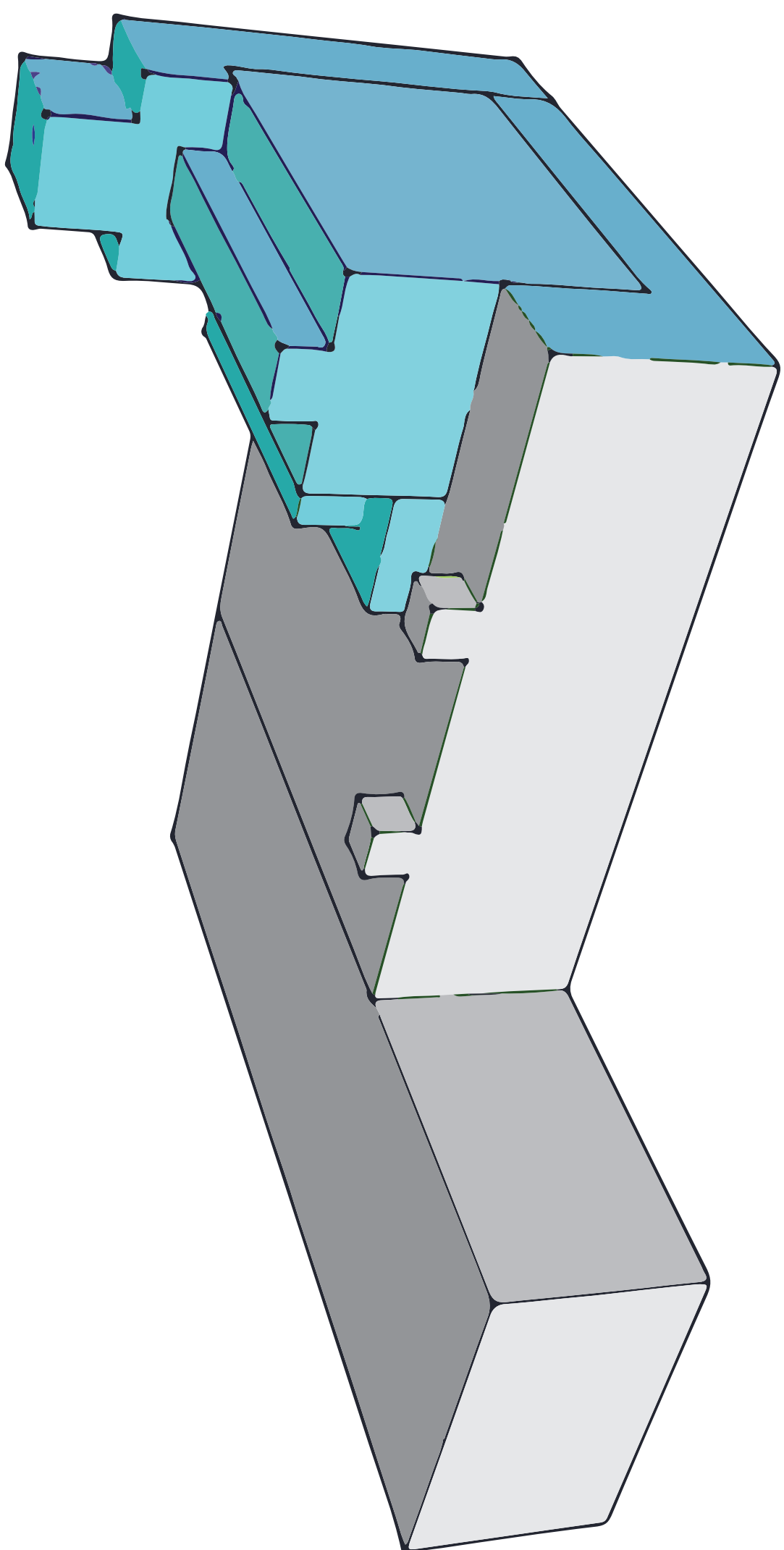




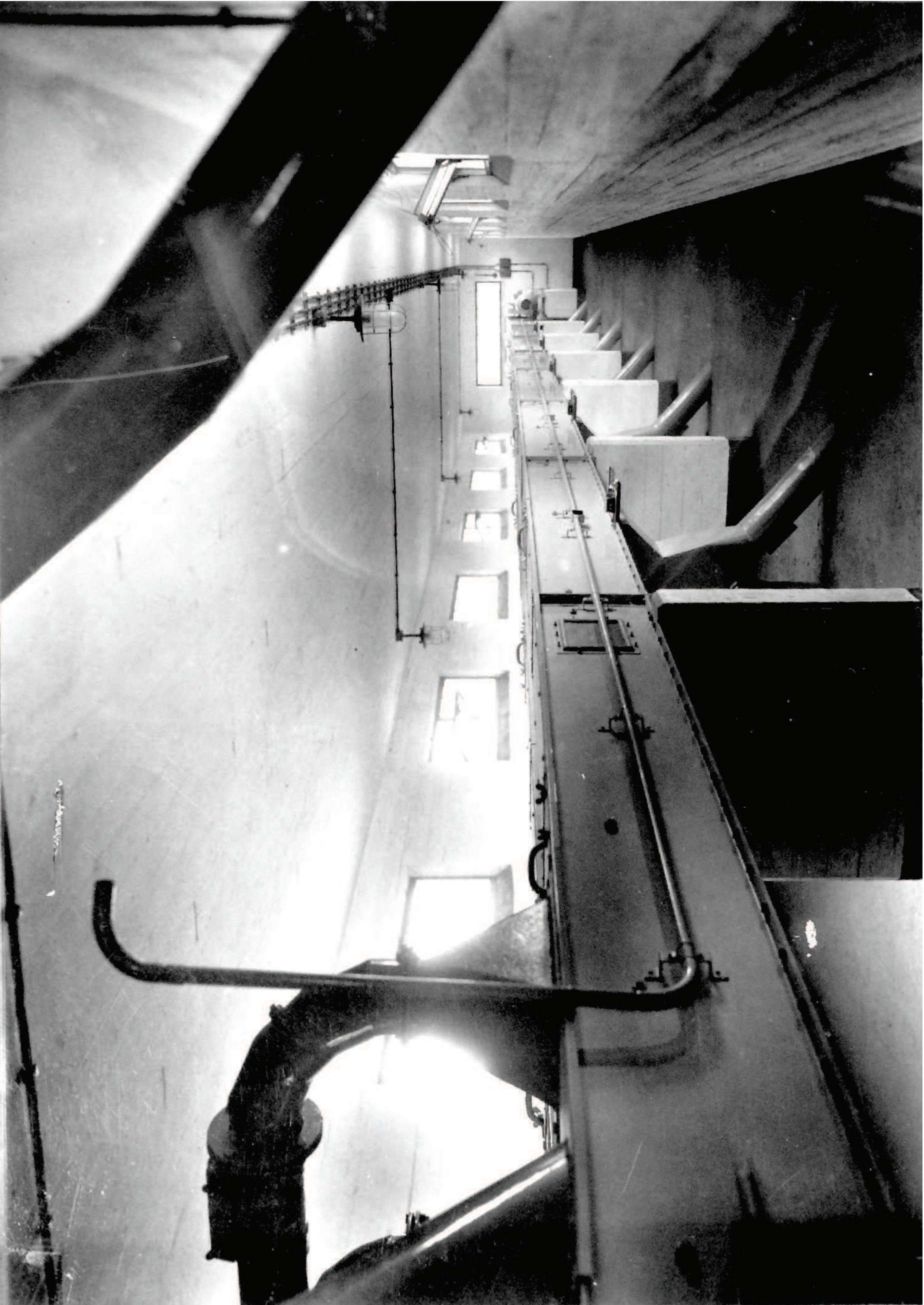








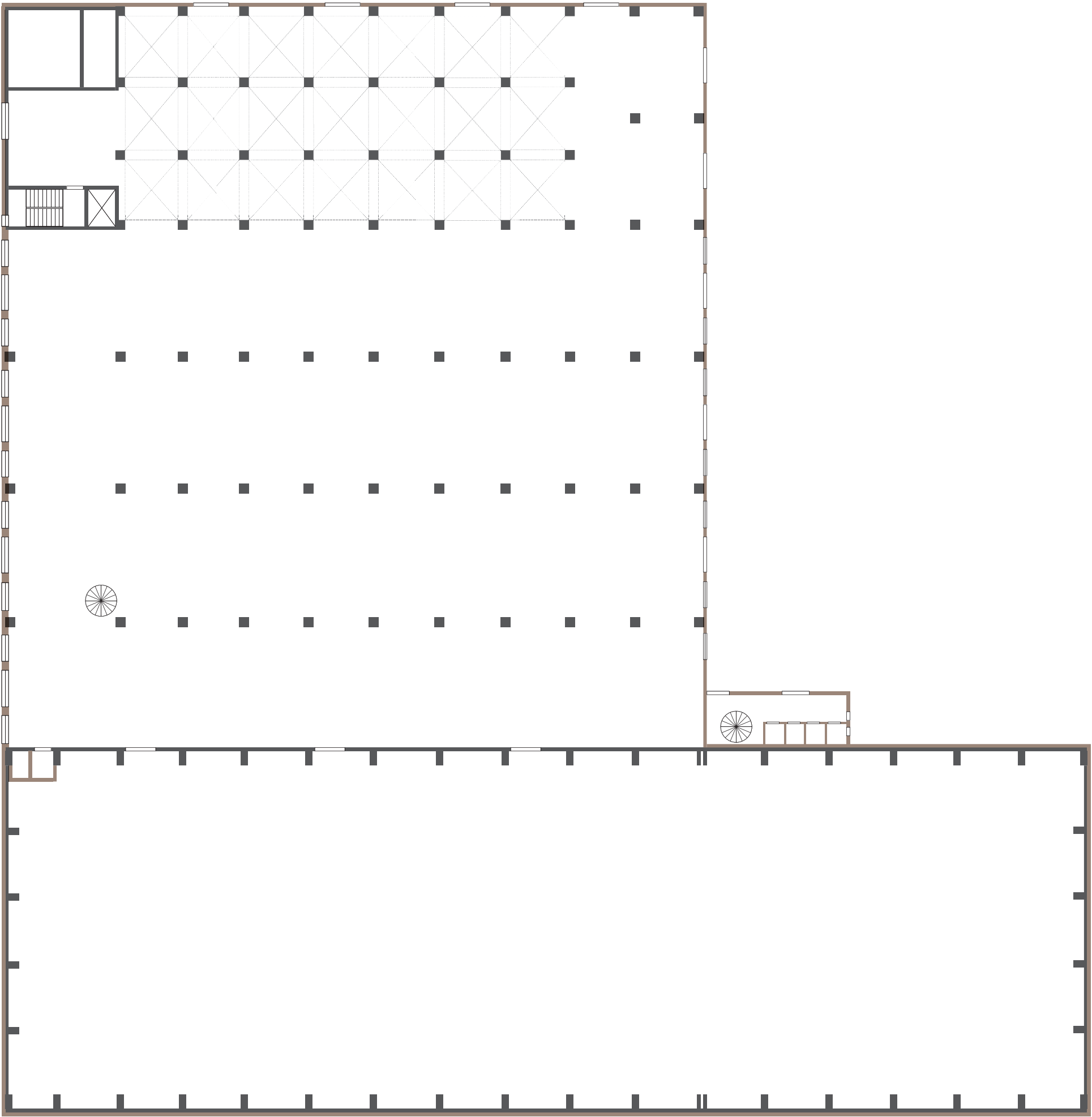




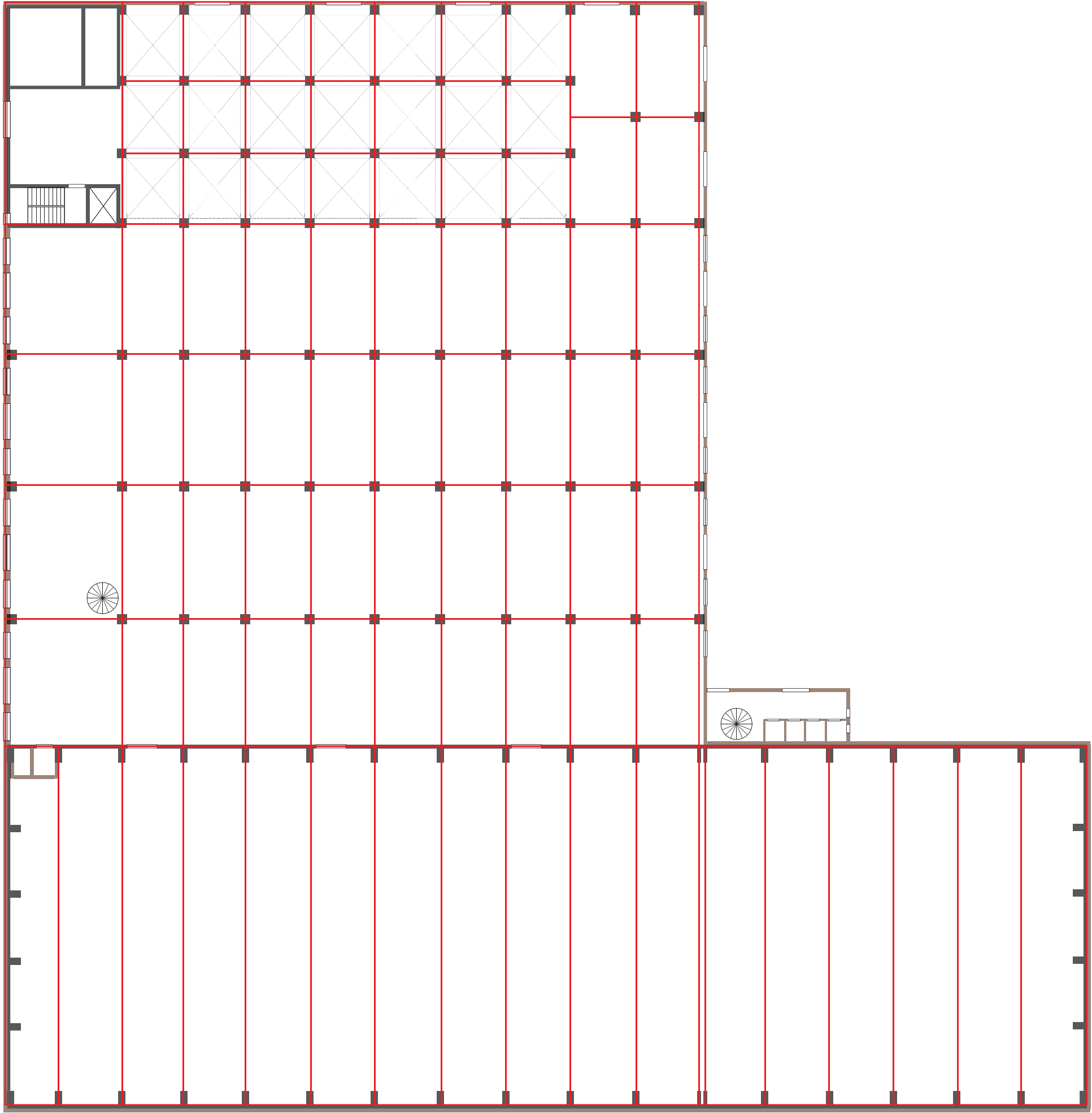




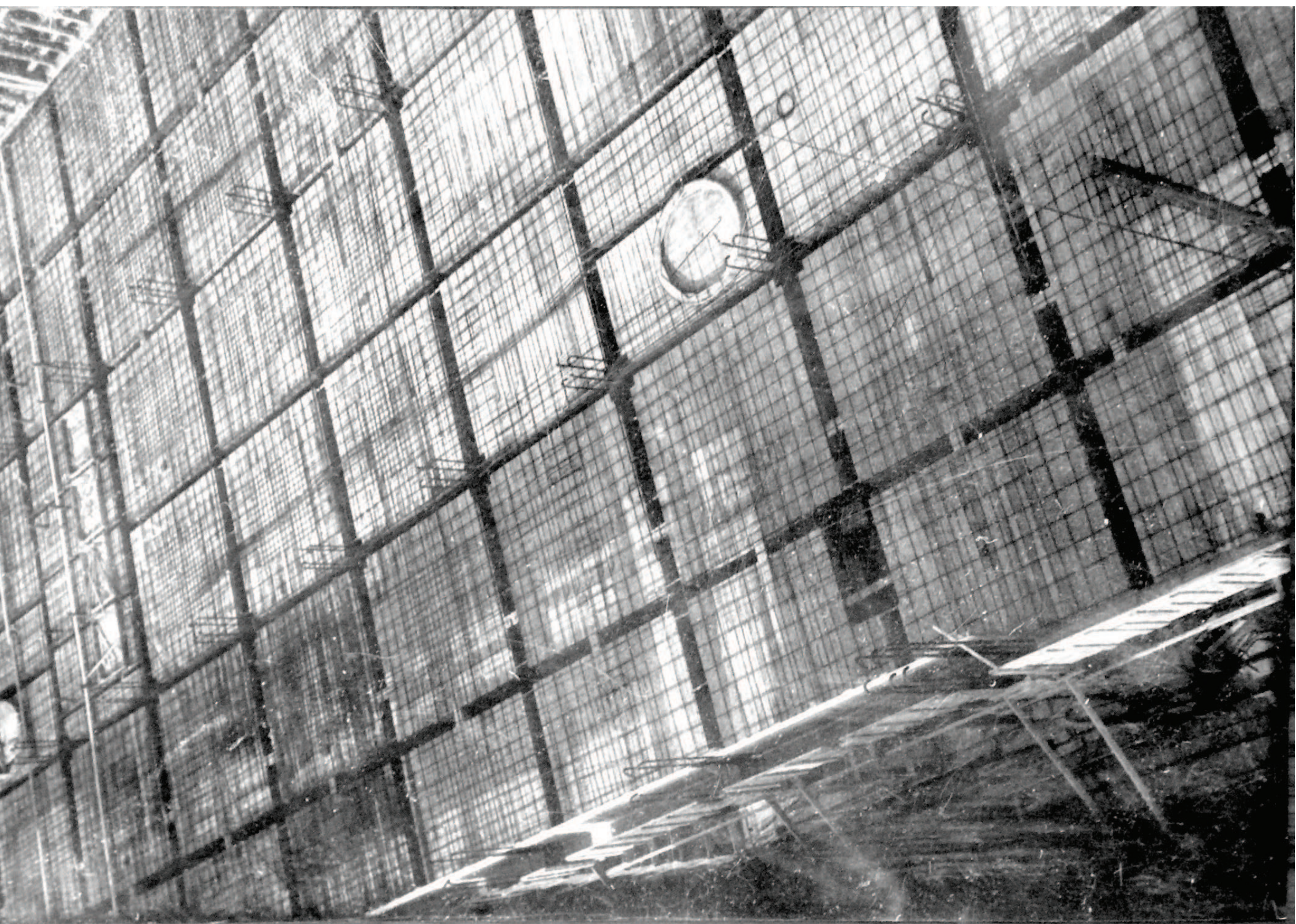




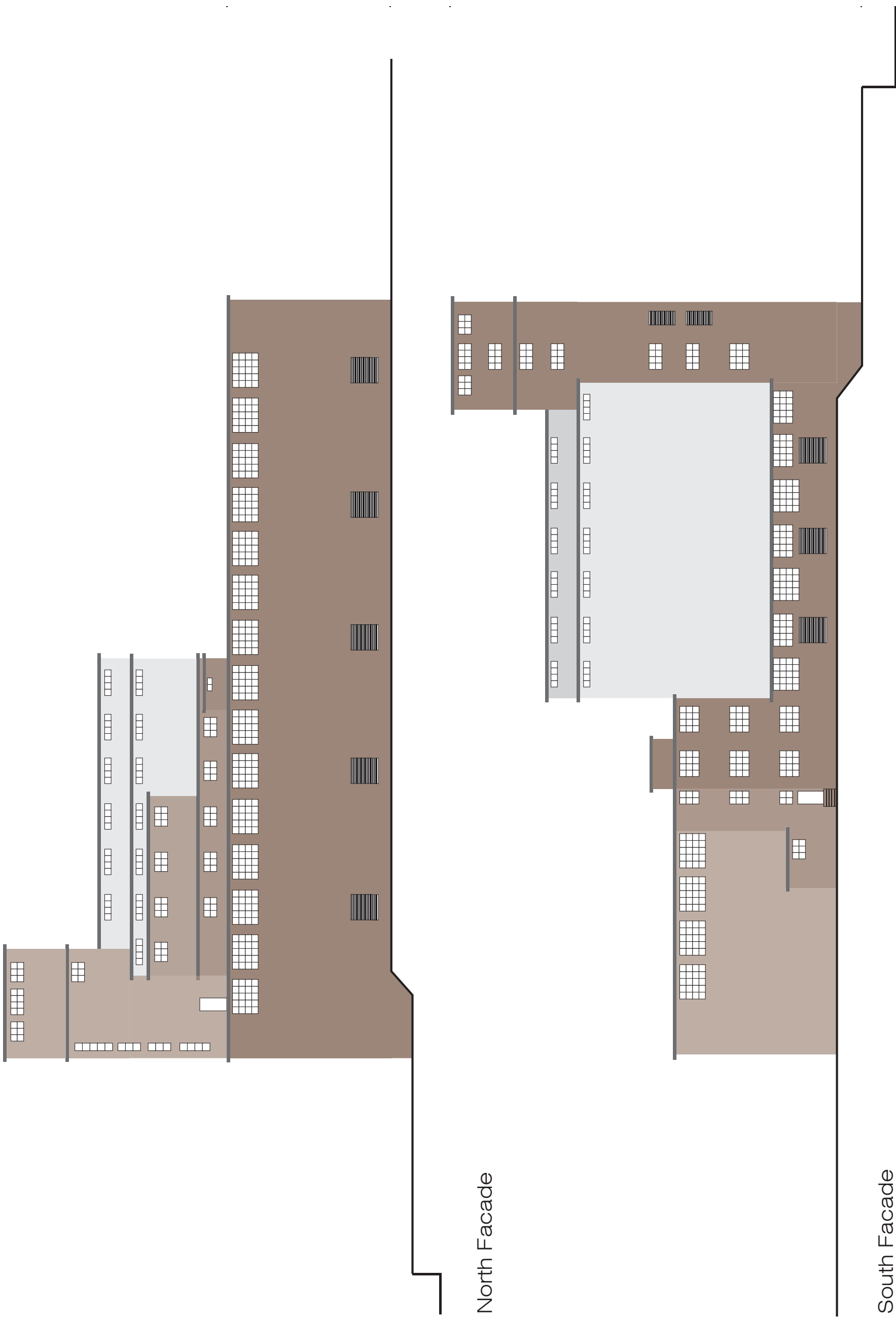




















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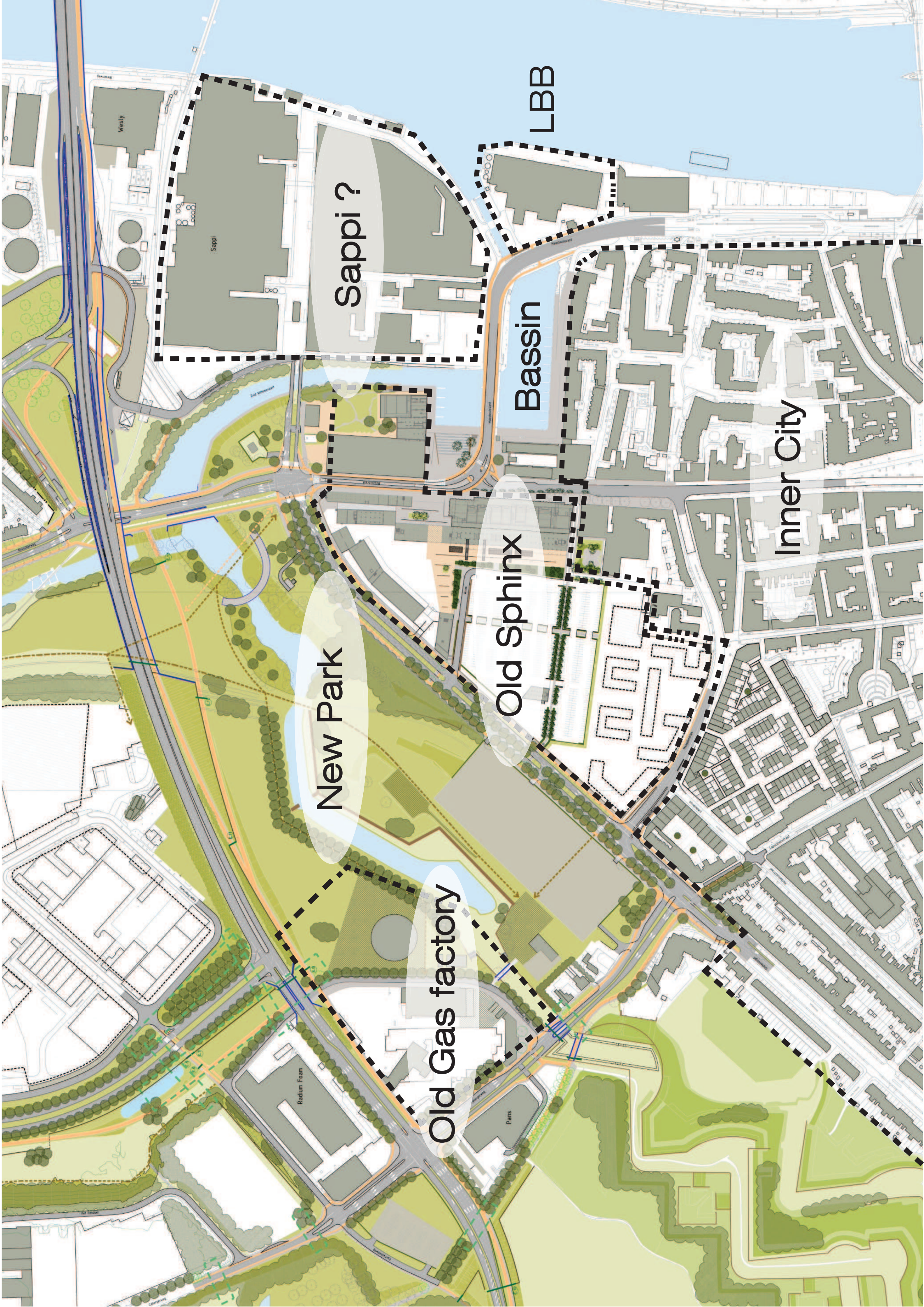


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Sappi ?

LBB

Bassin

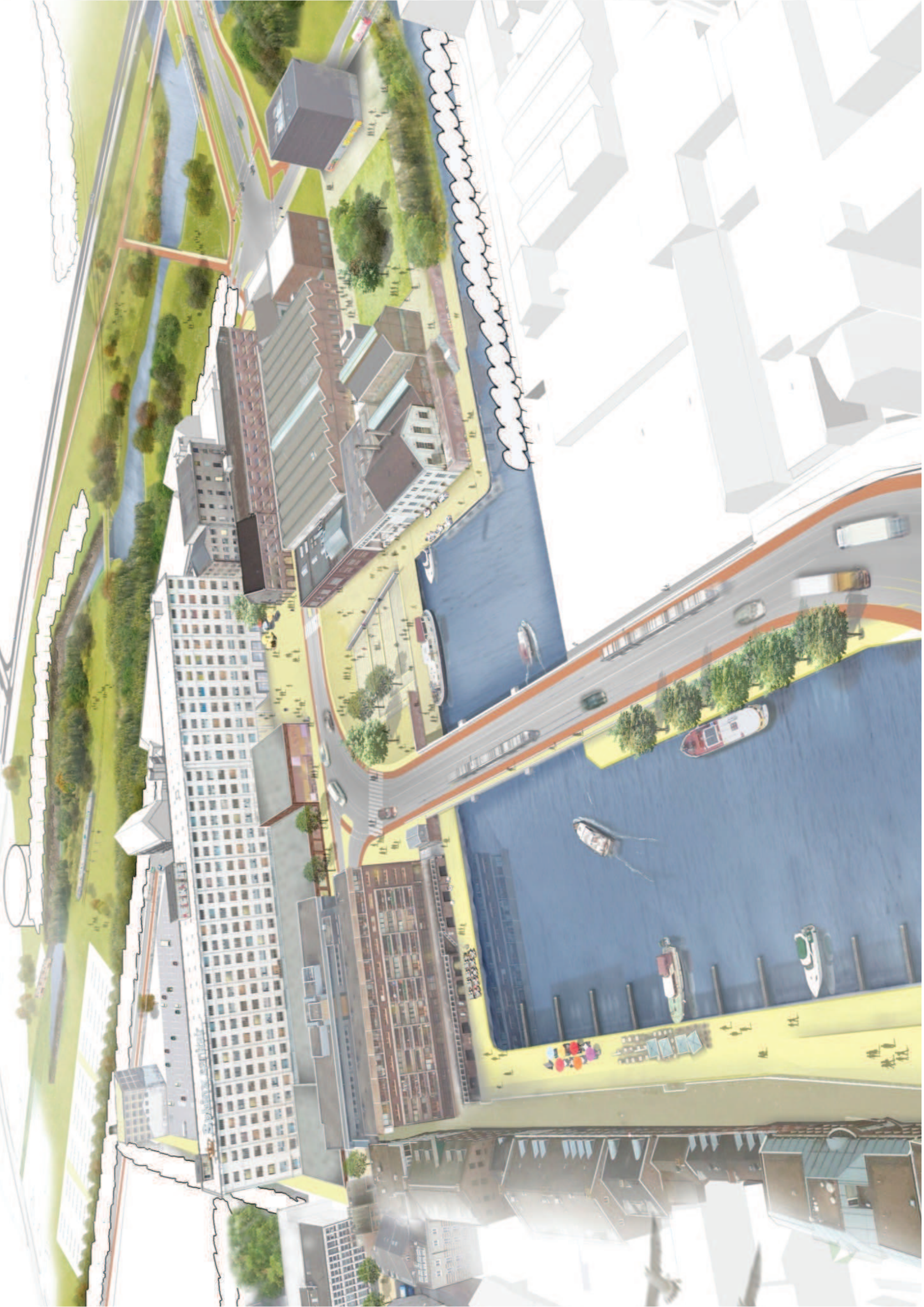
Inner City

New Park

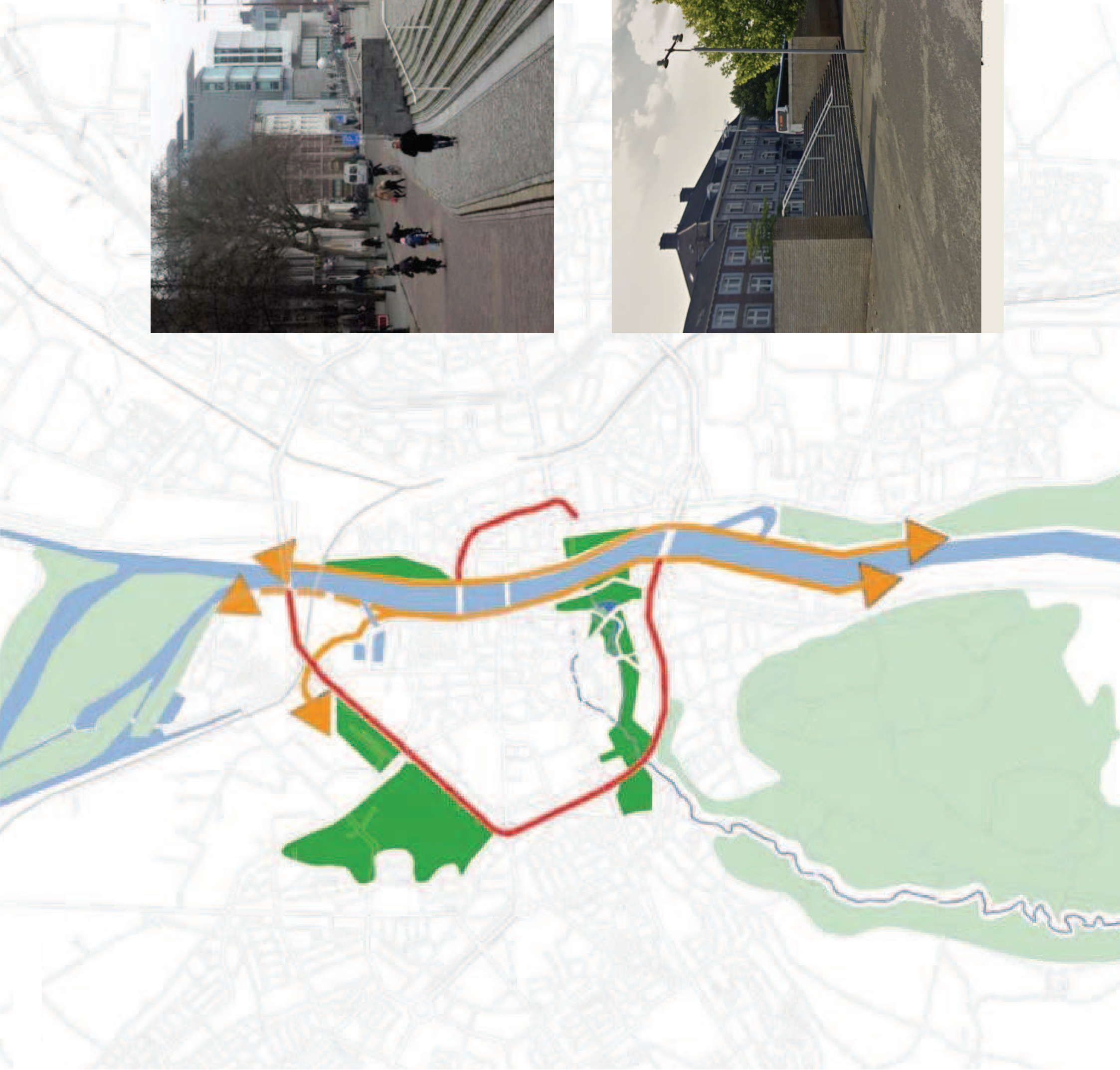
Old Sphinx

Old Gas factory

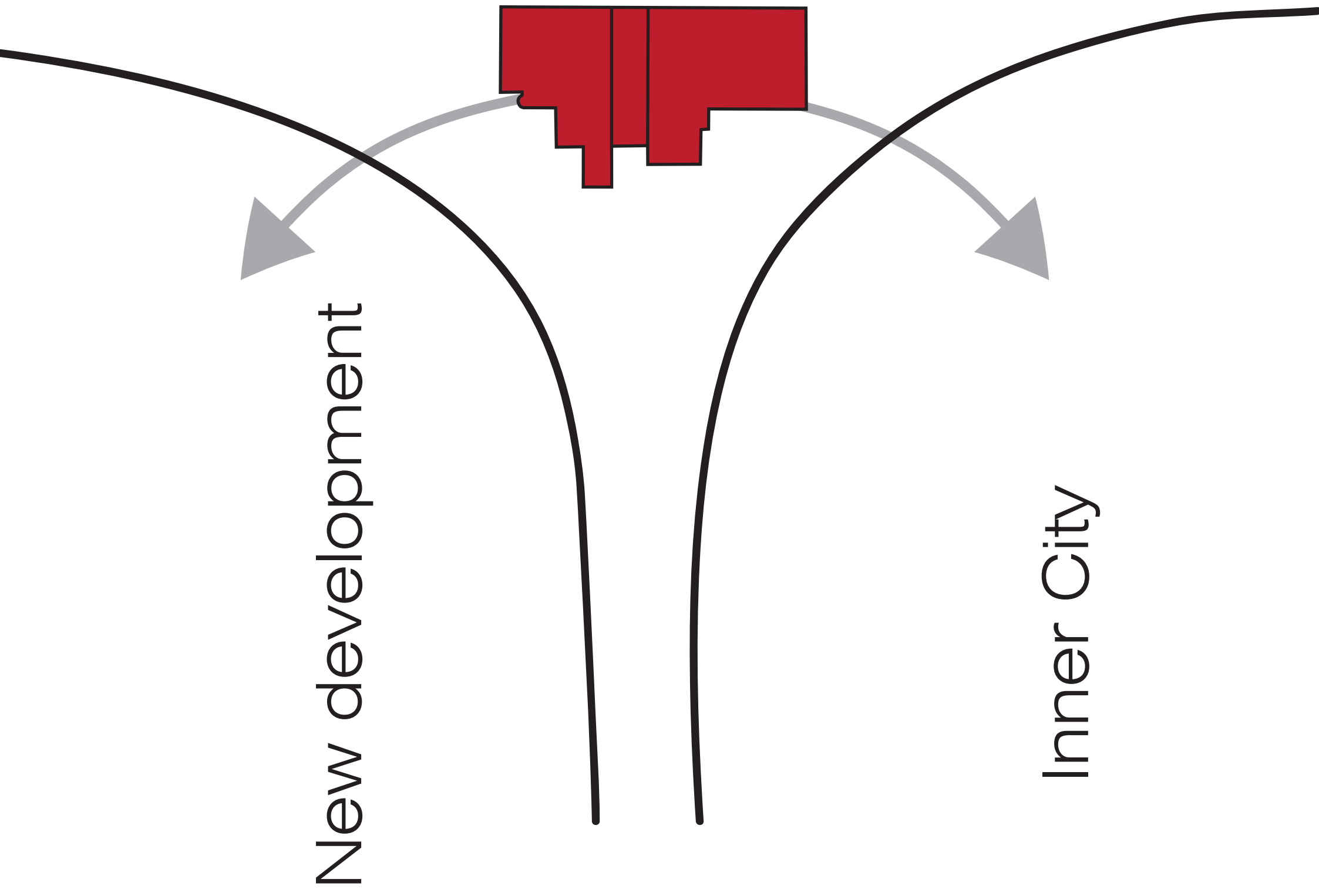
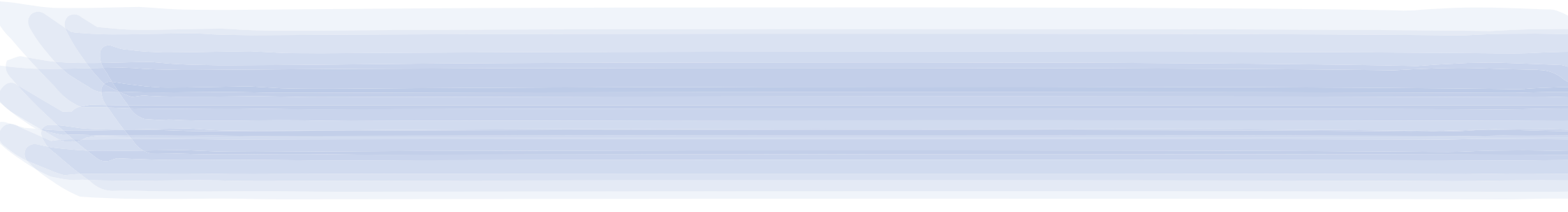




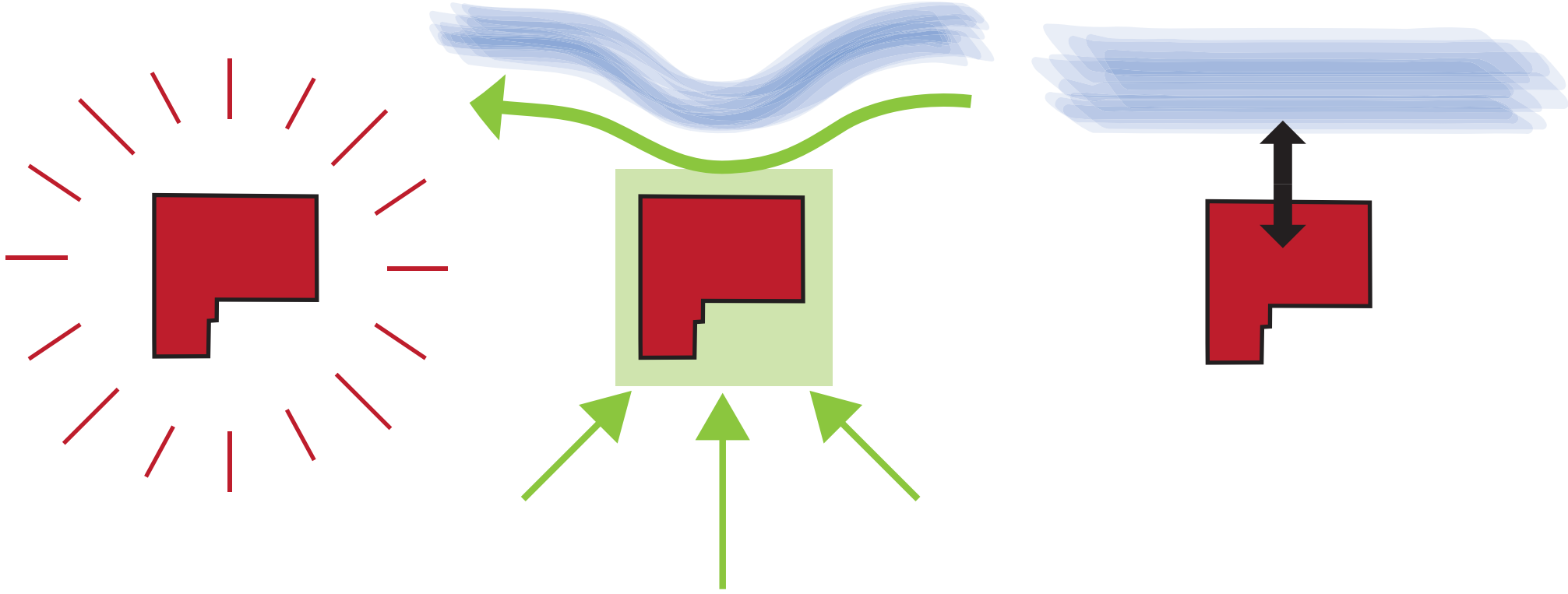










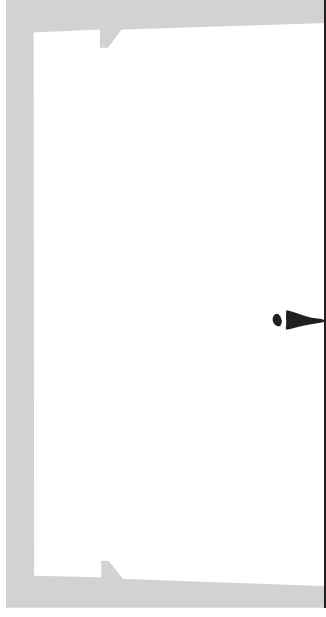
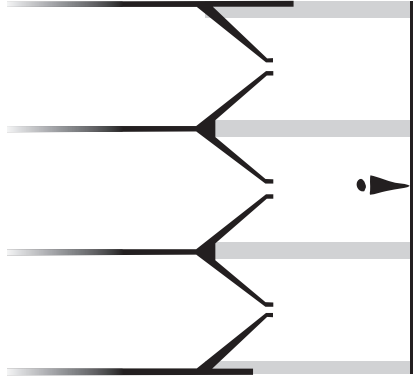


1. Multifunctional Event Building

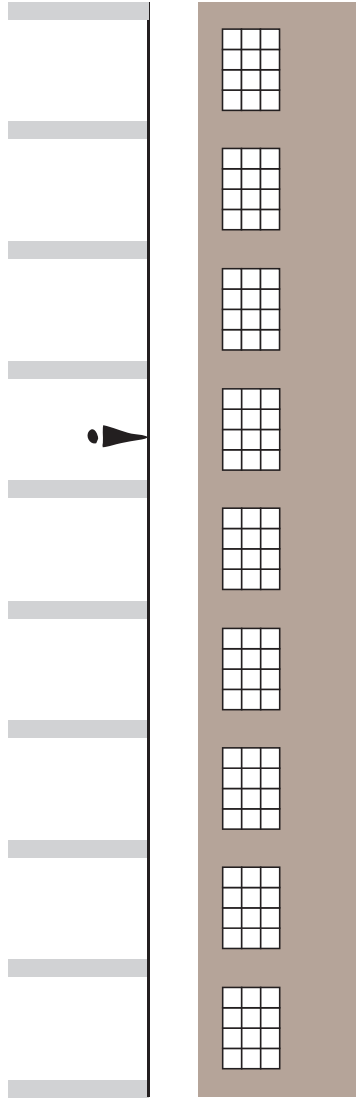
2. Accessibility City and Maasboulevard

3. Quality Riverfront Maas





4. Large spaces and dimensions  
of construction



5. Repetition of construction elements  
and window elements



6. Graffiti





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## Program Event Building

- Multifunctional spaces
- Foyer/Café/Restaurant
- Music Studios and practise space
- Offices for small businesses











ondernemers

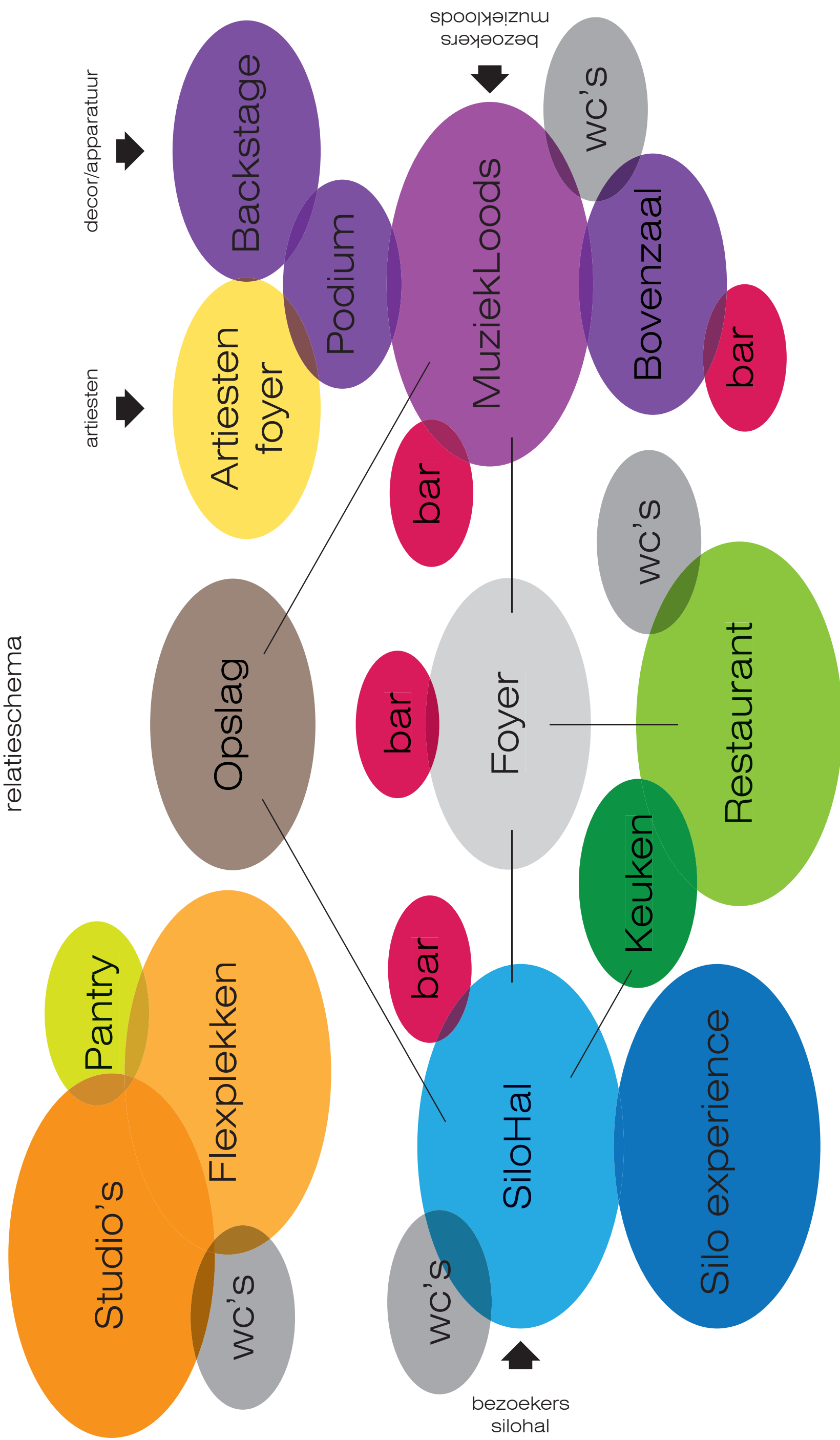


relatieschema

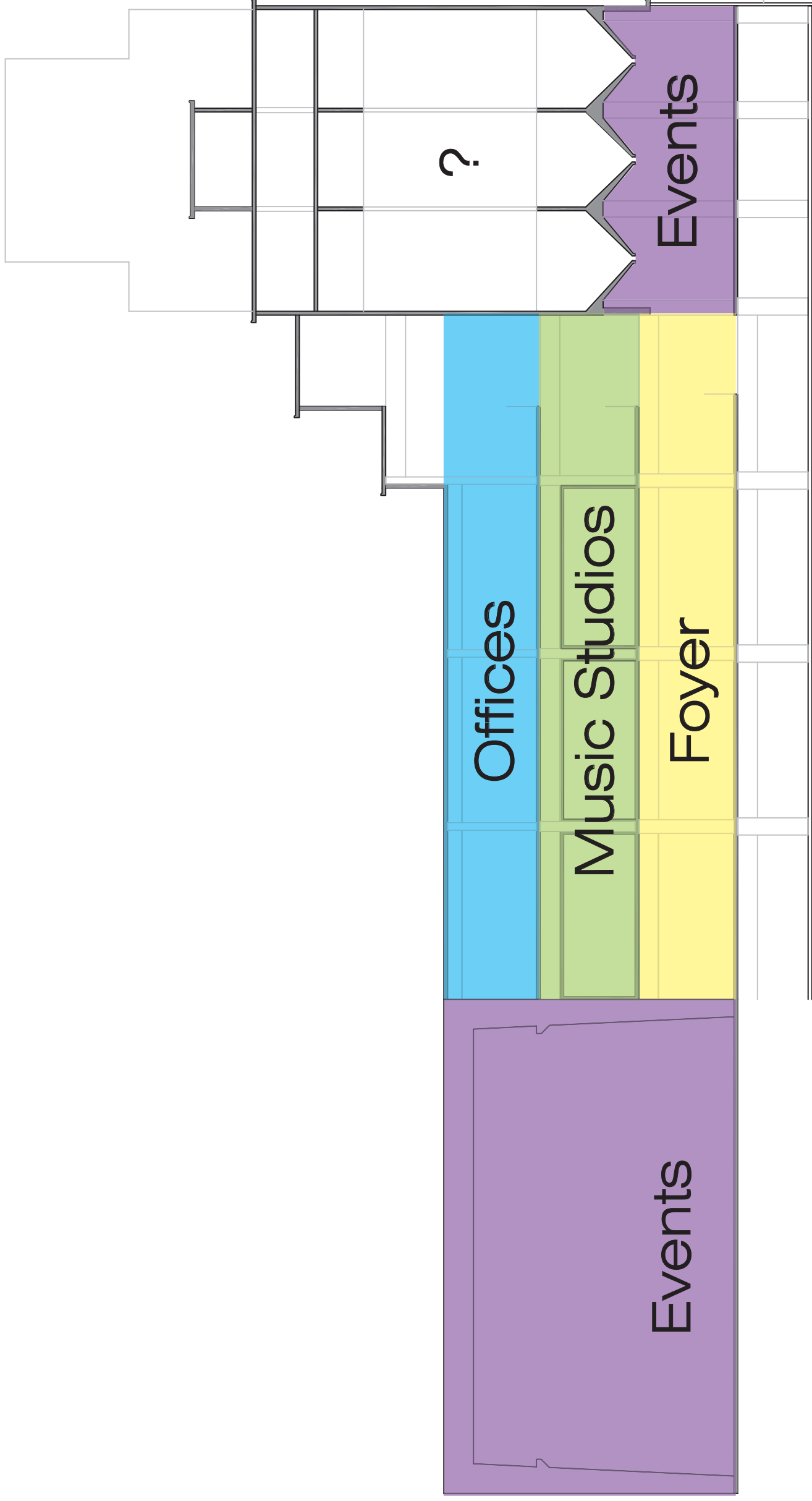
artiesten



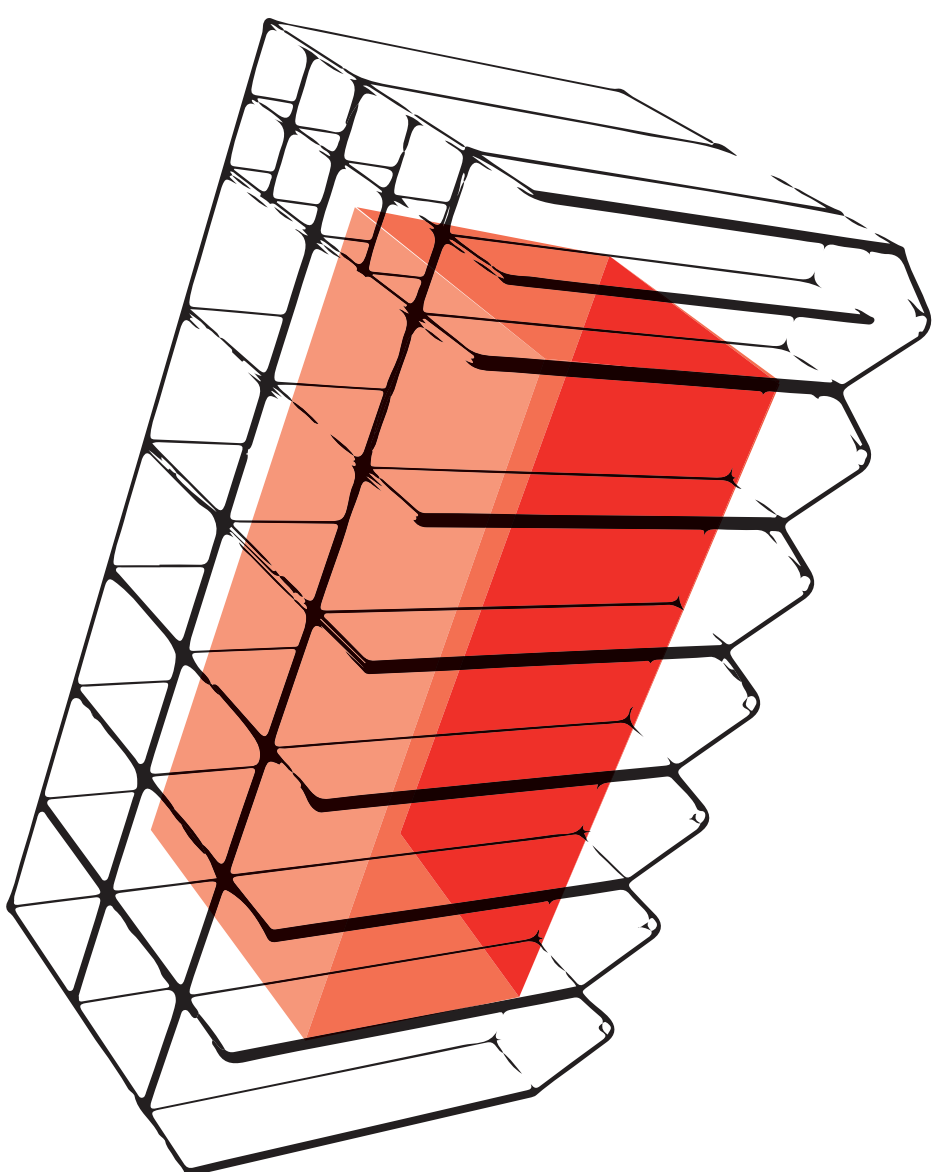
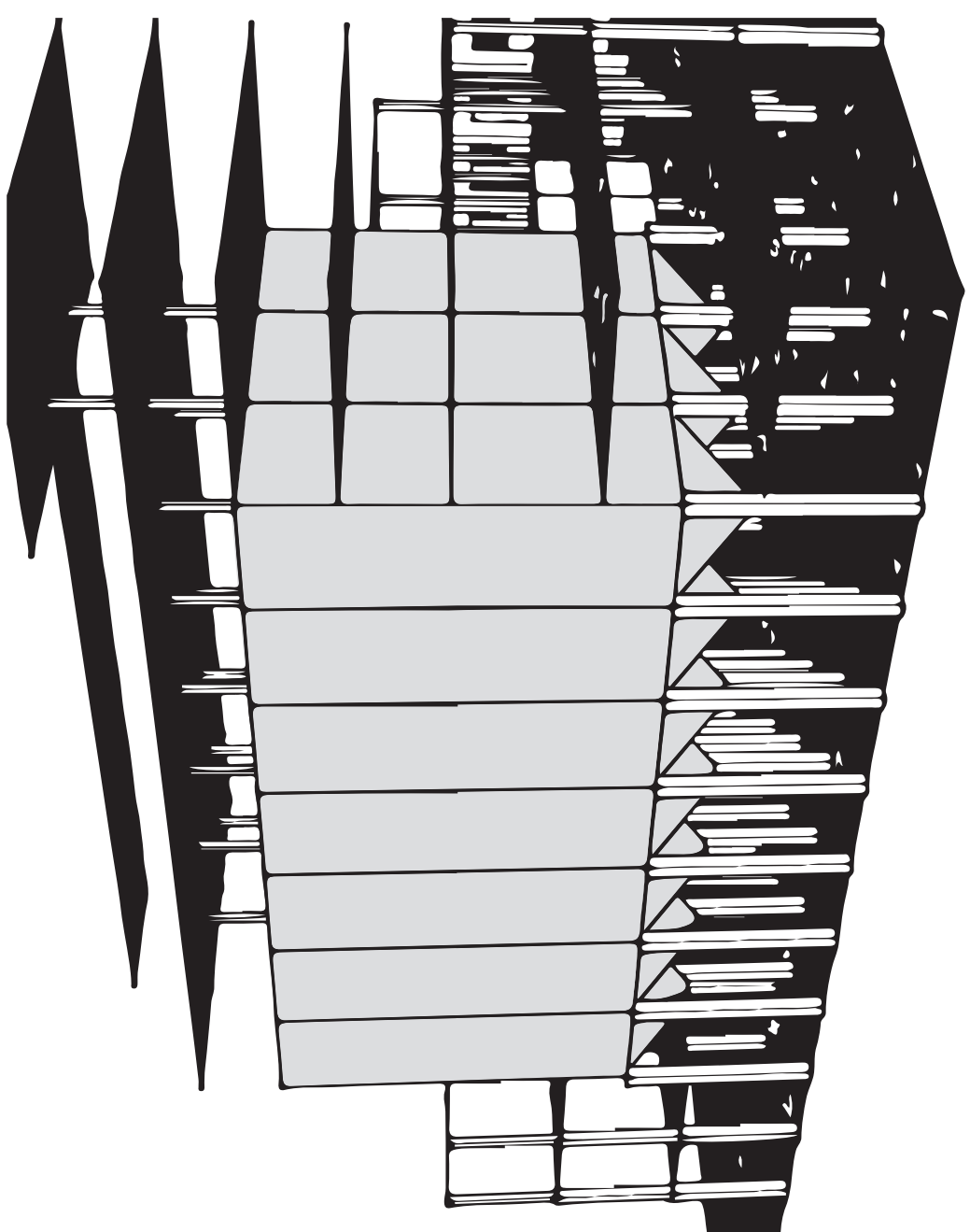
decor/apparatuur



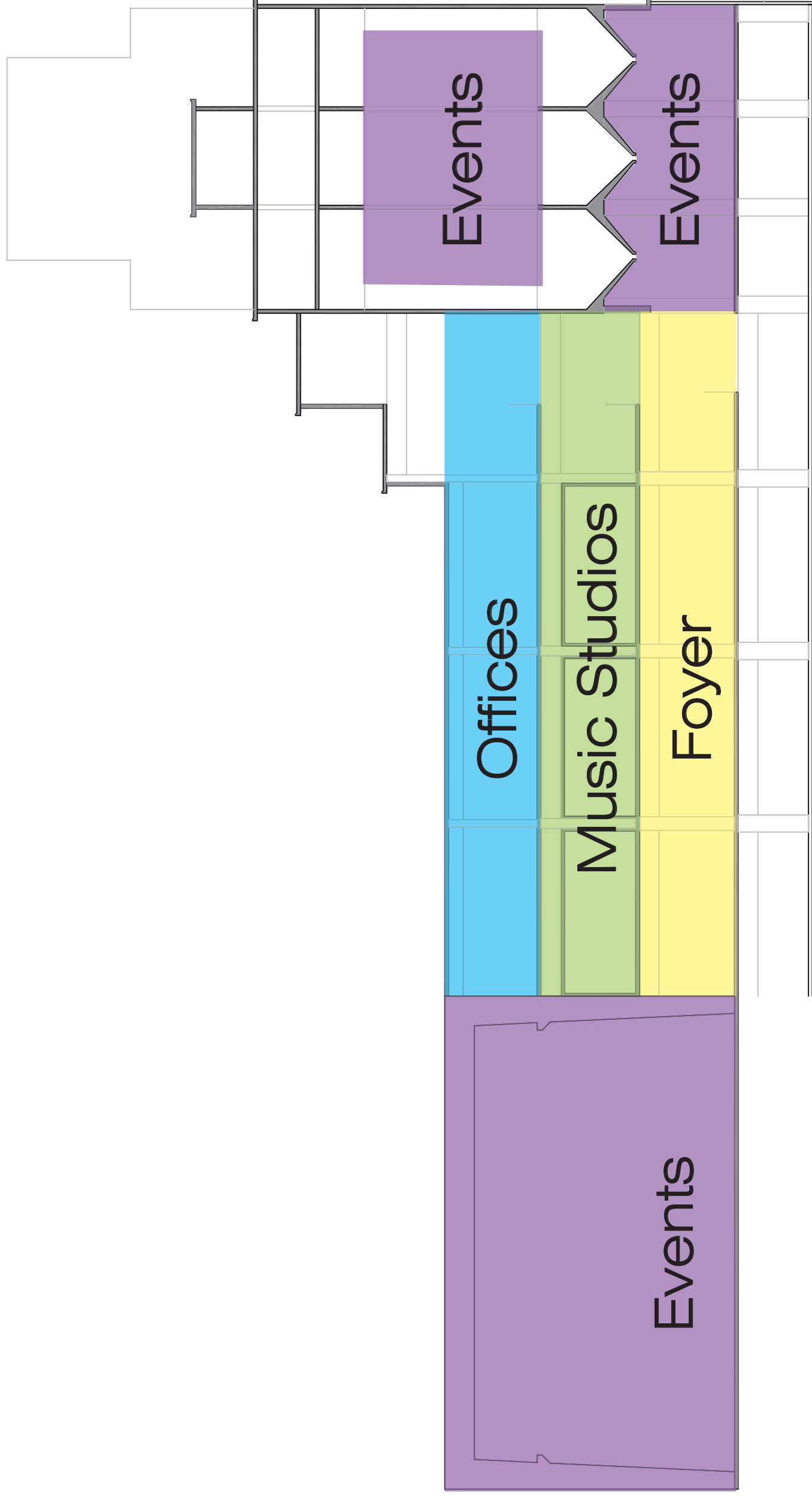




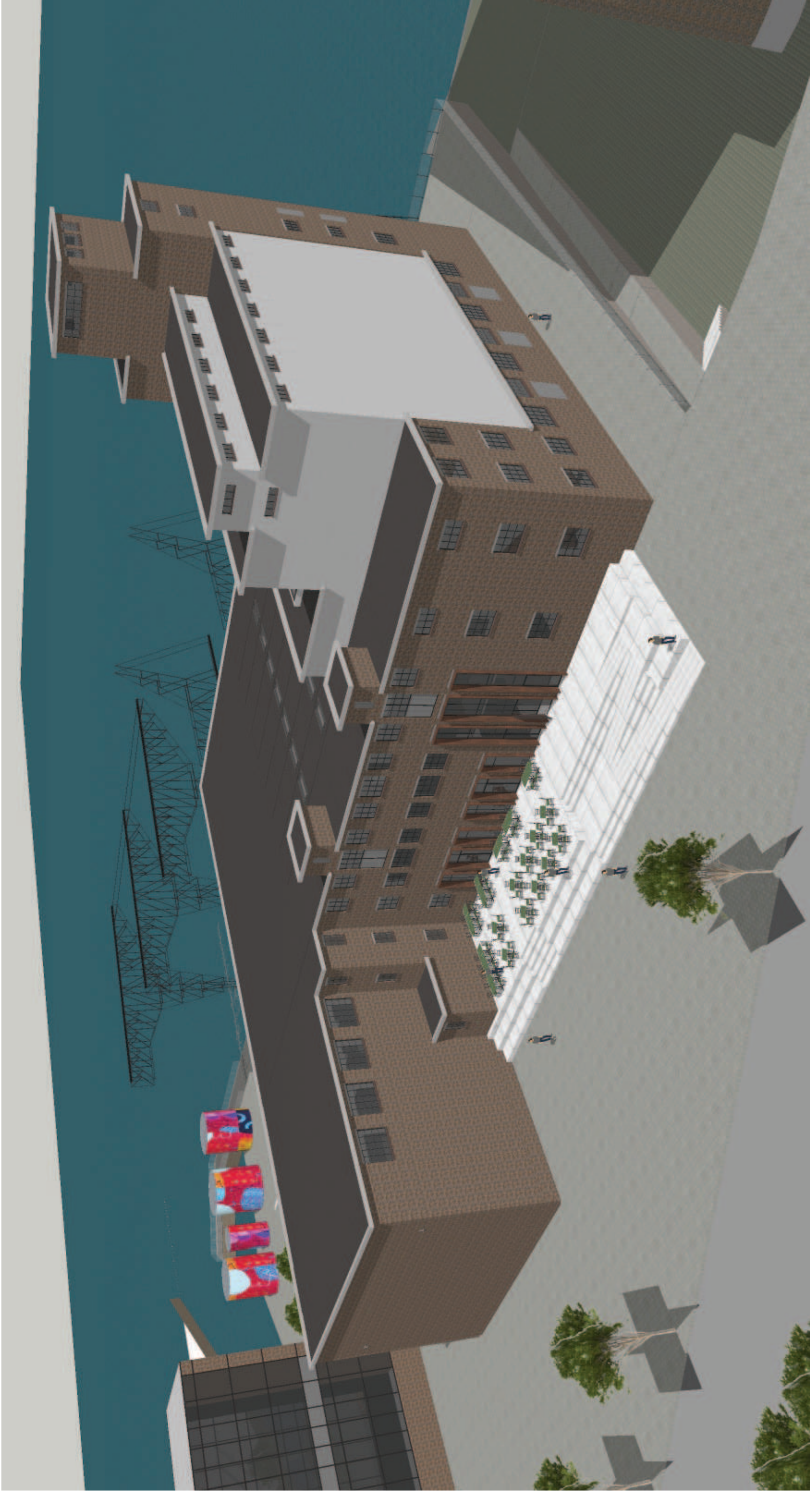








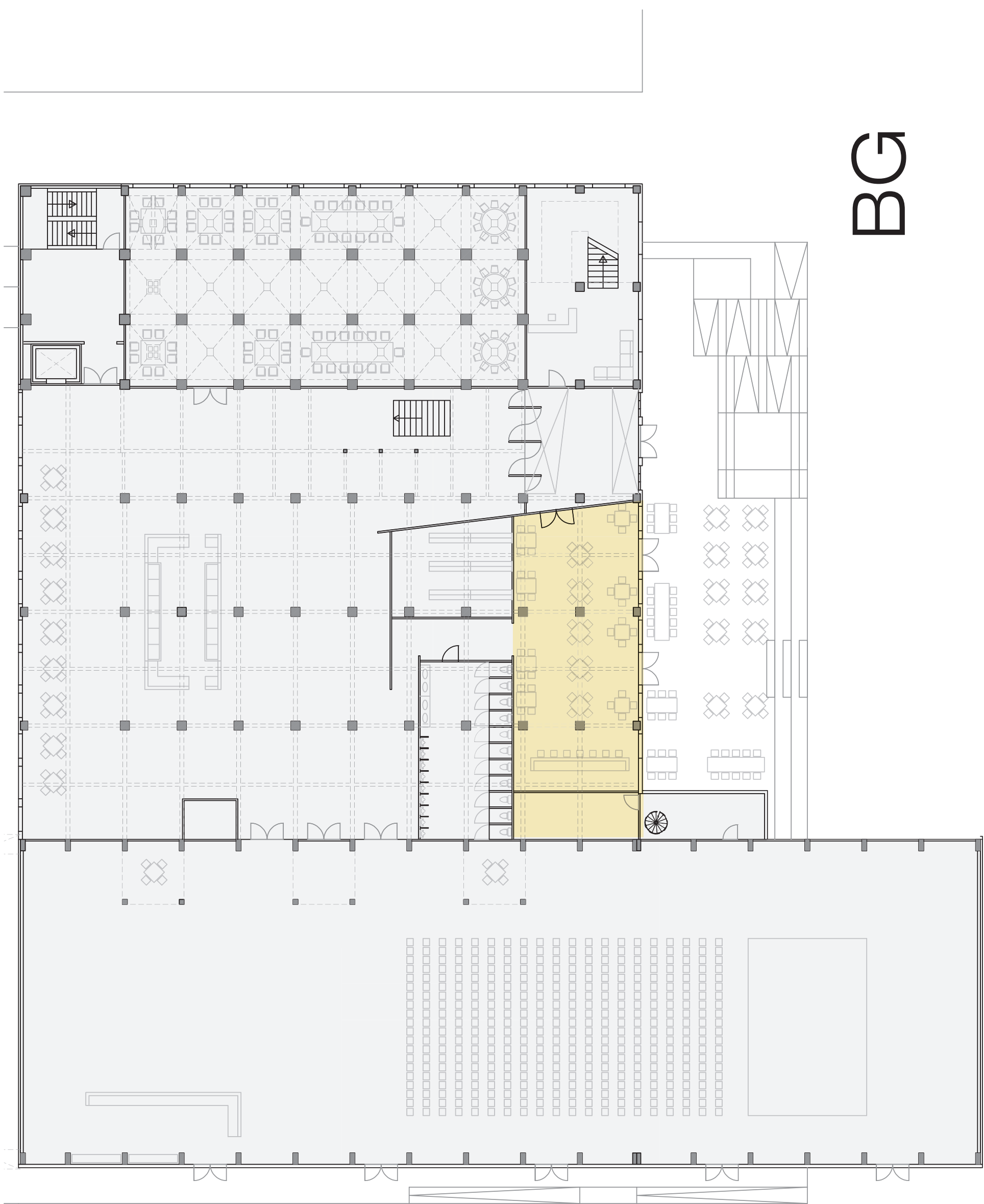






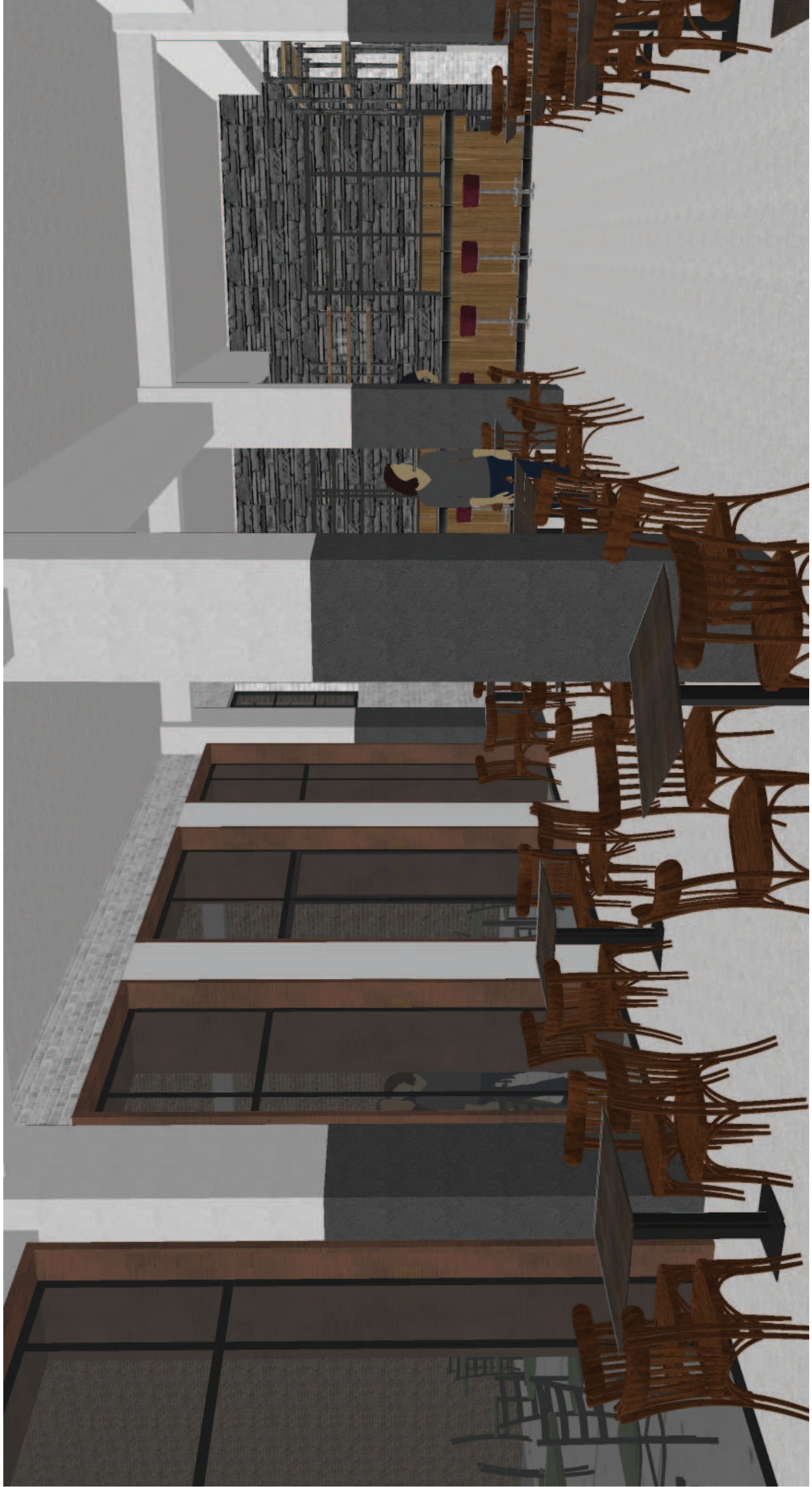




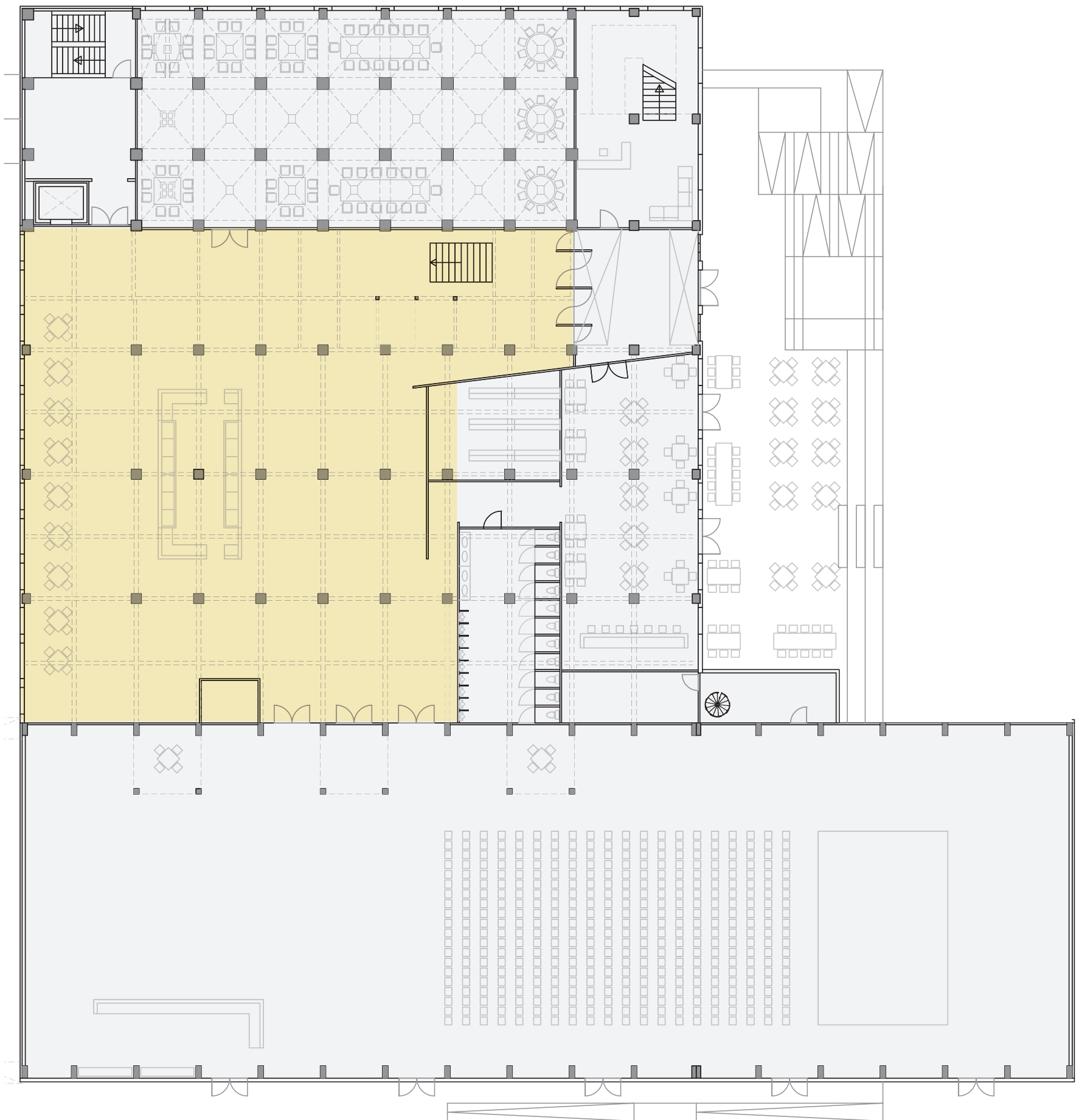


BG

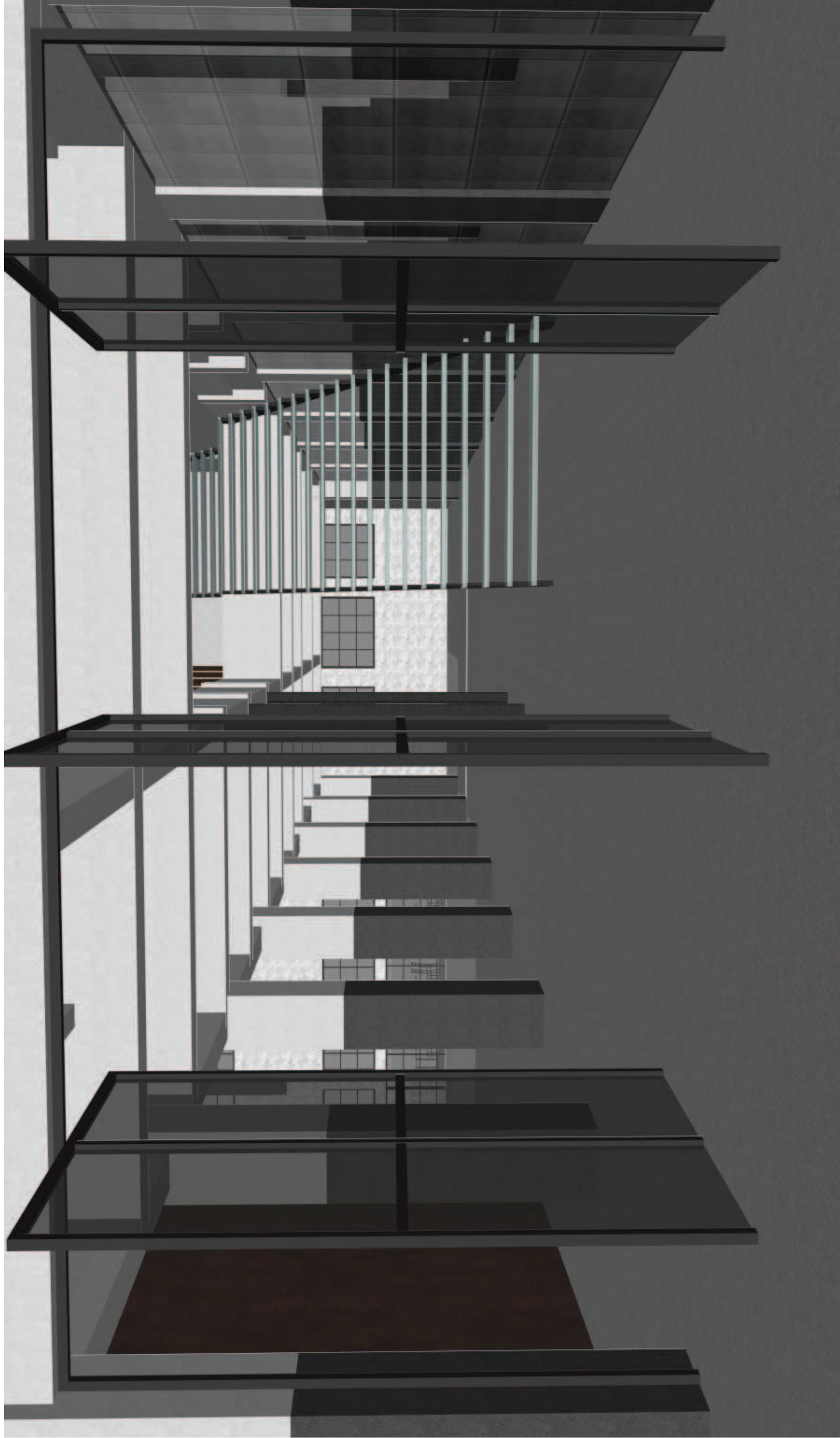




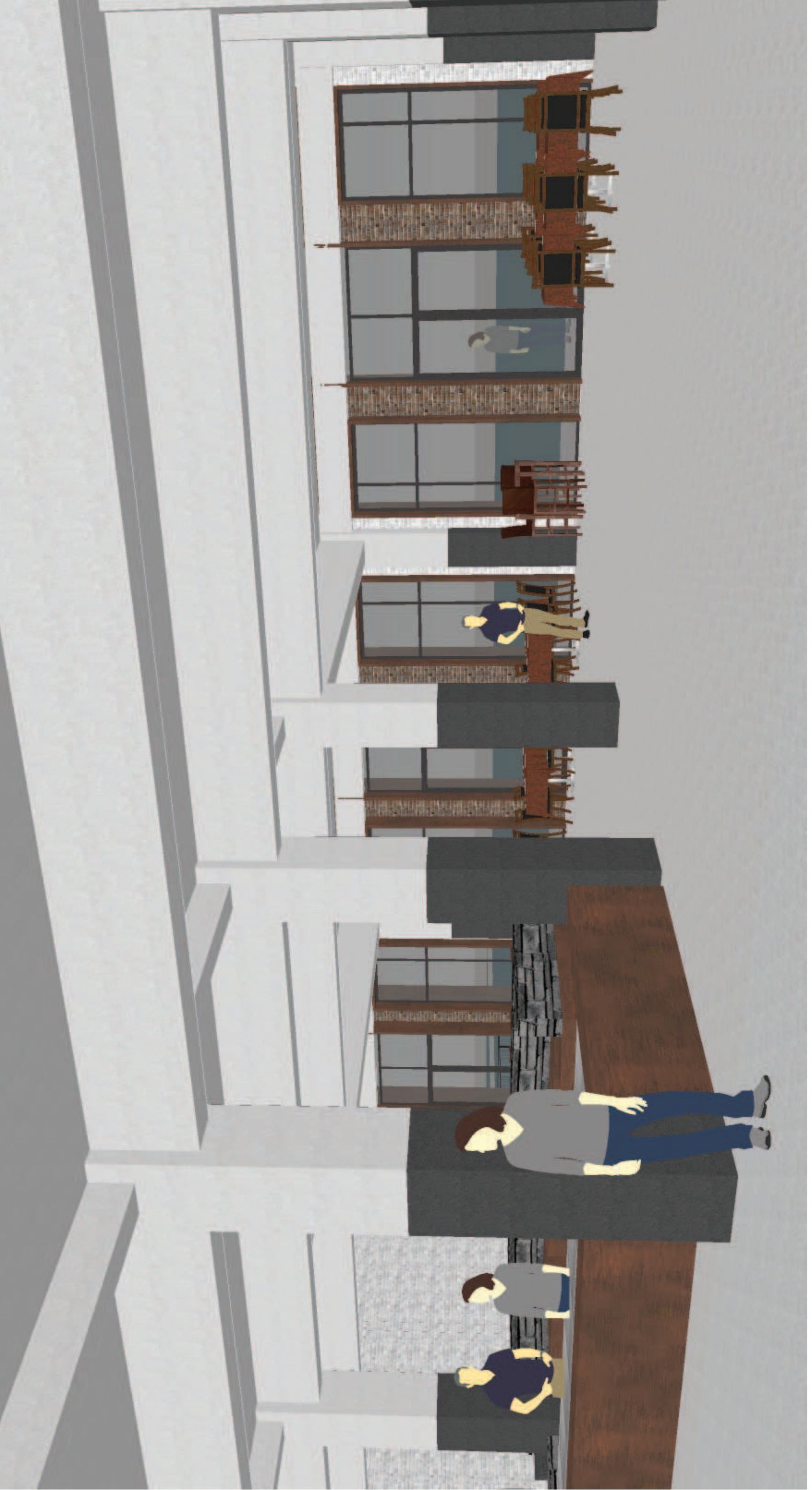




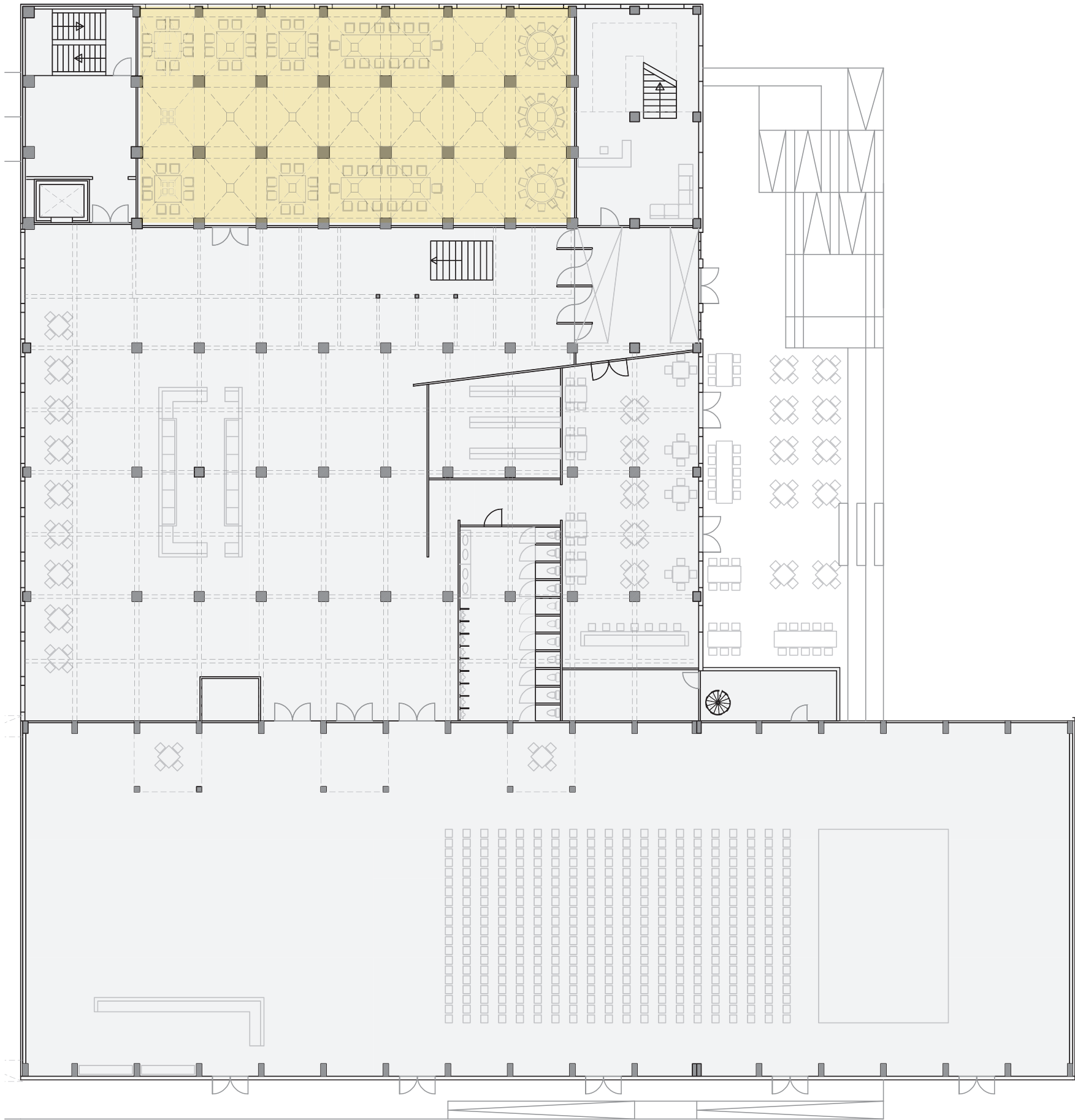








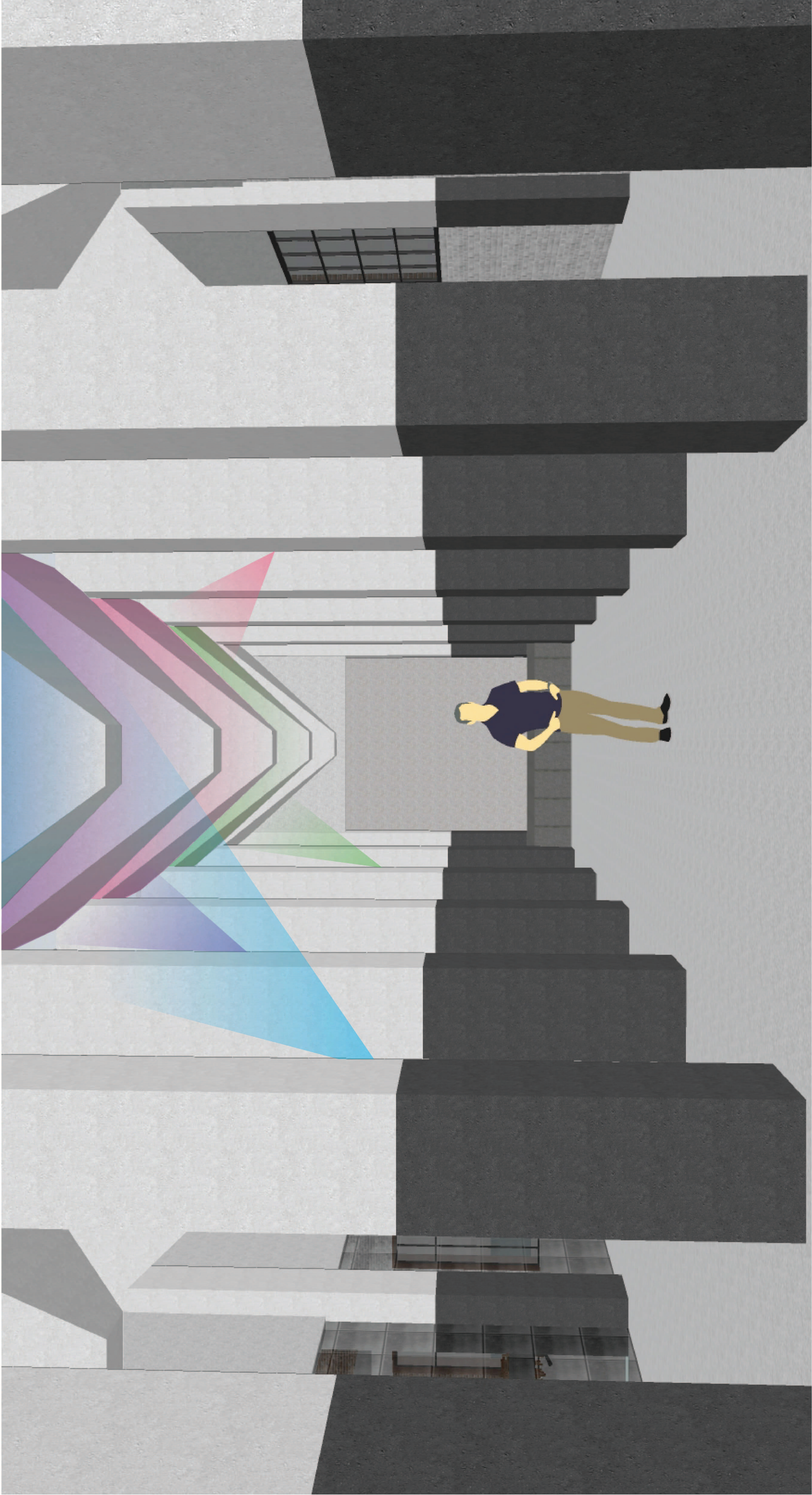




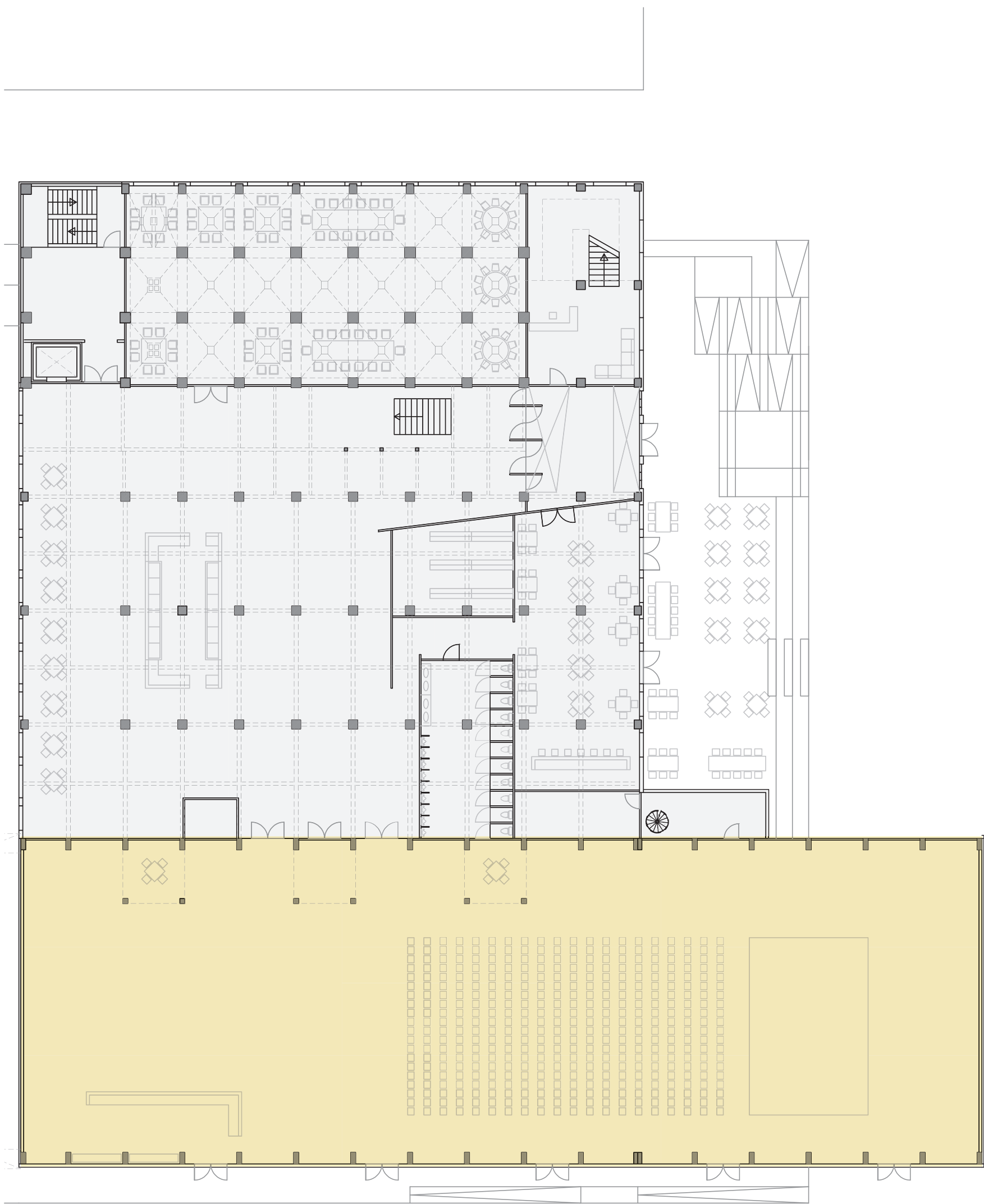




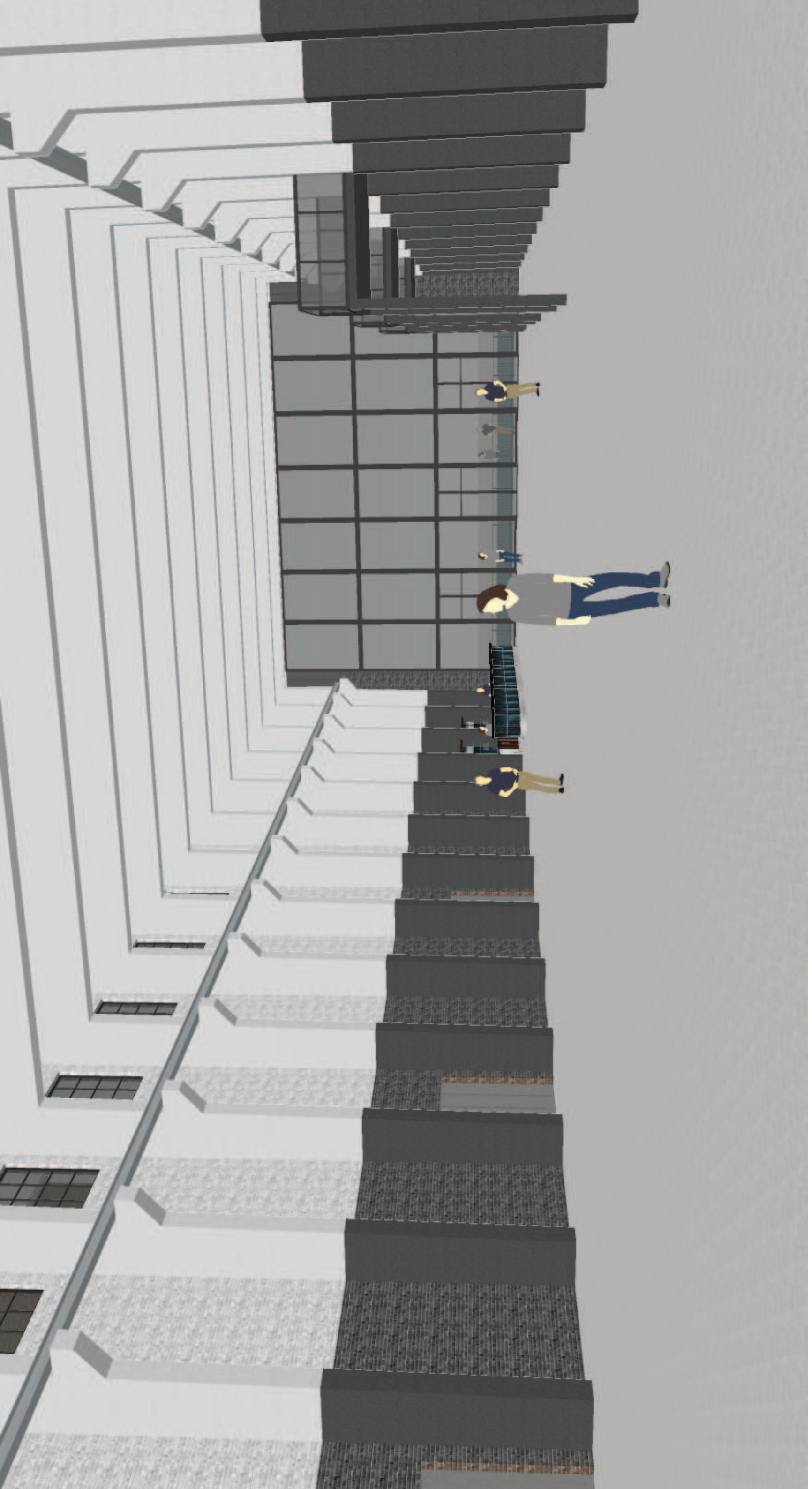




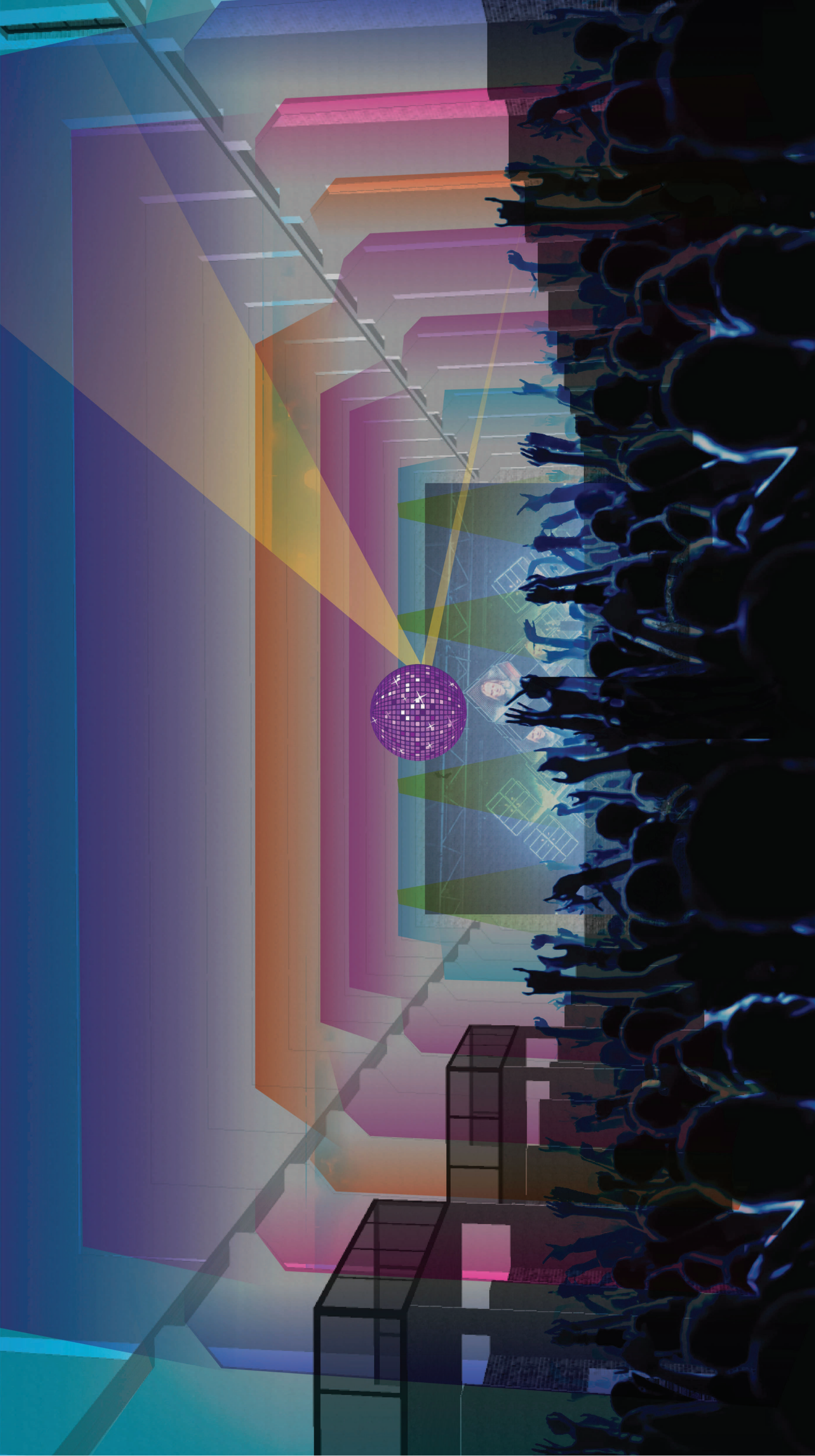




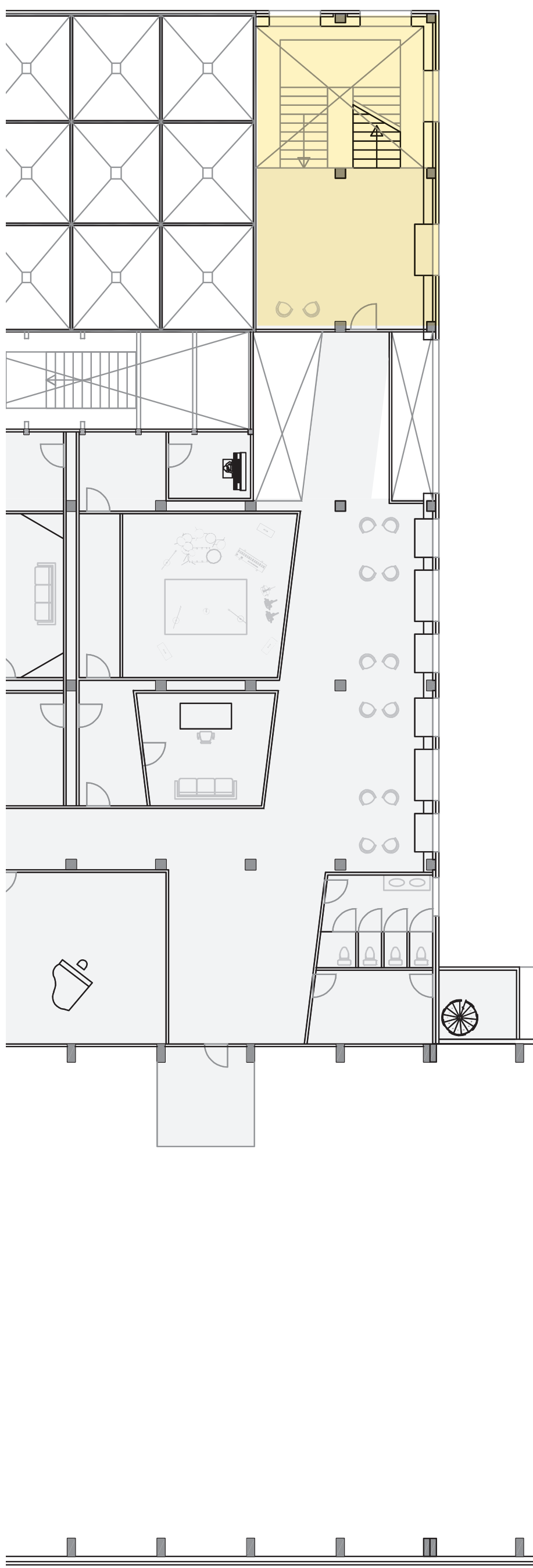
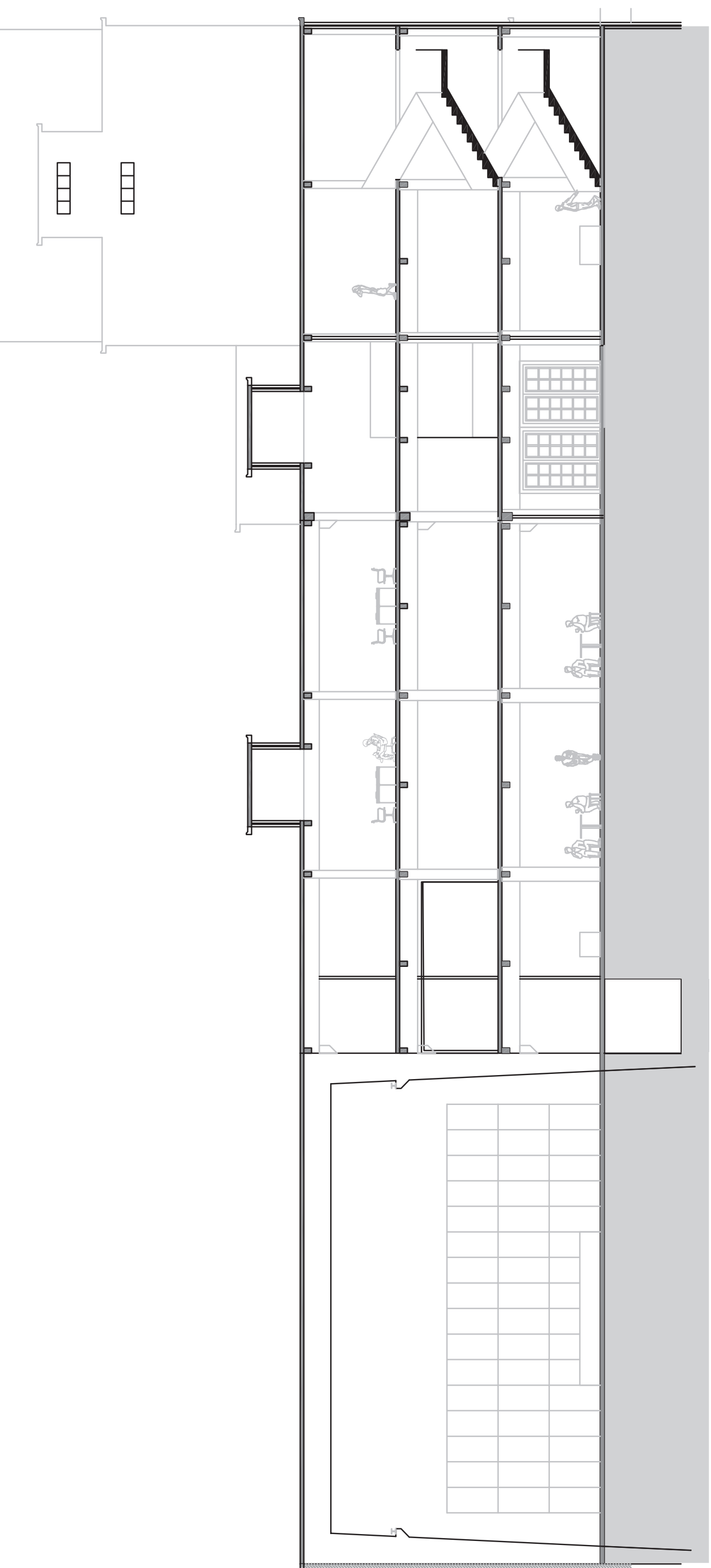












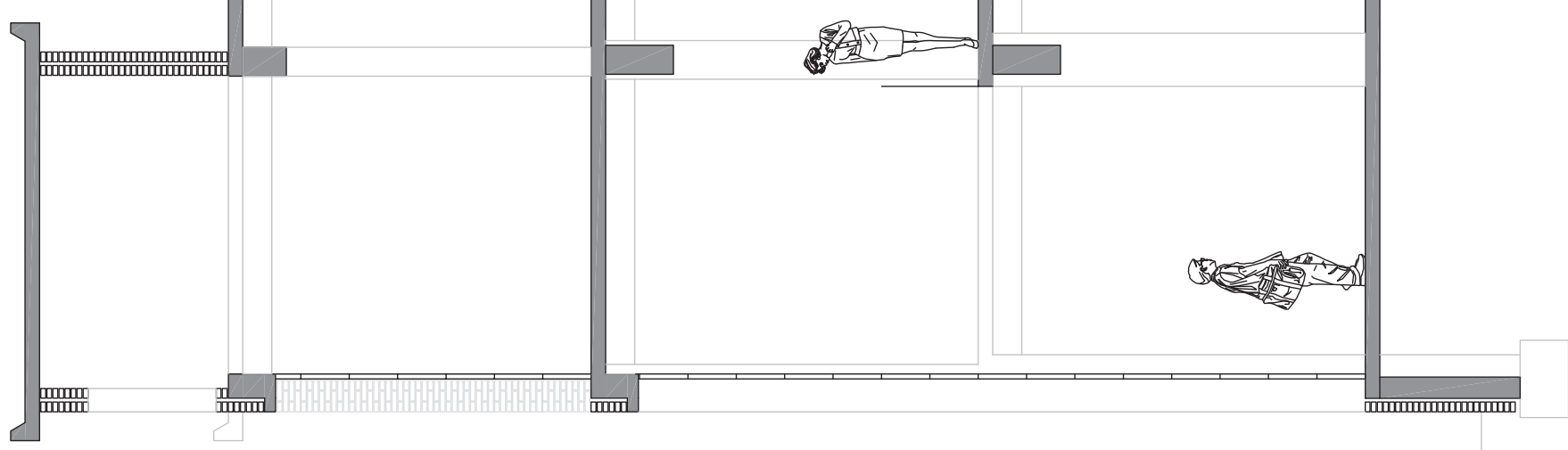








01



80









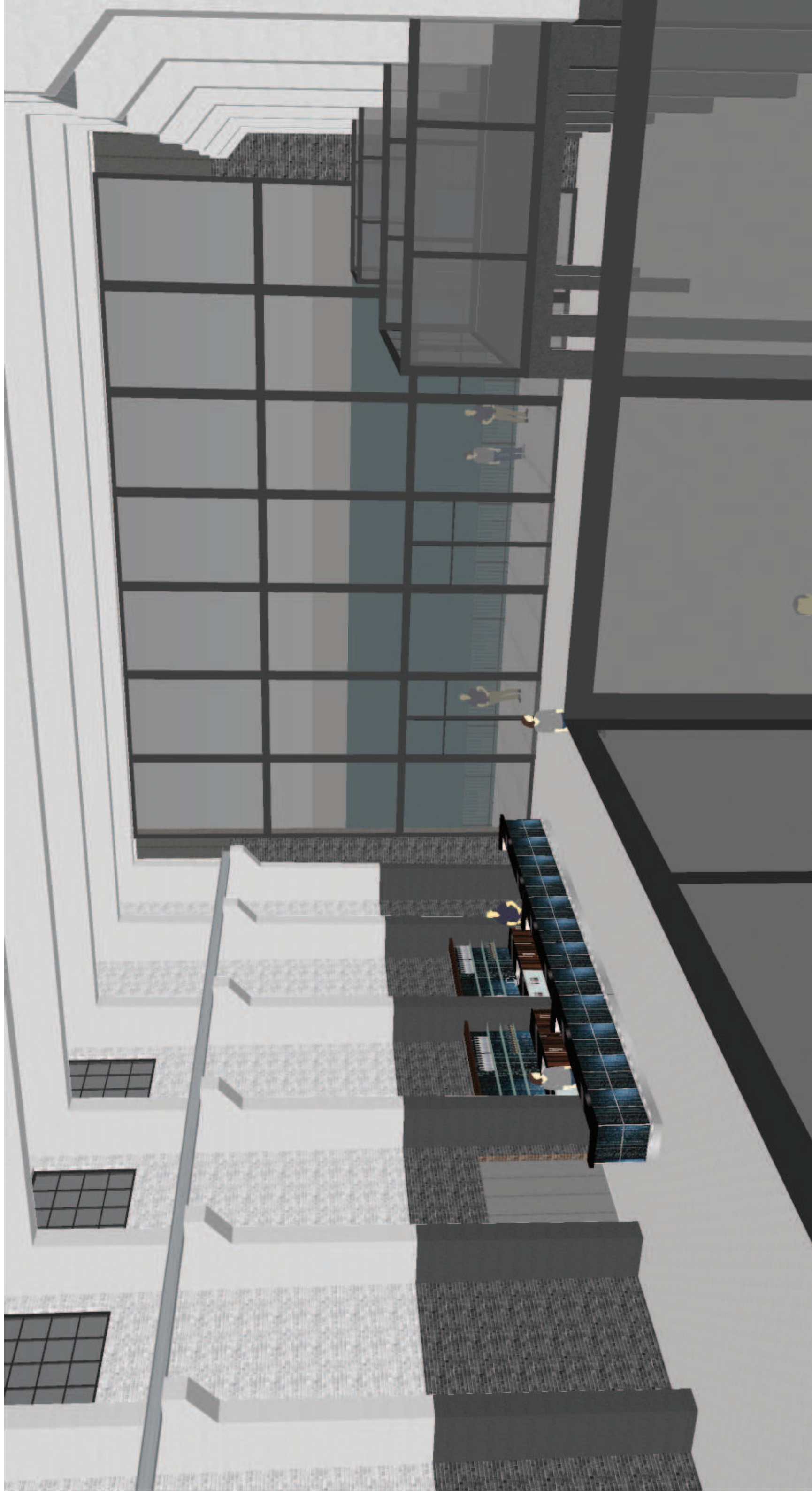




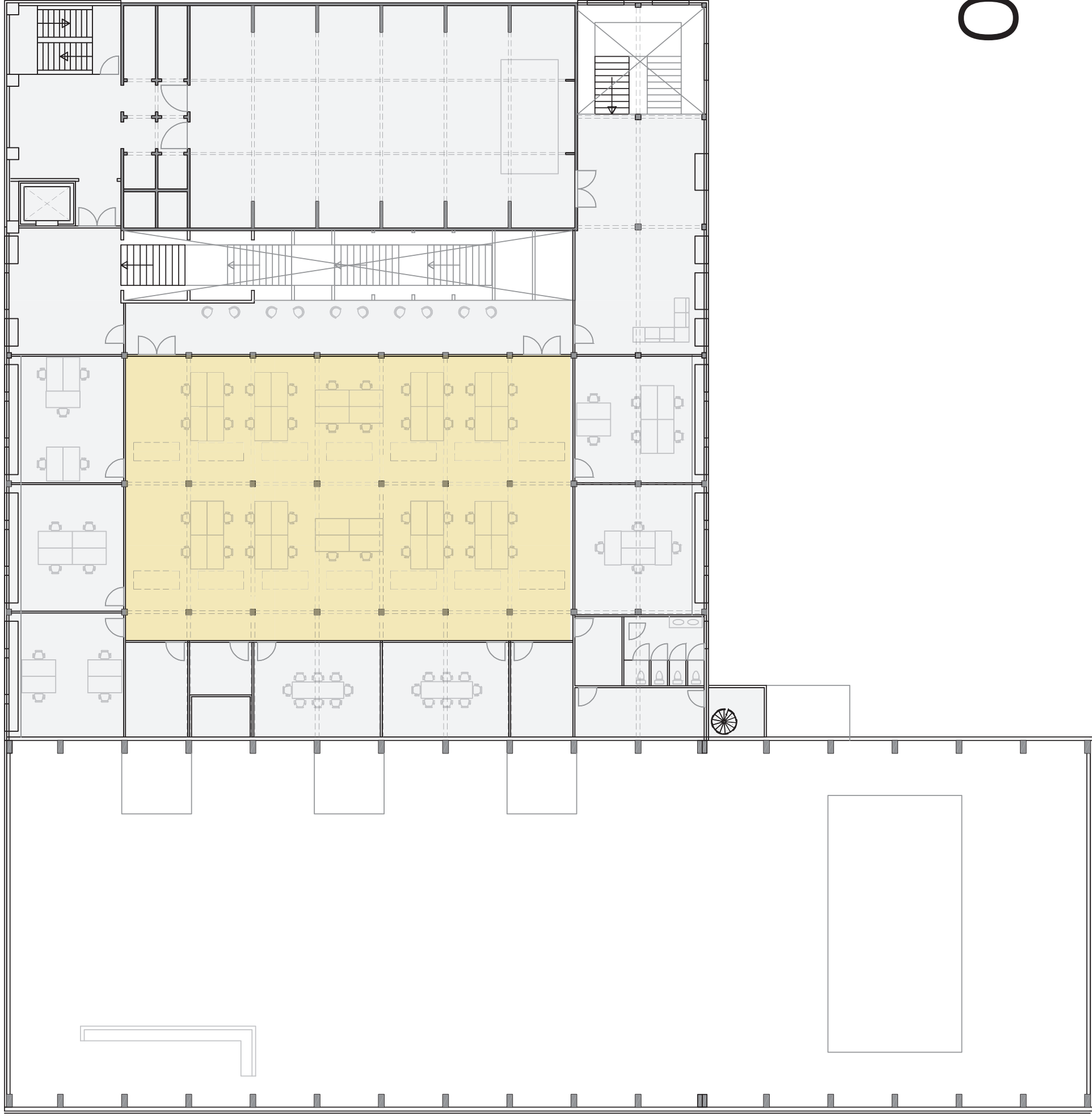










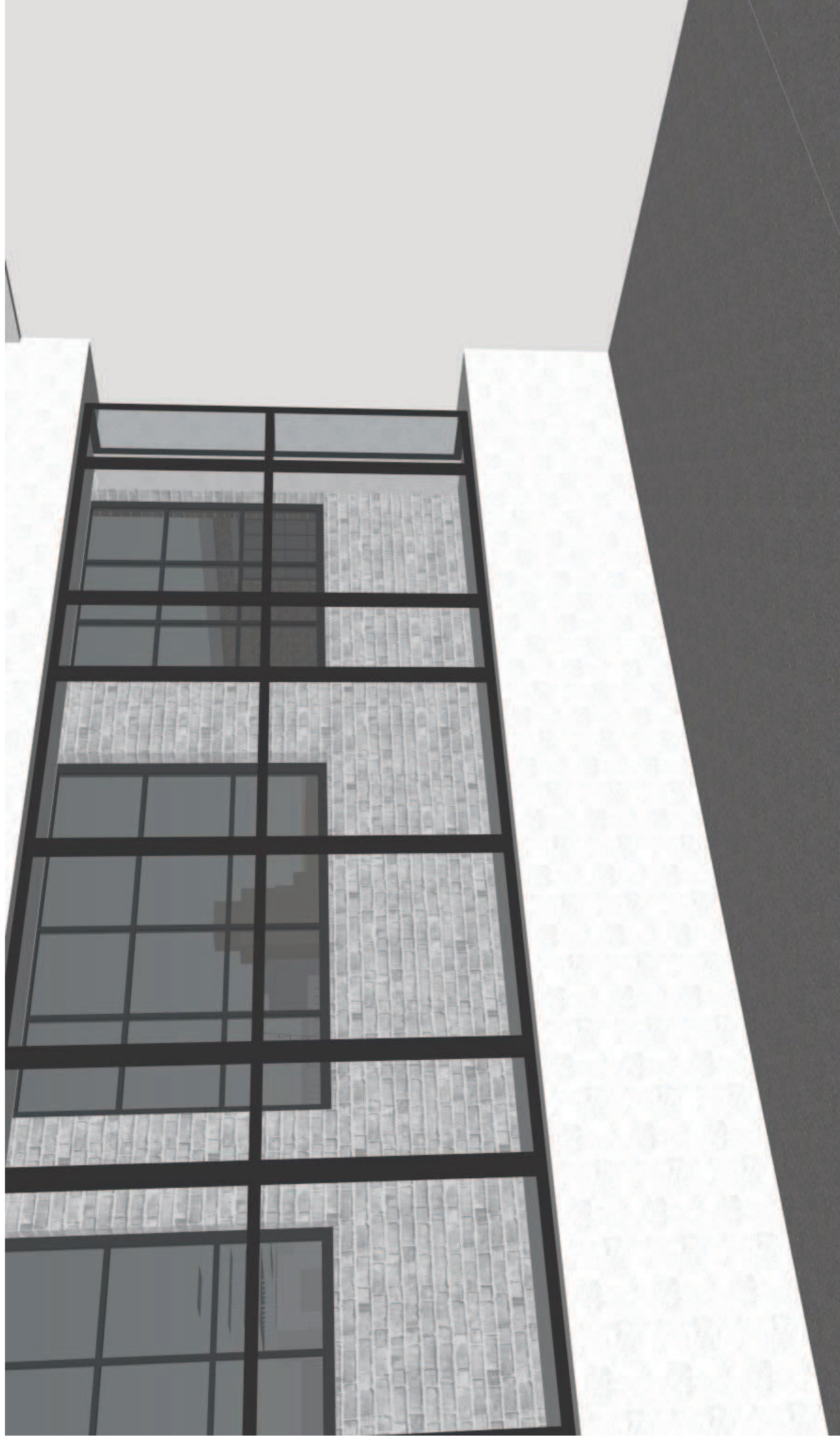


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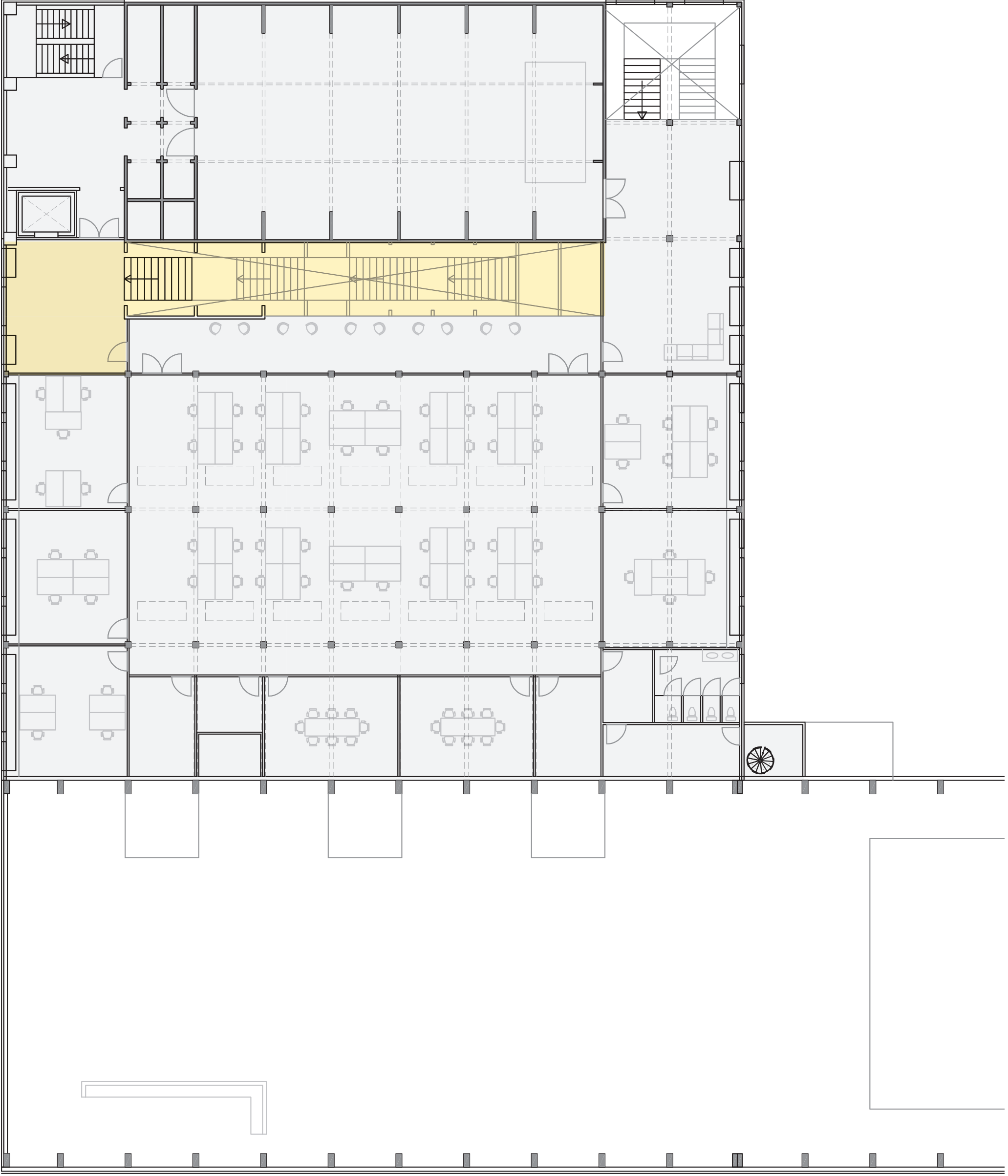




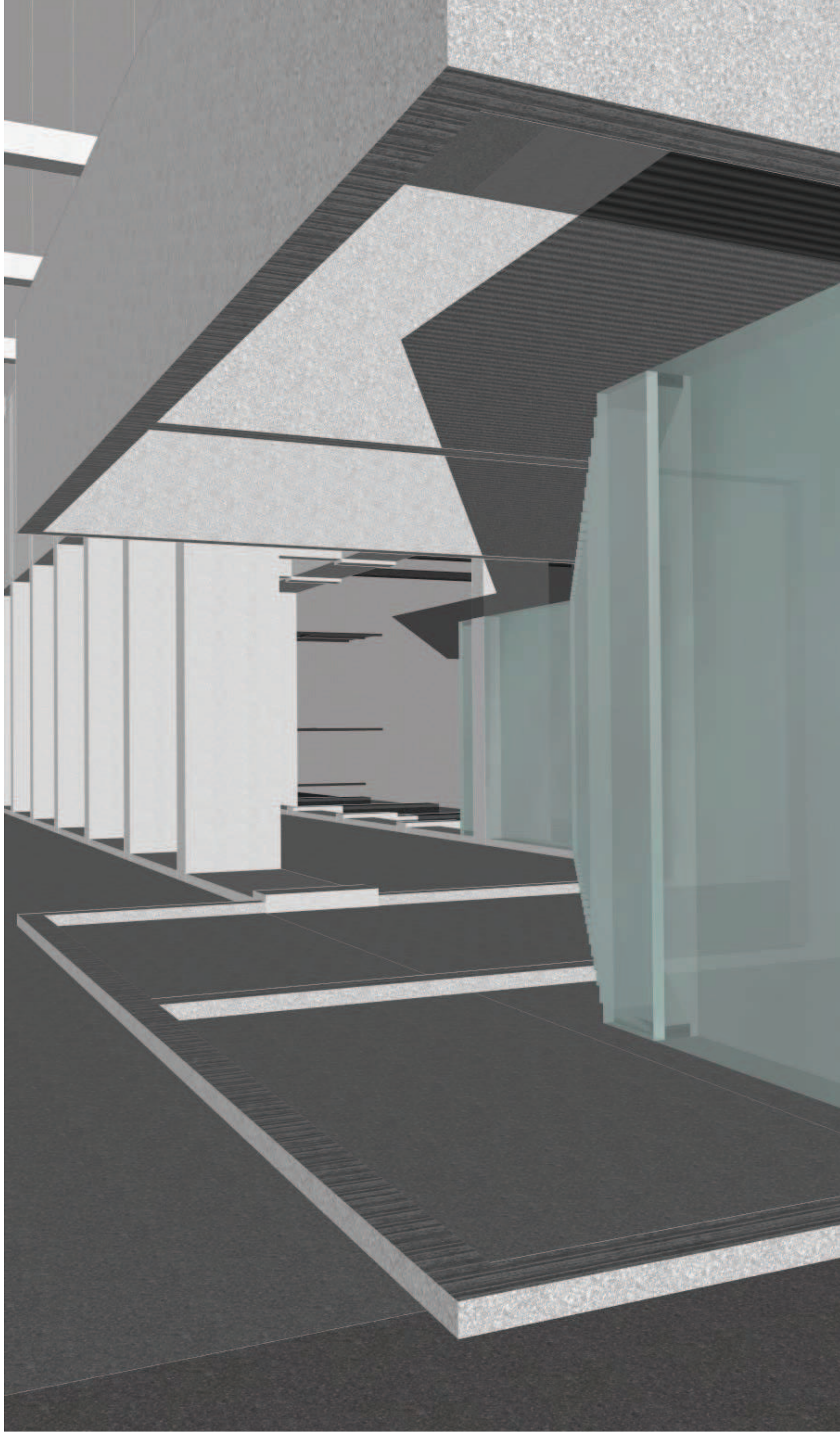




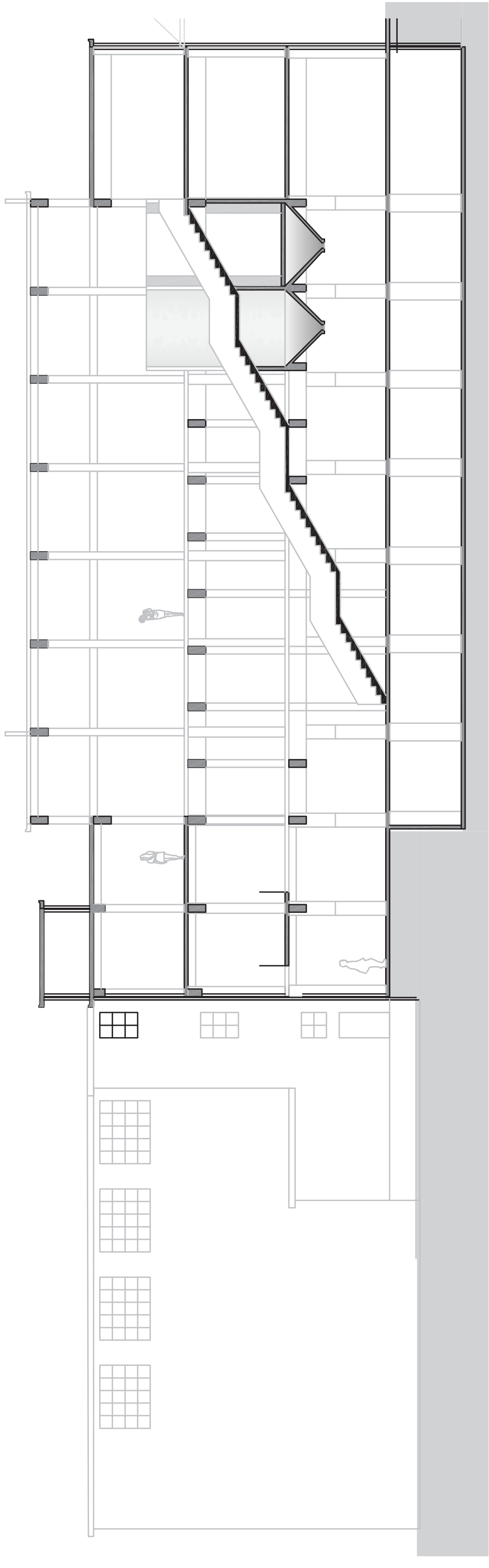




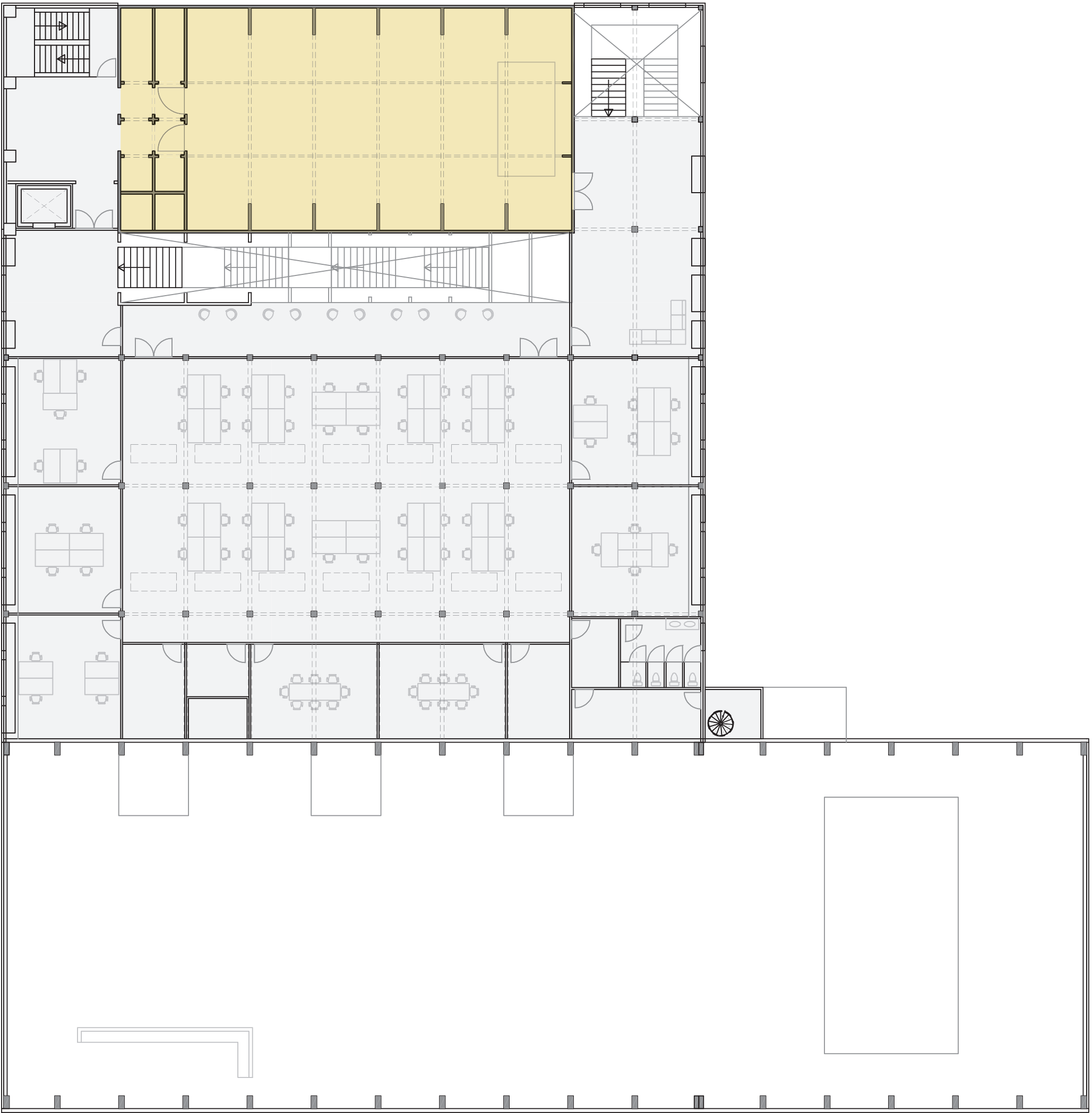




















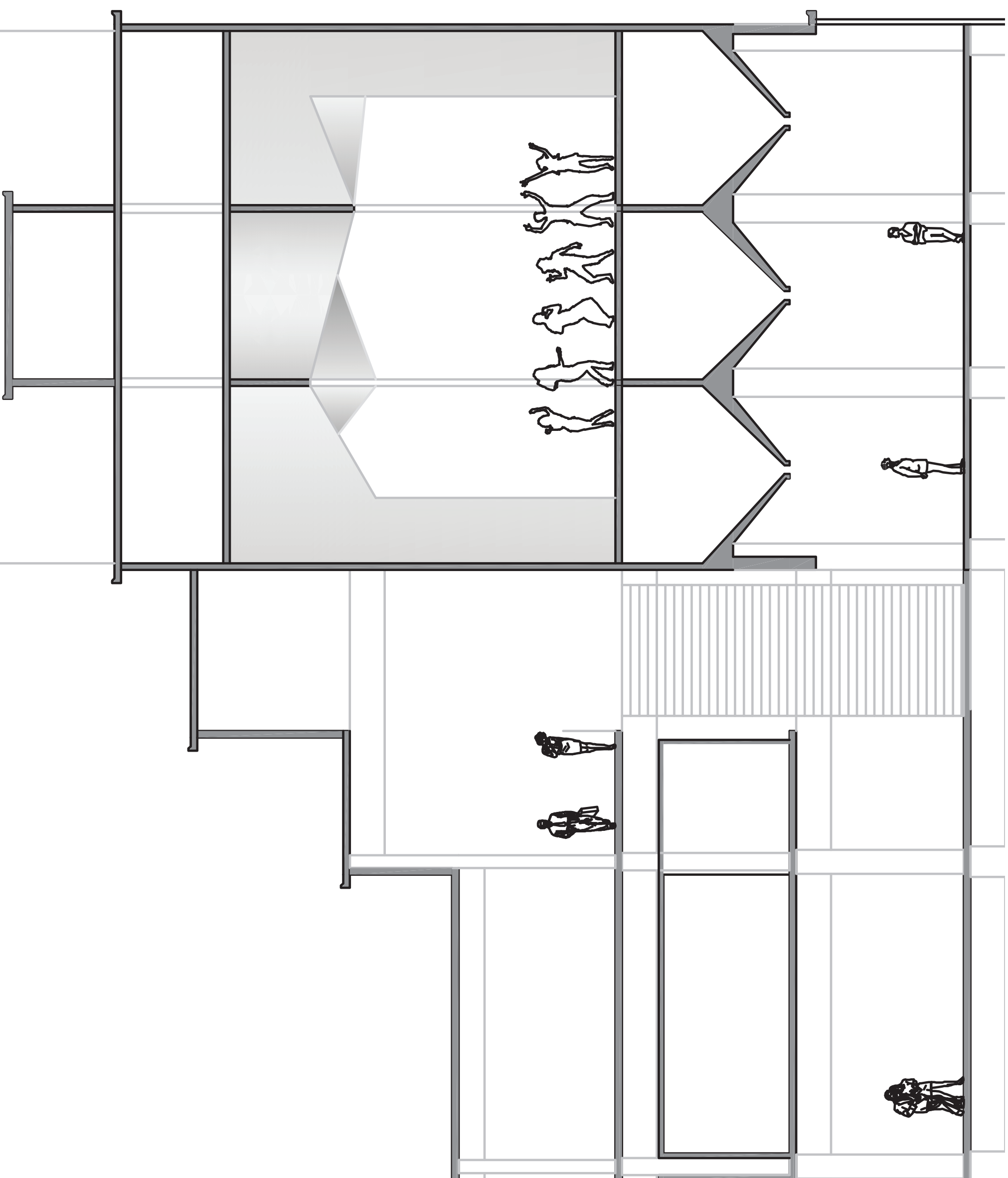




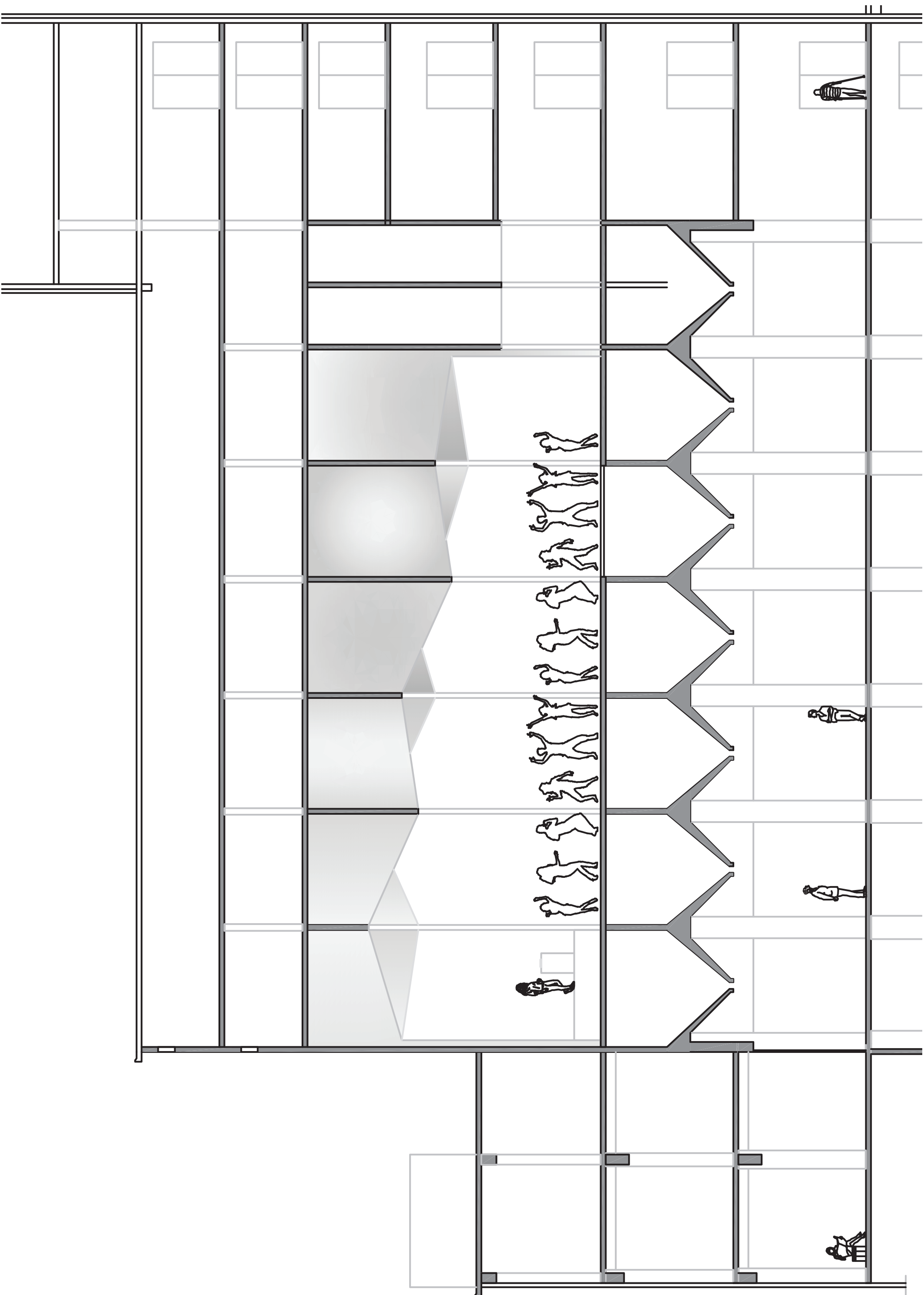








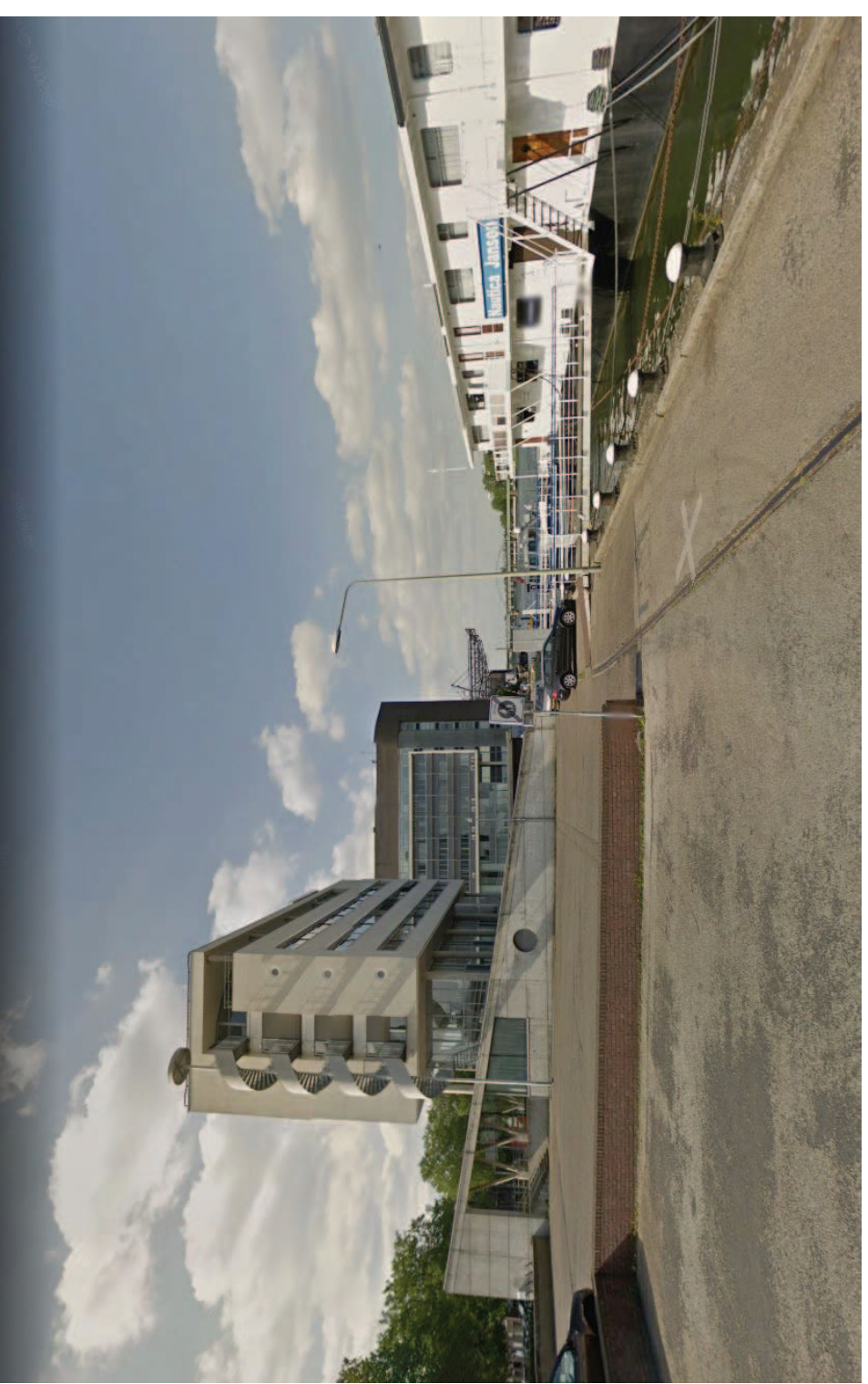








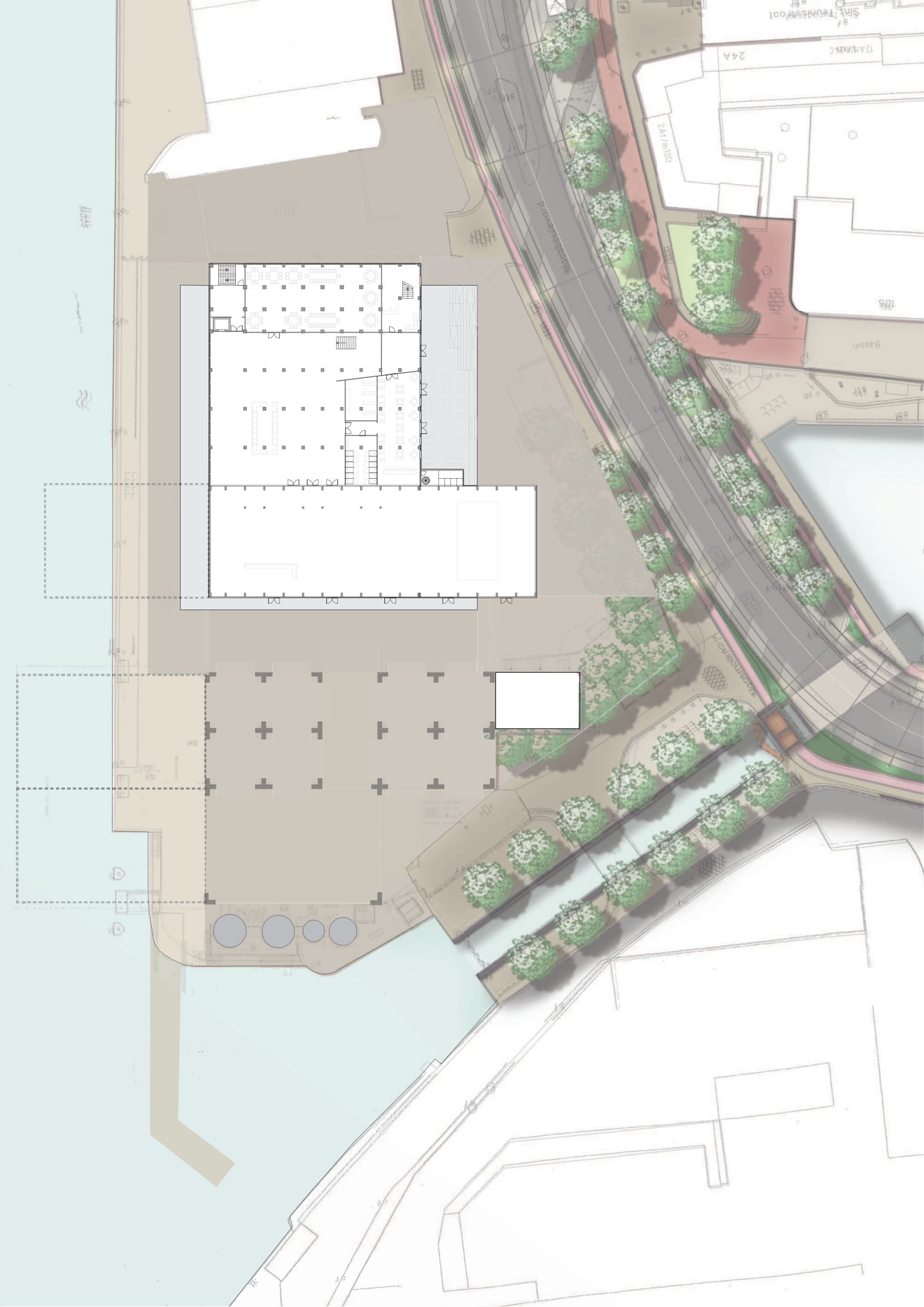




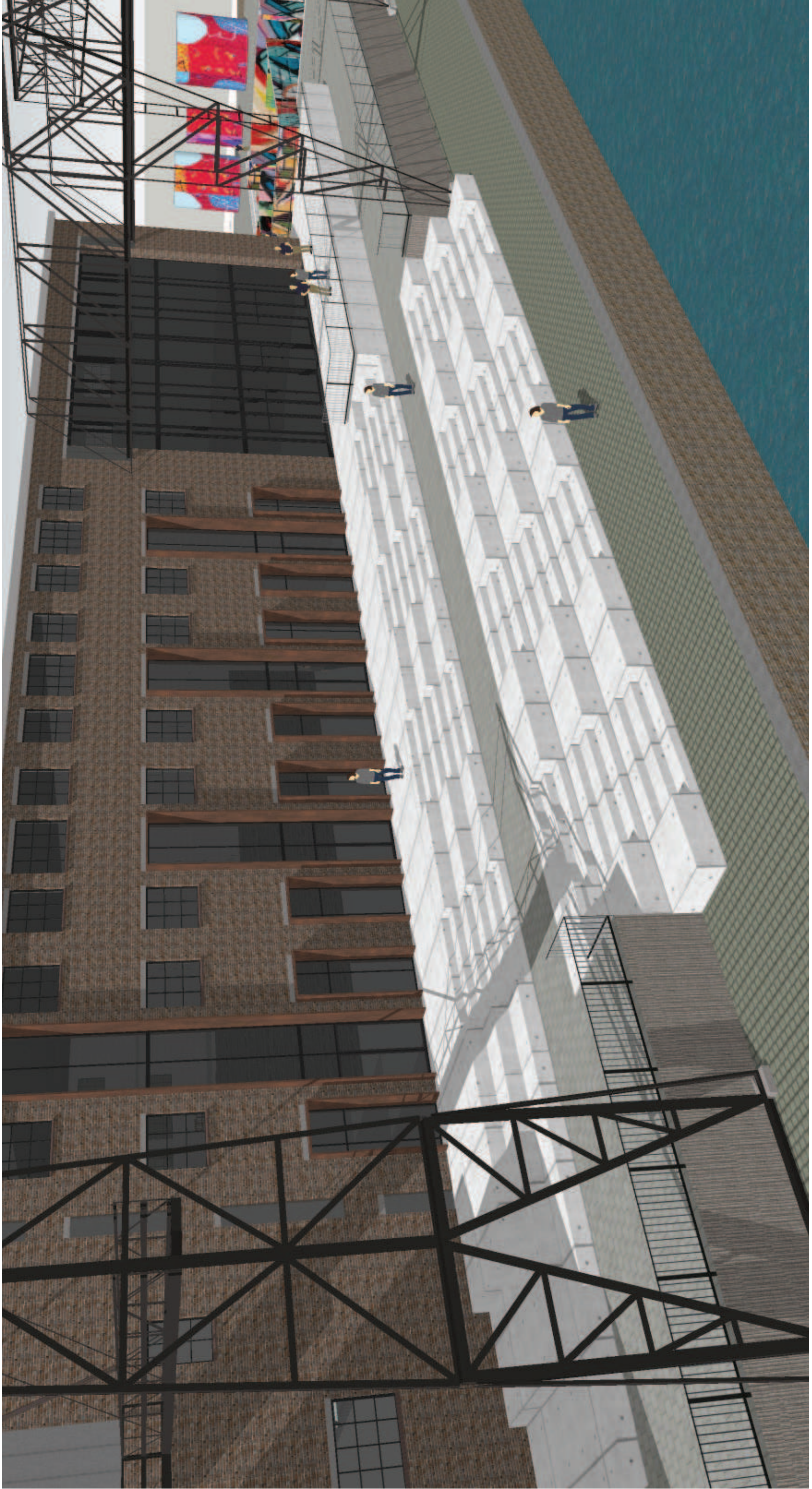
























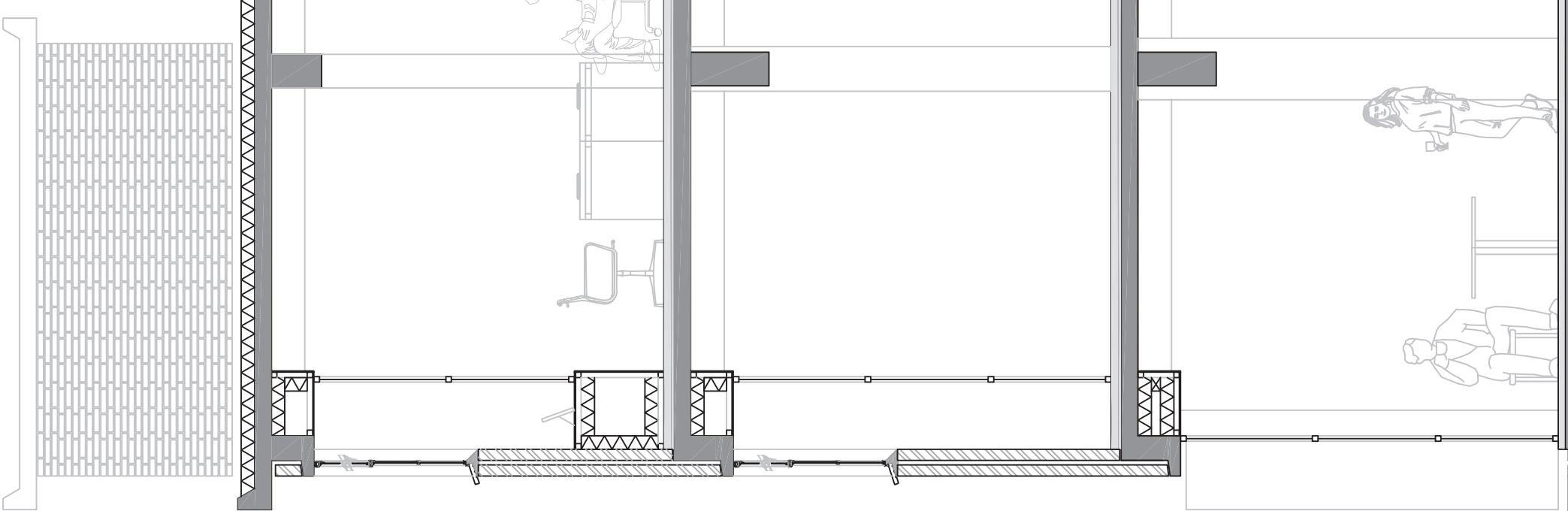
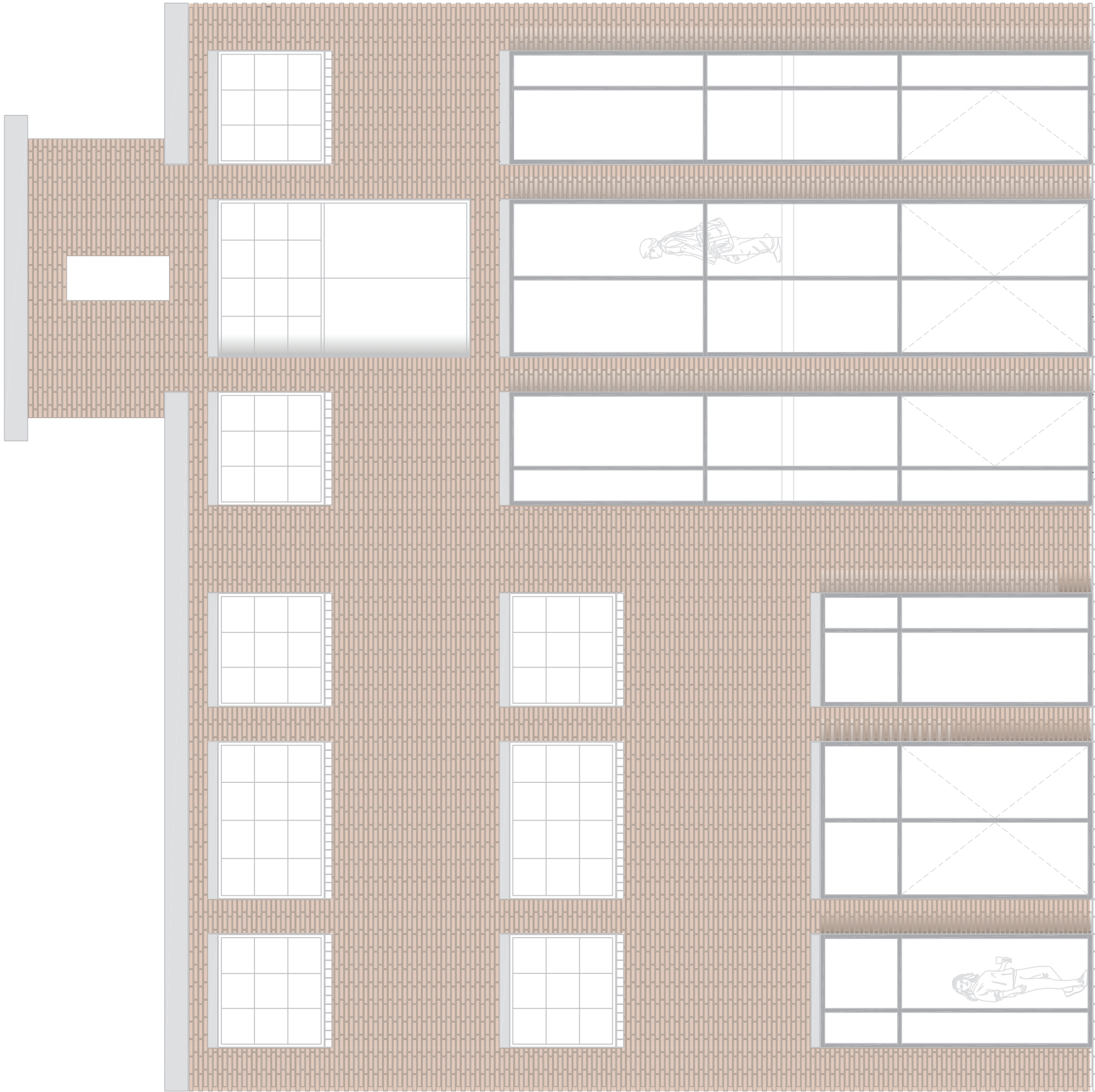
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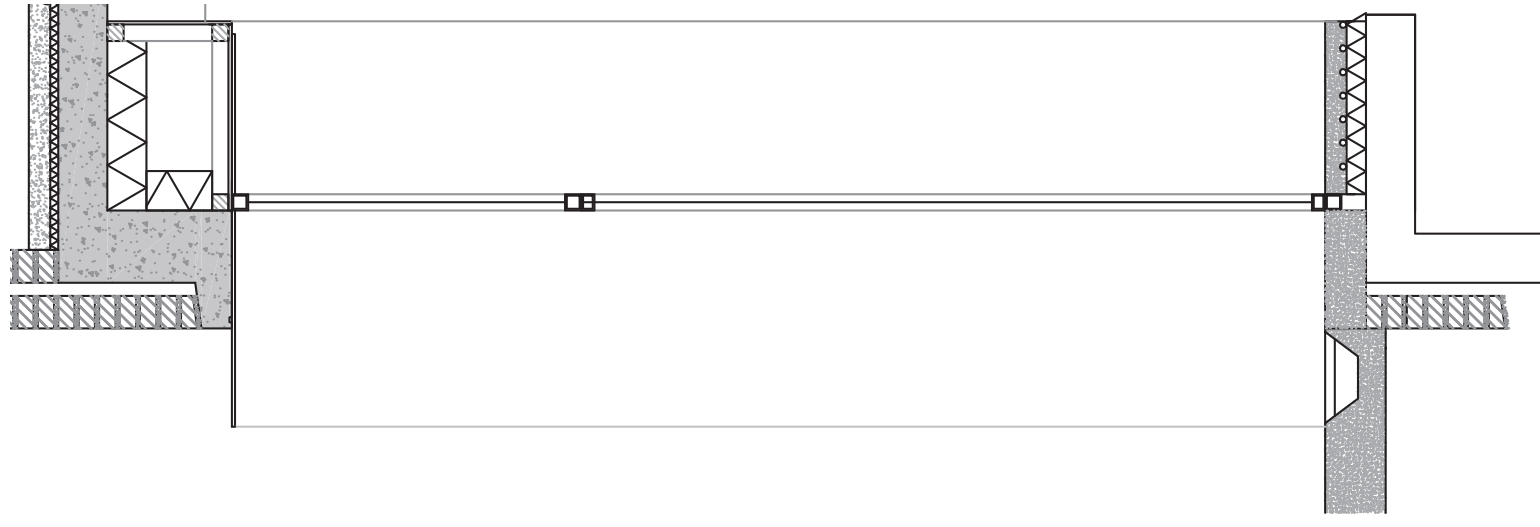
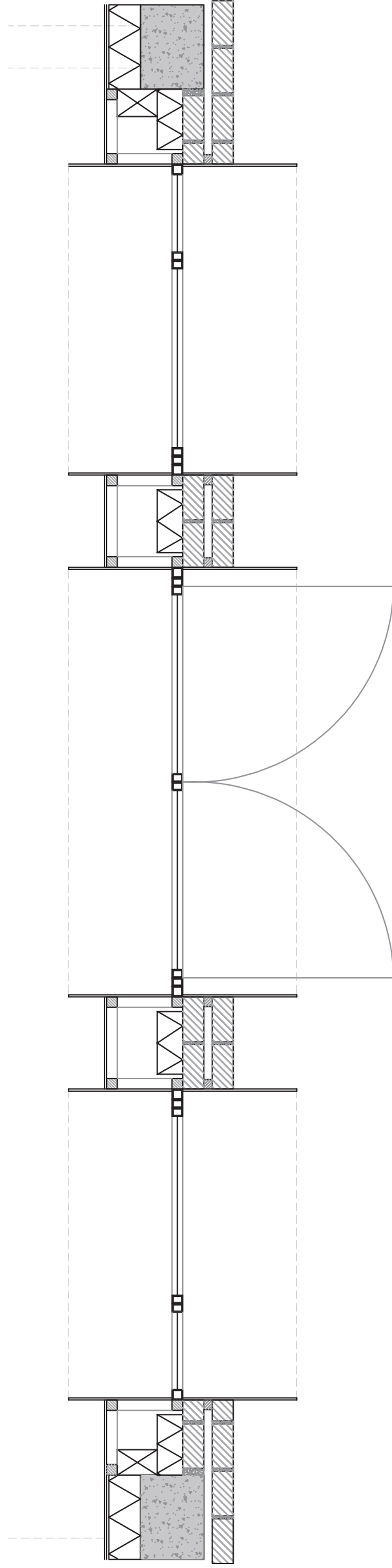
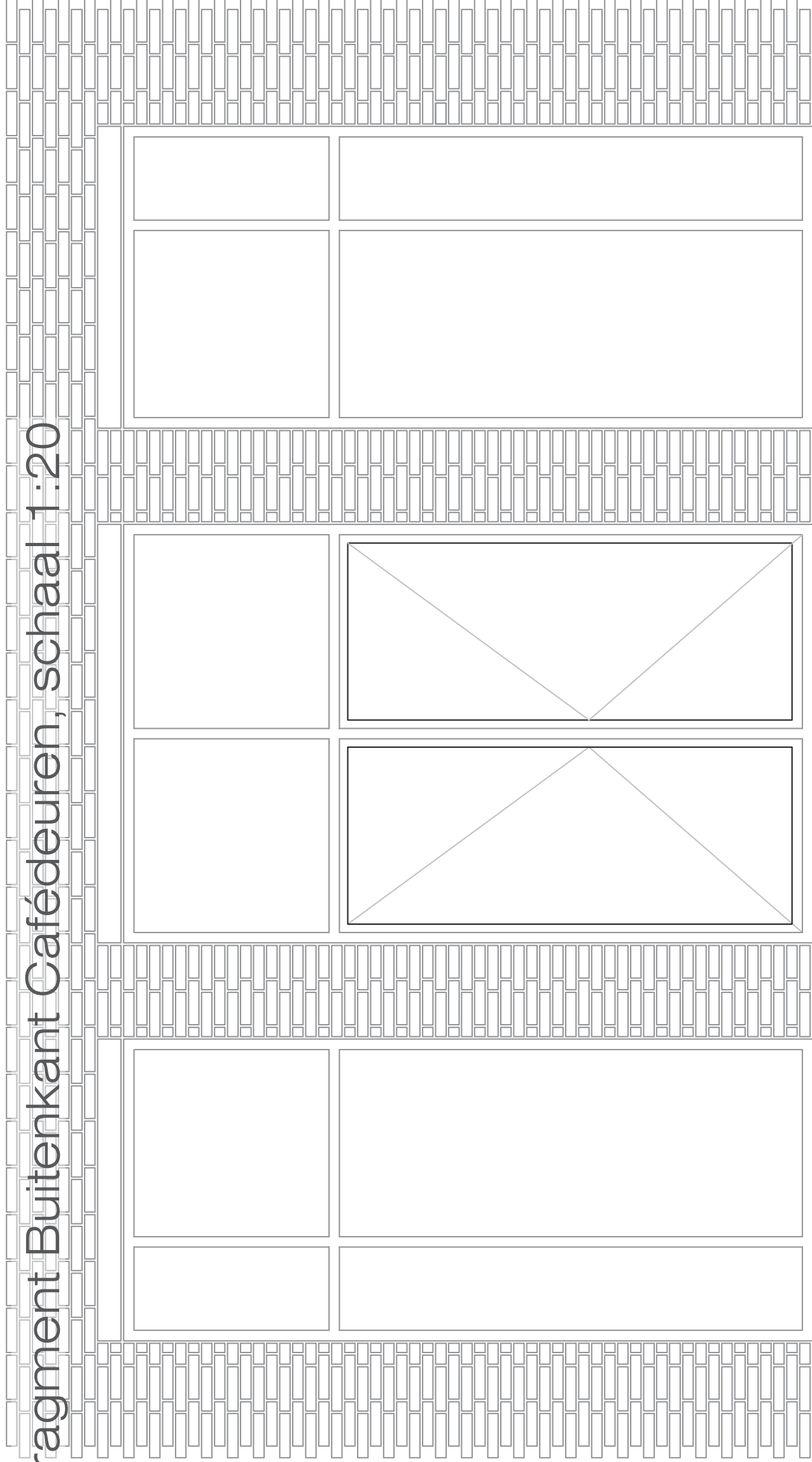




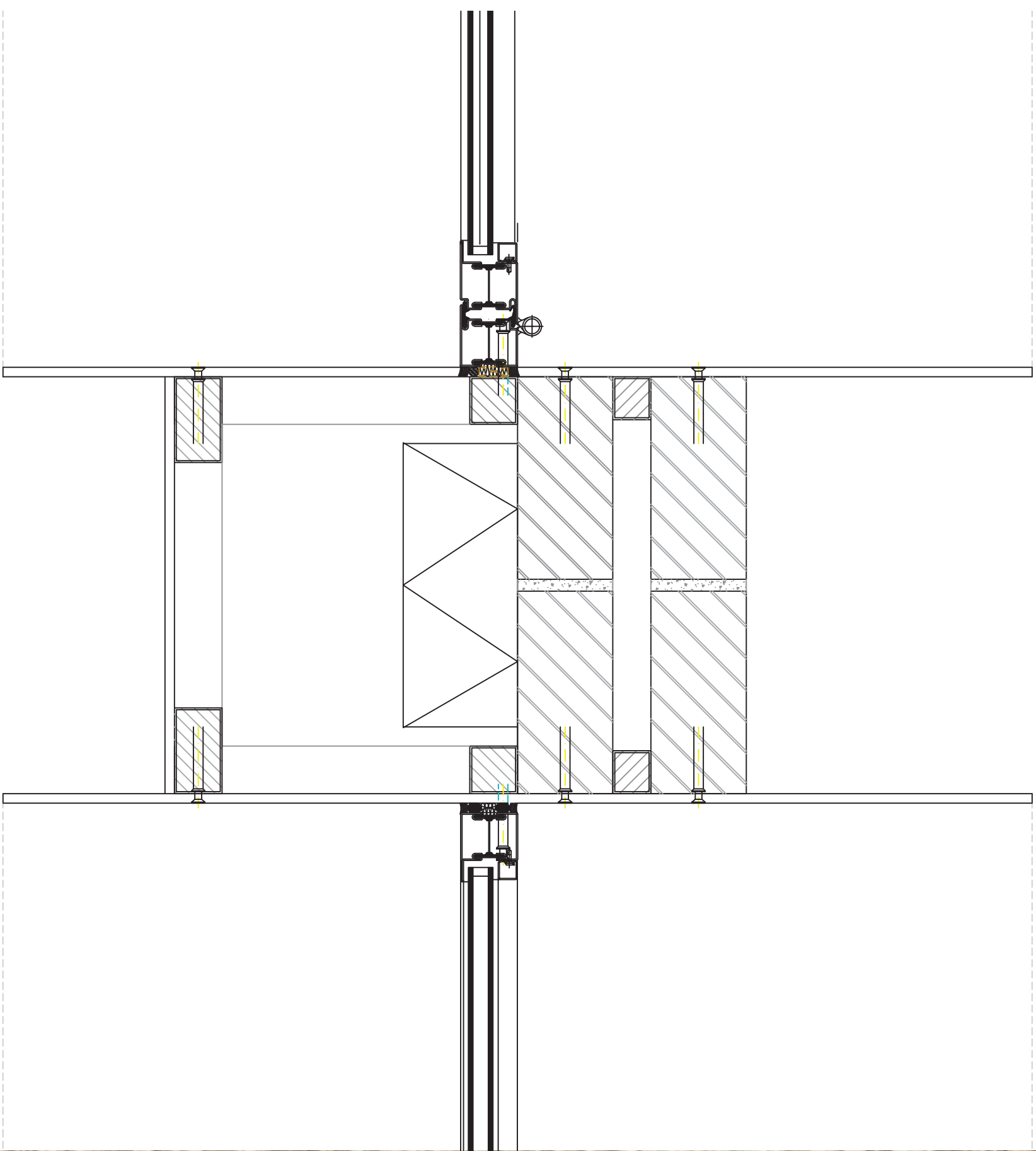




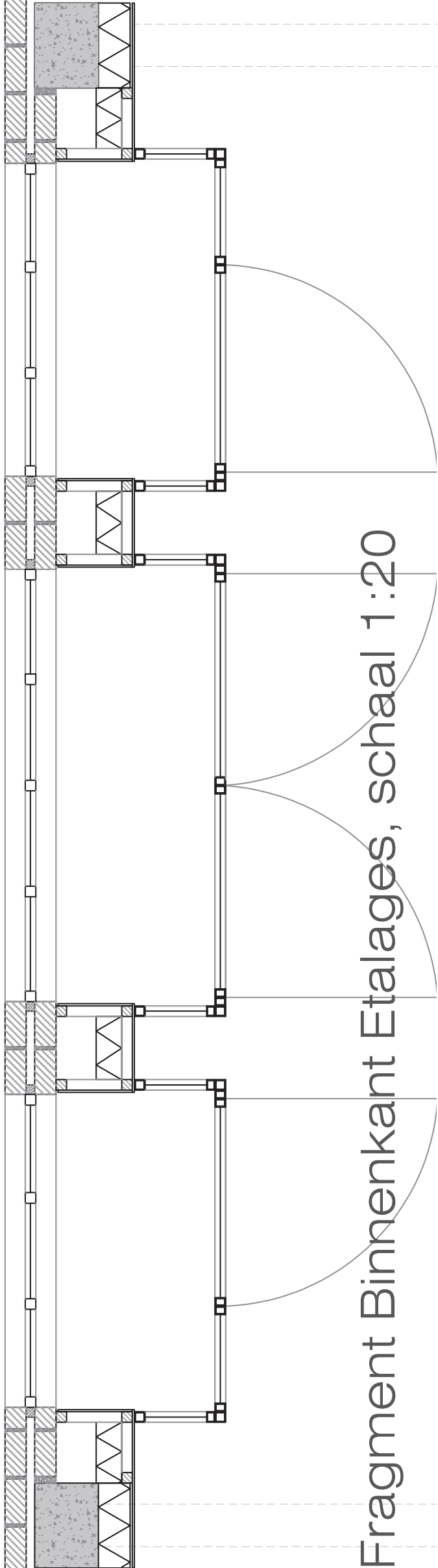
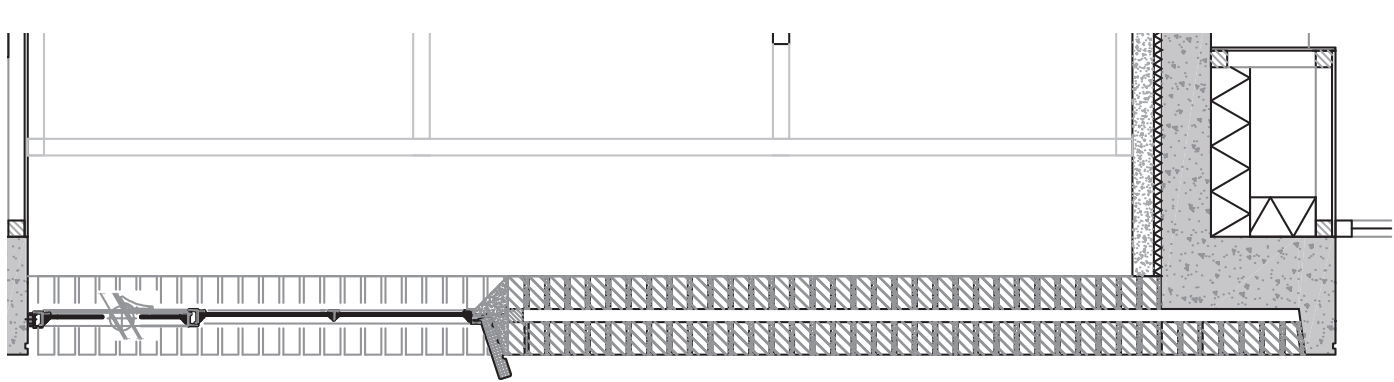
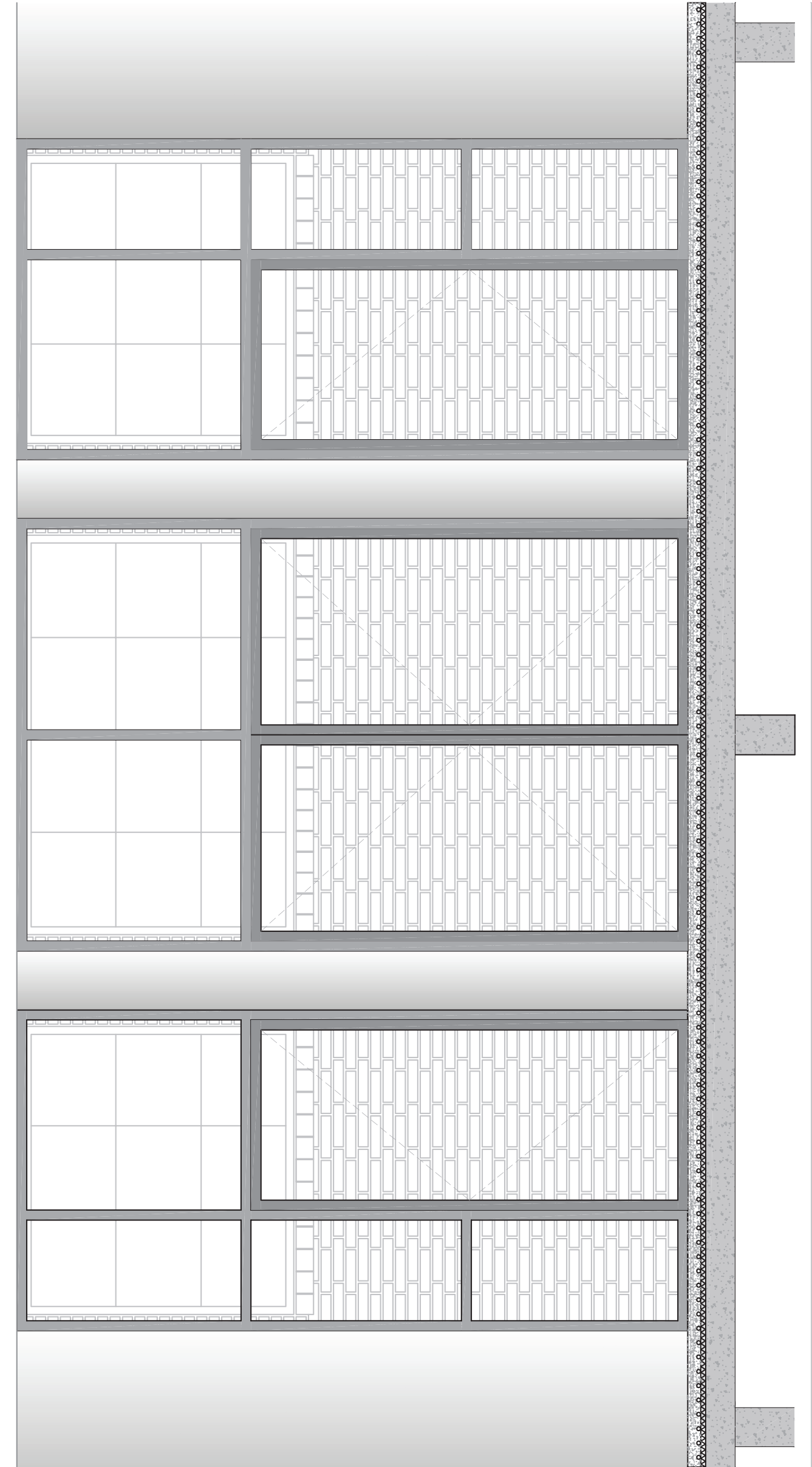
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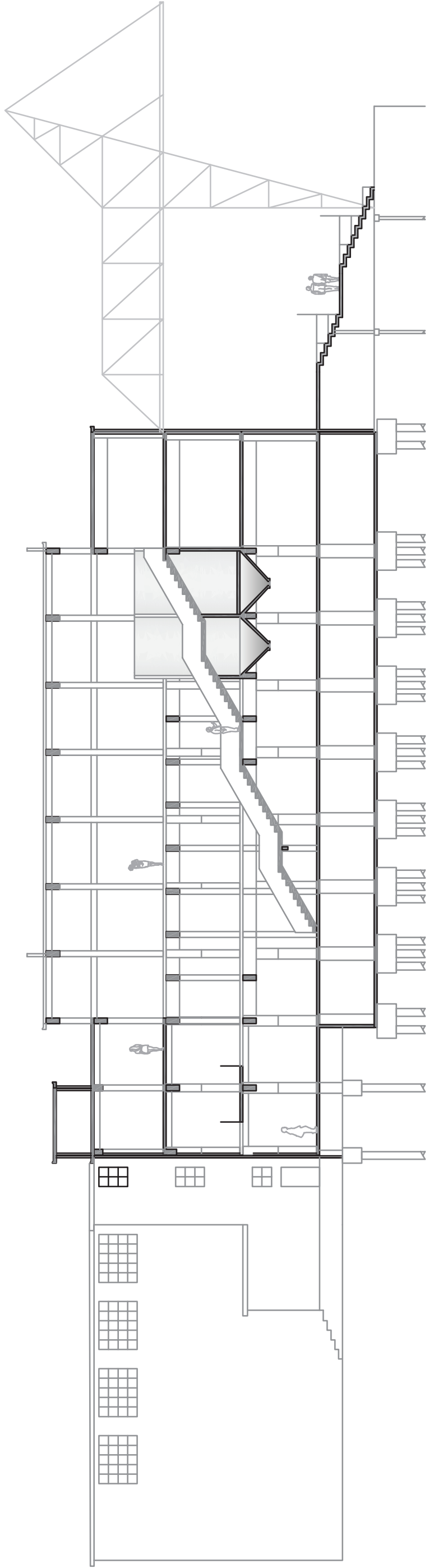


Fragment Binnenkant Etalages, schaal 1:20

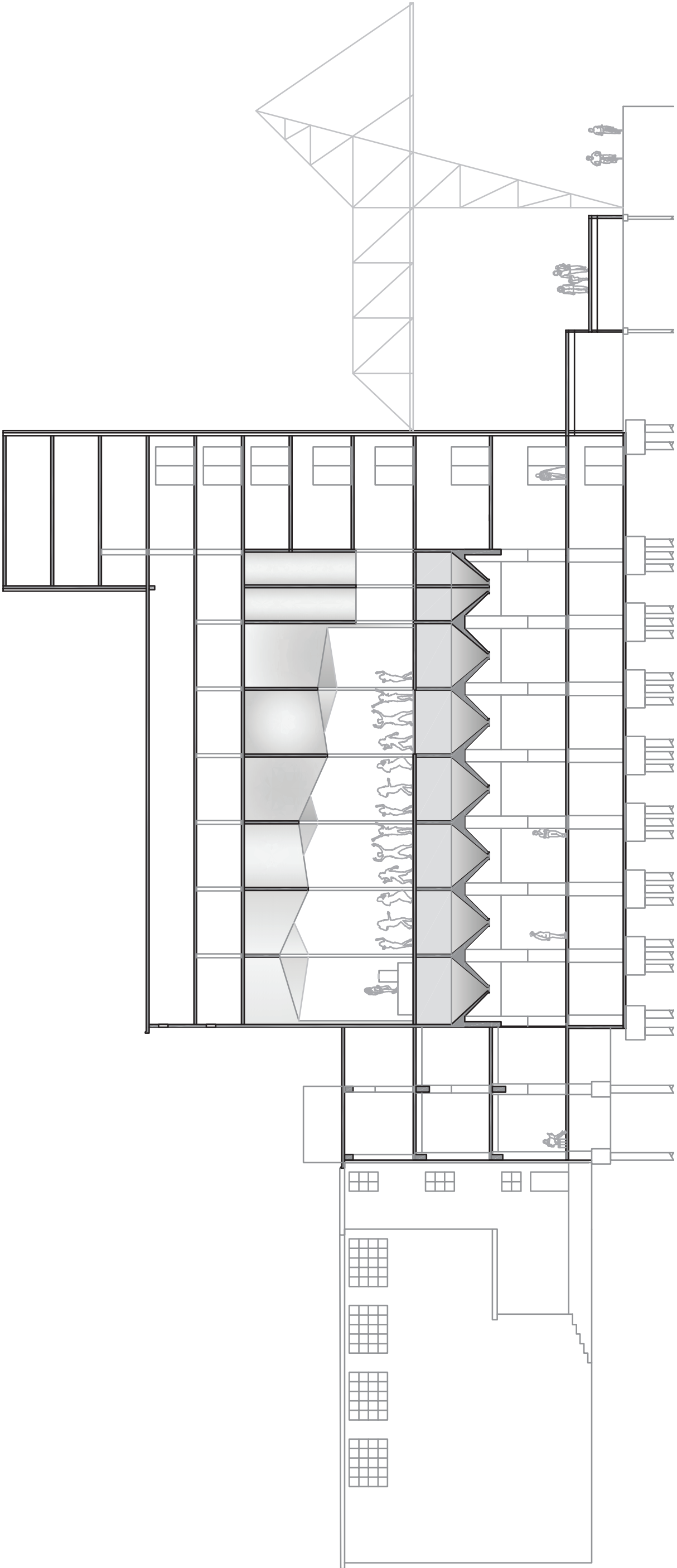




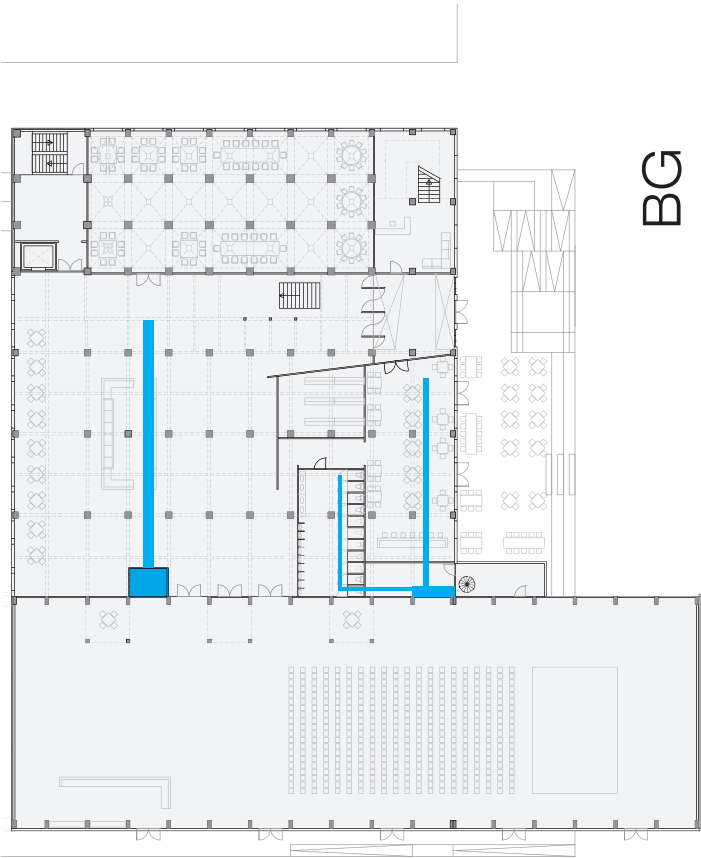




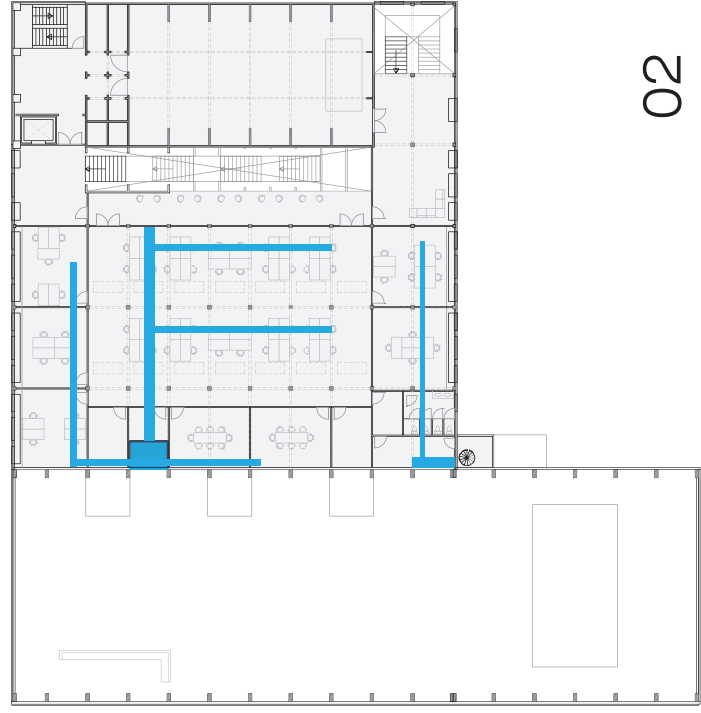




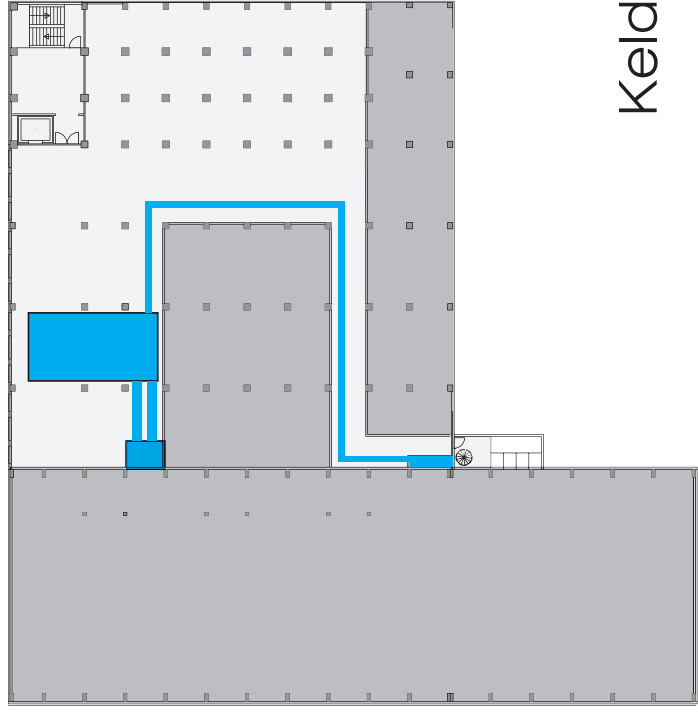




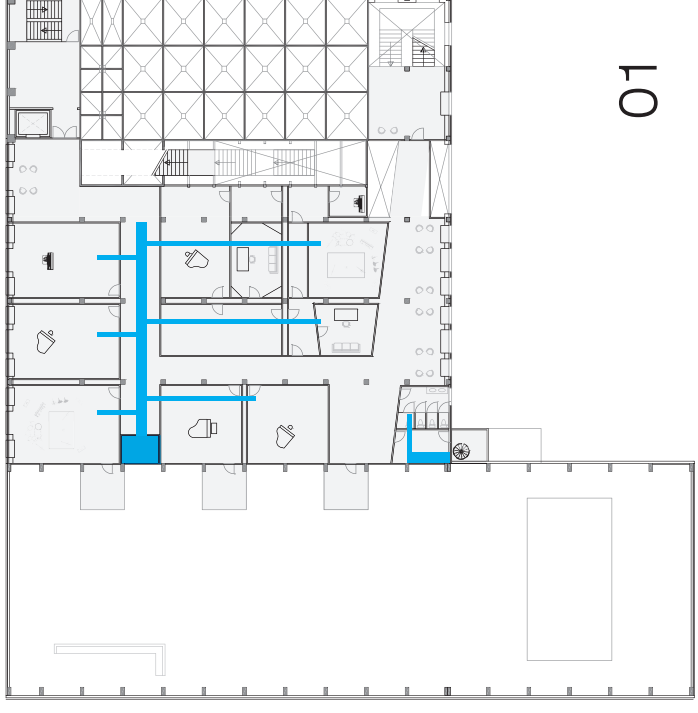
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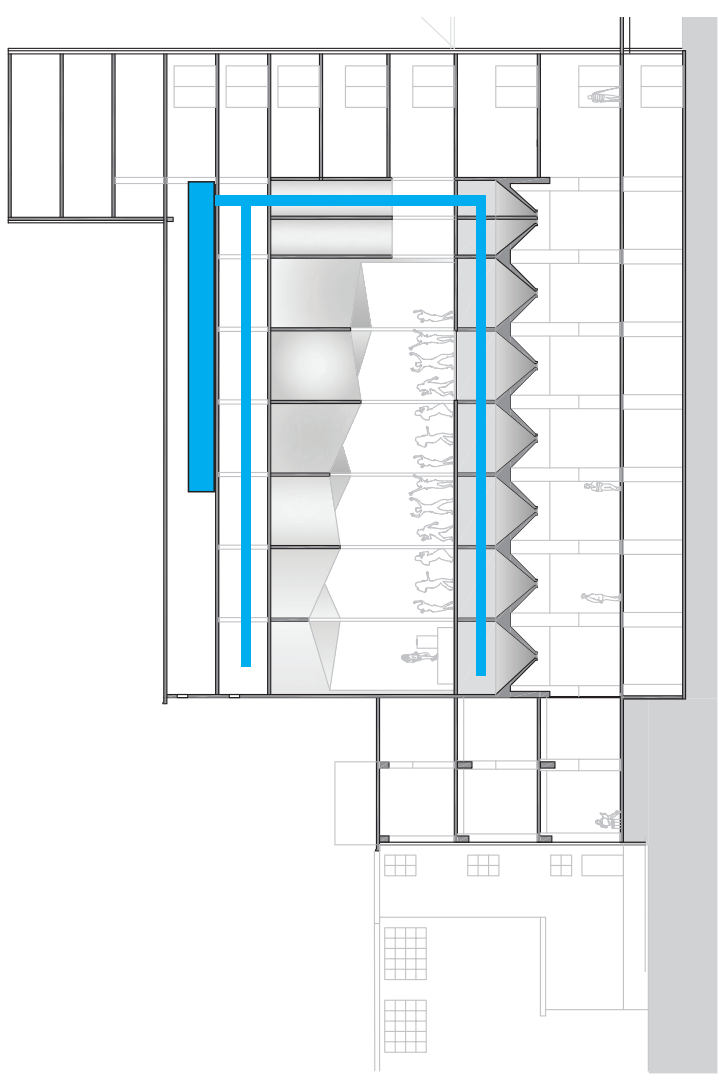
02



Kelder



01



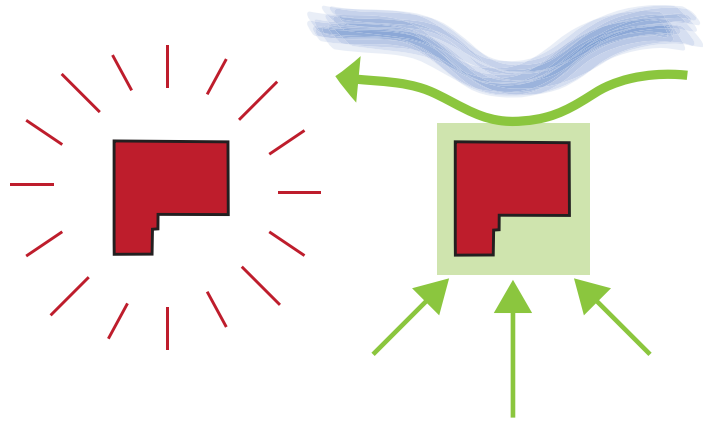




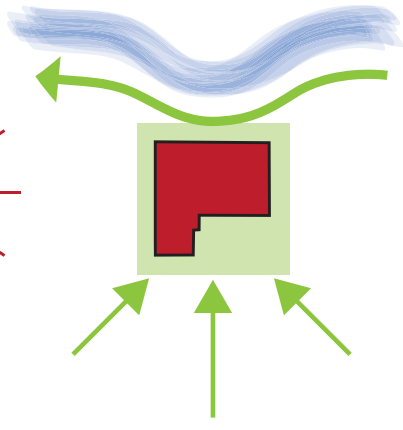
# Content Presentation

- I Introduction
- II History
- III Analysis
- IV Value assesment
- V Starting Points
- IV Design
- VII Building Technology
- VIII Reflection

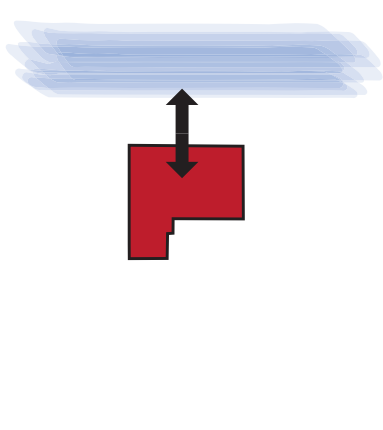




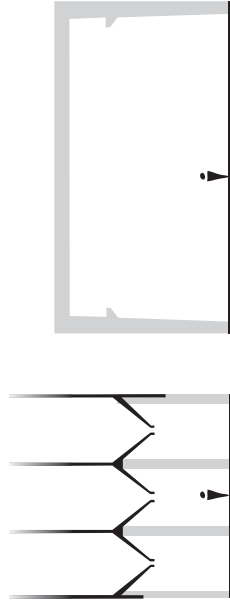
1. Multifunctional Event Building



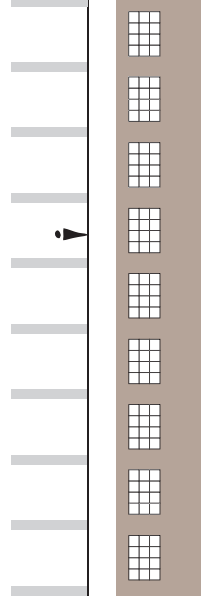
2. Accessibility City and Maasboulevard



3. Quality Riverfront Maas



4. Large spaces and dimensions of construction



5. Repetition of construction elements and window elements



6. Graffiti



