A HOME FOR THE EXPAT IN AMSTERDAM

An International neighbourhood tower

P5 GRADUATION BOOKLET

BAS MULLENERS 4192923 04 / 11 / 2019

BETWEEN STANDARD AND IDEALS, The future of housing in the Netherlands

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INTRODUCTION

-GOAL
-MOTIVATION
-THE EXPAT
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-URBAN DESIGN

GOAL

Expettenflat ;An international mixed-use dwelling community implemented in the new quarter of the city of Amsterdam.

Housing construction remains an important theme in architecture. Especially considering the current tightness in the housing market. This results in a search for densification strategies to meet the housing needs of large cities.

This building focuses on living together and creating a community for the Expats in Amsterdam. By creating units that include smaller residential communities with transition zones for private-, community- and public life in the city. The building attempts to provide a stimulus for the emergence of a more tangible new community.

The Expettenflats are two residential buildings on the Minervahaven in Amsterdam with a differentiated range of furnished apartments. The facade is characterized by the sleek concrete structure and the gold-bronze head of anodized aluminum elements. The deep negro attempts to give the residents a "framed view" of the harbor and the city.

Within the design it was important to create a truly sustainable building with a materialization that can easily stand the test of time, while at the same time having a lifespan of at least 100 years and having the flexibility to perform multiple functions.

IS WHERE YOU LIVE ALSO WHO YOU ARE?

Amsterdam has been a safe haven for freespirits and people who have been persecuted for religious reasons for centuries. New townspeople settled next to the old-timers. They connected themselves with the city for a long time. It is partly this history that defines Amsterdam as the open city that it is now.

I amsterdam®

HOME
SHOPPING / EATING
WORK
FRIENDS

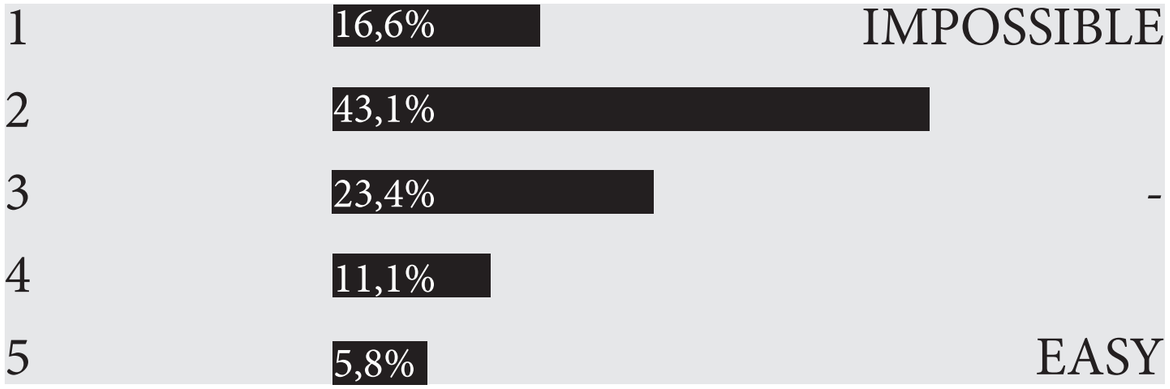
POLISH / AMERICAN / IRANIAN /
JAPANESE / SURINAM / ETHIOPIAN
INDONESIAN / CHINESE /
FRENCH / RUSSIAN / ENGLISH / EGYPTIAN /

..... AND DUTCH

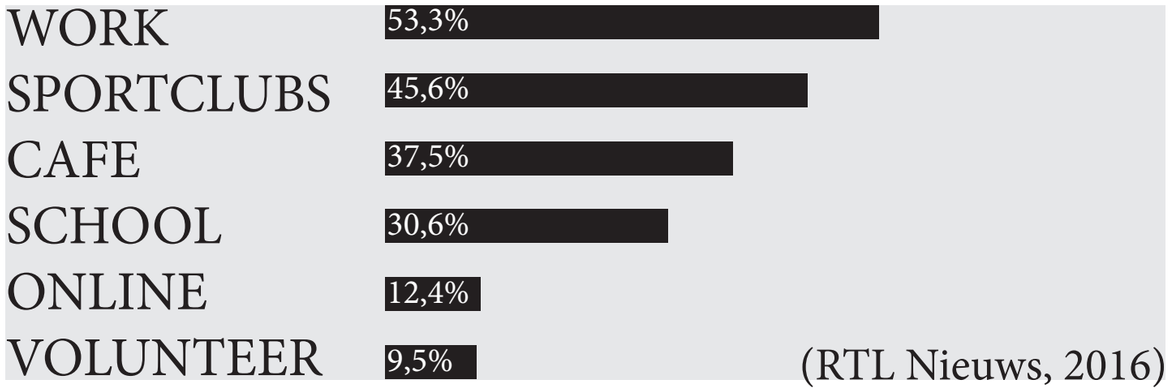
RESIDENTS OF AMSTERDAM

SOCIAL CONTACT FOR EXPATS

HOW EASY IS IT TO MAKE FRIENDS?

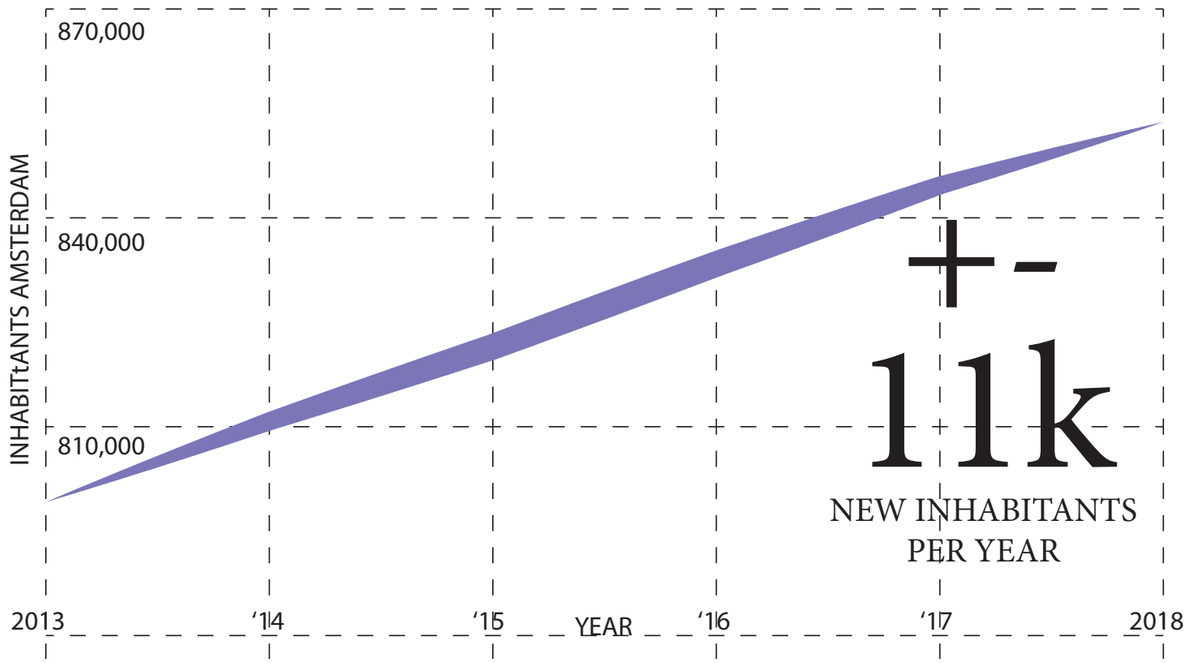


SOCIAL CONTACT FOR EXPATS?

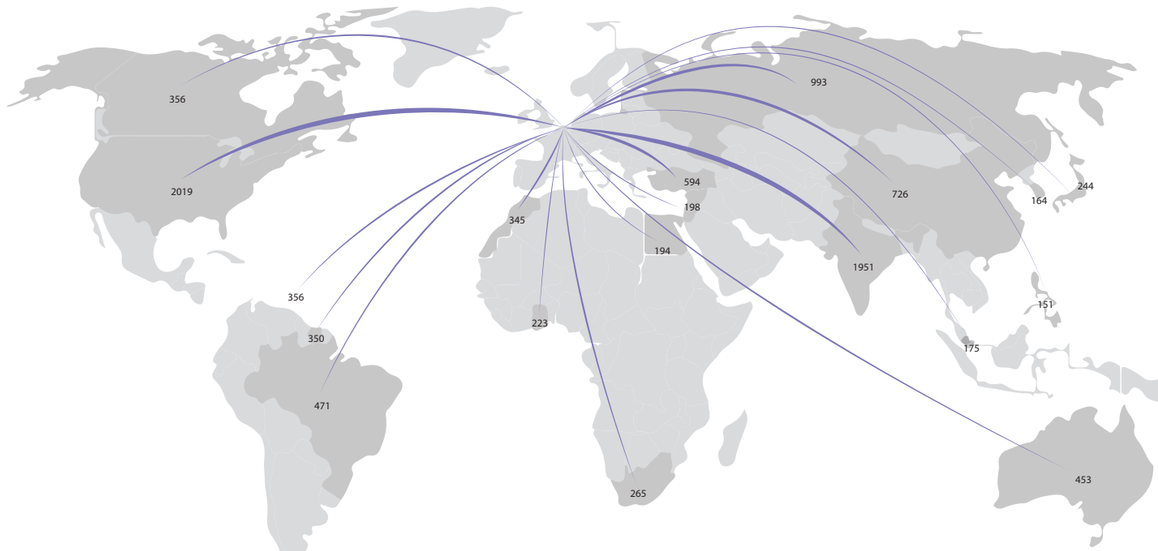


(RTL Nieuws, 2016)

GROWTH IN AMSTERDAM



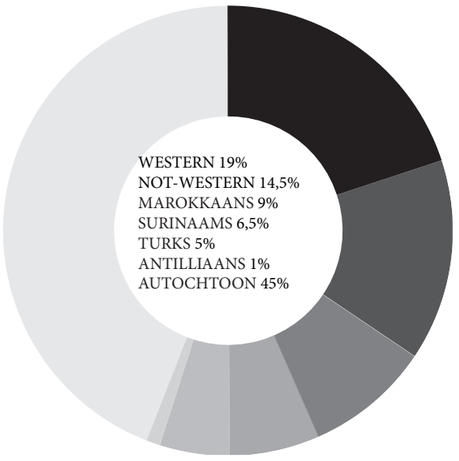
MORE AND MORE DIVERSITY



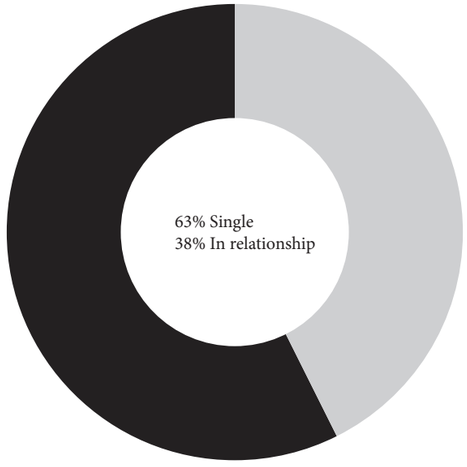
206 NATIONALITIES IN AMSTERDAM

DIVERSE AND EQUAL

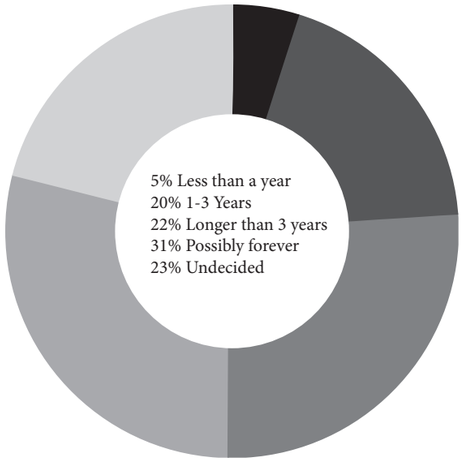
IMMIGRANTS



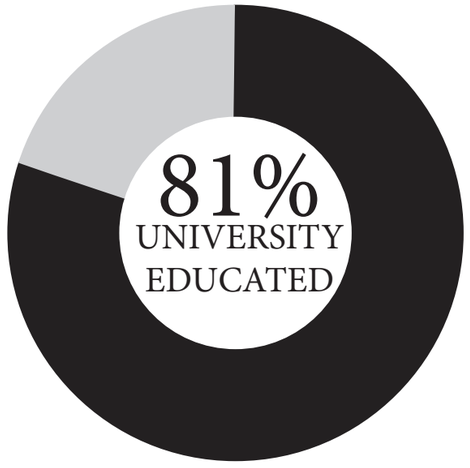
RELATIONSHIPS



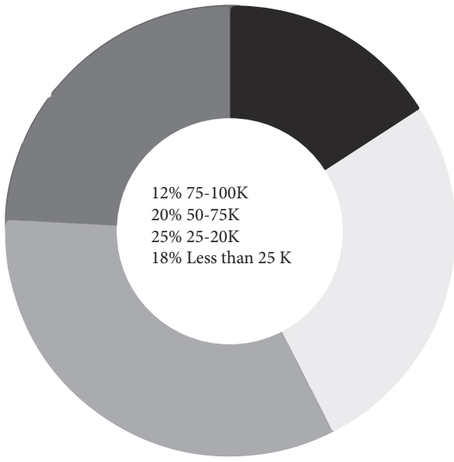
STAY

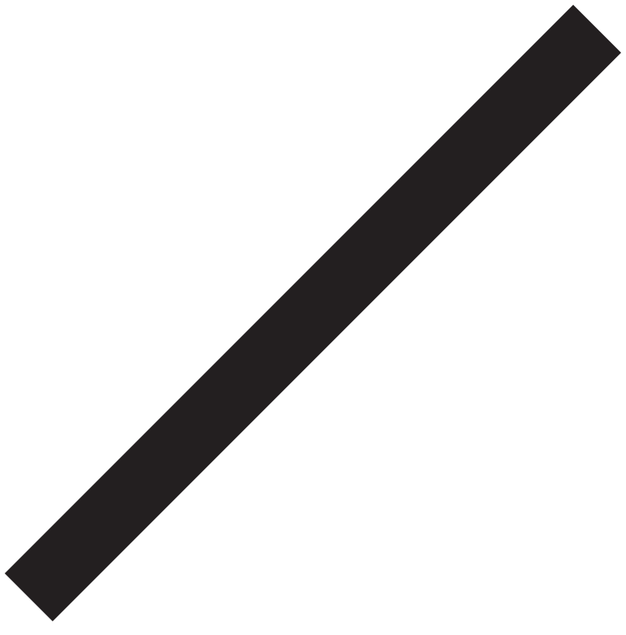


EDUCATION



INCOME





THE OPEN CITY

ACCESIBILITY
BEREIKBAAR

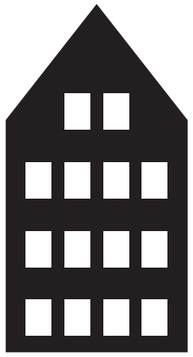
AFFORDABILITY
BETAALBAAR

AVAILABLE
BESCHIKBAAR

EXPATS

TEMPORARY

HOME TYPES



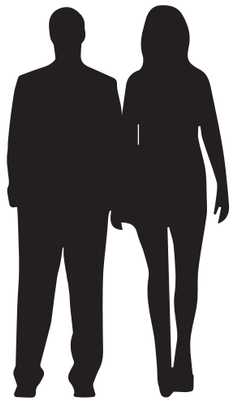
APARTMENTS

HOMES

MARKET TYPE

SINGLE

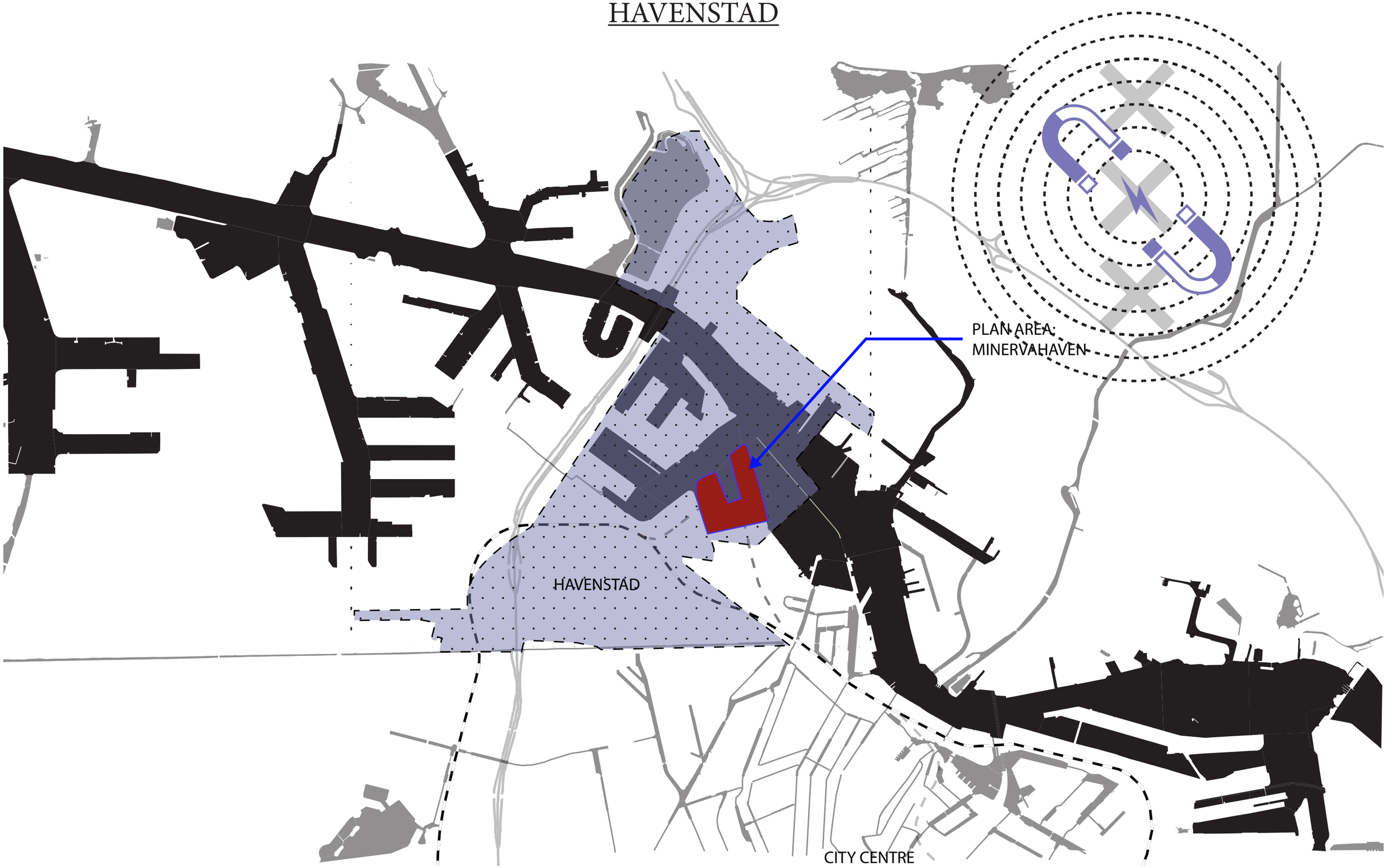
FAMILIES



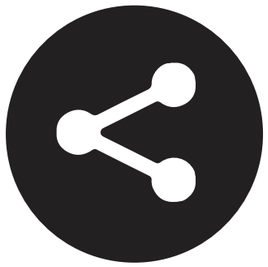
COUPLE

SHARED/COLLECTIVE

URBAN DESIGN
HAVENSTAD

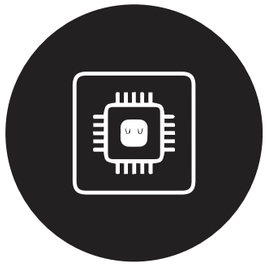


THE NEW ECONOMY



EXCHANGE

ON DEMAND



TECH
KNOWLEDGE

INTERACTIVE

GLOBAL

REVOLVING

DEVELOPMENT

THE NEW INHABITANT

SMALL HOUSEHOLDS

HOLD ON TO
BACKGROUND

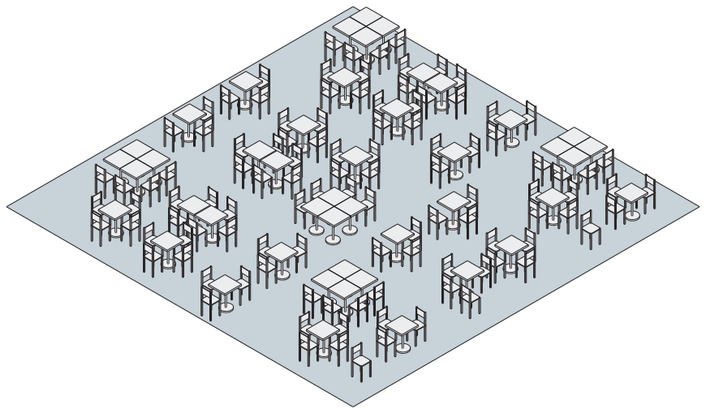
ON DEMAND

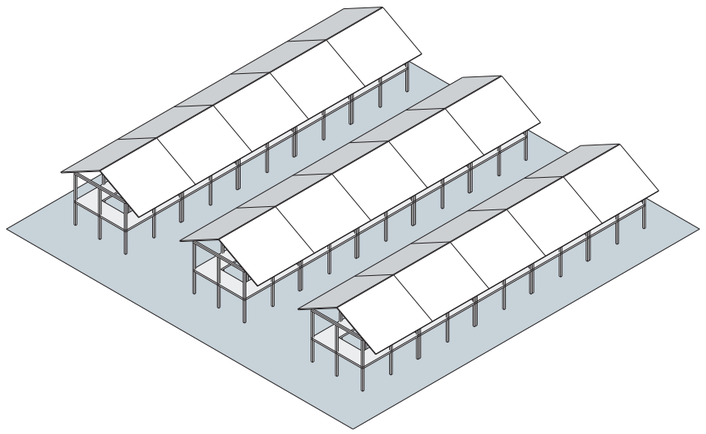
EDUCATION
RESEARCH

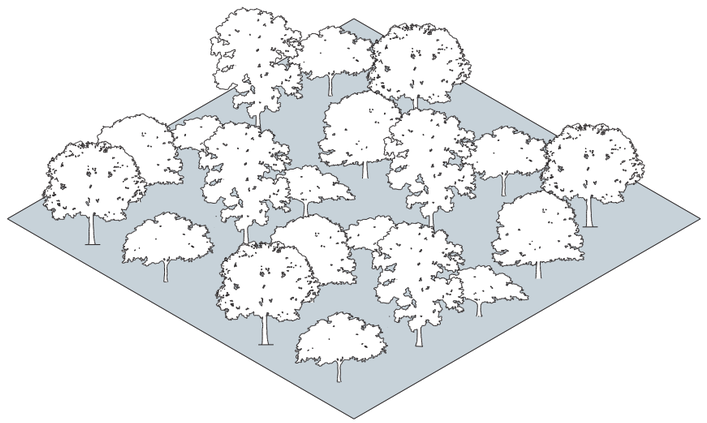
TEMPORARY

NEED
HOME

SPACE FOR DIVERSITY





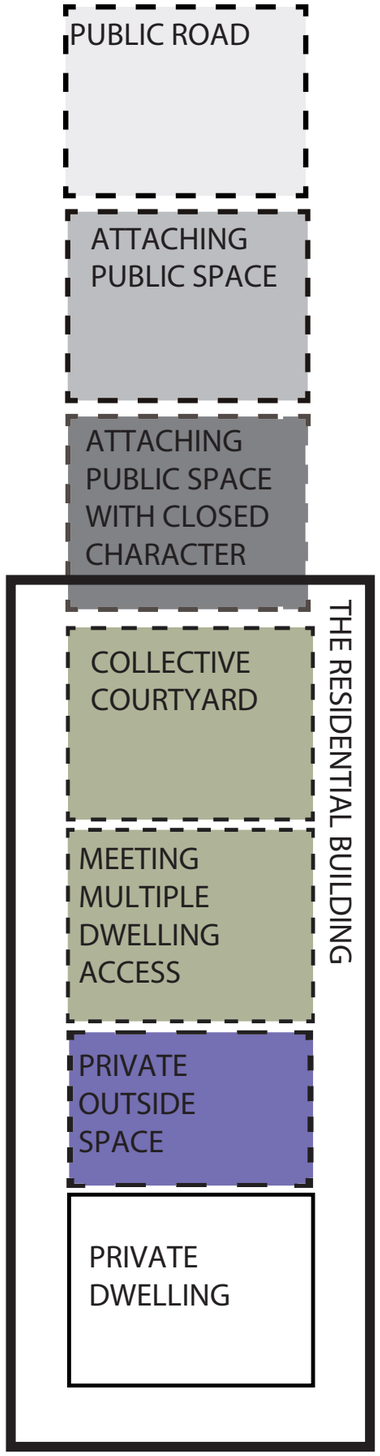


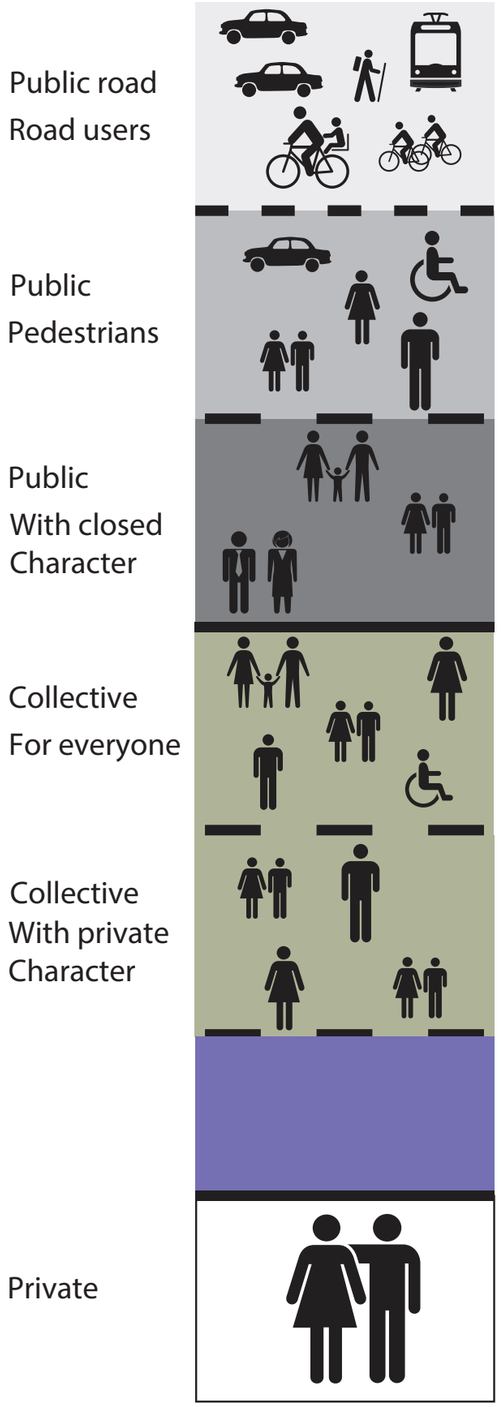
It is human nature to gravitate toward the familiar. But the expats who add the most value to their environment will make use of local market trends. They are willing to experiment with different customs.

FRAMEWORK FOR A NEW CITY PART

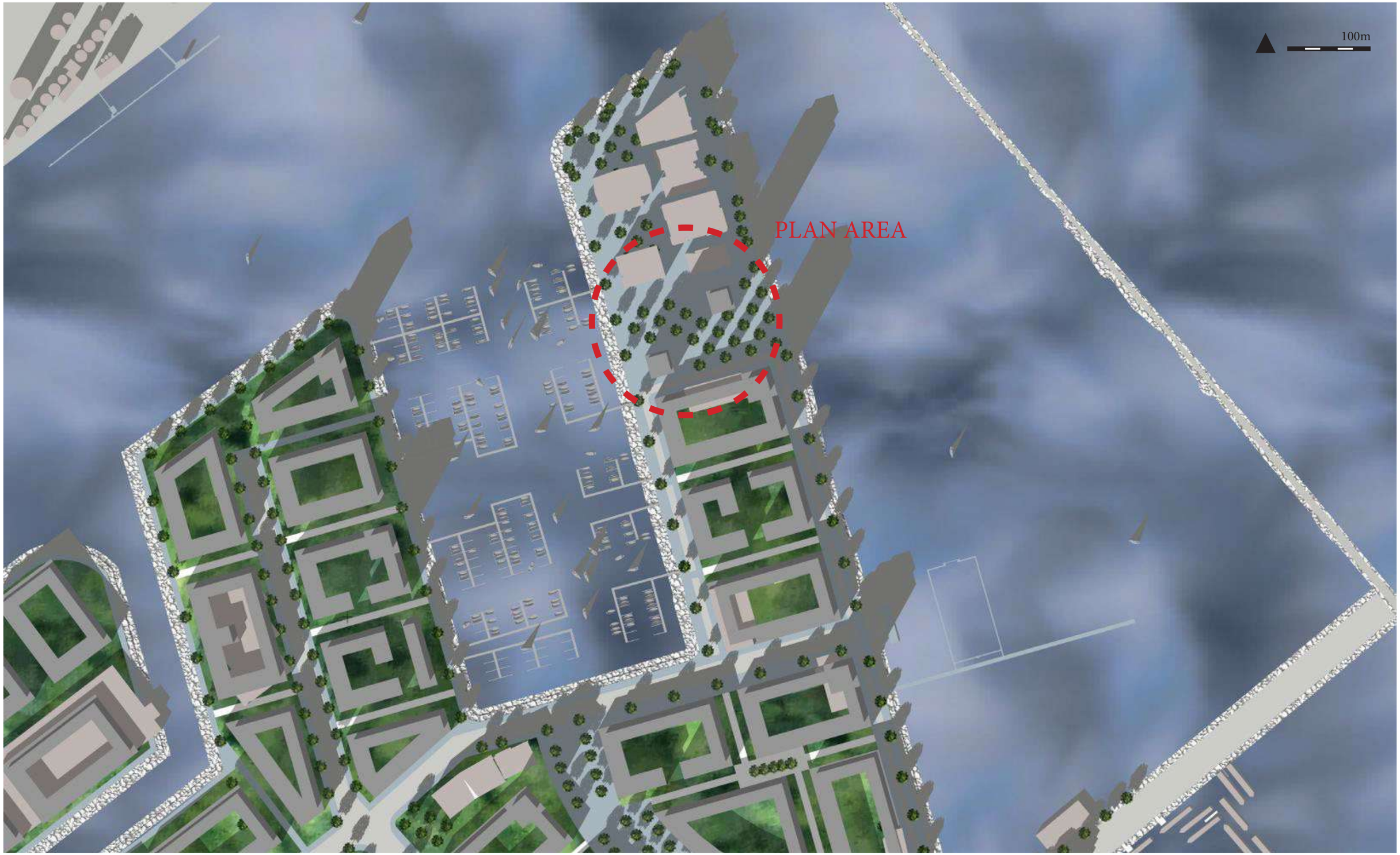
IDENTITY HISTORY | PUBLIC STREETS | GREEN | SOCIAL COHESION | DIVERSITY OF USE | ACTIVE FACADE | URBAN VITALITY | HUMAN SCALE | LOCAL ECONOMY

URBAN ORGANISATION

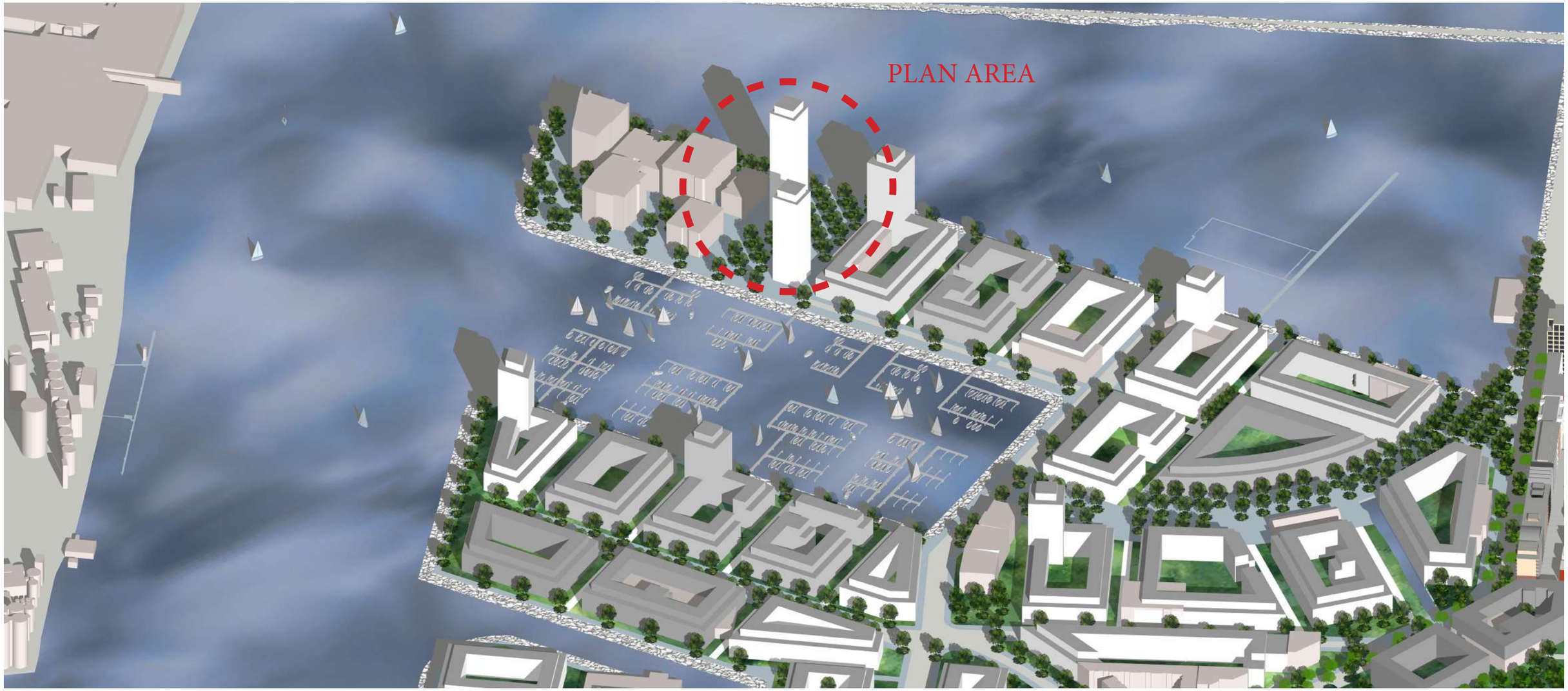


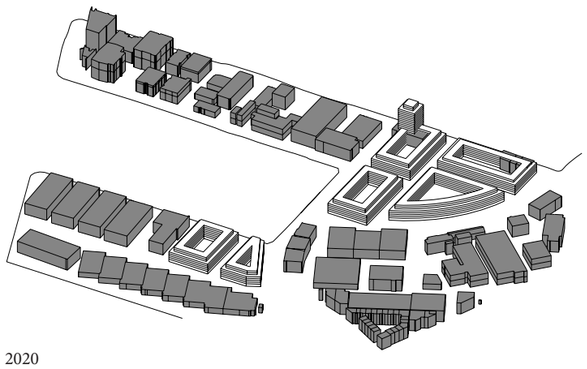


URBAN ENVIRONMENT

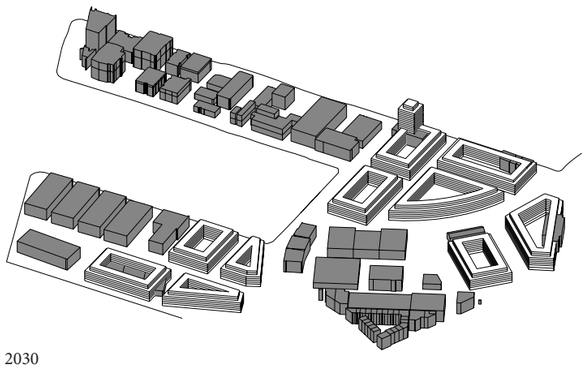


PHASING

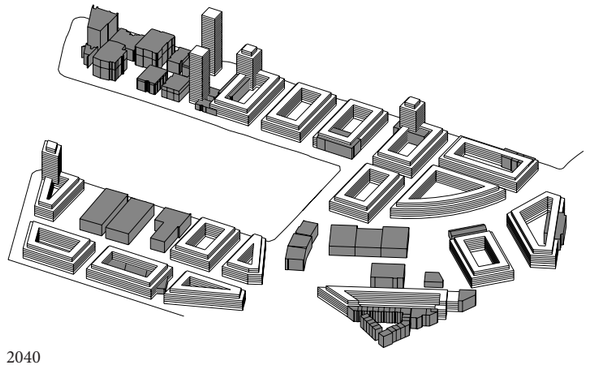




2020



2030



2040

EXPAT CHARACTERISTICS

NO CLASS

OPPURTUNITIES

MIGRATION

INTER CULTURAL

INTERMINGLE

ACCESS

EDUCATION

ART SCENE

FESTIVALS & EVENTS

PARKS & SQUARES

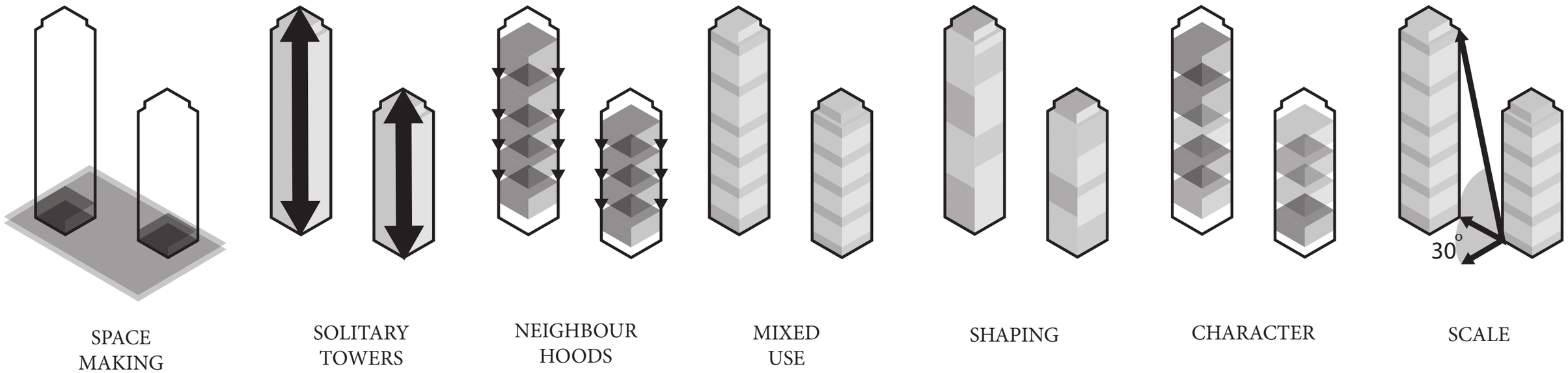
WORK

INFORMAL CULTURE

CONCEPT

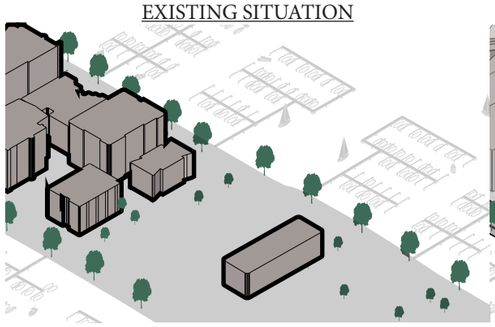
-Stacking Program
-Criteria
-Dwelling Typologies
-Composition

STACKING PROGRAM



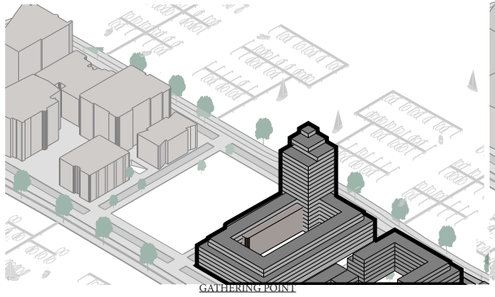
SCALED DESIGN

EXISTING SITUATION



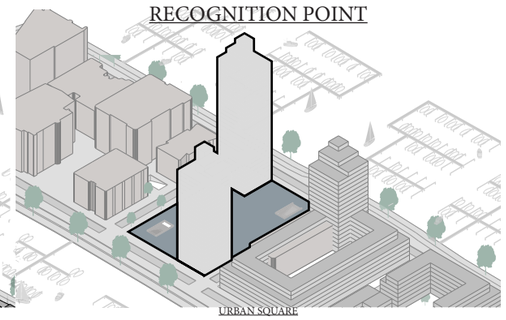
ORGANISATION OF STREETS

NEW URBAN FABRIC

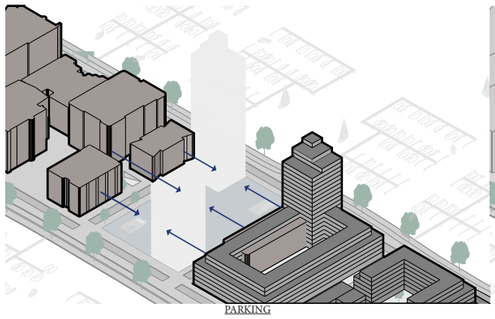


GATHERING POINT

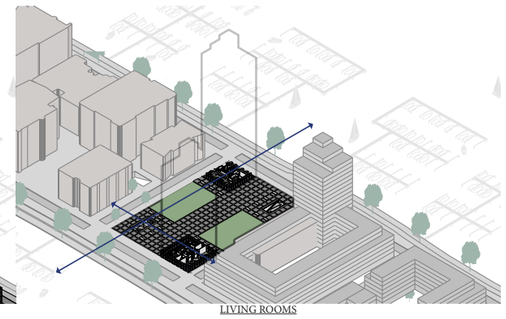
RECOGNITION POINT



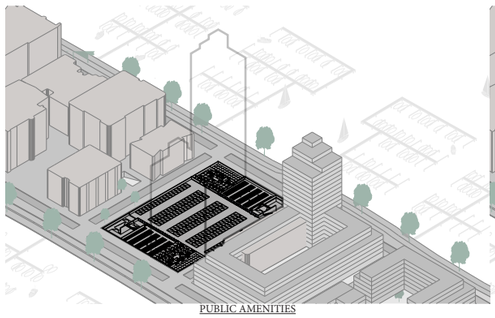
URBAN SQUARE



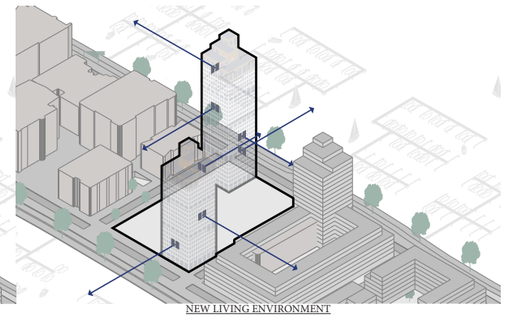
PARKING



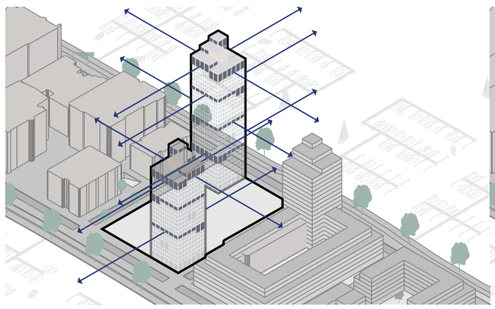
LIVING ROOMS

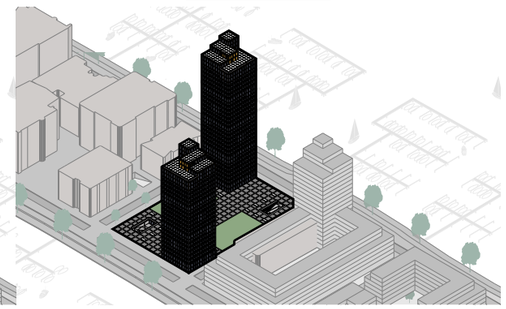


PUBLIC AMENITIES

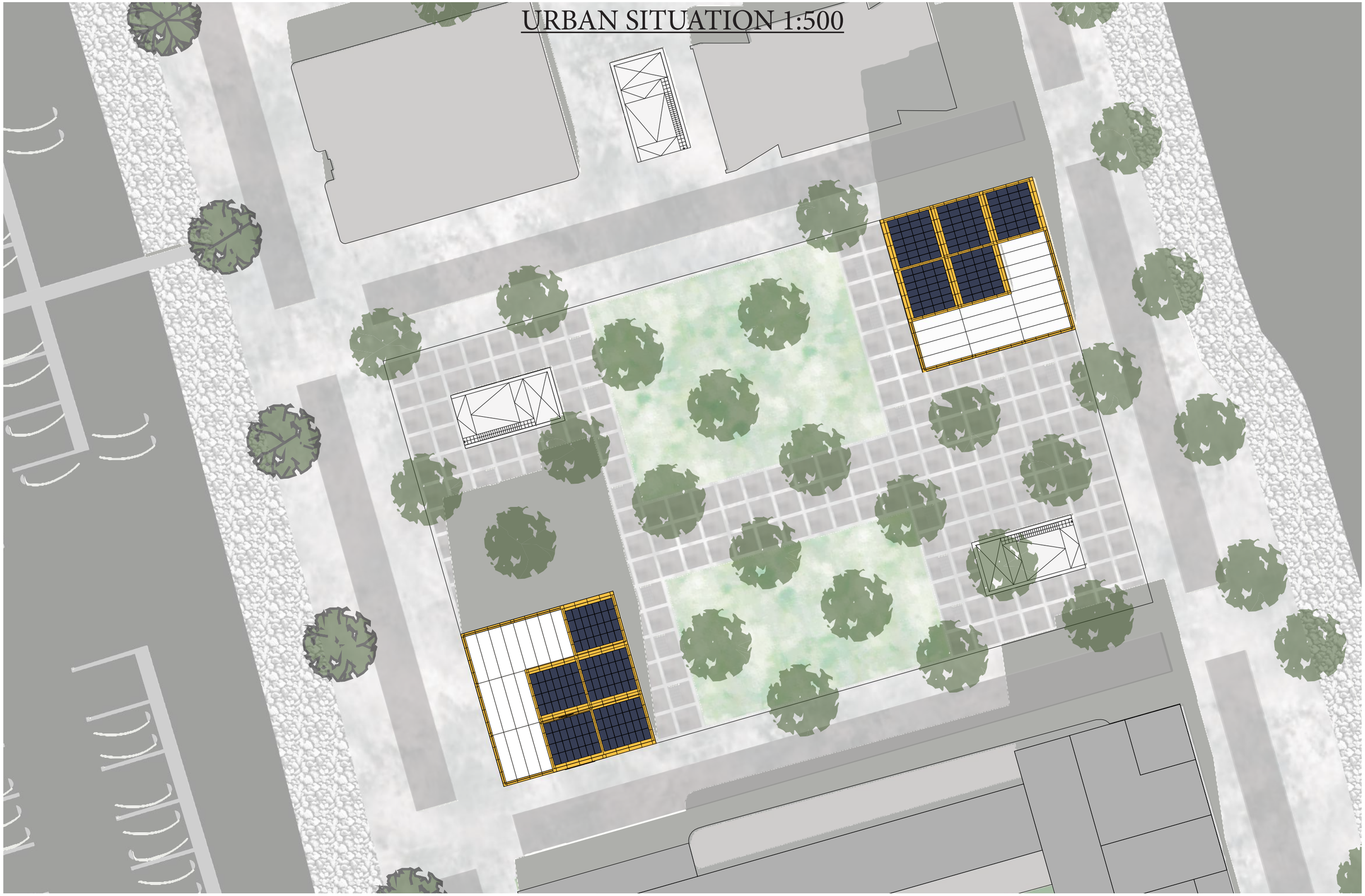


NEW LIVING ENVIRONMENT

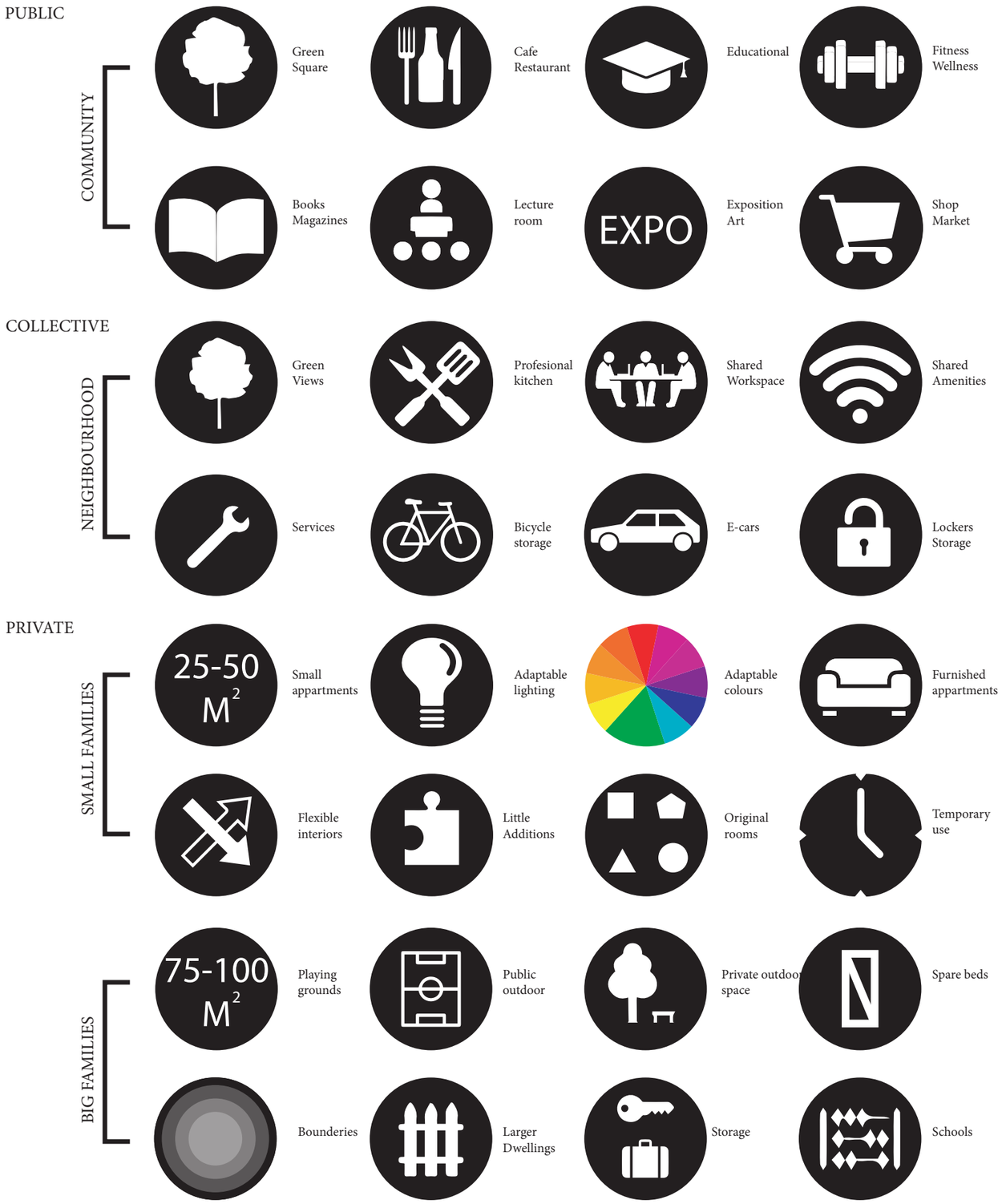




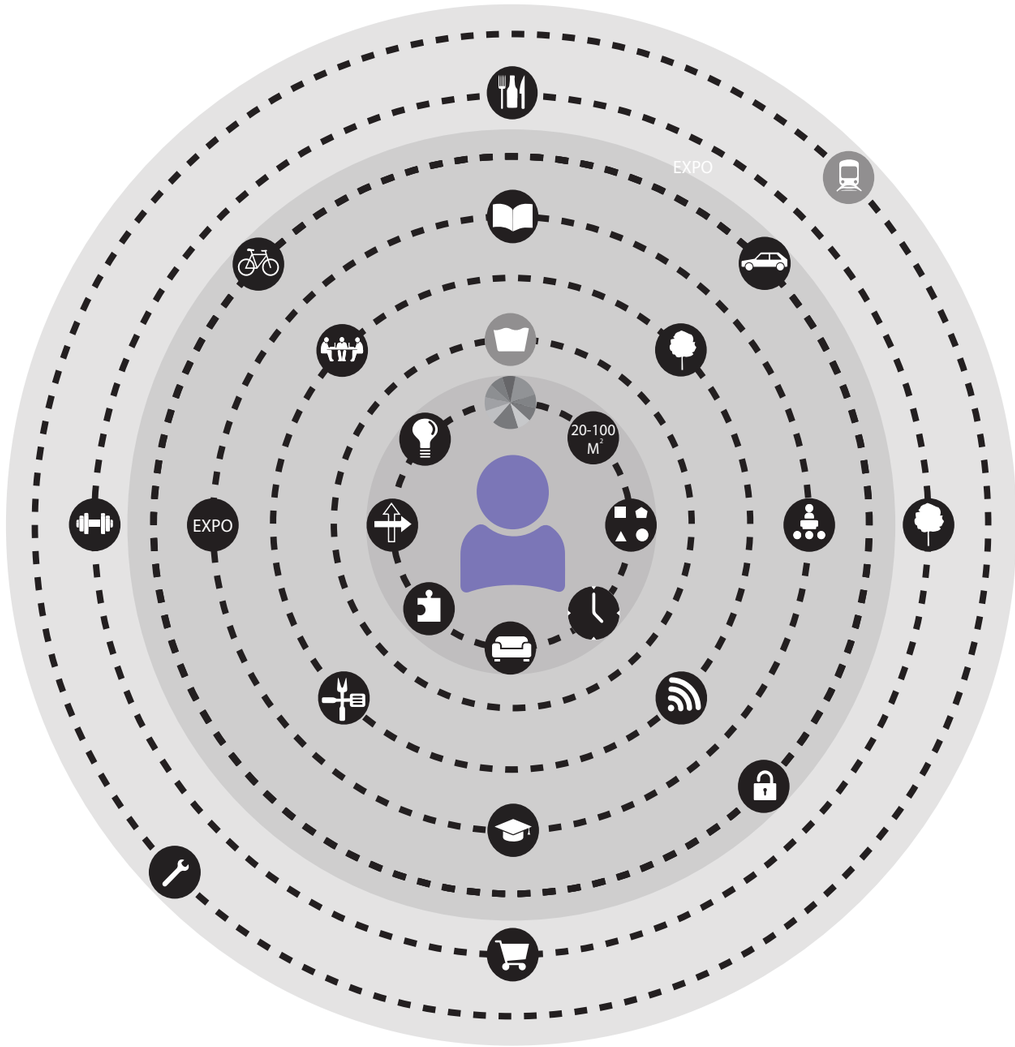
URBAN SITUATION 1:500



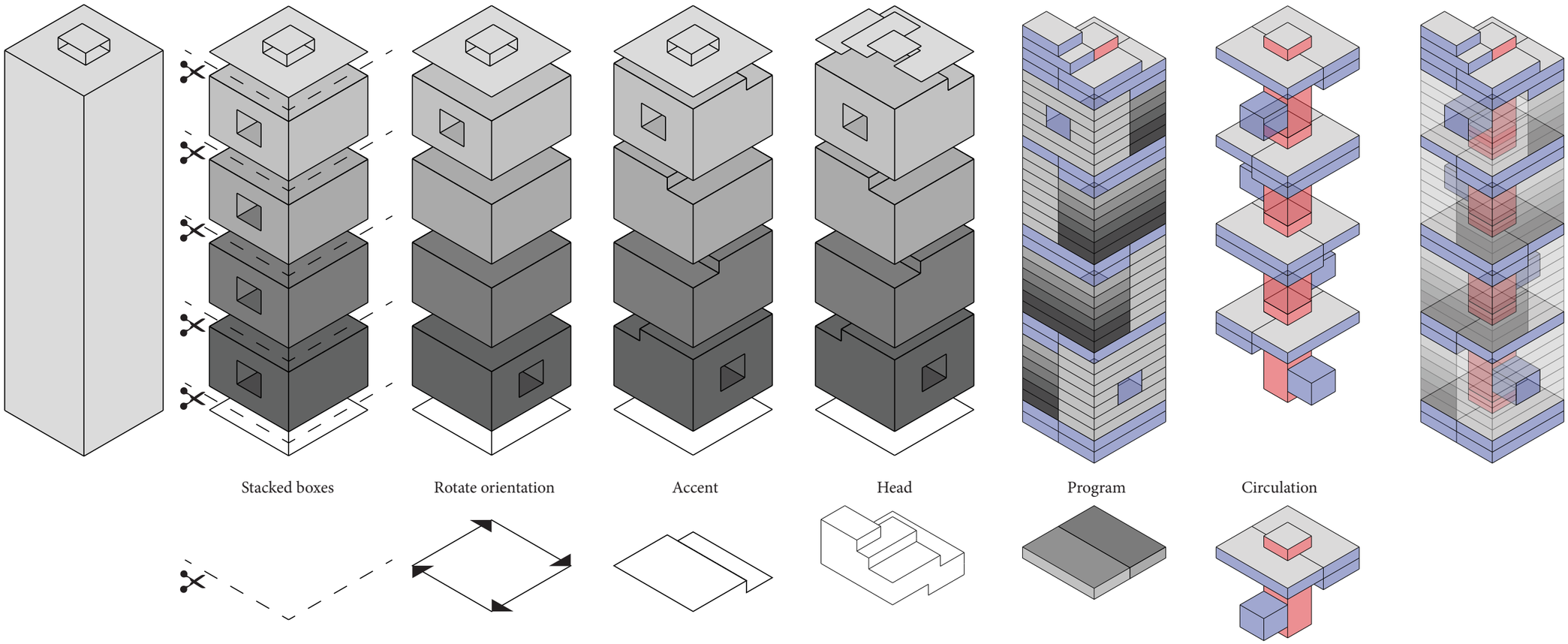
DESIGN CRITERIA



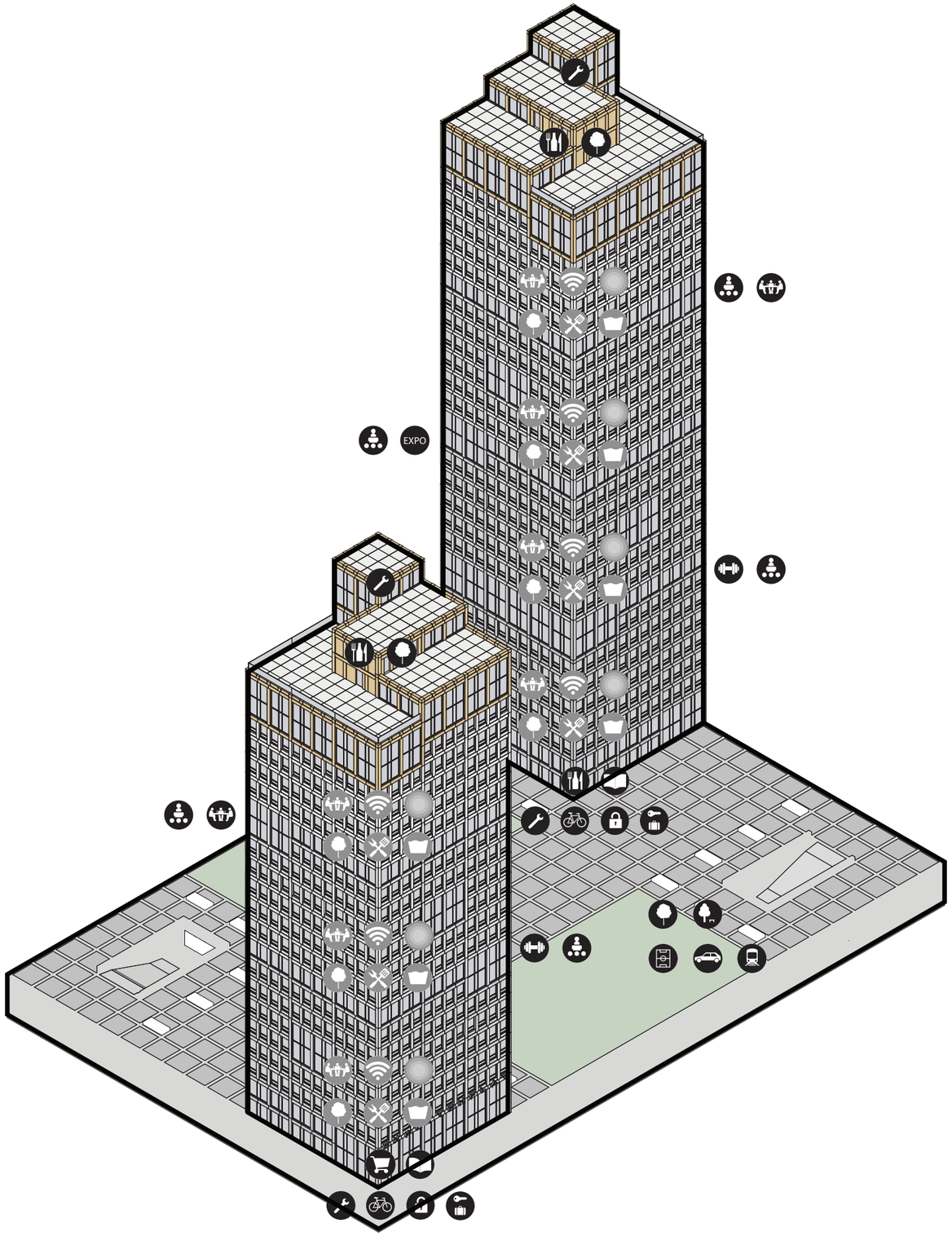
HUMAN RADIUS



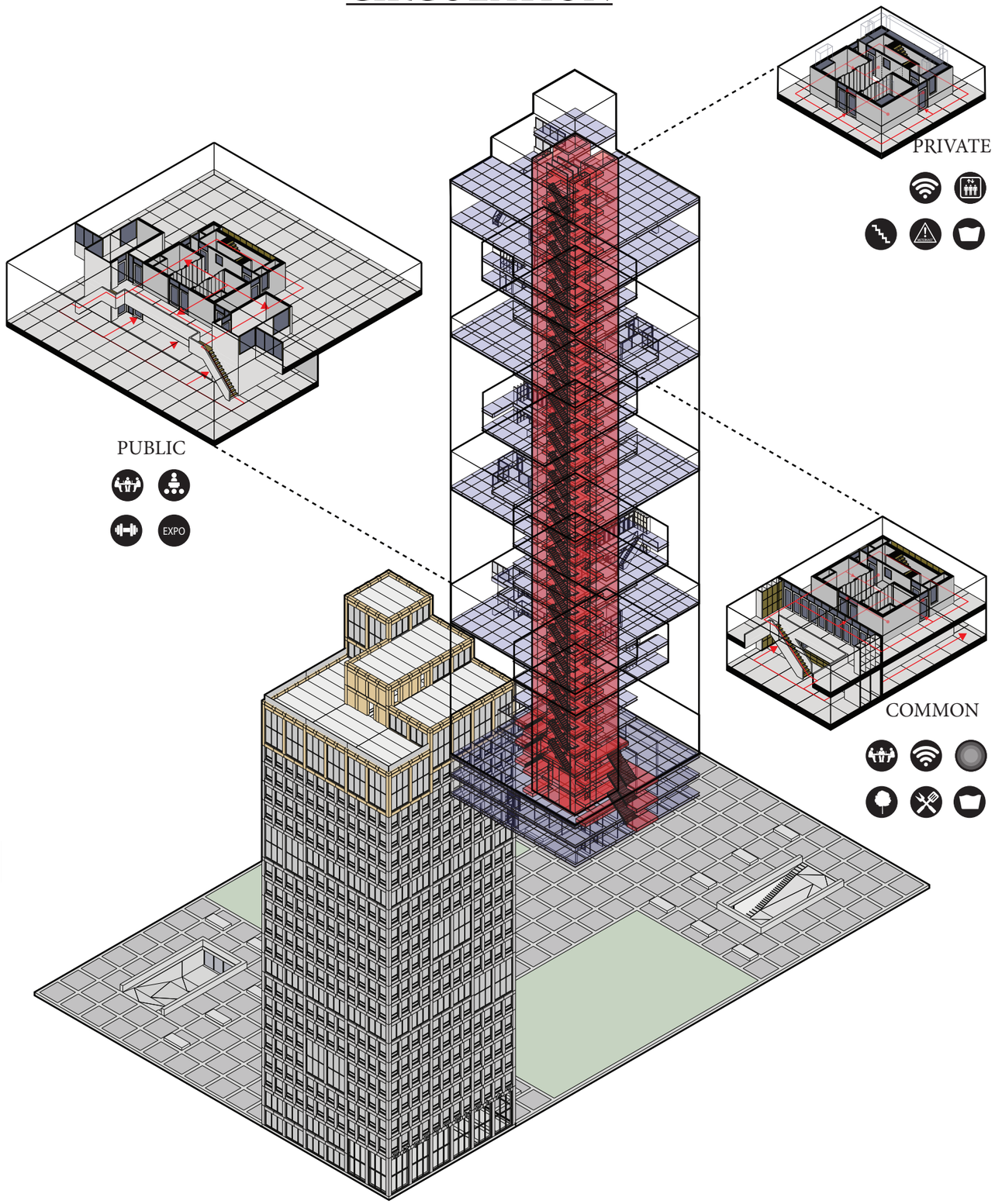
A MIRROR ENVELOP



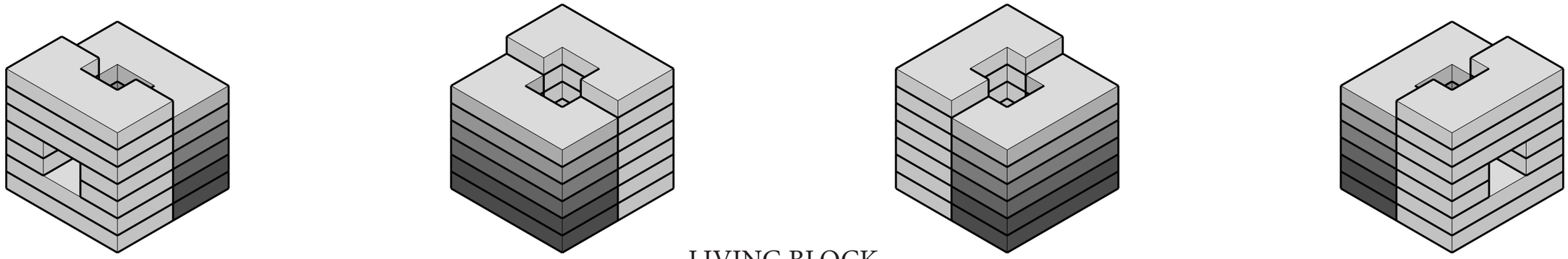
CONFIGURATION OF FUNCTIONS



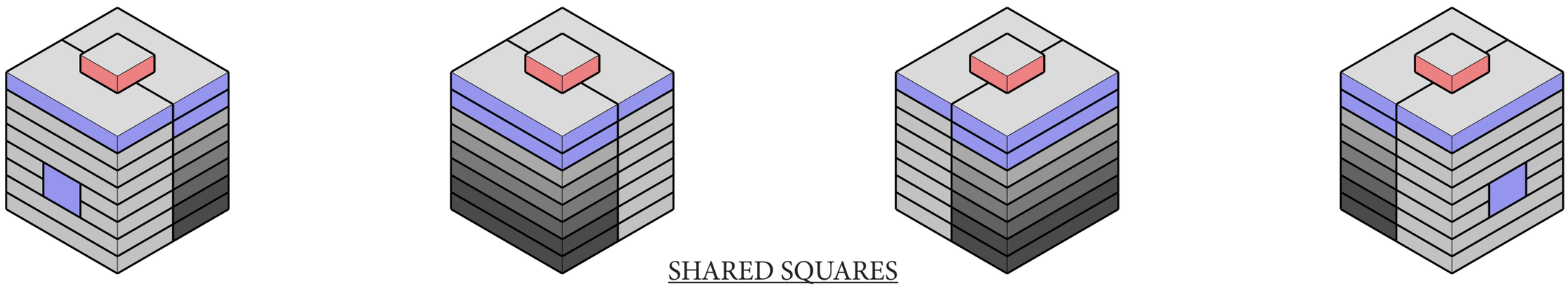
CIRCULATION



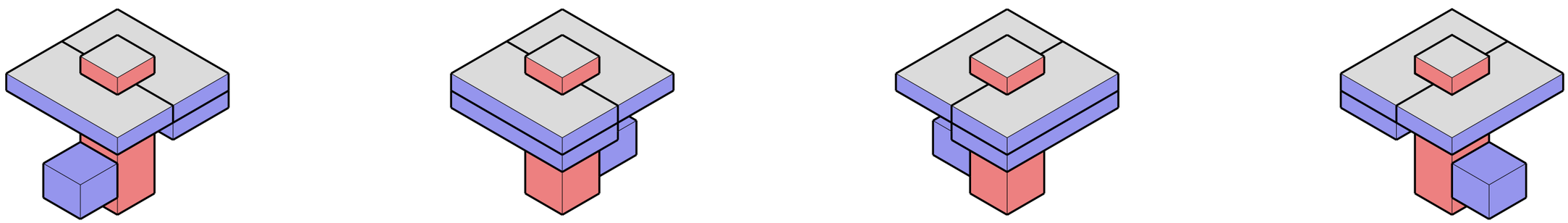
A MIRROR NEIGHBOURHOODS



LIVING BLOCK

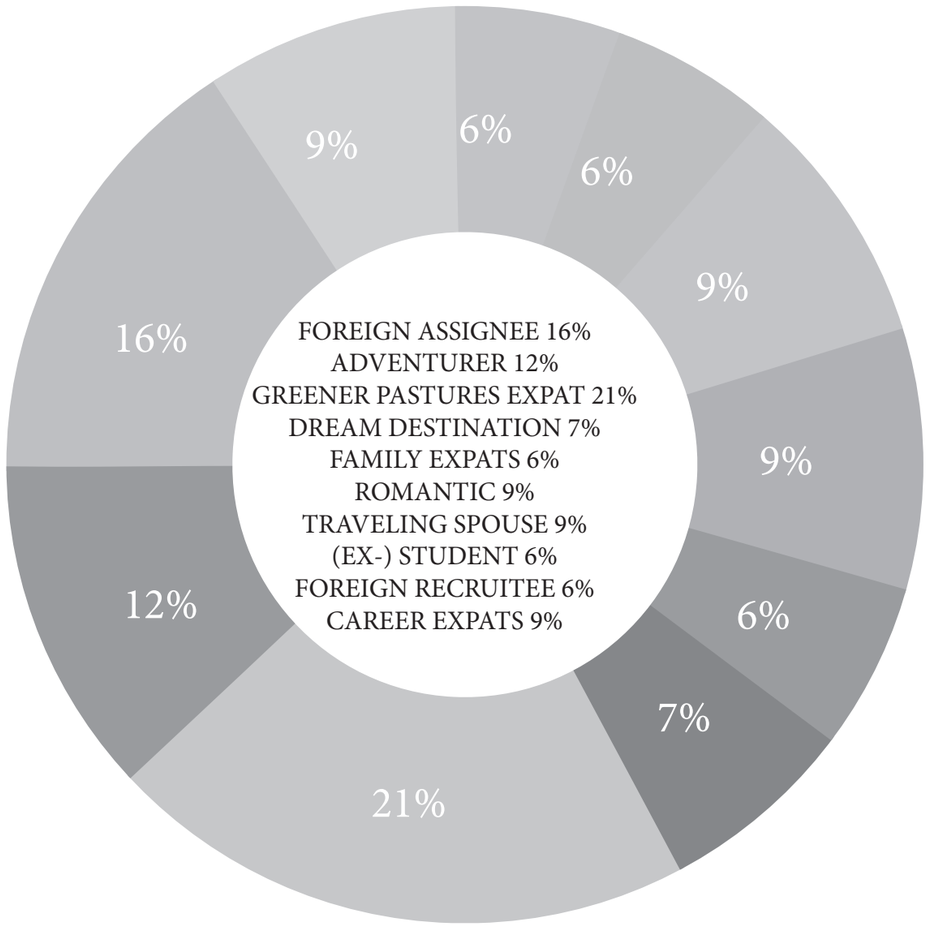


SHARED SQUARES

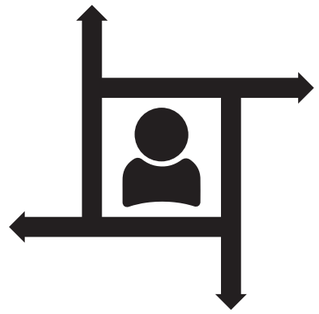


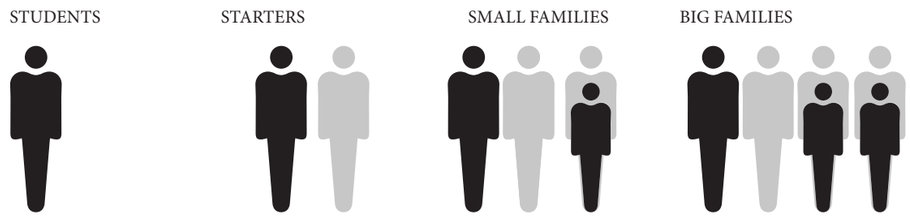
INCAPSULATED CIRCULATION

EXPAT TYPES



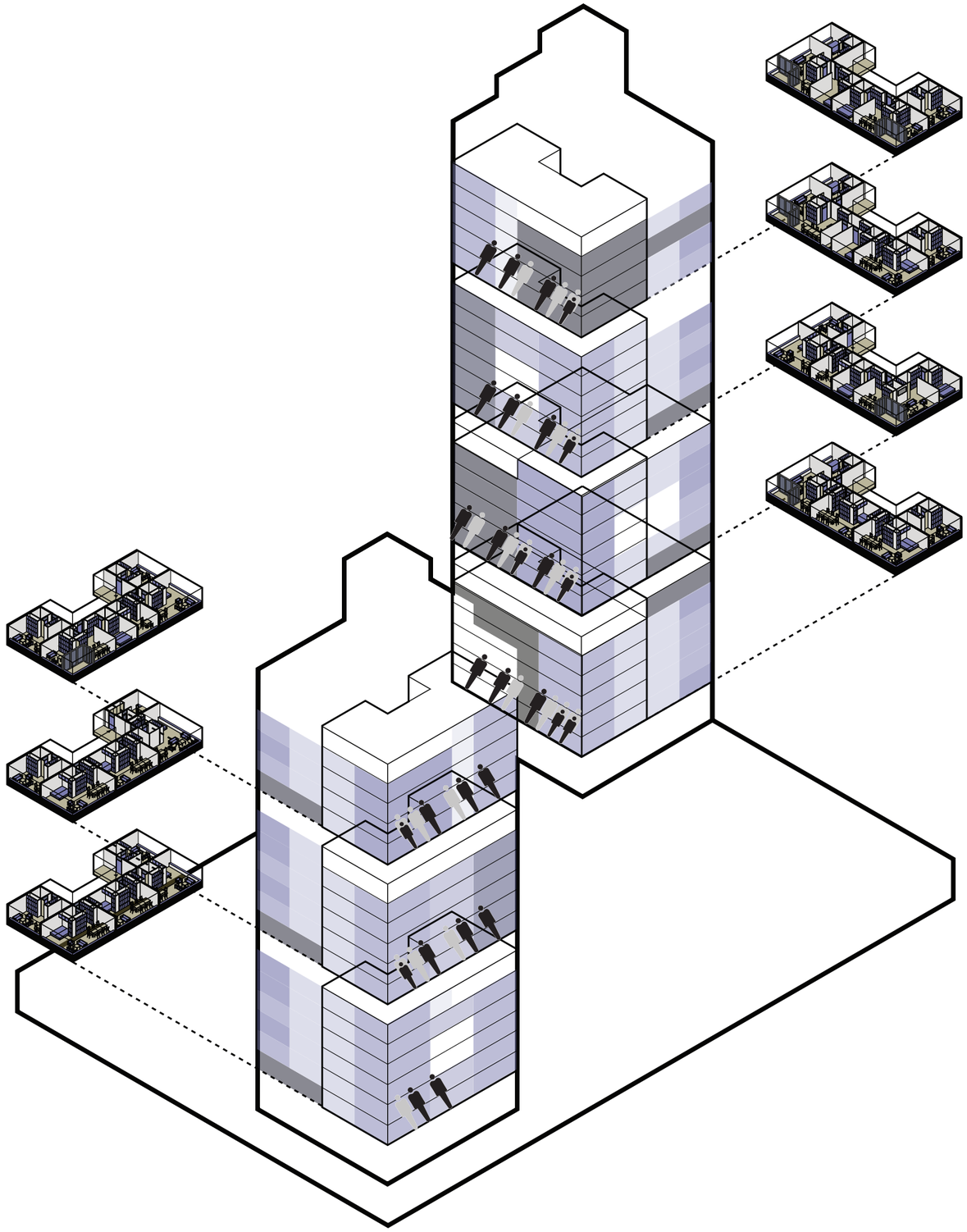
HOUSEHOLDS

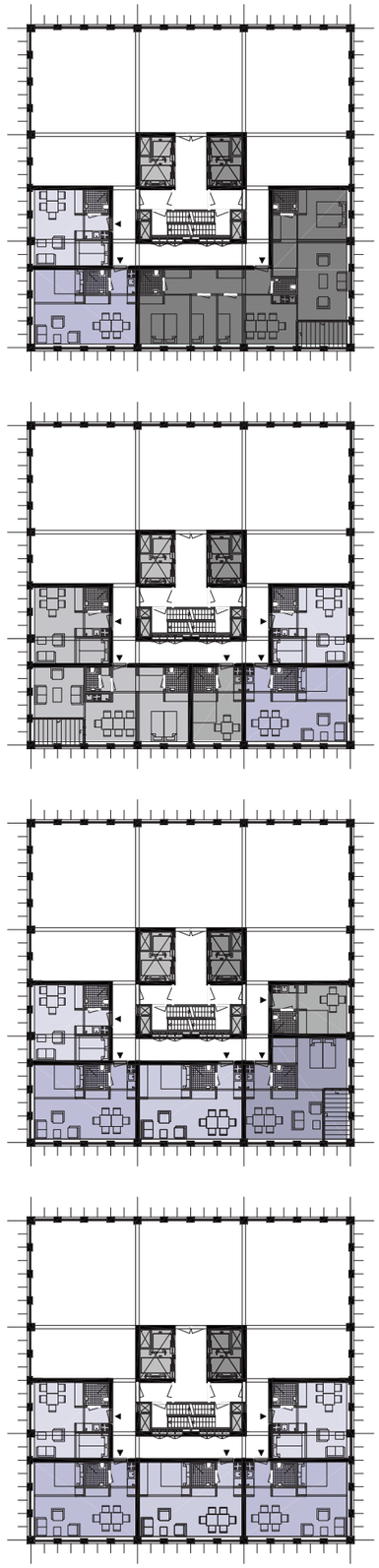


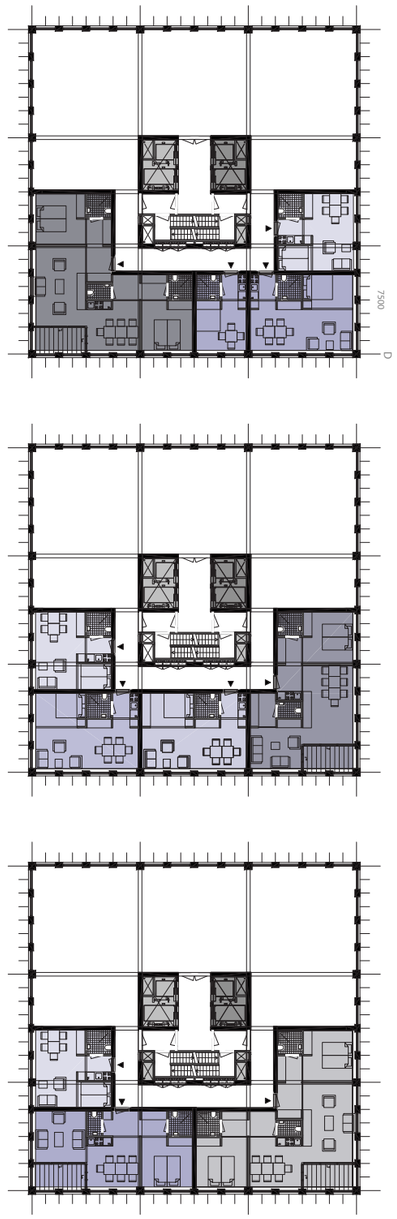


TYPE	STUDENT	STARTER	SMALL FAMILY	BIG FAMILY
TIMEFRAME	3 months - 2 years	3 months - 5 years	2 years - 5 years	2 years - 5 years
APARTMENT TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
SURFACE	15-30m2	30-70m2	70-90m2	110m2
RENT BUDGET	$-$$$	$-$$$	$-$$$	$-$$$
ARRANGEMENT	Furnished	Furnished	Furnished / Adaptable	Furnished / Adaptable
AMENITIES	Storage (50+m2) Shared Loundry Guestroom (?) Collective spaces Shared car/bike/scooter (optional)Parkings	Storage (50+ m2) Outdoor spaces (50+m2) Shared Loundry Collective spaces Shared car/bike/scooter (optional)Parkings	Storage (50+ m2) Outdoor spaces (50+m2) Spareroom/Guestroom Collective spaces Shared car/bike/scooter (optional)Parkings	Storage (50+m2) Outdoor spaces (50+m2) Spareroom/Guestroom Collective spaces Shared car/bike/scooter (optional)Parkings

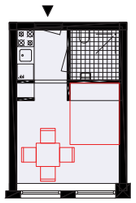
CONFIGURATION OF DWELLINGS

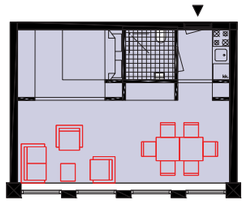


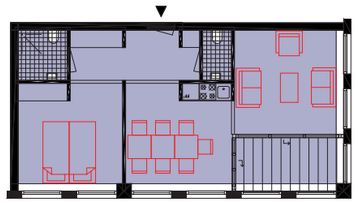


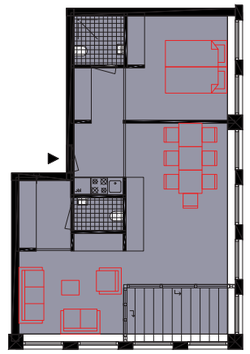


DWELLING TYPES









STUDENT

3 months - 2 years

STUDIO

15-30m2

$-$$$

Furnished
Shared Loundry

STARTER

3 months - 5 years

1 BEDROOM

30-70m2

$-$$$

Furnished
Shared Loundry

SMALL FAMILY

2 years - 5 years

2 BEDROOM

70-90m2

$-$$$

Furnished / Adaptable
Outdoor spaces (50+m2)
Spareroom/Guestroom
Collective spaces

BIG FAMILY

2 years - 5 years

3 BEDROOM

110m2

$-$$$

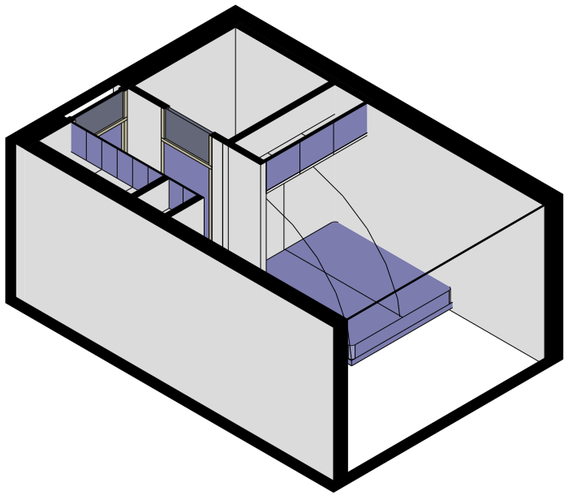
Furnished / Adaptable
Outdoor spaces (50+m2)
Spareroom/Guestroom

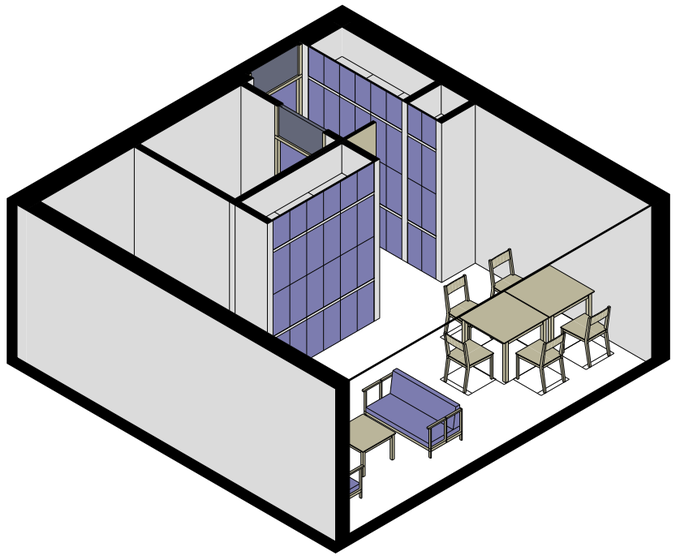
STUDIO

Scale 1:100

T1
x34
17,5m2

T2
x94
28m2

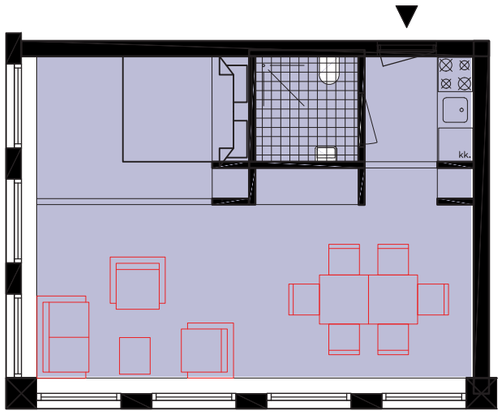




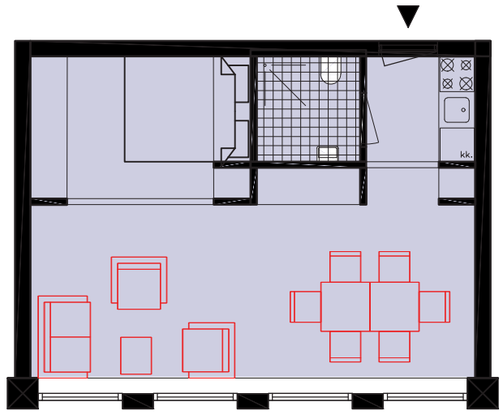
SMALL

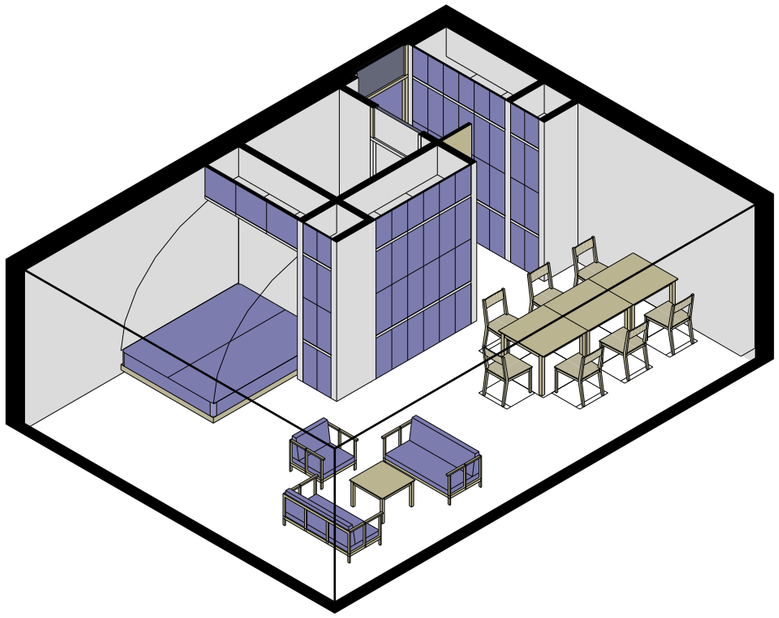
Scale 1:100

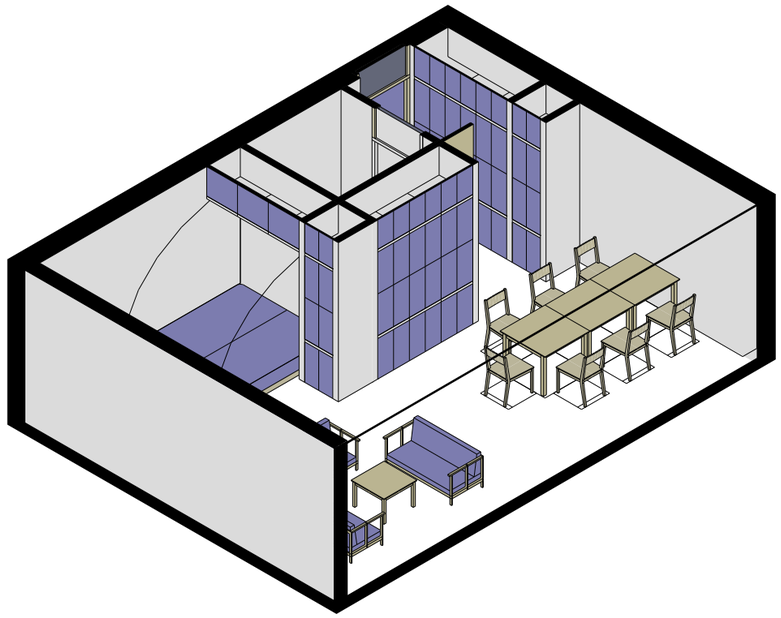
T3.1
x70
35m2



T3.2
x70
35m2



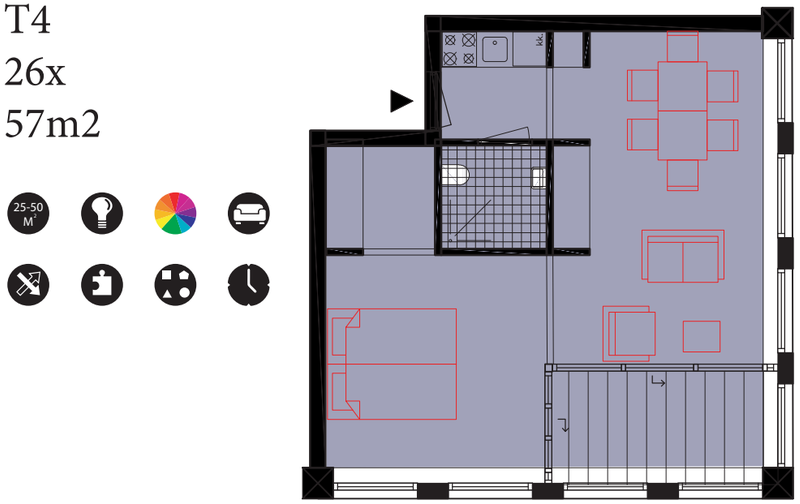




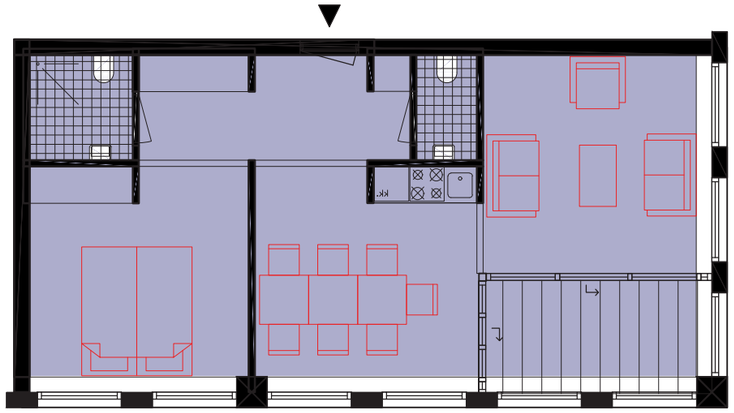
1 ROOM

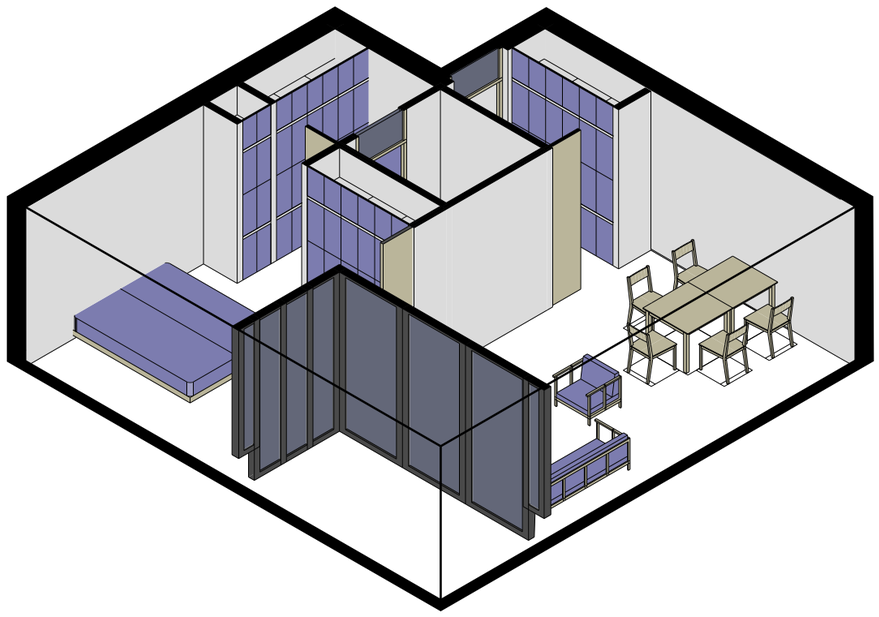
Scale 1:100

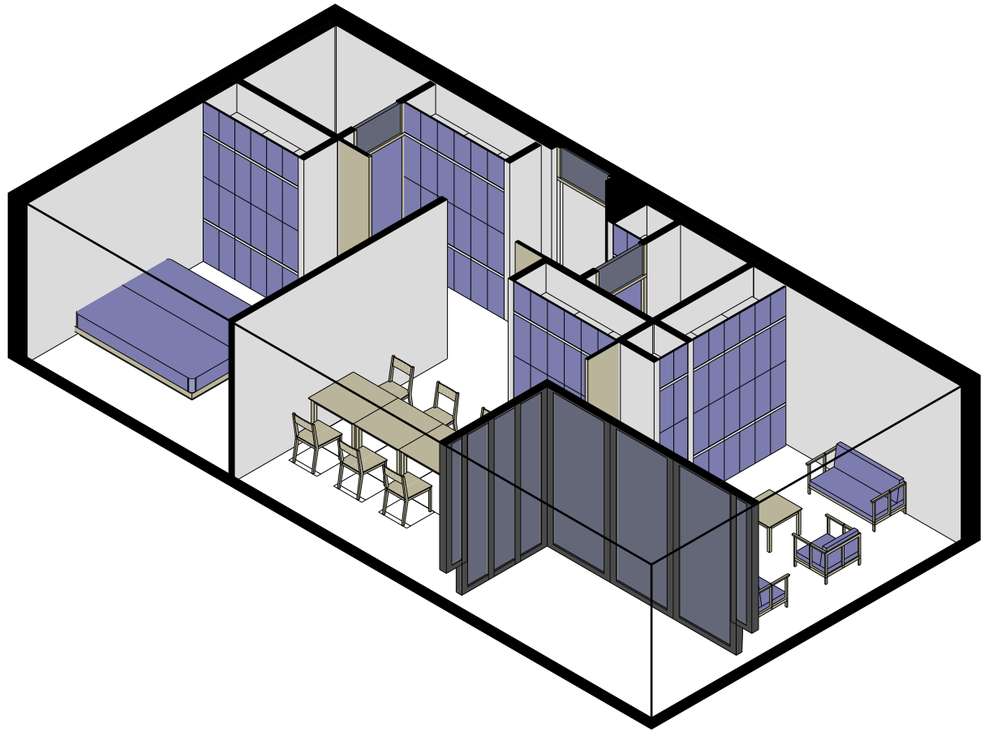
T4
26x
57m2



T5
6x
47m2



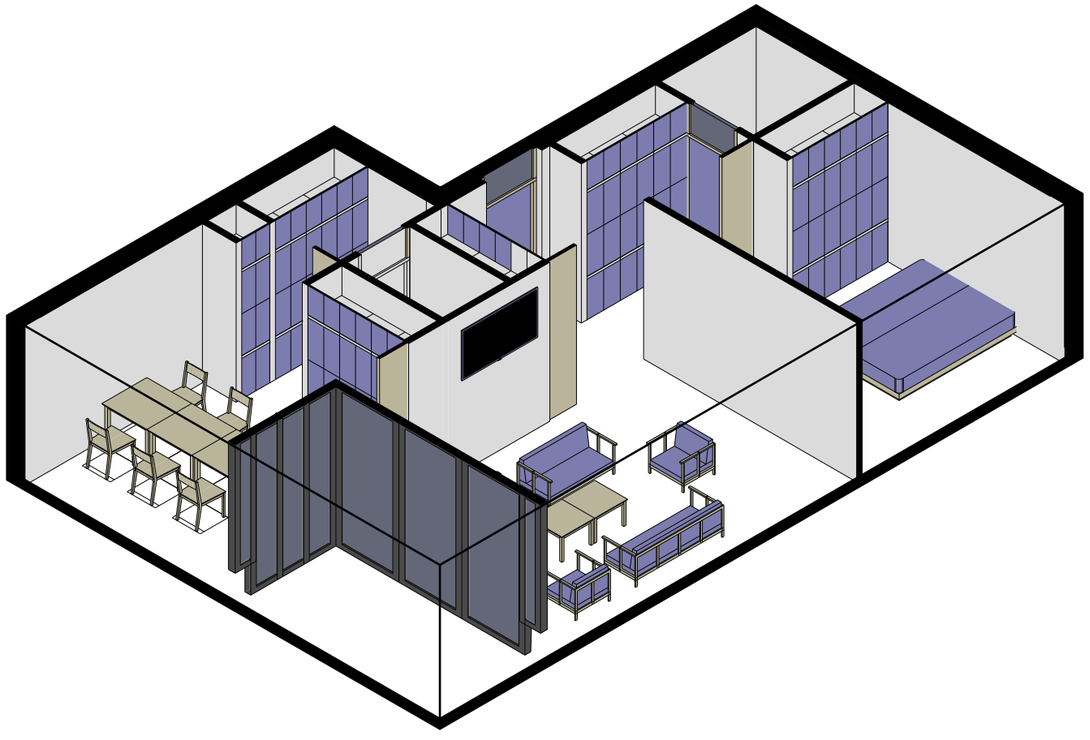




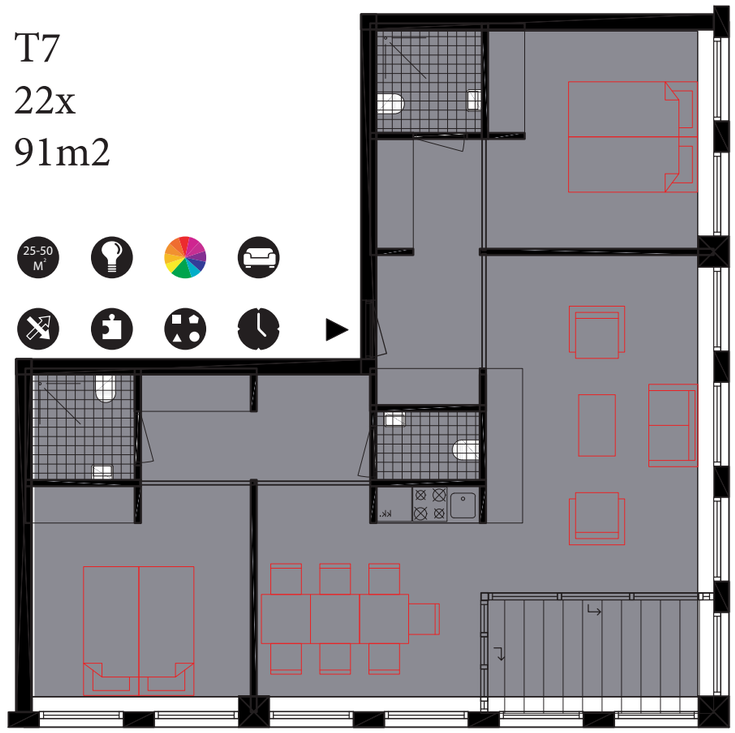
2 ROOM

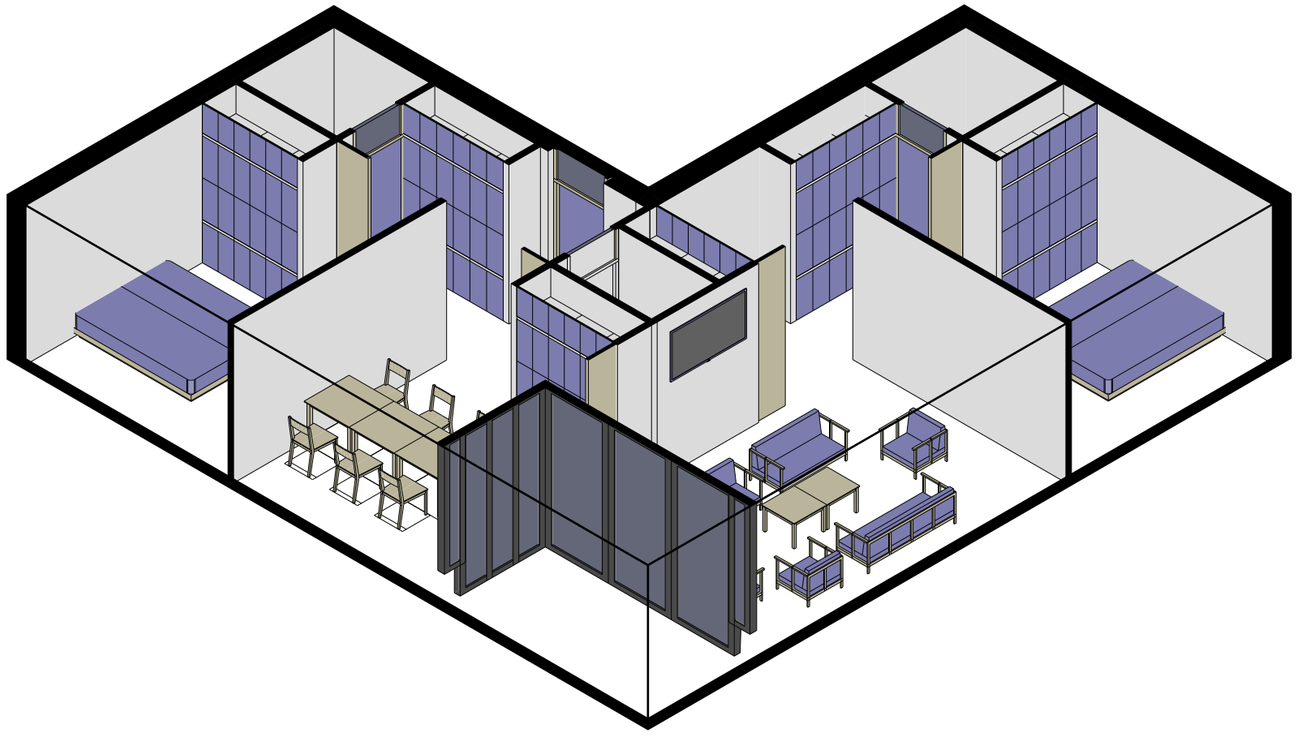
Scale 1:100

T6
15x
71m2

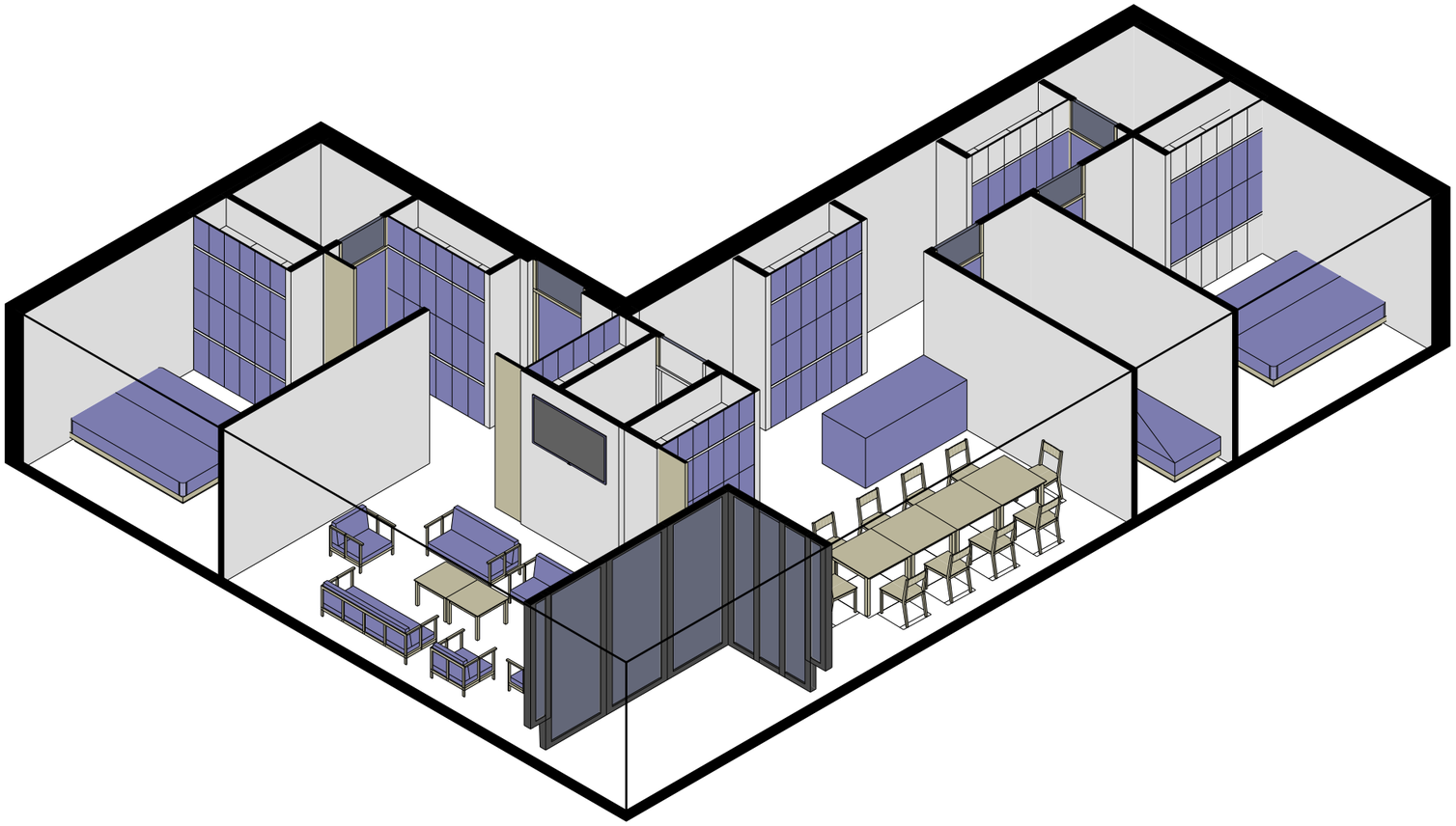


T7
22x
91m2

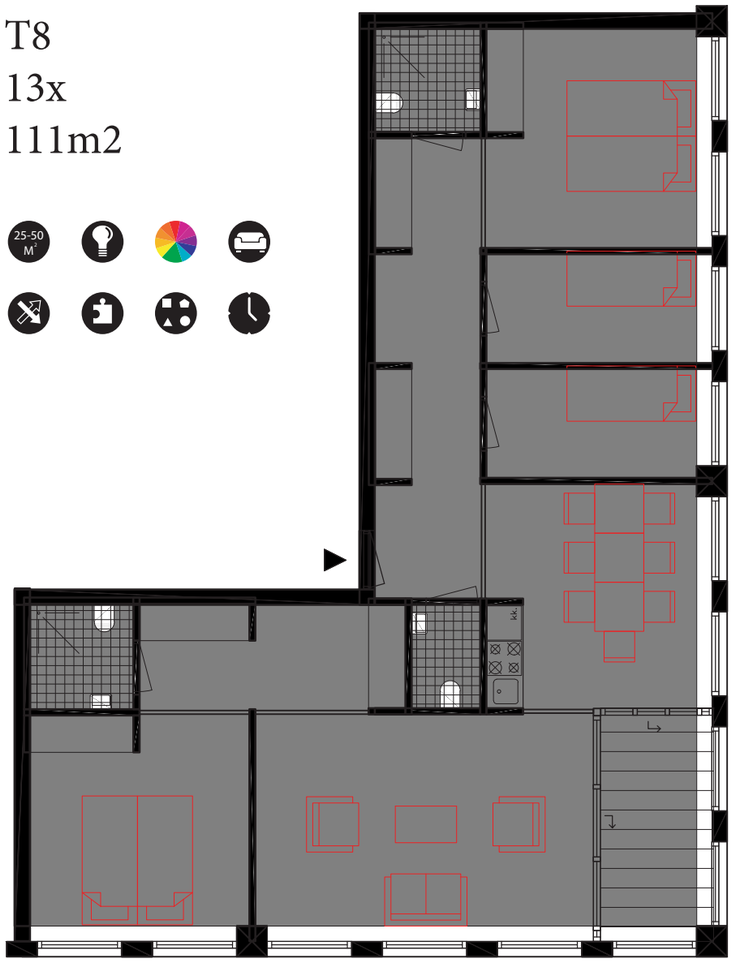




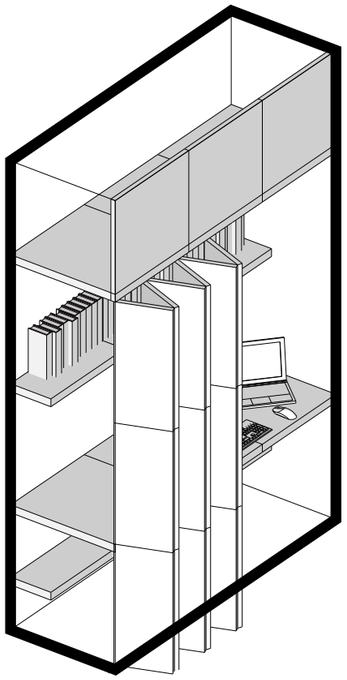
3 ROOM

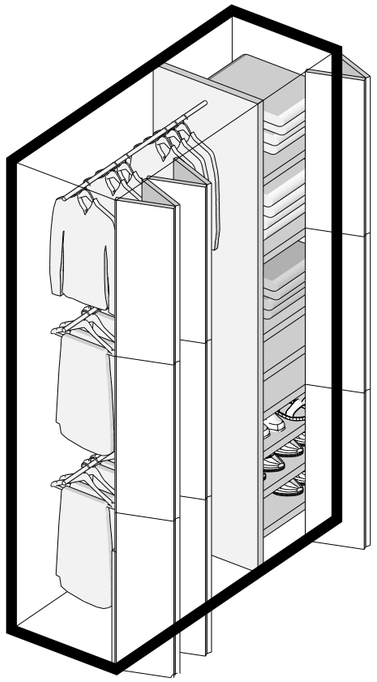


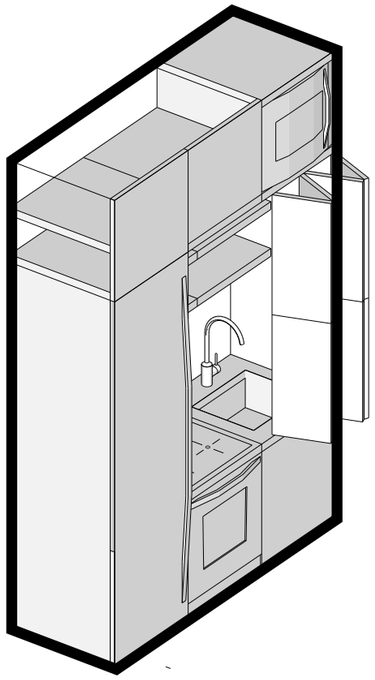
T8
13x
111m2

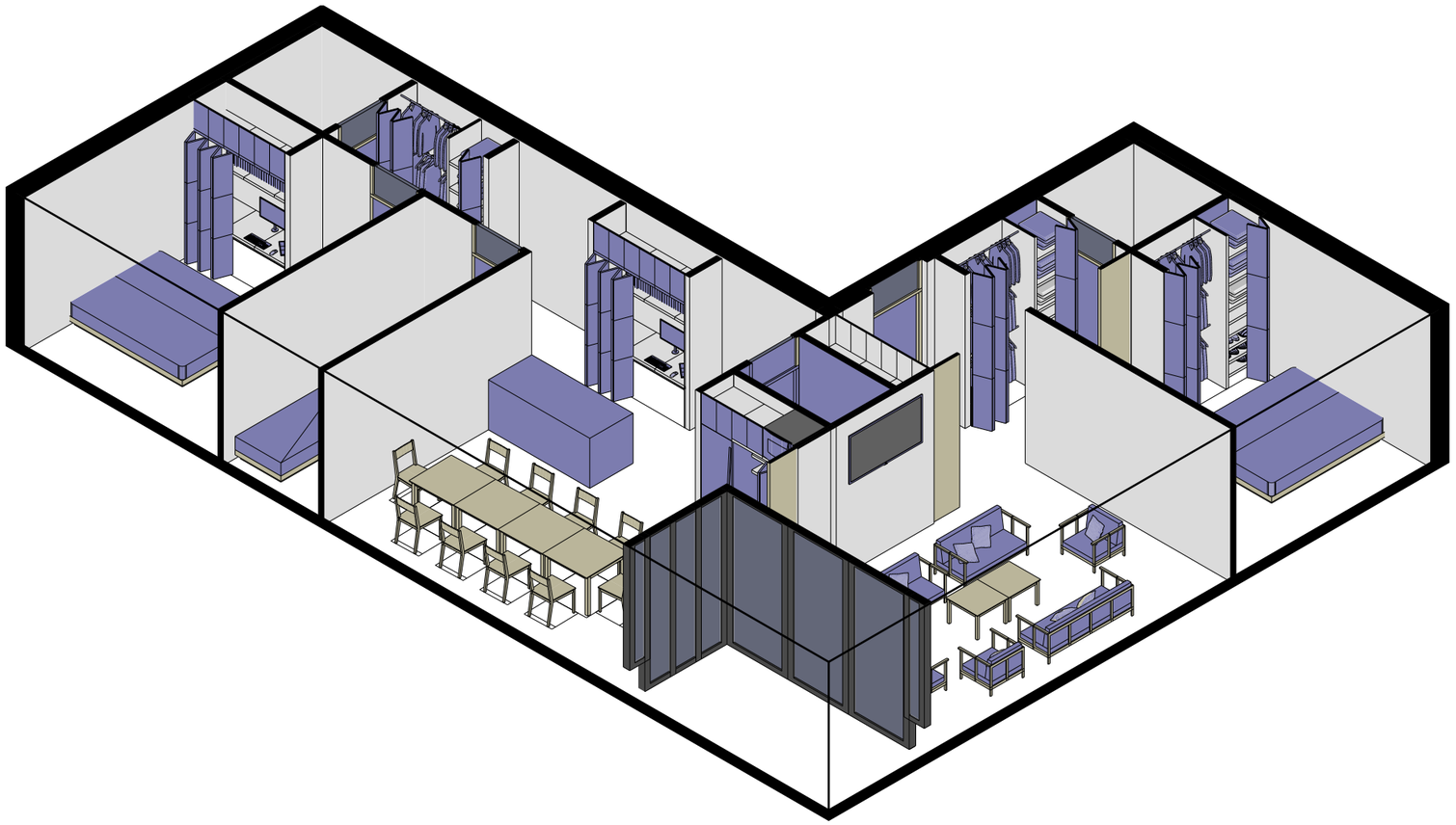


FLEXIBILITY





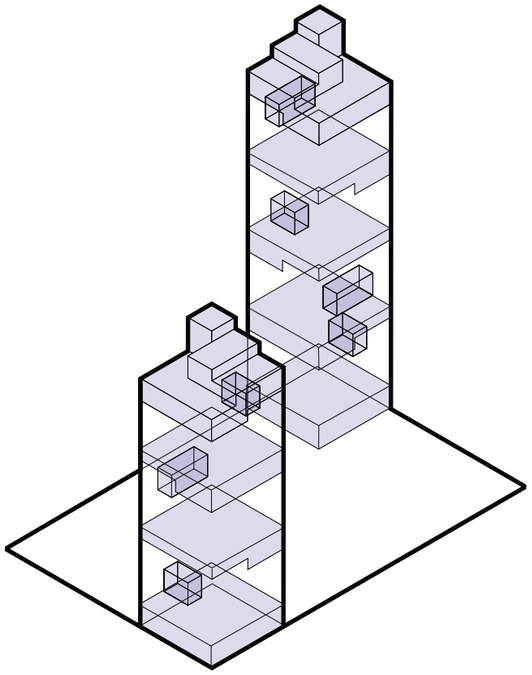




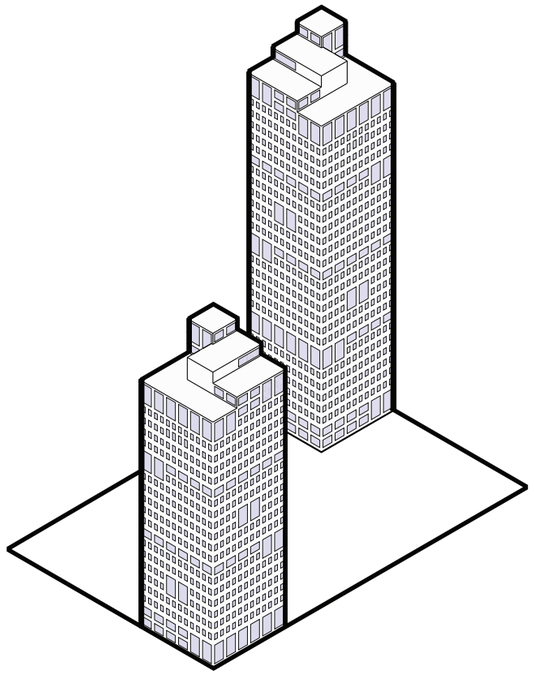
ARCHITECTURE

- Architecture and expression
- Facades
- Plan

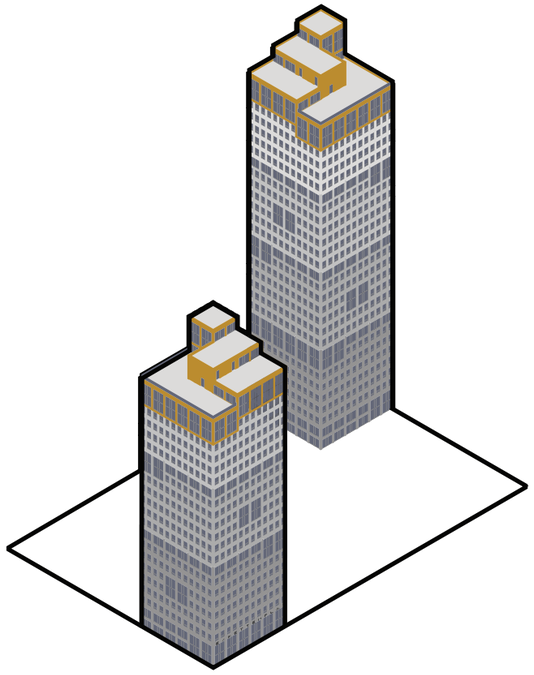
ARCHITECTURE AND EXPRESSION



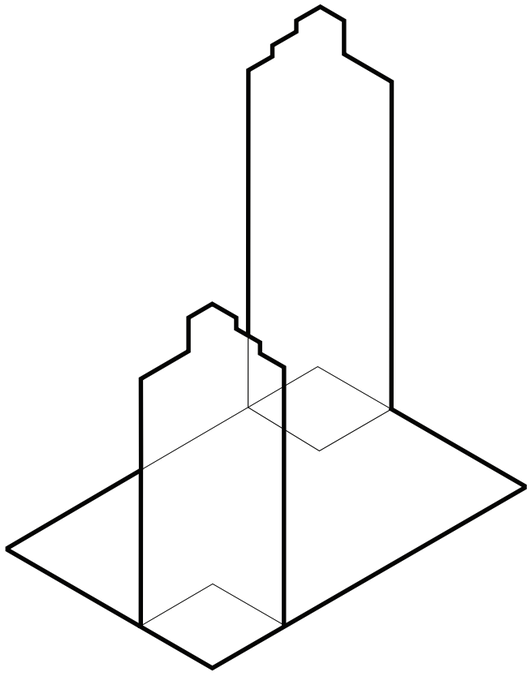
PUBLIC LEVELS



PUBLIC / PRIVATE CHARACTER



MATERIALISATION



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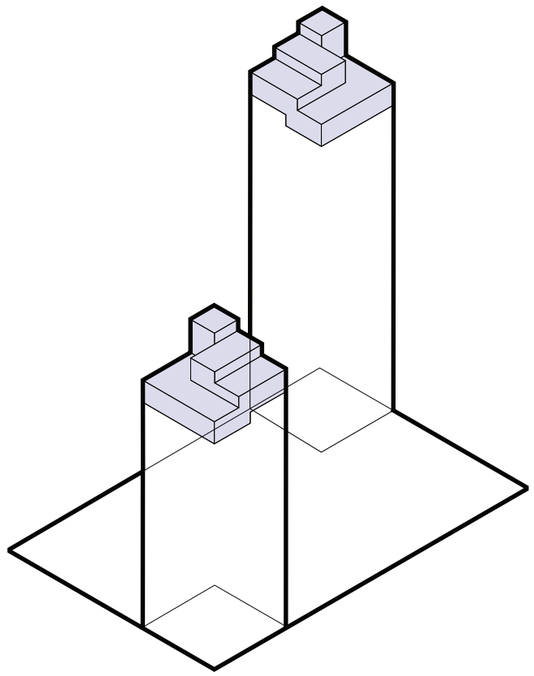
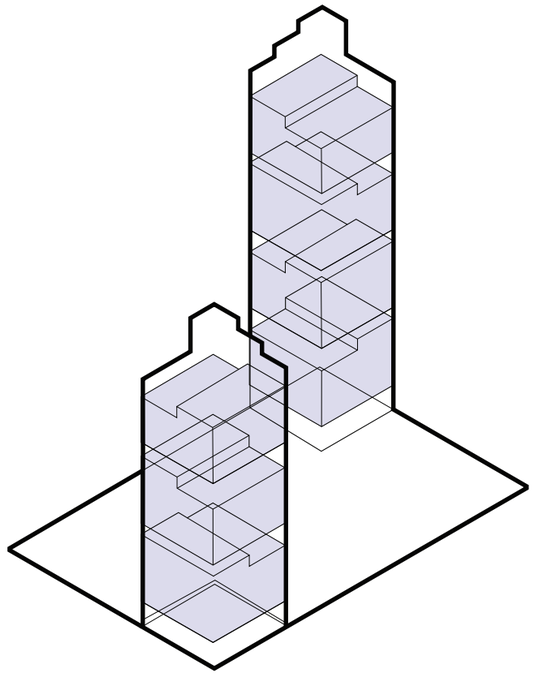
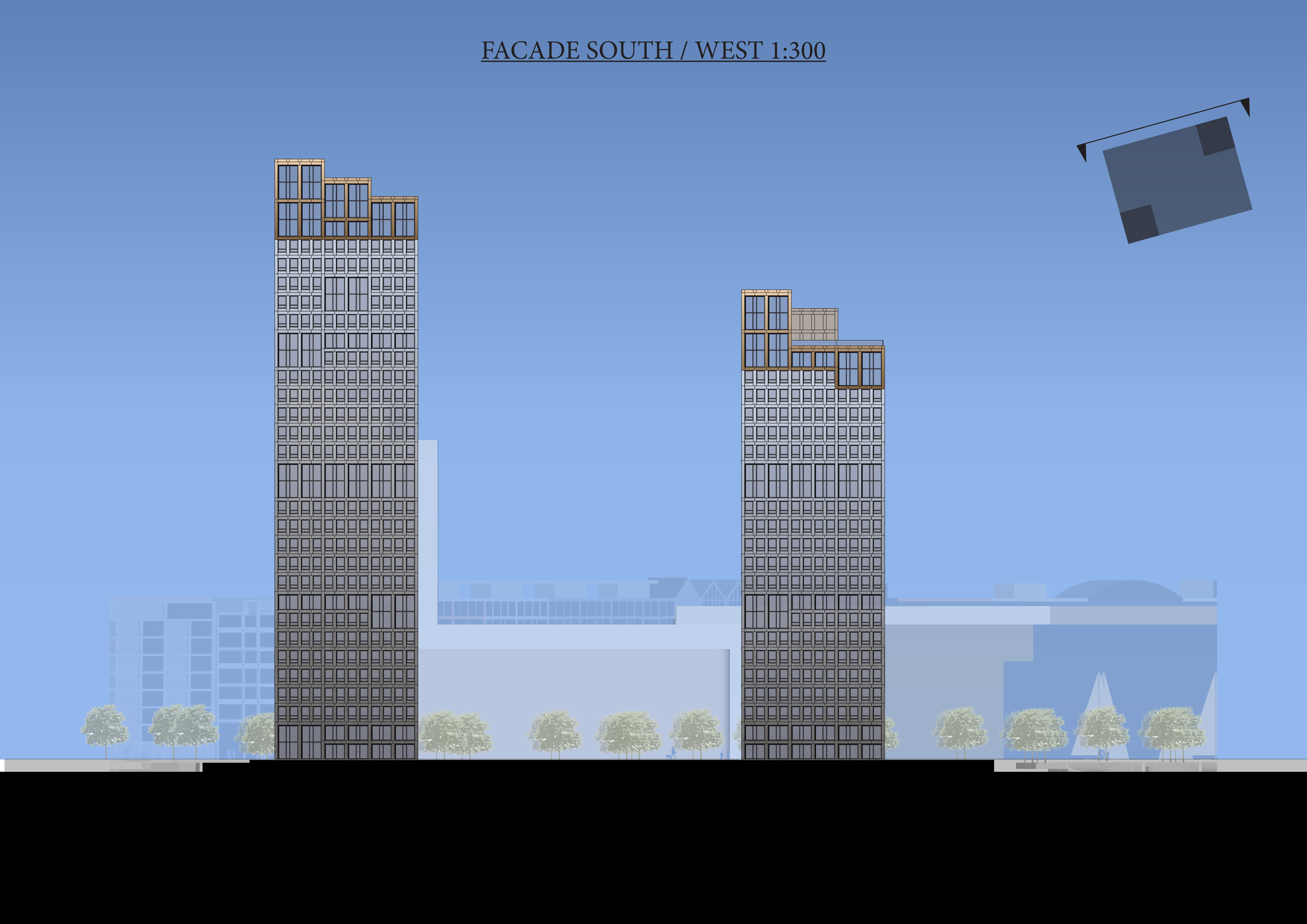


CROWN TO THE CITY



BLOCK SHAPES

FACADE SOUTH / WEST 1:300



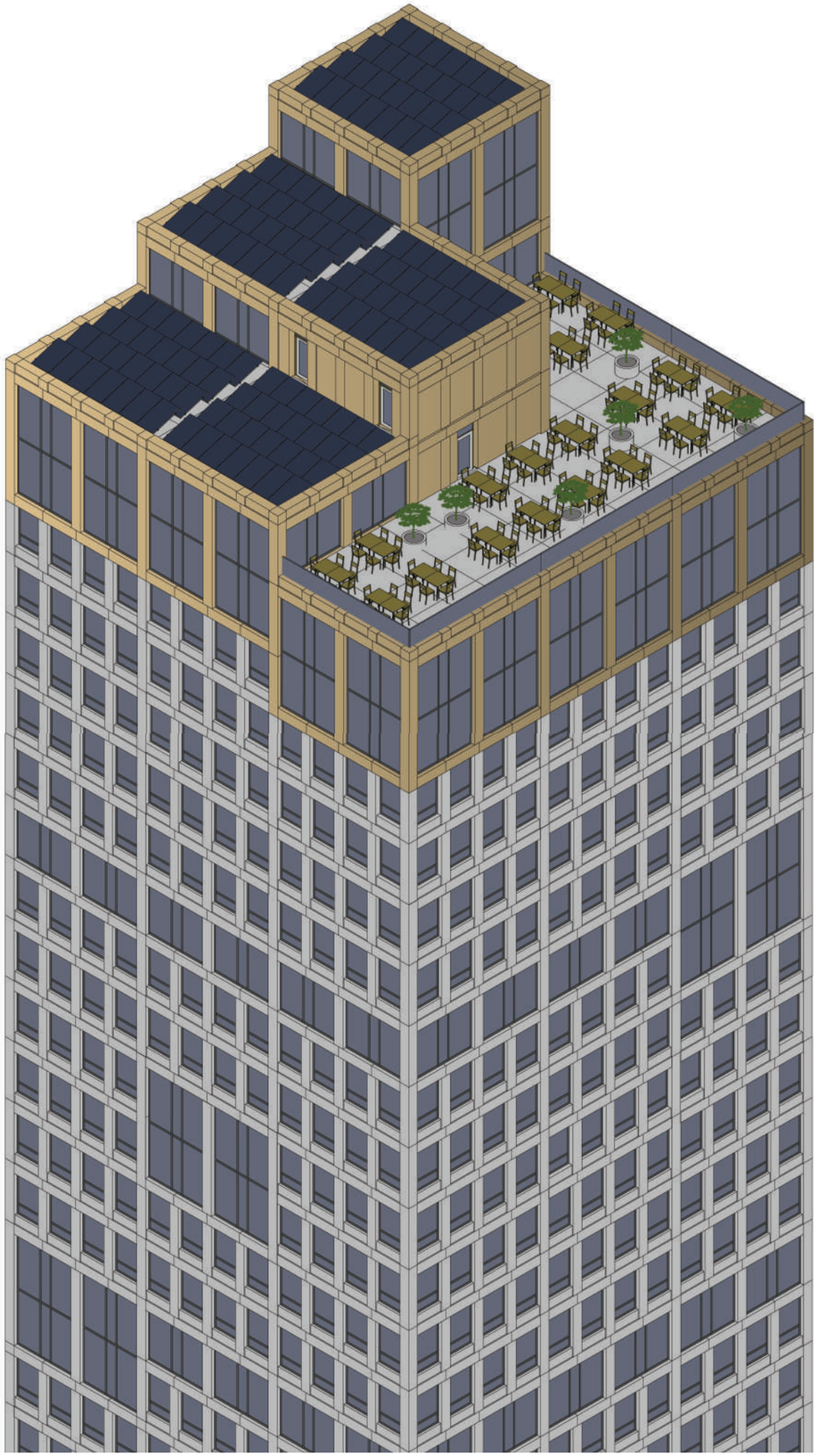
FACADE SOUTH / EAST 1:300

FACADE NORTH / WEST 1:300

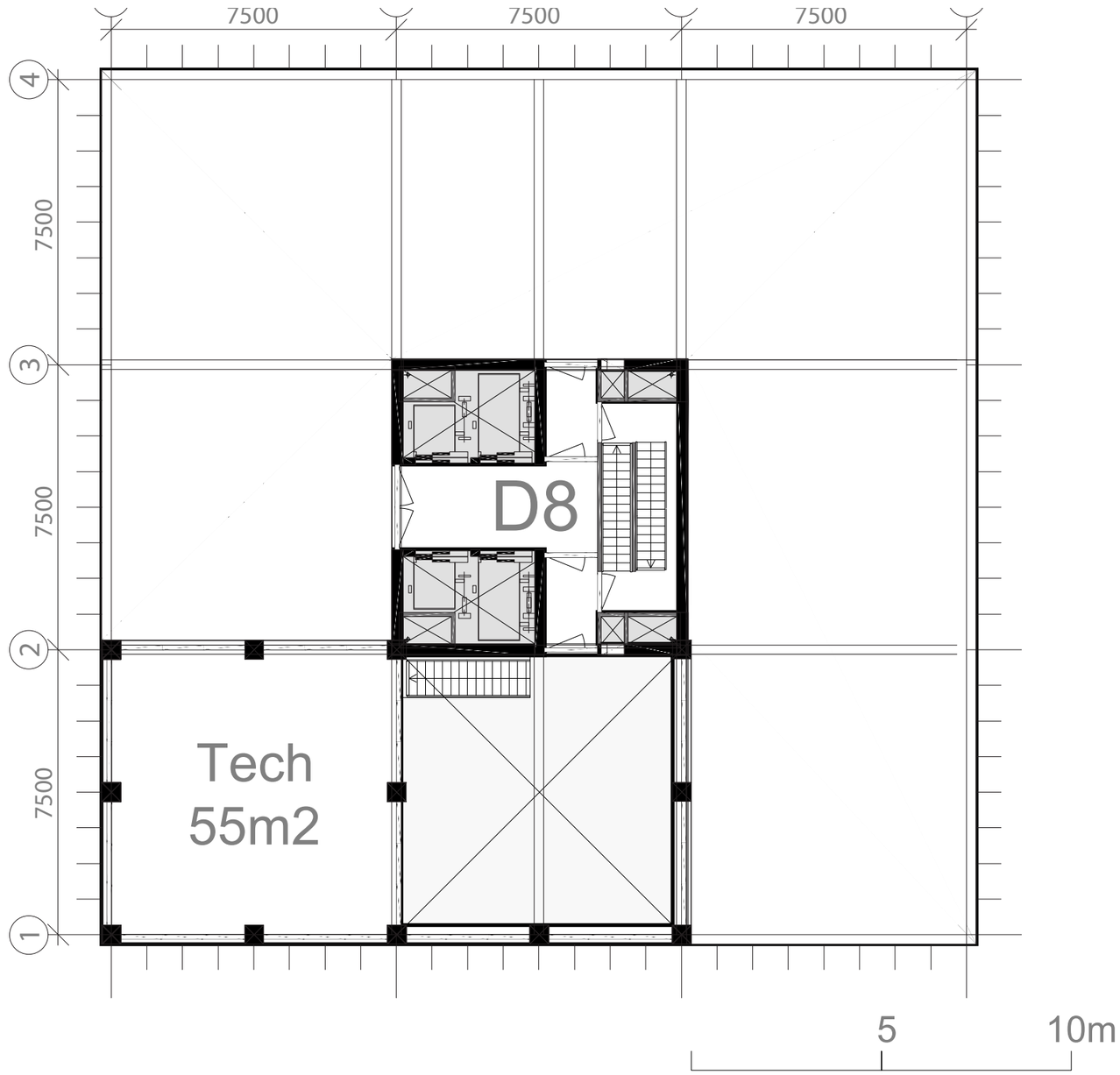
FACADE NORTH / EAST 1:300

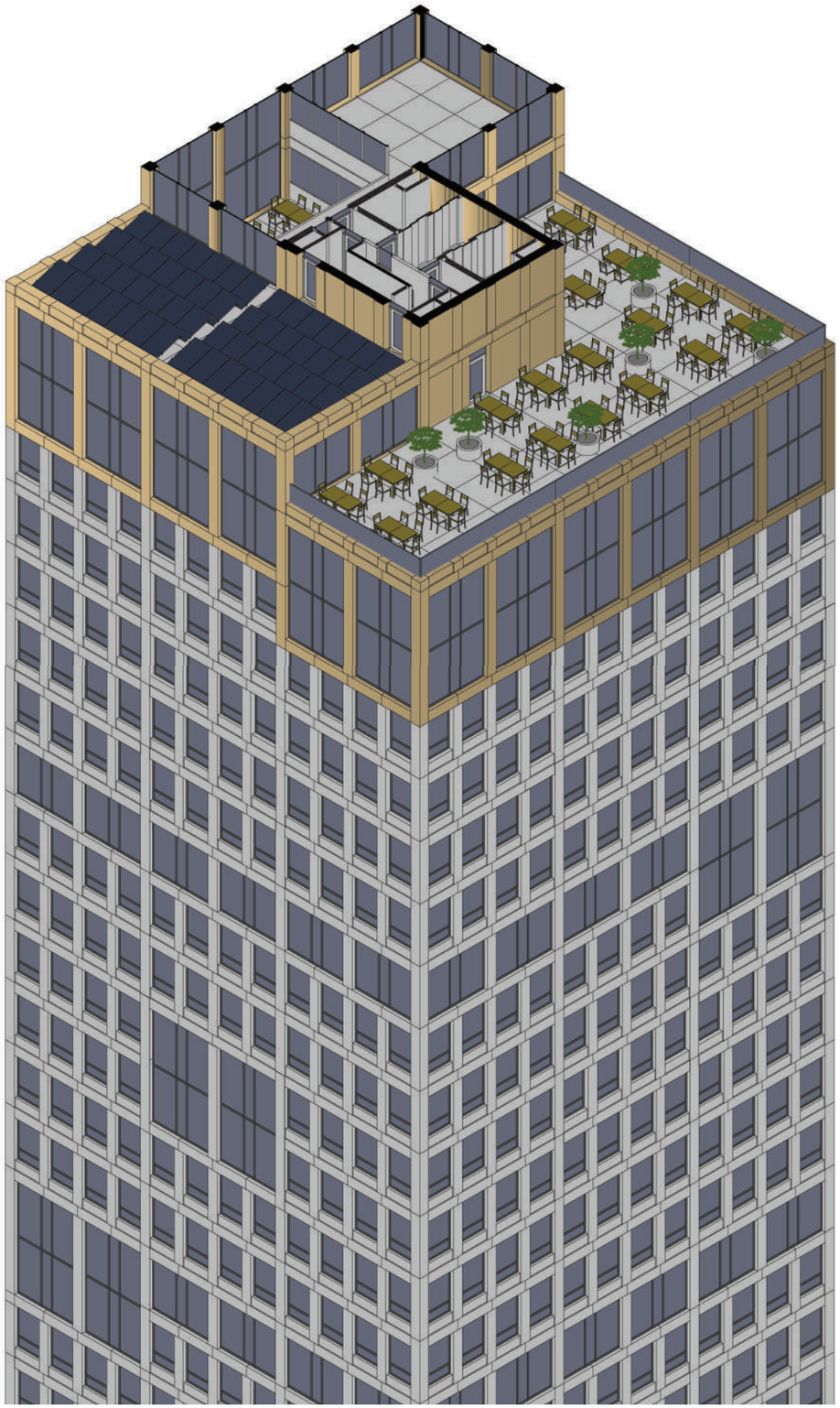
SECTION 1:500

SECTION 1:300

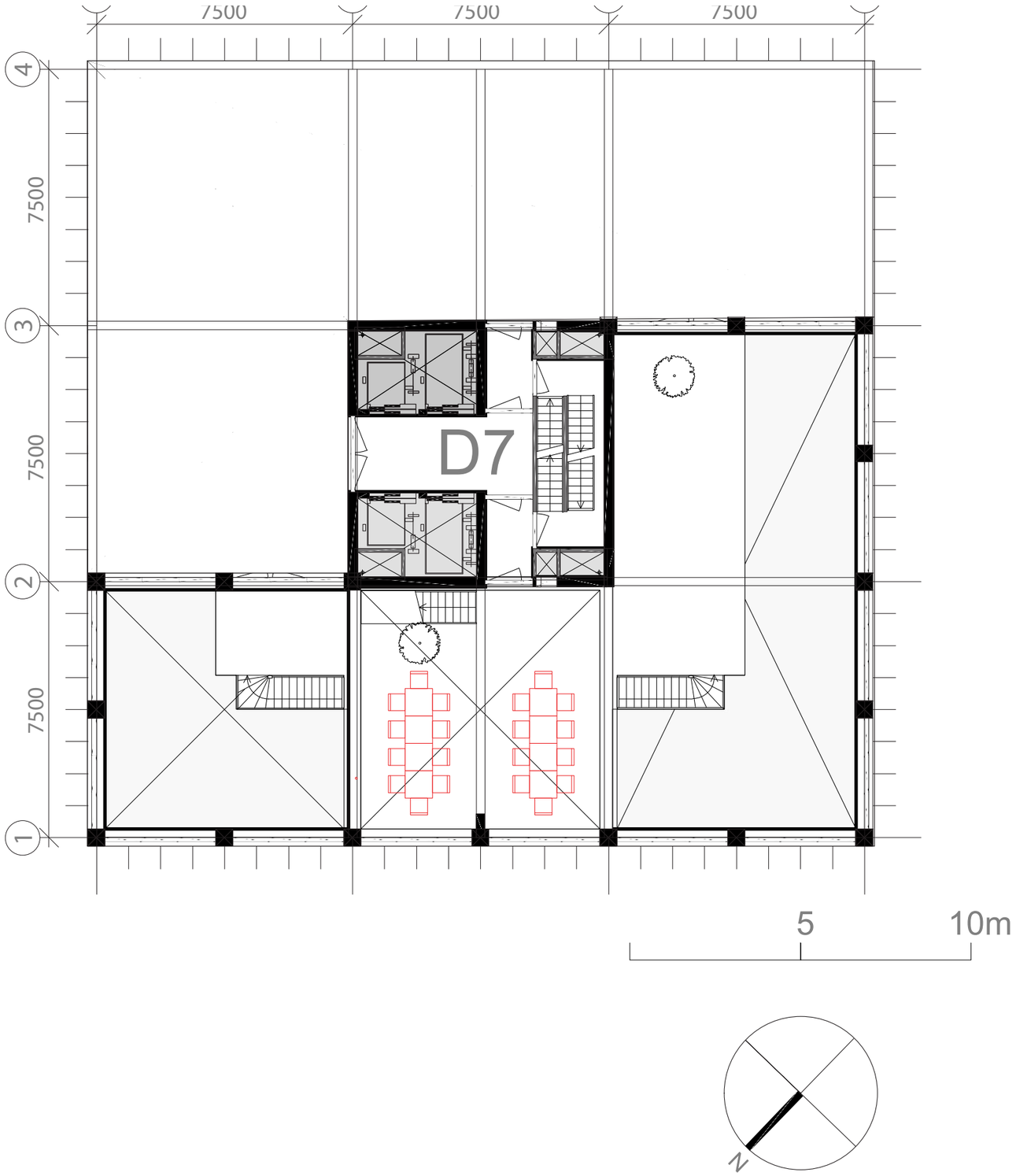


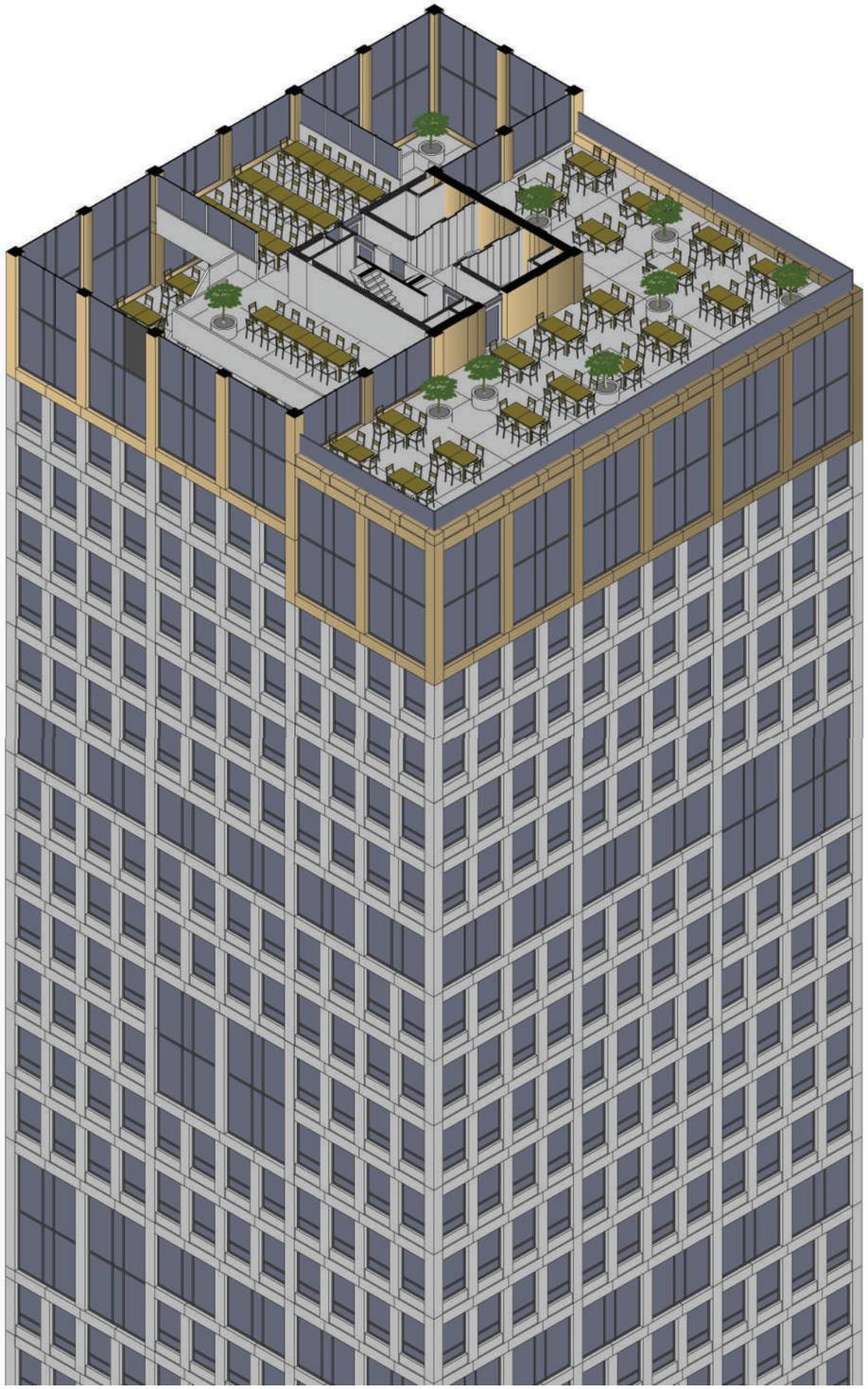
CROWN
Scale 1:100

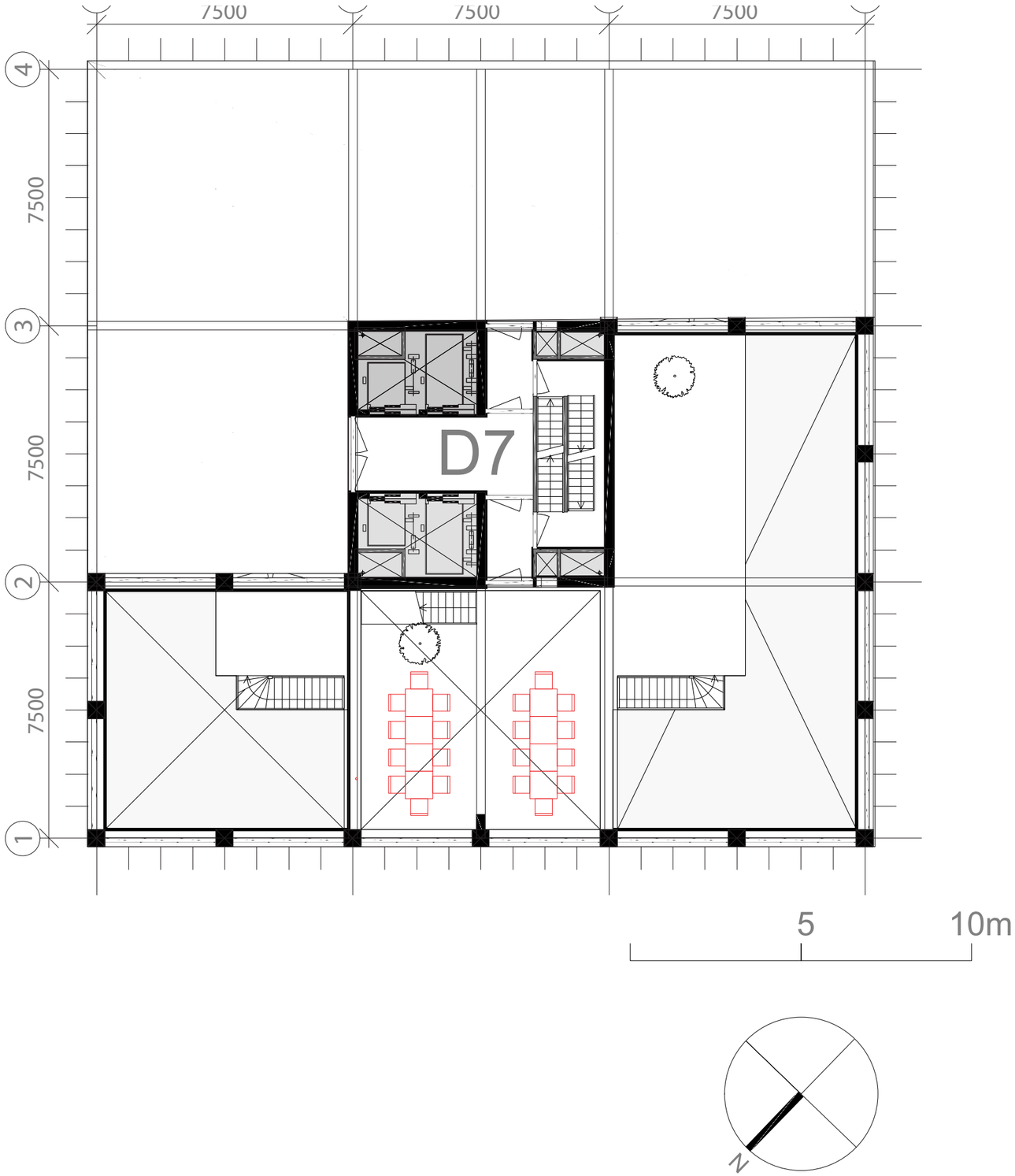




TERRAS
Scale 1:100






7500
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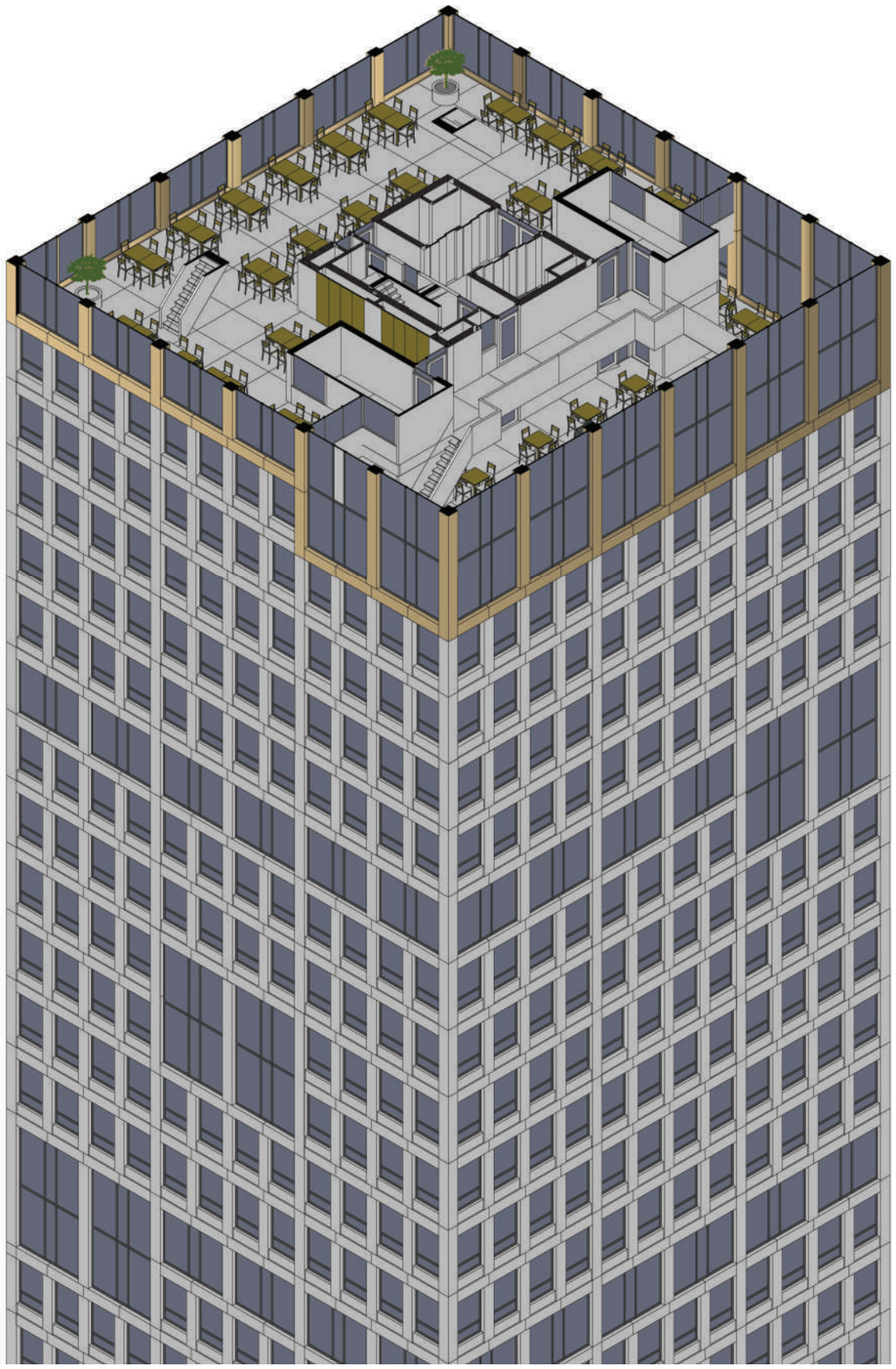

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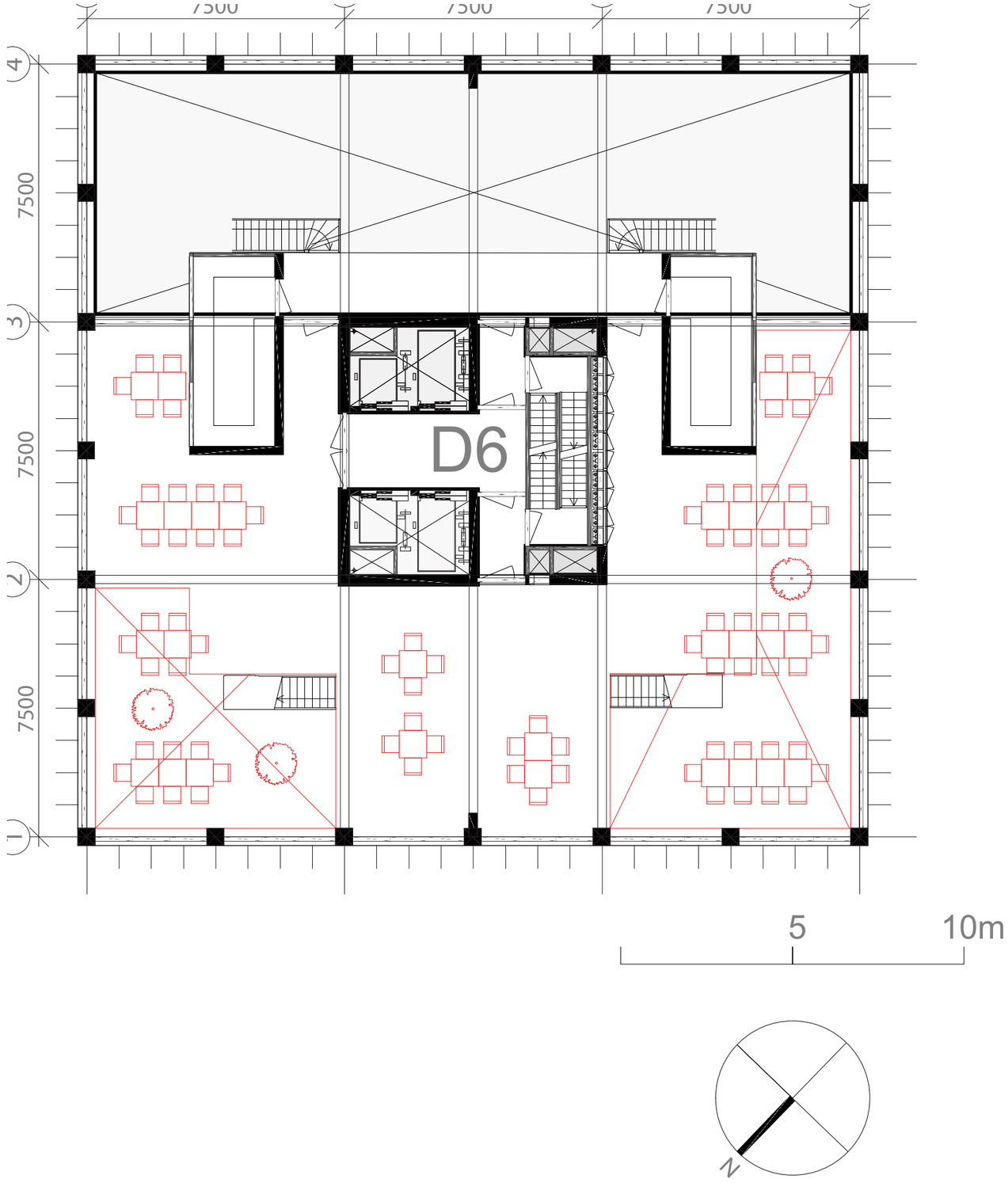
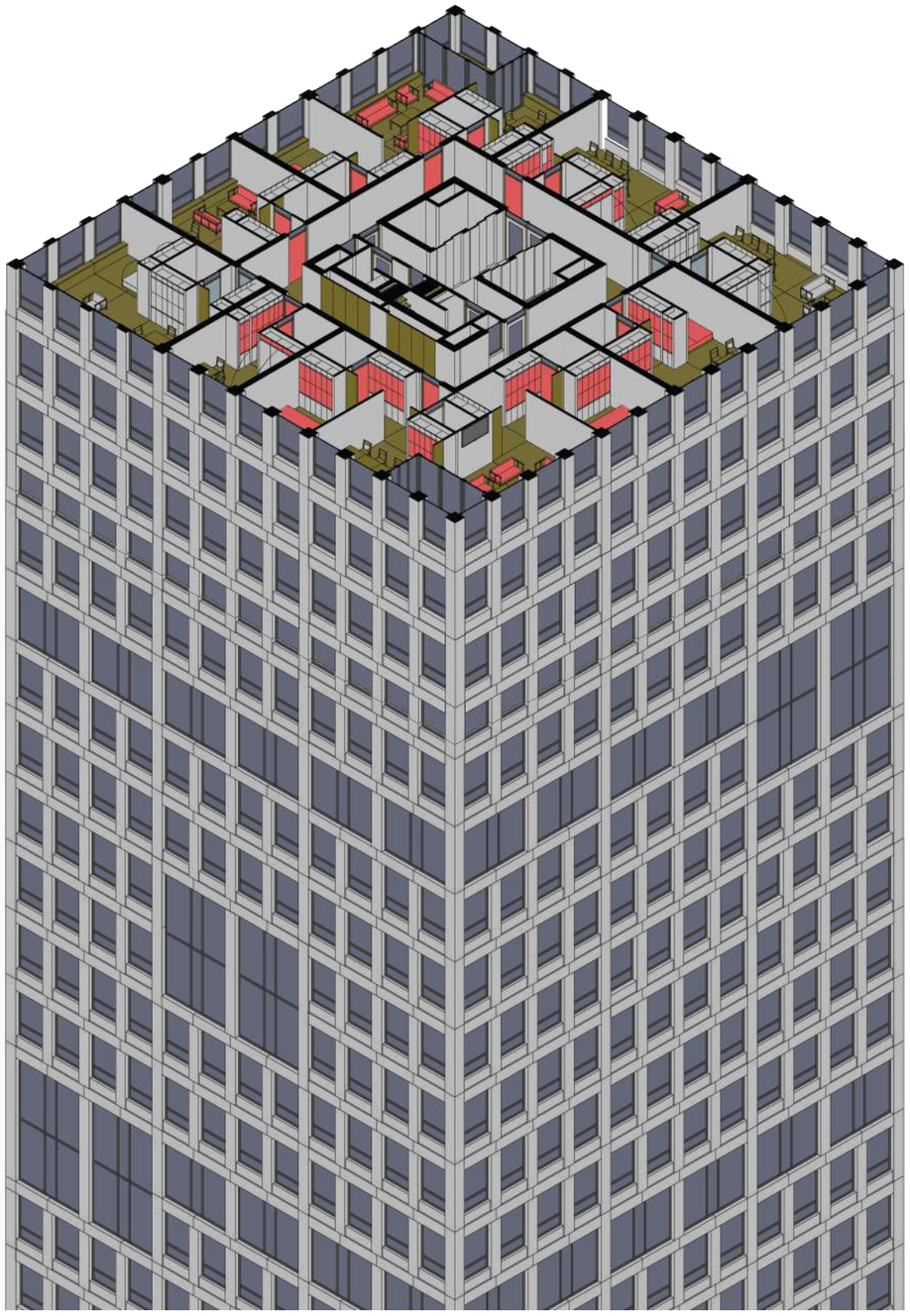
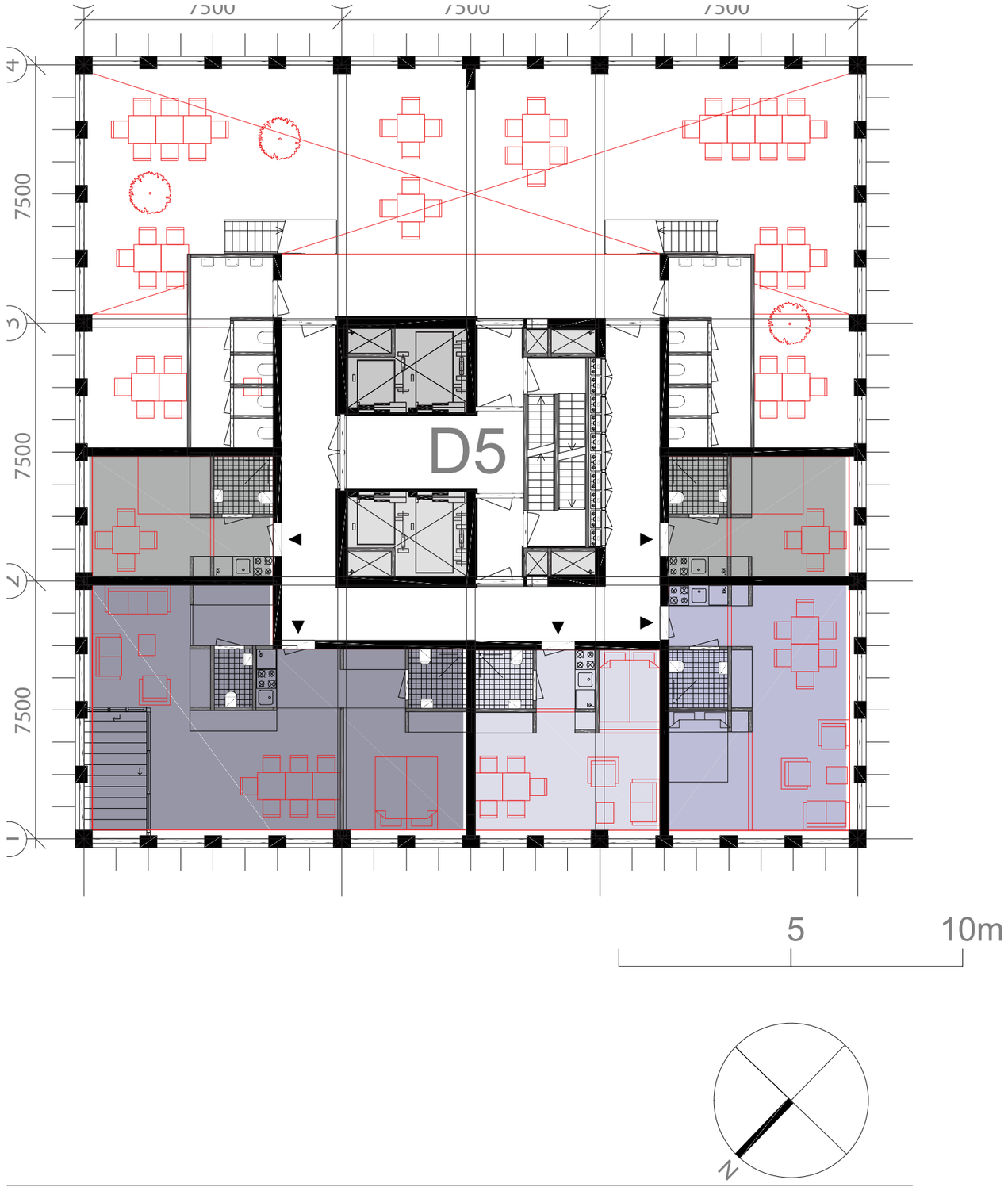
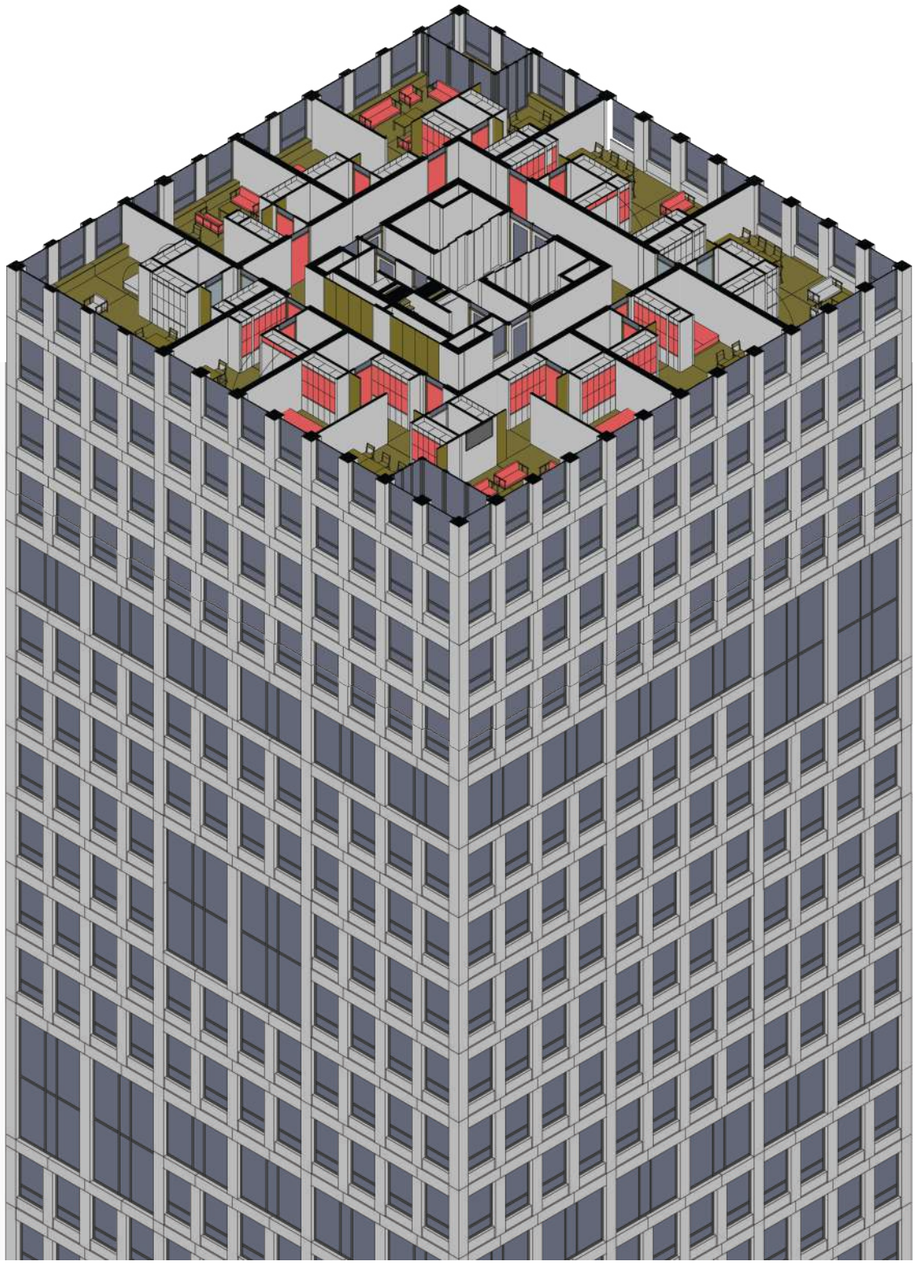


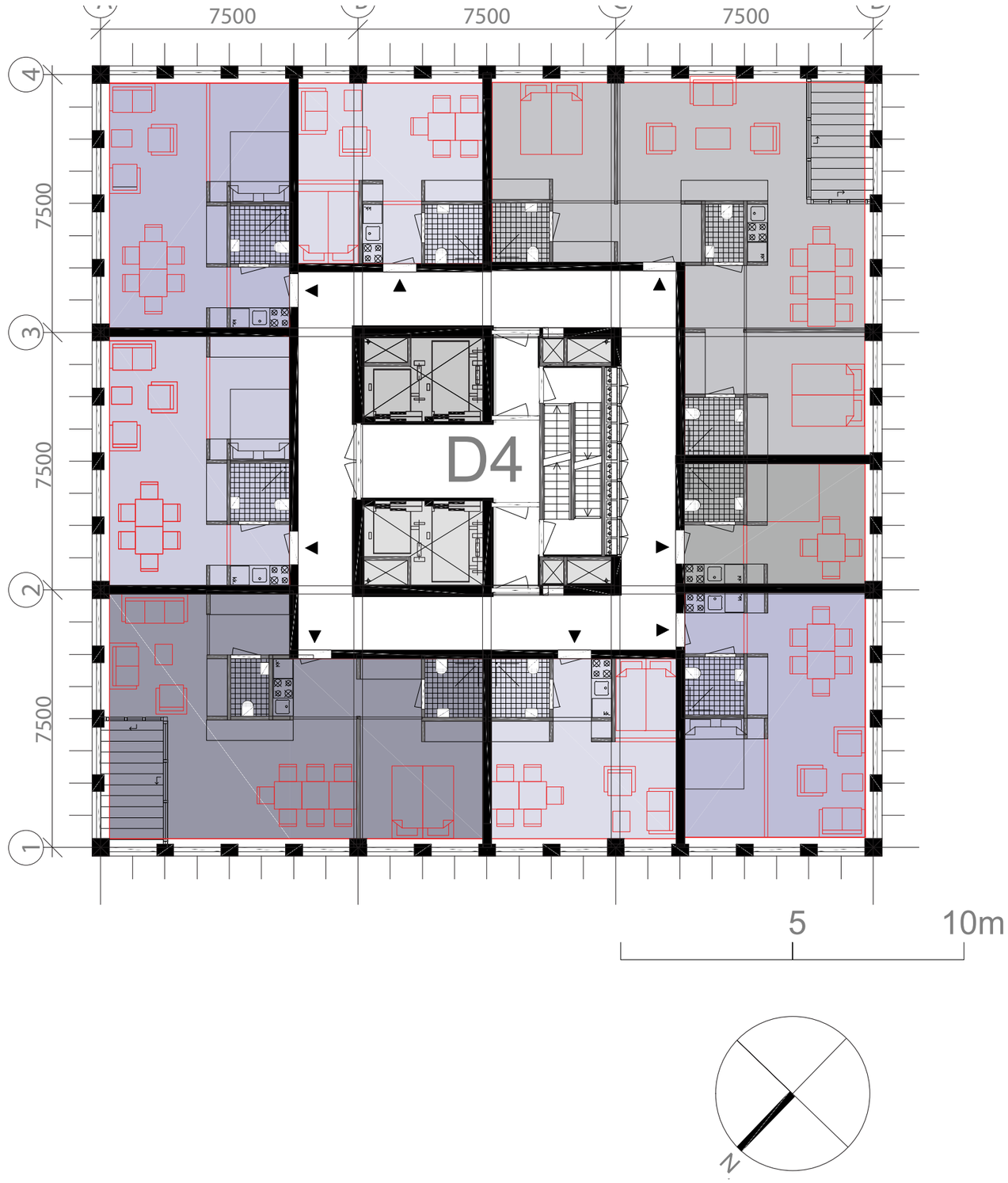
LIVING LEVELS
Scale 1:100







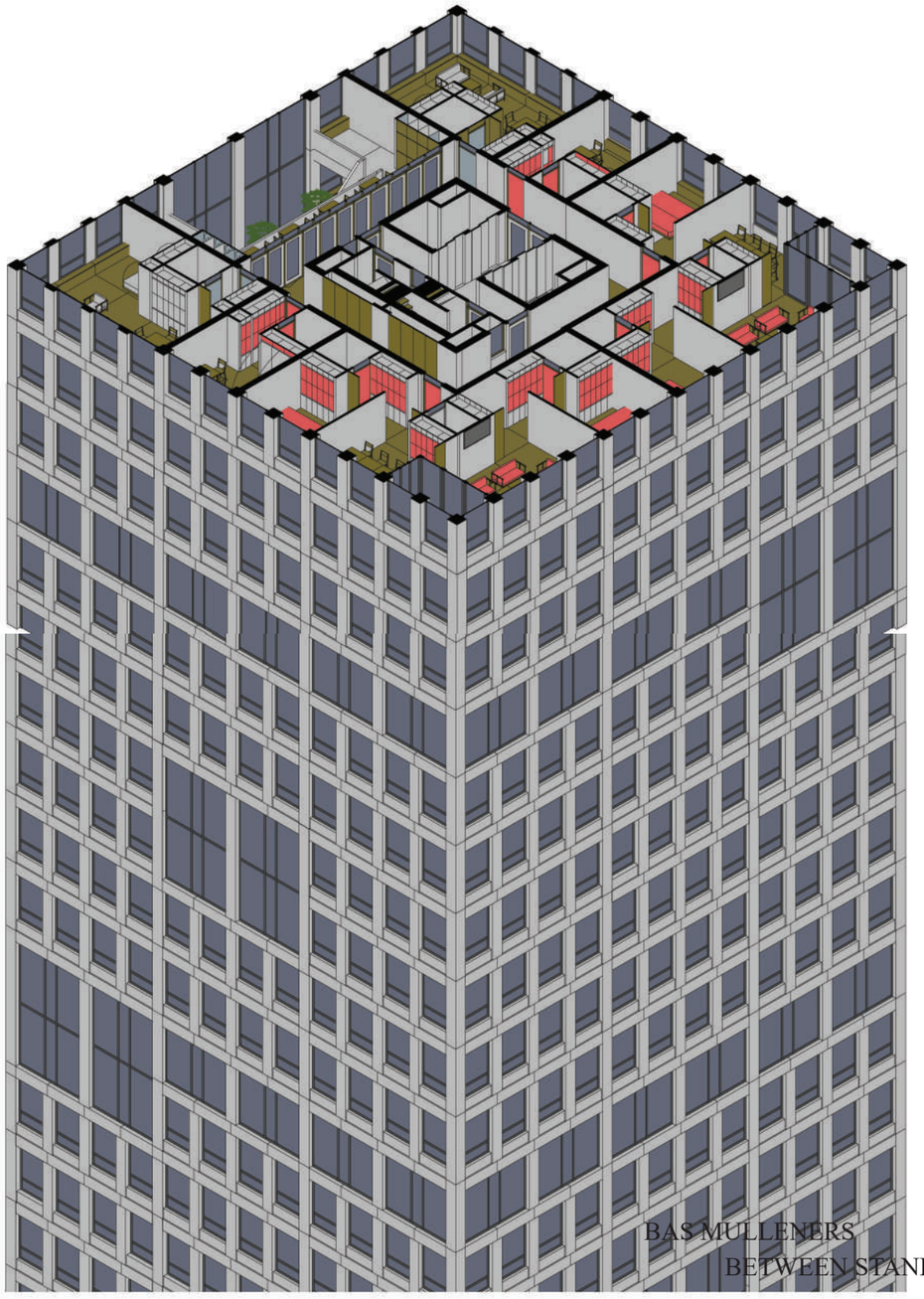
Scale 1:100



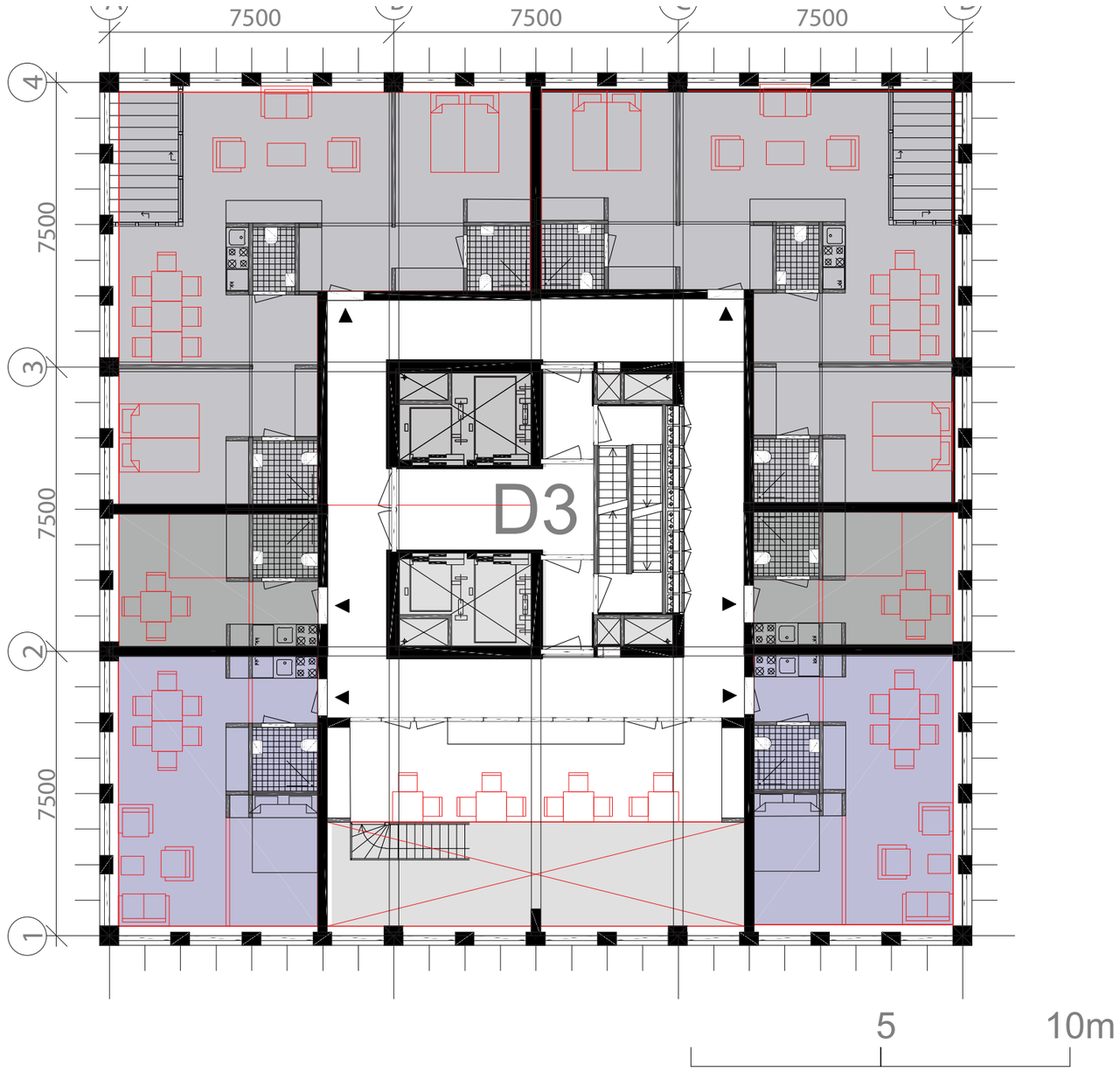
BAS MULLENERS 4192923 04 / 11 / 2019

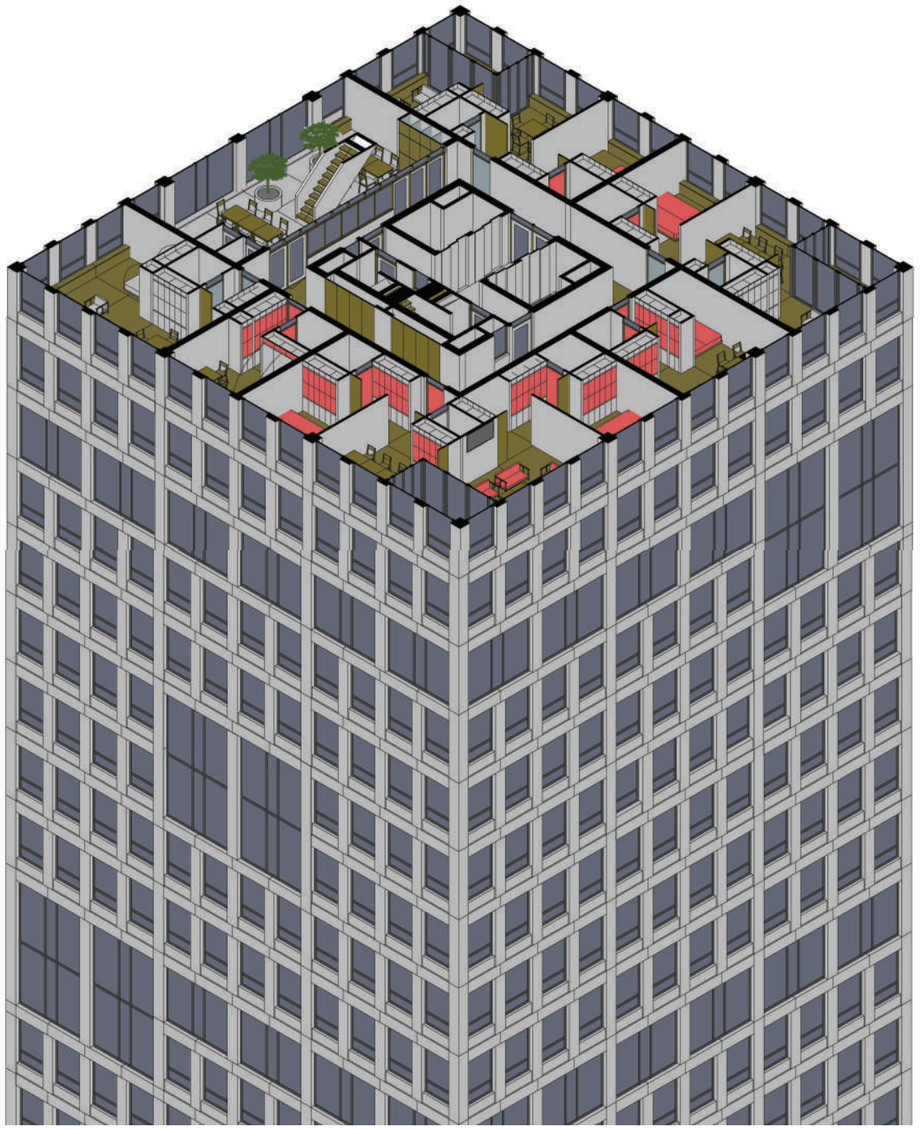
5 10m

SCHAAL
1:300

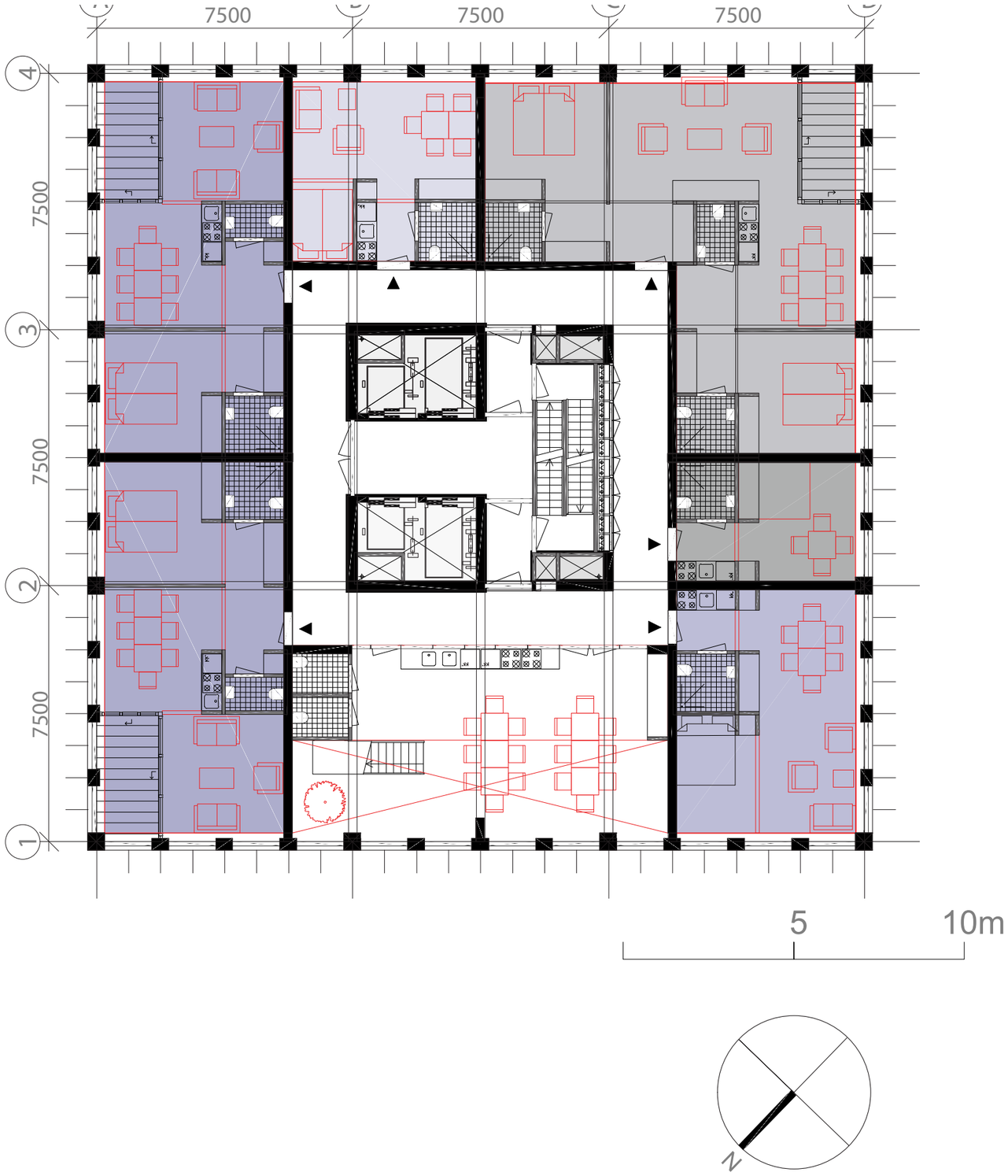


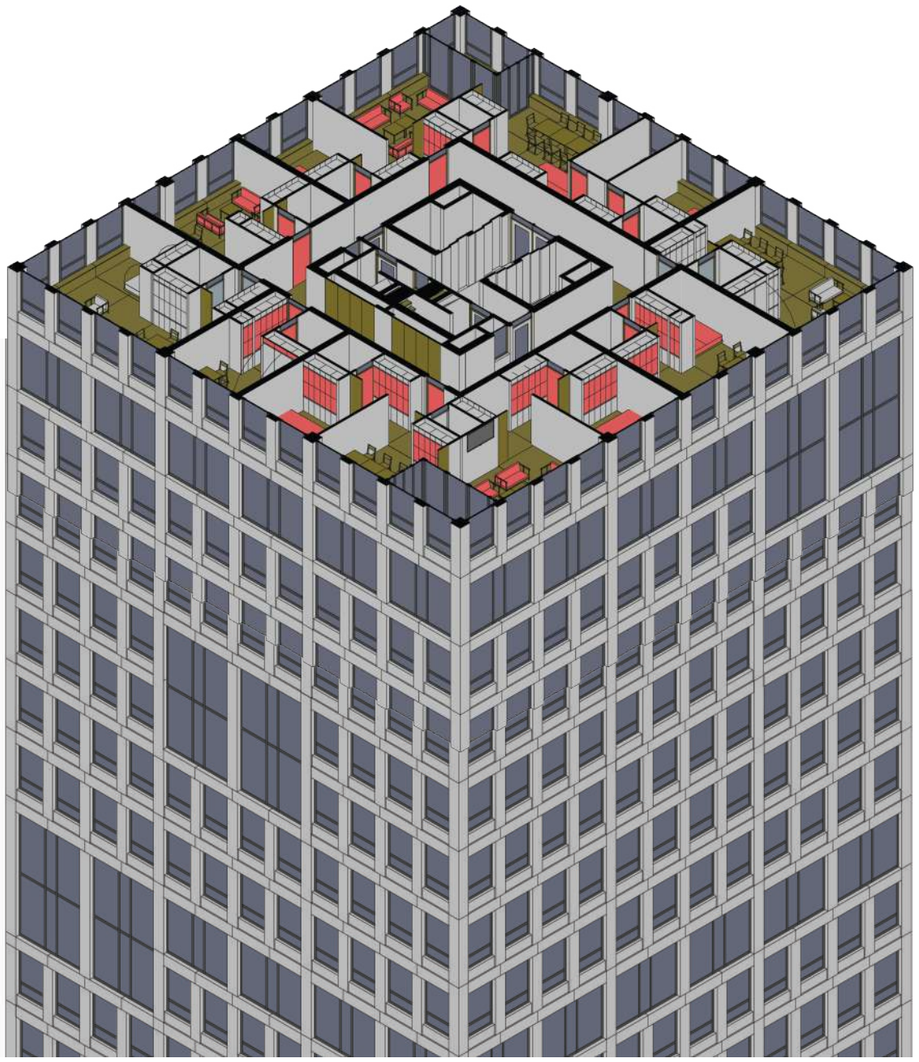
Scale 1:100





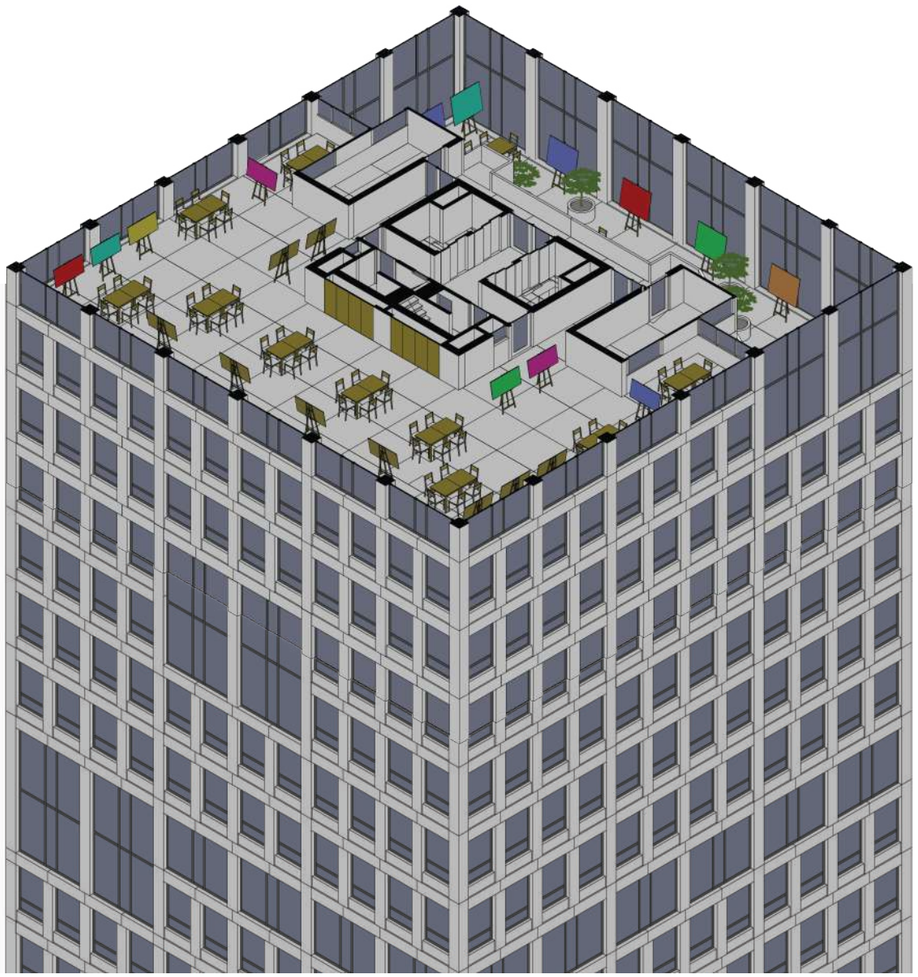
Scale 1:100

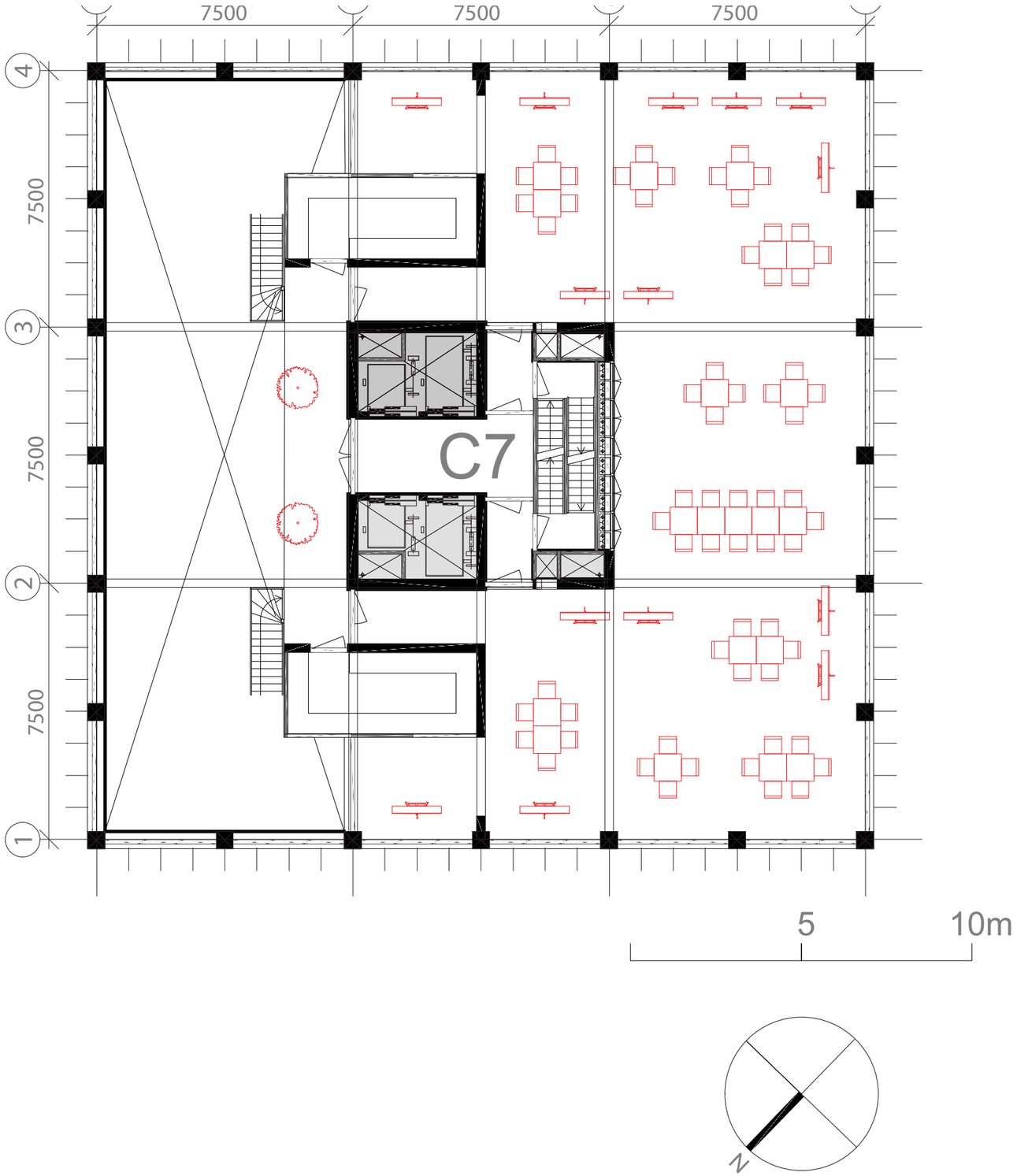


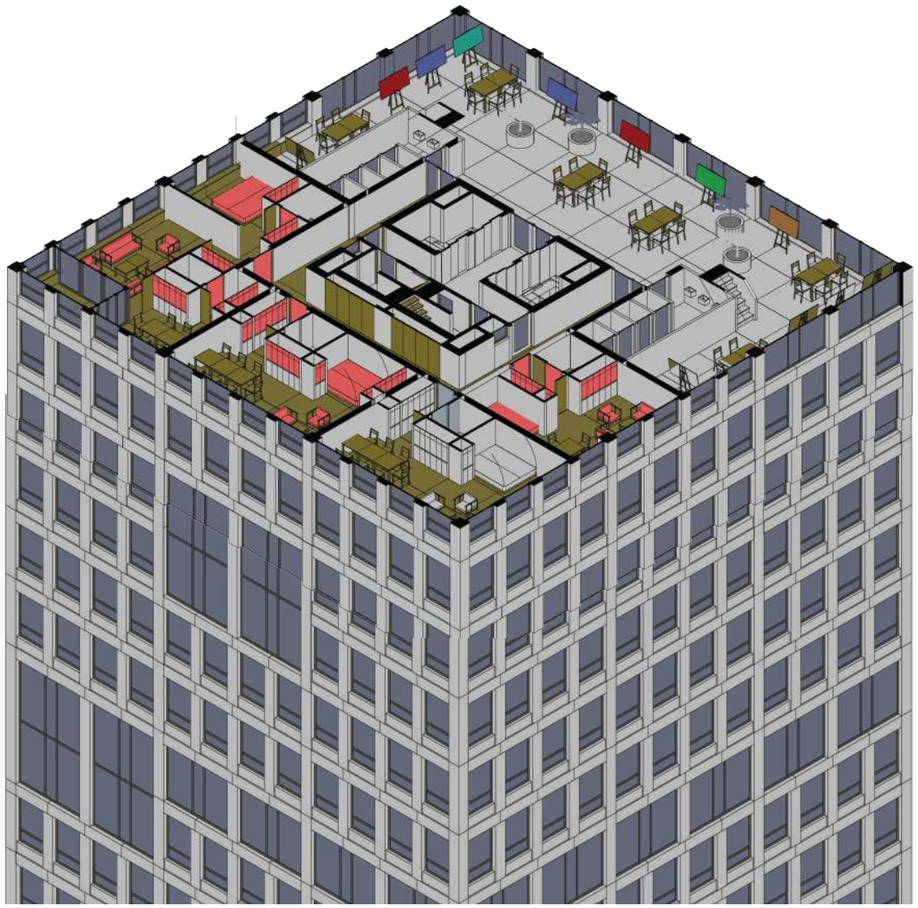


Scale 1:100

PUBLIC LEVELS 1.
EXPOSITION







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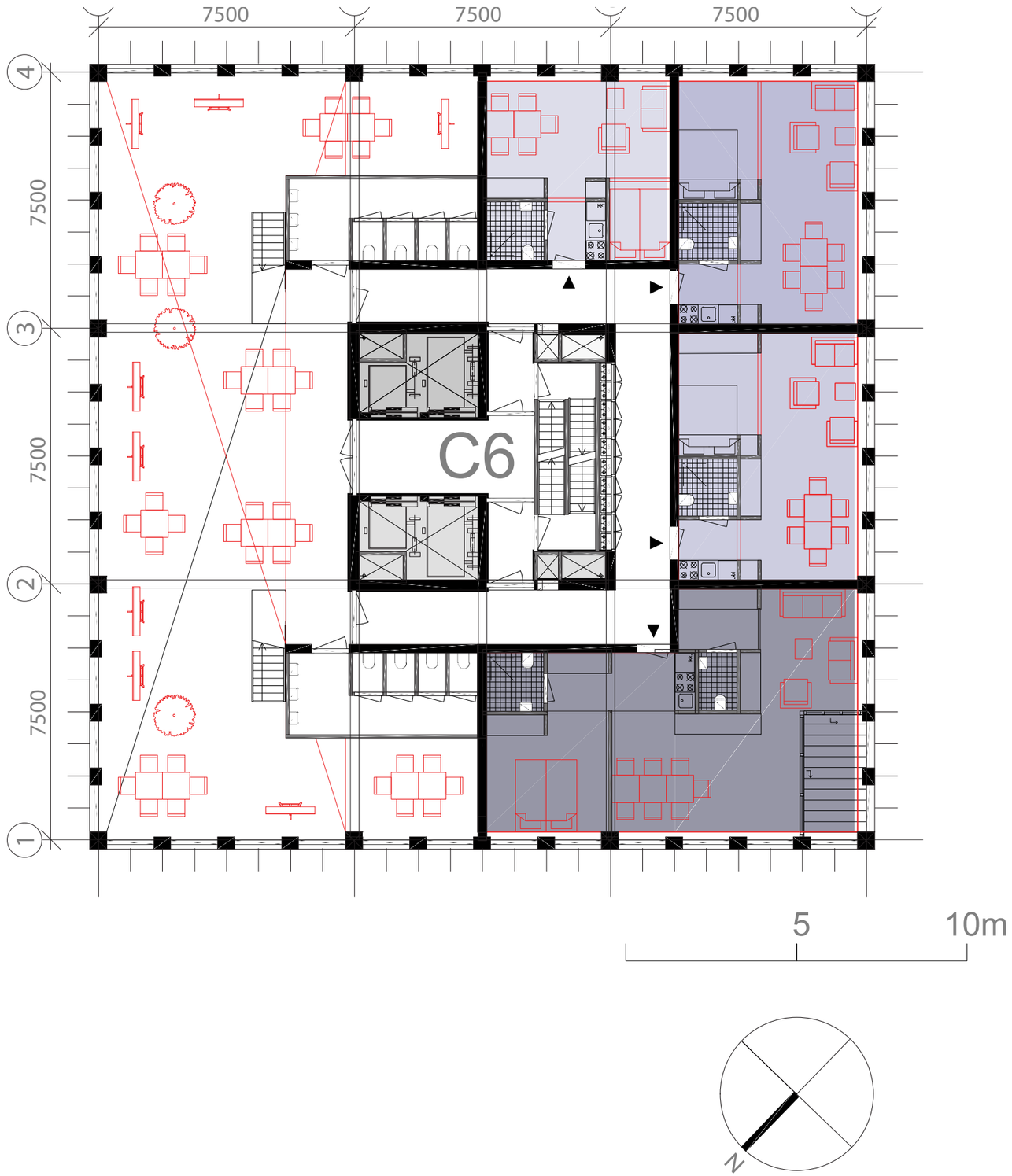
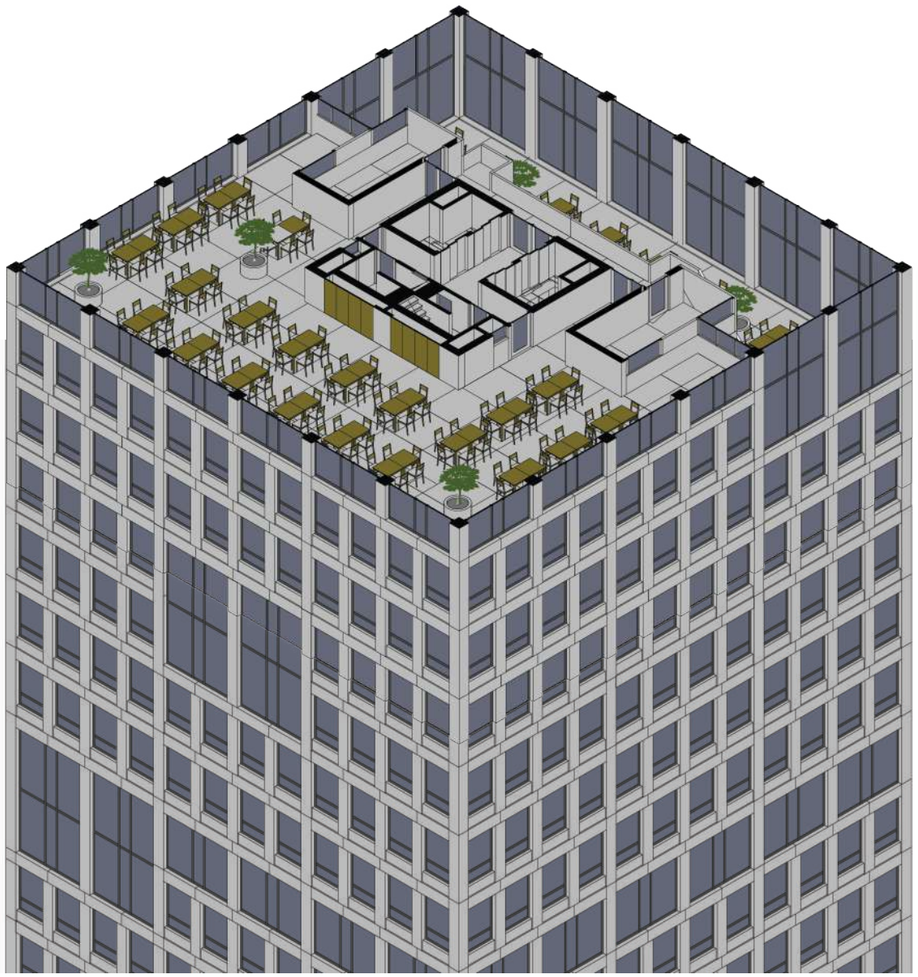
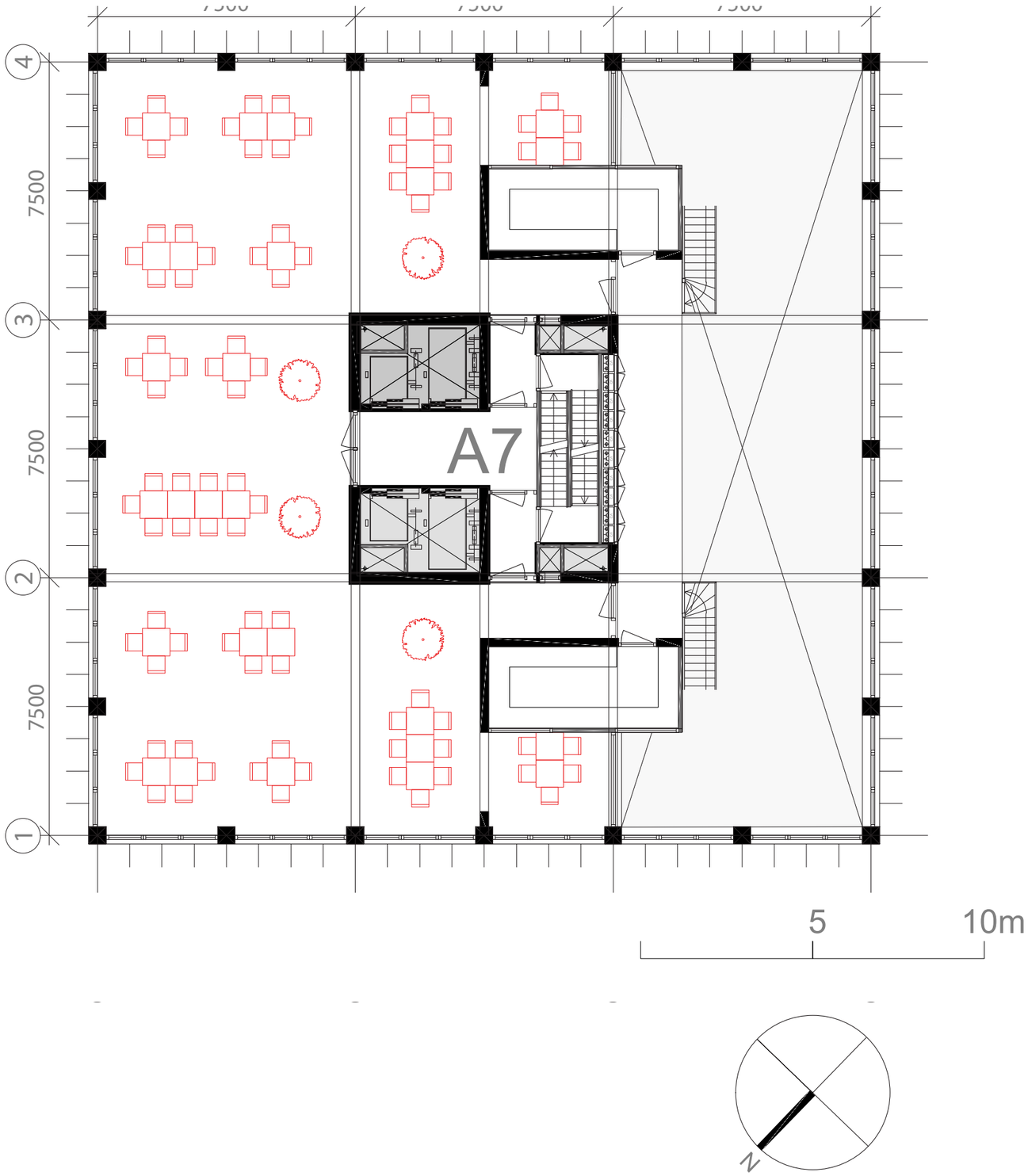


PUBLIC LEVELS 2.
WORKSPACES





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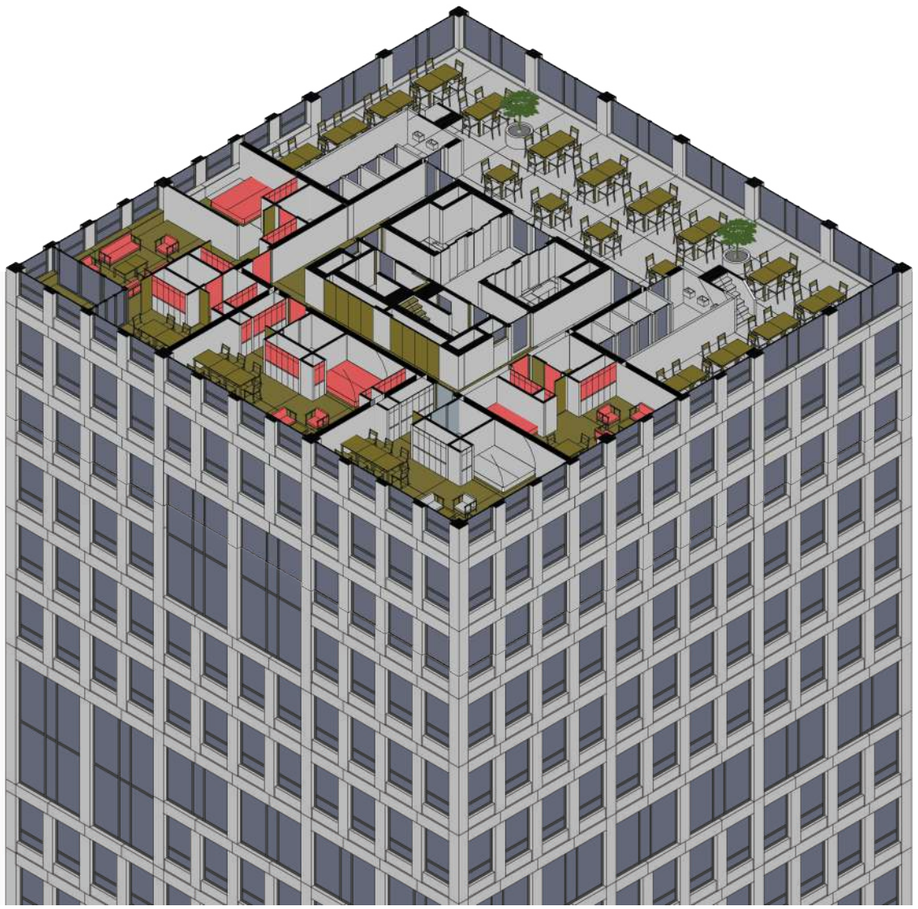
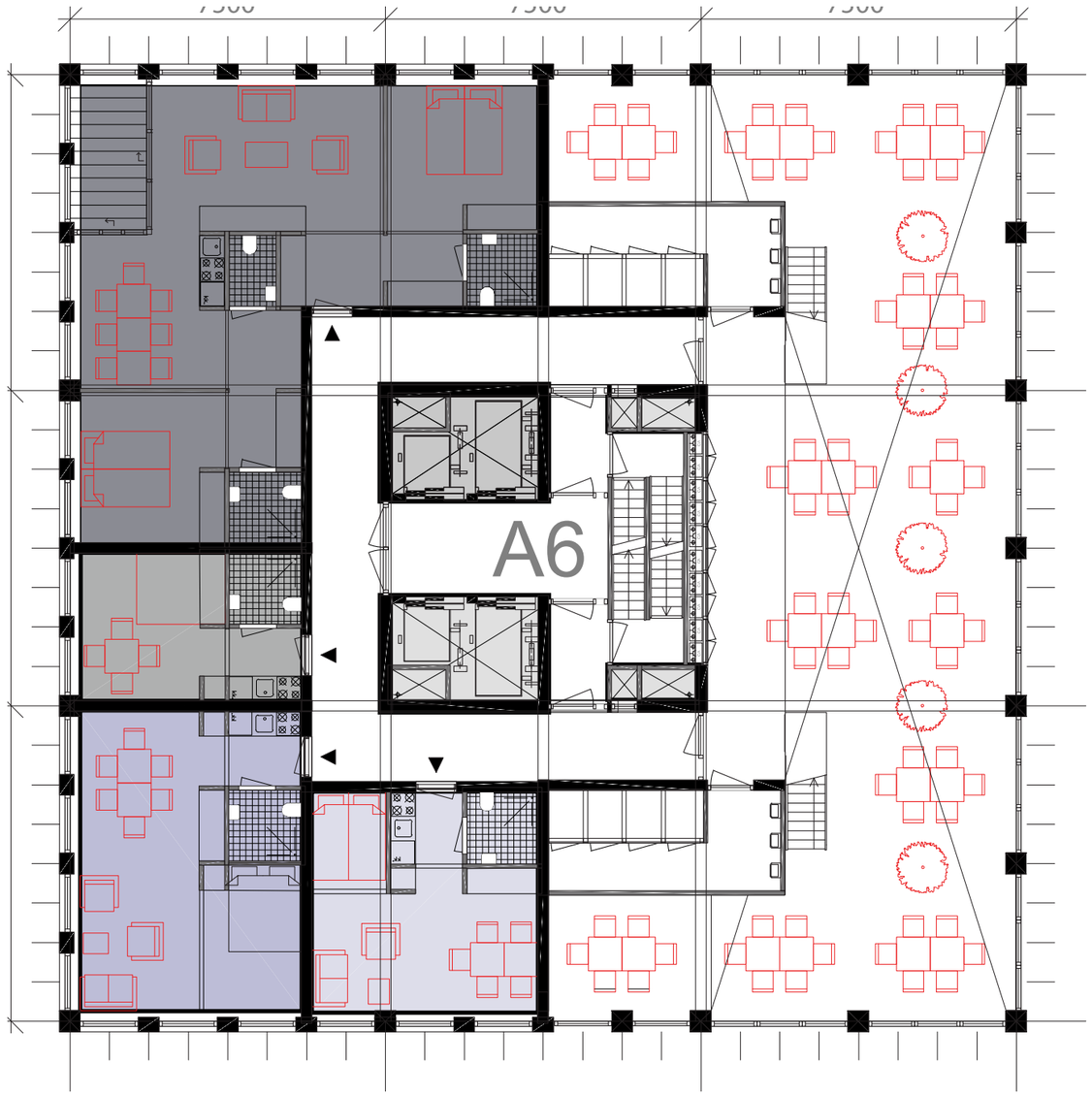
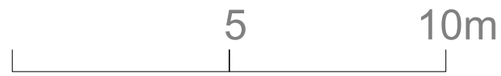
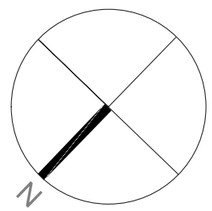


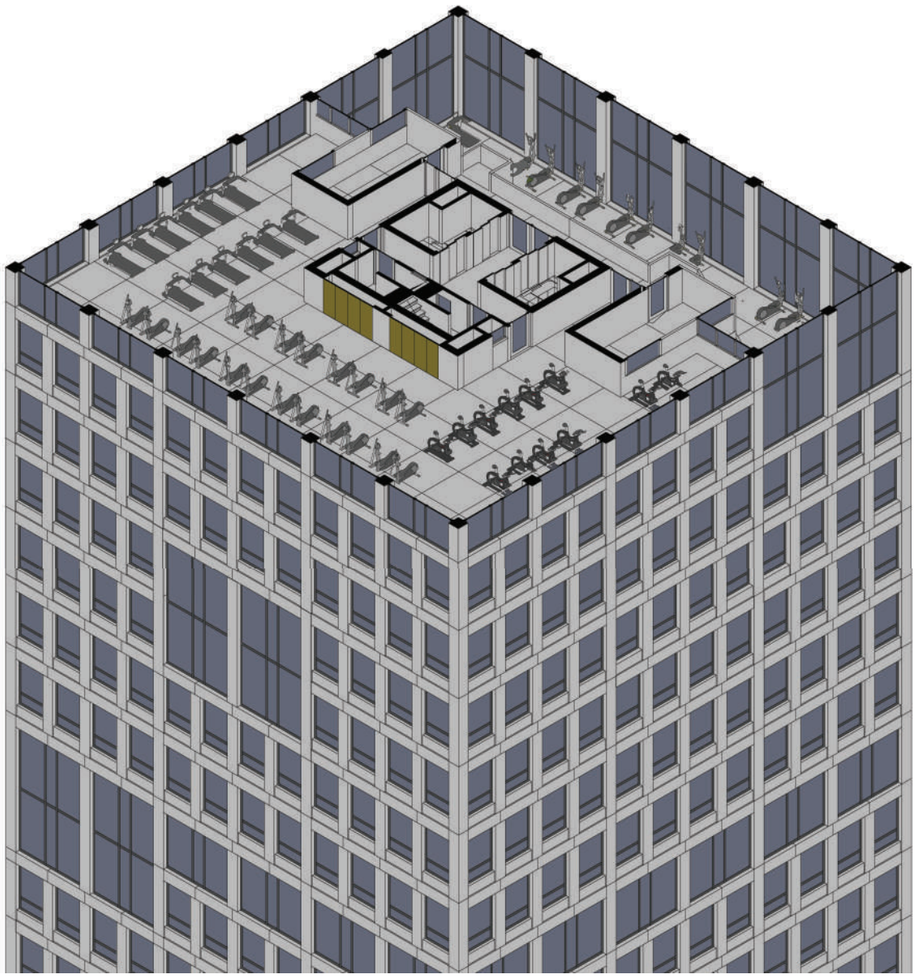


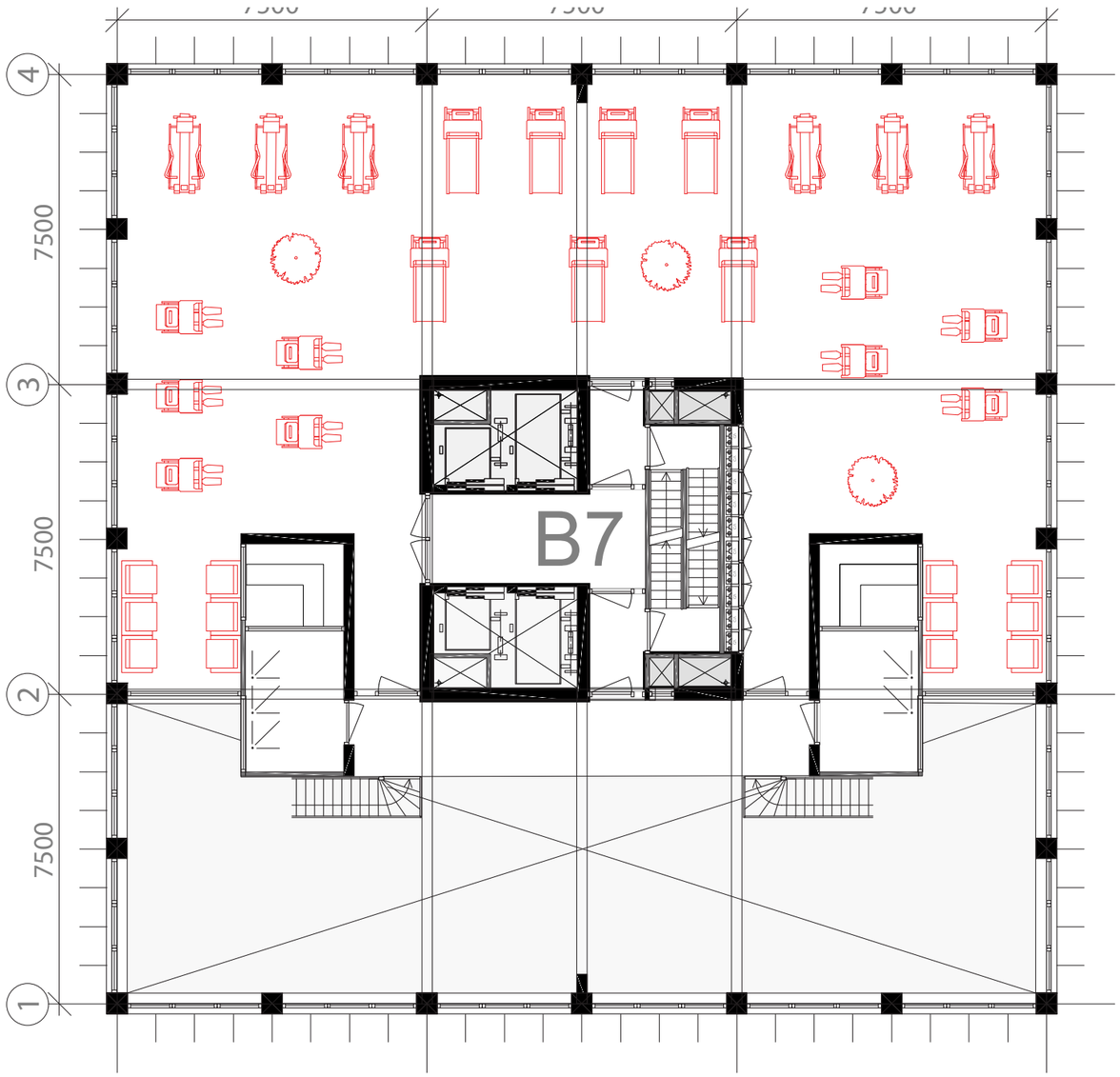


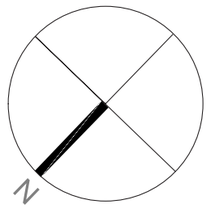


PUBLIC LEVELS 3.

FITNESS







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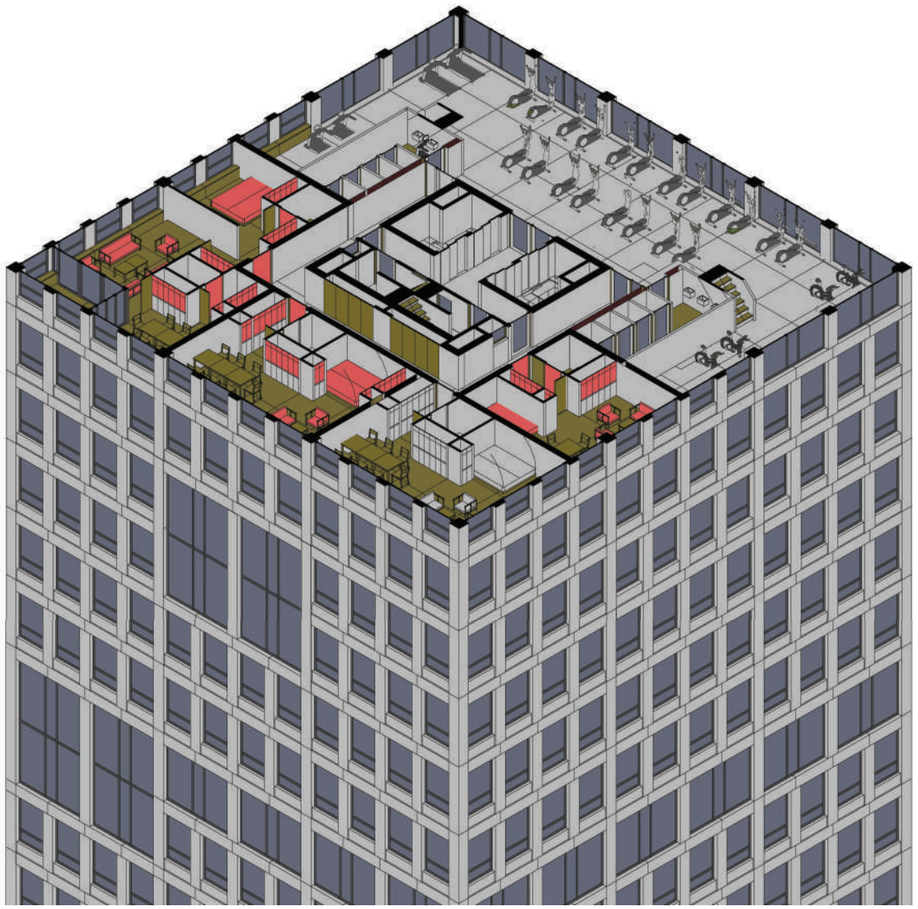

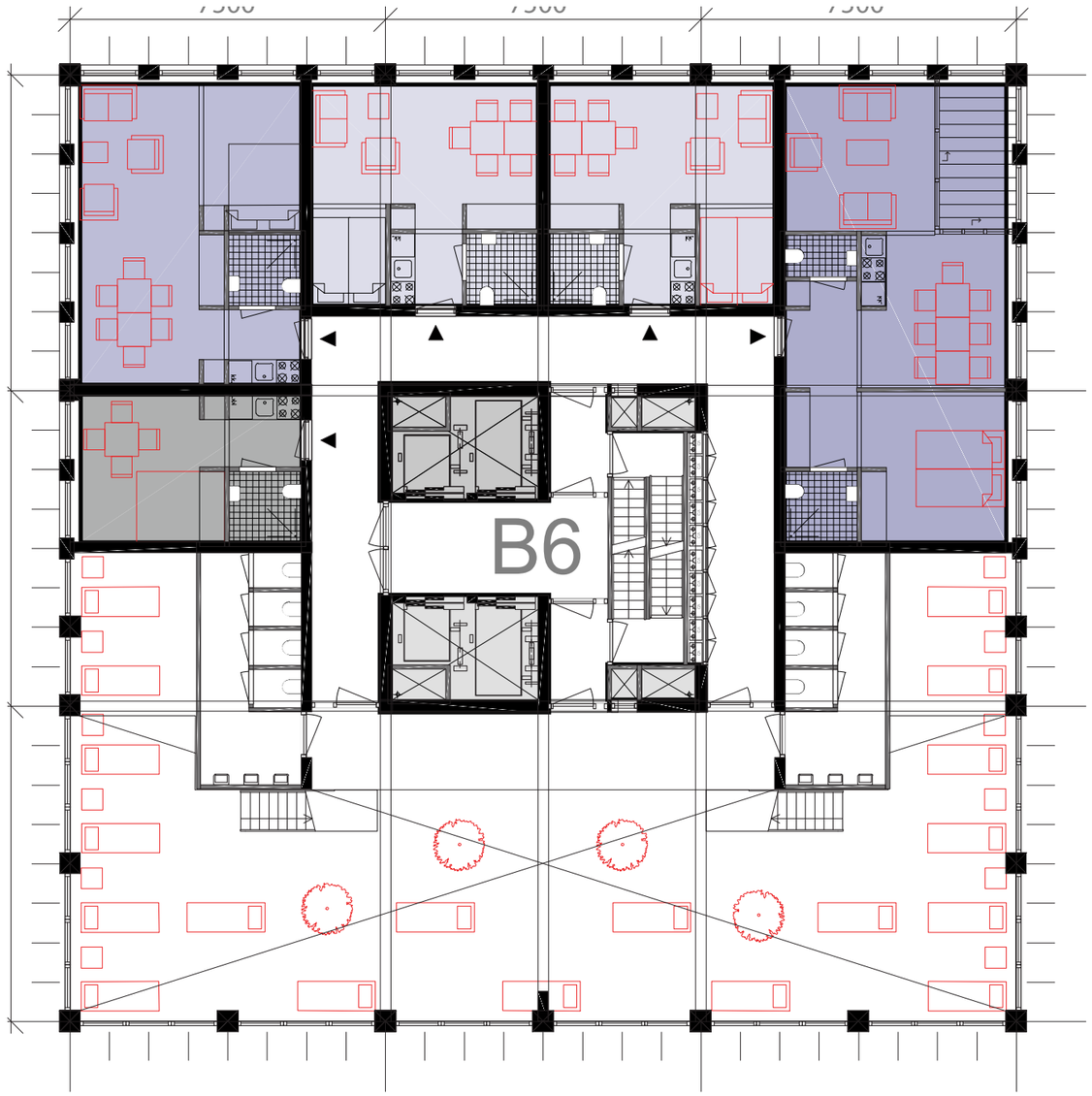

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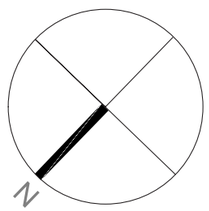
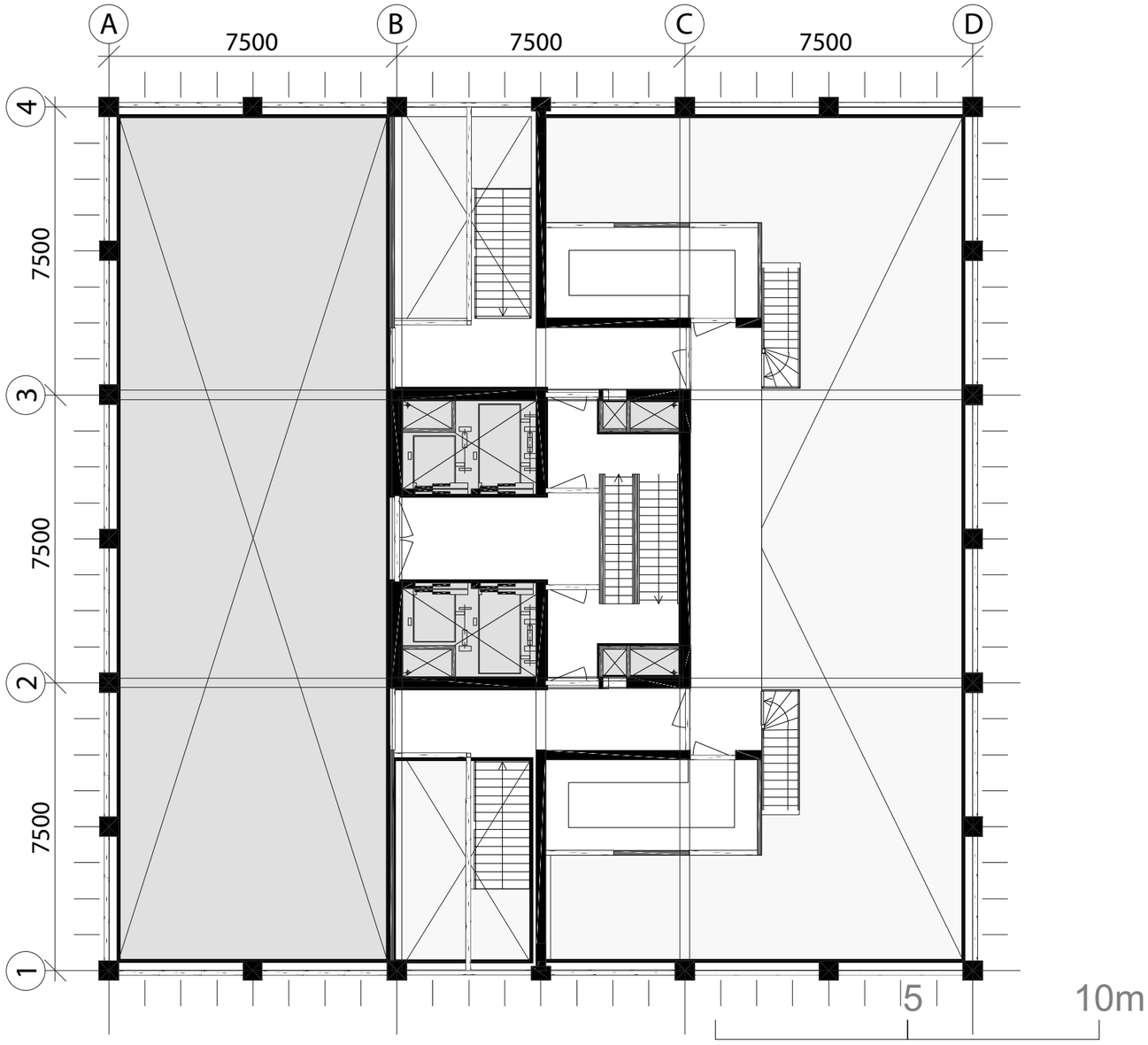
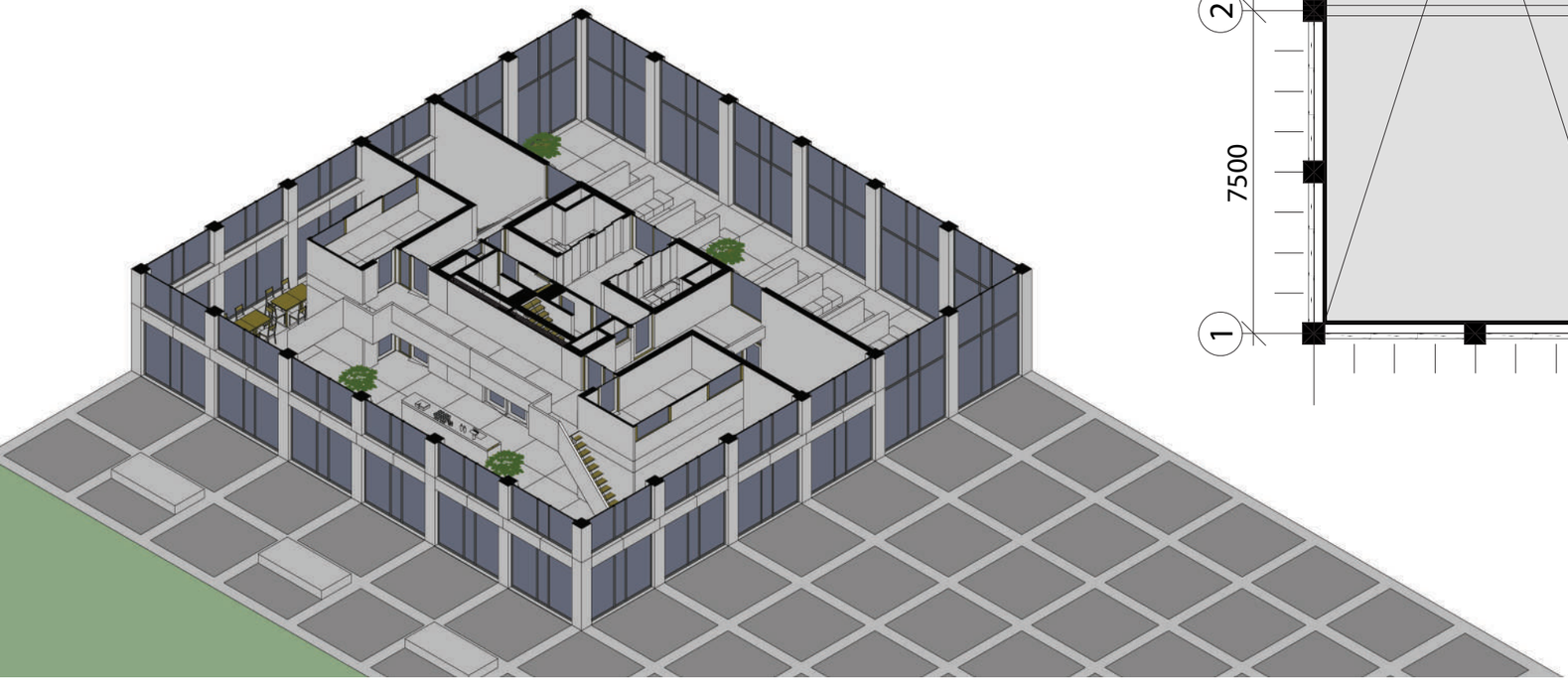
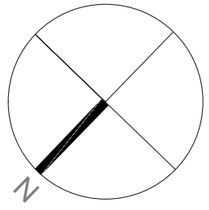


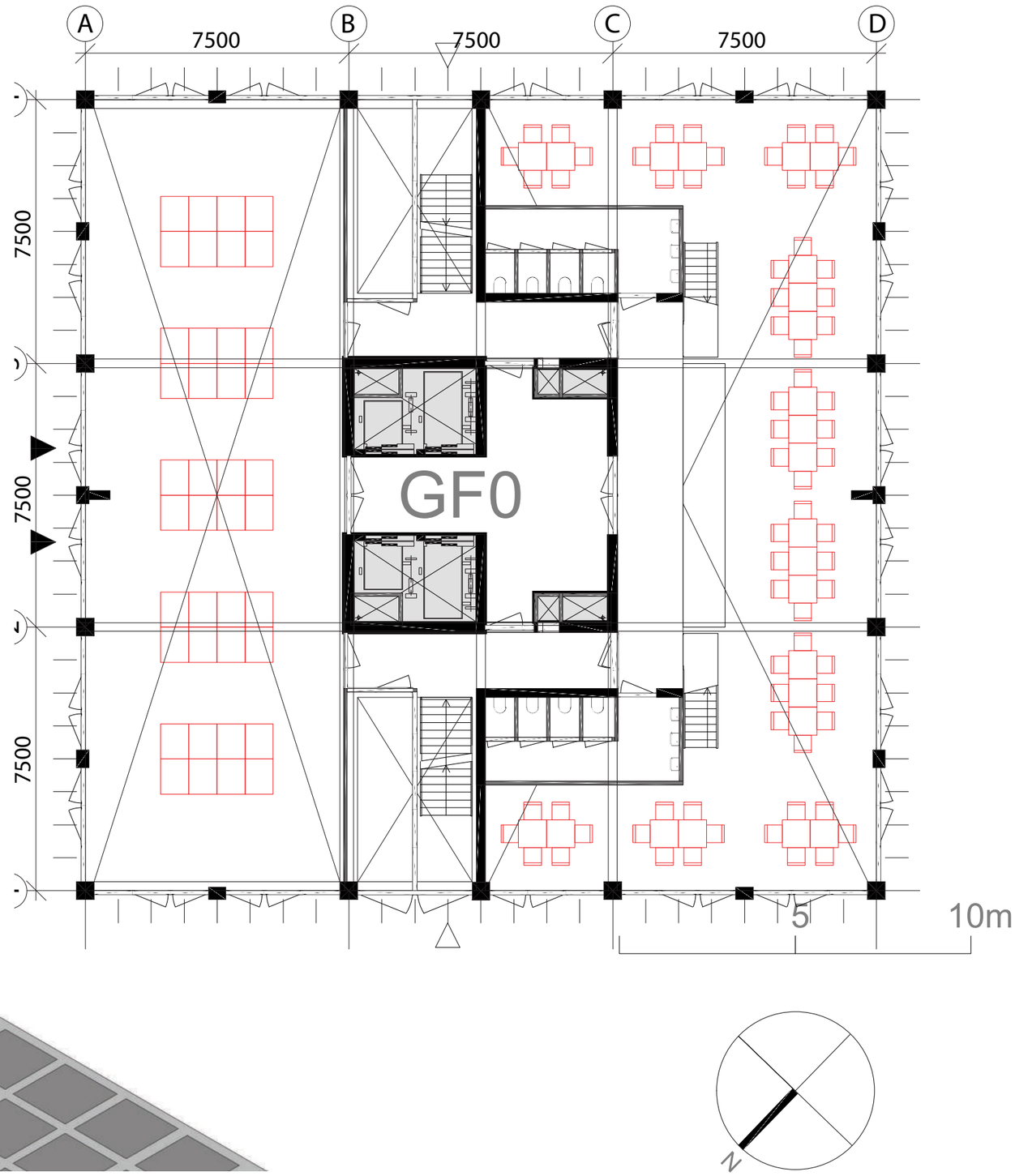
GROUND LEVELS
LOBBY / CAFE
1:100

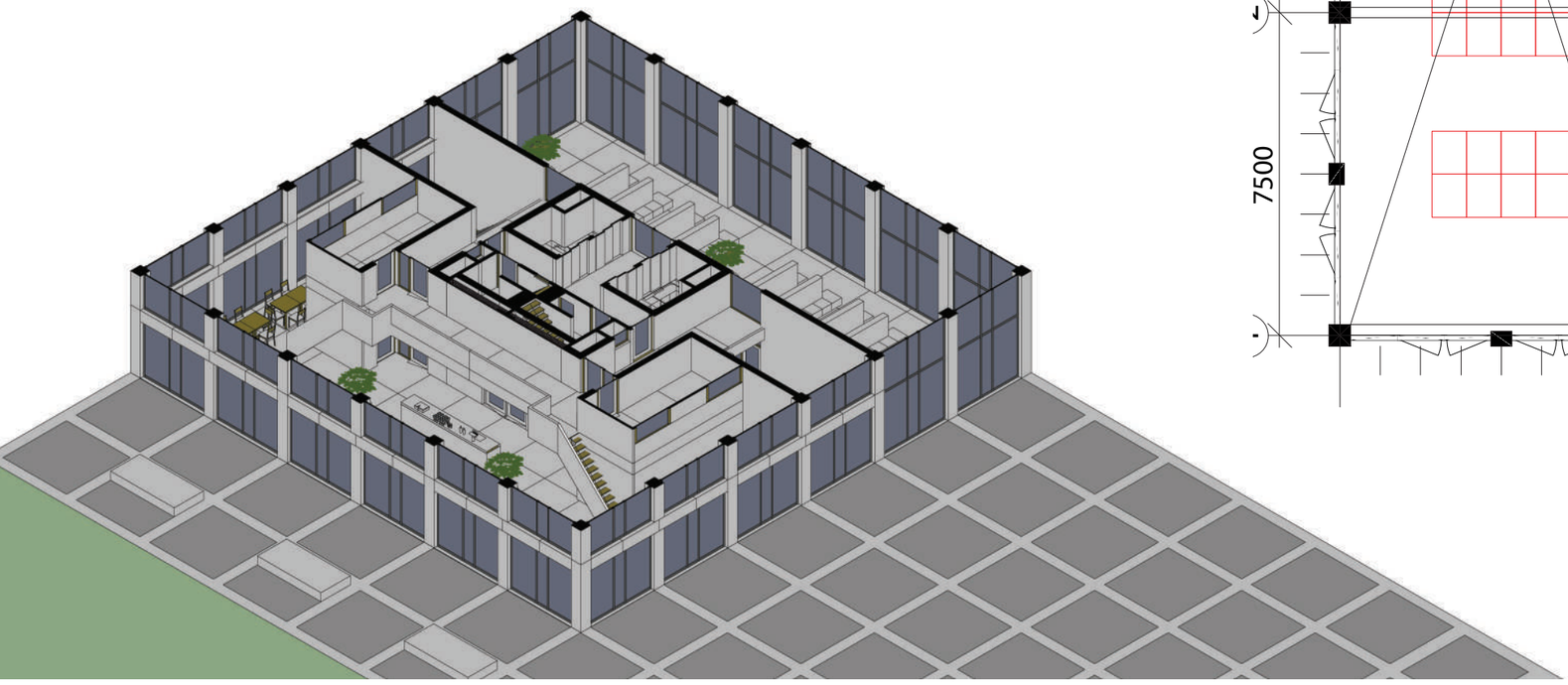






GROUND LEVELS
LOBBY / CAFE
1:100





GROUND FLOOR

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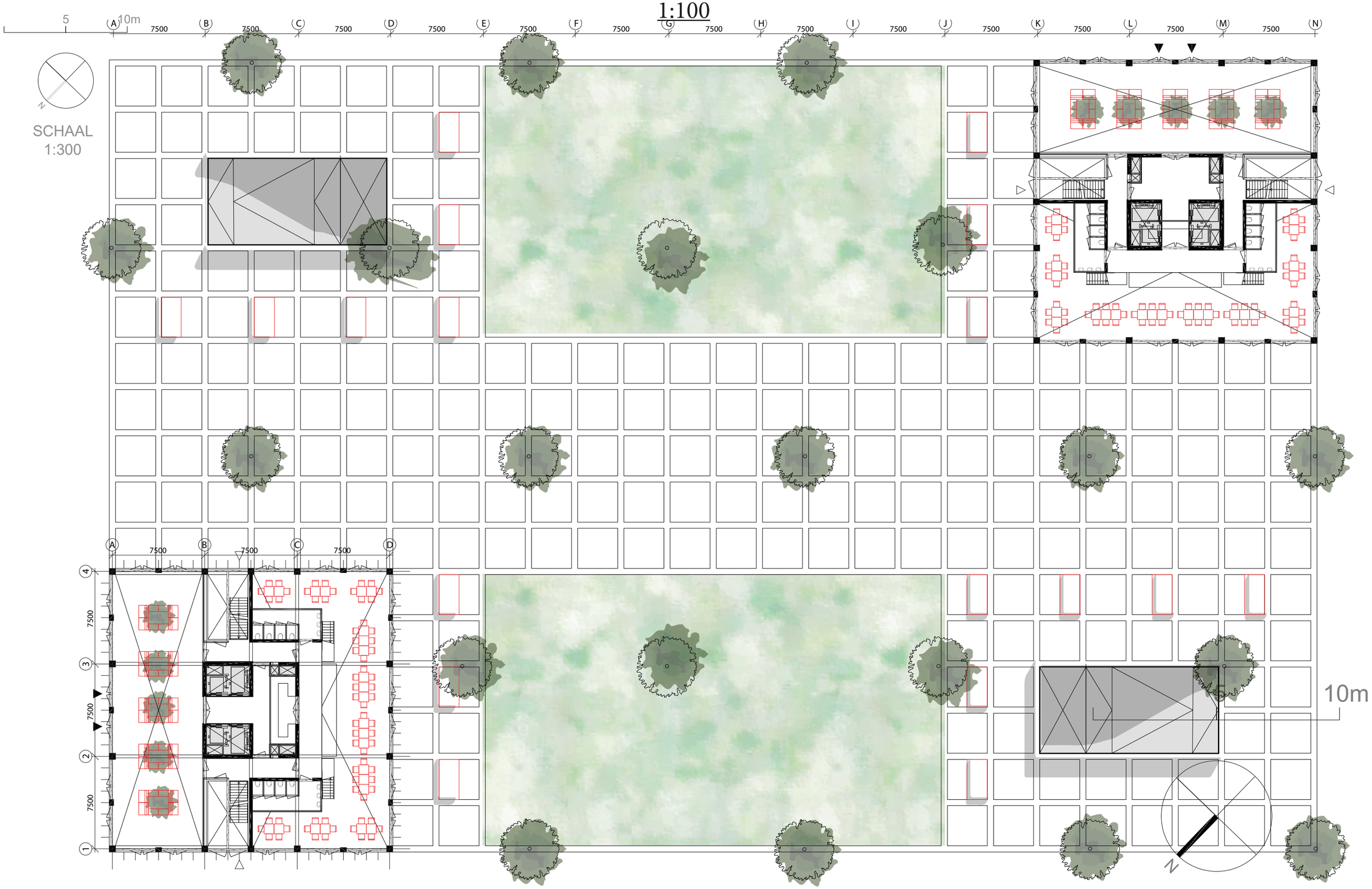
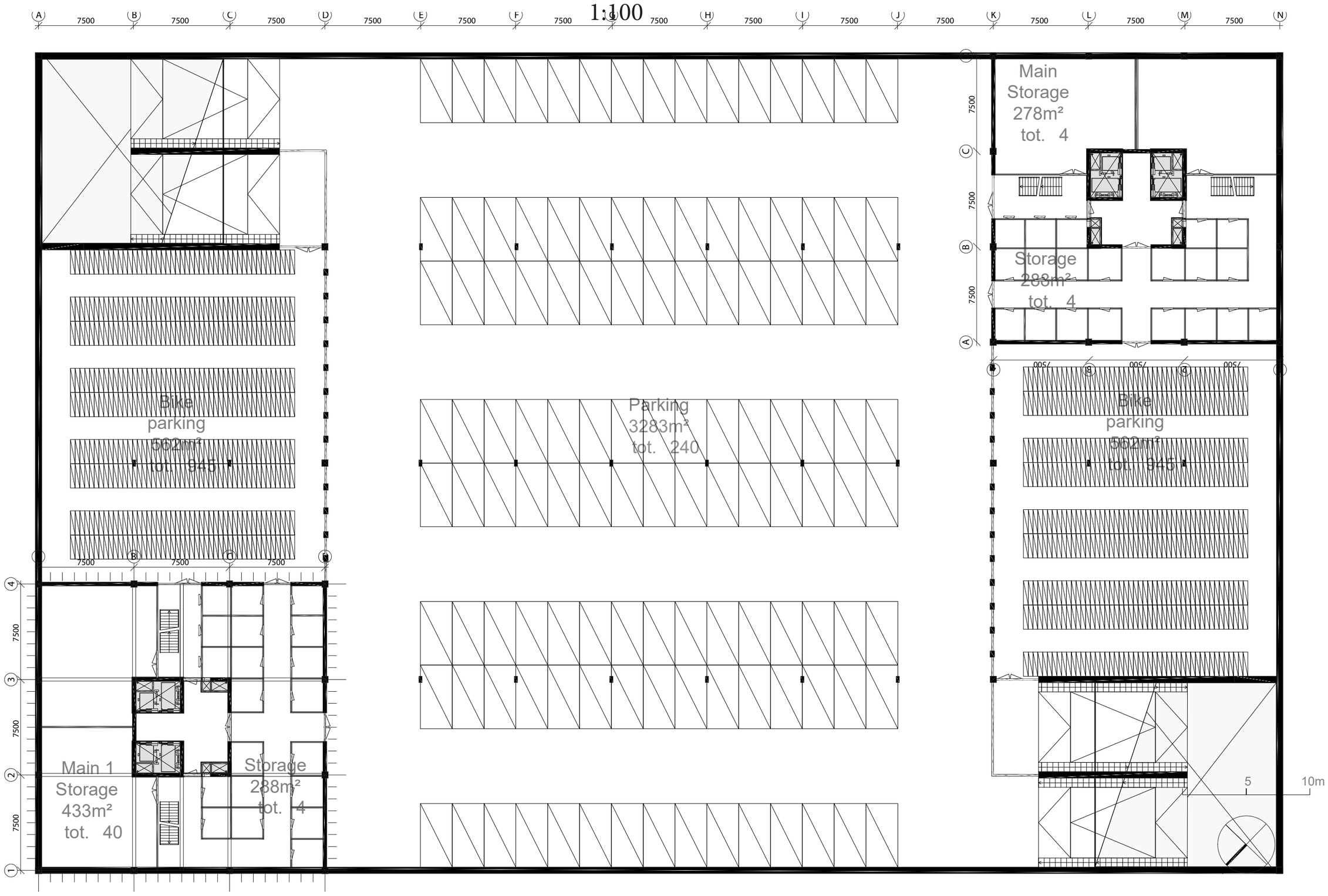


PARKING / STORAGE

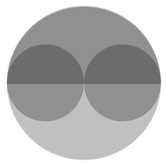
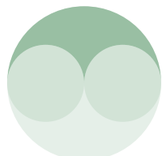
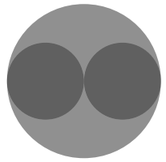
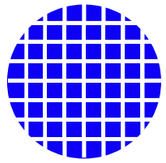
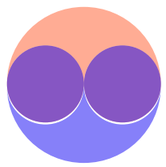
1:100



BUILDING TECHNOLOGY

- Climate
- Construction
- Building sequence
- Details

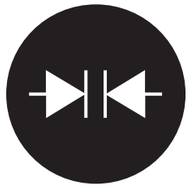
CLIMATE

	SUMMER	WINTER		
	Acoustic measurements through loggias	Acoustic measurements		Wintergardens
	Natural and Mechanical ventilation through loggias	Winter sun warms winter-gardens through natural supply		Heat recovery
	Protection against environ-ment gasses	Wind & Sound Buffers		Grey water collection
	Sun protection	Thermal storage		Solar panels
	Thermal storage	Thermal storage		

HP
HR
W
WTW

CONSTRUCTION CONCEPT

SLIM / LIGHT



ADJUSTABLE

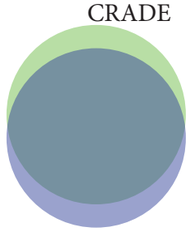
FAST

FREE OVERVOLTAGE

FIRE SAFE

DEMOUNTABLE

CRADLE TO CRADE

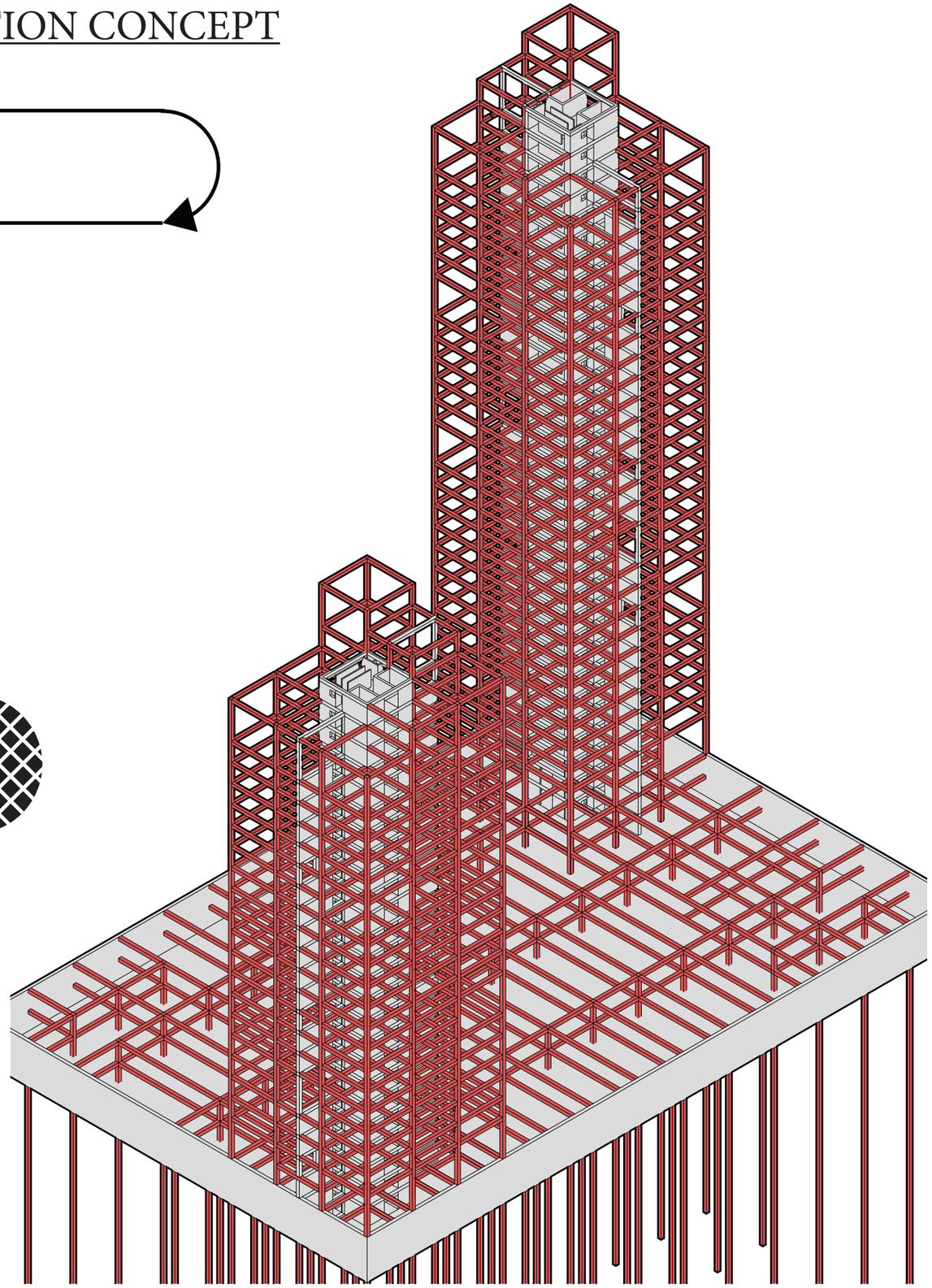


FLEXIBLE

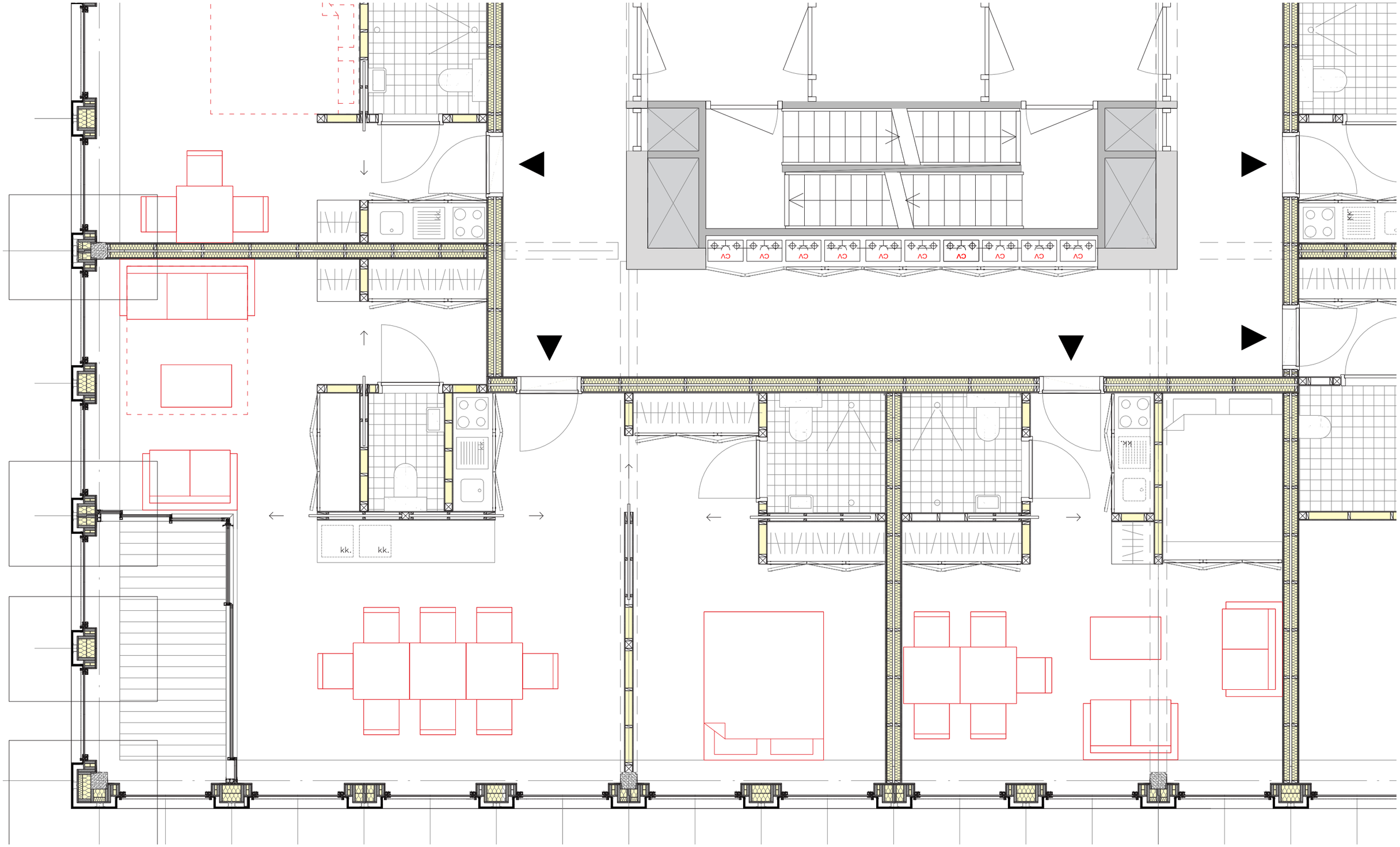
ACOUSTICS

EXTENDABLE

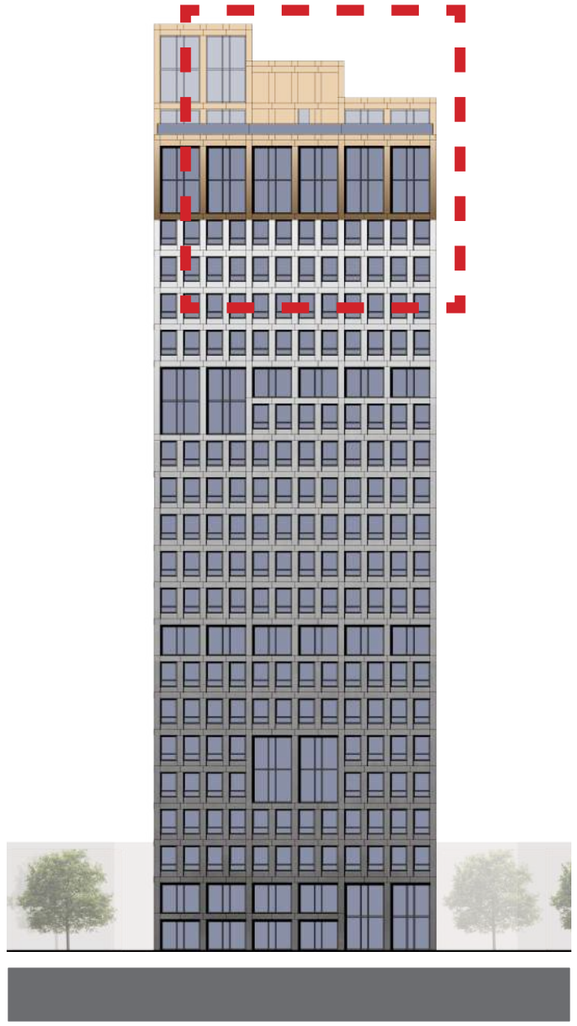
PREFAB



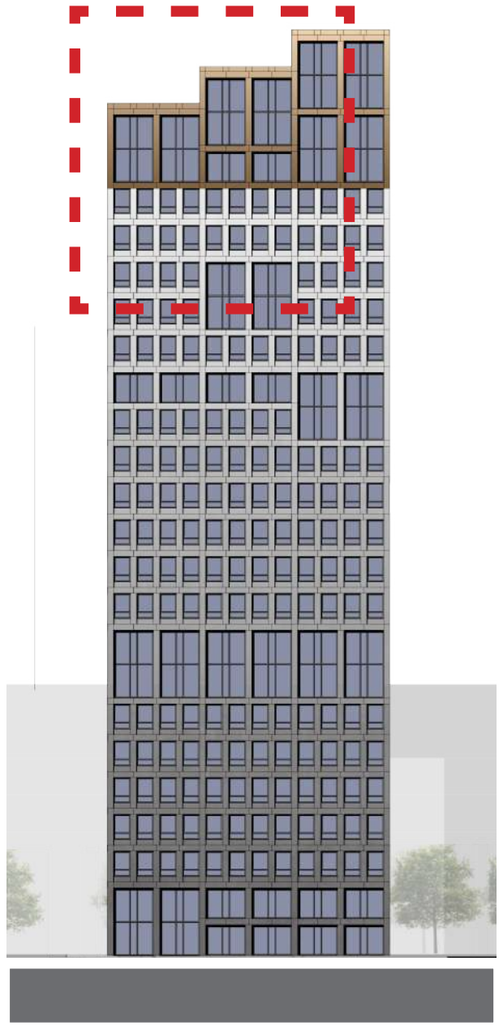
HORIZONTAL SECTION 1:50



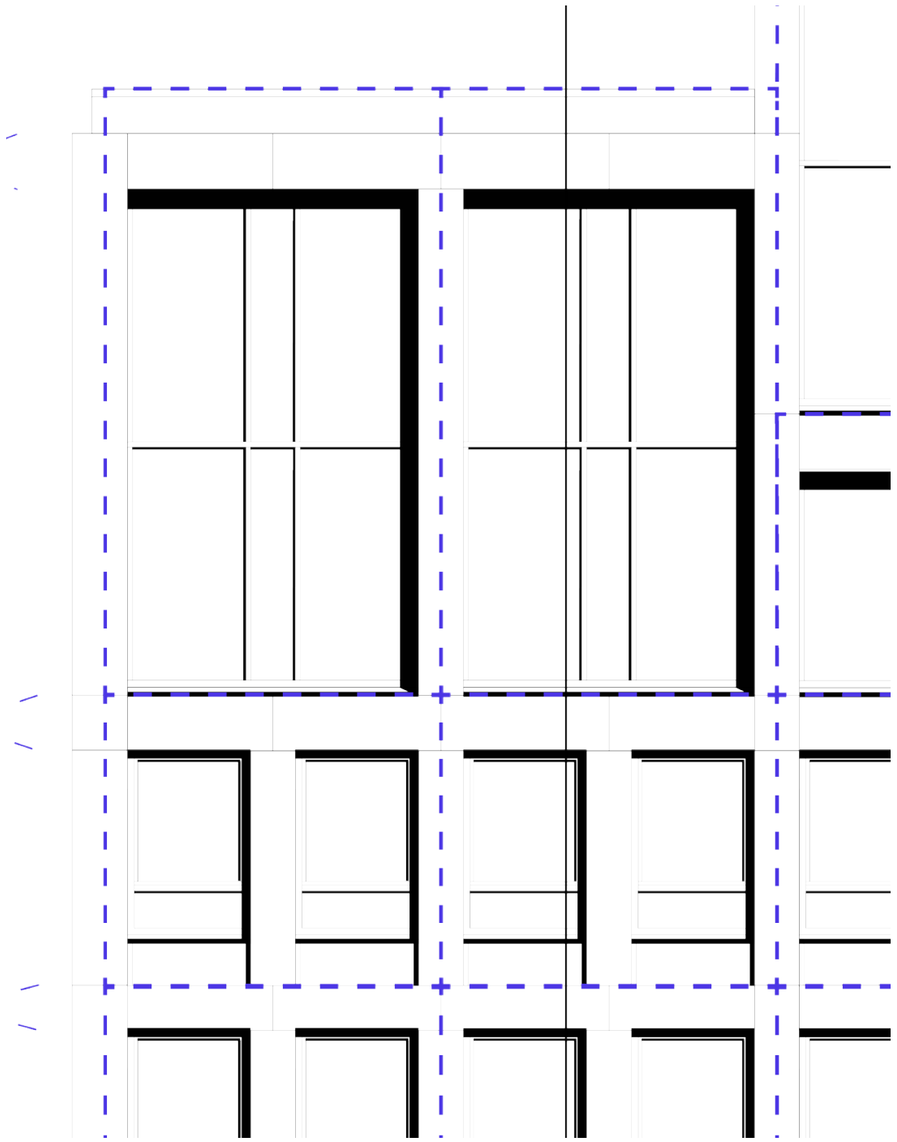
FACADE 1:100

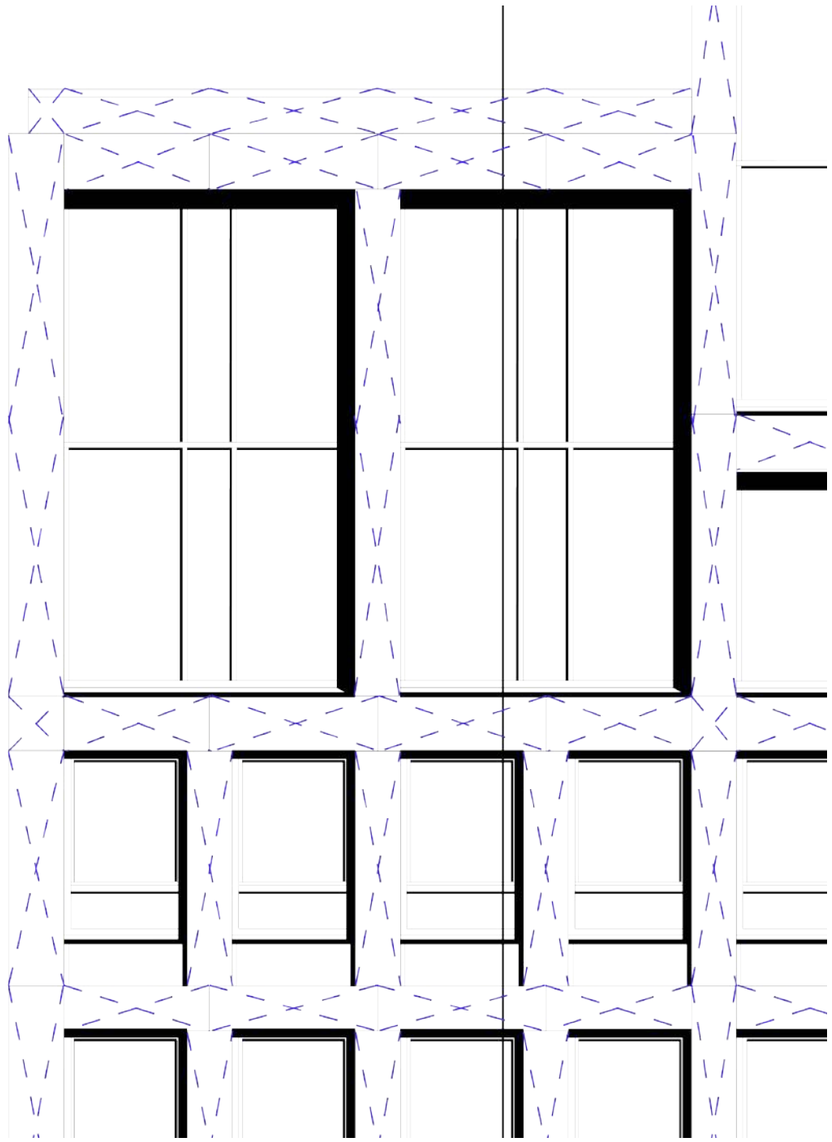


FACADE 1:100

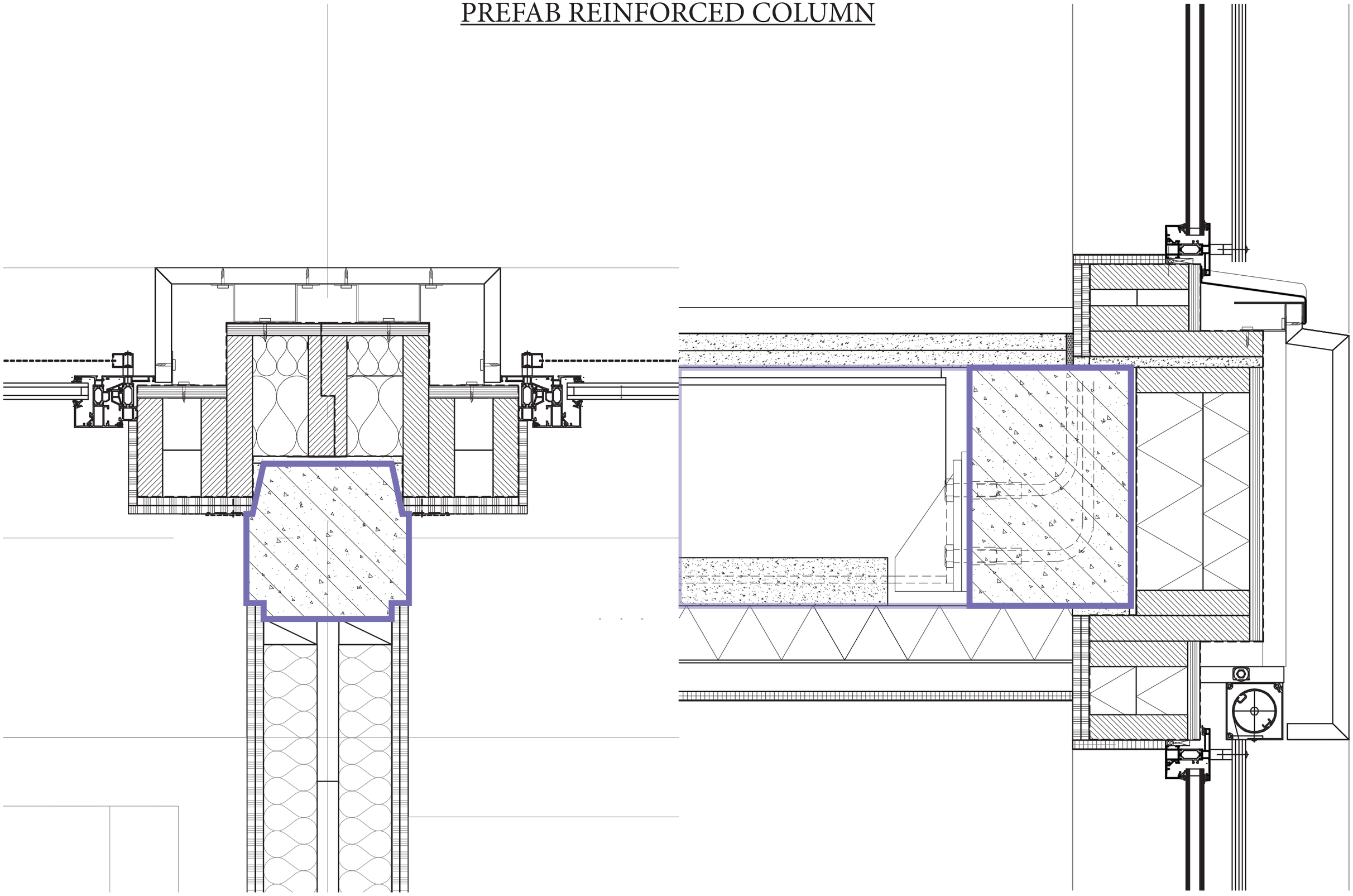


FACADE PRINCIPLE

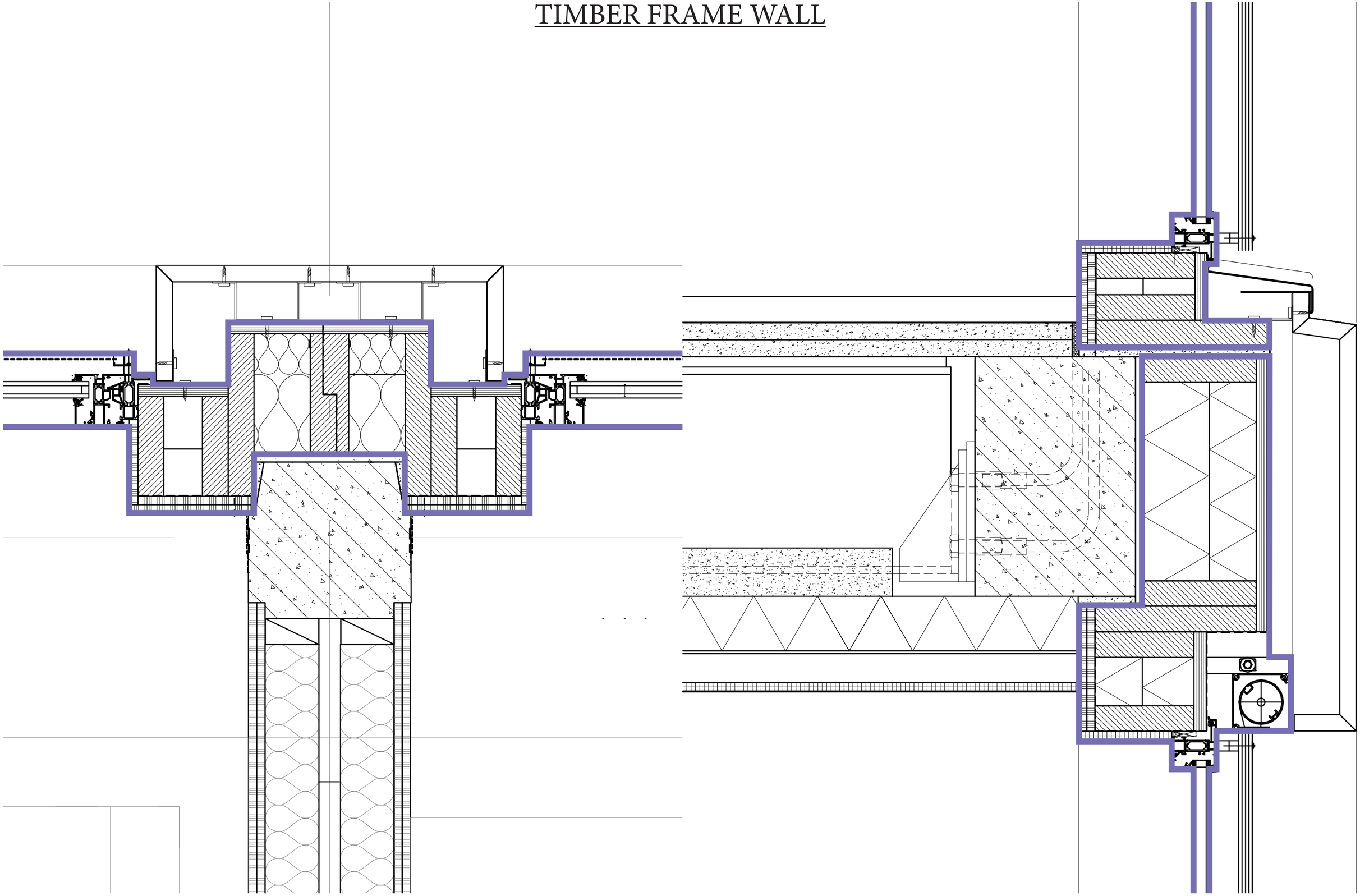




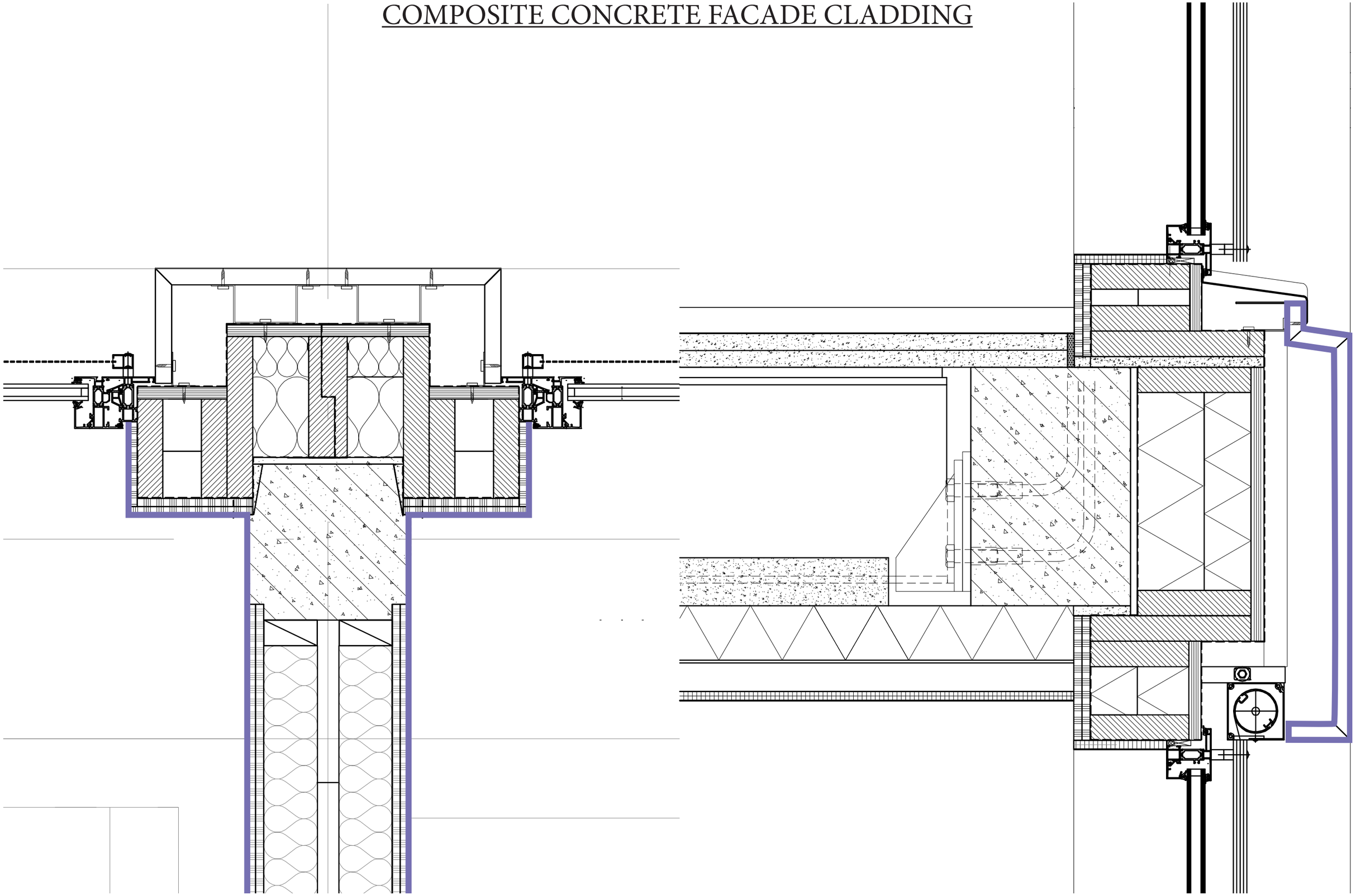
PREFAB REINFORCED COLUMN



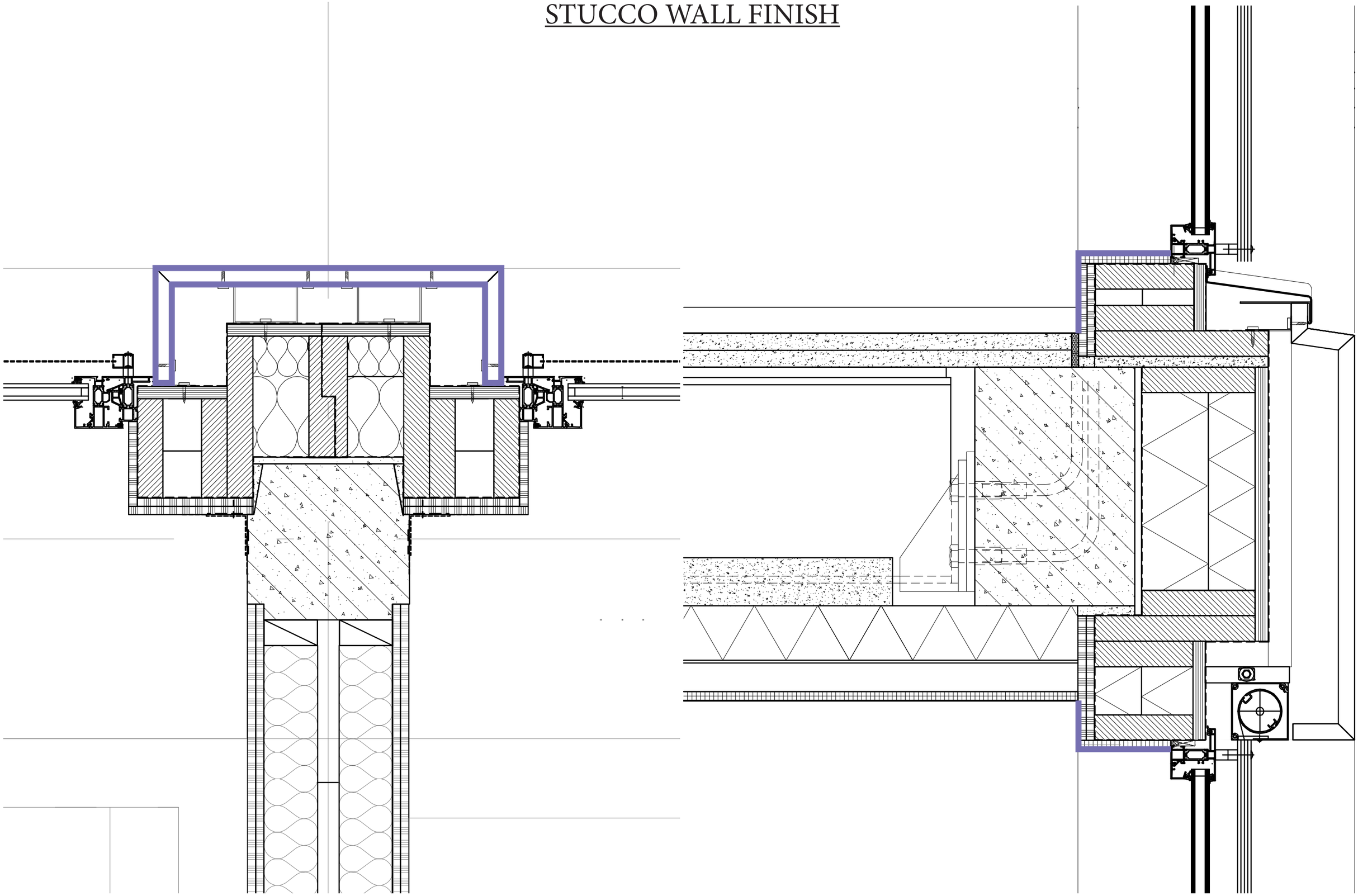
TIMBER FRAME WALL



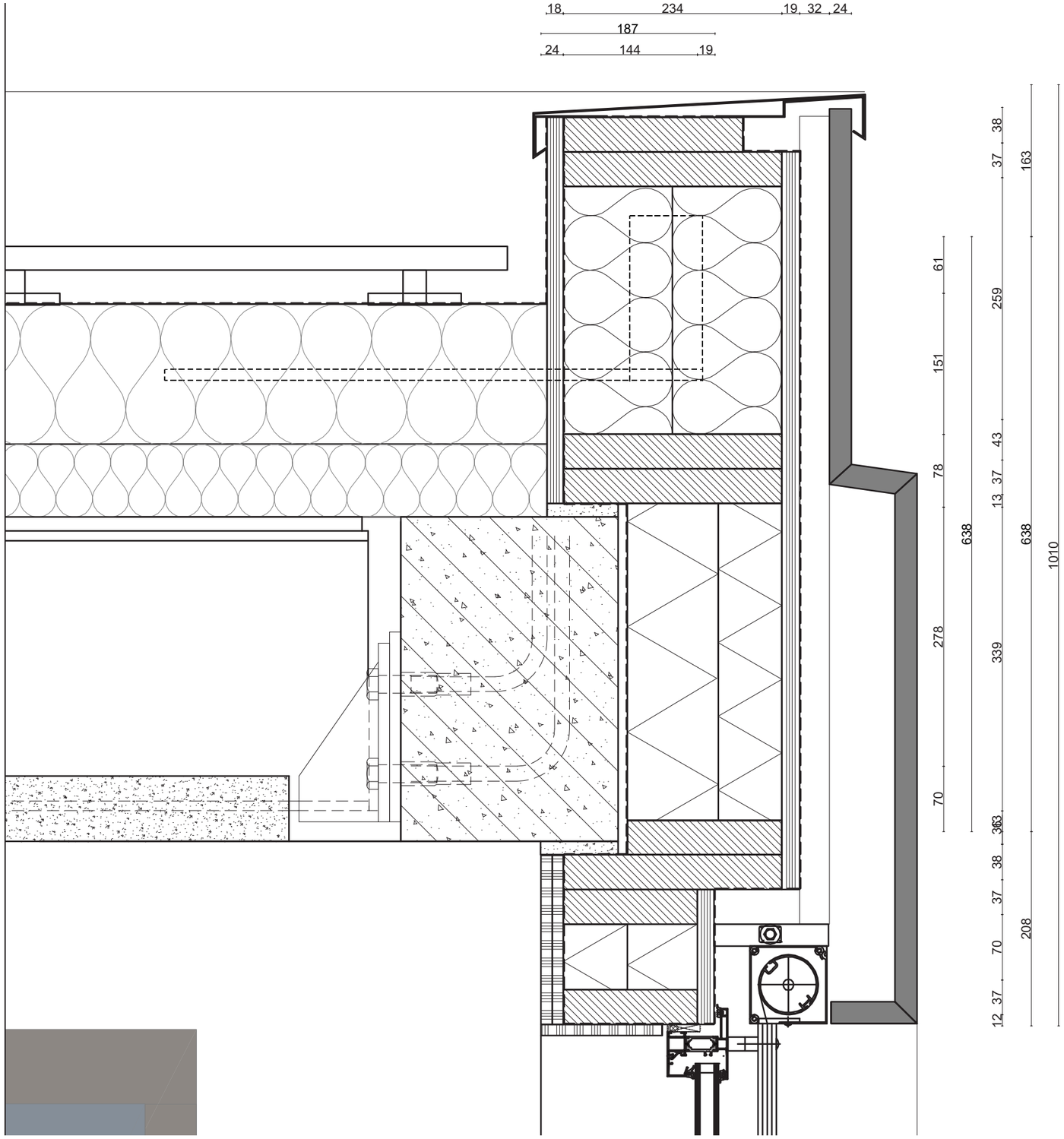
COMPOSITE CONCRETE FACADE CLADDING



STUCCO WALL FINISH



DETAIL VERTICAL 1:5



FACADE
Sheet material
Omega profile 35mm
water-retaining, vapor-permeable film
multiplex 18mm
HSB element with 240mm insulation
vapor barrier film
2x plaster 12.5 mm

Mass Wall hop construction min 100kg / m2
Rc-Facade = 3.5m2K / W
Insulation ^ min 0.034
Low Cavity Ventilation
Fire propagation class 2

WINDOWFRAME
Aluminum frame
Hidden window wings and water management
Sprayed / powder coated color

Glazing:
HR ++ glazing
Uraam = 1.64 W.m2K (Uglas = 1.1 W / m2K U frame = 2.4 W / m2K)
ZTA = 0.6
Udoor = 1.64 W.m2K
Fall-through safety in accordance with NEN 3569
Glazing system: according to the dry principle
soundproofing compliant

ROOF CONSTRUCTION
Wideline floor Slimline
Vapor-proof Foil
Flameproof Insulation 80mm (mineral wool)
Impact insulation 60> 150 mm (mineral wool)
Roof cover
Spacers
Terrace wood

Rc-Roof = 5m2K / W
Insulation ^ min 0.034
Flameproof Insulation / walkable / tile paths

DETAIL VERTICAL 1:5

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Sheet material
Omega profile 35mm
water-retaining, vapor-permeable film
multiplex 18mm
HSB element with 240mm insulation
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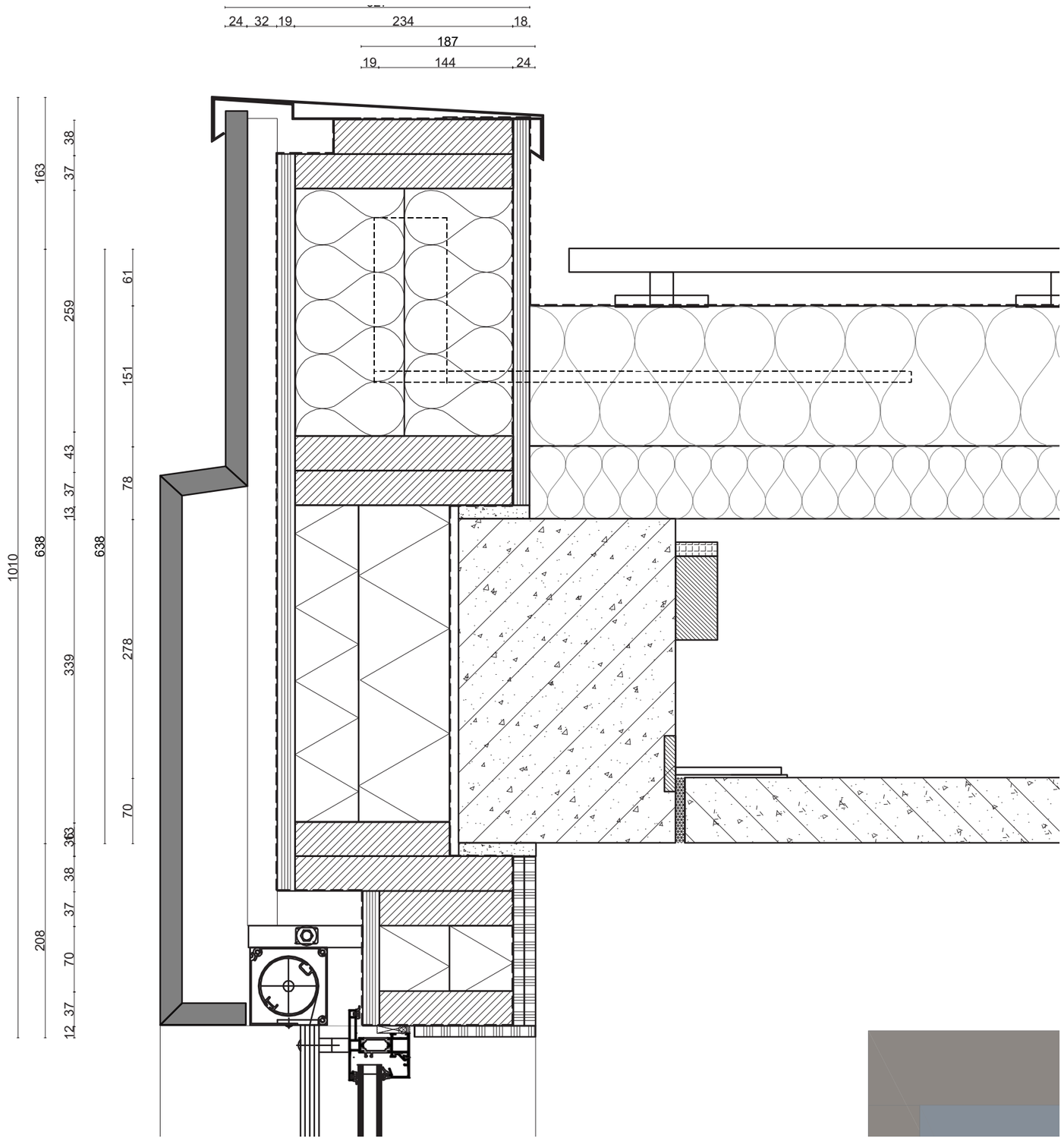
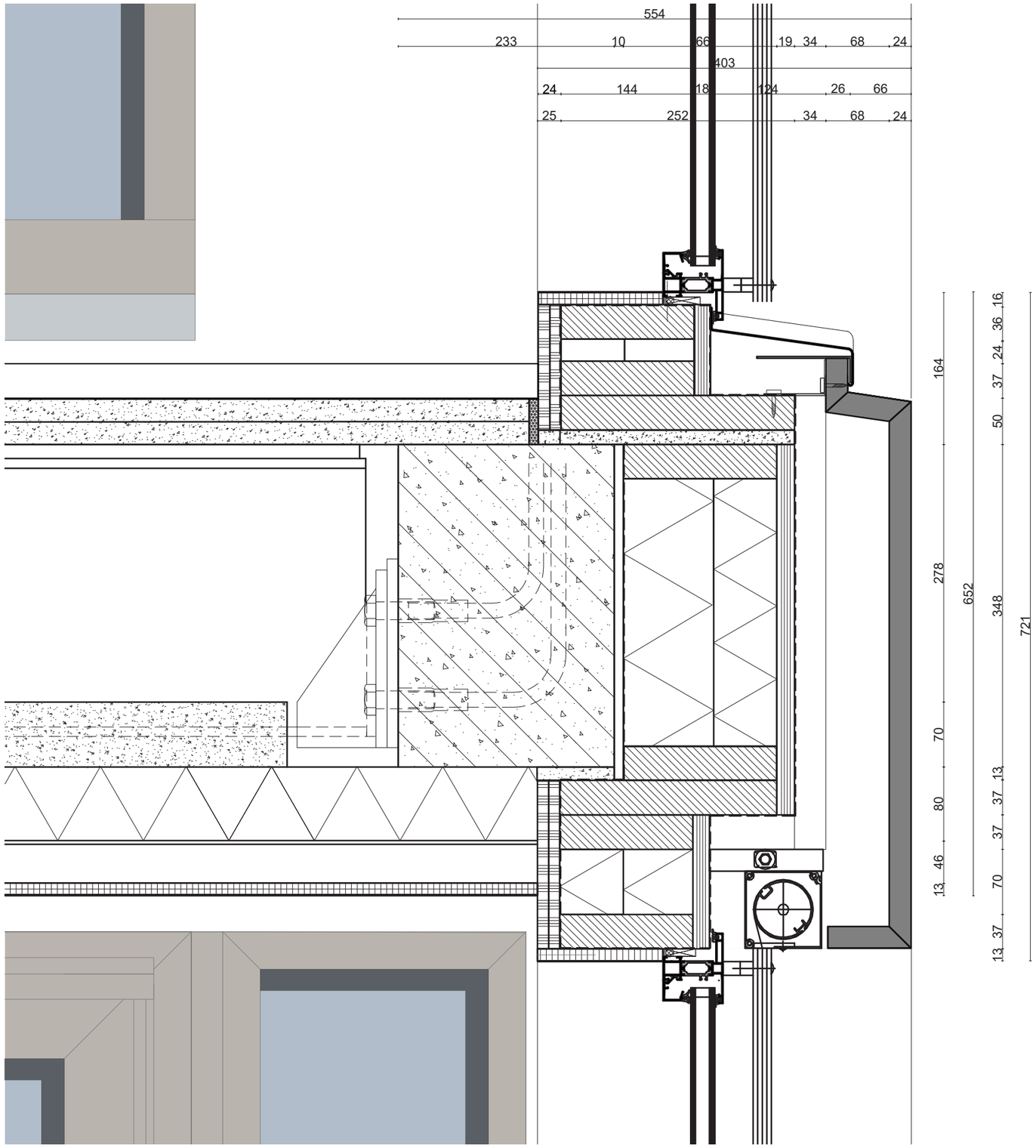


DETAIL VERTICAL 1:5



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Mass Wall hop construction min 100kg / m2
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Fall-through safety in accordance with NEN 3569
Glazing system: according to the dry principle
soundproofing compliant

FLOOR CONSTRUCTION
Wideline floor Slimline
Floor finishing conf. finished state
Underfloor heating
Finnish emission class M1
Scratch-free, durable
Flame-resistant, roll-resistant, antistatic

WINDOW BENCH
18mm multiplex Finnish firing, Quality II / III

DETAIL VERTICAL 1:5

FACADE
Sheet material
Omega profile 35mm
water-retaining, vapor-permeable film
multiplex 18mm
HSB element with 240mm insulation
vapor barrier film
2x plaster 12.5 mm

Mass Wall hop construction min 100kg / m2
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Insulation ^ min 0.034
Low Cavity Ventilation
Fire propagation class 2

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Sprayed / powder coated color

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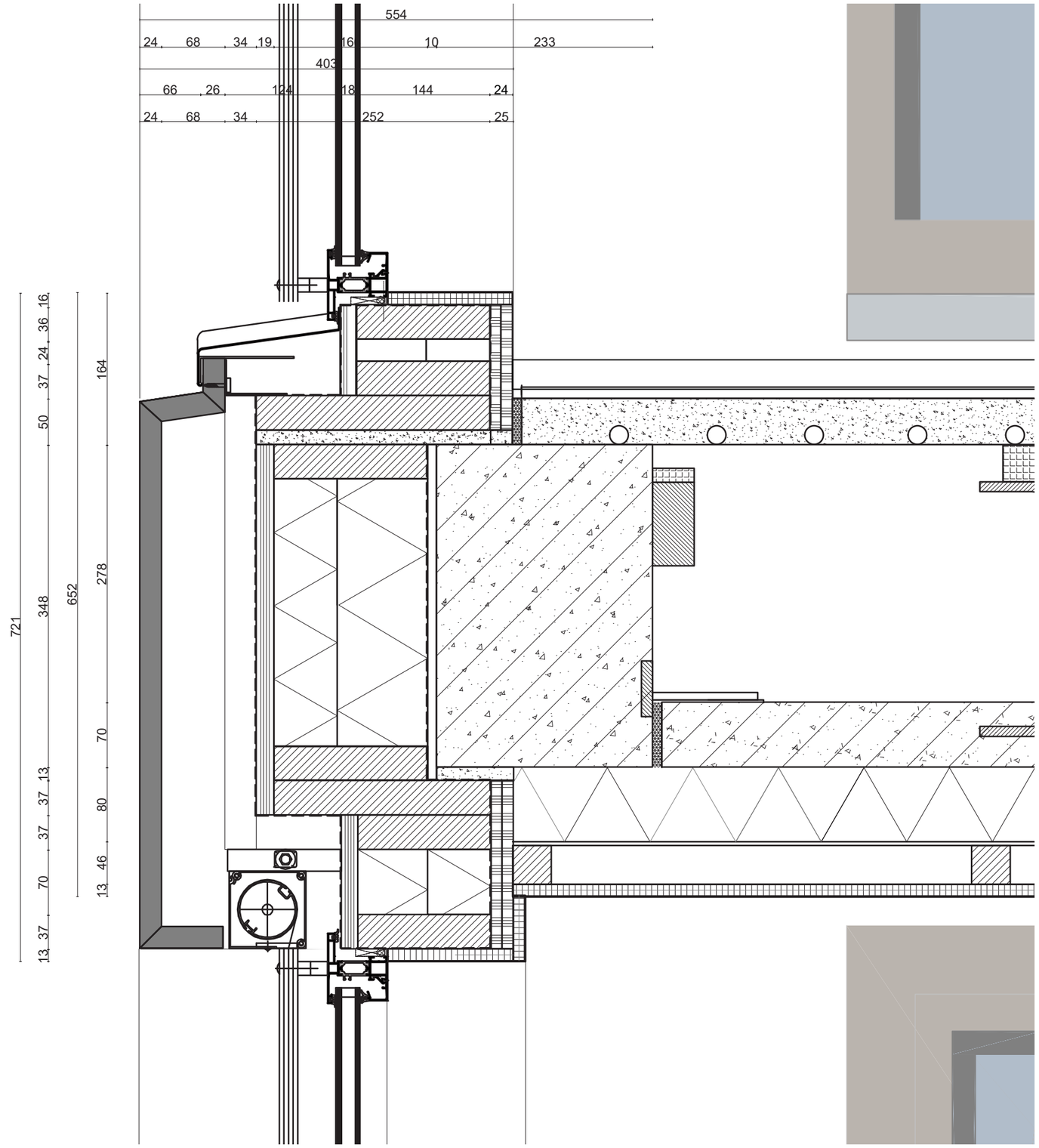
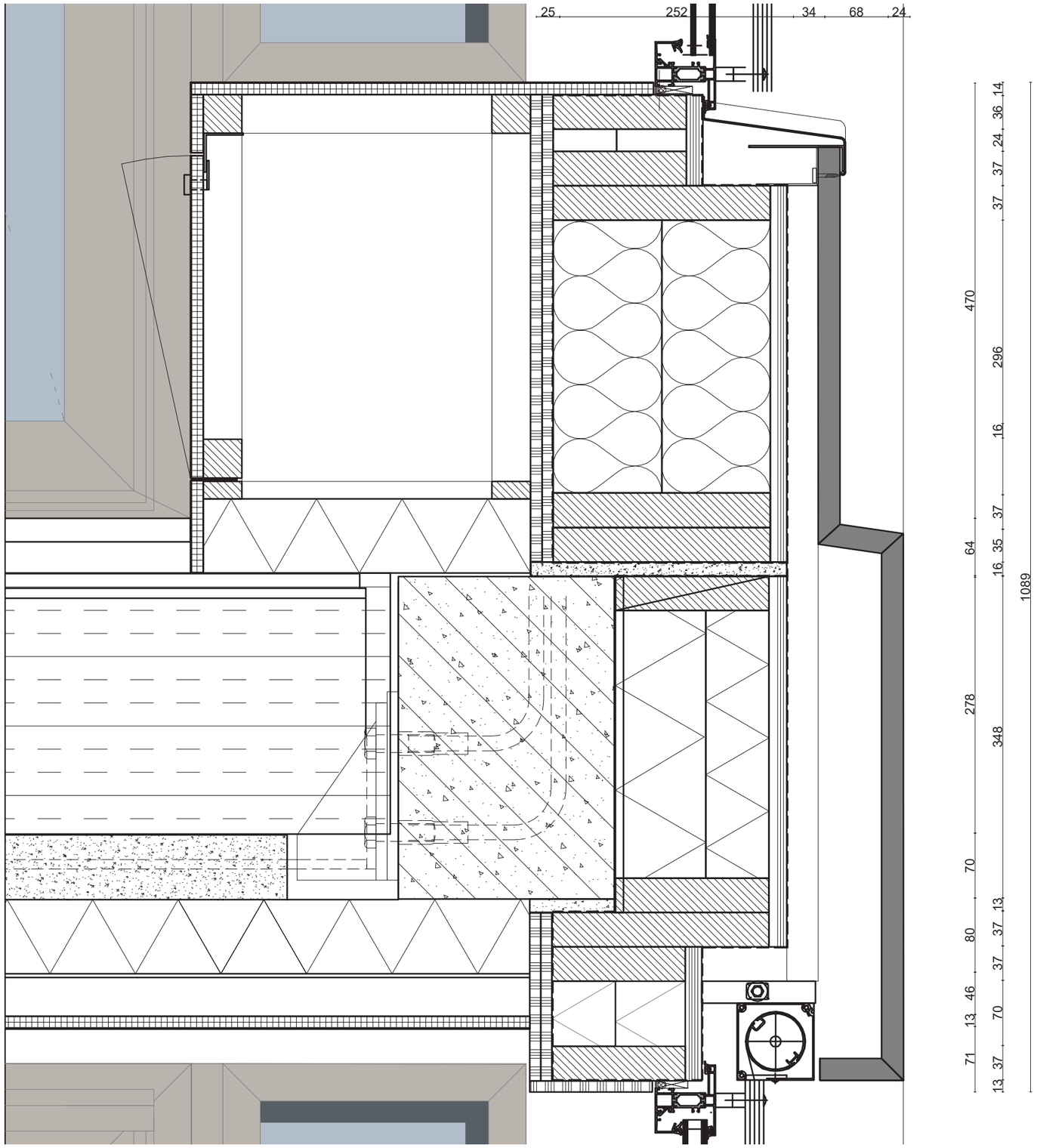


DETAIL VERTICAL 1:5



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Udoor = 1.64 W.m2K
Fall-through safety in accordance with NEN 3569
Glazing system: according to the dry principle
soundproofing compliant

FLOOR CONSTRUCTION
Wideline floor Slimline
Floor finishing conf. finished state
Underfloor heating
Finnish emission class M1
Scratch-free, durable
Flame-resistant, roll-resistant, antistatic

WINDOW BENCH
18mm multiplex Finnish firing, Quality II / III

DETAIL VERTICAL 1:5 v

FACADE
Sheet material
Omega profile 35mm
water-retaining, vapor-permeable film
multiplex 18mm
HSB element with 240mm insulation
vapor barrier film
2x plaster 12.5 mm

Mass Wall hop construction min 100kg / m2
Rc-Facade = 3.5m2K / W
Insulation ^ min 0.034
Low Cavity Ventilation
Fire propagation class 2

WINDOWFRAME
Aluminum frame
Hidden window wings and water management
Sprayed / powder coated color

Glazing:
HR ++ glazing
Uraam = 1.64 W.m2K (Uglas = 1.1 W / m2K U frame = 2.4 W / m2K)
ZTA = 0.6
Udoor = 1.64 W.m2K
Fall-through safety in accordance with NEN 3569
Glazing system: according to the dry principle
soundproofing compliant

FLOOR CONSTRUCTION
Wideline floor Slimline
Floor finishing conf. finished state
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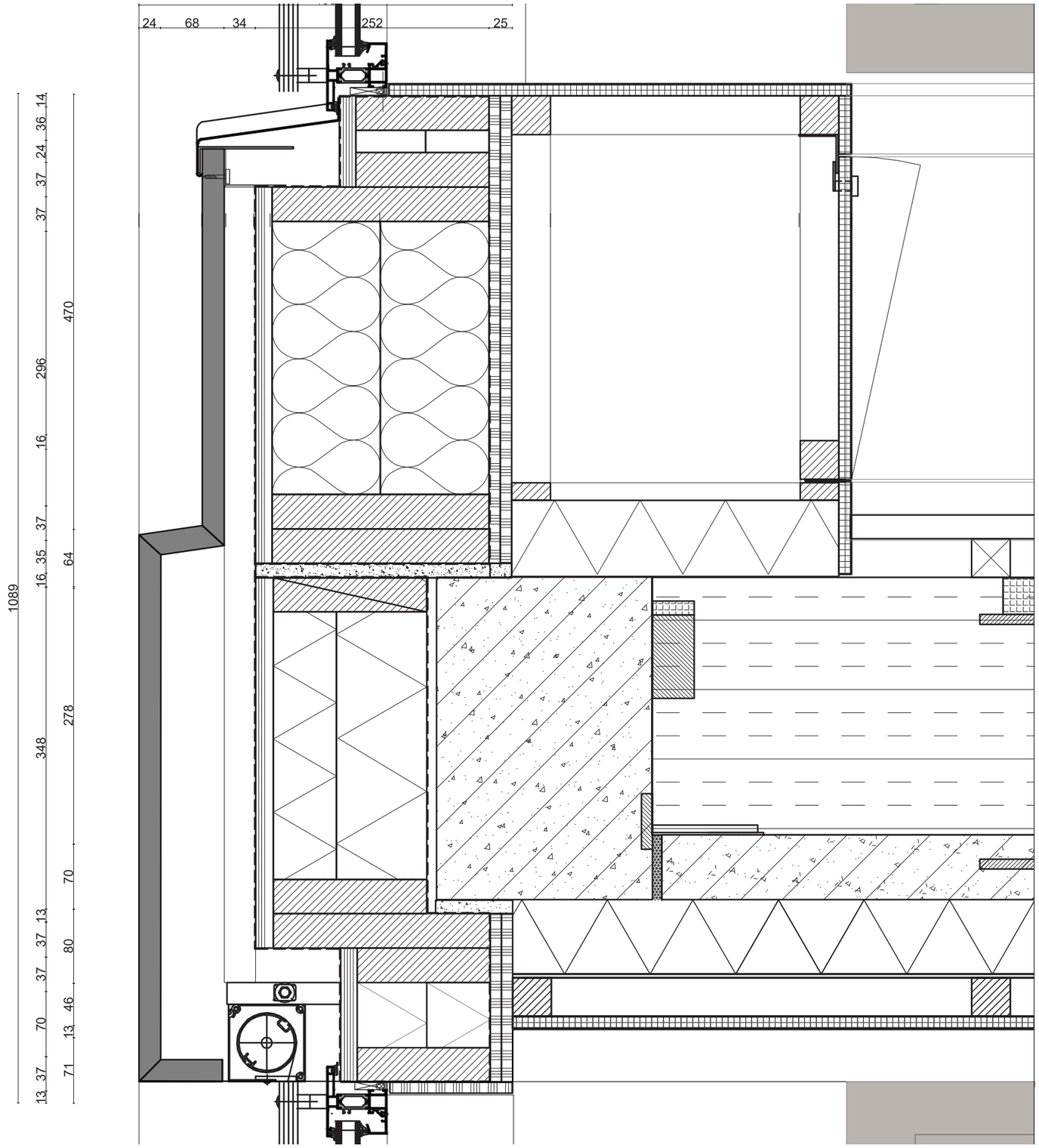
WINDOW BENCH
18mm multiplex Finnish firing, Quality II / III



IMPRESSIONS

LIVING ROOMS

LIVING ROOMS

ROOFTOPS

BIRDS VIEW

ROOFTOPS

BAS MULLENERS 4192923 04 / 11 / 2019
BETWEEN STANDARD AND IDEALS, The future of housing in the Netherlands

DWELLINGS