

Markthal V&D

'Local market concept of Alkmaar 's farmers, initiatives and
entrepreneurs experienced by the
vers- & deli markt'

DESIGN PROCESS BOOKLET

Patty Rietveldt

Reflection of graduation project | Markthal Vers & Deli

Vacant Heritage Studio

- AR3AH105 (2020/2021)

Department store research

- Wandering from the shopping street into the department store

Vacant Heritage graduation project

One of the most prominent built environment challenges, of the coming years, is how to deal with heritage buildings. A part of the heritage collection is still used but therefore has the quality to be maintained. On the other hand, a part of the heritage collection is left abandoned due to spatial development or financial problems etc. The studio *Vacant Heritage* researches the miss- or not used heritage buildings that needs careful re-development. Thereby, the *Heritage & Architecture* studio focusses on buildings that are especially designed for one specific function. The studio topic, vacant department stores, is about potential building qualities within spatial and cultural values. The exact location within the city centre makes the former department store vital in public life. Within my master track, I chose three types of studios that gave me a broad spectrum of designing public life. In *Msc 1 Dwelling studio*, I learned where daily life and routine are about within the social spectrum of neighbourhoods. This gave knowledge about designing personal desires during the day; however, it was not in a public field. In *Msc 2 Public Building* have I learned how to integrate public boundaries and borders within a domain or building. By training the skill of shifting the perception bottom-up or top-down in terms of strategy. In the final graduation studio, I was eager to learn how a design, within a specific defined context, could fit in the daily desires and specific boundaries of public life. Looking into the new insights I have learned within the studio, it could be suggested that designing public life is also about the experience. Designing technical, spatial, and social interventions do not make the experience of architecture integrated into the existing built environment. Making guided experience by architecture is something I hope can develop further in actual practice.

The research I have integrated within the graduation project is about the department store's typical design and the public domain in relation to the building. For this reason, I have investigated the spatial building typology as studio group research. I found out what is so typical about the department store; they are designed with grandeur to lure people inside and then designed to keep people within the building. The personal research plan extracts the movement through the shopping street to find out how architectural elements and spatial characteristics define the experience towards the department store. The research goal was to understand the perception of the department store within its context and what the public domain is or could be about. The described methods in the research plan are overall applied, but the future-proof mindset, about the retail area, has not been developed. Multiple times in the research process, the research plan was a great base to review the research I was actually doing. By testing results and comparing them with case studies, discussed in tutoring.

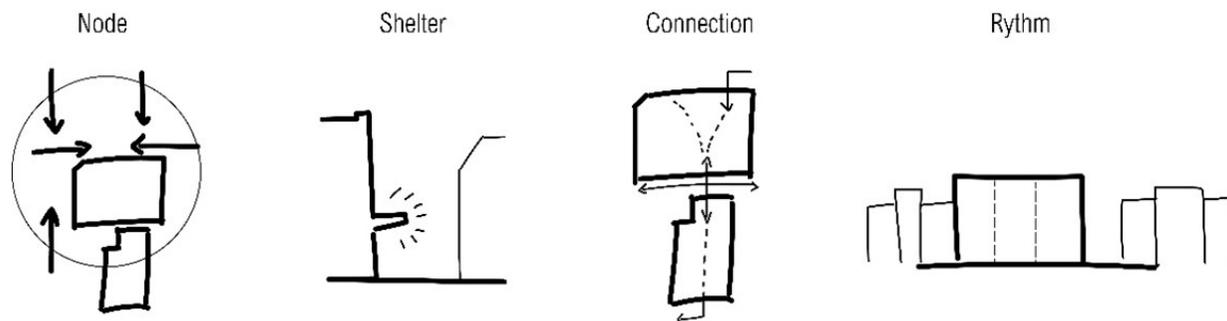


Figure 1 - Characters of the department store within shopping street.

The research conclusions are separated into two themes; conclusions by spatial characteristics of the shopping street domain and by the perception of the former department store. The two themes will therefore be separately reflected and afterward examined as complete research translation.

Research & design

The characteristics of the shopping street are carefully researched but also carefully translated into the design. The first character of the former department store in Alkmaar is that the building is located at an intersection of city flows. The vital location value is also studied by archival research. With the new public function of the building, the market, it could be argued that this is not the only suitable program for an important location where citizens can meet. The flexibility of the design should also be part of the research translation since we design for hopefully a bigger lifespan than design states. Another remarkable characteristic of the department store was the shelter. The only building with a canopy within the shopping street reflects already that the building is designed for a more extended stay. The re-design enlarged the character and has reinterpreted wherefore a canopy could be used. The new curved and detailed canopy follows function and perception at the same time. This architectural element of design strengthened the research character of the shopping street. The department store has multiple plinths and building qualities in context. Therefore, the concluded character of the building plot was the connection between the shopping street and the local canal side. The most extensive intervention of the design is the passage, which physically connects the shopping street, the alley, and the canal side. The research character is obviously translated into architecture, with a renewed designed street throughout the building, making the connection more tangible. The last researched character is the rhythm of the building composition. The department store is more prominent, higher, and bigger proportionate than the contextual buildings, but it stays within the rhythm of the shopping street. The architectural composition is structured by the façade column and repeatable traditional stained glass window frames. Since the brickwork façade is highly valued by local values and by my own heritage statement, therefore the composition will mostly be retained. On the ground floor, the new functionality of the building will determine the new façade composition of openings and window frames. The important rhythm of columns is maintained heritage value and for structural reasons. The new window frames blend in with the existing rhythm in the monumental façade and protect the overall rhythm of the building. The unity of the building has been held together by the translation of the characteristic rhythm, which was initially part of the Spatial Building Typology research.

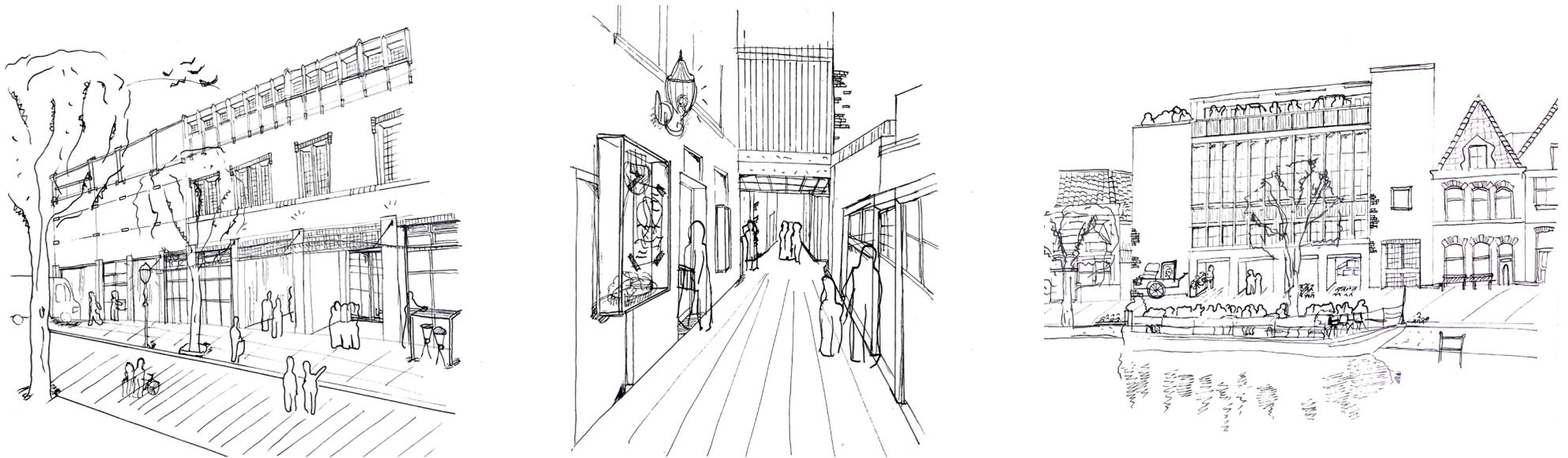


Figure 2 - Architectural sketches of the shopping street, alley and canal side (from left to right)

The following research theme looks into the perception of the former department store. The building is enclosed by different streets, which are also different types of streets. The research has extracted the understanding of the user's perception of the shopping street. The re-design translation has taken into account how the perception of these streets can be improved. The department store is originally designed to keep people inside the building instead of allowing interaction between the in- and outside to be visible. By comparing the before and after perspectives of the shopping street, *Laat*, the alley; *t' Vijvertje* and the canal side; *Oude Gracht*, the perception will be redefined. By looking into the improvements, it is also necessary to understand the actual difference in perception change. The first domain of perception is the shopping street. The former perception was determined by the open window panels and the monumental brick entity. By re-designing the plinth, the perception is slightly changed by the canopy enlargement. This element divides the two layers even more, so it is hard to say that the perception is actually improved. Only close by, the perspective through the canopy is made more transparent than before, which enlarges the perception only on a small scale. The renewed alley has now gained a function, open for take-out groceries or pick up orders, therefore are new façade openings needed for marketing and entries. The alley meets the passage in the intersection; the design offers two movements that stimulate each other. However, the perception of the alley's start (from the *Ridderstraat*) does not show the entire passage movement when there are no people passing. The alley is too narrow to see every opening and the end of the route. Again is the perception improved from close by but has not made use of the full sightline.

The architectural elements that exactly shape the perception are critically developed in the design process. The one element stronger than the other, but that has to do with considerations of the re-design. The new characters of the passage, alley, and canal-side are defined. However, the adapted perception is unfortunate not tested within the shopping street perspective, questioning how the new interventions actually shape the new perception.

Methods & scientific framework

Looking back on the research methods, was there a bit of a conflict within the research process. The actual domain of the shopping street was slightly undefined; no opportunity to stay. Within the process, this aim was of a bit of threshold to keep researching the context's morphology. Finally, the conclusion was also the starting point for an opportunity, but this was time-consuming. Therefore, another approach may be more suitable, for instance, comparing more than shopping streets, including the department stores. The vacant department store is a problem within many cities in the Netherlands; the V&D has left a whole in several city centres. The reduced quality of the shopping street should be compared in cities where the actual misconception of spatial character causes the vacancy. More research about shopping streets has been developed because the reduced quality problem is getting more relevant. The existing type of research mostly focuses on the life between buildings (social perspective) or about city centres its commercial structures of spatial development in cultural areas (urban perspective). The studio research states that the vacant department stores are the driving factor of vacancy within the shopping street; being the additional architectural research perspective. The used methods, such as comparing case studies, should have been defined specifically what information it could bring to the research. The link between literary research and personal observations also had to be framed before the research process. Suggestion for further research is to balance out the value and credibility of research methods.

Overall, the research could have contributed more to integrate the architectural atmosphere. The literature I have used gave interesting topics about how the atmosphere is shaped and experienced, but the perception of architecture was more the last research phase I have processed. There is already a large scientific scope on architecture and atmosphere, from which I have learned the way of thinking behind creating atmosphere. The graduation studio of Heritage and Architecture is about translation existing building qualities into a new experience, and therefore it needs rethinking of the atmosphere within the design.

Reality dilemmas

Within the research plan was questioned if the re-design reflects the desires of citizens wandering in the shopping street. In real life, local research by questioning and discussing meetings is a medium to determine what the citizens would desire. Only arguing the right fit, for the former department store, is hard to base on observed arguments. However, within the design process, I gained a lot of information through an online opinion platform, Facebook group; *Je bent een Alkmaarders als.....*

*A Saturday in 1959.
The day that the streets of
Alkmaar were filled with people.
The day of the markets.
Also on the Laaf, like here.
Not one plant, not two,
no, a whole armful in one sale.
Paying on the spot.*

*No room to park the car?
No, you just stick
your nose in the alley!*



SOURCE: Picture from
archive of Alkmaar

Figure 3 - Local stories of Alkmaar retrieved from the Facebook platform.

It reflects the local opinions of residents and stakeholders, and old city stories came forward. Nowadays, the former store space at the *Oude Gracht* is occupied by an old-school designer furniture atelier: Kuhne Design. By arranging the building's re-development, it should be considered if the shop owner has to be removed from its place or that there is another opportunity to merge the shop into the design. The current private owner of the V&D complex might sell the northern part of the complex to a developer and rent out the southern part of the complex to the furniture design store. This means that the plan does not integrate the entire potential buildings side because of financial attractiveness. In the graduation project, the south market is transformed into a split-level area at the canal side. On top of the split level area, there is a café with tables and seating with a view of the market and the canal. In this café is an opportunity to have the furniture displayed along the seating area that creates a sort of *'huiskamer gevoel'*. There is an opportunity made in the new design, but it has not been part of the design process.

The current façade of the alley *t' Vijvertje* contains blinded window frames, for privacy reasons regarding the adjacent buildings. The alley was the former backside of the building, where not many store visitors could look outside. The new program of the V&D Market hall suggests public visitors that stay longer within the building. This results even in a more prominent public view of the dwellings. The privacy of the adjacent buildings is not protected on the ground floor, only by the fact that the take-out alley stops at the height of the passage (on the other side starts the residential area). The first and second level façade of the residential side contains circularity space, including technical installations. The façade is moreover used for retrieved fresh air and let heated air outside the building. Climate challenges are indirectly protecting the privacy of the adjacent buildings.

Project scope & results

The vacant heritage studio aims for a specific functionality building that should be re-designed for adaptive re-use. In the Alkmaar case, the building is also explicitly placed within the contextual placement, regarding the two times expansion of the building. The educational program searches for opportunities and examples of how these prominent former department stores could be transformed. The personal research aims to solve the vacancy of the shopping street within the case of Alkmaar and, of course, re-use the building in its potential itself. The heritage value, processed within the re-design, is also an approach to observe as a graduation result. The former department store has a lot of cultural value within the city centre; almost every resident knows the building by the name of V&D. With the project the name has been protected to remain on the façade, including the golden name signing. However, it is hard to say if the spirit of place has been protected, overall the new program is very diverse, and the new movements throughout the building will not keep the place the same. Therefore, the experience around the building has been changed and, therefore, less recognizable for visitors as the original design intended. On the other hand the monumental brick façade is, which was valued highly, fully maintained wherefore that will be the memory of the former department store. The added event space within the program reflects the *Vroom & Dreesmann*'s original stories.

To finally reflect on the actual re-use of the building, the graduation project is to study how the specifically designed department store can give back to public life by enlarging the movement throughout the building into the context. The new passage and alley are interventions that make the re-use of the building more accessible. The unfunctional back side disappears within the department store typology. Furthermore, opening up the building on the public level, a strong approach in multiple graduation cases in the studio has been implemented. The relatively small interventions of the project together protect the building's value and merge into the different contextual sides simultaneously. But on the other hand, it is critical to develop different interventions that together should make the re-use of the building work. Is one intervention more important than the other, and do they depend on each other? The transformation framework is modest, so it can be questioned if this is making the re-use efficient.



Documentation of tutorial content or process material during the
design period between the P3 and P5 presentation

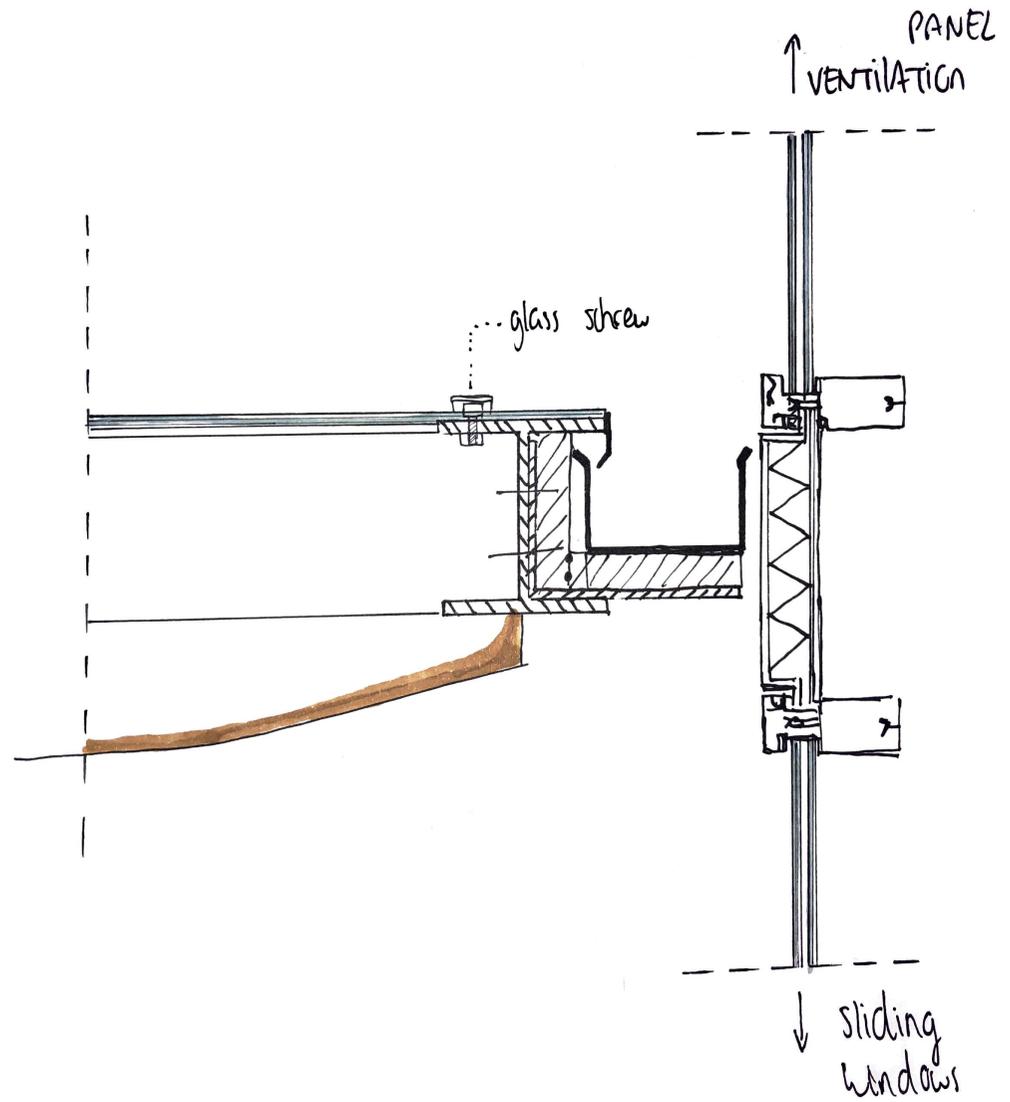
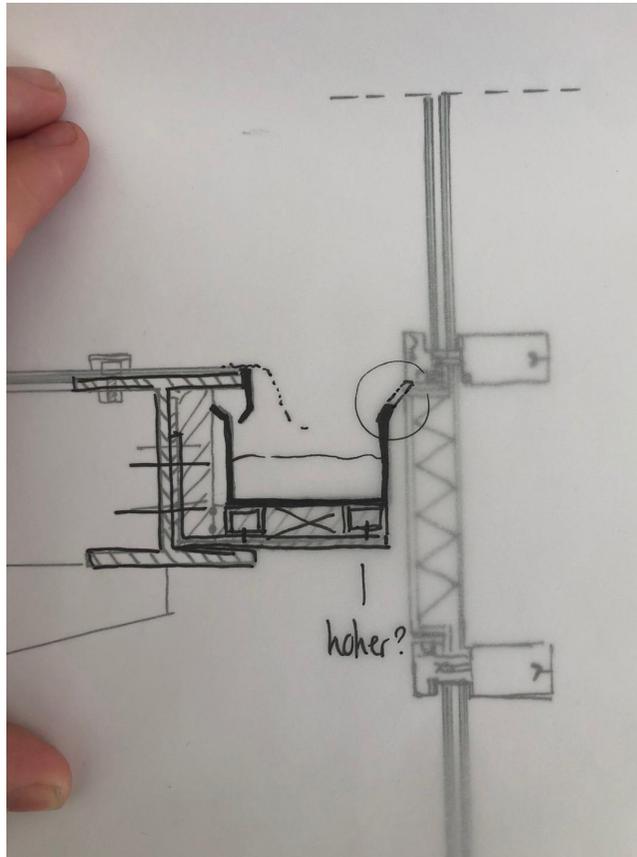


DESIGN PROCESS BOOKLET

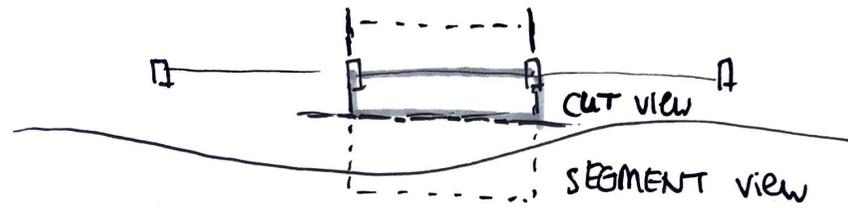
Patty Rietveldt

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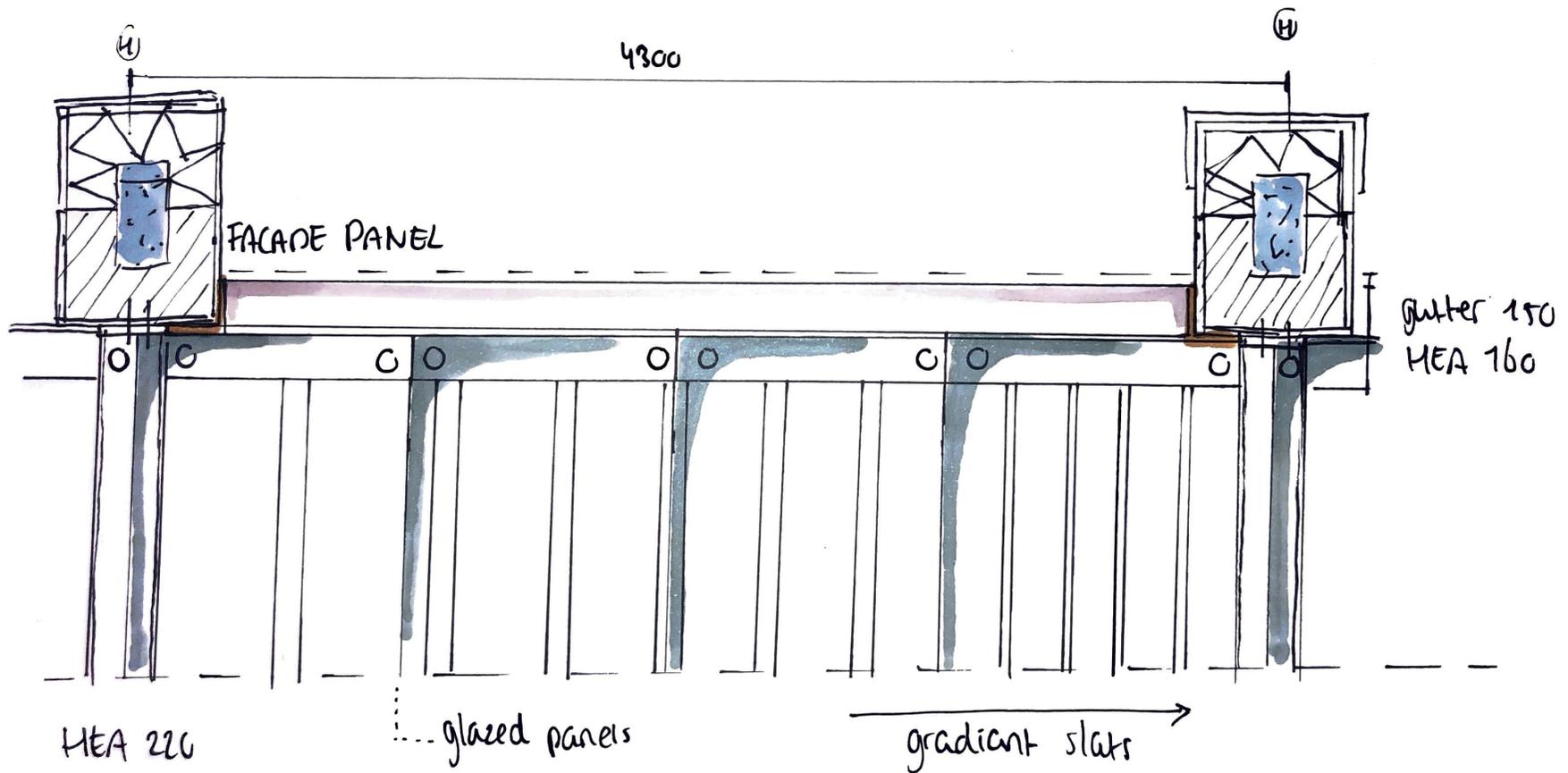
Canopy drainage 1:5



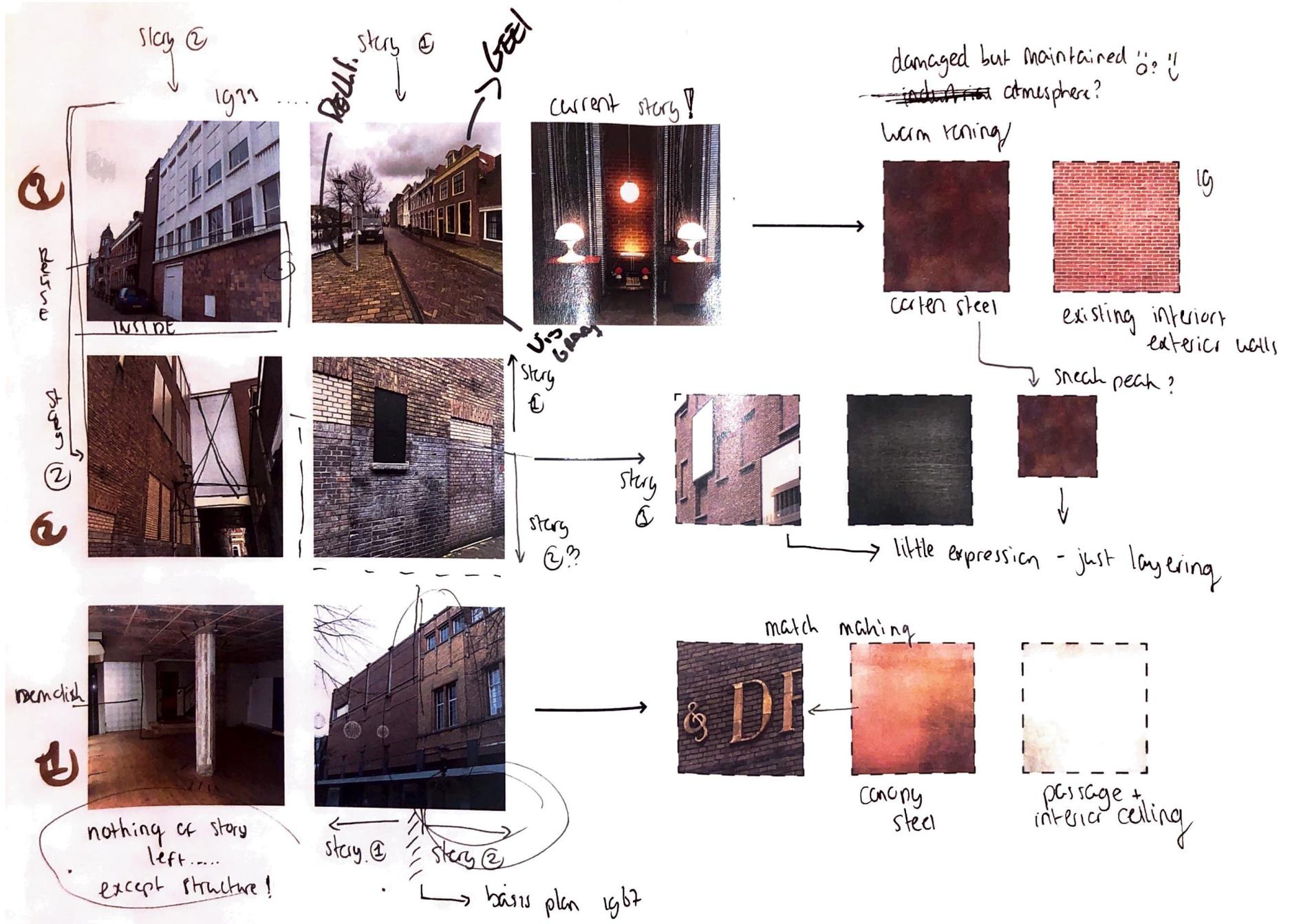
Canopy horizontal cut 1:20



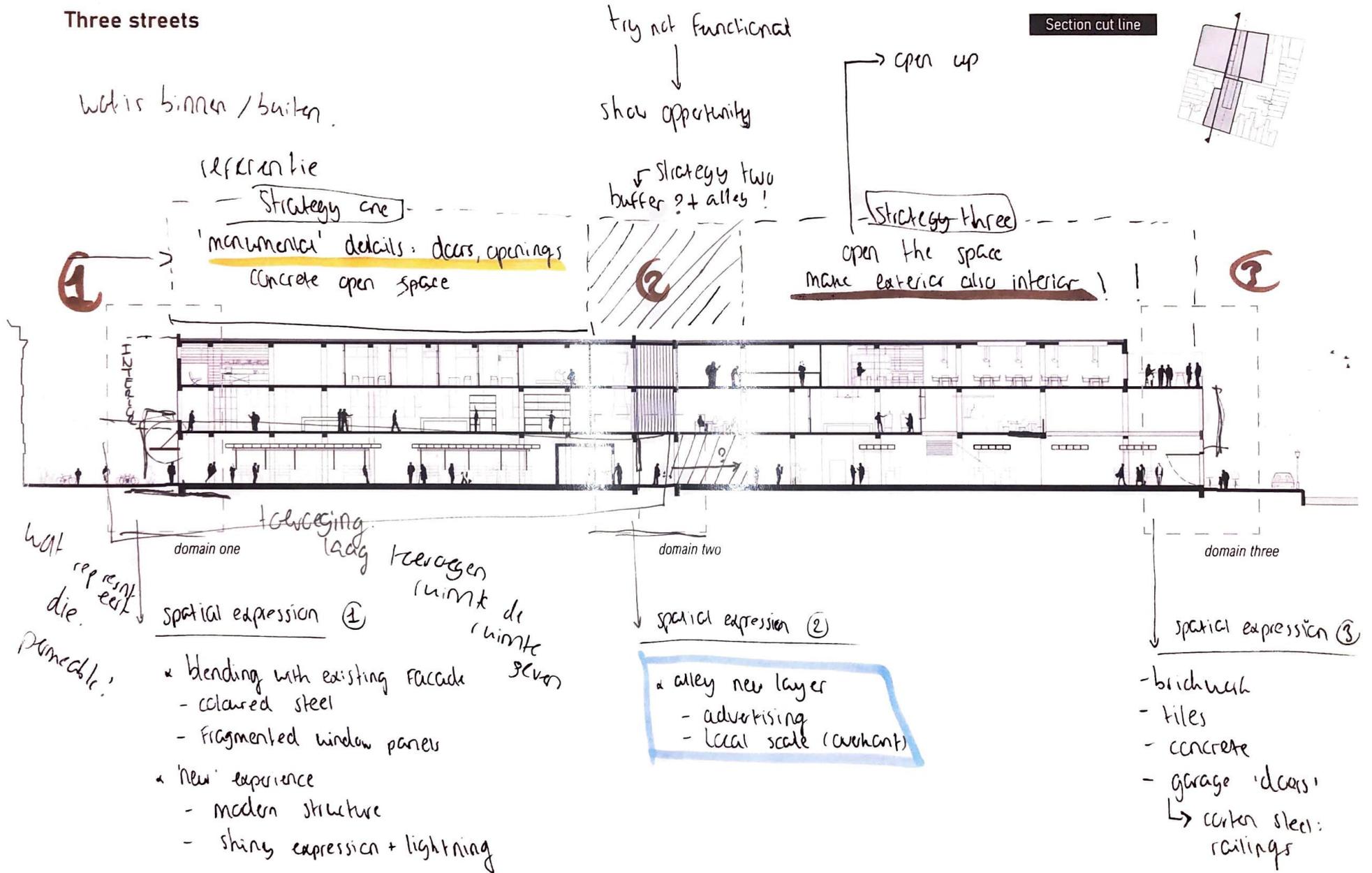
water naar beneden? 1:20



Architectural story

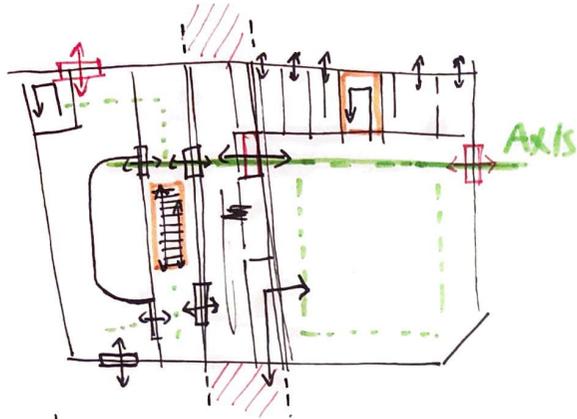


Architectural story



Fire safety - BT

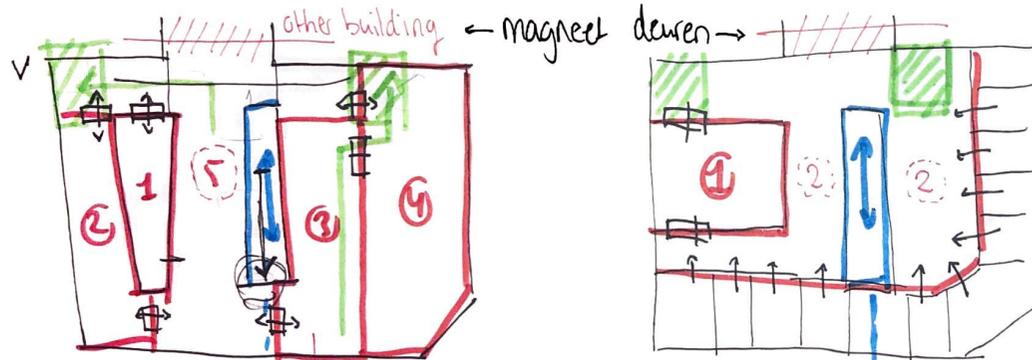
Floorplans - Firesafety



- Ground floor

design strategies

- Fire doors GF
- close bridge
- rethink sprinklers
- compartments + distance



- First floor

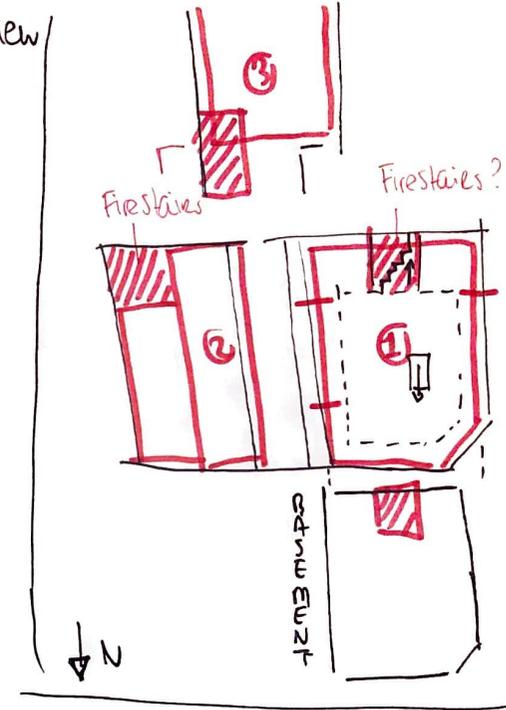
critical

→ sprinkler nieuw

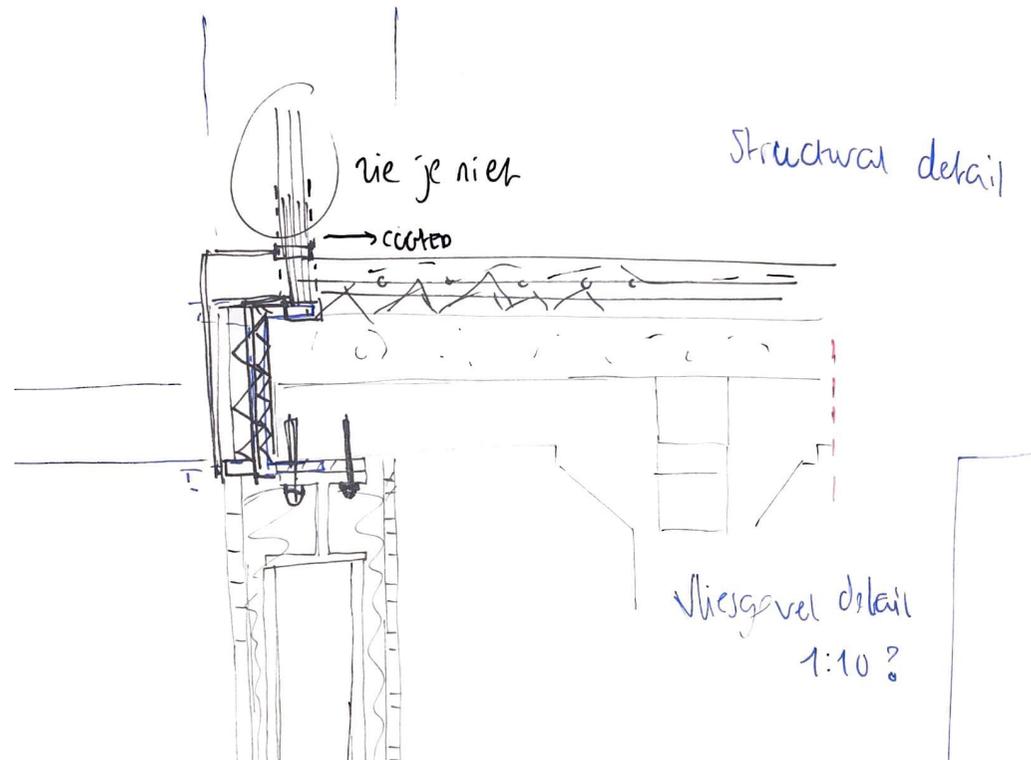
- second floor

opportunity

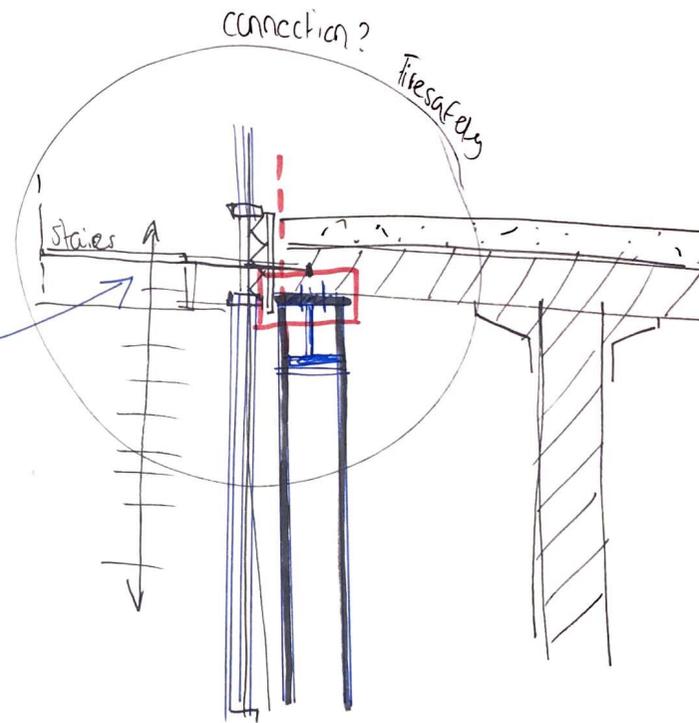
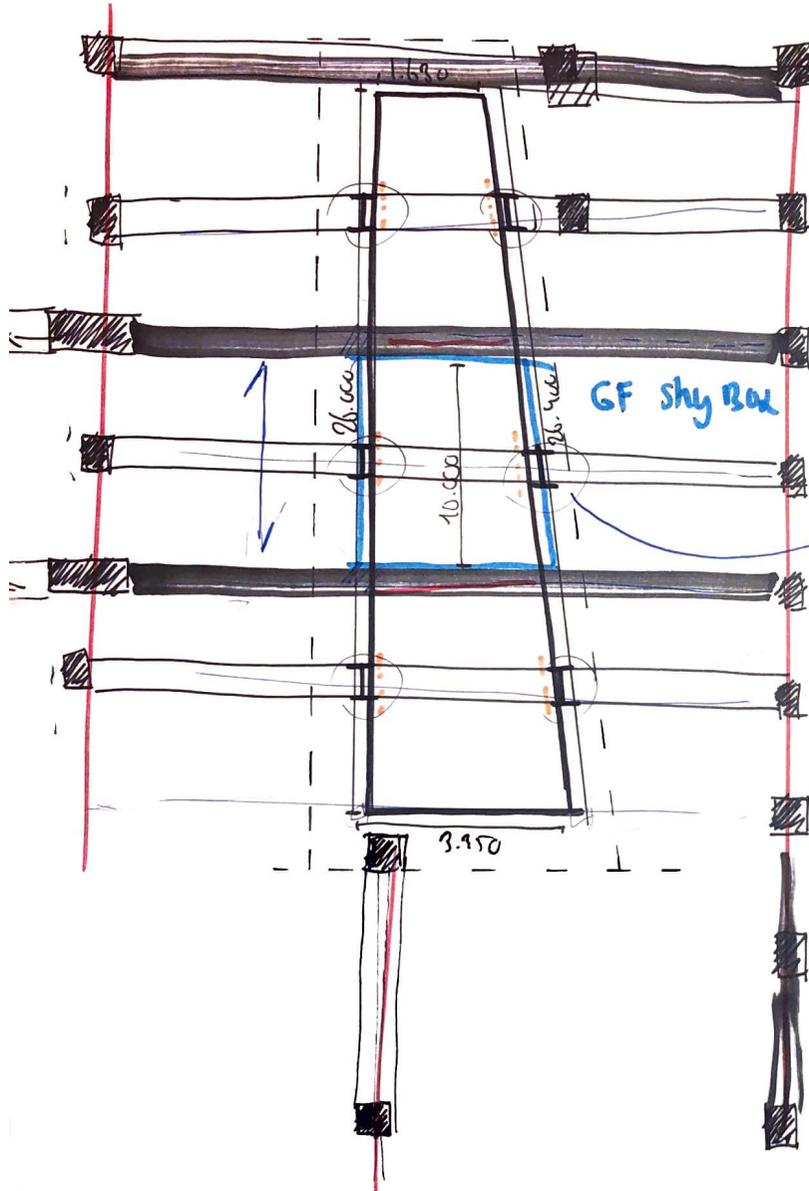
Overview



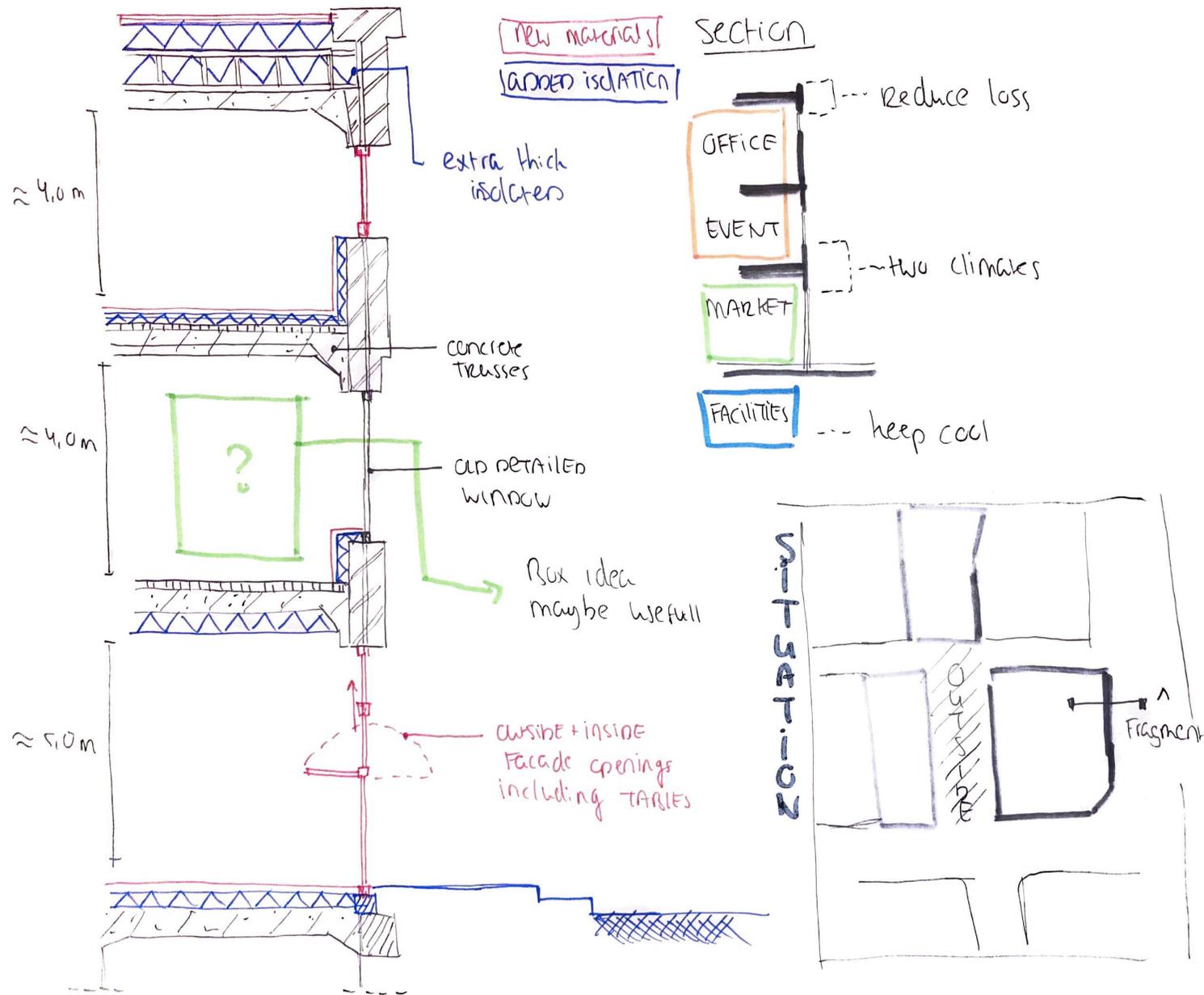
Fire safety - BT



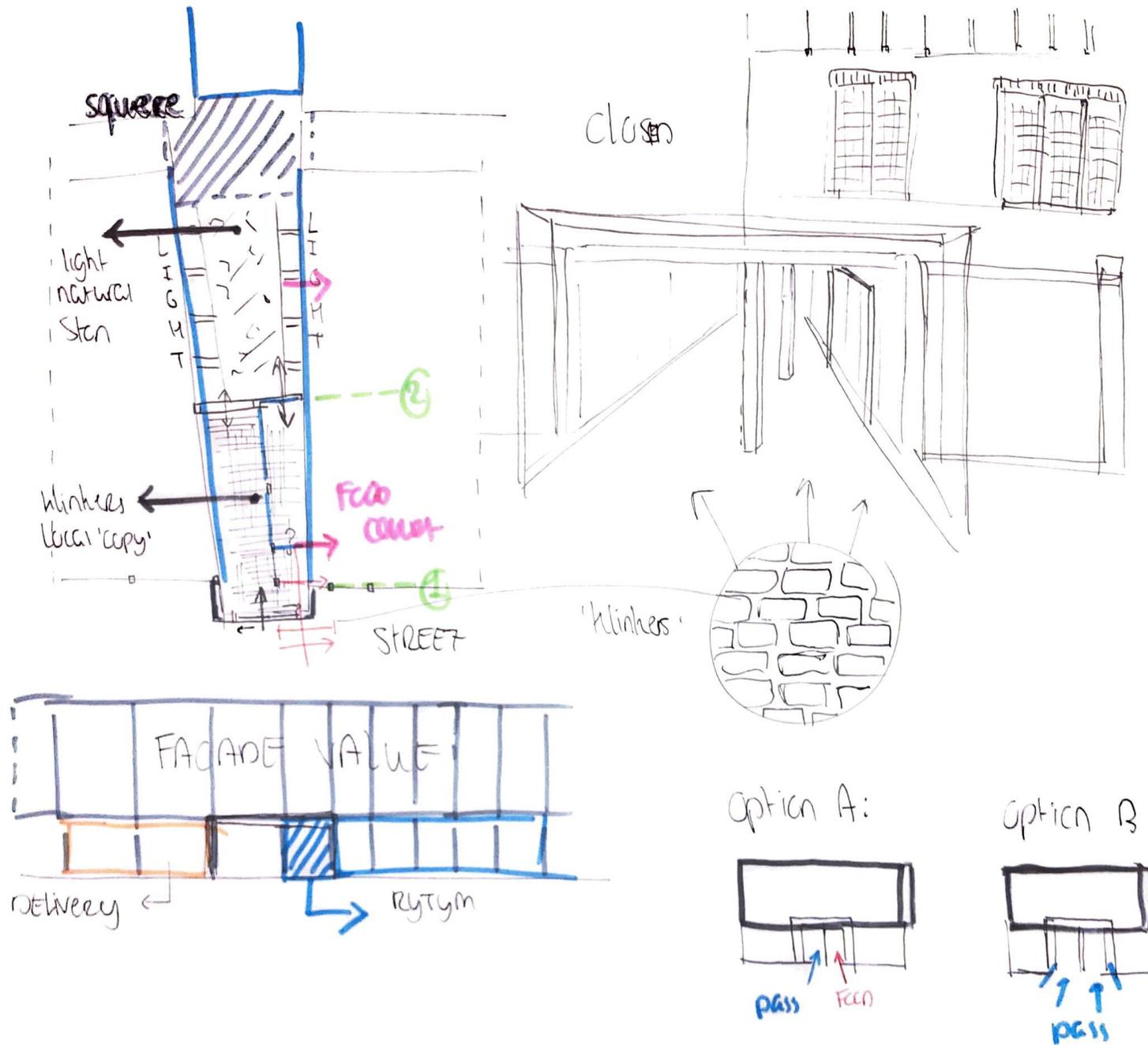
Fire safety - BT



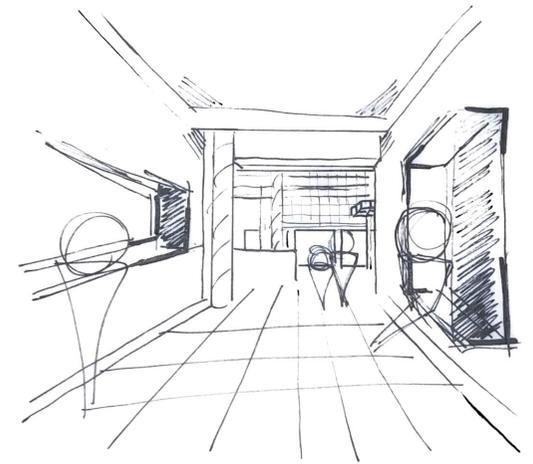
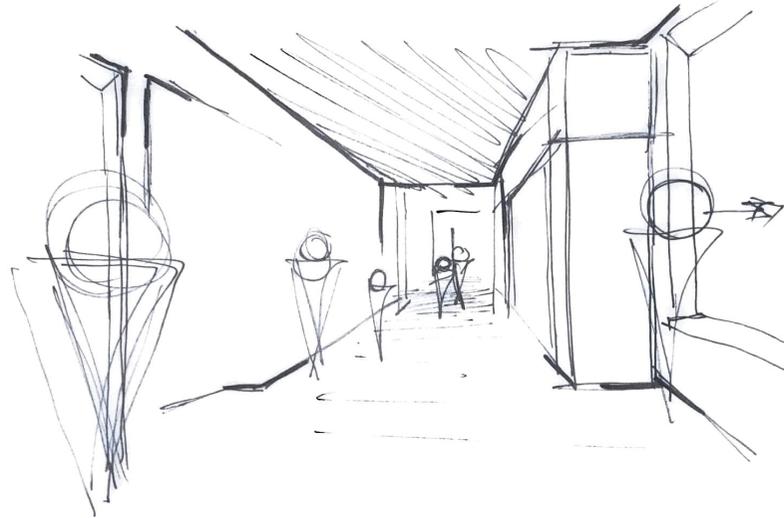
Workshop BT



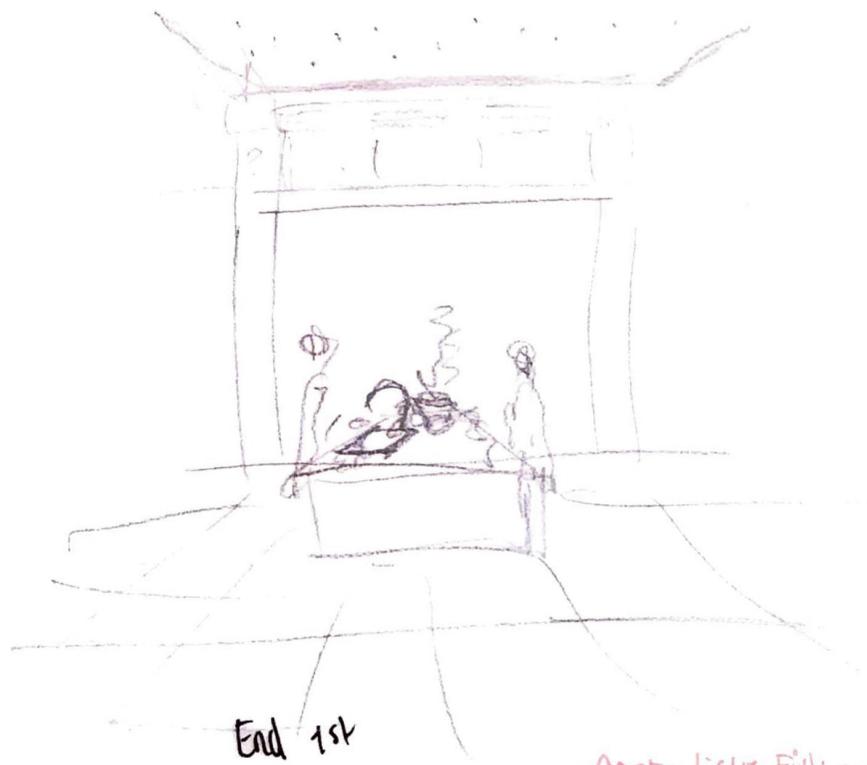
Workshop BT



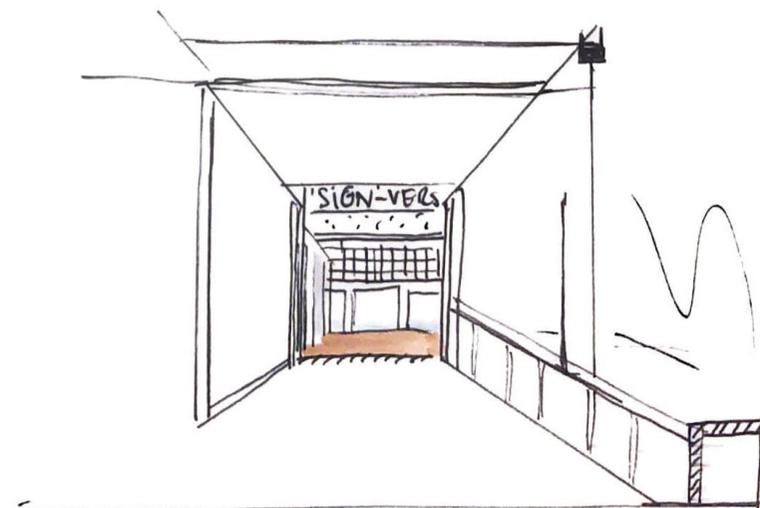
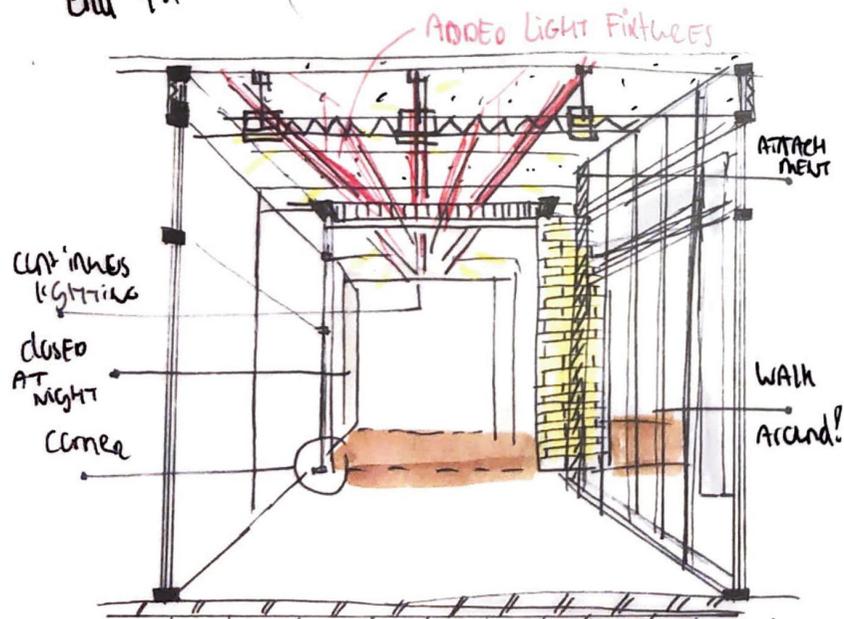
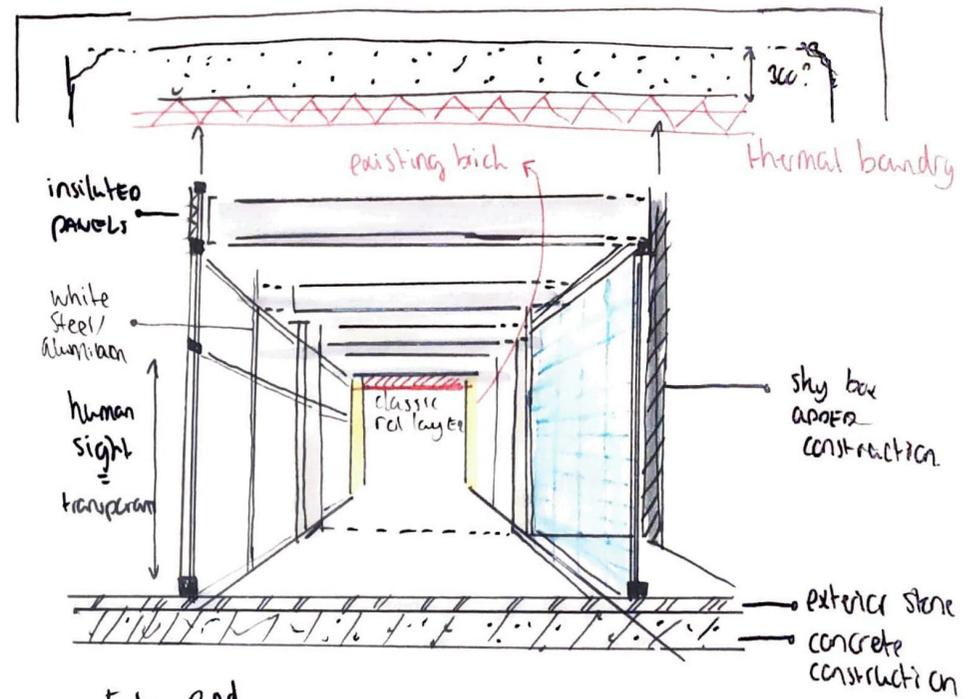
Sequence of passage



Making the passage

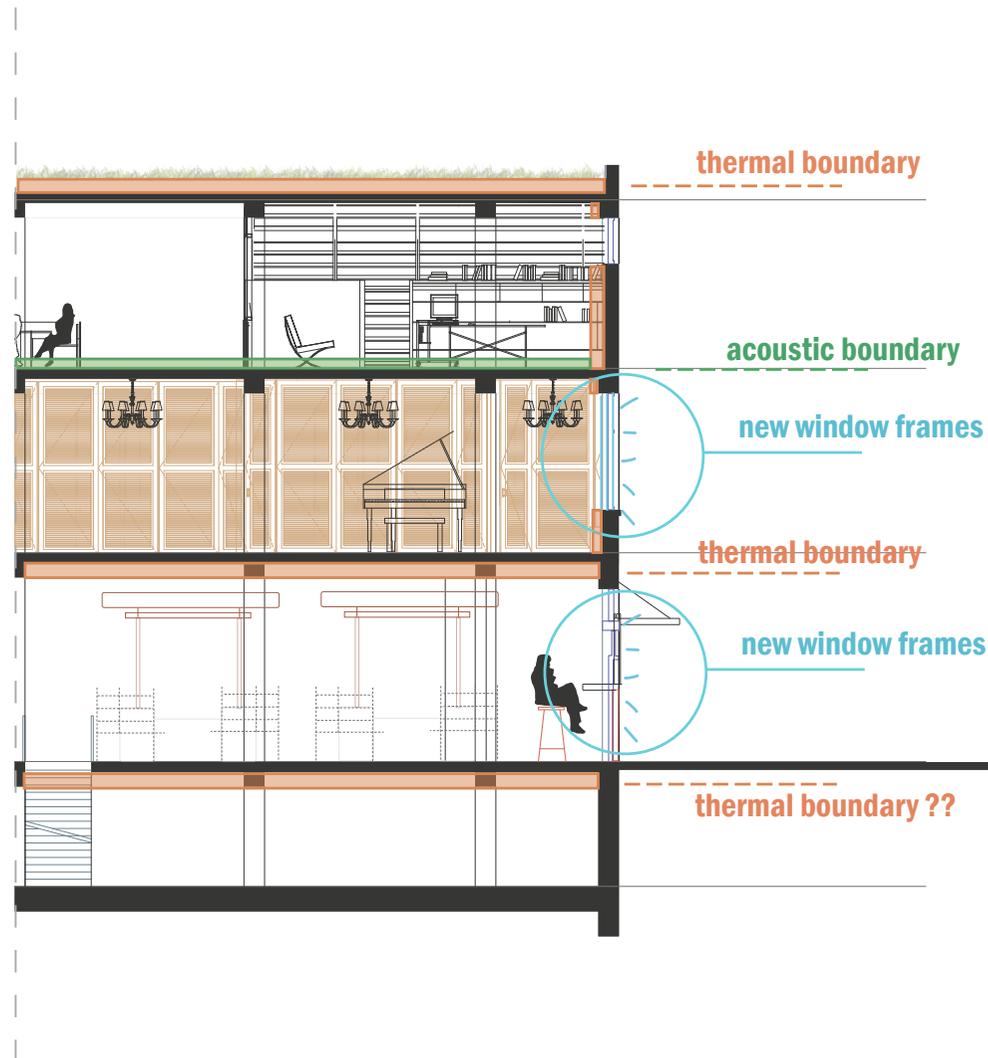


Middle



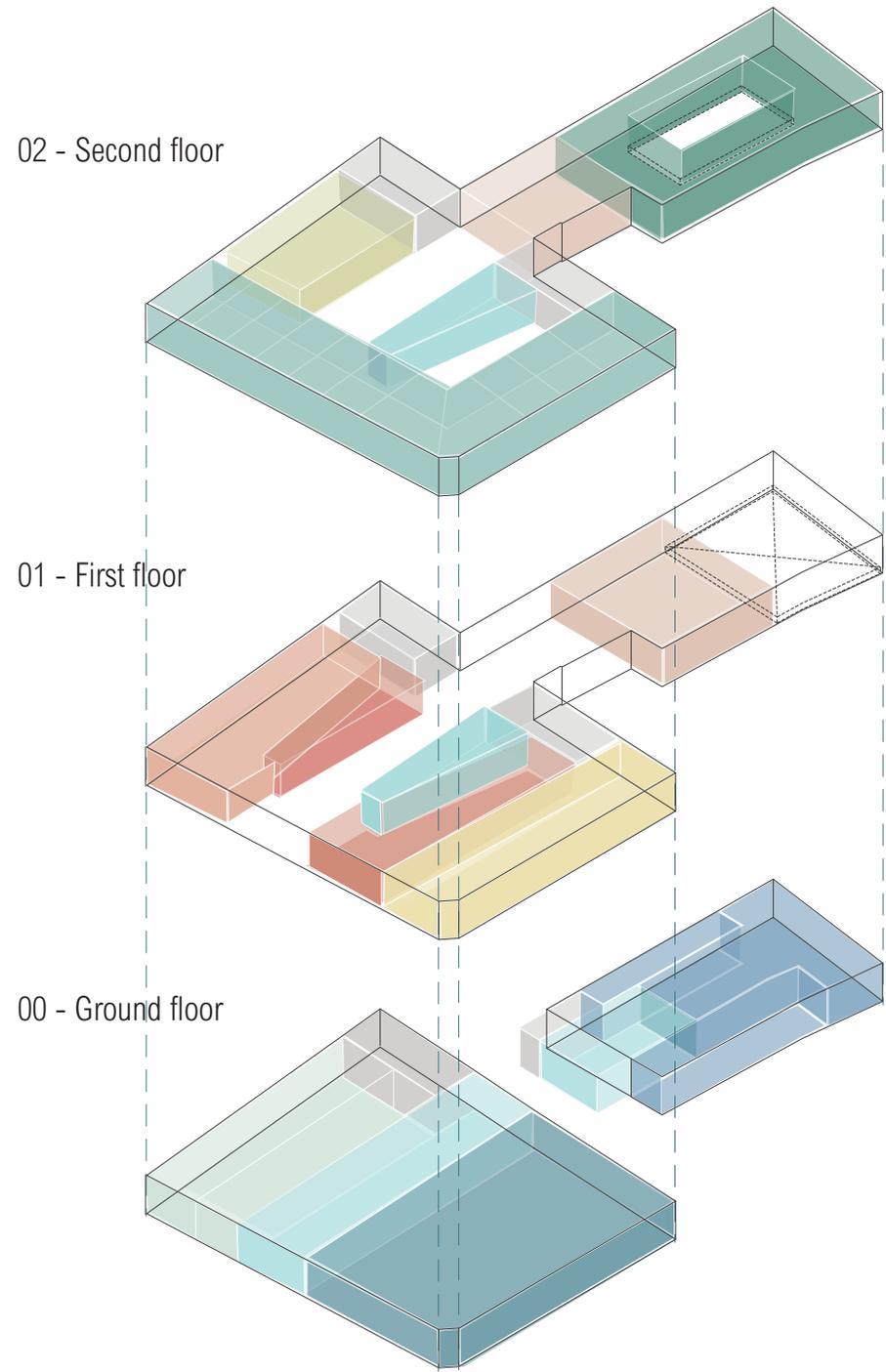
Thermal strategy

insulation & replacement



Program layout

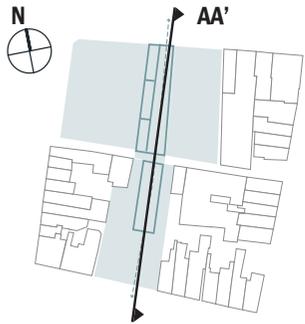
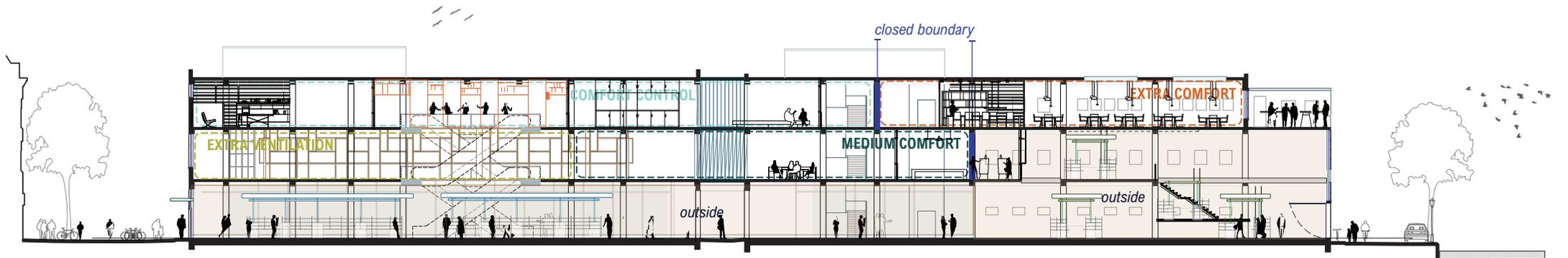
'Mixing local initiatives into new shared concept and adding a market as the experience of products'



- 700 sqm - restaurant
- 350 sqm - lobby/cantine
- 400 sqm - working studio
- 300 sqm - sky light box
- 1000 sqm - offices
- 400 sqm - working studio
- 300 sqm - sky light box
- 850 sqm - food lab
- 1000 sqm - shared kitchen
- 400 sqm - event space
- 850 sqm - fresh market
- 600 sqm - passage
- 1000 sqm - deli market
- 600 sqm - logistics

Climate overview

longside section

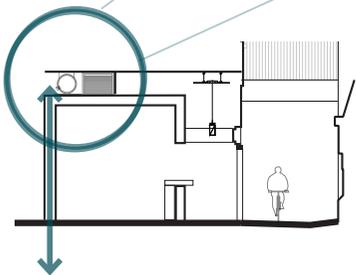


Ventilation

in space overview

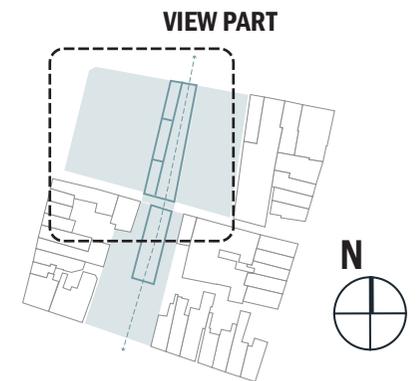
VERTICAL-SHAFTS

from the air handling unit towards the market floor will be placed along the backside; ceiling integration of the take out alley (hidden)



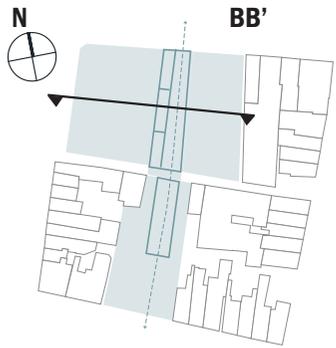
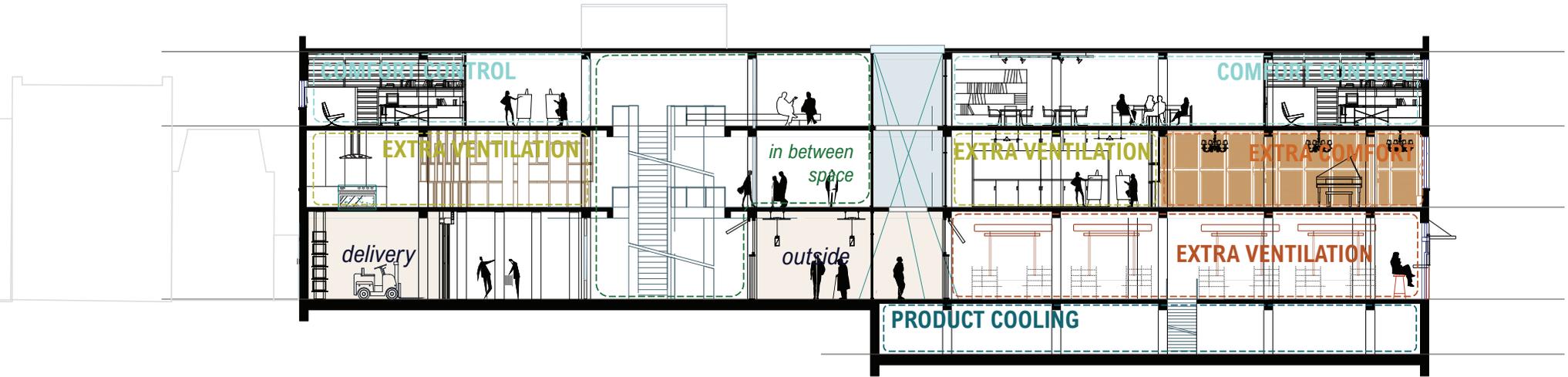
INLET-SHAFTS

Because the deli market has many cooking places will there be a lot of air extraction, so the division of fresh air shafts needs to be fully spread. These are the only shaftst in the space (choise of atmosphere) but the outlet (extraction) shafts will be intregated in the market stands.



Climate overview

shortside section



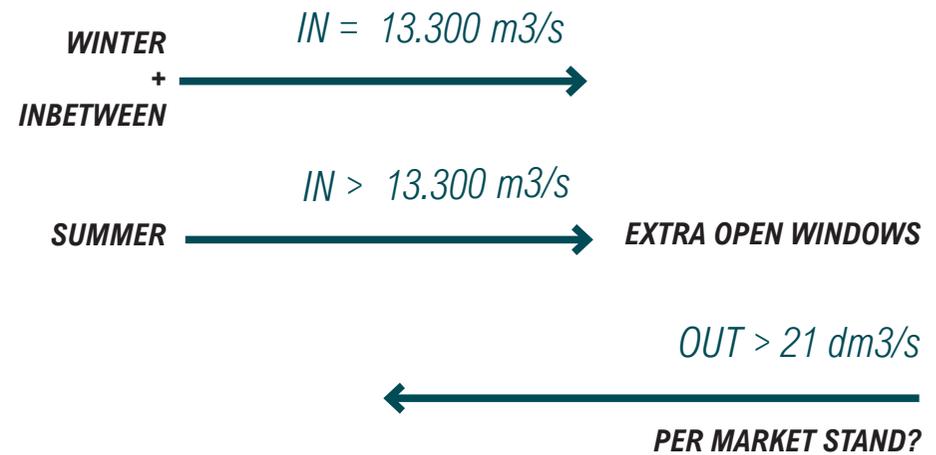
Ventilation

rules & calculations

keukens- online bouwbesluit

4. Onverminderd het eerste tot en met derde lid heeft een verblijfsgebied of een verblijfsruimte, met een opstelplaats voor een kooktoestel als bedoeld in artikel 4.38 een voorziening voor luchtverversing met een volgens NEN 1087 bepaalde capaciteit van ten minste 21 dm³/s.

air flow data



Konijnen deli-markt

skylight box

TAKE OUT ALLEY

stairs

square... gba m²

glass 500 mm

$V = gba \times 5 \times [10]$ veelvoud (restaurant L-erogefactor) {klimapedia}

winter ventilatie type D

zomer ventilatie type C

$r = 92 \text{ cm}$

$d = 184 \text{ cm}$

$V = gba \times 5 \times 10$

$V = 48.000 \text{ m}^3/\text{h}$

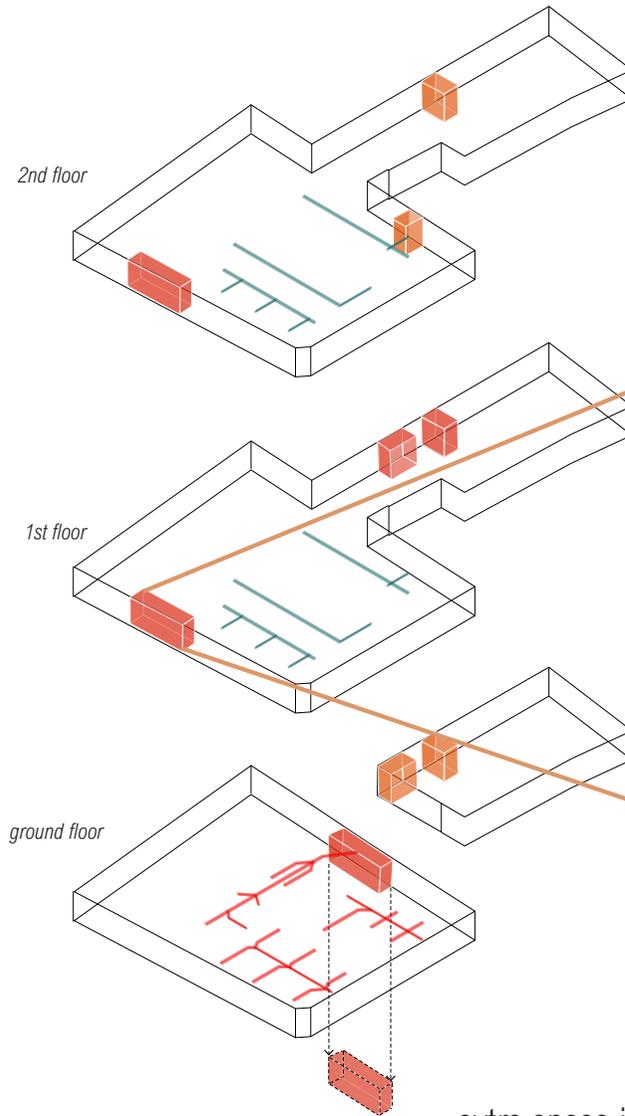
$V = 13.333 \text{ m}^3/\text{s} \rightarrow \text{speed of air } 5/\text{s}$

$A = \frac{V}{s} \rightarrow A = \frac{13.333}{5} = 2.6667 \text{ m}^2 = \text{groot } \rightarrow \text{verdelers}$

$A_{\text{cirkel}} = \pi \cdot r^2 \rightarrow \sqrt{\frac{2.6667}{\pi}} = 0.9219 \text{ m}$

Existing installations

| | | | | |
|---------------------|---|-------------|---------------|---|
| Laat 143 te Alkmaar | 8 | Luchtkanaal | Langs plafond | Bij gebruik van het gebouw adviseren wij u om een nader risico beoordelingsonderzoek uit te voeren conform NEN 2991 naar het mogelijk vrijkomen van asbestvezels. |
|---------------------|---|-------------|---------------|---|



technical room - **orange**
ventilation shafts - **blue**
conflict - **removal**

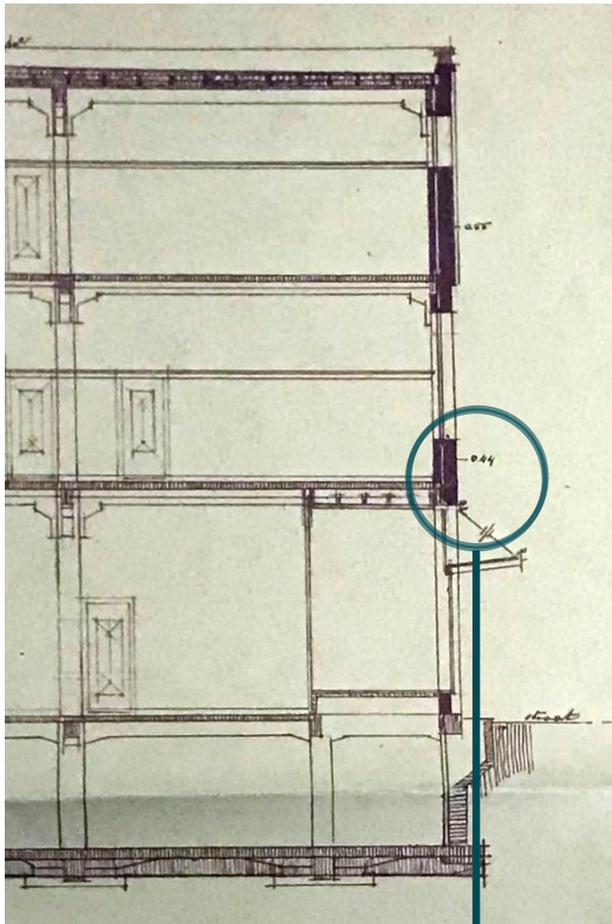


extra space in
the **basement**

Existing drawings

searching for sizes

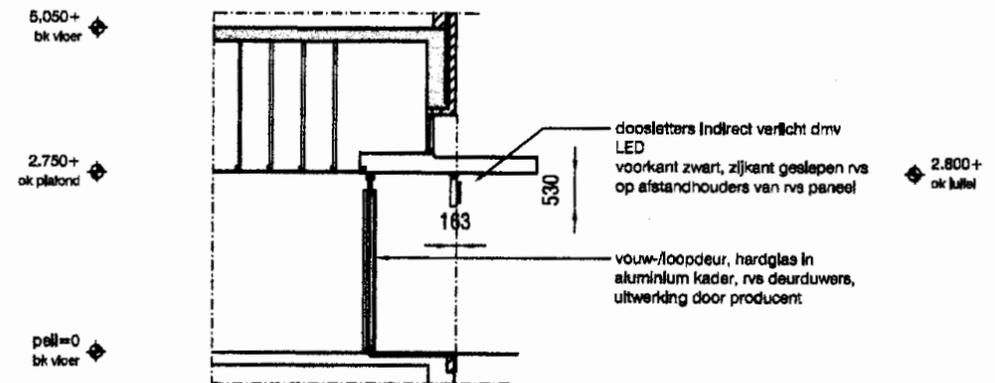
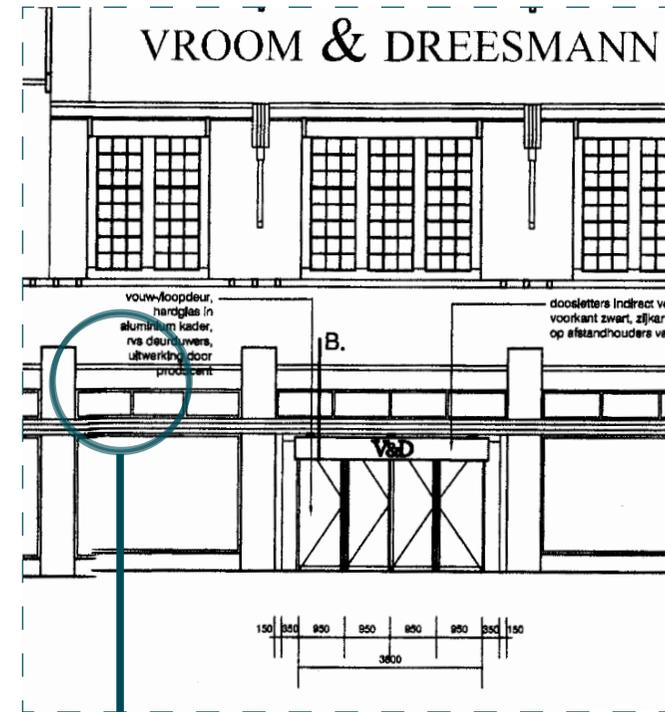
Renovation 2011 - scale 1:100



Section of 1925 - scale 1:100
FACADE-WIDTH-0.44(440-CM)



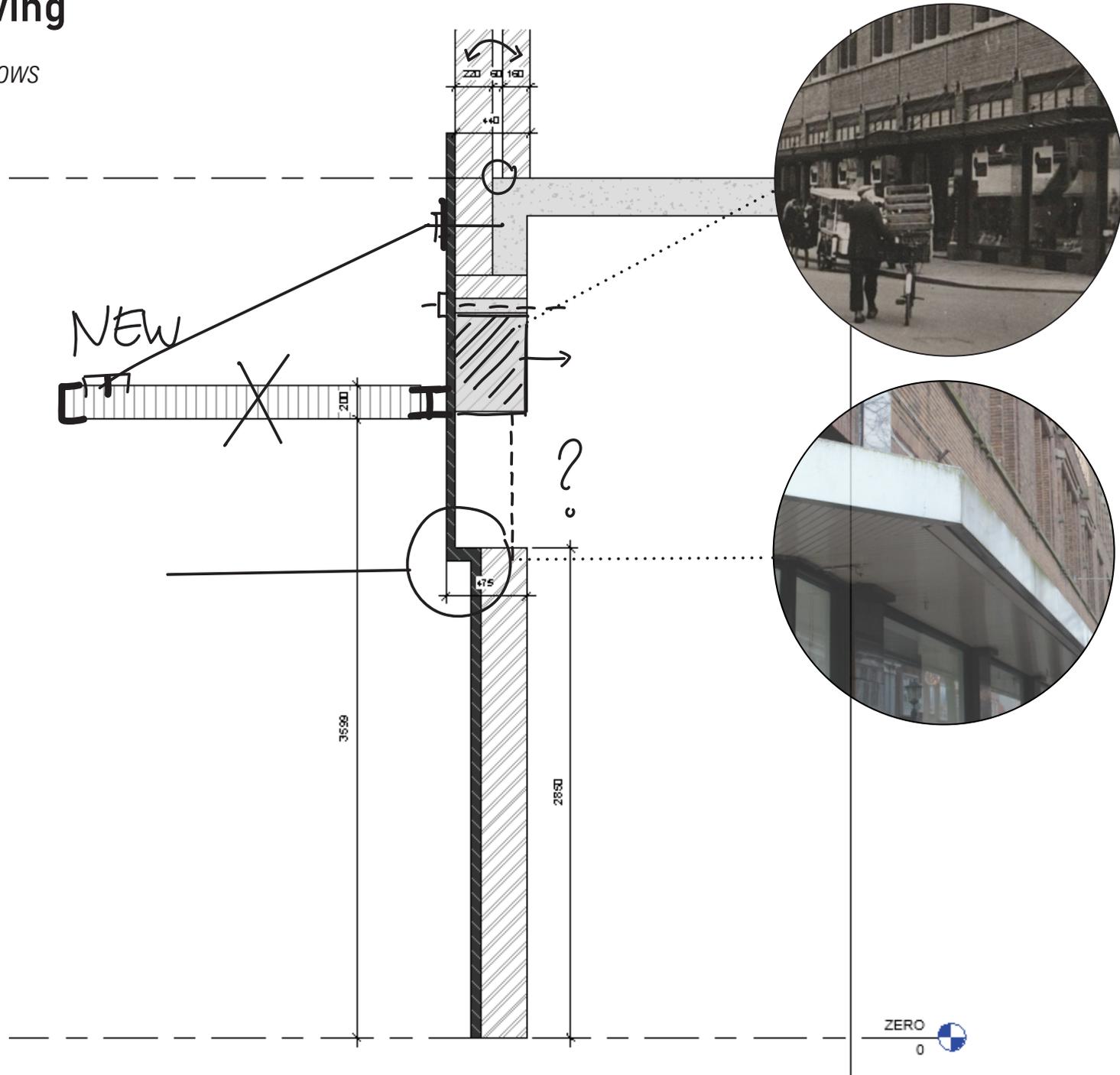
Fieldtrip image



op. 10/10/2011 10:10:10

Fragment drawing

before drawing windows



Last weeks proces

a lot of doubts - making choises

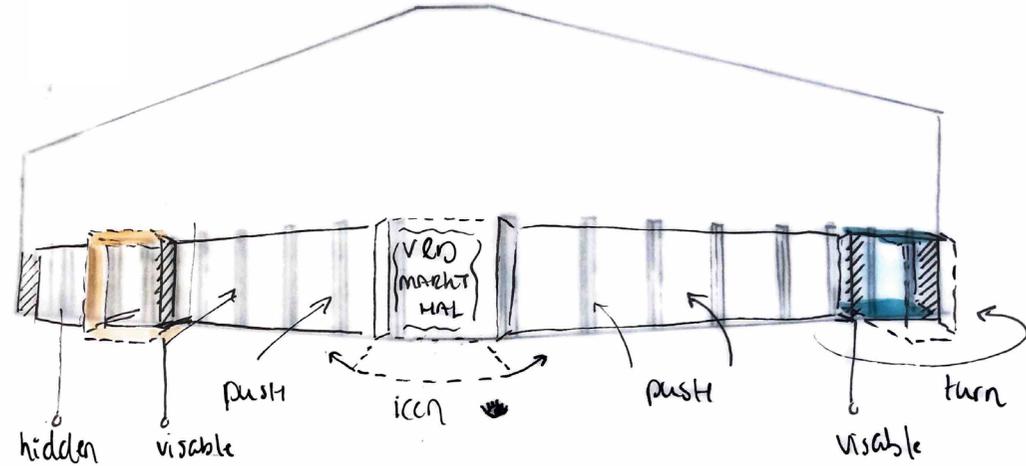


Shopping street

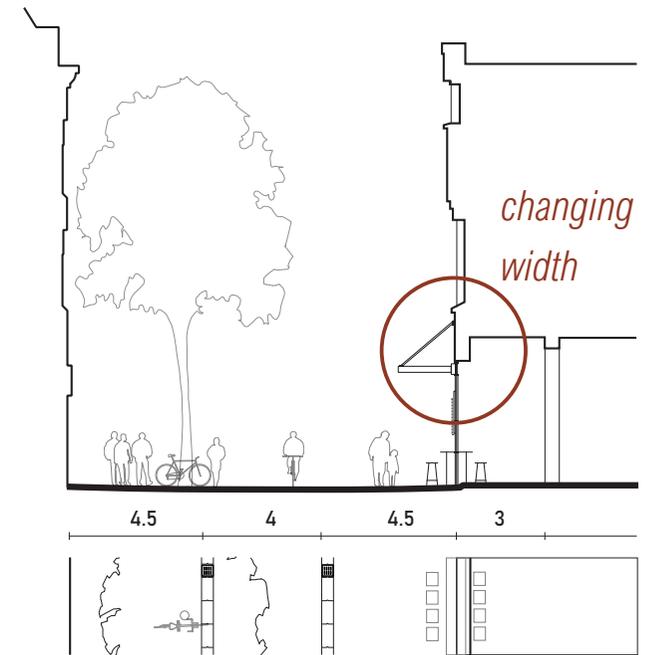
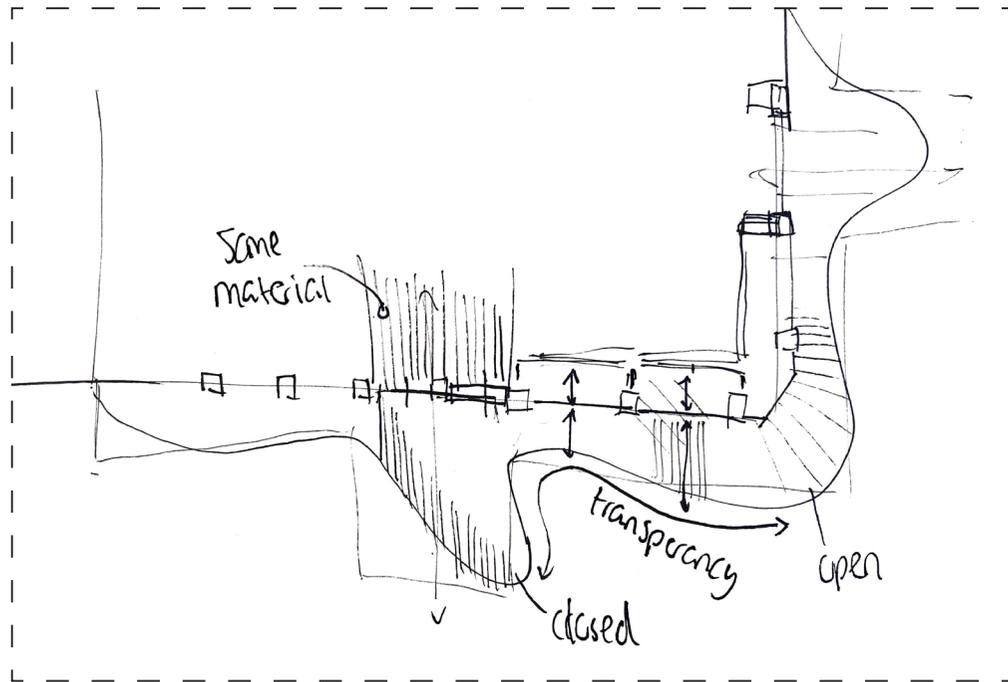
volume study

F A C A D E - A P P R O A C H

Wandering in the shoppingstreet, title of my research, means the attention towards the building can me pulled towards a certain architectural element that guides people in the correct direction. In this design will the canopy (based on former values) be this guidend element by shape and transparency.

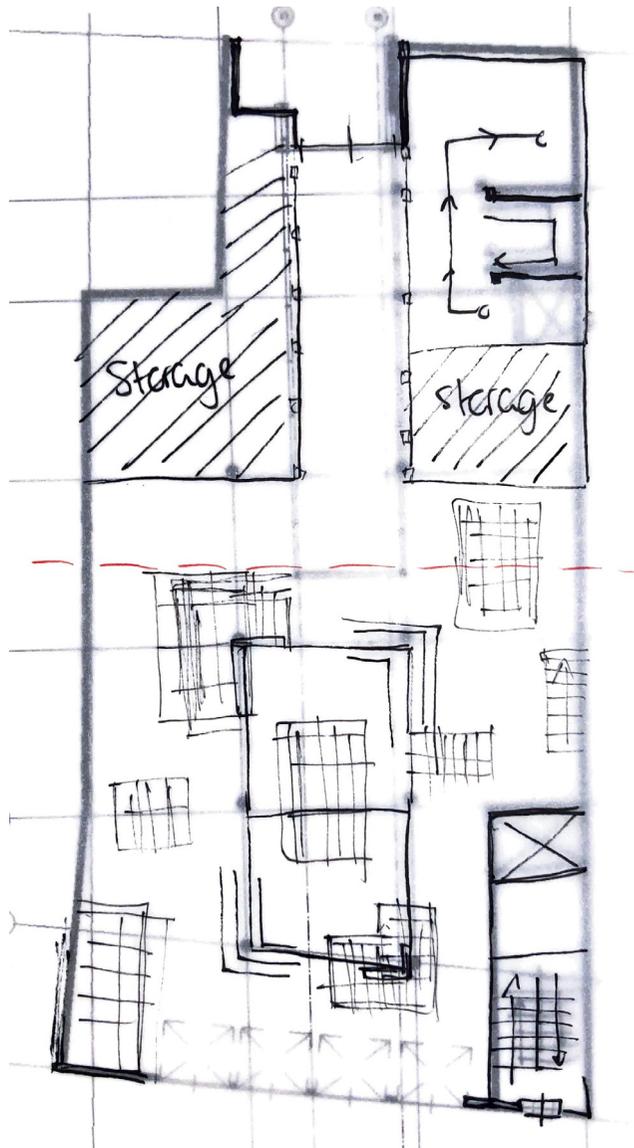


draft floor plan canopy

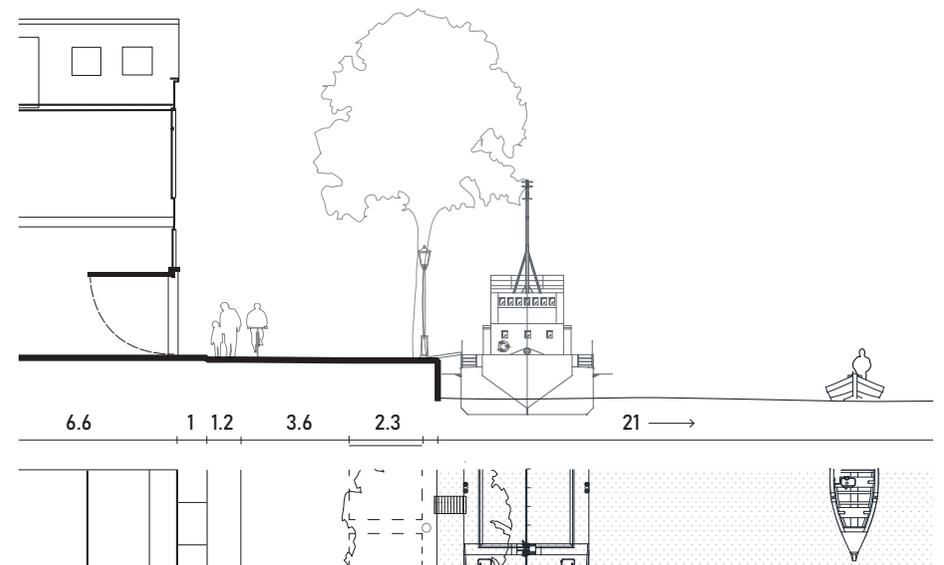


Split level market

layout & relation



QUESTION: *the layout of the market determines the routing of the space, but the relation between the interior and exterior space should not be disturbed.*

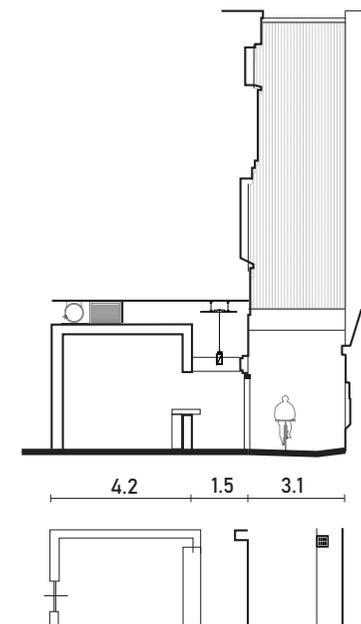


Alley experience

re-newed composition

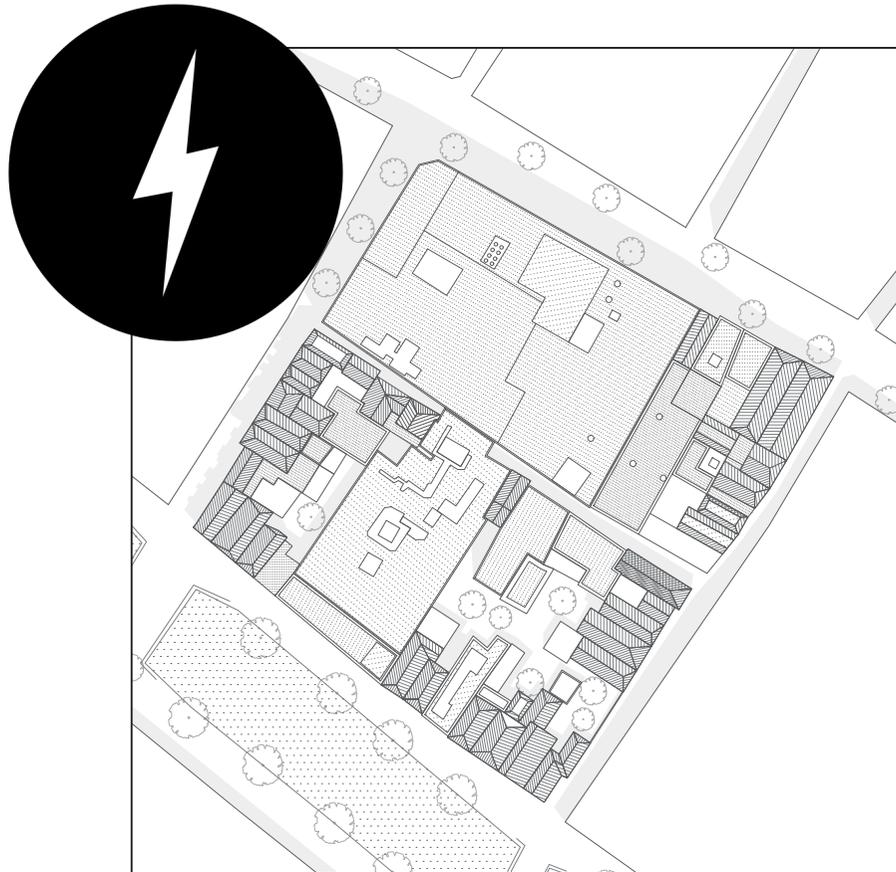


LAVA ARCHITECTEN (Stad & Architectuur, 2021)
The pattern of new windows is laid on top of this like a second layer and follows the entire logic of the new, contemporary programme behind this façade.



Roof landscape

surface opportunities



Building Technology

project focus

VERS & DELI market installations integrated in the market space

- climate control & mechanics

P3 comment: *What is the climate strategy in summer and in winter situation? What are the energy flows?*

STRUCTURE intervention of the skylight box

- load bearing structures & integration of aspects

P3 comment: *What is the dimension / shape of the void / openings and how to make it in the existing structure? How do you imagine the cantilevered part of the floor?*

SHOPPING STREET, the architectural expression and the necessary ventilation details within the design -

- facade (main facade 1:20 vs. other facades aesthetic design 1:50)

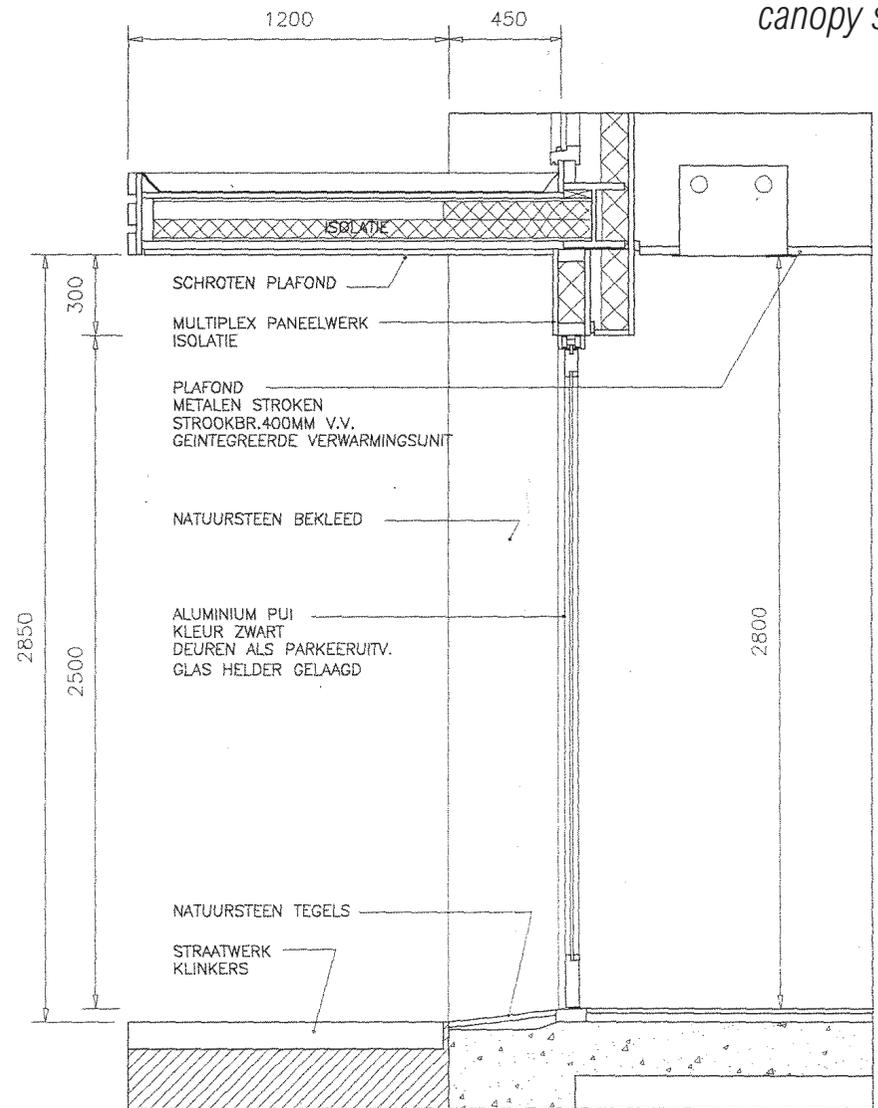
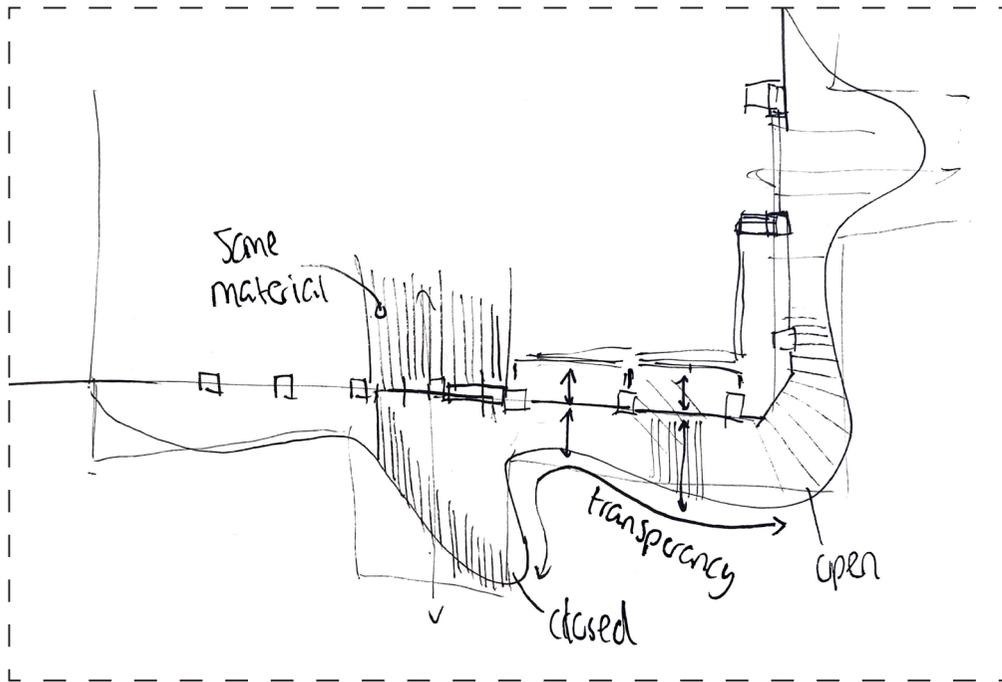
P3 comment: *Where is the ventilation in the complex and how is this part of the spatial design? Does it play a role in the architecture?*

overview:

- climate boundaries/zoning*
- energy & heat sources*
- thermal strategy*

- sustainability !?

Shopping street



DOORSNEDE A – NIEUW

DOORSNEDE – A –
BESTAAND – NIEUW

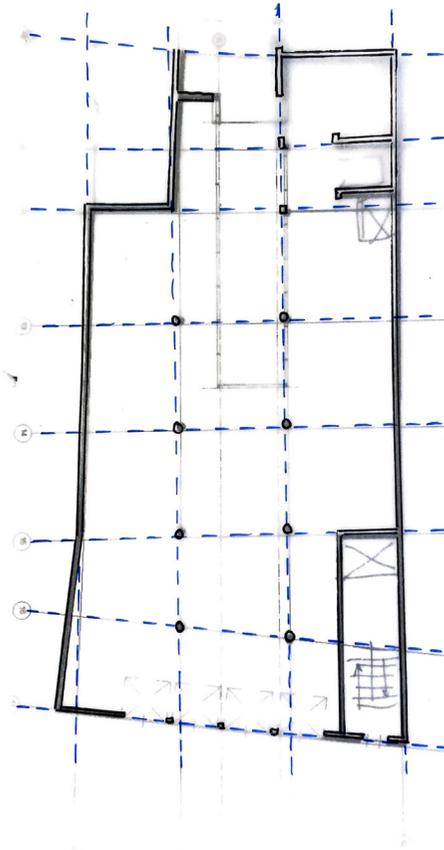
SCHAAL 1/20
MATEN IN MM

Split level market

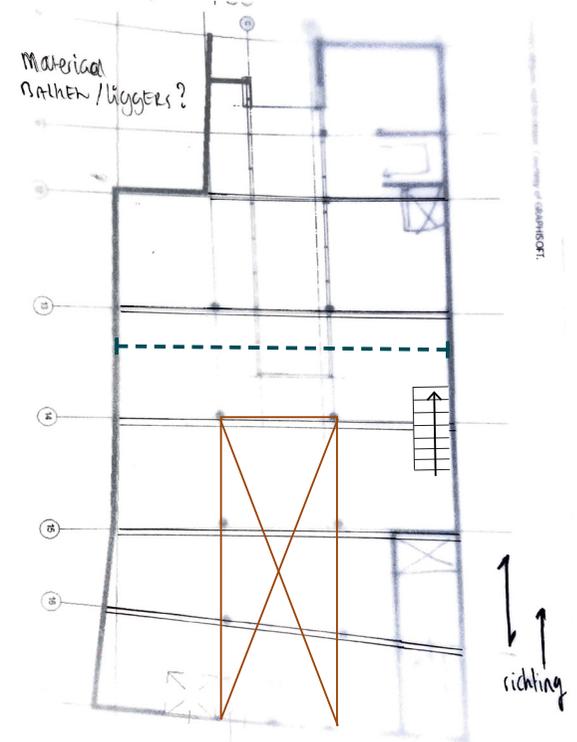
floor cuts and beams



The question is how the beam rests on the column, what kind of connection this is and whether there is any load-bearing capacity left.



the opening towards the facade will be a two stories high; experience to see the market visitors movement on both floors



QUESTION: what are the critiques to make the floor cut, of the split level experience? Grid and structure are clear but materiality isn't, thereby, how will floors inbetween attached to the existing structure?

Market ventilation

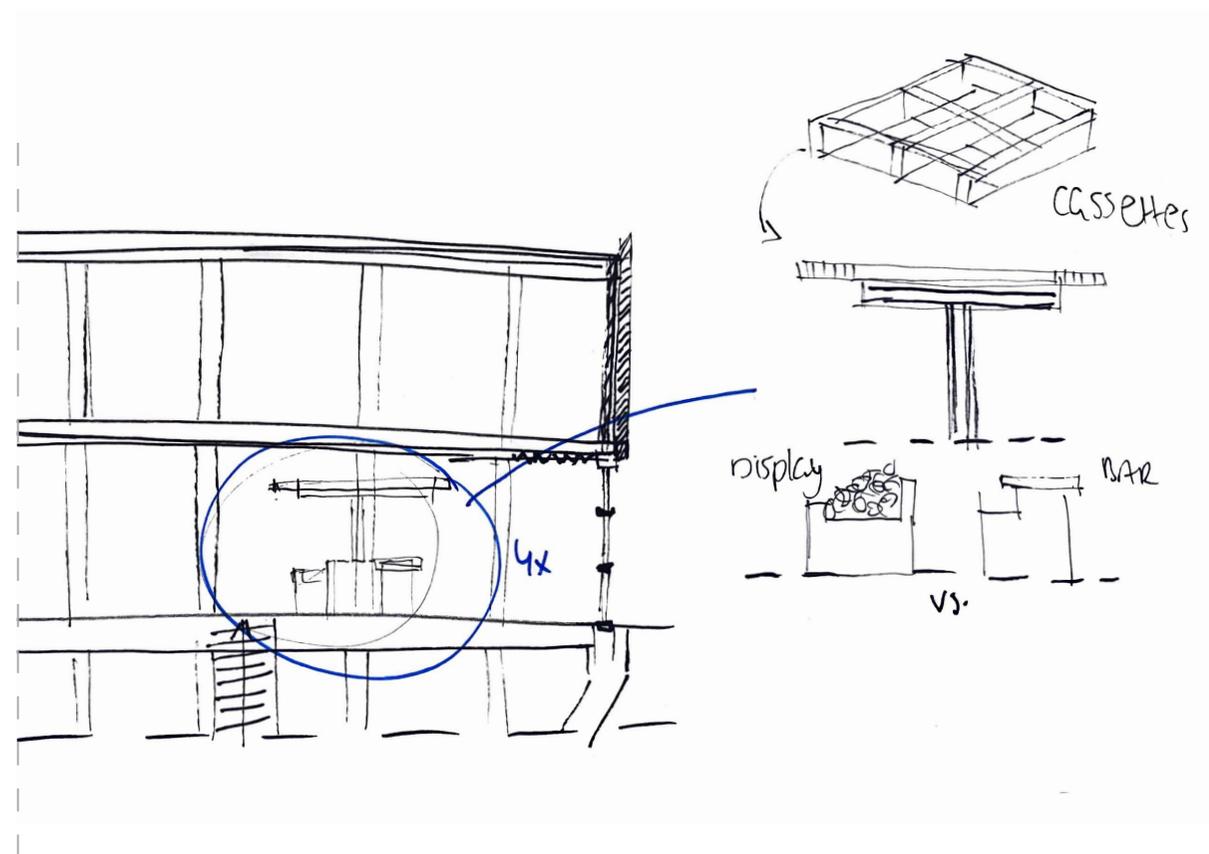
market stands & facade



MARKTHAL ROTTERDAM (MVRDV)

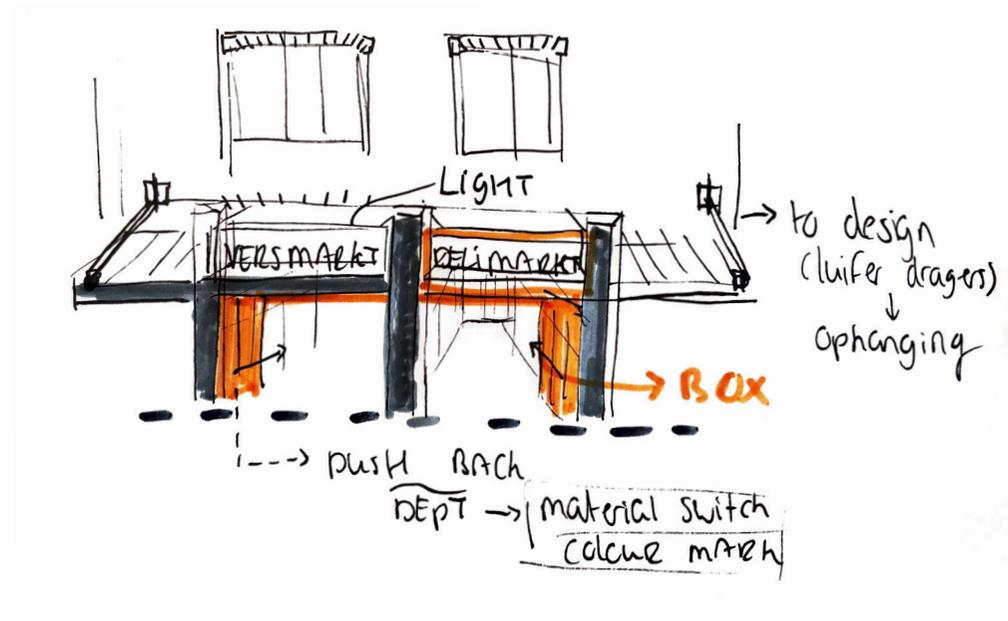
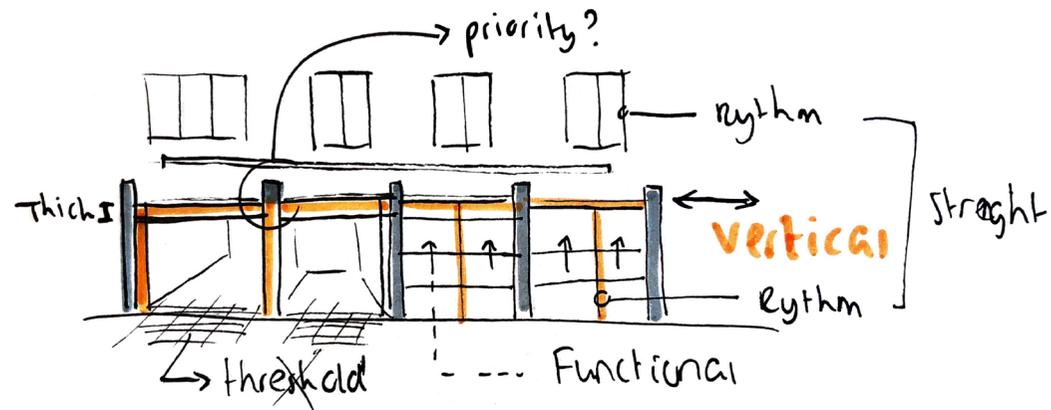
The market stands have somehow a transparent ceiling with no extra ventilation shafts coming out of this? The ventilation is arranged by the height of the building (schoorsteen effect)

QUESTION: *The market stands itself are prominent in the spatial experience of the marketspaces, also an opportunity to integrate installations. What kind of canals and ceiling systems are beneficial for the market stand?*



The shopping street

*start of architectural
guidelines / preferences*



The shopping street

merging the entry in the facade

STEP 1



C O R T E N S T E E L

In earlier design proces would I like to introduce cortensteel highlights to mark the new design parts of the market hall.

STEP 2



R E N W E D - A W N I N G

The shelter is important to create a domain to stay, but the new one is introduced slightly bigger and higher.

STEP 3



linking to interior



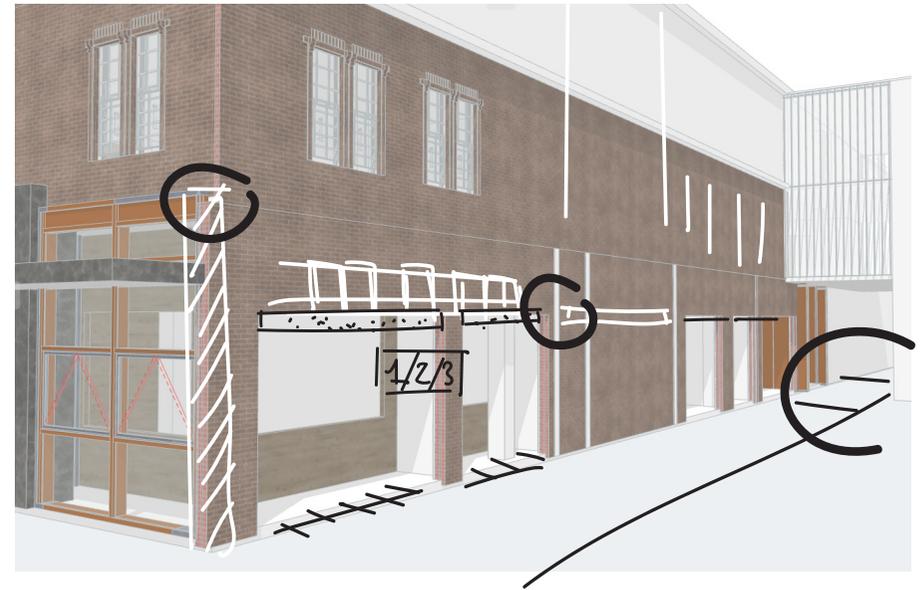
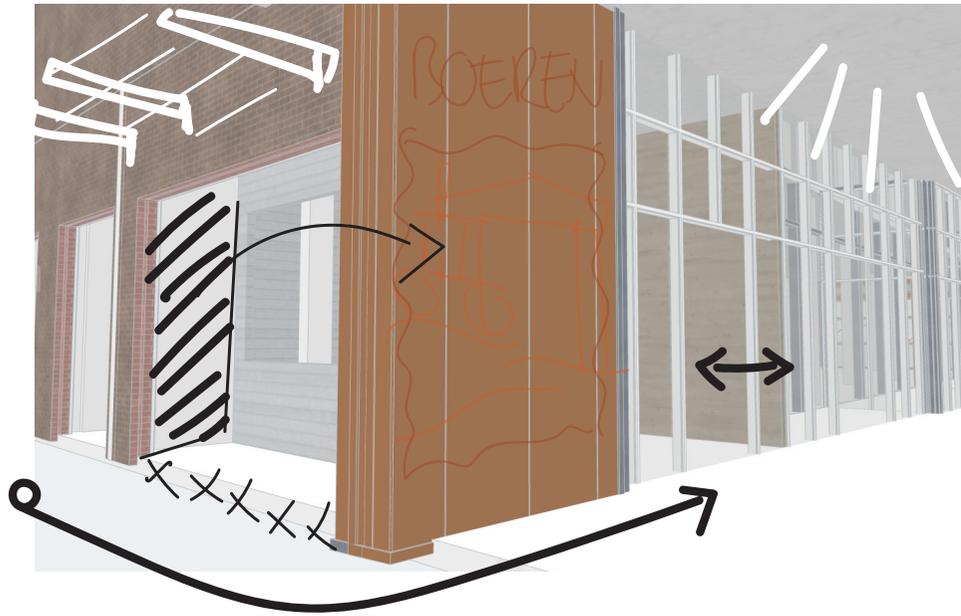
The alley

'carefull' game of cuts

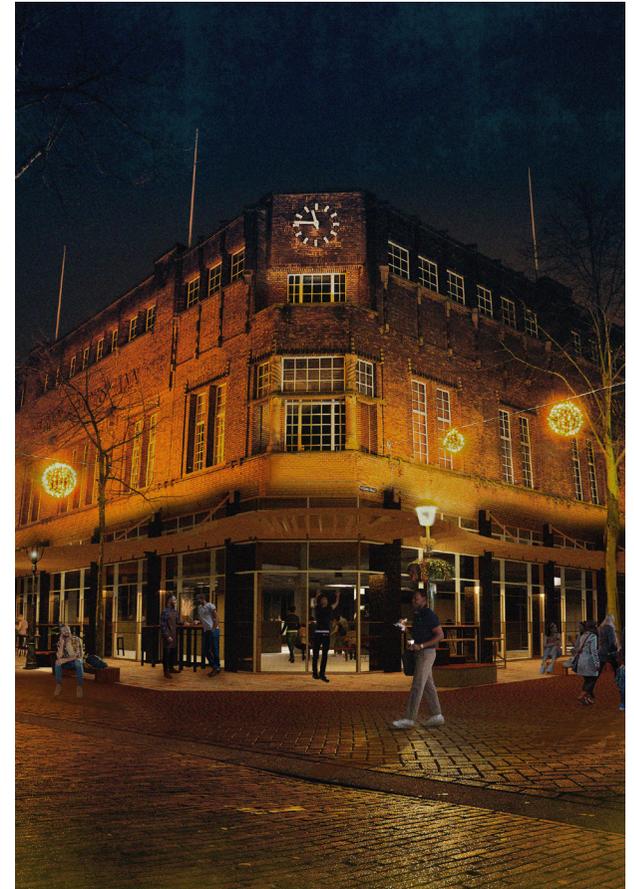
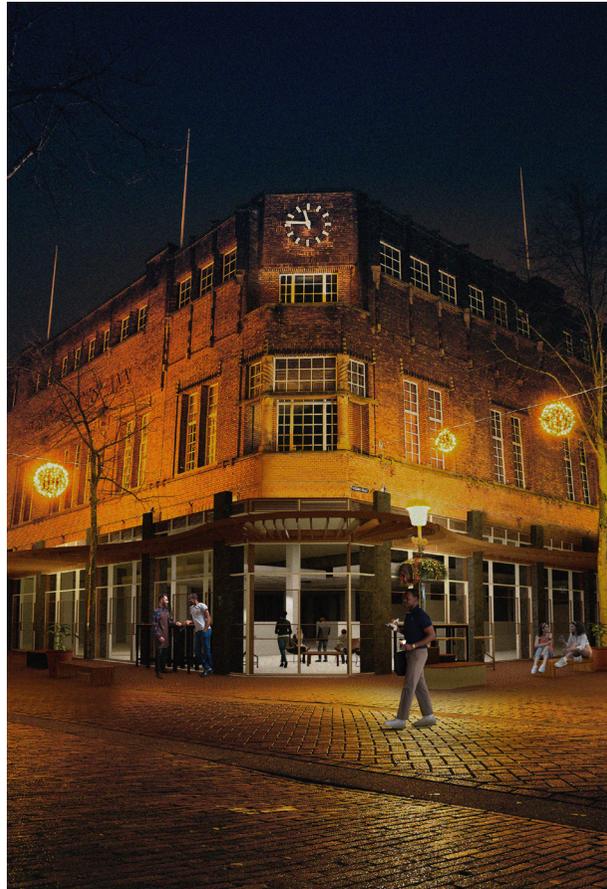
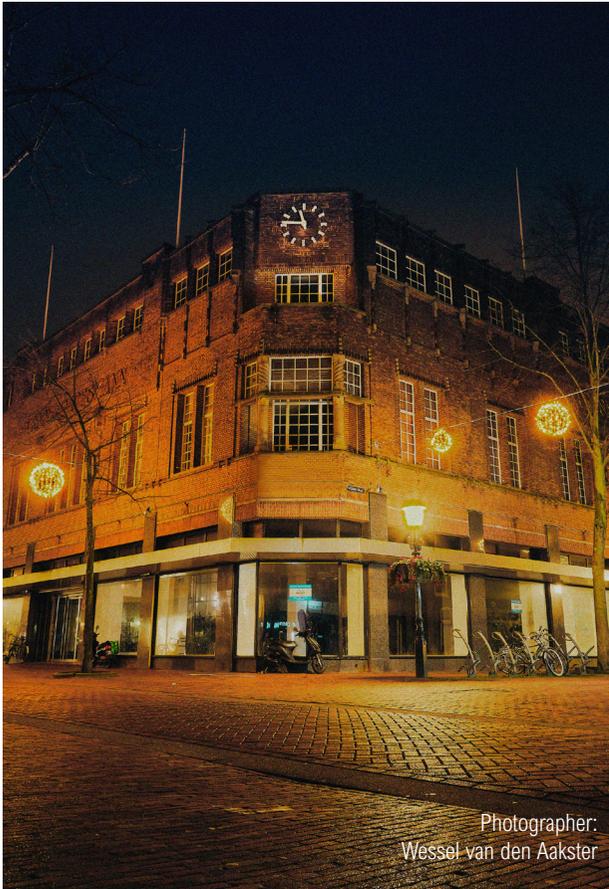


The alley

multiple spaces coming together



Re-design



Climate overview

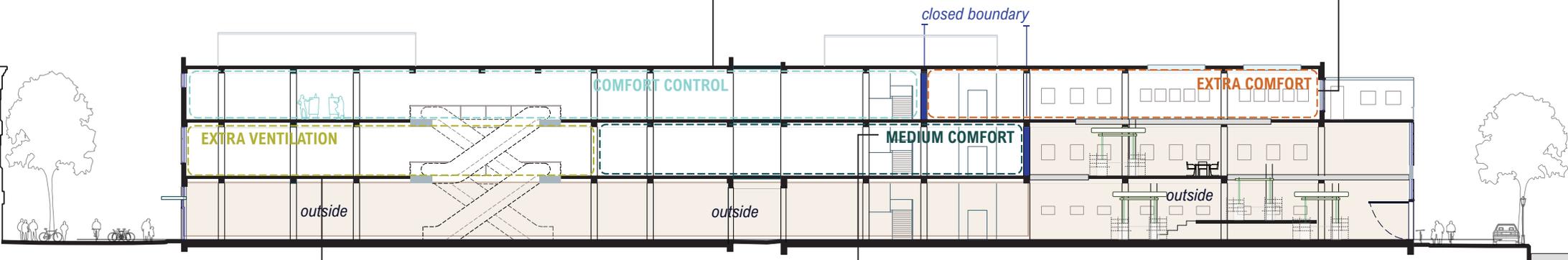
Section A

comfort zone - **working spaces**

people sitting & discussion
daylight added
heating systems 19-22 °C
extreme wheater proof

special comfort - **restaurant**

south side orientation
open air experience with market
winter climate 'protection'?

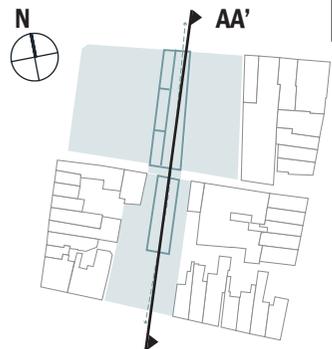


ventilation & extraction - **kitchen labs**

employees creating/developping products
special work environment
comfort between 18-21 °C
kitchen facilities

medium comfort - **marketing display area**

people visiting from the lobby/workspace
jacket on/off zoning
comfort between 18-21 °C



Climate overview

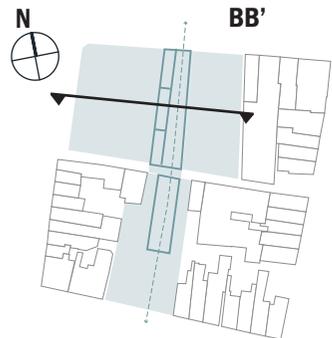
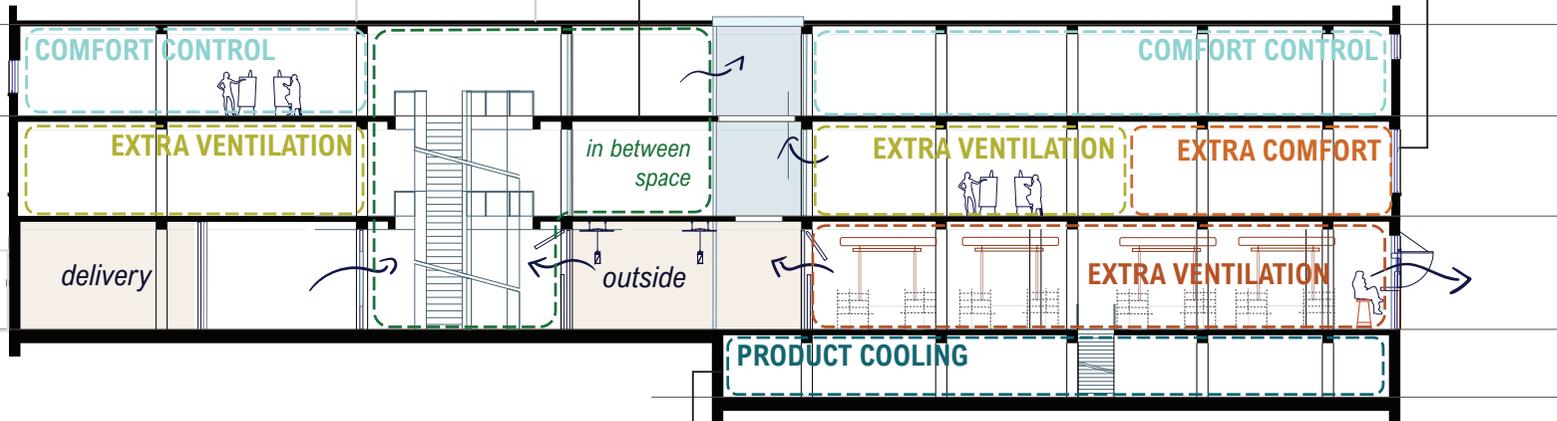
Section B

buffer zone - lobby & marketing

people moving
daylight added
18-20 °C
escalator void (height)

special comfort - event space

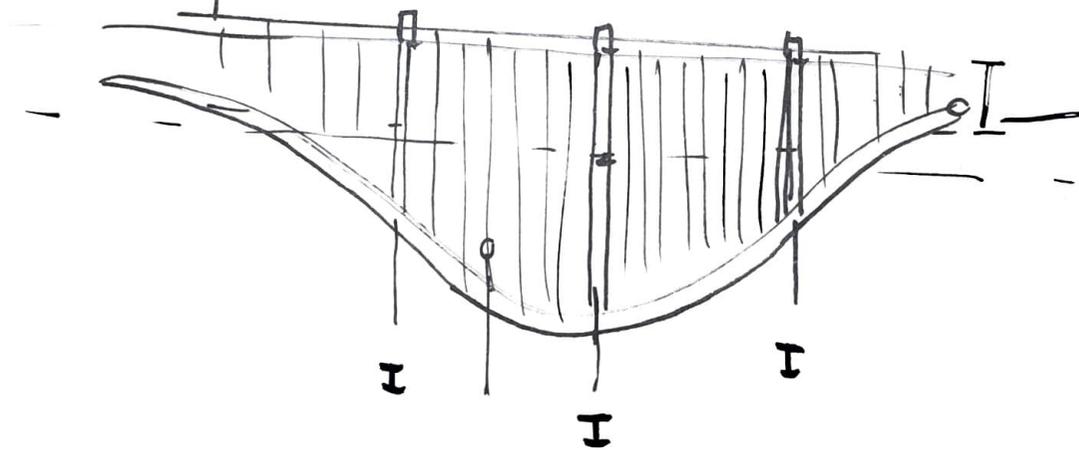
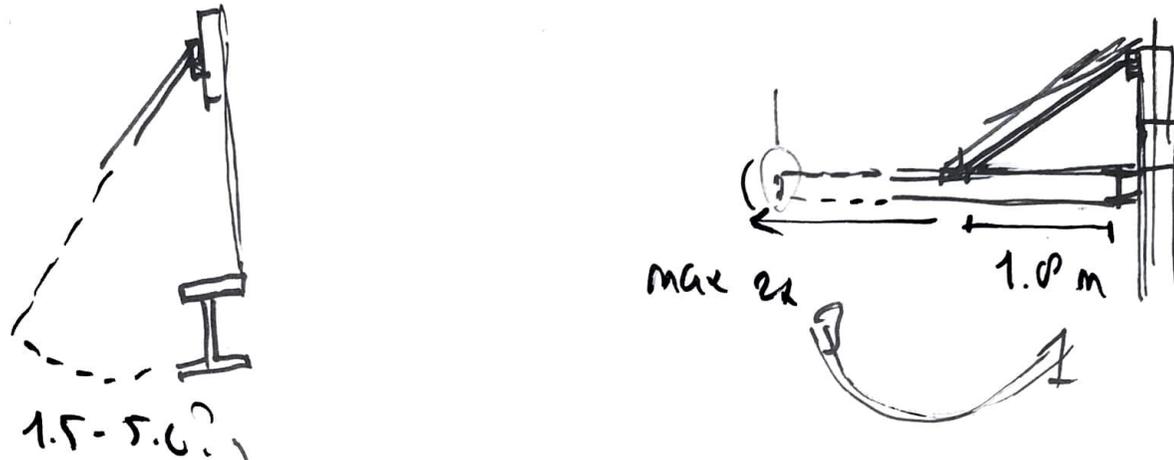
acoustic improved
flexible temperature system



special comfort - product storage

stable temperature
cooling instalations (big fridges)

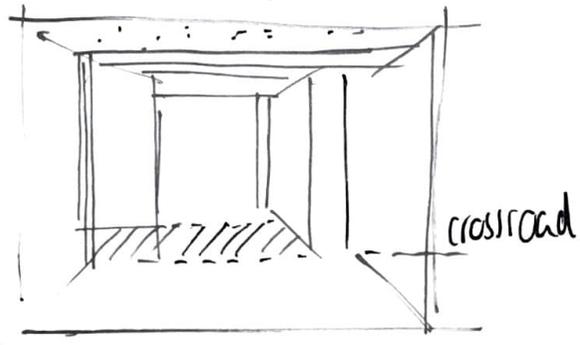
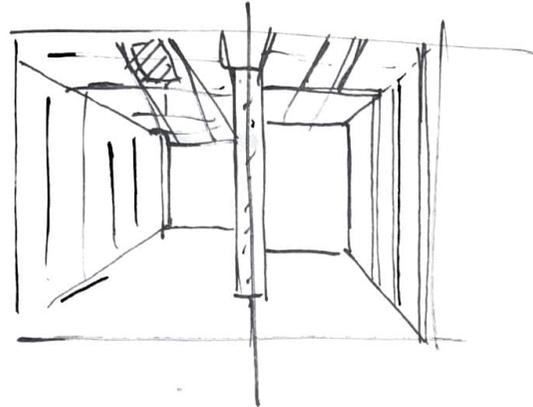
Canopy design



Steel
brown/dark
or
brown/light

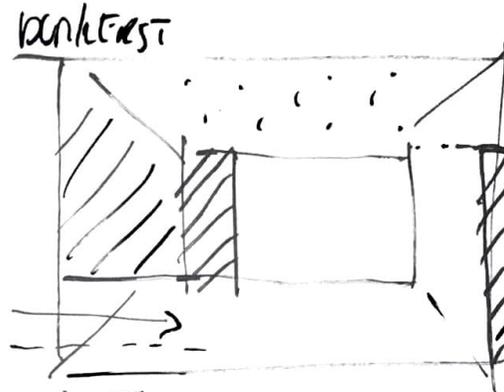
Designing sequence

LAAT - PASSAGE

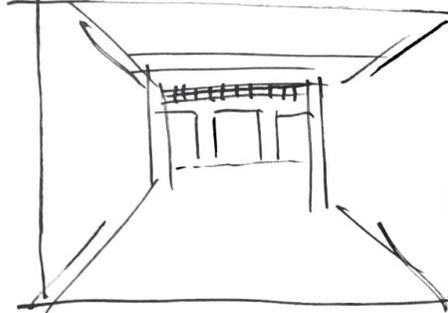


Alley - passage

PASSAGE - ALLEY



light



Passage - market

Social media update

*News article on the Laat:
relevance of research*

ARTICLE EXPLANATION (NH NIEUWS, 2021)

It is another blow for Alkmaar's De Laat shopping street, which was emptying out even before the corona crisis. In August last year, there were already rumours of a closure, but now the Primark really will disappear from the Alkmaar street scene.

According to Primark, the reason for the closure is not the huge loss of sales due to the corona crisis. It is said that there are commercial reasons, but it is not clear what these are.

Despite the fact that more and more entrepreneurs are disappearing from the Laat and that the Primark was an often-visited shop, the closure will not be a final blow, says estate agent Hans van de Leygraaf. "I expect the property to be filled quickly, with space for housing."

Primark Alkmaar verdwijnt, genadeklap voor winkelstraat?

18 maart 2021, 16.57 uur · Aangepast 18 maart 2021, 21.22 uur · Door Priscilla Overbeek

ALKMAAR - Primark gaat officieel verdwijnen uit de binnenstad. Dat meldt de winkelketen aan NH Nieuws. Het filiaal op de Laat trekt "om commerciële redenen" per 1 juni de stekker eruit. Negentig medewerkers komen op straat te staan.



Social media update

Read opinions and ideas

Je bent Alkmaarder als

Rogier Raaijmakers
Mooi, gelijk slopen die hap en appartementen bouwen met kleine winkeltjes of restaurants eronder 😊

Leuk · Beantwoorden · 3 d

FrankenJet Footboek
Rogier ik ben voor een bierbrouwerij



Leuk · Beantwoorden · 2 d

Rogier Raaijmakers
FrankenJet Footboek ja, eigenlijk beter, daar zijn er ook te weinig van 😊

Je bent Alkmaarder als

Of je bouwt de kerk terug... 🙄

Leuk · Beantwoorden · 3 d

Mooij André
Michel Jansz Zou 10 miljoen € kosten denk ik, voor een nu onnodige kerk...

Leuk · Beantwoorden · 3 d

Michel Jansz
Mooij André, gelukkig heeft de kerk geen tekort in liquiditeit... Nog voldoende sponsors, zeker in deze 'onzekere' tijd.

Leuk · Beantwoorden · 3 d

Nog 3 antwoorden weergeven

Hoogkamer Rob
een deel van de laat ombouwen tot woongebied is de enige oplossing..

Leuk · Beantwoorden · 3 d · Bewerkt

Daan Weerman
Hoogkamer Rob stichting kook er in plaatsen 🙄

Leuk · Beantwoorden · 3 d

Hoogkamer Rob
Daan Weerman in de V&D jaaaaa 🙄

Leuk · Beantwoorden · 3 d

Leuk · Beantwoorden · 3 d

Ralph Kraayeveld
Goed nieuws! En nu politiek dóórpakken met het implementeren van een doordacht plan voor de toekomst, waarbij wonen, de klassieke detailhandel, recreatie en meer 'groen' samenkomen. Laat Alkmaar de eerste gemeente zijn, die inziet dat dit nog maar het beginpunt is van nóg meer leegstand en verschraling en dat het oude winkelen door de opkomst van het internetwinkelen uit het alledaagse straatbeeld gaat verdwijnen. Laat mensen er niet alleen winkelen, maar óók wonen, recreëren/eten en drinken enz.

Leuk · Beantwoorden · 3 d · Bewerkt

Je bent Alkmaarder als

Kim Waaijers
Jetsche Eriks-van Der Zee jaaaaaa hahaha 🤪

Leuk · Beantwoorden · 3 d

Suze Venneker
Vreselijke winkel

Leuk · Beantwoorden · 3 d

Sjoek Akkerman
Mooie woon plekken!

Leuk · Beantwoorden · 3 d

Hulya Pekcutucu
Burcu Pekcutucu

Leuk · Beantwoorden · 3 d

Yoana Bakker
Bijenkorf 🐝

Leuk · Beantwoorden · 3 d

Jeannet Heemskerk
Yoana Bakker lekker goedkoop 🙄

Leuk · Beantwoorden · 3 d

Jan Mantel
Dat de primark verdwijnt van de Laat noem ik nu niet echt de genade klap voor deze winkelstraat, dan vond ik het verdwijnen van de V&D erger.

Leuk · Beantwoorden · 3 d

19 maart om 16:03 🌐

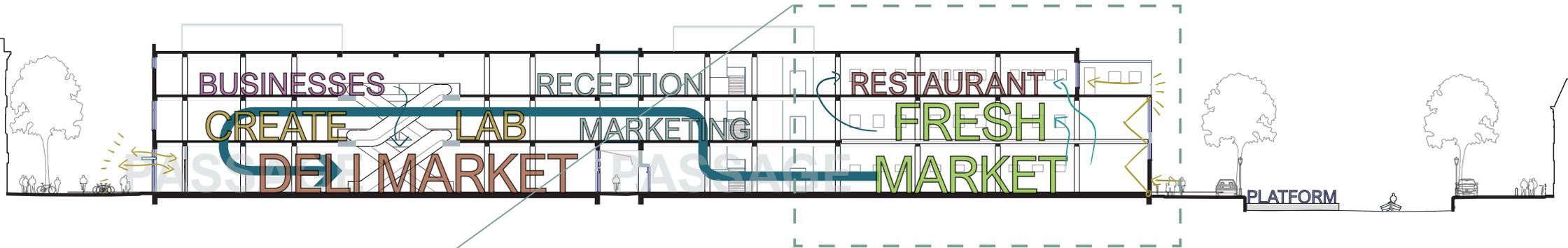
Ik heb nog wel een ideetje voor een aardig gebouw op deze plek...



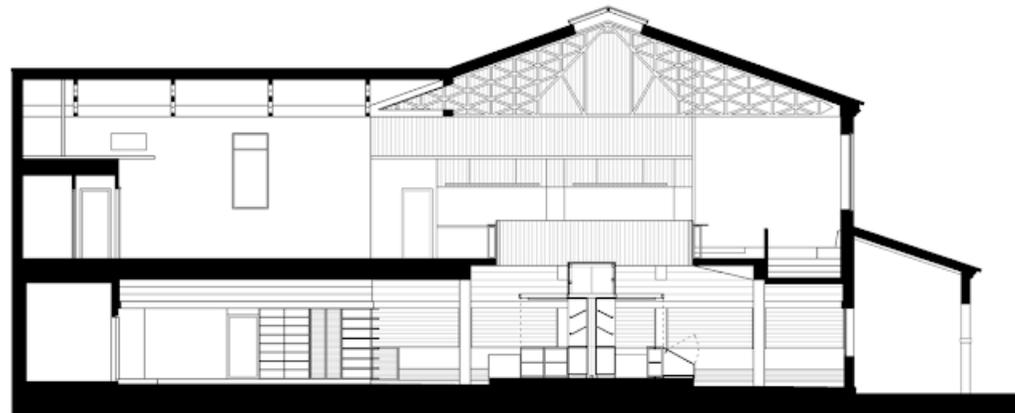
Jij en 303 anderen

89 opmerkingen

Program division- updated

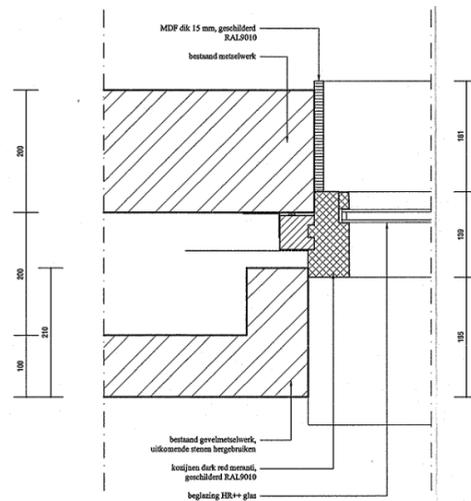


REFERENCE: Mercado Municipal de Tomiño / Tomiño, Pontevedra, Spain (B+T Arquitectos, 2017)

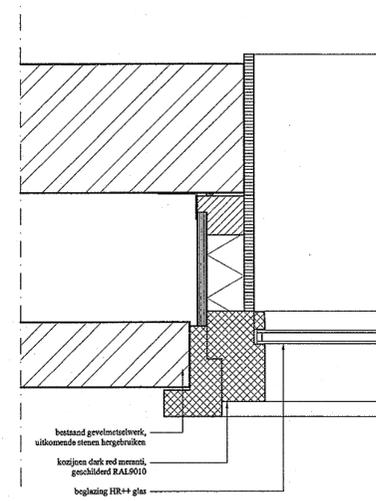


Renovation in 2007

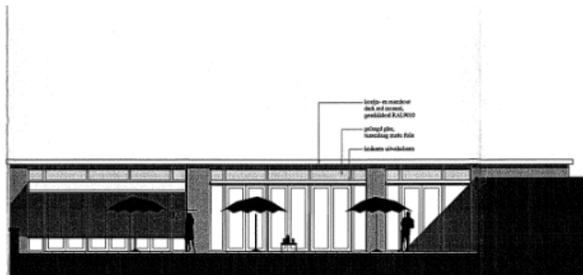
Replacing window frames



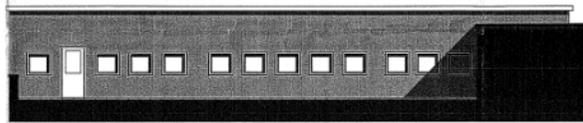
detail 01.



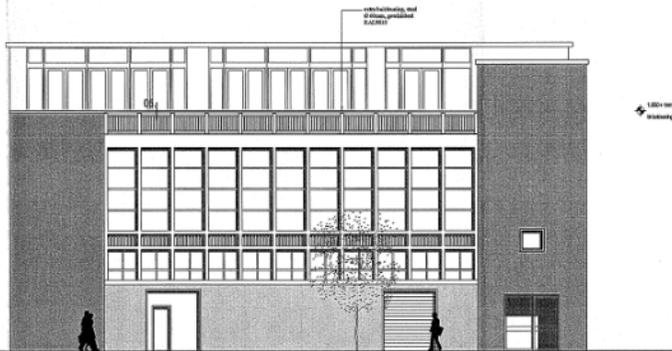
detail 02.



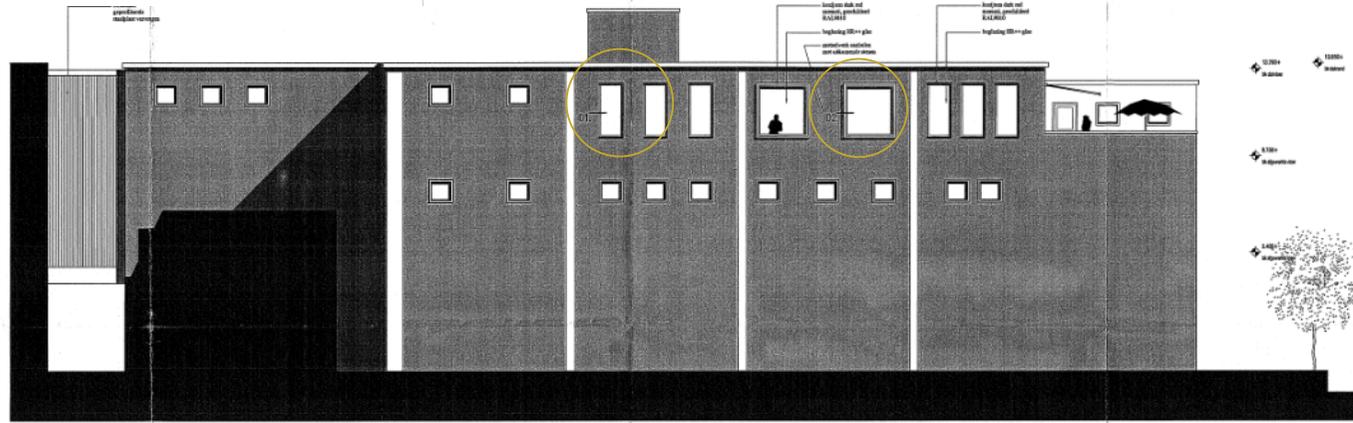
terrasgevel nieuwe situatie.



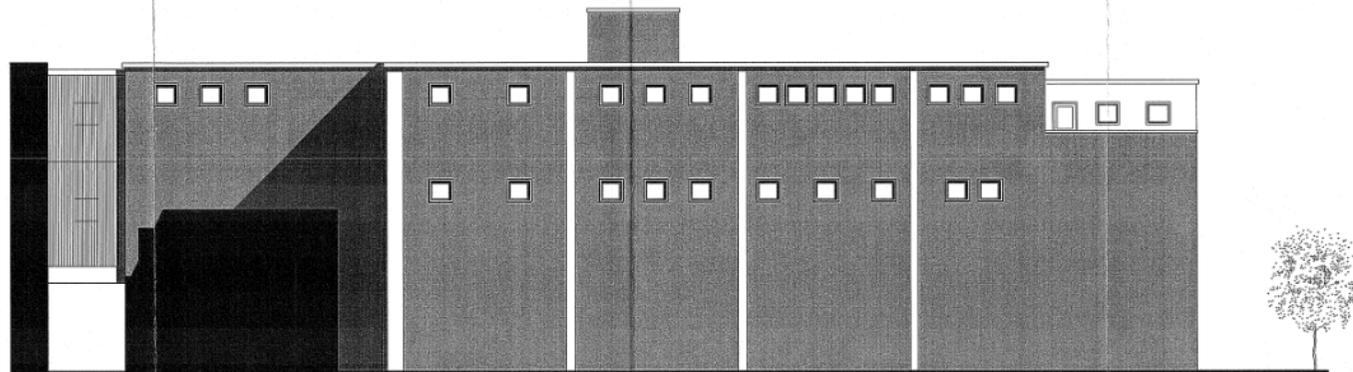
terrasgevel bestaande situatie.



noordoostgevel nieuwe situatie.

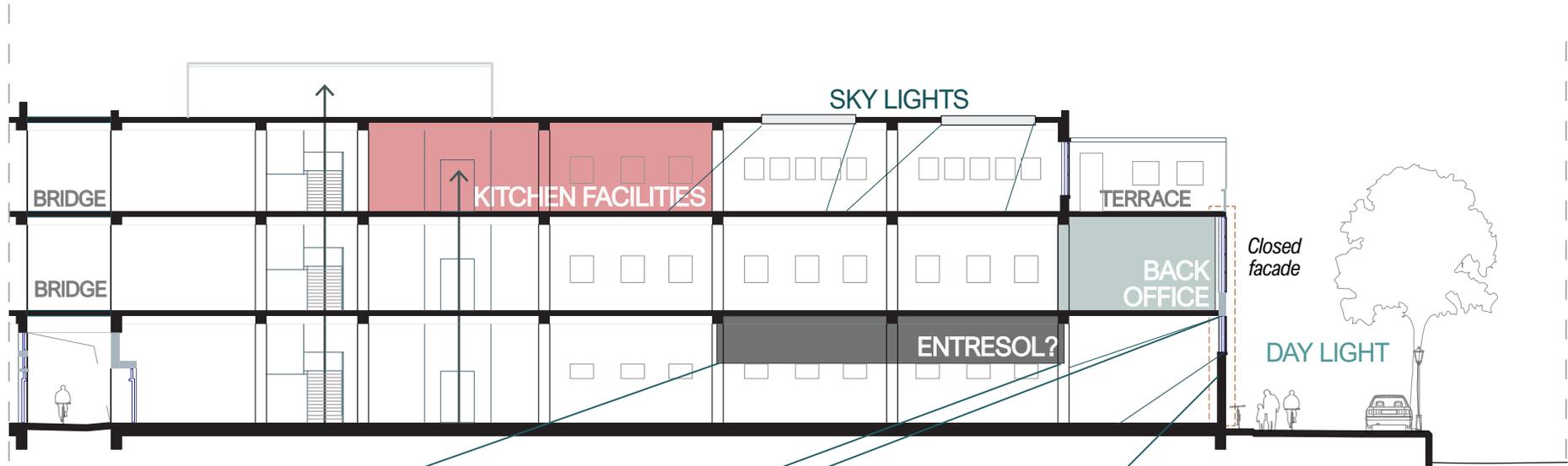


noordwestgevel nieuwe situatie.



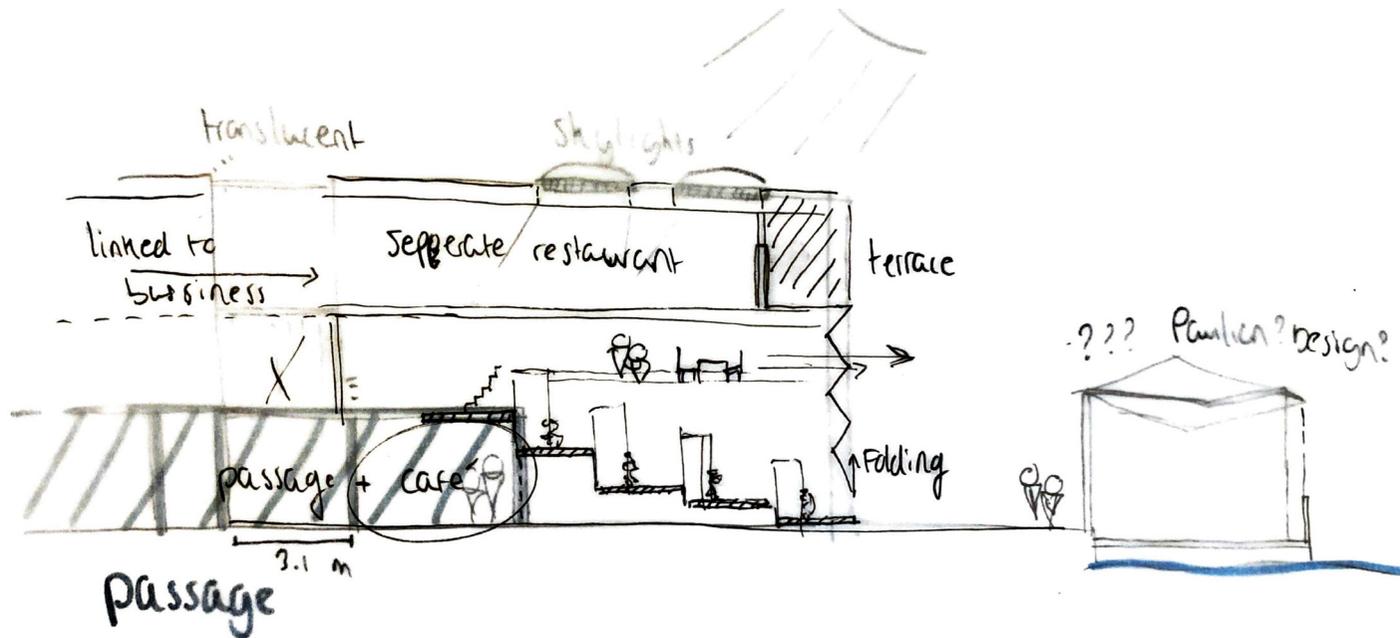
noordwestgevel bestaande situatie.

Building qualities & facilities



Market space section

Option (1)

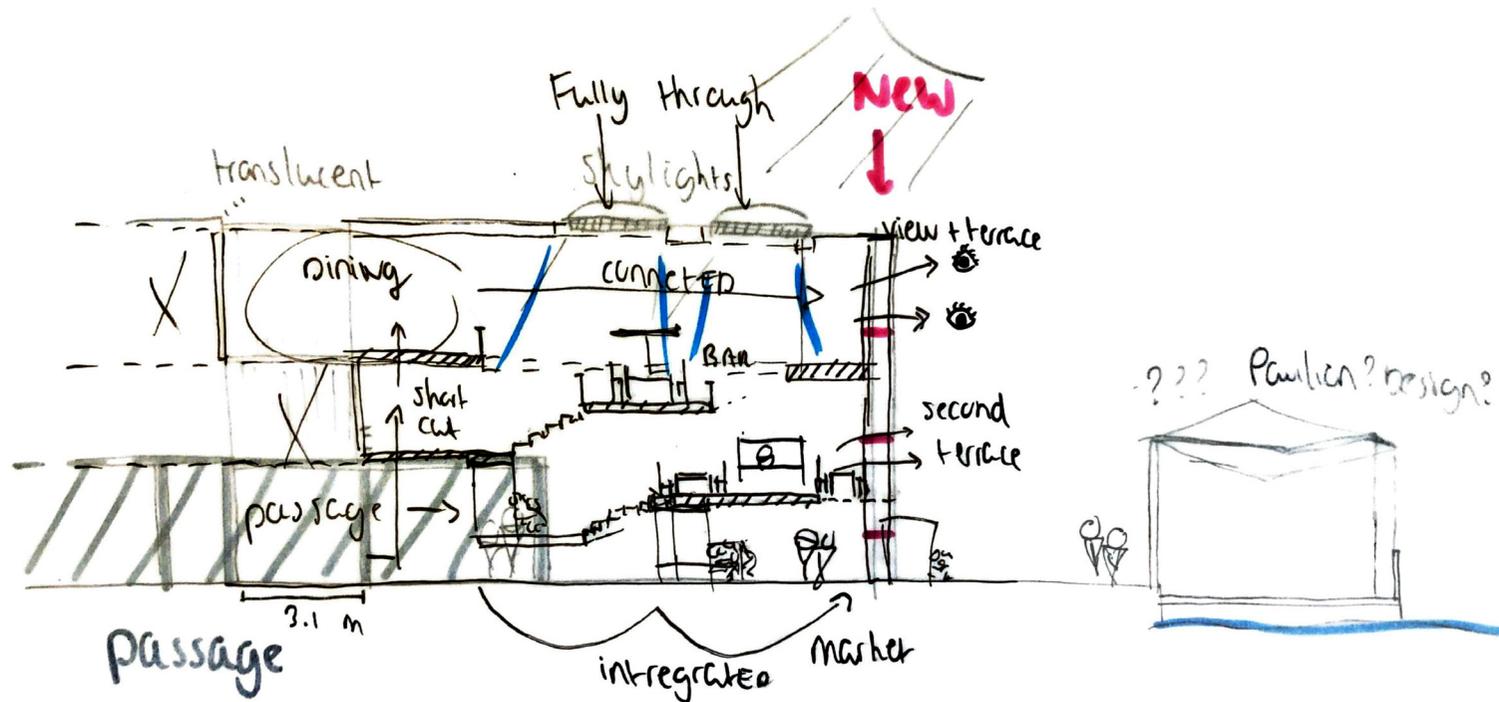


STEP BY STEP MARKET

The passage will end or start in the market square, which is built by different levels up till the first floor. By this way of stacking the market is the view towards the oude gracht the focus orientation of the market.

Market space section

Option (2)



UNITY MARKET

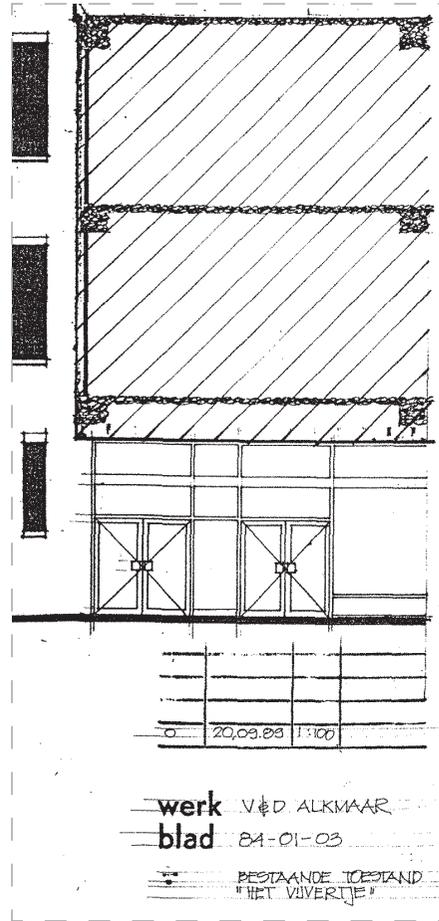
By this intervention is all the floors part of the fresh market experience. It starts with the local products downstairs, including a split level. The following experience is the 'pit stop' by taking a coffee or a drink, including the local view. Upstairs is the restaurant situated which has a full mezzanine (vide) which also preserves daylight.

New bridge material

E X T E R I O R



S E C T I O N



I N T E R I O R



TRANSLUCENT MATERIAL (Dezeen, 2016)

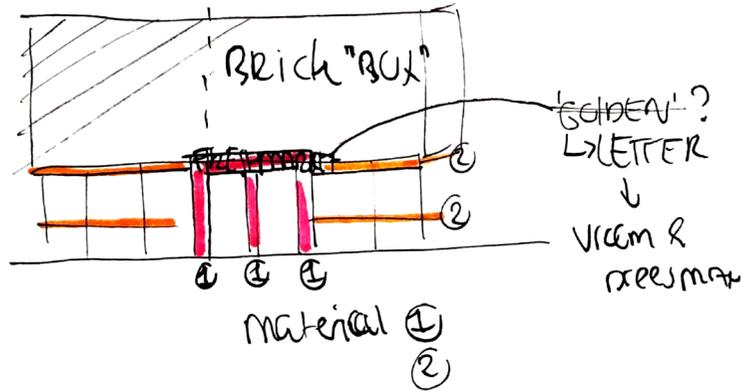
Light permeable material to brighten up the living space behind but to protect the privacy of the residents (now everything is boarded up)

Explore: old and new facade



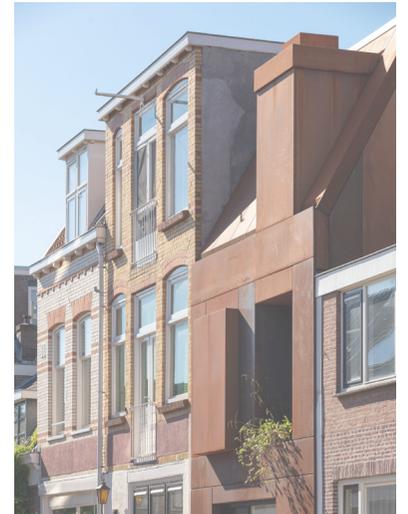
plinth Fit in

Expansion



CORTEN STEEL (Dezeen, 2021)

Orange toning and warmth, in a colouring context, like dutch historic city centres. BRICK VS. CORTEN STEEL (still marking the new design and possibilities)



Social media update :)

Waking up with local stories

The screenshot shows a mobile phone interface with a green status bar at the top displaying 'T-Mobile NL', signal strength, Wi-Fi, time '08:14', location, and 99% battery. Below the status bar are two buttons: 'Vind ik leuk' (like) and 'Opmerking plaatsen' (comment). The post is from a group chat titled 'Je bent Alkmaarder als' by Frederik Metselaar, posted 2 days ago. The text of the post describes a Saturday in 1959, mentioning the busy streets of Alkmaar, the market ('*markten*'), and the 'de Laat' area. It notes that people bought everything in one go and paid immediately. A question is posed about parking cars, with the answer being to park in the street. The post is attributed to 'Regionaal Archief Alkmaar - RAA003018936'. Two black and white photographs are included: one showing a narrow cobblestone street with a vintage car in the distance, and another showing a busy market scene with people and bicycles. At the bottom of the post, there are 79 likes and 22 comments. The bottom navigation bar of the app is visible, with the 'Friends' icon highlighted.

T-Mobile NL 08:14 99%

Vind ik leuk Opmerking plaatsen

Je bent Alkmaarder als
Groepsbericht van Frederik Metselaar · 2 d. · 📎

Een zaterdag in **1959**. De dag dat de Alkmaarse straten vol liepen. De dag van 't **markten**. Ook op **de Laat**, zoals hier. Niet één plant, geen twee, nee een hele arm vol in één koop. Gelijk afrekenen!

Geen ruimte om de auto te plaatsen? Welnee, je steekt de neus gewoon in de steeg!

Regionaal Archief Alkmaar - RAA003018936

👍❤️ 79 22 opmerkingen

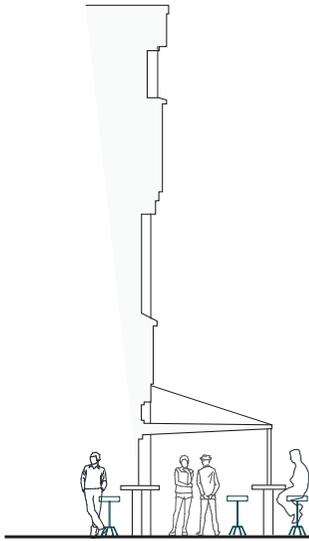
Vind ik leuk Opmerking plaatsen

🏠 📺 🏠 👤 🔔 ☰

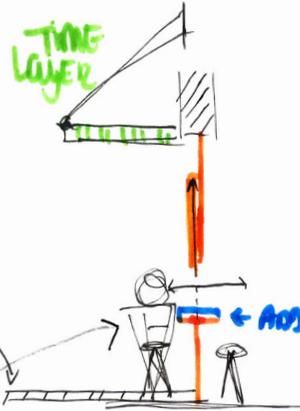
Explore: facade principle

P 2 - P R E S E N T A T I O N

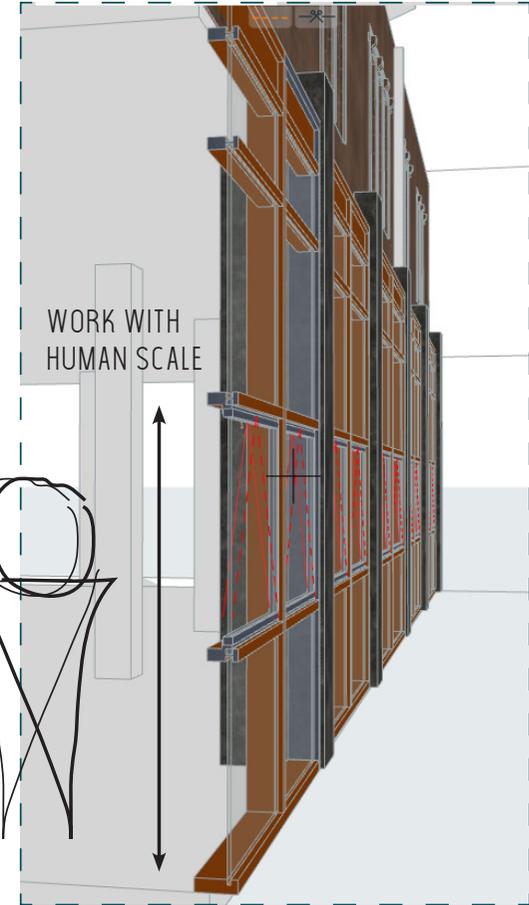
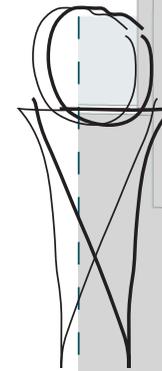
Facade opened
from **interior to exterior**



Material
vld
vs.
Street



WORK WITH
HUMAN SCALE



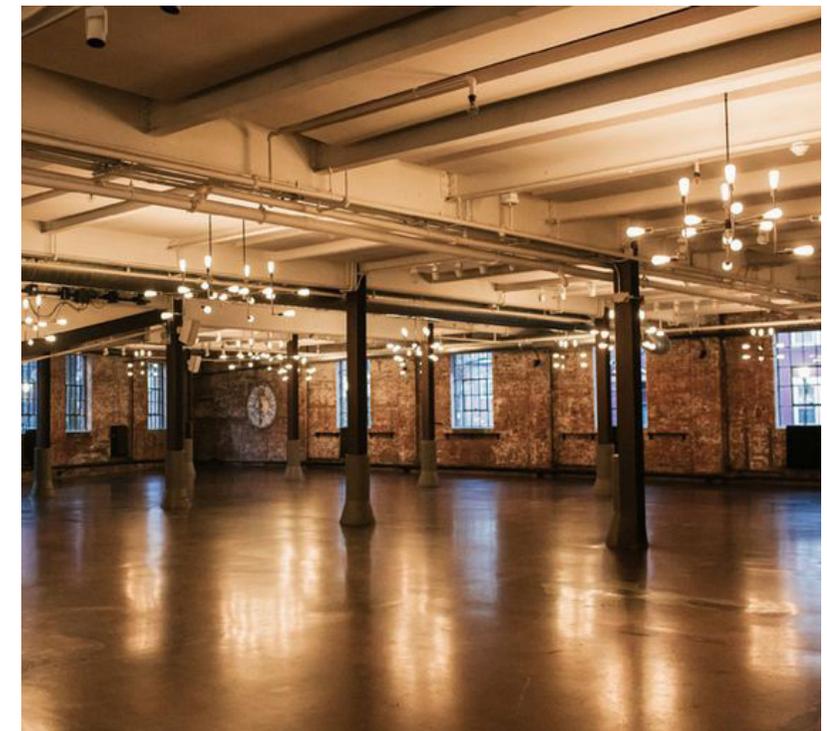
Explore: designing heritage

1 S T - F L O O R

Experience by kitchen creating labs and workspace. Divided by curtain wall that display products and marking < groothandelsgebouw >



SOURCE: Picture from archive of Alkmaar



SOURCE: Senate Garage (2018)

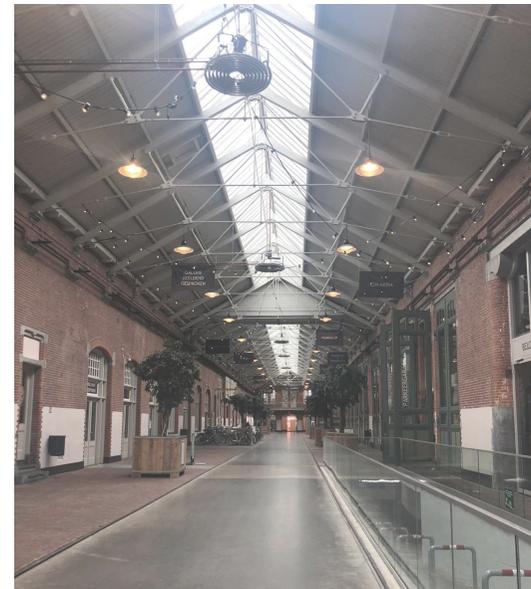
E V E N T S & S P A C E

Could be dining events or presentations, weekly meetings ect.... adjustable sliding walls make more possible and each room has there own ambiance (by existing architecture)

Next stop: explore the freshmarket



Fieldtrip: De Hallen



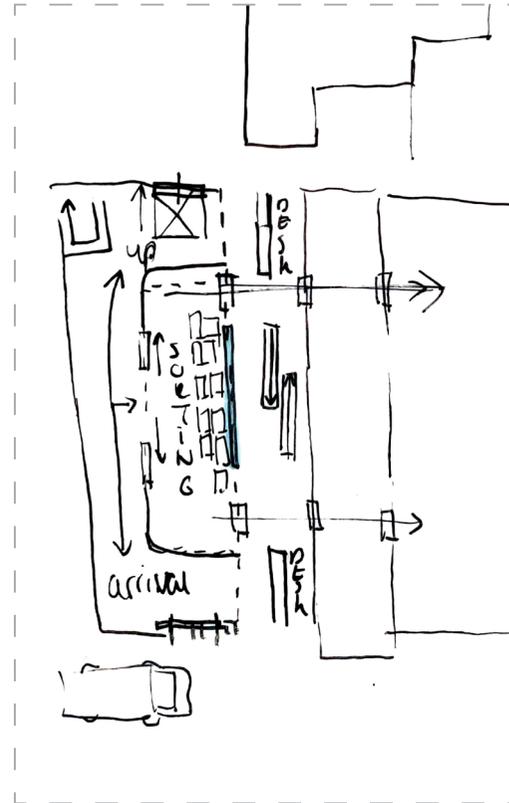
Market working

What do I need to know to layout the most useful market?



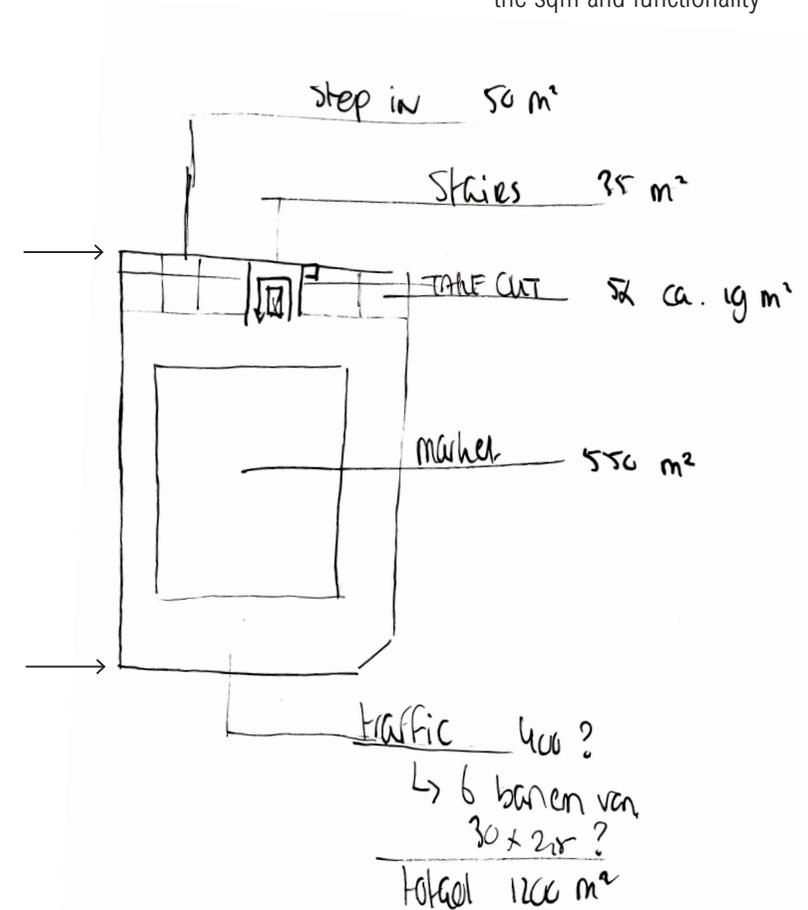
FOOD HALLEN (own image)

The only delivery and transport area that seems to be necessary? (voor de horeca)



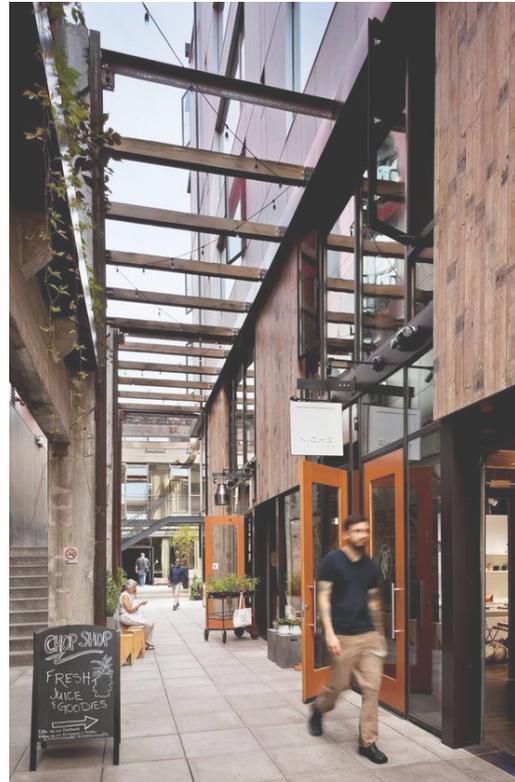
The multiple area acces are aligned towards the market hall (passage can be used)

In process: measuring the capability of the sqm and functionality



Take out alley

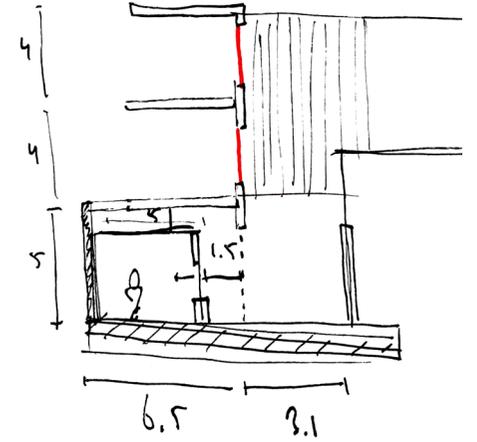
purpose & atmosphere



CHOPHOUSE ROW (Dunn & Hobbes, 2019)

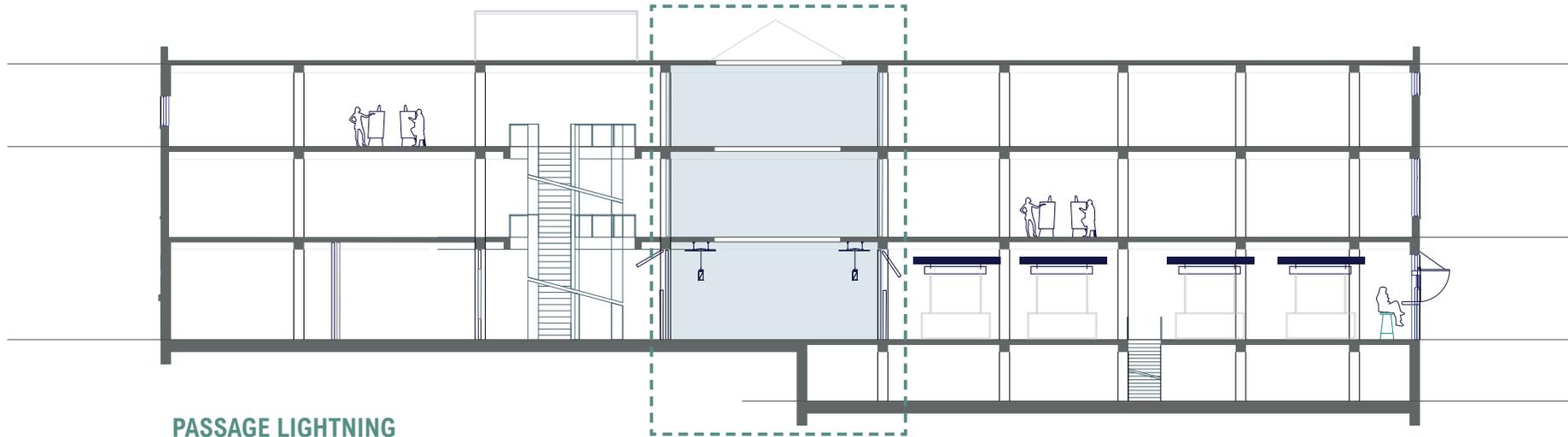
Its pedestrian alley host a collection of local tenants that focus on delivering morning-into-evening

TAKE OUT ALLEY



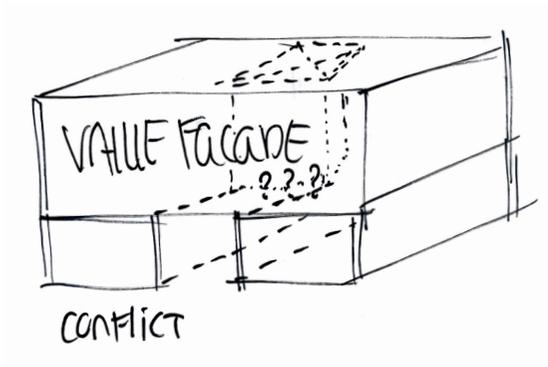
Section het Vijvertje:
dimensions

Daylight around passage



PASSAGE LIGHTNING

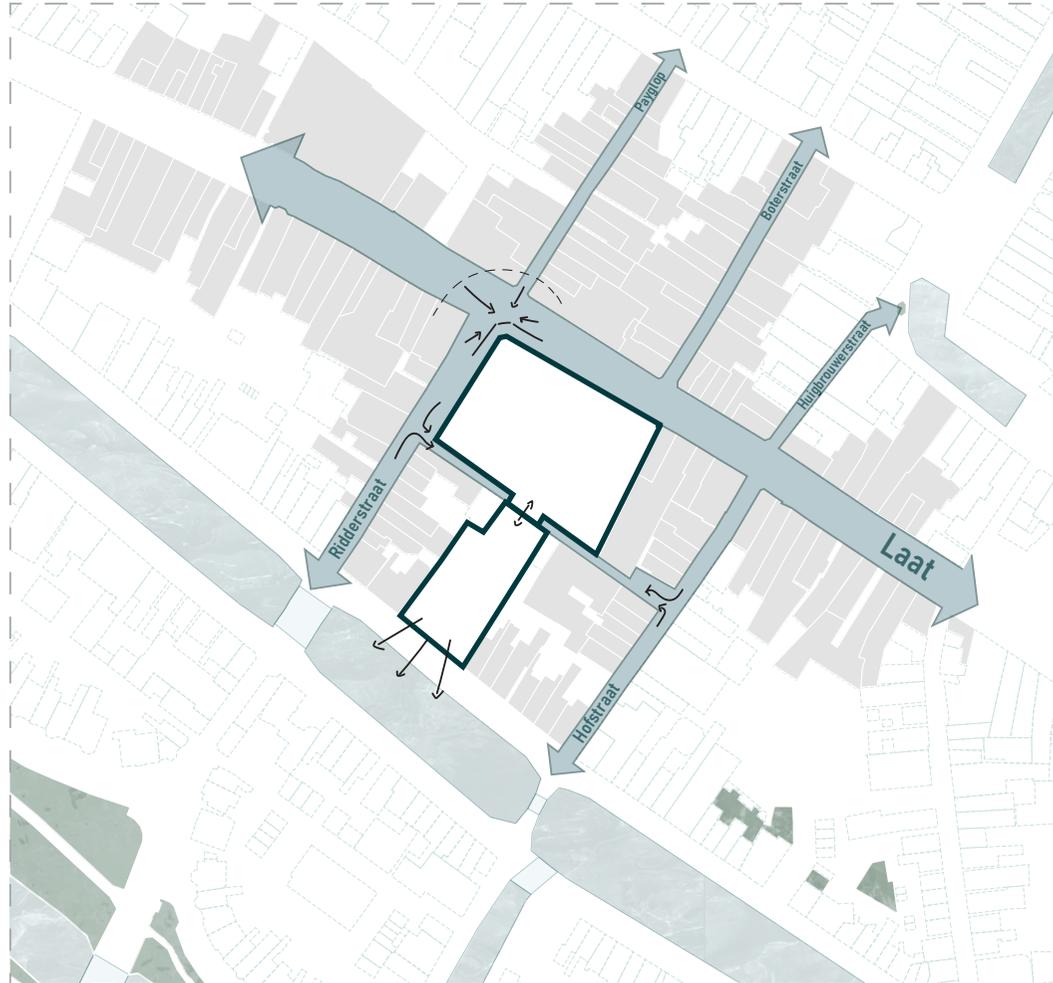
What quality can the passage have by adding daylight and artificial light? How can this be improved without classing the value assesment?



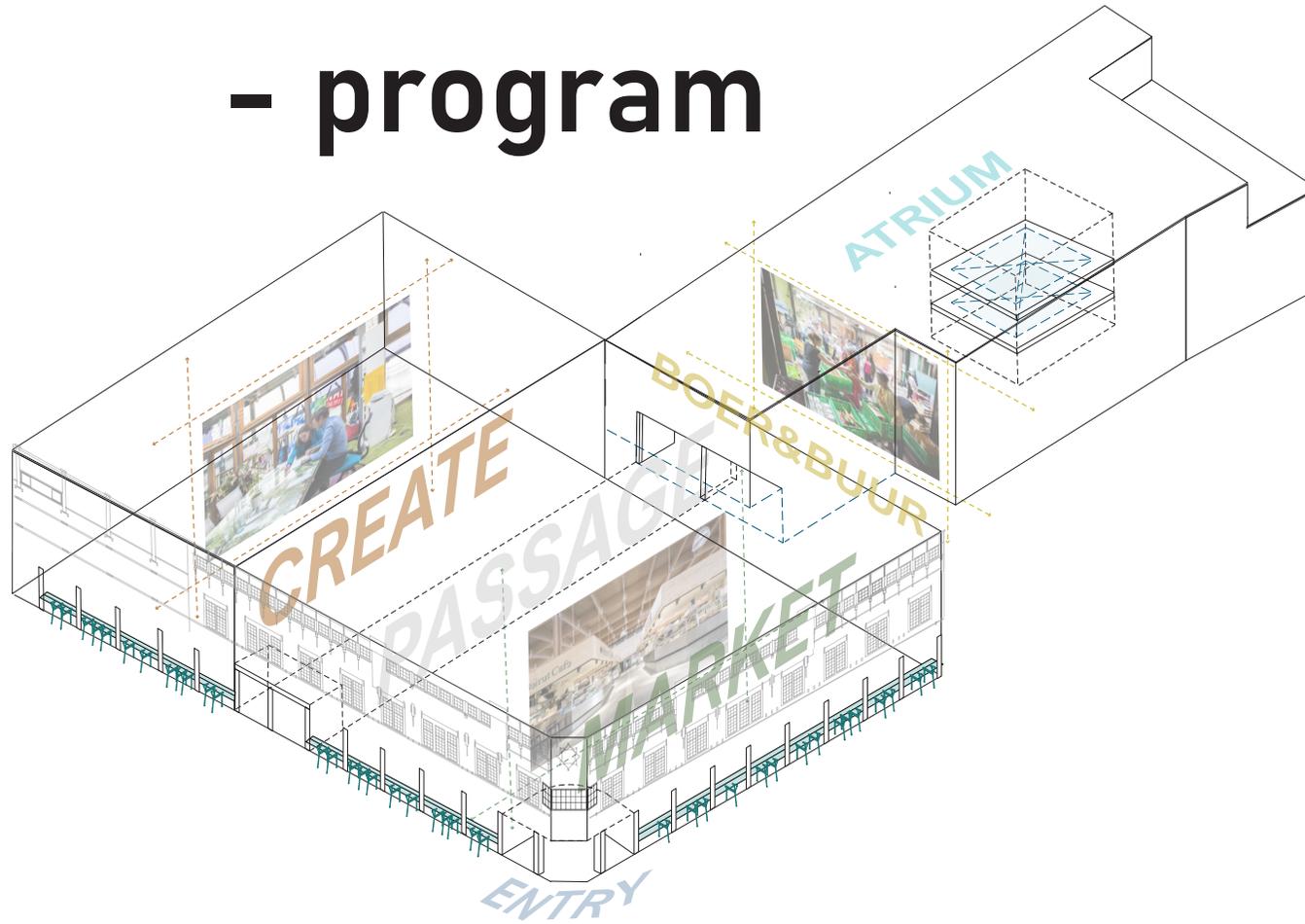
Pictures taken from the fieldtrip:
dark interior

Urban situation Alkmaar

qualities of the target area



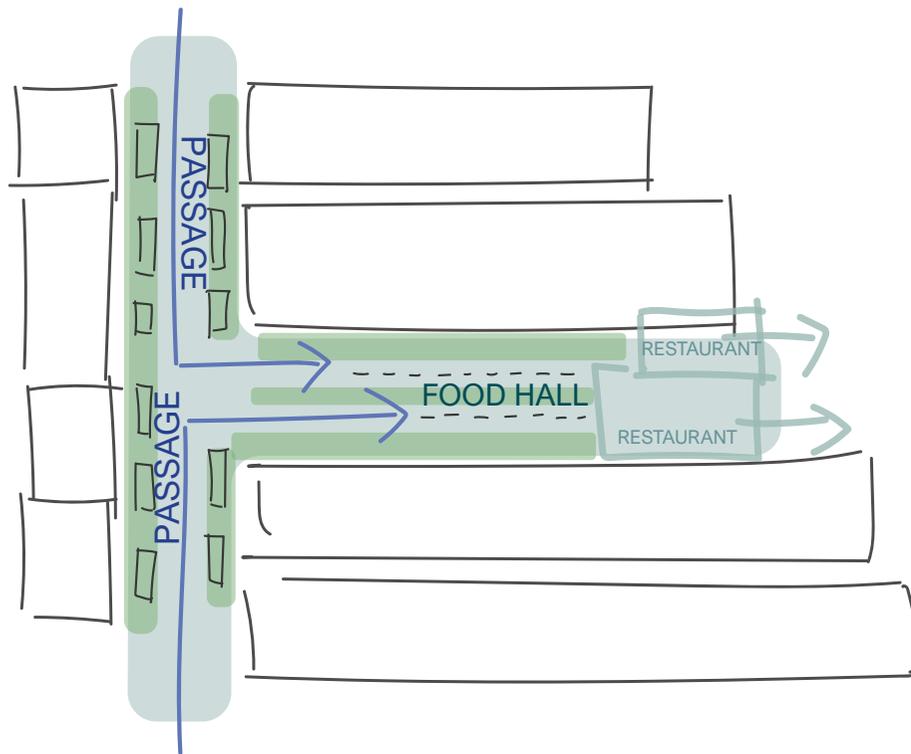
- program



De hallen - Amsterdam

Layout - Concept

Throughout a passage with shops and amenities is the central experience
the food hall with two linear pathways
including seating possibilities

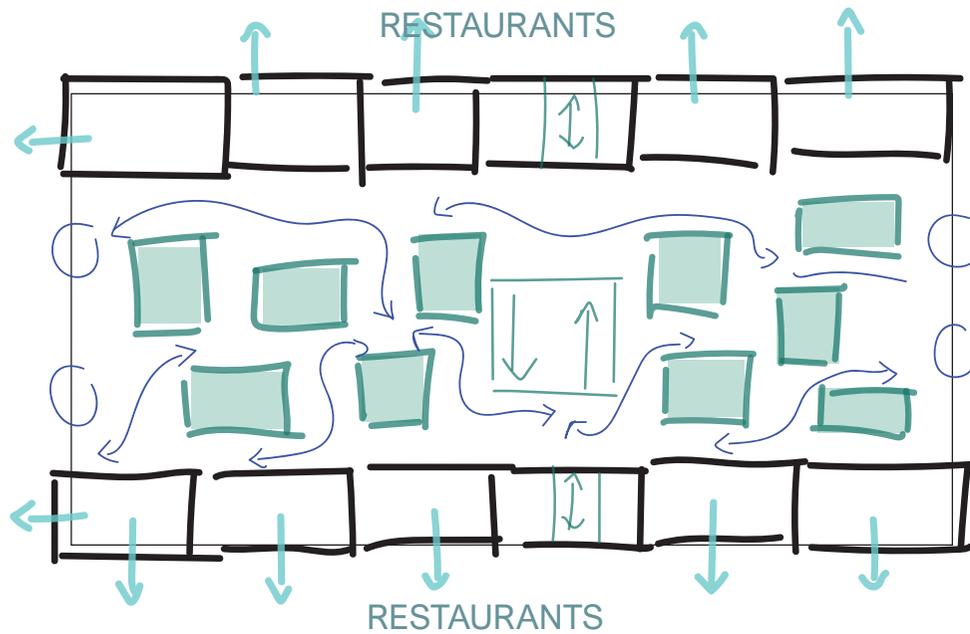


Markthal - Rotterdam

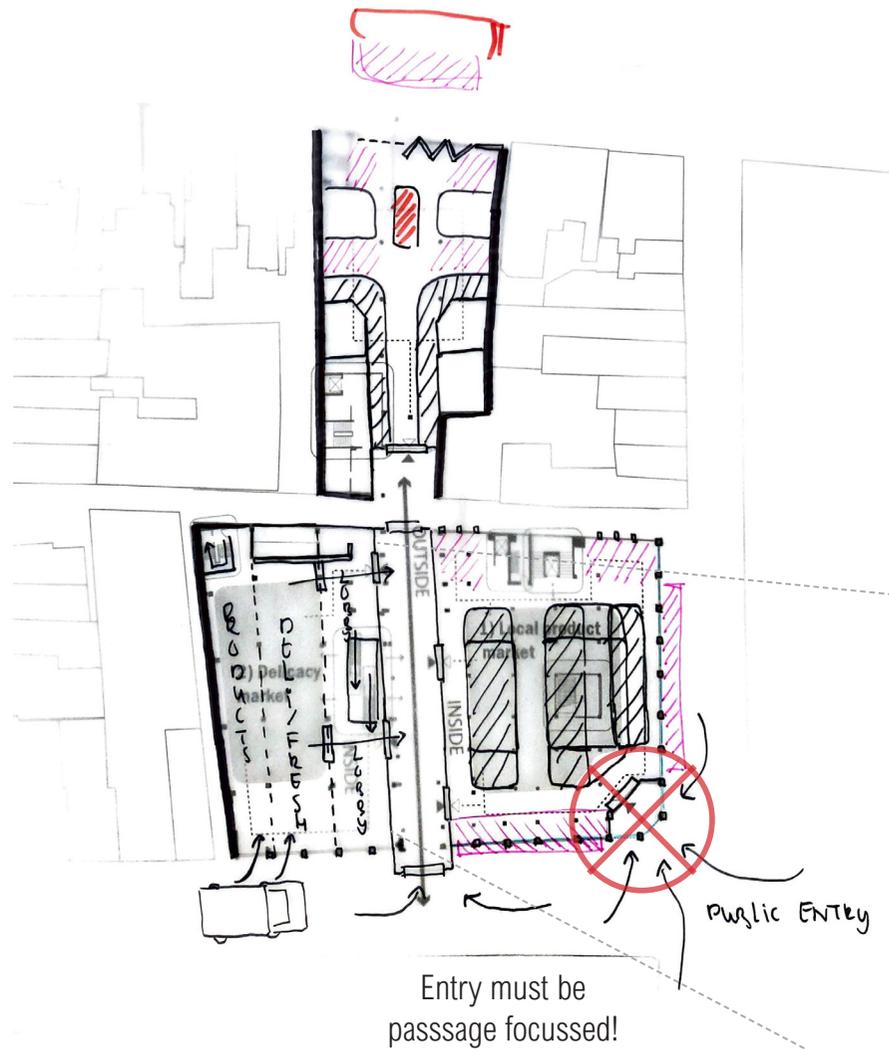
Layout - Concept

Both plinths are filled with fixed restaurants or cafés which have terraces.

The inner market space has broad and open circularity directions, with different shaped market counters



Explore by sketch



Twisting-Marketspace

Putting the product arrival at the front/east side of the building, generates more space at the 'lobby' and the sunny market square. Thanks for pointing out :)

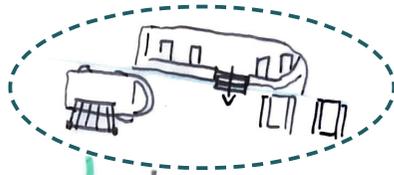


Explore by sketch

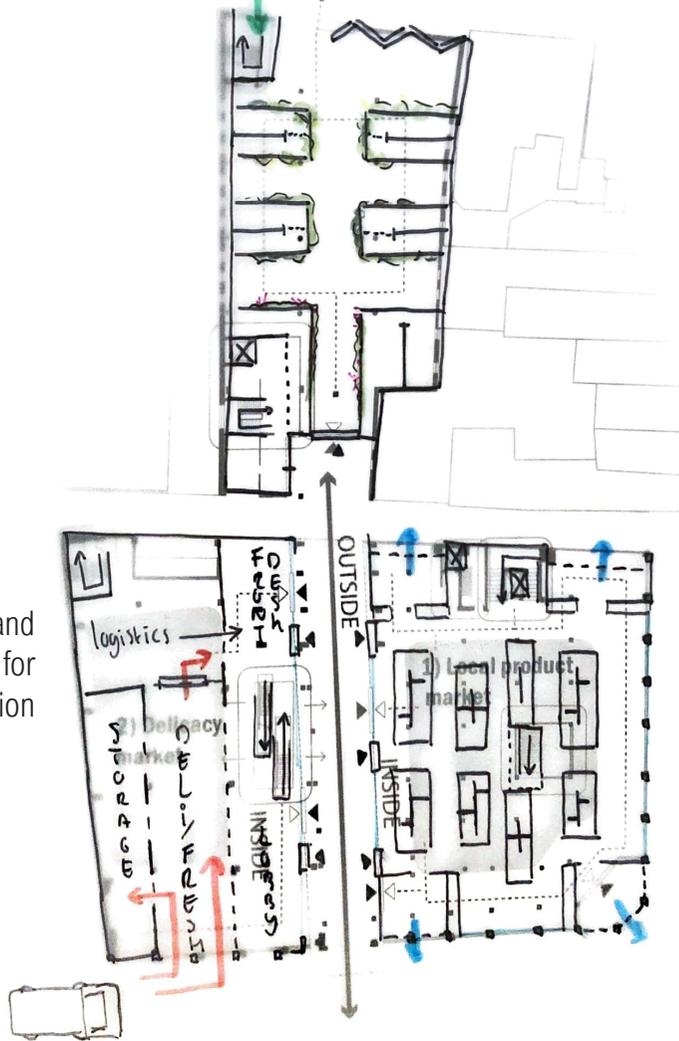


→ **The small alley** or a narrow street can be a quality as **experience**, the existing small streets are very 'cute' in the city of Alkmaar

Explore by sketch



Determine the outside space in front of the canal

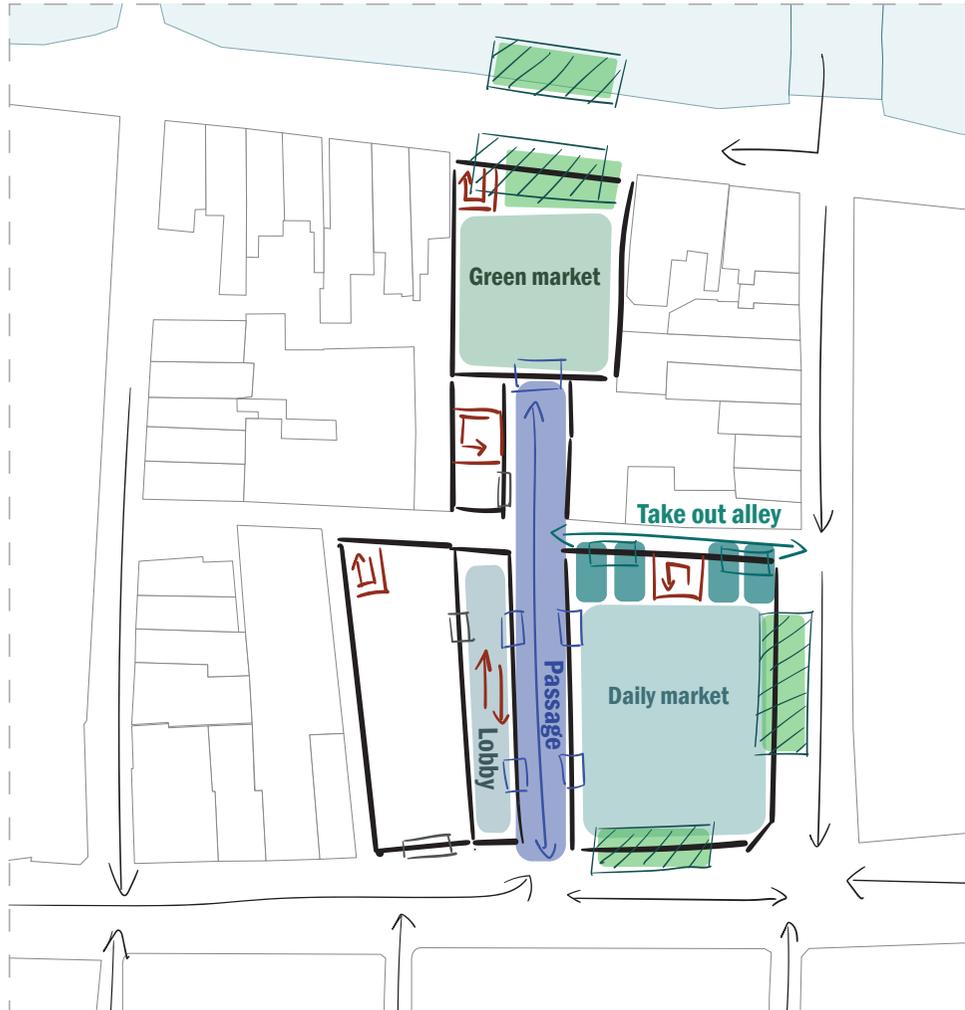


Logistics and delivery up for further exploration



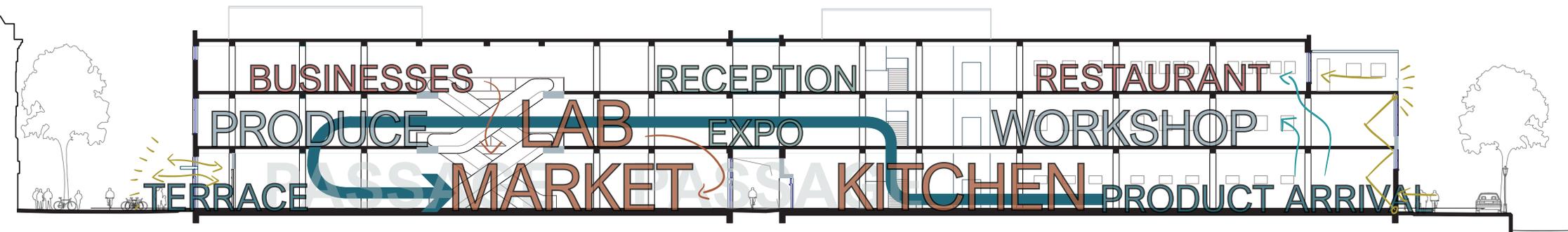
The canal side can also be enlarged on the canal ofcourse! (Picture from my hometown)

Layout & daily use



| | Morning | Afternoon | Evening |
|------------------|--|--|--|
| Monday | Daily market Green market | Daily market Green market | Daily market Restaurant |
| Tuesday | Daily market Canal cafe | Daily market Kitchen labs Canal cafe | Daily market Restaurant |
| Wednesday | Daily market Canal cafe | Daily market Kitchen labs Canal cafe | Daily market Restaurant |
| Thursday | Daily market Canal cafe | Daily market Kitchen labs Canal cafe | Daily market Restaurant |
| Friday | Daily market Green market Canal cafe | Daily market Kitchen labs Canal cafe | Daily market Kitchen labs Restaurant |
| Saturday | Daily market Green market Canal cafe | Daily market Kitchen labs Canal cafe | Daily market Kitchen labs Restaurant |
| Sunday | Daily market Green market Canal cafe | Daily market Canal cafe | Daily market Restaurant |

- functional design



Mixing the two initiatives into new concept
adding a **market** as the **experience** of products

Visiting scenarios



Market seller

The farmers or local business that produce food. Could be just a vegetable grower or a delicacies seller with daily take out



Product-Professional

The employees or owners that create products to sell or create recipes for the consumer that buys or tries local products



Company managers

The eyes behind the running businesses that arranges the delivery of local goods and runs the different initiatives in the building



Consumers

The people that stop by for 'bits and bites' to take home or to consume in the market space



Active-visitors

The people that stop buy for the 'boeren buren' initiative and would like to try and learn from it

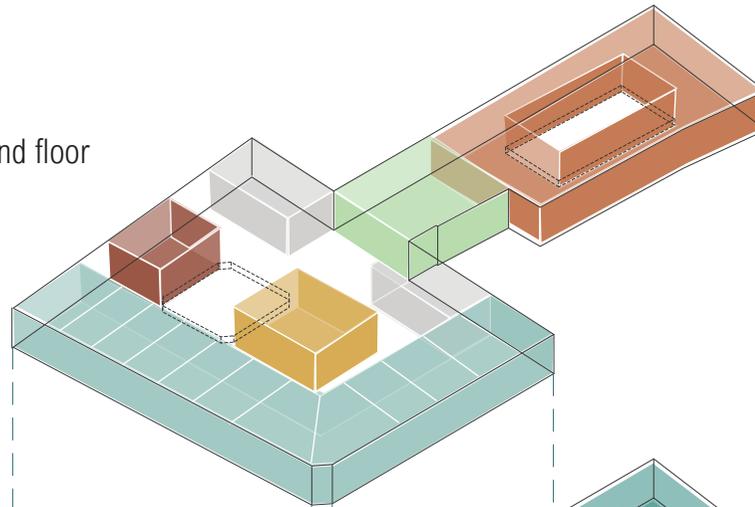
Functions & division

- 700 sqm - restaurant
- 250 sqm - reception
- 100 sqm - repro
- 180 sqm - meeting space
- 900 sqm - offices

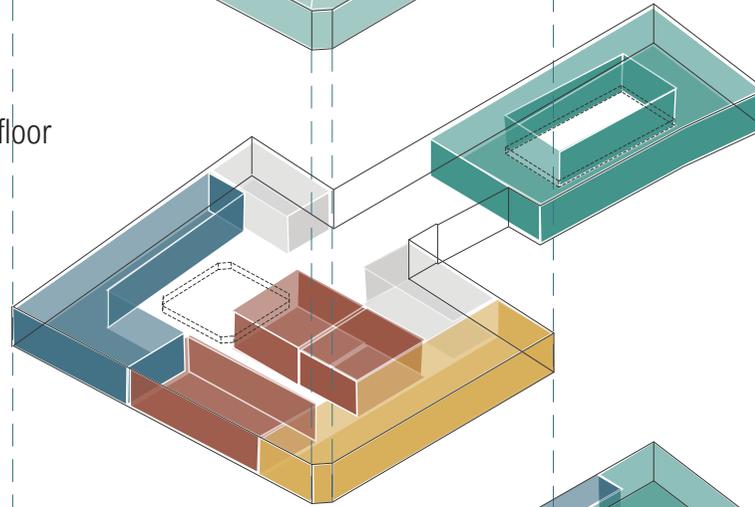
- 700 sqm - workshop area
- 600 sqm - studio space
- 400 sqm - food lab
- 500 sqm - meeting space

- 550 sqm - product arrival
- 350 sqm - product storage
- 600 sqm - passage
- 600 sqm - eat & drink
- 1400 sqm - market

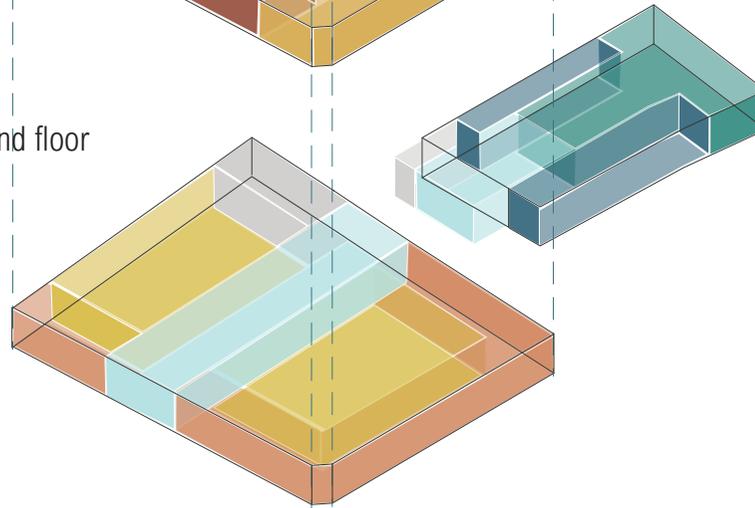
02 - Second floor



01 - First floor



00 - Ground floor



Markets / case studies



REFERENCE: Östermalm's Temporary Market Hall / Stockholm - Sweden (ArchDaily, 2016)

Specifications

1.970 square metres

Market hall

Individual building



REFERENCE: Noma FoodLab by 3XN / Copenhagen- Denmark (Dezeen, 2012)

Specifications

200 square metres

Food Lab and Office

Collective building



REFERENCE: The Kitchens / Queensland - Australia (Framework, 2020)

Specifications

13.000 square metres

Part food court, food hall and factory

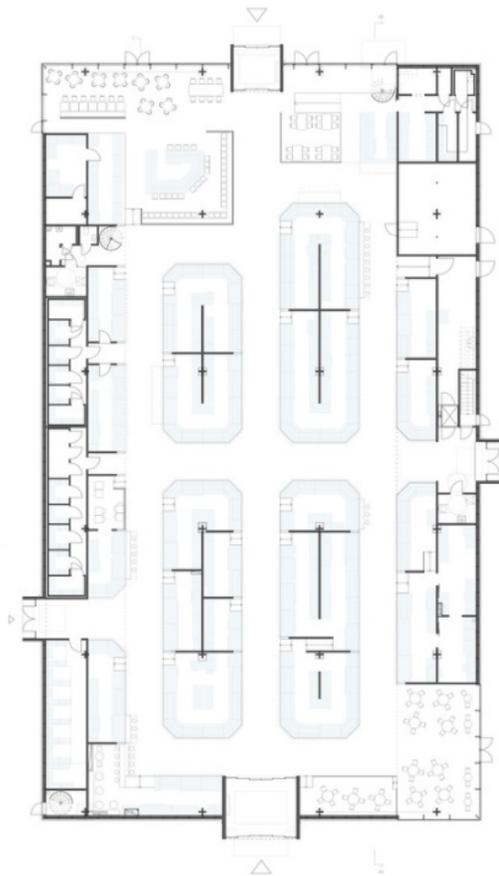
City's shopping centre

What to learn?

Östermalm's Temporary Market Hall

Stockholm

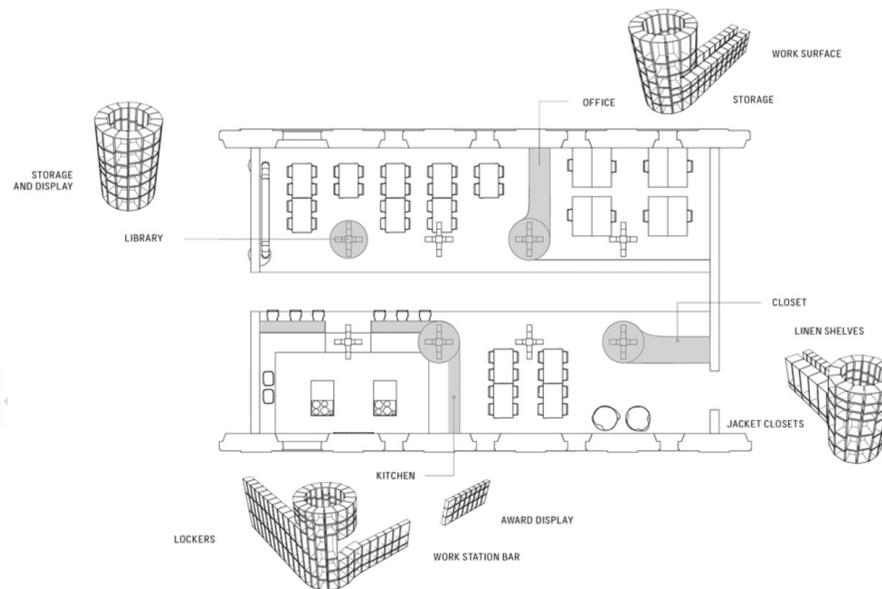
Studying the functional layout and facilities setup



Noma FoodLab

Copenhagen

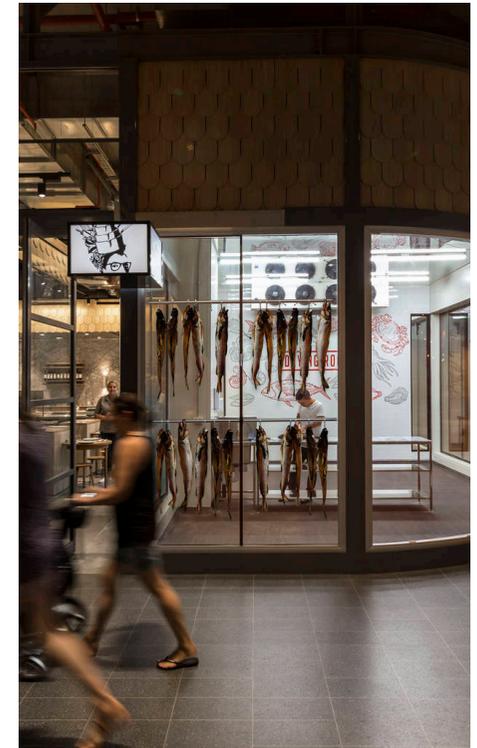
Studying the shared used of facilities and usefull internal orginasion



The kitchens

Queensland

Studying the atmosphere and experience by open layout and display of products

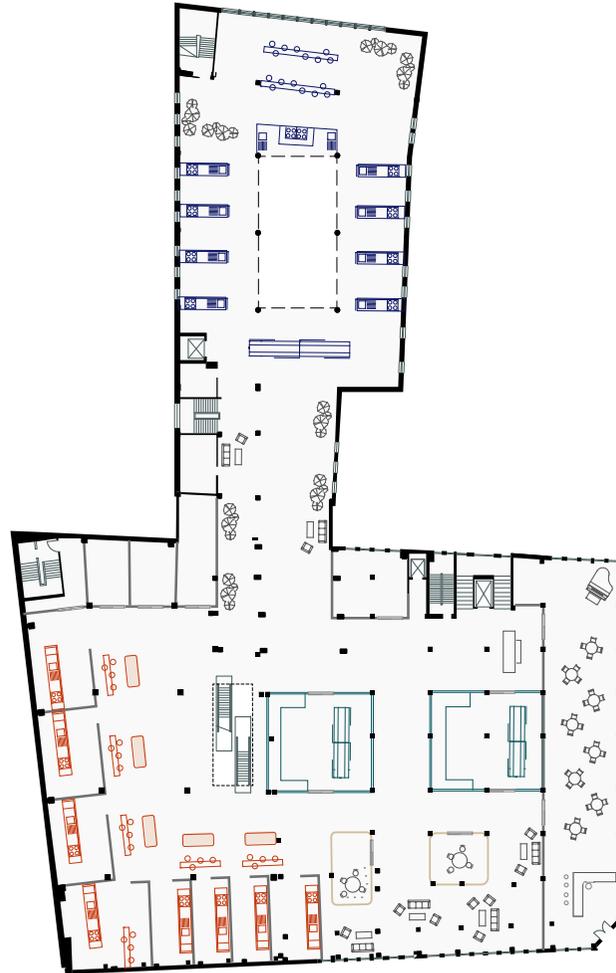


Floorplans - P2 stage

00 - Ground floor



01 - First floor



02 - Second floor

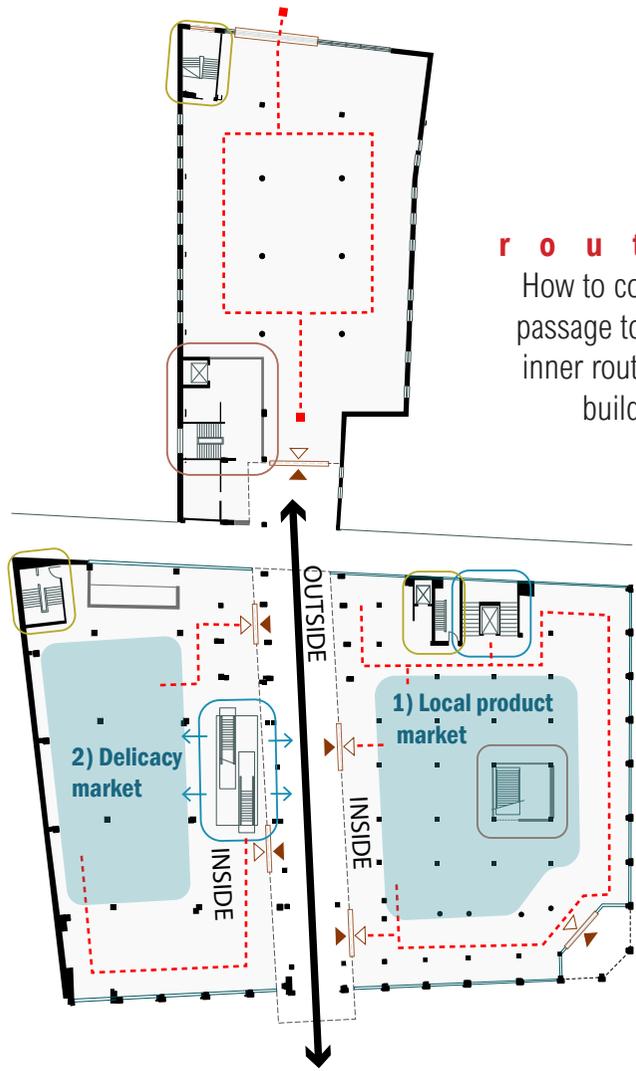


Floorplans - routing & organisation

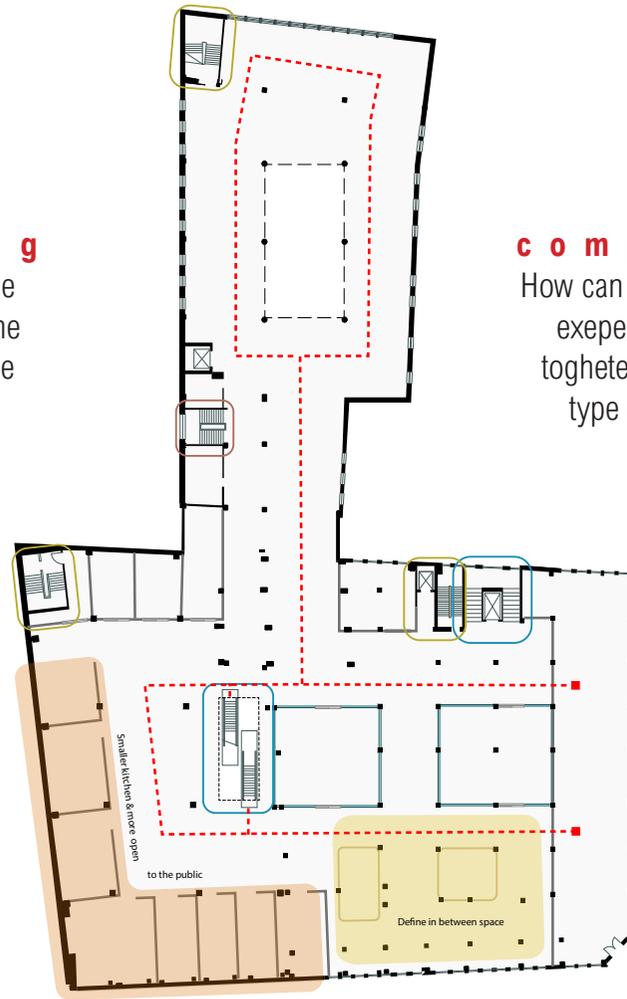
00 - Ground floor

01 - First floor

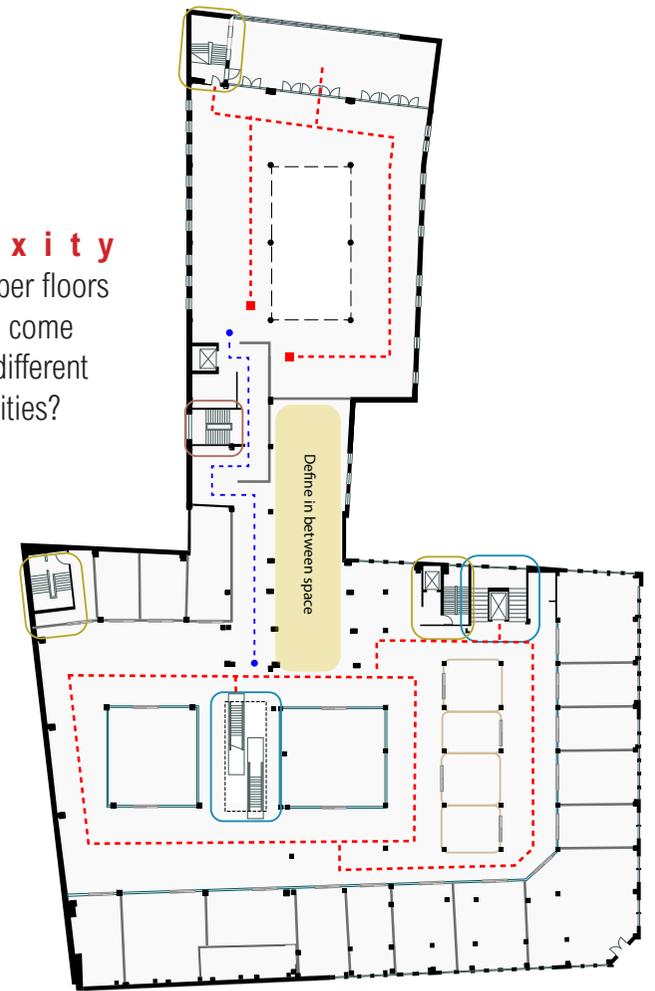
02 - Second floor



routing
How to connect the passage towards the inner routing of the building?



complexity
How can the upper floors experiences come together with different type of activities?



Construction in 1925

Roofing and finishing



Basement & foundation



Pouring reinforced concrete

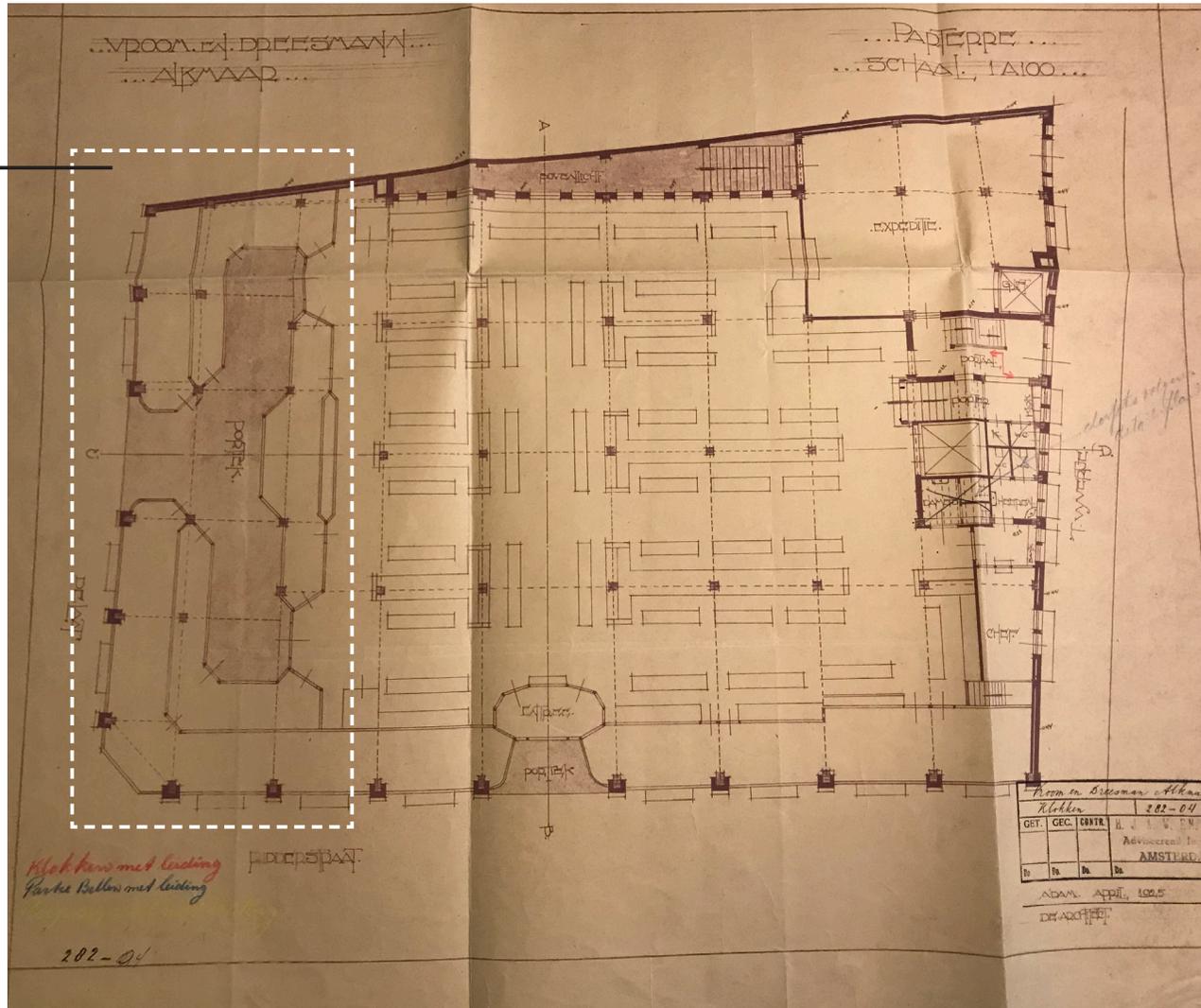


Skeleton construction

Original construction

Explanation

why the ground floor grid system is not linear or in line with the inner grid of the structure



Backside facade - Het vijfertje

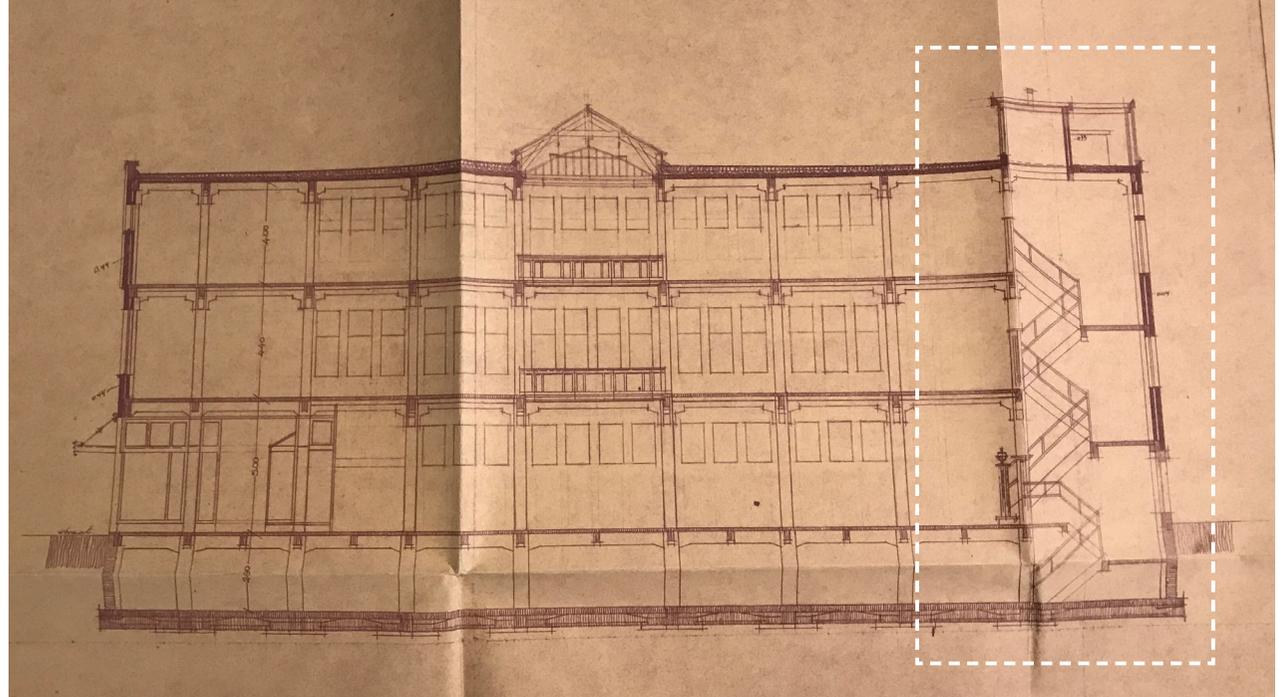


Archival picture of 1974



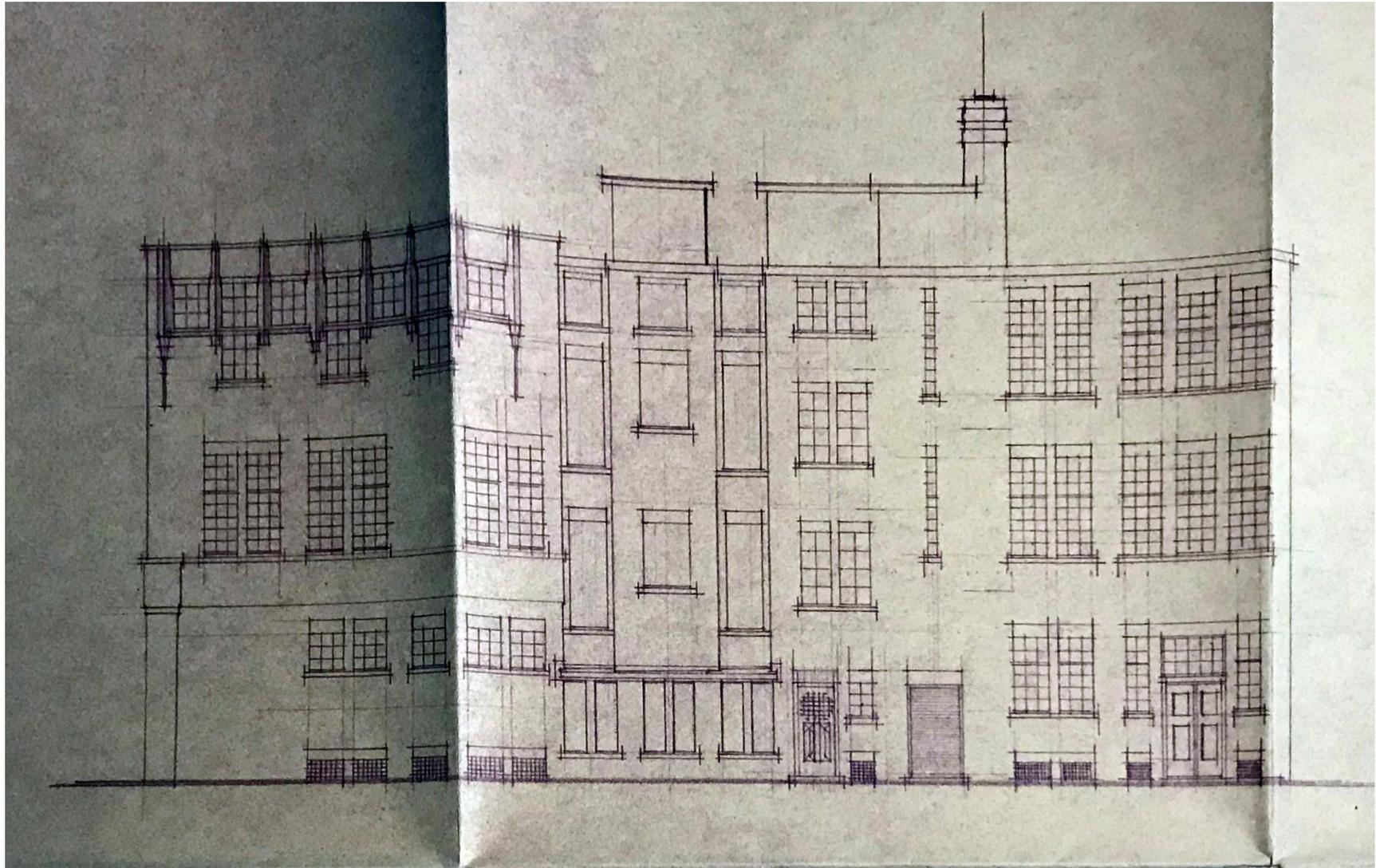
Stairwell

The main vertical transportation in the building used to be the staircase which is still there, but renovated. But were there more facade openings?



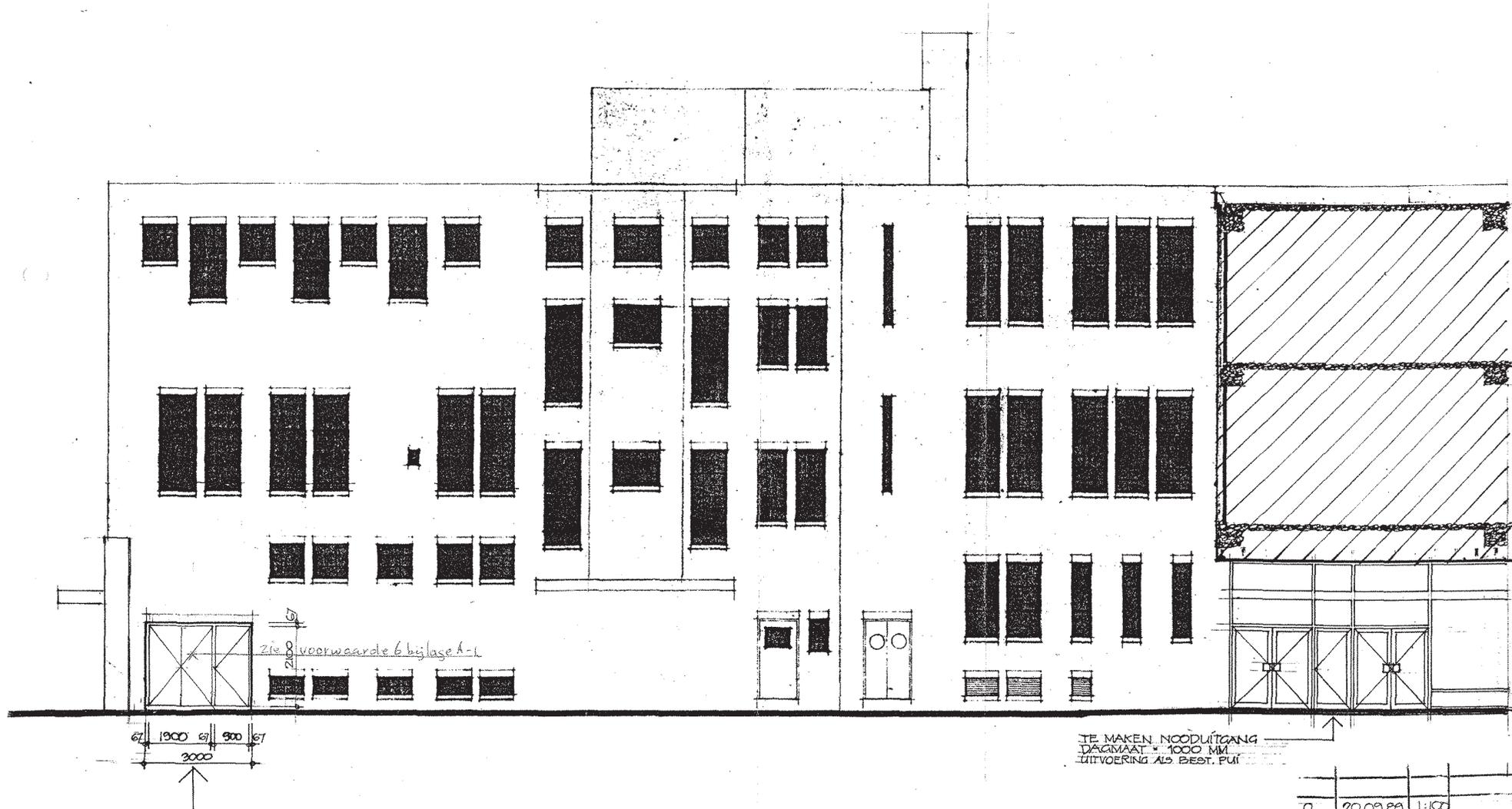
Drawing of 1925 - scale 1:100

Original construction



Drawing of 1925 - scale 1:100

Current situation

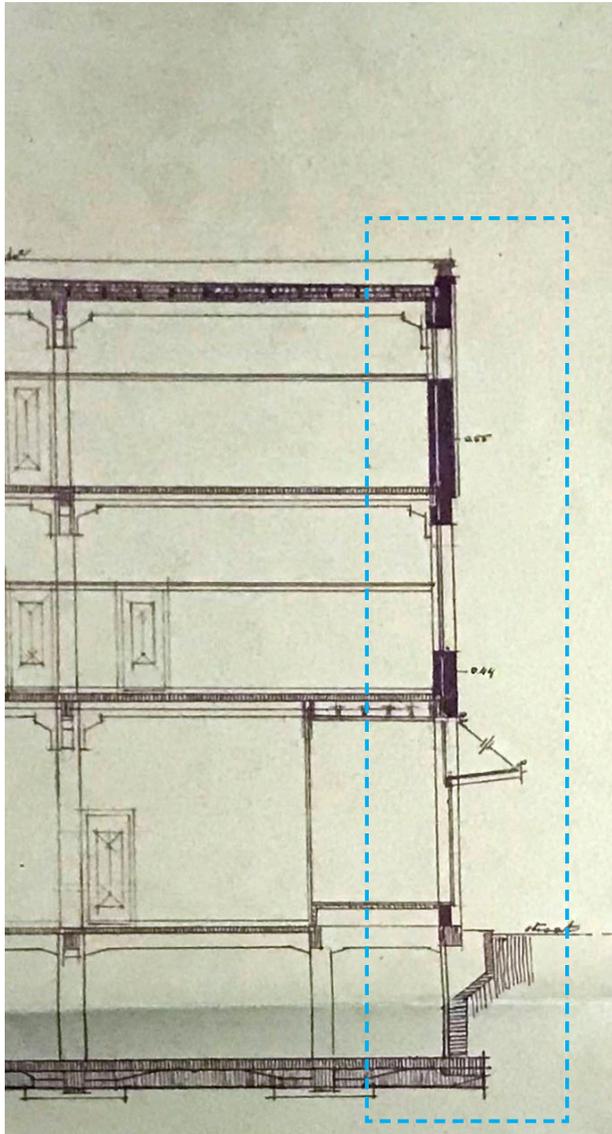


TE MAKEN NOODUITGANG
 DAGMAAT = 2800 MM
 UITVOERING: SCHILDERWERK GRIS
 LATELCONSTR. IN OVERLEG MET CONSTRUCTEUR.

GEVEL "HET VIJFERTJE"
 NIEUWE TOESTAND
 VOOR PLATTEGROND ZIE TEK.NO. 80, V+D BOUNBURD

werk V&D ALKMAAR
 blad 84-01-04
 NIEUWE TOESTAND
 "HET VIJFERTJE"

Load-bearing facade

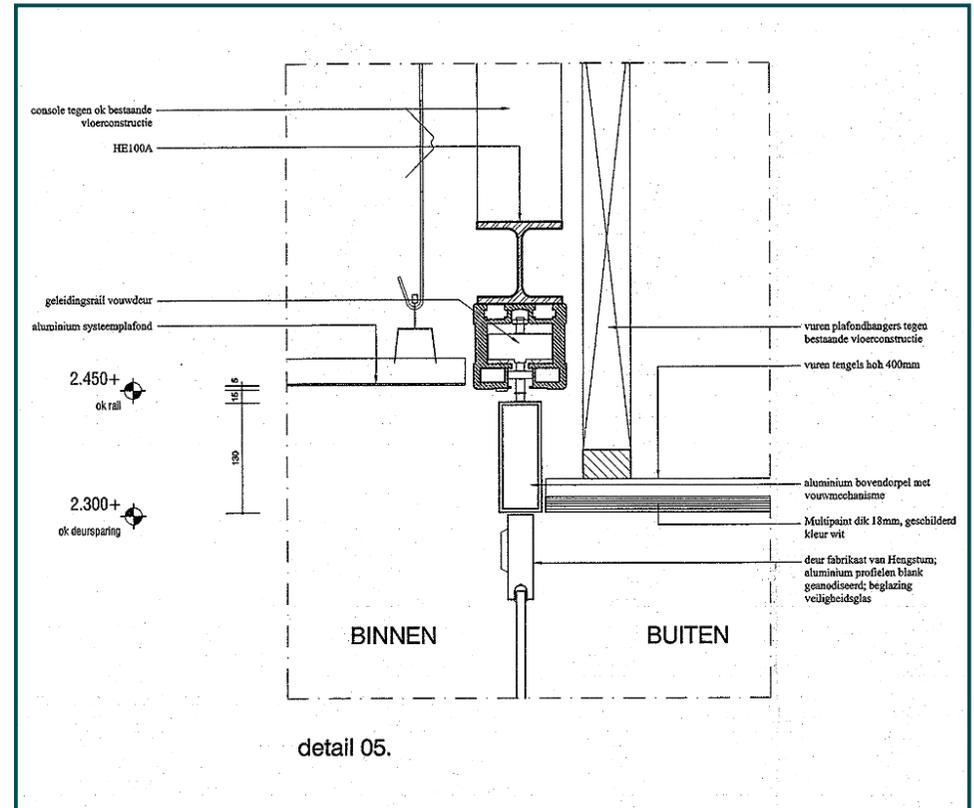
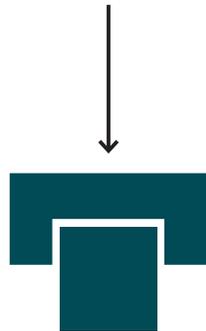


Section of 1925 - scale 1:100

Explanation

How can the facade be carried at the original part by only columns with a load bearing facade of brickwork on top?

Shape of the facade columns are not typical, maybe a reason why?



Technical solution of extension in 1969

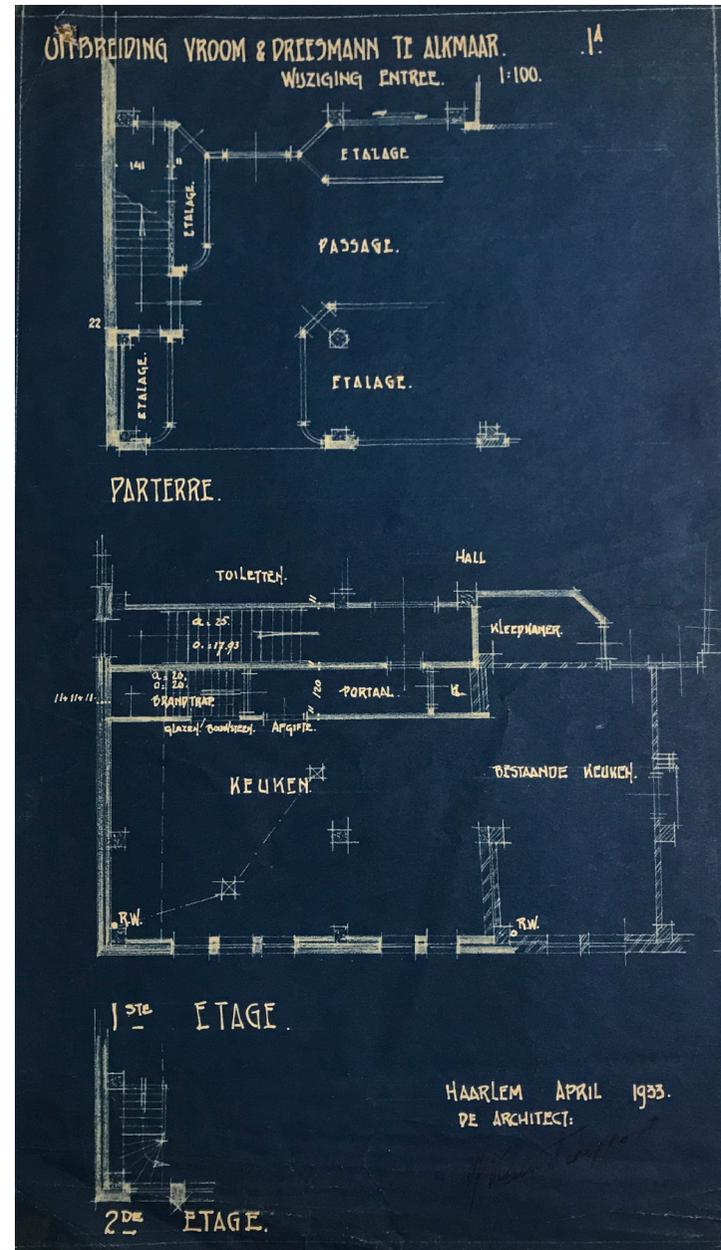
Architectural goal

transparency



Transformation highlights

00 / Ground floor

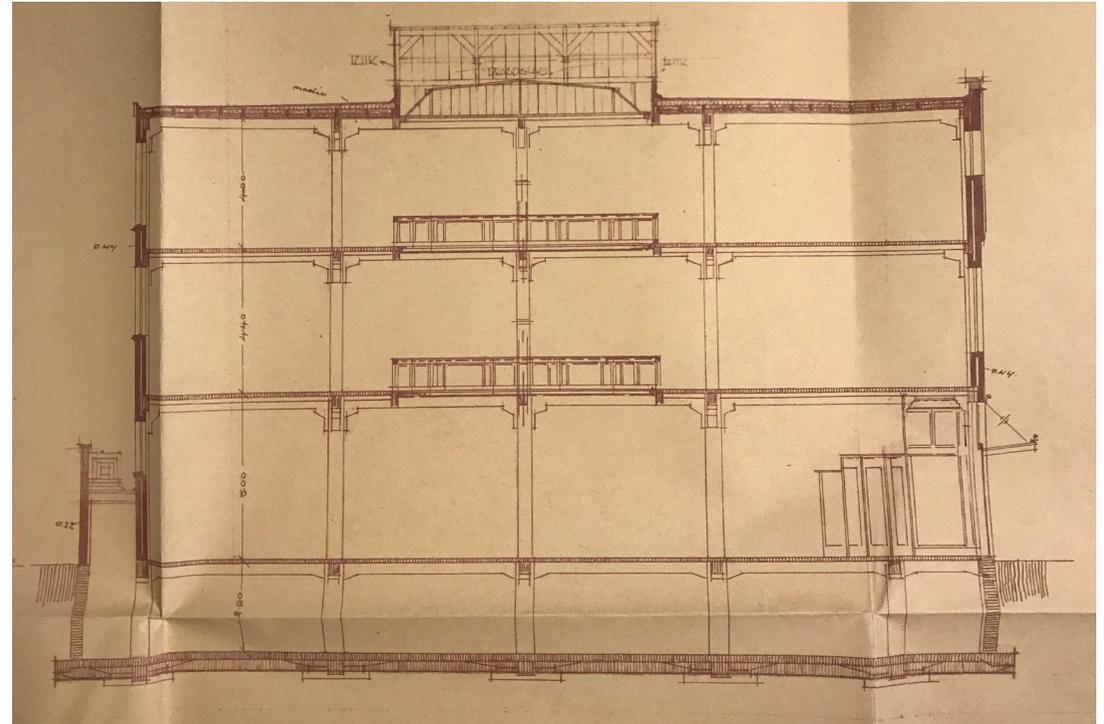
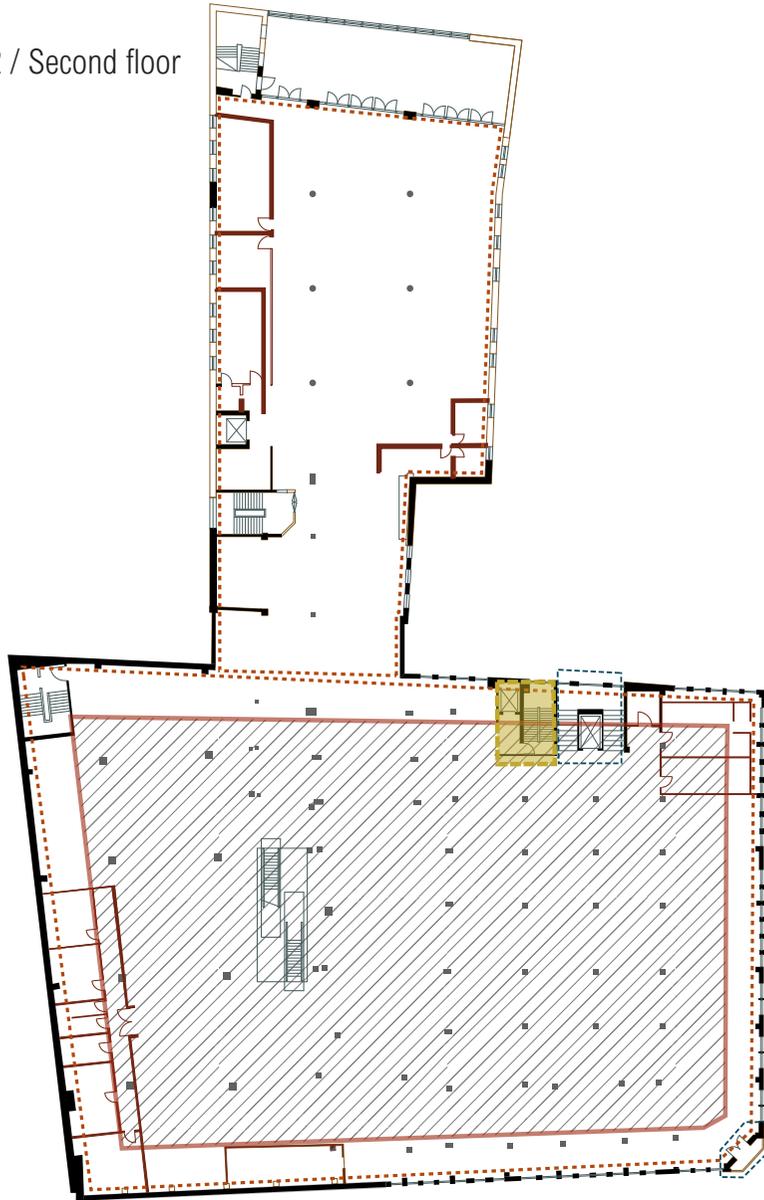


Drawing of 1933 - scale 1:100

Transformation highlights

Drawing of 1925 - scale 1:100

02 / Second floor



Lowered ceiling

The original section shows the more detailed connection of the beams / trusses. Due to daylight would I like to remove the lowered ceiling. In addition will the new open ceiling be experience as a time layer in the building experience. What should I be taken into account for opening this? (for sure the instalations but...)



Presented research output guided by the research plan
(upon P2 presentation)



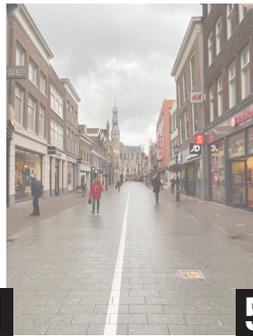
DESIGN PROCESS BOOKLET

Patty Rietveldt

Vacant Heritage Studio - AR3AH105 (2020/2021)



1



5



2



6



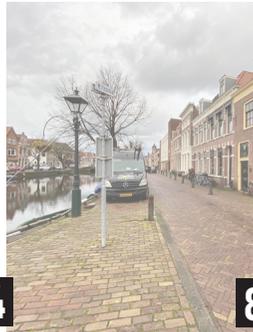
3



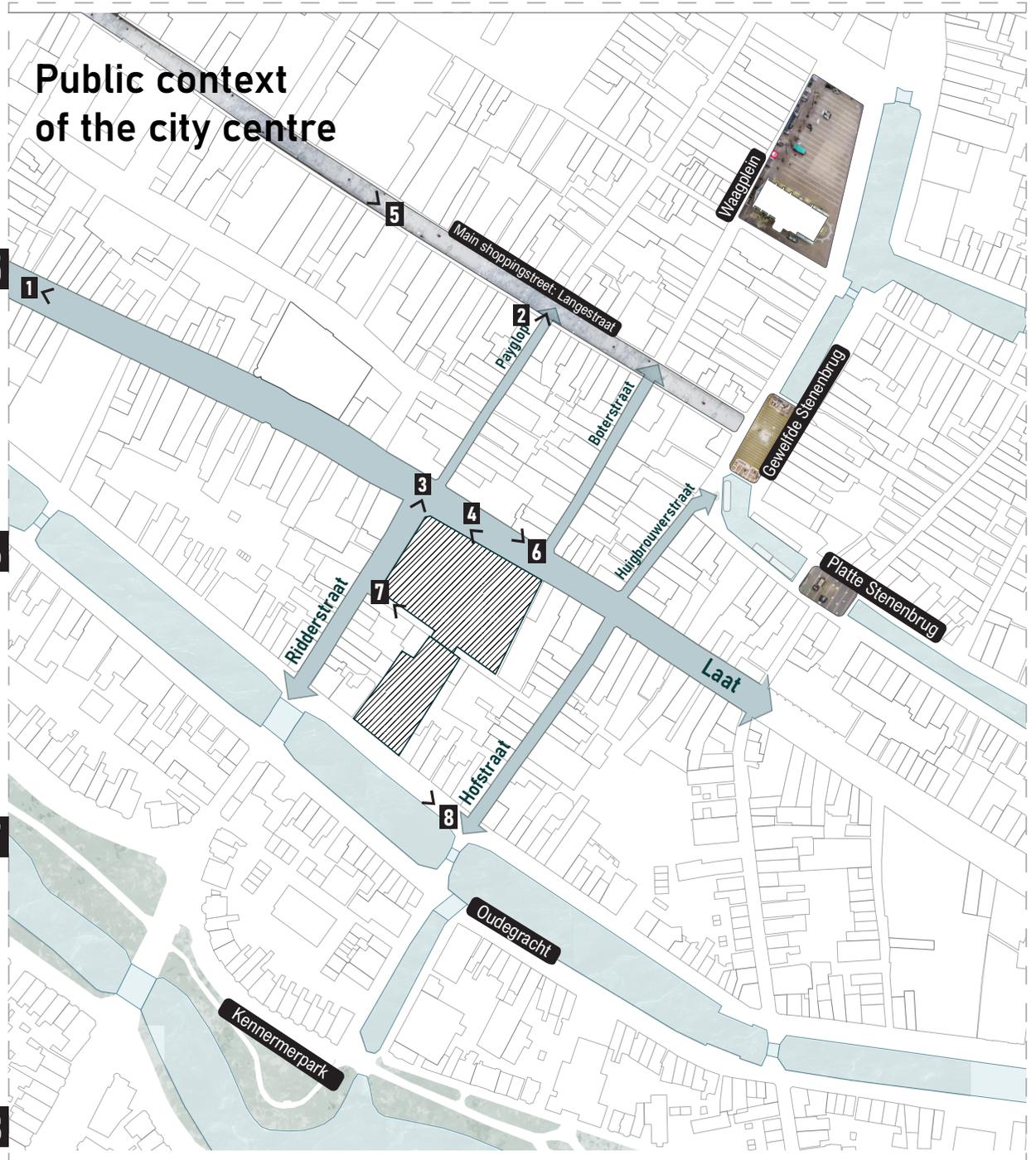
7



4

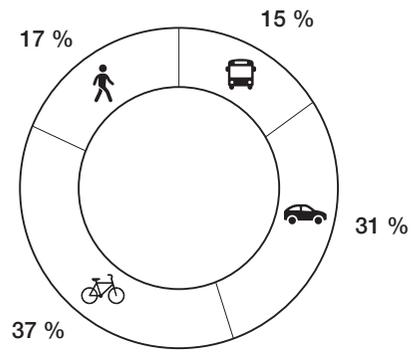


8



Accessibility

mobility of inhabitants

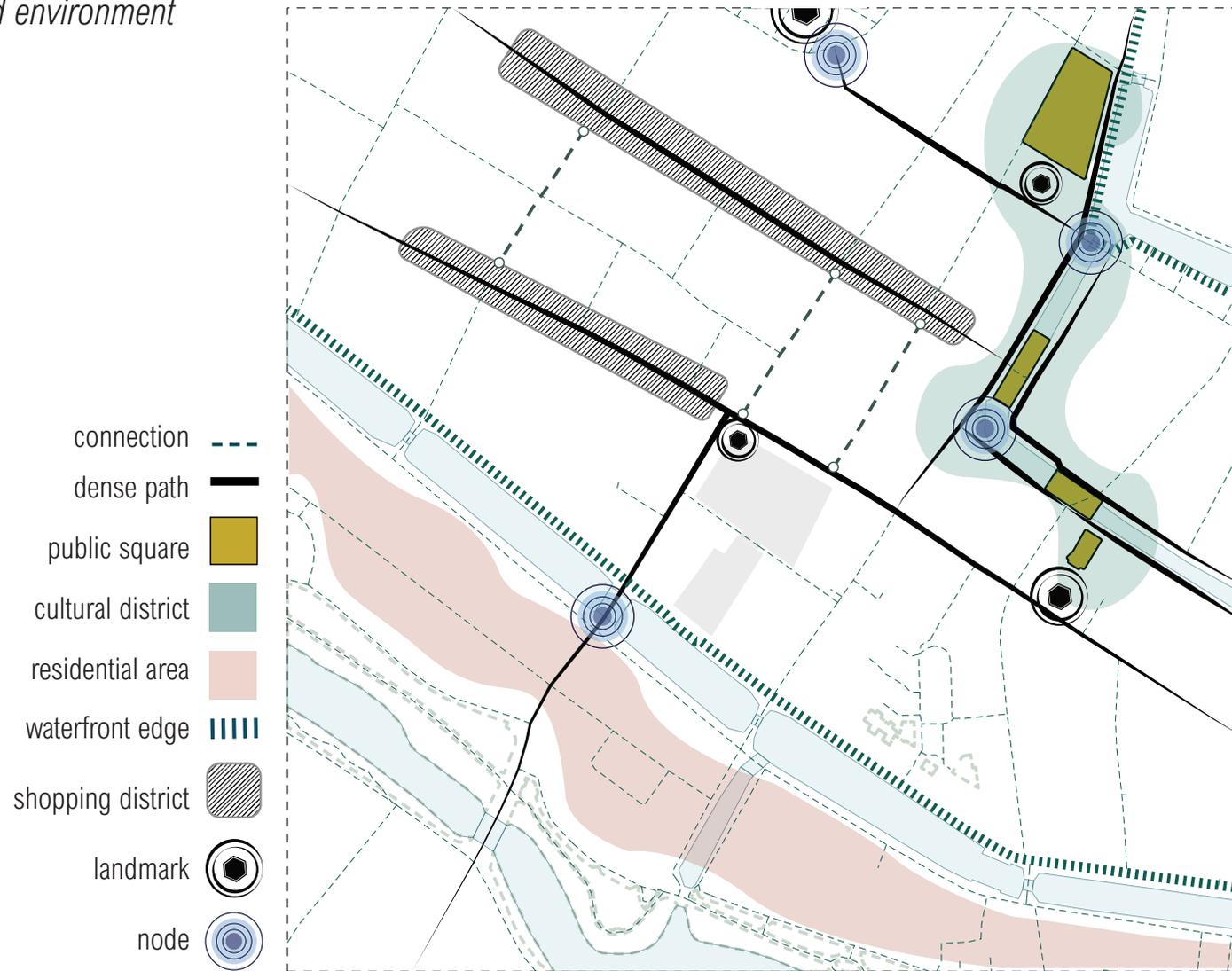


SBT: Division of transport usage



Lynch method

understanding the related environment



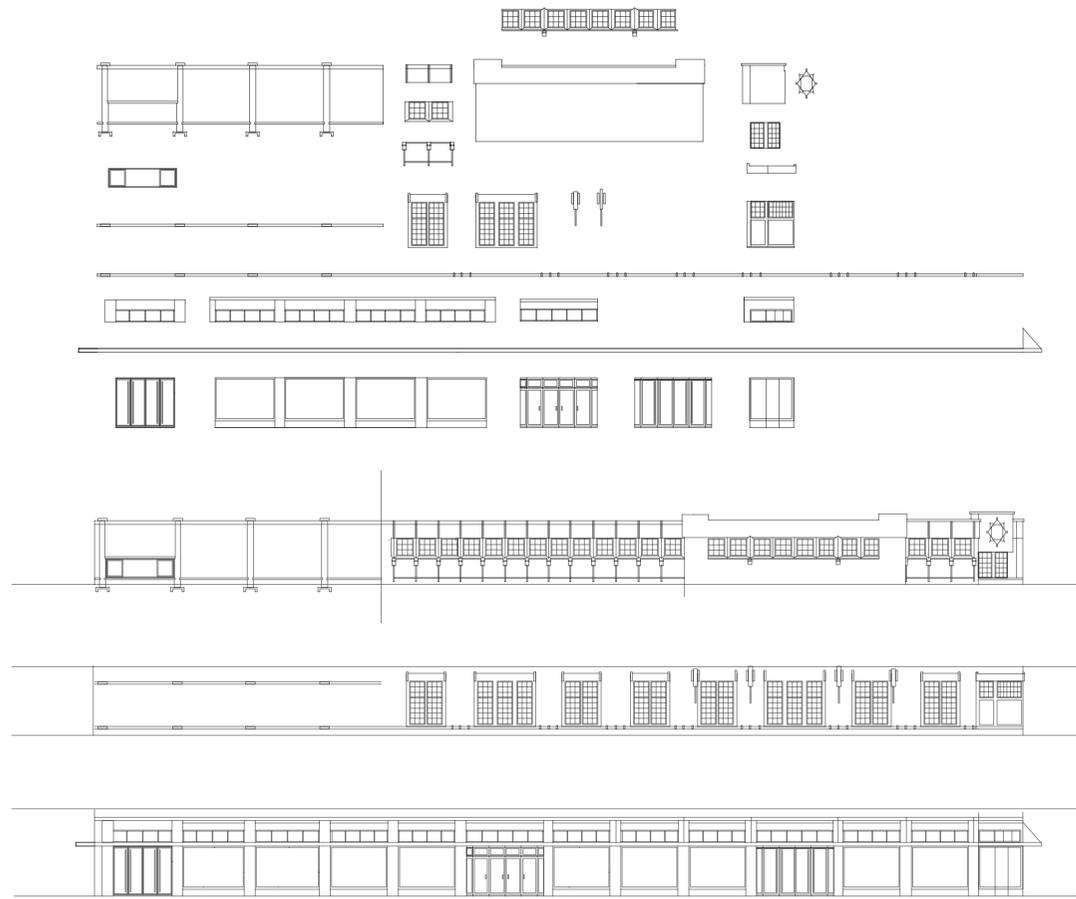
Entrances



Rythm & ratio

street proportion: Laat

SBT: Combined with facade composition drawing



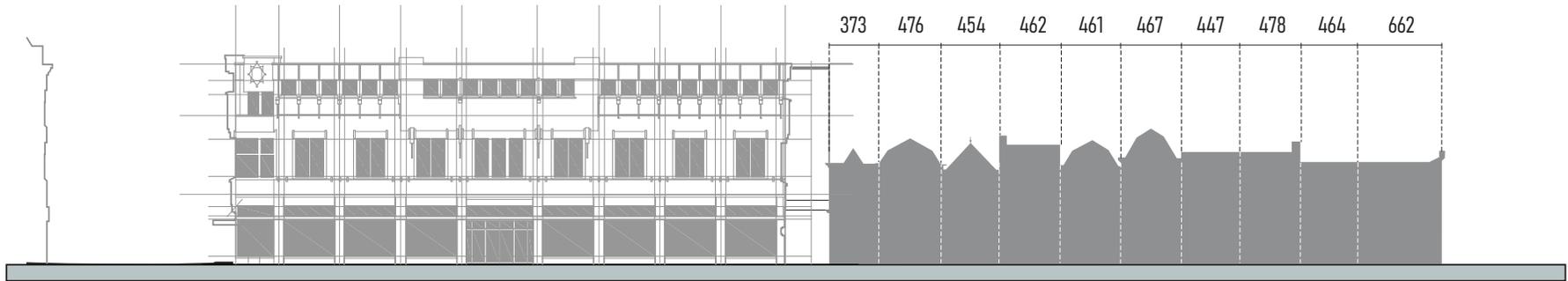
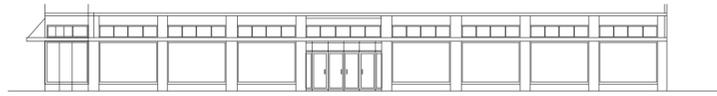
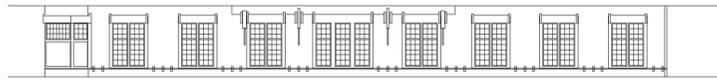
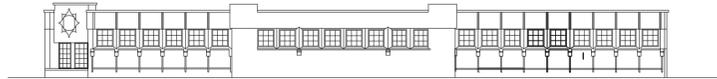
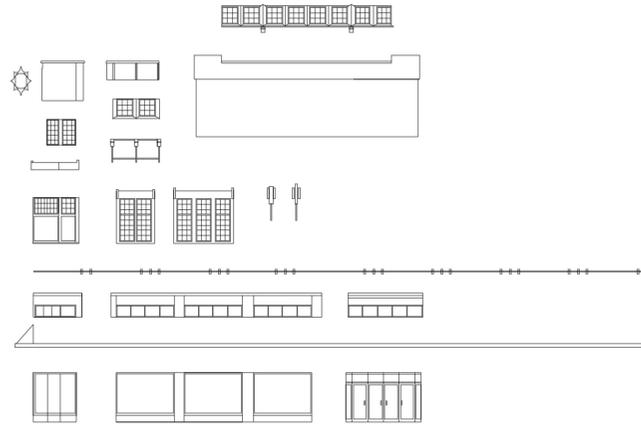
585 595 91 561 789 518 96 610 492 555 569 614 422



Rythm & ratio

street proportion:
Ridderstraat

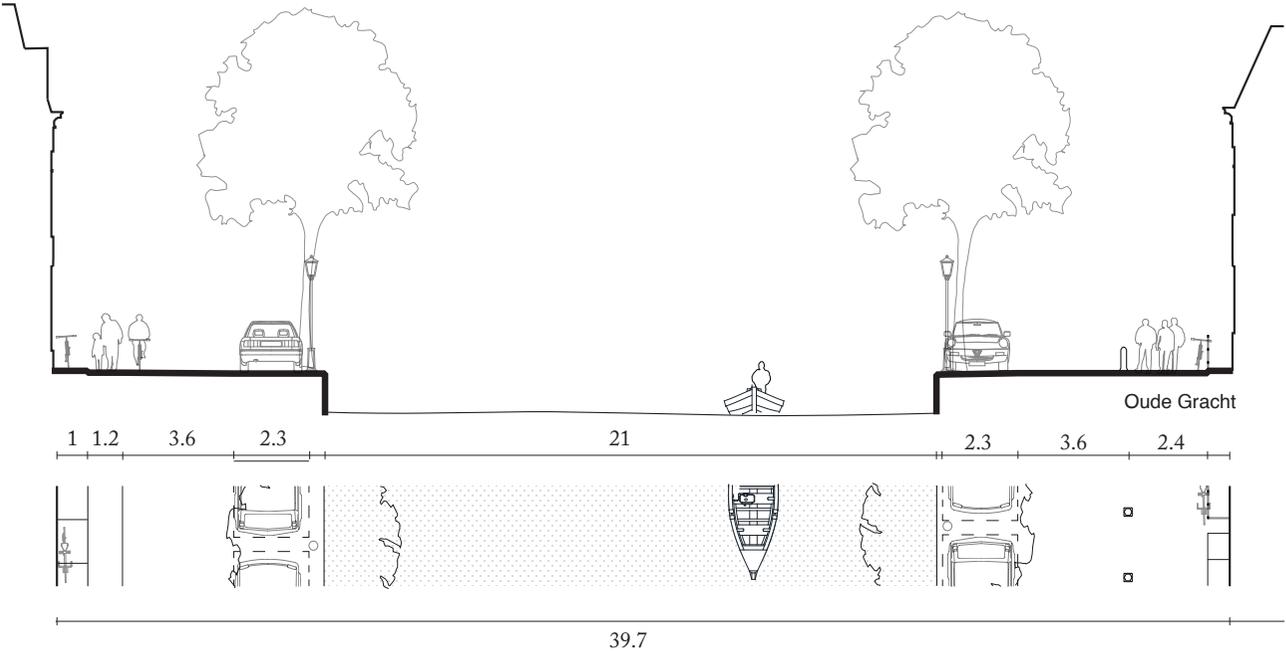
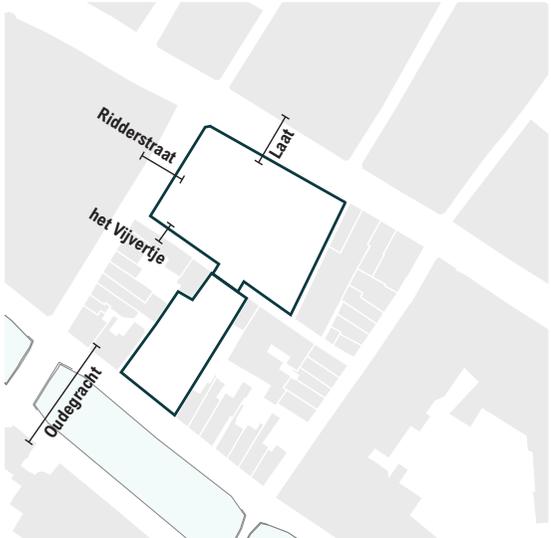
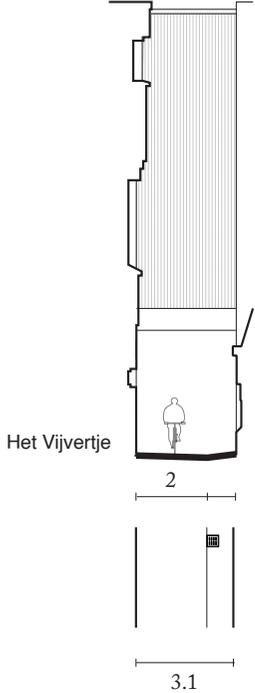
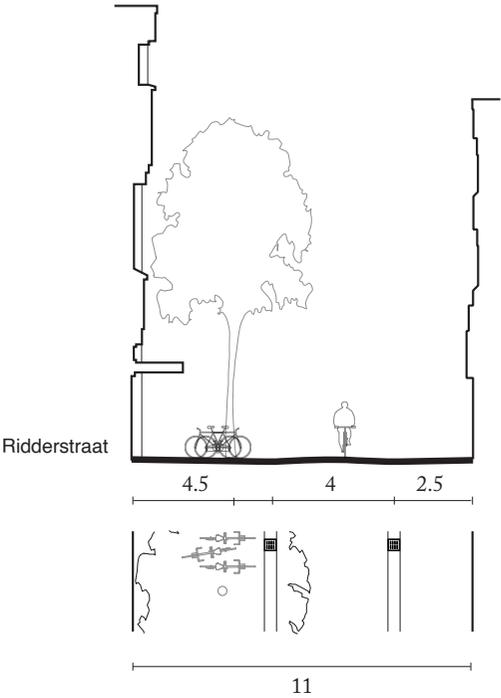
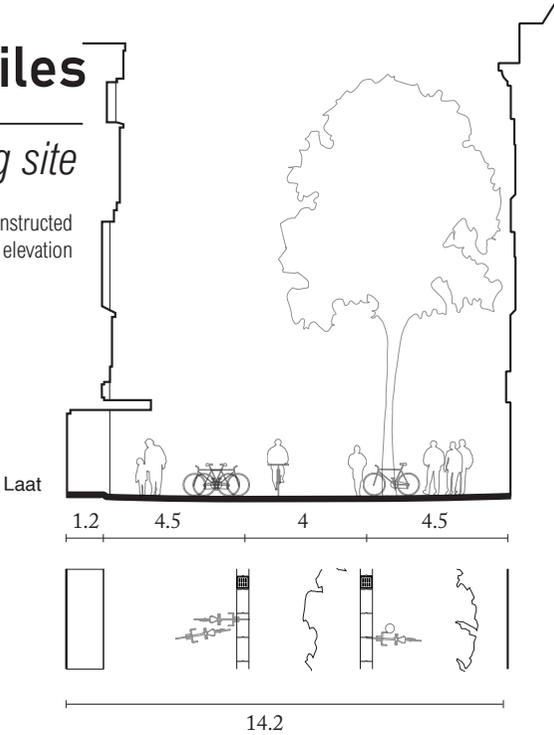
SBT: Combined with facade
composition drawing



Street profiles

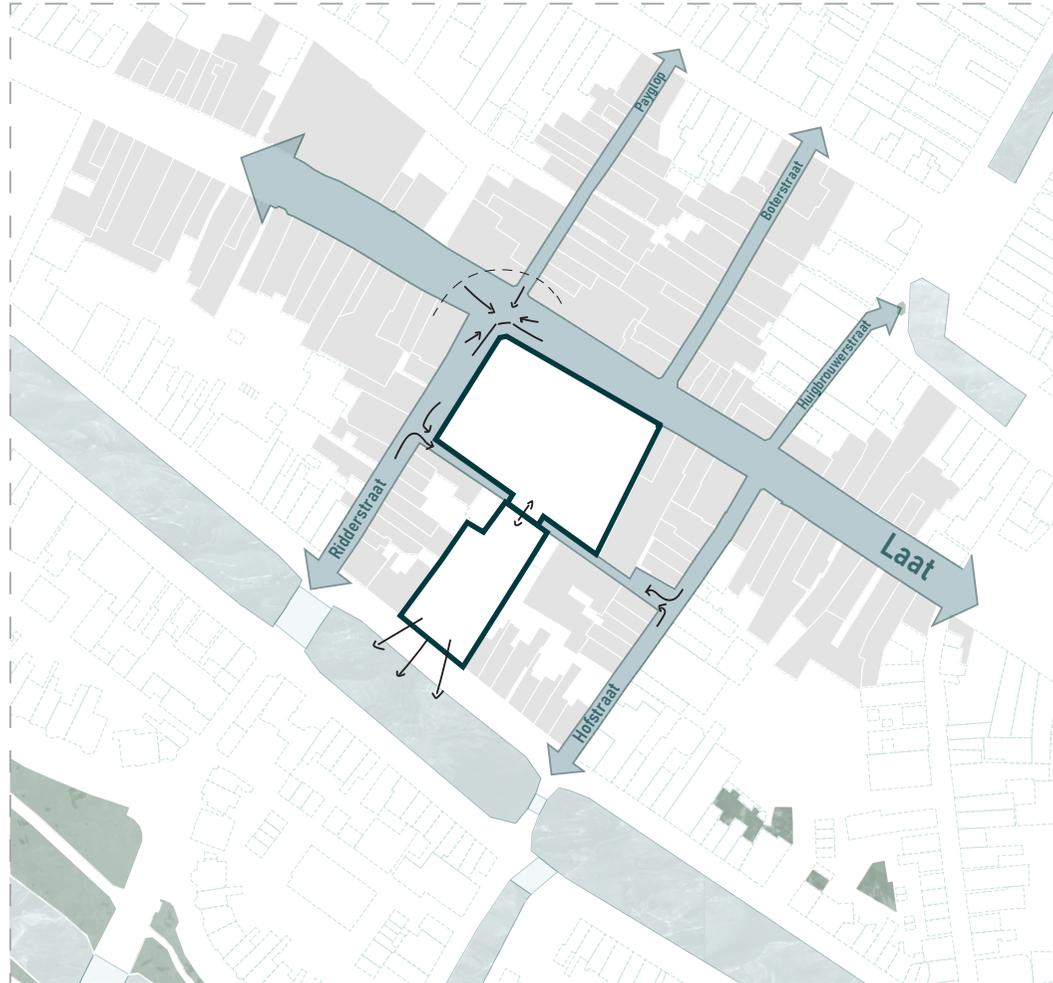
on building site

SBT: Street profiles are constructed with dimension and street elevation



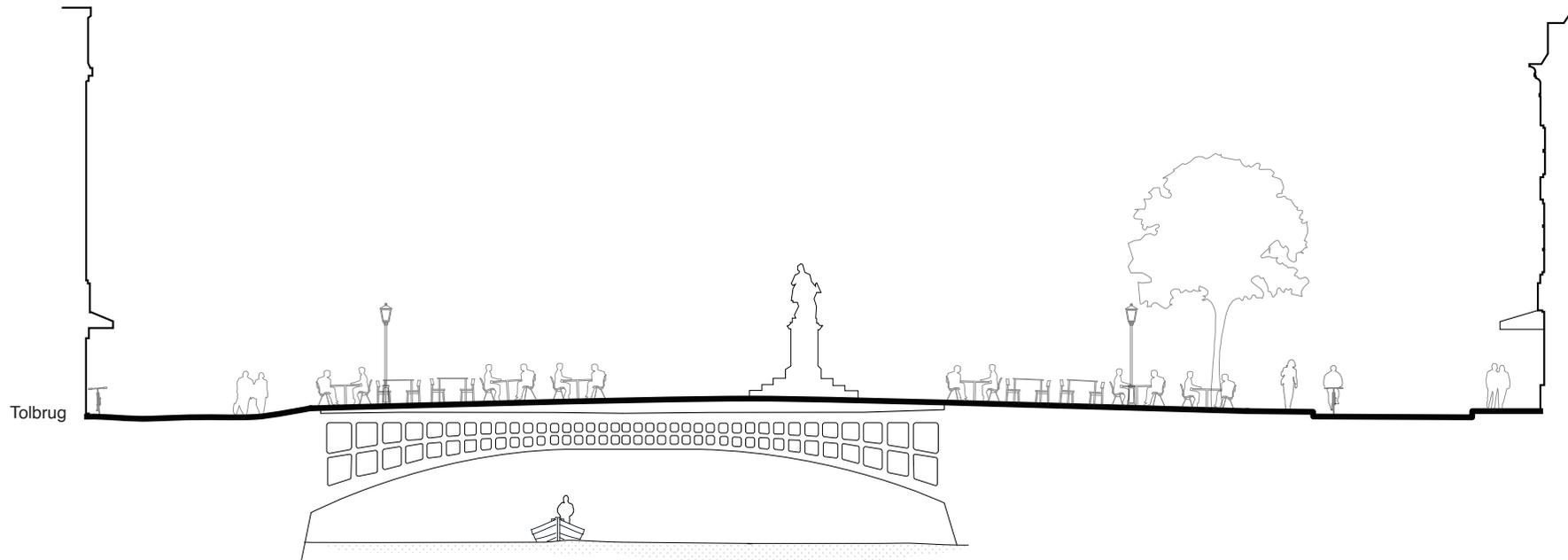
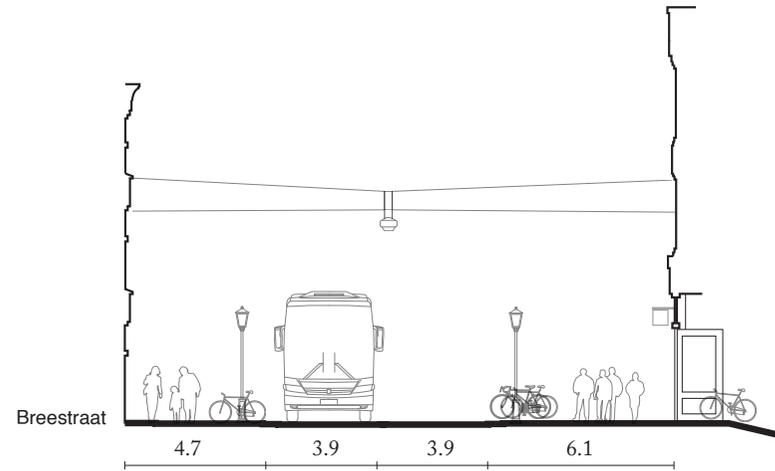
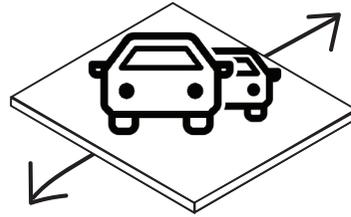
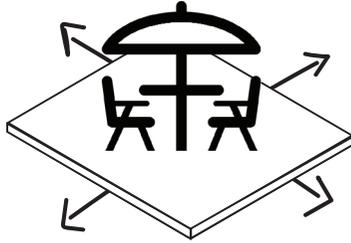
Configuration opportunities

qualities of the target area



Leiden & Dordrecht

*V&D related streets
compared by SBT*



Casestudy

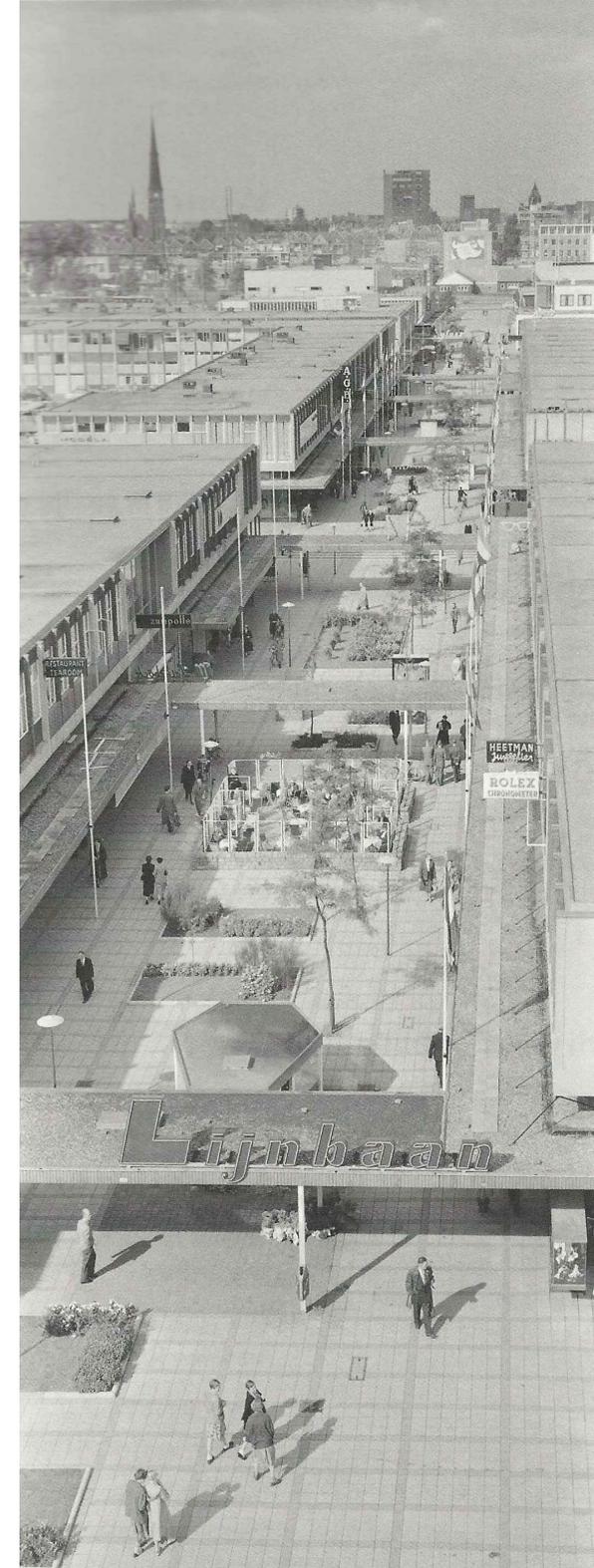
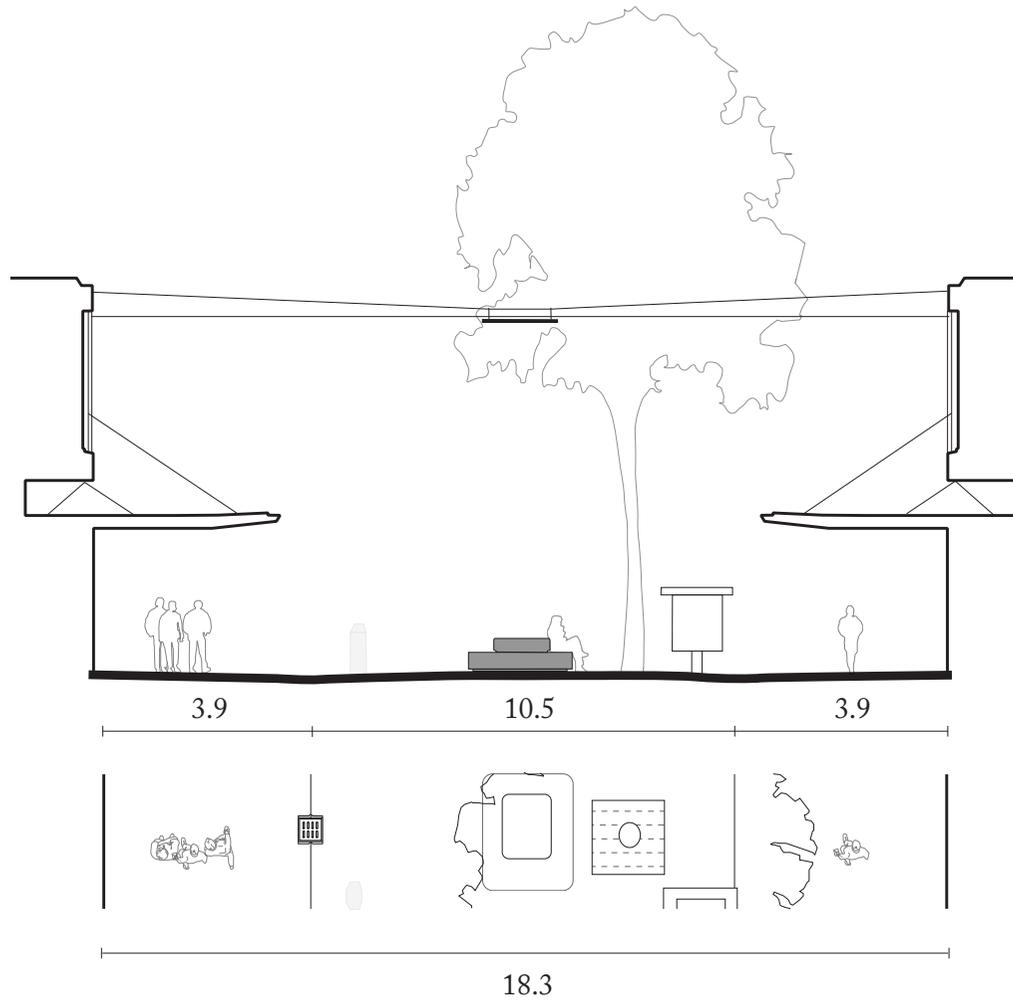
Lijnbaan - Rotterdam



SOURCE: Image of Rijnmond news (2020)



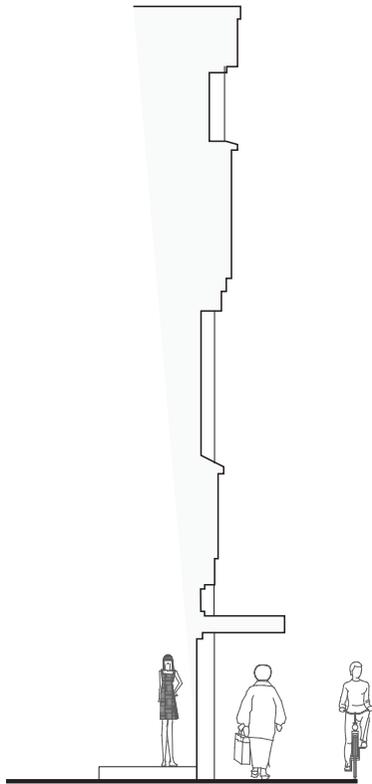
SOURCE: Image of Stadsarchief Rotterdam [4273-L-391]



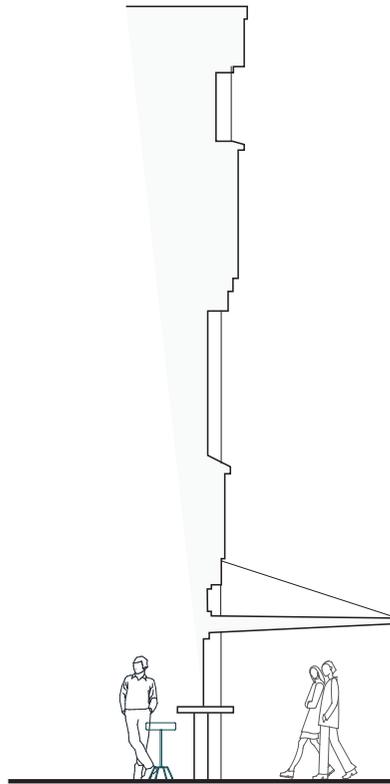
SOURCE: Image of 60 jaar Lijnbaan: Het hart van de Rotterdamse wederopbouw (Aarsen, 2013)

Facade principle

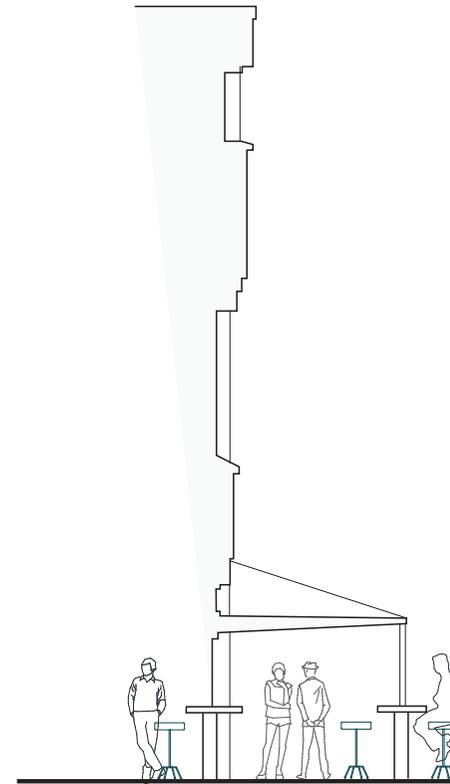
Existing situation
(department store)



Facade transformed
into **interior object**



Facade opened
from **interior to exterior**



Applied physical permeability study by Jan Gehl (2006)

Value highlights

Architectural
elements of value

value of use



- low -

value of age



- medium -

historical value



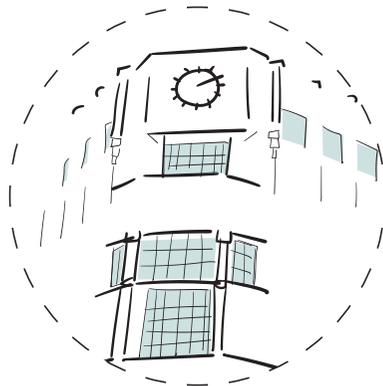
- high -

value of use



- medium -

value of age



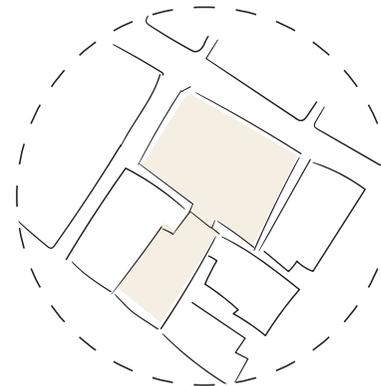
- high -

value of use



- high -

historical value



- medium -

Intangible
elements of value

