



The Urban of Art

designing a live-work building for art and culture

Graduation project
Teun Theijse
4474406

Dutch Housing Studio
P5
29 - 1 - 2021

Theo Kupers
Ferry Adema
Pierijn van der Putt

The Inclusive City



Overview

- Target Group
- Aspirations
- Location
- Building Organisation
- Dwellings
- Social Connections

Target Group



Artist Alex Meidam

ARTISTS +other culture workers

- Low income
- Lack of affordable housing and workspace
- Shortage of Studiospace in Rotterdam
- Reduced subsidies for art and culture

Gentrification

- Artists create Cultural amenities
- Artists start Gentrification
- Artists can't afford Gentrified rents



Soho, New York

Freezing Gentrification

- A snapshot of gentrification
- Kept stable through a housing cooperative
- Artists create art and culture
- Collectors enjoy art and culture
- Interest in art brings both together

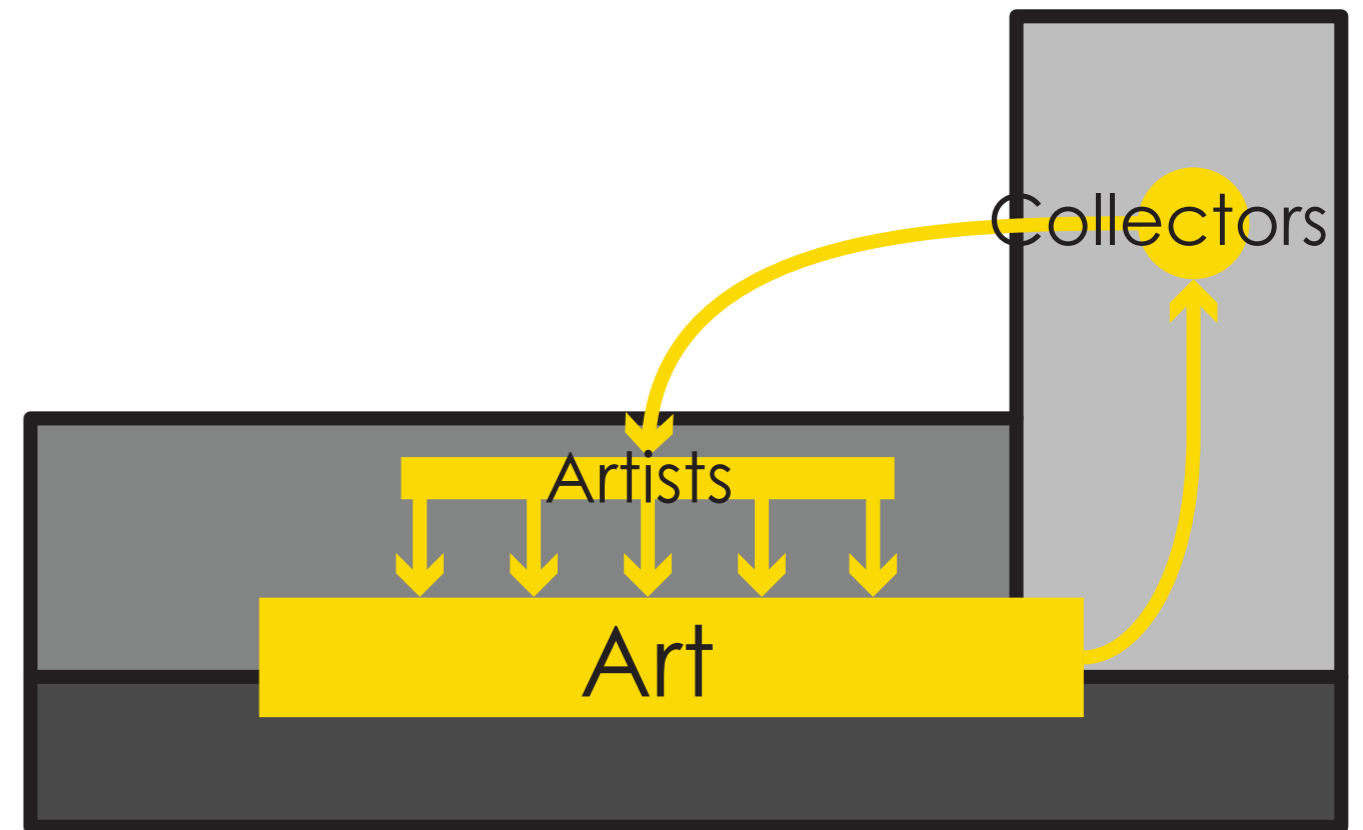


Collector John Morrisey

COLLECTORS
+culturally inclined

Freezing Gentrification

- A snapshot of gentrification
- Kept stable through a housing cooperative
- Artists create art and culture
- Collectors enjoy art and culture
- Interest in art brings both together



Target Groups



Artist Alex Meidam

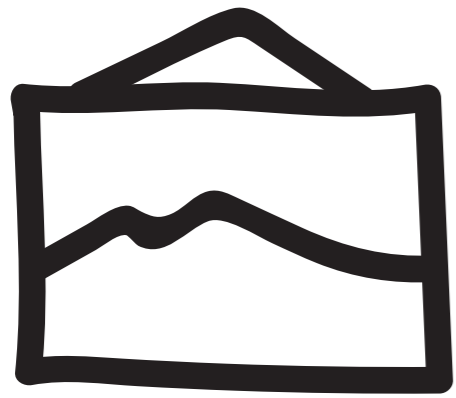
ARTISTS



Collector John Morrisey

COLLECTORS

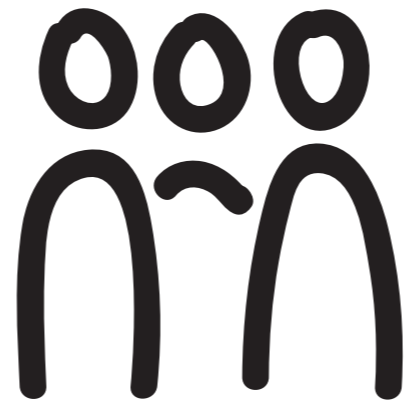
Aspirations



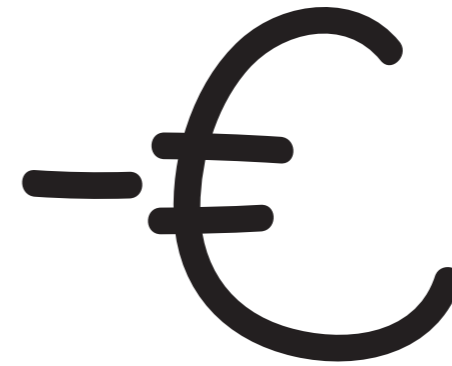
Culture Space



Creative Space



Social Space



Affordability



DIY

Tacheles, La Ruche, Keilewerf



Tacheles, La Ruche, Keilewerf

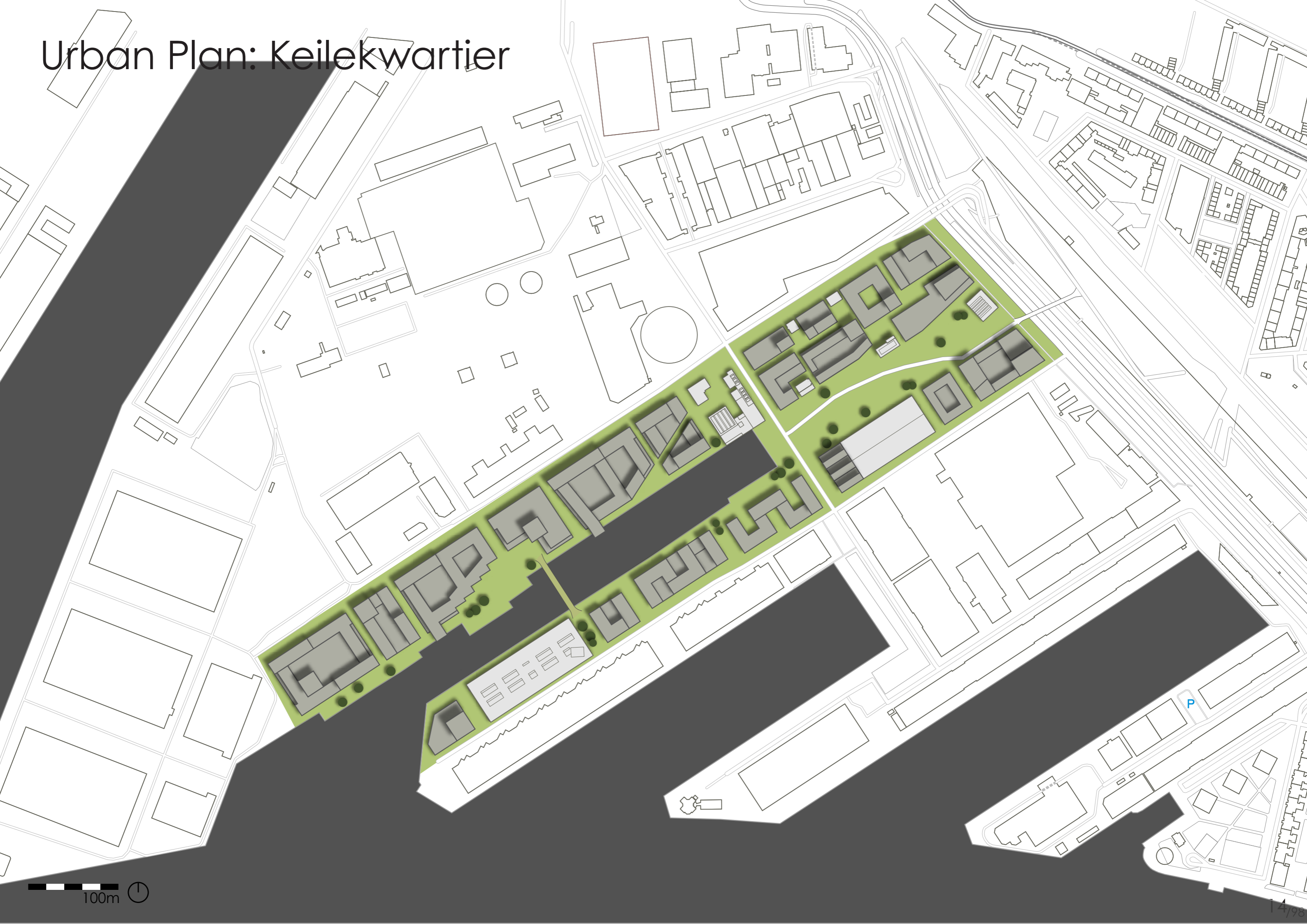


LOCATION

KEILE- KWARTIER



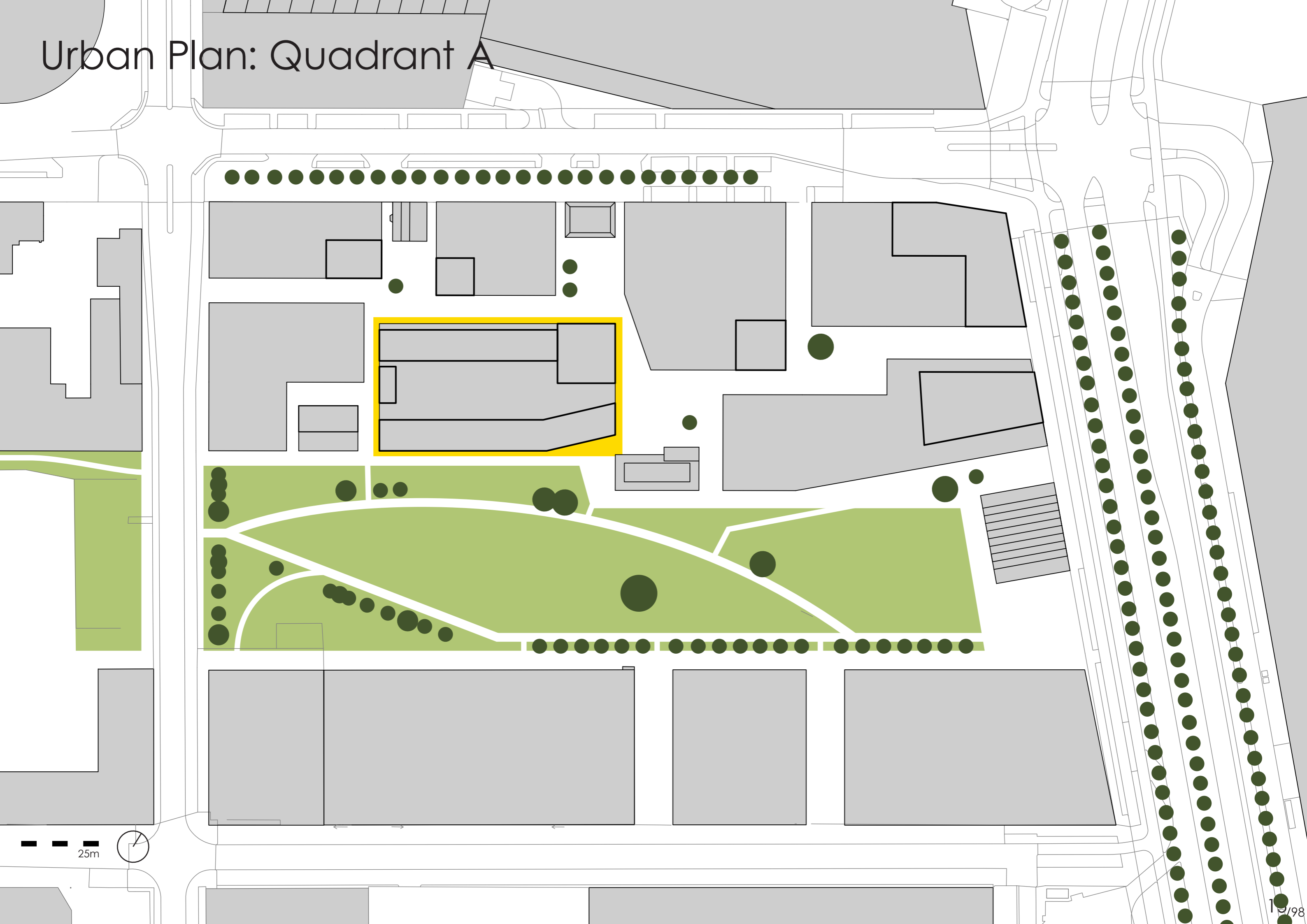
Urban Plan: Keilekwartier



100m

P

Urban Plan: Quadrant A



25m



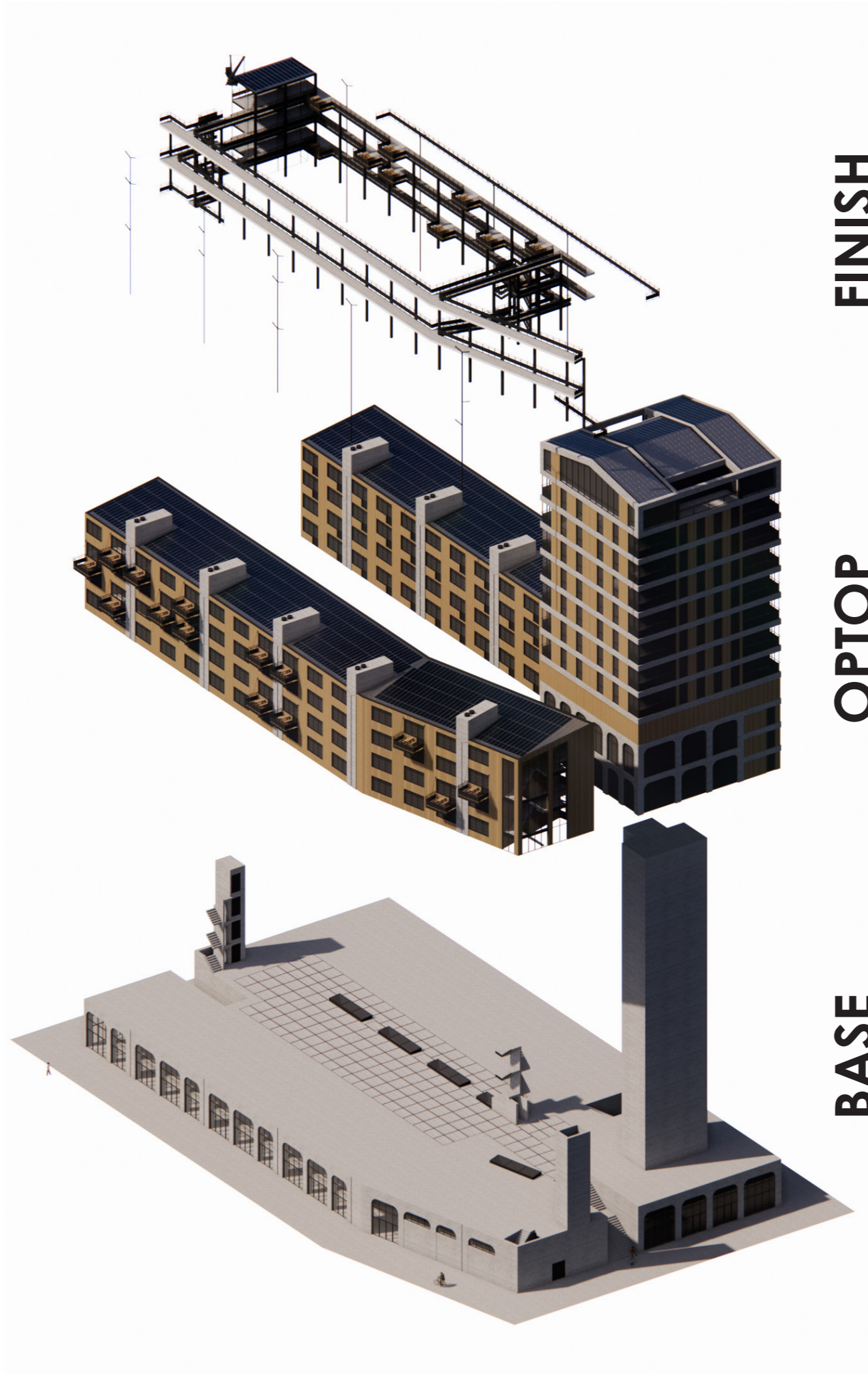
Facade Materials



**BLACK STEEL
&
ALUMINIUM**

THERMOWOOD
(norway spruce)

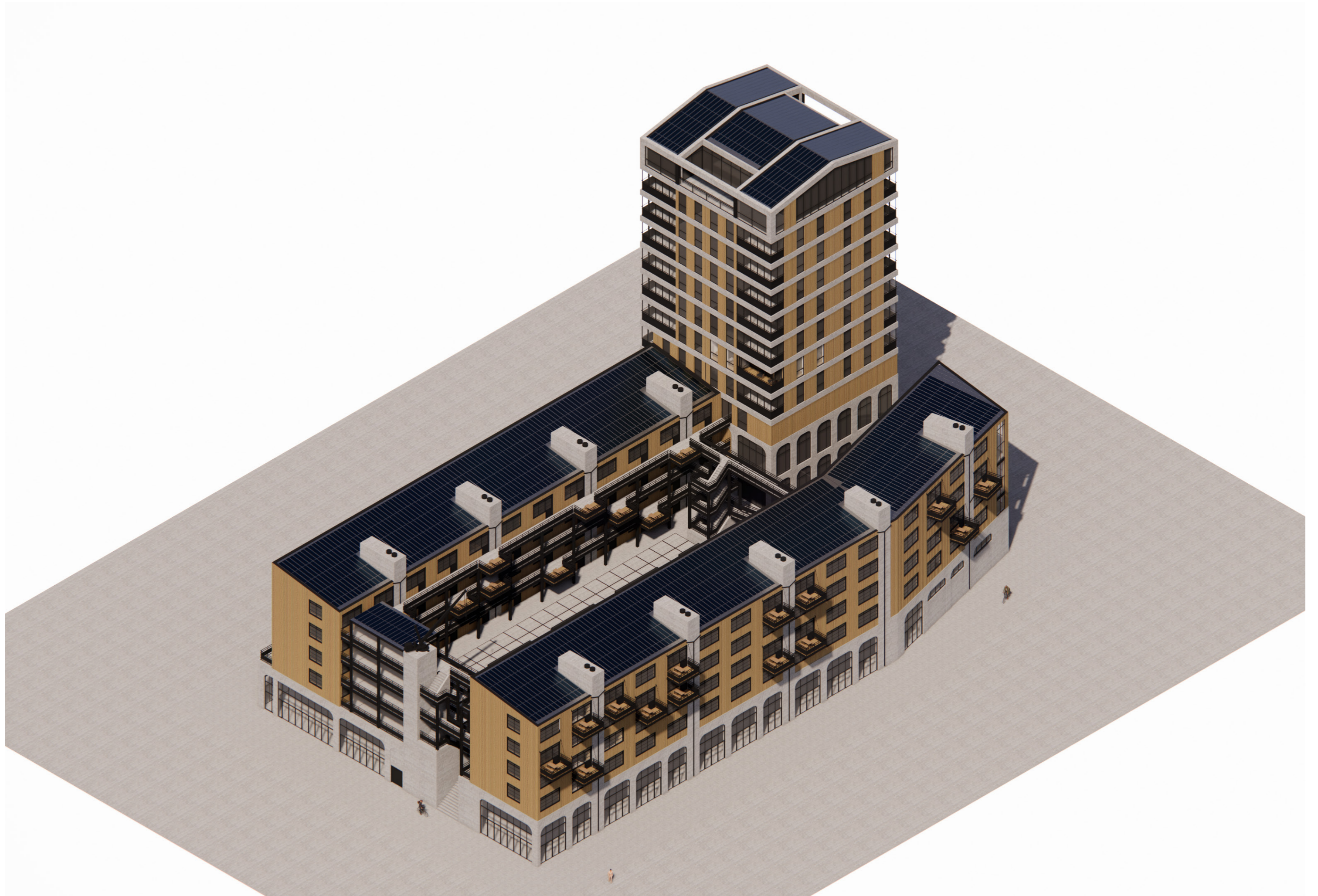
**PRECAST
CONCRETE
PANELS**



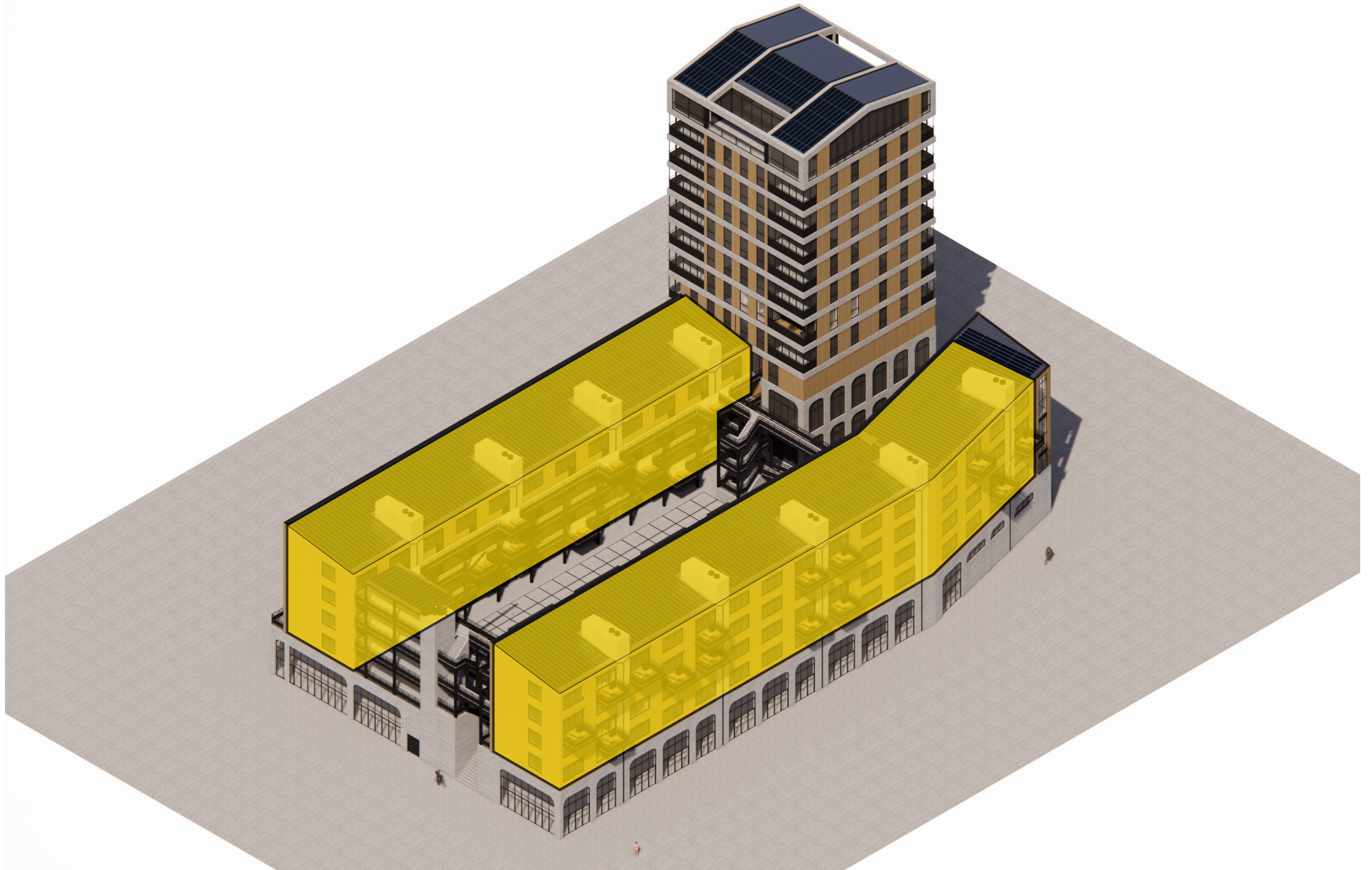
FINISH STEEL
recyclable material
designed for disassembly

OPTOP CLT (PREFAB)
carbon storage
fast assembly

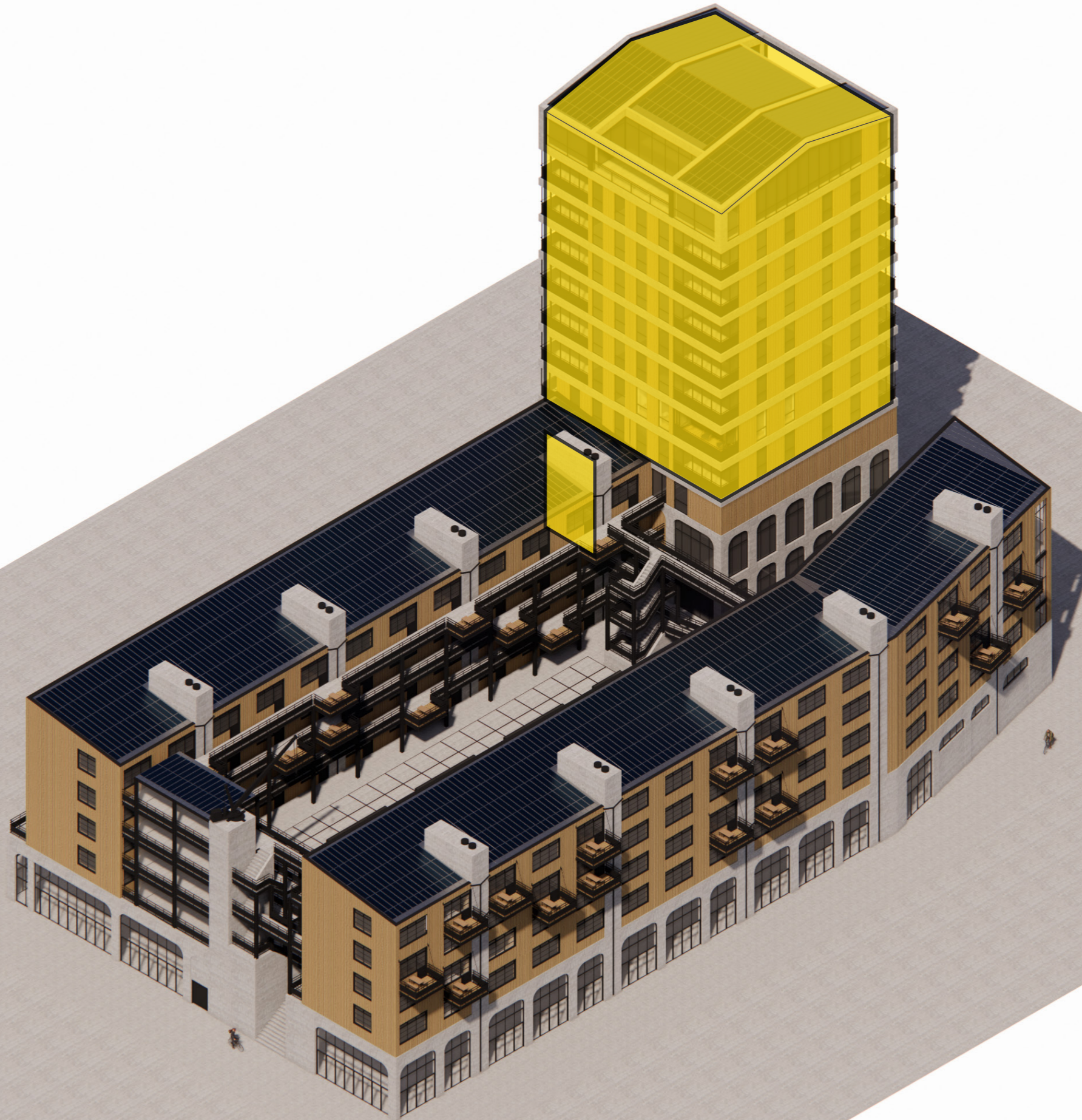
BASE CONCRETE
durable
heavy



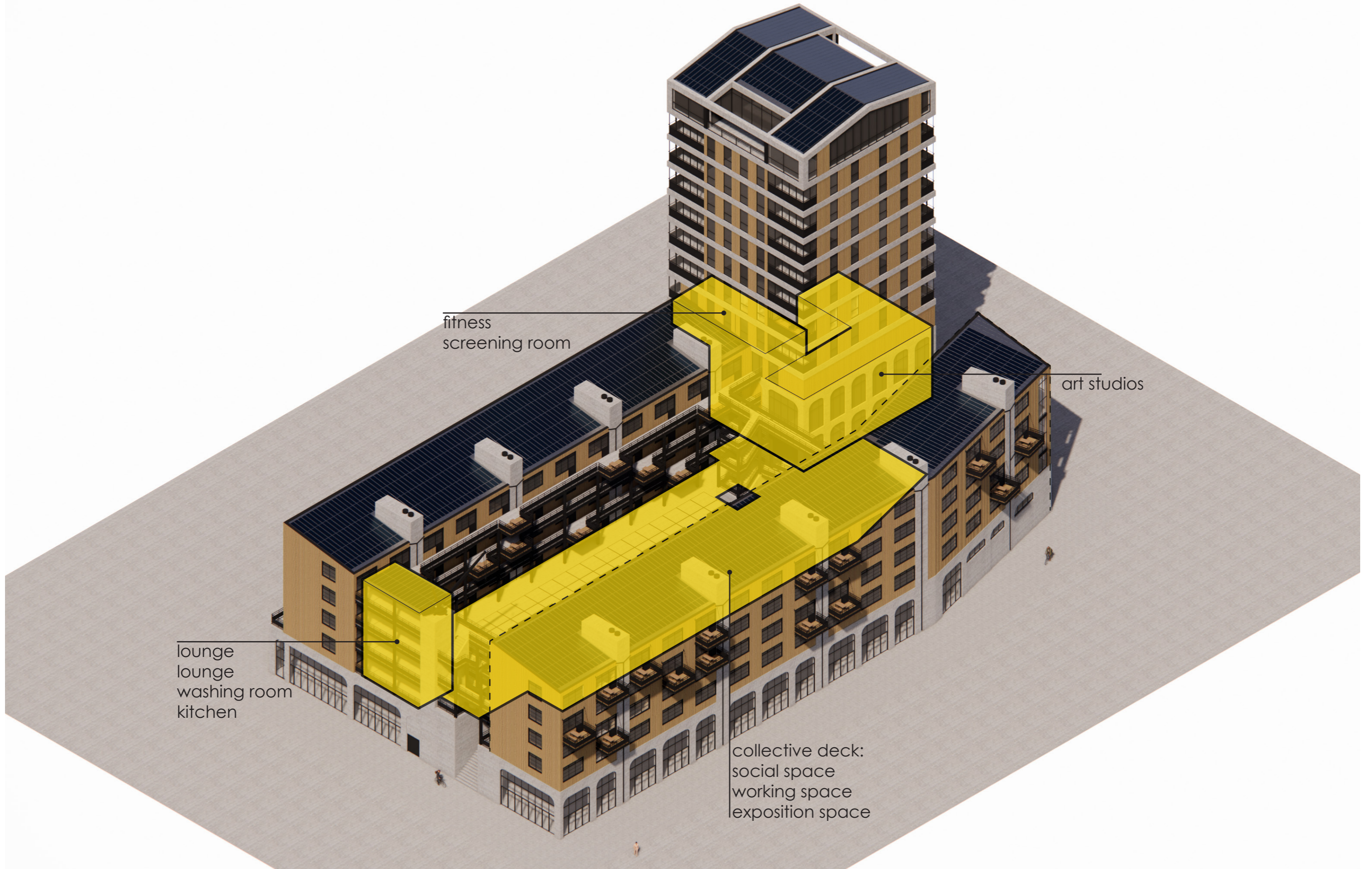
Dwellings: Artist Studios



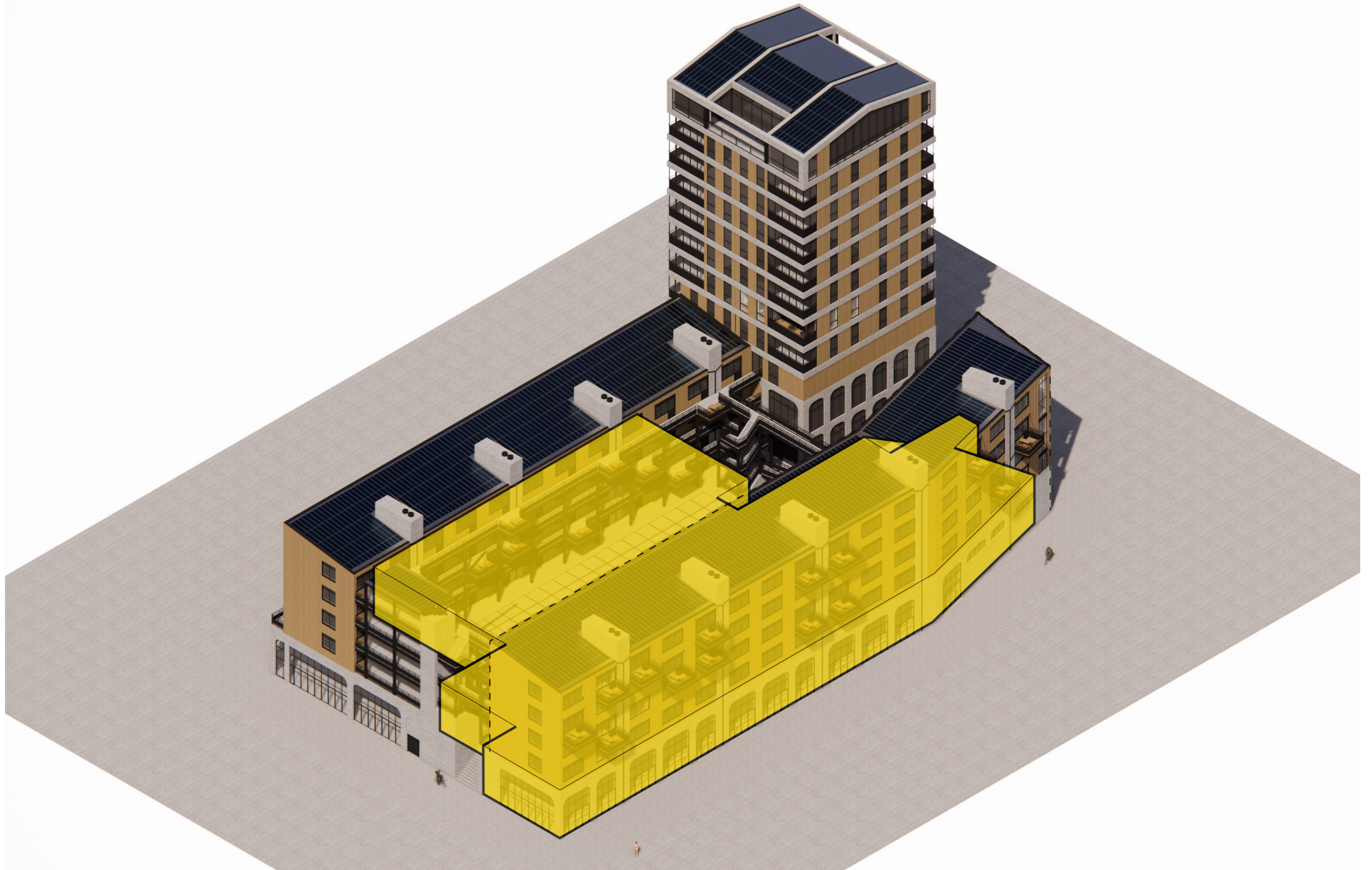
Dwellings: Tower Apartments



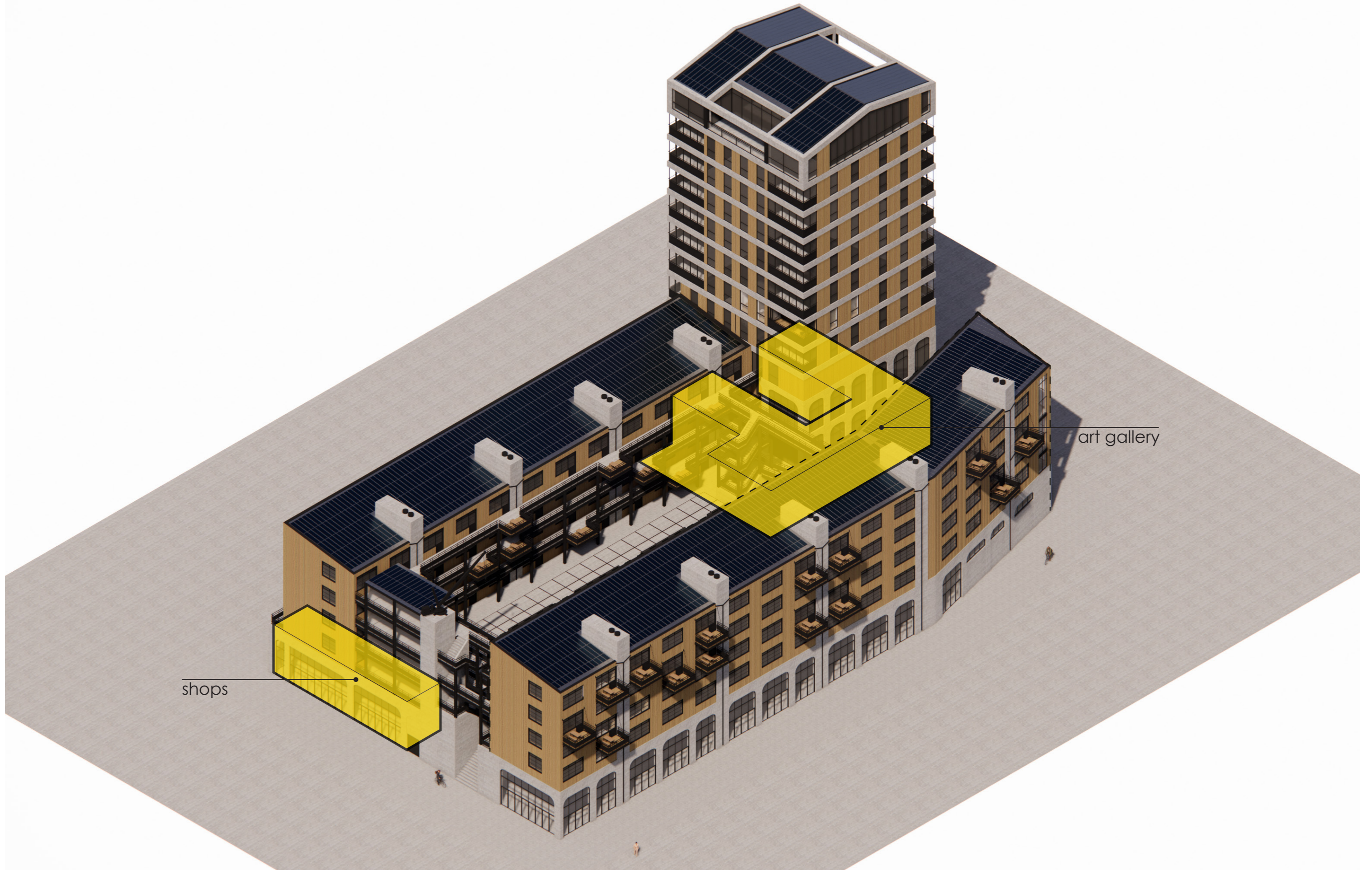
Collective Spaces



Plinth: Workshops



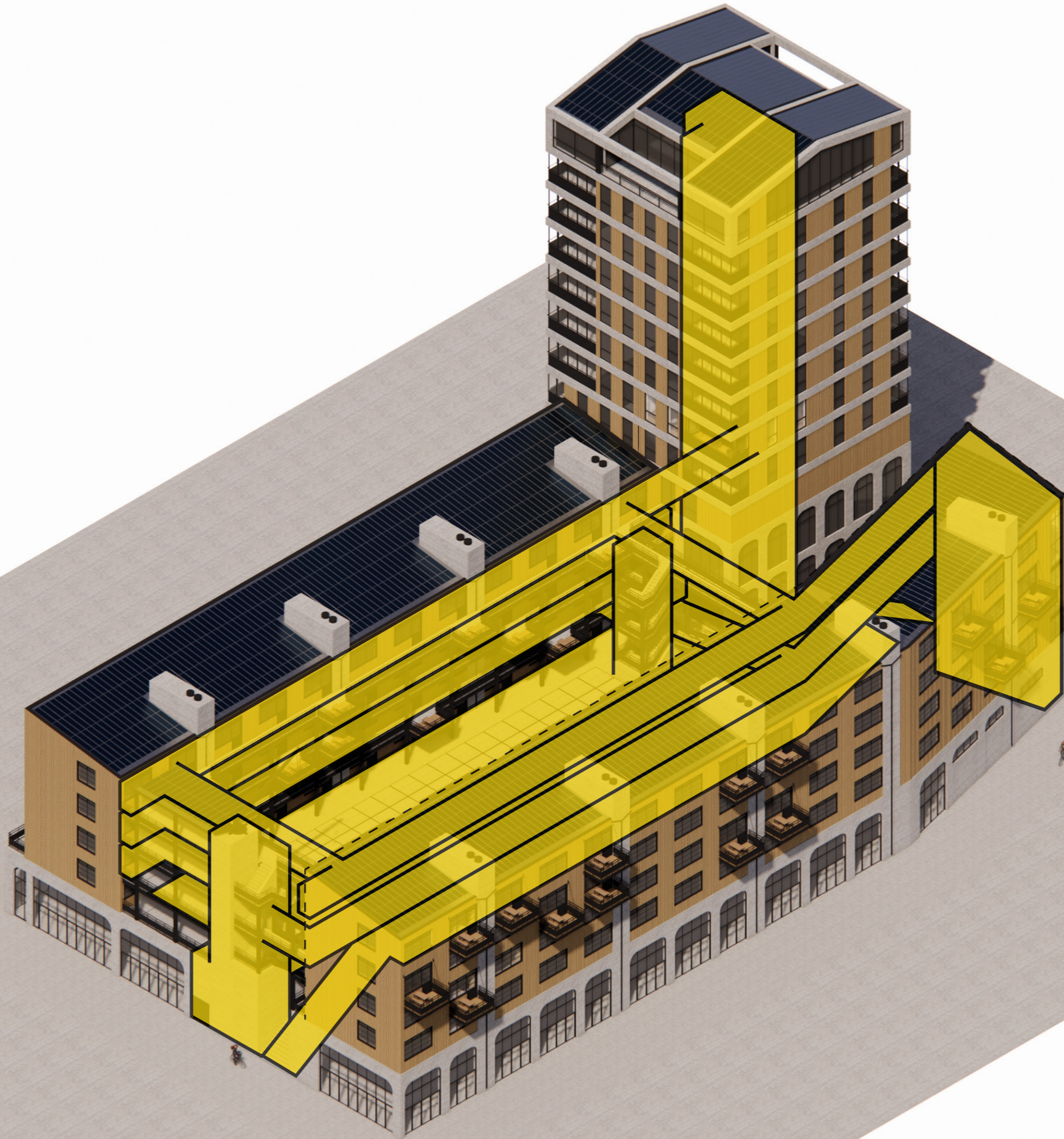
Plinth: Commercial Spaces



shops

art gallery

Circulation

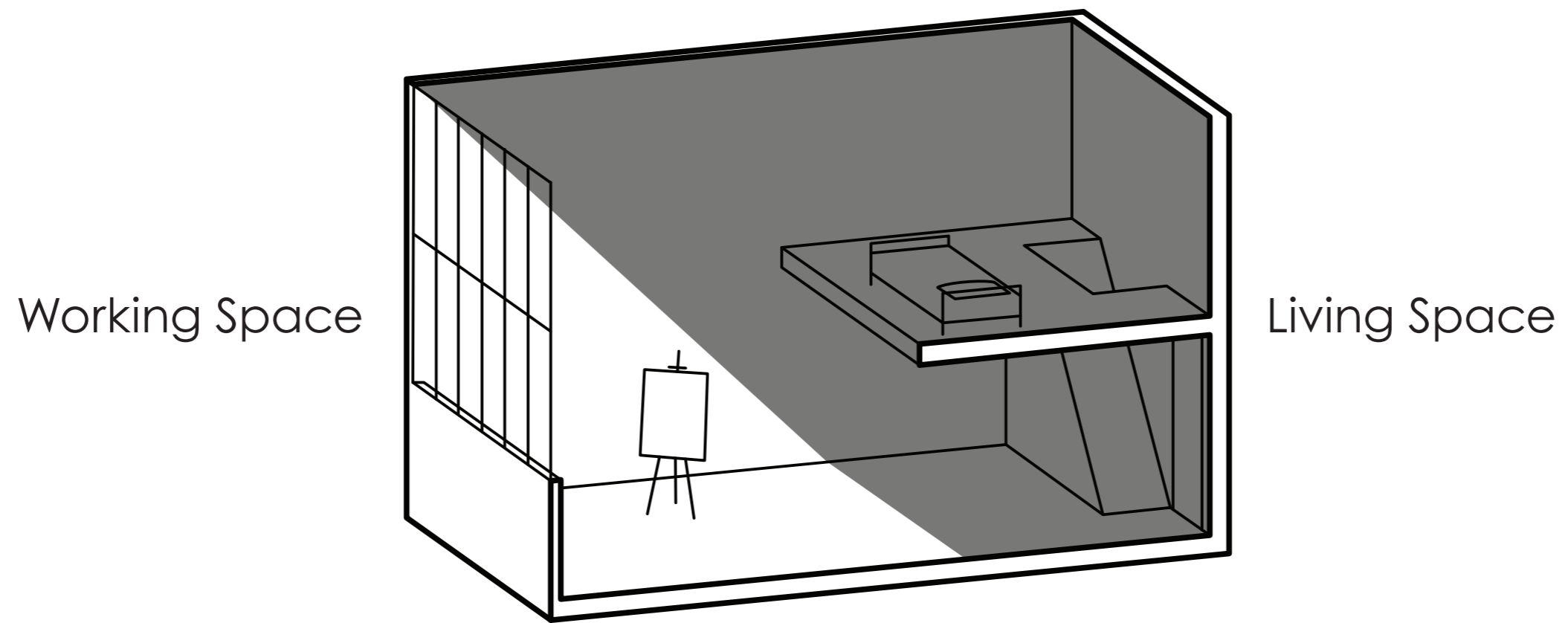


DWELLINGS

Artist Dwellings

A modern kitchen with light wood cabinetry, a white countertop, and a large window. Sunlight streams in from the window, casting long shadows across the light wood walls. A wooden staircase is visible on the right side of the room.

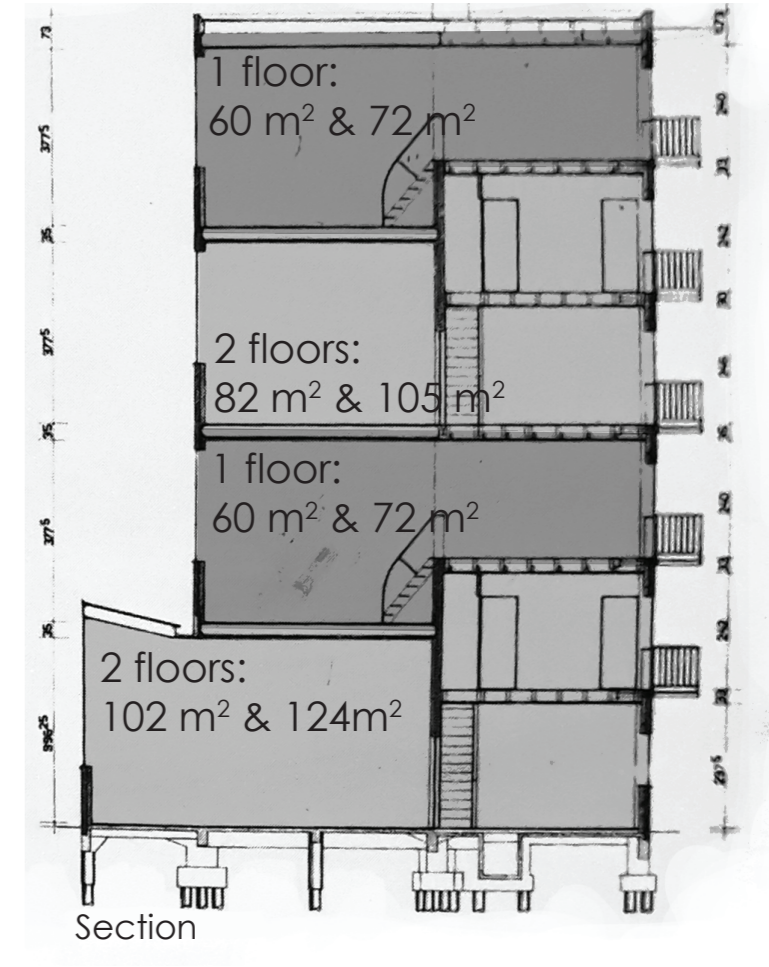
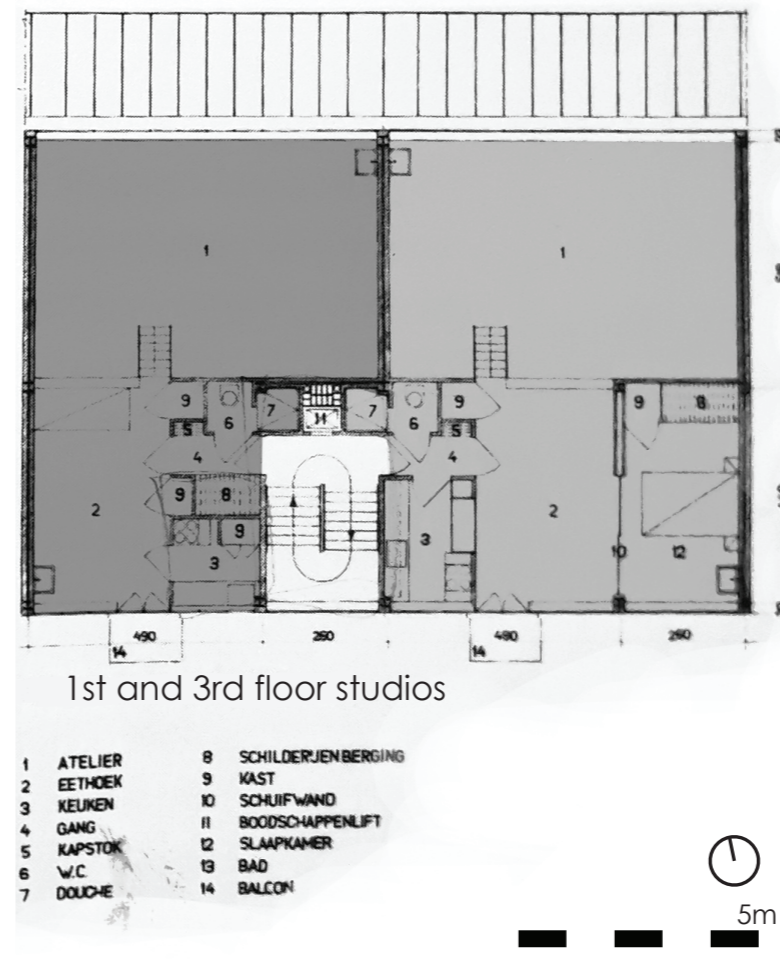
Artist Studios



Atelierwoningen Zomerdijkstraat

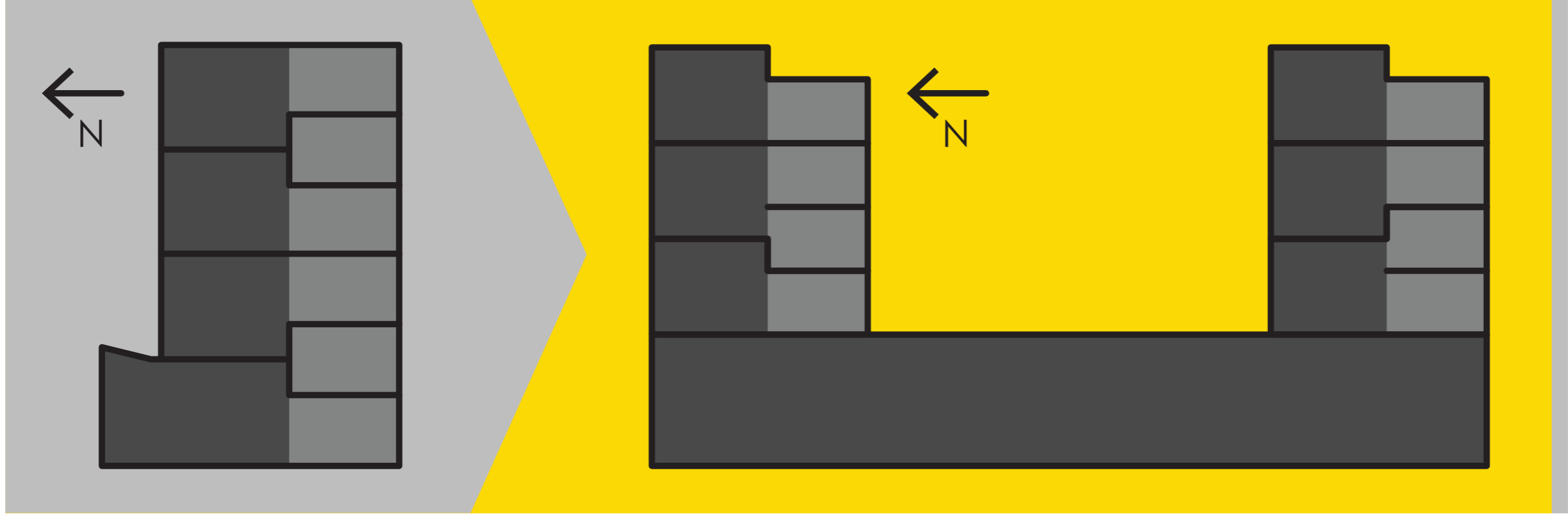


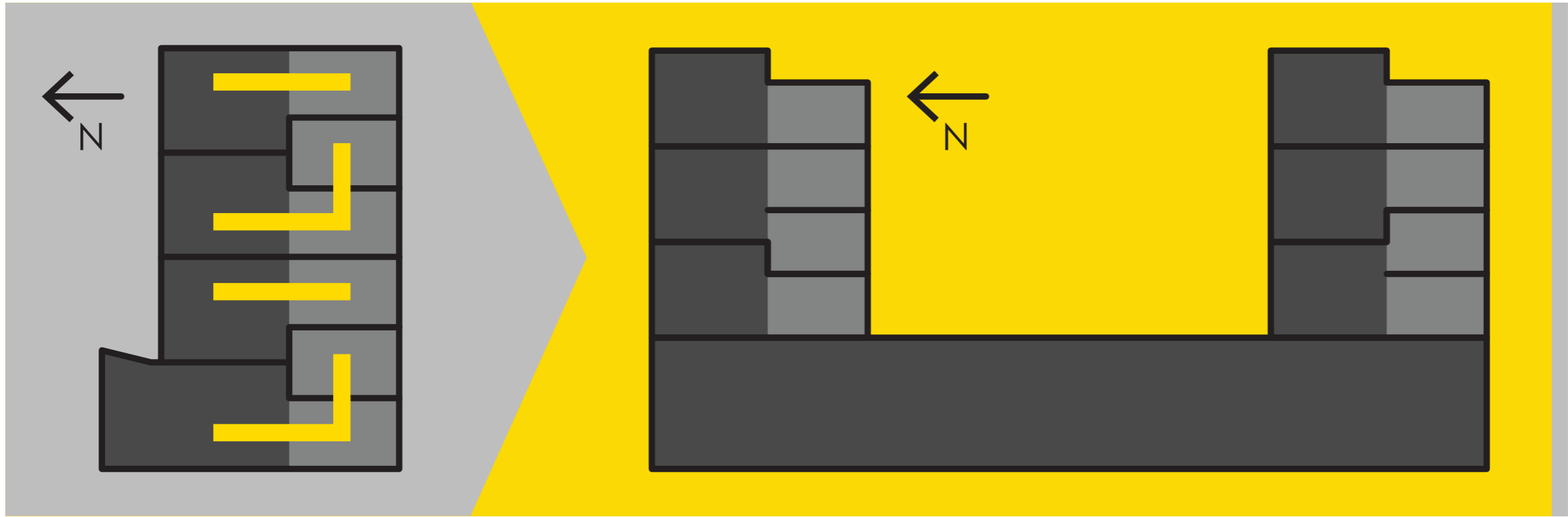
Atelierwoningen Zomerdijkstraat

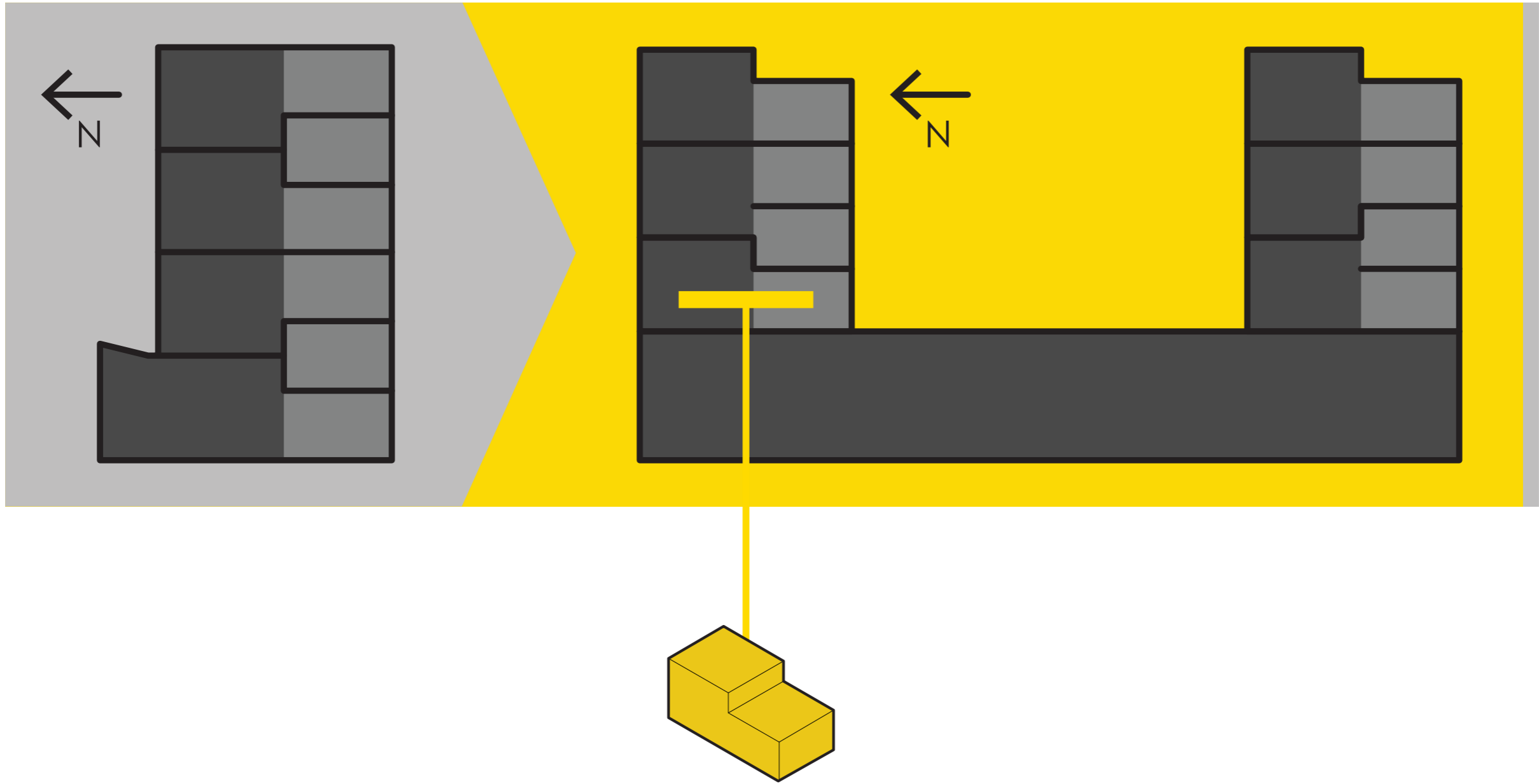


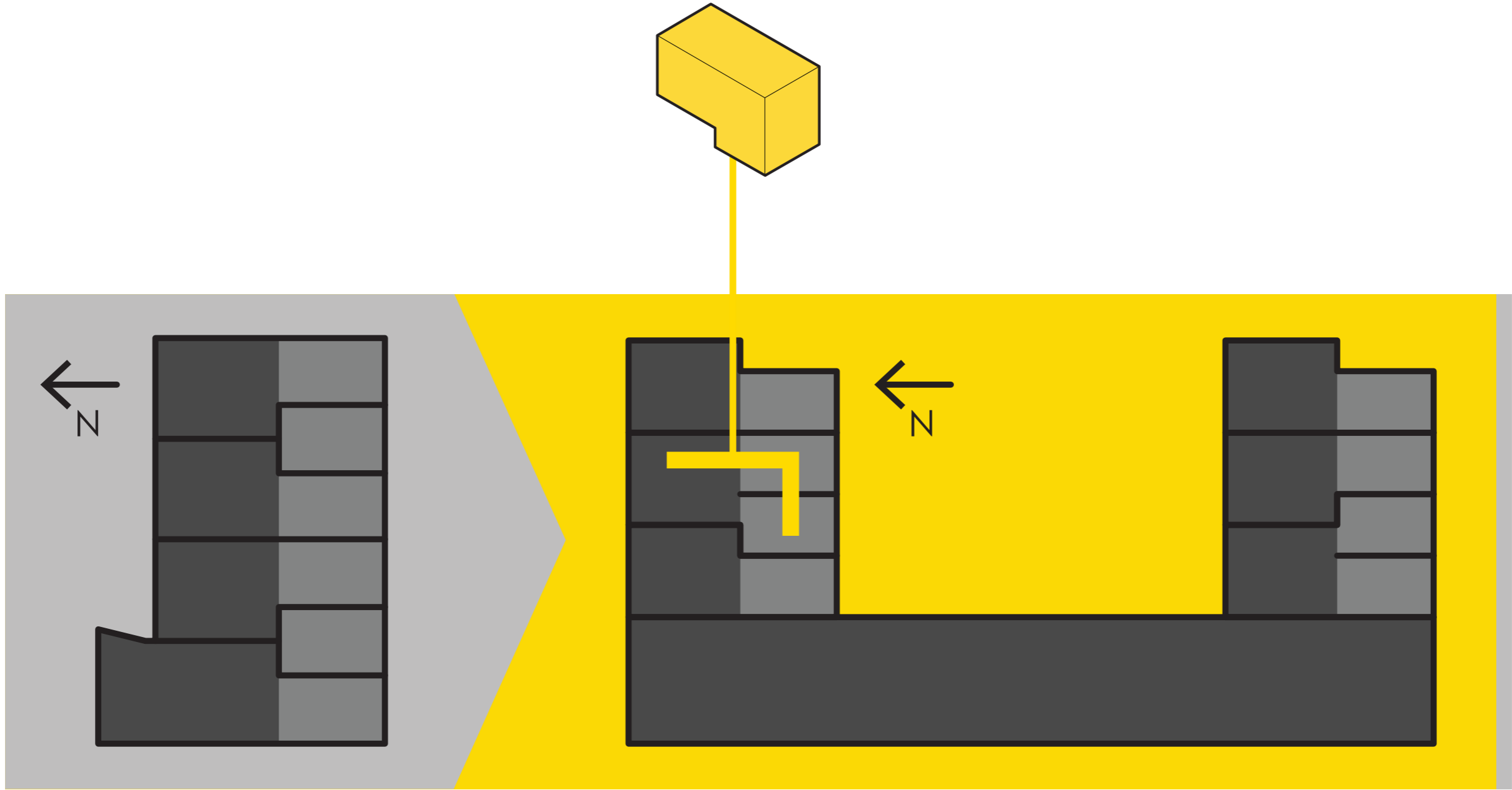


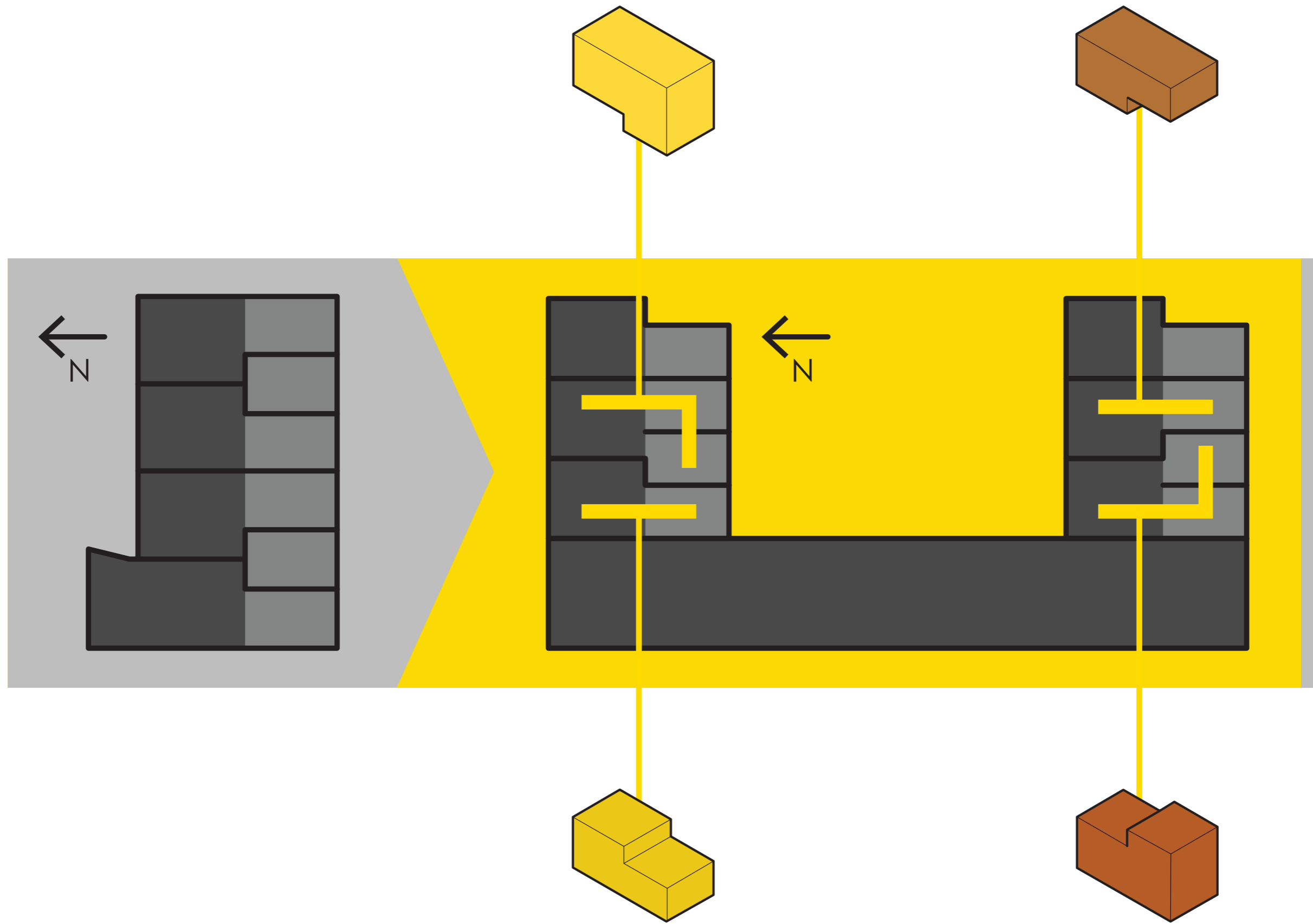


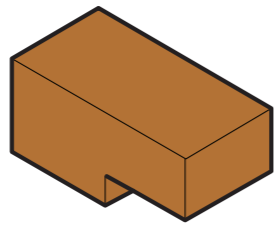




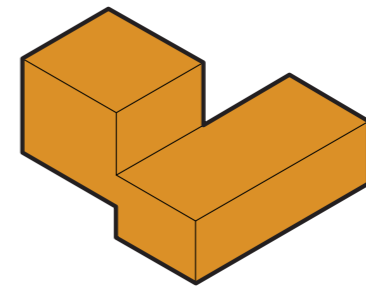




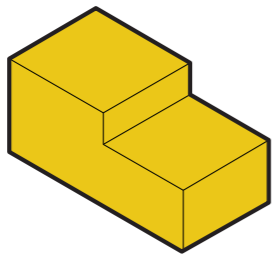




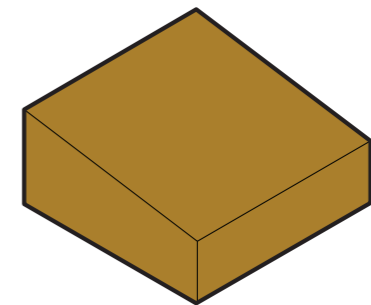
Type StA



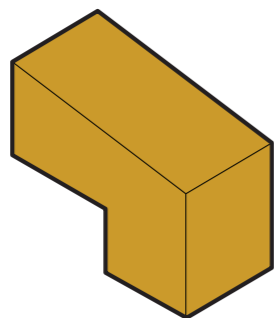
Type StG



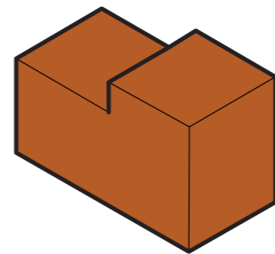
Type StB



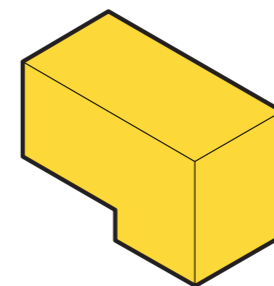
Type StF



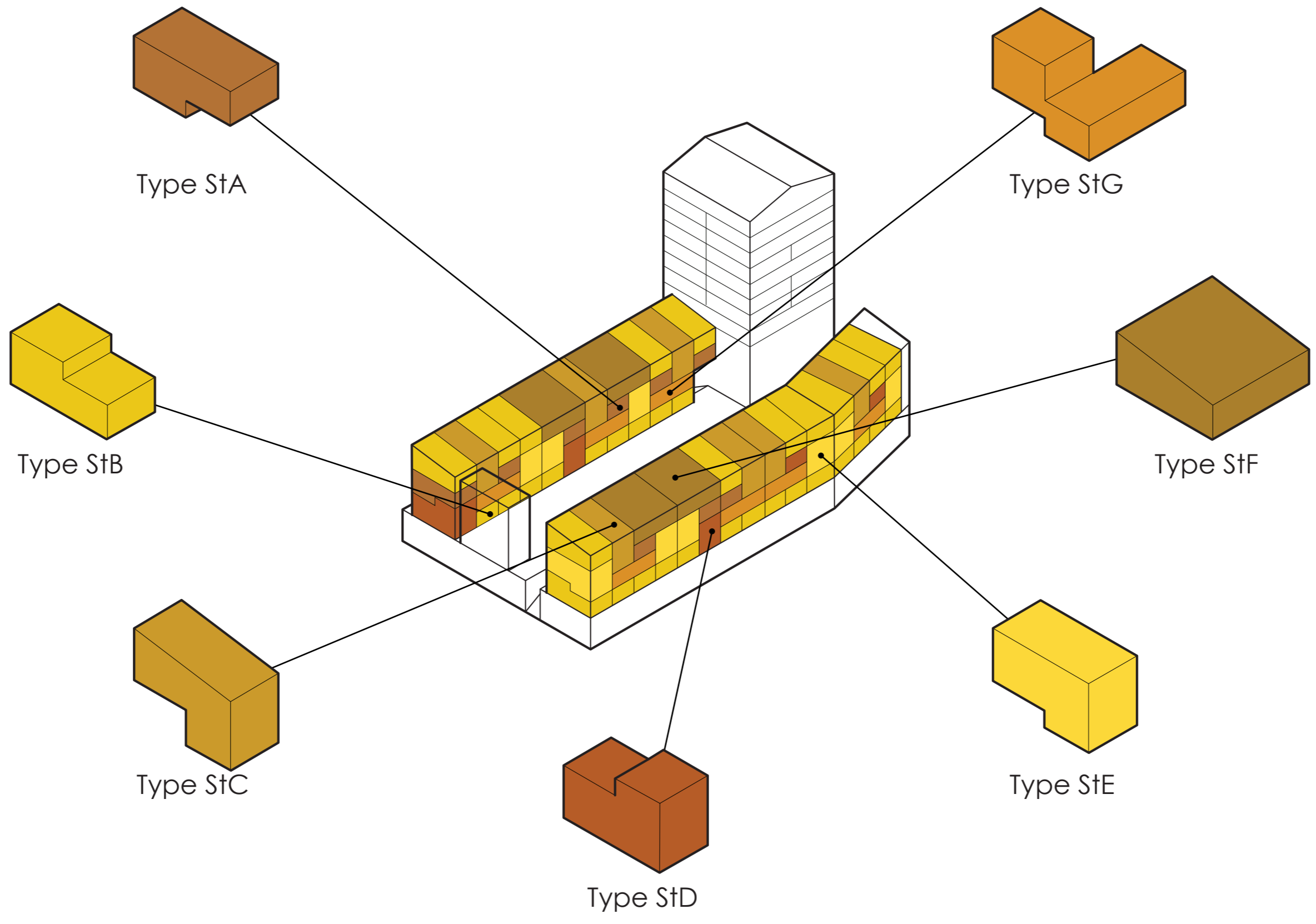
Type StC



Type StD

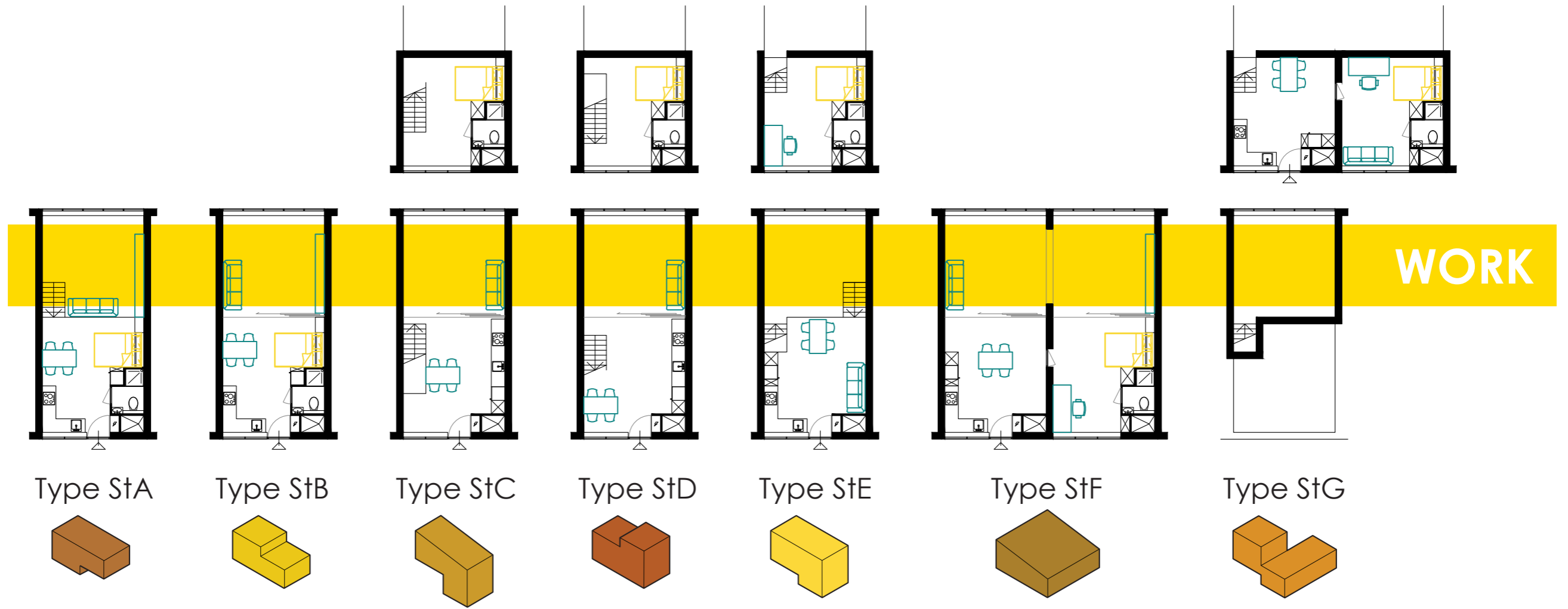


Type StE



Dwelling Types Artist Studios 1:200

NORTH VARIANT

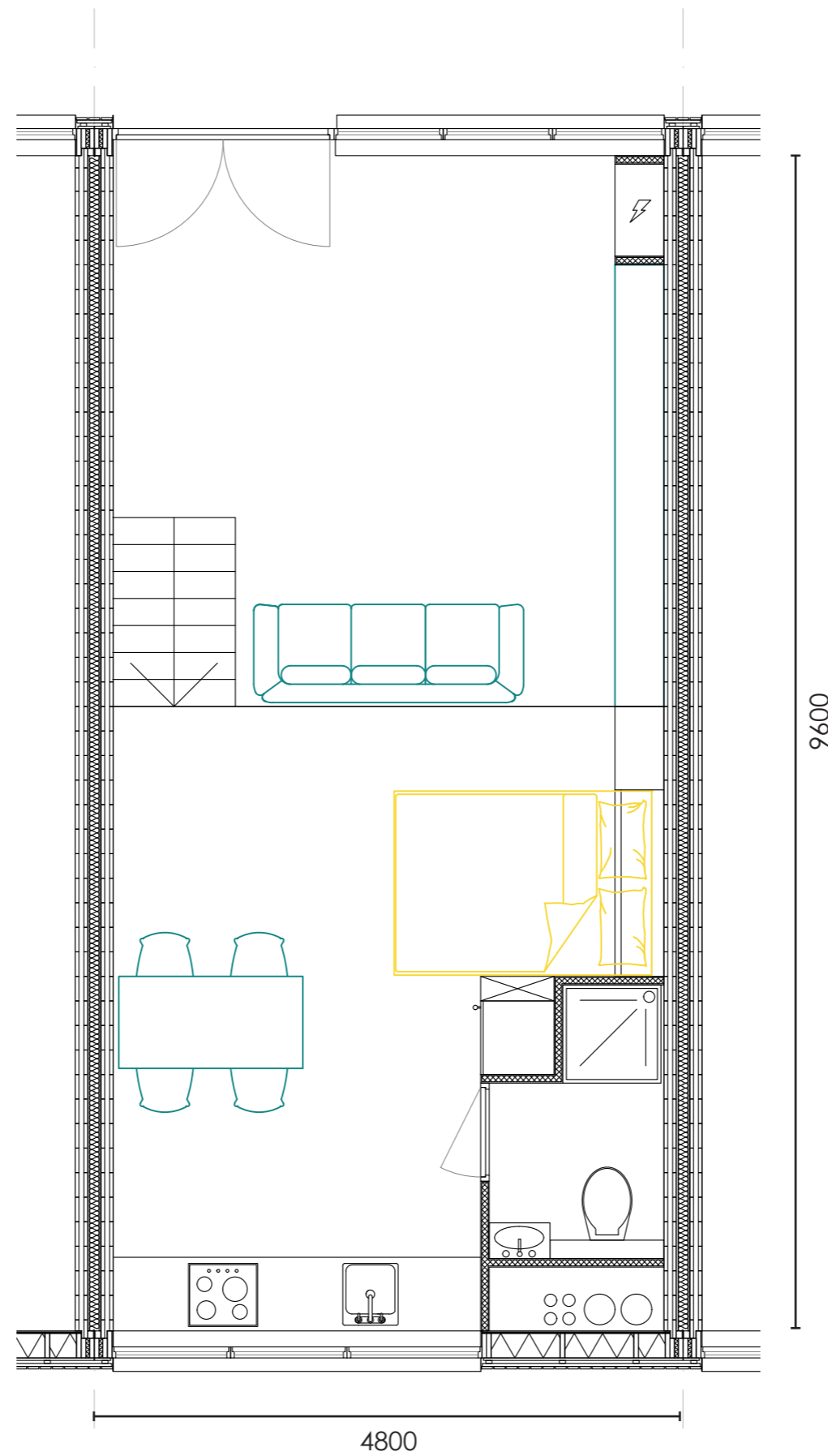
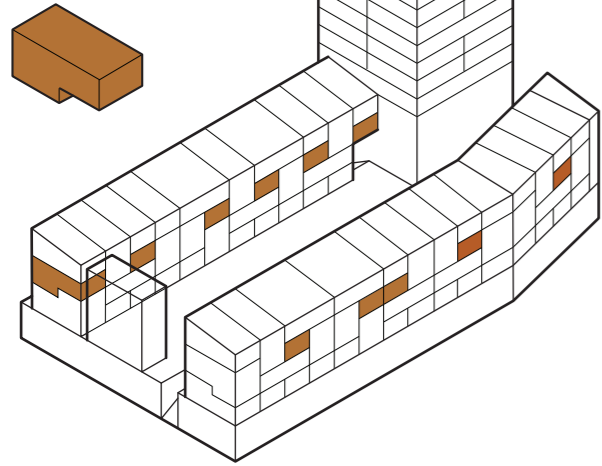


SOUTH VARIANT

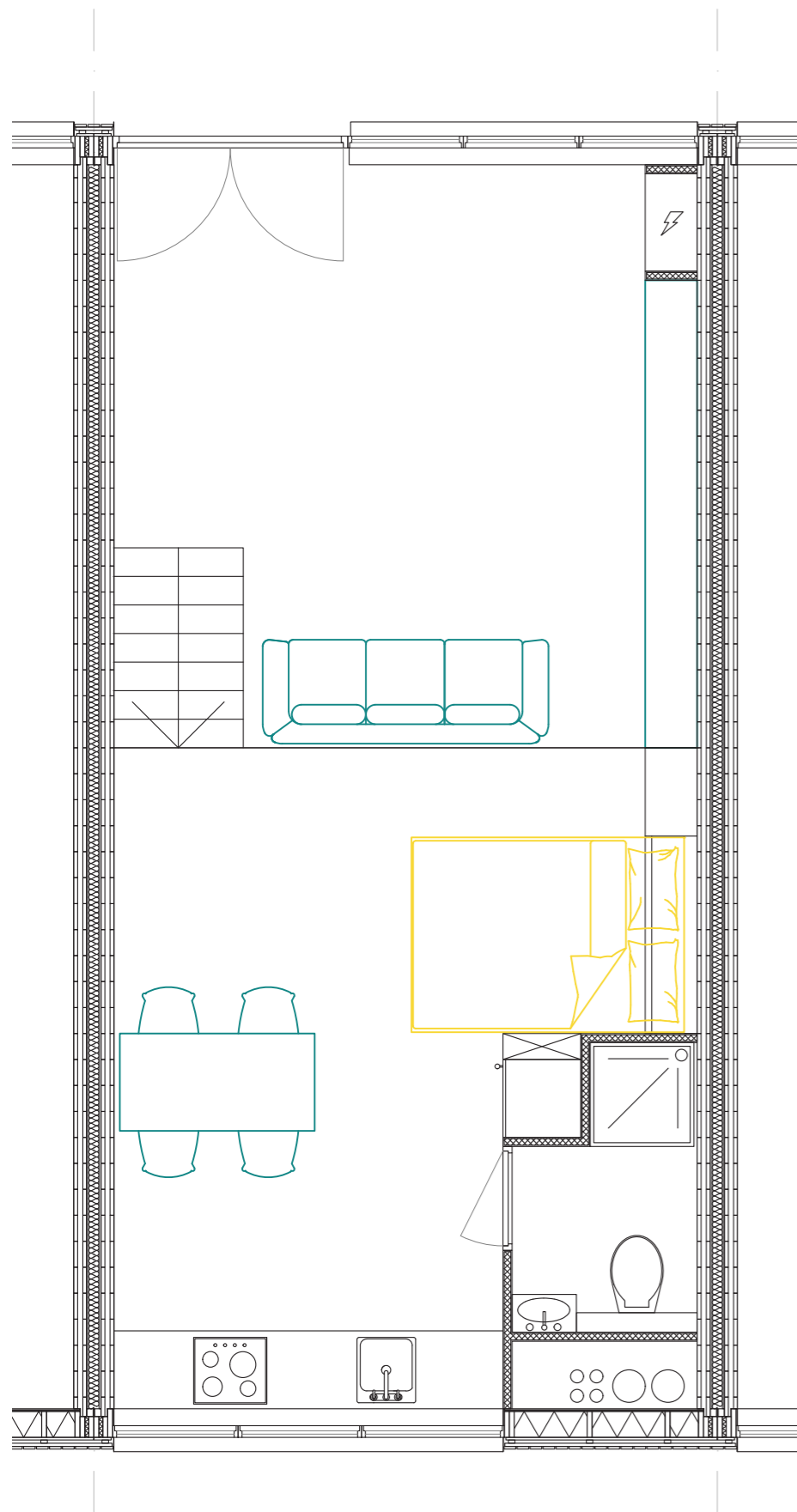


1:50 Studiohome (StA)

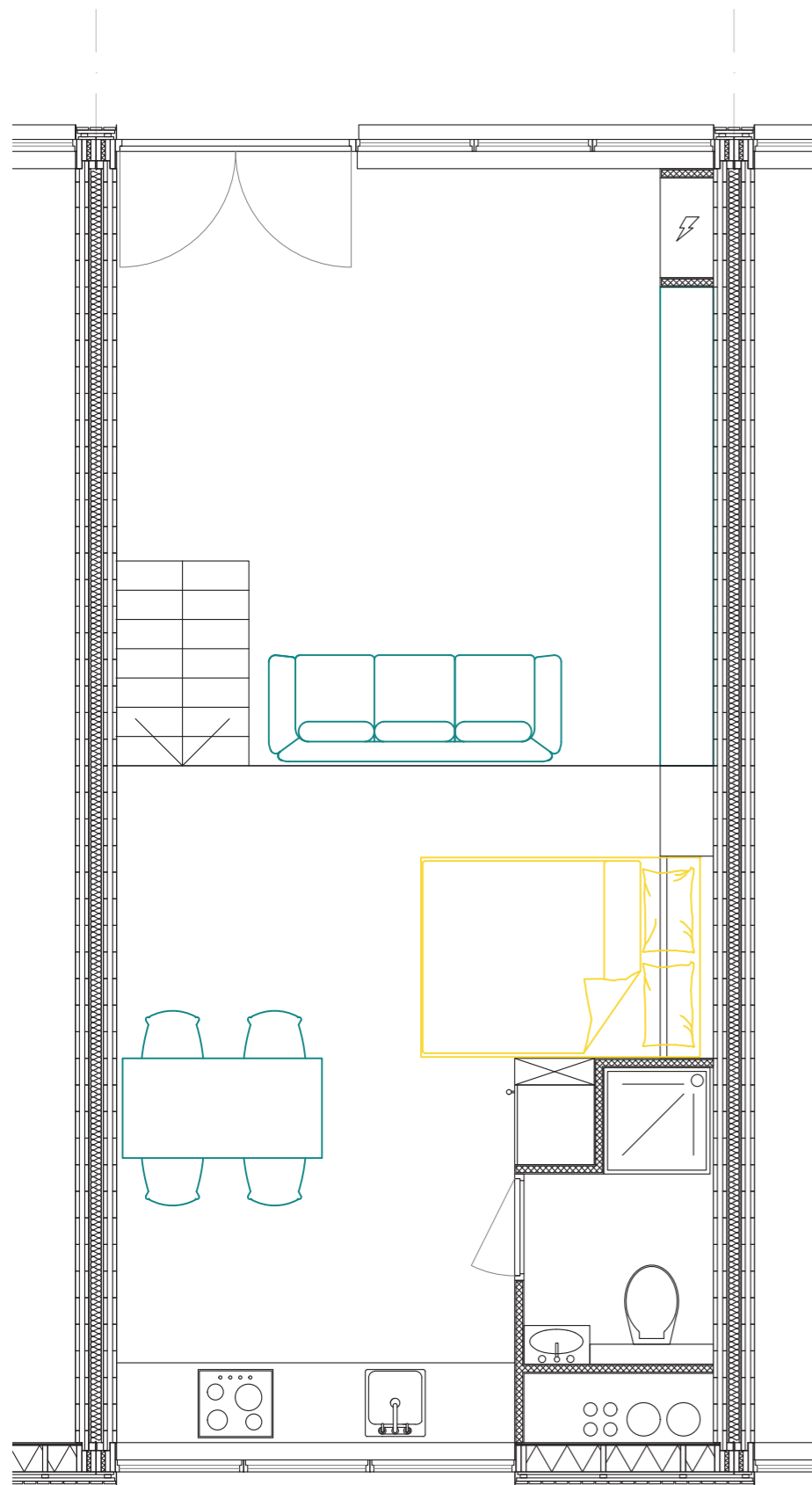
StA
39 m²
11x



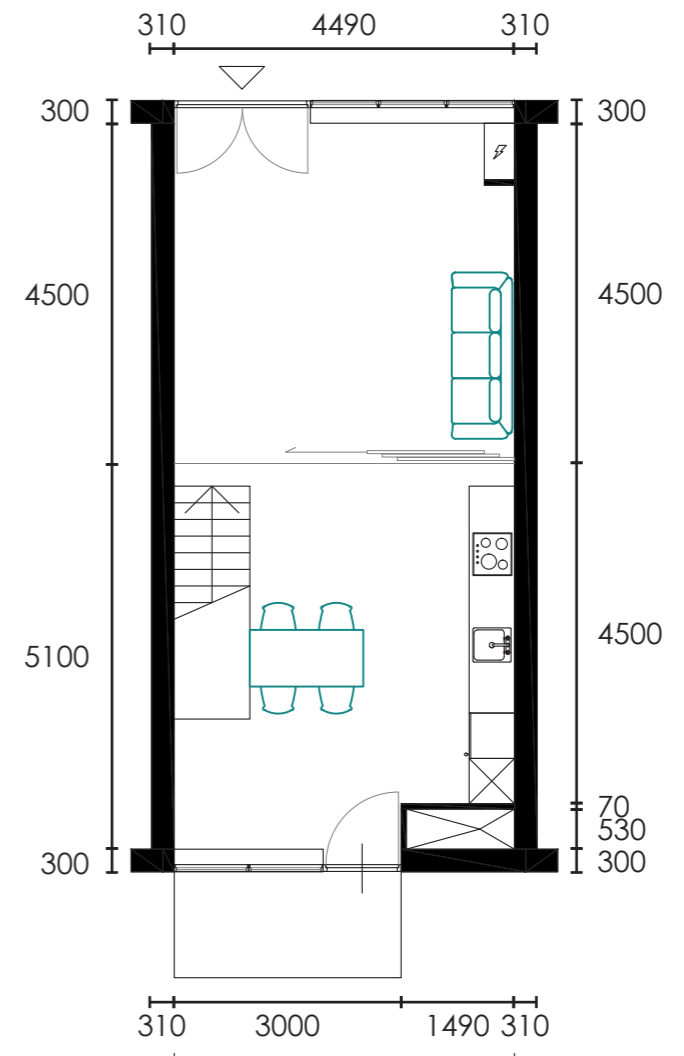
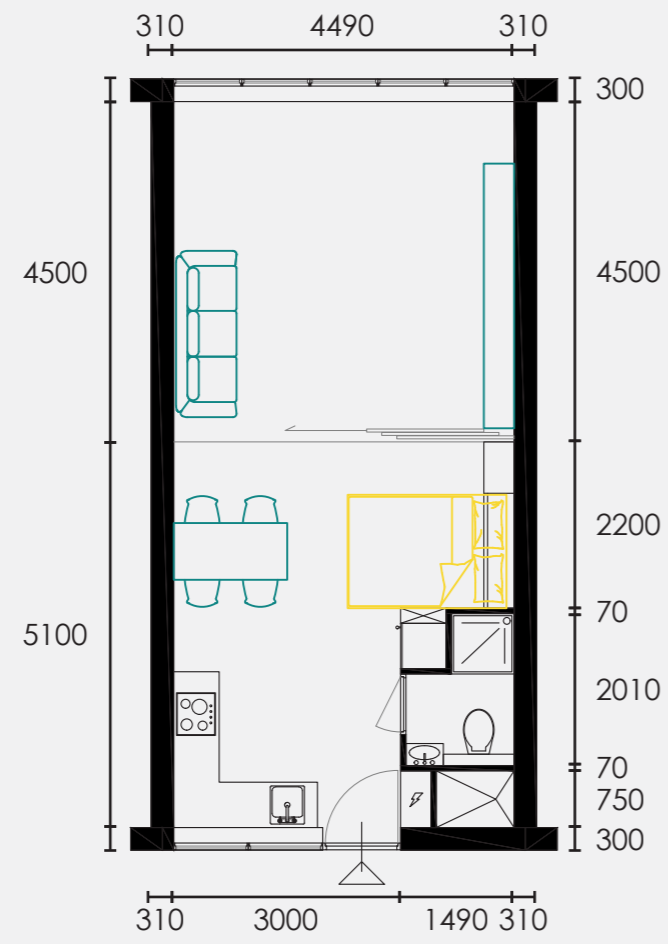
1:50 Studiohome (StA)



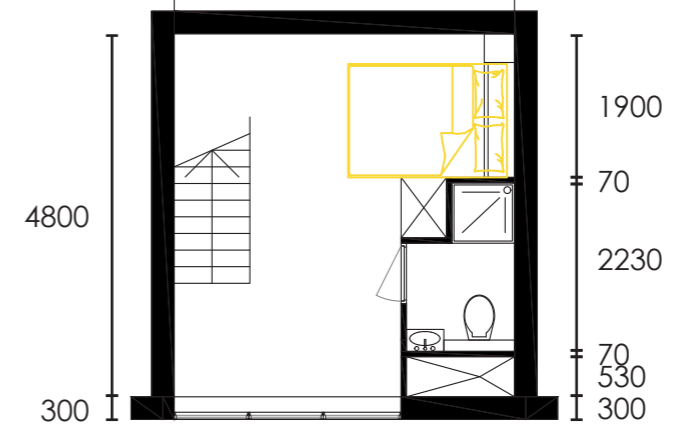
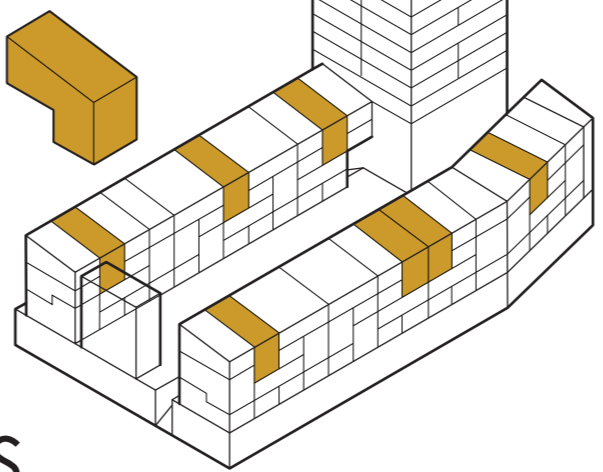
1:50 Studiohome (StA)



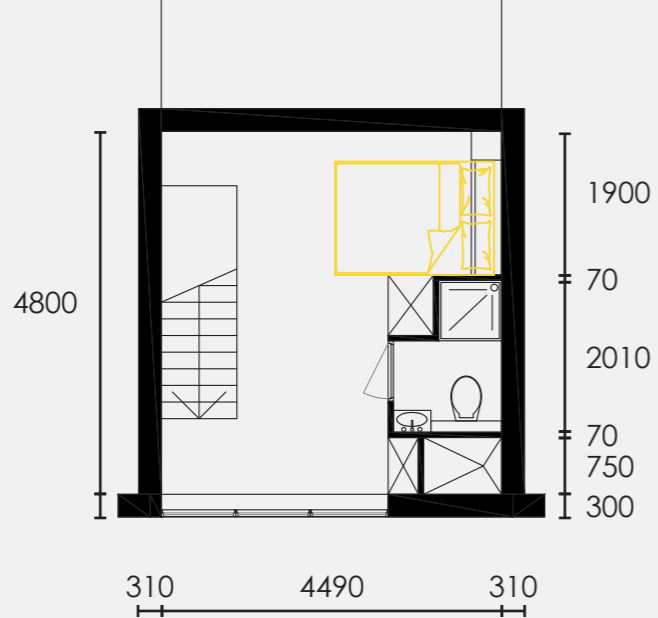
StB
39 m²
33x



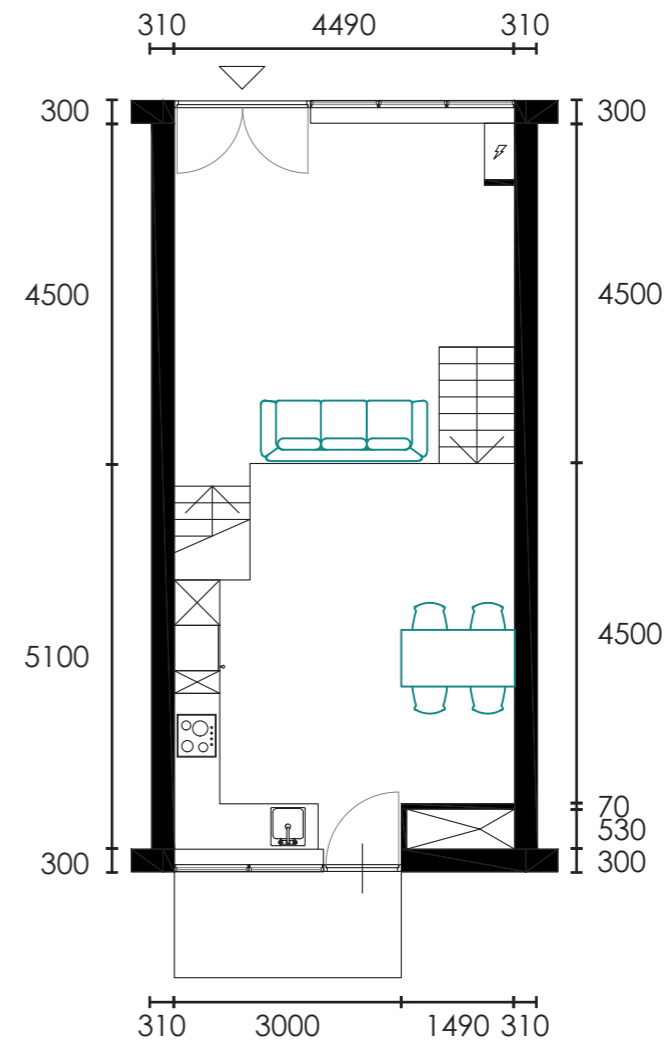
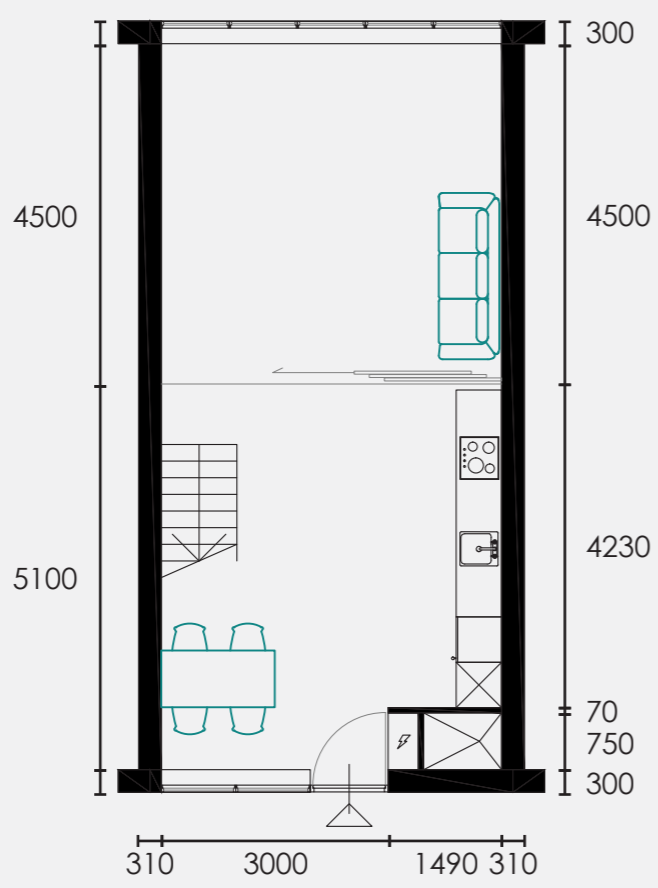
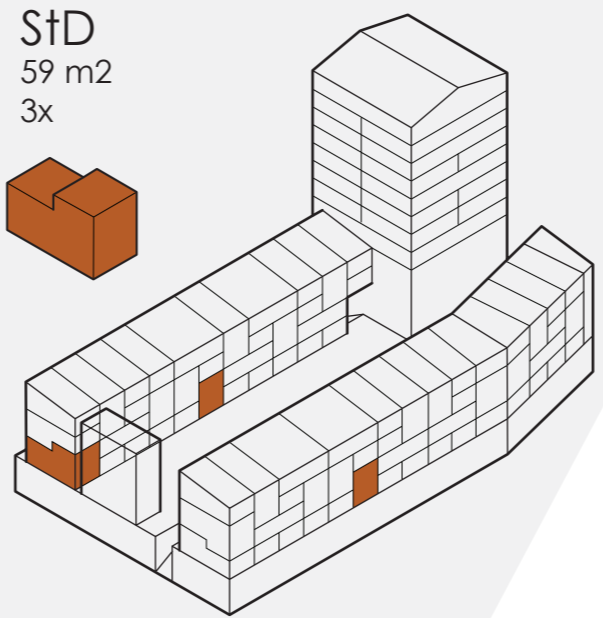
StC
59 m²
7x



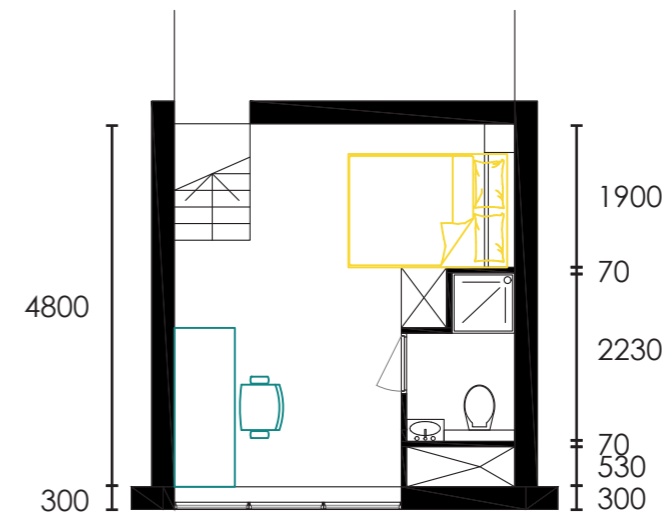
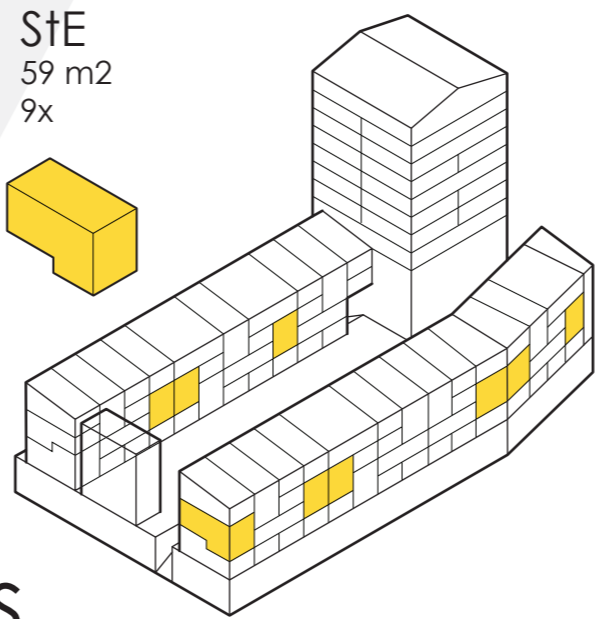
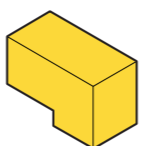
1:100 Artist Studios



StD
59 m²
3x

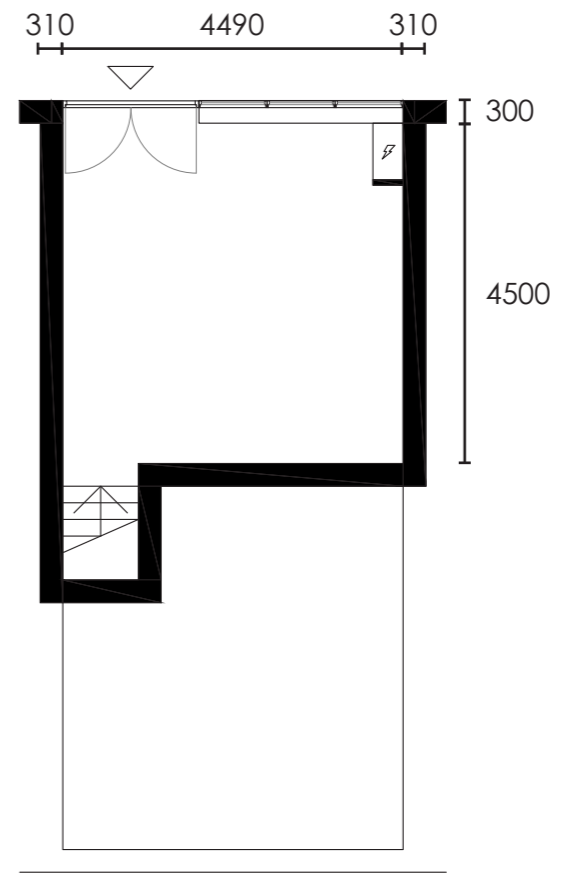
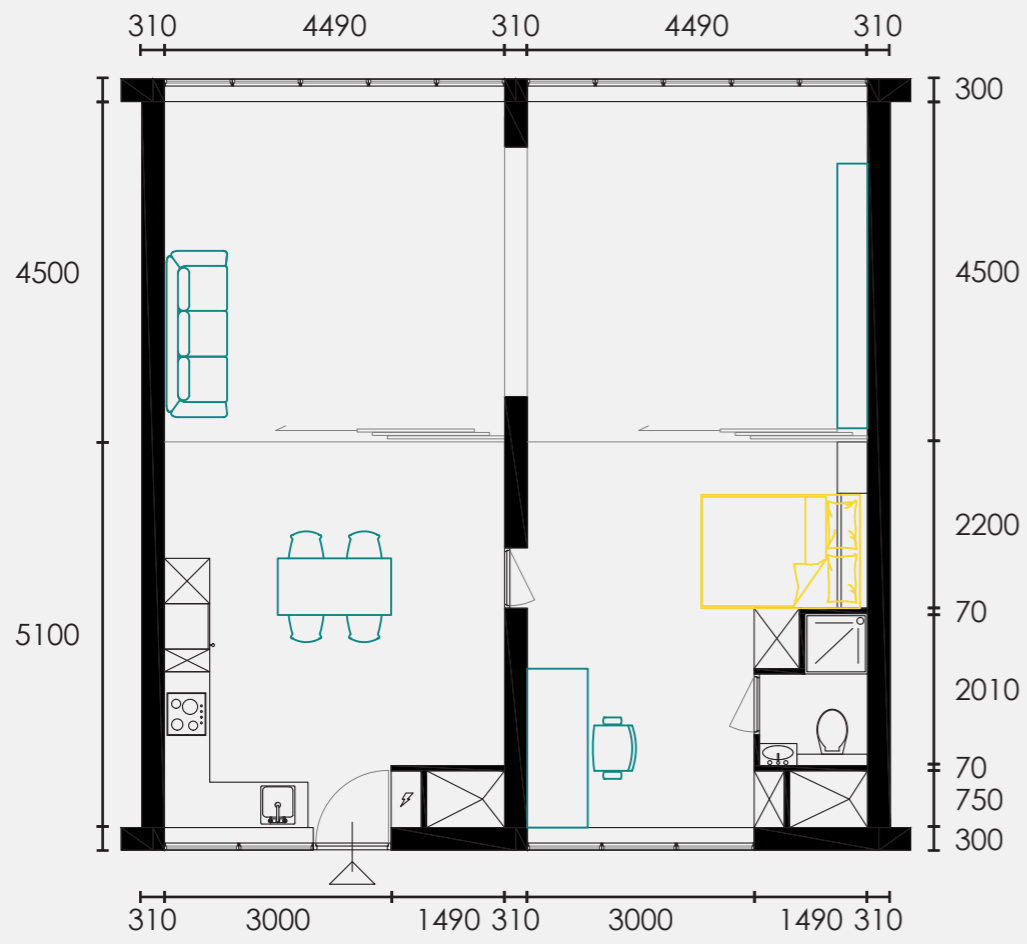


StE
59 m²
9x

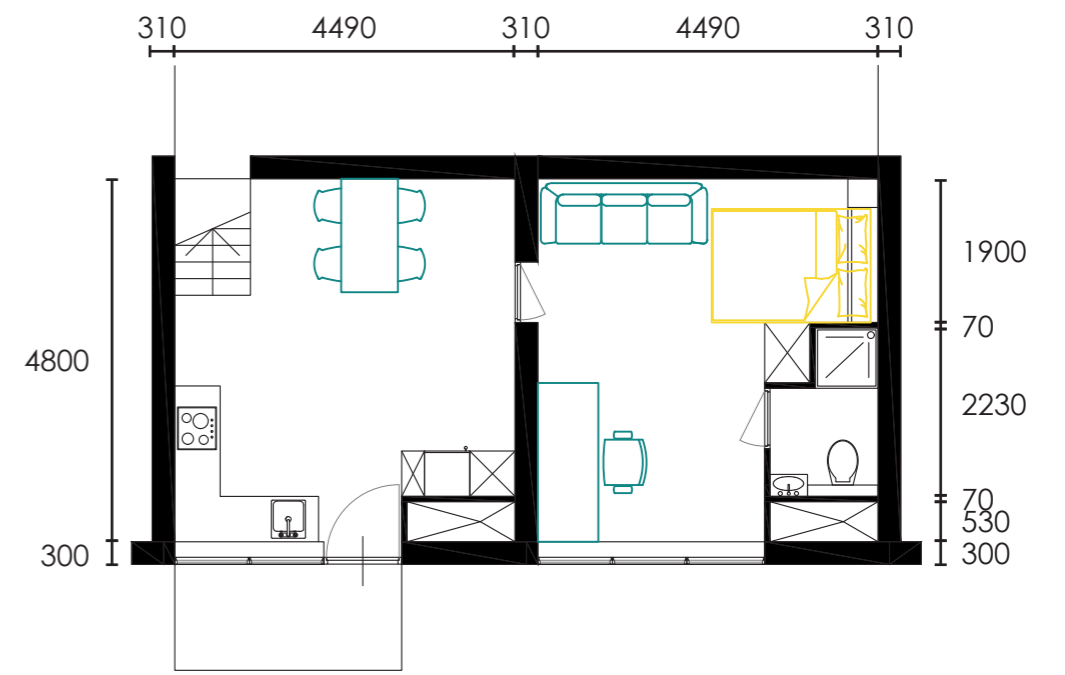
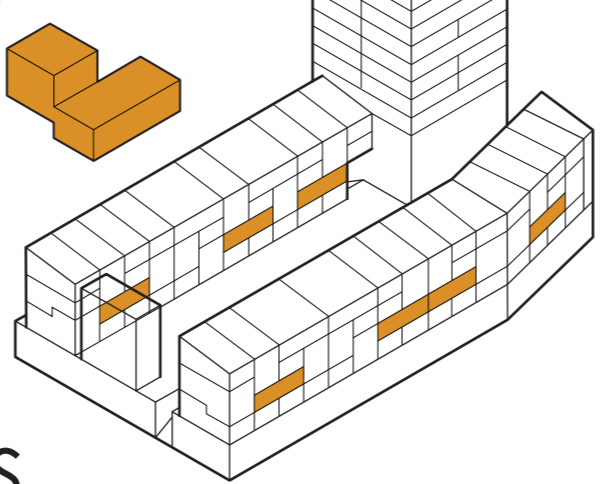


1:100 Artist Studios

StF
78 m²
4x



StG
59 m²
7x

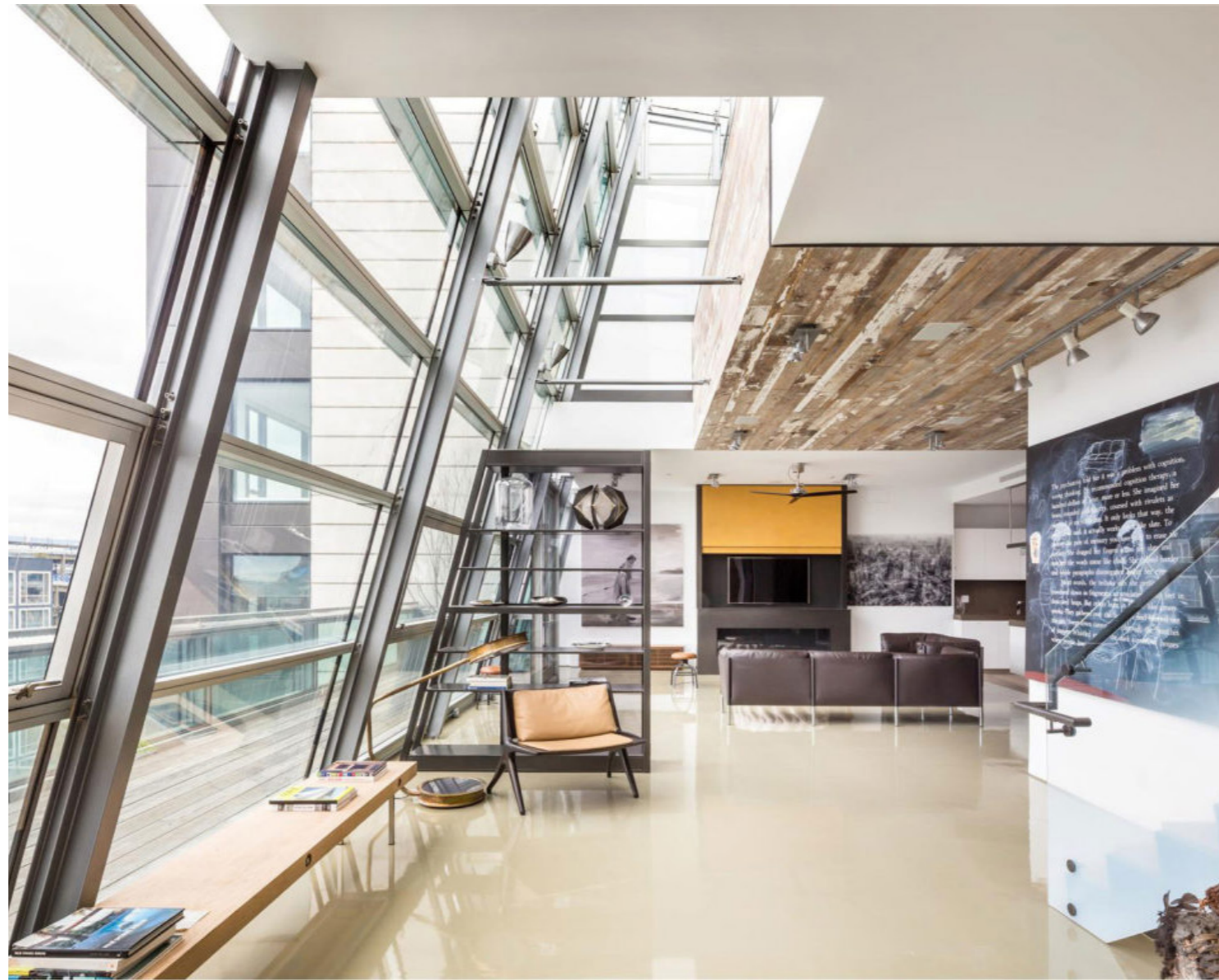


1:100 Artist Studios

Collector Dwellings

A modern, minimalist living space with a long, light-colored sofa, a glass coffee table, and a dining area in the background. The room features large windows, a wooden floor, and a dark wall with yellow accents. The text "Collector Dwellings" is overlaid in the center.

Collector Apartments



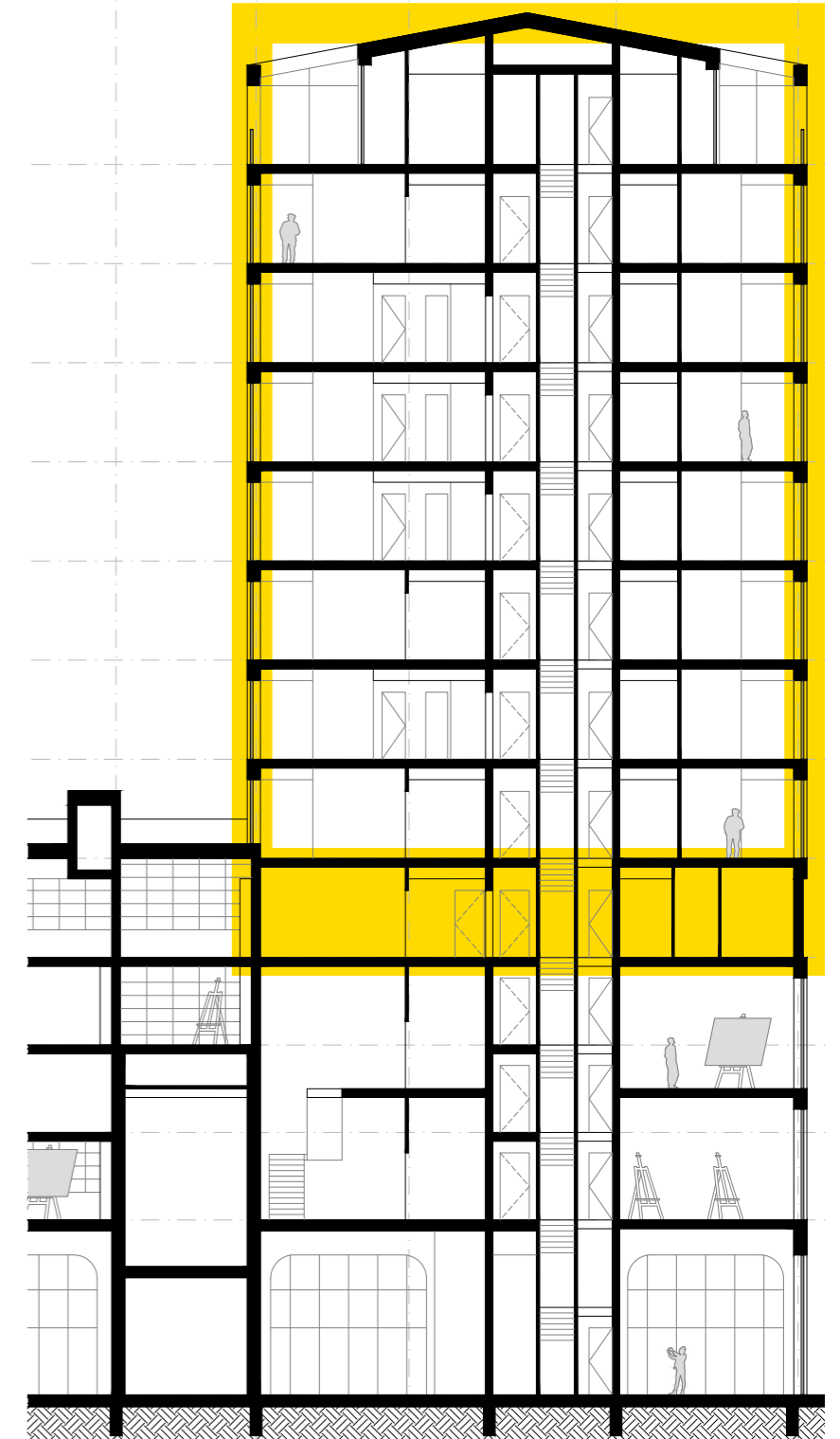
Collectors Apartments

- Large Size
 - Luxury Services
 - Good Neighbourhood
 - Flexibility
 - Privacy
-
- Art Display

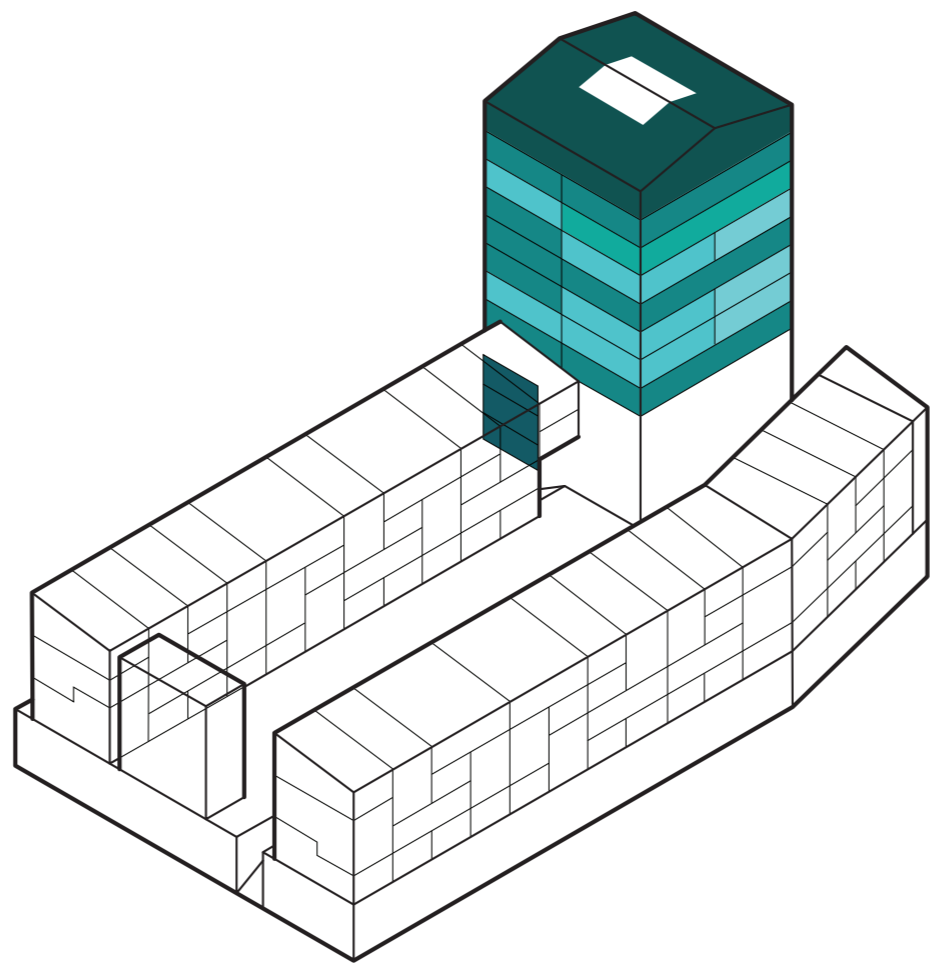
Collectors Apartments

- Large Size
- Luxury Services
- Good Neighbourhood
- Flexibility
- Privacy

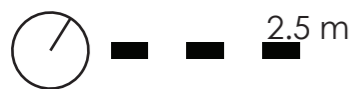
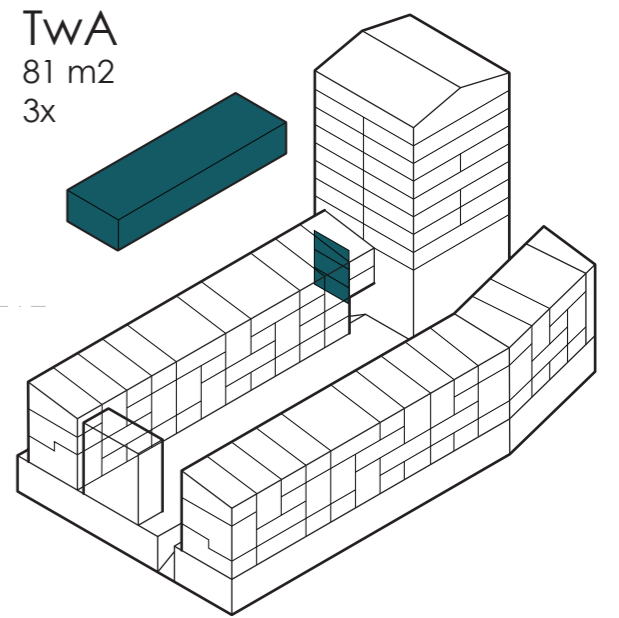
- Art Display



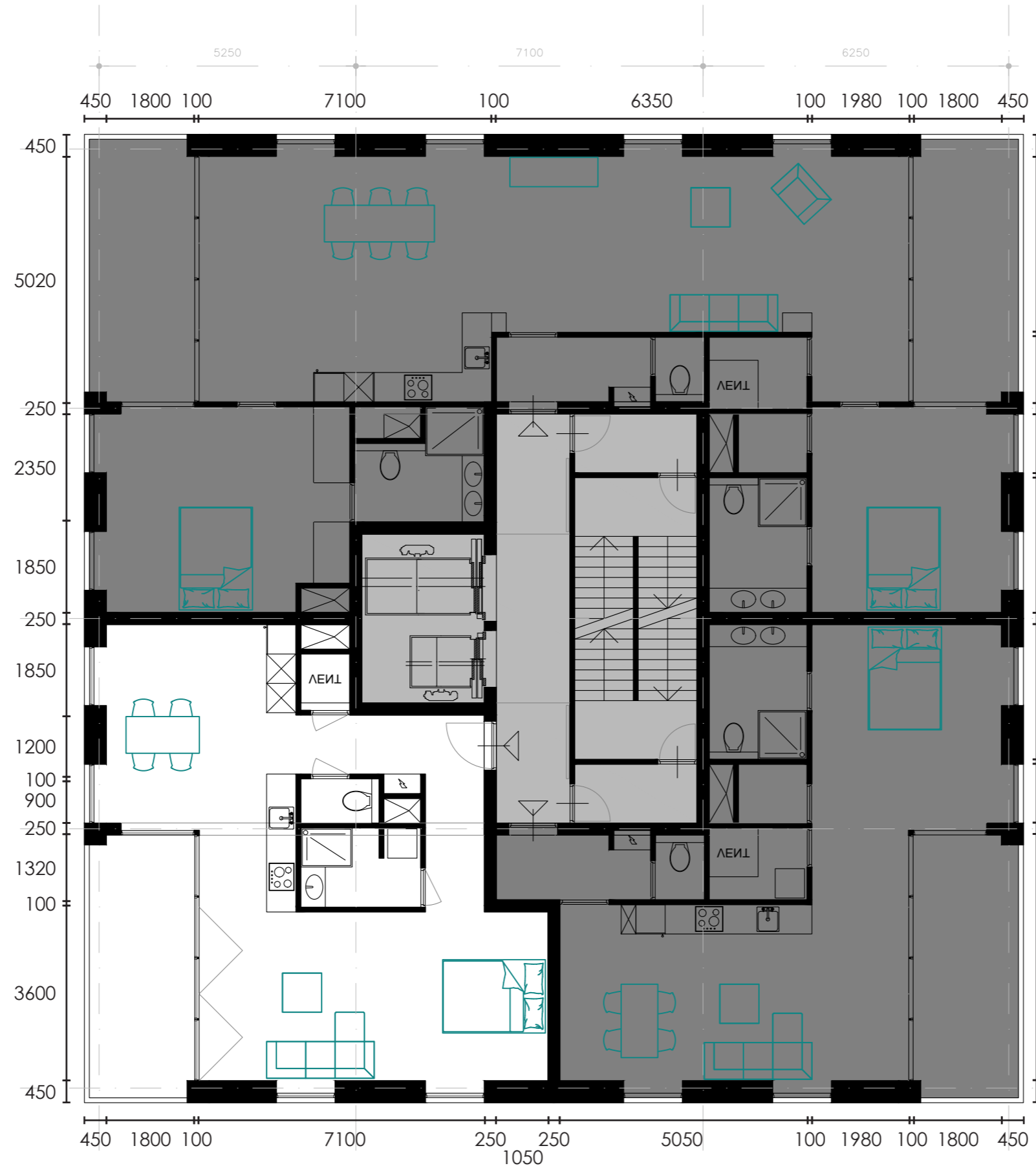




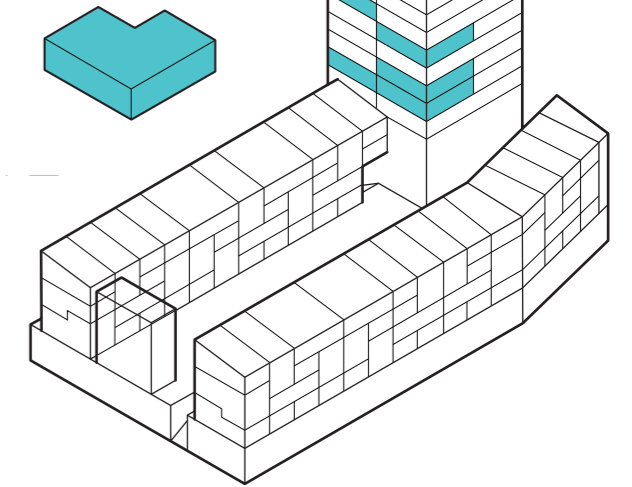
1:100 Tower Apartments



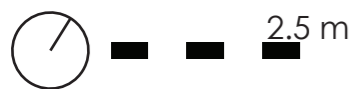
1:100 Tower Apartments



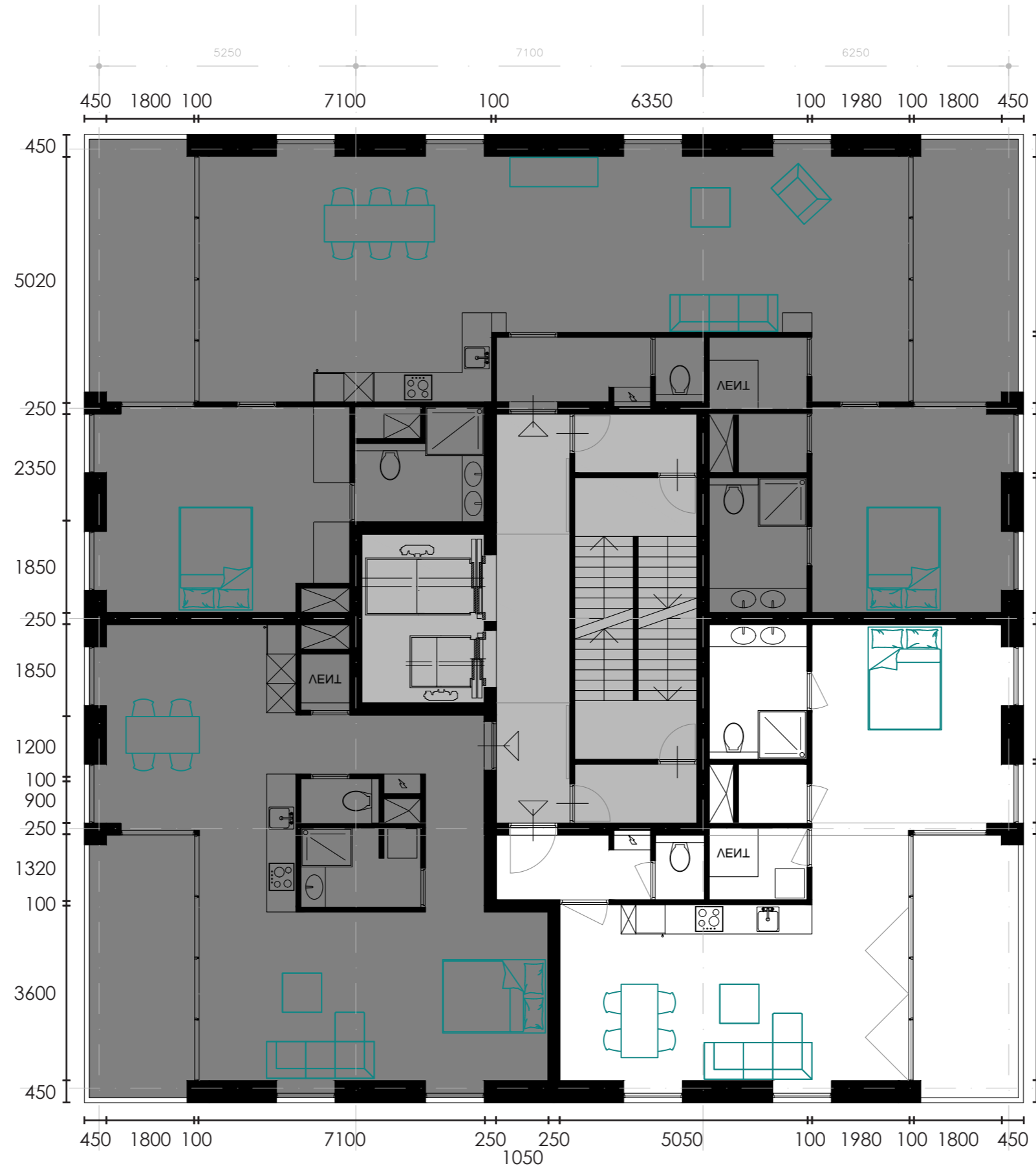
TwB
58 m²
5x



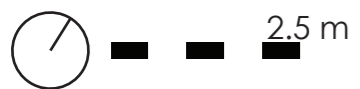
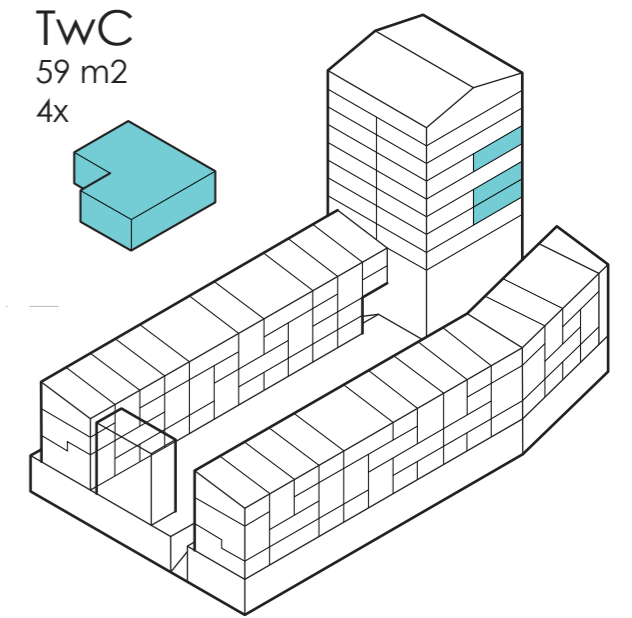
F7



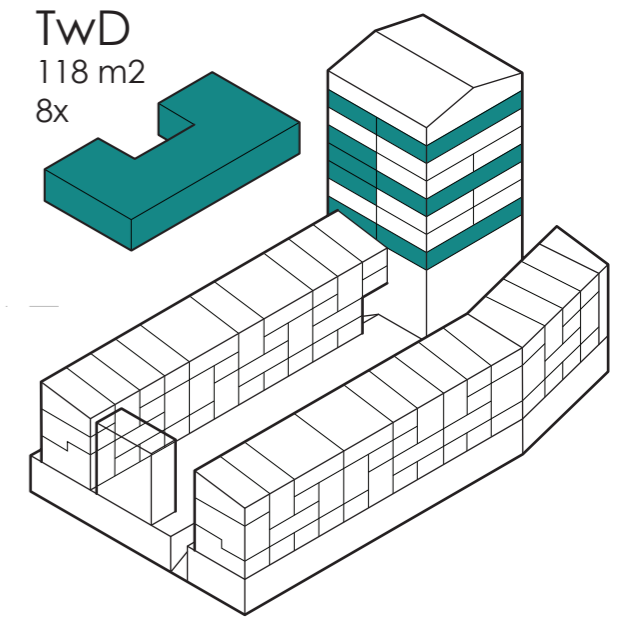
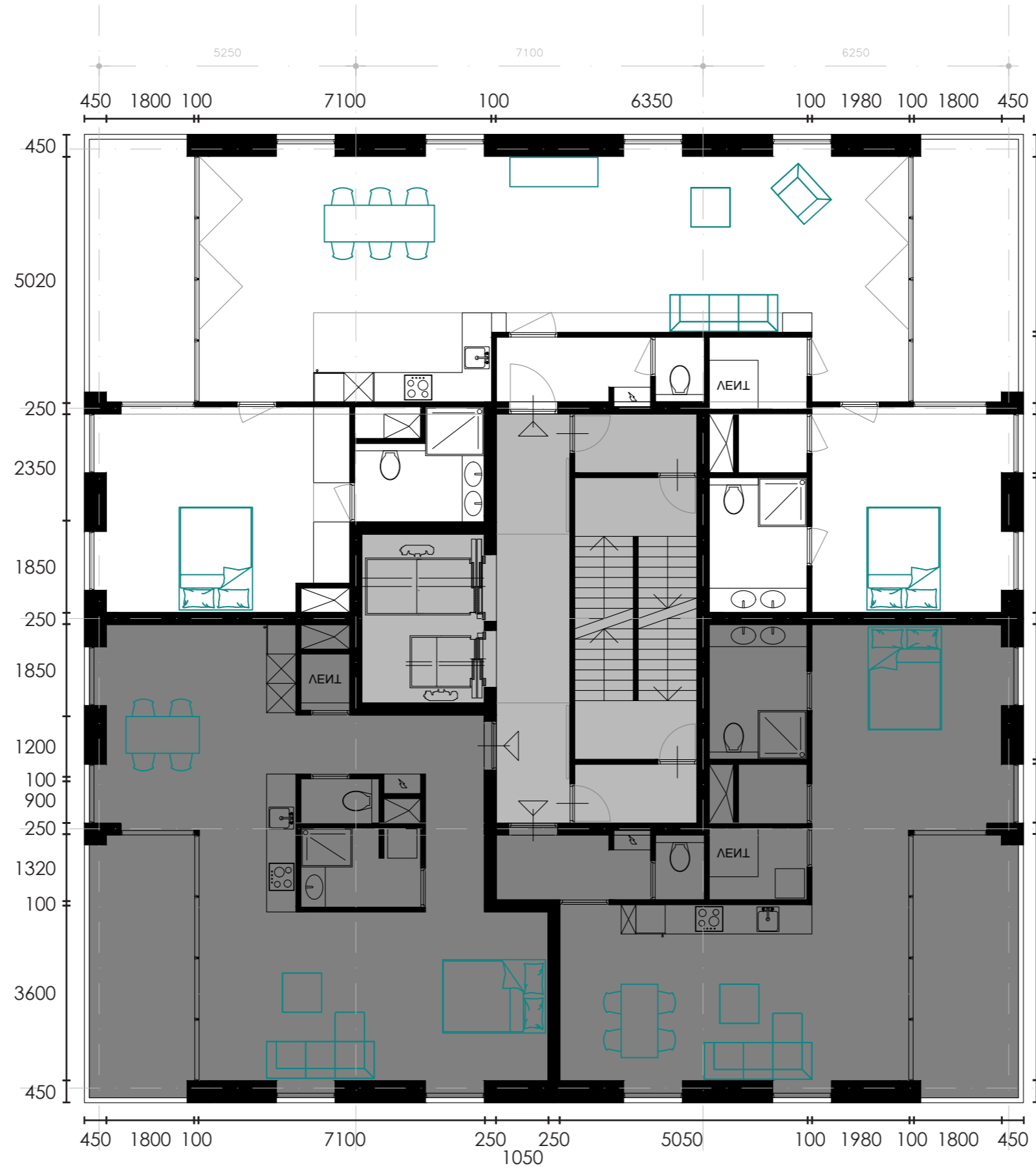
1:100 Tower Apartments



F7



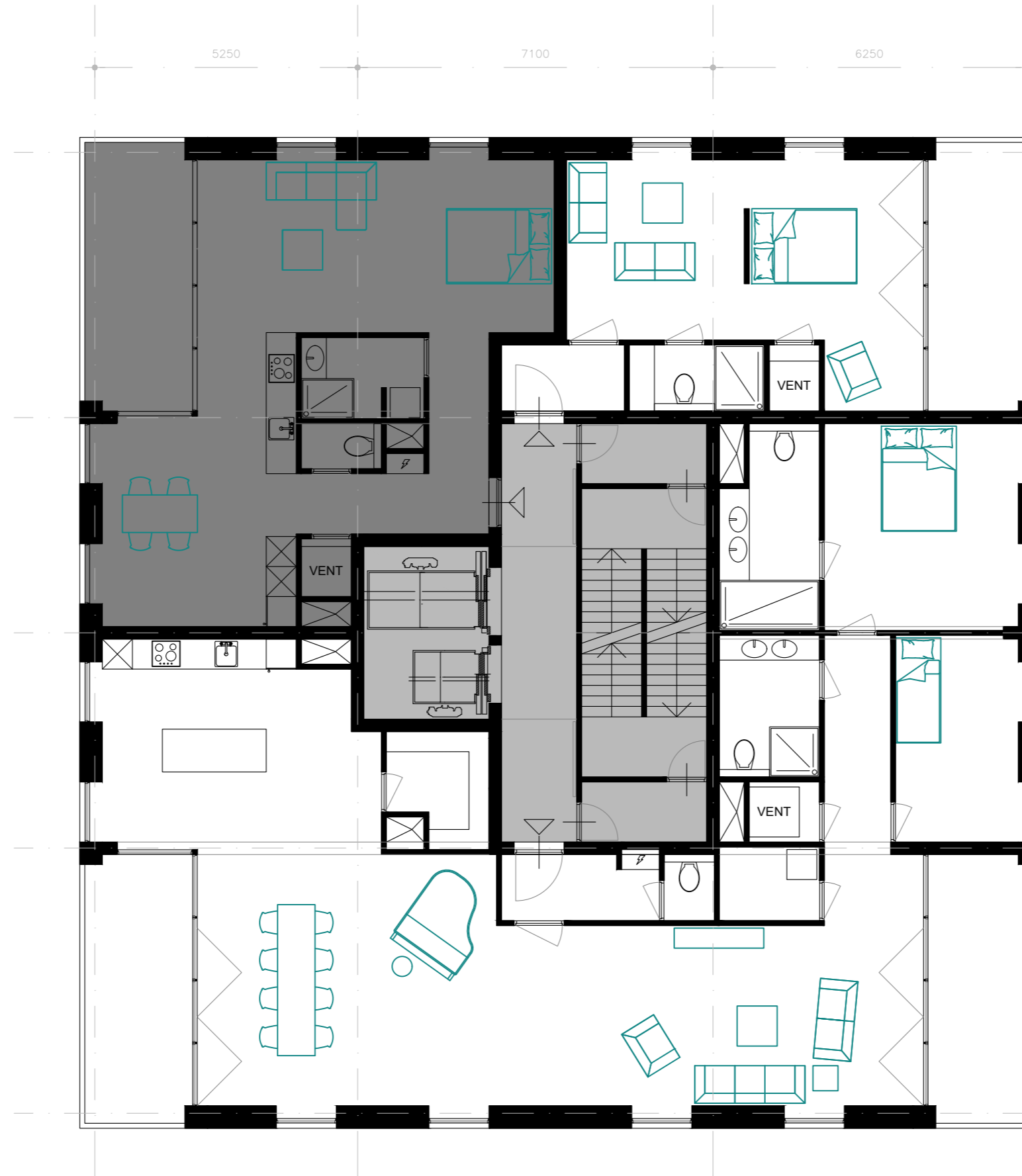
1:100 Tower Apartments



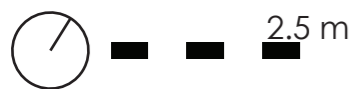
F7



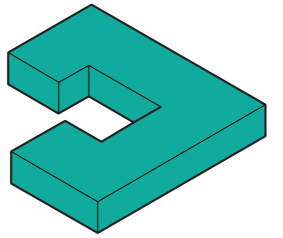
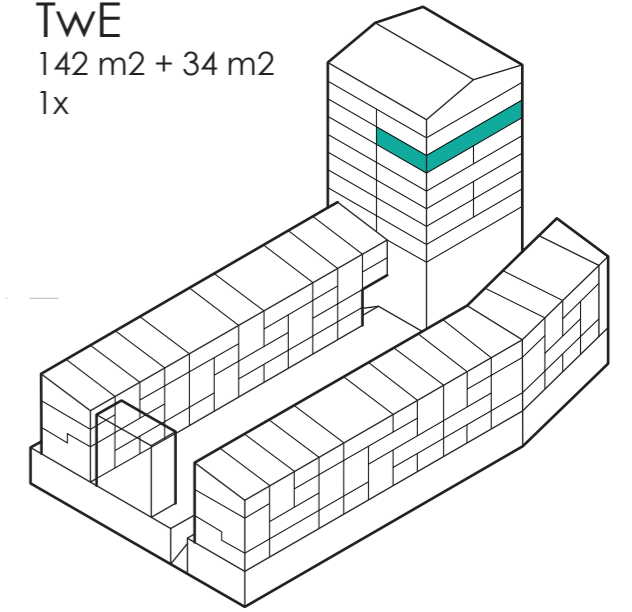
1:100 Tower Apartments



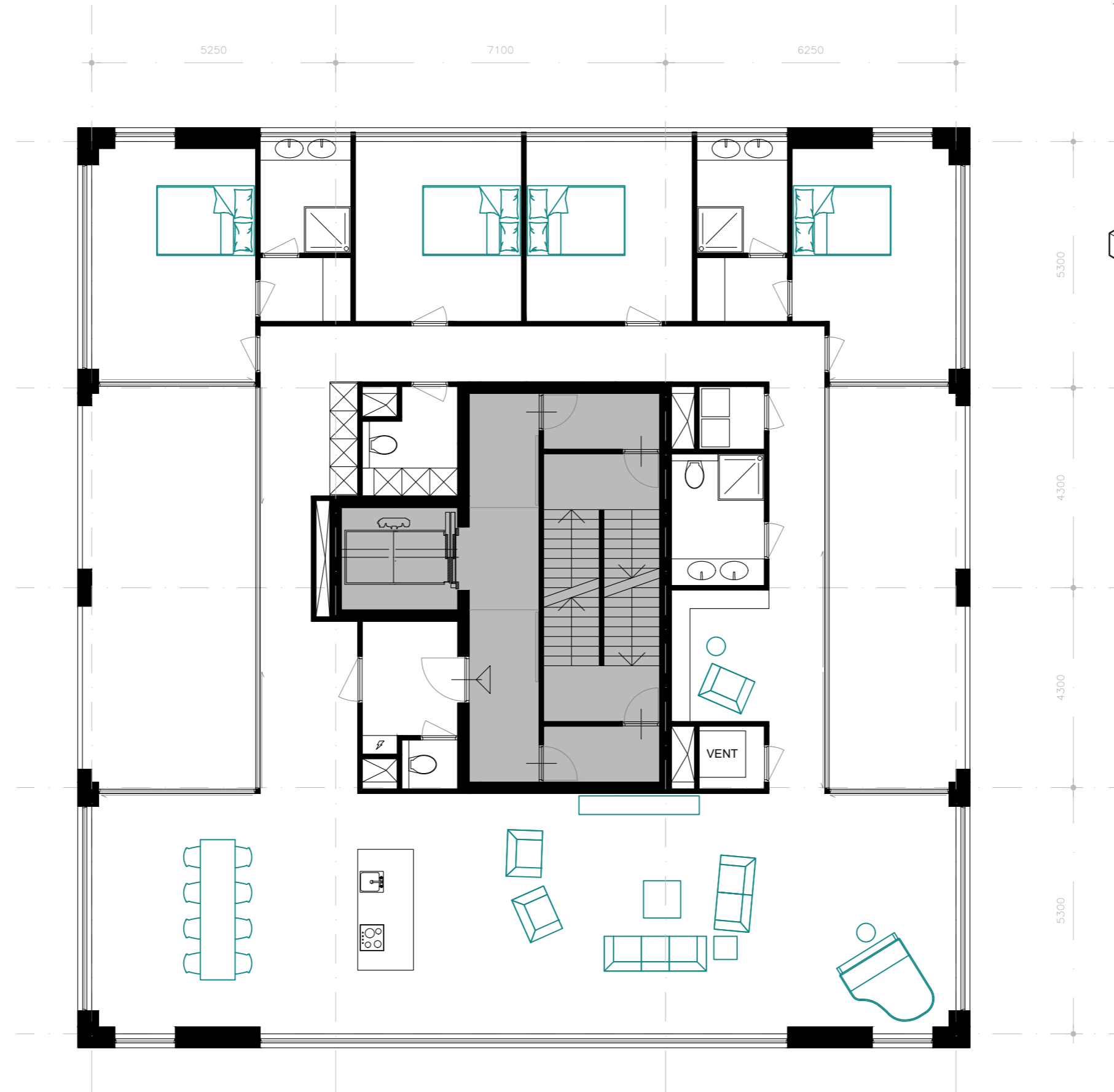
F10



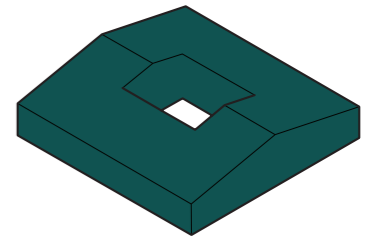
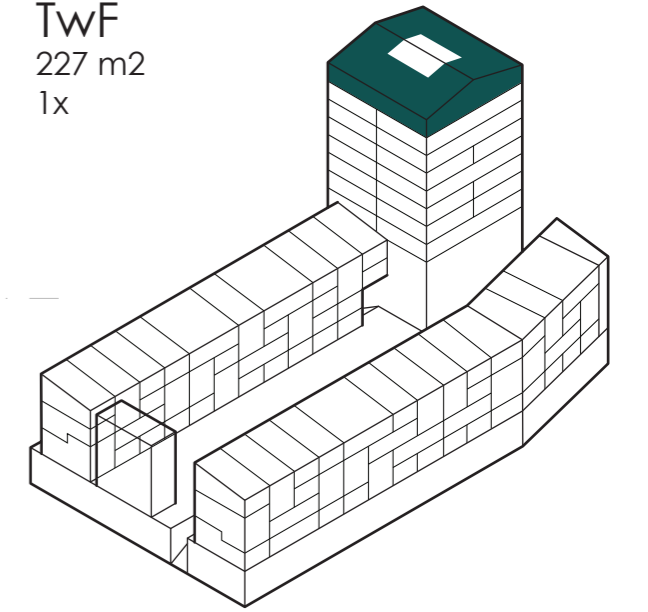
TwE
142 m² + 34 m²
1x



1:100 Tower Apartments



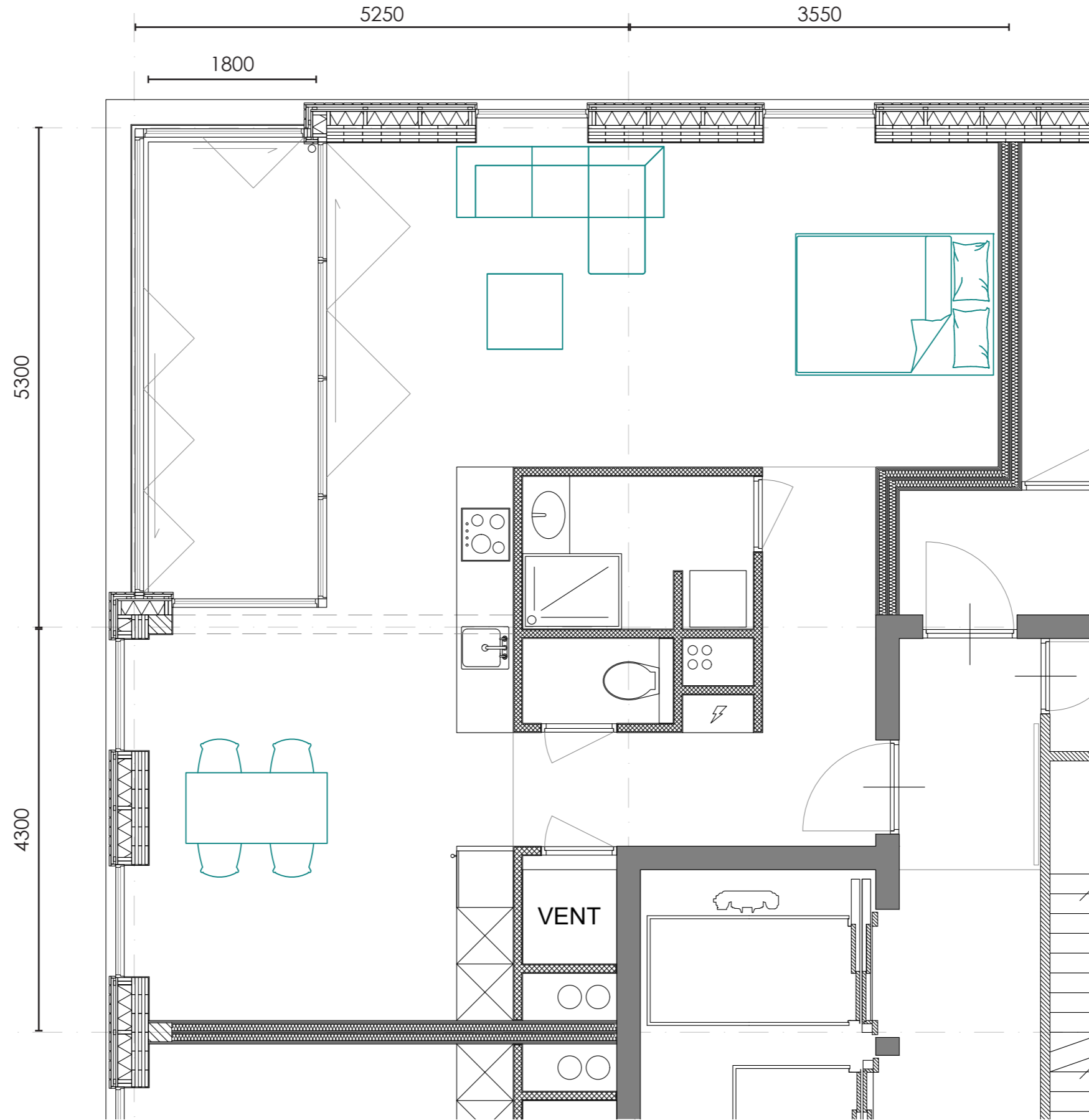
TwF
227 m²
1x



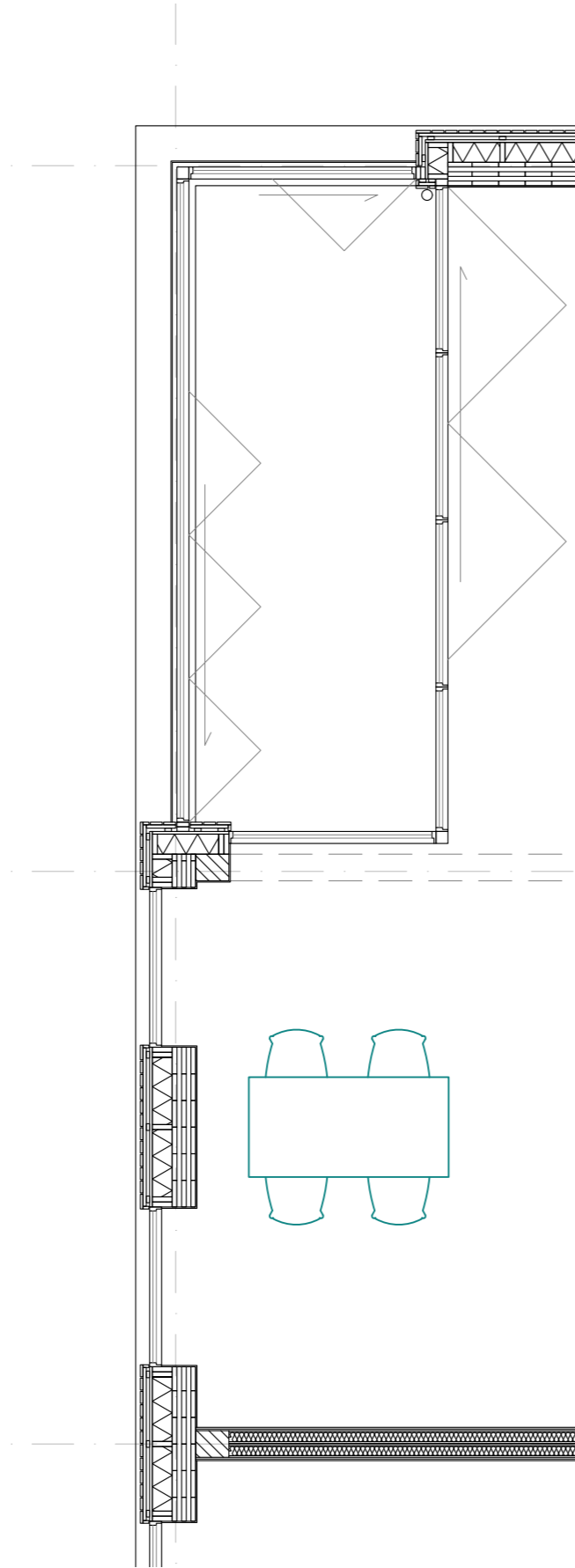
F12



1:50 Tower apartment (TwB)



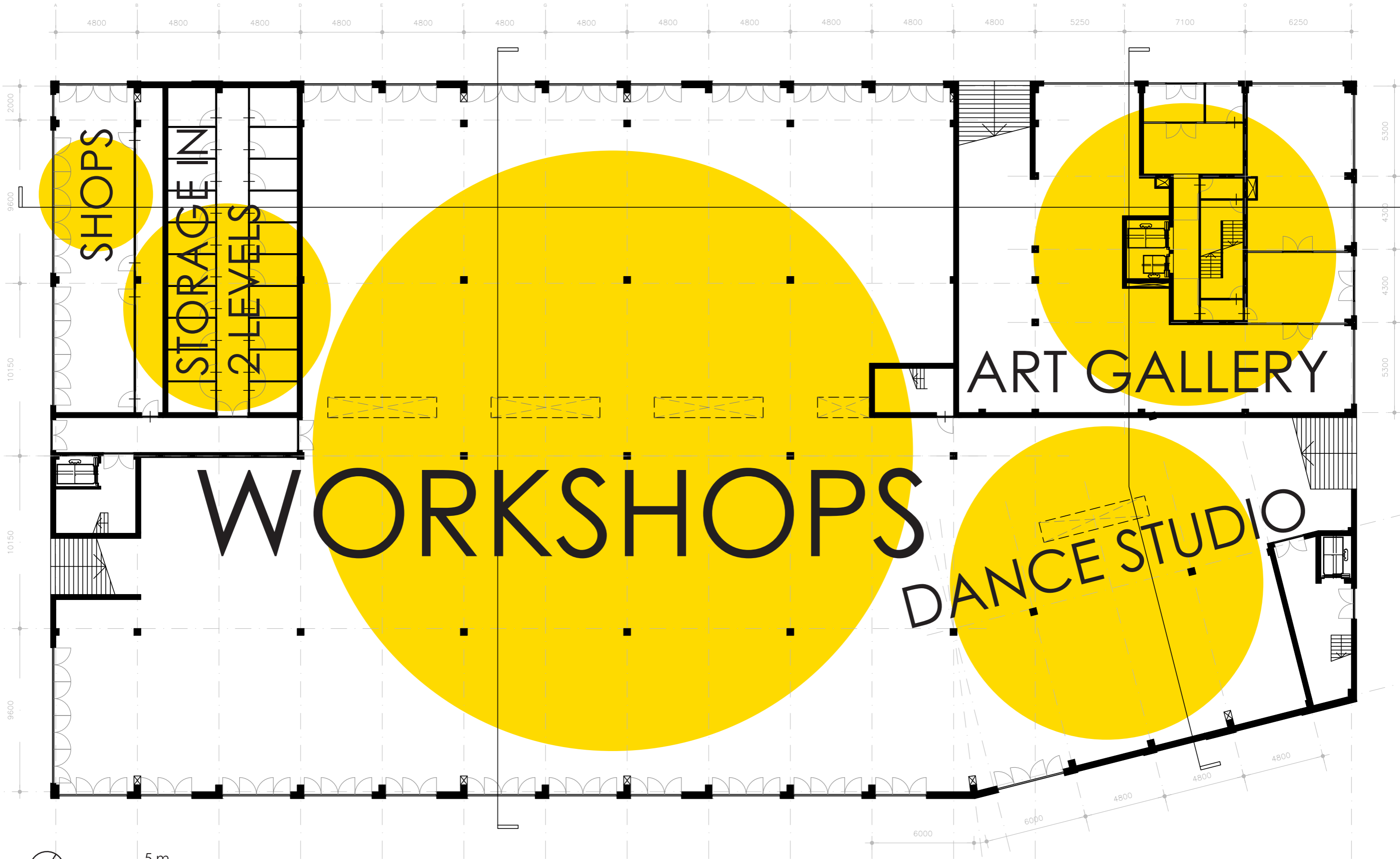
1:50 Tower apartment (TwB)



Plans and Sections



F0 1:200



F1 1:200



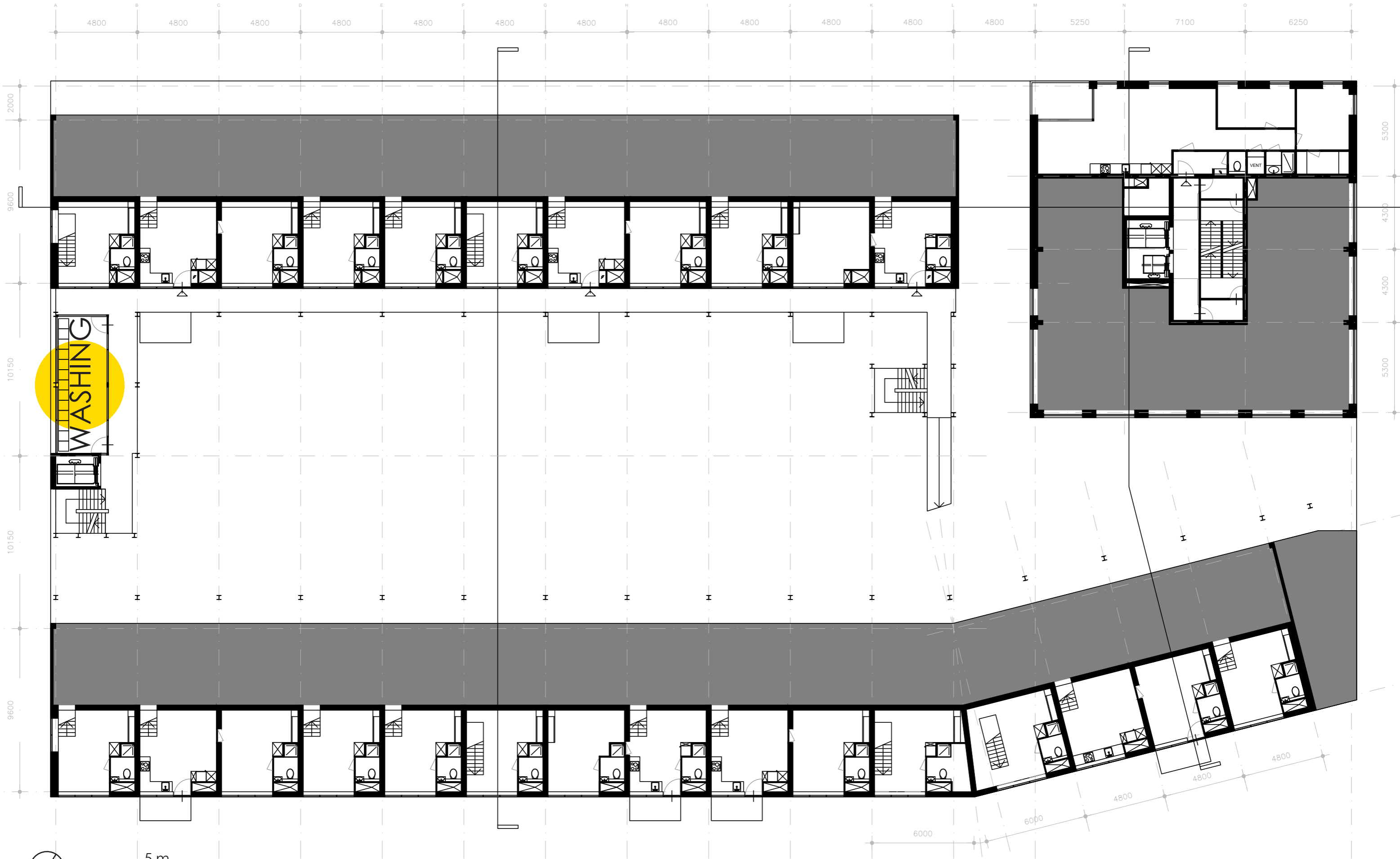
COLLECTIVE DECK

KITCHEN

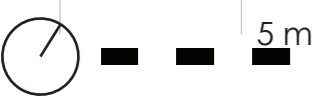
ART STUDIOS



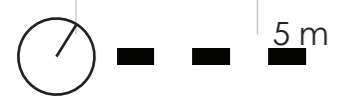
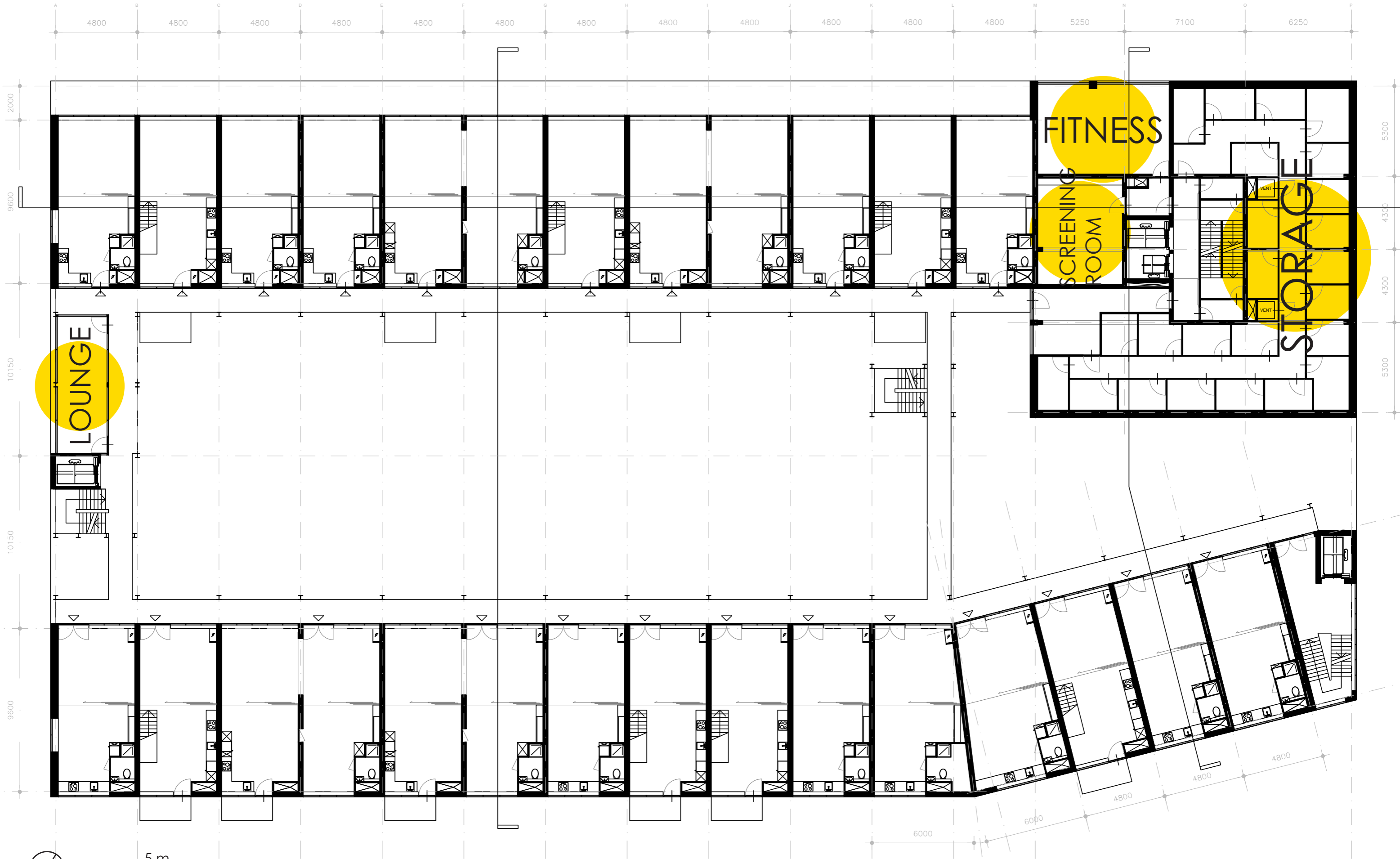
F2 1:200



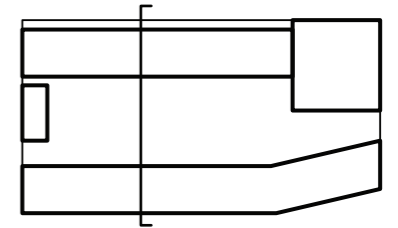
F3 1:200



F41:200



Section A 1:200



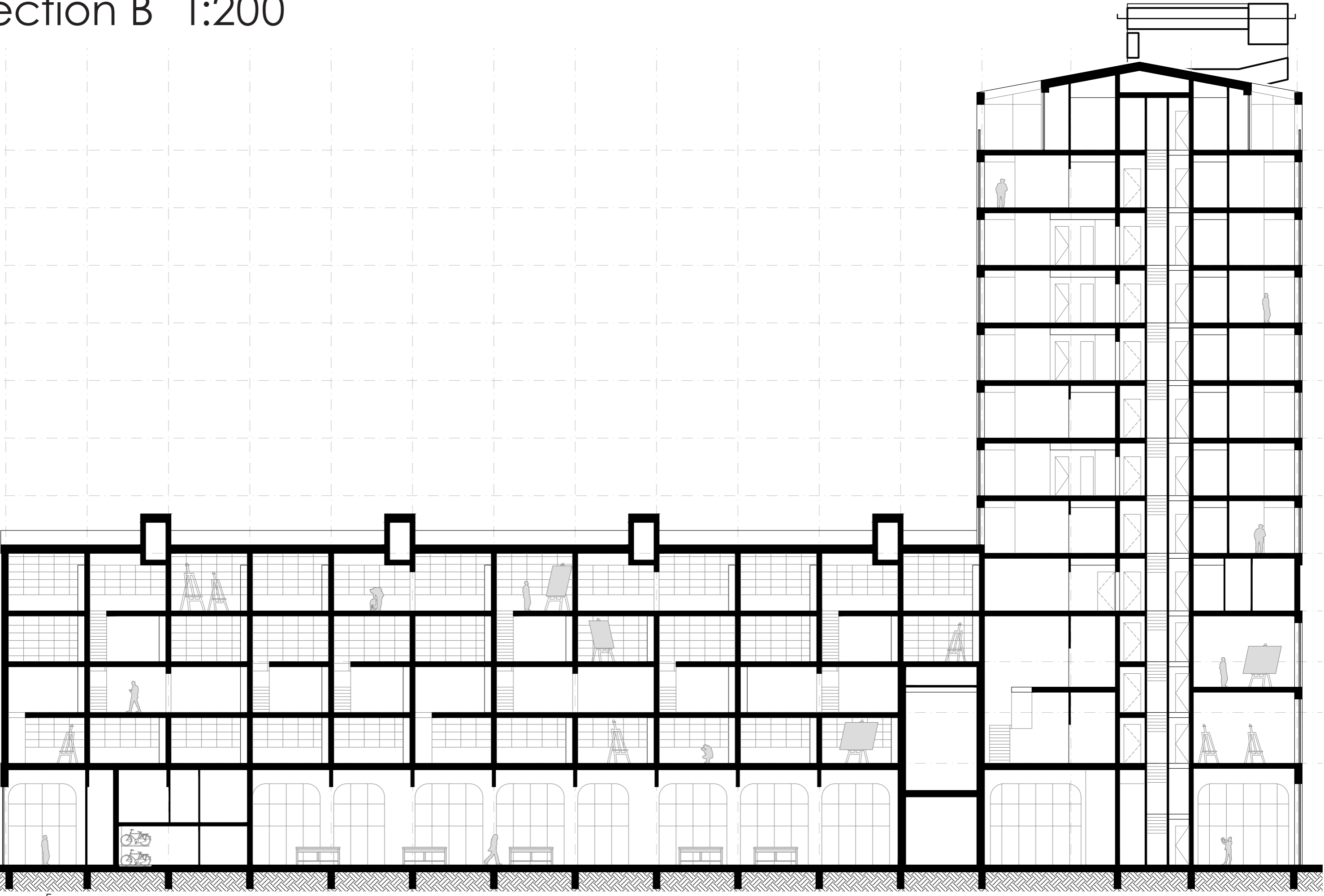
47400
42200
38800
35400
32000
28600
25200
21800
18400
15000
12000
9000
6000
0



5m

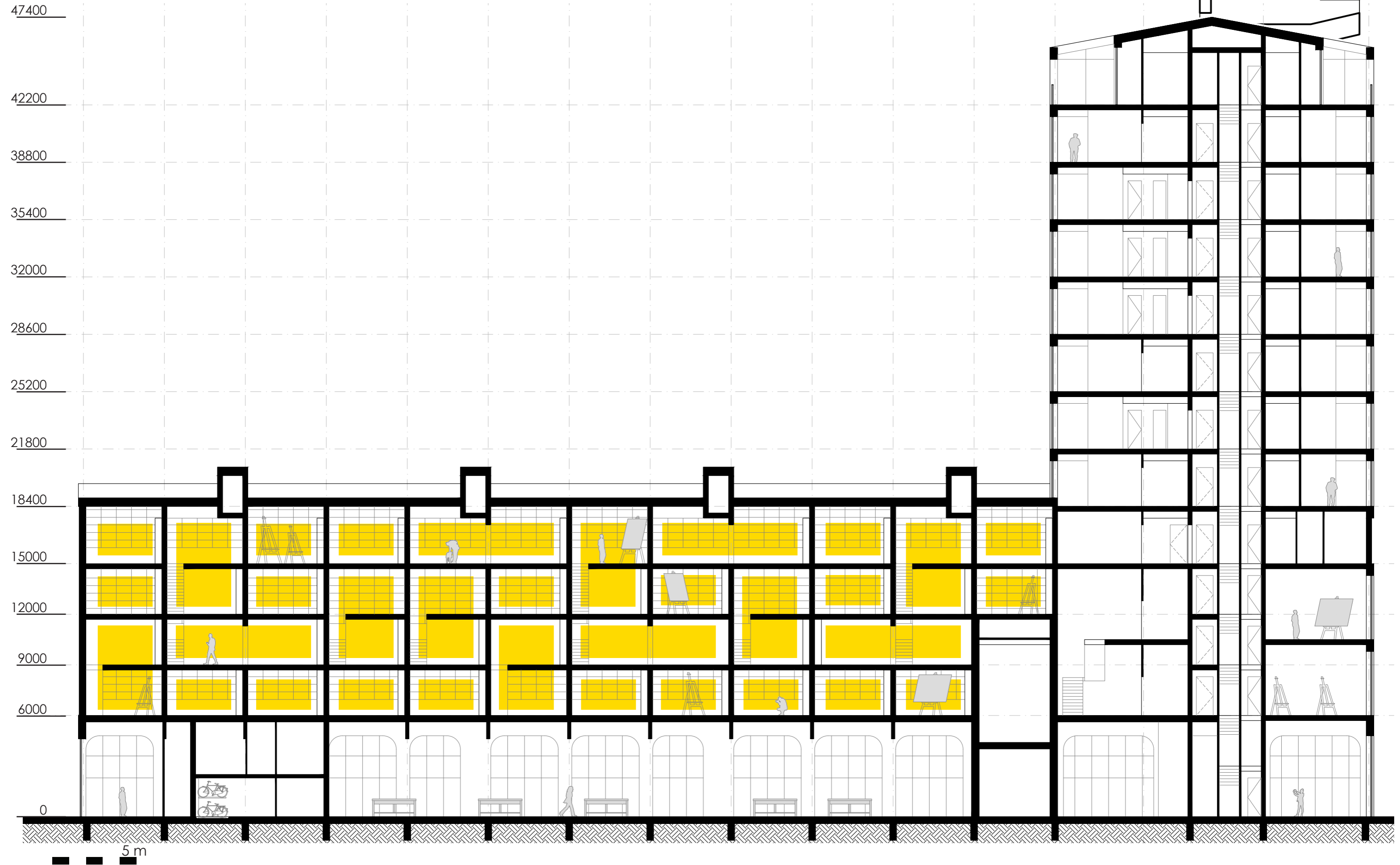
Section B 1:200

47400
42200
38800
35400
32000
28600
25200
21800
18400
15000
12000
9000
6000
0



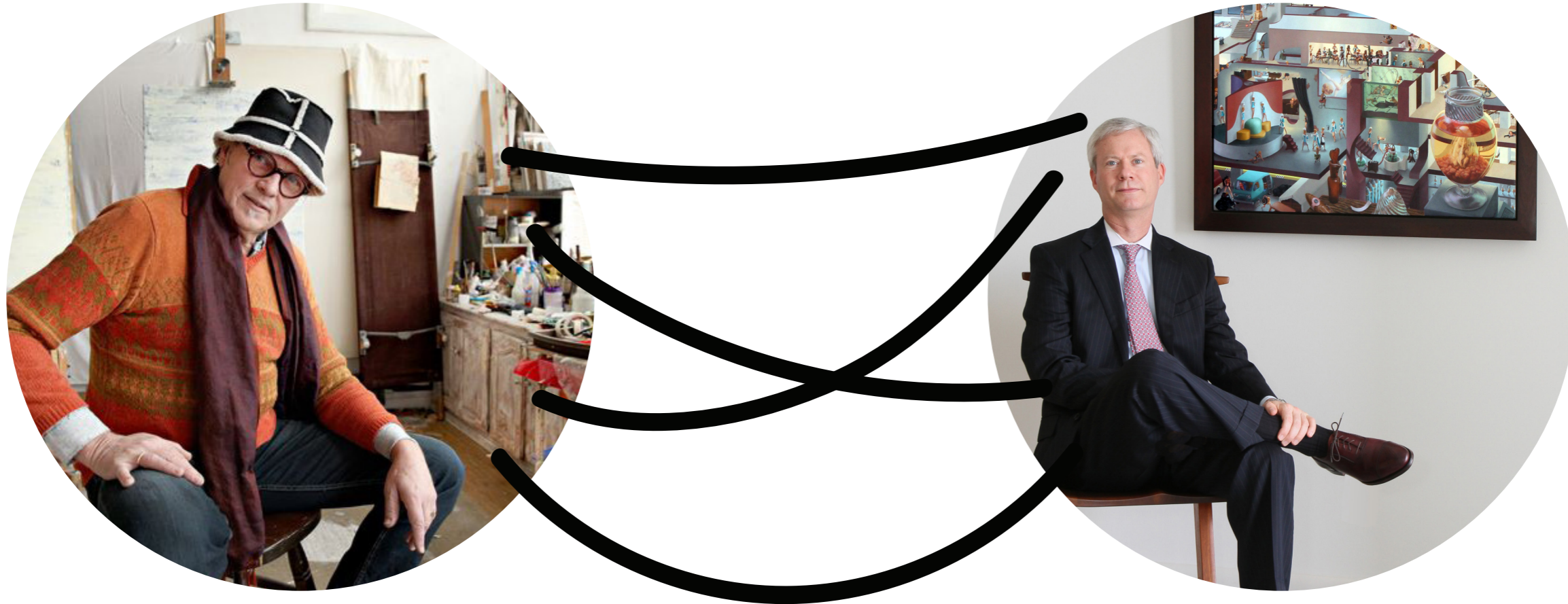
5m

Section B 1:200

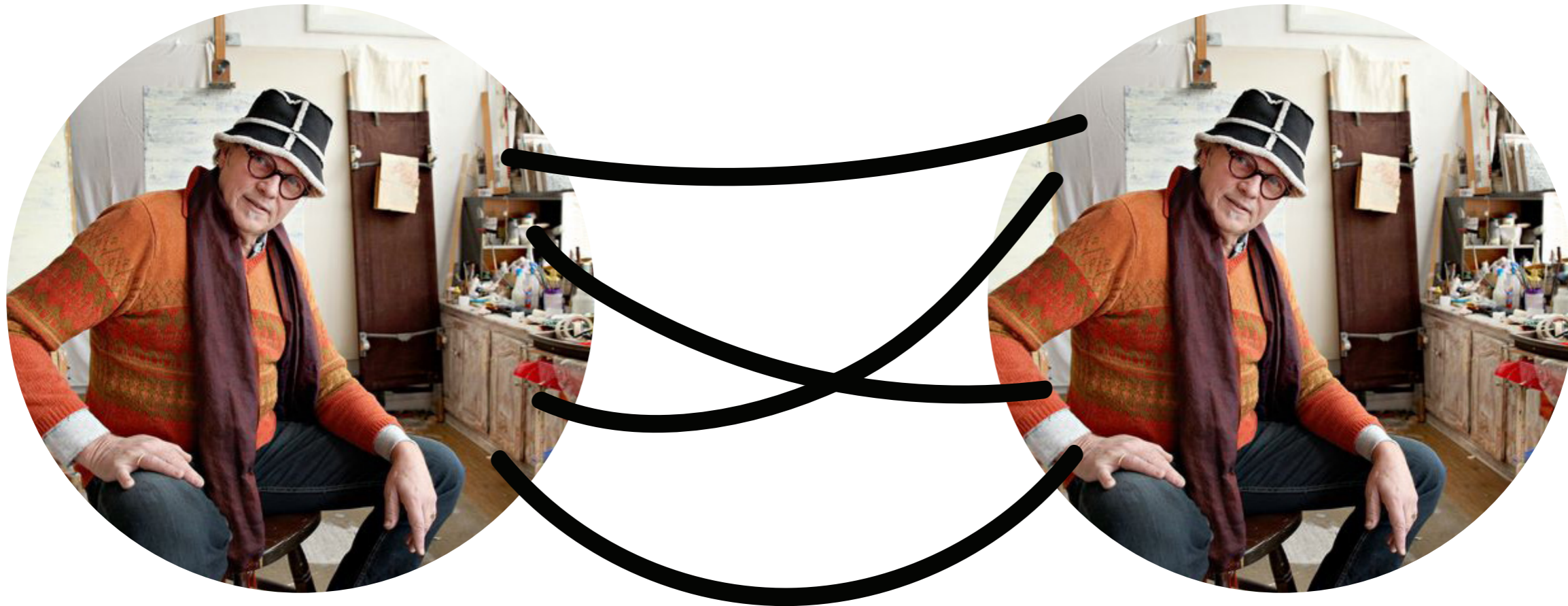


CREATING A COMMUNITY

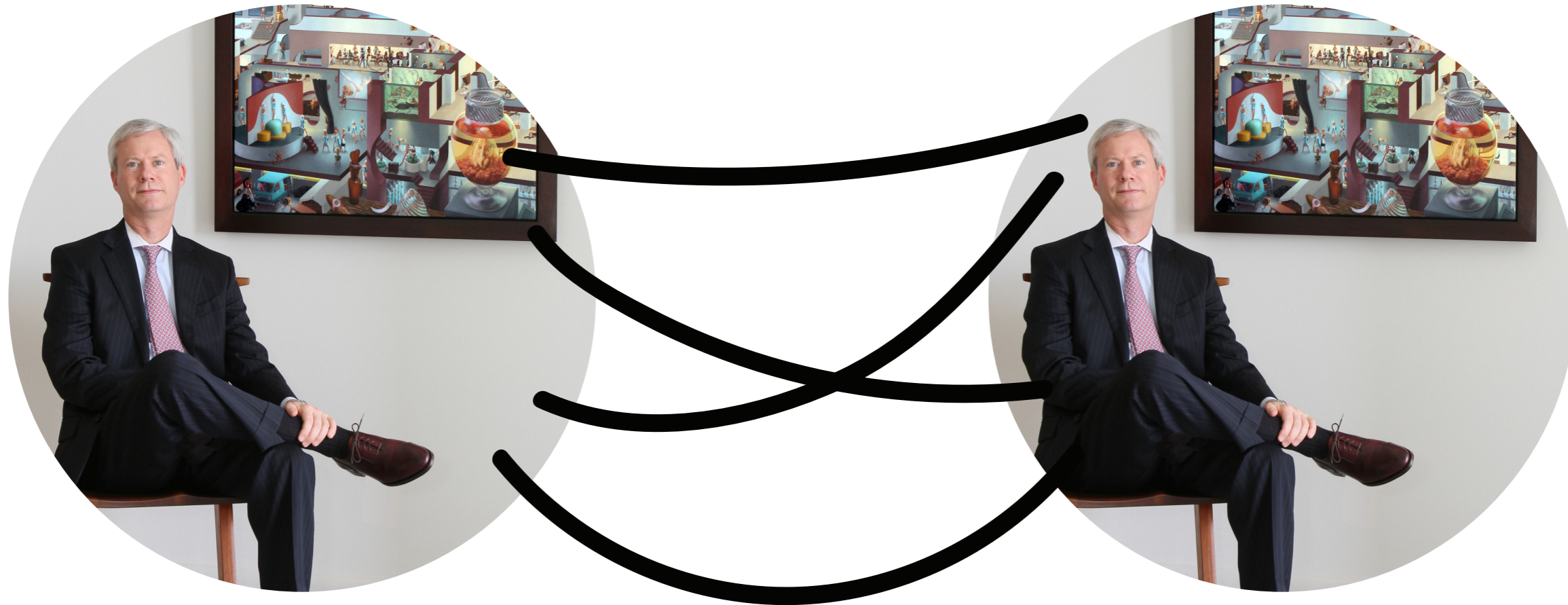
Connecting Artist and Collector



Connecting Artist and Artist



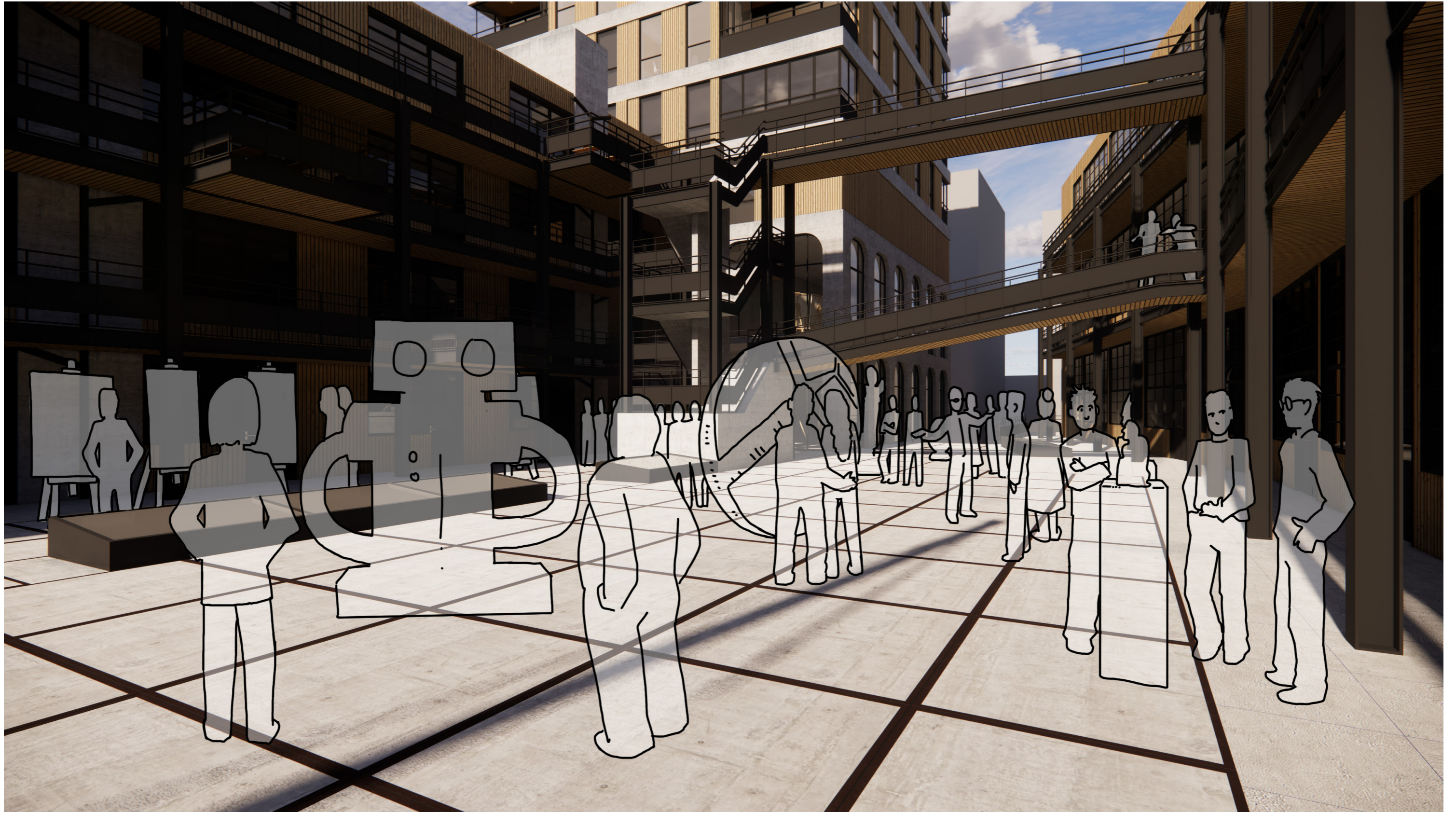
Connecting Collector and Collector



Creating a Community



Creating a Community



Collectivity



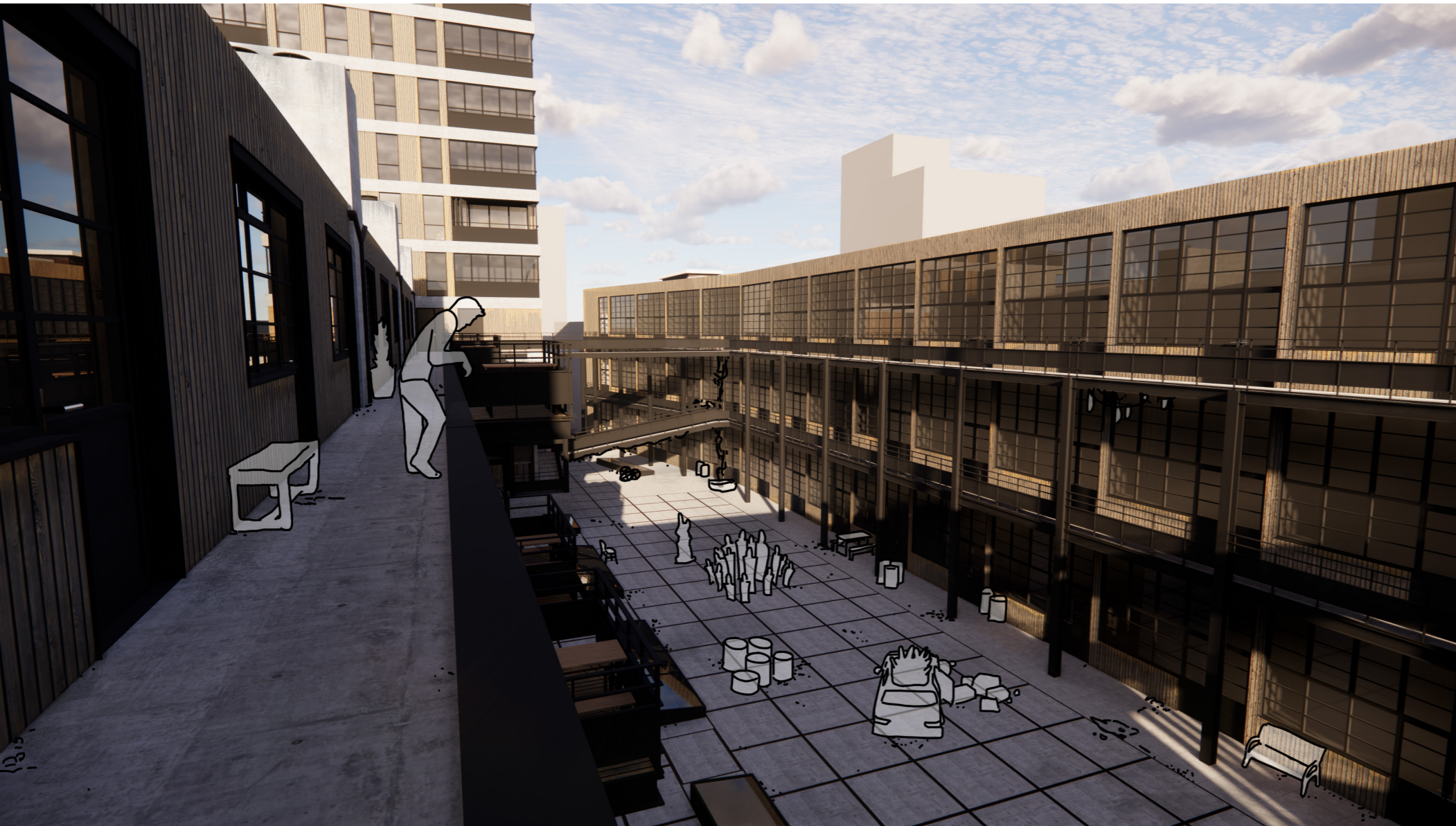
Cultural Facilities



Displaying Art



Displaying Art



Displaying Art



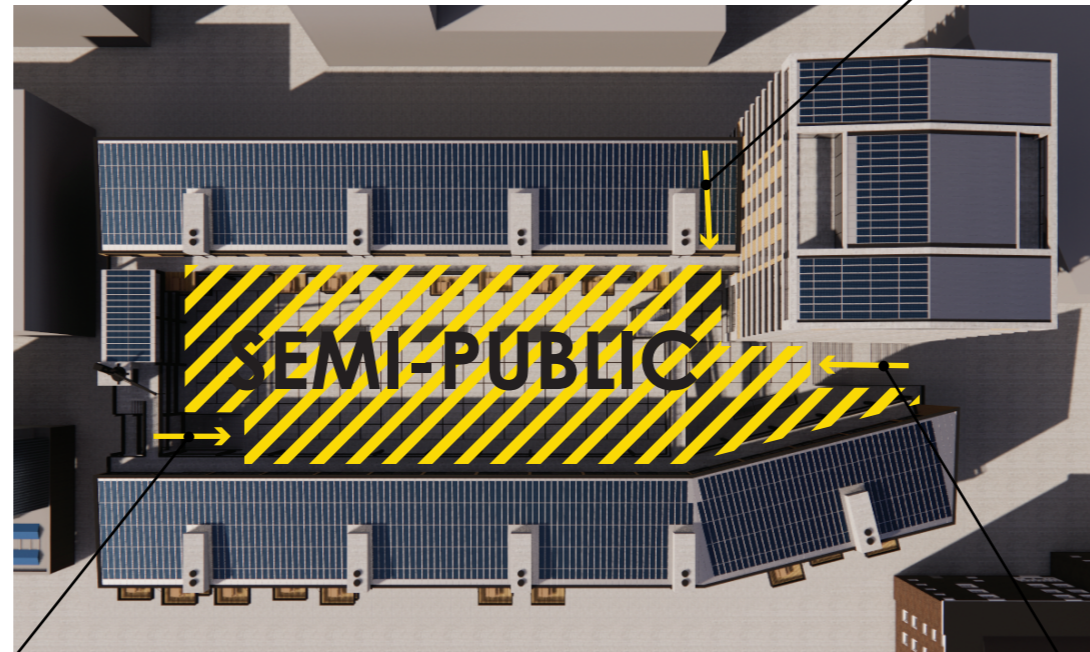
Displaying Art



Into the City



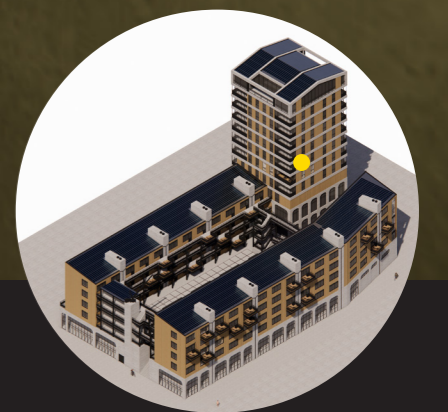
northern stair

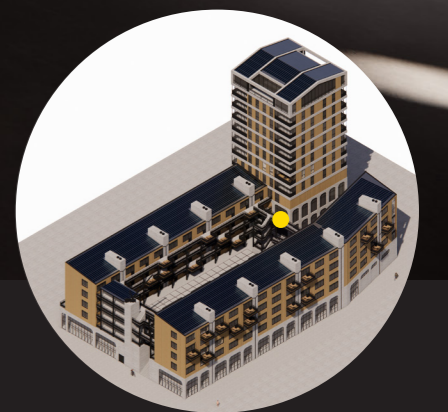


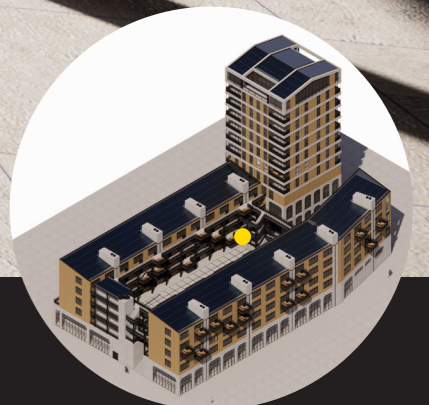
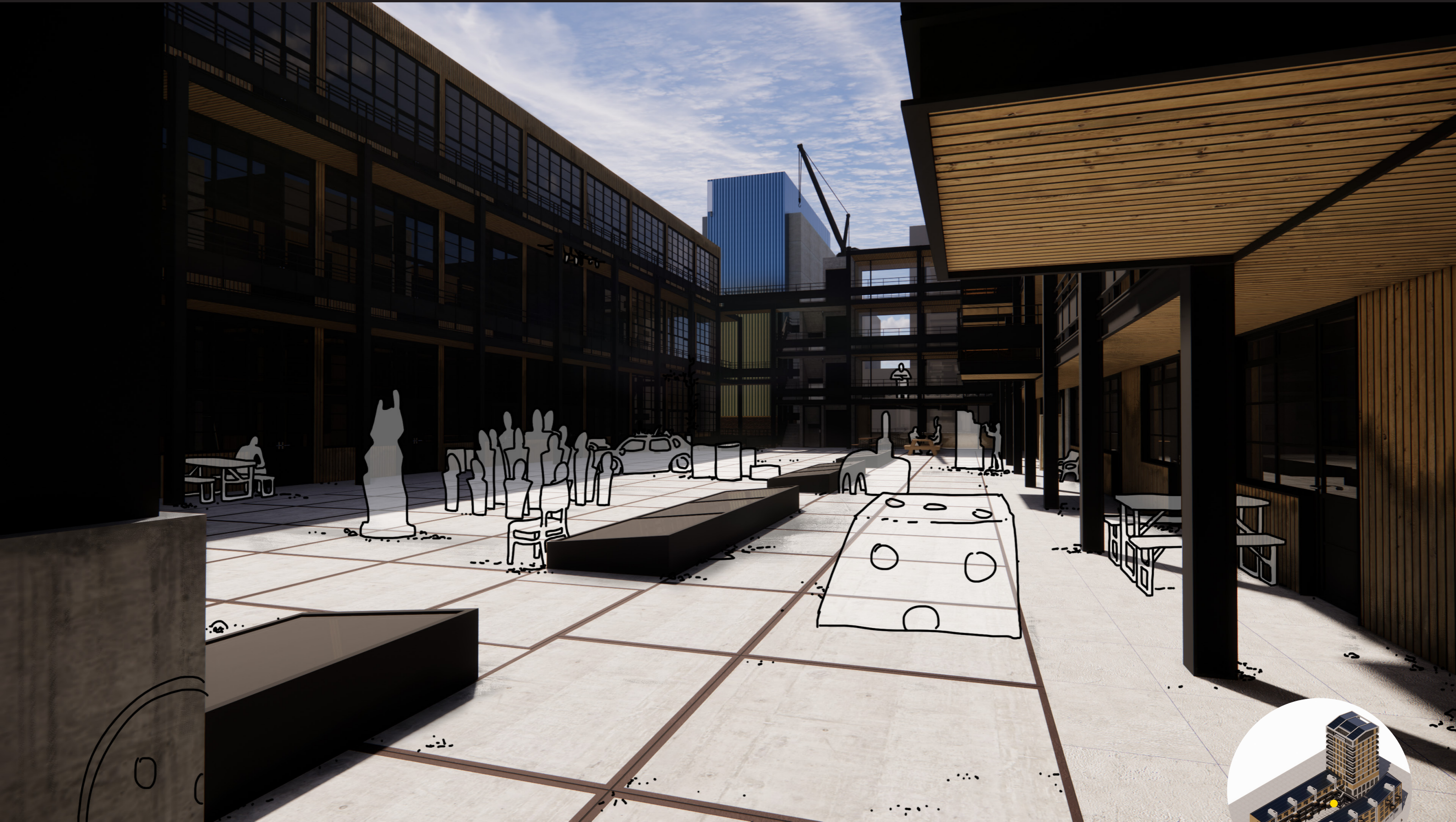
western stair

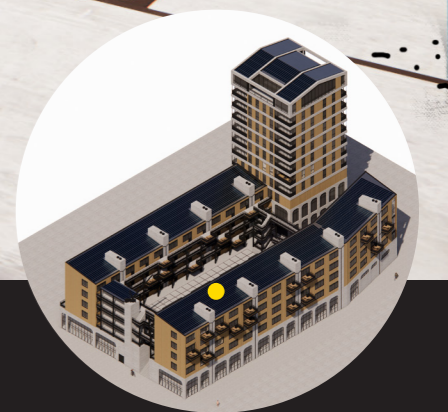
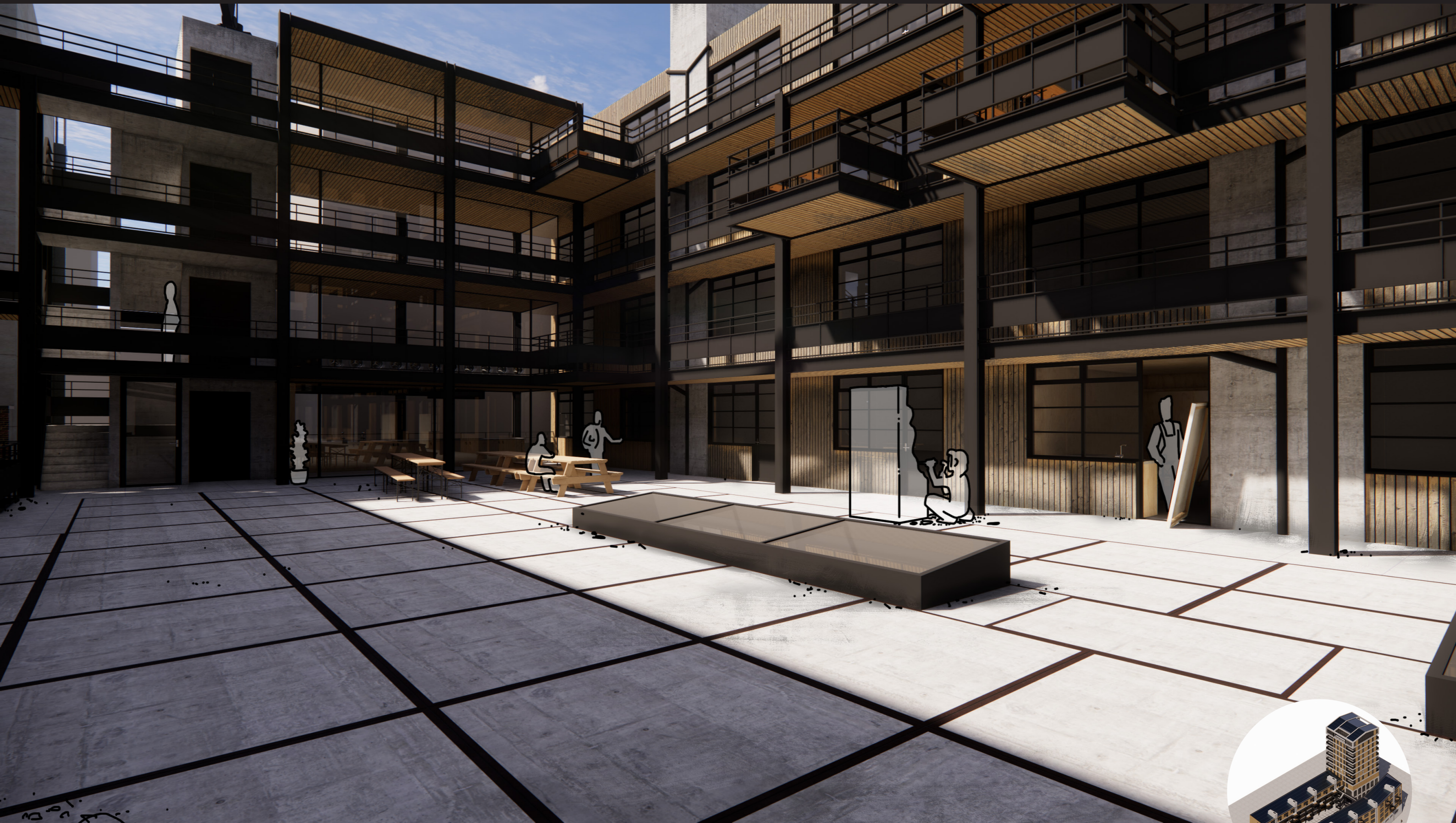
eastern stair

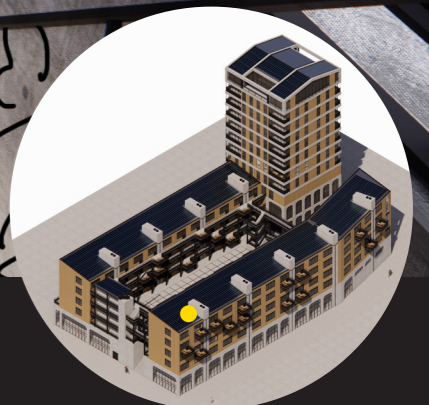


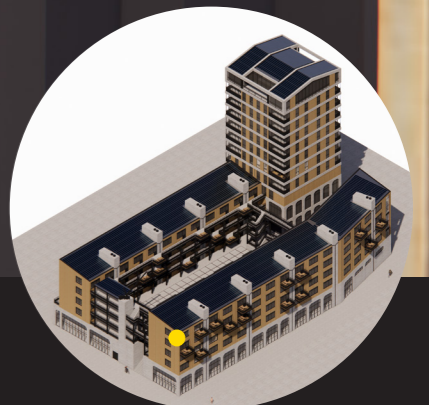
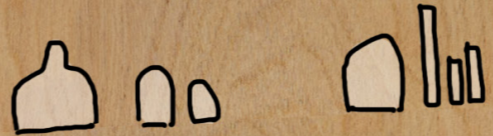






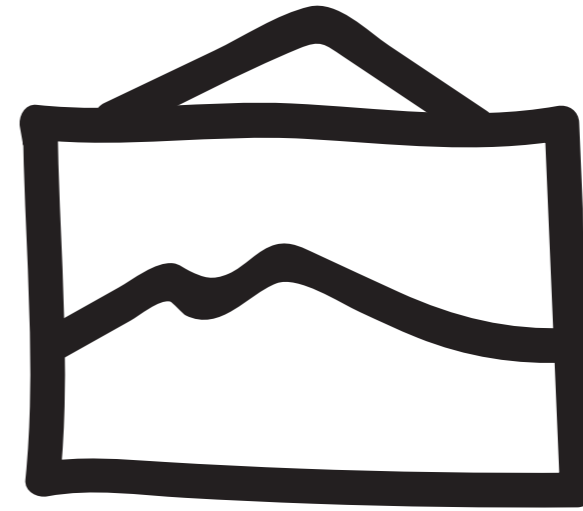
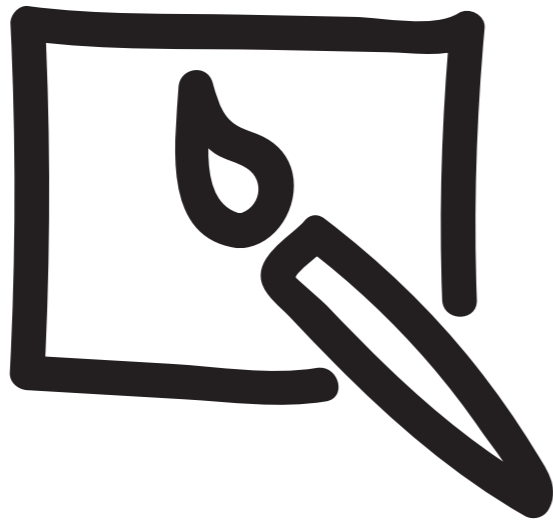




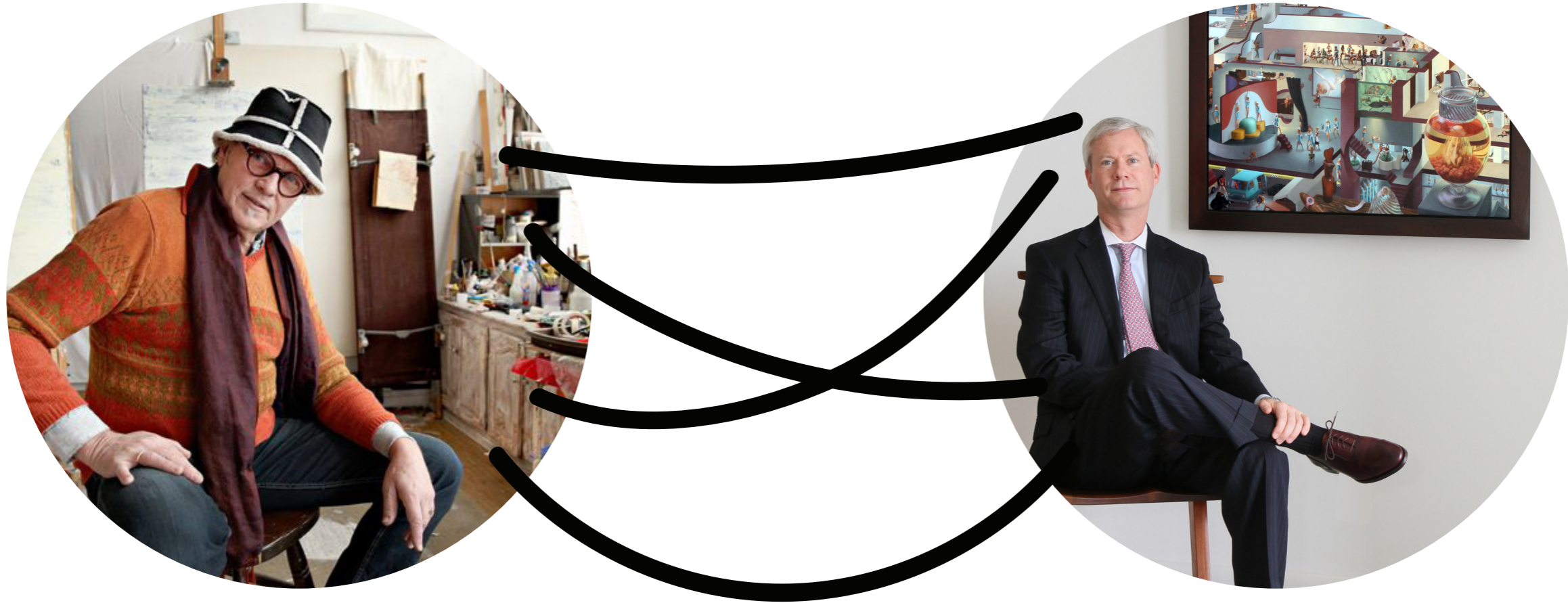


IN SUMMARY

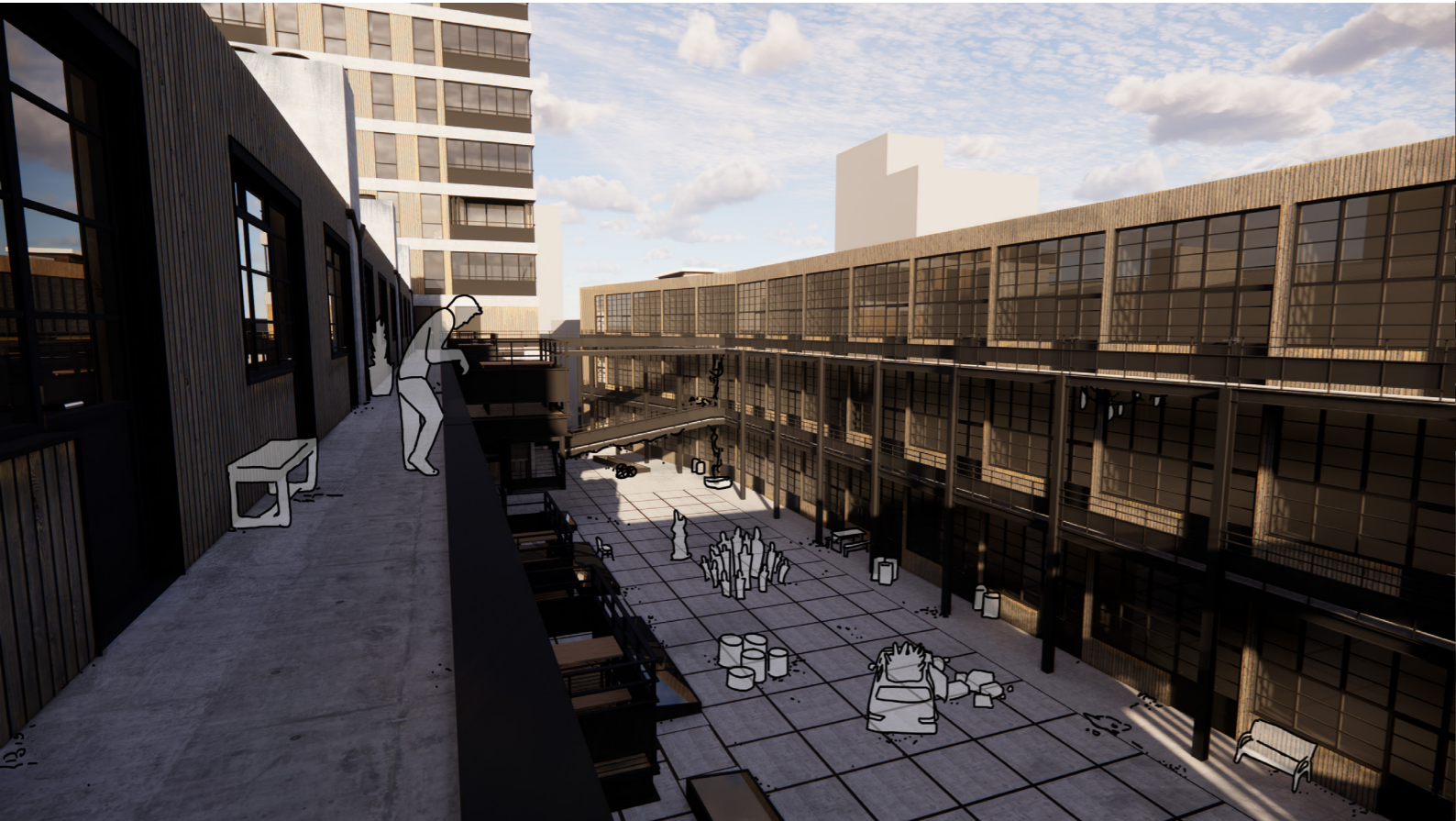
In Summary



In Summary



In Summary



In Summary

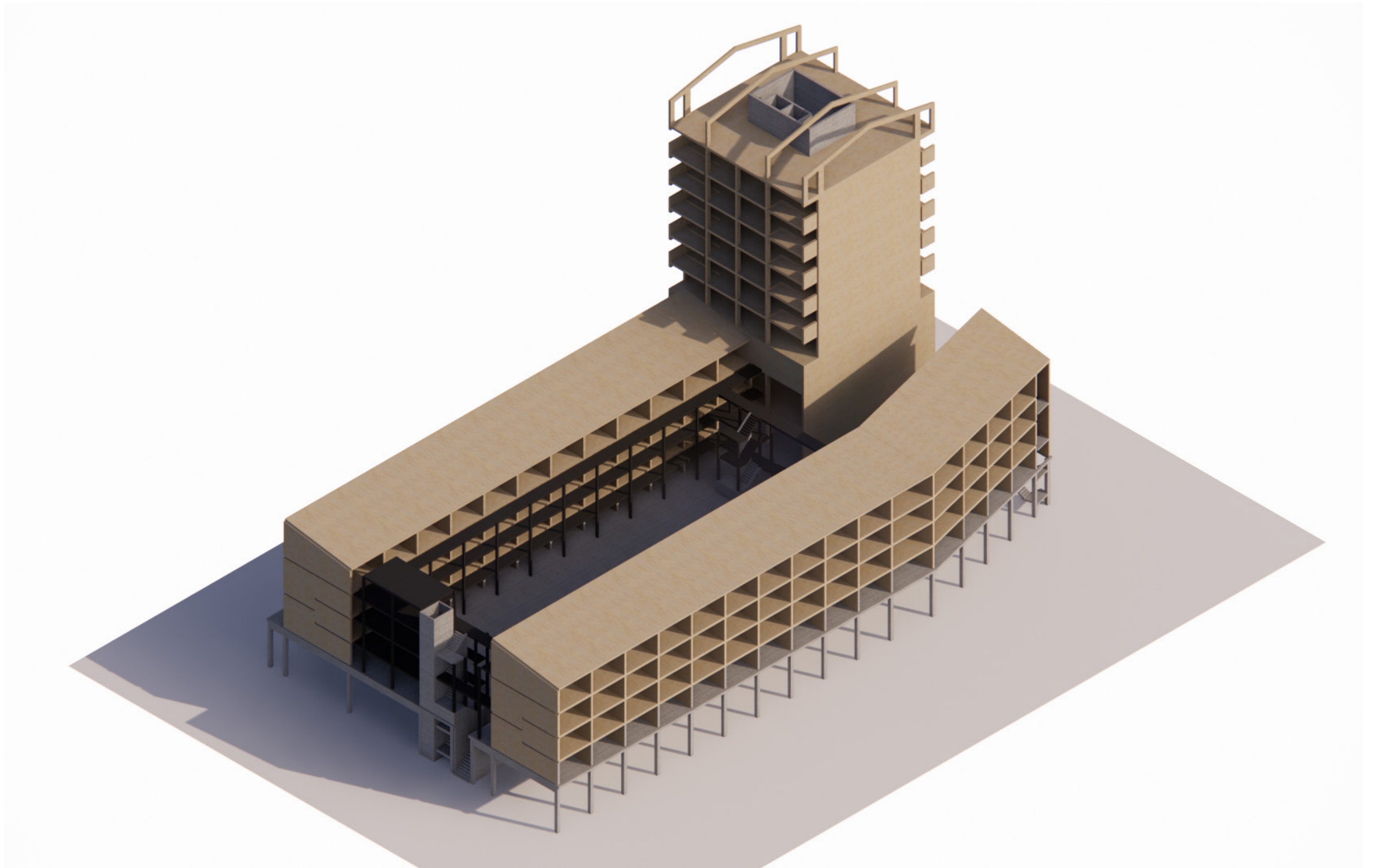


In Summary





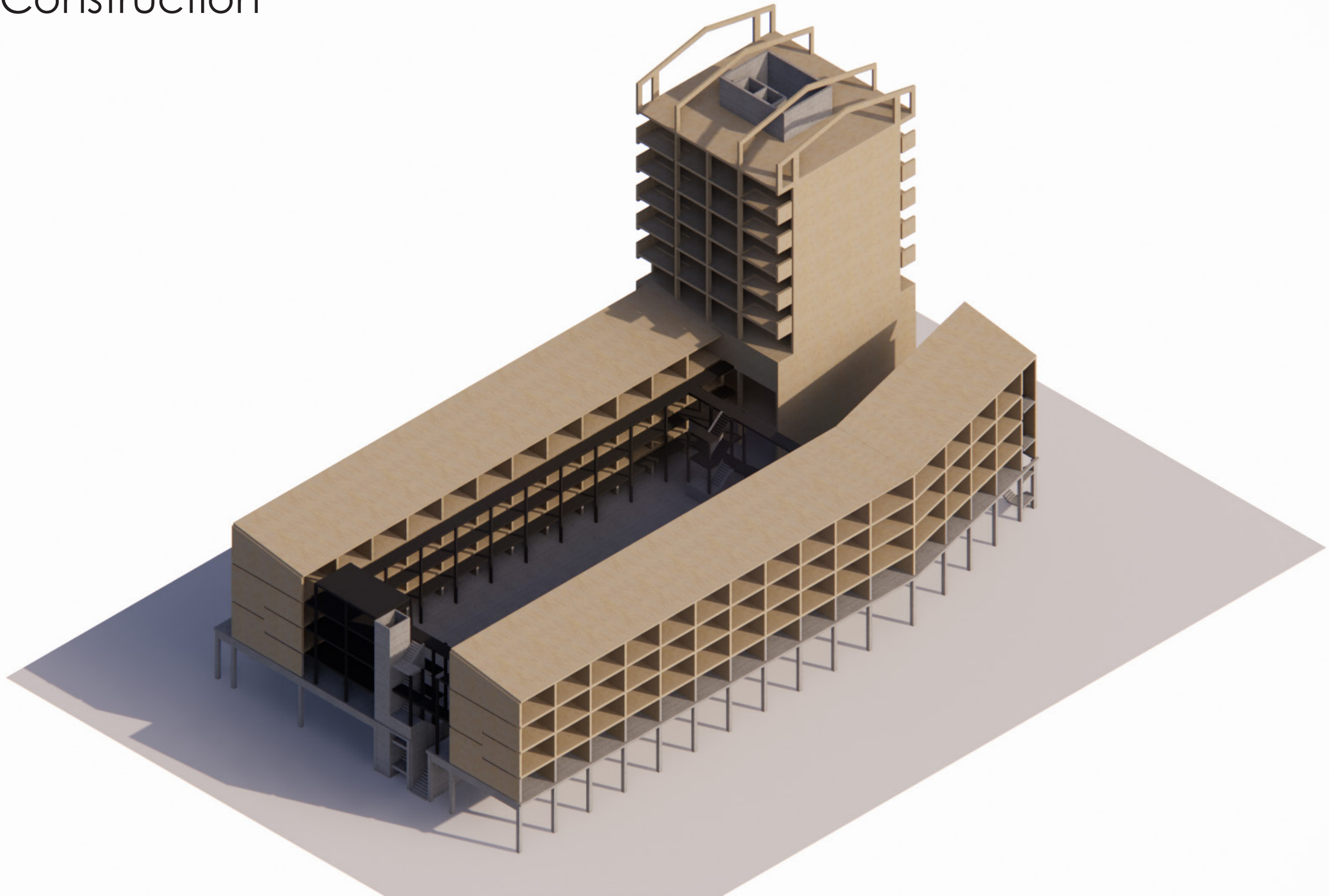
Thank You!



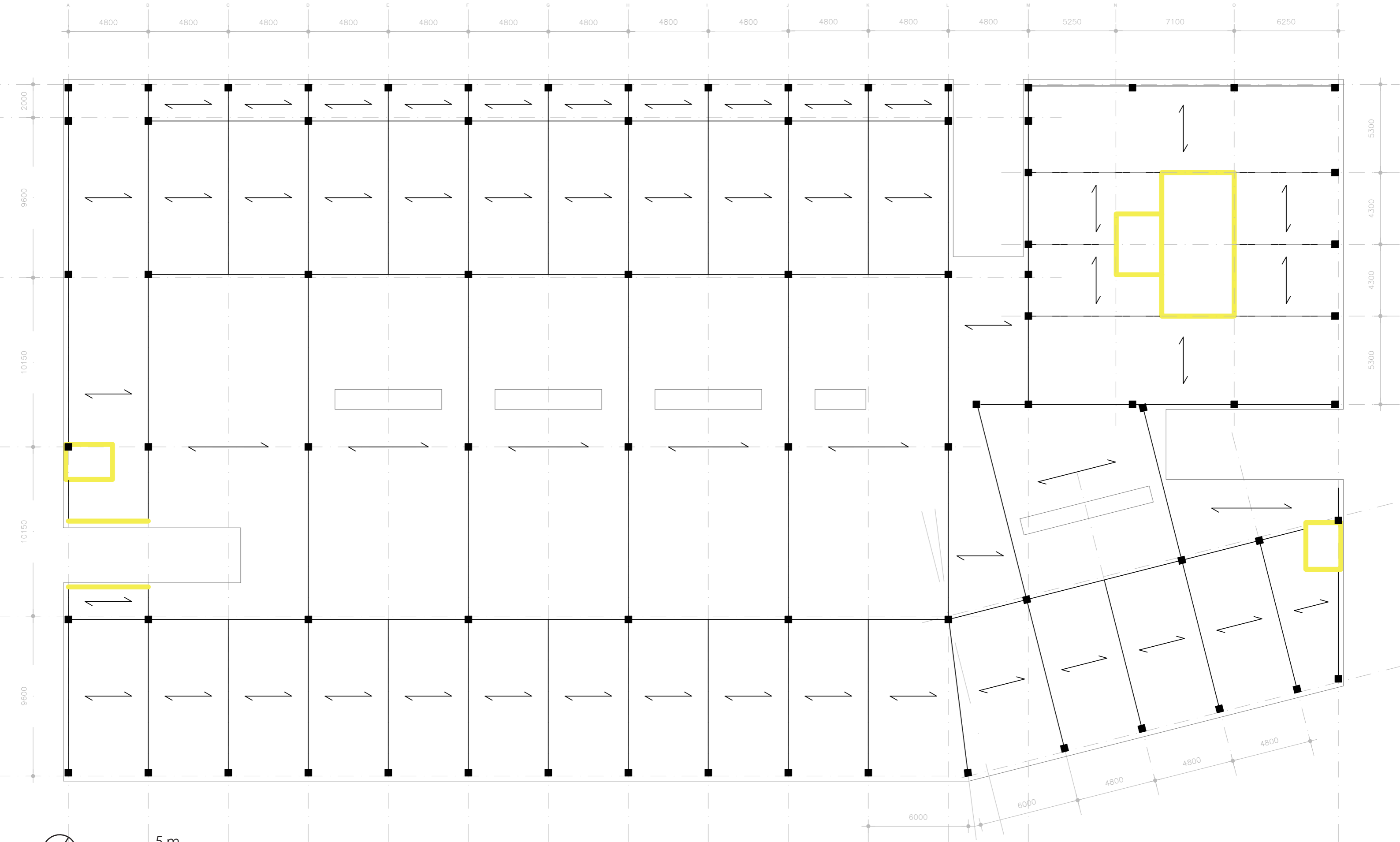


Construction

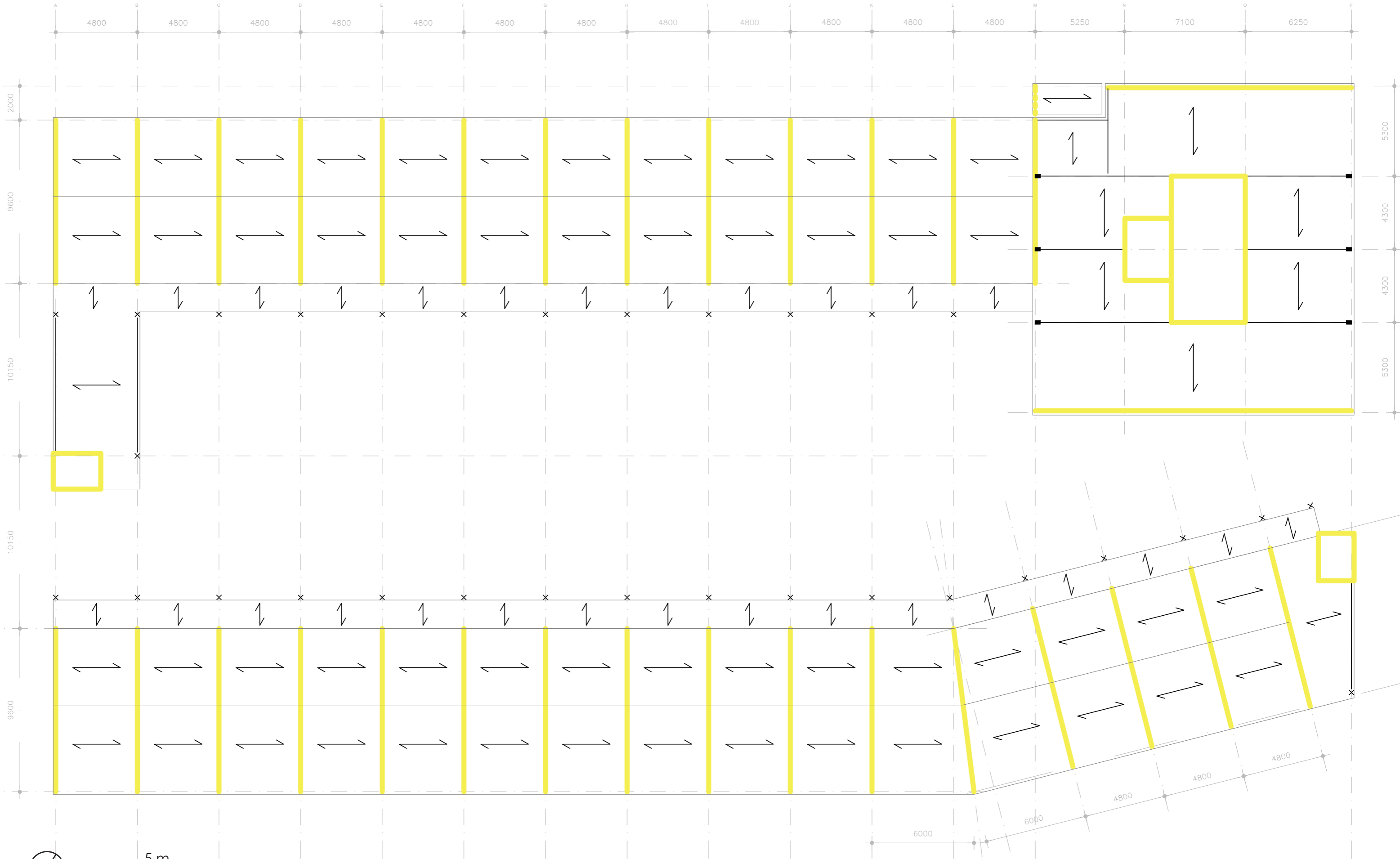
Construction



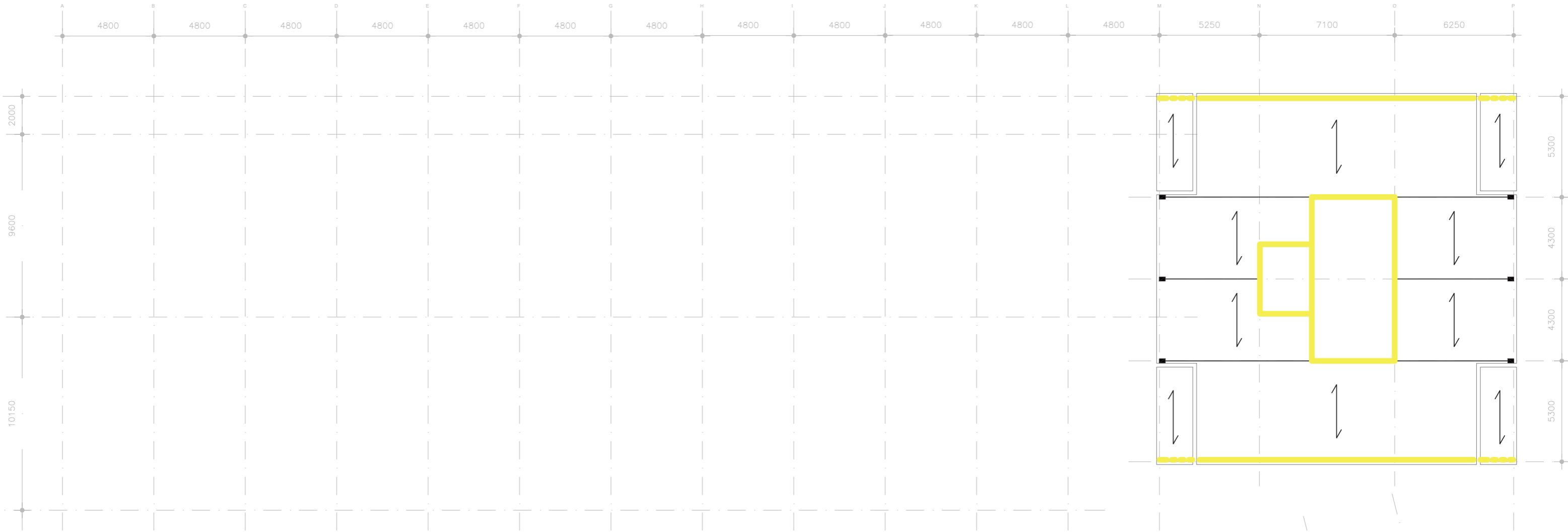
Construction Plinth 1:200



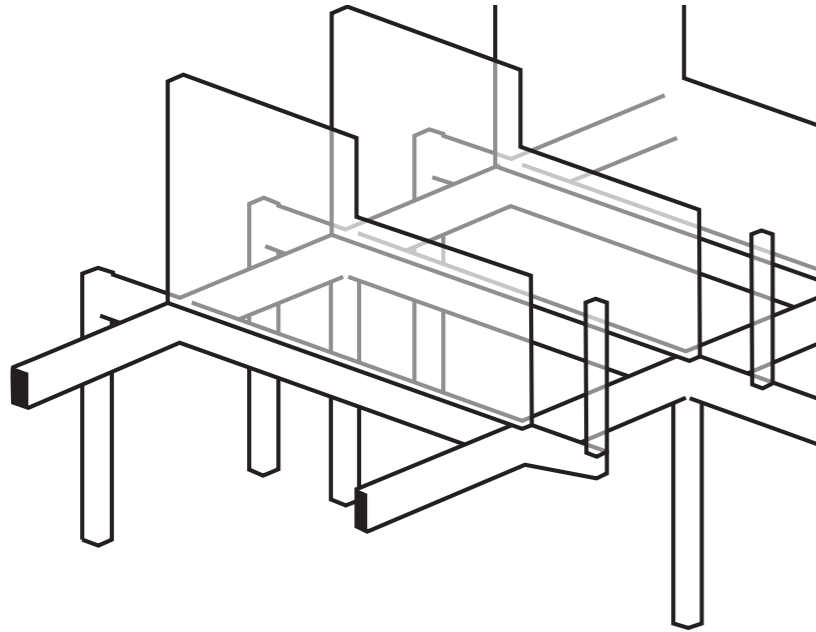
Construction Midrise 1:200



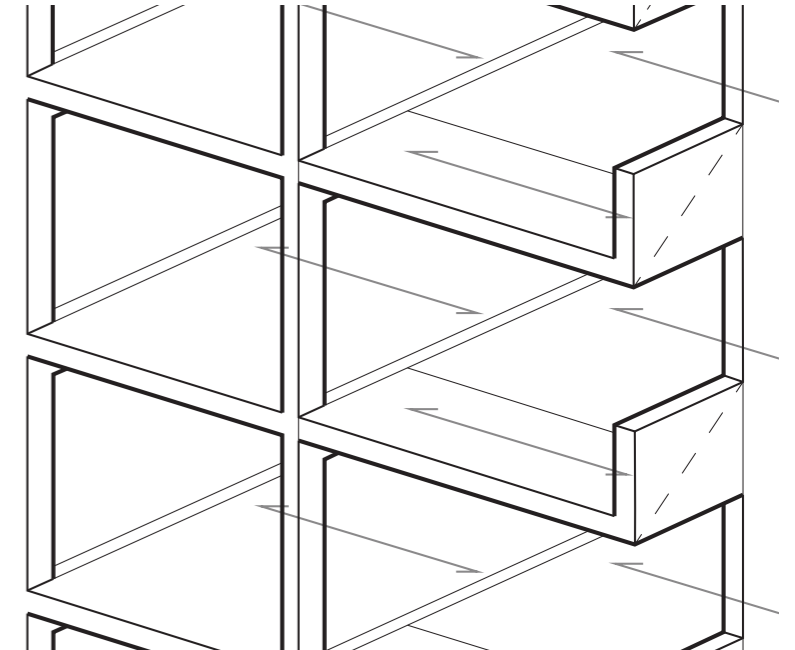
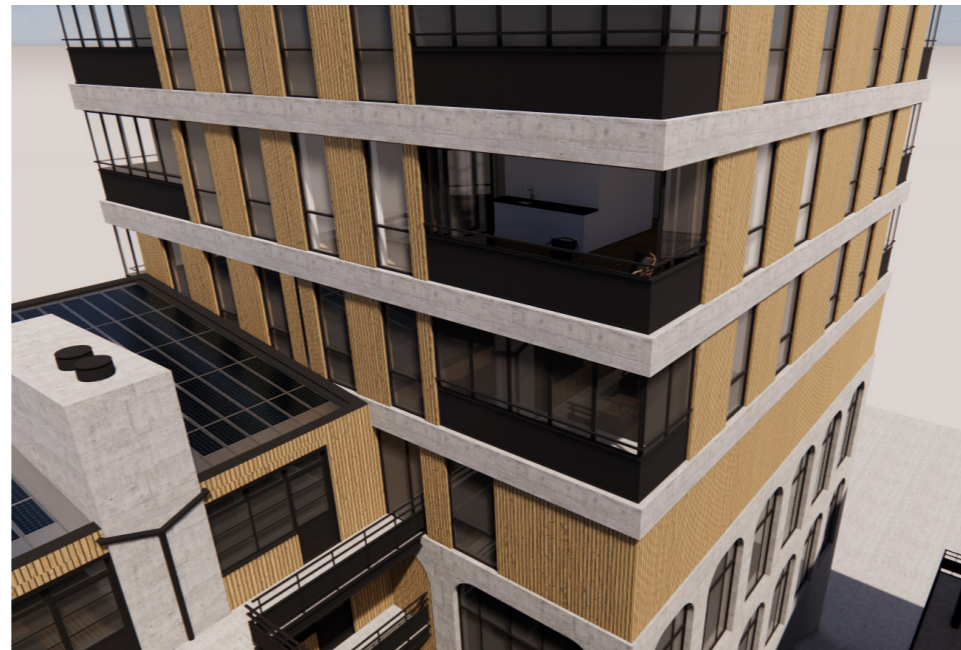
Construction Tower 1:200



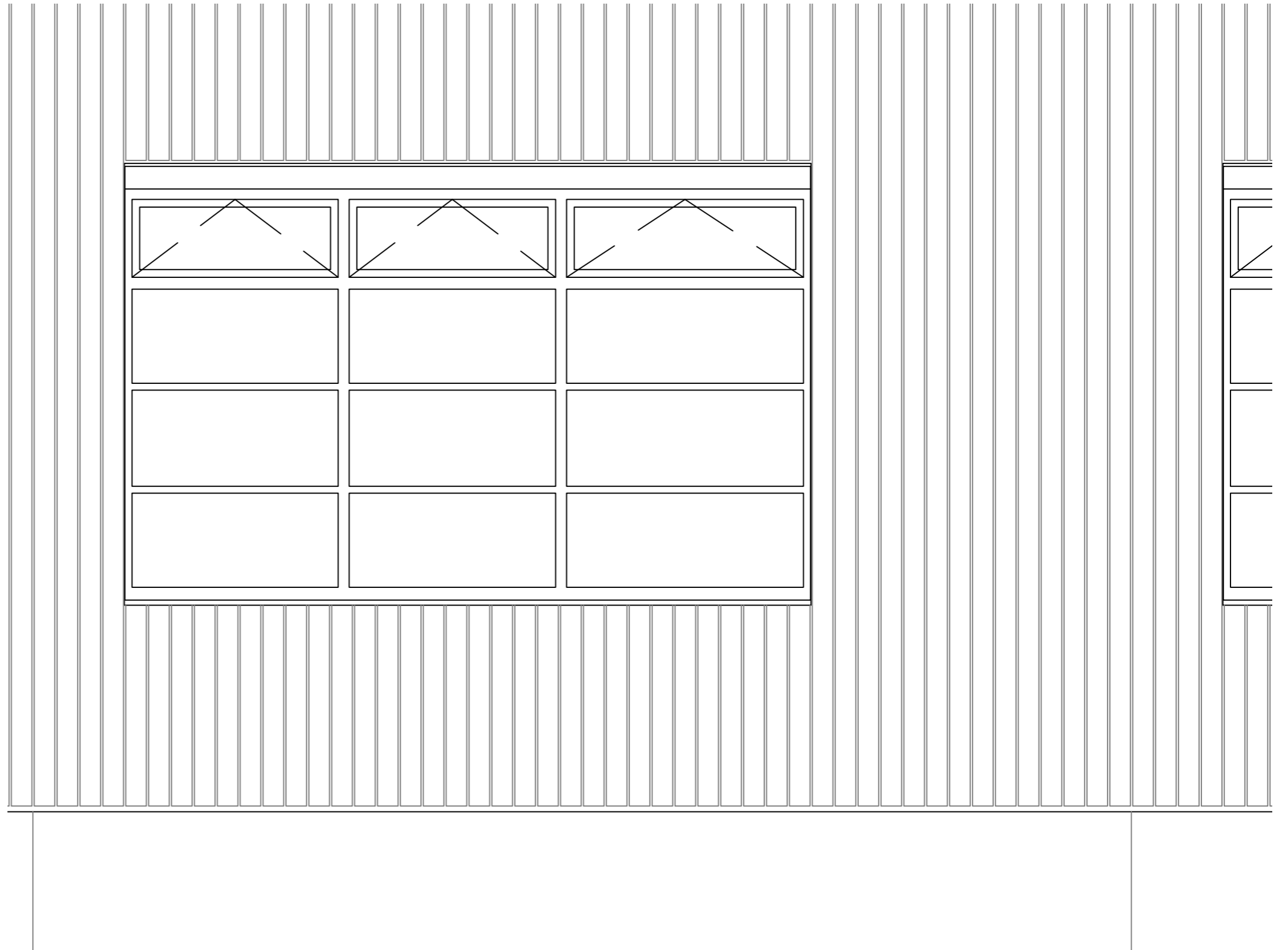
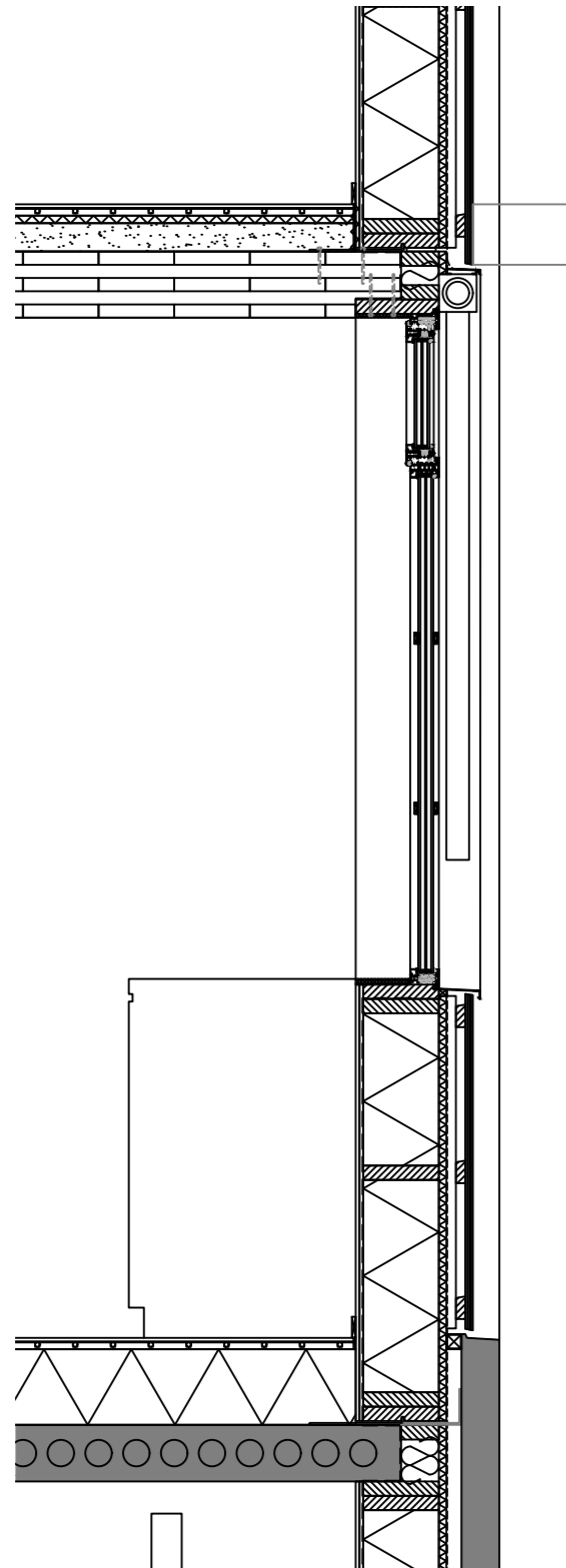
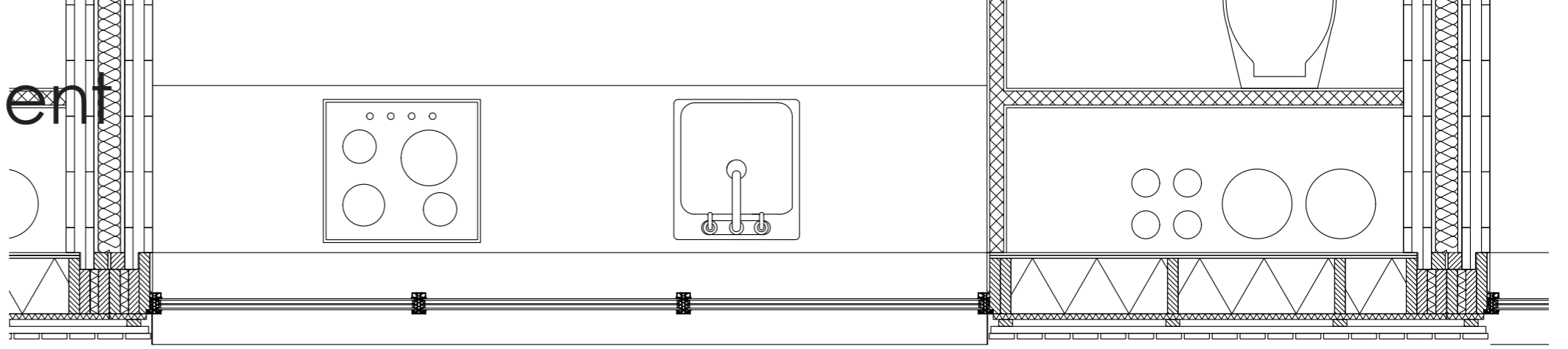
Principle Midrise



Principle Tower Balcony

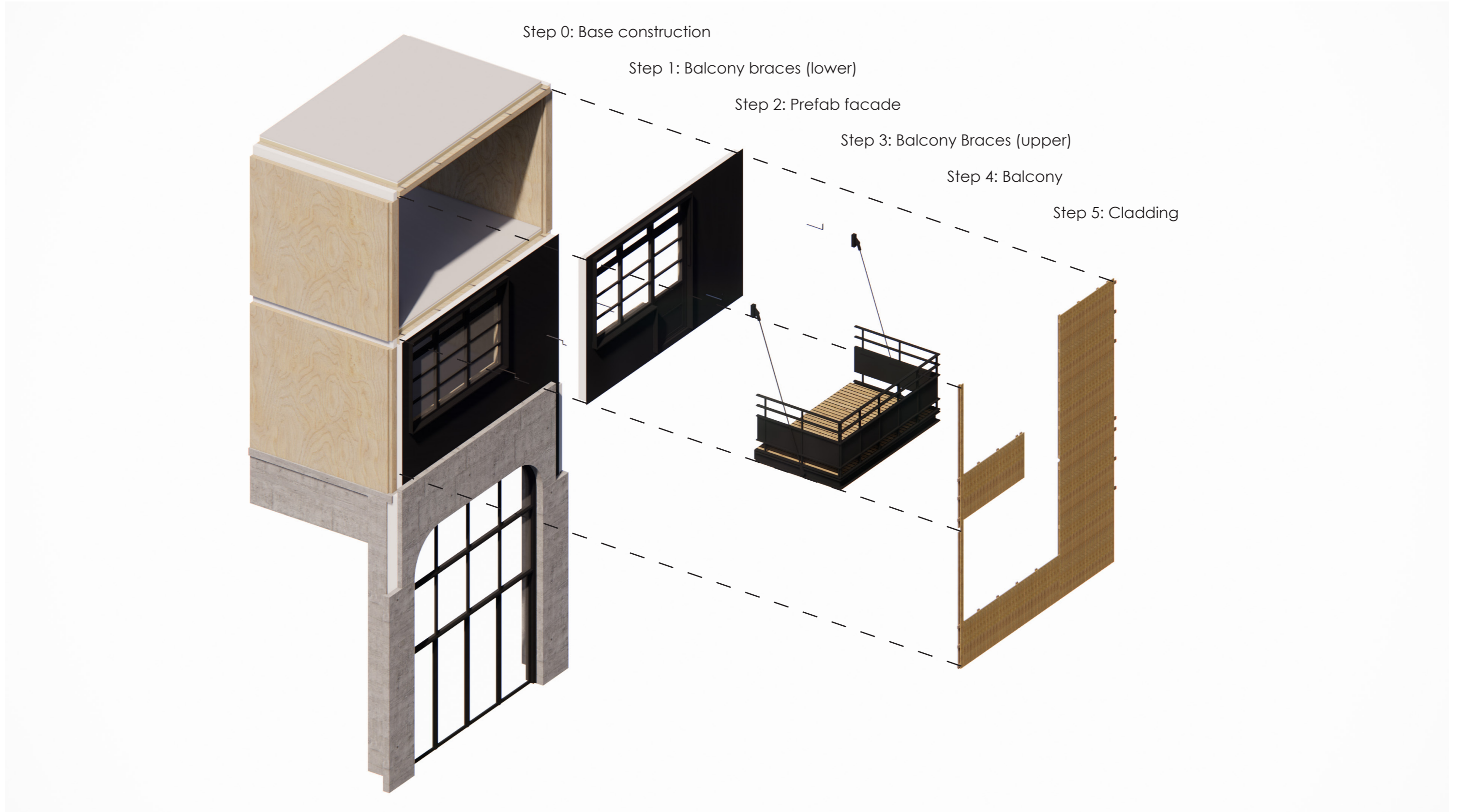


1:20 Facade Fragment

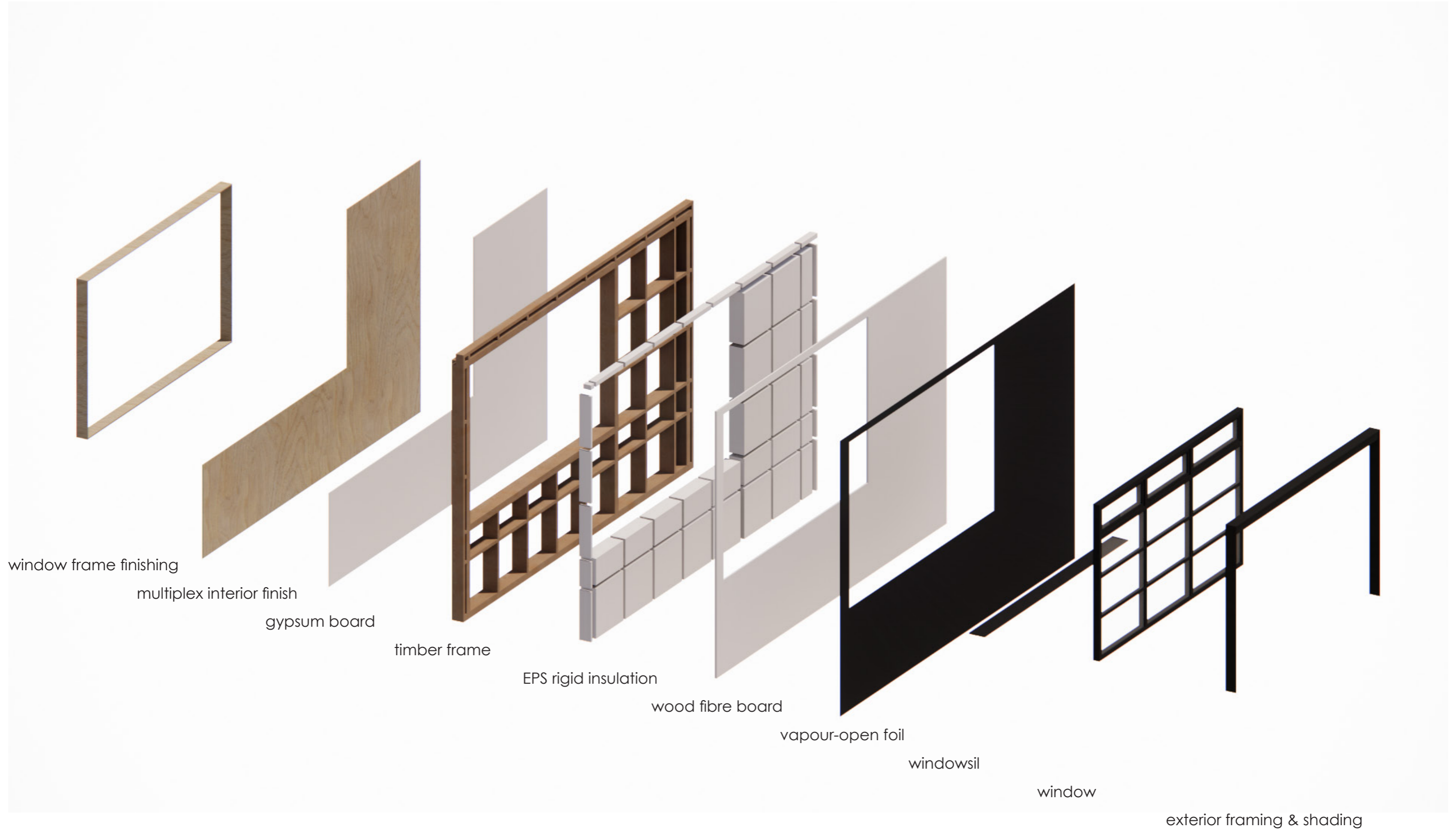


0.5 m

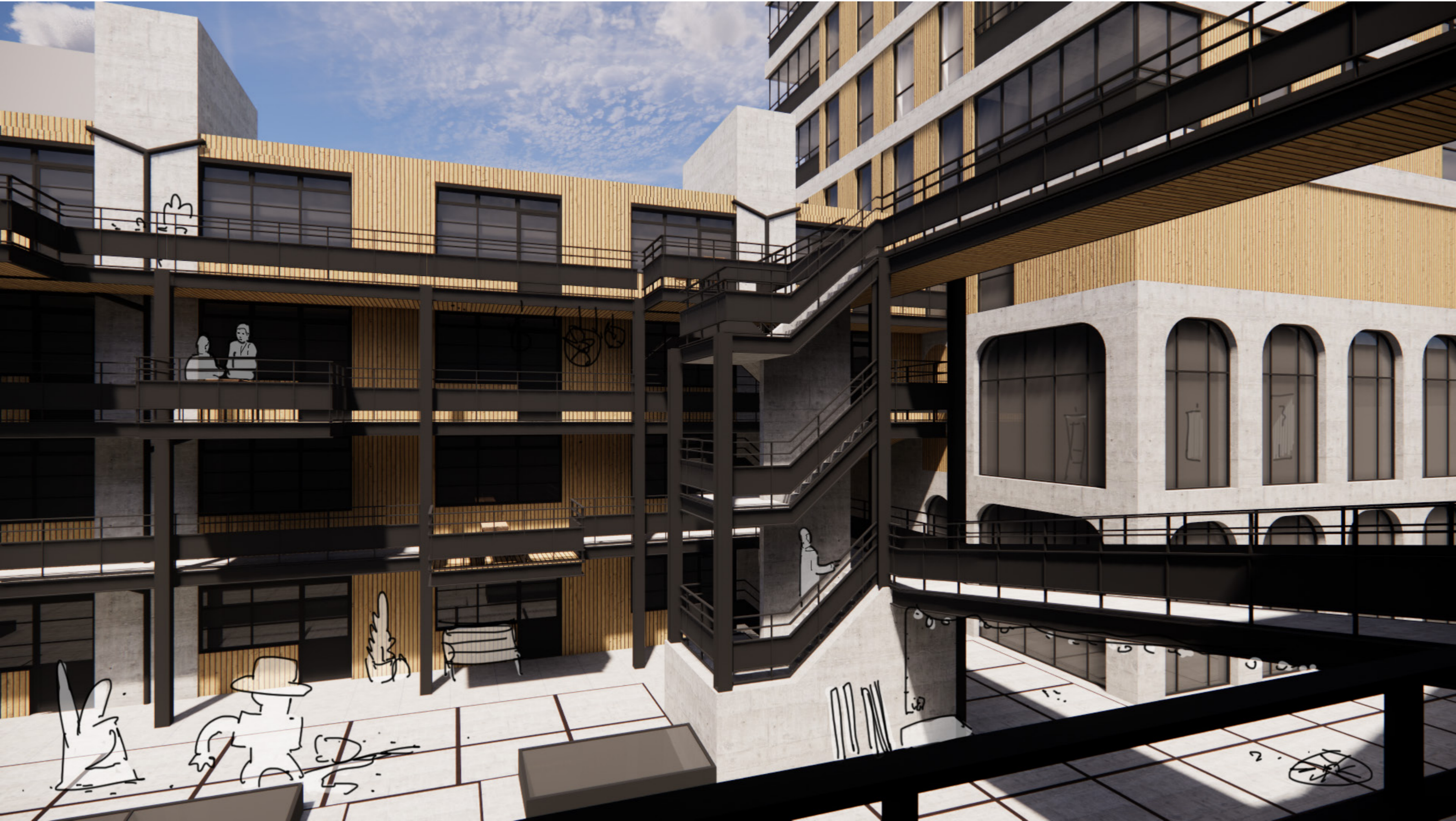
Facade Assembly



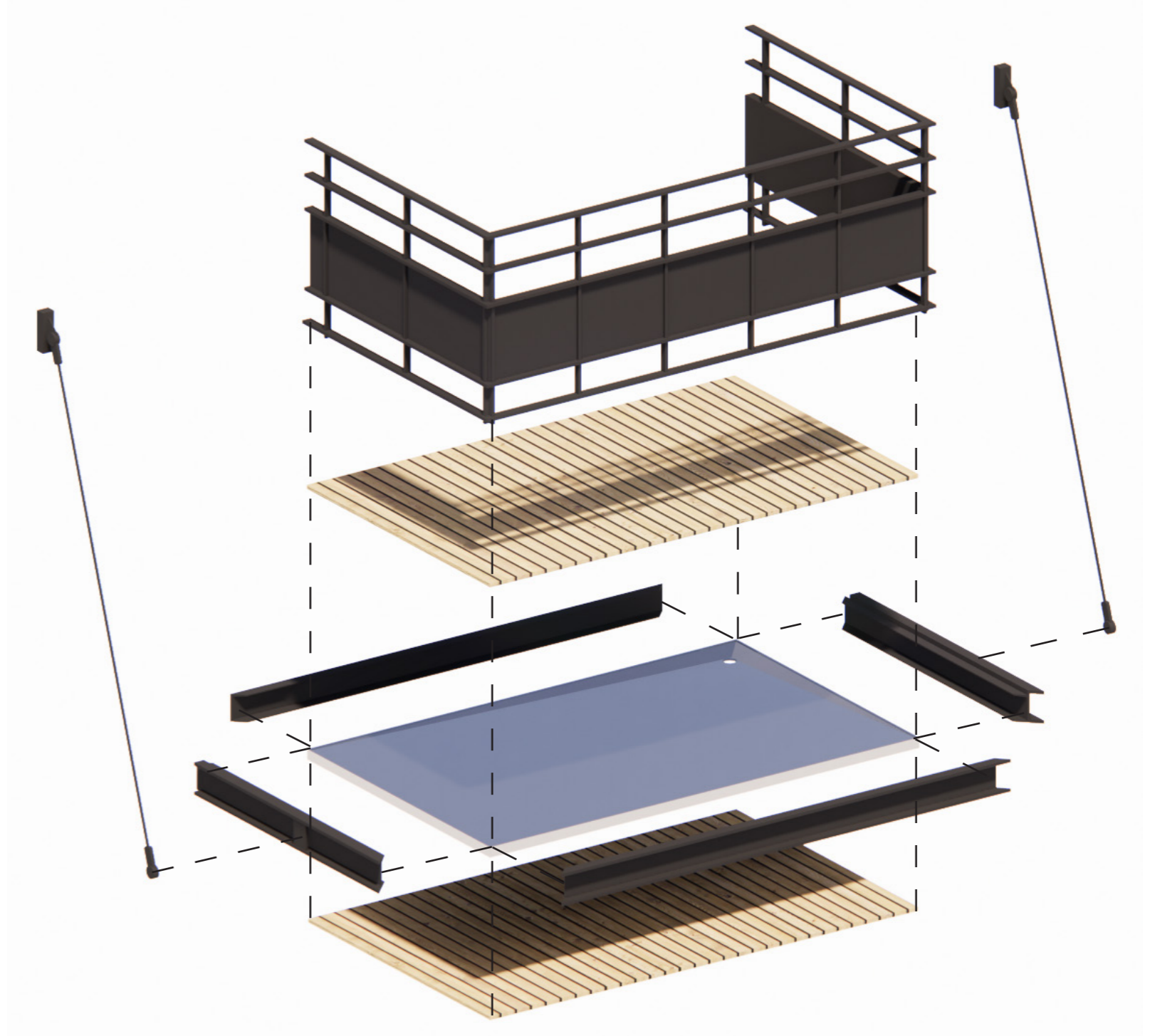
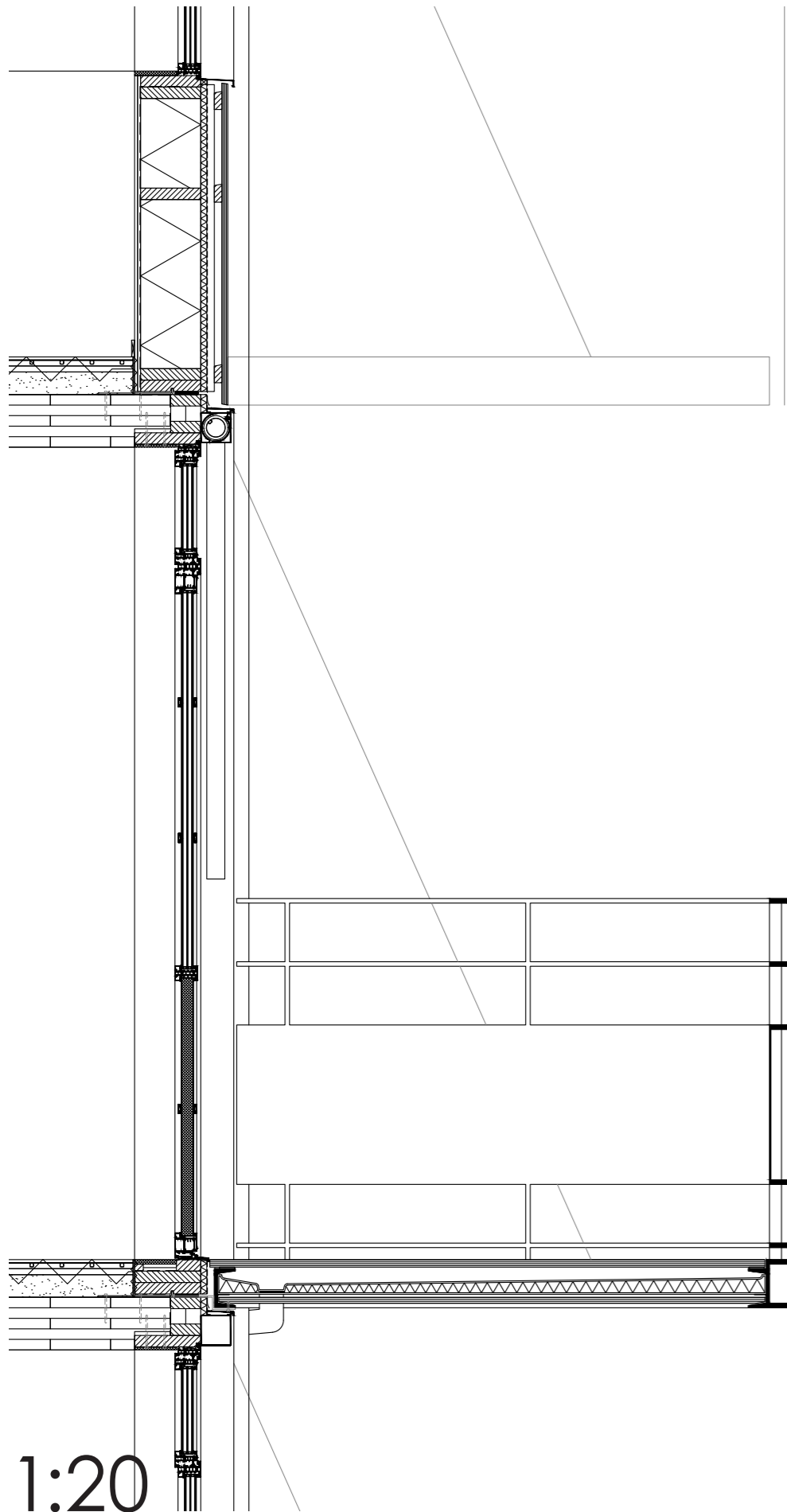
Prefab Facade Element



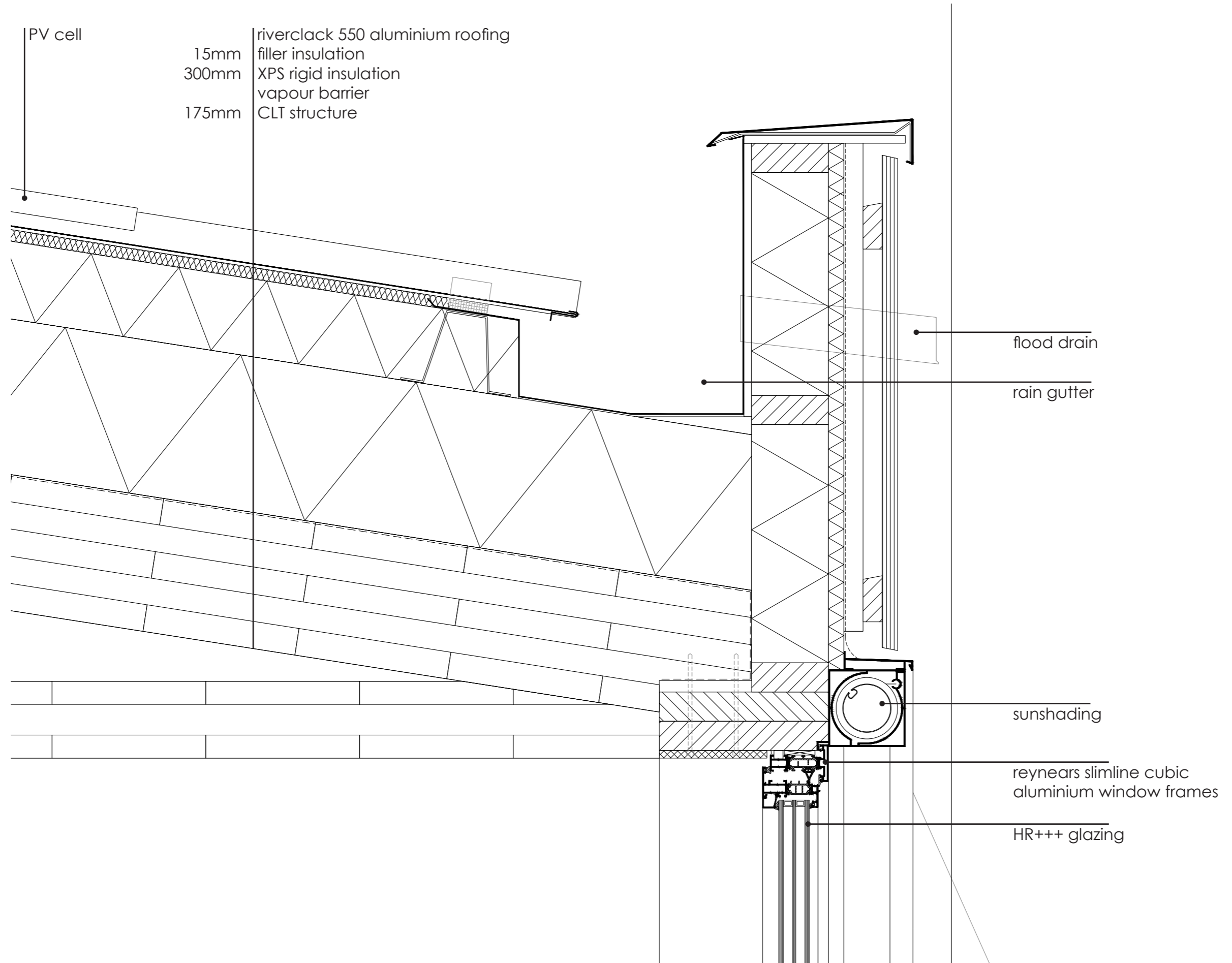
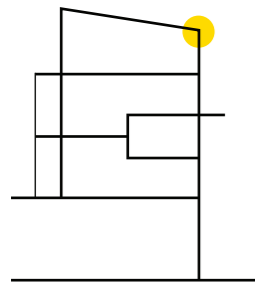
In Summary



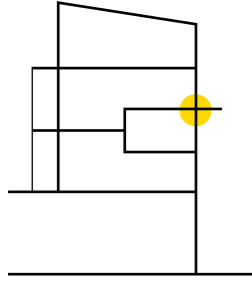
Balcony Construction



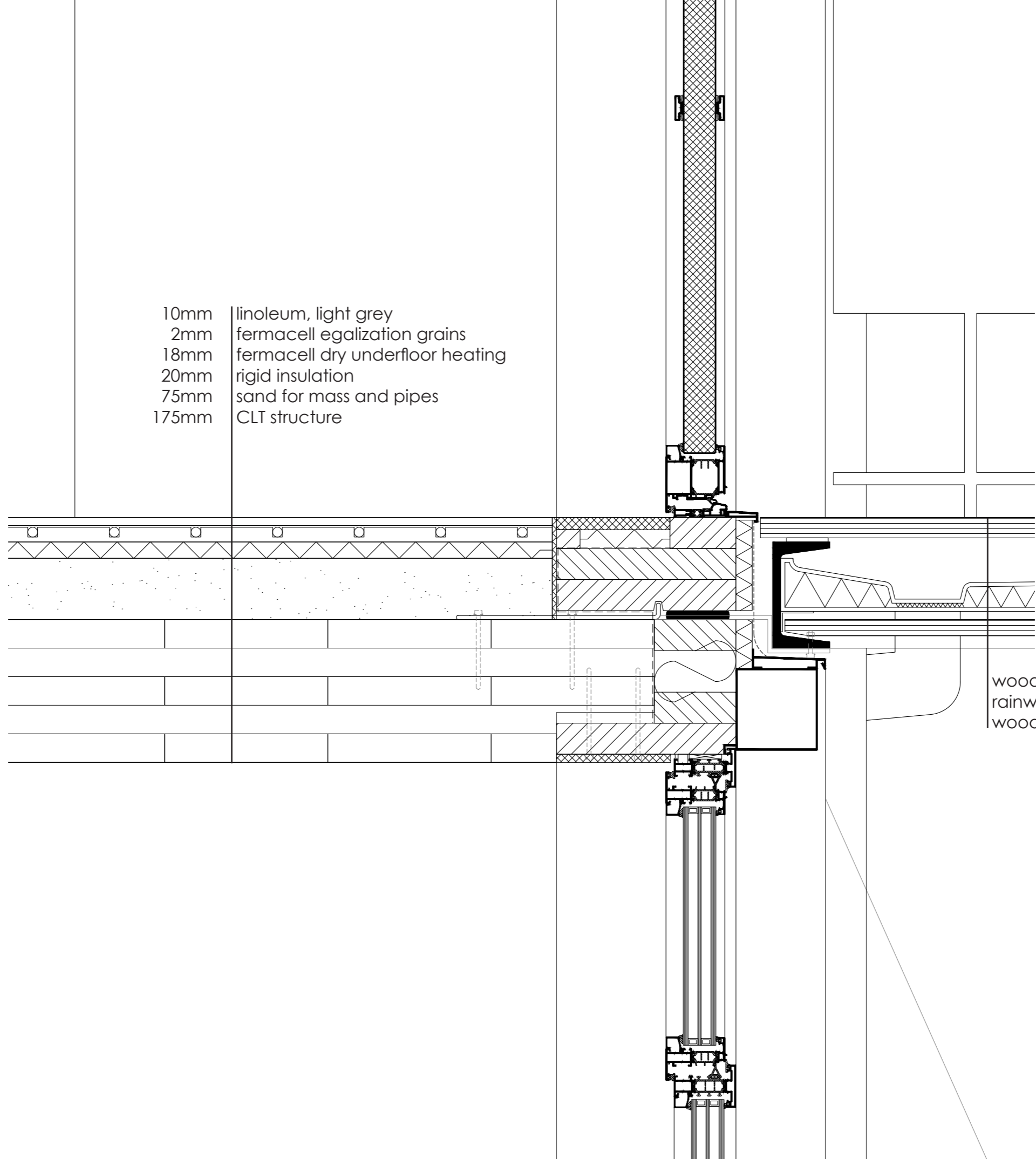
1:5 Detail 1



1:5 Detail 2

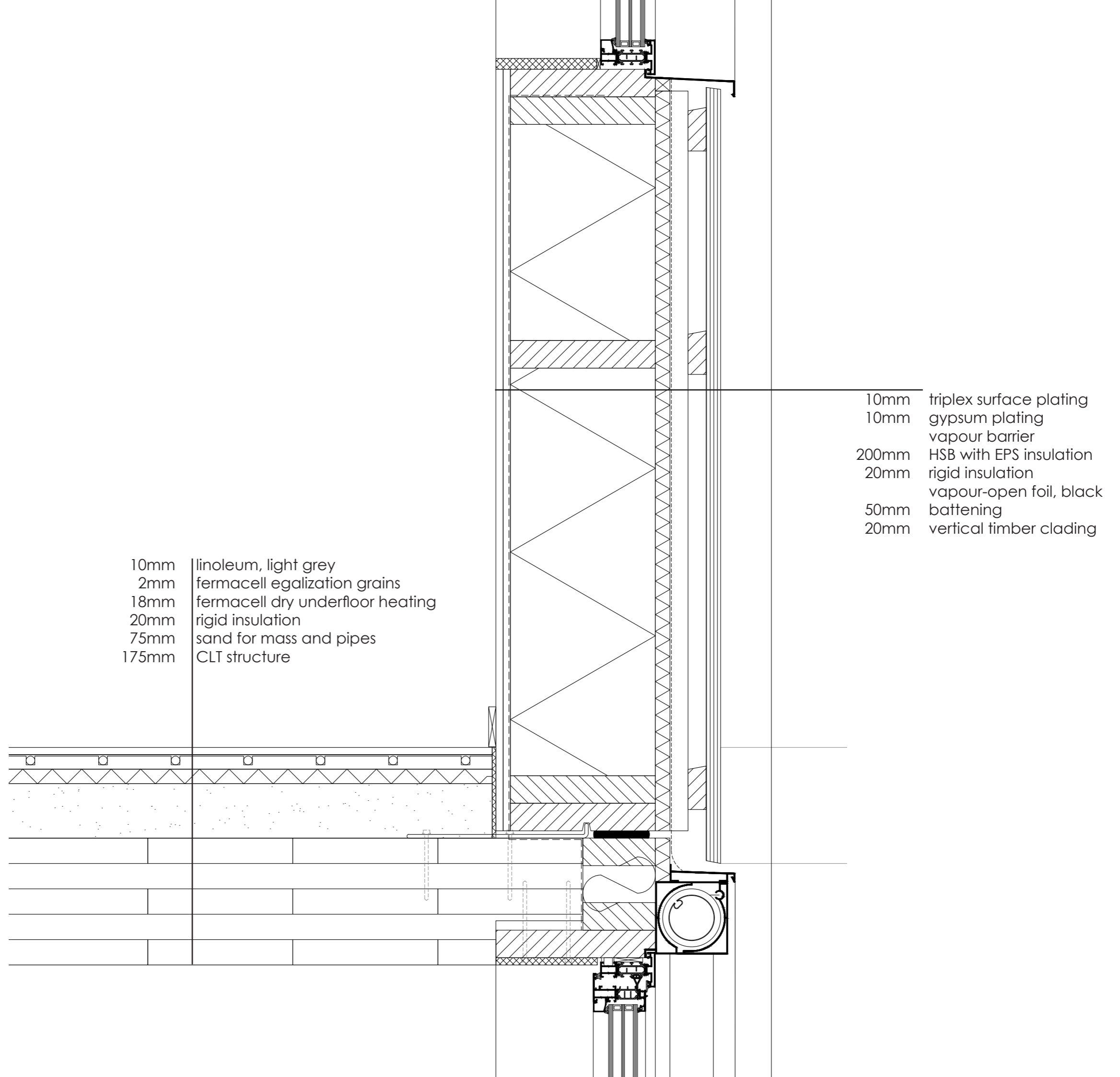
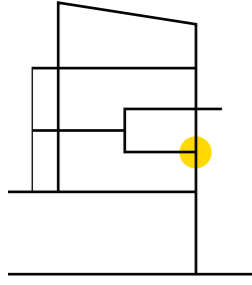


- 10mm linoleum, light grey
- 2mm fermacell egalization grains
- 18mm fermacell dry underfloor heating
- 20mm rigid insulation
- 75mm sand for mass and pipes
- 175mm CLT structure



wooden deck
rainwater drainage
wooden finishing

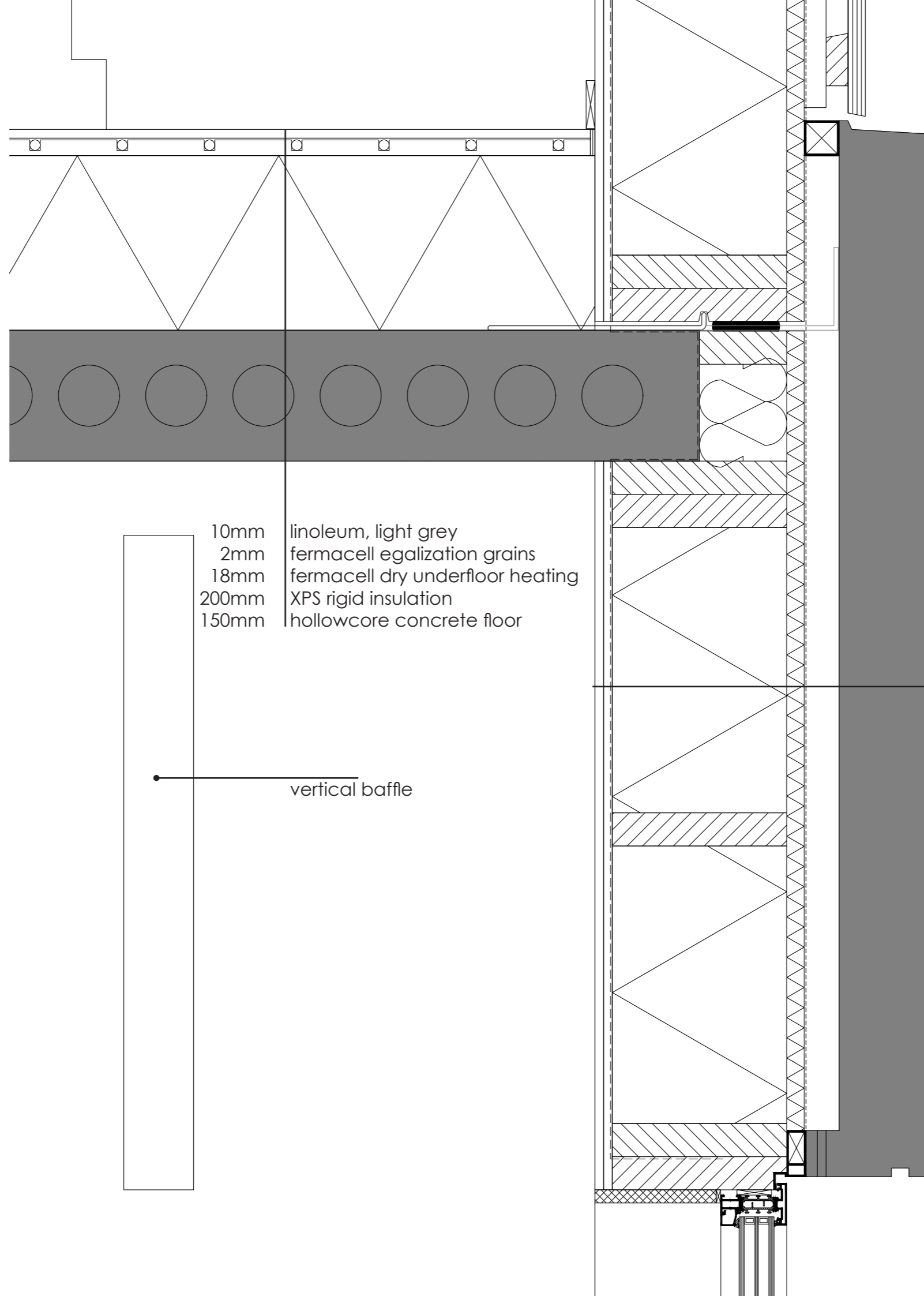
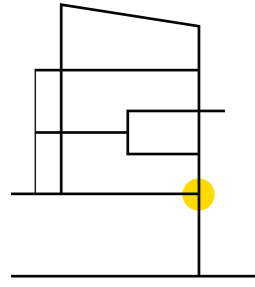
1:5 Detail 3



- 10mm linoleum, light grey
- 2mm fermacell equalization grains
- 18mm fermacell dry underfloor heating
- 20mm rigid insulation
- 75mm sand for mass and pipes
- 175mm CLT structure

- 10mm triplex surface plating
- 10mm gypsum plating
- vapour barrier
- 200mm HSB with EPS insulation
- 20mm rigid insulation
- vapour-open foil, black
- 50mm battening
- 20mm vertical timber cladding

1:5 Detail 4



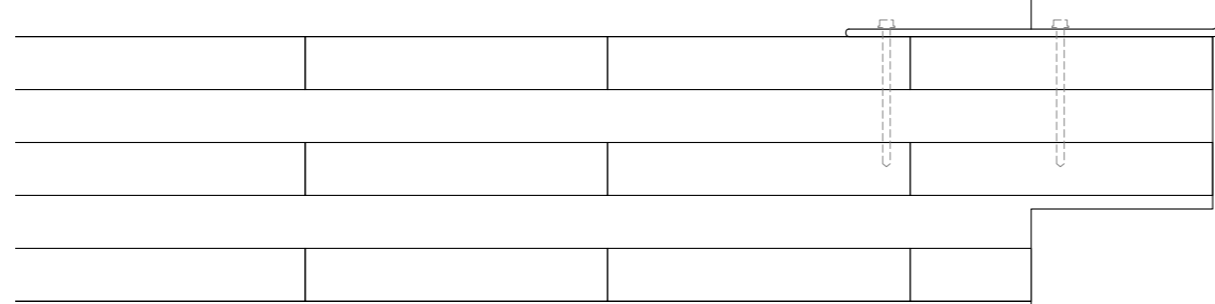
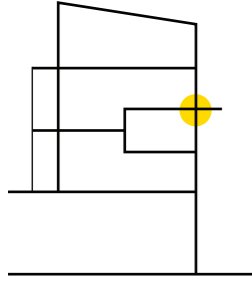
- 10mm linoleum, light grey
- 2mm fermacell equalization grains
- 18mm fermacell dry underfloor heating
- 200mm XPS rigid insulation
- 150mm hollowcore concrete floor

vertical baffle

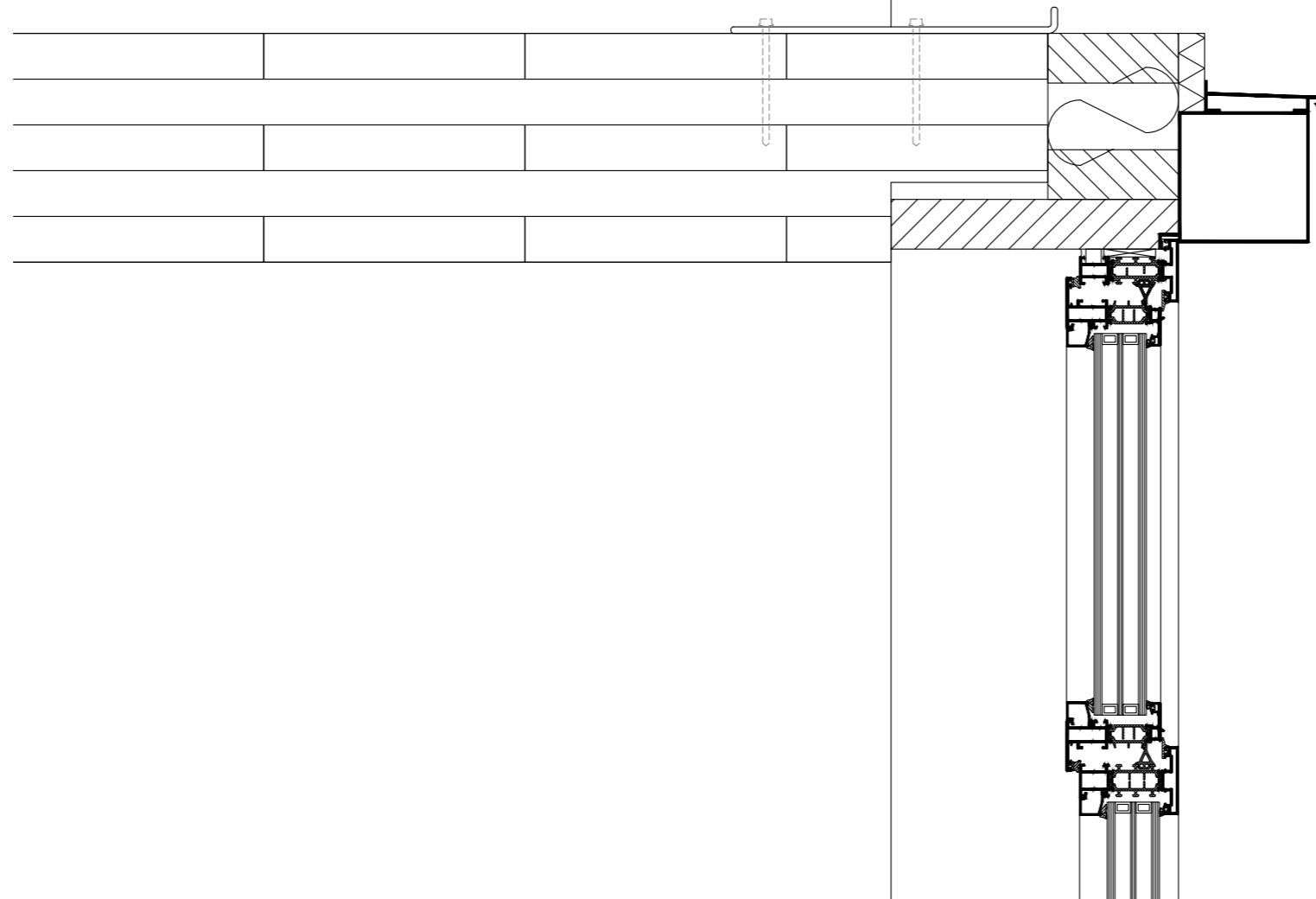
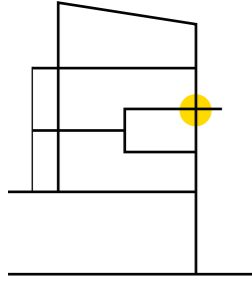
- 10mm triplex surface plating
- 10mm gypsum plating
- vapour barrier
- 200mm woodframe with EPS insulation
- 20mm rigid insulation
- vapour-open foil, black
- 40mm ventilation cavity
- 100mm concrete facade panel

1:5 Detail 2 assembly

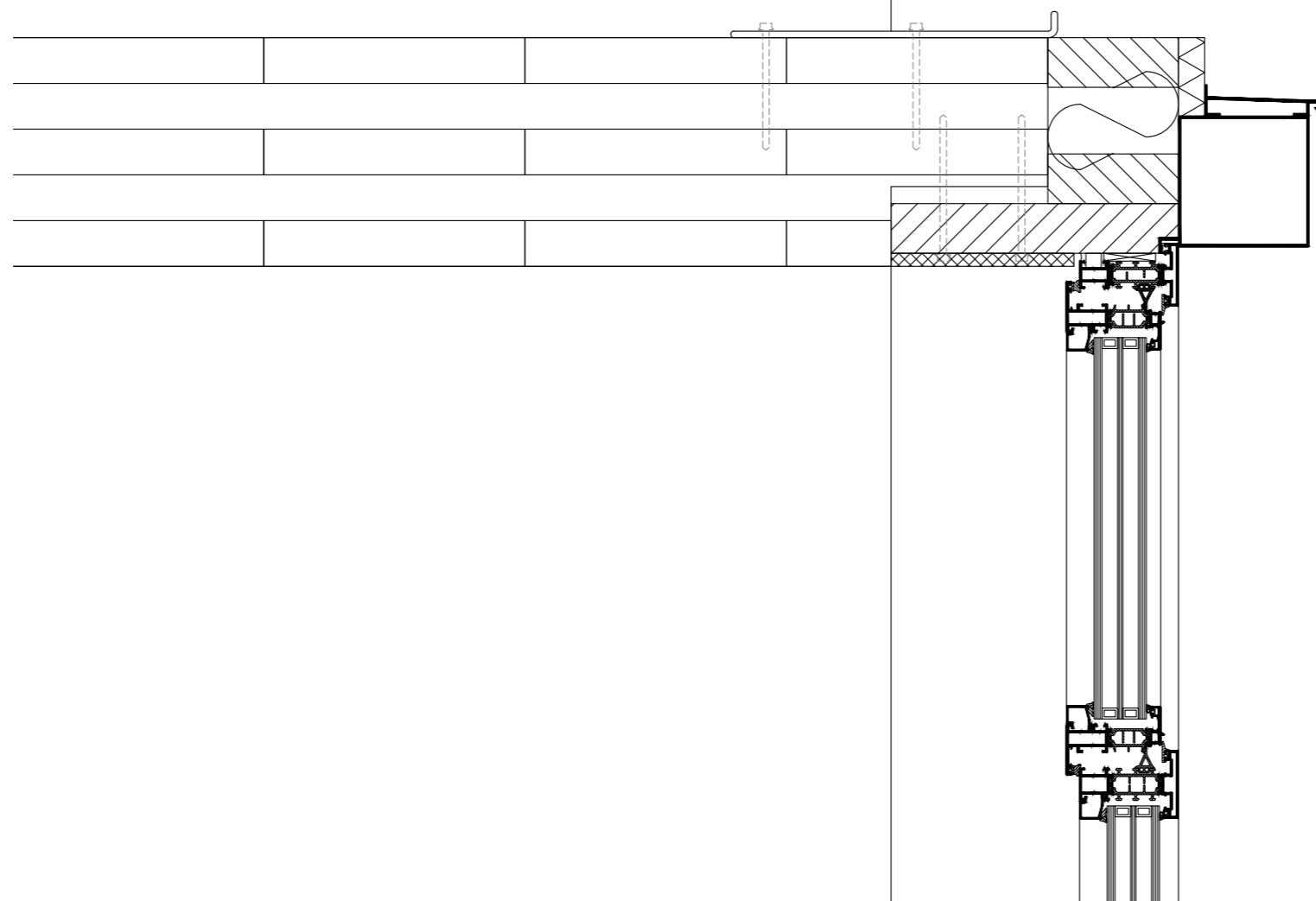
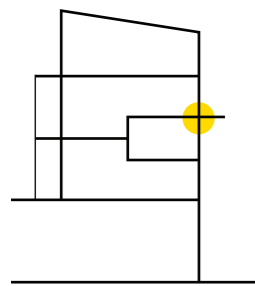
STEP 1: BASE CONSTRUCTION



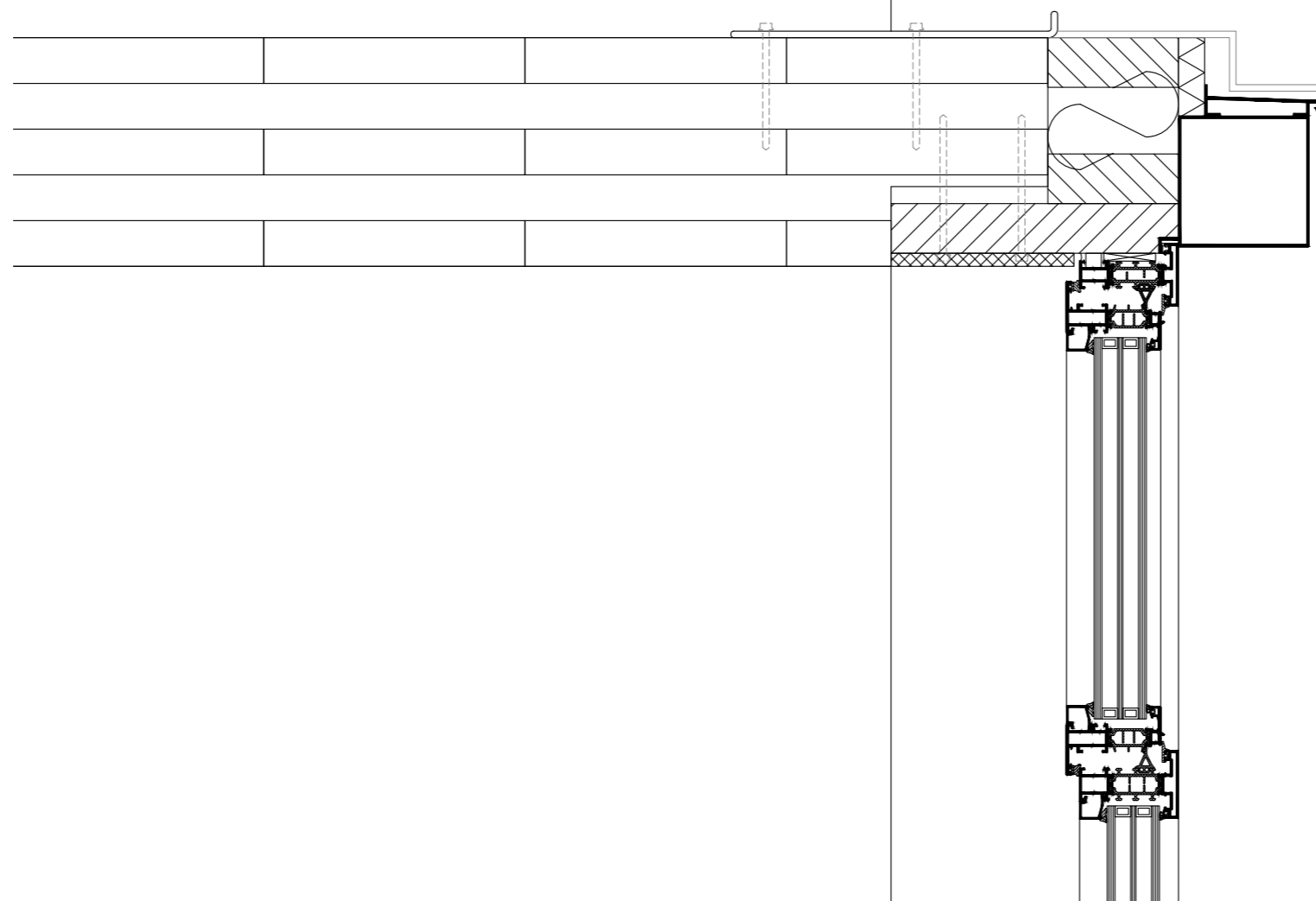
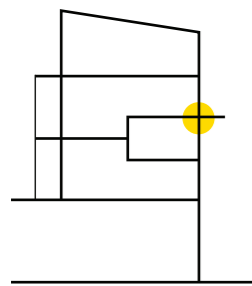
1:5 Detail 2 assembly
STEP 2: LOWER ELEMENT



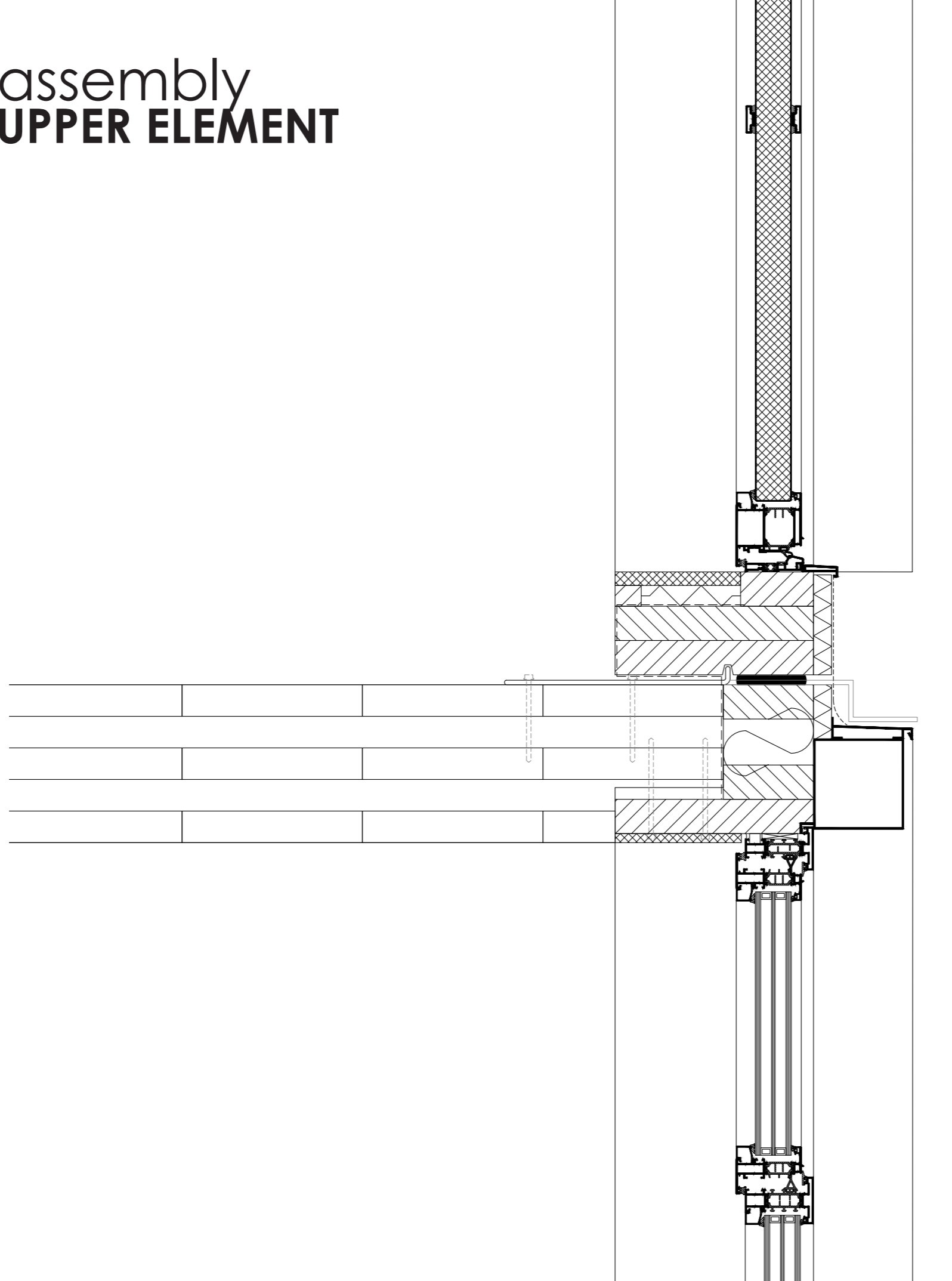
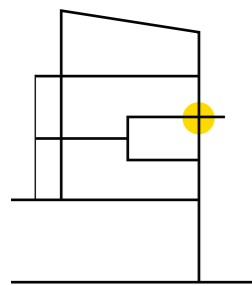
1:5 Detail 2 assembly
STEP 3: ATTACHMENT



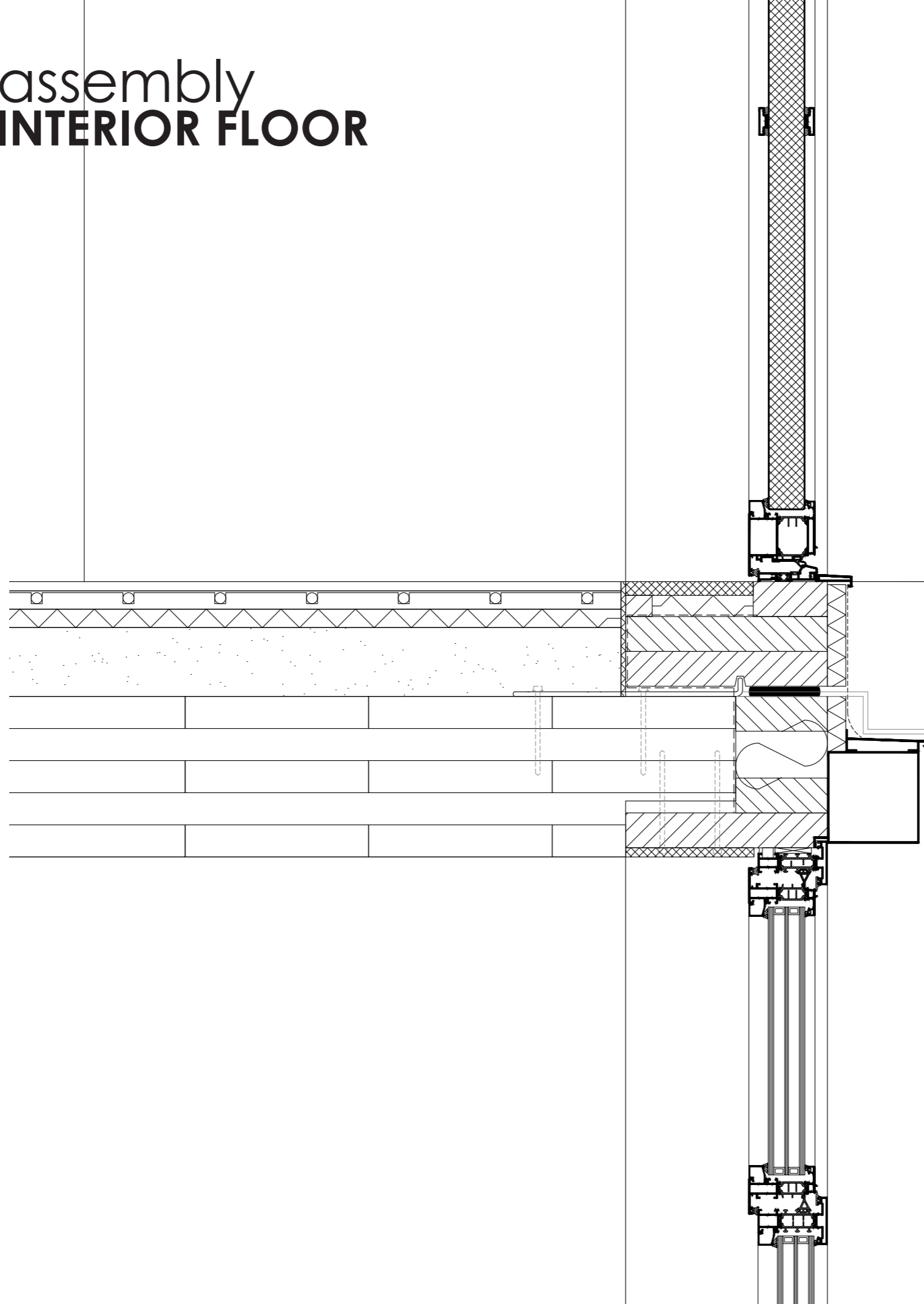
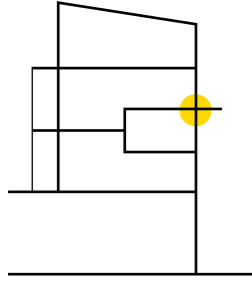
1:5 Detail 2 assembly
STEP 4: BALCONY BRACE



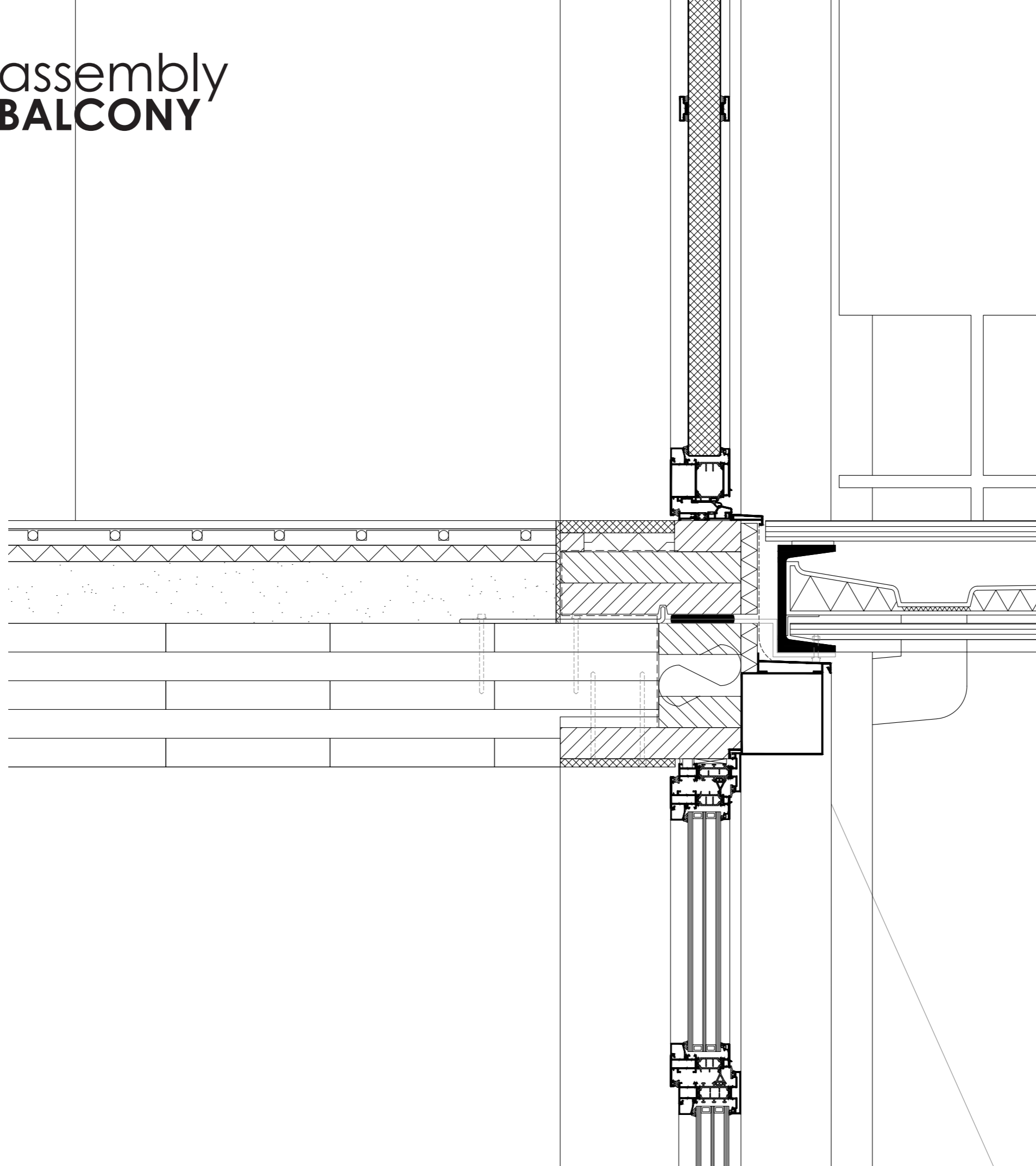
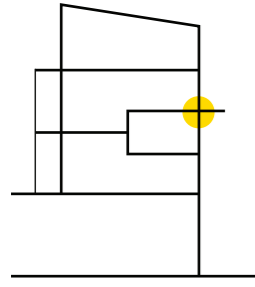
1:5 Detail 2 assembly
STEP 5: UPPER ELEMENT



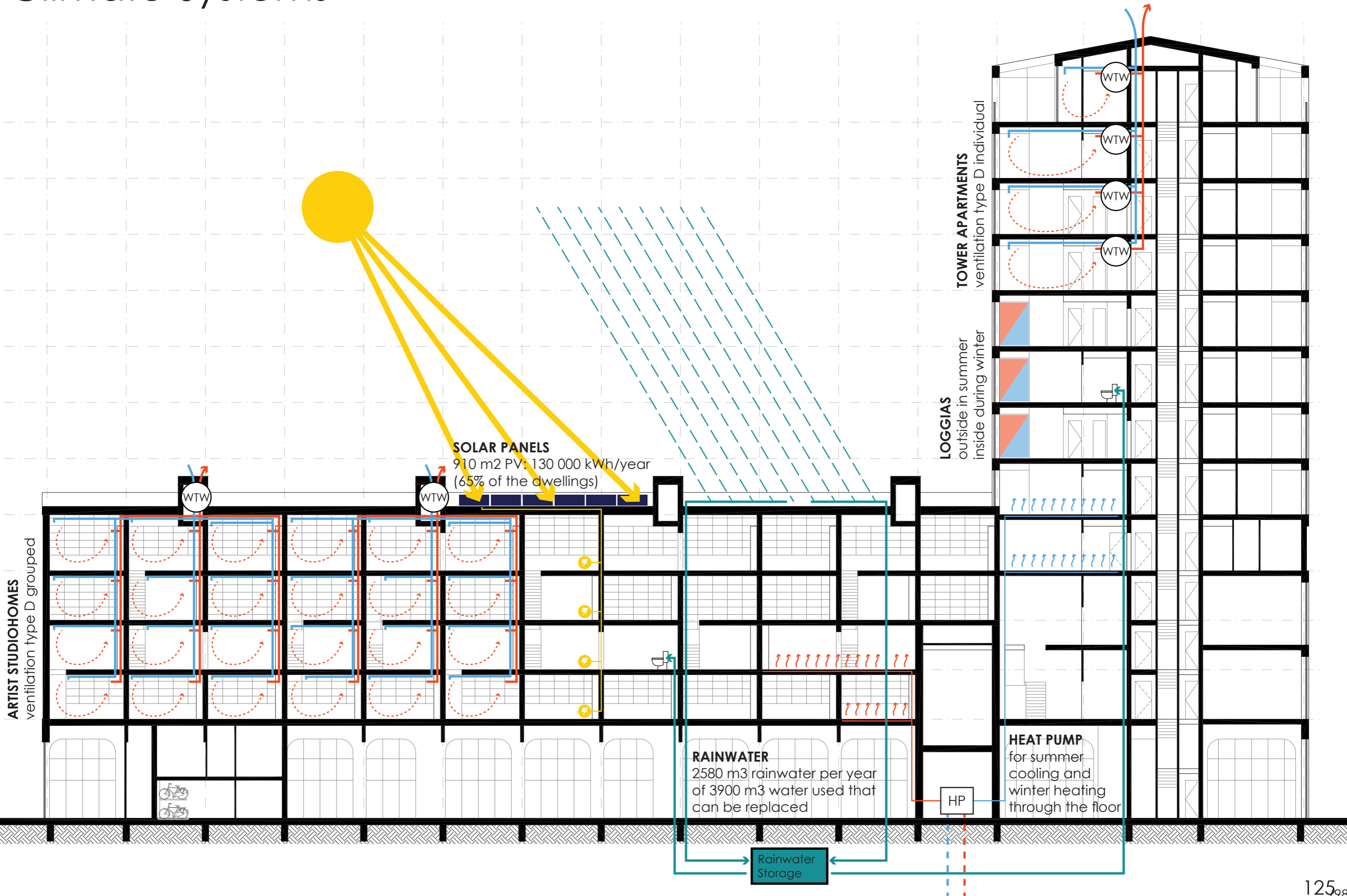
1:5 Detail 2 assembly
STEP 6: INTERIOR FLOOR



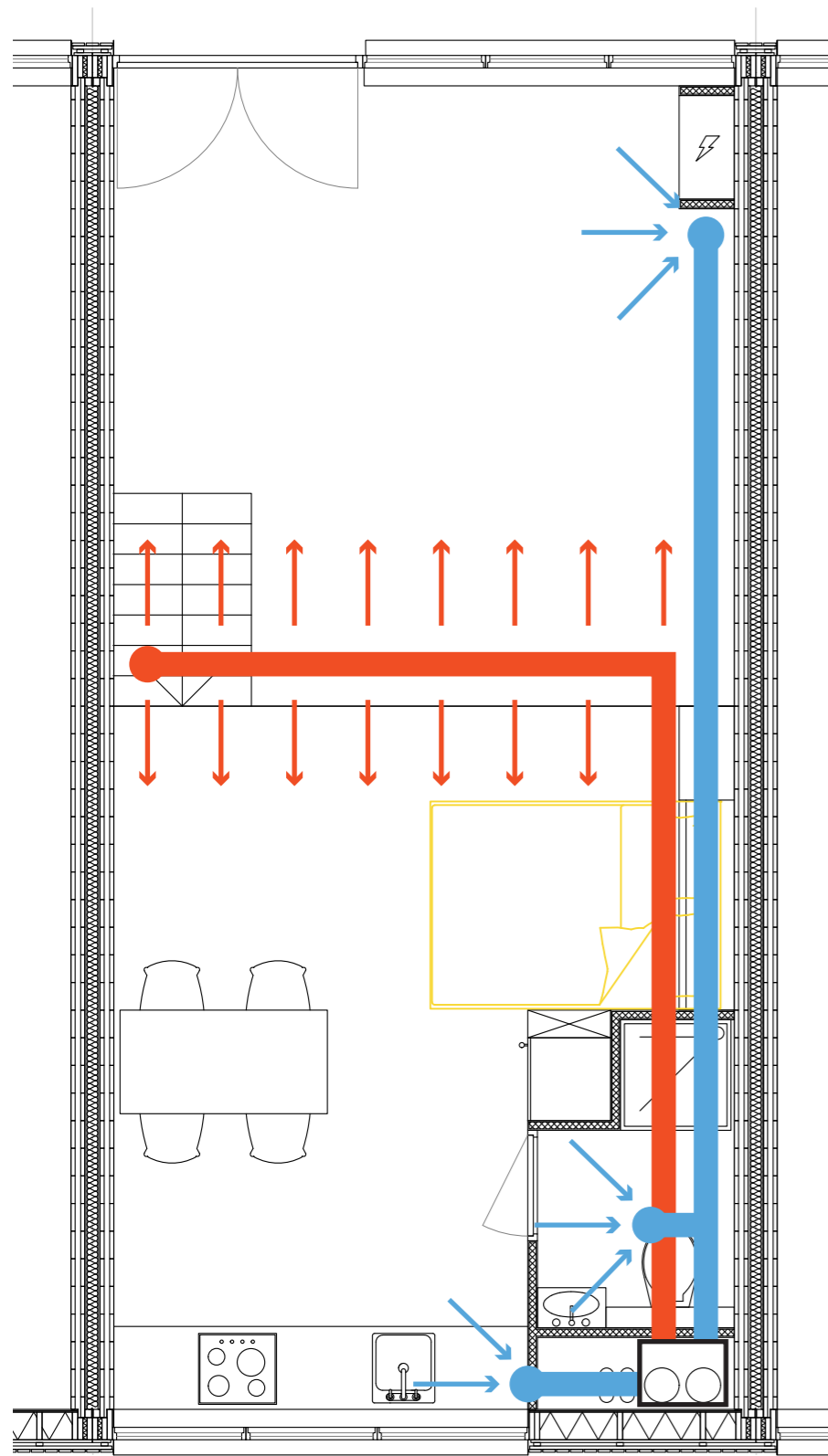
1:5 Detail 2 assembly
STEP 7: BALCONY



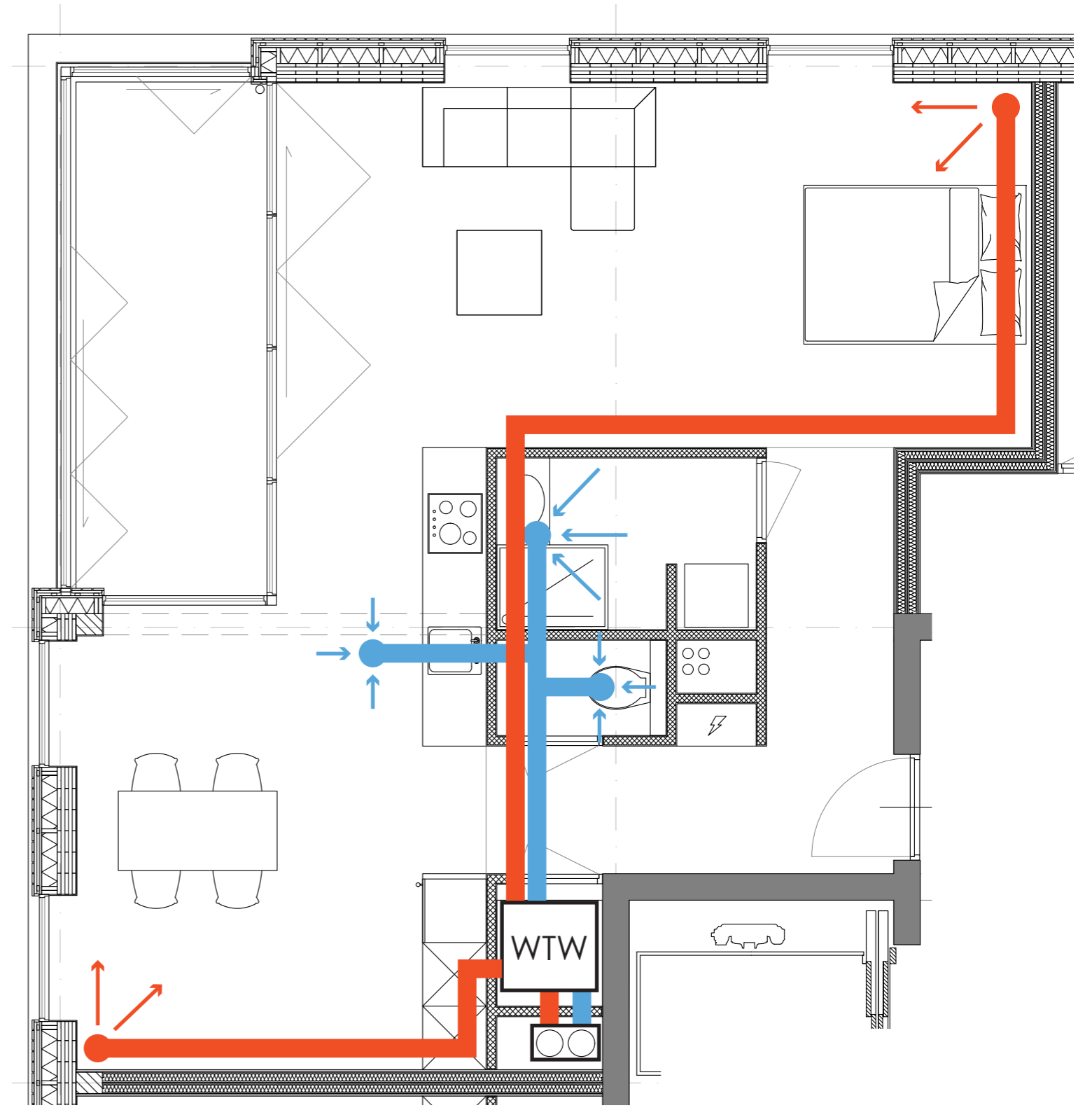
Climate Systems



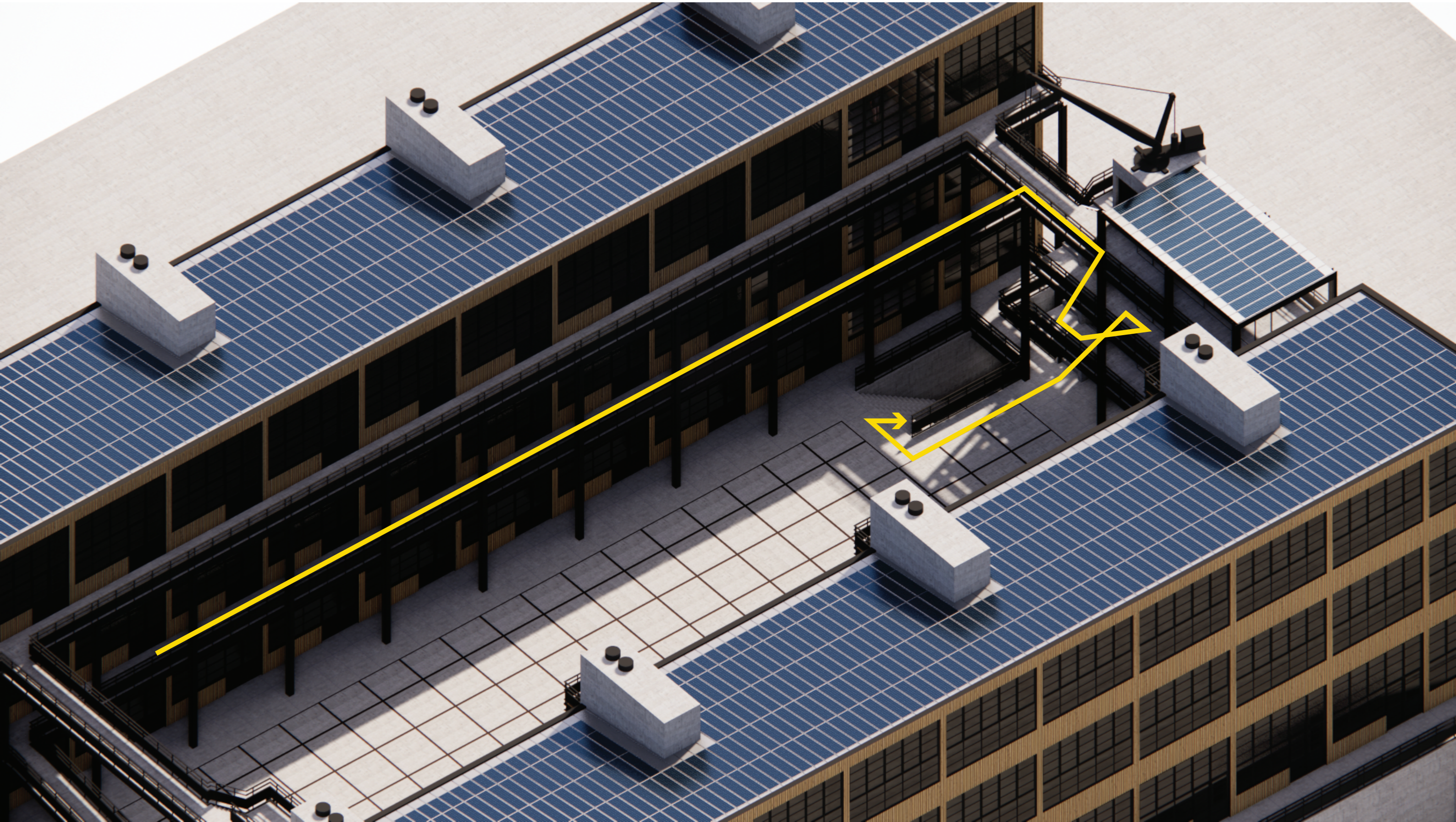
Ventilation in Dwellings



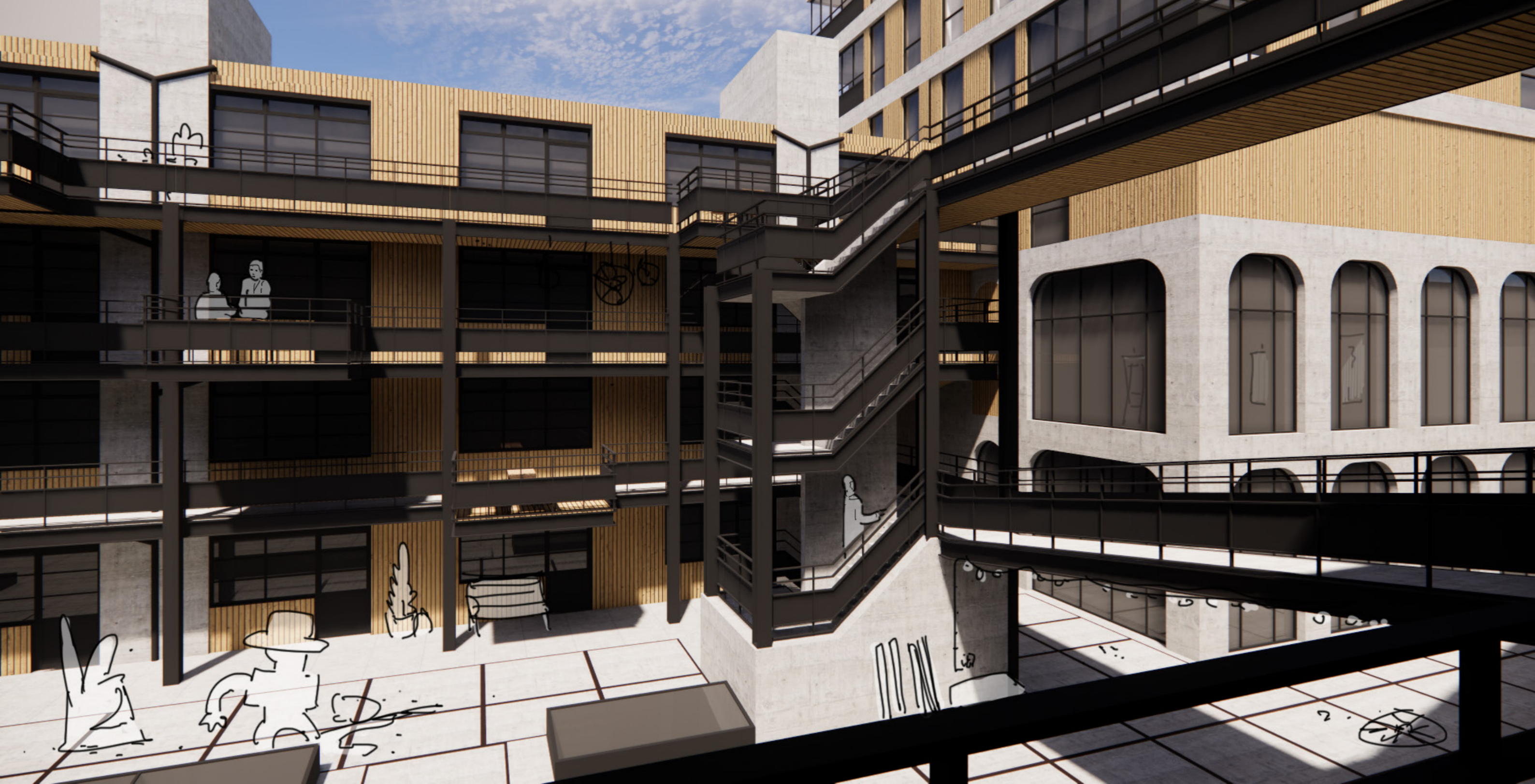
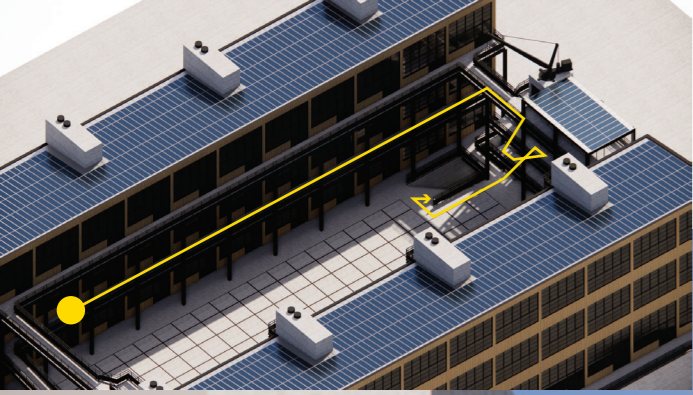
System D, combined



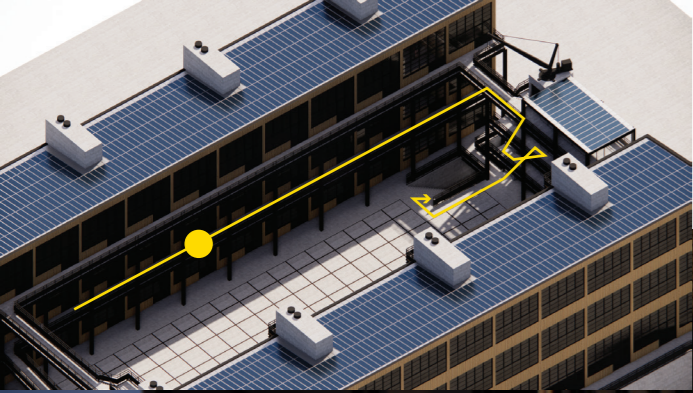
System D, individual



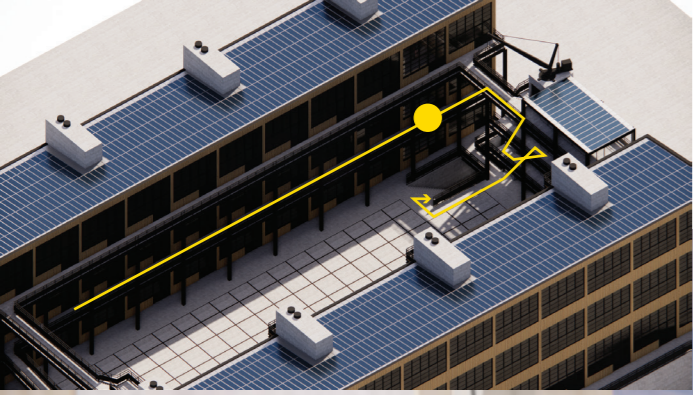
Route through the building



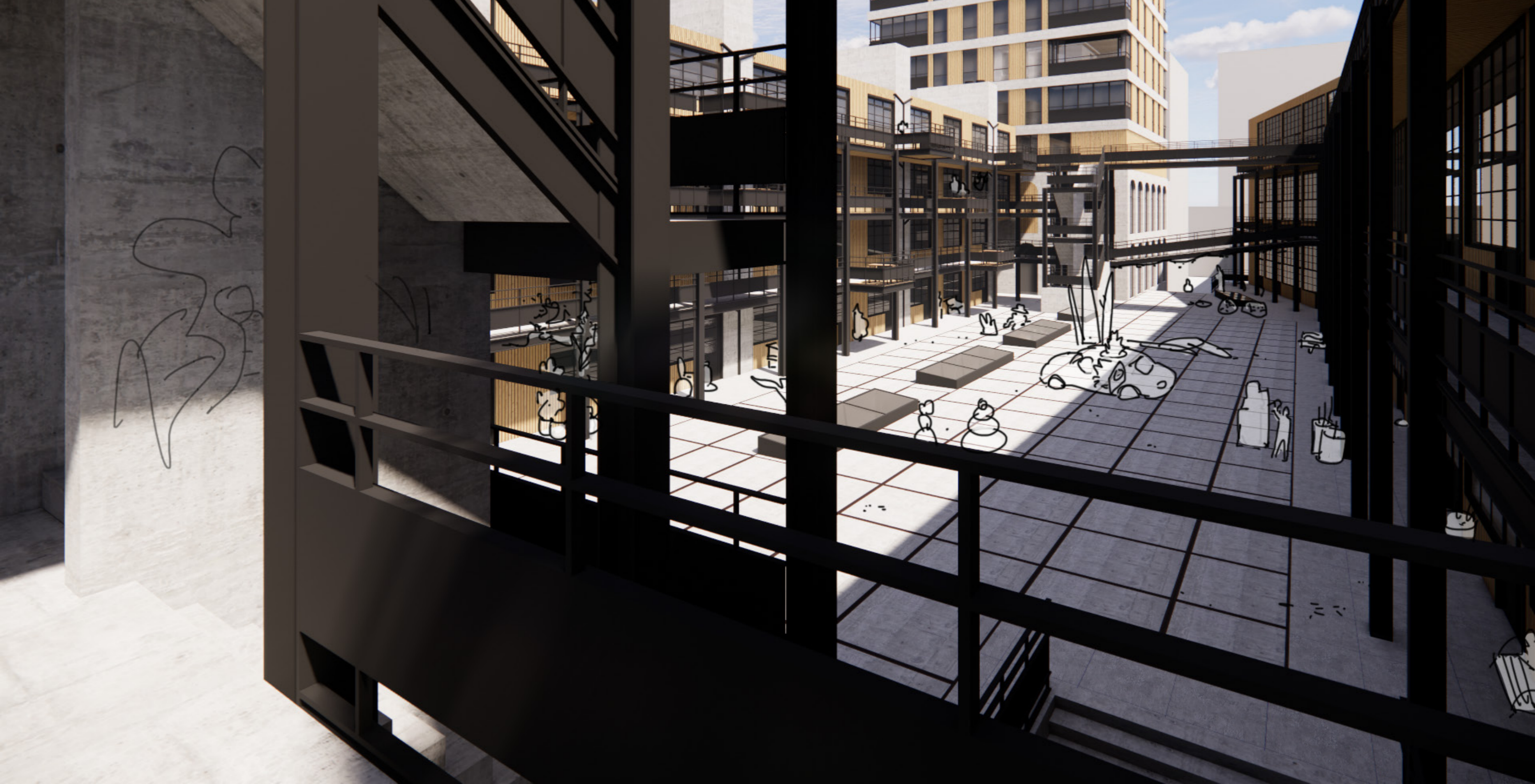
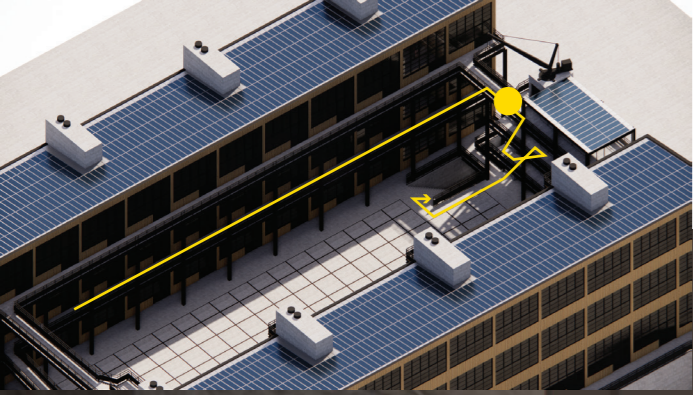
Route through the building



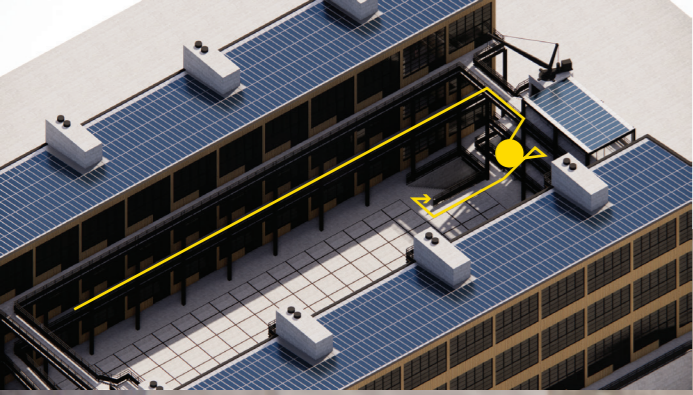
Route through the building



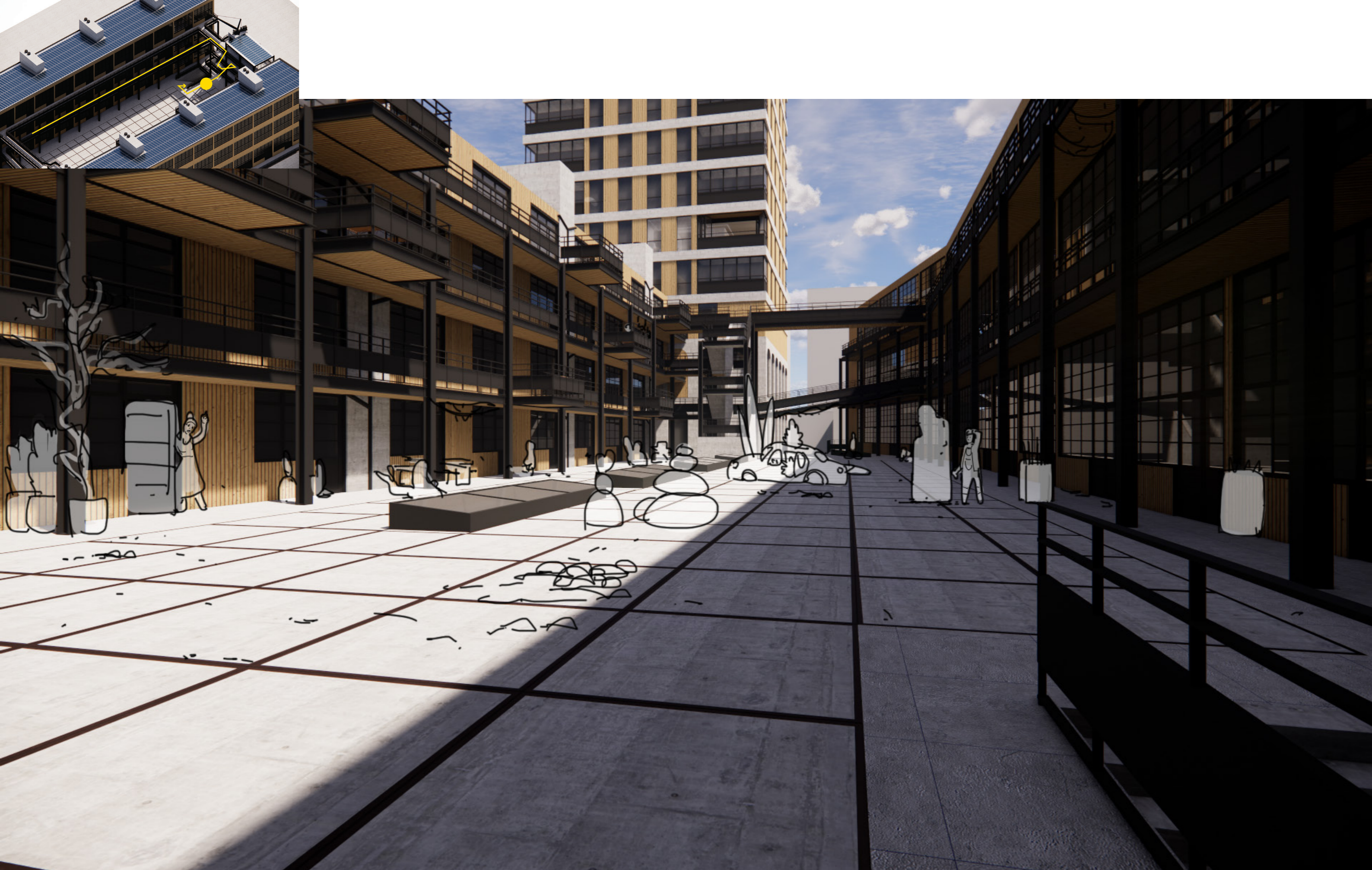
Route through the building



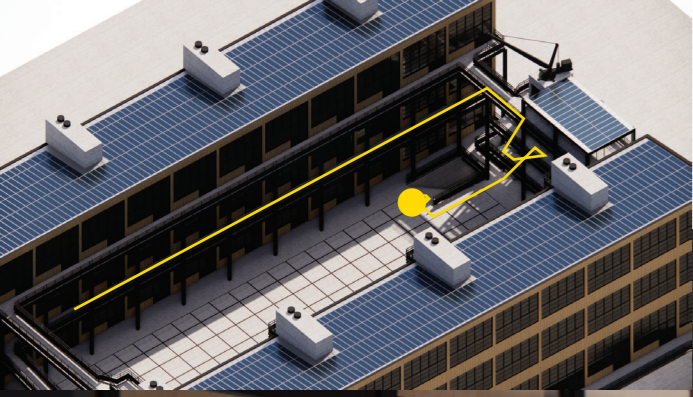
Route through the building



Route through the building



Route through the building



Route through the building