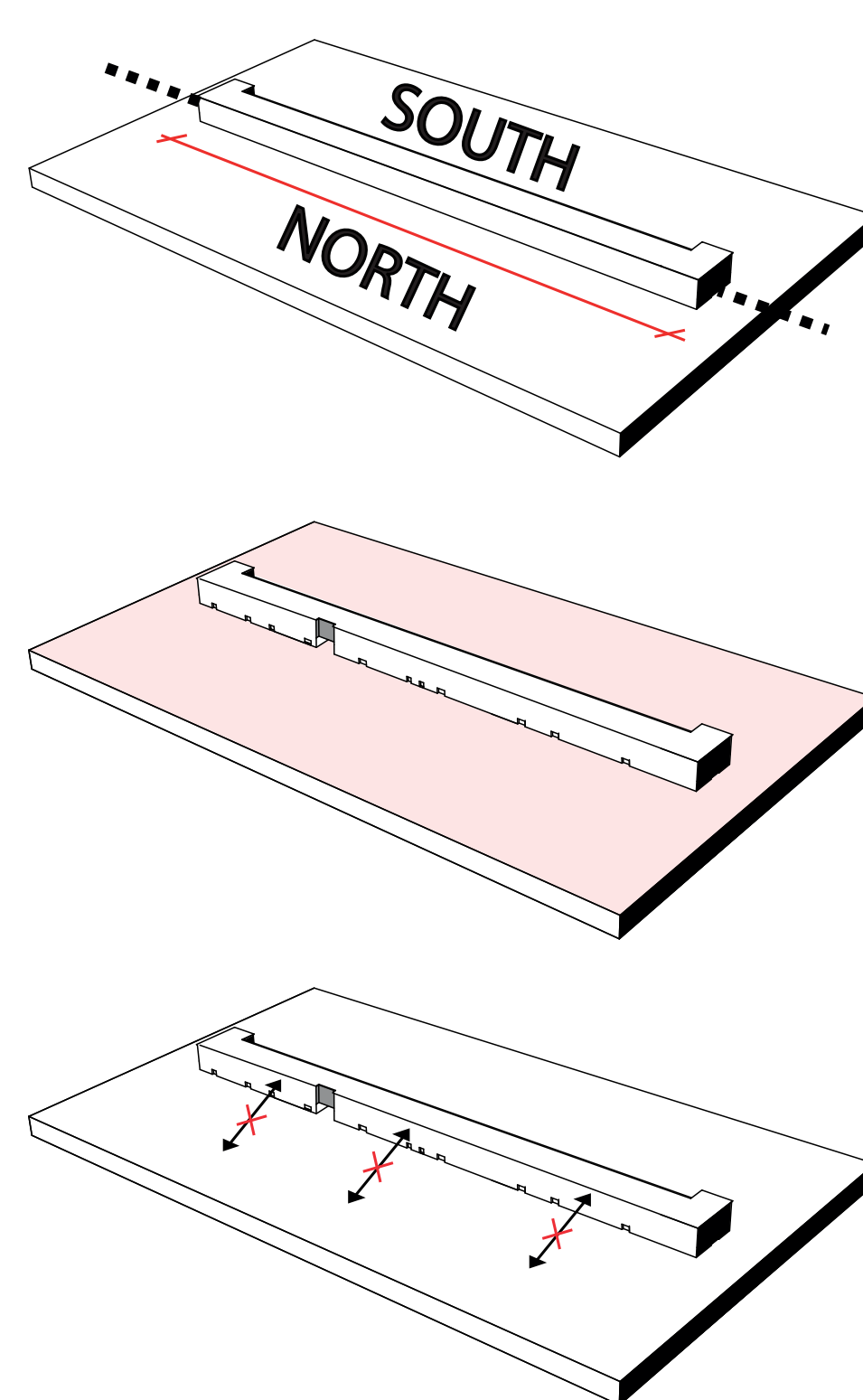


FLEXIBLE FRAGMENTATION

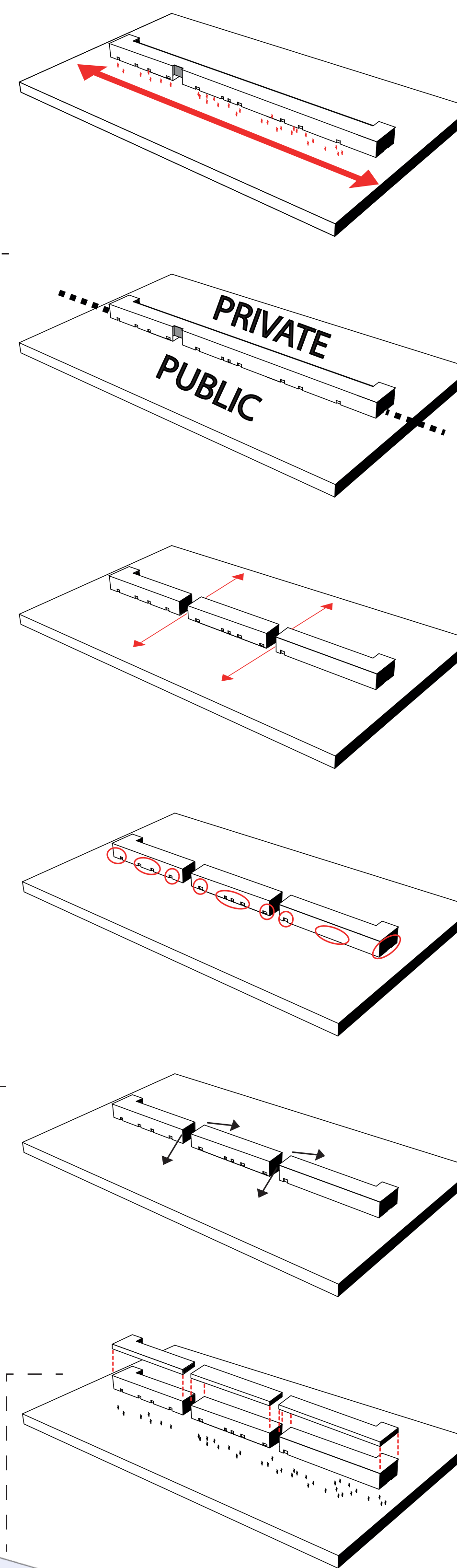


The research question is:
How can the Borstblok regain a central social and economical link in this neighbourhood, with the current economical crisis?

PROBLEM STATEMENT



CONCEPT/STARTING POINTS



There is a need for a fairly constant use of the sidewalks

There must be a clear separation between public and private spaces.

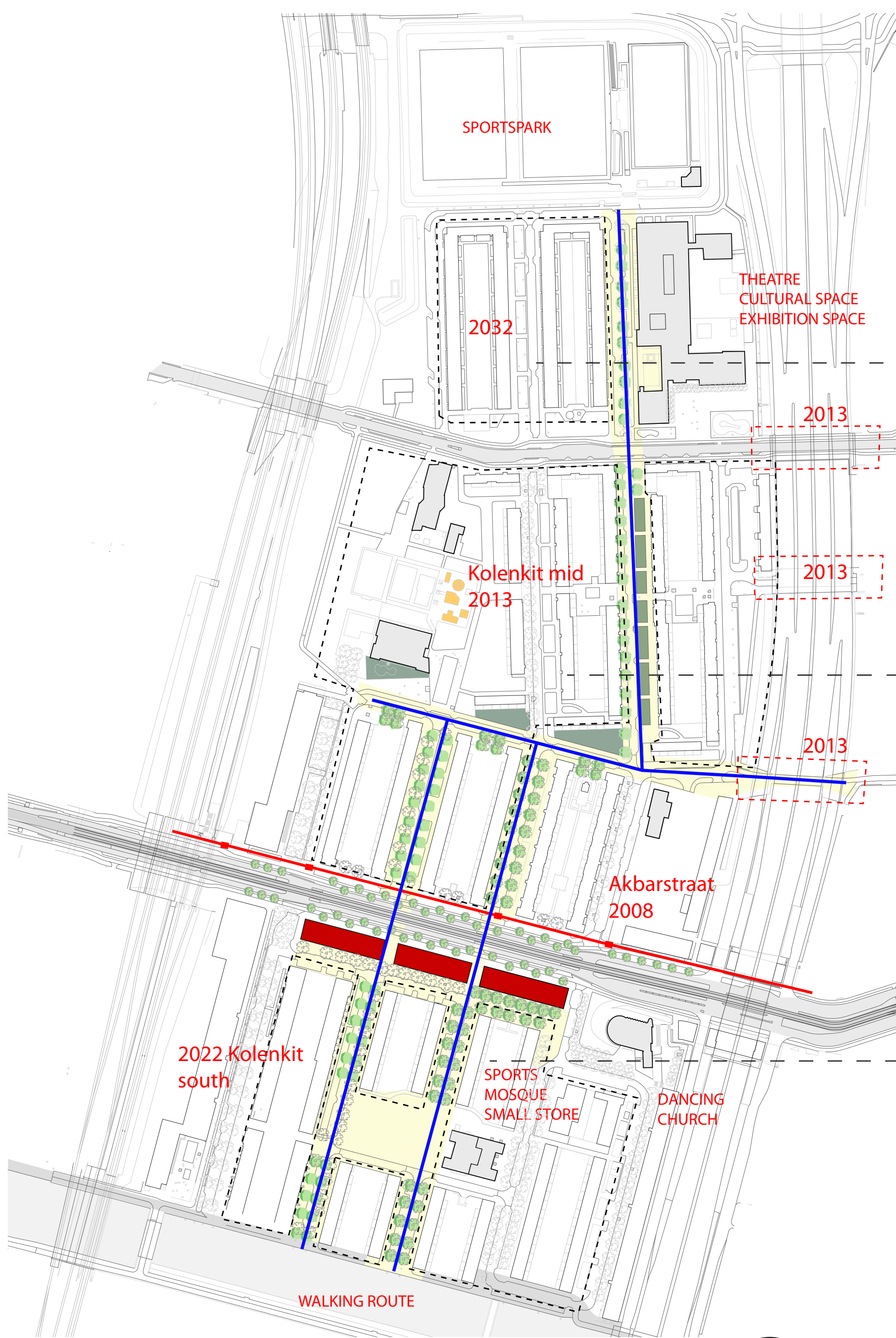
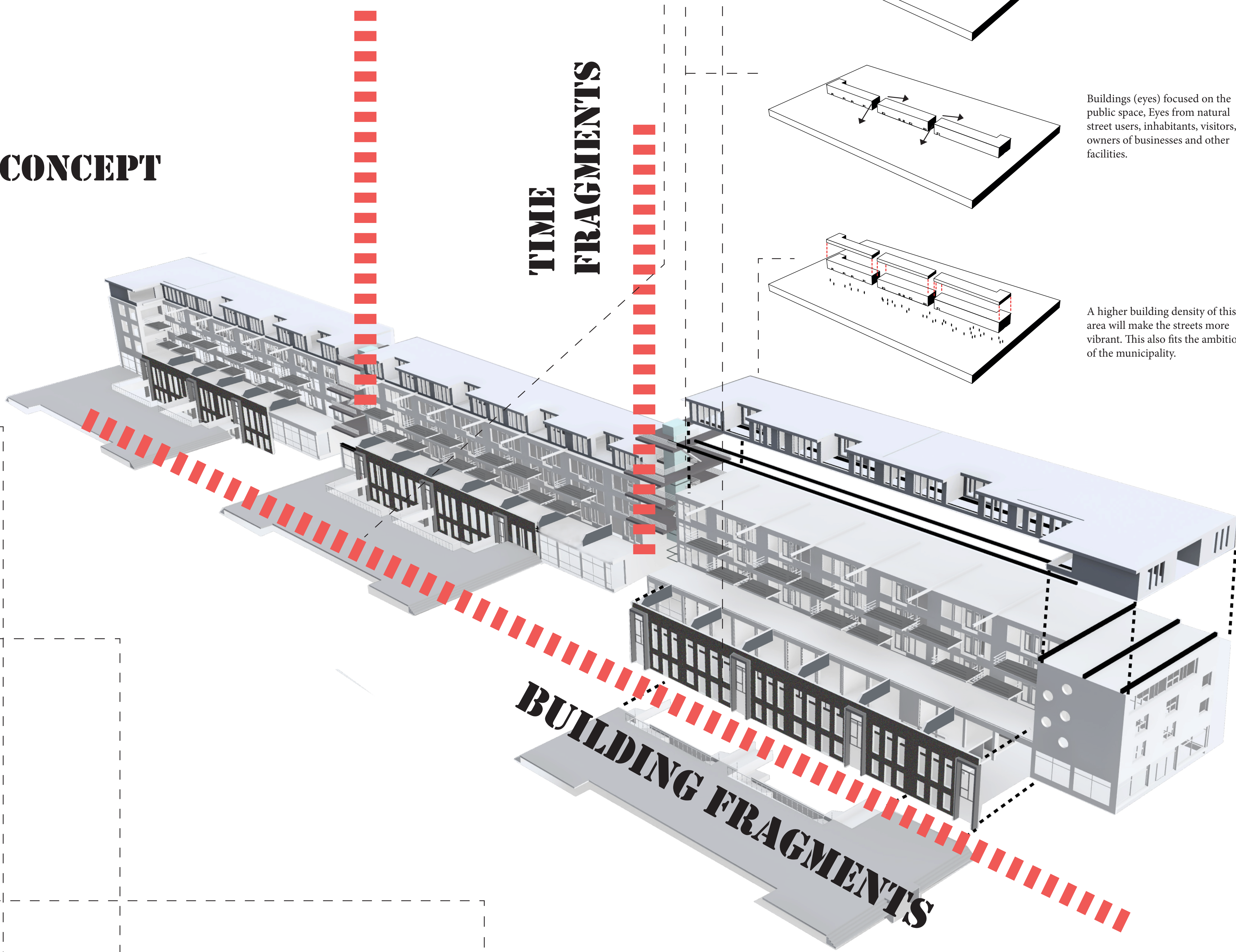
Fragmenting the building blok and making it smaller creates a better north-south connection in the neighbourhood. Also does it create a more controllable environment for the inhabitants of the building blok.

There is a need for smaller and a more variant offer of stores, which meet the basic needs.

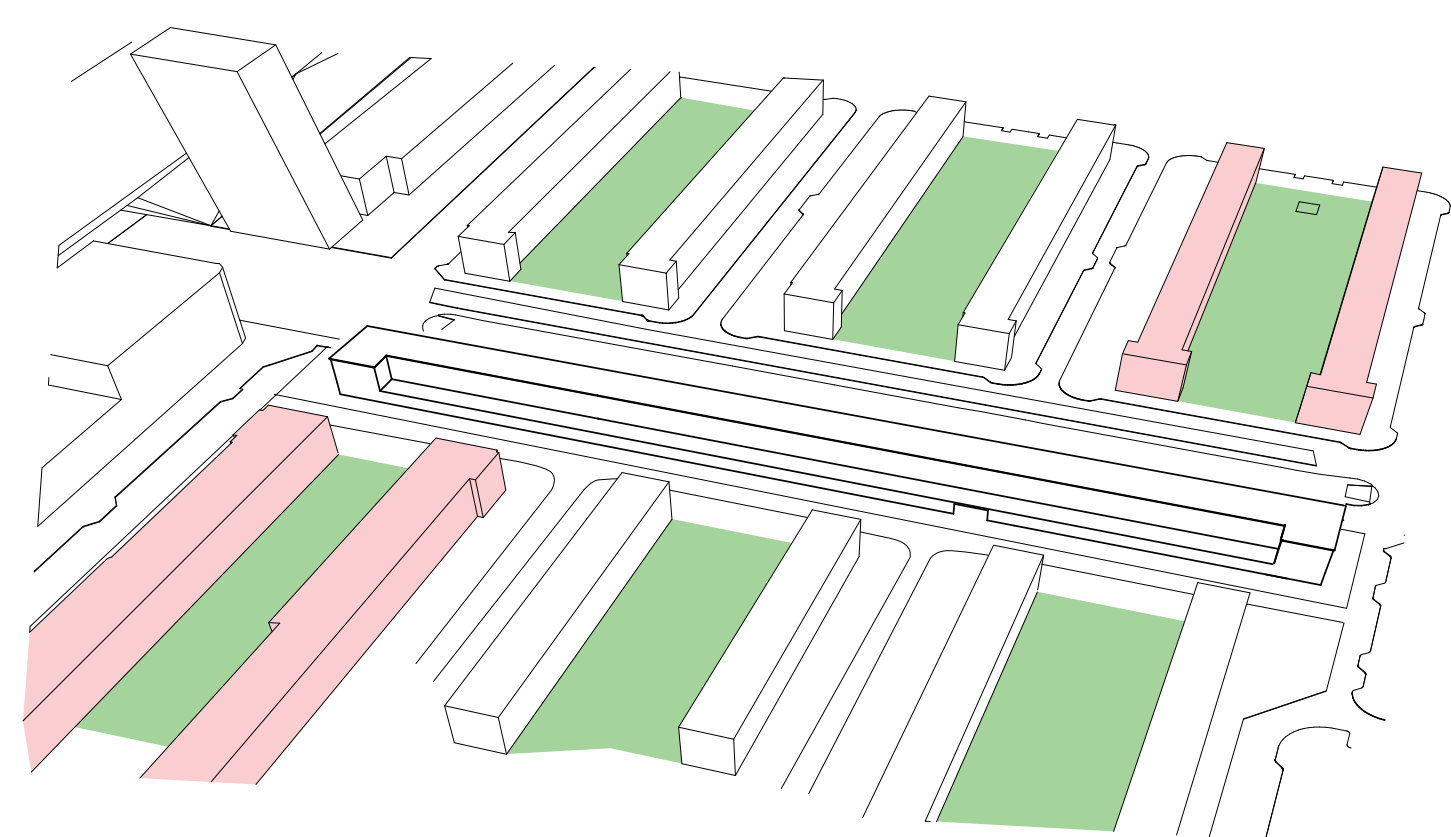
Buildings (eyes) focused on the public space, Eyes from natural street users, inhabitants, visitors, owners of businesses and other facilities.

A higher building density of this area will make the streets more vibrant. This also fits the ambition of the municipality.

CONCEPT

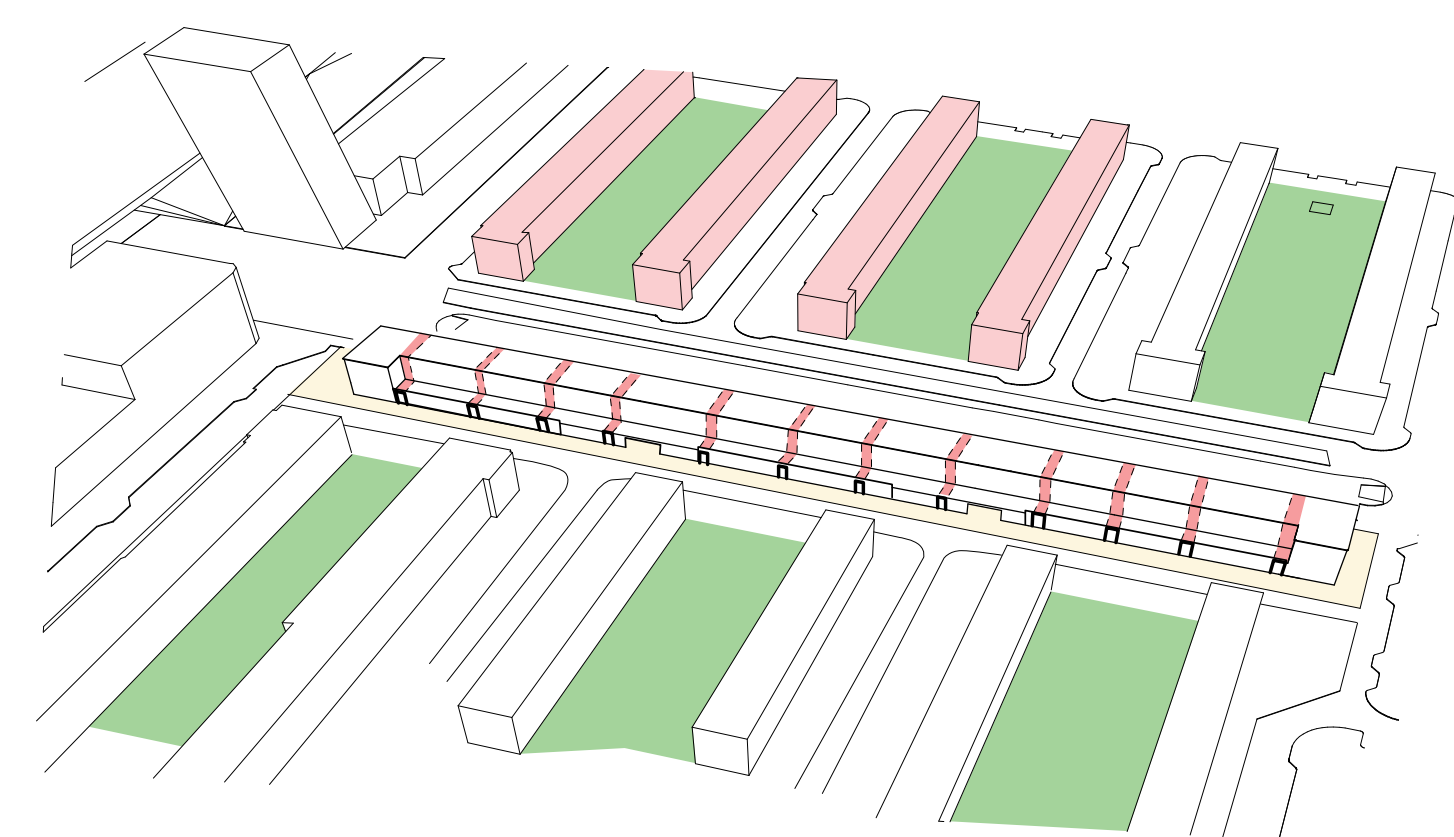


EXISTING SITUATION

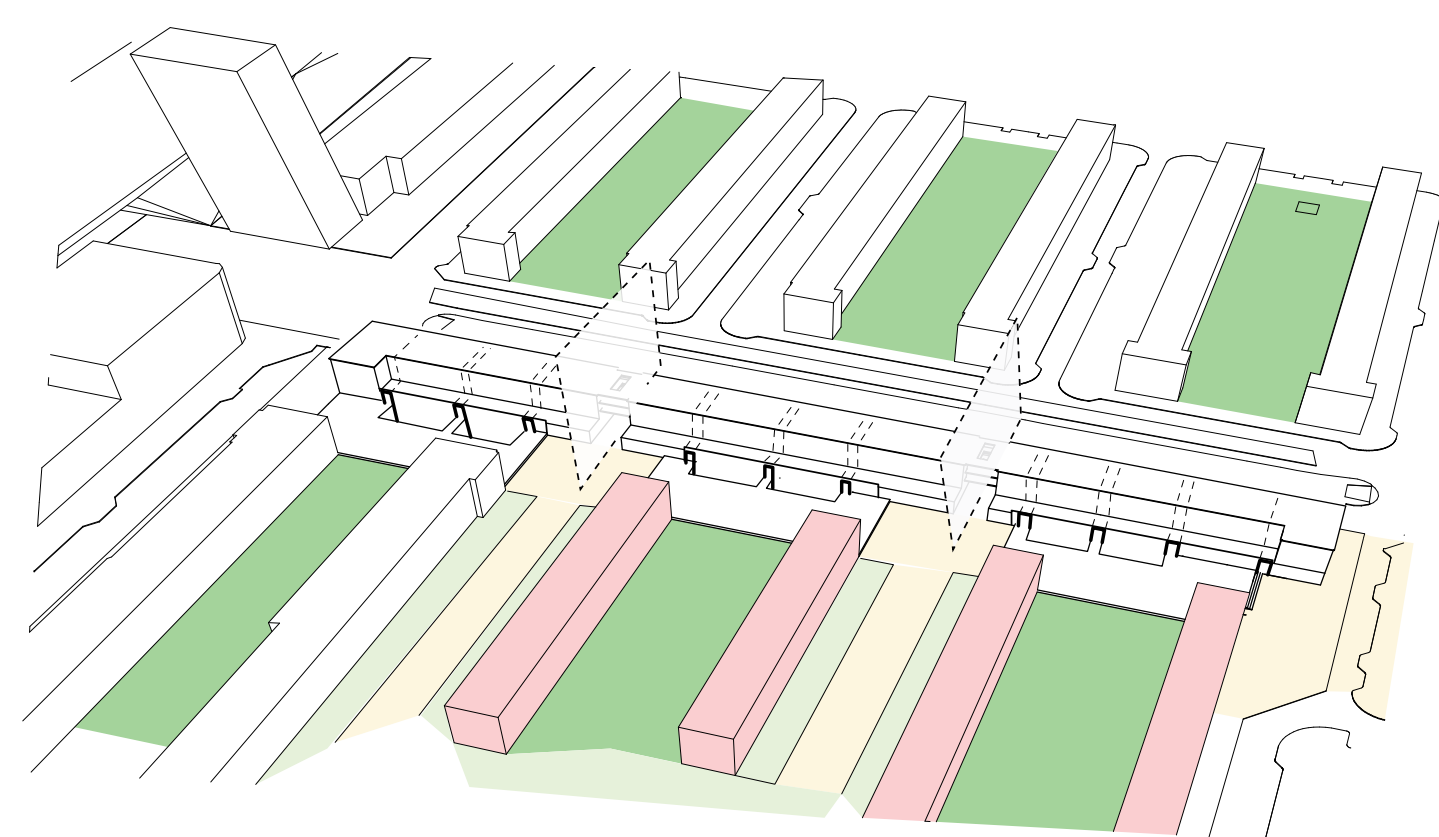


EXISTING SOUTH FACADE

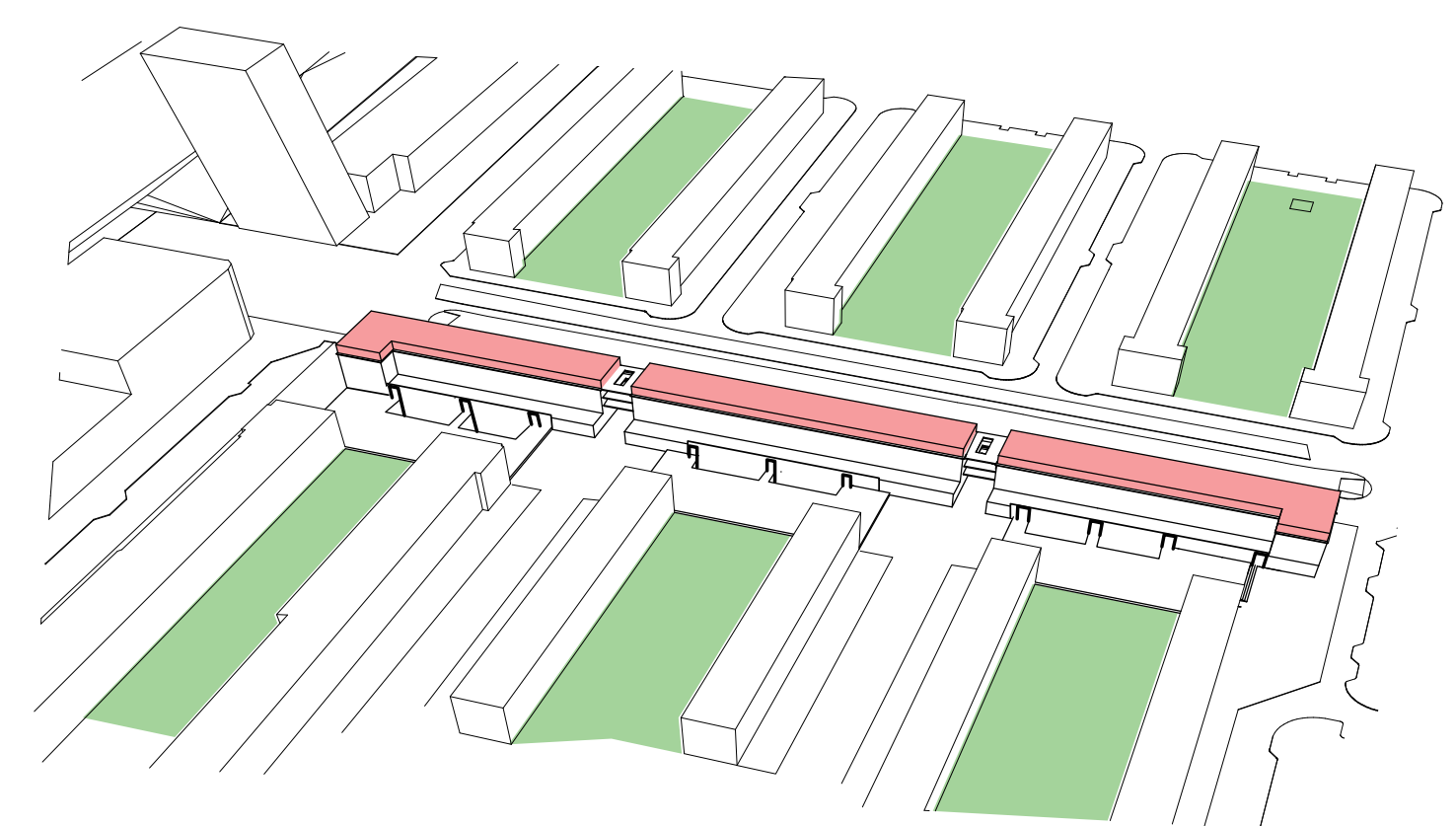
1 BOS EN LOMMERWEG/ KOLENKIT MIDDEN 2013

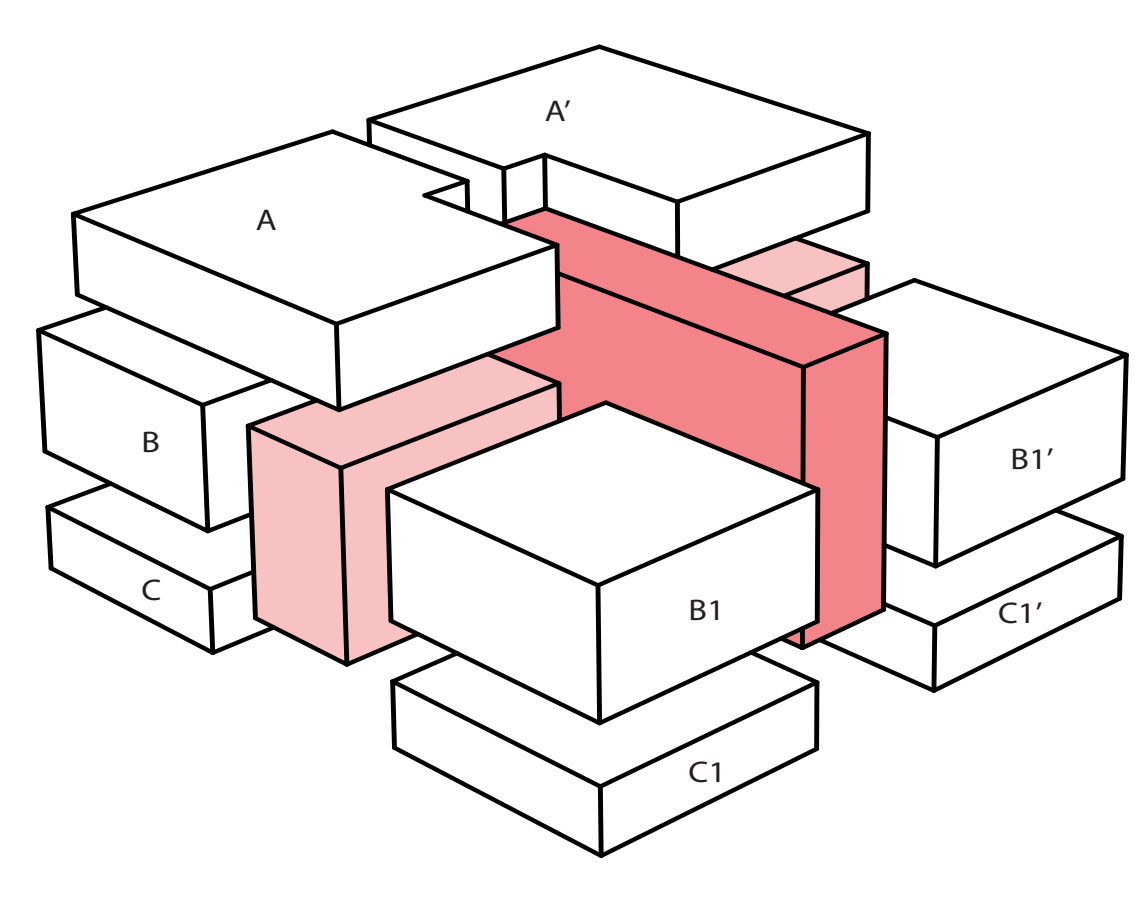
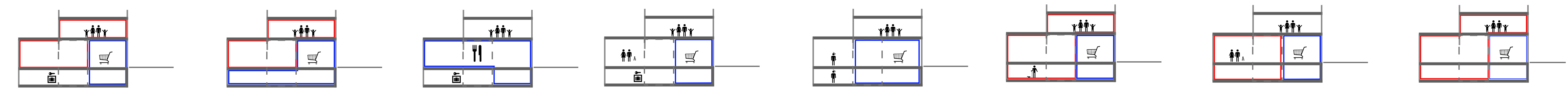


2 KOLENKIT SOUTH +/- 2022



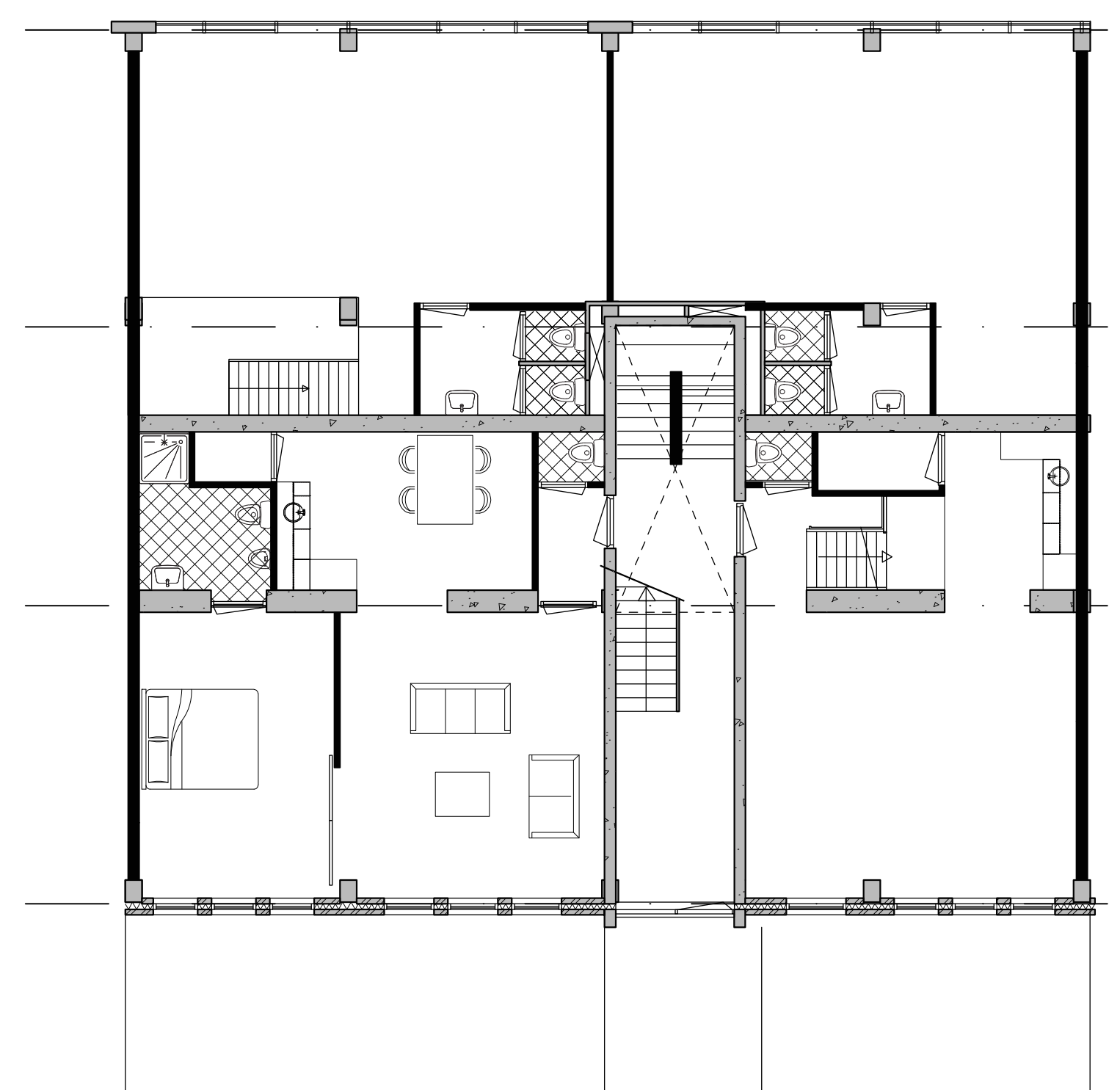
3 KOLENKIT NORTH/ LUXE INTENSIVATION +/- 2032



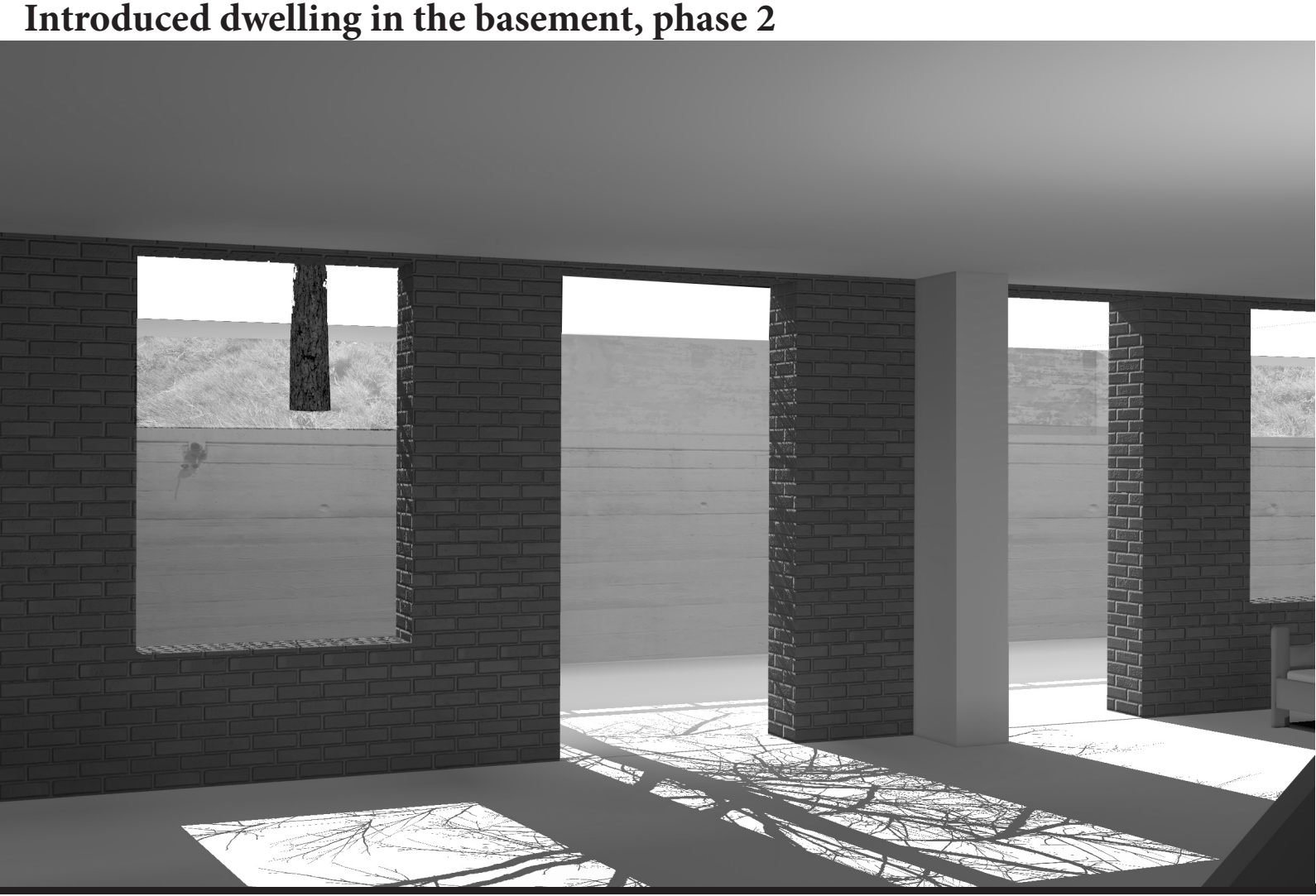
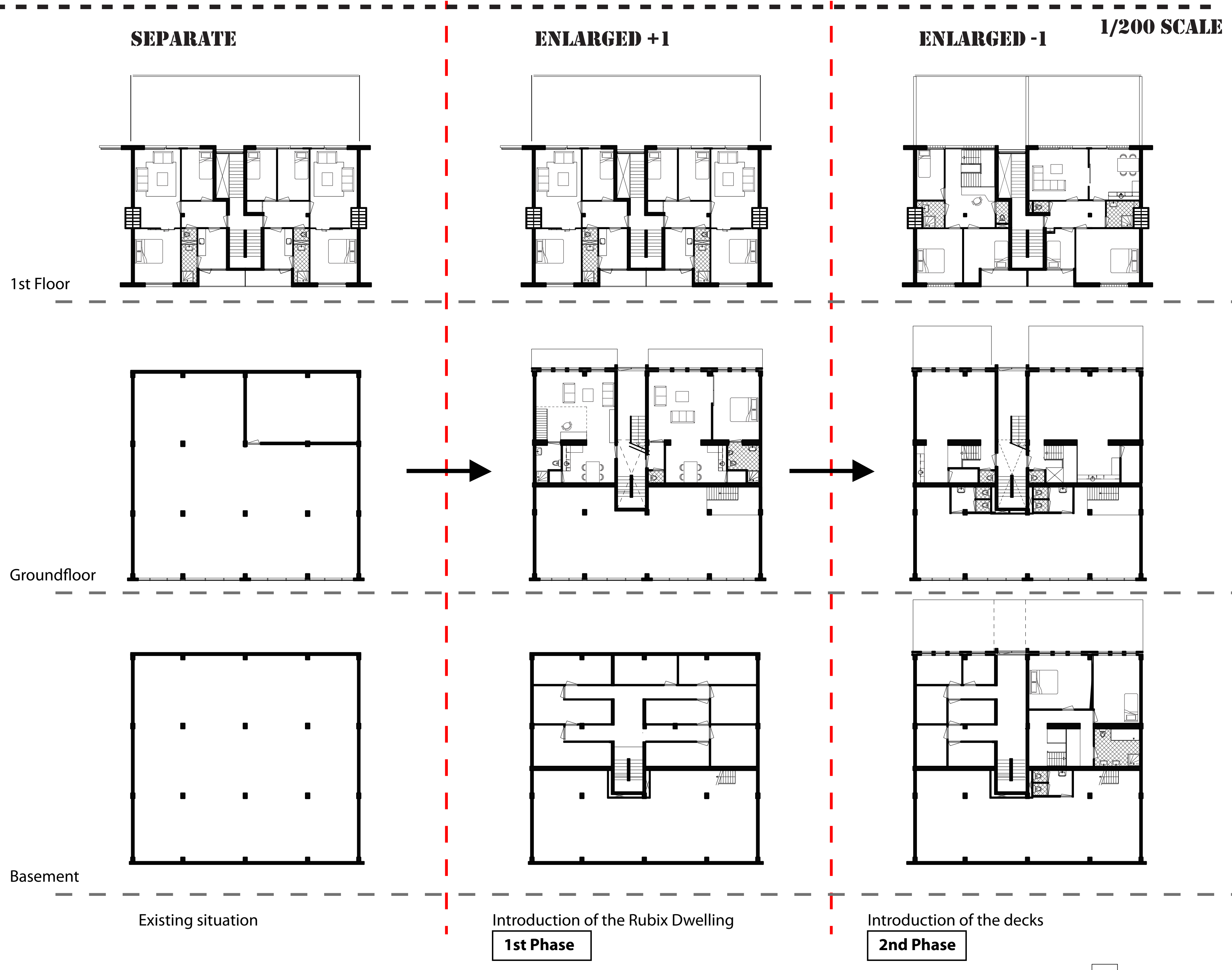
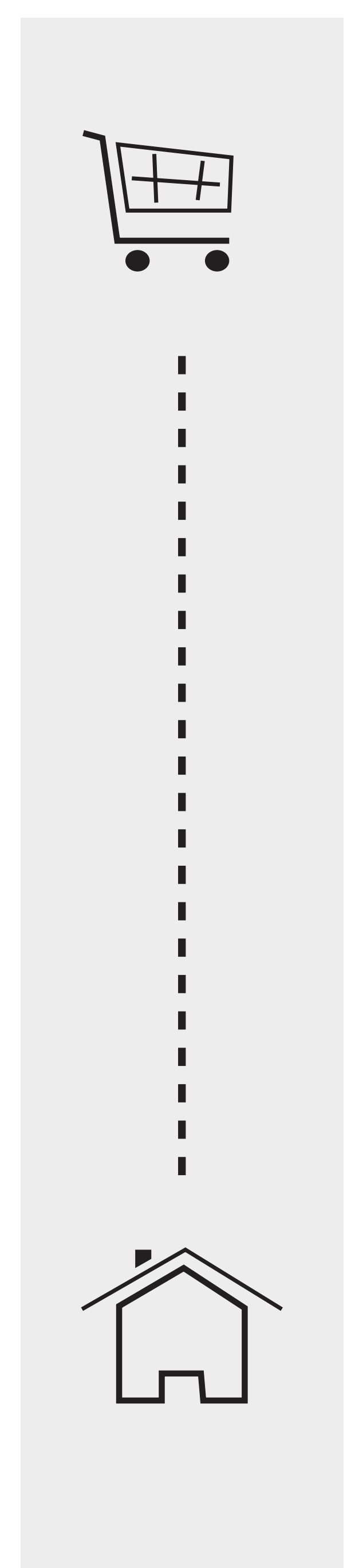


Rubix Dwelling
 By introducing 2 axes, 1 horizontal and 1 vertical, is there combination possible between 10 spaces.
 This creates a flexible interaction between living and working. This is needed with the current vacancy problem of commercial spaces

RUBIX DWELLING



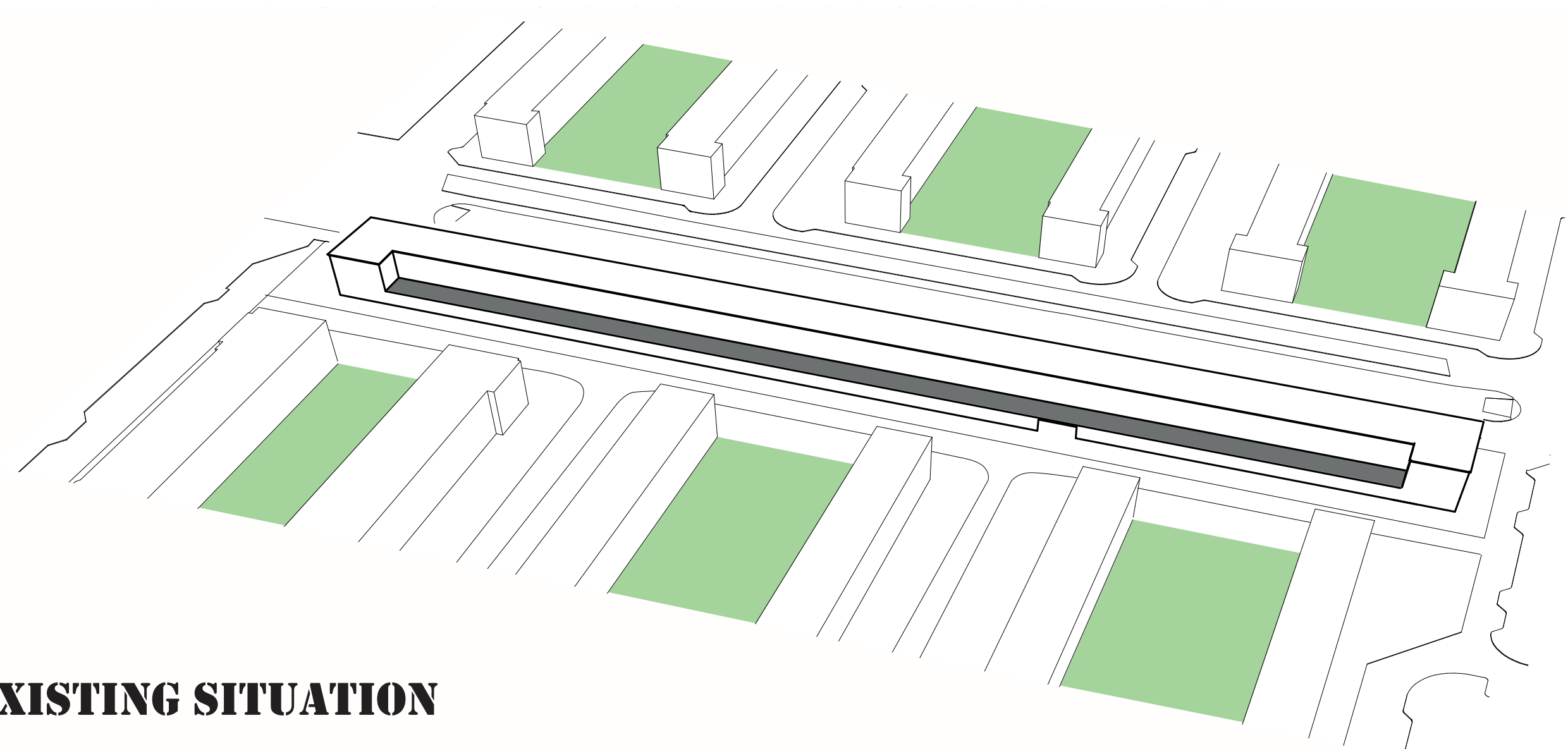
1/100 GROUND FLOOR



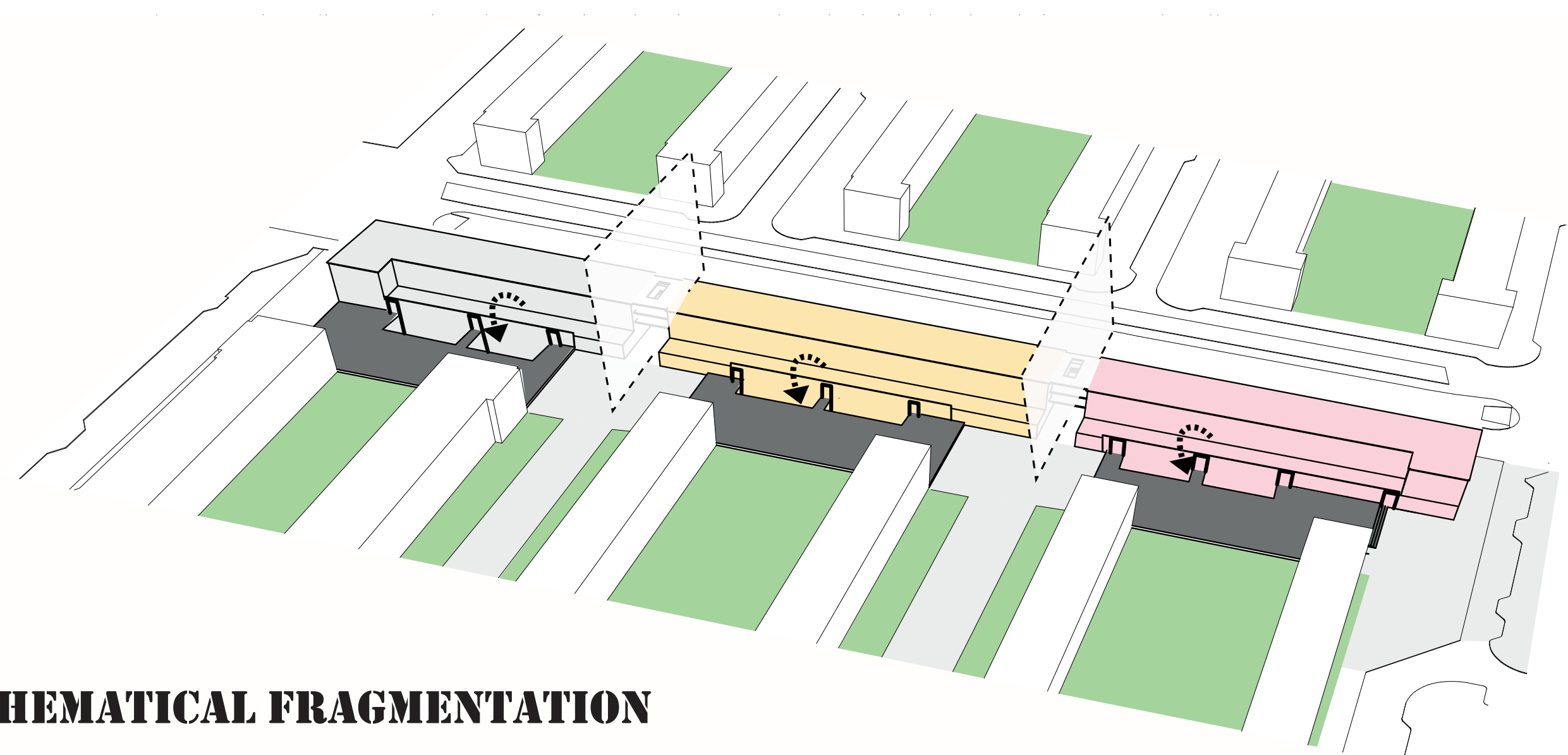
2



REINTRODUCTION OF THE DECKS



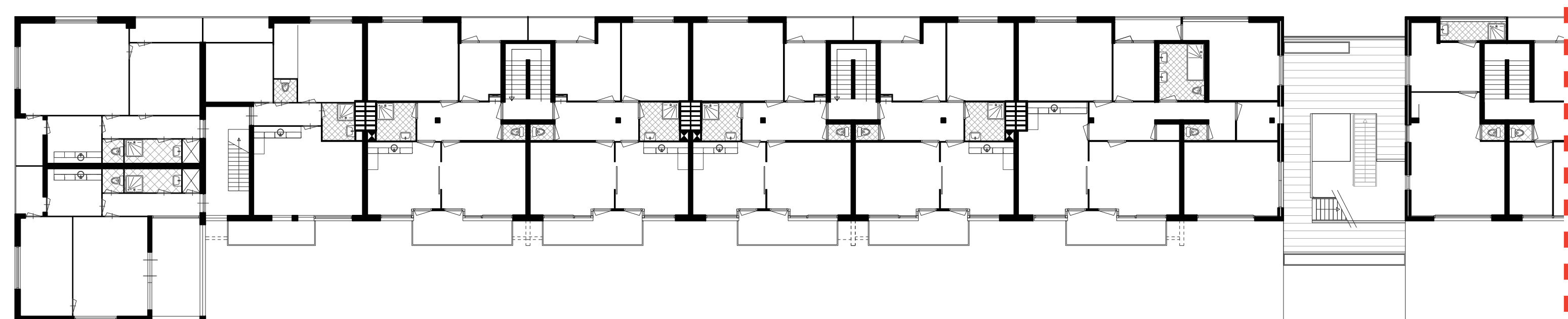
EXISTING SITUATION



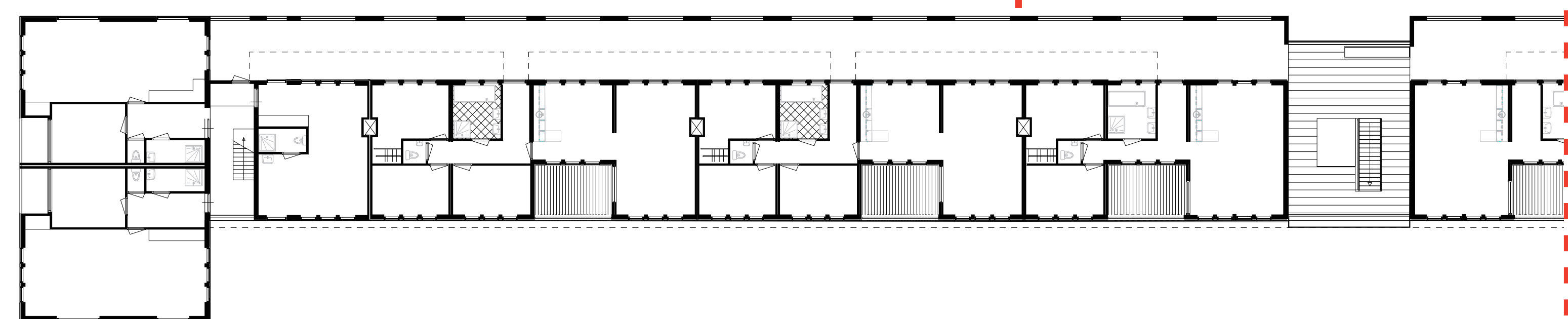
THEMATICAL FRAGMENTATION



1ST FLOOR



2ND & 3RD FLOOR



ADDITIONAL UPPER FLOOR

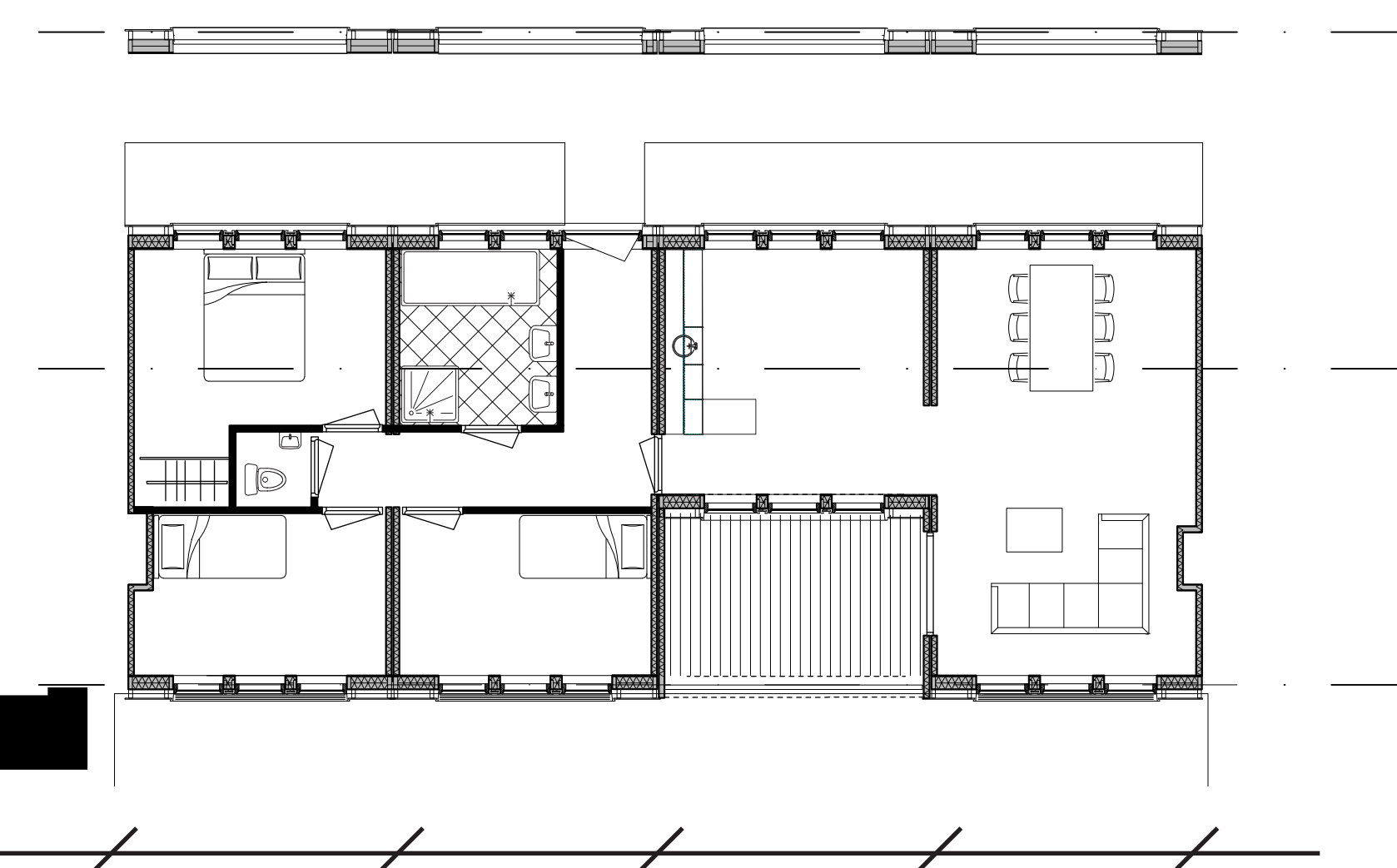


NORTH FACADE PHASE 3

1/200 SCALE



1/100 SECTION BB



1/100 NEW UPPER FLOOR

Prefab upper floor

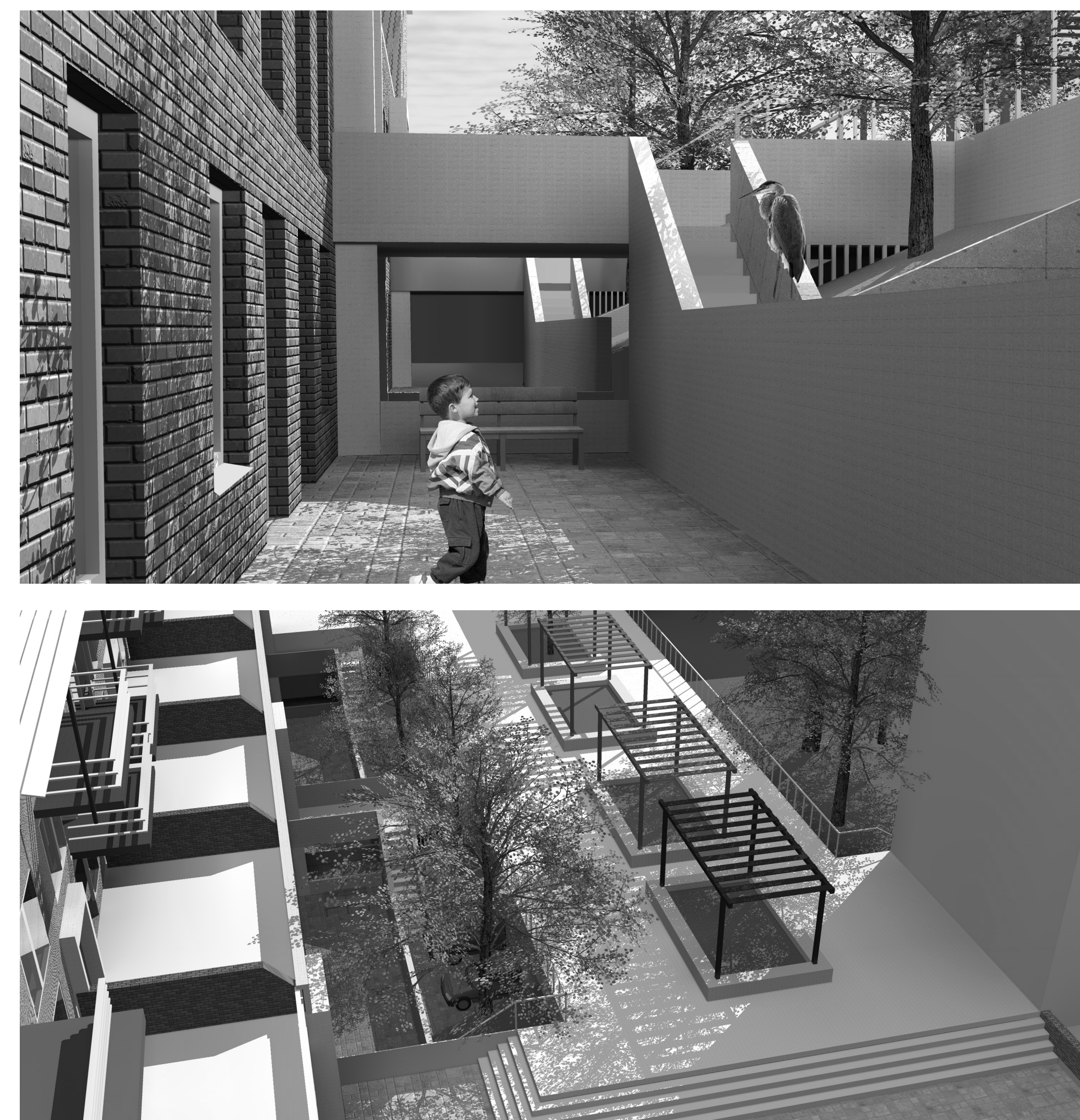
The upper floor is divided by 4 elements prefabricated and placed in the 3rd Phase.

Construction placed before, as a construction for the balconies

3

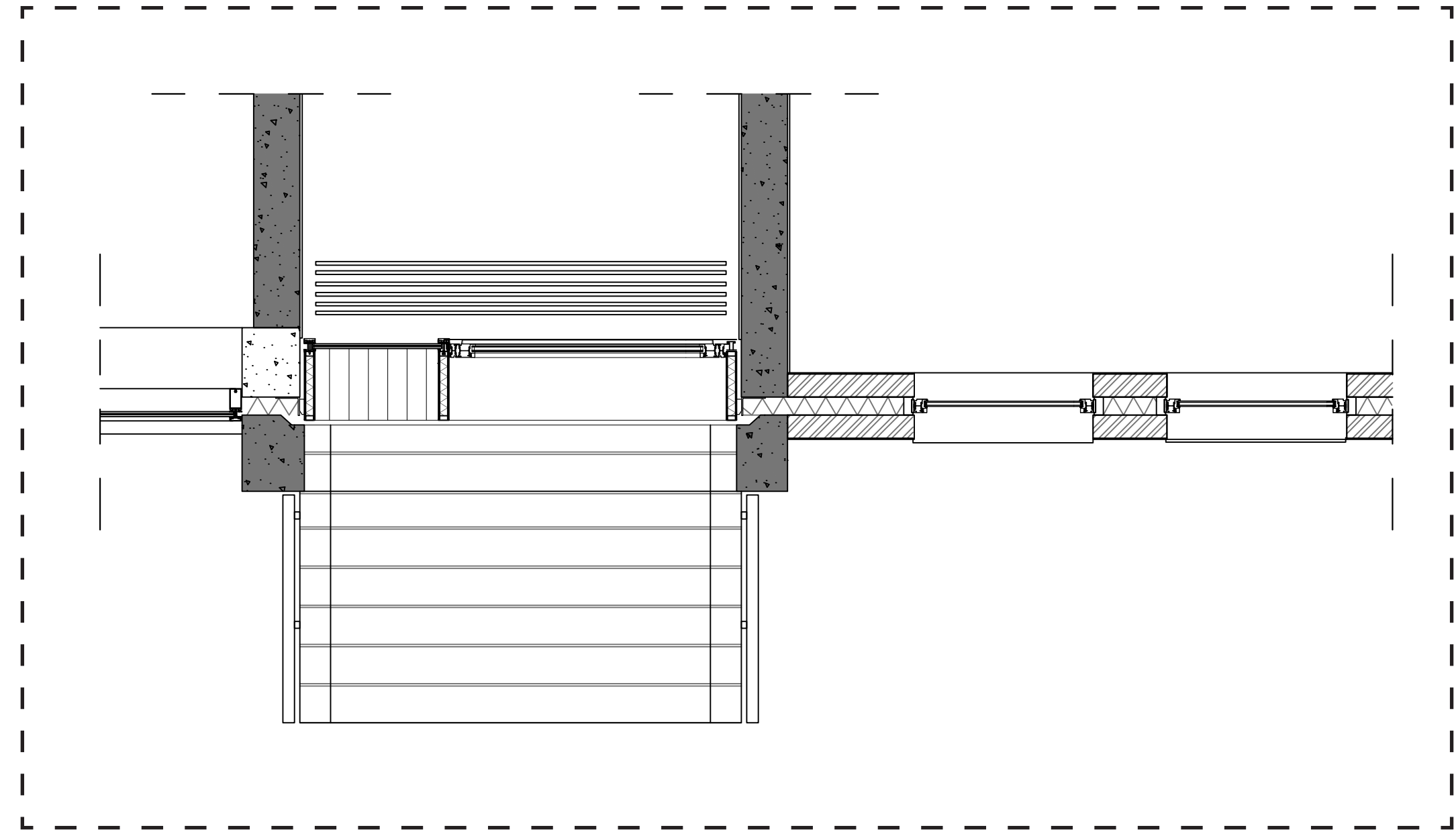


Final transformation of the Wouterjtje Pietersestraat



17030+P

DETAIL 1,2



13350+P

10360+P

7320+P

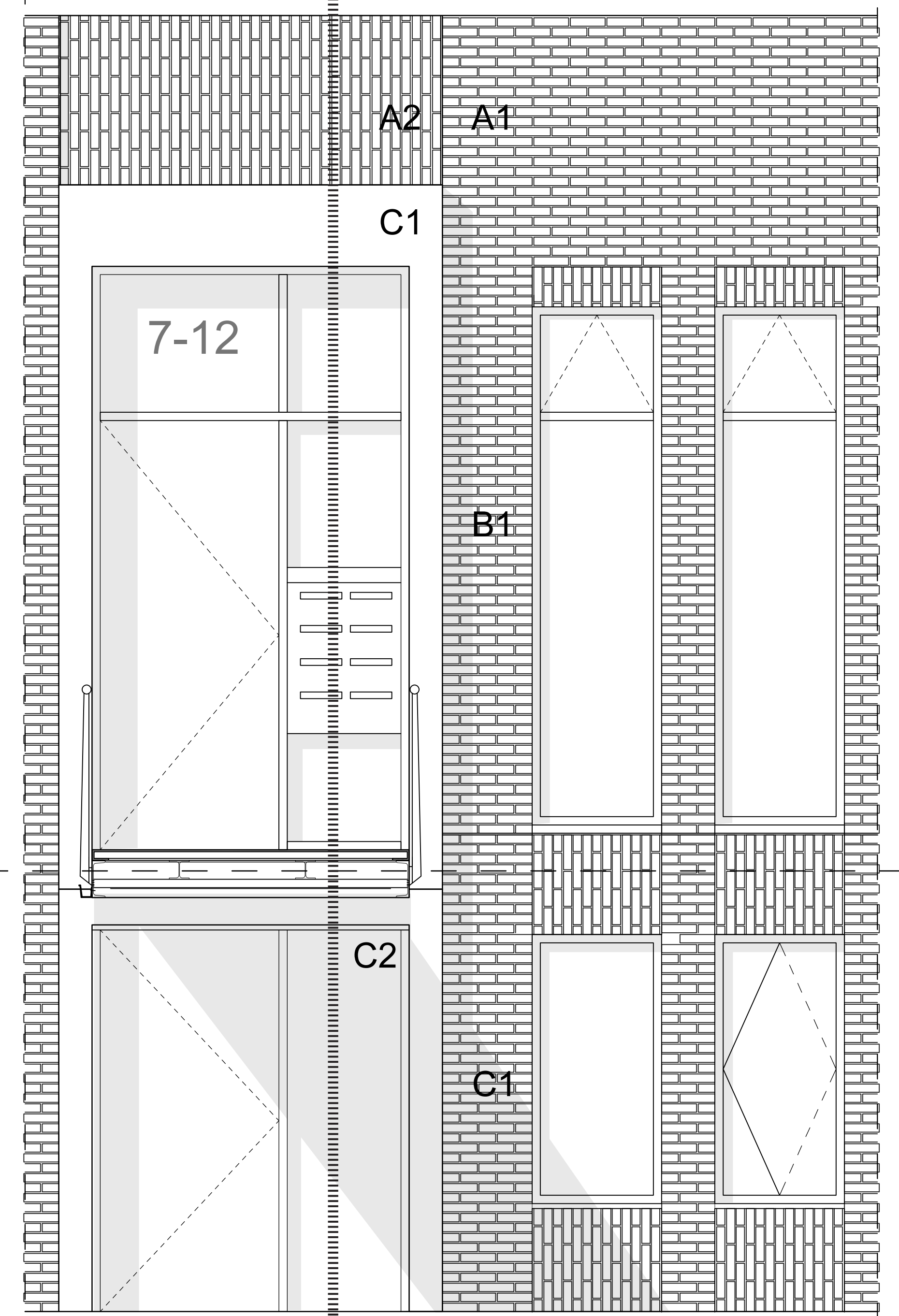
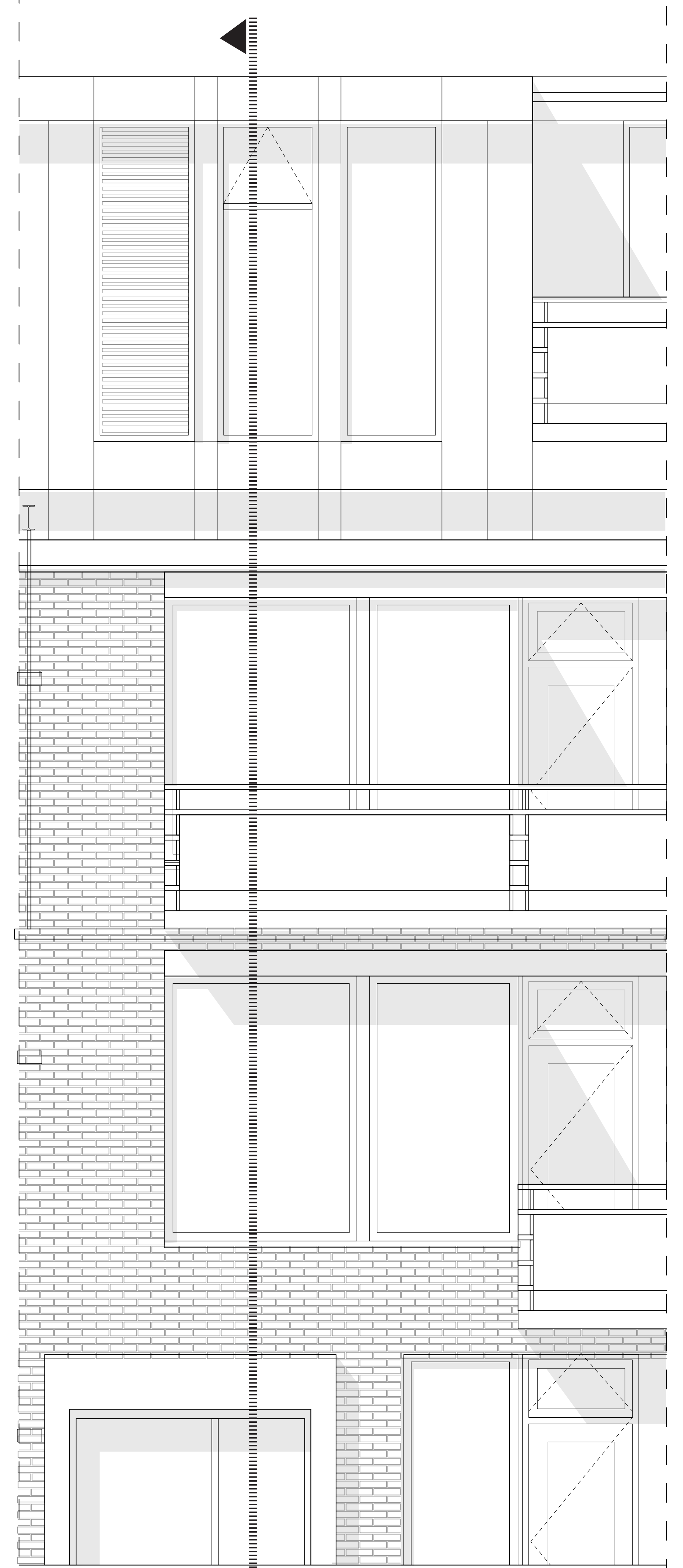
DETAIL 3.4.5

4270+P

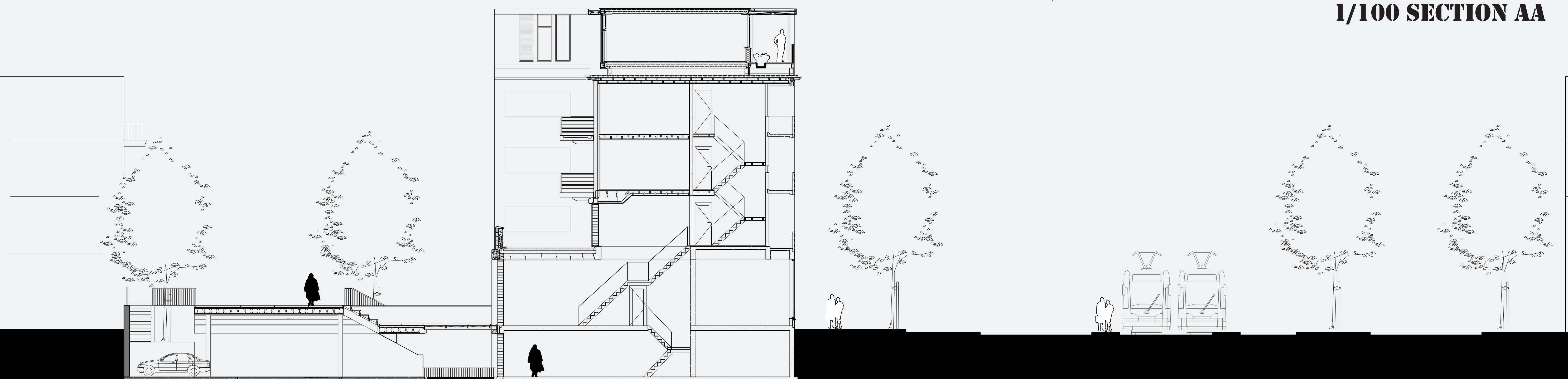
Aluminum raster in floorplan

170+P

2795+P

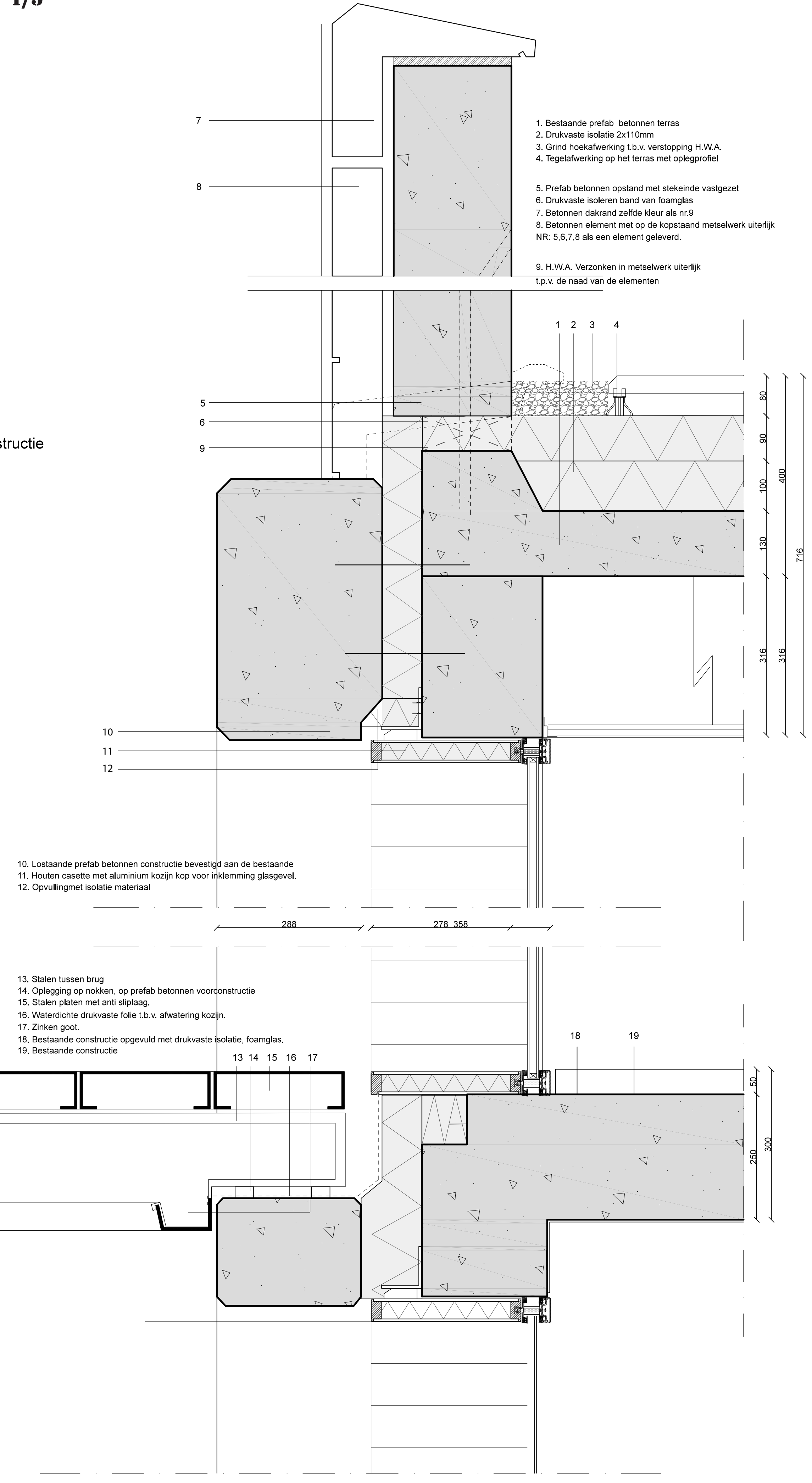


1/100 SECTION AA

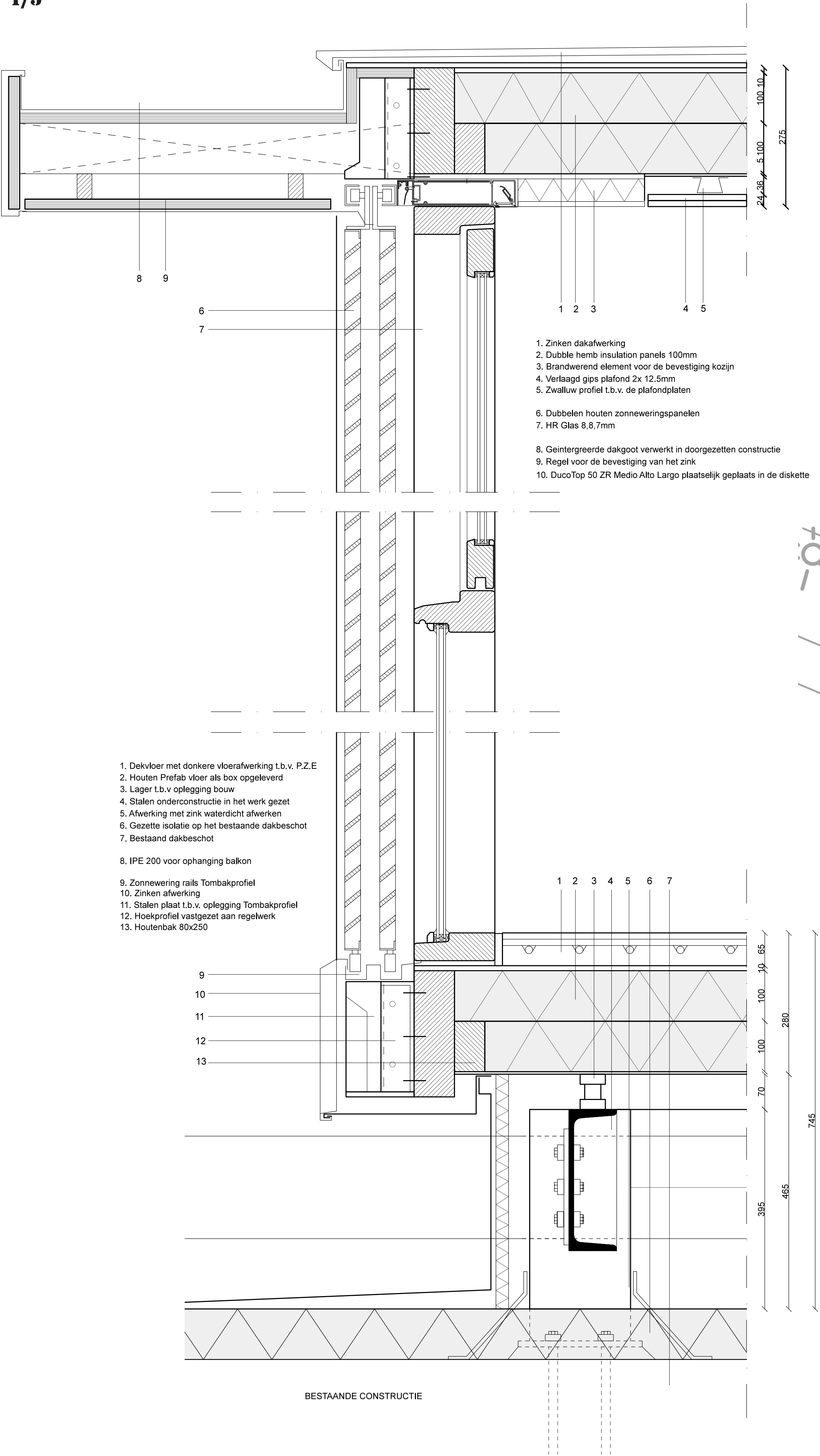


DETAILS 1/5

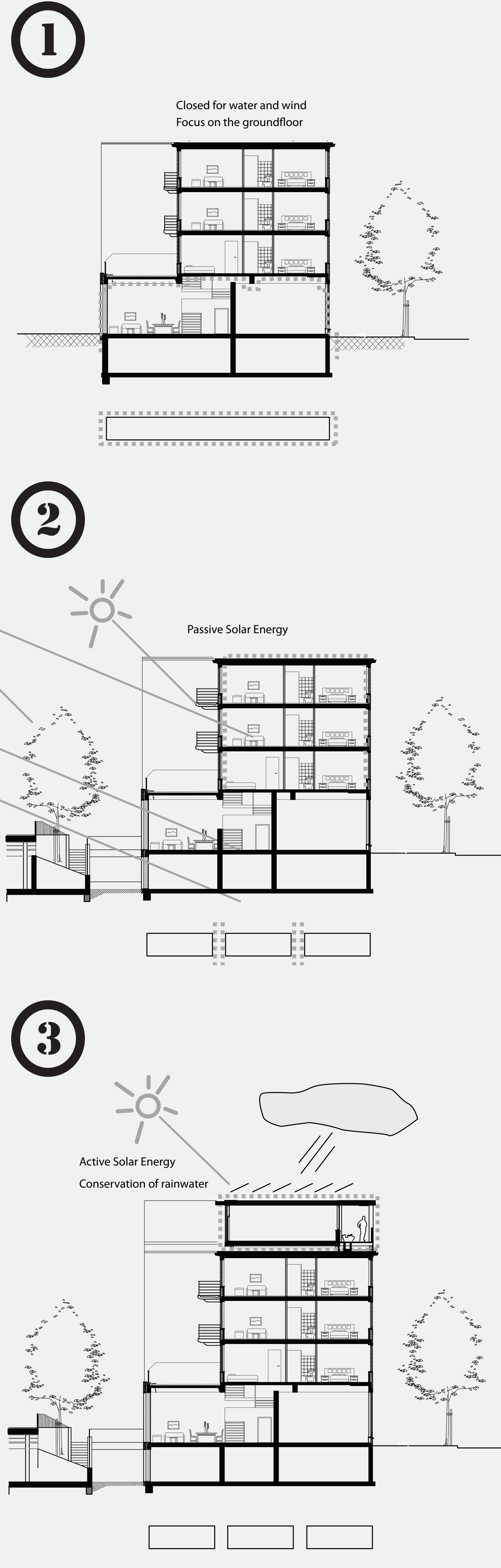
DETAIL 3.4.5 1/5



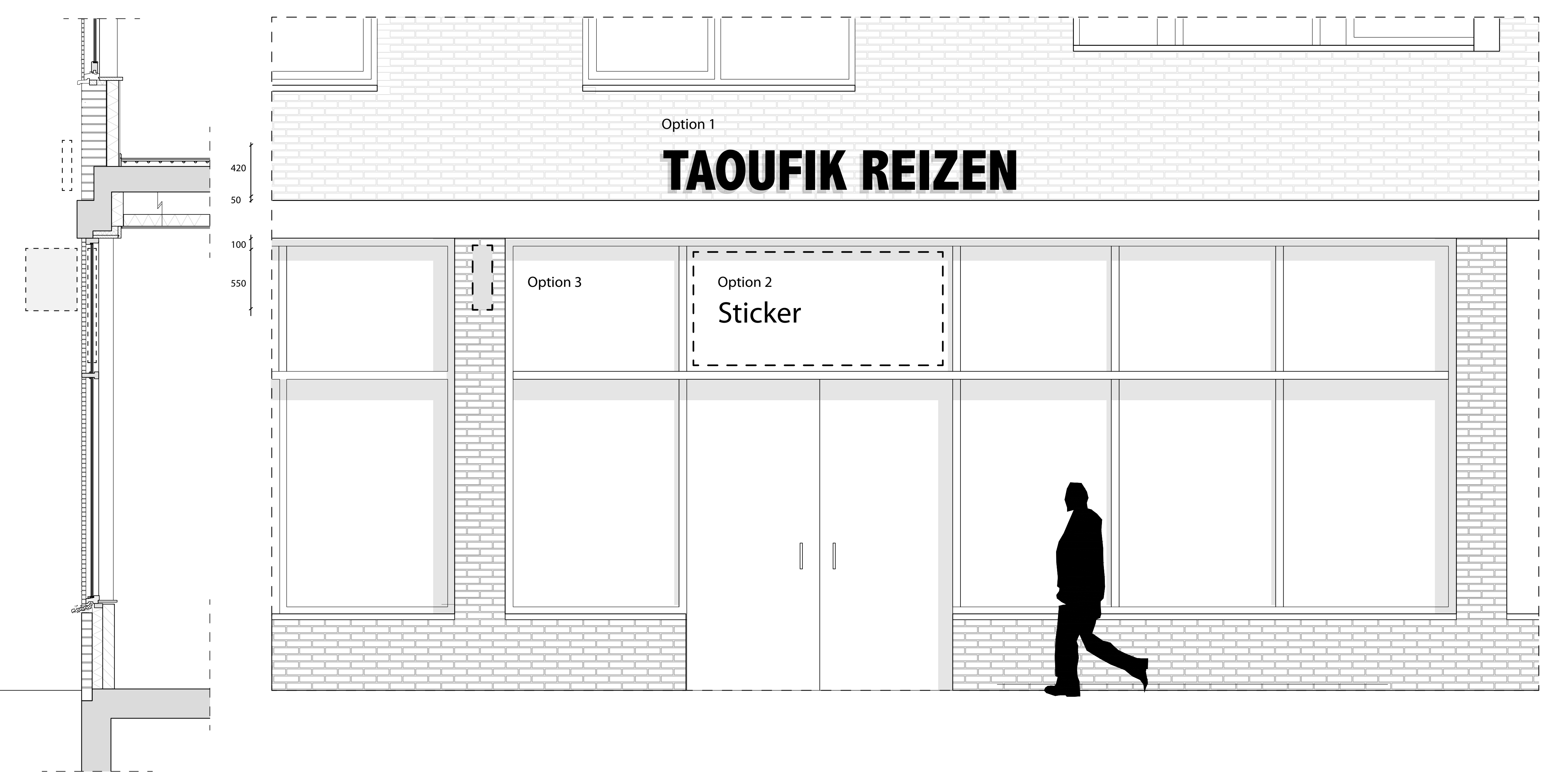
DETAIL 1.2 1/5



CLIMATE INTERVENTION



RULES COMMERCIAL GROUND FLOOR 1/20



1957 STORE COMERCIALS



1/100 SECTION CC

