

Kloos

Continuing the story of a manufacturing community

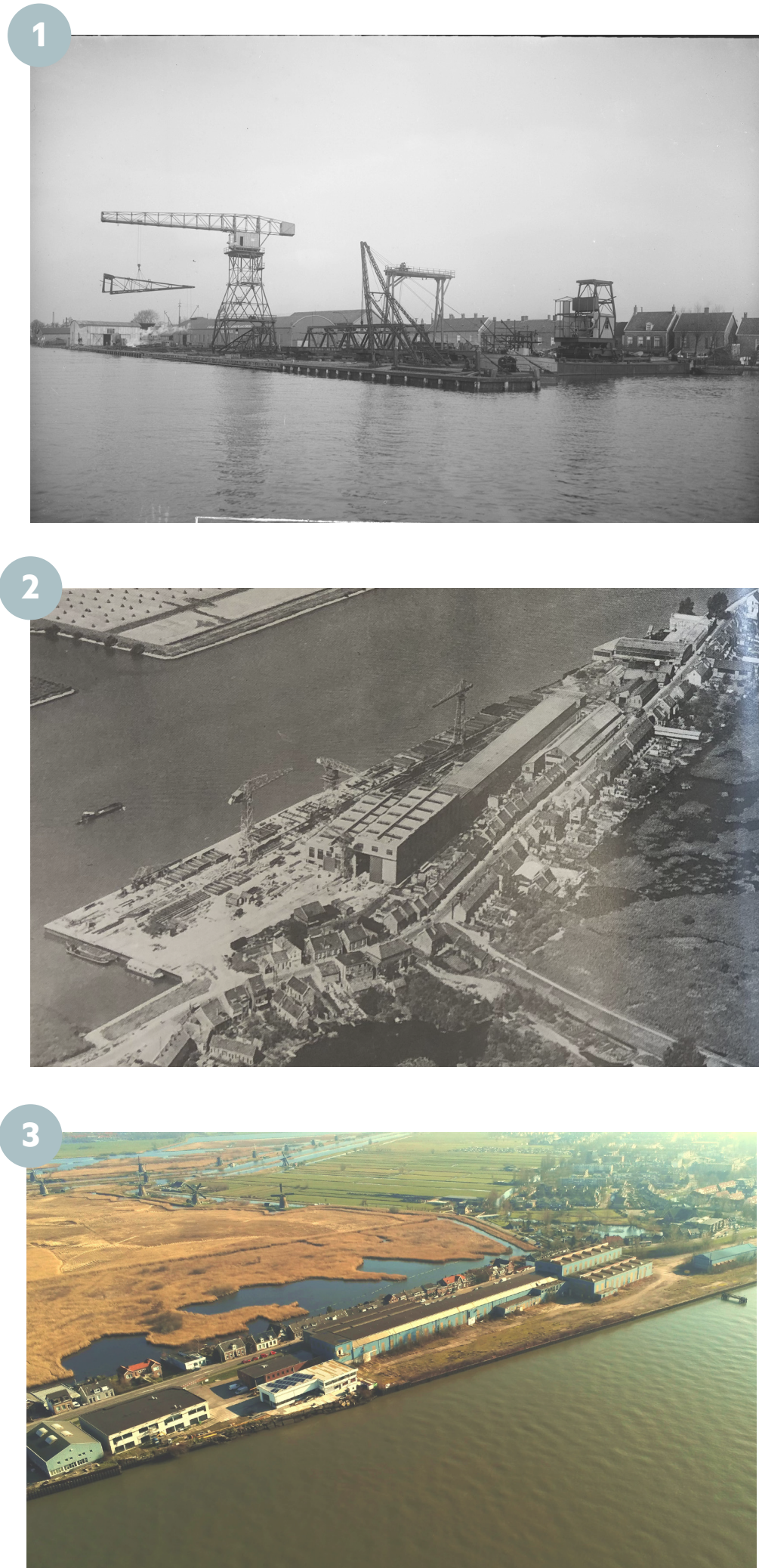


Waterdriehoek



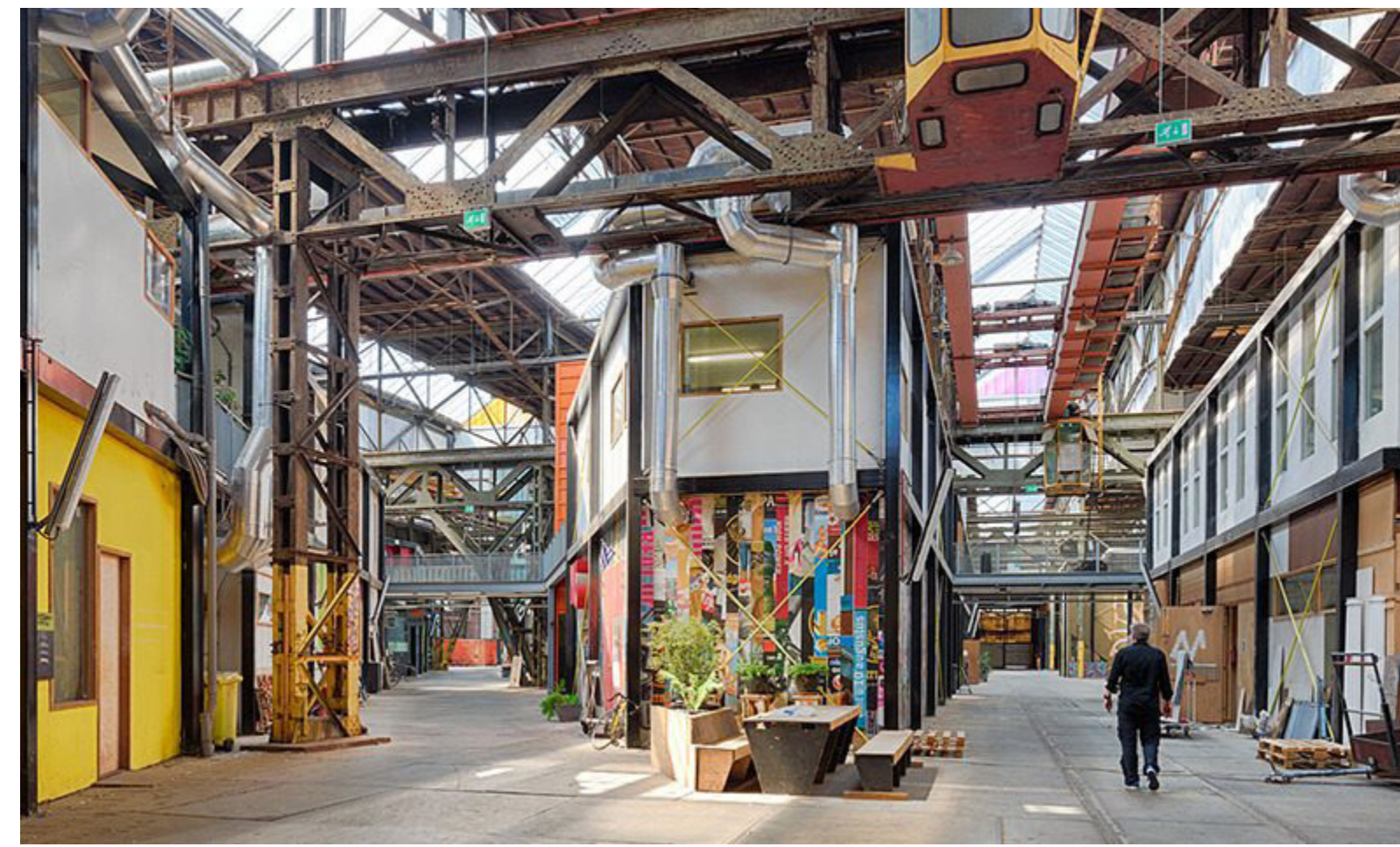
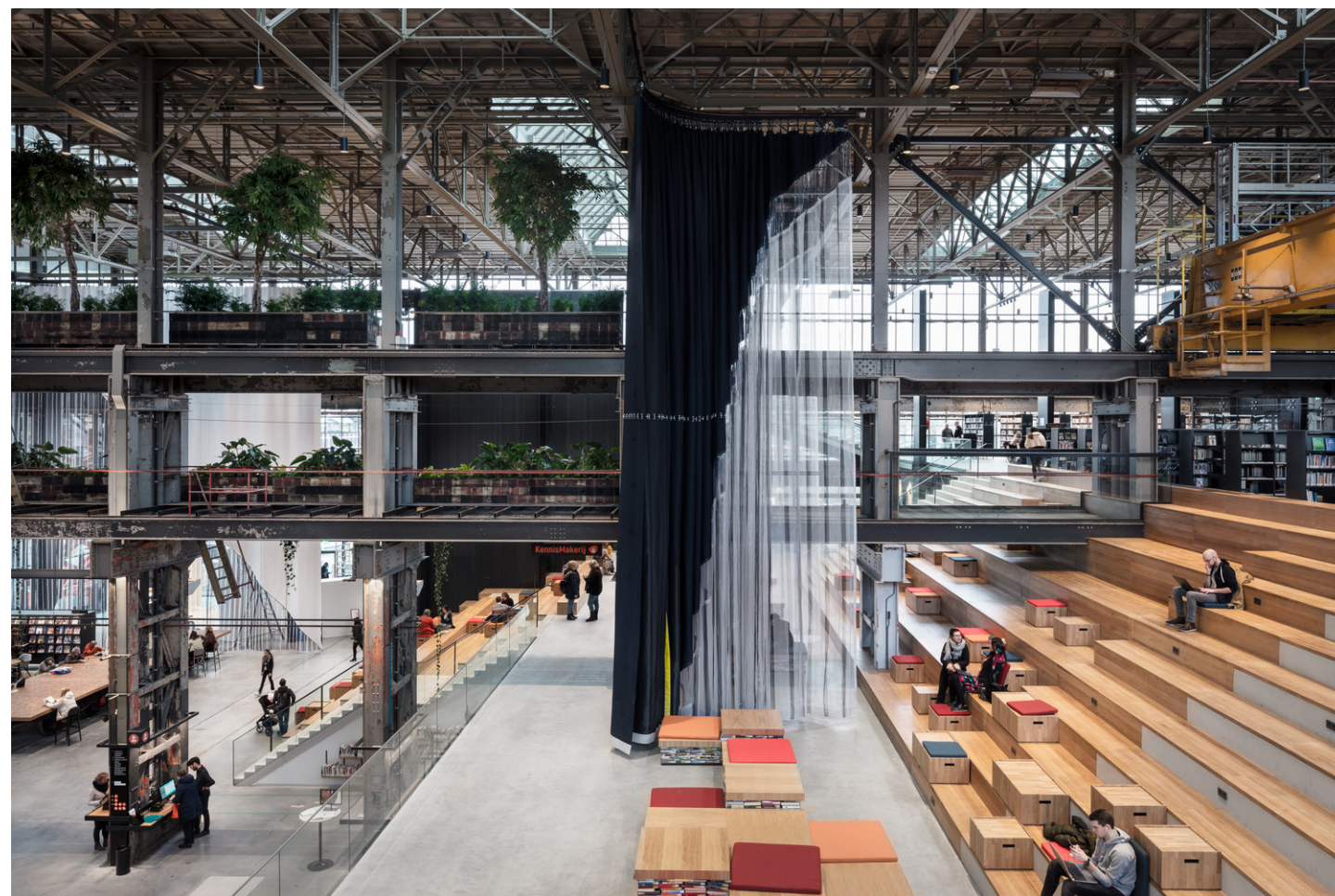
Location

The site of Kloos



Source image 1: 125 Years of Kloos, Het Contact, 1968
 Source image 2: 125 Years of Kloos, Het Contact, 1968
 Source image 3: Regional Archive of Dordrecht

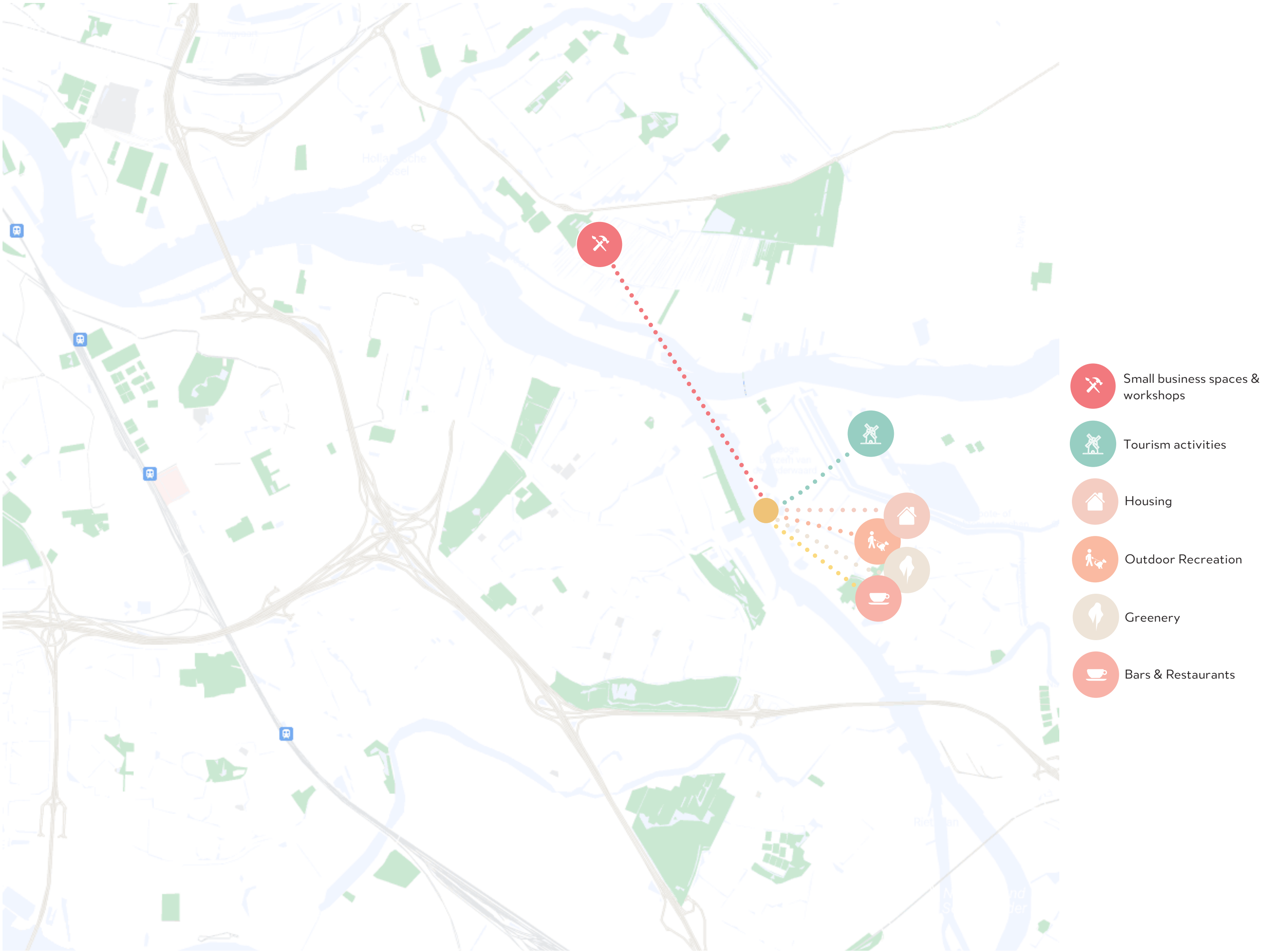
Adaptive reuse of industrial/maritime sites



LocHal, Tilburg
Former locomotive halls turned into public library and eventspace
Source: Civic Architects - Stijn Bollaert 2019

NDSM Wharf, Amsterdam
Former shipwharf turned into breeding grounds for artists and entrepreneurs
Source: Eva de Klerk, Make your city - The city as a shell 2018

Surroundings

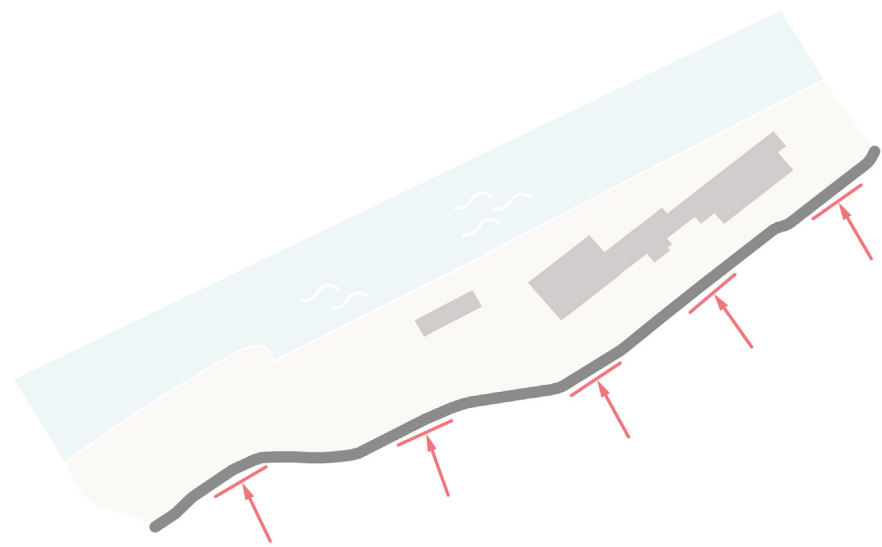


Demands

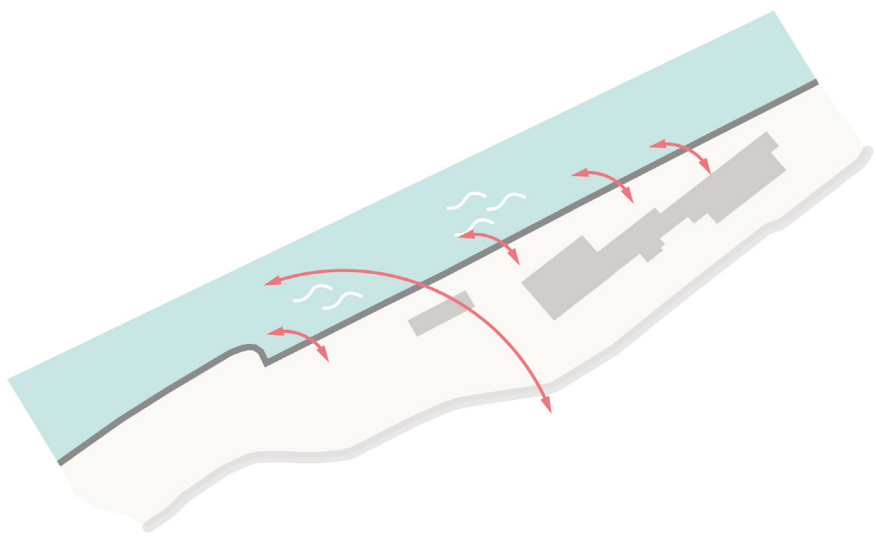
Masterplan



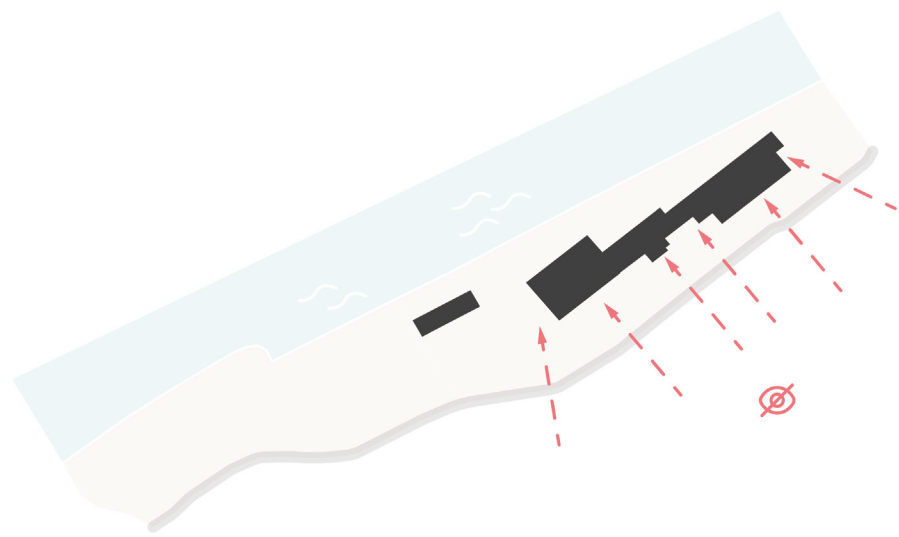
Current situation



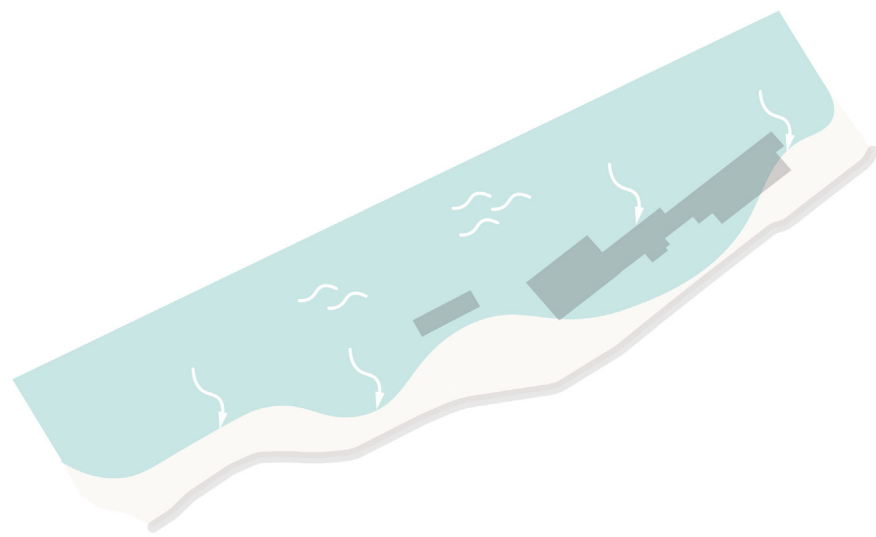
Isolated by the dike



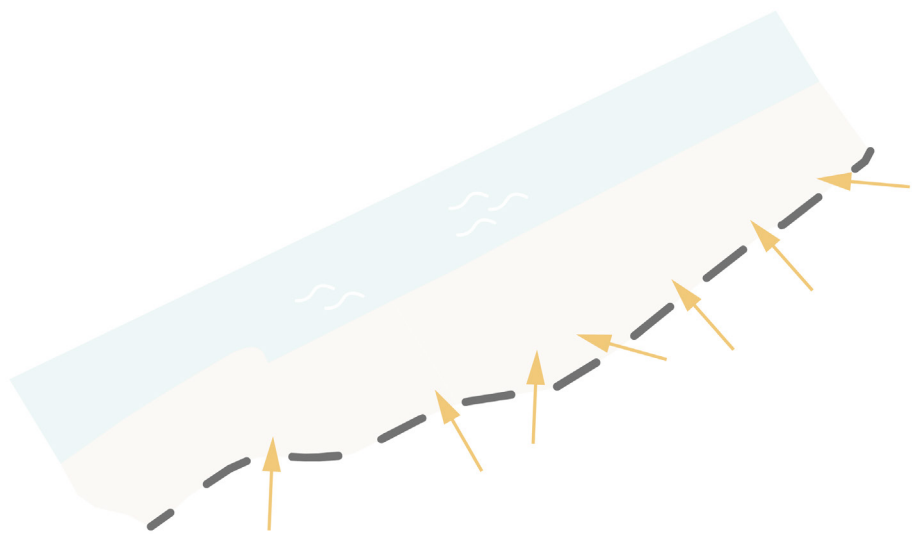
Lack of connection with waterfront



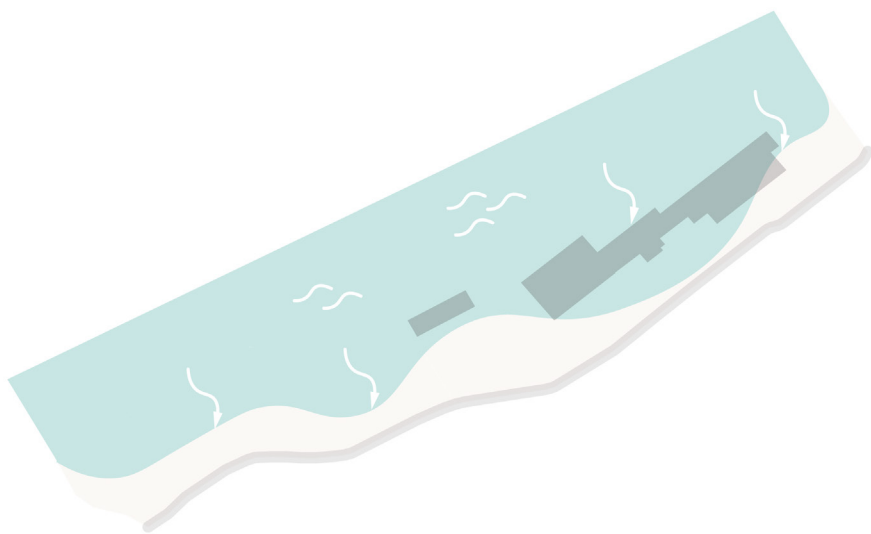
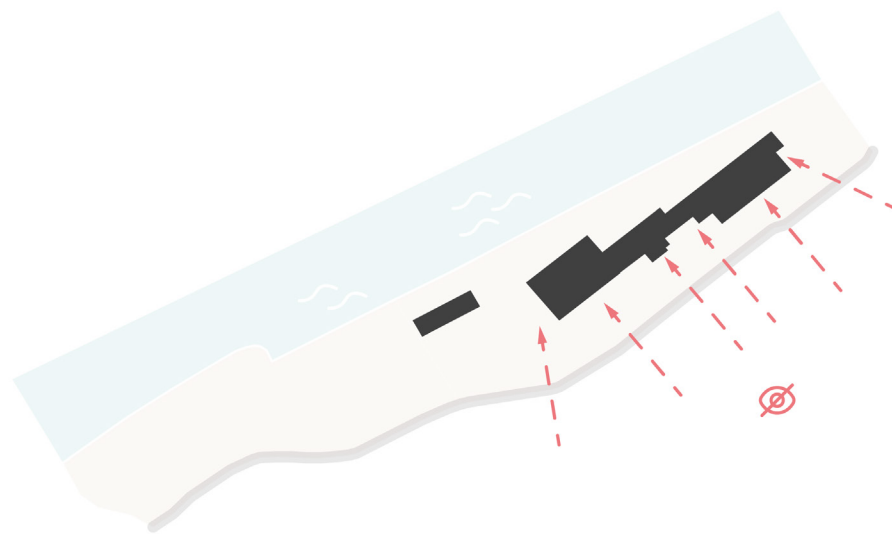
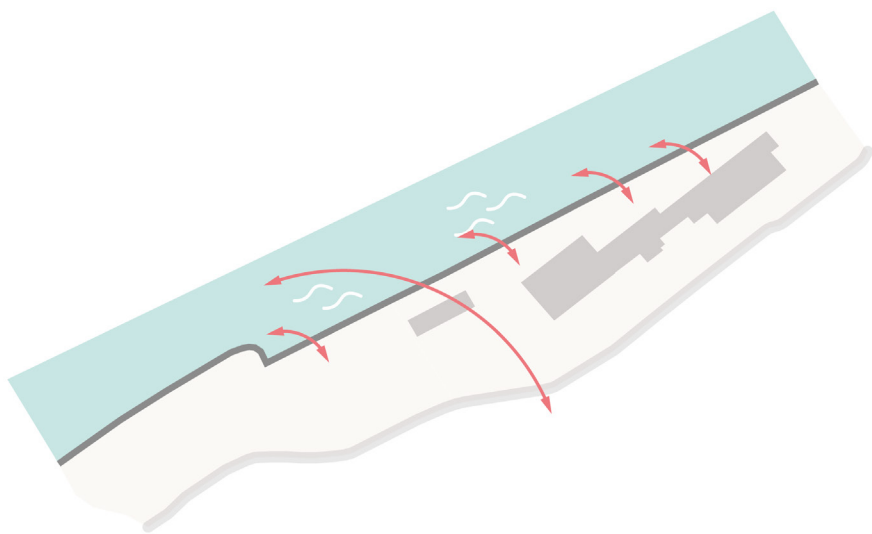
Blocked sightlines by building volume

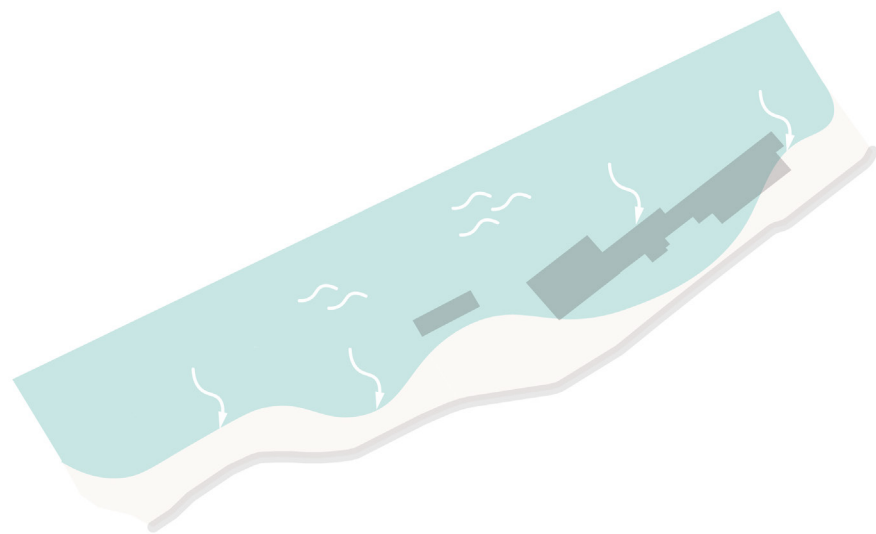
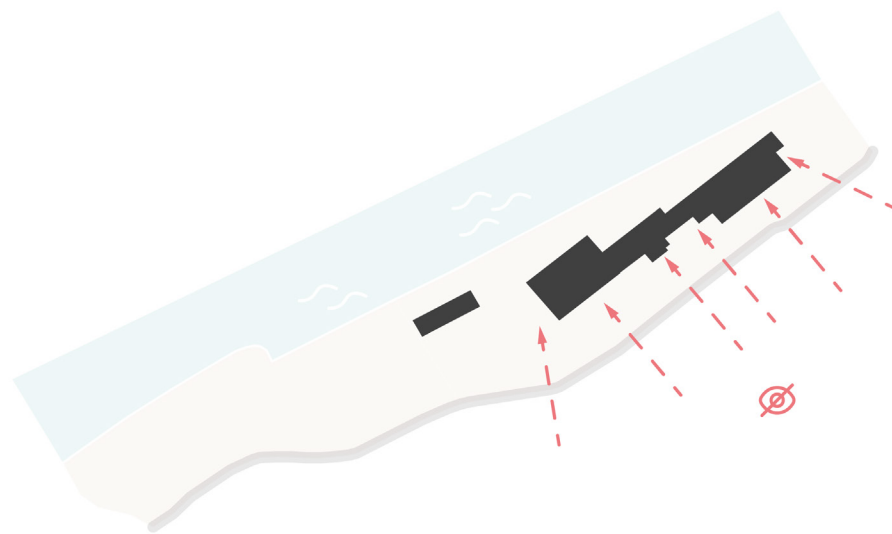
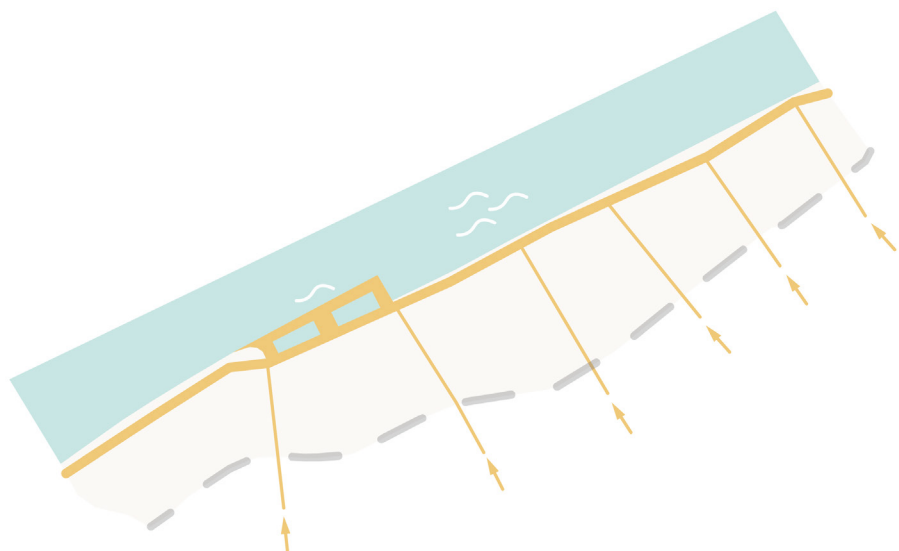
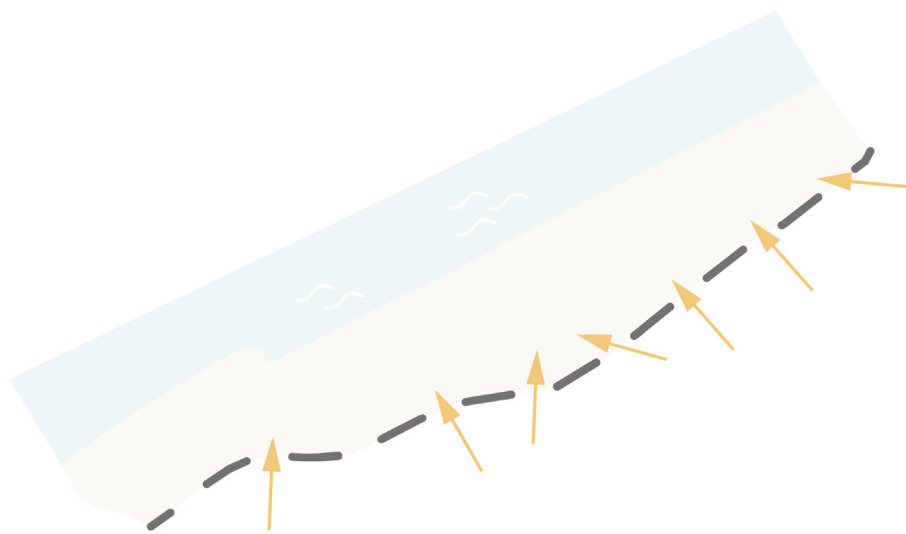


Future risks of flooding

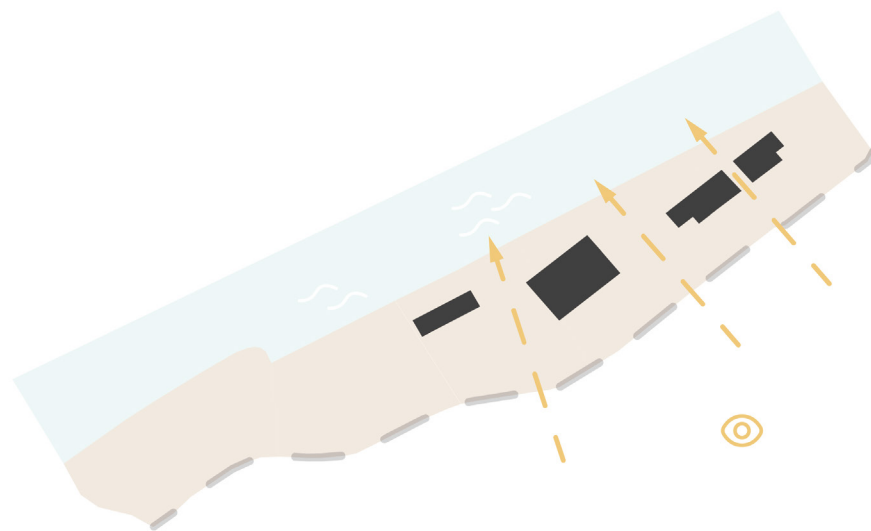
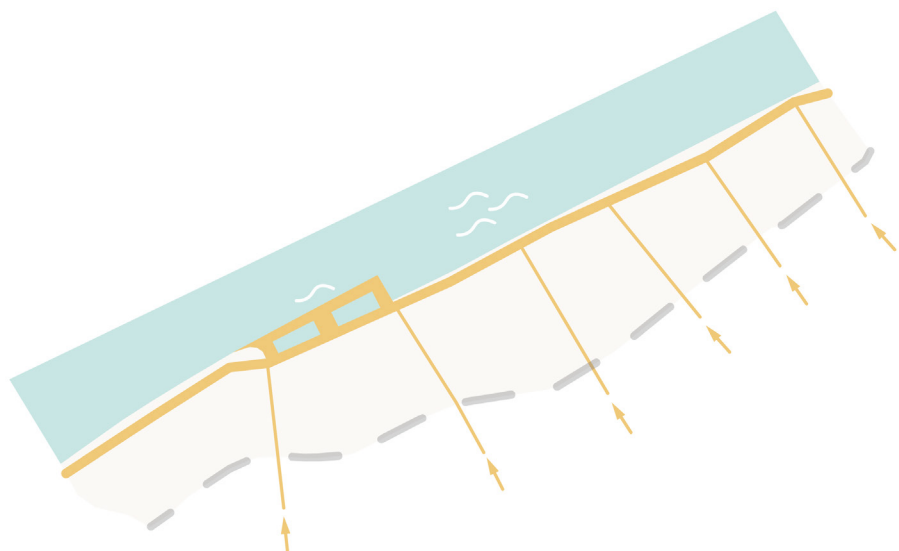
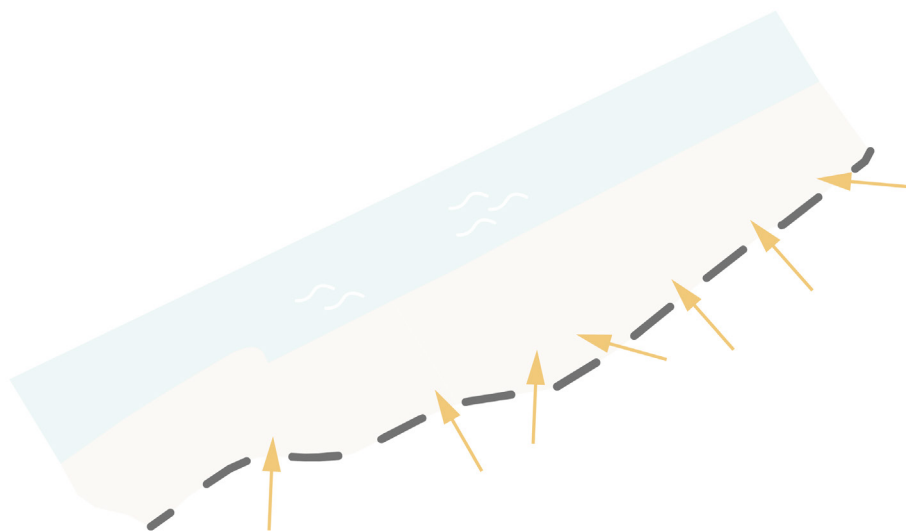


Making connections directly from the dike

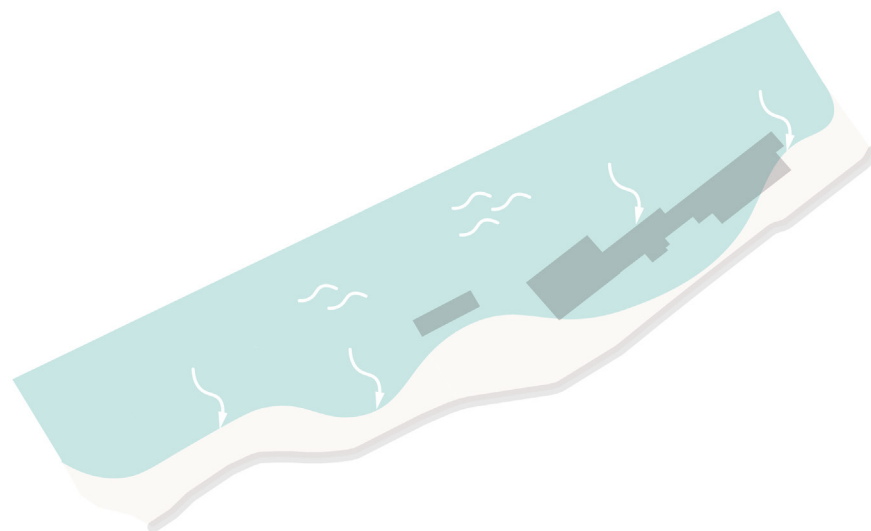


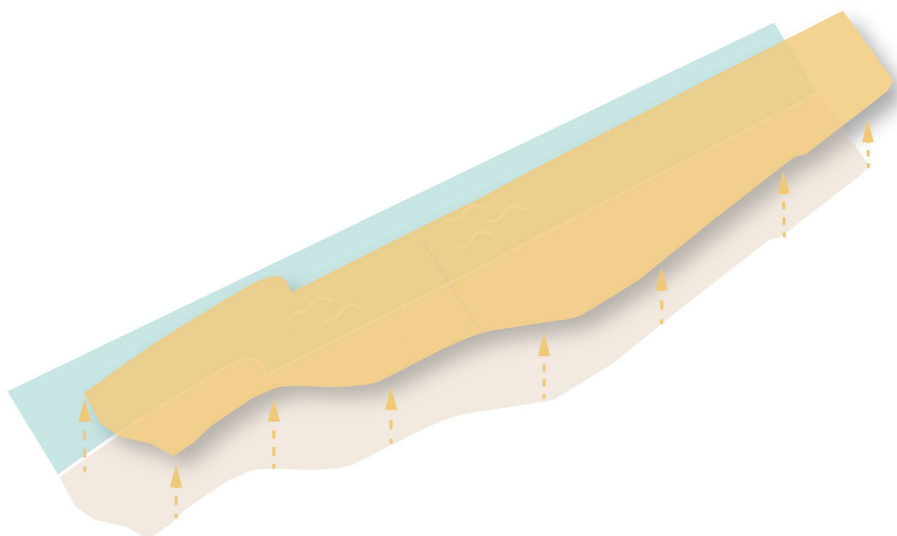
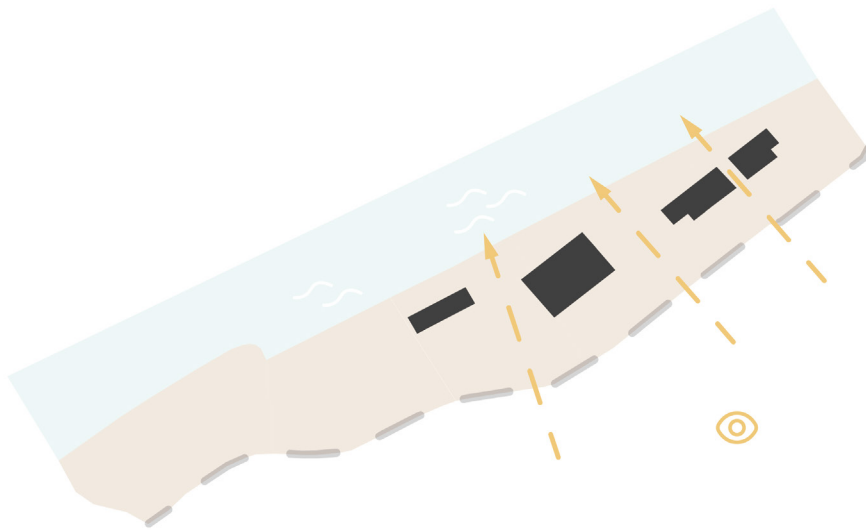
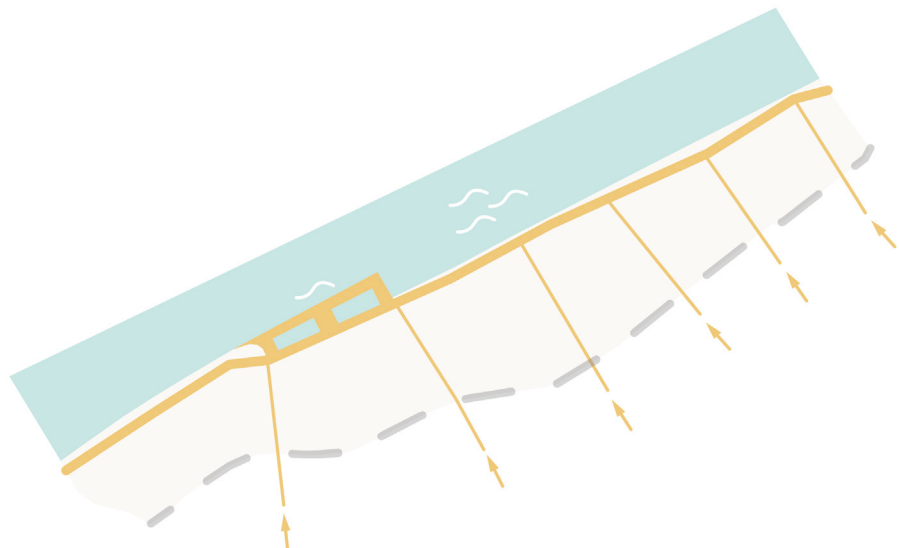
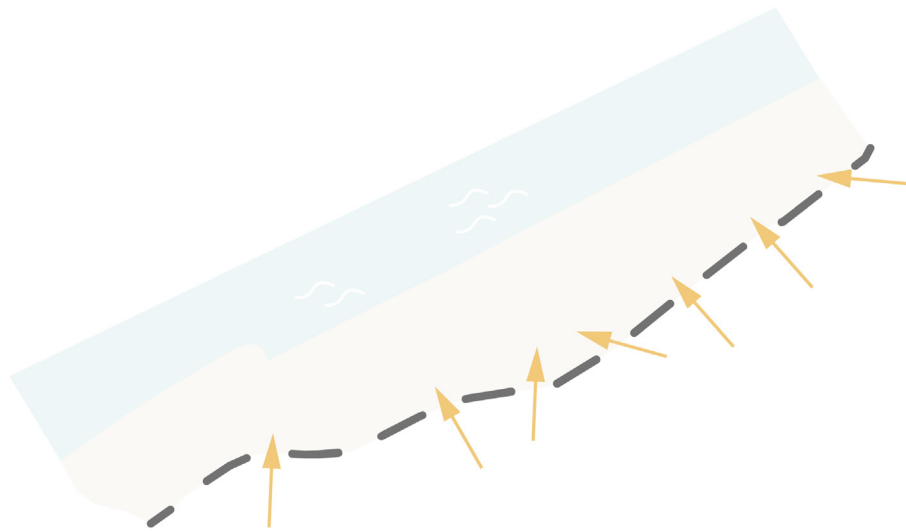


Creating a connecting waterfront element



Opening up de building volume





Creating a raised groundlevel

Masterplan



Current situation

Masterplan



Creating waterfront boulevard

Masterplan



Making connections on dike level

Masterplan



Creating waterfront connection

Masterplan



Opening up the Kloos volume

Masterplan



Overview of interventions

Masterplan



Zoning

Masterplan



Zoning

Masterplan



Zoning



Masterplan



The assembly



Zoning



Masterplan



The park

Zoning



Masterplan



The makers district



Zoning

Masterplan



The city

Zoning

Masterplan



The waterfront

The green Kilometer - Ghisellini Architeti - Italy

Zoning

Masterplan



Zoning



The treehouse

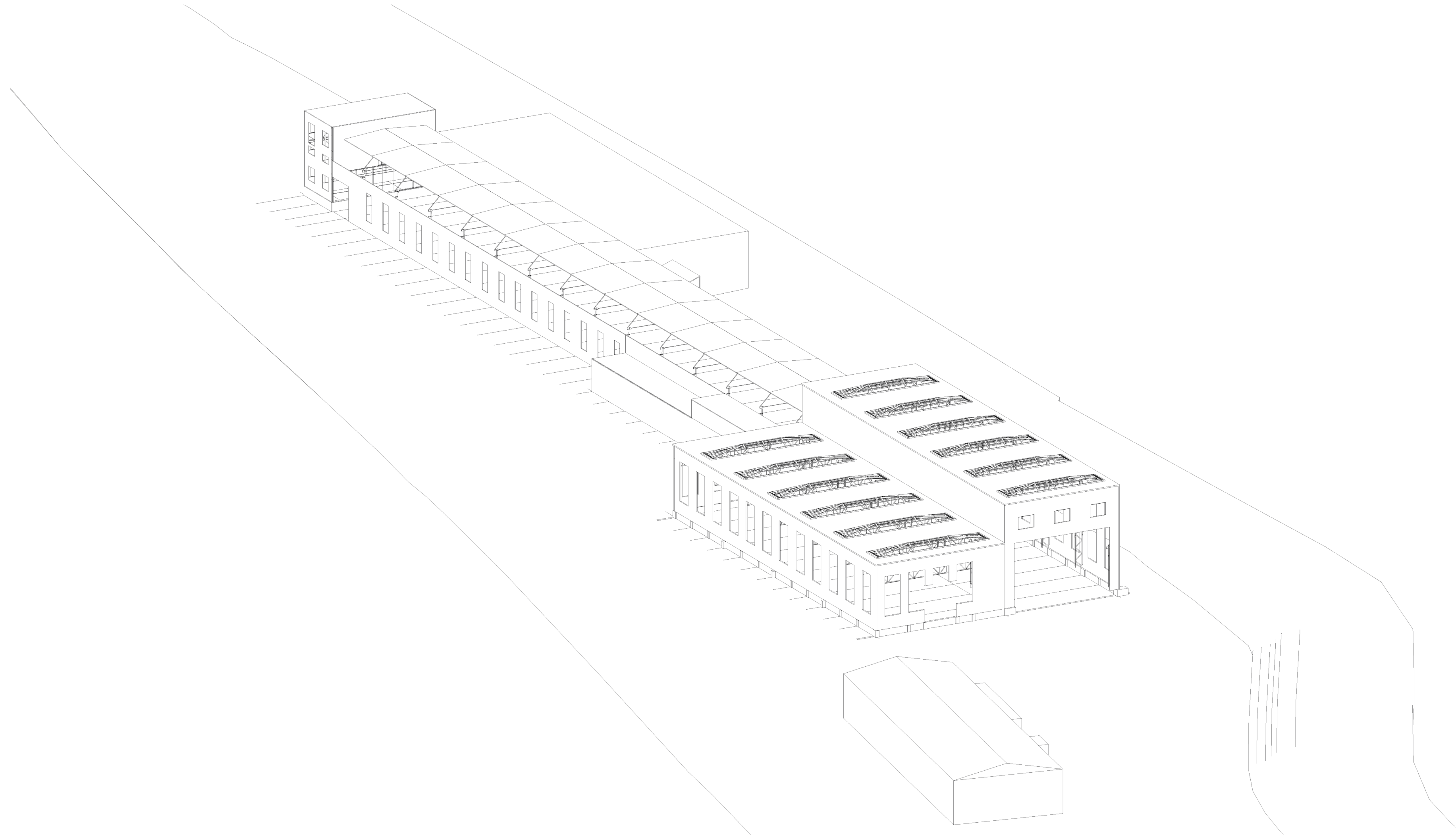
Masterplan



Final plan

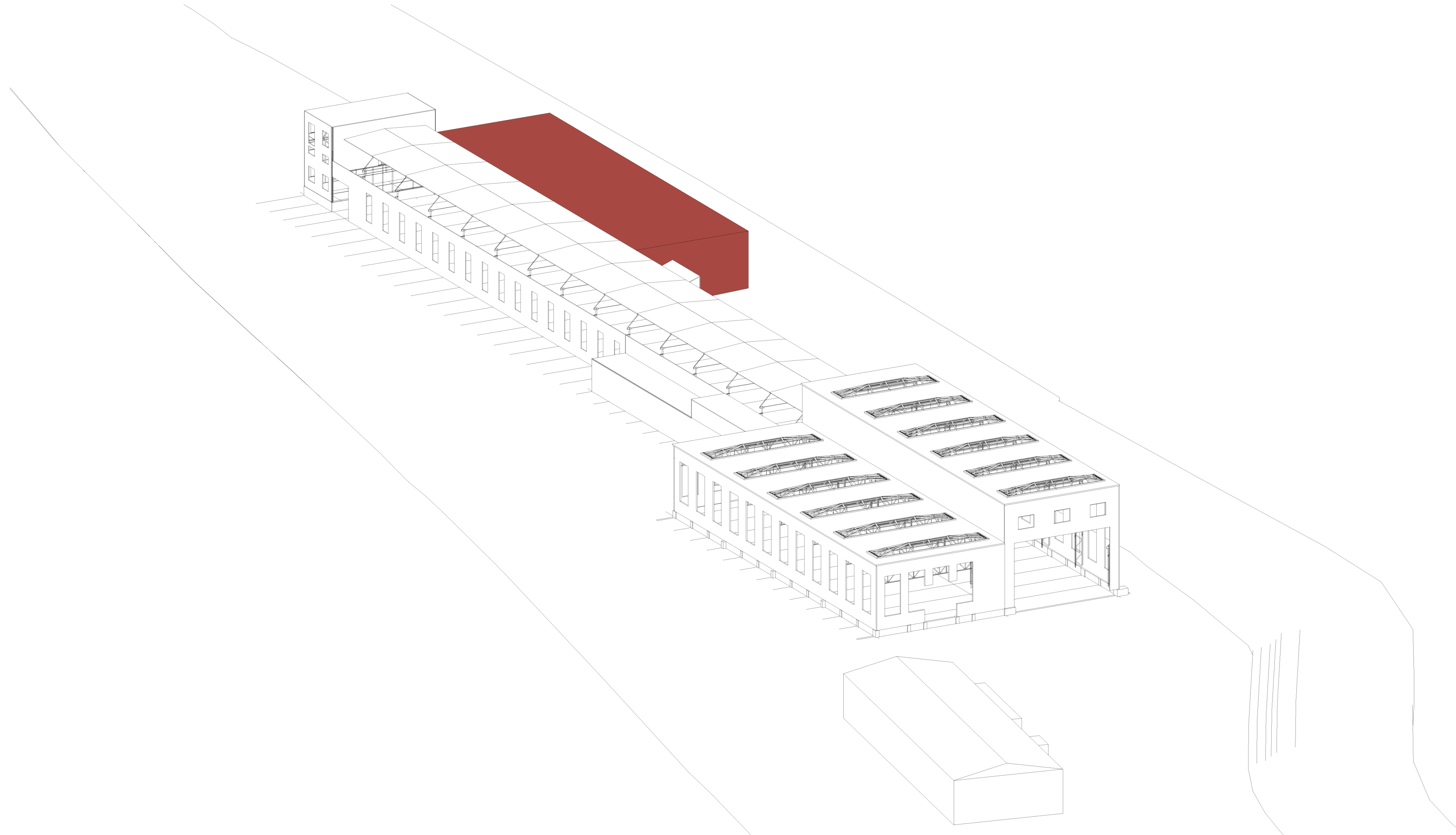


Approach towards the existing



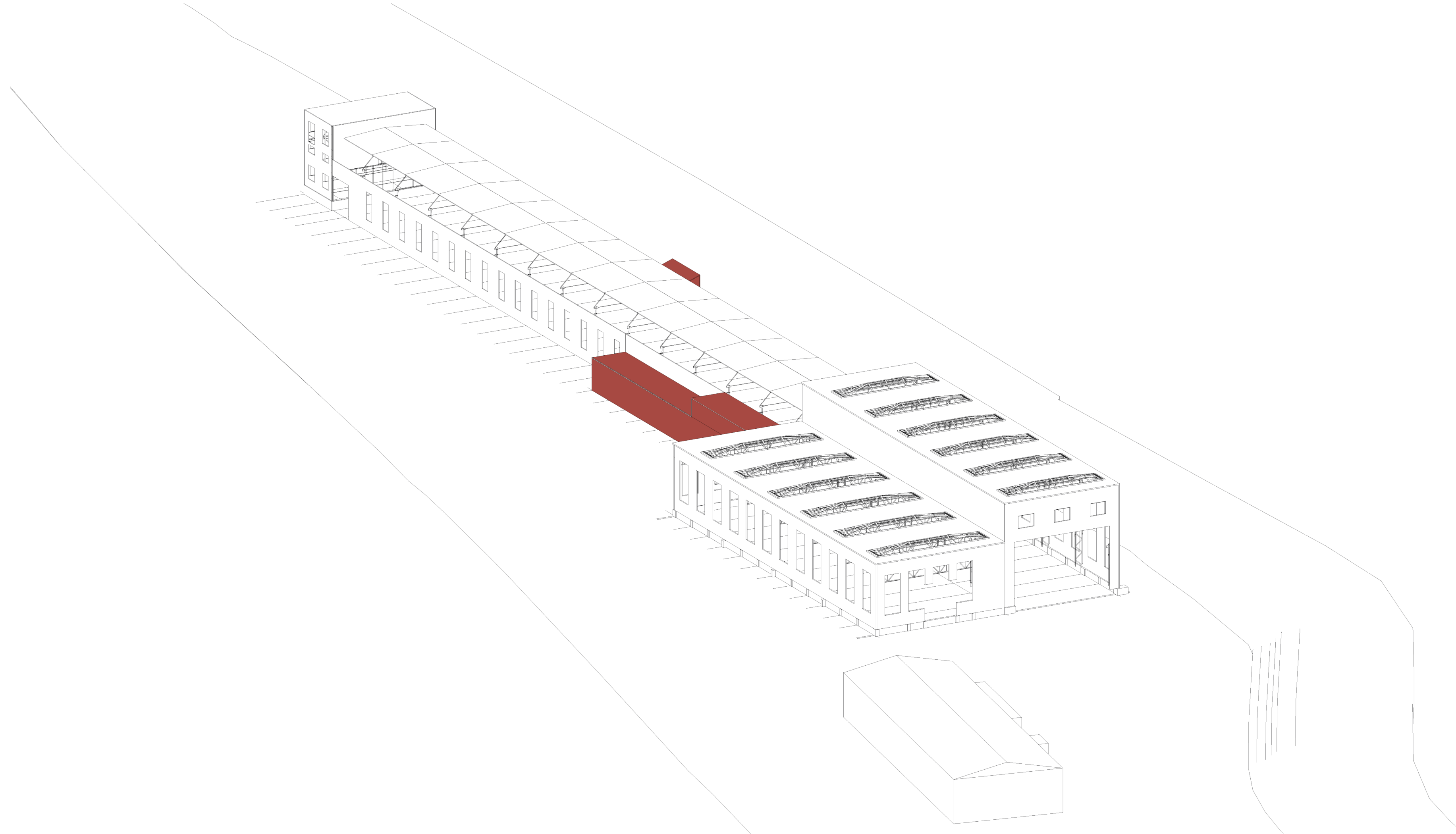
The current situation

Approach towards the existing



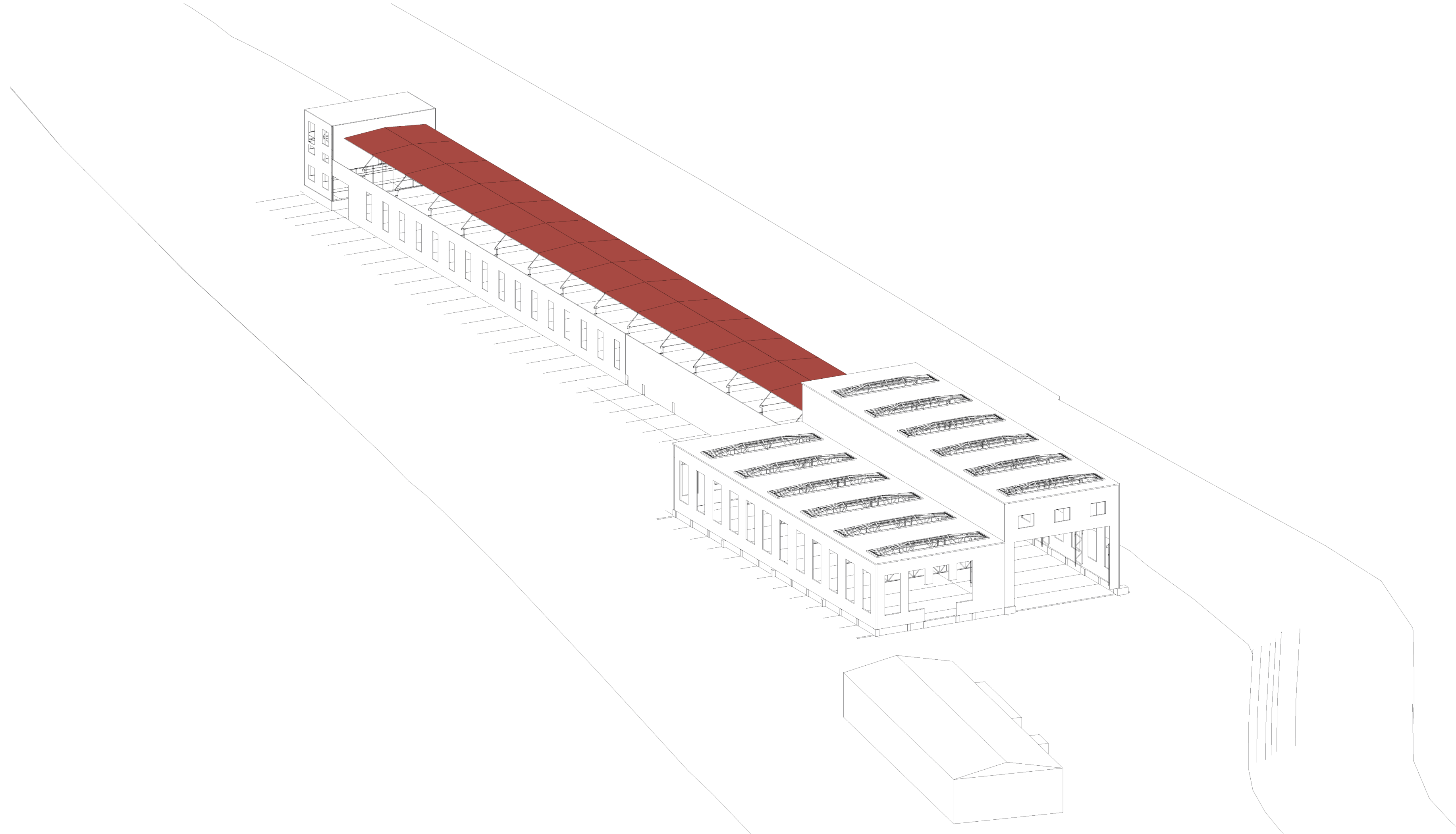
Creating space for the dike

Approach towards the existing



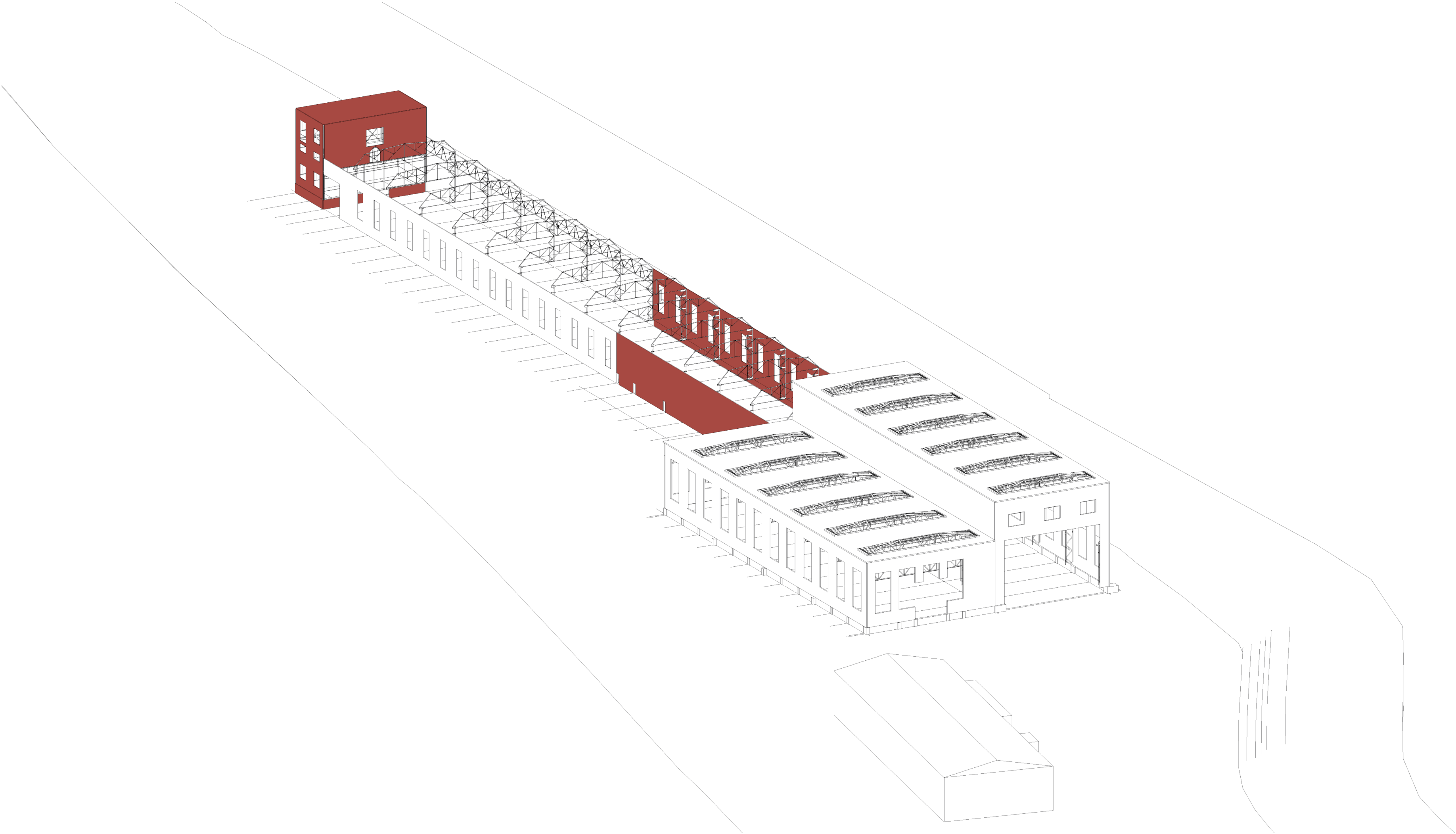
Removing additions from later times

Approach towards the existing



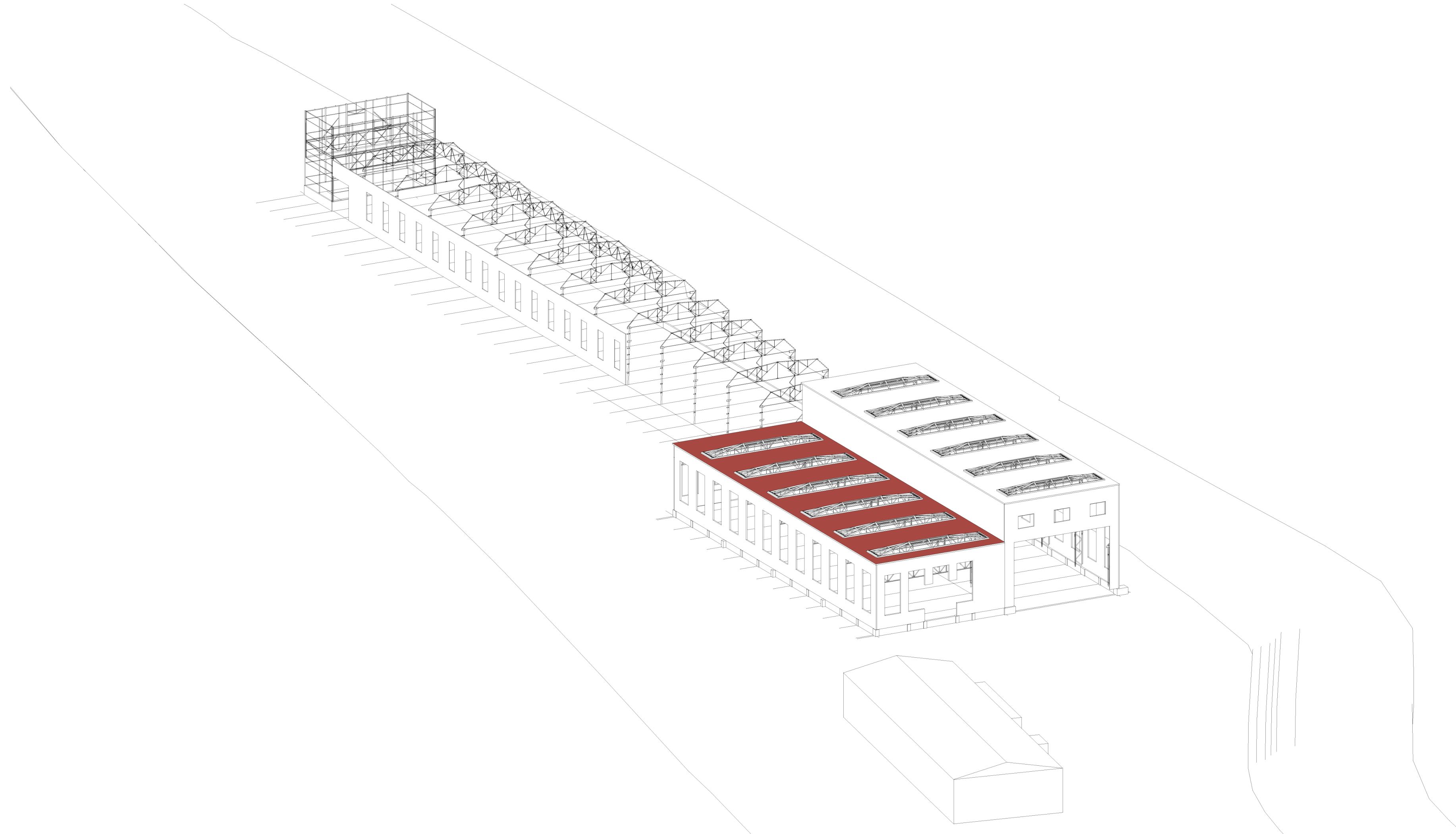
Opening up the assembly hall

Approach towards the existing



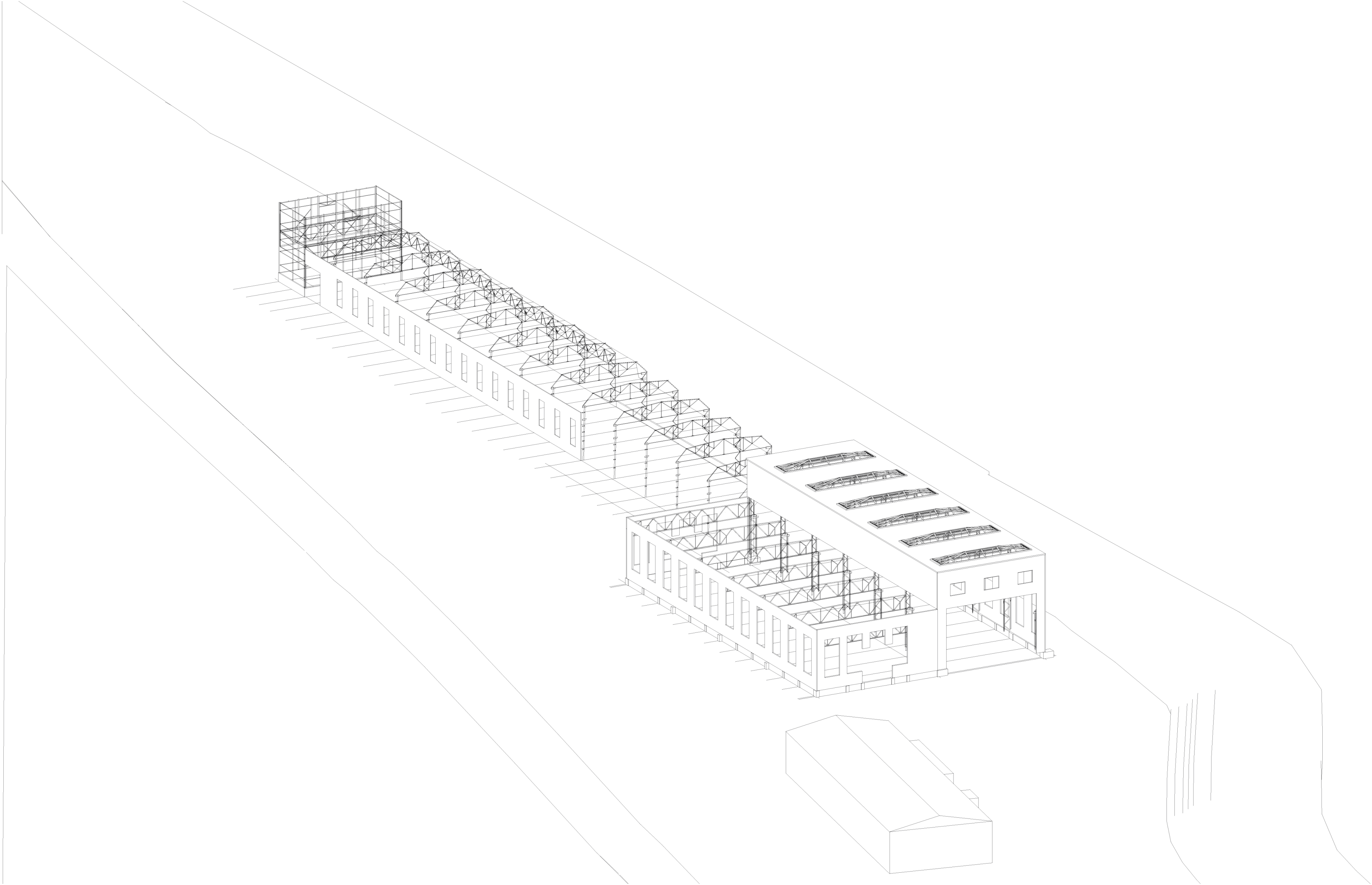
Opening up the volume

Approach towards the existing



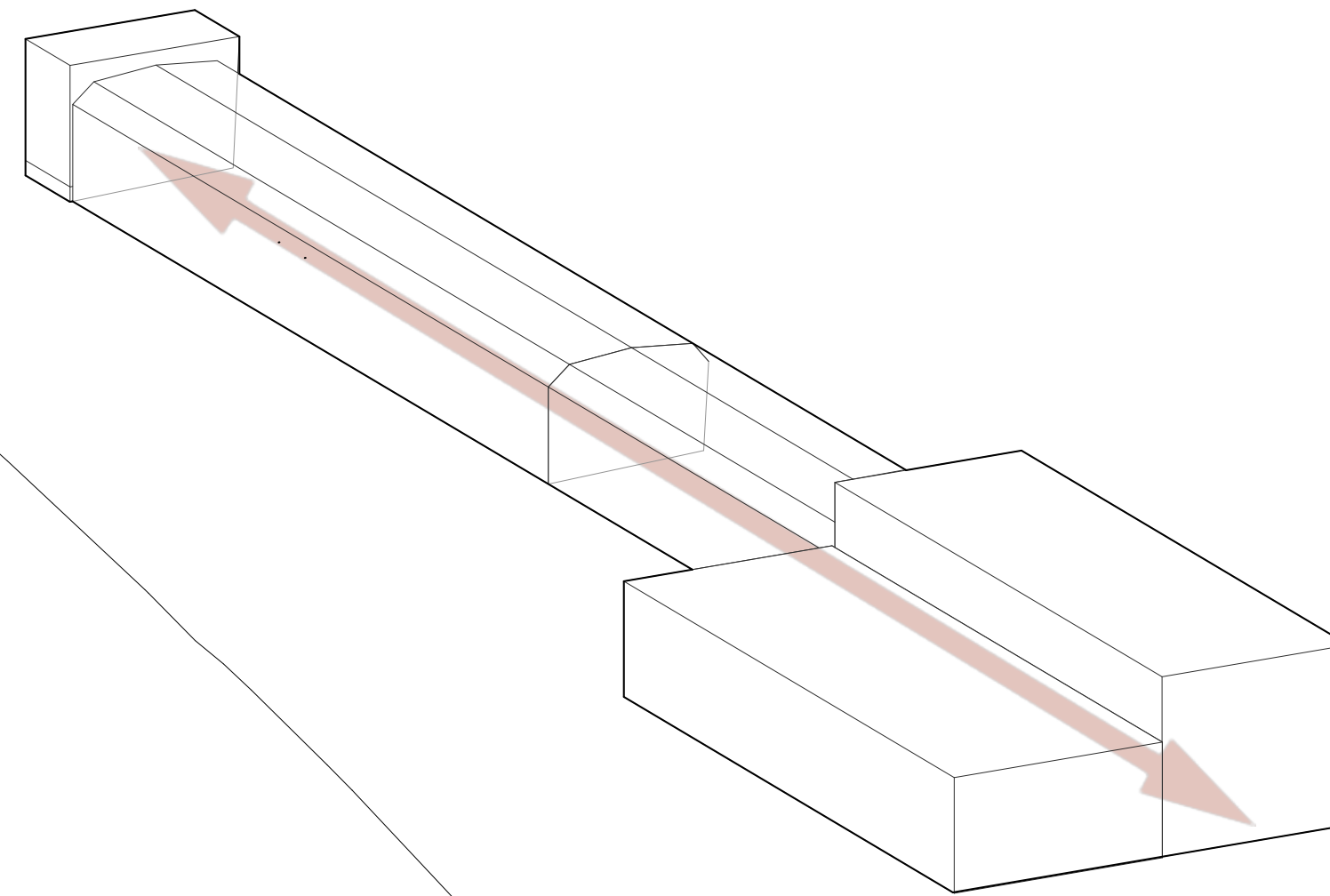
Enabling the creation of outdoor space

Approach towards the existing



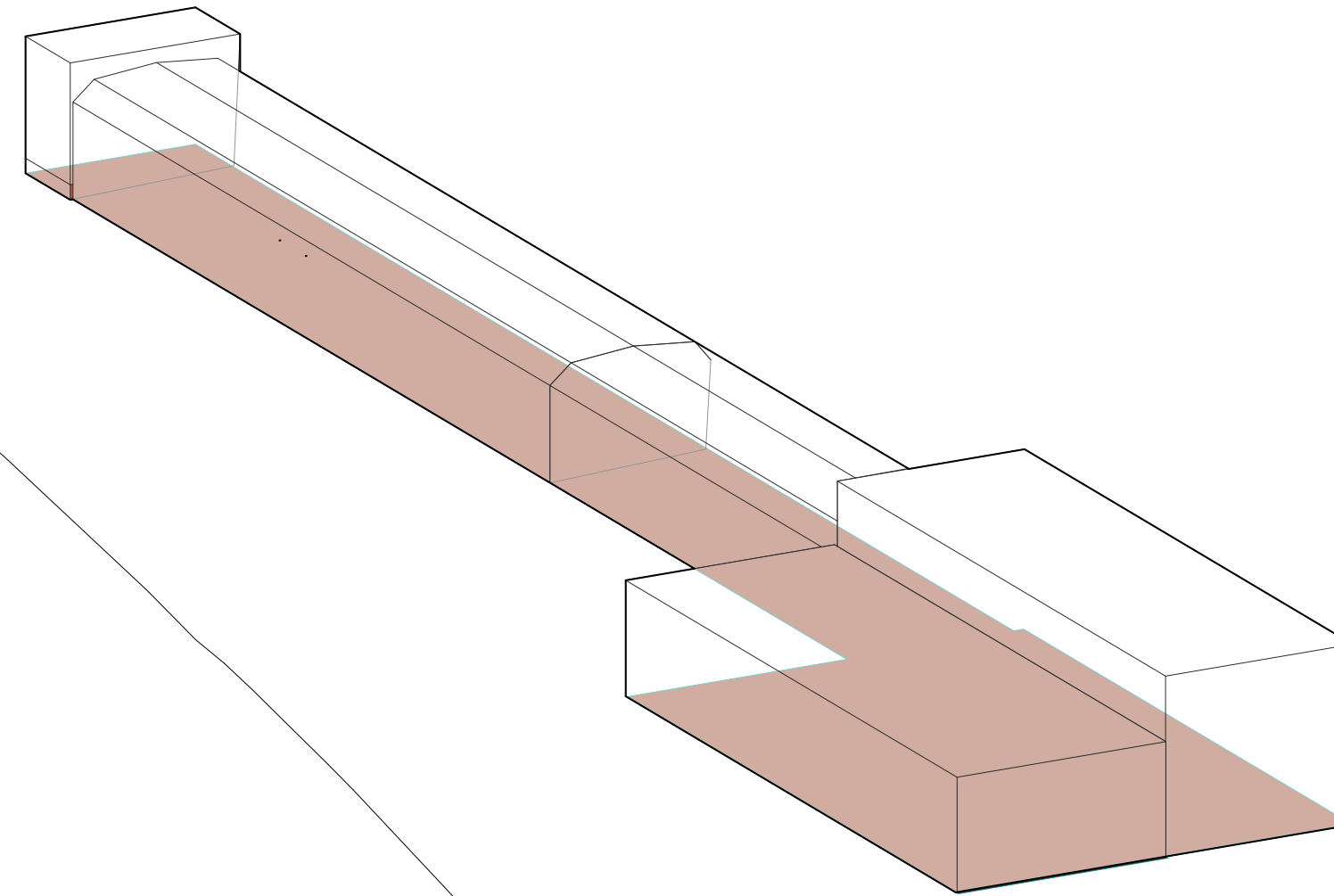
Starting point for the design

Characteristics to be maintained



Length of 260 m with high rarity value

Characteristics to be maintained

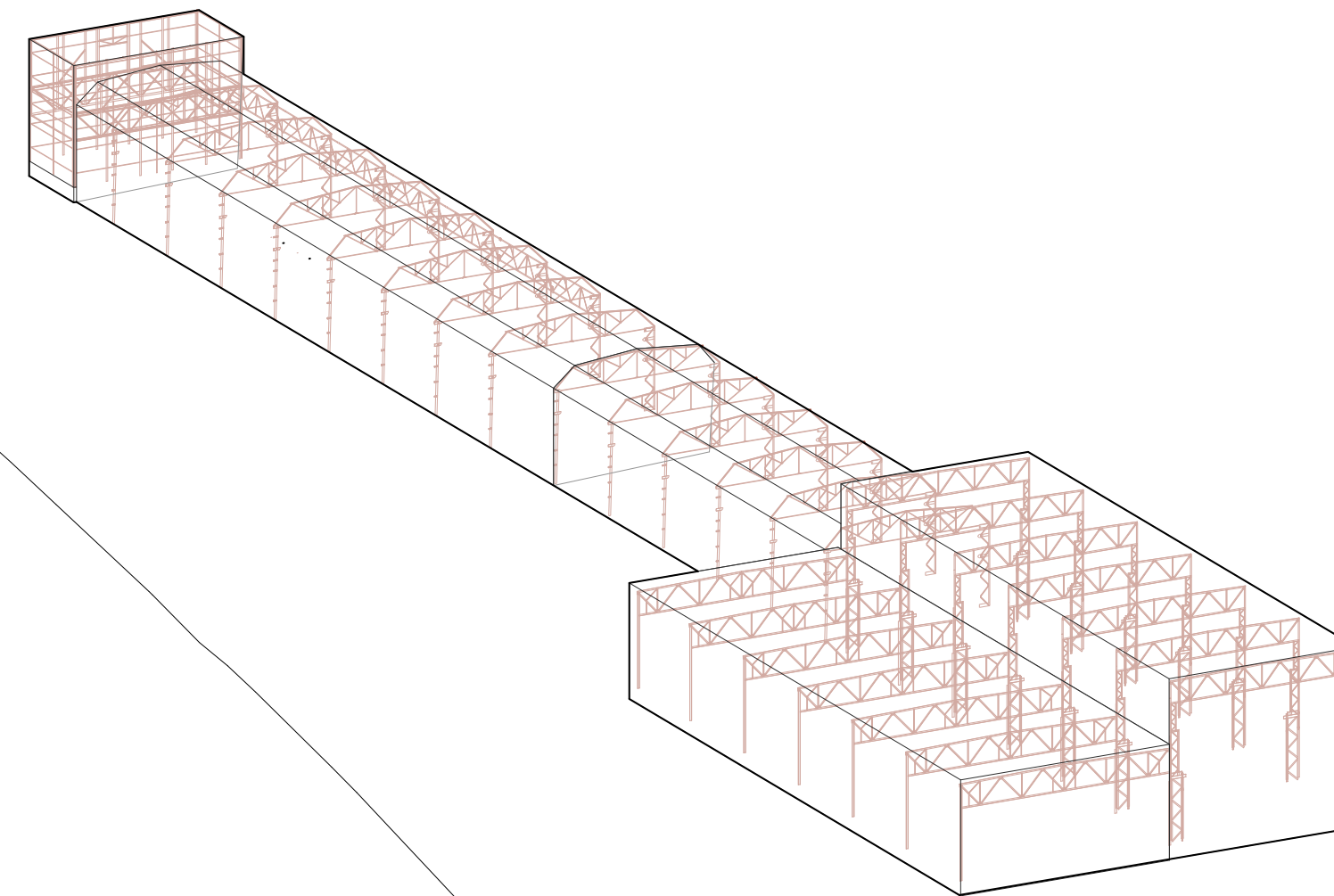


Open floorplan

Characteristics to be maintained



Restored structure at NDSM wharf

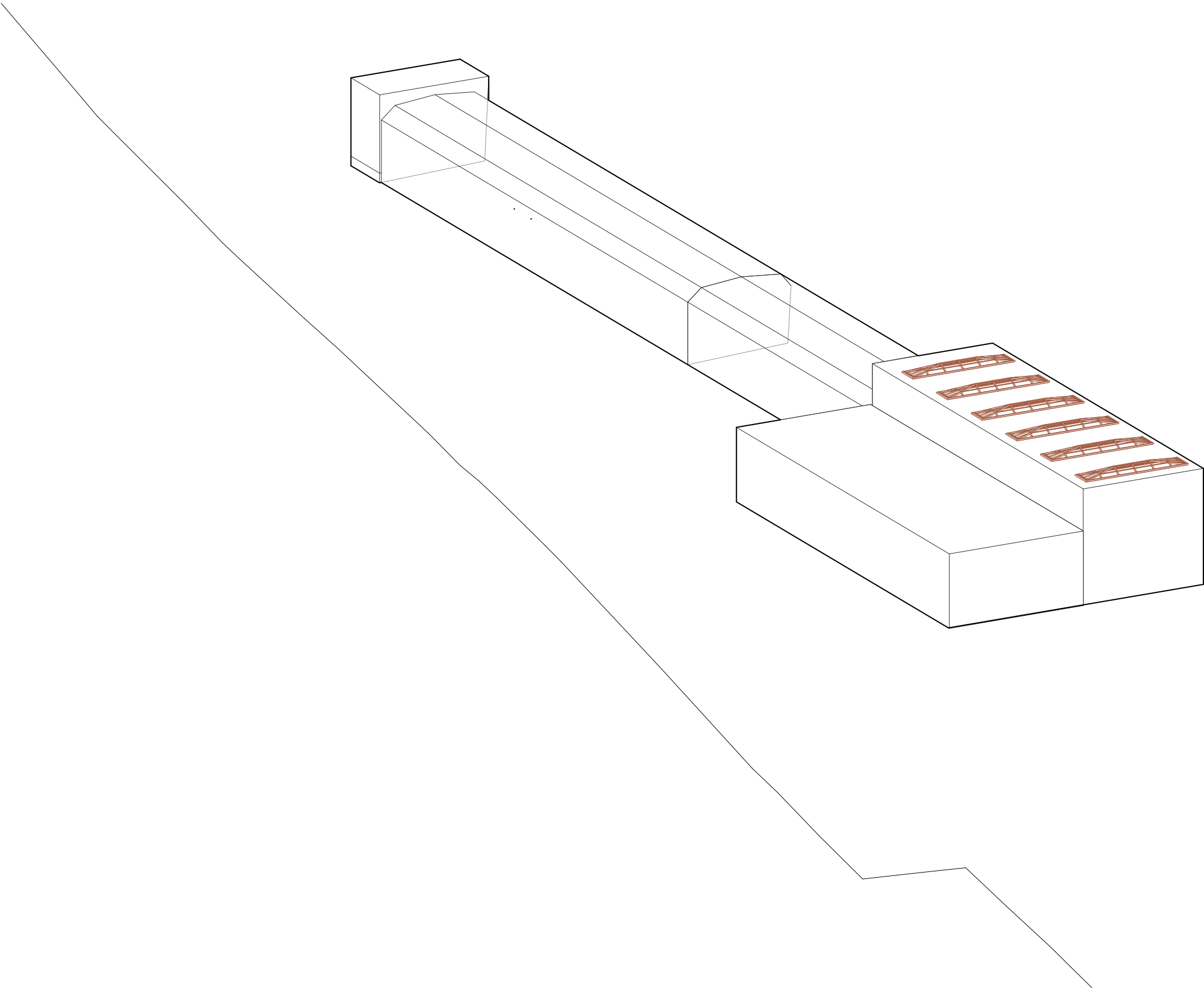


Lightweight steel structure

Characteristics to be maintained

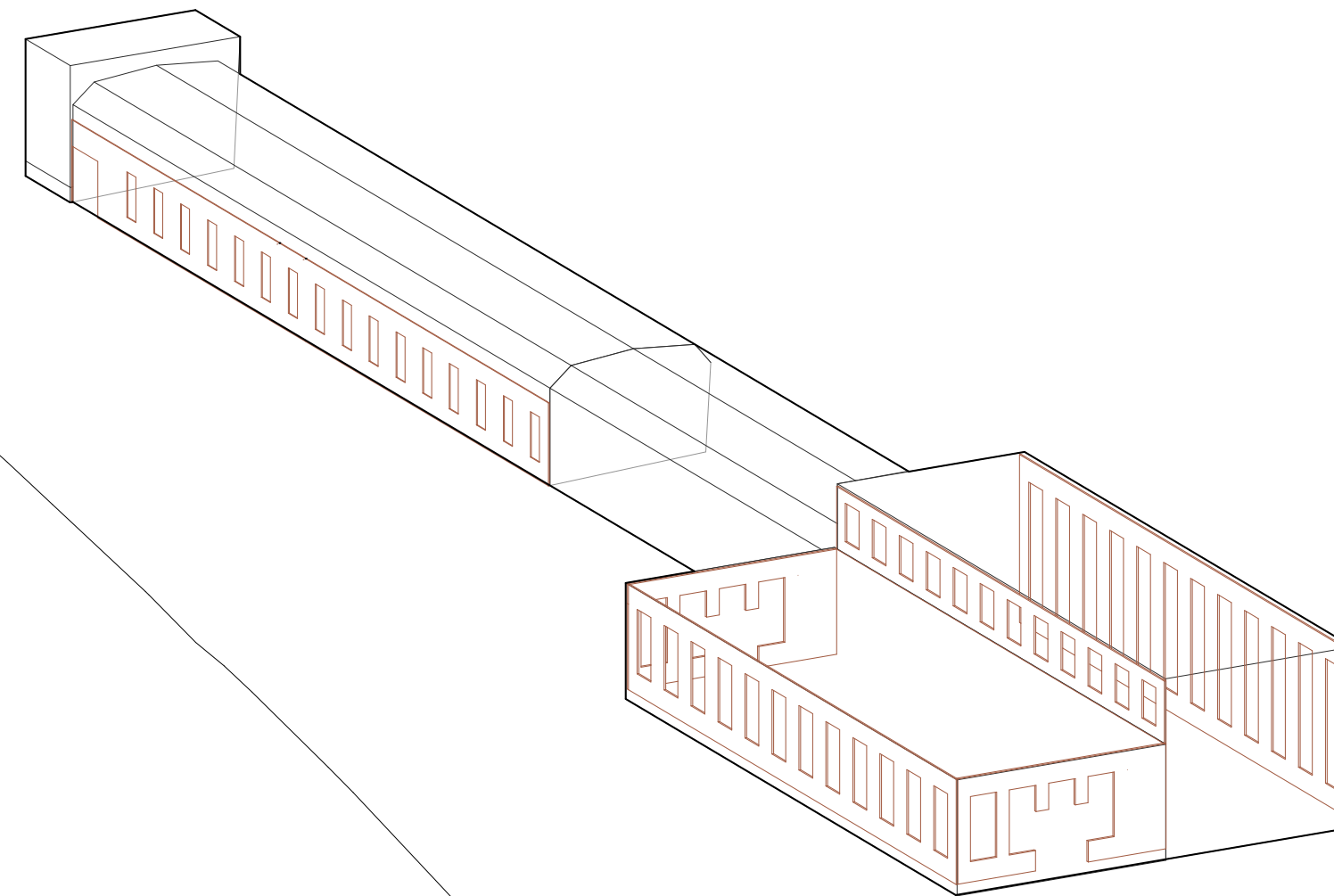


Restored skylights at NDSM wharf



Pyramid shaped skylights

Characteristics to be maintained

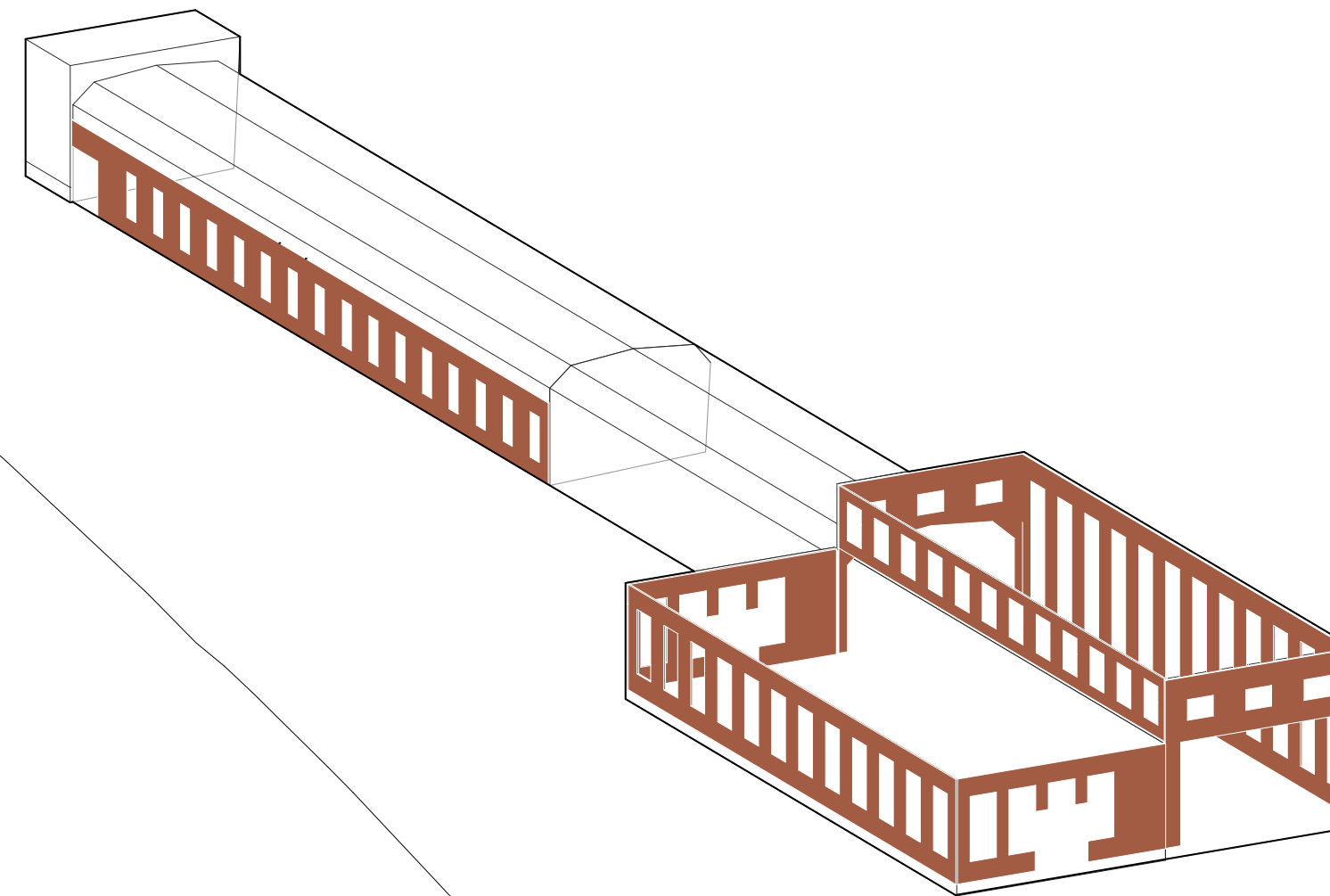


Rythmic facade openings

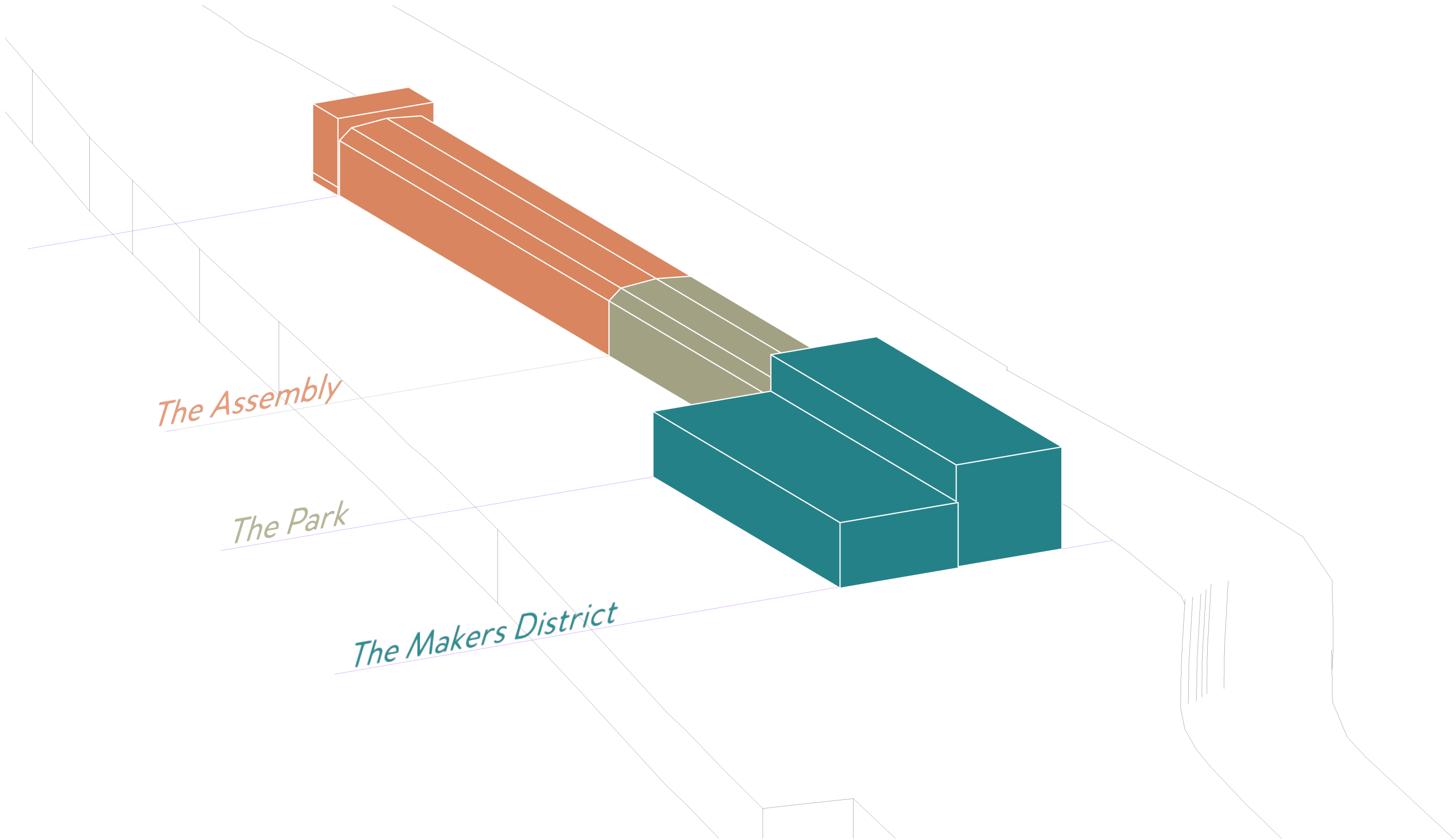
Characteristics to be maintained



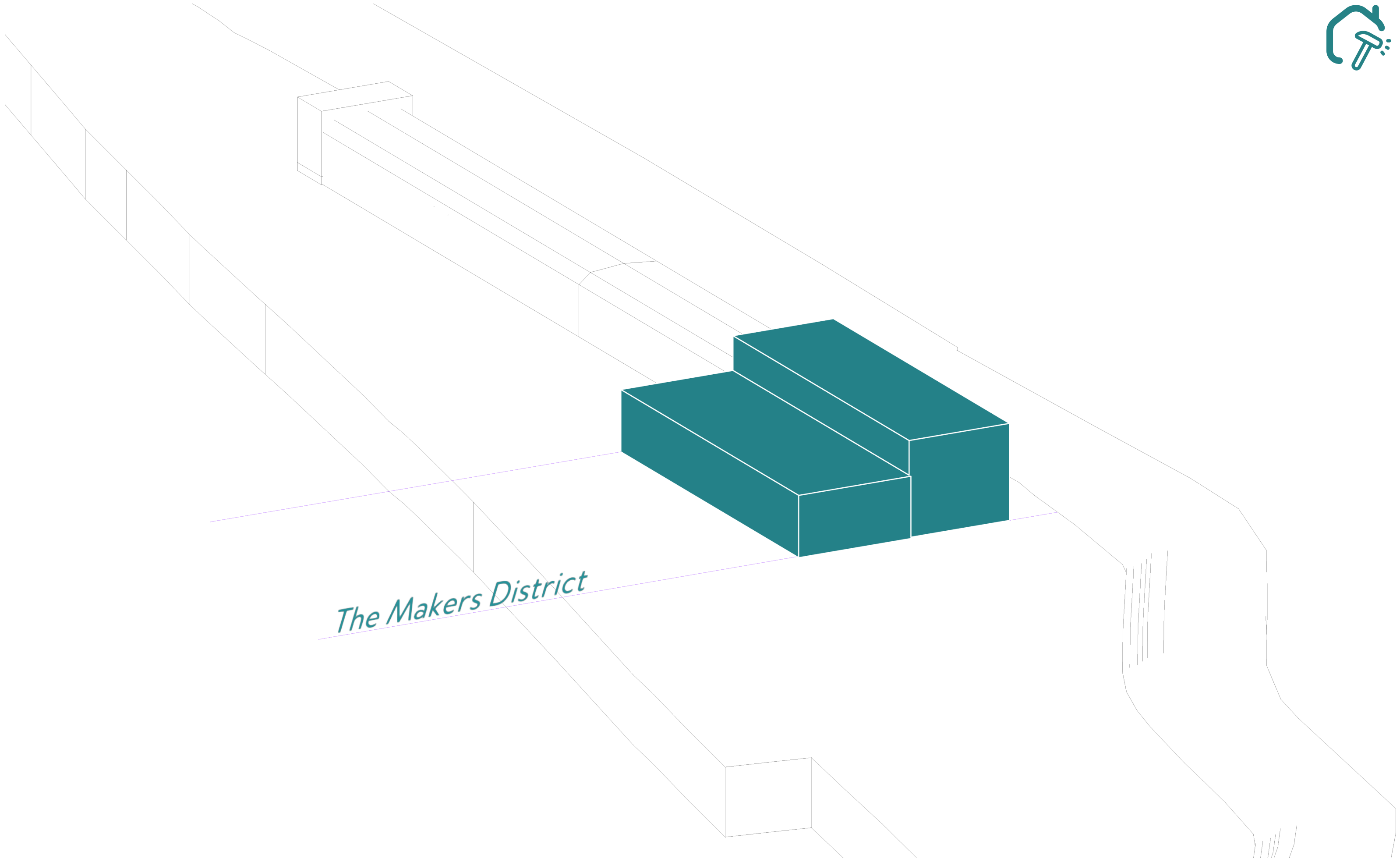
Original brick facade at NDSM
wharf



Original facade material: brick facades



Kloos halls





Makers / Meeting spaces,
Housing and public spaces

15 Factory Apartments
- 60 M2 each

15 Factory Maisonettes
- 110 M2 each

General workshop
- 180 M2

Office space
- 150 M2

Meeting / Event space
- 80 M2

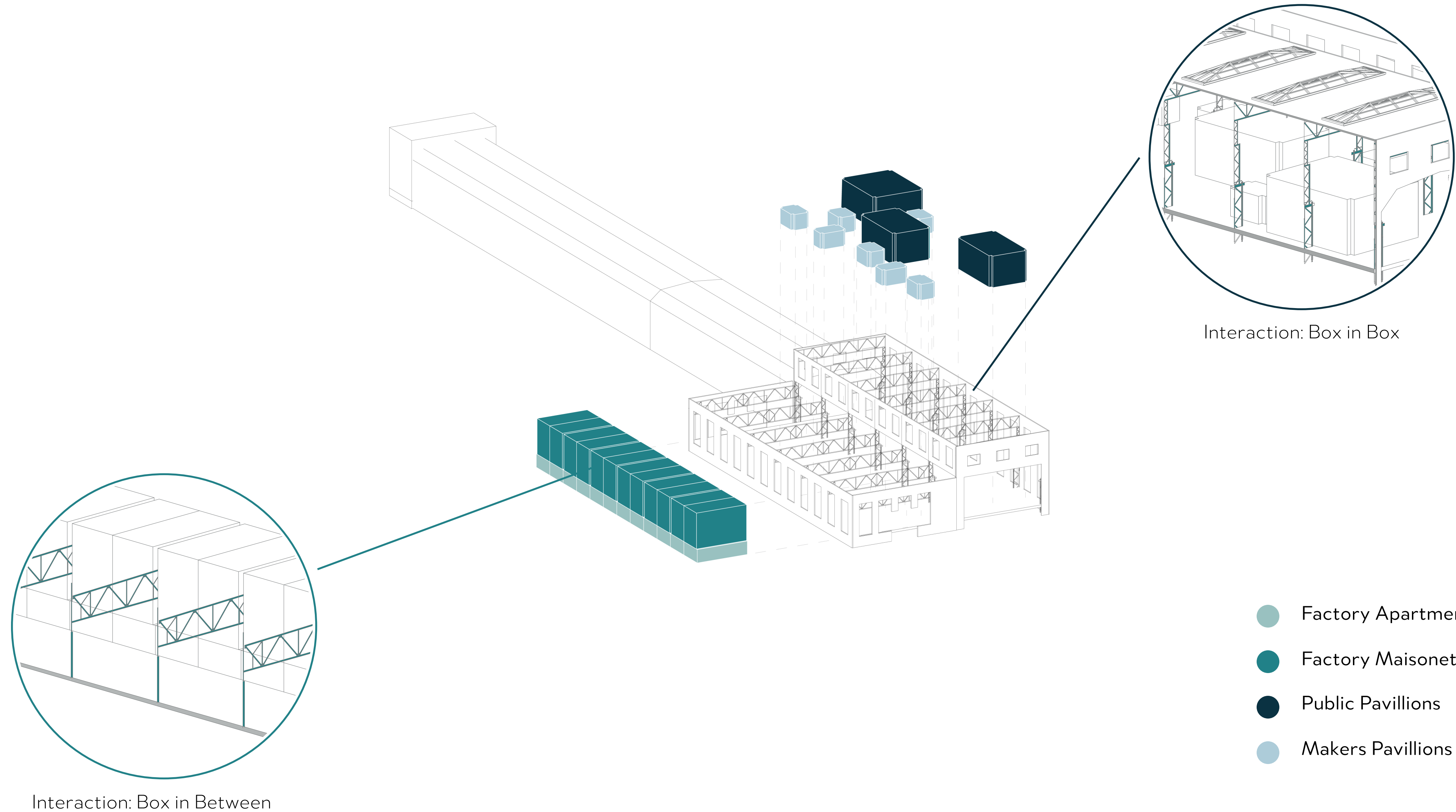
Bar / Restuarant
- 120 M2

Shared kitchen
- 120 M2

16 to 25 offices/ateliers
- 20 M2 each

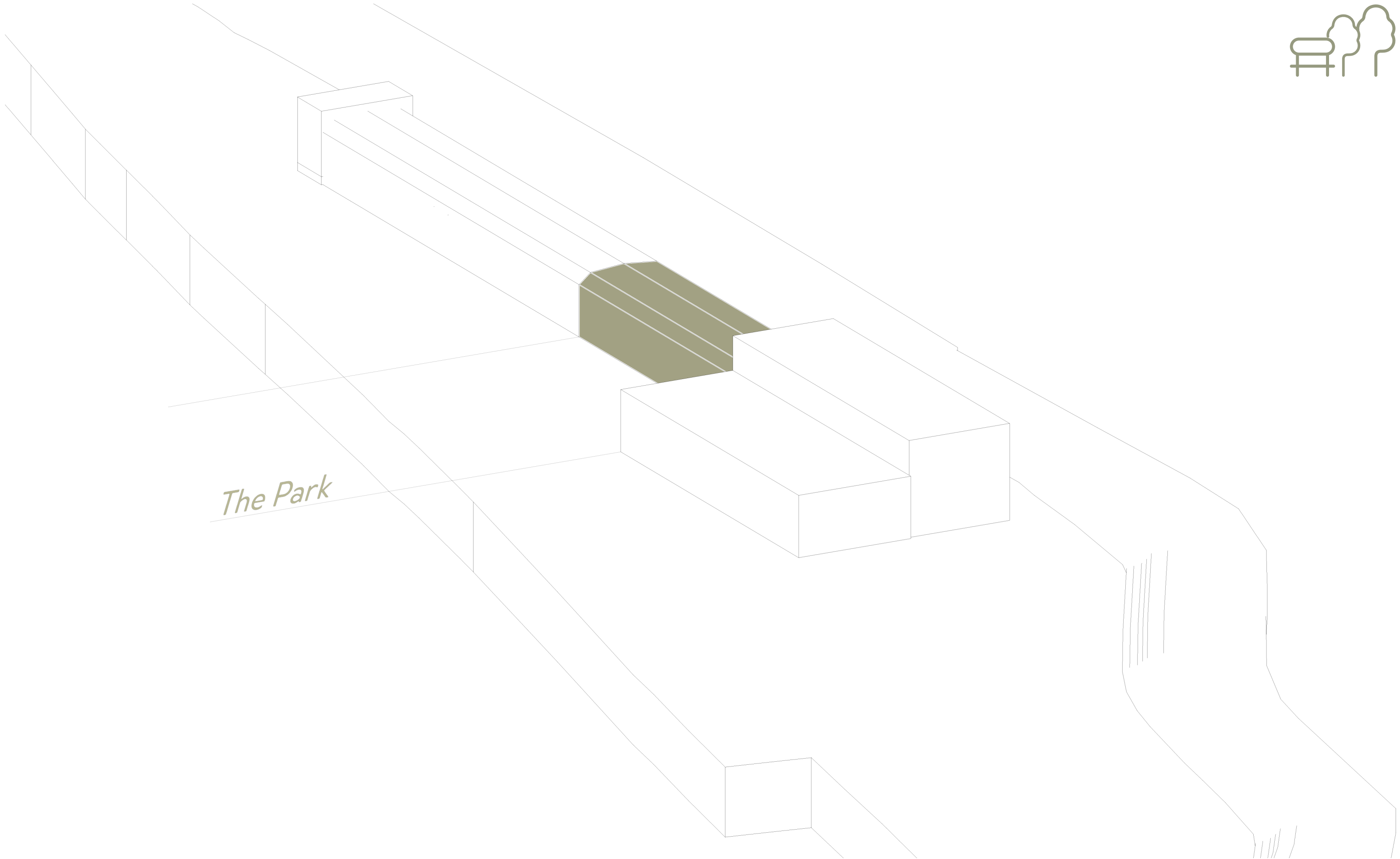


The Makers District



Functions + Approach

Kloos halls



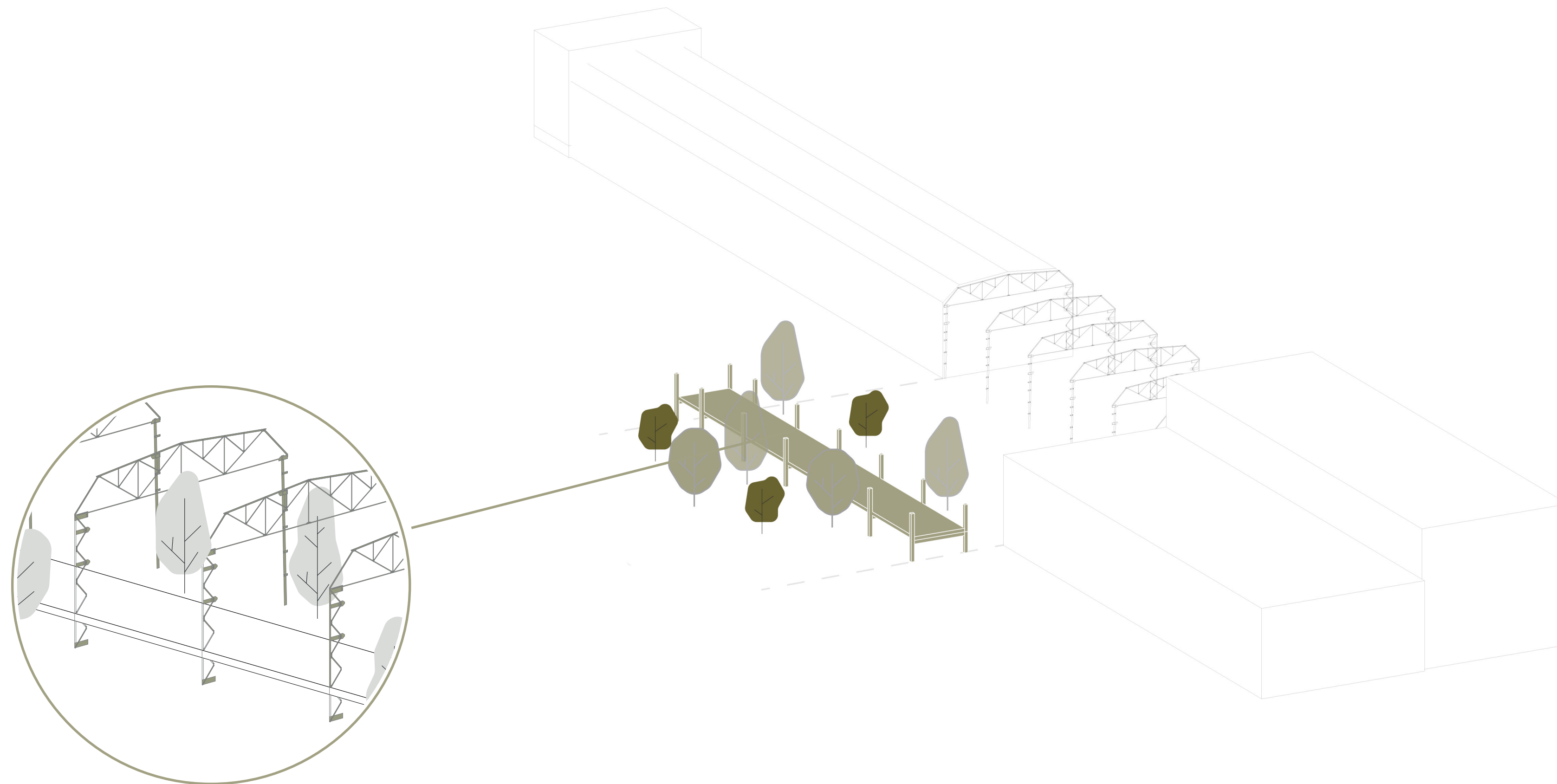
Leisure space and greenery

Entrance area
- onto the Kloos terrain and into the building

Zoning



The Park

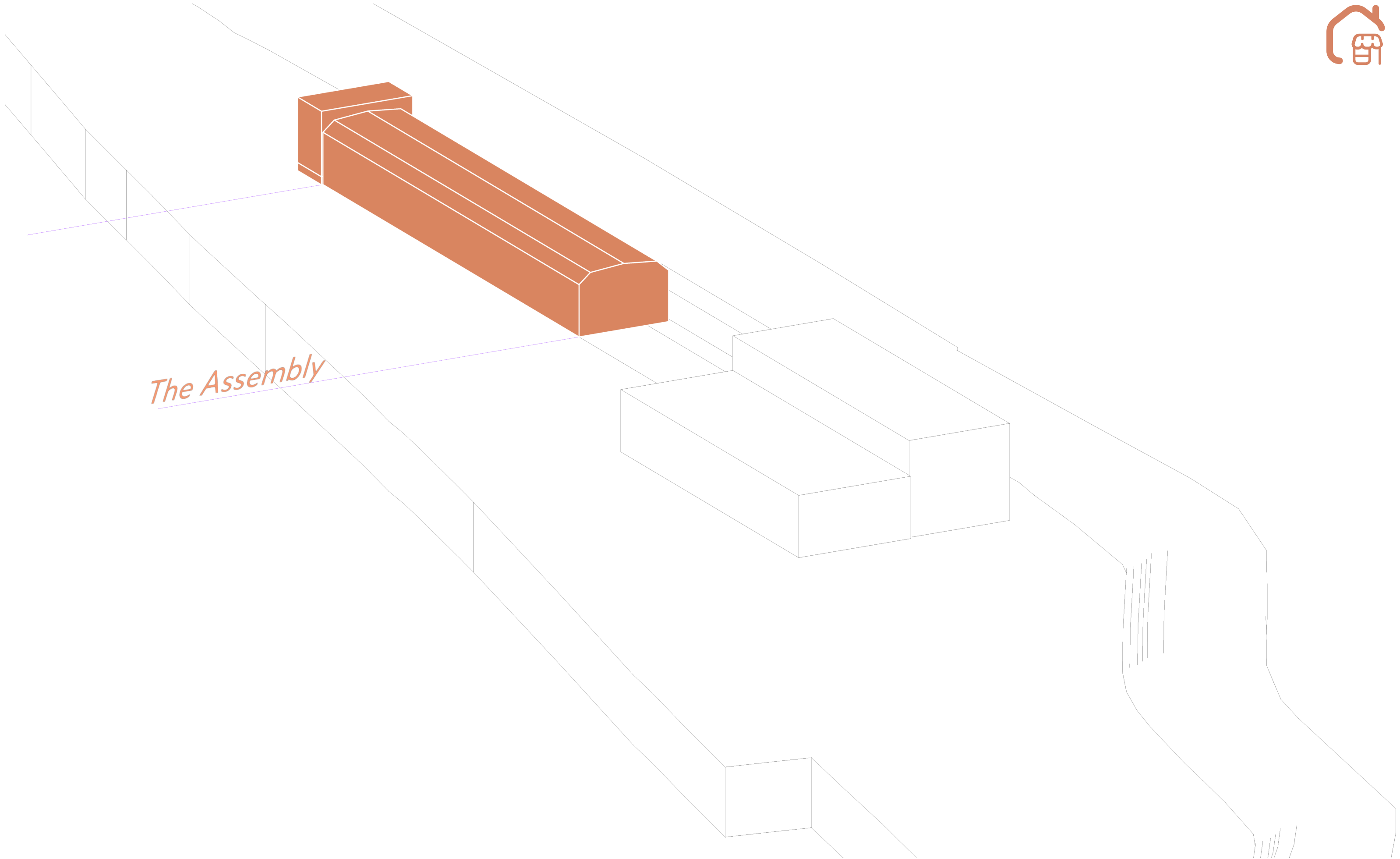


Representation

● Dikelevel footbridge

Functions + Approach

Kloos halls



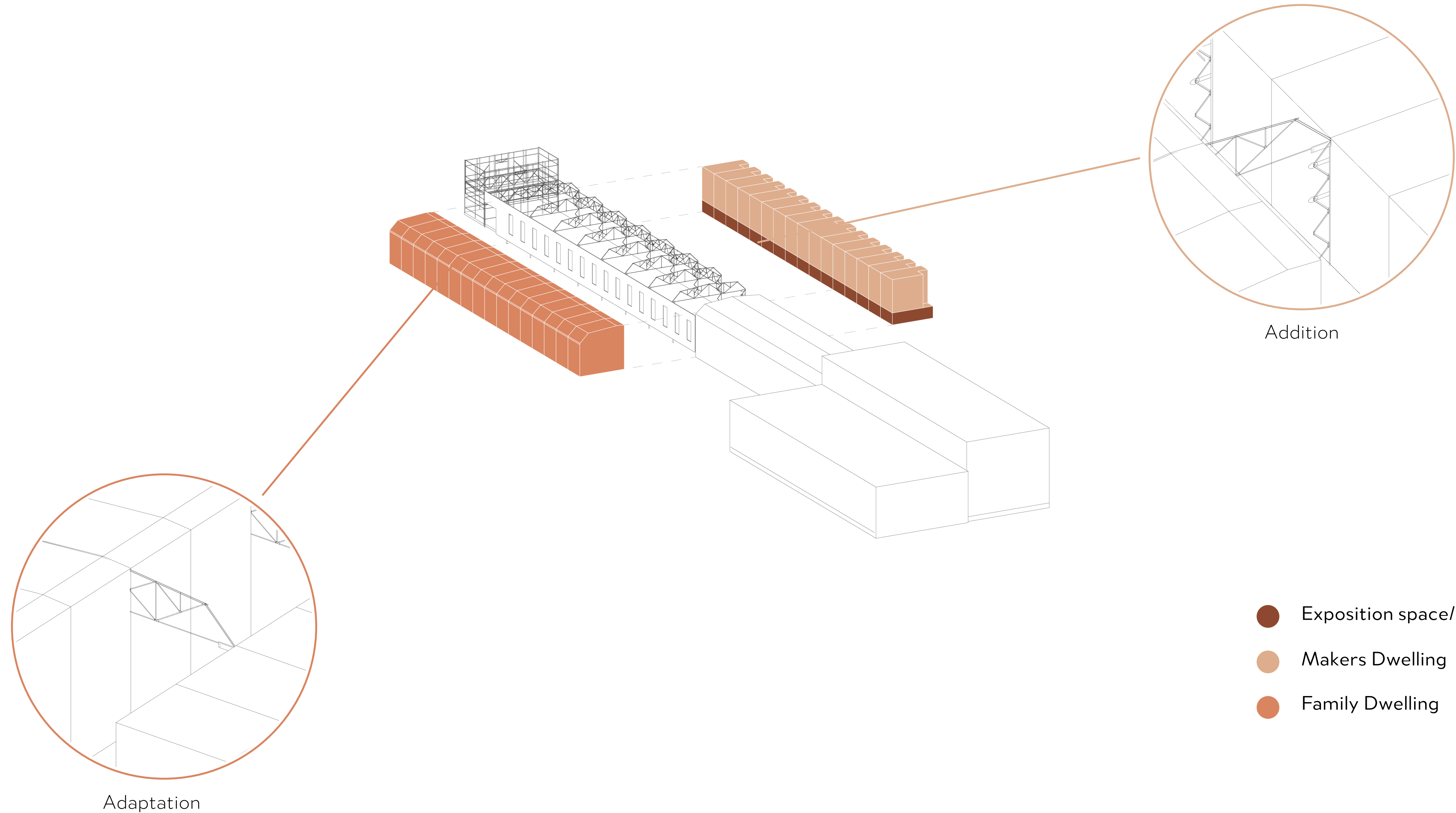
Housing, exposition spaces and shops

16 Family dwellings
- 120 M2 each

16 Makers dwellings
- 110 M2 each

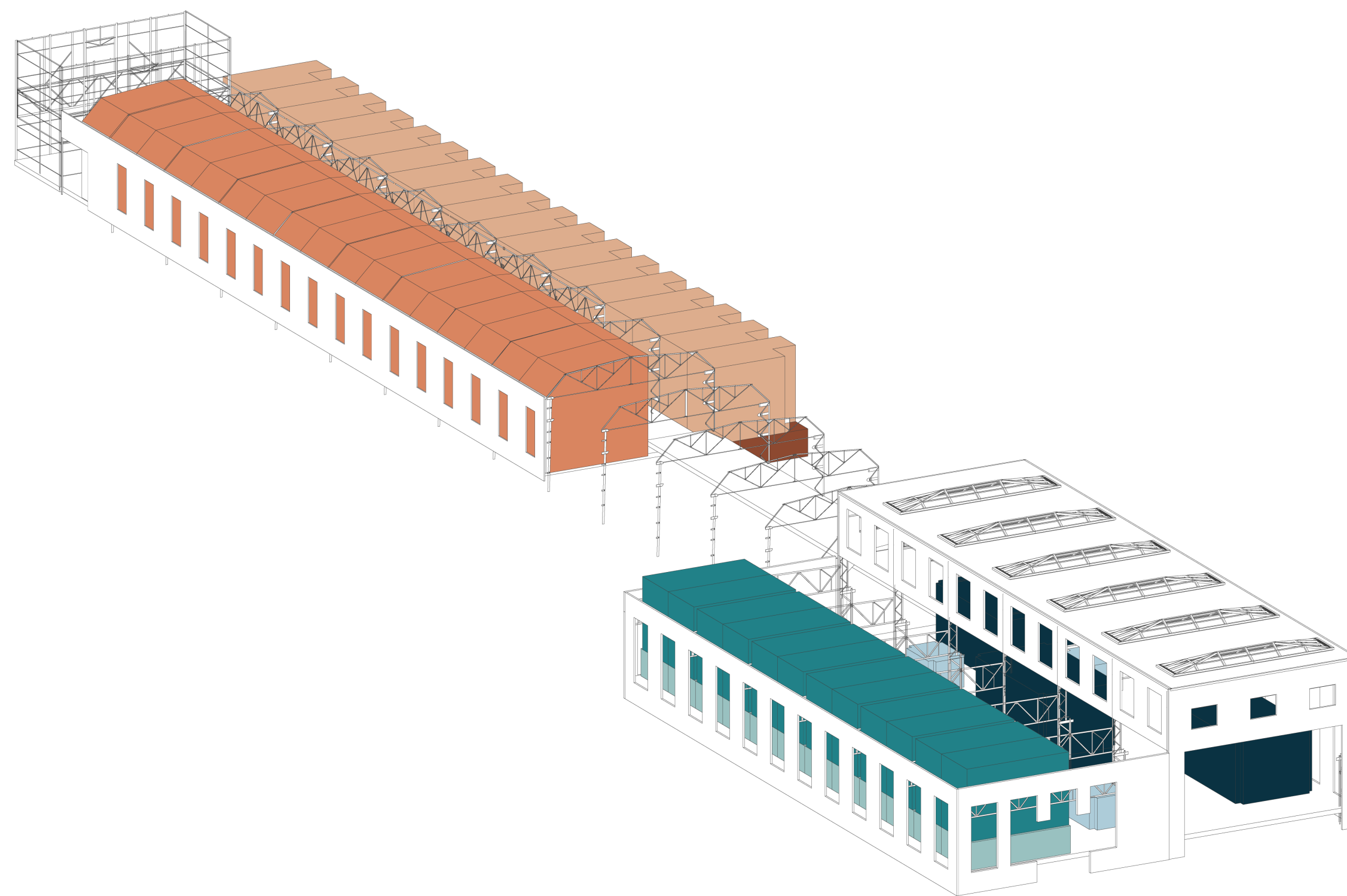


The assembly line



Functions + Approach

Kloos halls



- Family Dwellings
- Makers Dwellings
- Exposition spaces/shops
- Factory Apartments
- Factory Maisonettes
- Public Pavillions
- Makers Pavillions

Sections together

The Kloos halls



- 16 Family Dwellings (120 M2)
- 16 Makers Dwellings (110 M2)
- 21 Gallery Apartments (70 M2)
- 12 Factory Apartments (60 M2)
- 180 M2 Shared workshop
- 80 M2 Meeting and eventspace
- 120 M2 Bar/Restaurant
- 126 M2 Makers Pavillions

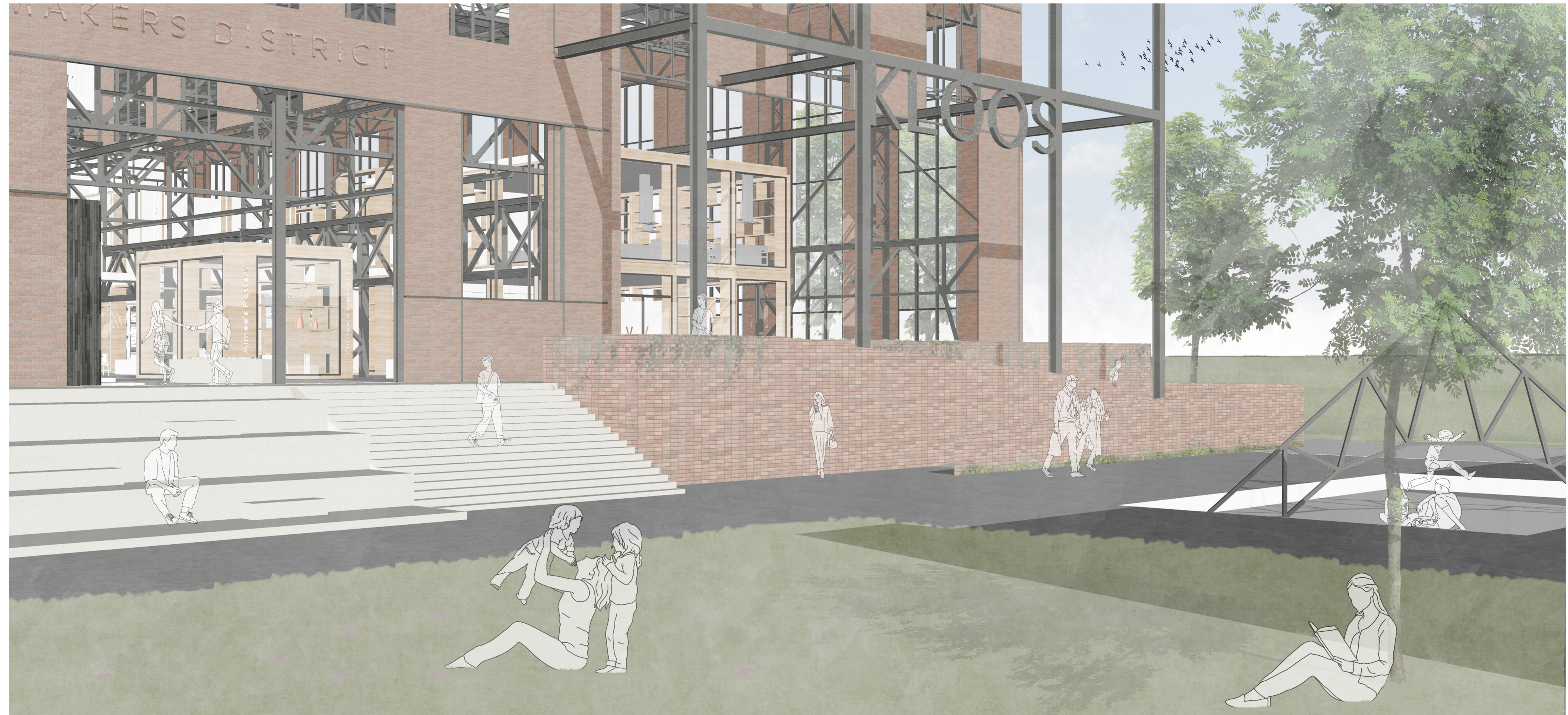
Situation on raised level

Welcome to





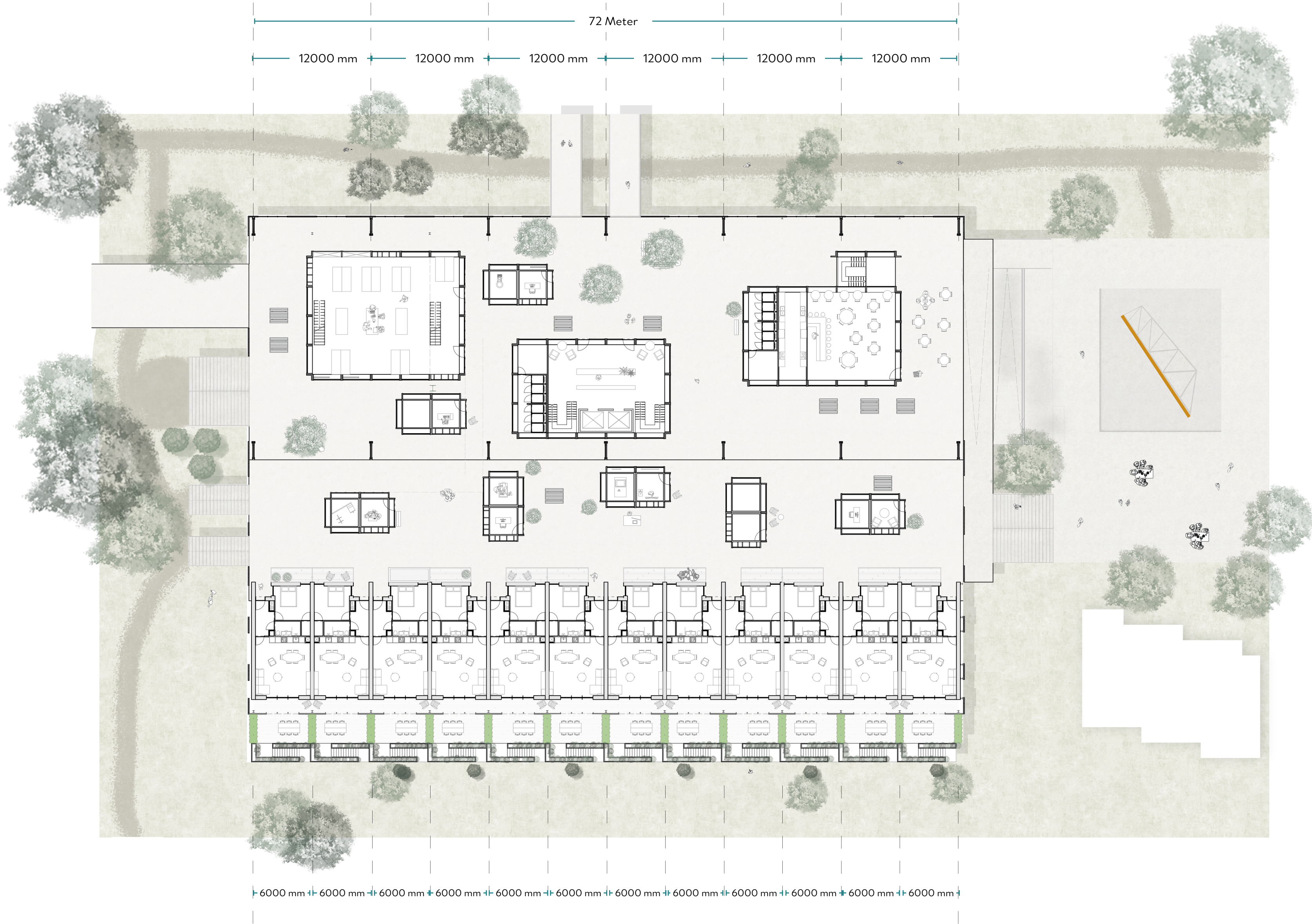
The Makers District



Kloos square



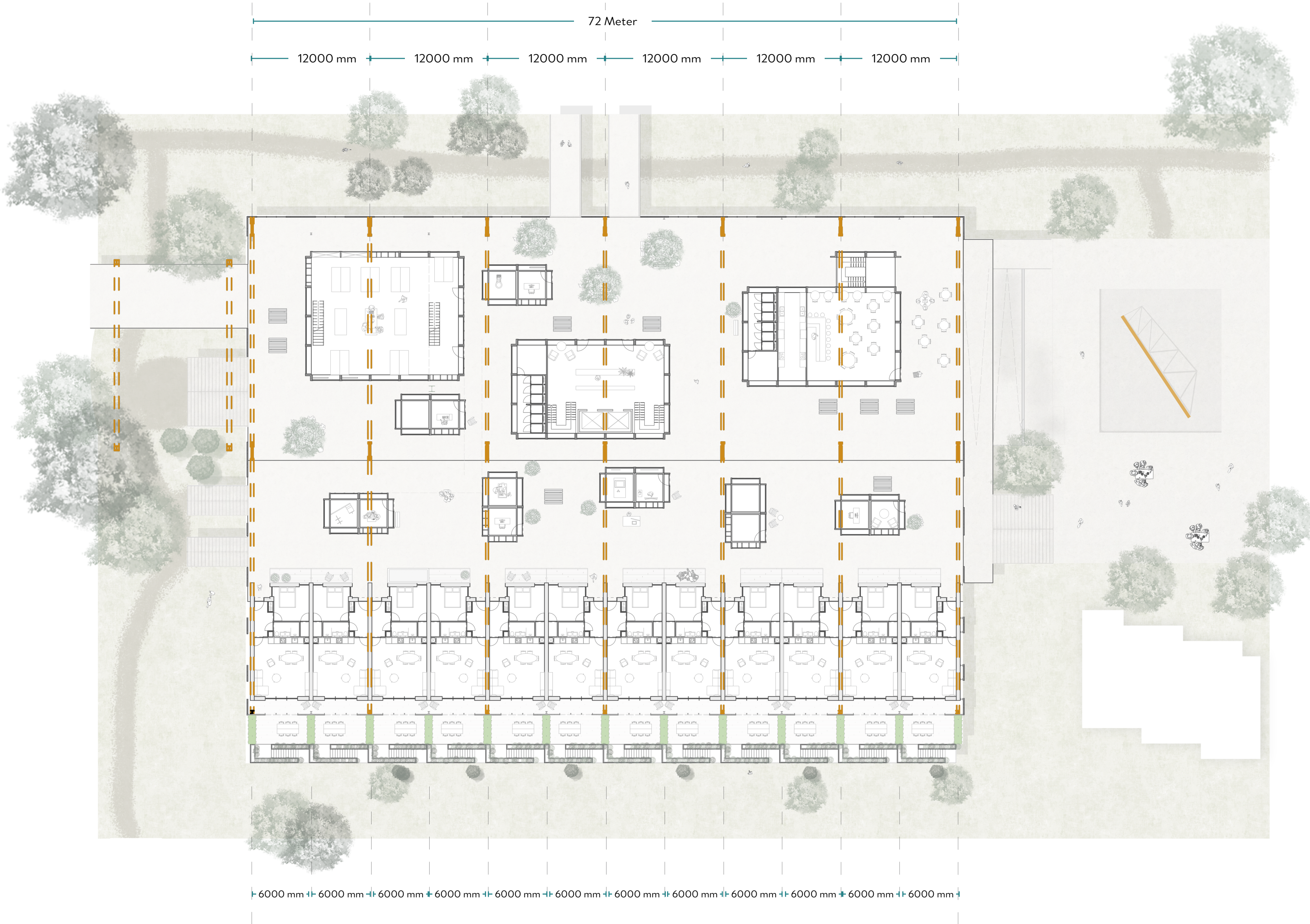
The Makers District



Floorplan - Kloos level



The Makers District



Floorplan - Kloos level



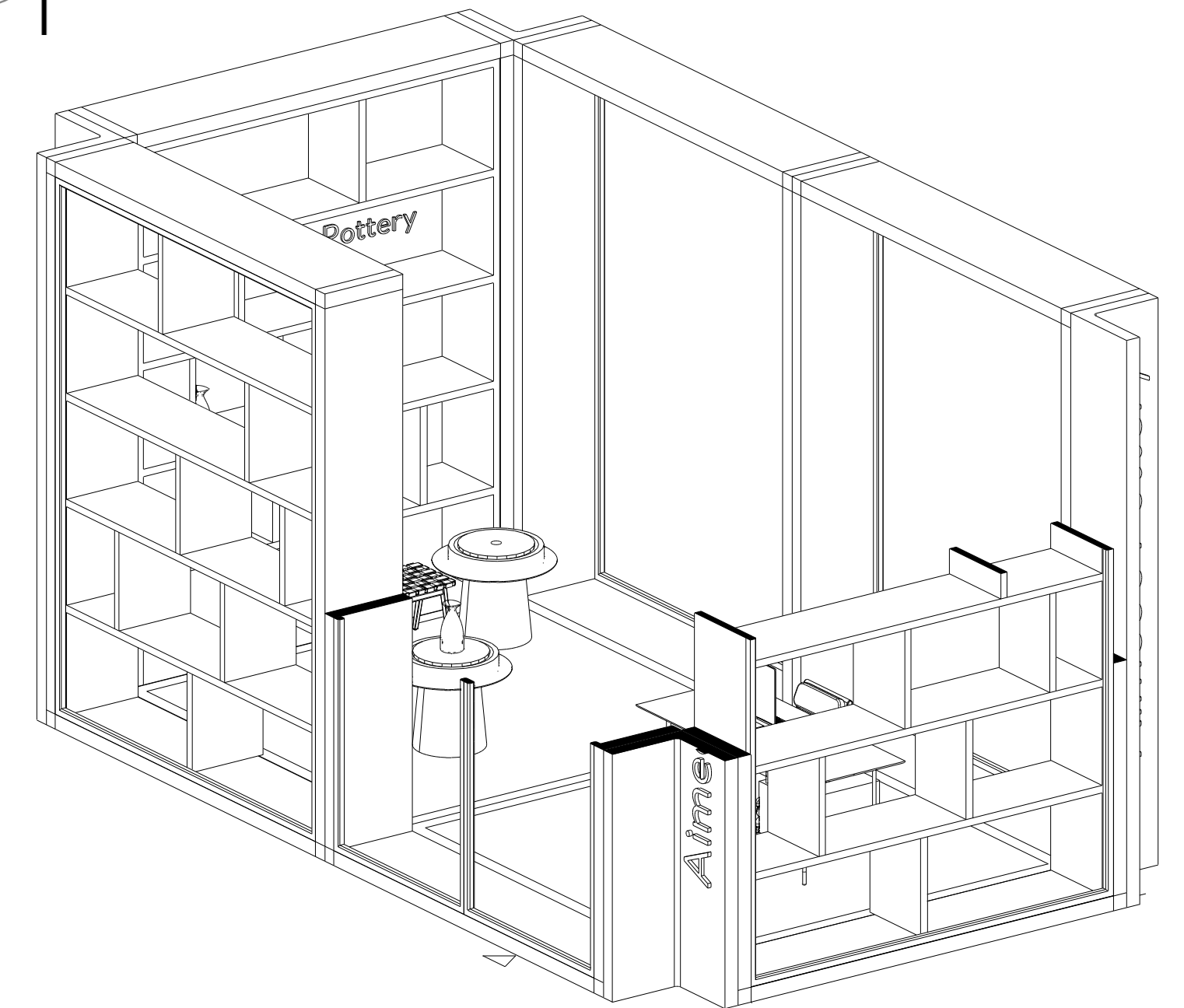
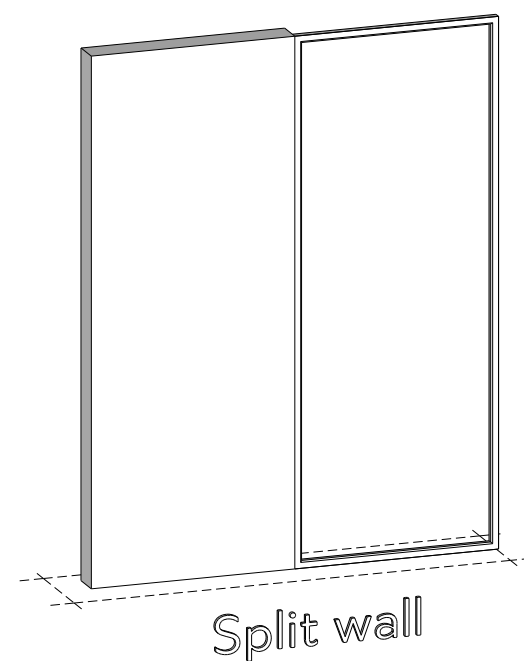
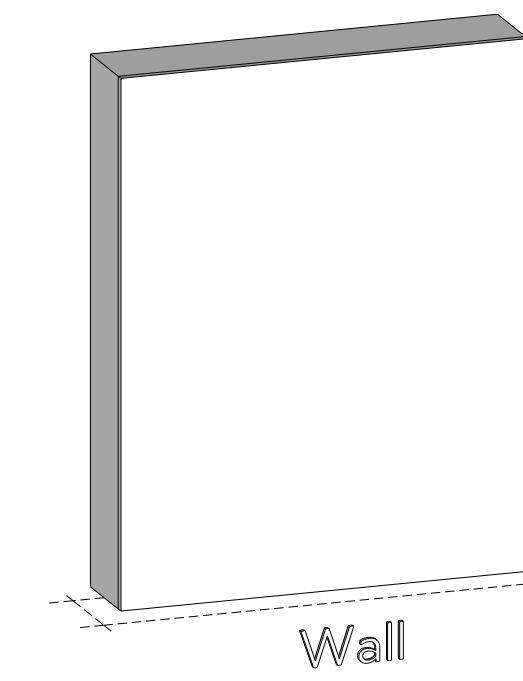
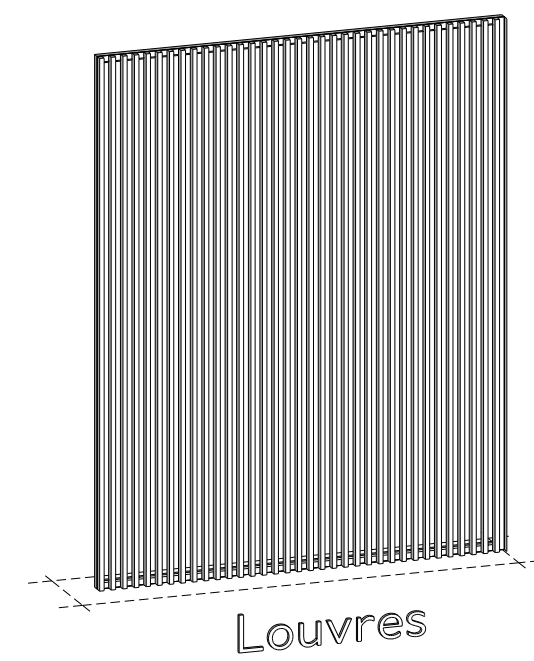
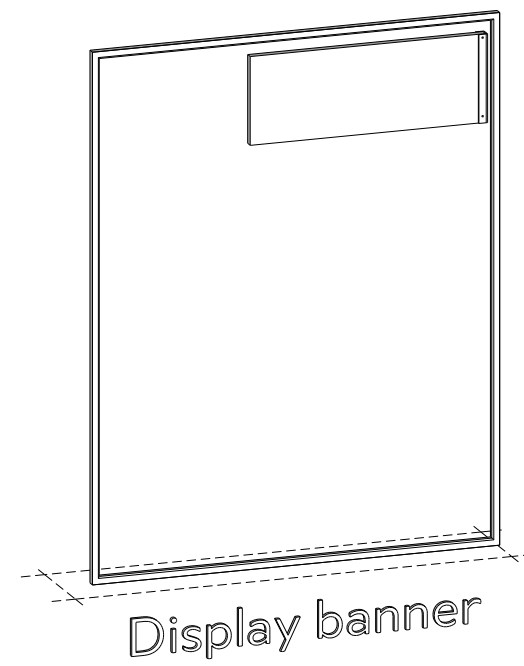
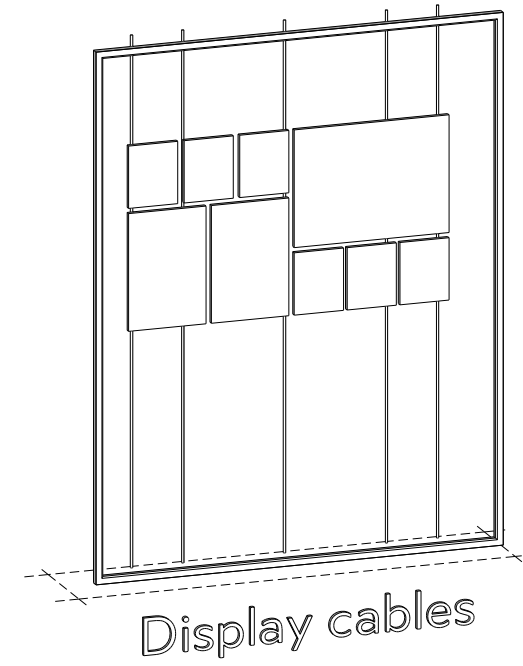
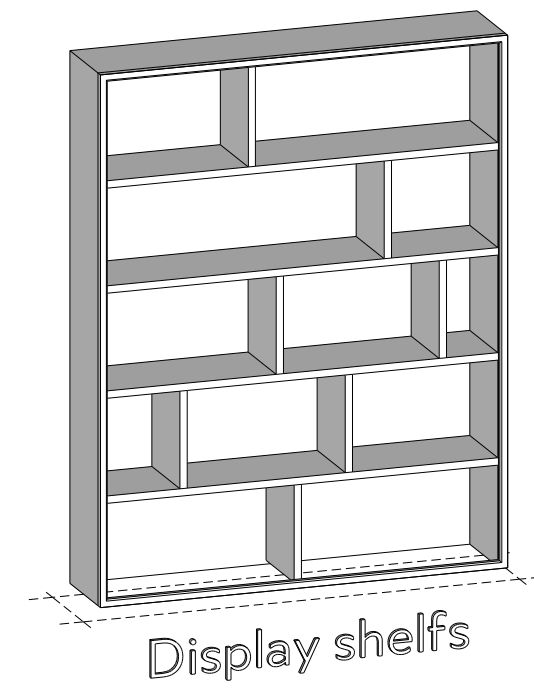
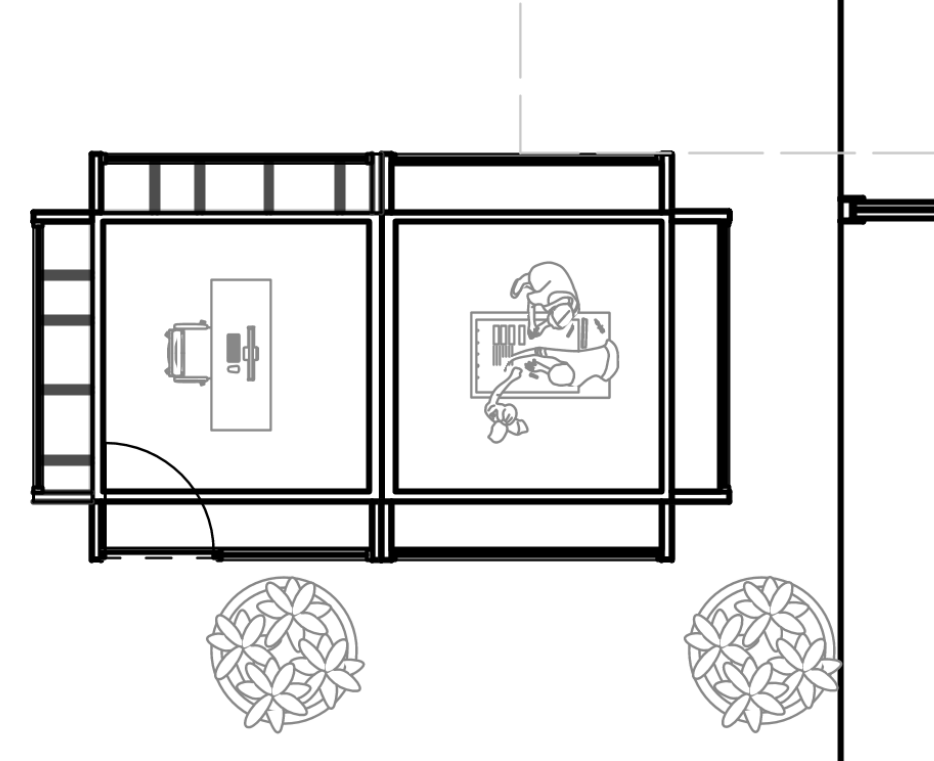
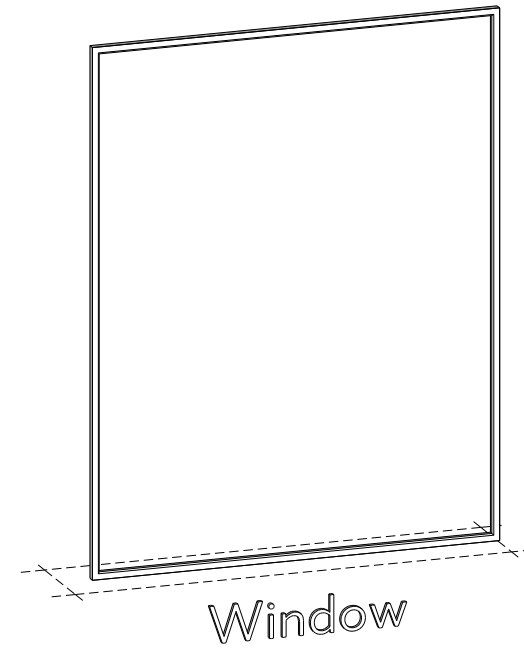
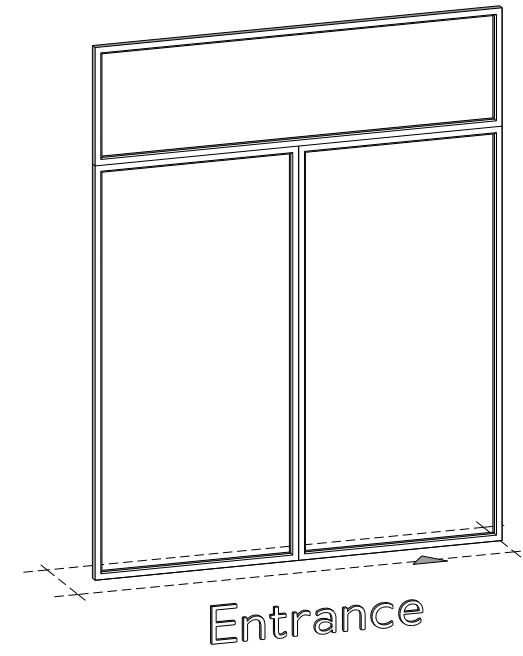
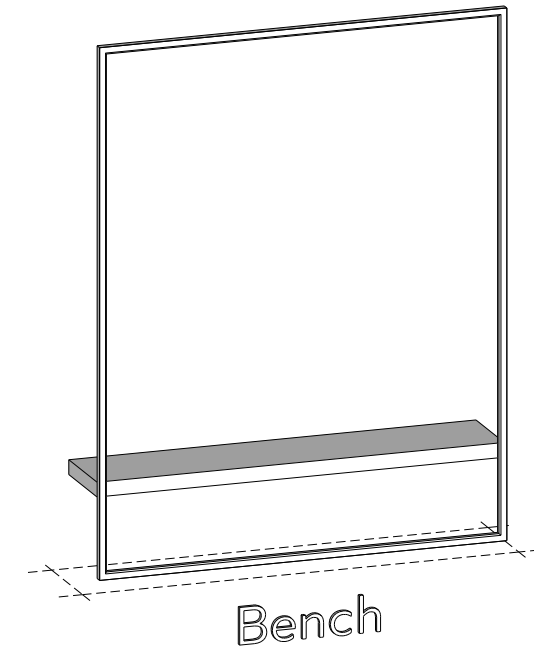
Factory Dwellings



Facade - South West



The Makers District



The makers pavillions



The Makers District

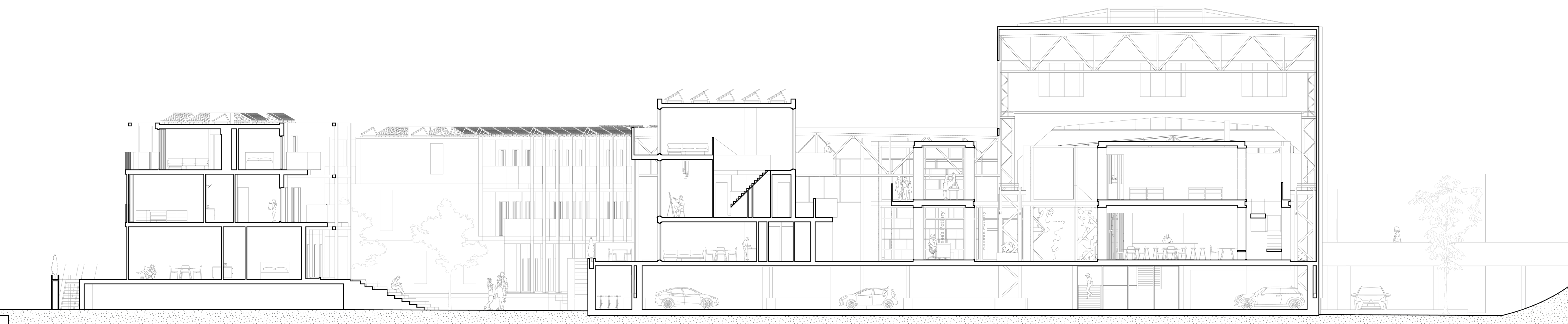


The general workshop



Makers District

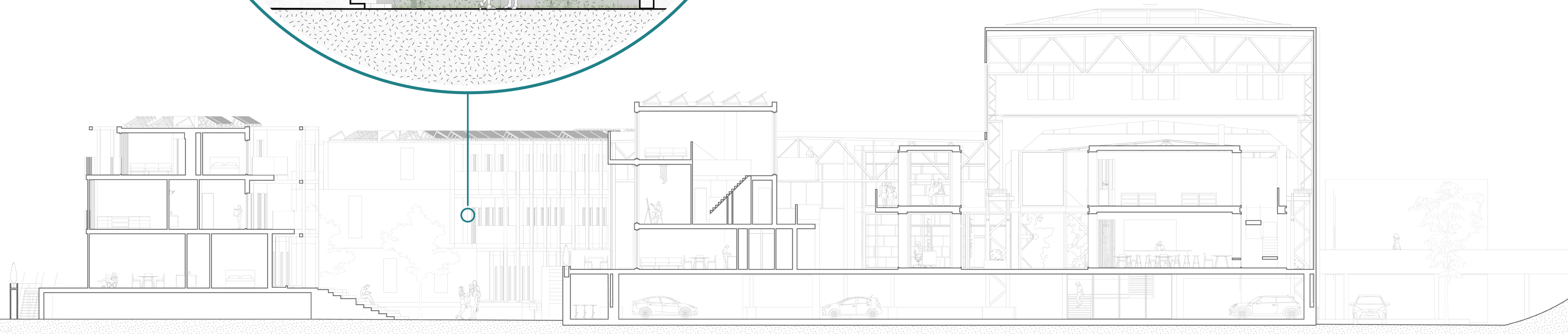
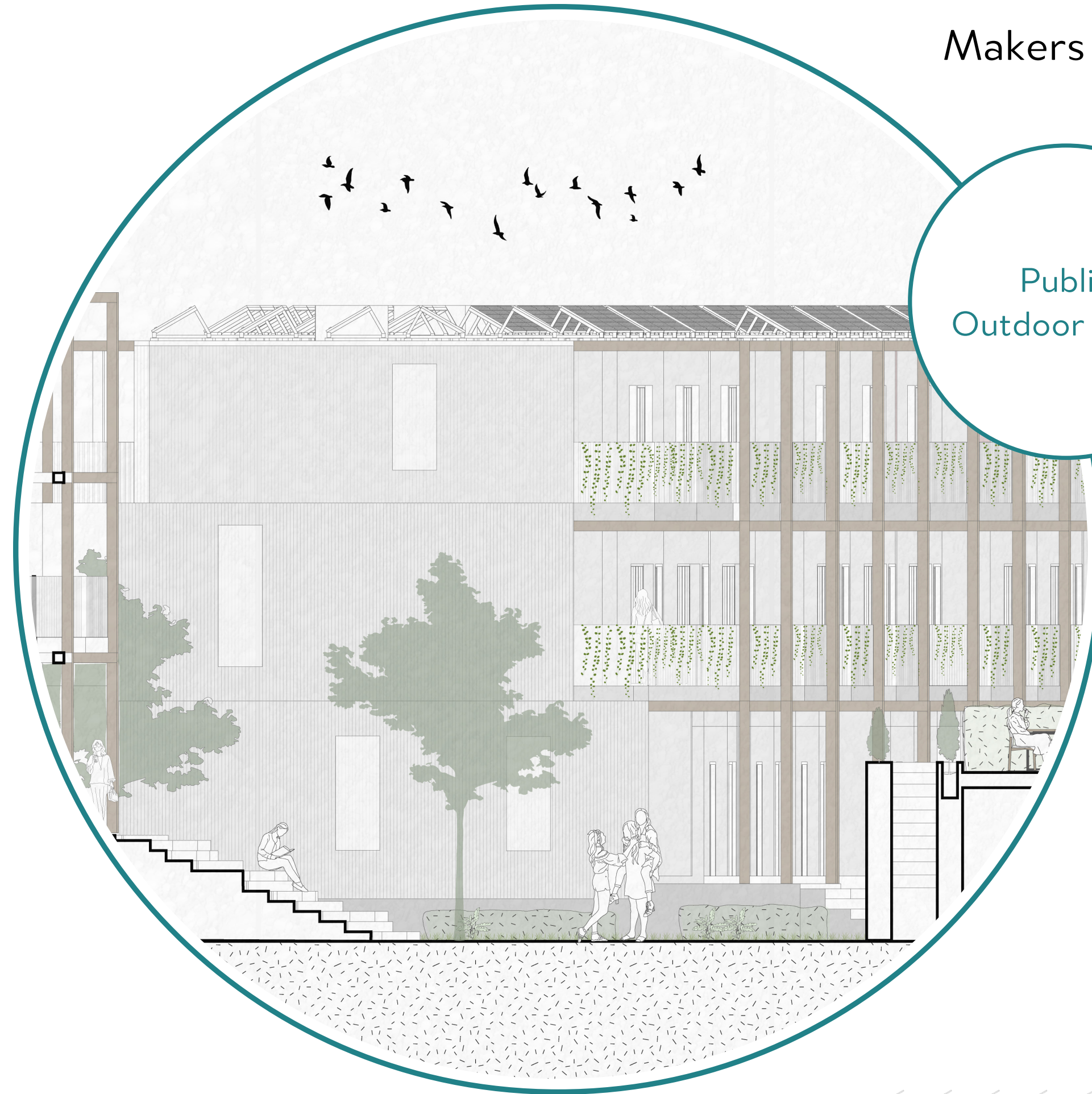
Section





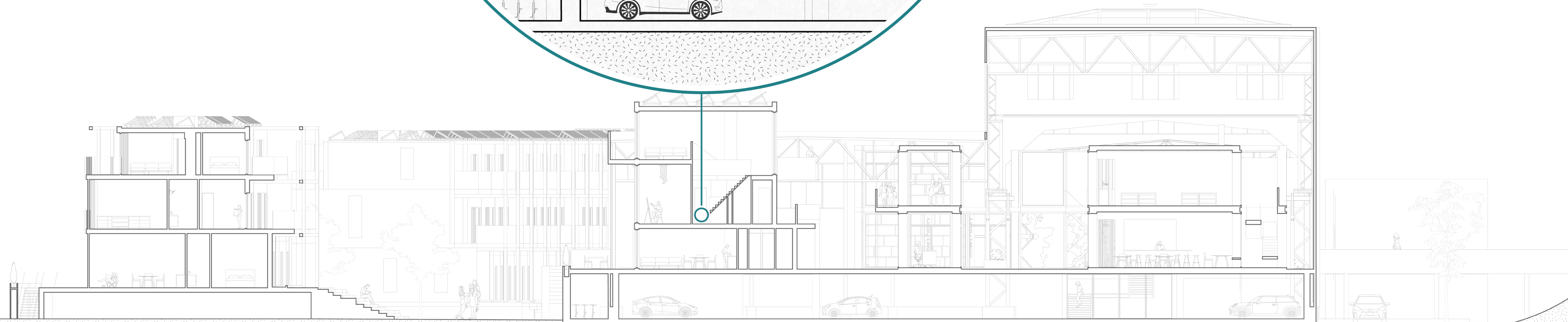
Makers District

Public
Outdoor space





Factory
Dwellings





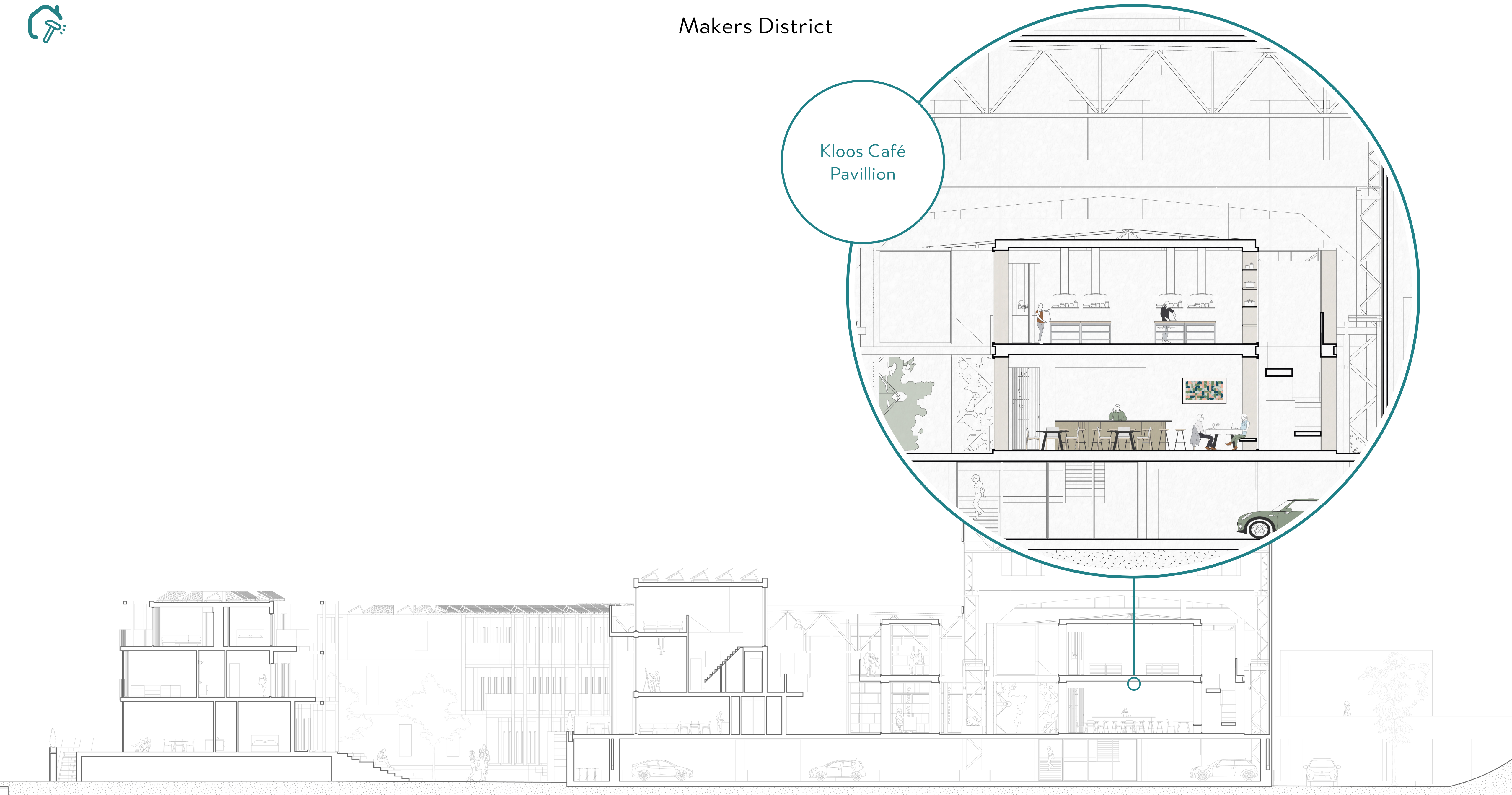
Makers District





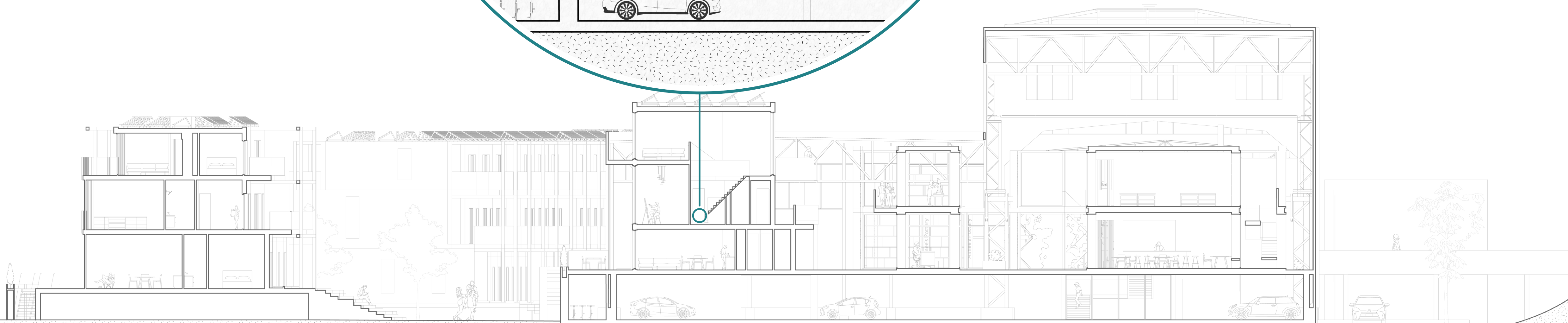
Makers District

Kloos Café
Pavillion



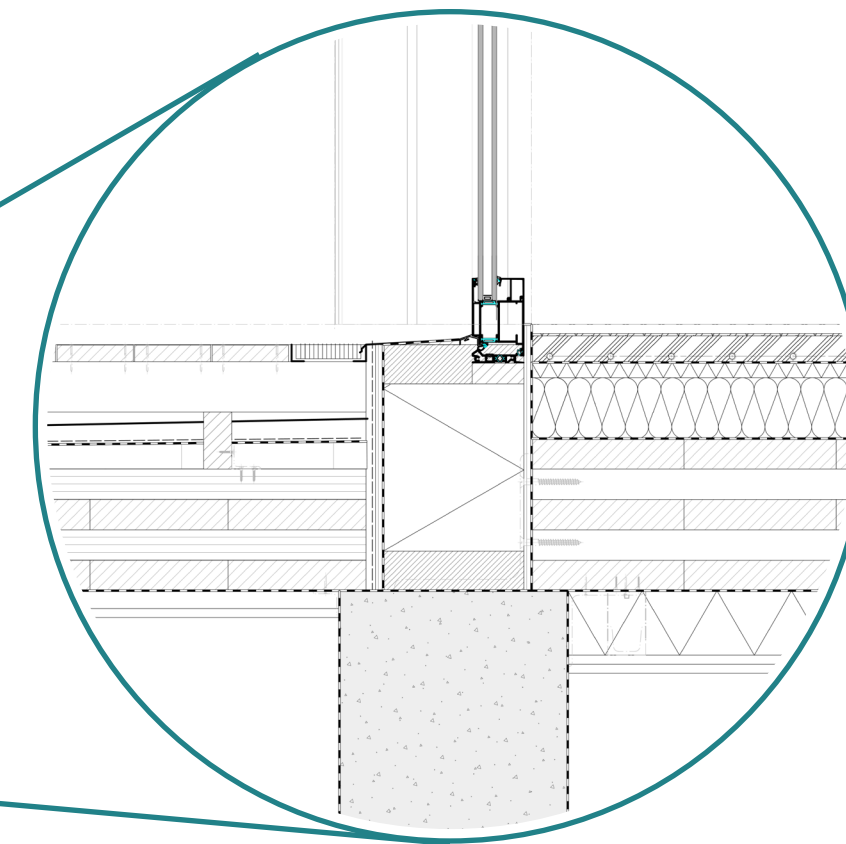
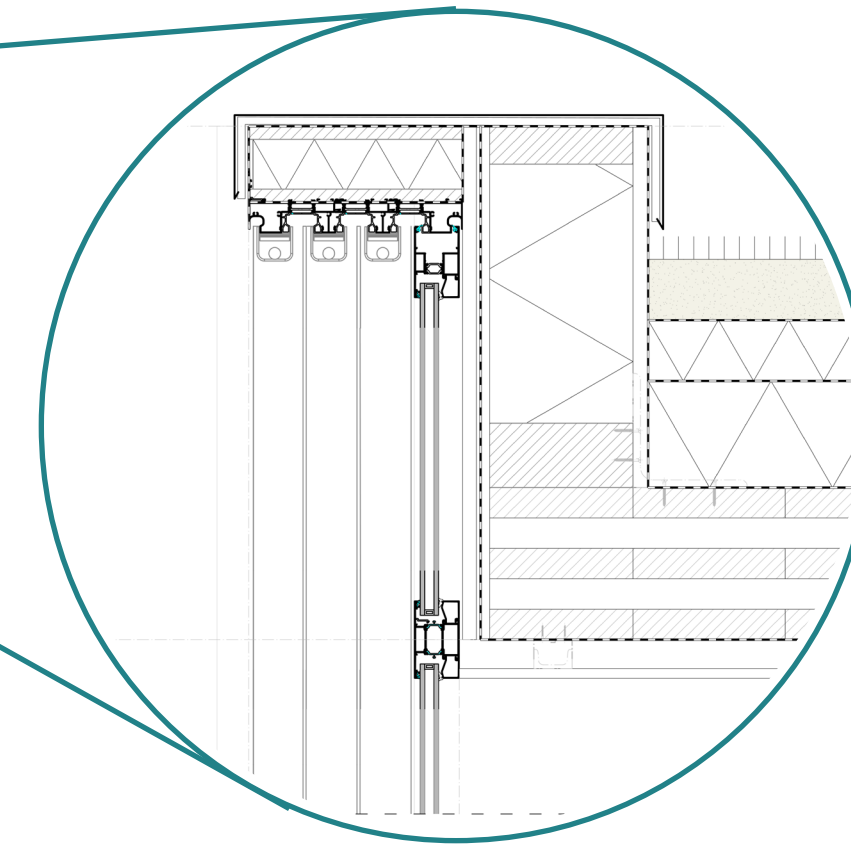
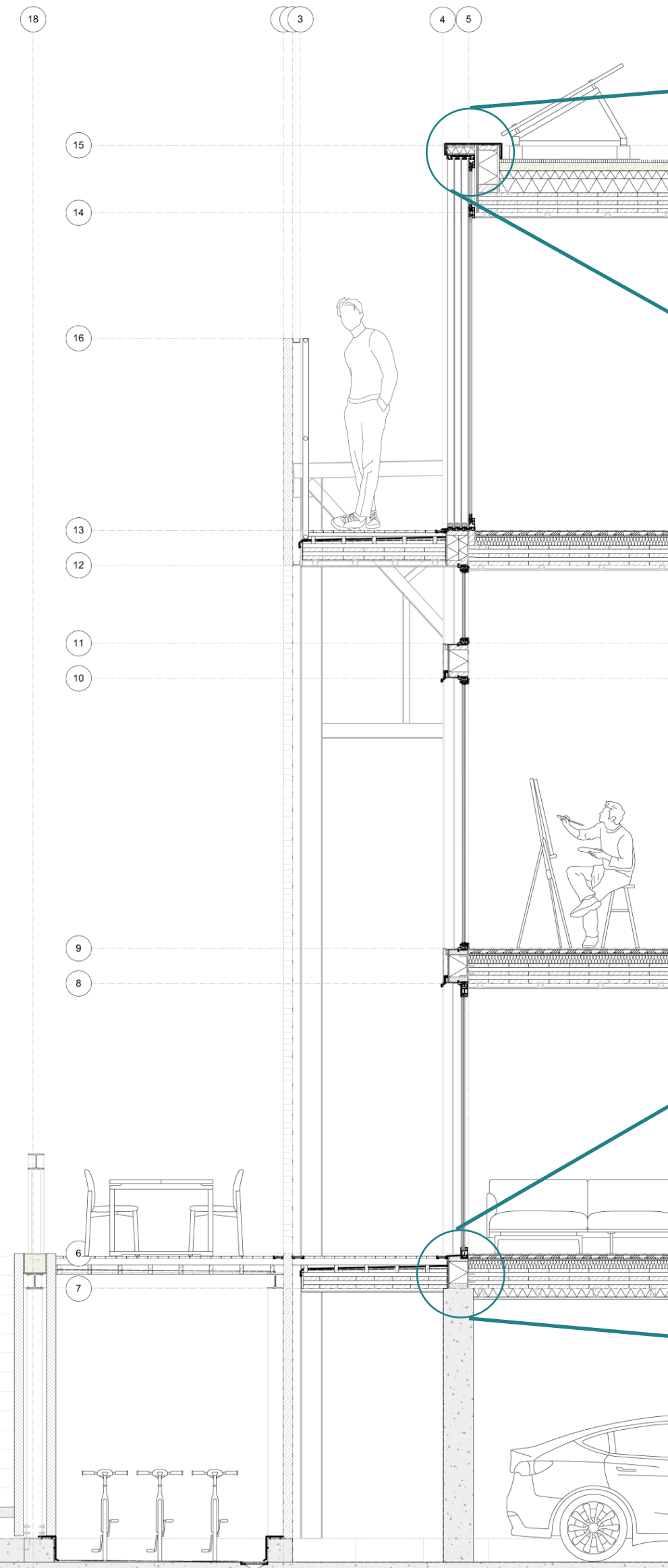


Factory
Dwellings

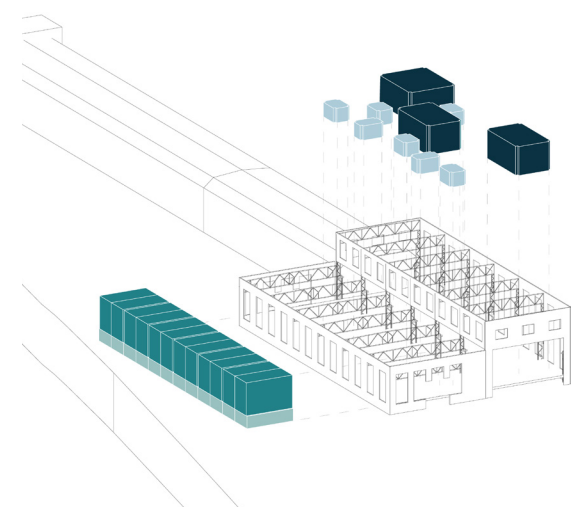




Factory Dwellings



Facade fragment





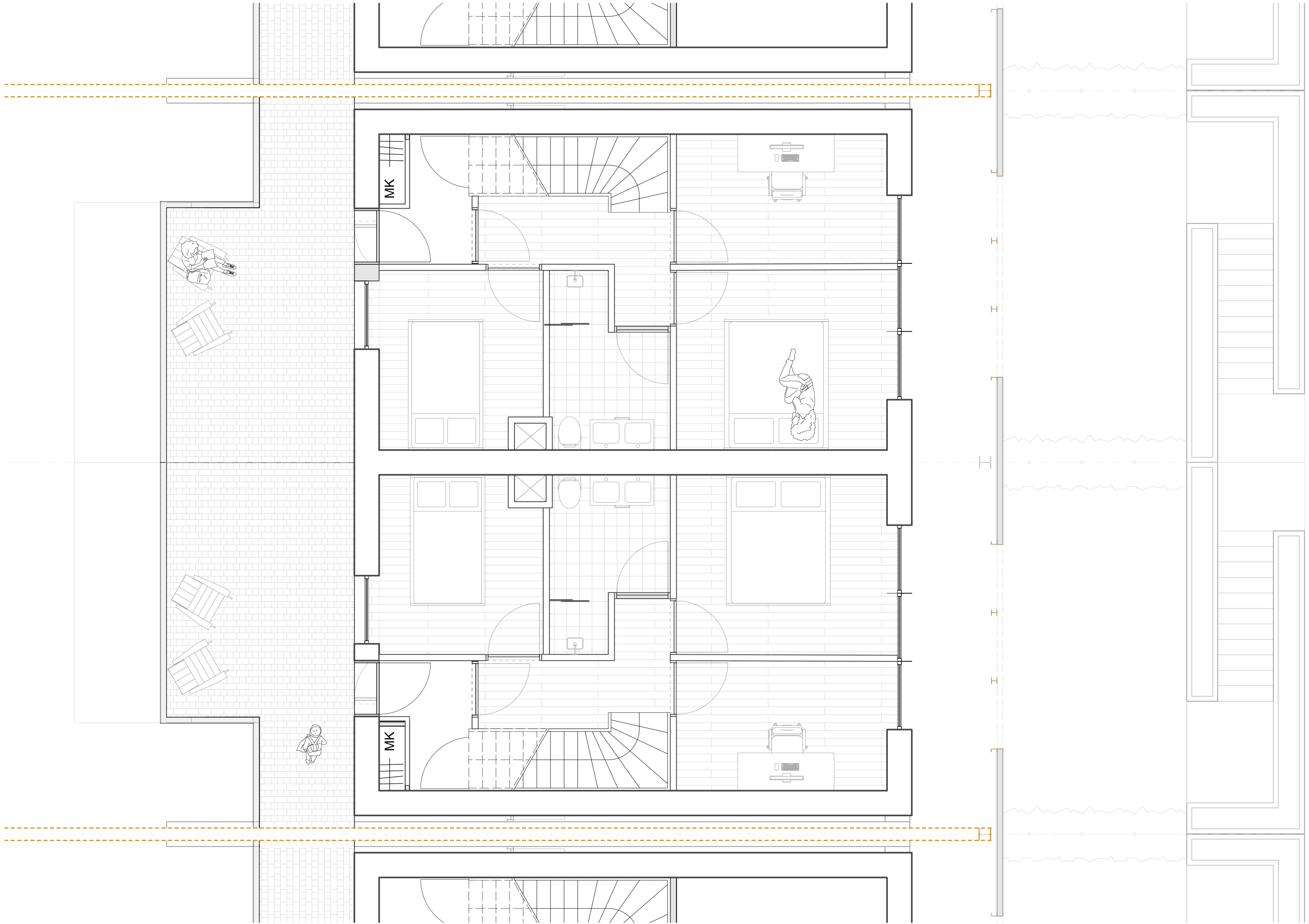
Factory Dwellings



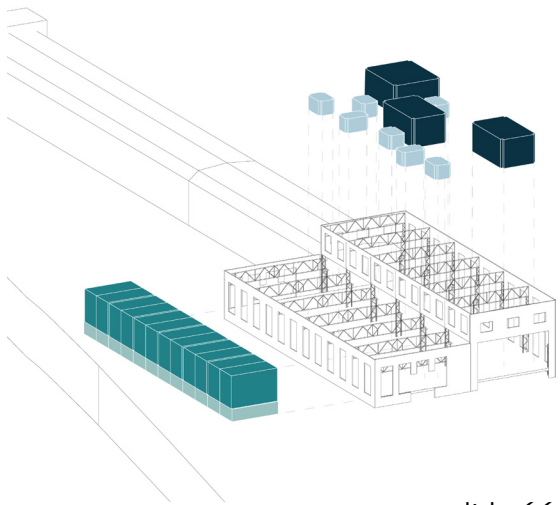
Floorplan - Groundfloor



Factory Dwellings

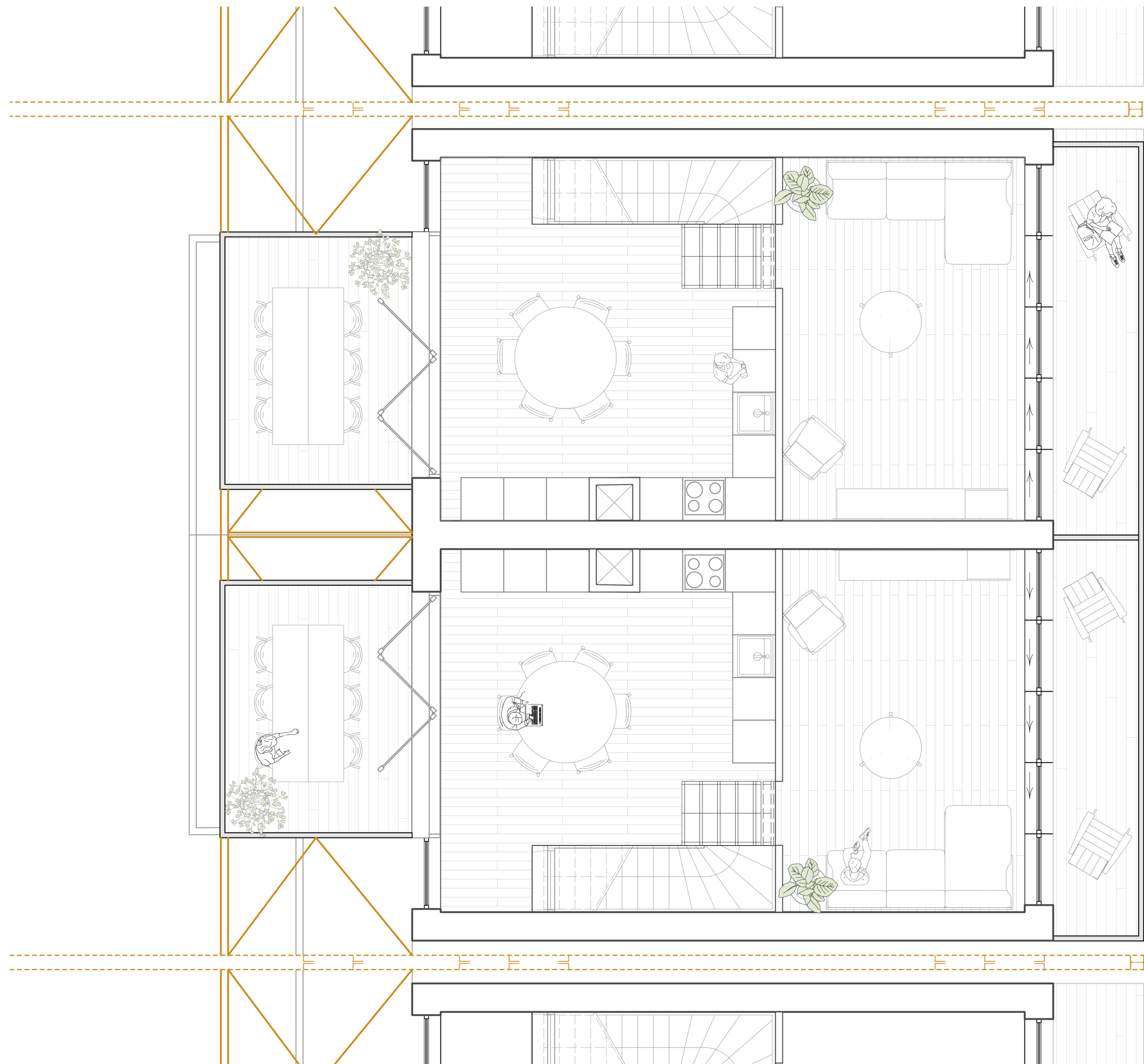


Floorplan - First floor

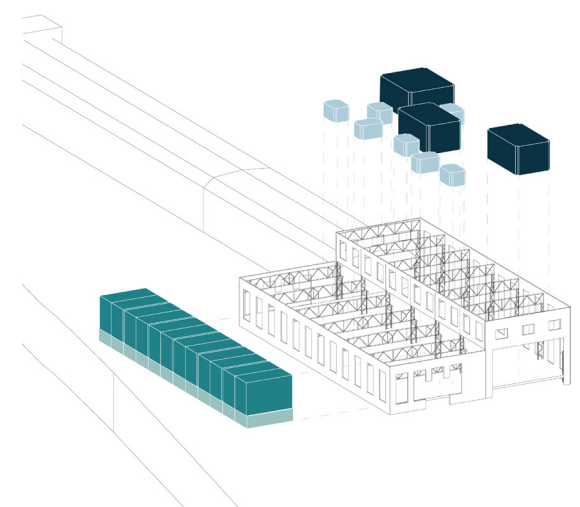




Factory Dwellings



Floorplan - First floor



Welcome to



The Assembly line





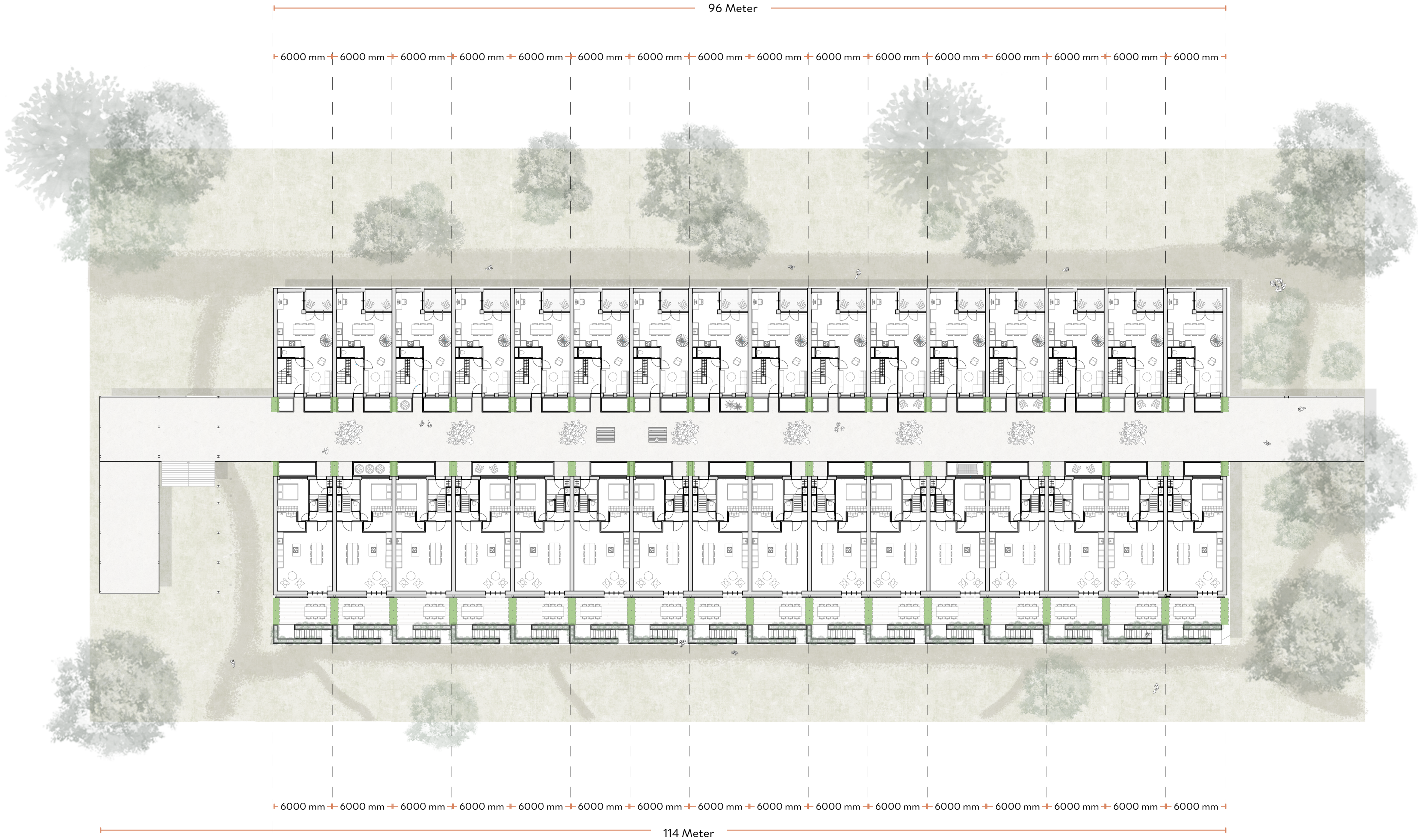
The assembly line



Kloos street



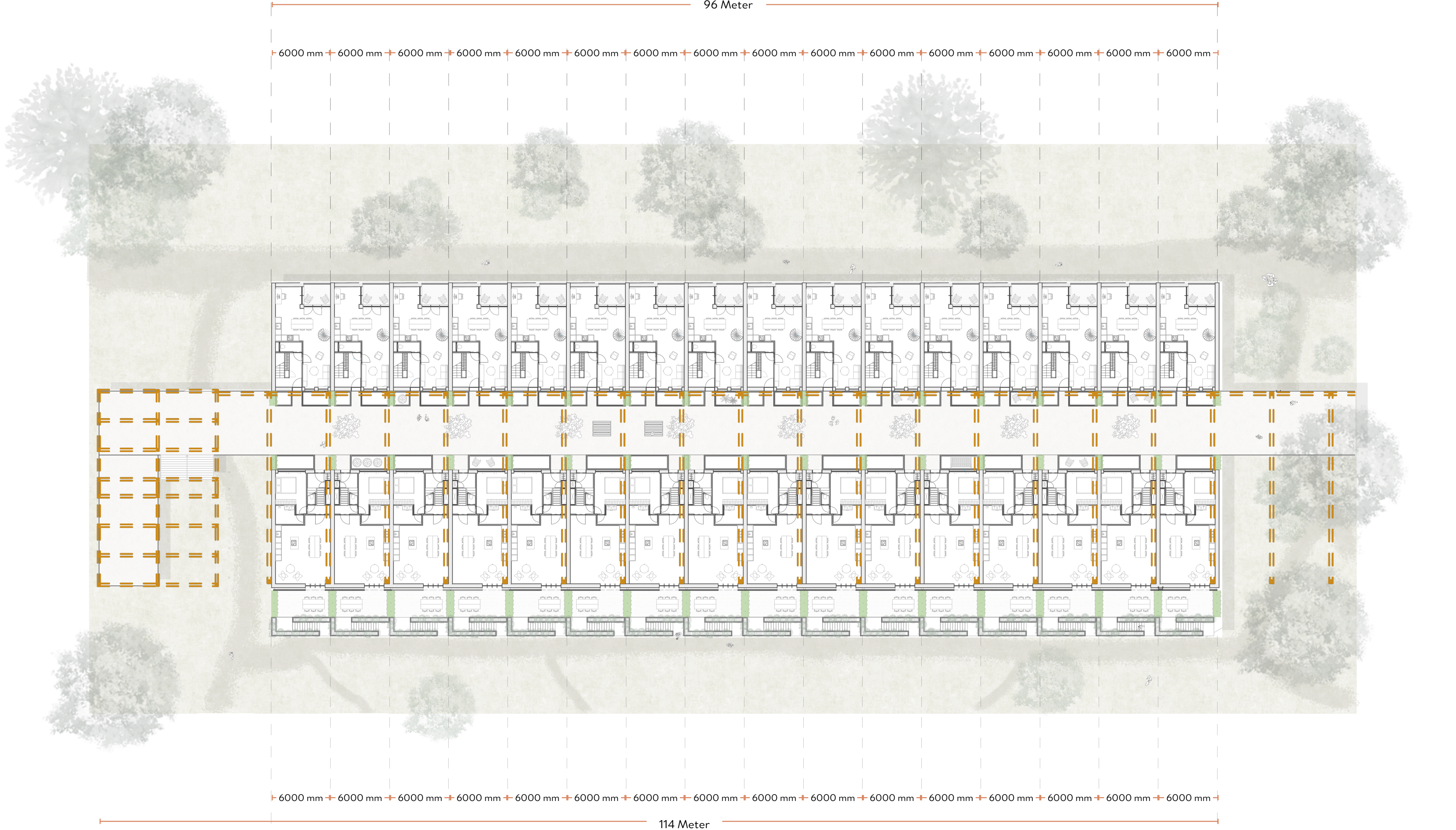
The assembly line



Floorplan - Kloos level



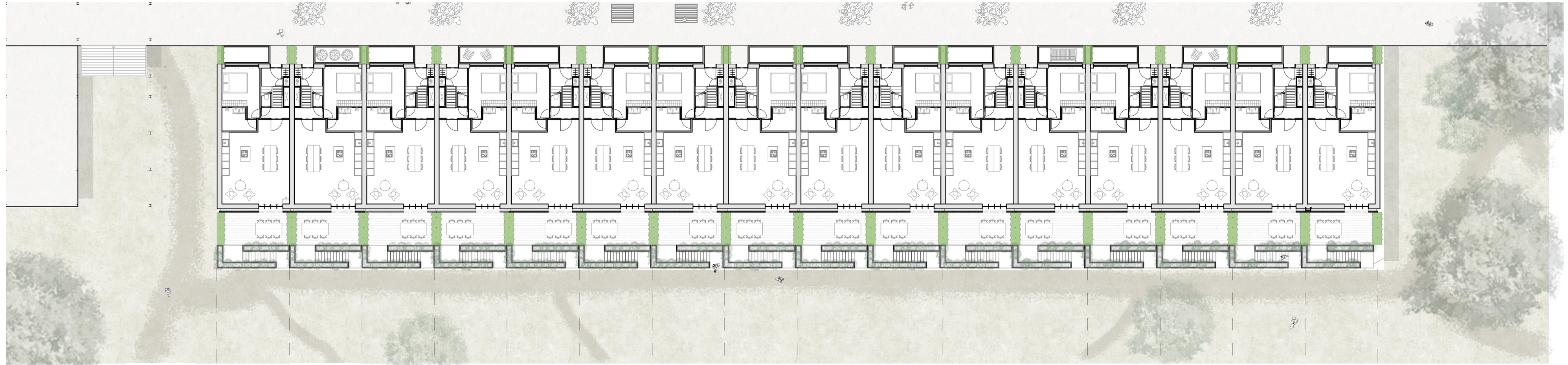
The assembly line



Floorplan - Kloos level



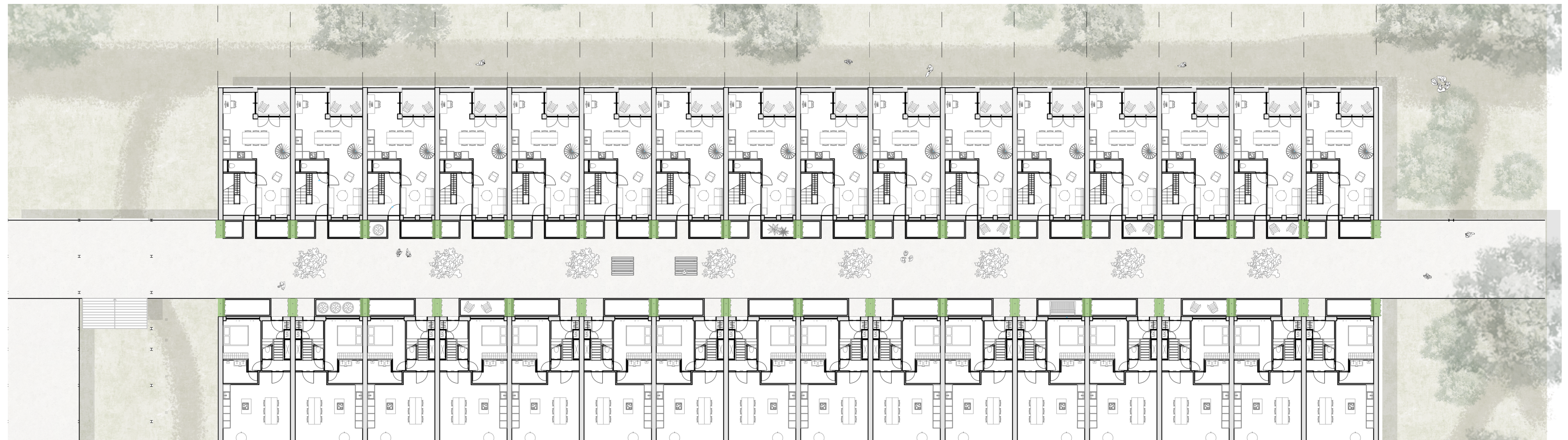
Family dwellings



Facade - South West



Makers dwelling

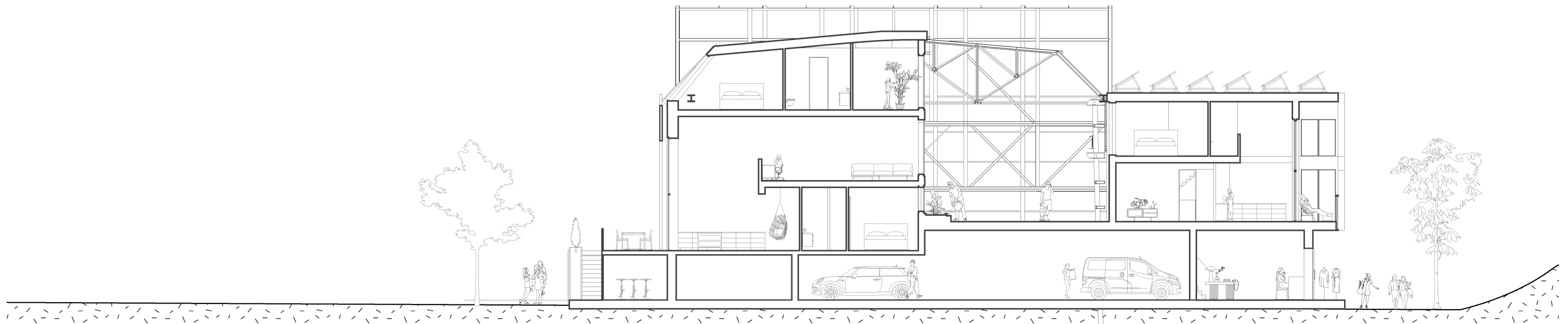


Facade - North East



The assembly line

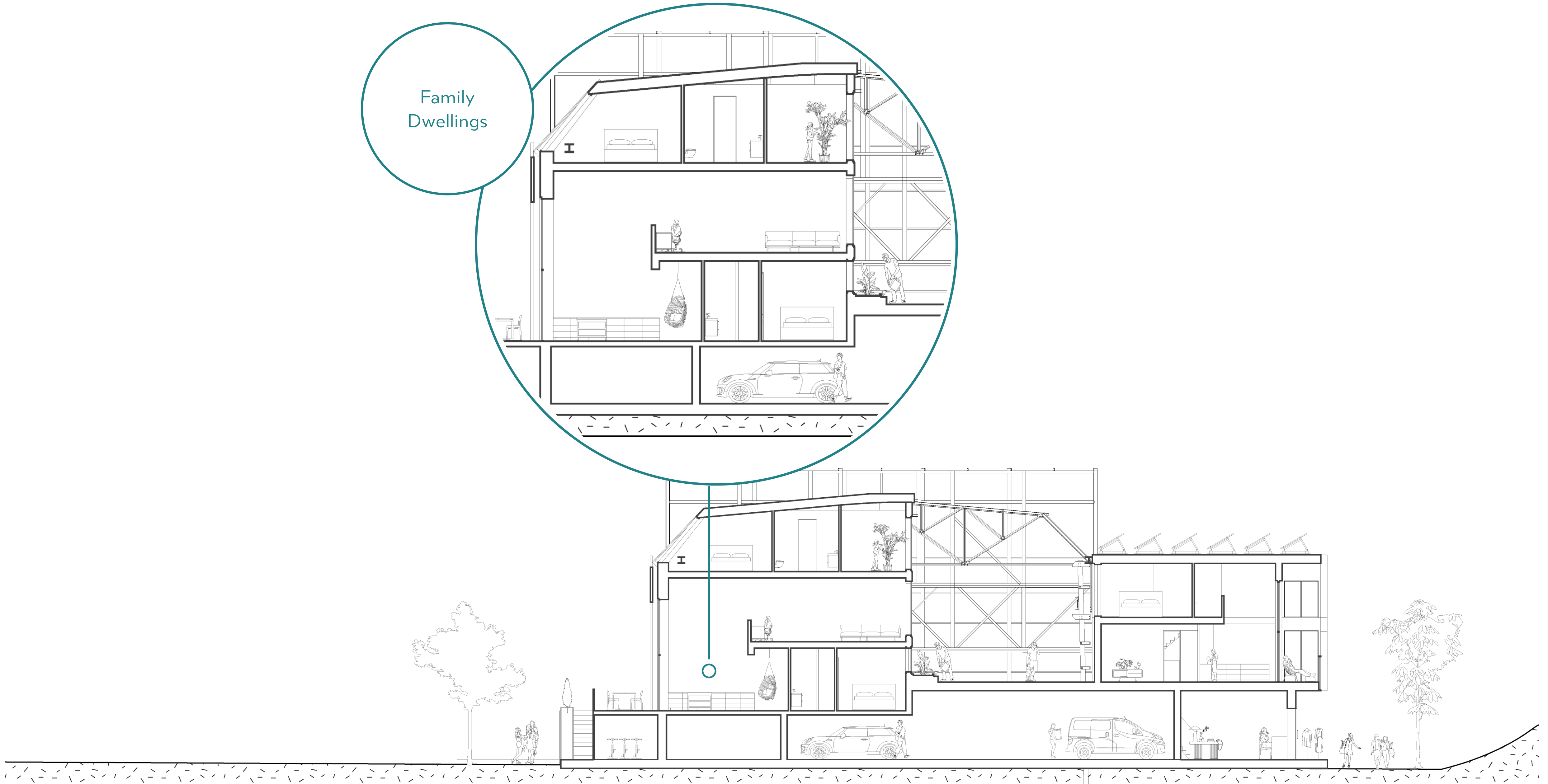
Section





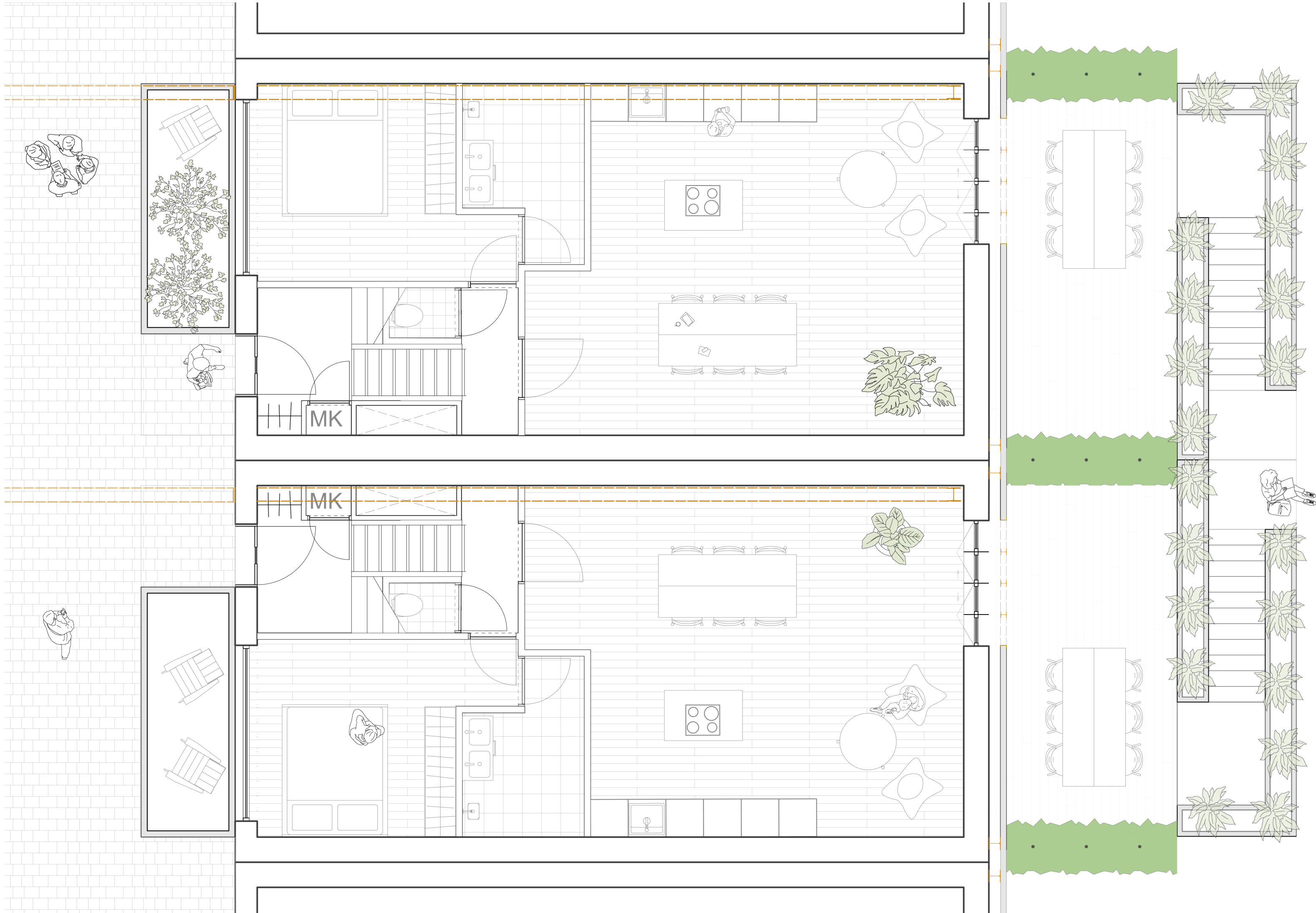
The assembly line

Family
Dwellings

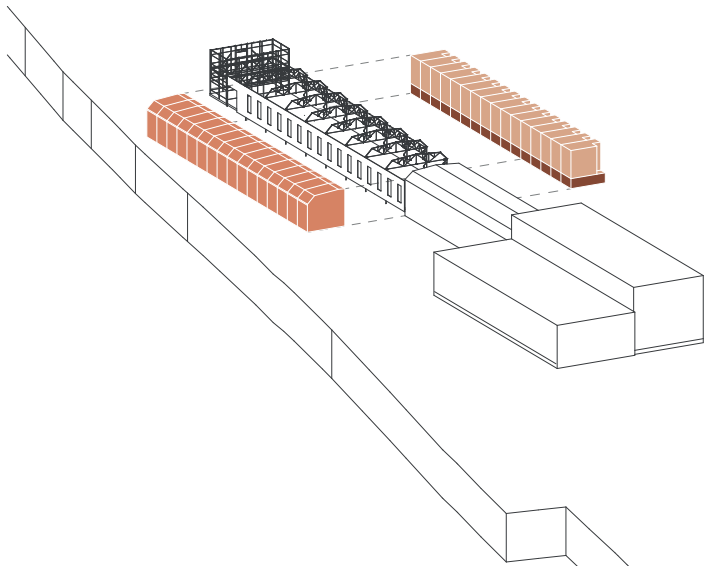




Family dwellings



Floorplan - Groundfloor

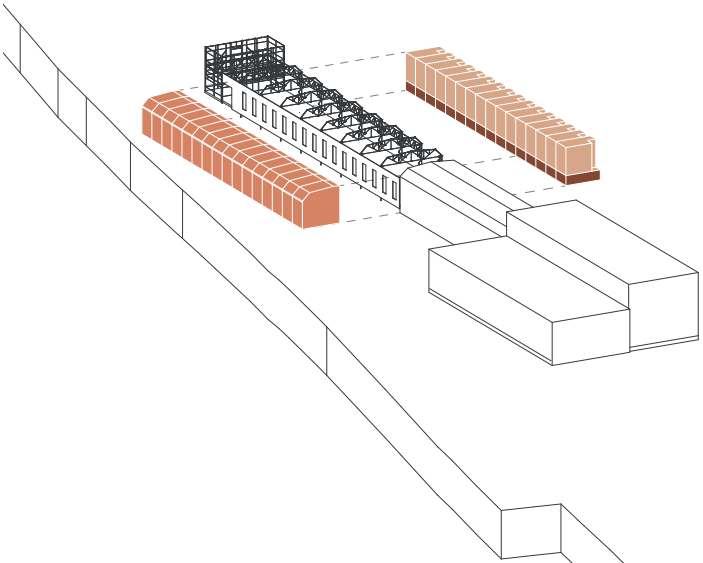




Family dwellings



Floorplan - First Floor

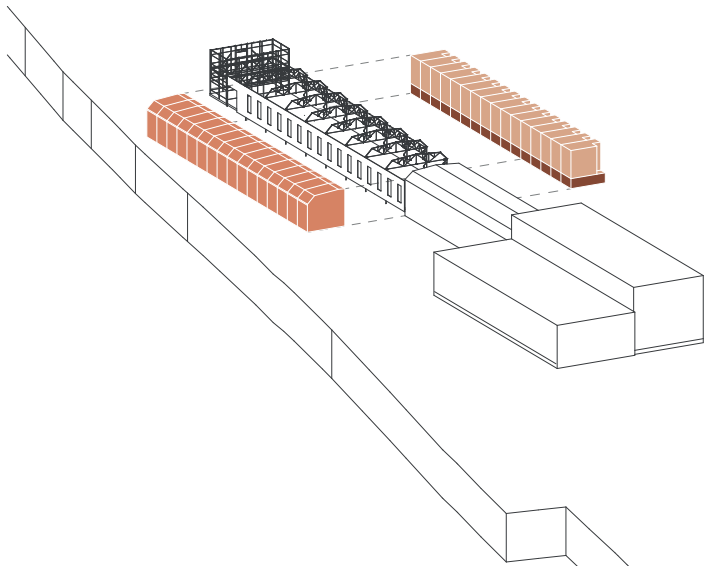




Family dwellings



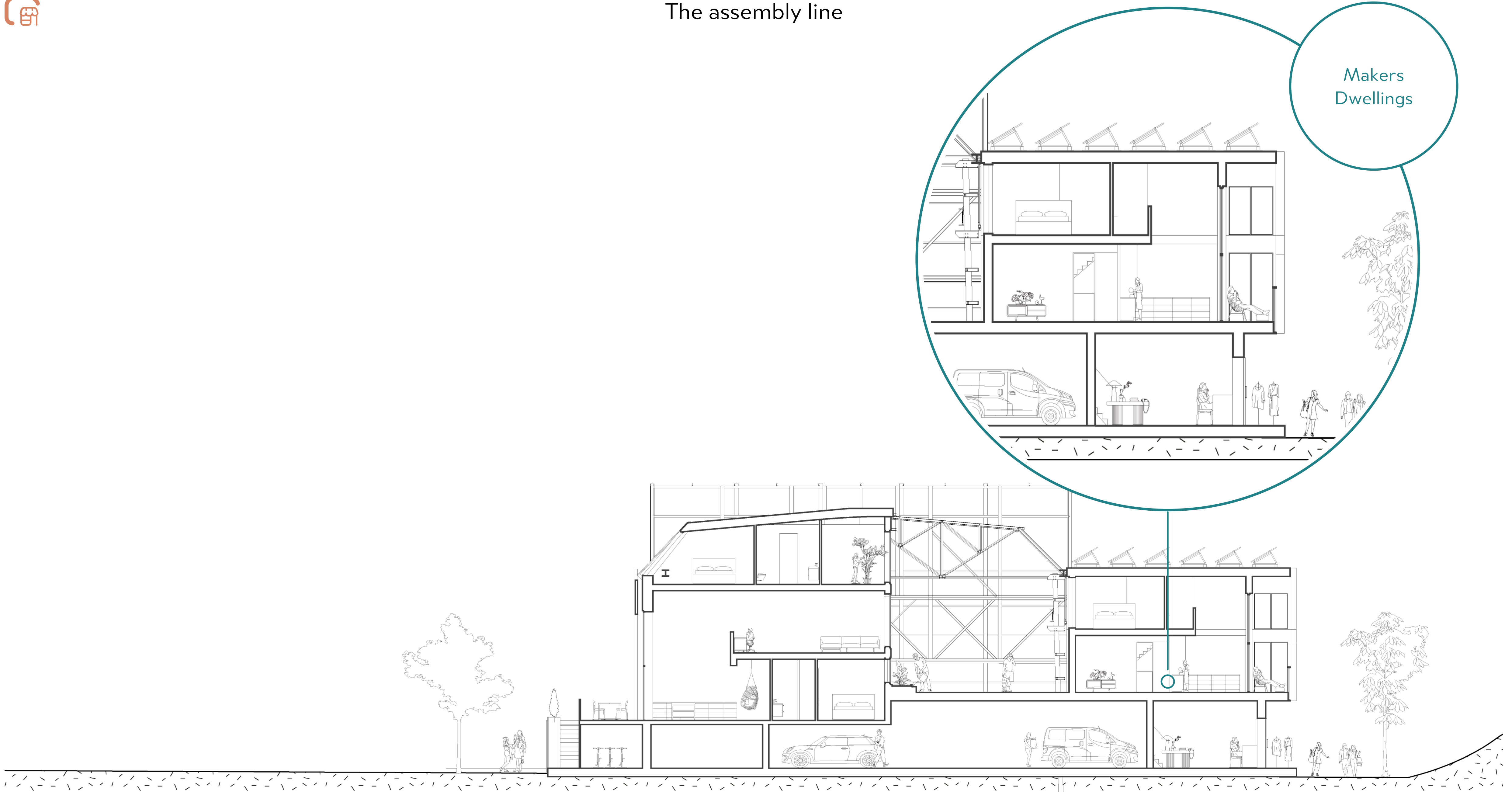
Floorplan - Second floor





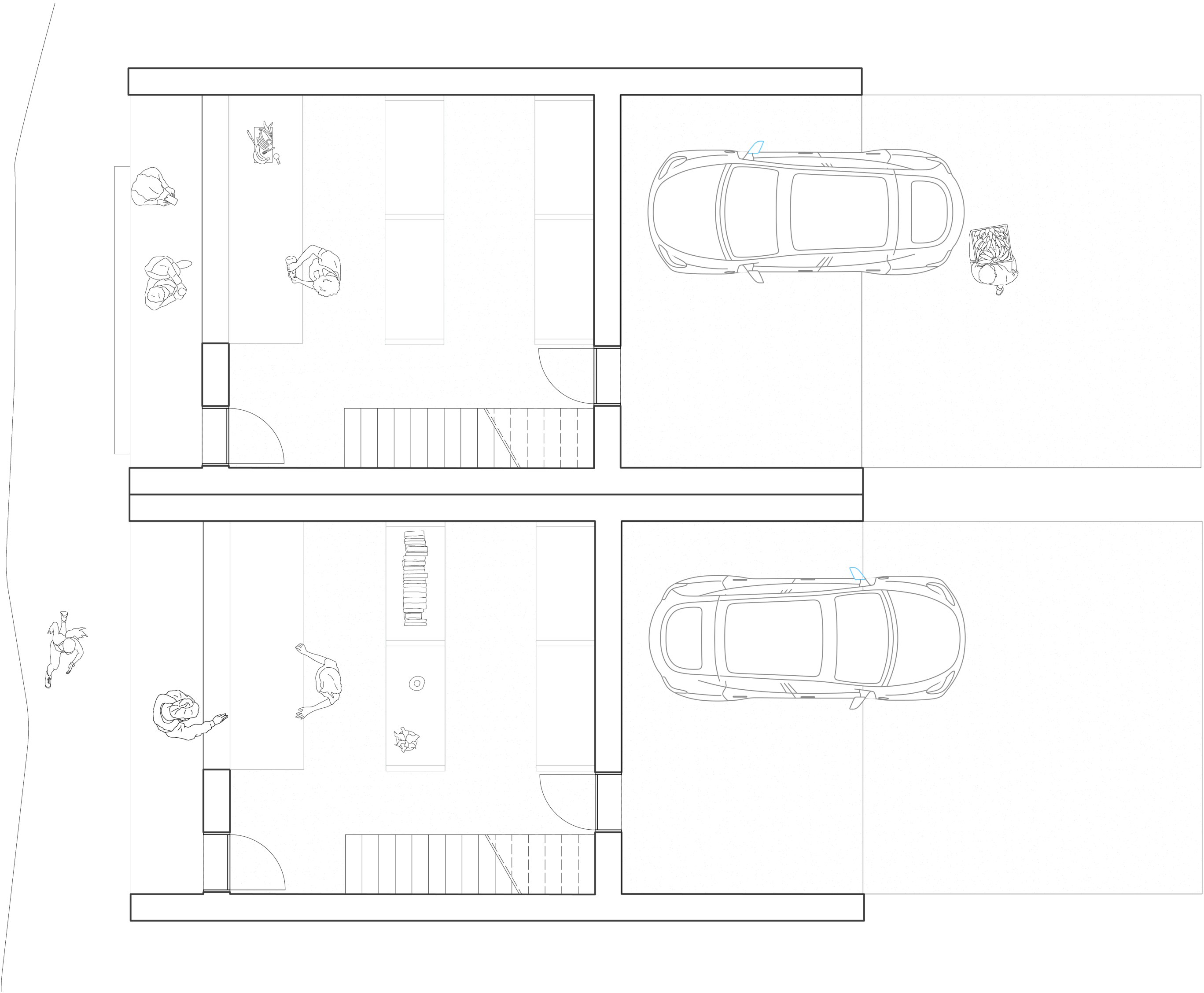
The assembly line

Makers
Dwellings

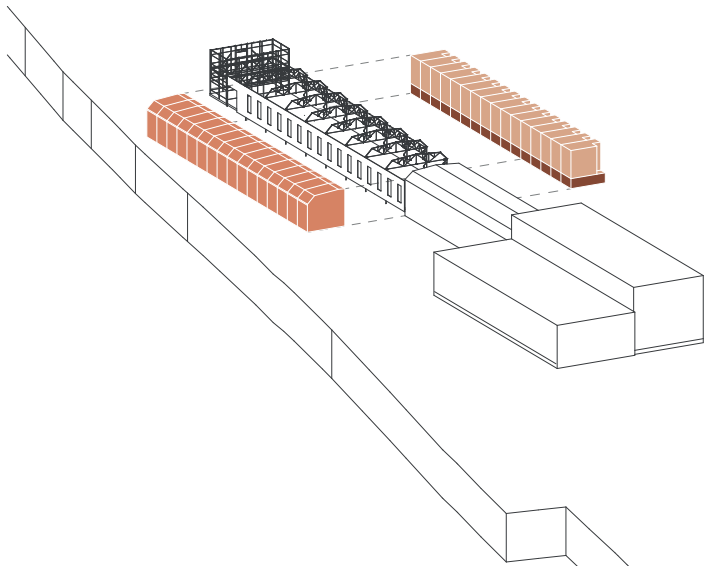




Makers dwelling

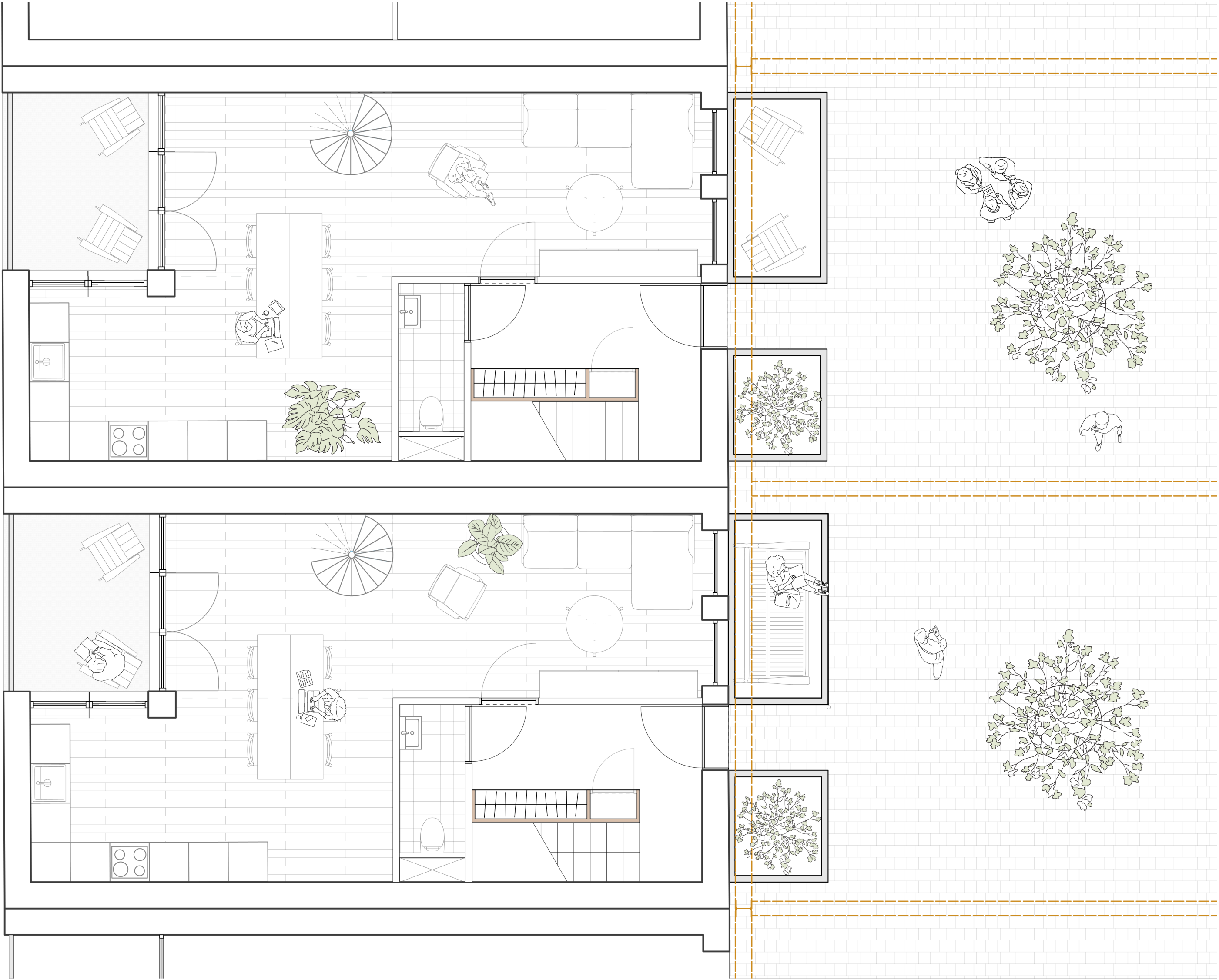


Floorplan - Original ground level

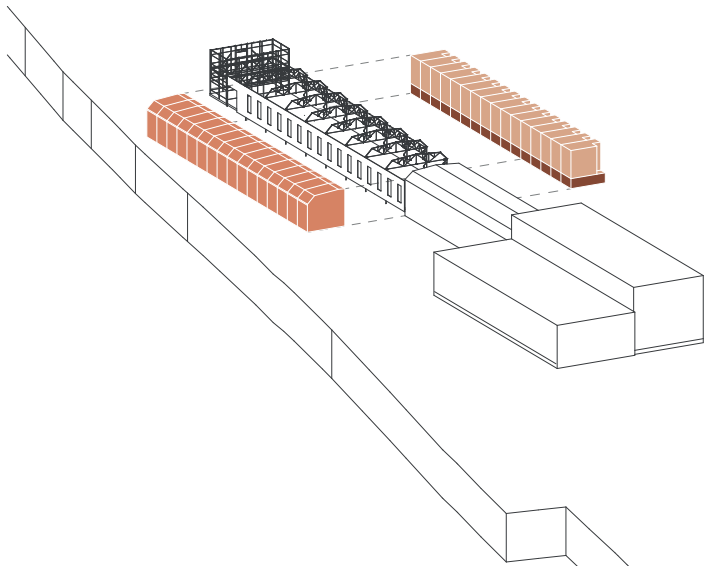




Family dwellings

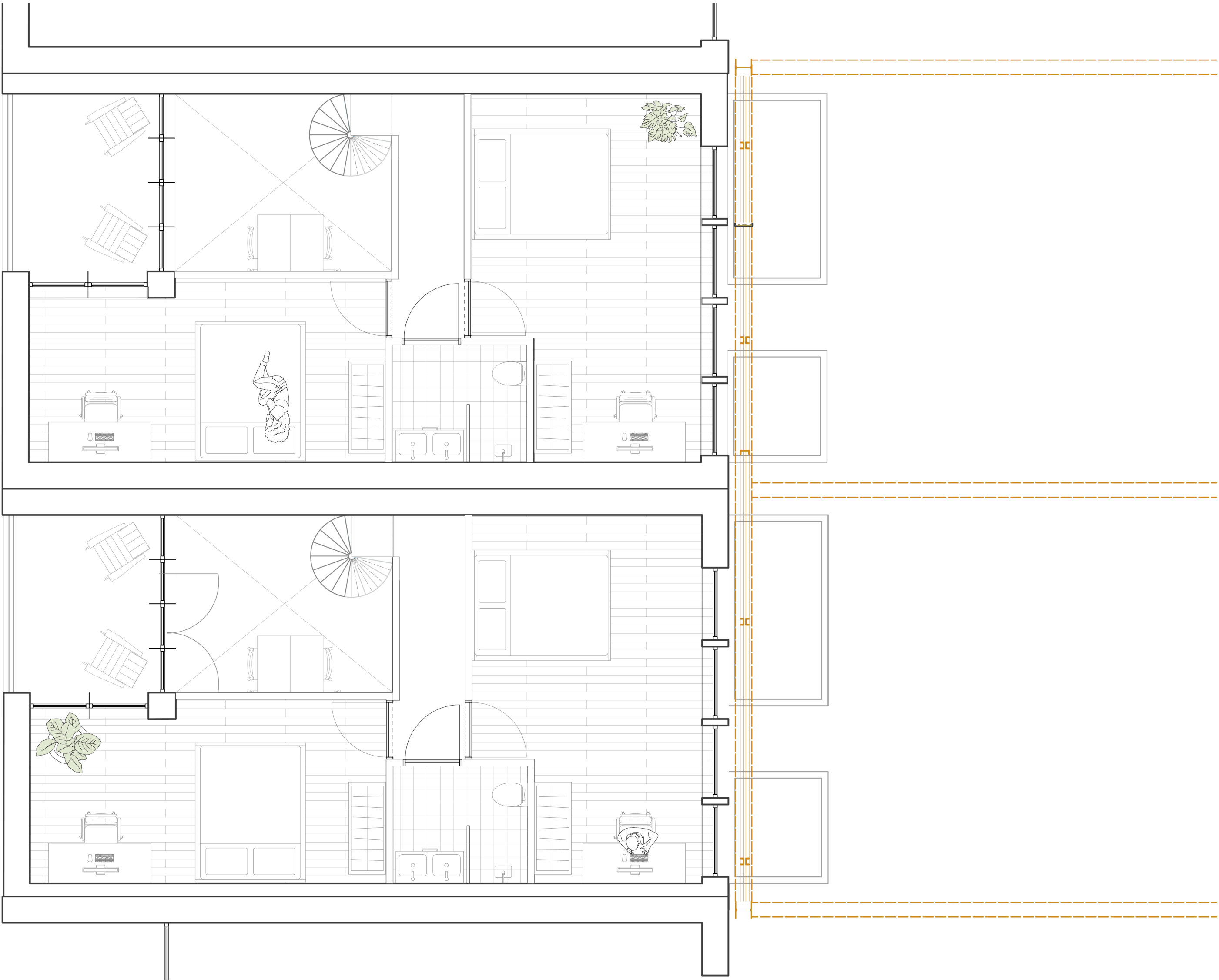


Floorplan - Groundfloor





Family dwellings



Floorplan - First Floor

