

P5 Presentation 03-07-2018

Studio: Harbour Heritage

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Tutors: W.L.E.C. Meijers -

B. Gremmen - N.J. Clarke

# Santos





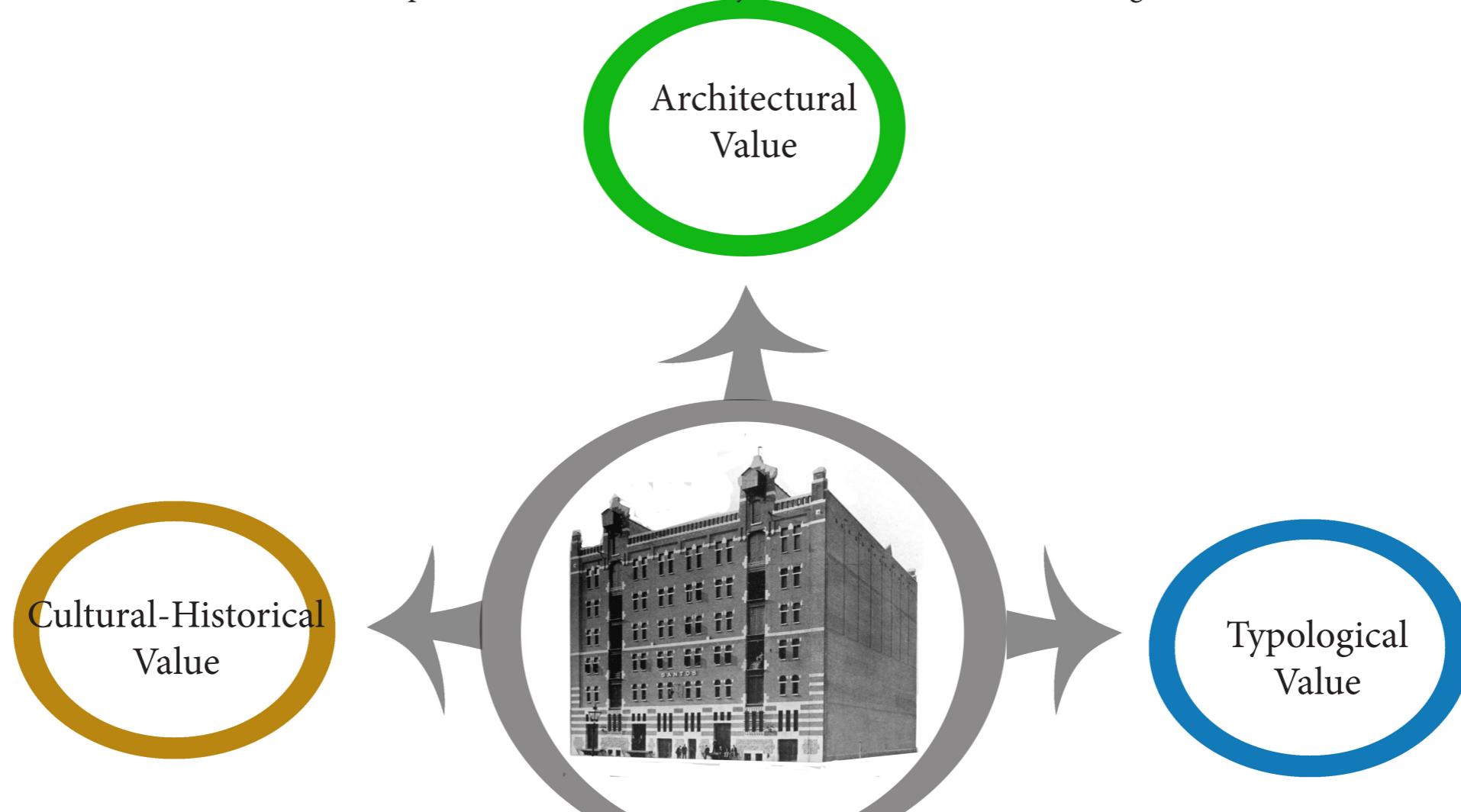
## General info

Address:	Brede Hilledijk 95 / Rijnhaven Z.z. 6, Rotterdam
Status:	National monument nr. 513940
Year of construction:	1901-1902
Client:	N.V. Blaauwhoedenvem
Architect:	J.P. Stok Wzn. J.J. Kanters
Original function:	Warehouse for the storage of coffee from the port of Santos, Brazil
Owner:	Onwikkelings Bedrijf Rotterdam, municipality of Rotterdam
Building condition:	Good
Total surface area:	6420m <sup>2</sup>

## Why is Santos listed as a monument?

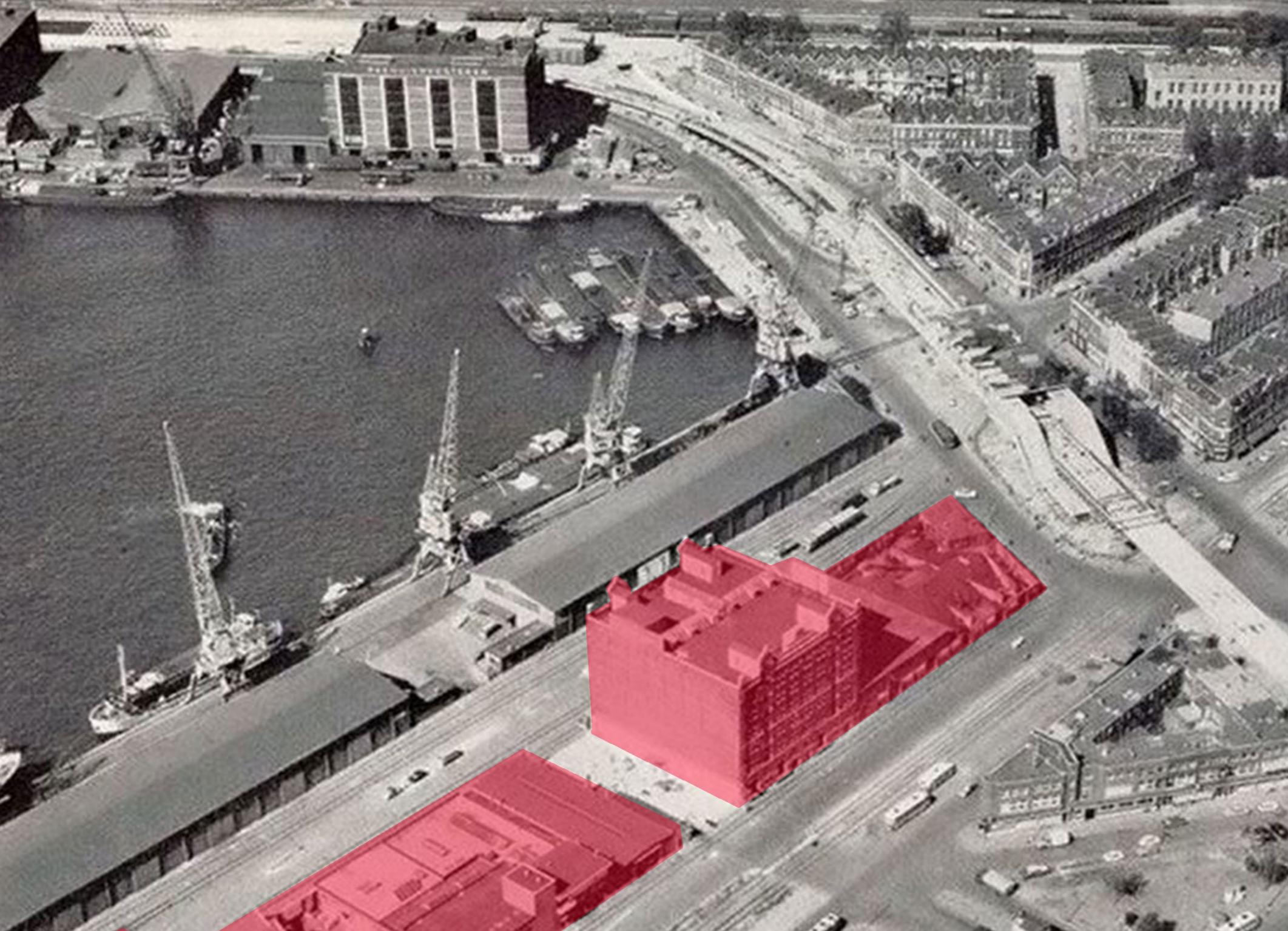
“Early 20th century warehouse for the storage of coffee. Of common interesst because of the cultural-historical, architectural and typological value.”

- Monuments appraissal from the Dutch Rijksdienst voor het Cultureel Erfgoed -

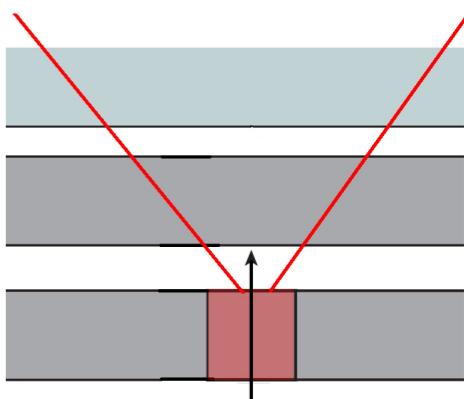




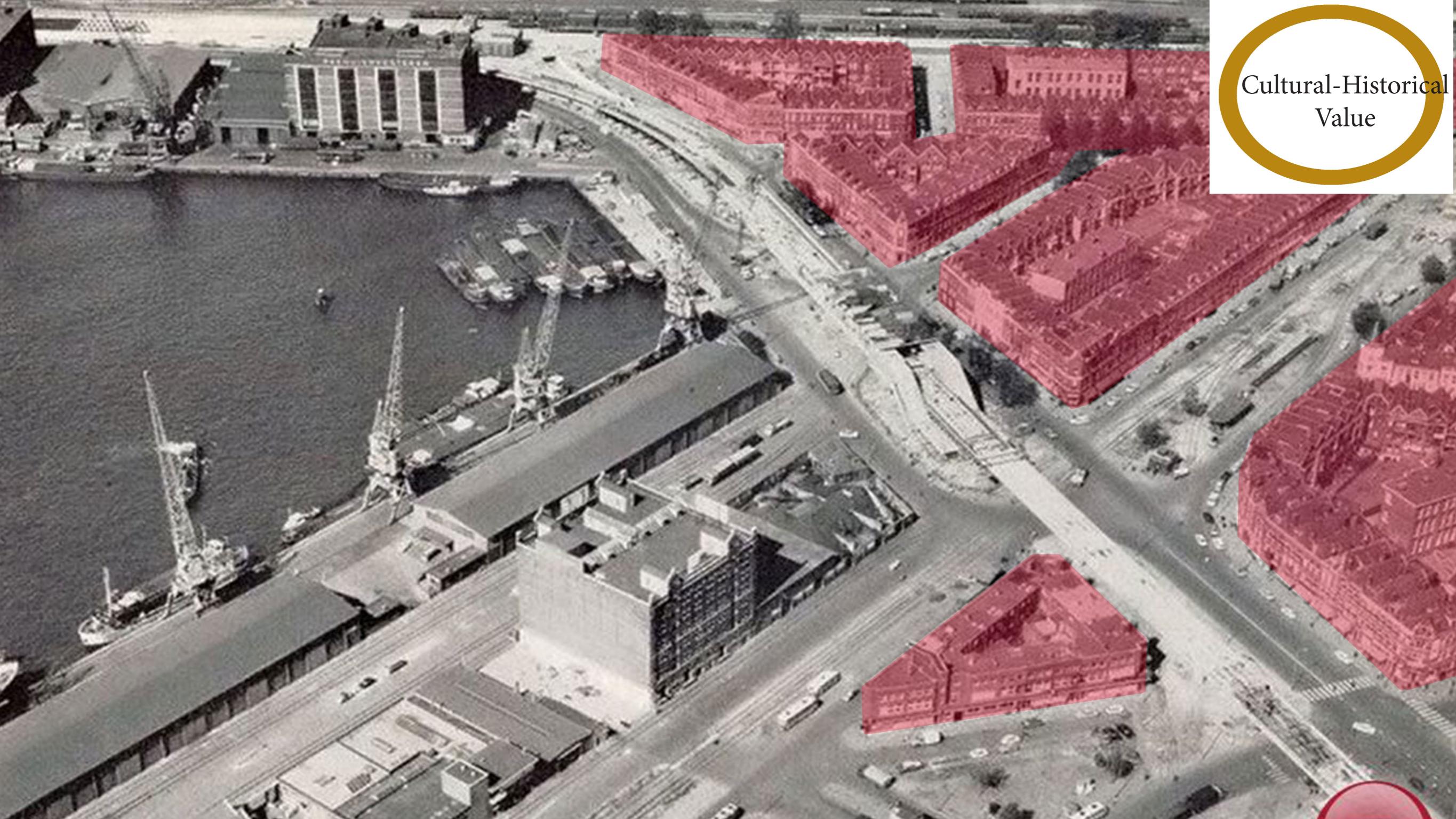
Cultural-Historical  
Value



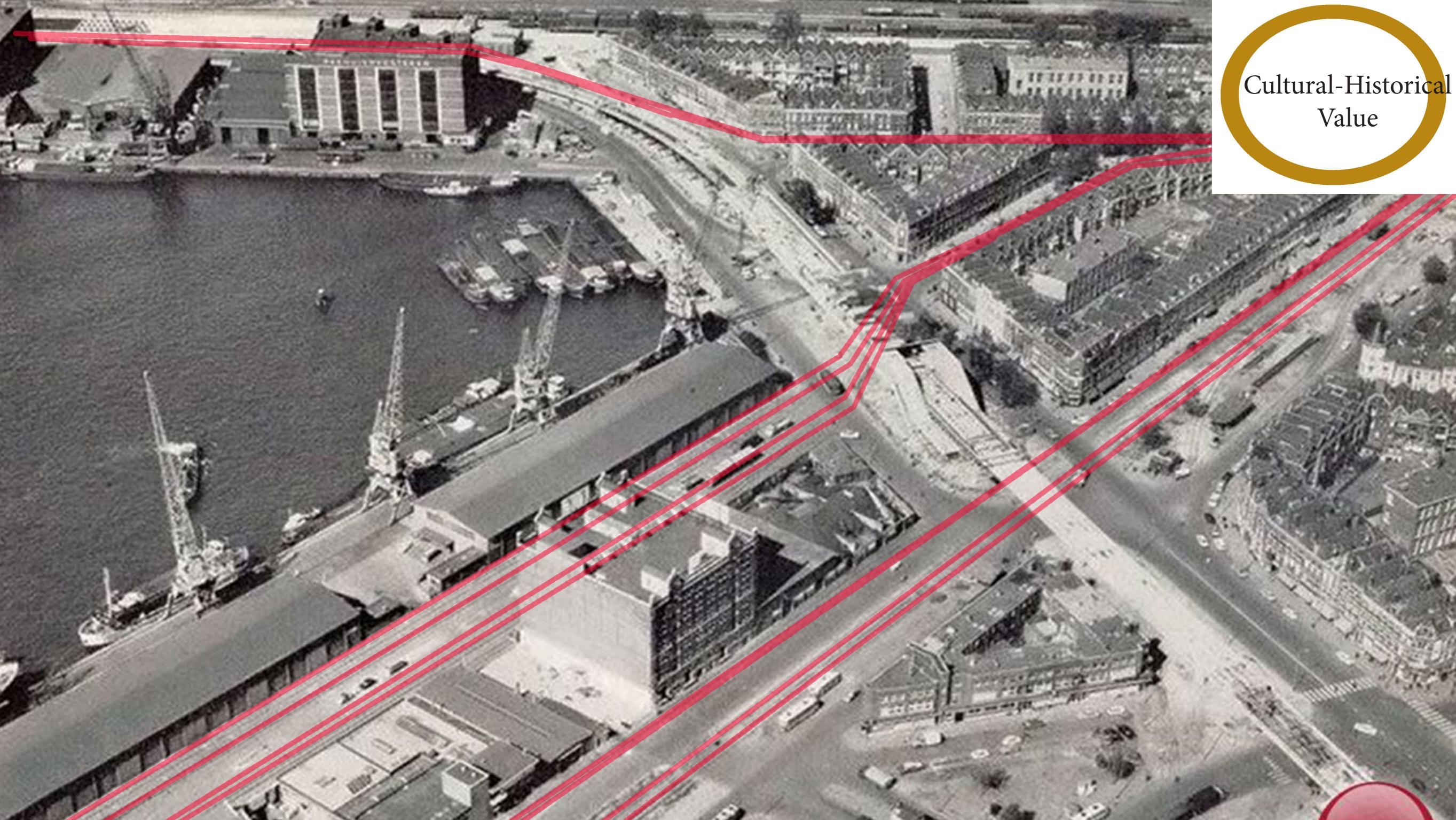
Cultural-Historical  
Value



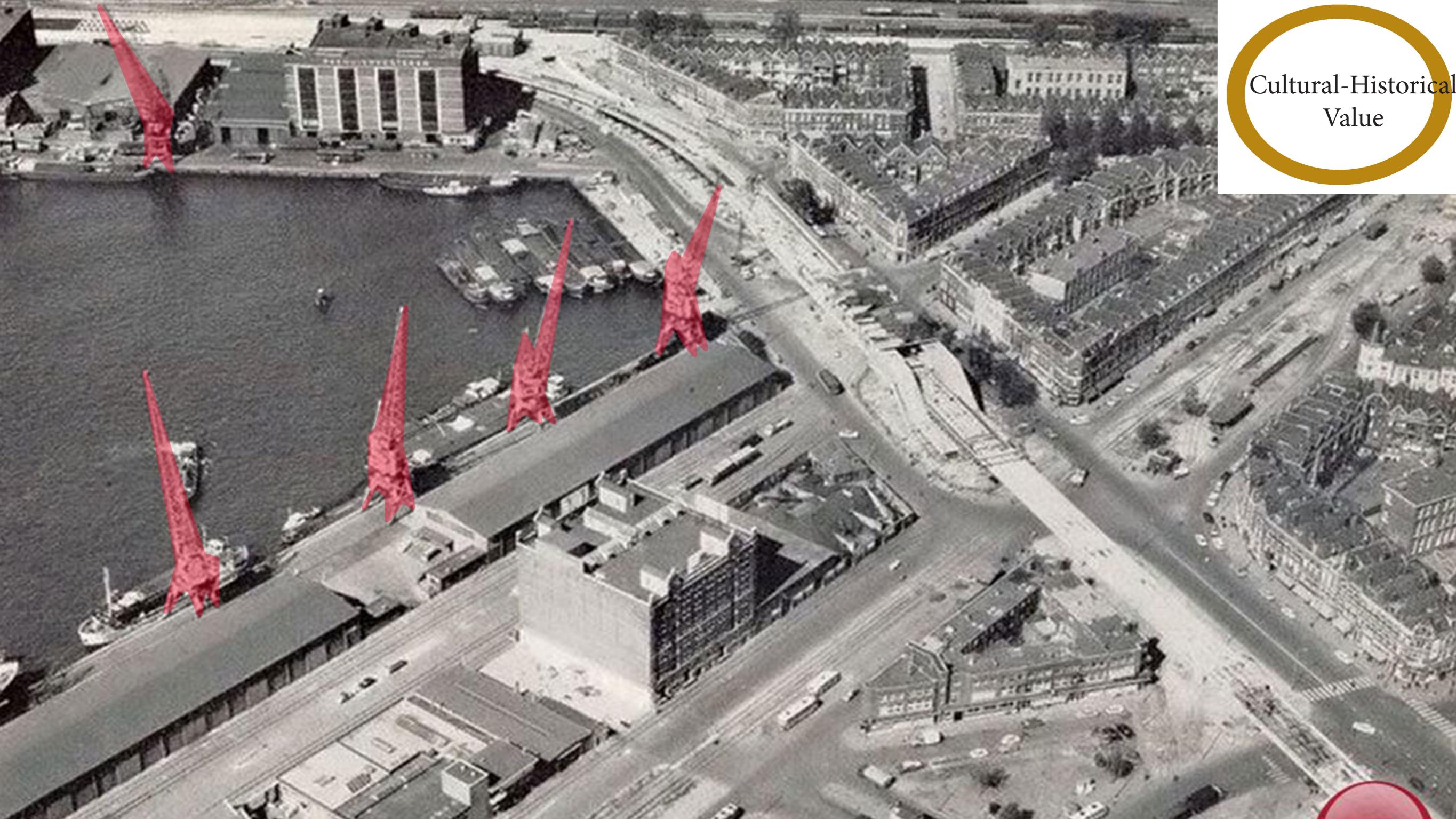
North-south orientation  
overlooking the harbor



Cultural-Historical  
Value



Cultural-Historical  
Value



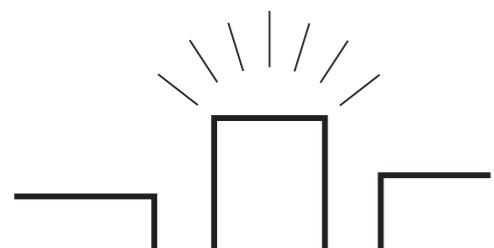
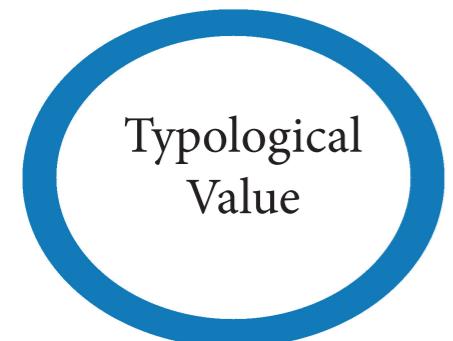
Cultural-Historical  
Value

# The historic image

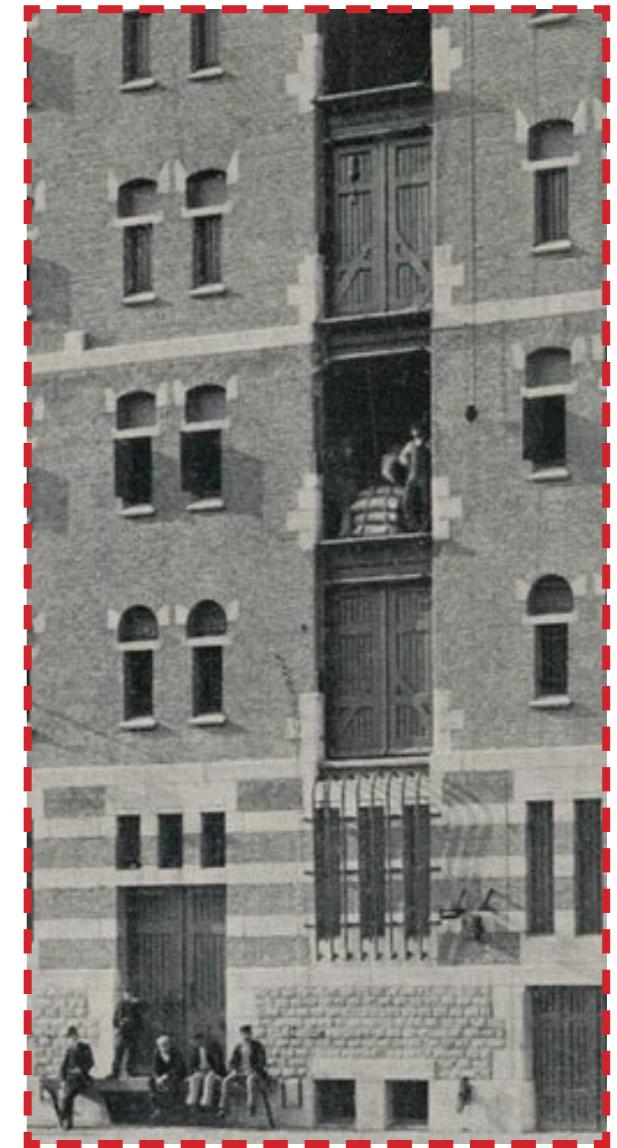
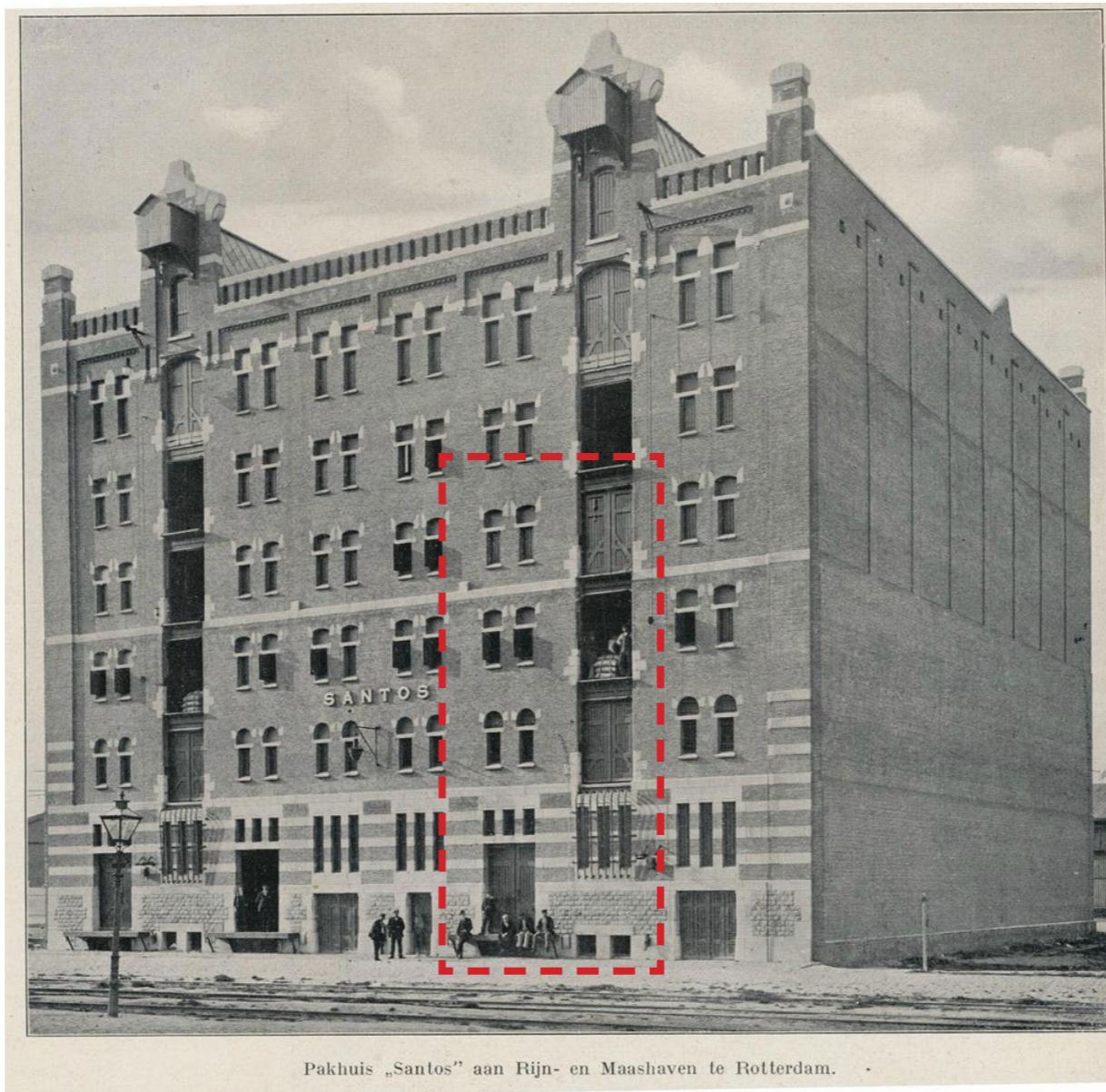
Cultural-Historical  
Value



# The historic image

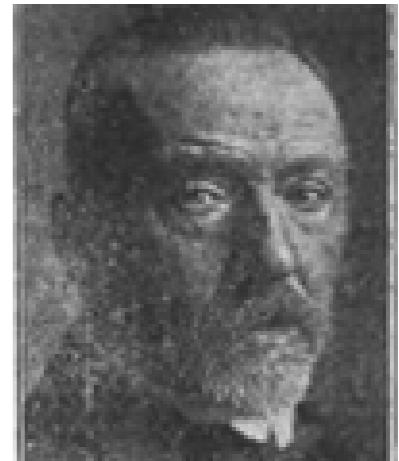


Dominant presence to the neighborhood



# The facade design

Architectural  
Value



J.P. Stok Wzn. (1862-1942)

- the academy for the visual arts in Rotterdam
- two years at the Academie des Beaux Arts in Brussels
- two years at the Politechnische school in Delft

# The facade design

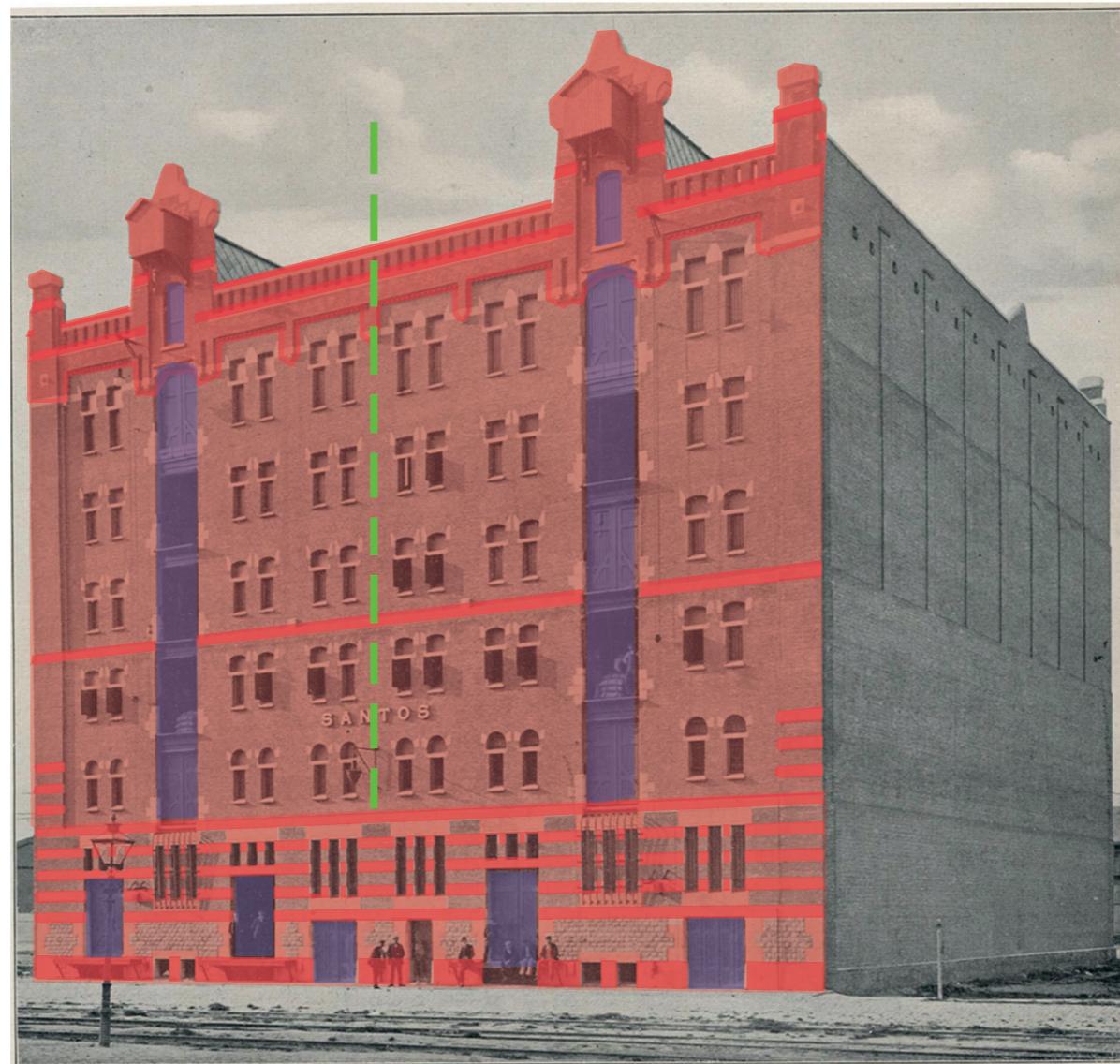
Architectural  
Value



Ornamental pattern

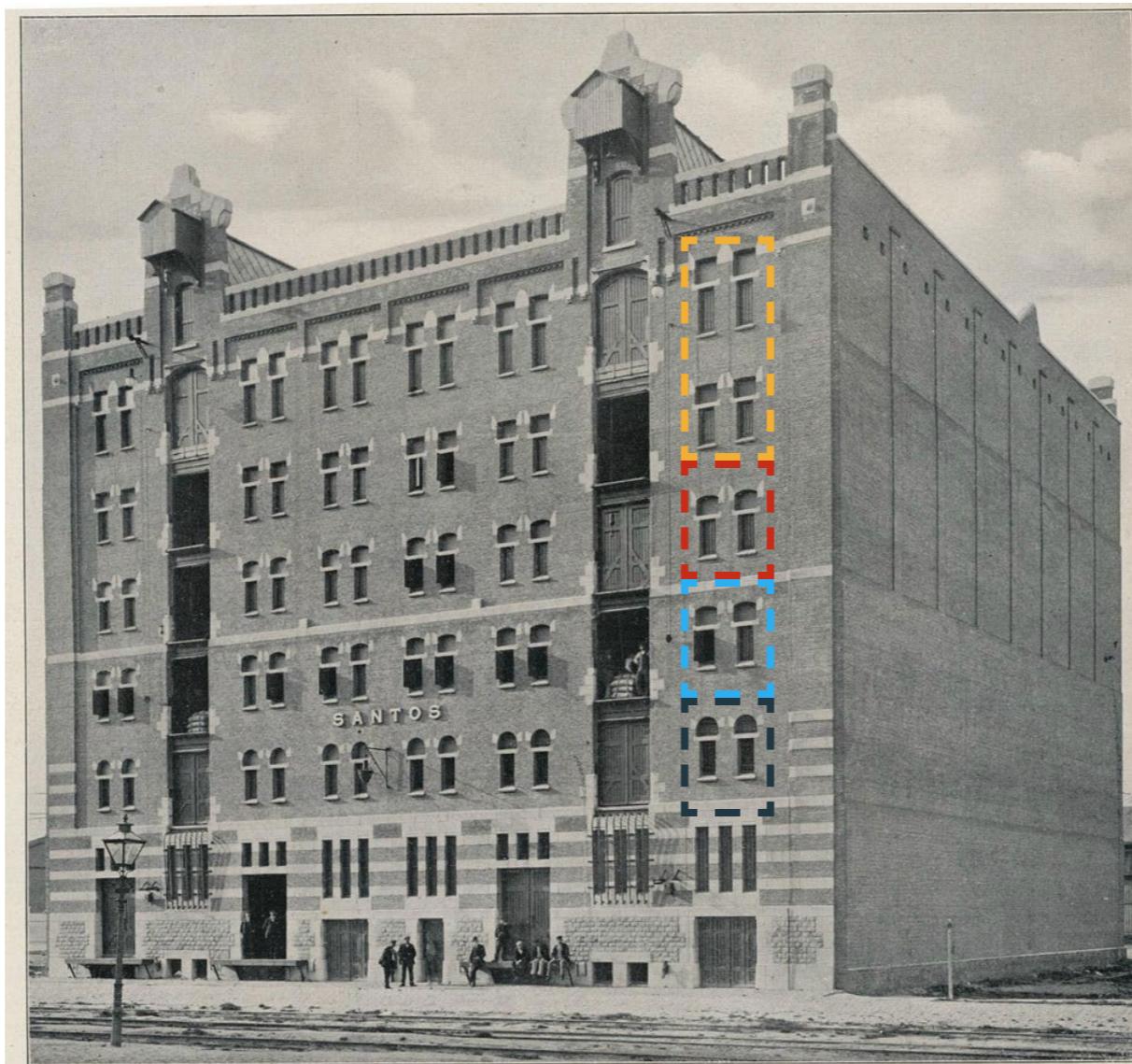
Architectural  
Value

## The facade design

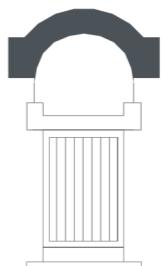
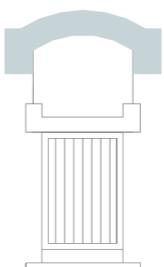
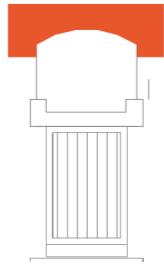
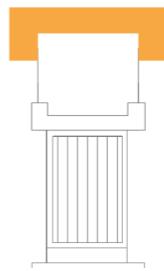


Pakhuis "Santos" aan Rijn- en Maashaven te Rotterdam.

# The facade design



Pakhuis „Santos“ aan Rijn- en Maashaven te Rotterdam.

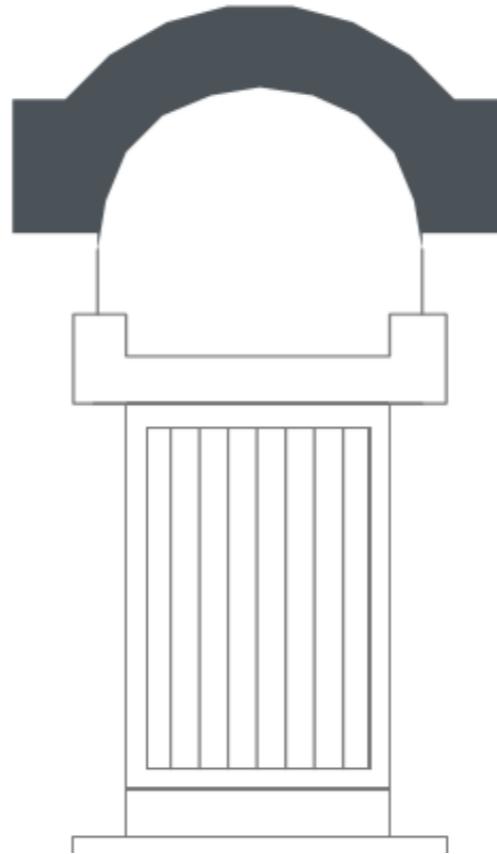


Architectural  
Value

Architectural  
Value



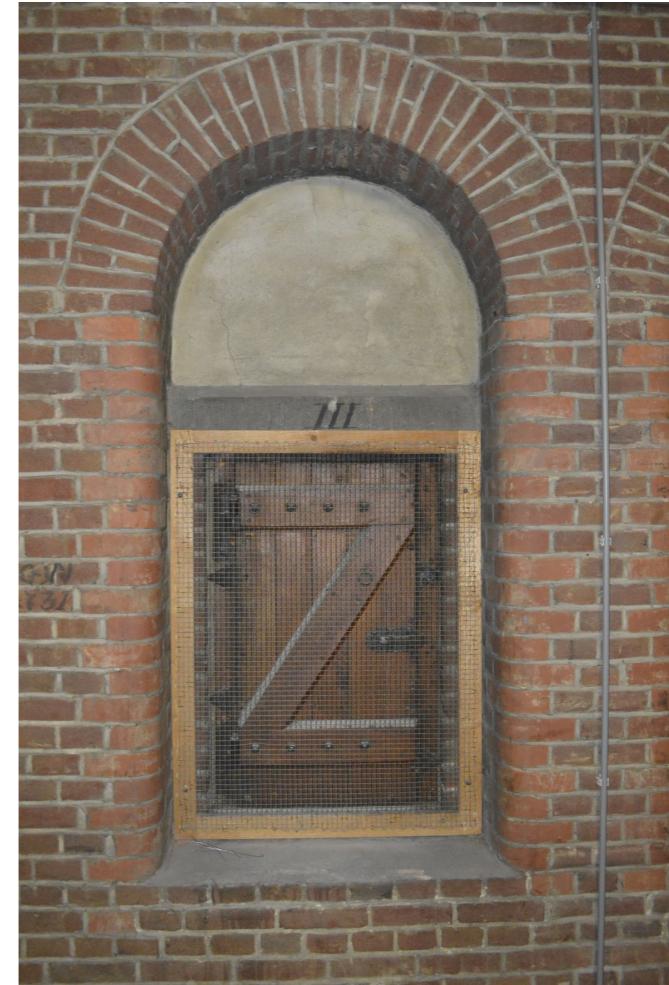
Exterior window



Architectural  
Value



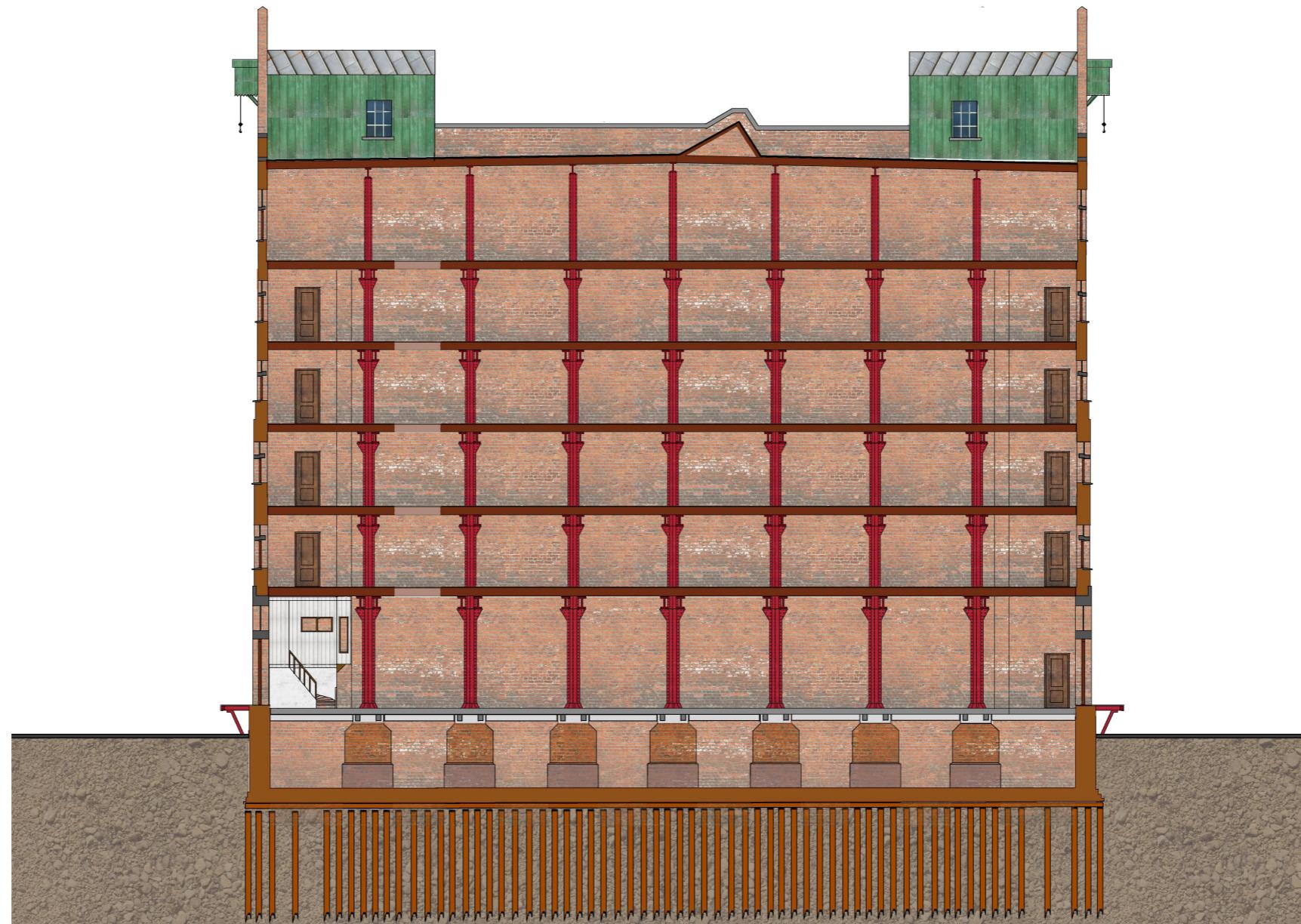
Exterior window



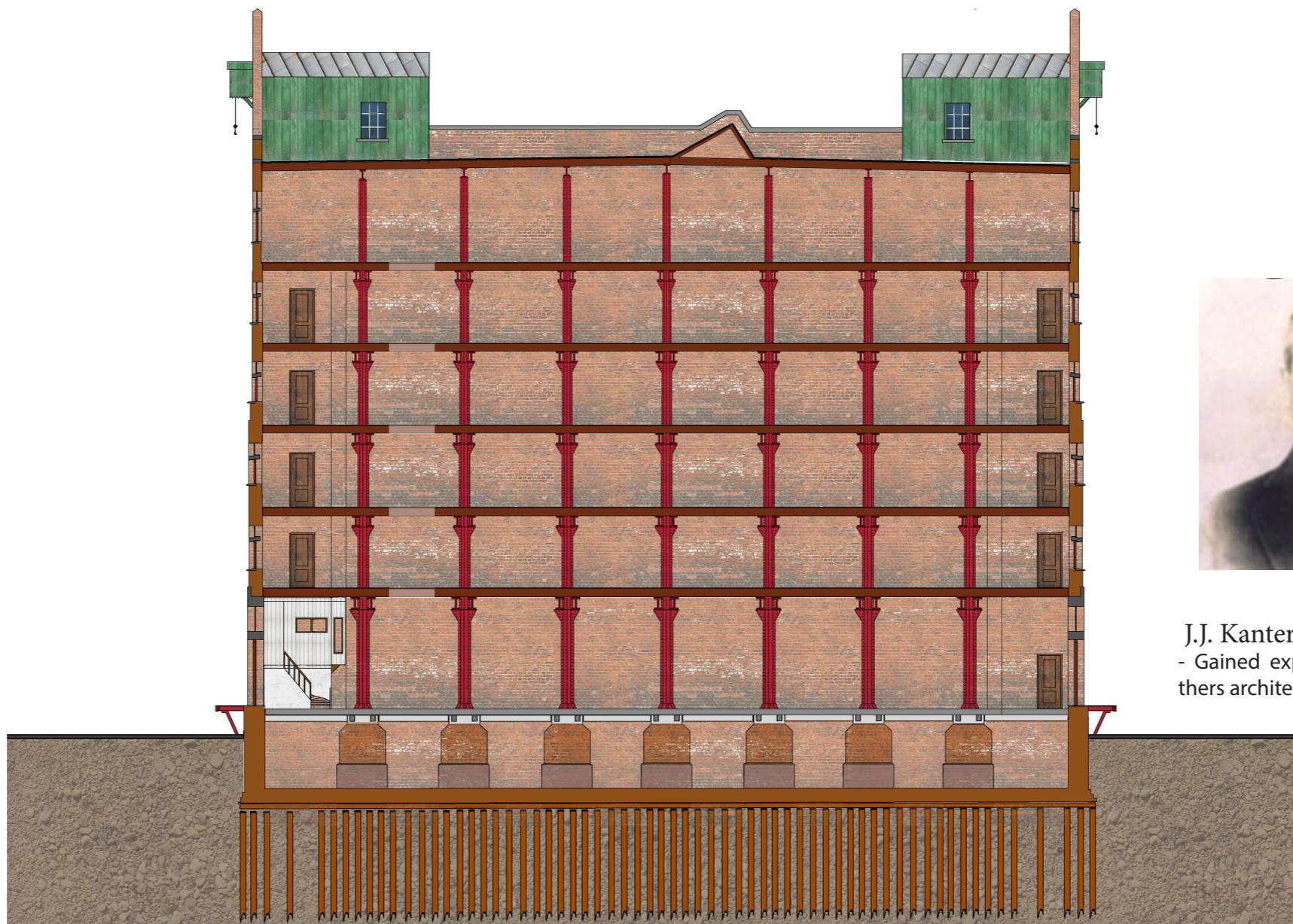
Interior window

# The structural design

Typological  
Value



# The structural design



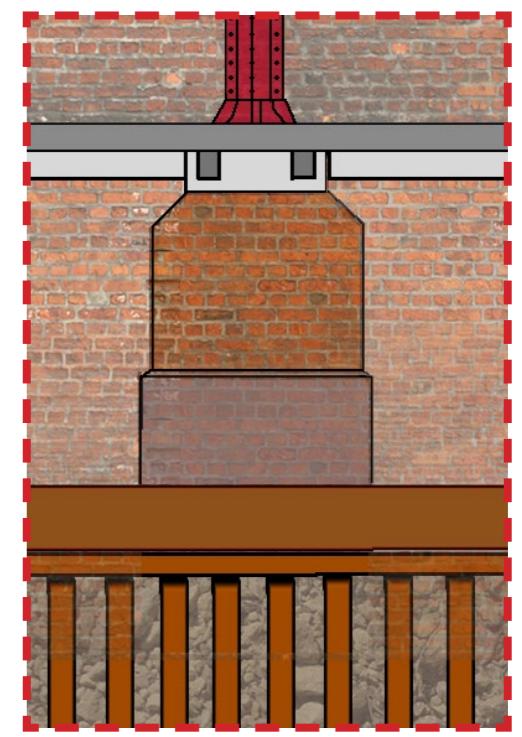
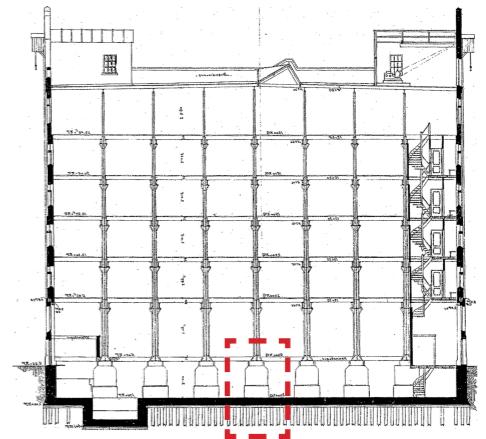
Architectural  
Value



J.J. Kanters (1869 - 1920)  
- Gained experience through his fa-  
thers architecture firm

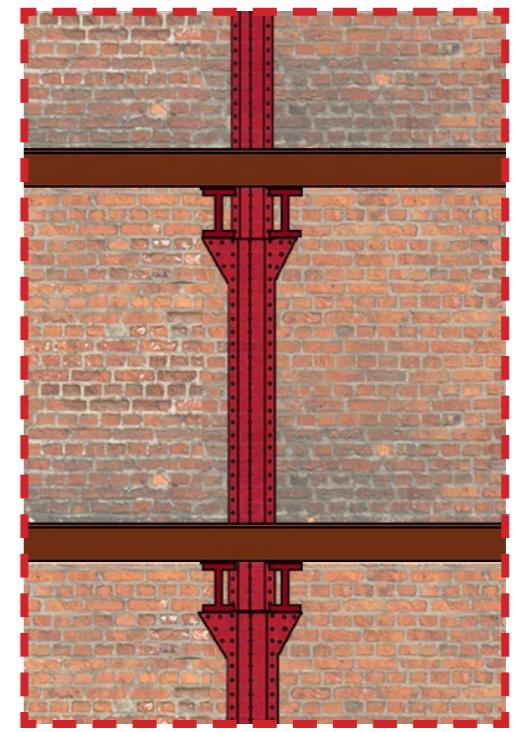
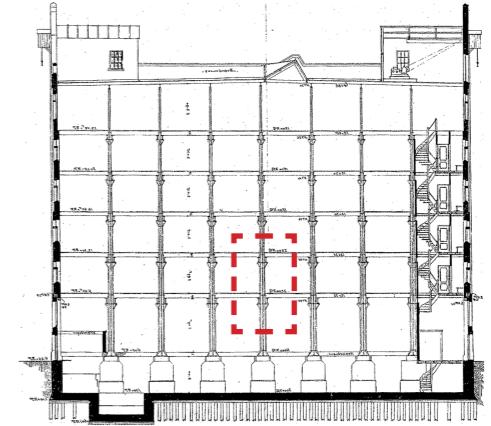
# The structural design

Typological  
Value



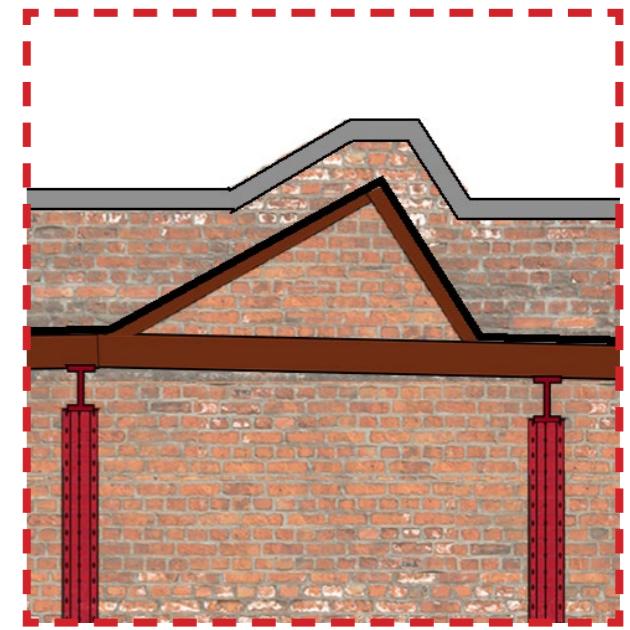
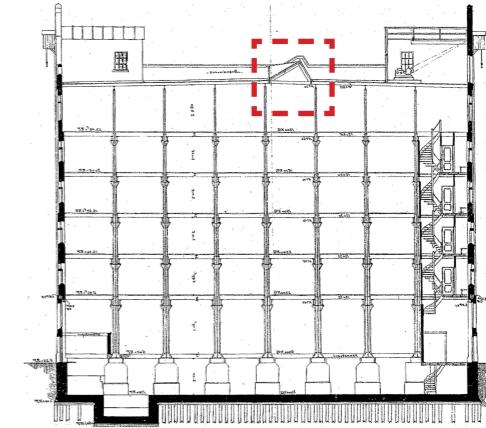
# The structural design

Typological  
Value



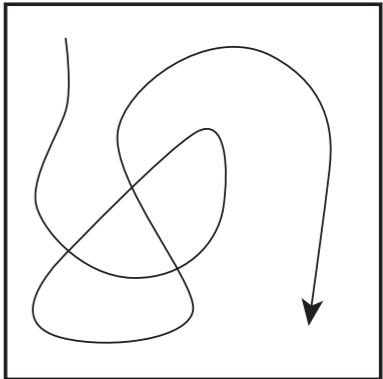
# The structural design

Typological  
Value

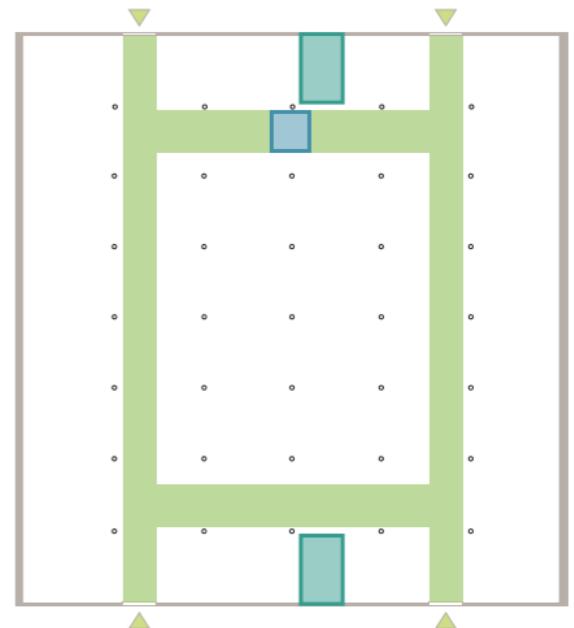




Typological  
Value

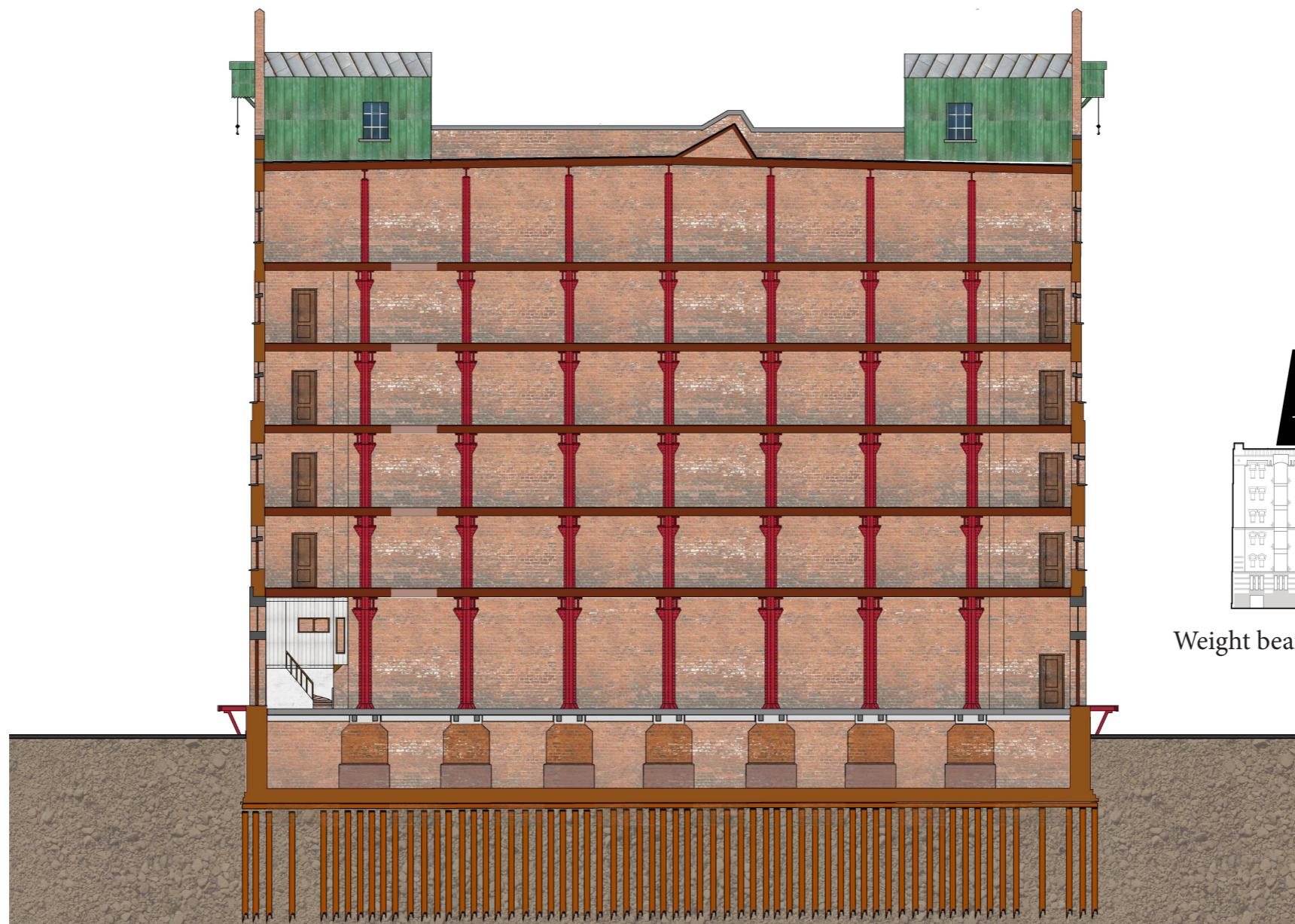


Open space plan

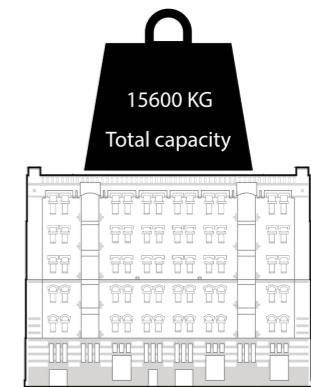


Logistic lanes

# The structural design

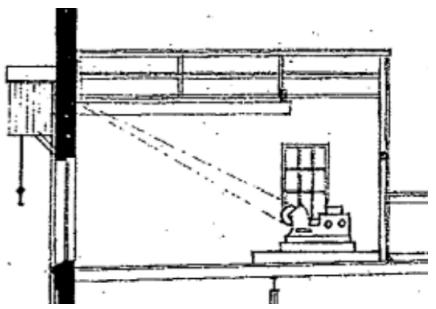
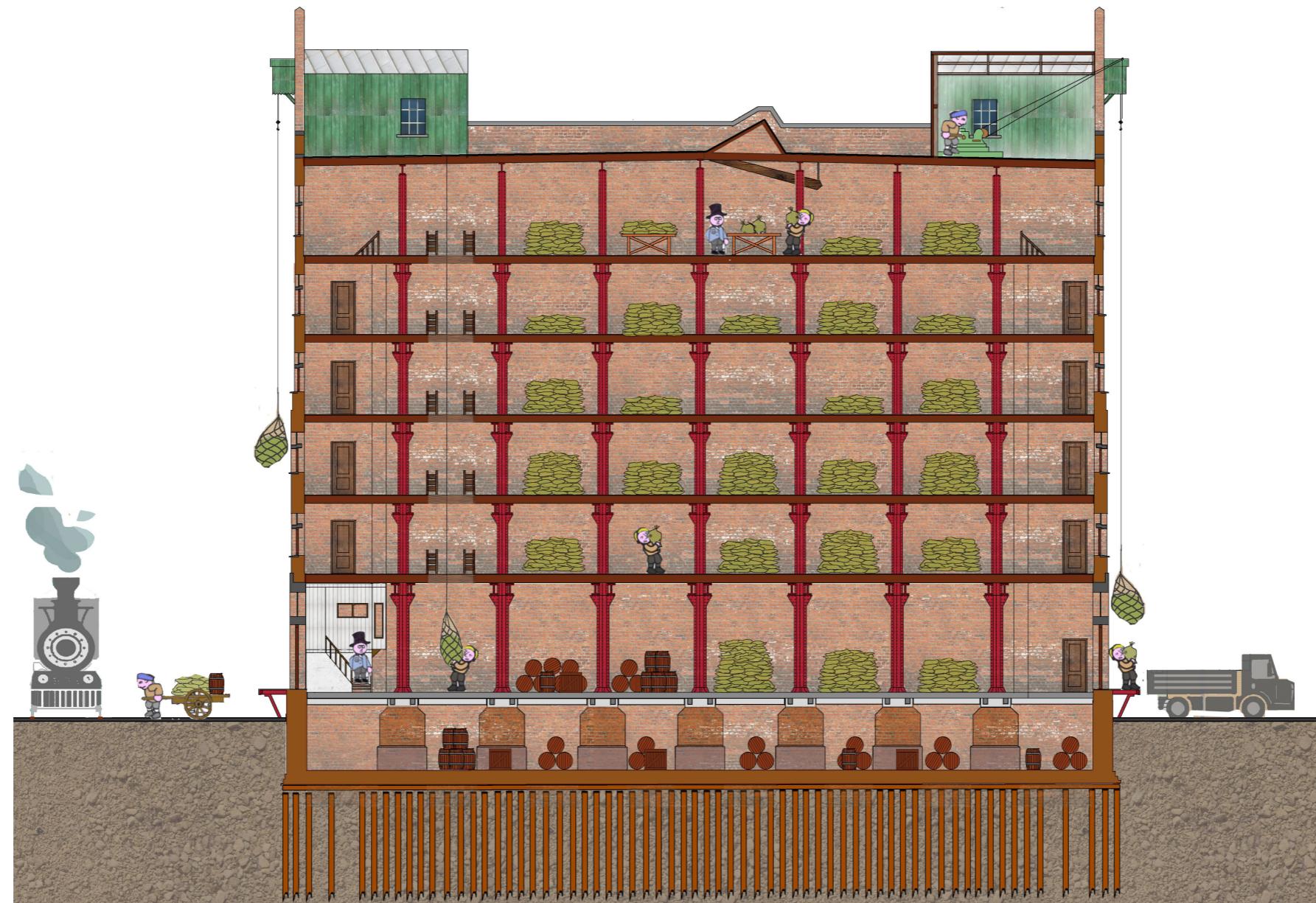


Typological  
Value



Weight bearing capabilities

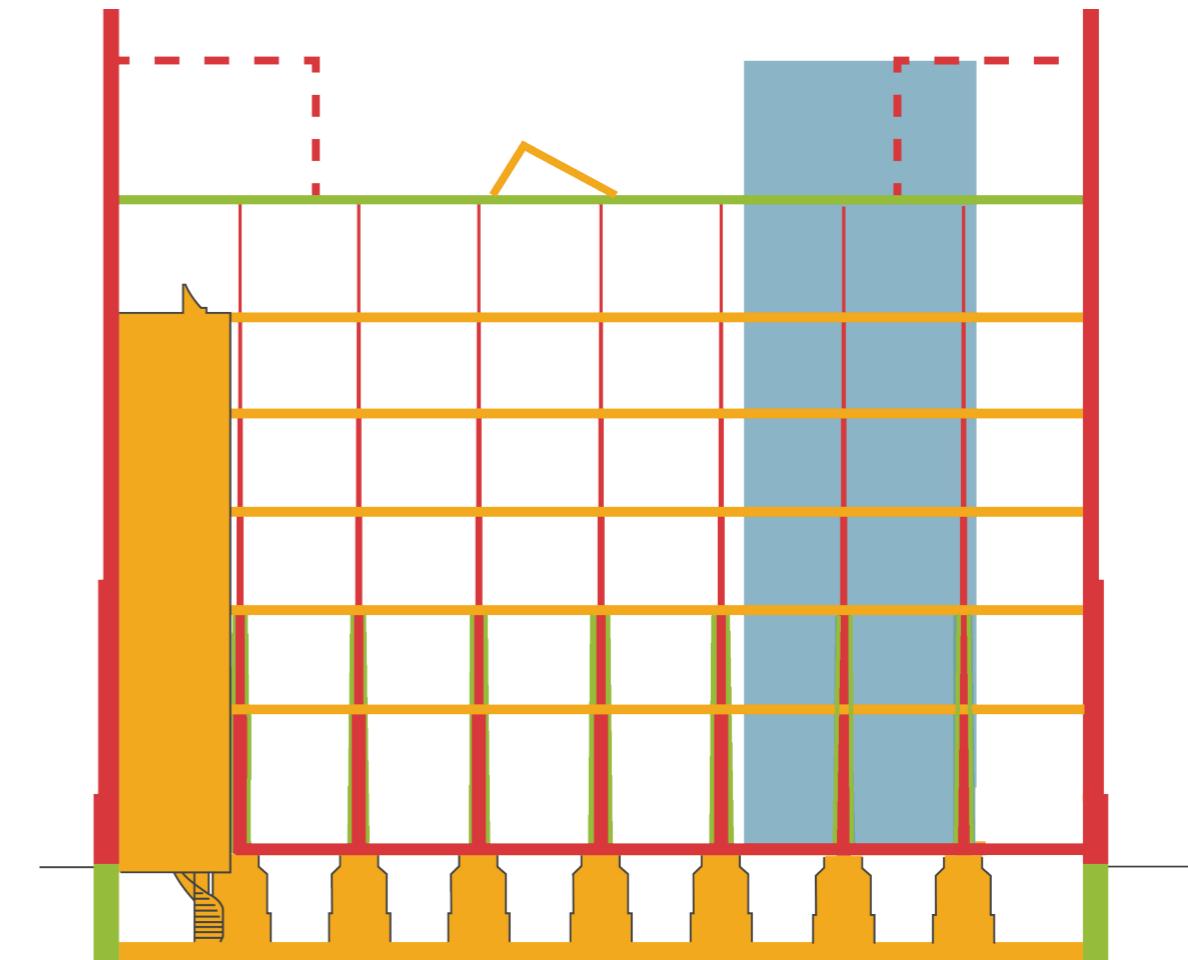
Cultural-Historical  
Value



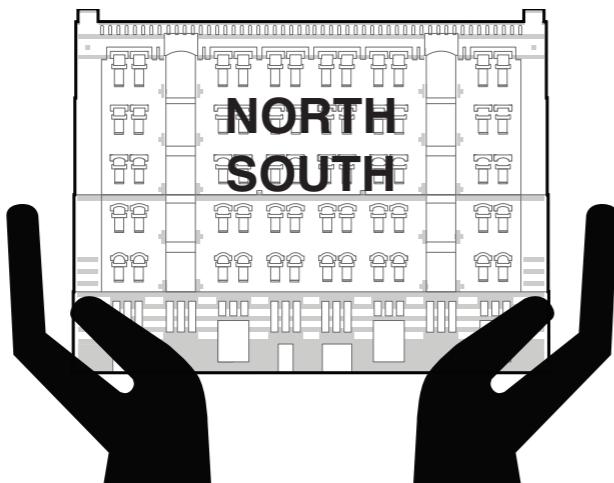
Exterior activity

# Value assessment

- high value
- positive value
- neutral value
- disturbing



## Dilemmas



Facade architecture



Patina



Missing elements

## Current situation



## Current situation



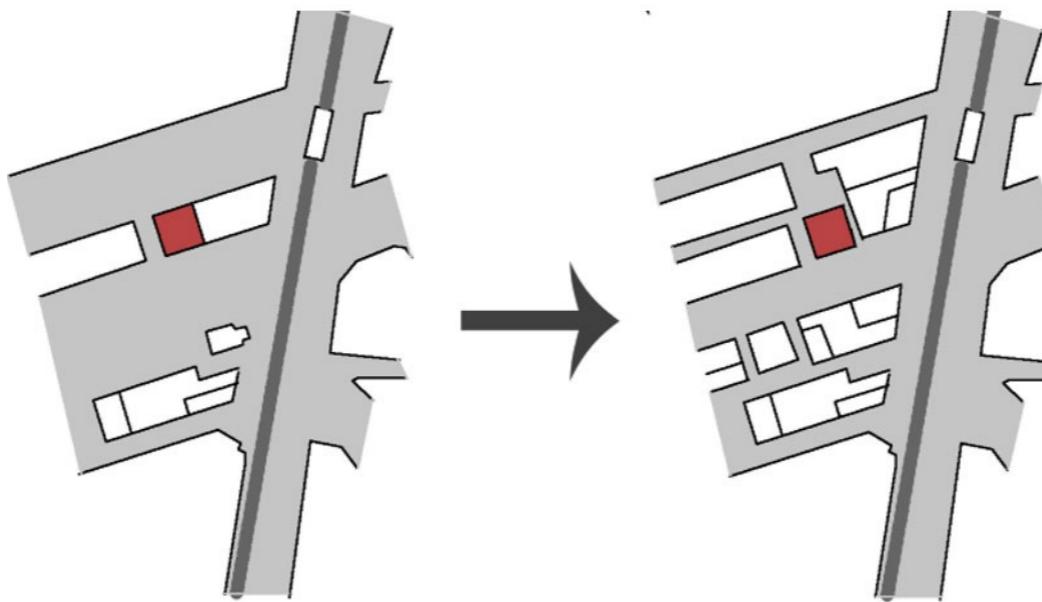
## Future urban setting



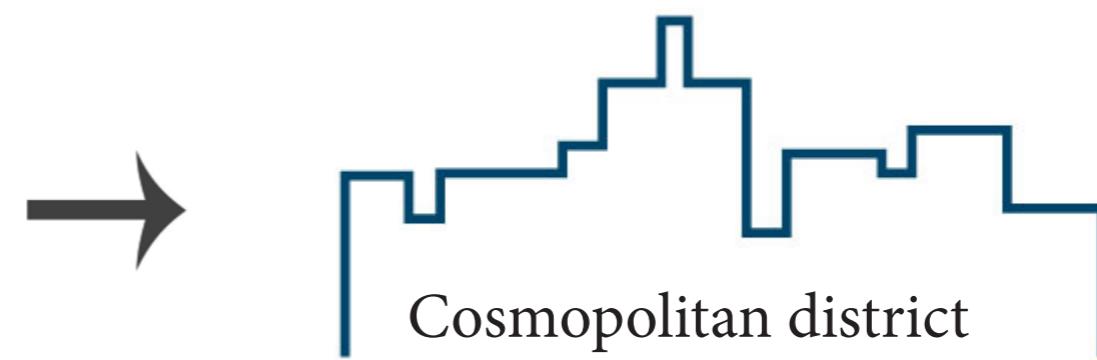


What is my place in the  
21th century?

## A radically changing environment

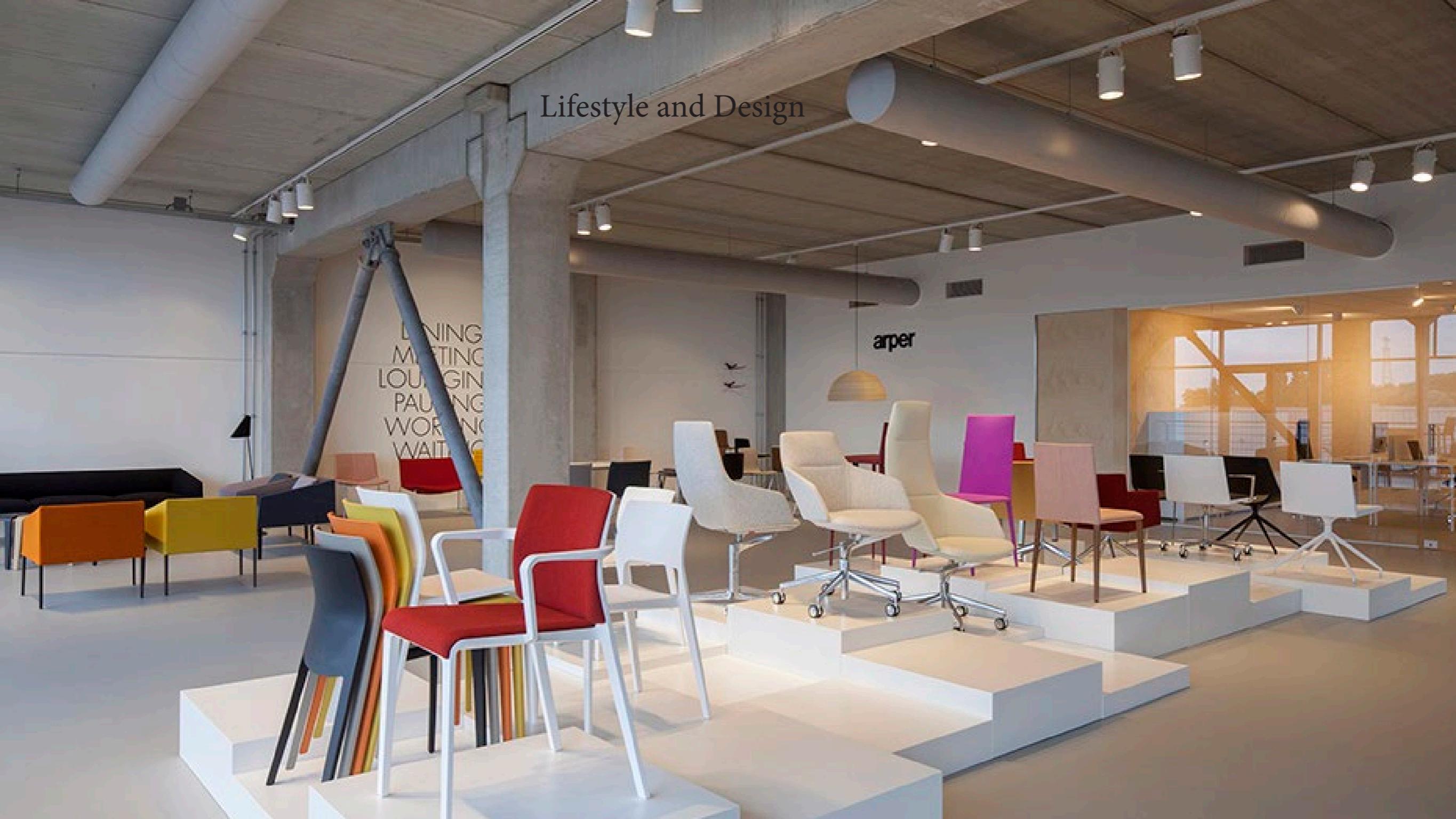


Industrial area

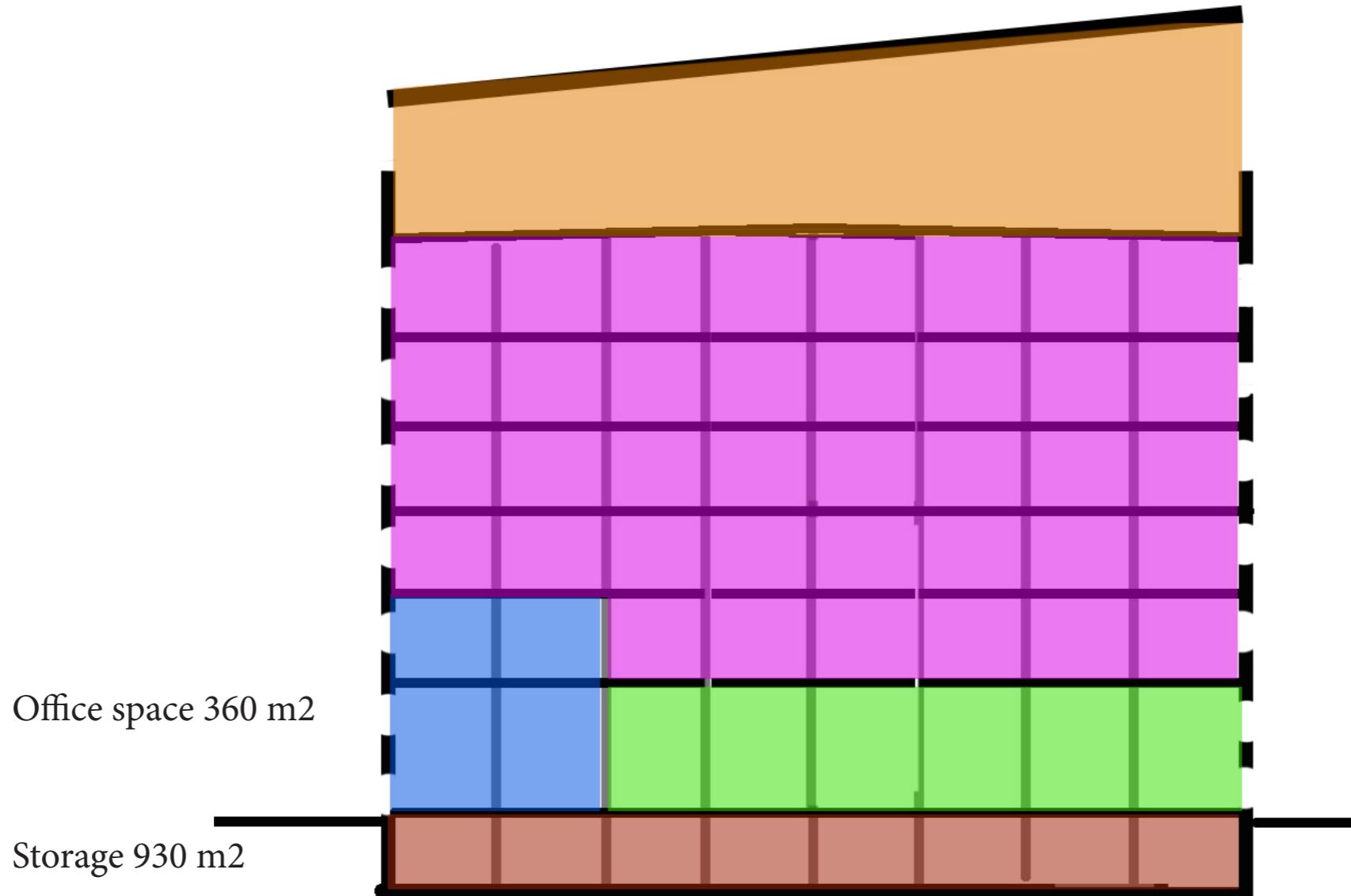


Cosmopolitan district

Lifestyle and Design



# Program



Multifunctional space 1370m<sup>2</sup>  
- food & drinks  
- leisure & events

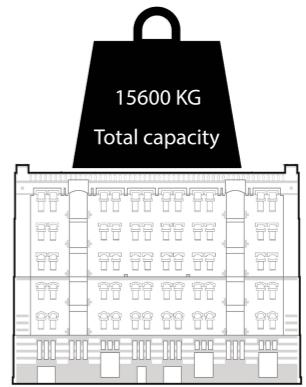
Showrooms 4230 m<sup>2</sup>

Concept store 630 m<sup>2</sup>

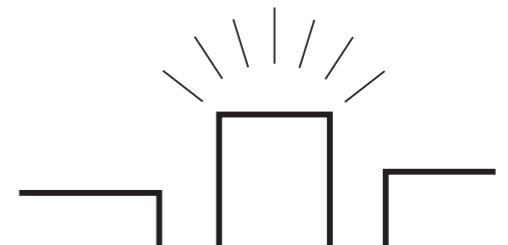
Office space 360 m<sup>2</sup>

Storage 930 m<sup>2</sup>

## Reinstatement of the dominant presence in the neighbourhood



Weight bearing capabilities

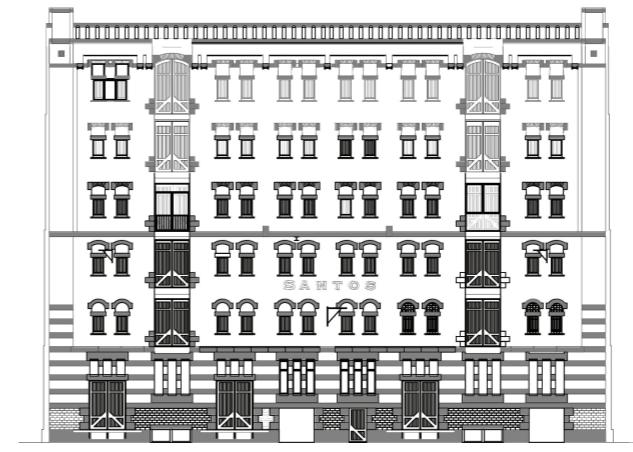


Dominant presence to the neighborhood

# Time layers



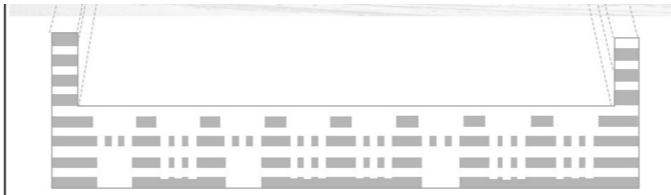
# Time layers



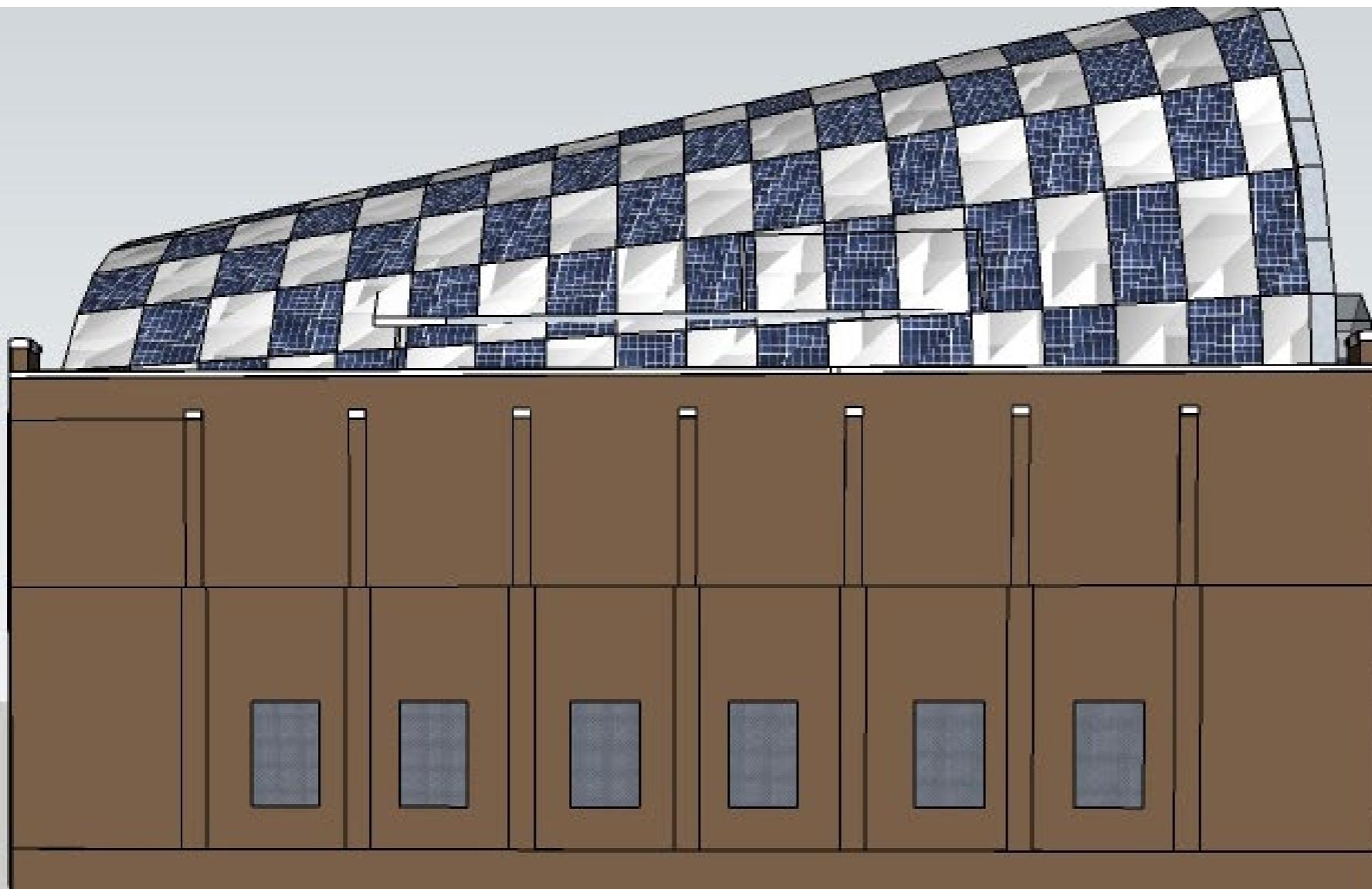
1902-1974+2020



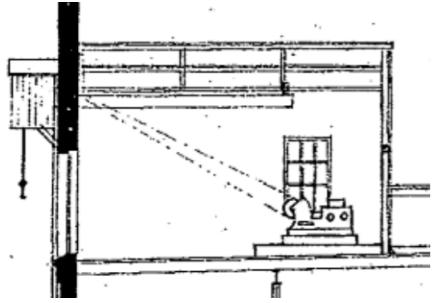
1974-2018+2020



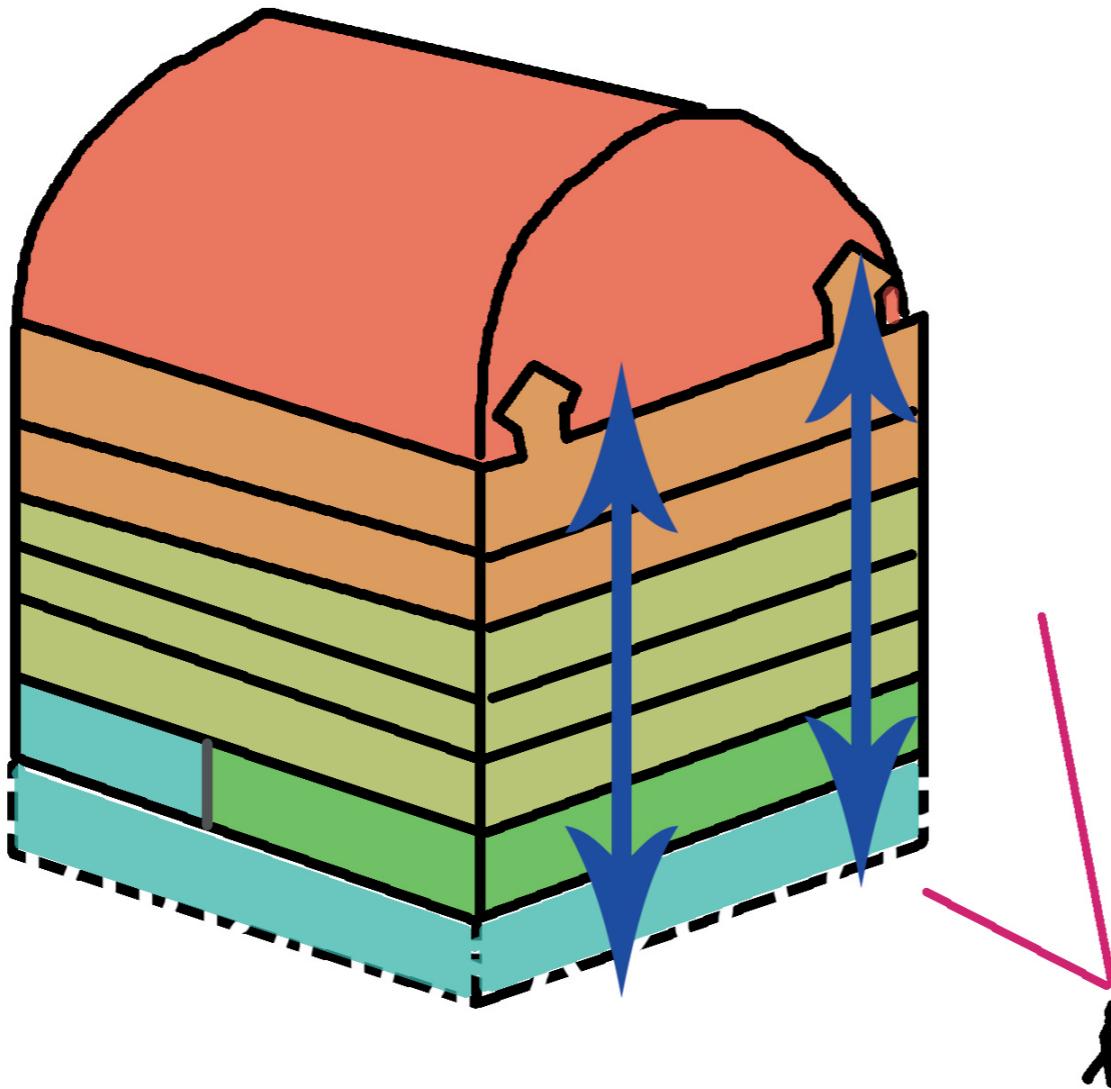
Ornamental pattern



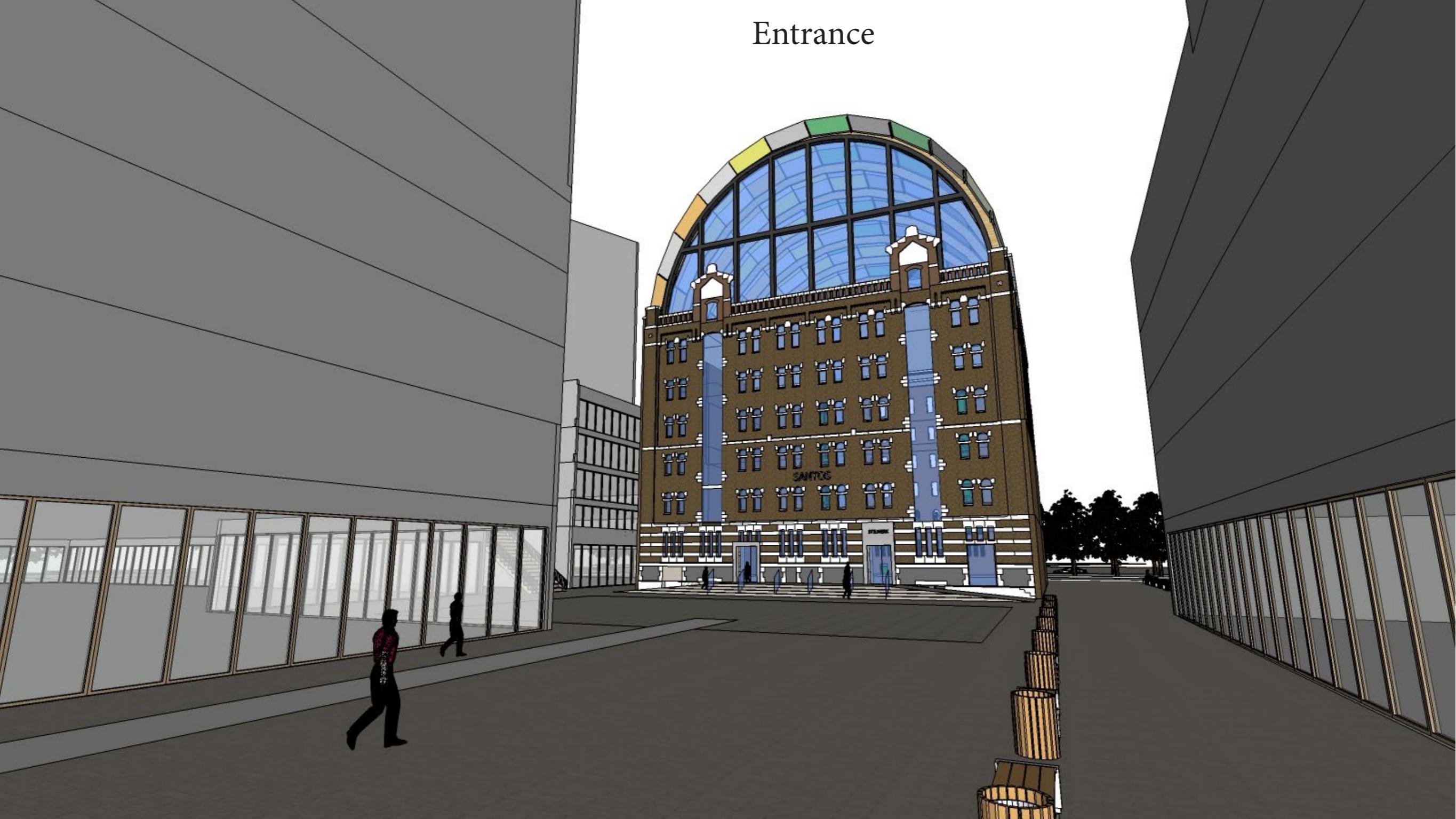
## Exterior activity



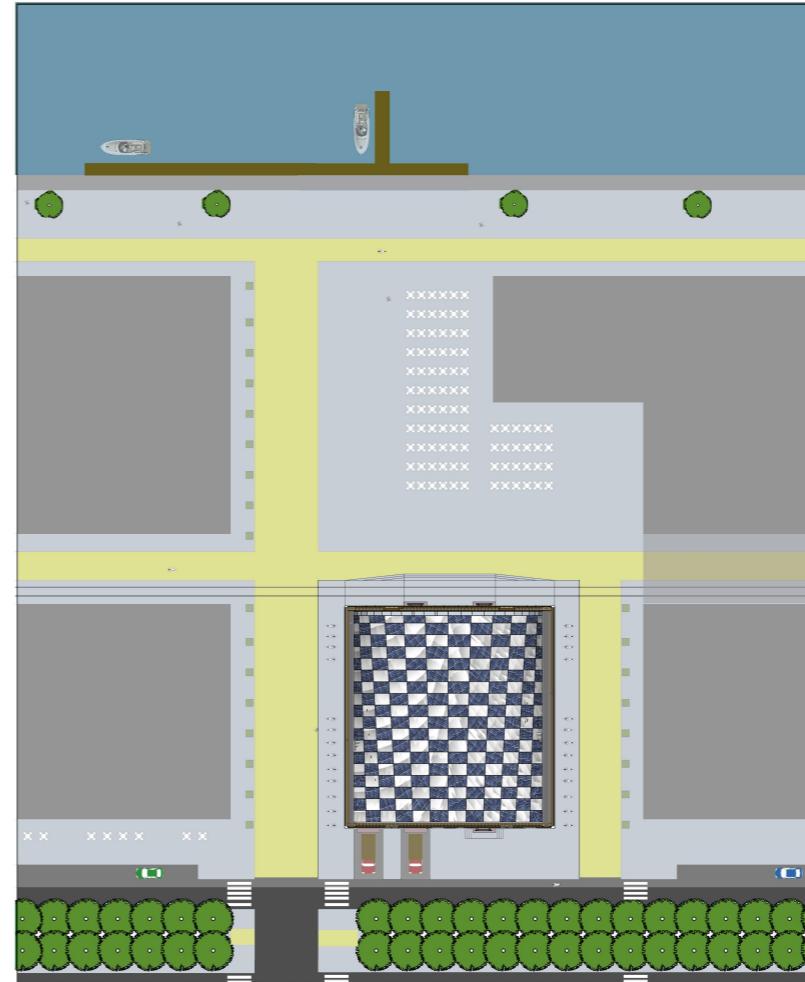
Exterior activity



Entrance



# Masterplan

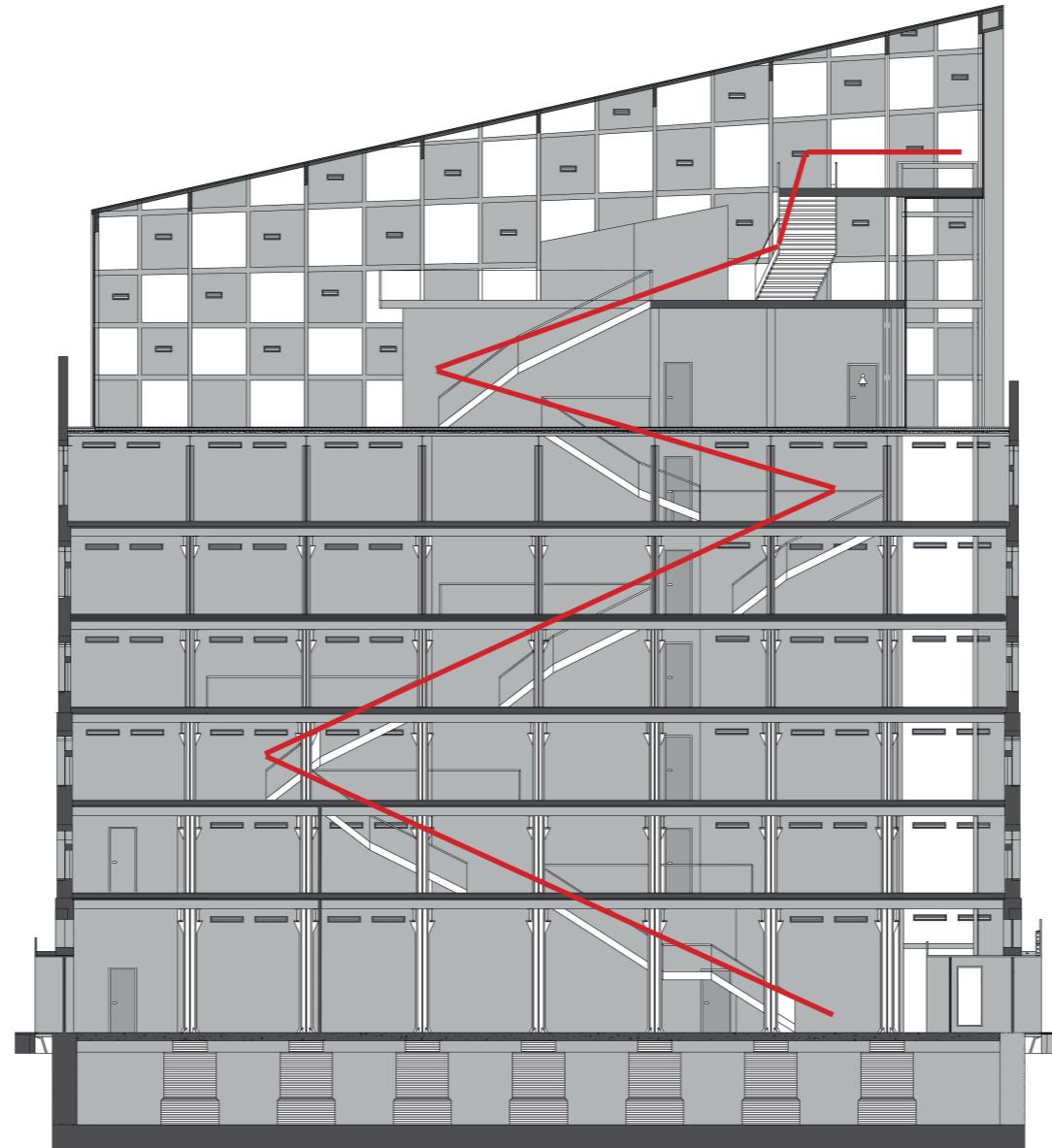


SANTOS

STILWERK

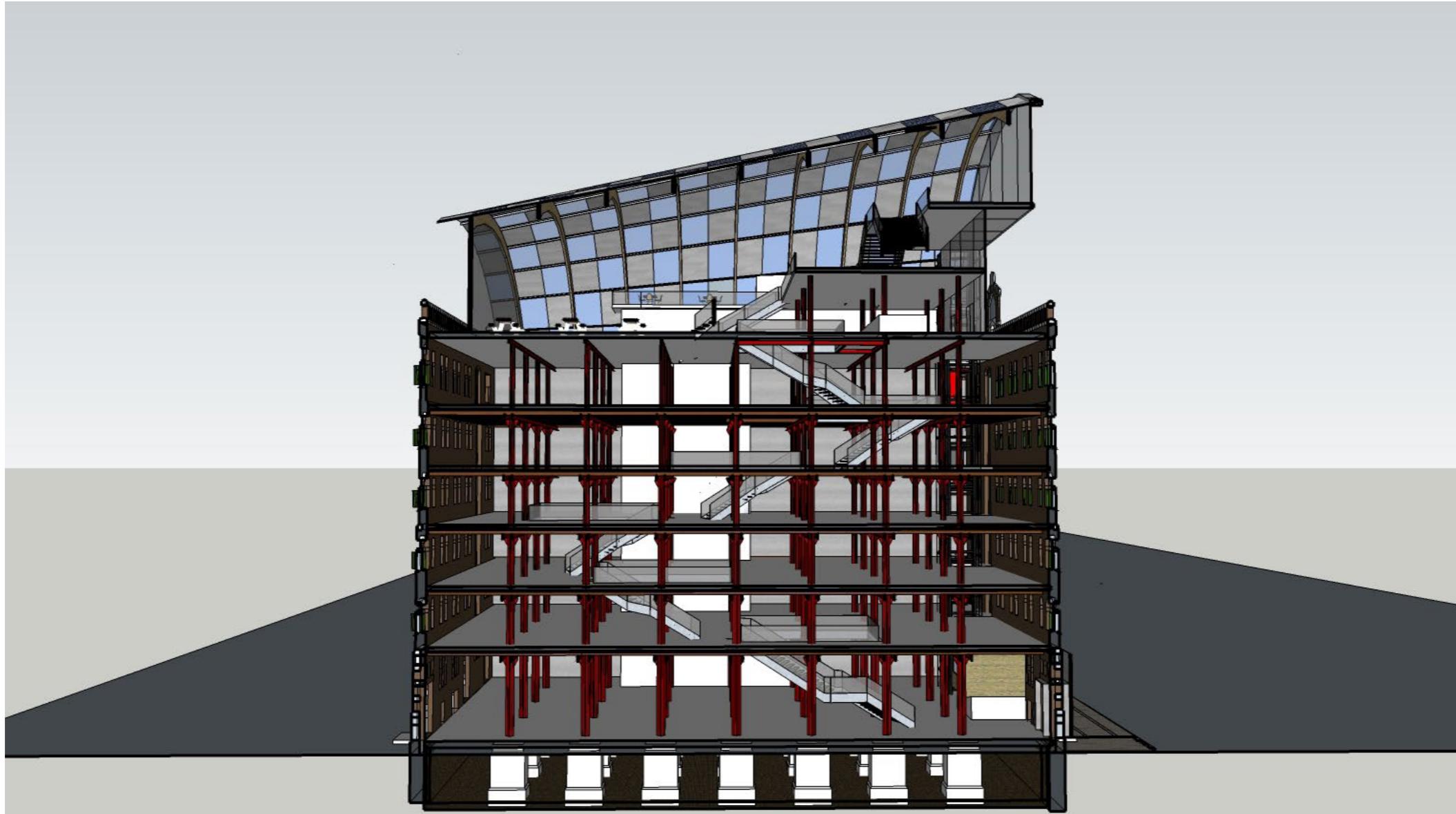
STILWERK

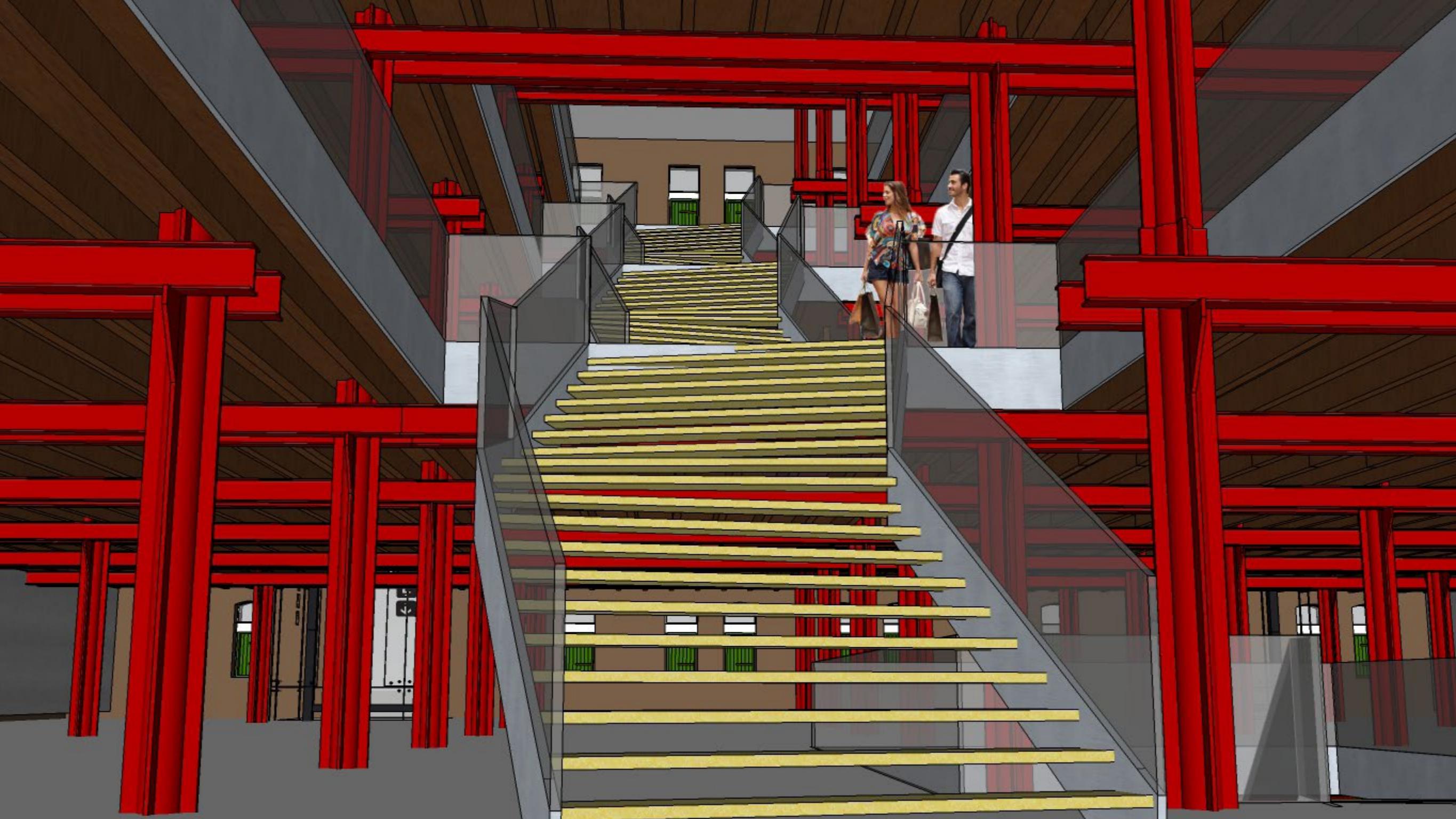
# Routing

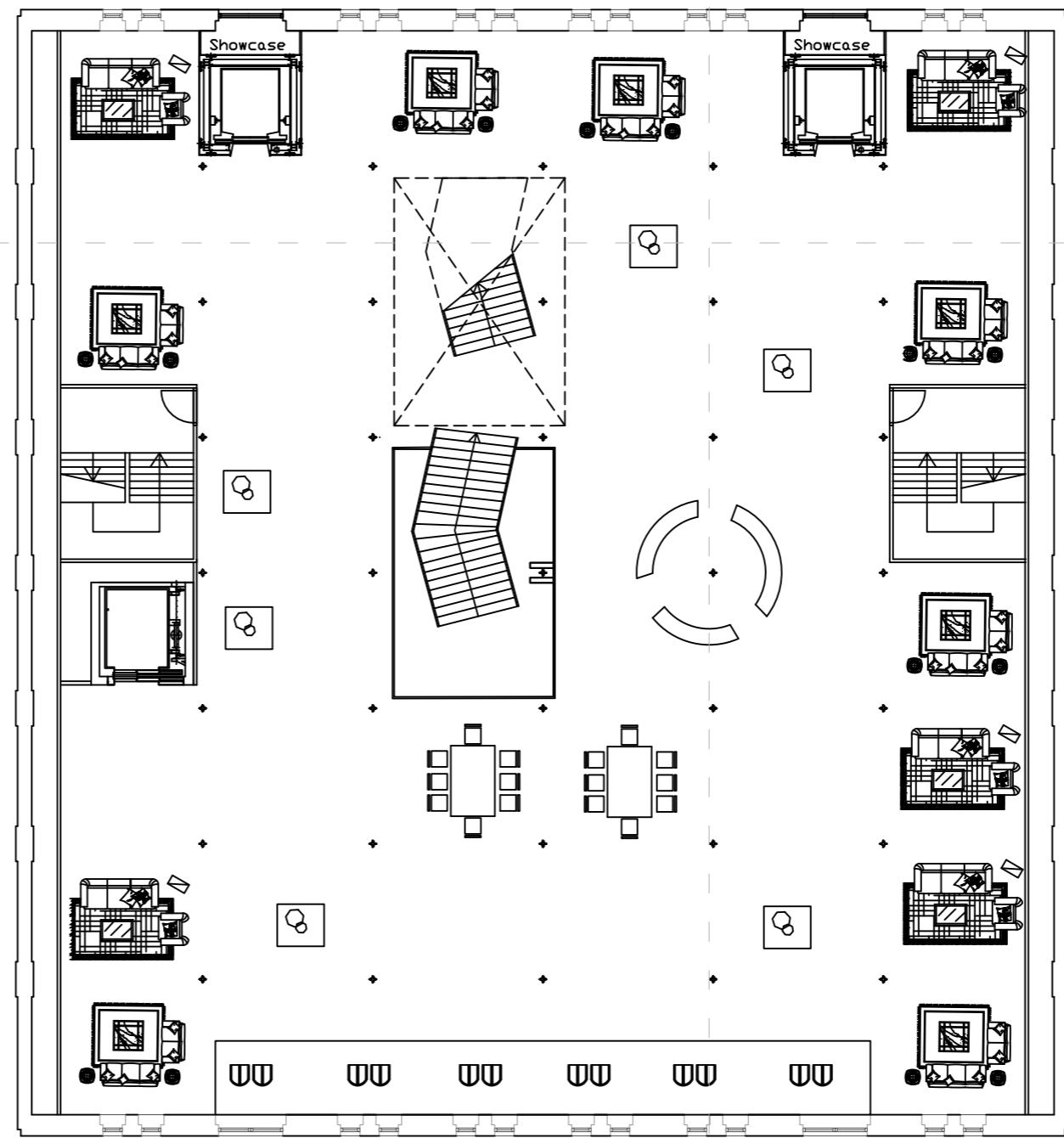


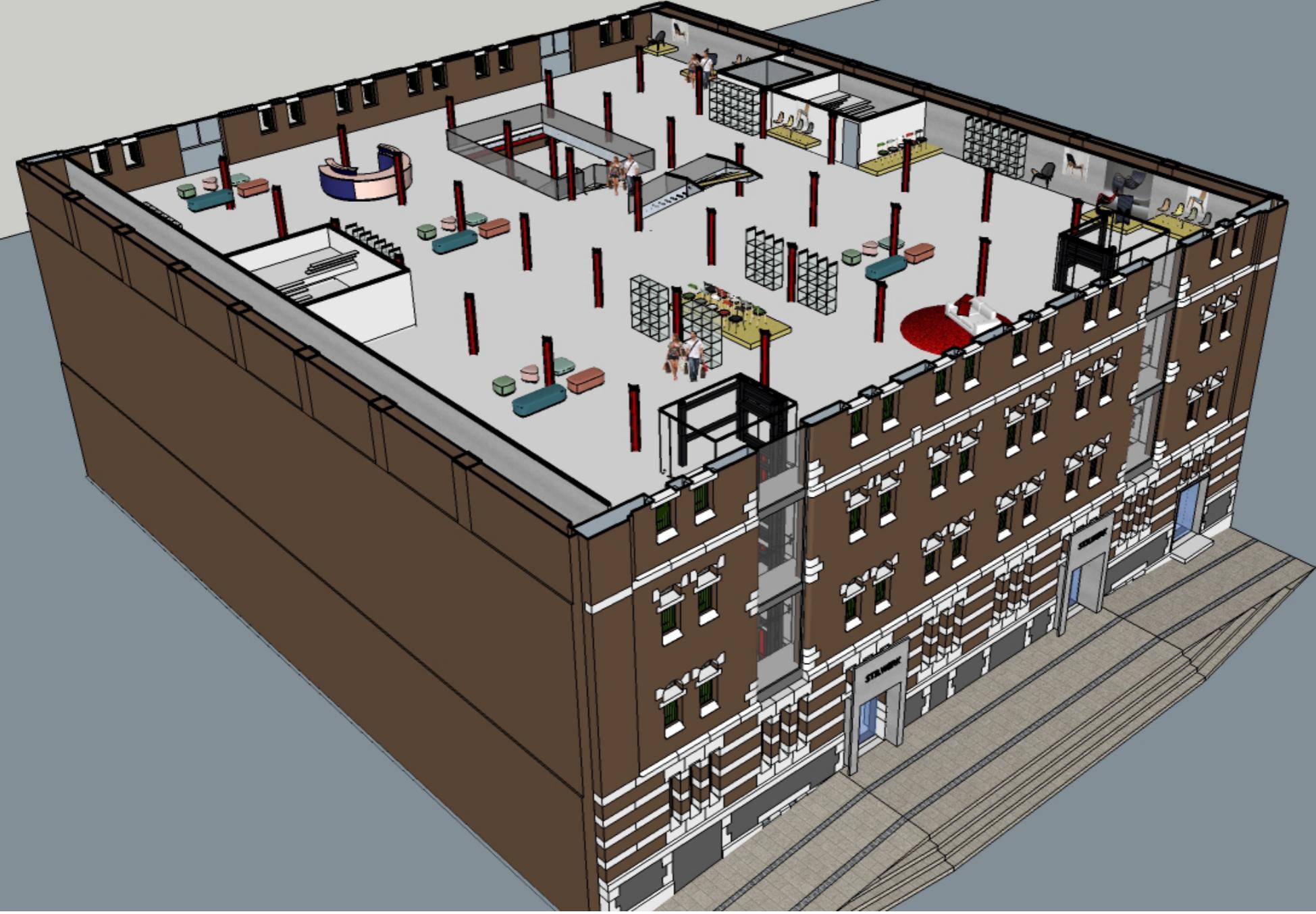
Section AA'

Scale 1:100





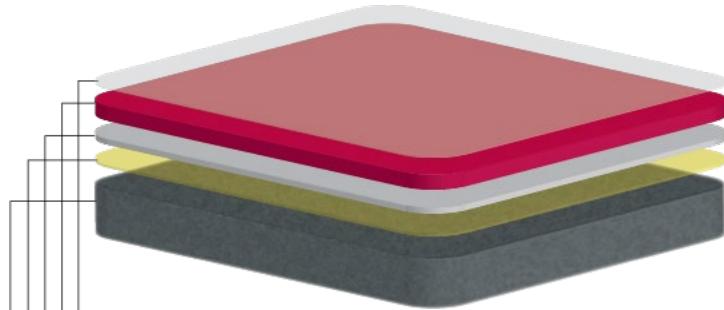






## Showroom floor finish

### DGF - Wooncomfortabel Vloersysteem



**DGX 4050** : Transparante onderhoudscomfortabele toplaag met zeer hoge slijtvastheid

**DGE 3355 (alifatisch)** : Gietvloer, 100% KLEURVASTE polyurethaan versie

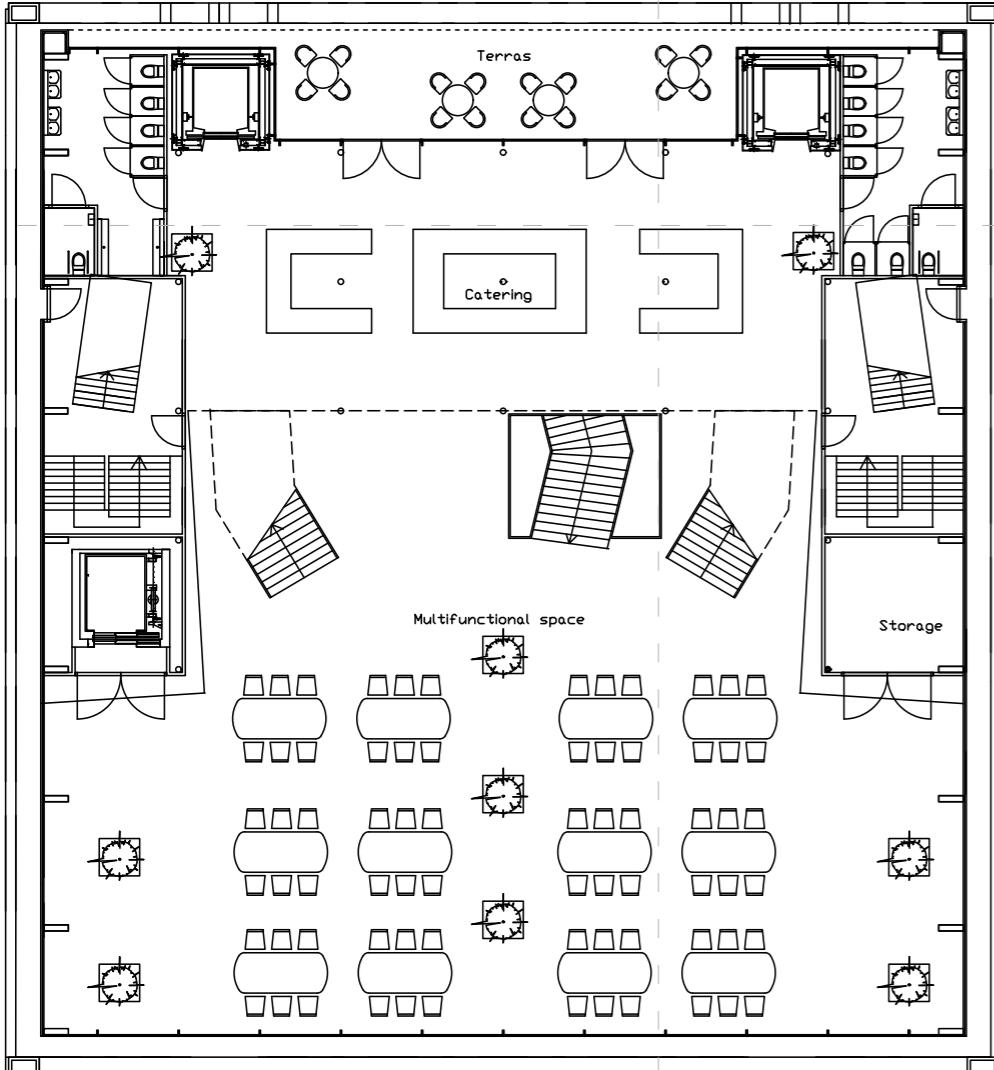
**EPS 2190** : Uitvlakmassa, ter versterking van de ondervloer

**EPP 1090** : Hechtlaag voor een goede hechting op de ondergrond

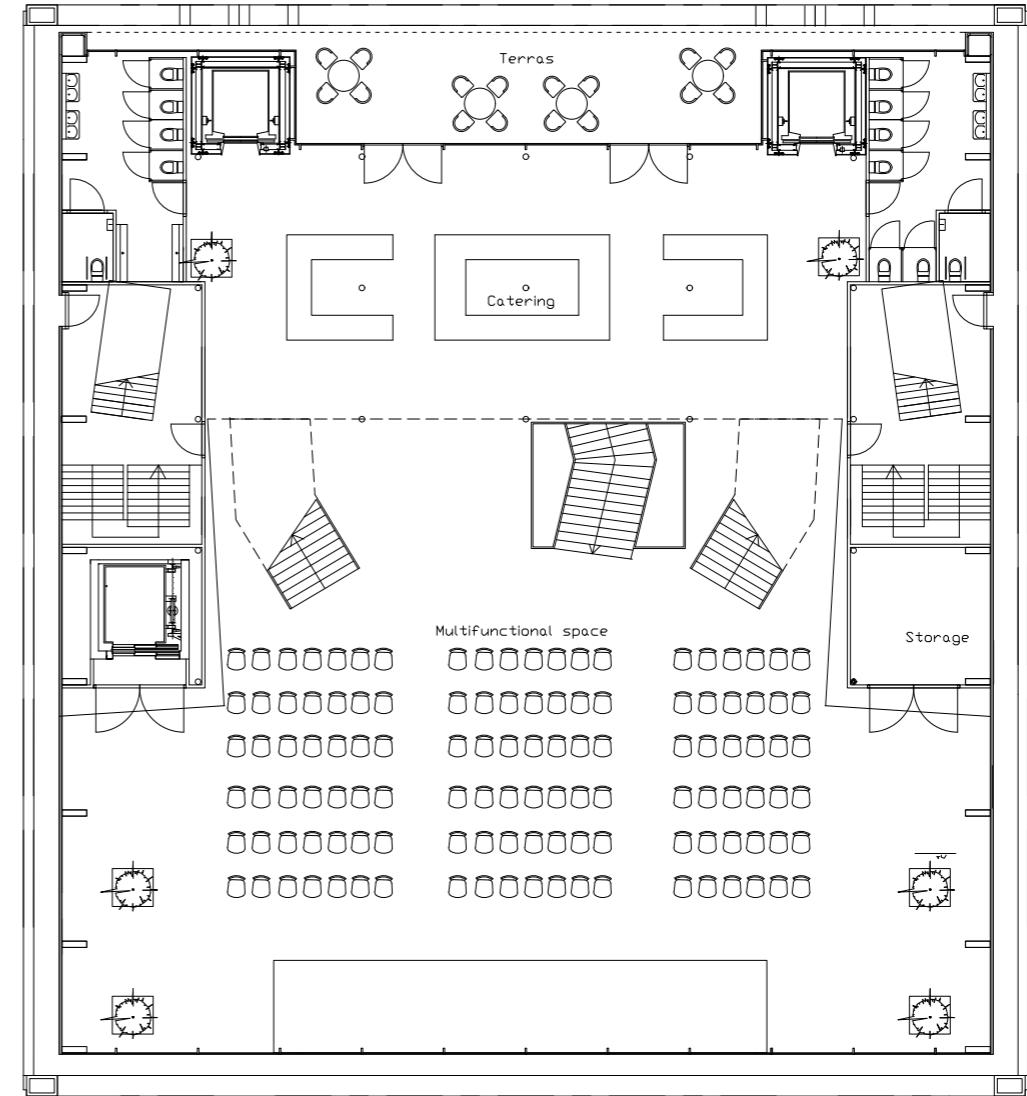
**Ondergrond**

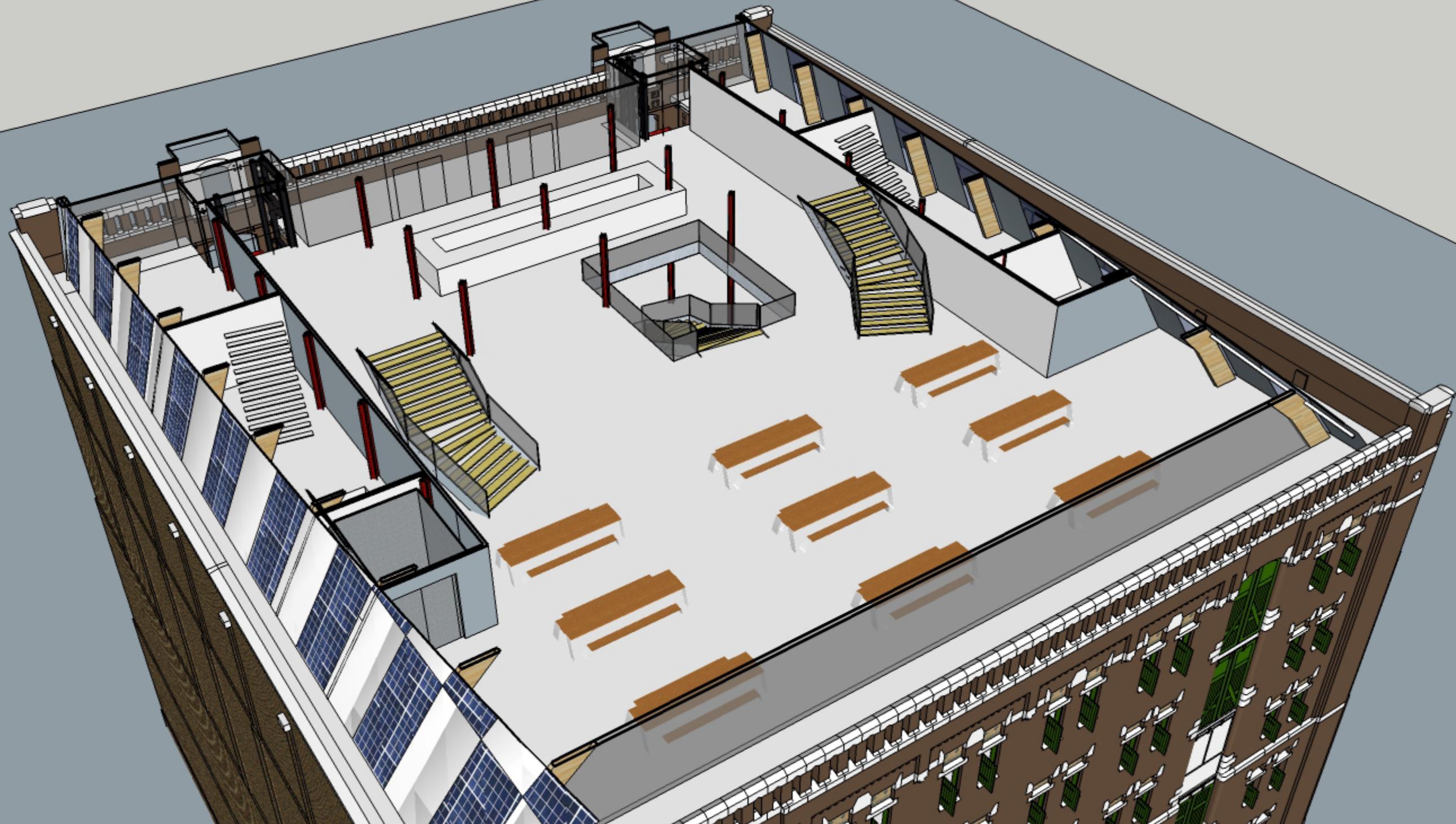


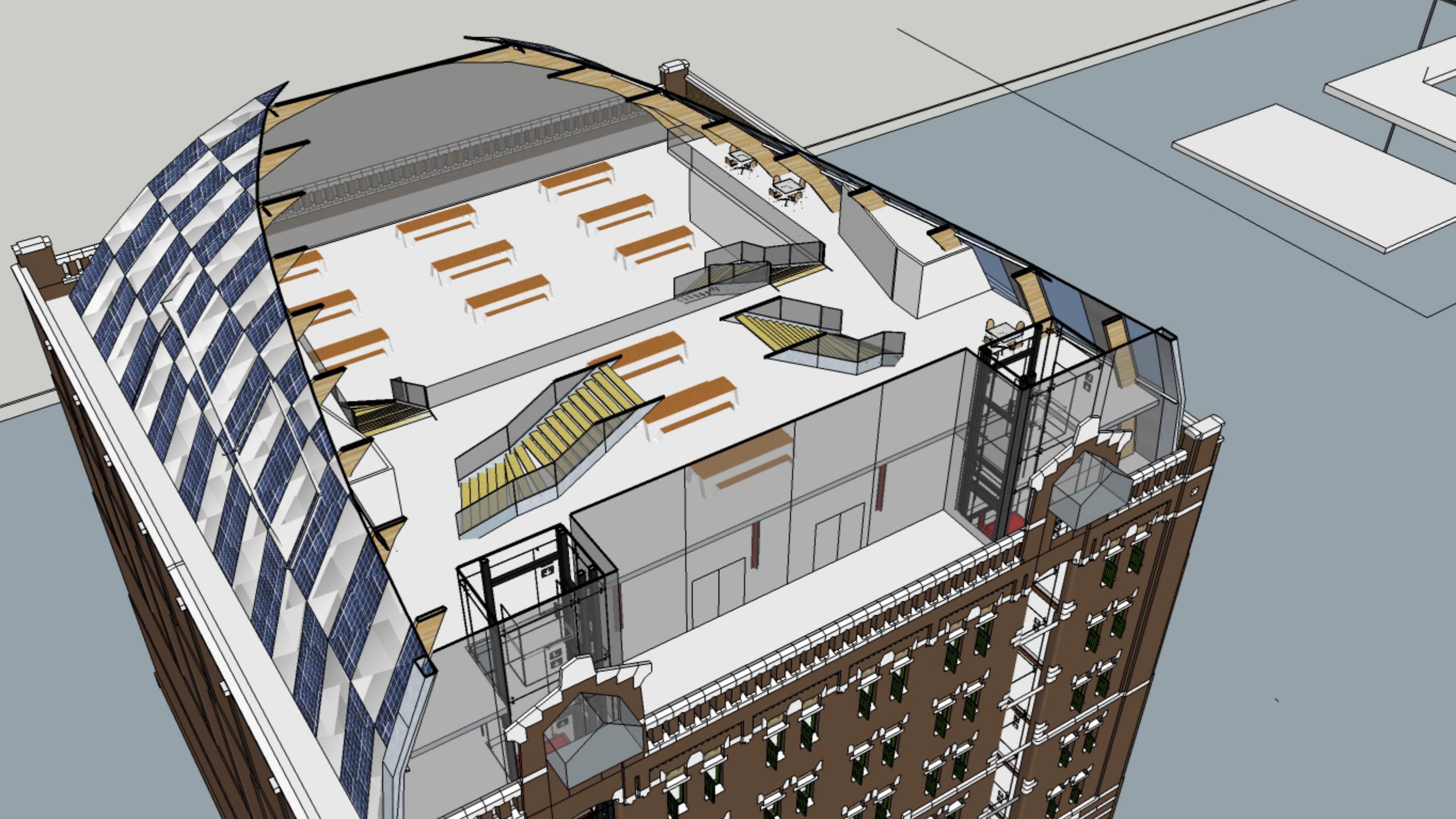
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31800

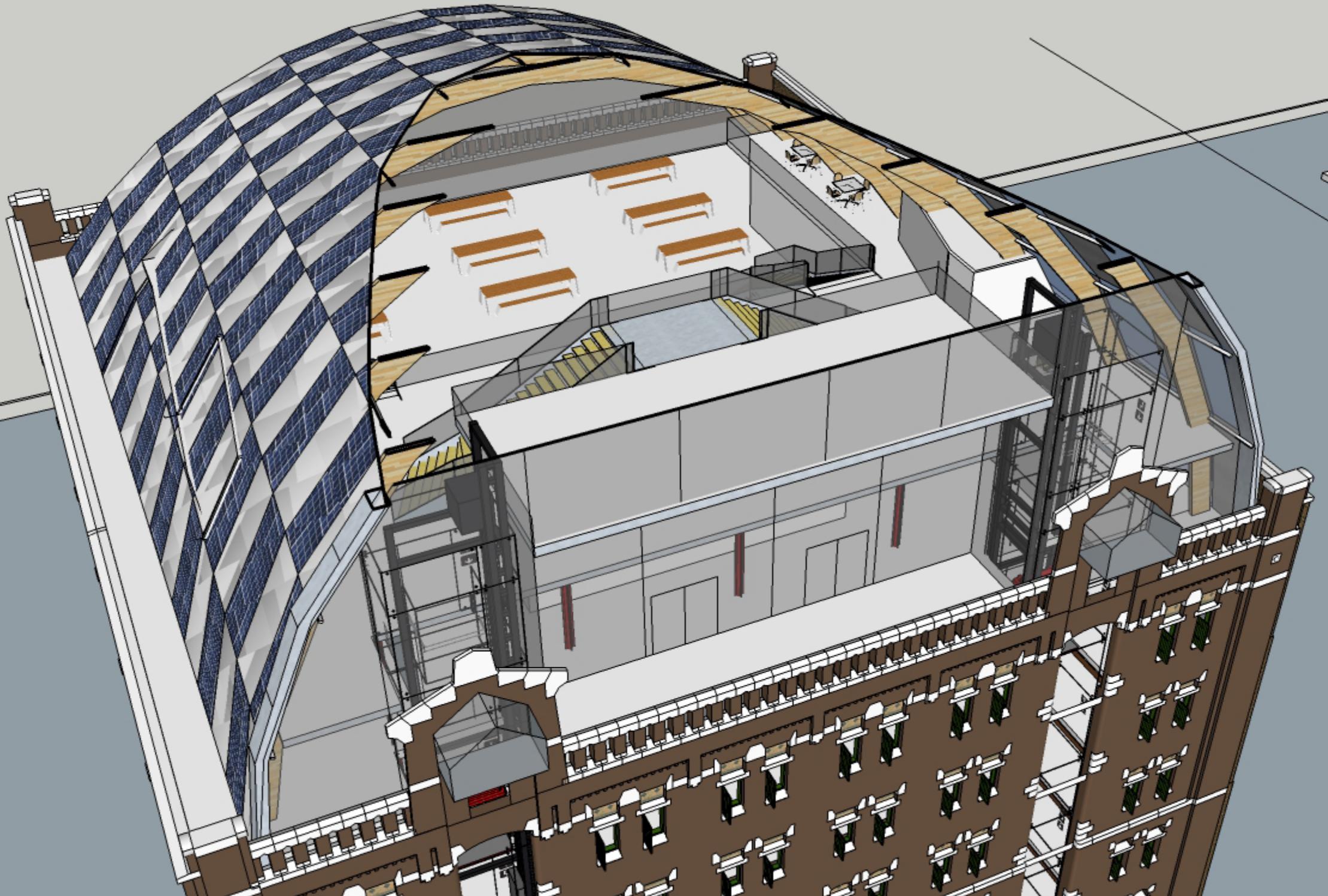


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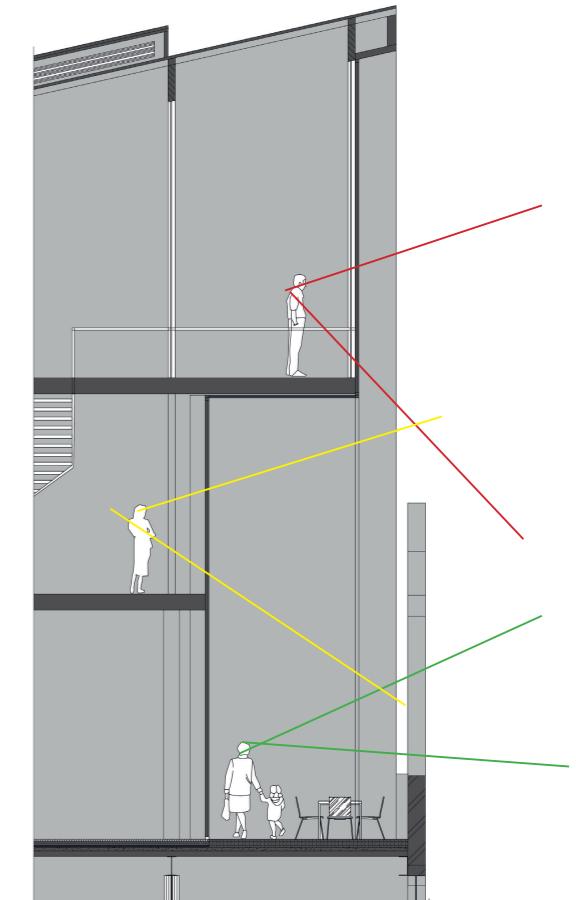
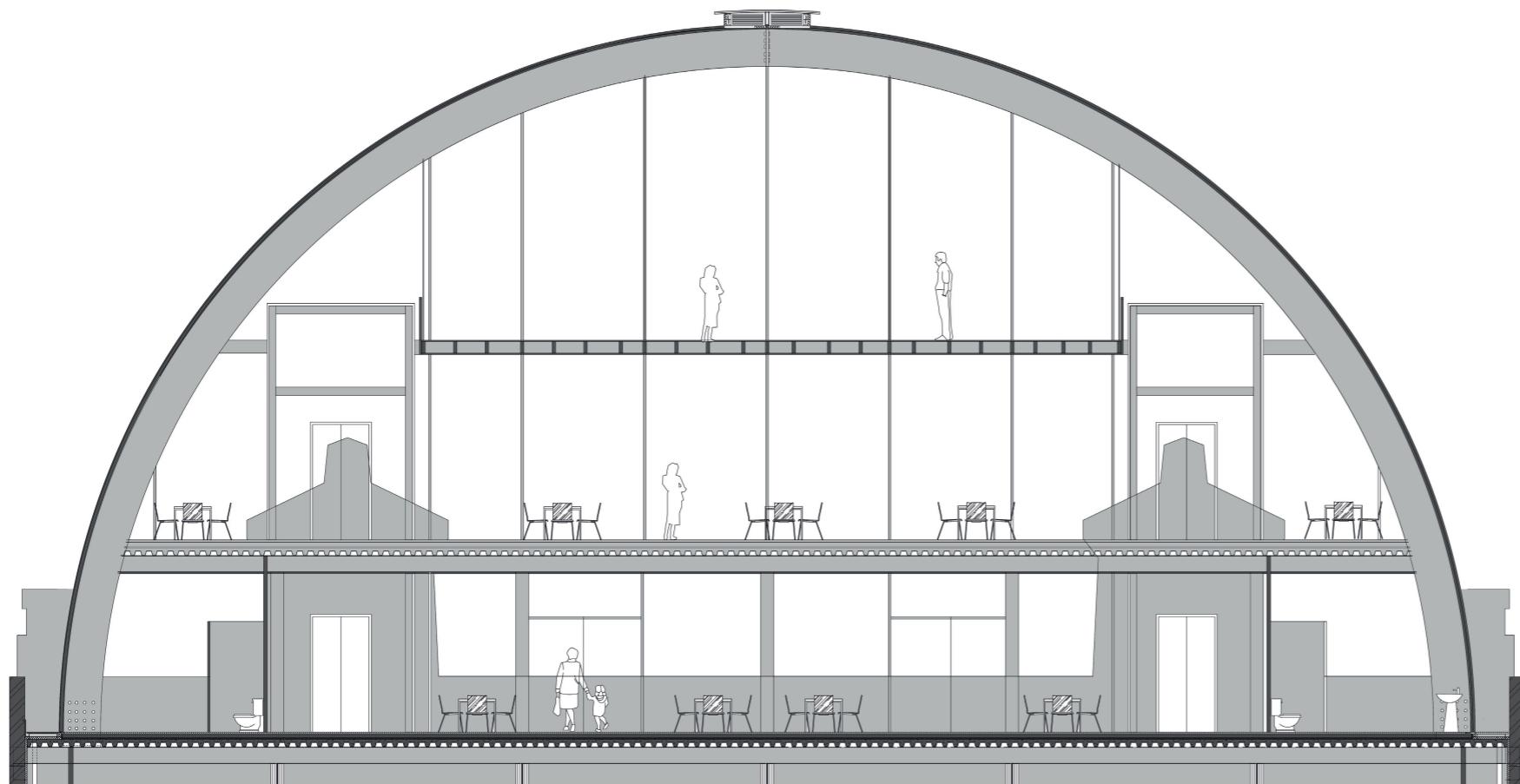






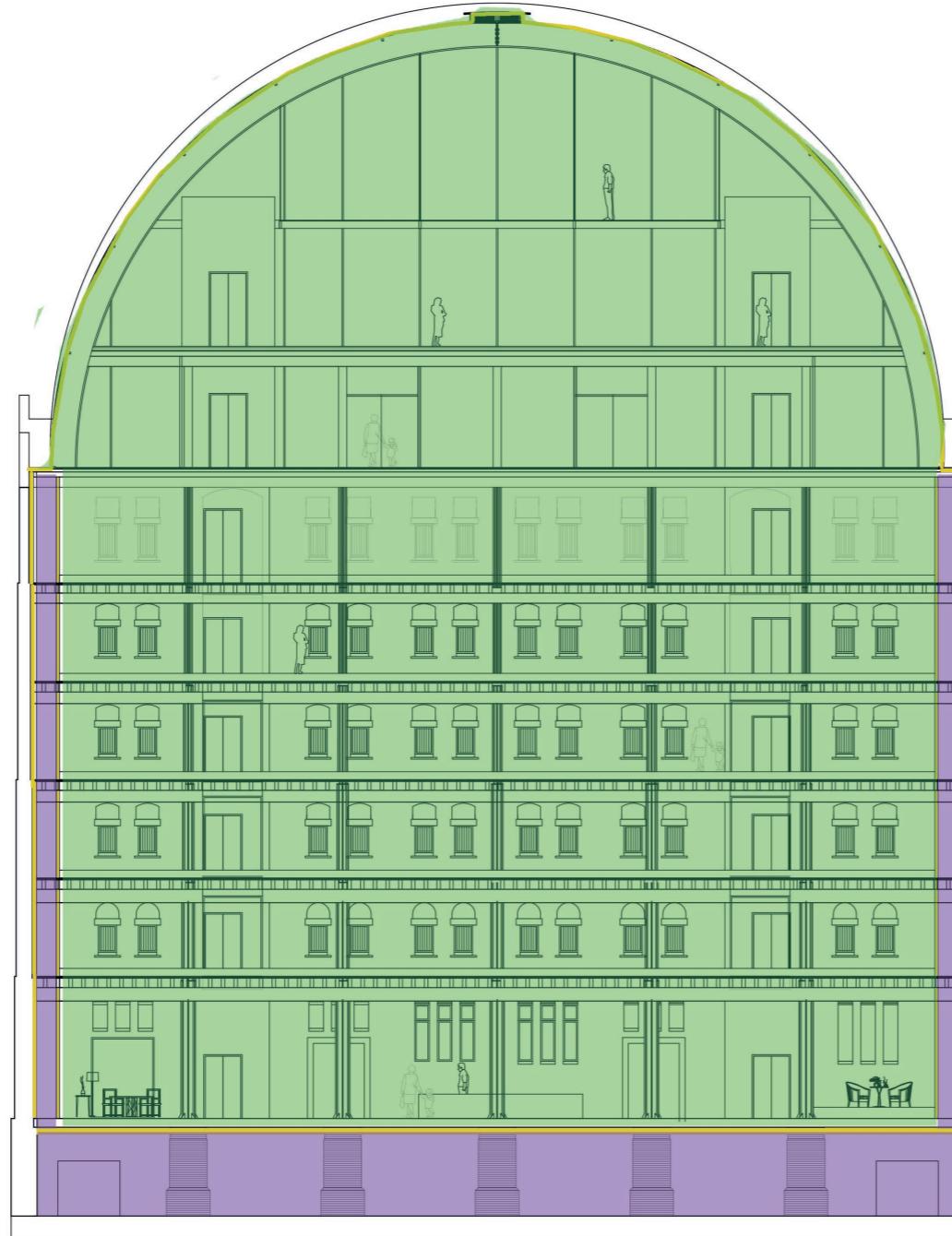


# The view





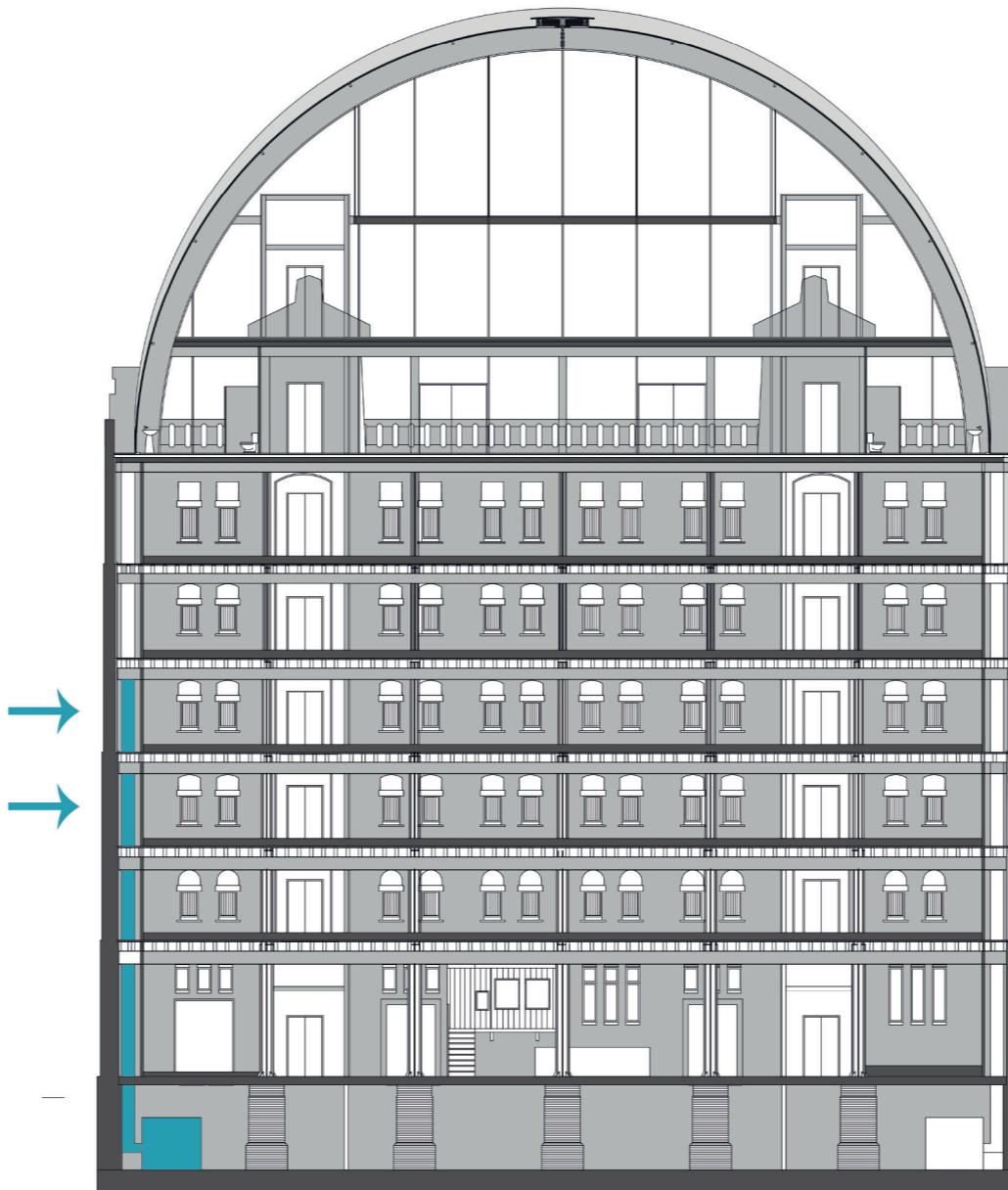
## Insulation



Current facade insulation degree:  $R_c=0,36$   
 $N-S = 0,34$  and  $E-W = 0,38$

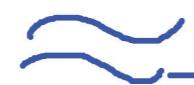
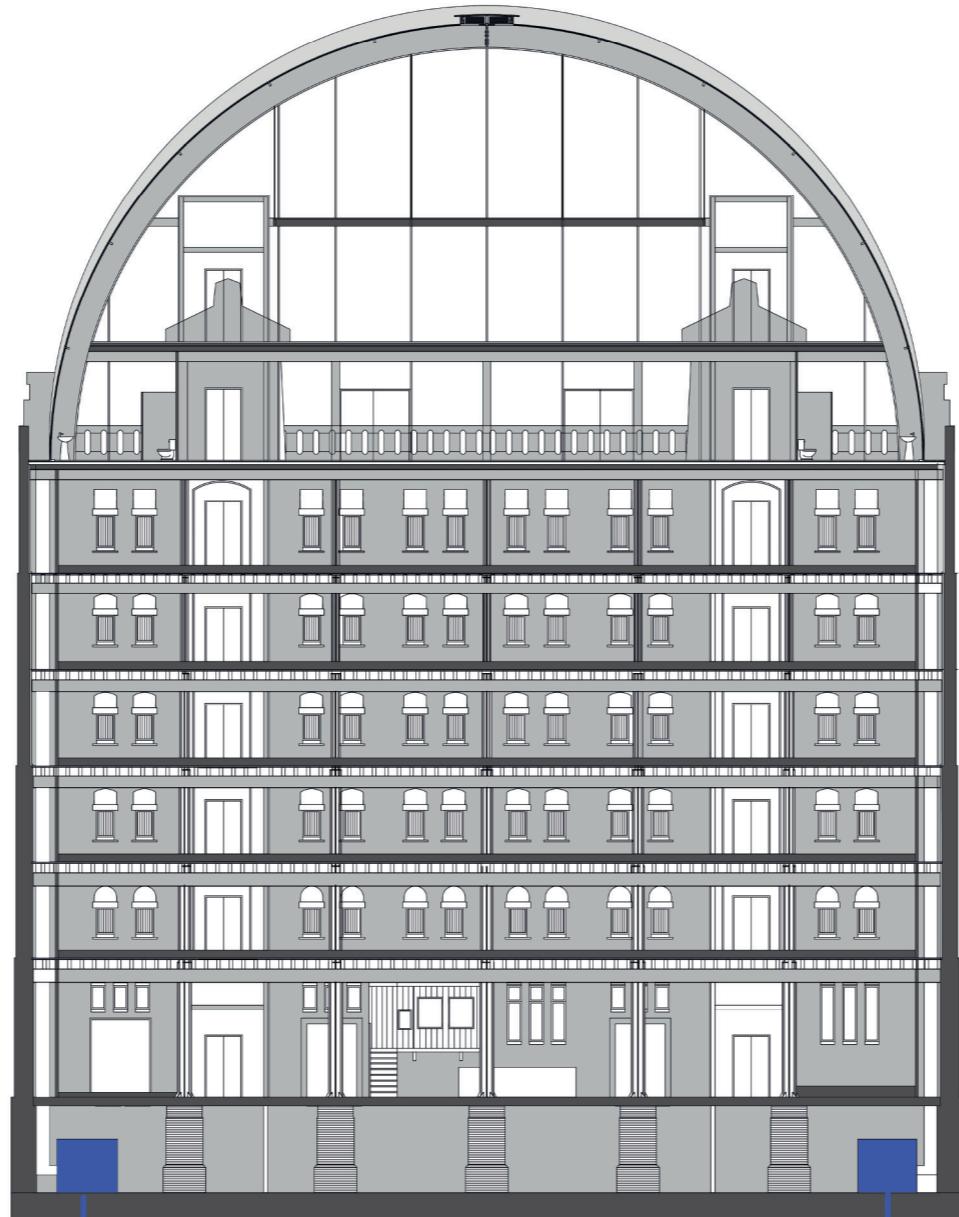
Proposed facade insulation degree:  $R_c= 4,15$   
 $N-S = 1,23$  and  $E-W = 7,07$

Ventilation



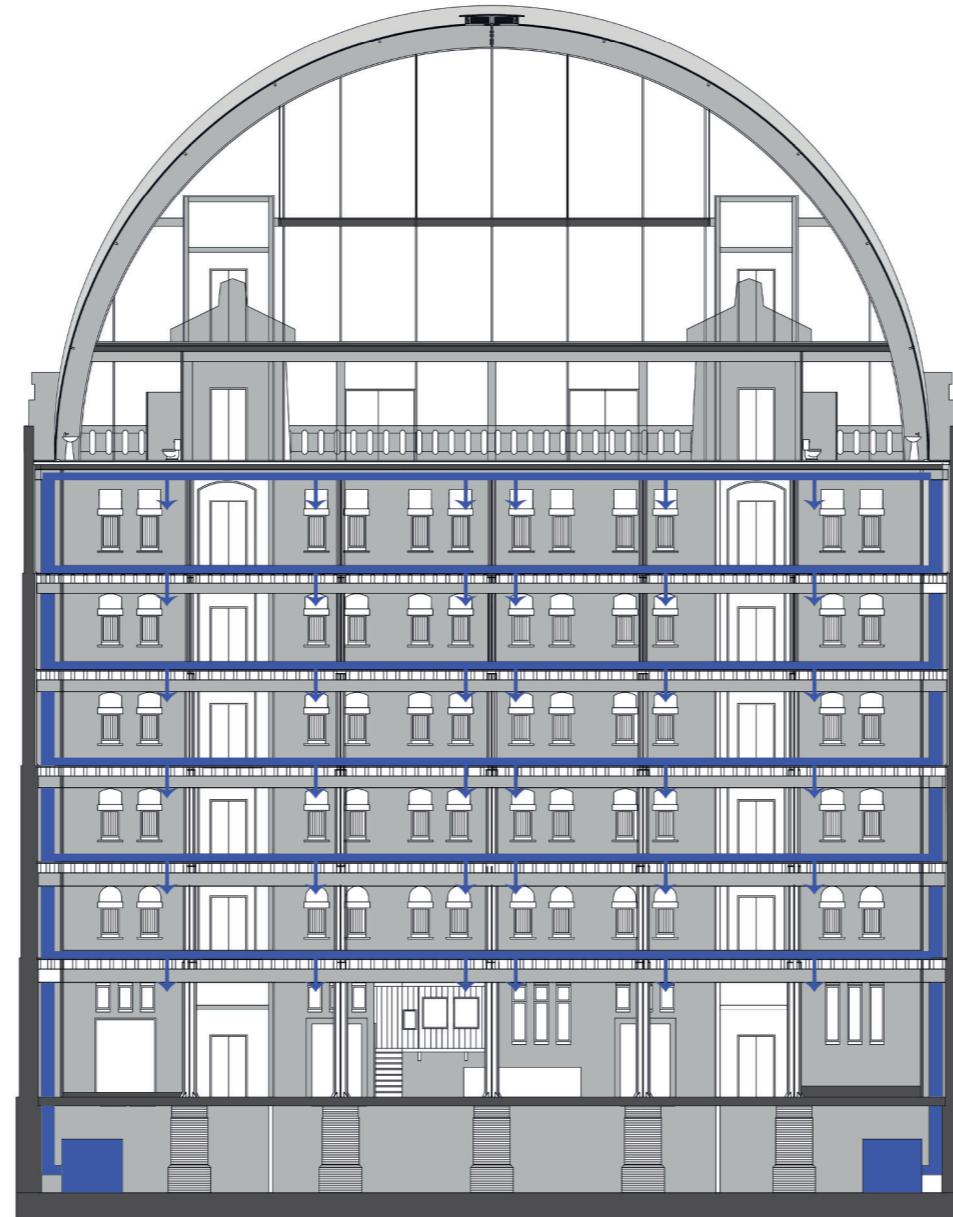
Section BB'

Scale 1:100



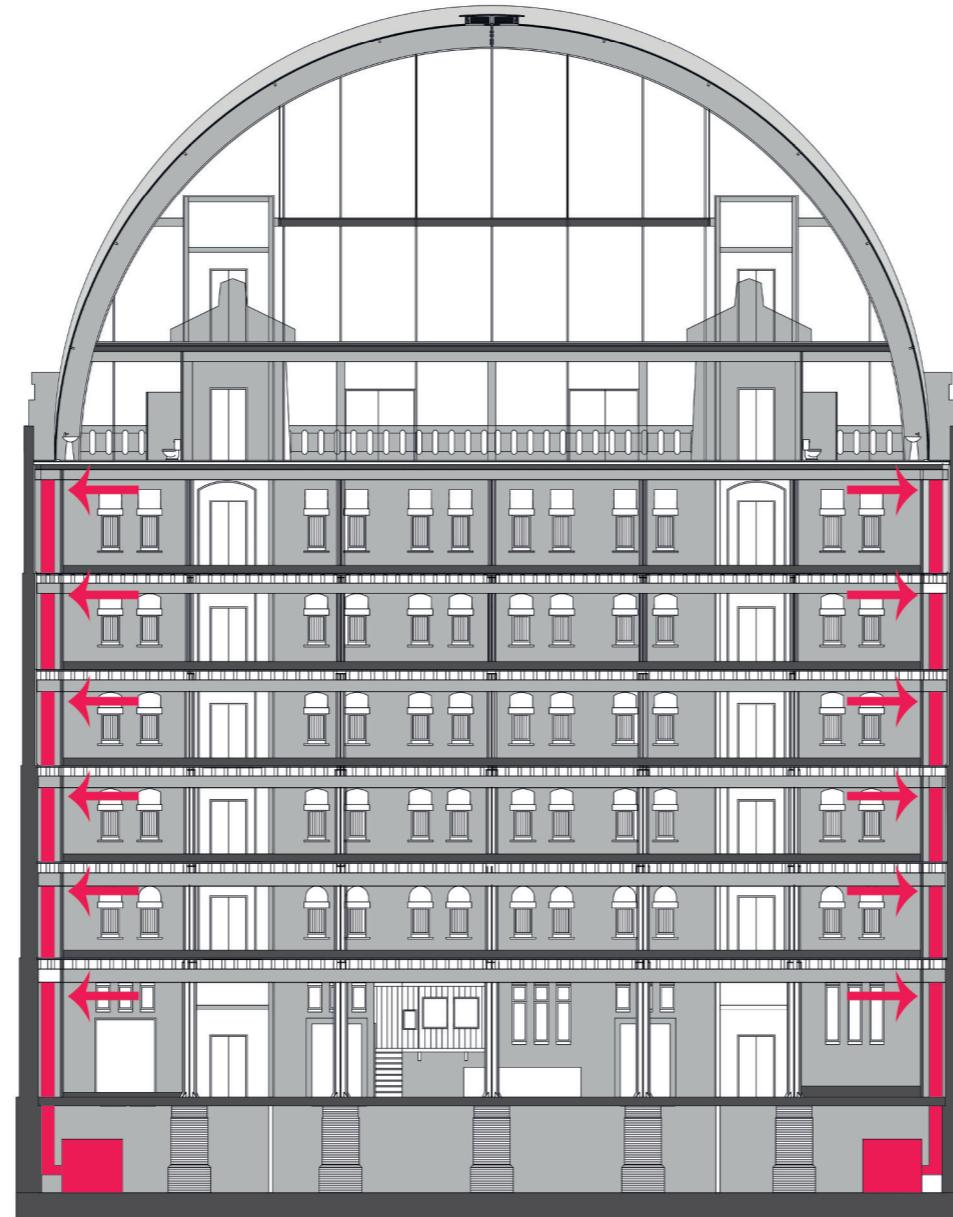
Section BB'

Scale 1:100



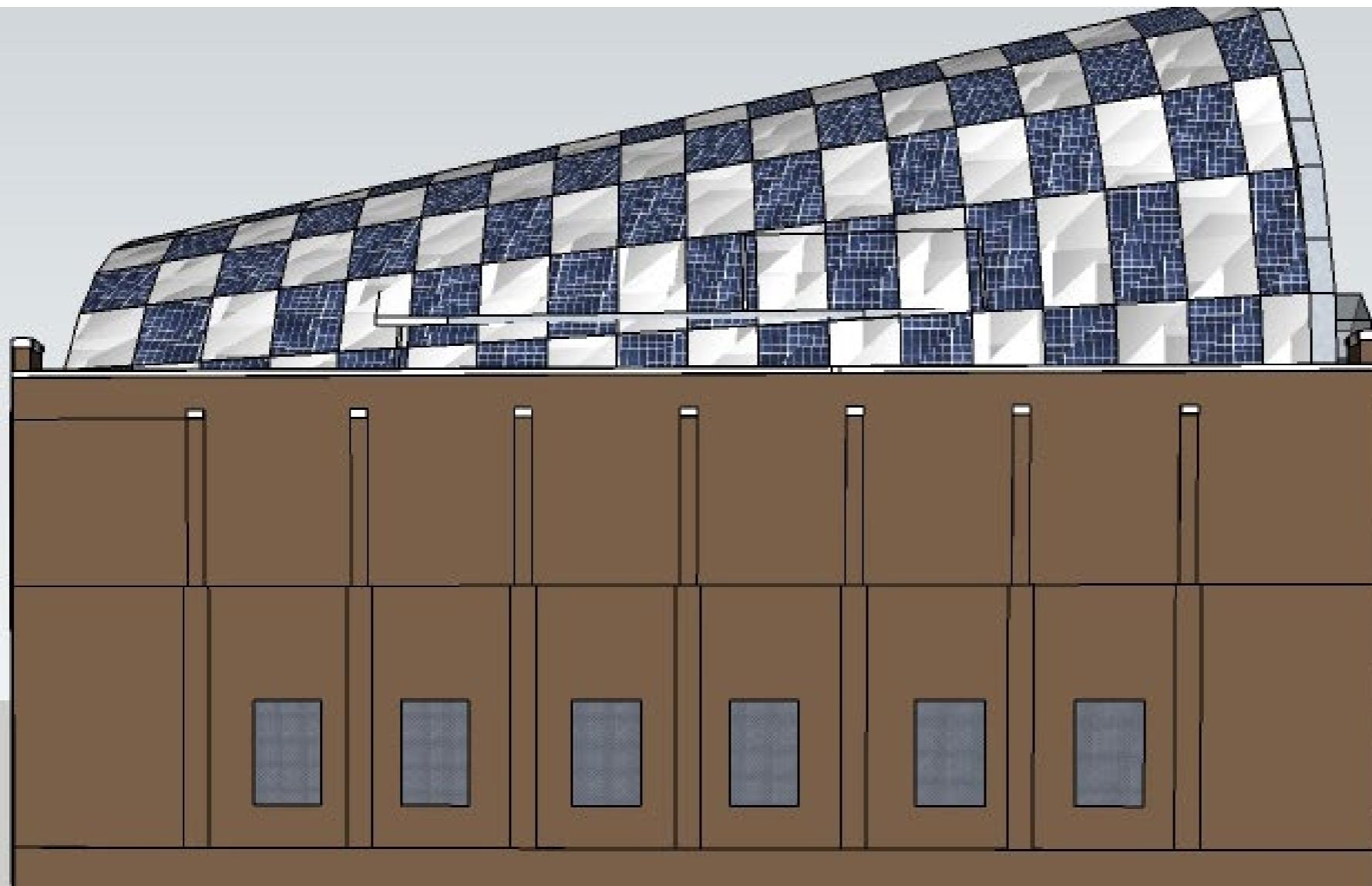
Section BB'

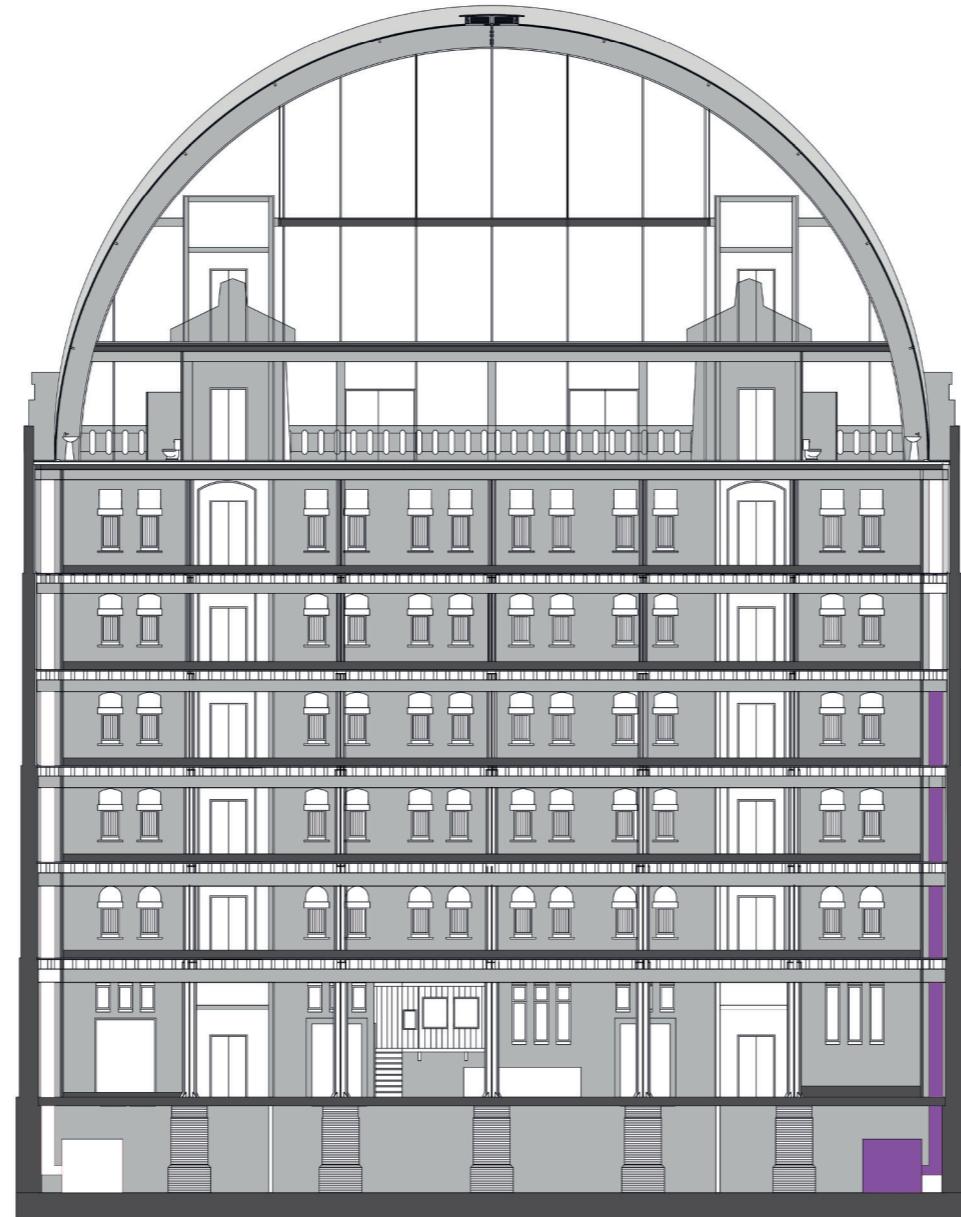
Scale 1:100



Section BB'

Scale 1:100



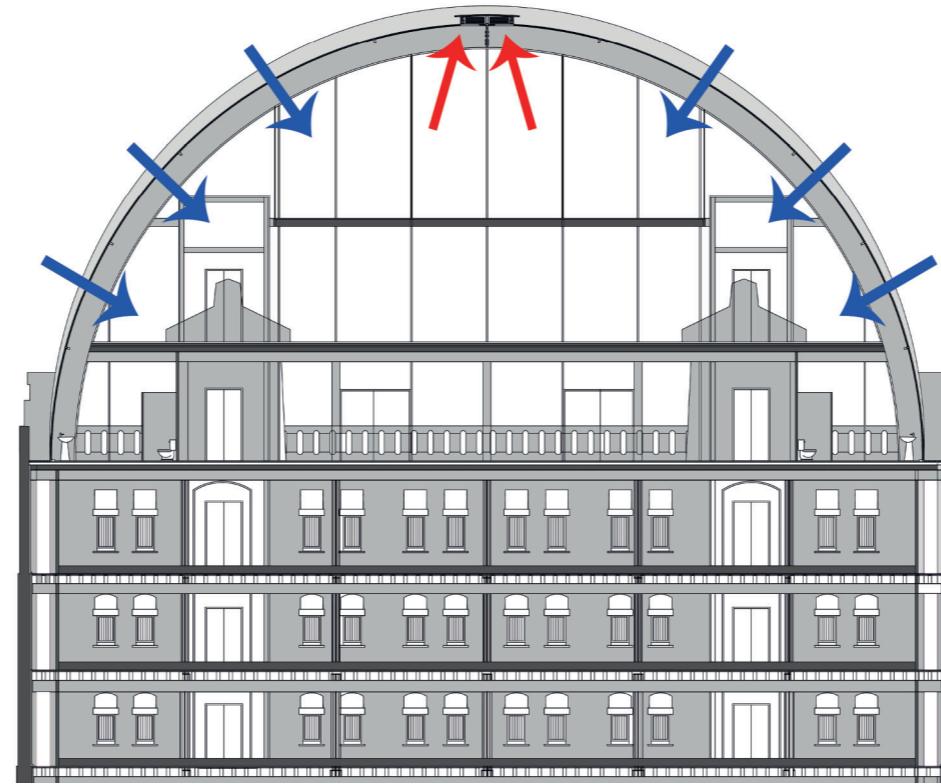


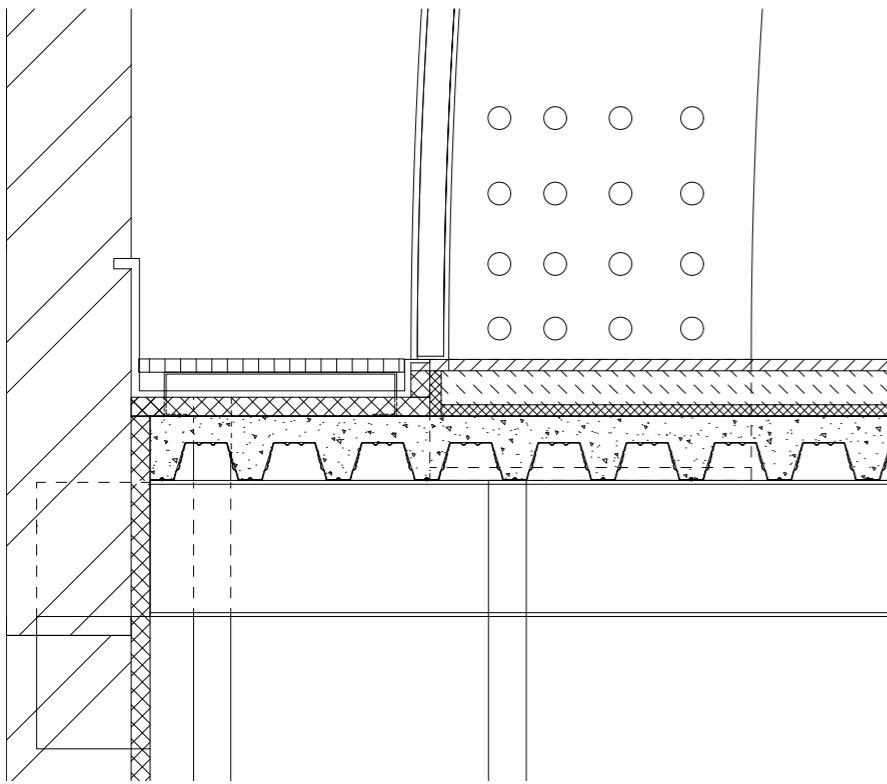
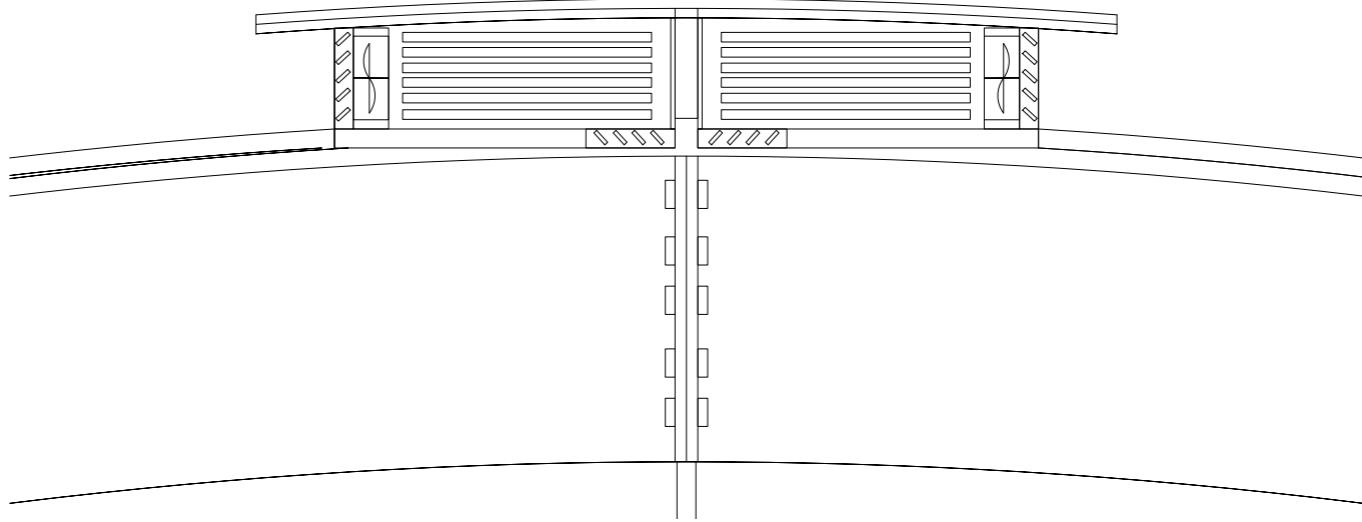
Section BB'

Scale 1:100

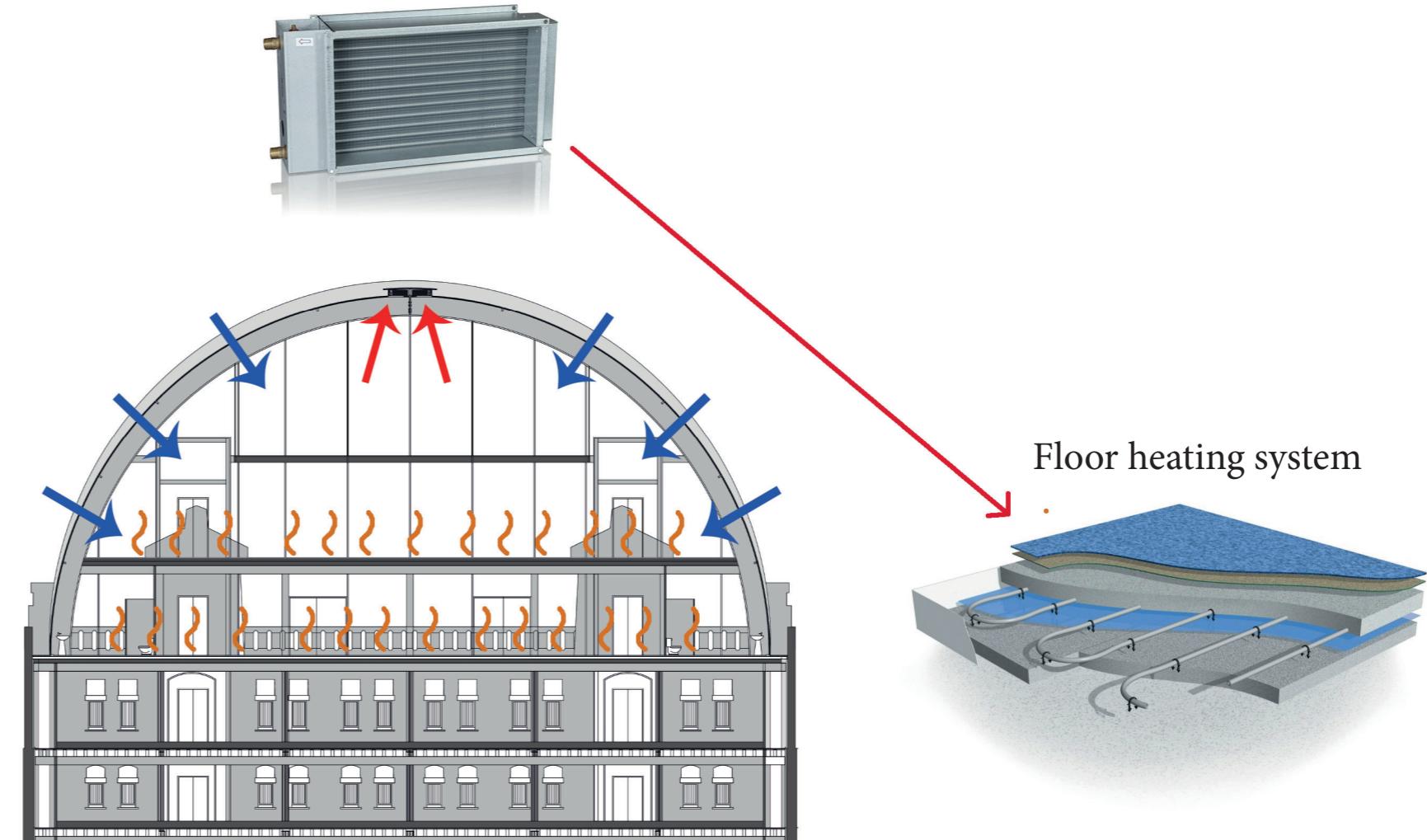
Heat exchange



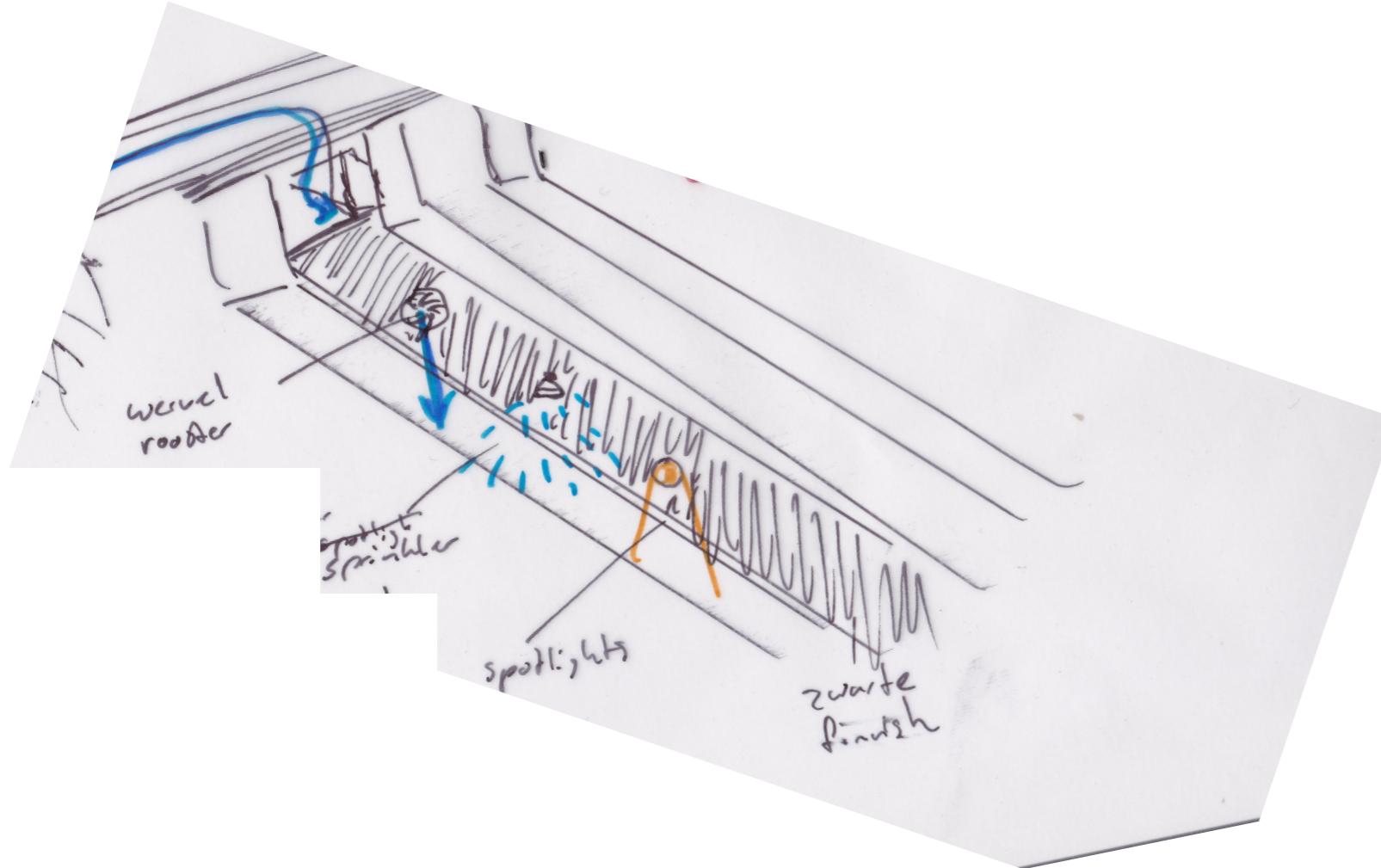




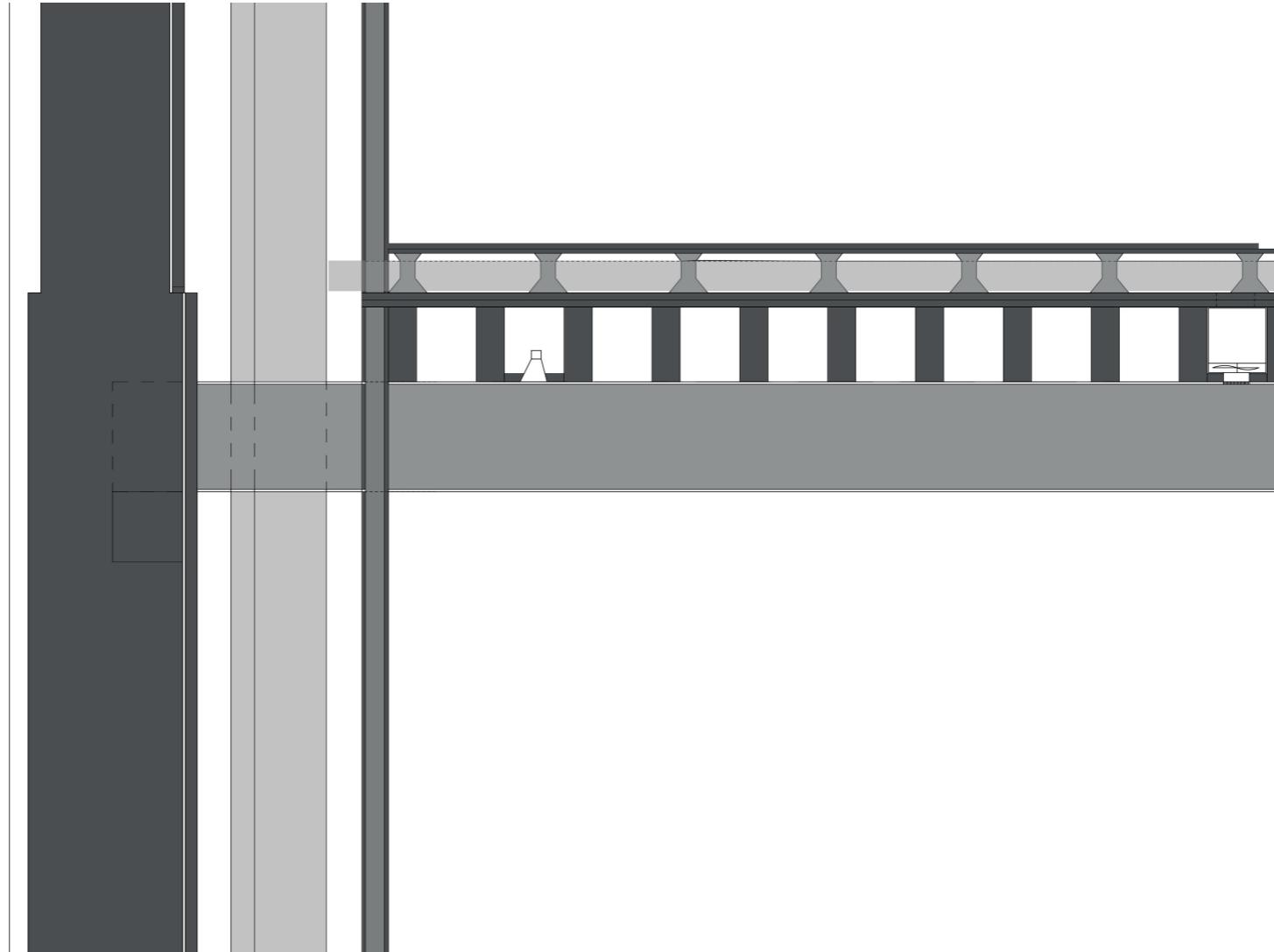
## Heat exchange

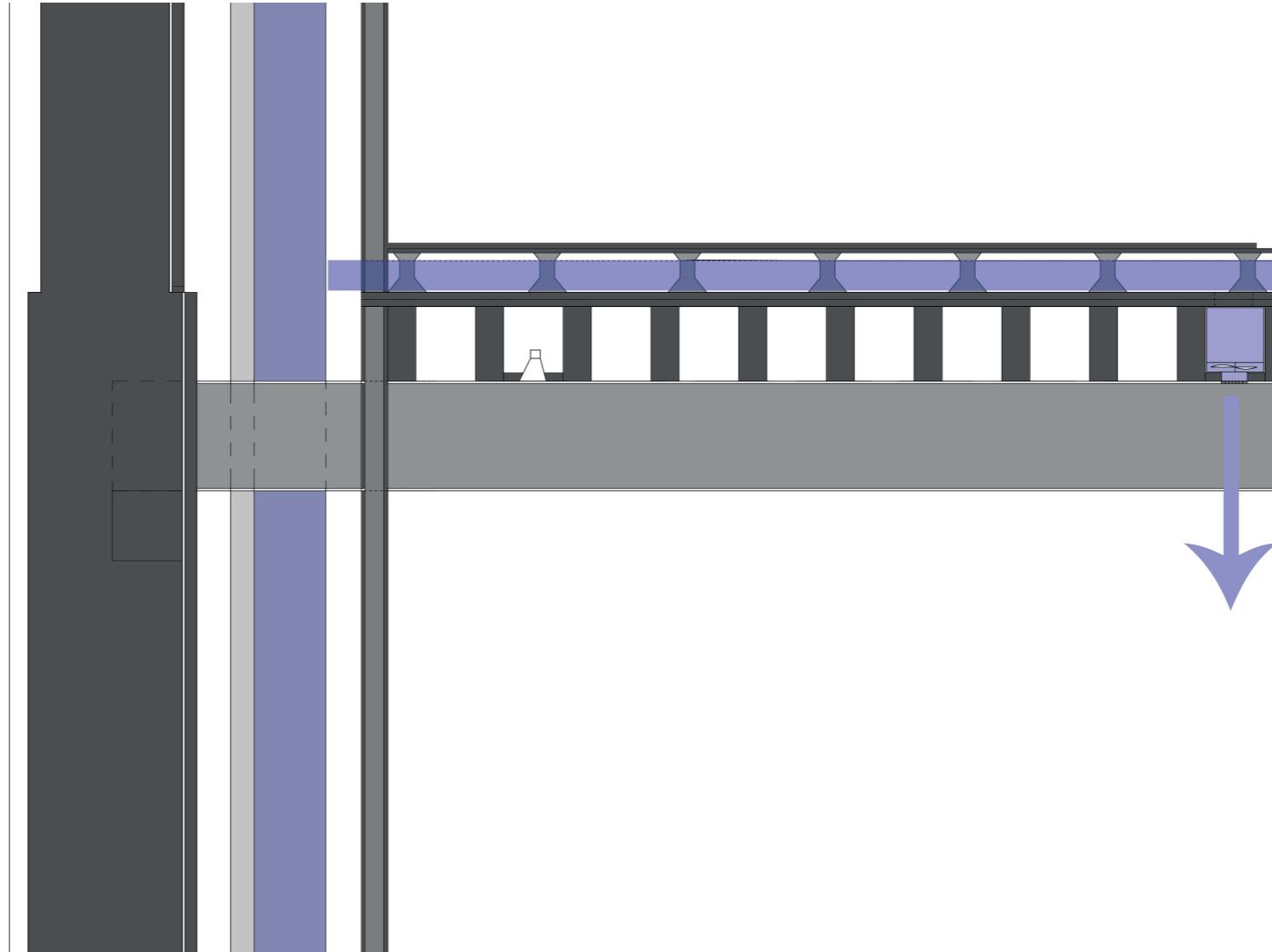


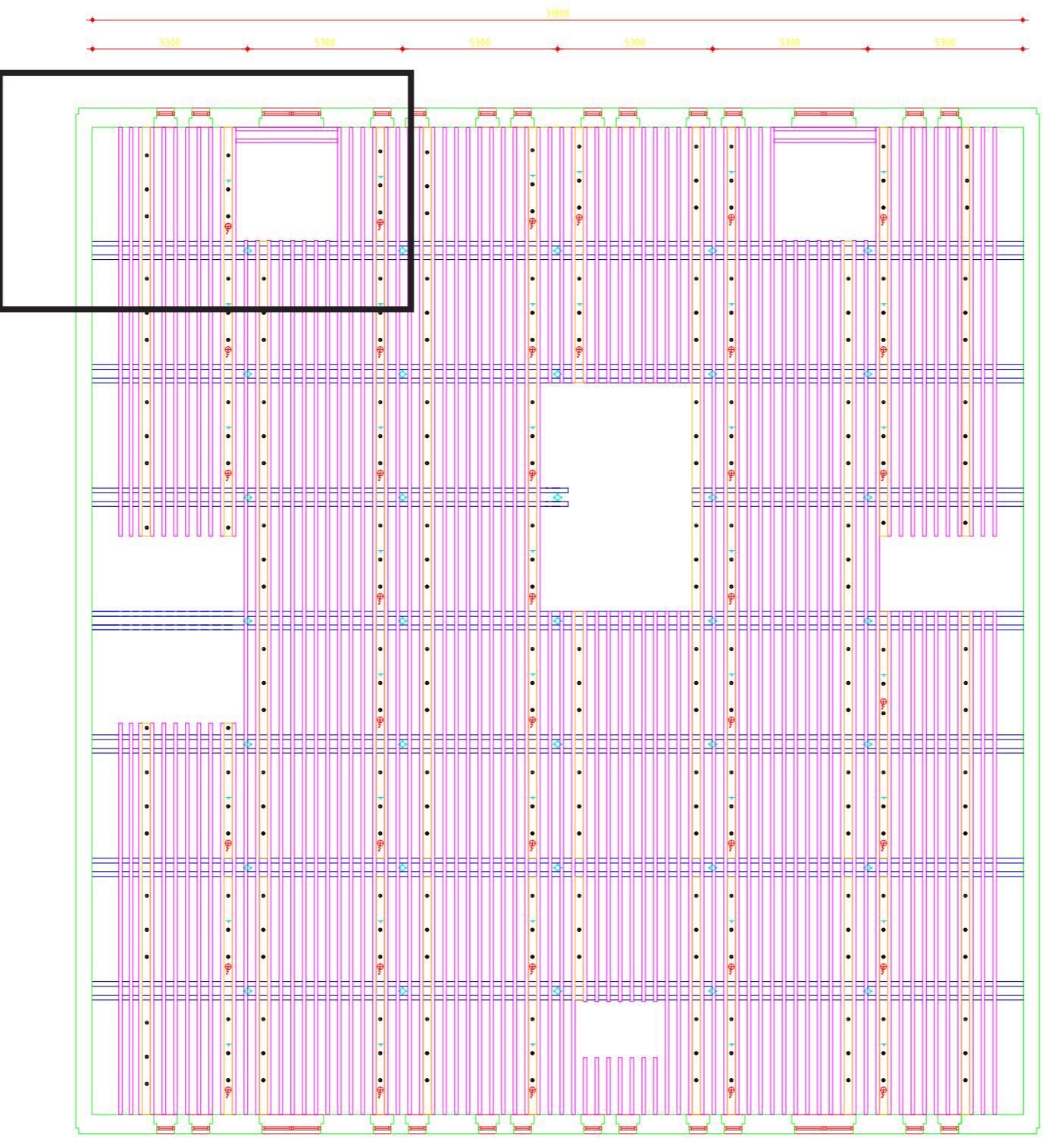
## Systems integration in ceiling



Air exhaust







G  
H  
I  
J  
K  
L  
M  
N  
O

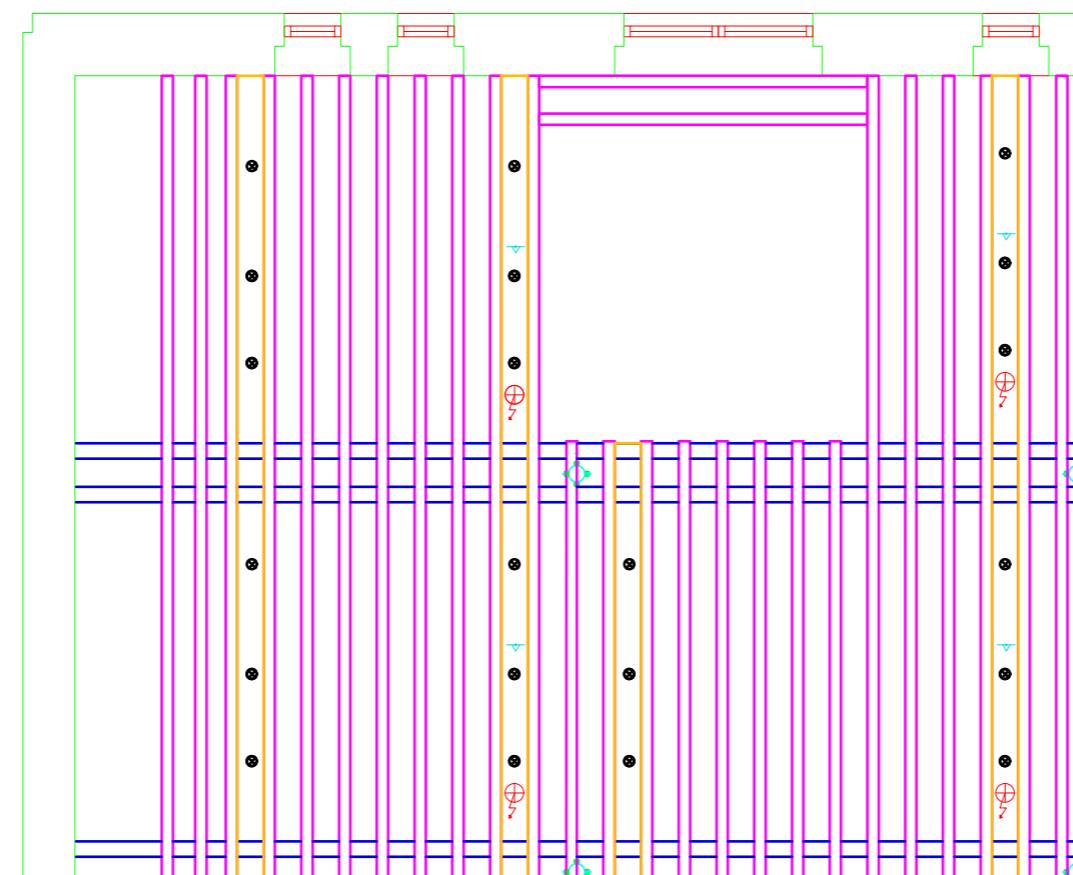
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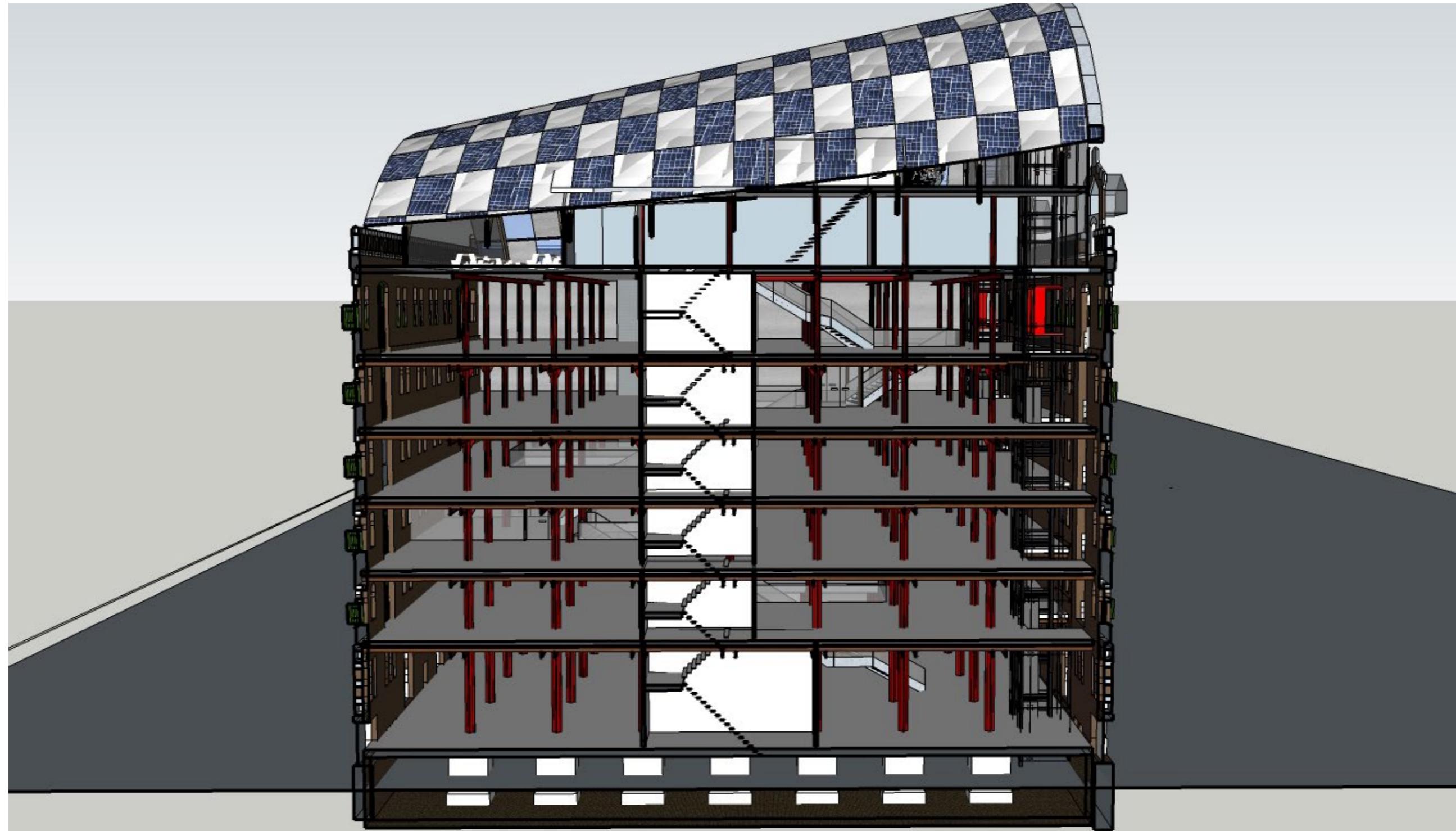
12

13

14

—●—  
—●— 5300 —●— 5300 —●—





# Durability



Does not rely on toxic chemicals. No lead, cadmium, hydrofluoric acid, or hydrochloric acid.



Requires less water to manufacture and recycles the little water used



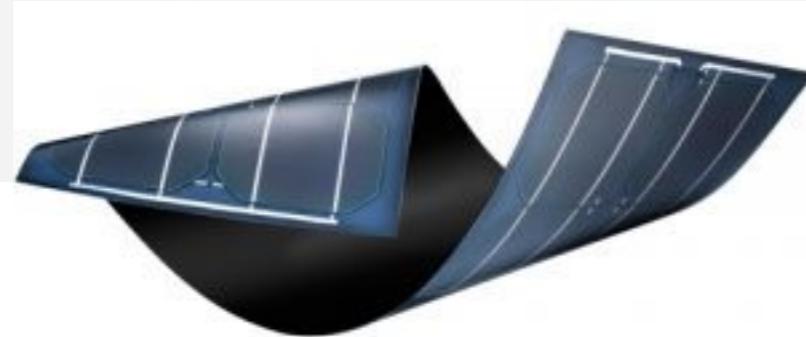
Materials are recycled when spent.



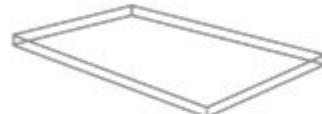
Unlike fossil fuels, Sunflare solar panels do not produce pollutants or release CO<sub>2</sub> into the atmosphere as they generate energy.



80% less energy to produce than Silicon.



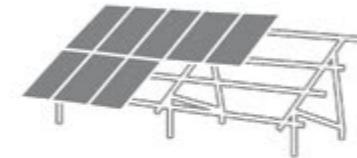
No purification of silicon



No frame



No glass



No mount

Thank you for listening.



JEAN  
MARC  
MASSAUD

ASTON

FRED:  
INDOOR AND  
OUTDOOR



ICHIRO  
IWASAKI



A SPOT OF  
COLOR

RODOLFO  
DORDONI

Rodolfo Dordoni was born in 1959 in Milan. He studied architecture at the University of Milan and subsequently graduated from the Royal College of Art in London. His first professional experience was working for the architect Renzo Piano. In 1986 he founded his own studio, Rodolfo Dordoni Associati. Since then he has designed furniture, lighting, objects and interior spaces for residential, institutional and commercial environments. His work has been exhibited in numerous international fairs and has received many awards. He currently lives and works in Milan.



ROTE

The elegant 'Onda' armchair  
combines soft, rounded lines and  
smooth surfaces. The back,  
cushion, armrests and footrest  
are covered in leather or  
textile.

