A HOME FOR THE EXPAT IN AMSTERDAM

An International neighbourhood tower

P5 GRADUATION PRESENTATION

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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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.

I amsterdam®

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.

WHO DO I COME INTO CONTACT WITH IN DAILY LIFE?

HOME
SHOPPING / EATING
WORK
FRIENDS

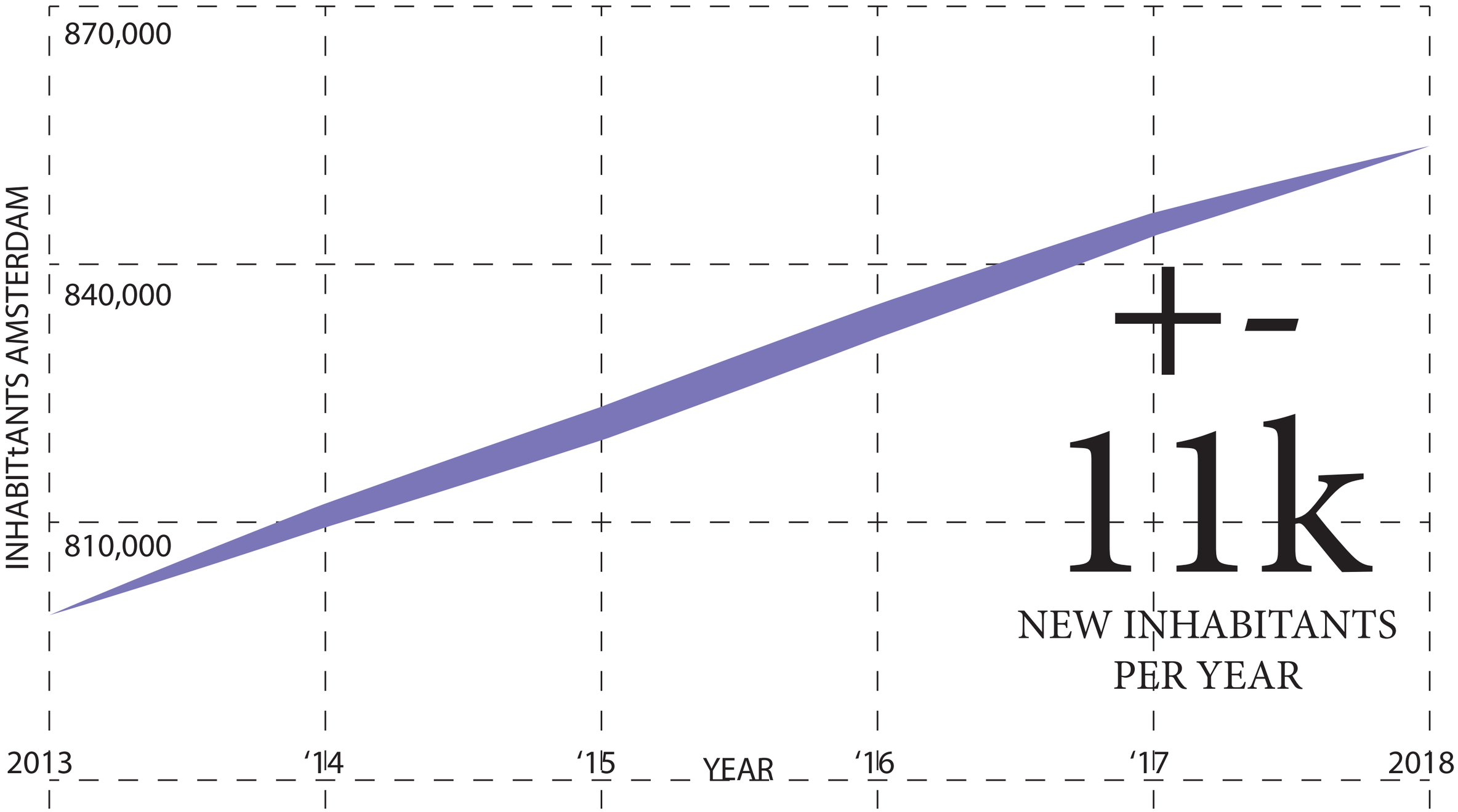
POLISH / AMERICAN / IRANIAN /
JAPANESE / SURINAM / ETHIOPIAN
INDONESIAN / CHINESE /
FRENCH / RUSSIAN / ENGLISH / EGYPTIAN /

..... AND DUTCH

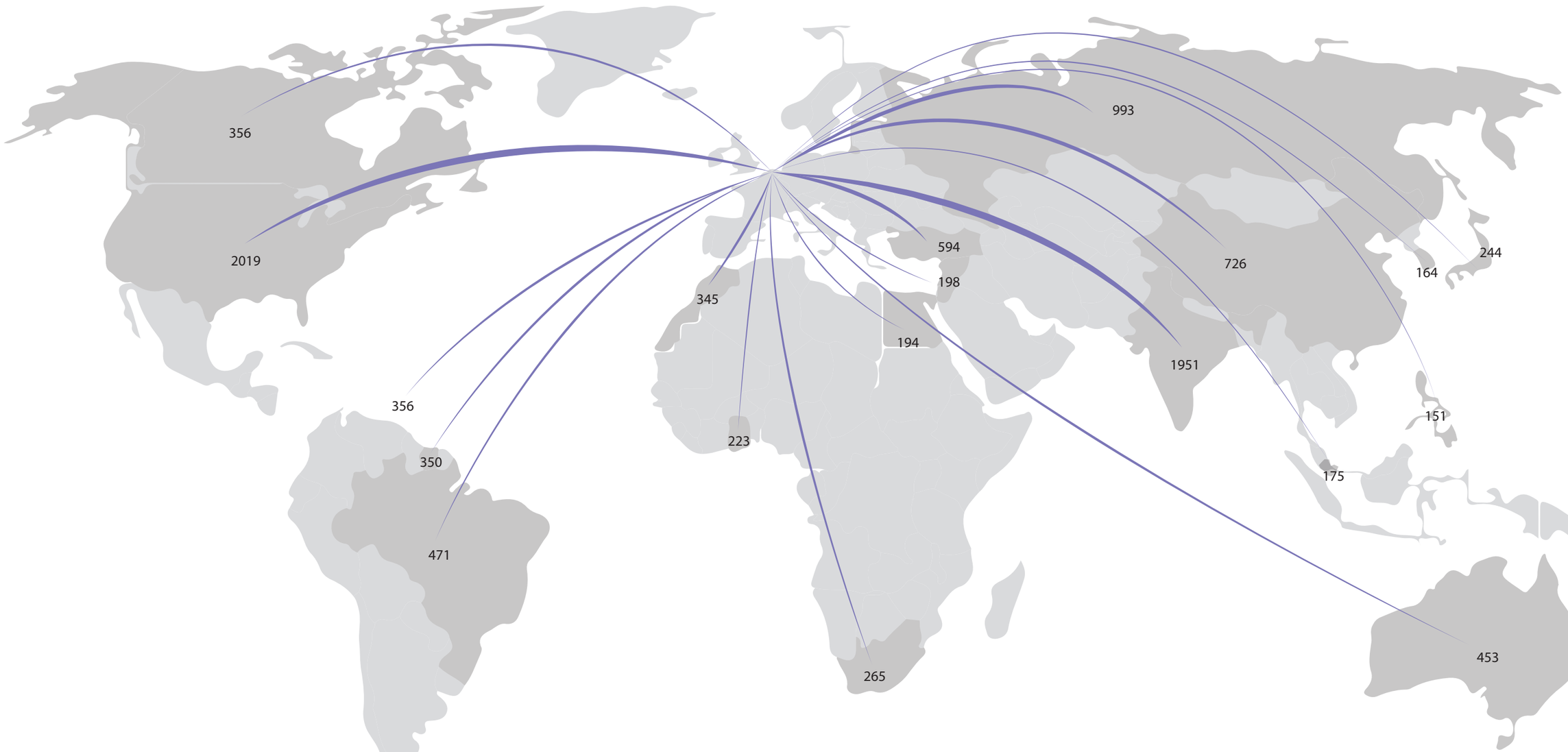
RESIDENTS OF AMSTERDAM

MOTIVATION

GROWTH IN AMSTERDAM



MORE AND MORE DIVERSITY



206 NATIONALITIES IN AMSTERDAM

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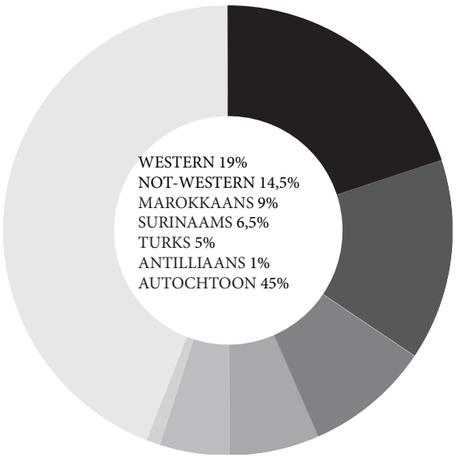
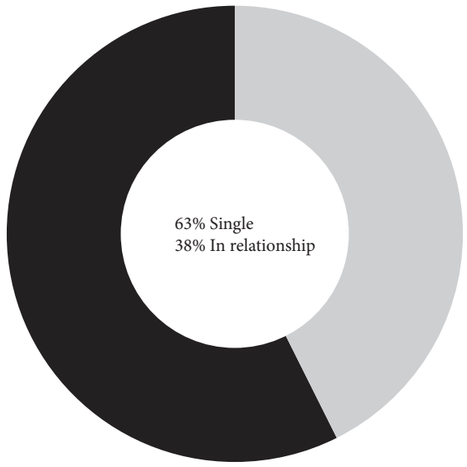
Tech is global.
Tech is in Amsterdam.
Google for Entrepreneurs
Partner Network
TQ

DIVERSE AND EQUAL

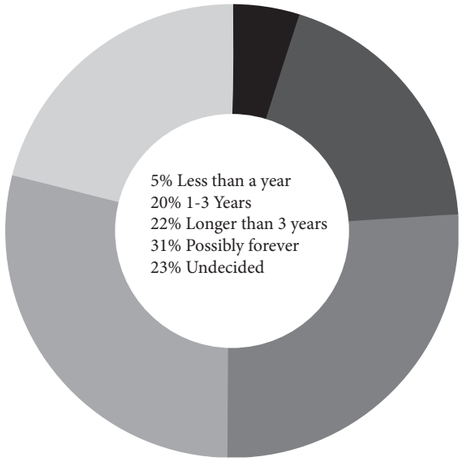
IMMIGRANTS



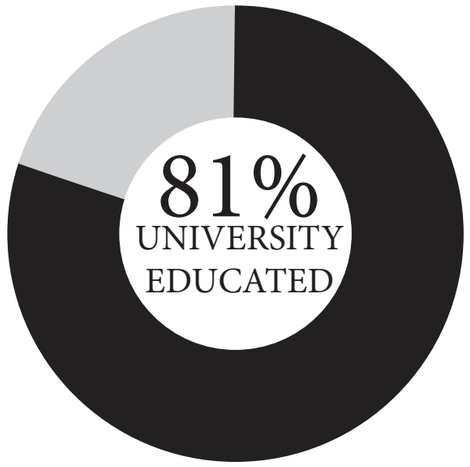
RELATIONSHIPS



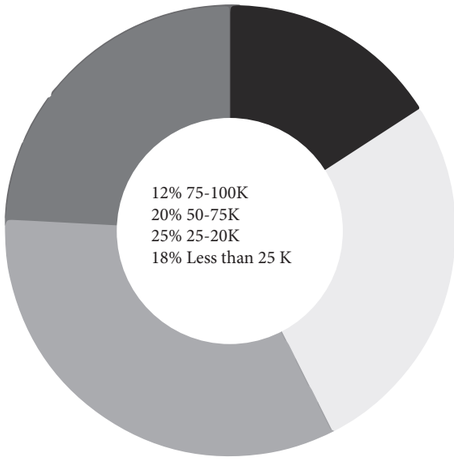
STAY



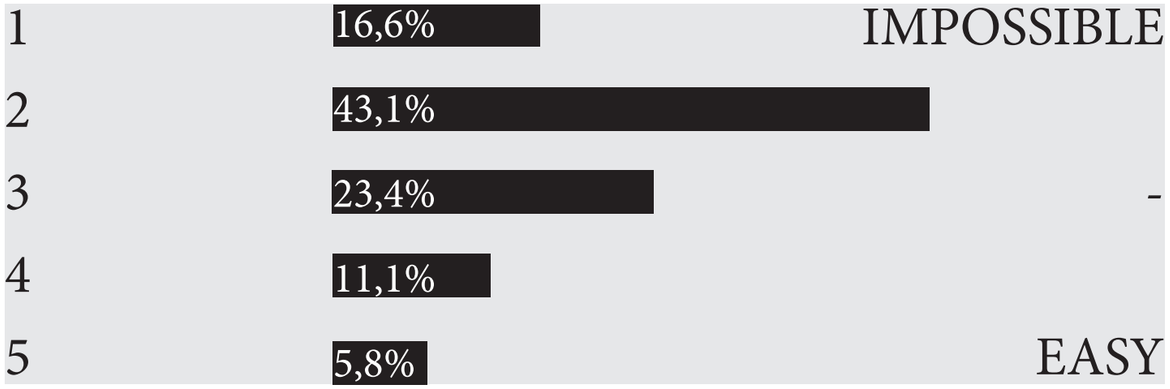
EDUCATION



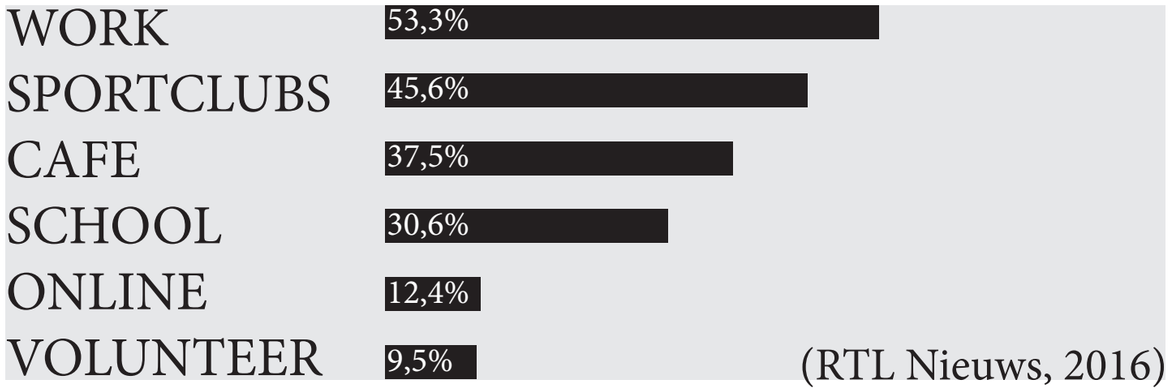
INCOME



HOW EASY IS IT TO MAKE FRIENDS?



SOCIAL CONTACT FOR EXPATS?



(RTL Nieuws, 2016)

THE OPEN CITY

ACCESIBILITY
BEREIKBAAR

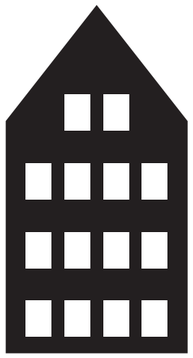
AFFORDABILITY
BETAALBAAR

AVAILABLE
BESCHIKBAAR

EXPATS

TEMPORARY

HOME TYPES



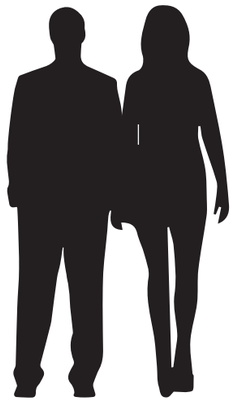
APARTMENTS

HOMES

MARKET TYPE

SINGLE

FAMILIES



COUPLE

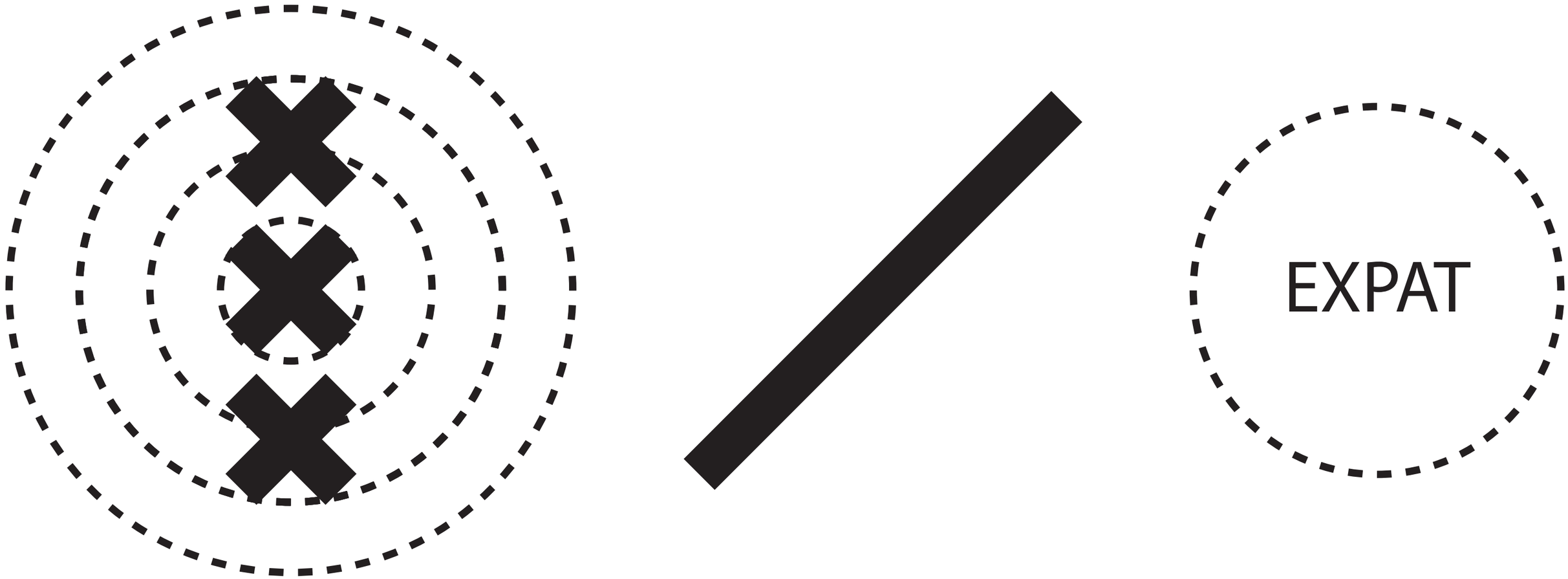
SHARED/COLLECTIVE

Het Parool
Vrij, Onverveerd

Opinie

'Gaat het mis met de toegang tot Amsterdam?'

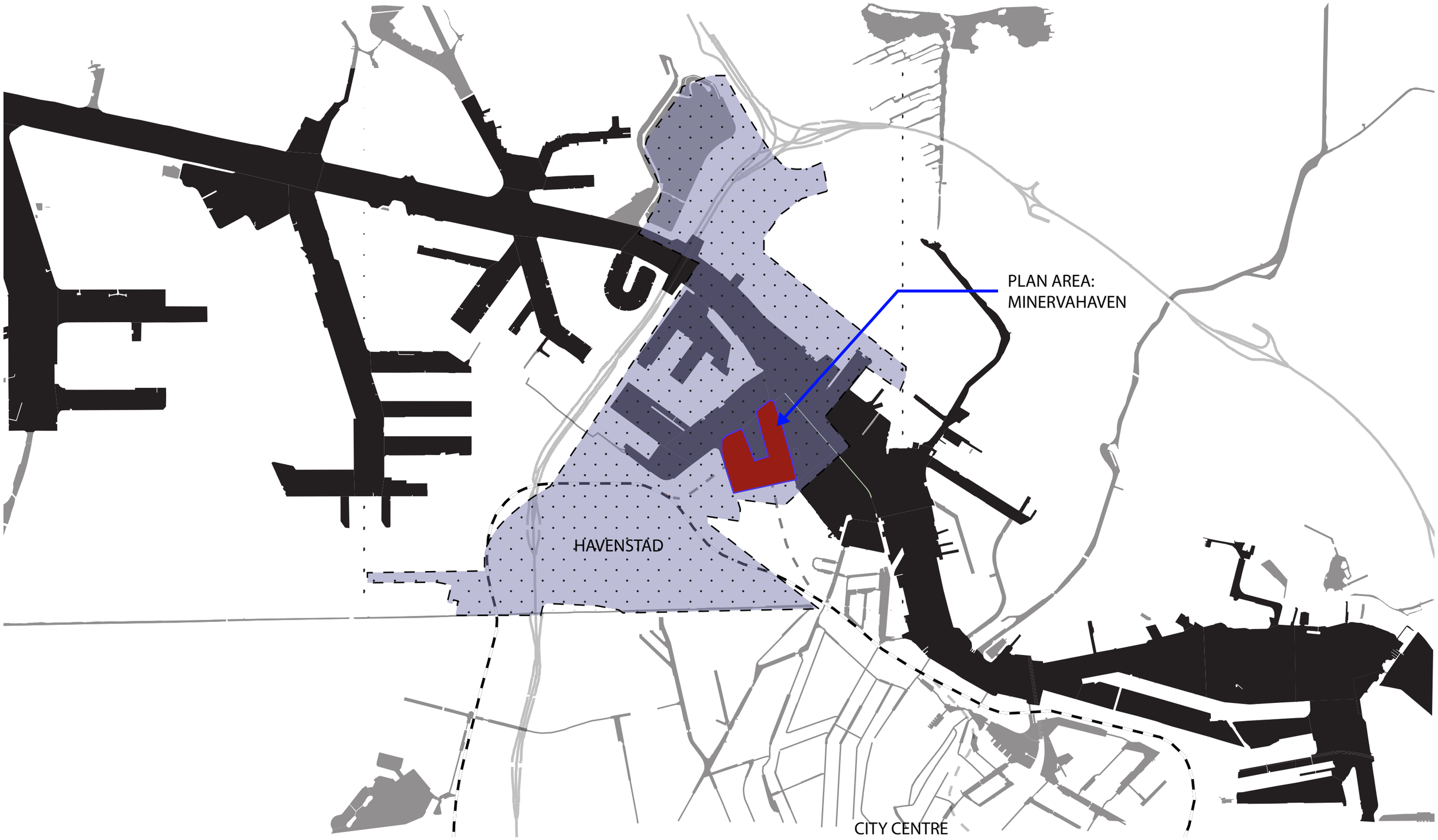
THERE IS A BORDER BETWEEN EXISTING- AND NEW INHABITANTS OF AMSTERDAM



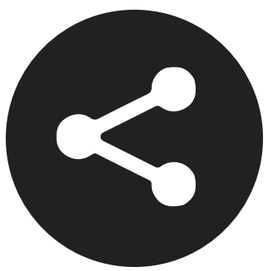
HOW DO WE SOLVE THIS DIVISION?

URBAN DESIGN

HAVENSTAD

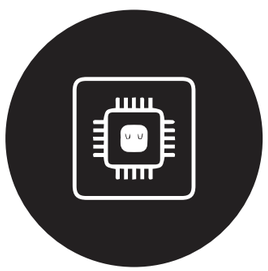


THE NEW ECONOMY



EXCHANGE

ON DEMAND



TECH KNOWLEDGE

INTERACTIVE

GLOBAL

REVOLVING

DEVELOPMENT

THE NEW INHABITANT

HIGHER INCOMES

SMALL HOUSEHOLDS

HOLD ON TO BACKGROUND

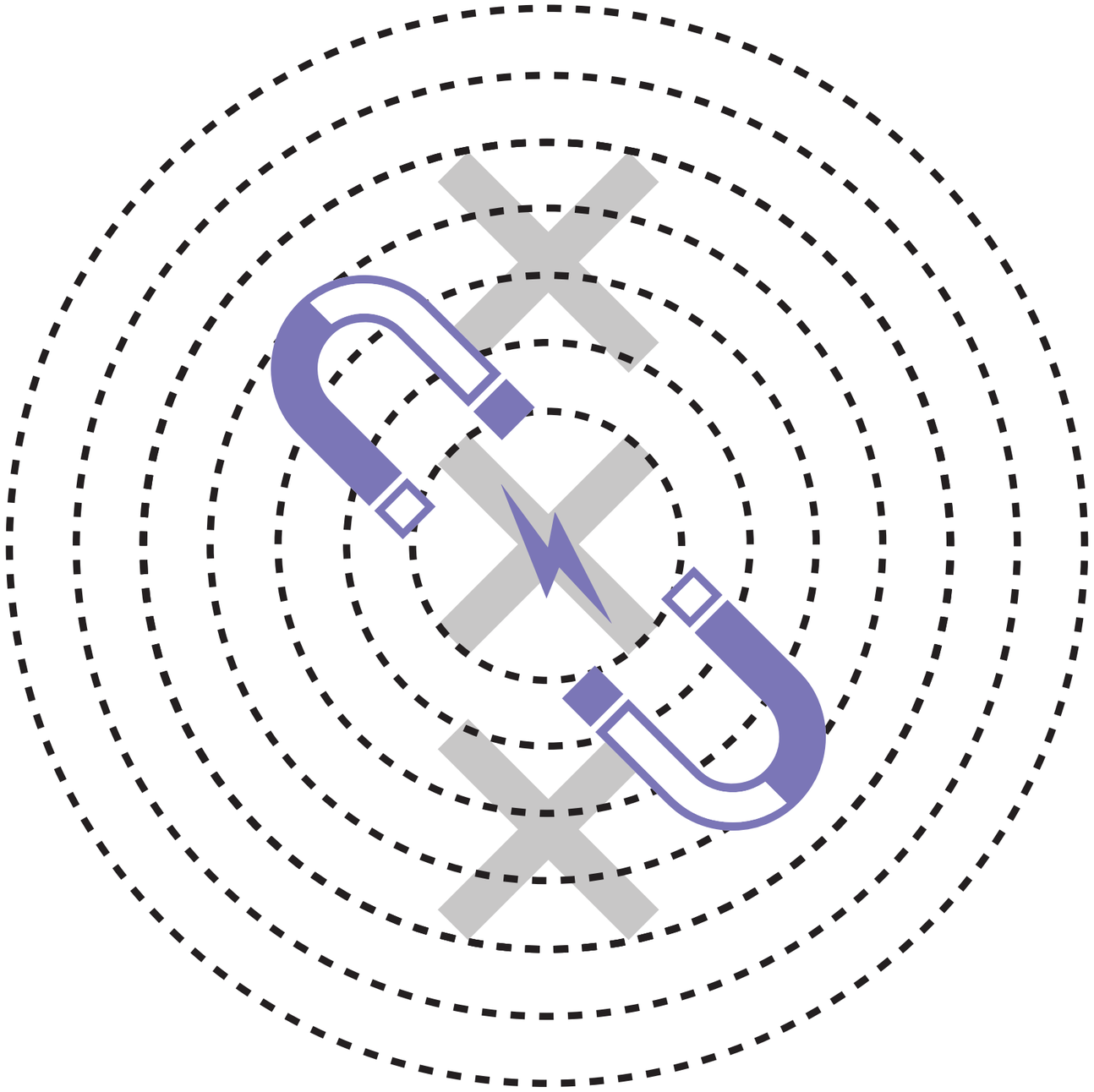
ON DEMAND

EDUCATION RESEARCH

TEMPORARY

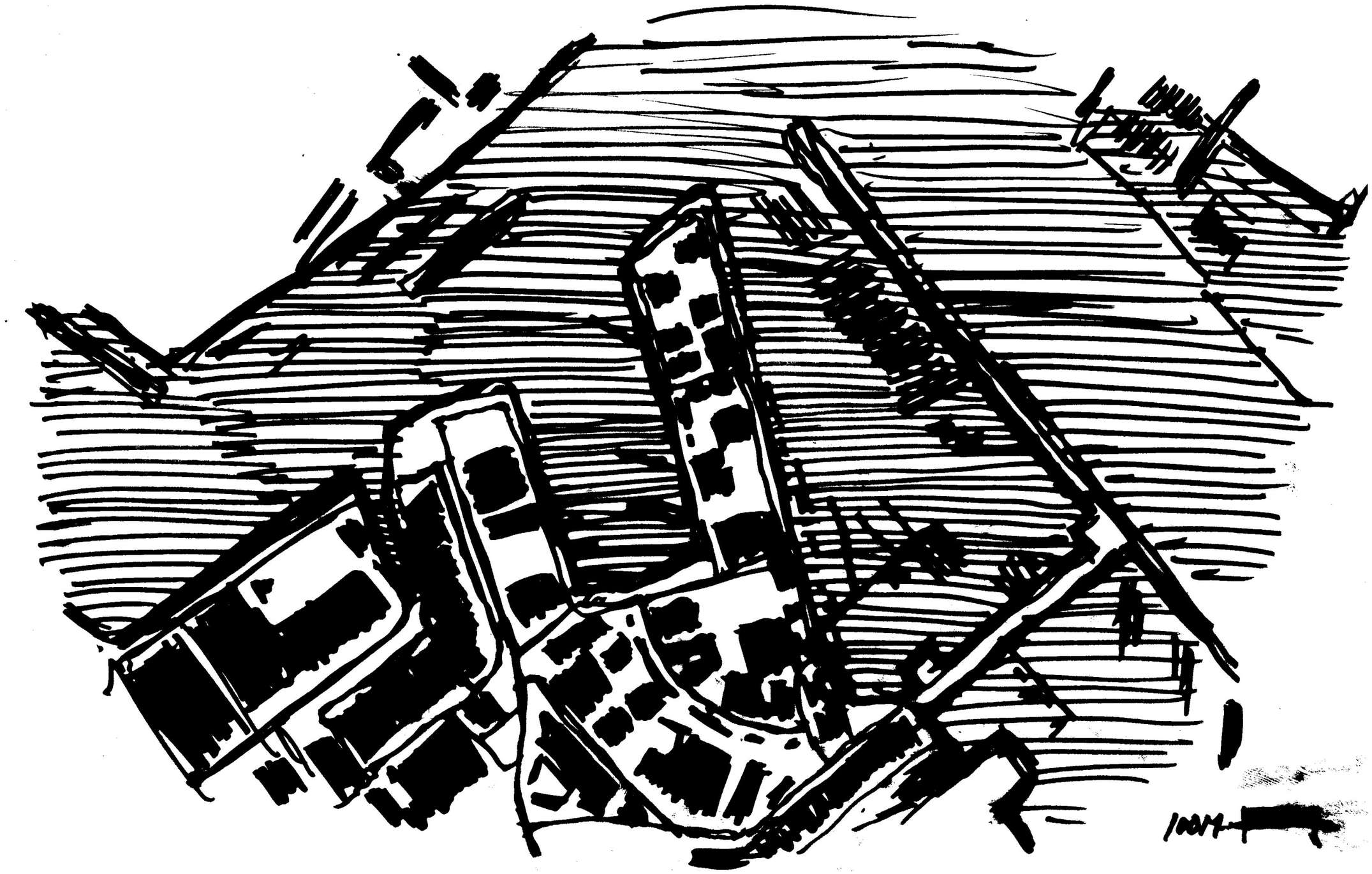
NEED HOME

ATTRACTION TOWARDS NEW CENTRE

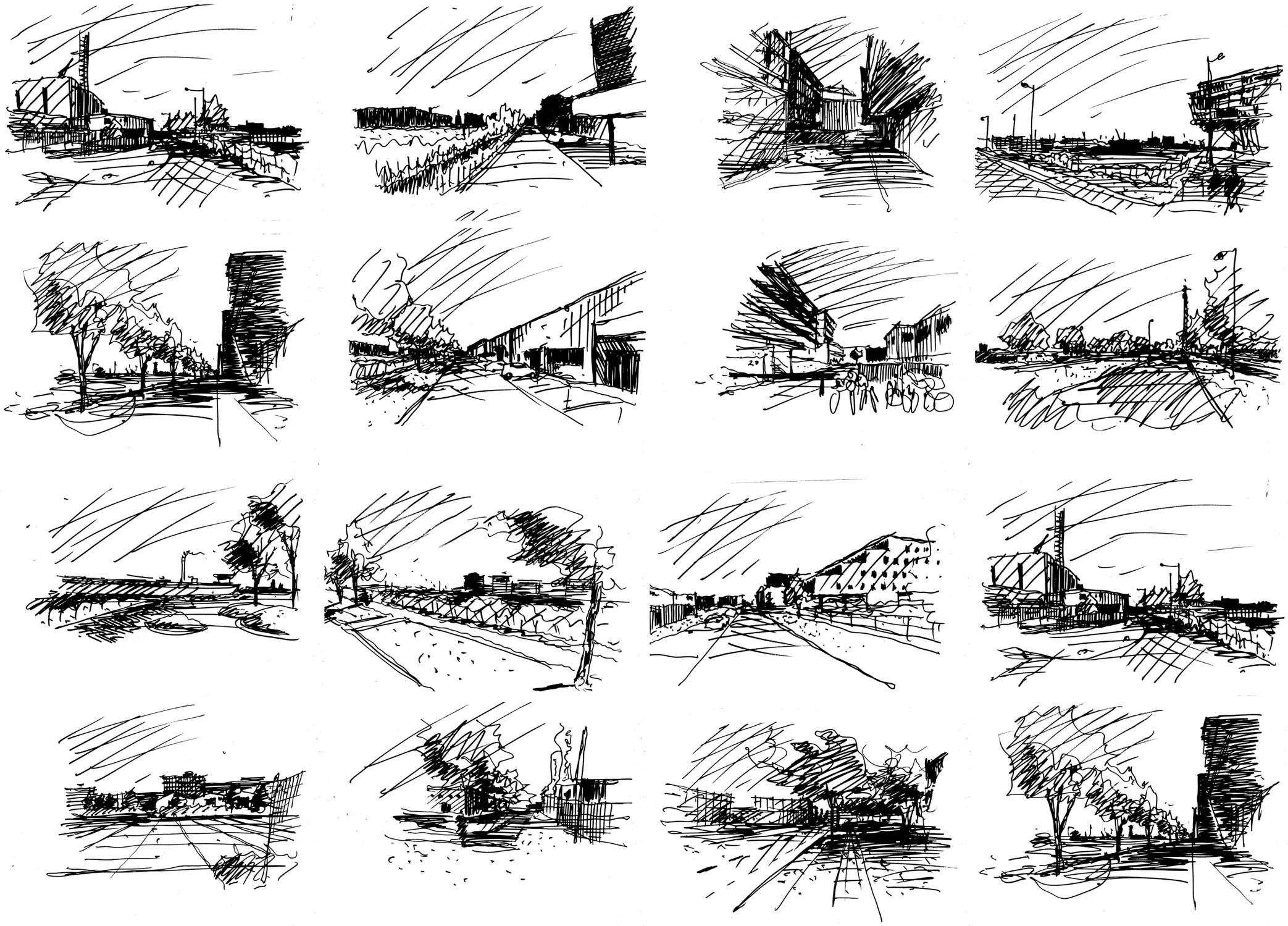


PLAN AREA MINERVAHAVEN

EXISTING SITUATION

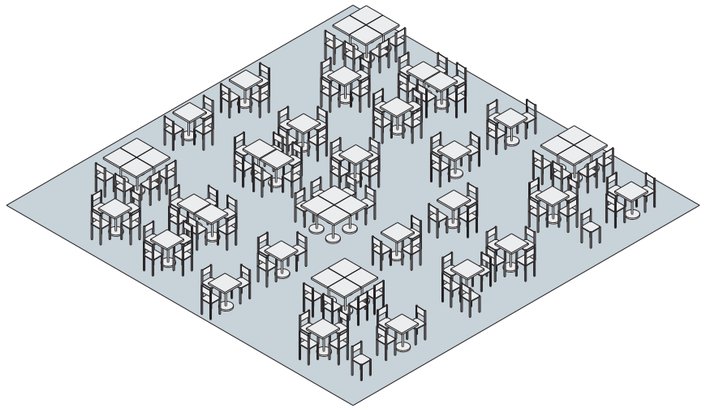


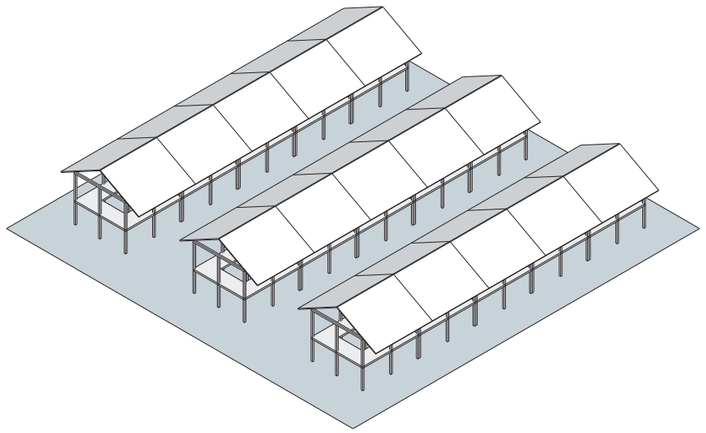
EXISTING SITUATION

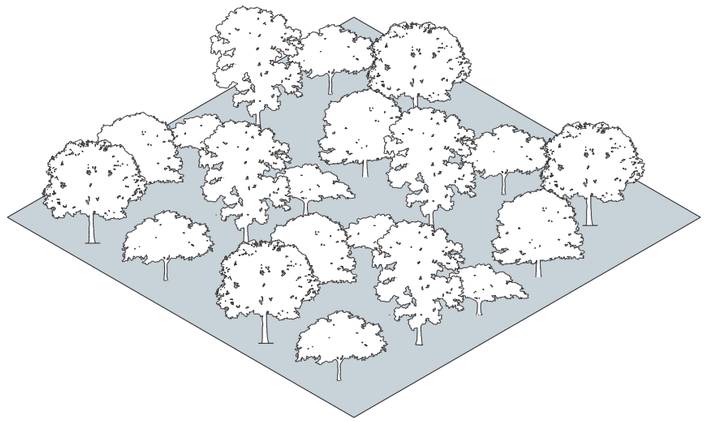


EXISTING SITUATION

SPACE FOR DIVERSITY





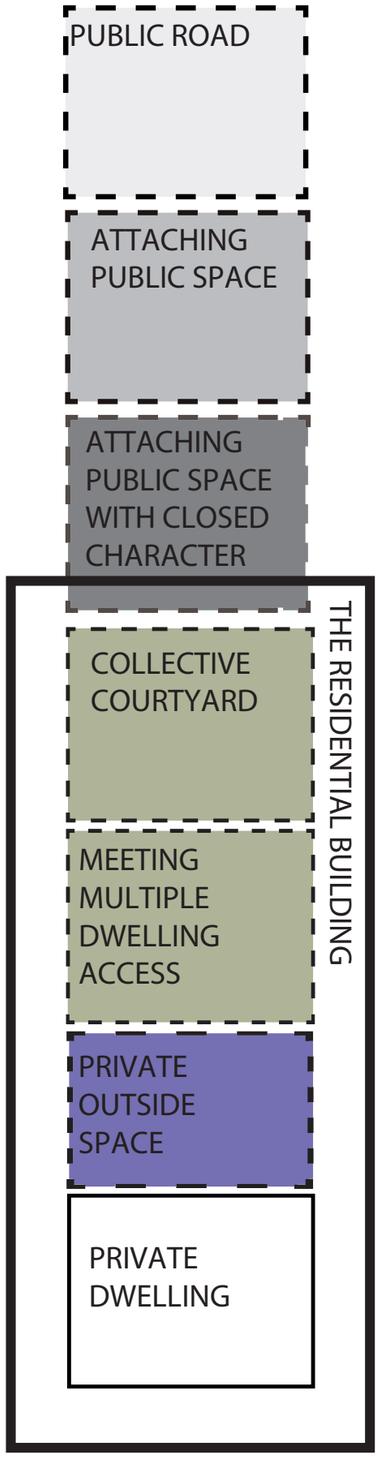


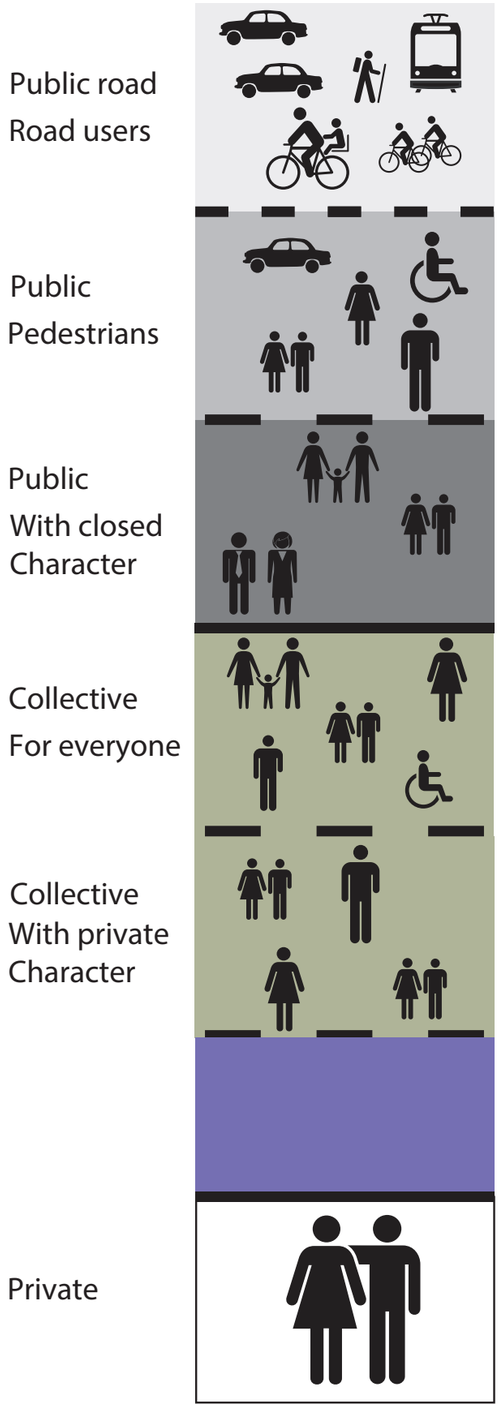
It is human nature to gravitate toward the familiar. But the expats who add the most value to their environment will make use of local market trends. They are willing to experiment with different customs.

FRAMEWORK FOR A NEW CITY PART

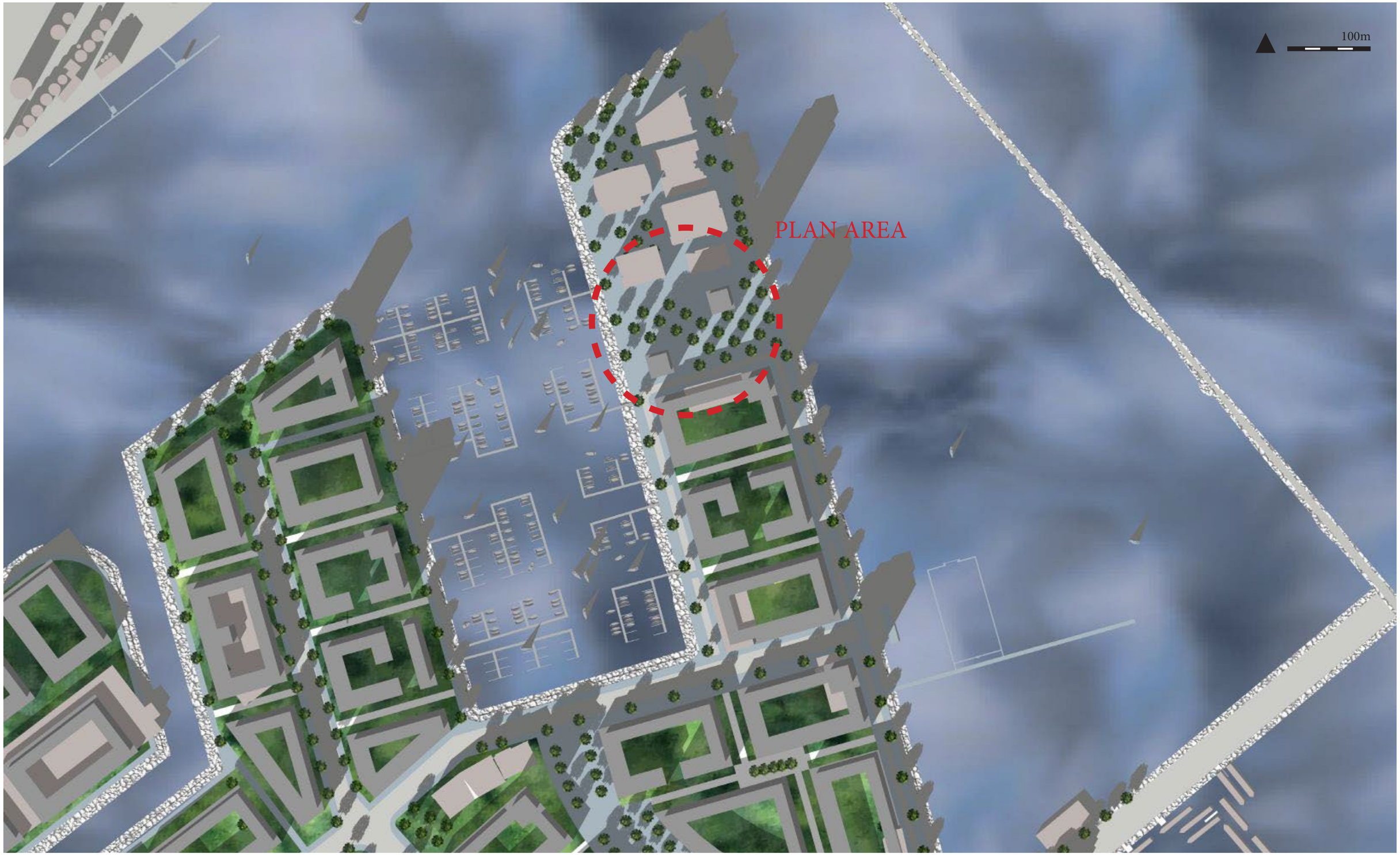
IDENTITY HISTORY | PUBLIC STREETS | GREEN | SOCIAL COHESION | DIVERSITY OF USE | ACTIVE FACADE | URBAN VITALITY | HUMAN SCALE | LOCAL ECONOMY

URBAN ORGANISATION

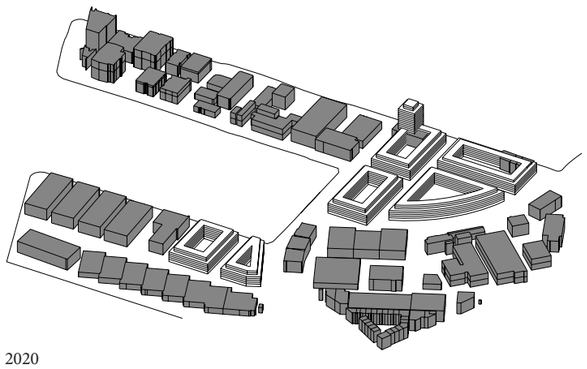




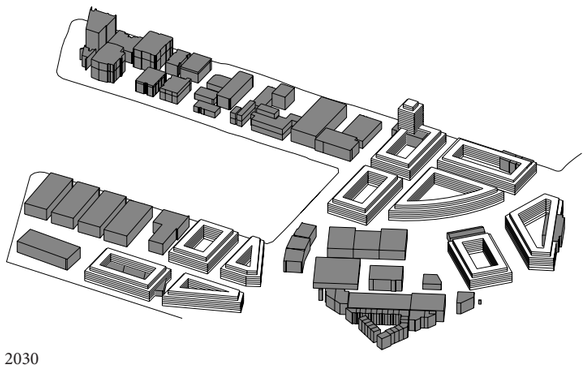
URBAN ENVIRONMENT



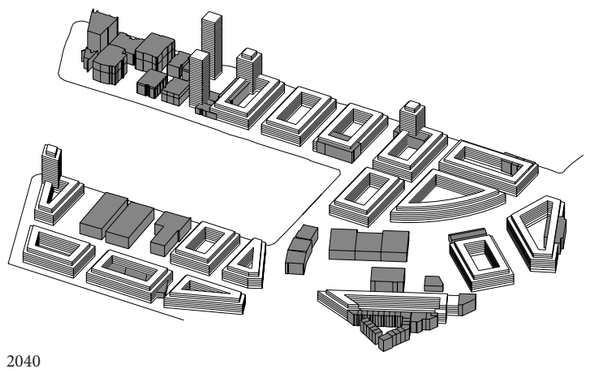
PHASING



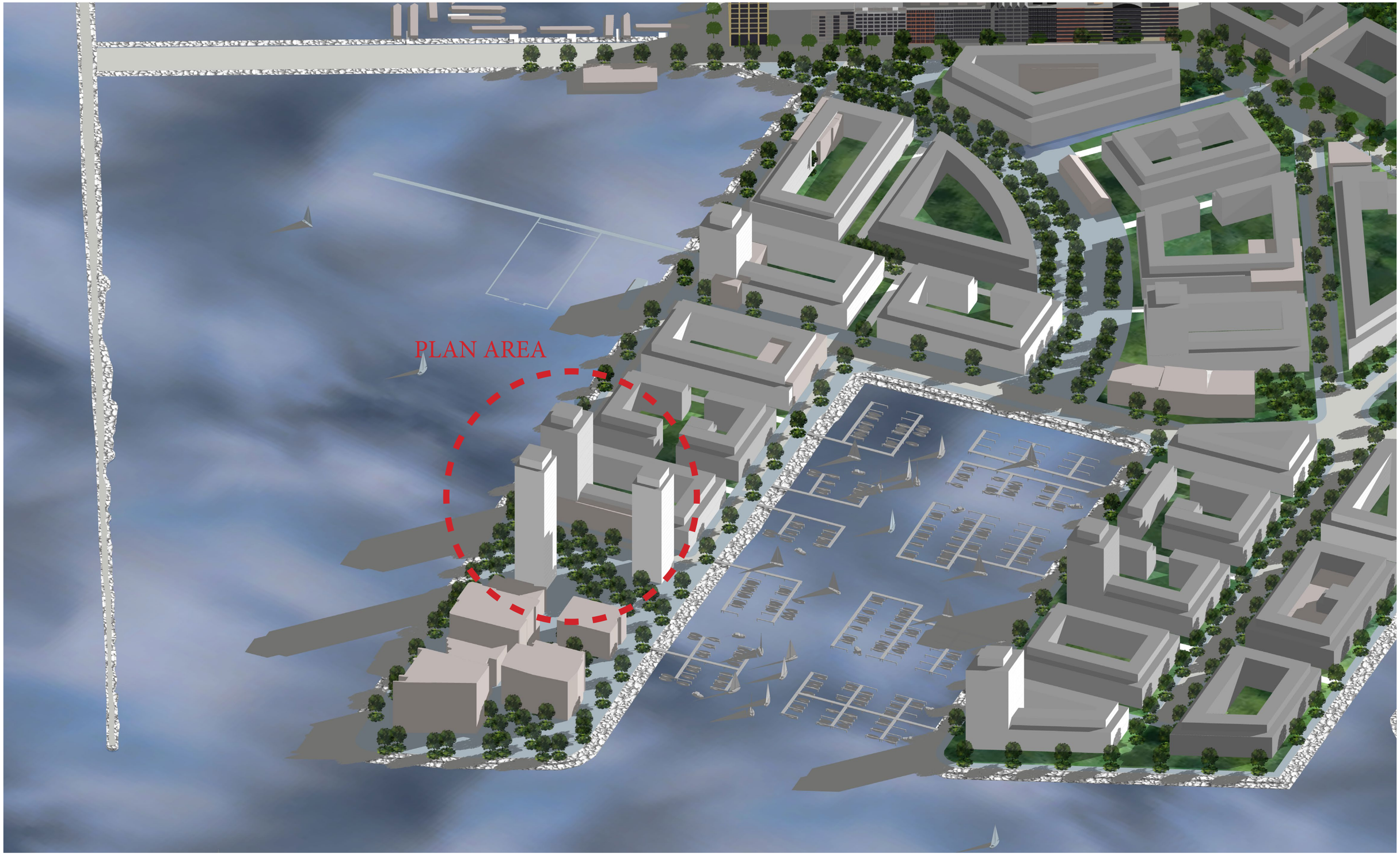
2020



2030

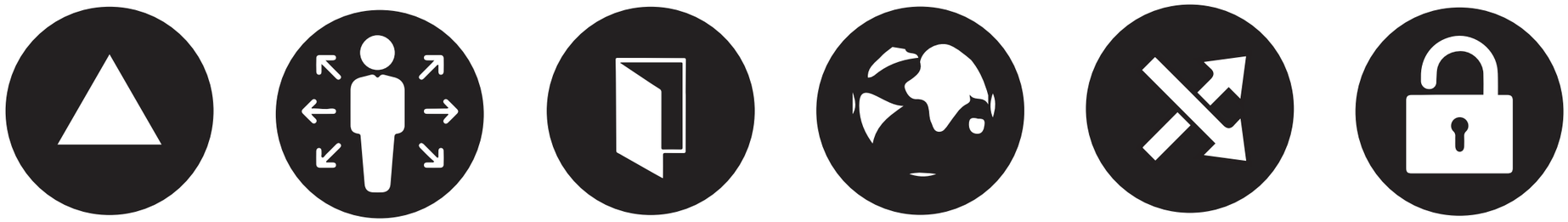


2040


PLAN AREA

LIFE AS EXPAT

CULTURE BRIDGING FAMILIARITIES



NO CLASS OPPURTUNITIES MIGRATION INTER CULTURAL INTERMINGLE ACCESS

EXPAT CHARACTERISTICS

EDUCATION

ART SCENE

FESTIVALS & EVENTS

PARKS & SQUARES

WORK

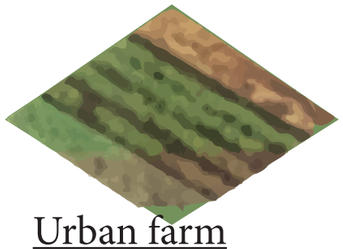
INFORMAL CULTURE

SHARED SQUARES

Flea market

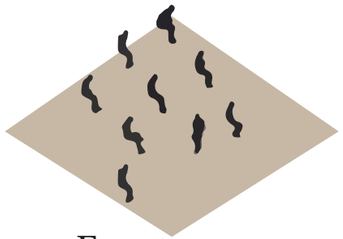
Exersize court

Picnic

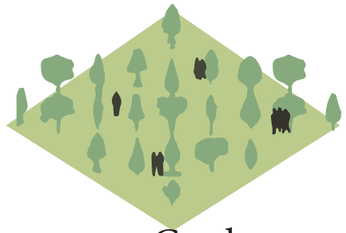

Urban farm

Watersport

Sport court

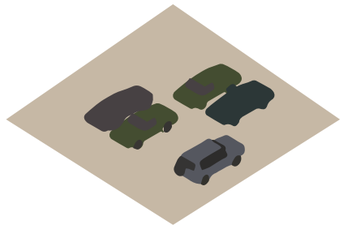

Events

Meeting point


Garden

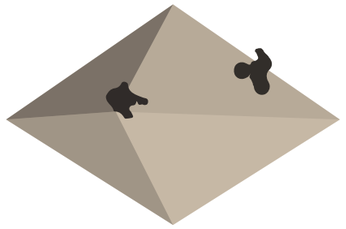
Playground

Art expo


Parking

Performance space

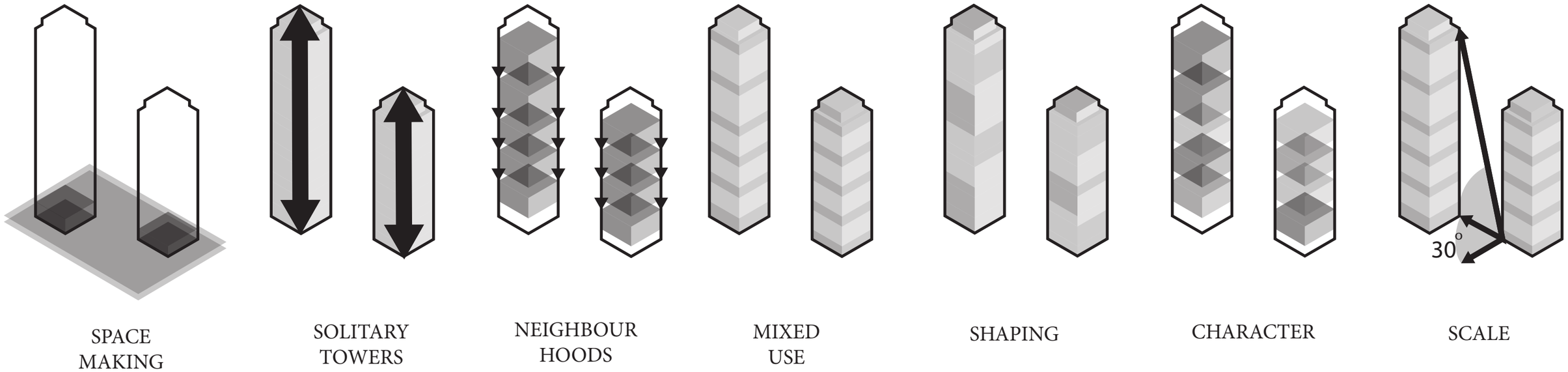
Cafe


X-games

CONCEPT

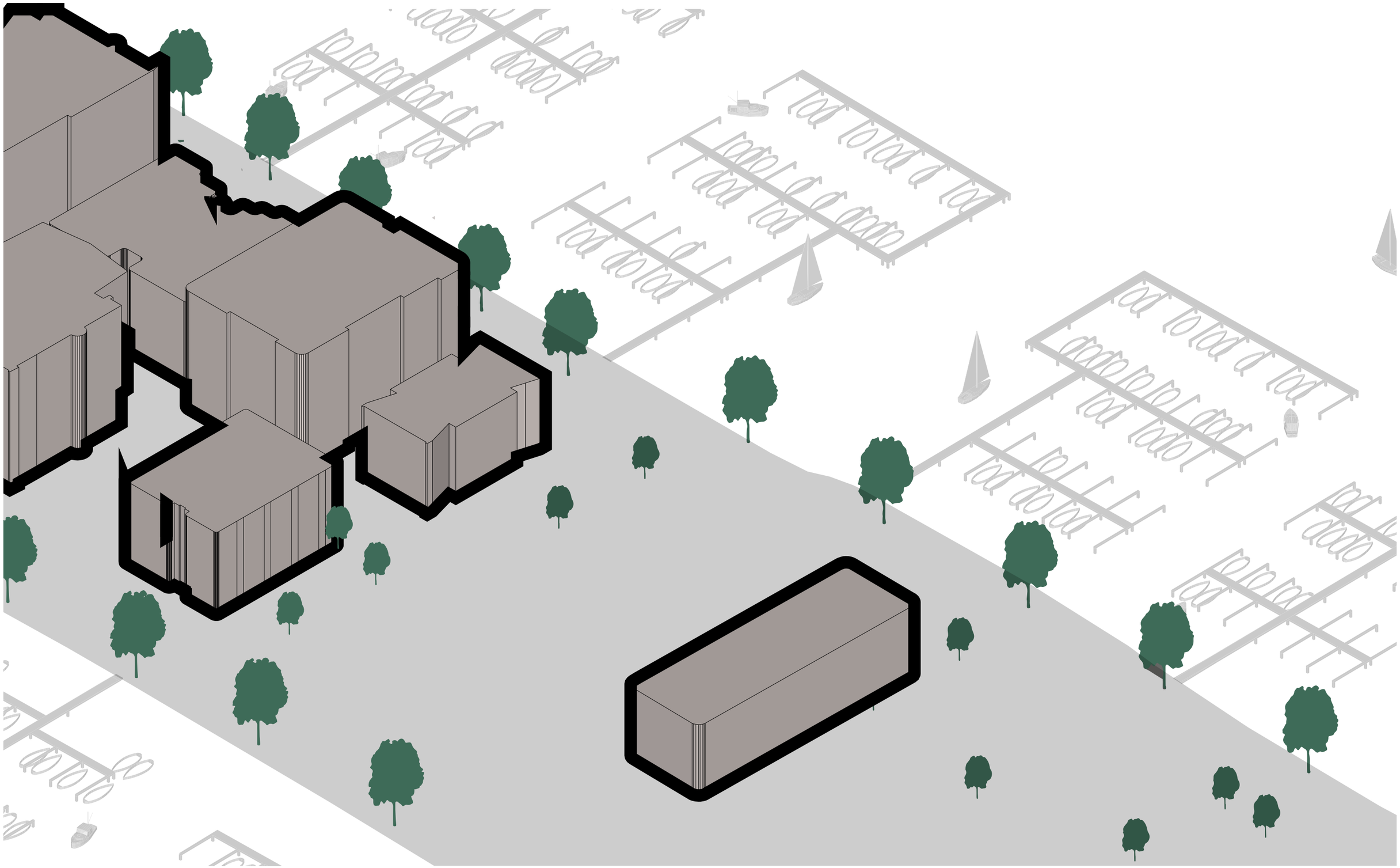
-Stacking Program
-Criteria
-Dwelling Typologies
-Composition

STACKING PROGRAM

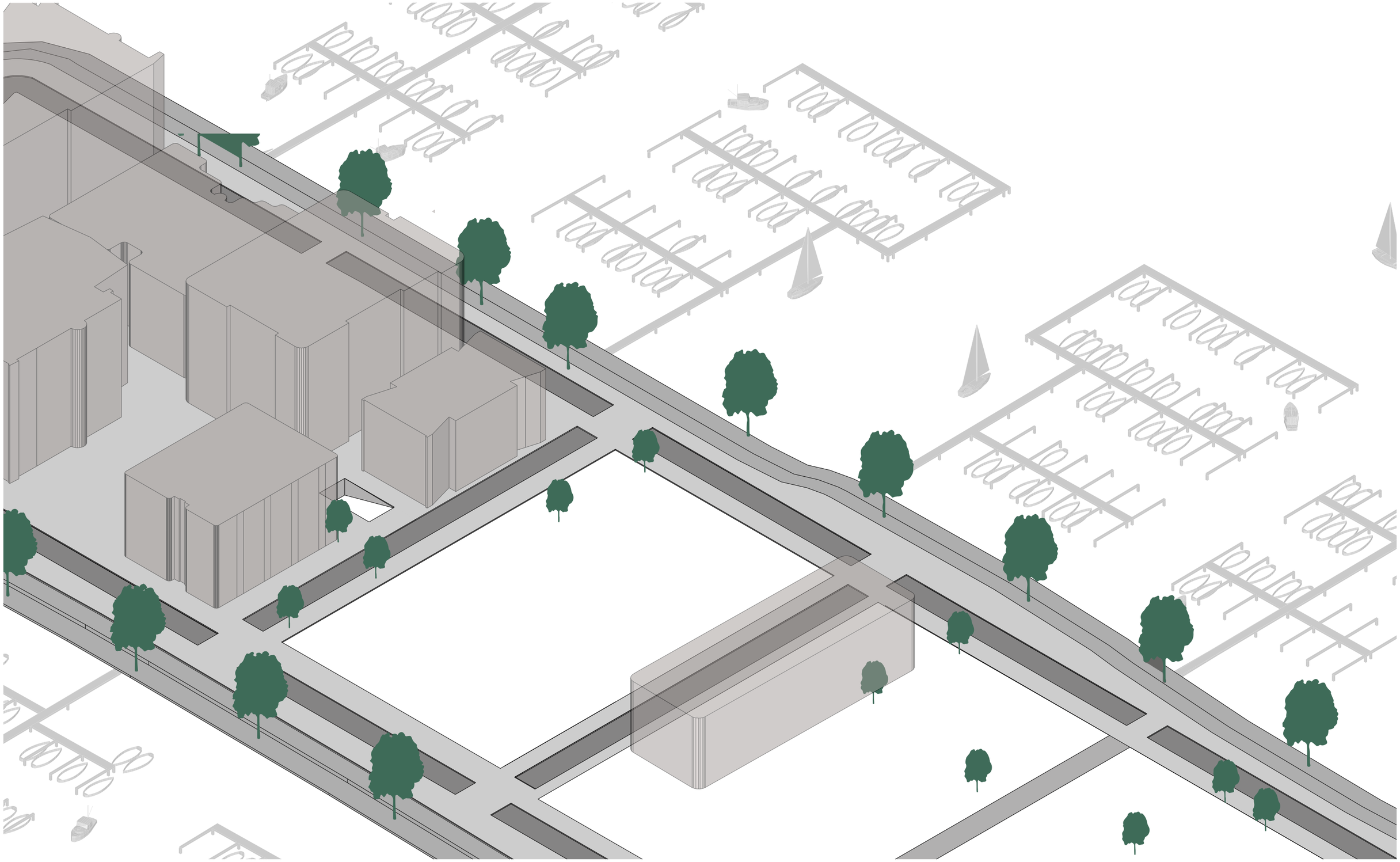


SCALED DESIGN

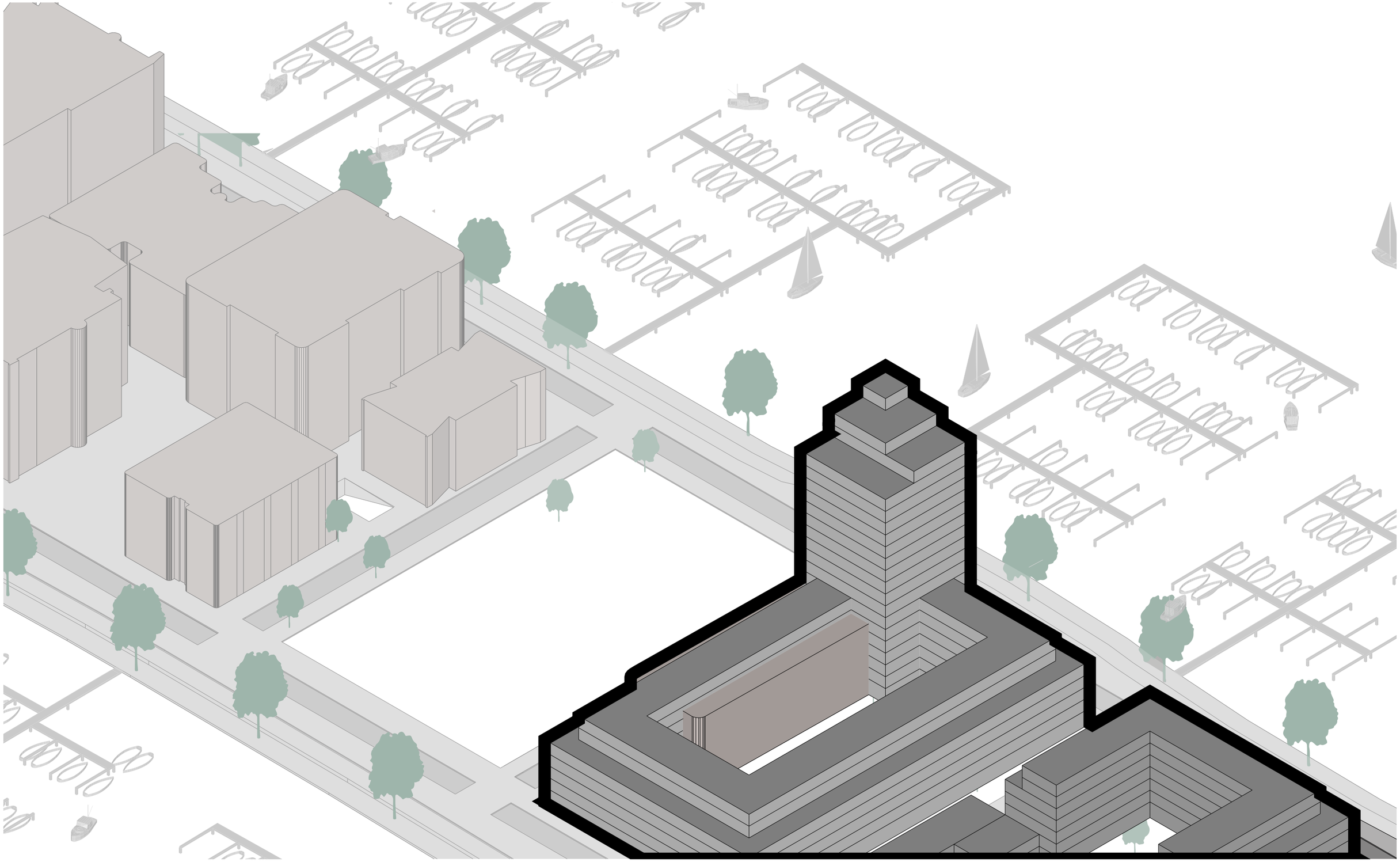
EXISTING SITUATION



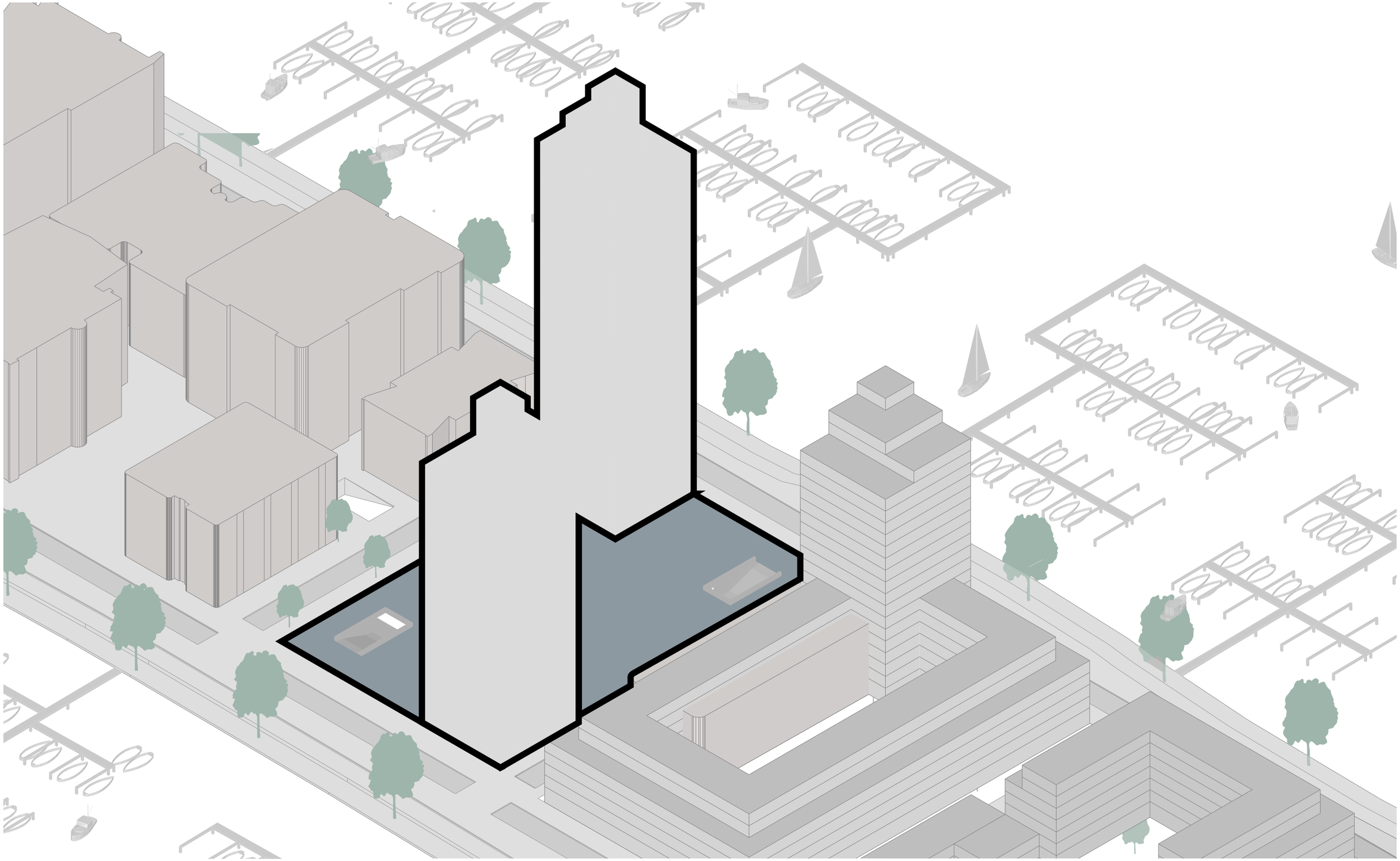
ORGANISATION OF STREETS



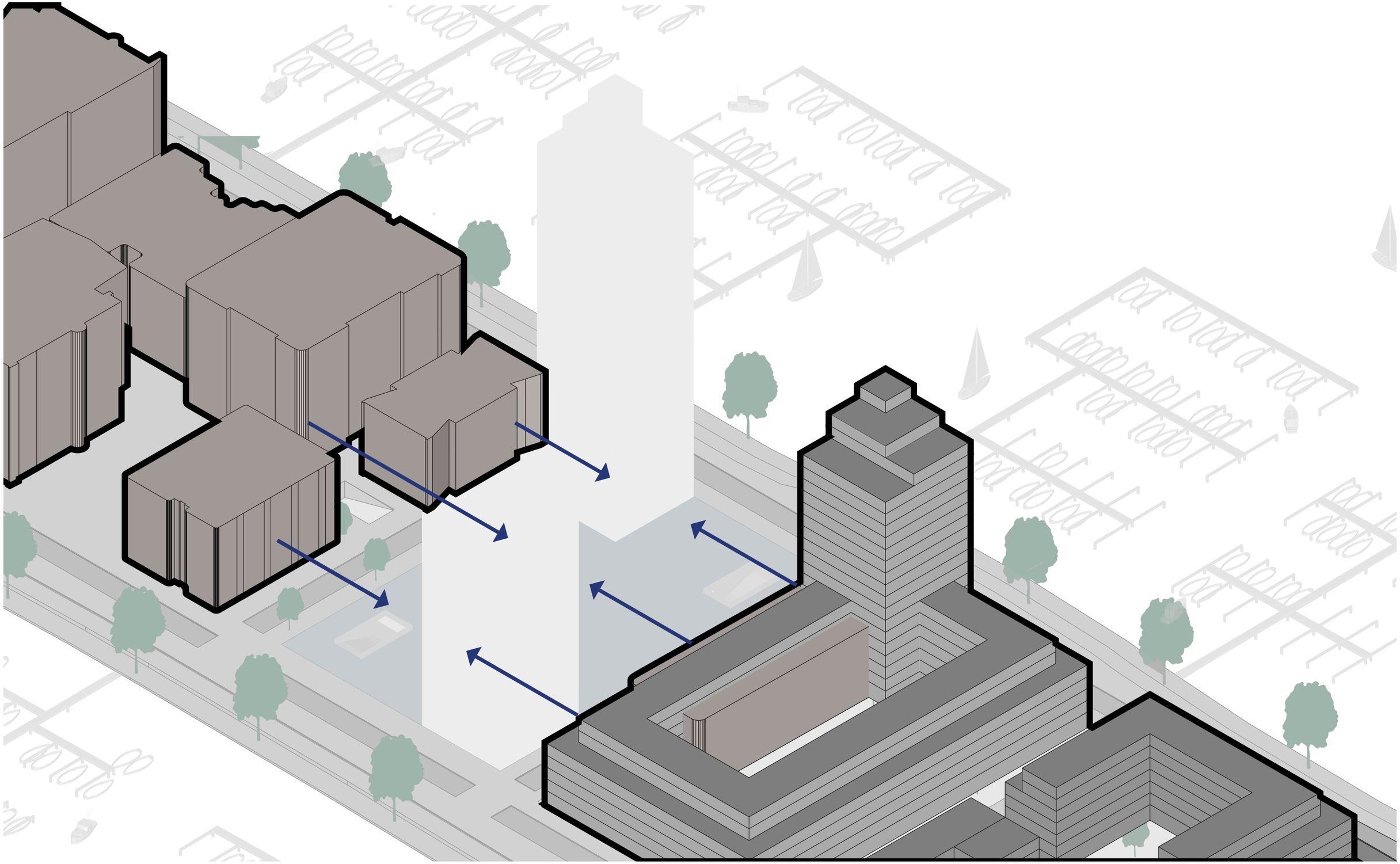
NEW URBAN FABRIC



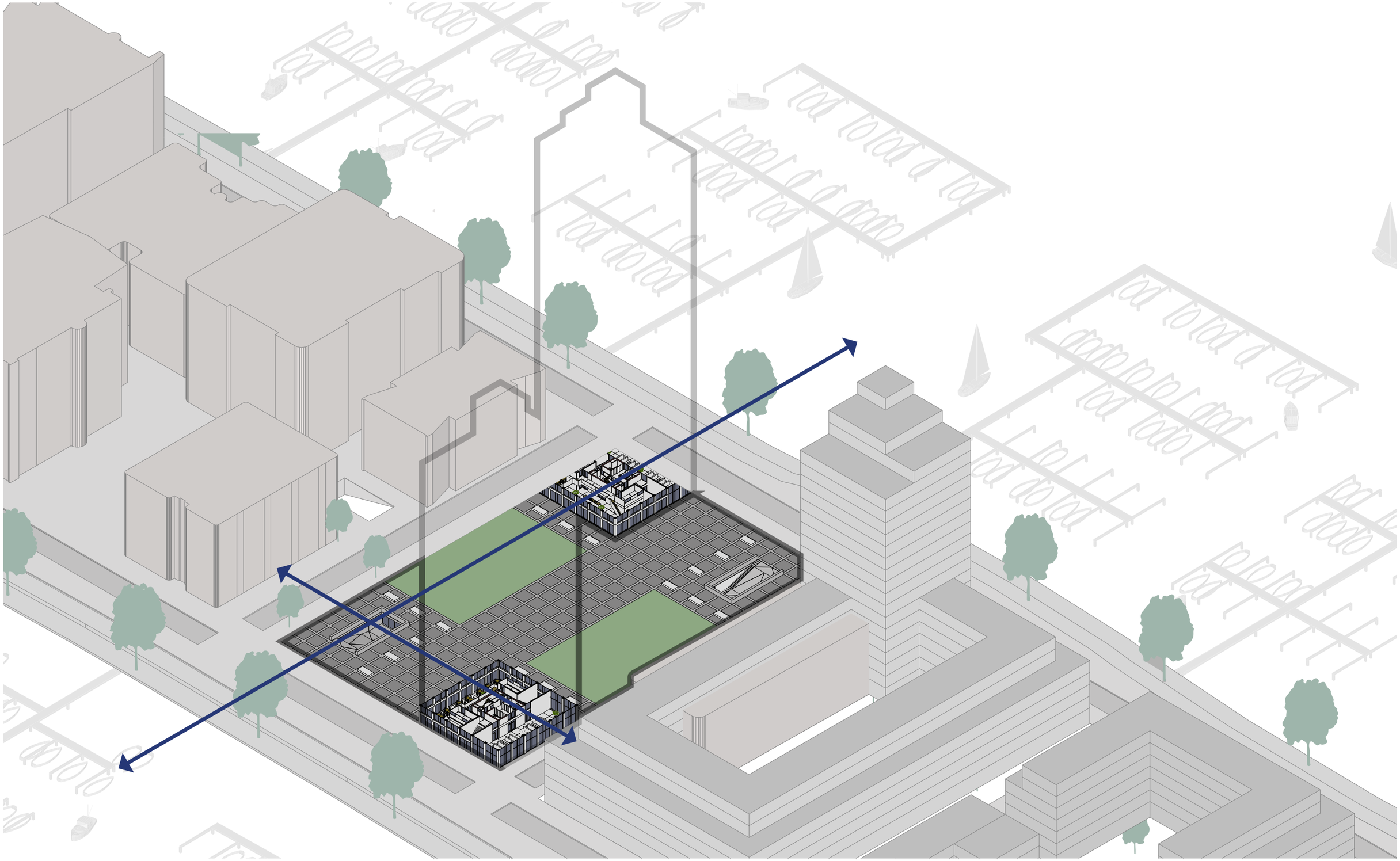
RECOGNITION POINT



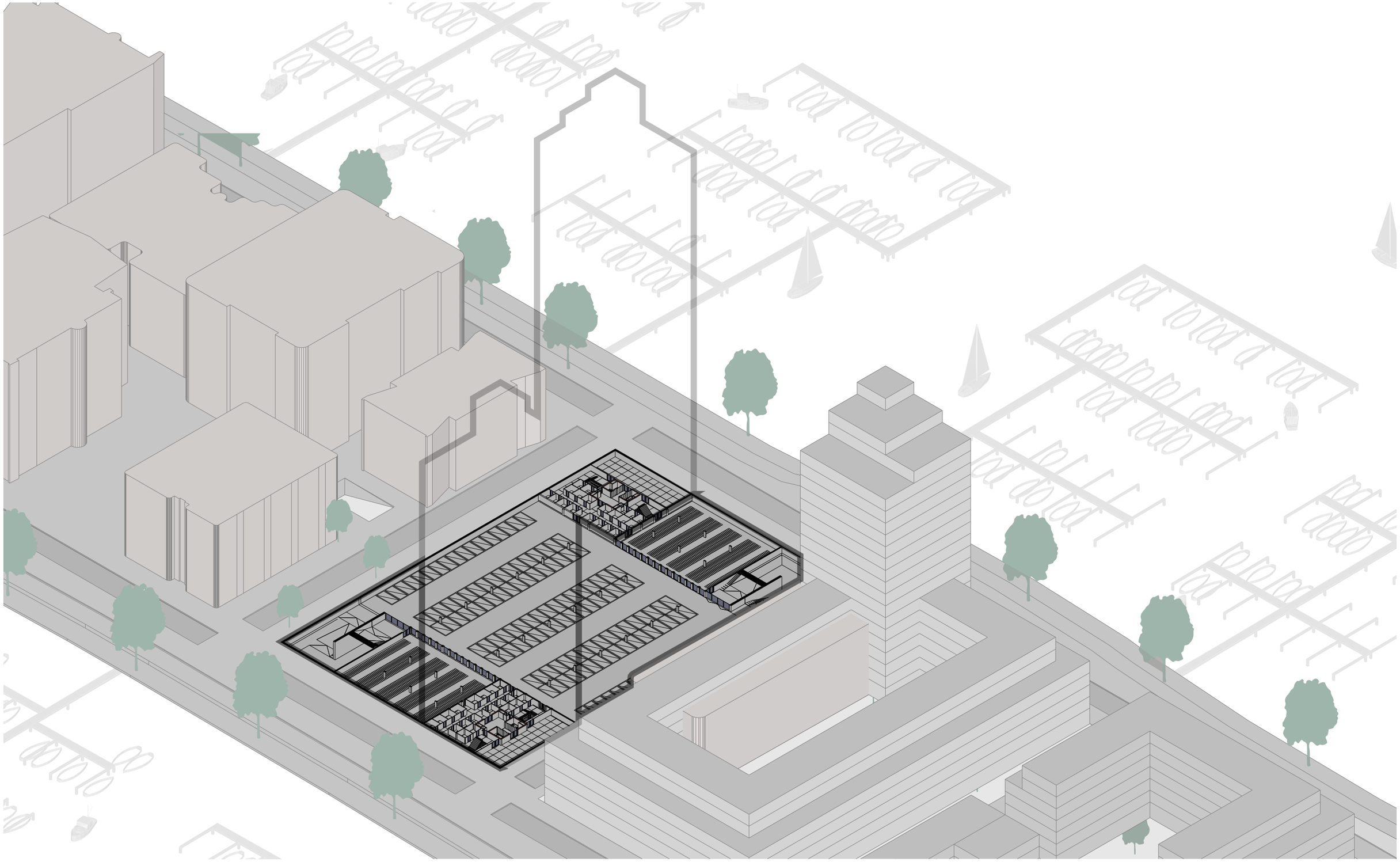
GATHERING POINT



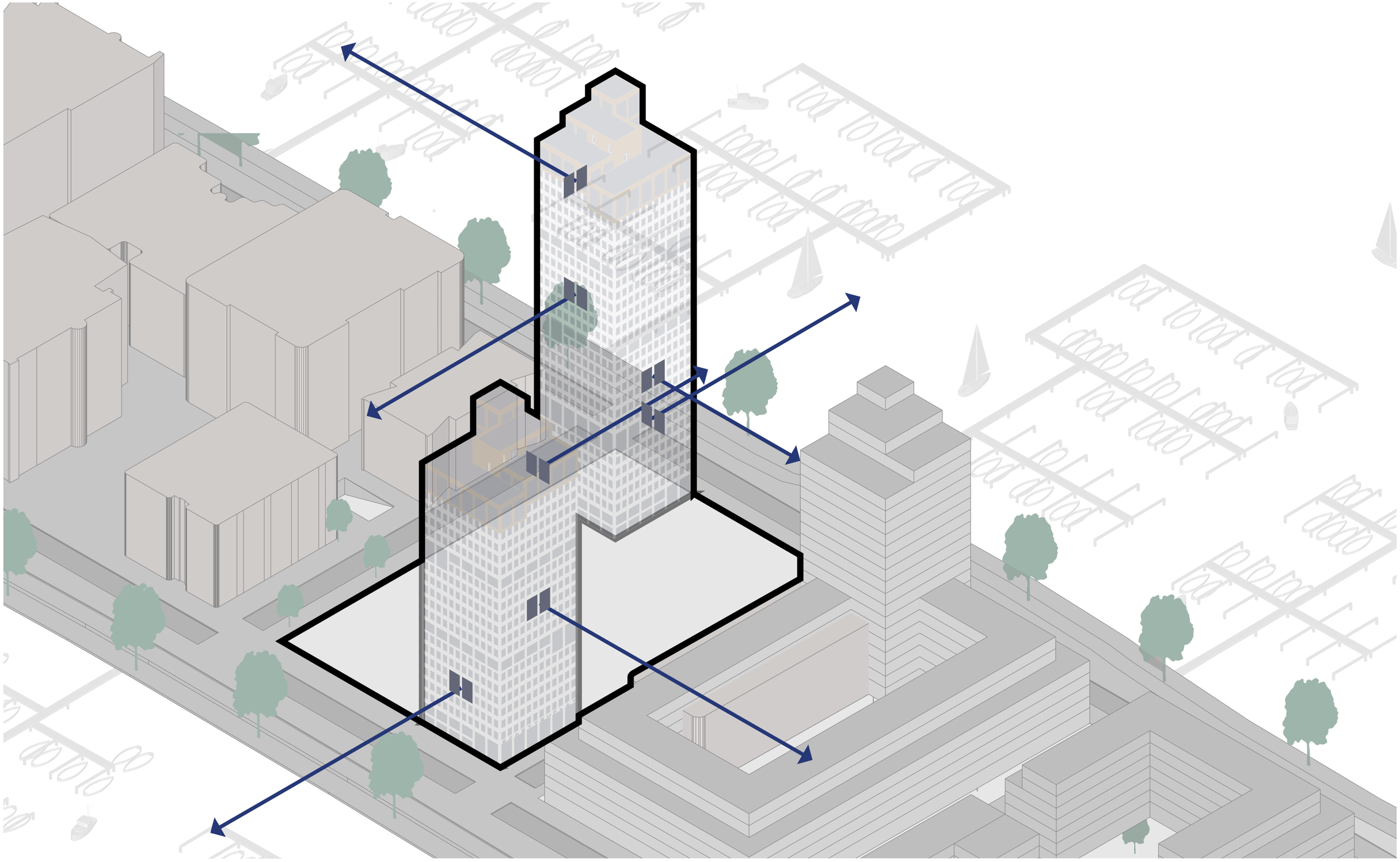
URBAN SQUARE



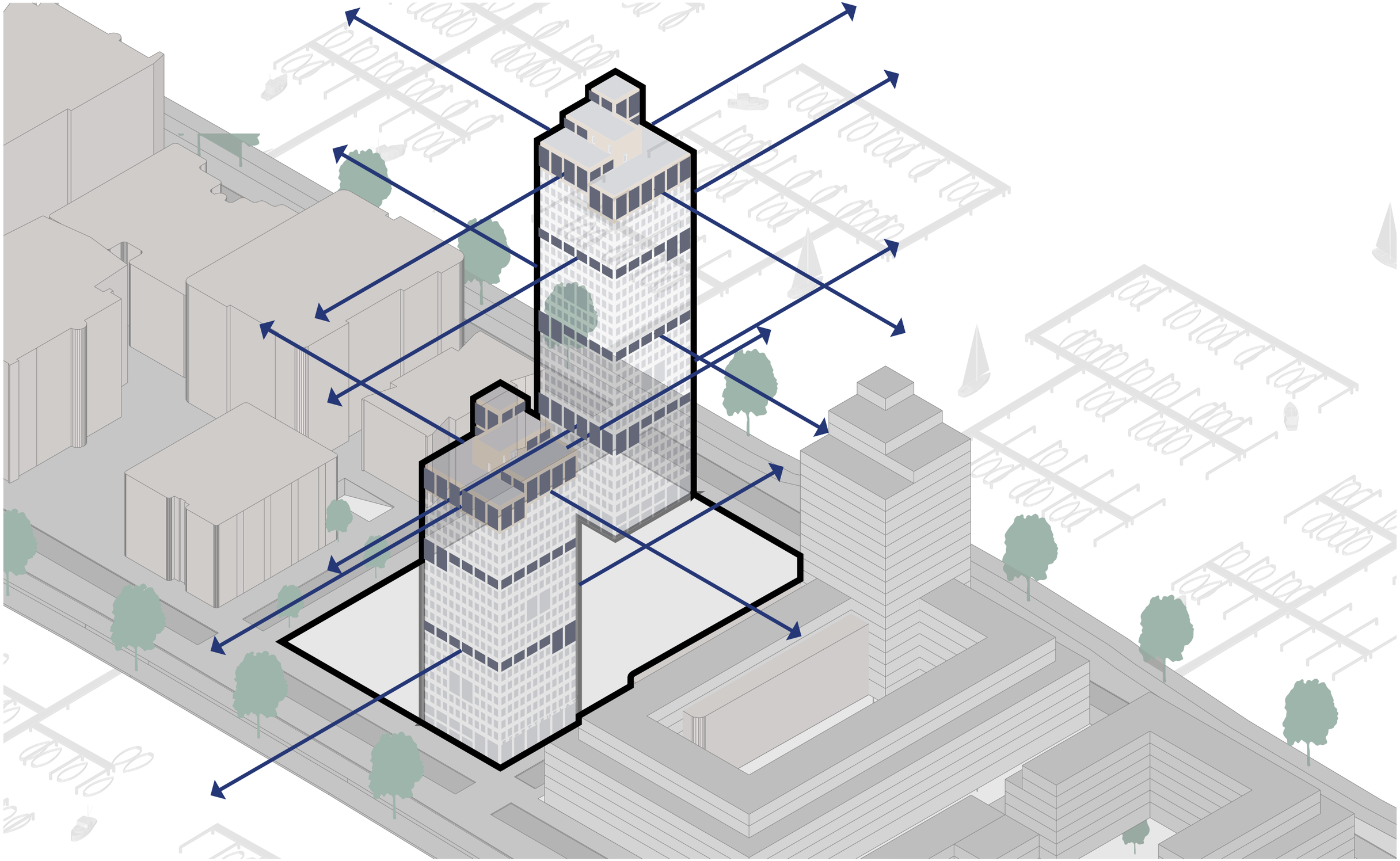
PARKING



LIVING ROOMS



PUBLIC AMENITIES

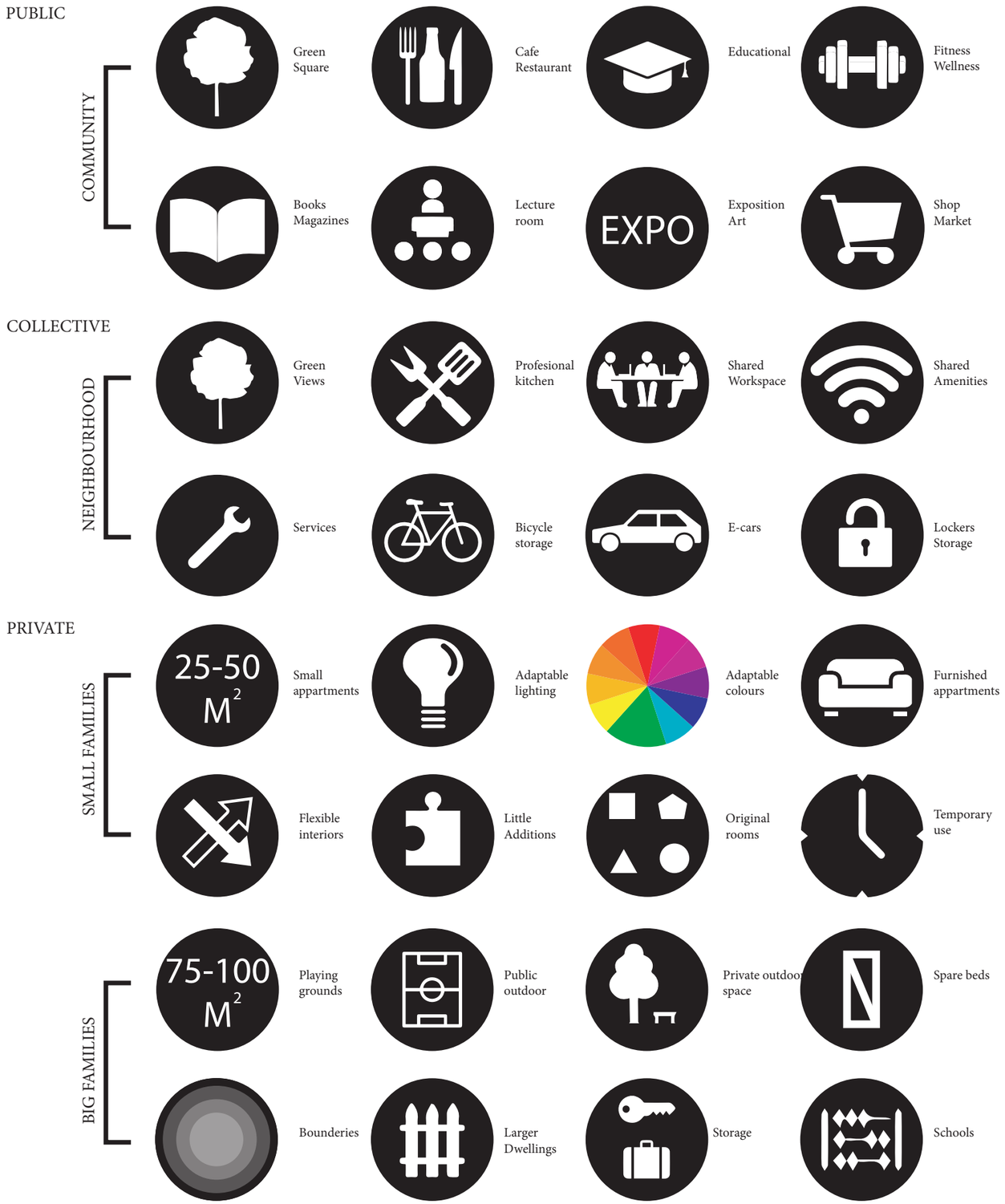


NEW LIVING ENVIRONMENT

URBAN SITUATION 1:500

CRITERIA

DESIGN CRITERIA



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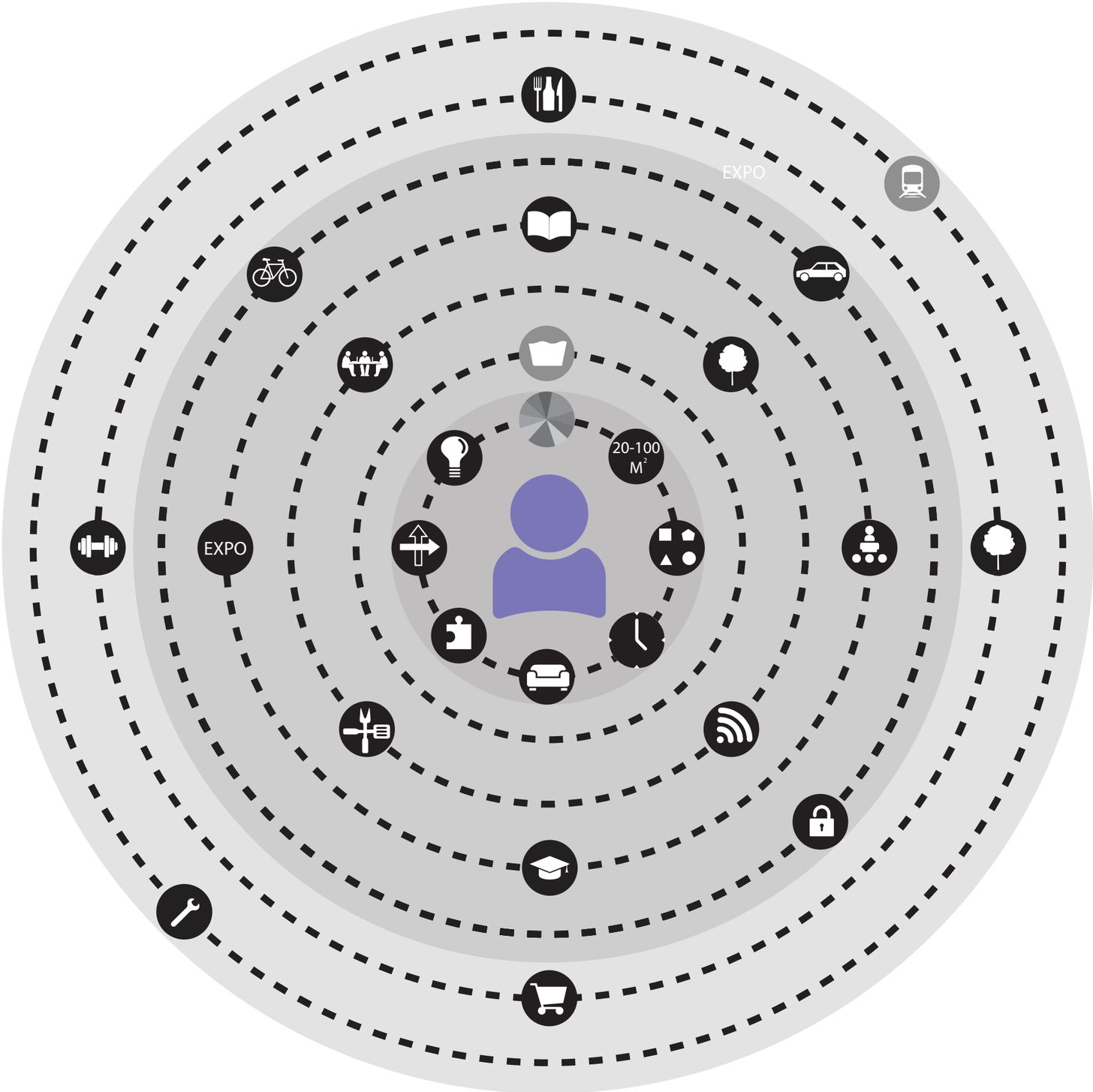
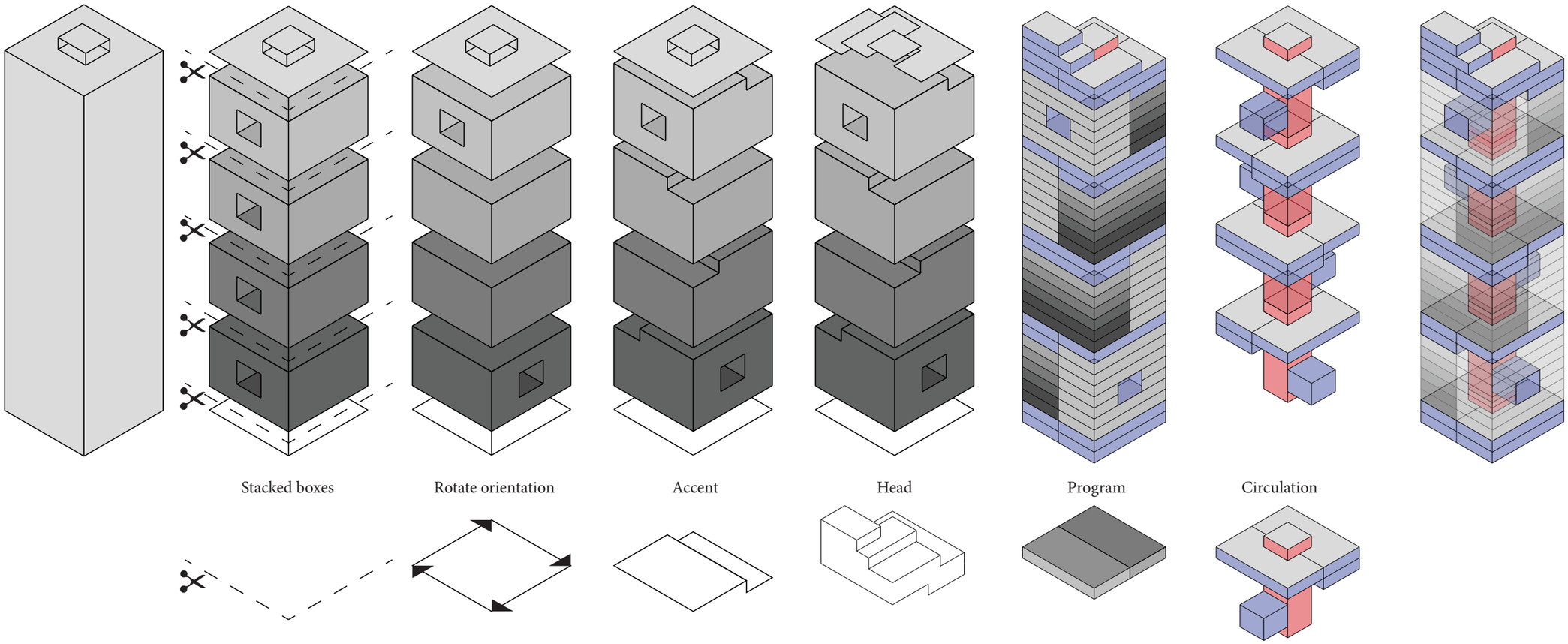
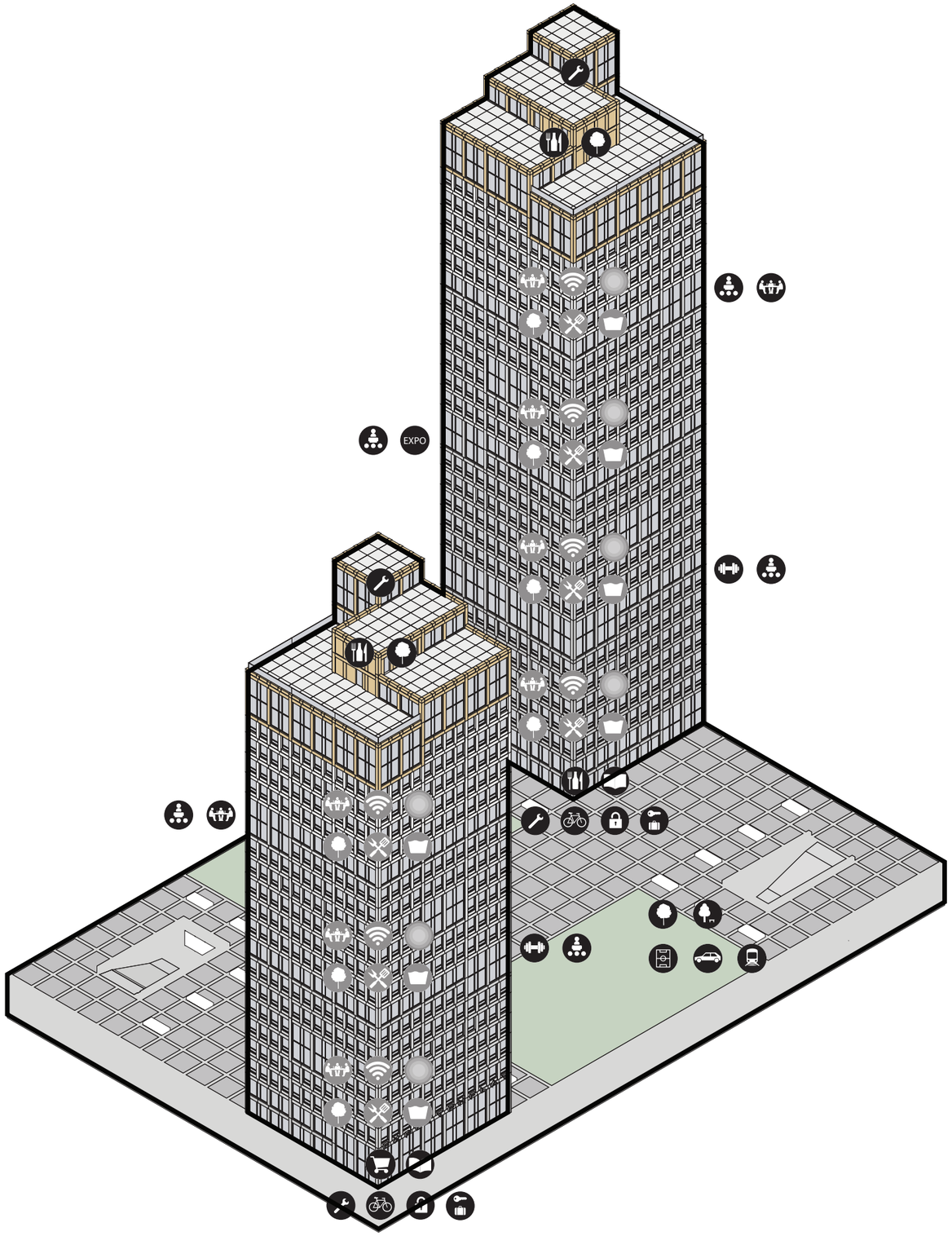
HUMAN RADIUS



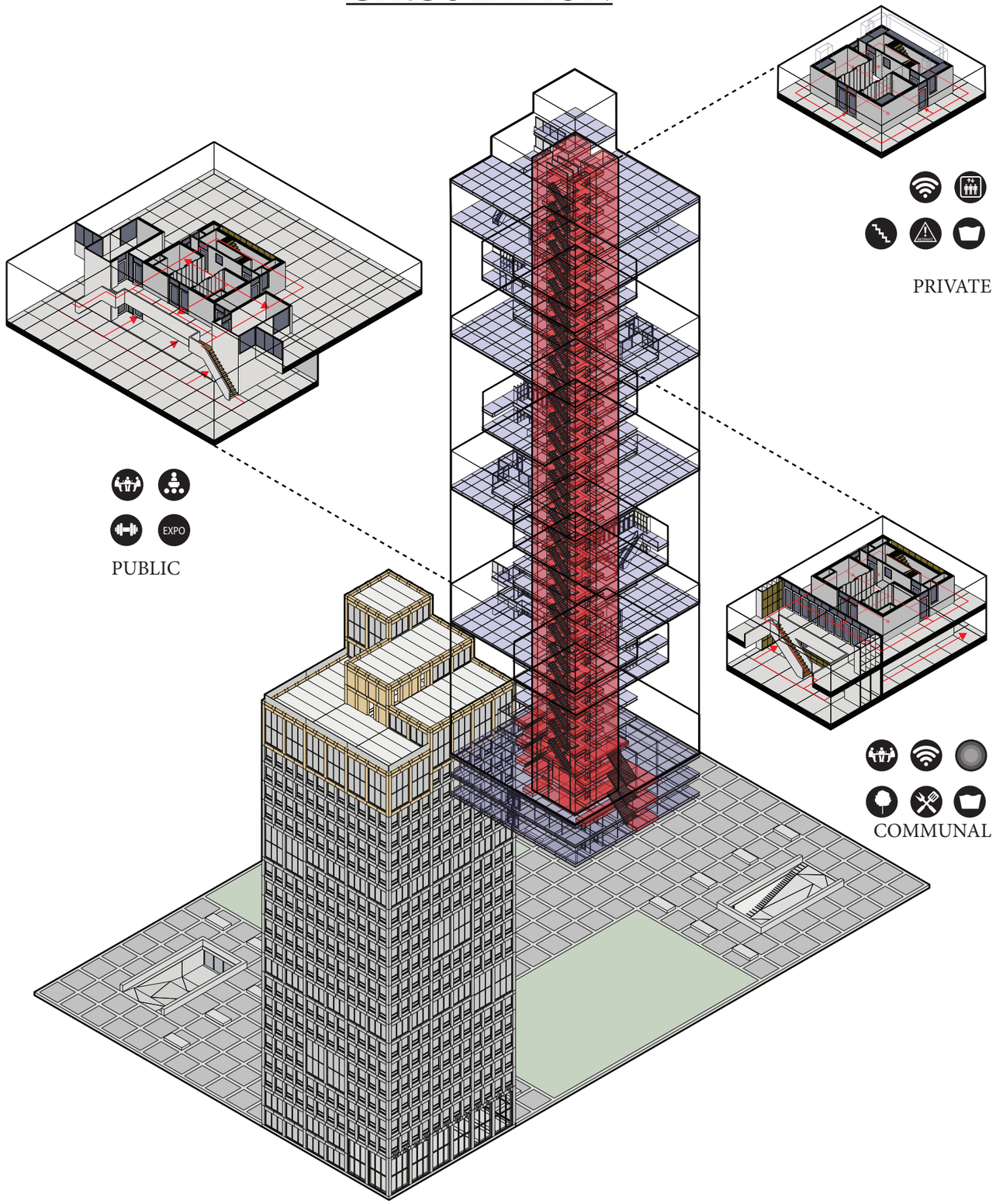
A MIRROR ENVELOP



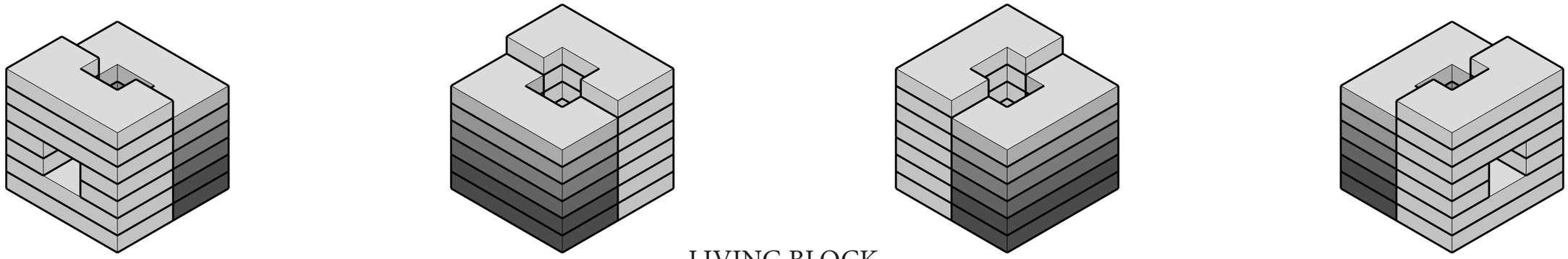
CONFIGURATION OF FUNCTIONS



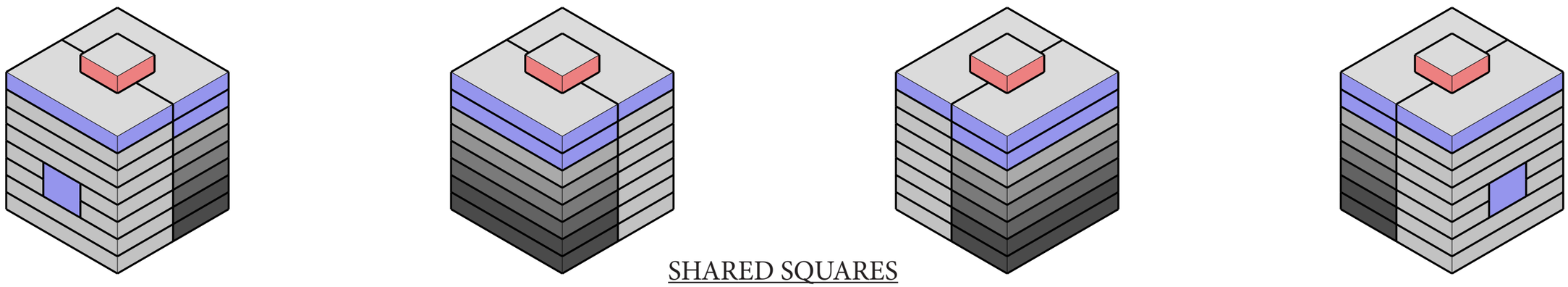
CIRCULATION



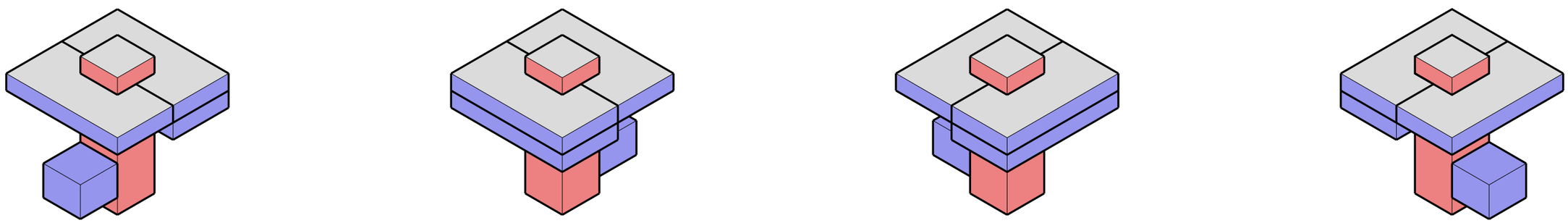
A MIRROR NEIGHBOURHOODS



LIVING BLOCK



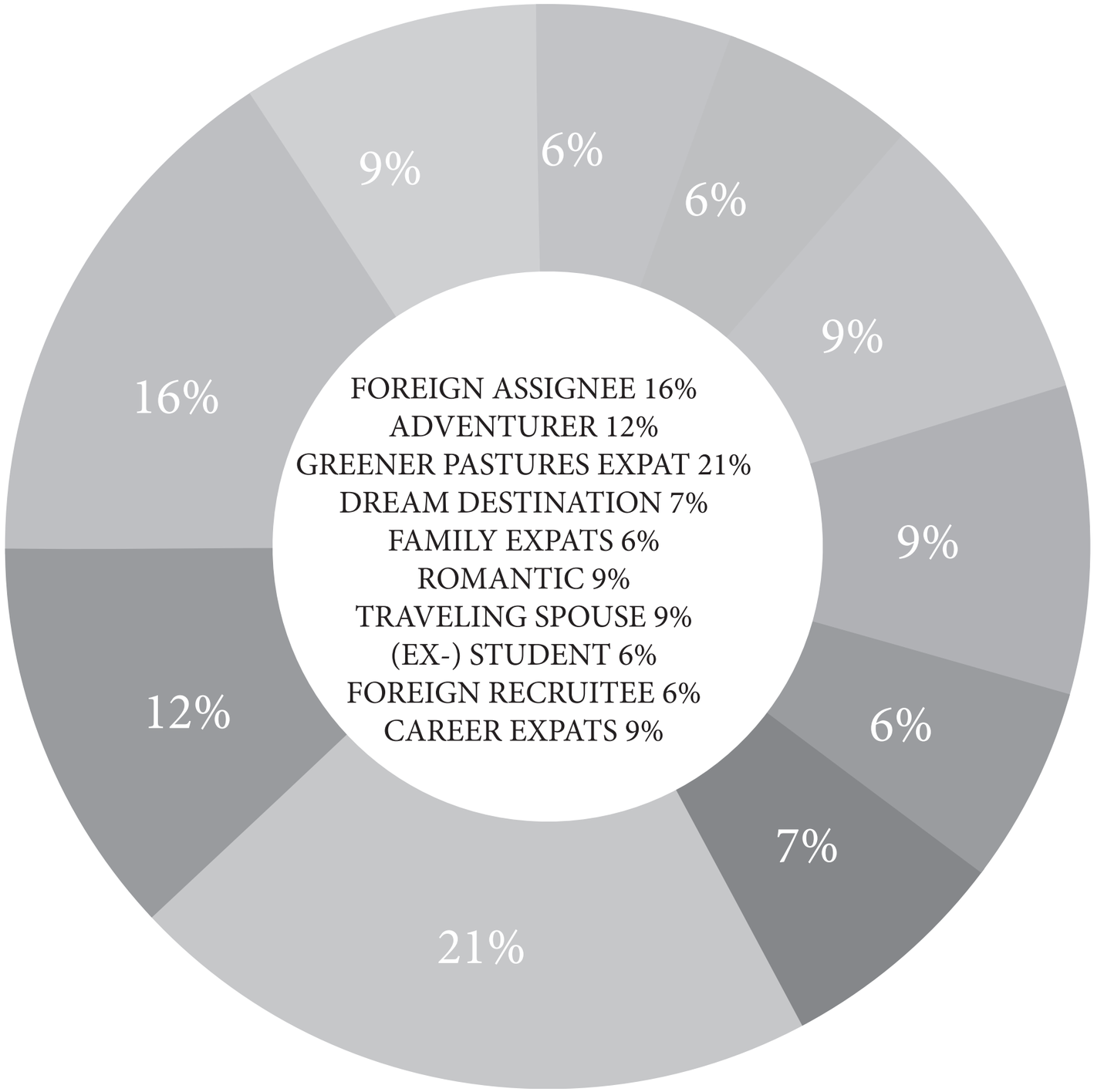
SHARED SQUARES



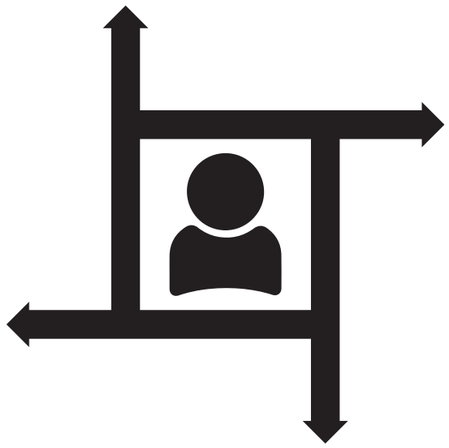
INCAPSULATED CIRCULATION

DWELLING

EXPAT TYPES

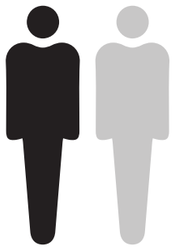

16%
9%
6%
6%
9%
9%
6%
7%
21%
12%
FOREIGN ASSIGNEE 16%
ADVENTURER 12%
GREENER PASTURES EXPAT 21%
DREAM DESTINATION 7%
FAMILY EXPATS 6%
ROMANTIC 9%
TRAVELING SPOUSE 9%
(EX-) STUDENT 6%
FOREIGN RECRUITEE 6%
CAREER EXPATS 9%

HOUSEHOLDS



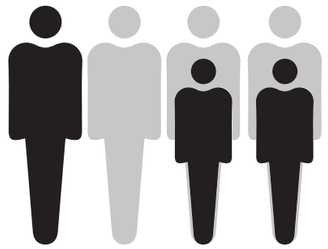
STUDENTS

STARTERS



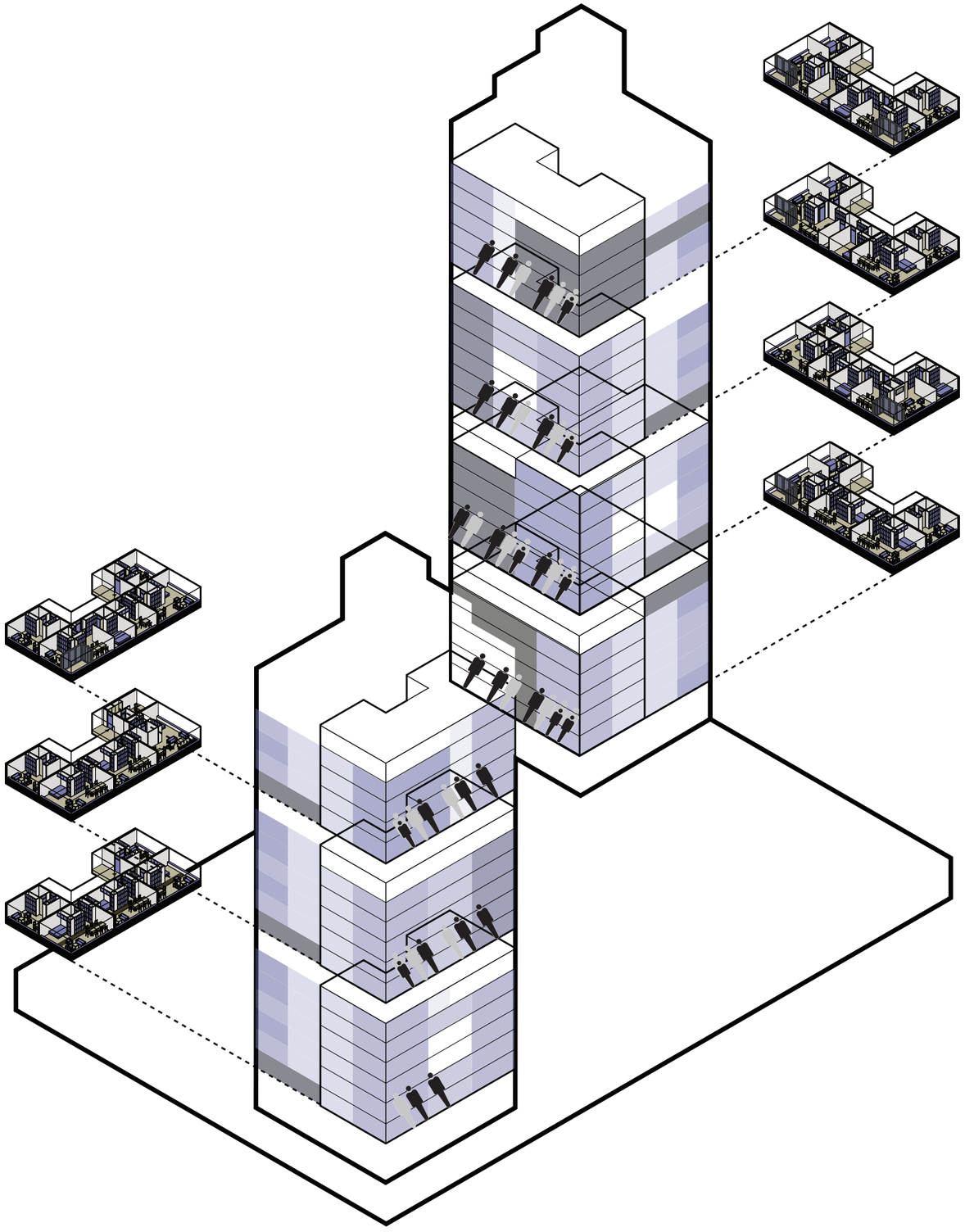
SMALL FAMILIES

BIG FAMILIES

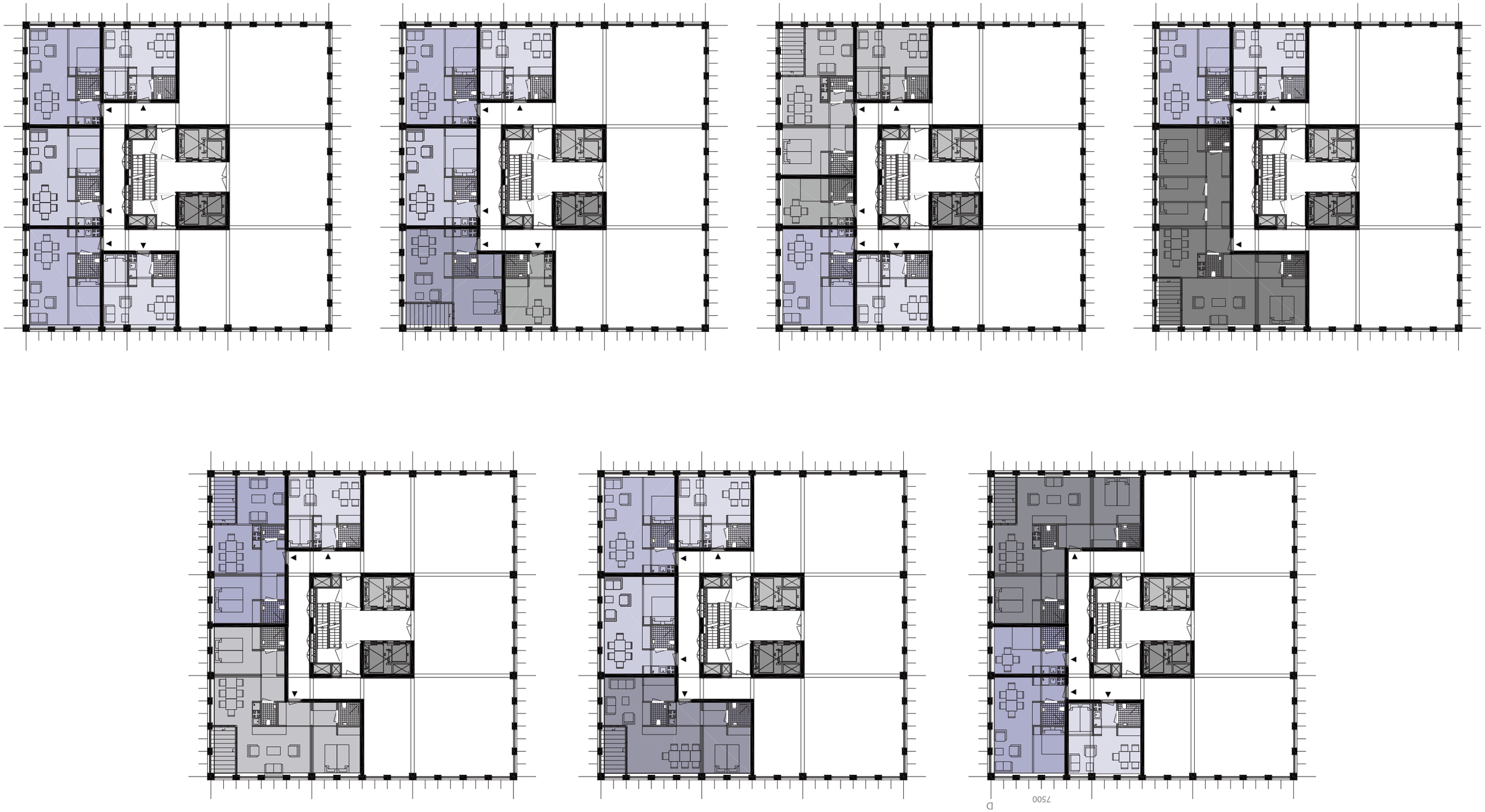


TYPE	STUDENT	STARTER	SMALL FAMILY	BIG FAMILY
TIMEFRAME	3 months - 2 years	3 months - 5 years	2 years - 5 years	2 years - 5 years
APARTMENT TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM
SURFACE	15-30m2	30-70m2	70-90m2	110m2
RENT BUDGET	$-$$$	$-$$$	$-$$$	$-$$$
ARRANGEMENT	Furnished	Furnished	Furnished / Adaptable	Furnished / Adaptable
AMENITIES	Storage (50+m2) Shared Loundry 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

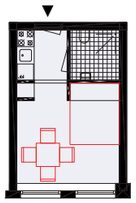
CONFIGURATION OF DWELLINGS

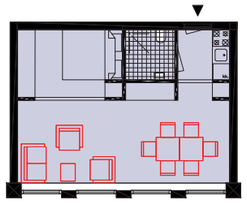


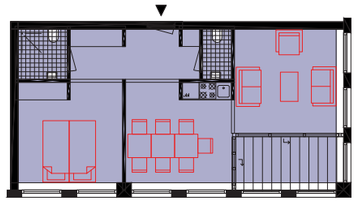
PROGRAM

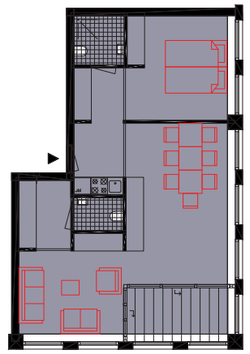


DWELLING TYPES









STUDENT

3 months - 2 years

STUDIO

15-30m2

$-$$$

Furnished

Storage (50+m2)
Shared Loundry
Guestroom (?)

STARTER

3 months - 5 years

1 BEDROOM

30-70m2

$-$$$

Furnished

Storage (50+ m2)
Outdoor spaces (50+m2)
Shared Loundry

SMALL FAMILY

2 years - 5 years

2 BEDROOM

70-90m2

$-$$$

Furnished / Adaptable

Storage (50+ m2)
Outdoor spaces (50+m2)
Spareroom/Guestroom
Collective spaces

BIG FAMILY

2 years - 5 years

3 BEDROOM

110m2

$-$$$

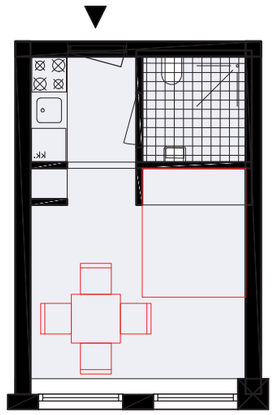
Furnished / Adaptable

Storage (50+m2)
Outdoor spaces (50+m2)
Spareroom/Guestroom
Collective spaces

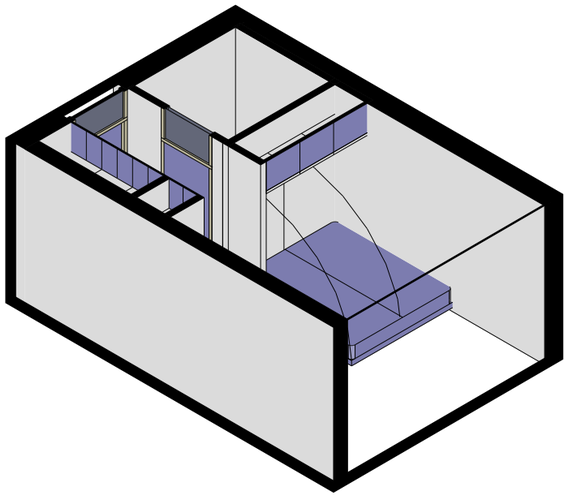
STUDIO

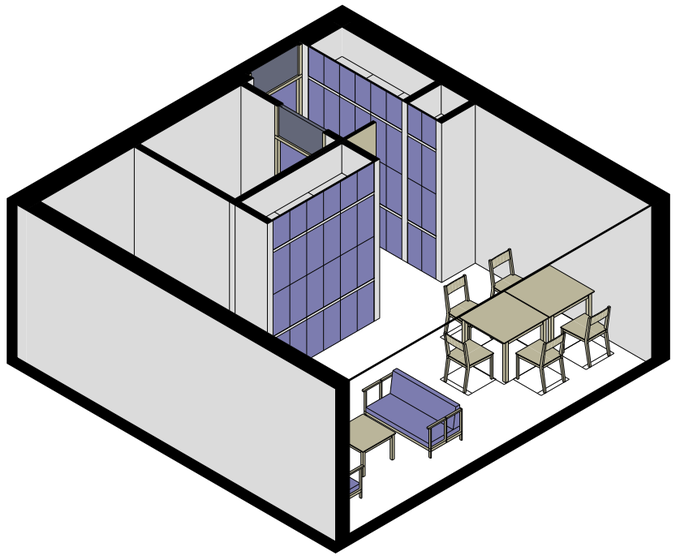
Scale 1:100

T1
x34
17,5m2



T2
x94
28m2

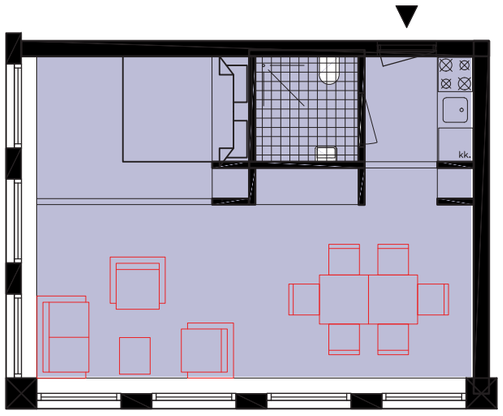




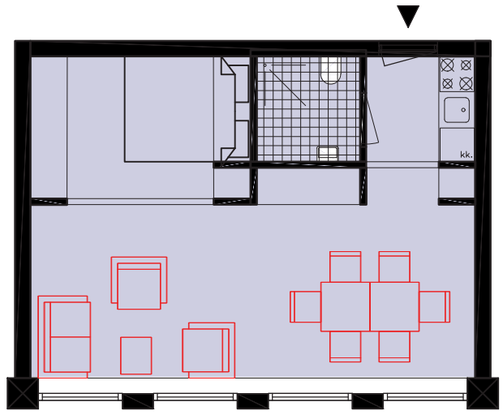
SMALL

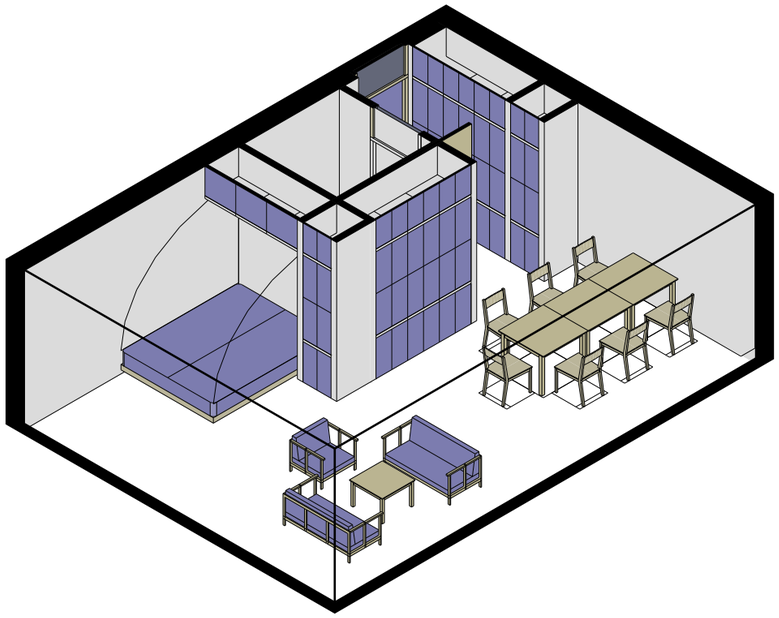
Scale 1:100

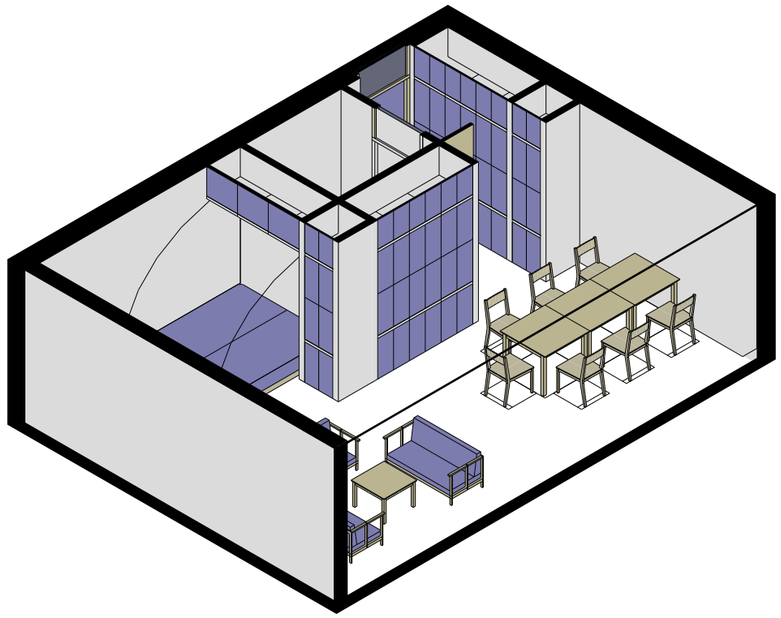
T3.1
x70
35m2



T3.2
x70
35m2



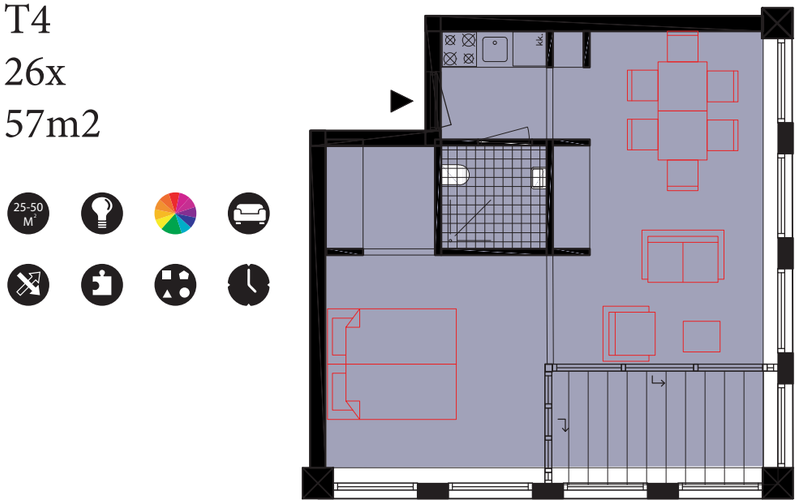




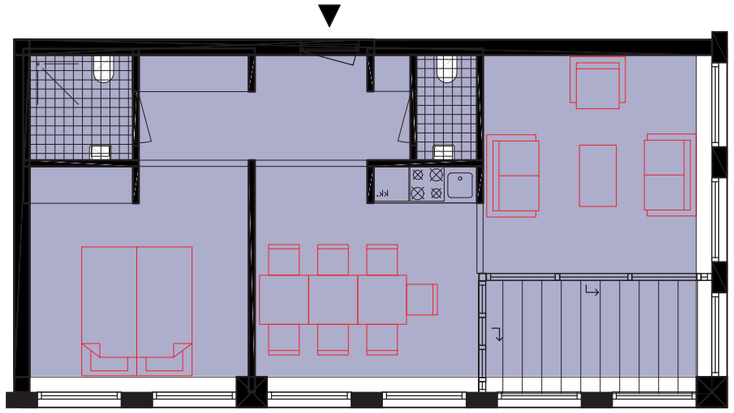
1 ROOM

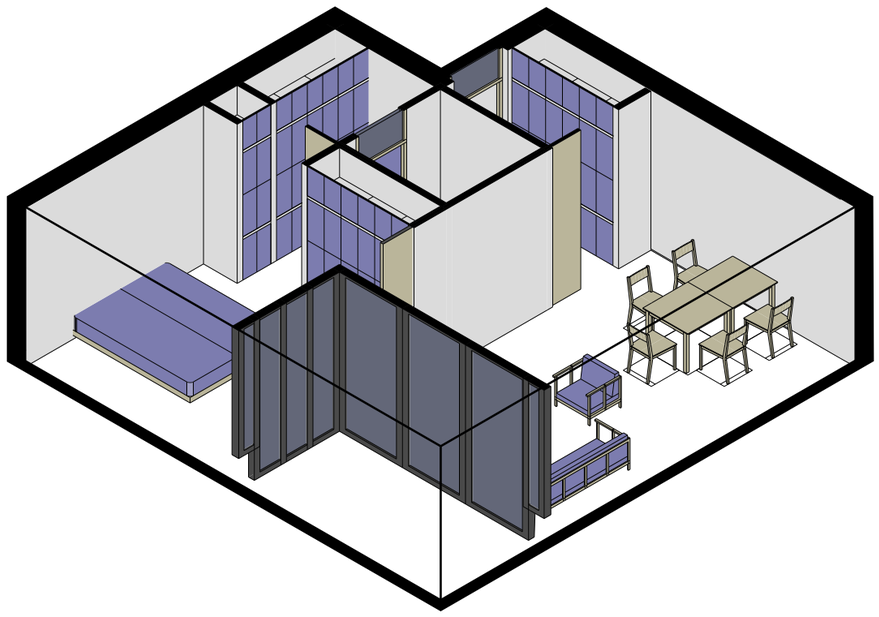
XX m2 / Scale

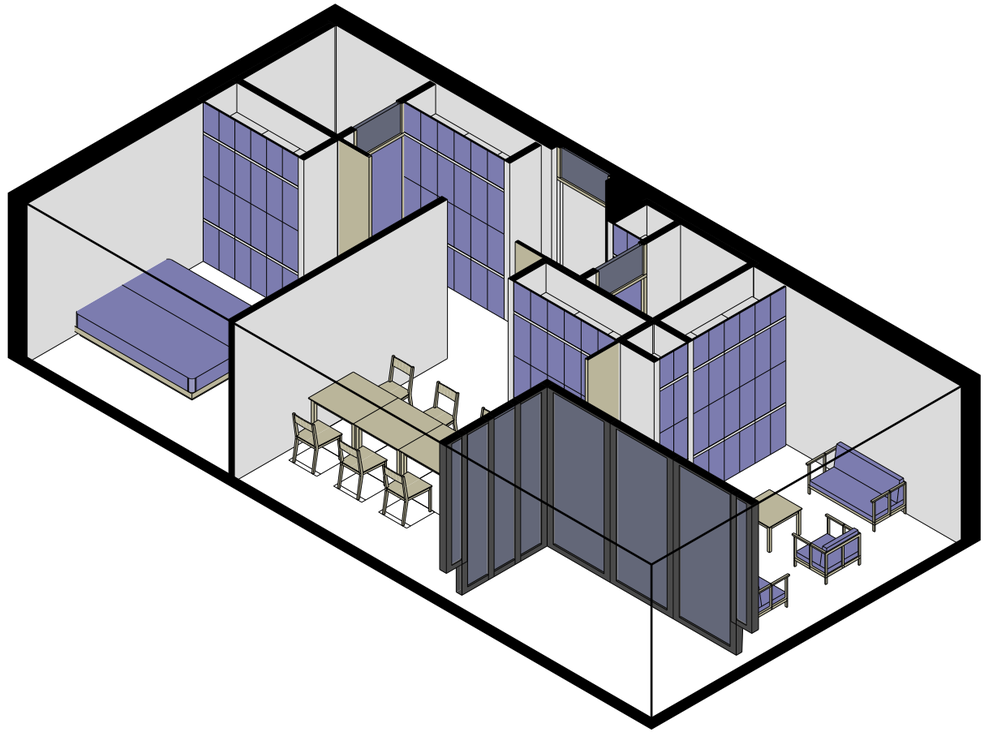
T4
26x
57m2



T5
6x
47m2



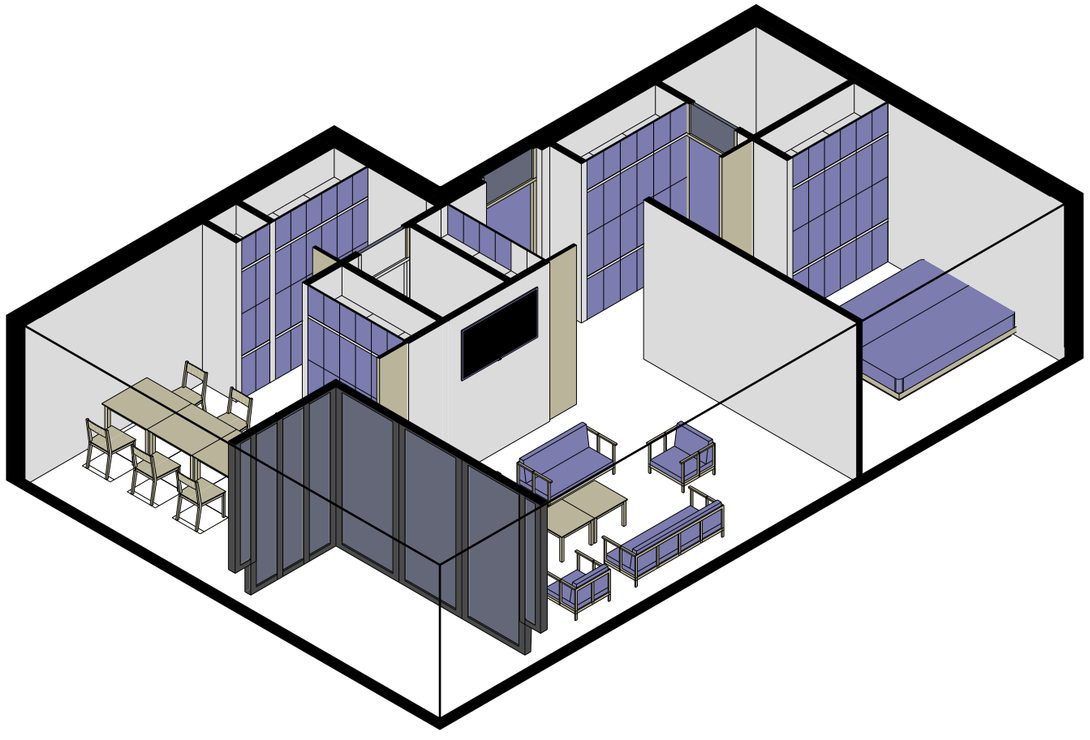




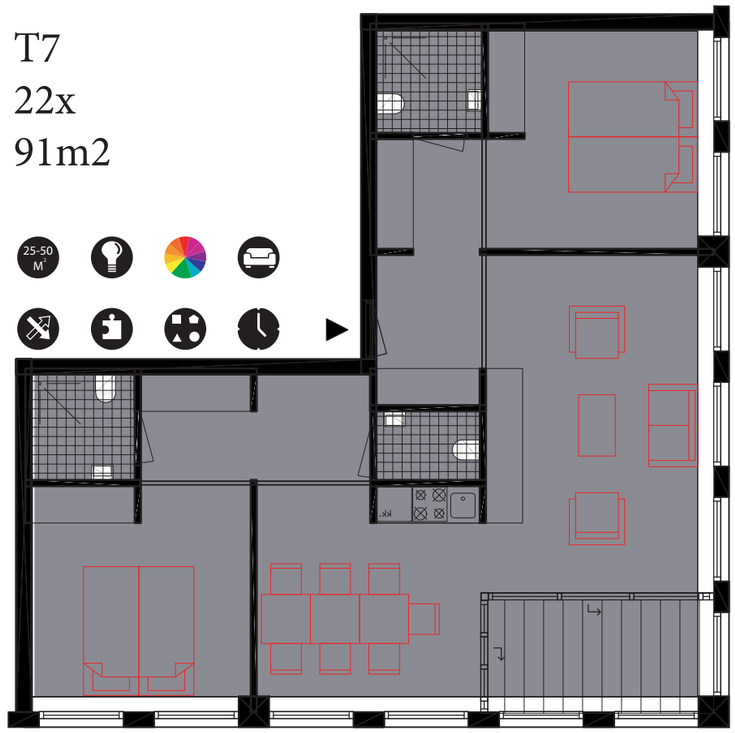
2 ROOM

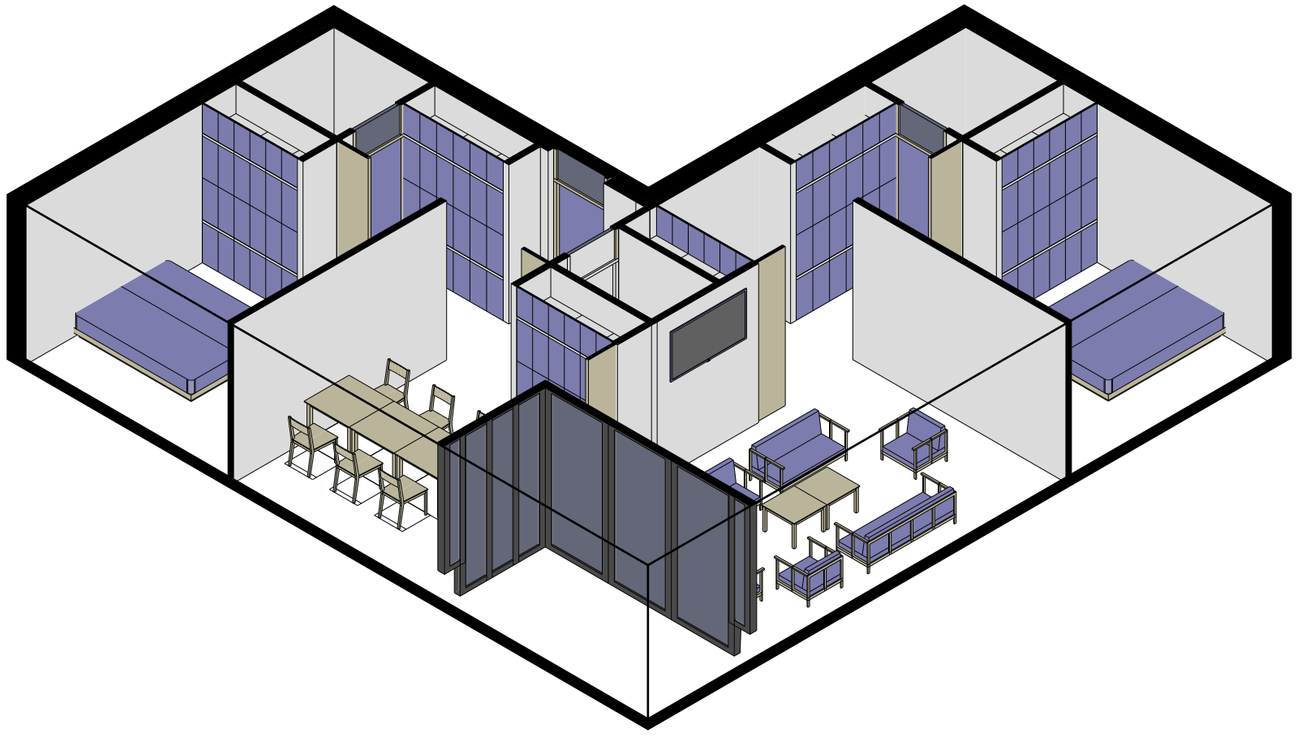
Scale 1:100

T6
15x
71m2

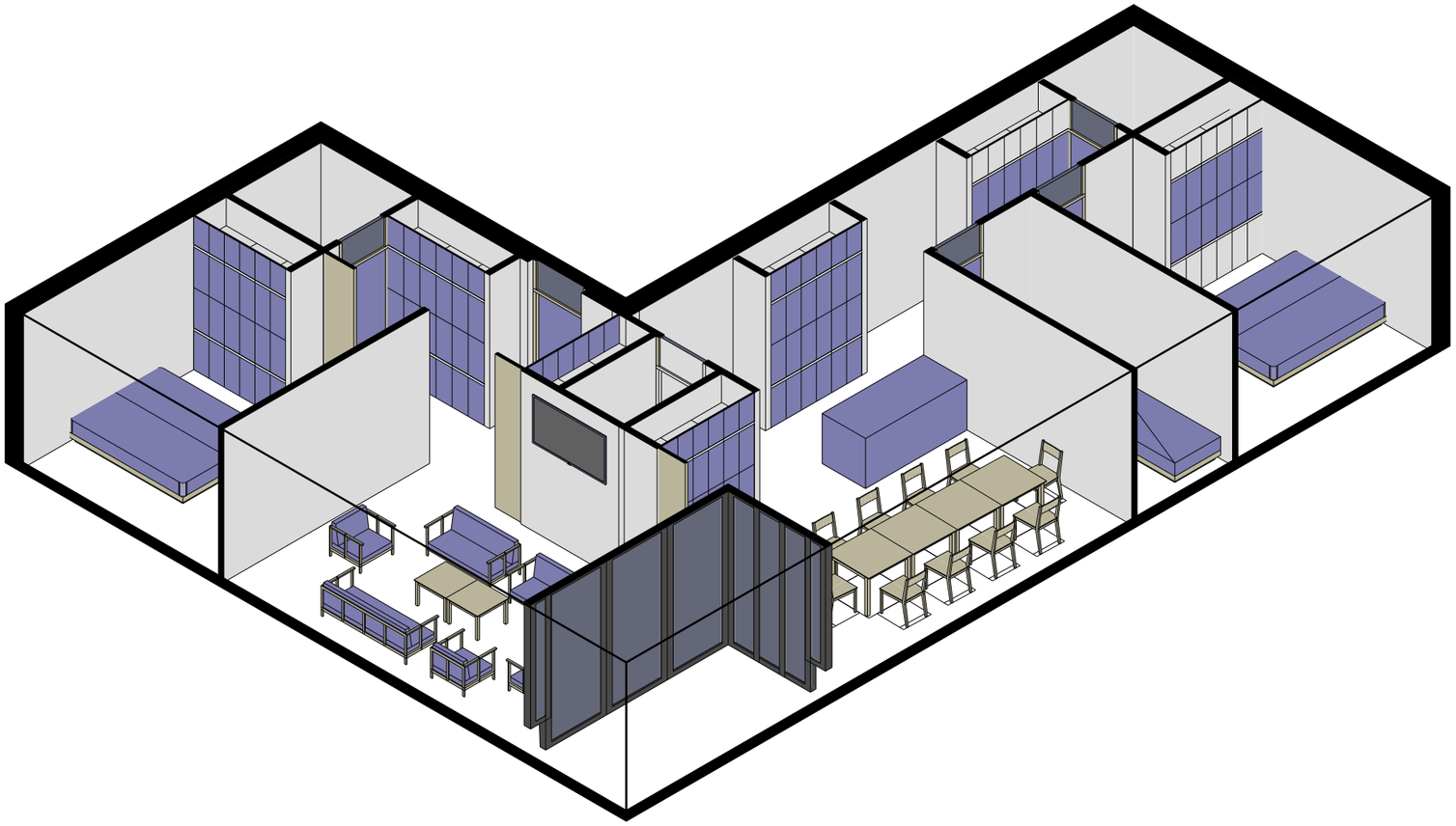


T7
22x
91m2

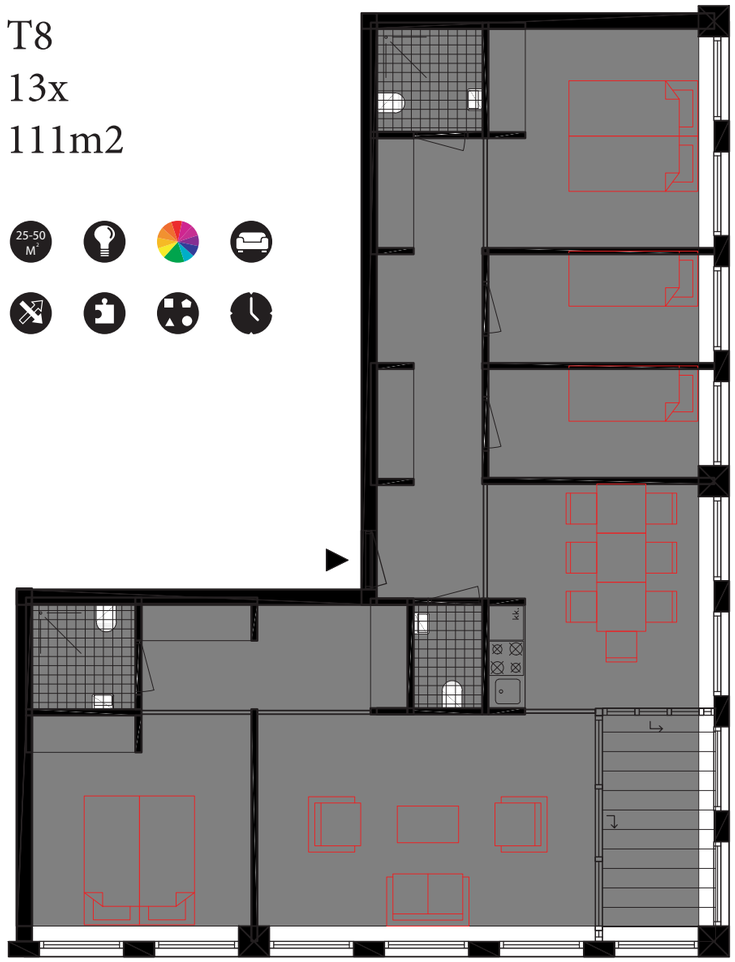




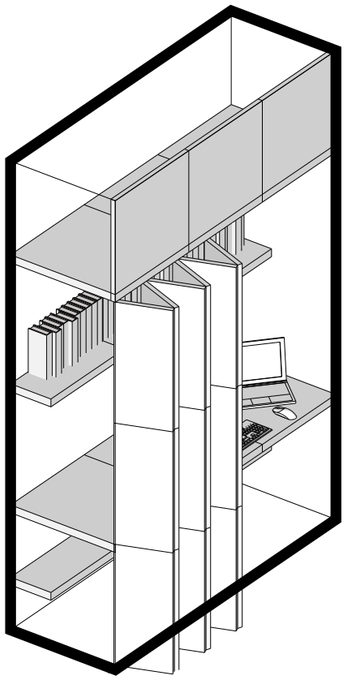
3 ROOM

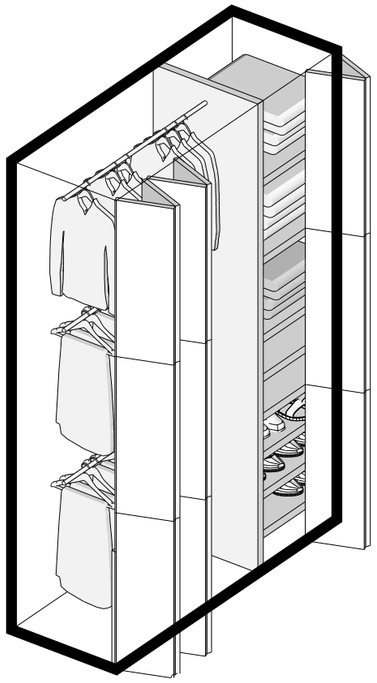


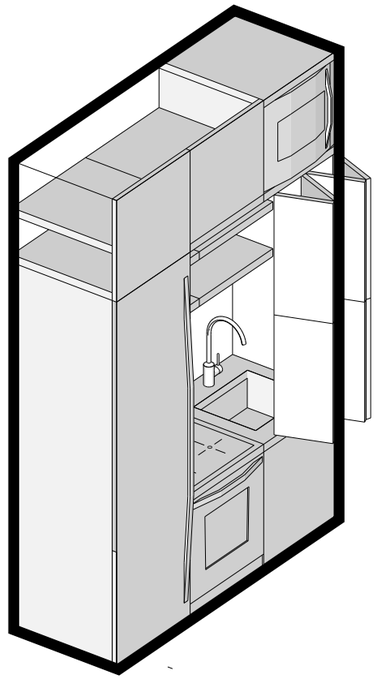
T8
13x
111m2



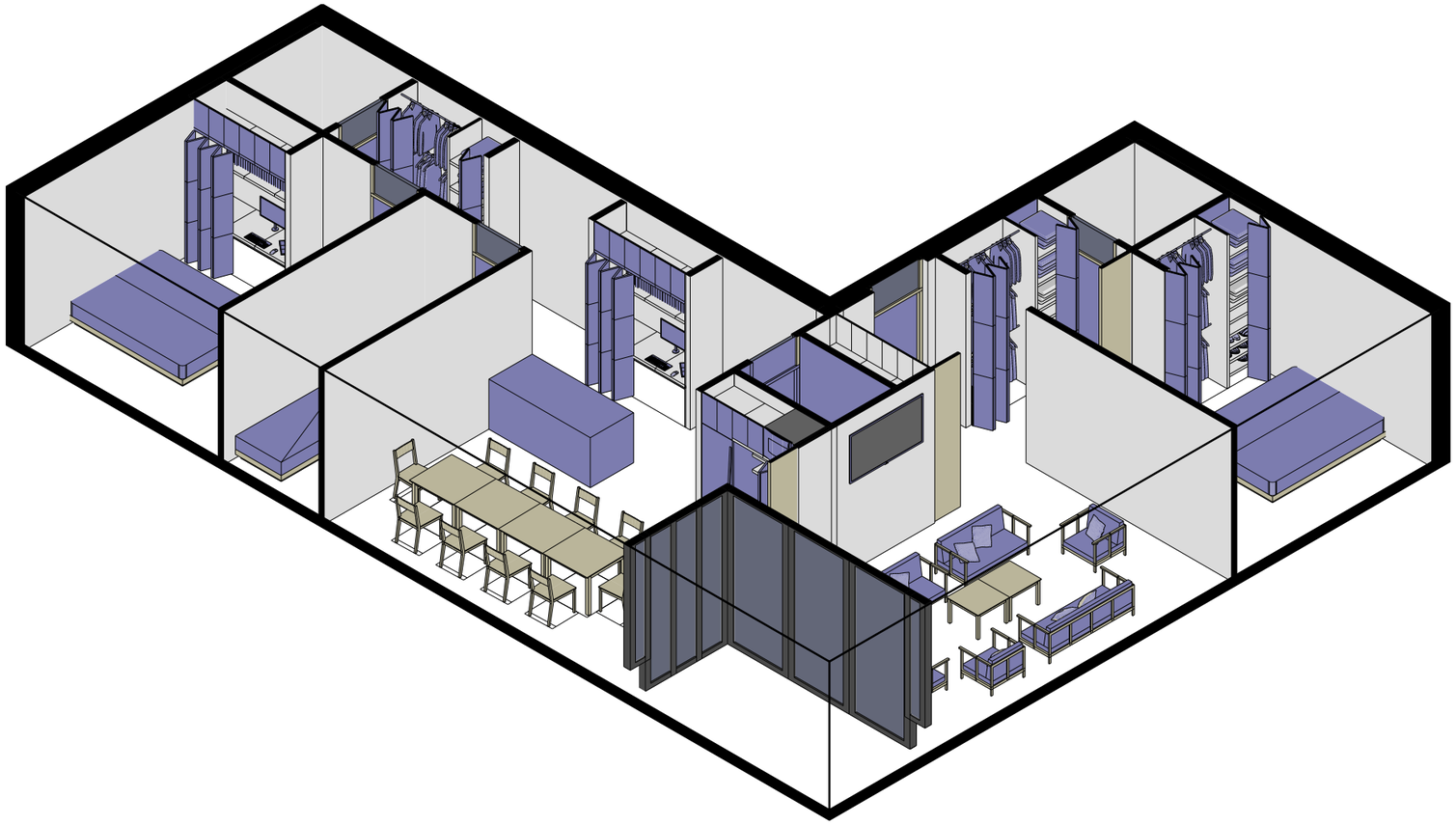
FLEXIBILITY







FLEXIBILITY

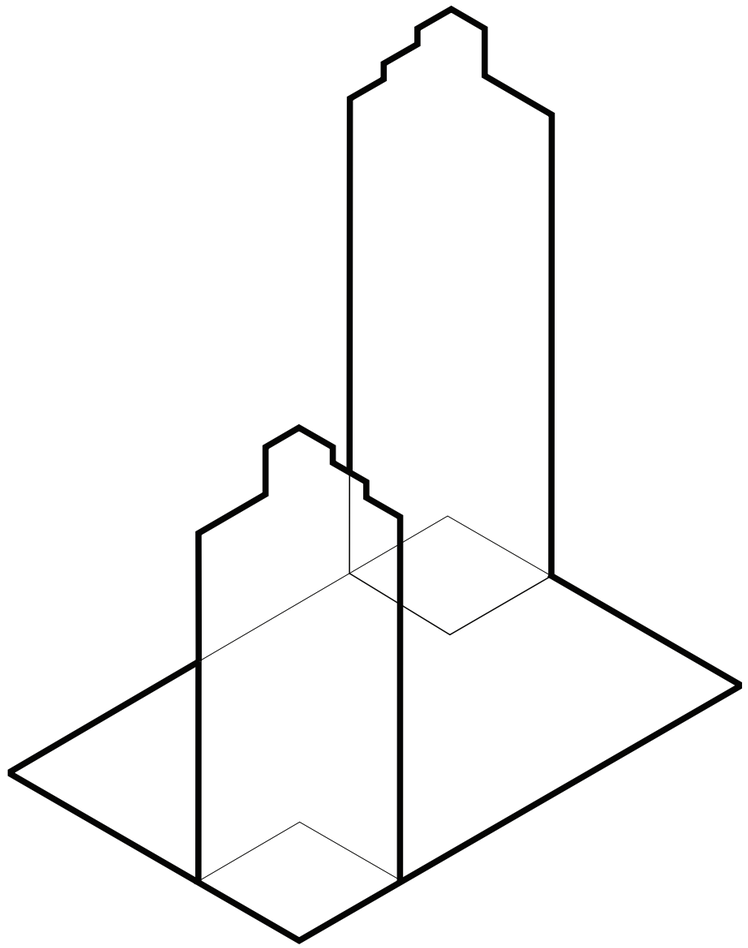


ARCHITECTURE

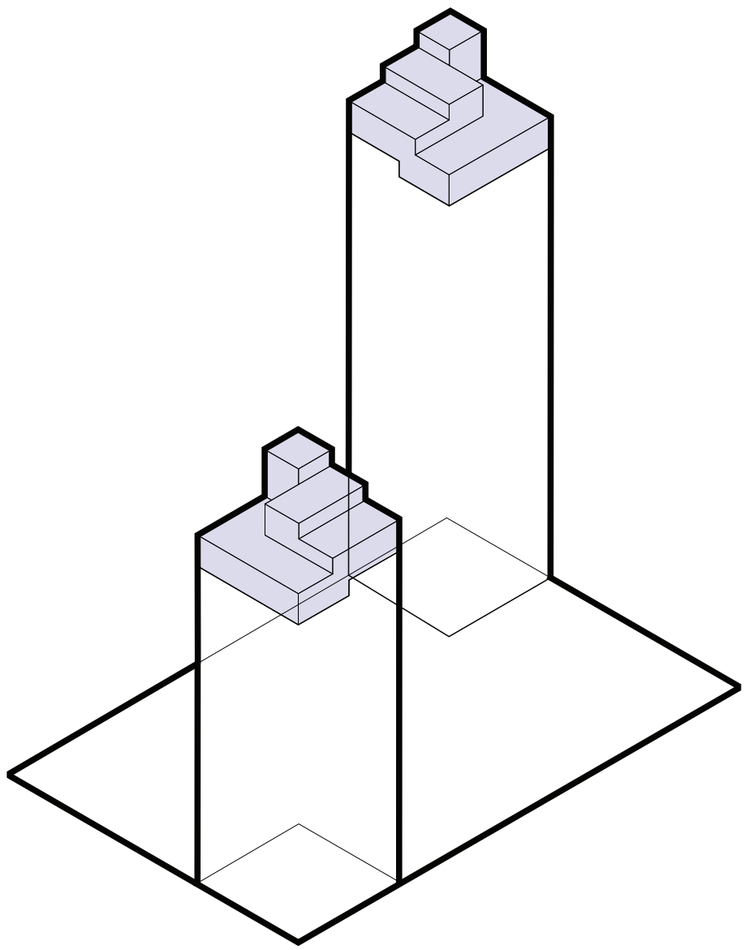
- Architecture and expression
- Facades
- Plan

ARCHITECTURE AND EXPRESSION

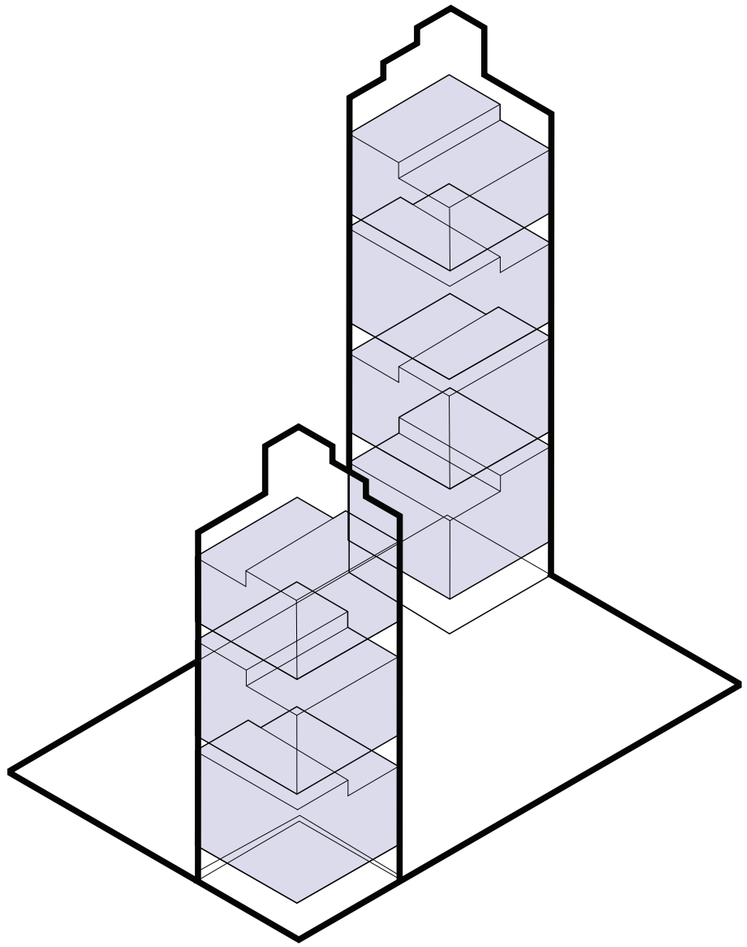
URBAN MONOLY@T



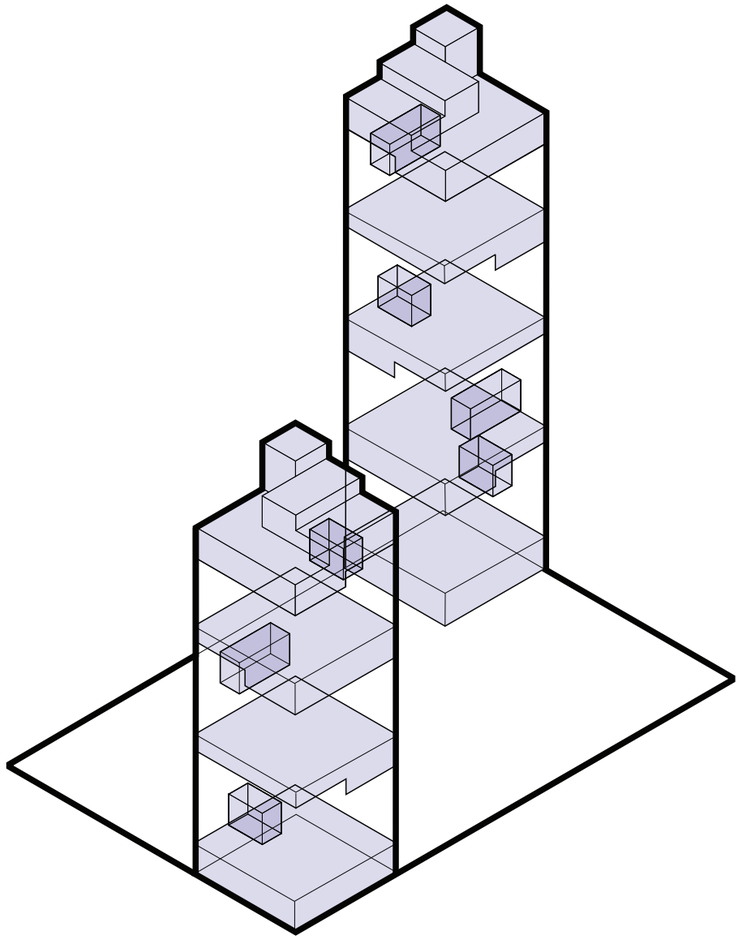
CROWN TO THE CITY



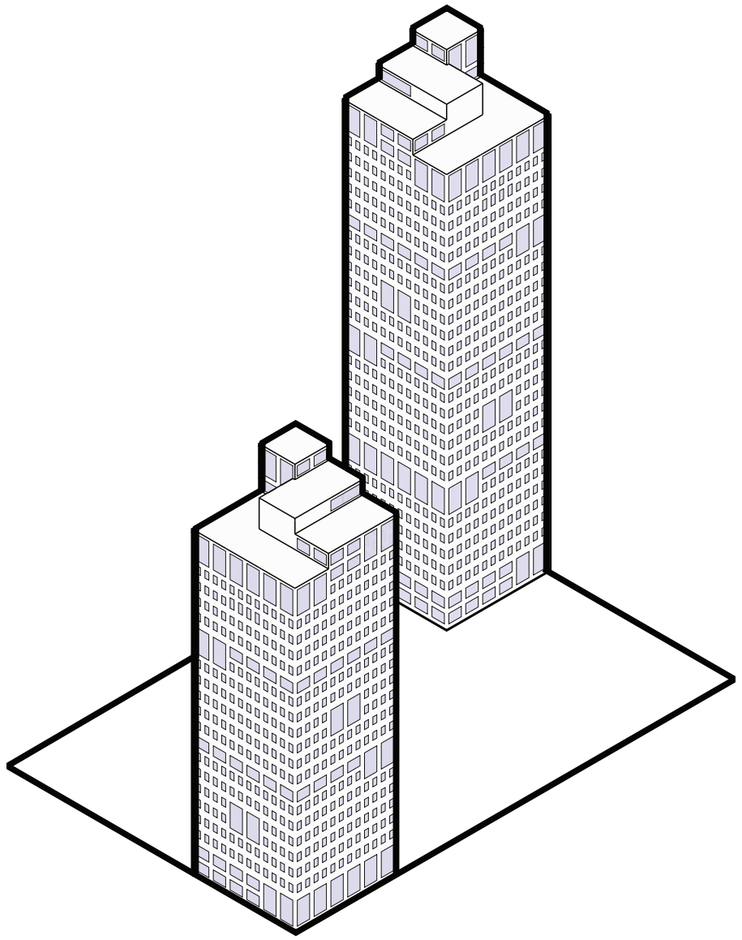
BLOCK SHAPES



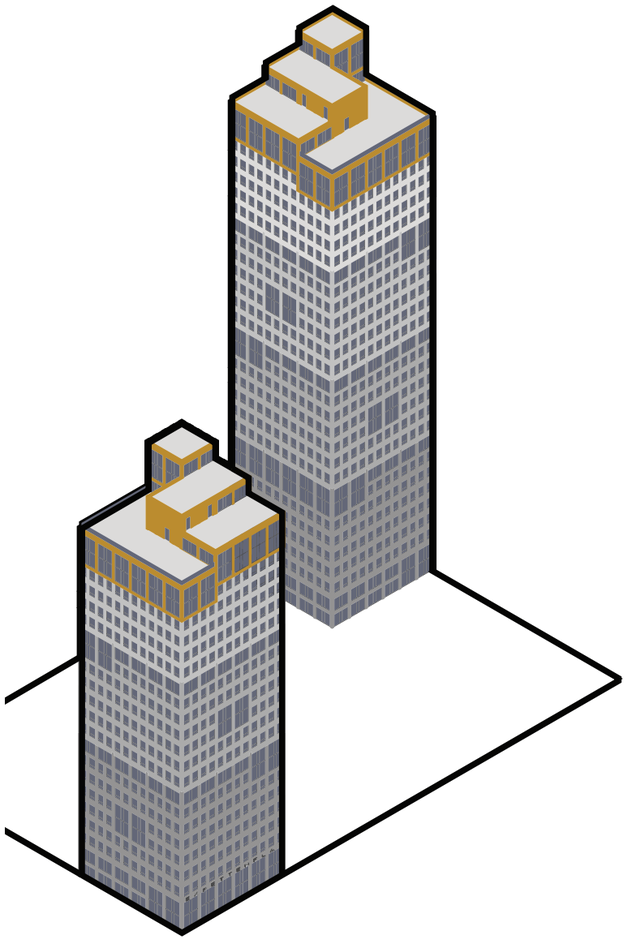
PUBLIC LEVELS



PUBLIC / PRIVATE CHARACTER

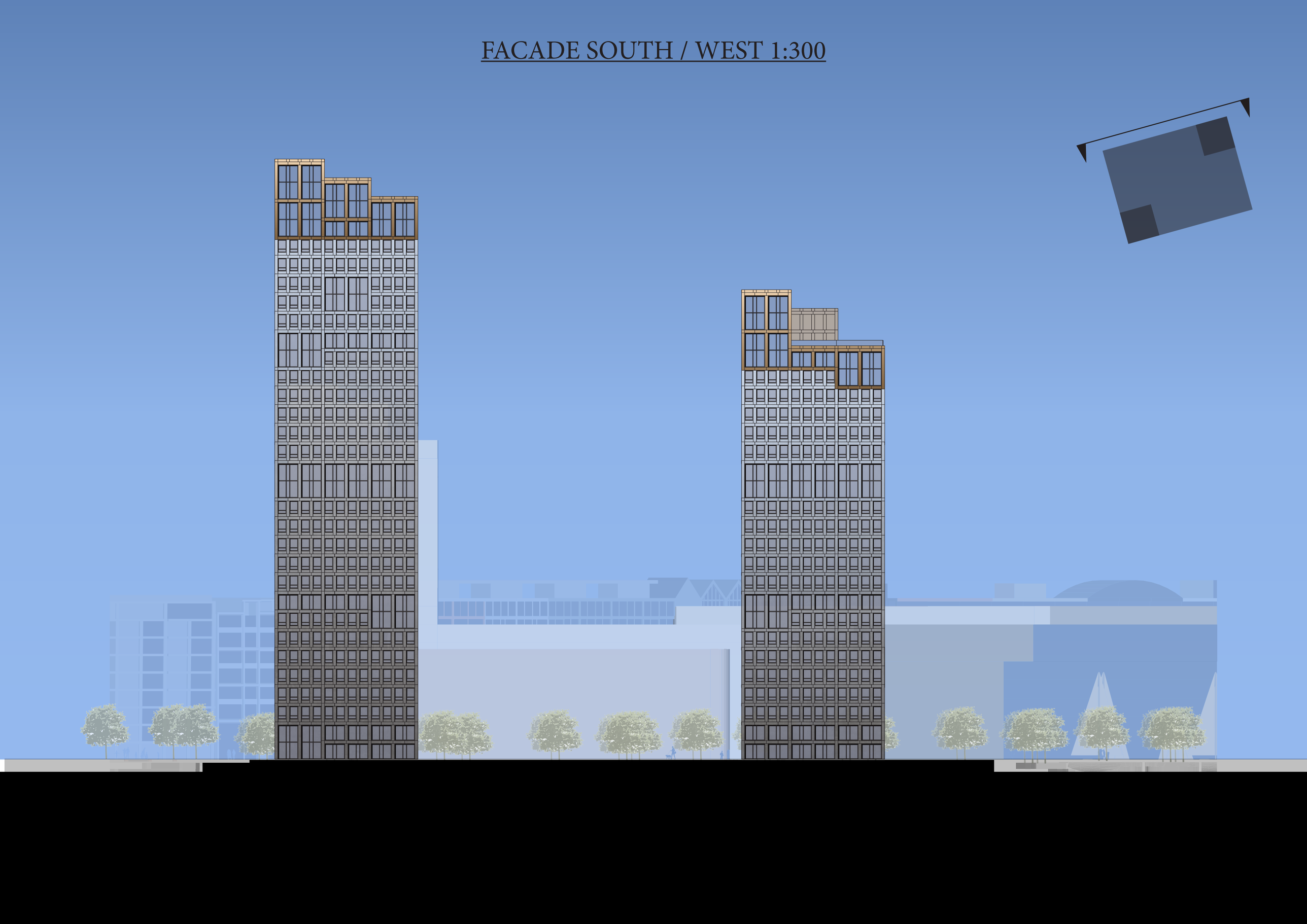


MATERIALISATION



FACADES

FACADE SOUTH / WEST 1:300



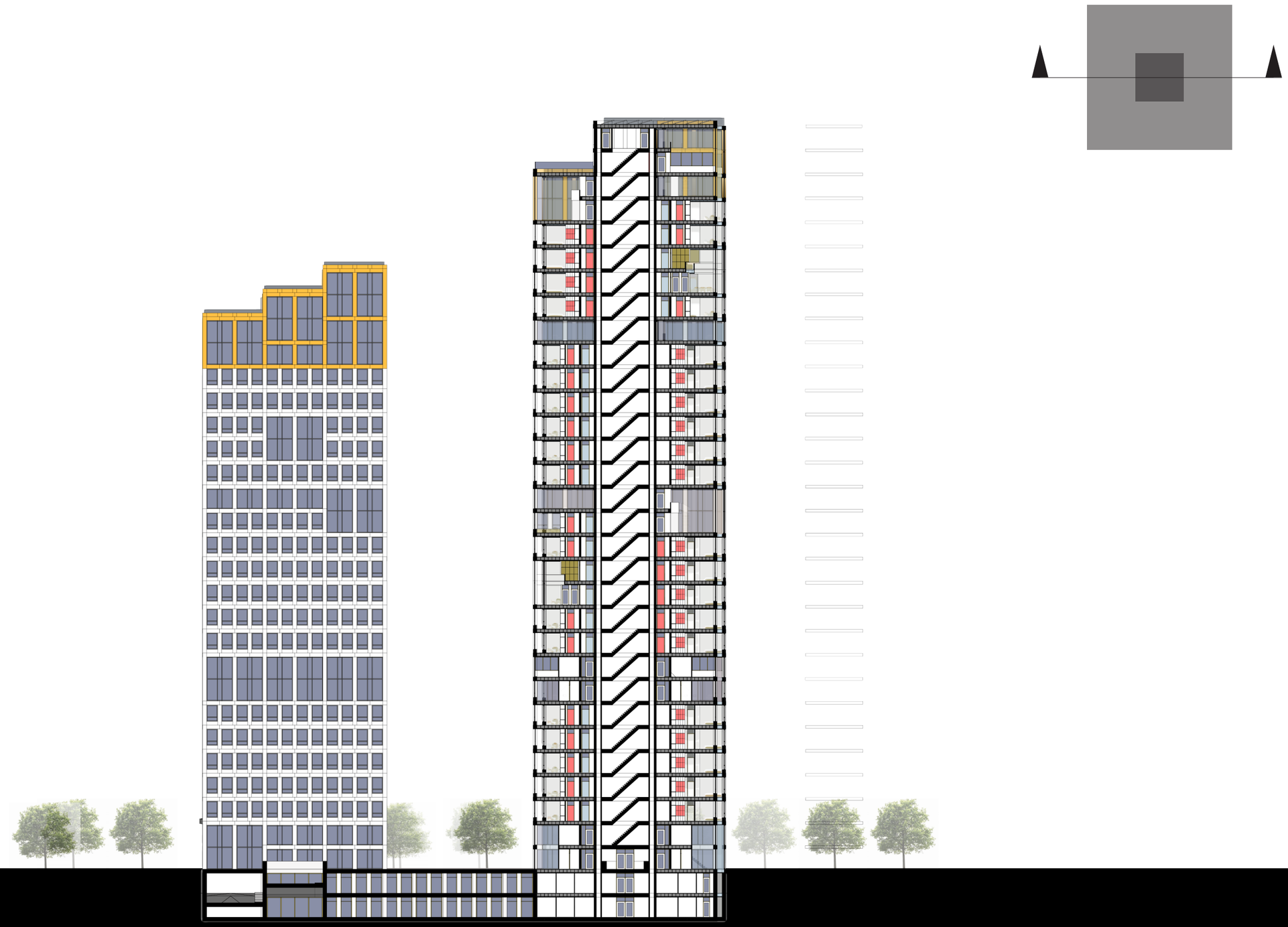
FACADE SOUTH / EAST 1:300

FACADE NORTH / WEST 1:300

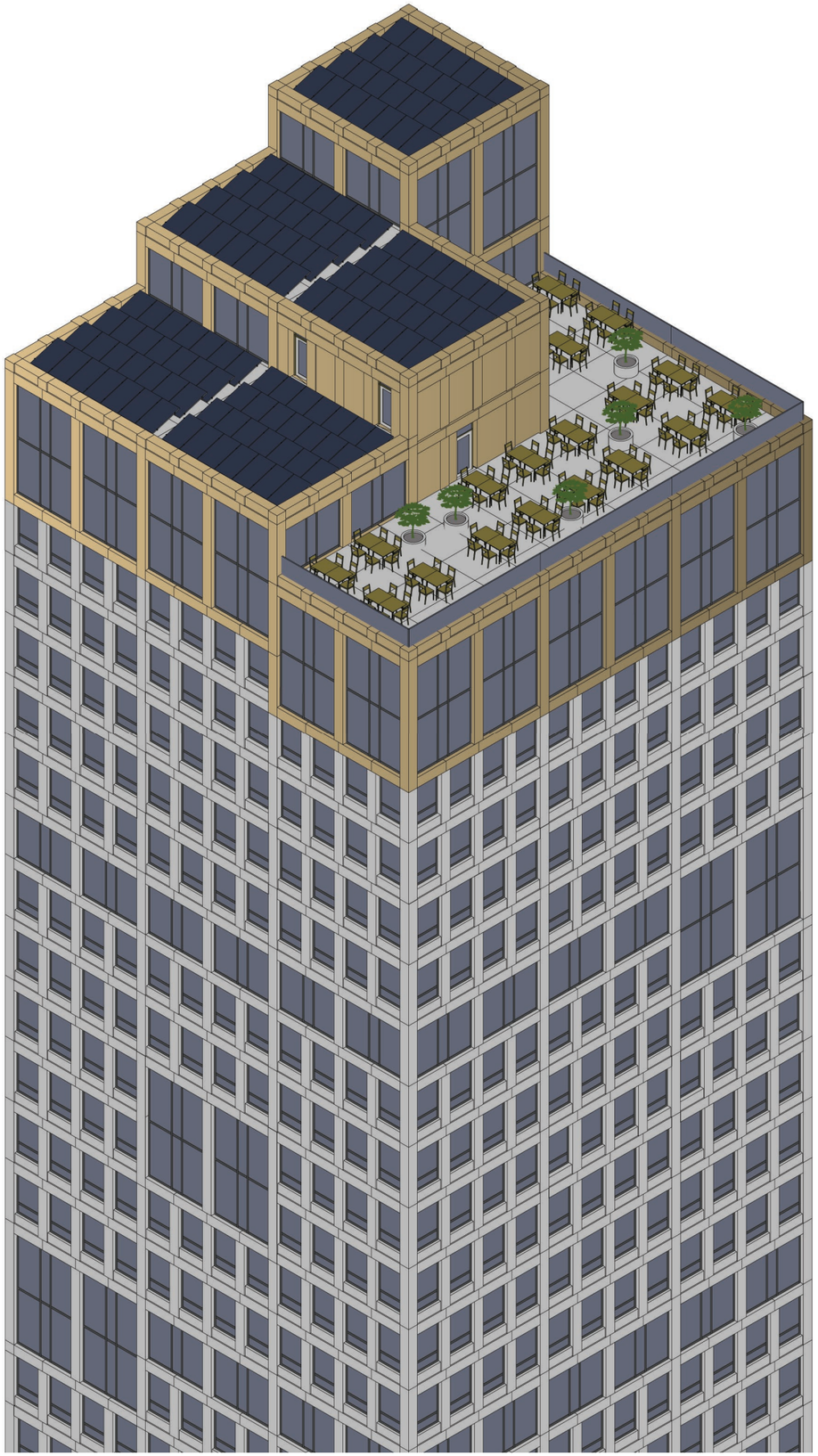
FACADE NORTH / EAST 1:300

SECTION 1:500

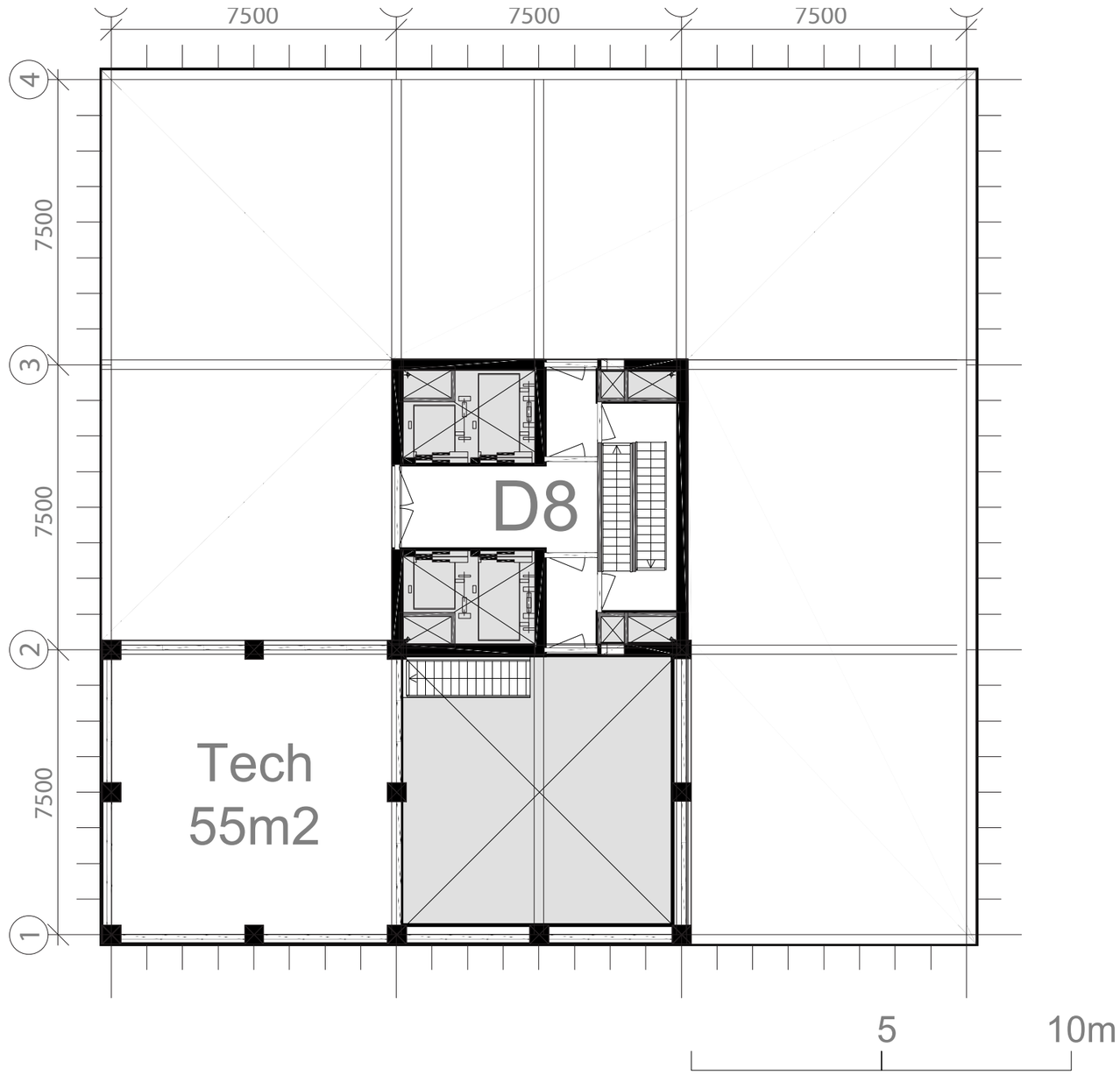
SECTION 1:300

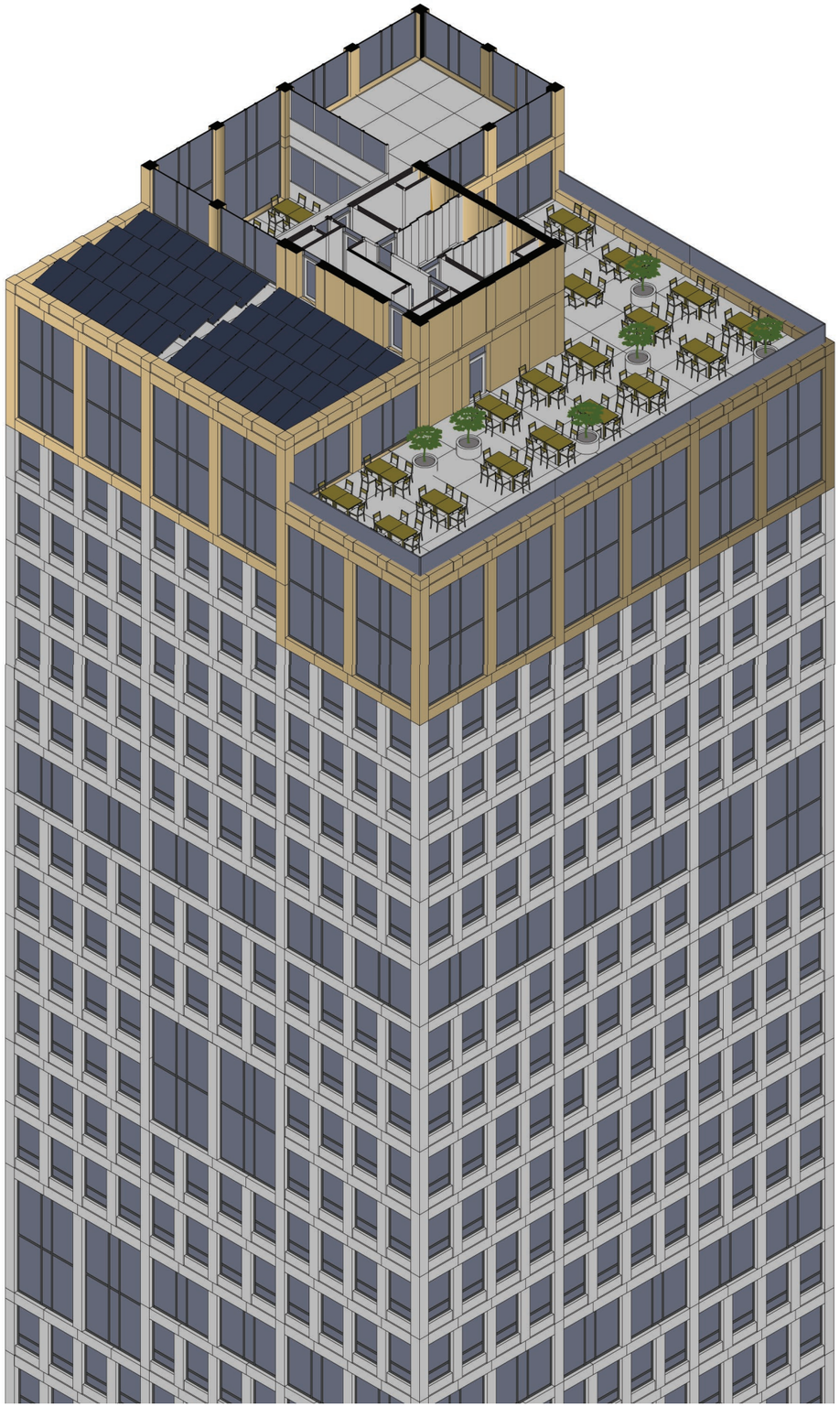


PLANS

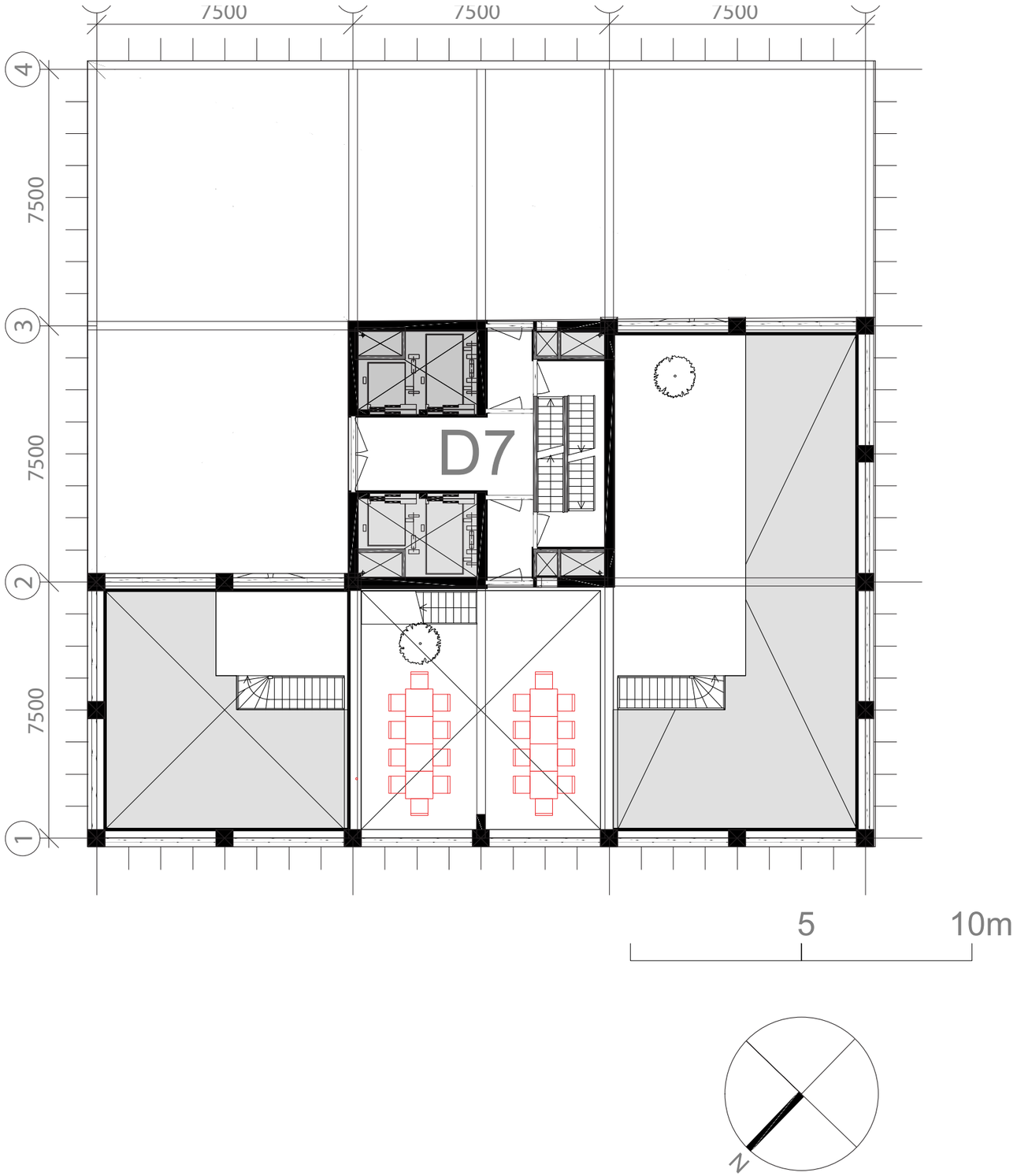


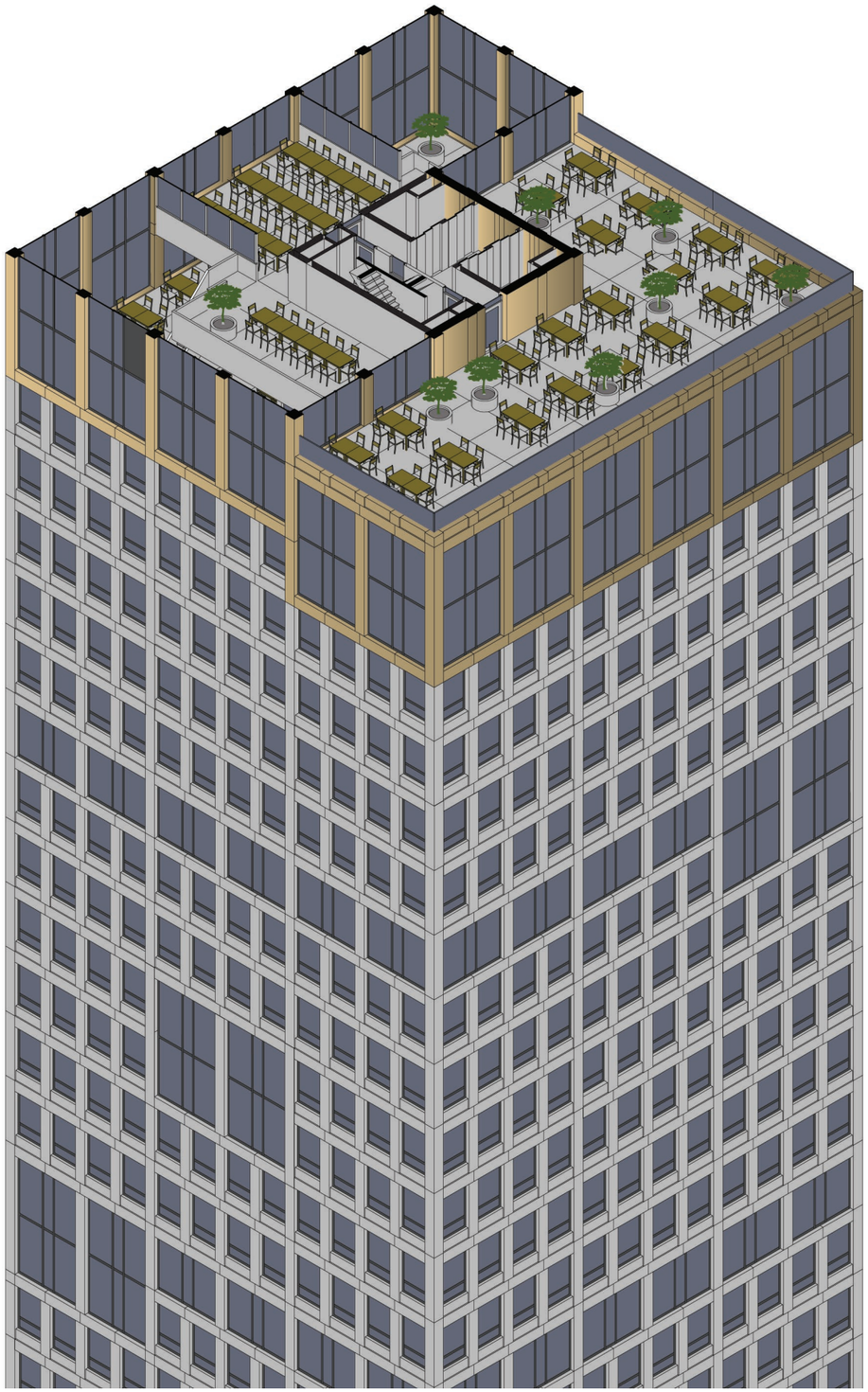
CROWN
Scale 1:100

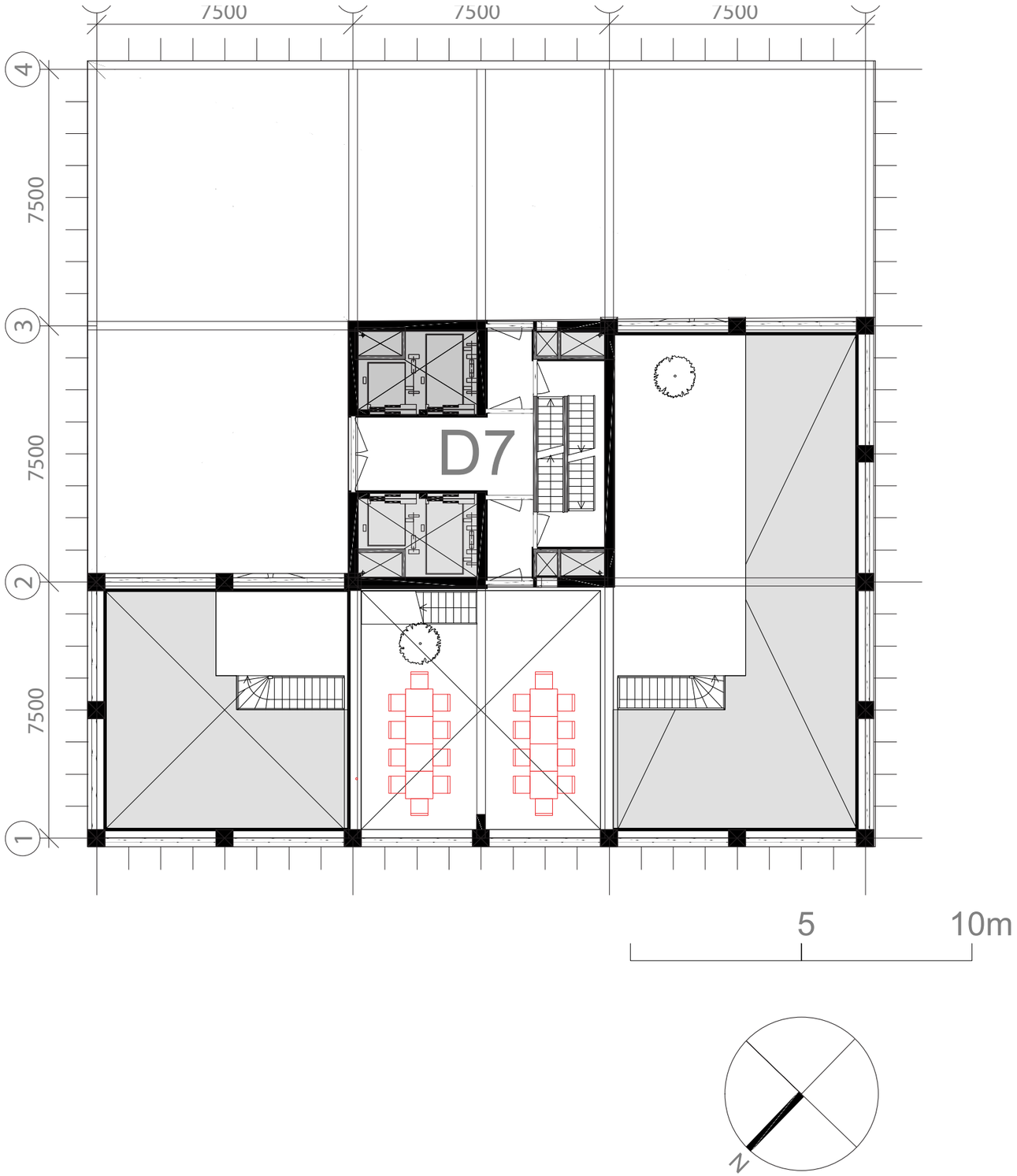




TERRAS
Scale 1:100






7500
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3
2
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7500
7500
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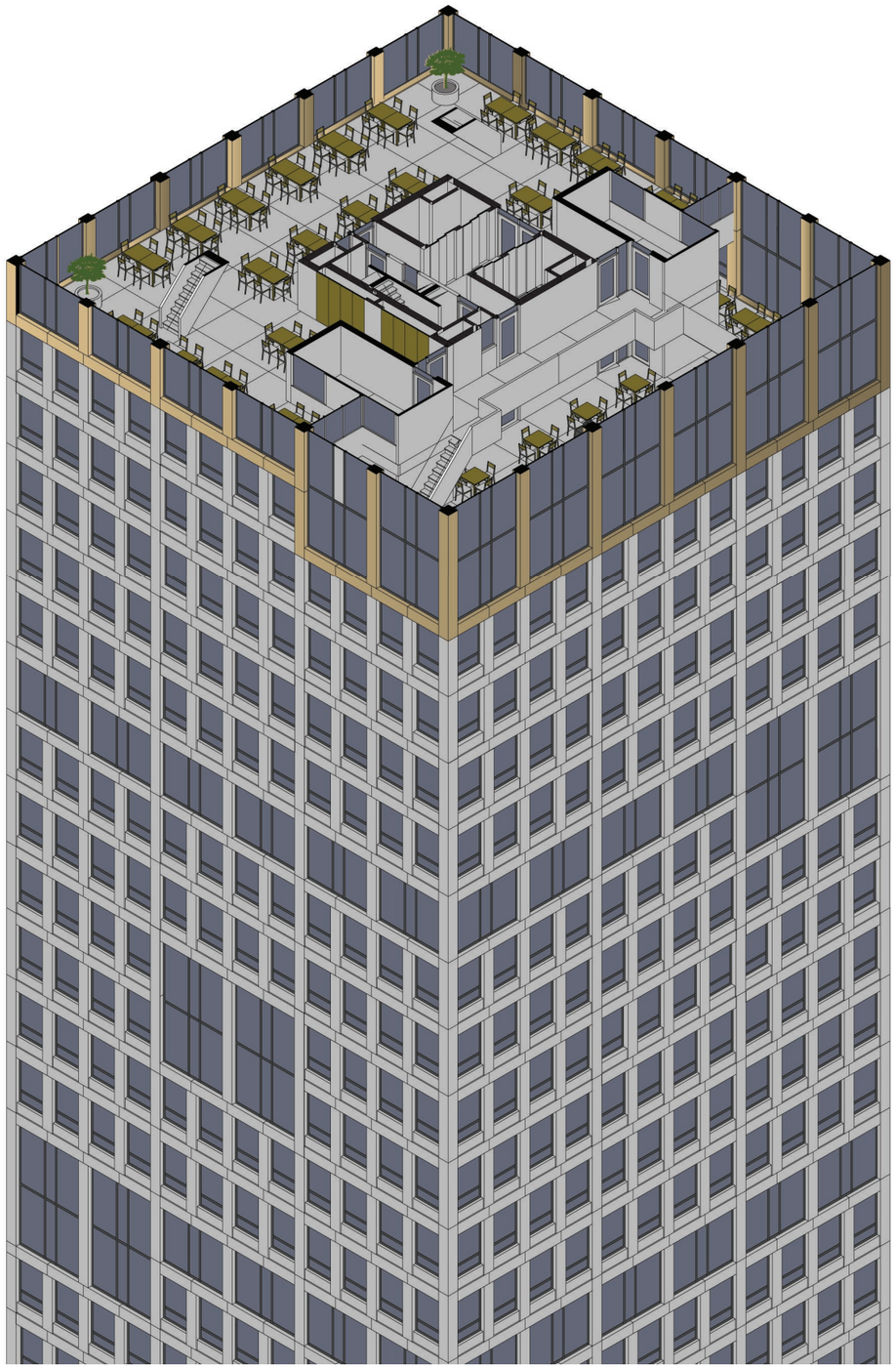
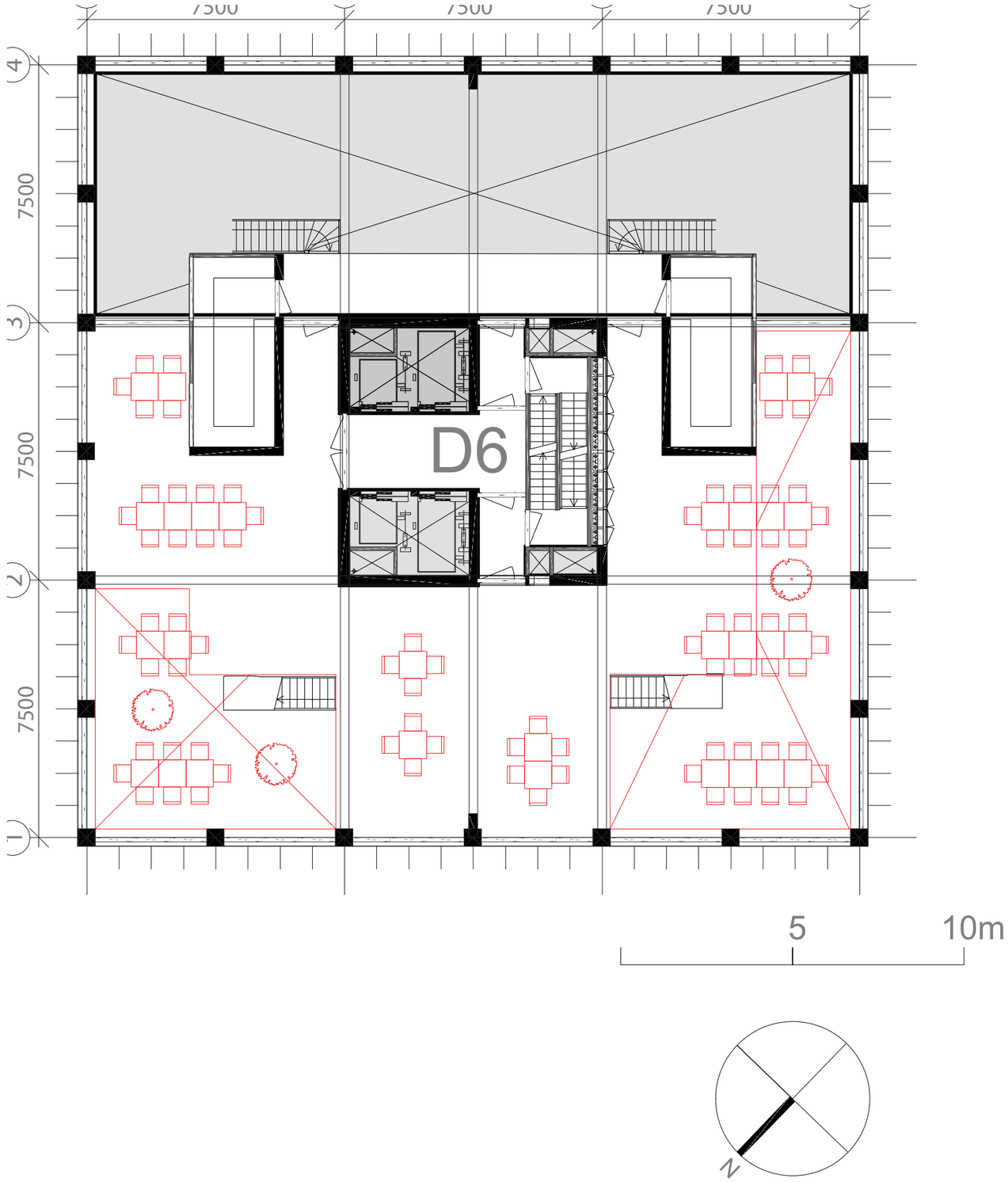


Scale 1:100



LIVING LEVELS
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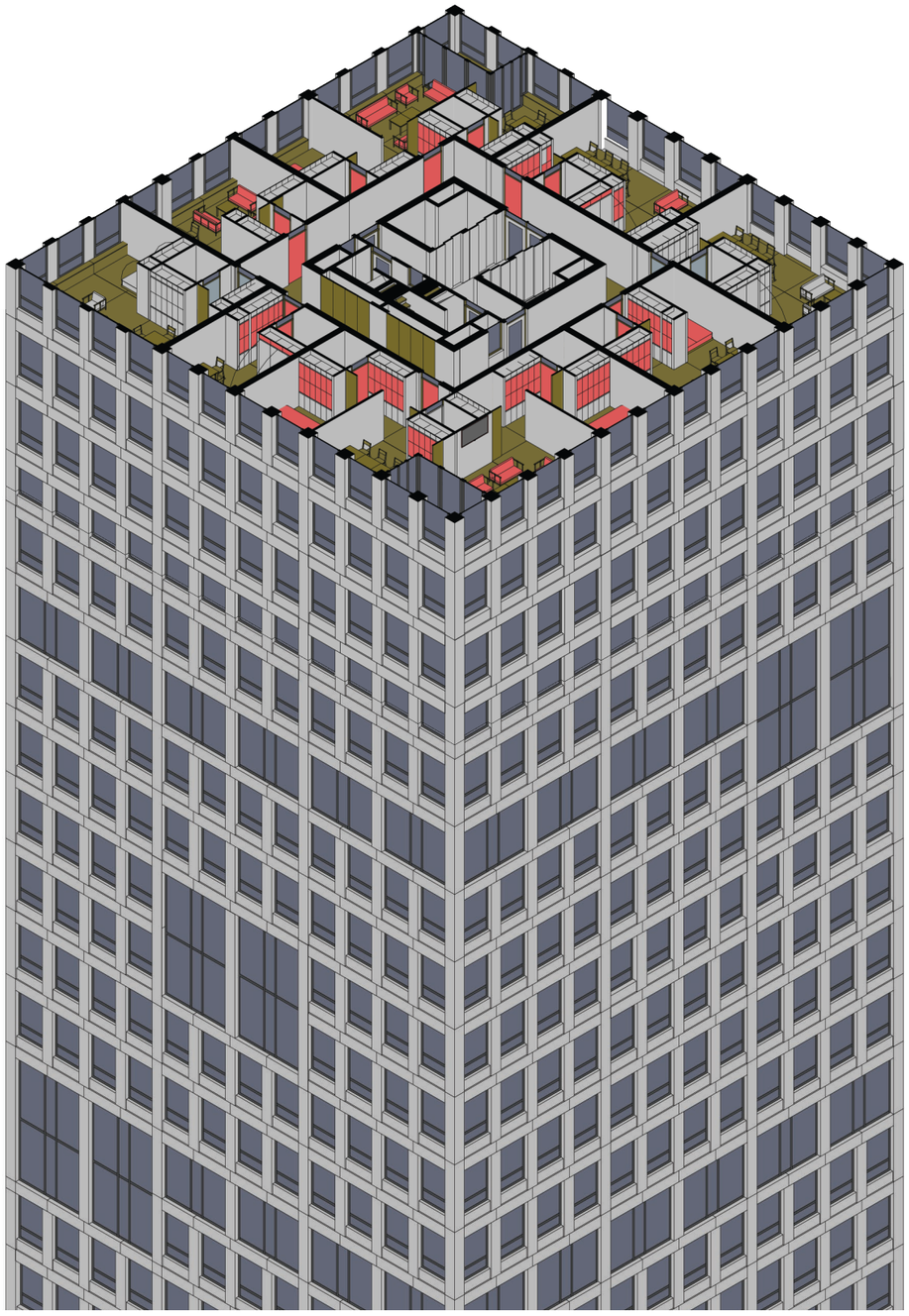

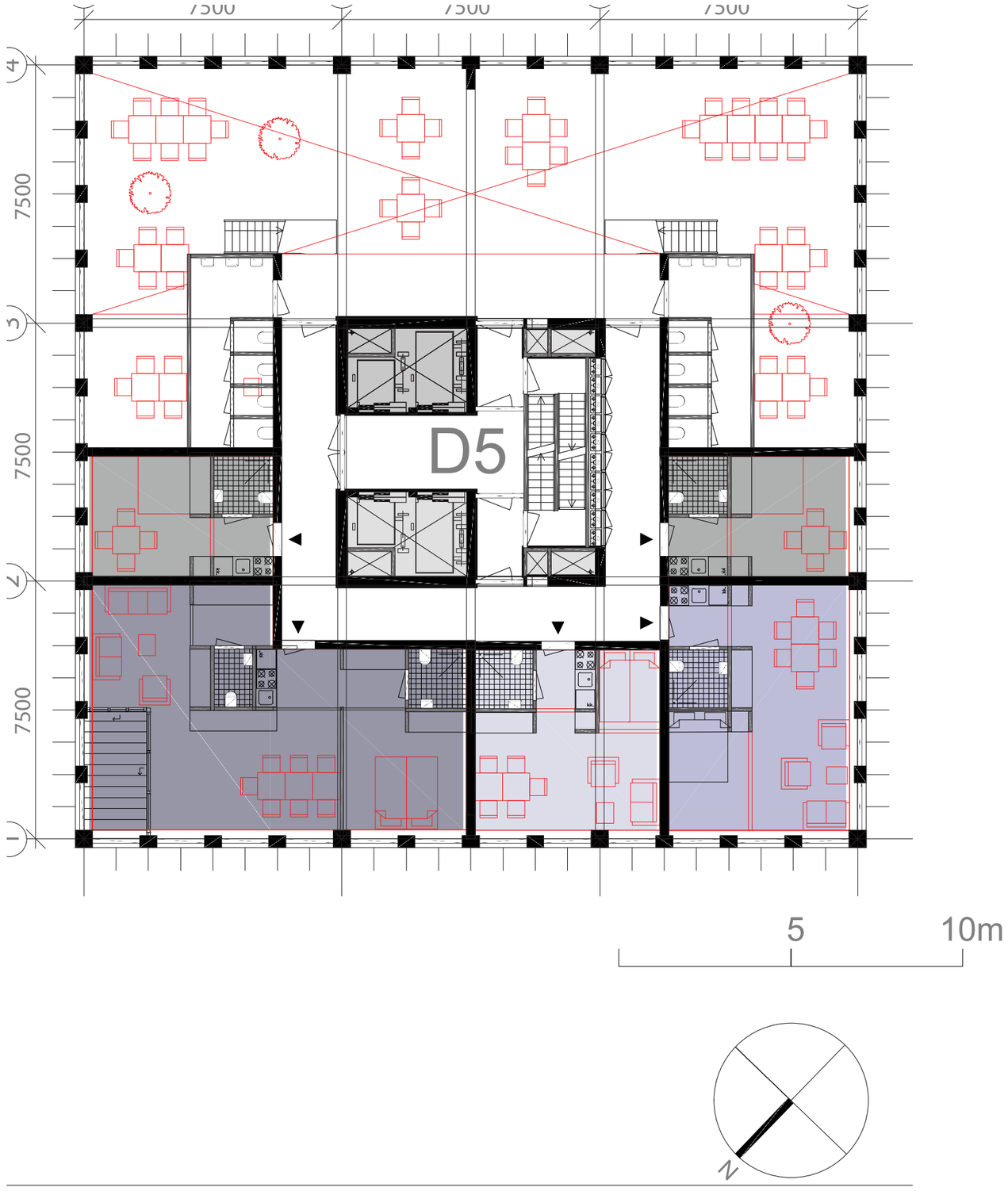

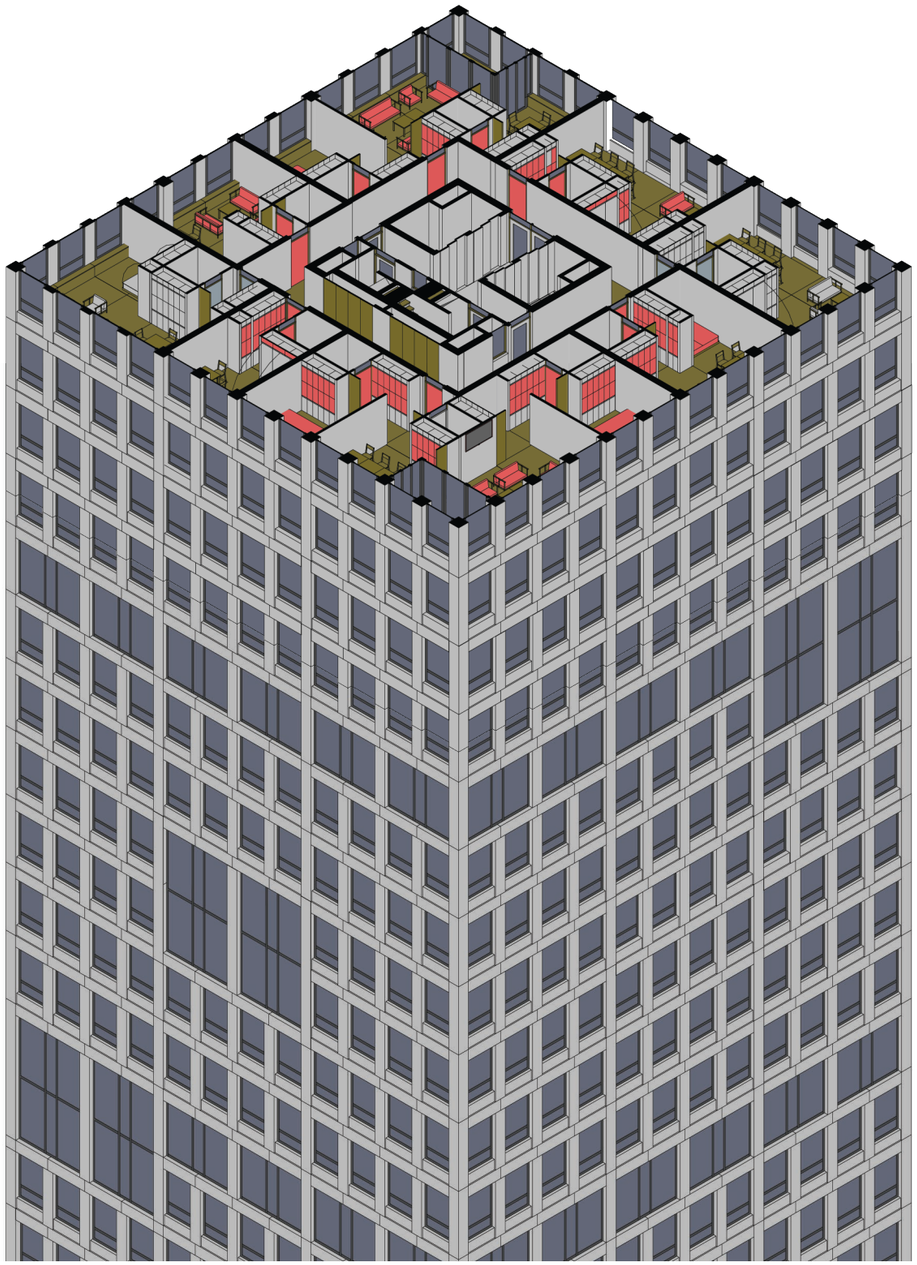

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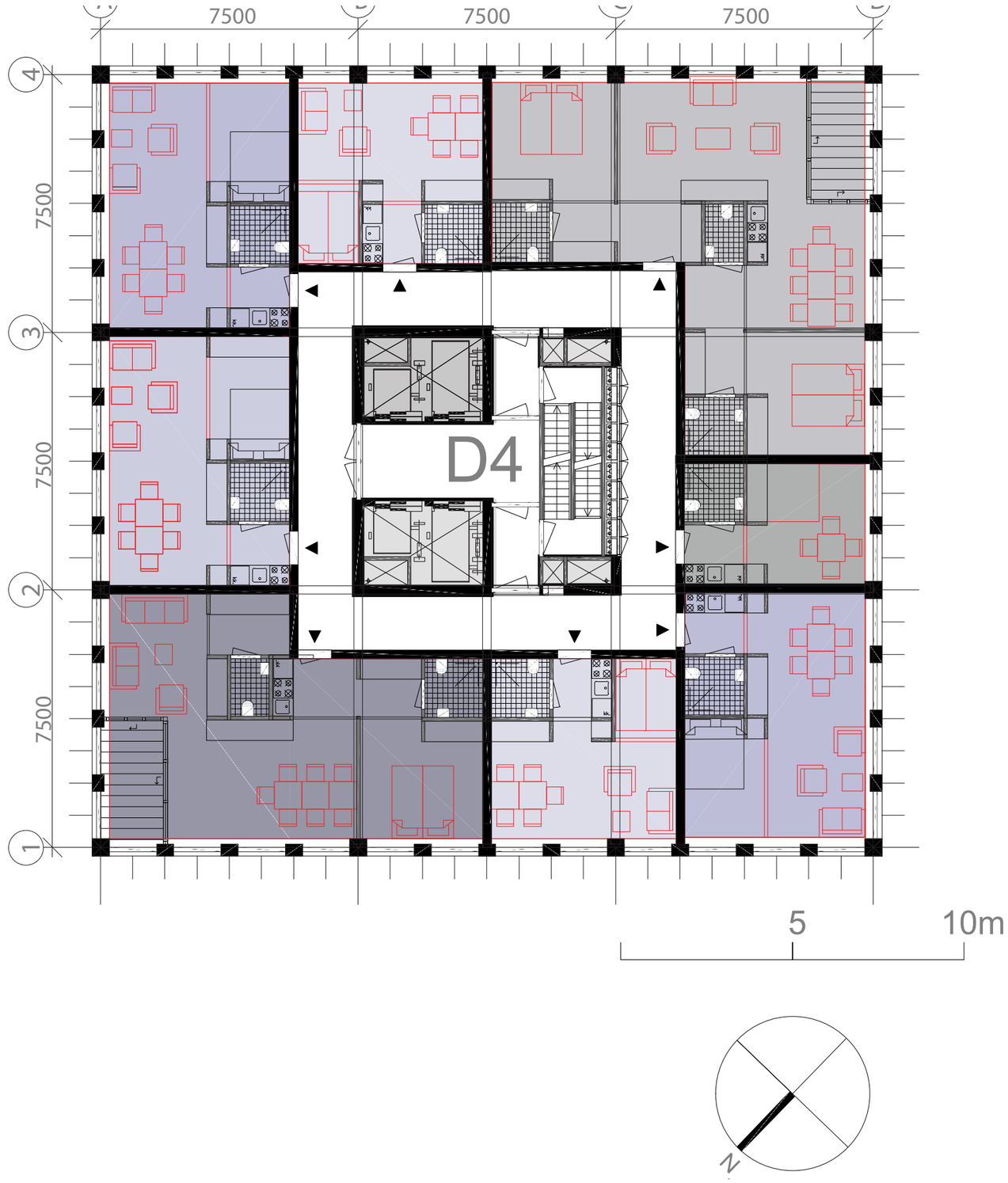
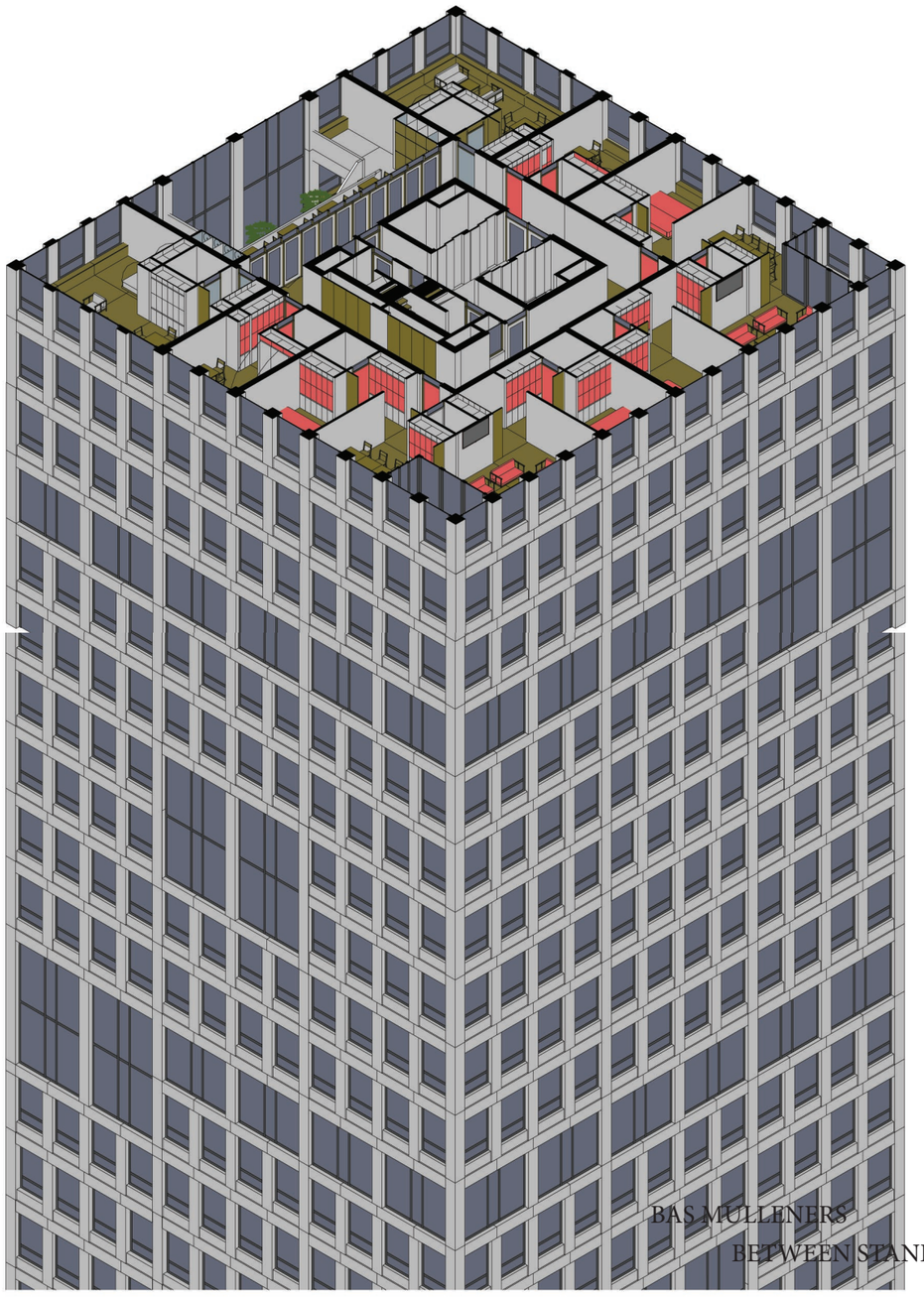


5 10m

SCHAAL
1:300



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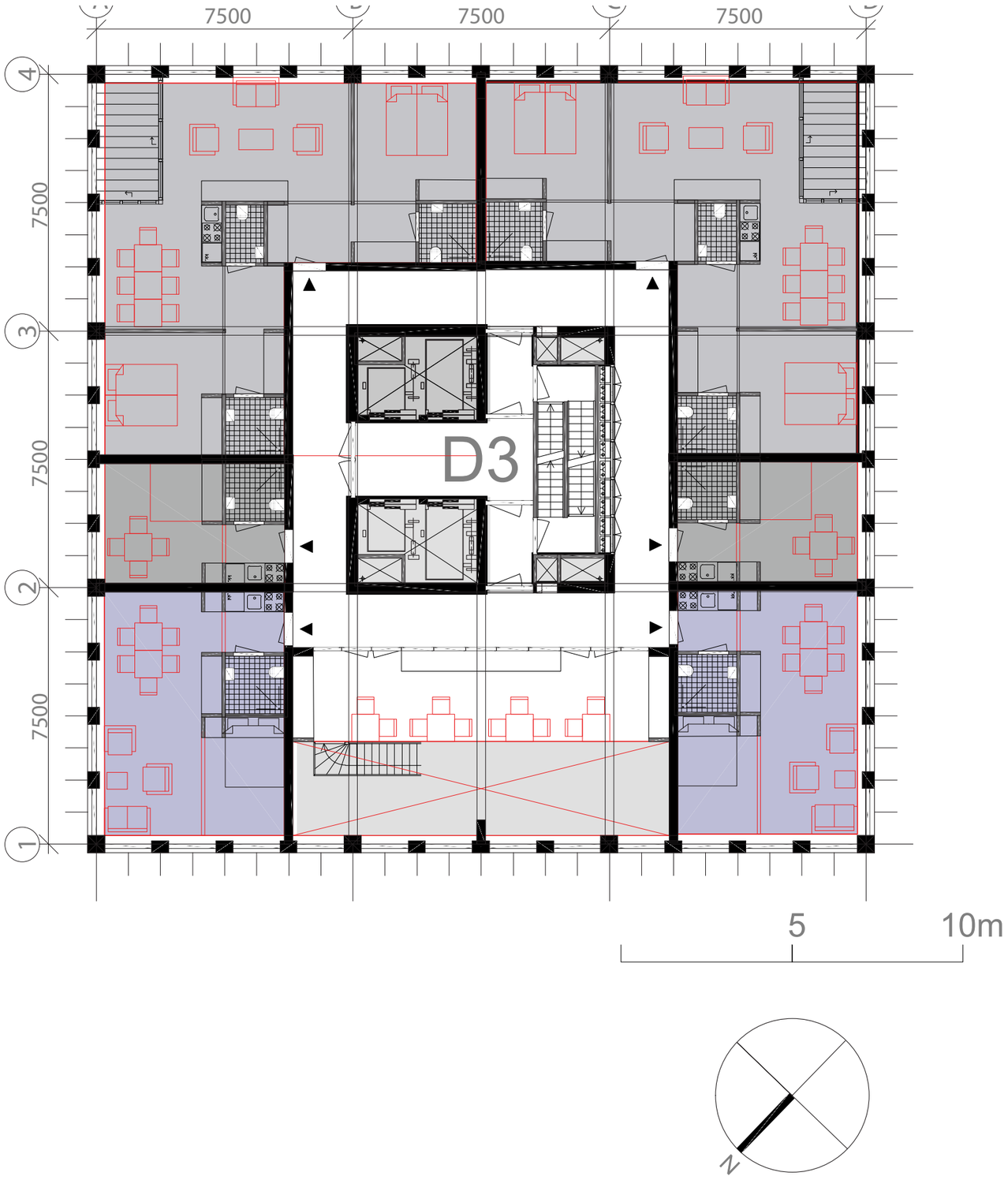

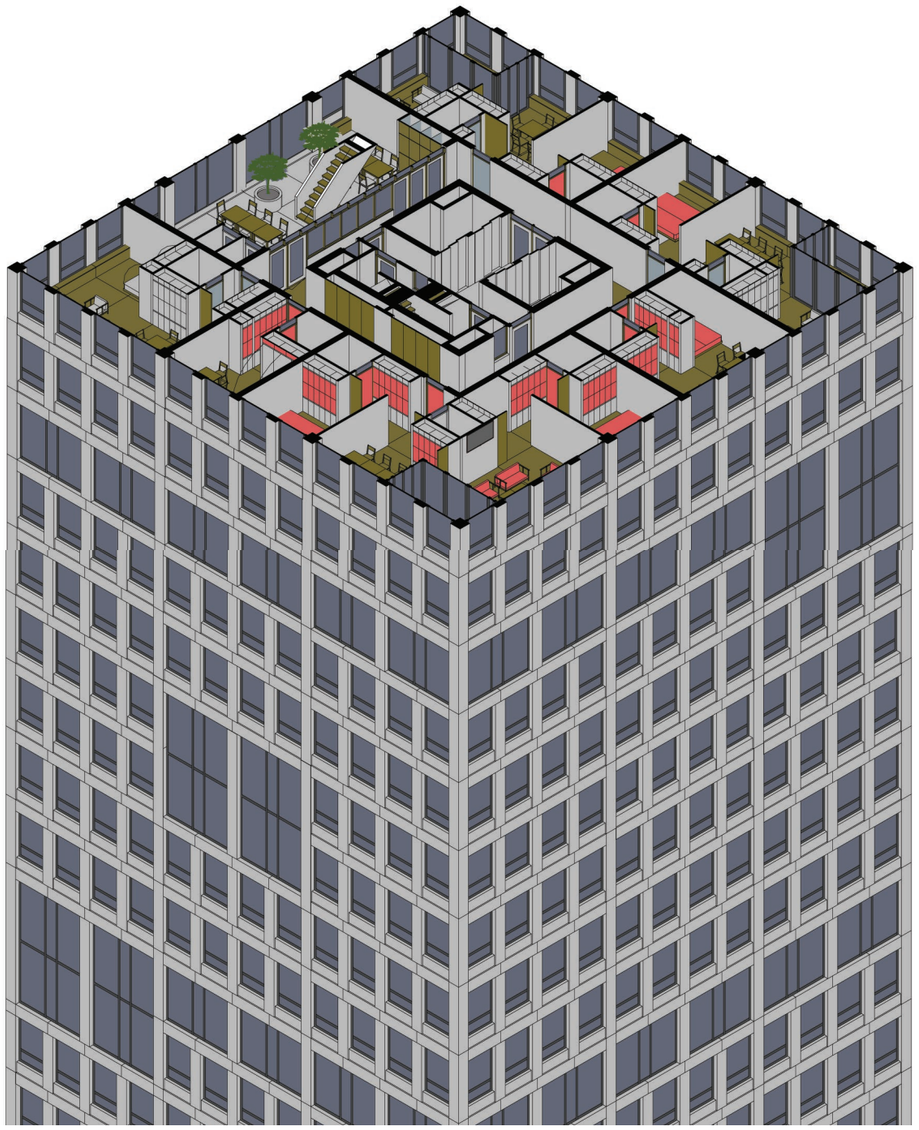

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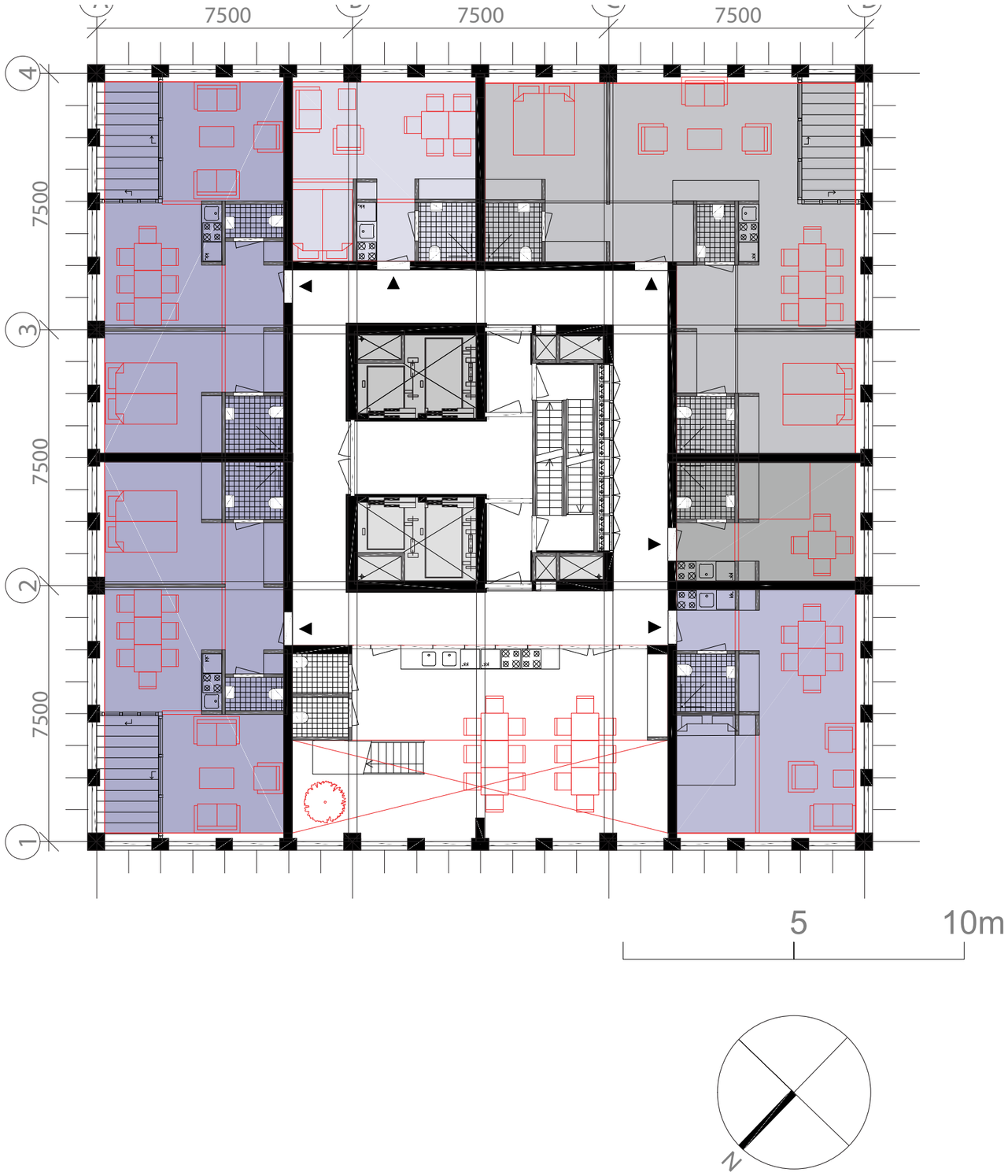

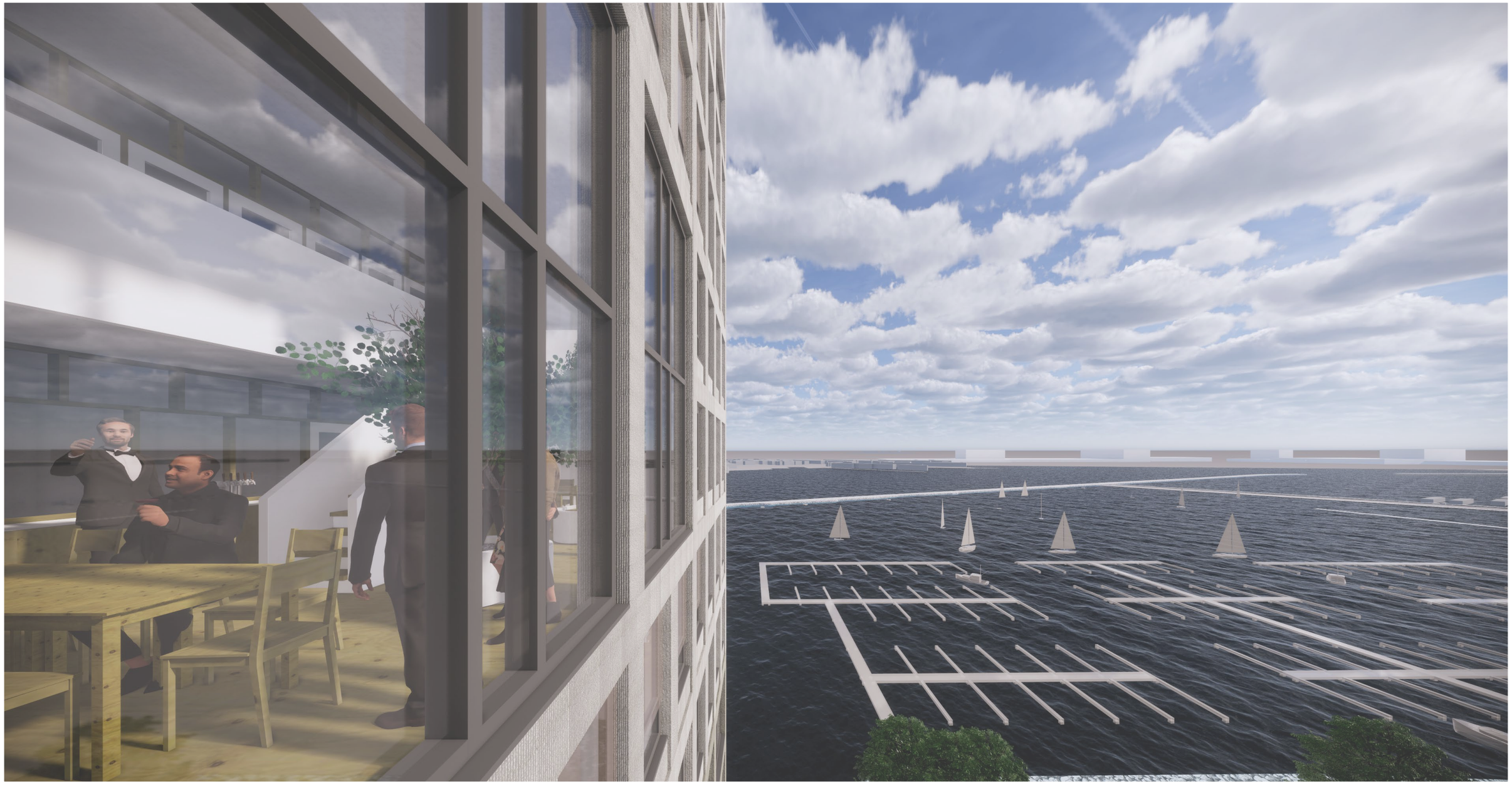

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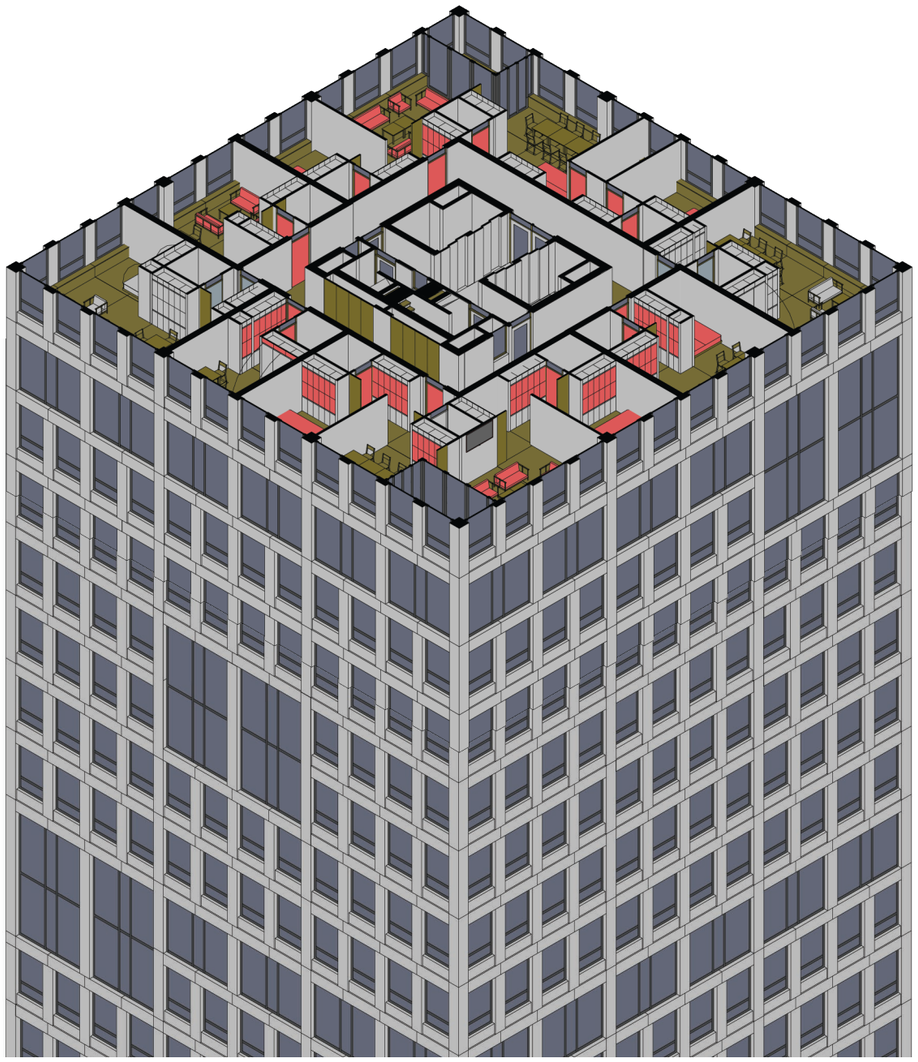
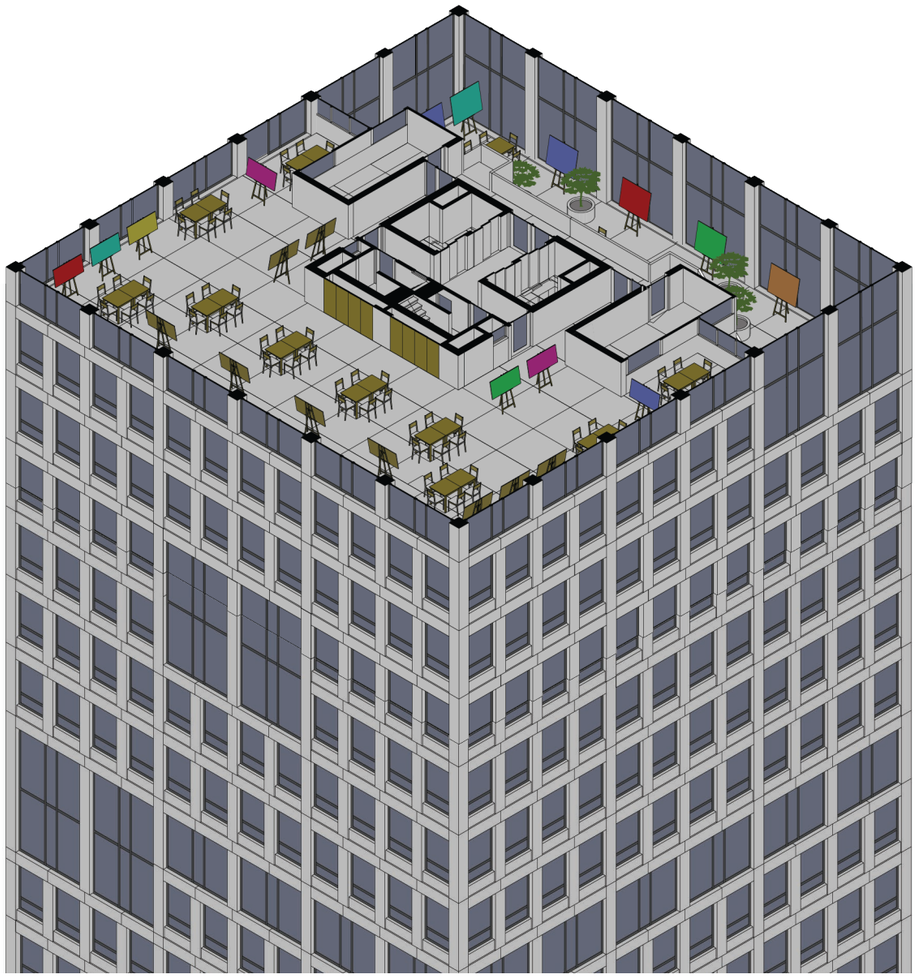
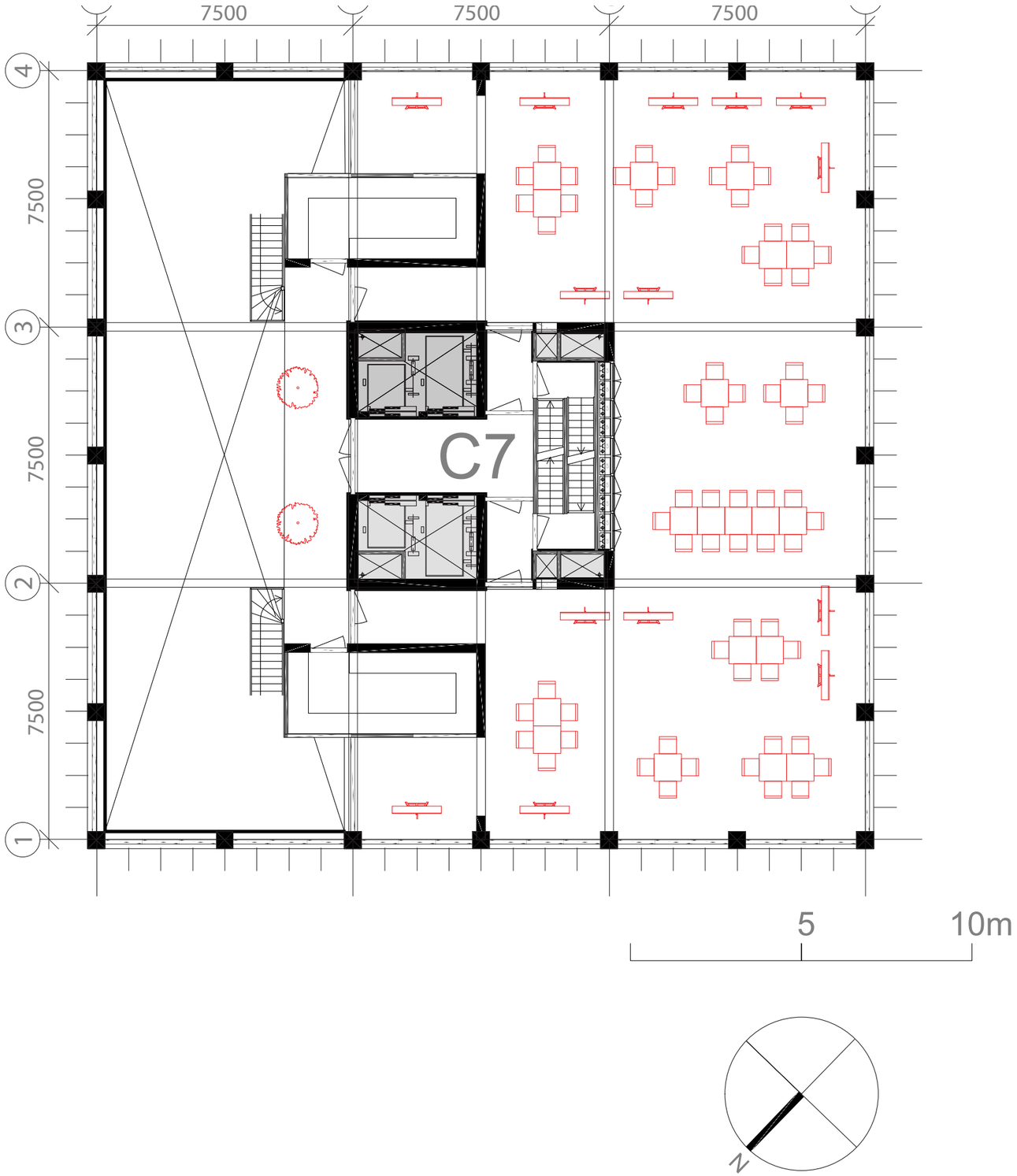
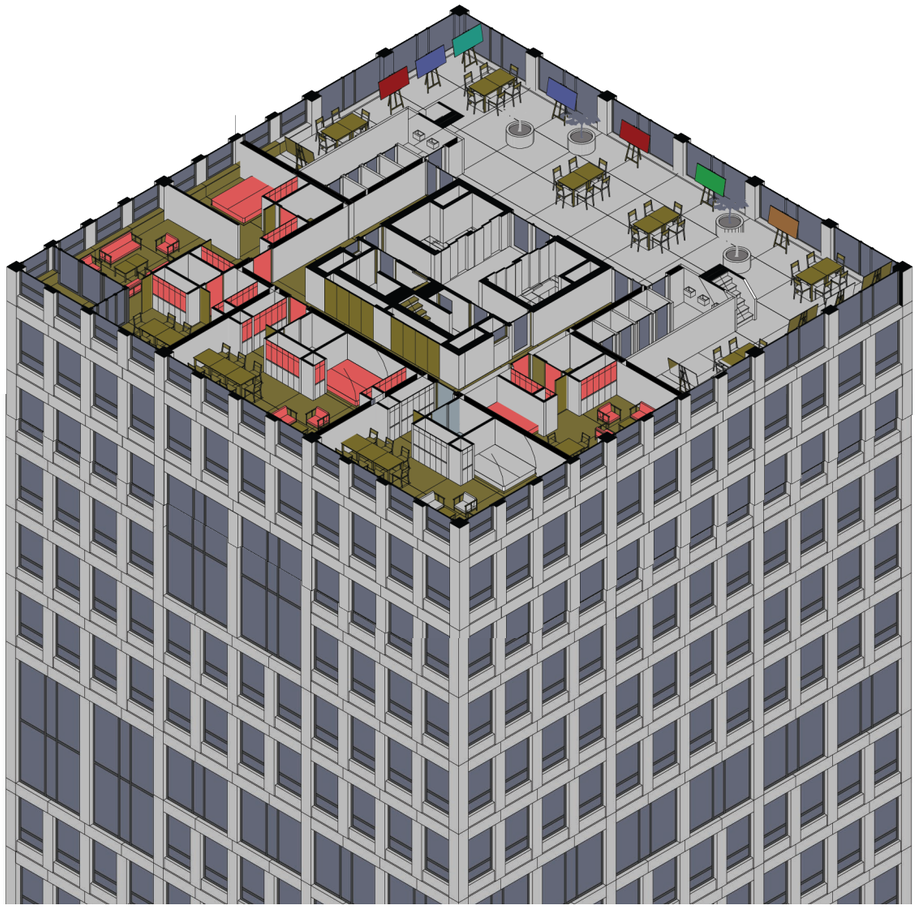


PUBLIC LEVELS 1.
EXPOSITION







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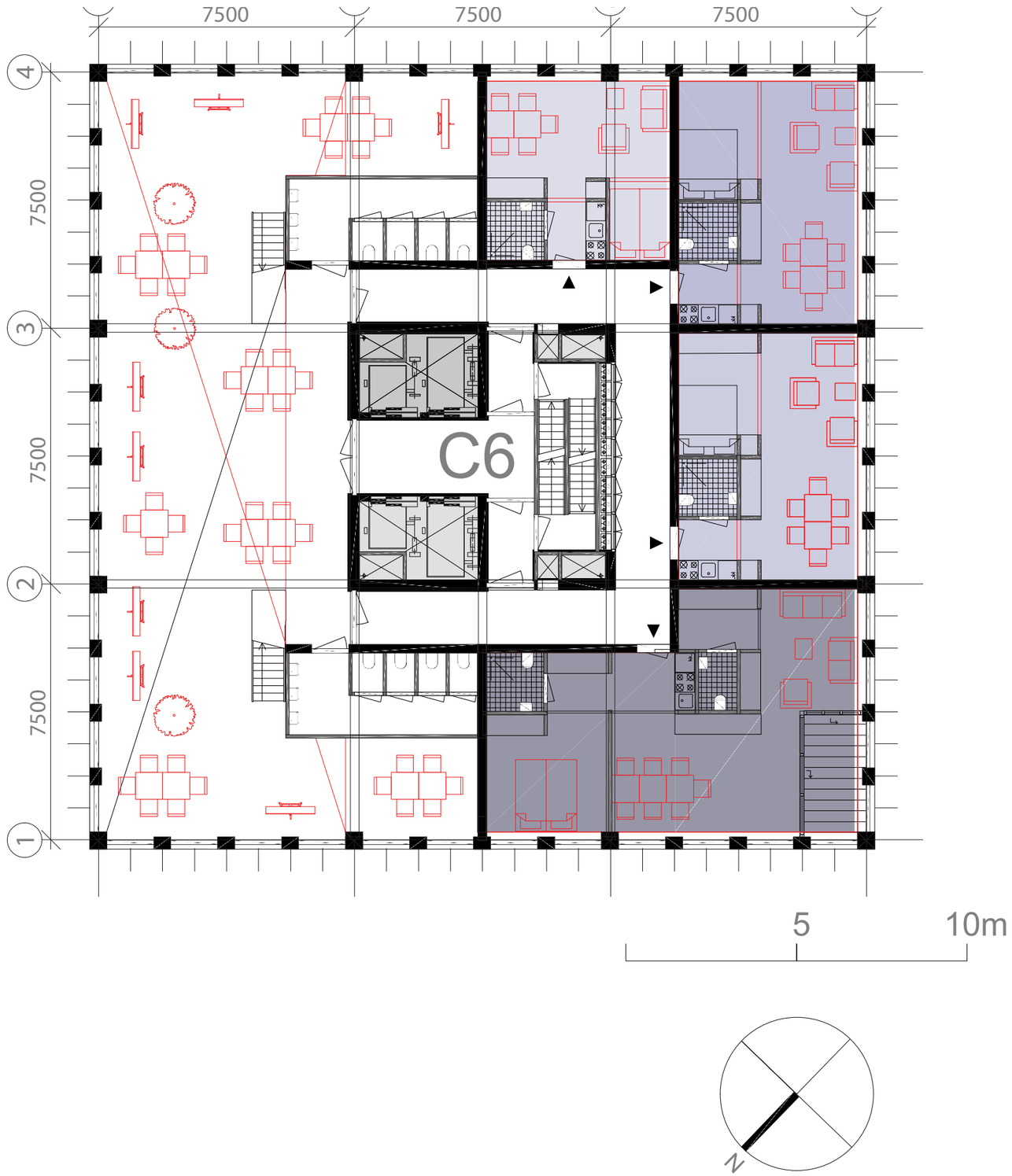
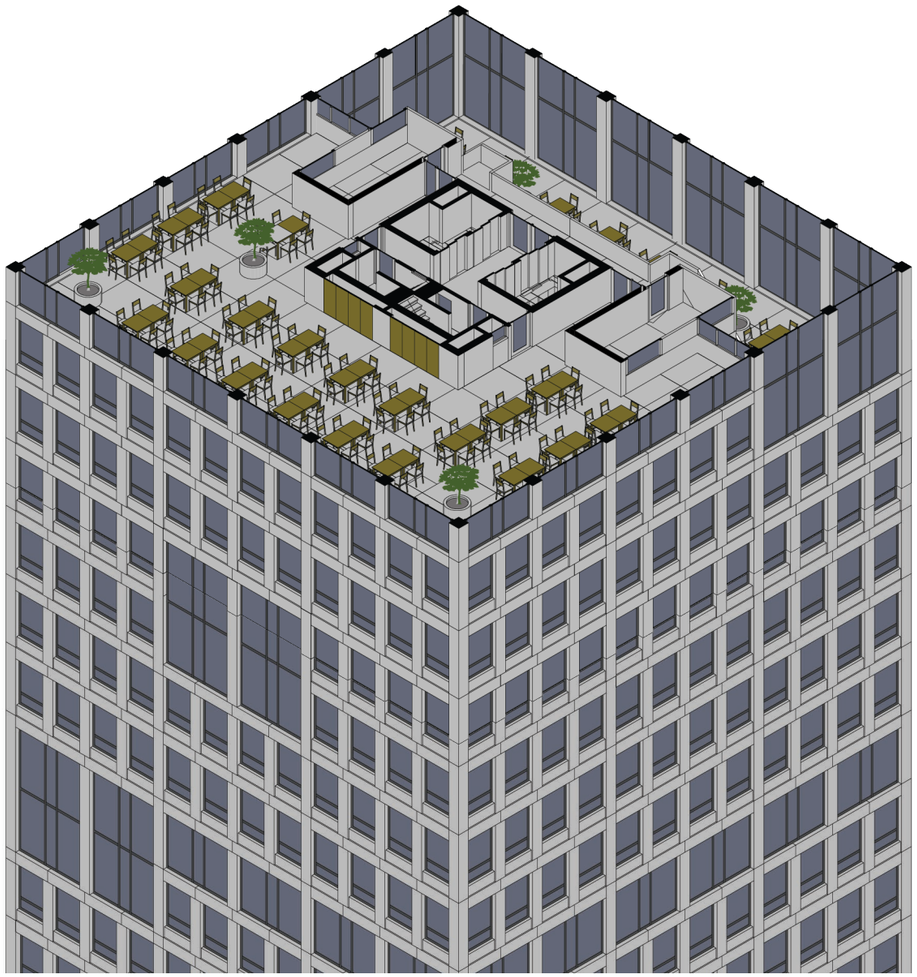
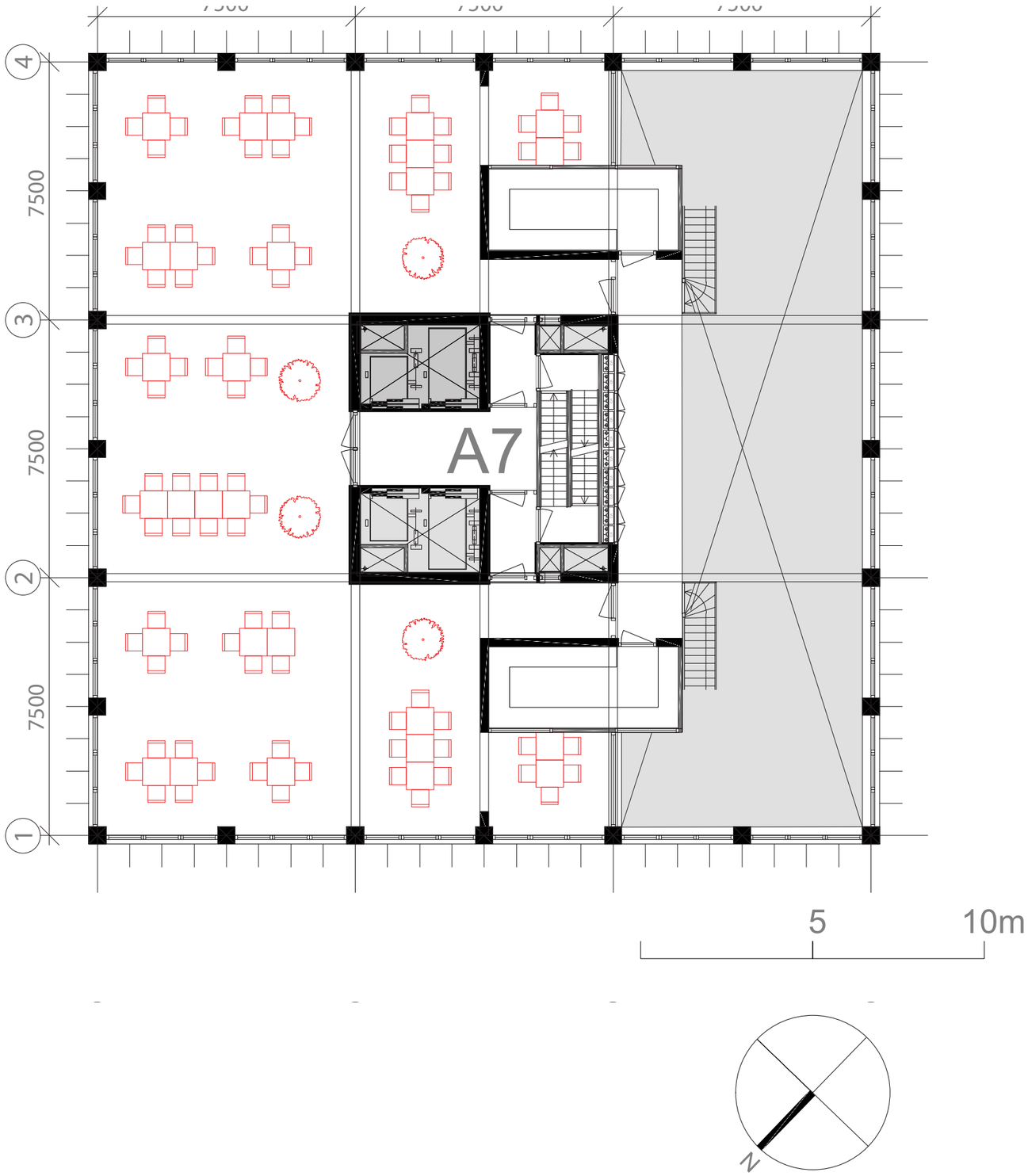


PUBLIC LEVELS 2.
WORKSPACES





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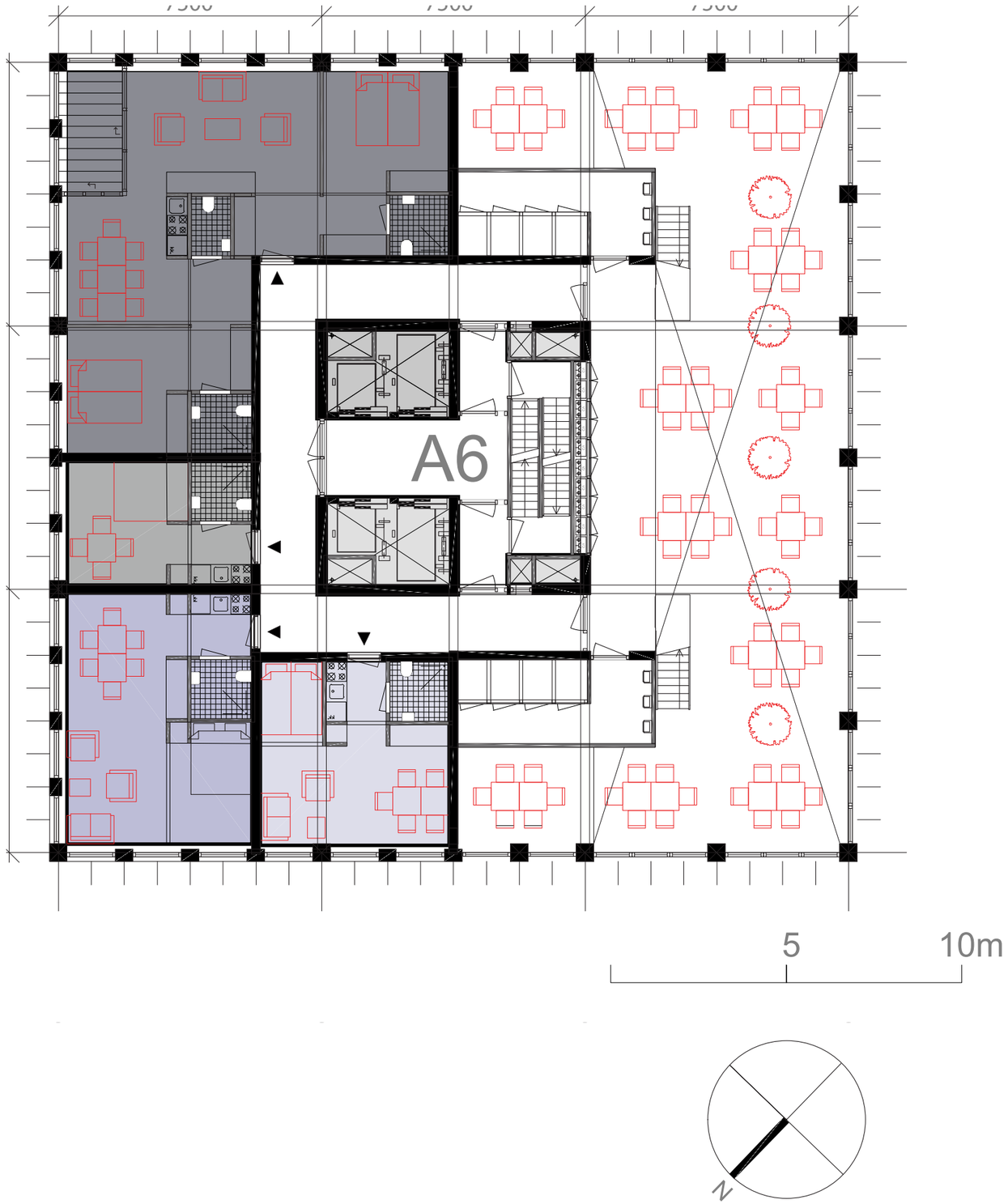
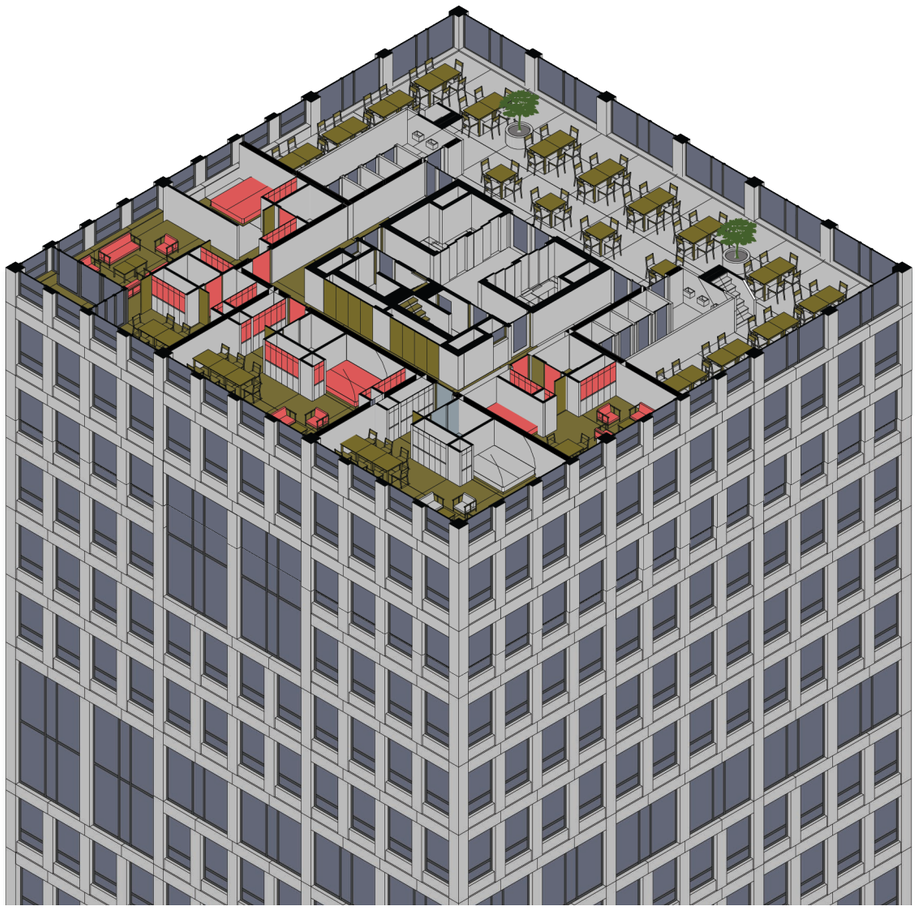
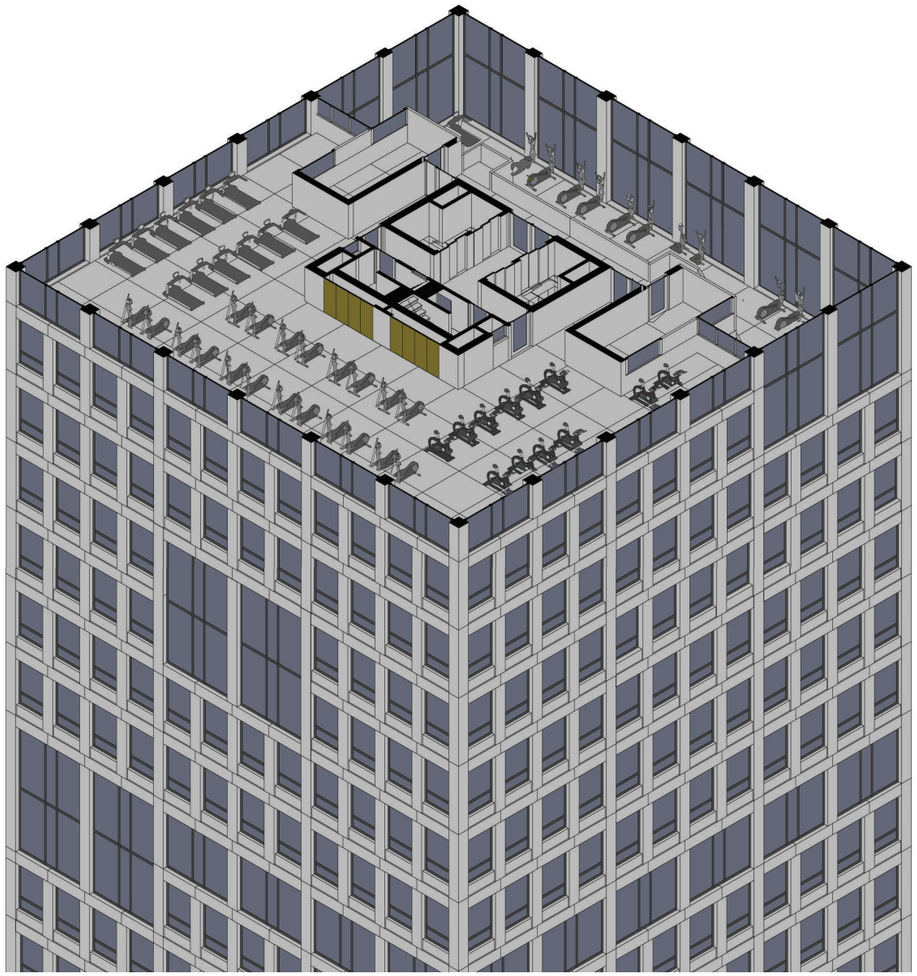
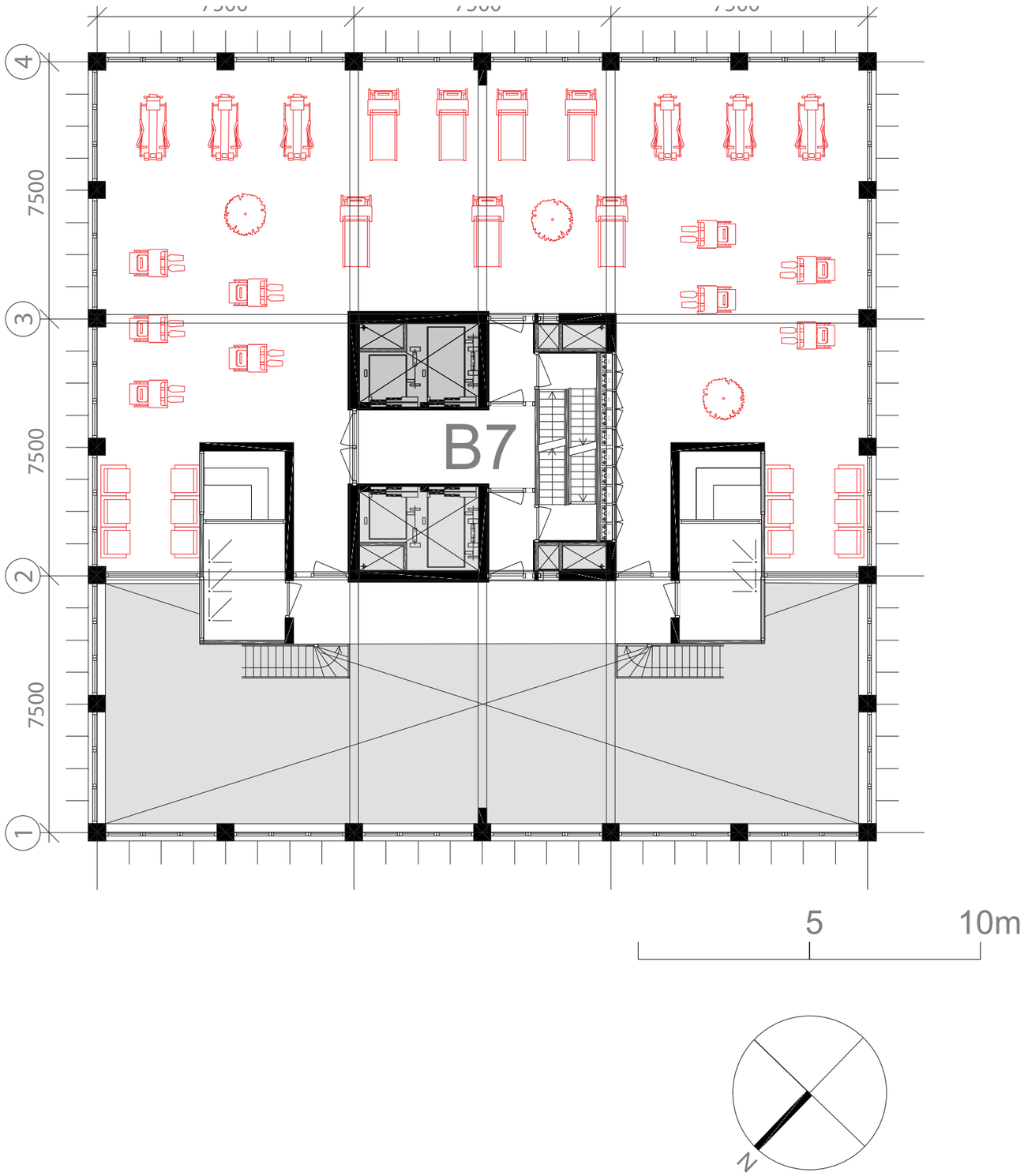




PUBLIC LEVELS 3.
FITNESS





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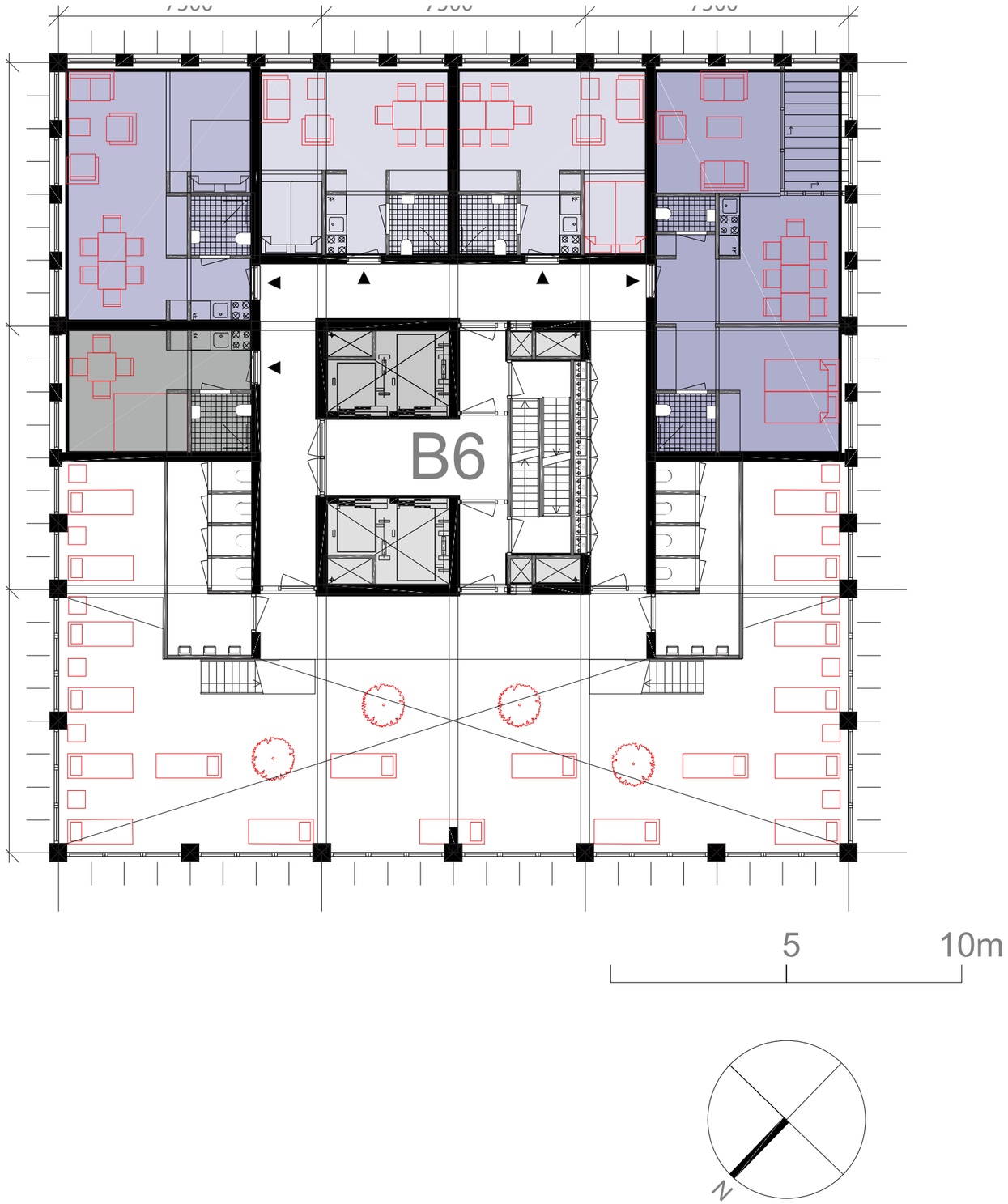
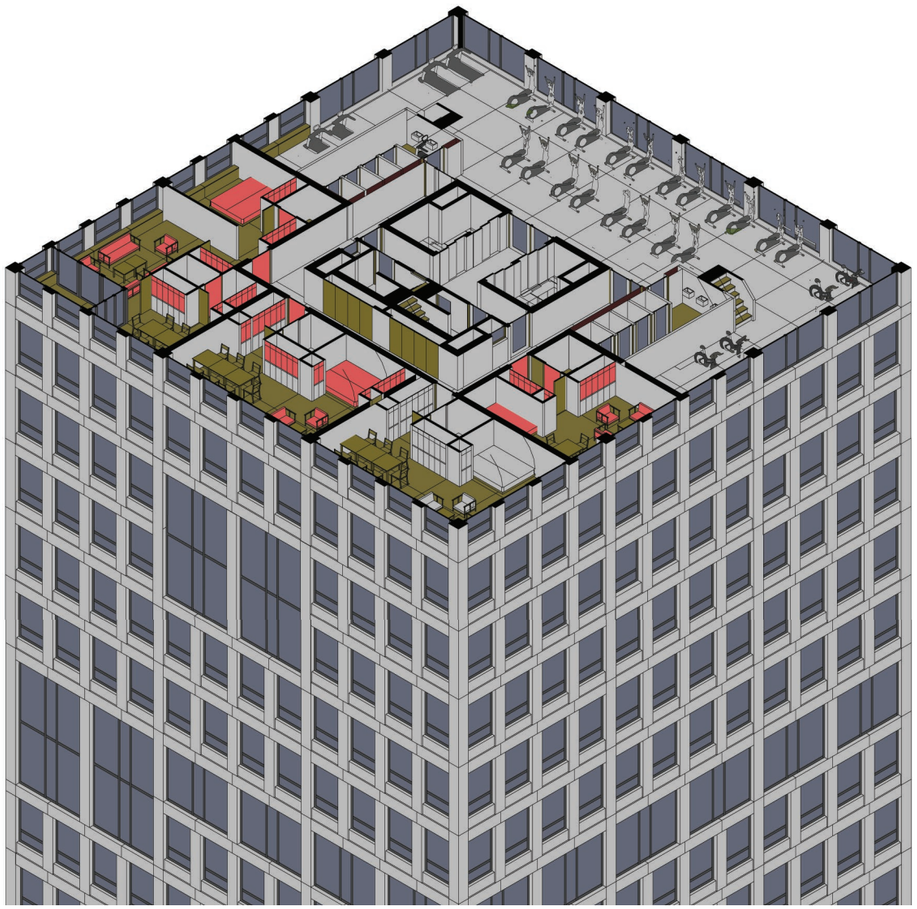
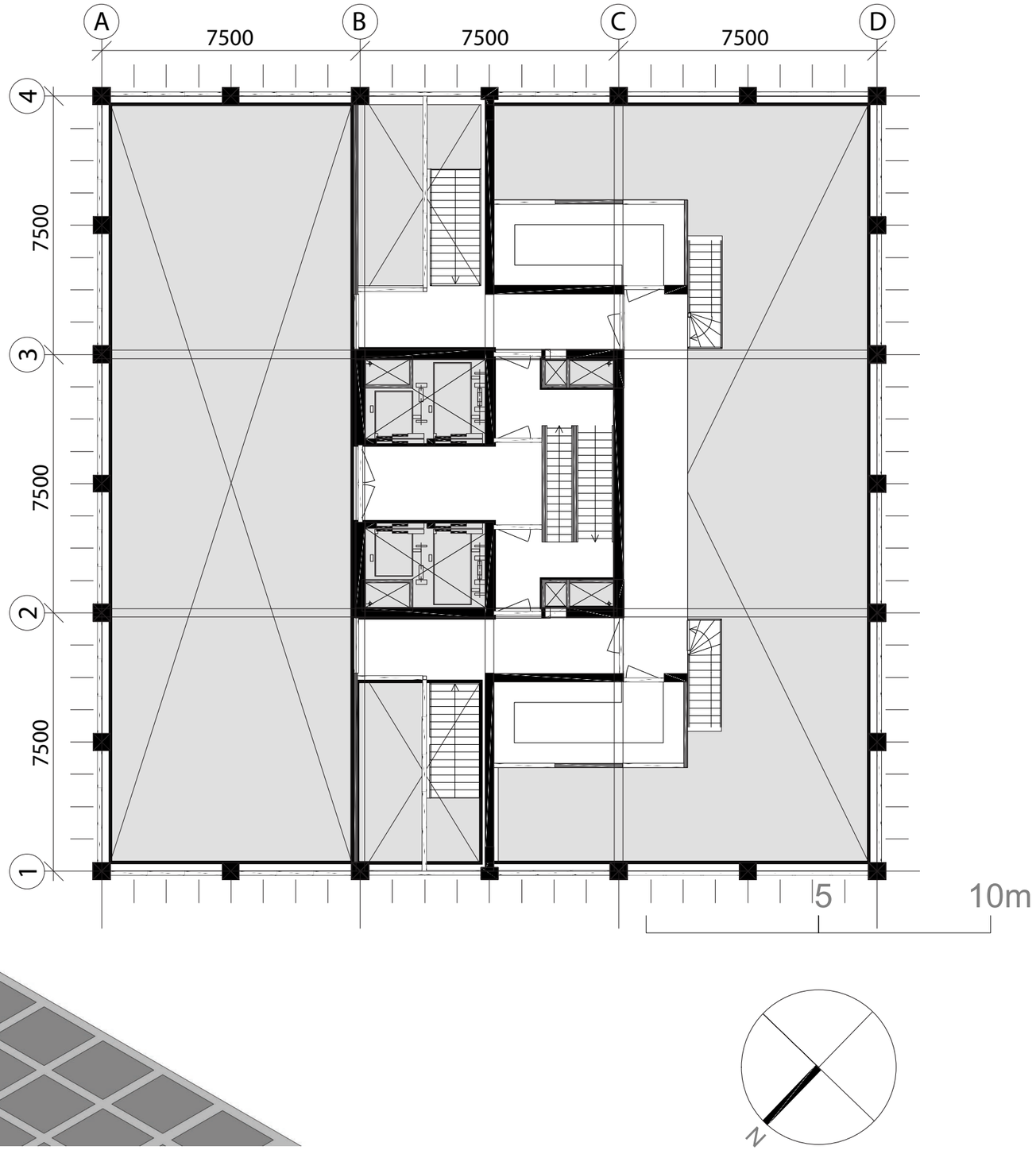
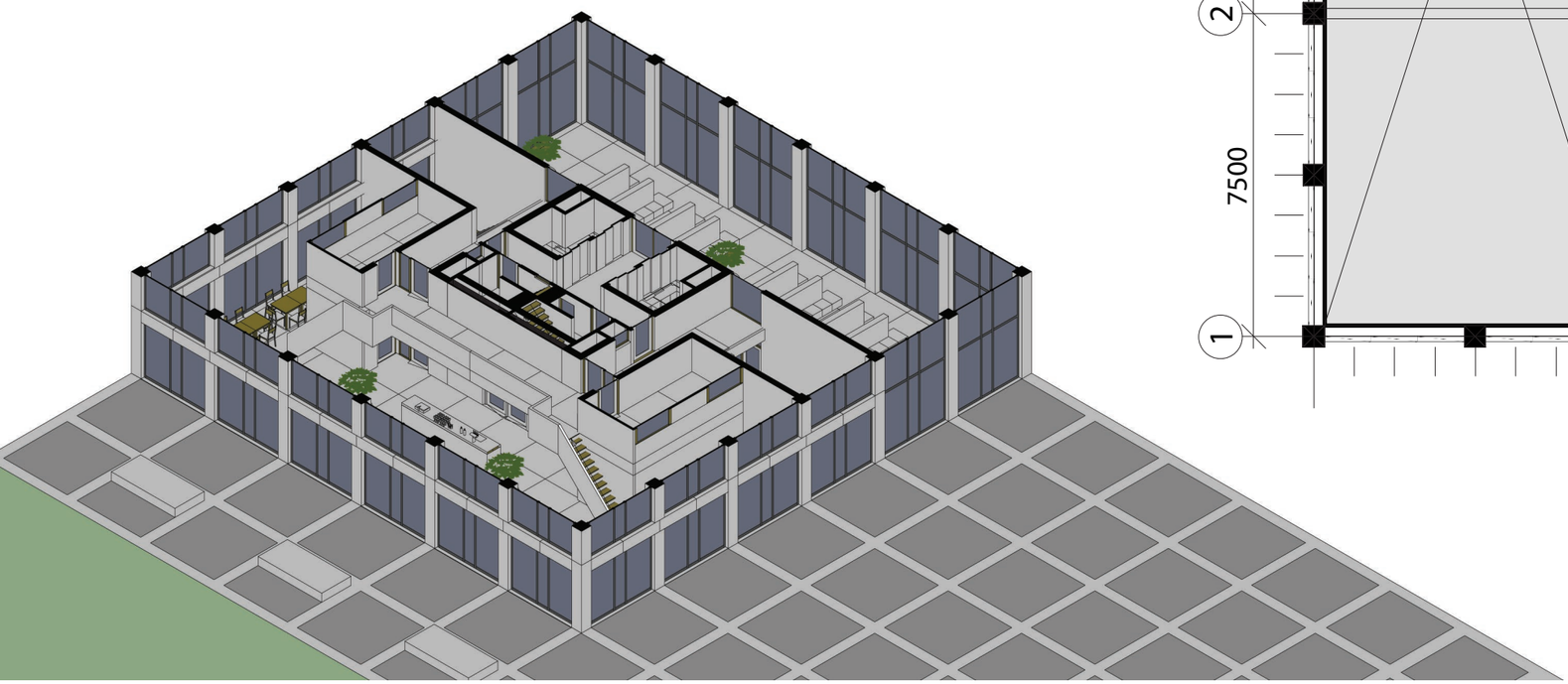


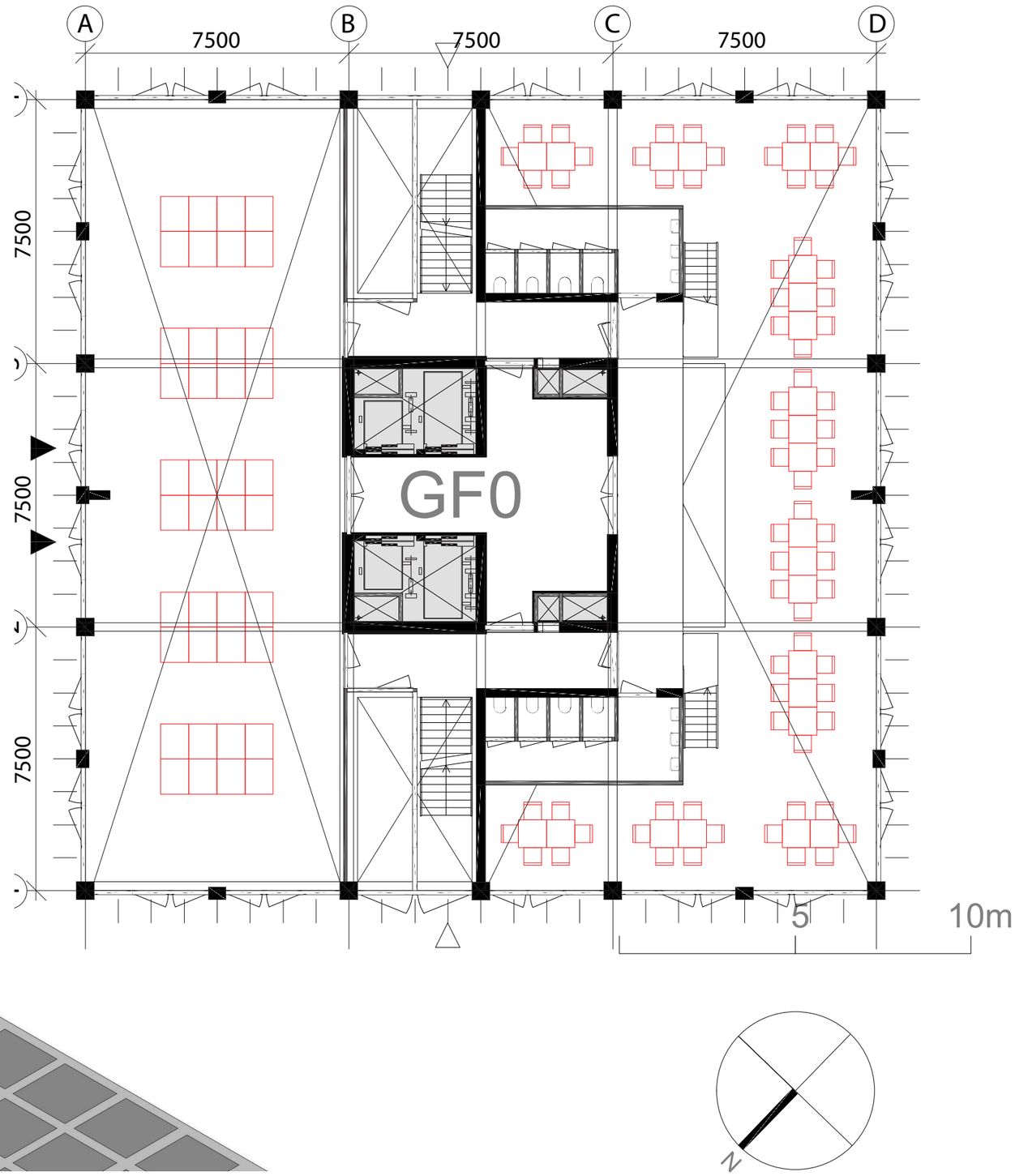


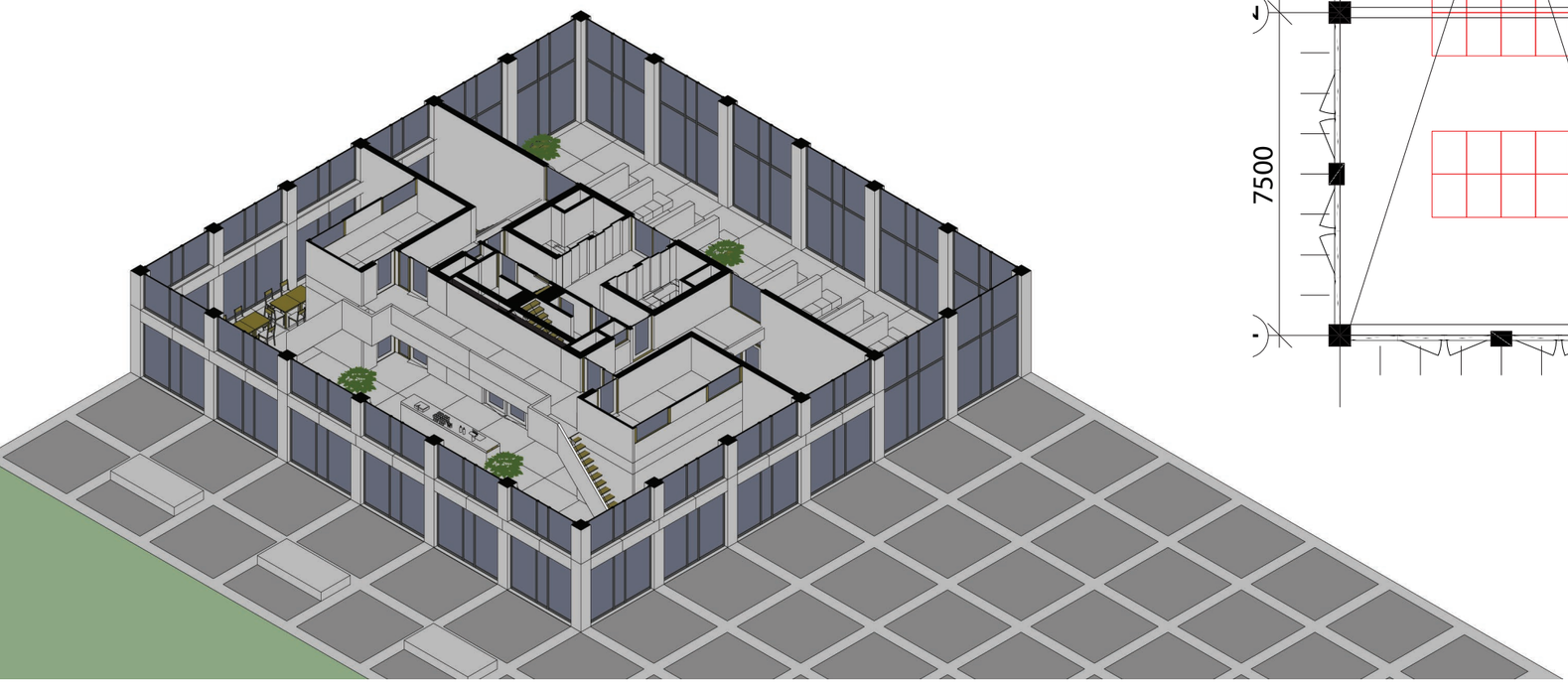
GROUND LEVELS
LOBBY / CAFE
1:100





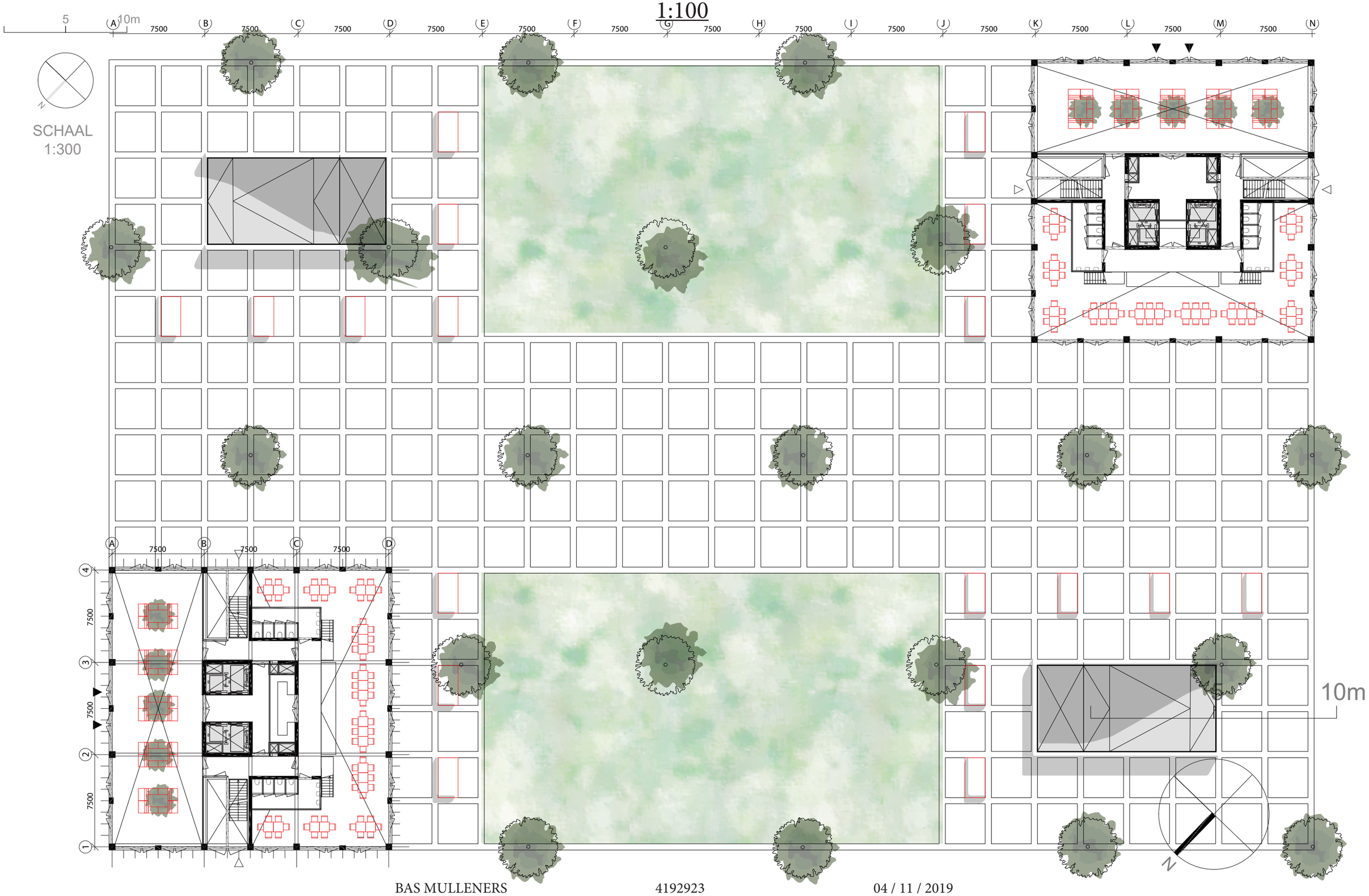
GROUND LEVELS
LOBBY / CAFE
1:100





GROUND FLOOR

1:100



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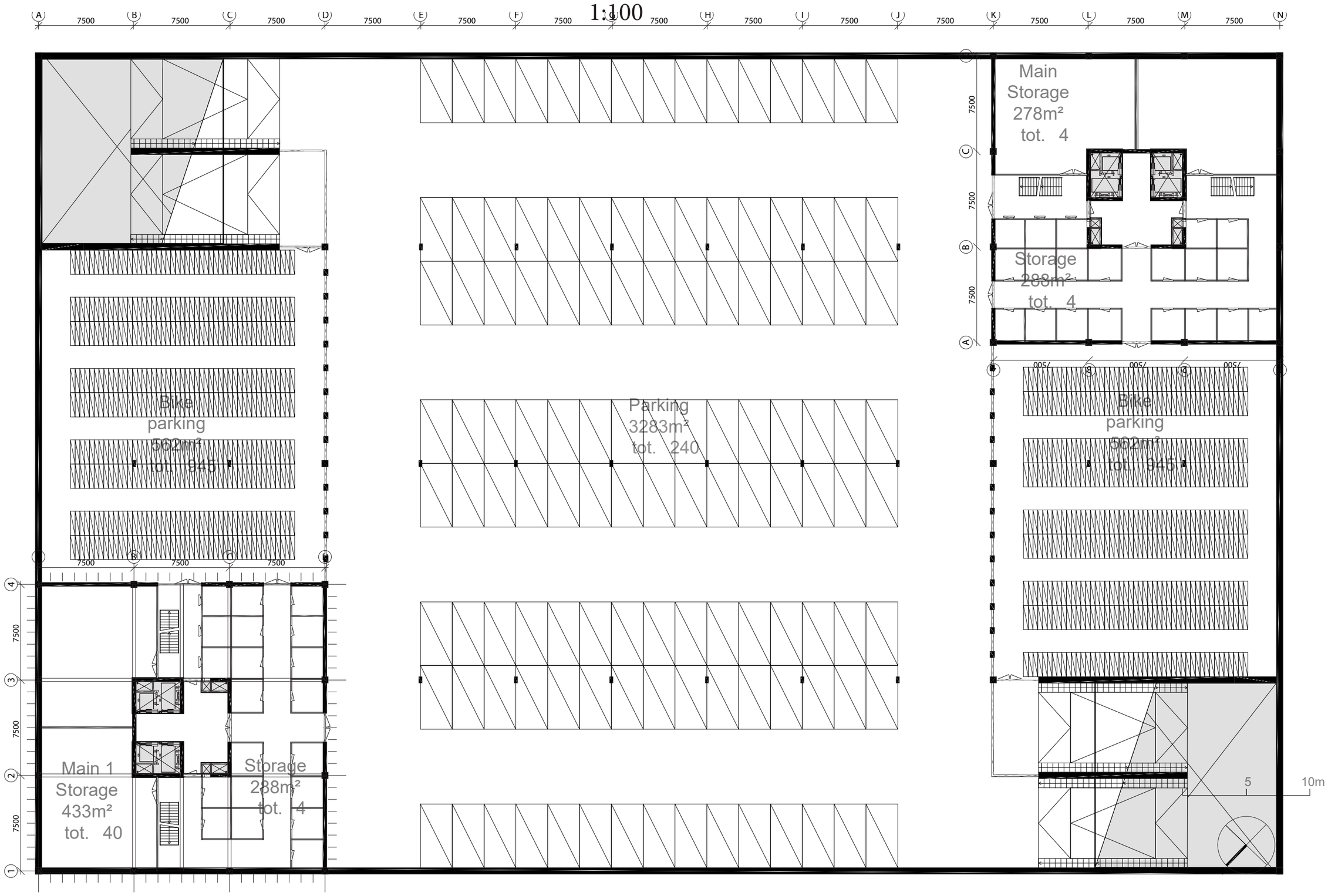
PARKING / STORAGE

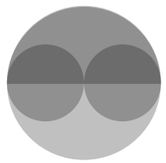
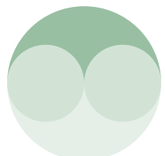
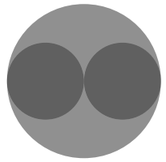
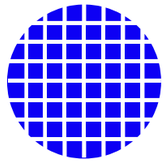
1:100

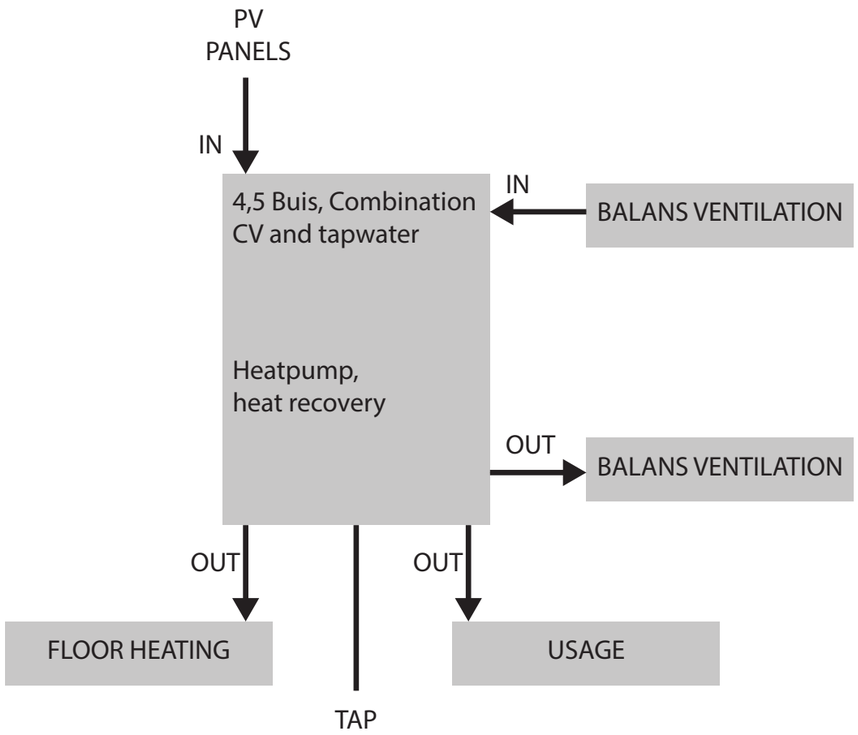


BUILDING TECHNOLOGY

- Climate
- Construction
- Building sequence
- Details

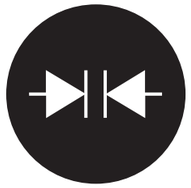
CLIMATE

	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		


PV
PANELS
IN
4,5 Buis, Combination
CV and tapwater
IN
BALANS VENTILATION
Heatpump,
heat recovery
OUT
BALANS VENTILATION
OUT
OUT
FLOOR HEATING
USAGE
TAP

CONSTRUCTION CONCEPT

SLIM / LIGHT



ADJUSTABLE

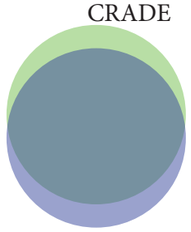
FAST

FREE OVERVOLTAGE

FIRE SAFE

DEMOUNTABLE

CRADLE TO CRADE

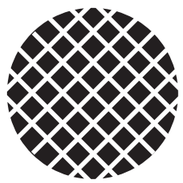


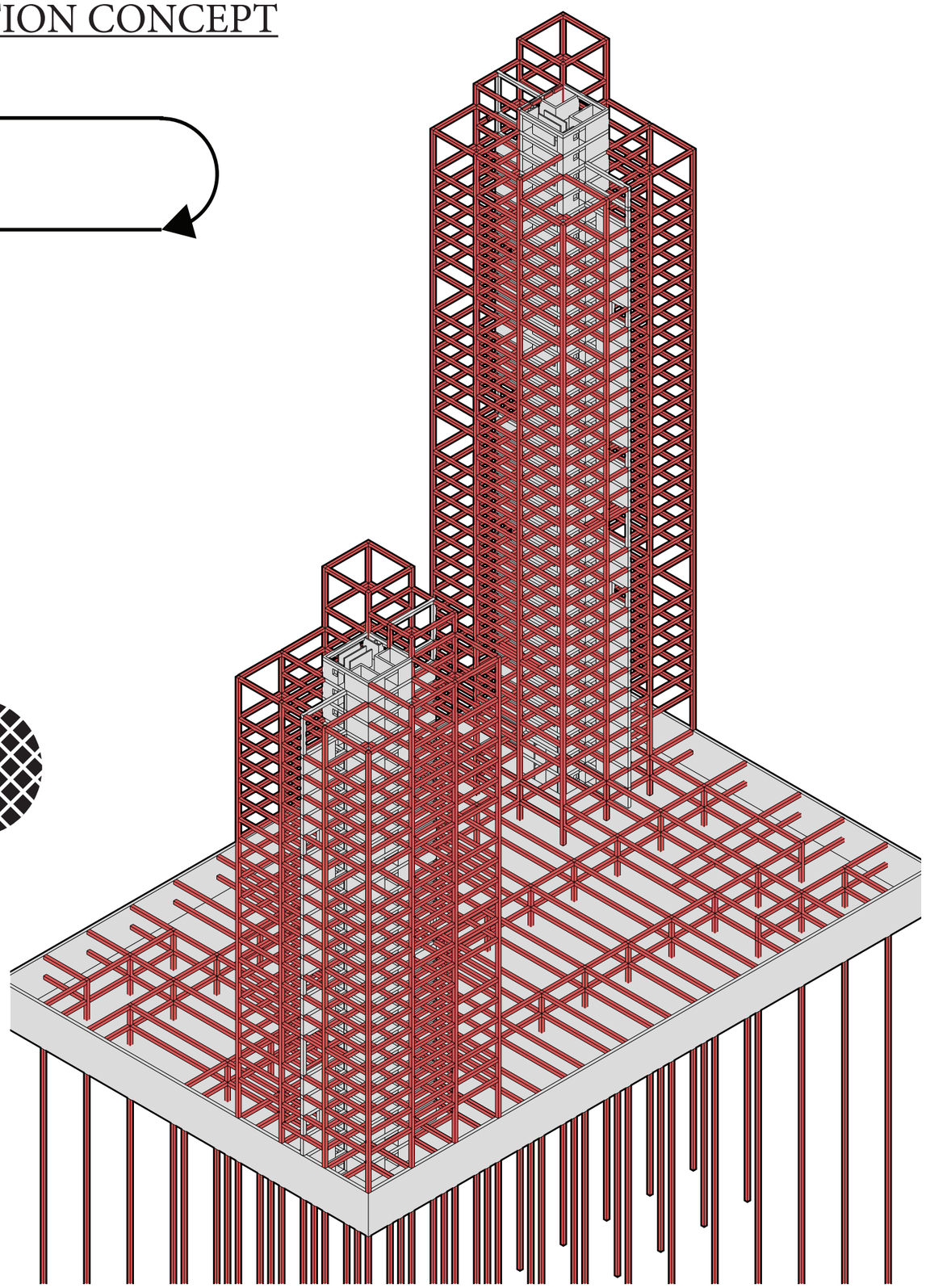
FLEXIBLE

ACOUSTICS

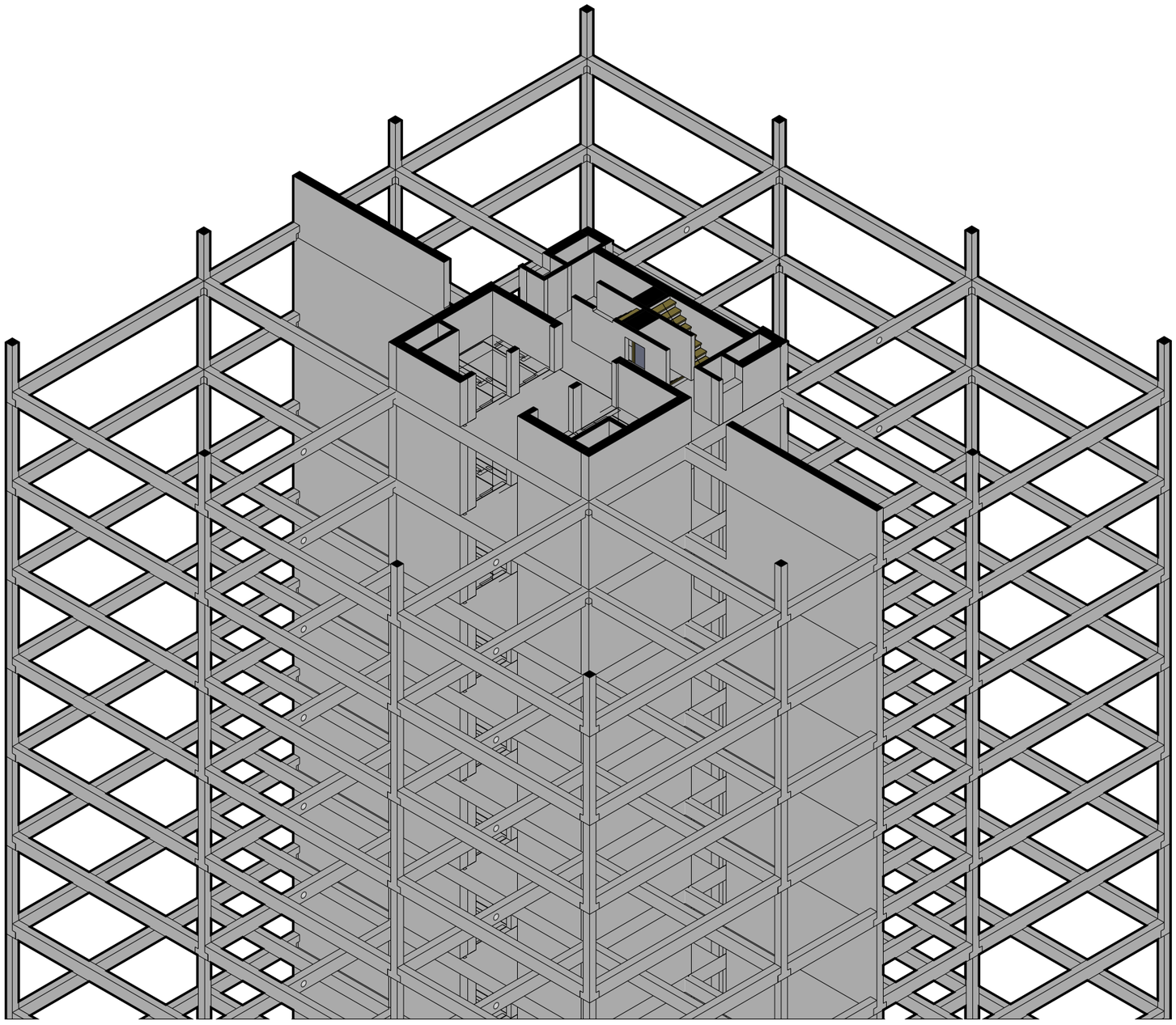
EXTENDABLE

PREFAB

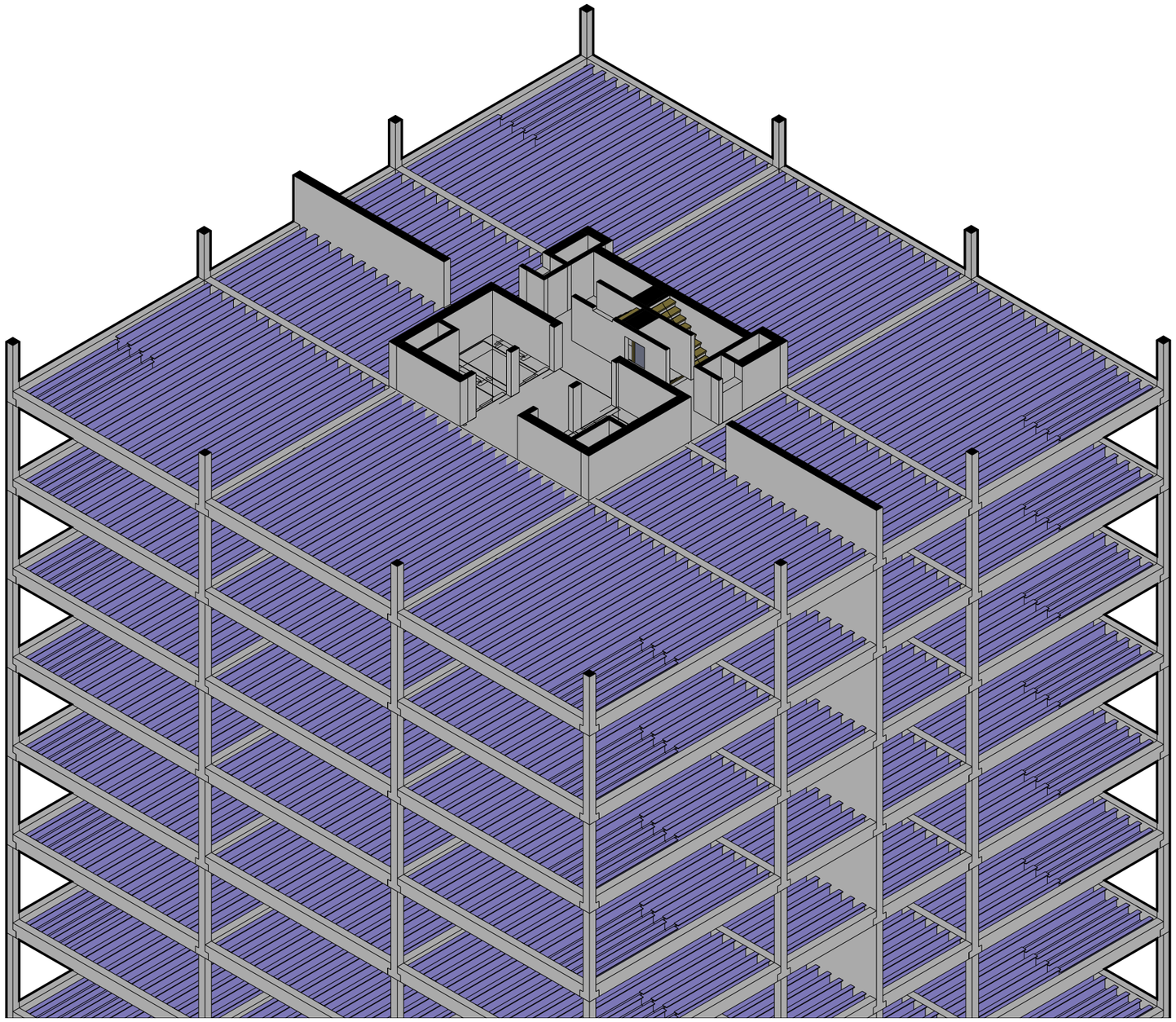




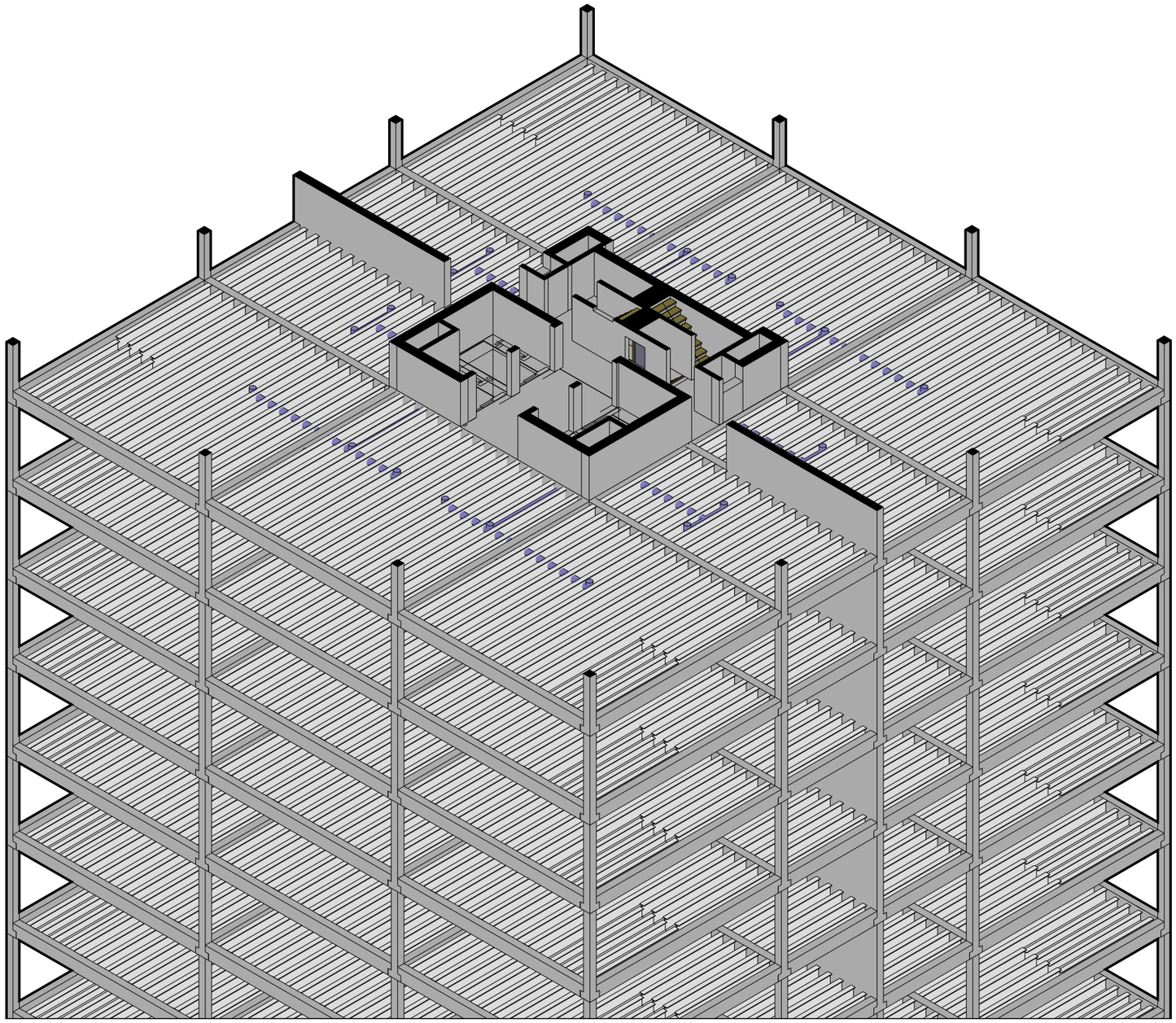
SLIDE BOX WITH PREFAB
REINFORCED CONCRETE SKELETON
Ductholes in nonbearing beams



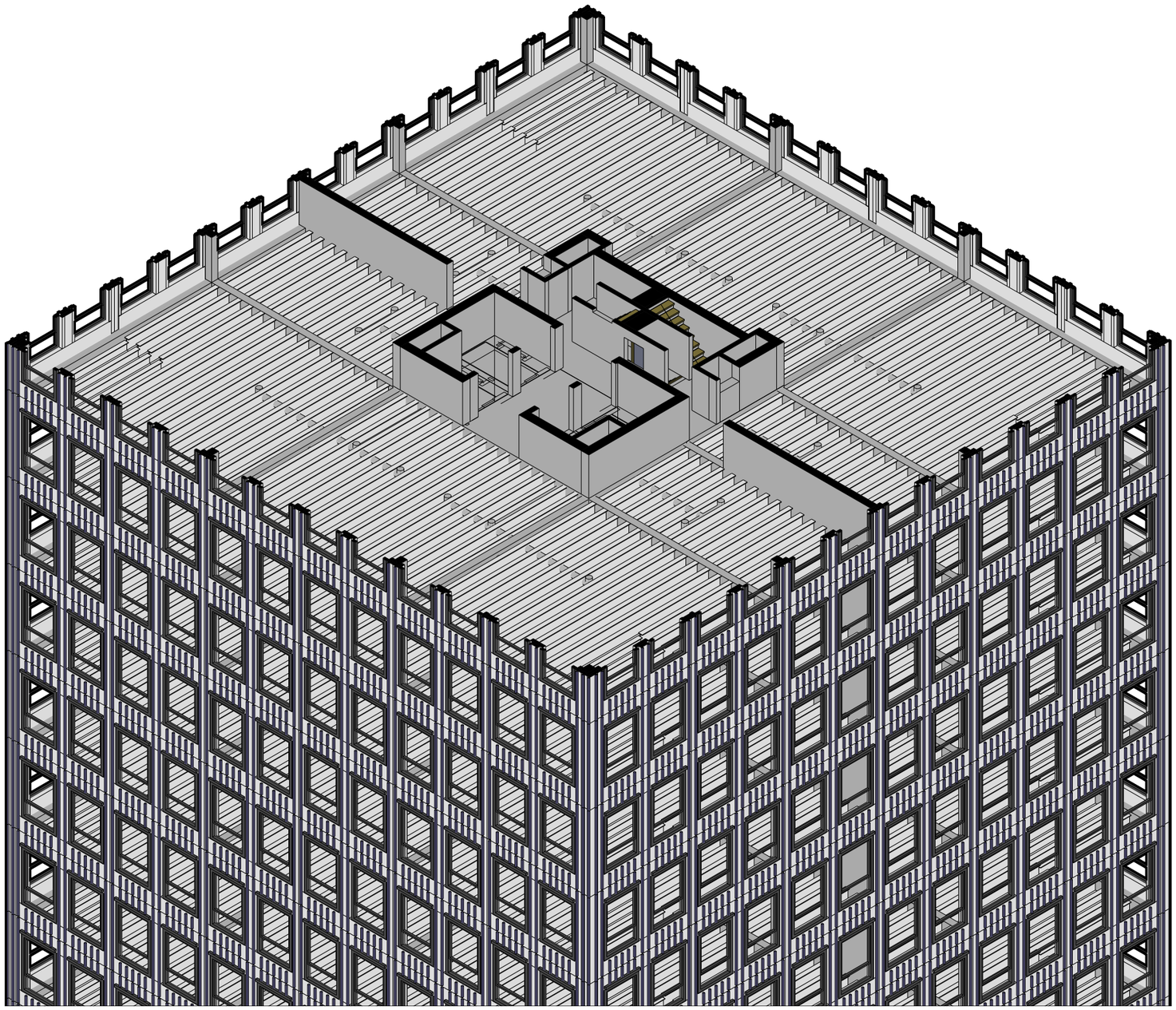
CONCRETE INFRA+ OPEN FLOOR SYSTEM
WITH INTEGRATED STEEL BEAMS
Rejuvenation in the corners



STANDARDISED FREEFORM DUCTS



HSB PREBAB COMPONENTS
Connection parts facade covering



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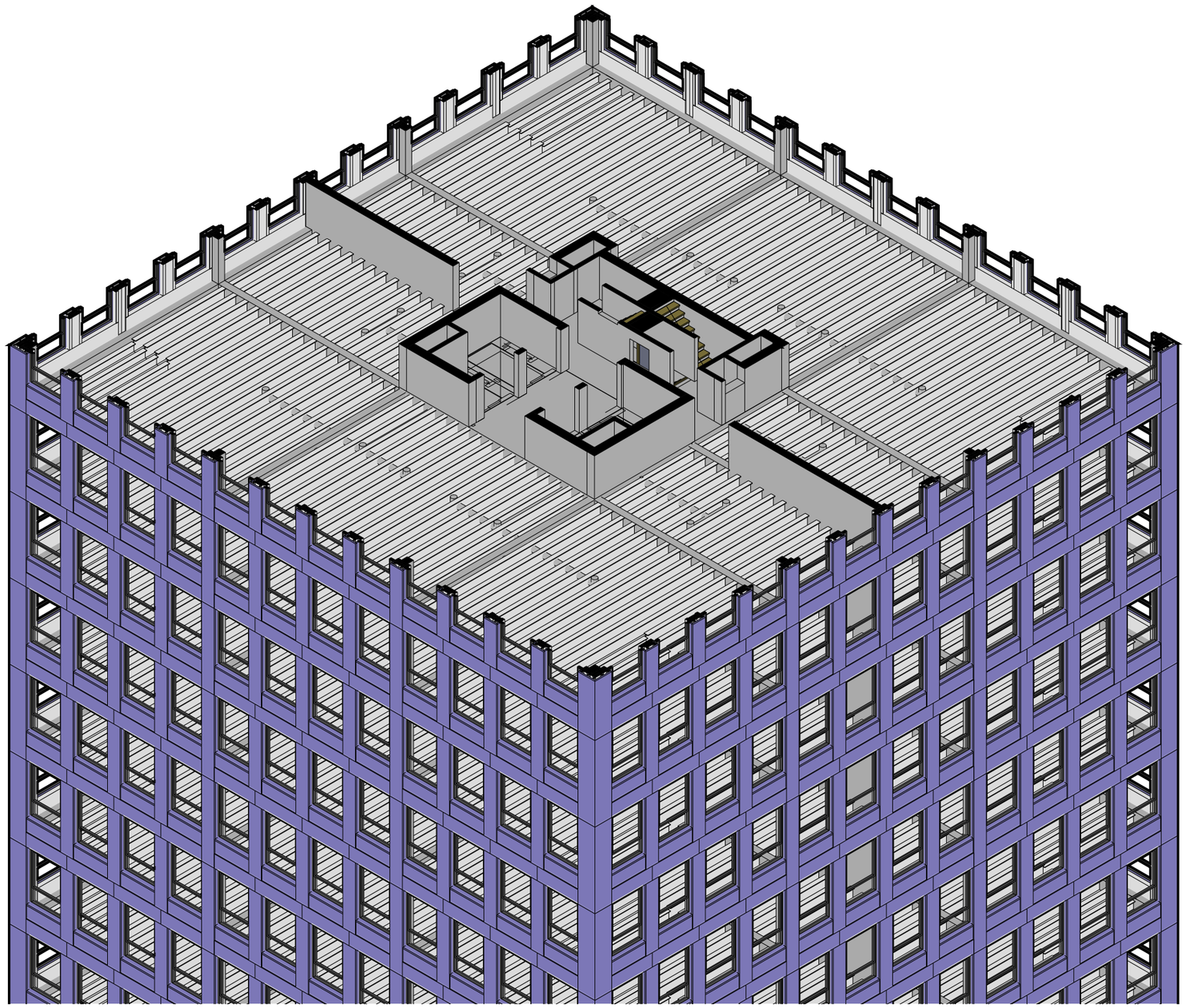
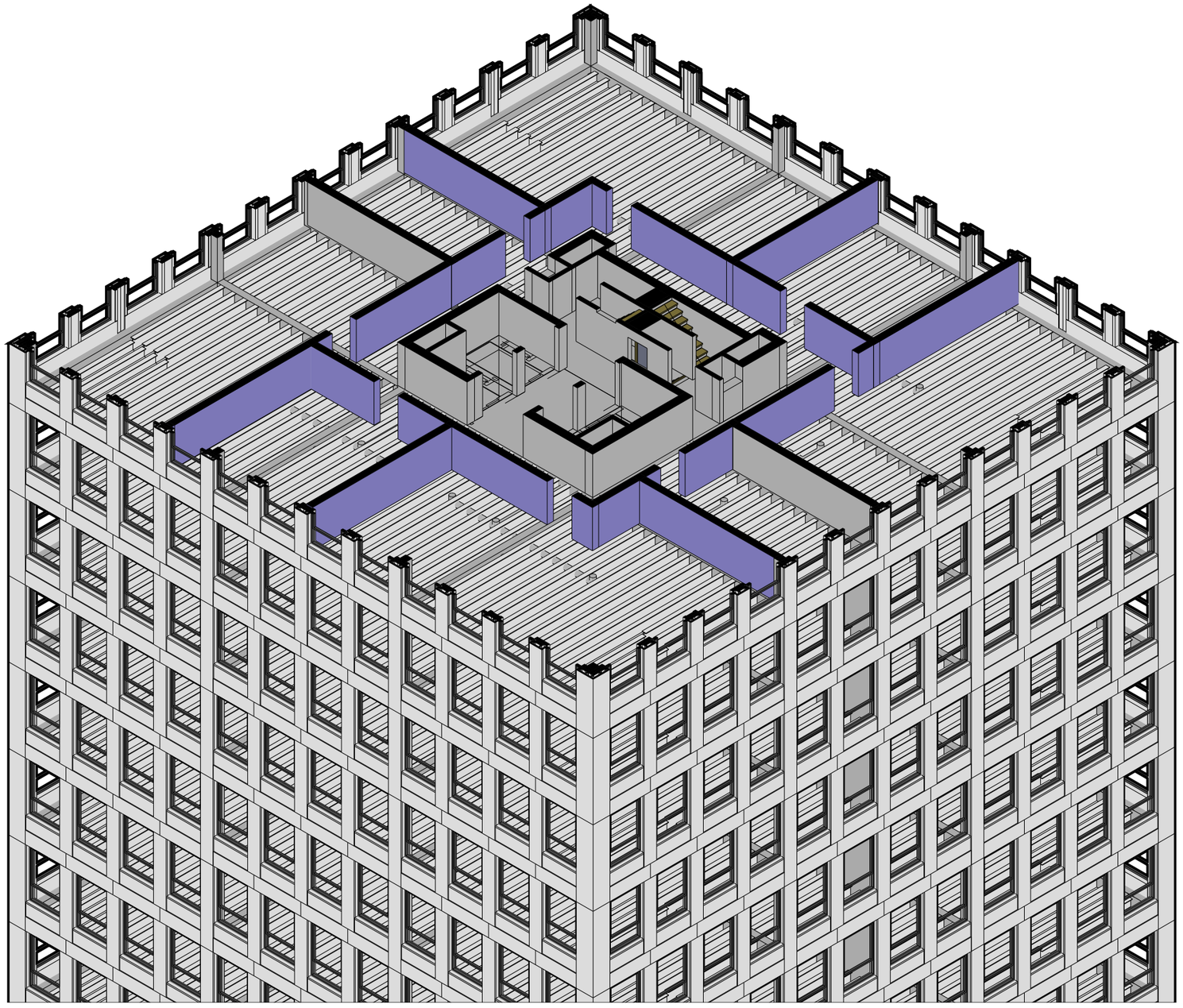
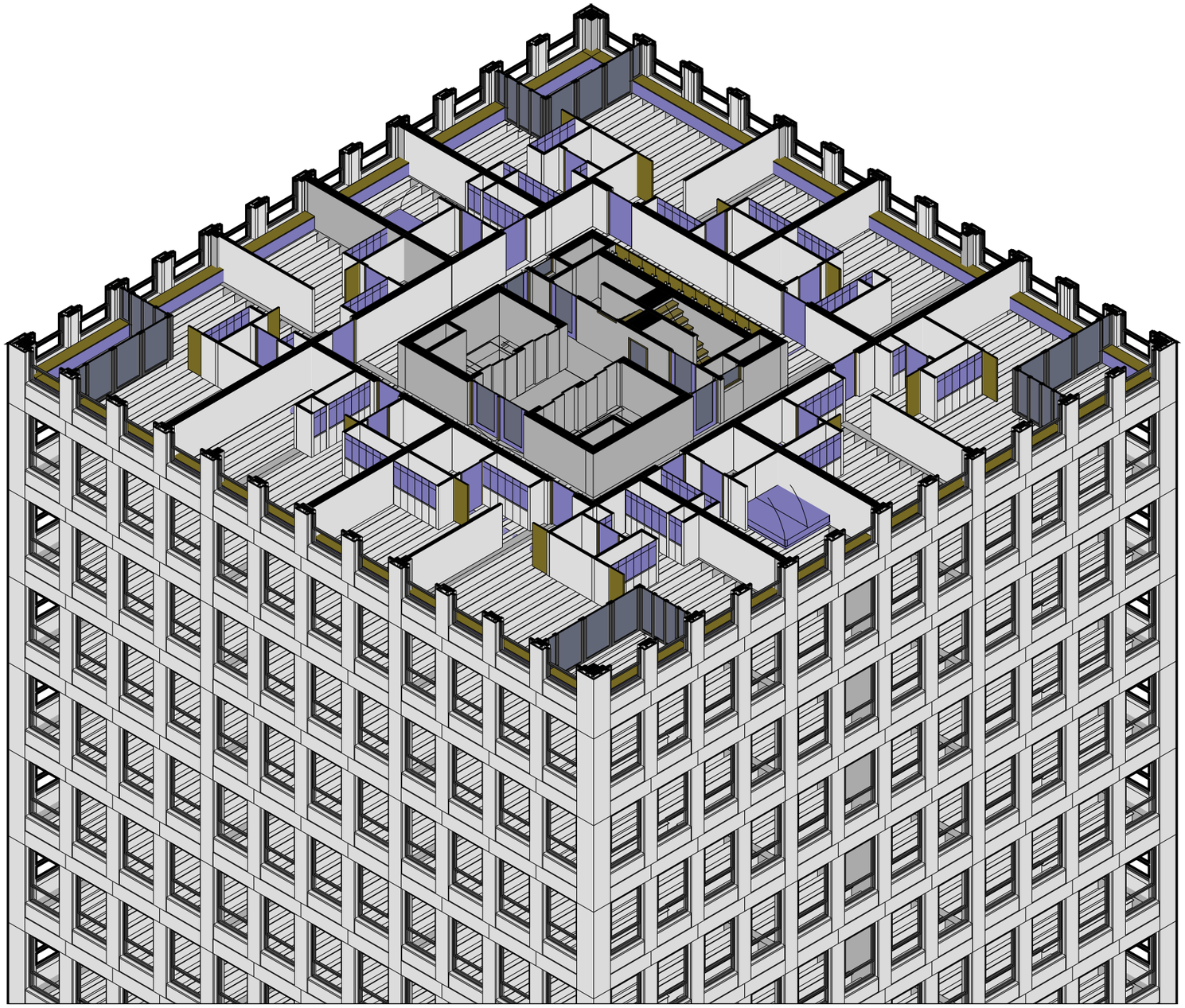
FACADE COVERING
Freeform in materials



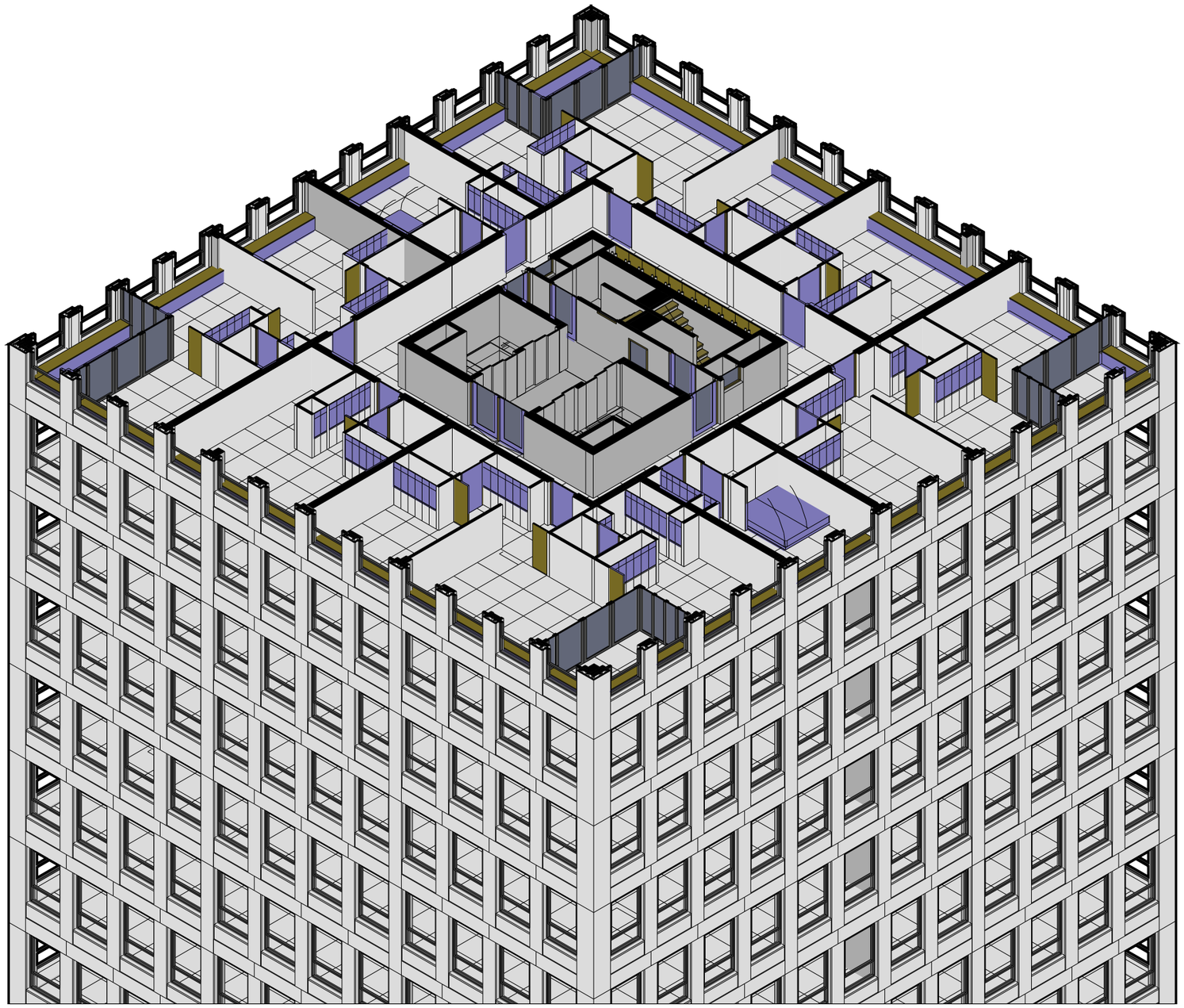
WOOD SKELETON INTERNAL WALLS



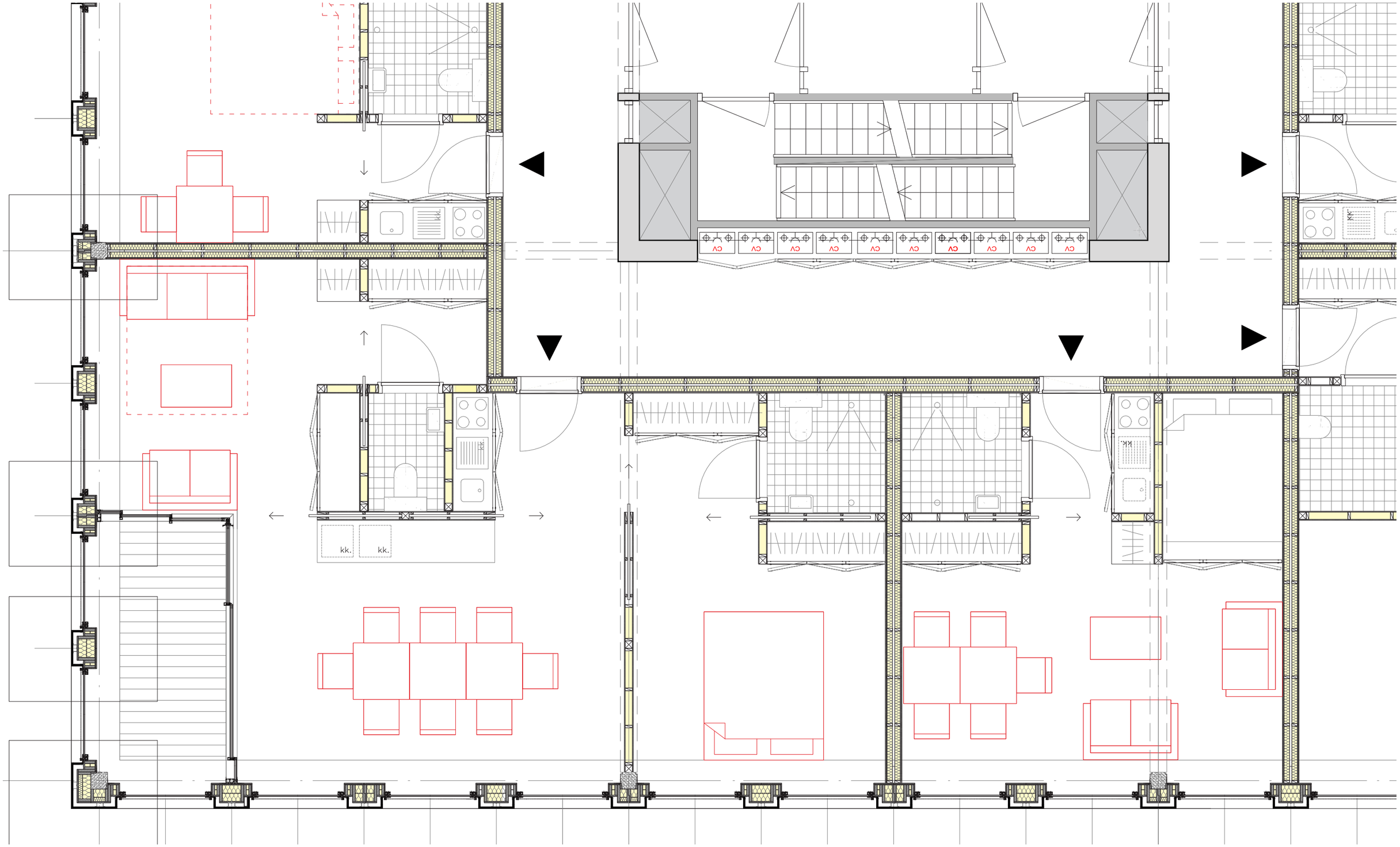
PREFAB INTERIOR ELEMENTS



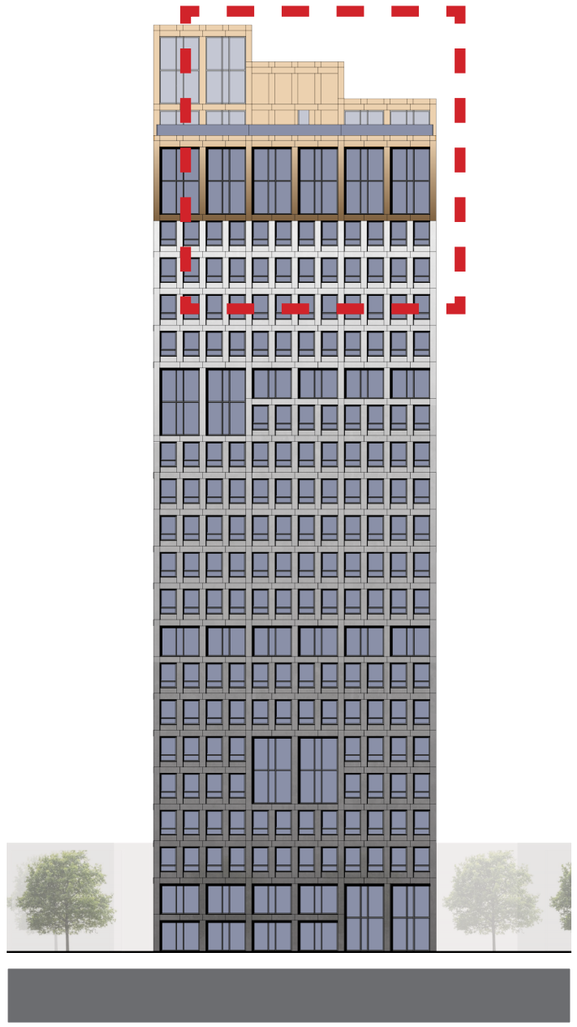
FLOOR FINISH



HORIZONTAL SECTION 1:50



FACADE 1:100



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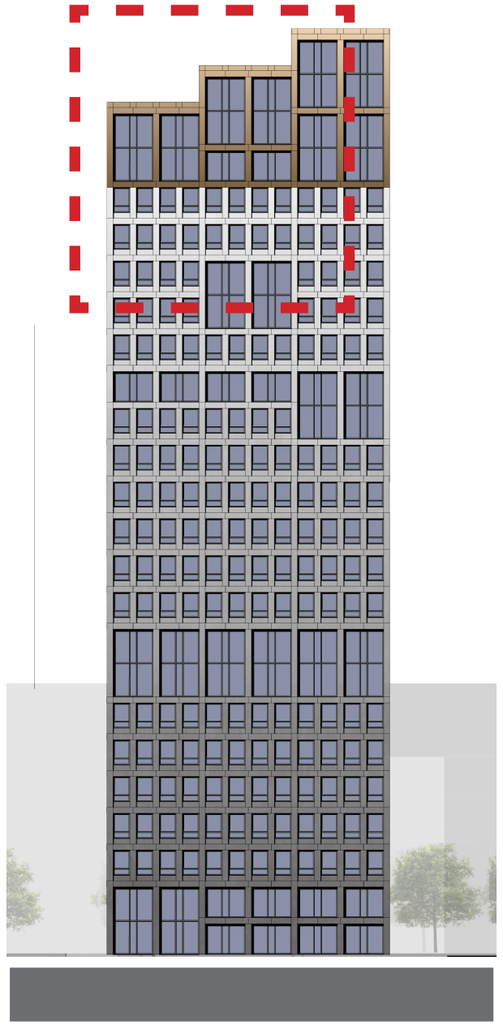
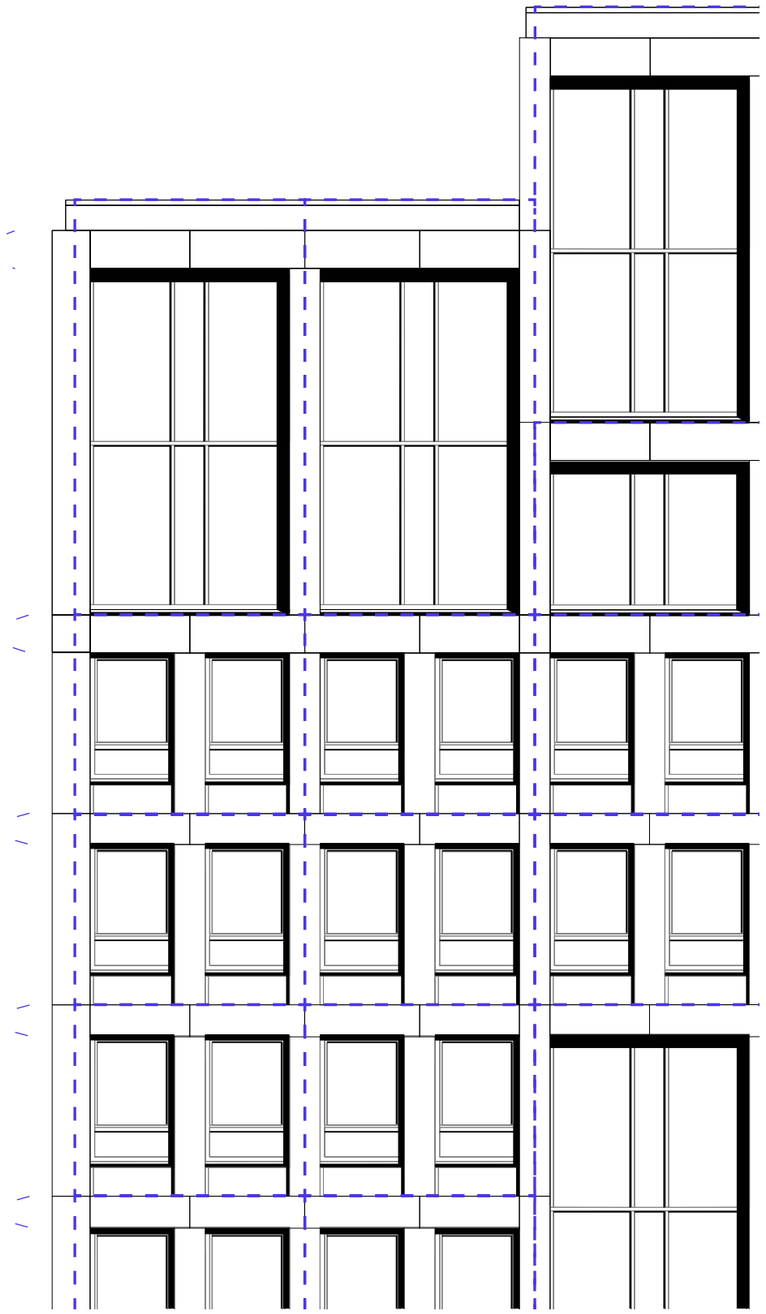
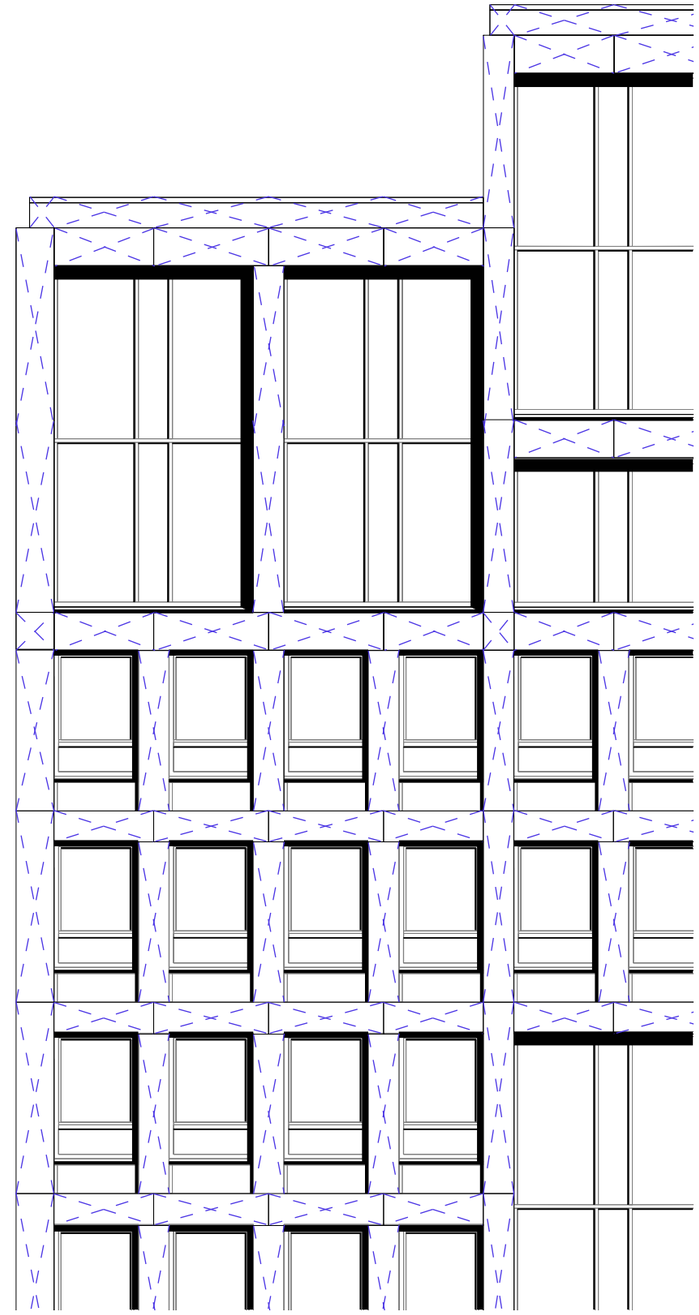
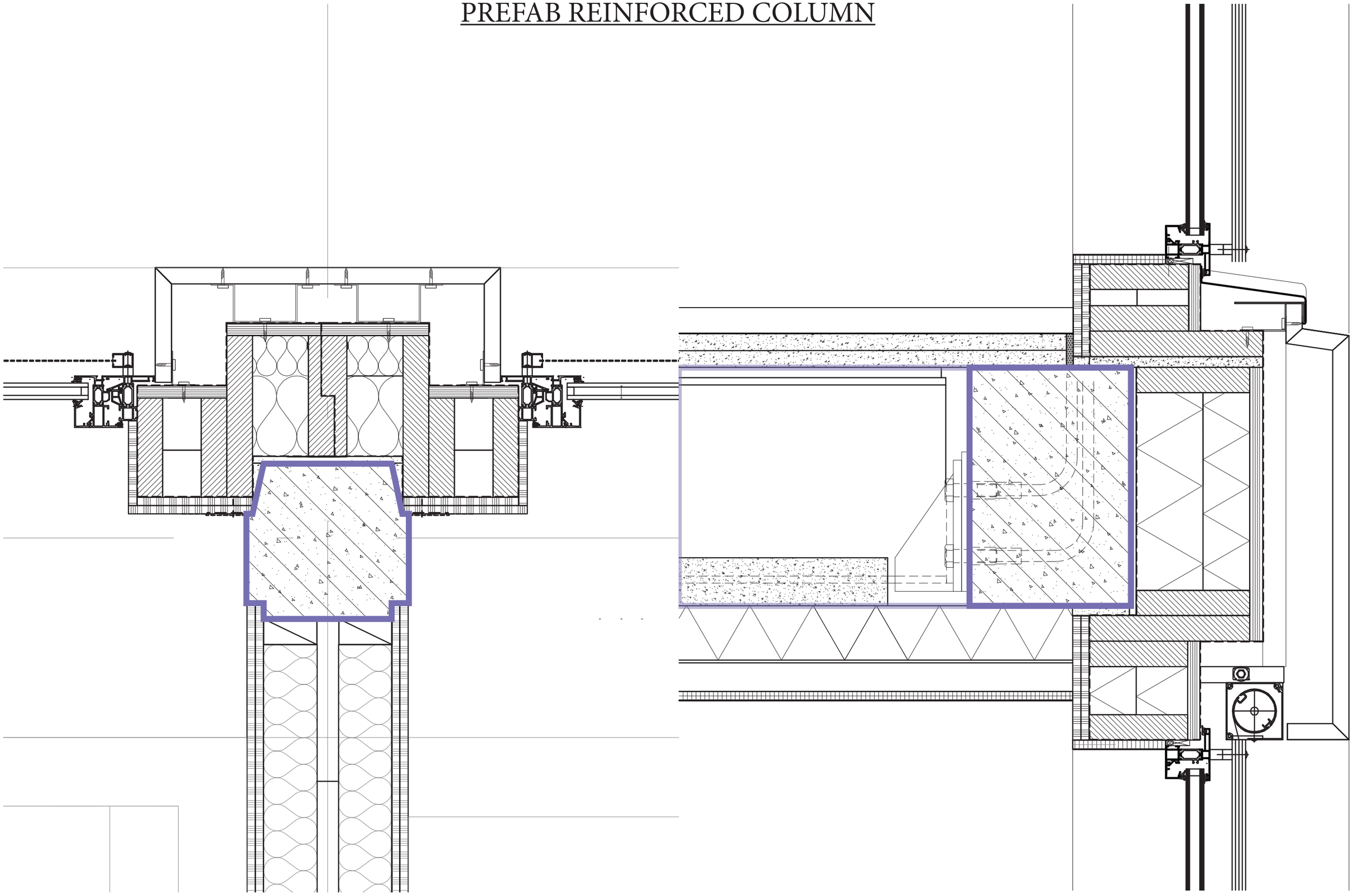


FACADE PRINCIPLE

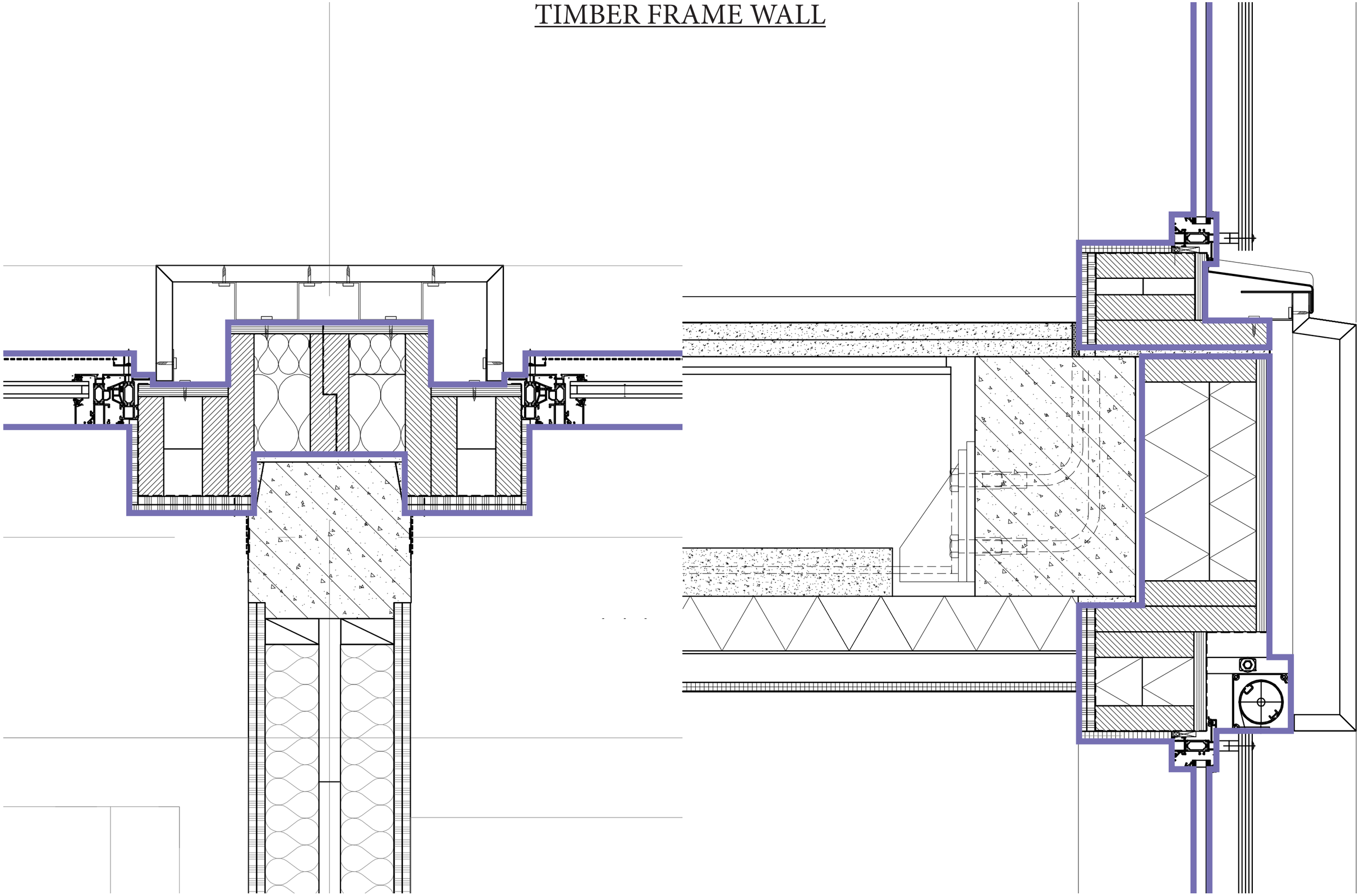




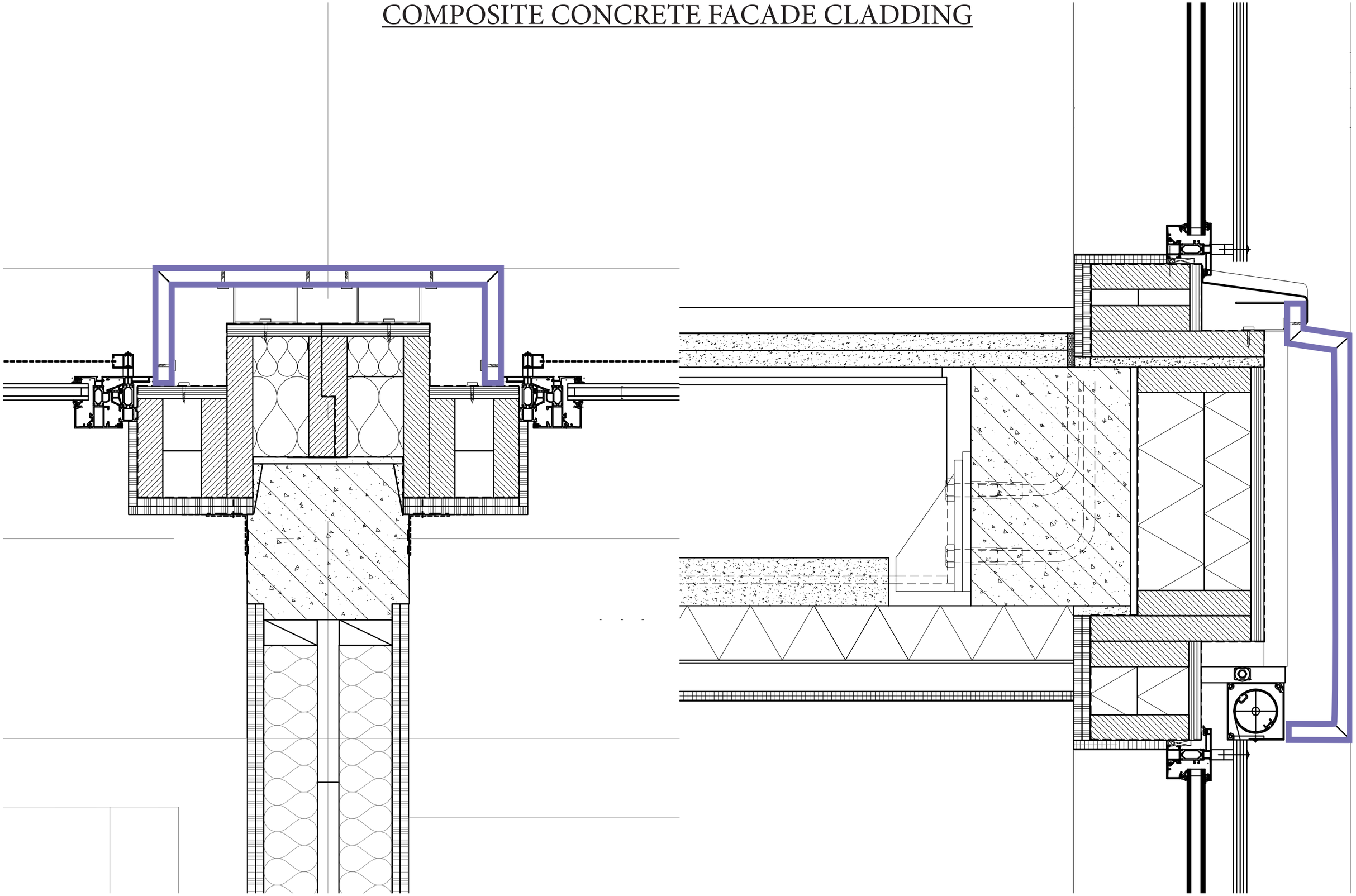
PREFAB REINFORCED COLUMN



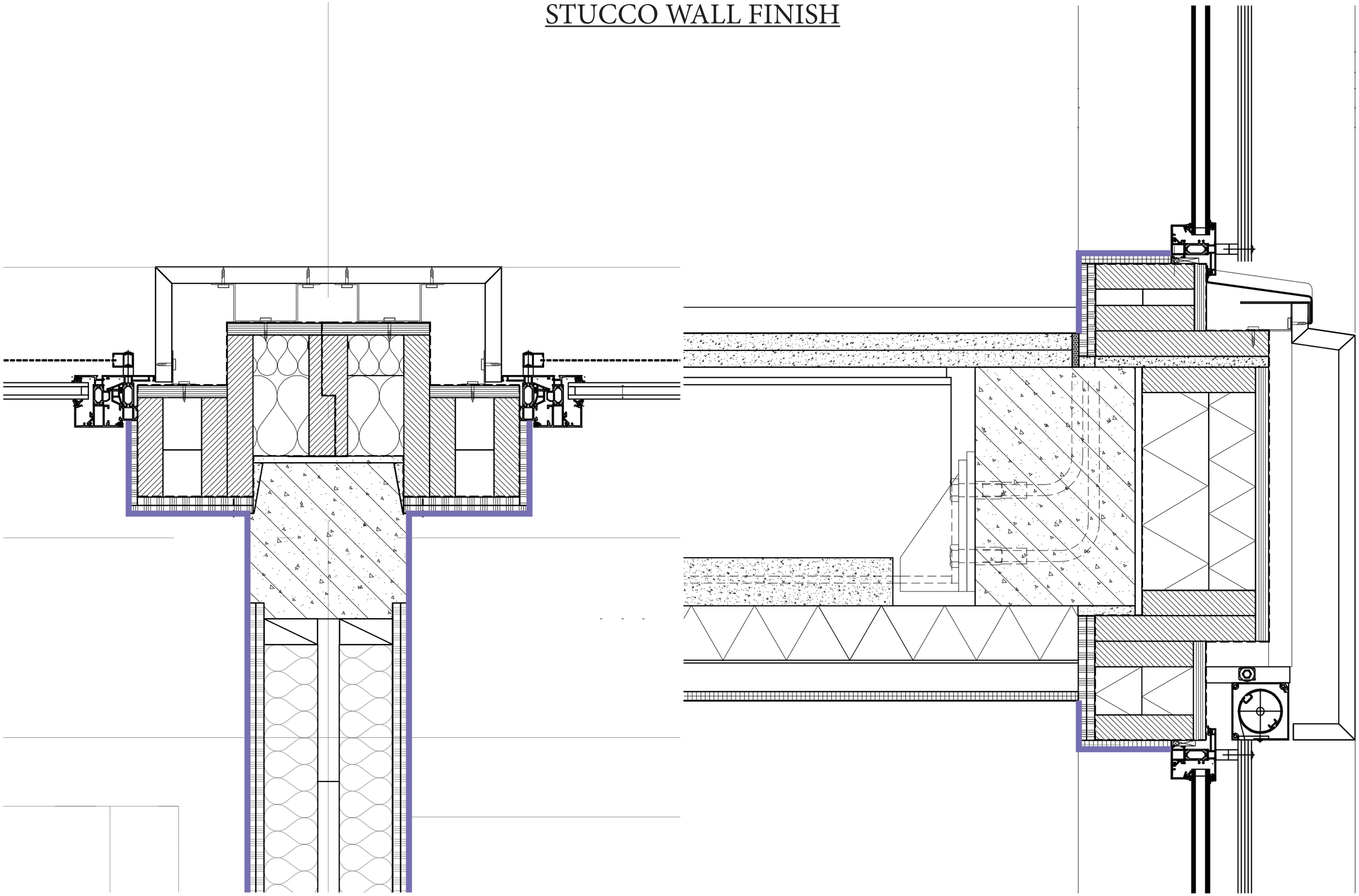
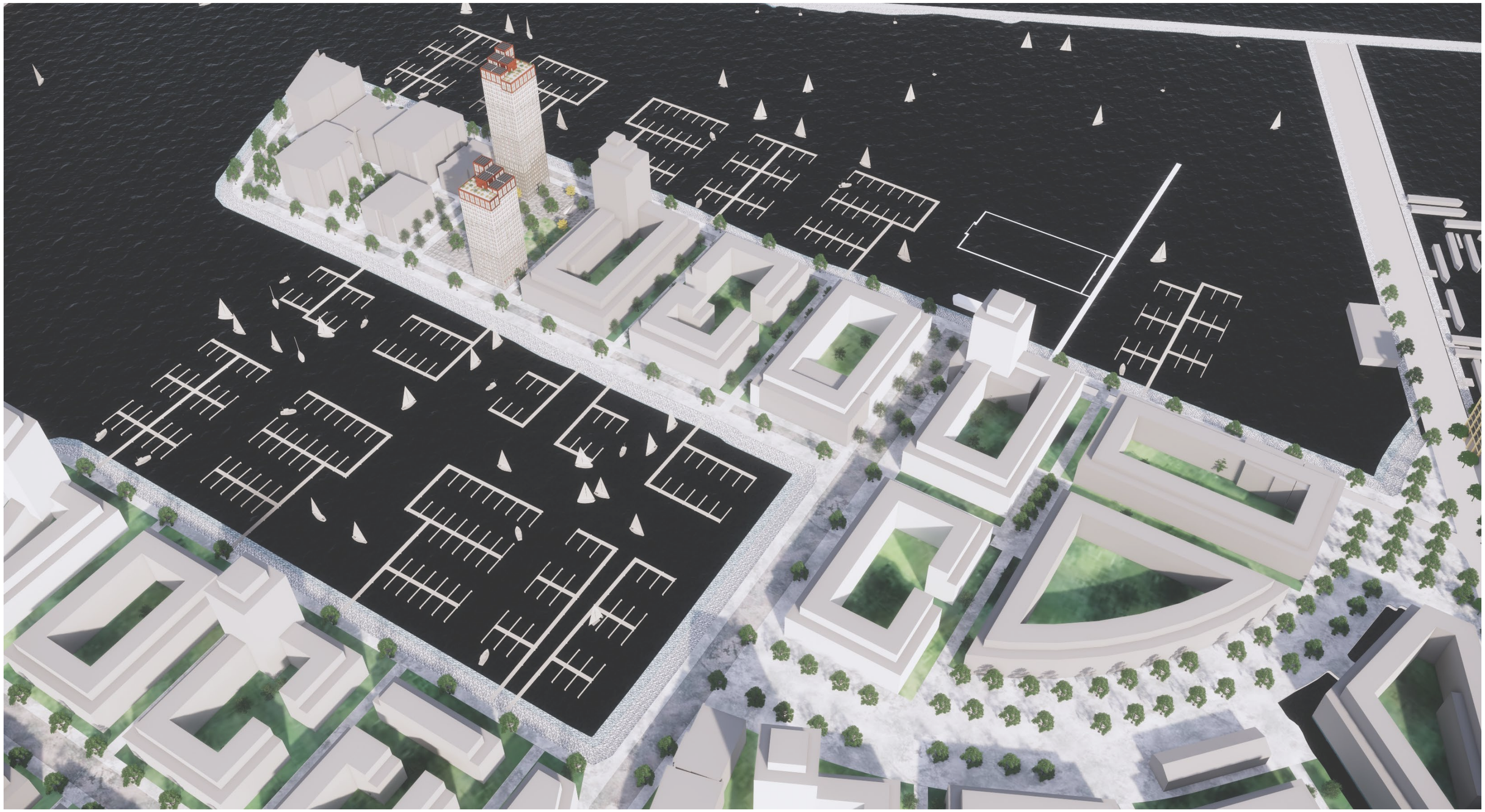
TIMBER FRAME WALL



COMPOSITE CONCRETE FACADE CLADDING



STUCCO WALL FINISH



EXPETTENFLAT