

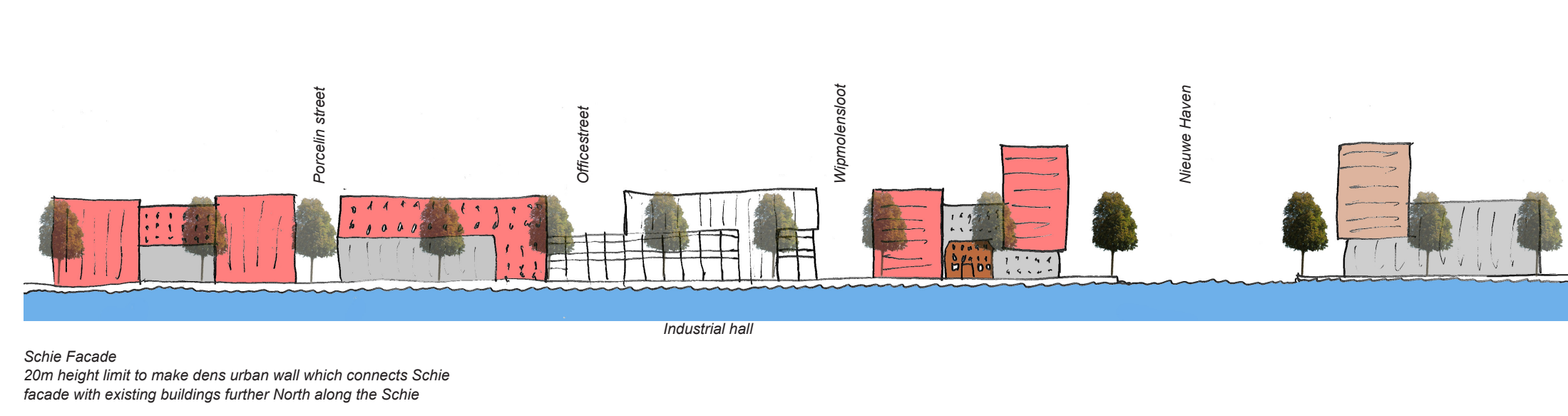
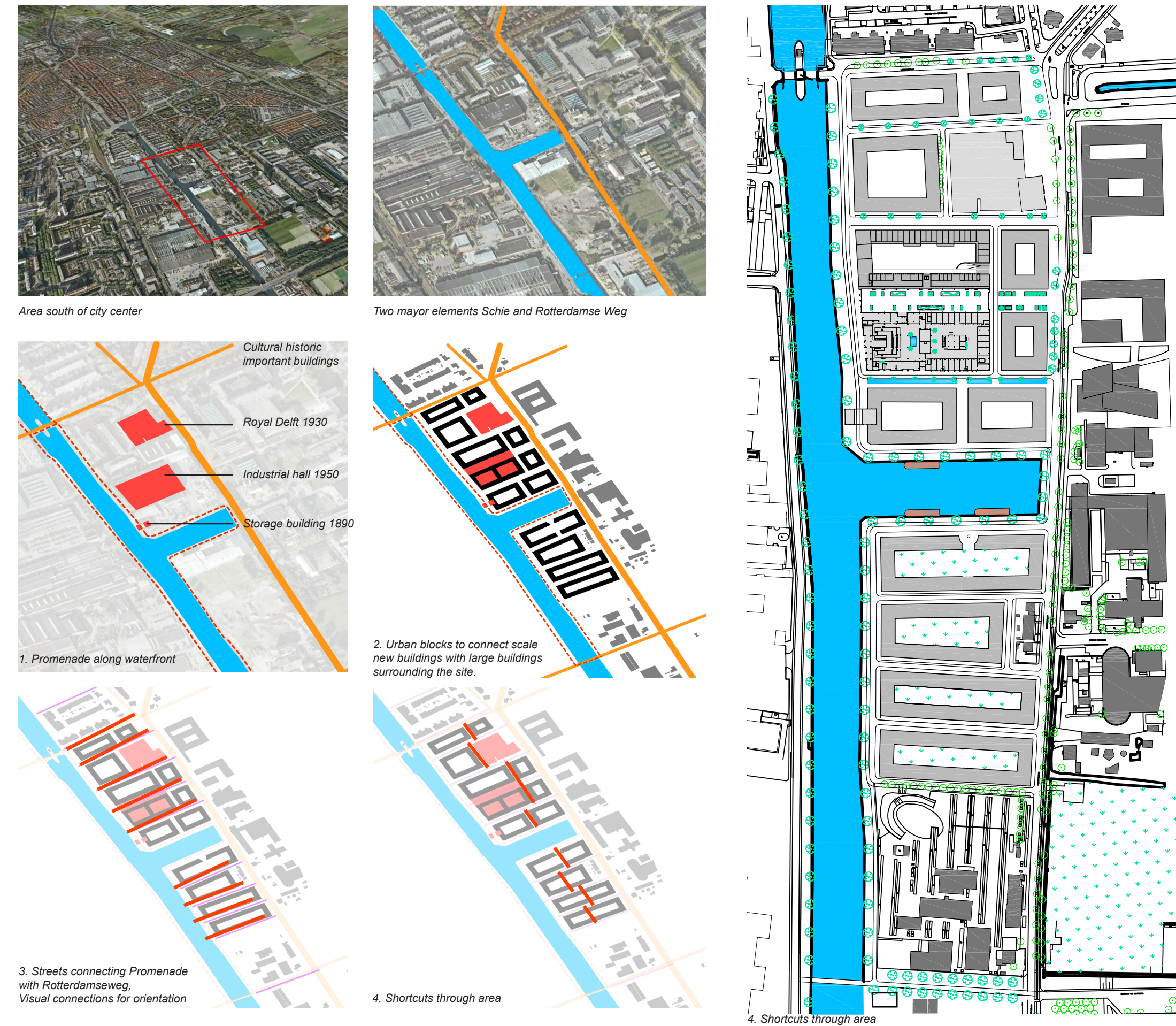
Revitalizing the Schie waterfronts in Delft

Transformation of an industrial hall into a hybrid urban block

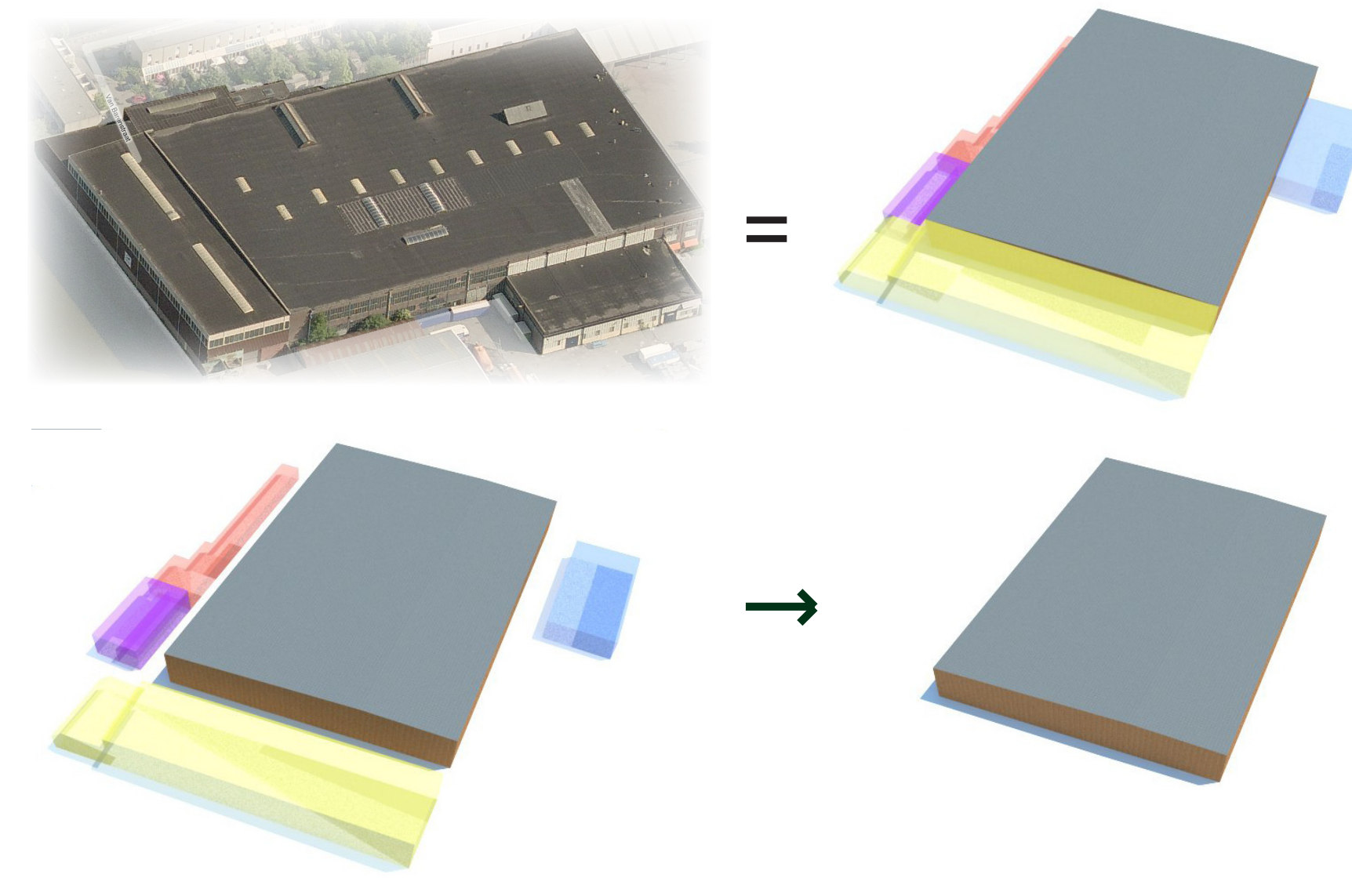
Masterplan

Transformation of an industrial area into a vibrant city with living, working, leisure and shopping

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



Value assessment



Conclusion Value Assessment

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

Property of industrial hall is a rain and wind skin, built in industrial methods

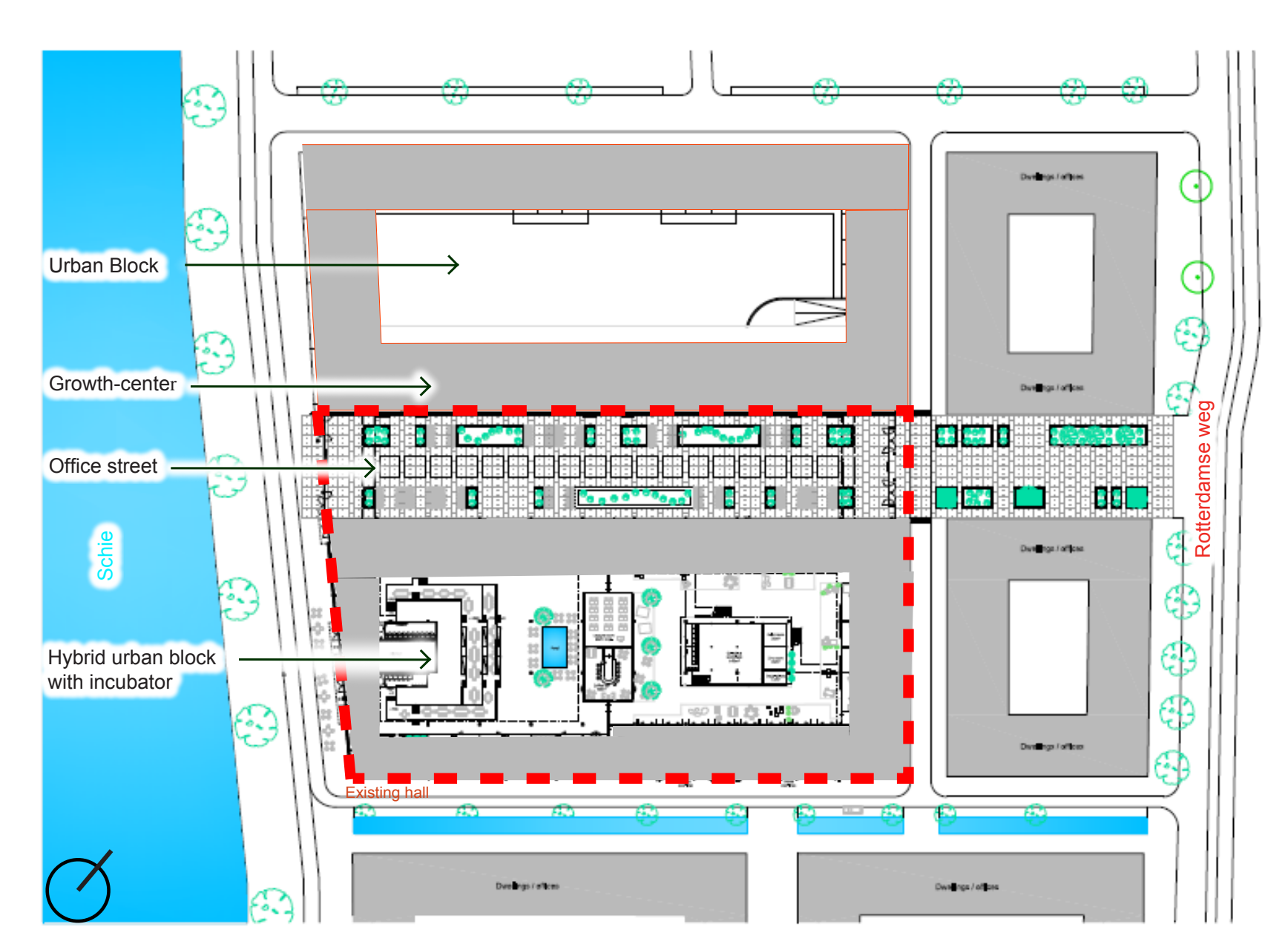
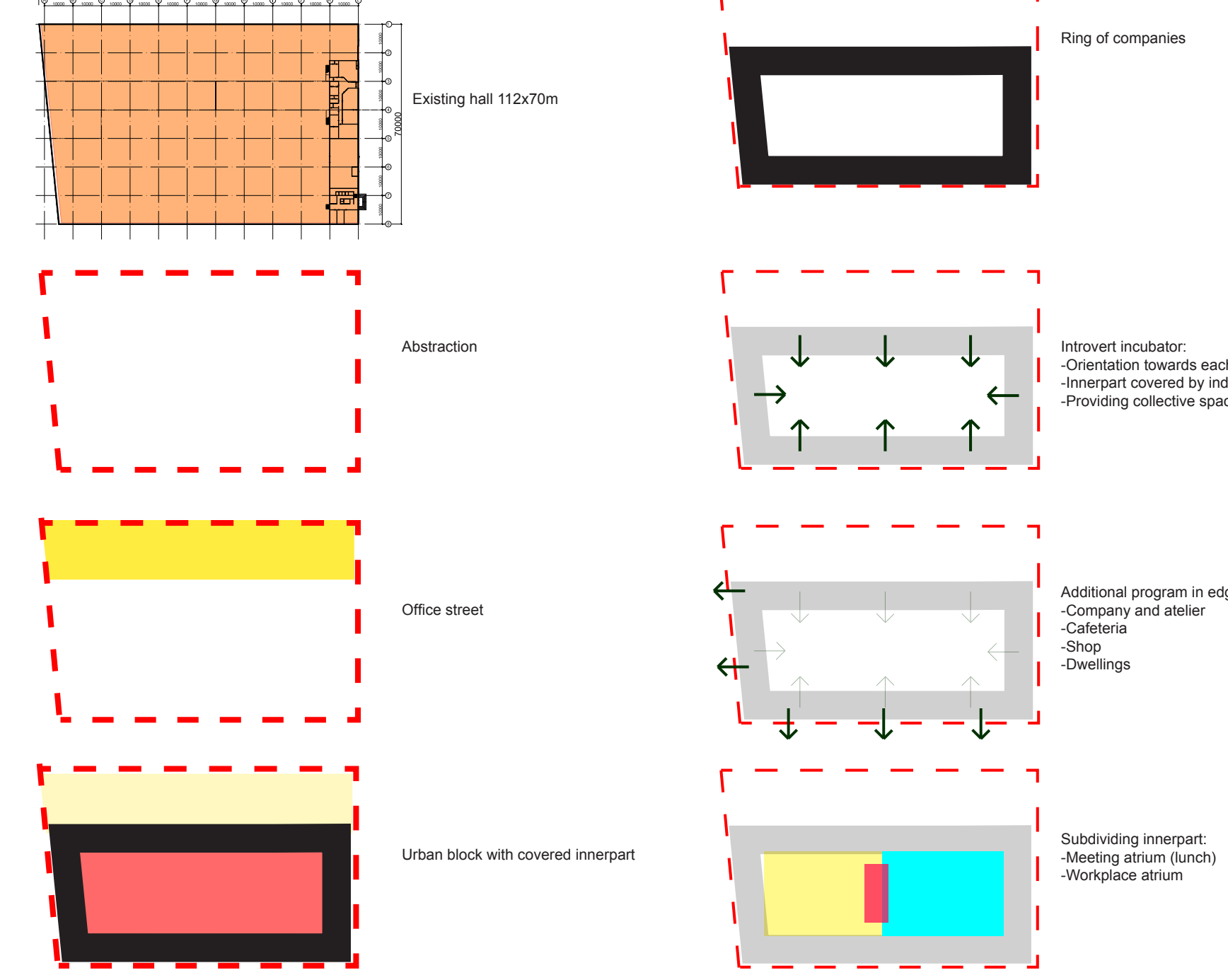
Main quality of hall is empty box. The experience of large empty space.

Strategy:

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

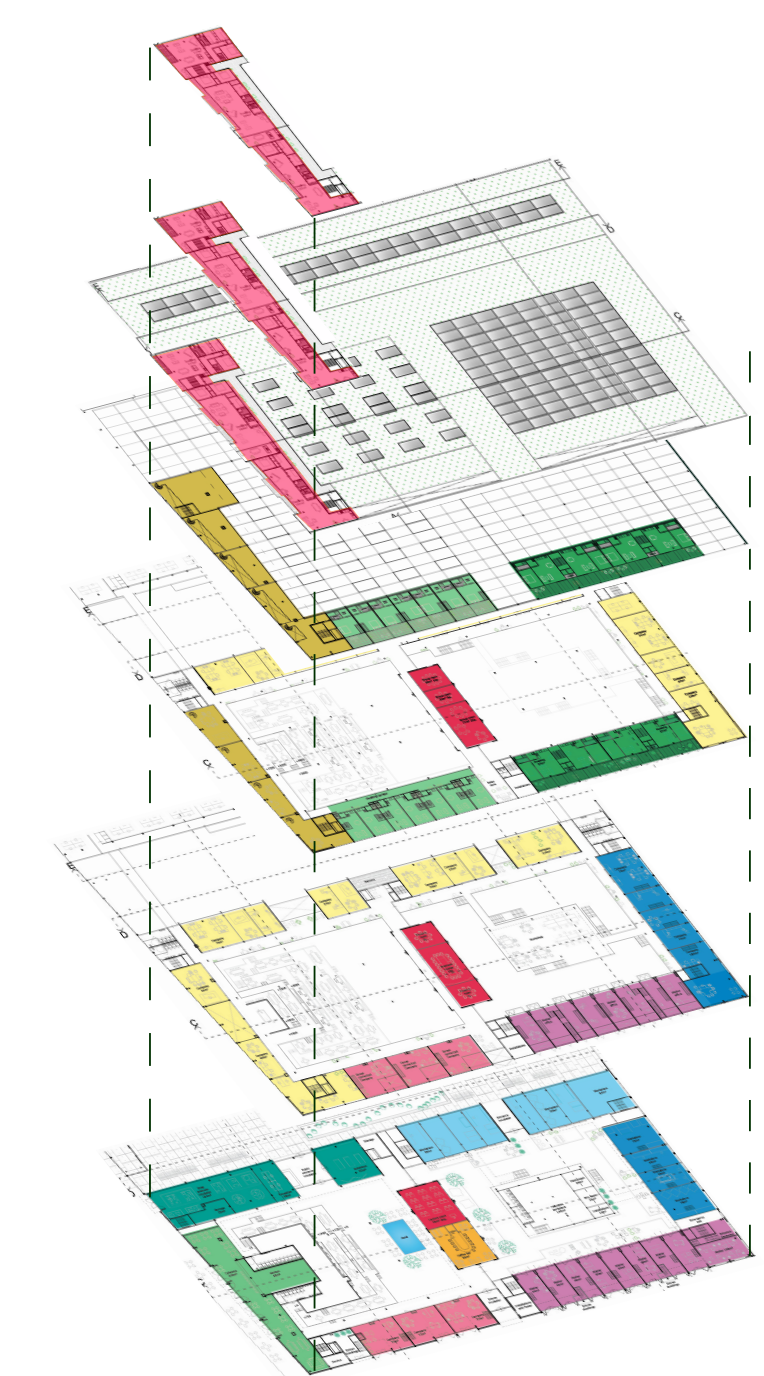
Value Assessment	Value
Cultural historic value	++
Urban historic value	+
Architectural value	+
Recognizability	+
Rarity	+
Ensemble value	-
Purity	-
Location	+

Concept



Hybrid urban block

A cityblock which attracts people all times a day



- Hybrid program
- Workshops temporary rentable
 - Workshops connected to office 1st level
 - Atelier units with street connection
 - Growth offices with large public connection
 - Cafeteria
 - Shop with reception and exhibition
 - Coffbar
 - Lecture room
 - Office with extra floor above
 - Formal meeting area
 - Maisonette dwellings
 - Portek Dwellings
 - Apartments family luxury

Incubator Yes!Delft

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

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

Startup companies influence, learn and strengthen each other in their development process

Program

Users:

Startup companies which are related to TU Delft

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

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

Informal meeting between companies and external persons

Intervent company spaces (trial and error)

Extrovert company spaces (market ready)

Flexible office spaces (growth and failure companies)

Production workspaces collective and private

Lecture room

Workshops and group projects

Offices

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

Collective workplace area as second focus

Private

Column marks place

Collective zone

Semi private / collective

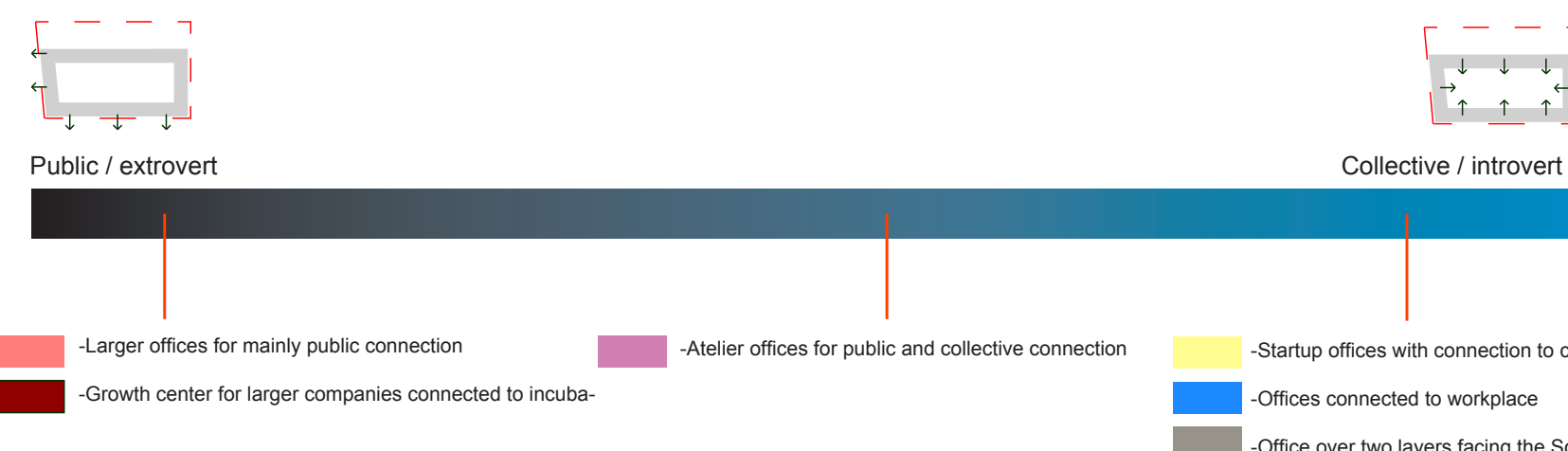
In between space - extension of the office - facilitates informal meeting

Galleries for informal meeting

Meeting atrium with lunch hill

Working atrium

Company Hall



Introvert companies space types

orientation towards atrium (collective)

Atrium side

Large openable doors towards overflow space

Low level interior finish: construction and installation in sight

Double layered office facing the Schie

Standard Workplace

Office with private connection with workplace

Office with construction above

Standard Office

Workplace

Section C-C

Atelier space collective and city oriented

Company space extrovert oriented, high level interior finish

Street connected Company

Company Hall

Section D-D

Dwellings

Wipolensloot orientation

Wipolensloot = facing working street, needs dwellings for social security

It is a street with small apartments for starters

8 portek dwellings

Between small atelier companies two portek entrances are situated

7 Gallery maisonnettes

Above larger companies connected by gallery

Schie orientation

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

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

6th floor

5th floor

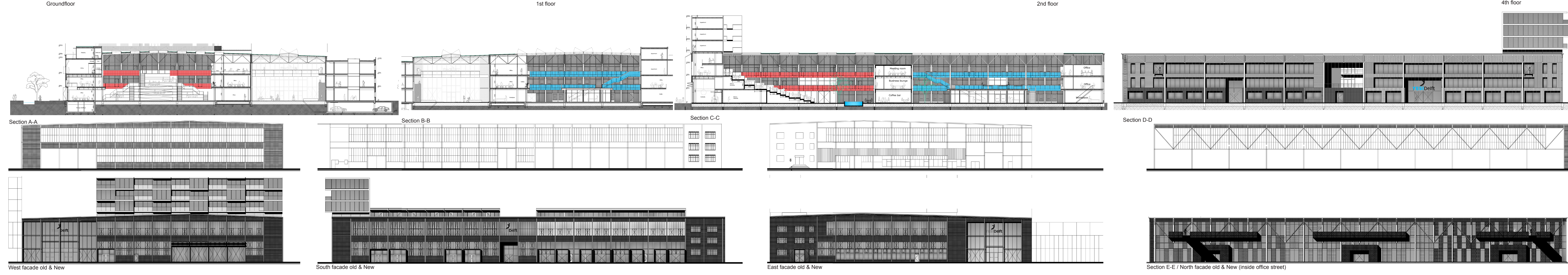
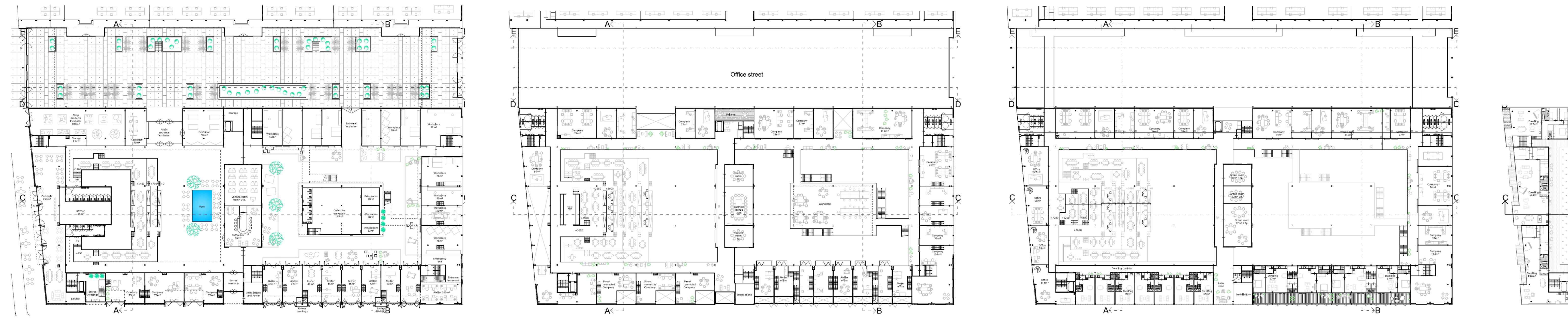
4th floor

Groundfloor

Family apartments facing the Schie

Portek apartments facing Wipolensloot

Drawings



Maquette

