

the beauty of Ordinary

Renovation of three industrial buildings in Anderlecht

Urban Architecture: Spolia

Yaying Zheng (4901398)

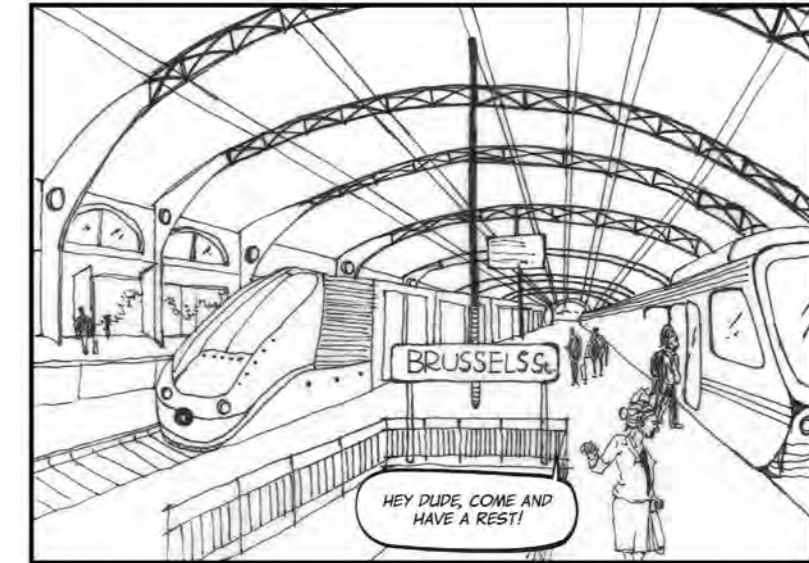
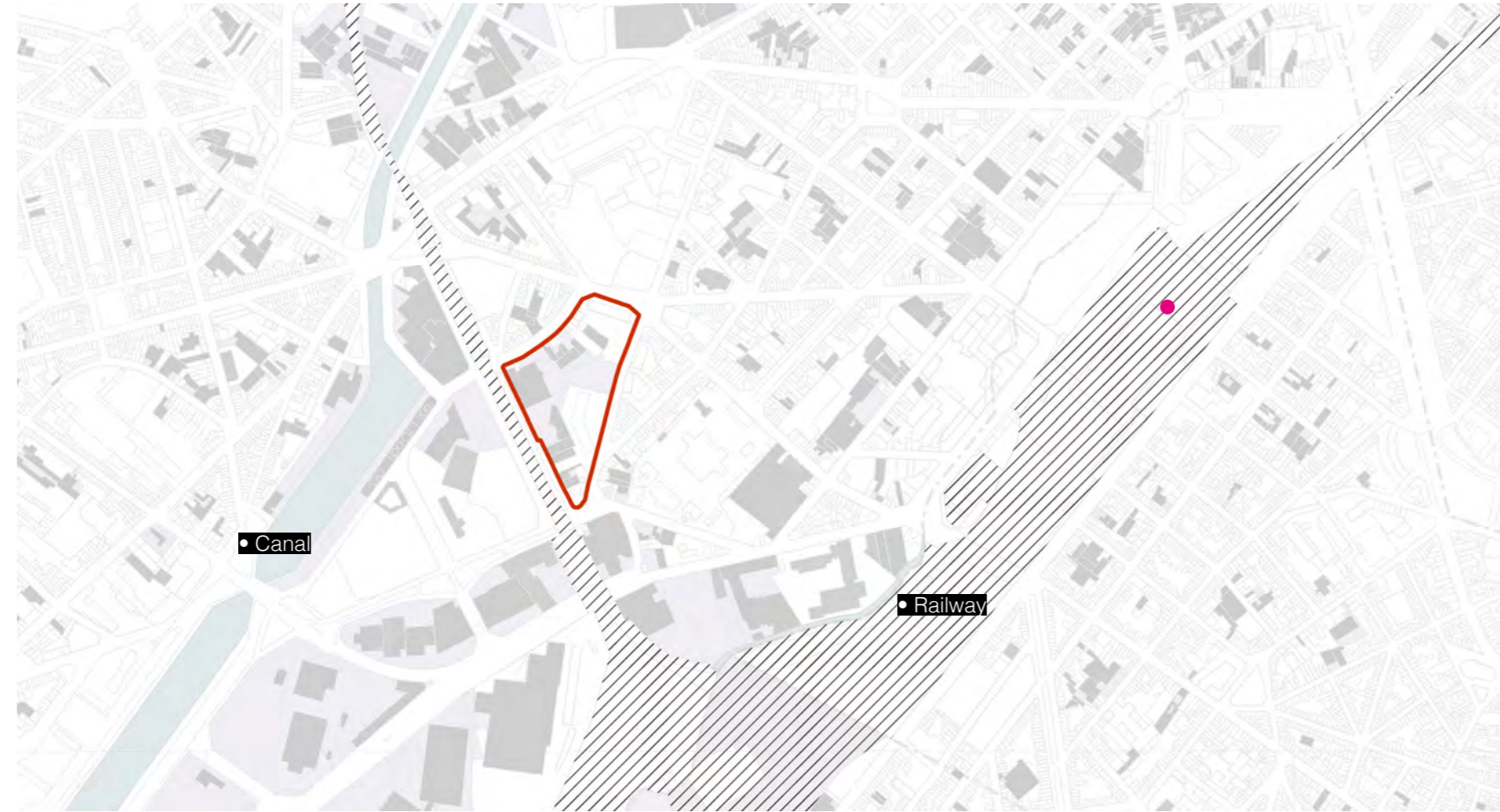
P5 Presentation - Nov.5th, 2020

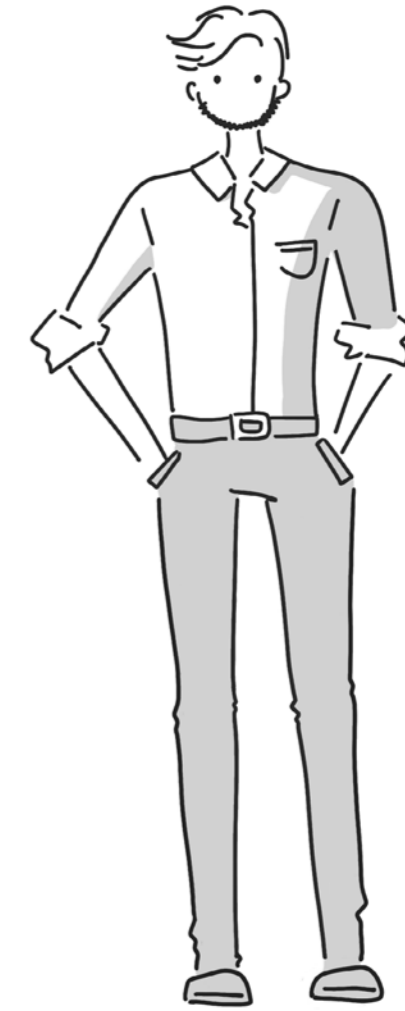
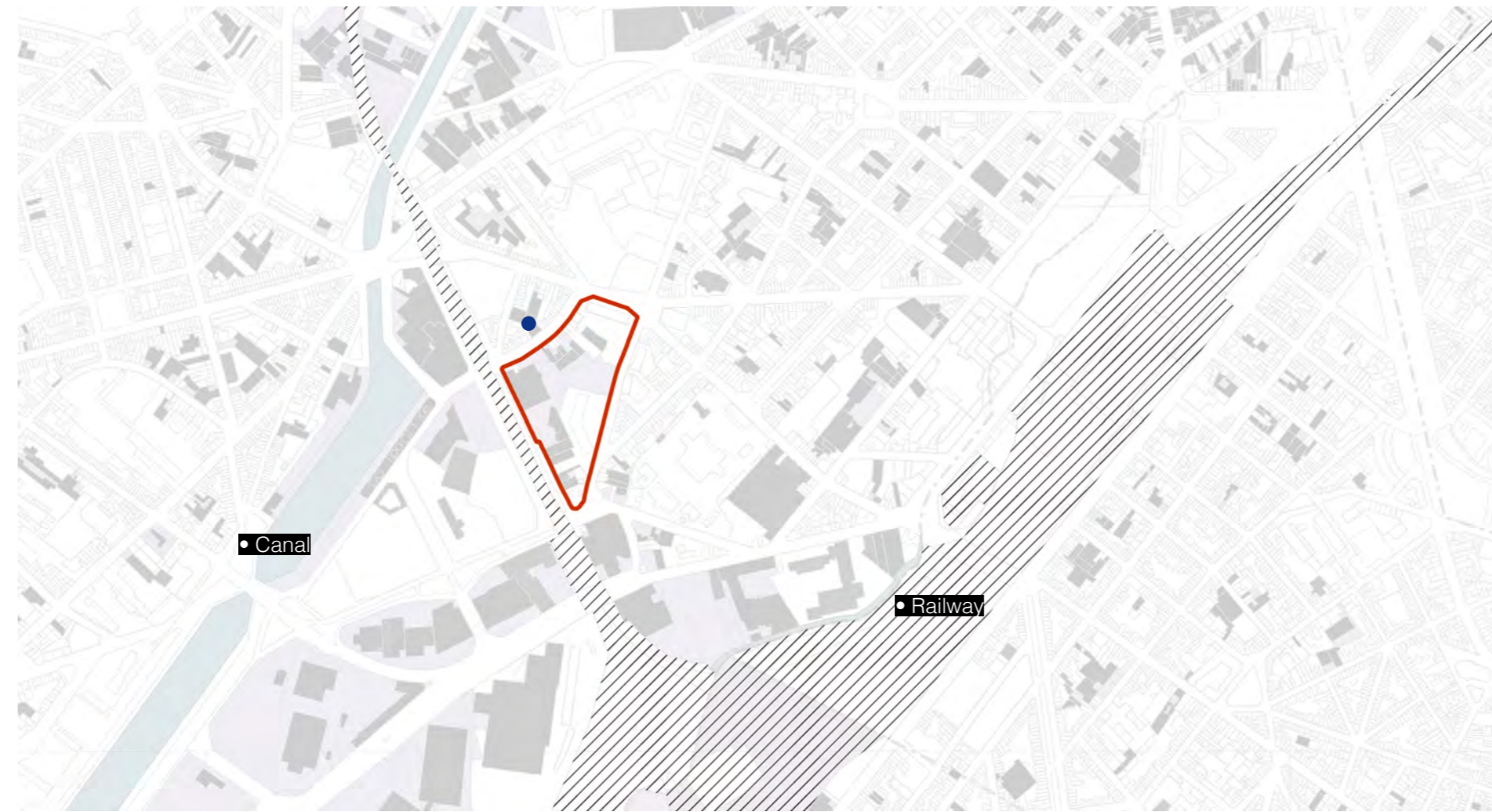
Tutors: Paul Vermeulen, Jos Lafeber, Aurelie Hachez and Leeke Reinders





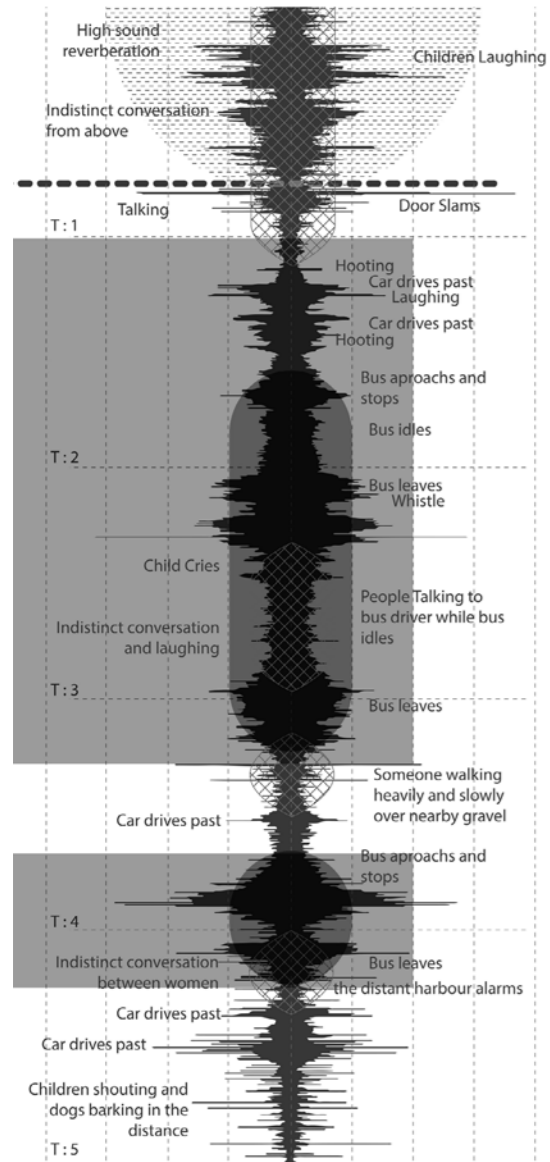
OLVIA



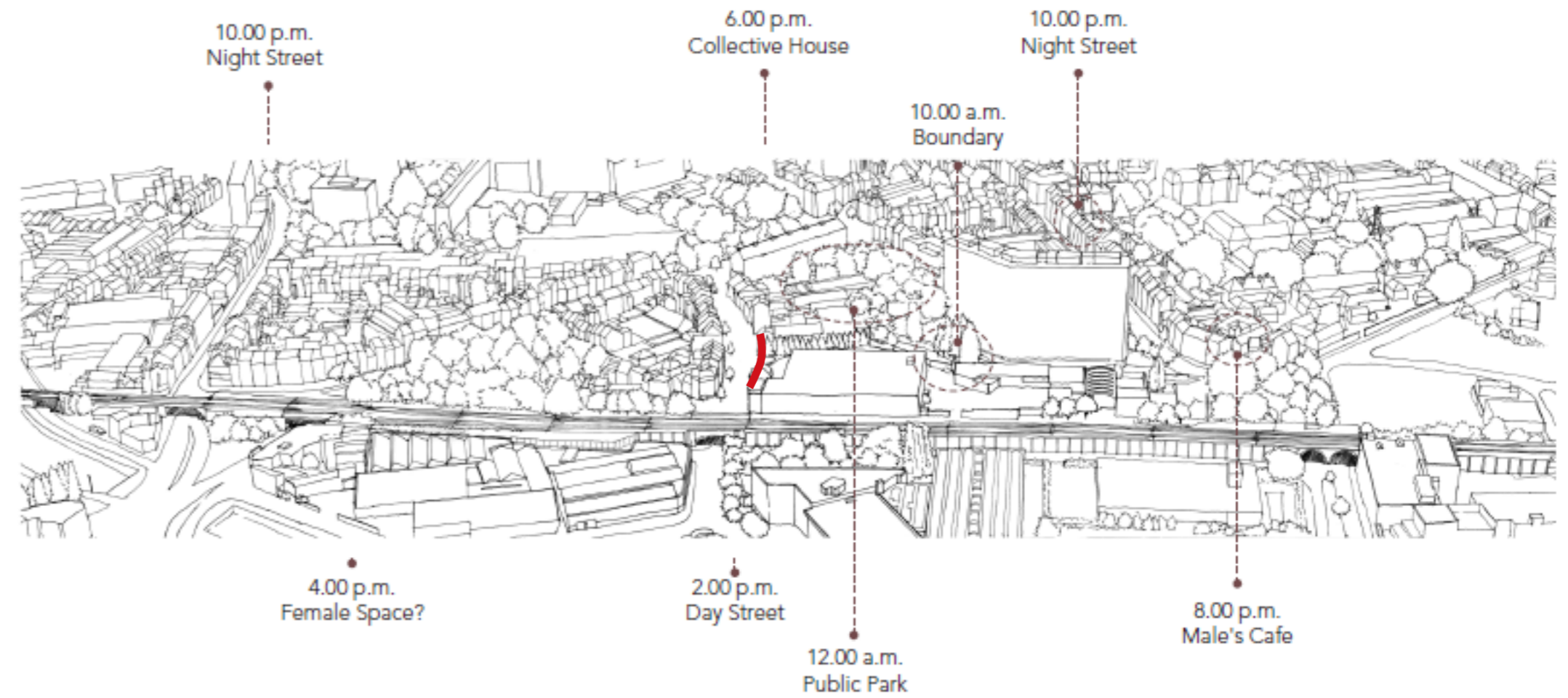


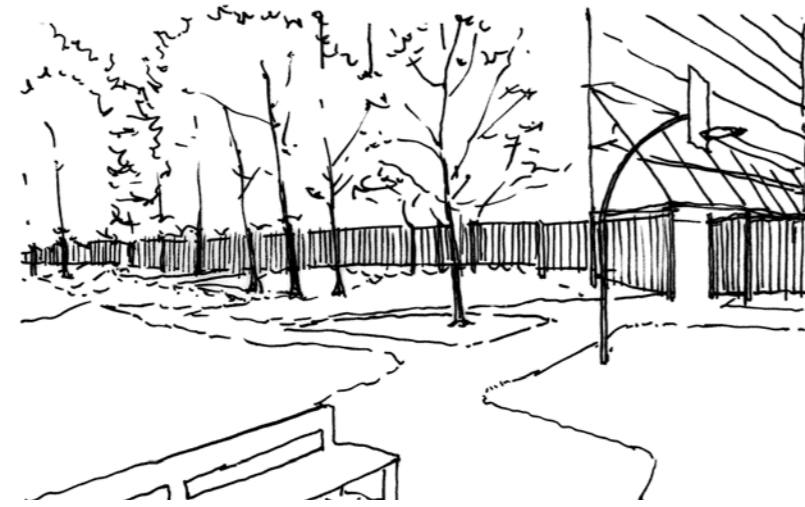
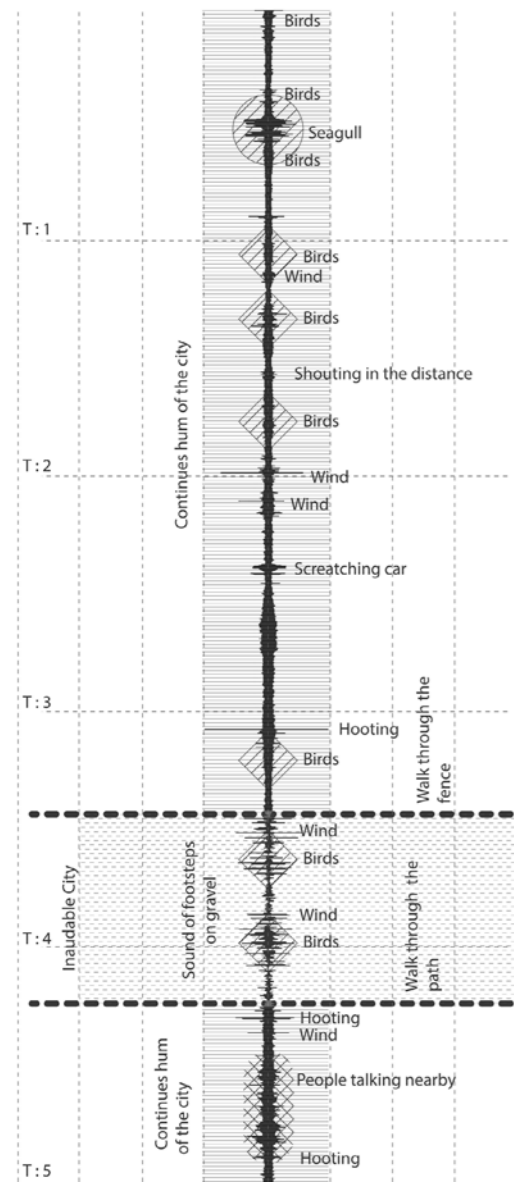
LOUIS



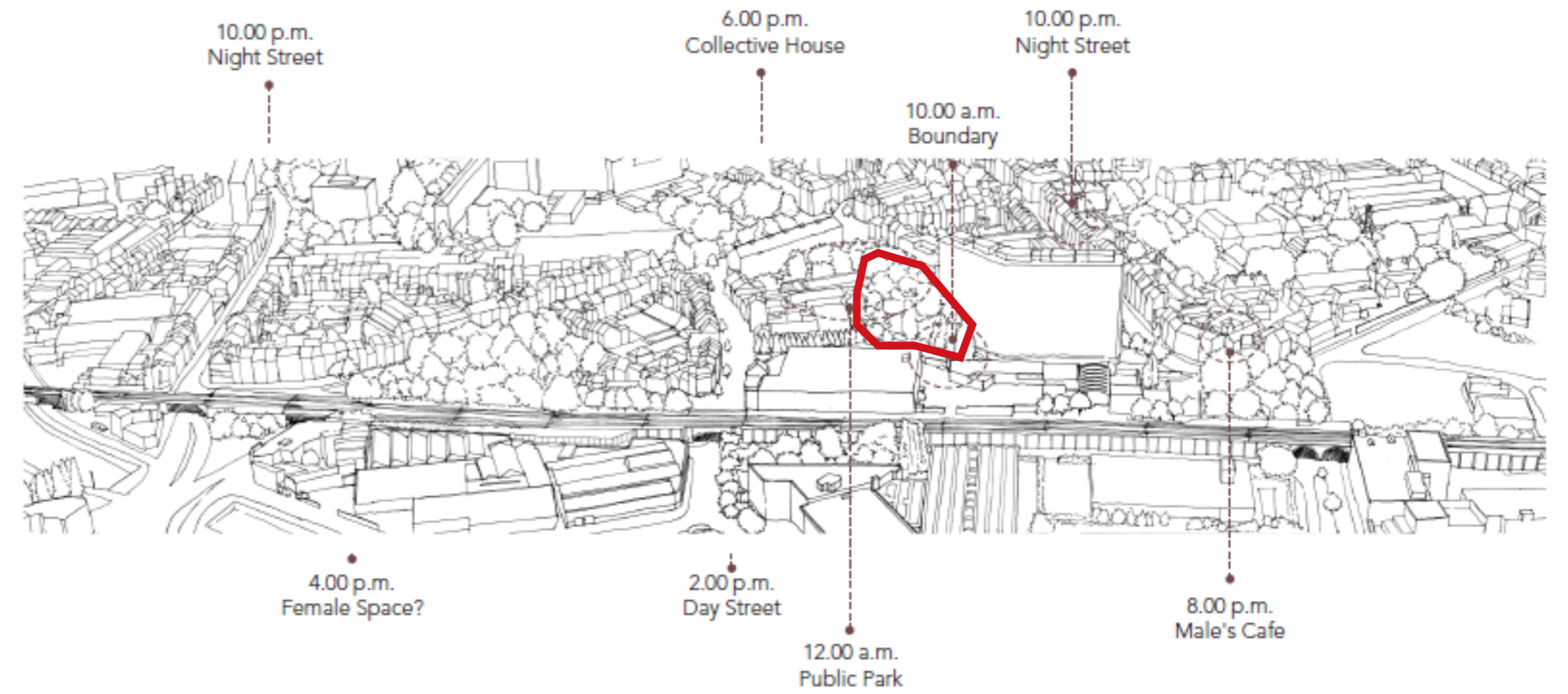


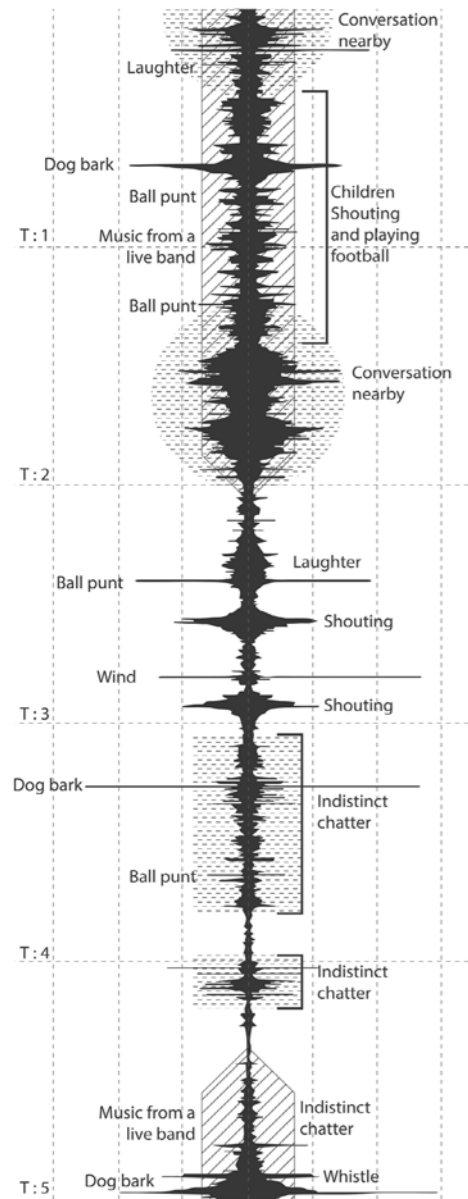
Child shout. Ball bounces. Laughter. Two people talk. Front door clangs and reverberates through the interior. Into the street. Dogs bark. Women chatting. Dogs barking far away. Car roars past. Hooting. The sound of a bus approaching before it is seen. bark. the bus drowns out another sound. Music. shouting. Bus idles. Children shouting. Footsteps. Bus leaves. Talking. Laughter. the sounds of distant alarms. Scratching brakes. Hammering nearby. Shouting. Women talking. Gravel underfoot. Car drives past.



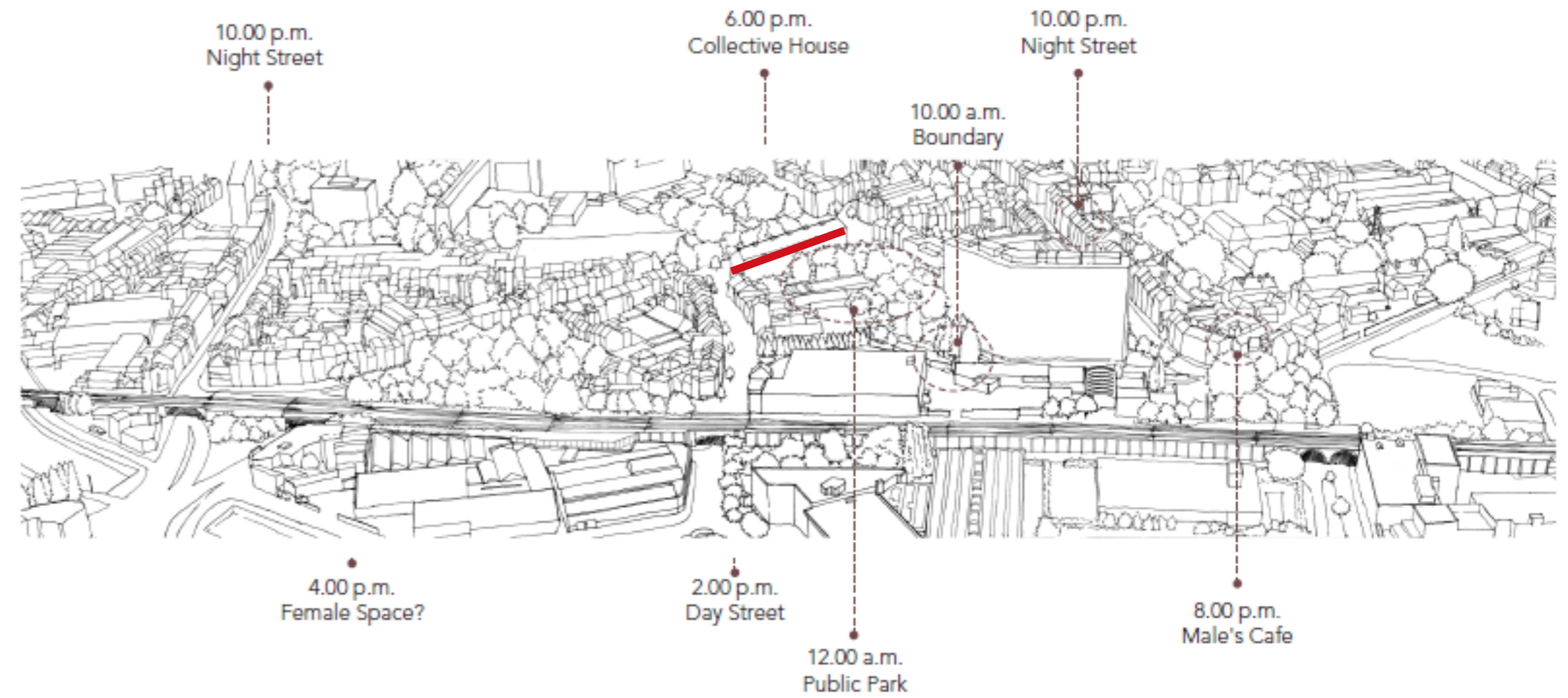


Gravel underfoot. Birds singing. Silence. Rustling bushes. Leaves whistling. Moving toward the fence. The hum of the city comes into ear shot. A distinct rumble. Hoot. Scratching. Birds singing. Wind rustling over foliage. A buzzing bee. A truck huffing and heaving up the ramp. Music travelling in the wind become dear for just a moment. The hum of the city is broken by the discussion of some young man whose voices drown out the quiet respite. Through the fence and the city disappears. Silence. Leaves. Birds and wind whistles through the graves. The crunch of gravel. A distant dog bark. Leaves rustling the bees buzzing.



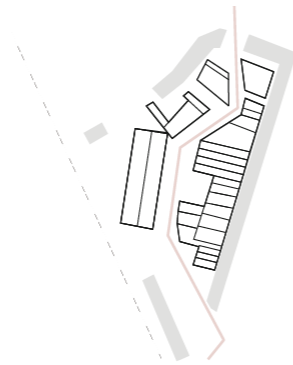


Trumpet playing. The chatter of many people. Sirens of an ambulance in the distance. Dogs barking. Kids shouting. Footsteps of a dog, a growl. Kid playing. Sound of cutlery. A walking stick, the trumpet. A clapping of hands. A discussion between a couple singing. Music. A whistle. A ball bouncing. A howling dog. Mother calling. The sound of a bicycle. Laughter. A gush of wind. Shouting. Dogs playing. Kid screaming - Awiga. People talking. The trumpet. Laughters. Barking. Discussion. Calling. Indistinct chatting, the distinct sound of the lecture inside. Winds catching on strings. laughters. Running steps. Barking. Screaming. Music.



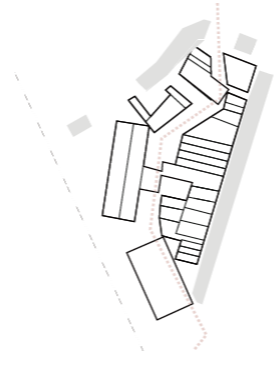


Industrial Anderlecht - 1944



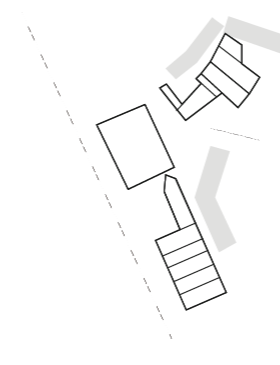
The Senne split the block, and the residential made up continuous boundary of the block.

Bruxellisation - 1971



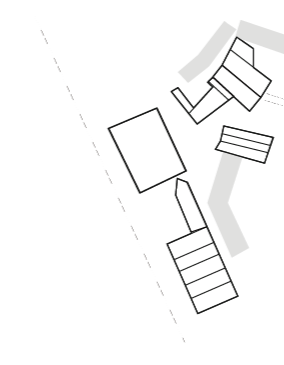
The river gradually disappeared and the new productive areas blurred the separation of the river. The collective housing replaced the residential on the west along the street and the part of industries.

Post-industrial Anderlecht - 1996




New industries inserted and replaced the old ones.


On the verge of gentrification? - 2019

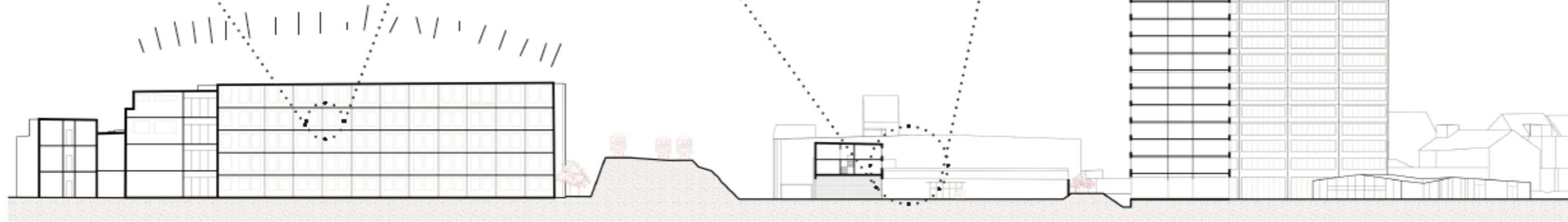
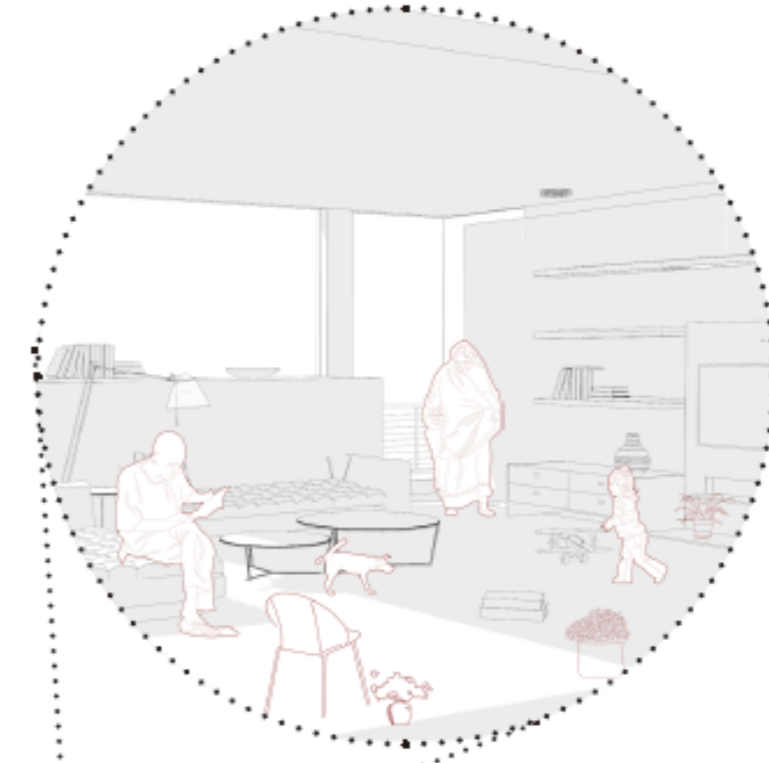
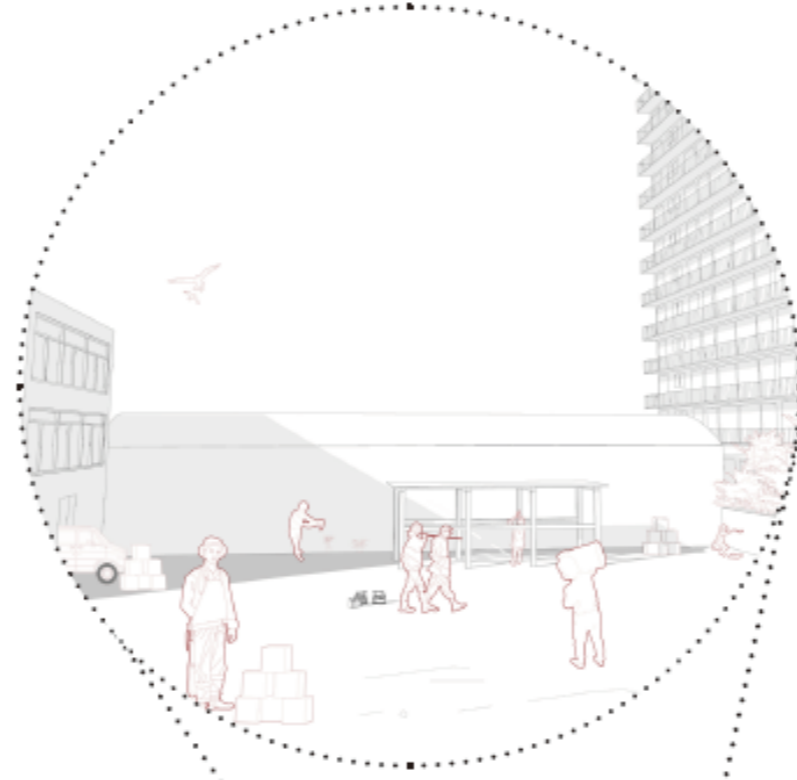
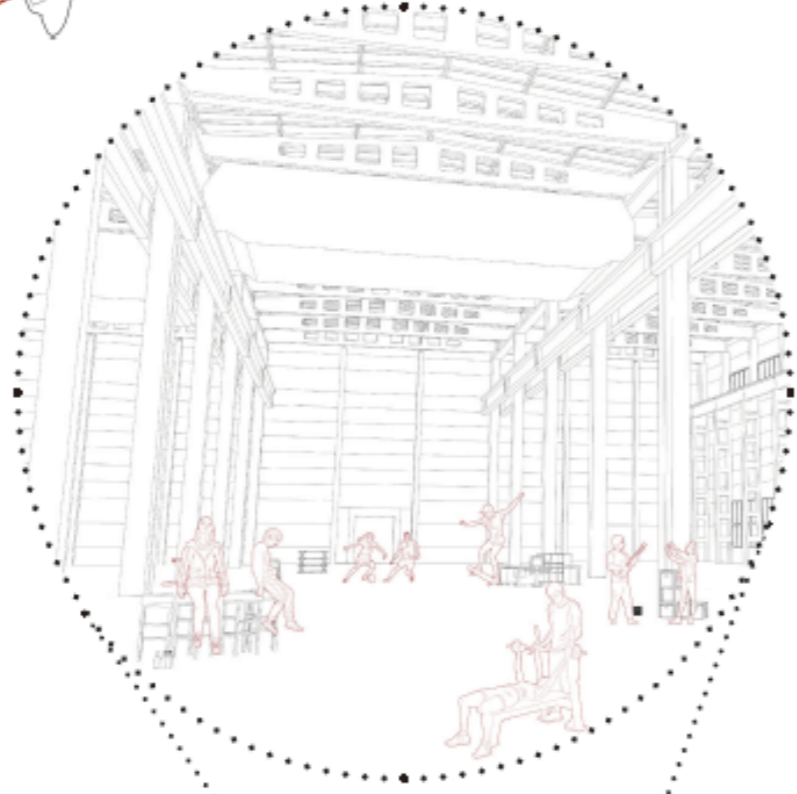
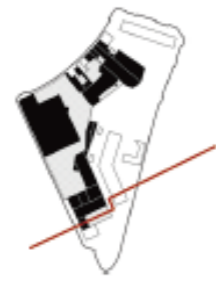


Productive area at the north of collective housing transferred into open space.

Historical Evolution

Built surface area
newly constructed building 

demolished building 

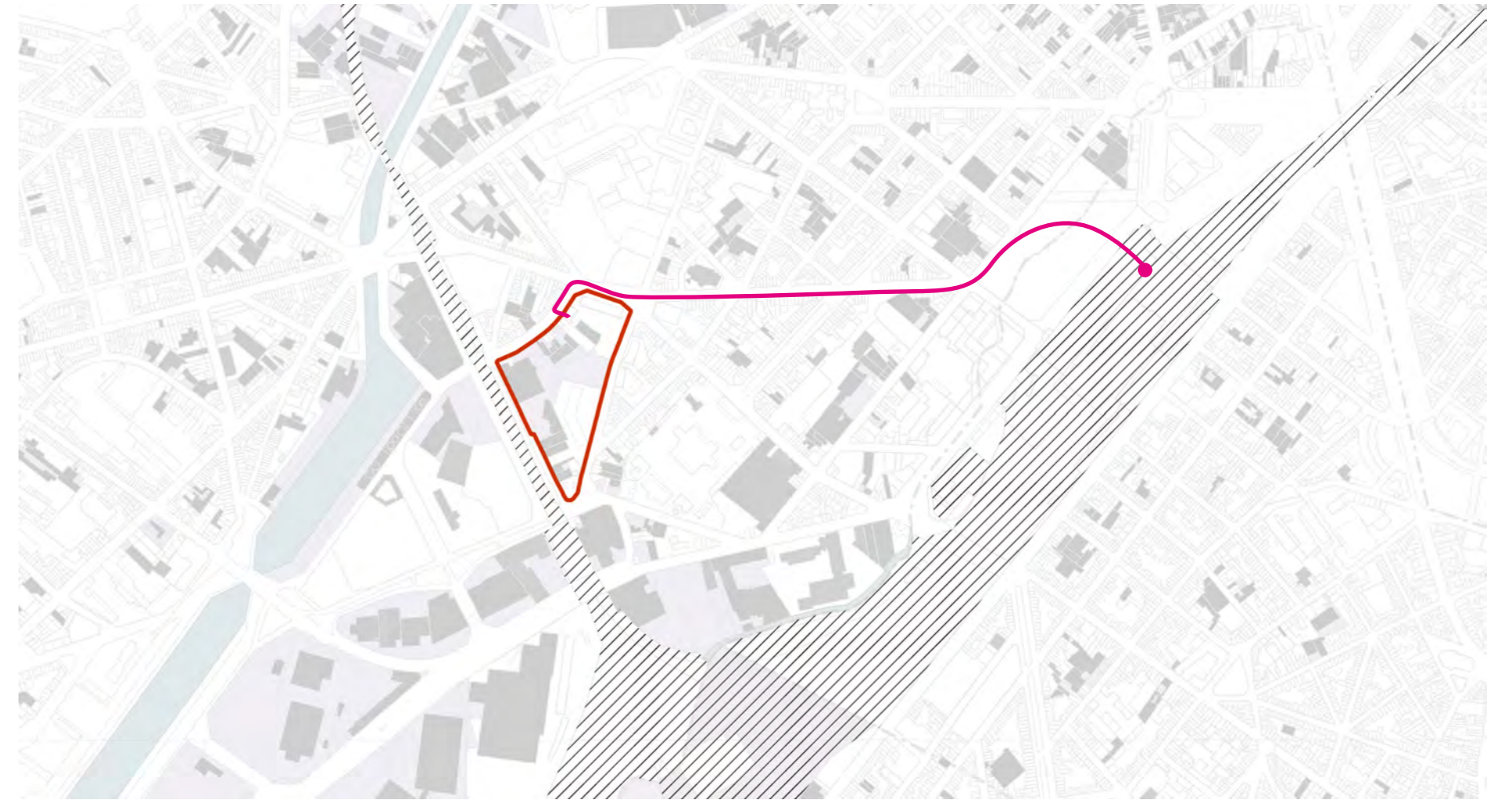


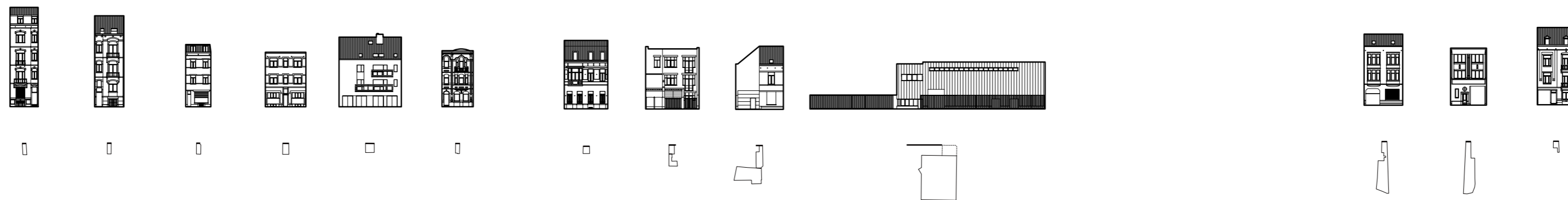
Studio City Gate
Rue de La Petite-Ile 1, 1070 Anderlecht

Glass Factory
Rue Prévinnaire 70, 1070 Anderlecht

Social Housing
Rue des Goujons 61, 1070 Anderlecht





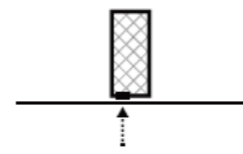


In this street, different kinds of buildings merge together, such as traditional residentials, the facade with large passage on the groundfloor in division as 1:1, and modern buildings and factory no longer following the grid of street facade. It shows the fragmentation when many different programs insert.

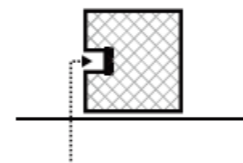
Living



Well-Marked Door



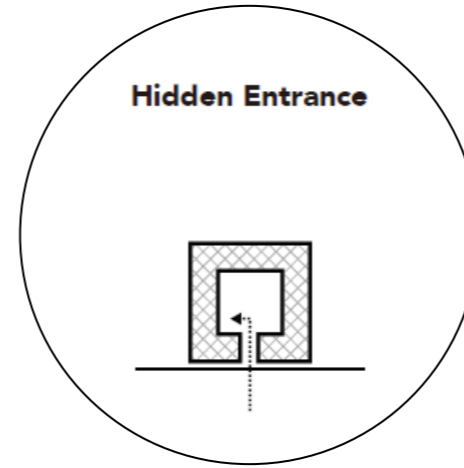
Well-Protected Door



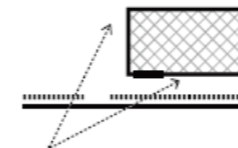
Working



Hidden Entrance



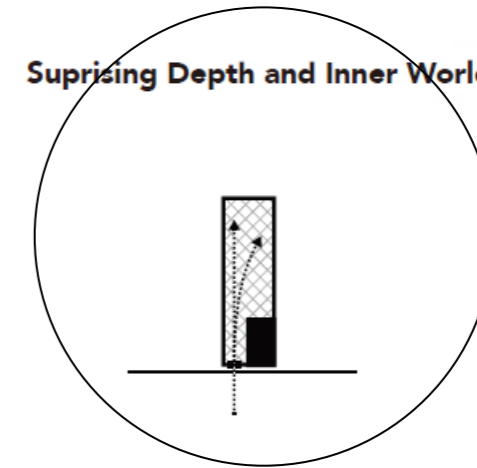
Transparent Fence & Robust Gate



Mix



Suprising Depth and Inner World





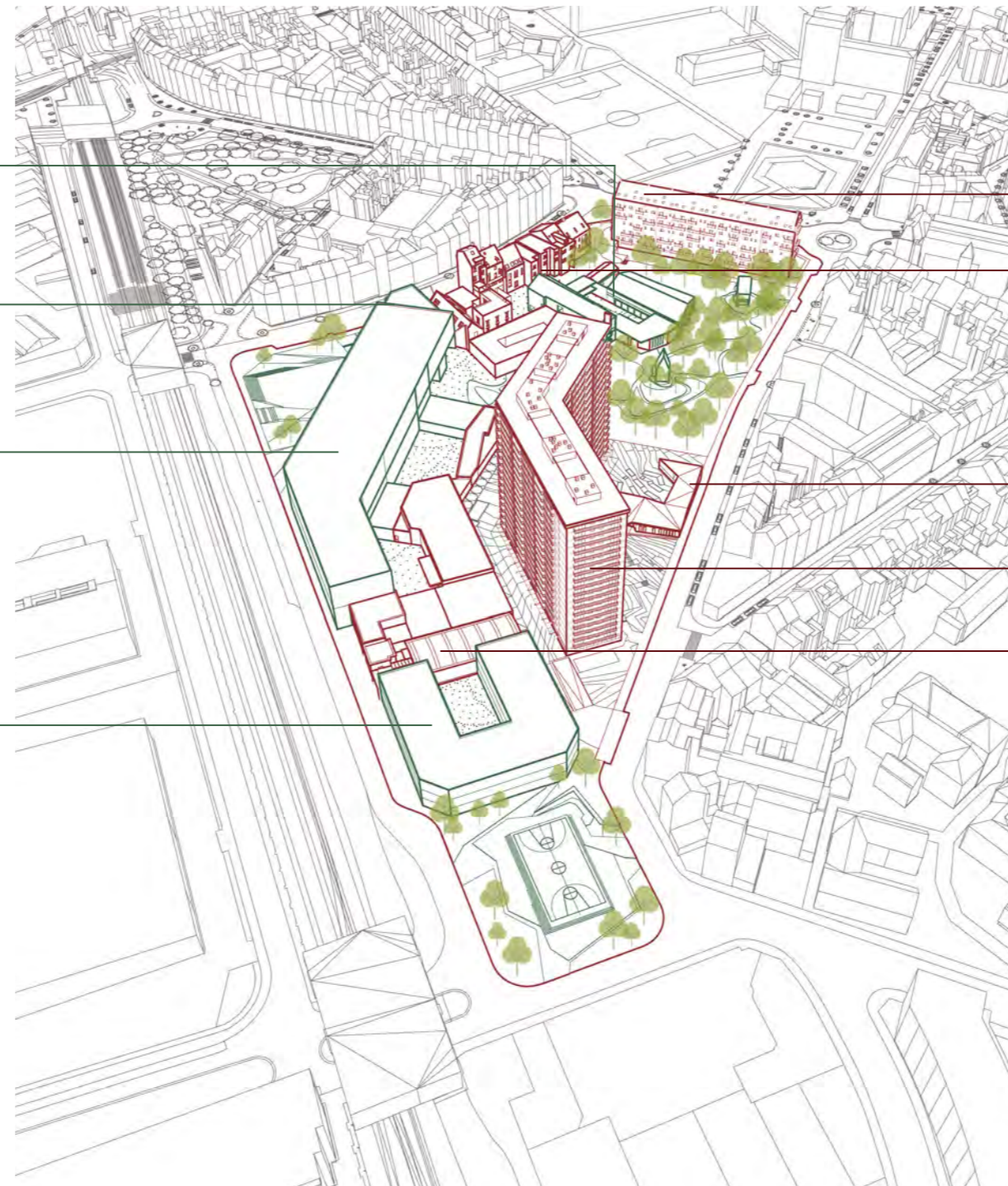


new community complex

apartment for workers

new industry complex

new sports complex



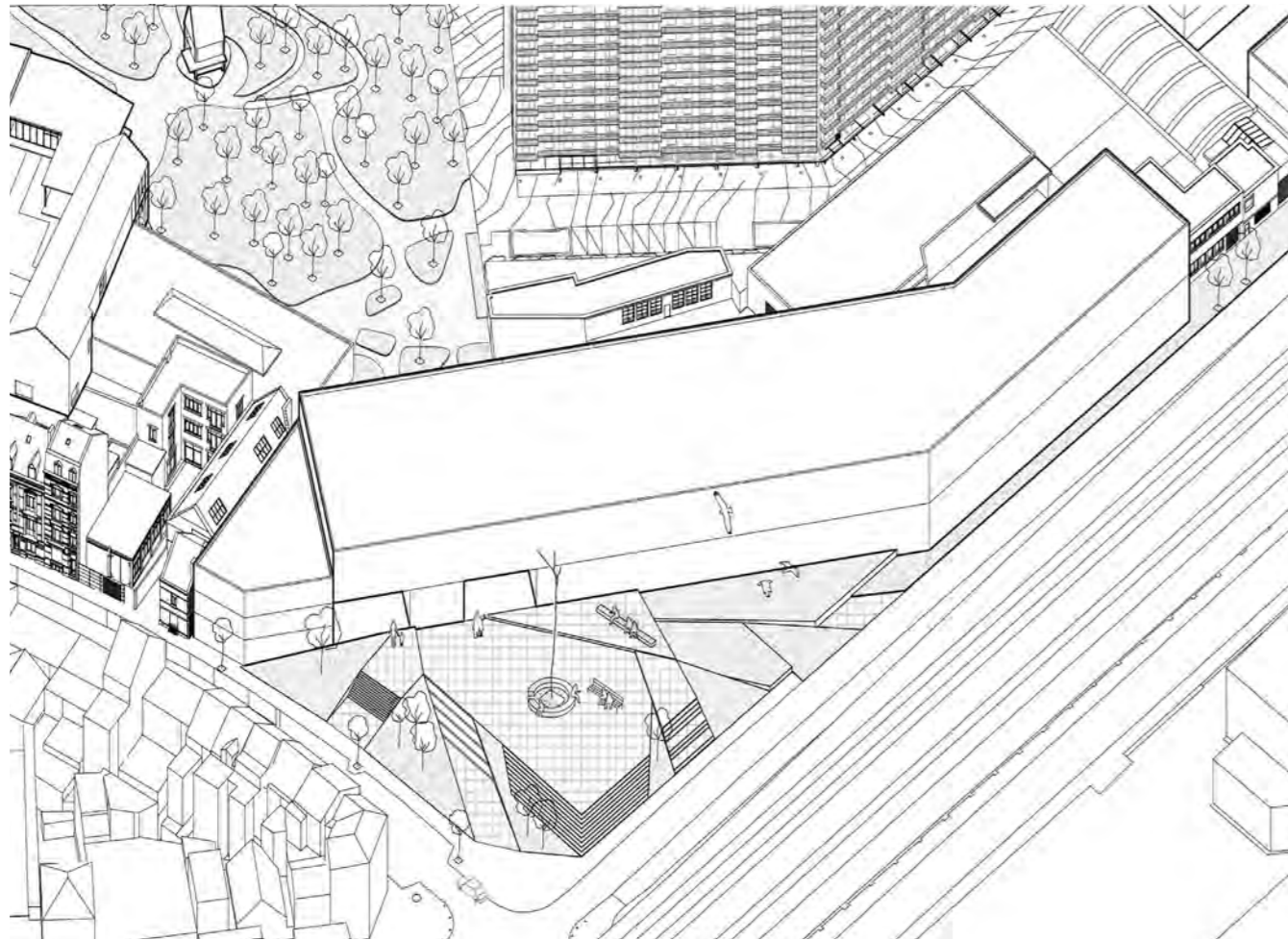
Kept social housing

Kept traditional housing

Kept restaurant

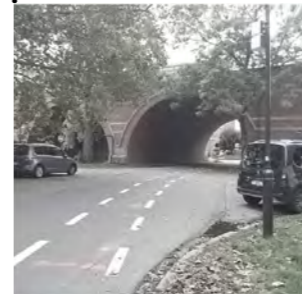
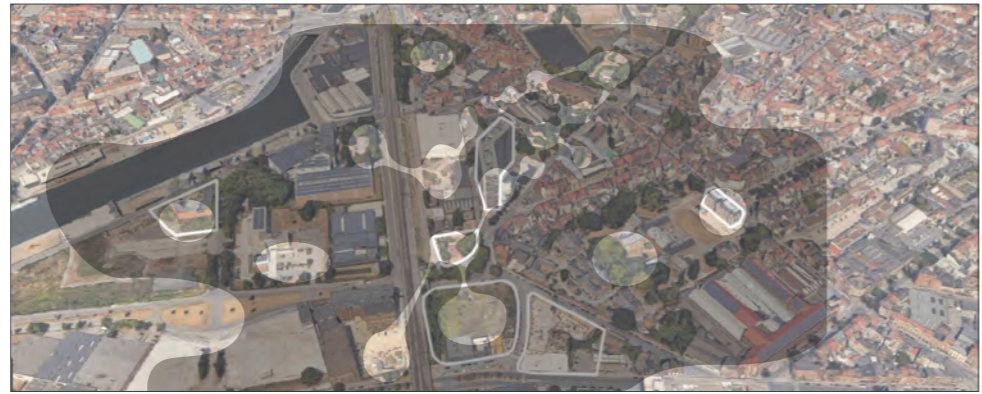
Kept social housing

Kept industry



3 c

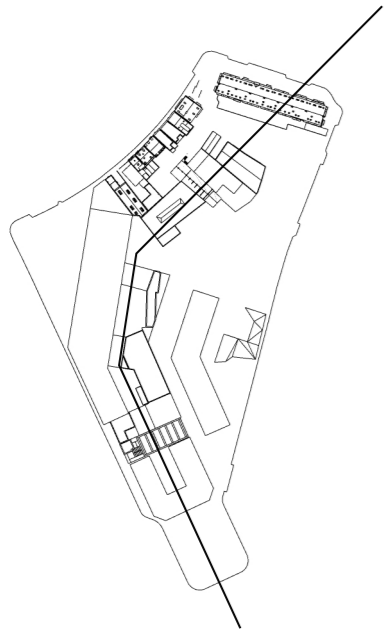




loops







Collective Housing



Loading&unloading

Cortyard



Park



Passage

Cortyard



Cortyard

Cortyard



Outdoor Sports

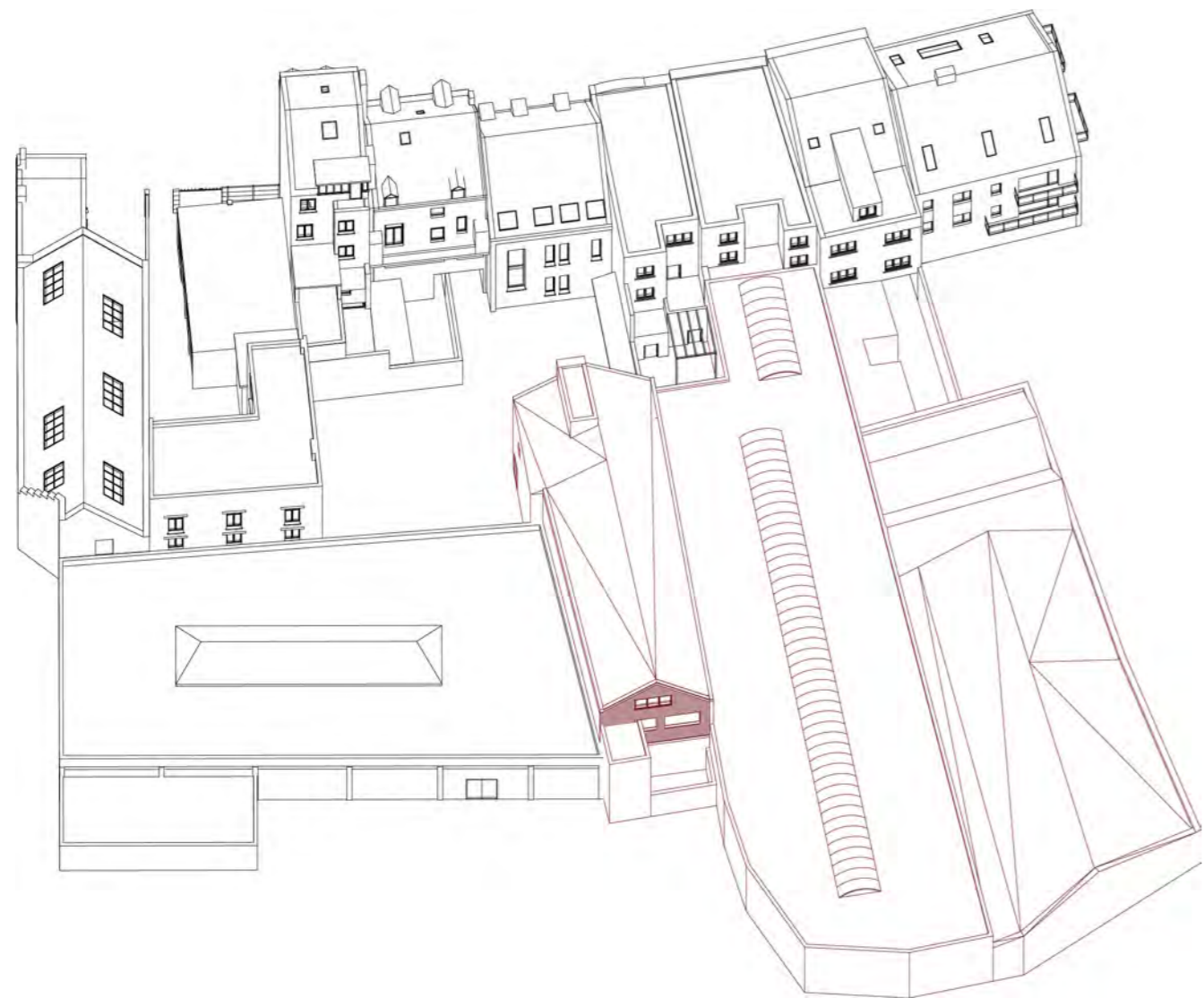


New Community Center

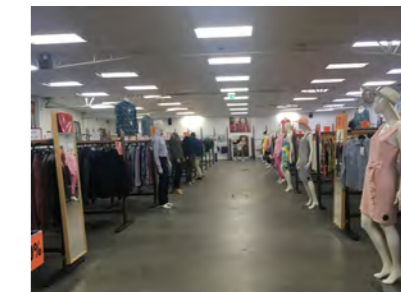
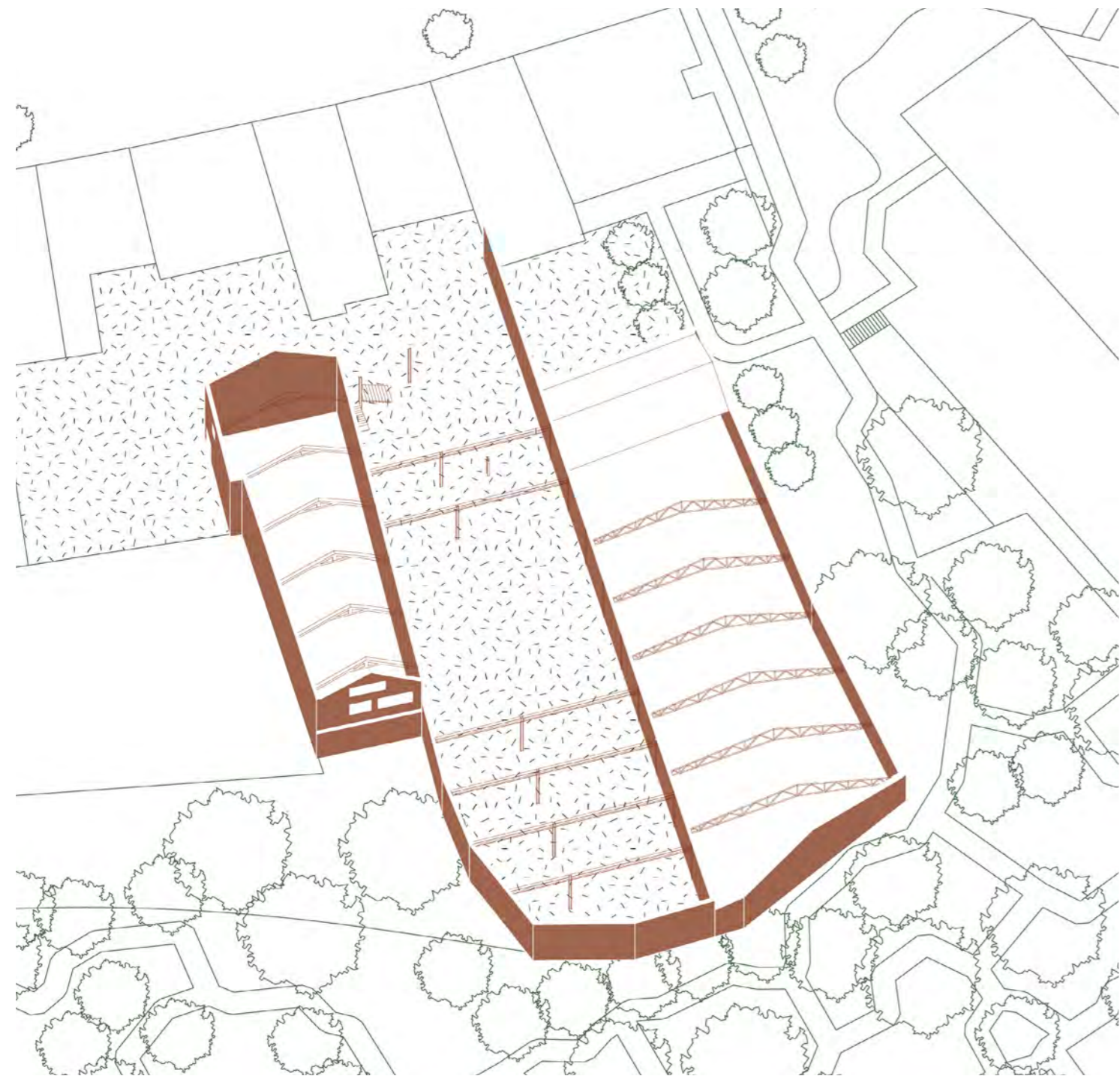
New Industry Center

New Sport Center

urban section, buildings and courtyards

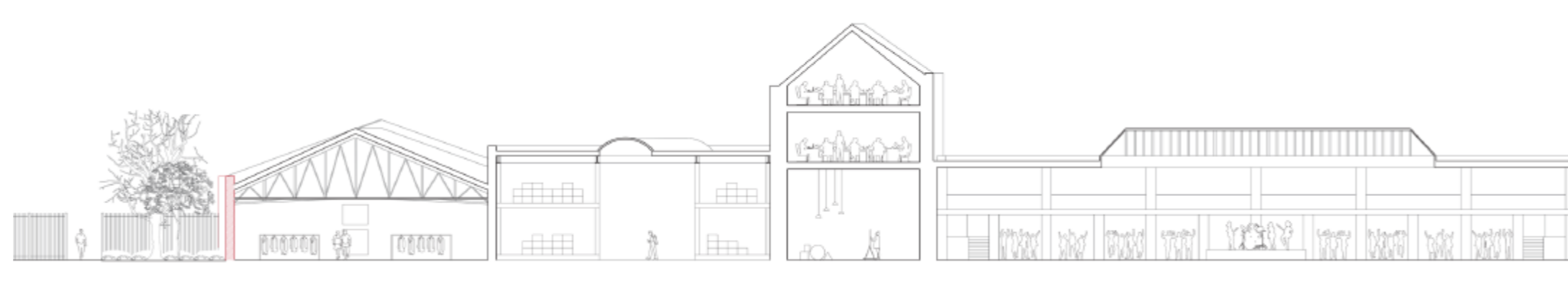


3 adjacent buildings



spolia





Although all of them were industrial buildings, however, they have quite different space quality.





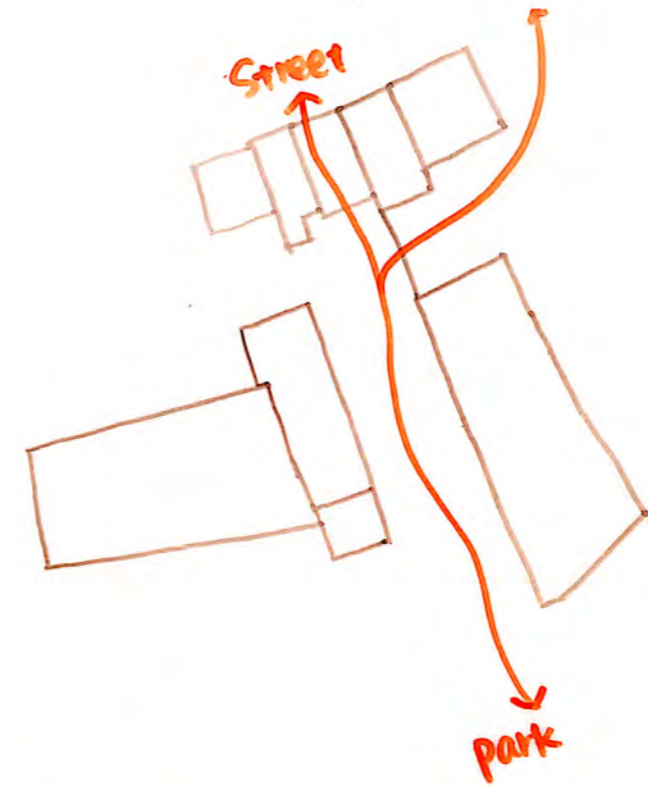
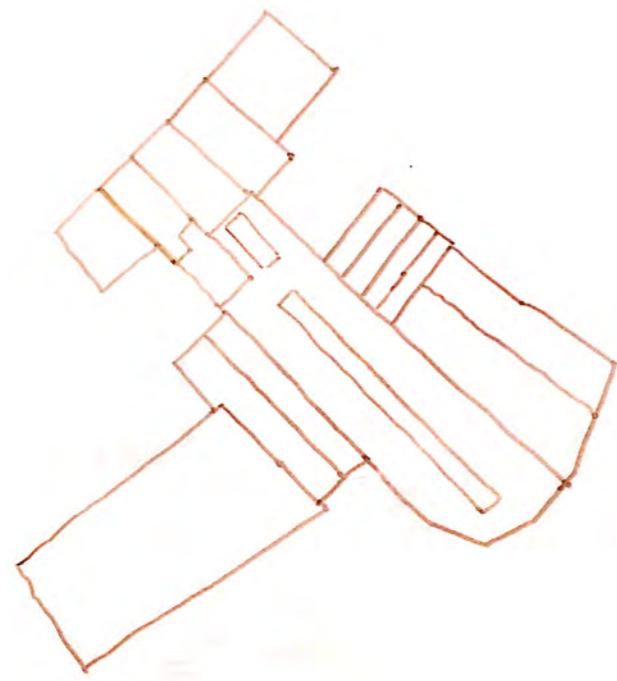




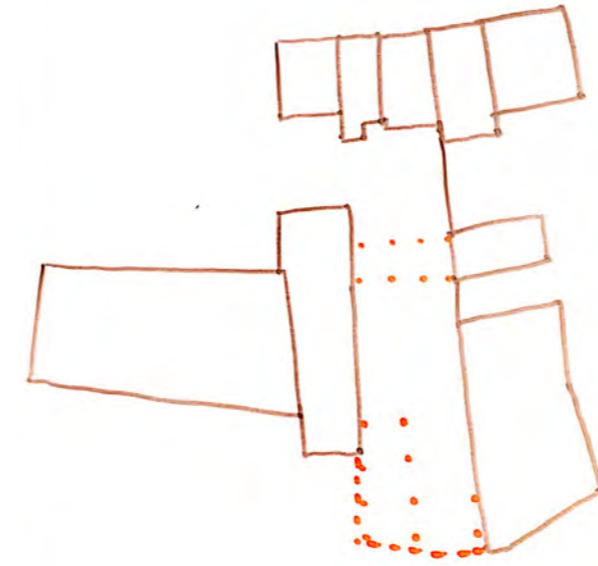
The Nature



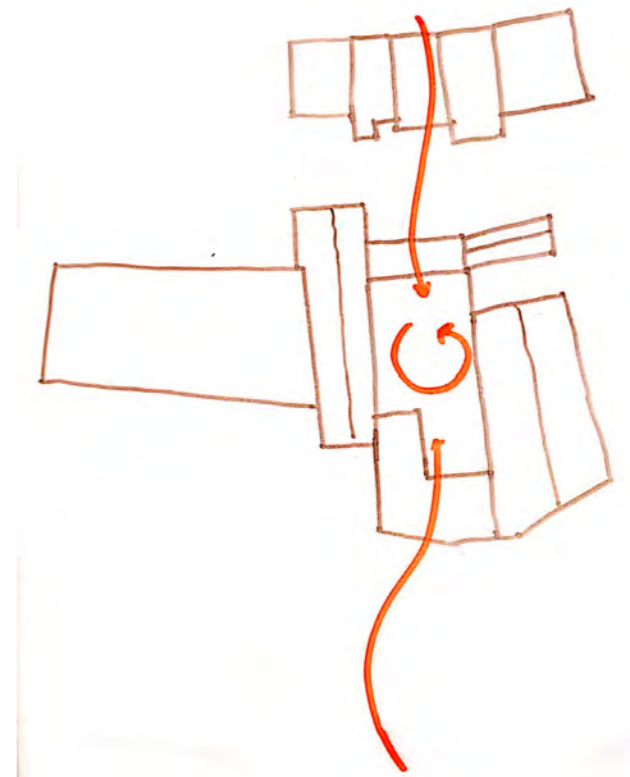




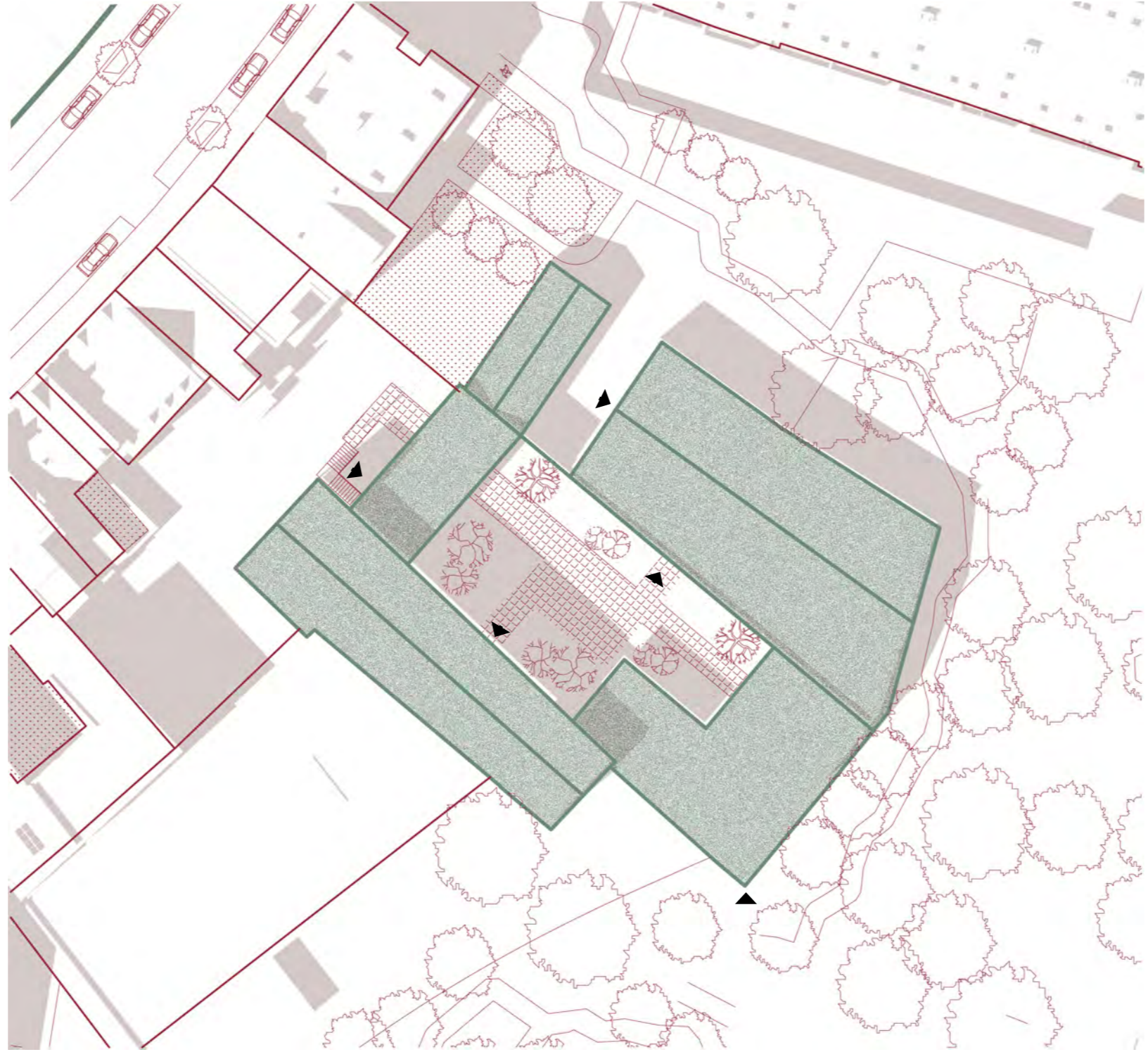
break the triplet, open the site

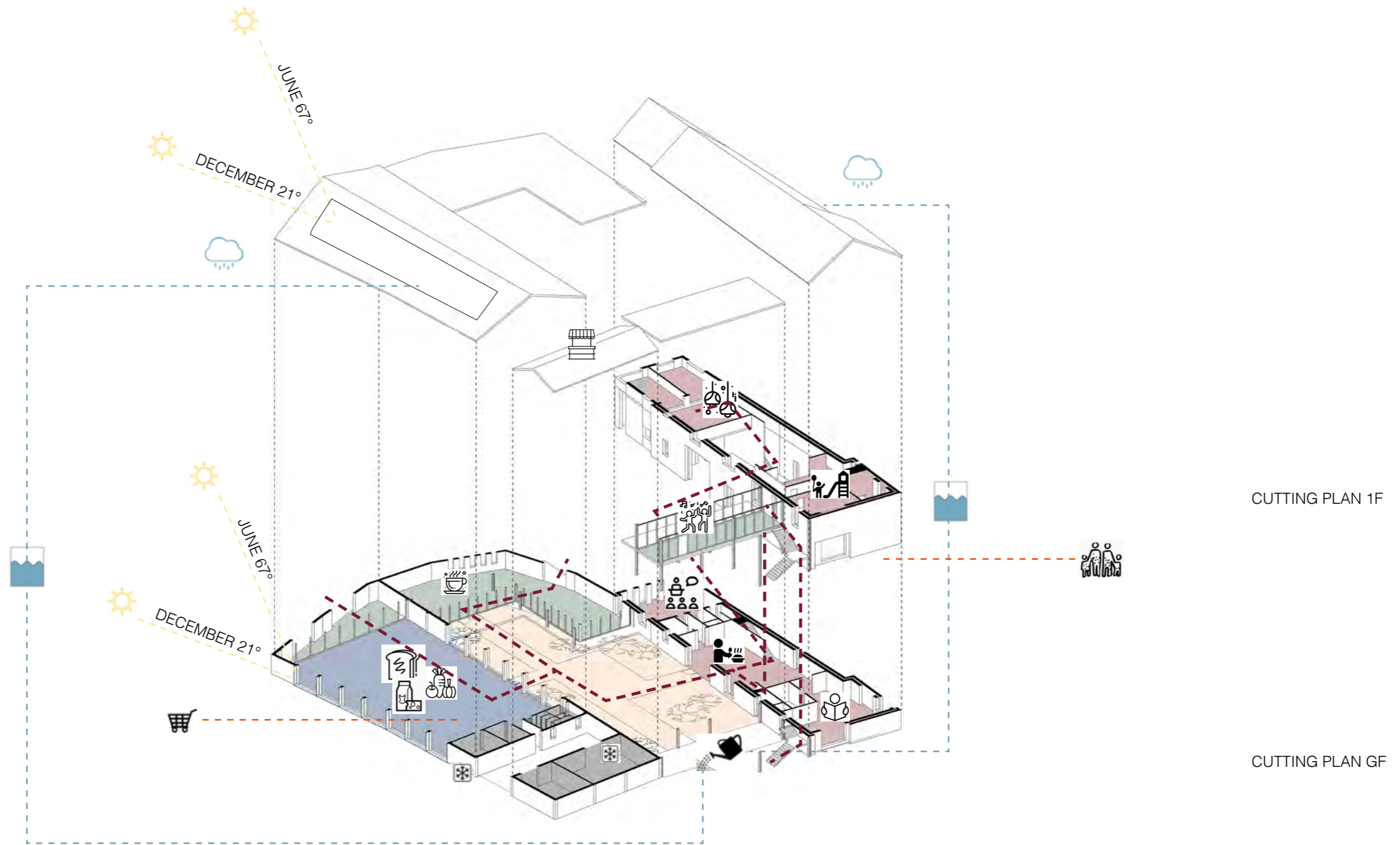


selected elements to reuse

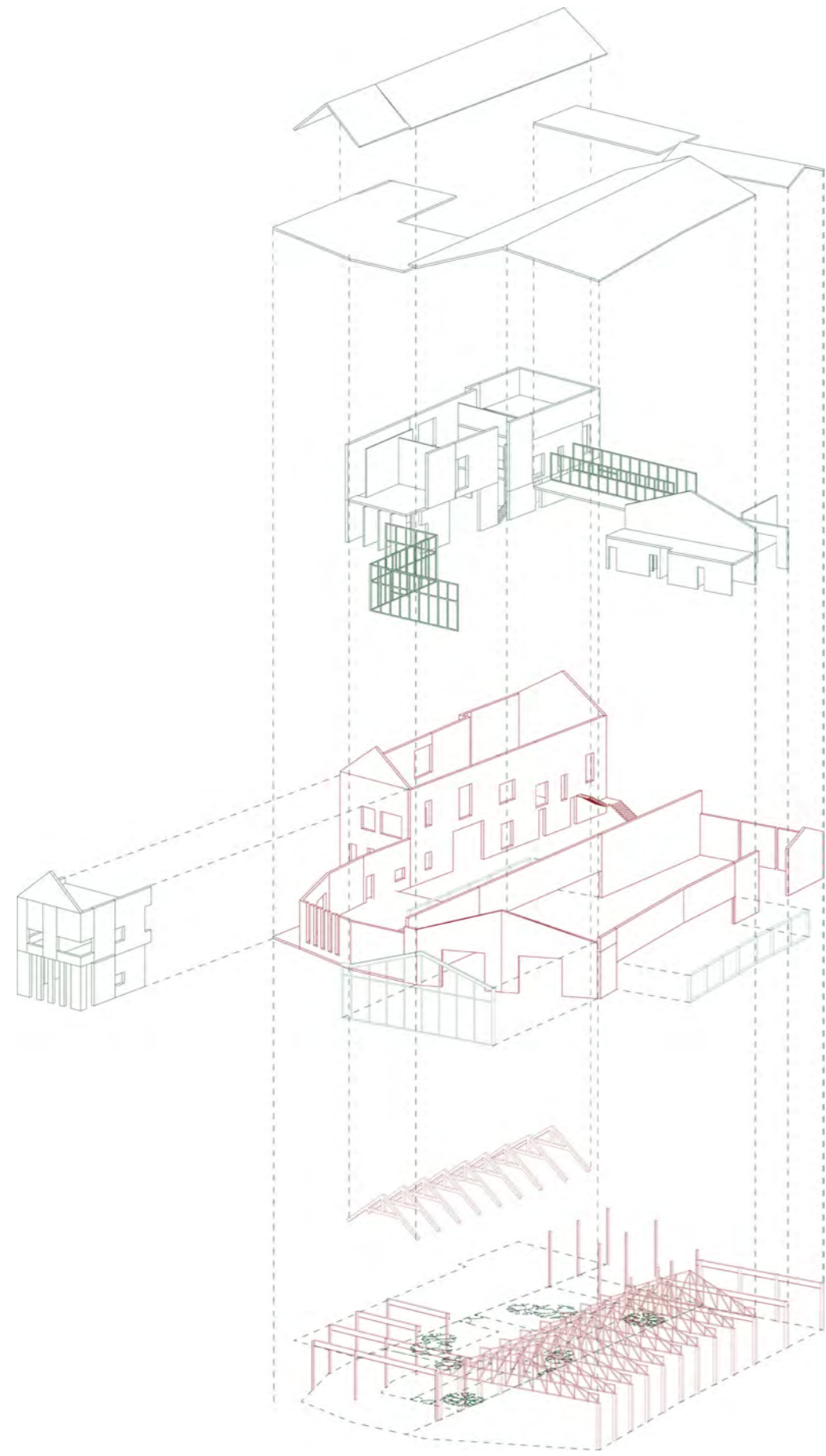


enclosed again to have a courtyard,
but keep the openness as much as
possible, gathering people inwards





Programs



THE ROOF

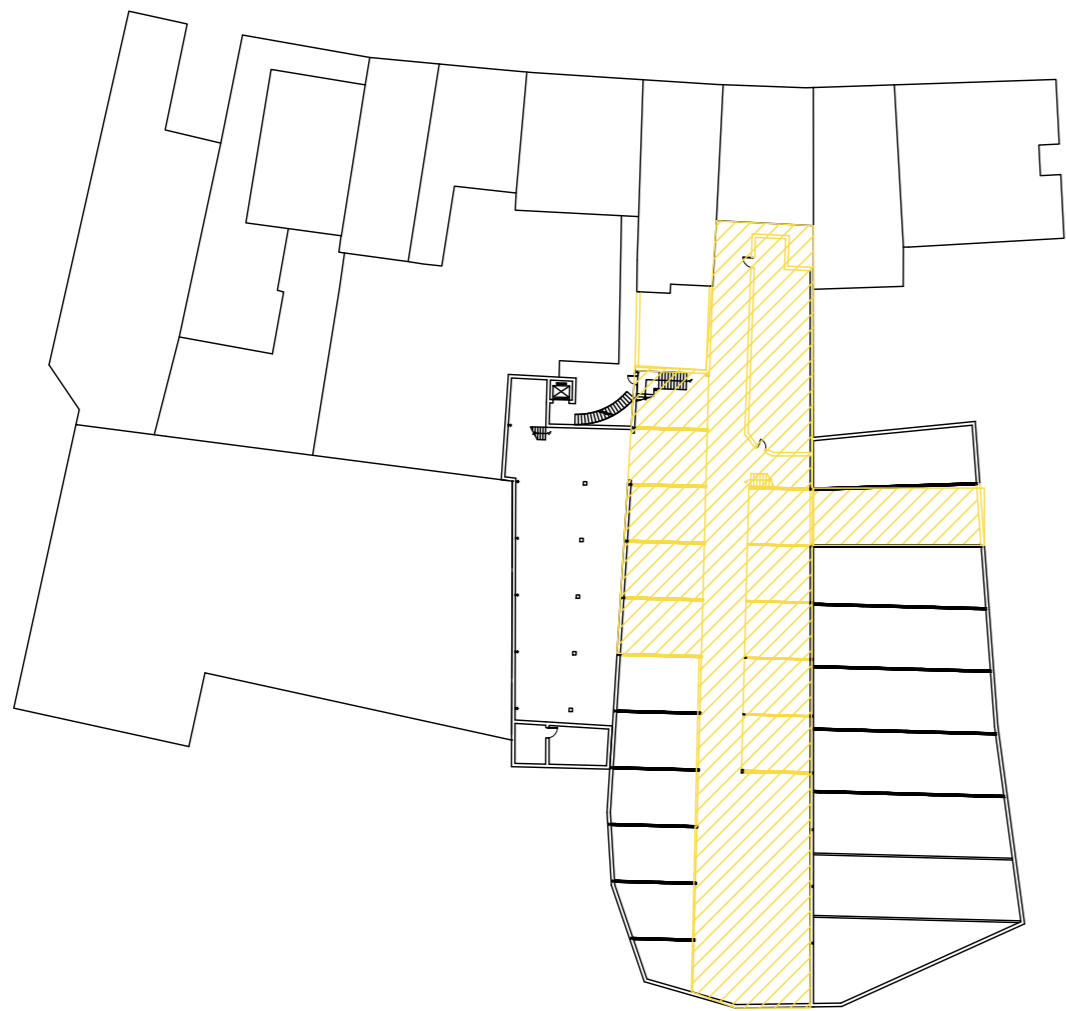
ADDITIONAL

ORIGINAL WALLS

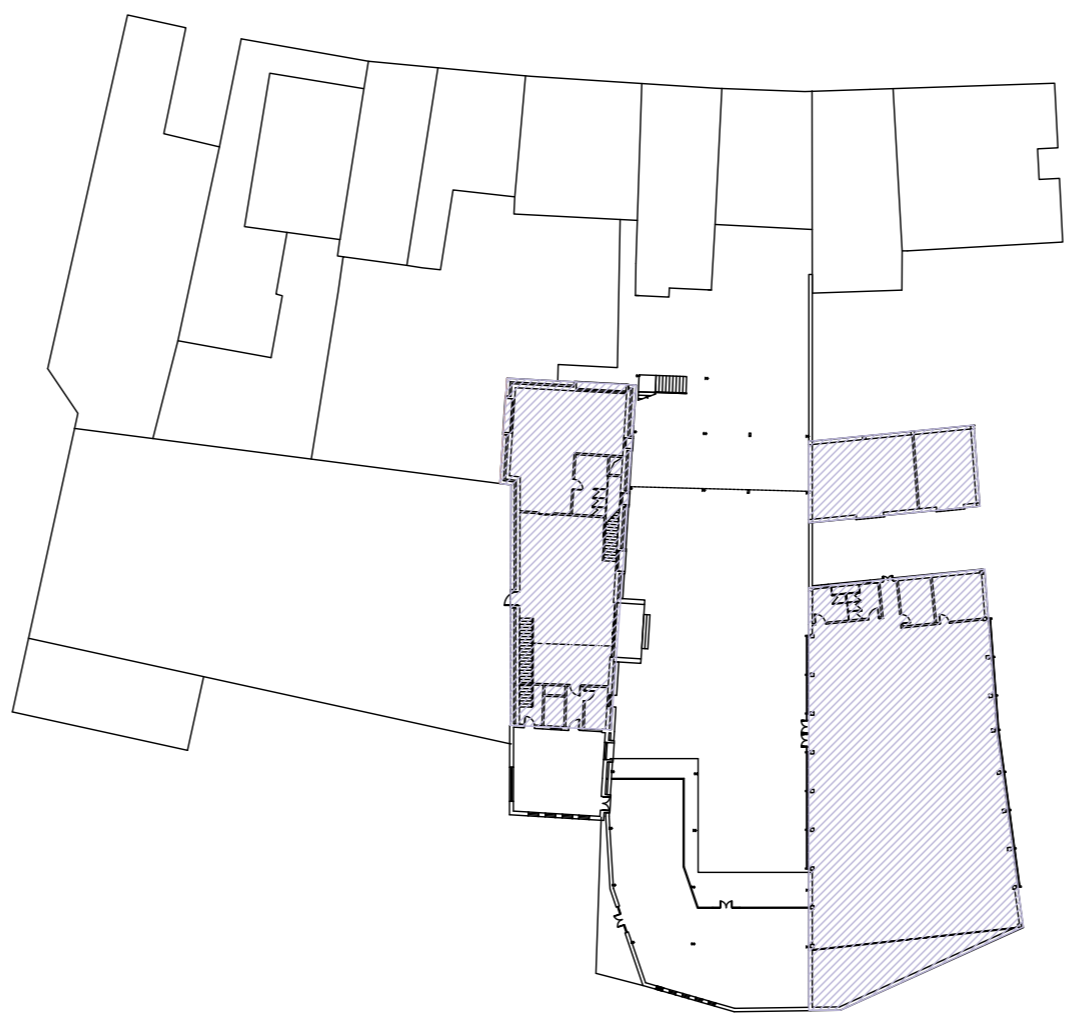
ORIGINAL STRUCTURE ELEMENTS



S(CH)AUSTALL/ naumann.architektur



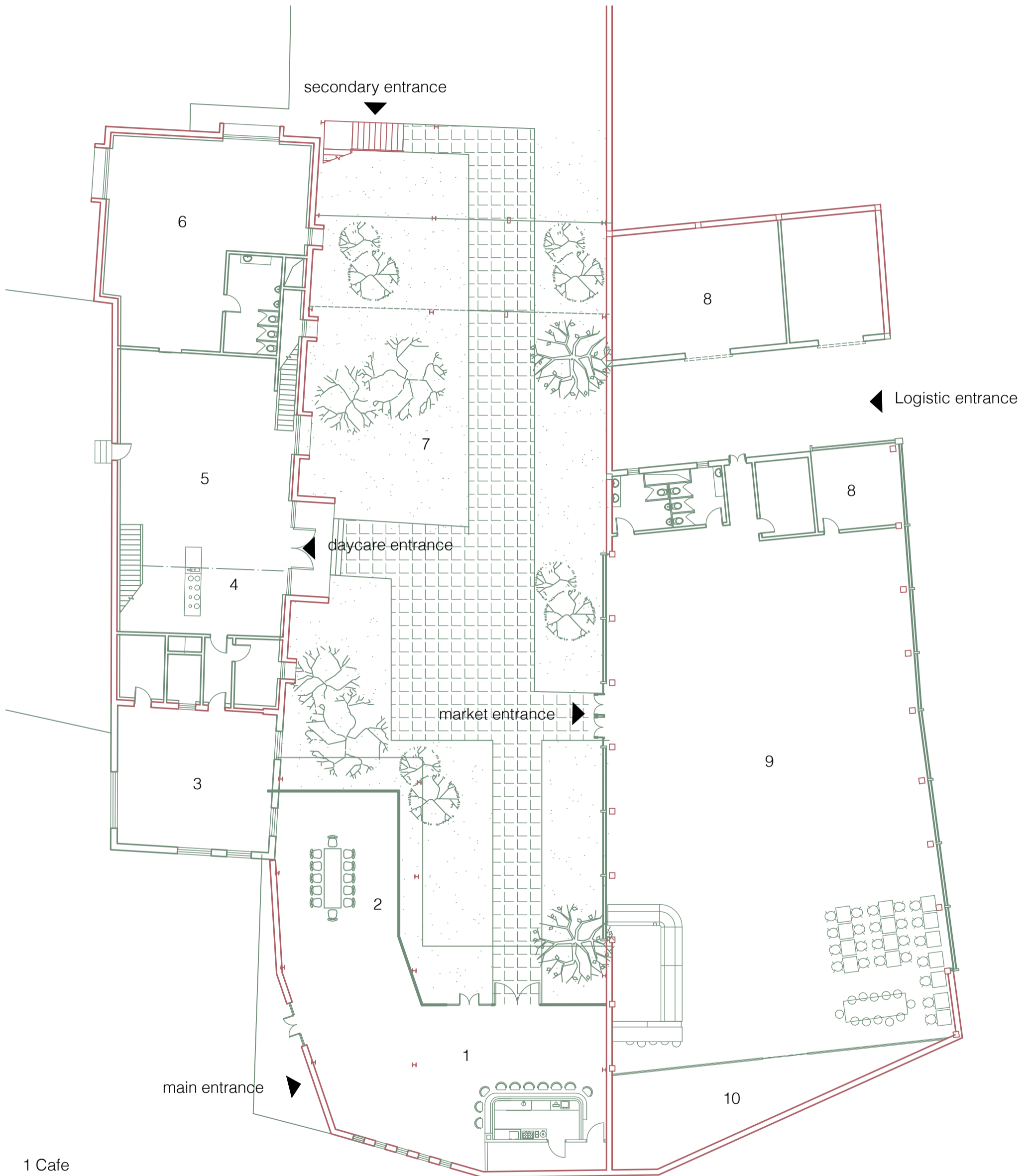
Demolished



Renovation



Add



- 1 Cafe
- 2 Meeting Area
- 3 Newspaper Office
- 4 Shared Kitchen
- 5 Main Hall
- 6 Classroom
- 7 Courtyard
- 8 Depot
- 9 Market Hall
- 10 Garden



- 1 Classroom
- 2 Music room
- 3 Playroom
- 4 Workshop
- 5 Reading room

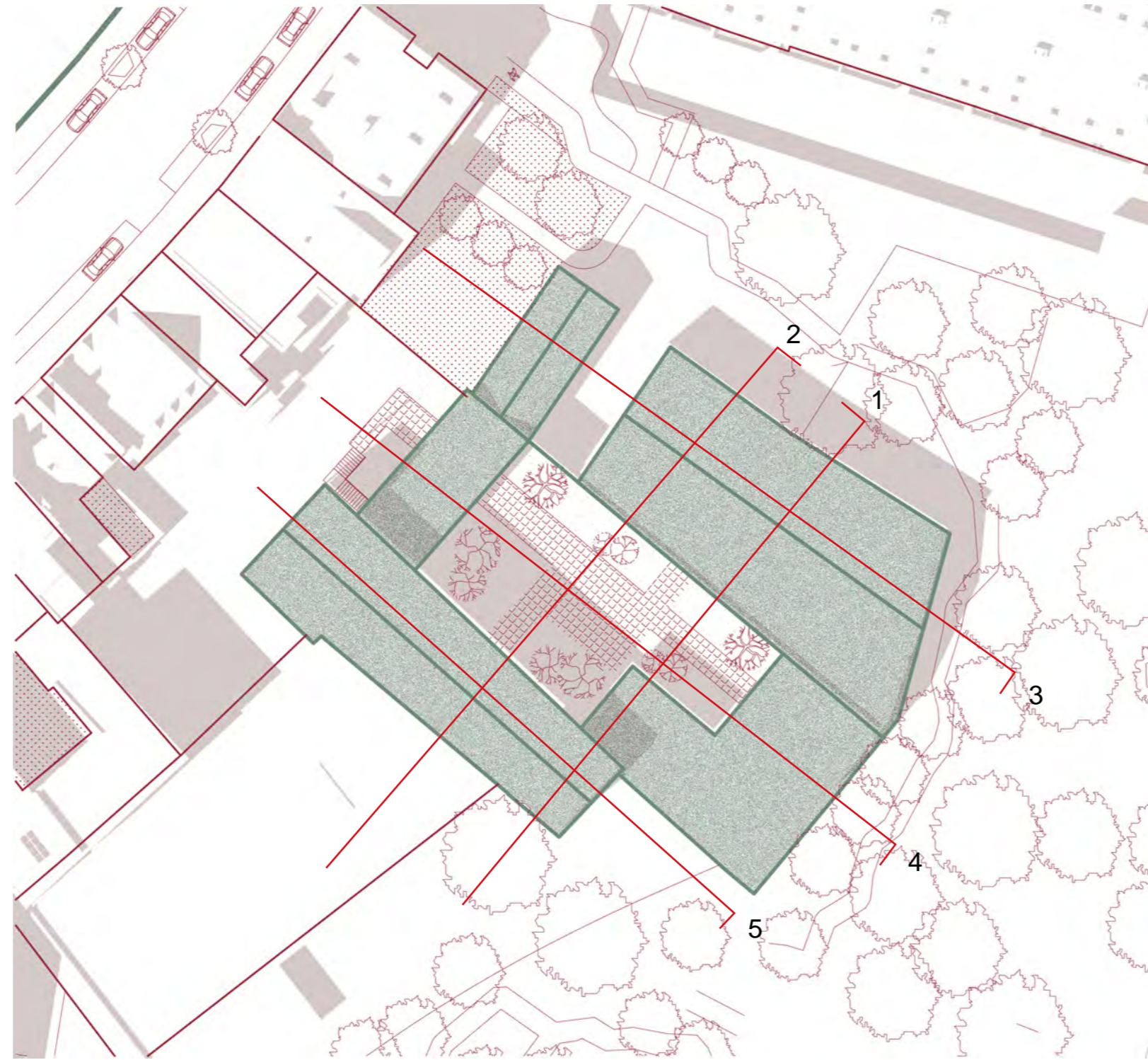


Facade towards park (Former)



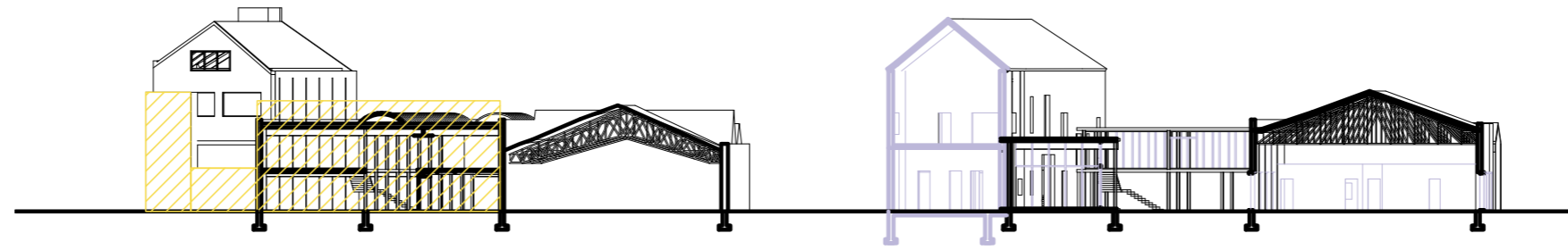
Facade towards park (East Elevation)





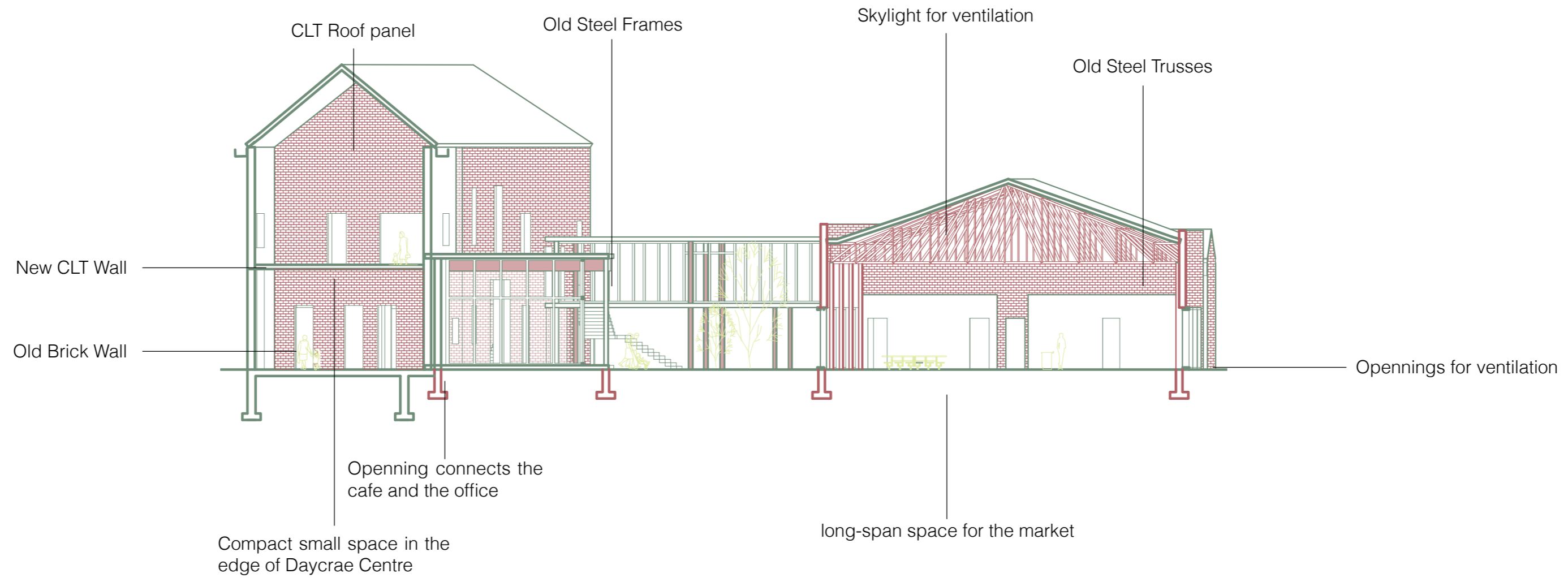
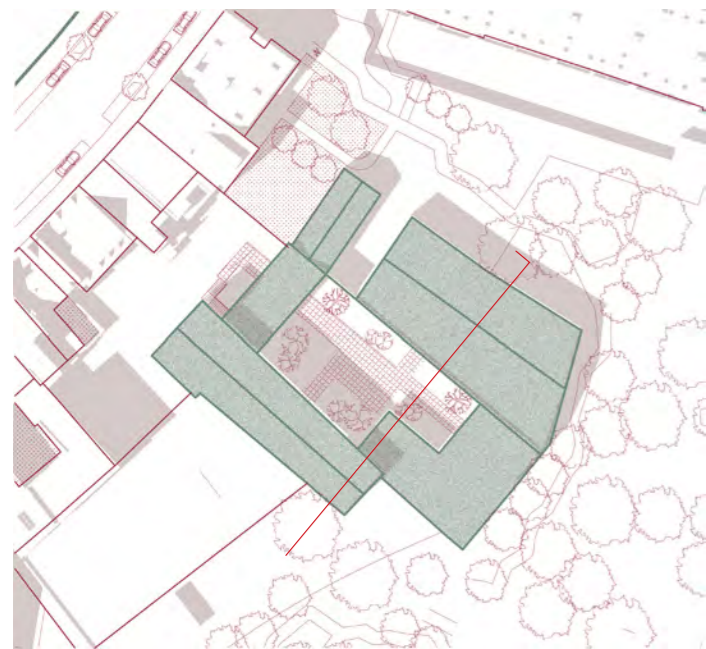


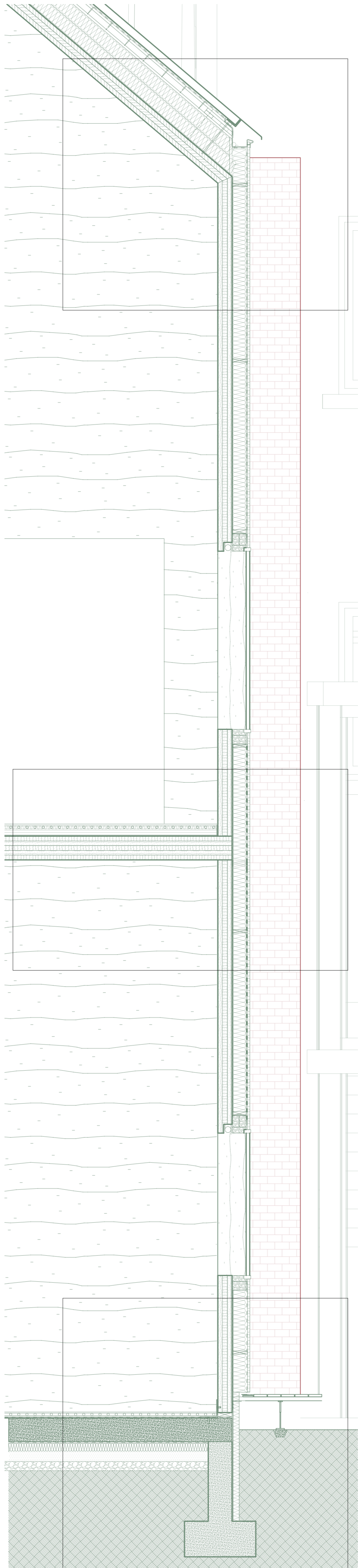




Demolition

Addition

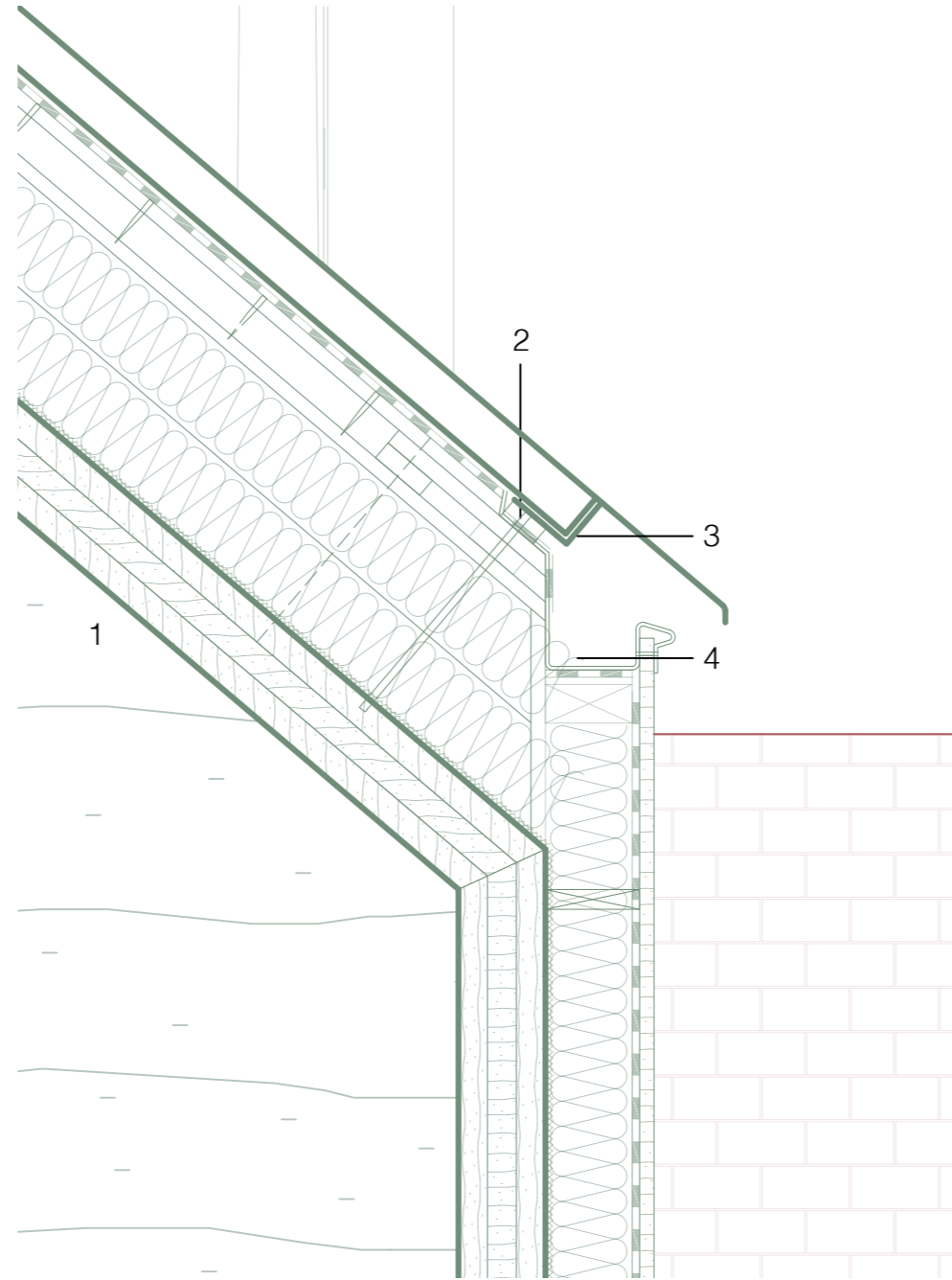
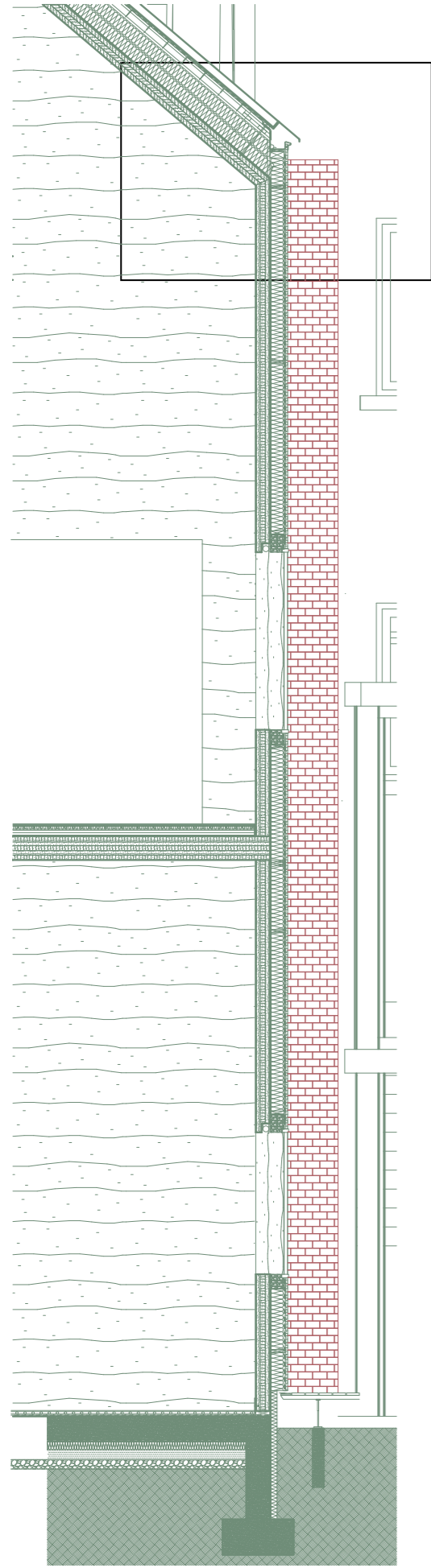




Detail 1 - Roof Construction

Detail 2 - Floor Construction

Detail 3 - Ground Floor Construction



Roof Structure:

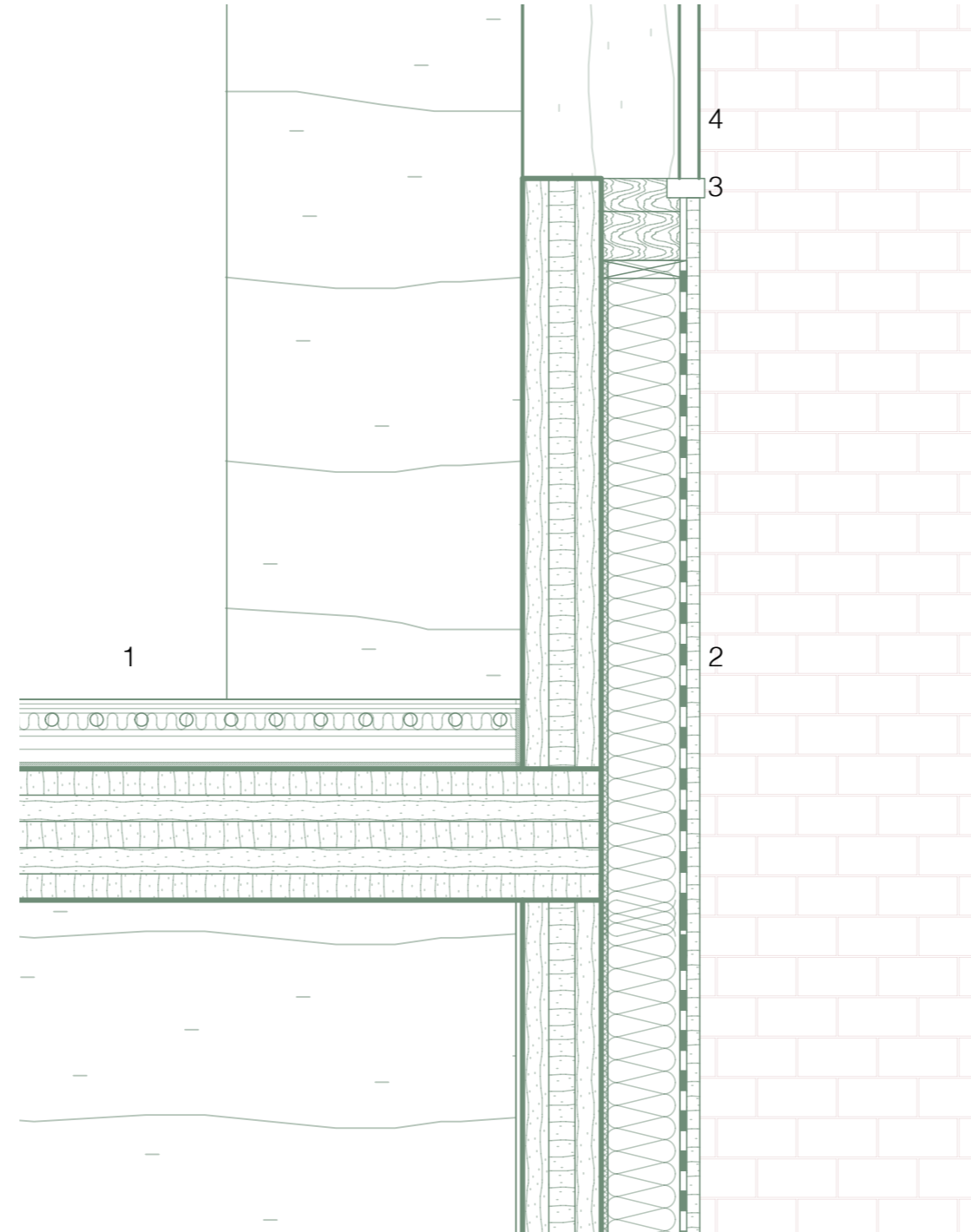
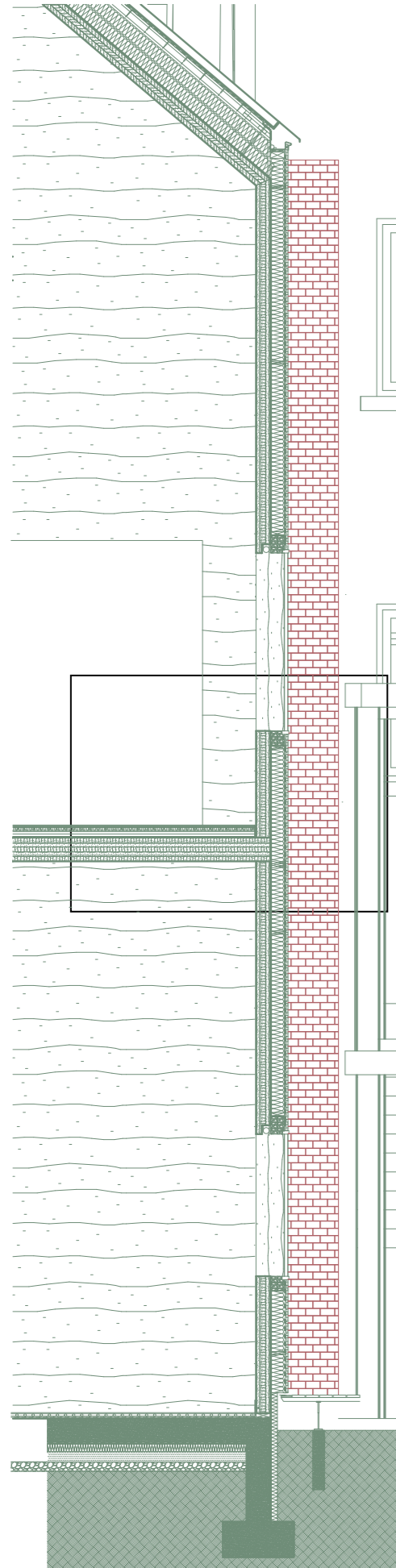
- 1 Fire retardant coating to internal timber panels
- 120mm 3-layers CLT roof panel
- Vapour Barrier
- 2* 120mm insulation (battens)
- 20mm softboard
- 50mm void (50 x 50mm treated C16 battens fixed to cross-laminated timber)
- 20mm plywood
- roofing membrane
- wall tie fixed through waterproof membrane to plywood
- Plastic spacer rail providing a 10 x 25mm channel to allow free-flowing water beneath tile
- Perforated brick rainscreen roof

- 2 60 x 60 x 15mm metal shim to bolt connection to allow water beneath

- 3 angle. painted black

- 4 Aluminium low-profile gutter

- 5 Breather membrane lapped 150mm underneath gutter



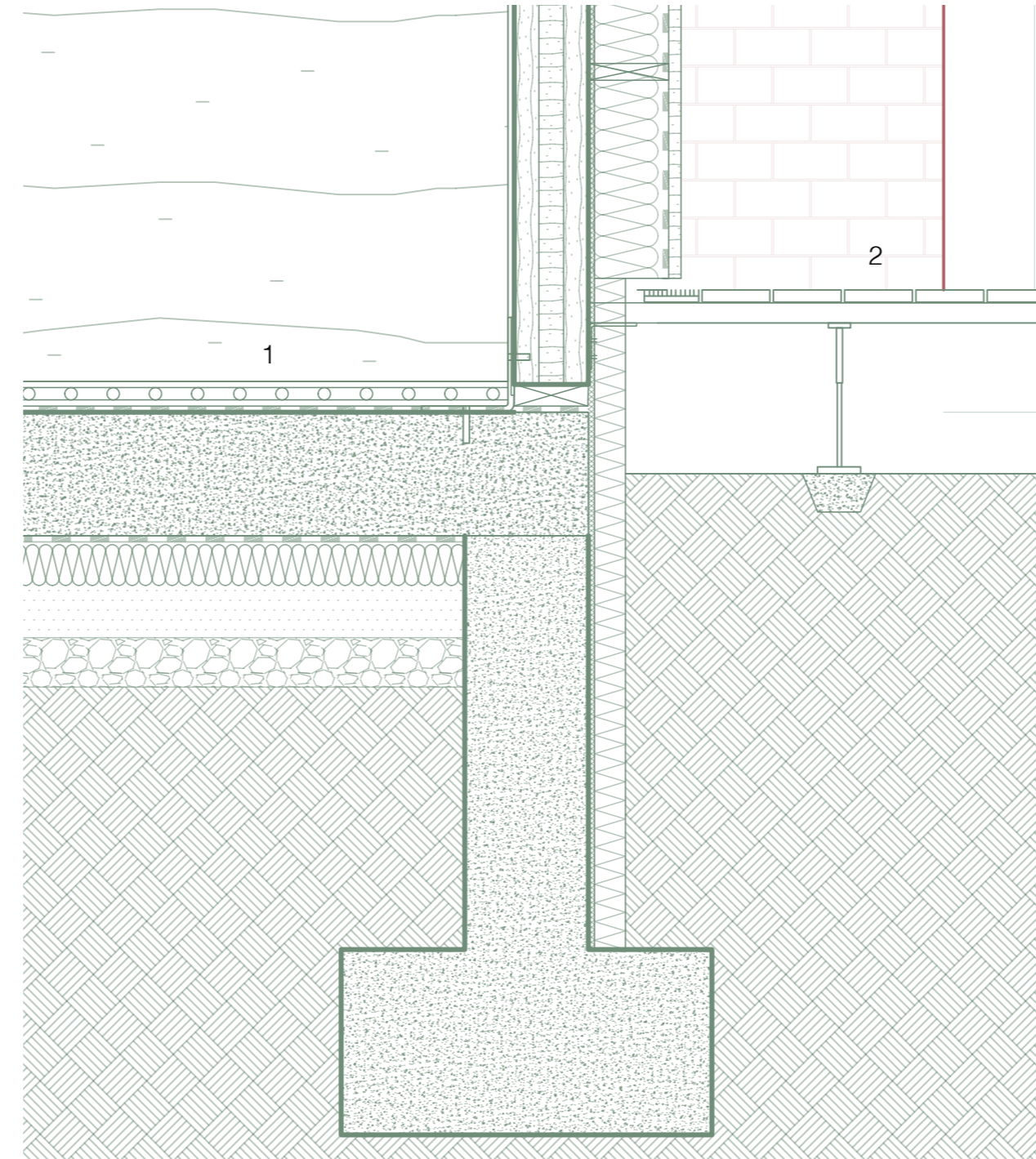
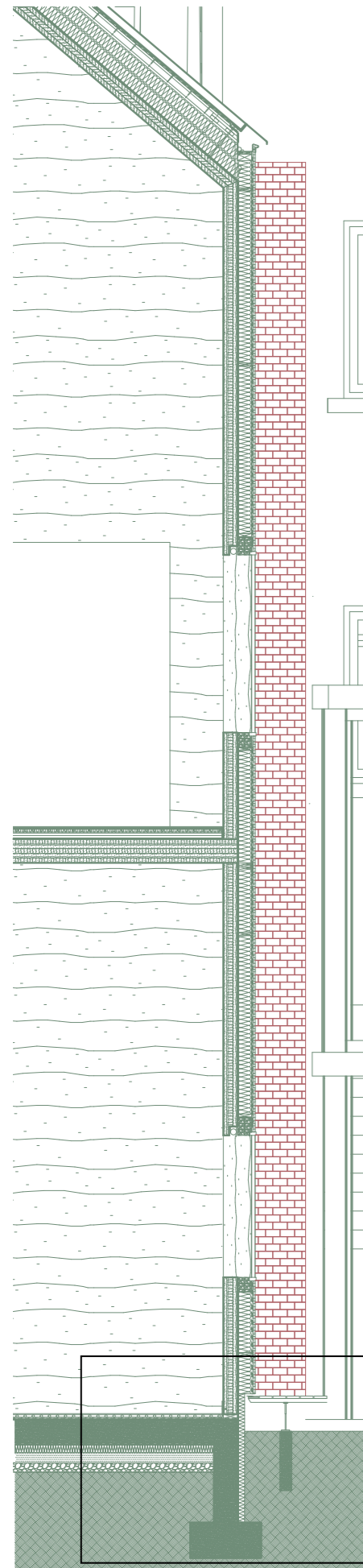
CLT Wall-to-Floor Construction:

- 1 Floor
 - 21 mm tongue and groove 3-layer spruce floating floor panel
 - 25mm grooved insulation with underfloor heating
 - 2*20mm sound insulation
 - 10mm resilient acoustic layer
 - Vapour Barrier
 - 200mm 5-layers CLT structural floor

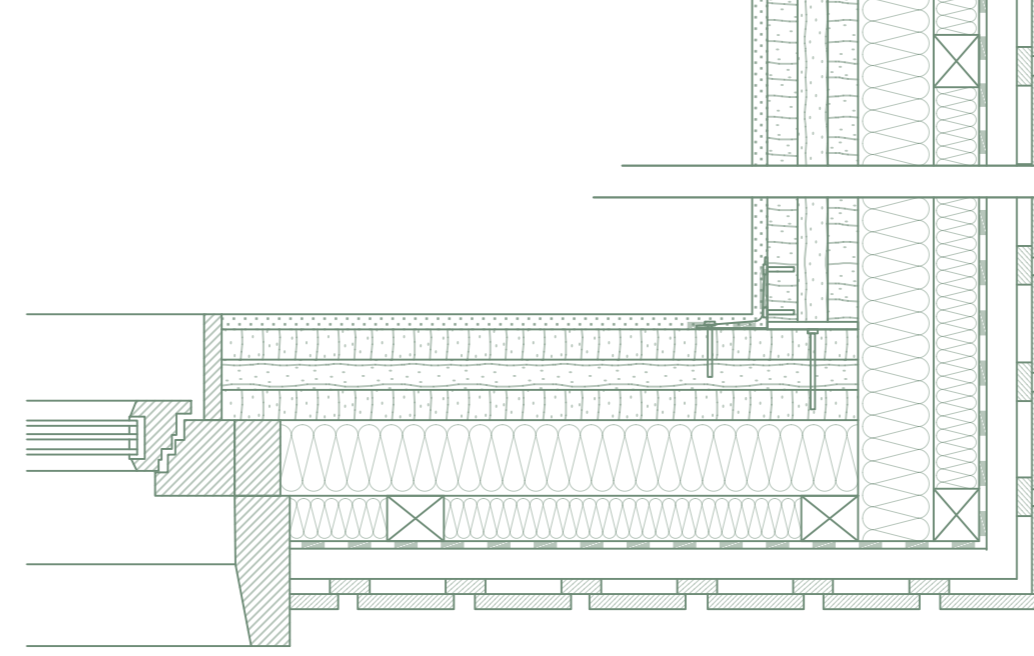
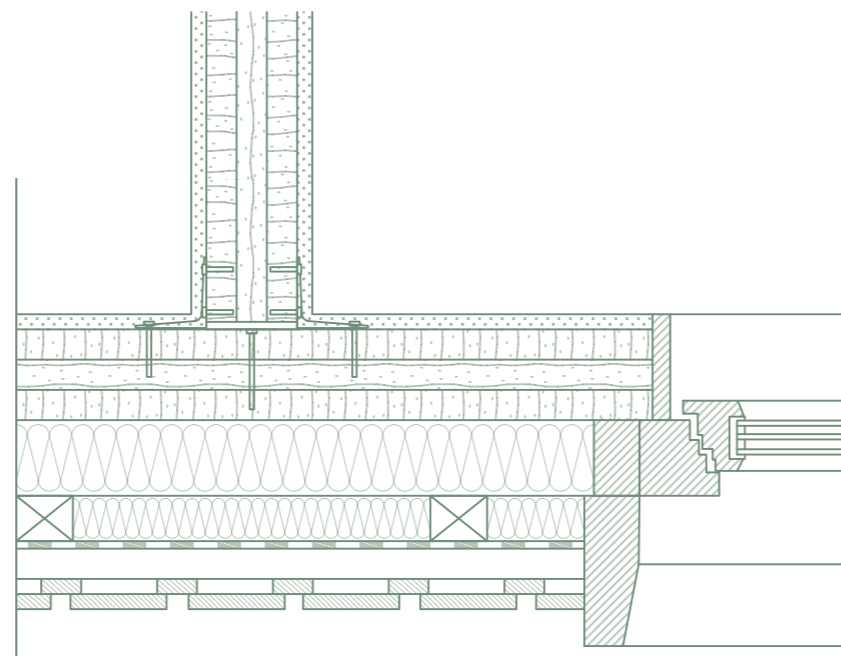
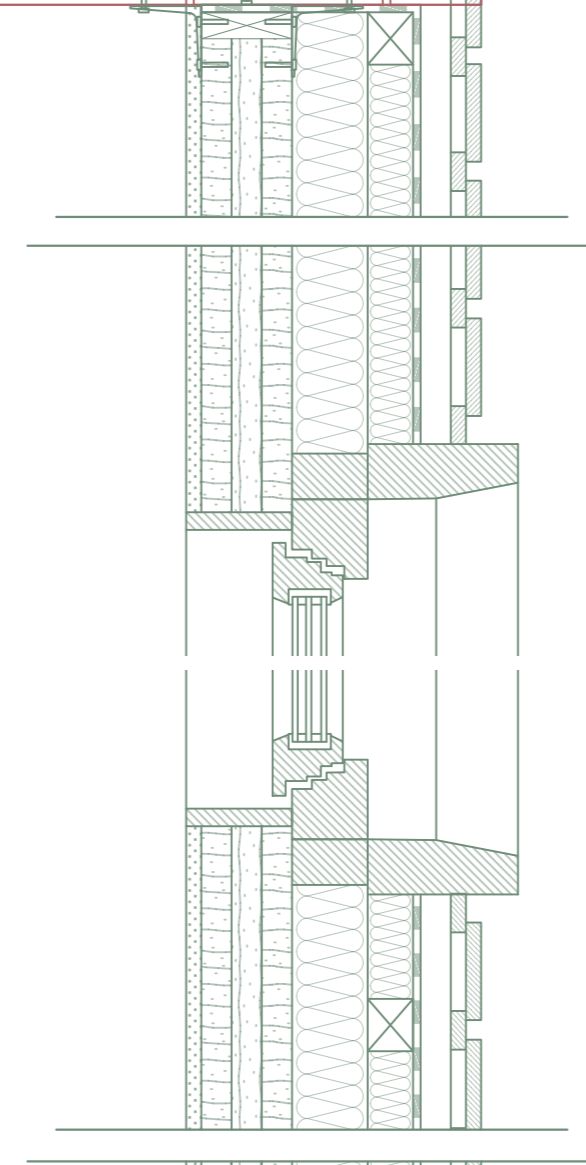
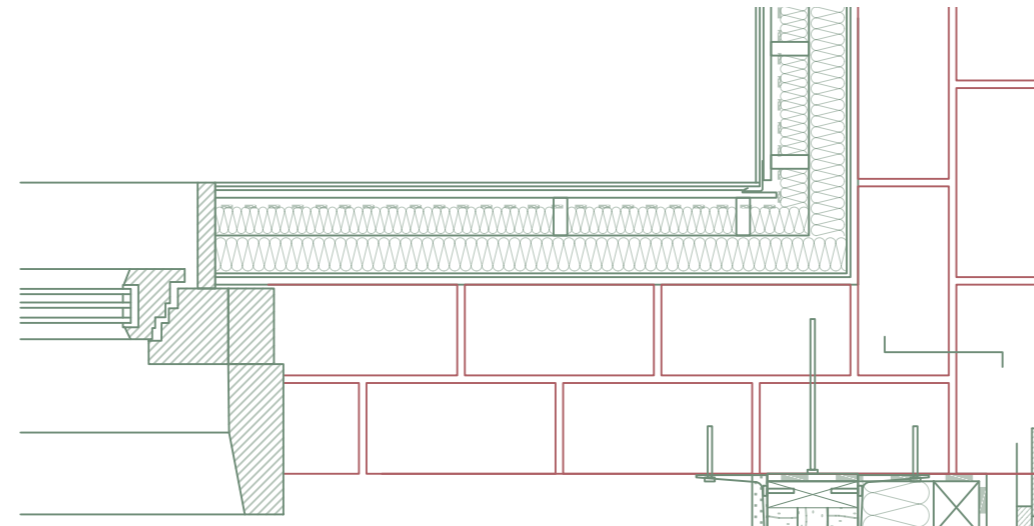
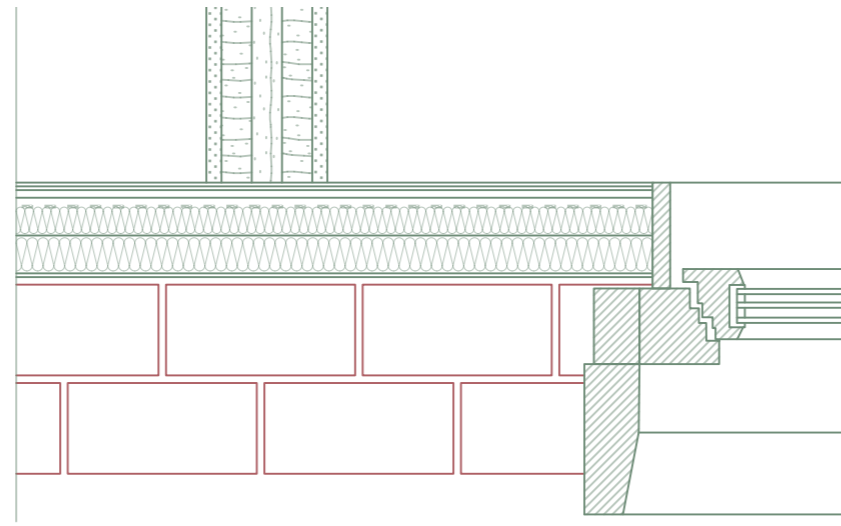
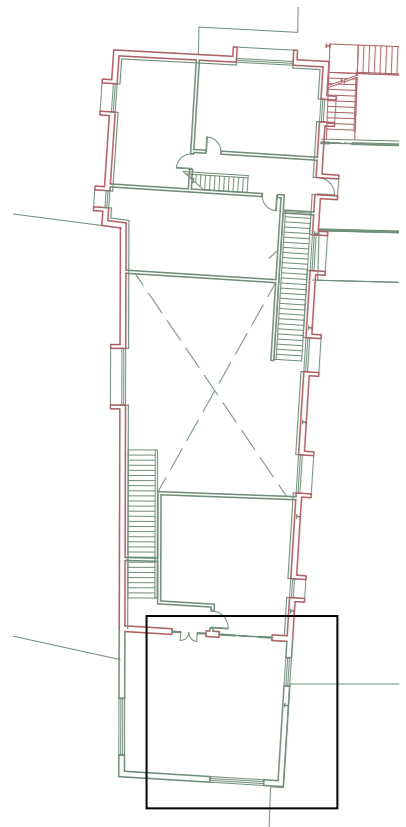
- 2 Wall
 - 20mm spruce facade cladding
 - battens/counter battens
 - Vertical seal (for windtightness)
 - 120mm insulation (Battens)
 - Vapour Barrier
 - 120mm 3-layers CLT structural wall panel

- 3 Timber section

- 4 Wood window with triple glazing

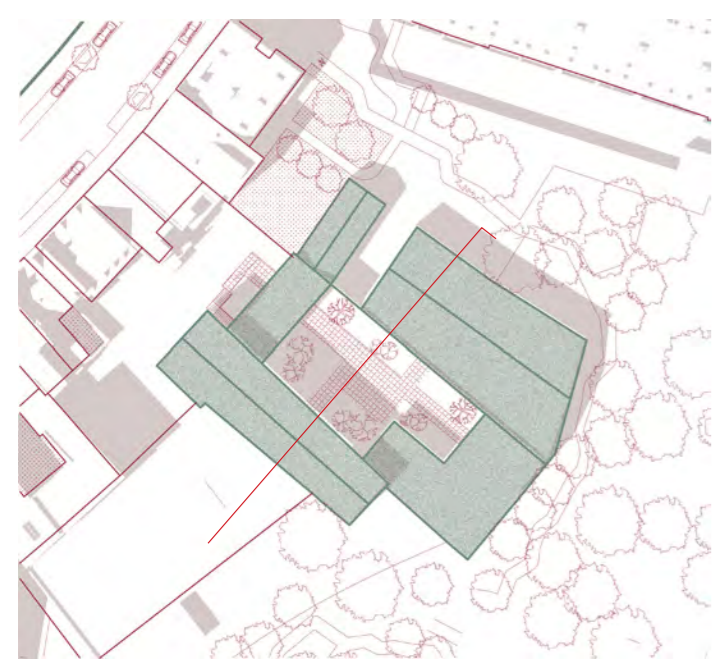
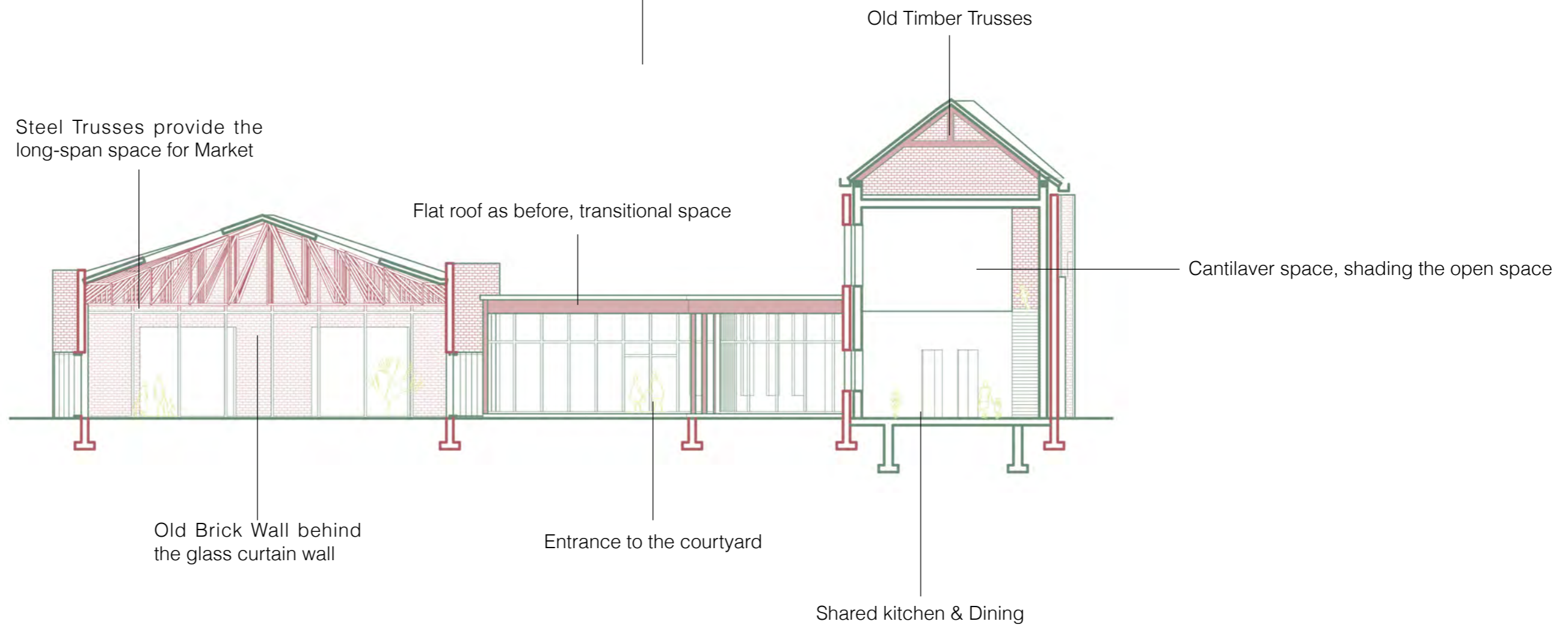
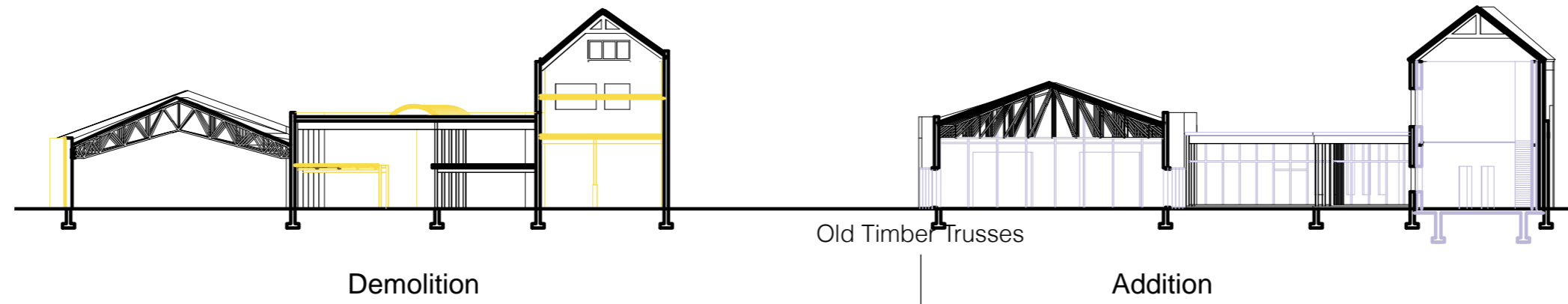


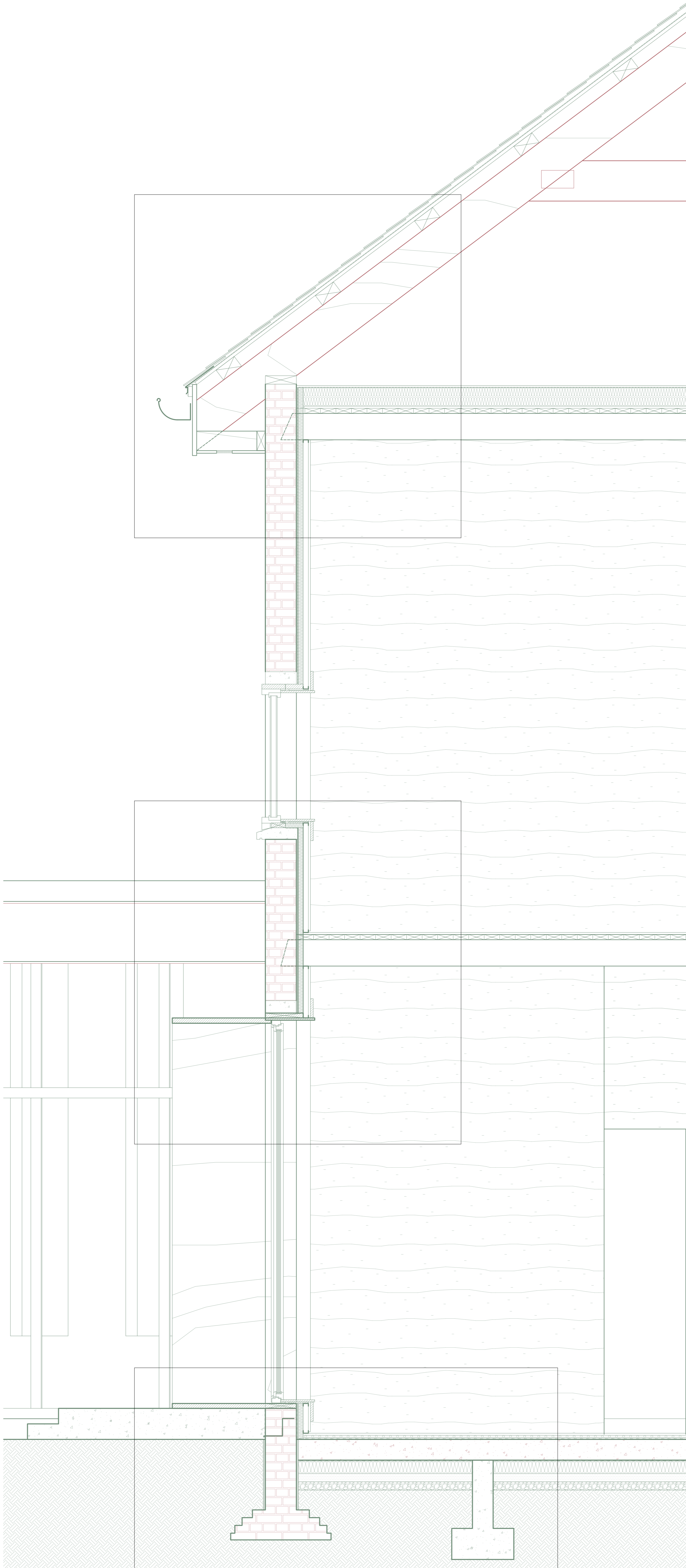
- Ground Floor Construction:**
- 1
 - 20mm wood flooring
 - 30mm screed (underfloor heating)
 - 2mm suspended timber deck
 - Vapour Barrier
 - 200mm reinforced concrete
 - waterproof membrane
 - 120mm insulation
 - compacted sand and gravel layer
 - 2
 - timber outdoor decking
 - metal supporting



Longitudinal Section Detail:

- 1
 - Reclaimed wood cladding
 - Vertical wood battens
 - Horizontal wood battens
 - Waterproof membrane
 - 2x 100mm insulation panels
 - Vapor barrier
 - 120mm CLT wood panel
- 2 Timber section frame
- 3 Wood window with triple glazing
- 4
 - old brick wall 250mm
 - 60mm spray applied foam insulation
 - 50mm uninsulated steel stud assembly
 - 20mm gypsum board

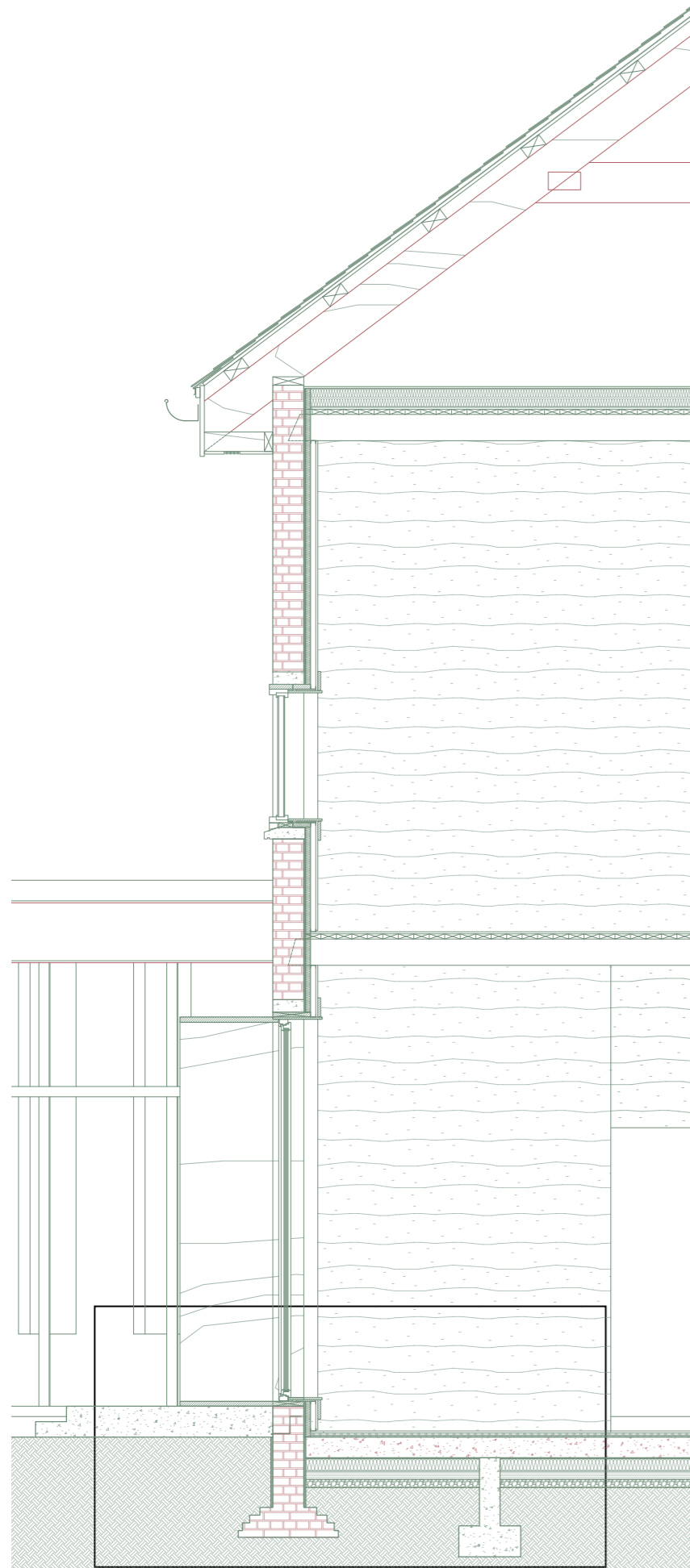




Detail 4 - Roof Construction

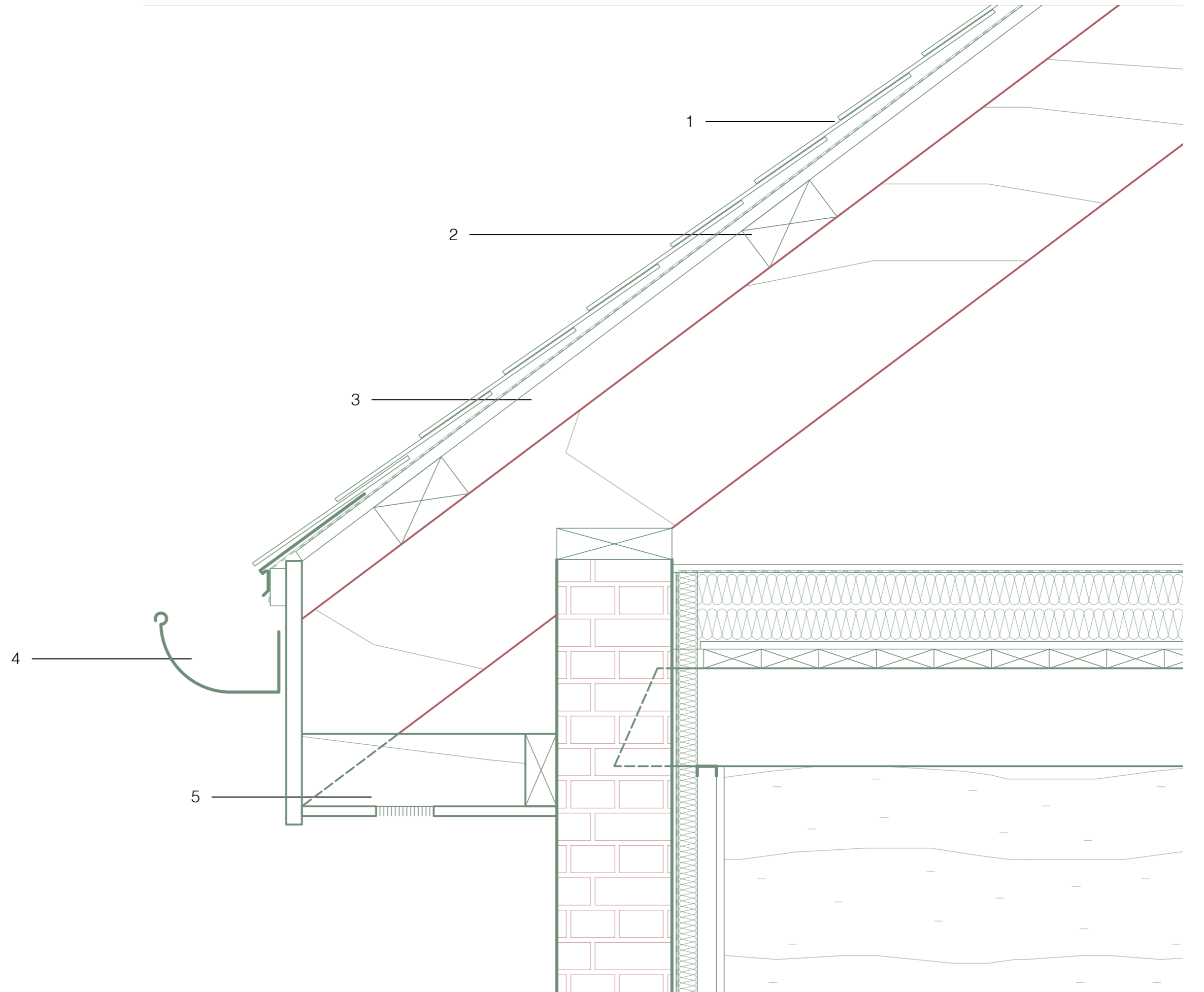
Detail 5 - Old Brick Wall Renovation

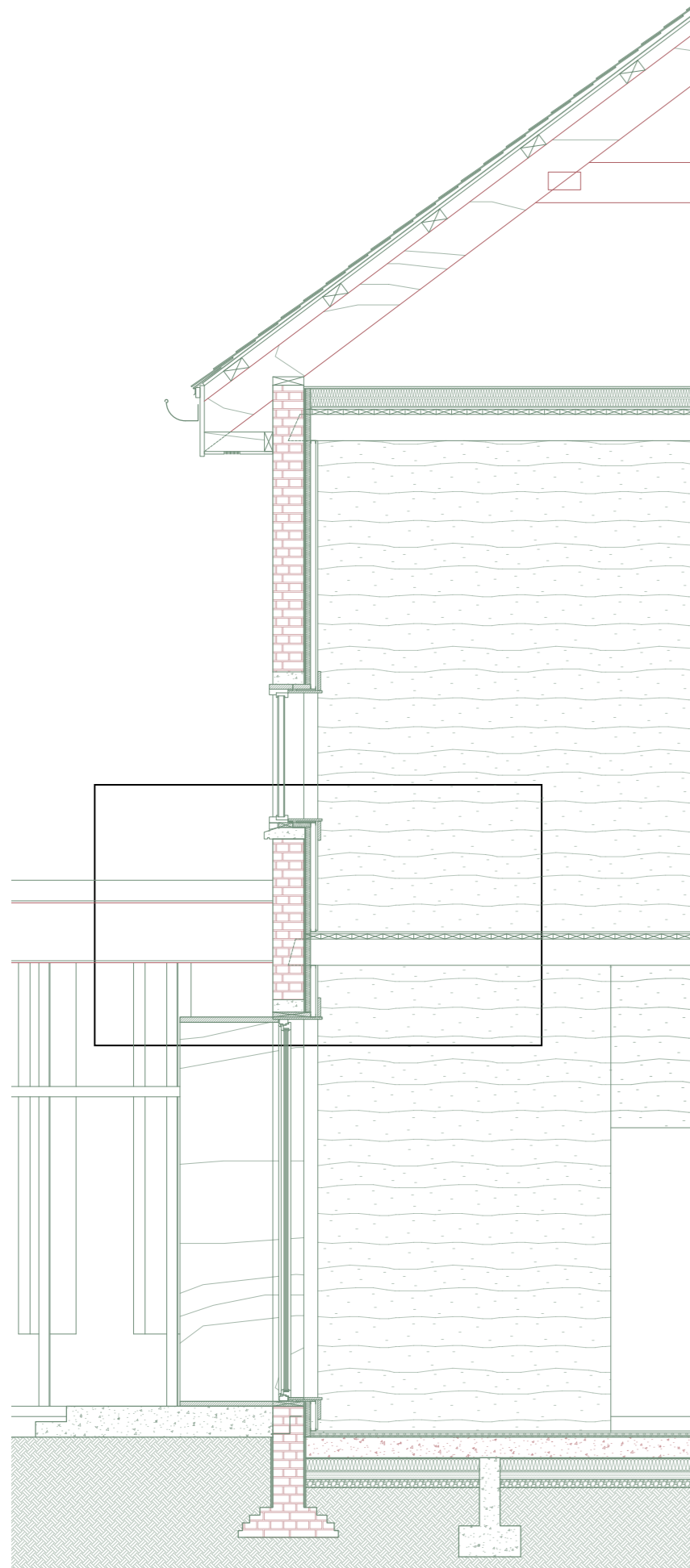
Detail 6 - Ground Floor Construction



Roof Structure:

- 1 asphalt shingles
asphalt roofing paper
roof sheathing
vent chute
- 2 purlins
- 3 rafter
- 4 fascia and gutter
- 5 soffit framing
- 6 roof insulations

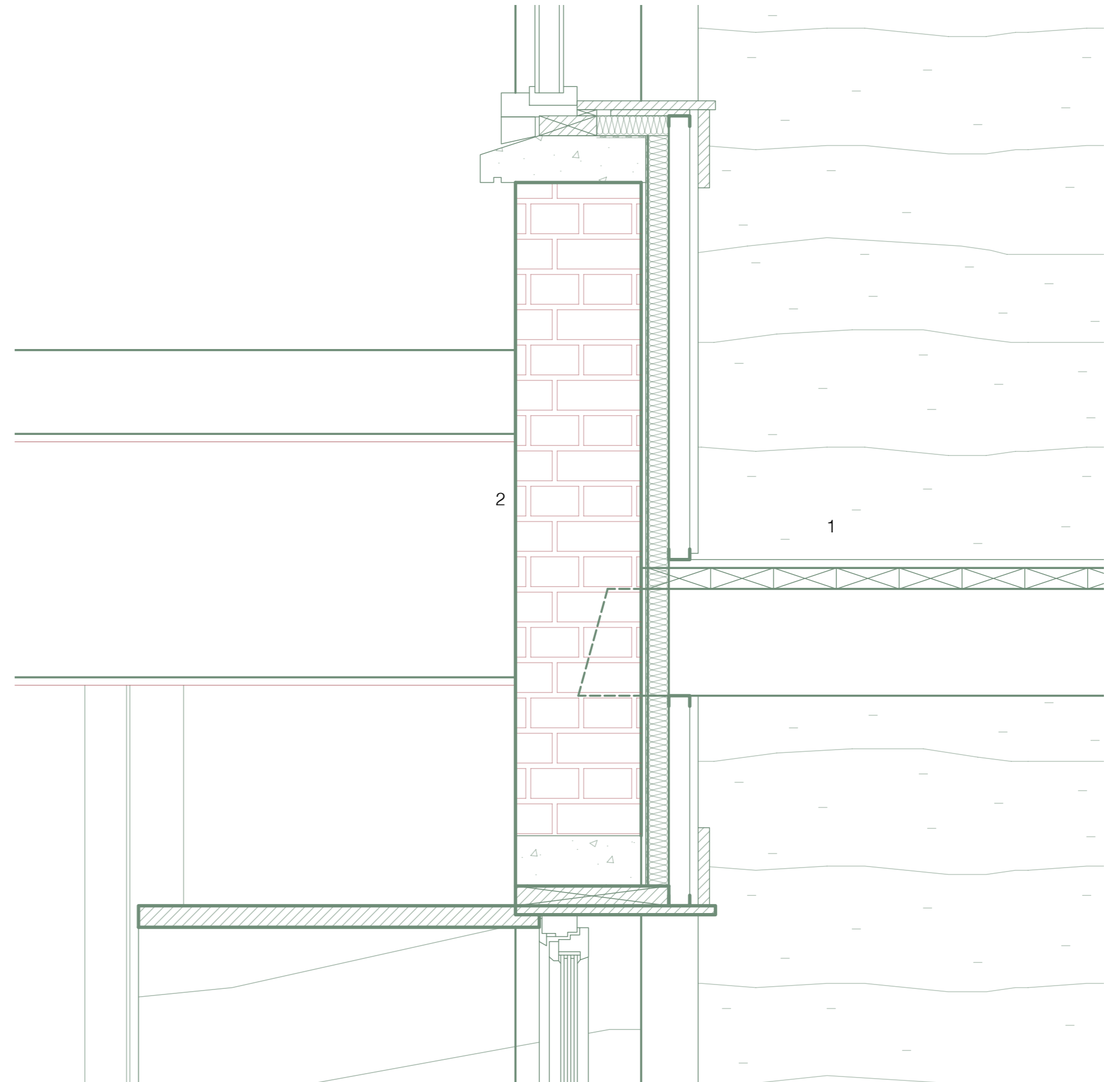


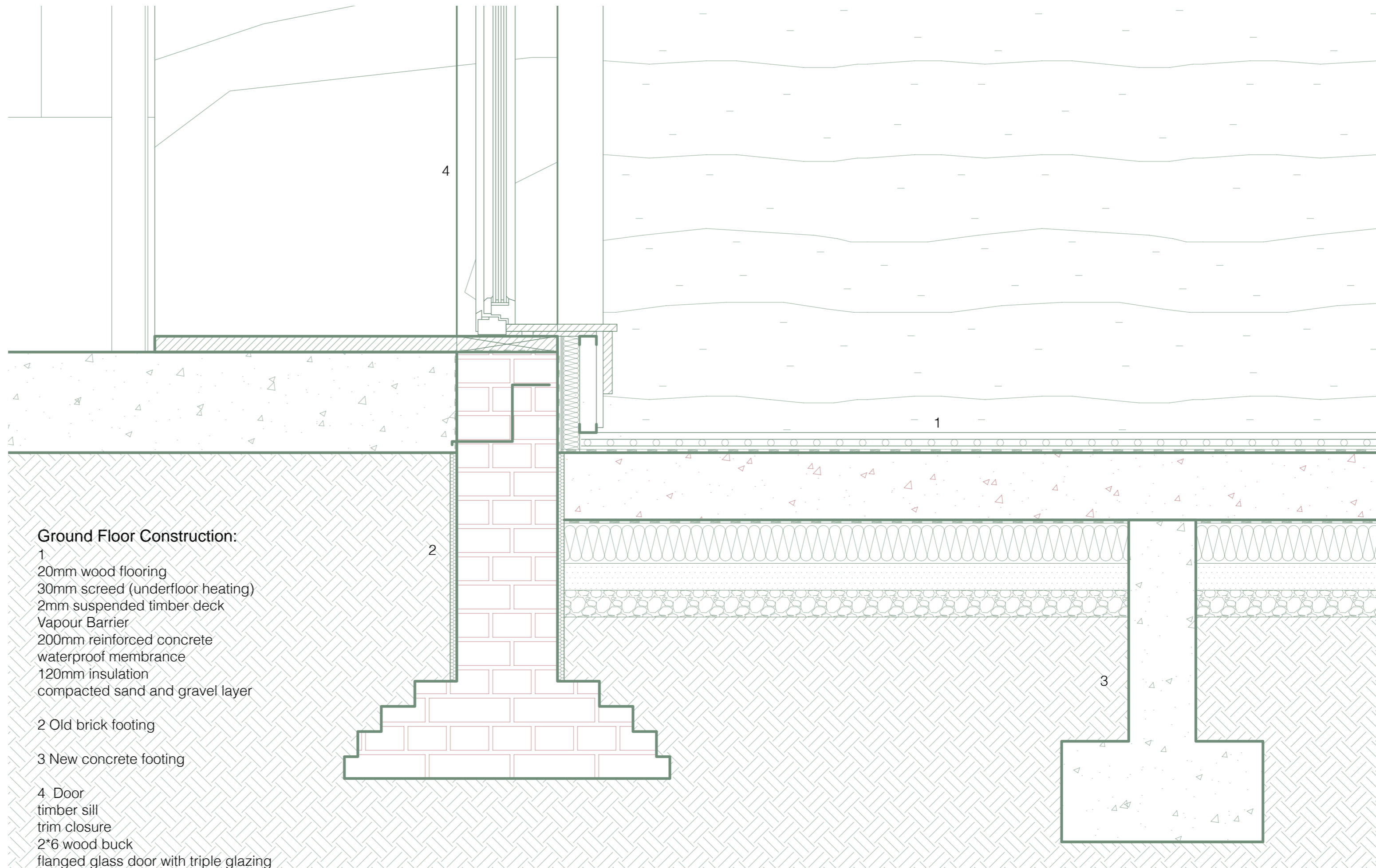
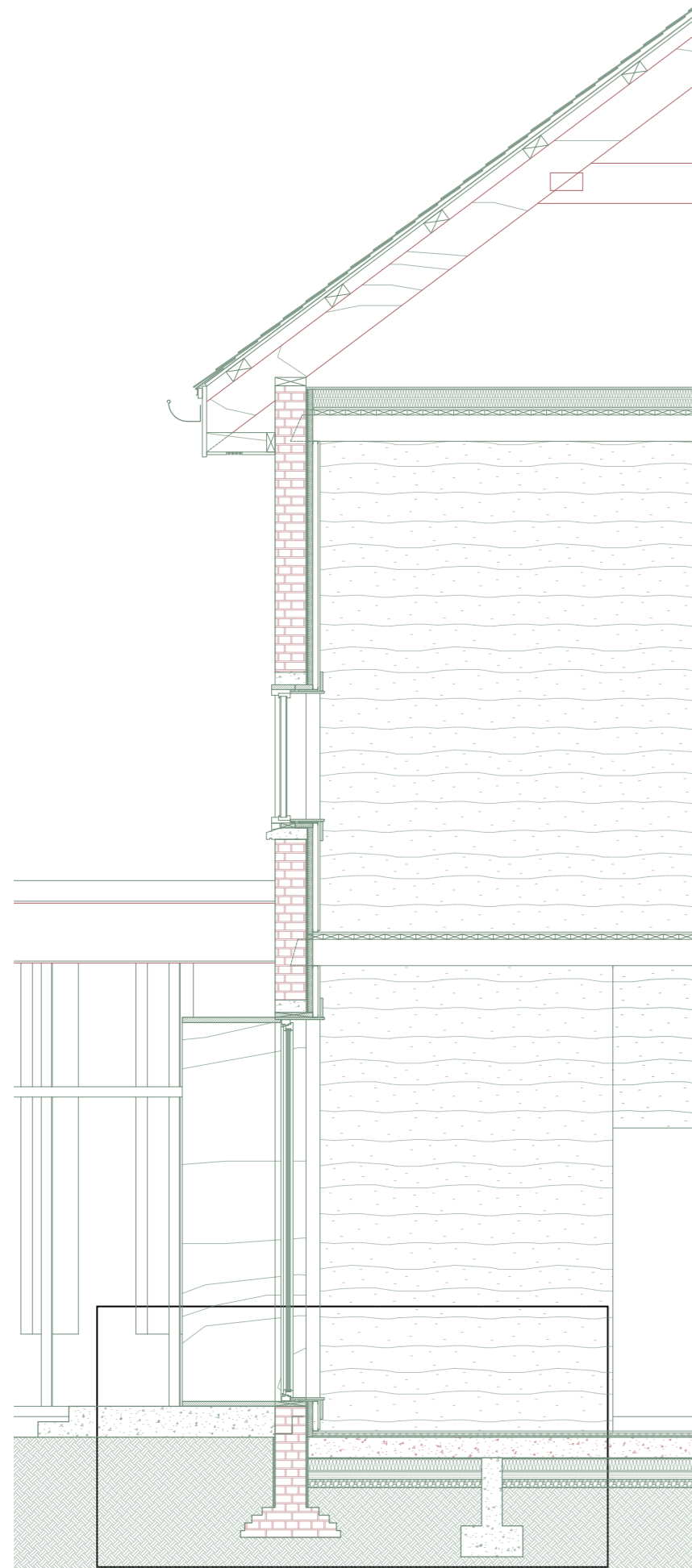


Old Brick Wall Renovation:

1 Floor
 20mm plywood subfloor held away from wall
 40mm timber decking
 embedded wood timber floor structure

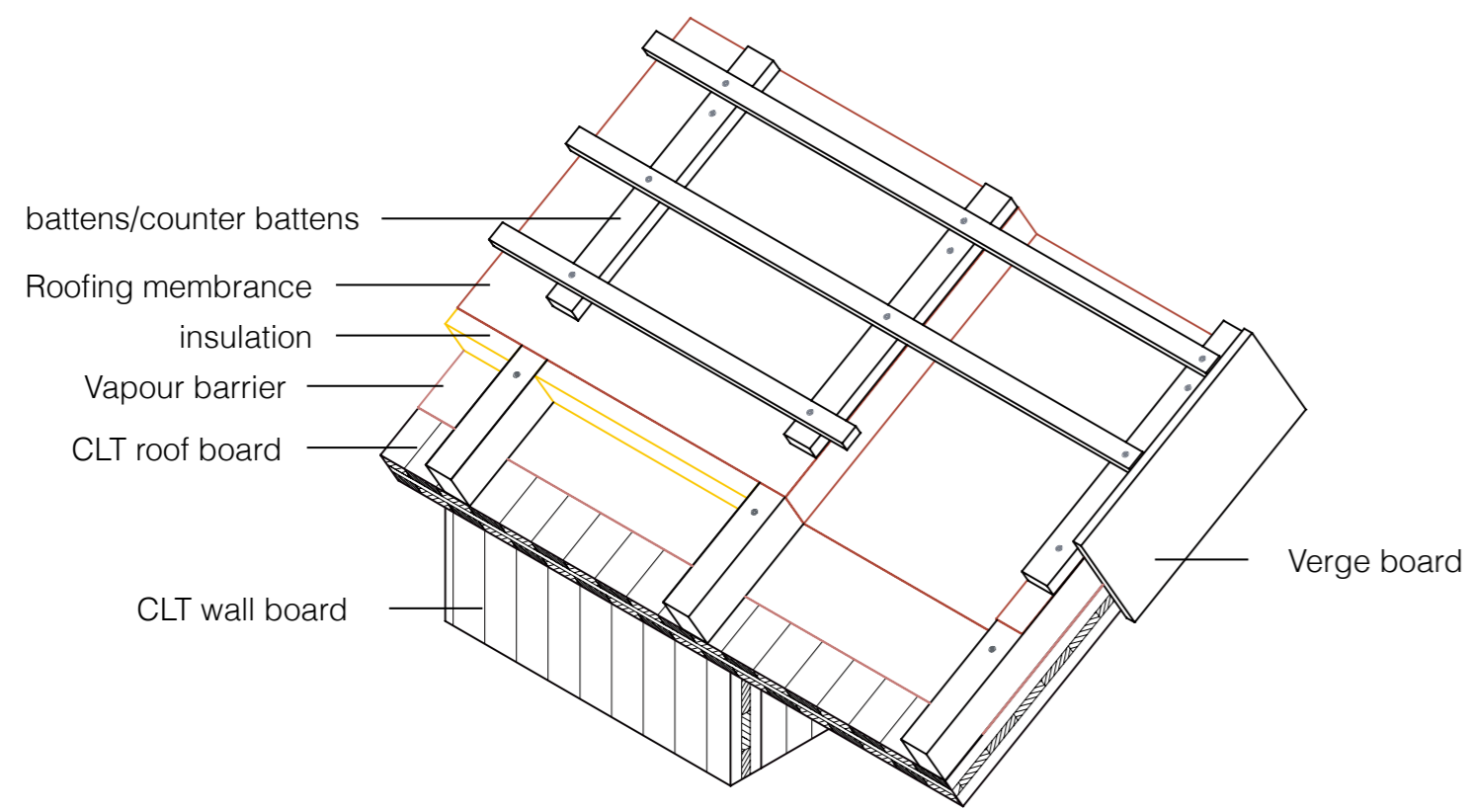
2 Wall
 exterior wythe (repointed or coated with polymer cement slurry)
 250mm old brick wall
 60mm spray applied foam insulation
 50mm uninsulated steel stud assembly
 20mm gypsum board



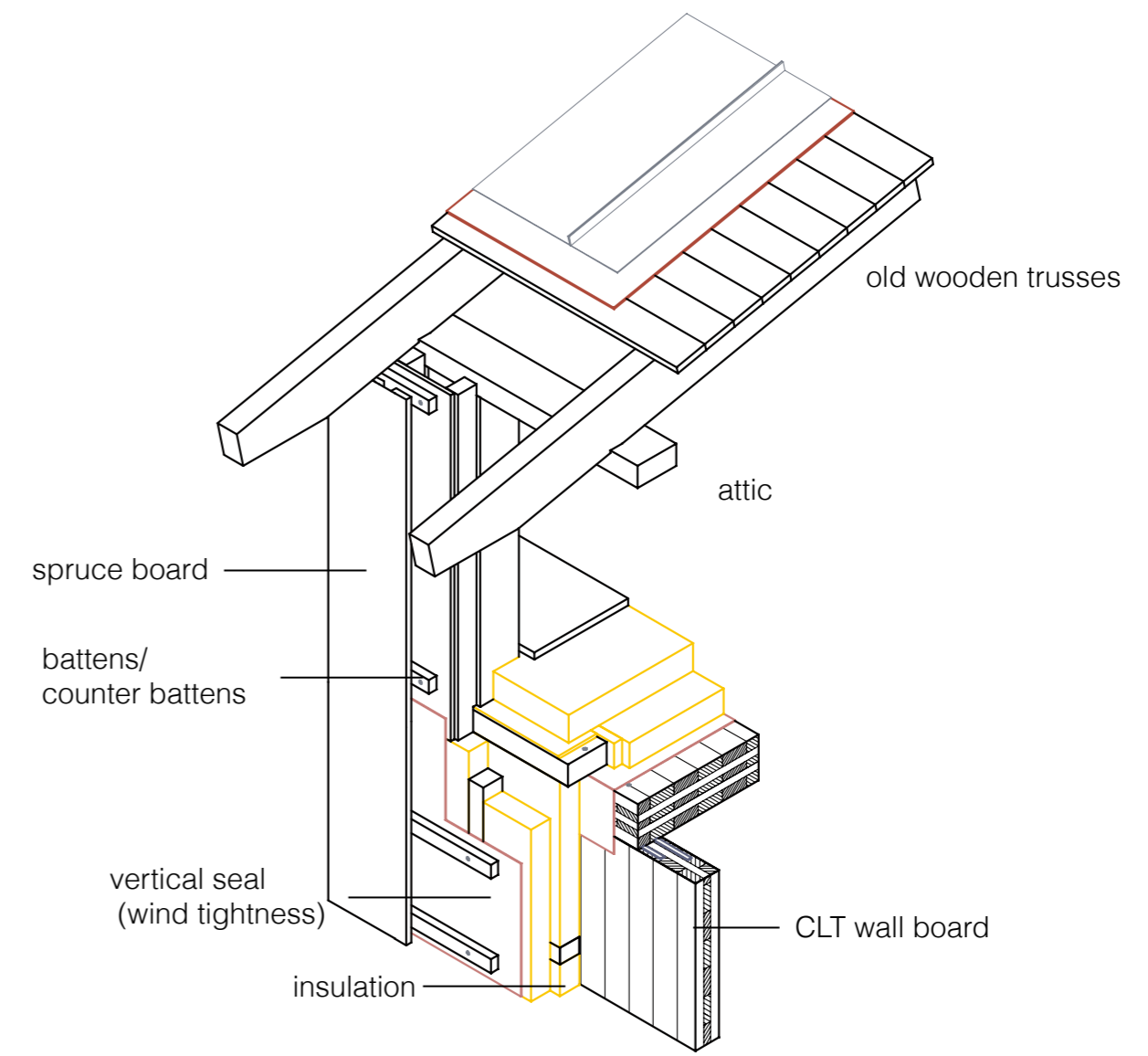


Ground Floor Construction:

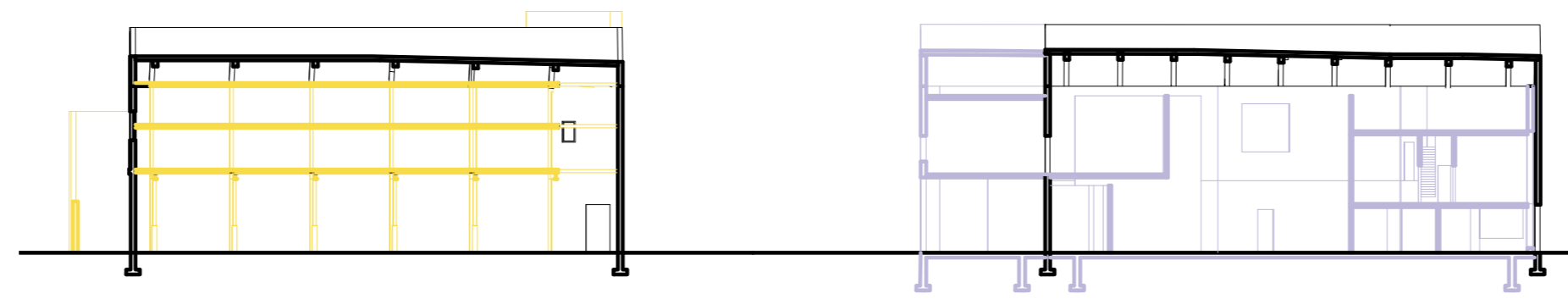
- 1
20mm wood flooring
30mm screed (underfloor heating)
2mm suspended timber deck
Vapour Barrier
200mm reinforced concrete
waterproof membrane
120mm insulation
compacted sand and gravel layer
- 2 Old brick footing
- 3 New concrete footing
- 4 Door
timber sill
trim closure
2*6 wood buck
flanged glass door with triple glazing



facade assemble - without attic

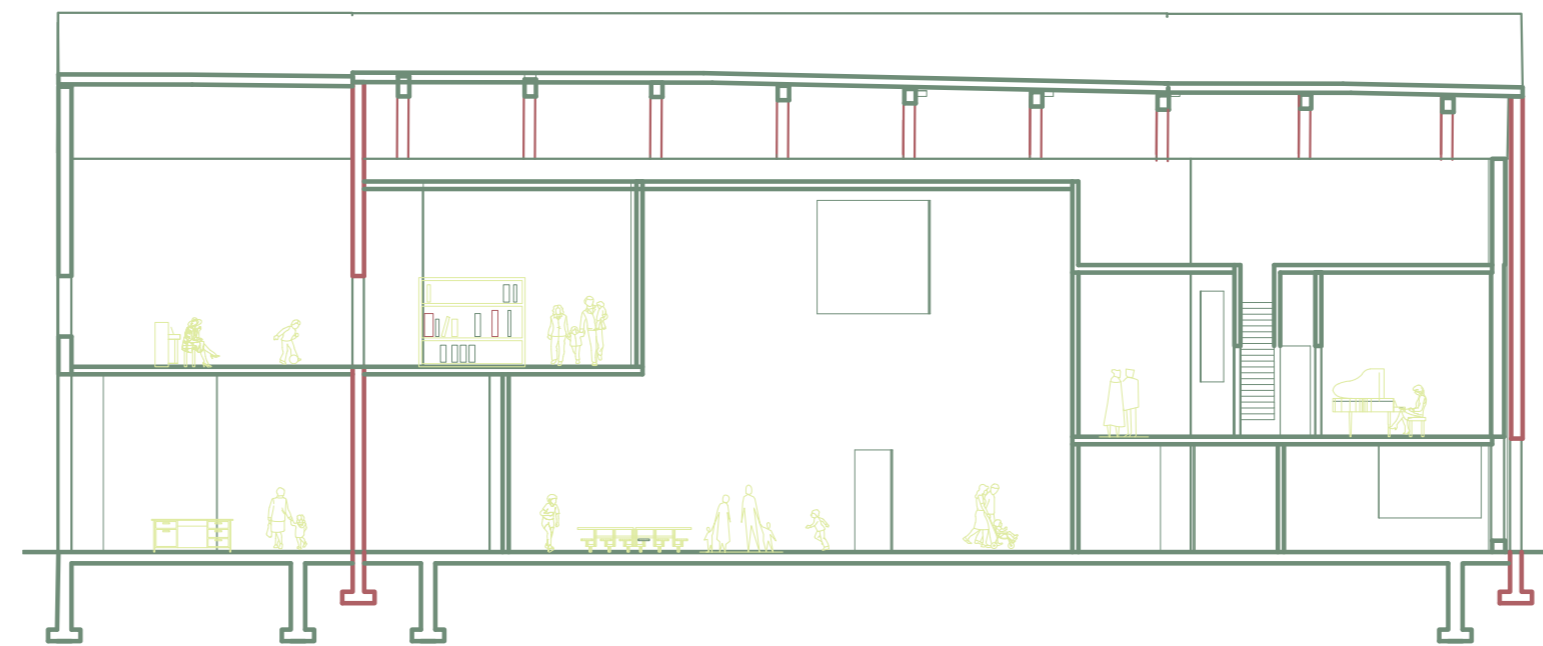
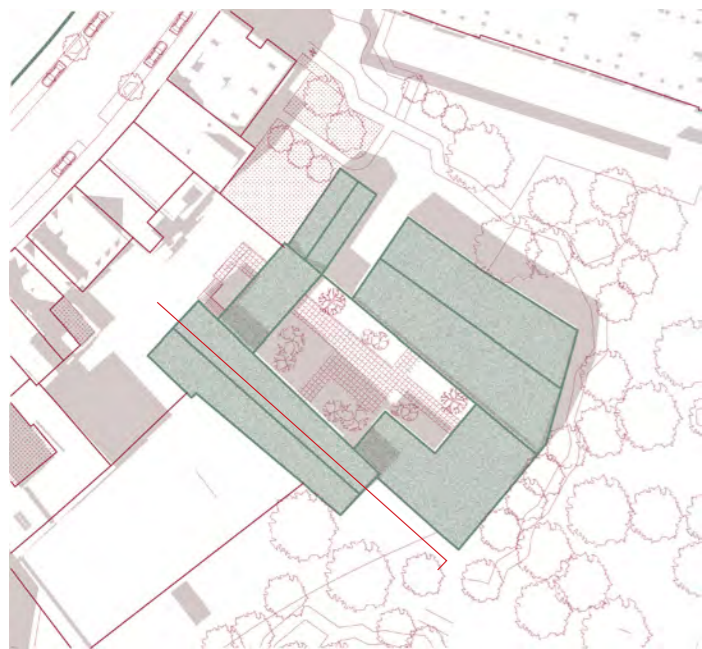


facade assemble - with attic

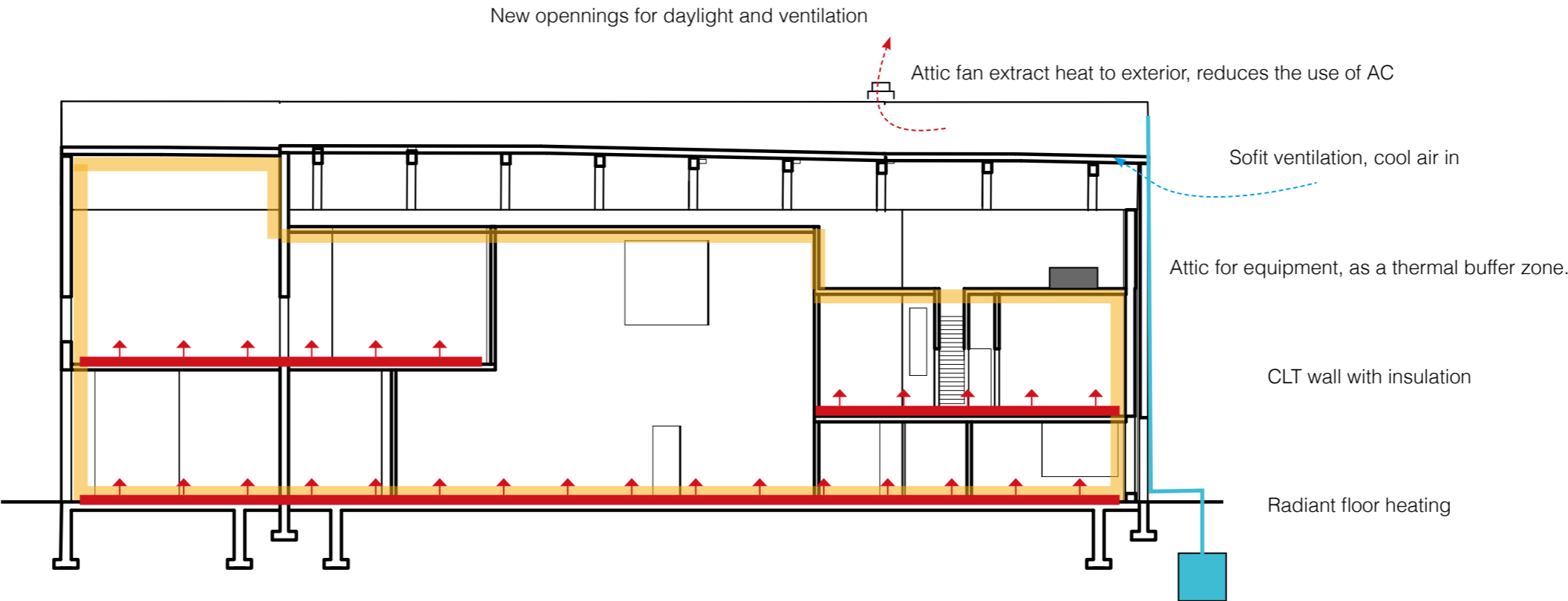


Demolition

Addition







New openings for daylight and ventilation

Attic fan extract heat to exterior, reduces the use of AC

Soffit ventilation, cool air in

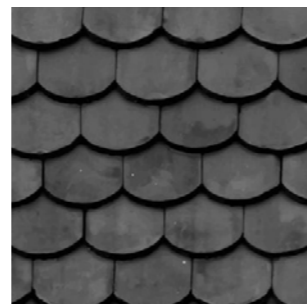
Attic for equipment, as a thermal buffer zone.

CLT wall with insulation

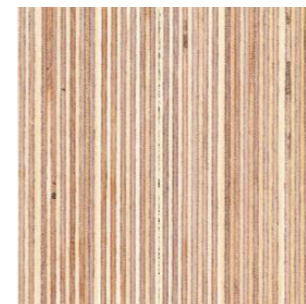
Radiant floor heating

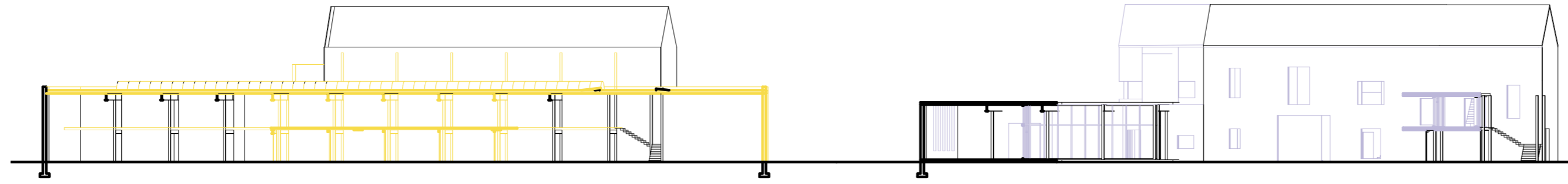


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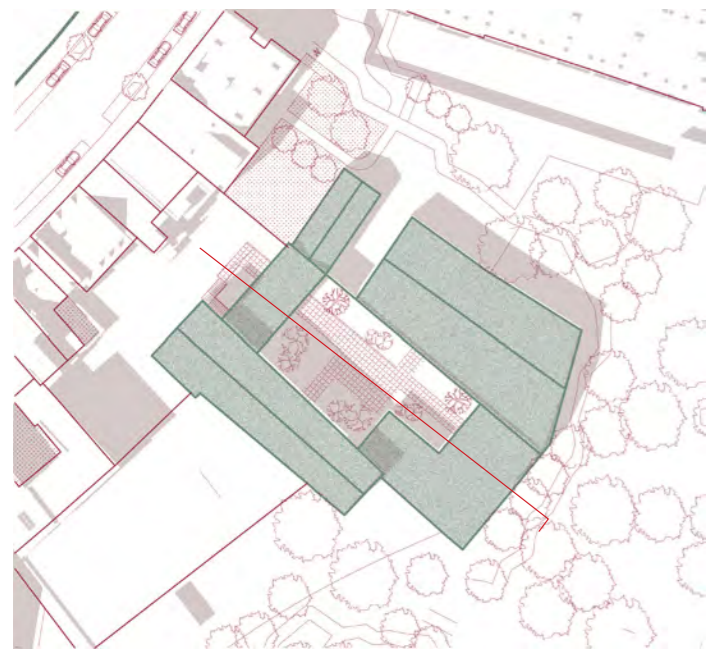
New

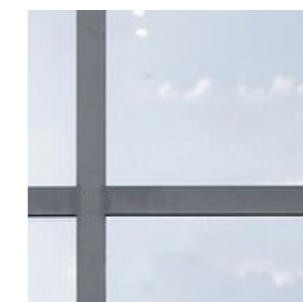




Demolition

Addition

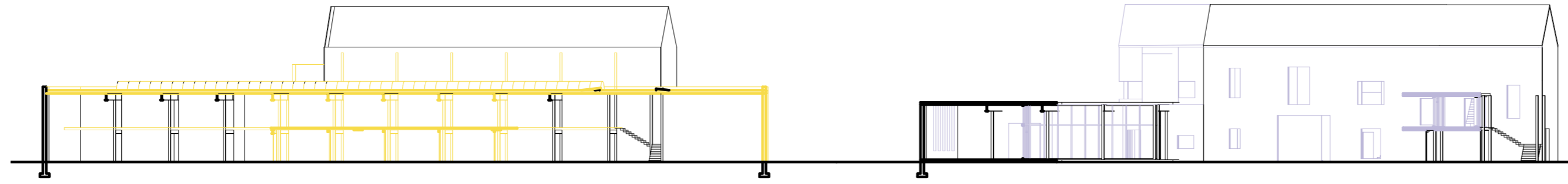




Keep

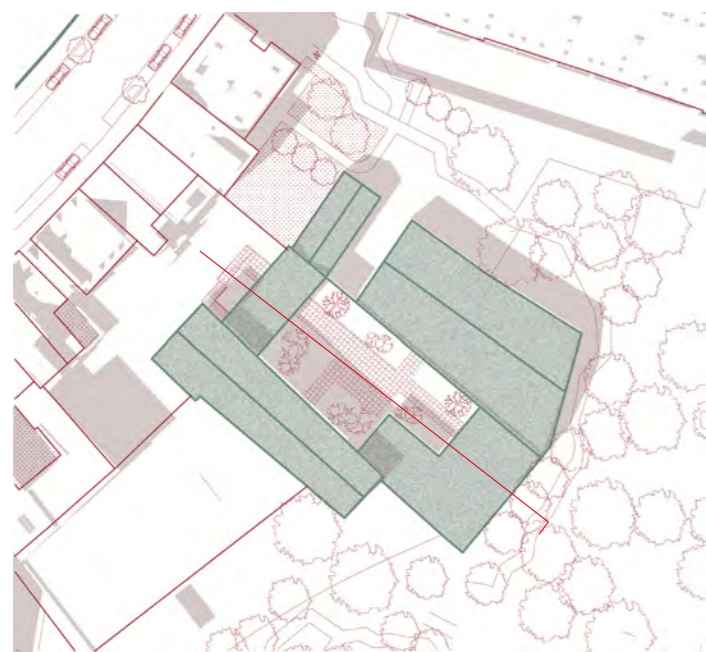
New





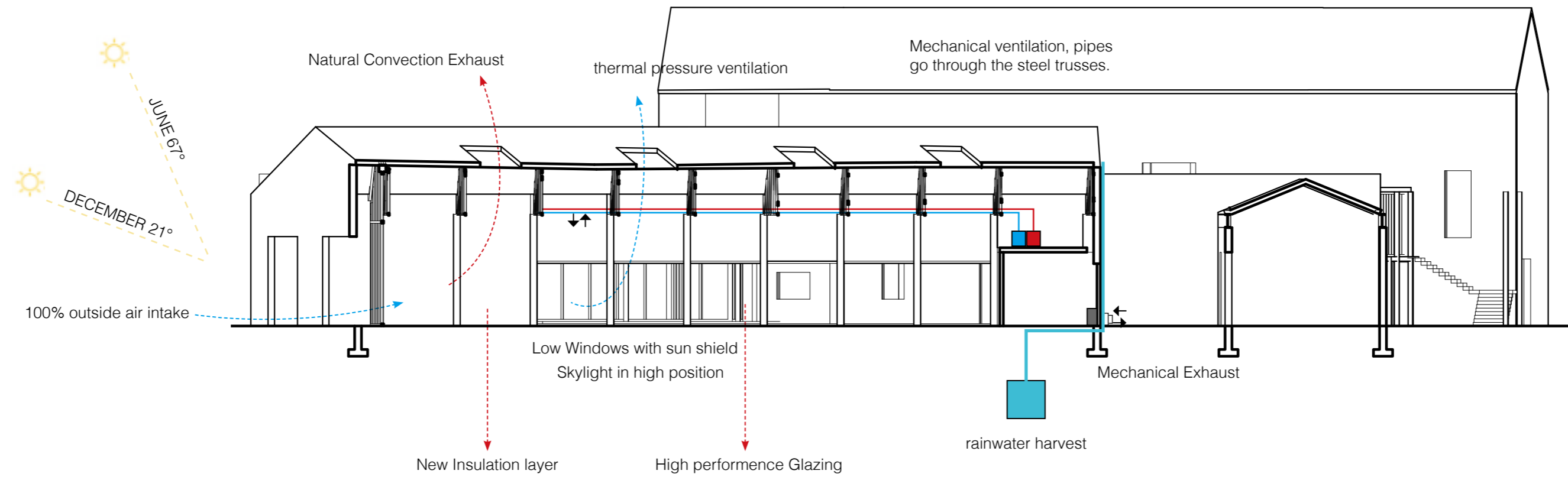
Demolition

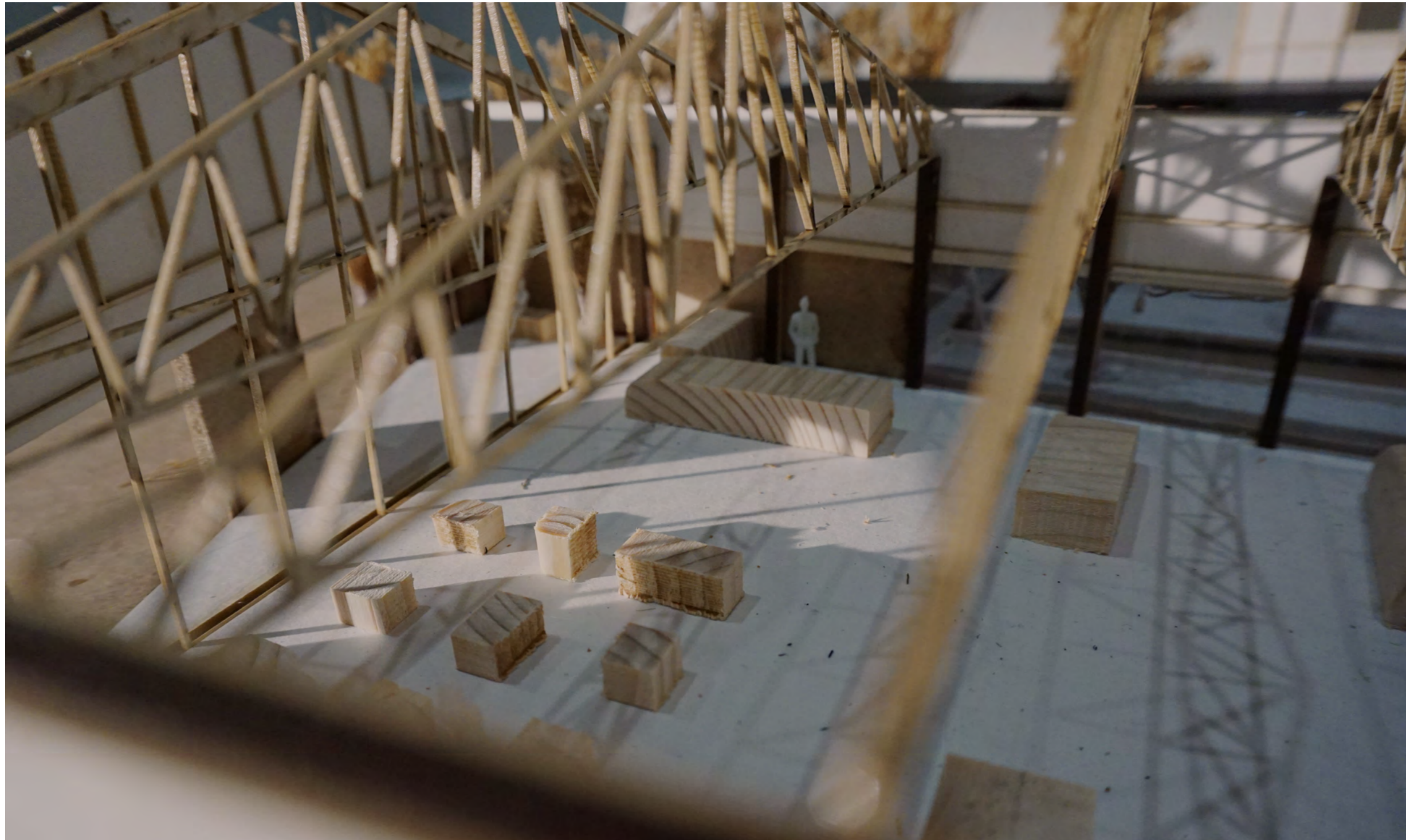
Addition



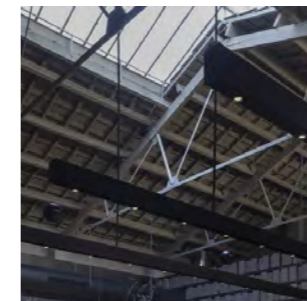
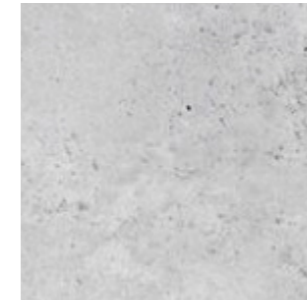




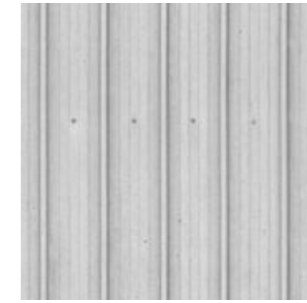


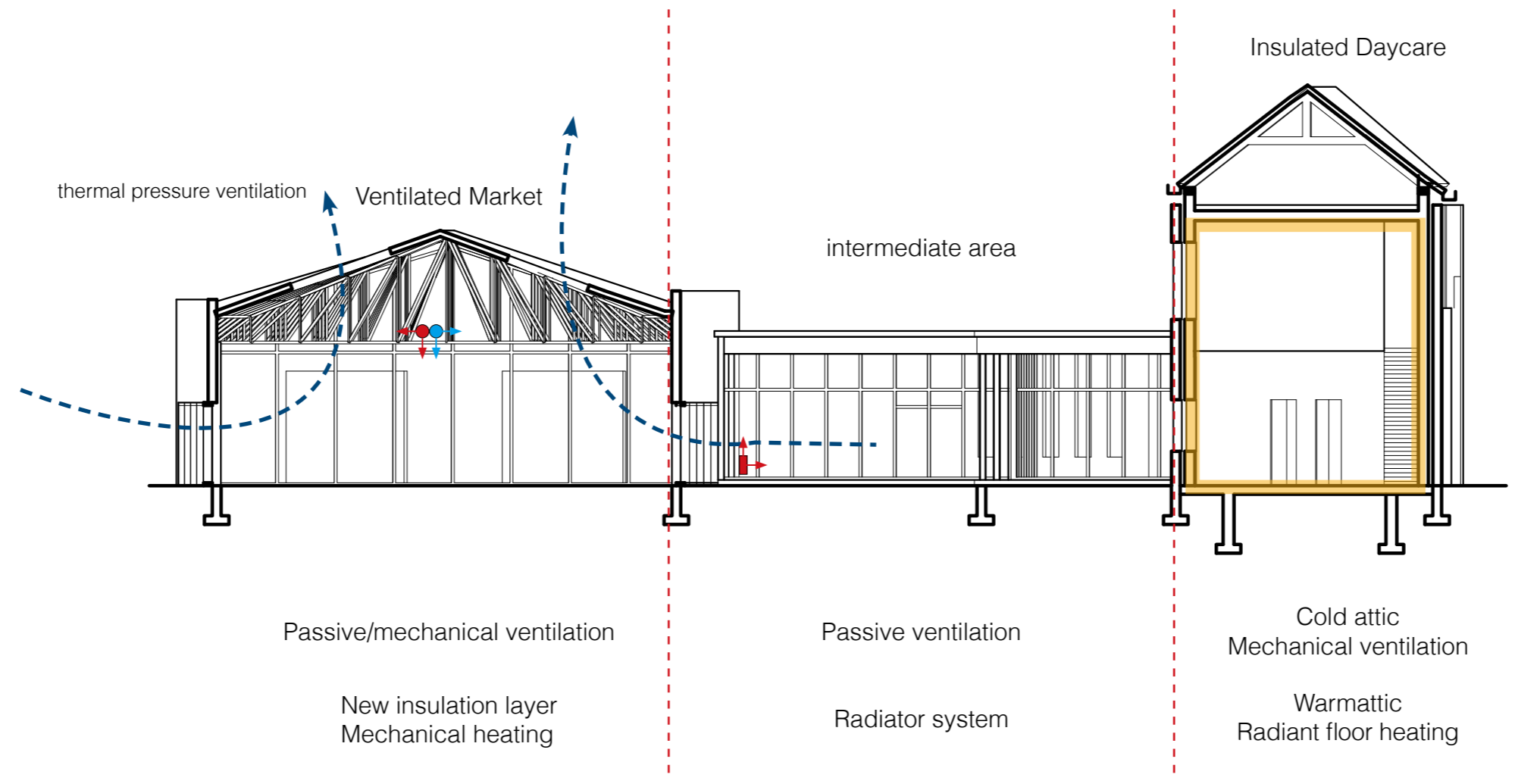


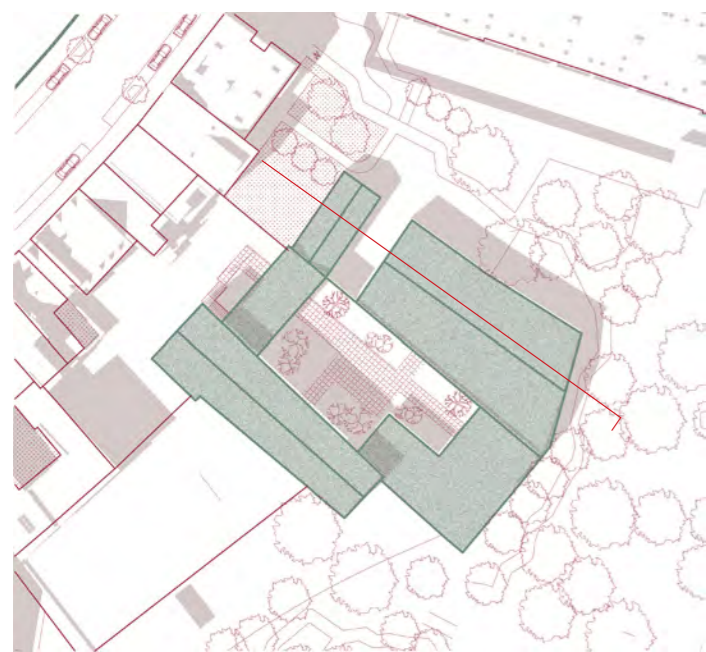
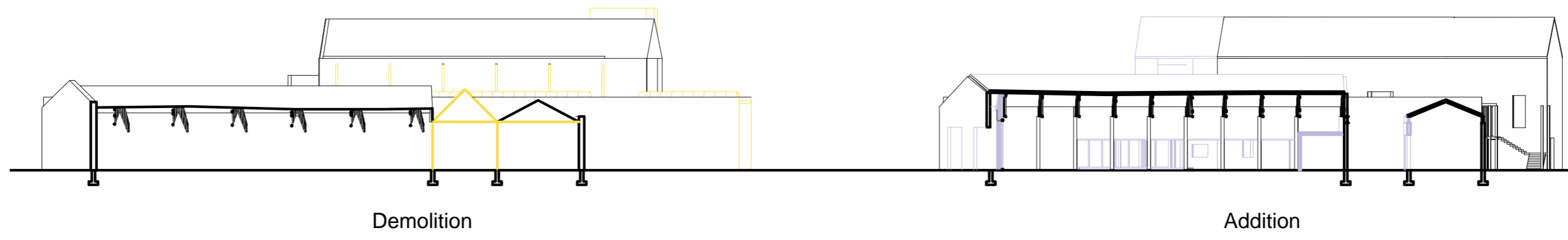
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New



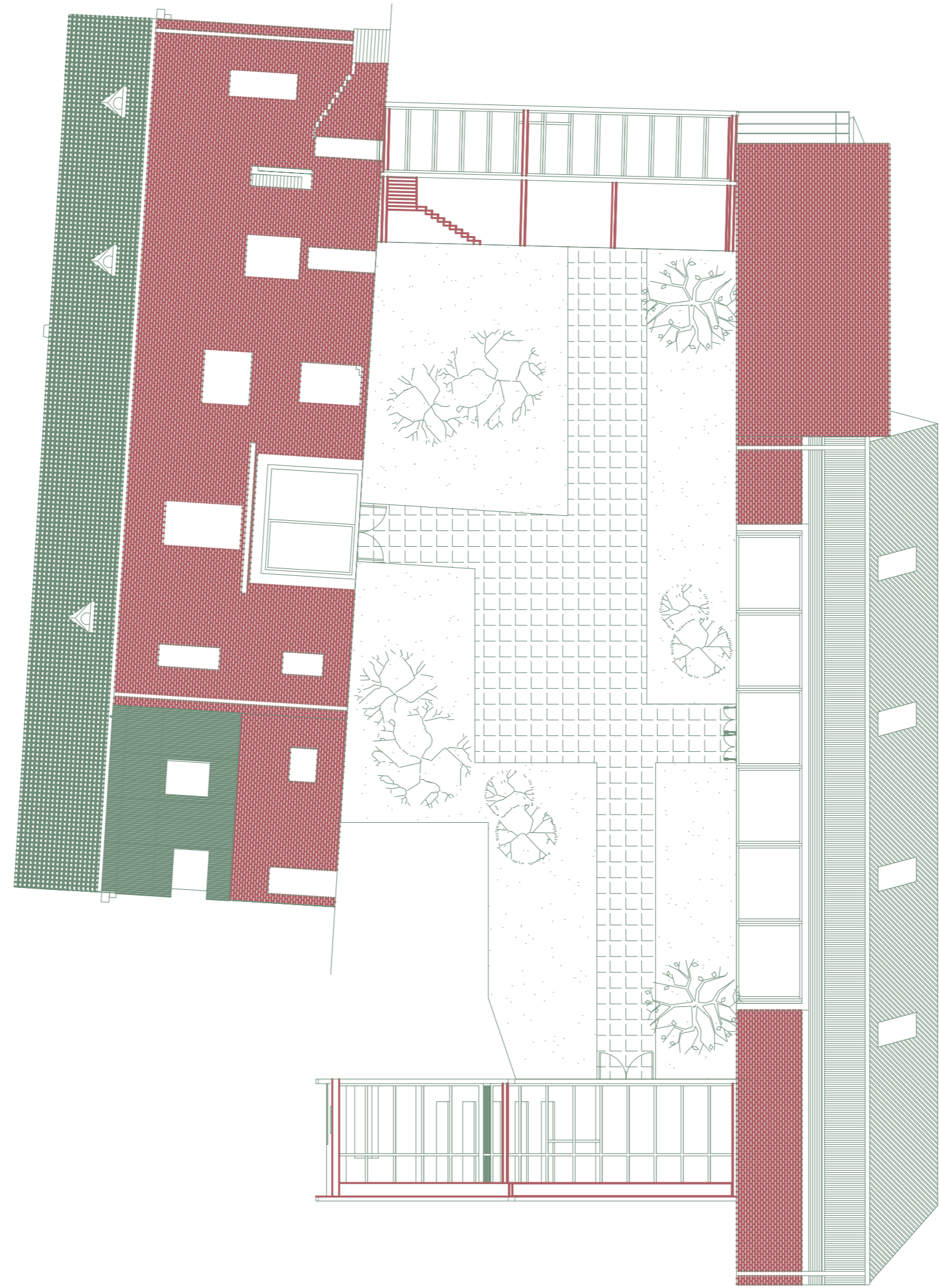




brick wall, using a glass curtain wall as stepping back to look at the old part.







Facade around courtyard







LOUIS & OLIVIA



THANK YOU:)