

HOUSING THE UNKNOWN FUTURE | towards adaptability in vacant office transformation



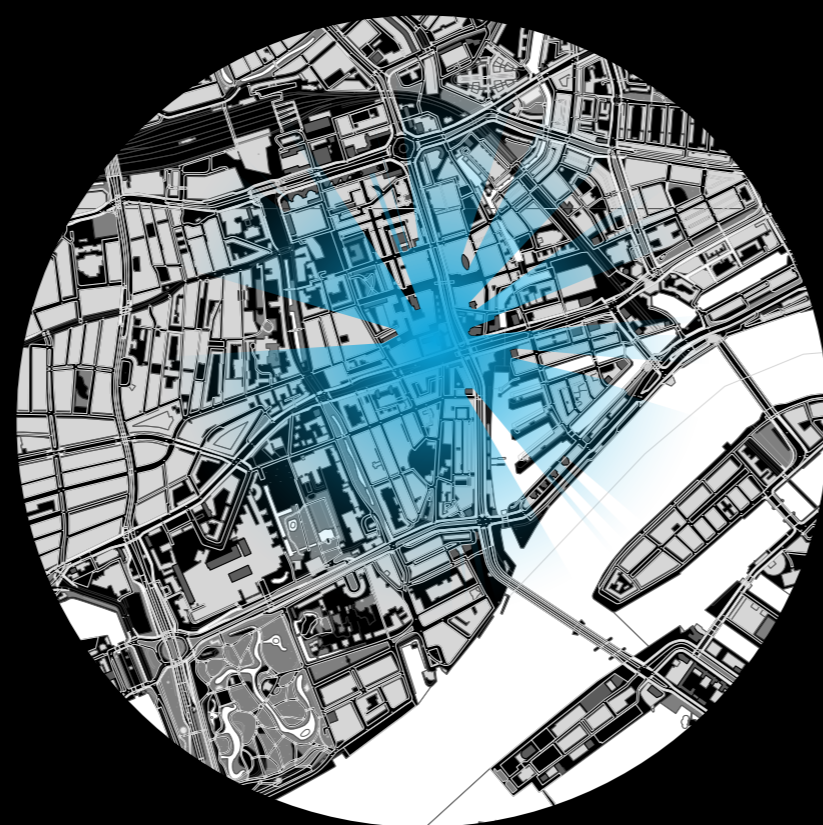
HOUSING THE UNKNOWN FUTURE DEALS WITH THE EVER GROWING PROBLEM OF OFFICE VACANCY BY TRANSFORMING IT INTO A BUILDING THAT CAN ADAPT TO FUTURE NEEDS. IT AIMS TO REMOVE OBSOLETE OFFICE BUILDINGS FROM THE DISCARD CYCLE BY INTERVENING IN A WAY THAT THE BUILDING WILL BECOME MORE FLEXIBLE TO HOUSE A CHANGING MIX OF DIFFERENT FUNCTIONS. IT ALSO CONNECTS THE BUILDING TO ITS SURROUNDINGS AND ALSO THE SURROUNDING CITY OF ROTTERDAM TO THE BUILDING. THIS ALL COMES TOGETHER IN WHAT IS A TRUE VERTICAL CITY.

HORIZONTAL CONNECTION THE HORIZONTAL CONNECTING ACTS AS THE WELL NEEDED LINK BETWEEN THE SURROUNDING CONTEXT AND THE NEW VERTICAL CITY. IT UNIFIES COMMERCIAL FUNCTIONS UNDER A SINGLE ROOF, WITH A SPIRAL-LIKE CIRCULATION GOING AROUND IT, CONNECTING ALL OF THE SURROUNDING AREAS TO THE BUILDING. THIS ROUTE DOES NOT ONLY OCCUR INSIDE THE BUILDING; THERE IS ALSO AN OUTDOOR ROUTE GOING UP, TO END AND THE TERRACE ON THE THIRD FLOOR, WHERE IT CONNECTS TO THE INTERIOR ROUTE.

POCKETS POCKETS LITERALLY CONNECT THE CITY TO THE BUILDING. THEY ARE PLACE ON DIFFERENT LEVELS, FOCUSING ON A DIFFERENT HIGHLIGHT OF THE ROTTERDAM SKYLINE, THUS CREATING A VISUAL LINK FROM THE BUILDING TO VARIOUS PARTS OF THE CITY, WHILE ALSO PROVIDE VISUAL AND PHYSICAL CONNECTIONS TO DIFFERENT LEVELS OF THE BUILDING.

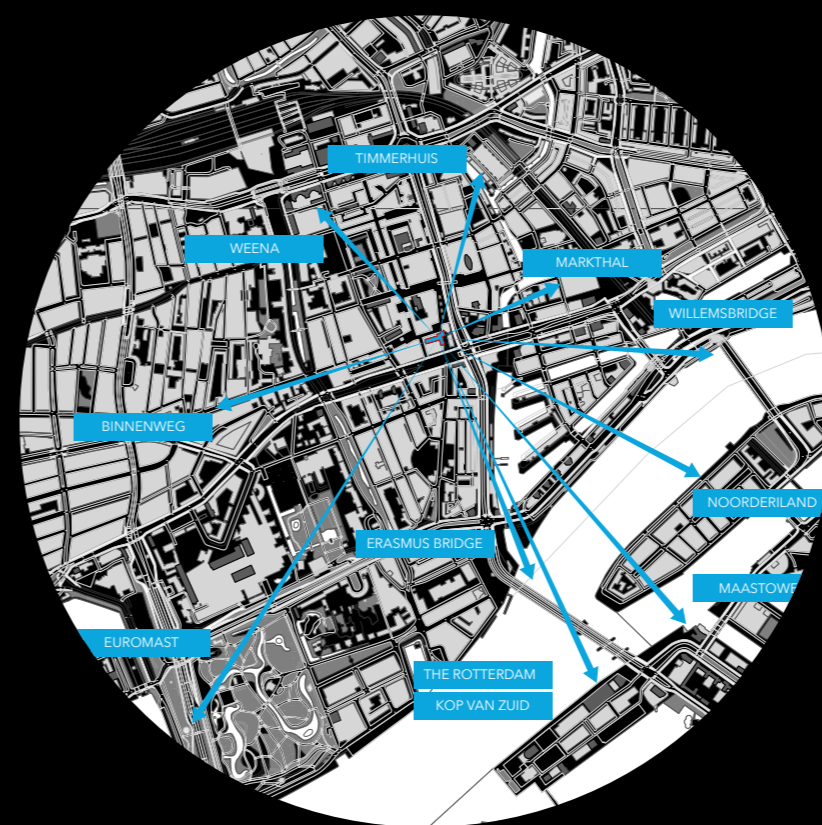
VERTICAL CITY THE NEW MAIN CONCEPT FOR THE THREE TOWERS OF THE BUILDING IS THAT OF THE VERTICAL CITY. IT AIMS TO HOUSE ALL THE MAJOR ZONES THAT ROTTERDAM HAS TO OFFER, RANGING FROM RESIDENTIAL ZONES SUCH AS KRALINGEN, TO THE COMMERCIAL CENTRE OF THE LIJNBAAAN. ALL OF THE DIFFERENT ZONES ARE INTERCONNECTED BY THE POCKETS

SUSTAINABILITY THE TRANSFORMED BUILDING IS MAKING USE OF PASSIVE STRATEGIES IN ORDER TO VENTILATE THE BUILDING. A FOREST ON THE ROOF OF THE EXISTING CORE ACTS AS THE MAIN AIR INLET, WHILE ALSO CLEANING AND CONDITIONING IT BEFORE IT GOES INTO THE BUILDING. FROM THERE, THE POCKETS FURTHER CLEAN THE AIR AND TOGETHER THEY FORM THE LUNGS OF THE BUILDING.

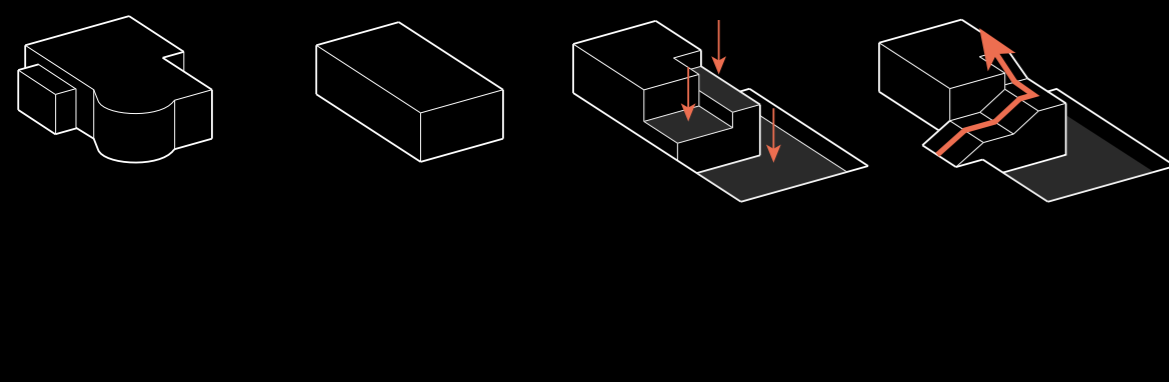


Isovist study of the building in its context

This study shows the different views one has from the building. This has been done on every single story in the building, resulting in the viewing lines that the building has to offer

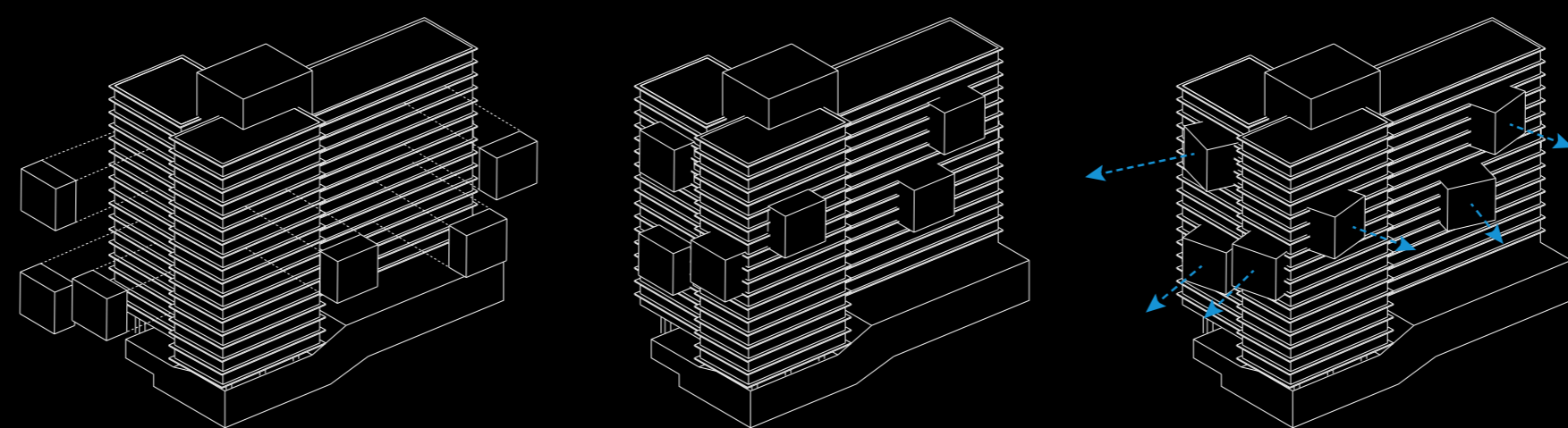


The resulting viewing lines from the building



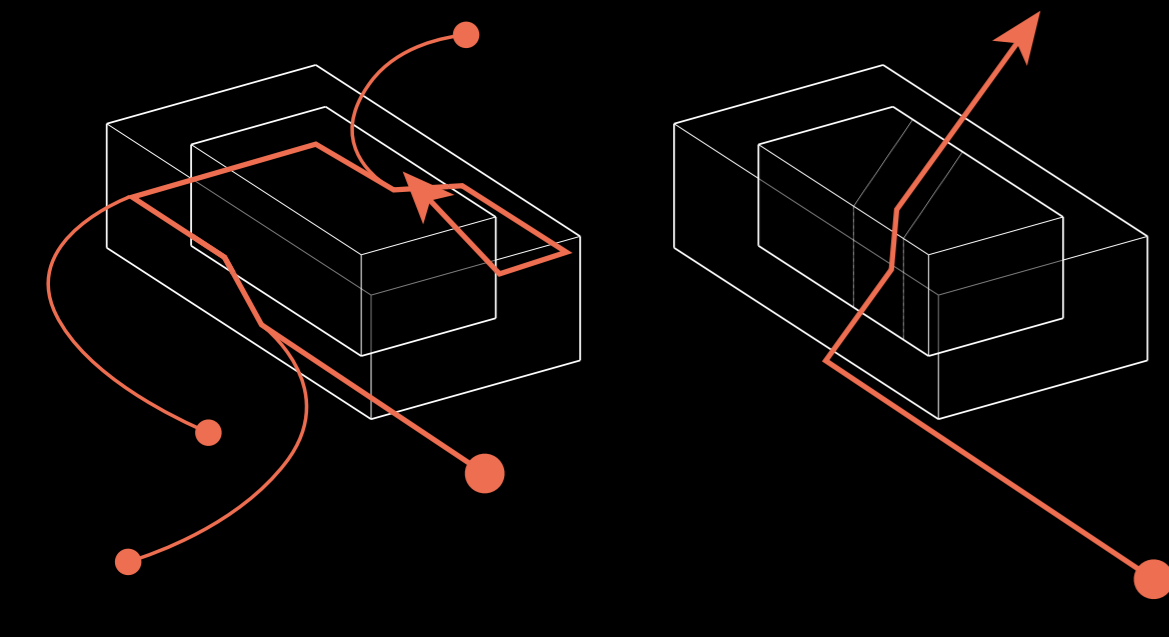
Horizontal connection concept

The concept for the horizontal connection is to create a unified mass, which is then adjusted to match the height of the towers above. At the entrance, the square is lowered to literally form an entrance to the building, while also connecting the context. Over the mass, a route leads up to the roof terrace on the third level.



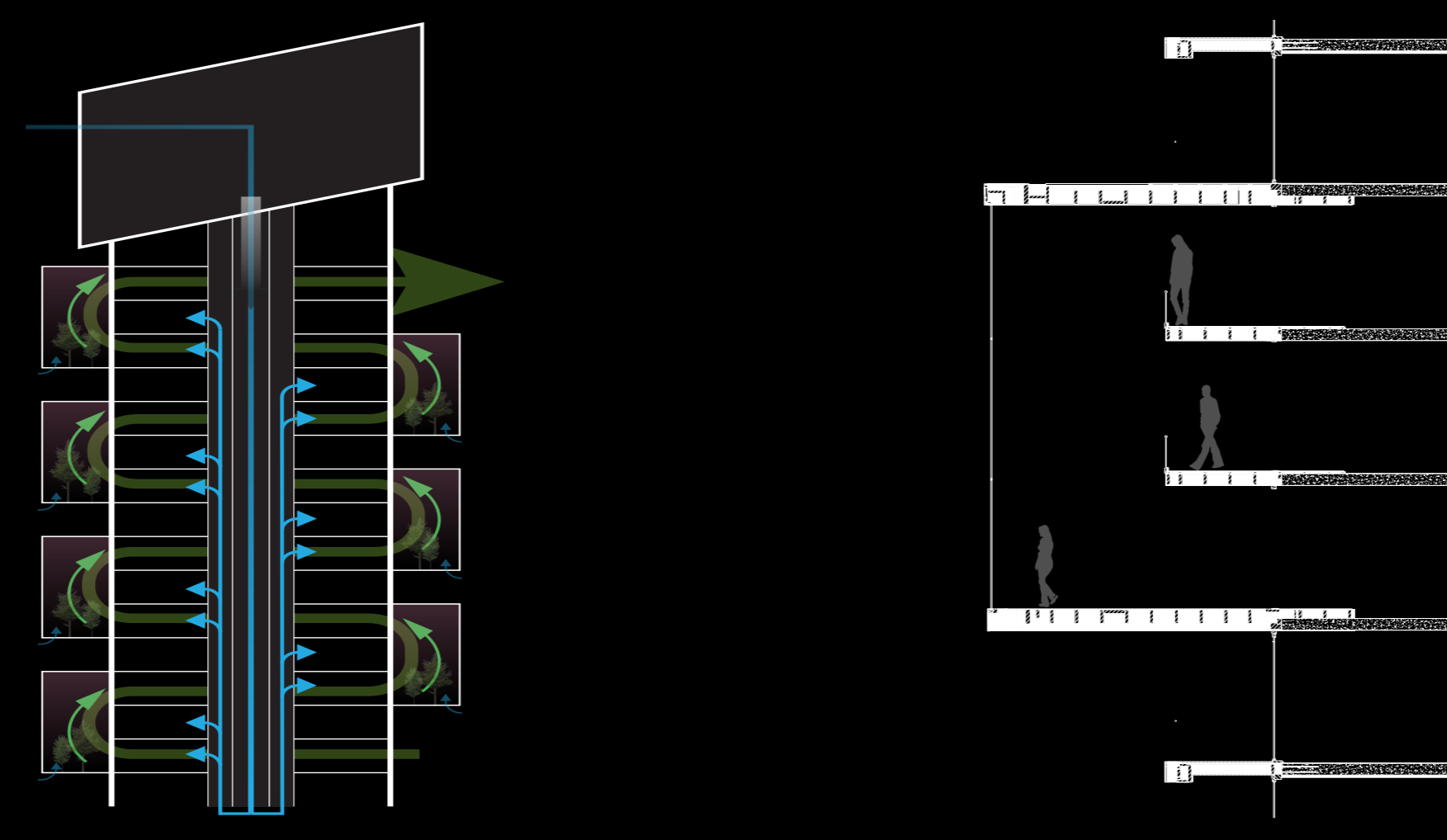
Pocket diagram

The pockets are placed on different levels in the building, according to what can be seen from this height. They are slightly rotated to face a particular highlight of Rotterdam and in this way 'framing' the view towards it. This works both ways: there is a visual connection to the highlight, but when located at the highlight, one could also see the building's watching eyes.



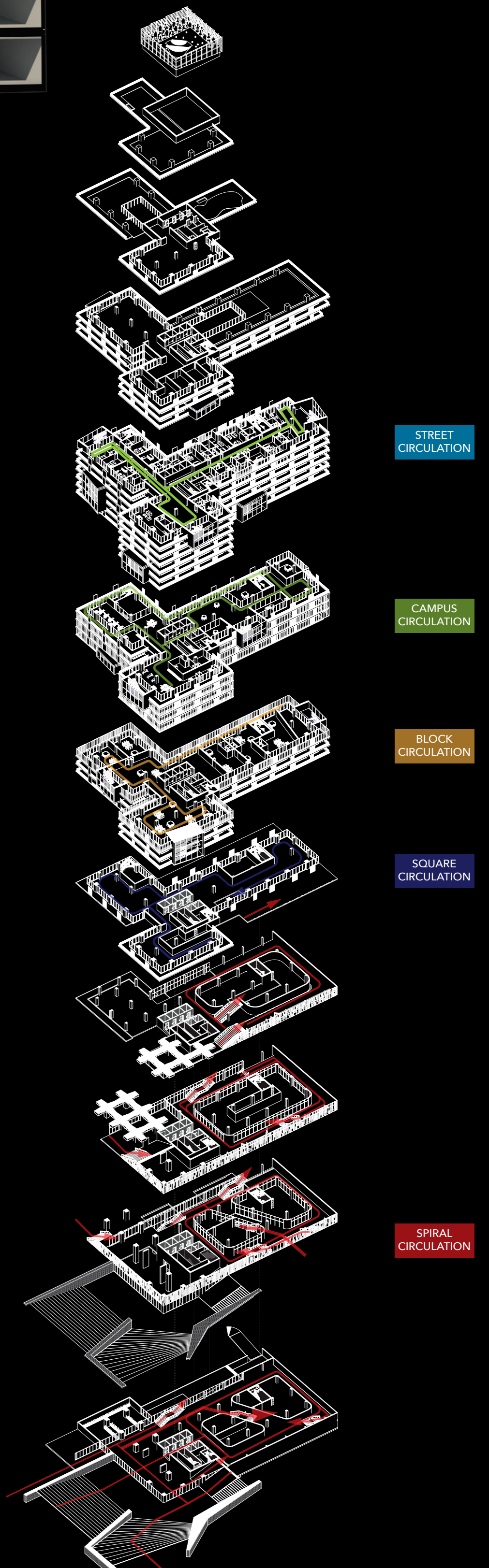
Spiral route concept

The interior of the horizontal connection features a spiralling route that circles around a condensed mass of commercial space, to which on different levels of the building, the context is connected. An exception is made to connect the Beurs metrostation with the Binnenwegplein, by using a diagonal line.



Lungs of the building

The roof forest, along with the pockets, form the lungs of the building. Air is pre-cooled or pre-heated by the forest on the roof, and is also filtered by its green. A climate cascade further heats or cools the air and the existing shafts of the building distribute it to every floor, where it enters the spiral that goes up into the pockets, further cleaning the air before delivering it to the units.



Different types of routing through the building