

KABELKWARTIER

problem statement

Waterdriehoek

project location

value assessment

historical context

design principles

Kabelkwartier

Kabelhal

conclusion

reflection

problem statement

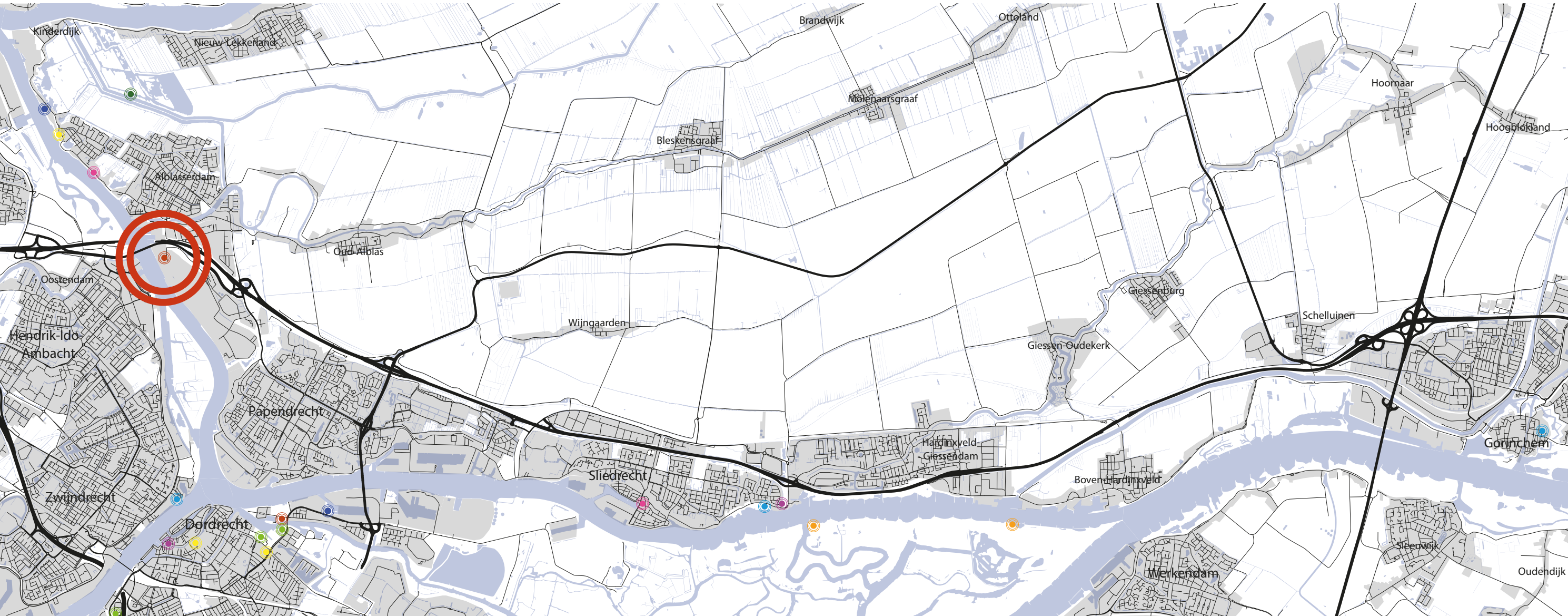
PROBLEM STATEMENT

neglected maritime heritage in
the Waterdriehoek region

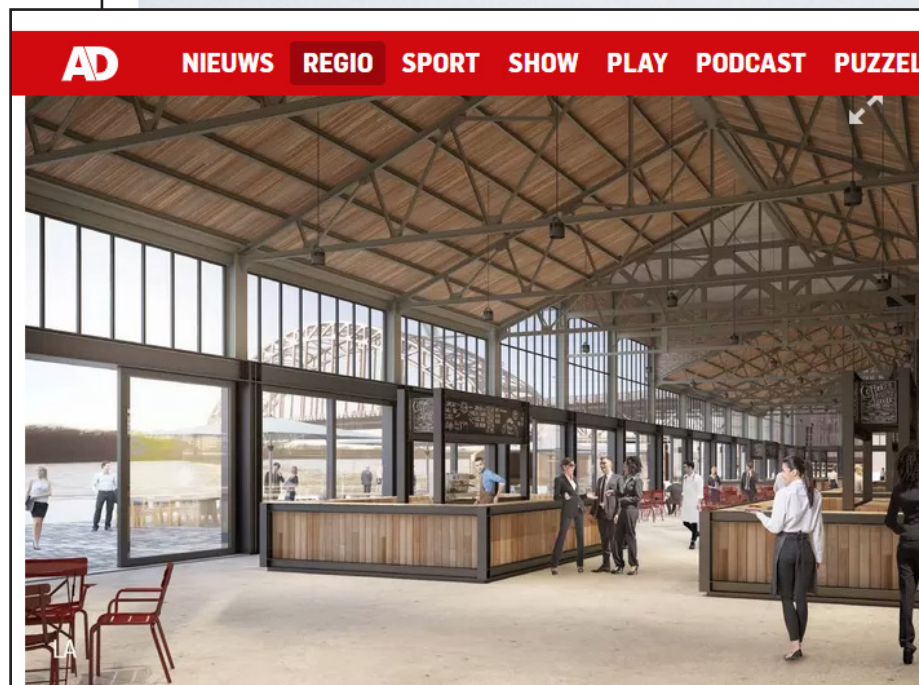
source: Province of South Holland, 2024

Waterdriehoek

TYPOLGY RESEARCH



PROBLEM STATEMENT



▲ Een impressie van hoe het restaurant annex foodcourt op de begane grond er uit zou kunnen zien, met uitzicht op de Brug over de Noord. © Lüchinger Architects

Plan voor hotel met tweehonderd kamers en restaurant in fabriek op terrein Nedstaal

Staat het grootste hotel van de regio straks op het Nedstaalterrein in Alblasterdam? Als het aan eigenaar SVE Group ligt wel. Dat wil dat een hotel met tweehonderd kamers verrijst in een fabriekspand naast de Brug over de Noord.

Albert Sok 07-01-20, 06:09



• Productiehal van FNsteel in Alblasterdam. Foto: FNsteel

FNsteel uit Alblasserdam gaat draadstaal met lage koolstofuitstoot verwerken: 'Trots op deze stap'

vr 19 apr 2024, 11:03 **Zakelijk** 944 keer gelezen



ALBLASSERDAM • Ovako uit Zweden en FNsteel uit Alblasserdam hebben een baanbrekende partnerschapsovereenkomst gesloten, om de productie van hoogwaardig bewerkt walsdraad met een lage koolstofuitstoot in Europa te bevorderen.

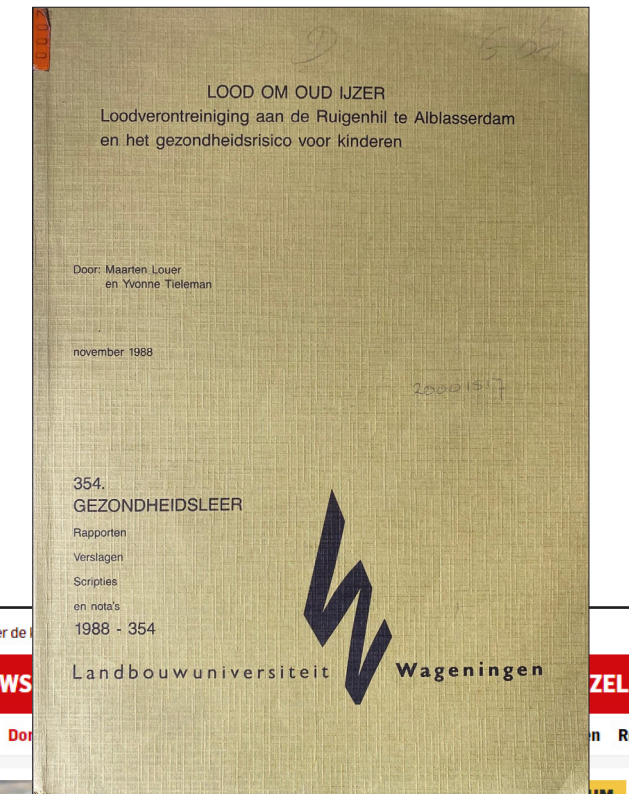


FN Steel in Alblasserdam vanaf volgende week definitief eigendom van Jingye



ALBLASSERDAM – Het bedrijf FN Steel in Alblasserdam is vanaf volgende week definitief eigendom van het Chinese staalbedrijf Jingye. De Chinese eigenaar neemt heel British Steel, waar FN Steel ook onder valt, over. Dat meldt NRC. Vorig jaar november werd de overname al aangekondigd, maar daarna rezen diverse obstakels. Zo wilde de Franse overheid niet meewerken. British Steel zou volgens de BBC opgekocht zijn voor ongeveer 58 miljoen euro.

British Steel verkeert al sinds mei vorig jaar in surseance. Bij FN Steel in Alblasserdam werken



▲ Over een paar maanden is er niets meer te zien van de fabriek. Ook de drie schoorstenen gaan tegen de vlakte. © Cees van der Wal

Iconisch pand van Nedstaal in Alblasterdam gaat nu echt plat

Al het hele jaar wordt gesloopt aan het pand van Nedstaal in Alblasserdam, maar nu pas zijn de buitenmuren aan de beurt. Begin volgend jaar is het iconische pand voorgoed verdwenen uit de skyline van het dorp. Het maakt plaats voor nieuwe bedrijven.

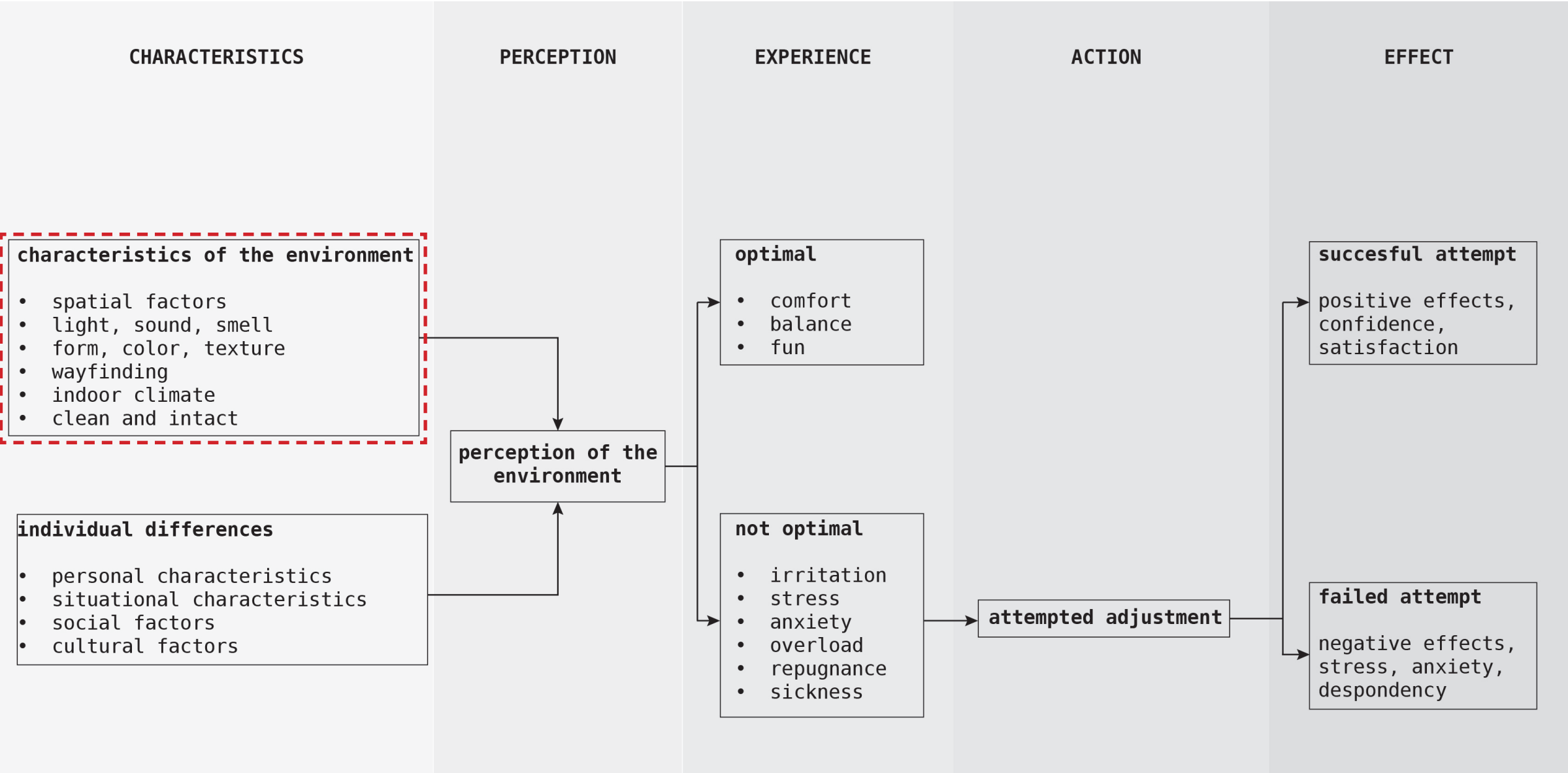
“first we shape cities and then they shape us.”

Winston Churchill

“Every time we build anything we affect the quality of life
of people.”

Jan Gehl

ENVIRONMENTAL PSYCHOLOGY - perception

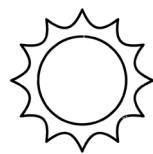


Omgevingspsychologie & ontwerpen, Hamel & Colenberg (2013)

RESEARCH QUESTION

How can industrial heritage in the Waterdriehoek, built between dyke and water, be revitalised in a way that promotes well-being?

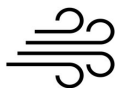
RESEARCH & DESIGN



DAYLIGHT



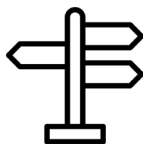
ACOUSTIC COMFORT



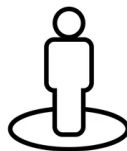
AIR QUALITY



NATURE



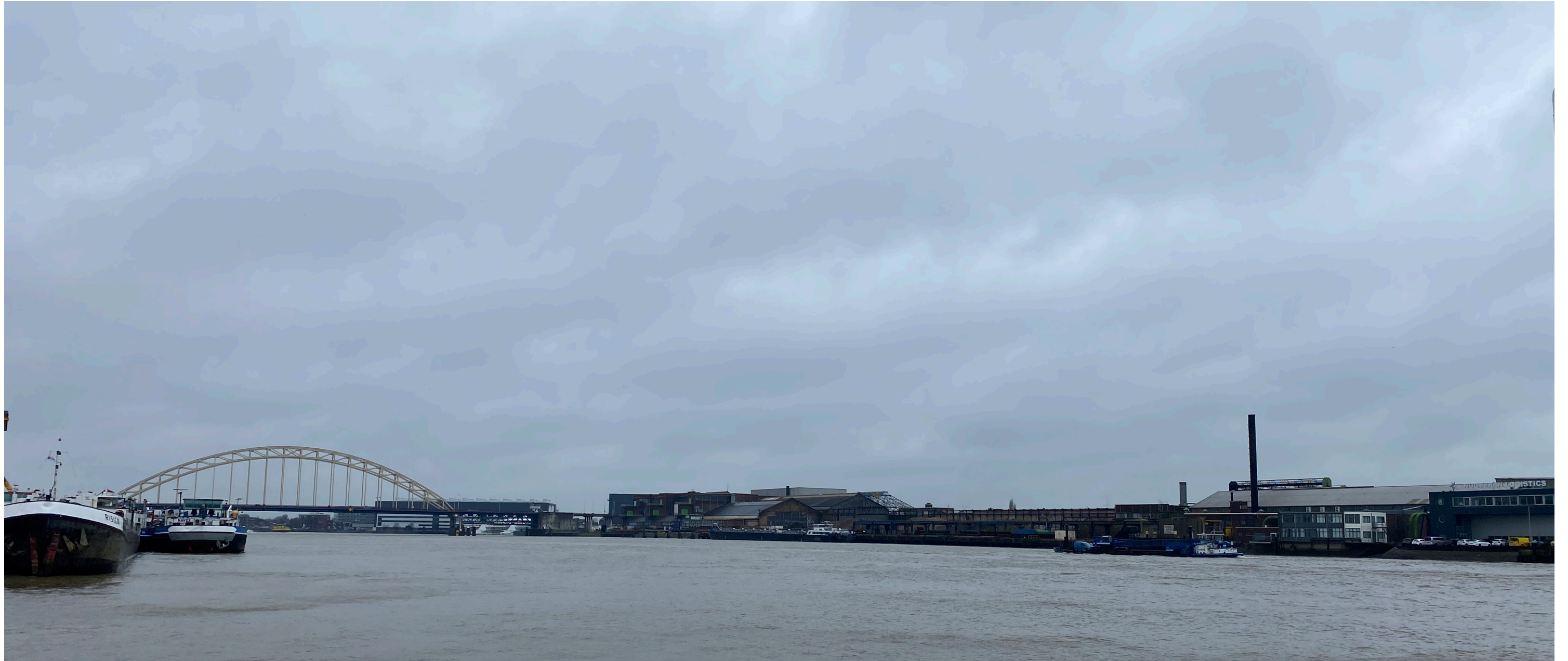
WAYFINDING



PERSONAL SPACE

project location

PROJECT LOCATION



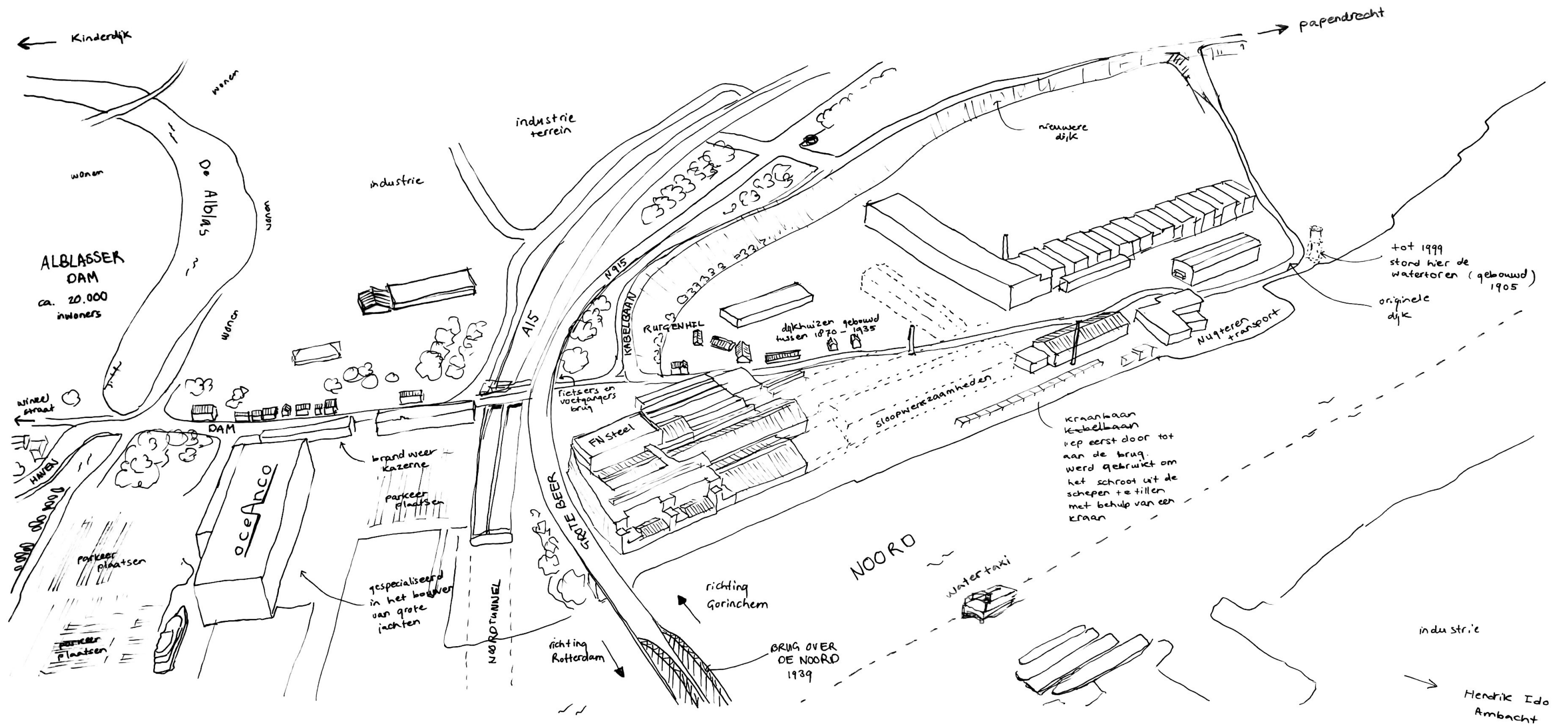
PROJECT LOCATION



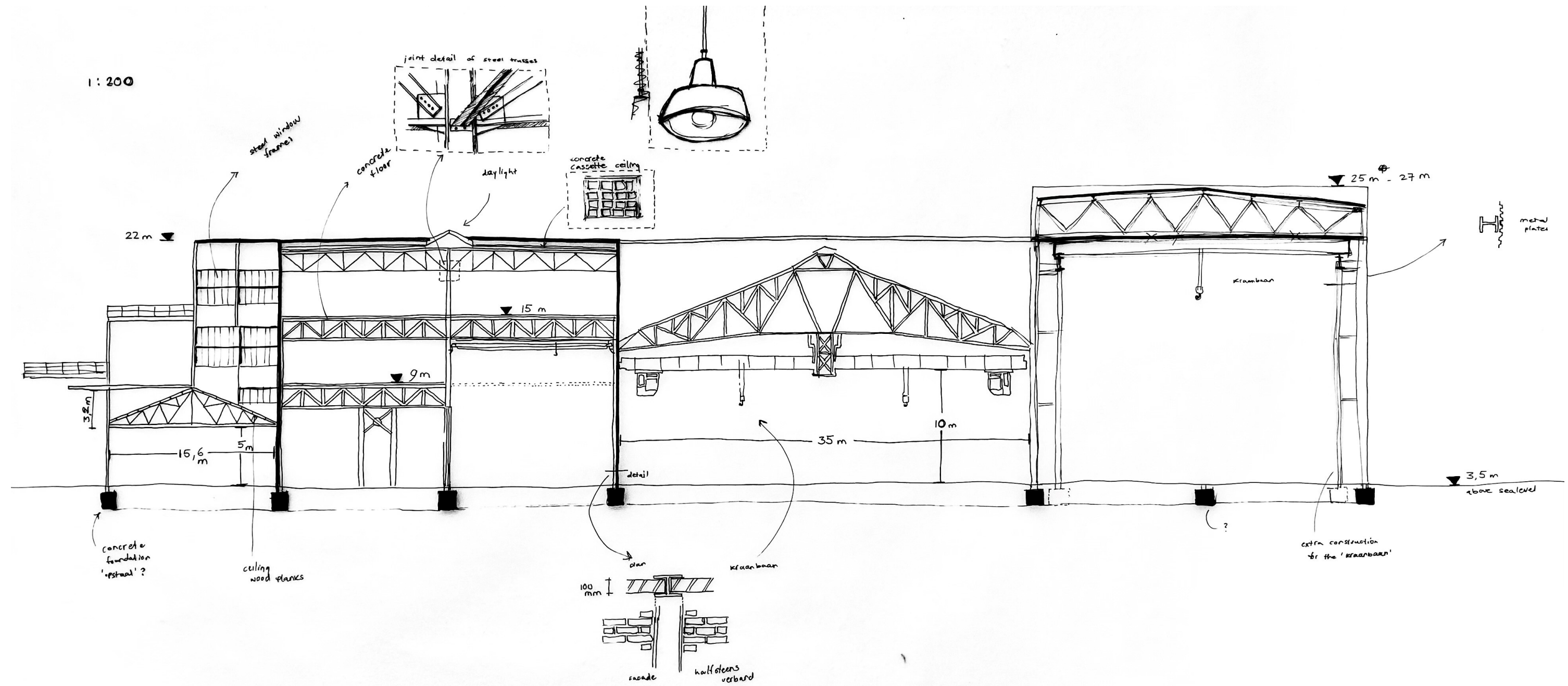
PROJECT LOCATION



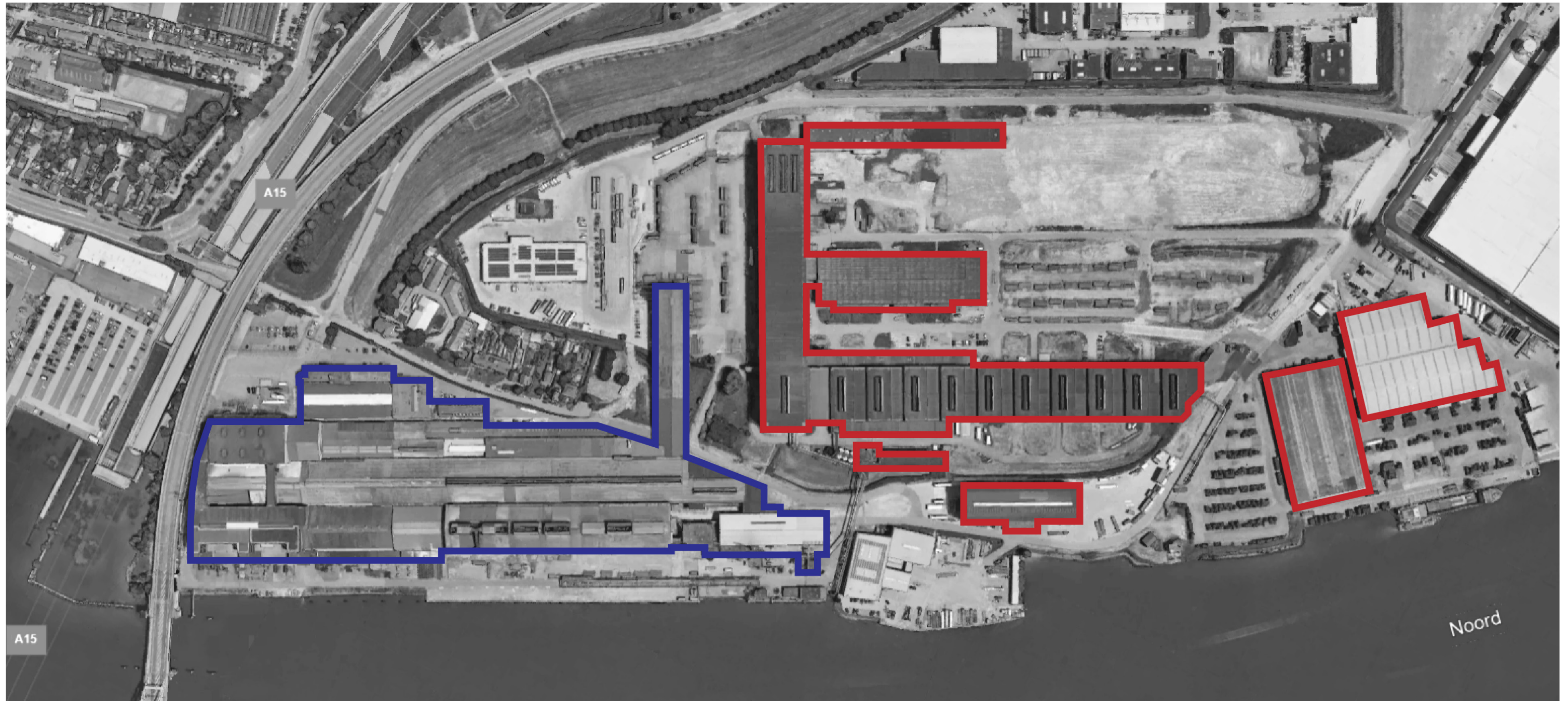
ANALYSIS



ANALYSIS



PROJECT LOCATION



PROJECT LOCATION



PROJECT LOCATION



PROJECT LOCATION



PROJECT LOCATION



value assessment

VALUE ASSESSMENT

BRAND +	RIEGL +	AGE value	HISTORICAL value	INTENTIONAL COMMEMORATIVE value	NON INTENDED COMMEMORATIVE value	USE value	NEW-NESS value	(relative) ART value	RARITY value [+]	OTHER relevant values [+]
SURROUNDINGS / SETTING [+]										
SITE			X						X	
SKIN (exterior)			X					X		
STRUCTURE						X				
SPACE PLAN										
SURFACES (interior) [+]										
SERVICES										
STUFF		X								
SPIRIT of PLACE [+]										



De Gooi- en Eemlander, April 1, 1937

HISTORICAL VALUE
X
SITE



own picture, May 13, 2024

HISTORICAL VALUE
X
SKIN



own picture, May 13, 2024

USE VALUE
X
STRUCTURE



own picture, May 13, 2024

ART VALUE
X
SKIN & SURFACES



own picture, May 13, 2024

RARITY VALUE
X
SITE



own picture, May 13, 2024

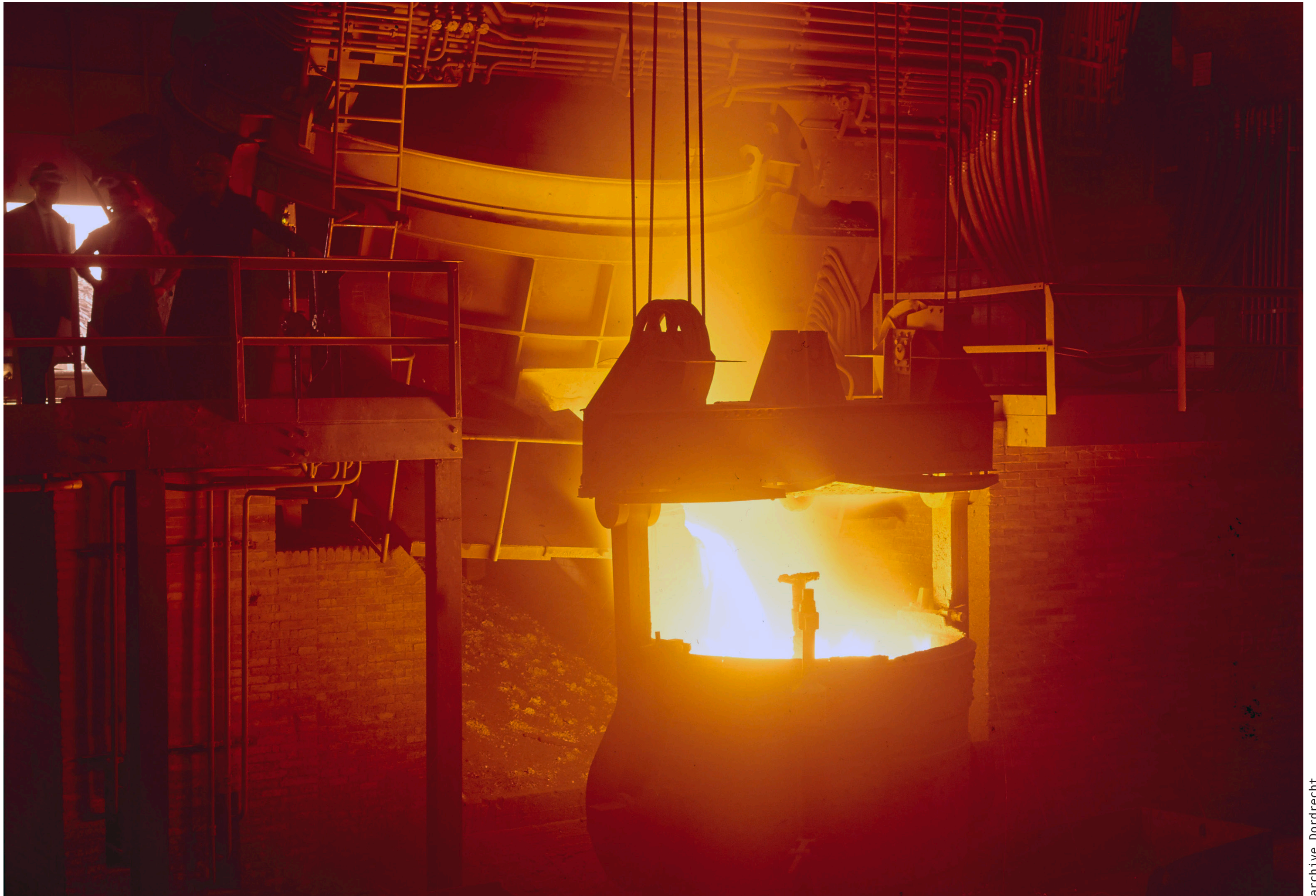
AGE VALUE
X
STUFF

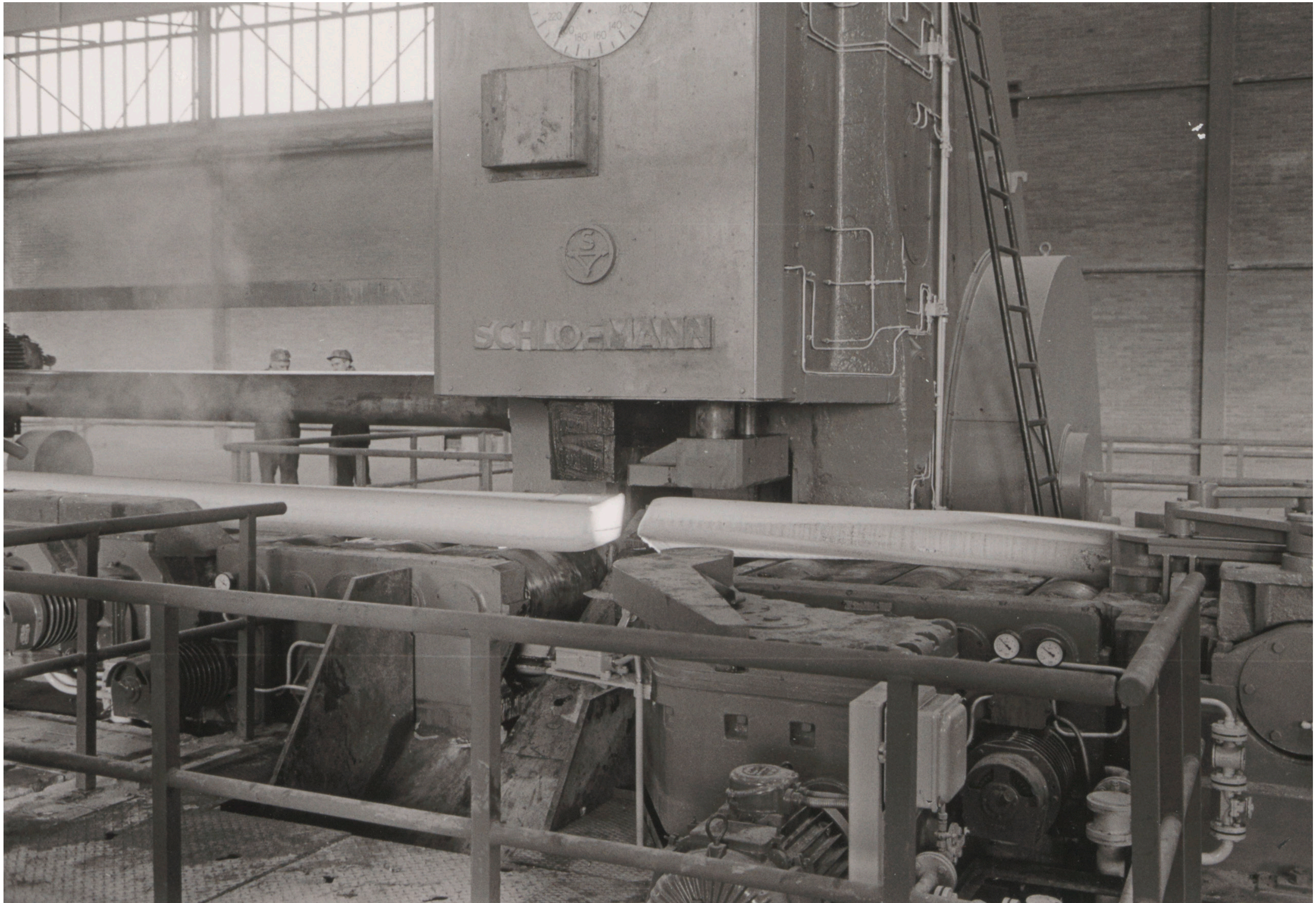
historical context

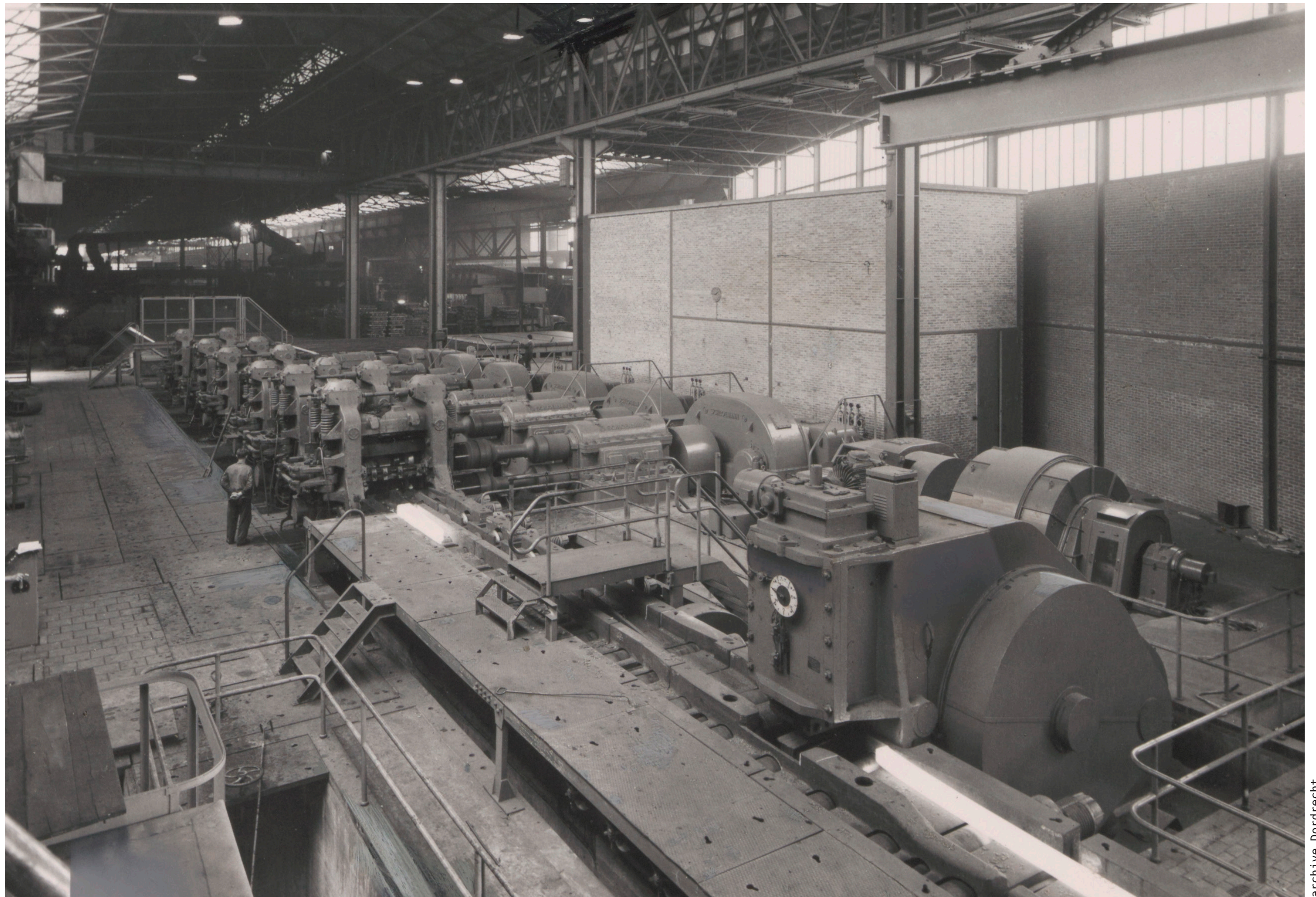




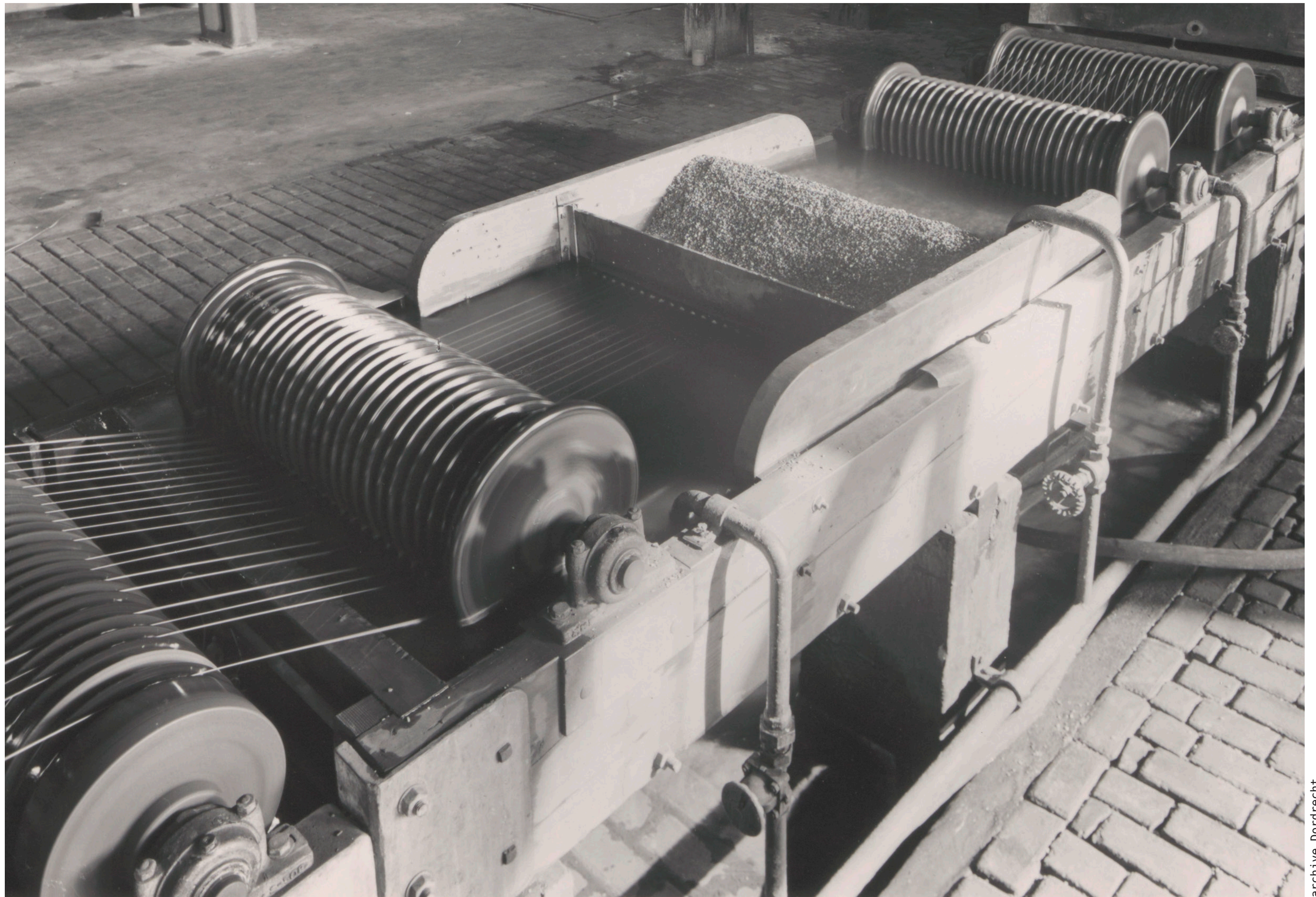


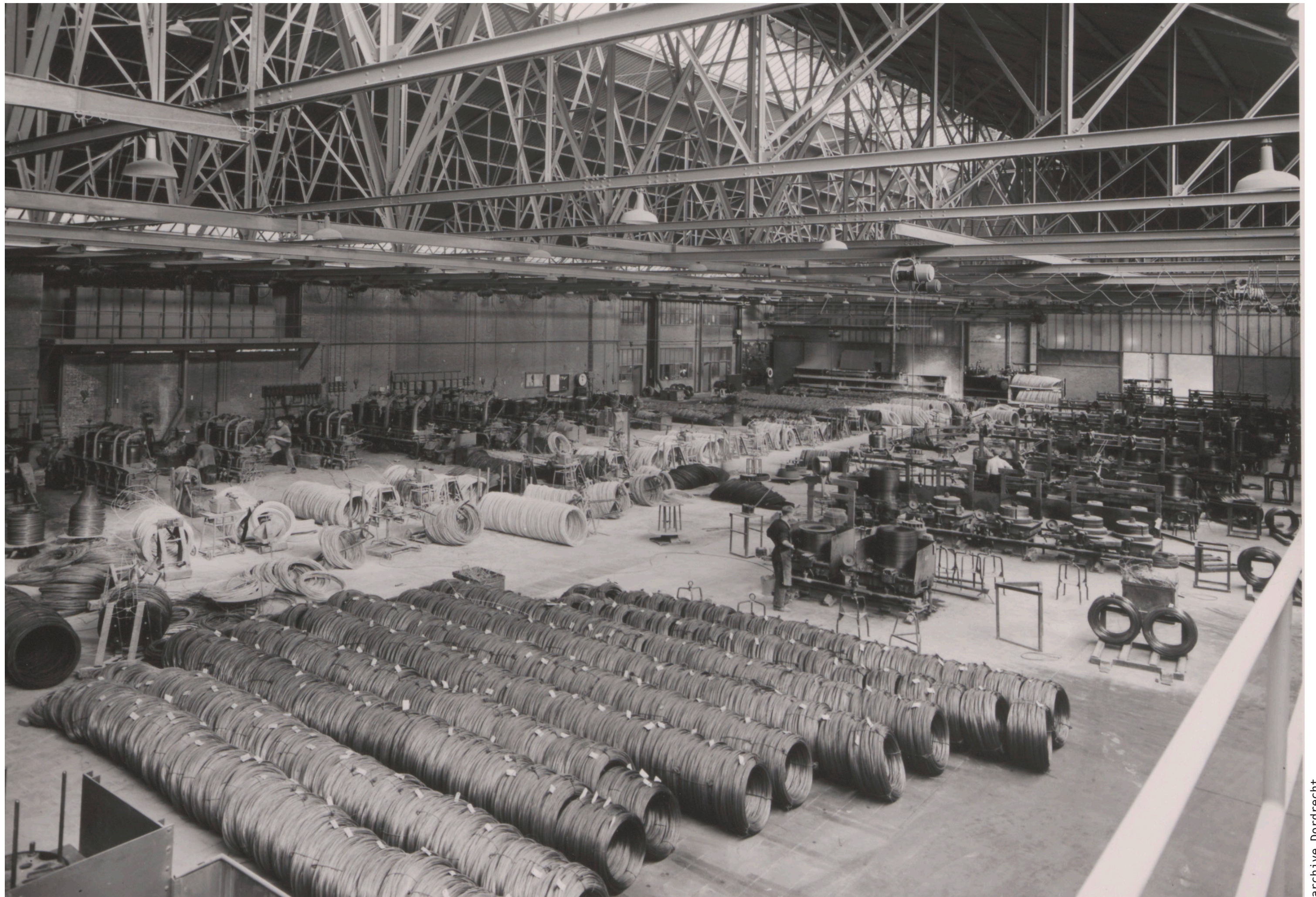










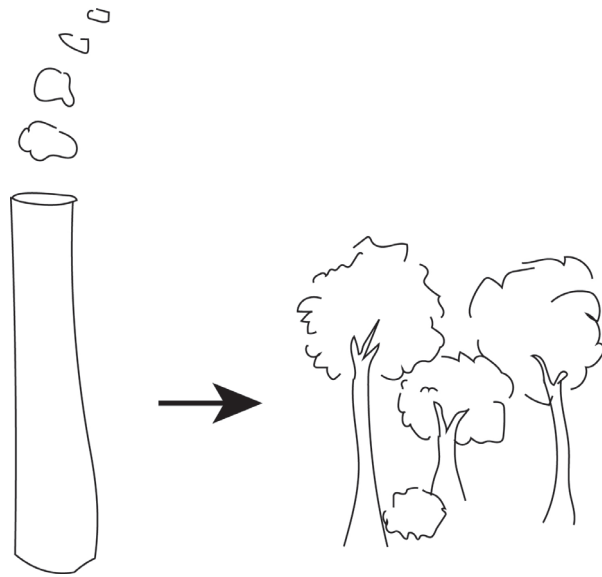




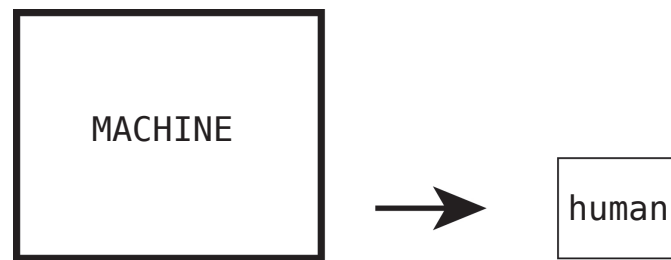


design principles

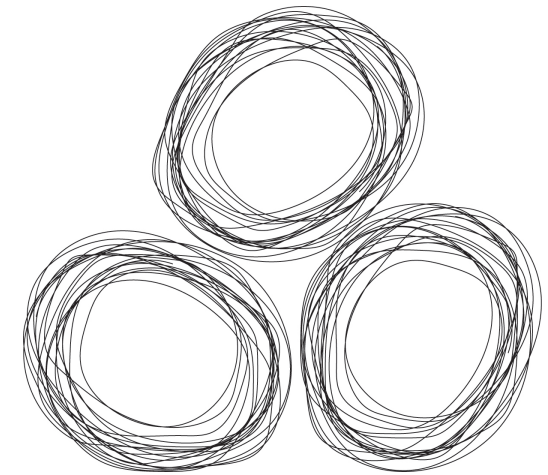
URBAN DESIGN PRINCIPLES



FROM POLLUTION TO
GREEN HUB



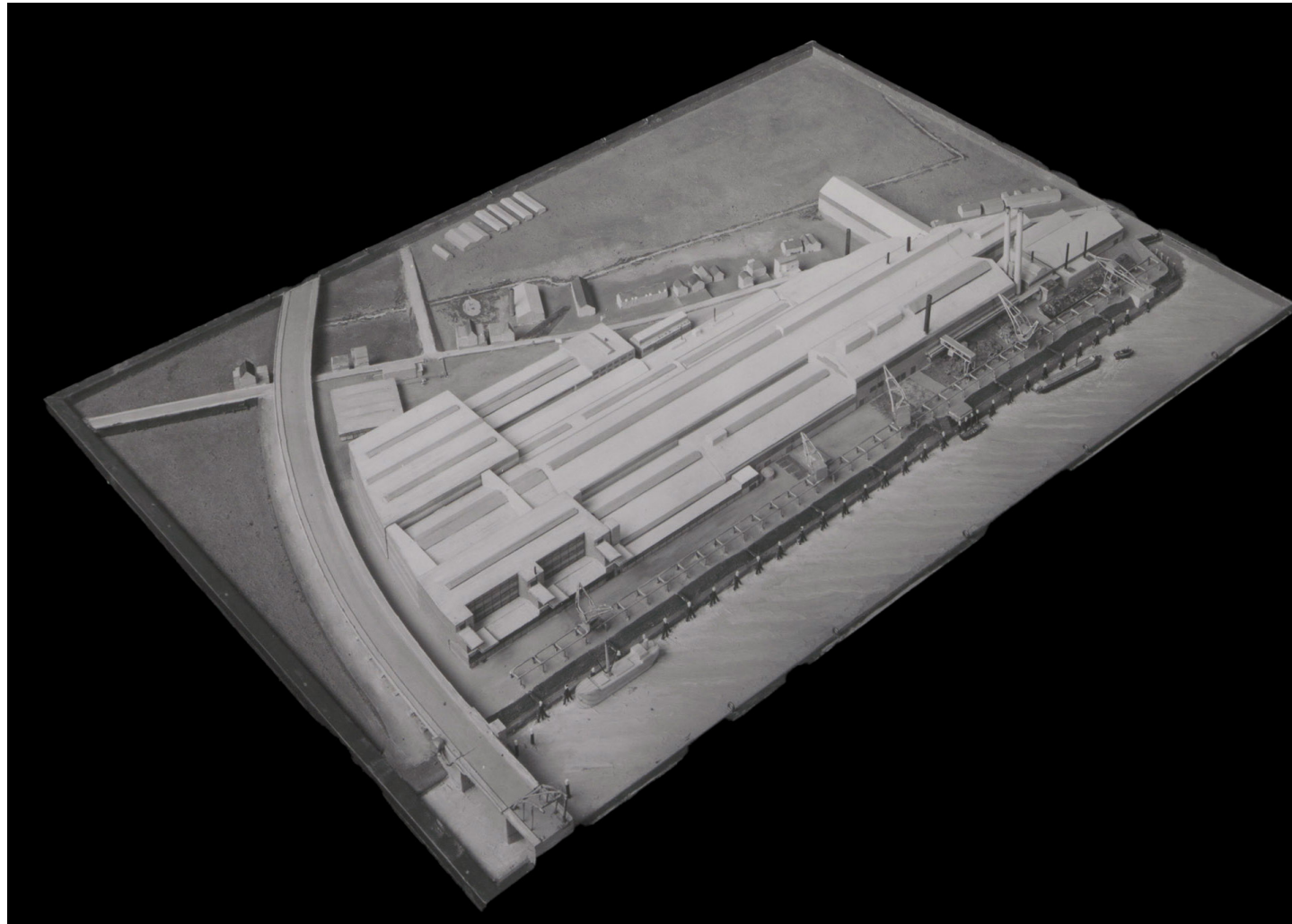
HUMAN SCALE



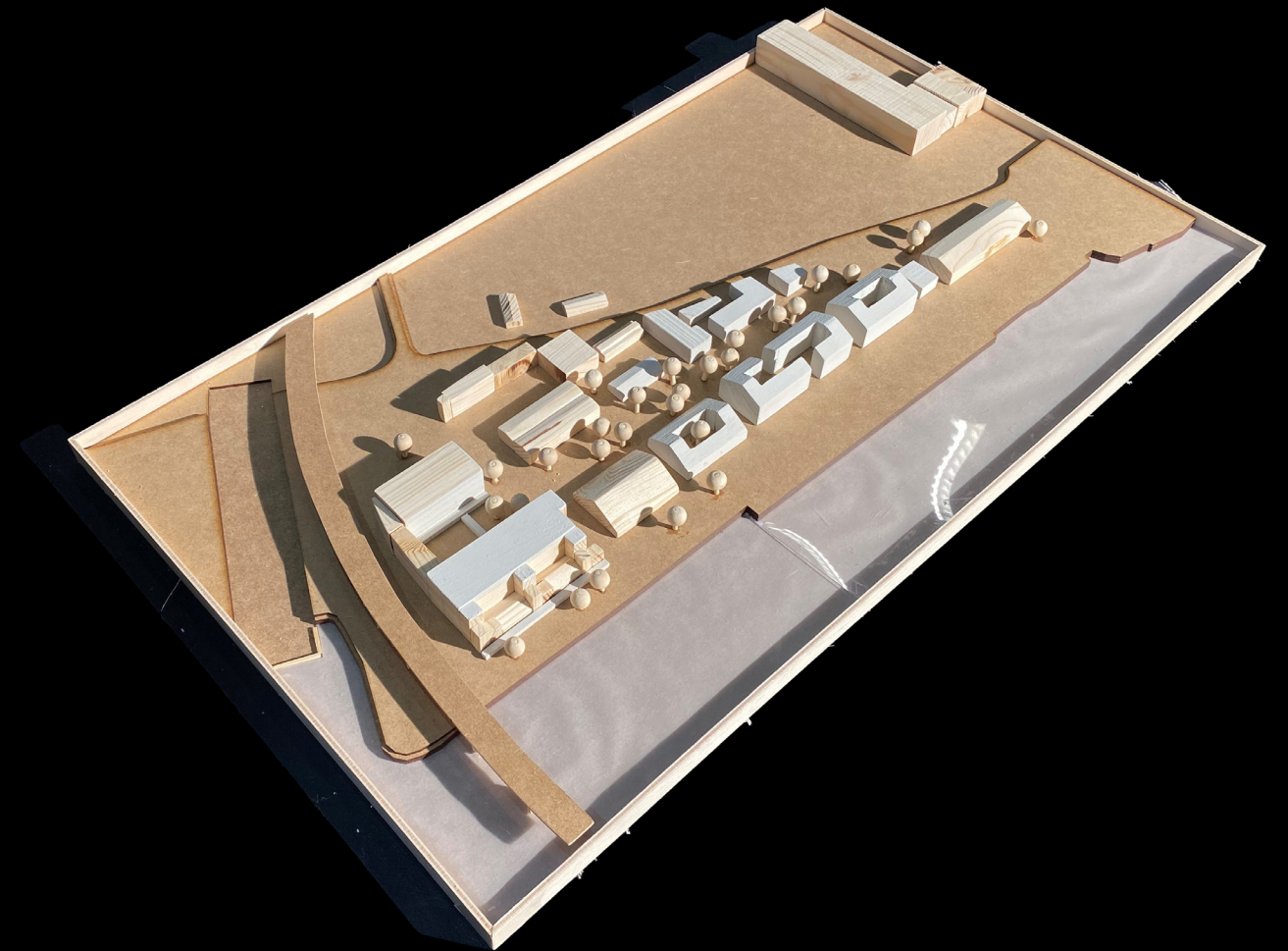
CONTINUE
TELLING THE
HISTORY

Kabelkwartier

URBAN MODEL

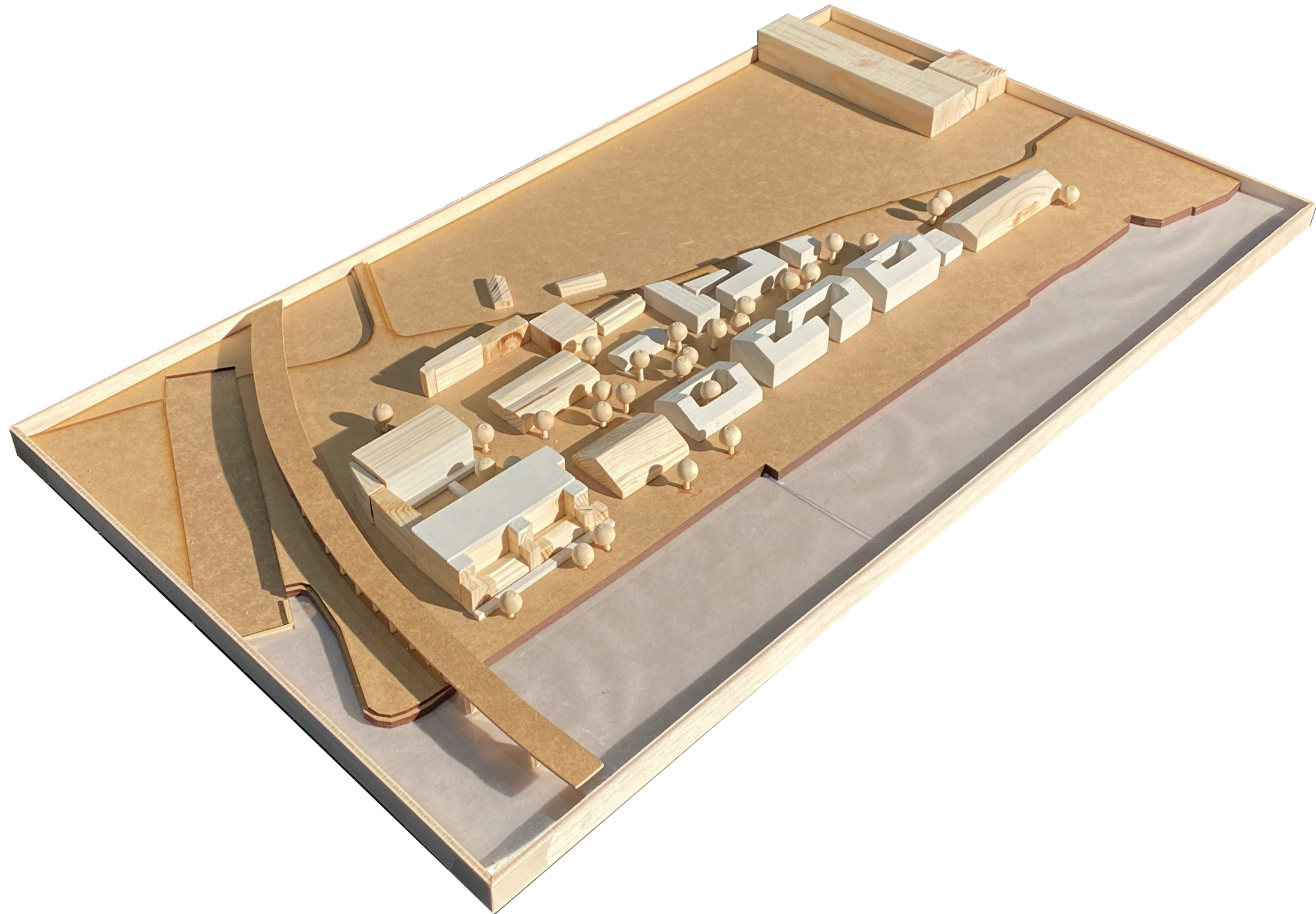


archive Dordrecht



own picture

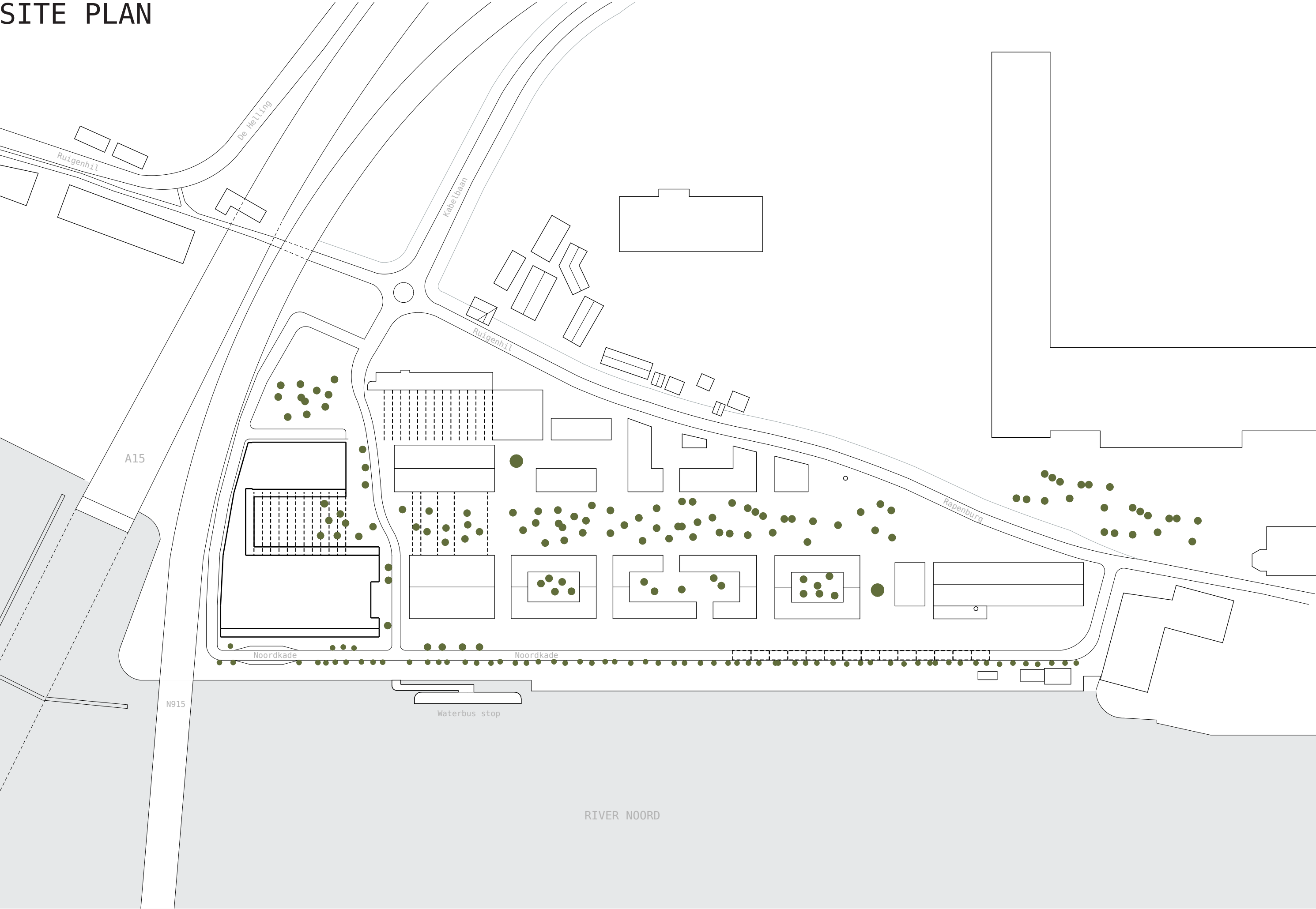
URBAN MODEL



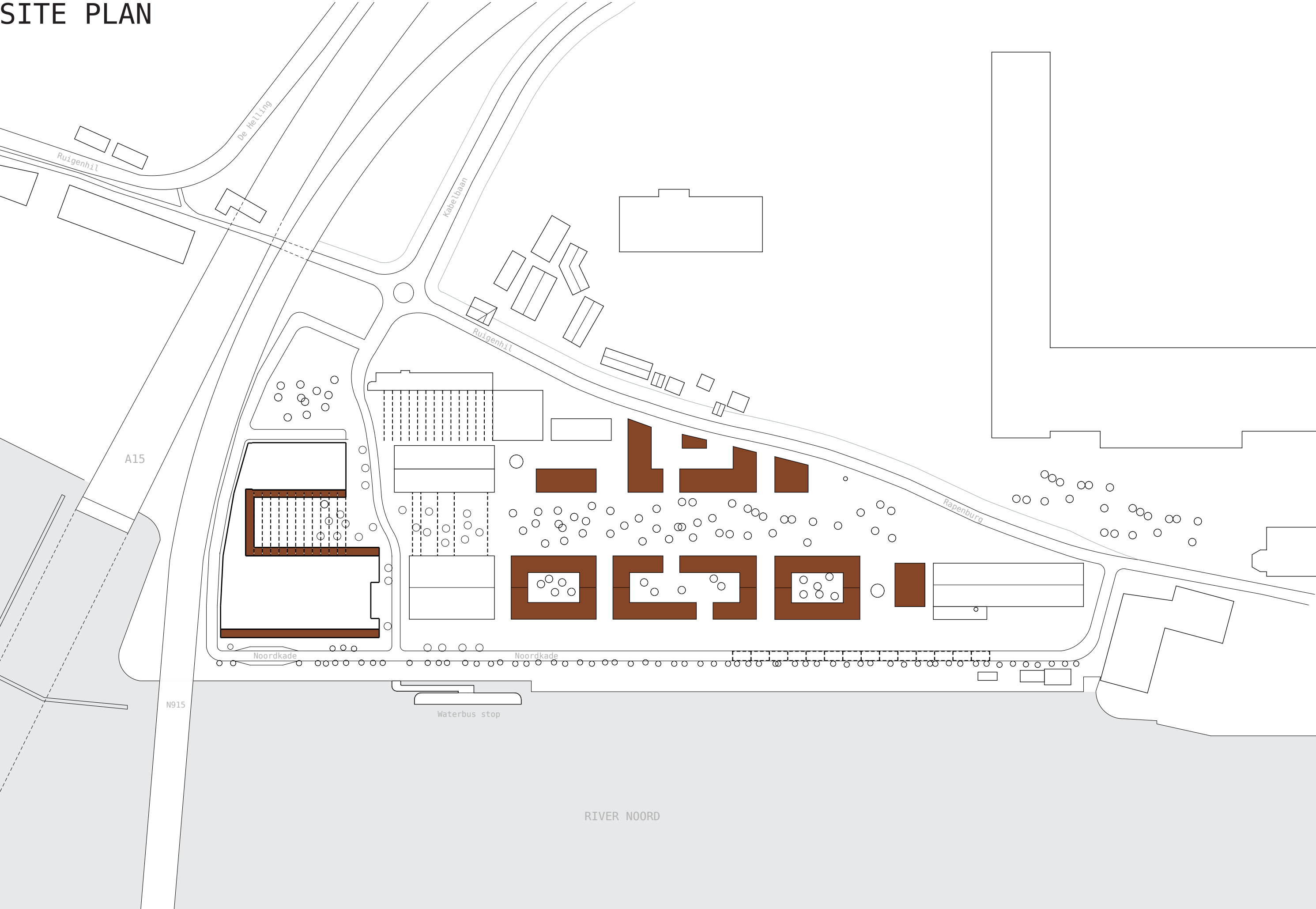
URBAN MODEL



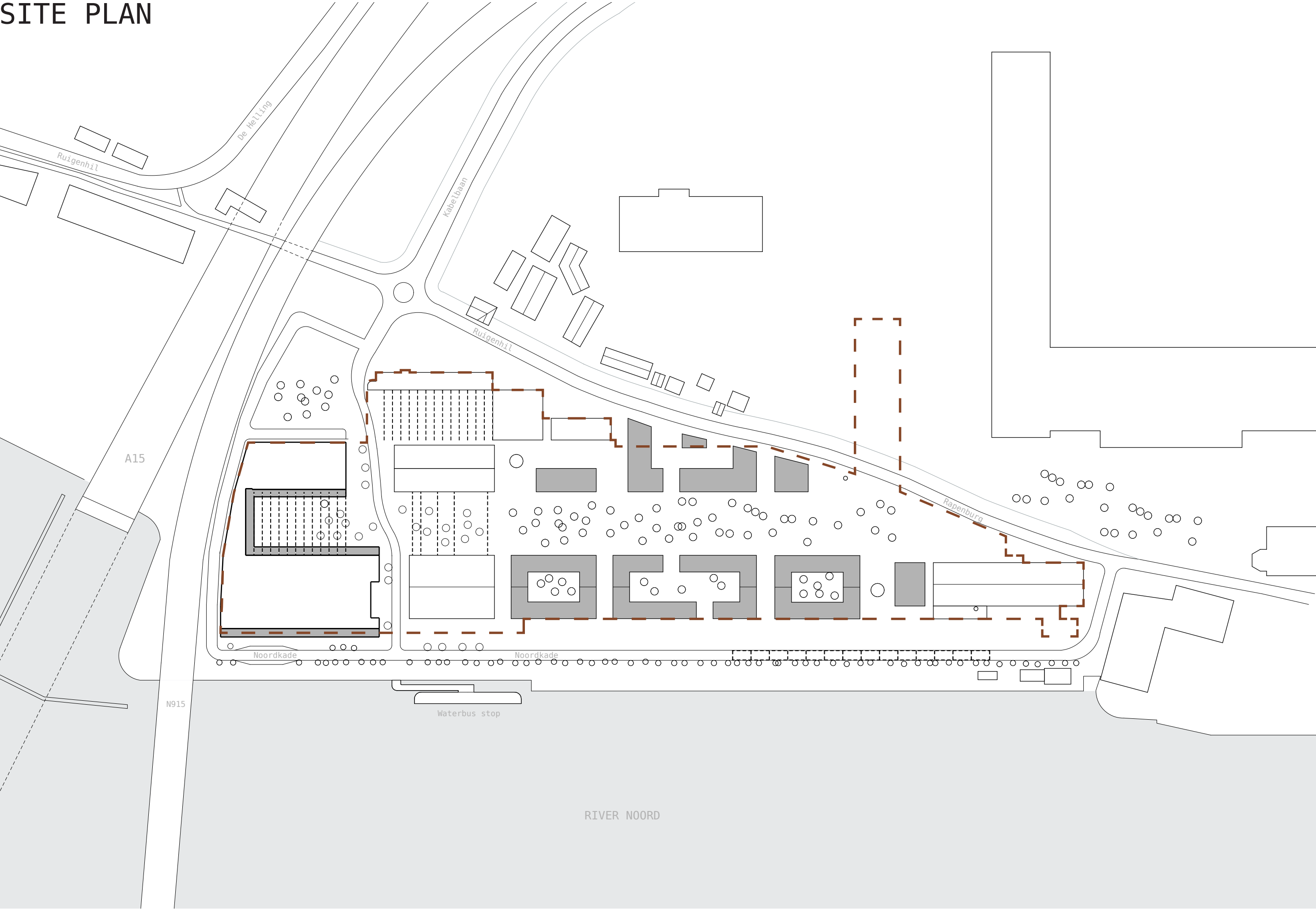
SITE PLAN



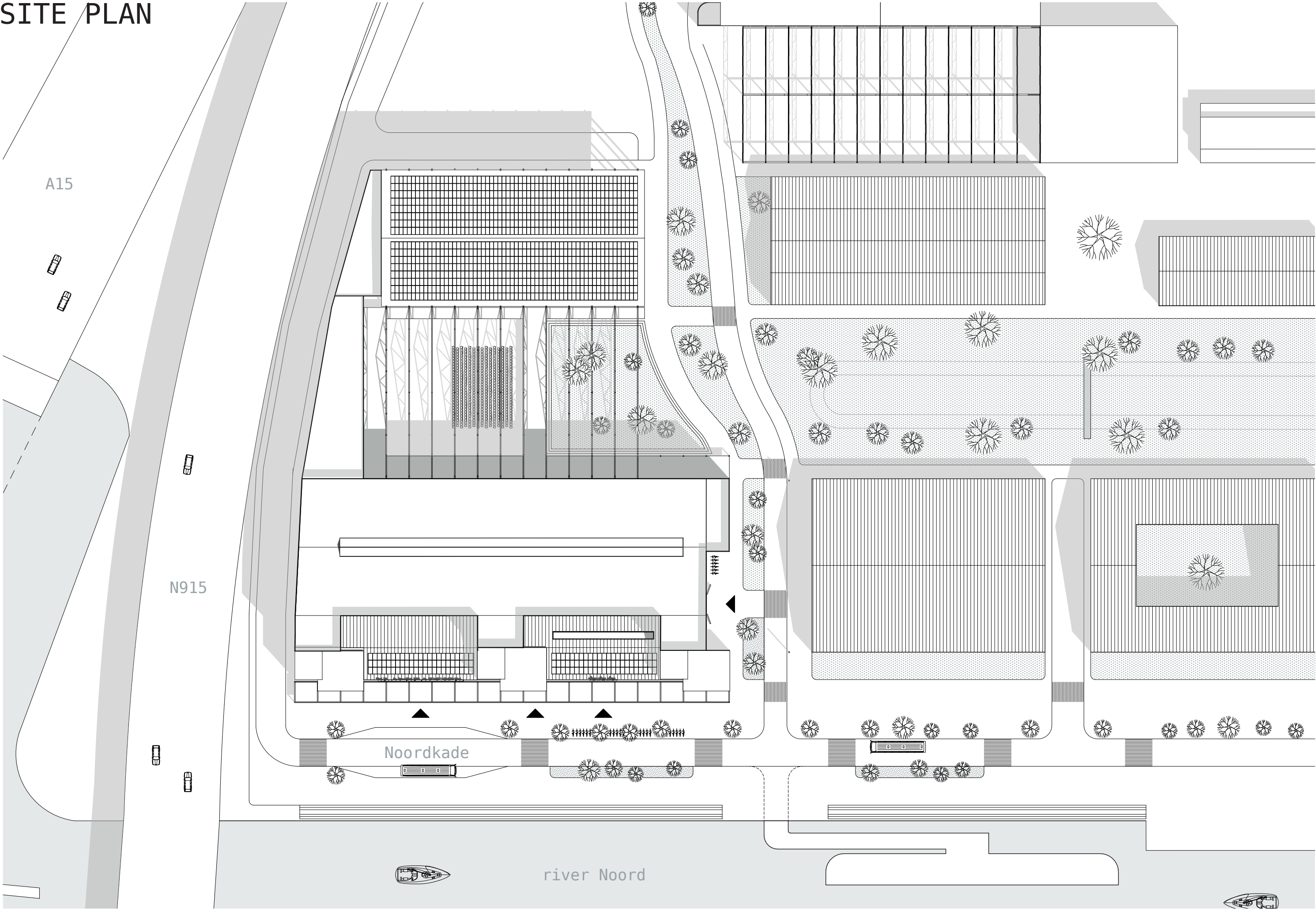
SITE PLAN



SITE PLAN



SITE PLAN



Kabelthal

BUILDING DESIGN PRINCIPLES



RECOVER FROM STRESS

- garden
- concert hall



CULTURE

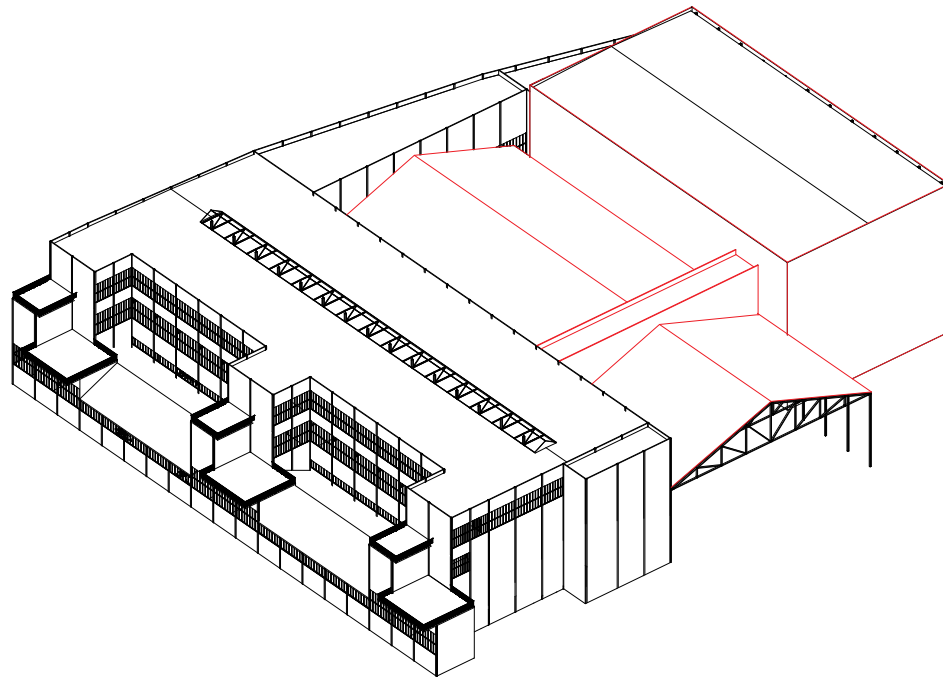
- concert hall
- creative stuio's
- event hall
- restaurant



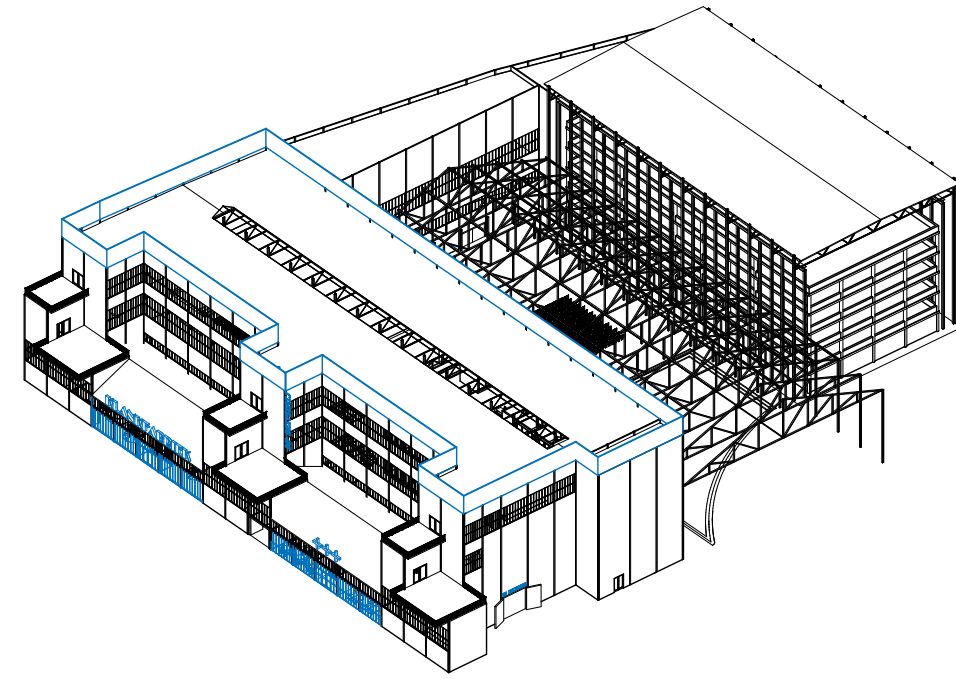
INSPIRE & DEVELOP

- music school
- creative studio's

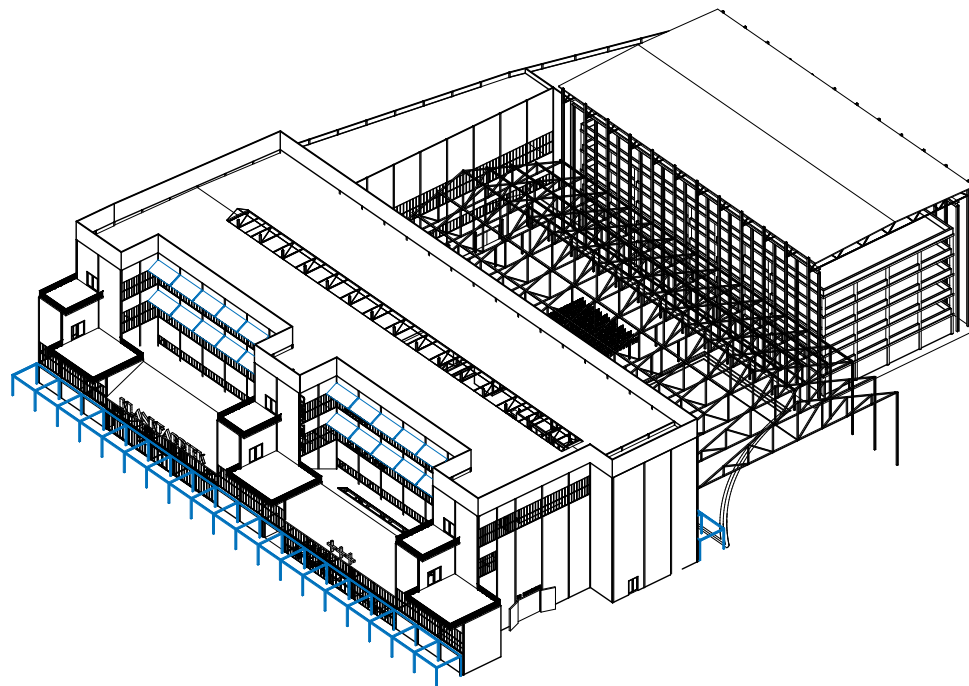
CONCEPT KABELHAL



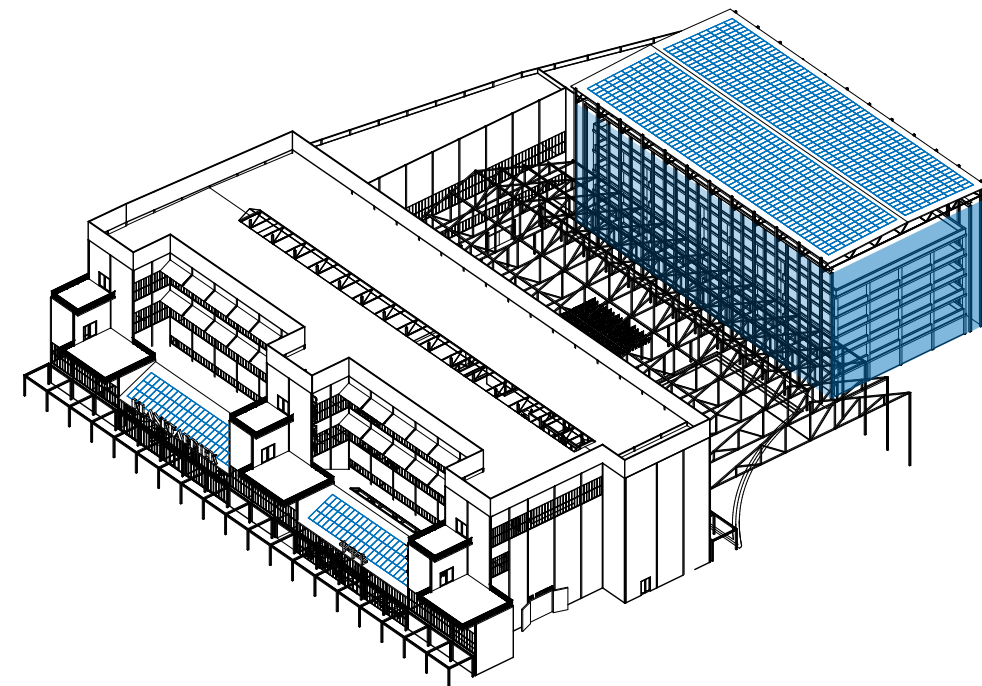
1. existing situation &
demolish



2. wayfinding



3. passive climate
design

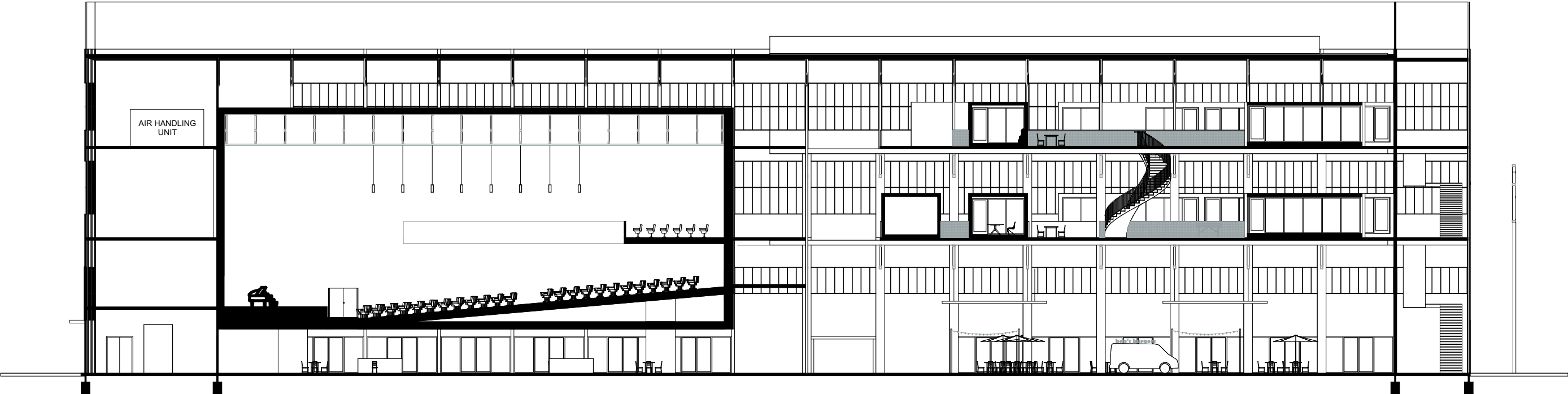


4. solar panels &
green facade

SECTIONS KABELHAL



section A

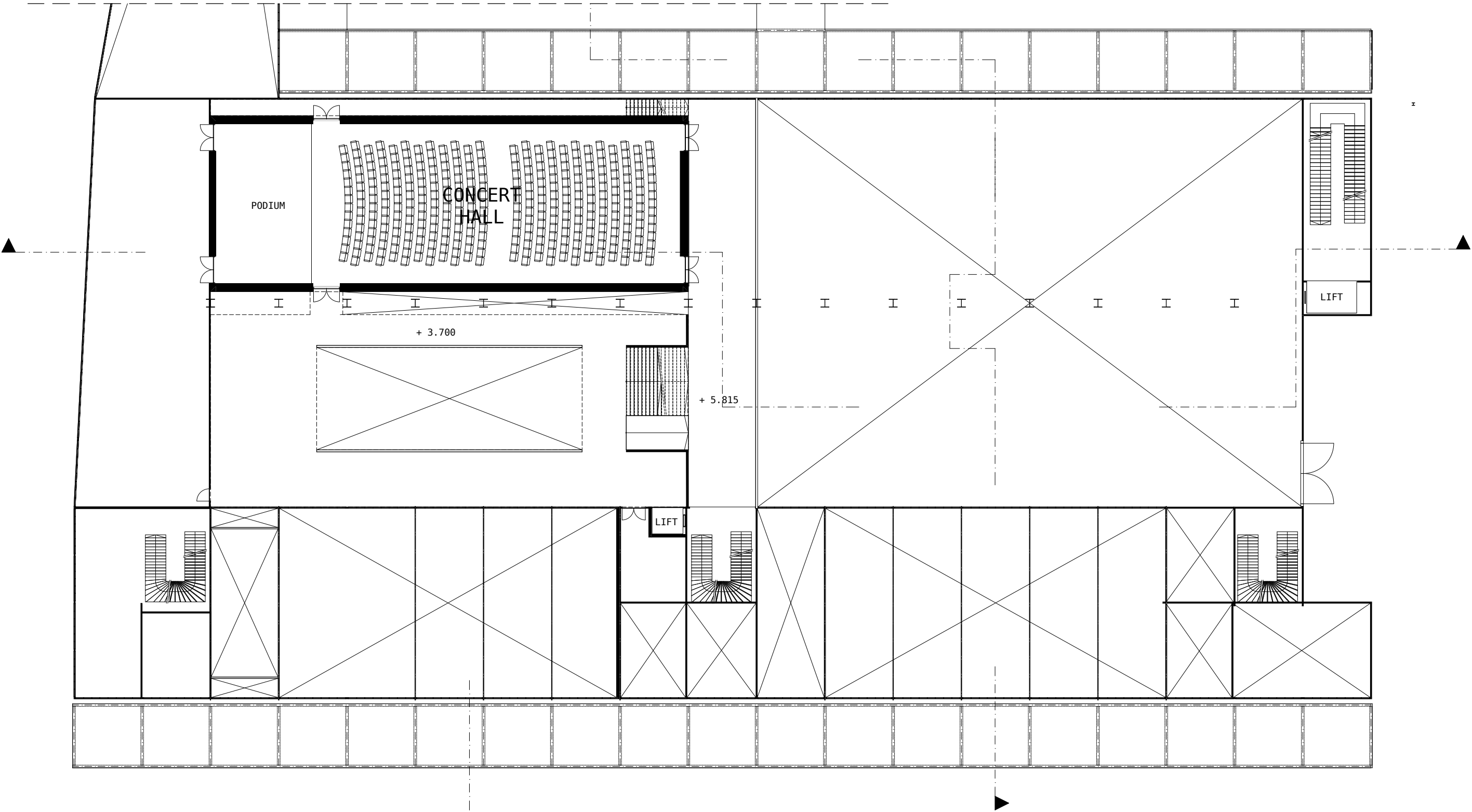


section B

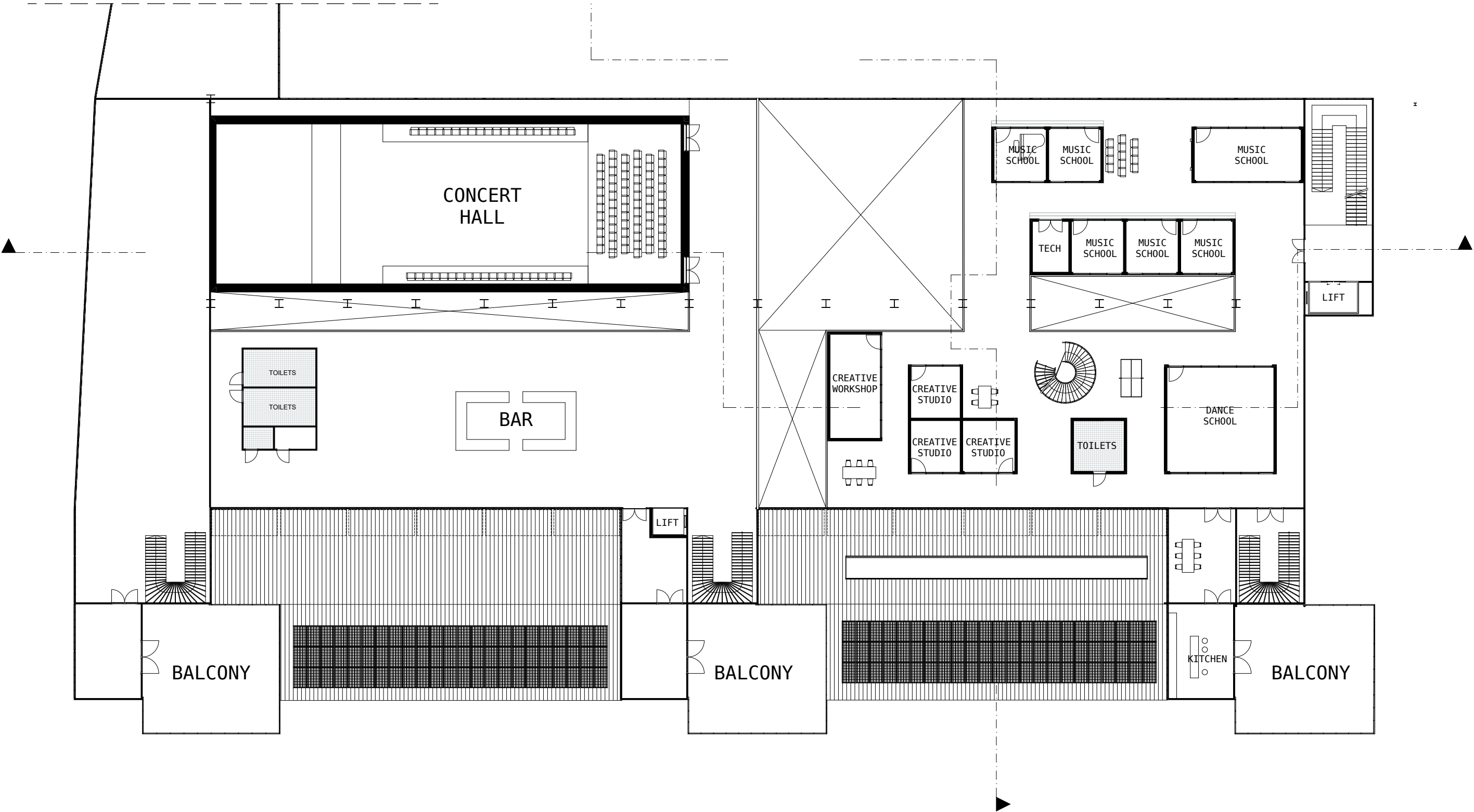
GROUND FLOOR



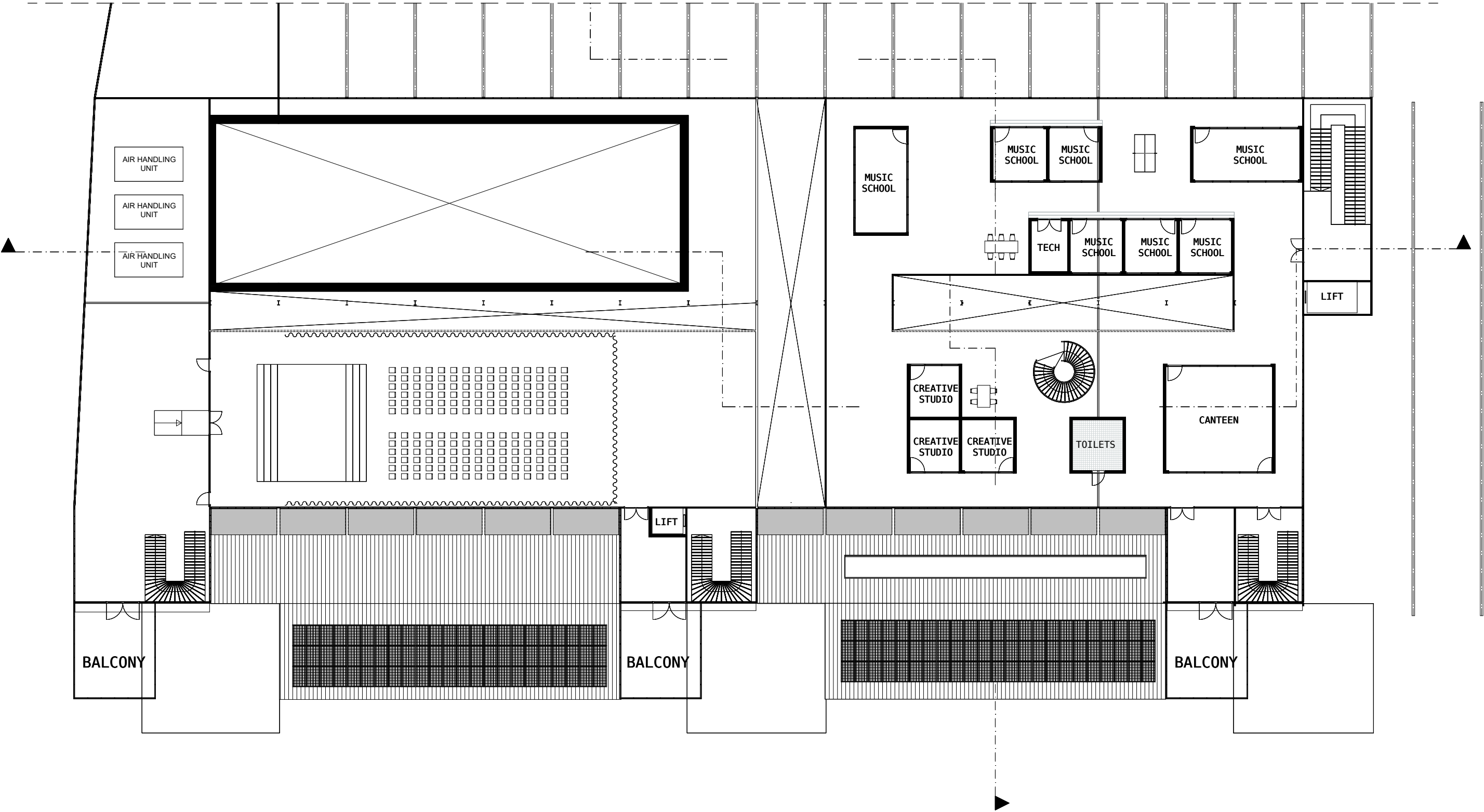
FIRST FL00R



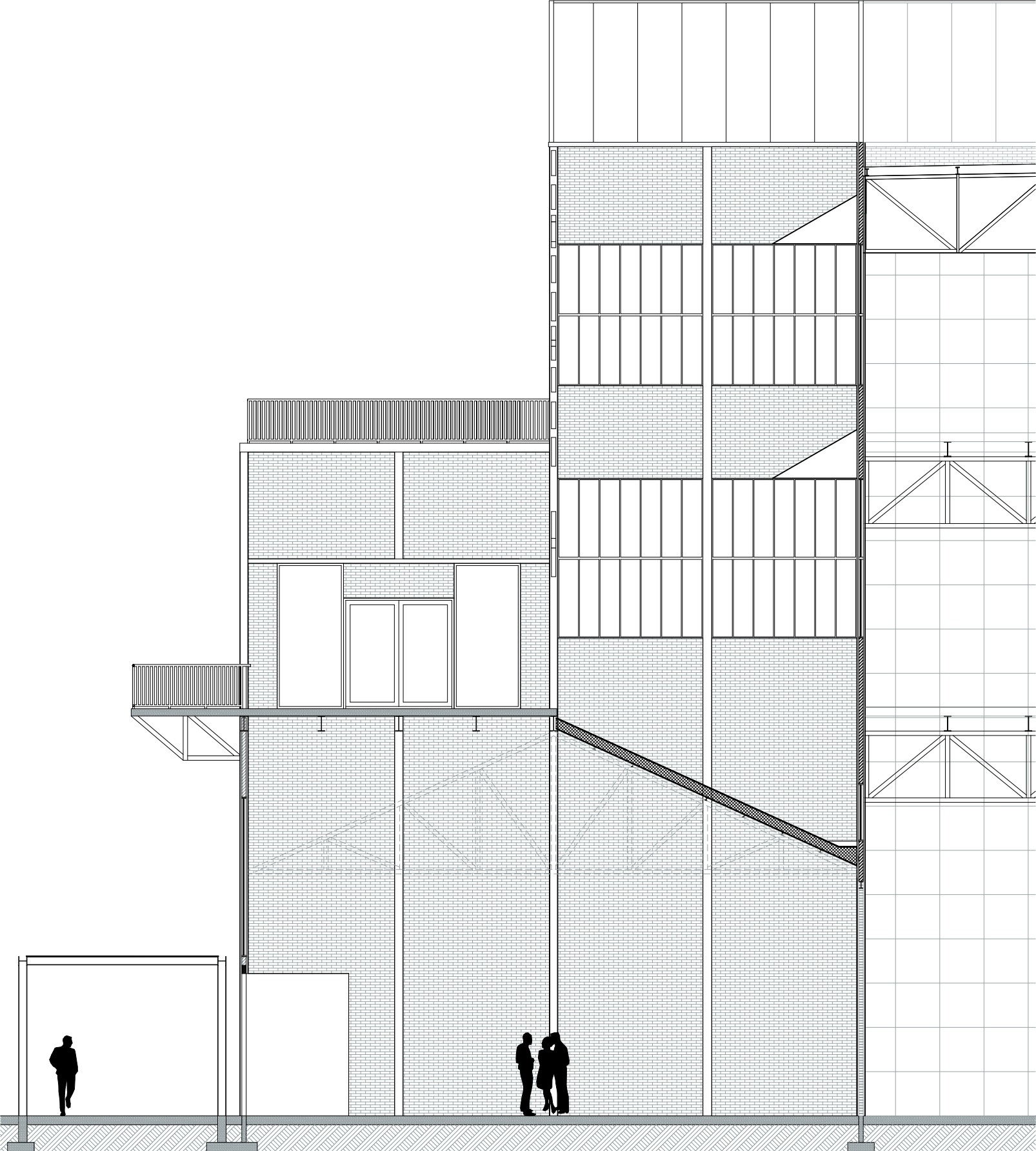
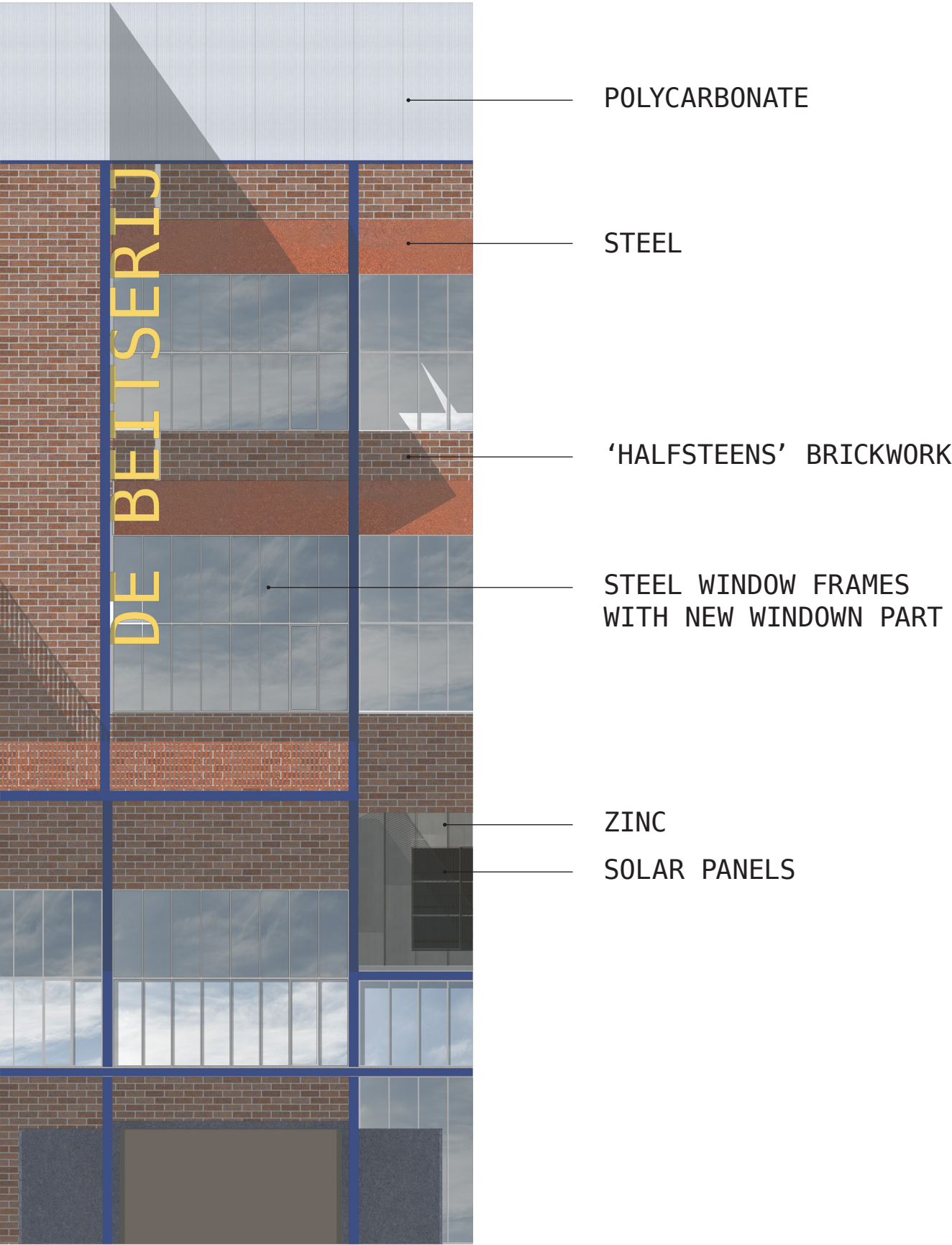
SECOND FLOOR



THIRD FLOOR



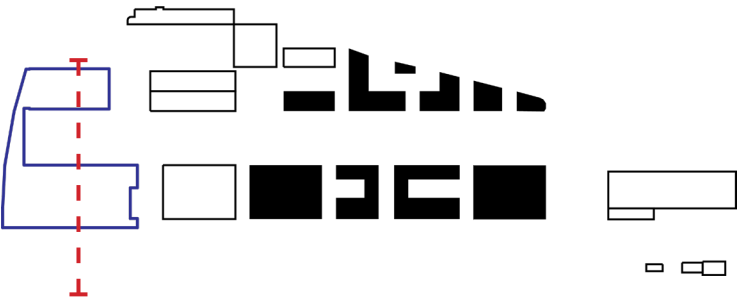
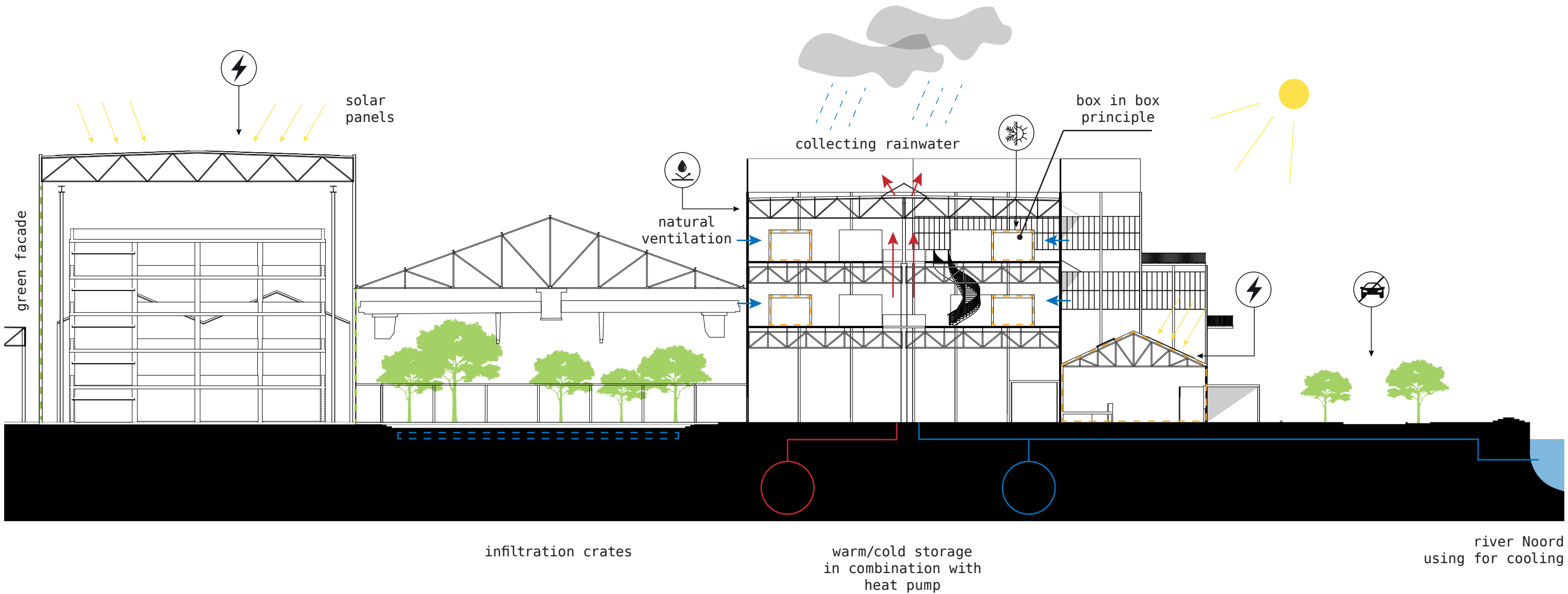
FACADE FRAGMENT



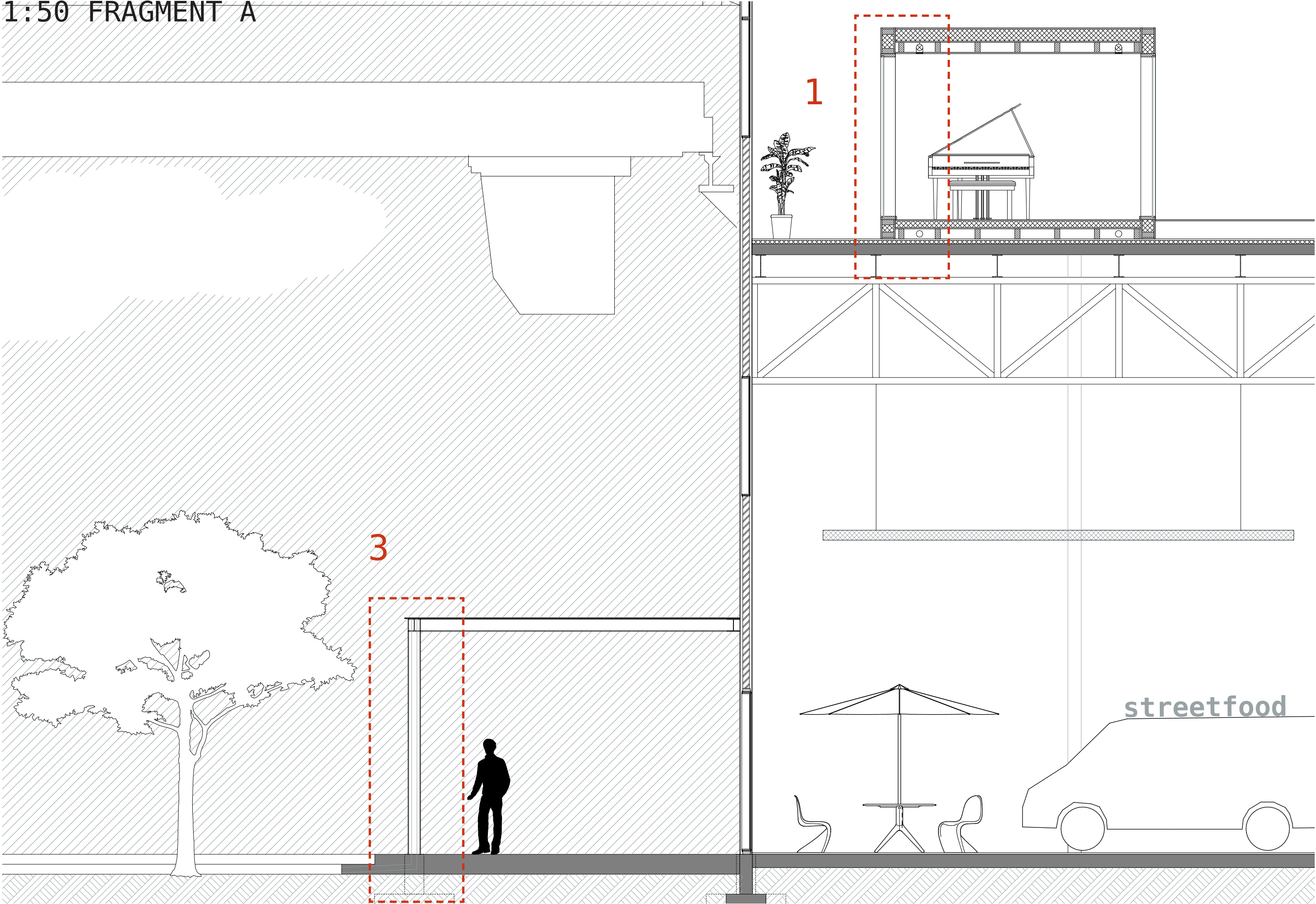
FROM DYKE TO WATER

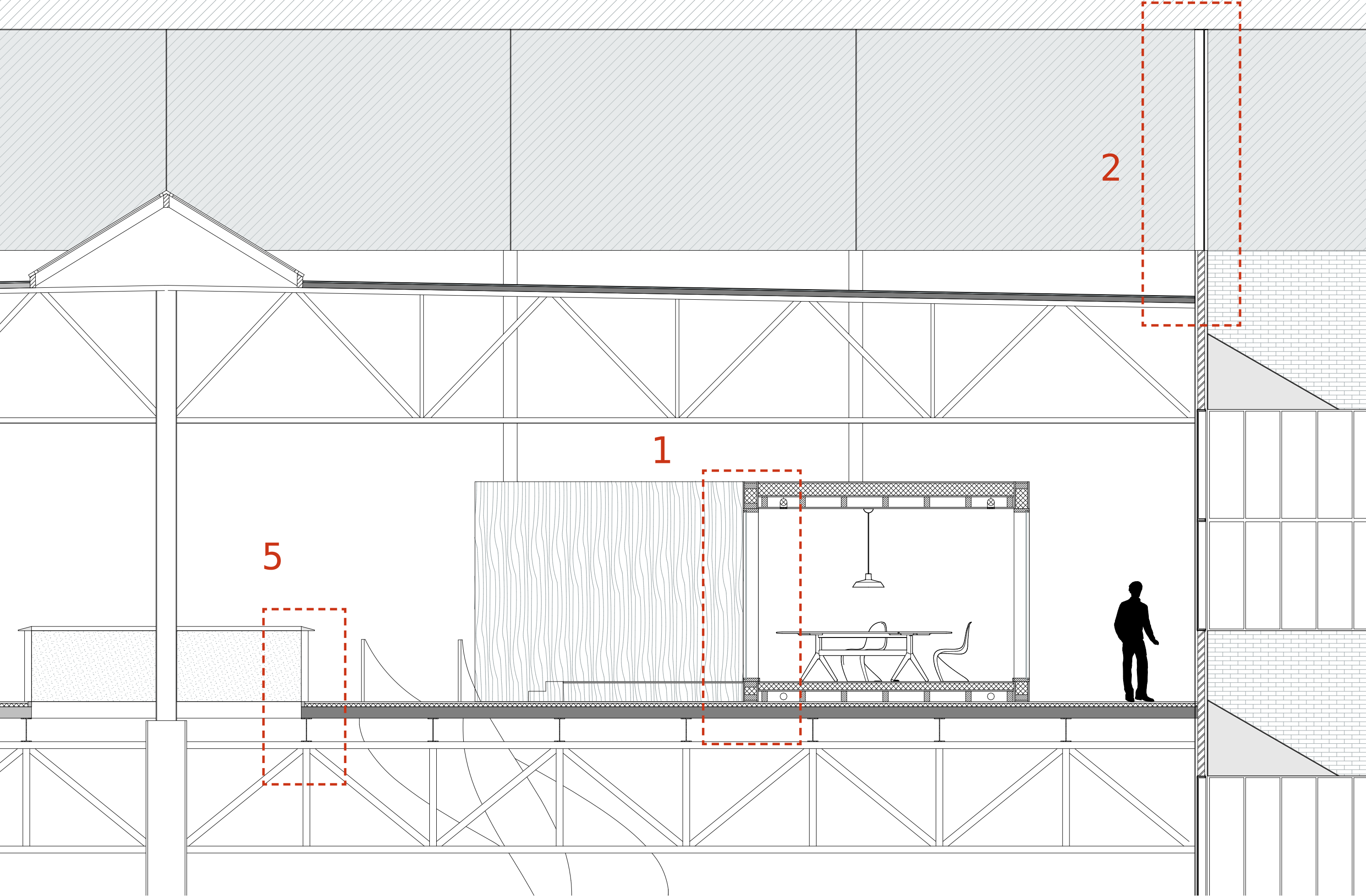


CLIMATE SECTION

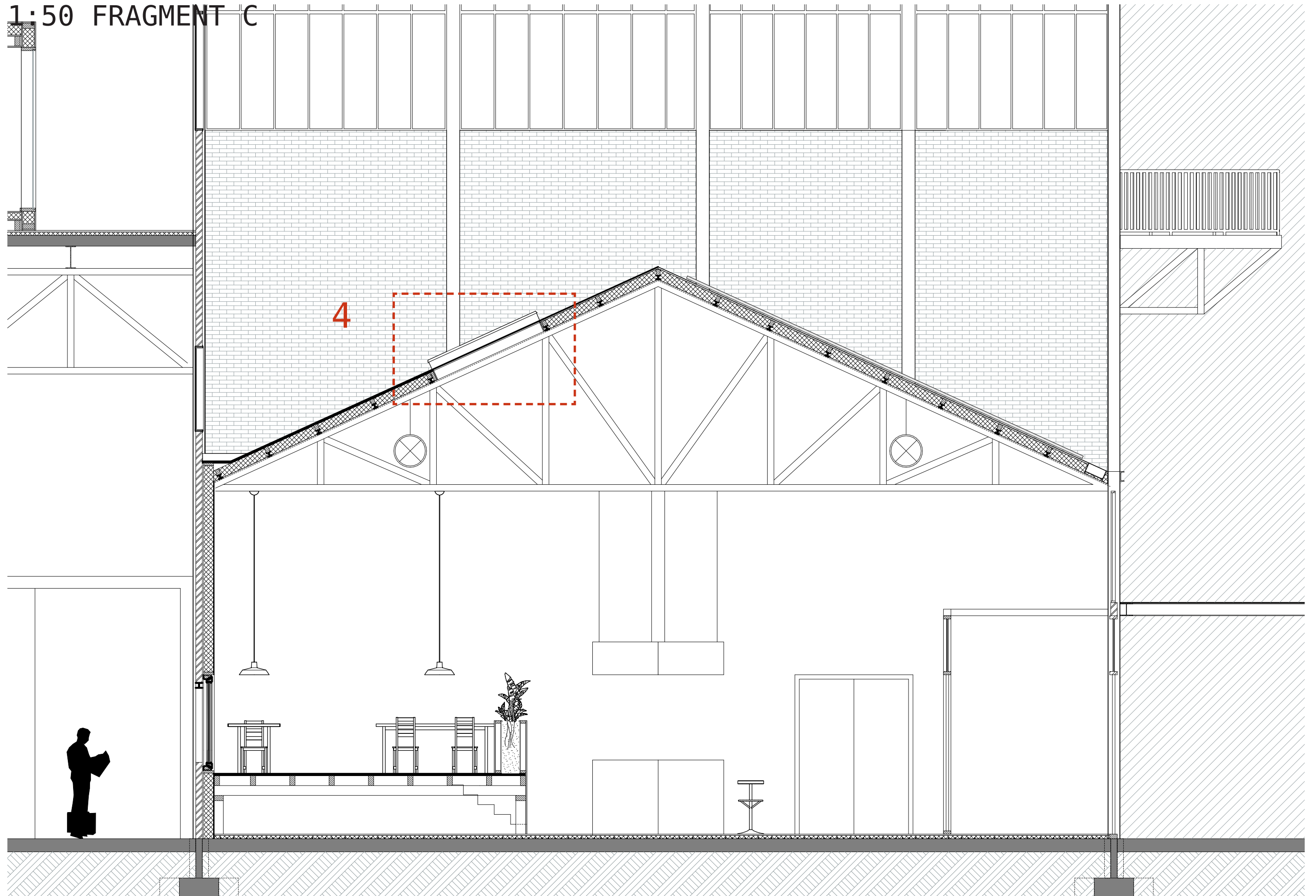


1:50 FRAGMENT A

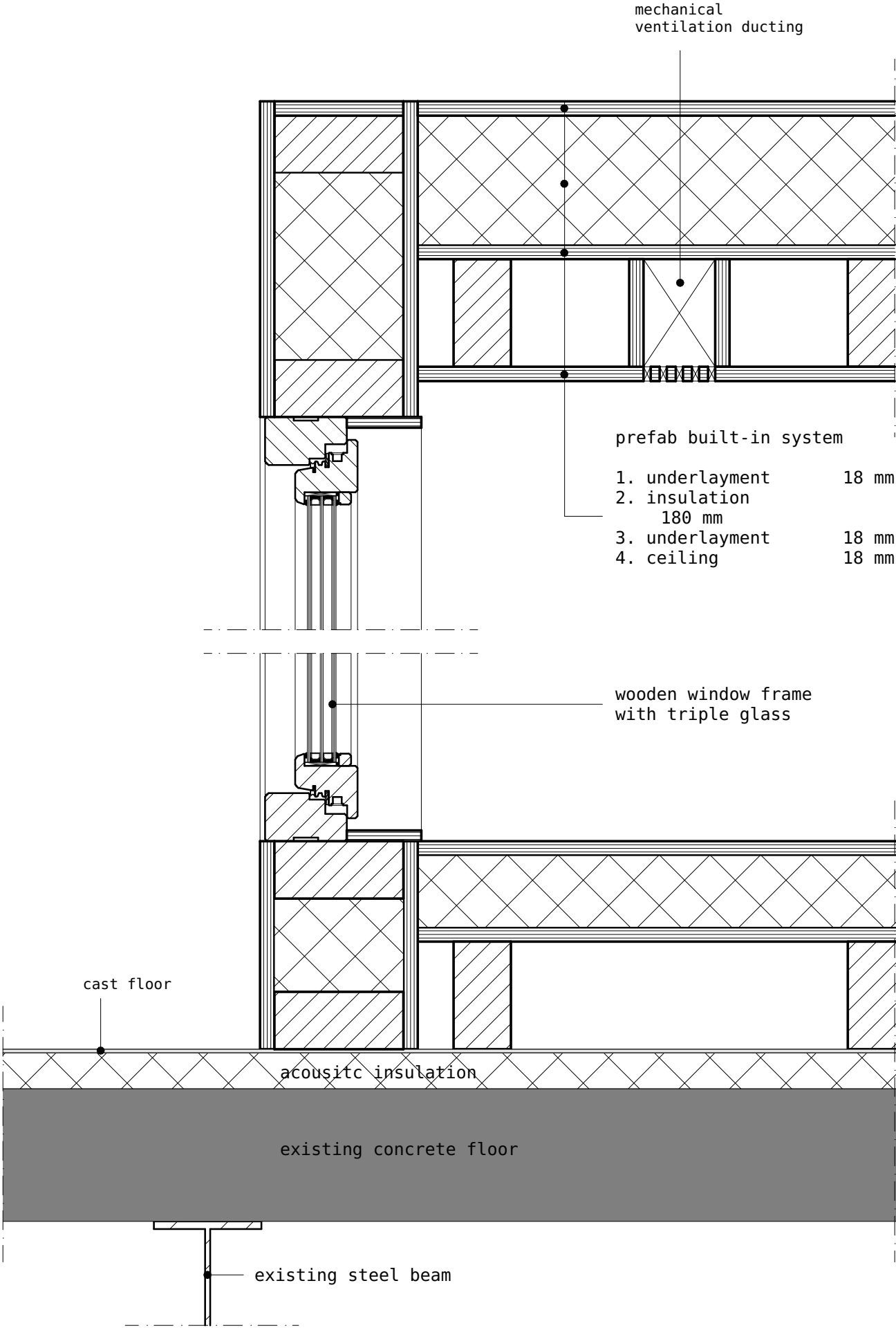




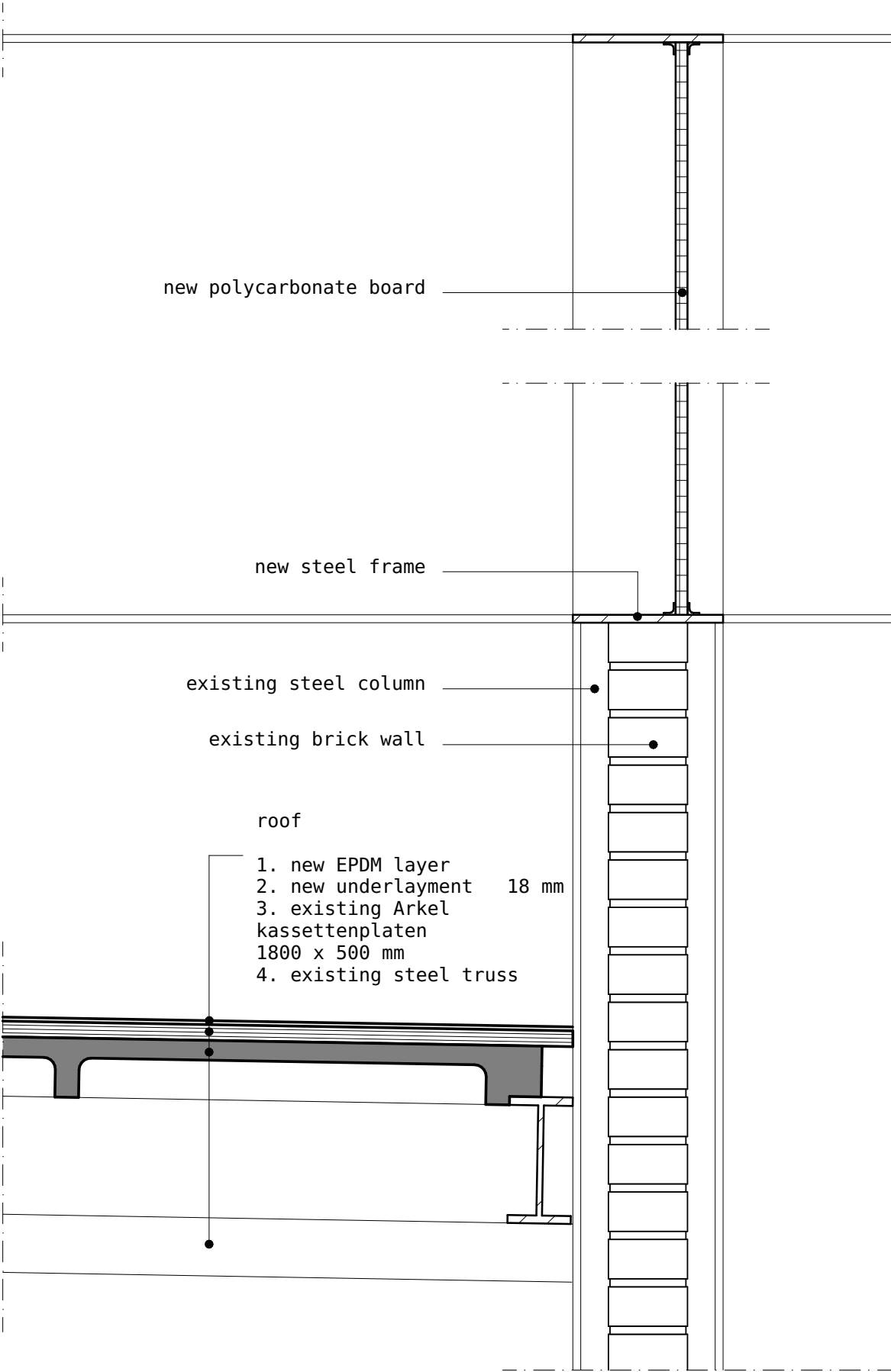
1:50 FRAGMENT C



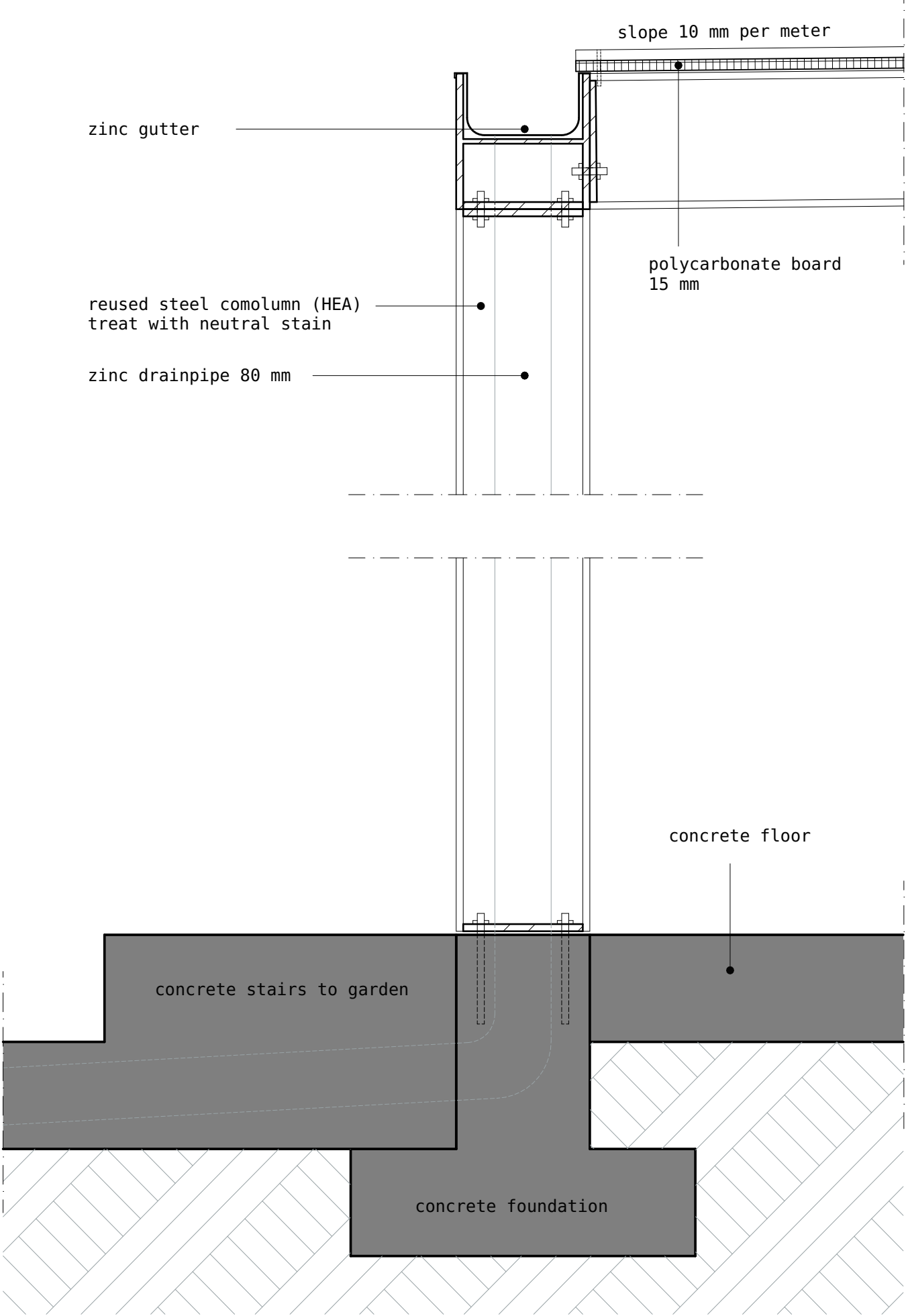
DETAIL 1



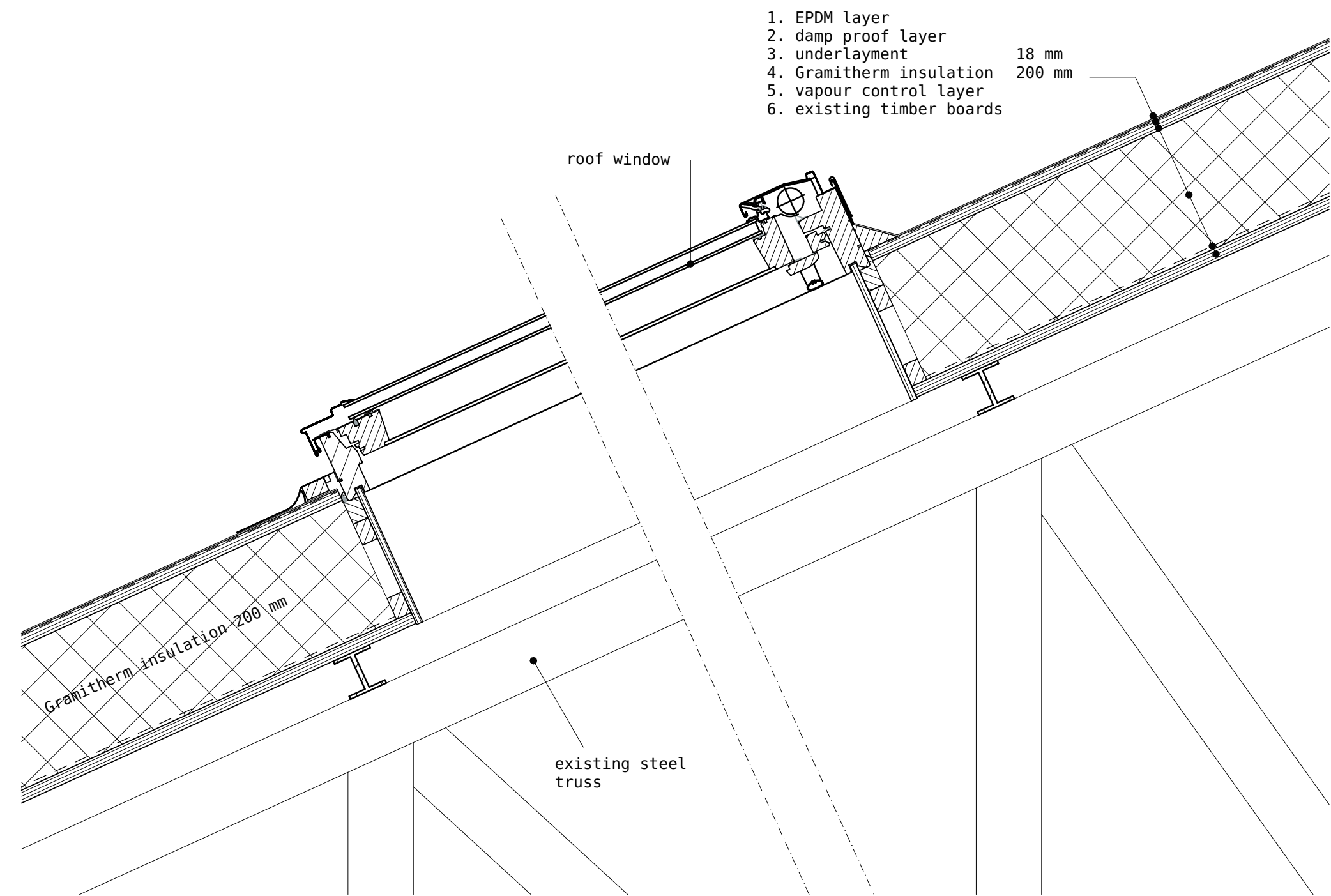
DETAIL 2



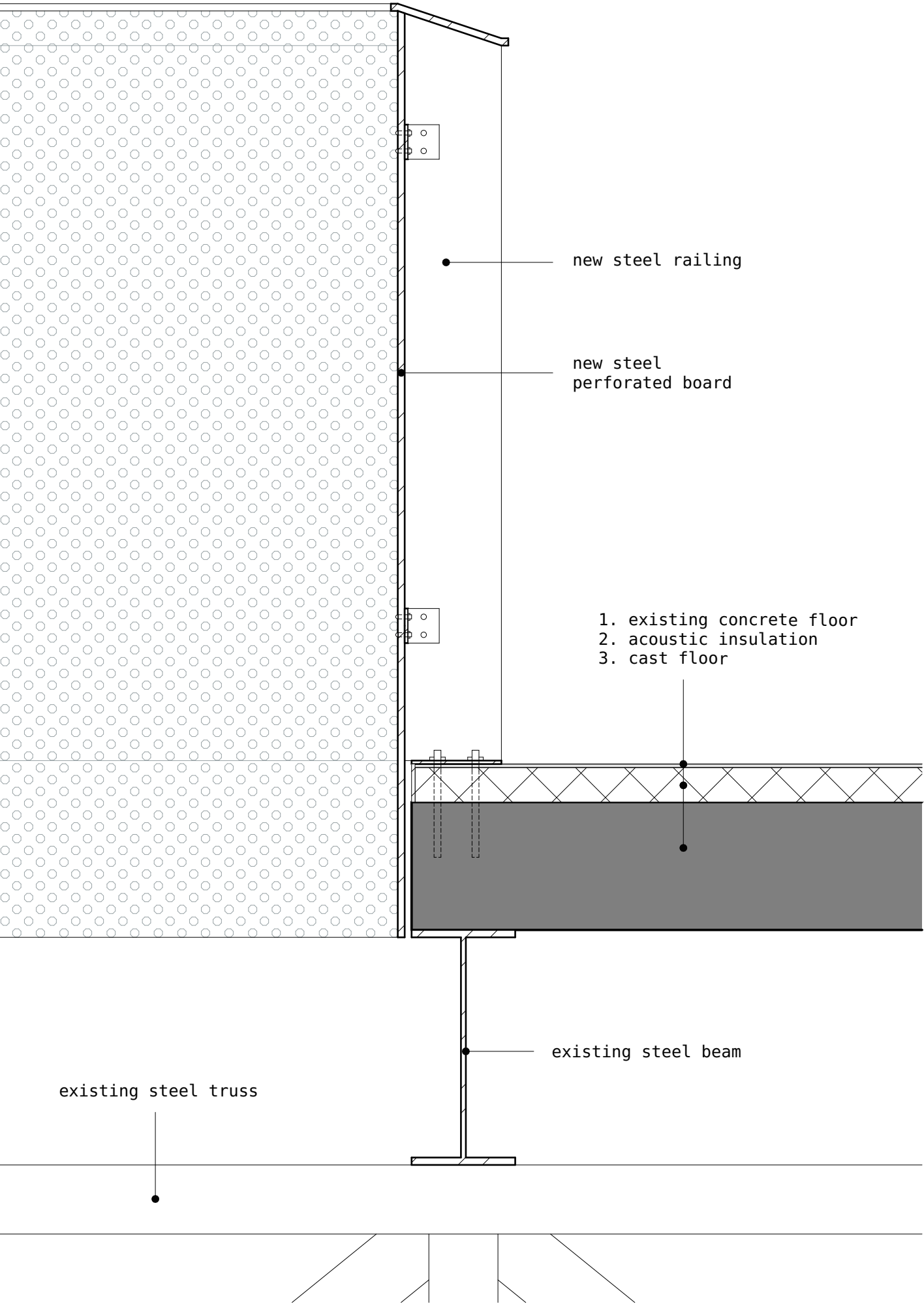
DETAIL 3



DETAIL 4



DETAIL 5





Kabelhal from the water



concert hall



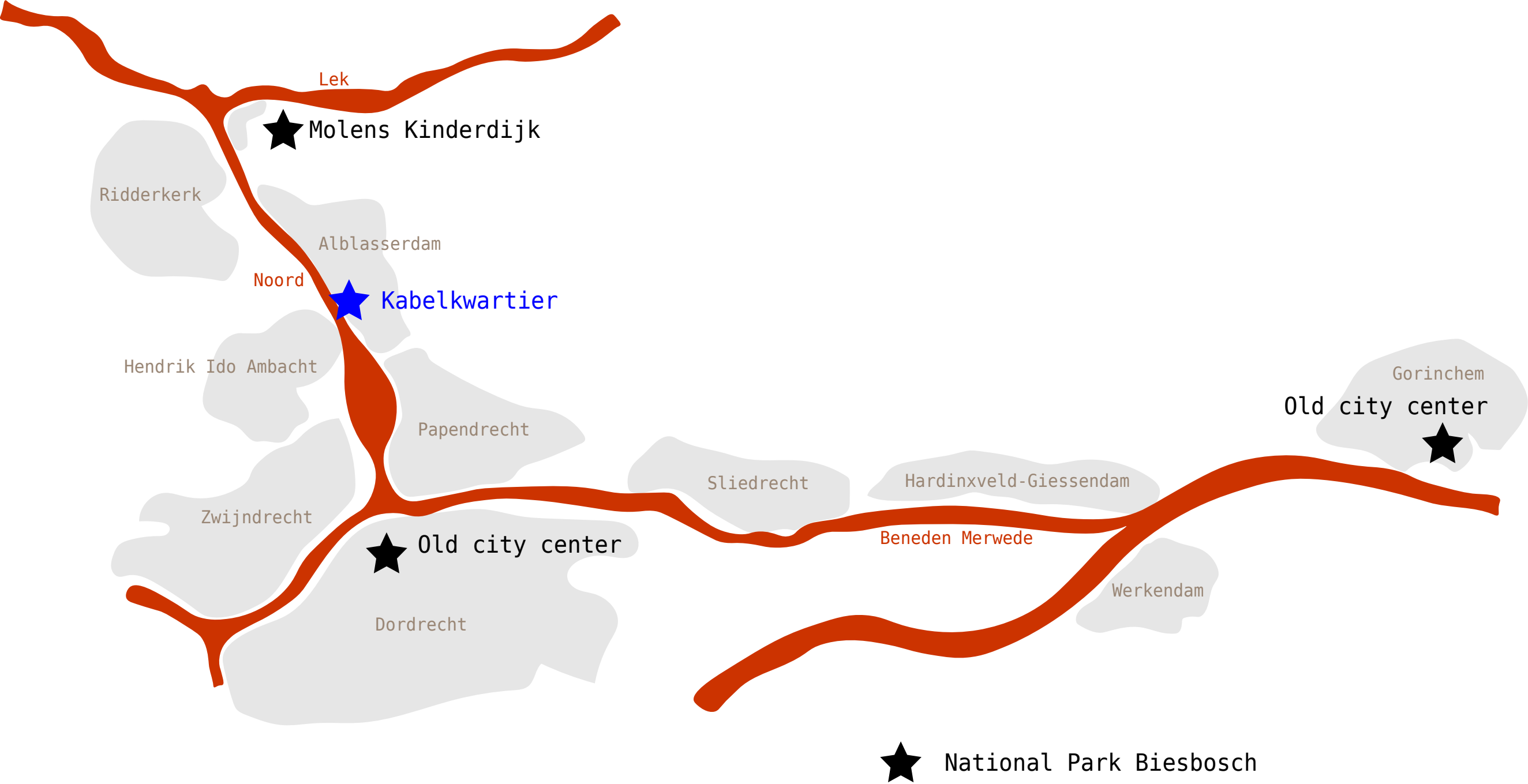
garden | canopy | outside concert space



event hall

conclusion

CONCLUSION



reflection

REFLECTION PROJECT



archive Dordrecht

REFLECTION PERSONAL



archive Dordrecht

THANK YOU!