TRACES OF TRANSITION

A story written by time and other agents

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Urban Architecture
Graduation Studio

Rosie van der Schans
Lex van Deudekom
Leeke Reinders

ACT I



FINDING

ACT II



BIRTH

ACT III

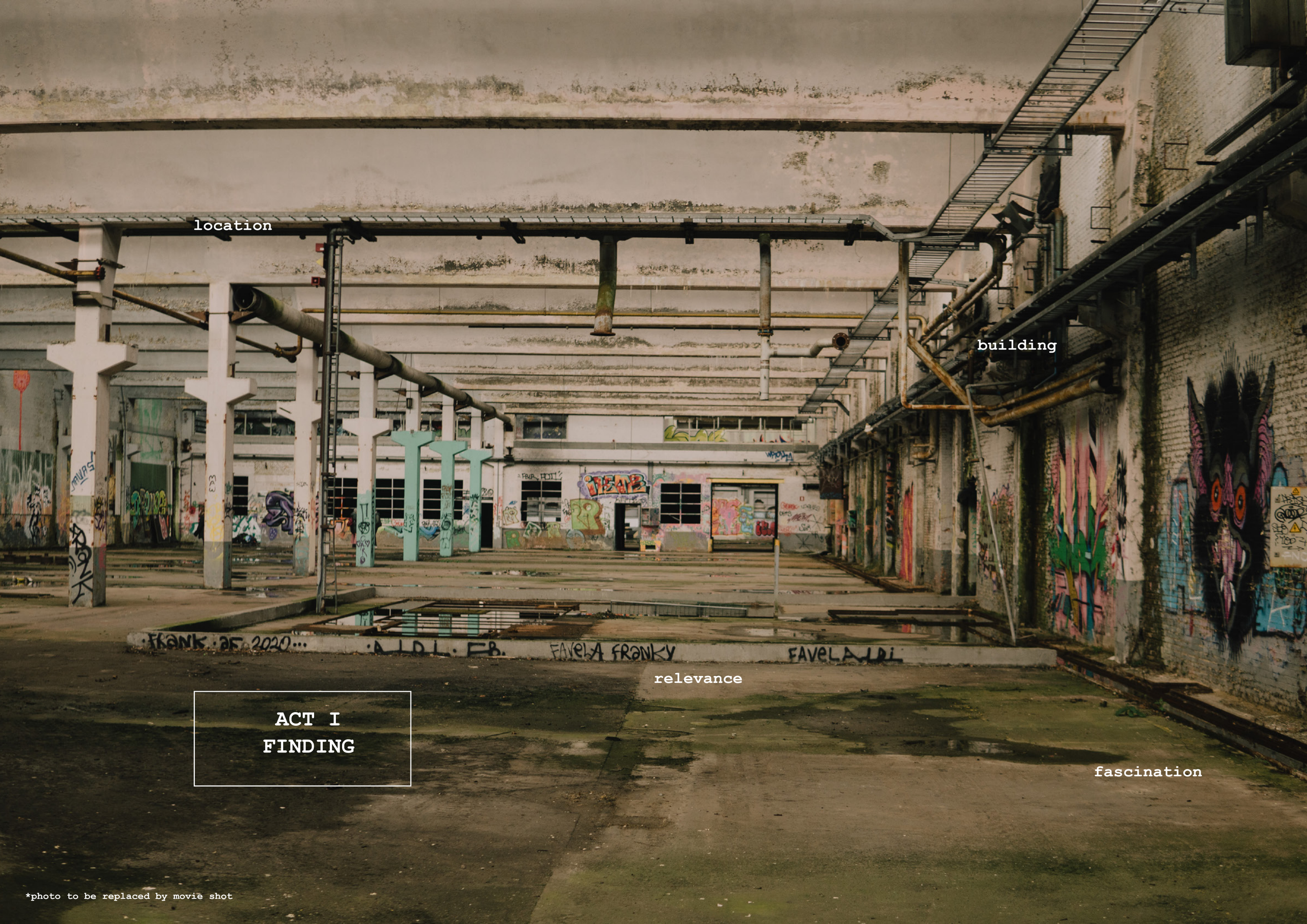


IN LIMBO

ACT IV



THE DEATH (?)


location
building
relevance
fascination
ACT I
FINDING
*photo to be replaced by movie shot


Untitled Map
Write a description for your map.
ANTWERP
Central Station
Schelde
20th century
belt
Hobokense
polder
Kiel
Blikfabriek
Hoboken
Google Earth



FINDING THE LOCATION









FINDING THE LOCATION









On LinkedIn, Zizaoui (the landowner) posts this message:

“It won’t be long before everything is cleaned up. I’m looking forward to developing this cancer site.”

WHY DO WE ACCEPT DEMOLITION SO EASILY?

1 building is demolished every minute in Europe.



Office building in Rijswijk, last month



FINDING THE FASCINATION

What happens to the stories once
the buildings are gone?

But in order to get to know it better,
I have to start digging.

Hoboken

agriculture

industry

ACT II

THE BIRTH

purpose

pollution

the end



ACT III

IN LIMBO

static & transit

used & unused

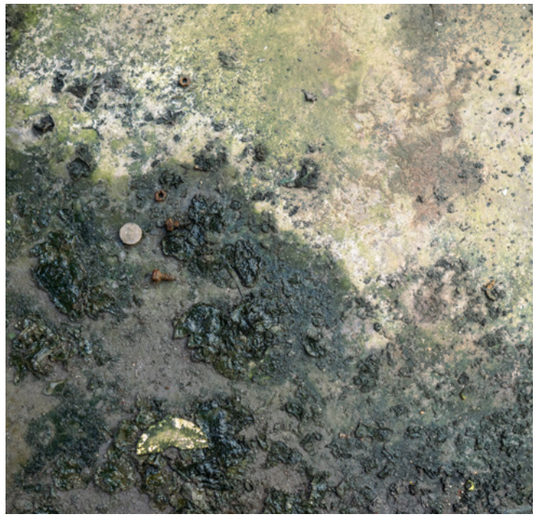
formal & informal

life & death

new & decayed

...between use and erasure, the awkward, in-between phase where new forms of use emerge, often informally, often unexpectedly.



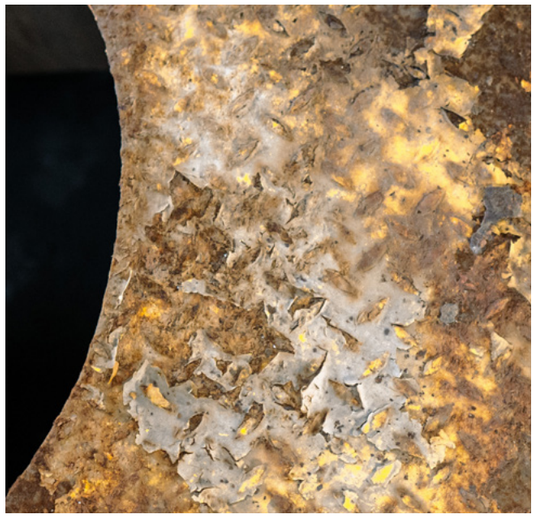


























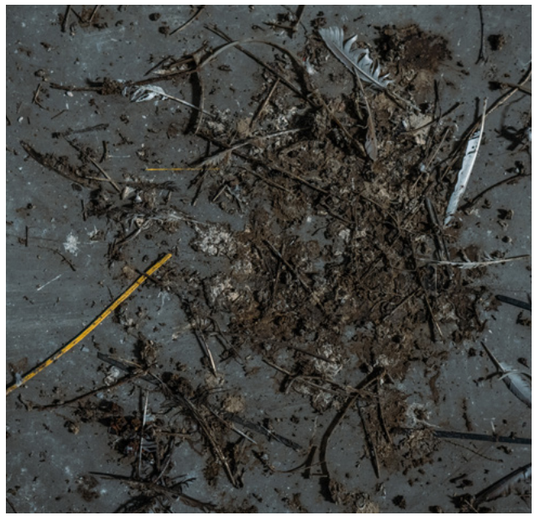








PERMANENT VS. EPHEMERAL





TRACES

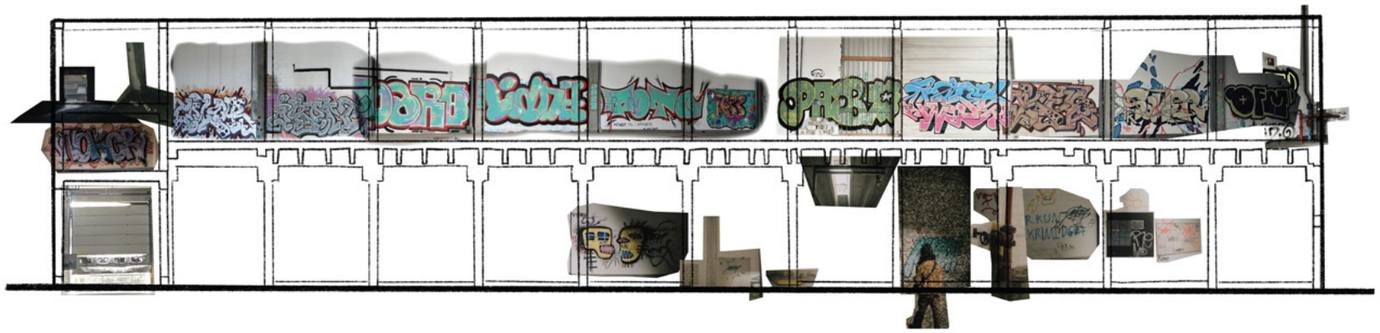




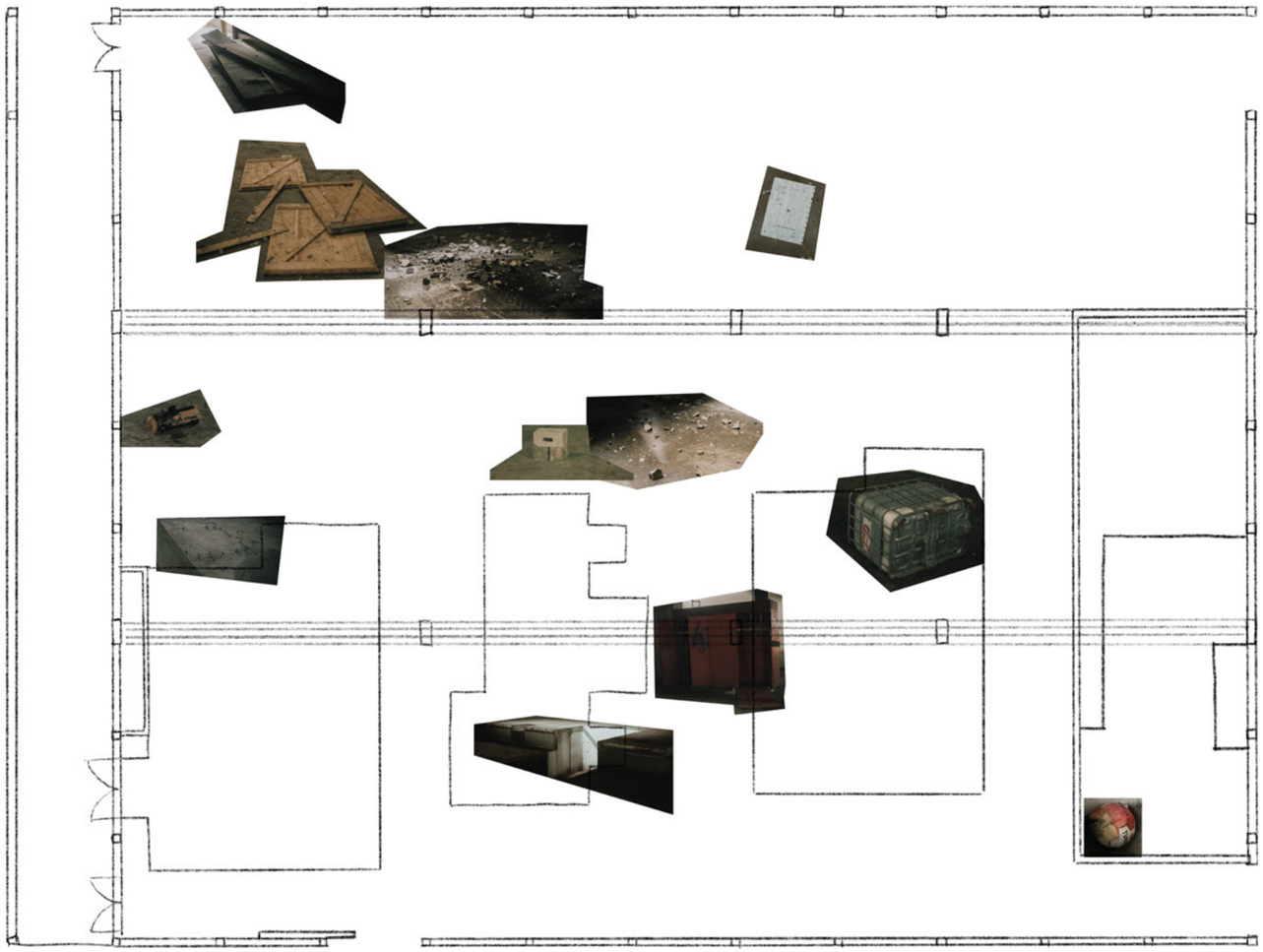


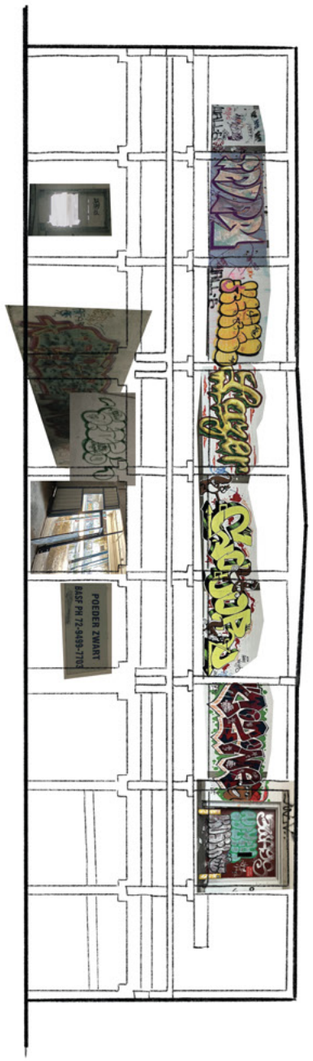


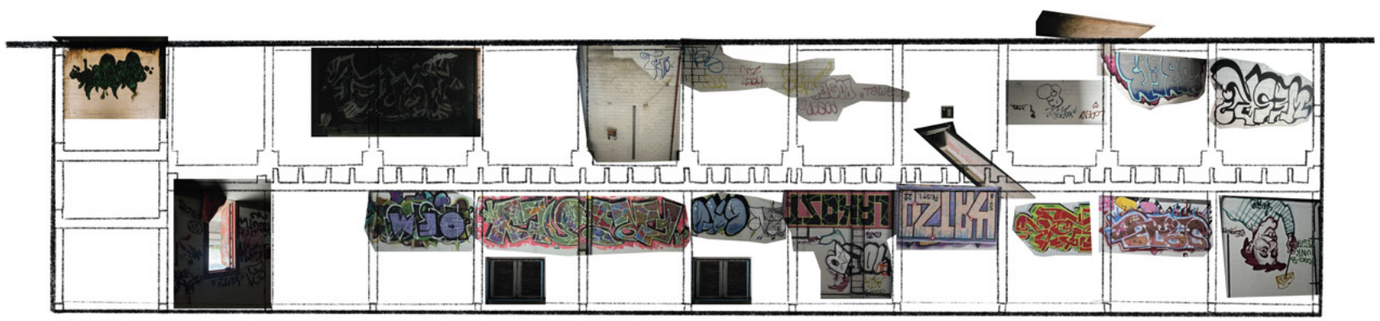












ACT IV

THE DEATH (?)

transformation

story

use

life

agency

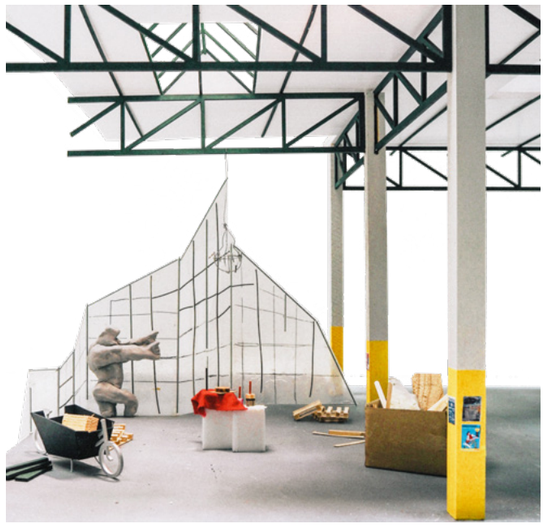
Can death be avoided?
How can the story of the hall continue?

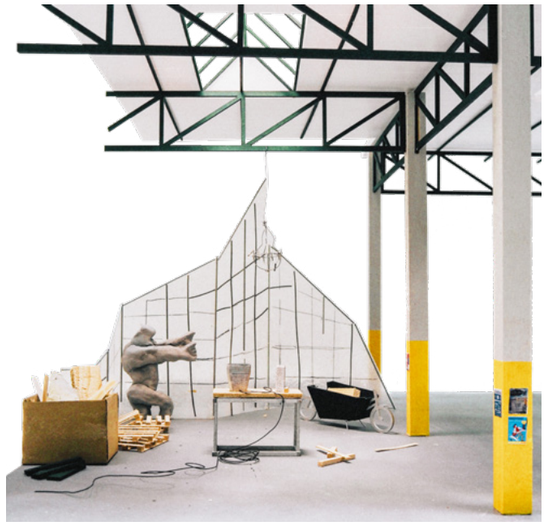
MAKE BELIEF

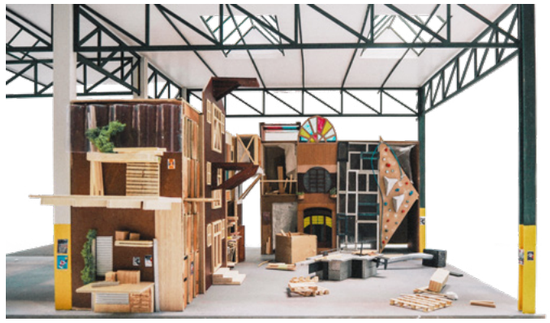

















LAPSI



LOW ROAD BUILDING = a building that is flexible, cheap, and easy to modify. It’s hackable

rules are loose







BECOMING THE ACTOR













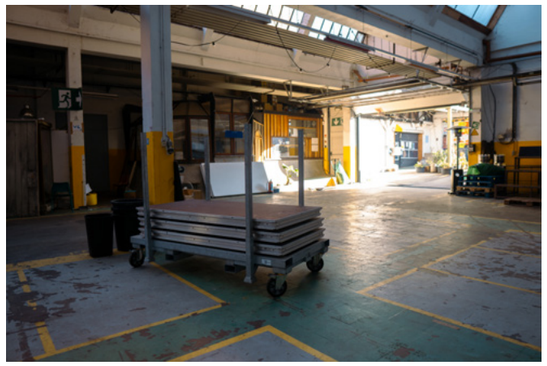
ZONING & STACKING











“What can be taken away?”
Joris: “everything“



ANCHORED & LOOSE







“If things are too easy to push away, they will always stay pushed away.” - Theo





DIVERSITY









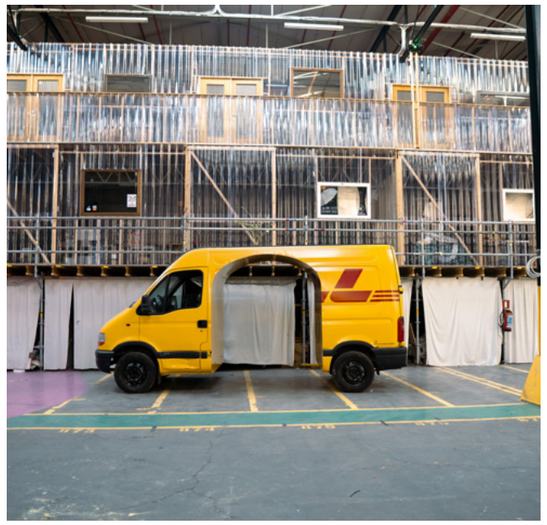




AGENCY & EMBRACING IMPERFECTIONS









PLEASE TOUCH!!!

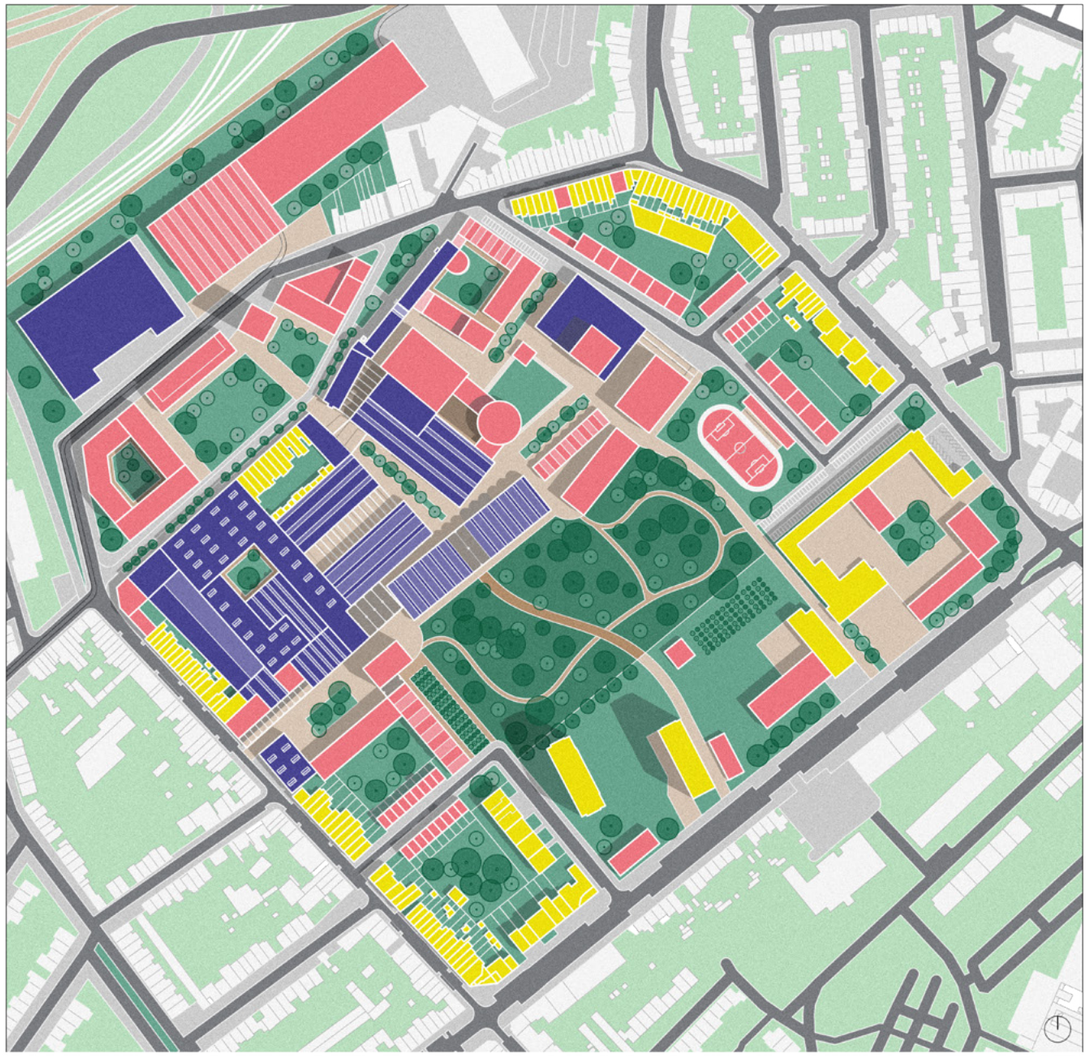




TIME TO ACT!

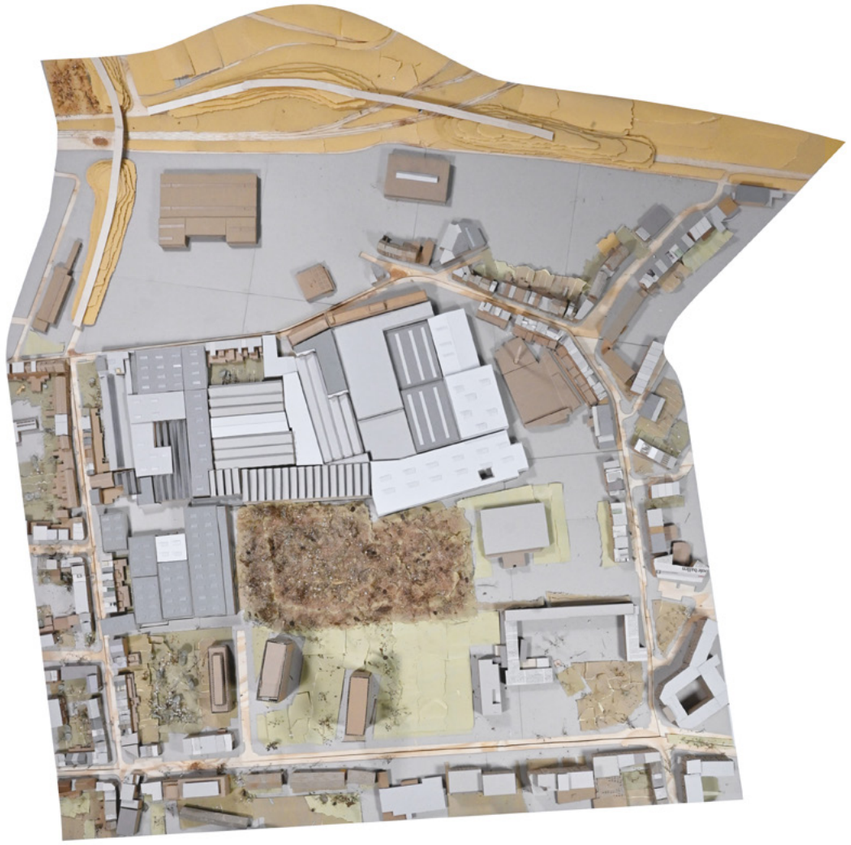
MASTERPLAN - PATCHWORKS OF HOBOKEN



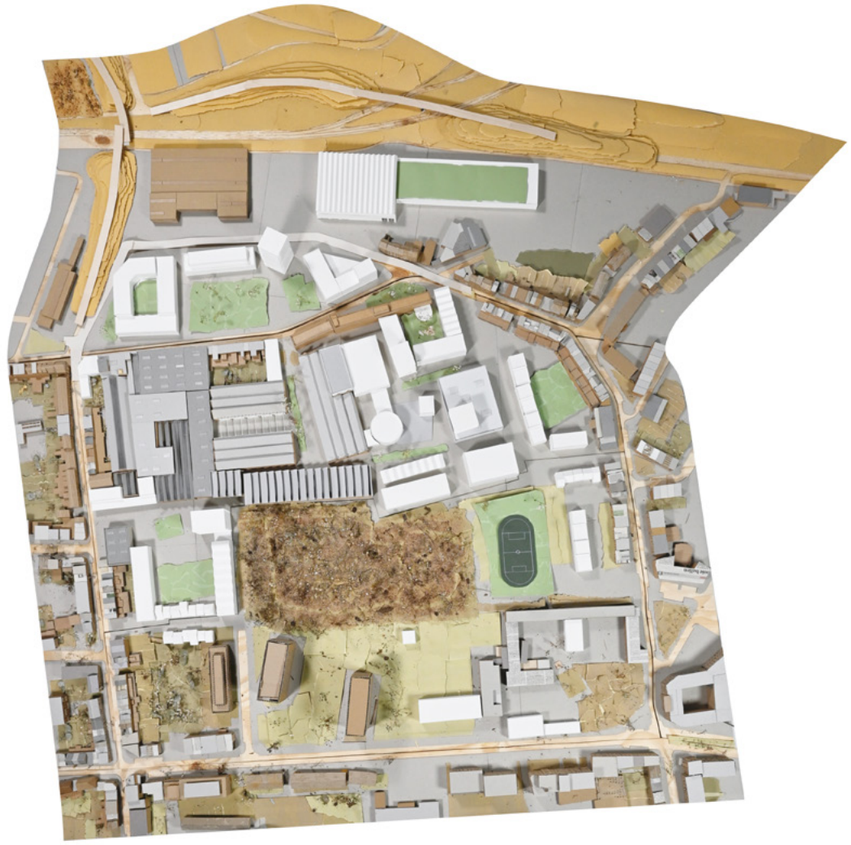


LEGEND

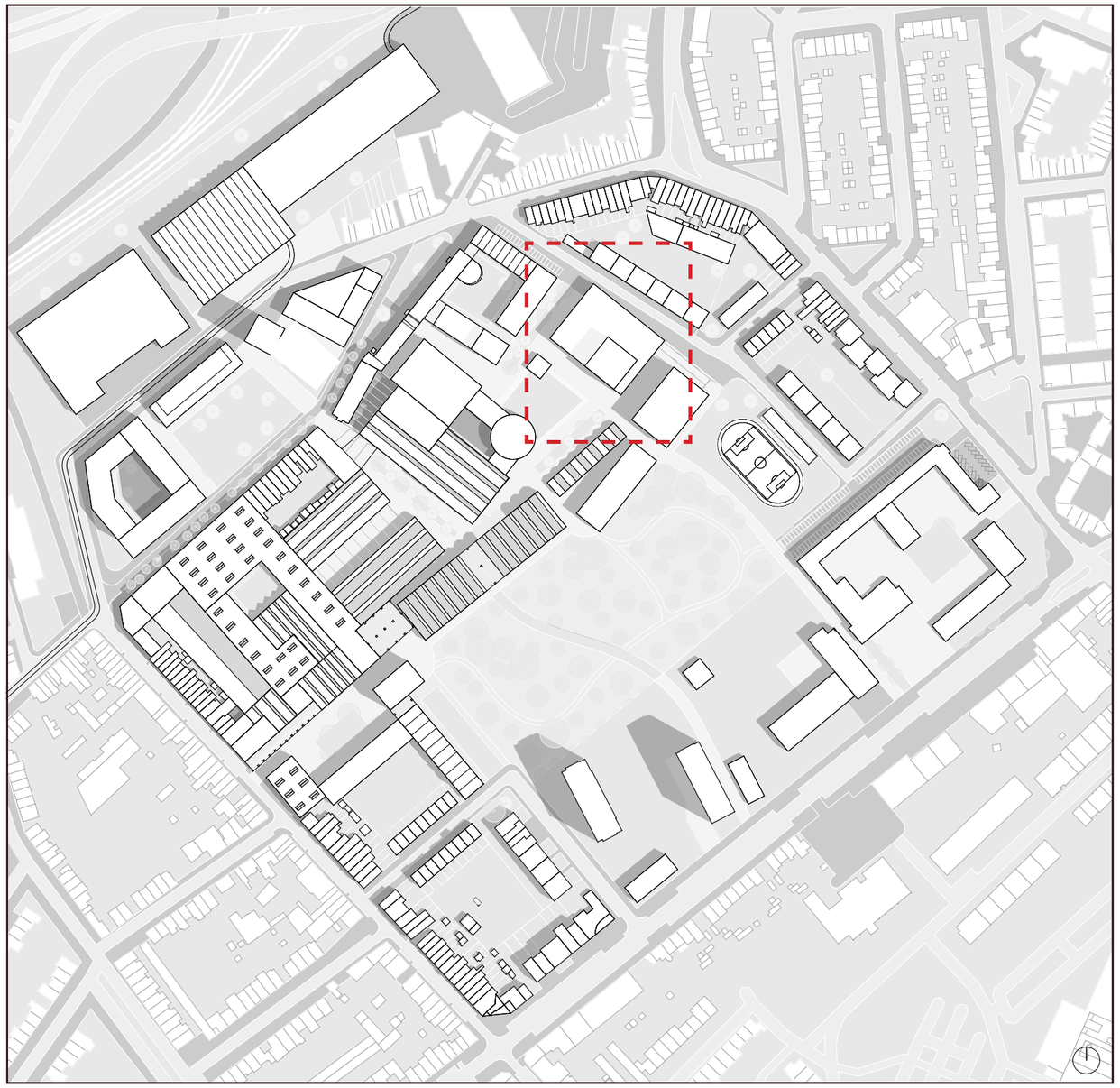
- green
- new
- transformed
- preserved

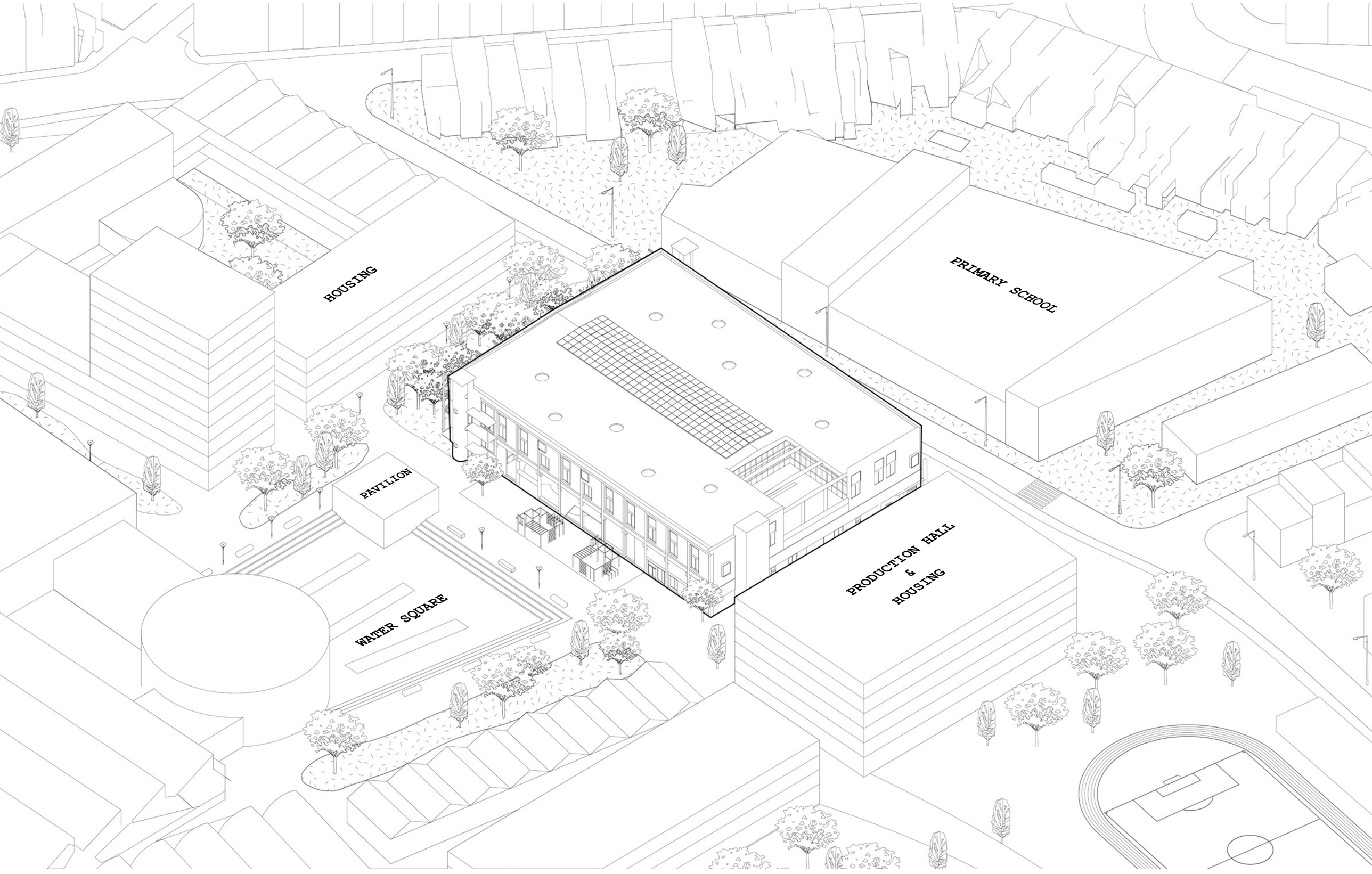


Current situation

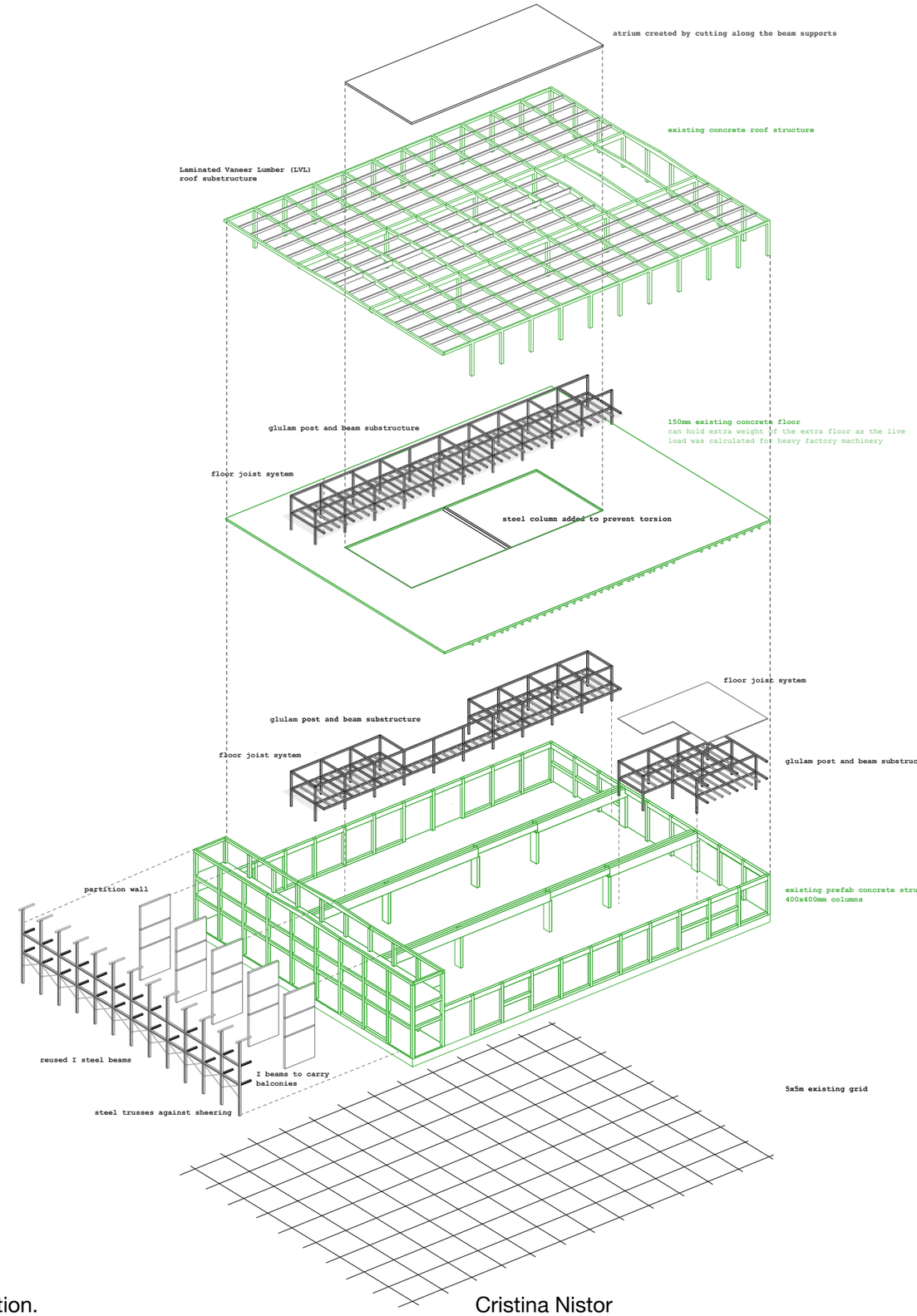


Proposed Masterplan



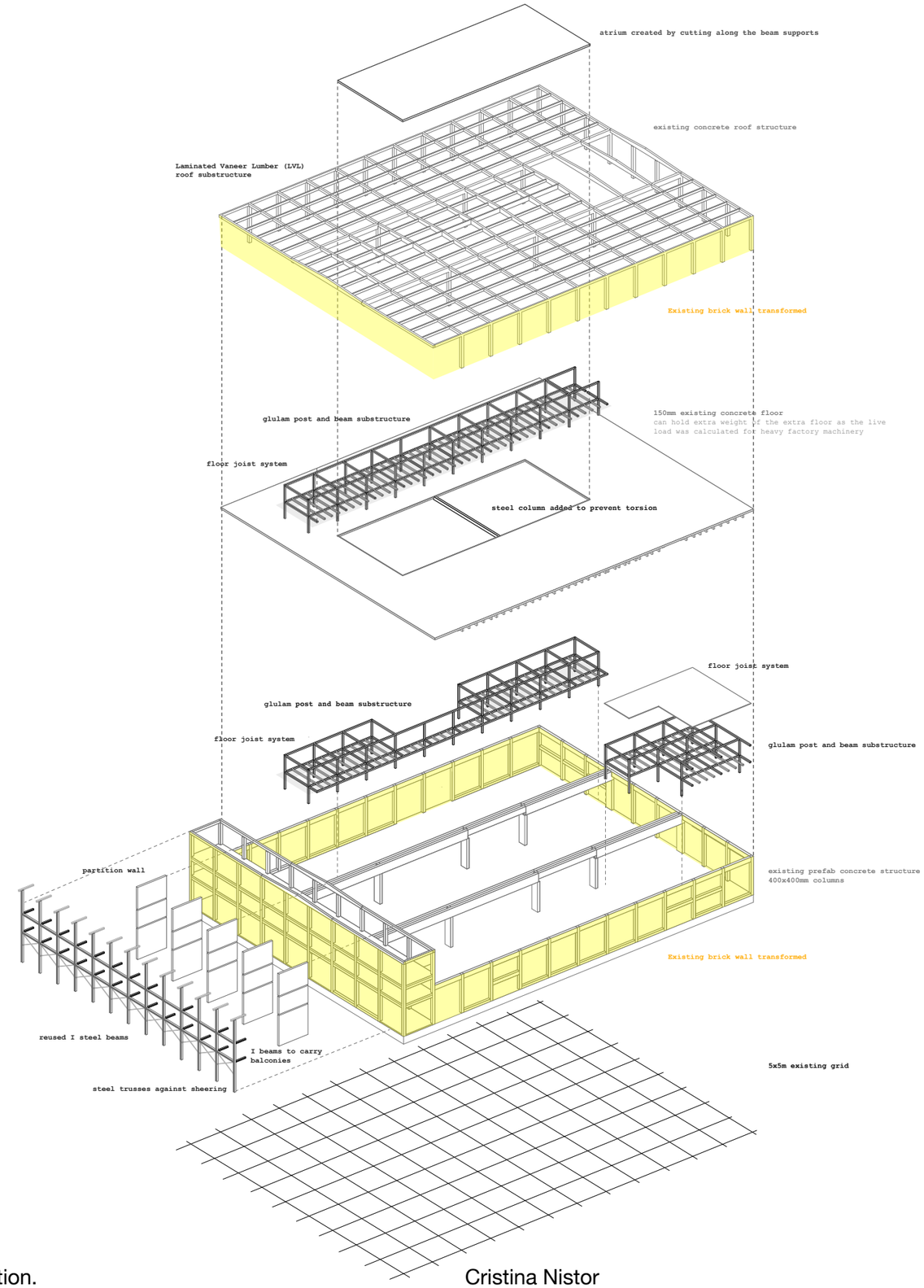

HOUSING
PRIMARY SCHOOL
PAVILION
WATER SQUARE
PRODUCTION HALL
&
HOUSING

PRESERVATION



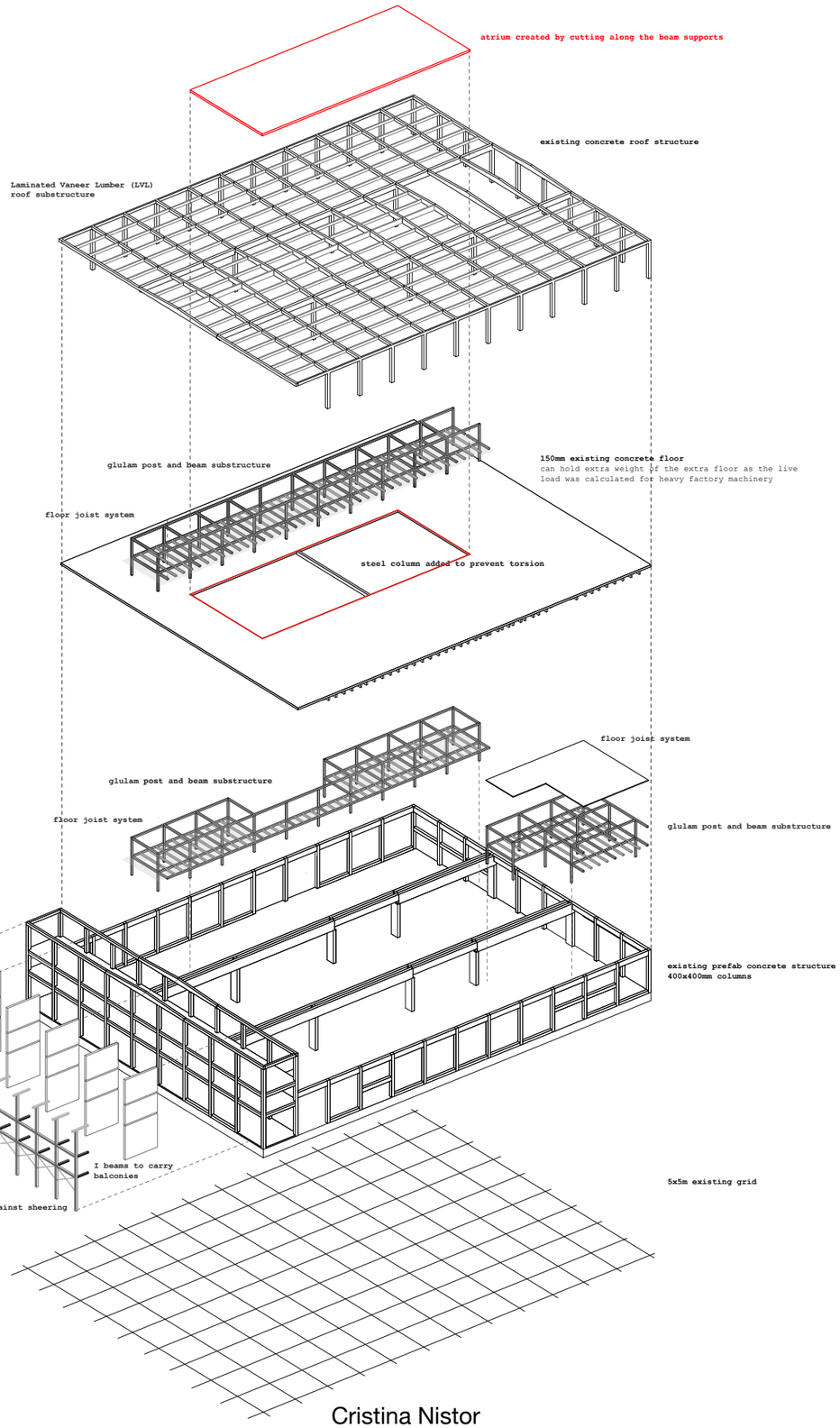
Construction diagram

TRANSFORMATION

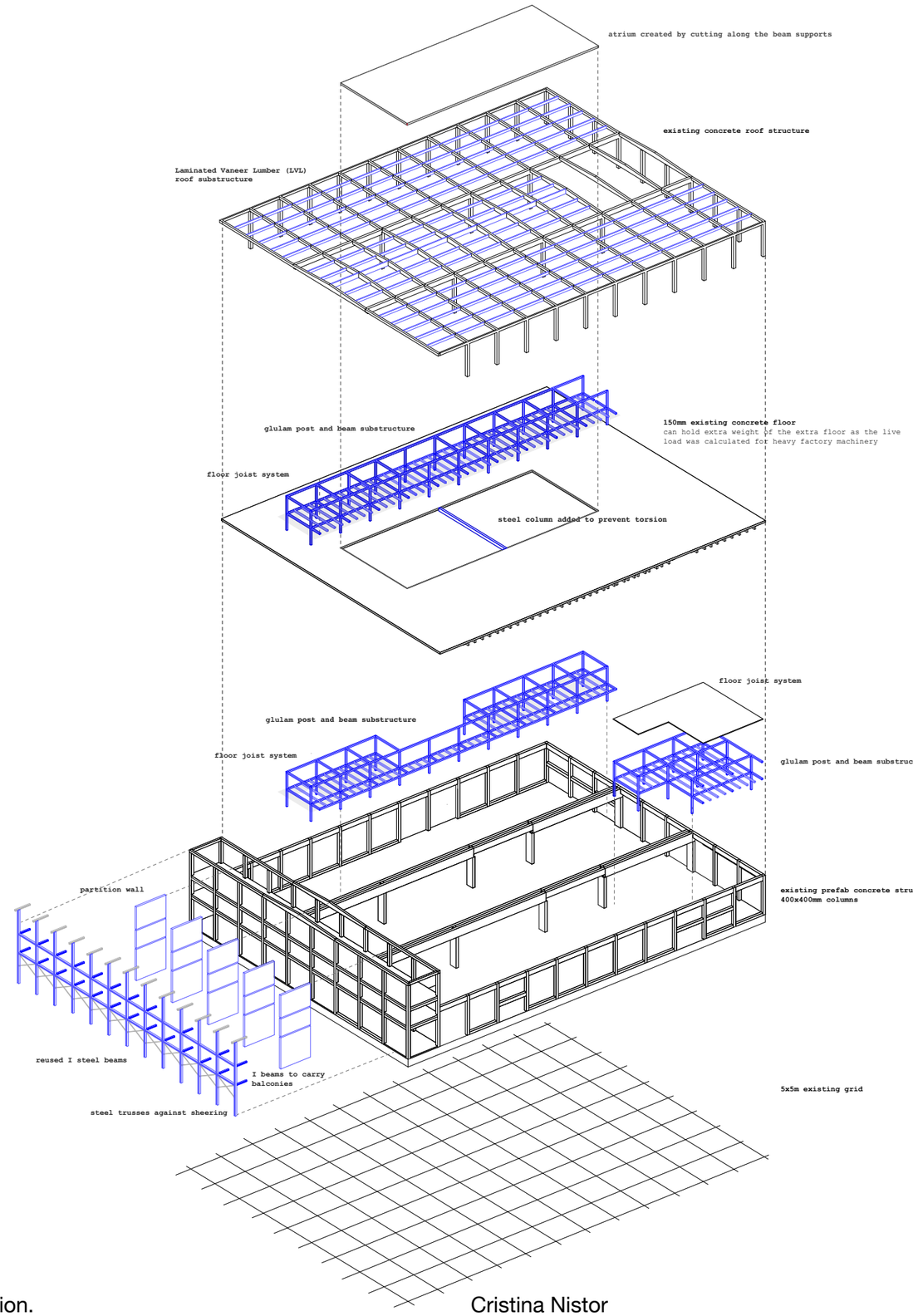


Construction diagram

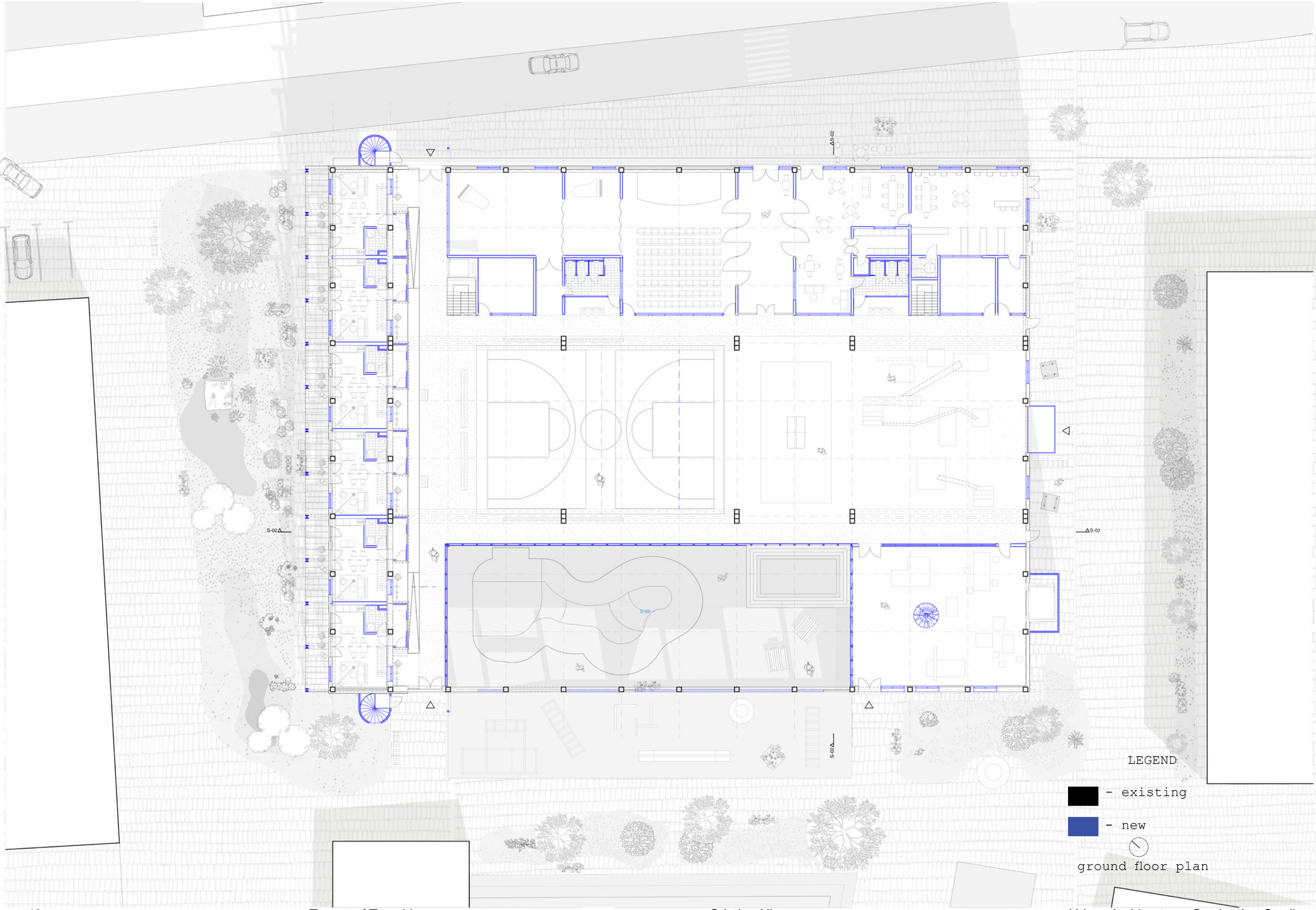
REMOVAL


atrium created by cutting along the beam supports
existing concrete roof structure
Laminated Vaneer Lumber (LVL)
roof substructure
glulam post and beam substructure
150mm existing concrete floor
can hold extra weight of the extra floor as the live
load was calculated for heavy factory machinery
floor joist system
steel column added to prevent torsion
floor joist system
glulam post and beam substructure
floor joist system
glulam post and beam substructure
partition wall
existing prefab concrete structure
400x400mm columns
reused I steel beams
I beams to carry
balconies
steel trusses against sheering
5x5m existing grid

ADDITION



Construction diagram


S-02
S-02
S-02
S-02
E-02
LEGEND
- existing
- new
ground floor plan

LEGEND

- existing

- new

first floor plan

LEGEND

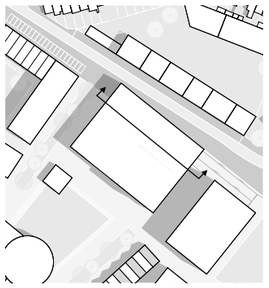
- existing

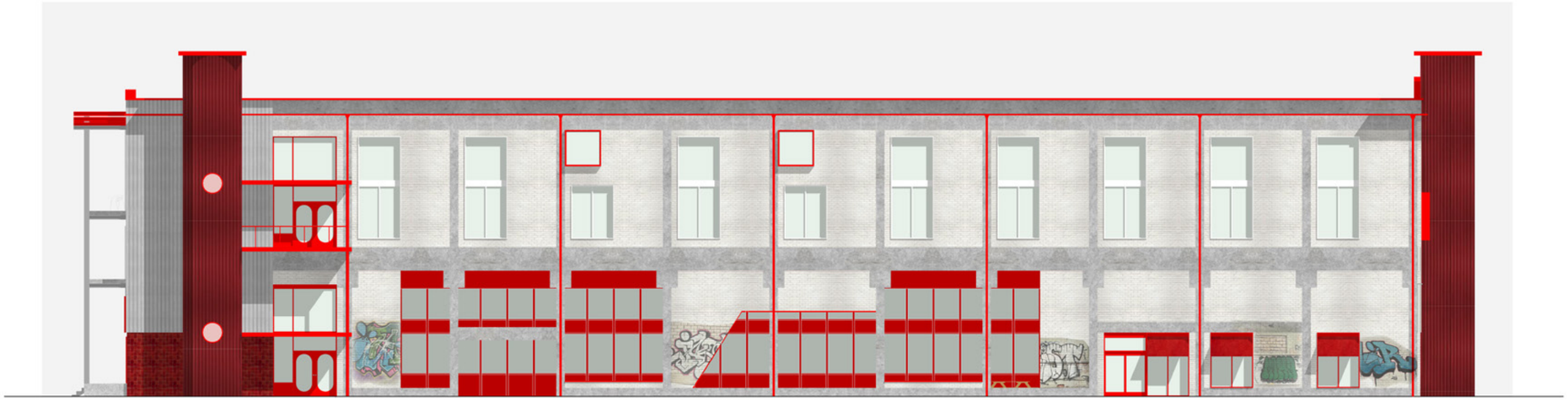
- new

second floor plan

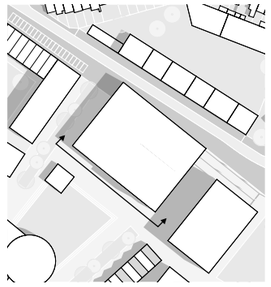


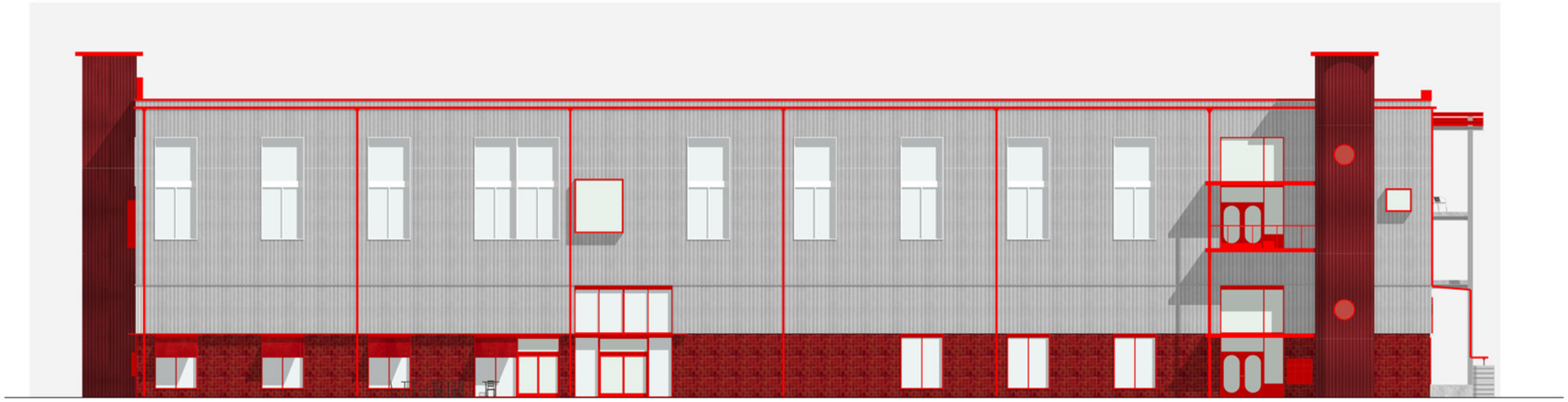
Internal facade



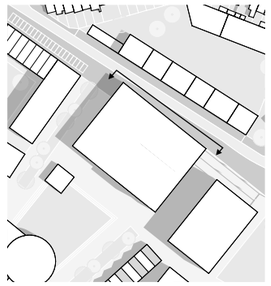


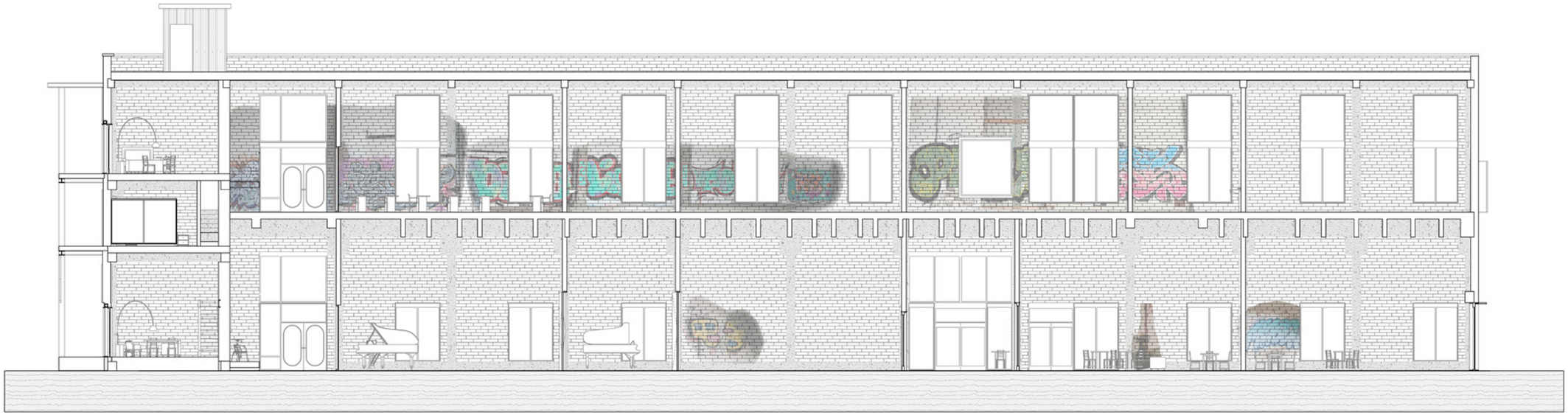
SW facade



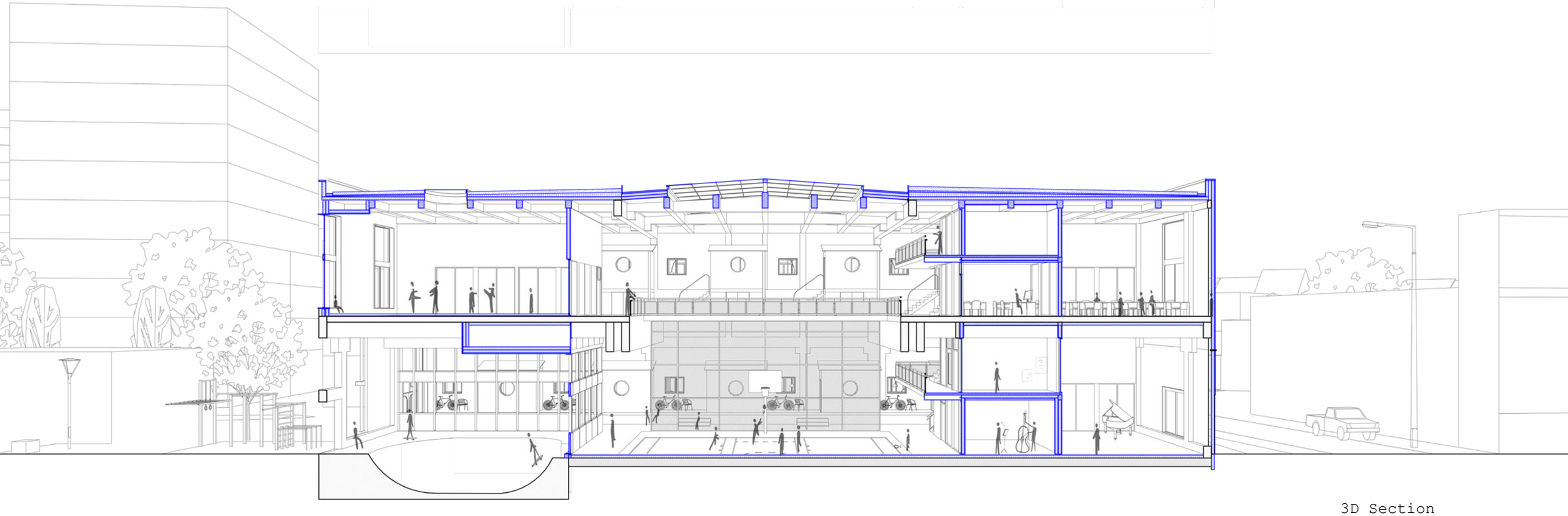


NE facade

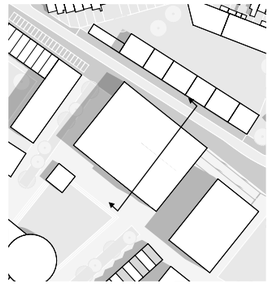




inside wall section

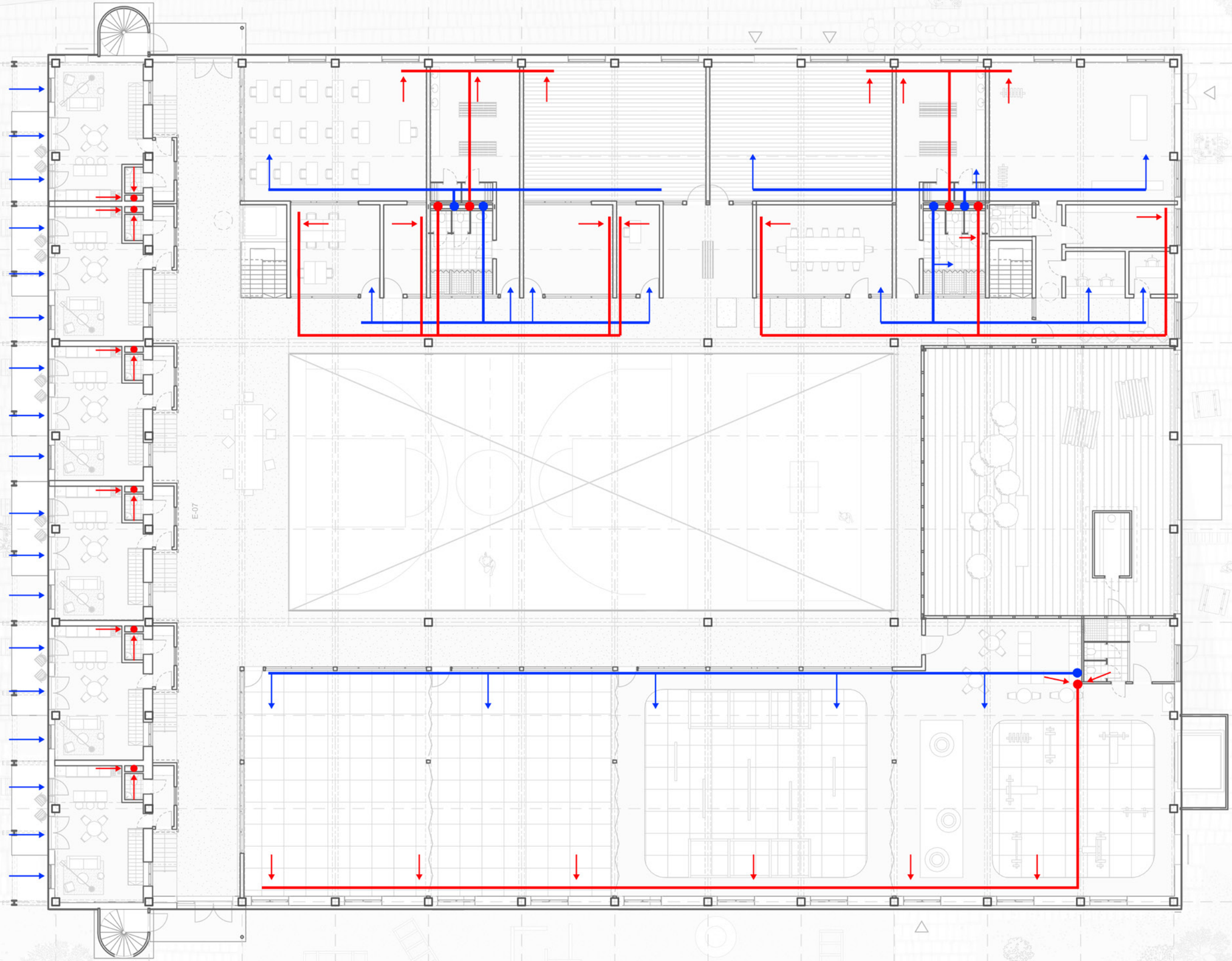


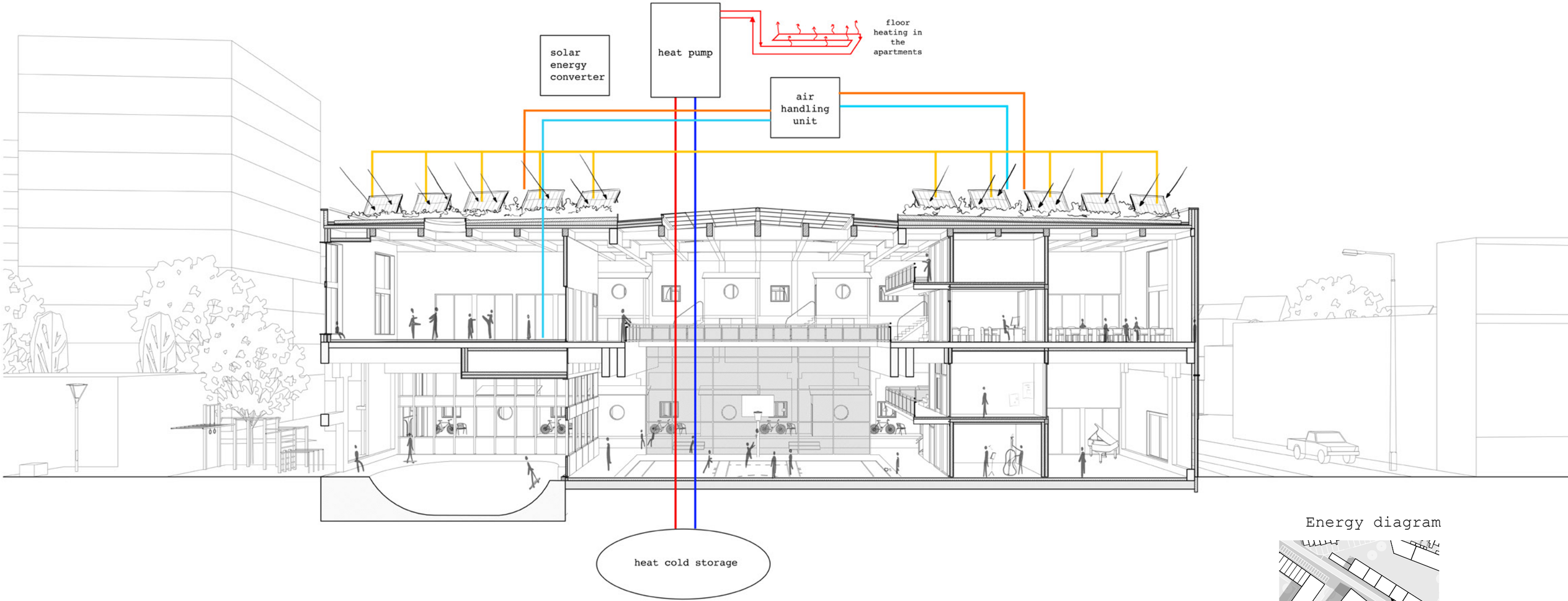
3D Section



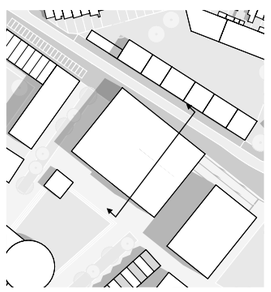
Ventilation




E-07



Energy diagram



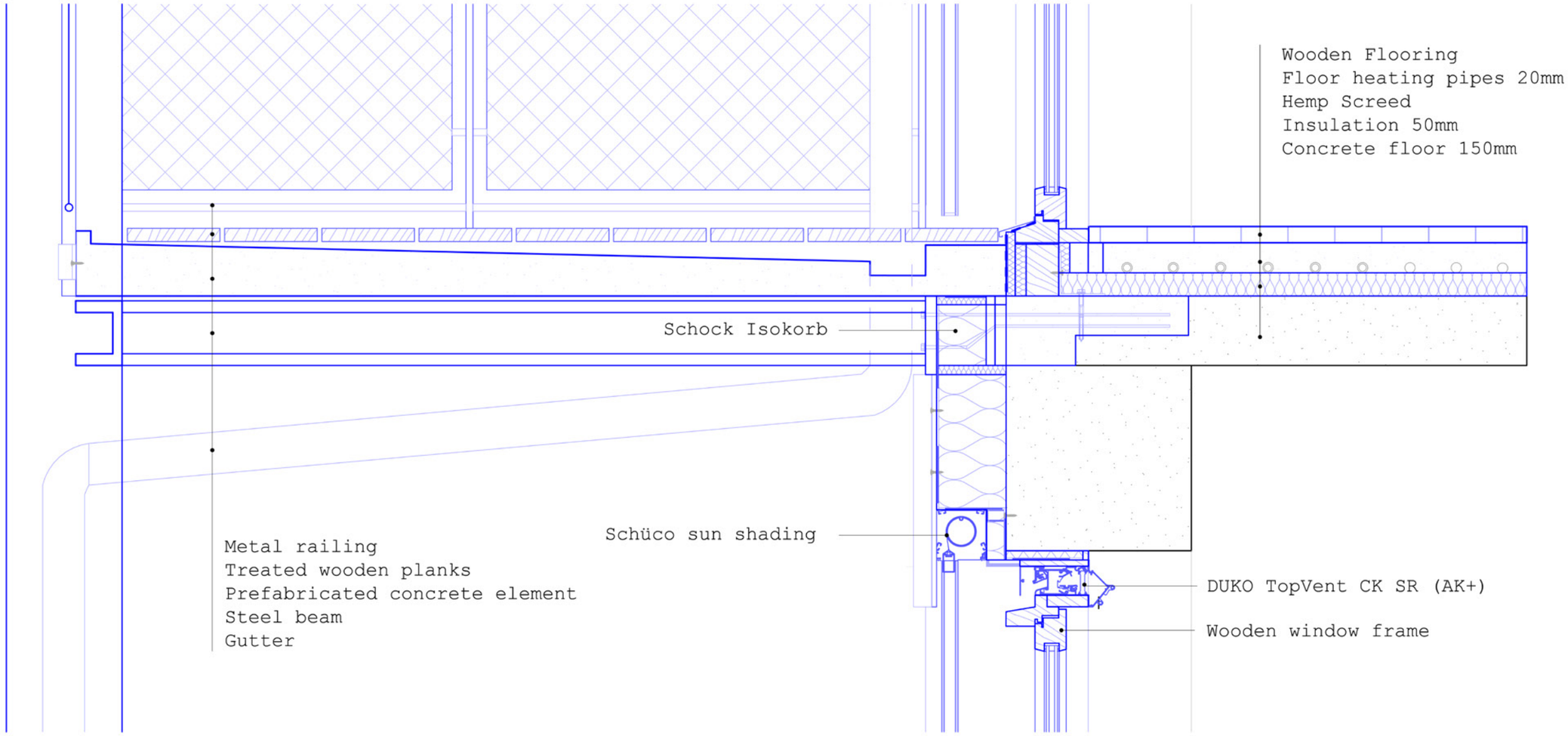


Internal facade. Street.



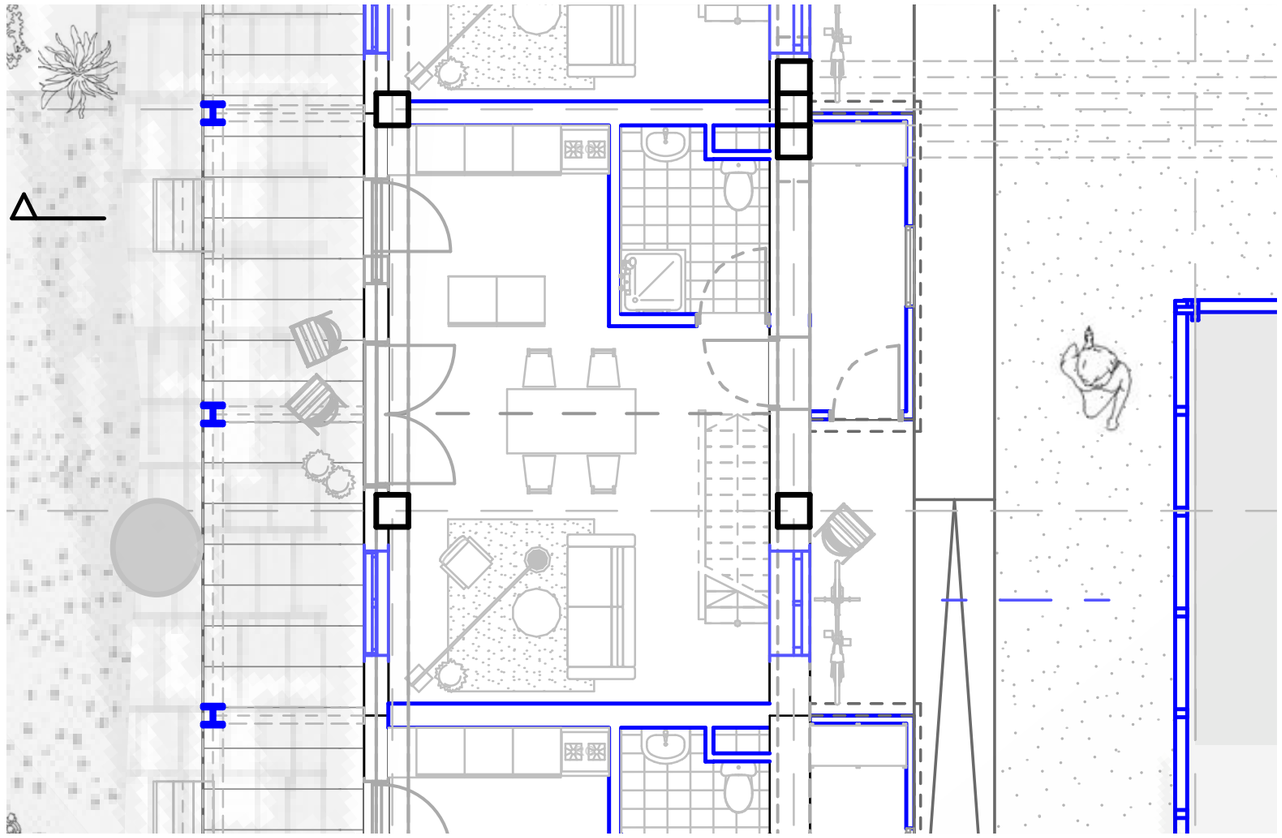


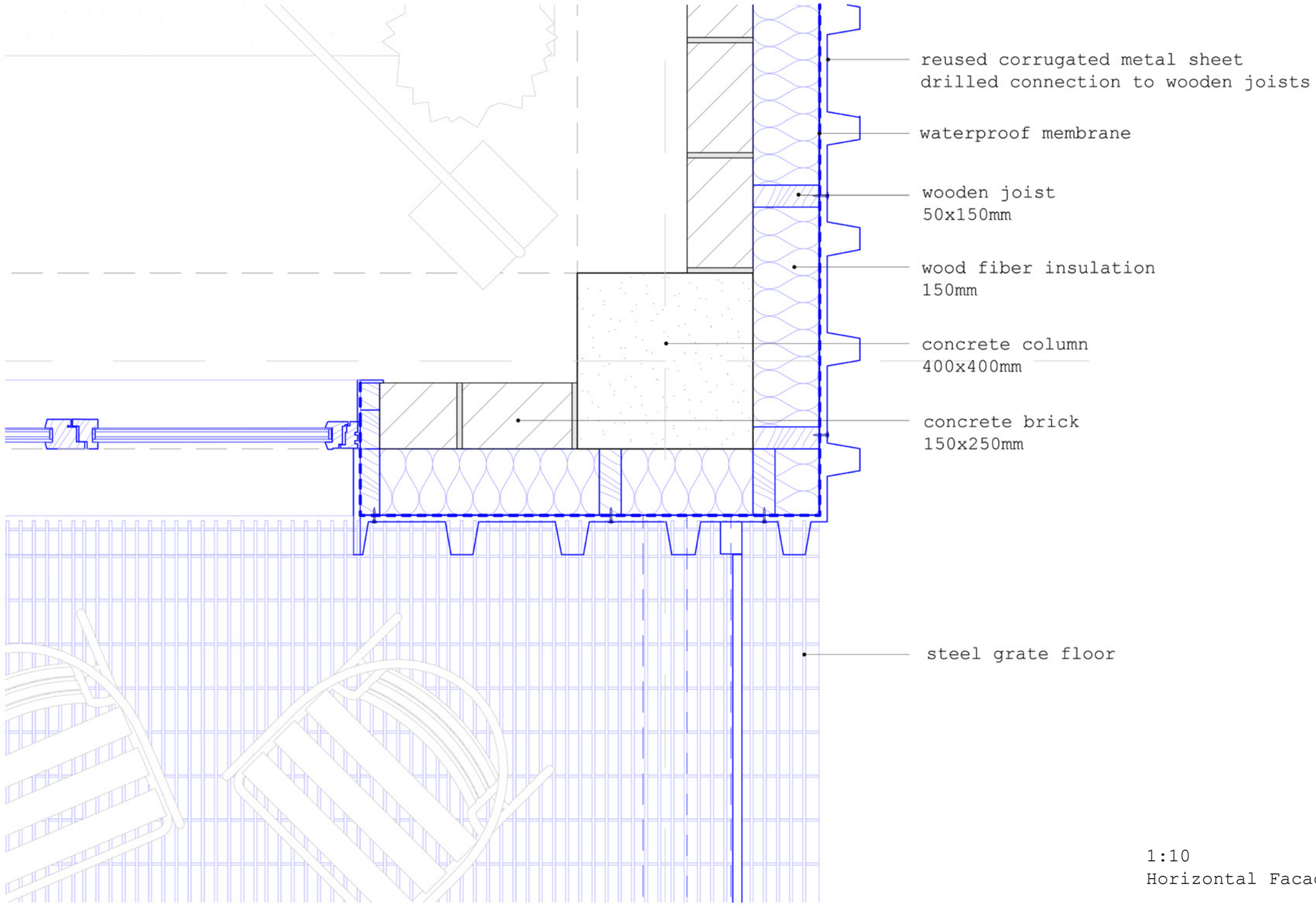
NW facade



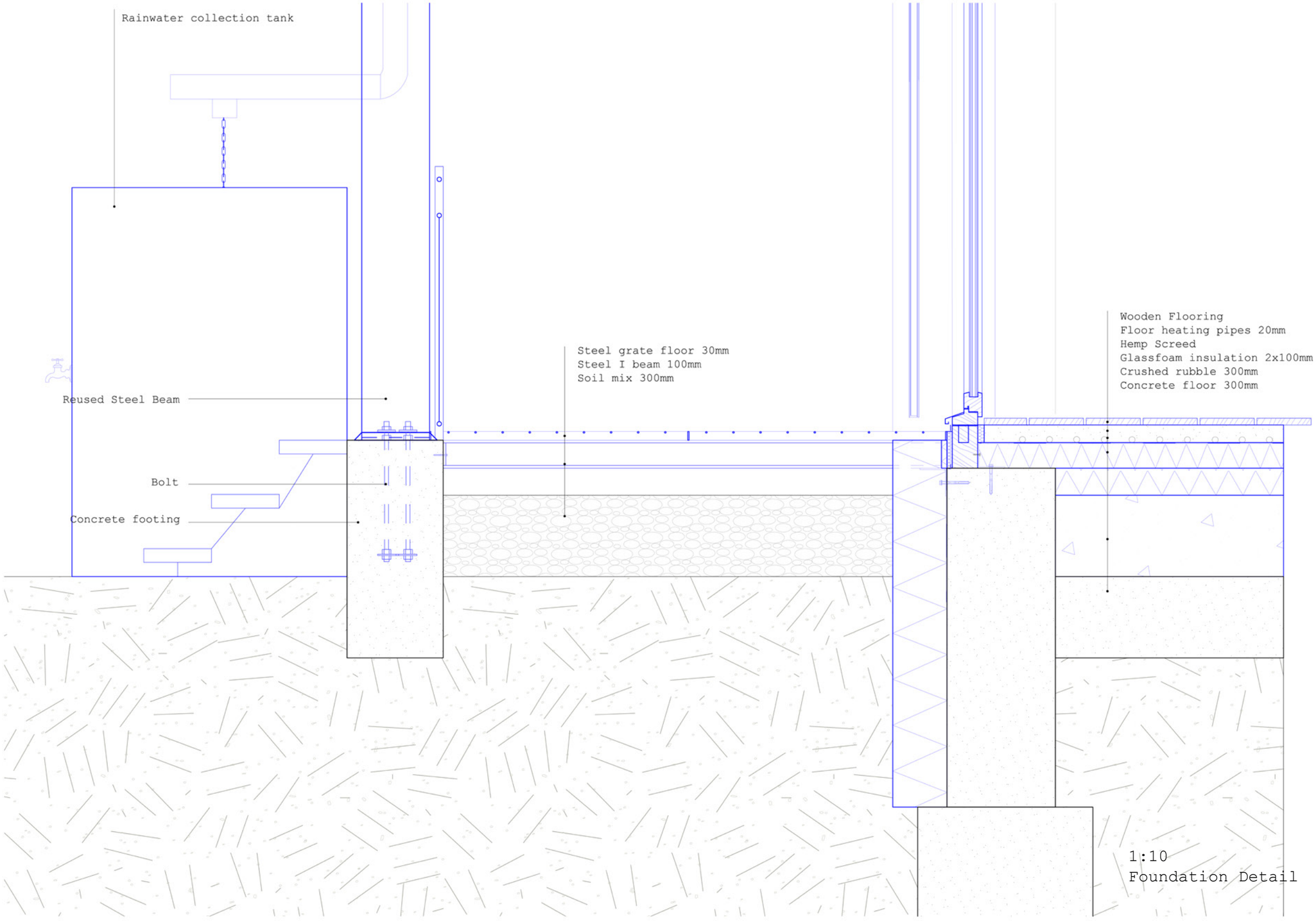
1:10
Balcony detail

40m2 mezzanine studio

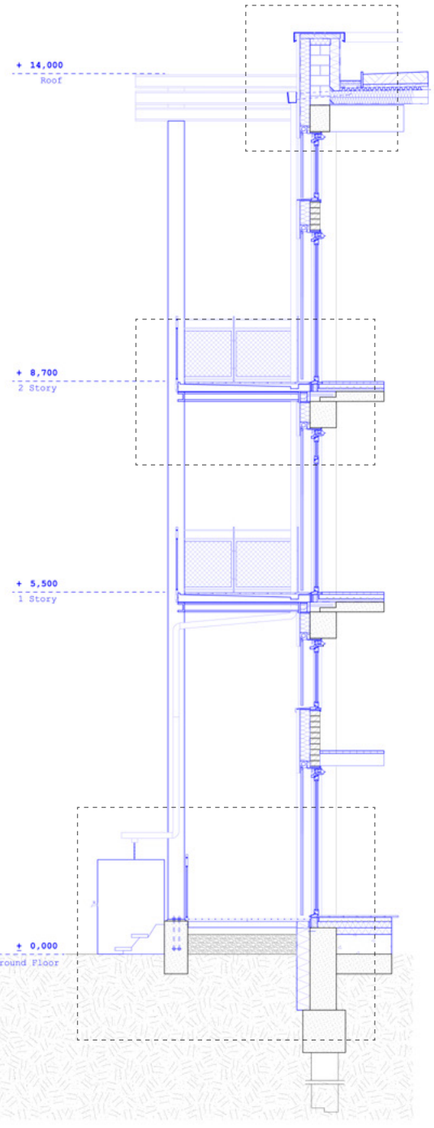




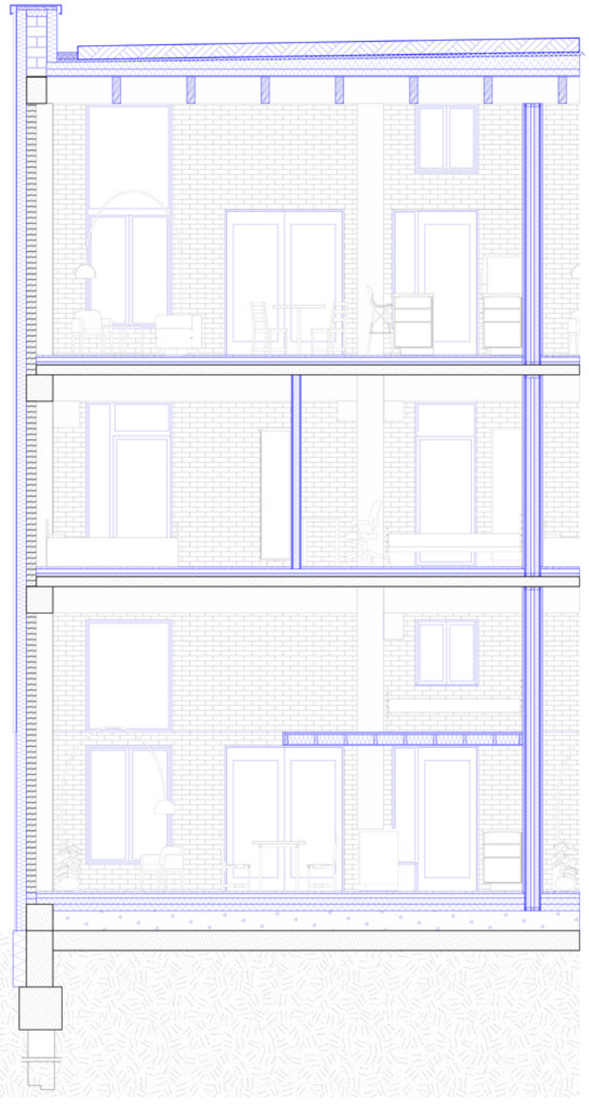
1:10
Horizontal Facade Detail



1:10
Foundation Detail

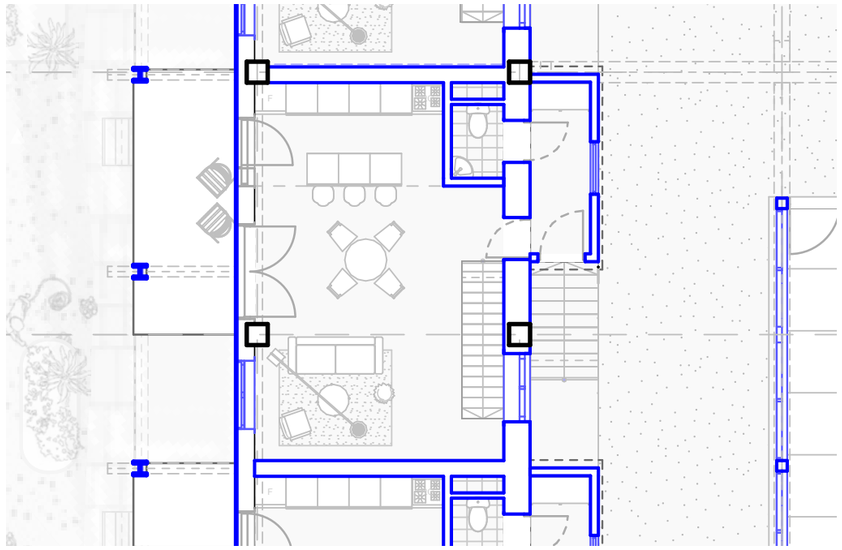


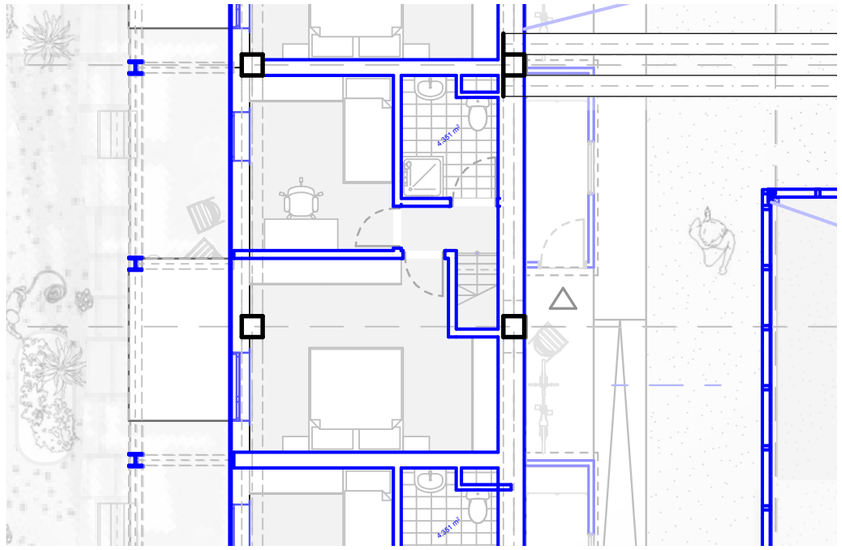


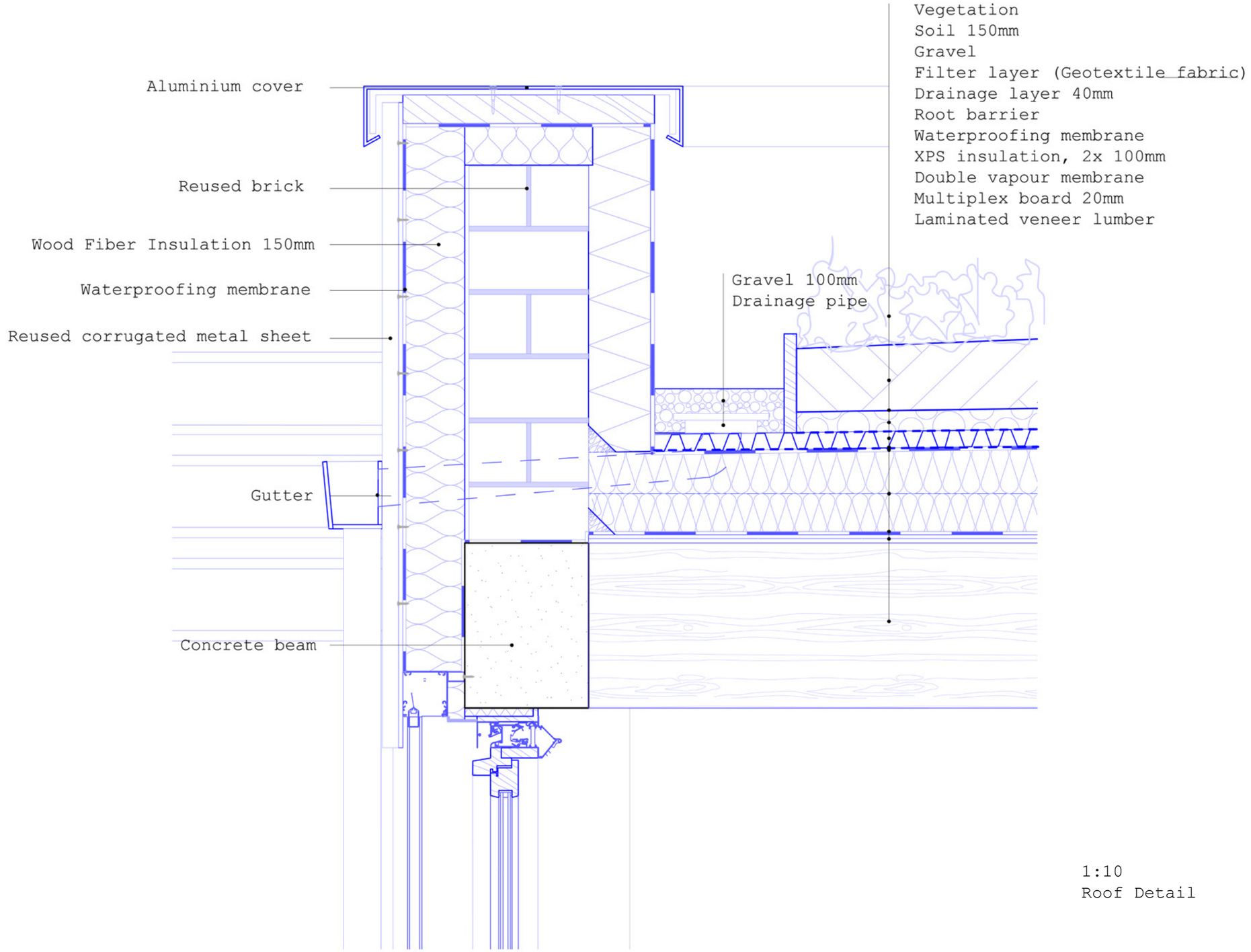


1:33 fragment drawing

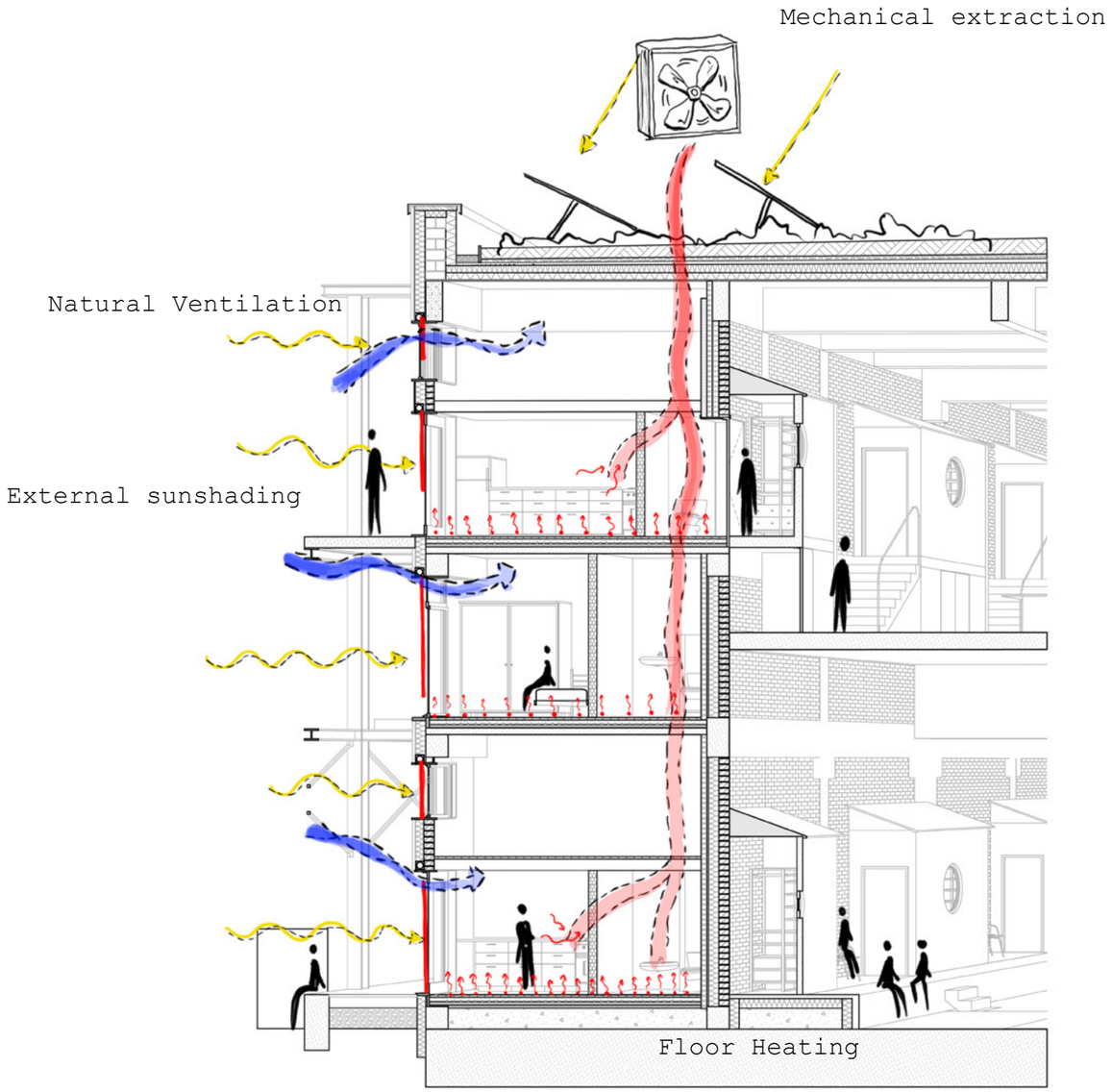
60m2 2 bedroom apartment



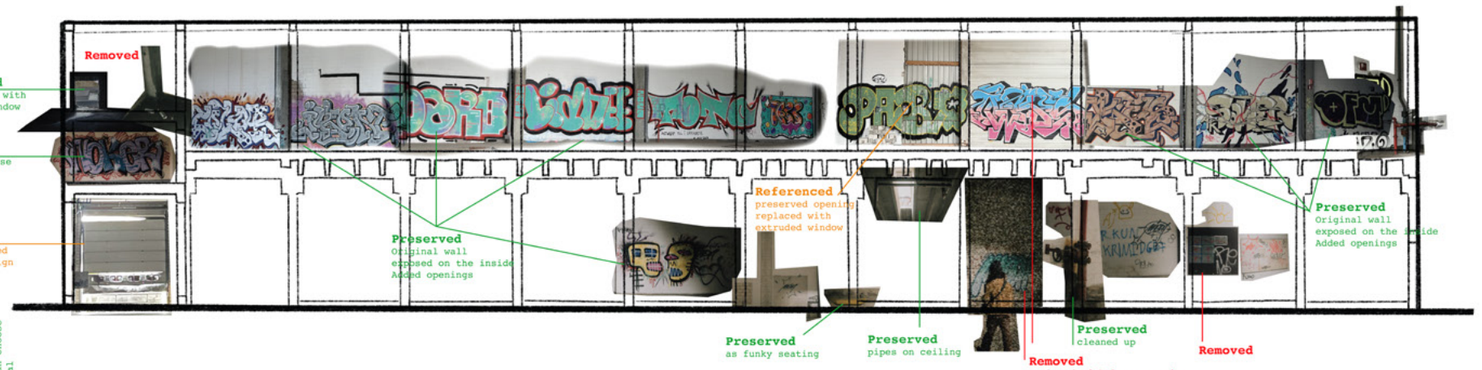


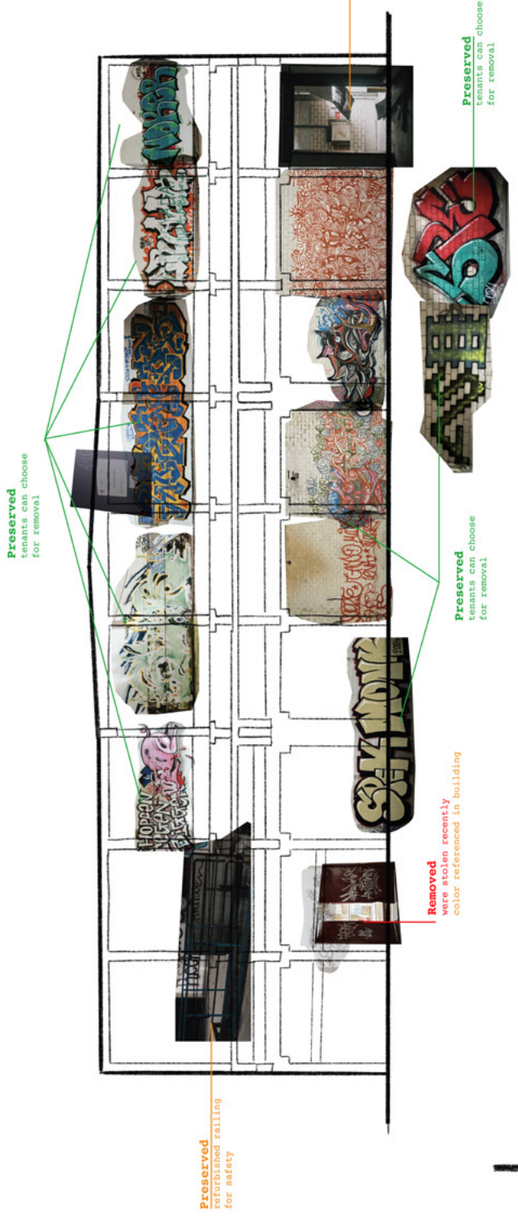


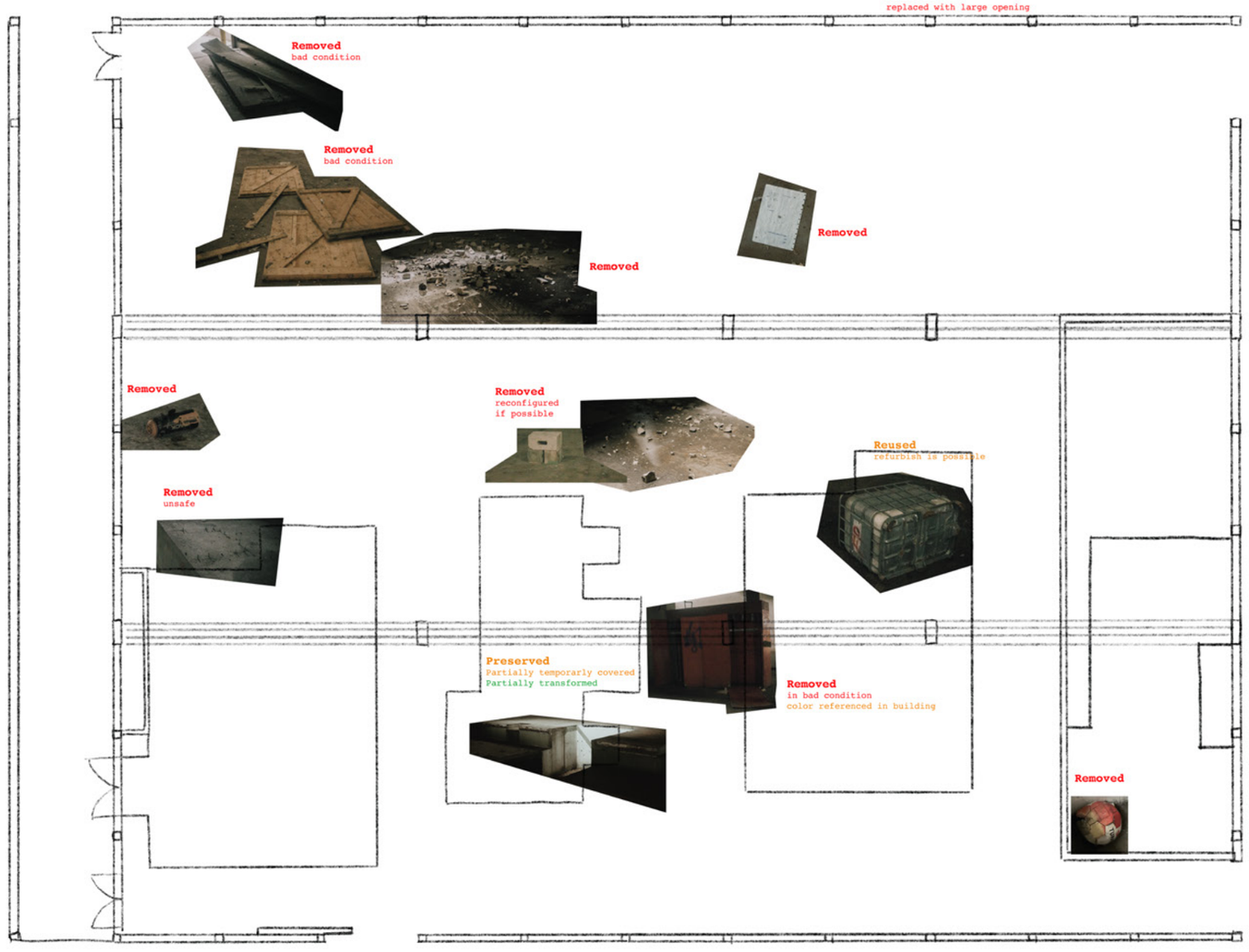
1:10
Roof Detail

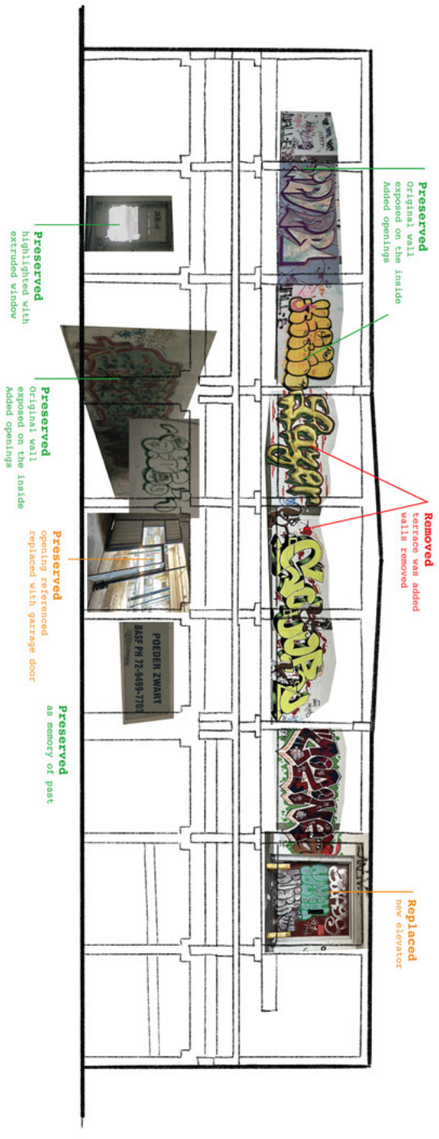

Mechanical extraction
Natural Ventilation
External sunshading
Floor Heating

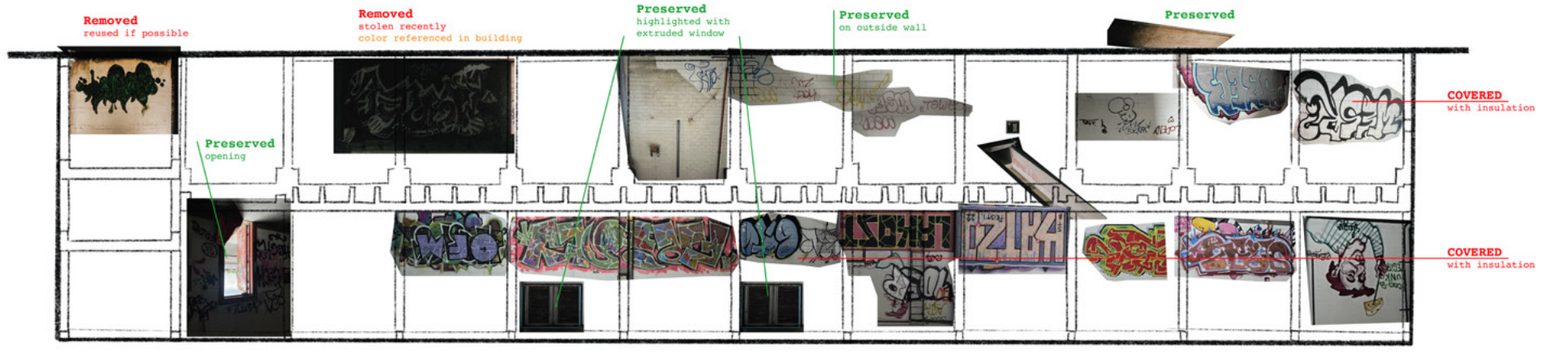

TORNADO'S


Removed
Preserved
highlighted with
extruded window
Preserved
tenants can choose
for removal
Referenced
garage door referenced
in main entrance design
Preserved
Original wall
exposed on the inside
Added openings
Referenced
preserved opening
replaced with
extruded window
Preserved
as funky seating
Preserved
pipes on ceiling
Removed
replaced with large opening
Preserved
cleaned up
Removed
Preserved
Original wall
exposed on the inside
Added openings


Preserved
tenants can choose
for removal
Preserved
tenants can choose
for removal
Preserved
tenants can choose
for removal
Removed
were stolen recently
color referenced in building
Preserved
refurbished railing
for safety


Removed
bad condition
Removed
bad condition
Removed
Removed
Removed
Removed
unsafe
Removed
reconfigured
if possible
Reused
refurbish is possible
Preserved
Partially temporarly covered
Partially transformed
Removed
in bad condition
color referenced in building
Removed


Preserved
Original wall
exposed on the inside
Added openings
Preserved
highlighted with
extruded window
Preserved
Original wall
exposed on the inside
Added openings
Preserved
opening referenced
replaced with garrage door
Preserved
as memory of past
Removed
terrace was added
walls removed
Replaced
new elevator


Removed
reused if possible
Removed
stolen recently
color referenced in building
Preserved
highlighted with
extruded window
Preserved
on outside wall
Preserved
Preserved
opening
COVERED
with insulation
COVERED
with insulation

REFLECTION

I believe that it is time to stop venerating new structures and move our focus onto existing ones. In the current climate and social context, the real value lies in the already there, the structures that free your creativity by constrainting you, the ugly, the overlooked, the already there.