



KATOENVEEM

CHARLOTTE DE BOON

4005430

P5 PRESENTATION

06-07-2017

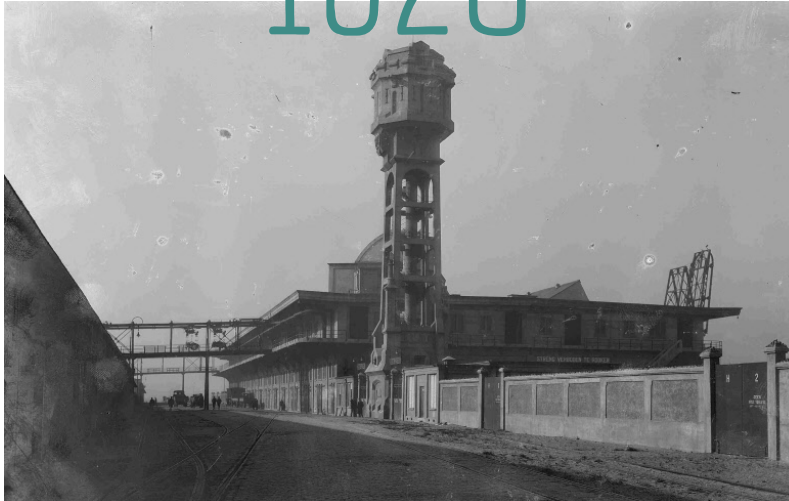
TUTORS:

LIDY MEIJERS

SUZANNE FISCHER

FRANK KOOPMAN

1920



2016



RESEARCH QUESTION

How can the Katoenveem be reused to accommodate a new function and at the same time keep its identity?

CONTENT

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[URBAN, BUILDING, TECHNICAL]

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② DESIGN APPROACH:

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ENSEMBLE

PROGRAM

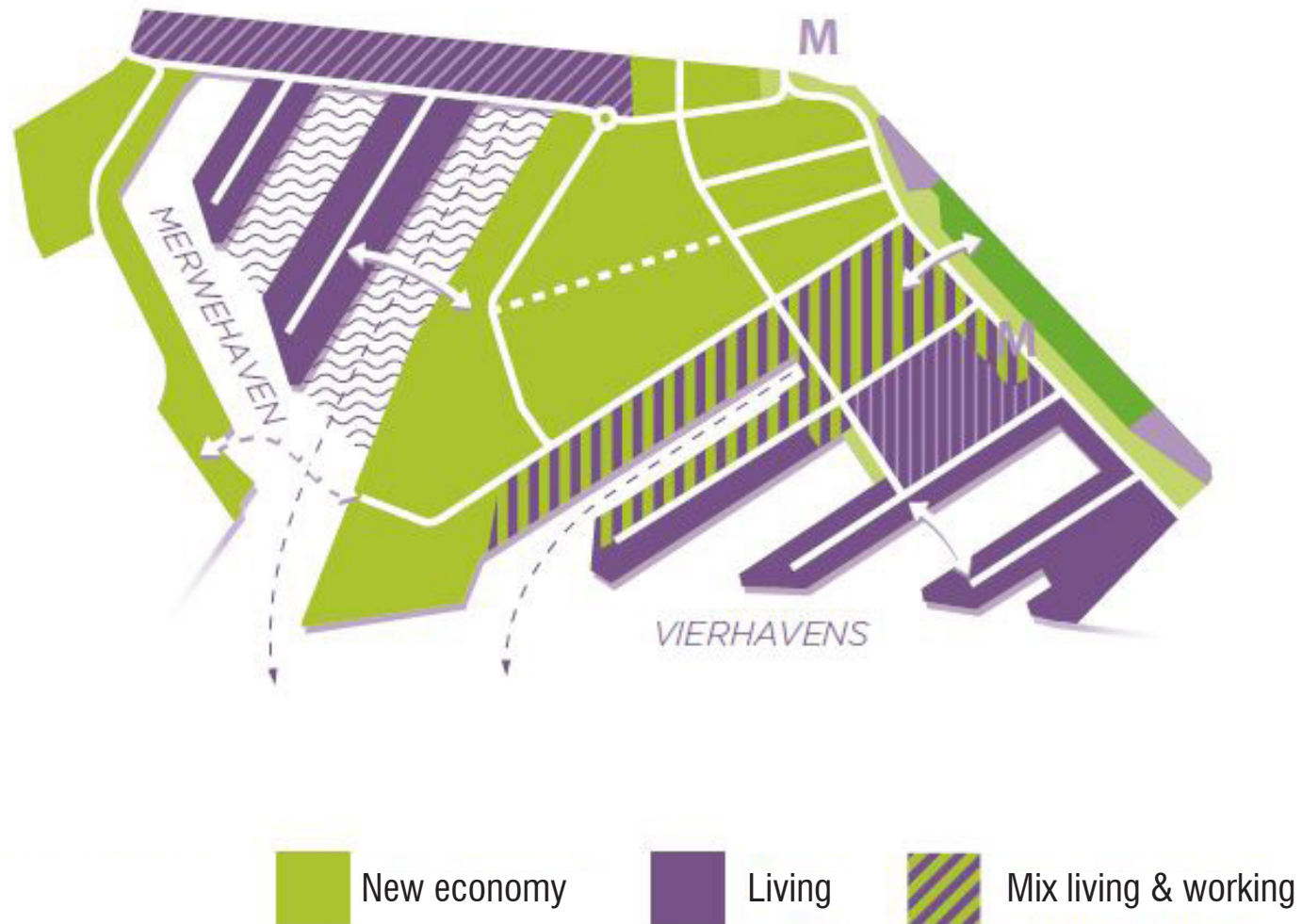
DESIGN

① ANALYSIS

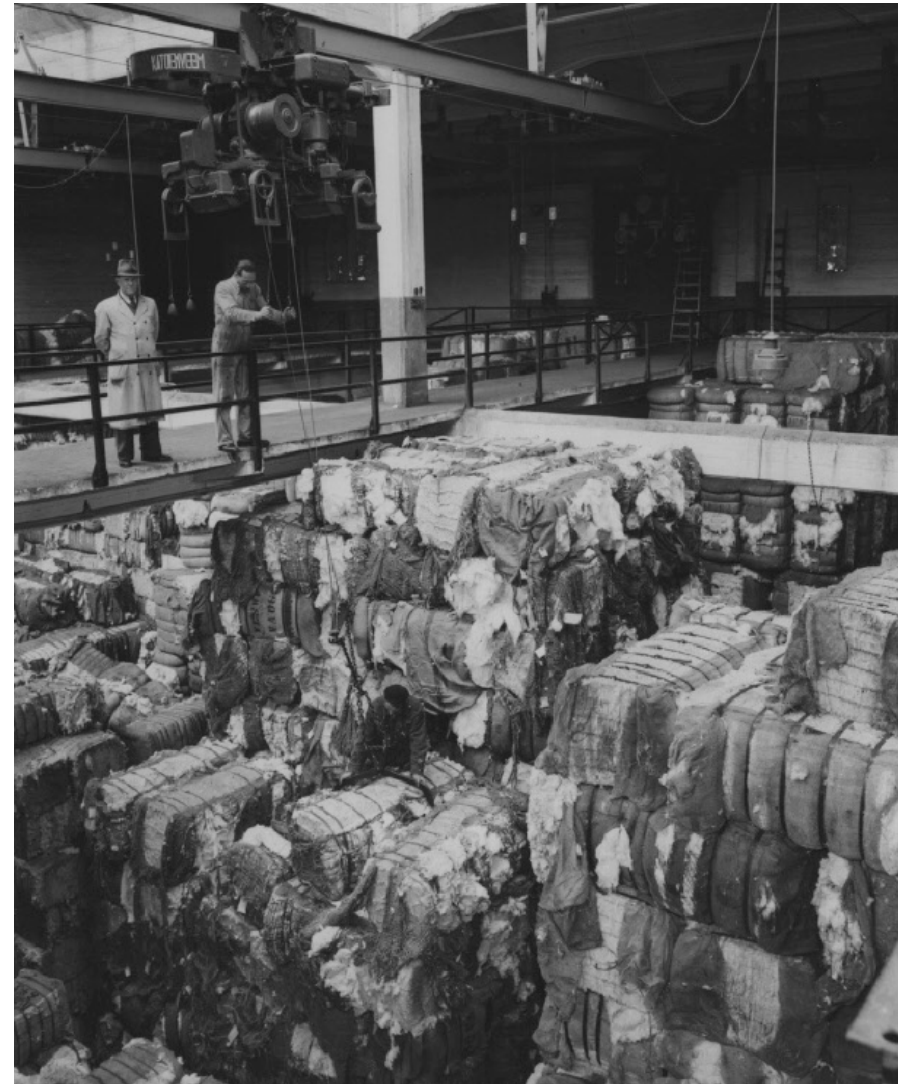


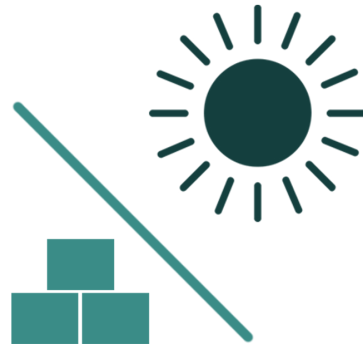


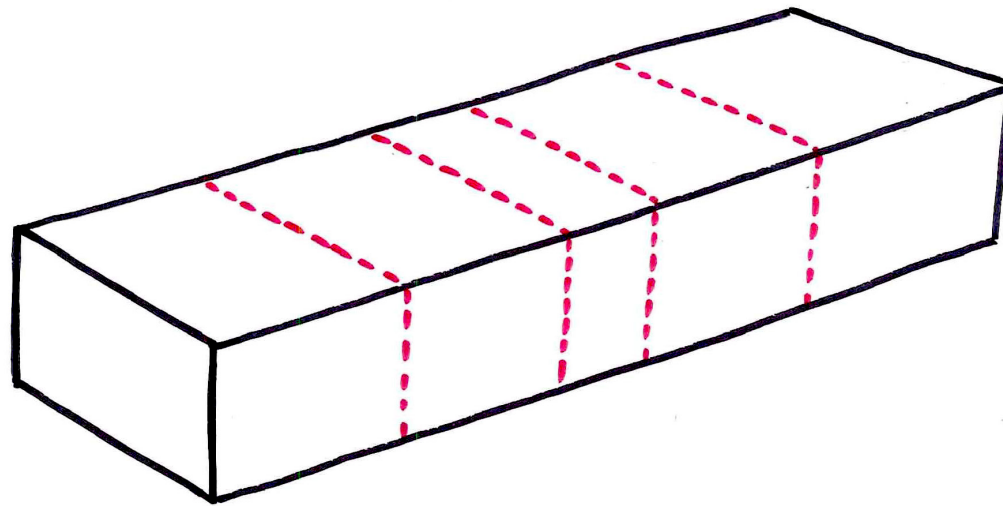
Rotterdam Innovation District.

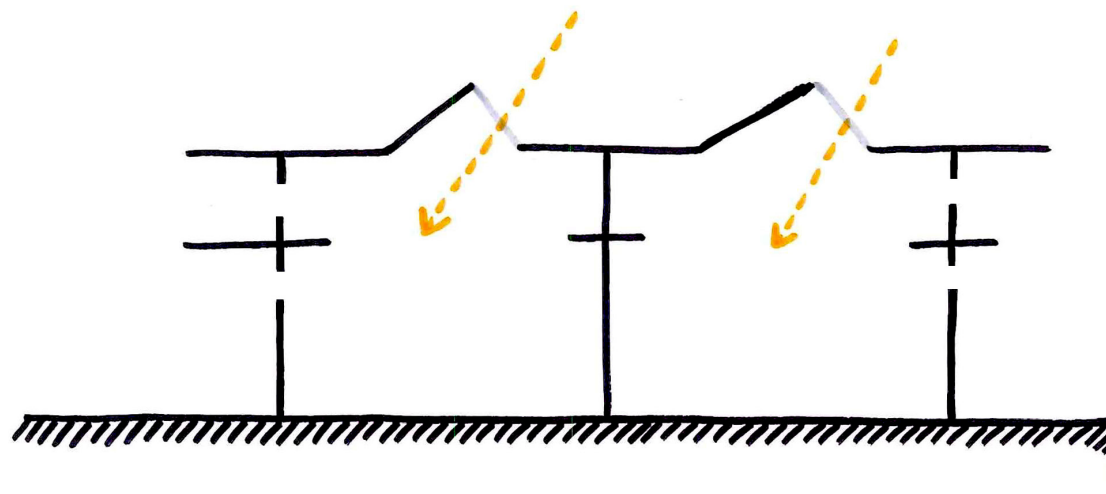


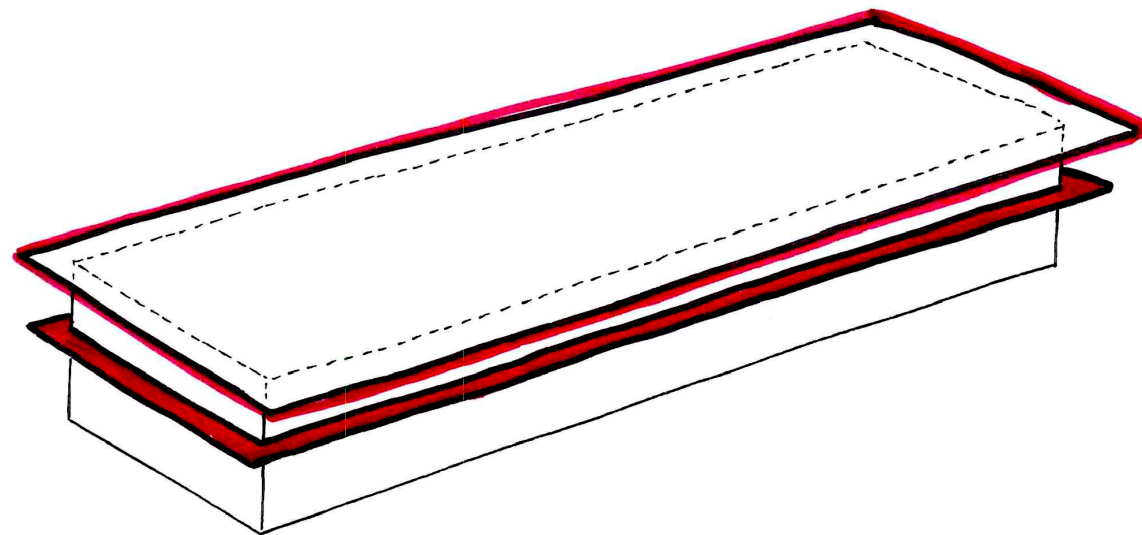




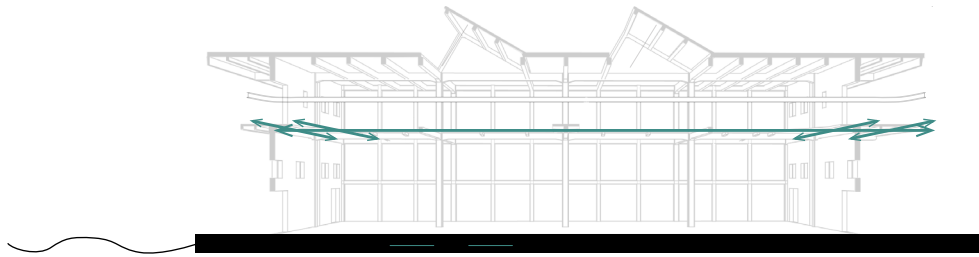


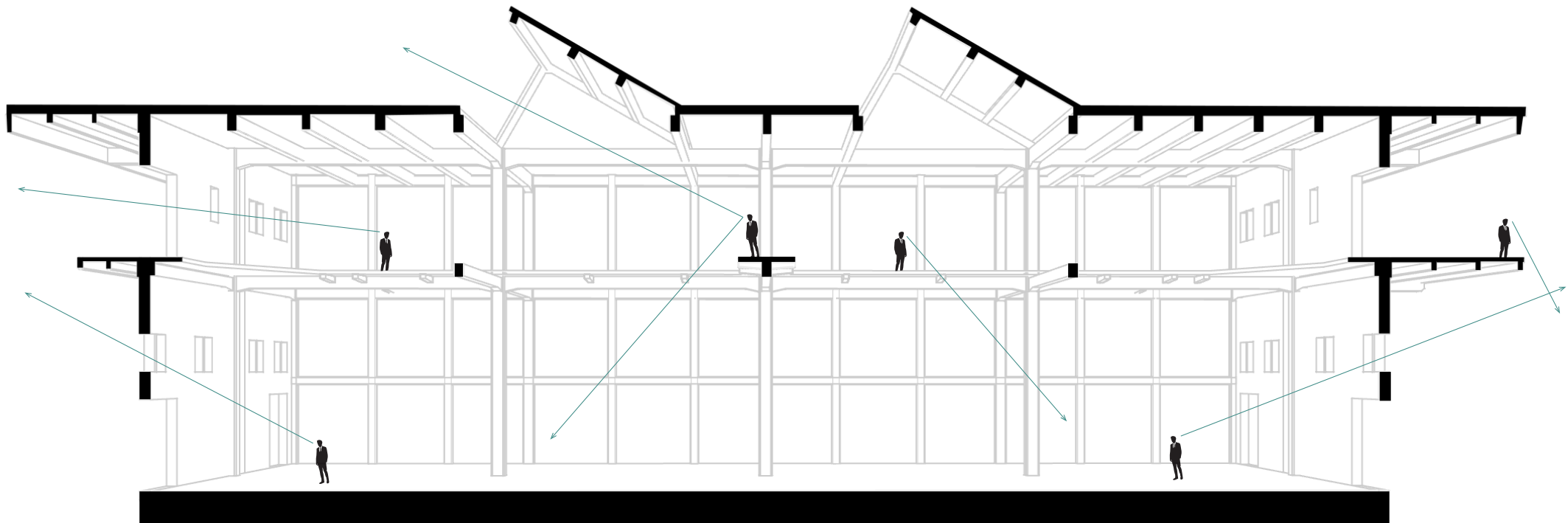


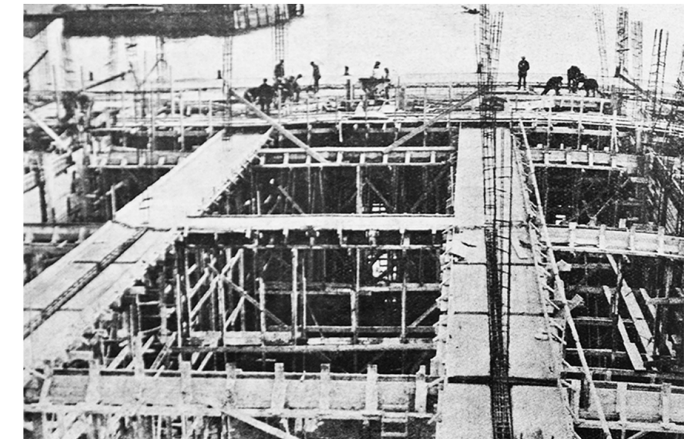
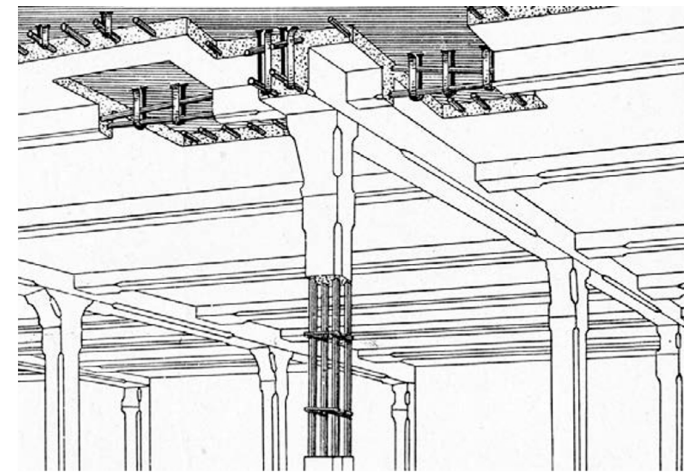
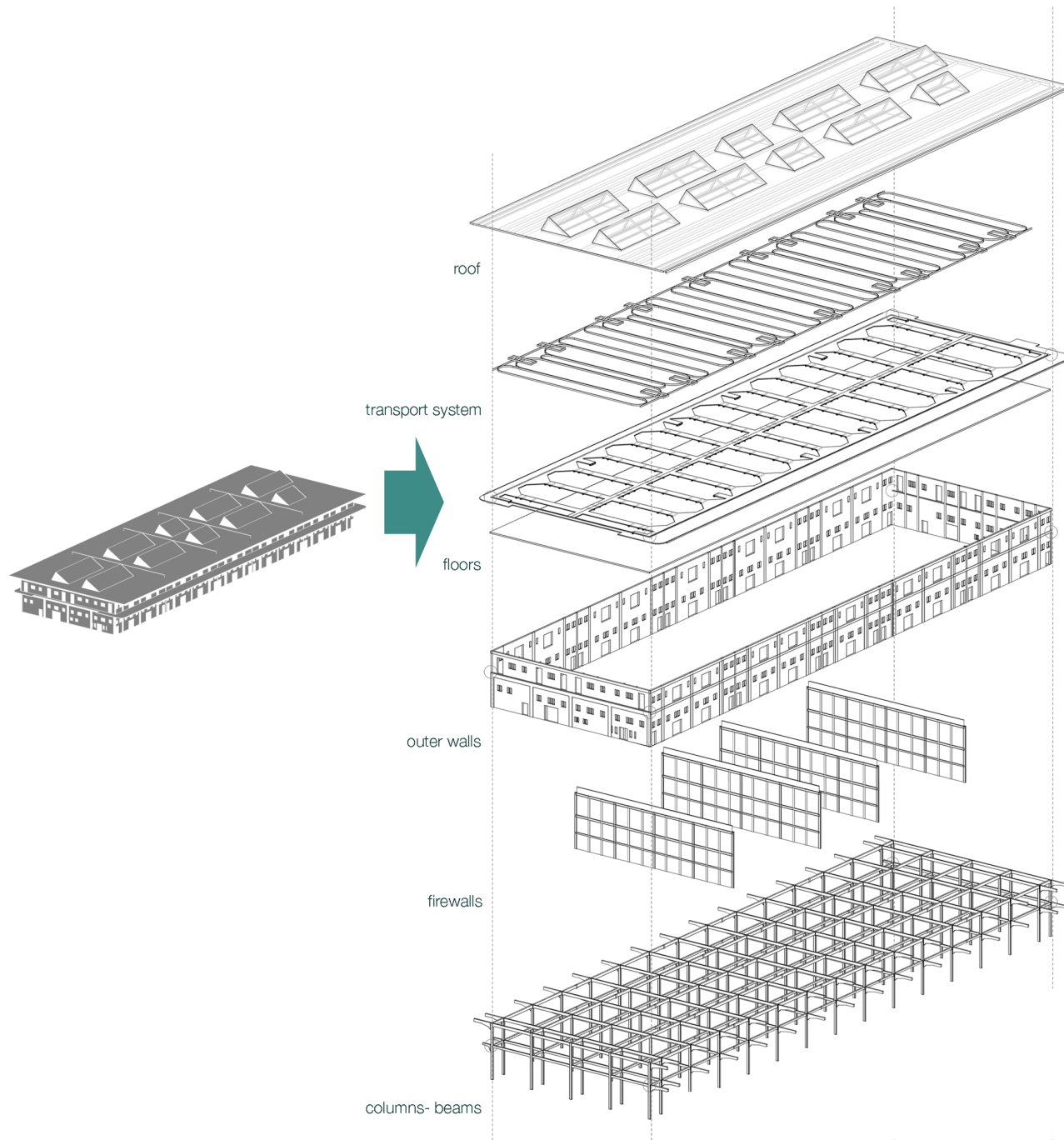






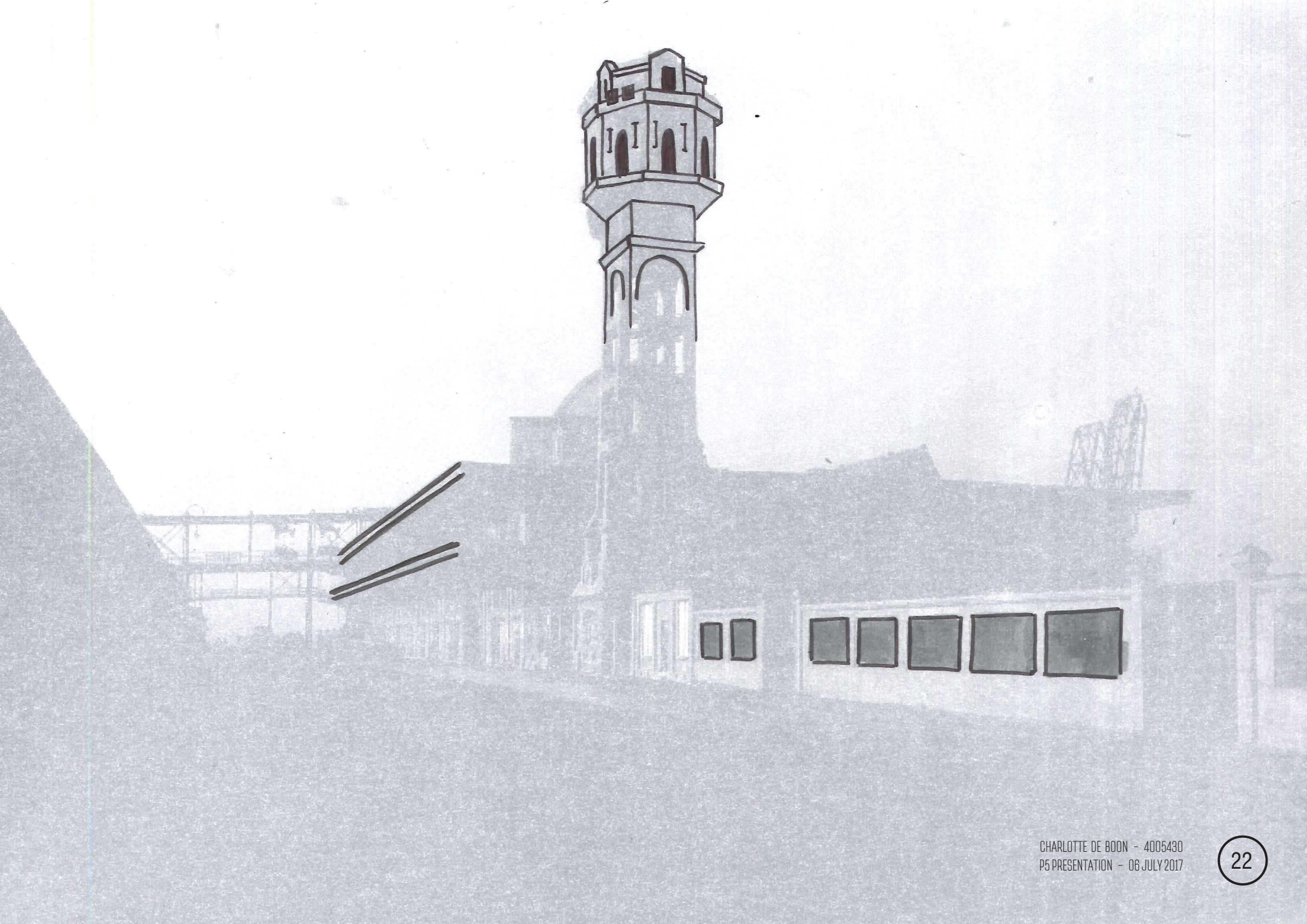




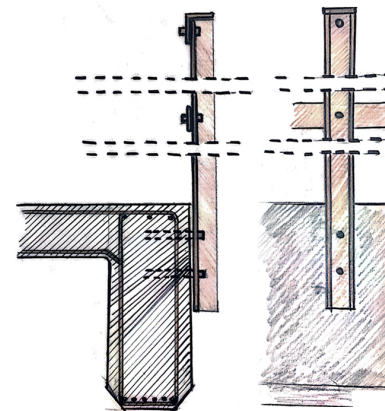
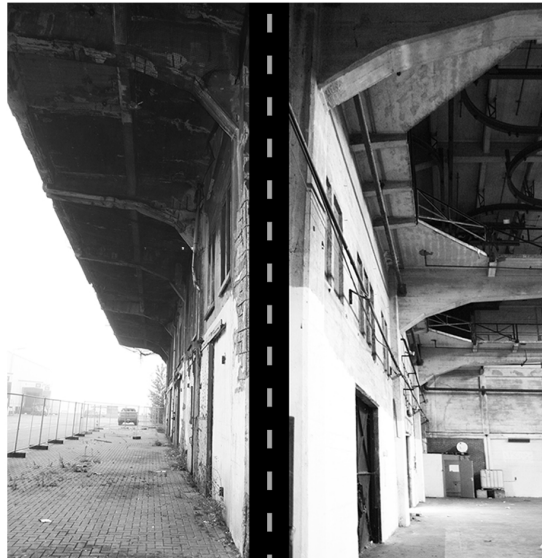
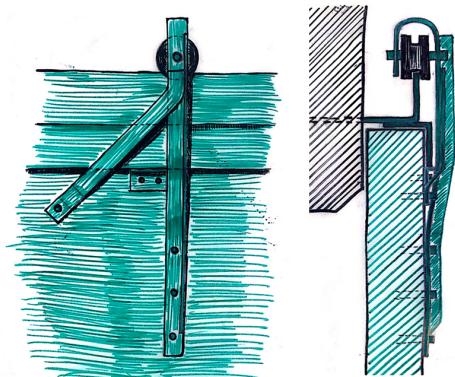
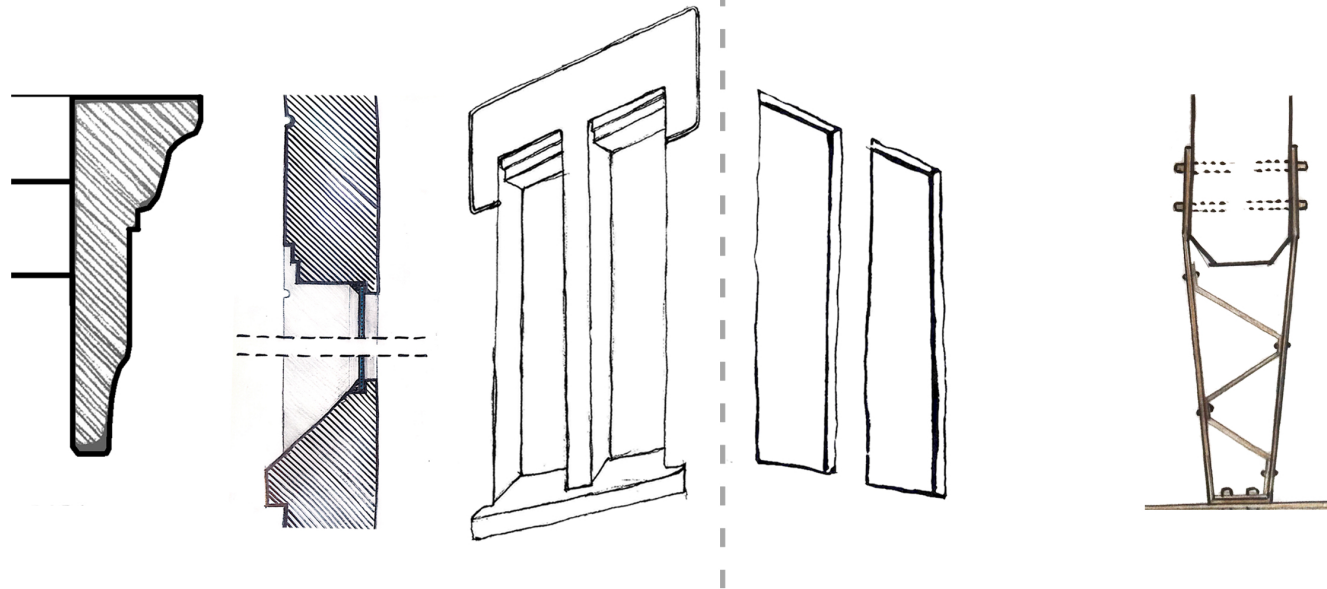






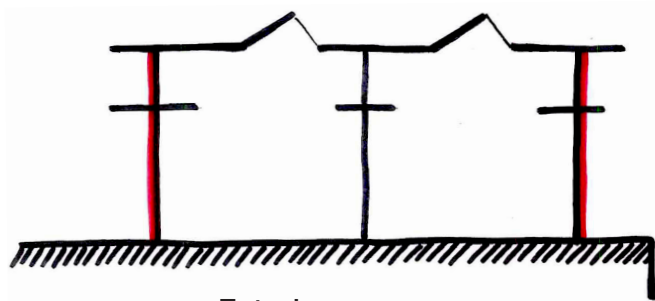


FACADE INTERIOR

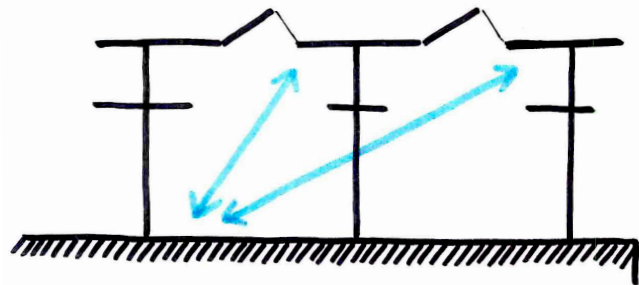


OVERALL CONCLUSIONS ANALYSIS

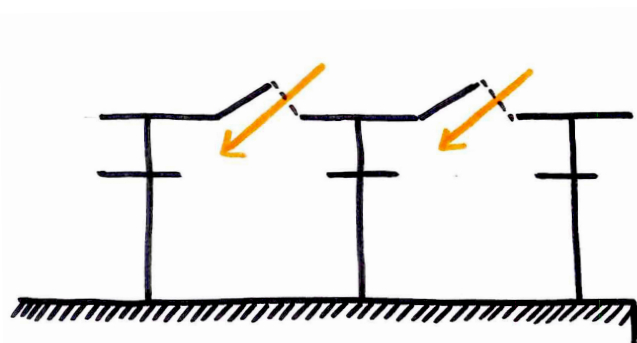
1. **Urban:** Katoenveem is not well located and needs a better connection to the area.
2. **Building:** Katoenveem is designed specifically for one function. These characteristics are well preserved which makes it a unique building with a strong identity.
3. **Technical detail:** Katoenveem is technically very innovative for the time it was built.



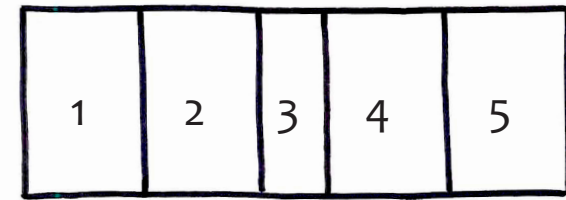
Exterior appearance



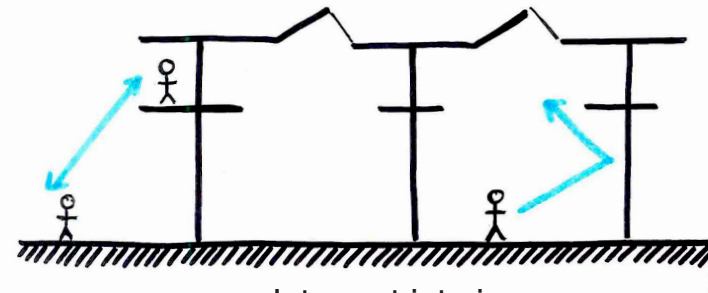
Spatial layout



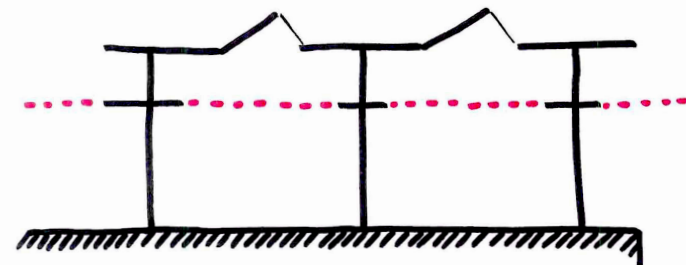
Light from above



Compartments



Introvert interior vs.
Extrovert balconies



Division between floors

2

DESIGN APPROACH

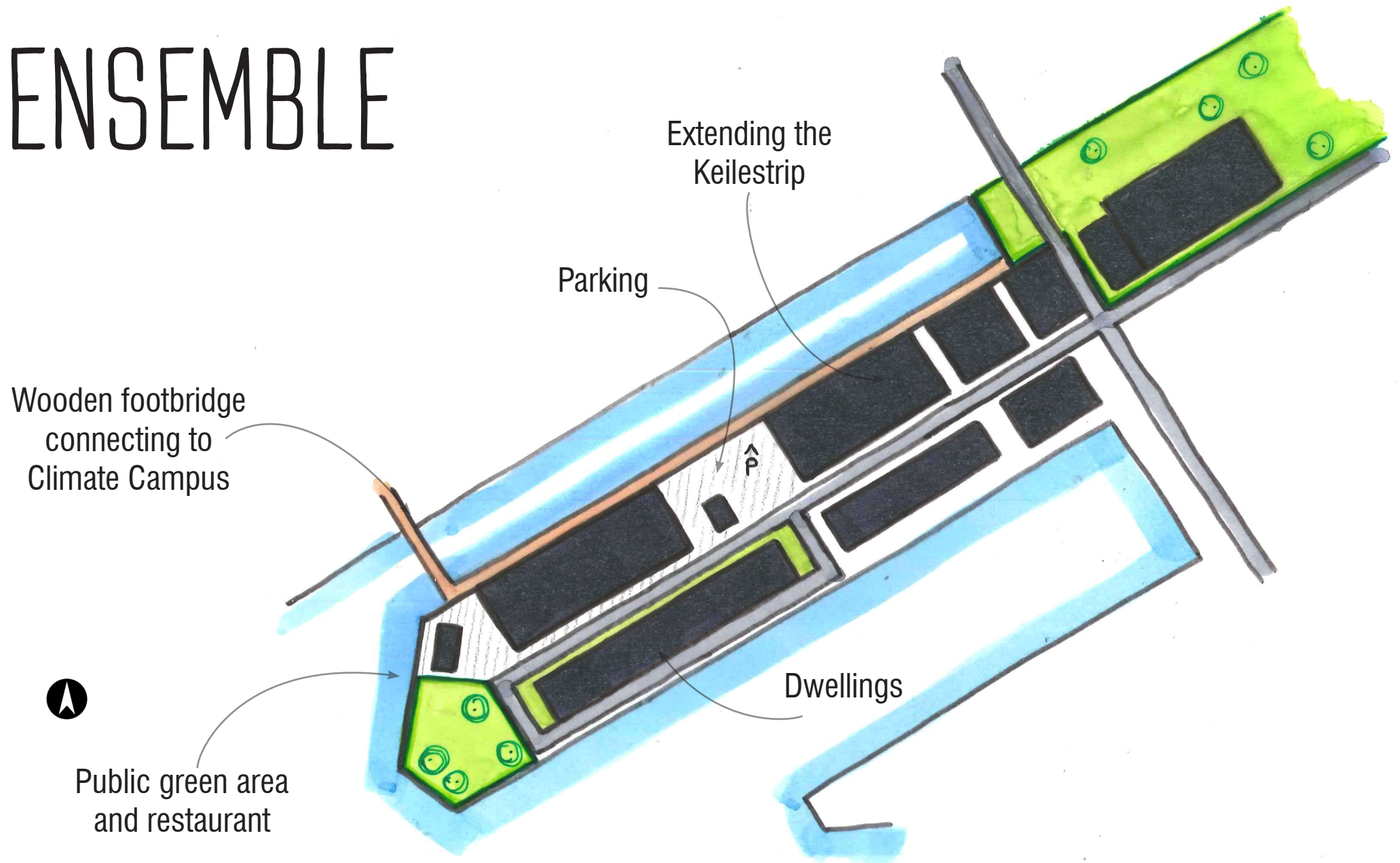
INTENTION

Question: How can the Katoenveem be reused to accommodate a new function and at the same time keep its identity?

by:

1. **Connecting** the Katoenveem to the area
2. **Responding** to the future developments
3. **Maintaining** the characteristic values

ENSEMBLE

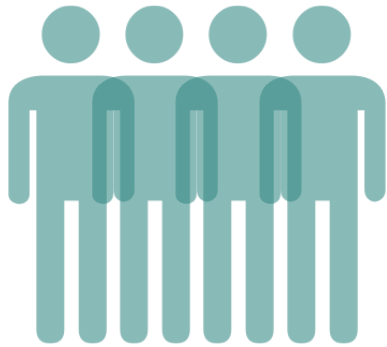


PROGRAM

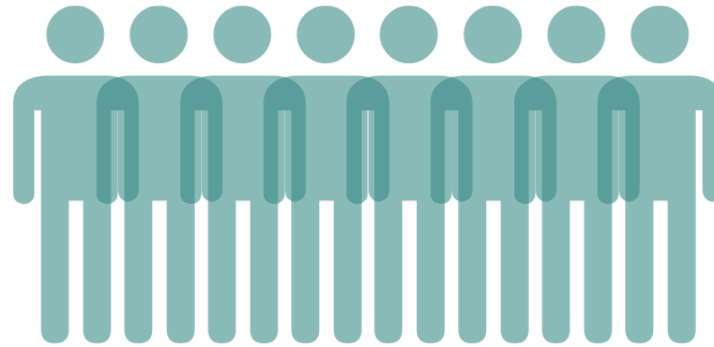
Living and working incubator





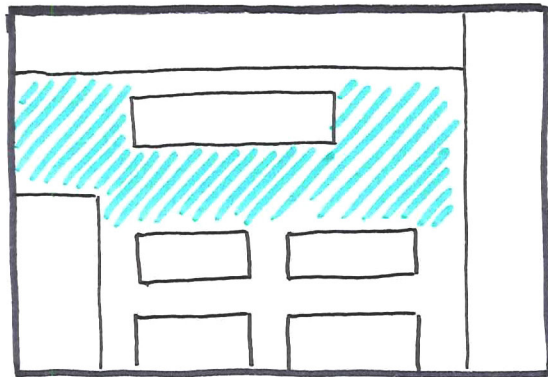


young start-ups
2-4 persons



mature start-ups
4-8 persons

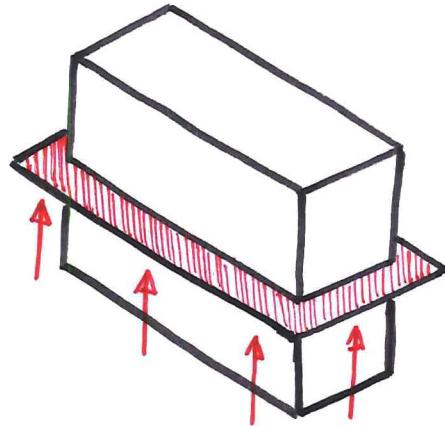
YES!DELFT



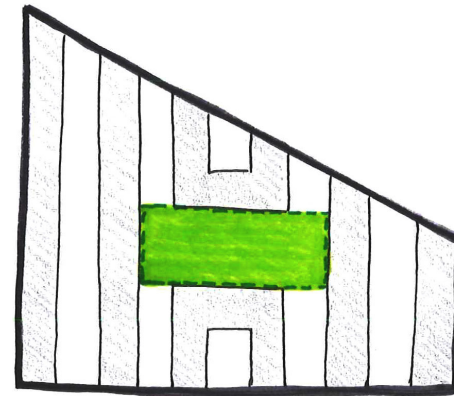
CIC ROTTERDAM

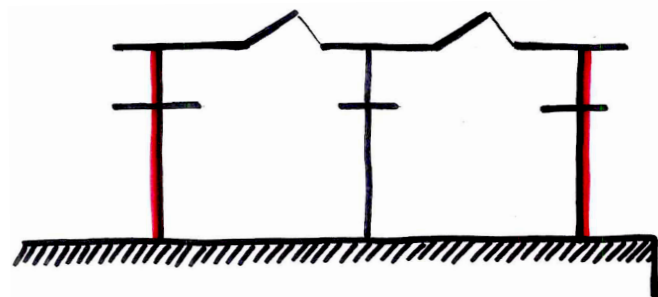


VAN EFFENBLOK

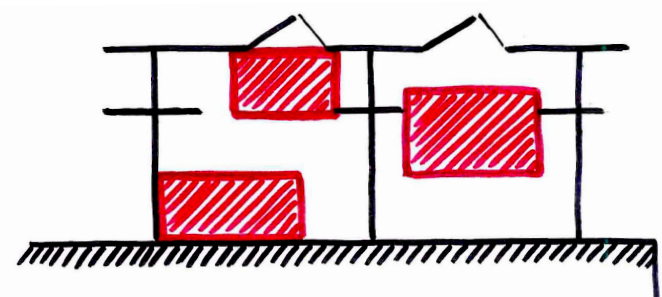


LE MEDI

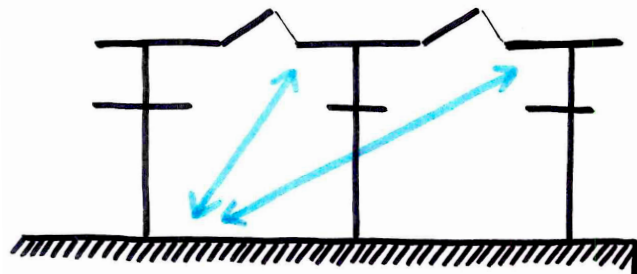




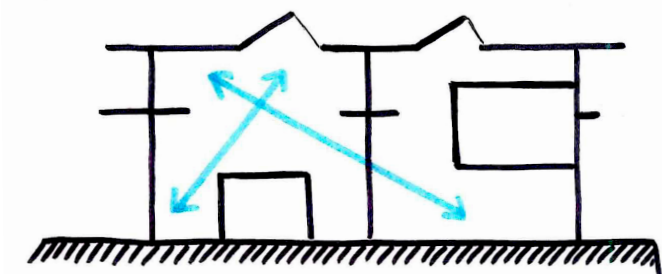
Exterior appearance



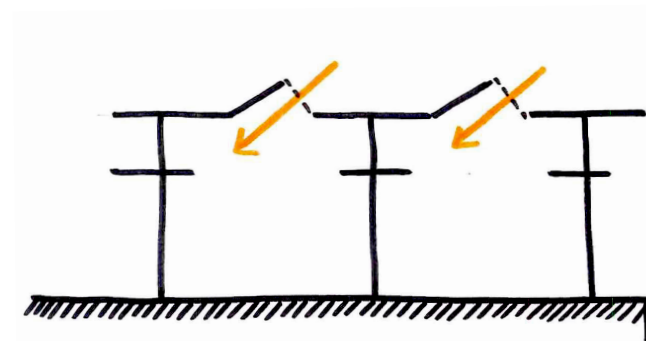
Use of separate volumes



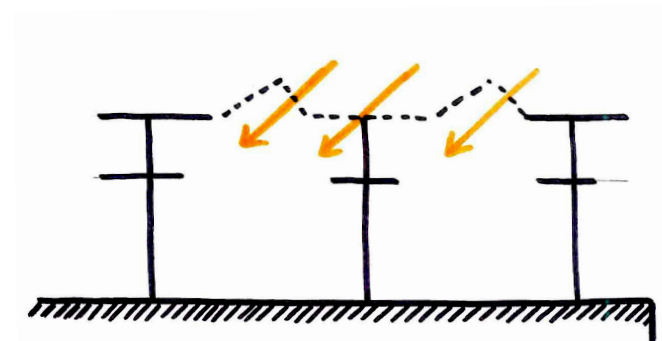
Connection between ground floor and 1st floor



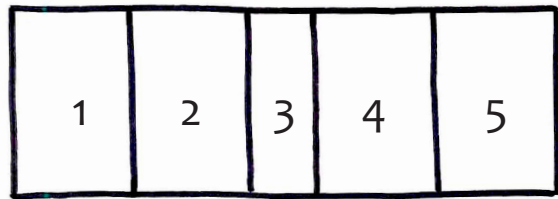
Maintain the connection



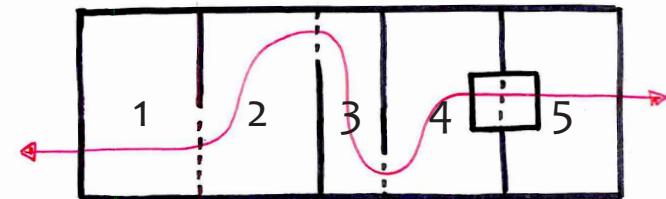
Light from above



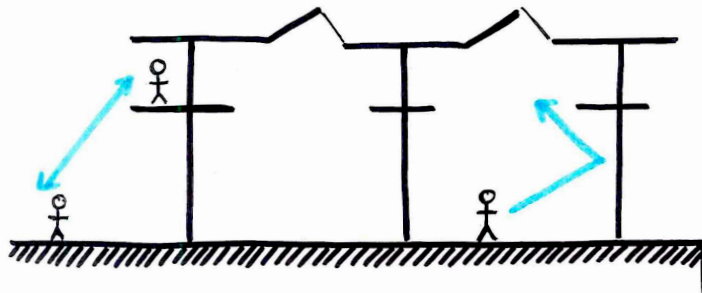
Create an atrium



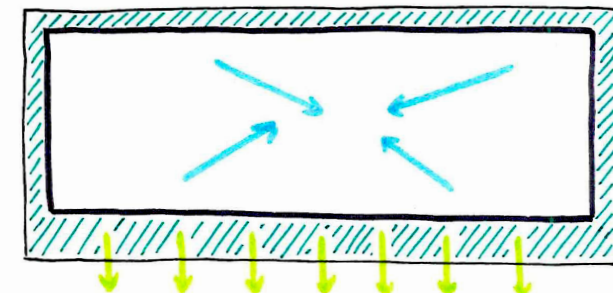
Compartment structure



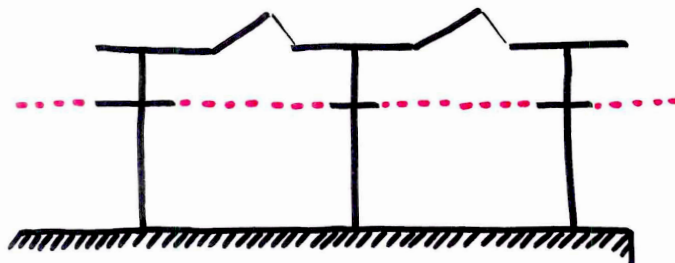
Create connection while maintaining the compartment structure



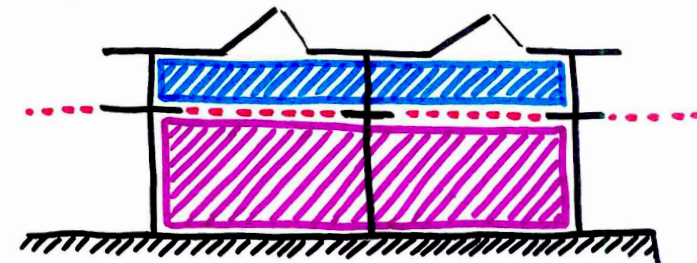
Introvert interior vs.
Extrovert balconies



Interior interaction vs.
Exterior balcony interaction



Division between the floors



Divide with different functions



←
30-1
NP

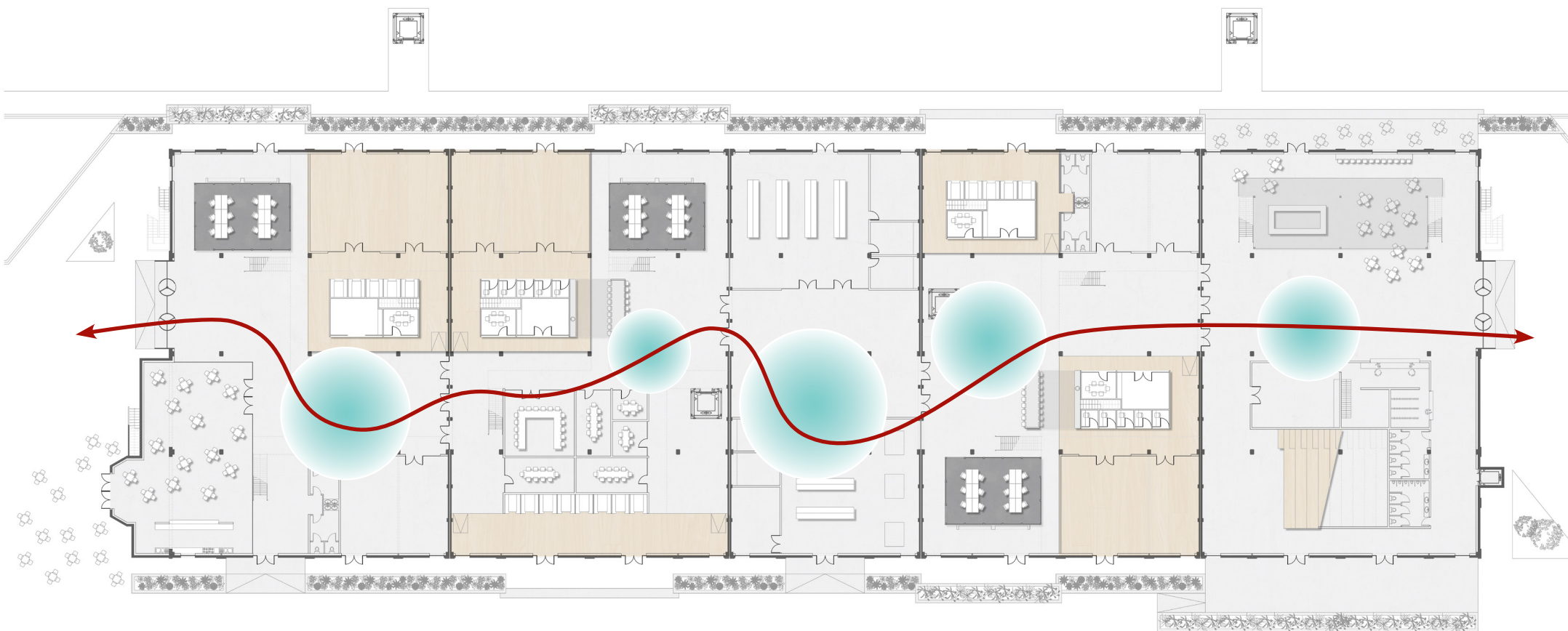
←
39-1
NP



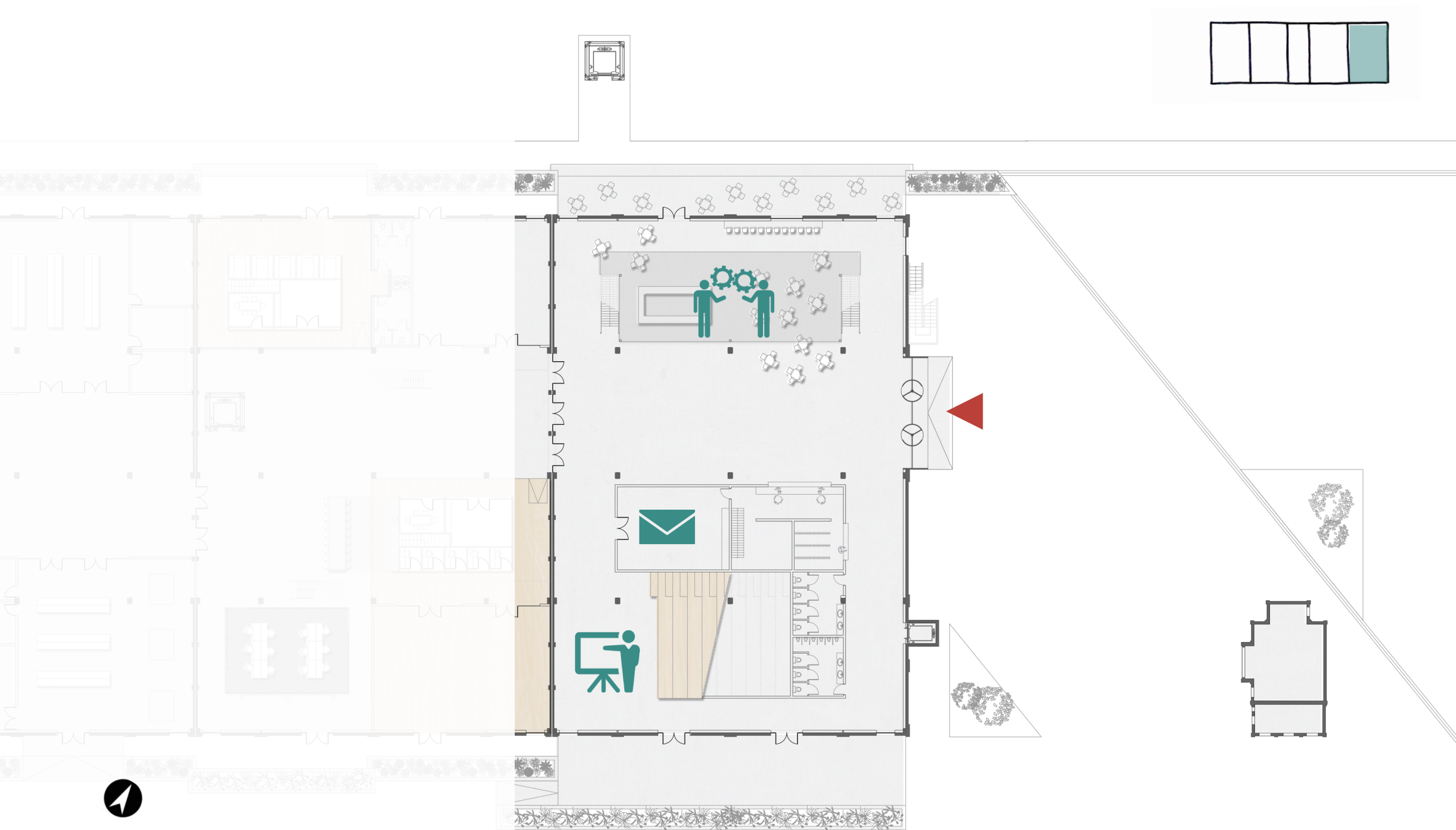
NP
M









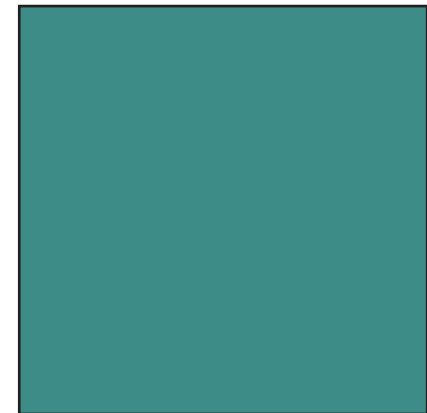
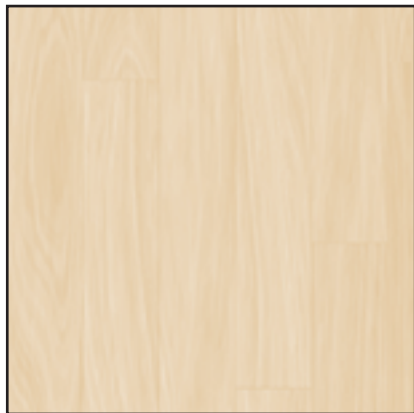
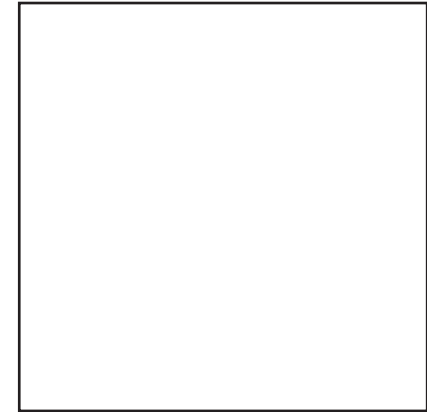
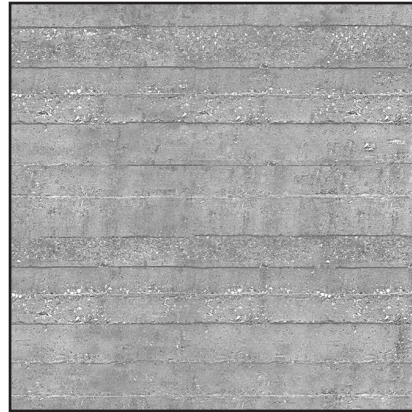








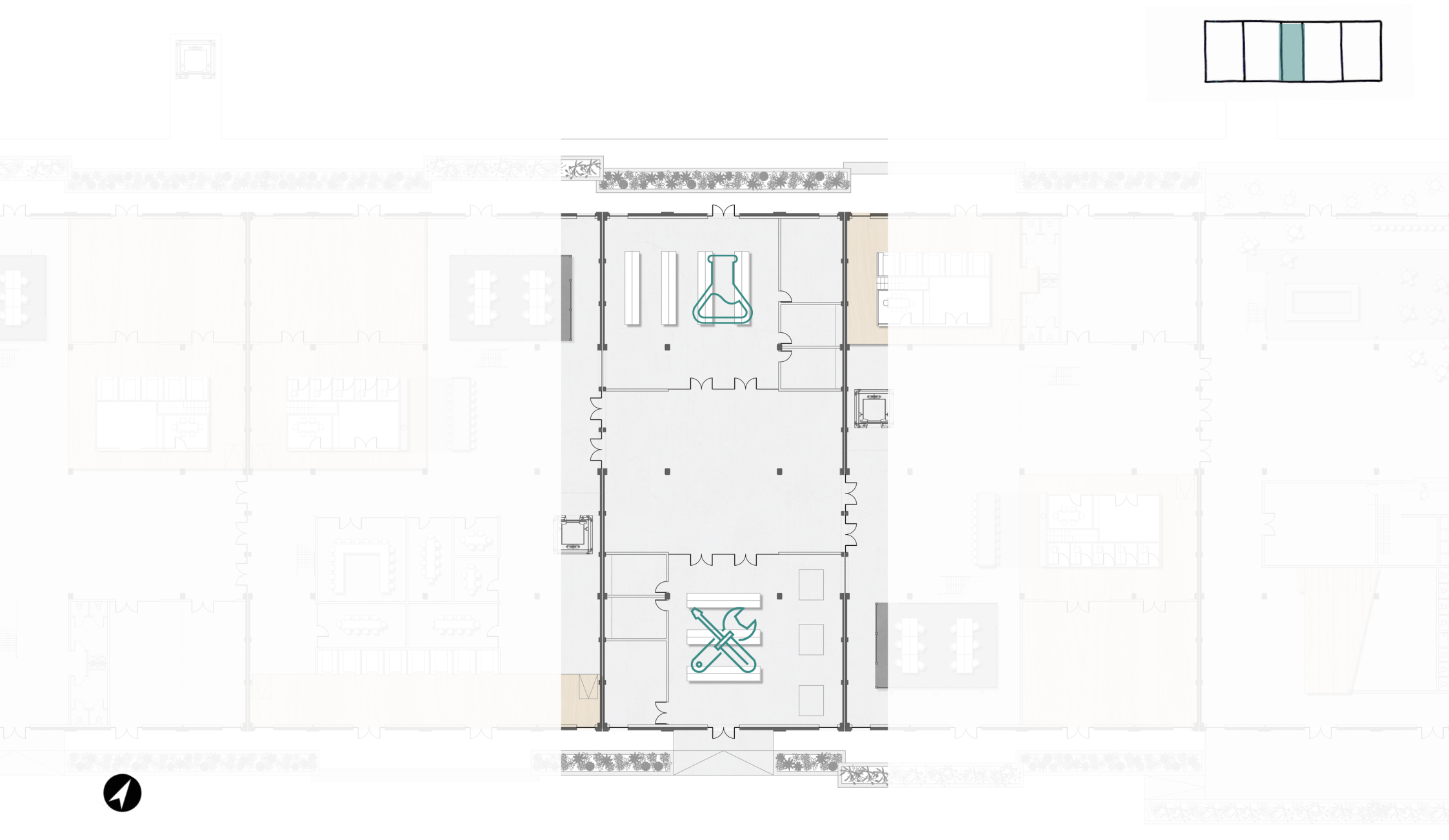


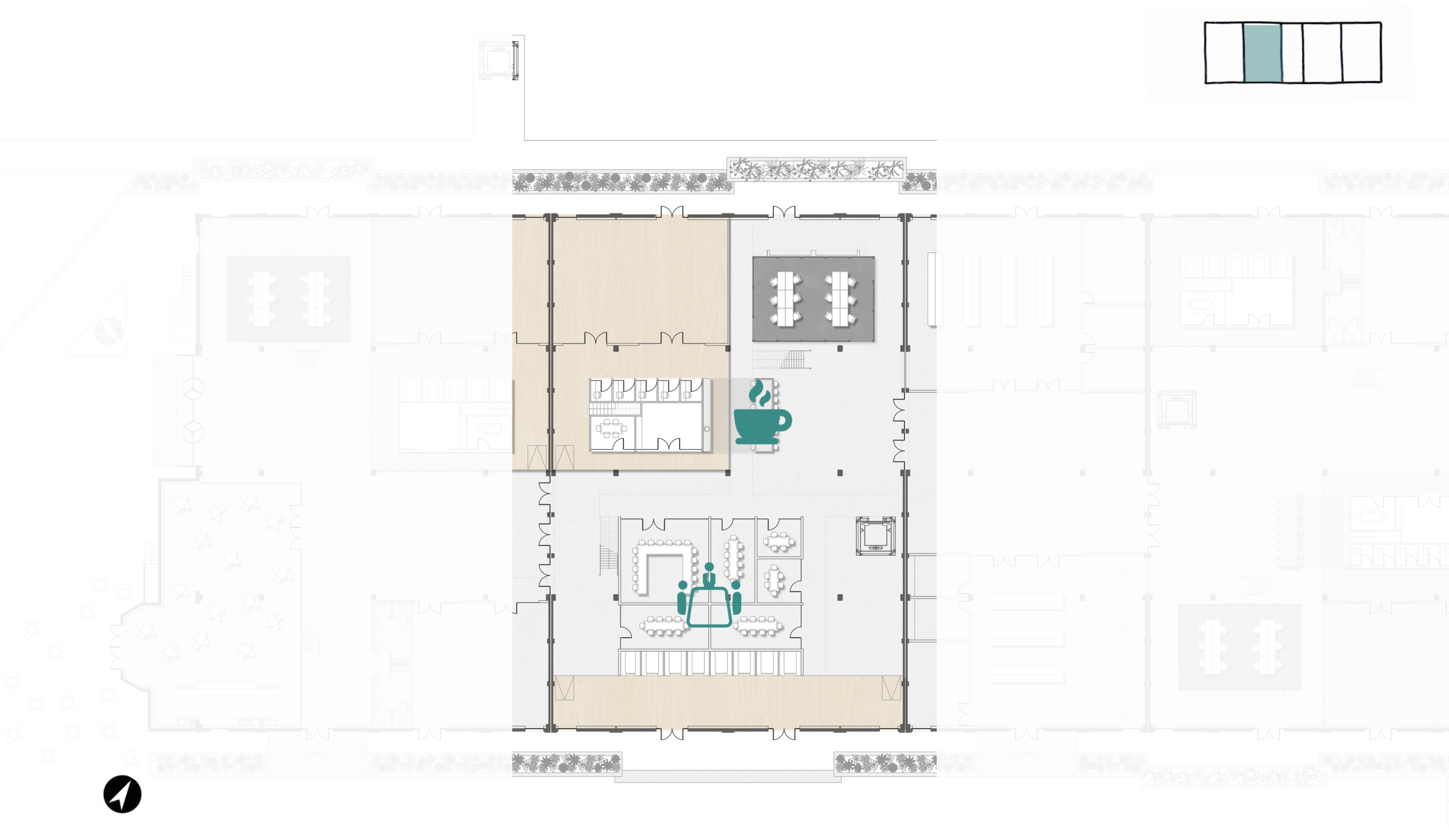


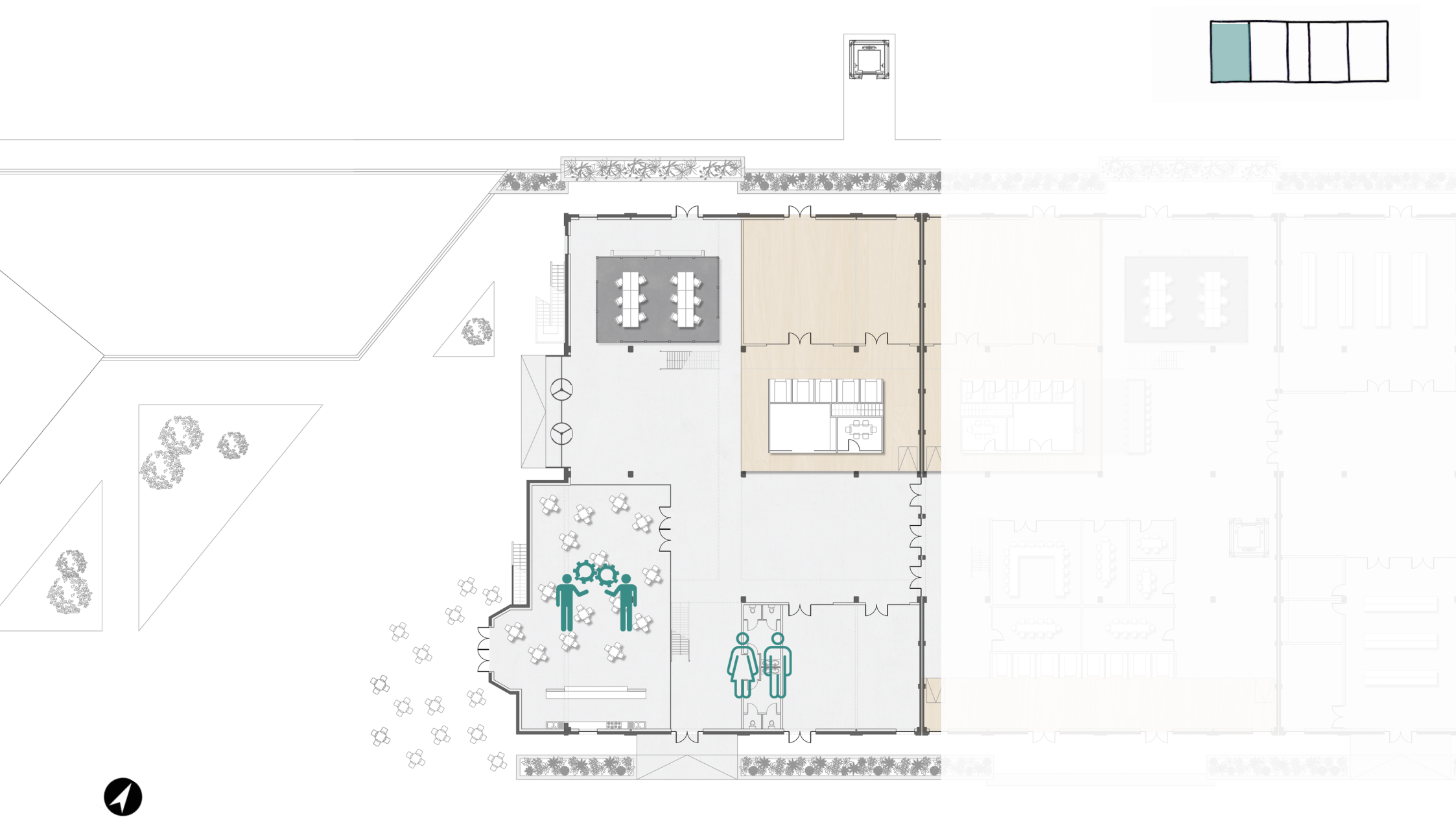


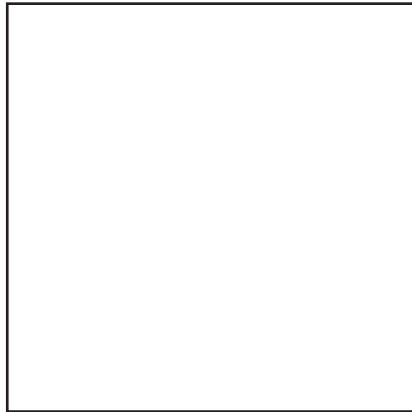
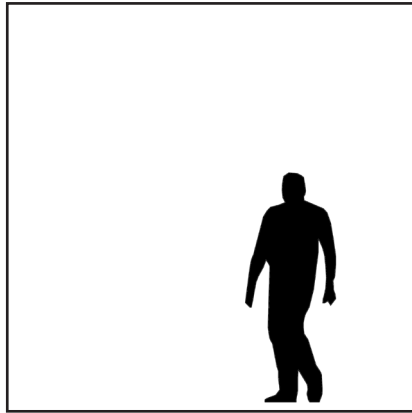




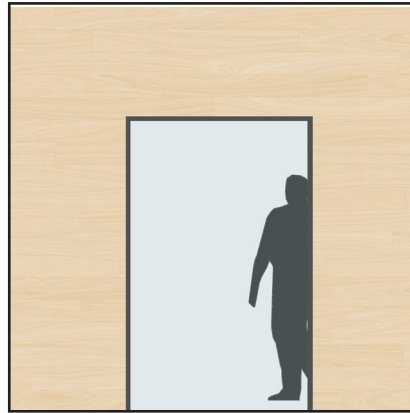




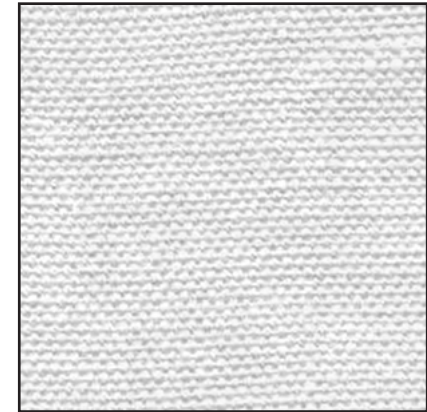
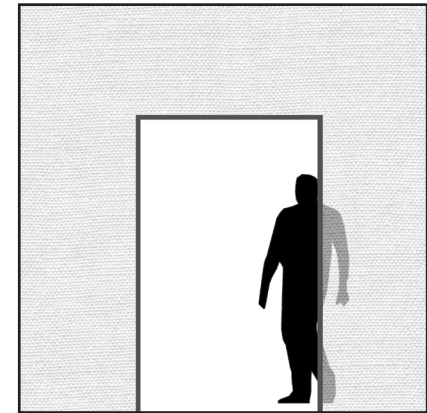




Open work area



closed office

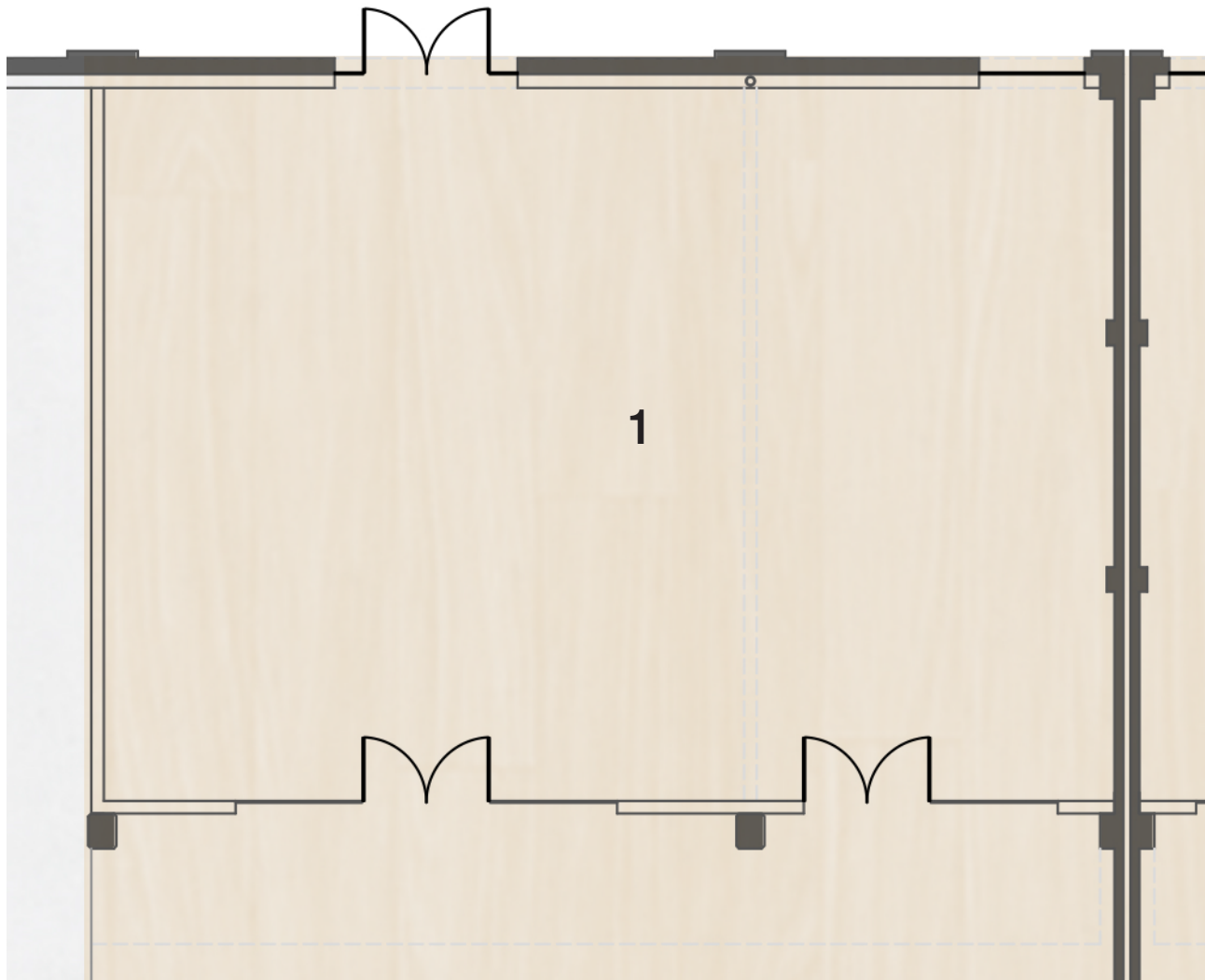


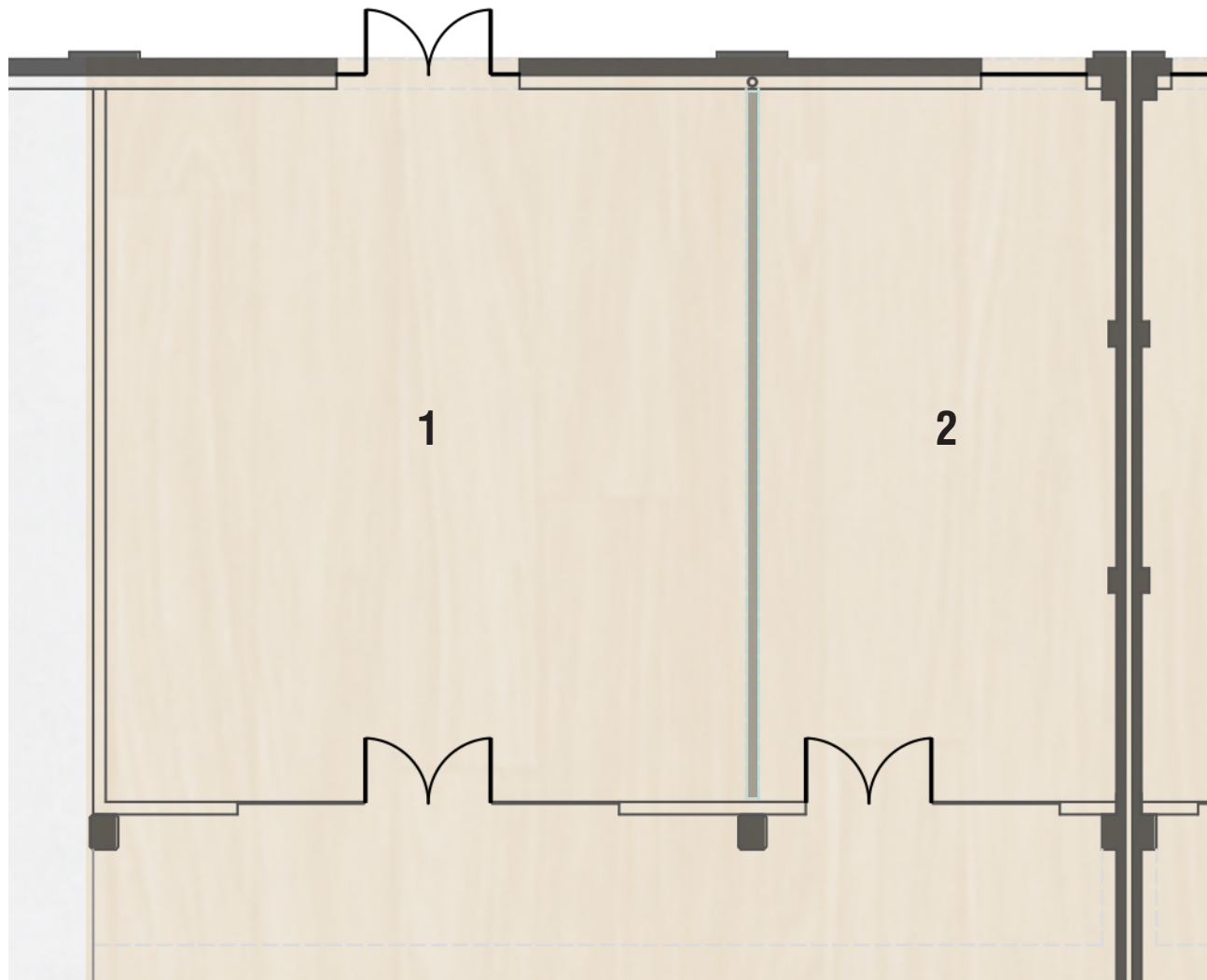
semi open work area

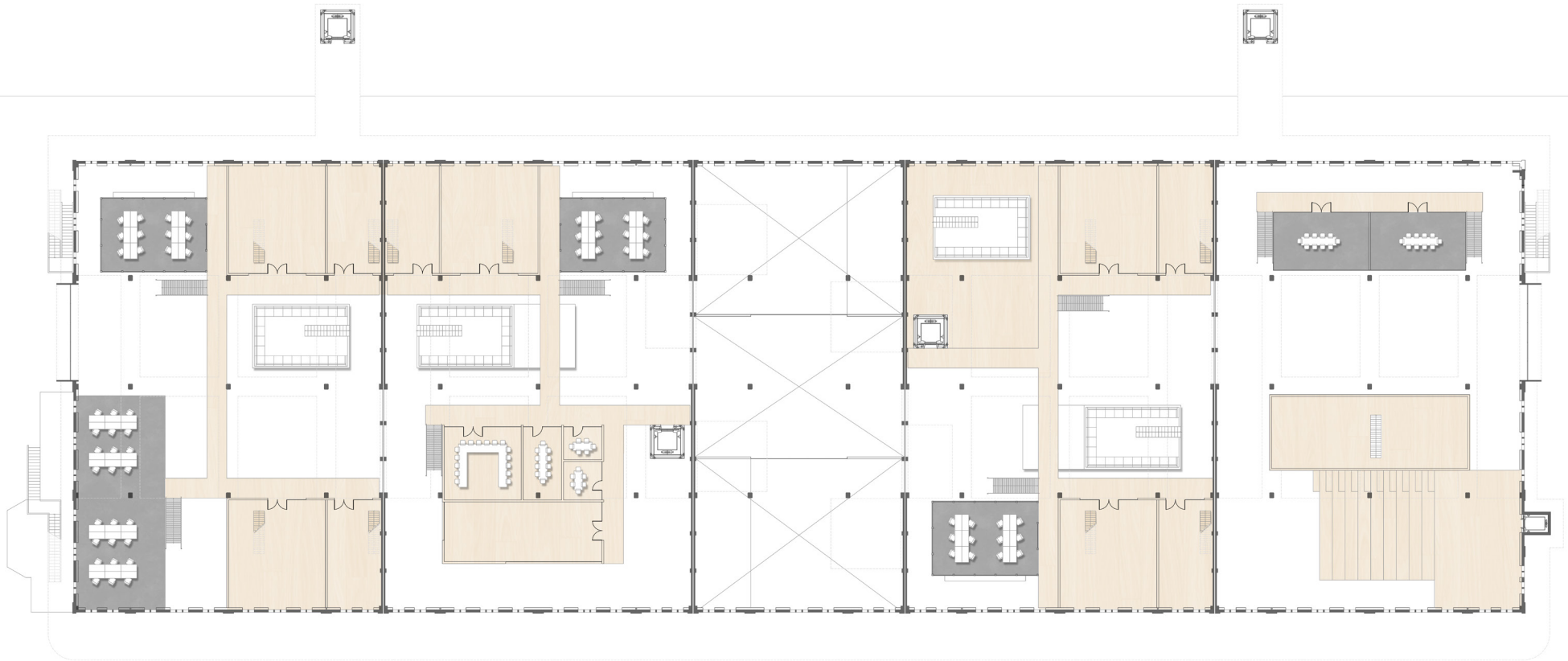


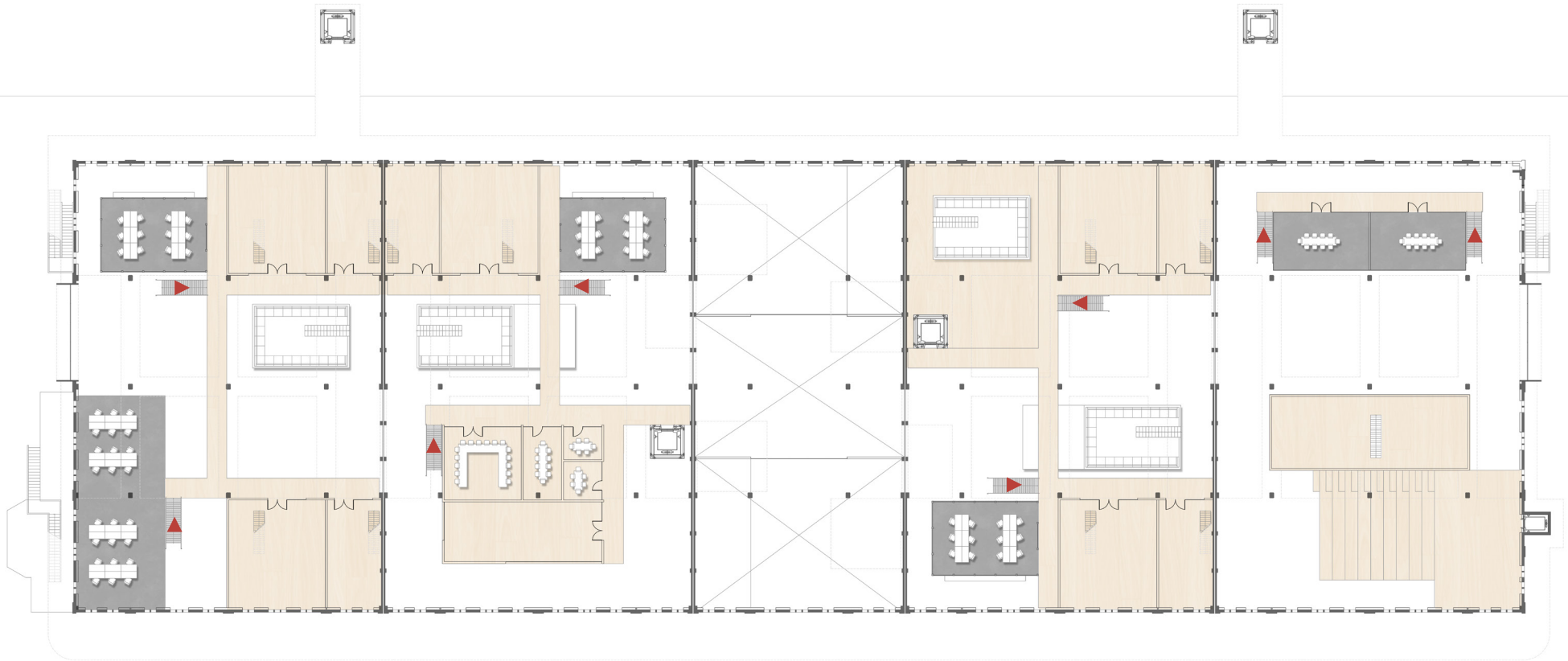


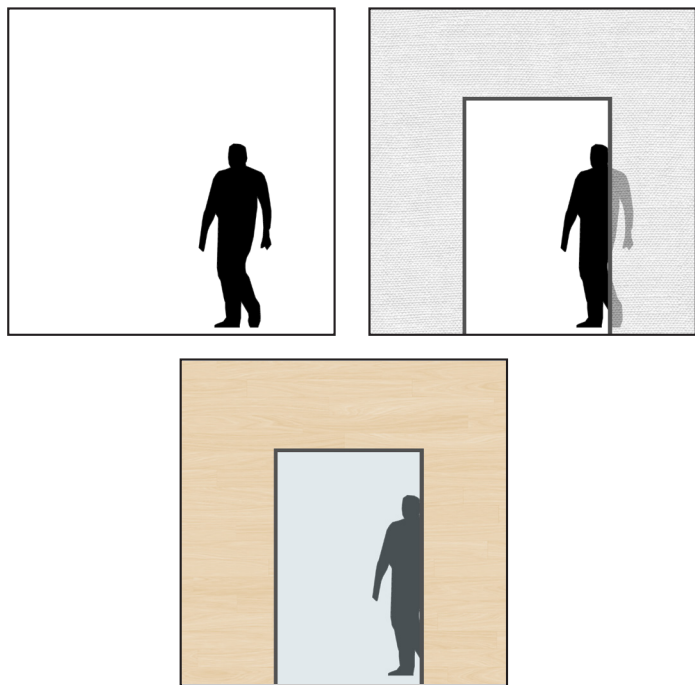




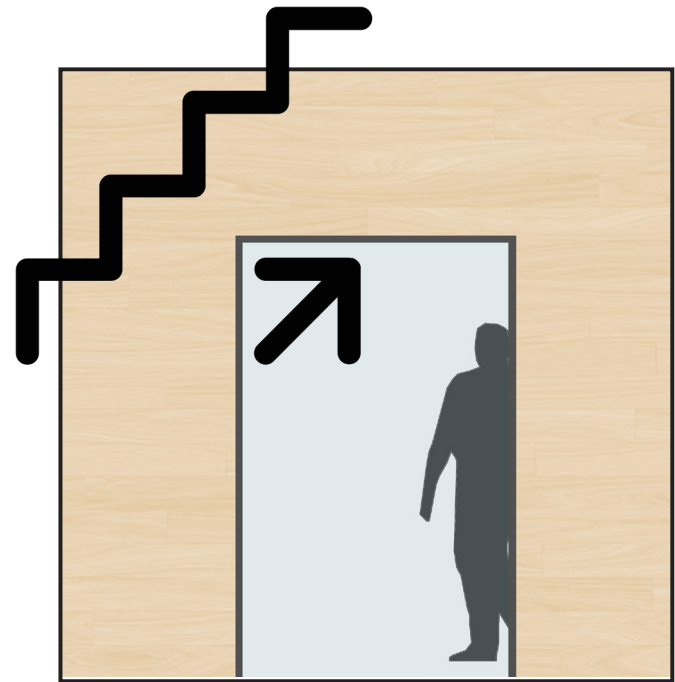




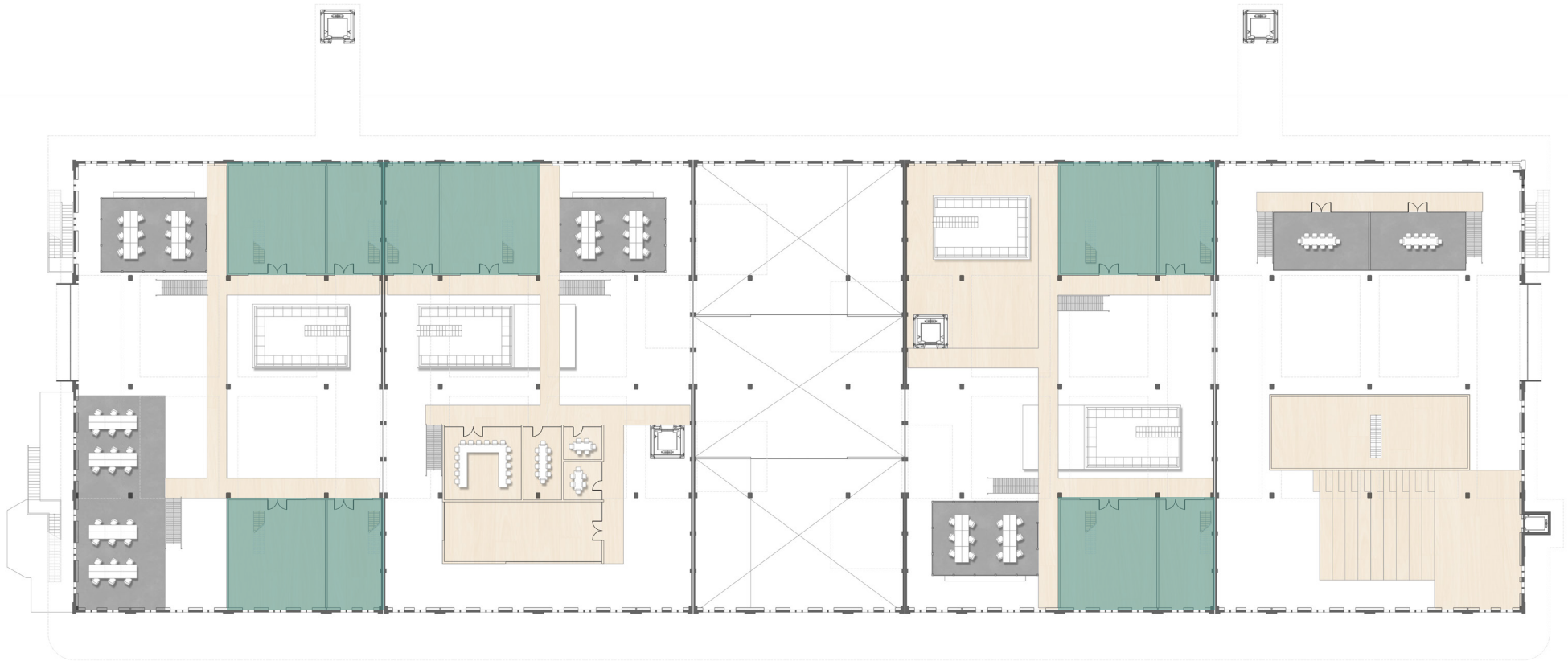


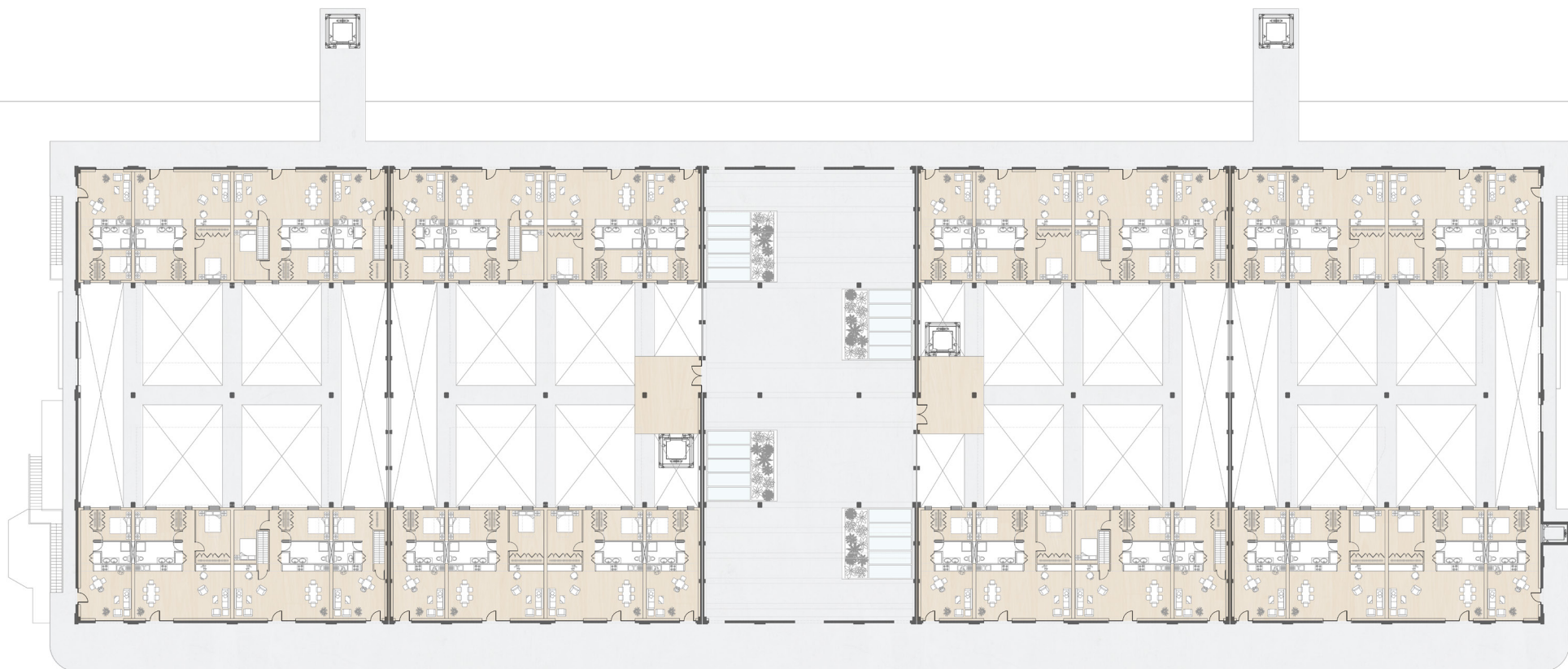


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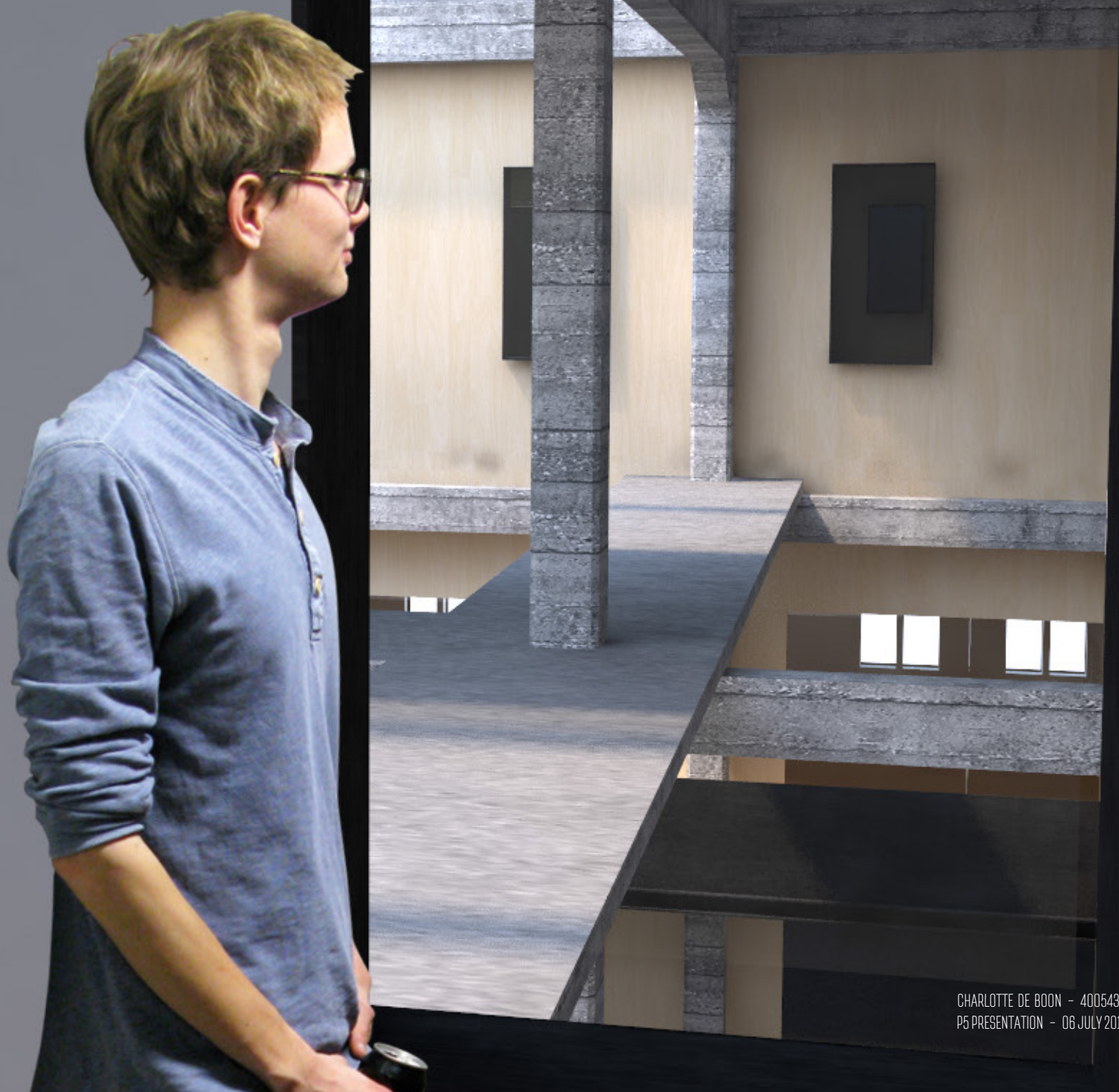
dwelling studio

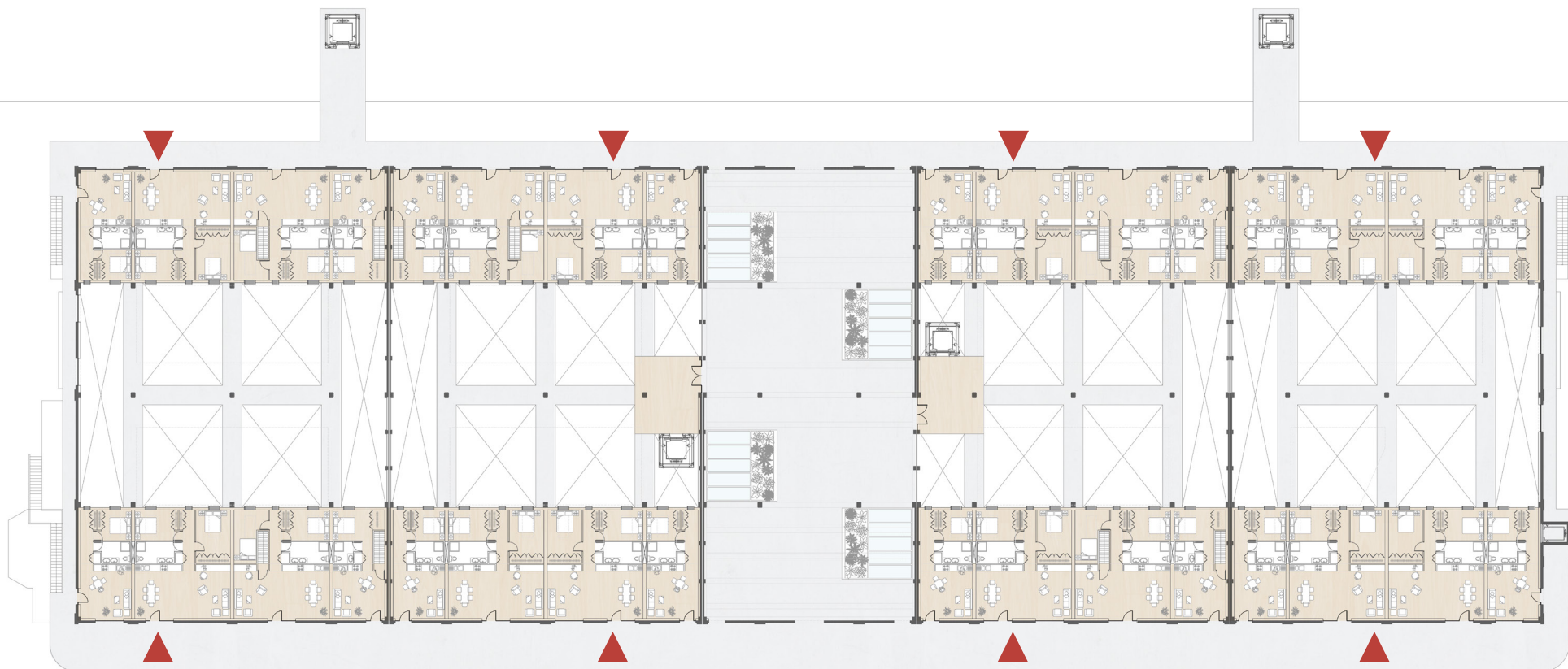


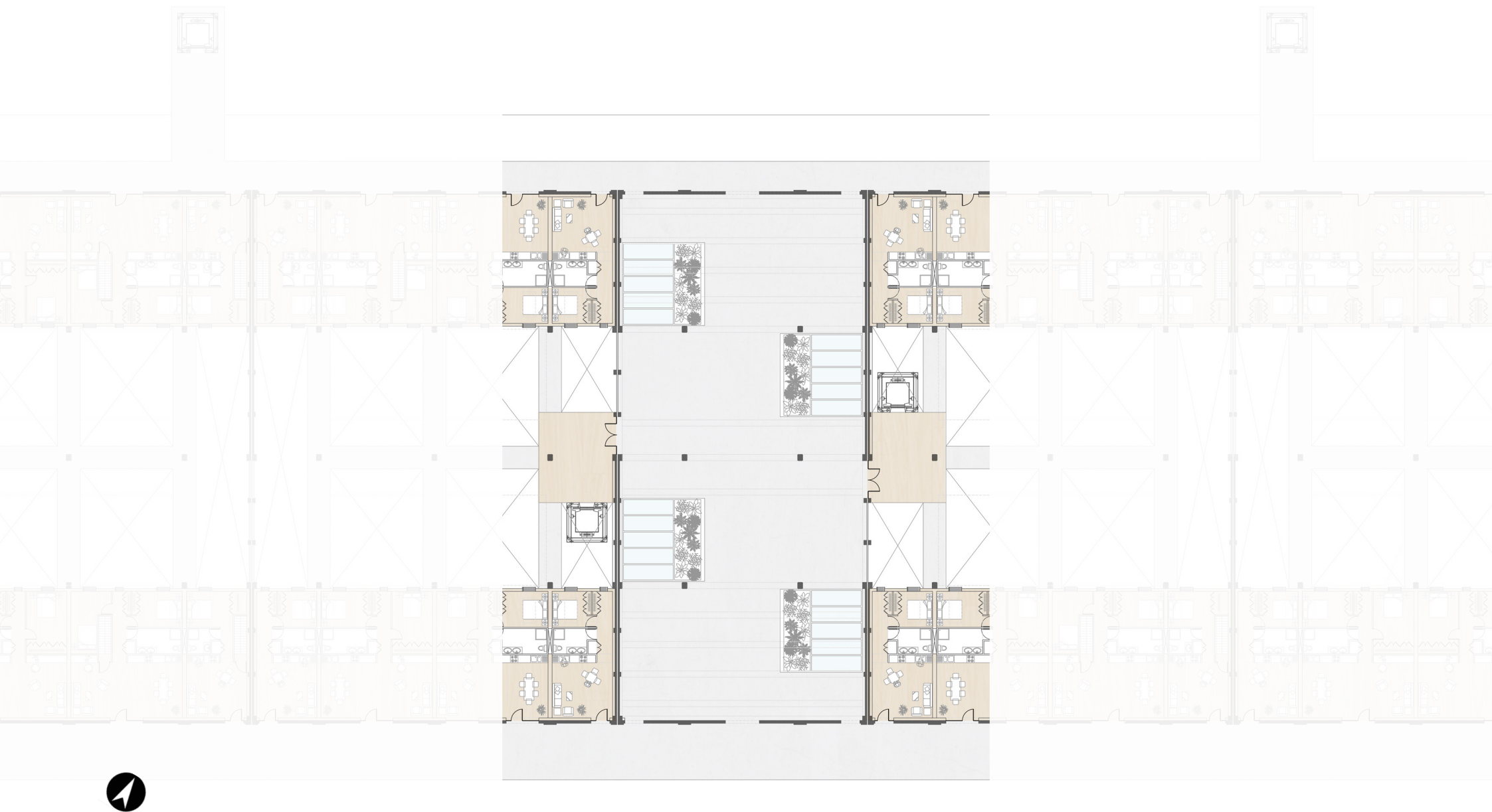


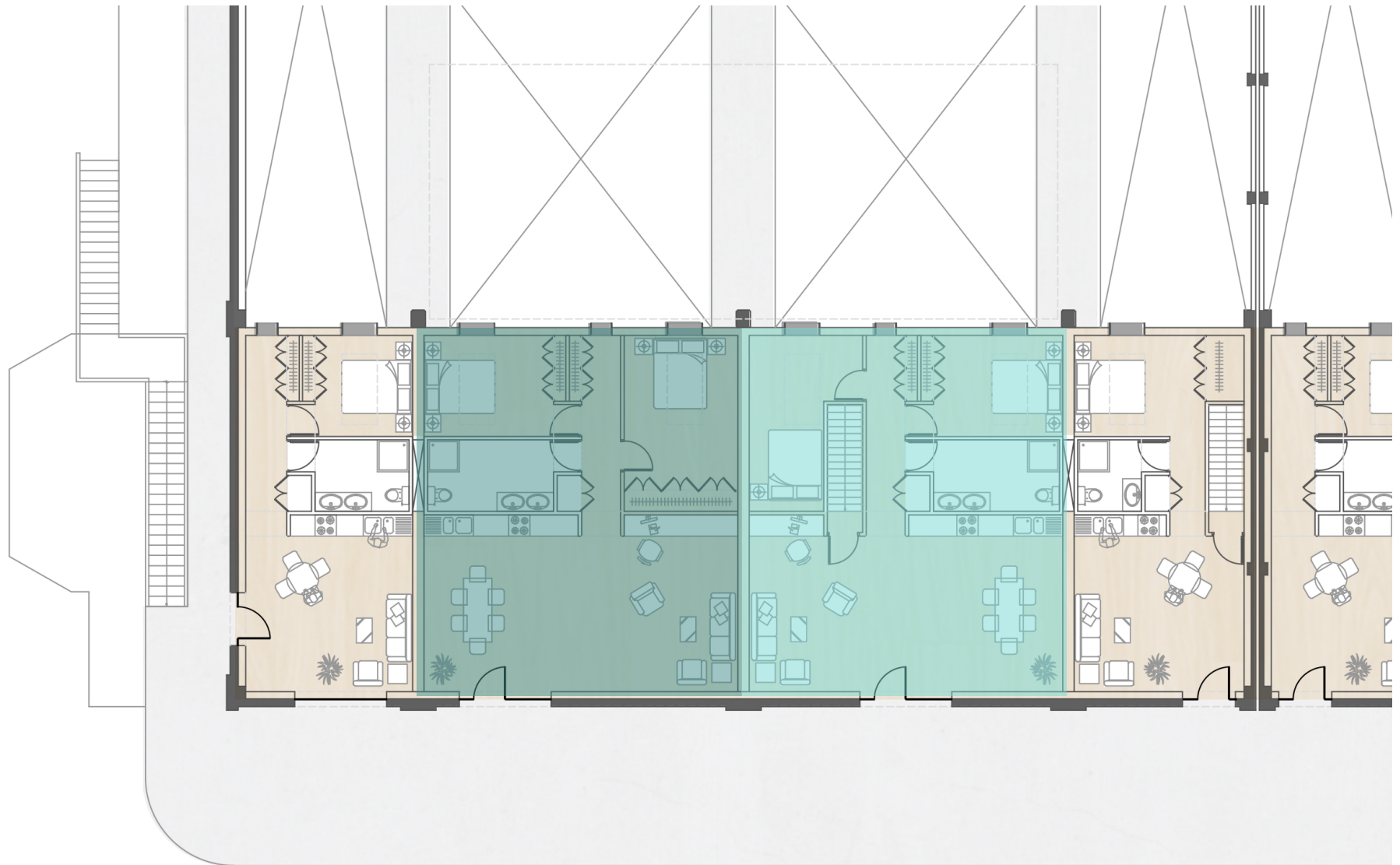


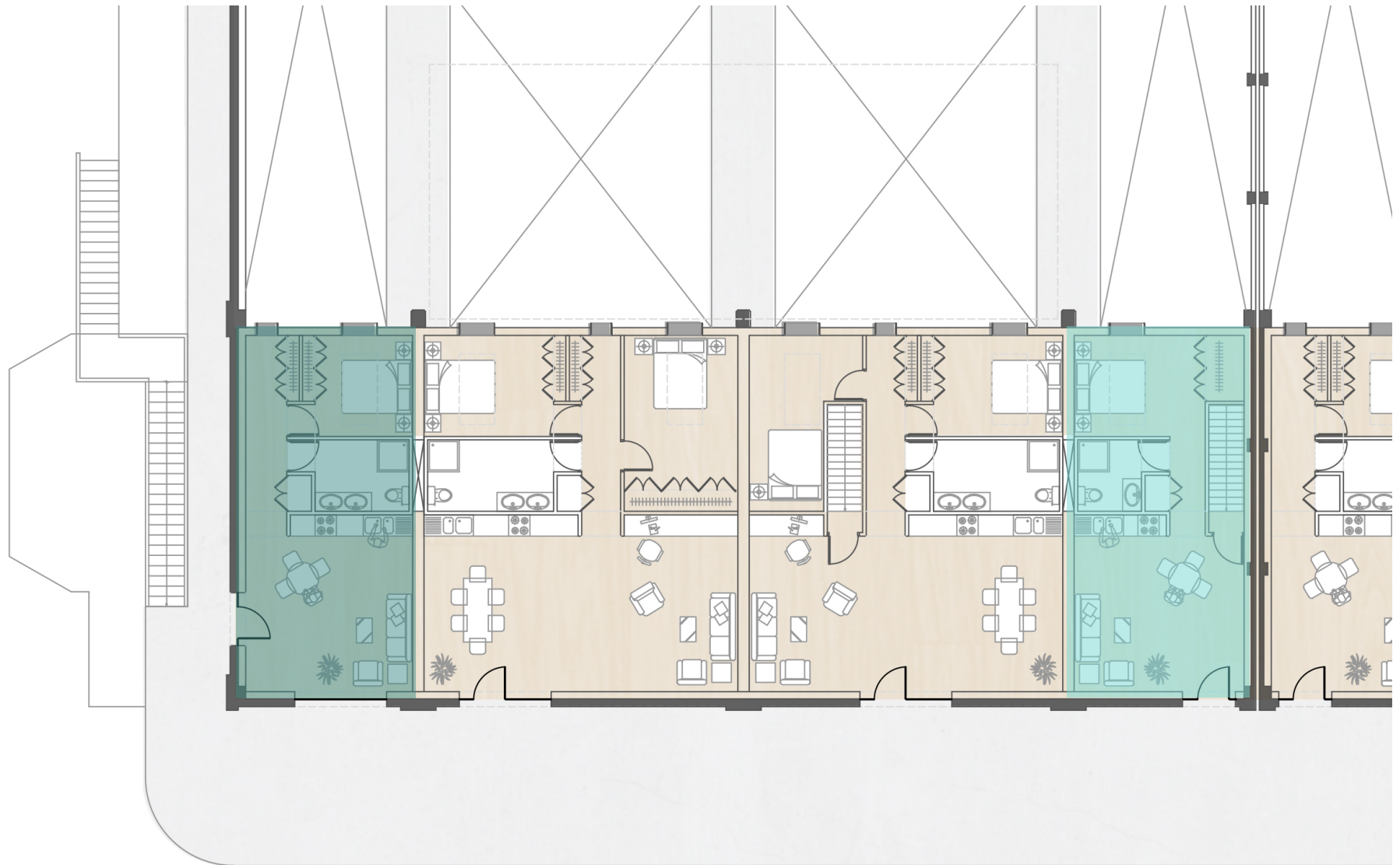


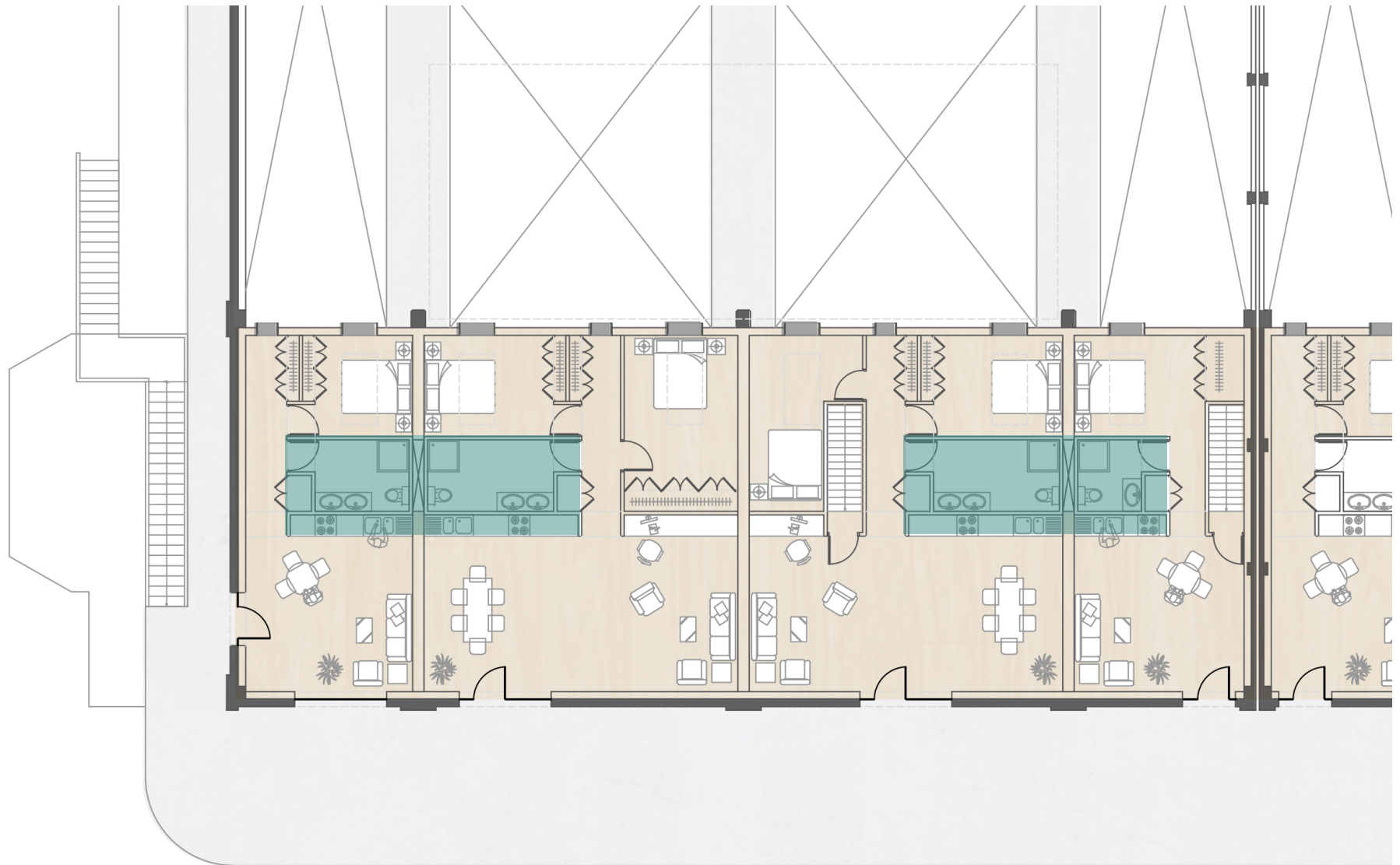


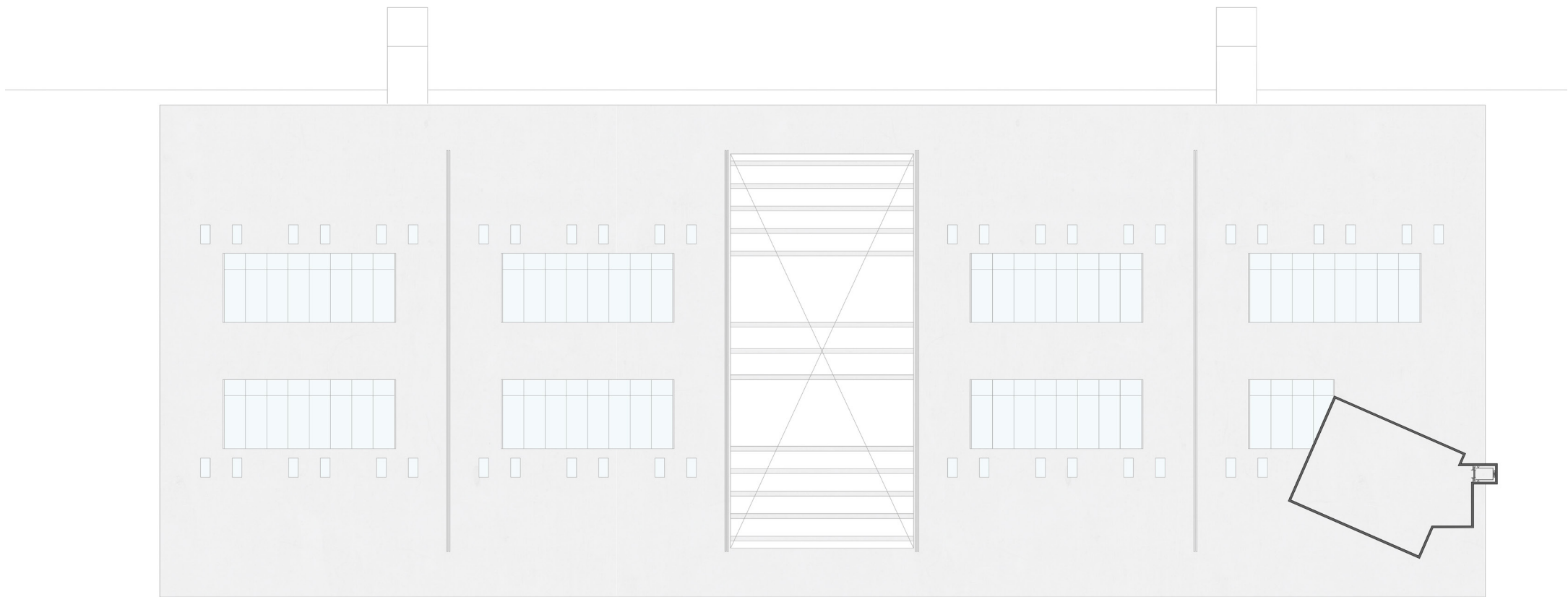


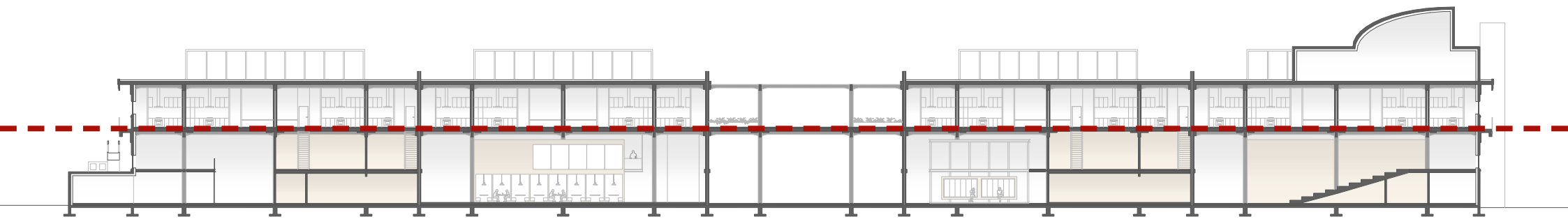


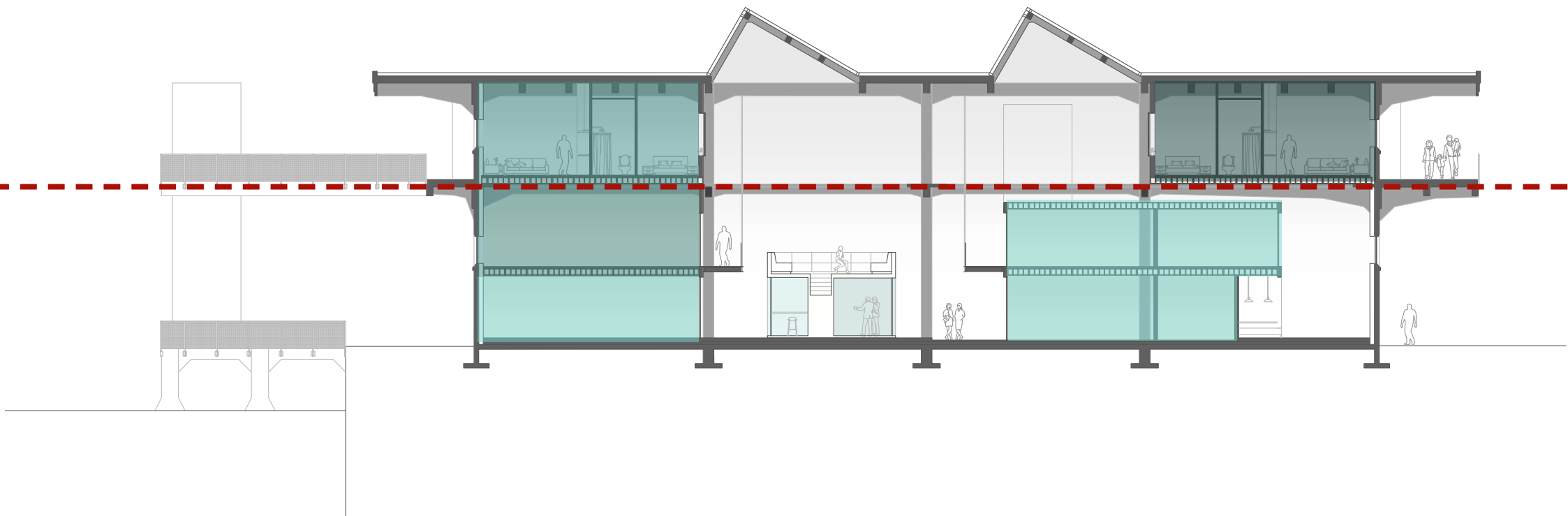




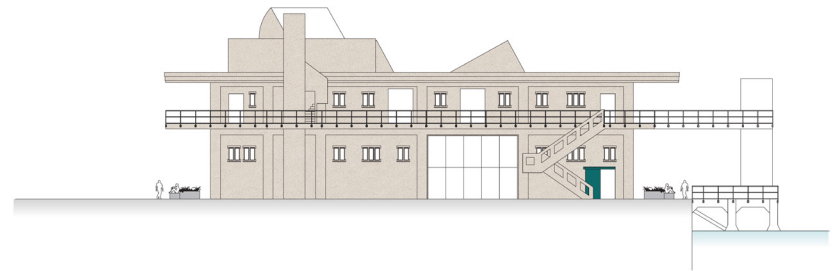




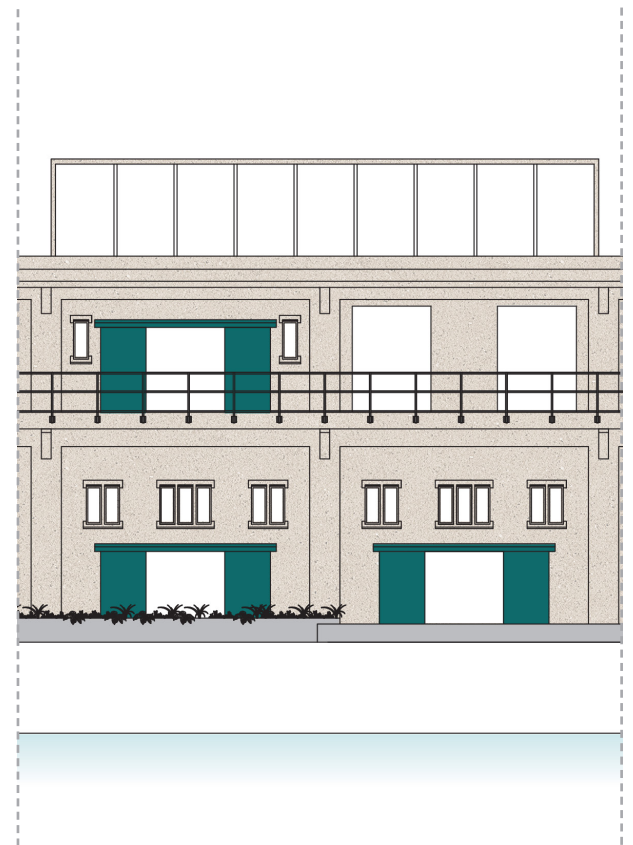
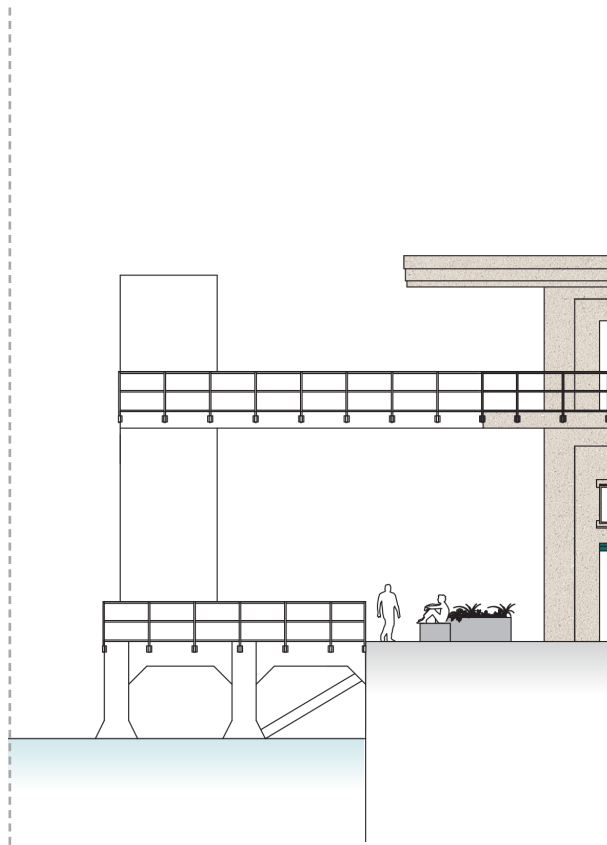




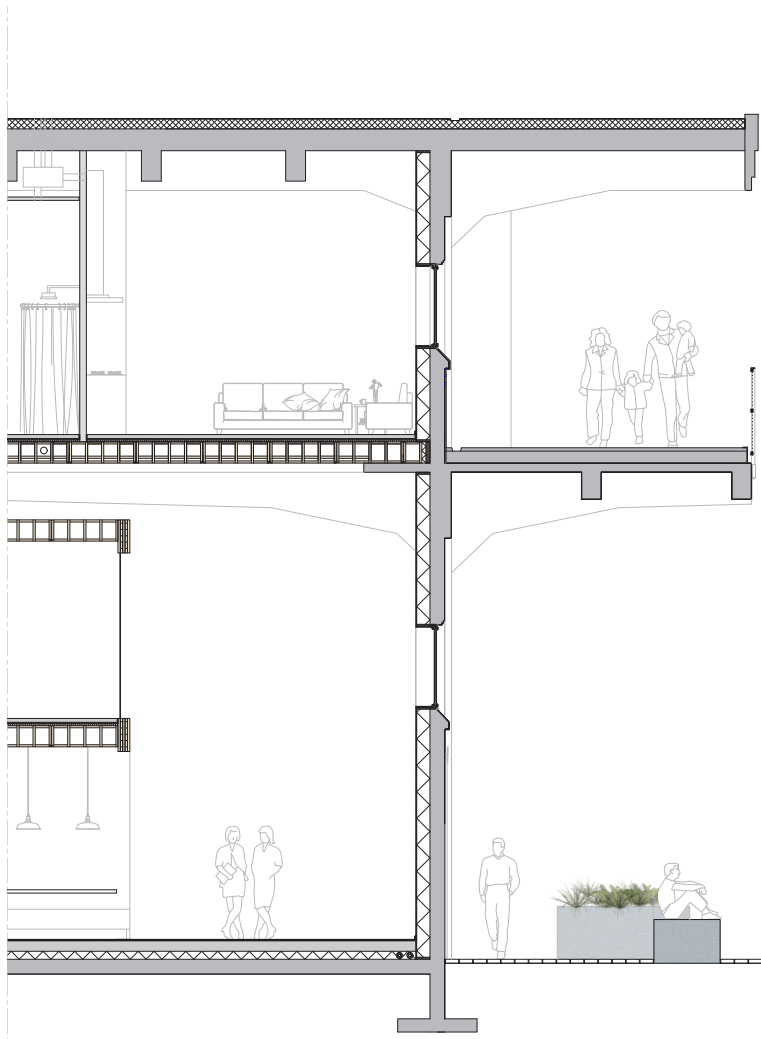
- = Dwelling
- = Studio dwelling
- = Office







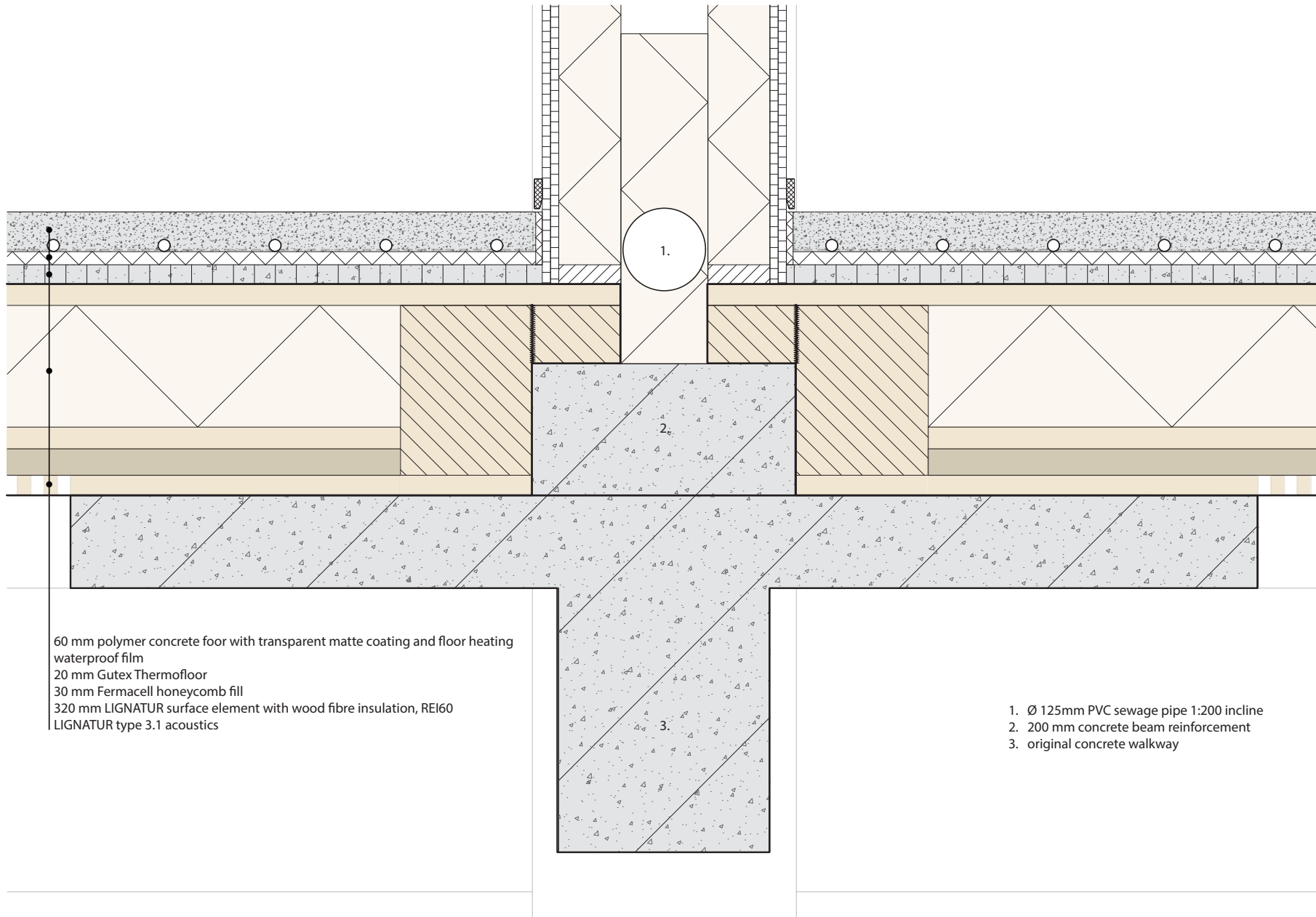


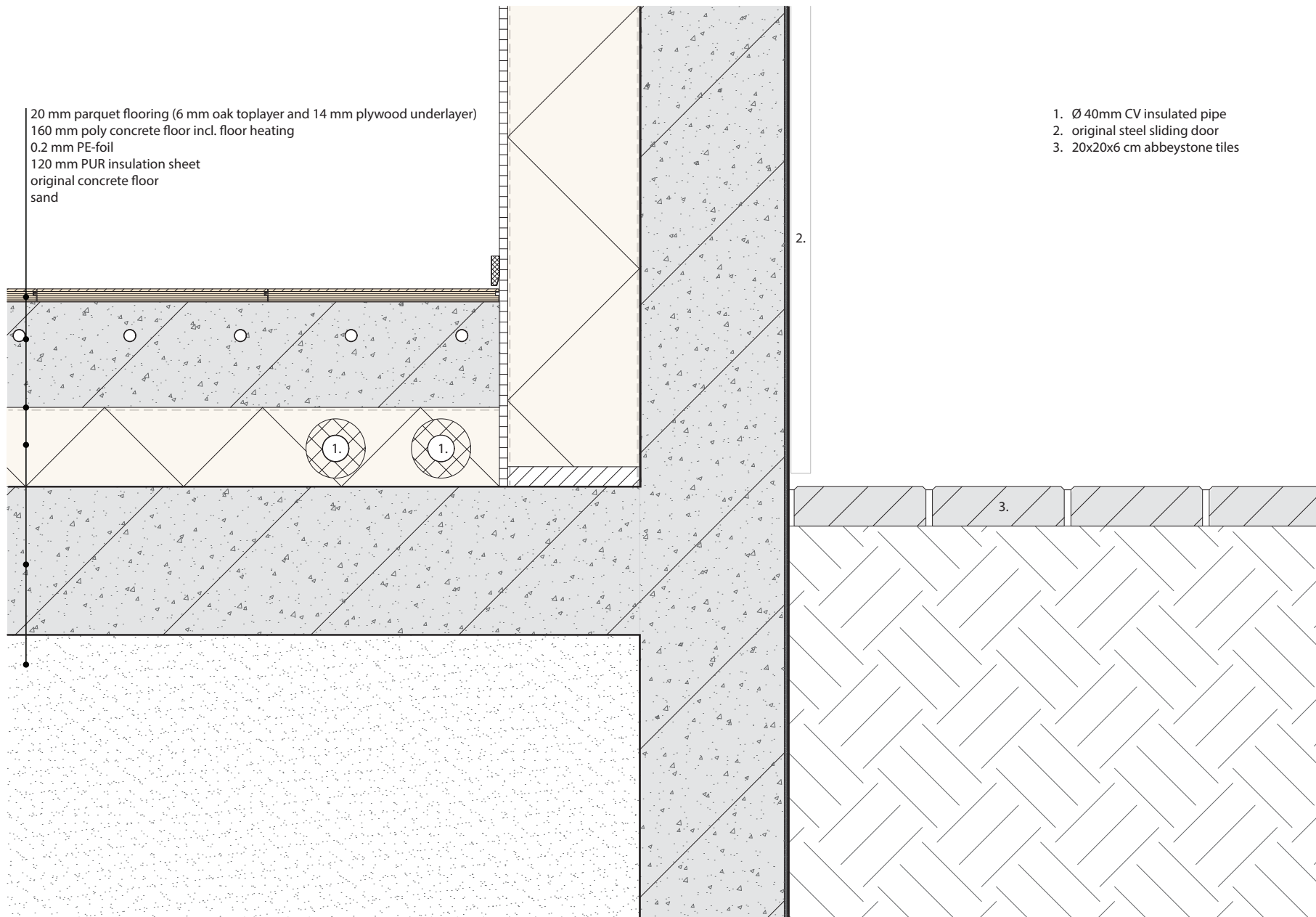




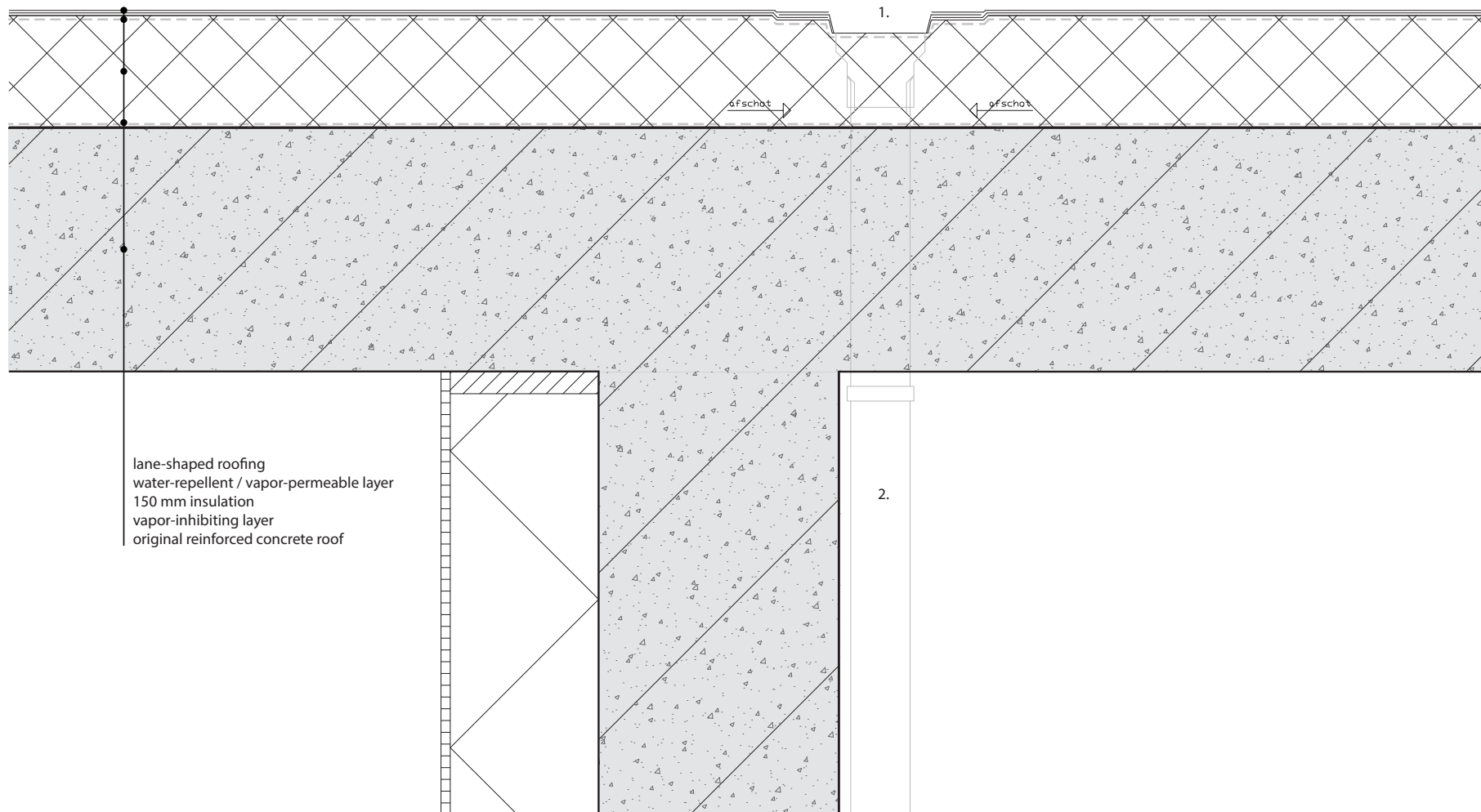
LIGNATUR ceiling and roof elements ...





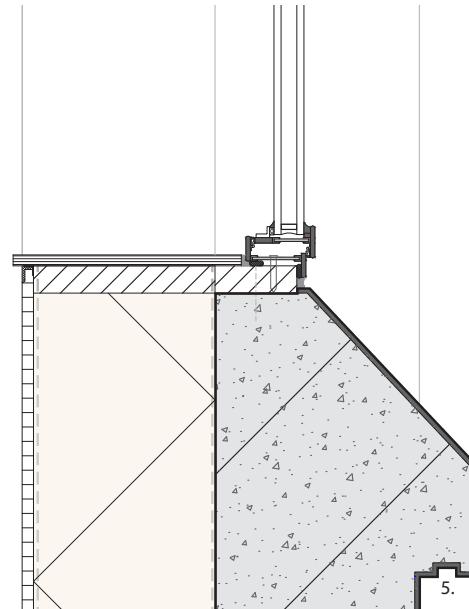
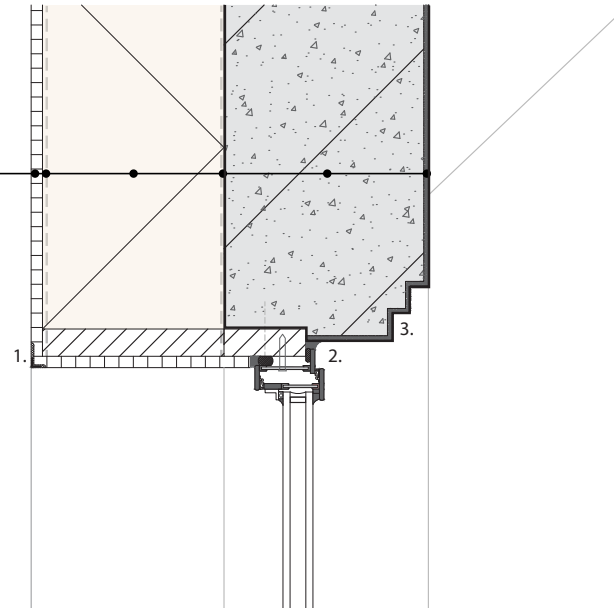


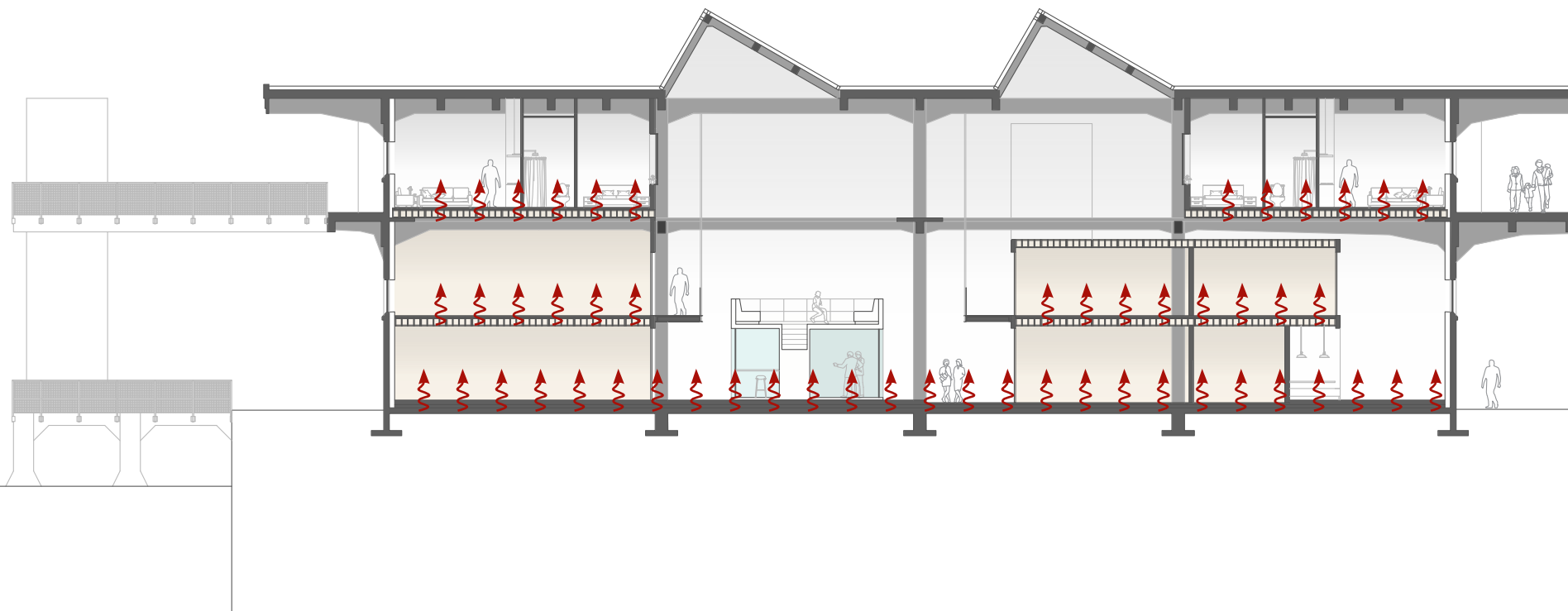
1. roof gutter
2. rain pipe drainage



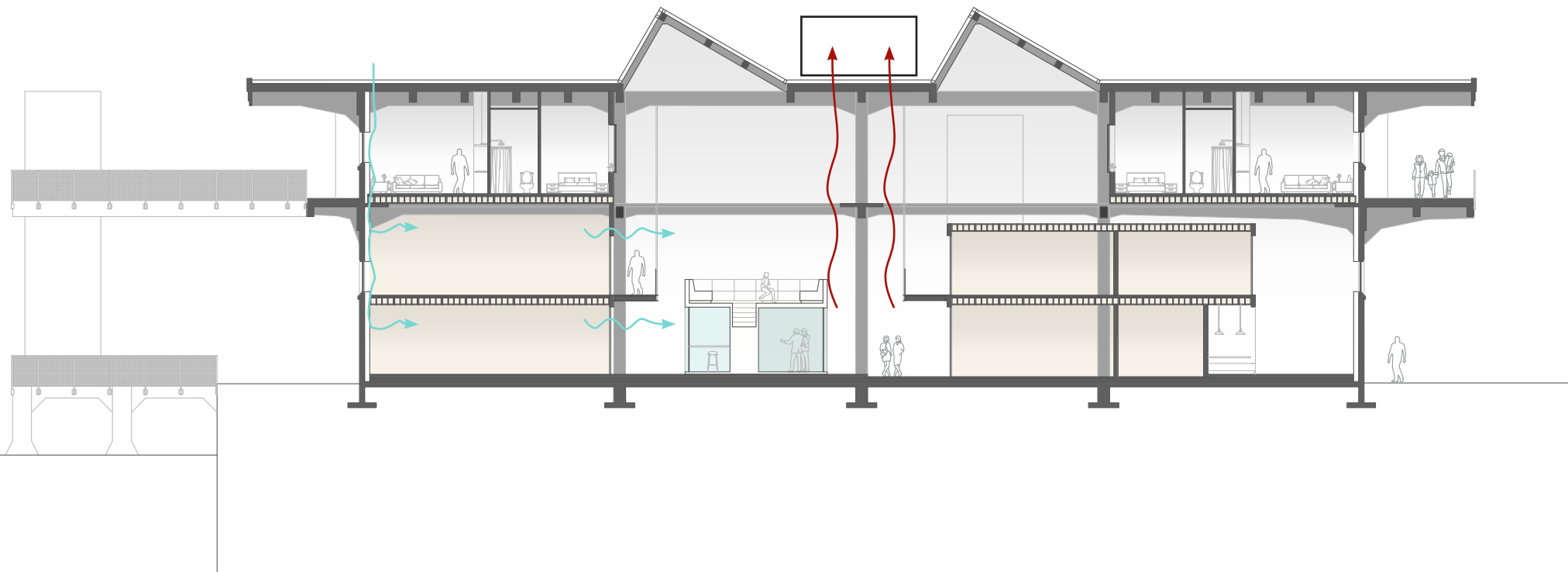
12.5 mm plasterboard
vapor-inhibiting layer
200 mm insulation
water-repellent / vapor-permeable layer
225 mm original reinforced concrete
5 mm sand cement finishing layer

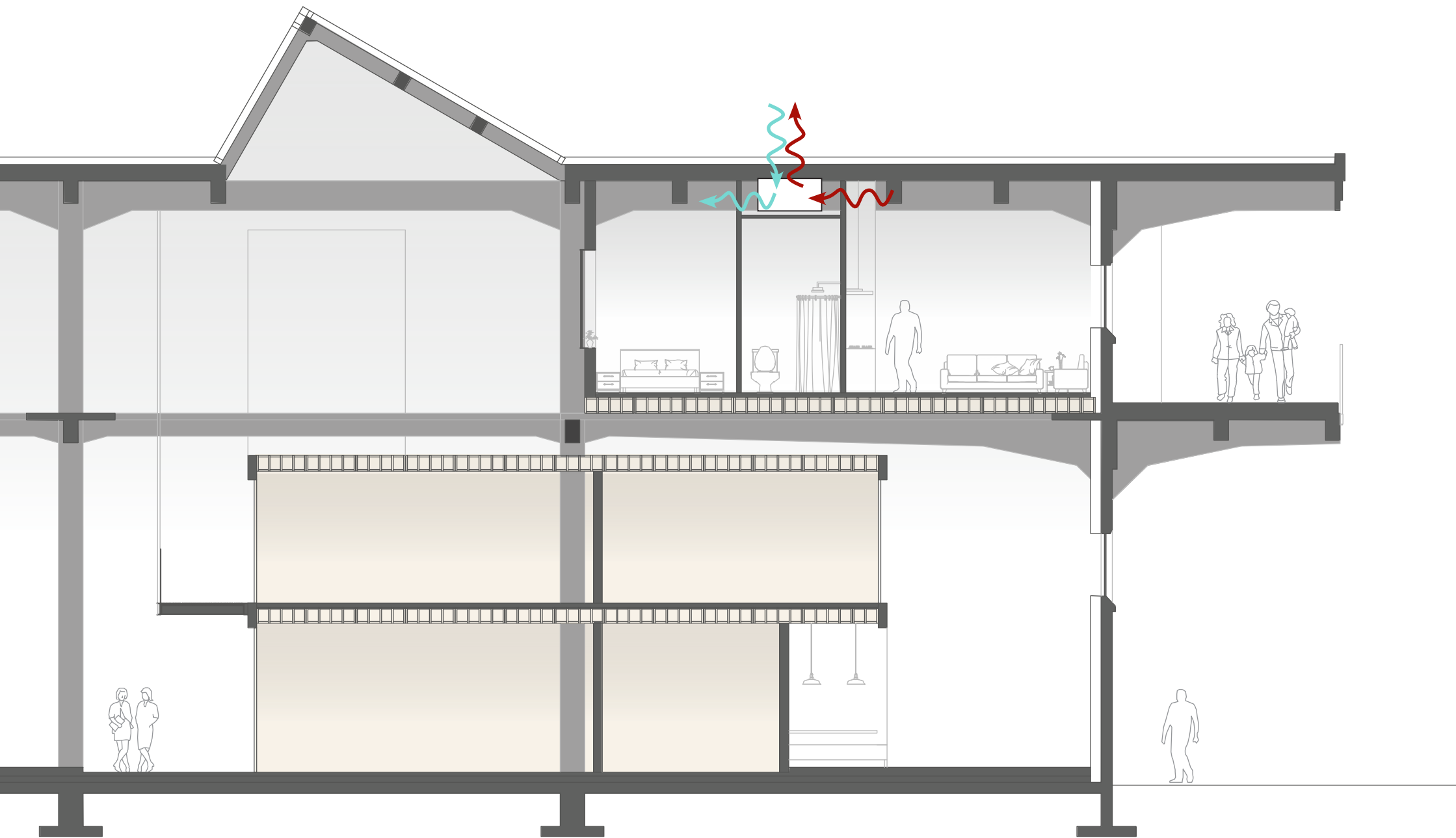
1. Plasterboard protection corner
2. 66 mm Classic-ISO-PLUS steel window frame
3. original detail around windows
4. HR++ double glass window
5. water cutting hole





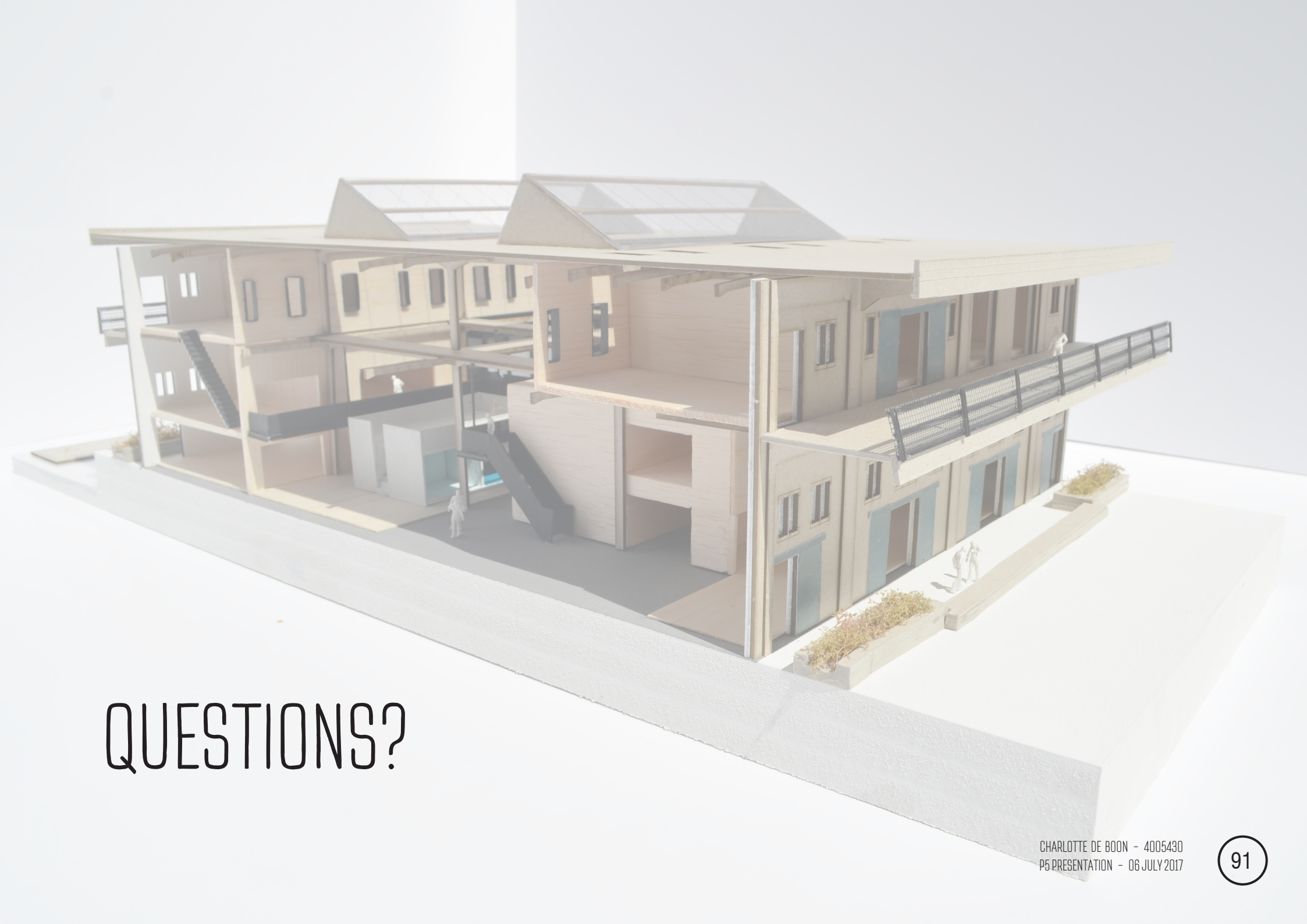






The Katoenveem,

“a working and living incubator which maintained its original identity, responds to the future developments and connects to its surrounding area.”



QUESTIONS?