

# ADAPTING BELLEVUE

GRADUATION  
PRESENTATION

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5000440

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lex van deudekom  
wido quist

january 2026



**.01**

**INTRODUCTION**

problem statement

design objective

**.02**

**RESEARCH**

research results

bellevue analysis

**.03**

**DESIGN**

concept

bellevue design

new mass design

**.01**

INTRODUCTION





© Rey Lopez/courtesy Pinkcomma



© Dezeen



© oostblog



© oostblog

tu delft aula, broekbakema, delft

stadshuis, broekbakema, terneuzen



© choinowski

bellevue, architectenbureau horsnstra verschoor key, the hague

**PROBLEM STATEMENT**  
demolition and construction plans



© rijnboutt



# Wethouder Van Asten wil bouw mega-torens naast Centraal Station uit het slop trekken

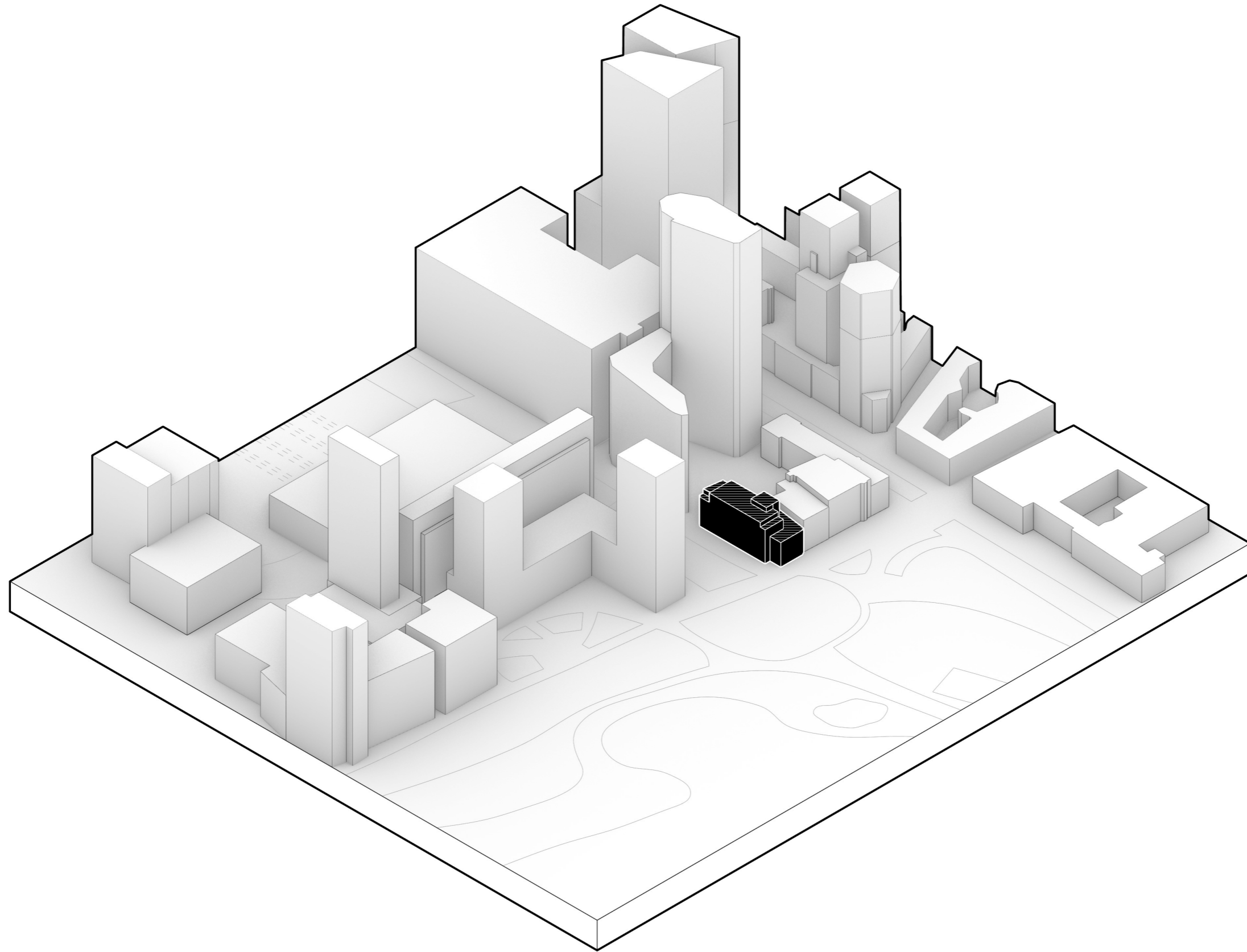
13 april 2023, 17:42 • Aangepast

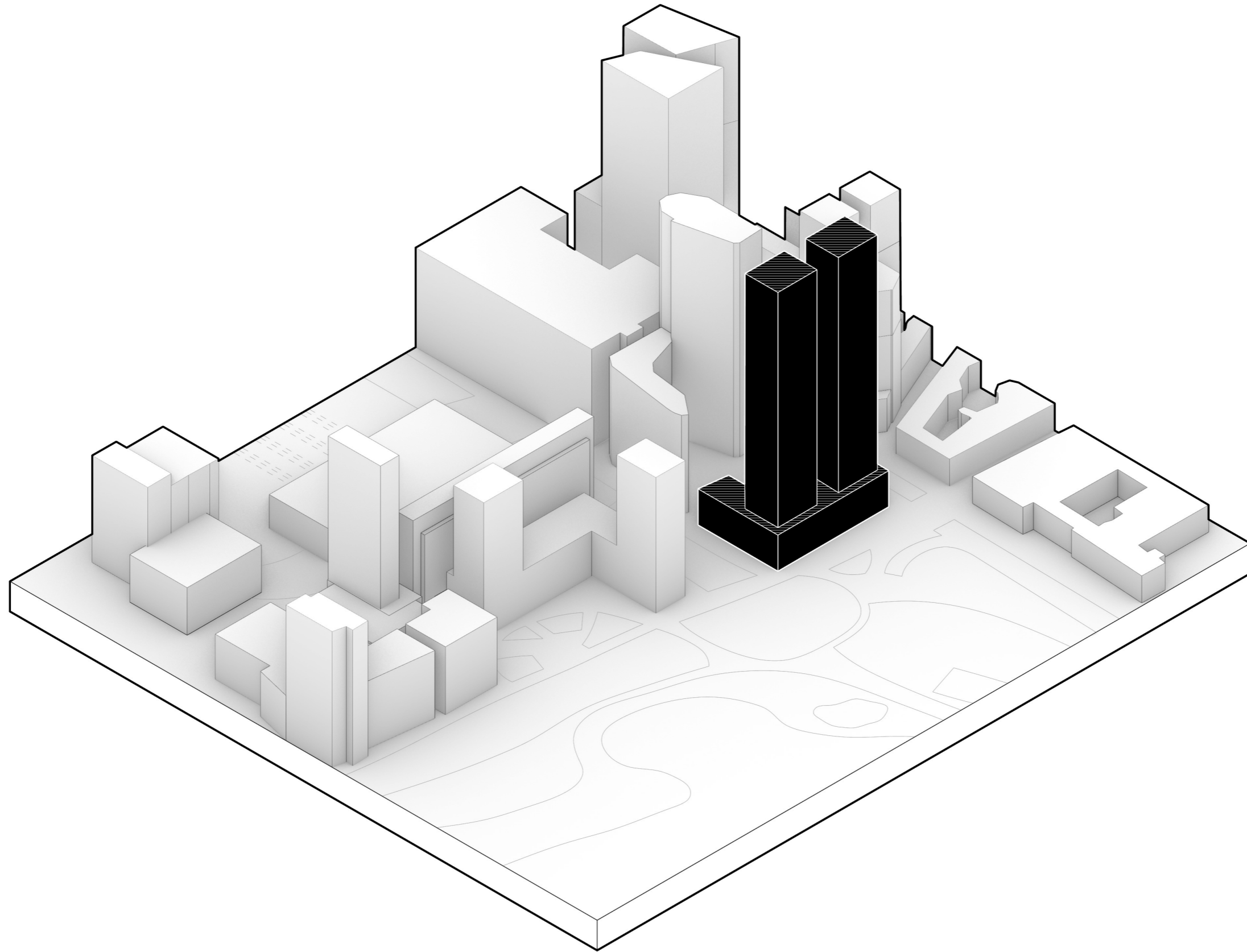
## Weer heibel in Haagse coalitie om woontoren van 180 meter: 'College heeft een tunnelvisie'

Lot van Bree 17 mei 2023, 17:15 • Aangepast 18 mei 2023, 08:50 • 4 minuten leestijd

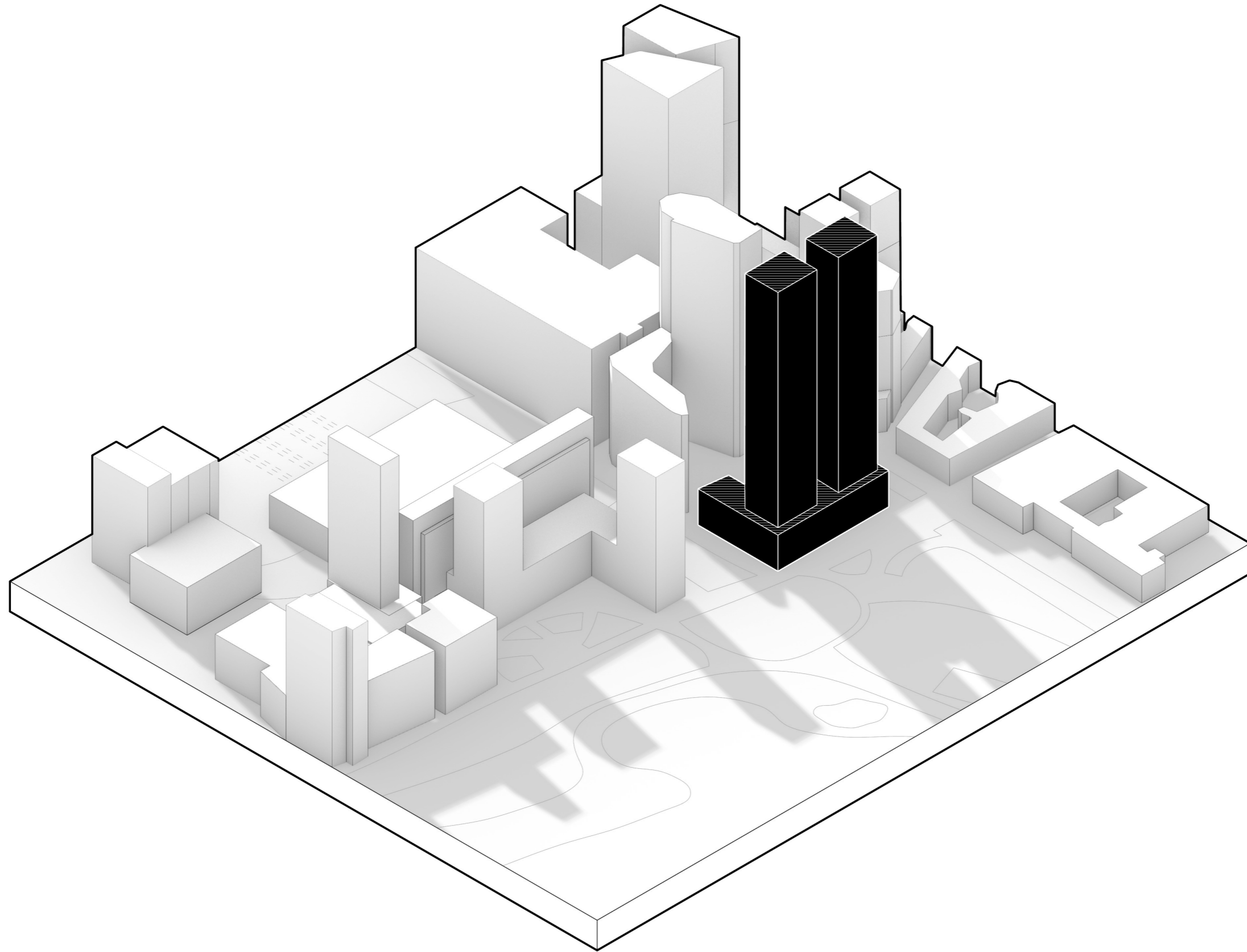
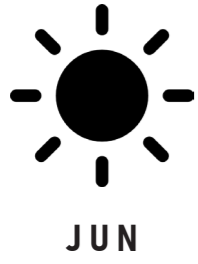
© omroep west

© jan de wandelaar





PROBLEM STATEMENT  
urban planning concerns





© rijnboutt



PROBLEM STATEMENT  
brutalist transformations



© v8 architects



© v8 architects

PI59, amsterdam, V8 architects



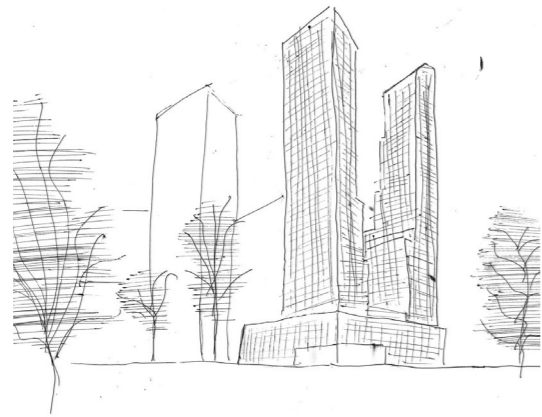
© levien willemse



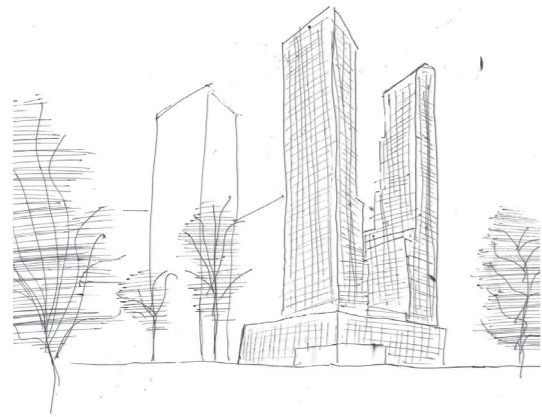
© levien willemse

ministry of finance, the hague, MVSA architects

“how can bellevue be transformed from a  
mono-functional office building into a  
mixed-use structure, while maintaining its  
distinct architectural aesthetics?”



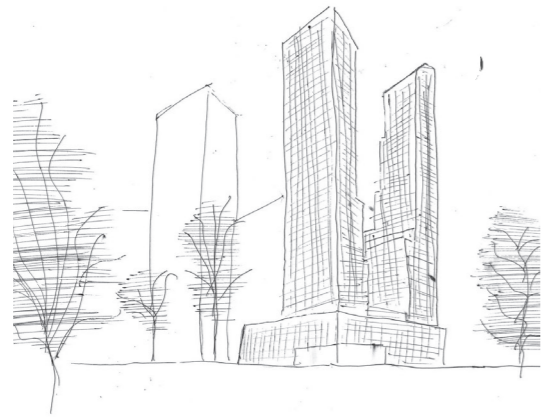
present an **alternative** for  
the two 180-meter towers



present an **alternative** for  
the two 180-meter towers



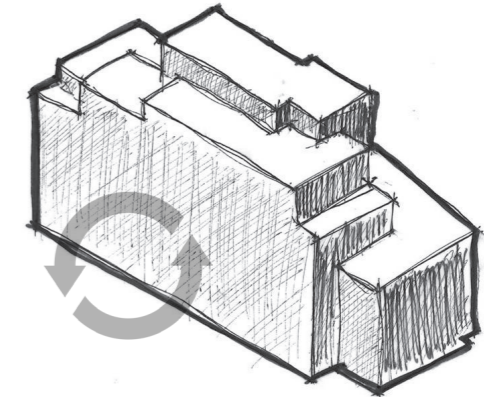
advocate for the  
**preservation** of the brutalist  
aesthetics



present an **alternative** for  
the two 180-meter towers



advocate for the  
**preservation** of the brutalist  
aesthetics



highlight **potential** of  
brutalist structures

# **.02**

## RESEARCH

**THEMATIC RESEARCH**

“how can the architectural aesthetics of brutalism be  
understood through its makeability?”



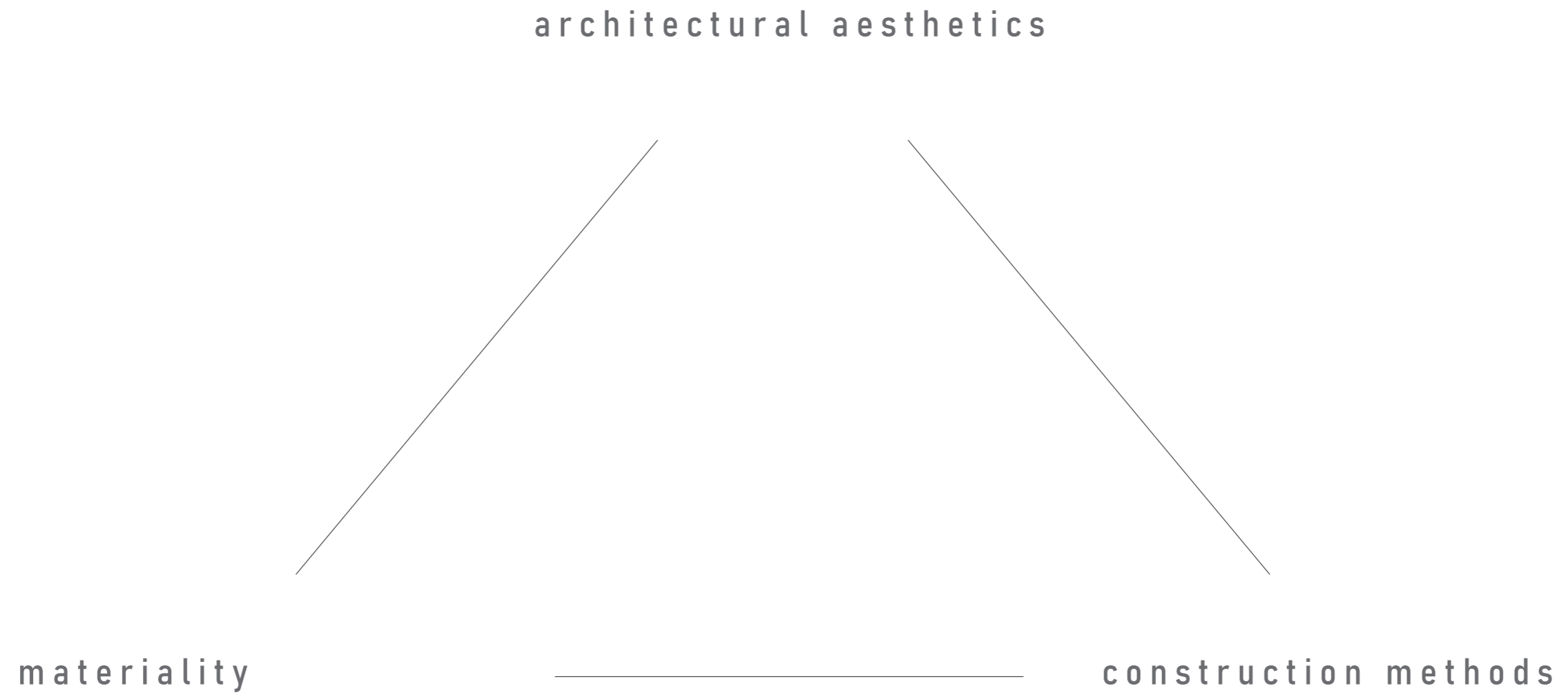
© katie treggiden

materiality



© historic england

construction methods

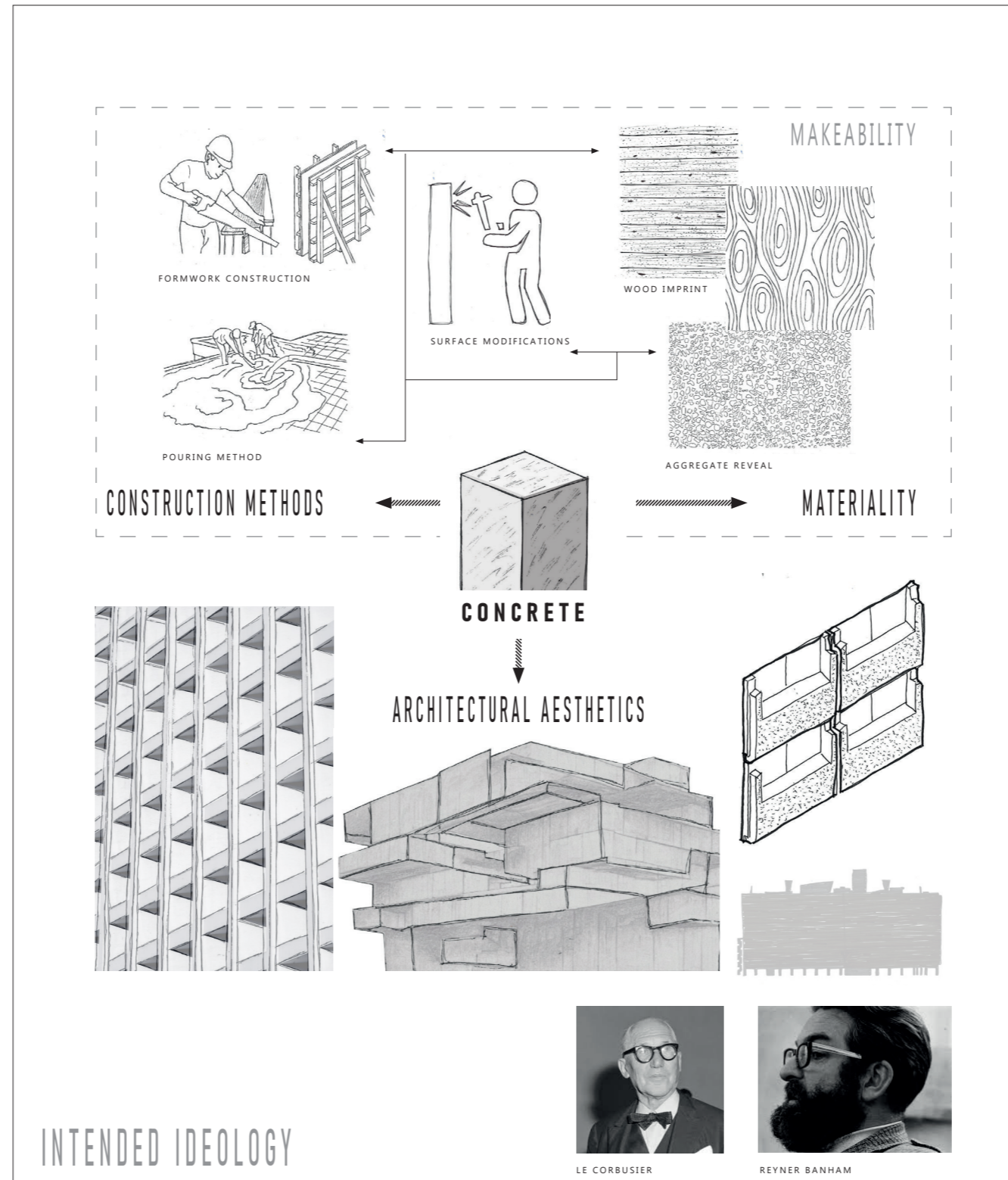




© andrew prokos



© oostblog



architectural aesthetics = makeability



© finnish national gallery / petri virtanen



© british pathe

formwork construction



© felix tchvertkin



© felix tchvertkin

texture and detailing



© rory gardiner

form



© alamy

casting and assembly

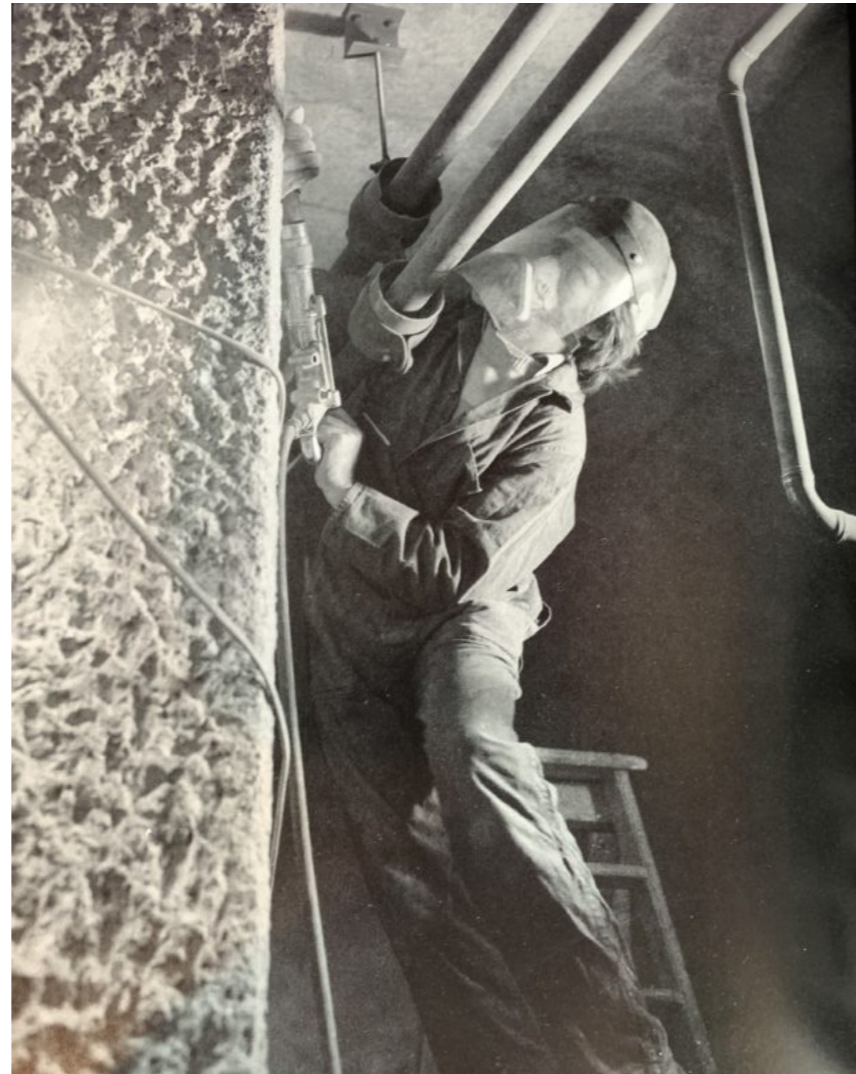


© anton grassl



© mariyan atanasov

texture



© barbican living

pick- and bush hammering



# BELLEVUE ANALYSIS



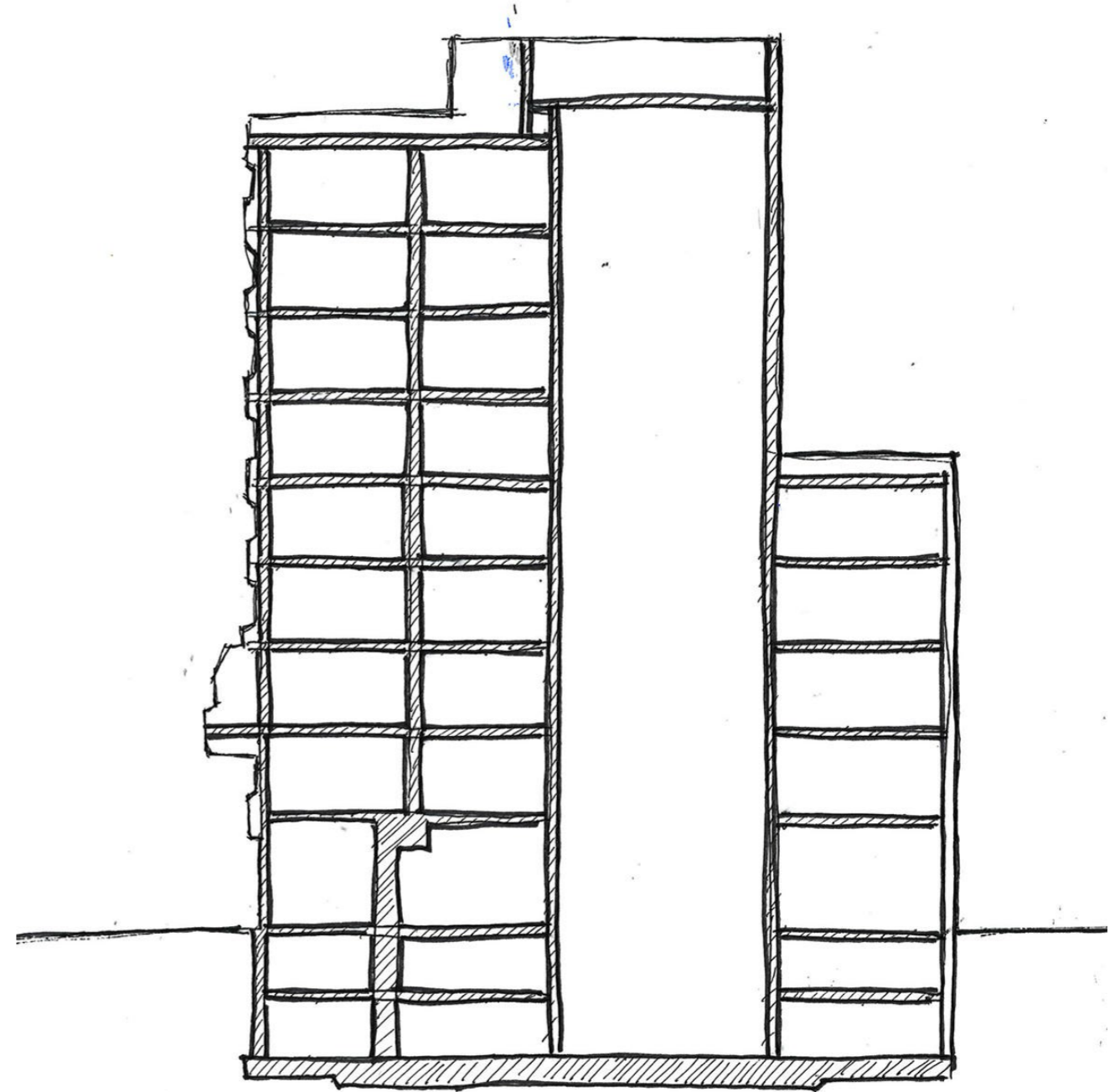
© choinowski



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concrete structure impression



cross section A - A'



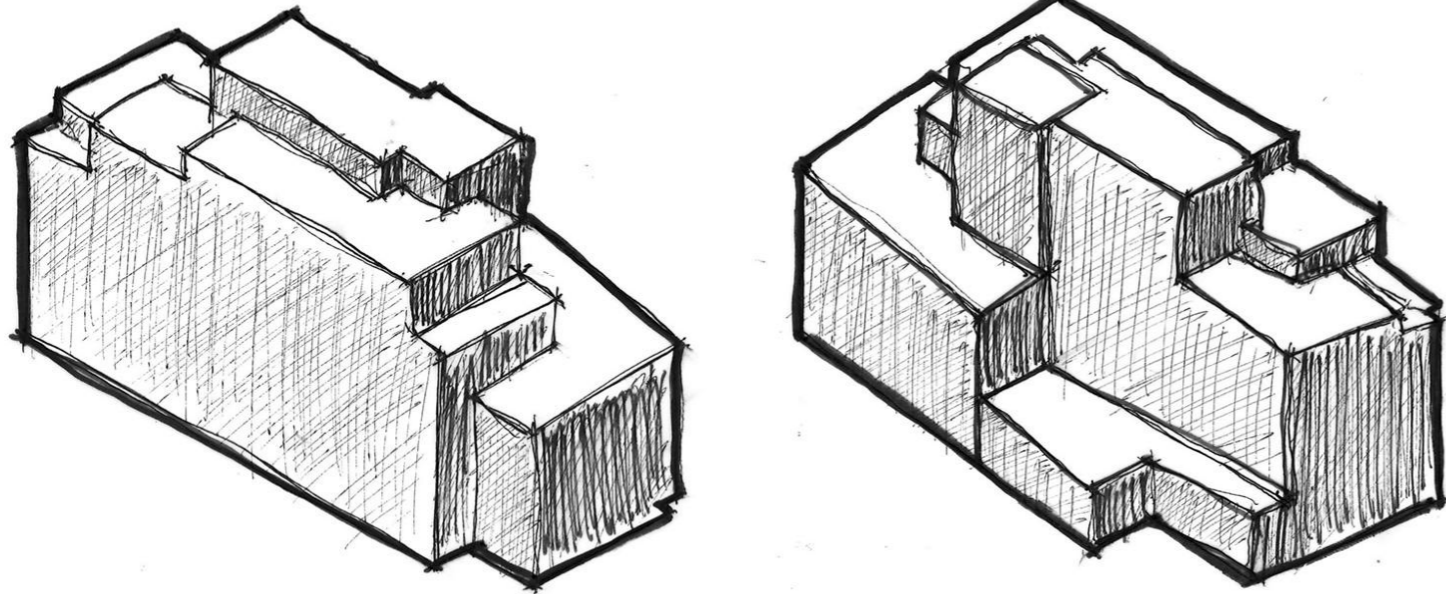
concrete beam - ground floor



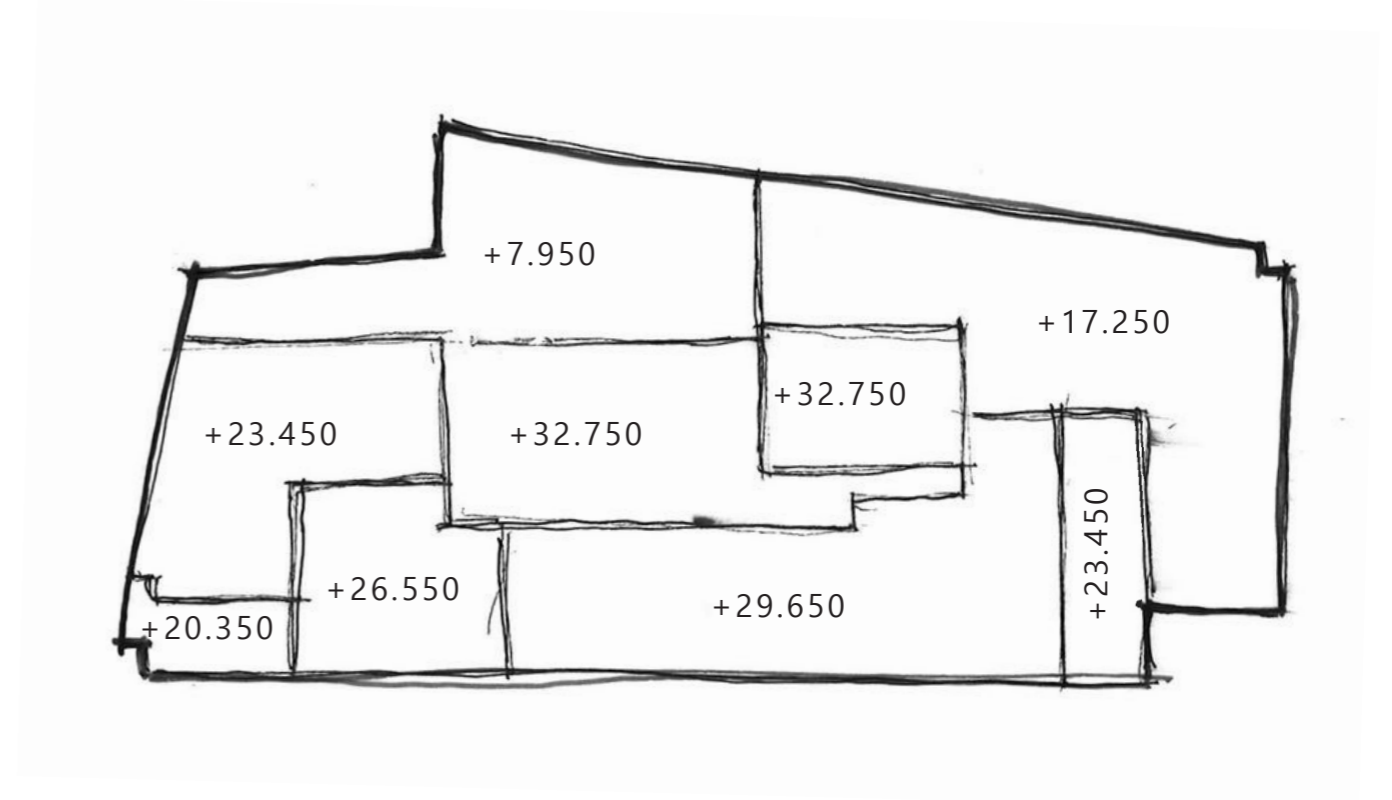
concrete floor



shape



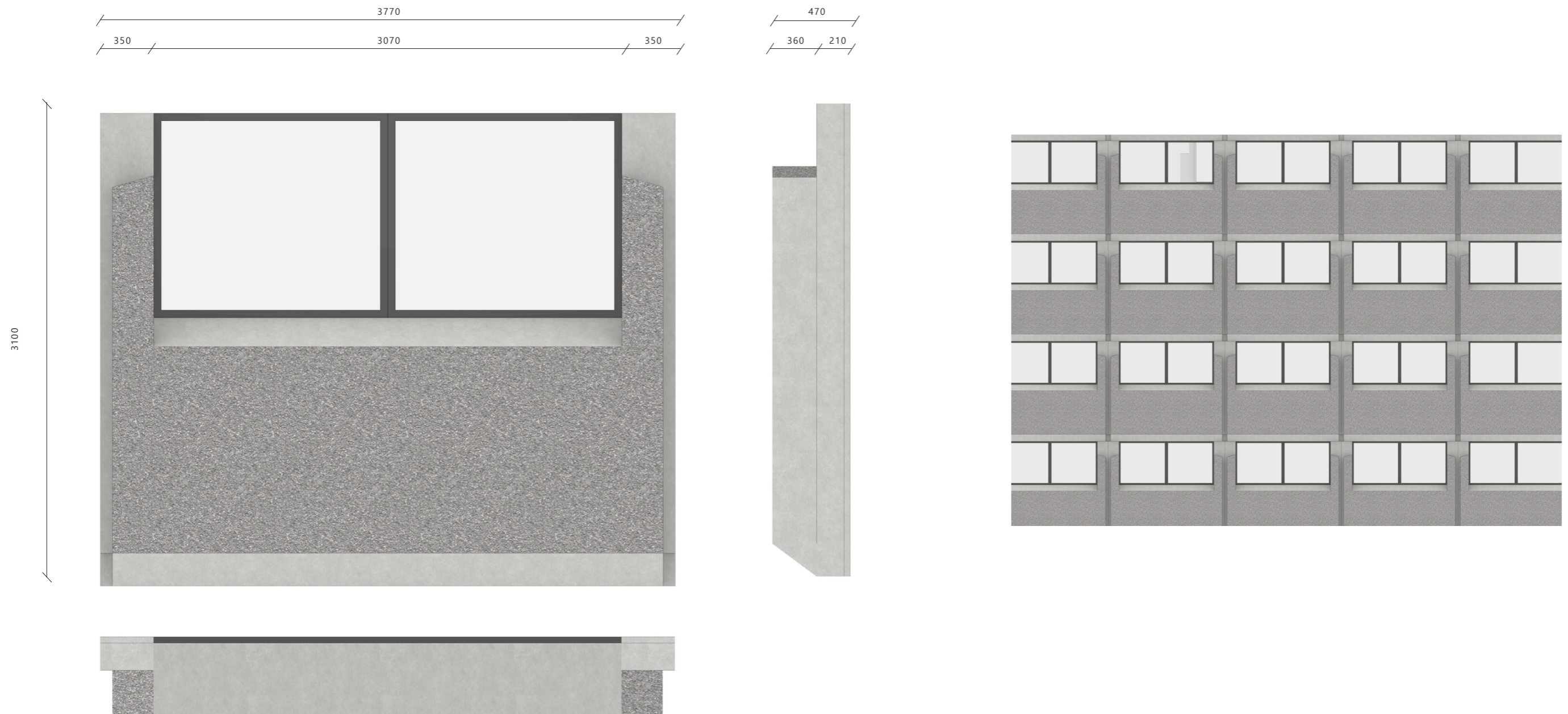
3D - views



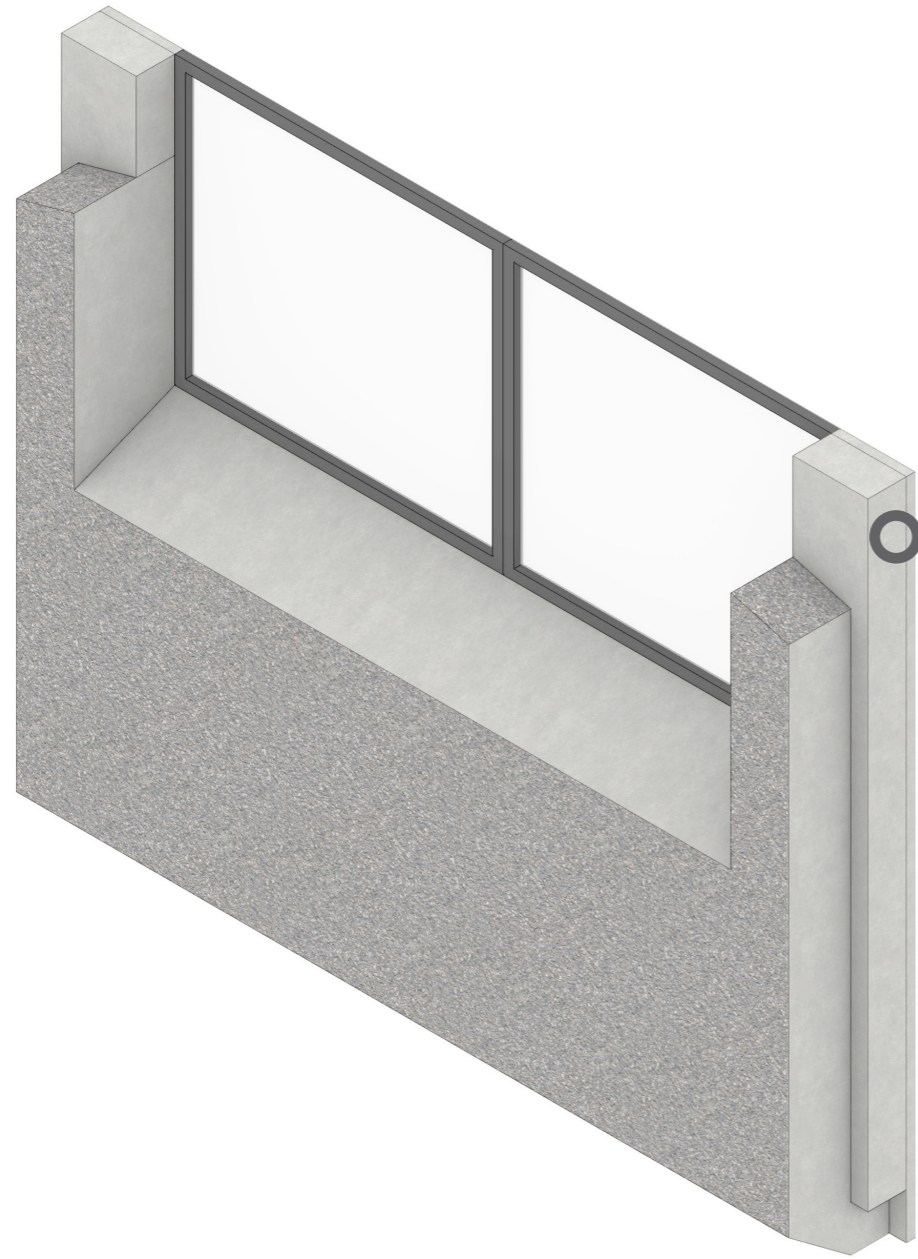
building heights

# BELLEVUE ANALYSIS

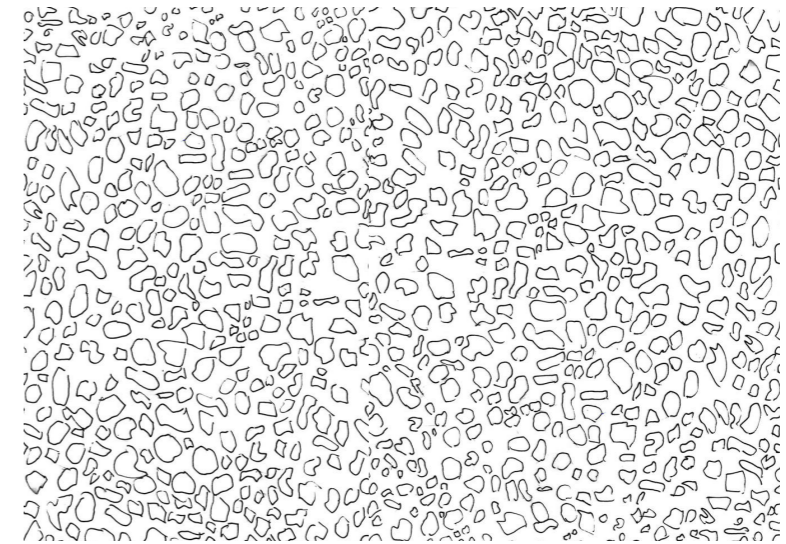
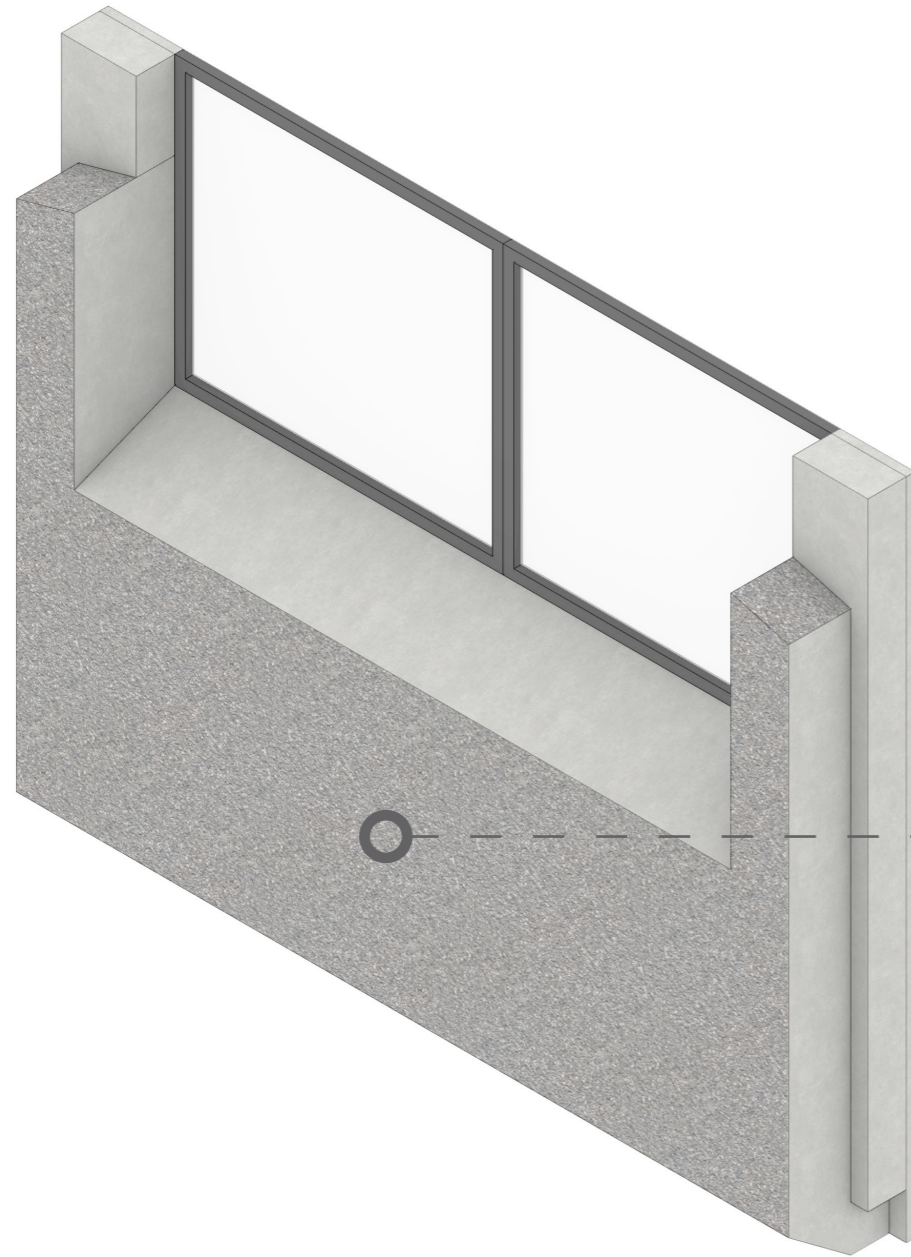
facade element



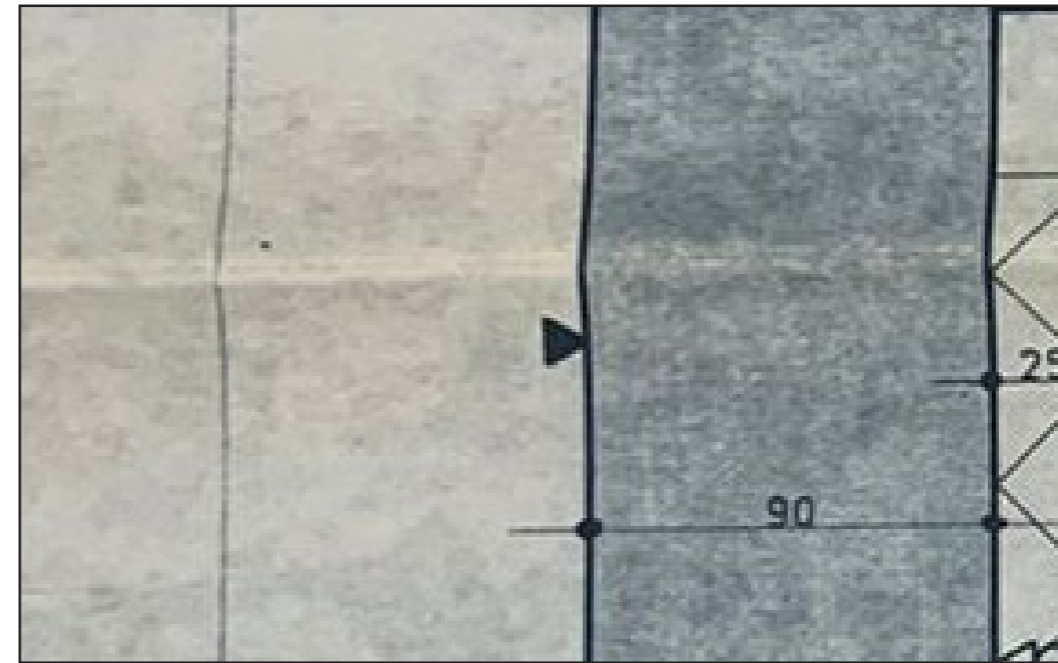
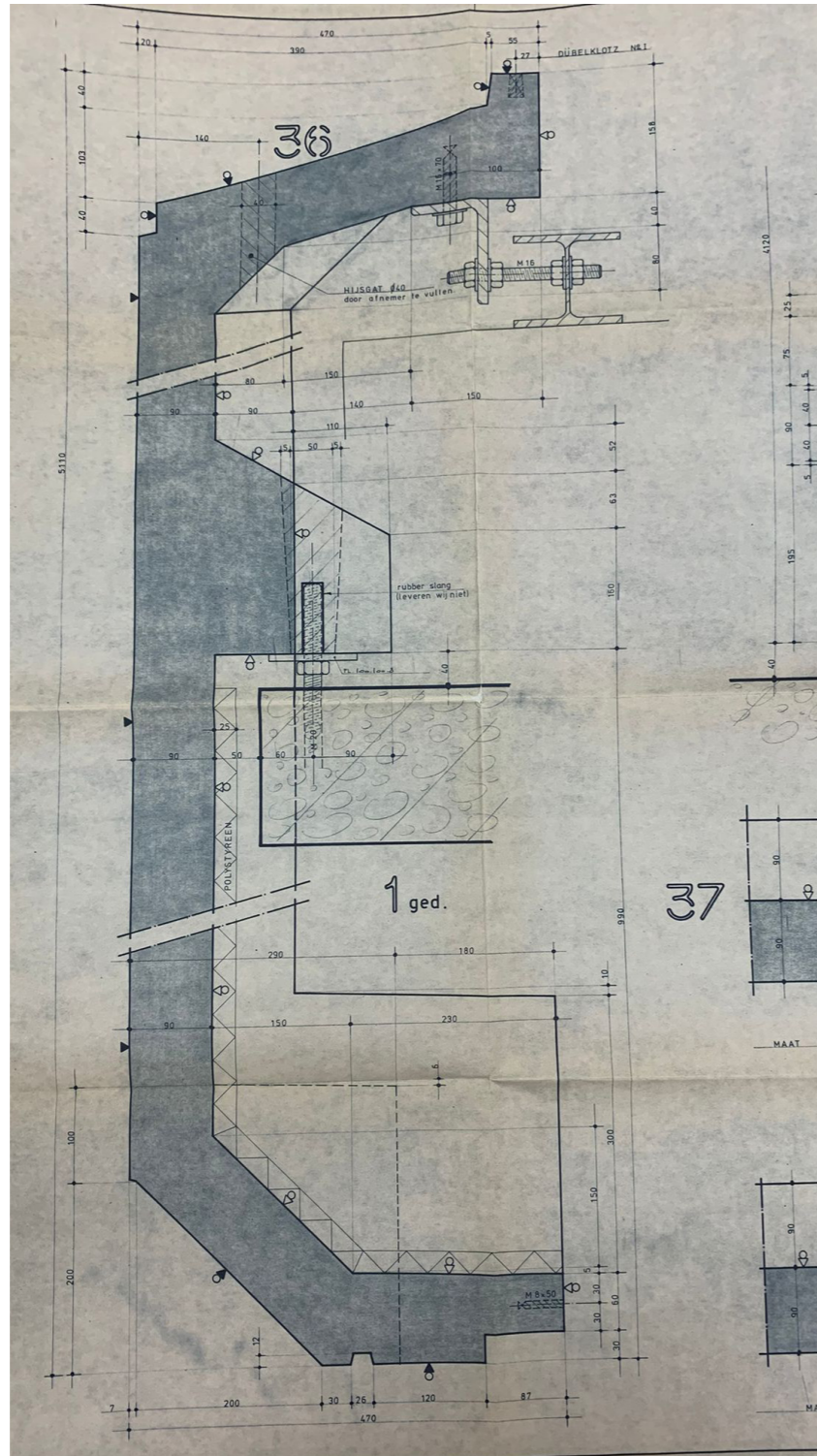
dimensions



smooth concrete



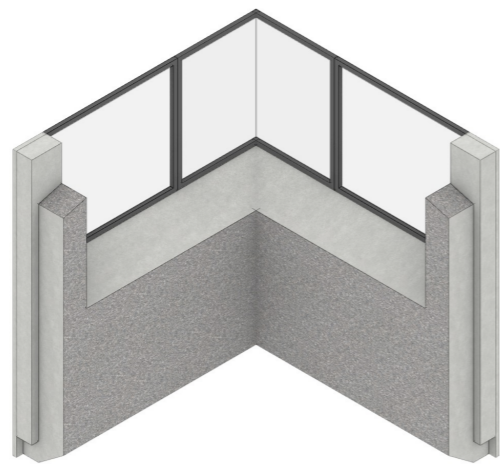
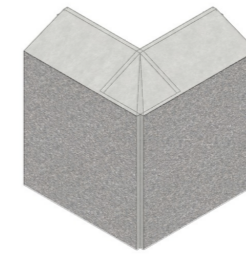
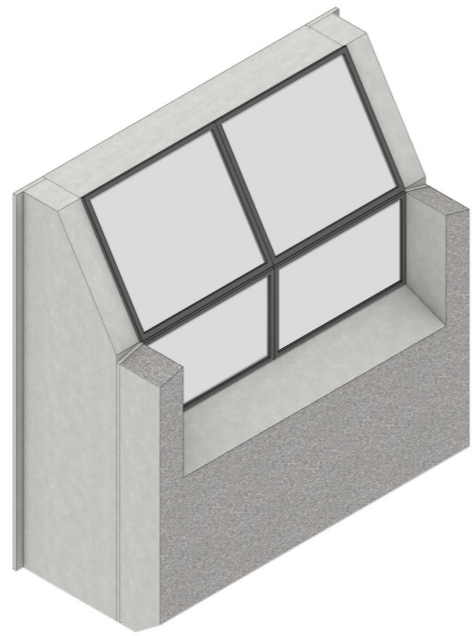
concrete aggregate expression



	SIERBETON DEKLAAG: MALZIJDE bewerking volgens monster
	SIERBETON DEKLAAG: STORTZIJDE bewerking volgens monster
	NORMALE BETON: vlak en strak, luchtbellen inpoetsen
	NORMALE BETON: WITTE CEMENT, vlak en strak, luchtbellen toegestaan
	NORMALE BETON: afwerkzijde
	NORMALE BETON: afwerking strak, bewerking vlgs. monster
	NORMALE BETON: ruw laten
	HIJSPUNT

archive drawings





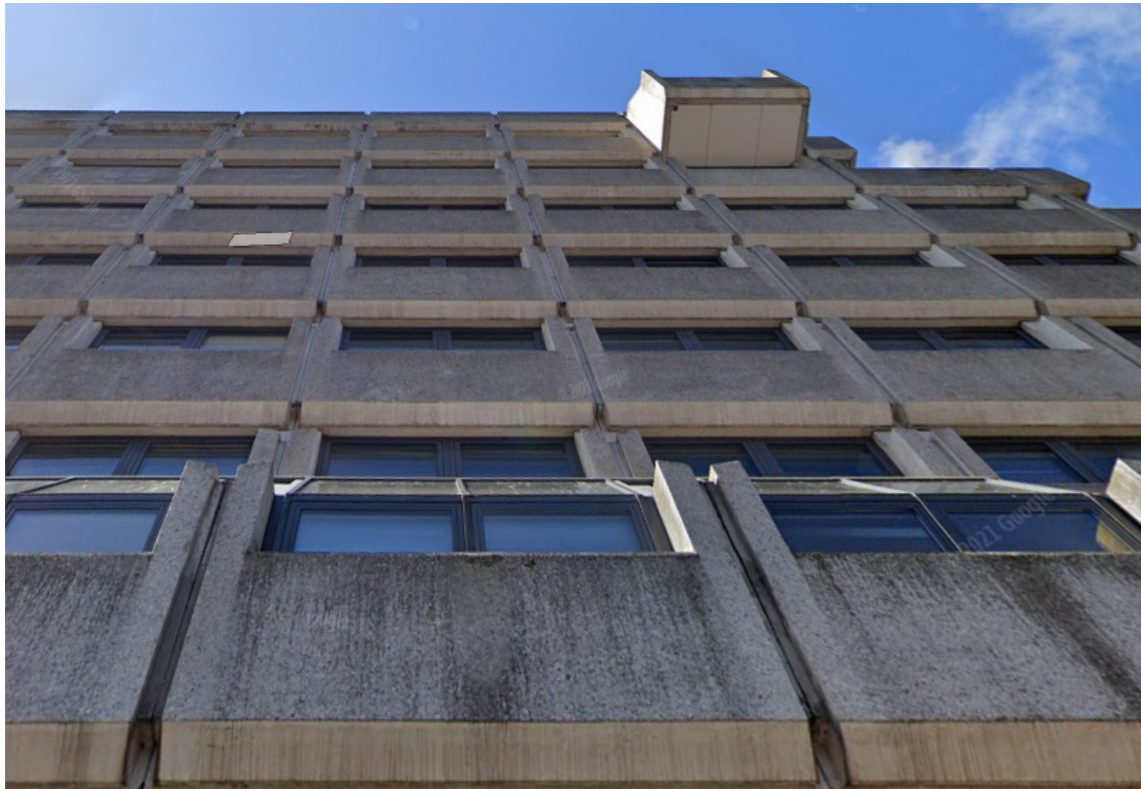
alterations



balconies



uninviting plinth



concrete decay



south facade

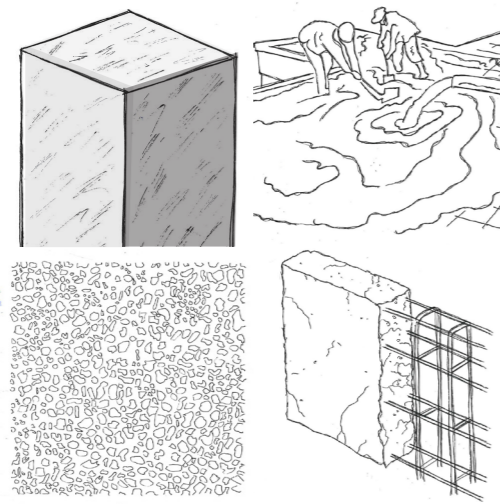
**RESEARCH OUTCOMES**

architectural aesthetics = makeability

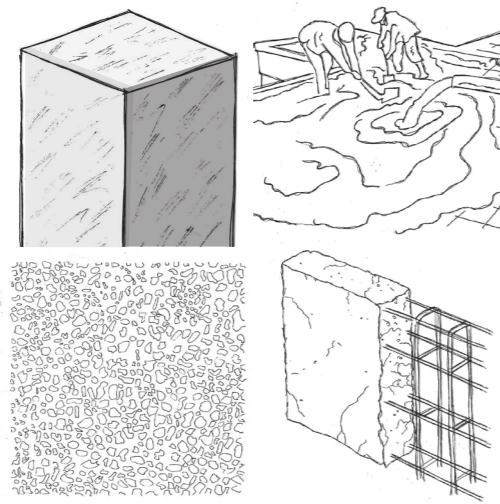


© choinowski

bellevue, architectenbureau horsnstra verschoor key, the hague

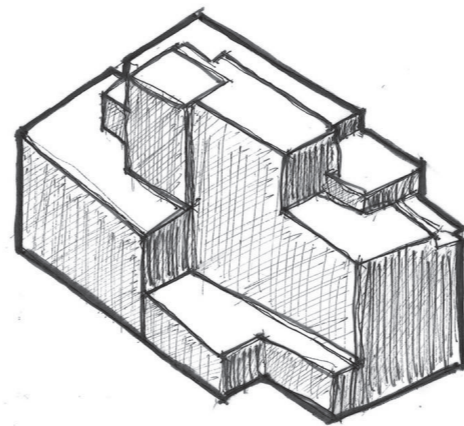


**MATERIALITY**  
concrete, facade and  
structure, in-situ and  
prefabricated



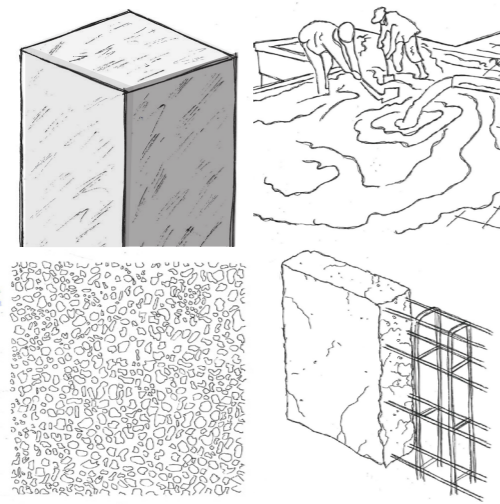
**MATERIALITY**

concrete, facade and structure, in-situ and prefabricated



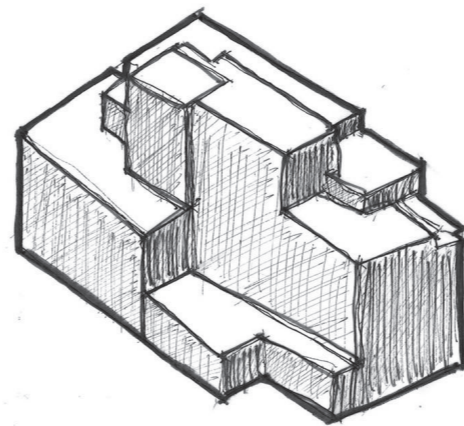
**SHAPE**

free-form monolithic sculpture



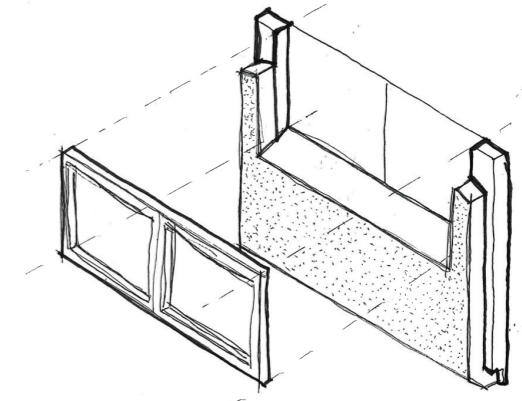
**MATERIALITY**

concrete, facade and structure, in-situ and prefabricated



**SHAPE**

free-form monolithic sculpture

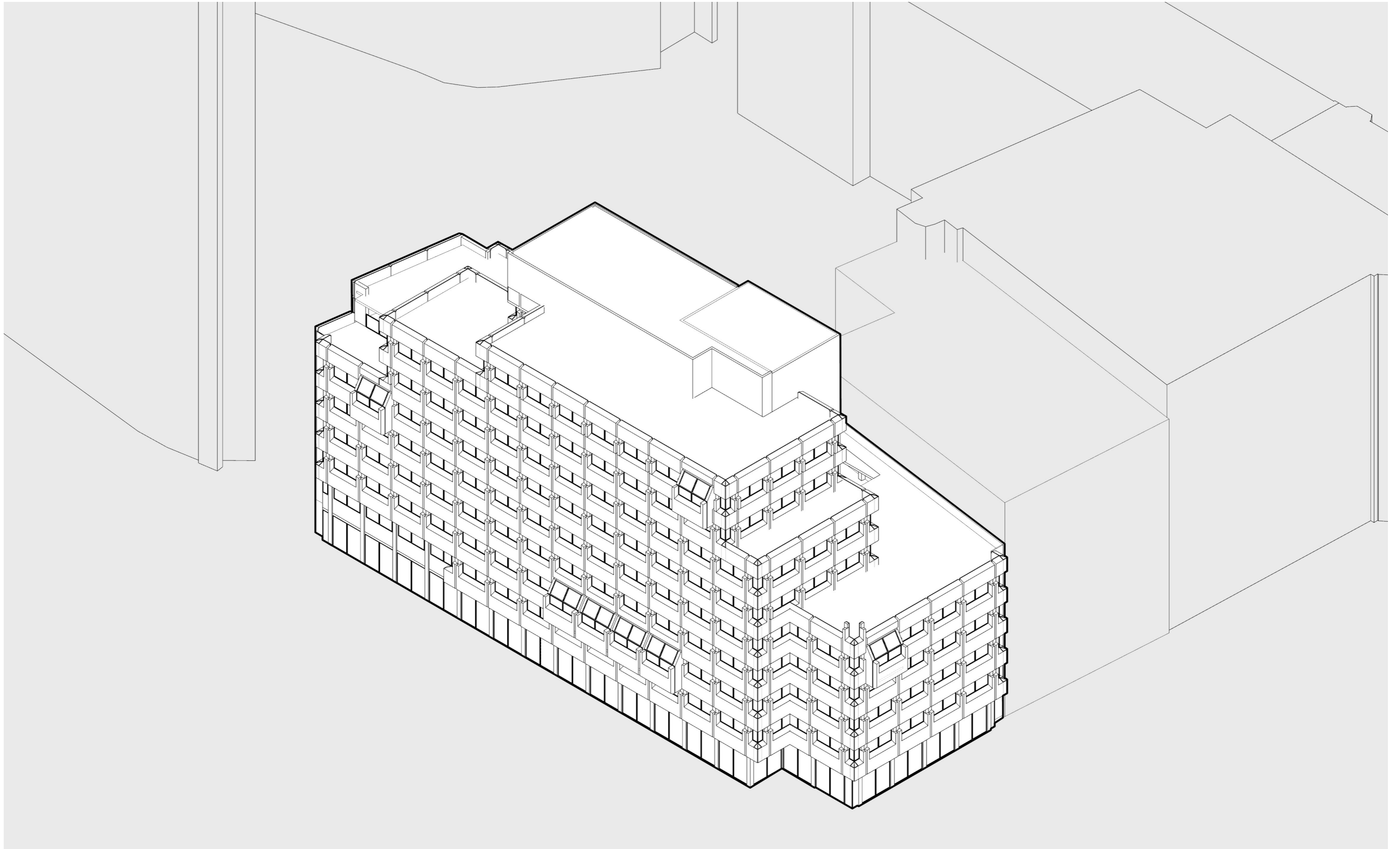


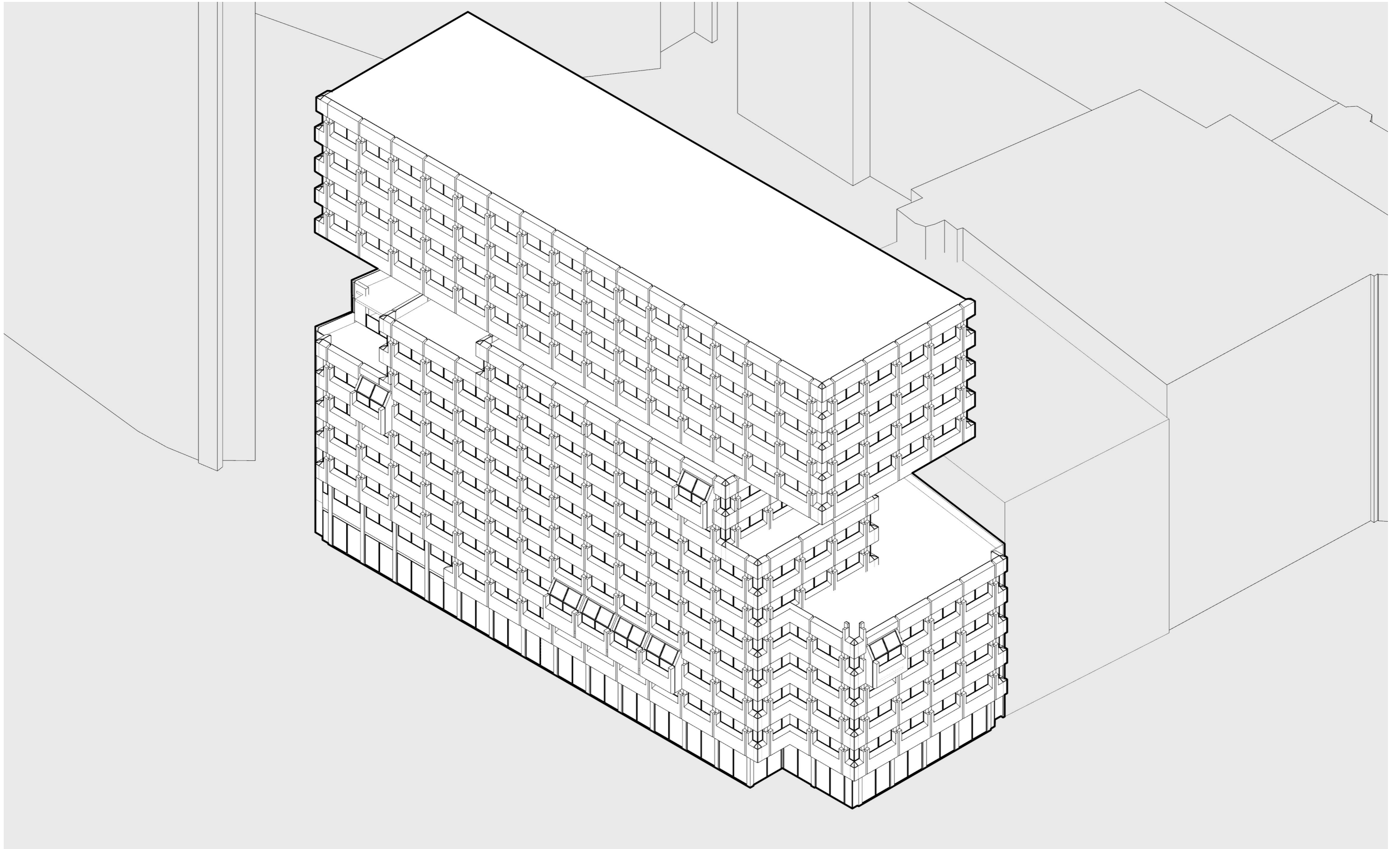
**FACADE**

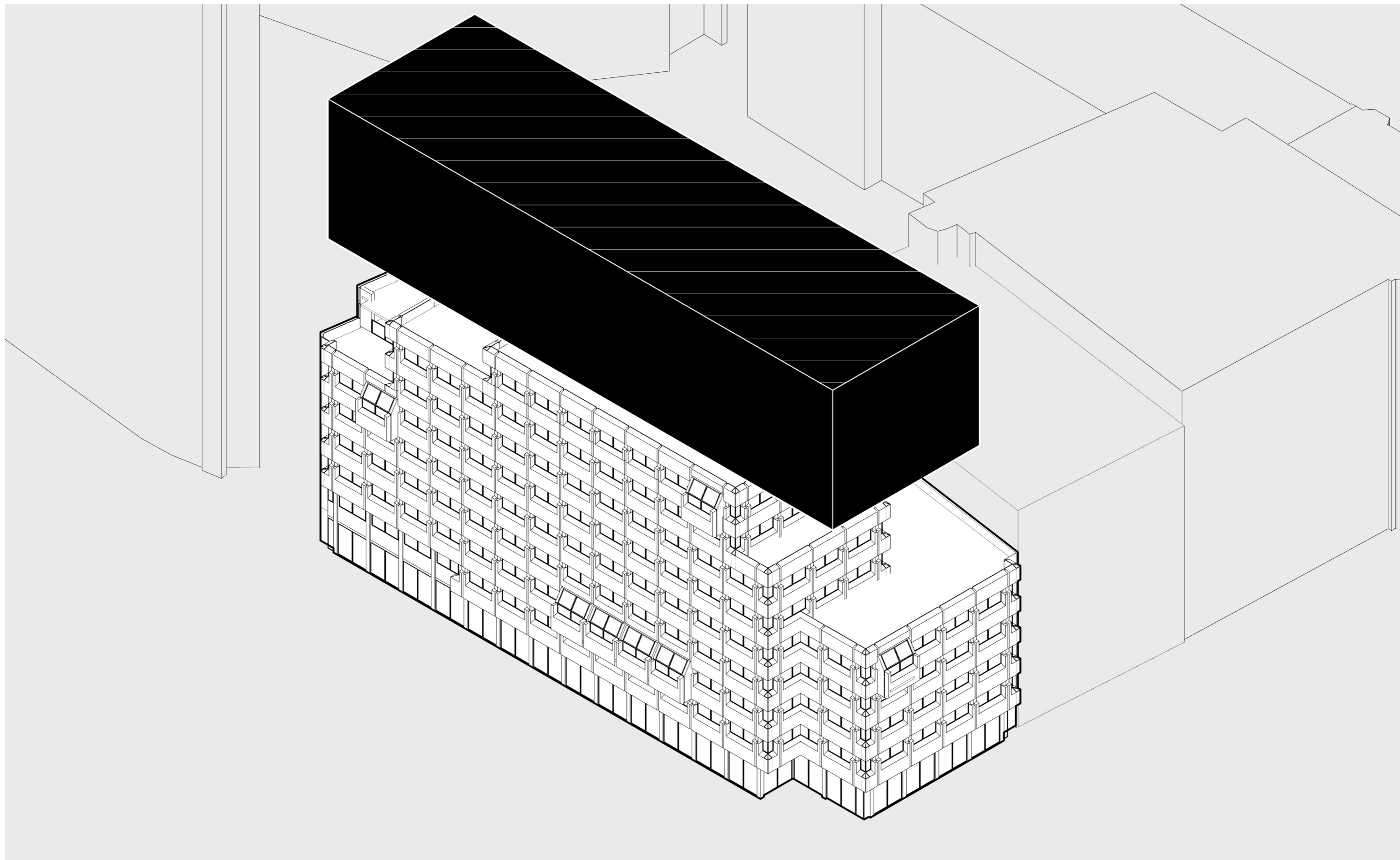
prefabricated elements, surface modification

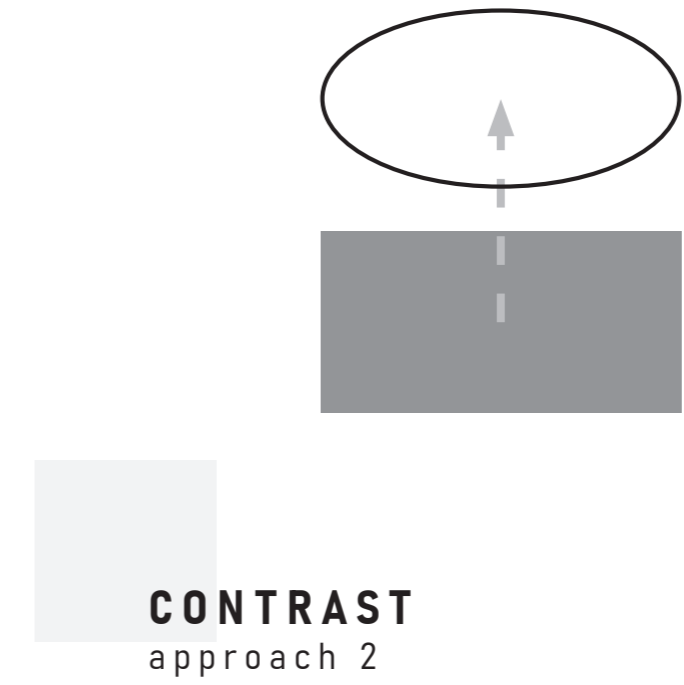
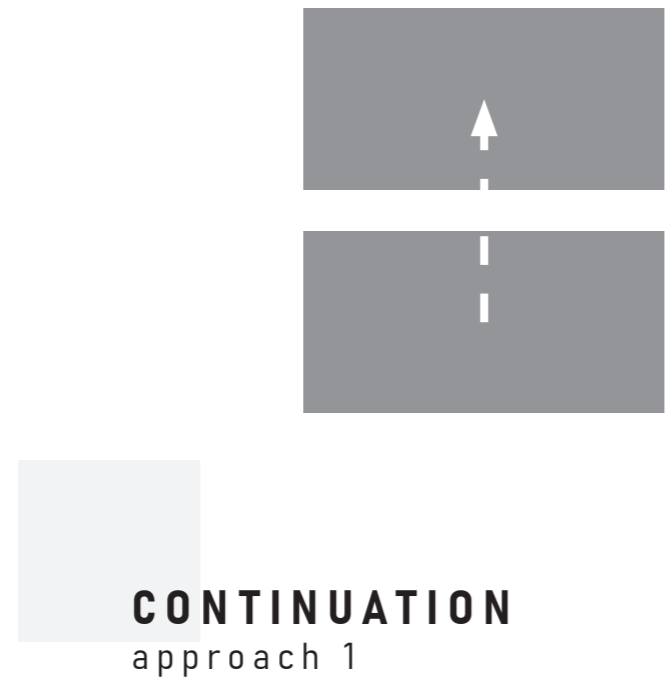
**.03**  
DESIGN

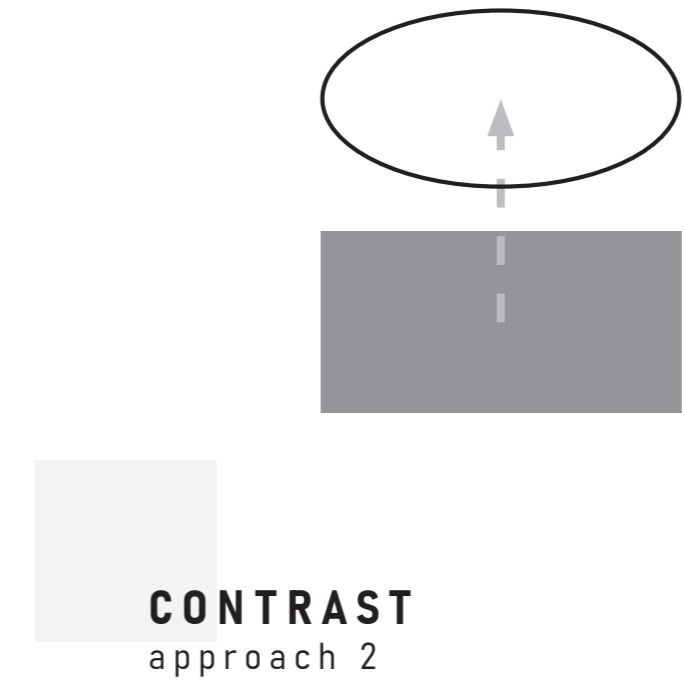
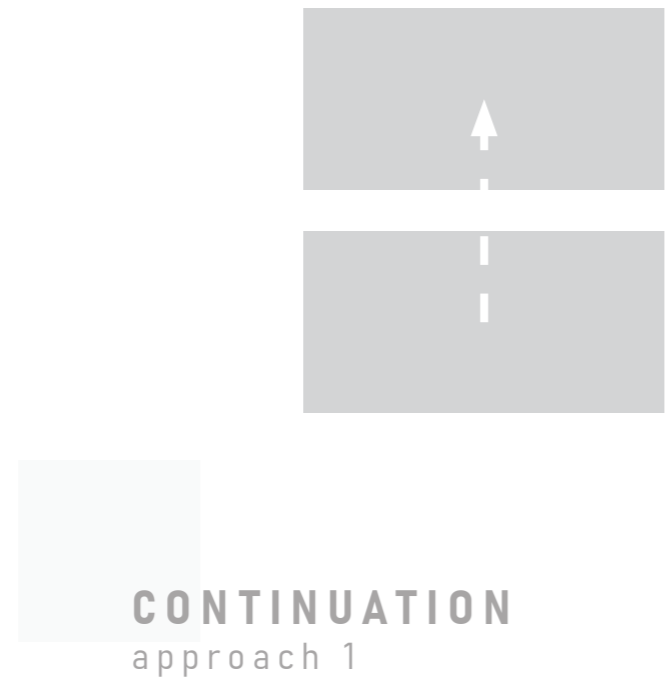
**CONCEPT**

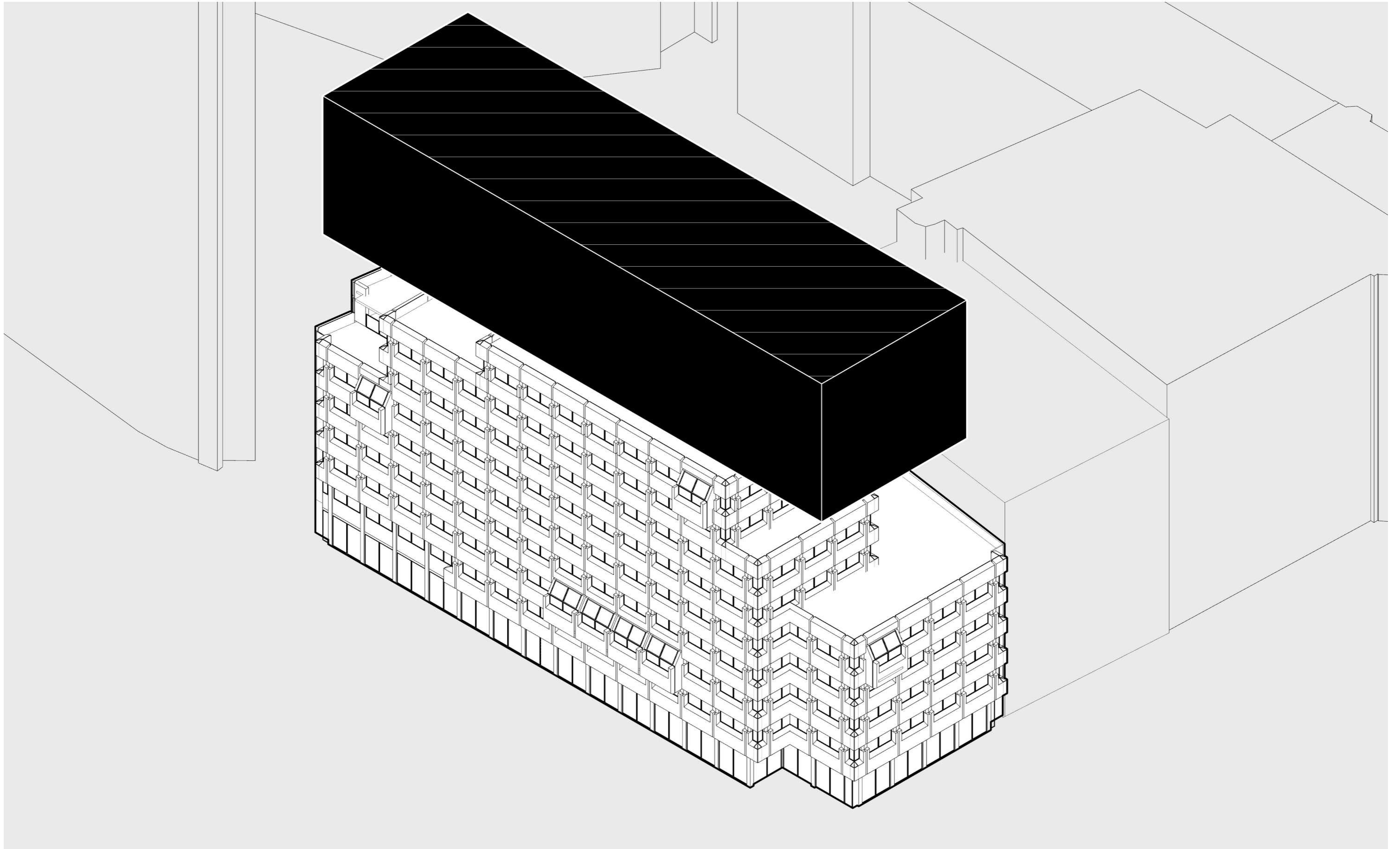


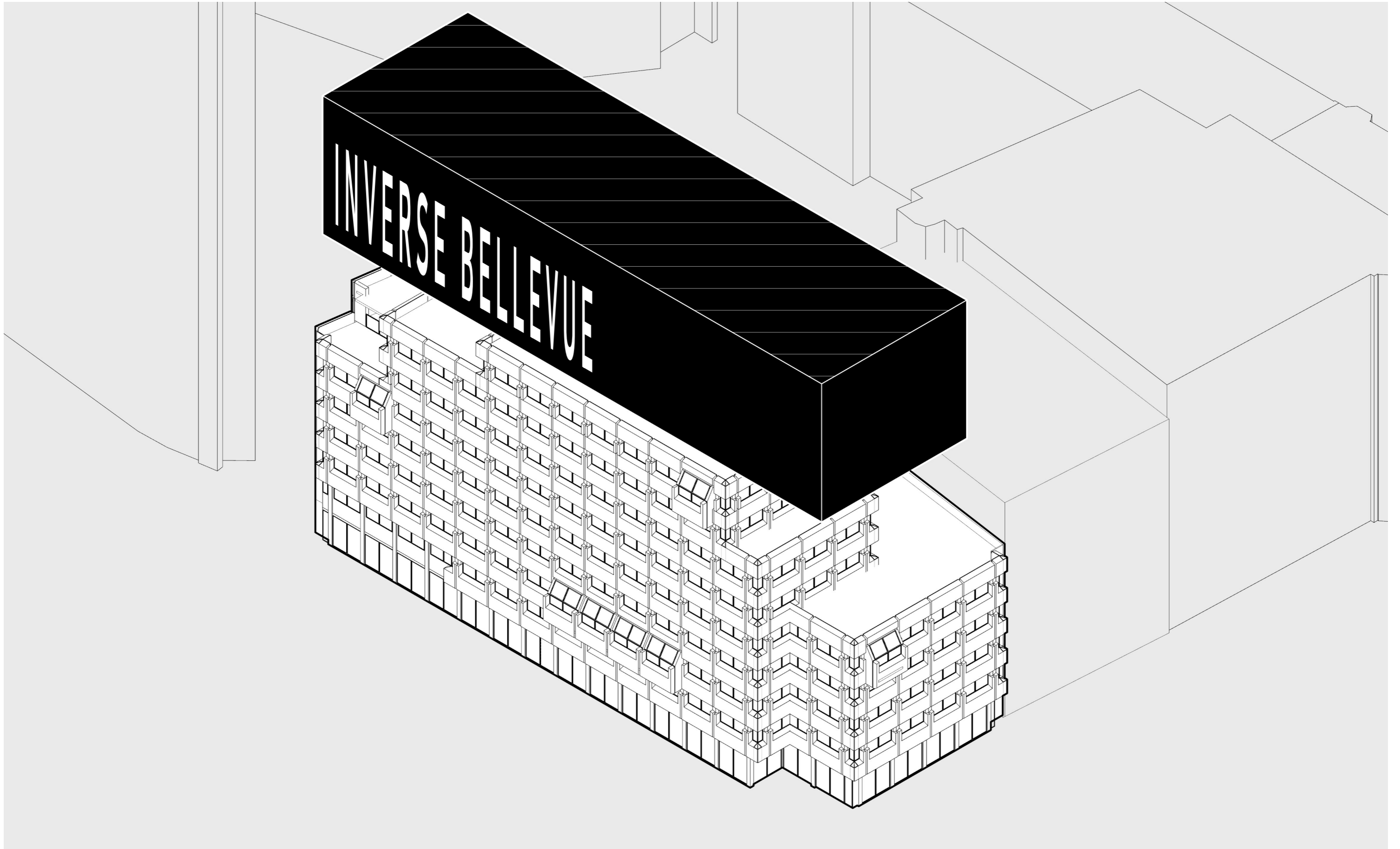


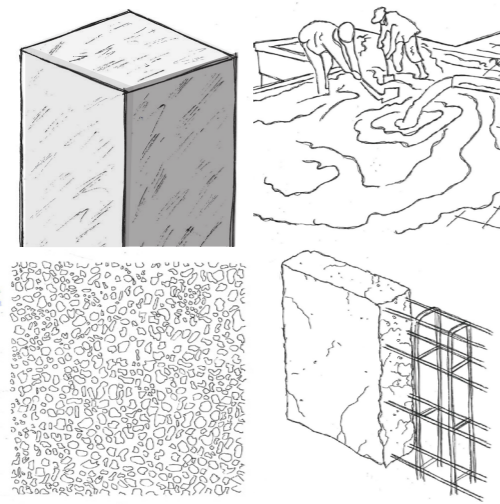




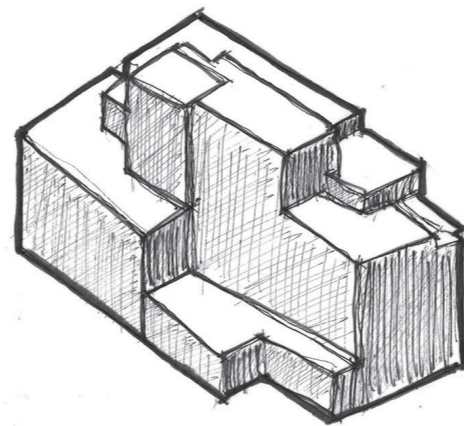




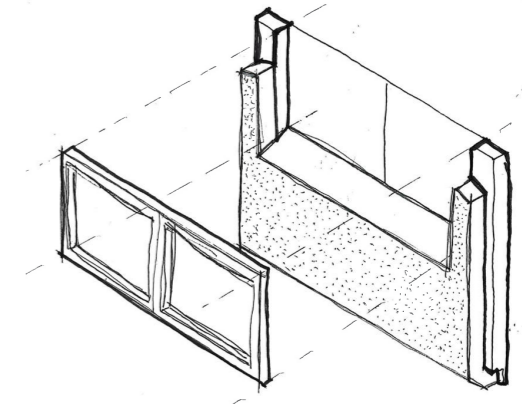




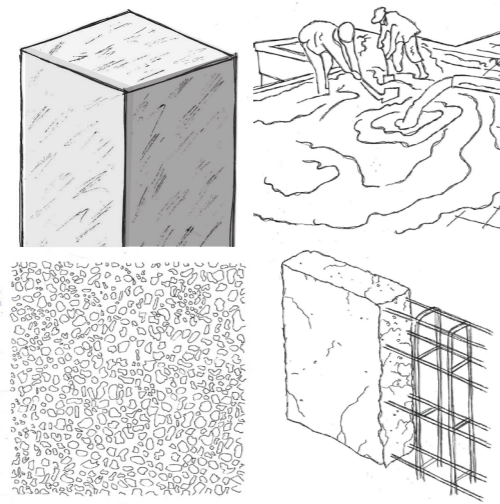
**1. INVERSE MATERIALITY**



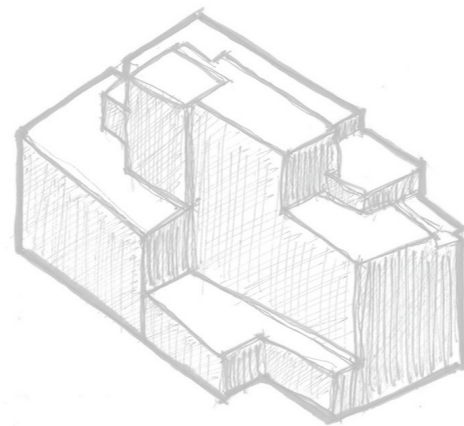
**2. INVERSE SHAPE**



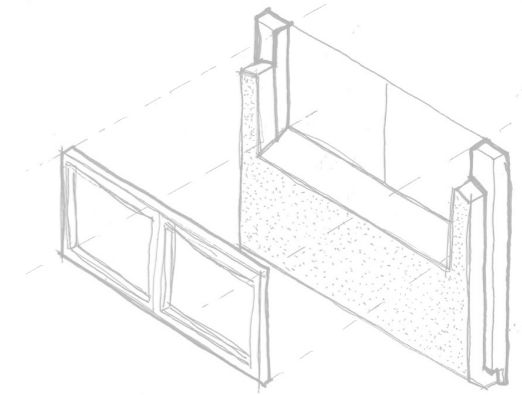
**3. INVERSE FACADE**



**1. INVERSE MATERIALITY**



**2. INVERSE SHAPE**



**3. INVERSE FACADE**

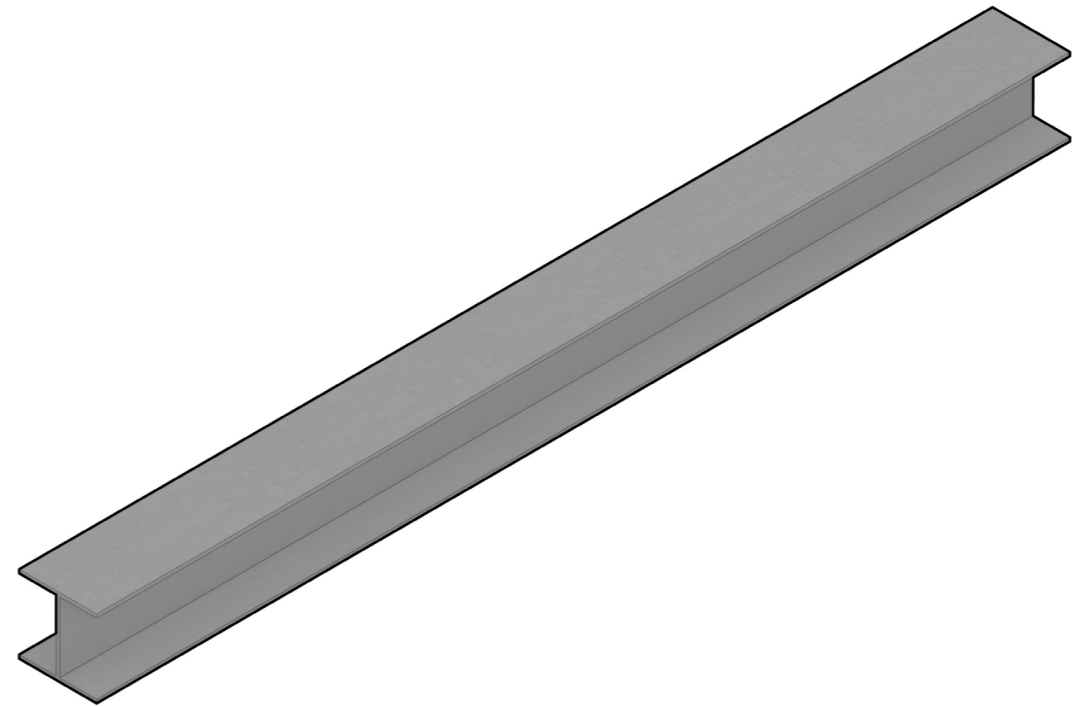


source

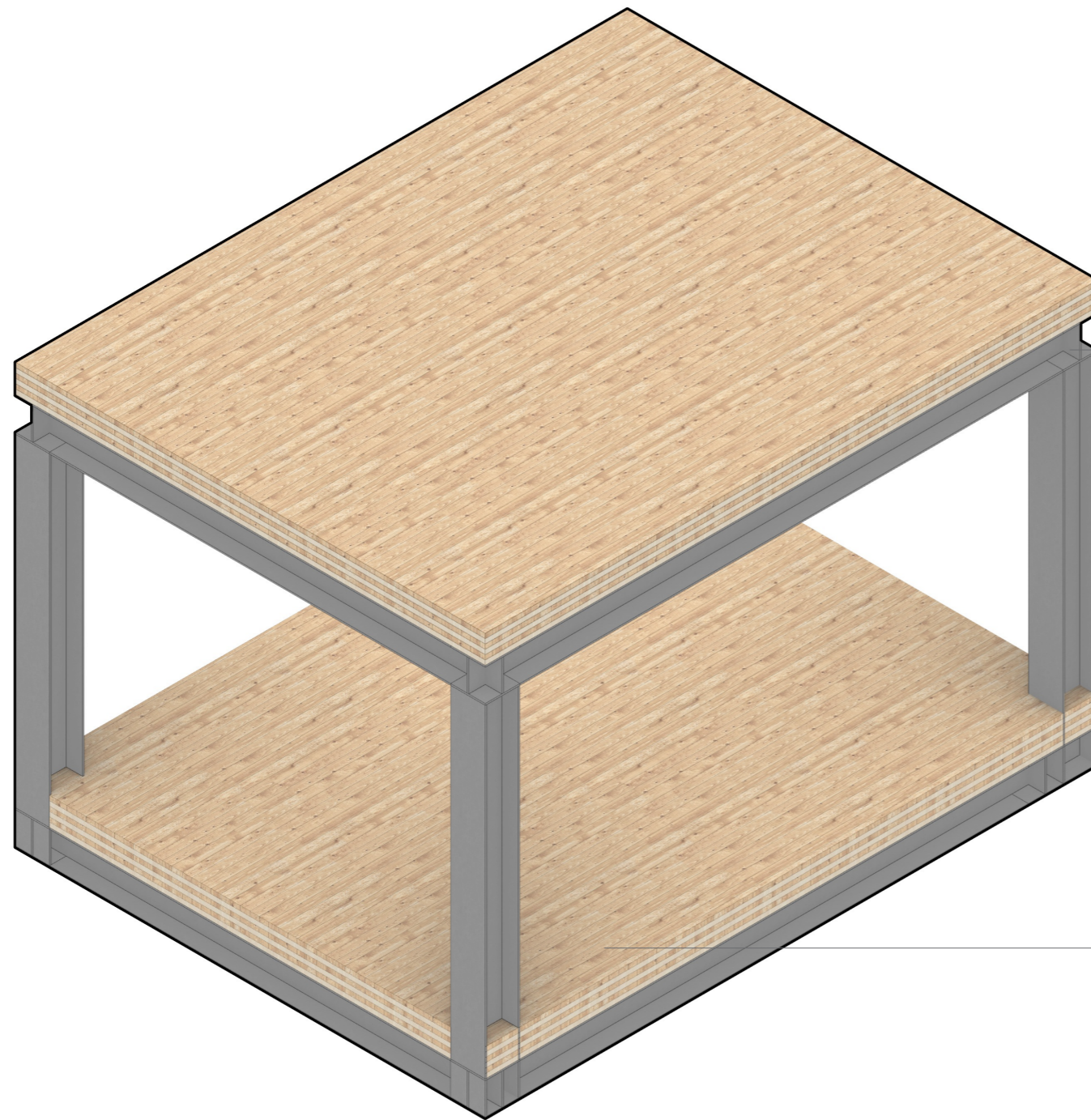
concrete construction



wood

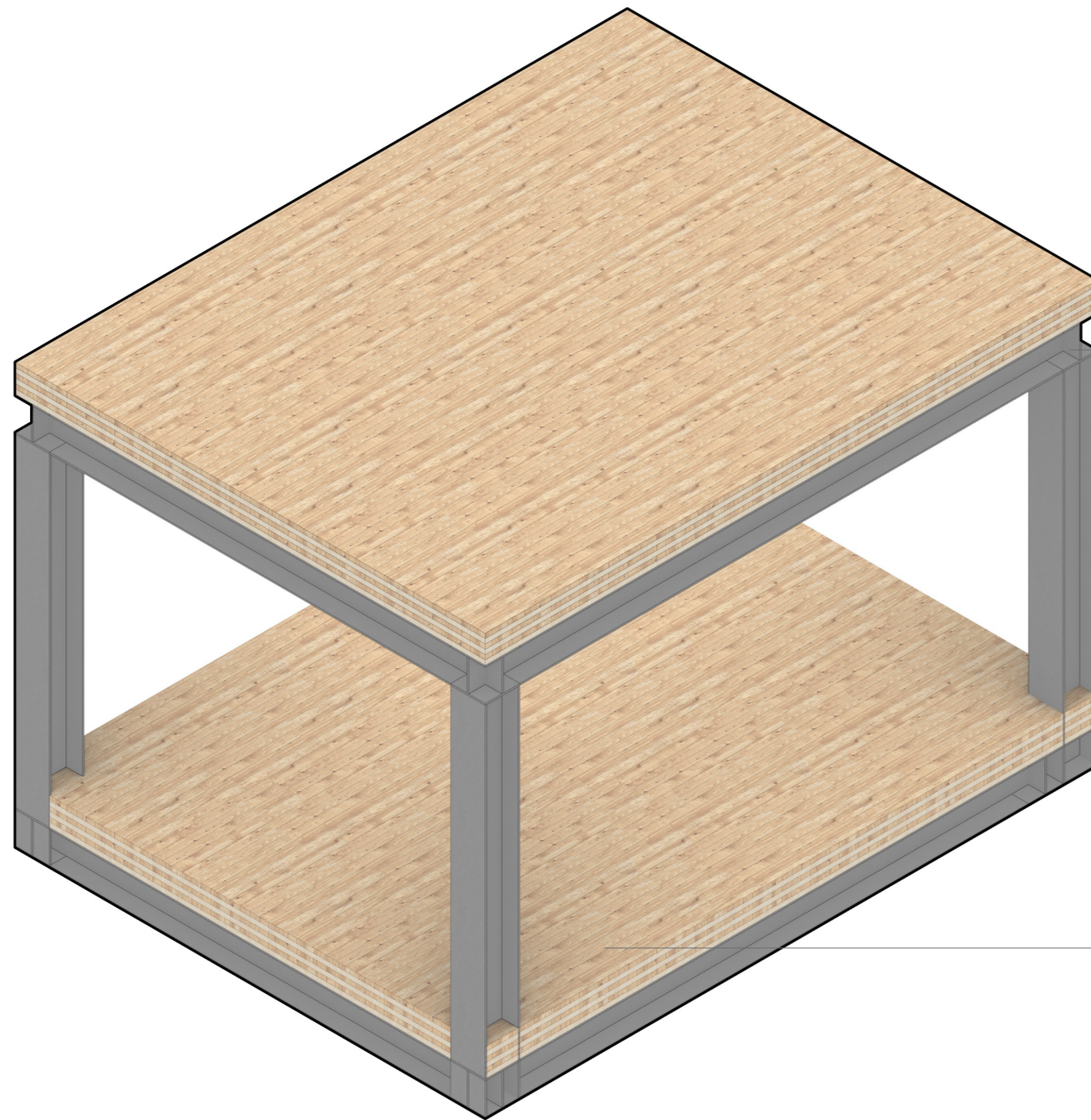


steel



**steel structure**  
columns and beams  
HEA 300  
raw, unpolished

**clt floor**  
wooden boards  
unpolished  
180 mm thick



**steel structure**



**clt floor**



**OPAQUE**

**HEAVY/ MASSIVE**

**MONOLITHIC**

**MATTE**

**ROUGH**

esthetical properties concrete

**CONCEPT**

inverse - materiality

**OPAQUE**

**TRANSPARENT**

**HEAVY/ MASSIVE**

**VISUALLY LIGHT**

**MONOLITHIC**

**LAYERED**

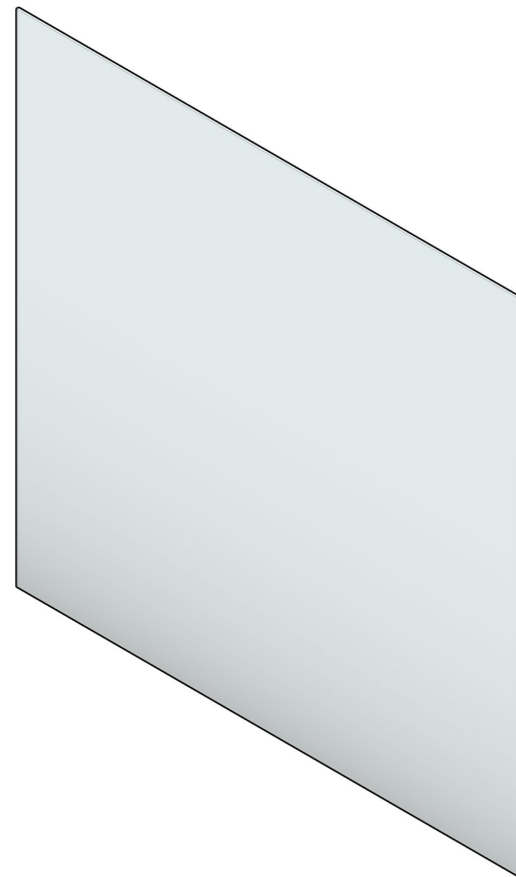
**MATTE**

**REFLECTIVE**

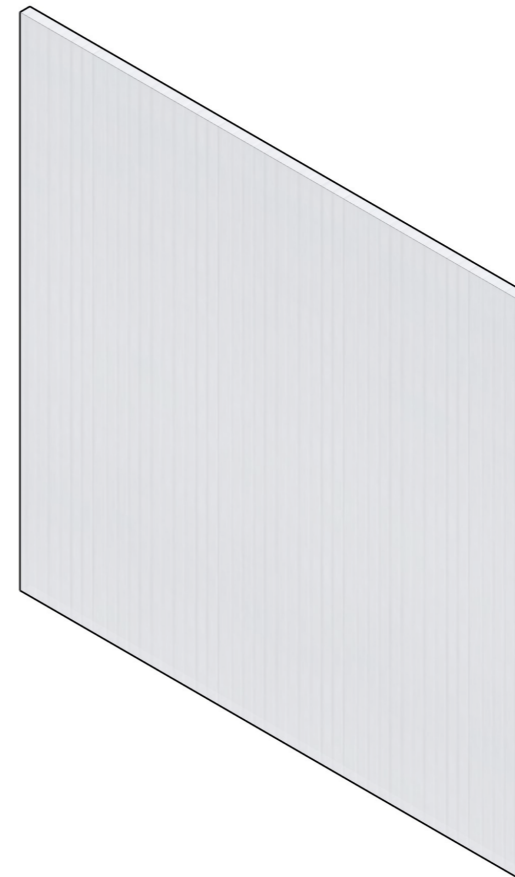
**ROUGH**

**SMOOTH**

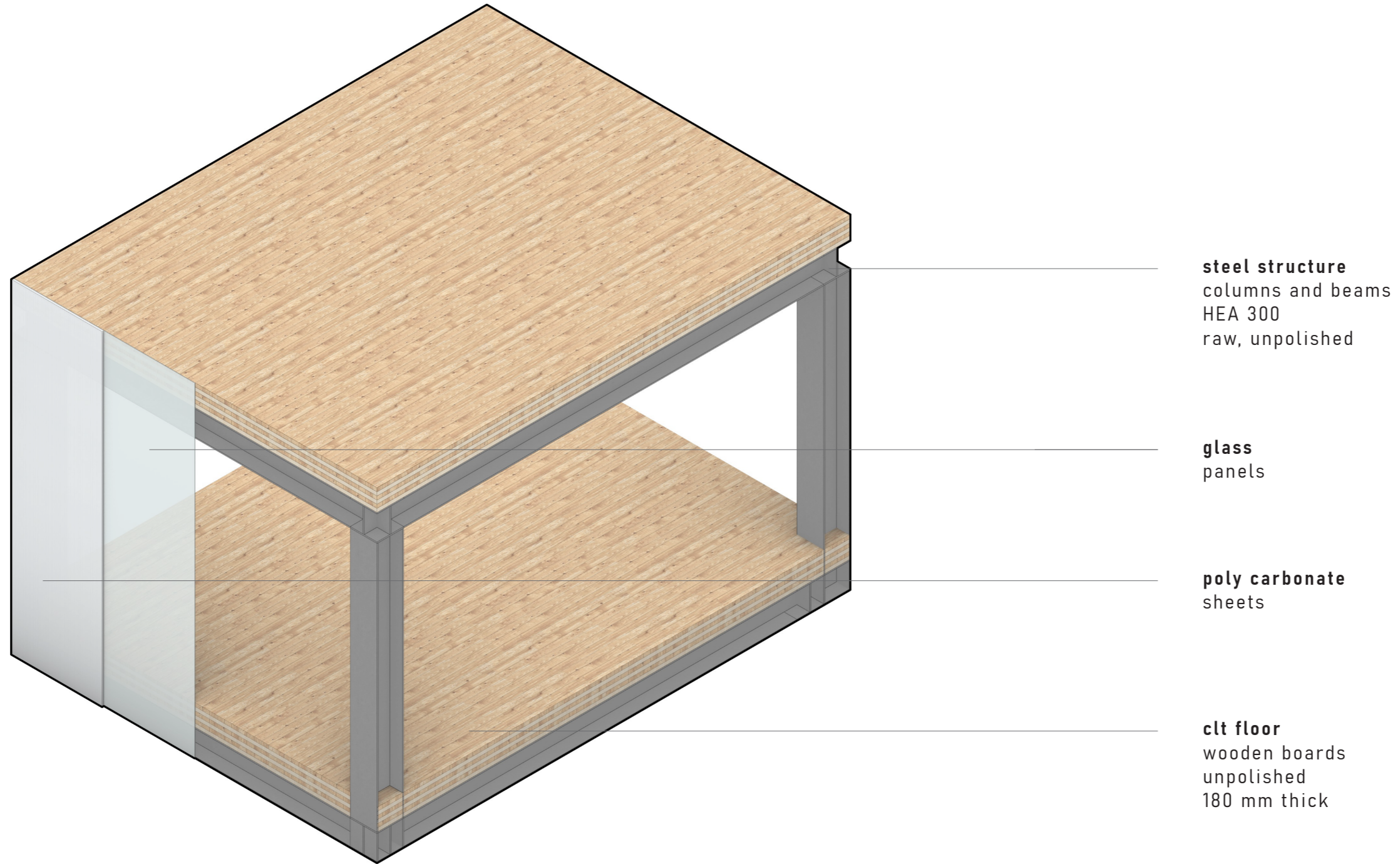
contrasting aesthetical properties concrete

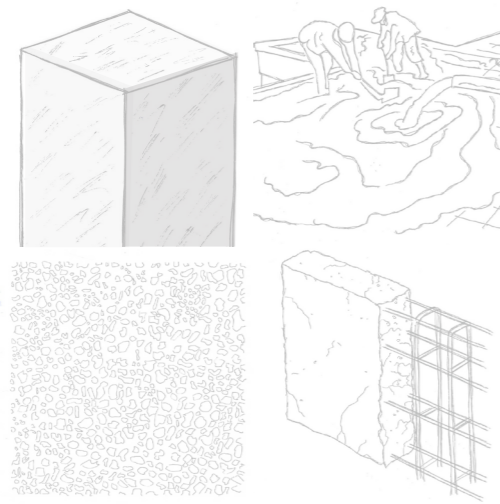


glass

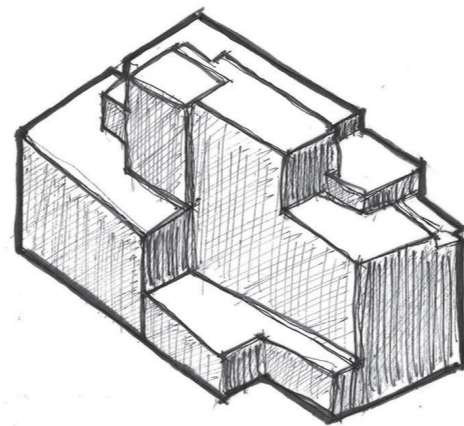


polycarbonate

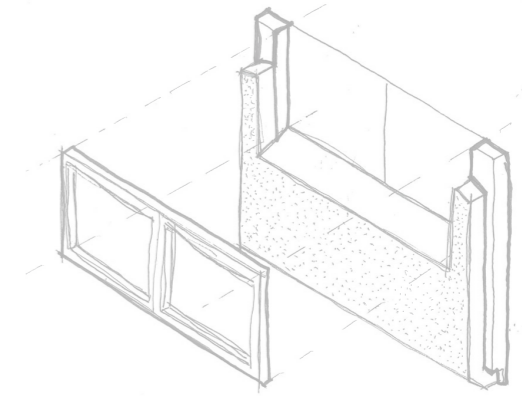




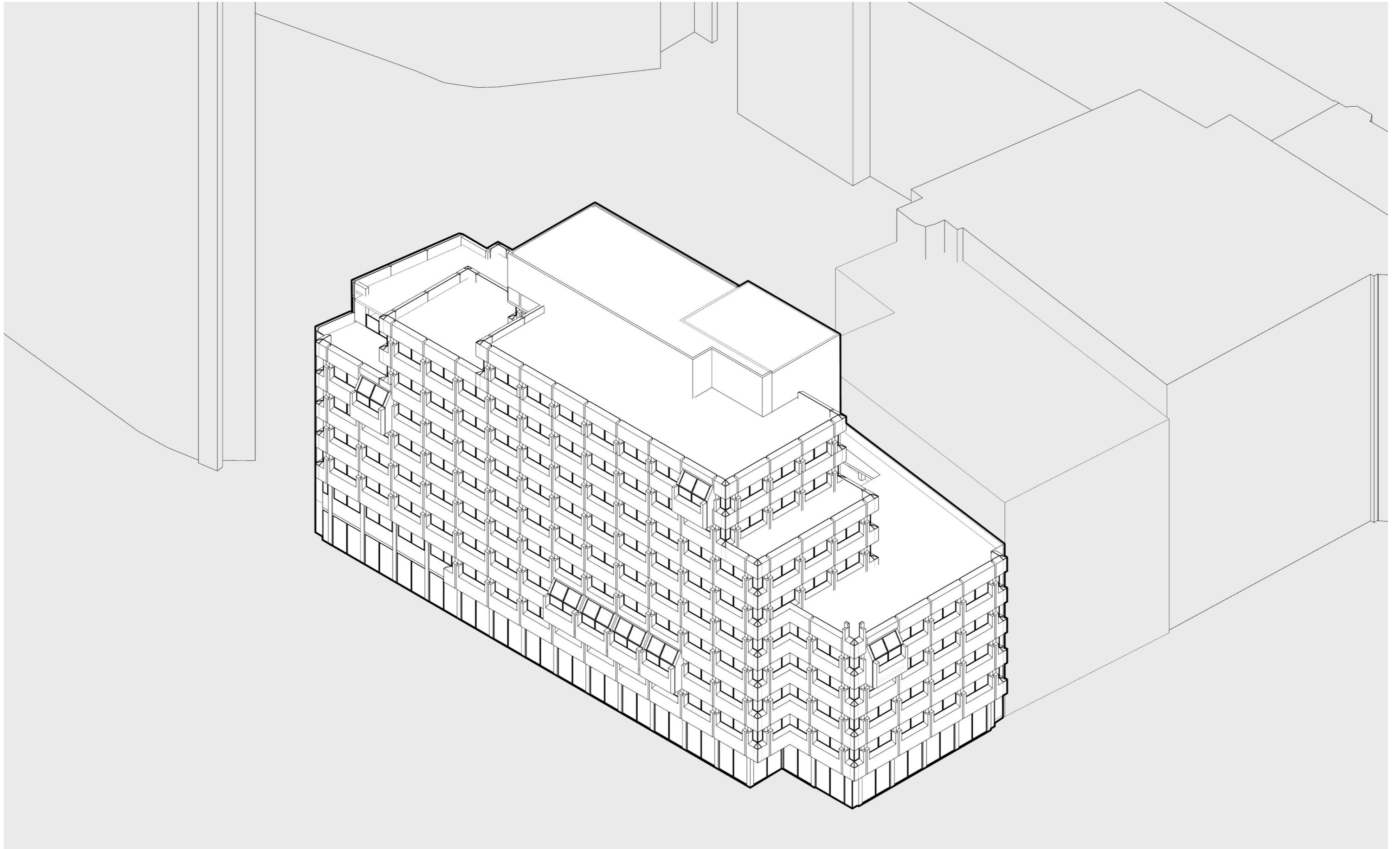
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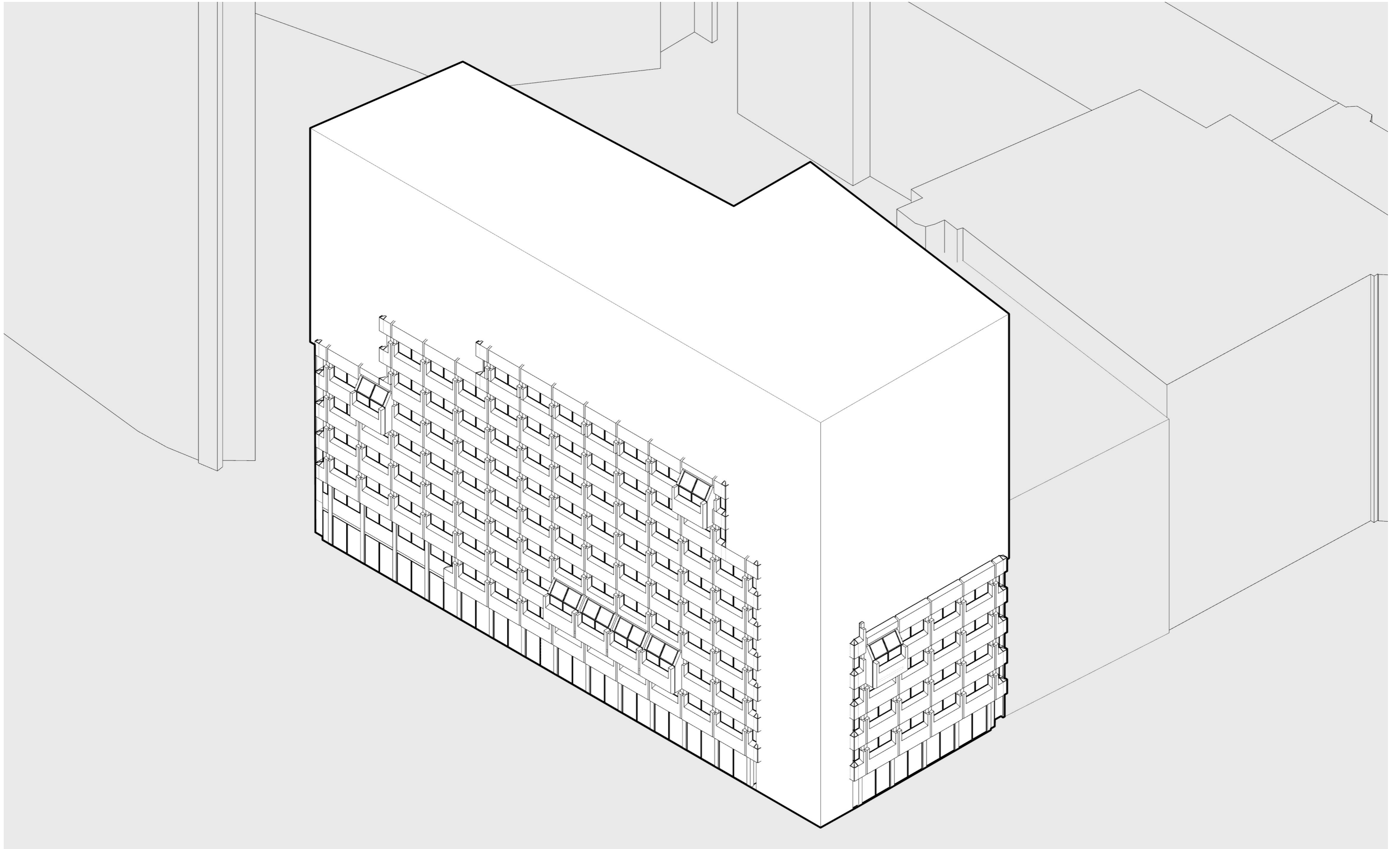


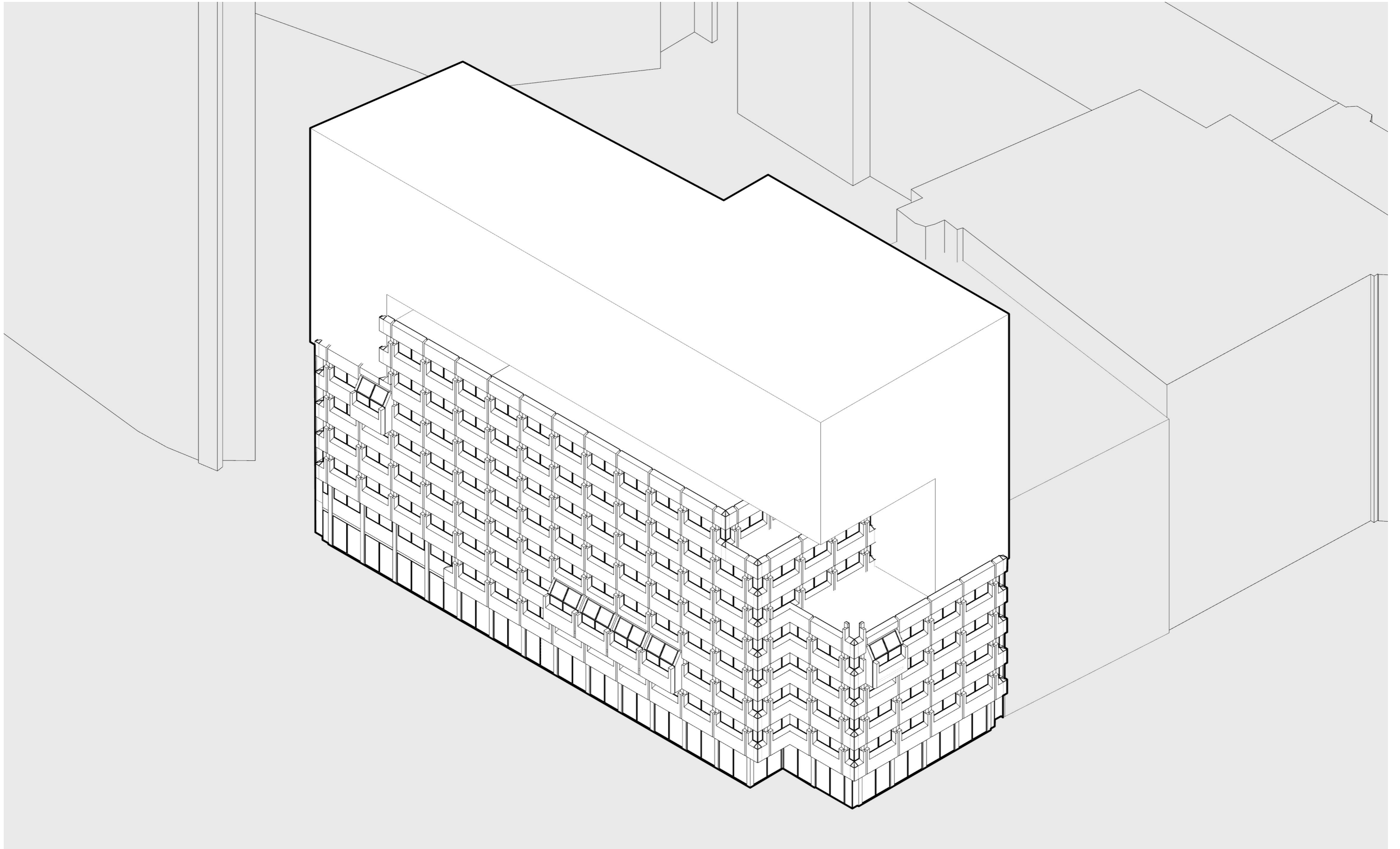
**2. INVERSE SHAPE**

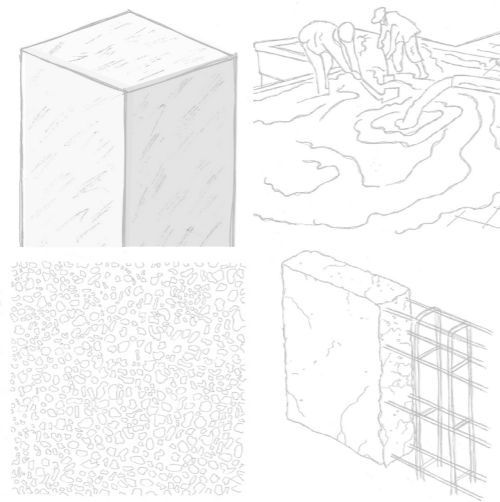


**3. INVERSE FACADE**

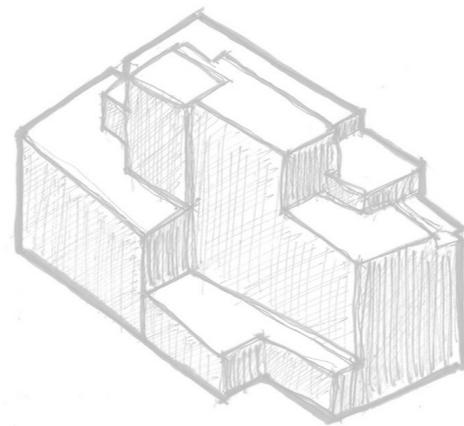




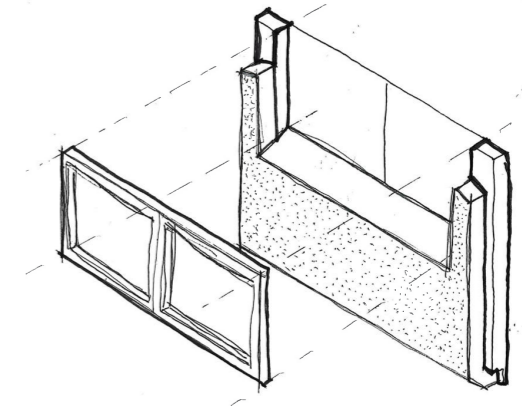




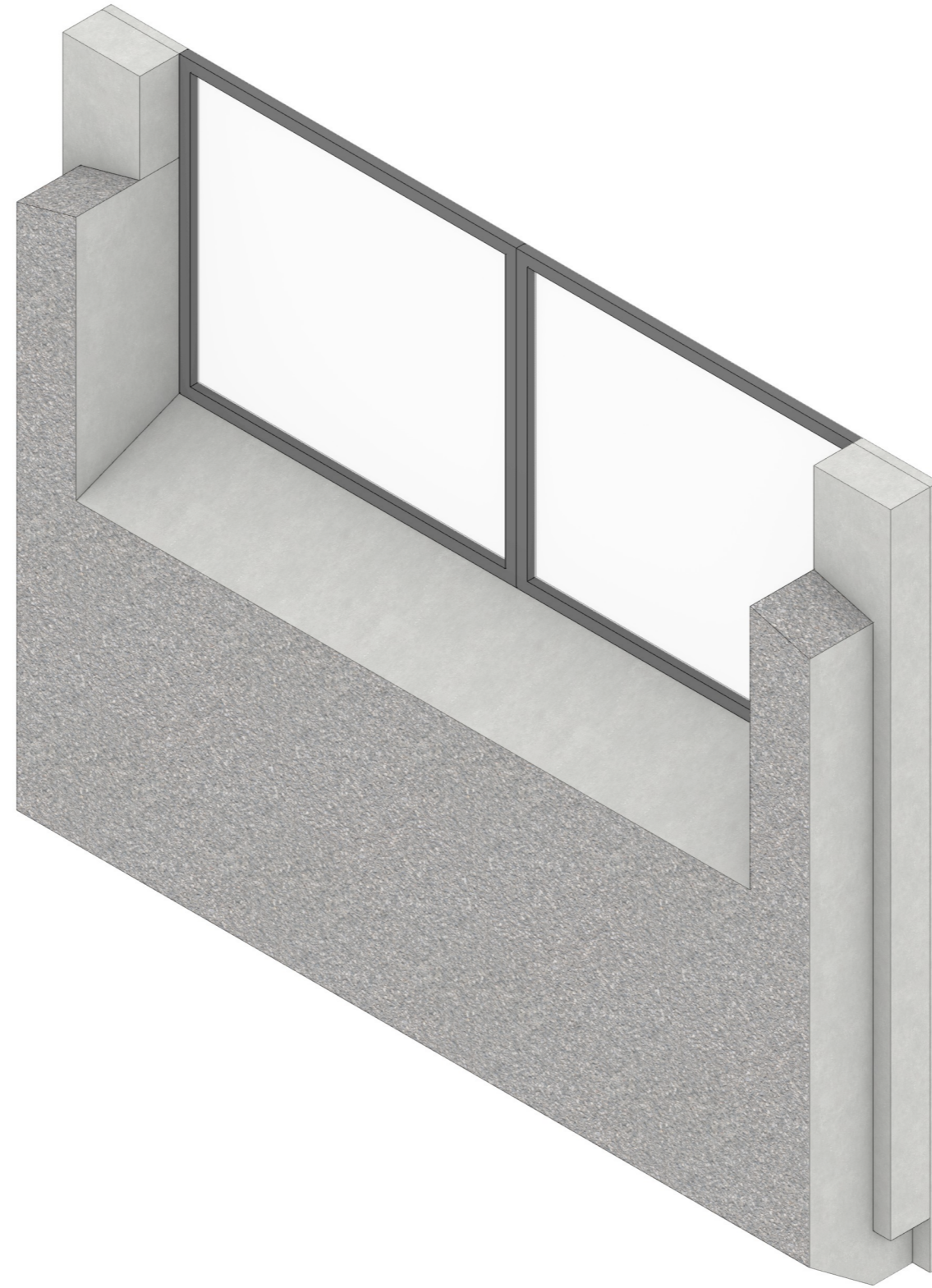
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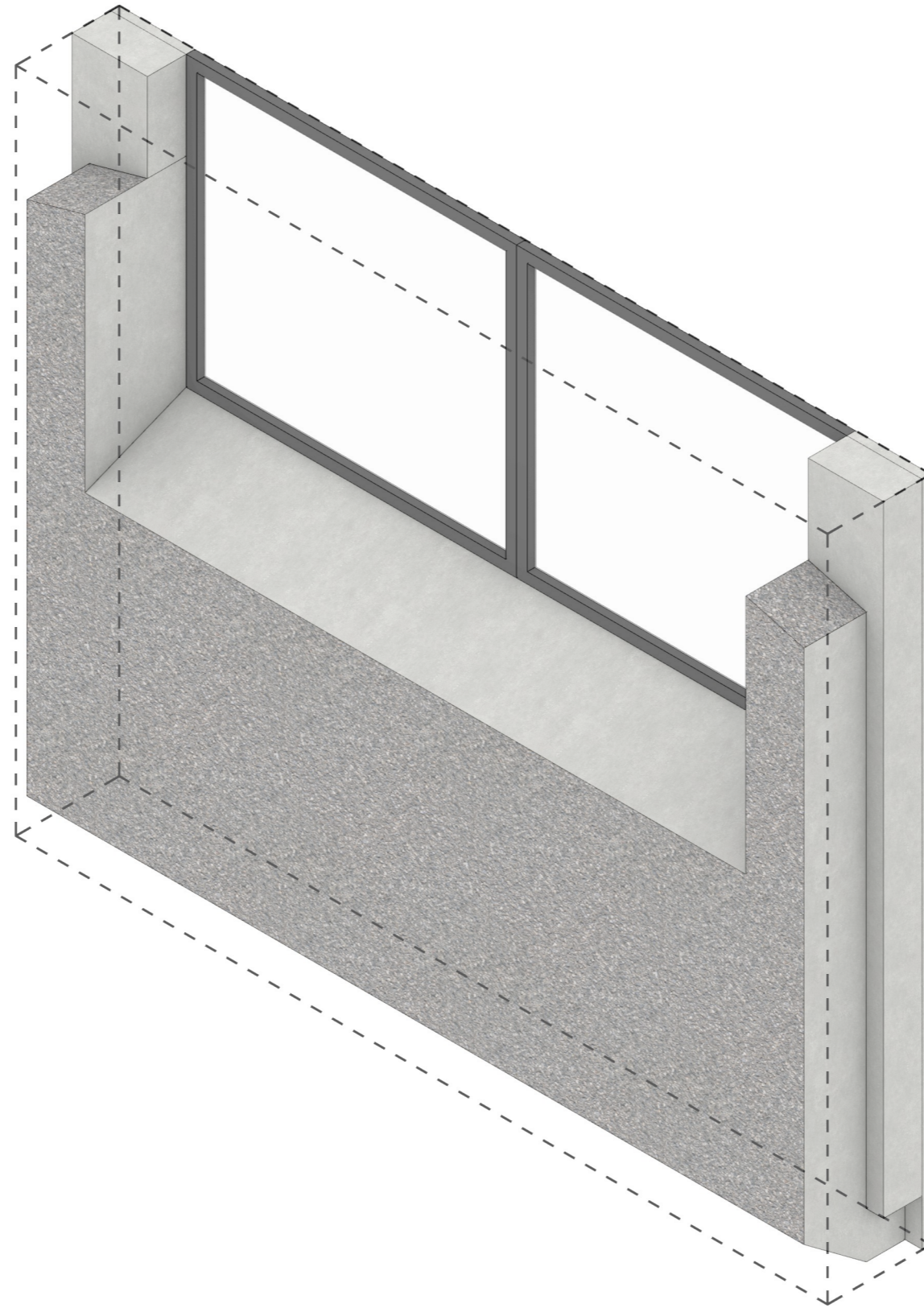


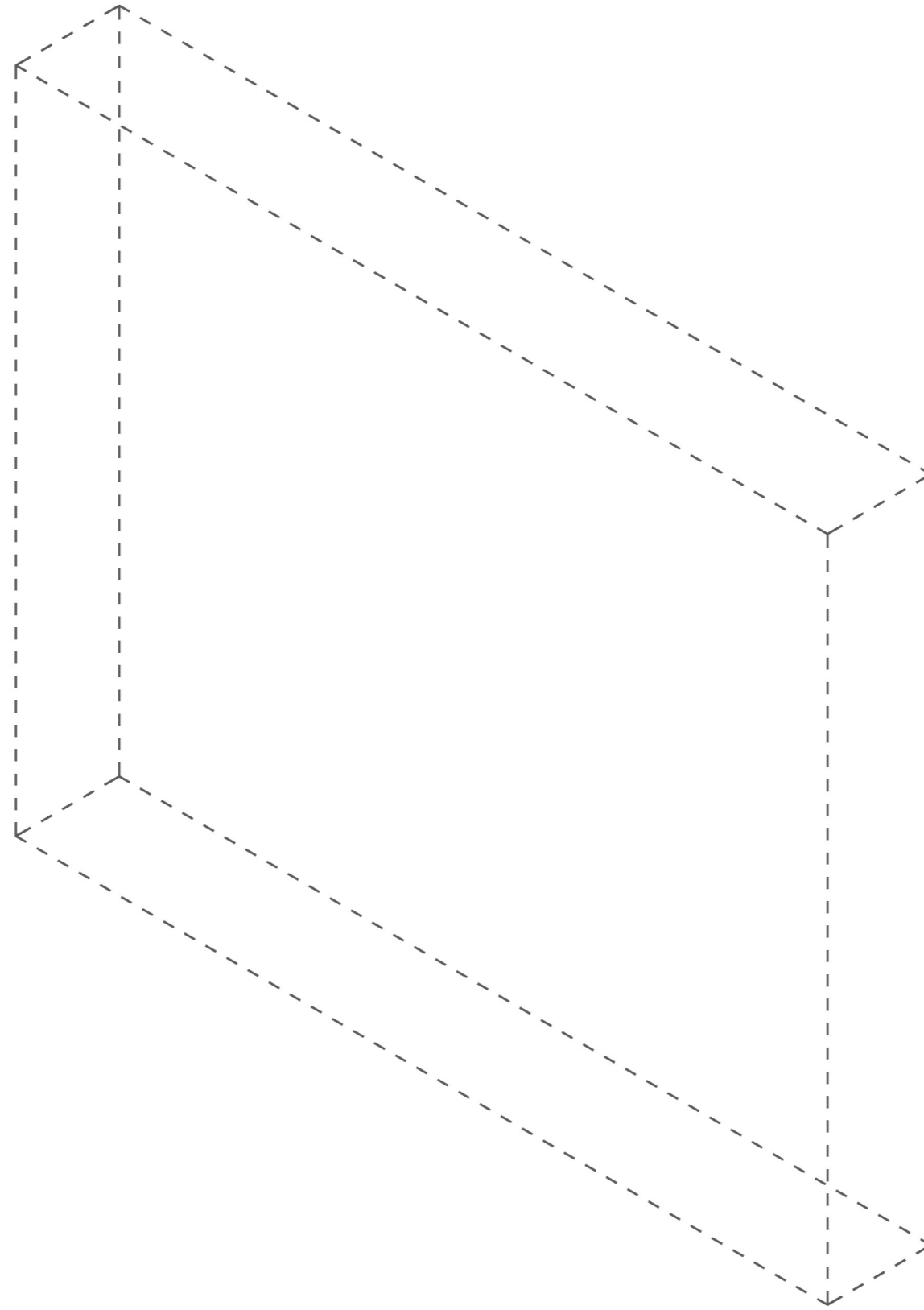
**2. INVERSE SHAPE**



**3. INVERSE FACADE**



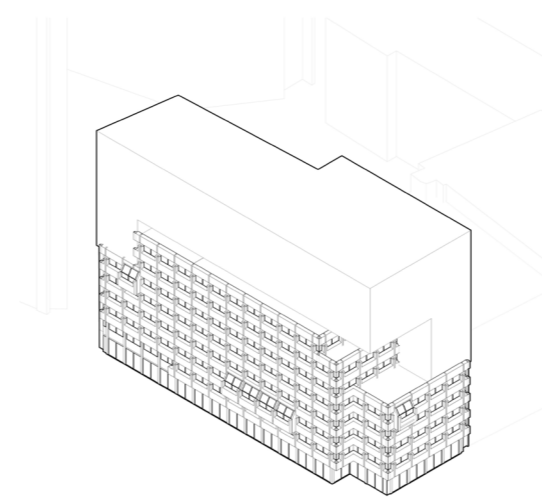








**1. MATERIALITY**



**2. SHAPE**



**3. FACADE**

**PROGRAM**



© rijnboutt

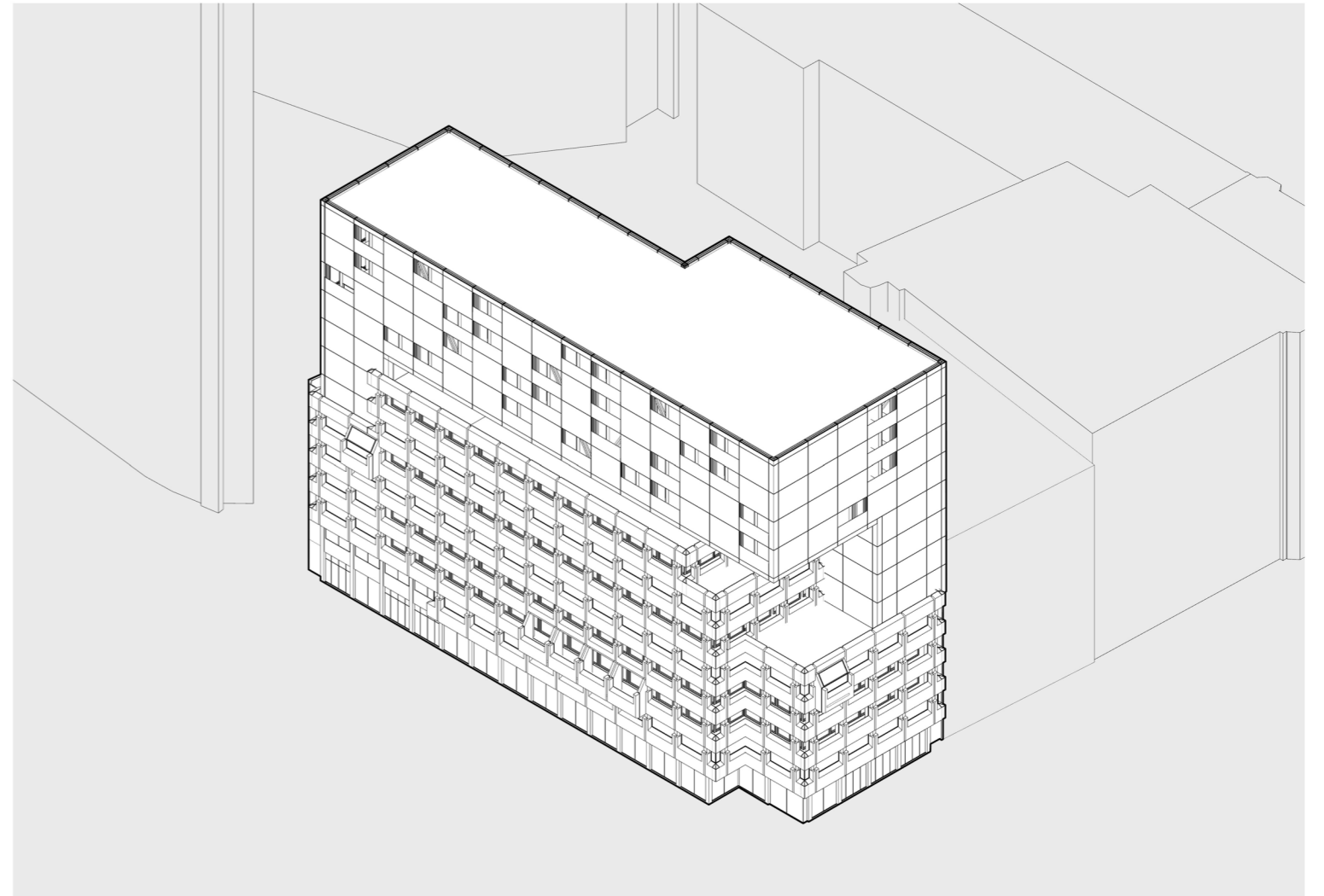
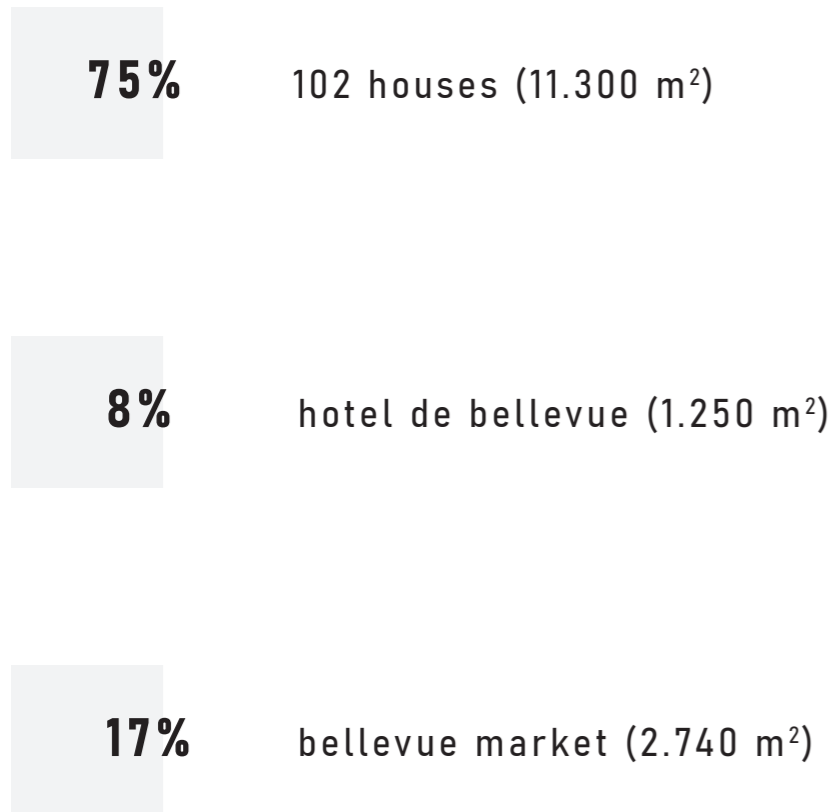
**75%** 1.200 houses (30% social housing)

**25%** 28.000 m2 offices

**1,5%** shops, restaurants and facilities (on plinth)

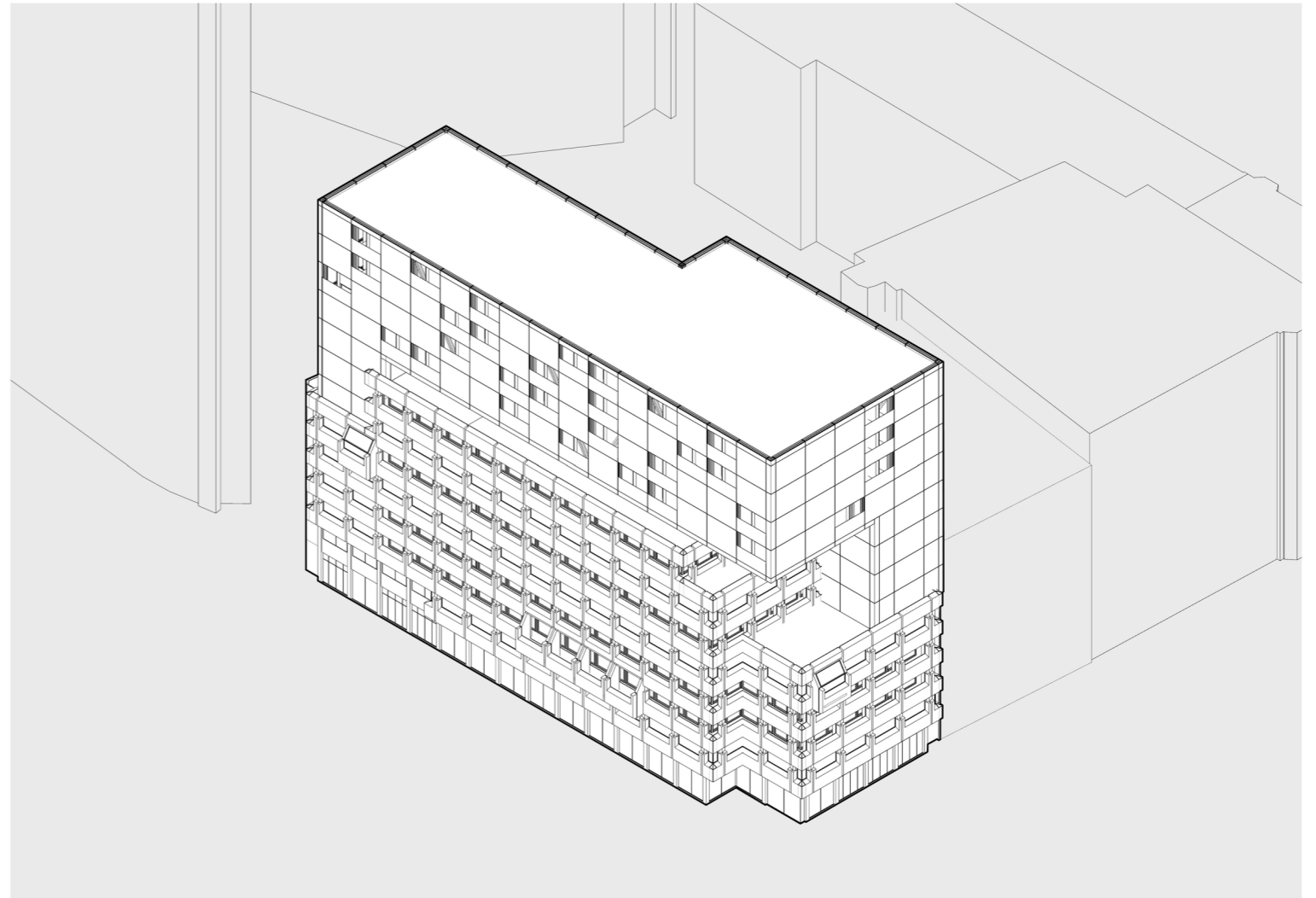
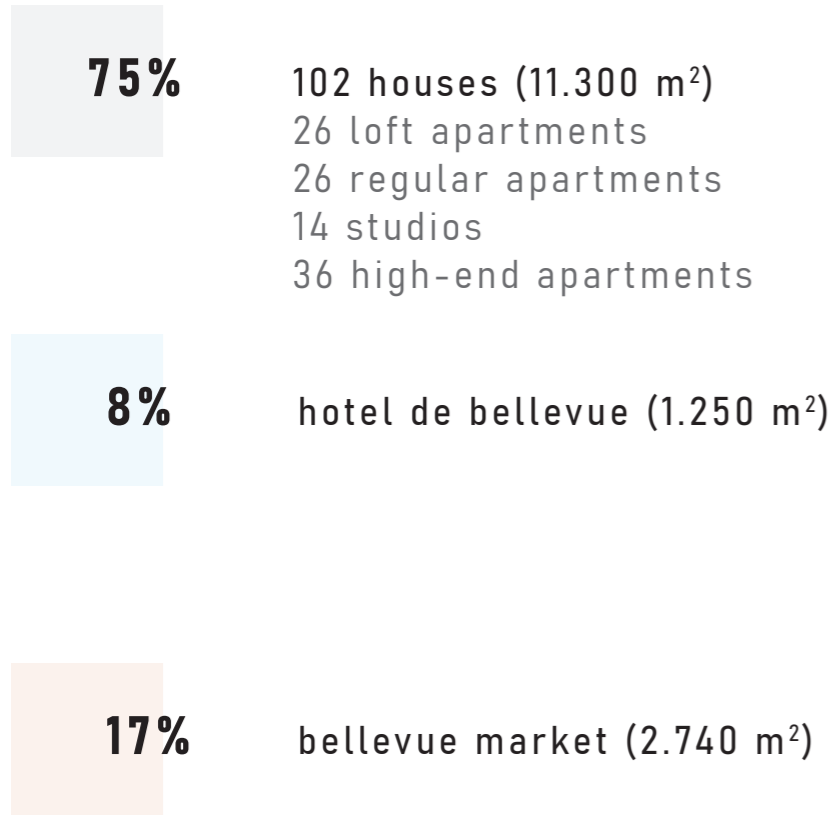


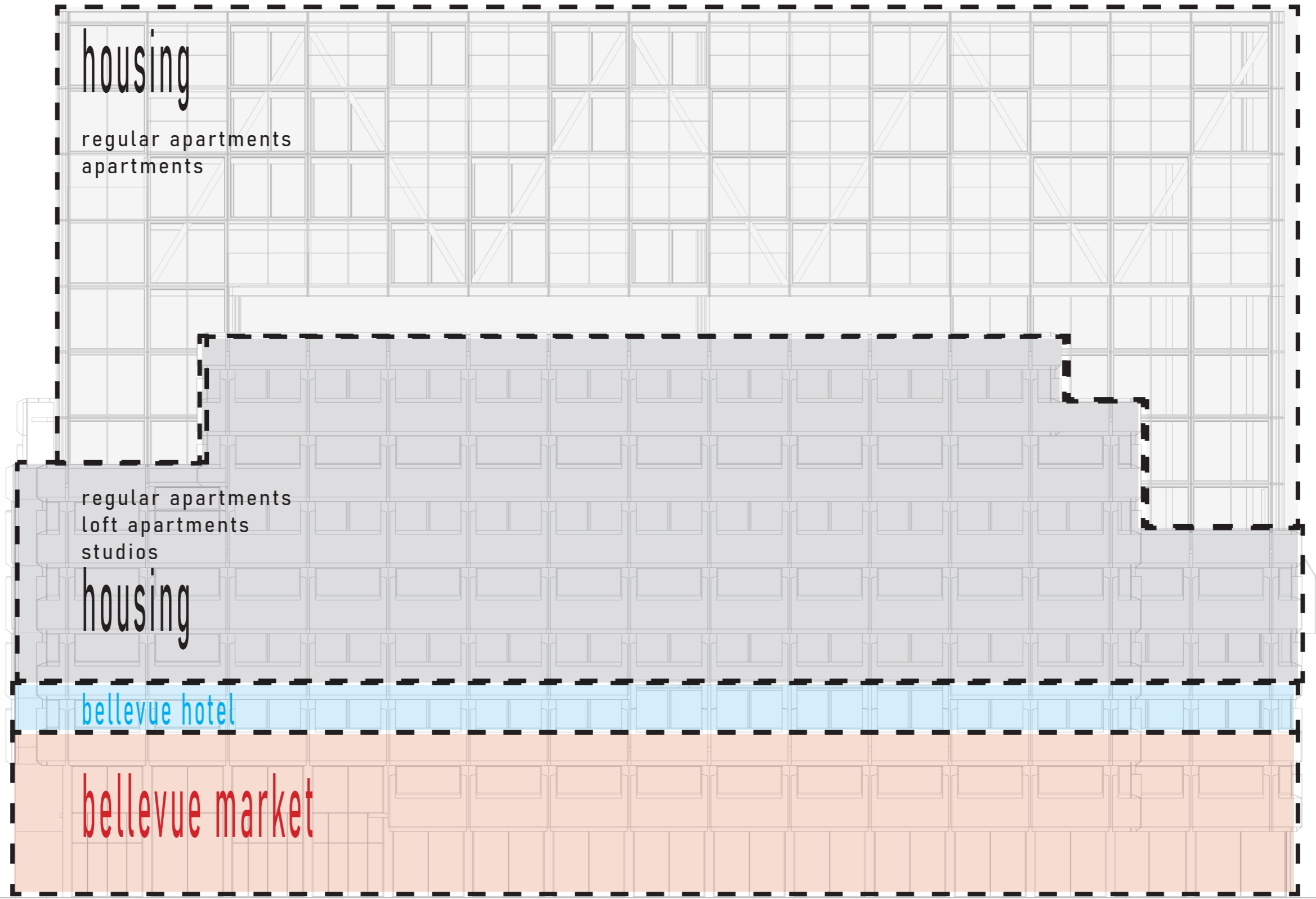
© projecten den haag





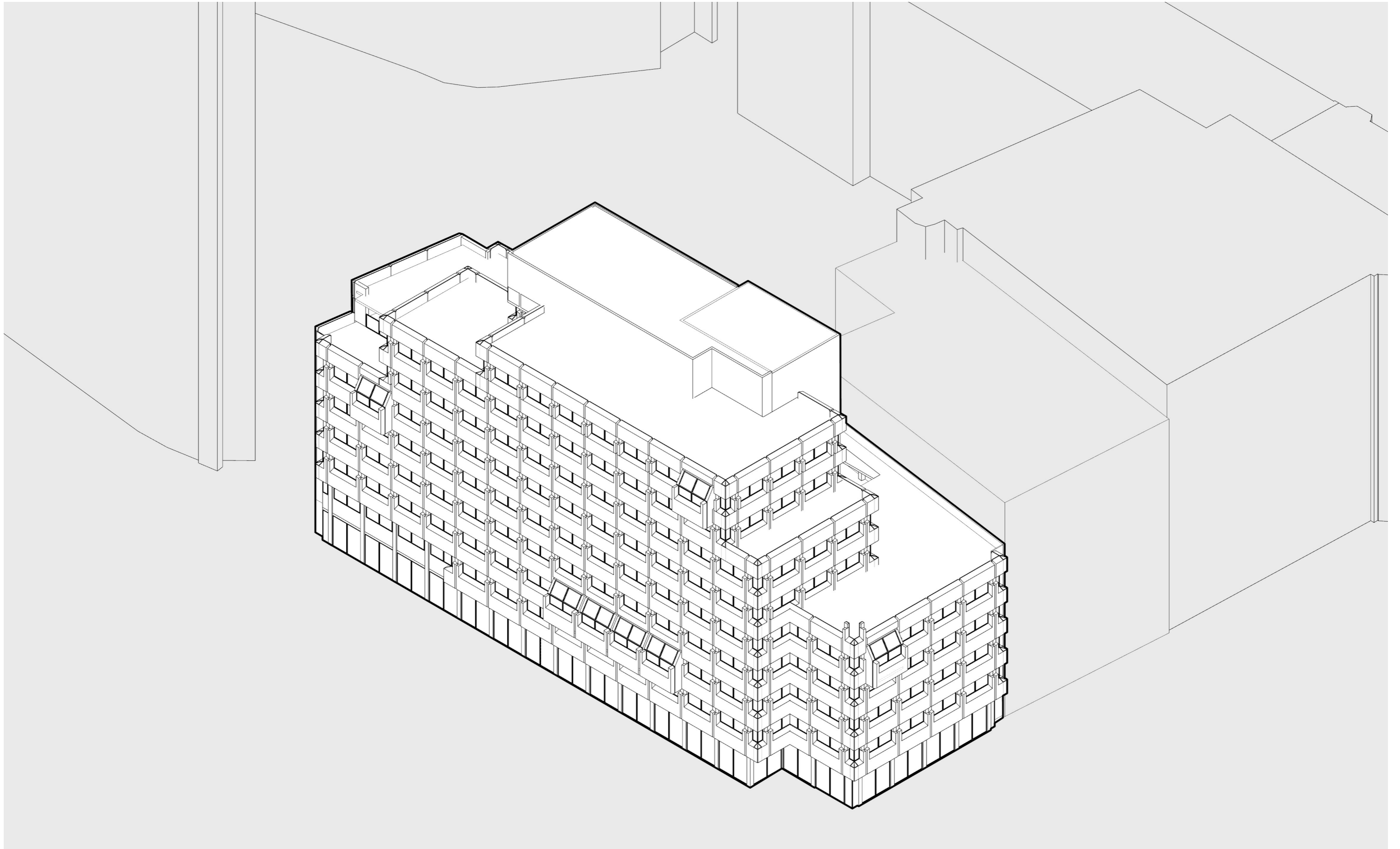
© den haag wiki

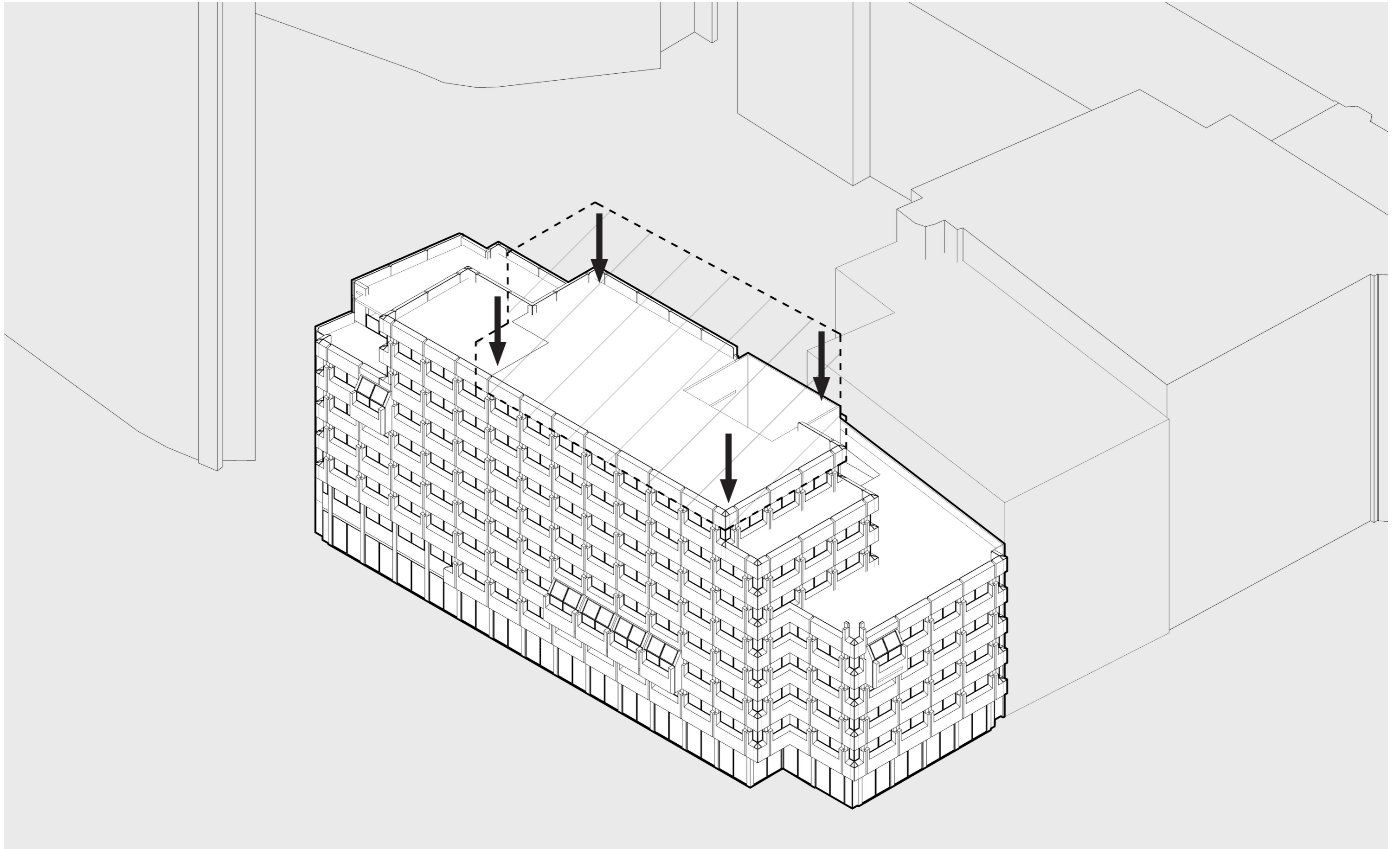


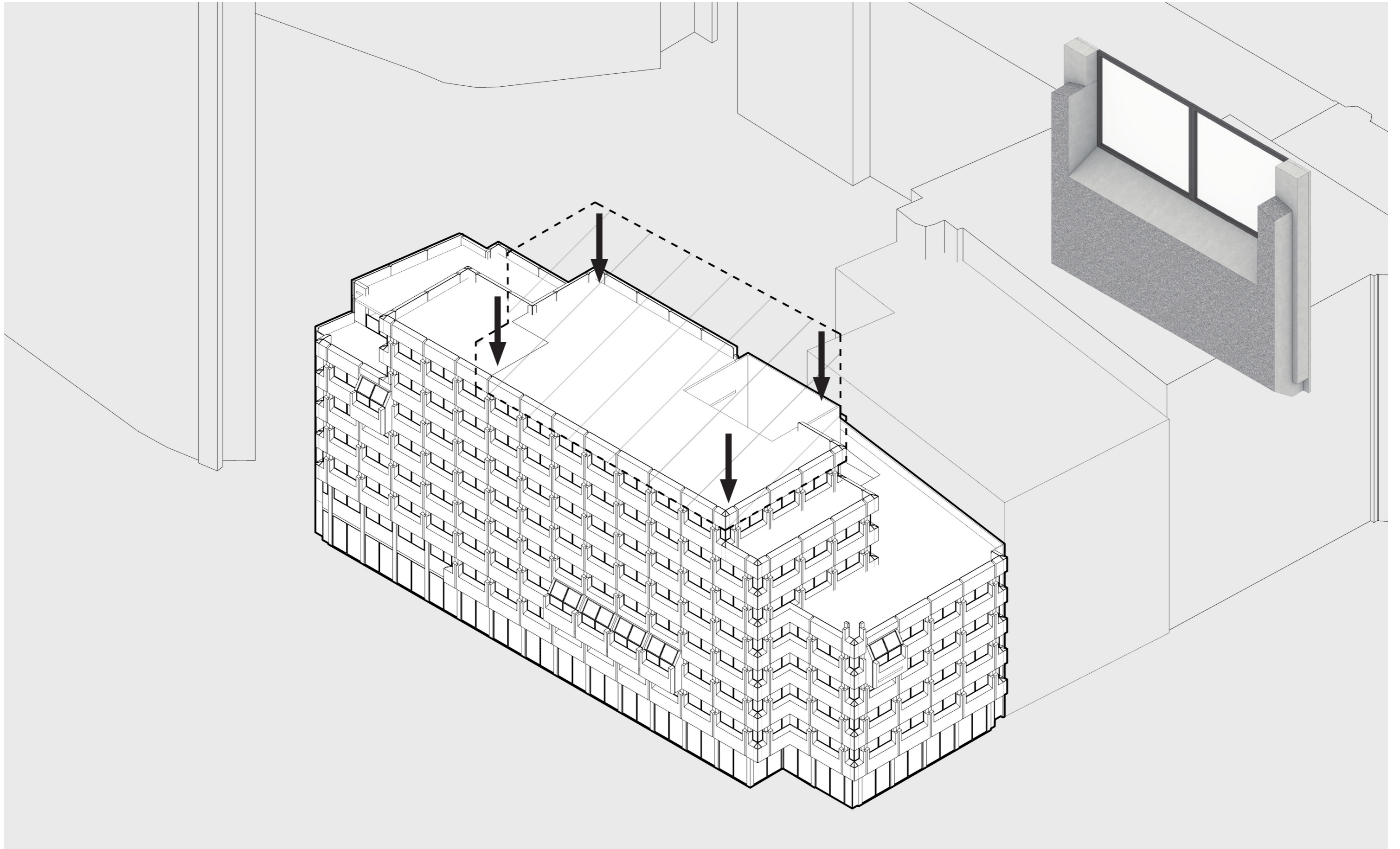


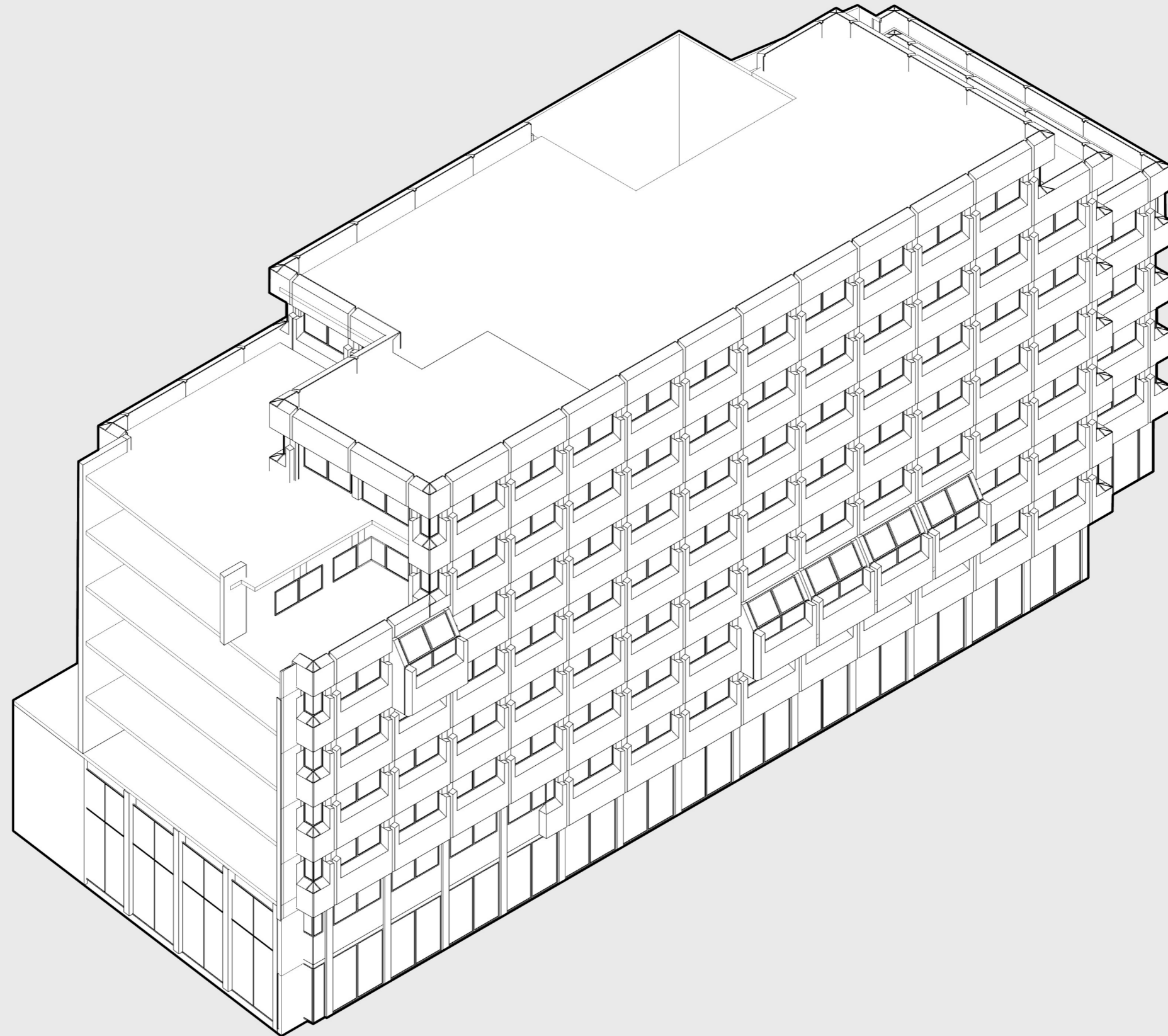
**BELLEVUE INTERVENTIONS**

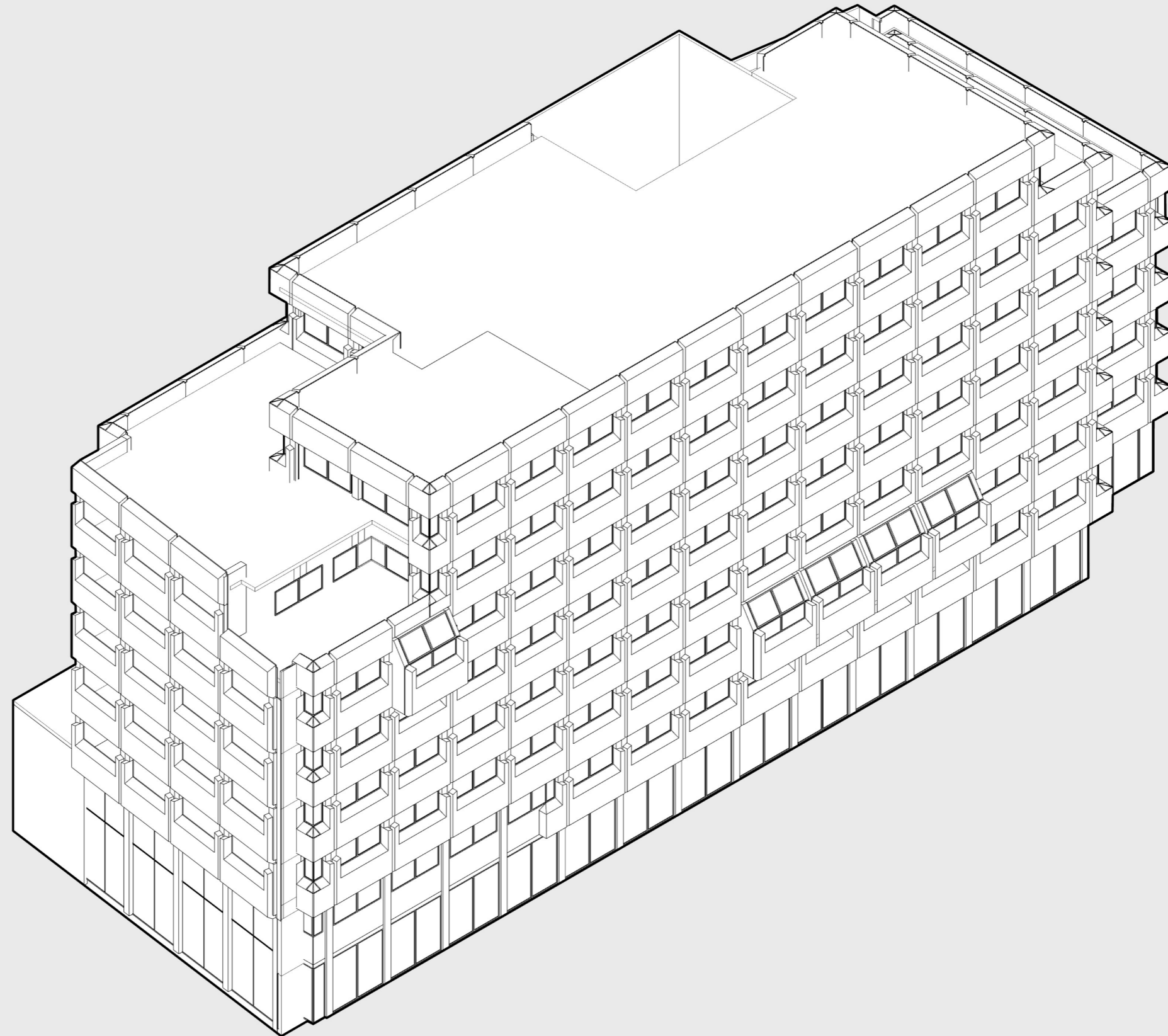
current situation

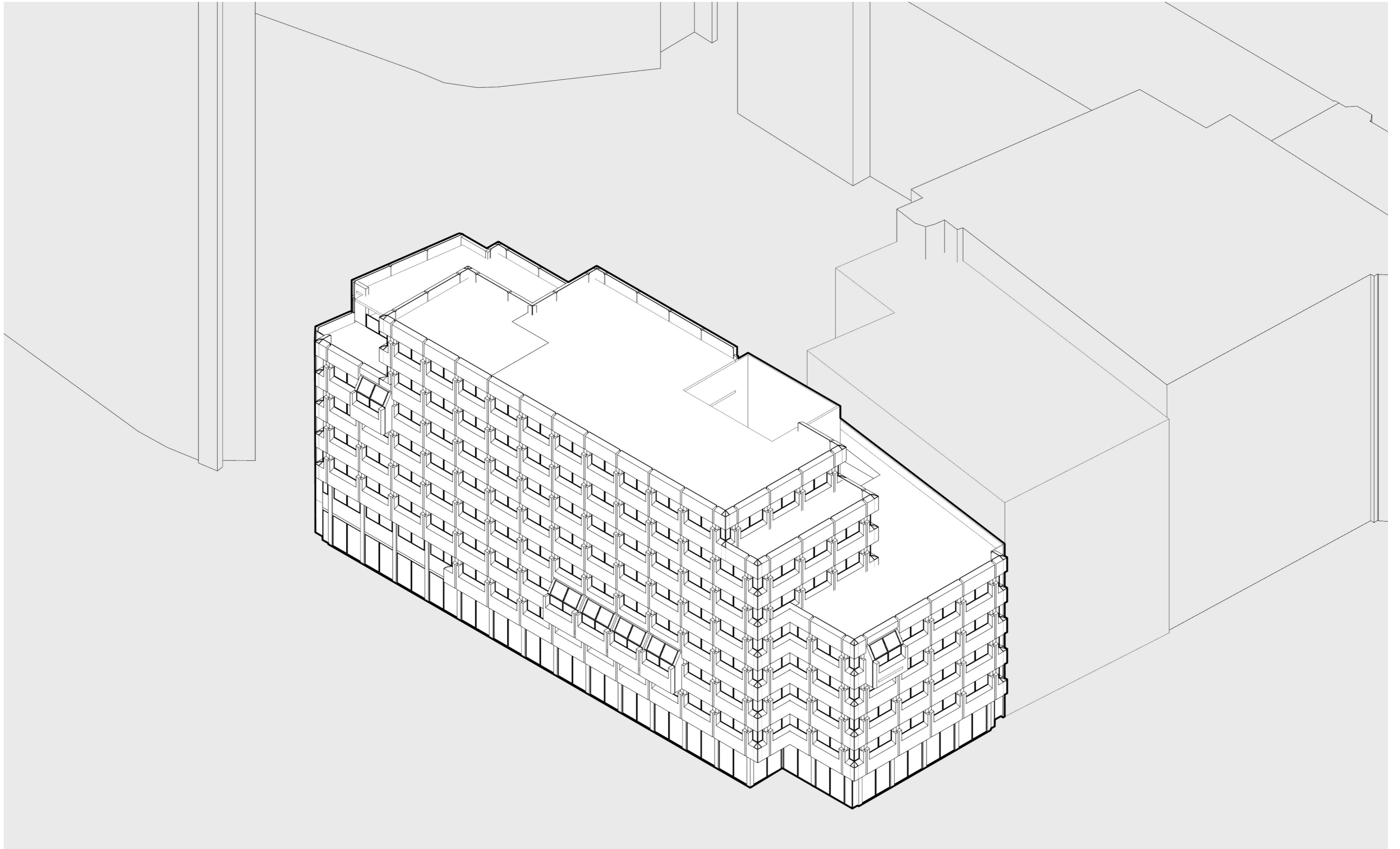




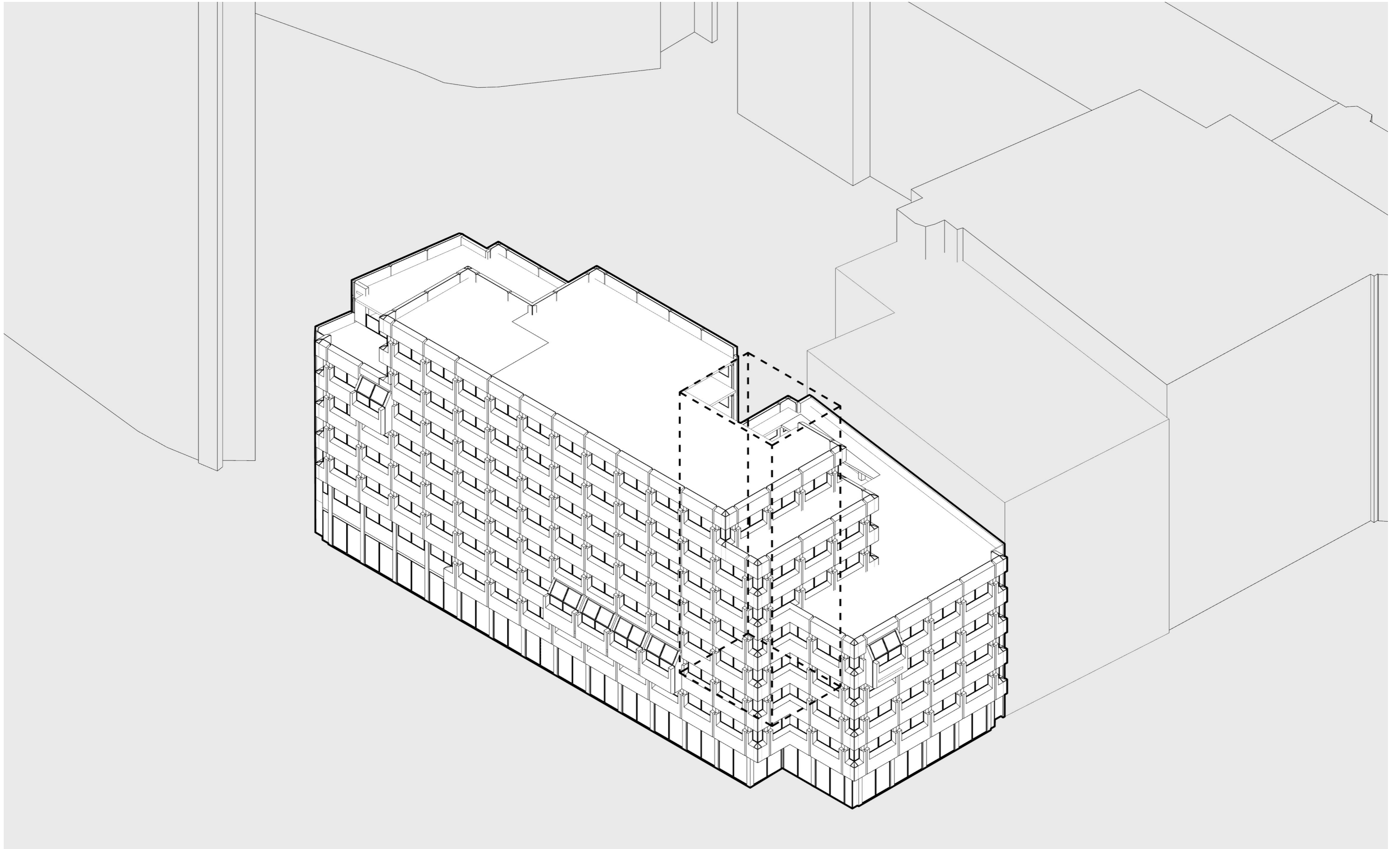


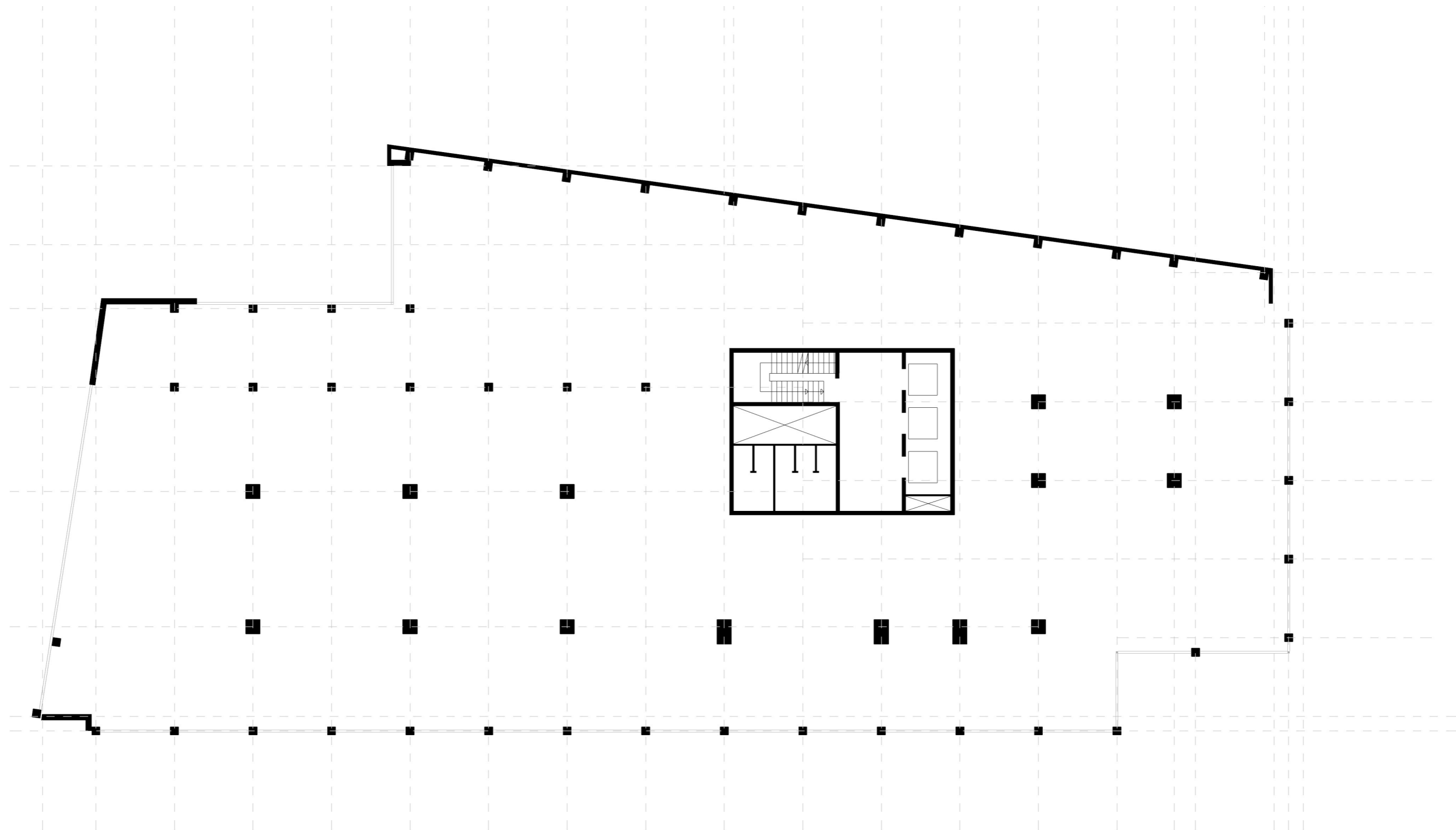


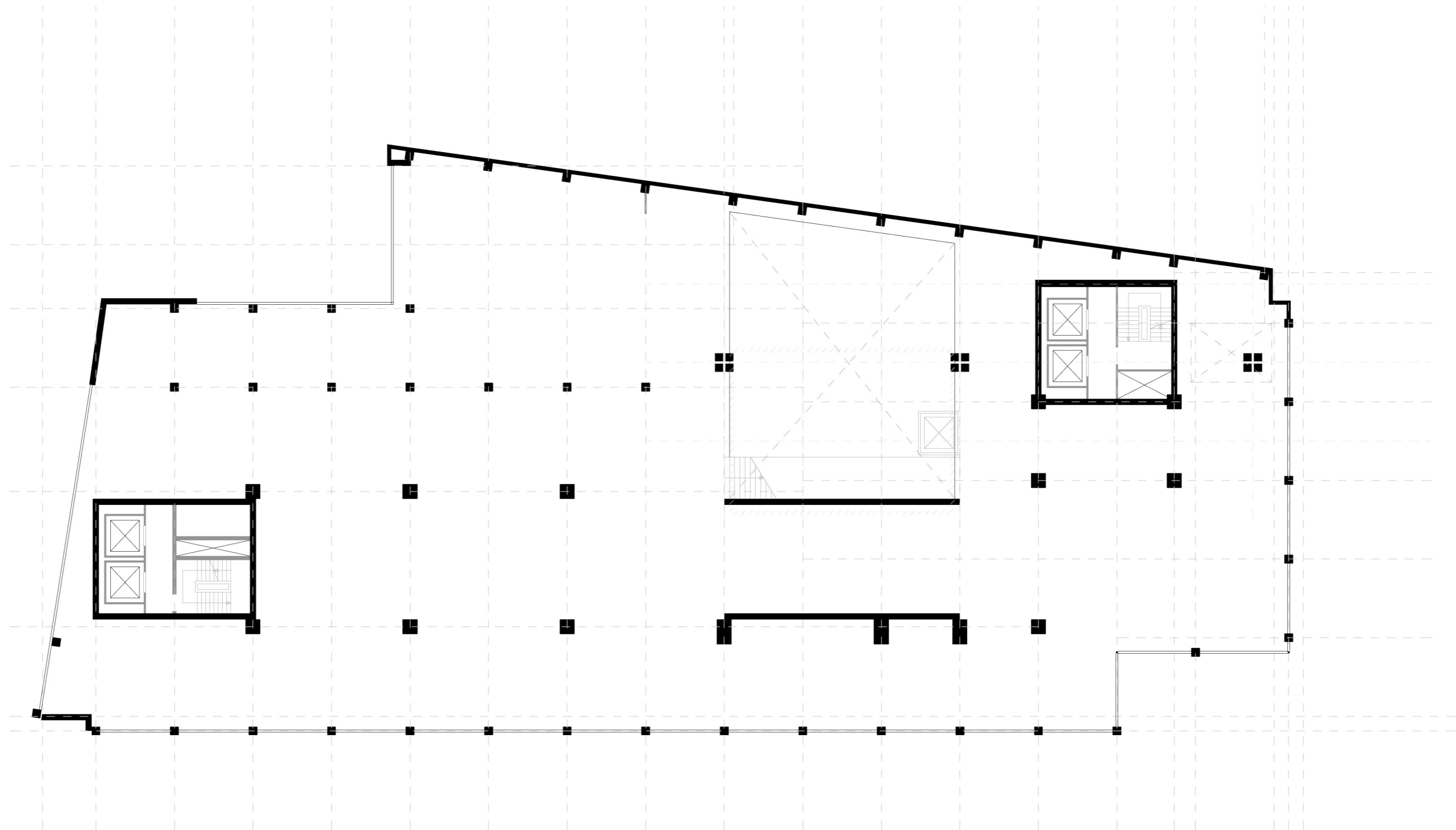


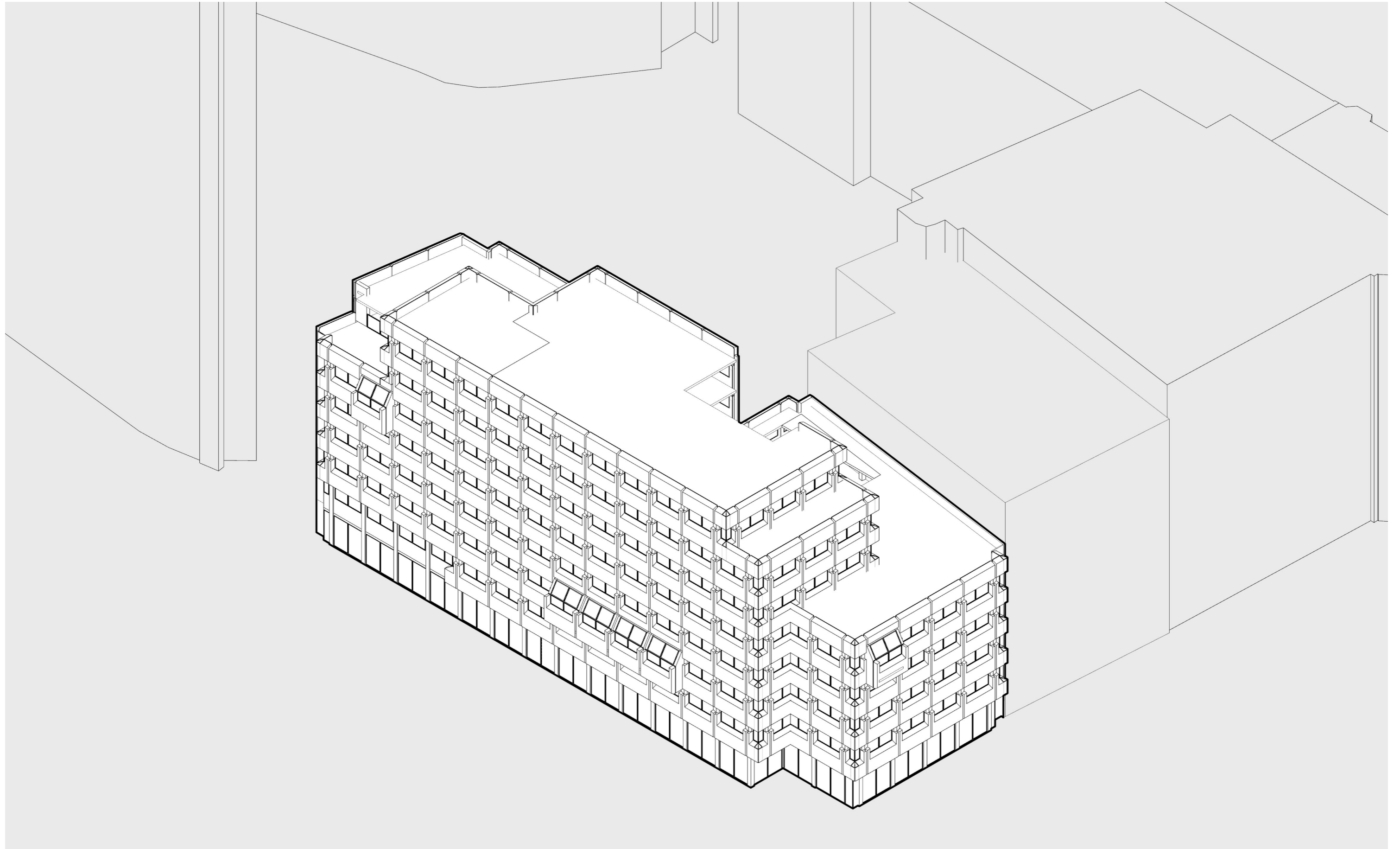


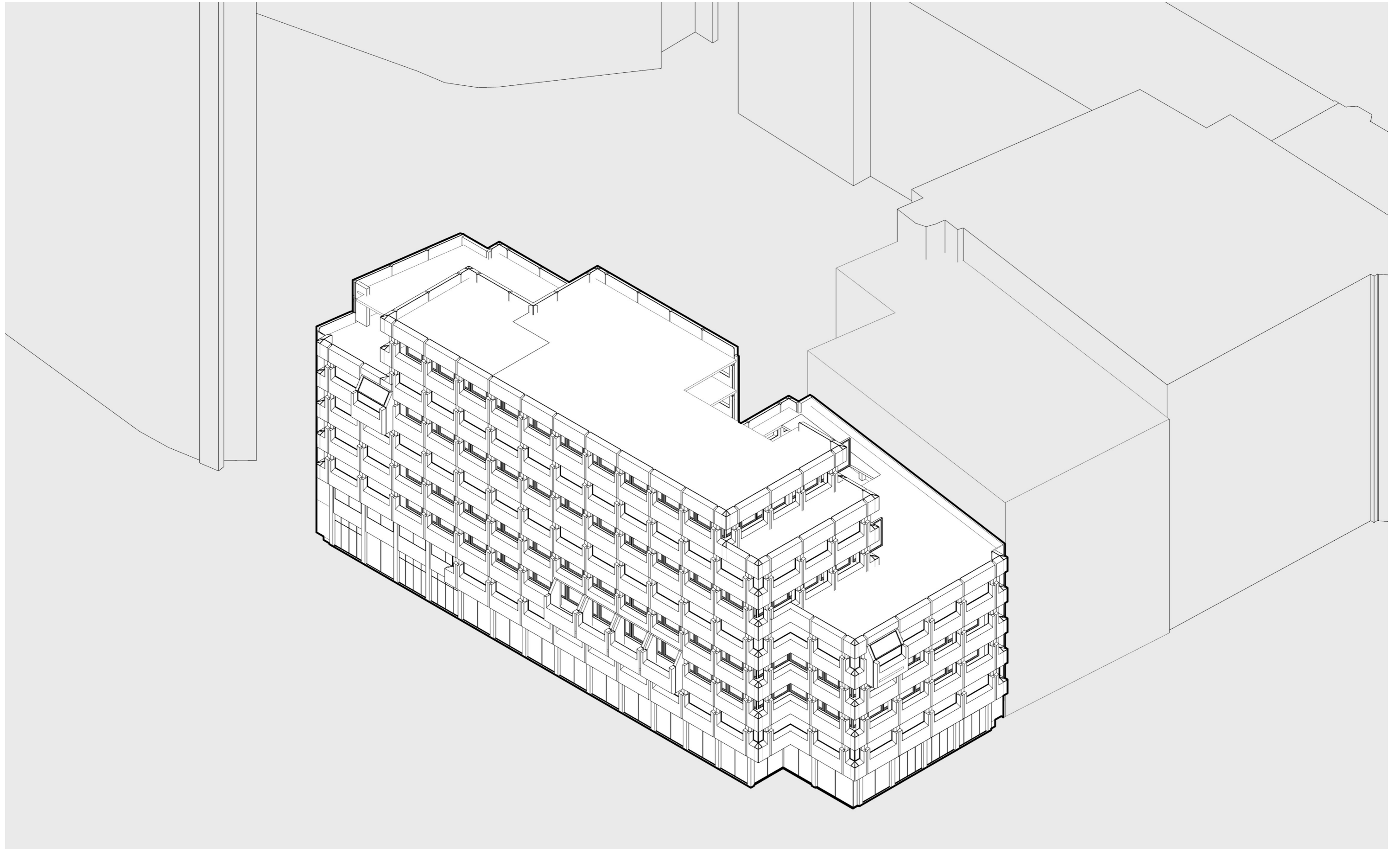
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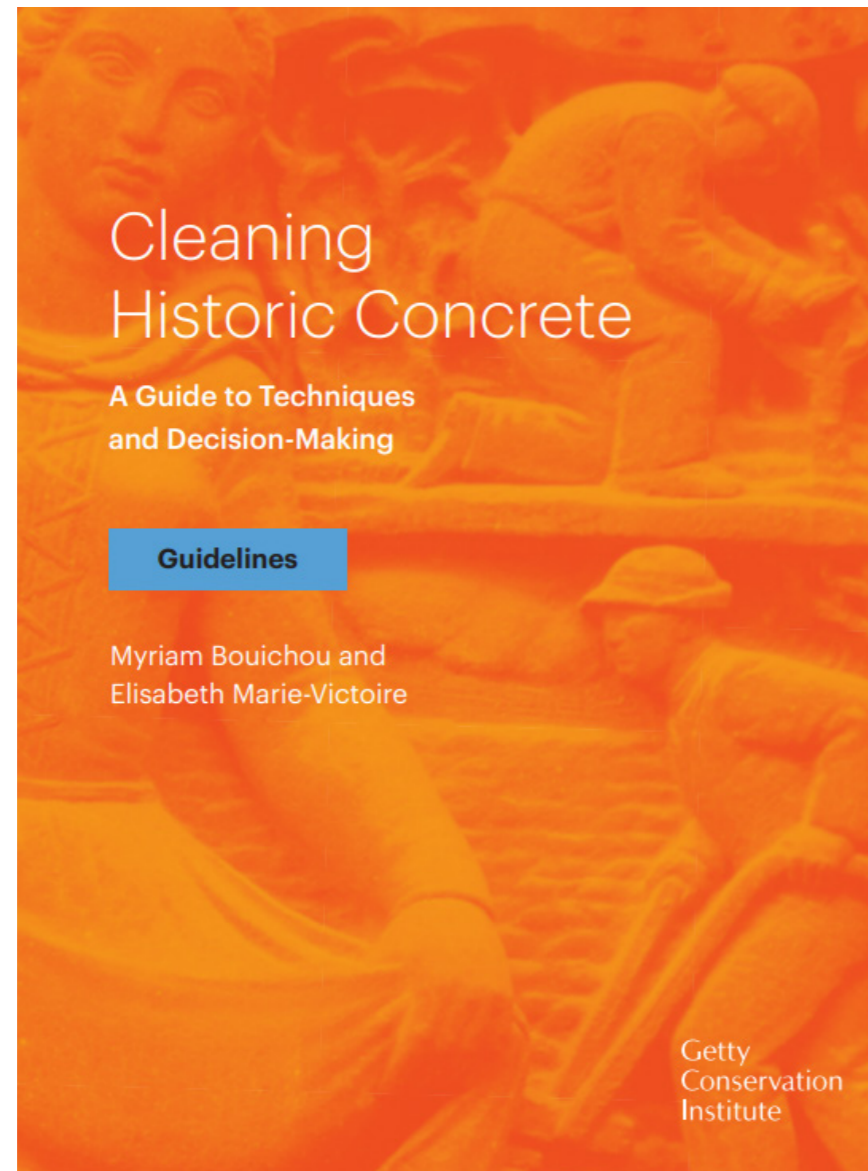






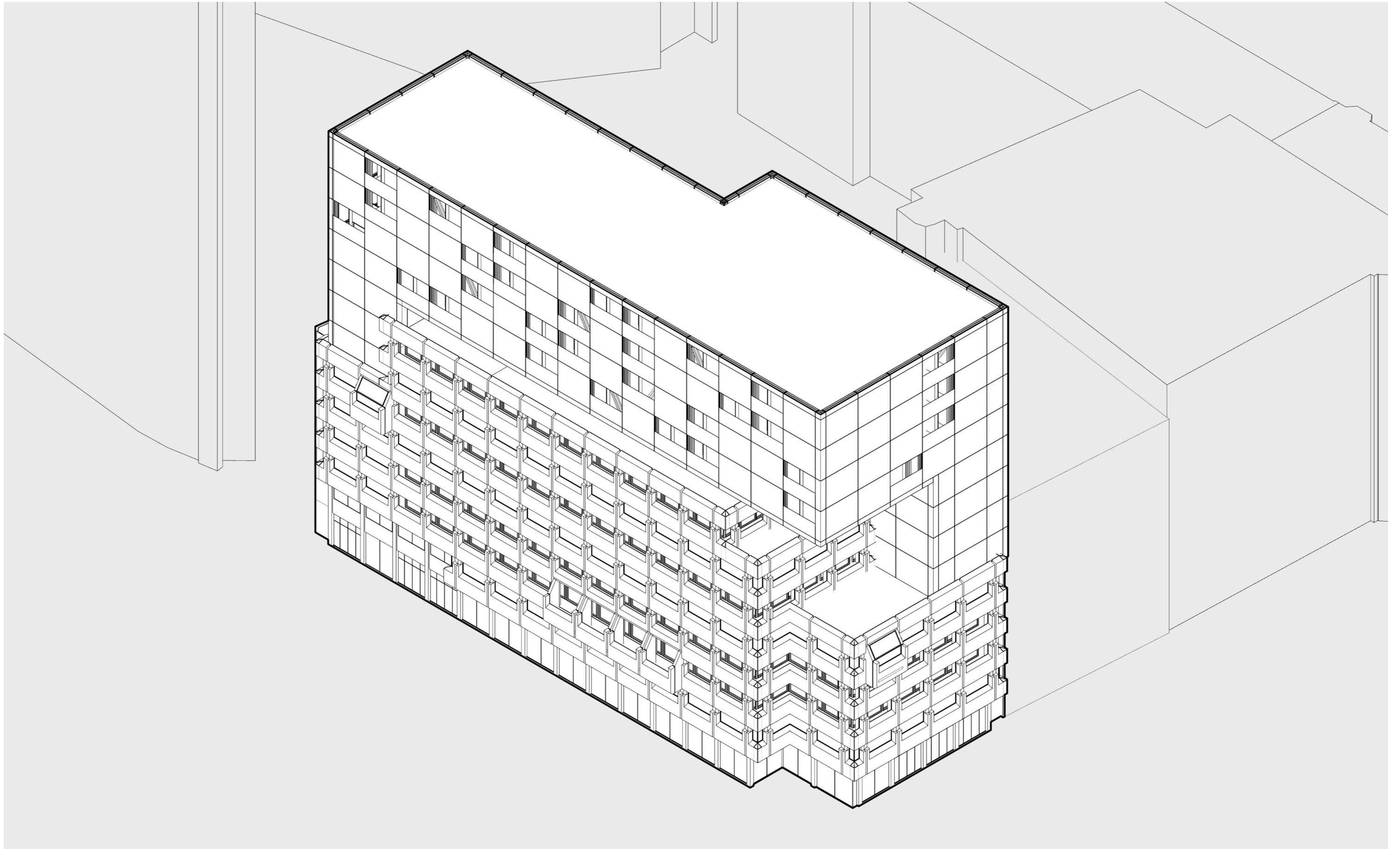




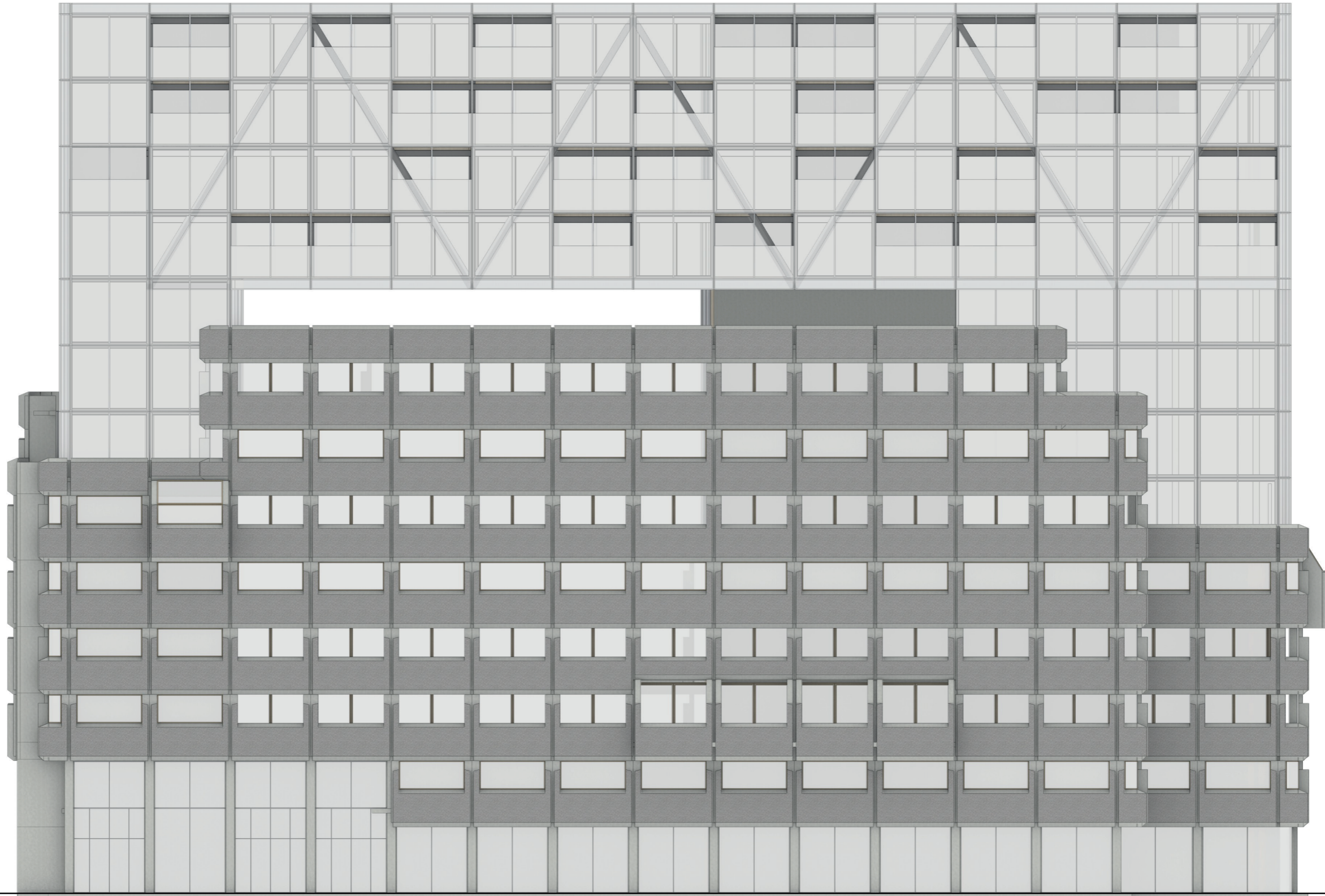


© getty images

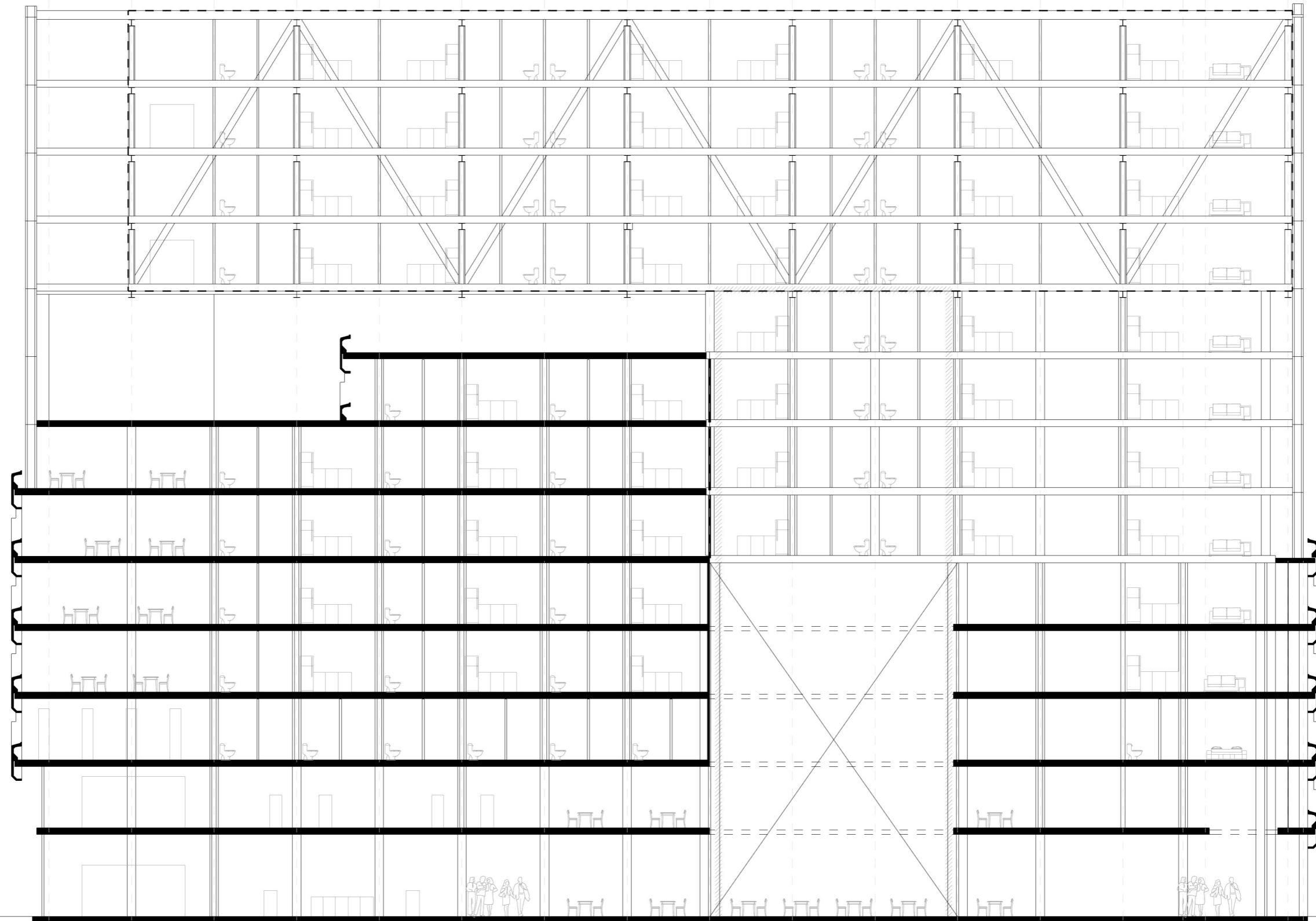
- 1) Bouichou, M., Marie-Victoire, E., (2021), Cleaning Historic Concrete: A Guide To Techniques and Decision-Making, Getty Conservation Institute



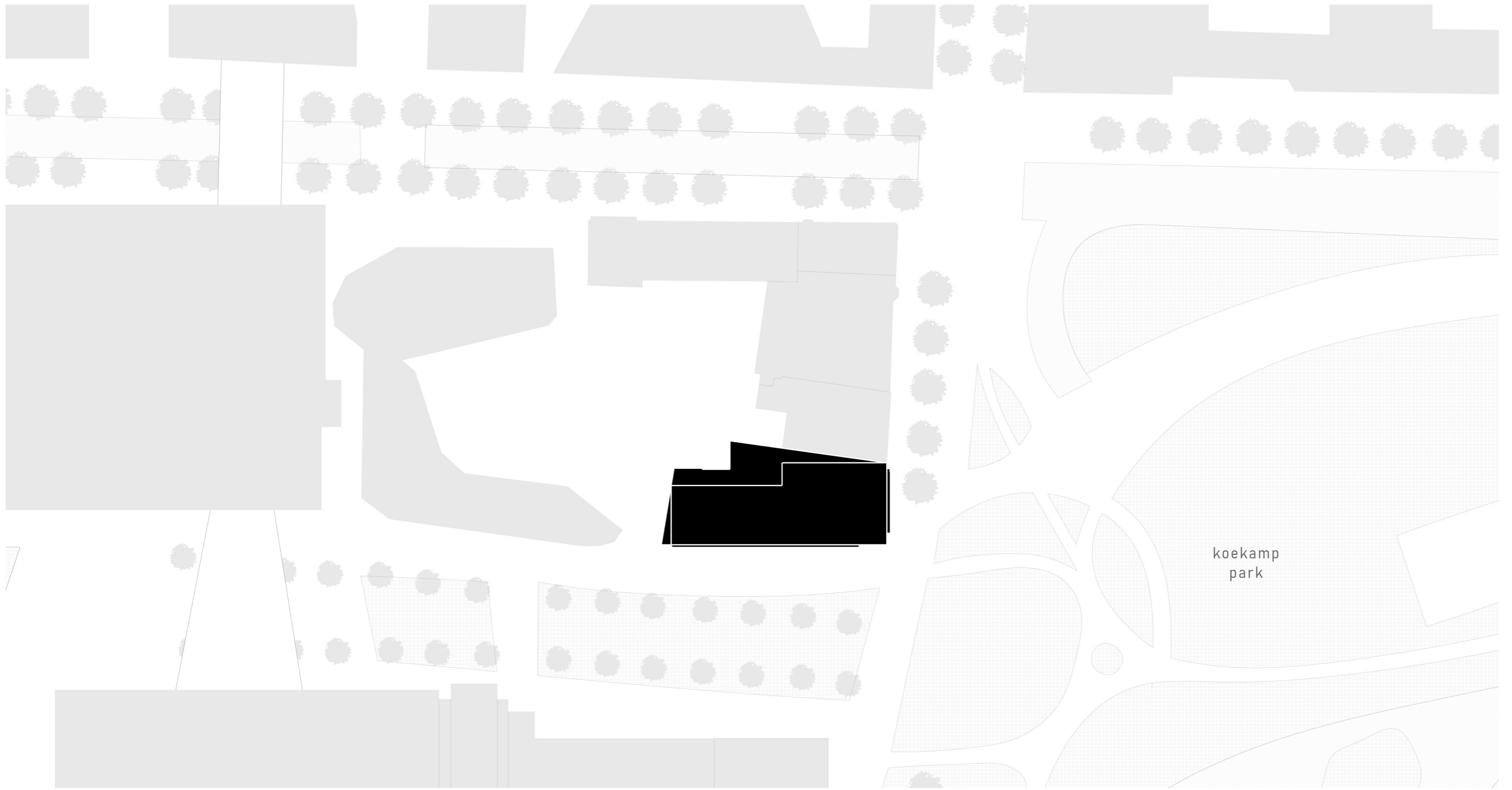
**DESIGN**  
facade view east

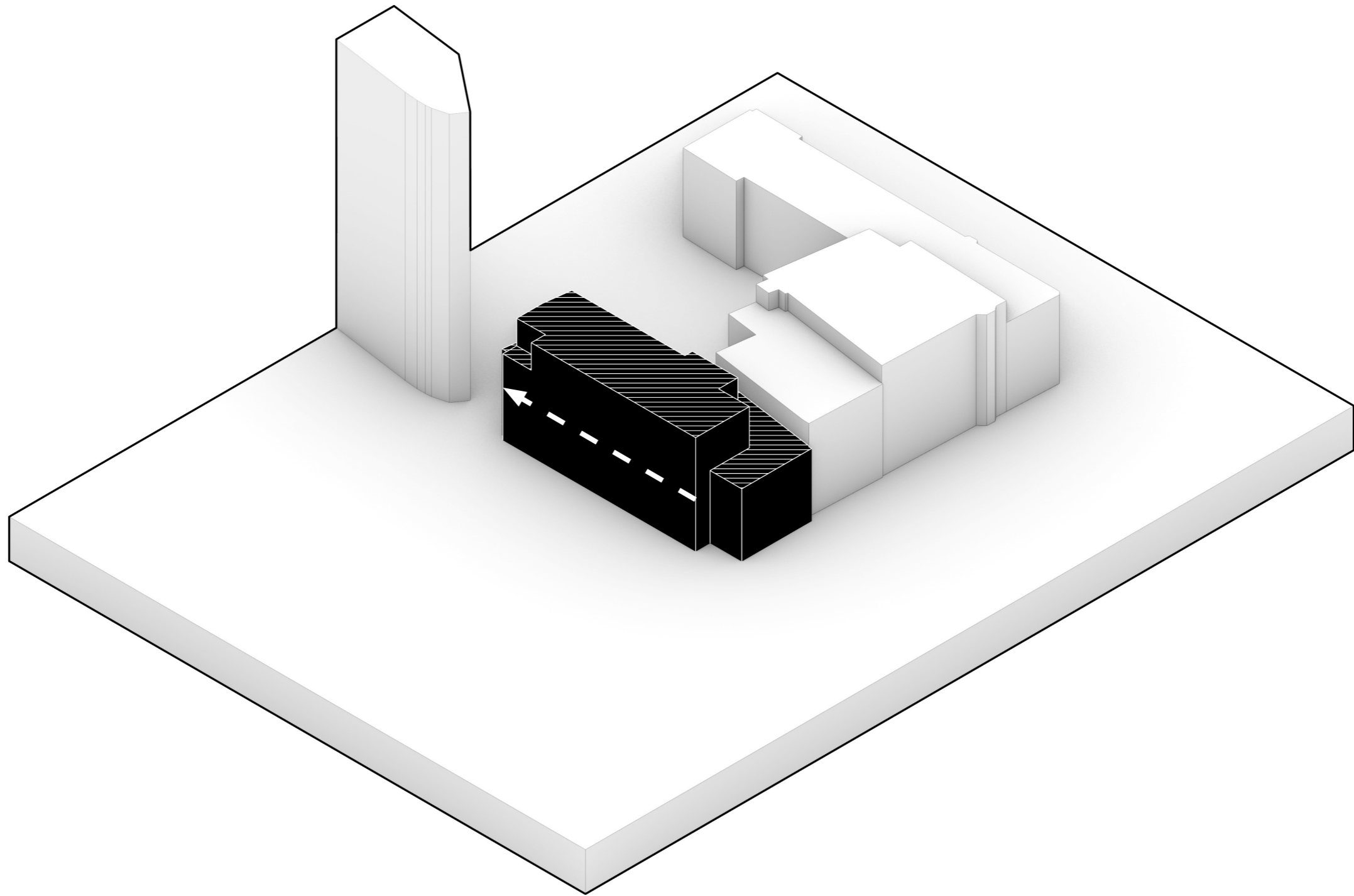


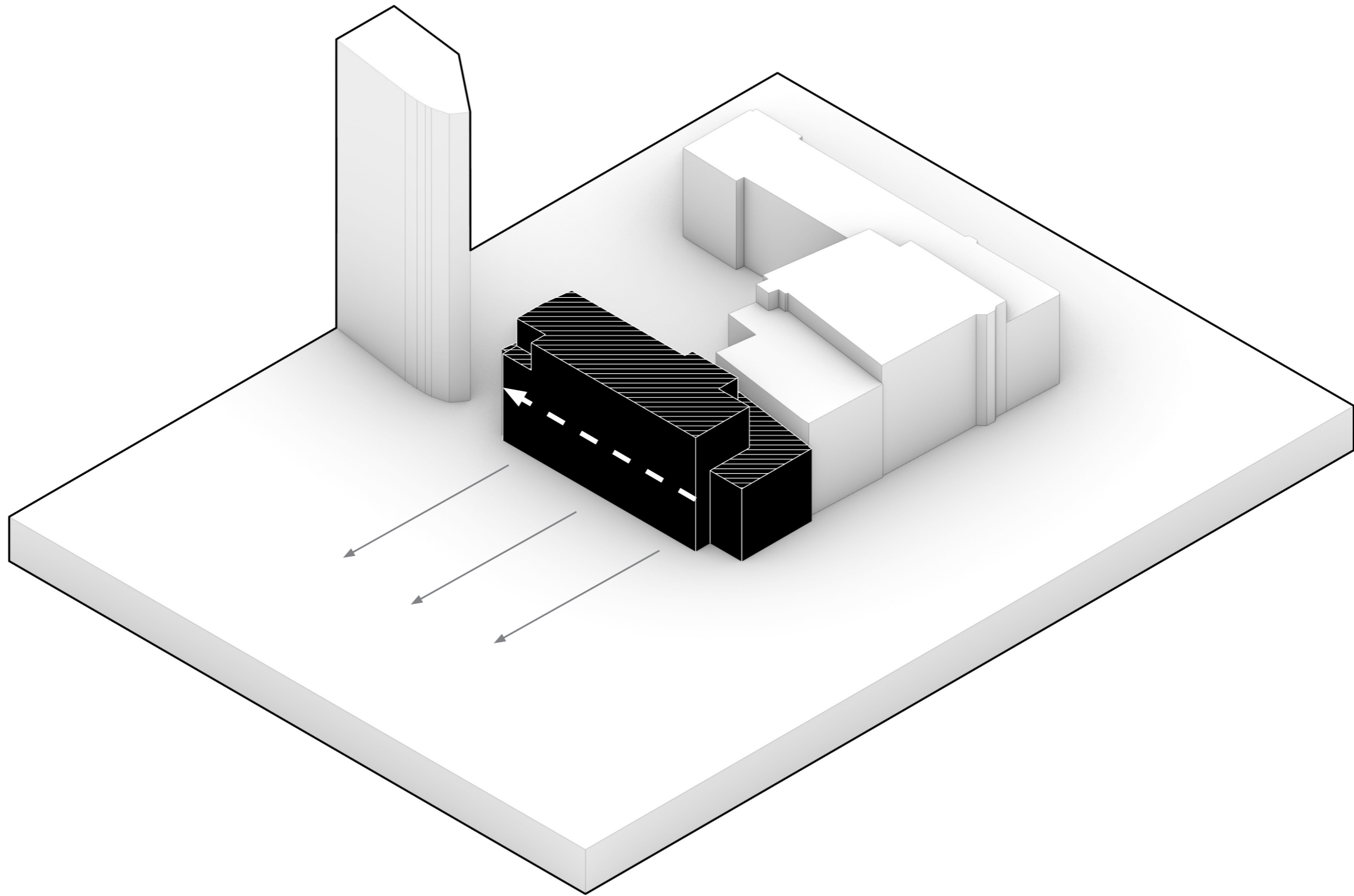
cross section 1 - 1'

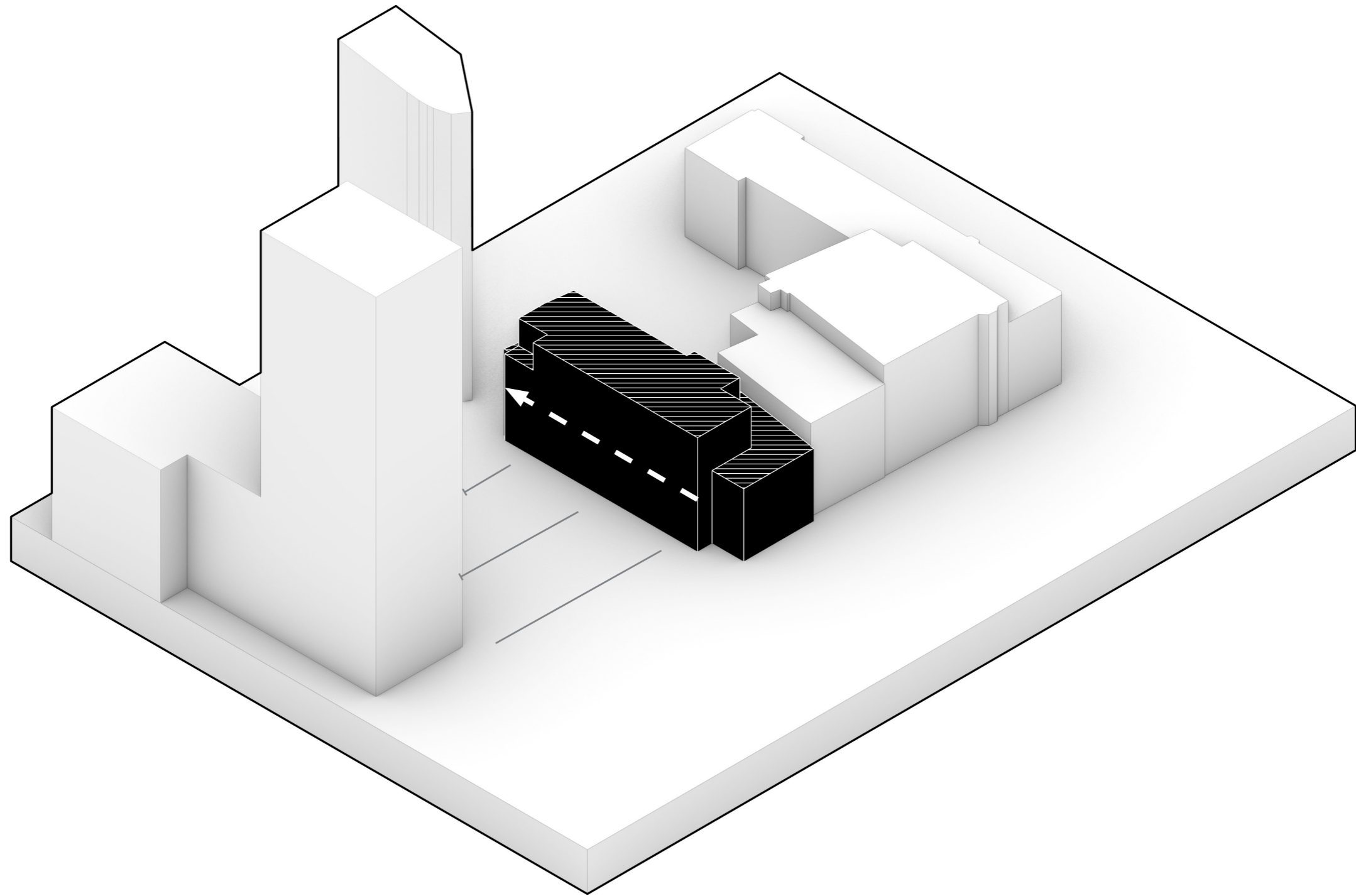


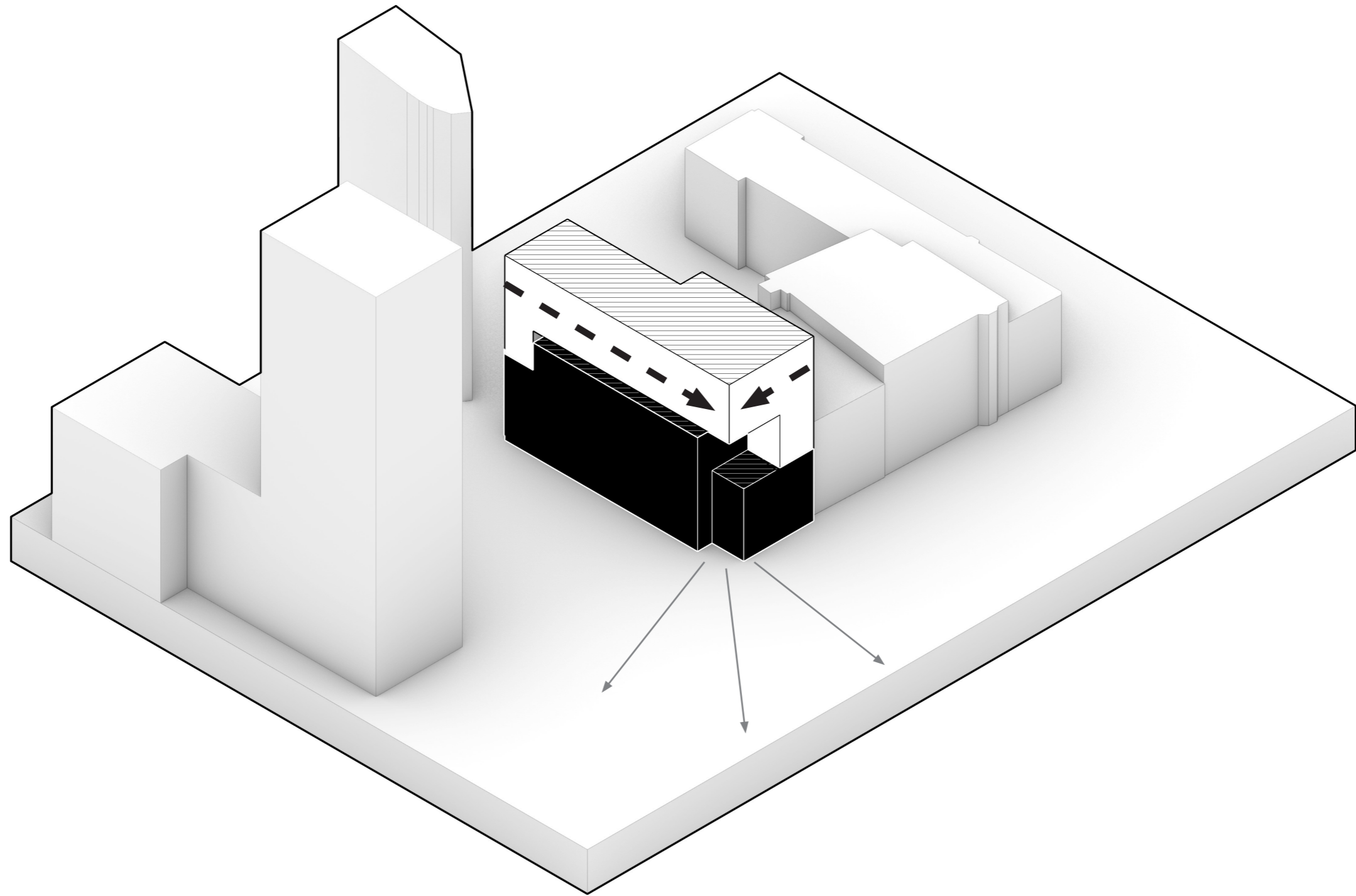
**CONTEXT**



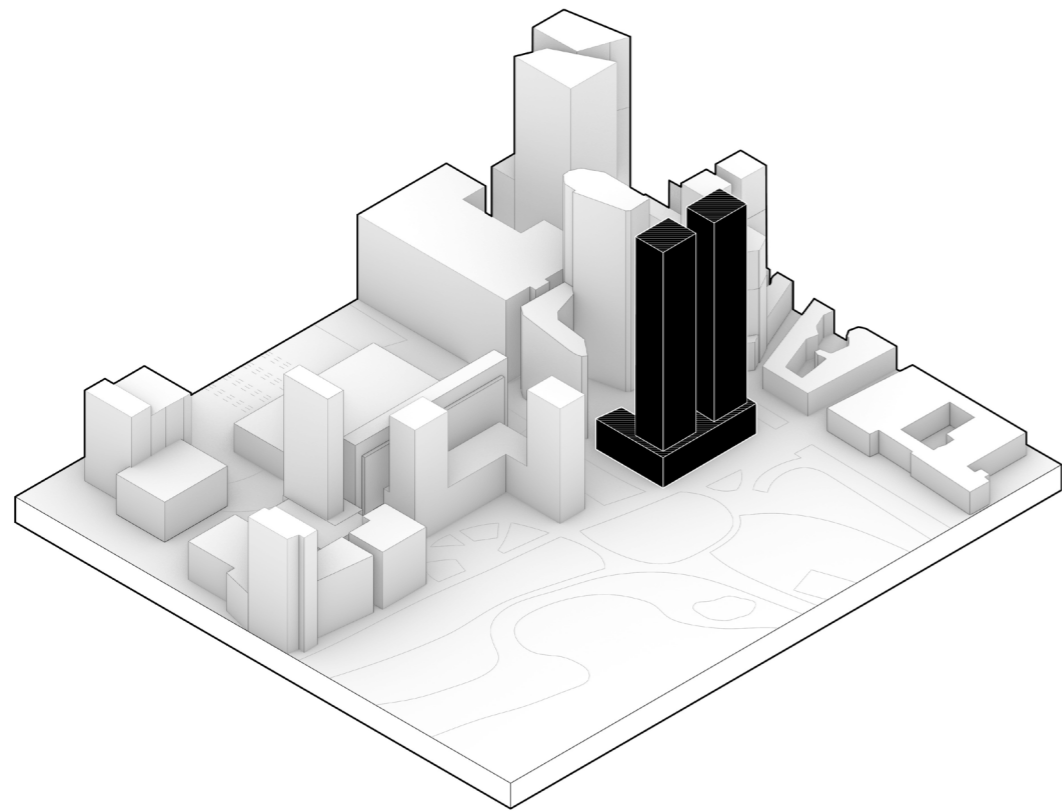




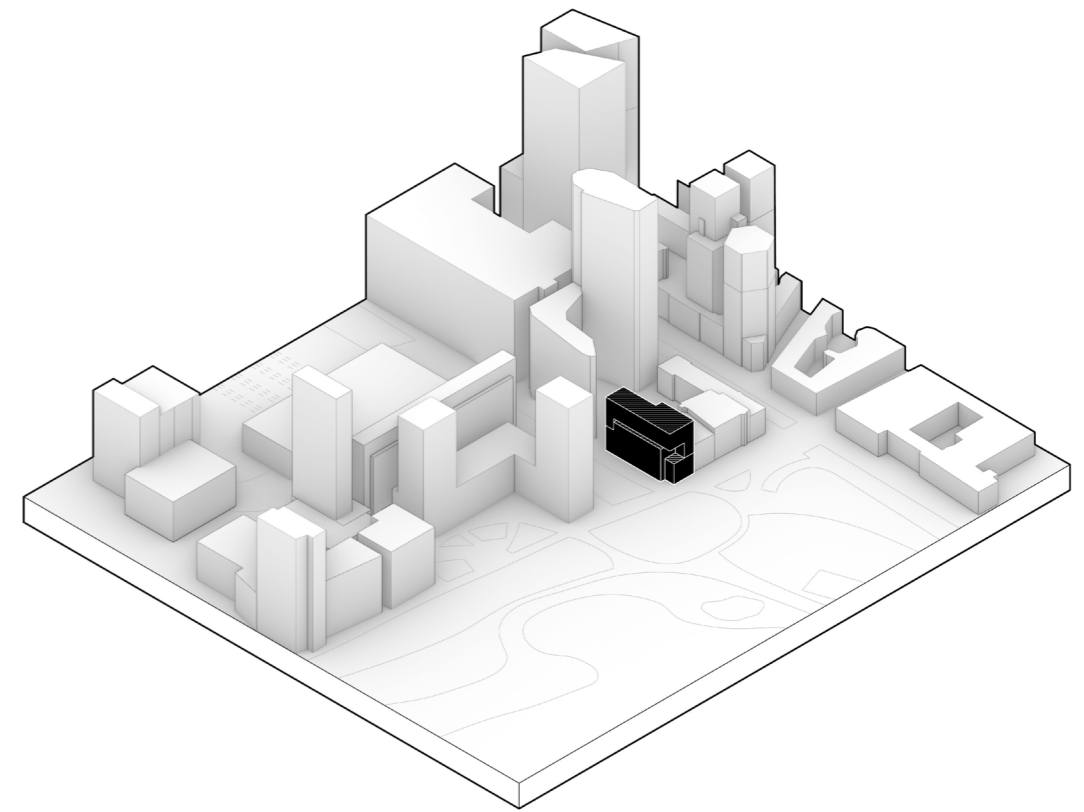




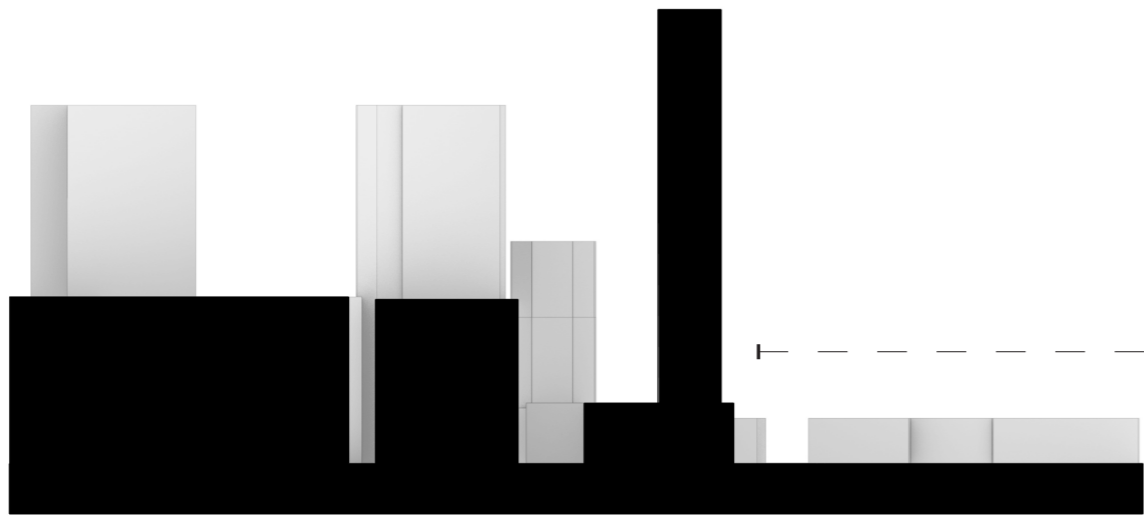




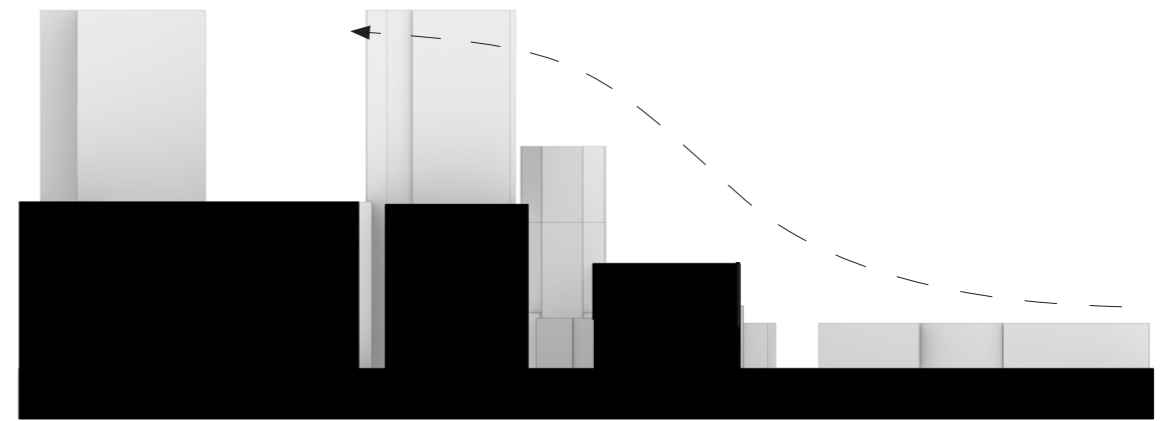
180-meter towers



project



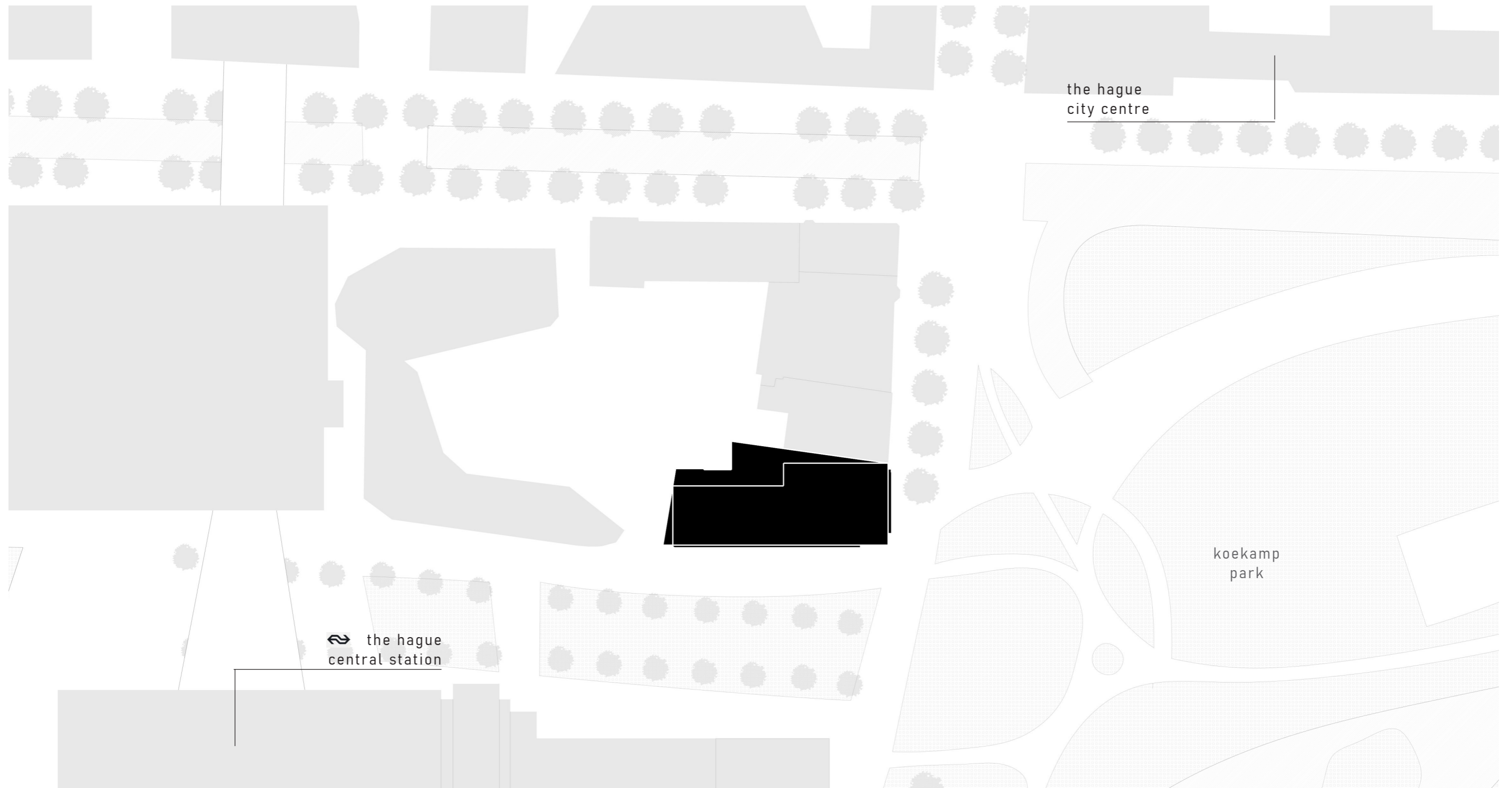
180-meter towers



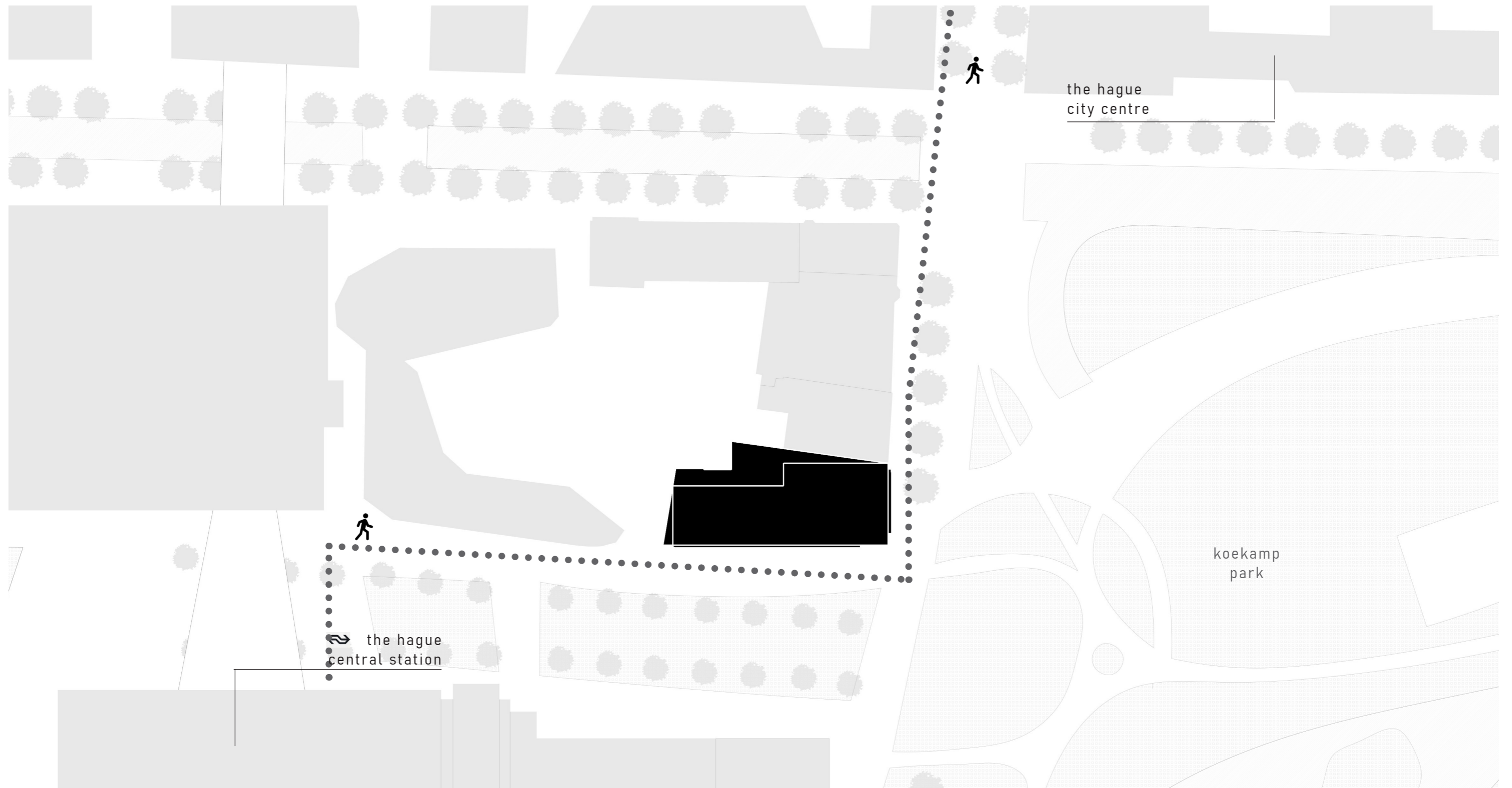
project

**BELLEVUE MARKET**

**BELLEVUE MARKET**  
walking route

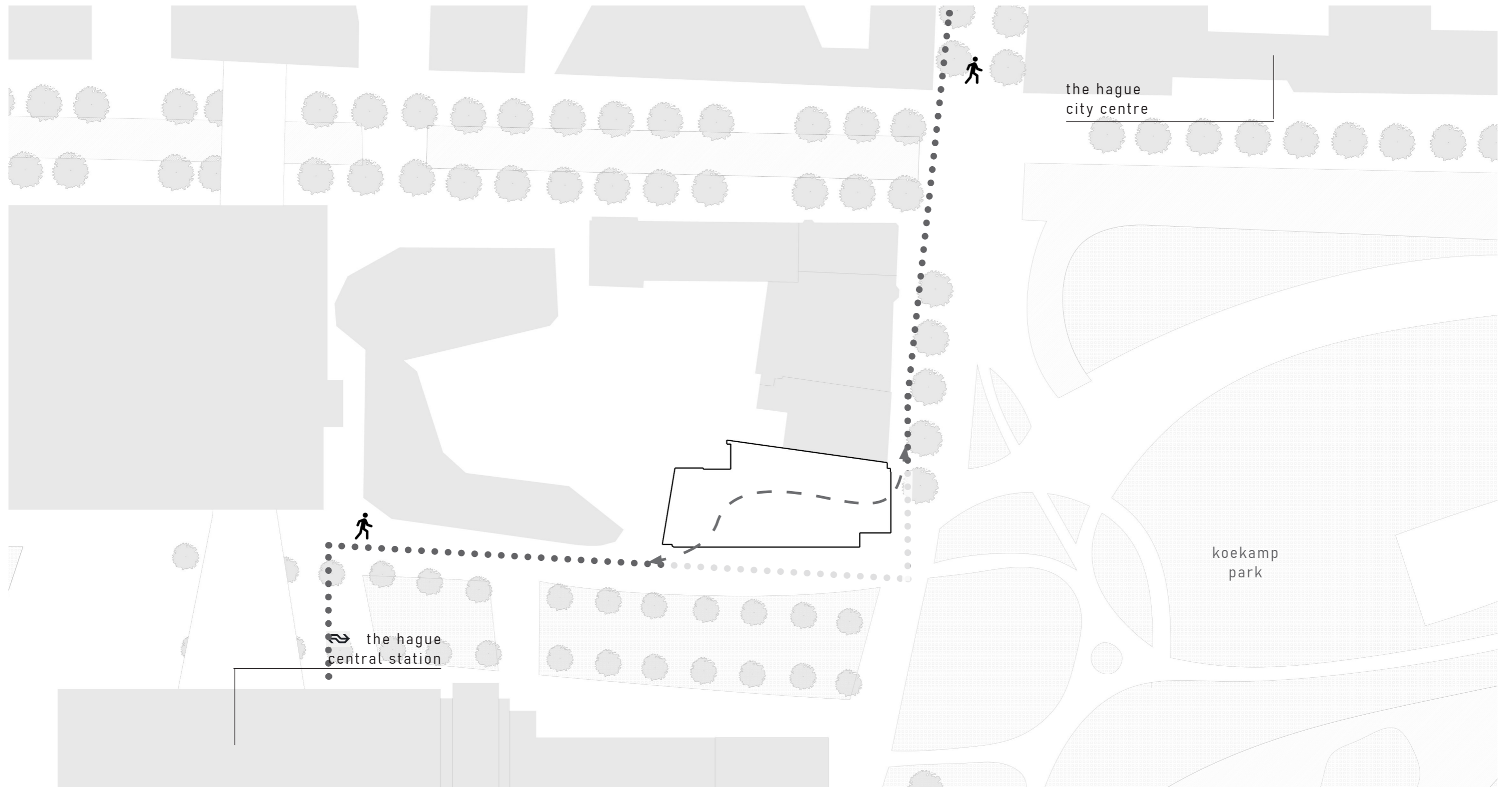


**BELLEVUE MARKET**  
walking route





BELLEVUE MARKET  
walking route

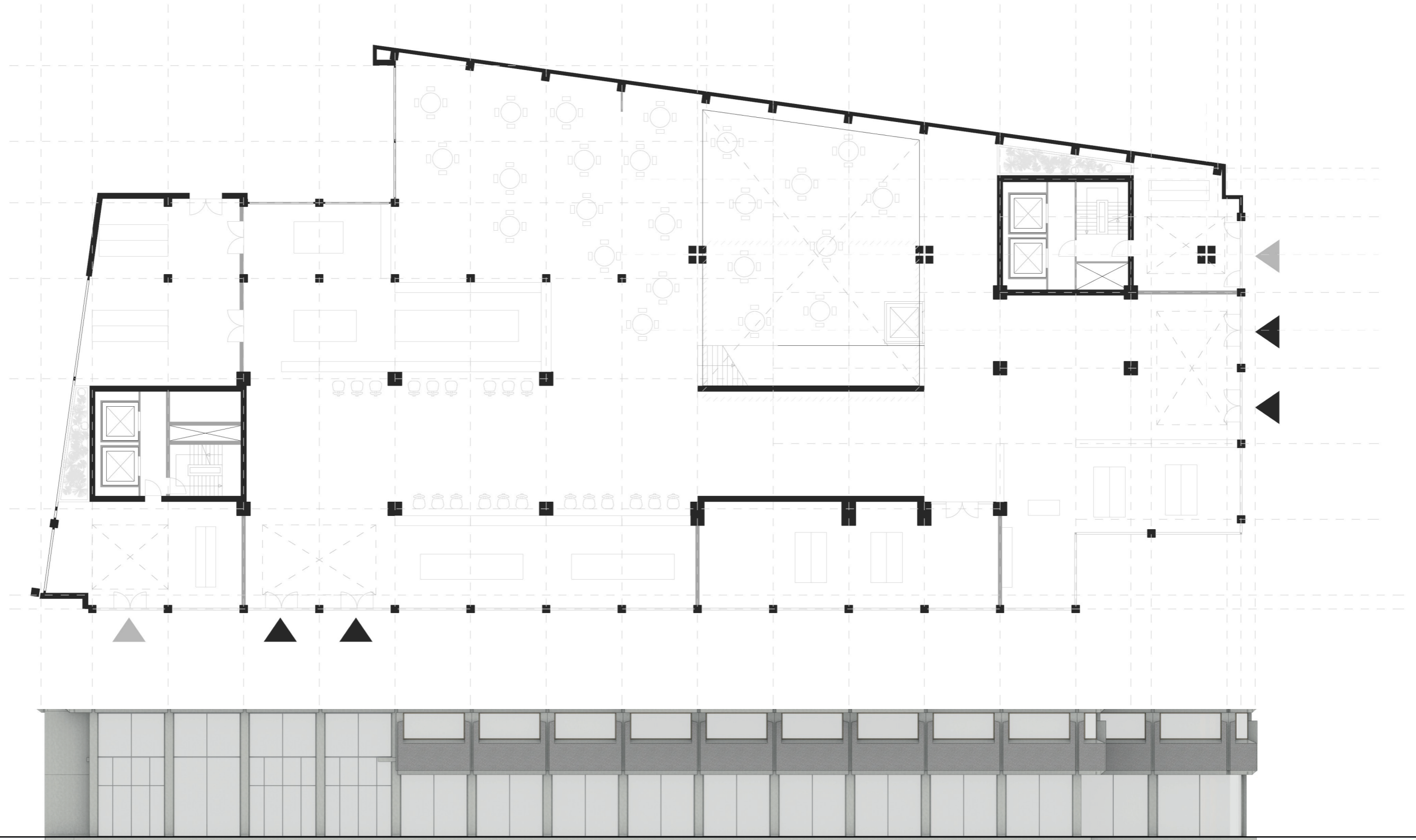


**BELLEVUE MARKET**  
floorplan and facade view

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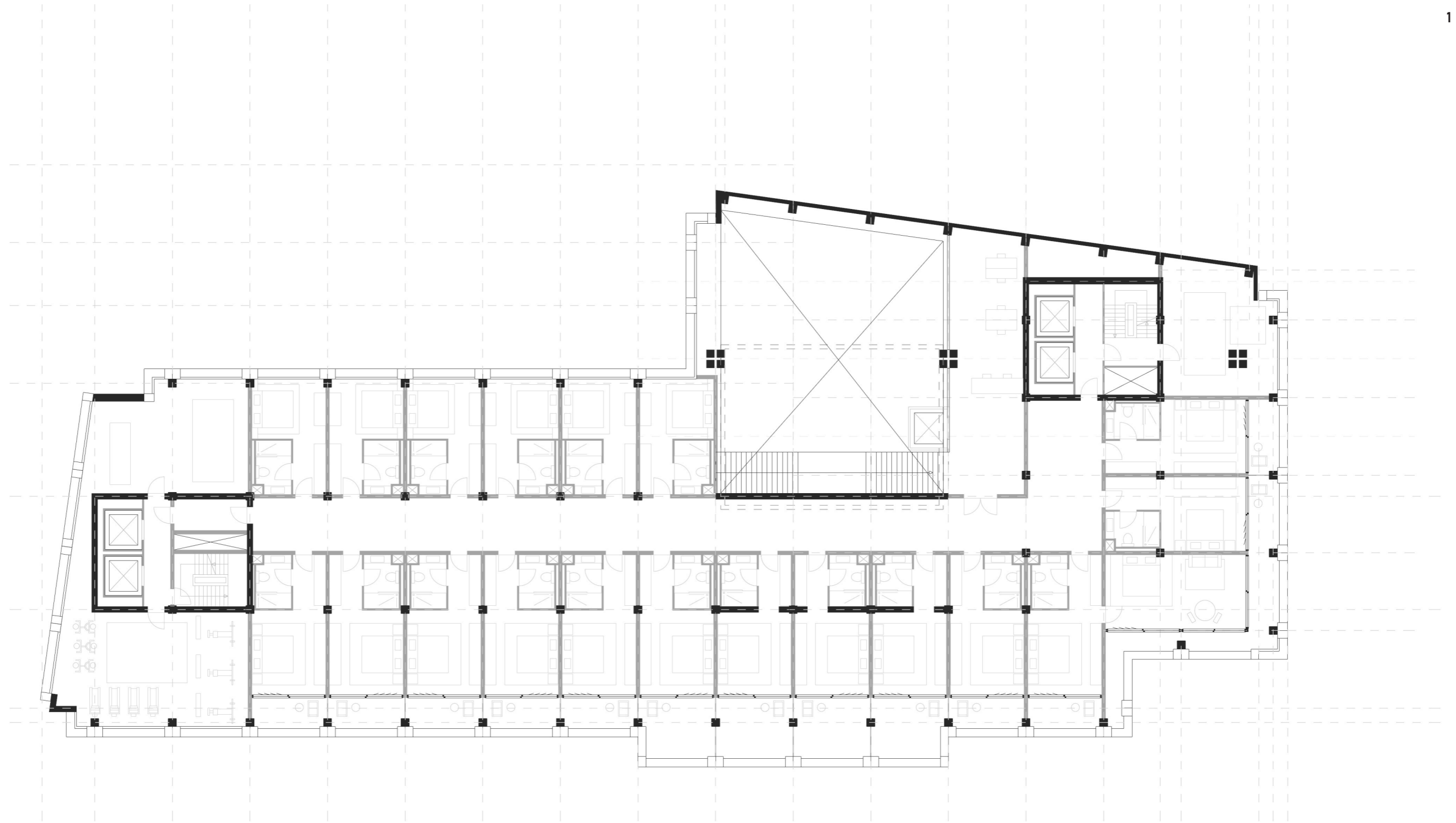


1 200

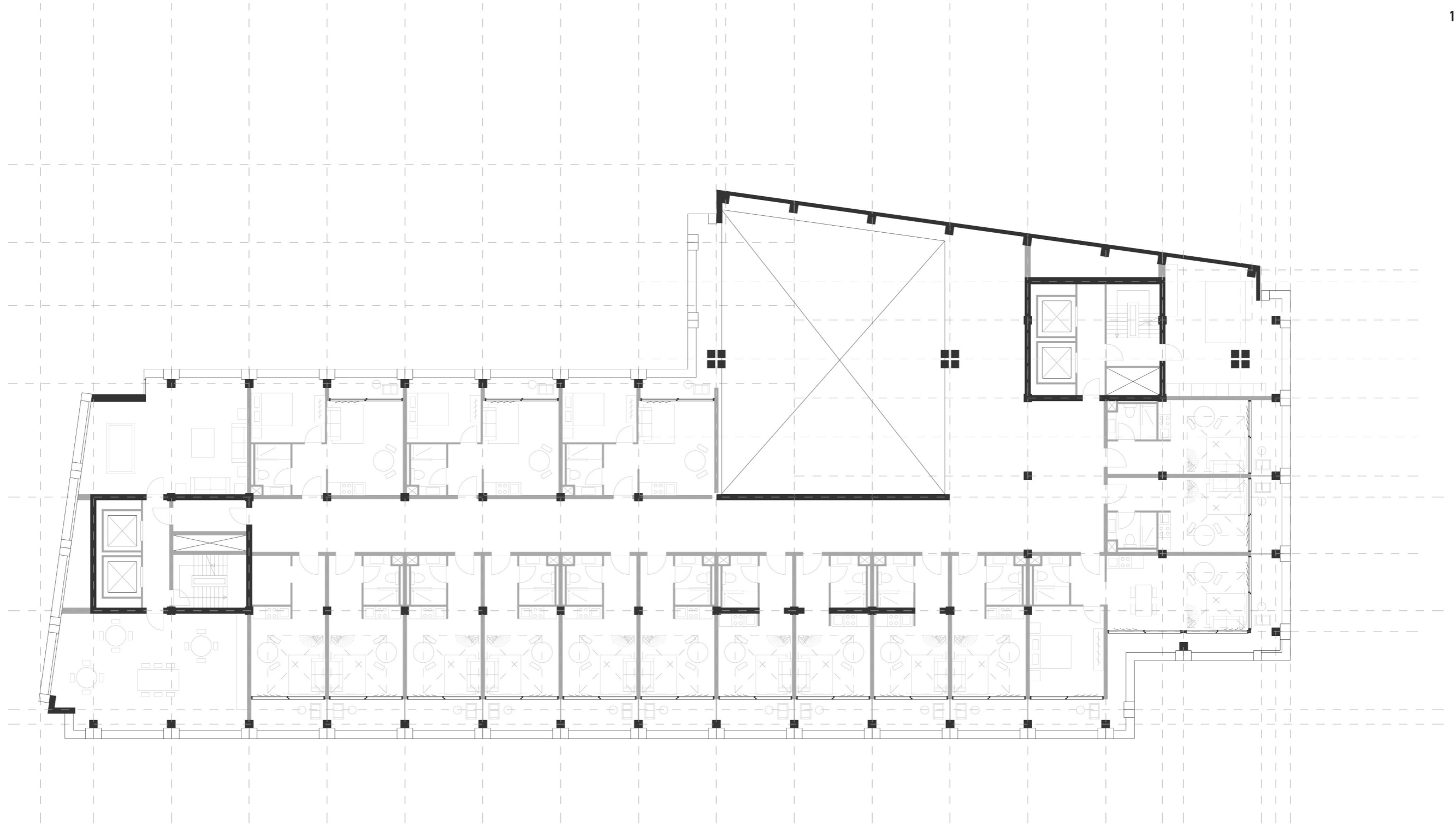


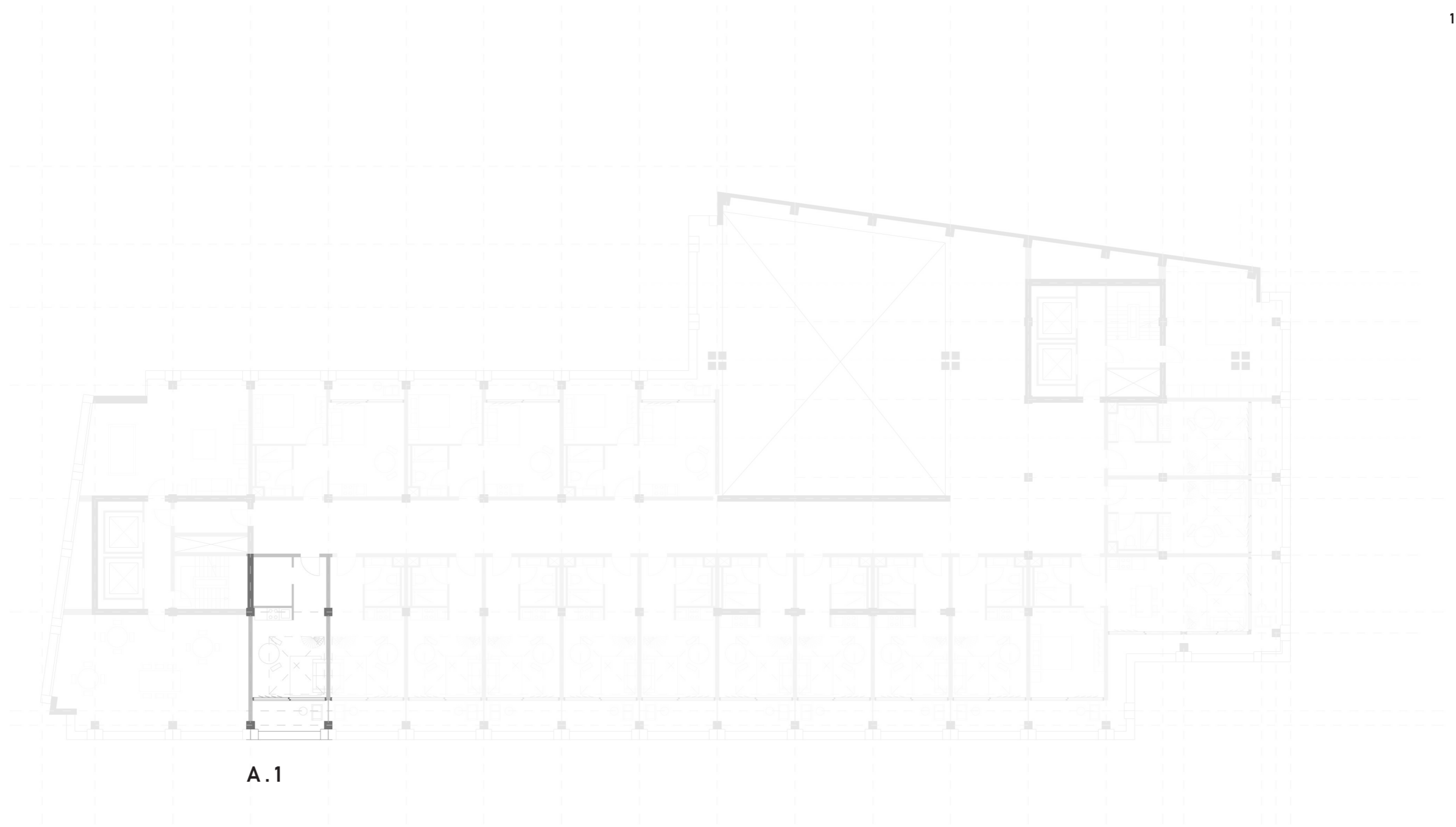
**BELLEVUE HOTEL**

BELLEVUE HOTEL  
floorplan



**BELLEVUE HOUSING**

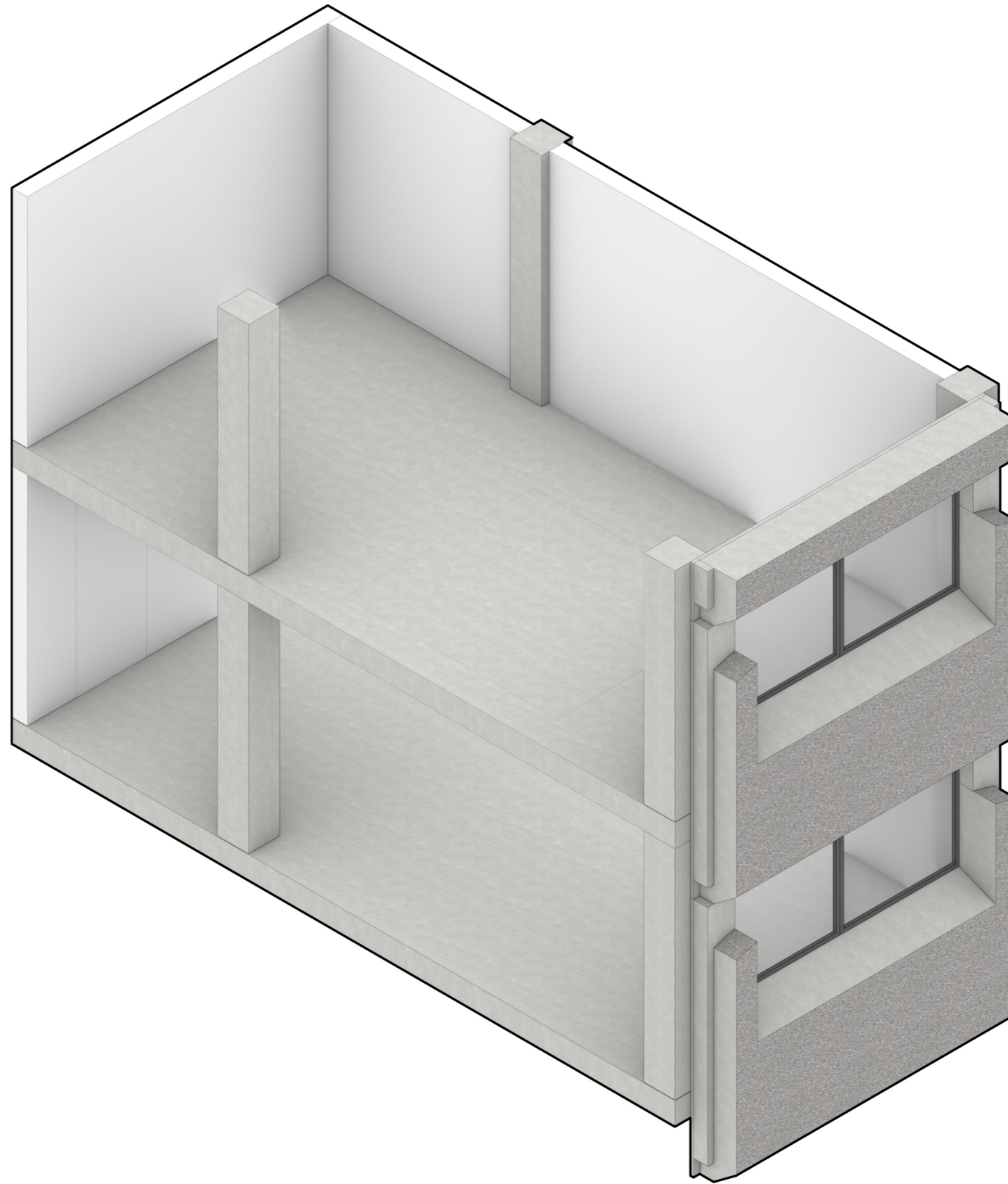


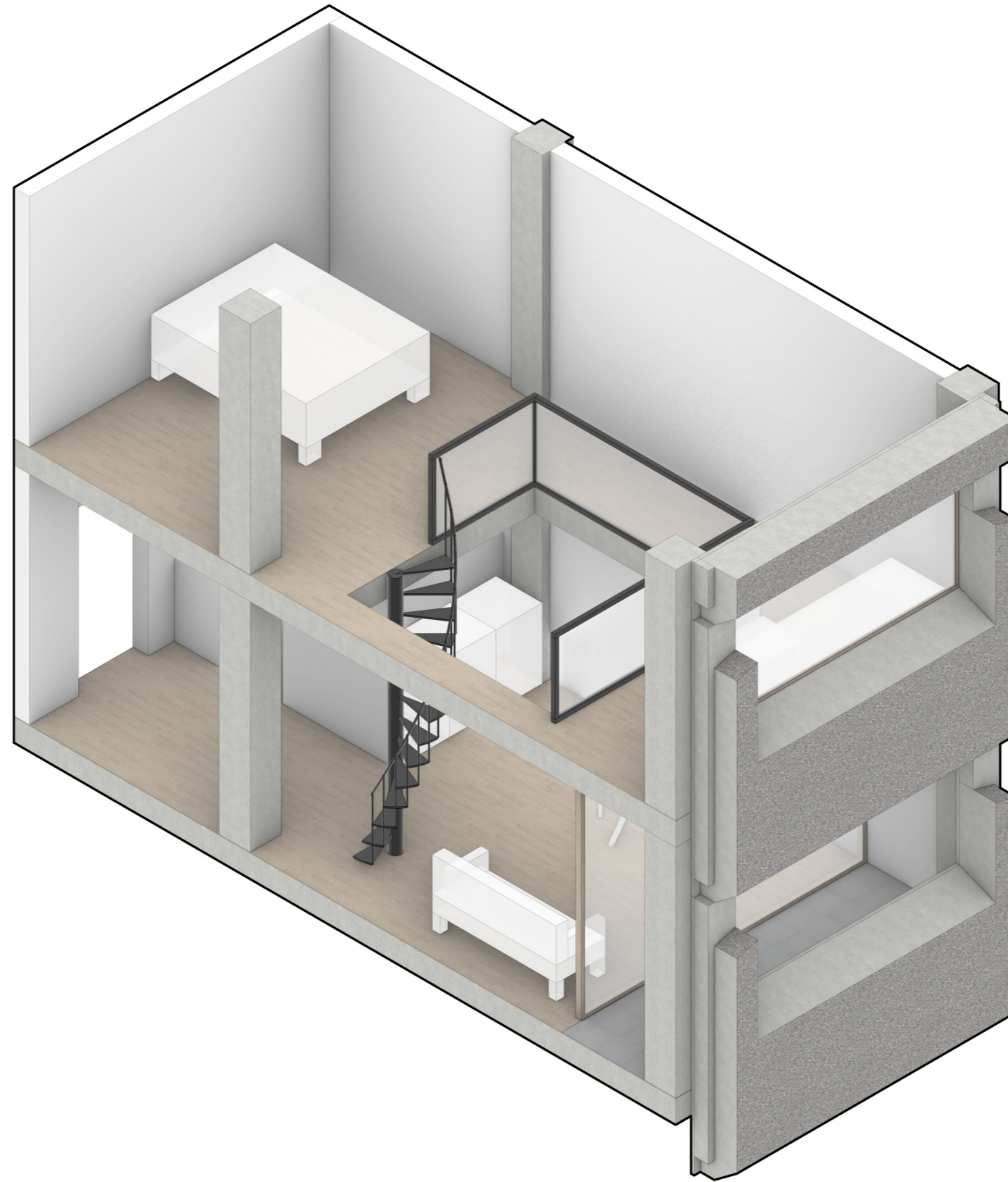


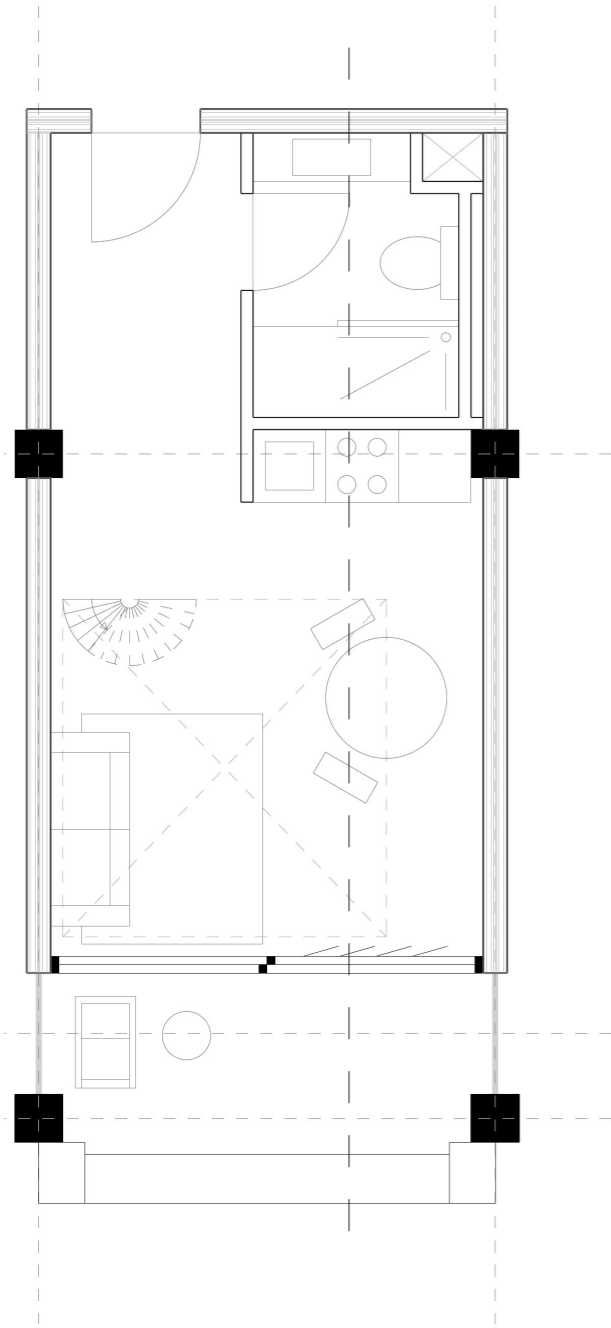
A.1

**BELLEVUE HOUSING**

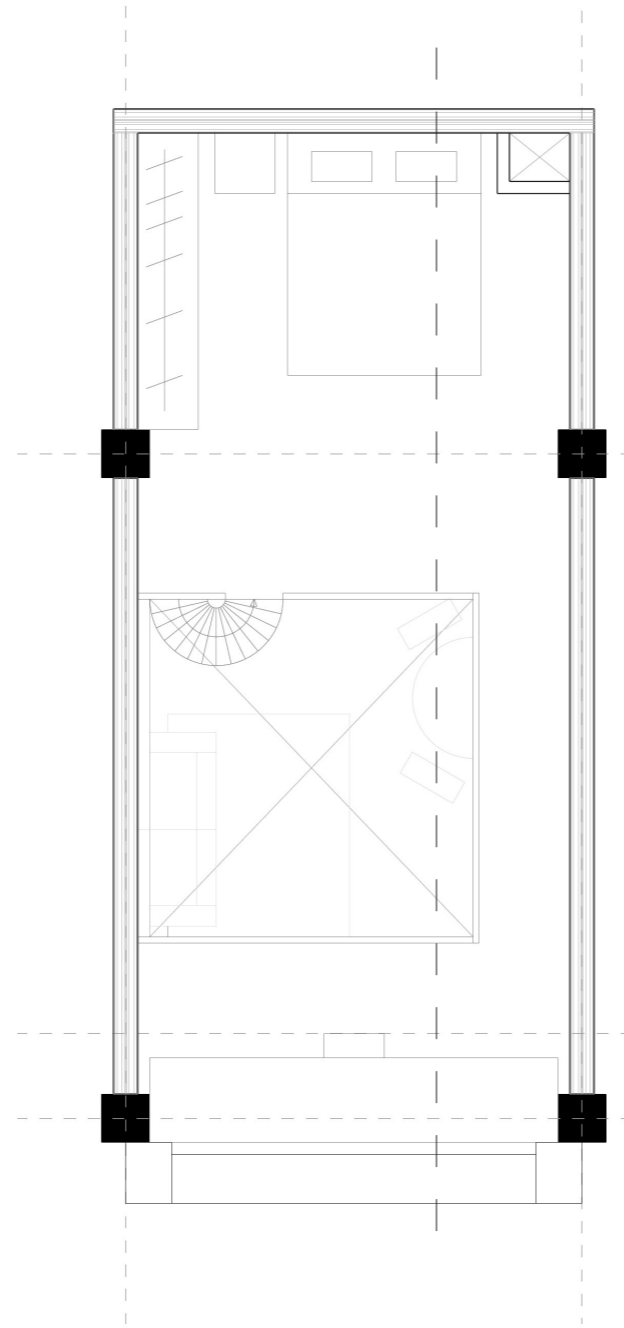
3D view - type A1 - existing situation



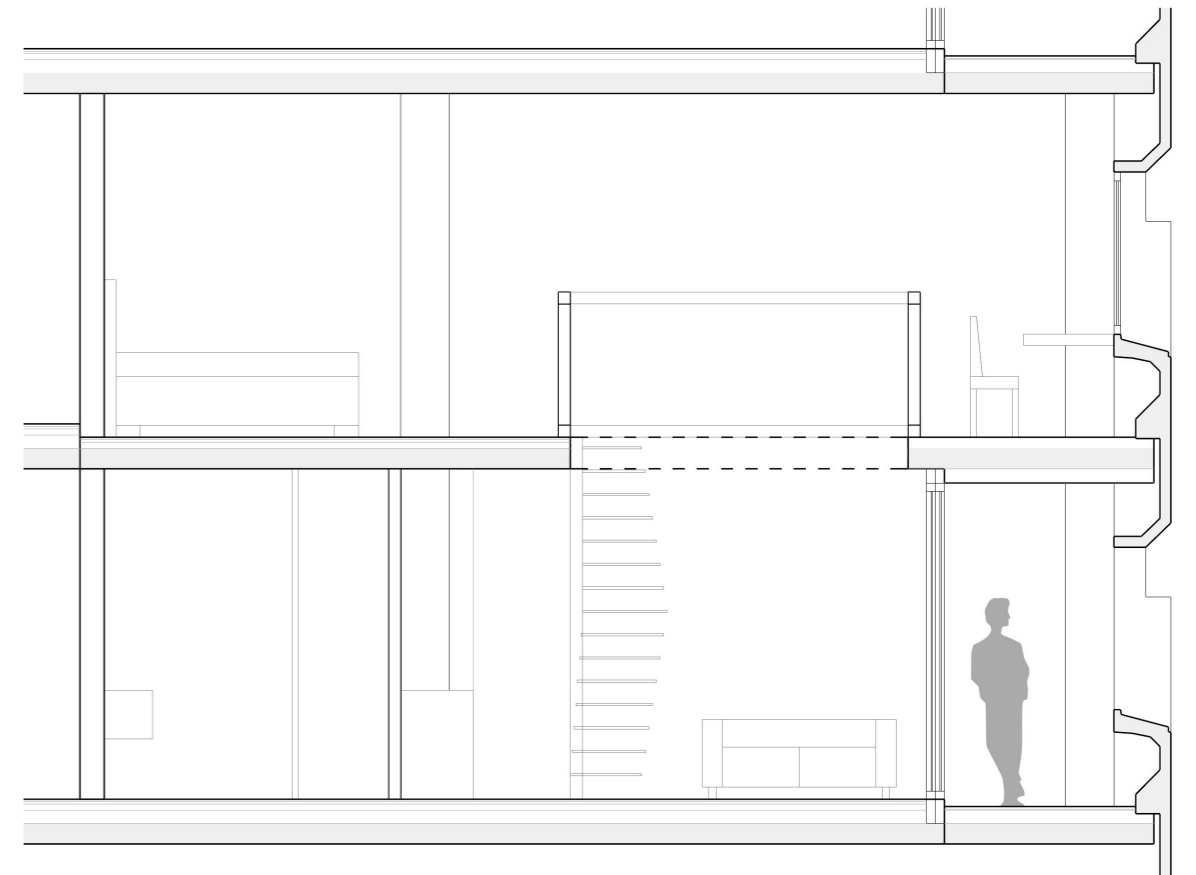




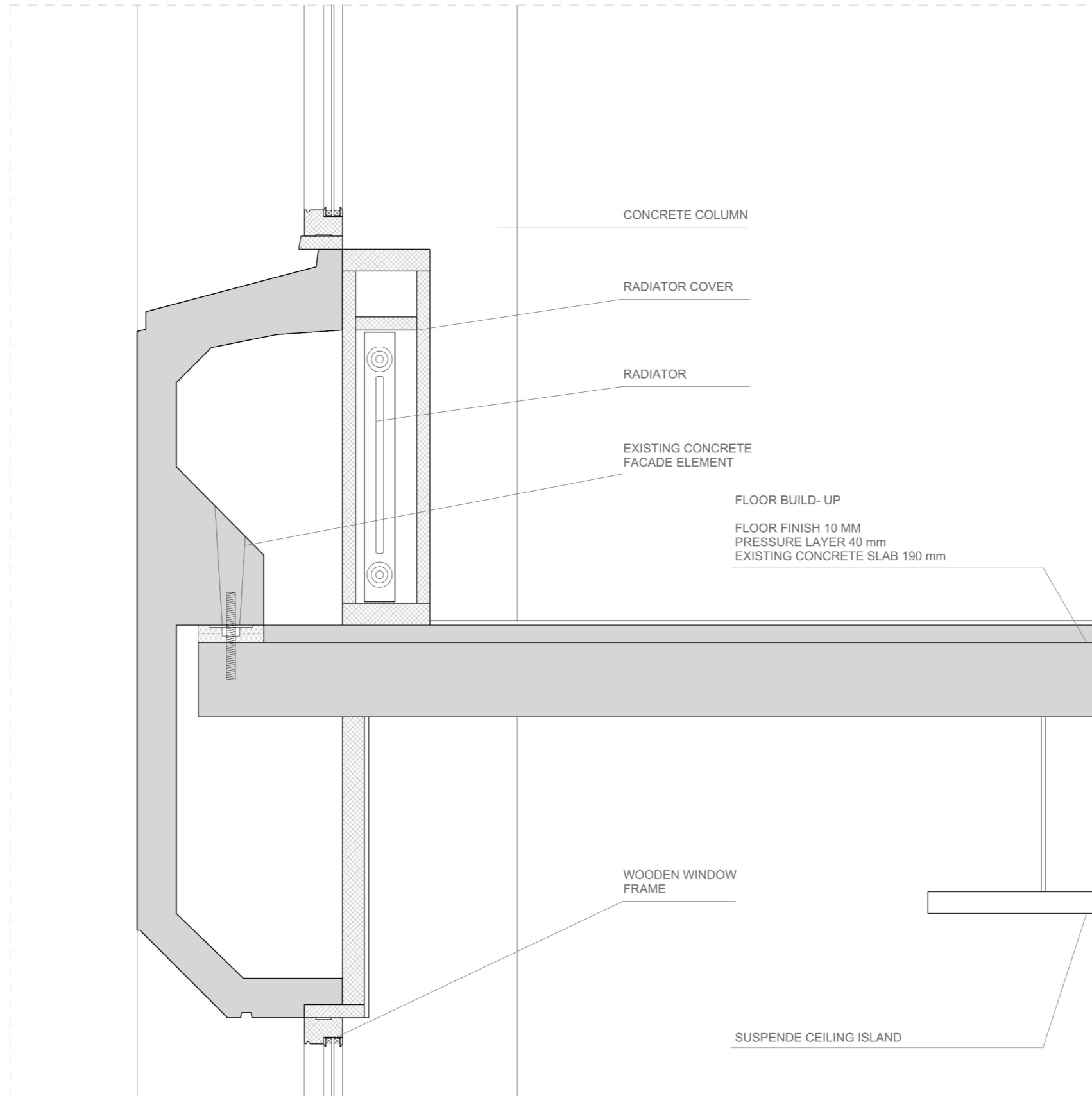
lower level

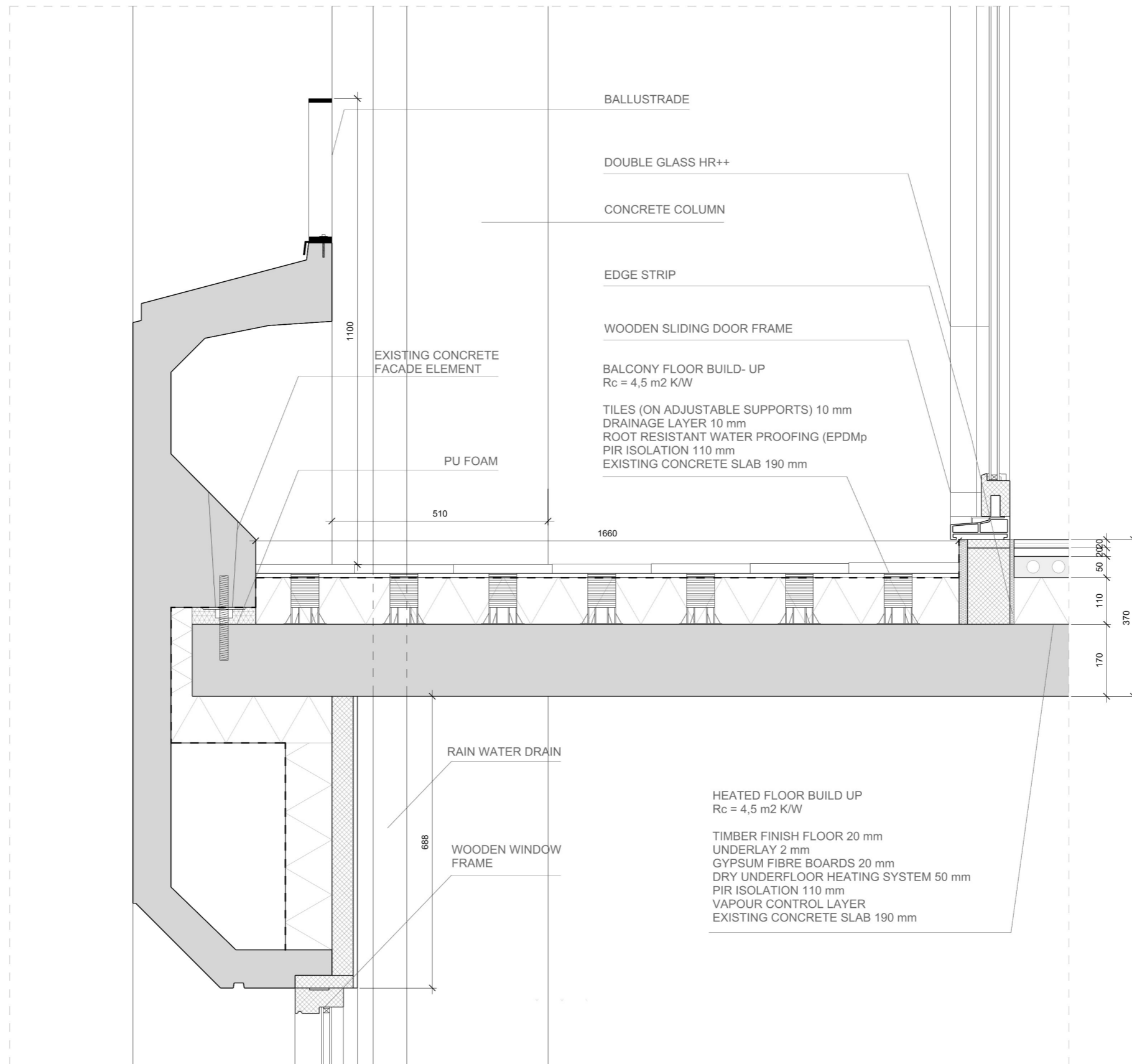


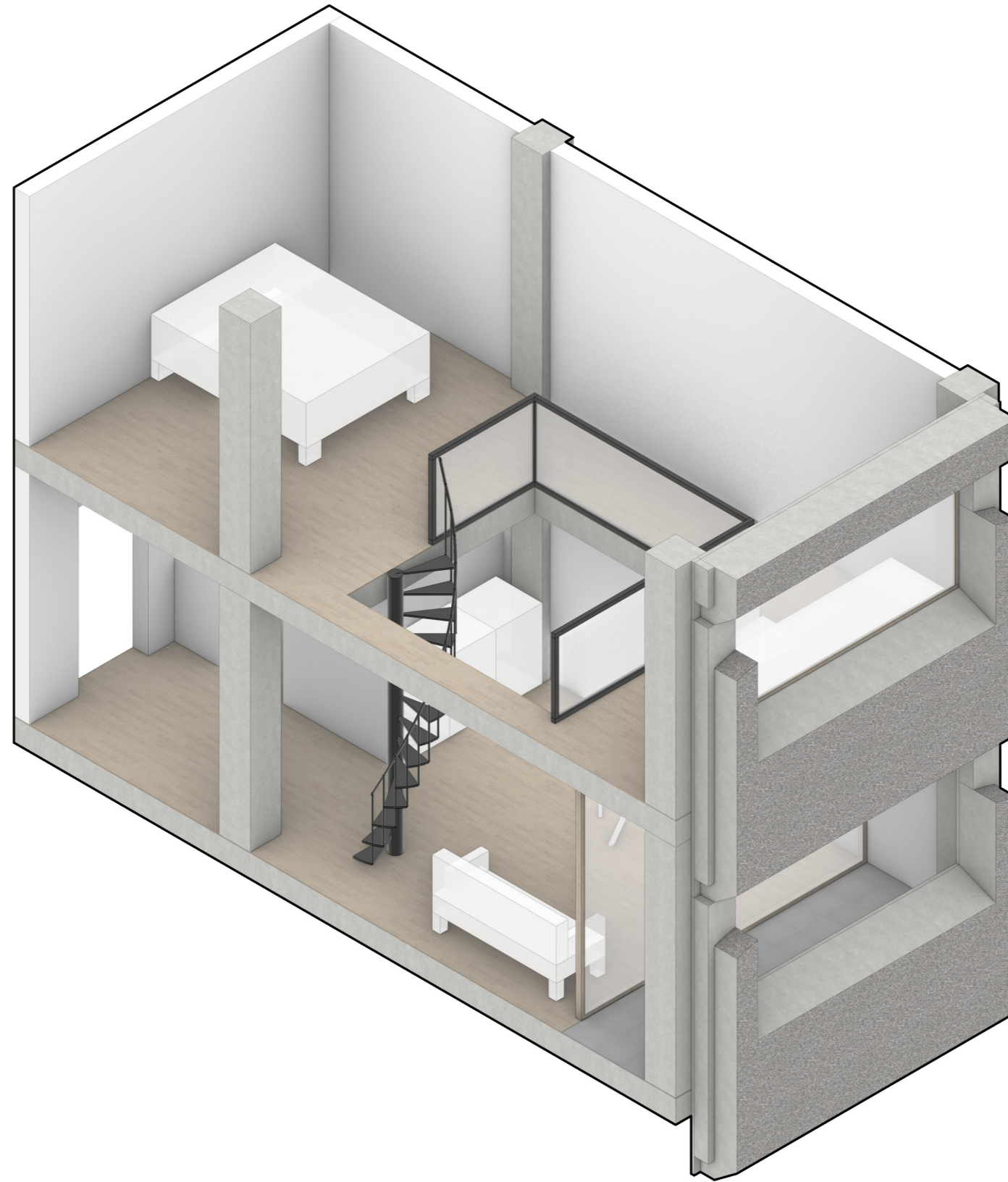
upper level



cross section



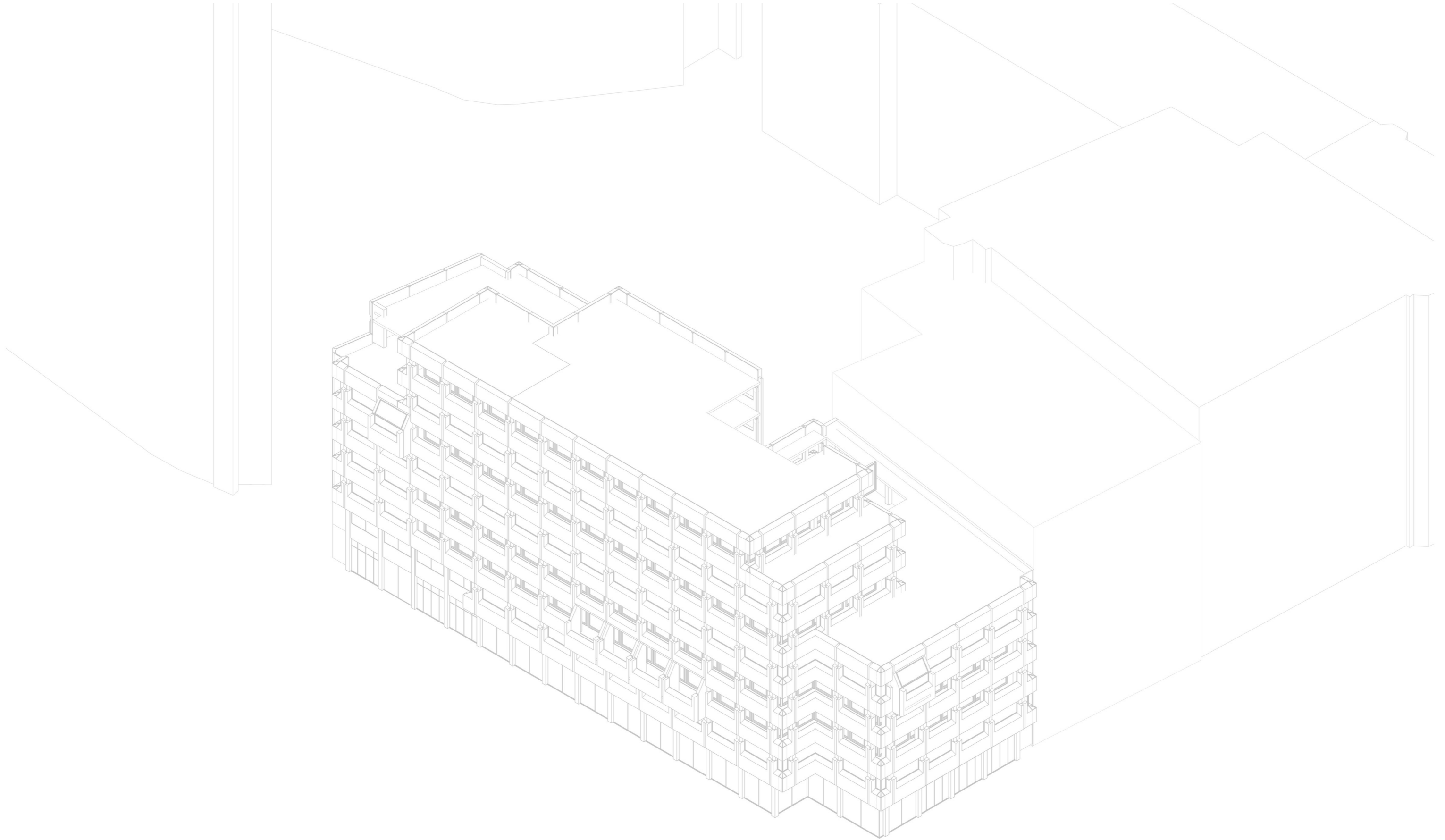


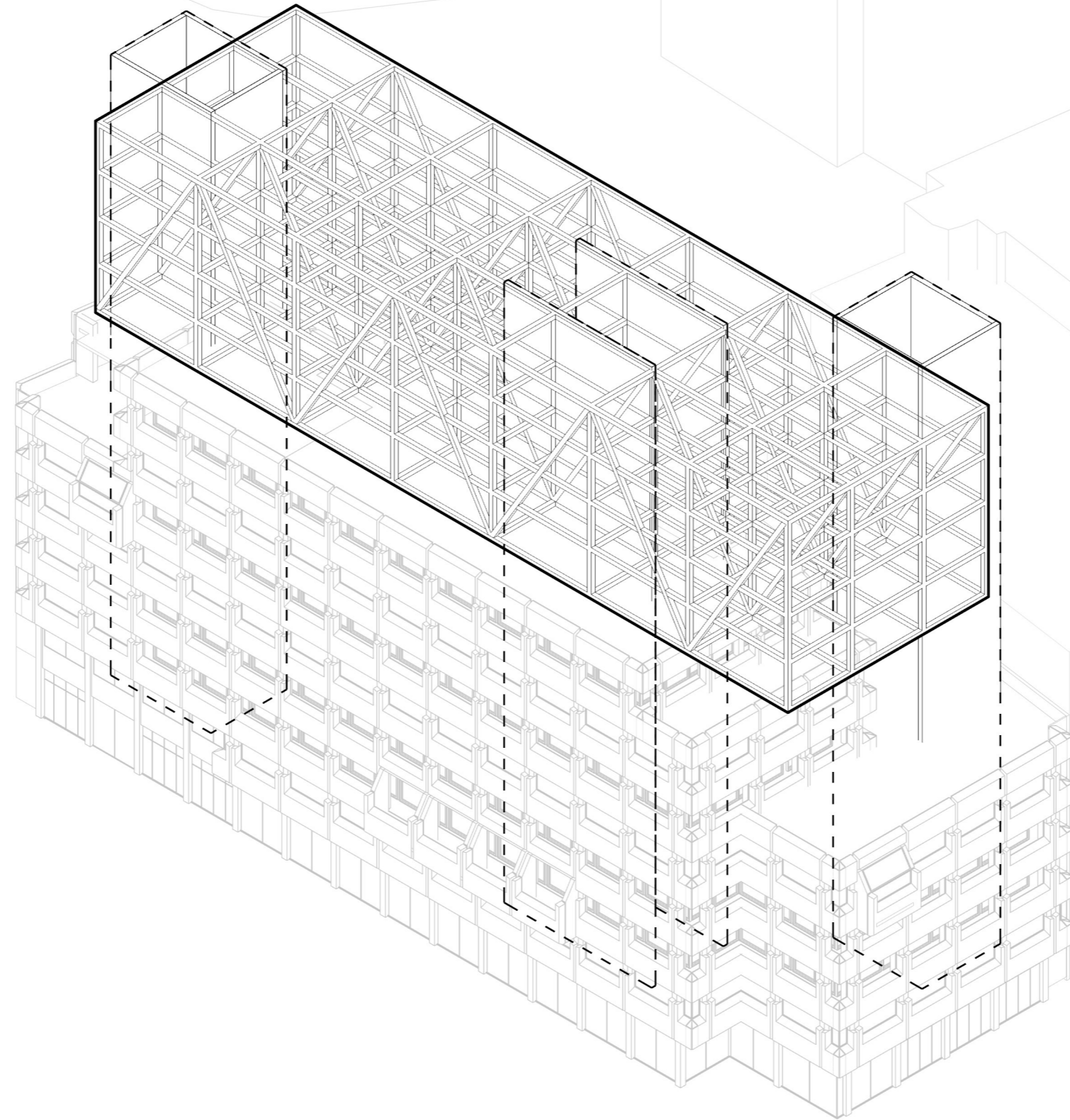


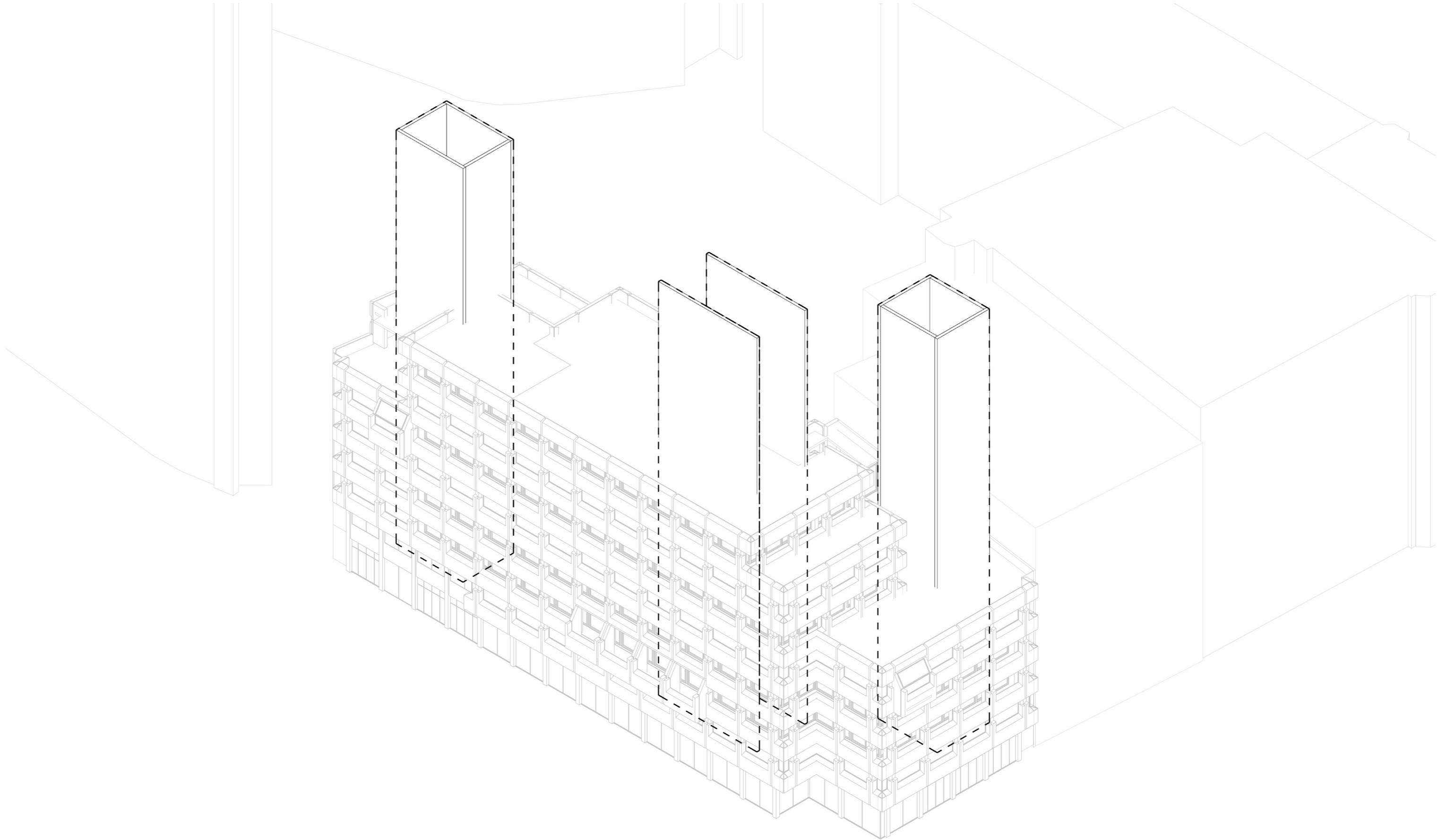


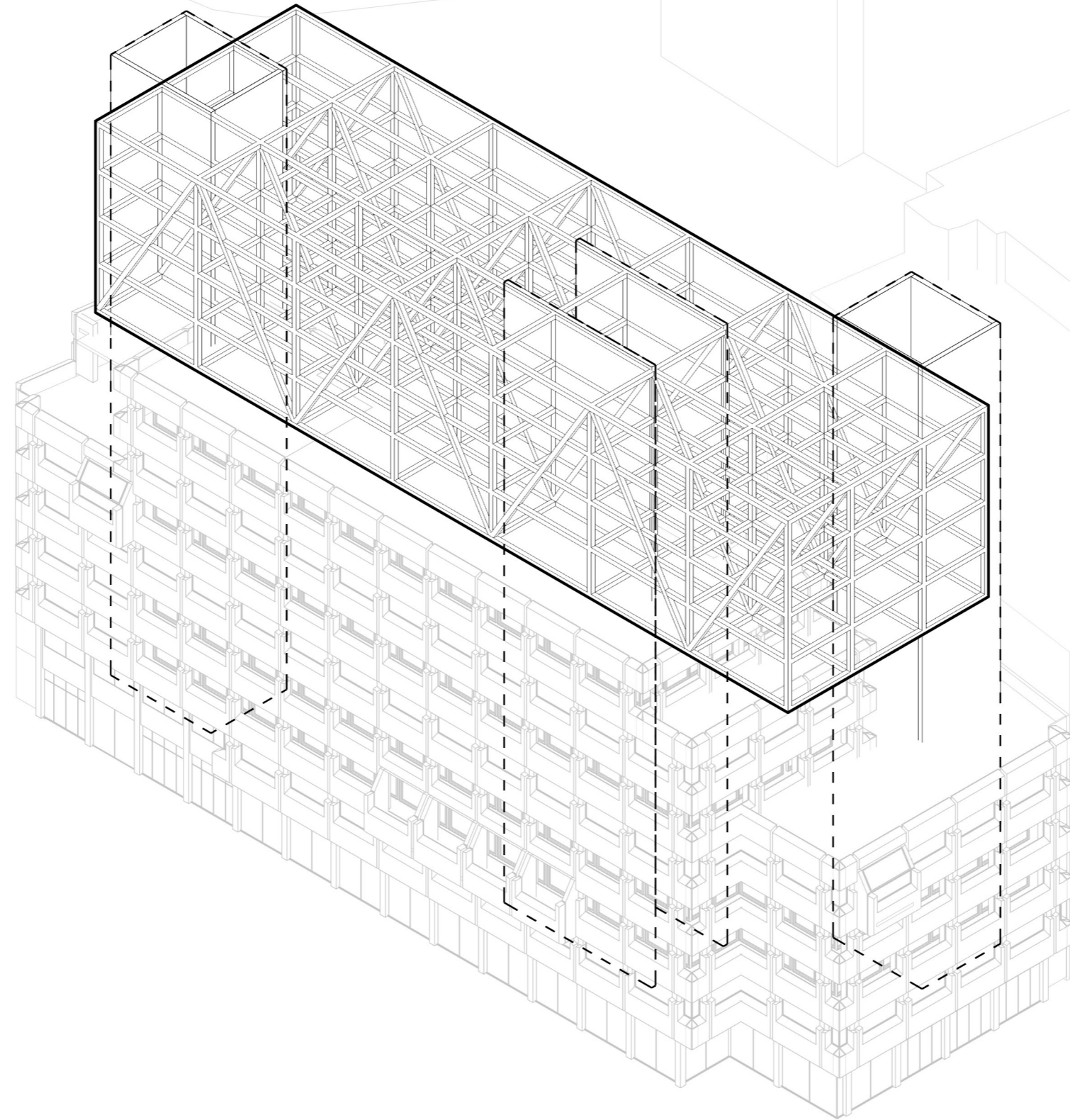


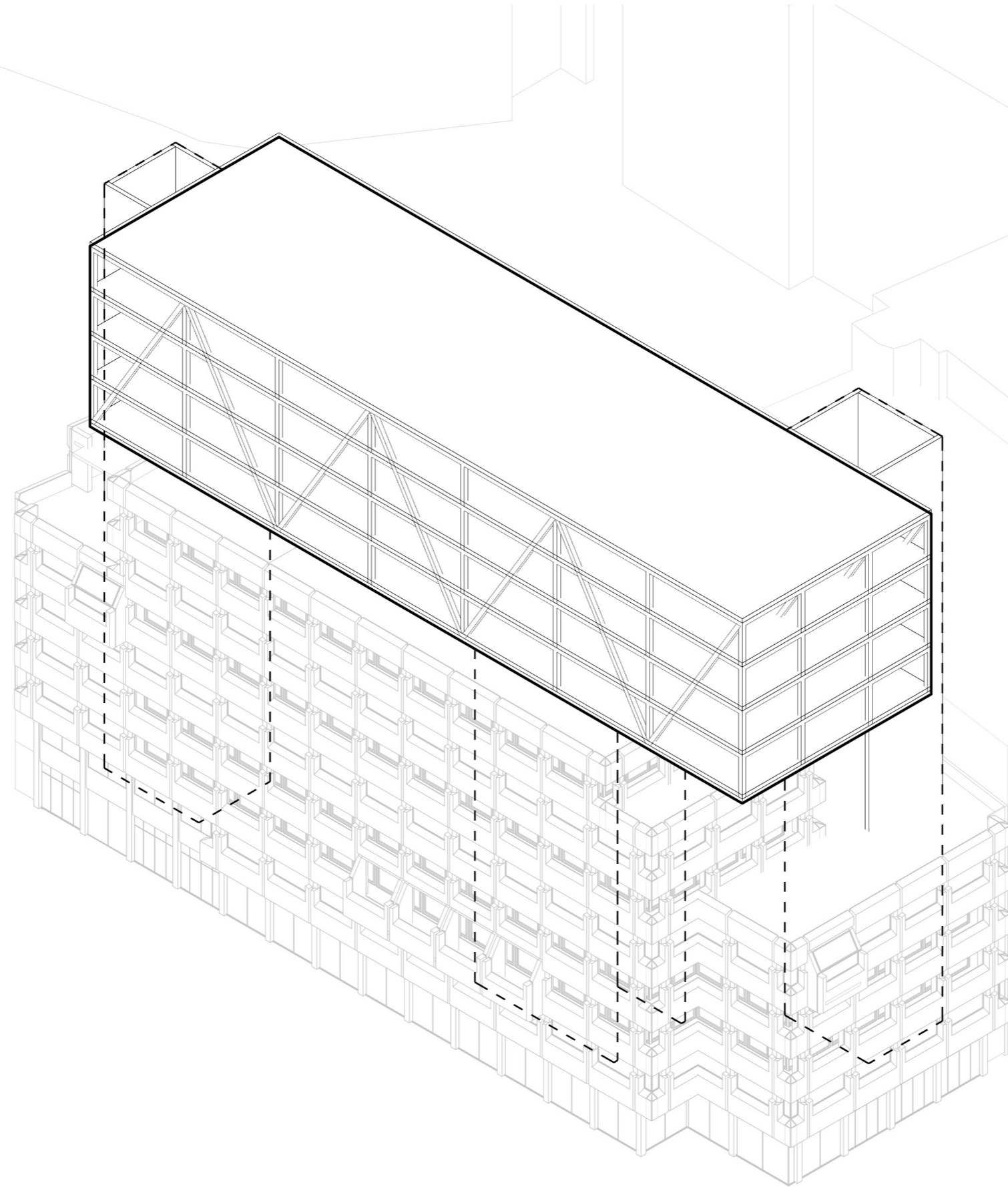
**NEW MASS**

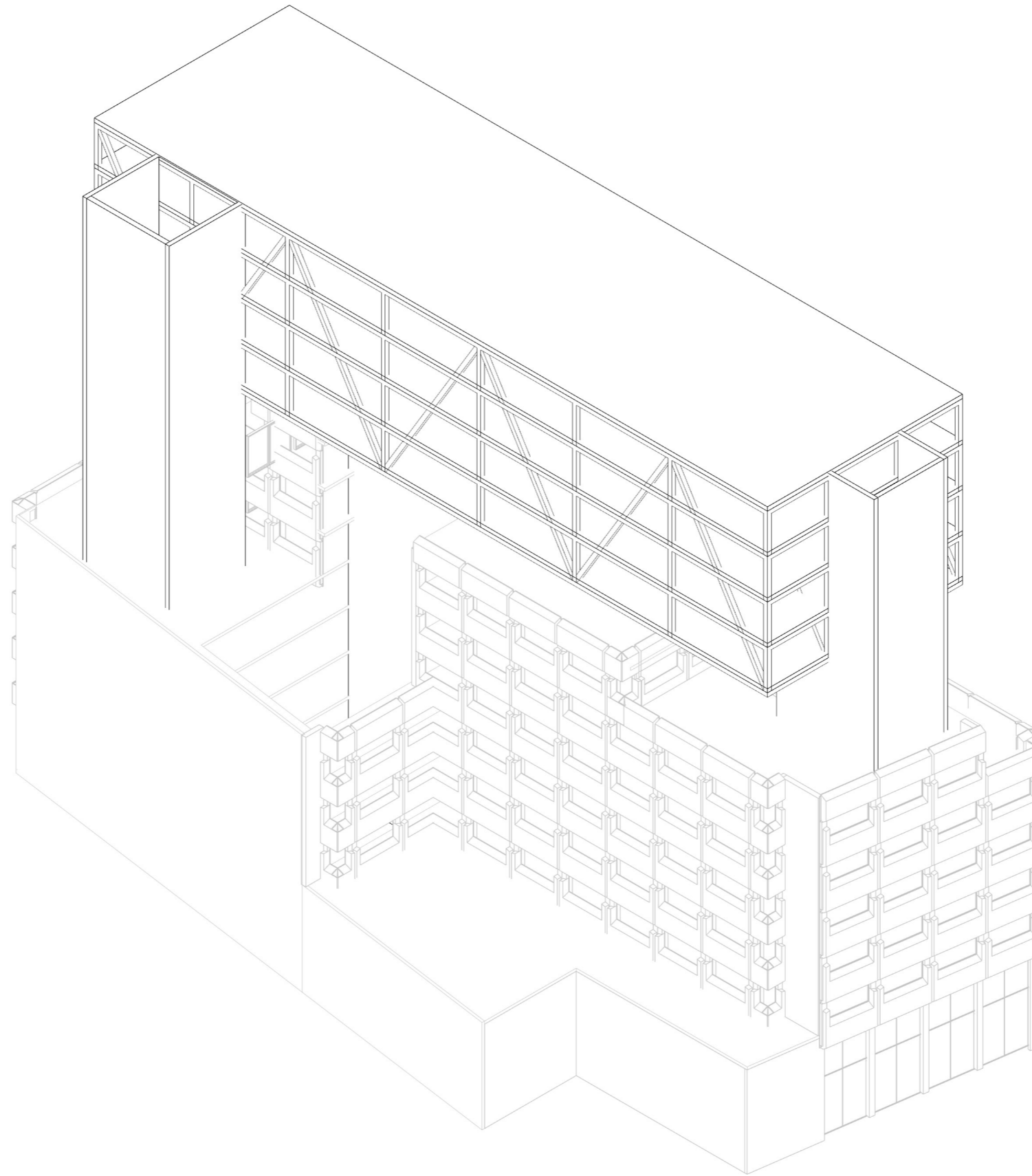


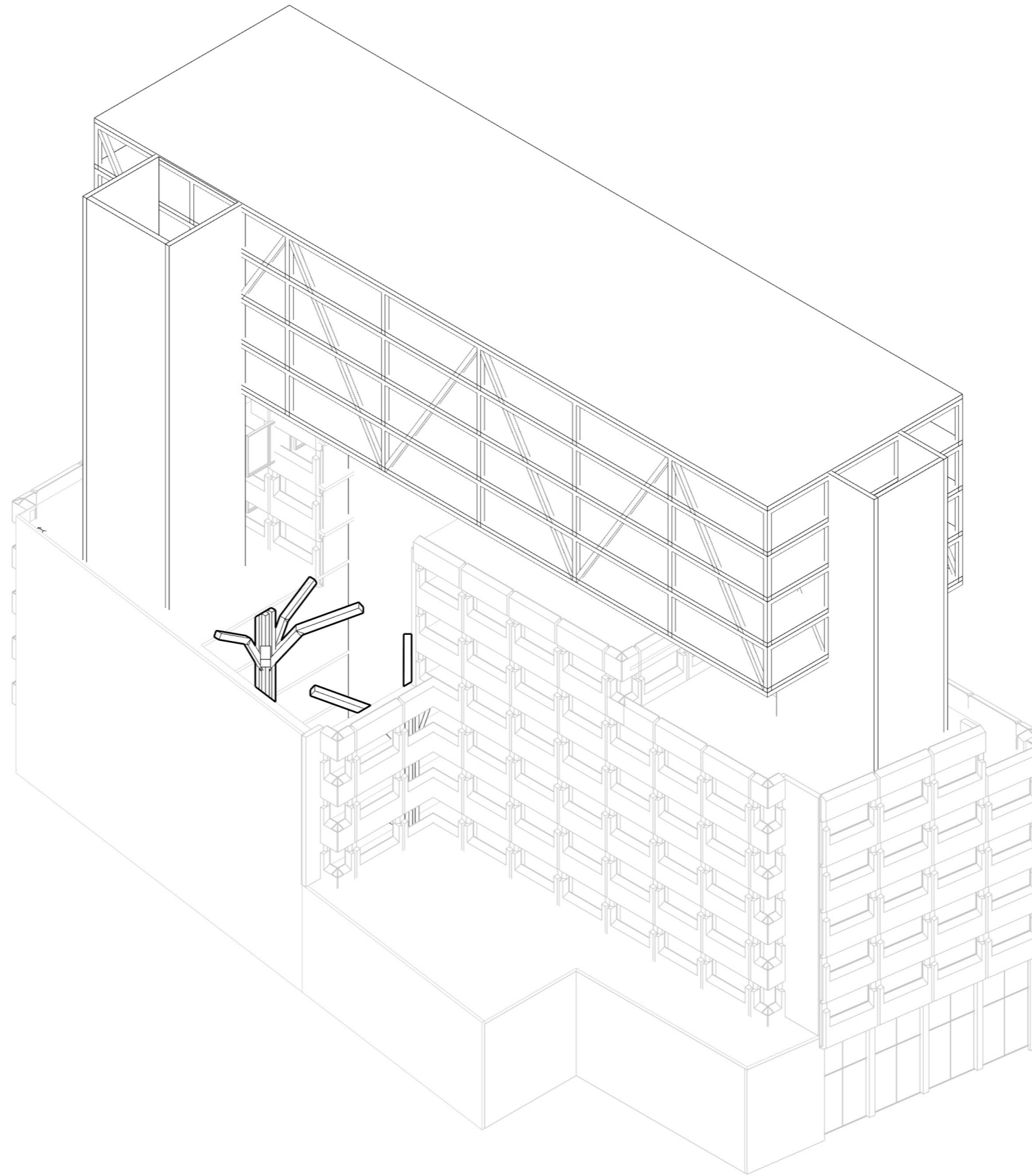


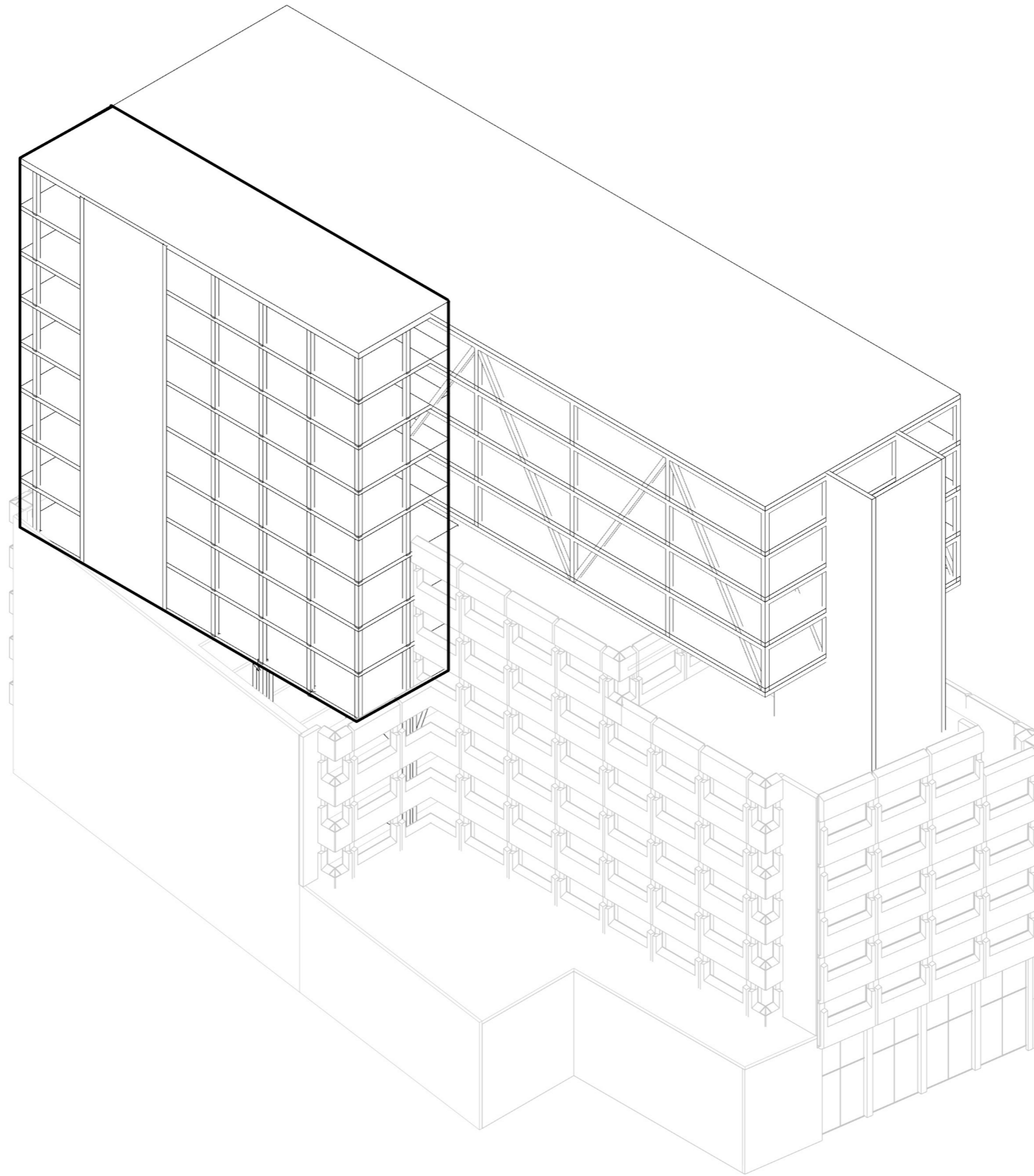












**NEW MASS HOUSING**

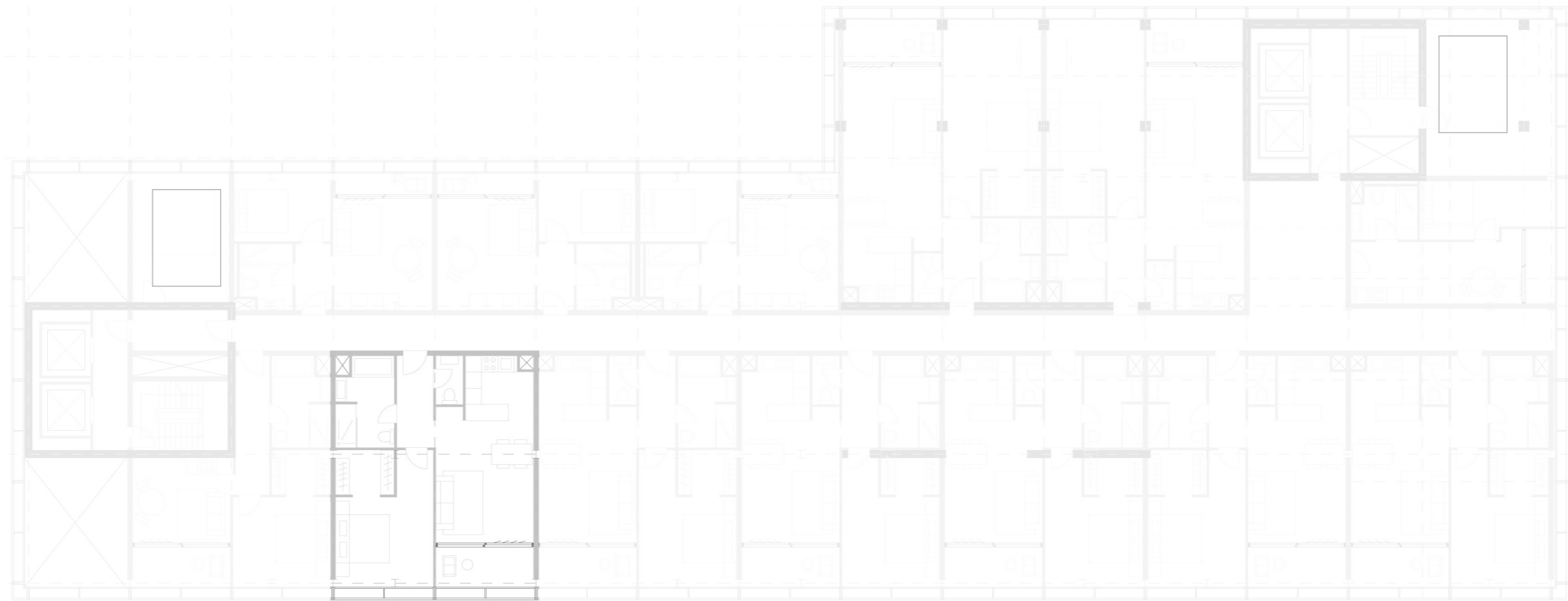


**NEW MASS HOUSING**  
11 11th floor - housing types

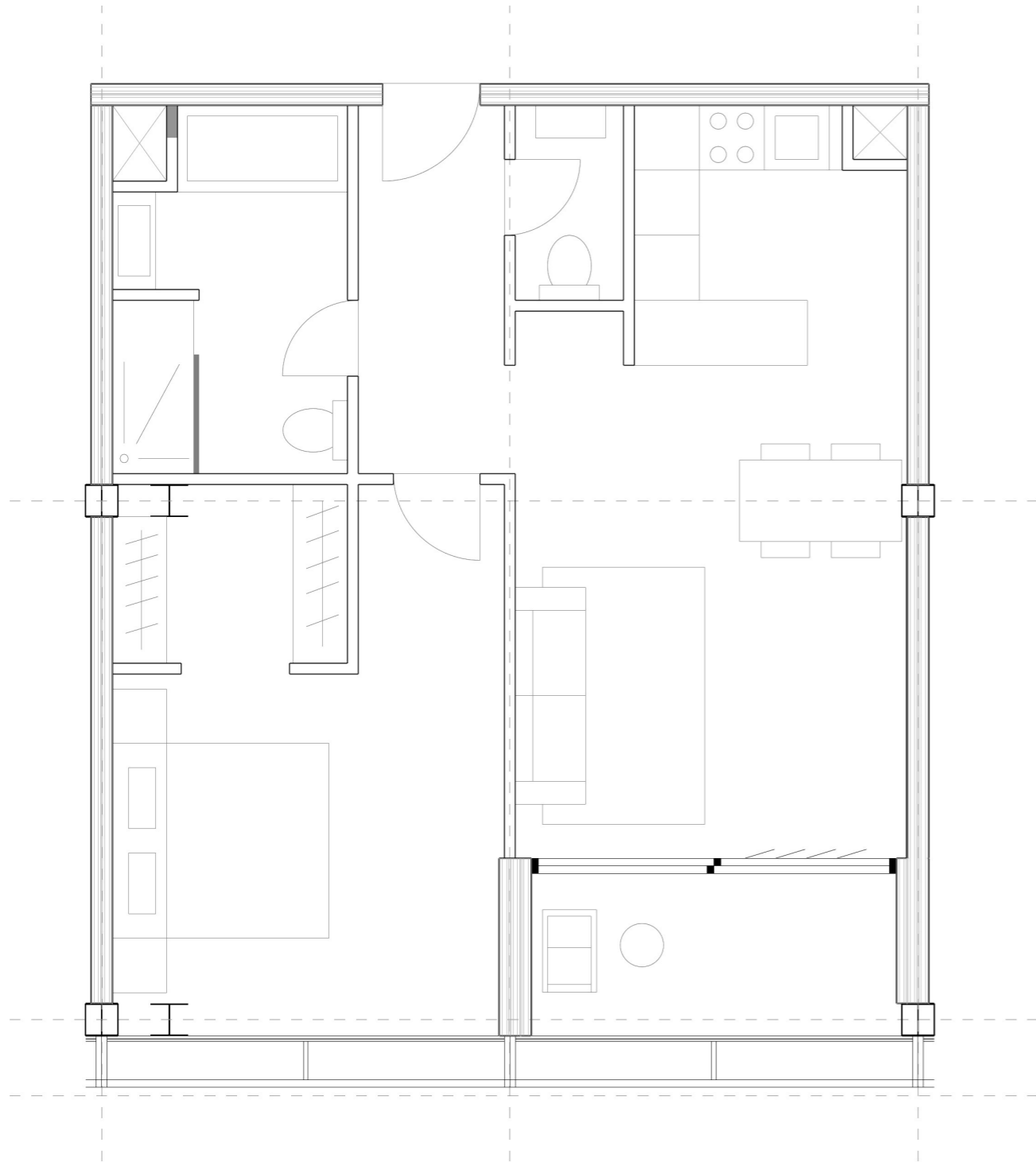
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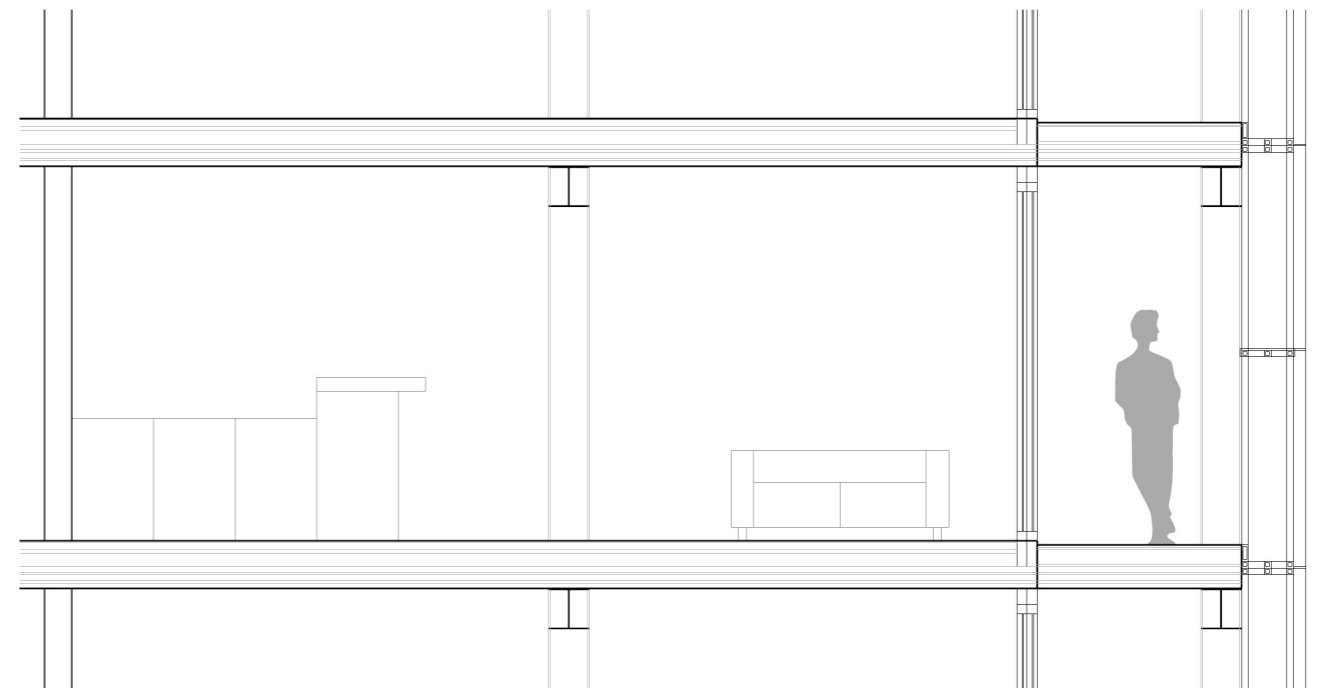
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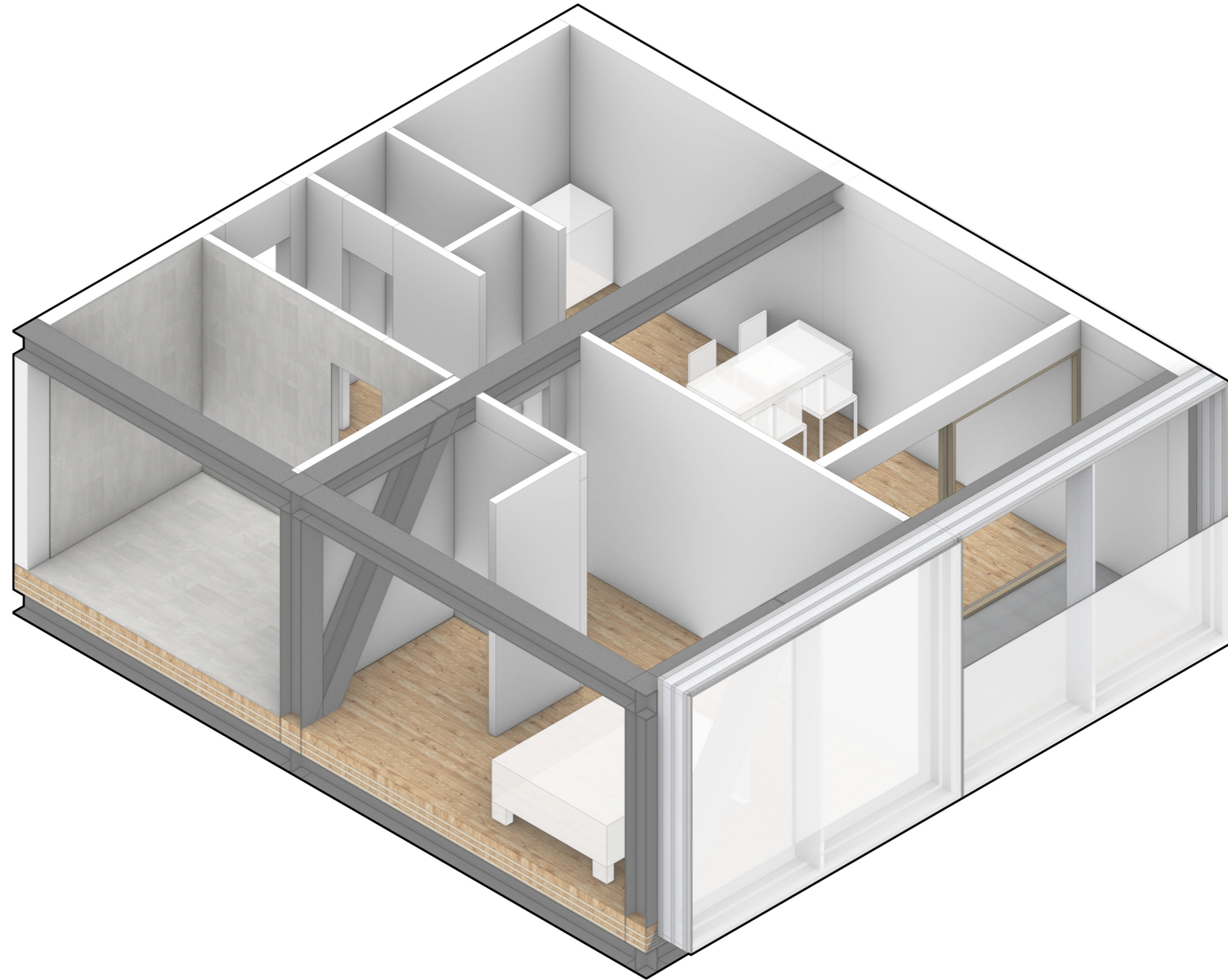
**B.1**



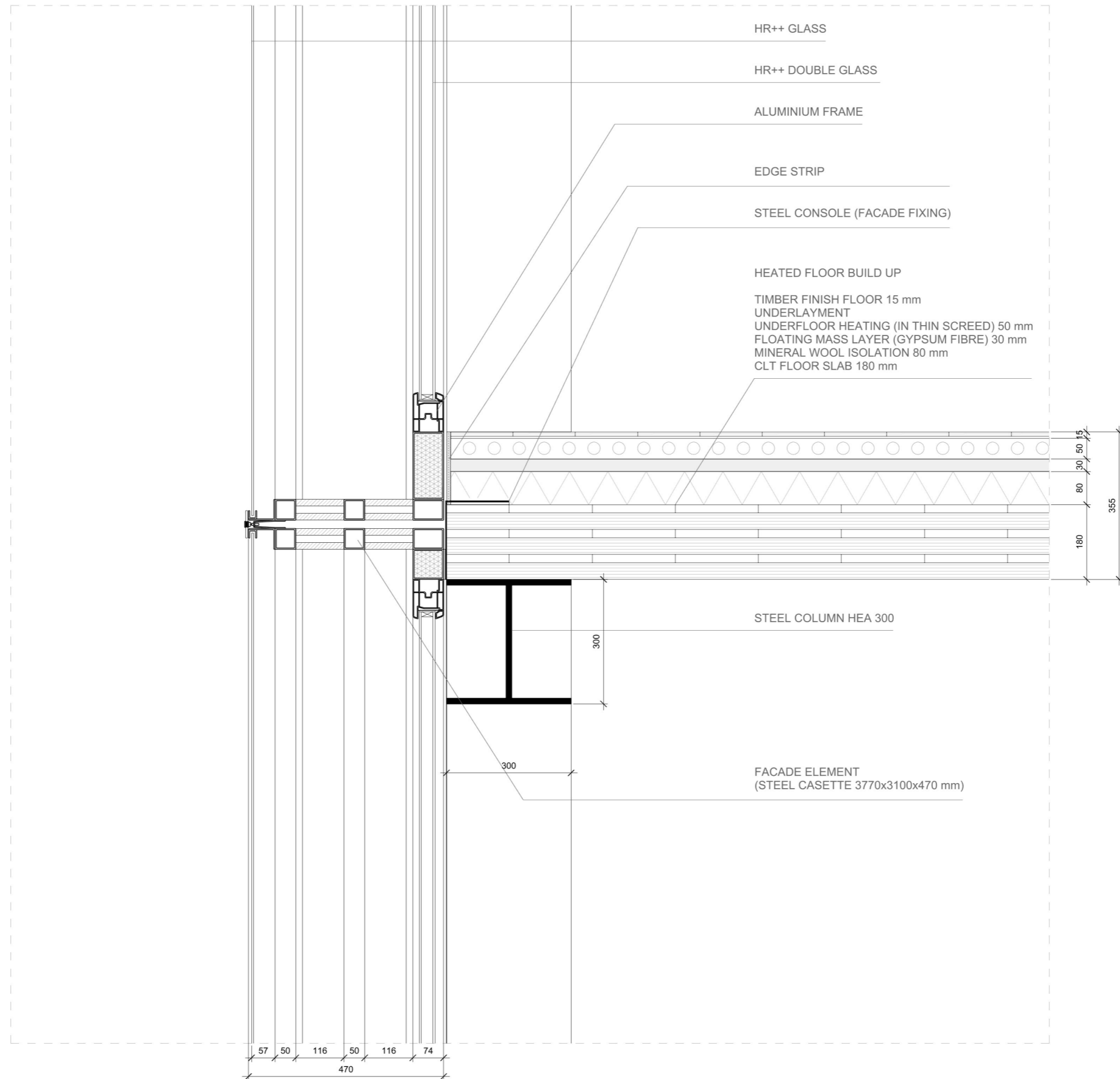
floorplan

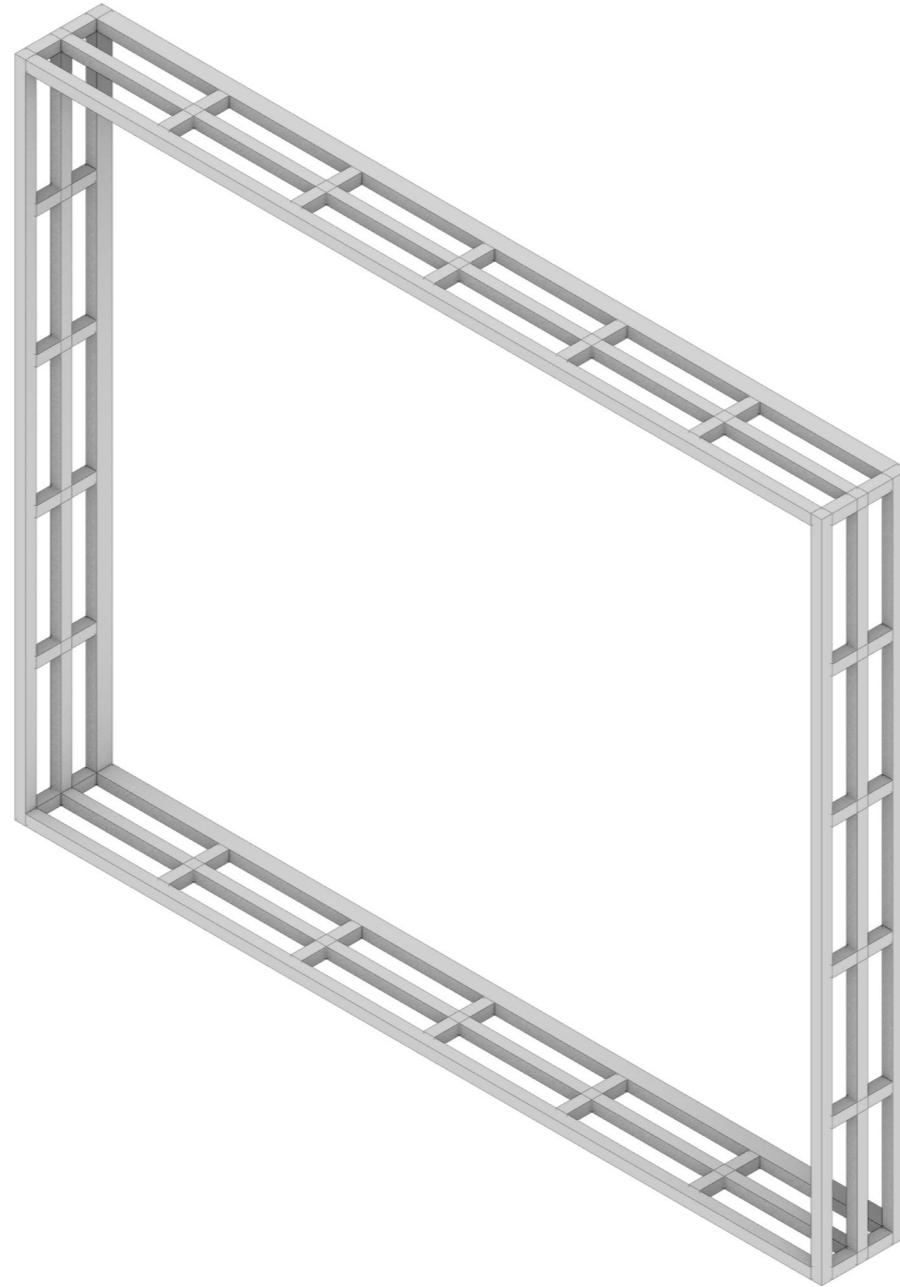


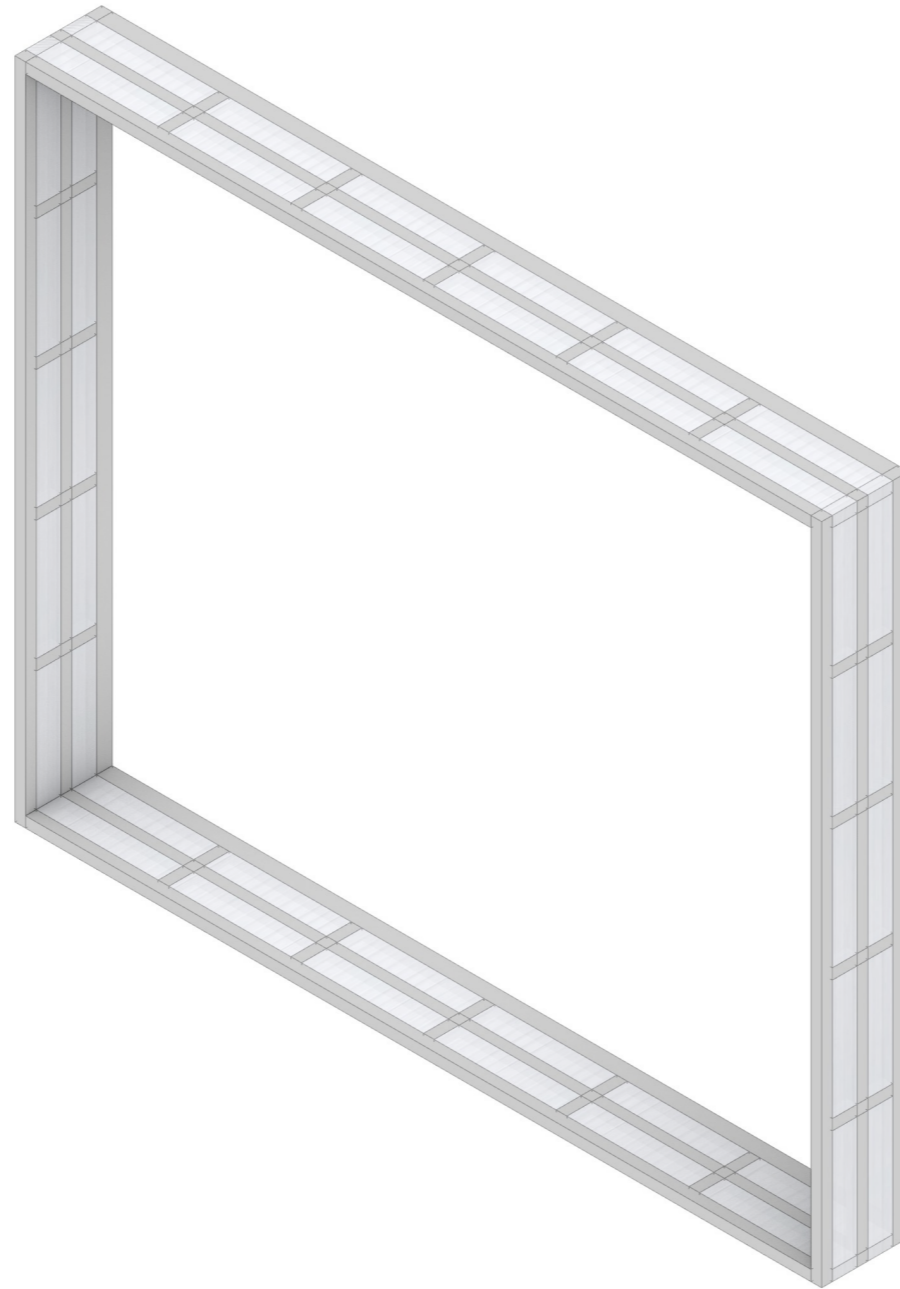
cross section

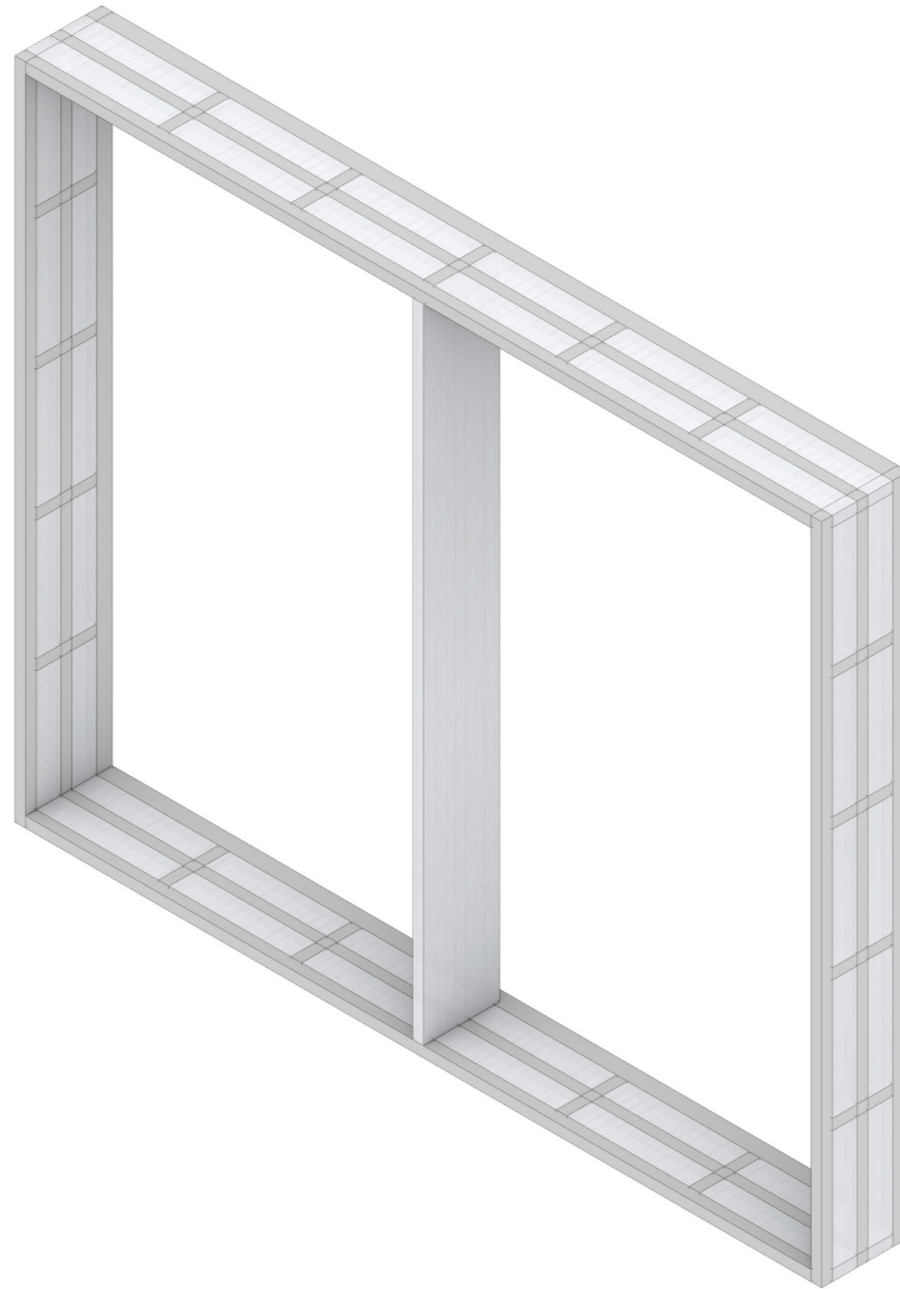


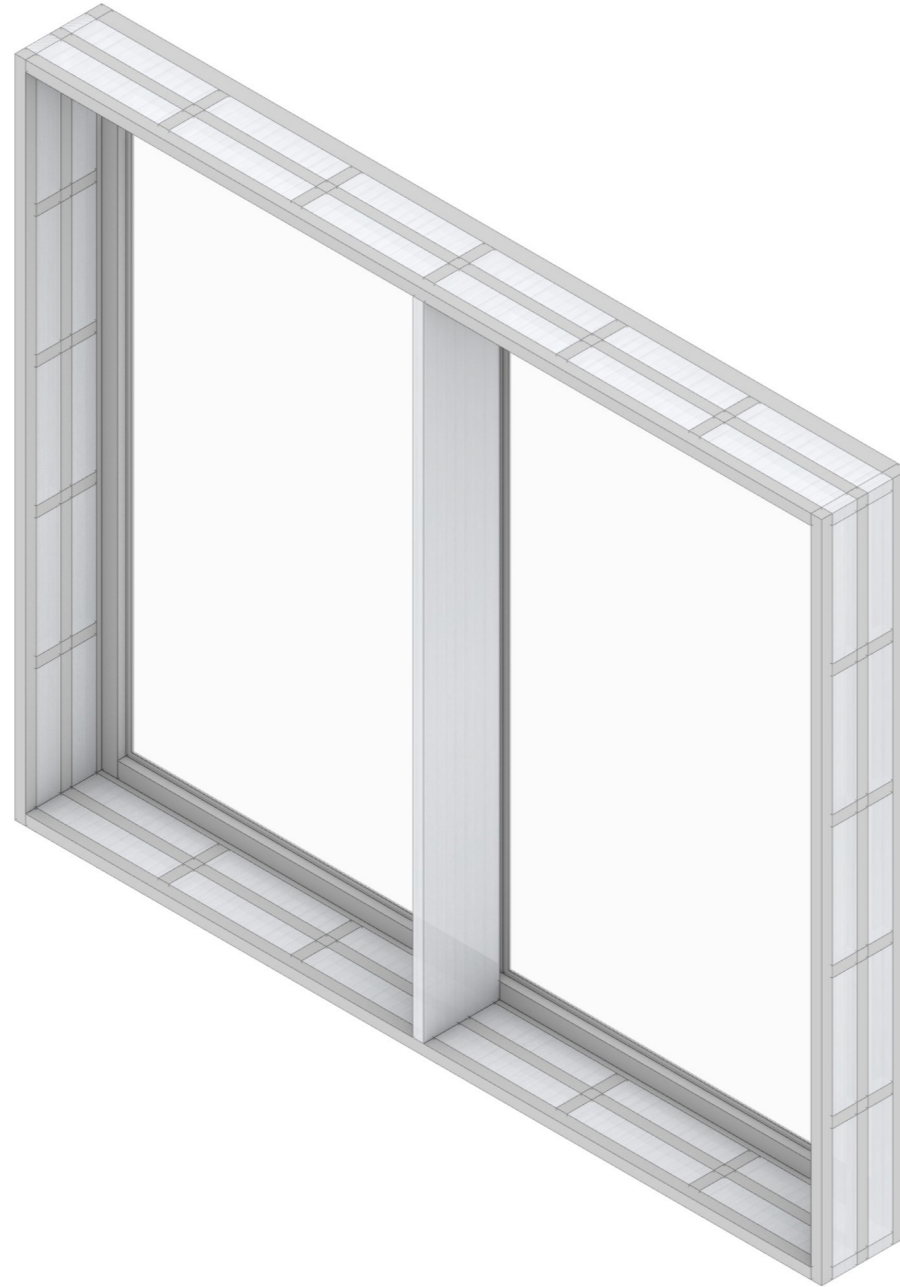






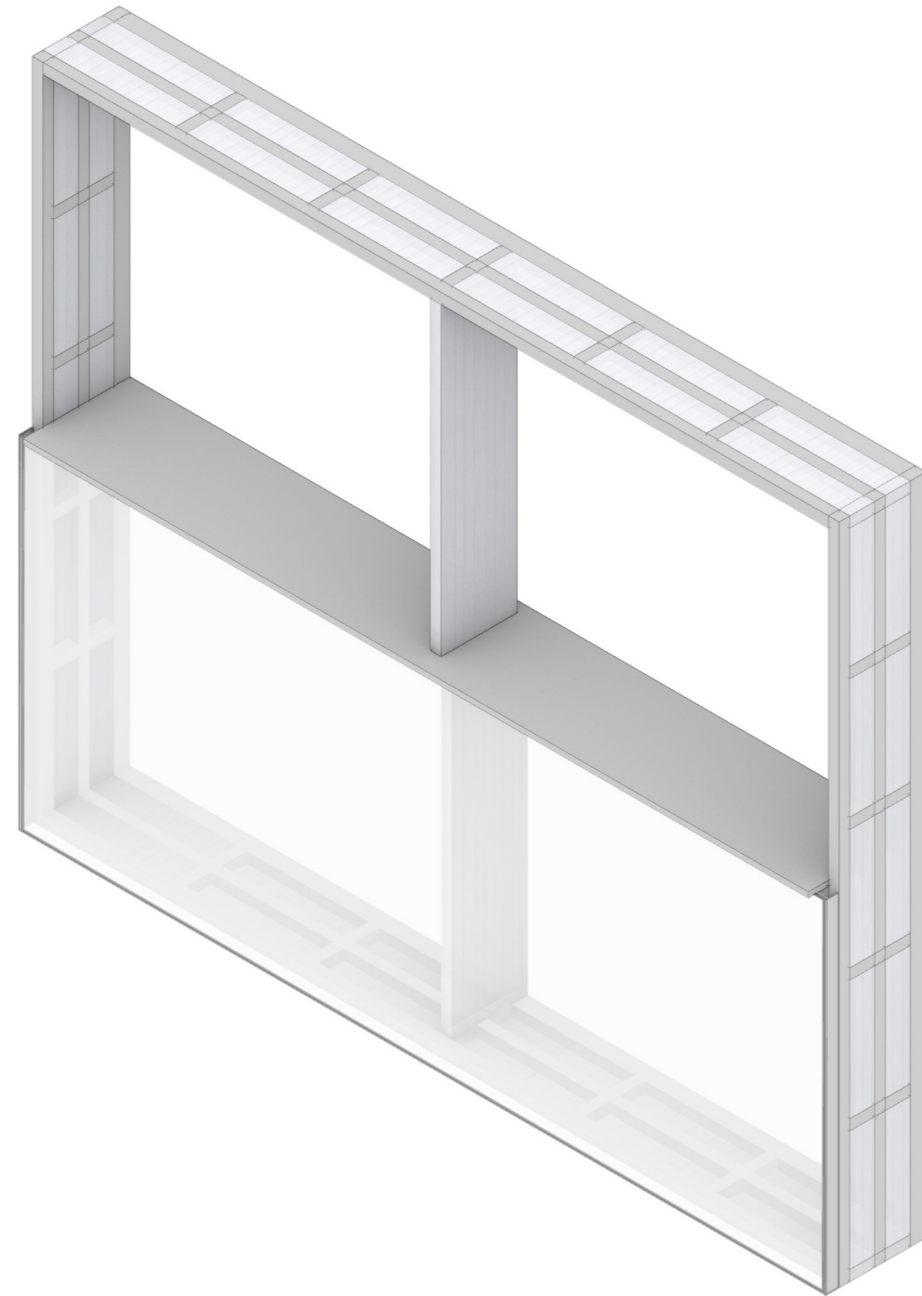


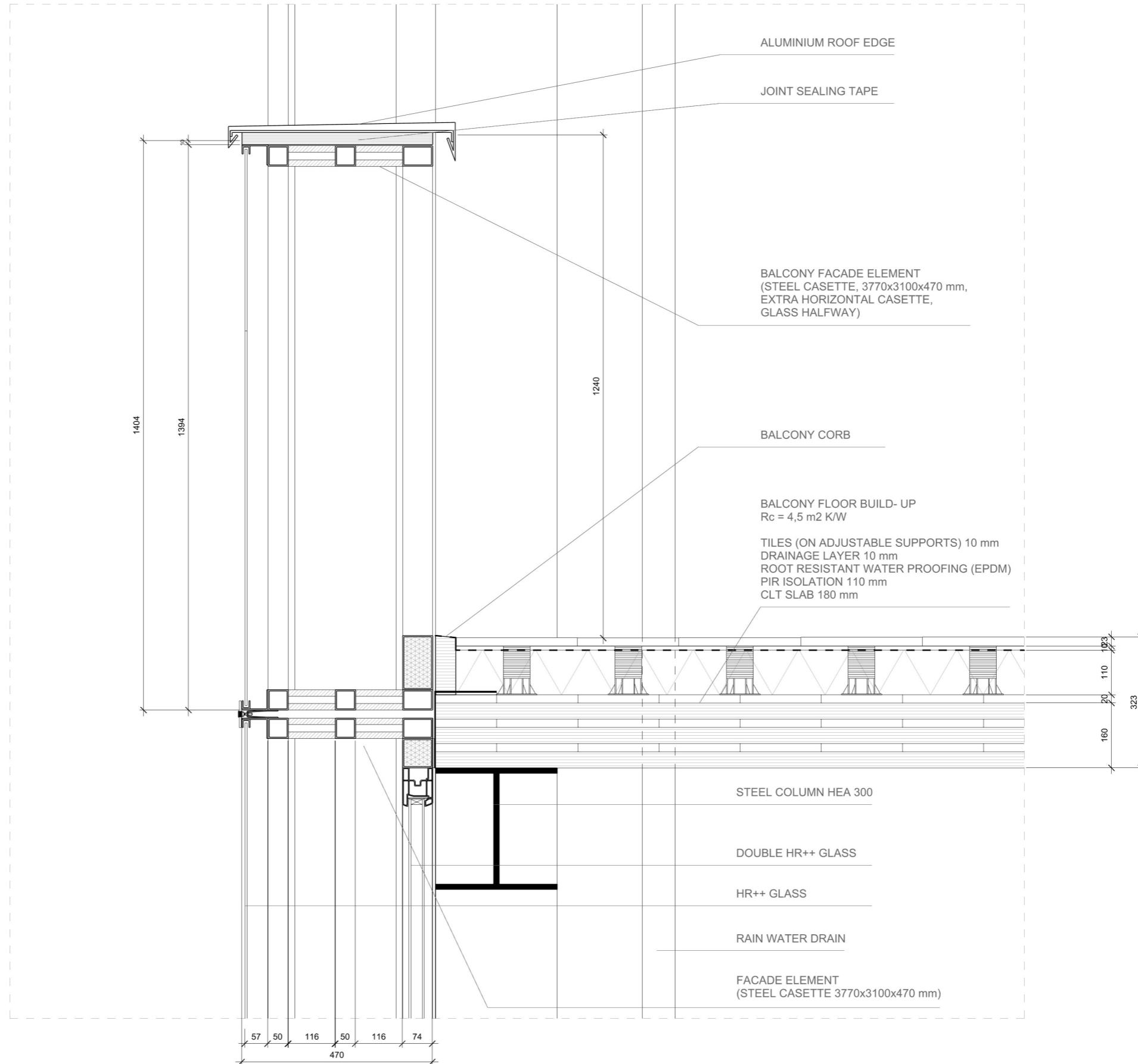




facade element - frame exterior and flange







**CONCLUSION**

“how can bellevue be transformed from a  
mono-functional office building into a  
mixed-use structure, while maintaining its  
distinct architectural aesthetics?”

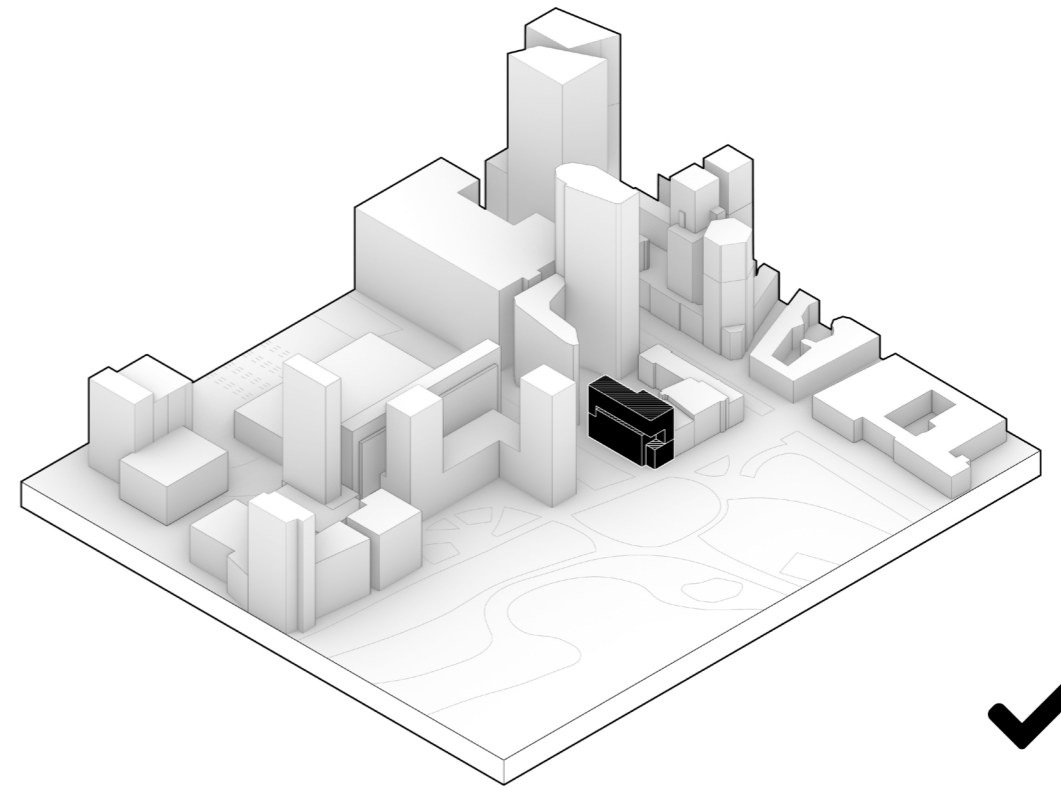
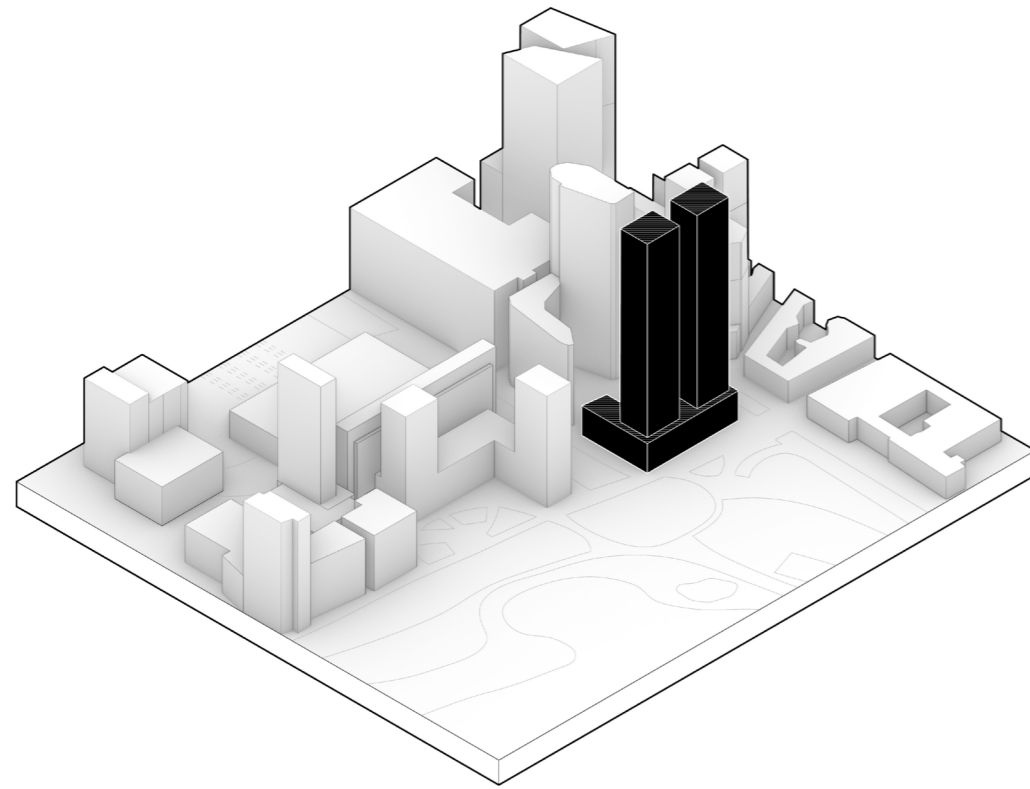


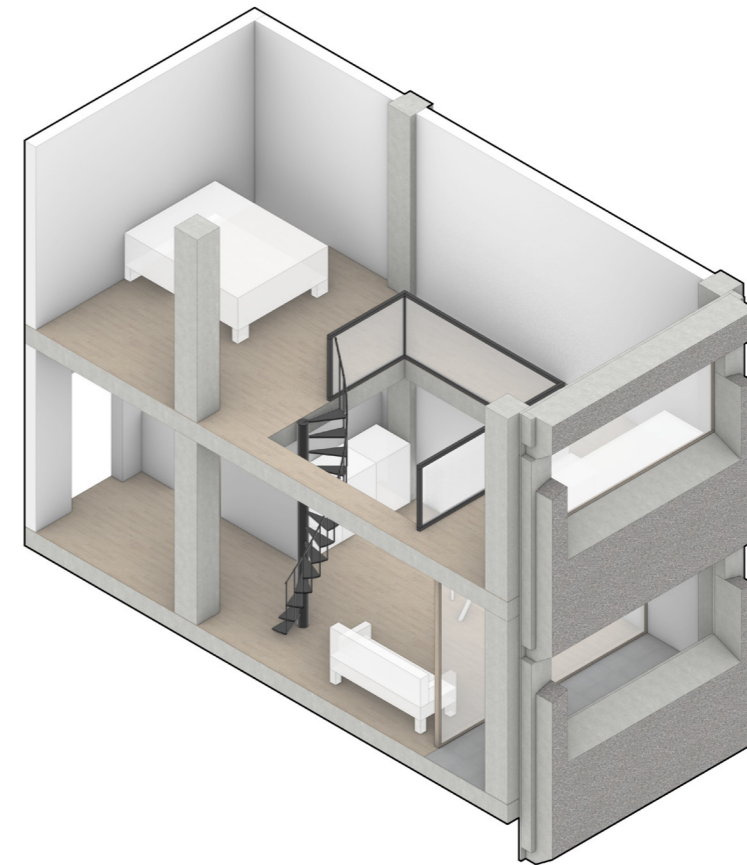
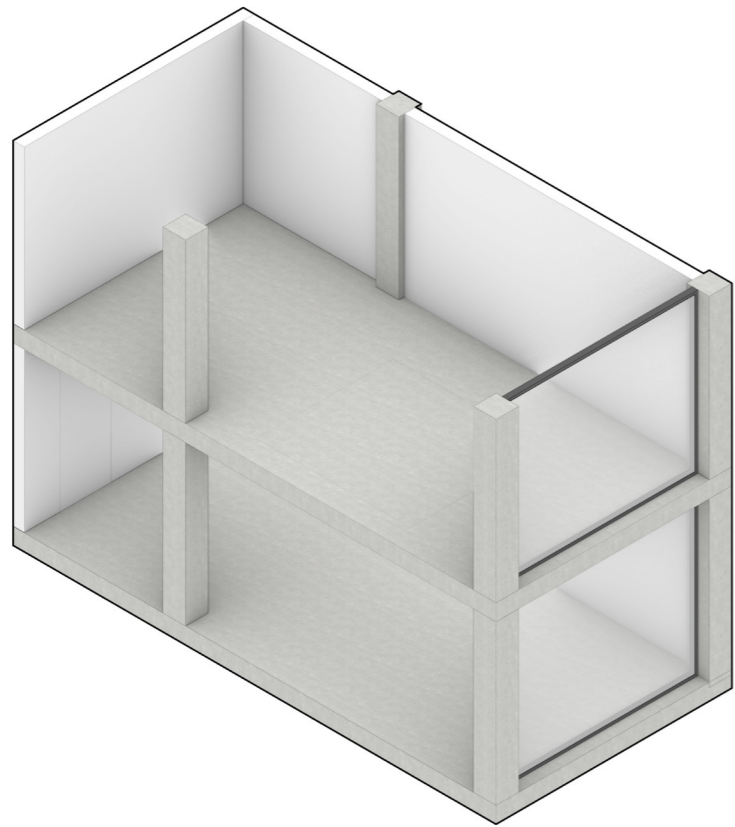
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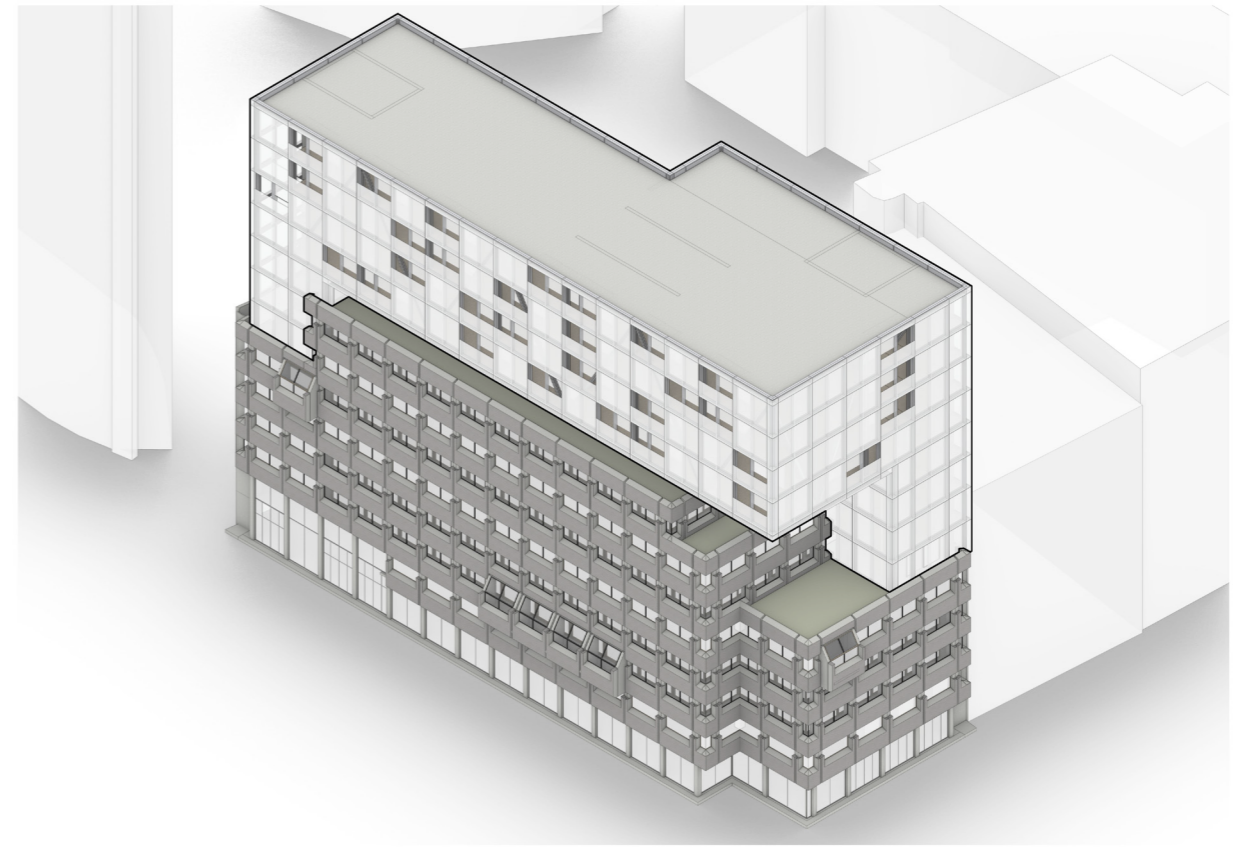
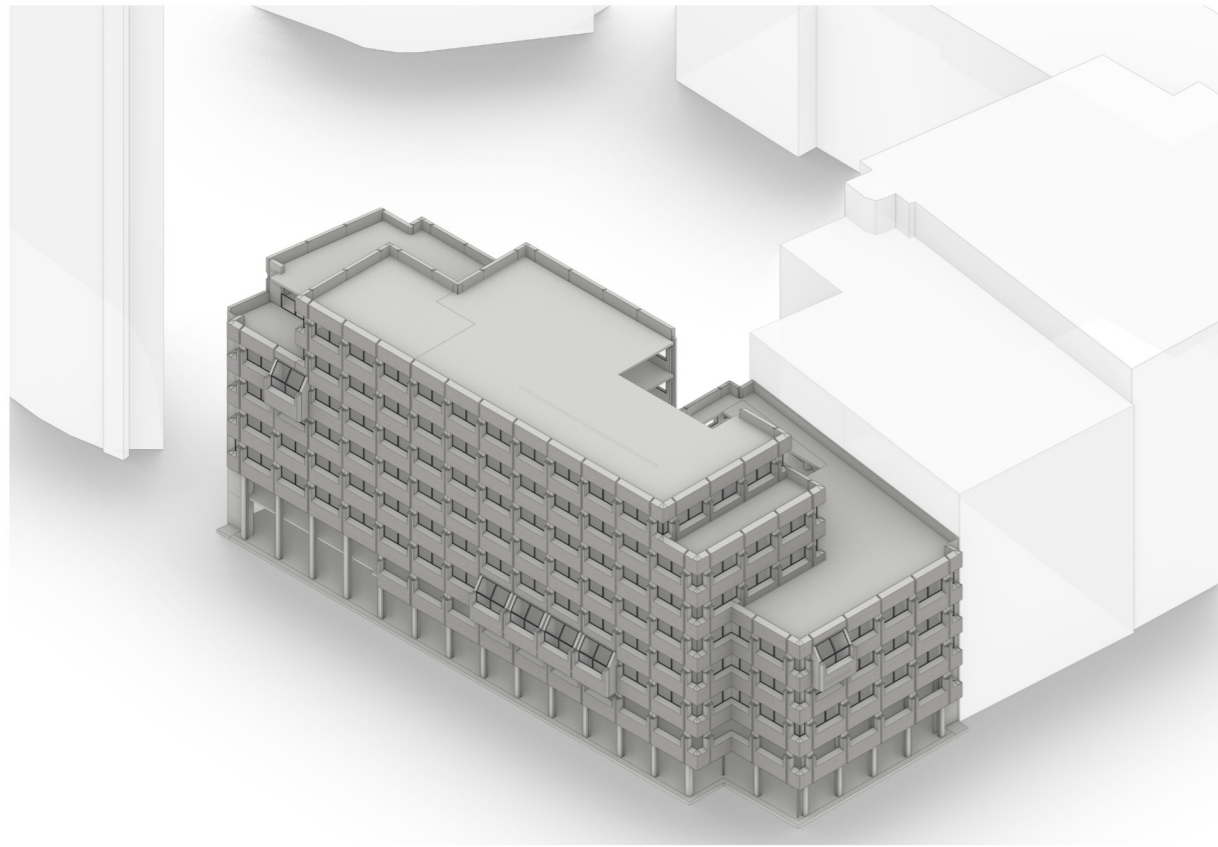


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thank you for listening