

J.S. Jonker

Revitalizing the  
Schie Waterfronts in Delft



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Masterplan Schie

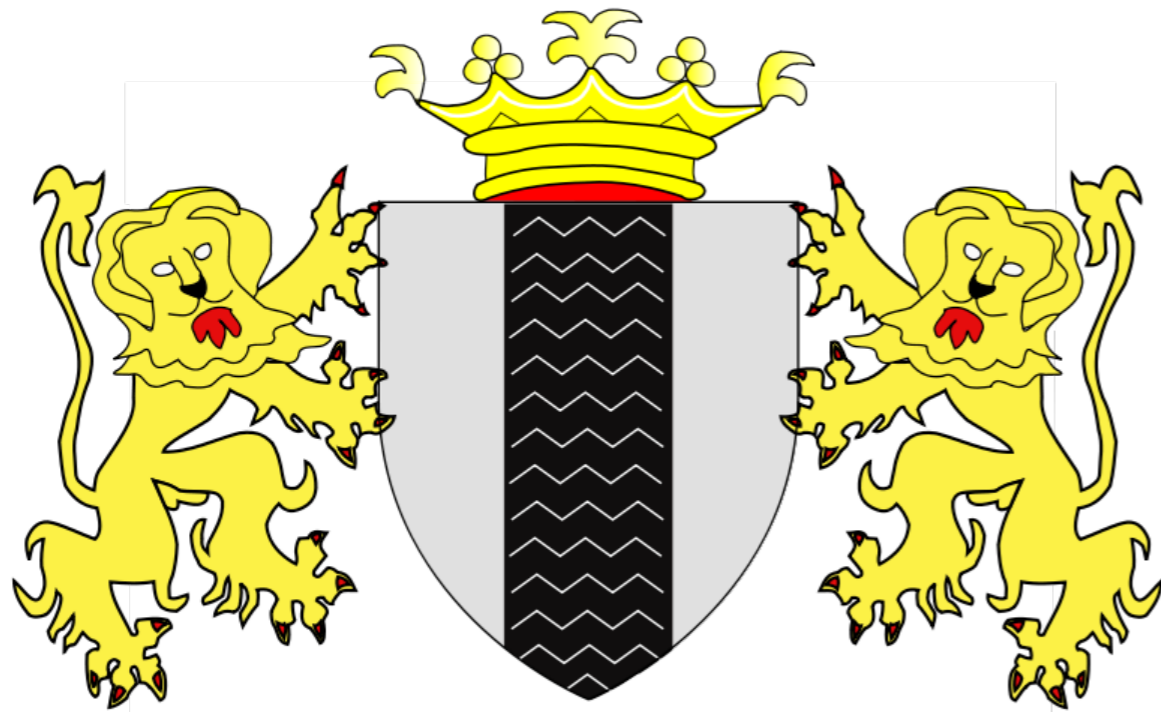
Urban design Schie East side

Value assesment industrial hall

Architectural design

Buildingtechnical design

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# Three Characters of Delft

100.000 Inhabitants, 18.000 students and 647 knowledge companies

Technical institutions



Delft University of Technology



These technical institutions represents Delft world wide with high-tech research, education, normalisation, products and solutions

Art



Delfts Blue pottery is spread-out over the world, visible in museums, today the Porceleyne Fles is the only pottery company left from 1653.

Urban Artifacts



Market square with the New Church behind.



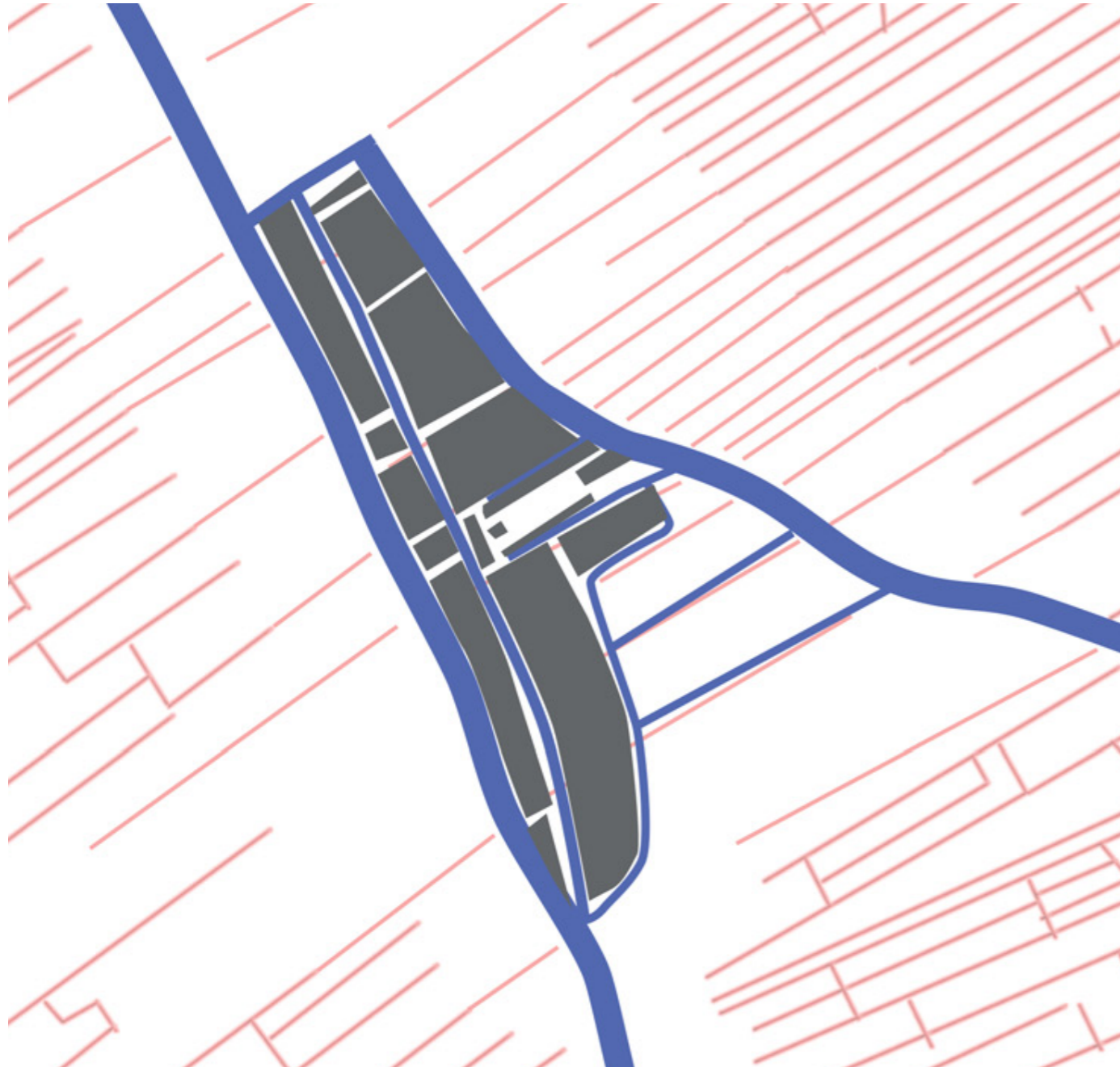
The Painter Johannes Vermeer (1632 - 1675) with his face of Delft



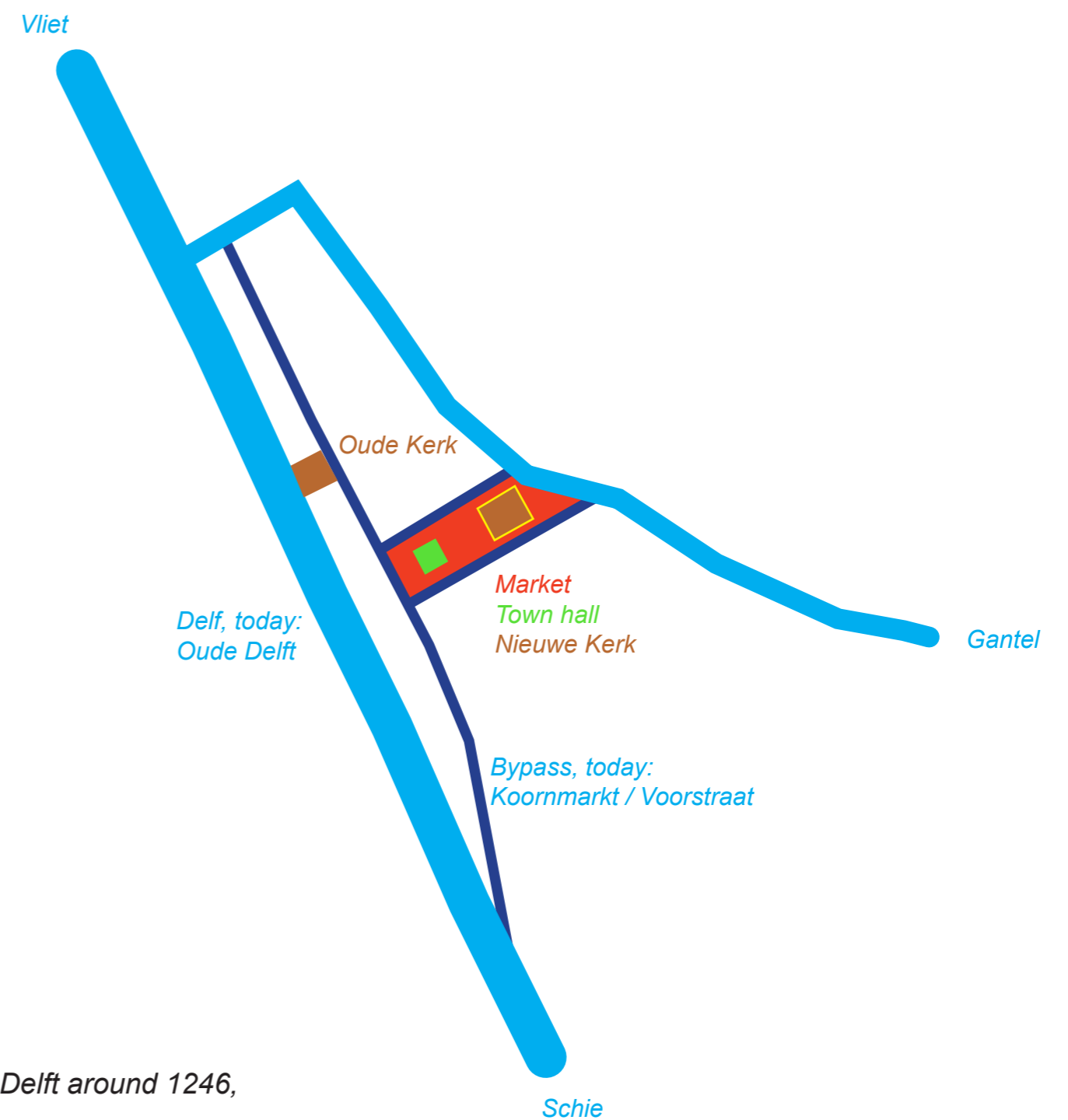
Prinsenhof, former cloister and residence of Willem van Oranje.

## Origin of Delft: a market city

- Delft is located in the middle of the polder without mayor natural elements as rivers and dams.
- Clay and sand plate (ganteldek) surrounded by peat-lands. This soil was suitable to build on.
- Crossing the Delf and river the Gantel made it an ideal trade location.
- Peat lands were higher than clay/sand areas, rainwater fluid in.
- To drain the rainwater away the Delf was connected to the river Maas by a canal named de Schie in 14th century.



Delft around 1246,



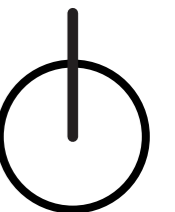
Delft around 1246,

- The first buildings appear along the Delft (Schie)
- Bypass to extend waterfronts in the city
- Market square is the connection bypass and Gantel

Delft is a typical market city, the focus of the surrounding area to trade goods.

- The market square is the connection between the Schie and Gantel
- The market is of unusual large size in that period
- To give importance to the market square and to make Delft manifest the Town hall and New Church are built.

The Schie became the major trade route towards the Maas



## Manifestation of Delft



*View over the Schie towards Delft, the oude kerk marks the view and makes Delft manifest.*

## Schie history

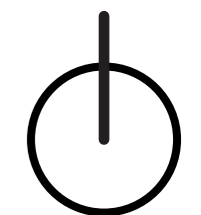
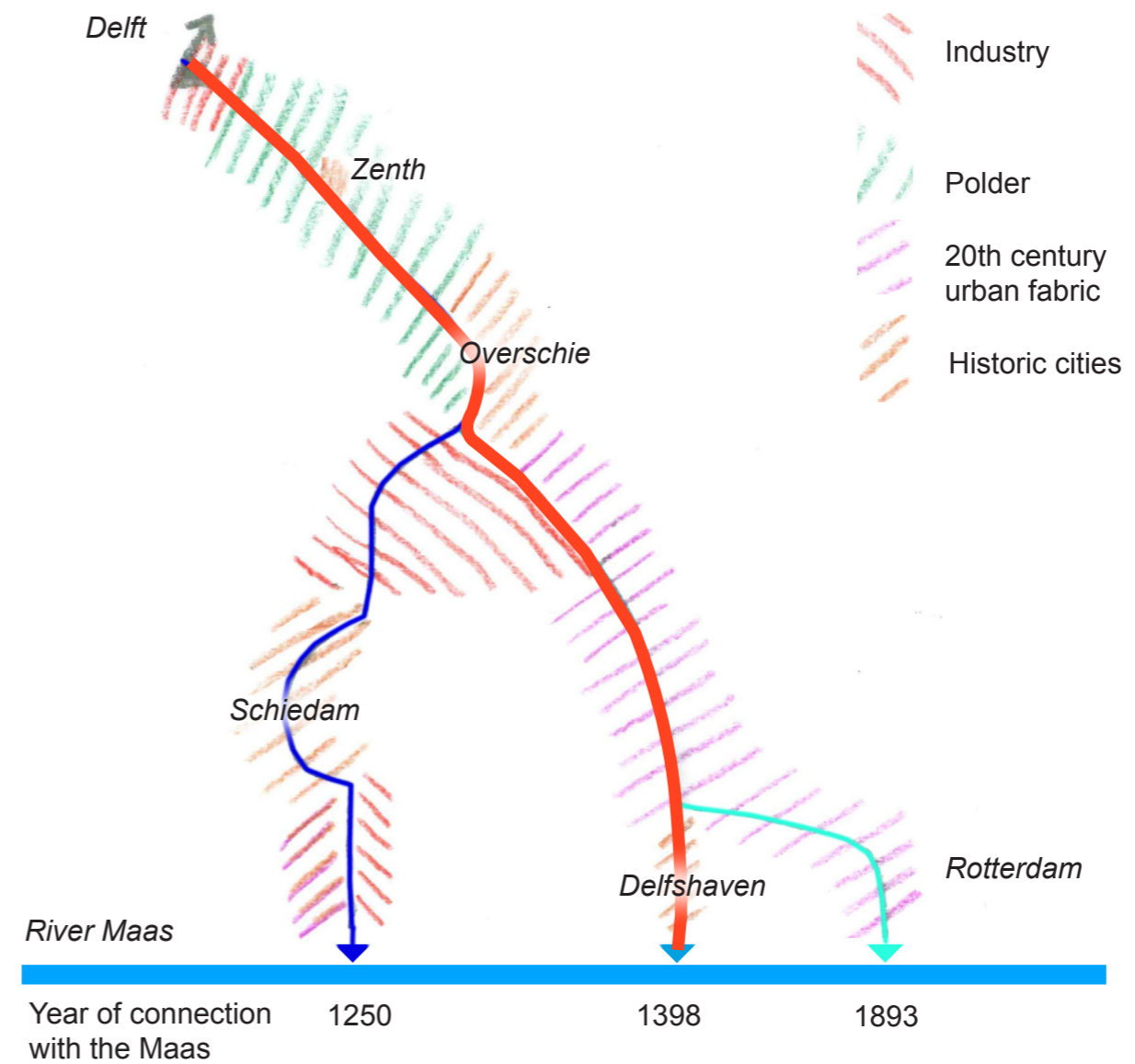
- The Schie connected Delft with river the Maas in the 13th century.
- A dyke was build to prevent water from the Maas overfuing the landscape.
- Dams where build along the dyke, here goods where transhipped from the Maas to the Schie.
- First at Schiedam and Rotterdam, later Delft established Delfshaven to avoid tolls.
- Delfshaven was a satelite city under control of Delft contained a chamber of the VOC in the golden age. This harbour city was national and global connection for this regional market city.

## Map



Stream of the Schie from Delft to the river Maas

## Schie: the aorta between Delft and Delfshaven





South-gate of Delft, the most important gate of the city, painter Johannes Vermeer (1632 - 1675)

## Schie use today



*Cargo shipment*



*Cruise boat*



*Student row-club D.S.R. Proteus-Eretes*

- Cargo shipment (turning point nieuwe haven)
- Cruises (overnight stops in Delft)
- Yacht (overnight stops in Delft)
- Watersport (mostly row clubs)



## Schie waterfront today



*Back sides of industrial companies: Backside Dega soil*

*backside Hordijk*

*backside Caravan shop*

The maas conection by the Schie was important for the city of Delft:

- Shipment of goods produced in Delft
- Shipment of trading goods towards Delft
- The chamber of VOC in Delfshaven connected Delft with the world.

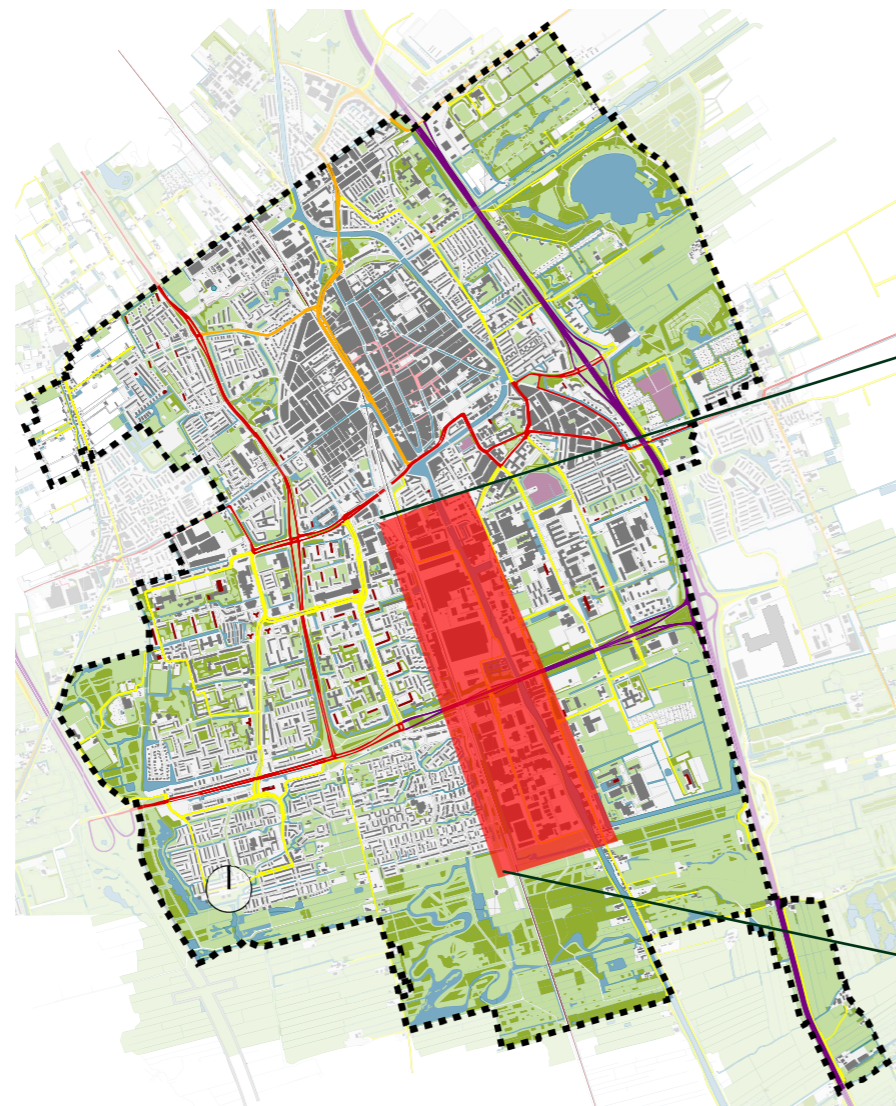
Today the Schie is largely surrounded by industrial areas.

- Most of the industry lost its connection with the Schie because main transport is over land
- These industrial back walls give not the importance and status to the Schie what it belongs.

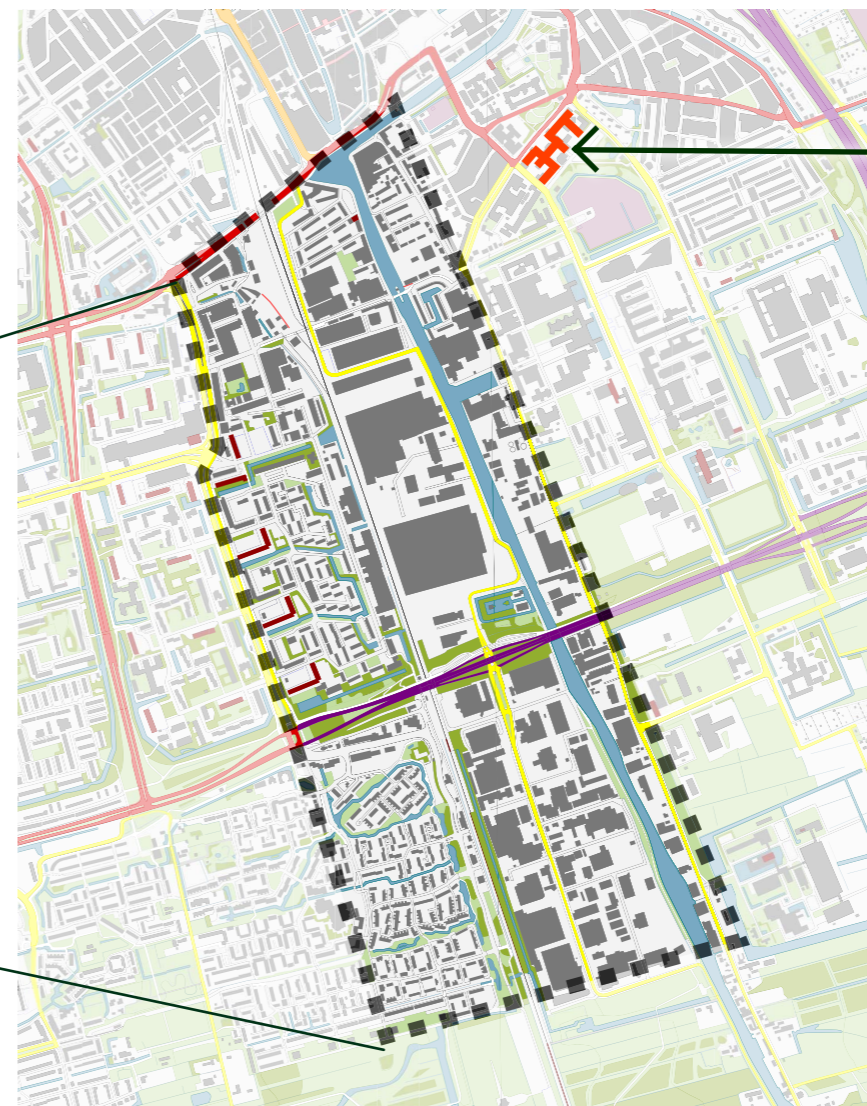


*Industrial area surrounds the Schie*

# Masterplan Schie

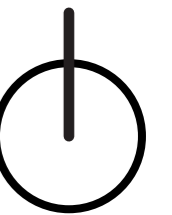


*Municipality of Delft*



*Faculty of Architecture*

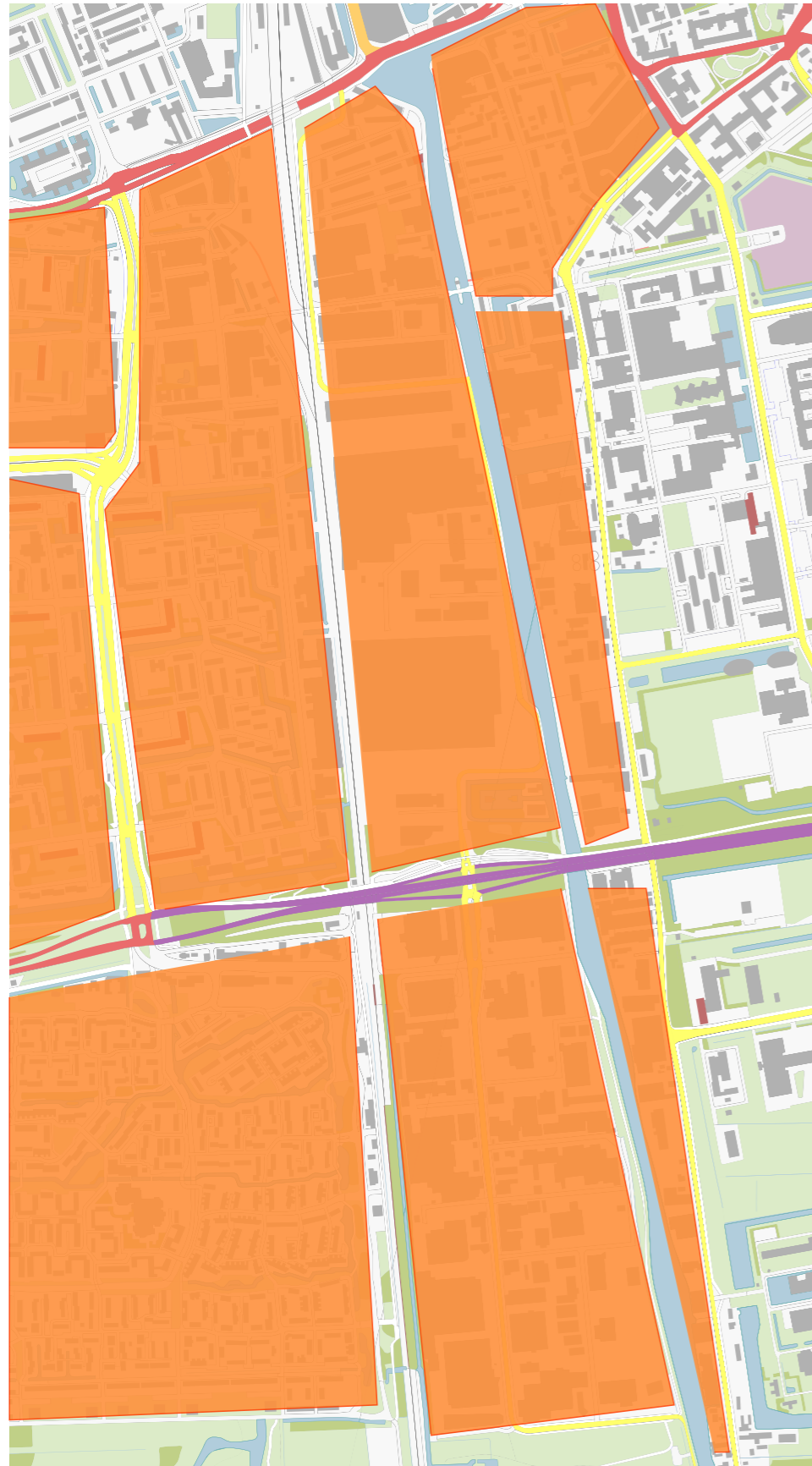
*Masterplan area; Schie waterfronts*



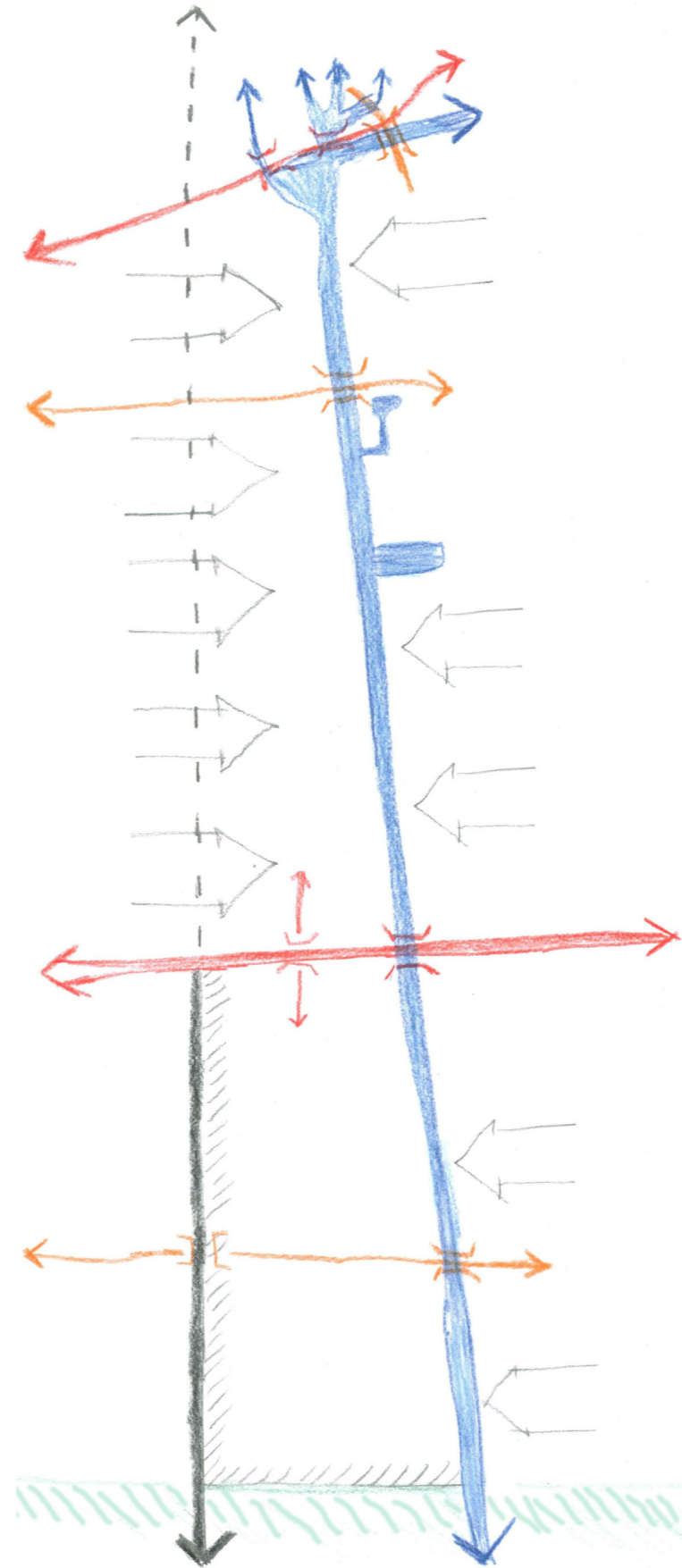
Vision Schie waterfronts:

- a livable, vital and attractive urban area.
- the waterfront as urban attraction
- a mixture of creative industry, dwellings, culture and recreation.
- an area which attracts people all times a day.





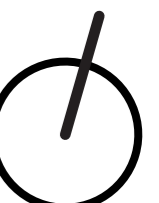
Fragmented city with strong borders:  
Railway, highway and Schie.



Opening borders to make the waterfront deeply  
connected inside surrounding city



Orienting the urban morphology towards the Schie.



# Public Promenade



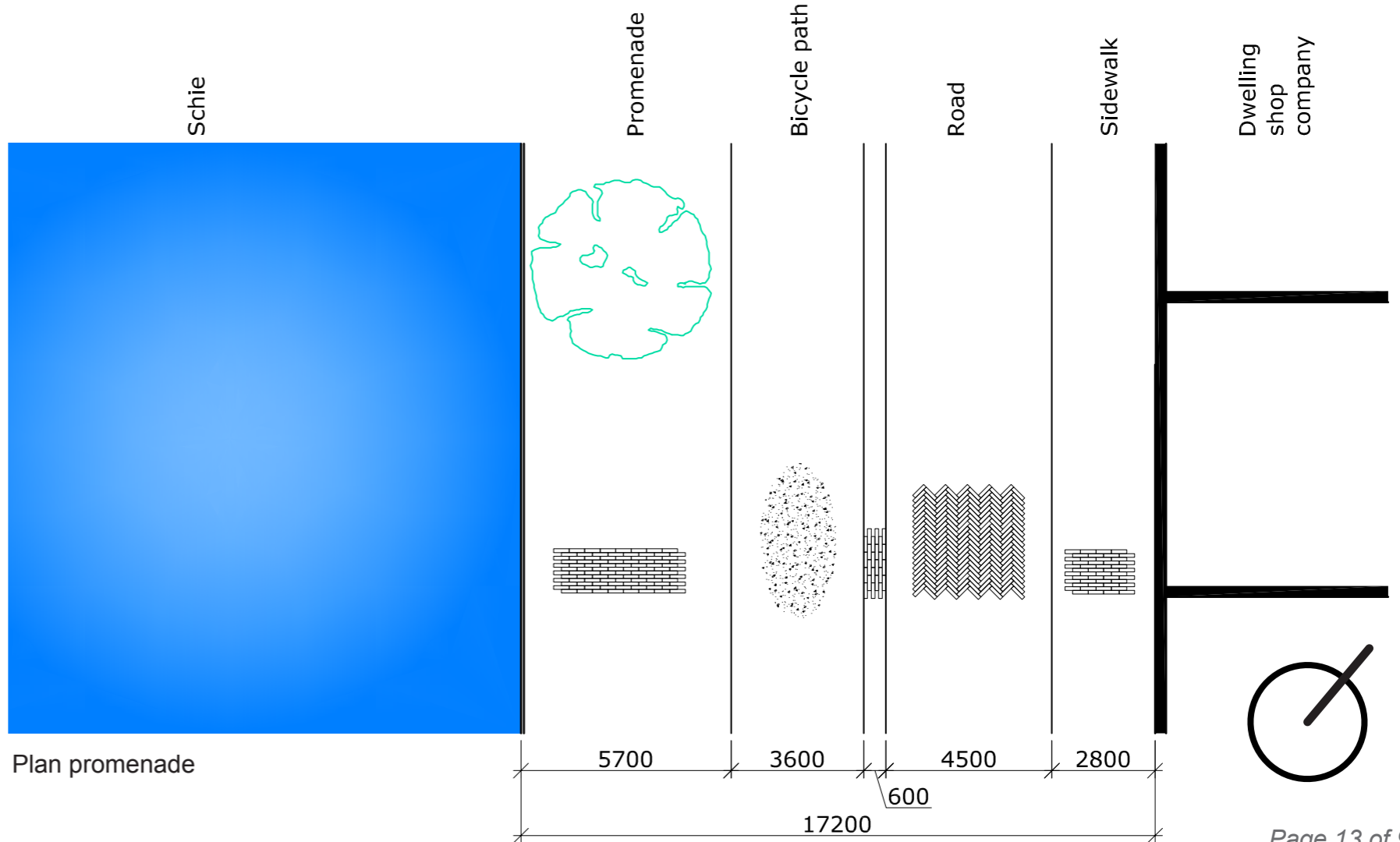
Variety of activities



Public route along the Schie Waterfront



Section promenade

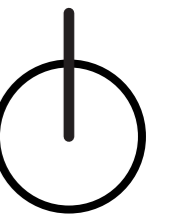
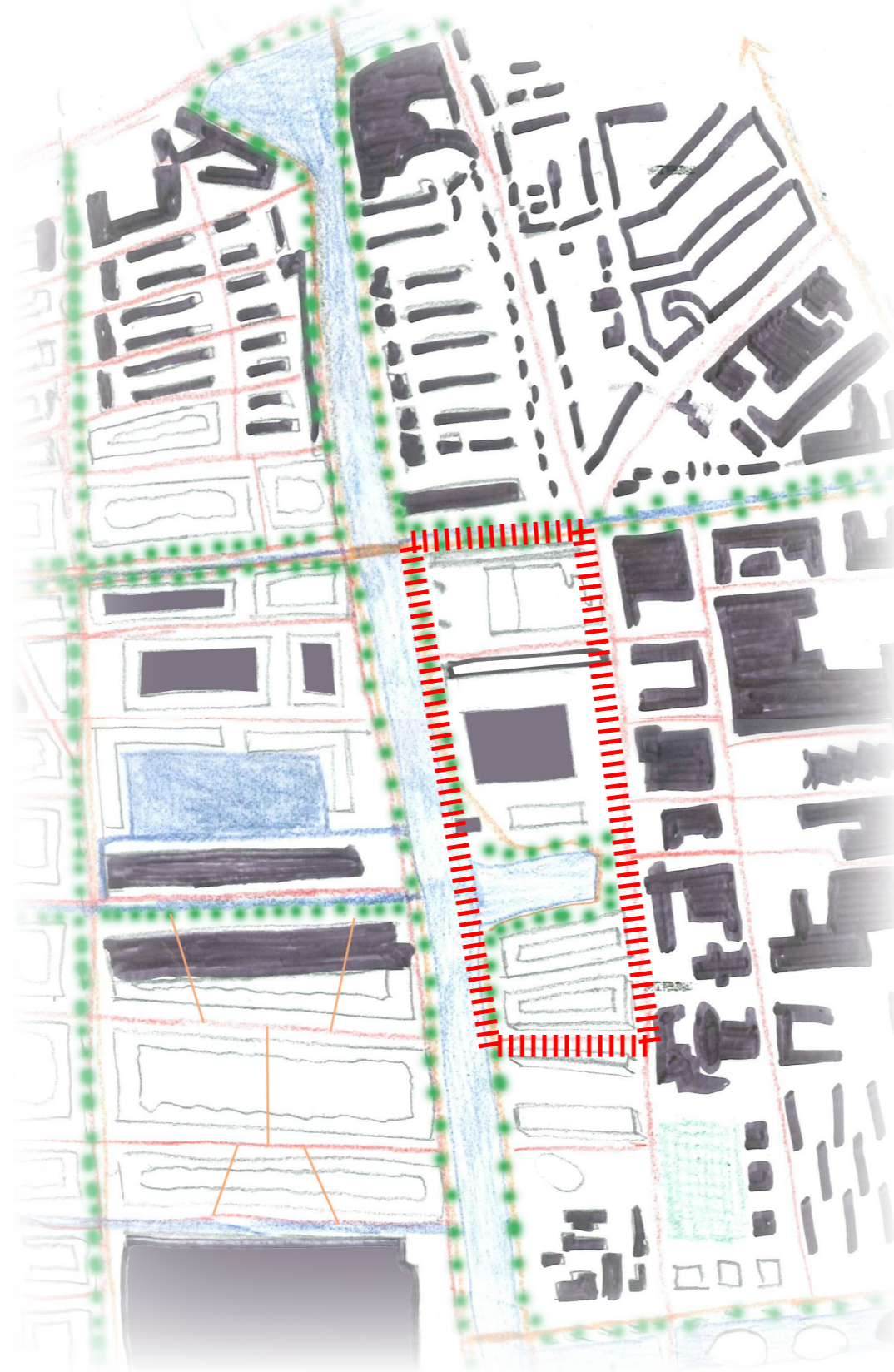


Plan promenade

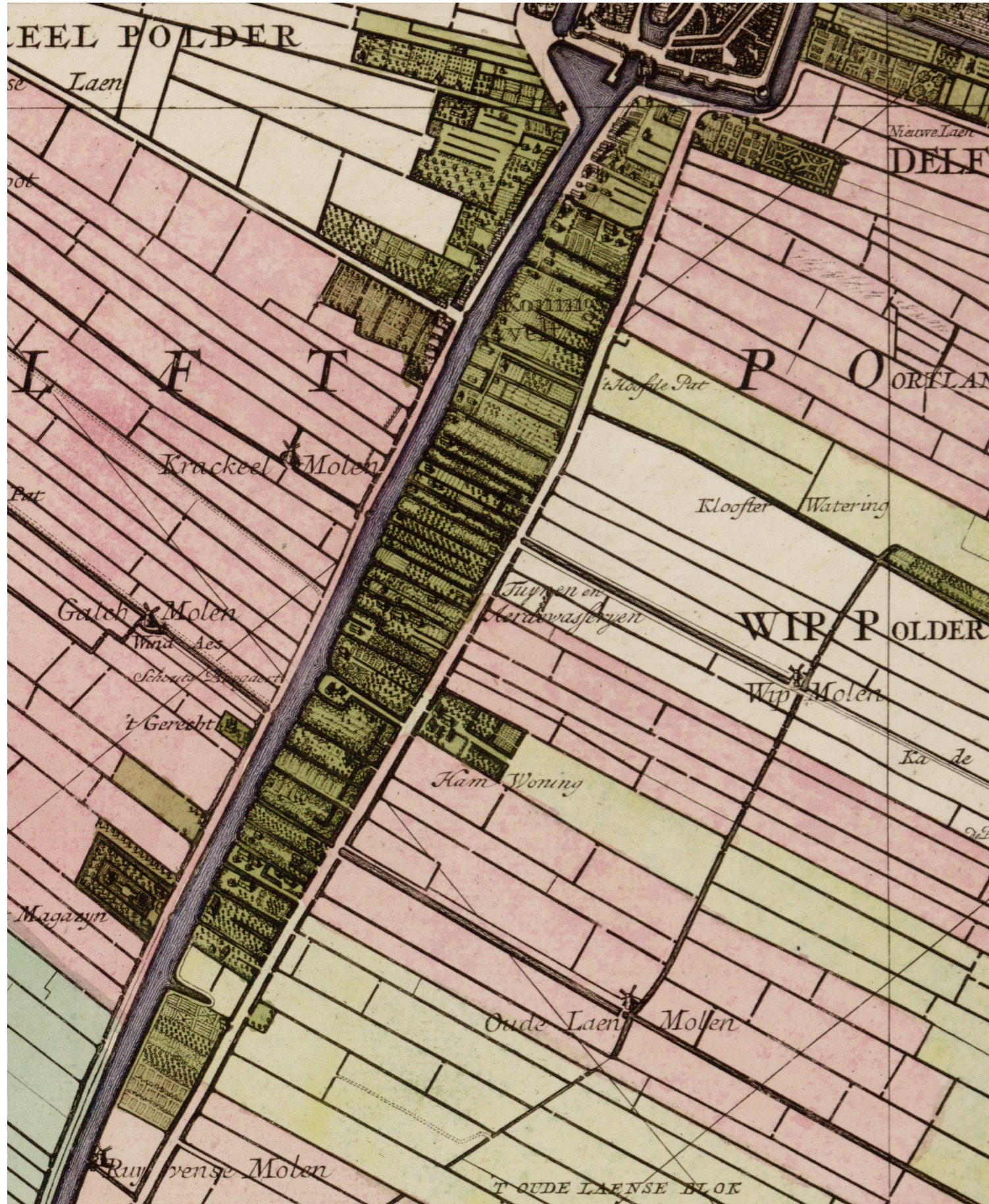


Promenade

# Focus area: Schie East-side

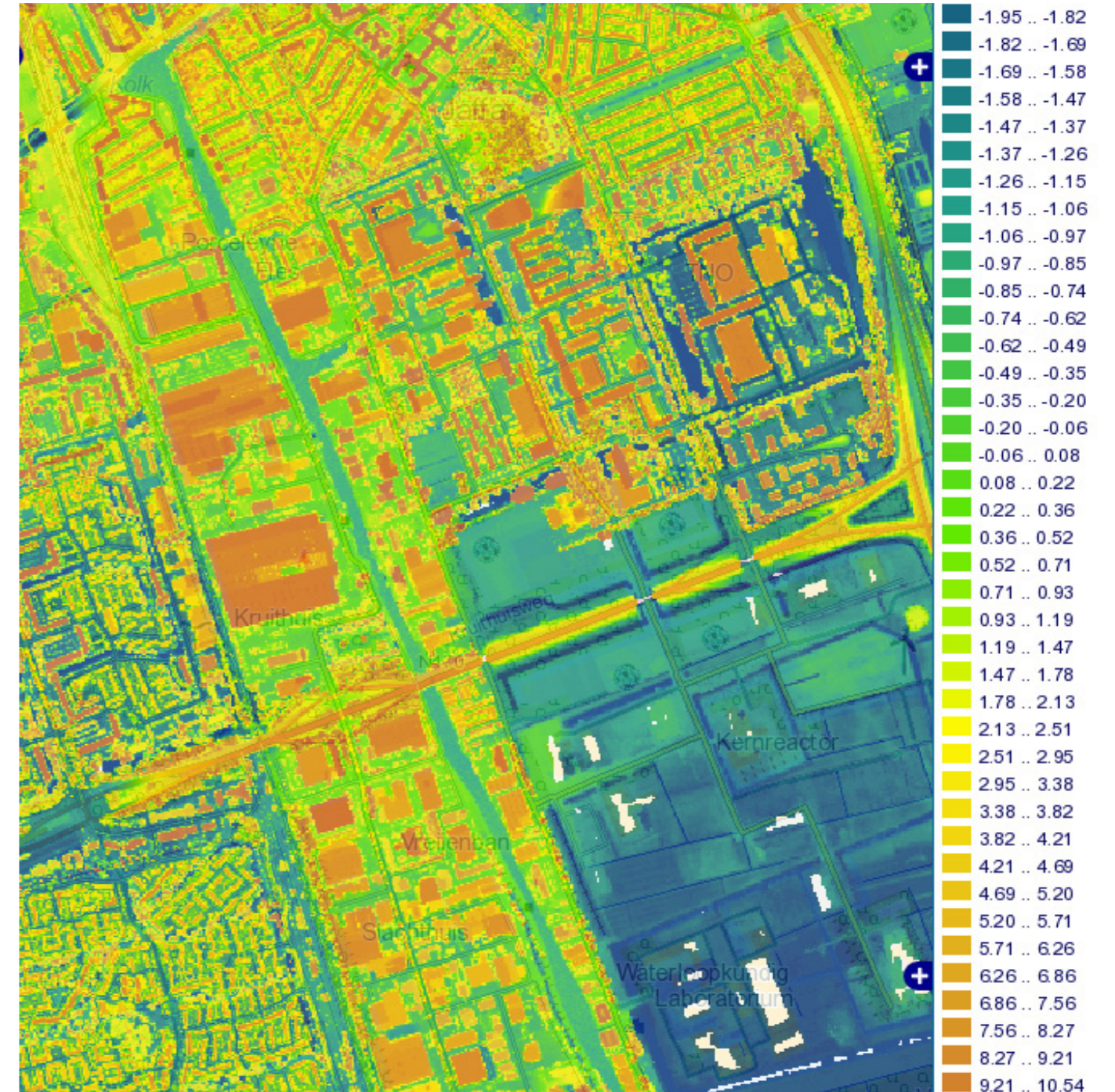
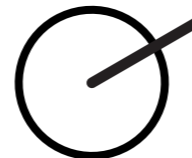


# History of the area

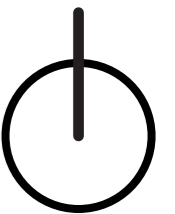


Nicolaes Krukius (1678 - 1754) made this map in 1712. Map shows South of Delft (kolk is in the right top).

Area used as garden for Delft



Height map of the area, the land between the schie and Rotterdamseweg is higher than the polder. The area forms a dyke between polder and the Schie.

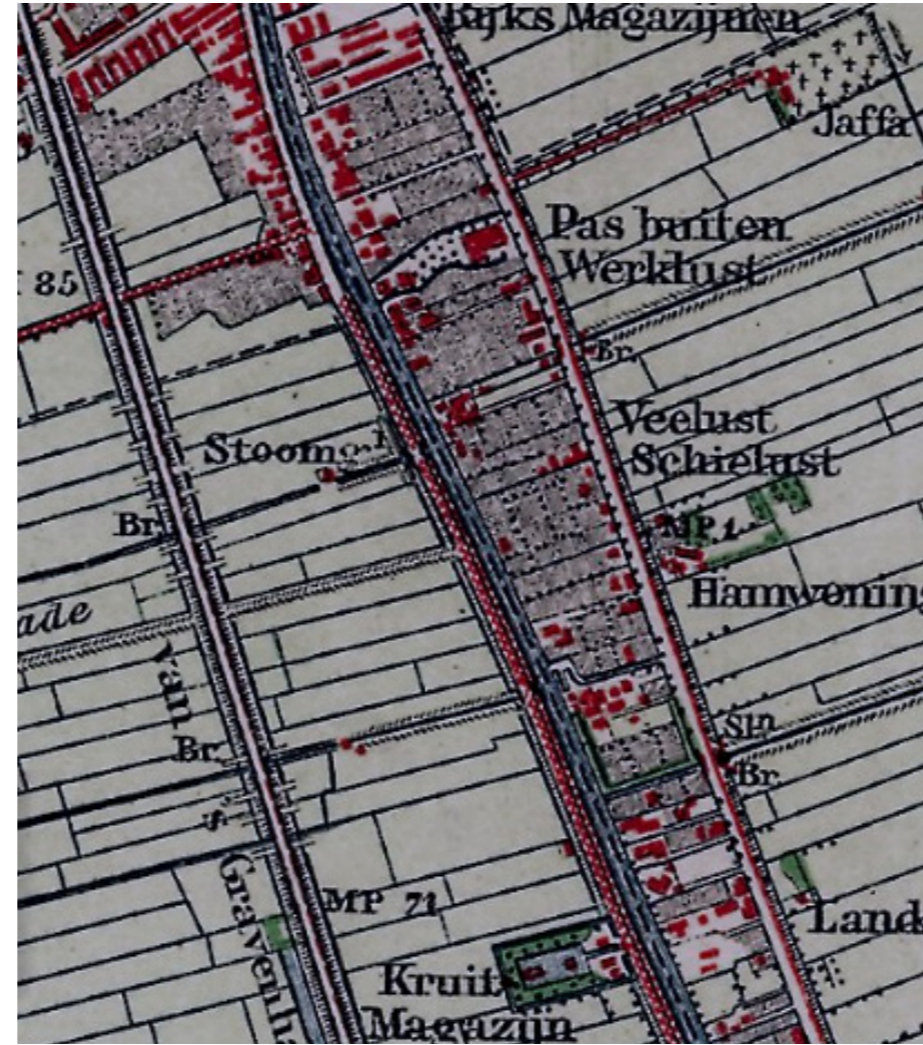




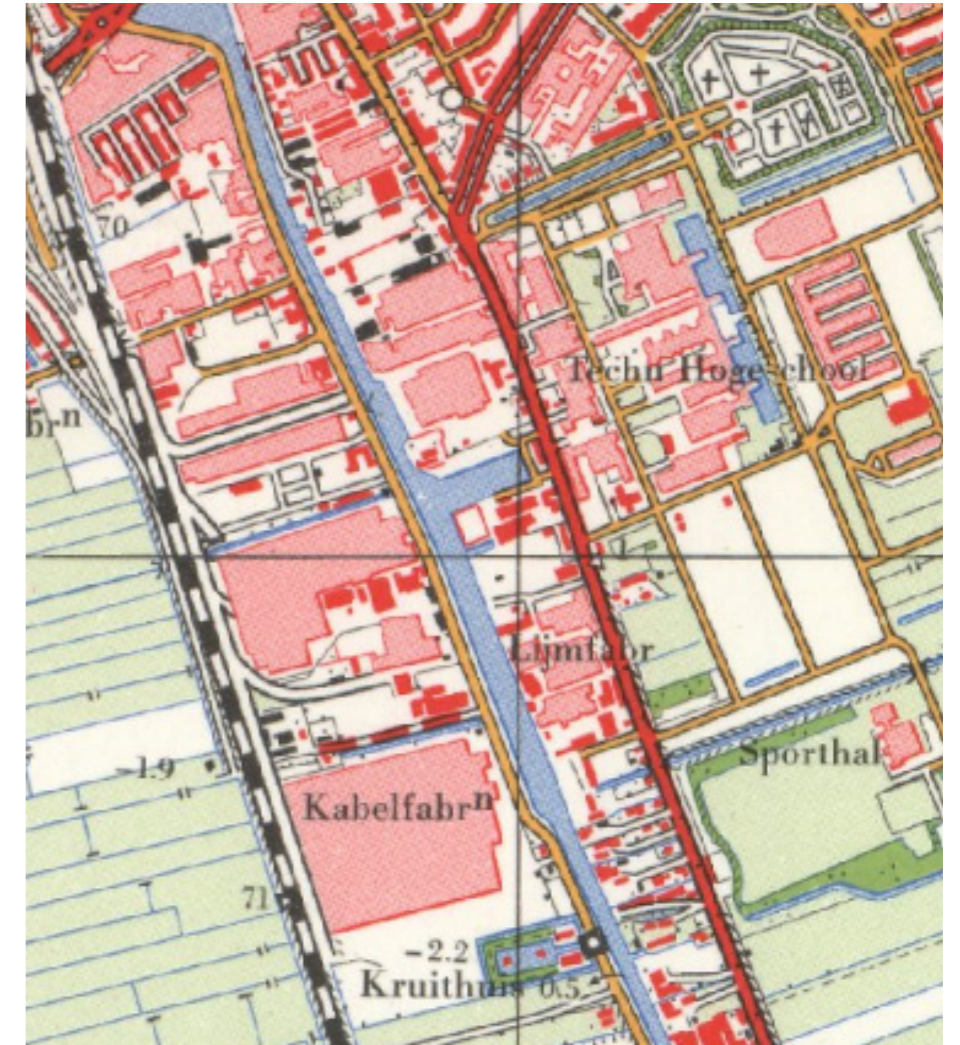
# Historical Morphology Schie East side



Map 1830  
Use of the land: Gardens / trees / bleach fields / vegetables and earth washer



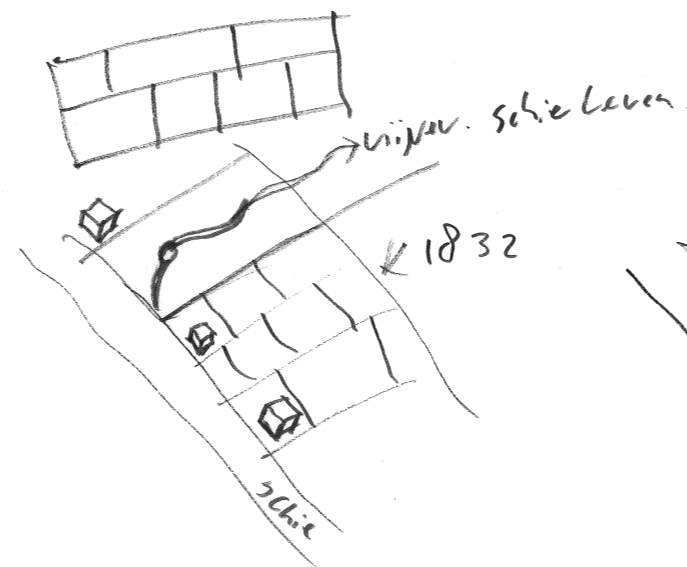
Map 1912



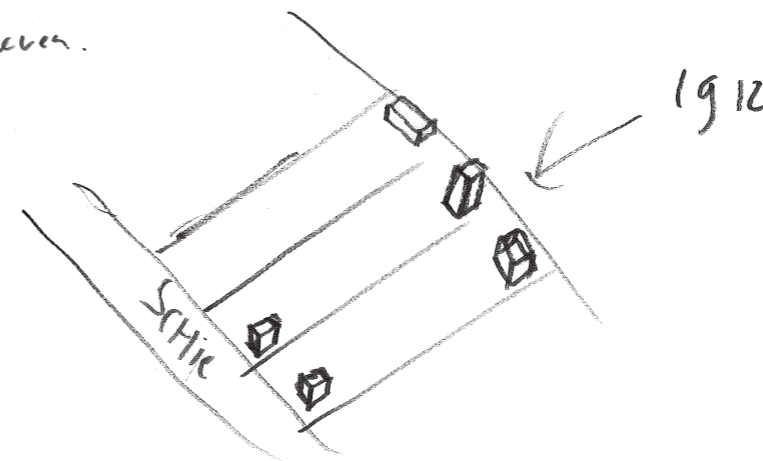
Map 1960  
Use of the land: Industry



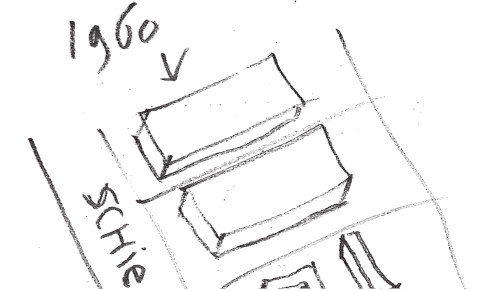
Map 1995



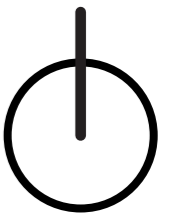
1832, buildings where Schie fronted Large villa's outside Delft for wealthy citizens facing the Schie. Land used for fruits and vegetables.



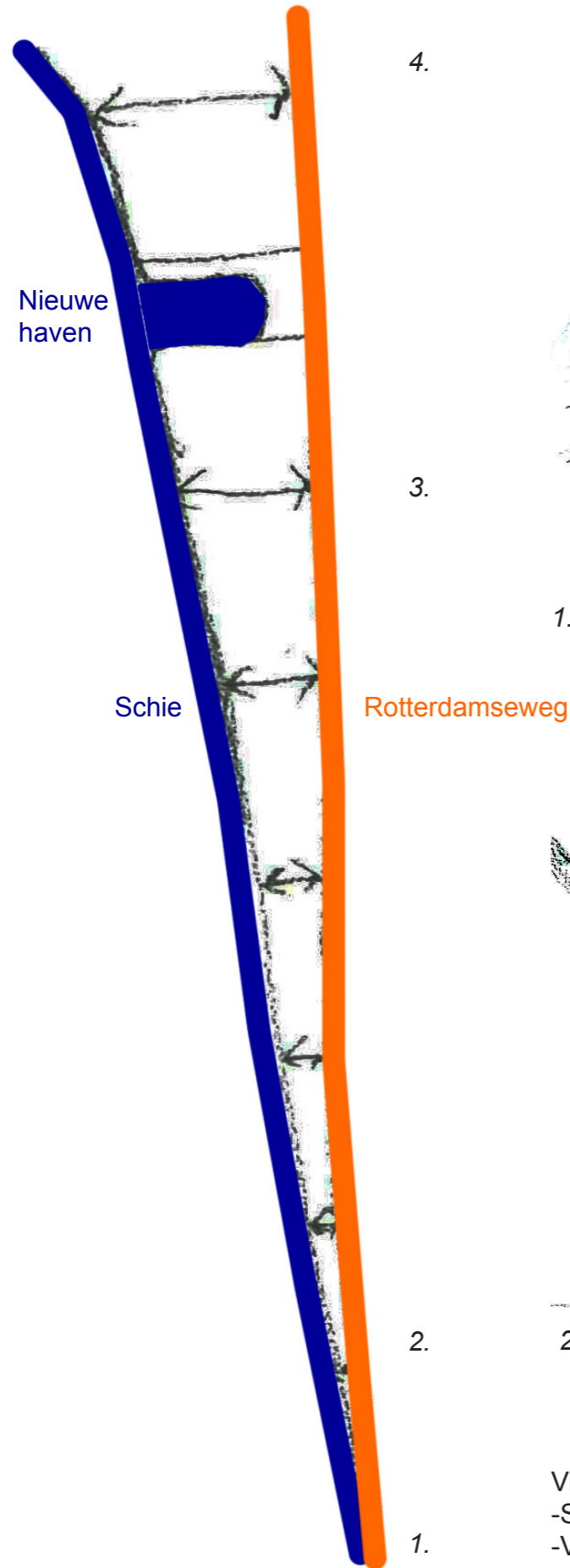
1912 buildings at both sides, the Rotterdamseweg gains importance



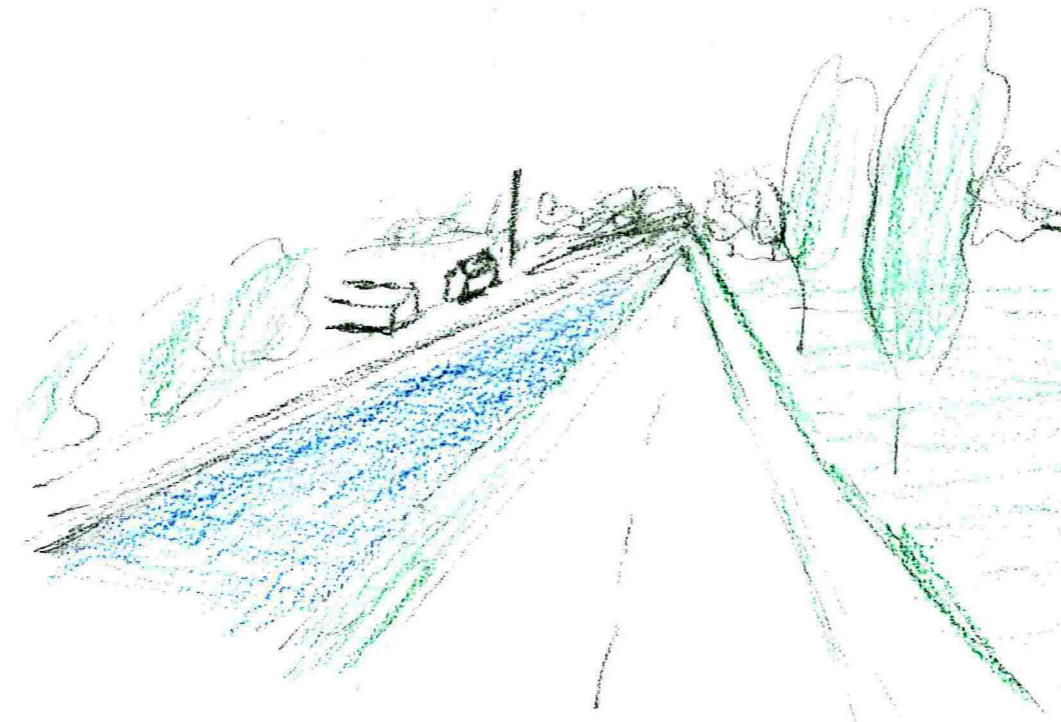
1960 Large buildings erected turning their back towards the Schie, facing Rotterdamseweg.



# Orientation Schie East side: View through

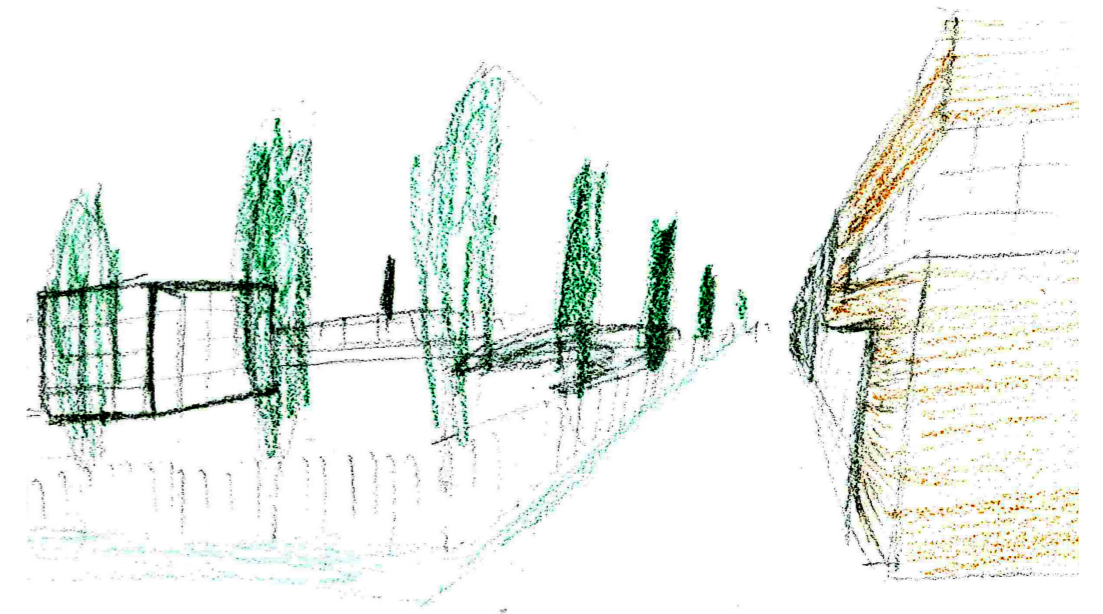


4.



1. View at polder, Schie and Rotterdamseweg are together

3.



3. View at corner Lijm & cultuur with Caravan store, Schie water is not visible, Schiehallen are visible as reference

2.



2. View at beginning of Delft, Schie still visible

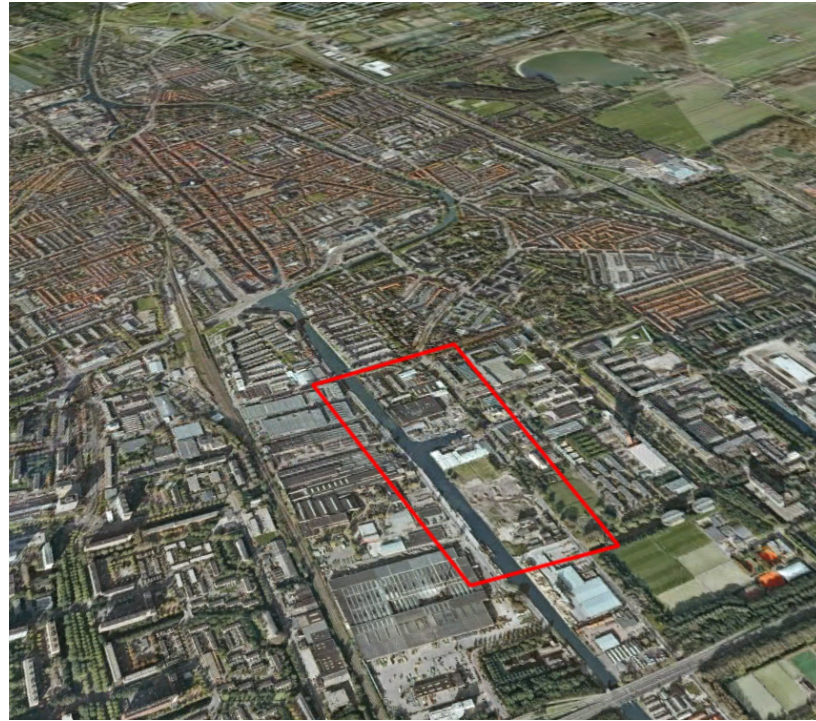
1.



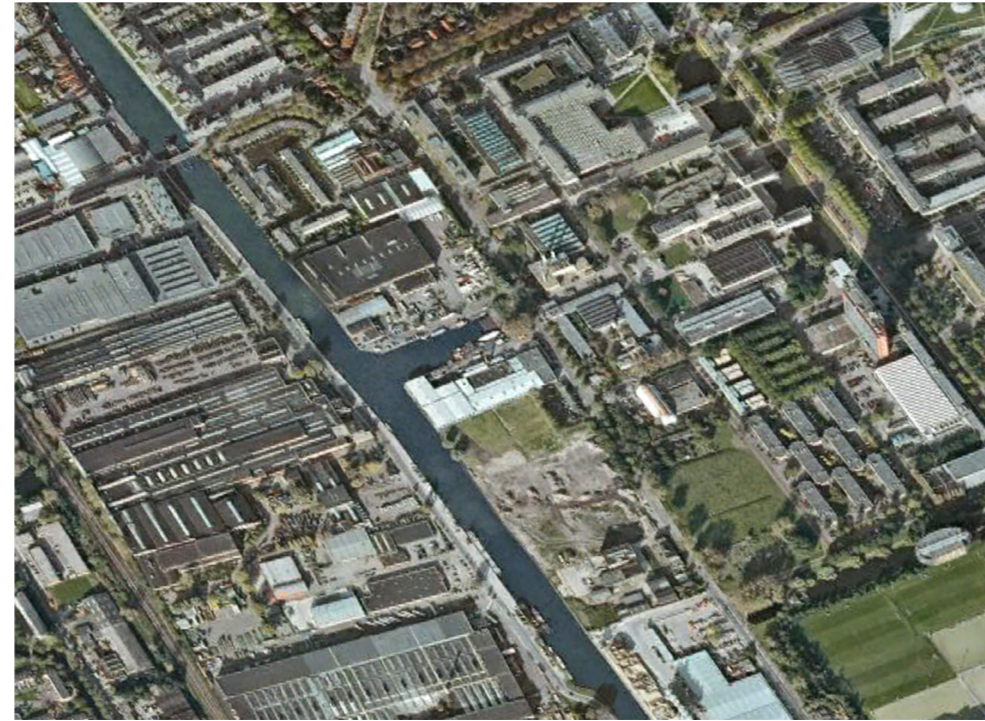
4. View at Aleid van Malsenlaan opening between apartment buildings orients the view in between towards the Schie

View through from Rotterdamseweg towards the Schie:  
 -Start together and separates inside Delft  
 -Views are important for orientation and identification  
 -Schie connects location to the polder outside Delft

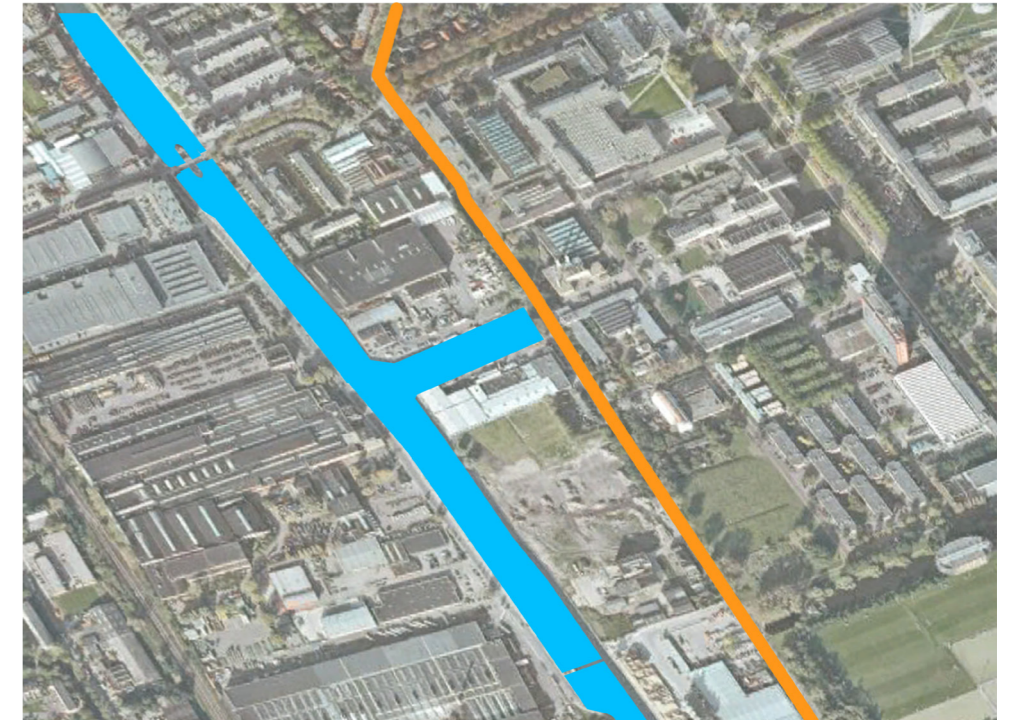
# Urban analyses



Area south of city center



Airplane photo area with Nieuwe Haven



Two mayor elements Schie and Rotterdamse Weg



Three cultural historic important buildings:



1. Royal Delft 1930

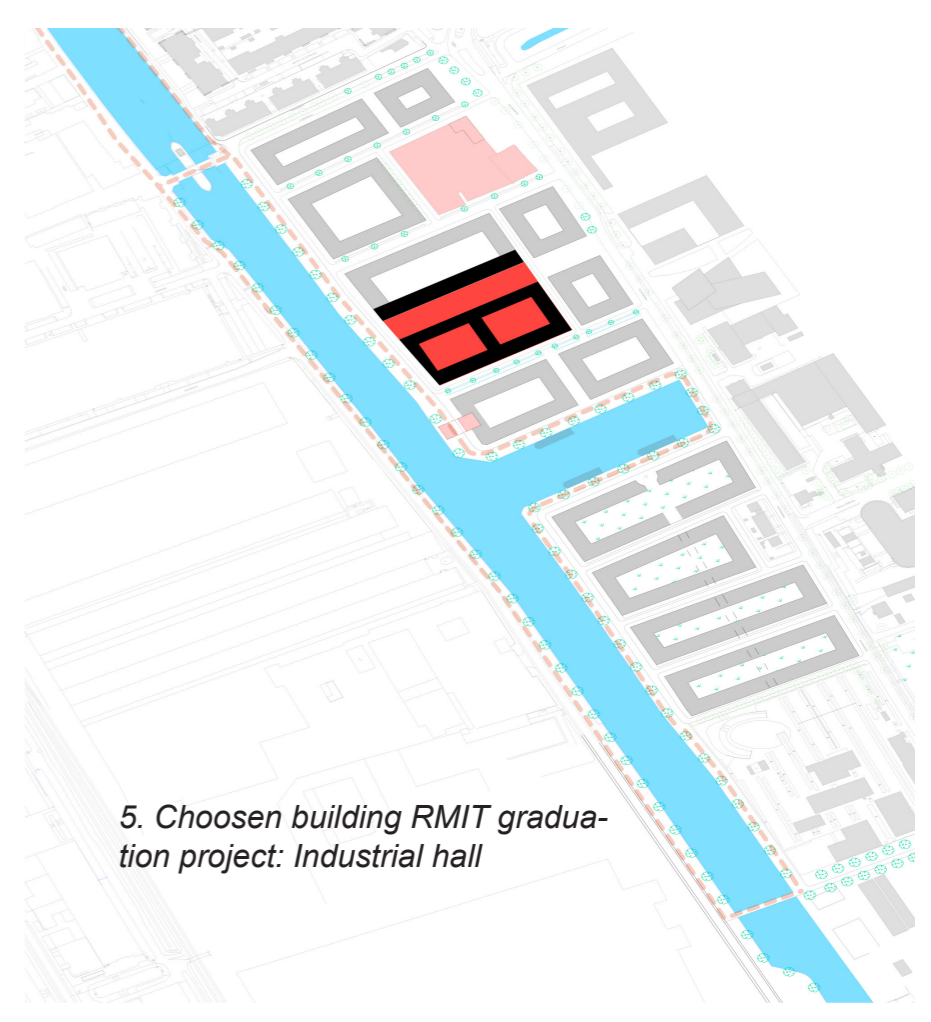
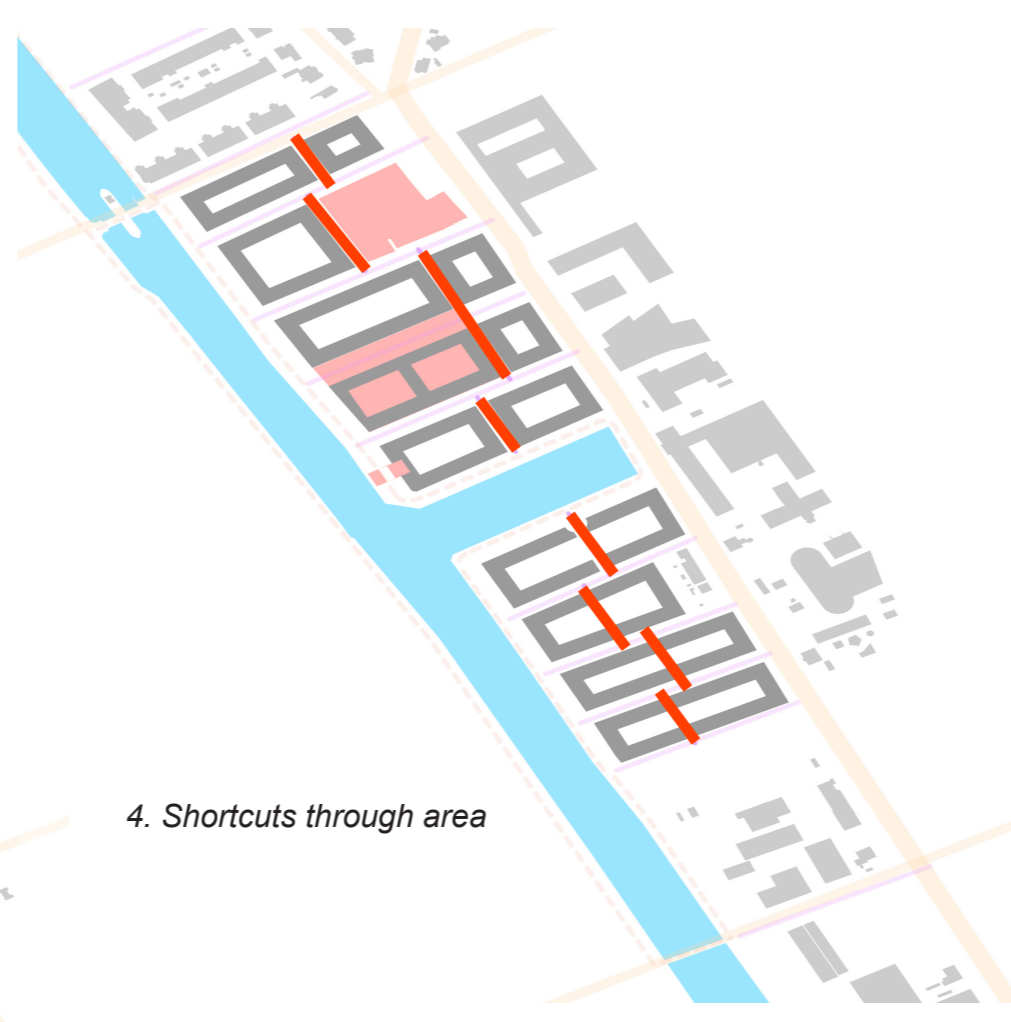
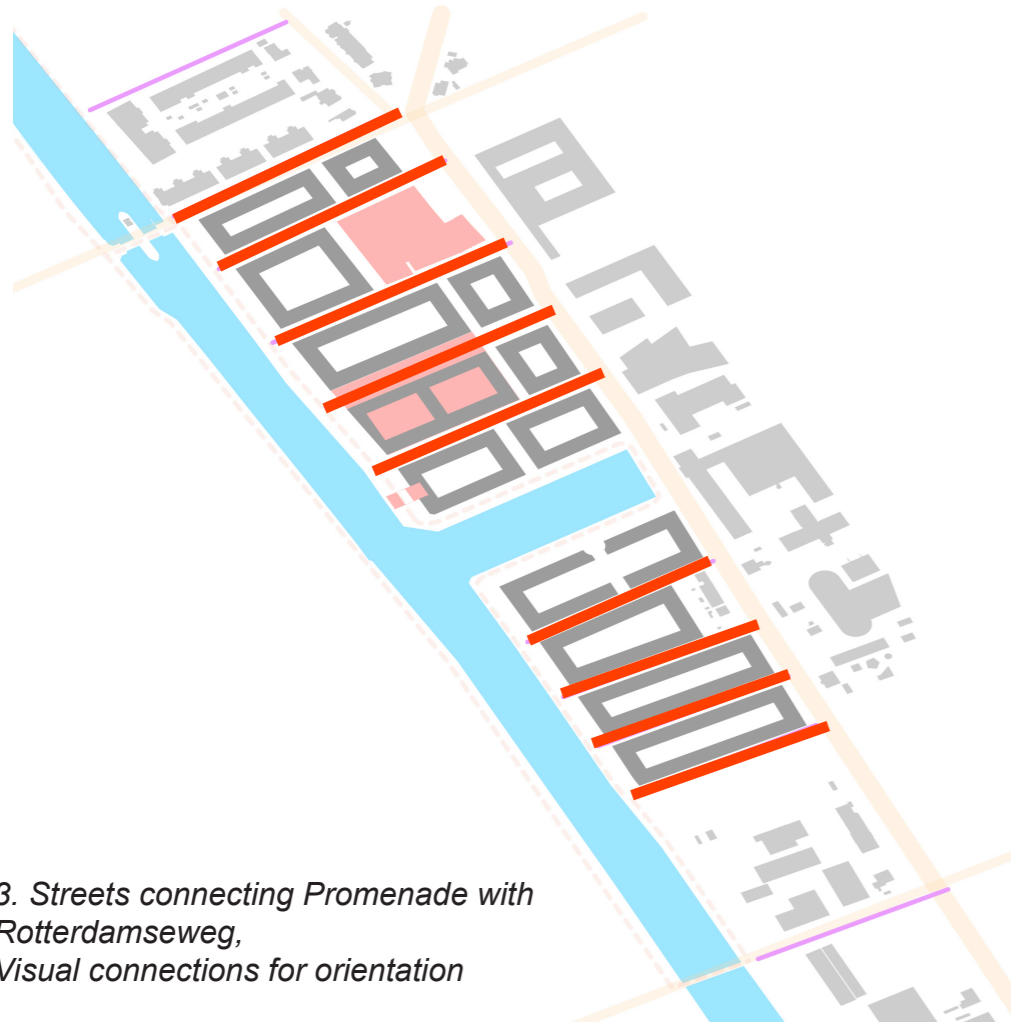
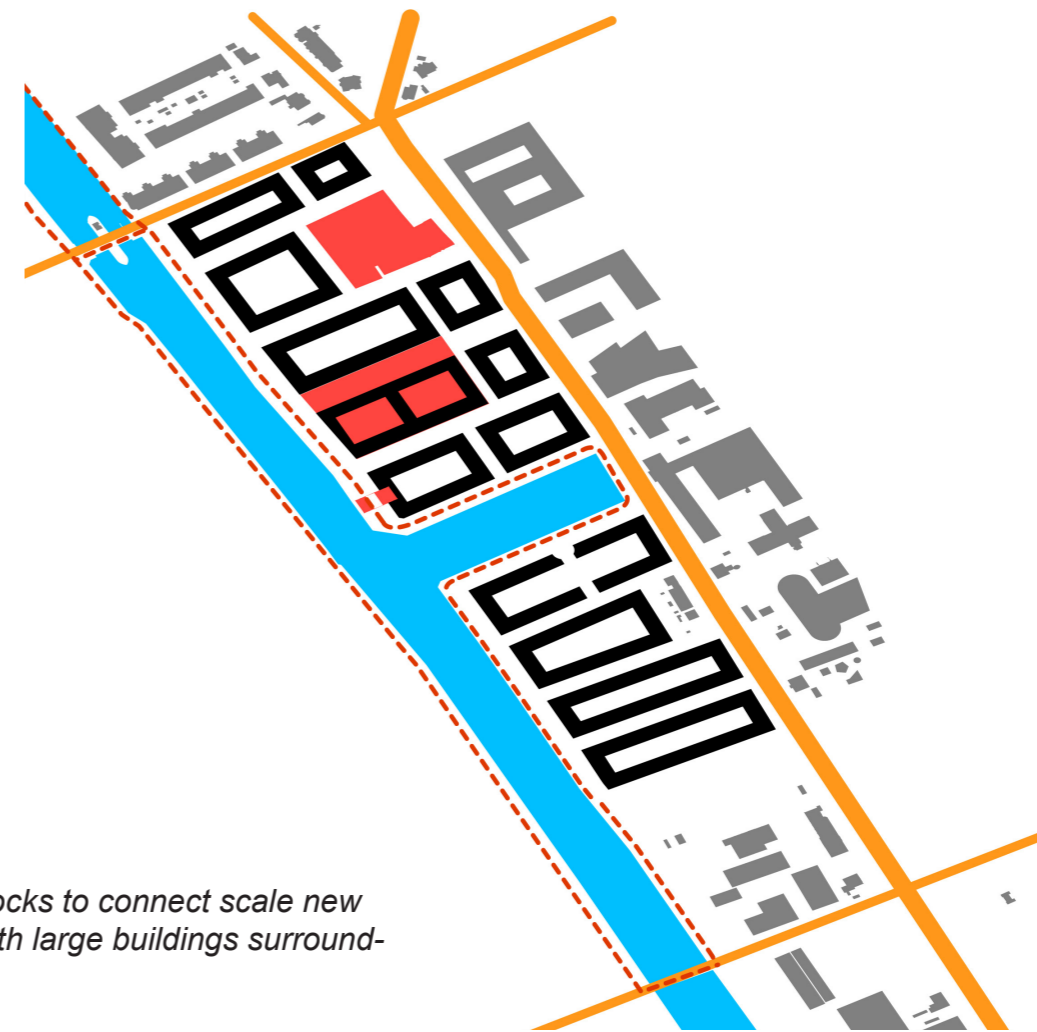
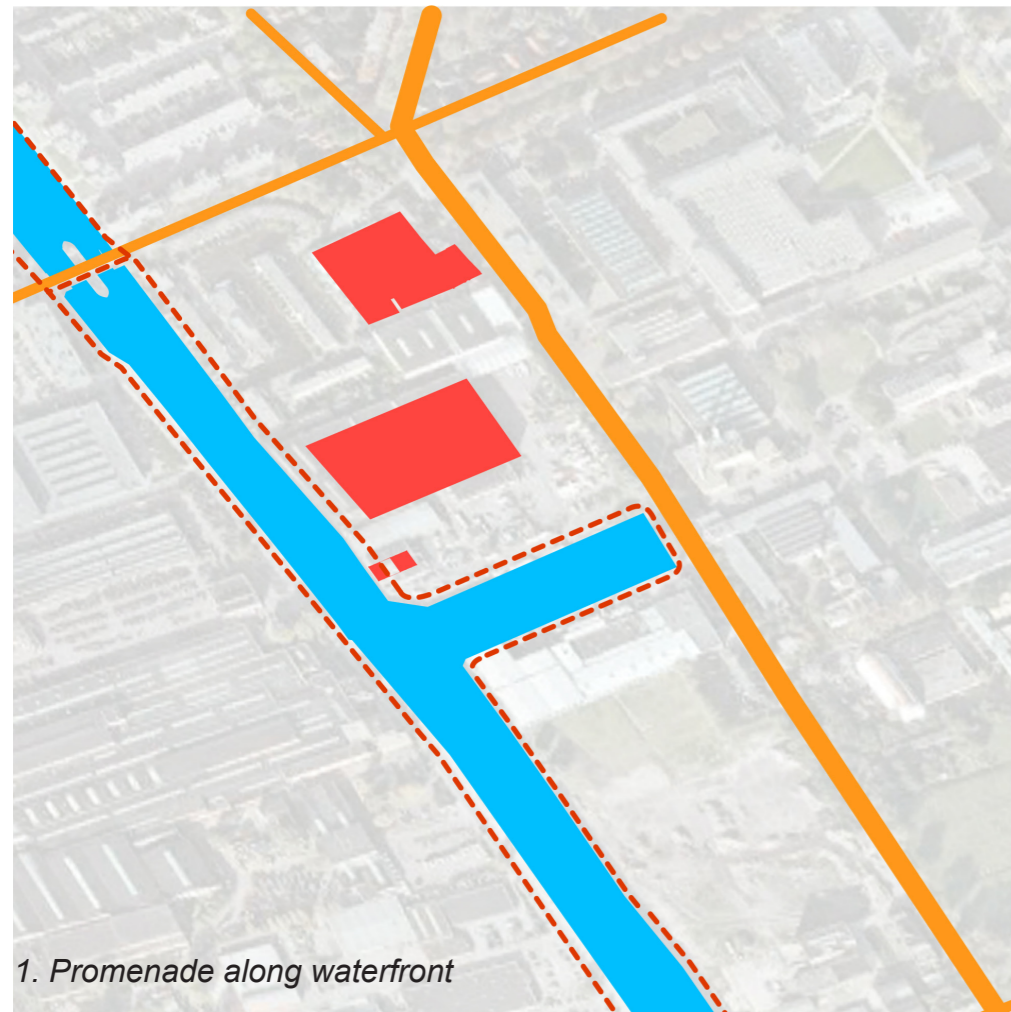


2. Industrial hall 1950



3. Storage building 1890

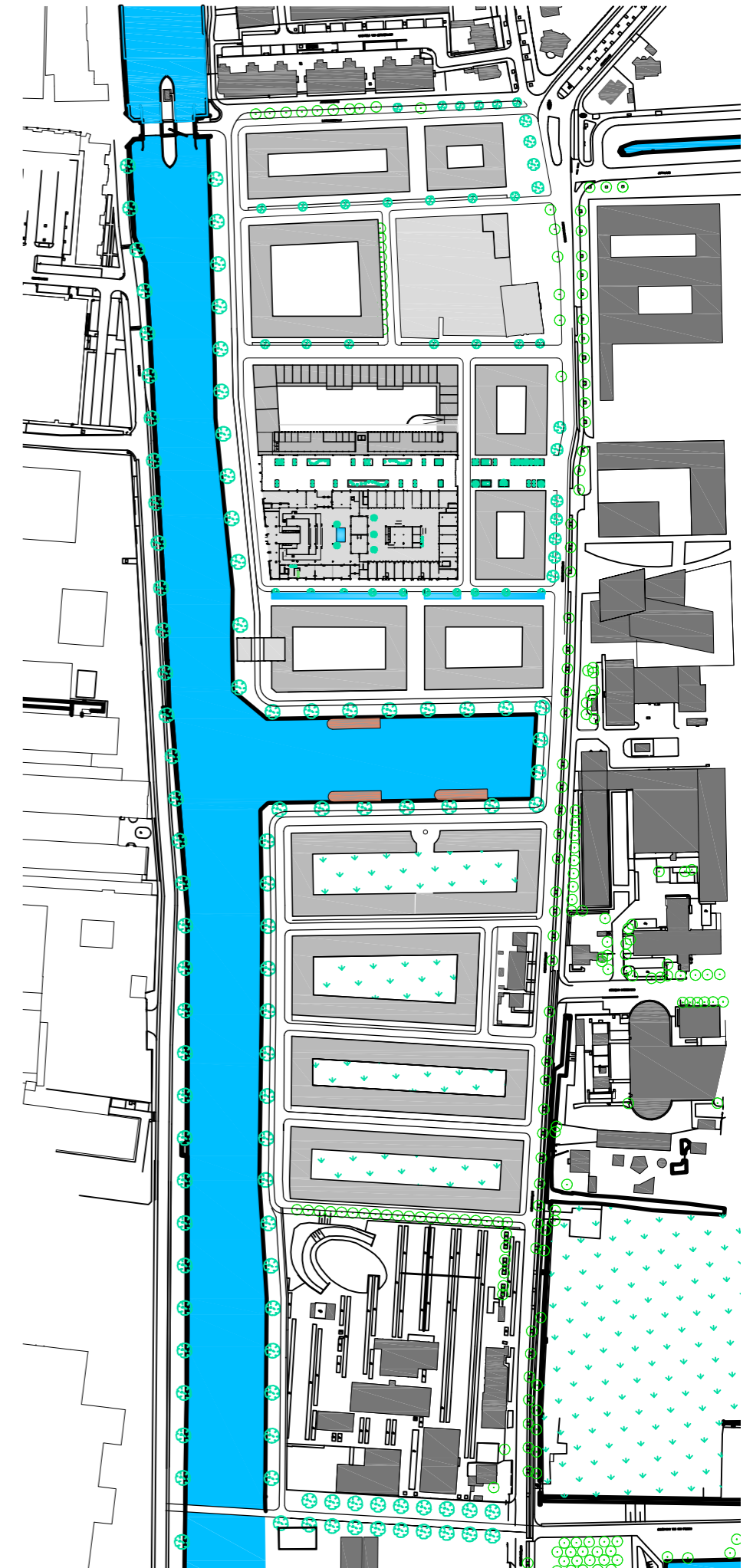
# Urban design



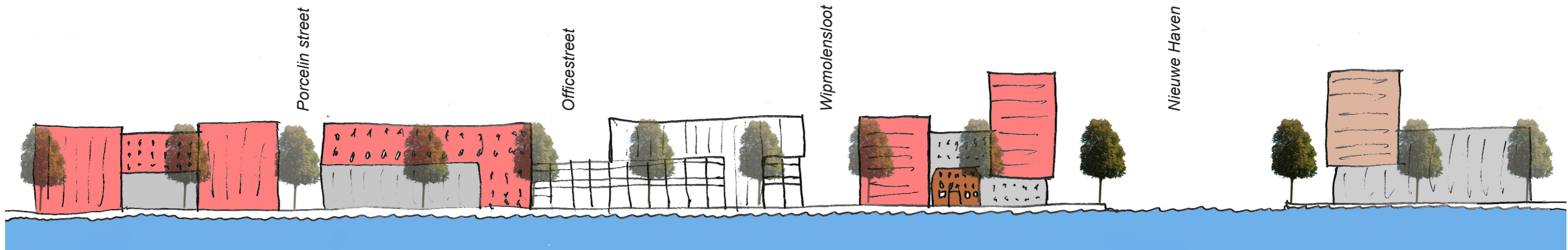
# Masterplan

- Streets connects Schie with R'damse weg
- Street orientation in direction of old land borders
- Urban blocks to connect new plan with surrounding large buildings
- Promenade makes a turn into the shoppingstreet Wipmolensloot
- Bring back water as reference of old Wipmolensloot
- Large volume of industrial hall contains a smaller block due to 20 meter span
- Park connects Schie promenade with R'damse weg through industrial hall
  
- Hall visible from both sides Schie and Rotterdamse weg
- Hall at corner promenade - shoppingstreet strengthen its manifestation

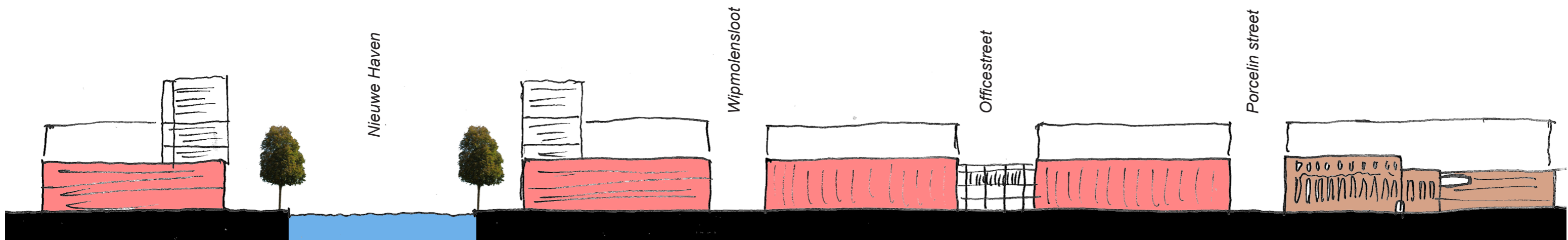
-  Existing
-  New
-  Transformation existing



# Masterplan Facades



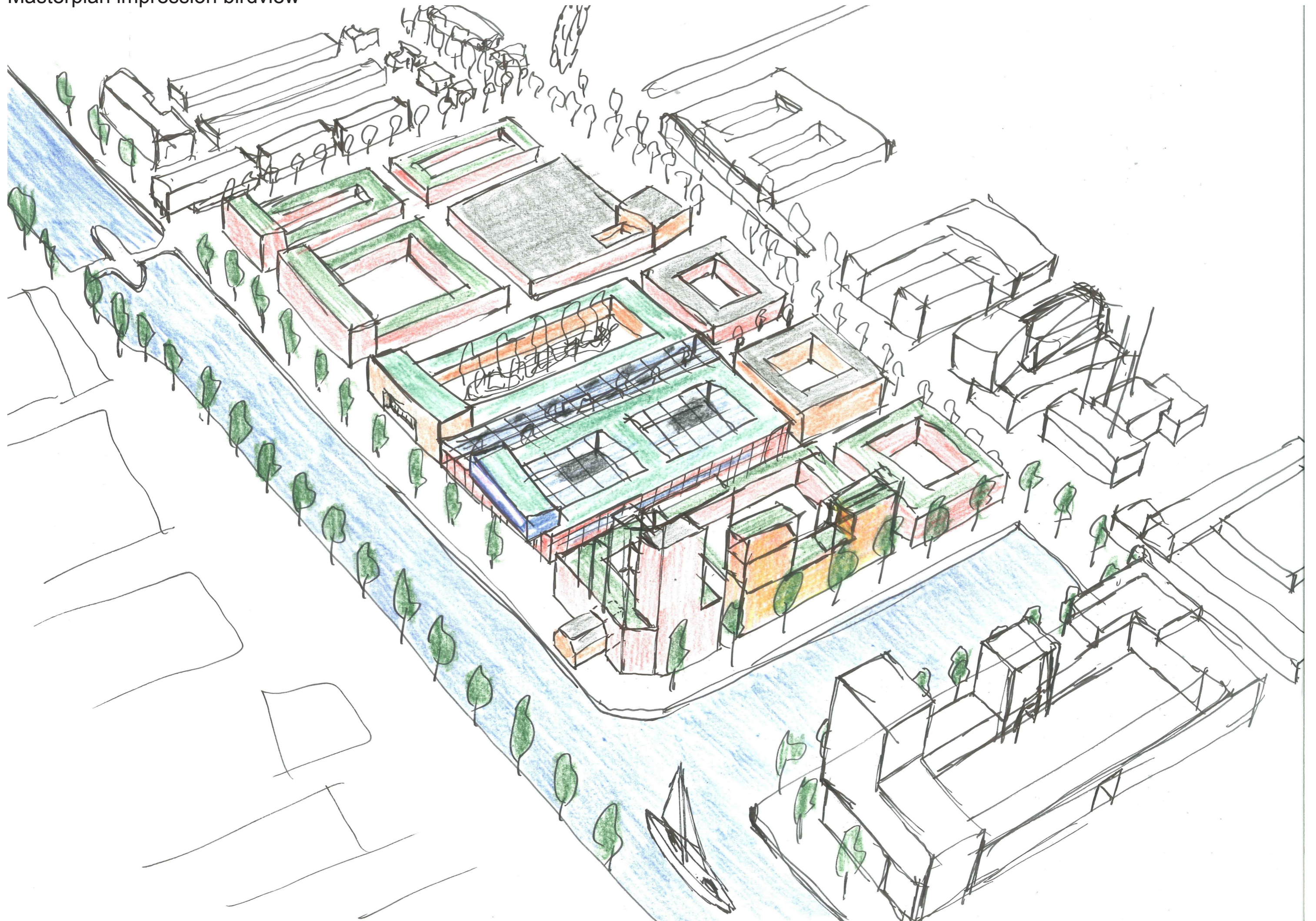
*Schie Facade*  
20m height limit connects Schiefacade with existing buildings further north along the Schie



*Rotterdamseweg Facade*  
12m height limit follows Industrial hall and Royal Delft height



Schie facade





# Industrial hall 1950 - 2010



Photo 1950 (KLM)



Photo 2008 (www.bing.com)

# Value Assessment

## Cultural historic representation.

- Building shows an important part of the history of the location. The century of of large industrial boxes.
- It is a left over of the post WWII rebuild period
- Client was the NKF, stil located in Delft, an important company for employment in Delft

## Architectural qualities:

- Details of the facade
- Original size of the hall
- Interior space of 20m wide 110m long 10m high at north part
- Strong rithm in facade fills

Value Assesment	Value
Cultural historic value	++
Urban historic value	+
Architectural value	+
Recognizability	-
Rarity	+
Ensemble value	-
Purity	-
Location	+



Open part of the hall 20m wide, 110m long.



East Facade - facing R'damseweg



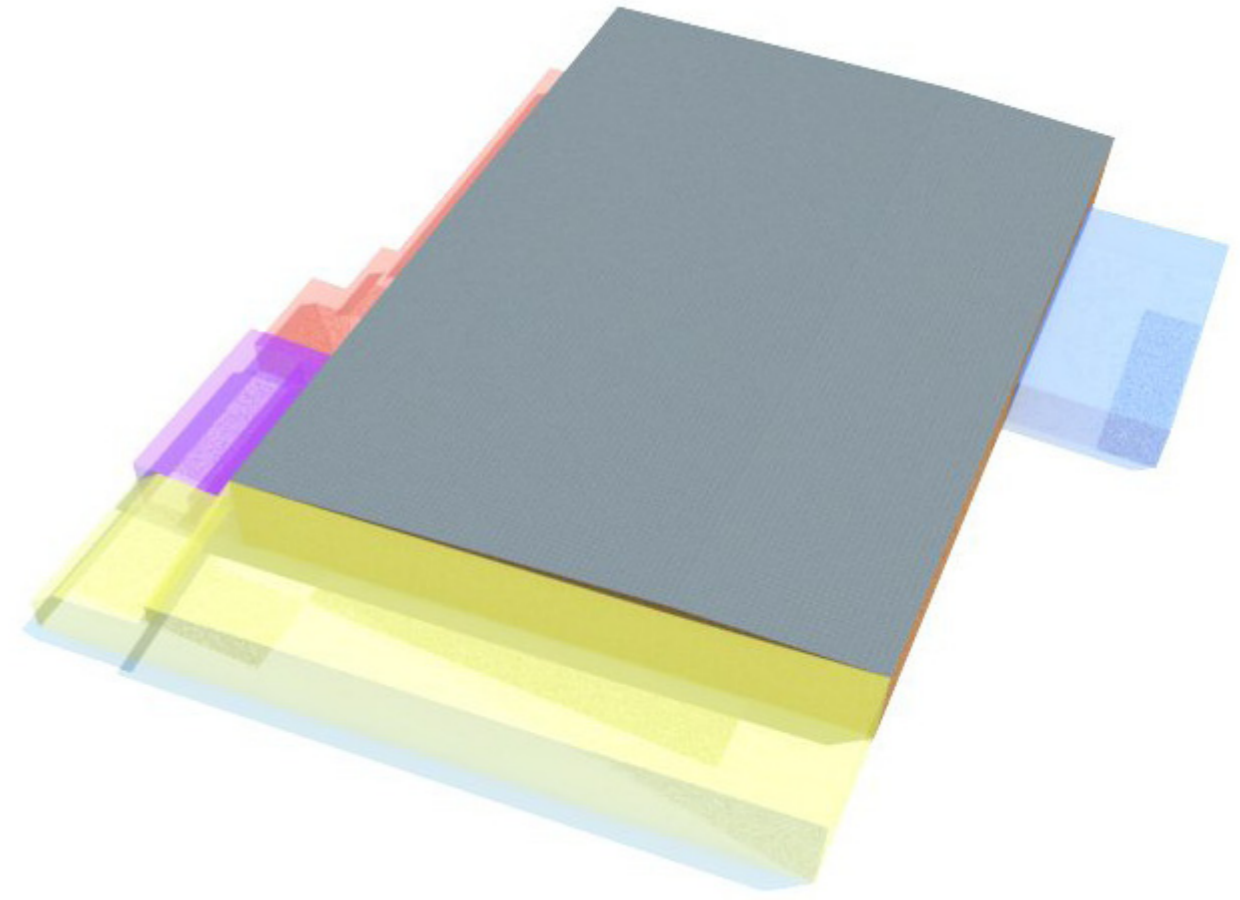
West facade - facing Schie. Demolition summer 2010

Originate the ensemble

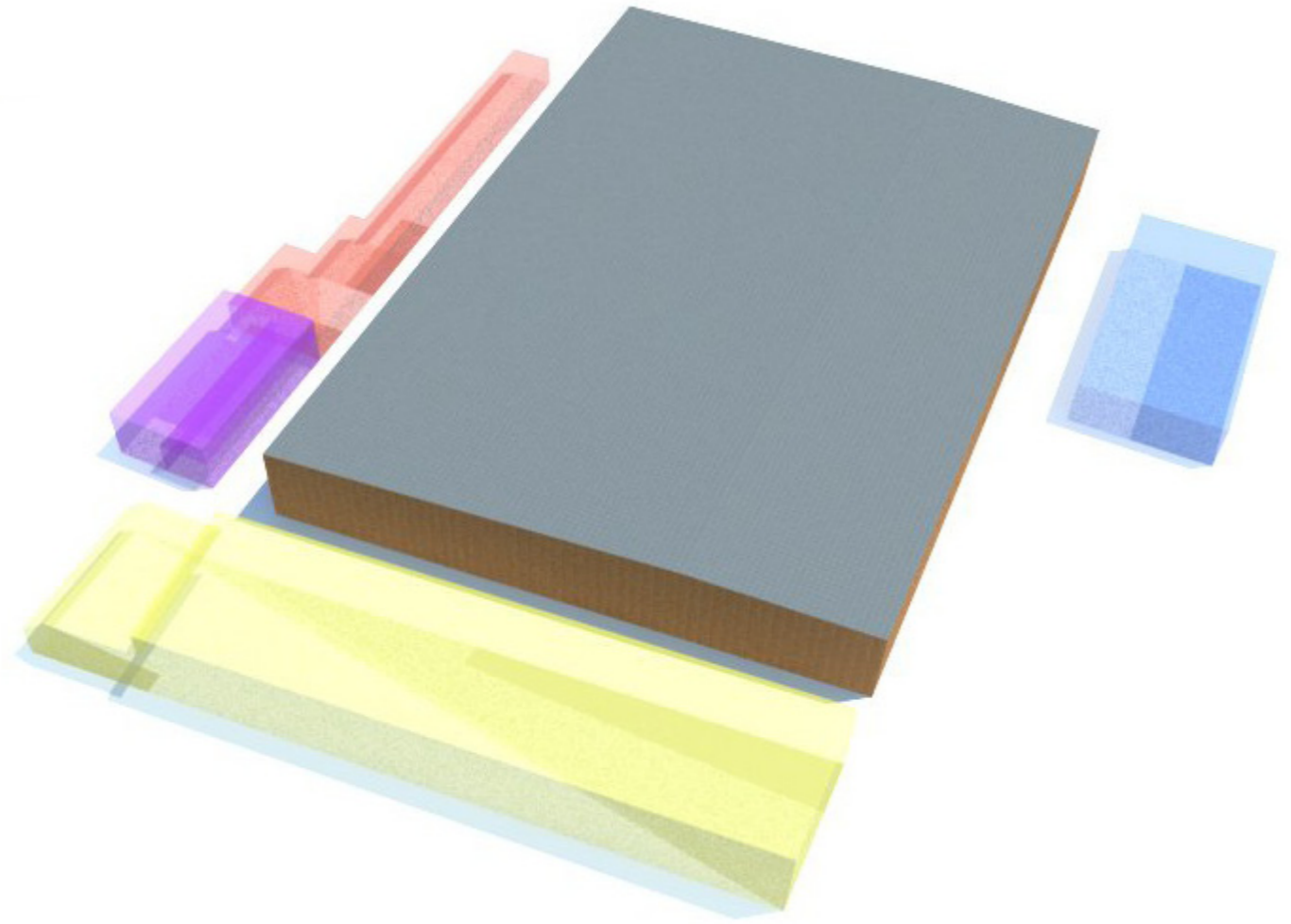


Start situation

=



→

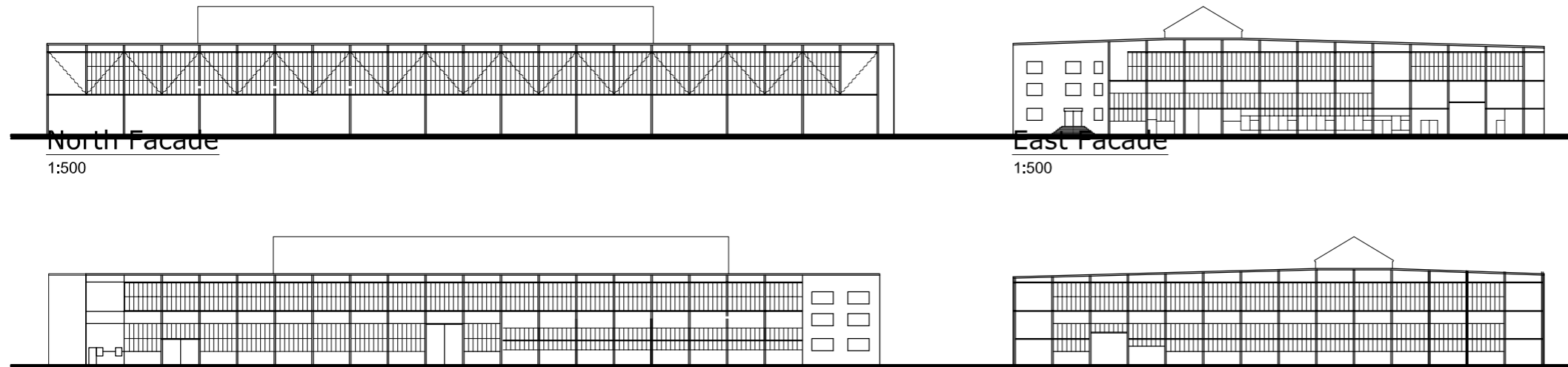


Removing extensions: no added value



Original volume of hall

# Original hall build 1950

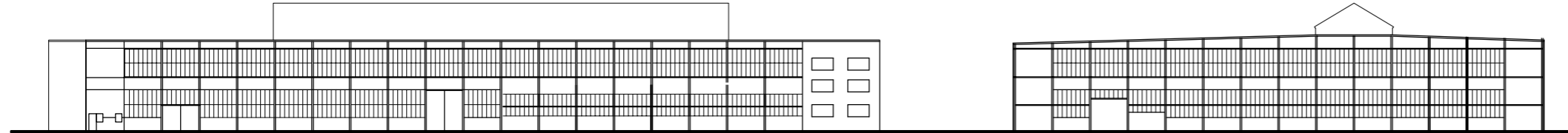


North Facade

1:500

East Facade

1:500

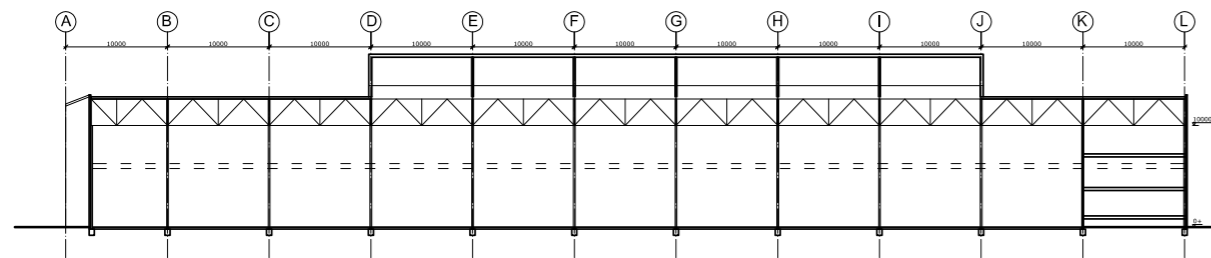


South Facade

1:500

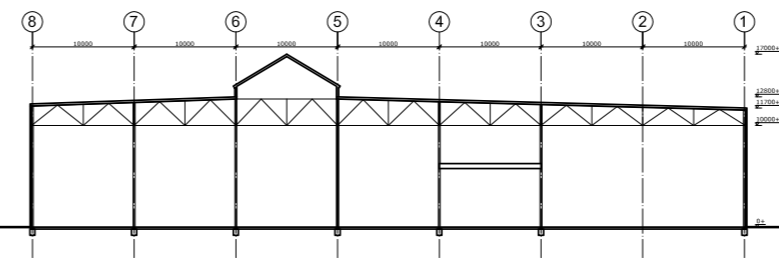
West Facade

1:500



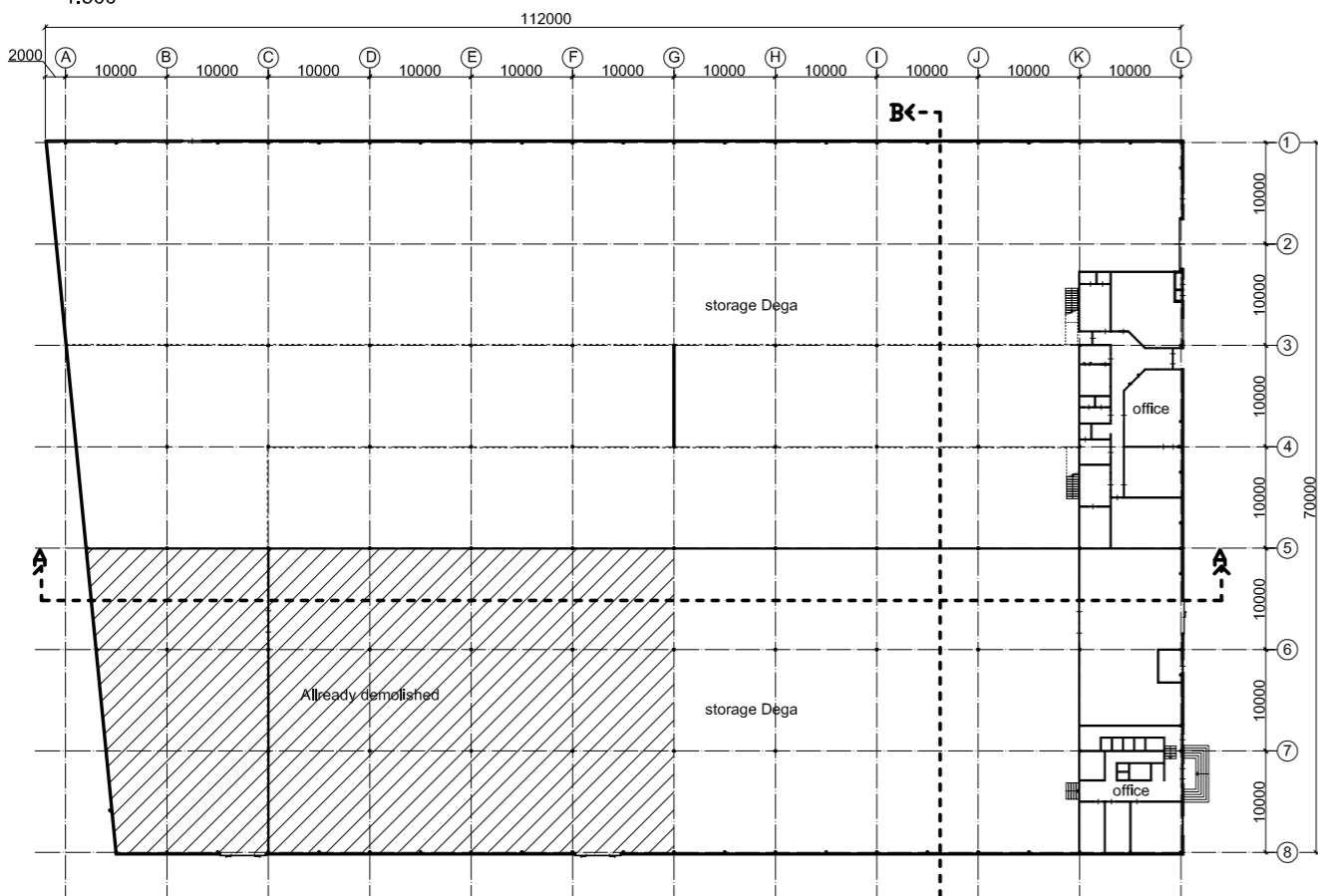
Section A-A

1:500



Section B-B

1:500



Groundlevel 0+

1:500

### Architectural properties:

- Empty box: roof structure with skin
- Build in a cheap method: thin and light
- Facade is placed between roofstructure
- Parts changed due to new demands

Dimensions 110x70x12m

Area 10010 m<sup>2</sup>

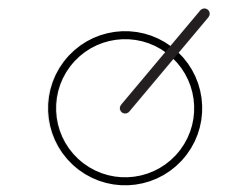
Content 120120m<sup>3</sup>

Constructed 1950

Demolished 2010

Construction method: steel structure, filled with brick and windows.

Grid size: 10x10m



# Output Value Assessment

Industrial hall expresses the industrial history of the location, this adds meaning and value to the site.

Property of industrial hall is a rain and wind skin, build in industrial methode

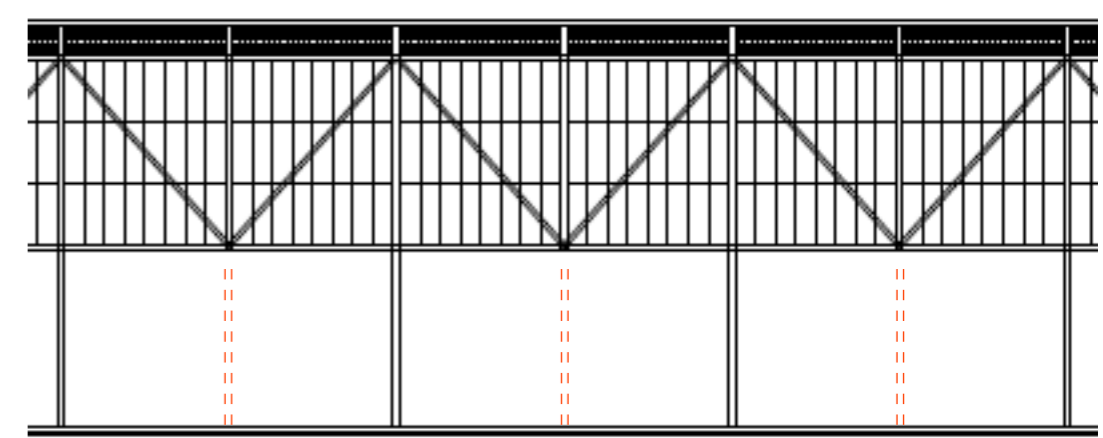
Main quality of hall is empty box: The experience of large empty space.

Strategy:

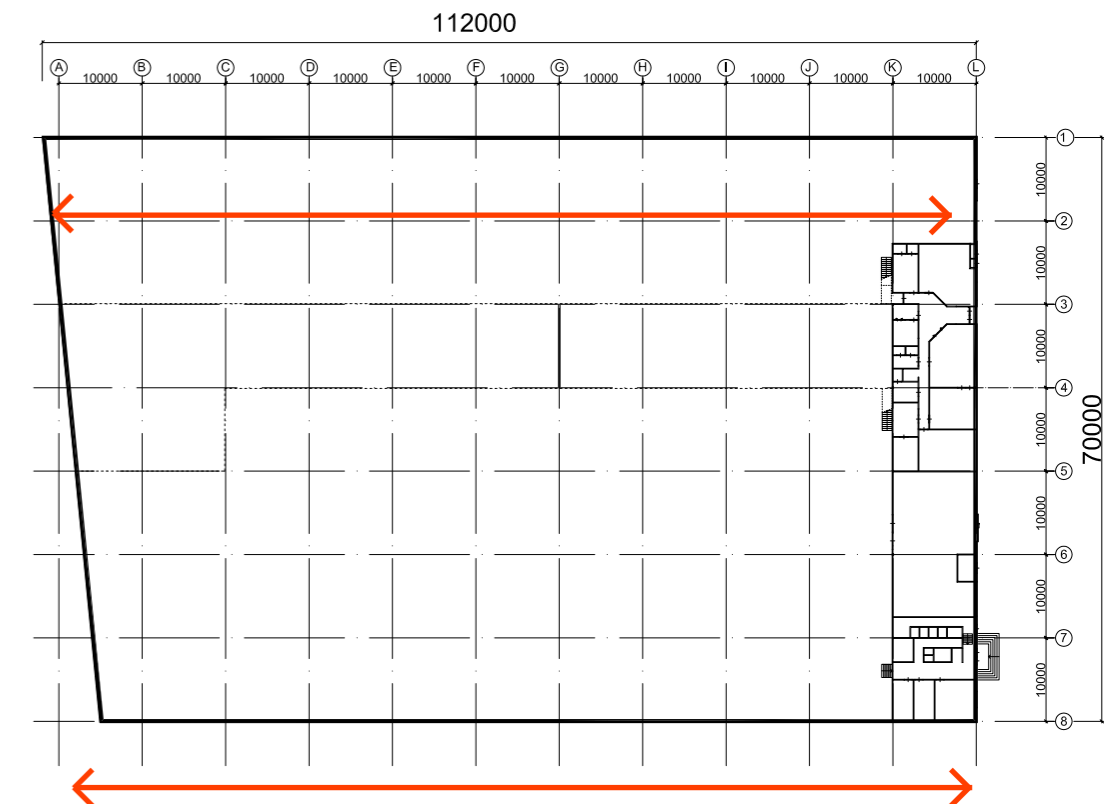
- Maintain industrial Character: tells history of the site
- Experience total length of hall inside and outside (Size does matter)
- Use function of rain and wind cover in new program
- Hall is during history adapted to new needs, this can be continued in new design
- Steel facade system expresses industrial character
- fill with glass and brick is typical for 1950's but can be re-filled to make new program suitable
- existing interior design of no value

Source:

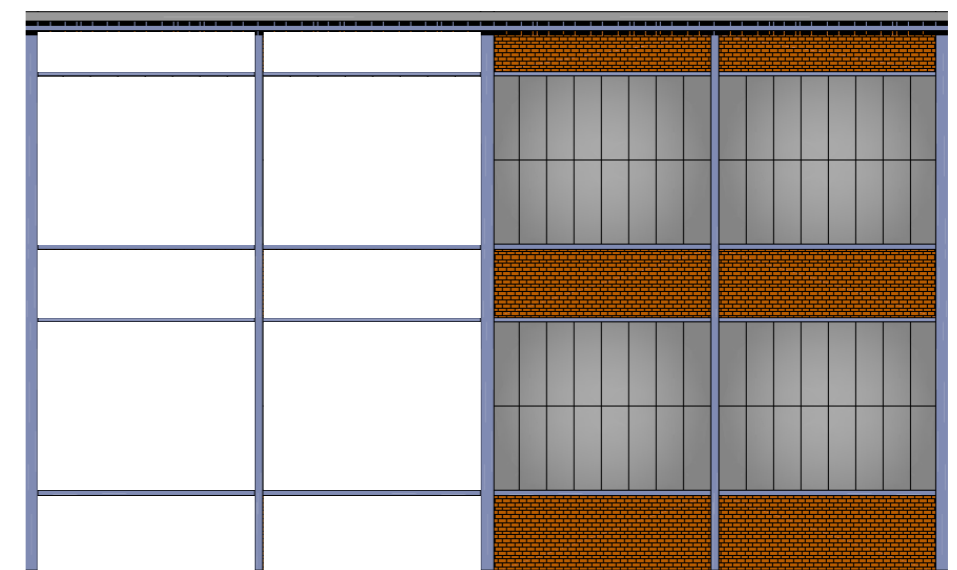
Christian Norberg-Schulz, Genius loci, towards a Phenomenology of architecture, Academy editions, London, 1979



Columns removed during history to make large openings



Experience 112m long structure; both inside and outside



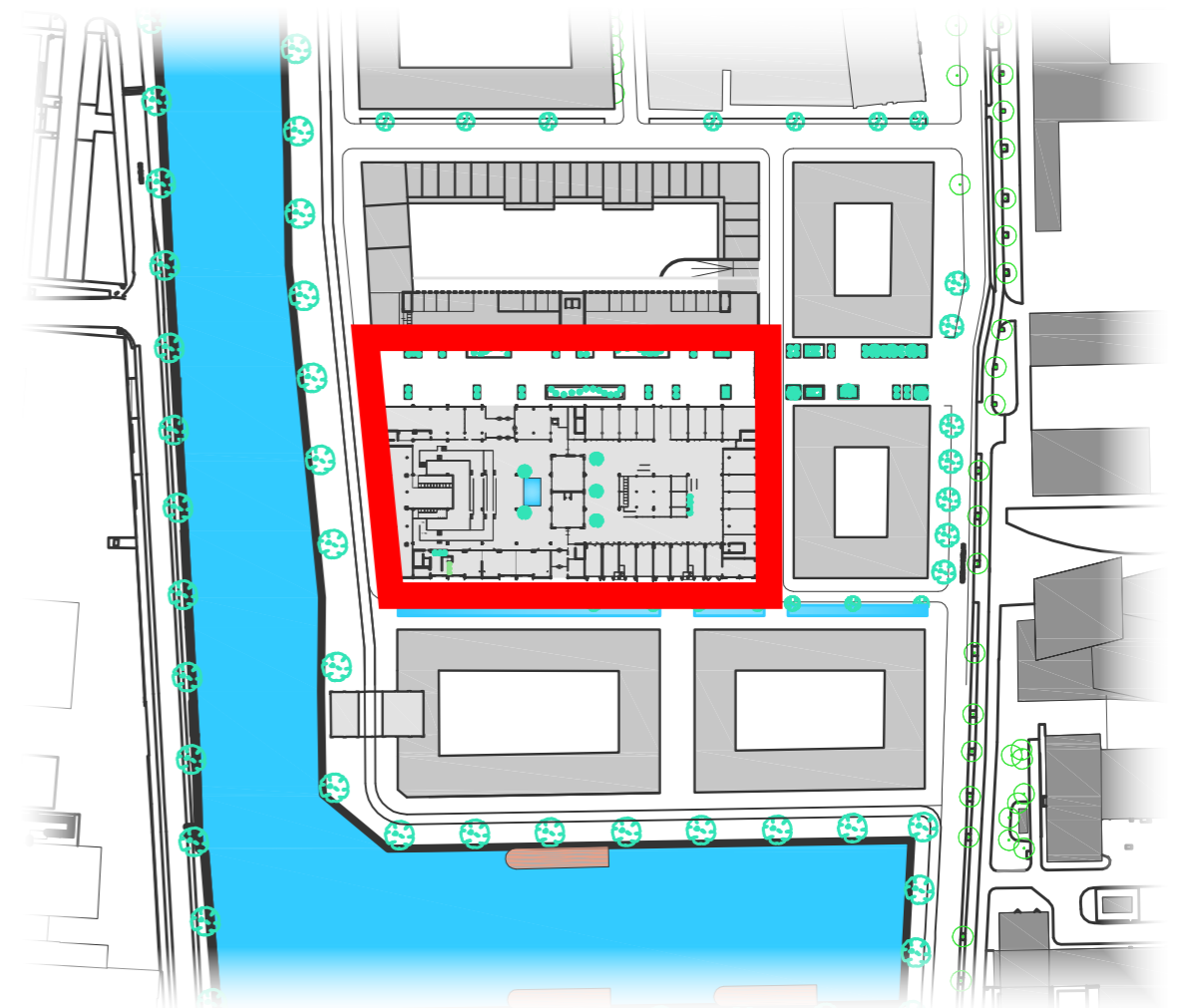
Steel facade structure

with brick and glass fill

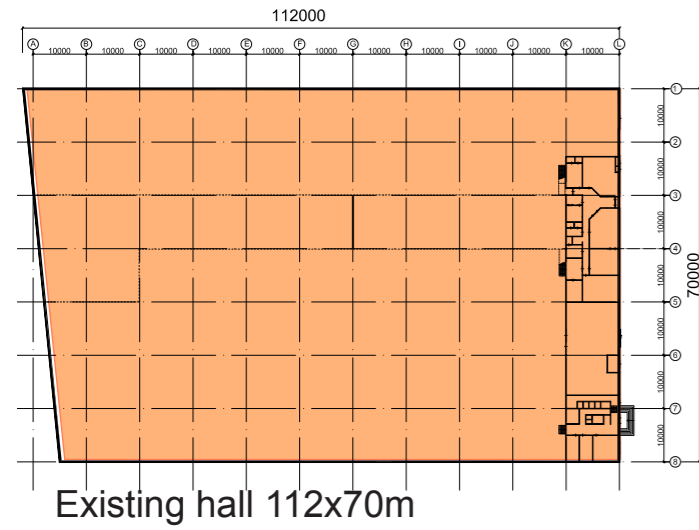
Transformation Industrial hall  
into  
hybrid urban block with office street

New program:

Incubator  
Dwellings  
Shop  
Cafeteria



# Concept



Hall is part of urban transformation of an industrial area to a mixed area with offices and dwellings.

Large urban blocks are introduced as typology to redevelop the area in harmony with surrounding urban morphology.

Property of industrial hall is a rain and wind skin build in industrial methode

Main quality of hall is empty box: The experience of large empty space out of human scale.

Industrial hall expresses the industrial history of the location, this adds meaning and value to the site.



## Office street

20m span is left free as covered office street, public from 7h till 22h, closed at night.  
Experience the space of old hall: 110m long 20m wide, 12m heigh.



## Urban block inside the hall

Introduced typology from urban scale in harmony with large buildings along Rotterdamseweg

## Covered innerpart urban block by industrial hall.

Innerpart of the block is covered by the hall providing collective space for incubator.

## Hybrid urban block: people in hall at all times a day.

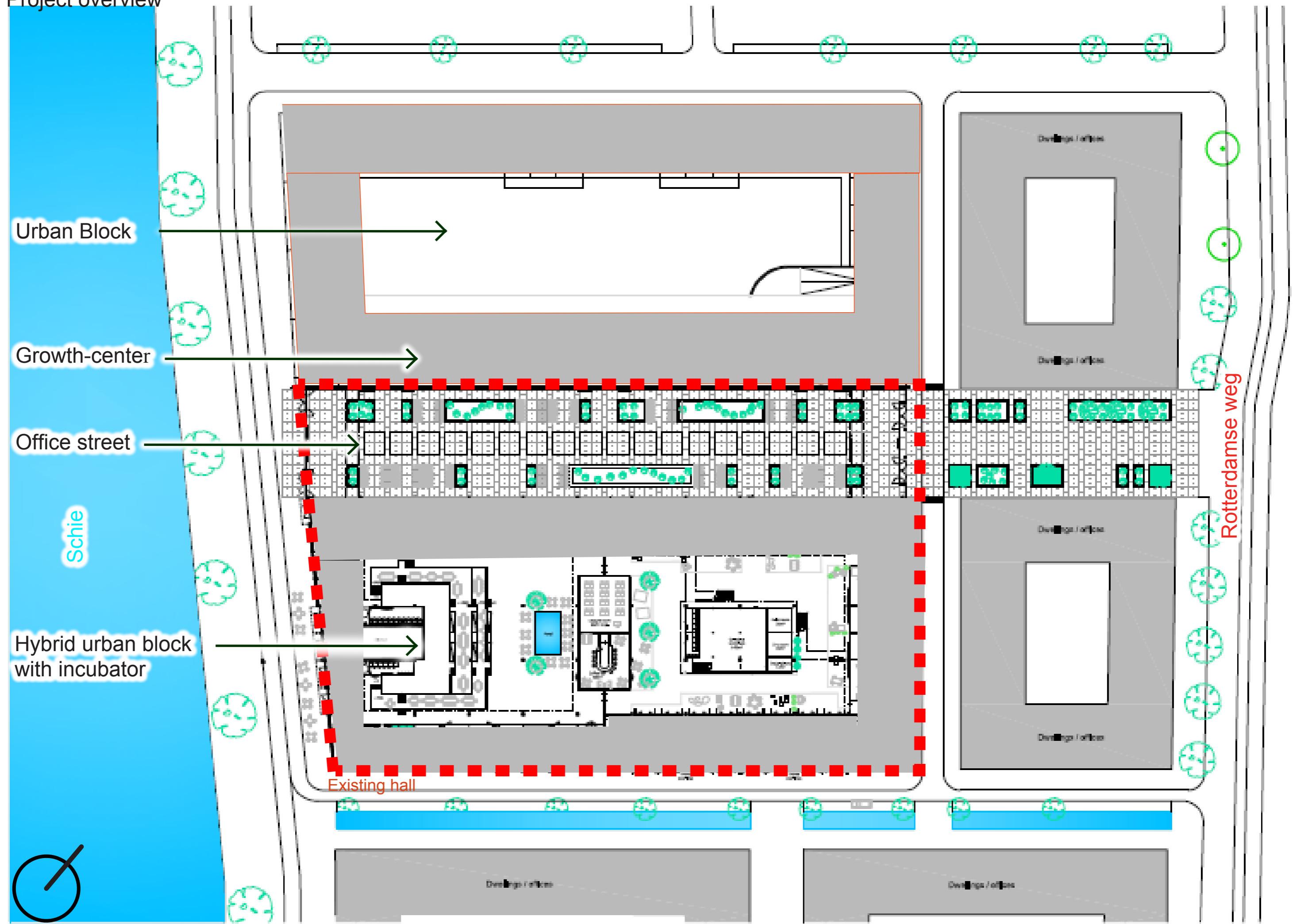
- Incubator
- Companies
- Dwellings
- Shop
- Cafeteria



## Keep industrial history visible

Express the hall, not hiding behind new design

Project overview



Urban Block

Growth-center

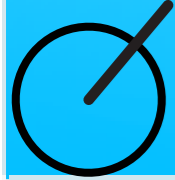
Office street

Schie

Hybrid urban block with incubator

Existing hall

Rotterdamse weg





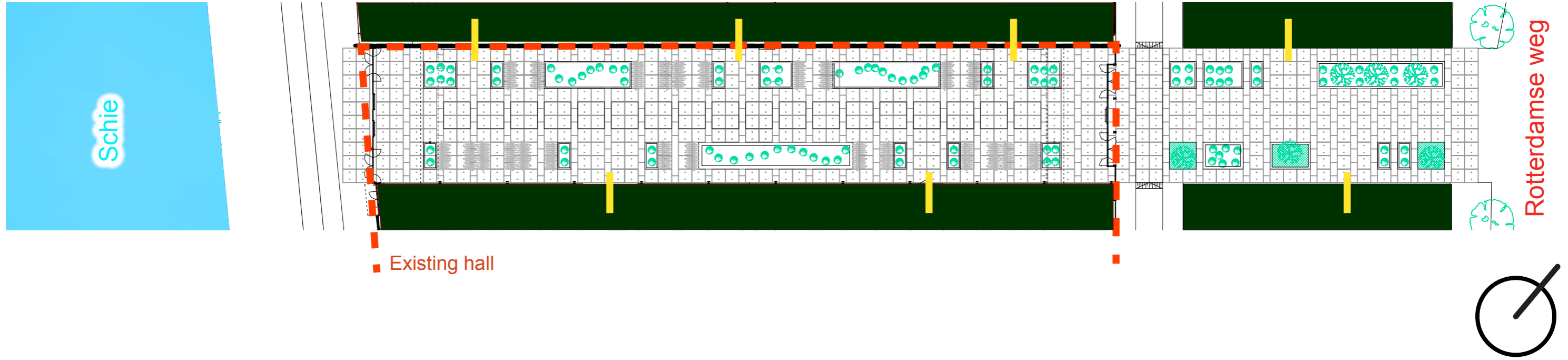


Existing hall



New Office street

# Office street



Street as connection Schie and promenade with Rotterdamseweg

Hall as rain and wind skin, no thermal skin

Open during day and evening closed at night to avoid unpleasant dead office streets.

Entrances to Incubator, Growth center and parking garage.

Vegetation to soften hard industrial area

Bike parking next to entrances

## Meaning for Delft:

- Public accesible area during the day
- Wind and rain cover makes it a plesant area to be in spring and autumn.
- Street can cover a variety of public activities such as
  - markets,
  - expositions,
  - stage
  - large art projects
  - etc.



References : concrete and cor-ten steel, seats with vegetation



Office street entrance schie

# Design Office street

Character: industrial

Thema: Experience the full length and height of the hall

## Materials

### Walls

Aluminum facade system with glass  
Metal mesh plates tot soften the walls with industrial materials.

### Floor

Stelcon concrete plates 2x2m and 2x1m  
Steel and concrete walls for vegetation

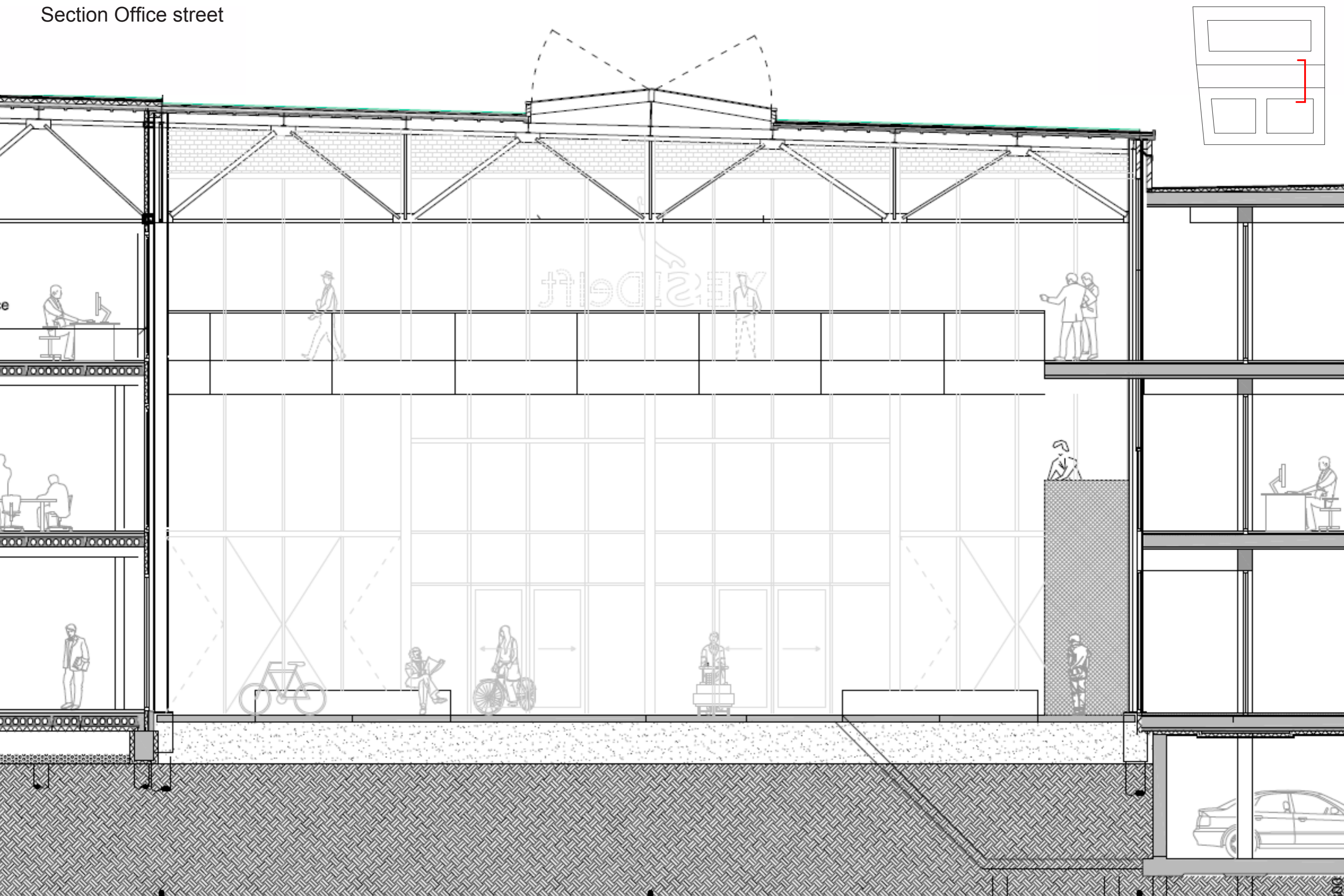
### Roof

Existing bimsconcrete cassette plates  
New aluminum rooflight for daylight and ventilation



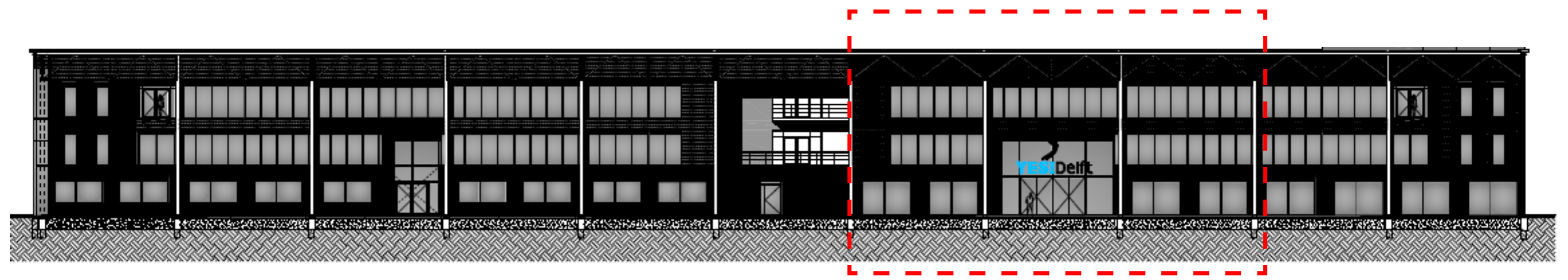
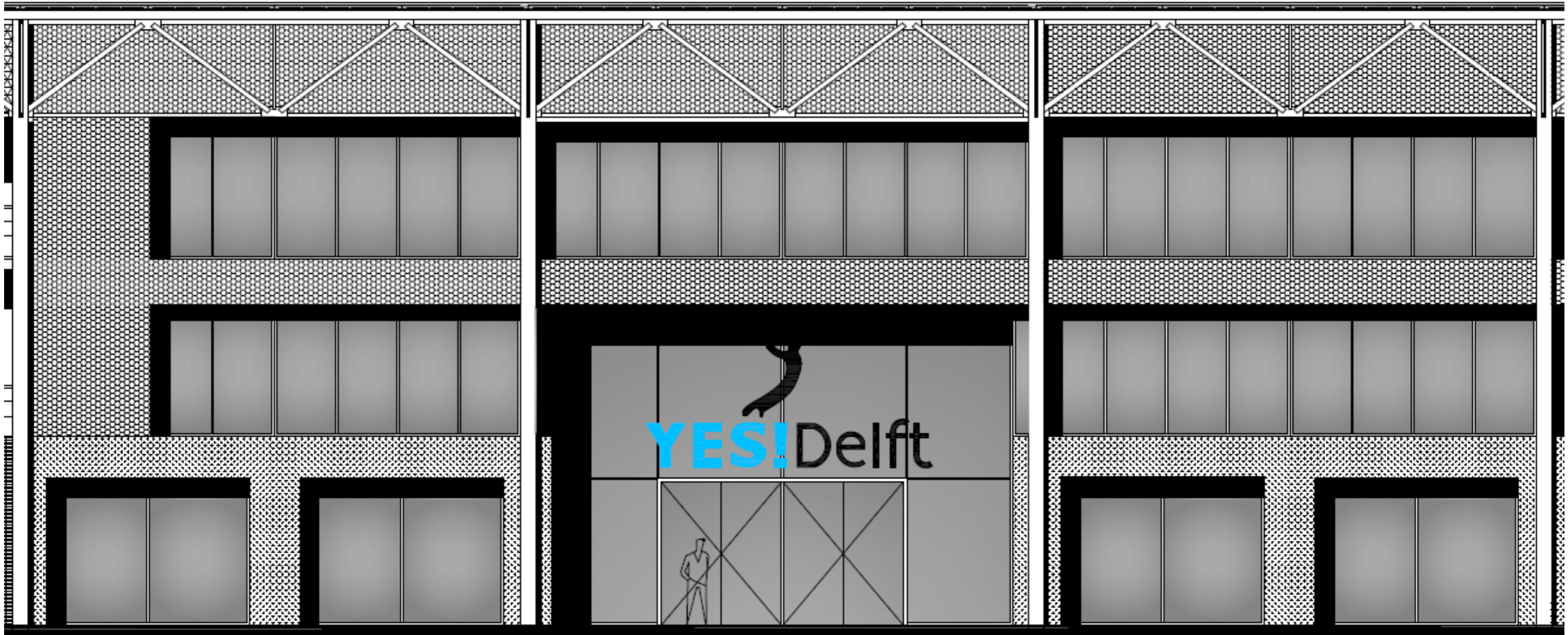
References of soft facades with steel mesh



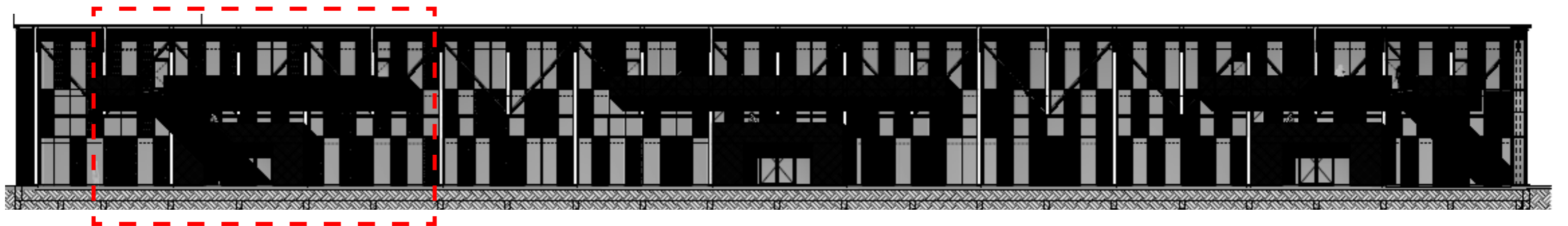
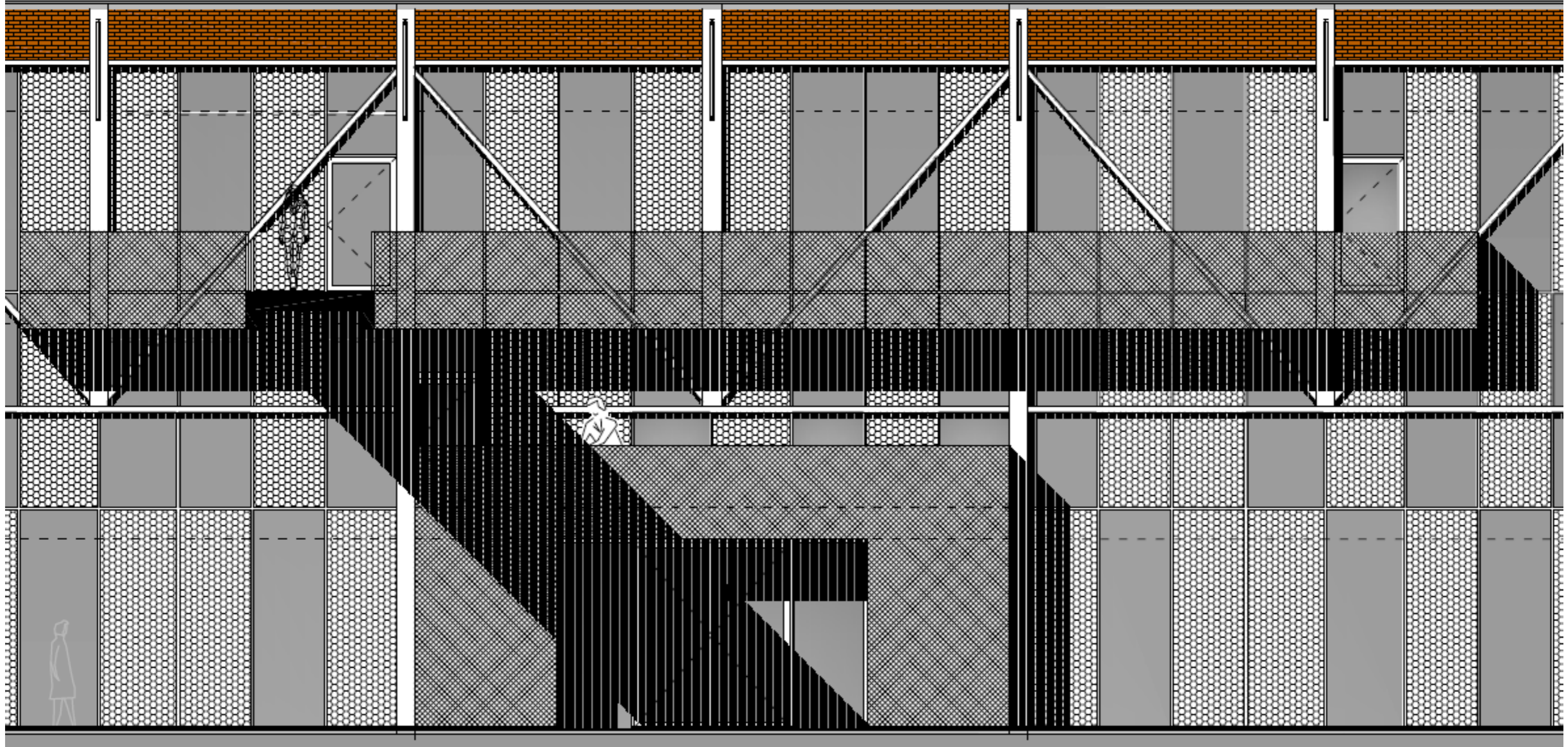




New Office street









Hybrid urban block

# Incubator

Startup companies which are related to TU Delft:

Mix of hightech and creative startup companies to facilitate graduates from all faculties of the technical university.

YES!Delft - the Young Entrepreneurs Society – inspires, educates, coaches and supports students, professionals and researchers interested in starting a creative or high-tech company or further developing an early stage high-tech company.

- Location next to university campus, companies use facilities University (wind tunnel, laboratoria etc.)

-Startup companies strengthen each other:

Dealing with the same sort of problems

Learnings from each other mistakes and strategies

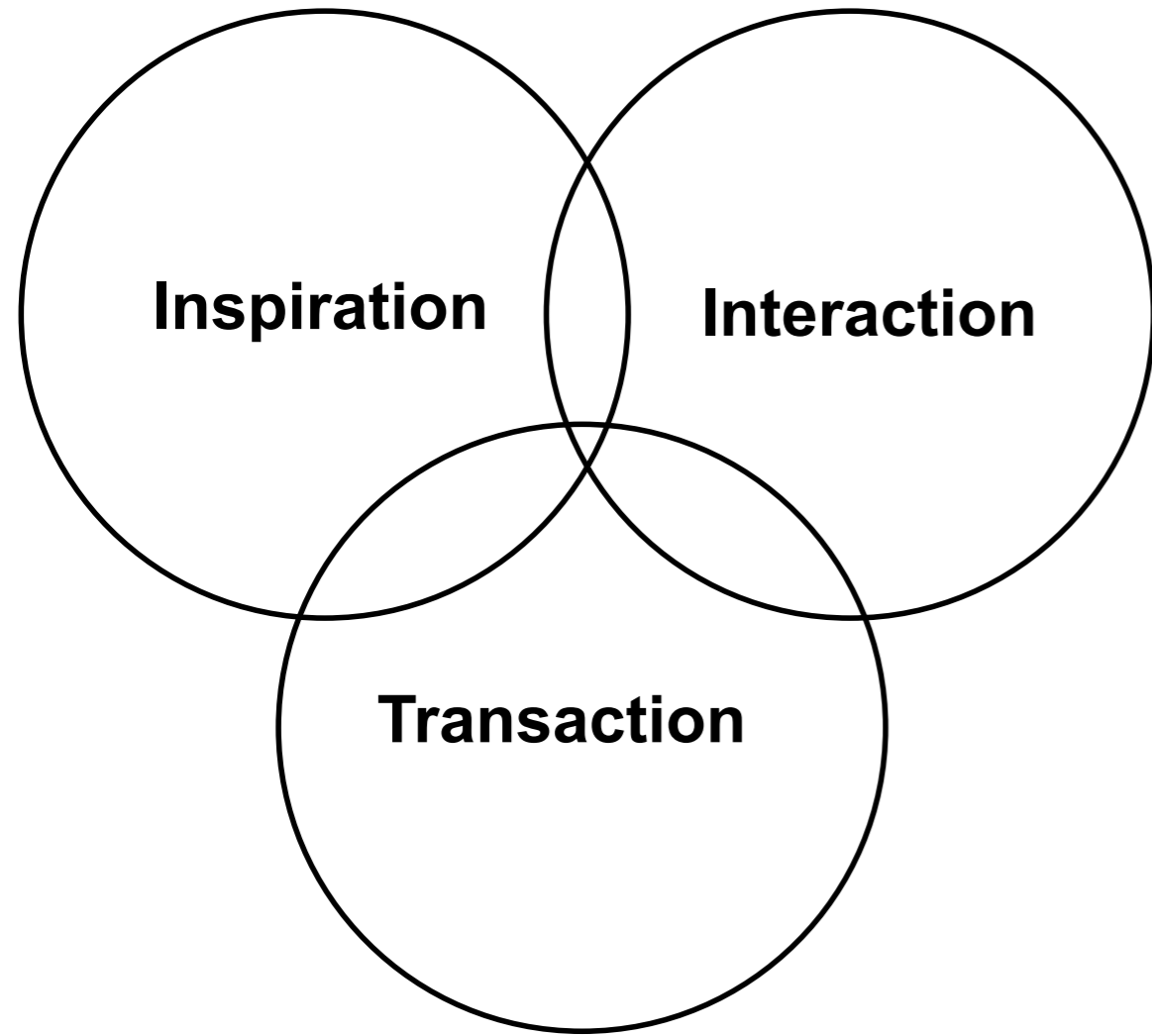
Using each others network

Using each others knowledge in project teams

Each succes of a company will positive influence its neighbours.

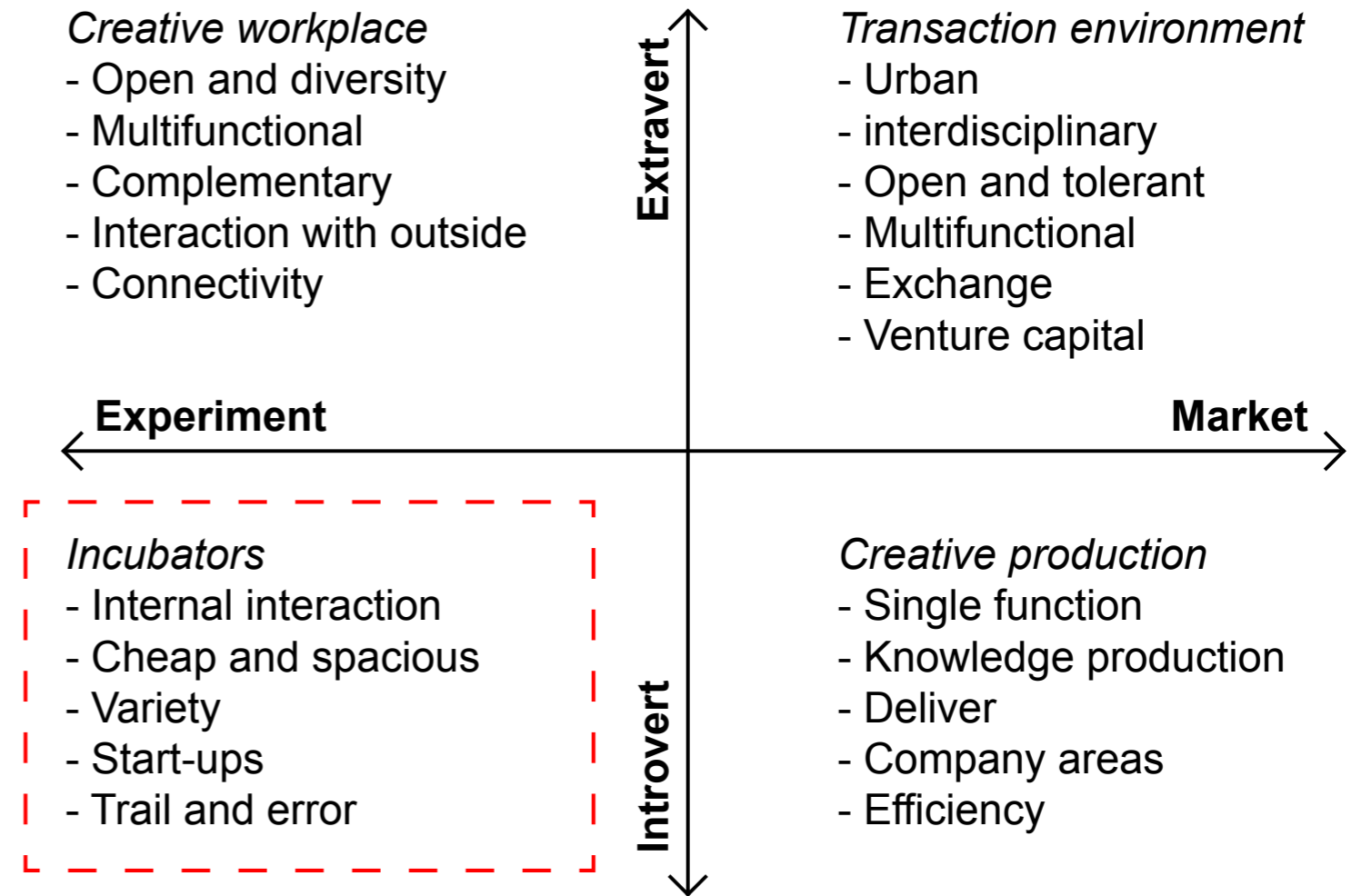
Sharing facilities inside incubator save investments from the companies



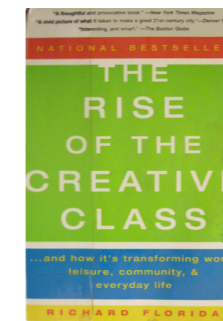


- Inspiration is the creativity of new ideas
- Interaction of creative production to develop the ideas
- Transaction binds creativity with the market.

The three rings overlap each other and exchange to each other to work together in developing new creative ideas into reality.



Creative economy divided by axis introvert - extrovert and experiment - market



Sources:

Saris, Jeroen, Dommelen, Simon van, Metze, Tamara, *Nieuwe ideeën voor oude gebouwen*. Nai Publishers, Rotterdam 2008

Florida, Richard, *The Rise of the Creative Class*, Basic Books, New York, 2002

# Program

## Users:

Startup companies which are related to TU Delft:  
Mix of hightech and creative startup companies to facilitate graduates from all faculties of the technical university.

## Demands:

Companies need cheap rents (subsidized) and large flexible offices which grows with the size of the company.

Informal meeting between companies

Formal meeting between compabnies and external persons

Introvert company spaces (trail and error)

Extrovert company spaces (market ready)

Flexible office spaces (growth and faillure companies)

Production workplaces collective and private

Lecture room

Workshops and groupprojects

Lunch area as focus of the incubator (collective lunch is largest informal meeting moment of the day)



*Events with important guests*



*Inspirational lecture by Kenneth Morse*

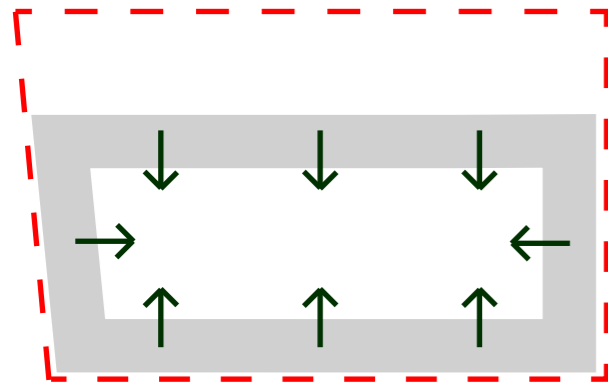


*Formal meeting with clients*

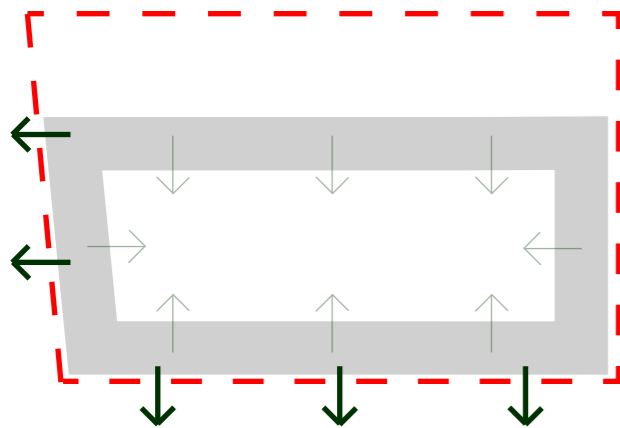
# Concept



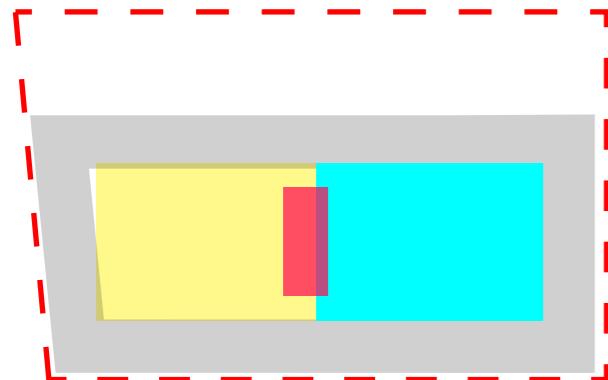
Hybrid block as urban strategy



Introvert incubator:  
-Orientation towards each other  
-Innerpart covered by industrial hall  
-Providing collective space for incubator.



Additional program in edges towards the city:  
-Company and atelier  
-Cafeteria  
-Shop  
-Dwellings



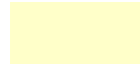
Subdividing innerpart:  
-Meeting atrium (lunch)  
-Workplace atrium

# Incubator with 2 atriums:



## Work-atrium:

- Private workplaces with connection to office
- Temporary working places
- Collective working place
- Workshop dek



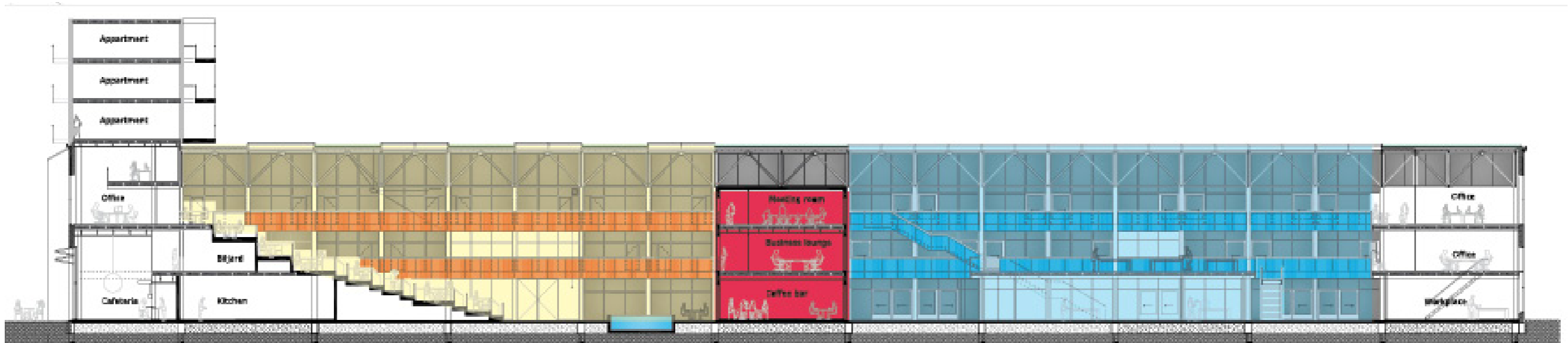
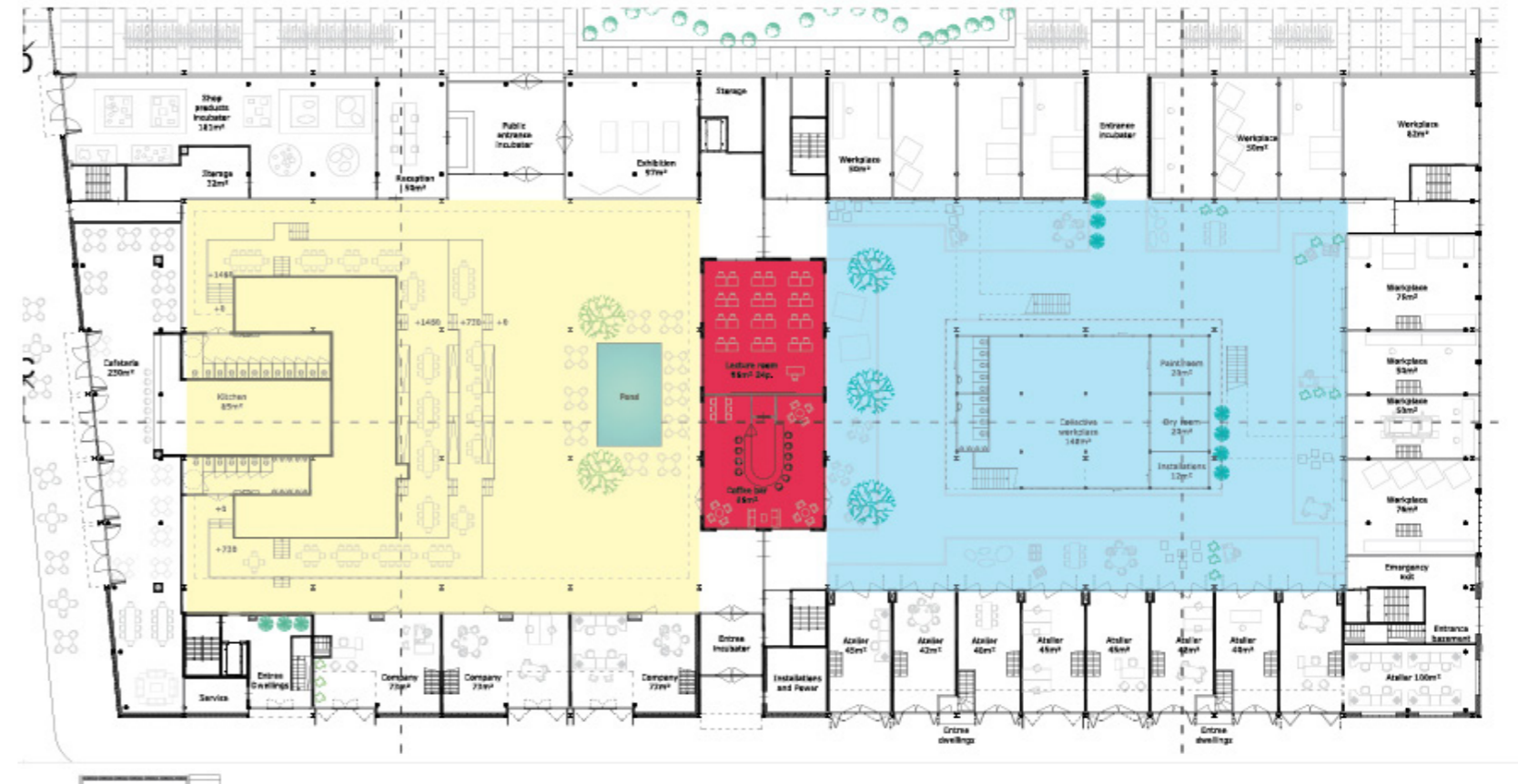
## Informal meeting atrium

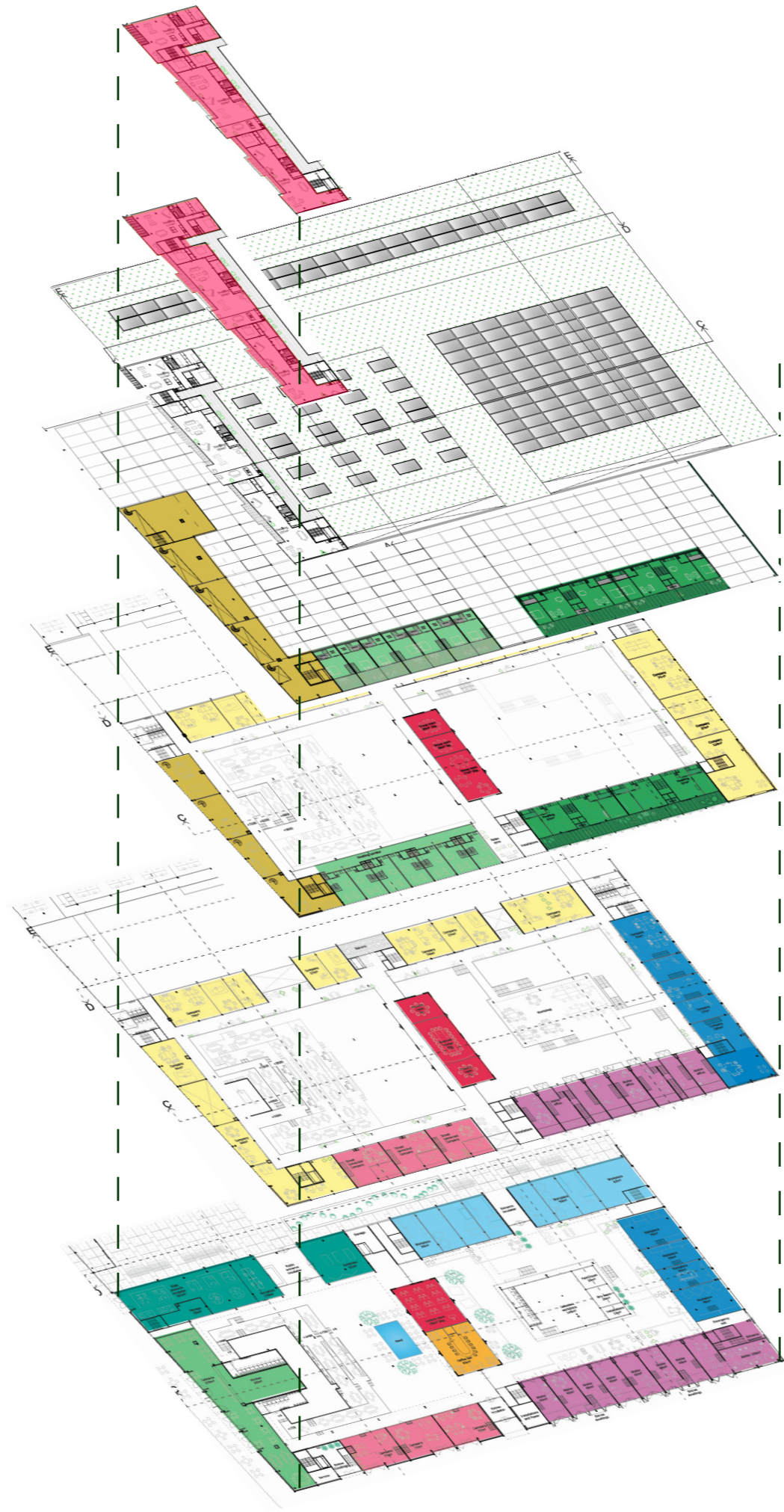
- Slope that connects all levels with meeting terraces.
- Pond to relax around
- Focus for companies offering a service



## Atriums are divided by more formal meeting blok

- Coffee bar
- Lecture room
- Business lounge
- Meeting room
- Group room

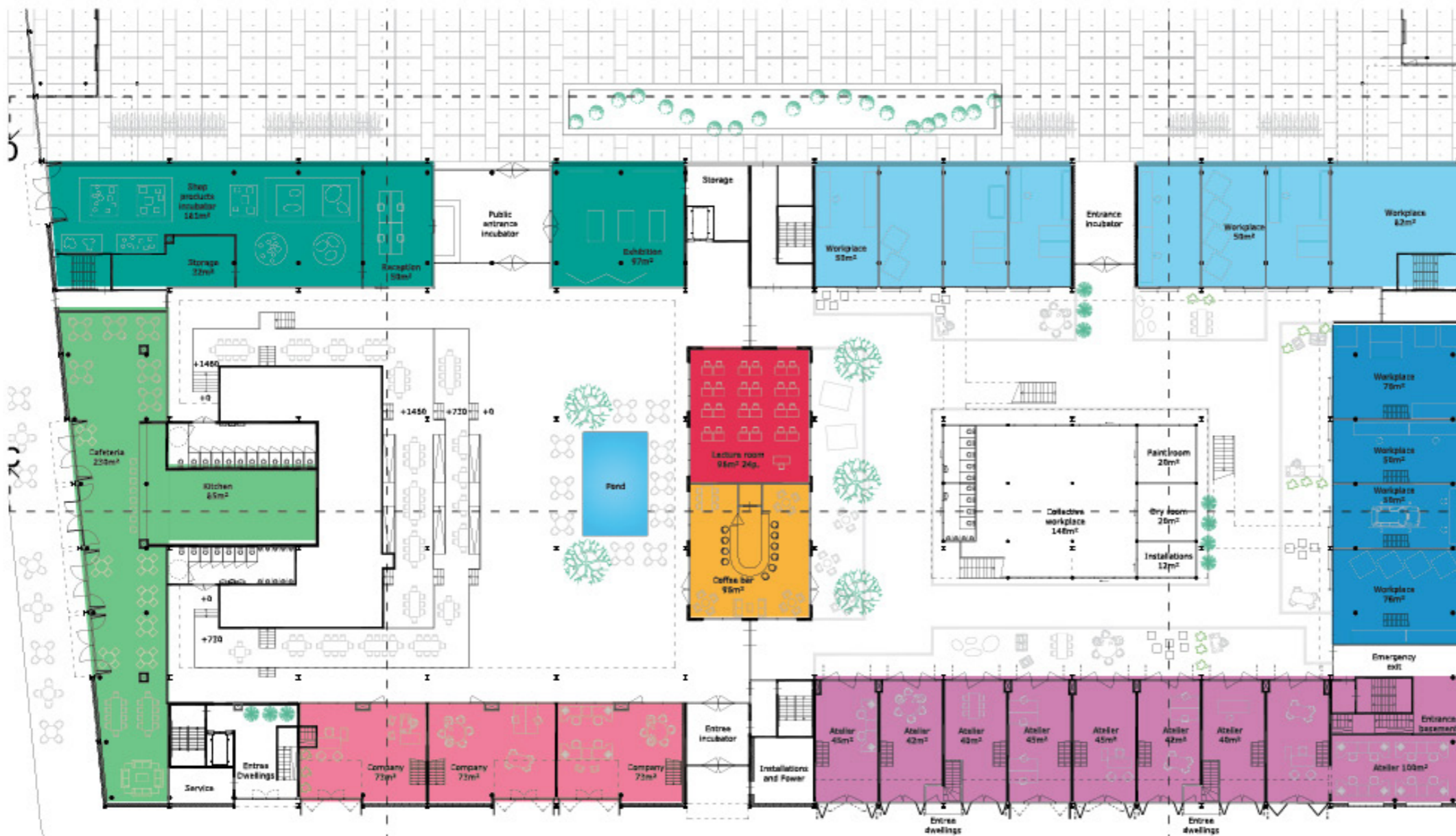
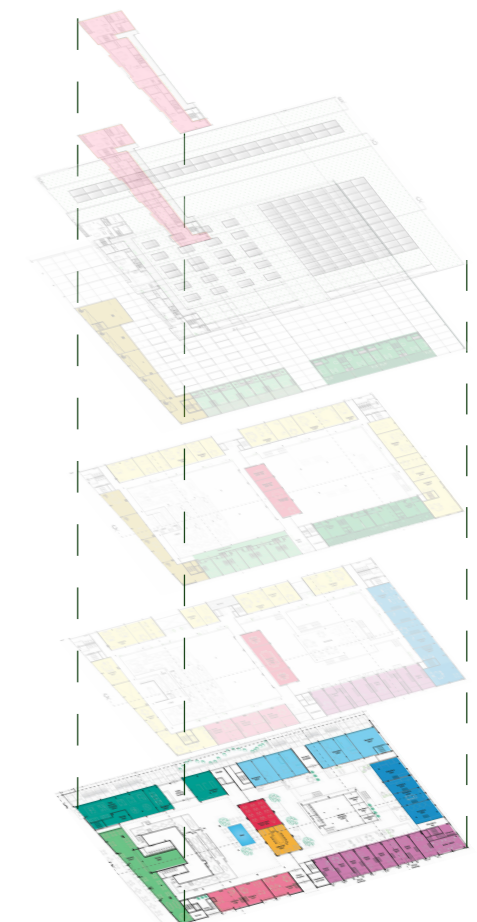






# Groundlevel program

- Workshops temporary rentable
- Workshops connected to office 1st level
- Atelier units with street connection
- Growth offices with large public connection
- Cafeteria
- Shop with reception and exhibition exploited by reception
- Coffeabar
- Lecture room

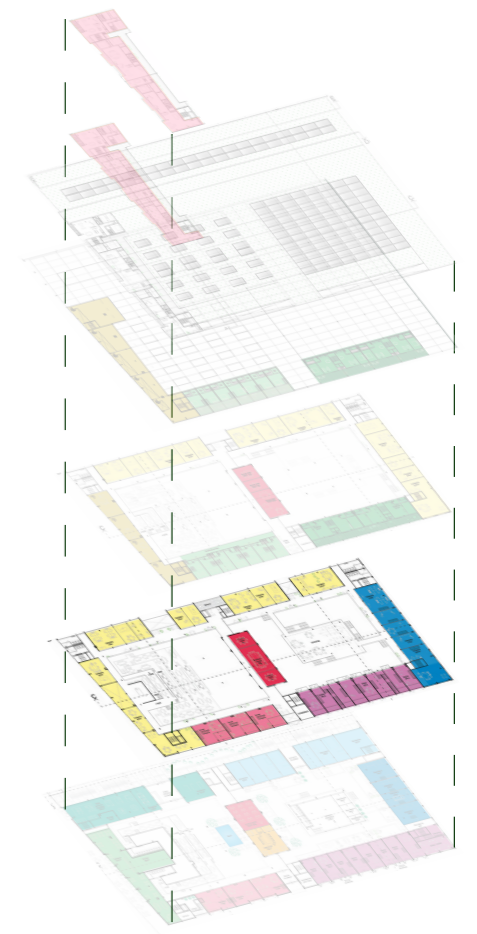
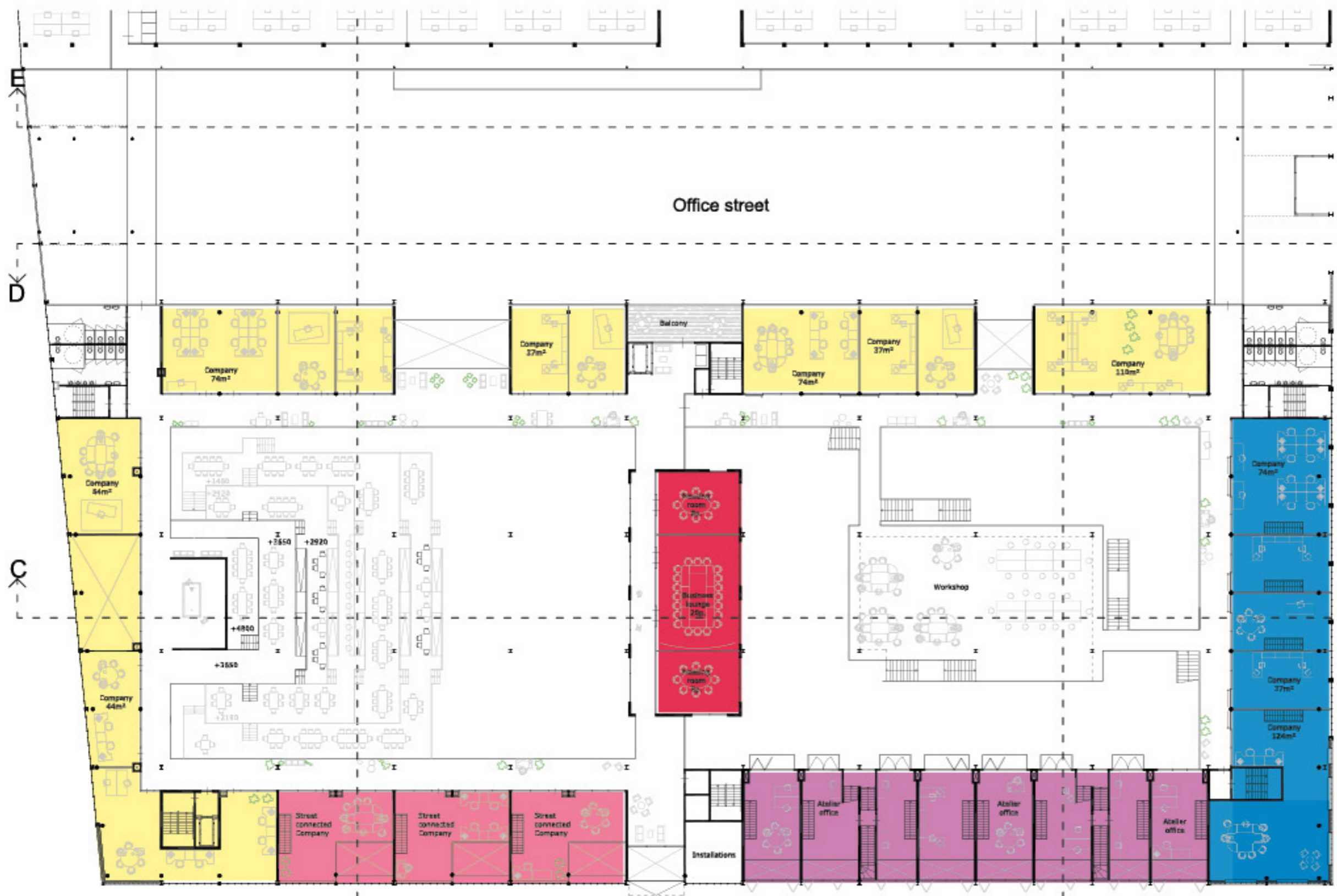




Cafeteria

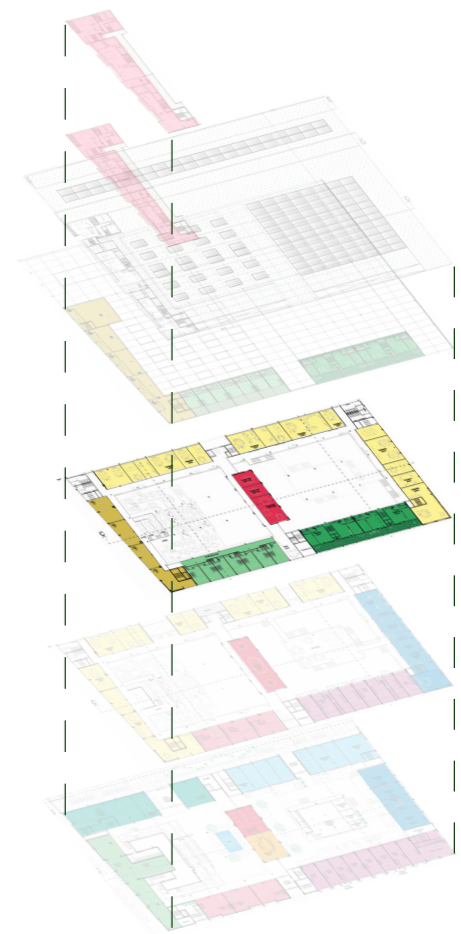
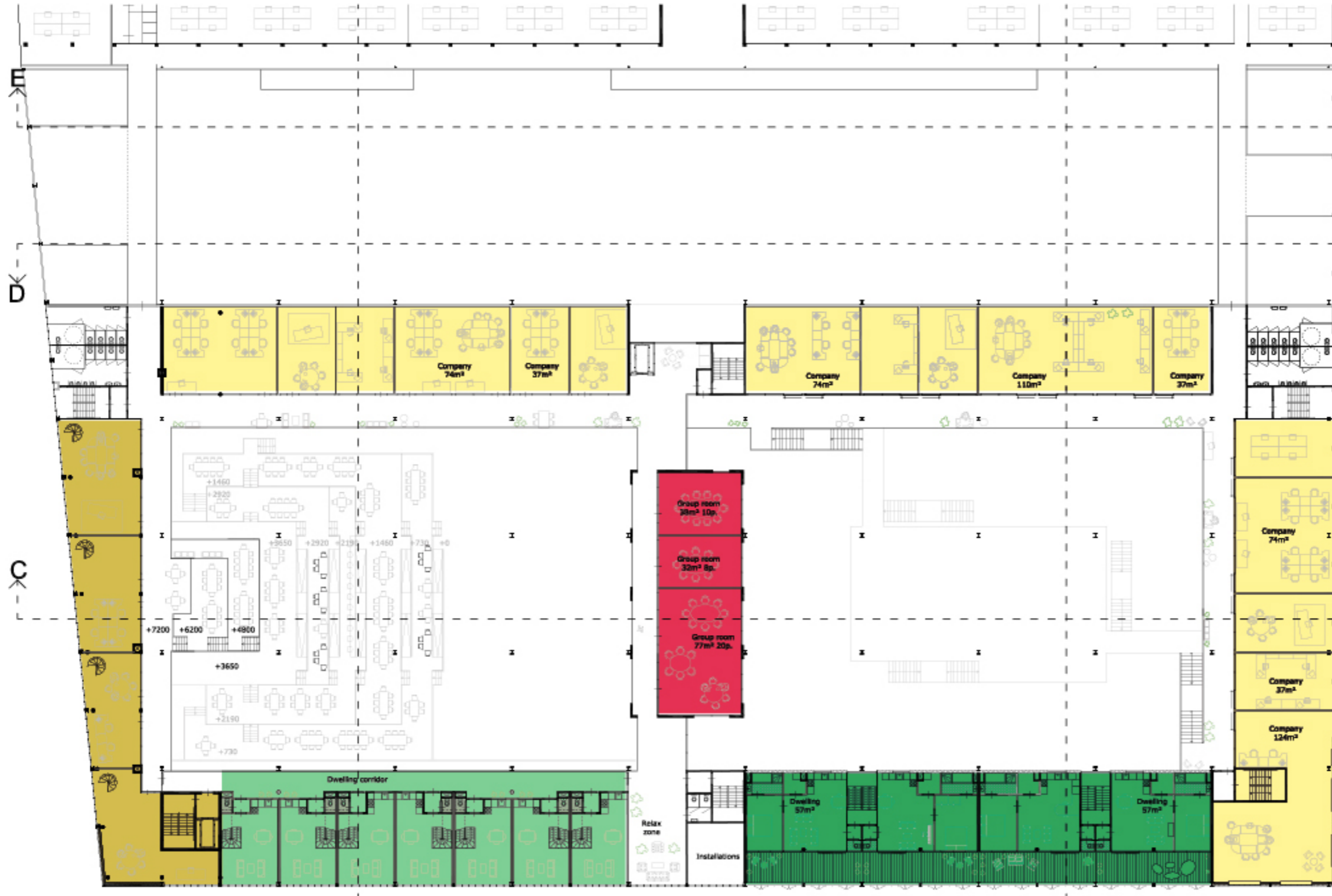
# 1st Level program

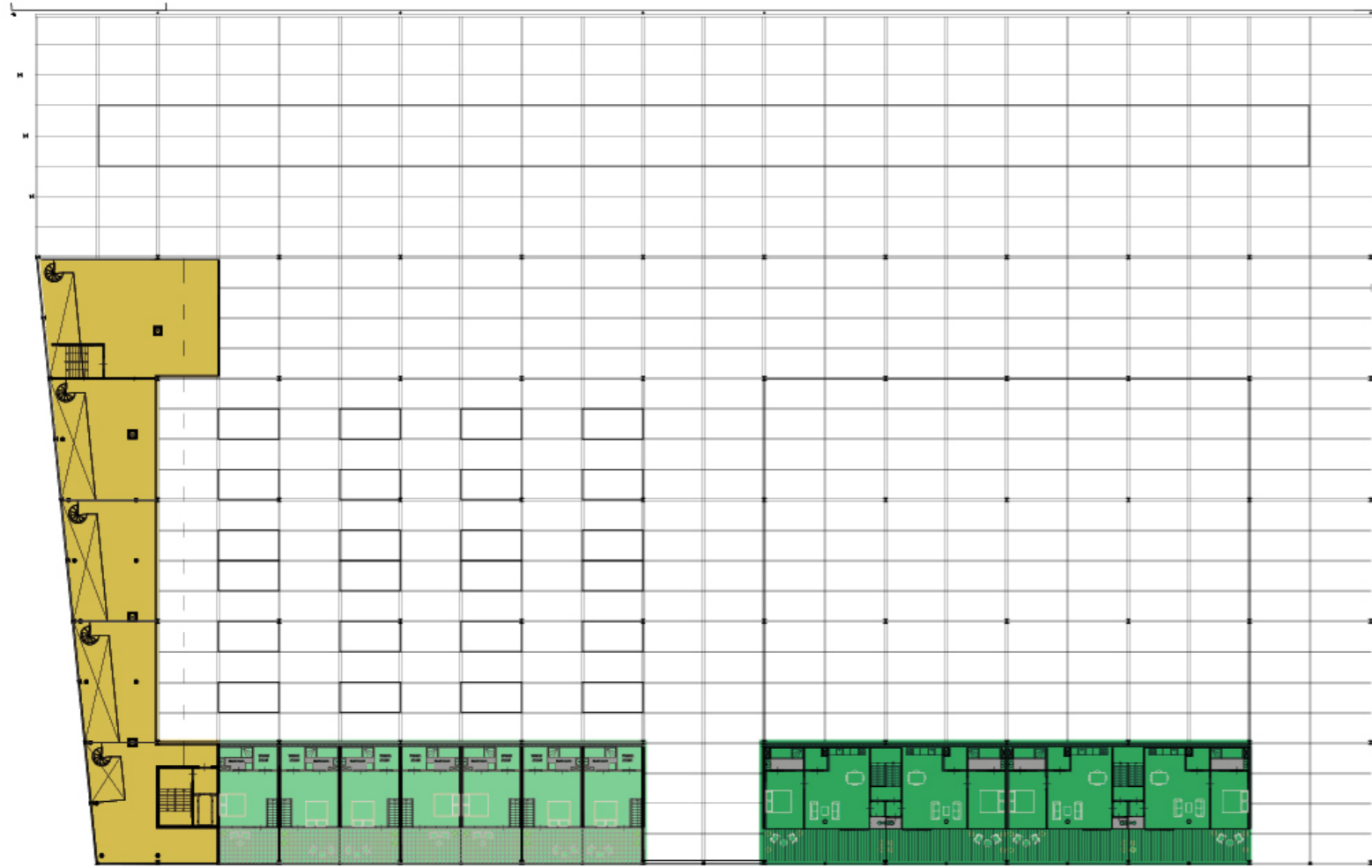
- Offices
- office connected to Workshops groundfloor
- Atelier units with street connection
- Growth offices with large public connection
- Formal meeting area



# 2nd Level program

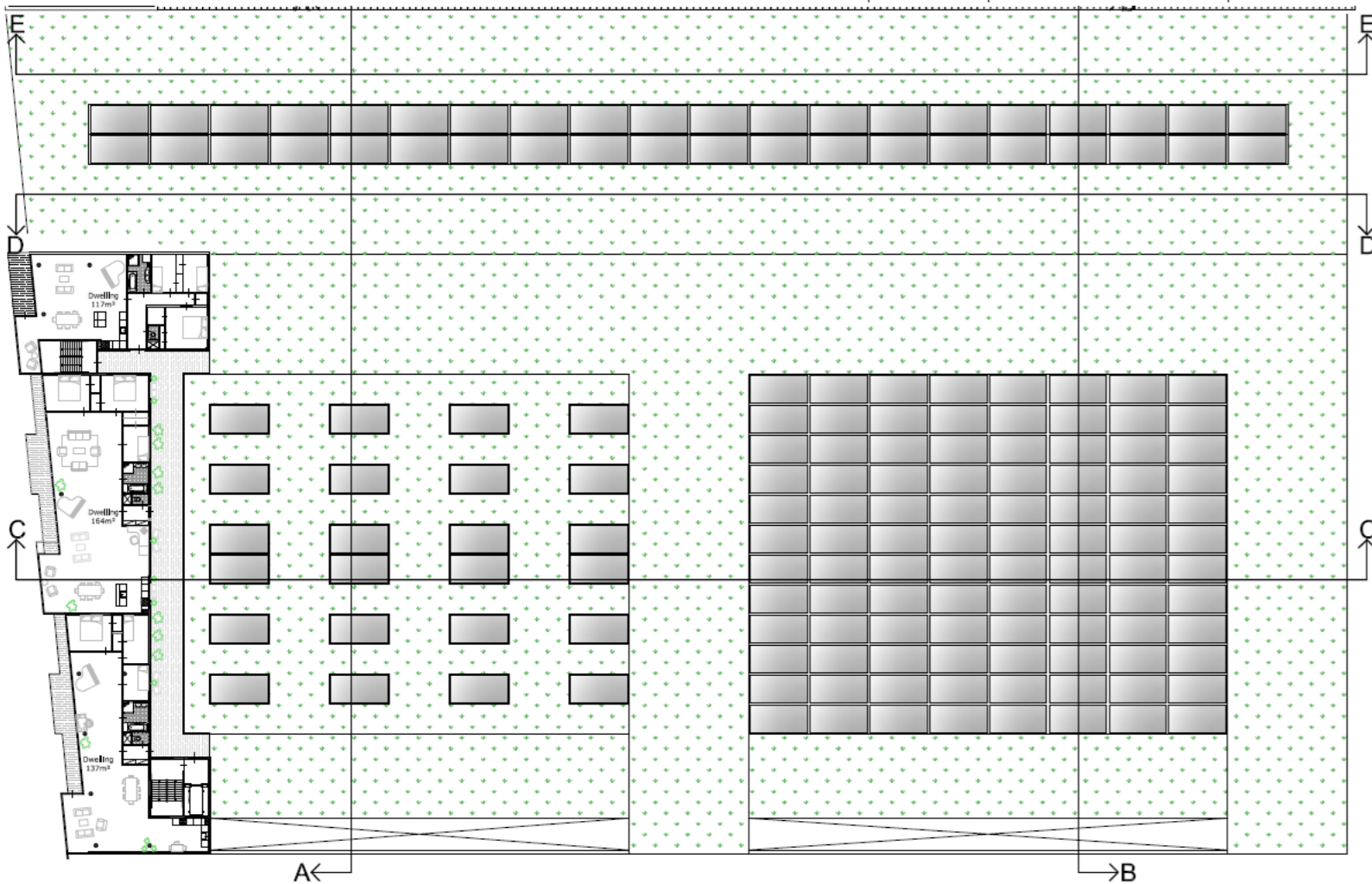
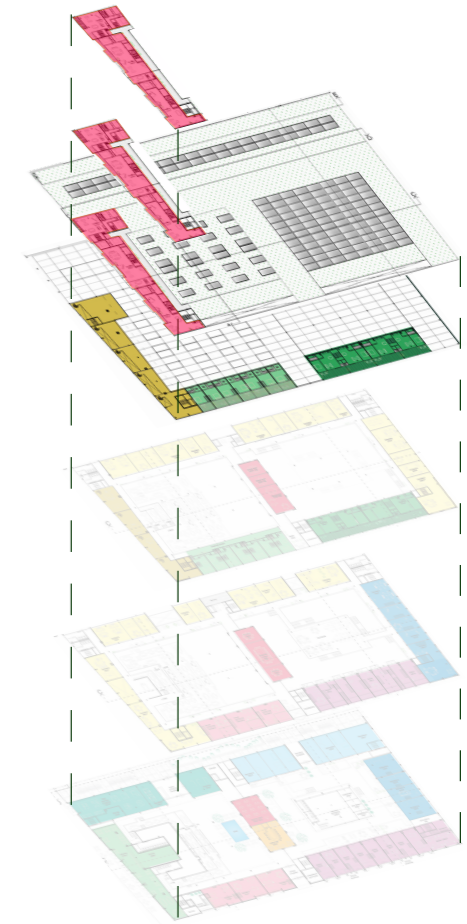
- Offices
- Office with extra floor above
- Maisonette dwellings
- Portiek Dwellings
- Formal meeting area





### 3rd Level

- Offices
- Maisonette Dwellings starters
- Portiek Dwellings starters



### 4th - 6th Level

- Apartments family luxury



## Meeting atrium

### Program:

- Informal meeting in collective area surrounded by offices
- Lunch together at terras hill
- Relax at pond with cup of coffee from coffeebar

### Terrasses can be used for audience at larger events:

- Product presentations
- Network events
- Larger drinks
- New years buffet

### Size:

30x40x10m

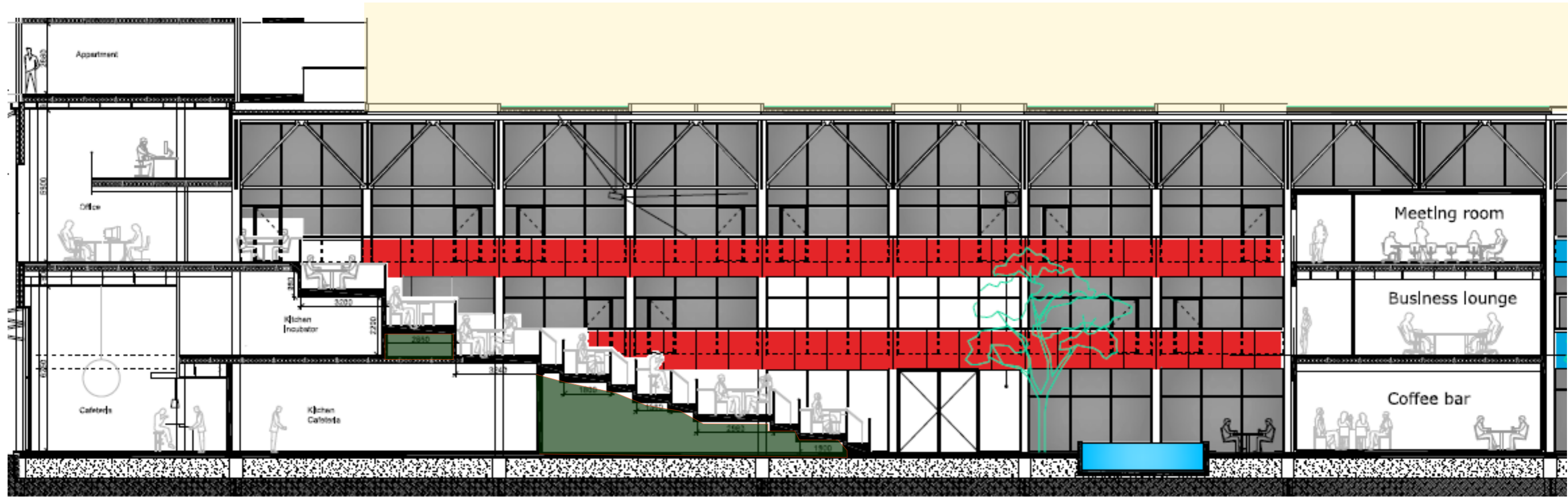
Holes in the roof for daylight (see detail drawing)

Hill made from wood with meeting terrasses, ramp and stairs that connects all levels.

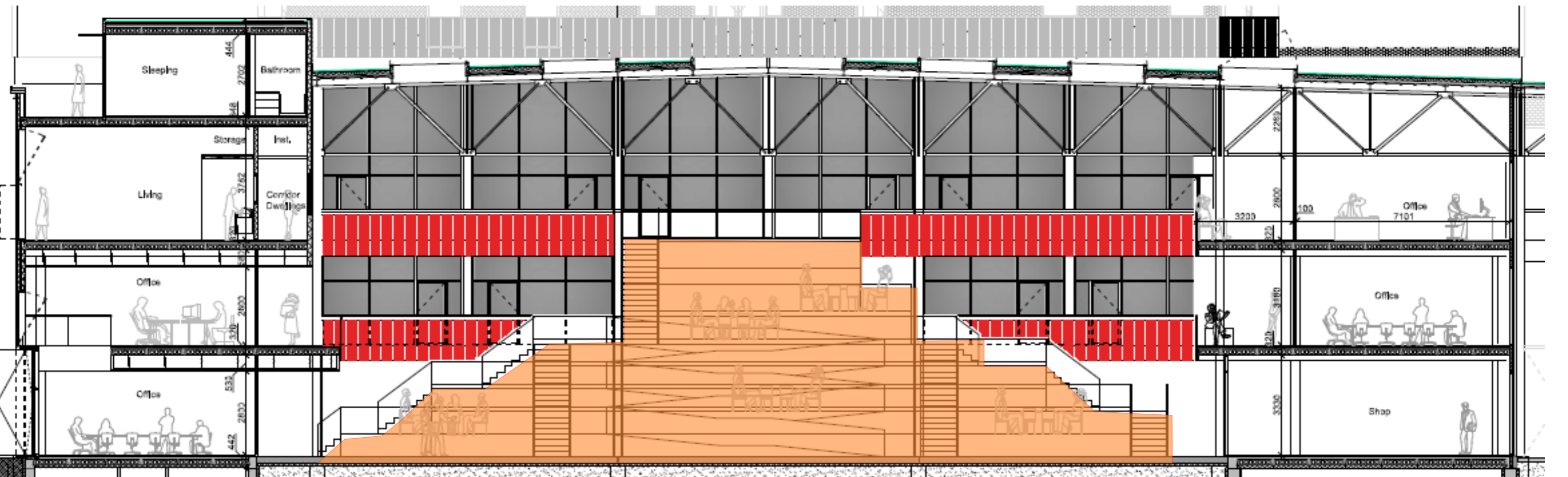
Kitchen cafeteria and toilets underneath the terrases at groundlevel.



# Meeting Atrium



Daylight for sunny lunchbreaks





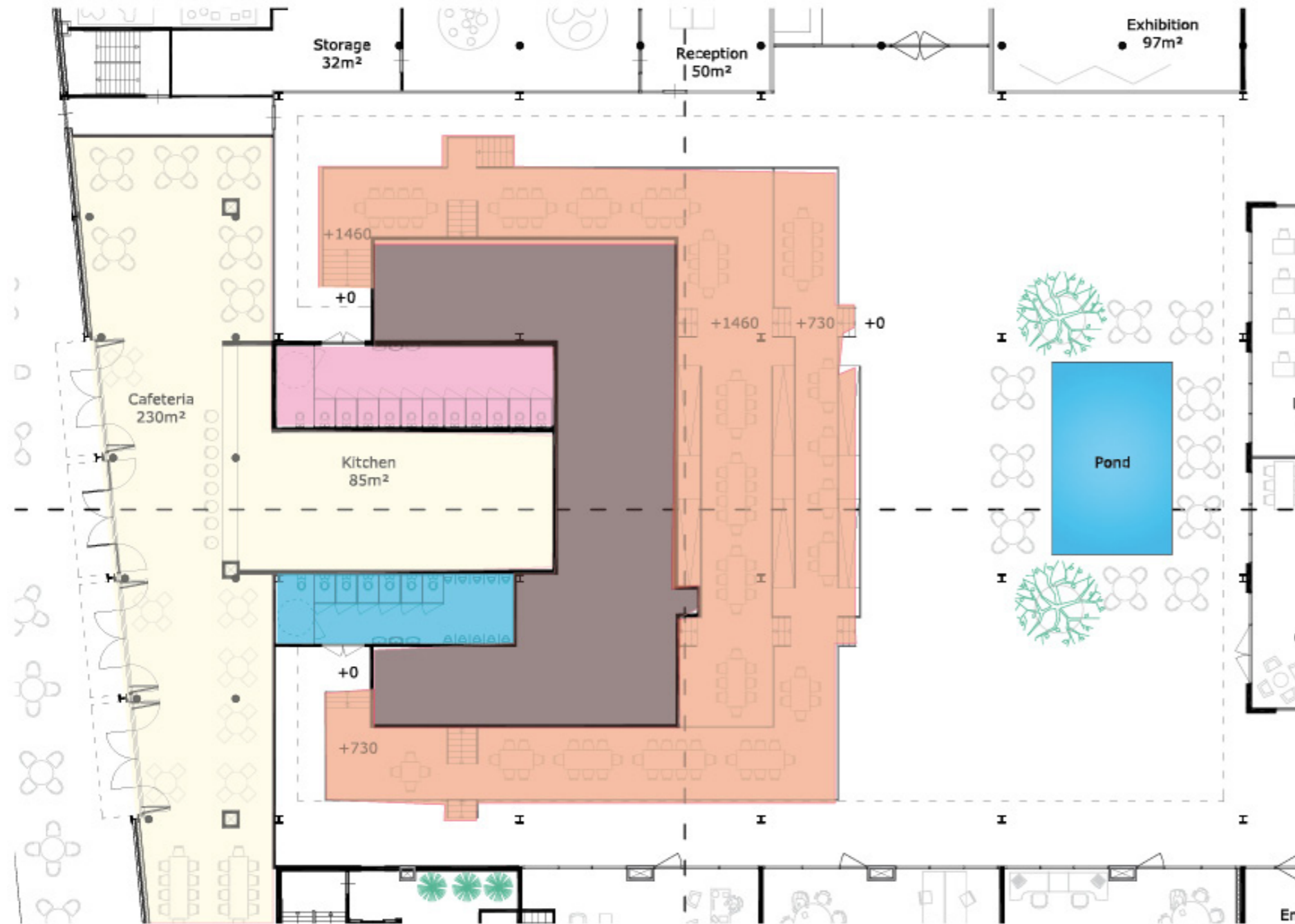
Meeting atrium



# Terras hill

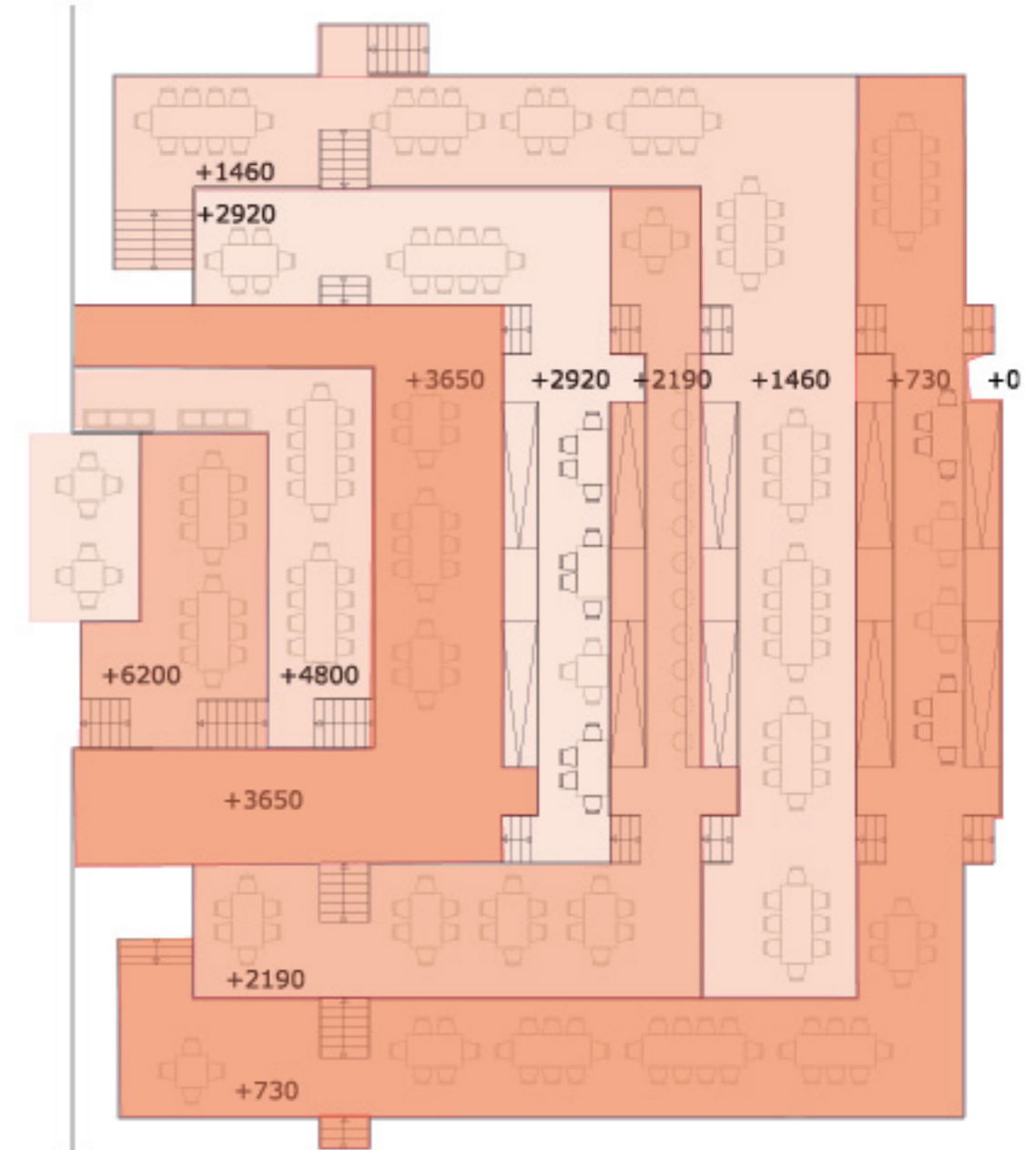
L shaped steps grapping into each other. This gives a more gentle slope towards the length of the atrium and a steeper slope with larger platforms in the side directions.

- Toilet ladies
- Toilet Gentlemen
- Kitchen with Cafeteria
- Construction area



Groundlevel meeting atrium

Underlayment 22mm



L shapes in plan

# Meeting Atrium

Character:  
Warm meeting area with industrial materials.

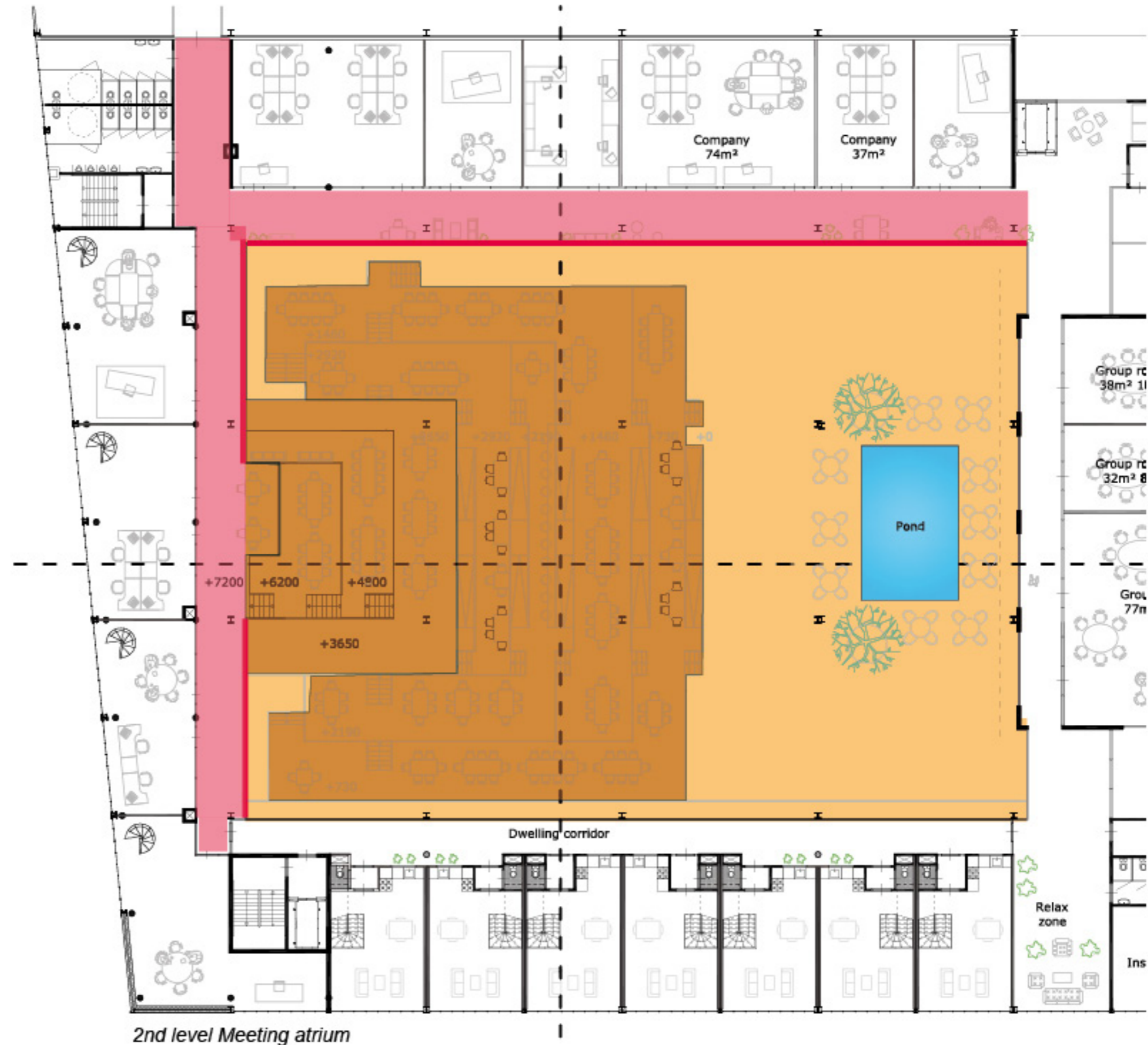
Materials:  
-Concrete with epoxy hars light brown  
-Terras made of underlayment construction plates with dark brown transparant lacquer  
-railings metal transparant lacquer

-Gallery concrete with epoxy hars red  
-Railings gallery steel red

Formal meeting block Cor-ten steel

Holes in the roof for daylight (see detail drawing)

Kitchens and toilets underneath





Lunch hill

# Working Atrium

## Program:

### Groundlevel

- all workplaces connected to the atrium
- large in-between space between private and public

### Collective workplace in middle of atrium

- Workshop dek above
- Connected with bridges and stairs to gallery

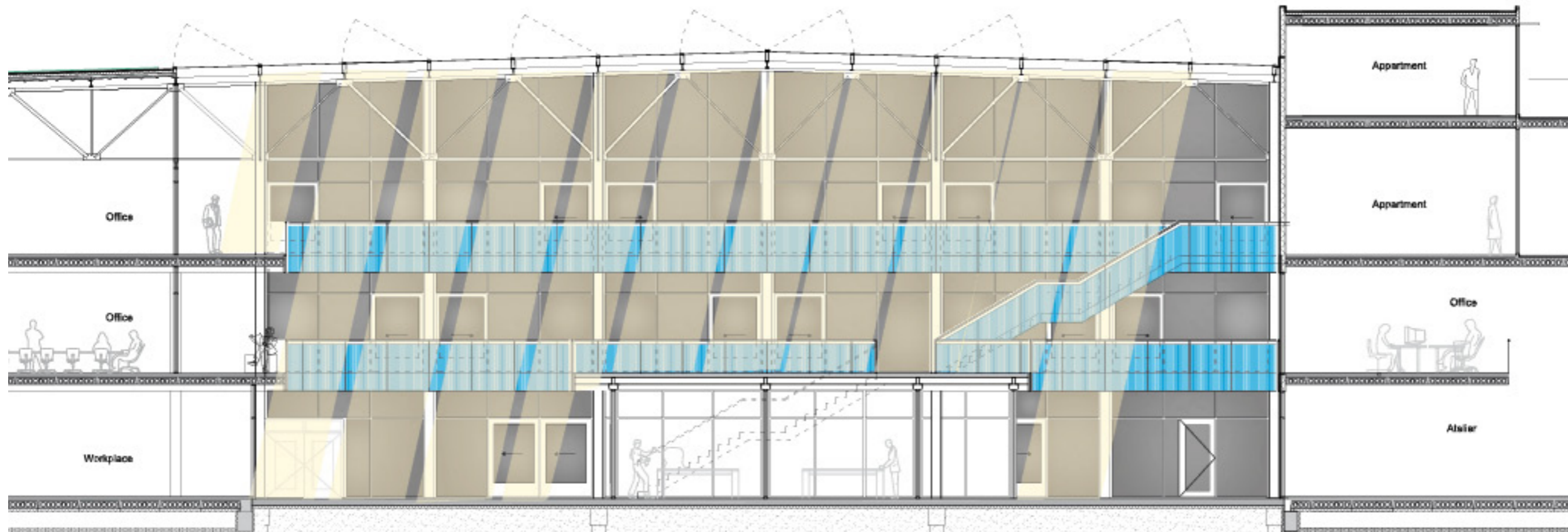
### Character:

Fresh production area with industrial materials.

### Materials:

- Concrete with epoxy hars in grey and blue
- Gallery concrete with epoxy hars blue
- Railings gallery steel blue

Formal meeting block Cor-ten steel



## Working atrium

- In between area collective / private
- Toilet ladies
- Toilet Gentlemen
- Collective workplace
- Traffic area
- Terras Coffee bar

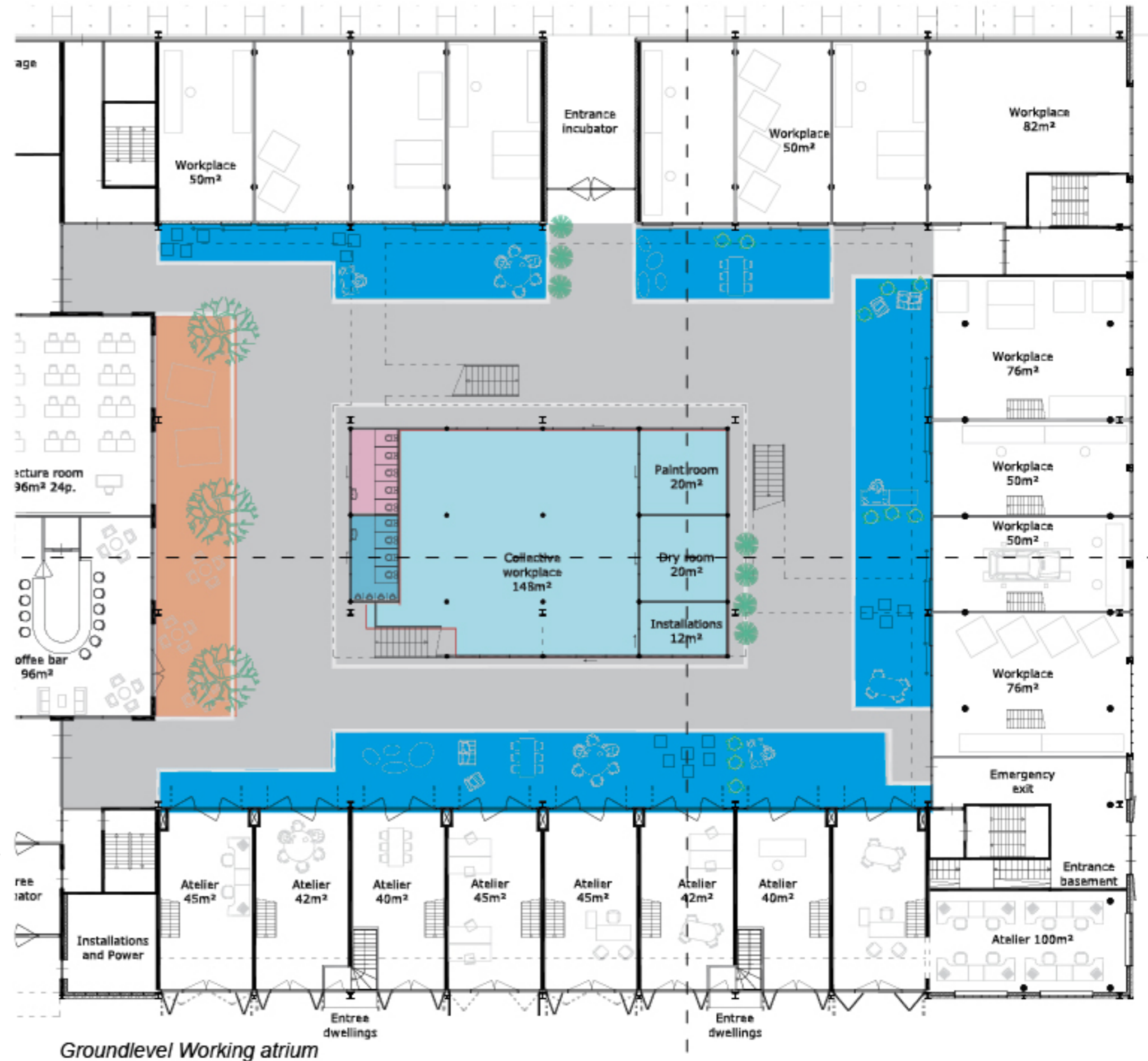
## In between area

- Usable for the collective during events
- Traffic zone in transparent epoxy.
- Flex zone in blue

Companies can use it for:

- a place to stall their prototypes,
- work on their products
- extension of the office
- Coffee area
- Sports (table tennis)

An area to lower the boundaries between the entrepreneurs and make them interacting with each other.



# Working Atrium

Program:

Groundlevel

- all workplaces connected to the atrium
- large in-between space between private and public

Collective workplace in middle of atrium

- Workshop dek above
- Connected with bridges and stairs to gallery

Character:

hard industrial materials.

Materials:

-Concrete with transparant epoxy hars and blue

-Gallery concrete with epoxy hars blue

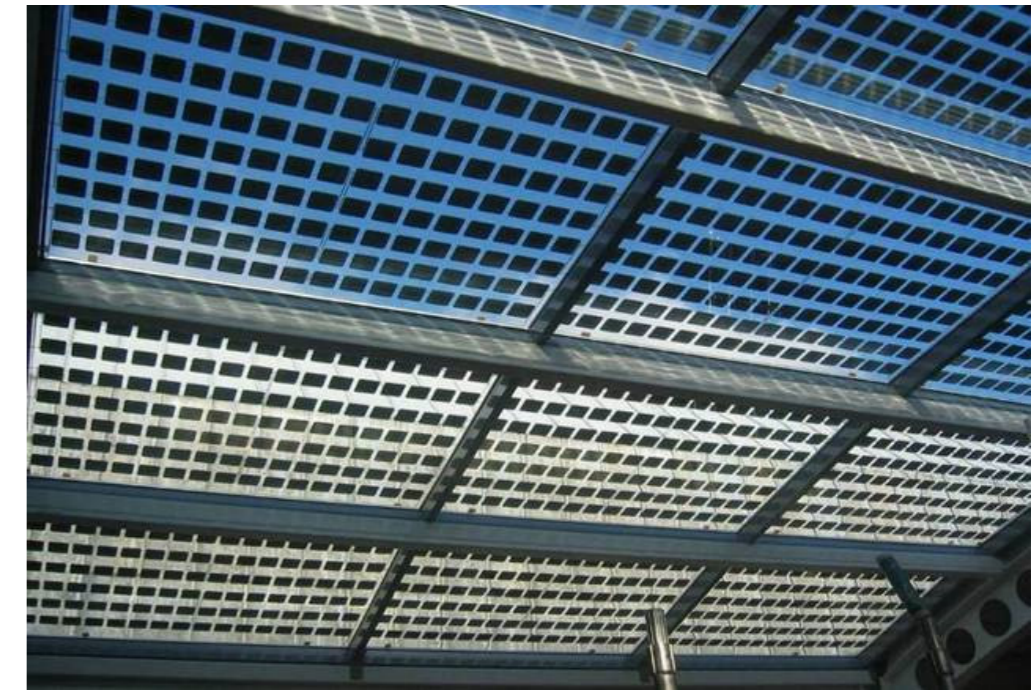
-Railings gallery steel blue

Galvanized steel sliding doors offices and workplaces to accentuate the industrial link.

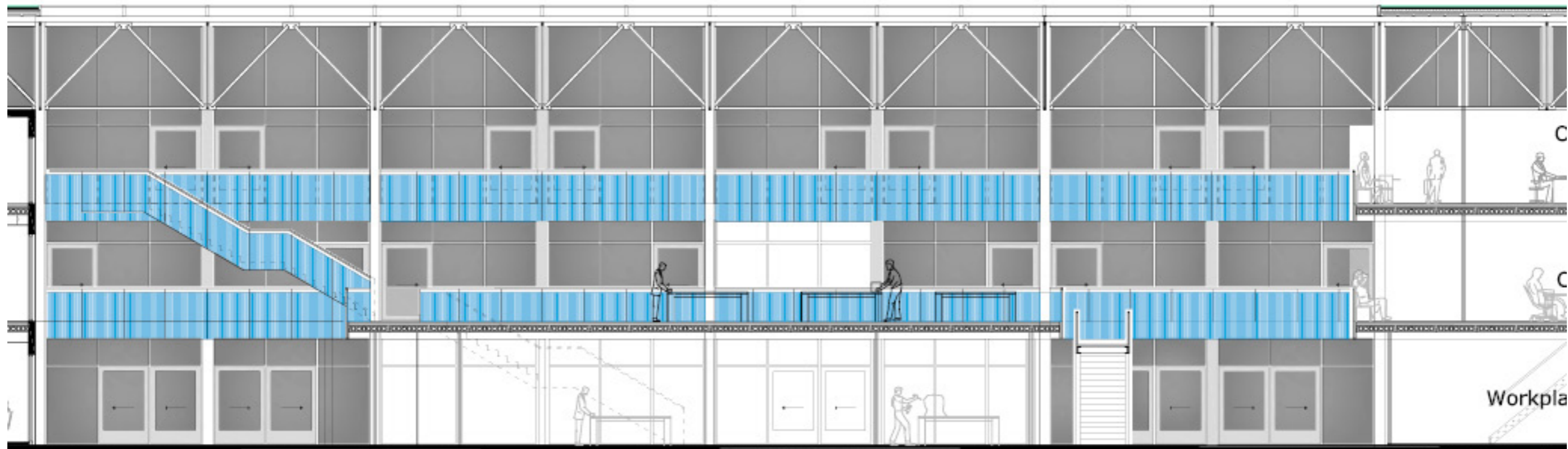
Formal meeting block Cor-ten steel



Ministry of finance Den Haag, transparant facades and glass roof atrium



Amount of light controlled by percentage pv cells.



## Old and new in atria

### Keep industrial history visible

- Express the hall, not hiding behind new design
- Existing used as quality and new design elaborated on existing.

### Expression of the existing hall inside

- New build walls placed behind the existing construction
- The galleries grasp the columns with the railings in front
- Two layers one in front and one behind columns

### New design in harmony with rough empty building

- Offices have no lowered ceiling, all installations visible
- Walls offices in line with columns just as existing facade
- Top offices has ceiling as extra space
- show that construction continues behind facades offices

### Harmony and contrast

#### Inspiration from the existing:

- Strong facade system with one exception in office corner
- Facade system: load bearing structure HEB 300 HEB 200 visible in facade.
- Facade constructed with framework UNP 120
- Facade filled with glass and brickwork
- Small vertical lines (300mm) in front of wide horizontal lines (glass 1800mm)

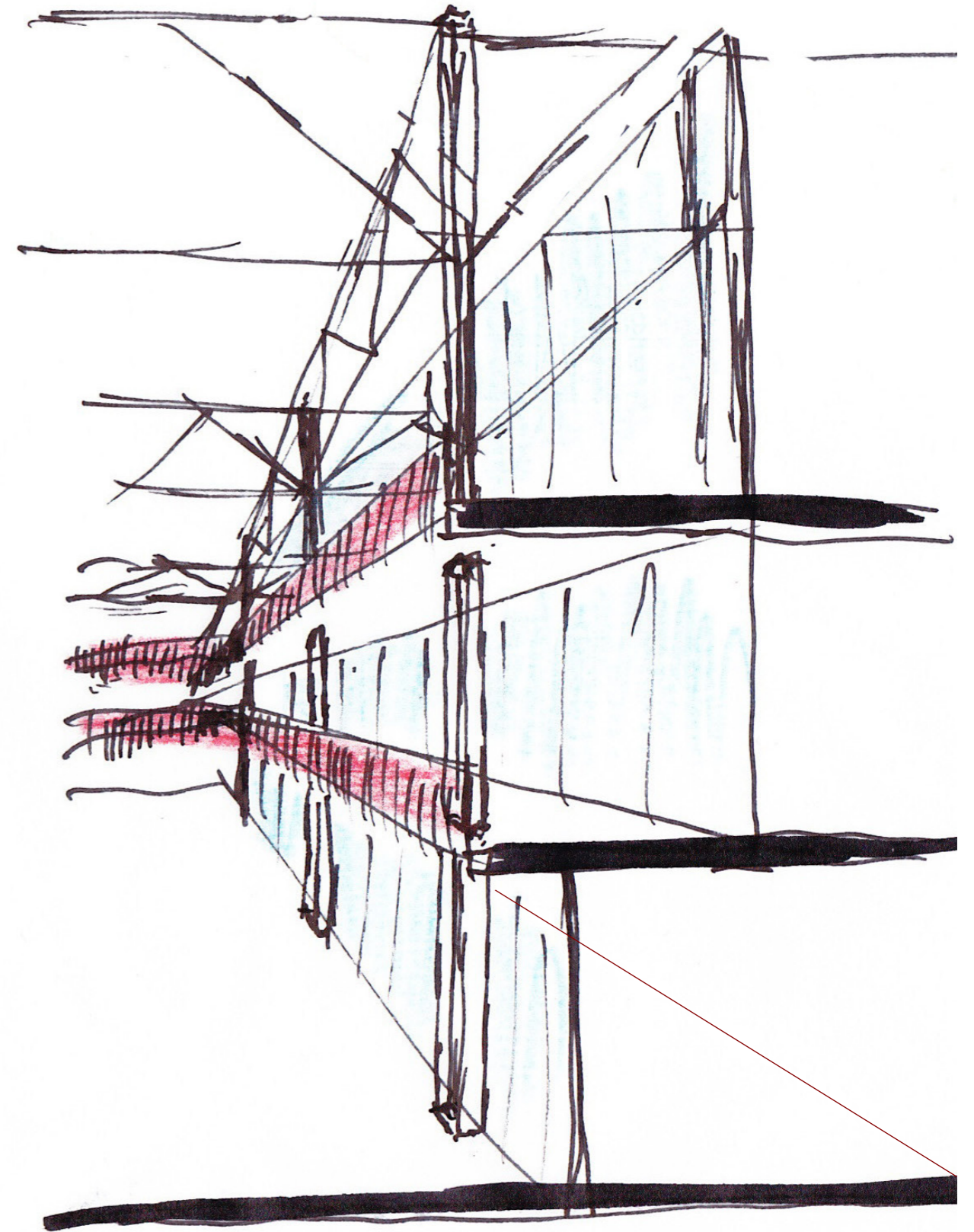
Use the existing to create new environment, existing as startingpoint for the new.  
Build further on the existing situation, remove existing when new program requires more space.

#### Harmony:

- Gridsystem new construction
- Industrial materials
- Size openings facades
- Renovation facade windows with insulated profiles.

#### Contrast:

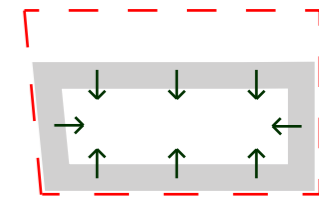
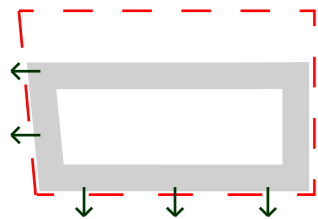
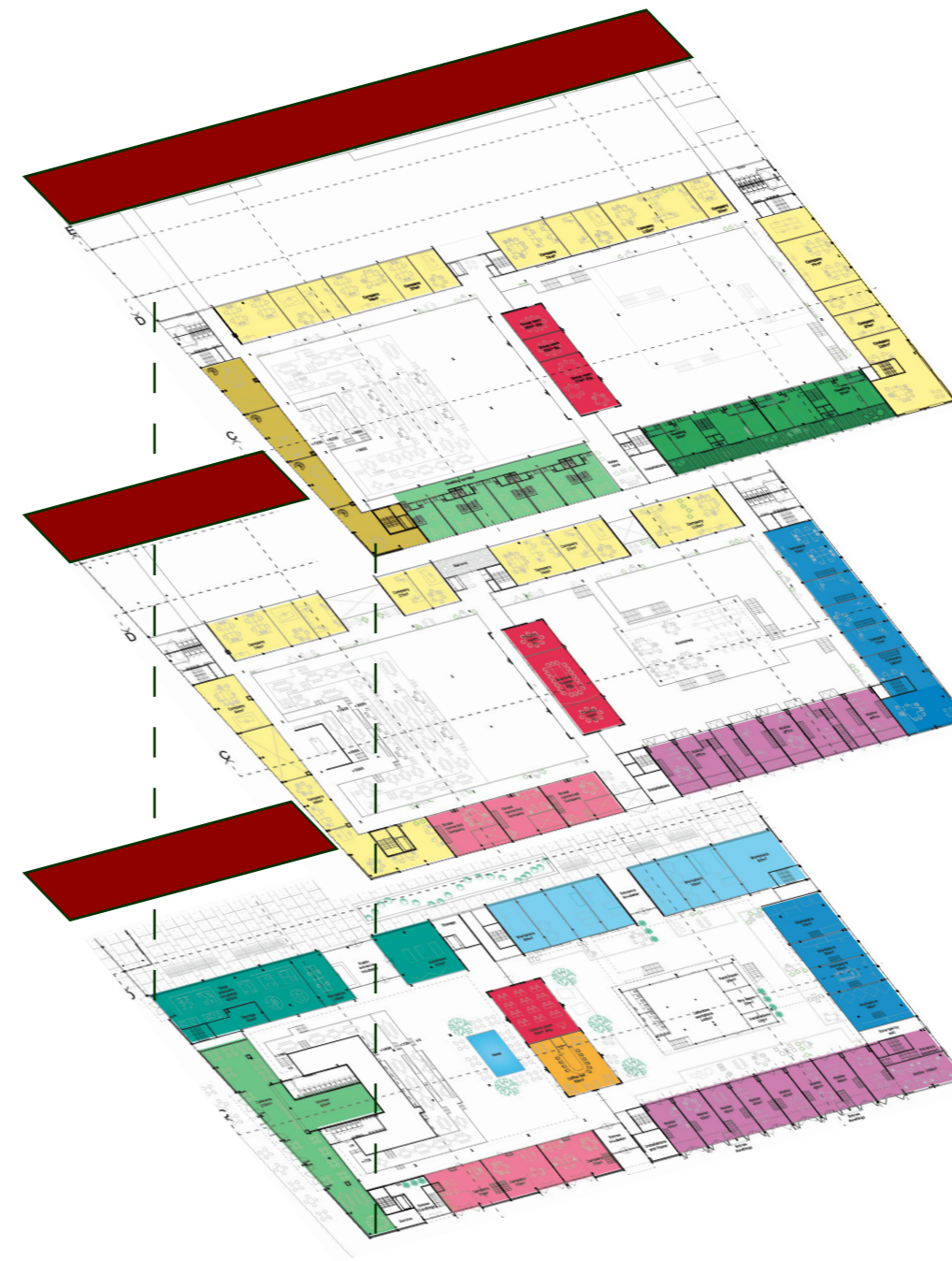
- Introduction of new materials
- Large glass openings vs small windows
- Concrete solid structure vs thin profiled steel



# Company space types

Variety of company spaces an introvert start stage and a more public exposed location for further growth.

- Startup offices with connection to collective
- Offices connected to workplace
- Atelier offices for public and collective connection
- Growth offices for mainly public connection
- Office over two layers facing the Schie
- Growth center for larger companies connected to incubator.



Public / extrovert

Collective / introvert



- Larger offices for mainly public connection
- Growth center for larger companies connected to incubator.
- Atelier offices for public and collective connection
- Startup offices with connection to collective
- Offices connected to workplace
- Office over two layers facing the Schie

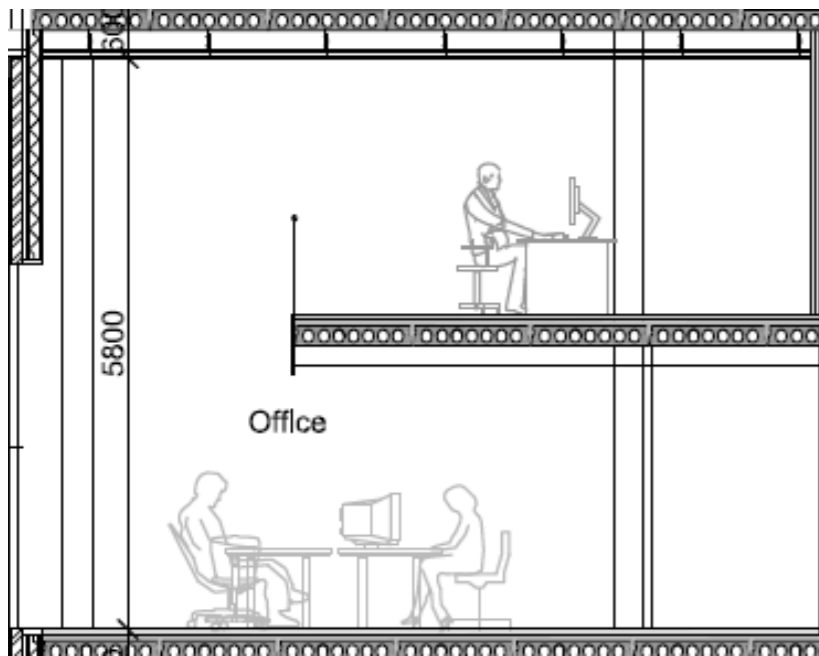


# Introvert companies space types

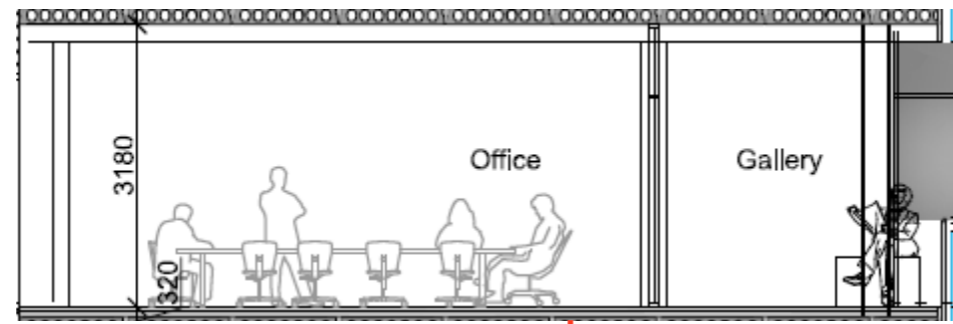
-orientation towards atrium (collective)

-Atrium side  
Large openable doors towards overflow space.

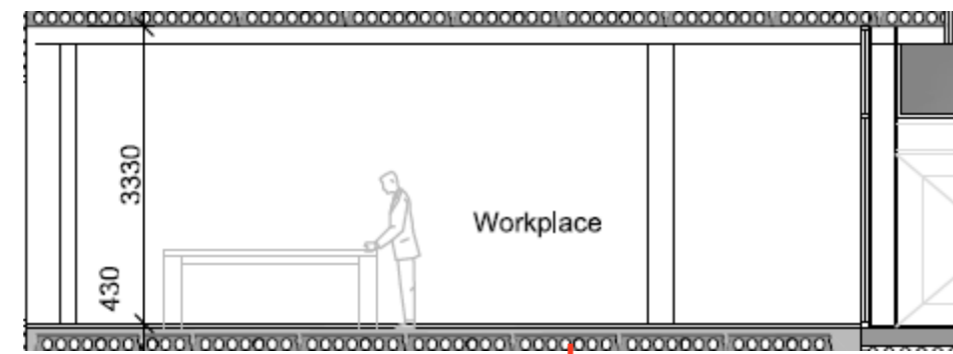
Low level interior finish; construction and installation in sight



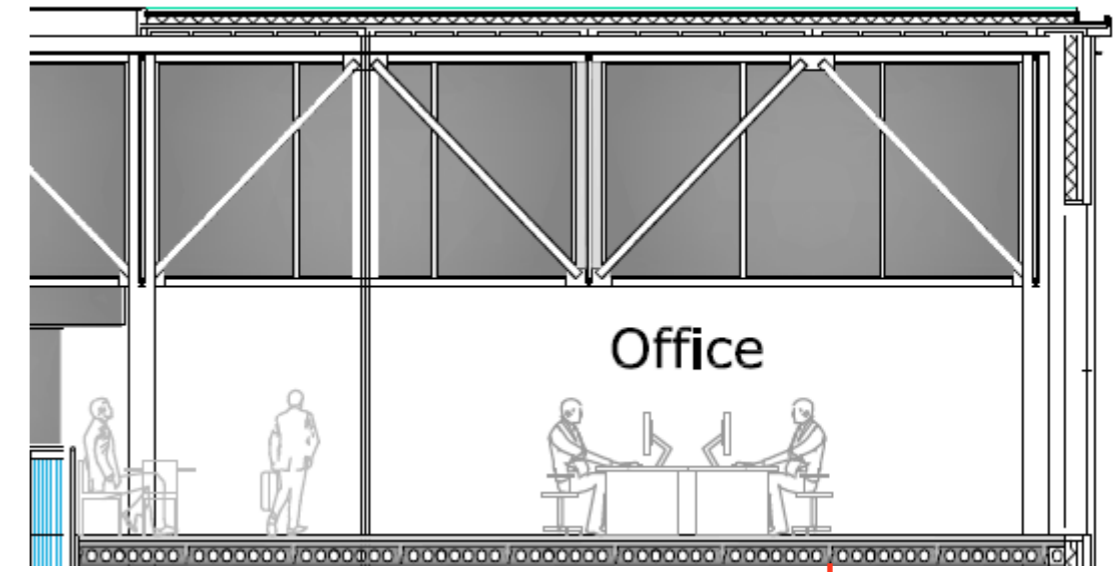
Double layered office facing the Schie



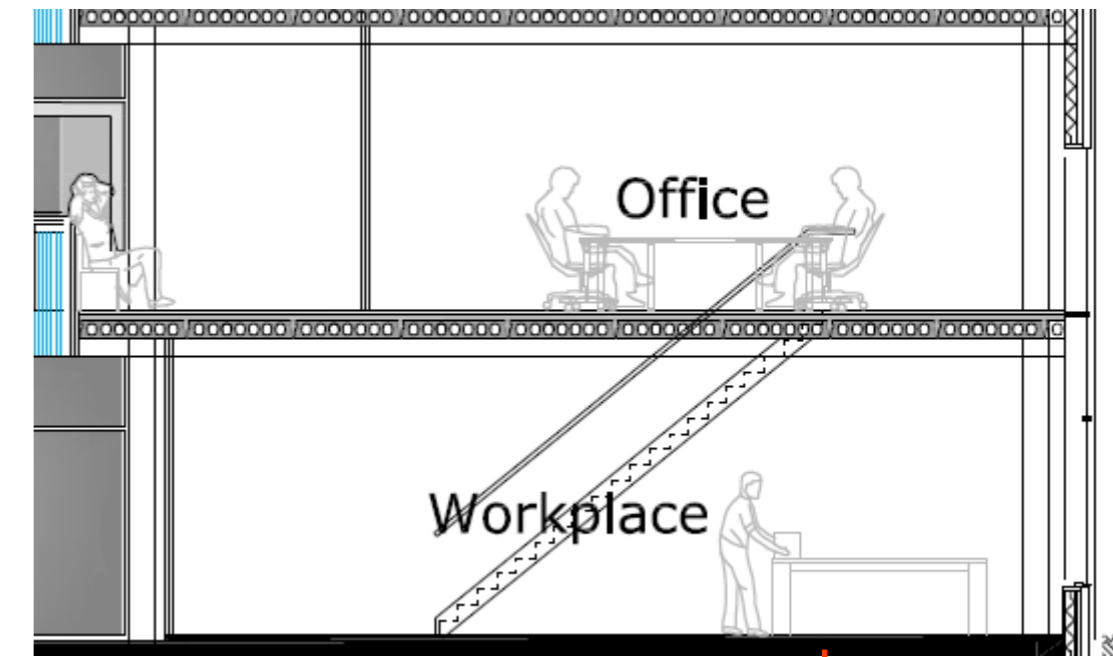
Standard Office



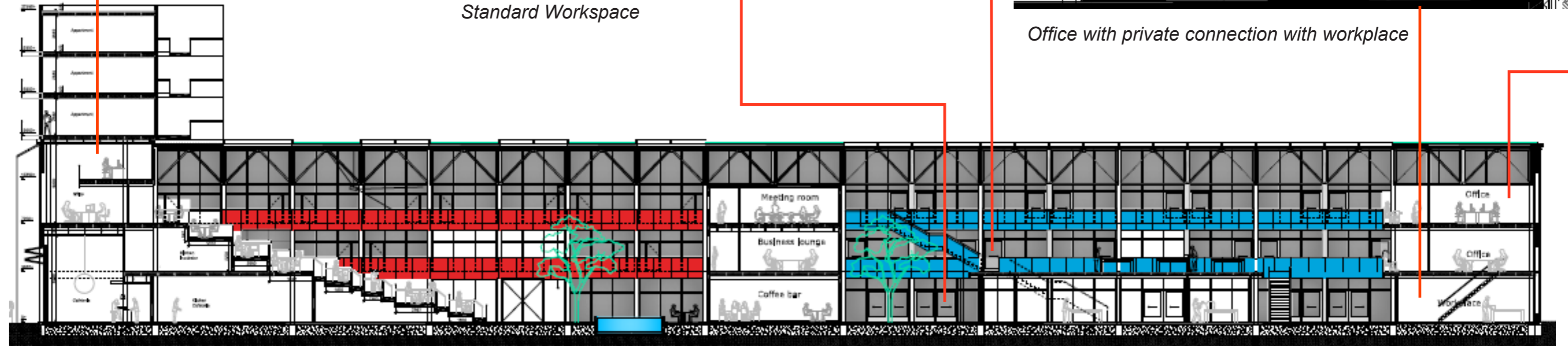
Standard Workspace



Office with construction above



Office with private connection with workplace



# Atelier spaces

-Both sides orientated

-Streetside:





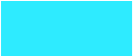
Large openable doors

-manifestate inbetween zone.

-Sign for open

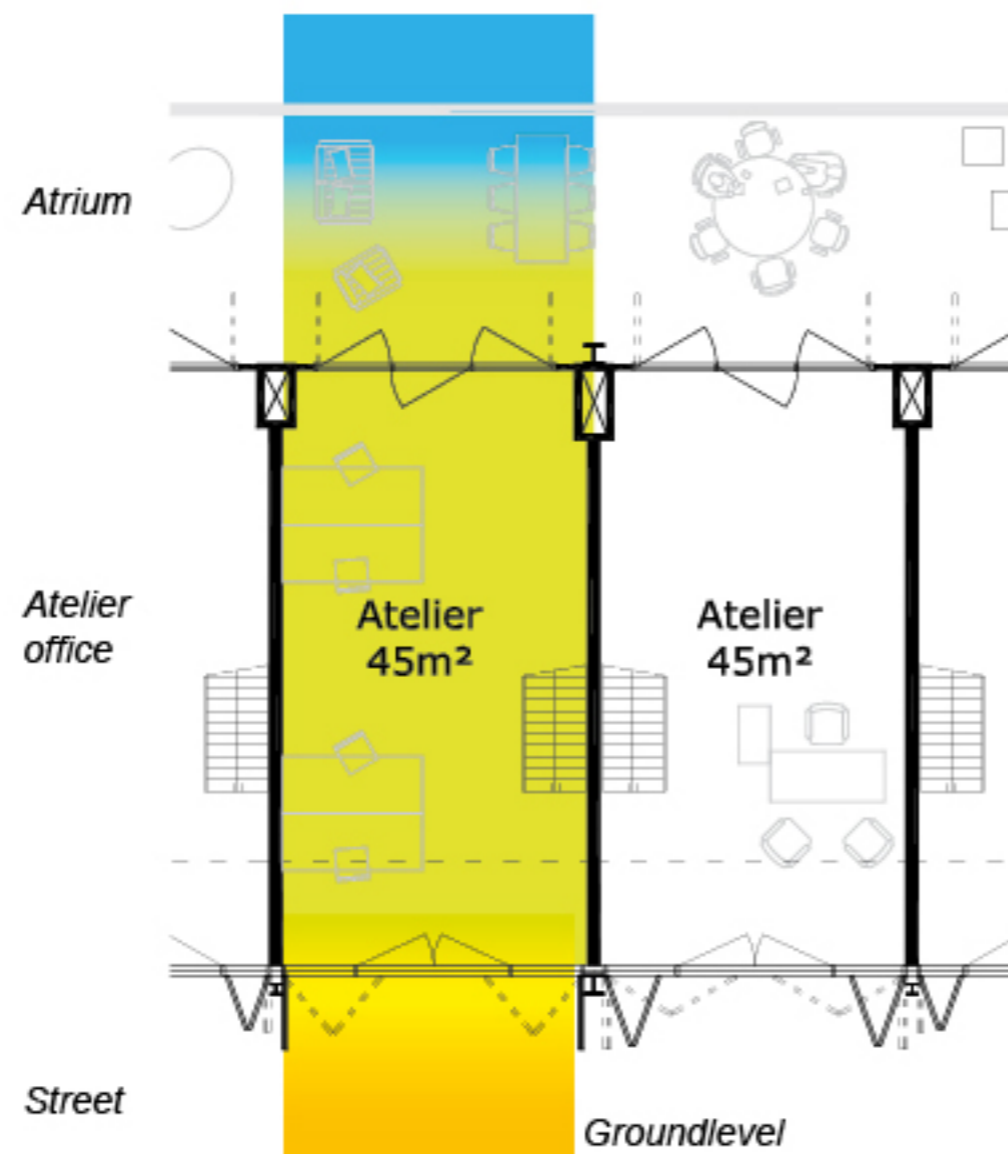
-Atrium side

Large openable doors towards overflow space.

-  Public
-  Public / private
-  Private
-  Private / Collective
-  Collective

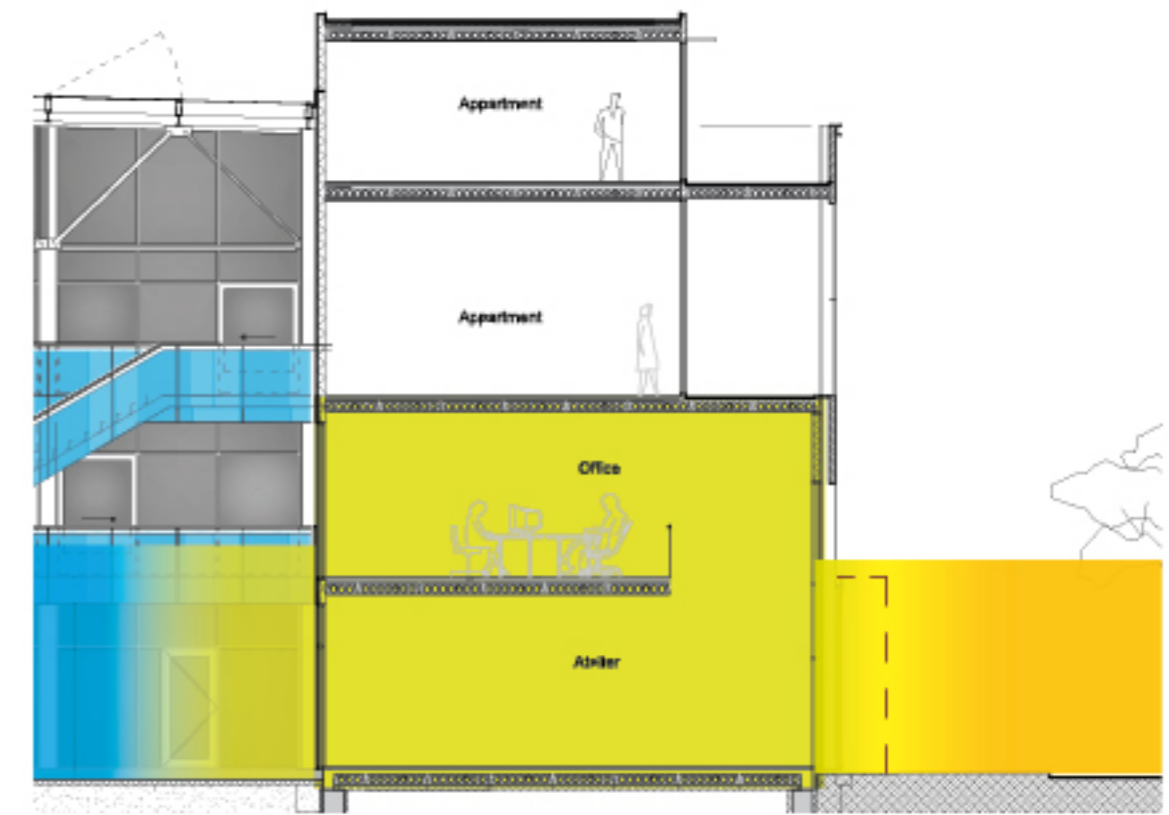


Facade Wipmolensloot



Street

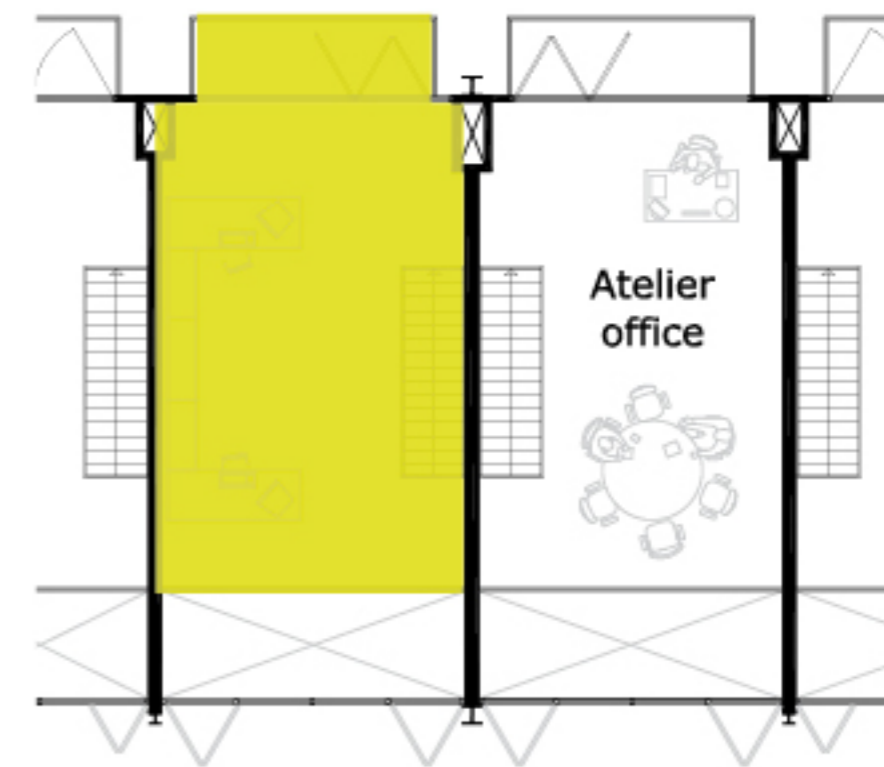
Groundlevel



Atrium

Atelier office

Street



1st level private with balcony towards atrium

# Public company spaces

-Public orientated

-140m<sup>2</sup>

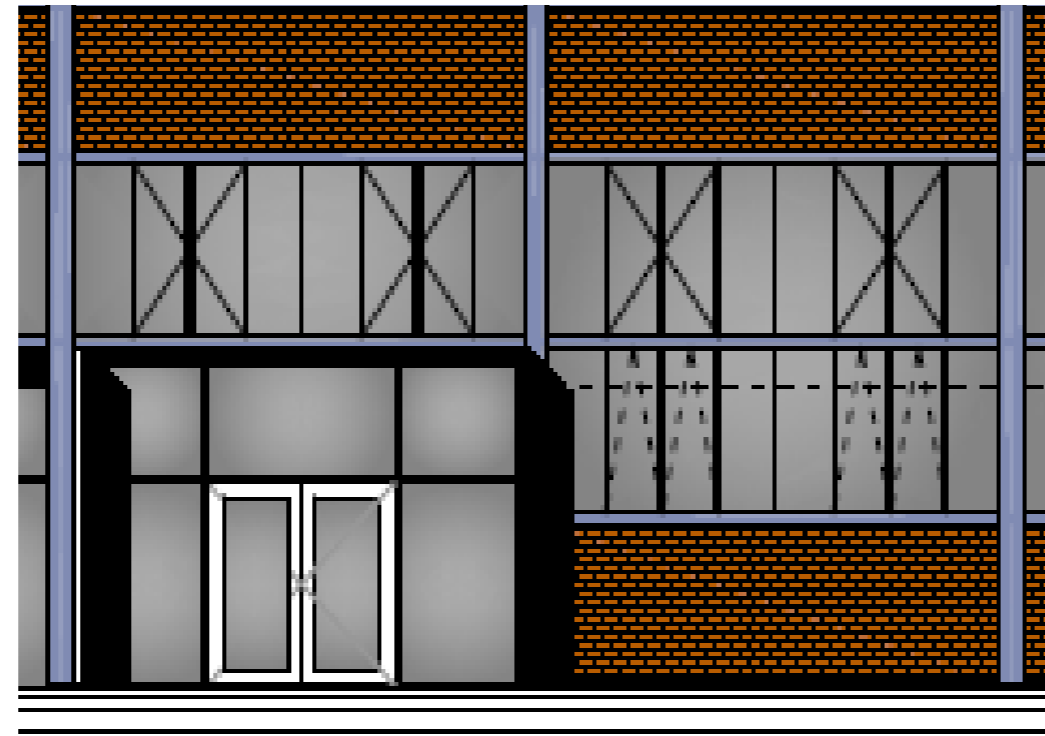
-3 cells

-Streetside:  
Large openable doors  
-manifestate inbetween zone.  
-Sign for open

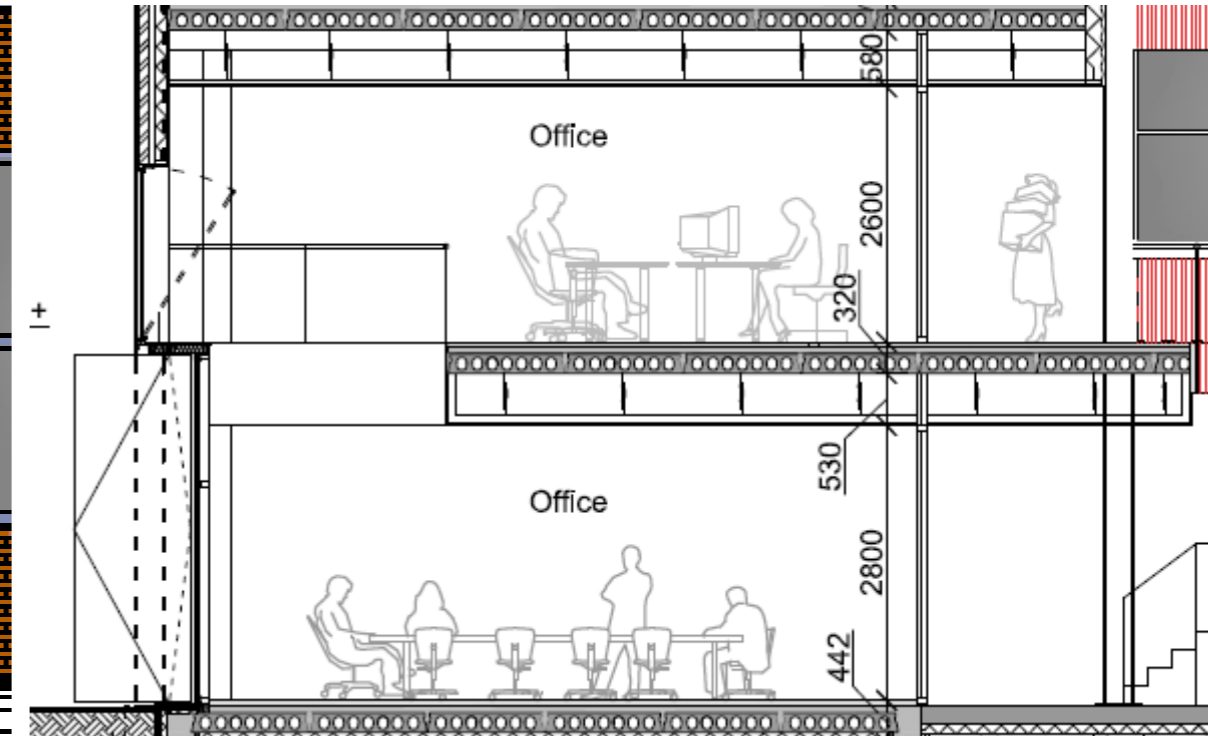
-Atrium side  
Small door.

-High level interior finishing

-Two levels for one company



Wipmolen facade

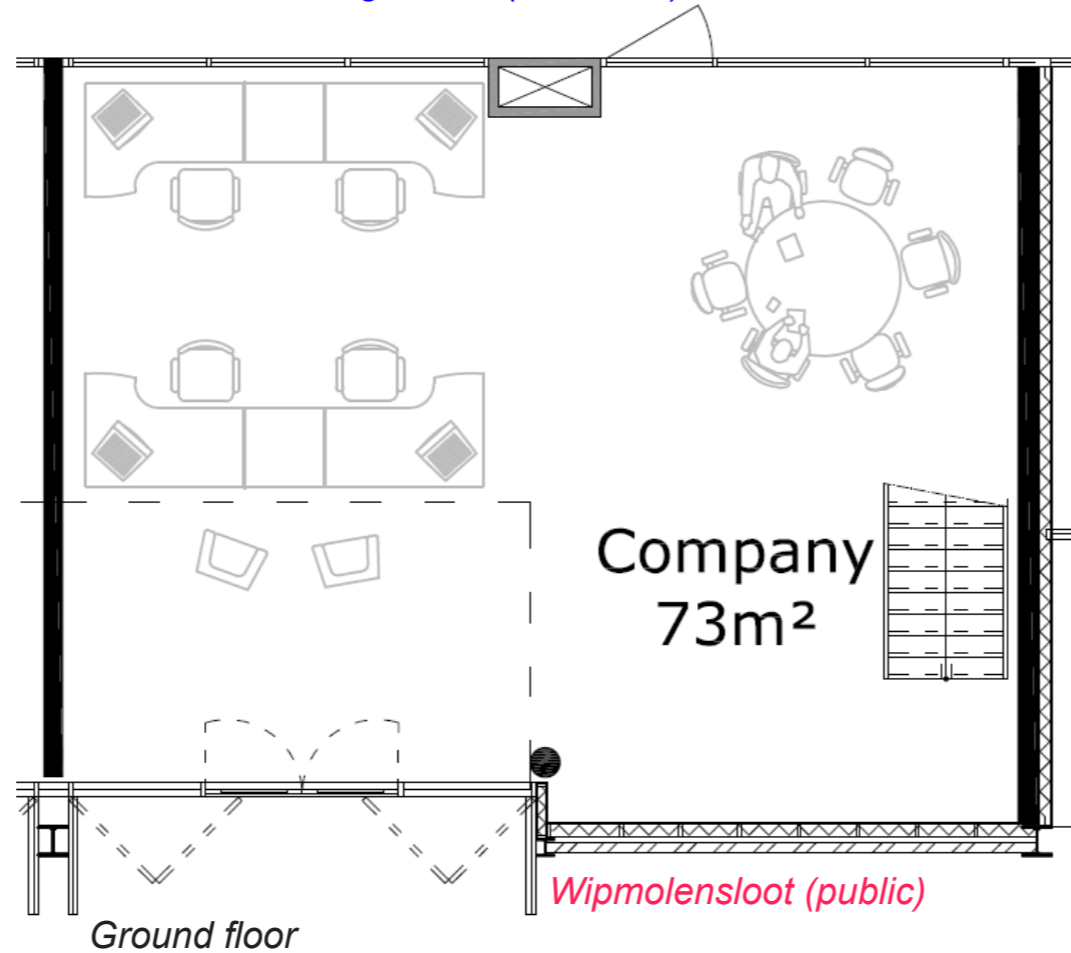


Section

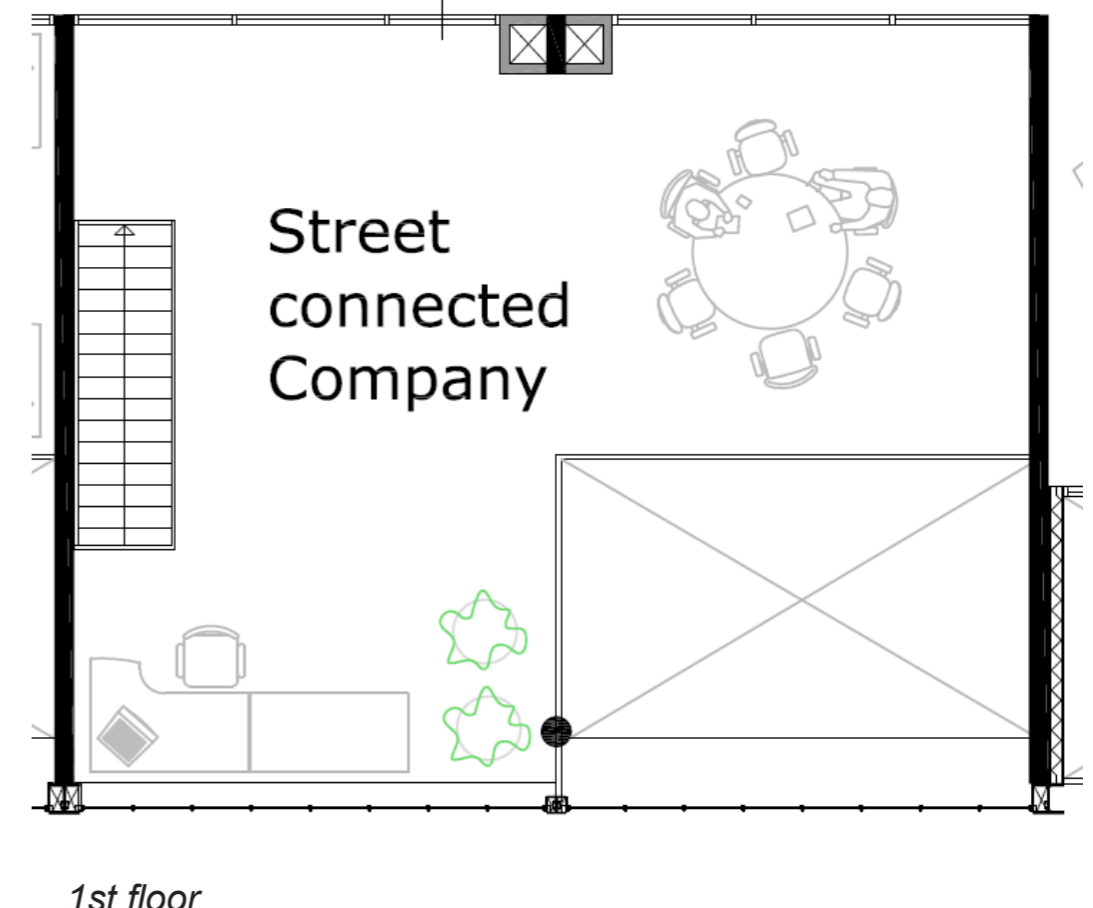


Meeting atrium (collective)

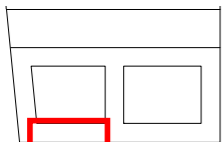
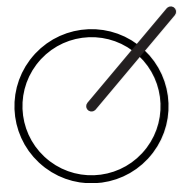
Gallery (collective)



Ground floor



1st floor



## Company spaces principle

2 facades:

- Outside facade for fresh air
- Interior facade towards the incubator with entrance.

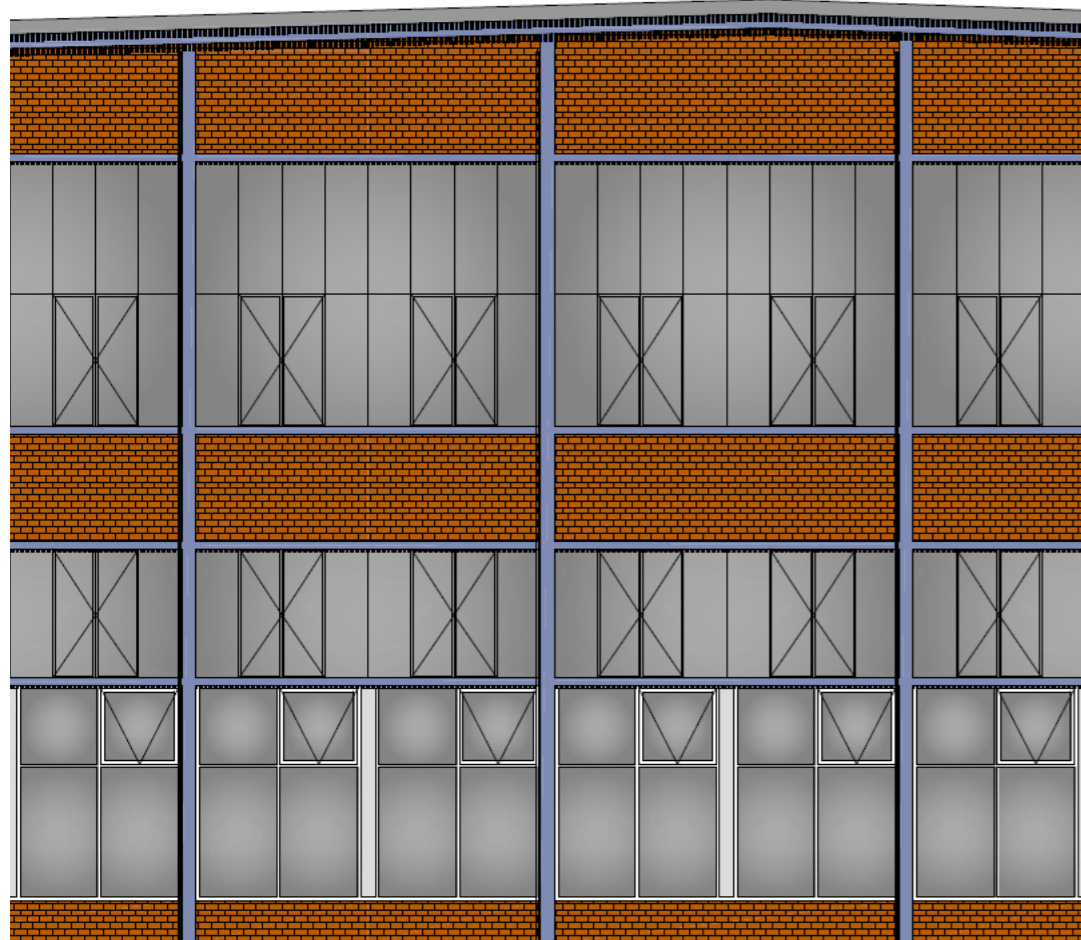
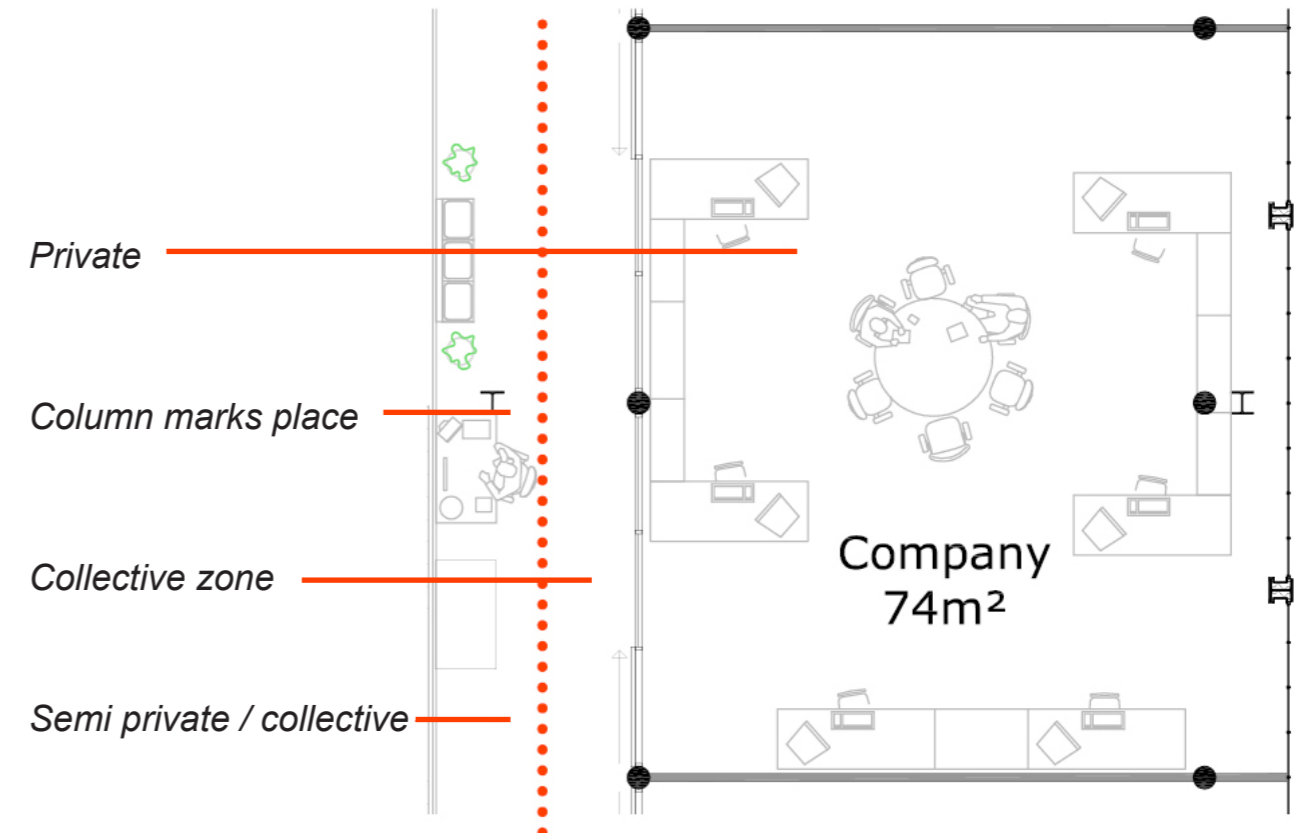
Outside facade has openable windows and sun screen  
Is more closed than interior facade.

Inside facade is transparent glass in aluminium frames.

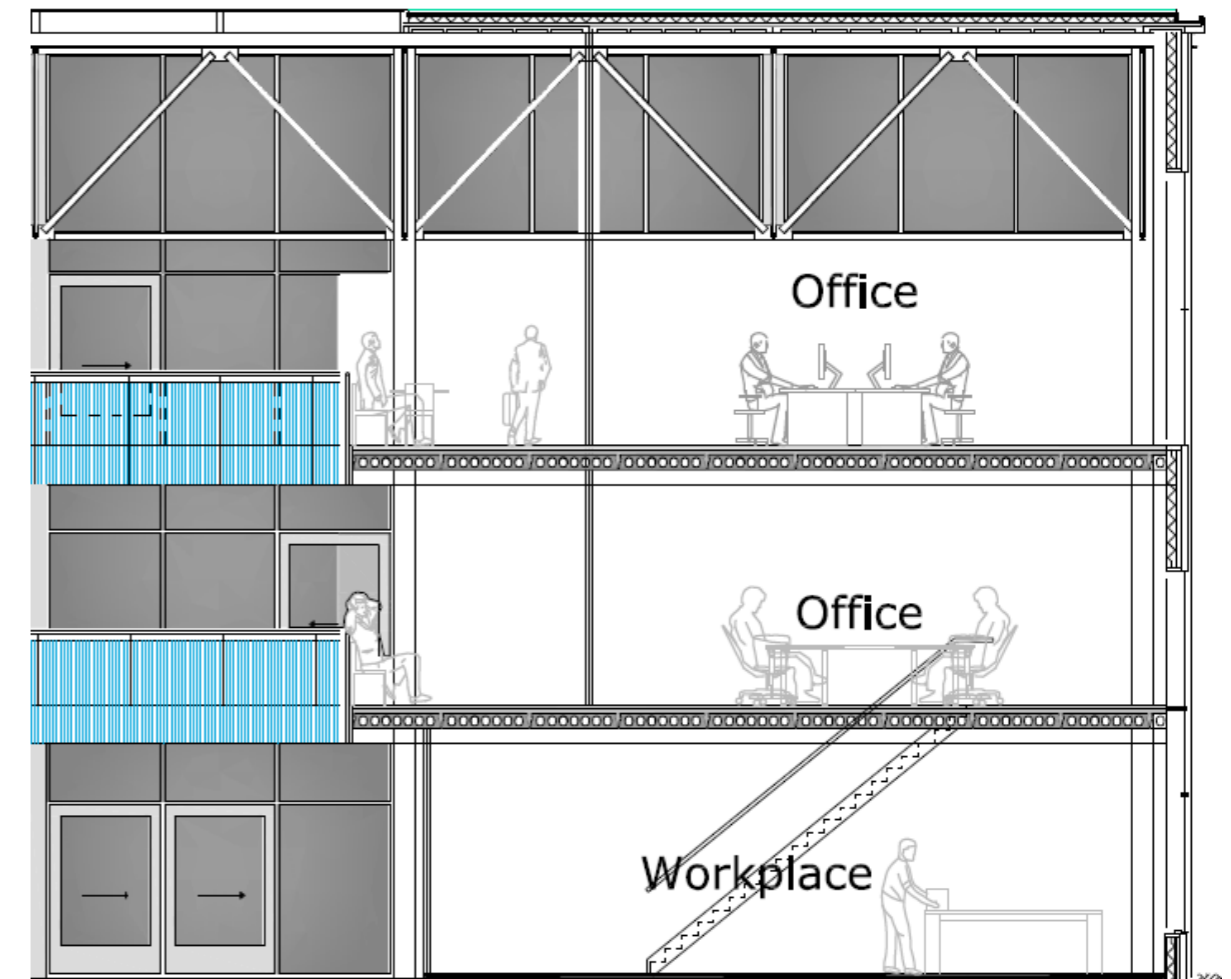
- Introvert program = open towards each other
- Group feel needs visibility, lower the boundaries between companies
- Daylight from both sides.

Gallery as neutral meeting place.

- extra width to provide space for tables and small seats
- provide additional meeting space
- phone places
- extra temporary working places



*Exterior facade, windows are renovated, walls are insulated*

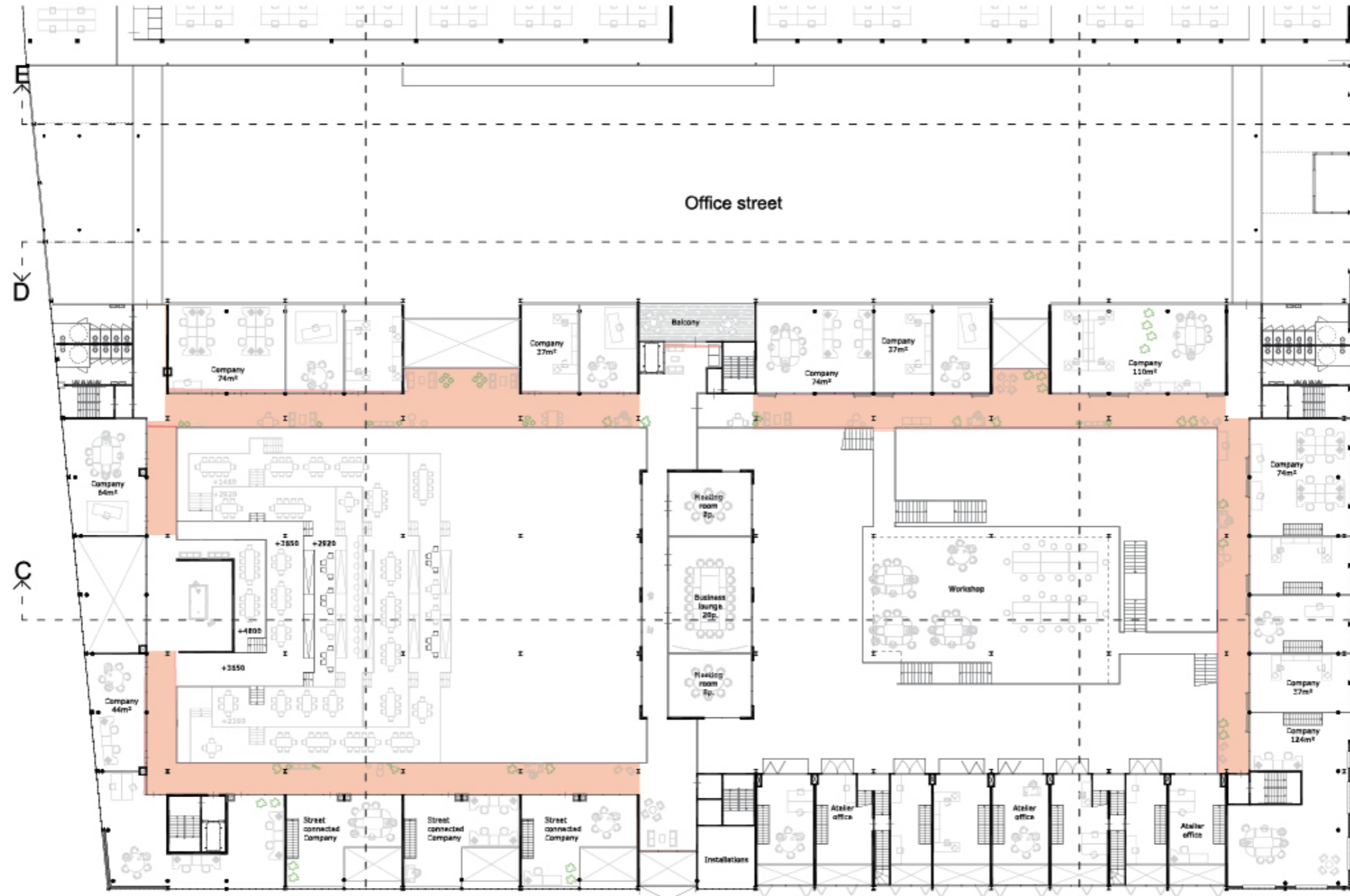


*Section and interior facade towards atrium*

# Gallery



Working and meeting gallery  
in front of company spaces



1st level

## Incubation example: company Epyon

Epyon starts a company with technology from the TU Delft to recharge batteries in 10 minutes.

Stage one: Yes!Delft is welcome the company and gives nice location on 2nd floor. the company develops the technology for a specific market.

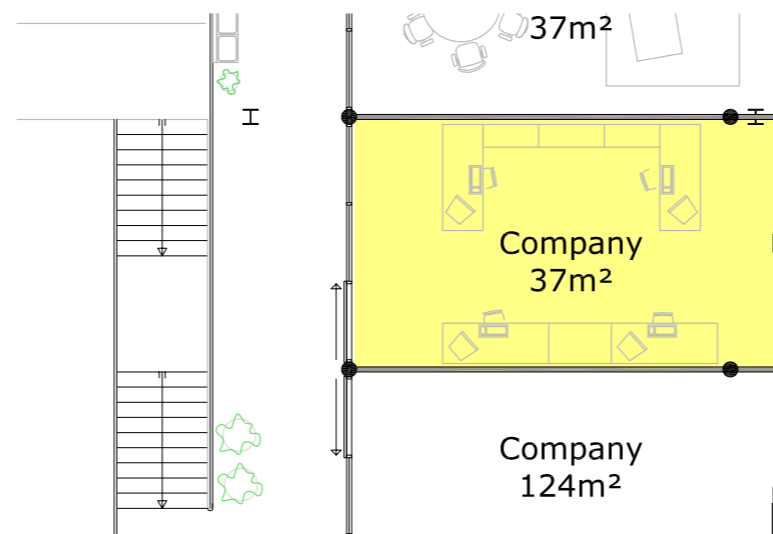
Stage two: the company grows outside its space, two temporary desks are situated on the gallery

Stage three: Epyon received a mayor order to provide technology for Linde Heftrucks, the company is scaled up almost three times.

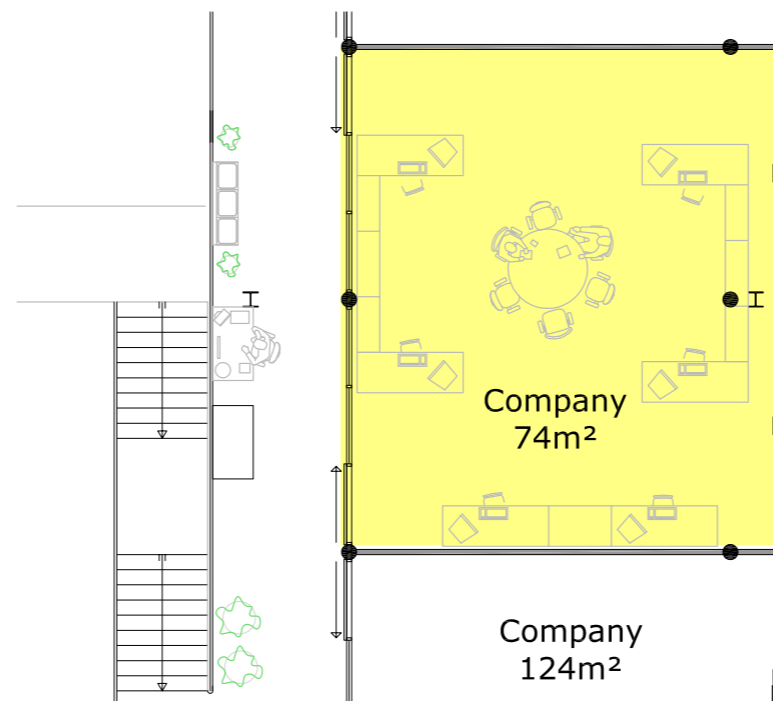
Stage four Epyon is grown further outside the incubator.



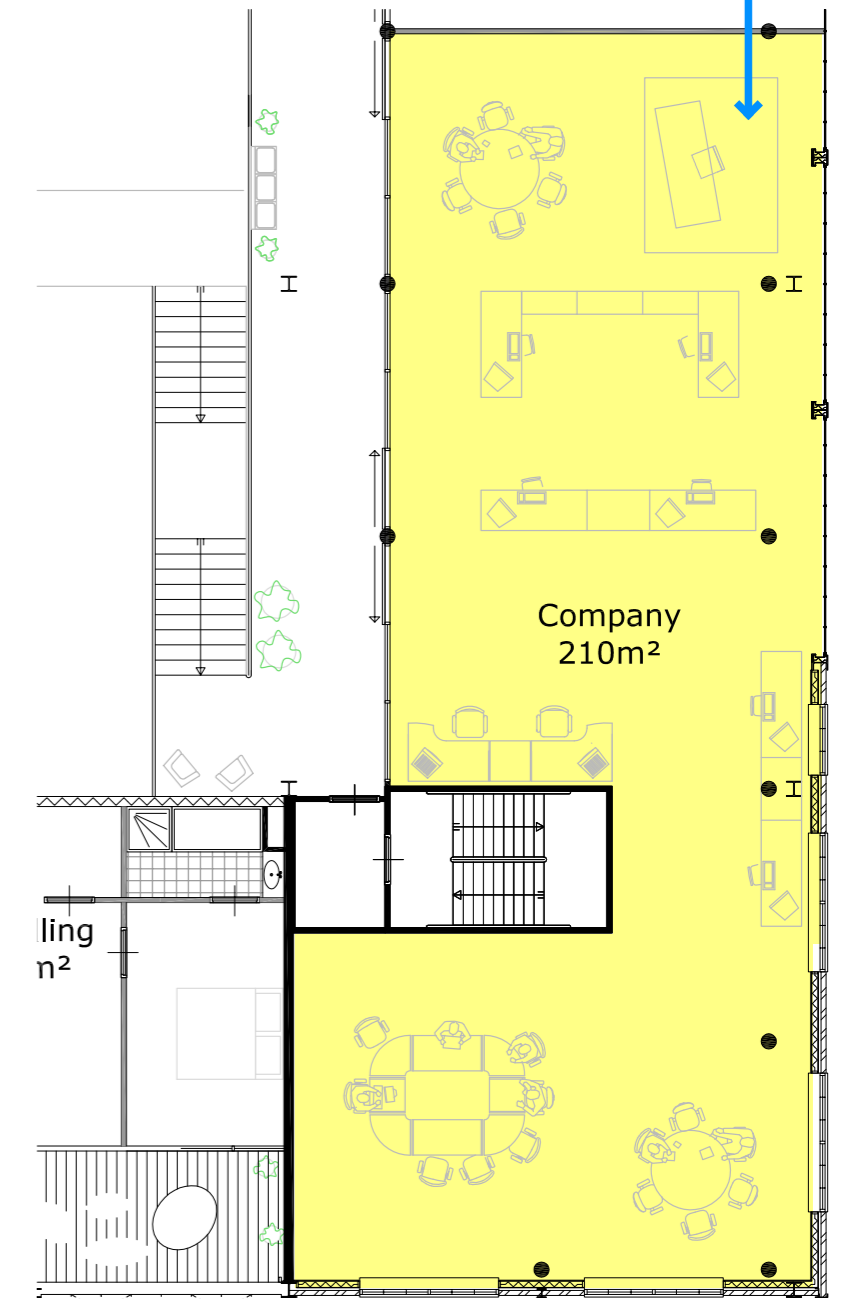
*Flexibility directions. Wall possible every 5m*



*Stage one company size 37m²*



*Stage two company size 74m²*



*Stage three company size 210m²*

## Formal meeting block

IBlock divides the atria  
Volume doesn't touch the edges  
and roof: space continues be-  
sides block.

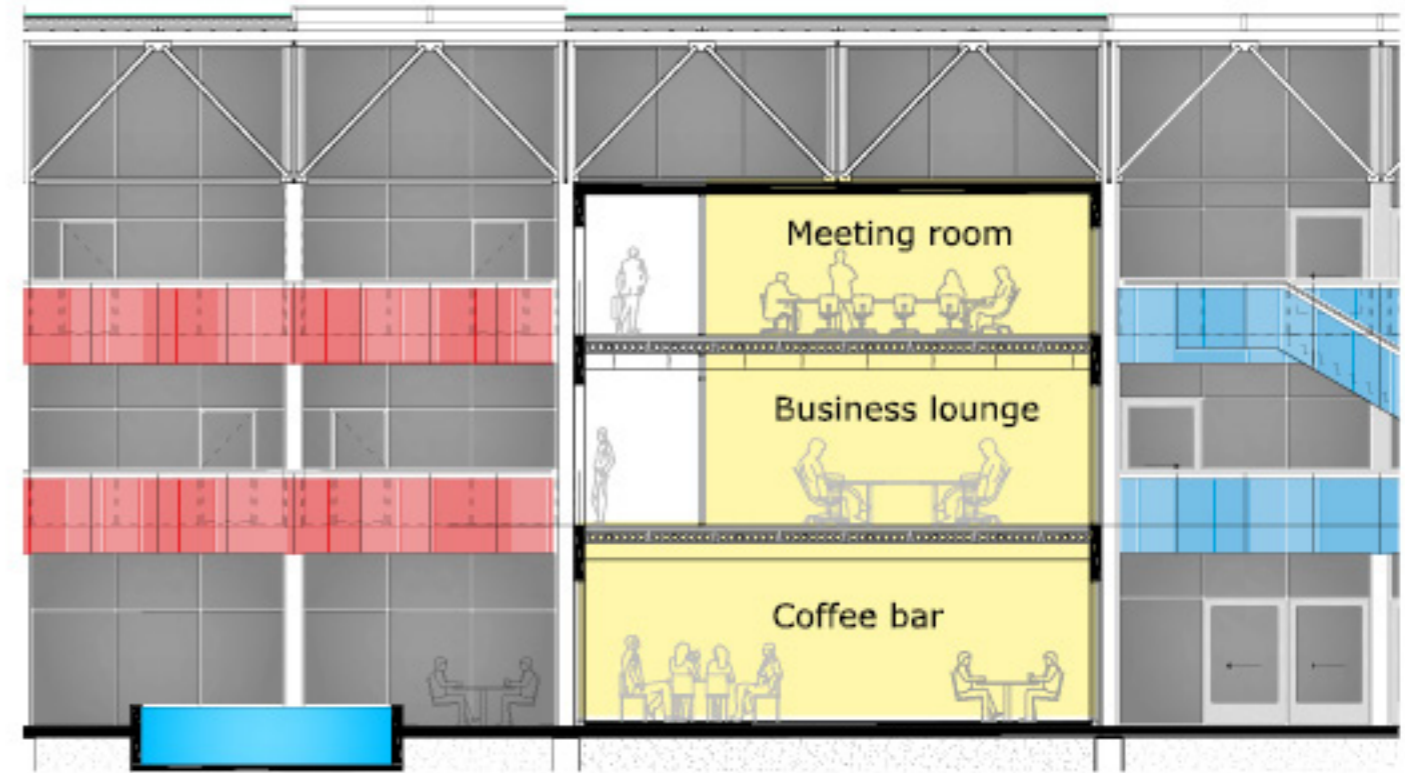
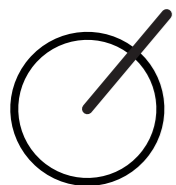
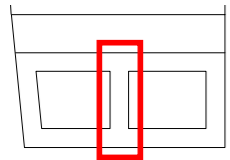
Character:  
Heavy block, solid walls of cor-  
ten steel with high quality finish  
inside of birch wood

Central location inside Incubator  
for central functions

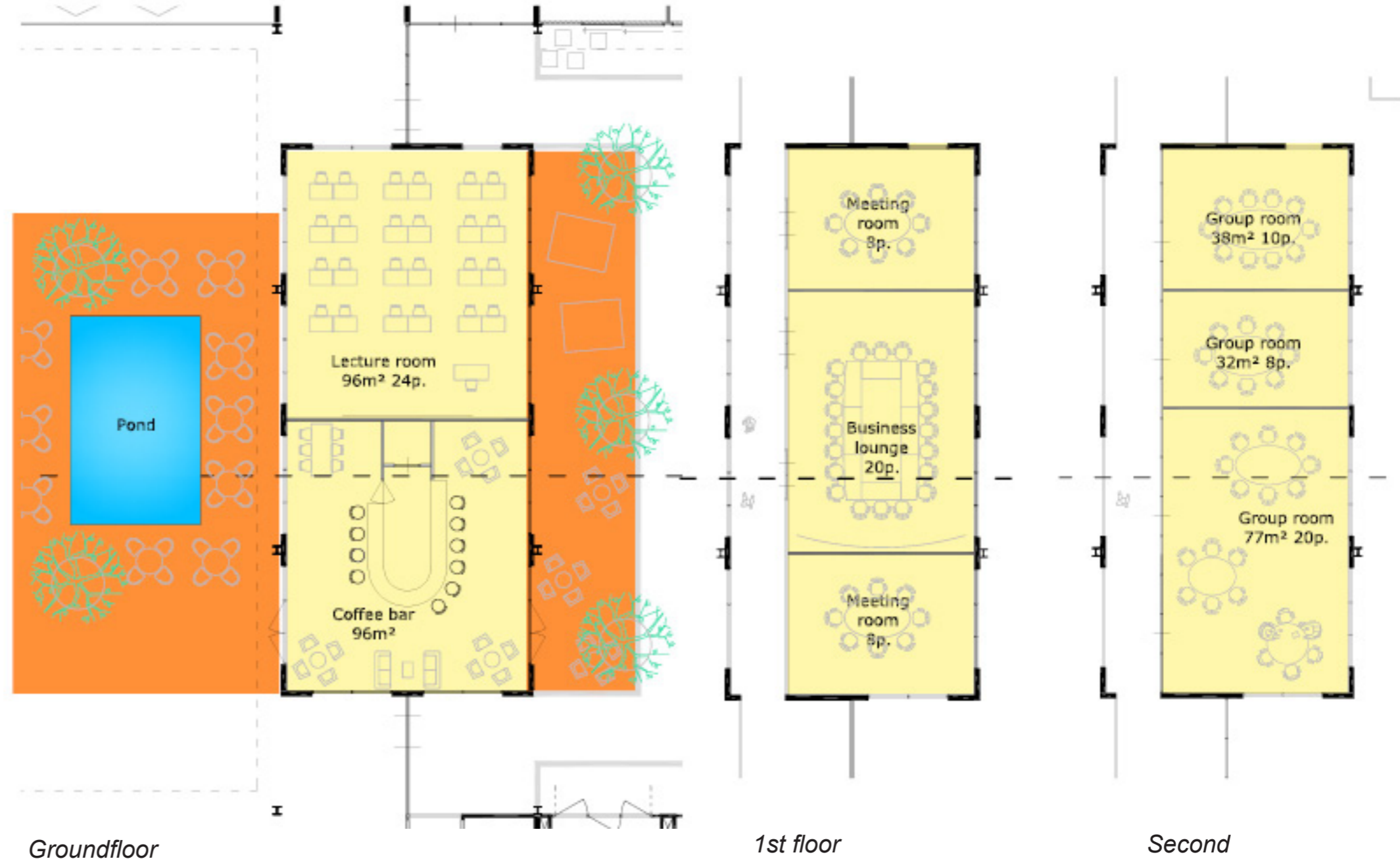
Groundfloor:  
Lecture hall  
Coffeebar with terrasses around

1st level  
Business lounge for profesional  
presentations with clients  
Meeting spaces

2nd level  
Meeting spaces



Section



## Dwellings

3 types:

### Wipmolensloot orientation

Wipmolensloot = living working street, needs dwellings for social security  
It is a street with small apartments for starters

8 portiek dwellings

Between small atelier companies two portiek entrances are situated

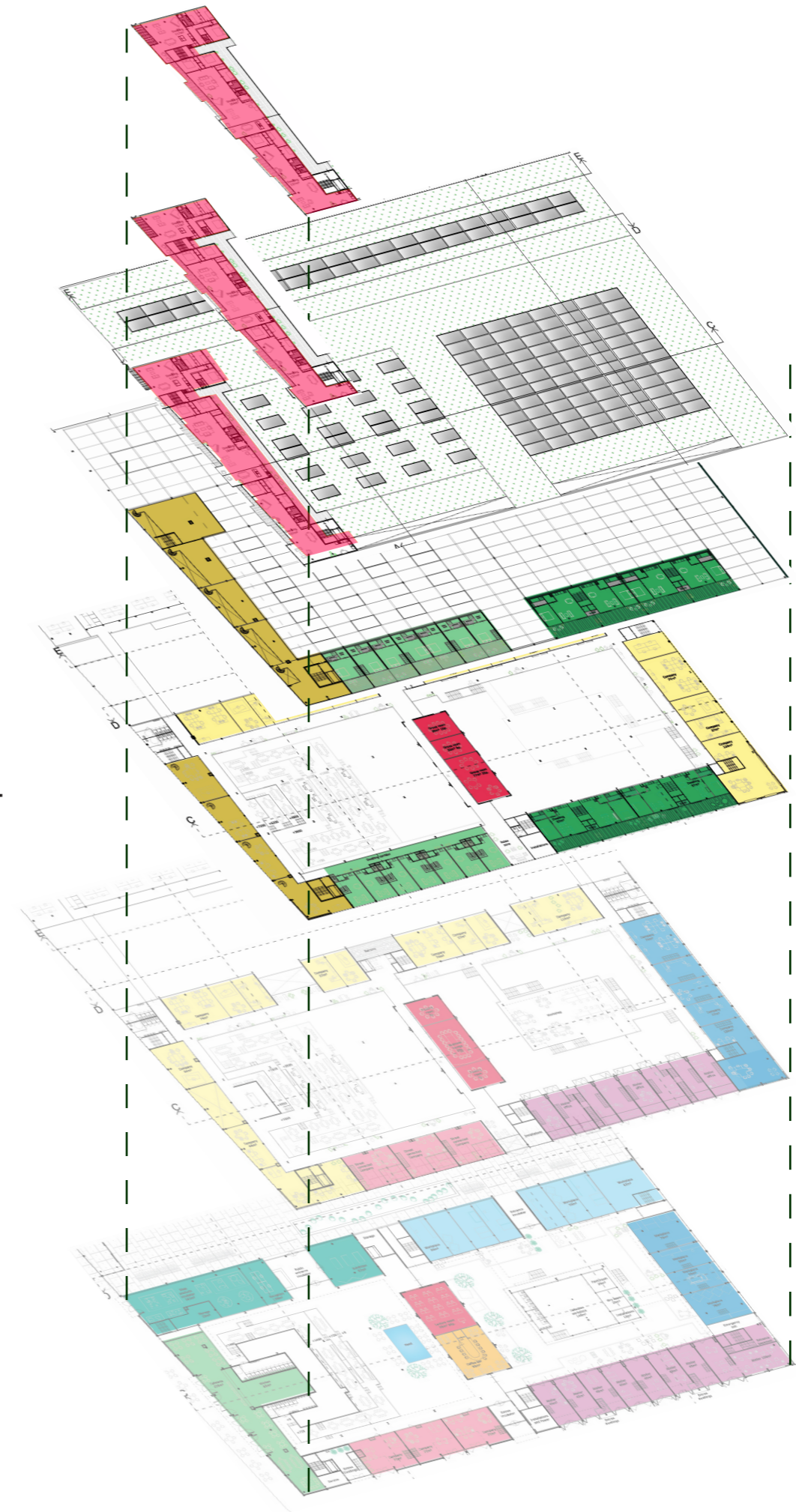
7 Galley maisonettes

Above larger companies connected by gallery

### Schie orientation

Along the Schie a higher wall is needed to define an urban profile

9 Apartments facing the Schie are added in a box shape. Luxury apartments along living gallery for families.





# Galley maisonettes

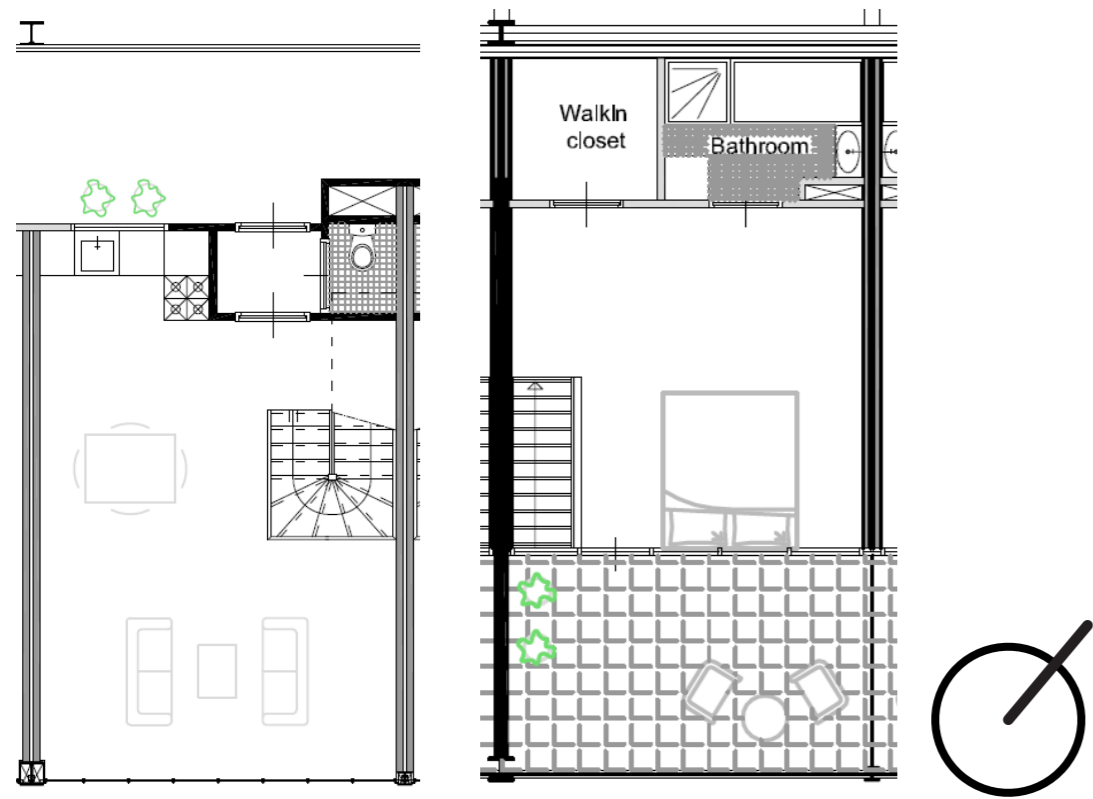
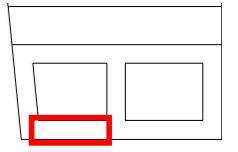
size: 7x 69m<sup>2</sup>

target: 2 person starters dwelling

Maisonettes connected by gallery

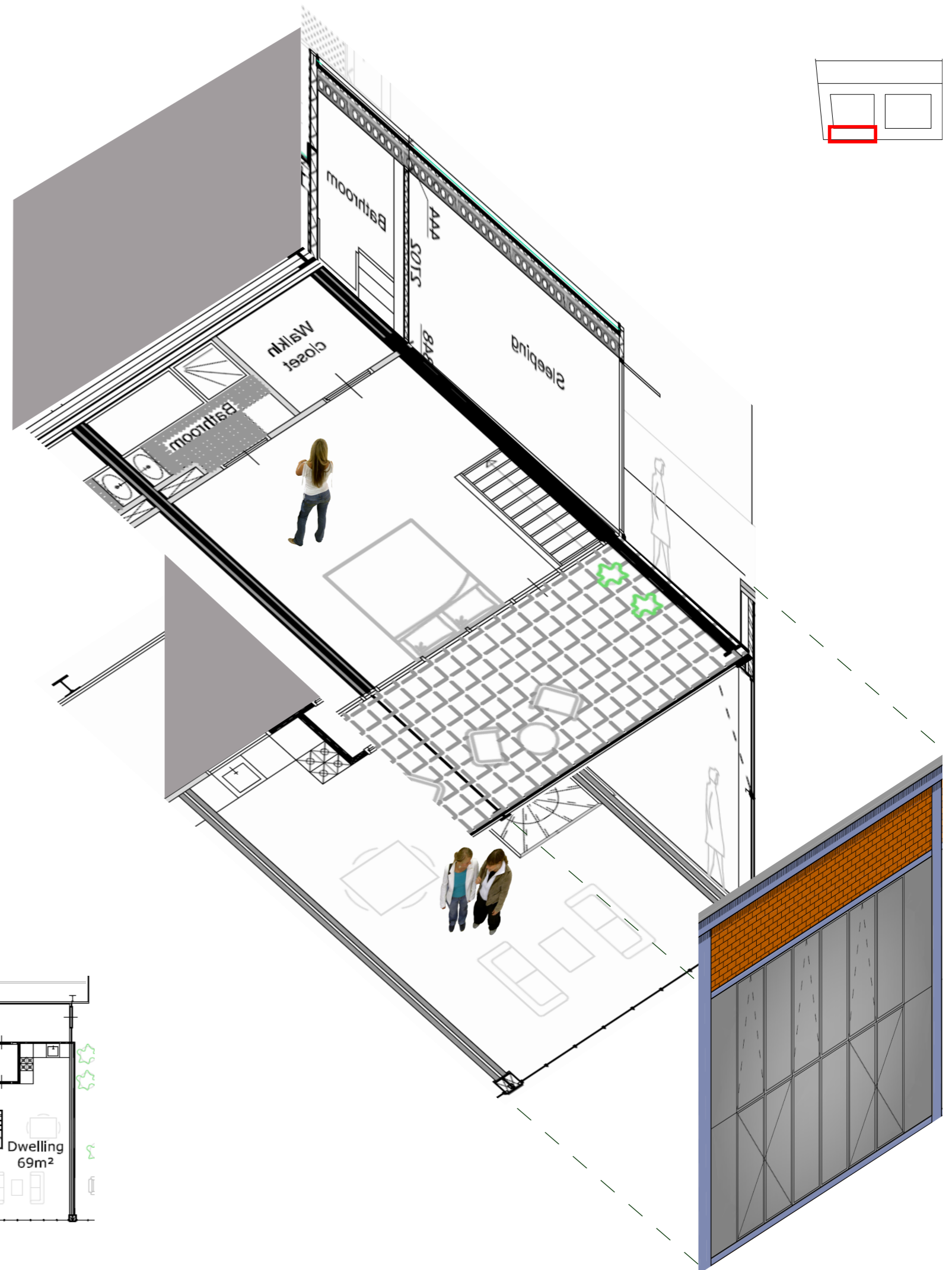
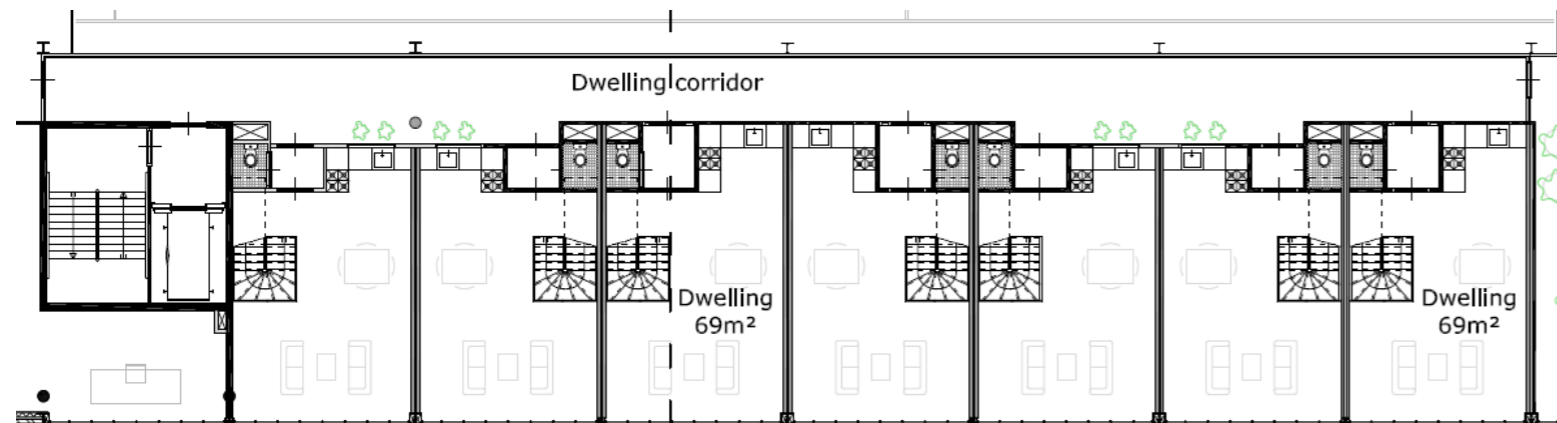
Gallery and kitchen provides distance between collective incubator and private dwelling.

Living with extra height due to existing facade.



Entrance level: Living

Second level: Sleeping





visual connection

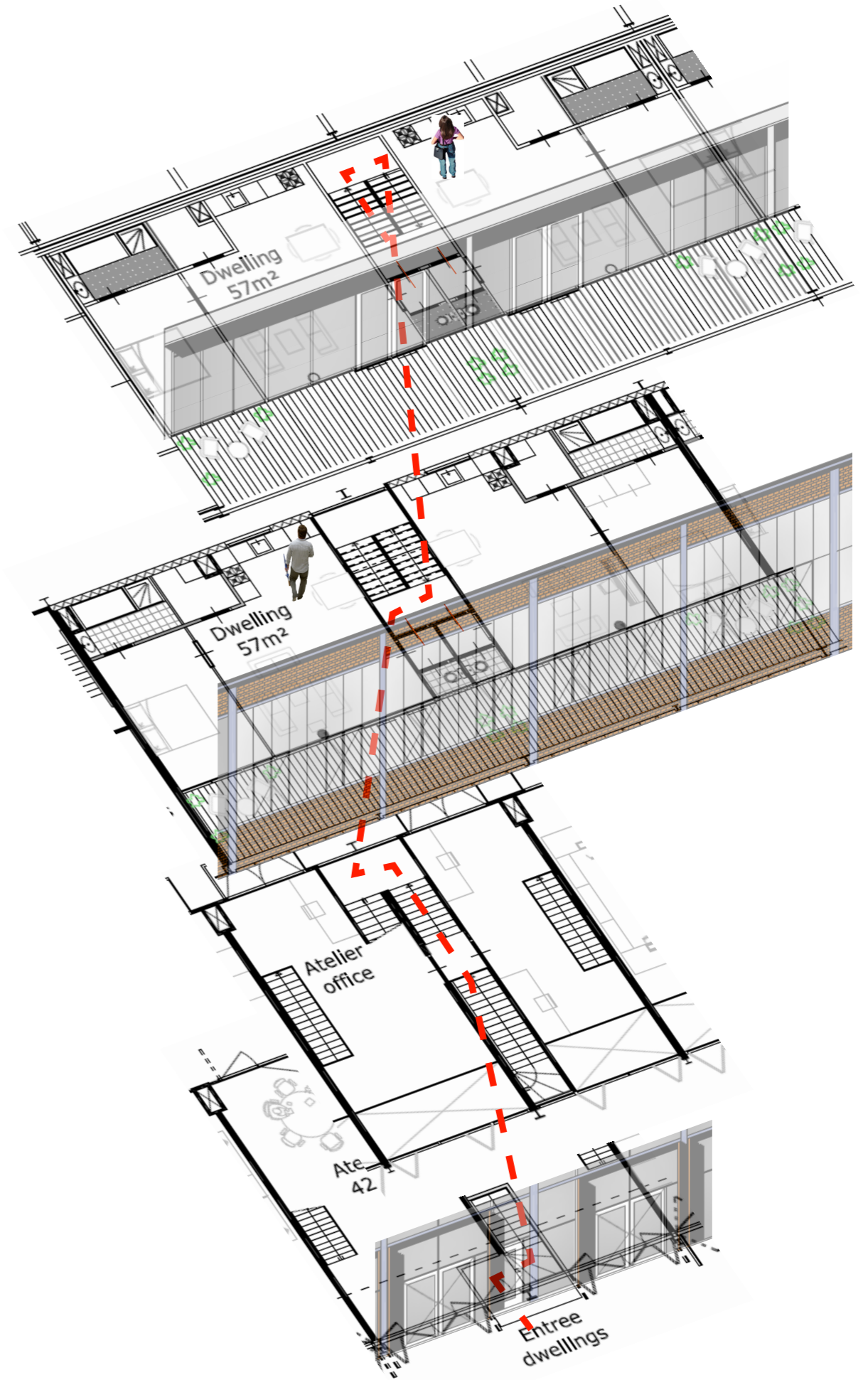
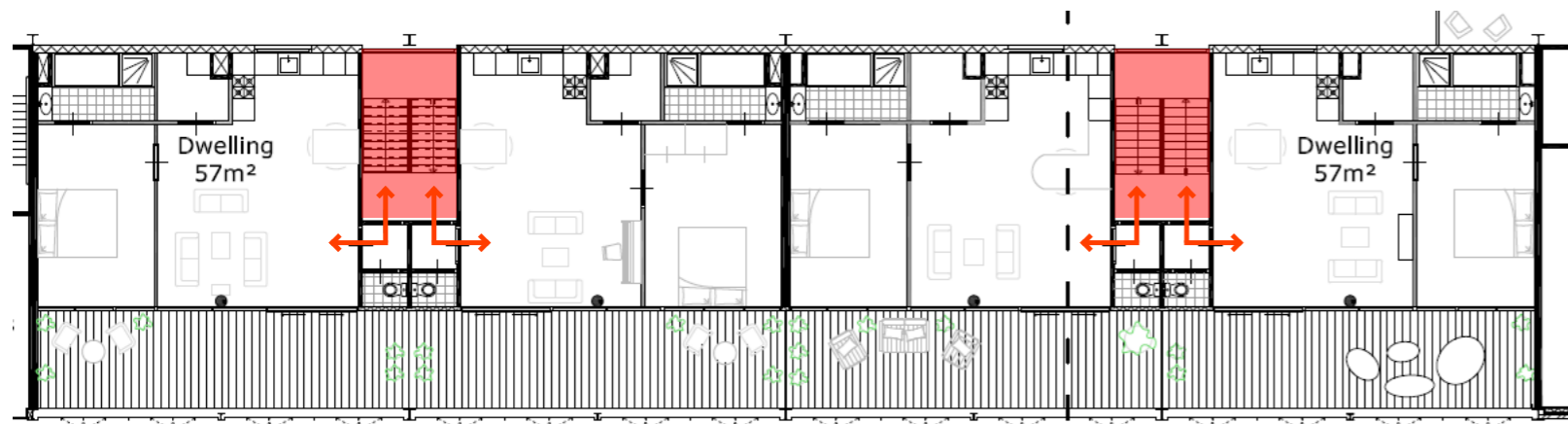
# Portiek apartments

two portiek staircases

size: 8 x 57m<sup>2</sup>

target: 2 person starters dwelling

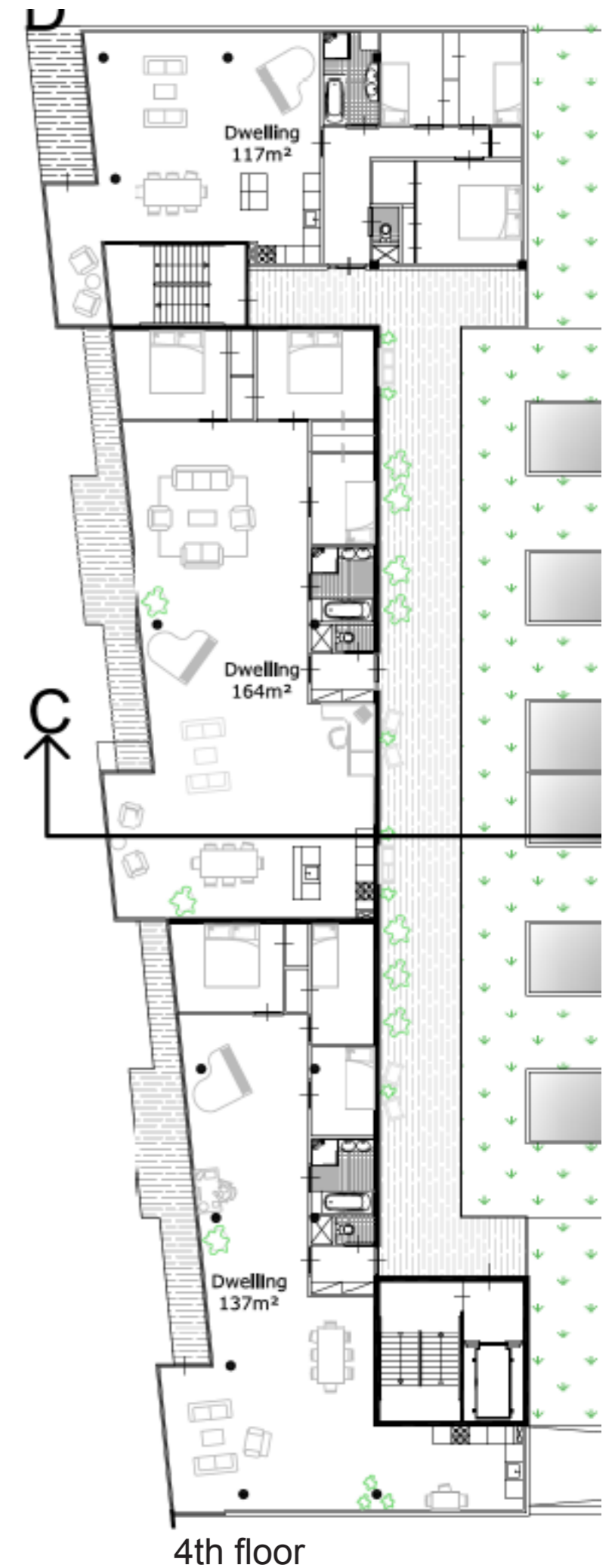
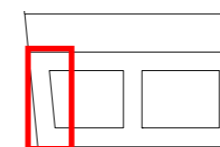
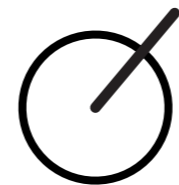
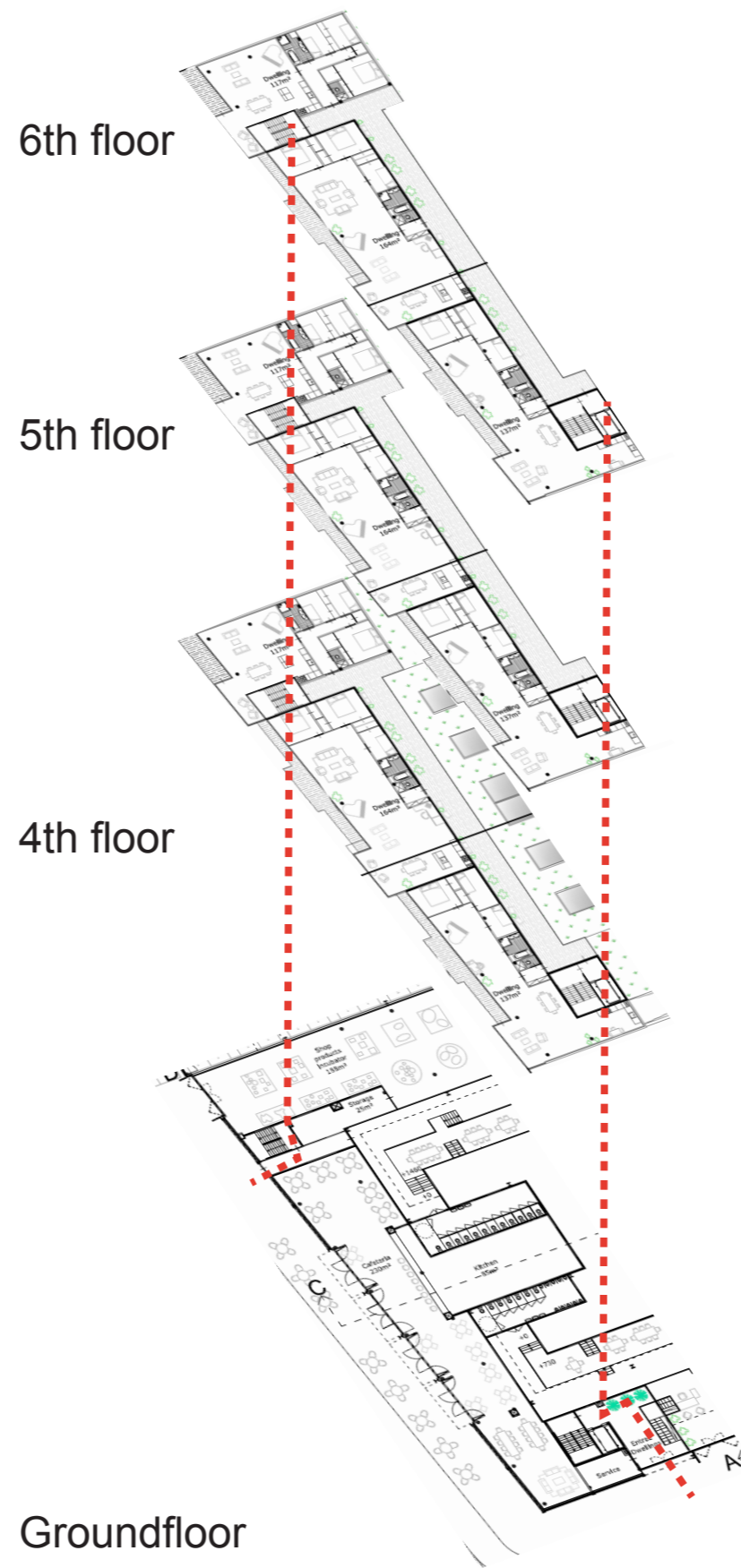
- Kitchen with sight to incubator
- 2nd floor with extra height due to existing facade.
- Internal balcony behind old facade
- Staircase with sight to incubator



# Schie apartments

Gallery connection by two stairs one elevator  
9 apartments  
size: 117, 137 and 164m<sup>2</sup>  
target: 4 person families

Main orientation towards the Schie  
Living gallery





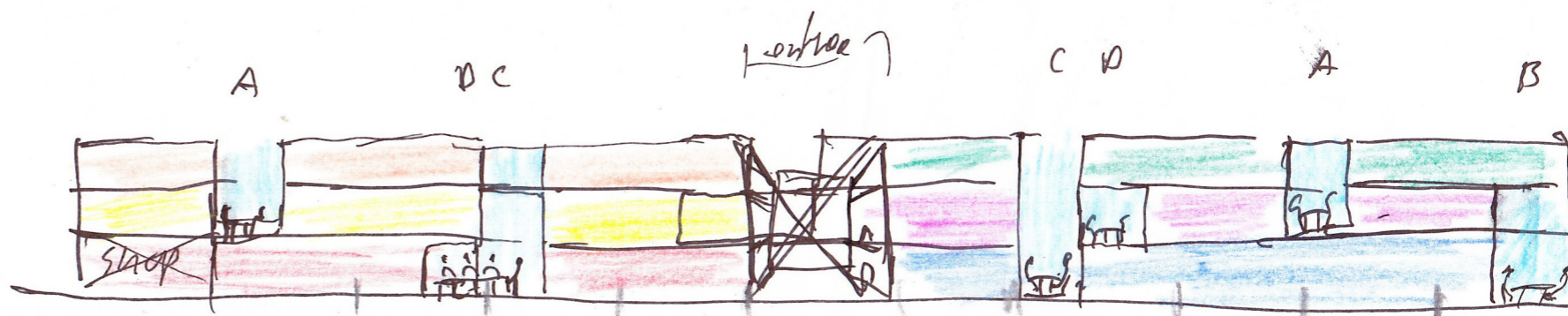
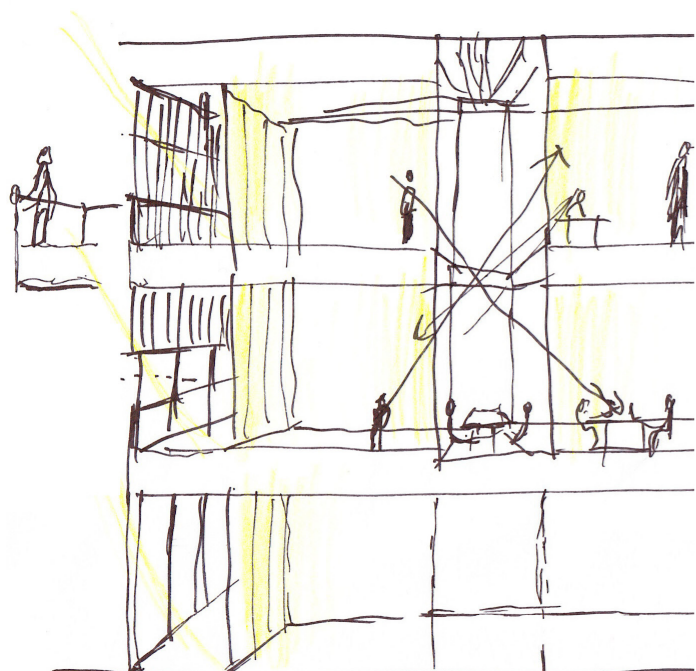
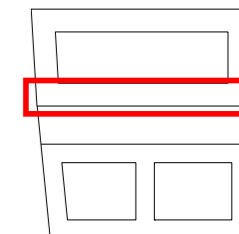
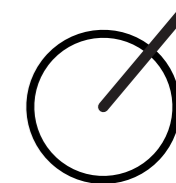
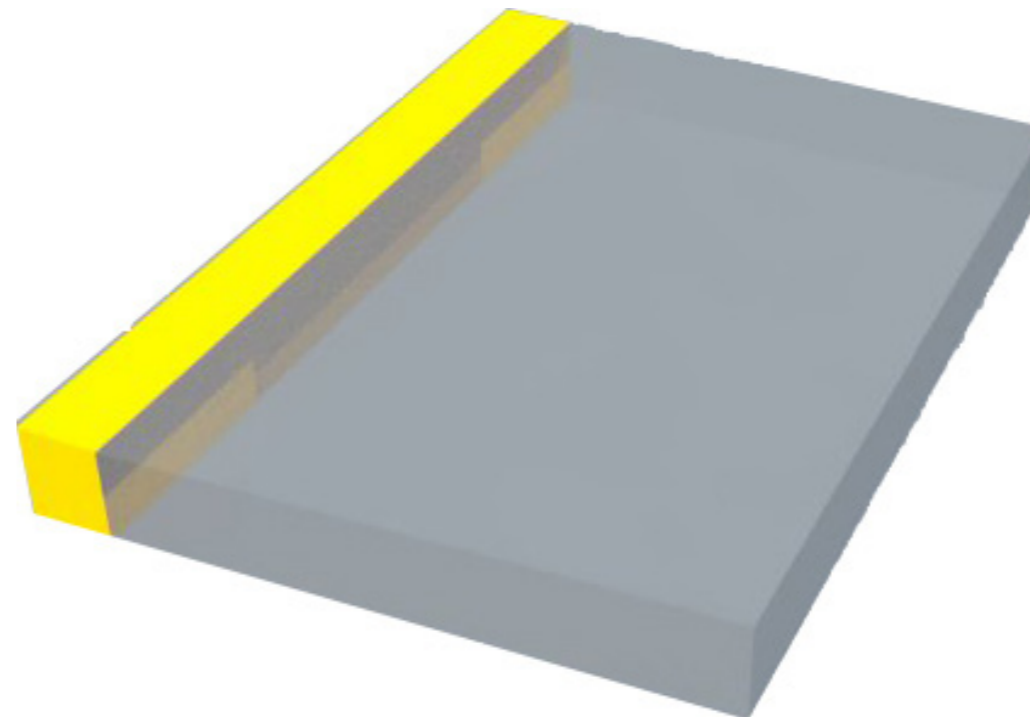
# Growth Center

An office building which can be rented from one to six companies.  
 Designed for companies which grew outside the incubator but still stay connected.

From public to introvert concentration zoning:

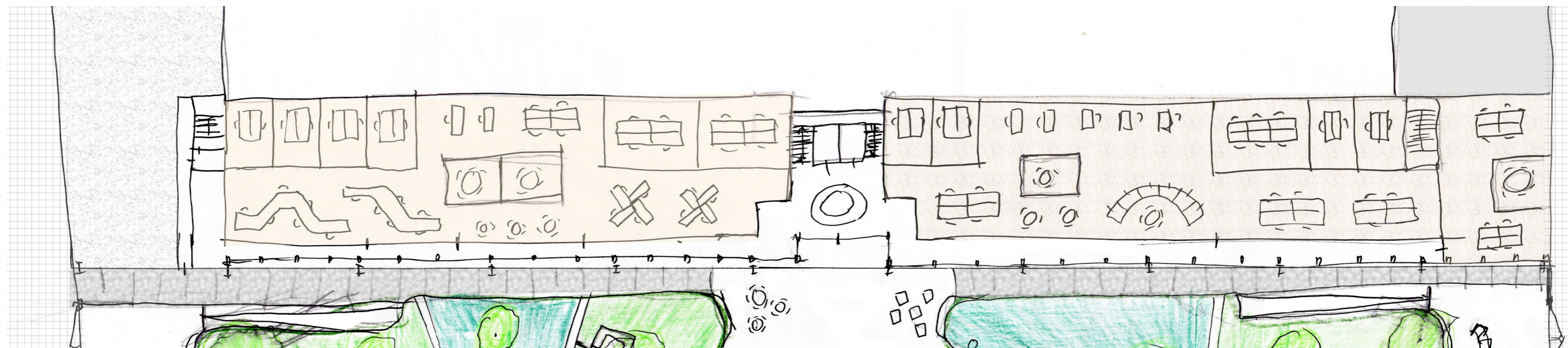
- Public park
- Collective corridors
- Group work at corridor facade (south)
- Concentration space at north facade

- Special glas boxes deep inside the building
- Diagonal interaction between different floors
- For extra daylight in middle part
- Used as meeting areas.



Daylight, diagonale relaties / zichten, ontmoeting ruimtes

- bedrijfs entree in centrale ruimte



## Urban facades:

- Renovation existing facade for insulation
- Close gaps of earlier extensions
- Make new interventions visible
- Interventions needed to provide entrees

Industrial hall needed large interventions due to its expression in facade.

Large doors activating the facade, define an open / closed entrance and provide semi private places along the street.



South facade along Wipmolensloot



West facade along Schle



East facade





# Company expressions

Yes!Delft als collective brandname on urban facade

Companie express themselves at entrance and inside atrium

Main entrance : wall with logo's behind reception.



# Construction

Solid concrete in contrast with light steel structure to define clear difference old and new:

-Round columns 300mm vs HEB 300 profile

Columns placed in 5m grid of existing hall.  
Columns separated by gallery in atria

- New construction is kept separate from the existing,
- Facade is connected with new construction
- Existing steel structure stabilized with new concrete structure.

System:  
Columns and walls with stiff concrete cerns (emergency stairs).

Prefab columns every 5m with beam

Canalplate floors 200mm with pressure layer 70mm to create a stiff plate.

Terral hill selfstanding structure

Workshop dek stabilized by stiff walls



## Climate

Two climate systems:

- Atria
- Offices

System:

Floor heating / cooling  
with additional air heating / cooling on ventilation system

Use office street as preheater for fresh air in winter.

Atria:

Floor heating and cooling, connected to Schie with warmth pump.  
-Hot air for fluctuations in weather  
-Recycle ventilation to bring hot air back down (reference RDM Campus Rotterdam)  
-WTW unit with ventilation air



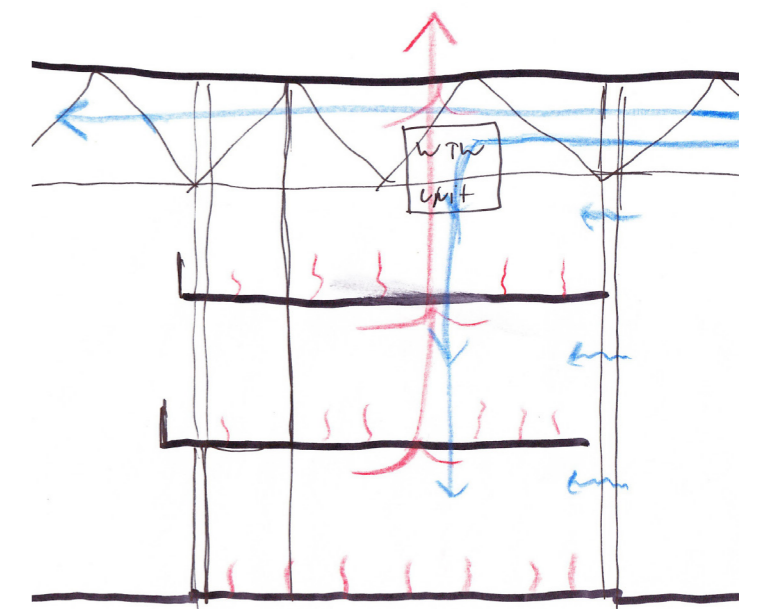
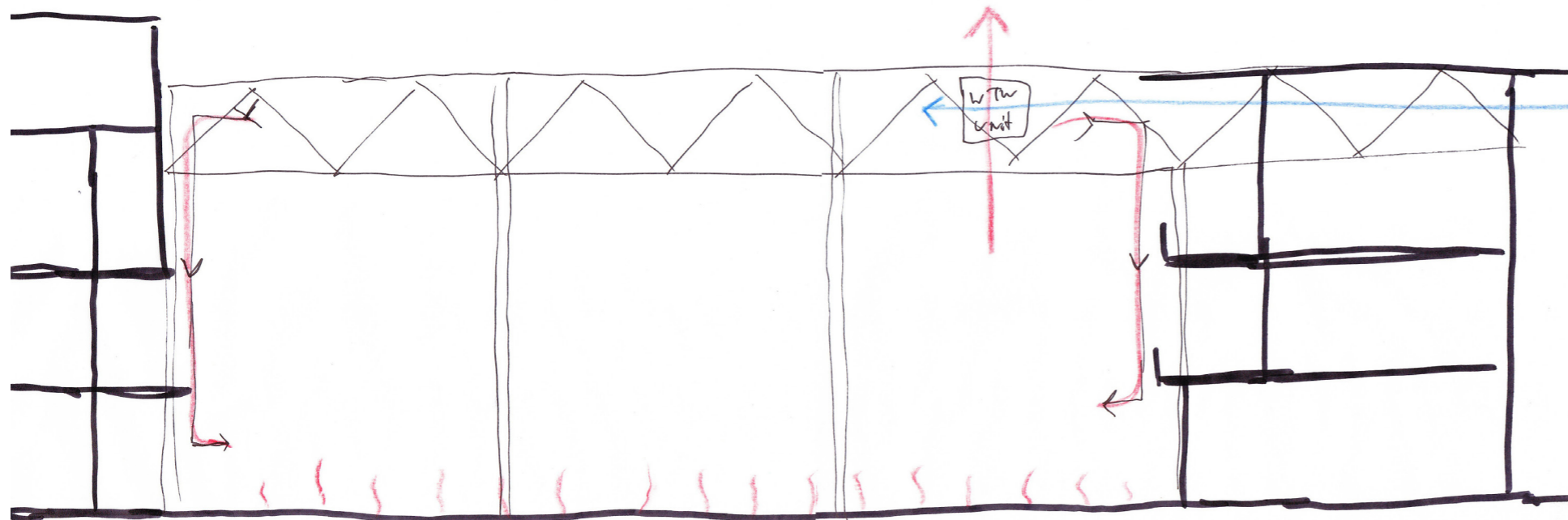
## Offices

Use office street as preheater for fresh air in winter.

- Floor heating and cooling, connected to Schie with warmth pump.
- Temperature controlled ventilation system for fluctuations in weather
- WTW unit on ventilation air

-Summer cooling:

- Atria with sunscreens above meeting hall
- Floor cooling
- Openable roof windows for maximum ventilation.
- Airco in ventilation system



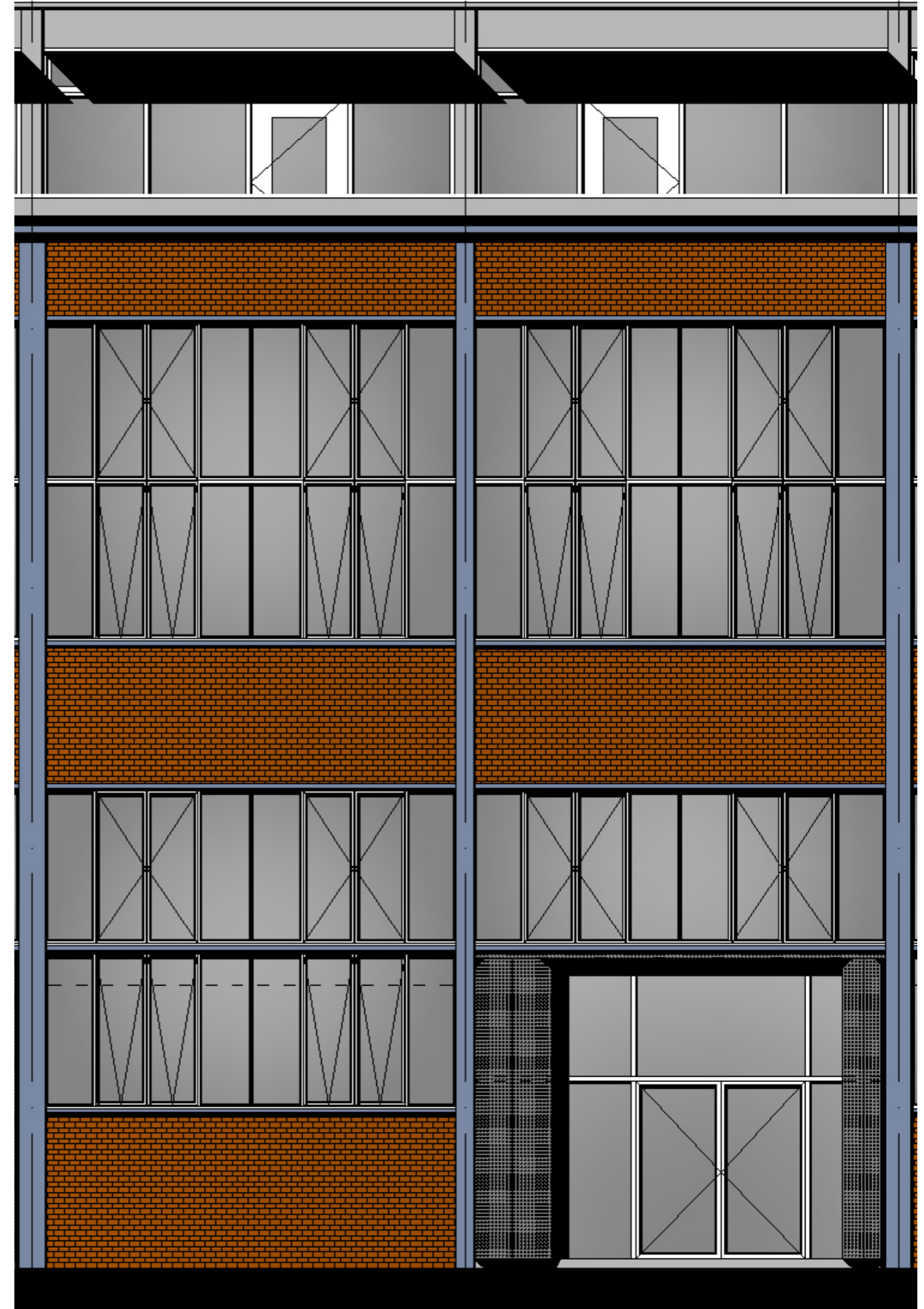
## Building technology: Facade fragment

Insulating the existing facade.

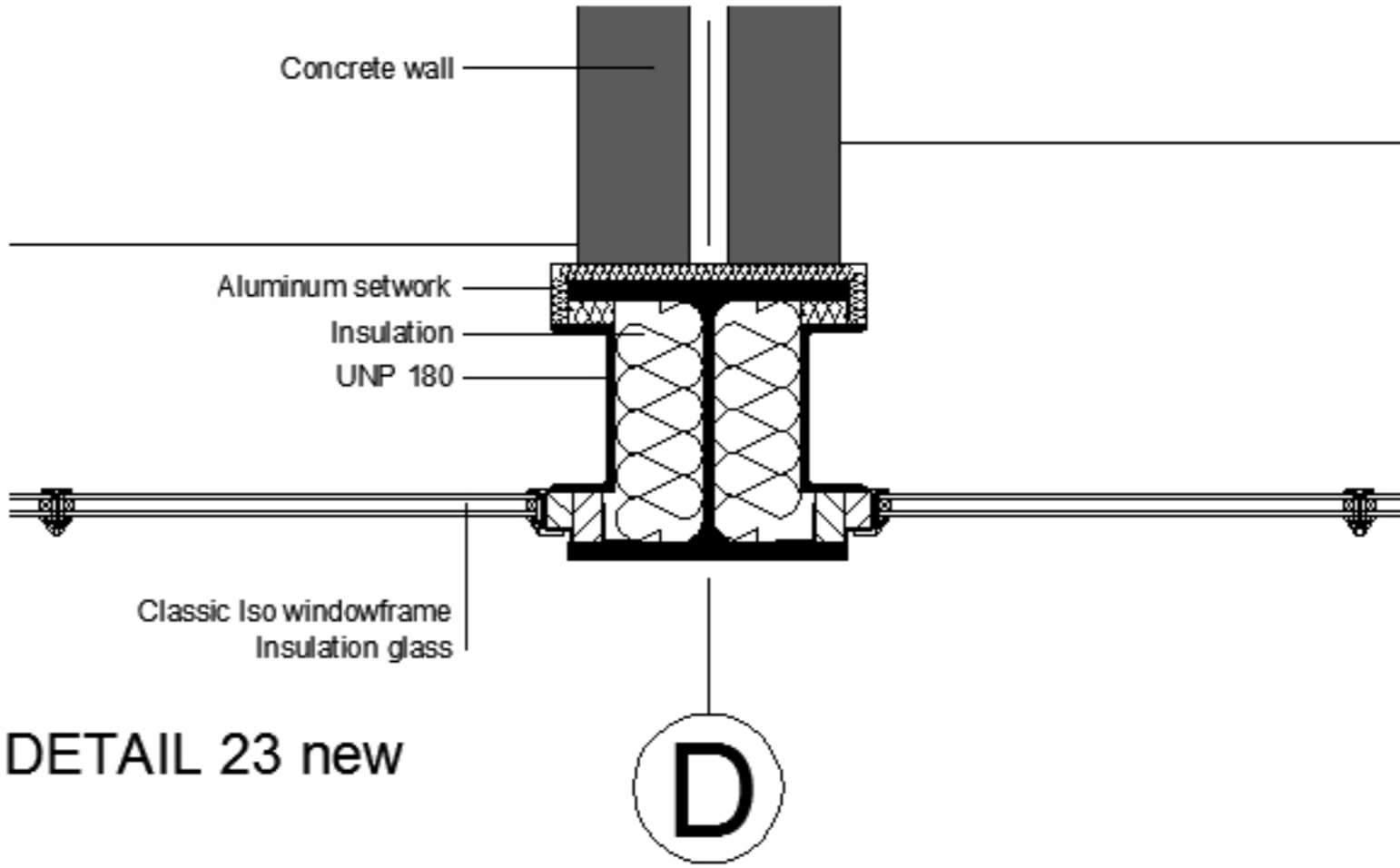
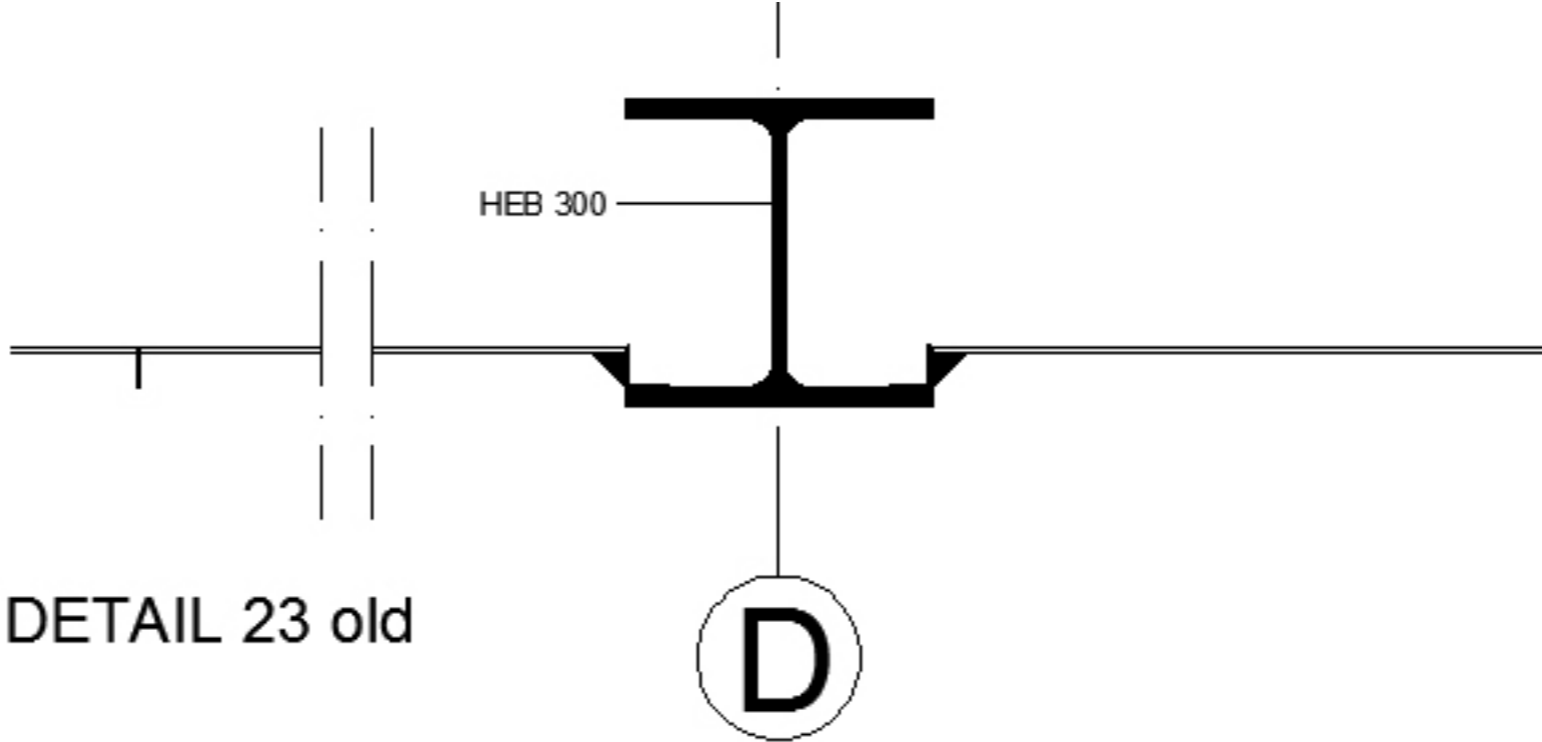
Place Interventions backwards  
Entrées marked with openable doors  
Use facade frame for openings

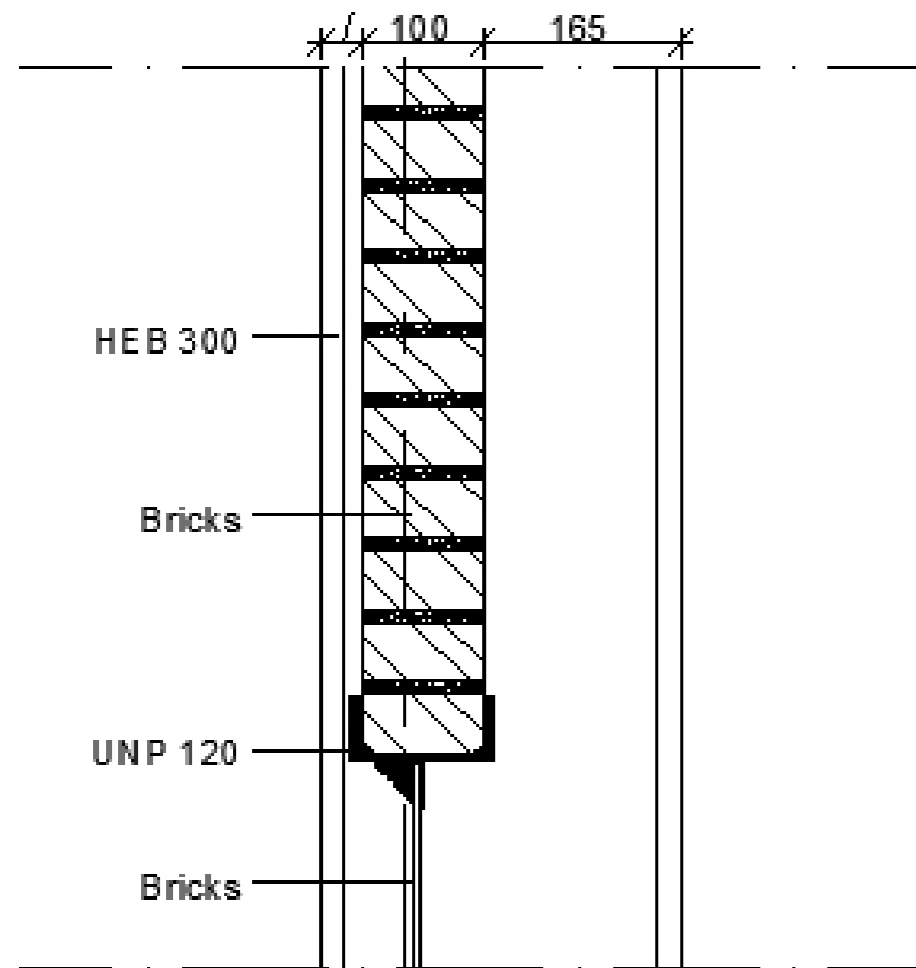
Profile Classic Iso insulated window which comes close to original design.

Insulating the brickwork with additional wall



Details old facade and new design

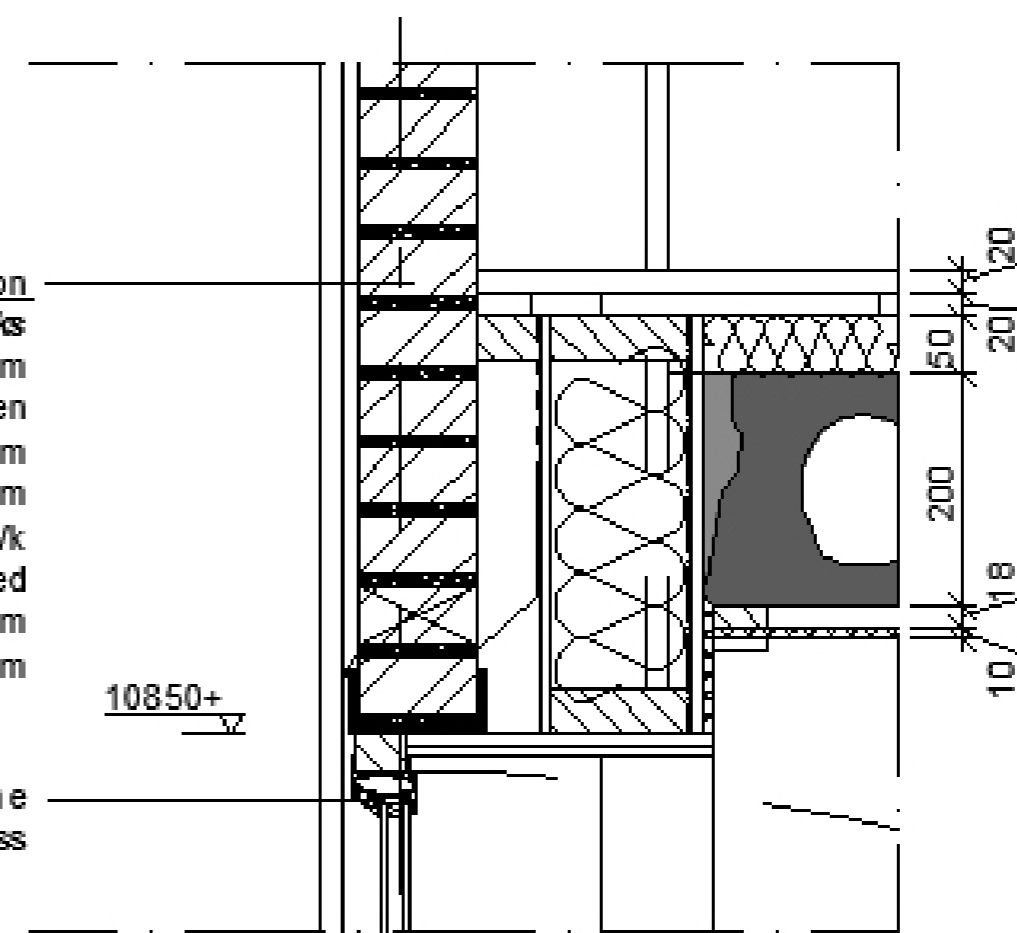




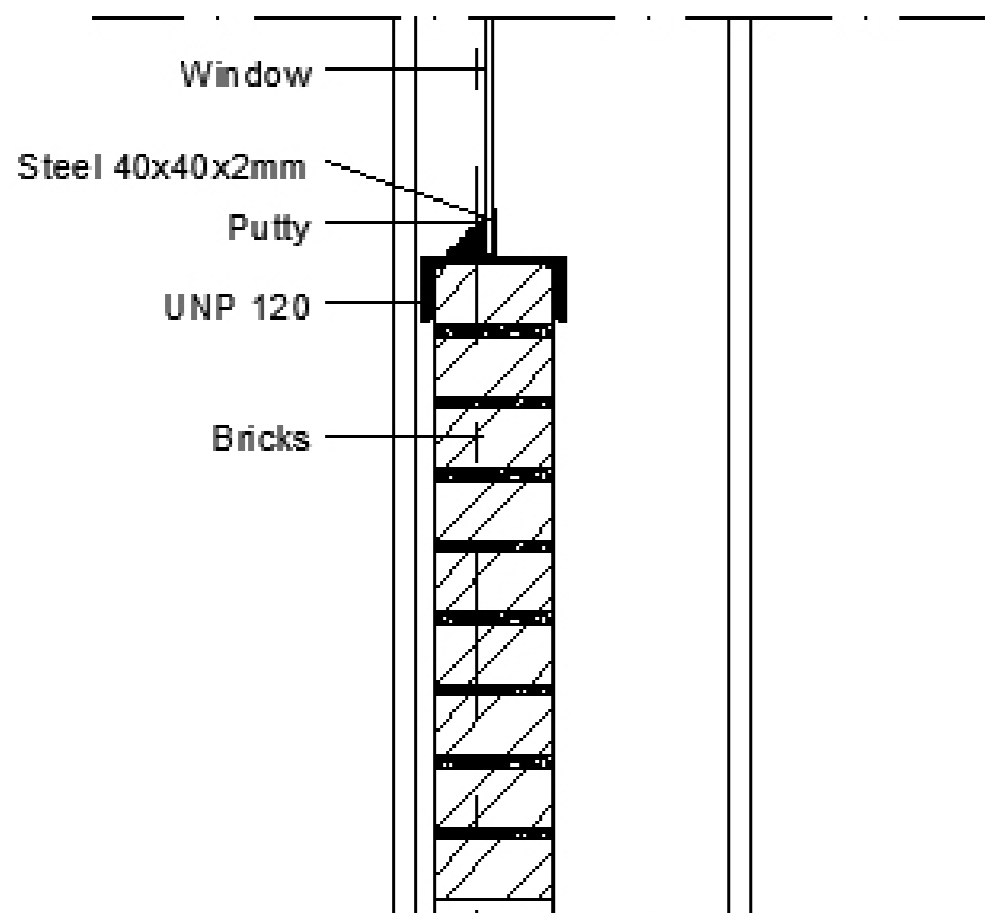
DETAIL 08 old

Wall construction  
*Bricks*  
 Ventilation 40mm  
 Foil moisture open  
 Multiplex 10mm  
 CLS 38x120mm  
 Insulation rc 3,0m<sup>2</sup>W/k  
 Foil moisture closed  
 Multiplex 10mm  
 Plasterboard 10mm

Classic Iso window frame  
 Insulation glass



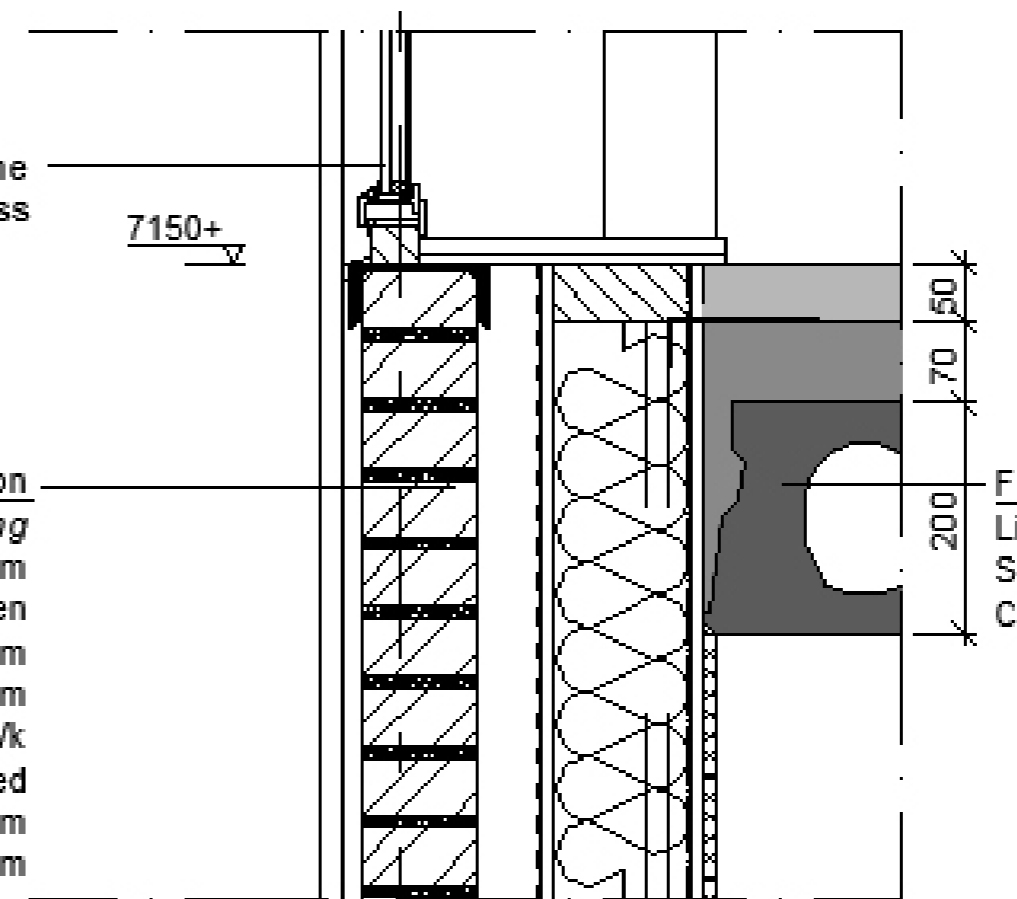
DETAIL 08



DETAIL 06 old

Classic Iso window frame  
 Insulation glass

Wall construction  
*Bricks existing*  
 Ventilation 40mm  
 Foil moisture open  
 Multiplex 10mm  
 CLS 38x120mm  
 Insulation rc 3,0m<sup>2</sup>W/k  
 Foil moisture closed  
 Multiplex 10mm  
 Plasterboard 10mm



DETAIL 06

Floor construction  
 Linoleum  
 Sand cement 50mm  
 Concrete pressure layer 70

# Revitalizing the Schie waterfronts:



Single program (Industry) with back towards the Schie



Hybrid program with front towards the Schie





A new vital part for the city of Delft



The End  
Questions?