

Renovation of De Beursgebouw

Heritage & Architecture

Adapting 20C Heritage

Tutors:

Wouter Willers

Ger Warries

Marie-Therèse van Thoor

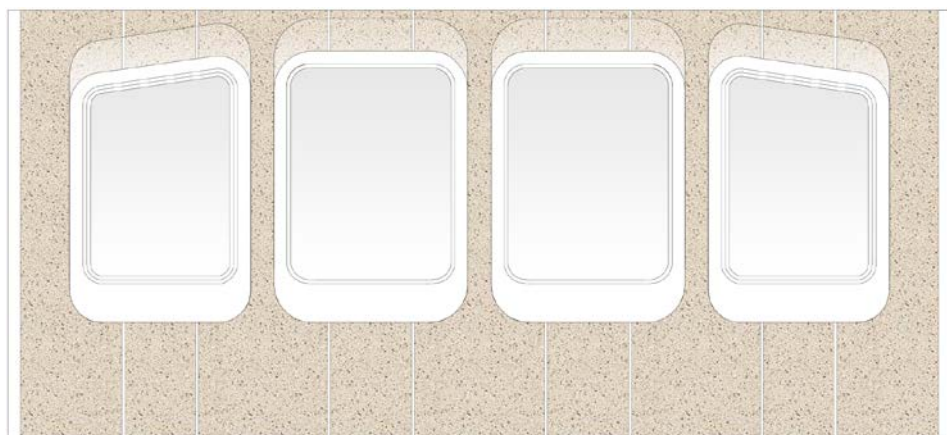
Bas Gremmen

Lidwine Spoormans

P5 presentation

03.07.2019

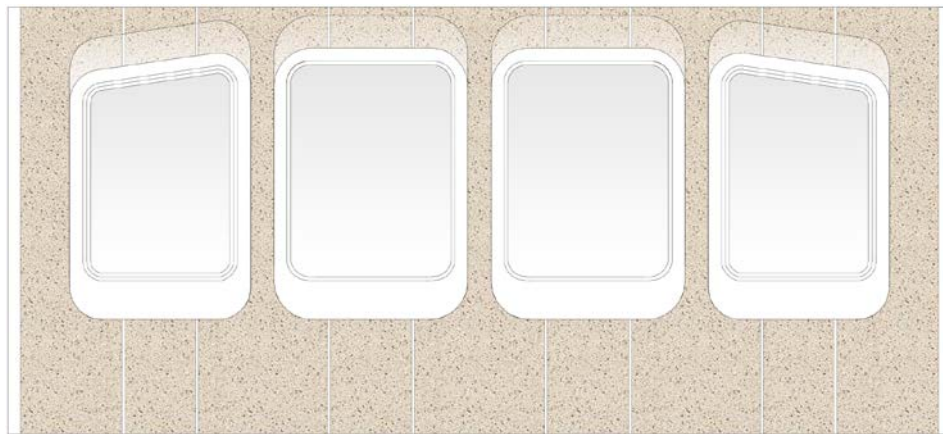
Yu Li



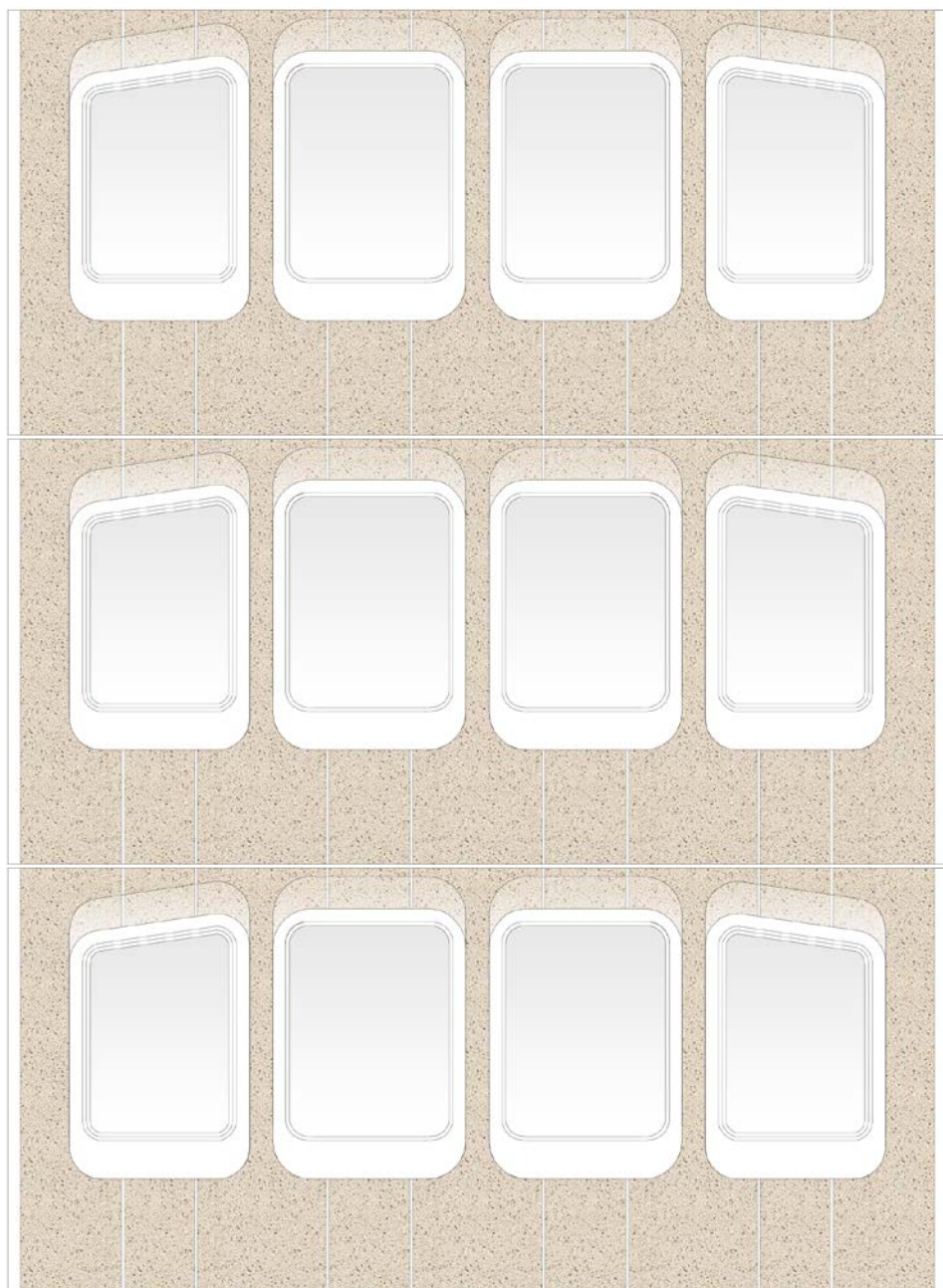
I. What?

II. Why?

III. How?



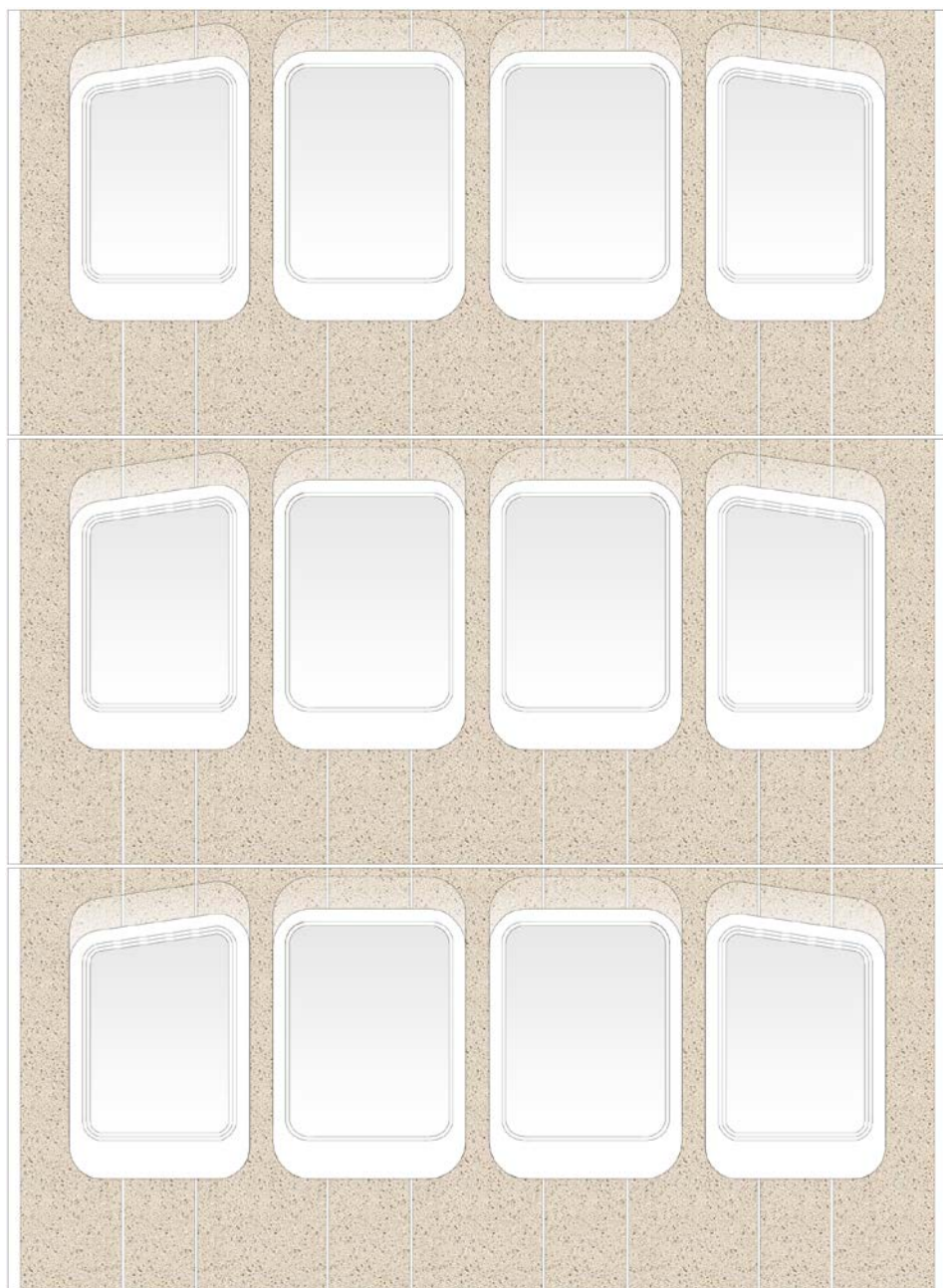
- I. What kind of building De Beursgebouw is?
- II. Why is De Beursgebouw worth conserving?
- III. How can De Beursgebouw help the city achieve a better future while maintain its values?



I. What **kind of building** De Beursgebouw is?

II. Why?

III. How?



I. What

- Site
- Structure
- Skin
- Space
- Scheme
- Position

II. Why?

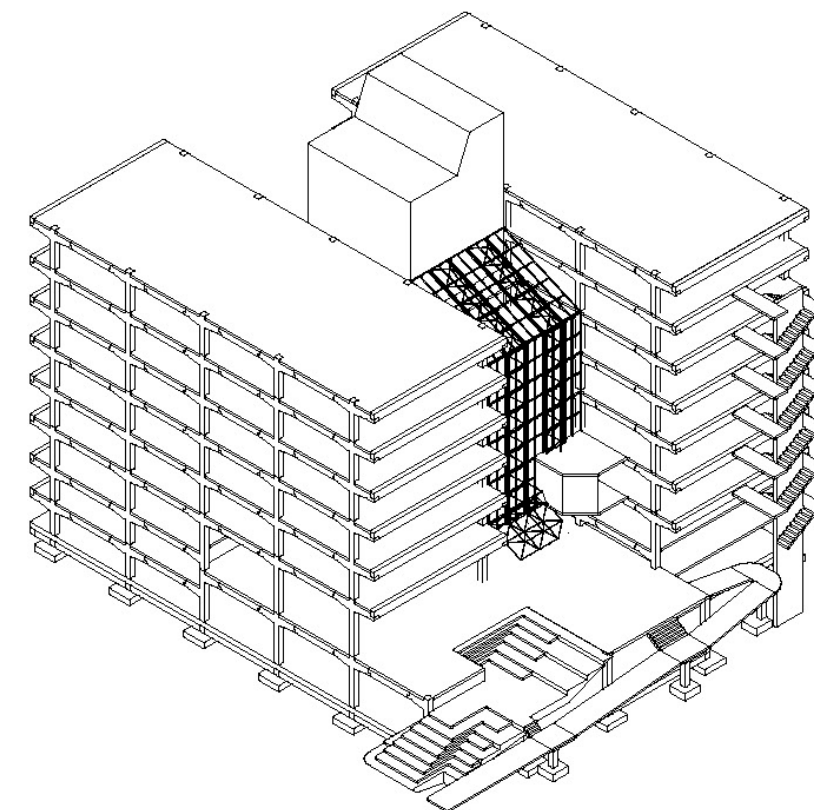
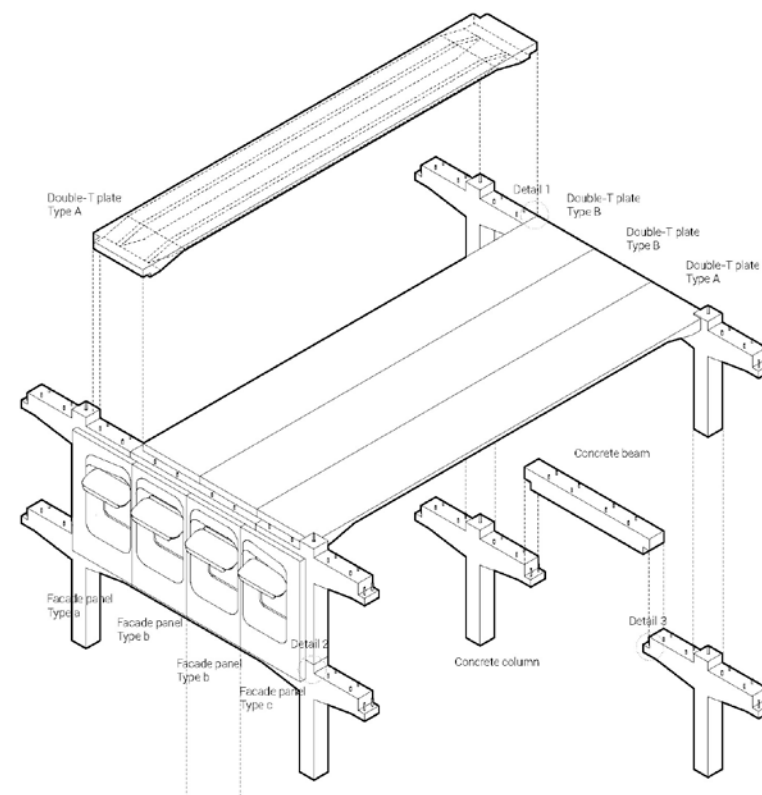
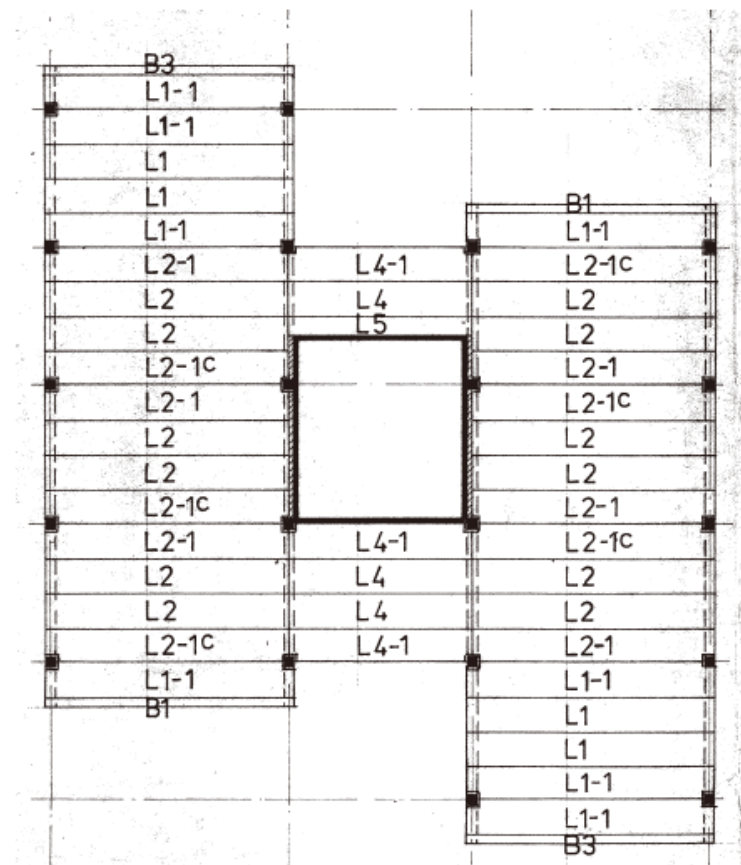
III. How?

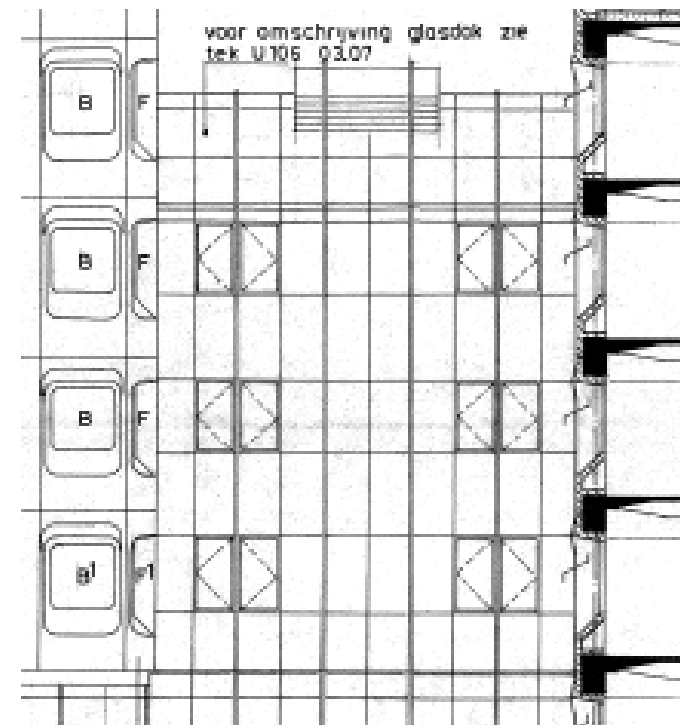
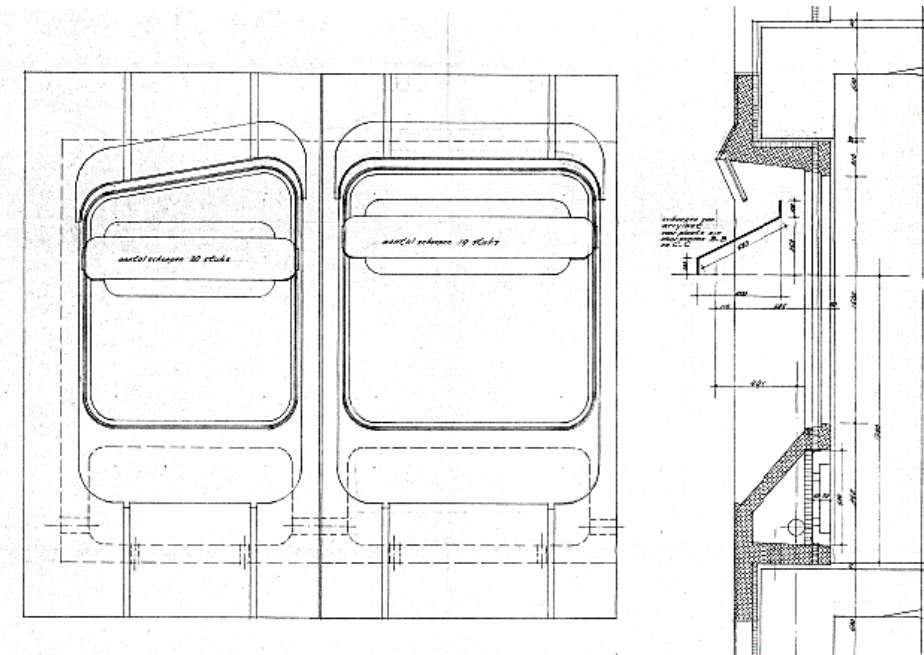


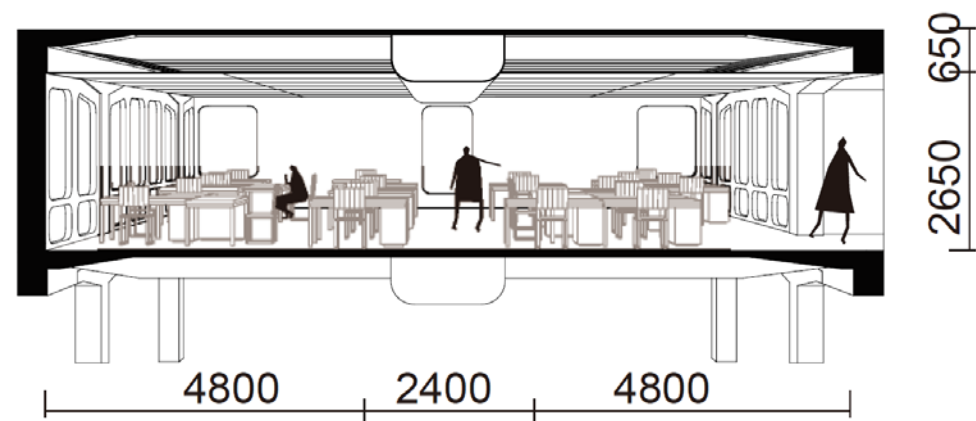
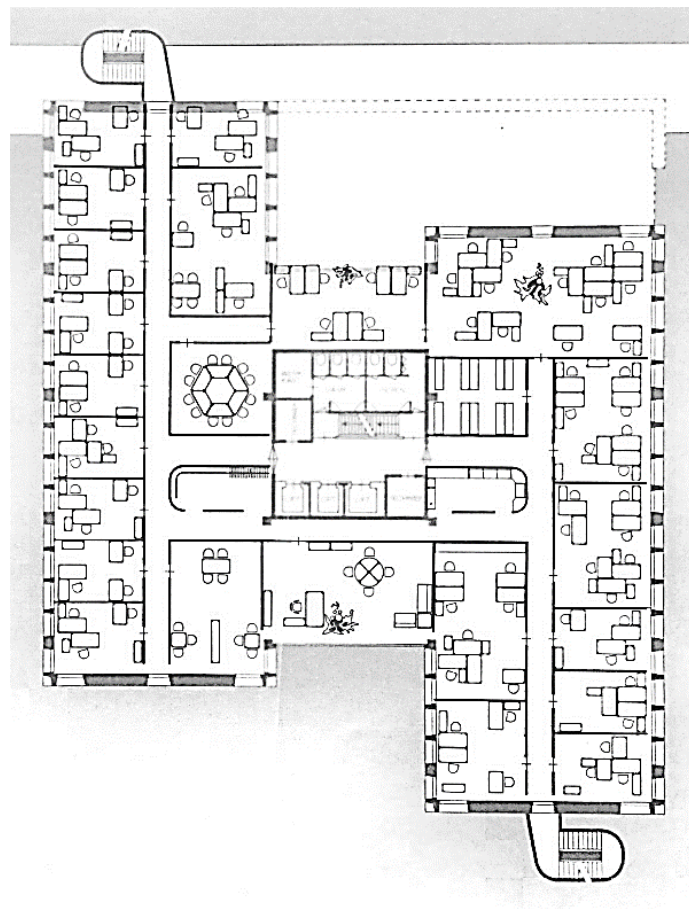
What

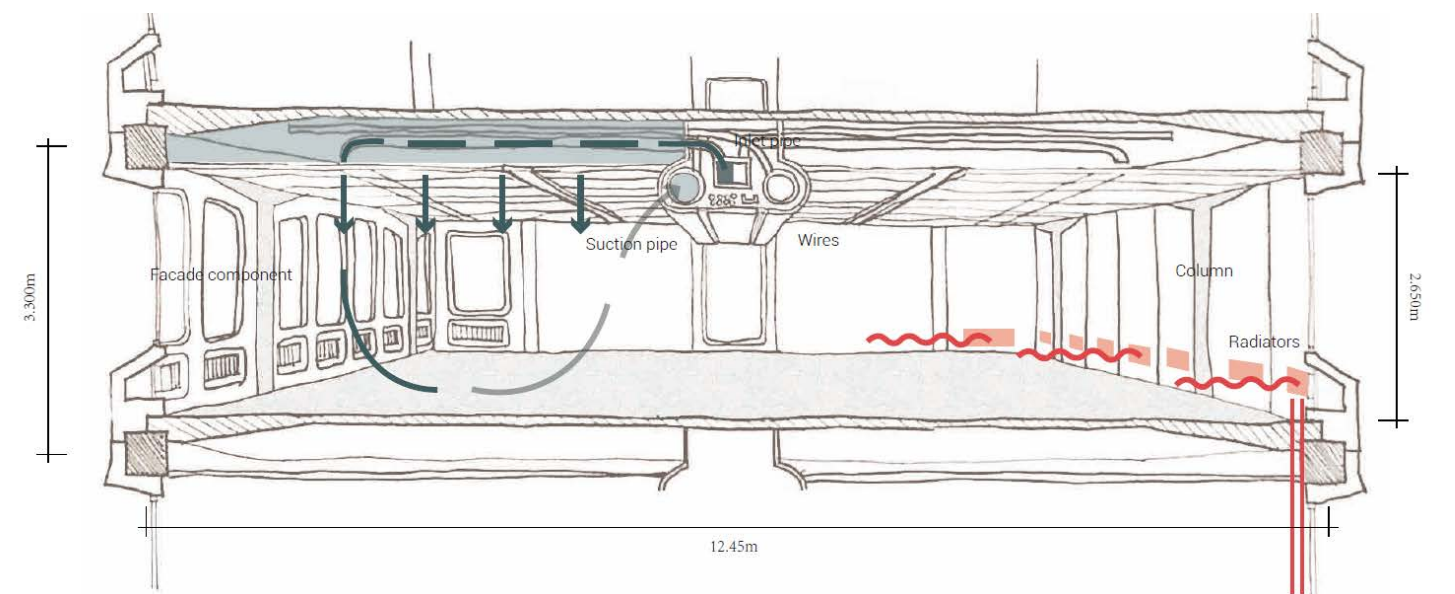
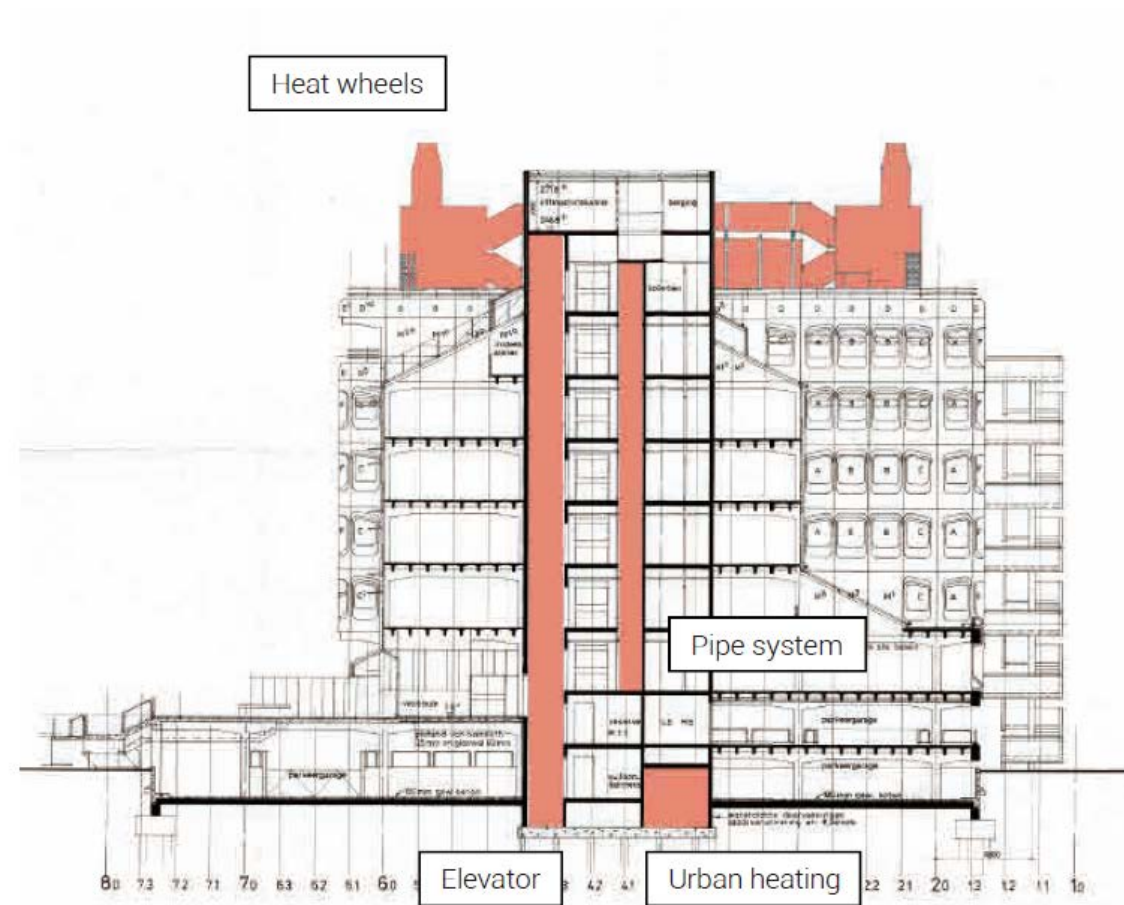
De Beursgebouw

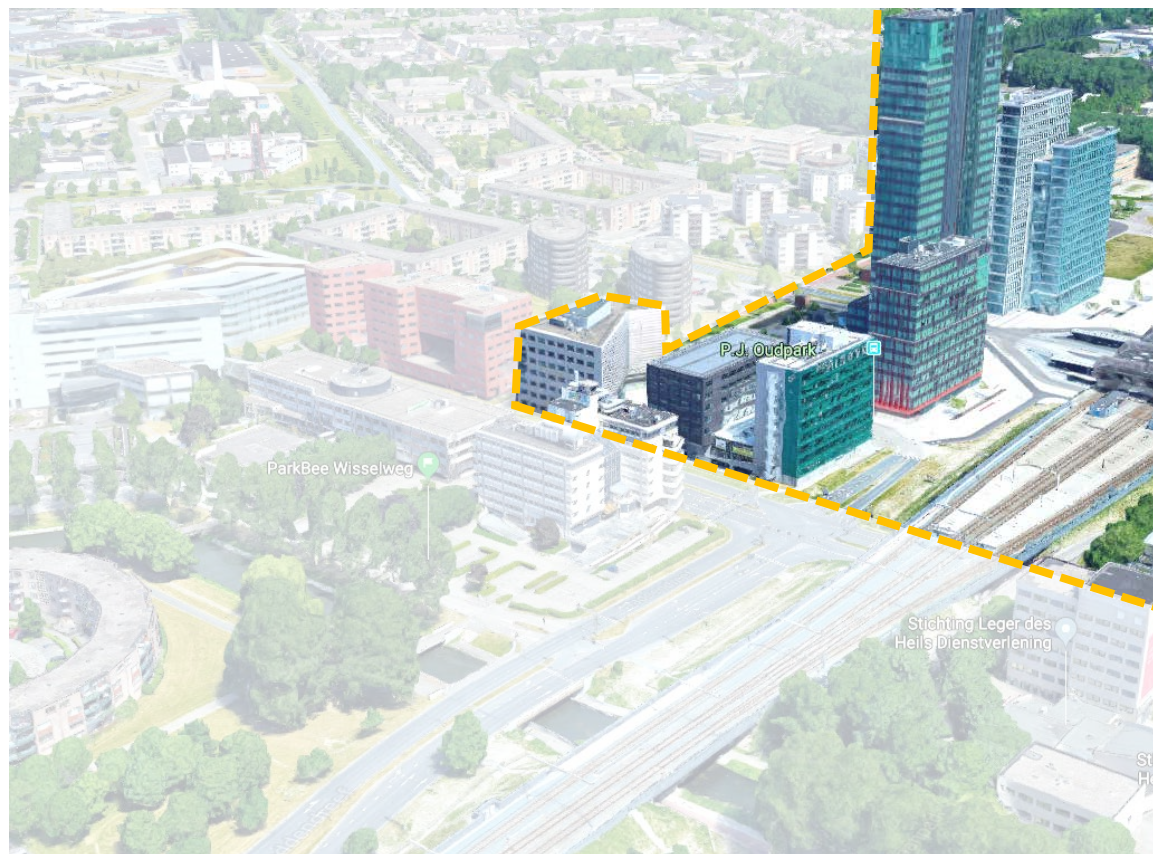


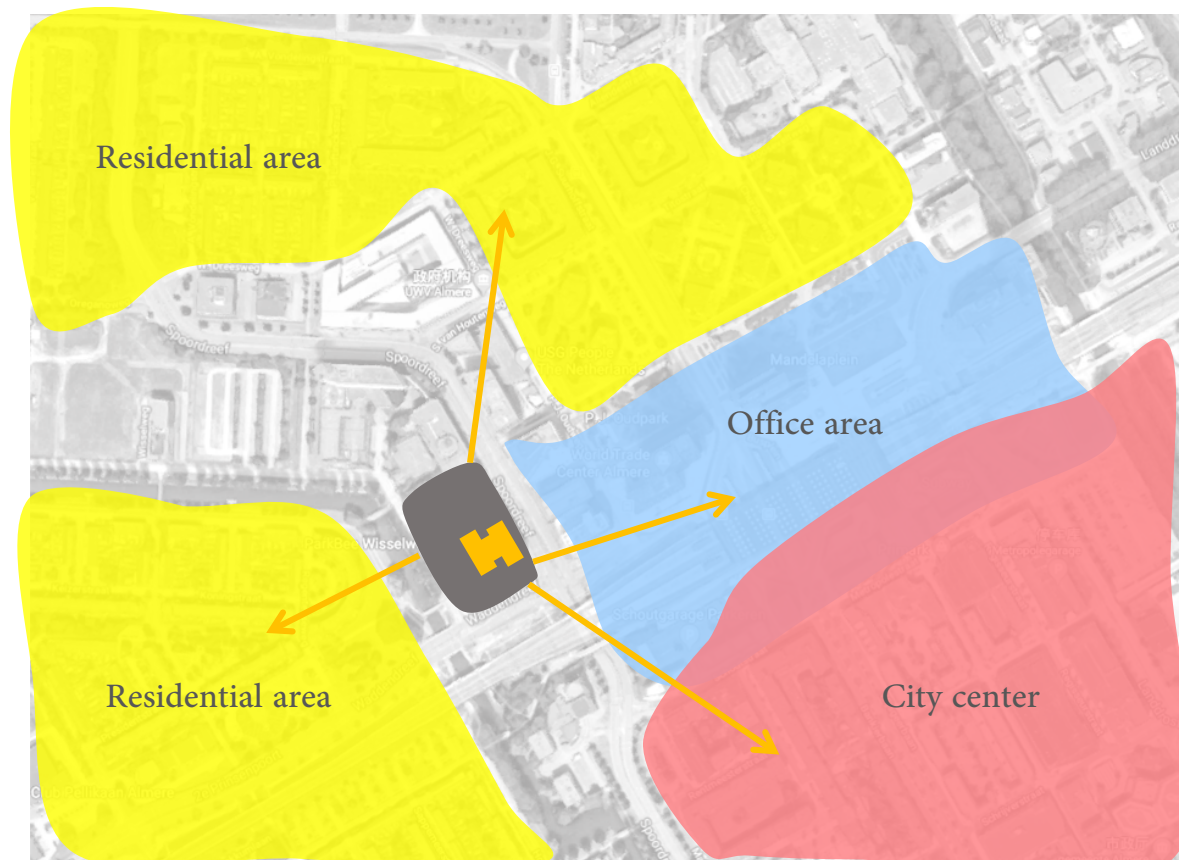




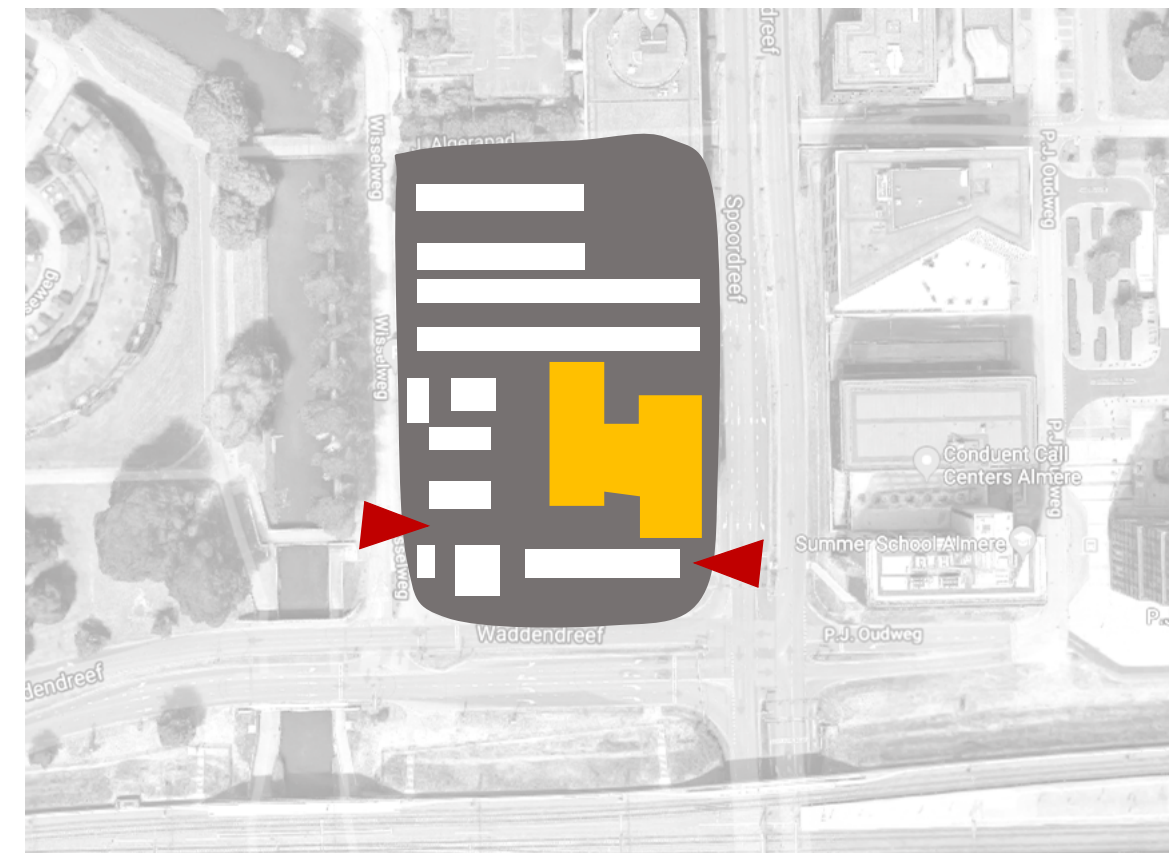




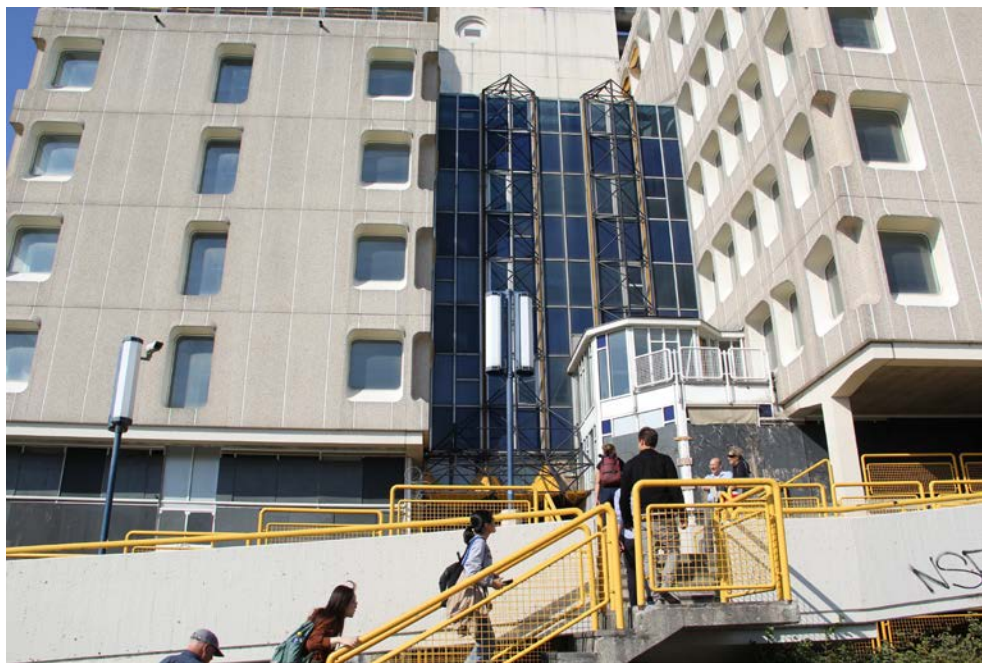




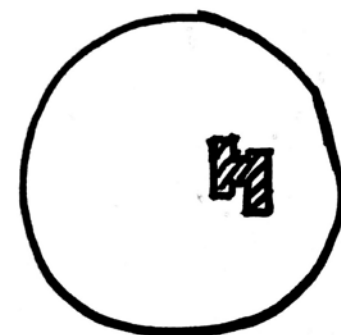
Spatial Joint



Isolated Island

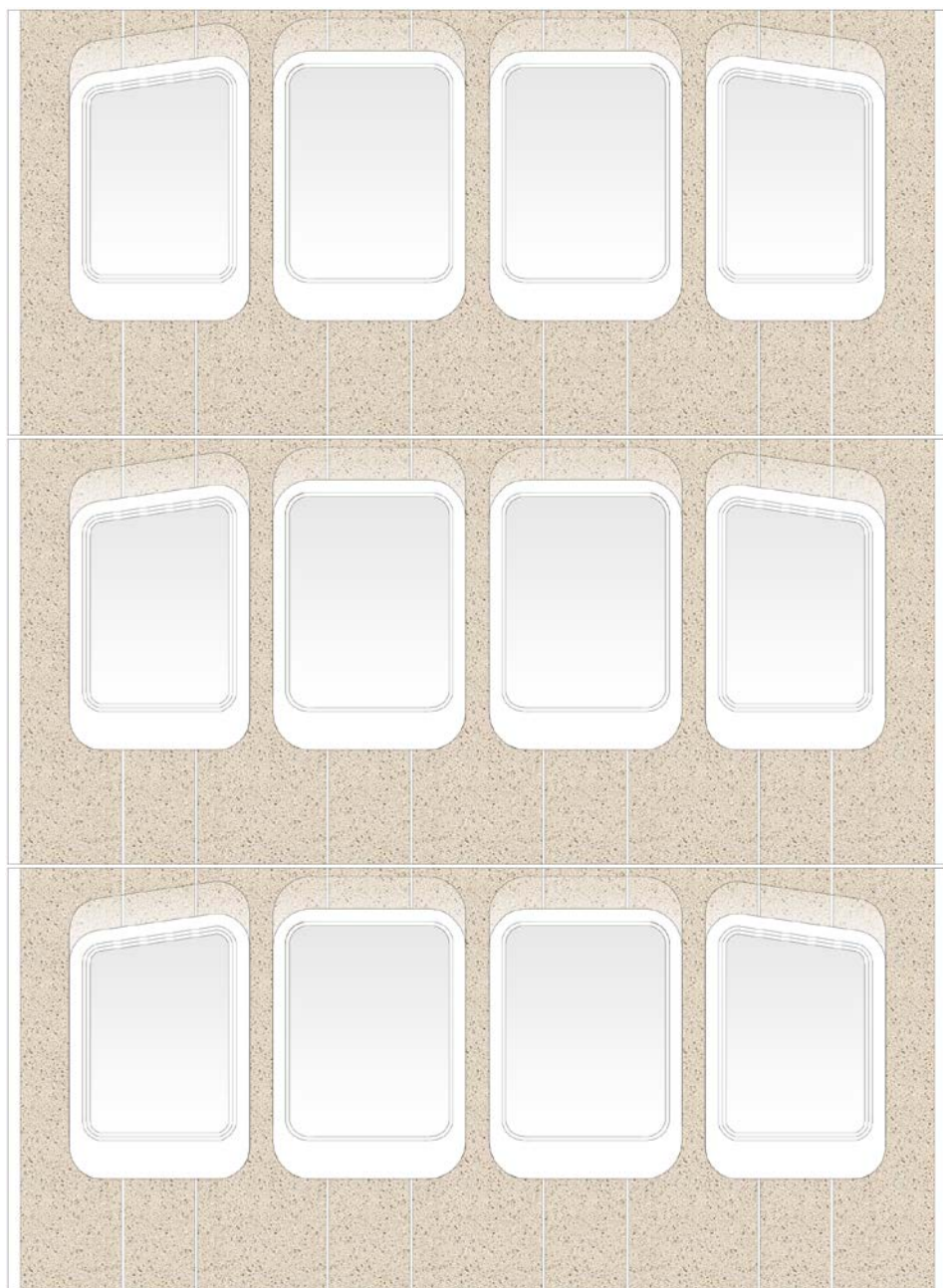






1981

2019



I. What

II. Why is De Beursgebouw worth conserving?









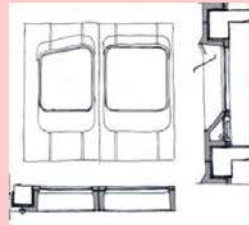


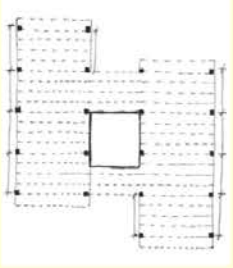
III. How



Why

De Beursgebouw




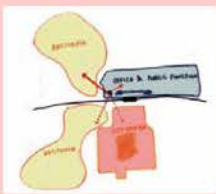




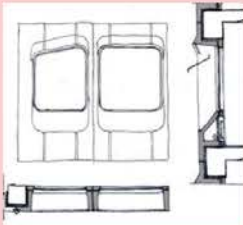


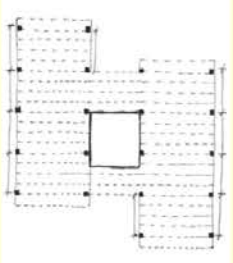


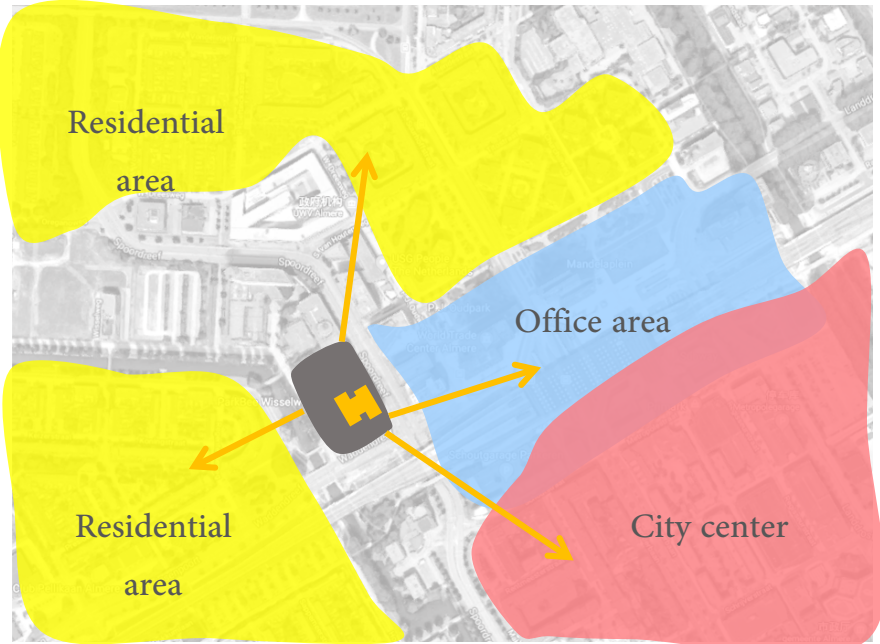
Indifferent value					NON-INTENDED COMMEMORATIVE VALUE		
Medium value	HISTORICAL VALUE	AESTHESITIC VALUE	USE/ECNOMIC VALUE	SOCAIL VALUE		PARITY VALUE	ARCHITECTURE VALUE
High value							
SITE AND SURROUNDING	 <p>The Beursgebouw was the first office building in Almere Stad.</p>		 <p>Designed to be part of city traffic infrastructure.</p>  <p>Ground parking.</p>	 <p>On the junction of residential and office area.</p>	 <p>Part of city skyline, first building see on the train.</p>		
BUILDING					PLAY A LEADING ROLE IN CITY CONSTRUCTION WITH PROPOSALS G- ENERATED INSIDE OF IT.		
SKIN	 <p>Popular architectural style of the 80s</p>	 <p>Curve window frame.</p>  <p>Contrast of material of different parts.</p>	 <p>Prefabricated façade components in good condition. Lighting, thermal, acoustic performance are great.</p>			 <p>HONESTY. The façade is accordance with inner function.</p>	
STRUCTURE			 <p>Main structure is in good condition.</p>			 <p>Large span and column-free.</p>	



Non - Commemorative Value
（View From Train）


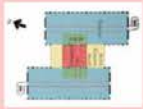

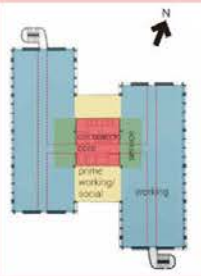
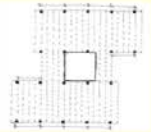










Indifferent value							
Medium value	HISTORICAL VALUE	AESTHESITIC VALUE	USE/ECNOMIC VALUE	SOCAIL VALUE	NON-INTENDED COMMEMORATIVE VALUE	PARITY VALUE	ARCHITECTURE VALUE
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STRUCTURE			 <p>Main structure is in good condition.</p>			 <p>Large span and column-free.</p>	



Social Value




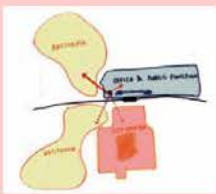




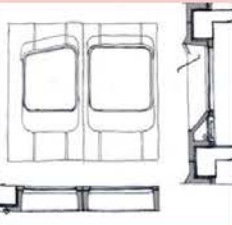


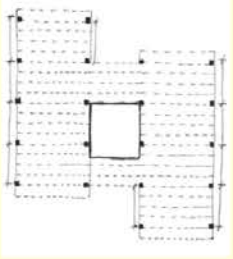


Indifferent value	HISTORICAL VALUE	AESTHESITIC VALUE	USE/ECNOMIC VALUE	SOCAIL VALUE	NON-INTENDED COMMEMORATI VE VALUE	PARITY VALUE	ARCHITECTURE VALUE
Medium value							
High value							
SPACE PLAN			 Different space type (height, span).	 Glass parts of the building provide communication space for officers.		 Designed to be part of city infrastructure.	 Integrate communication with professional working.
			 Flexible layout.	 Multi-direction entrance of building.			
SERVICE	 Heat wheels on the roof represent honestly design and is the symbol of the building.	 Round shape of heat wheels echoes to the façade.	 Radiators and pipes of the heating systems is in good condition.				 Heat wheels on the roof and the pipes in the space create mechanical sense of the building. And HONESTY.
			 Ventilation piping system has been removed.				
STUFF		 Echo to the round theme of building.	 Most of the stuffs are removed. The remained ones are broken and outdated.				



Social Value




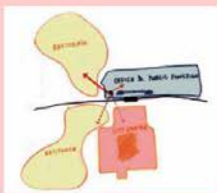




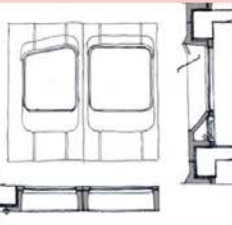



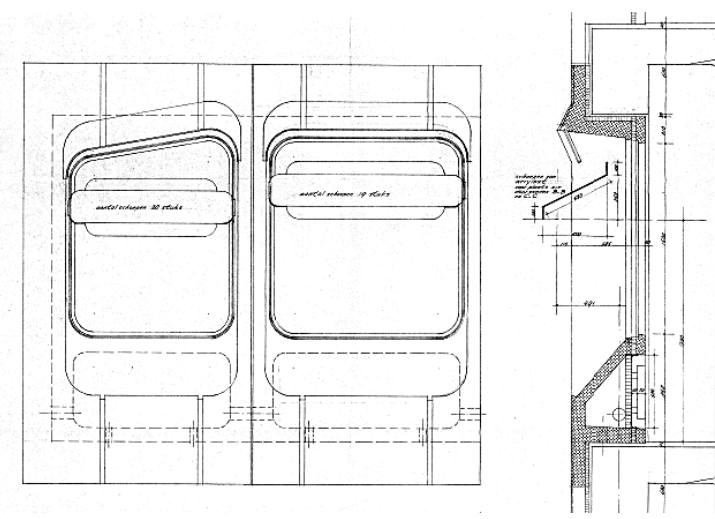
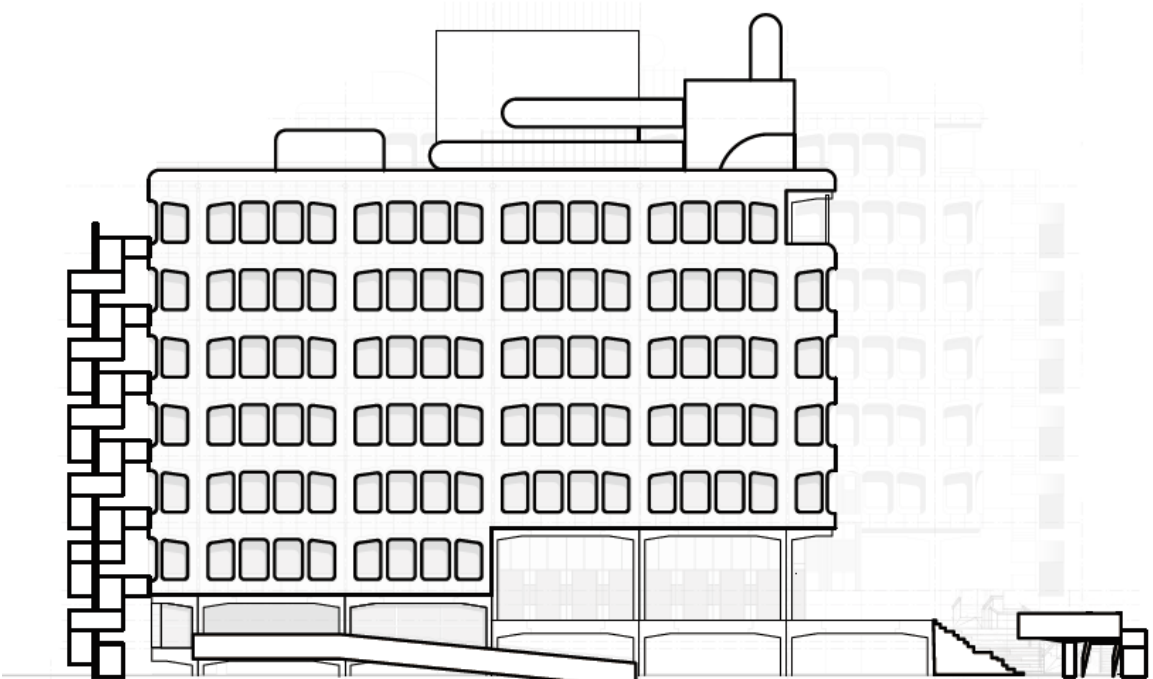
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BUILDING					PLAY A LEADING ROLE IN CITY CONSTRUCTION WITH PROPOSALS GENERATED INSIDE OF IT.		
SKIN	 <p>Popular architectural style of the 80s</p>	 <p>Curve window frame.</p>  <p>Contrast of material of different parts.</p>	 <p>Prefabricated façade components in good condition. Lighting, thermal, acoustic performance are great.</p>			 <p>HONESTY. The façade is accordance with inner function.</p>	
STRUCTURE			 <p>Main structure is in good condition.</p>			 <p>Large span and column-free.</p>	



Aesthetic Value





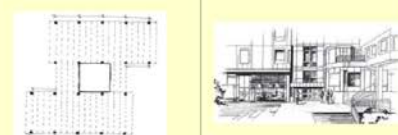

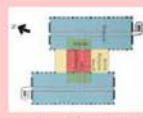
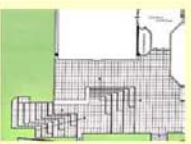

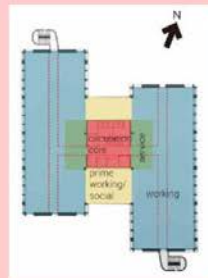



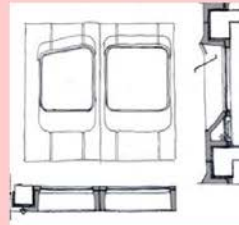







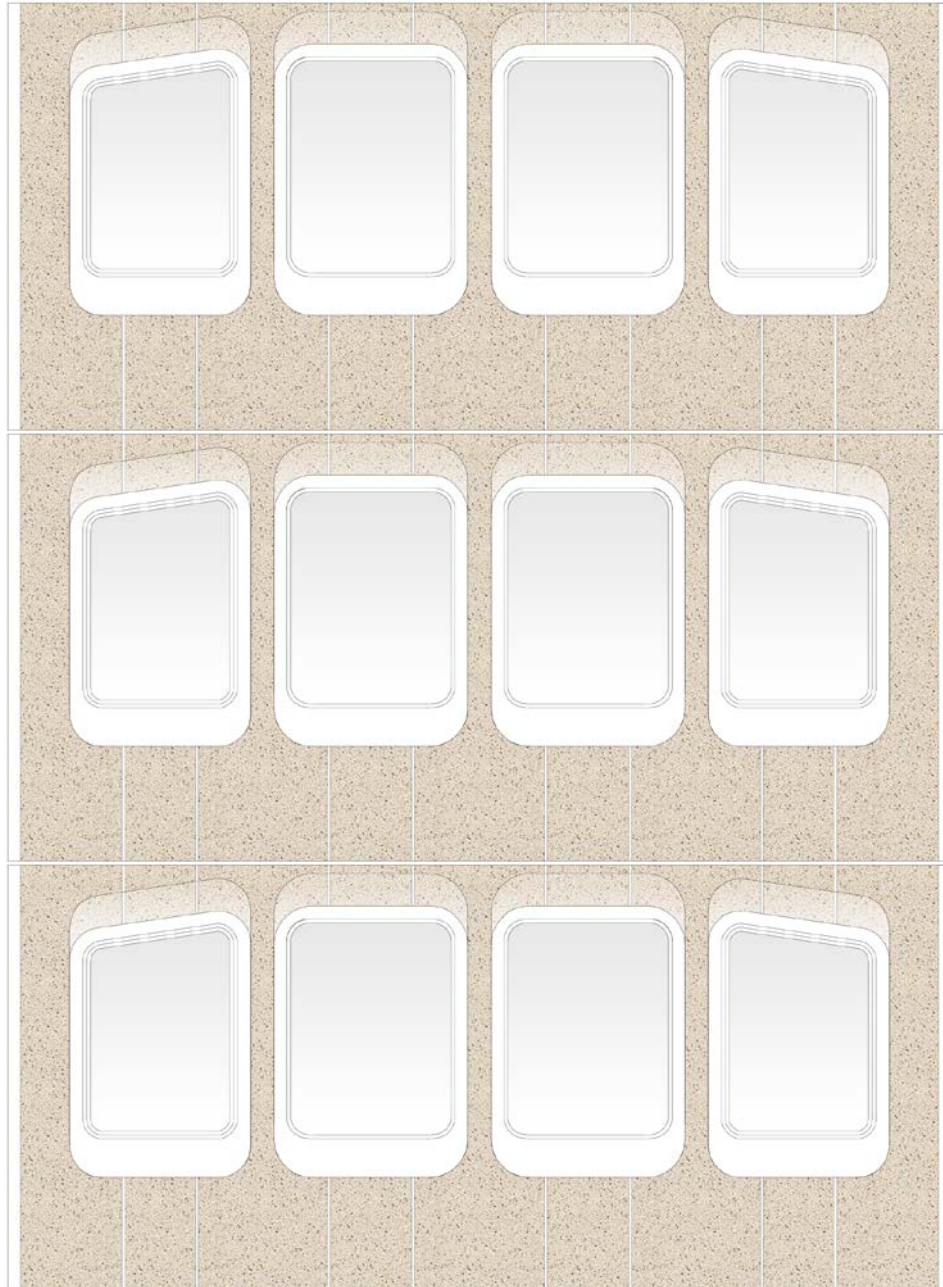
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SKIN	 <p>Popular architectural style of the 80s</p>	 <p>Curve window frame.</p>  <p>Contrast of material of different parts.</p>	 <p>Prefabricated façade components in good condition. Lighting, thermal, acoustic performance are great.</p>		
STRUCTURE			 <p>Main structure is in good condition.</p>		



Aesthetic Value



Indifferent value	HISTORICAL VALUE	AESTHESITIC VALUE	USE/ECNOMIC VALUE	USE/ECNOMIC VALUE	SOCAIL VALUE	NON-INTENDED COMMEMORATI VE VALUE	PARITY VALUE	ARCHITECTURE VALUE
Medium value								
High value								
SITE AND SURROUNDING	 <p>The Beursgebouw was the first office building in Almere Stad.</p>		 <p>Designed to be part of city traffic infrastructure.</p>  <p>Ground parking.</p>	 <p>Different space type (height, span).</p>  <p>Flexible layout.</p>  <p>Radiators and pipes of the heating systems is in good condition.</p>	 <p>Glass parts of the building provide communication space for officers.</p>  <p>Exterior staircase offer communicate opportunities.</p>		 <p>Designed to be part of city infrastructure.</p>	 <p>Integrate communication with professional working.</p>
BUILDING								
SKIN	 <p>Popular architectural style of the 80s</p>	 <p>Curve window frame.</p>  <p>Contrast of material of different parts.</p>	 <p>Prefabricated façade components in good condition. Lighting, thermal, acoustic performance are great.</p>	 <p>Ventilation piping system has been removed.</p>  <p>Heat wheel on the roof is not efficient anymore.</p>				 <p>Heat wheels on the roof and the pipes in the space create mechanical sense of the building. And HONESTY.</p>
STRUCTURE			 <p>Main structure is in good condition.</p>	 <p>Most of the stuffs are removed. The remained ones are broken and outdated.</p>				



I. What

II. Why

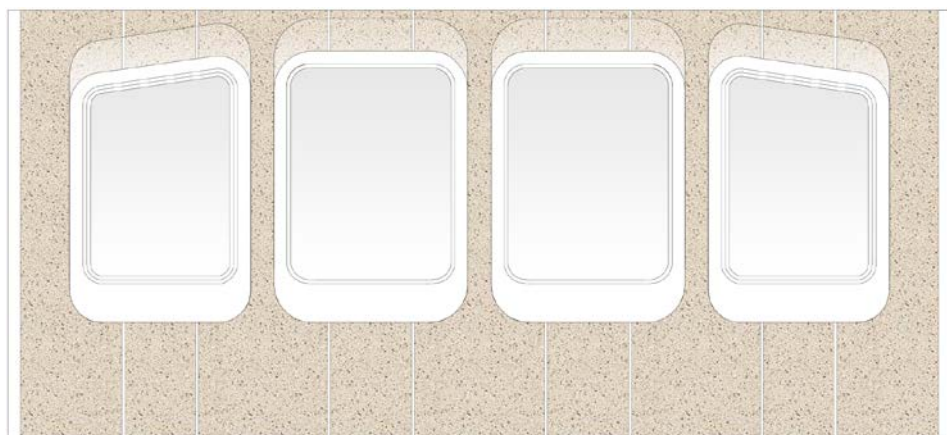
-- Commemorative Value

-- Social Value

-- Aesthetic Value

-- Use Value

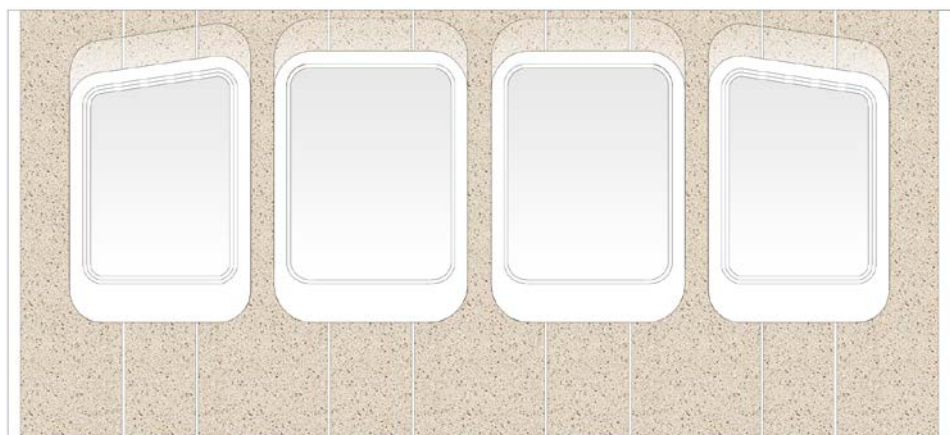
III. How



I. What

II. Why

III. How can De Beursgebouw help the city achieve a better future while maintain its values?



I. What

II. Why

III. How

-- Program

-- Site

-- User

-- Space & Structure & Skin

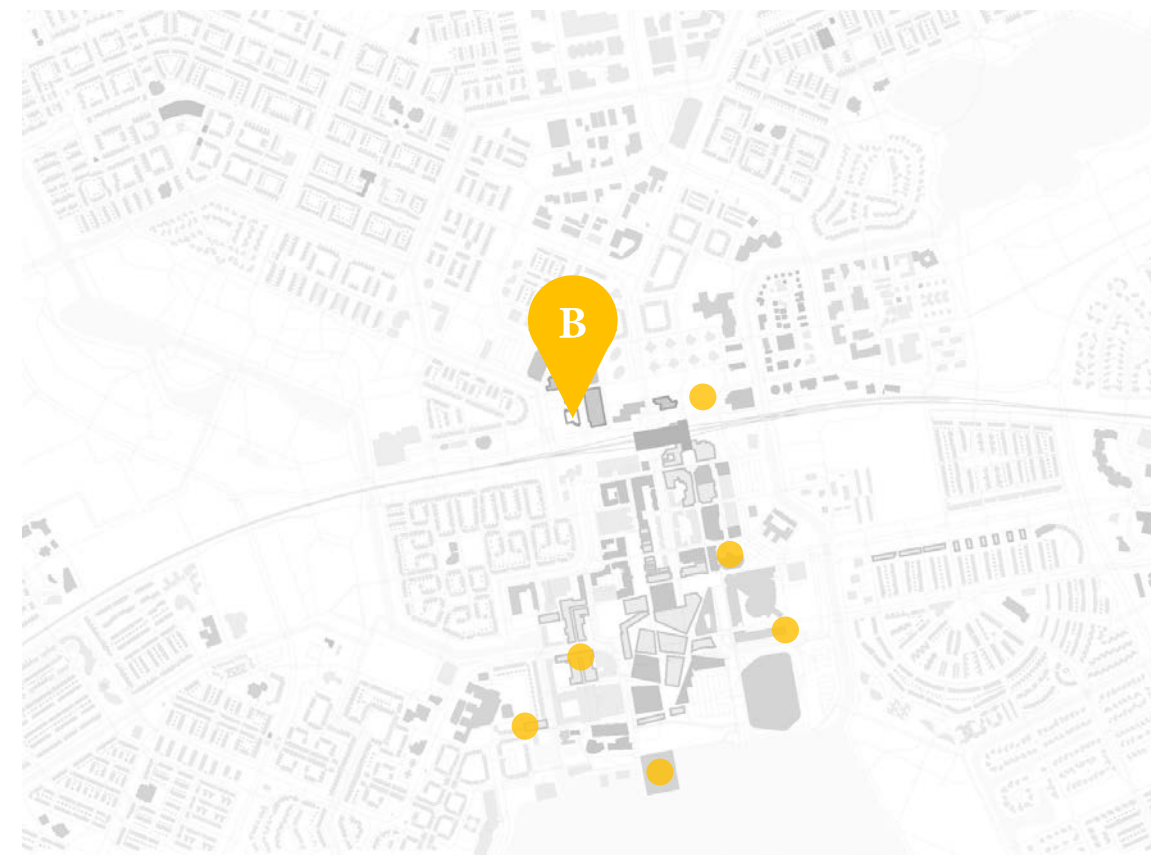
-- Scheme



How Program

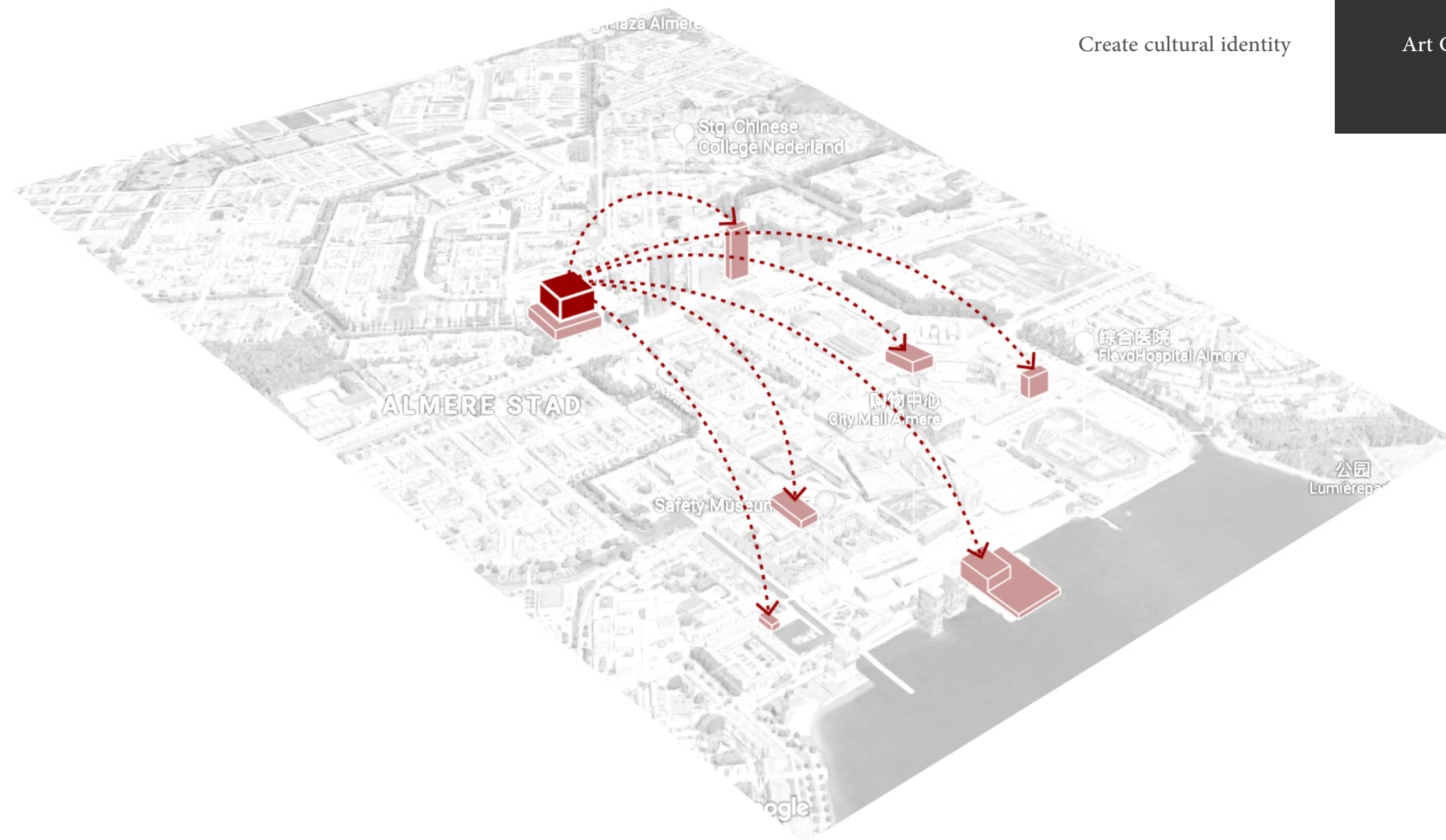


Infrastructure (7th)



Culture infrastructure (49th)





Create cultural identity

Art Colony

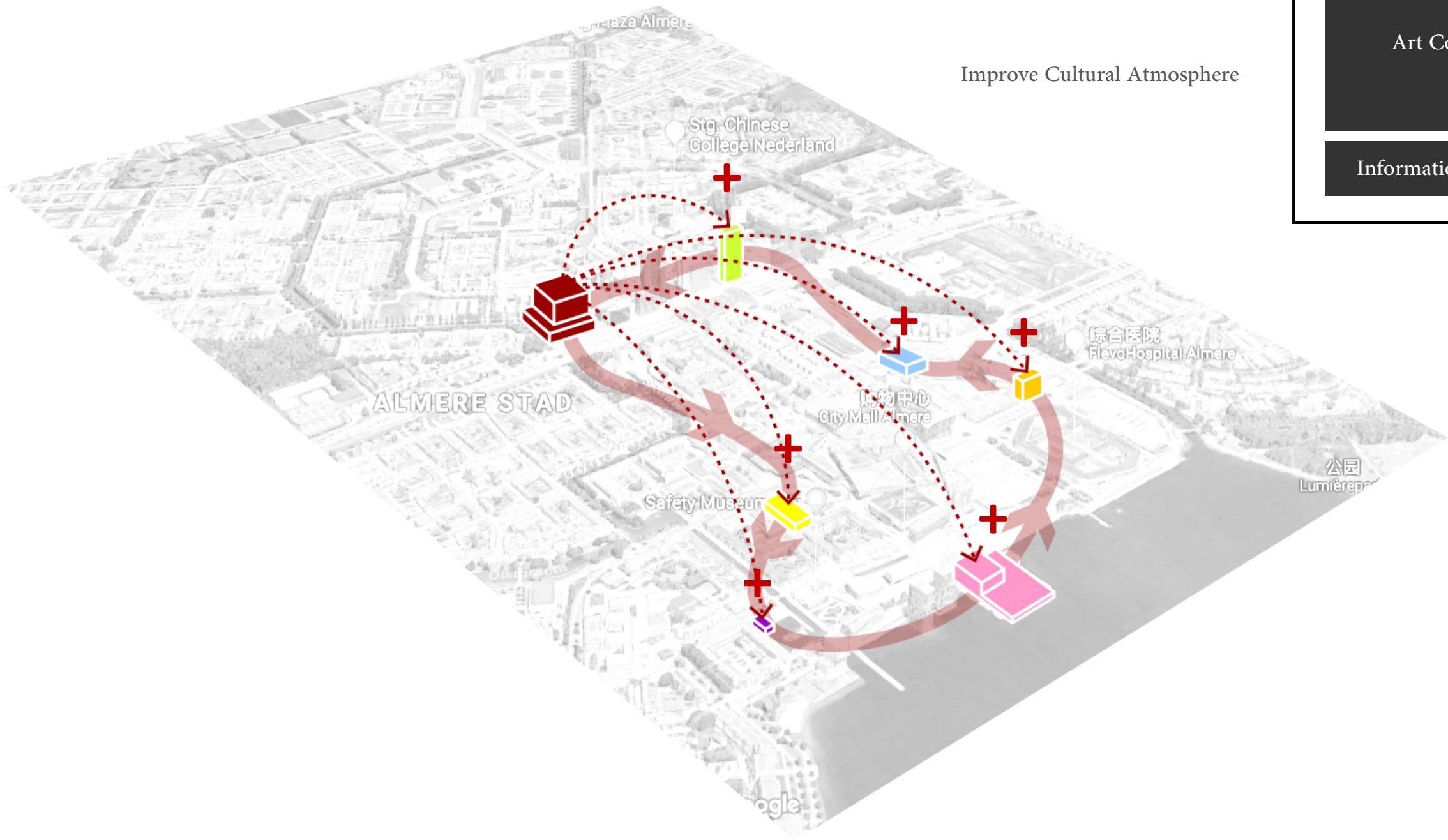


Arrange cultural institutes

Information center



Creation generator

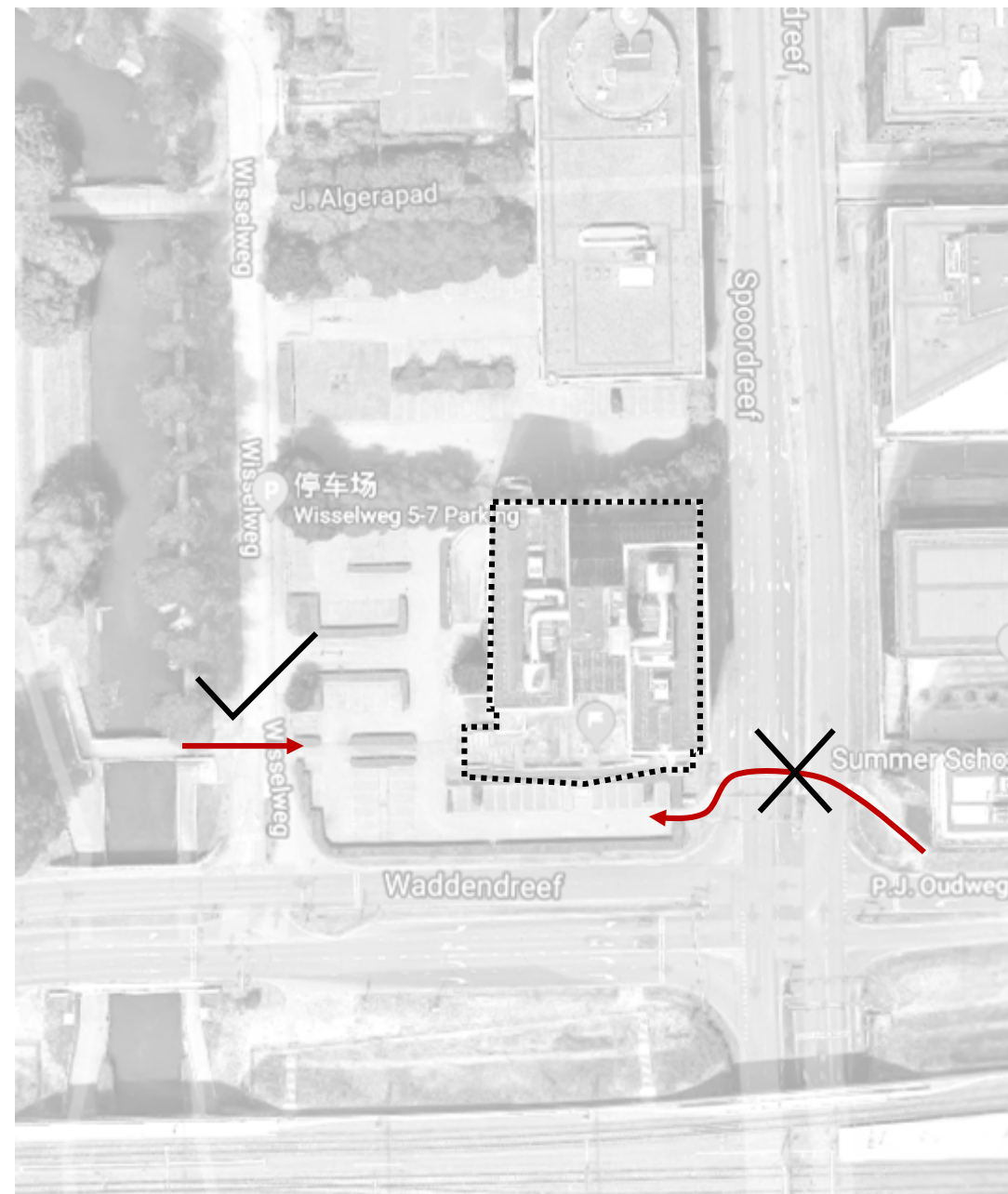


Art Colony

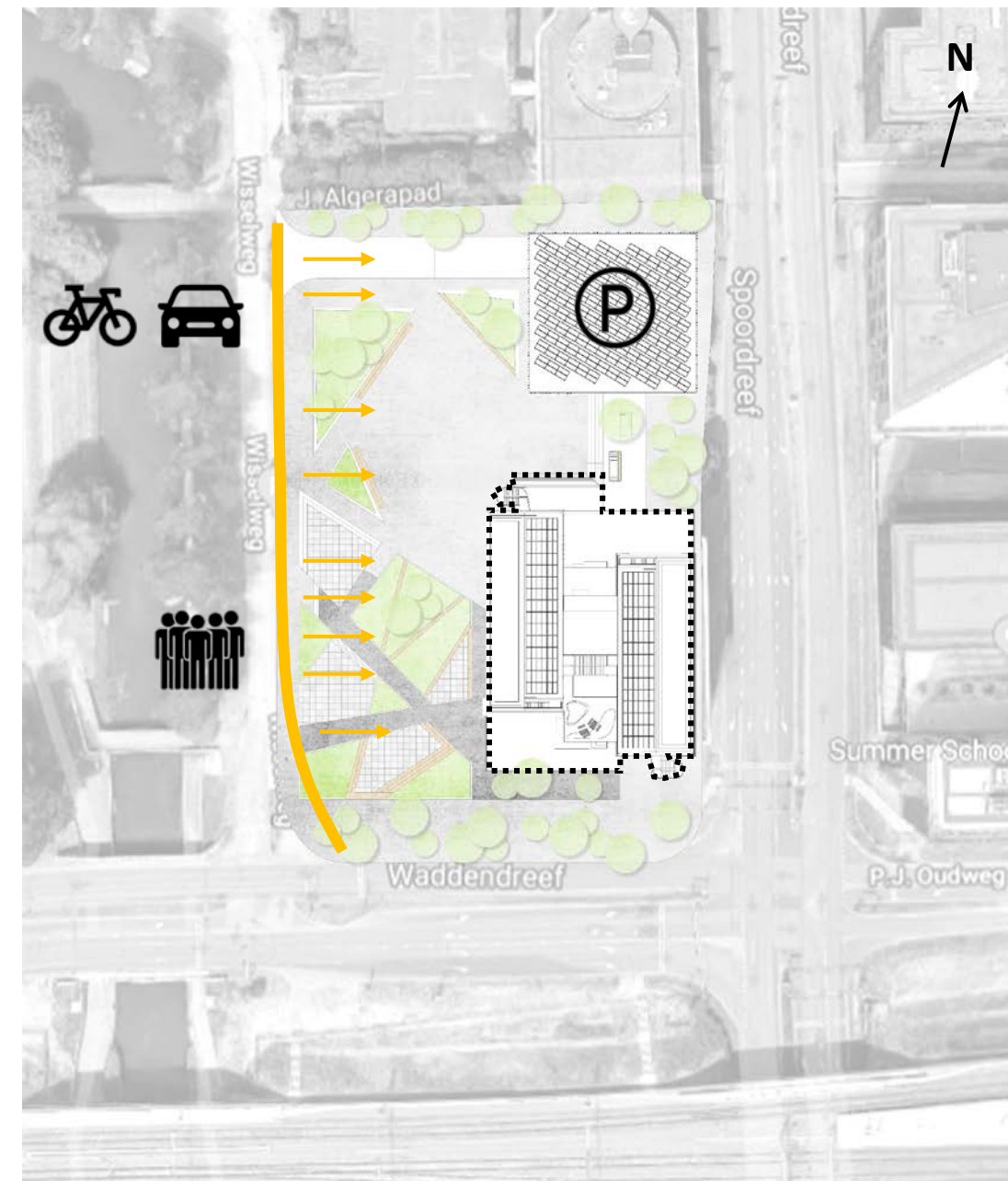
Information center



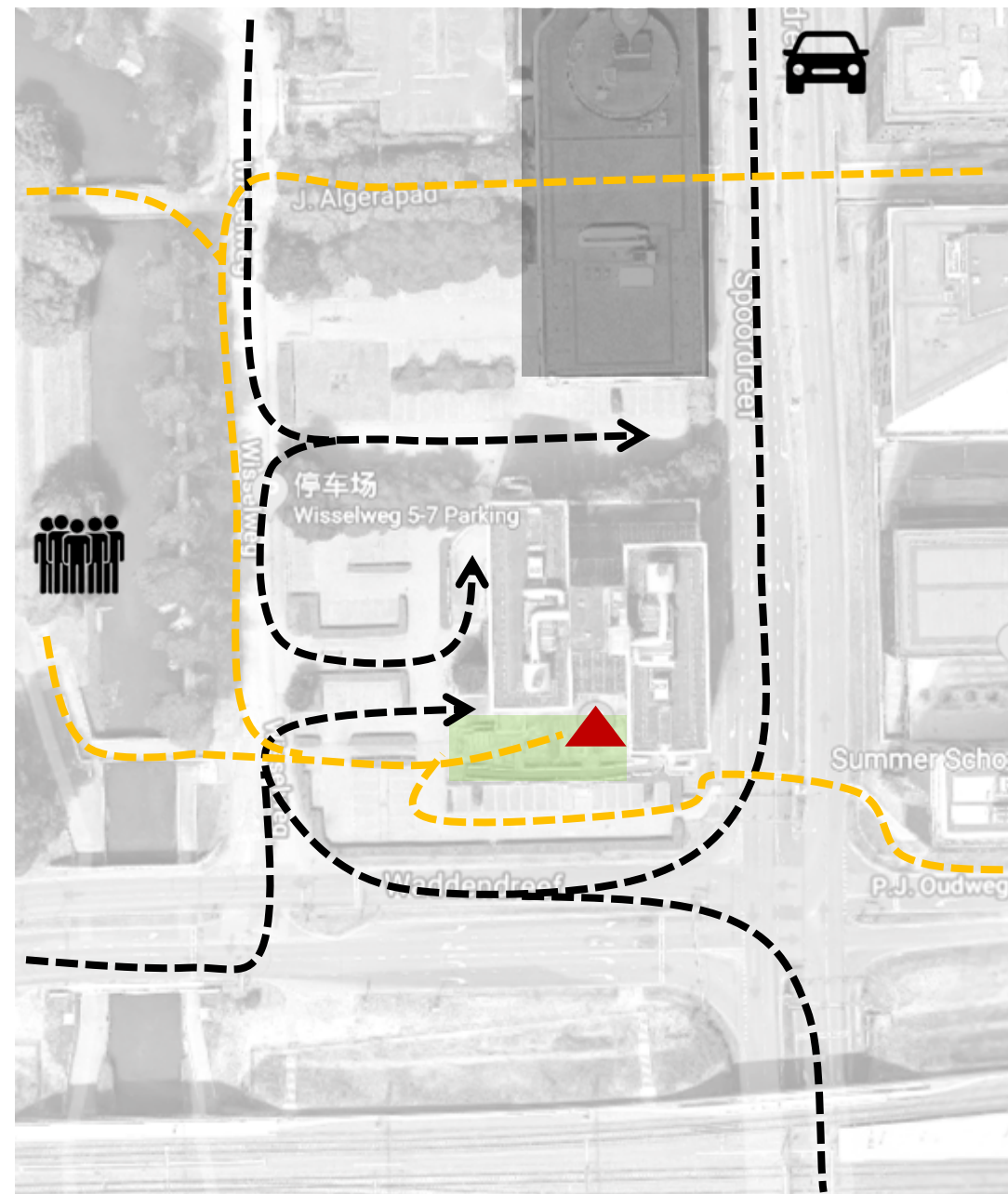
How Site



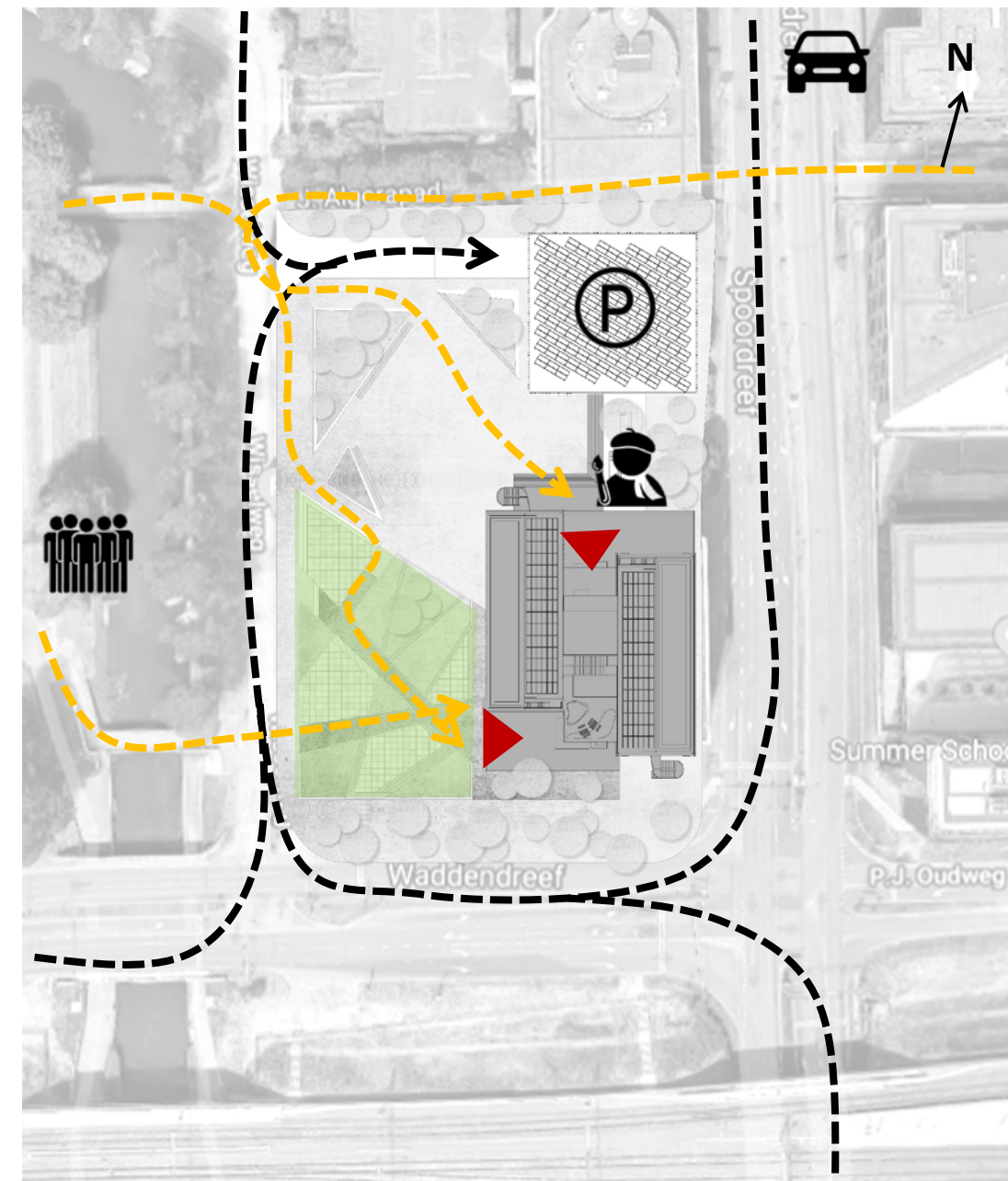
Original Site Plan



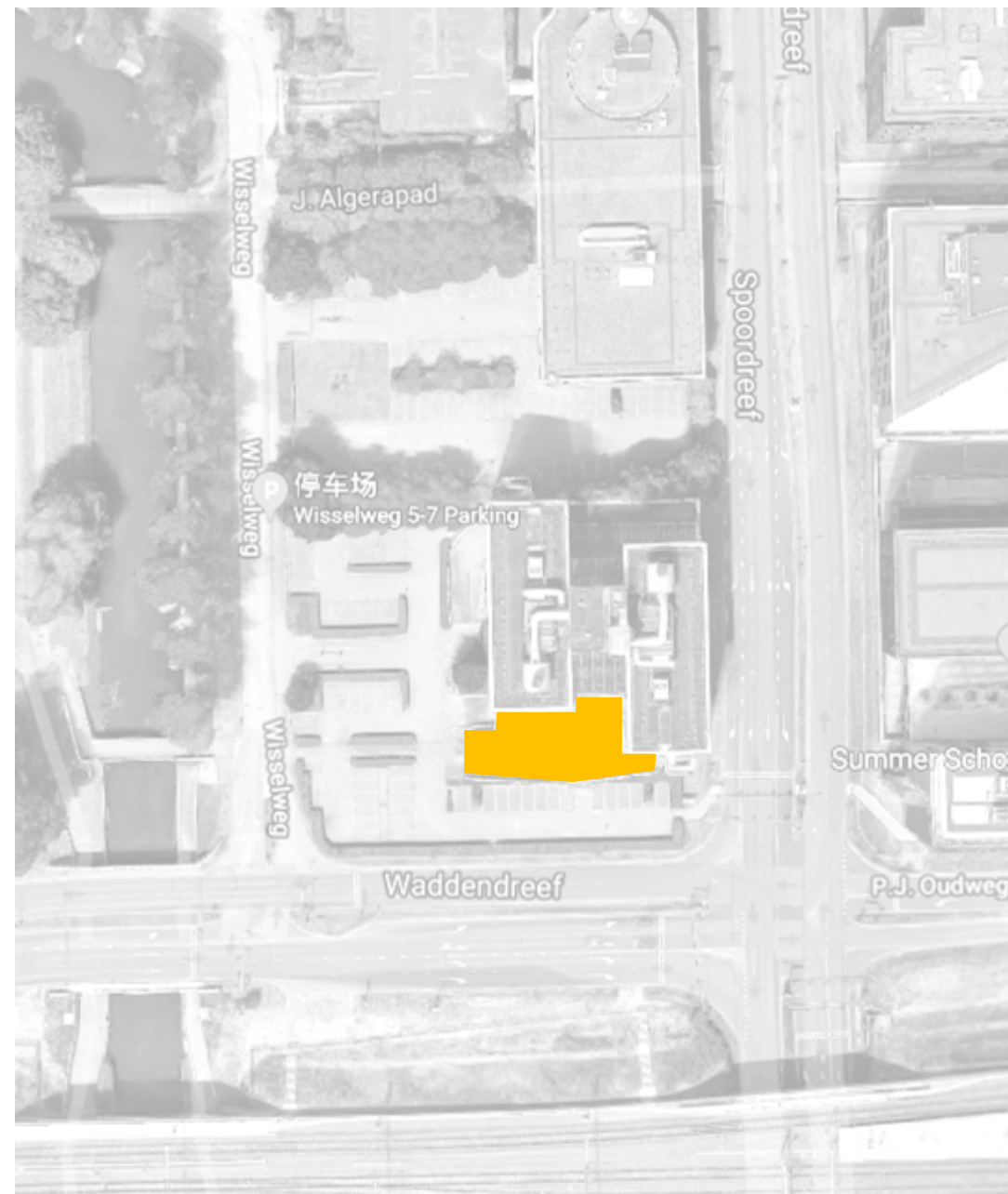
Current Site Plan



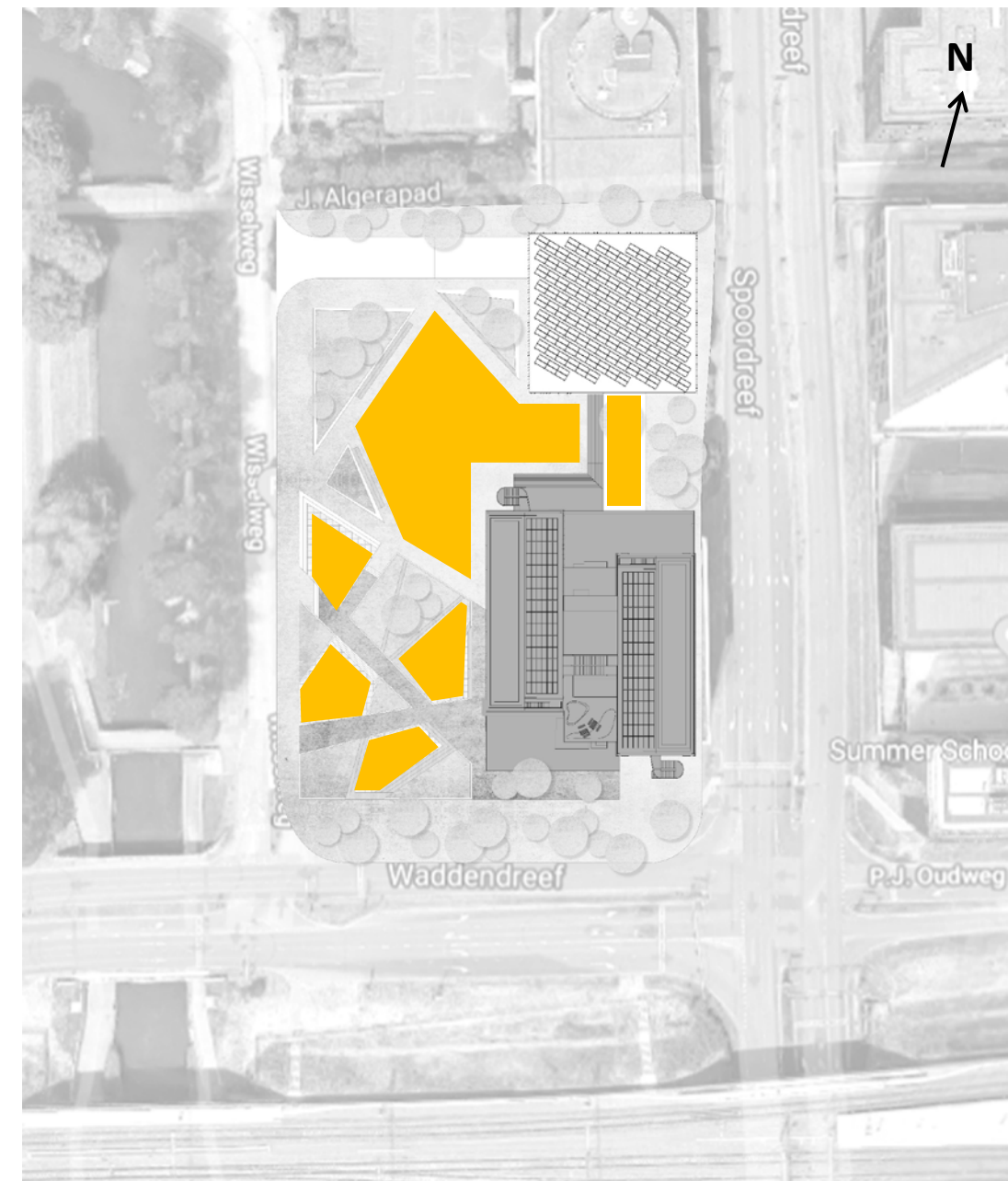
Original Circulation



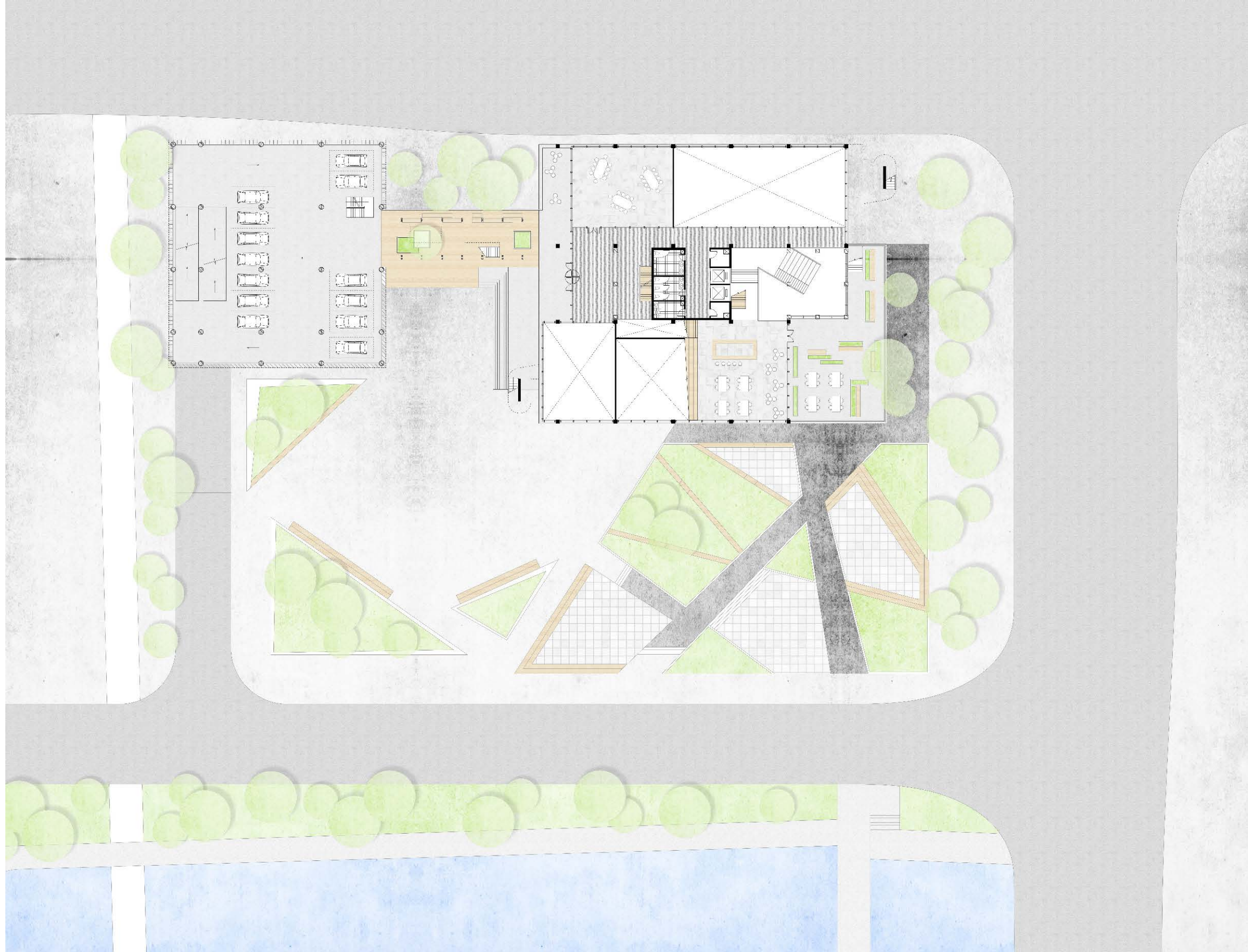
Current Circulation

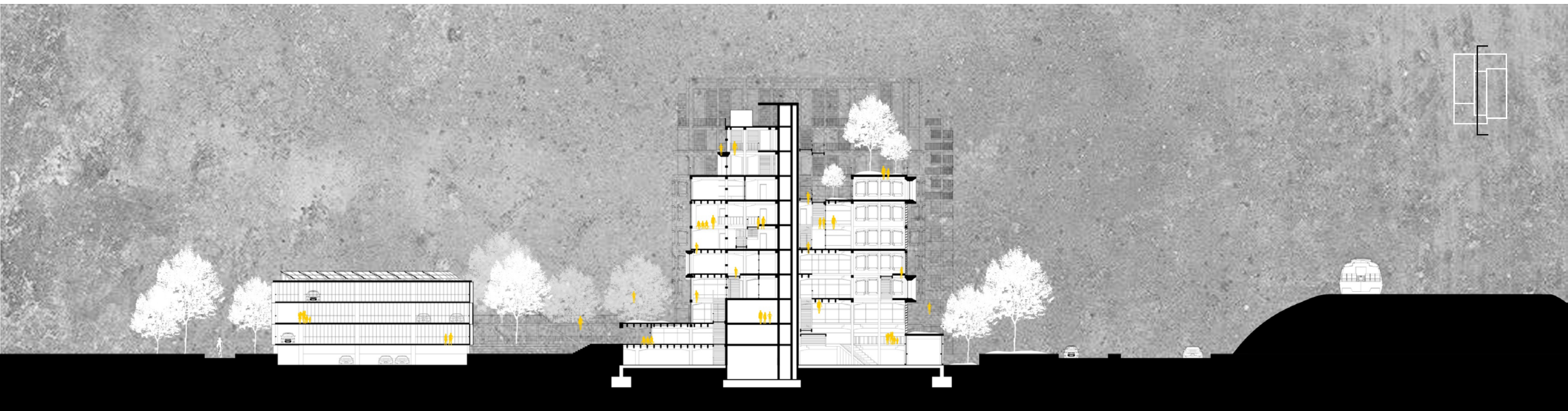


Original Gathering Point

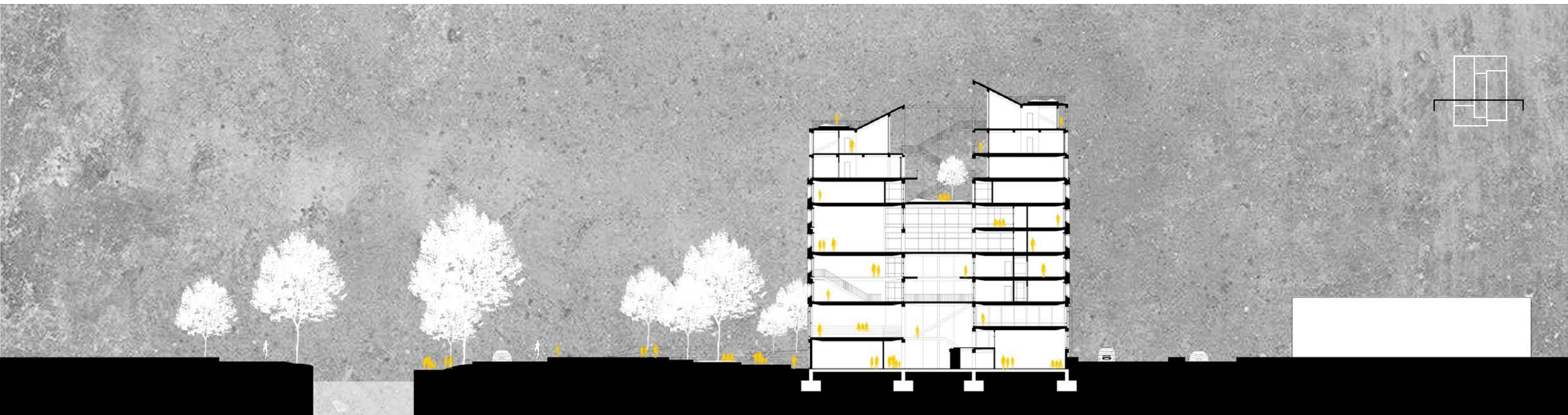


Current Gathering Point

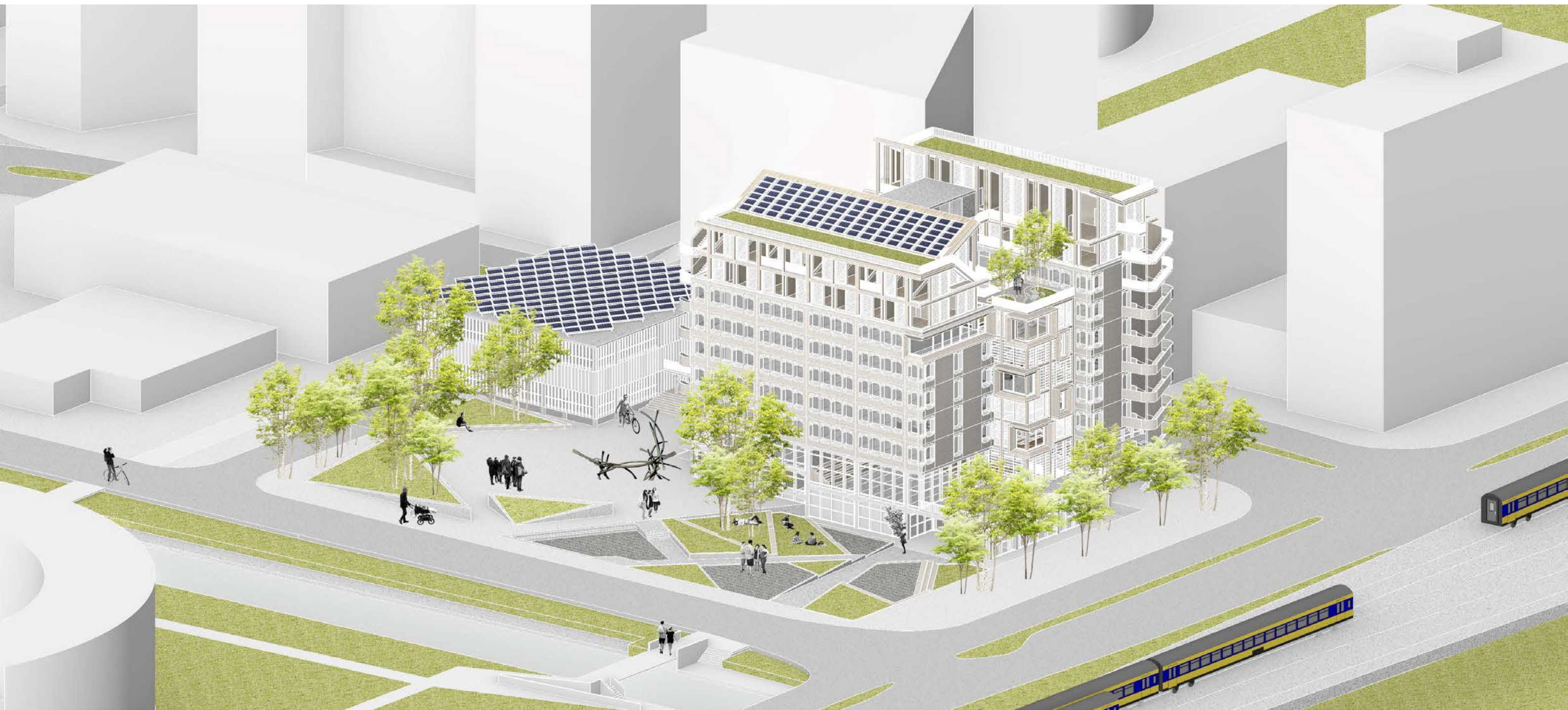




Section With Street



Section With Street







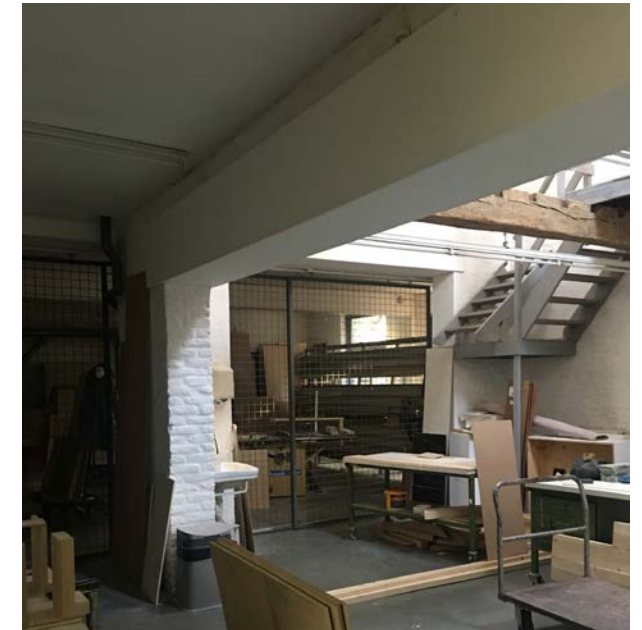
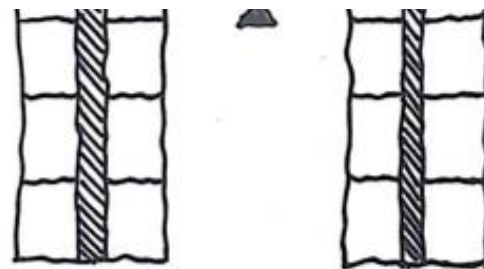
How User



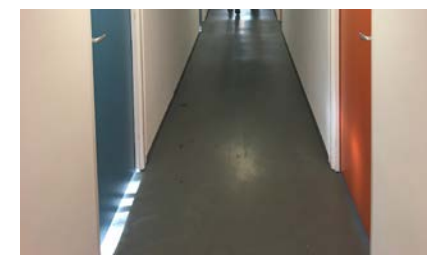
Borgerstraat 24
Rotterdam

-- Professional artists and student artists prefer to separate their working and living.

-- Interactions between artists can be achieved not only by sharing facilities in common labs but also by arranging periodic meetings and events among them.

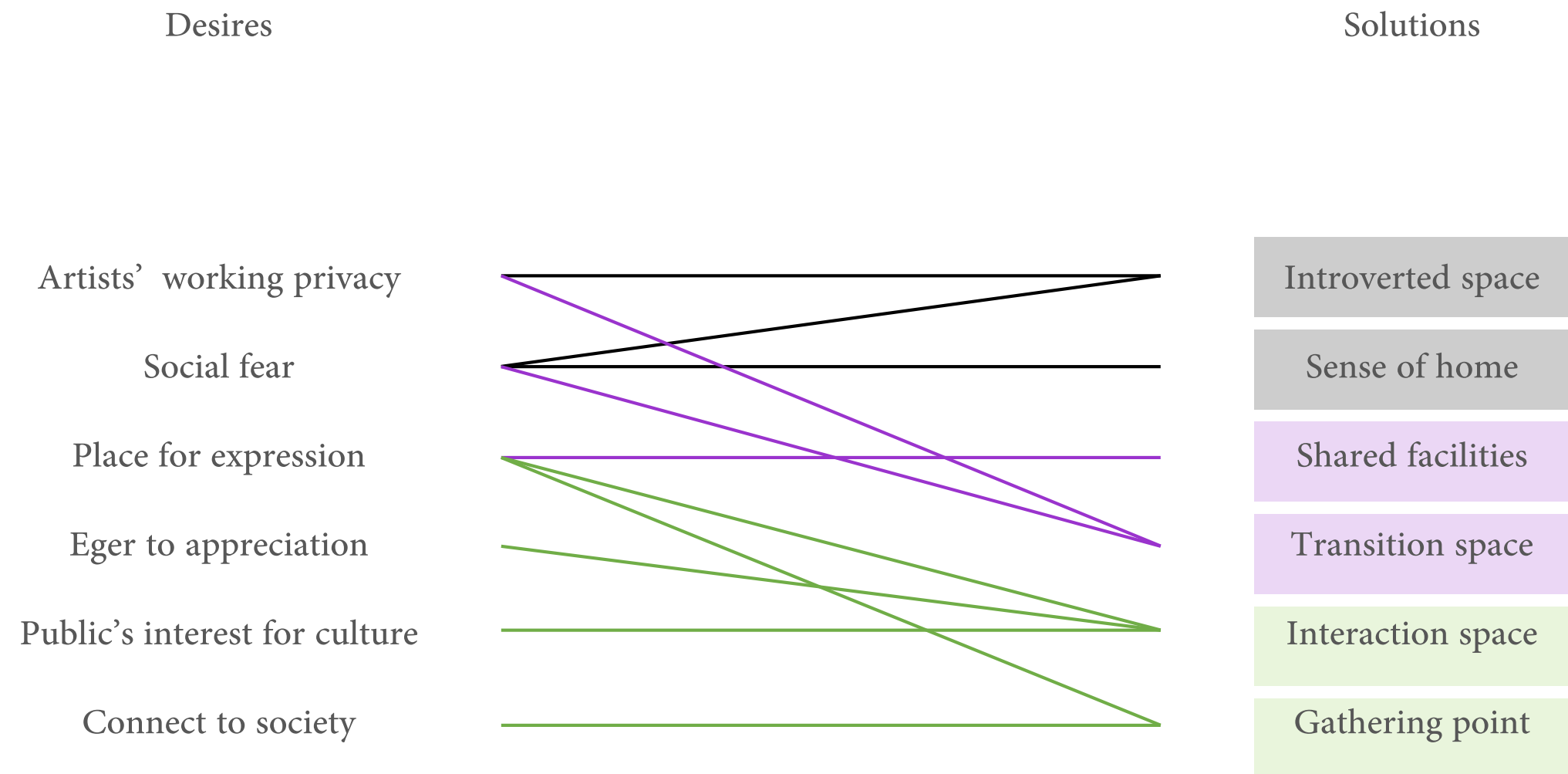


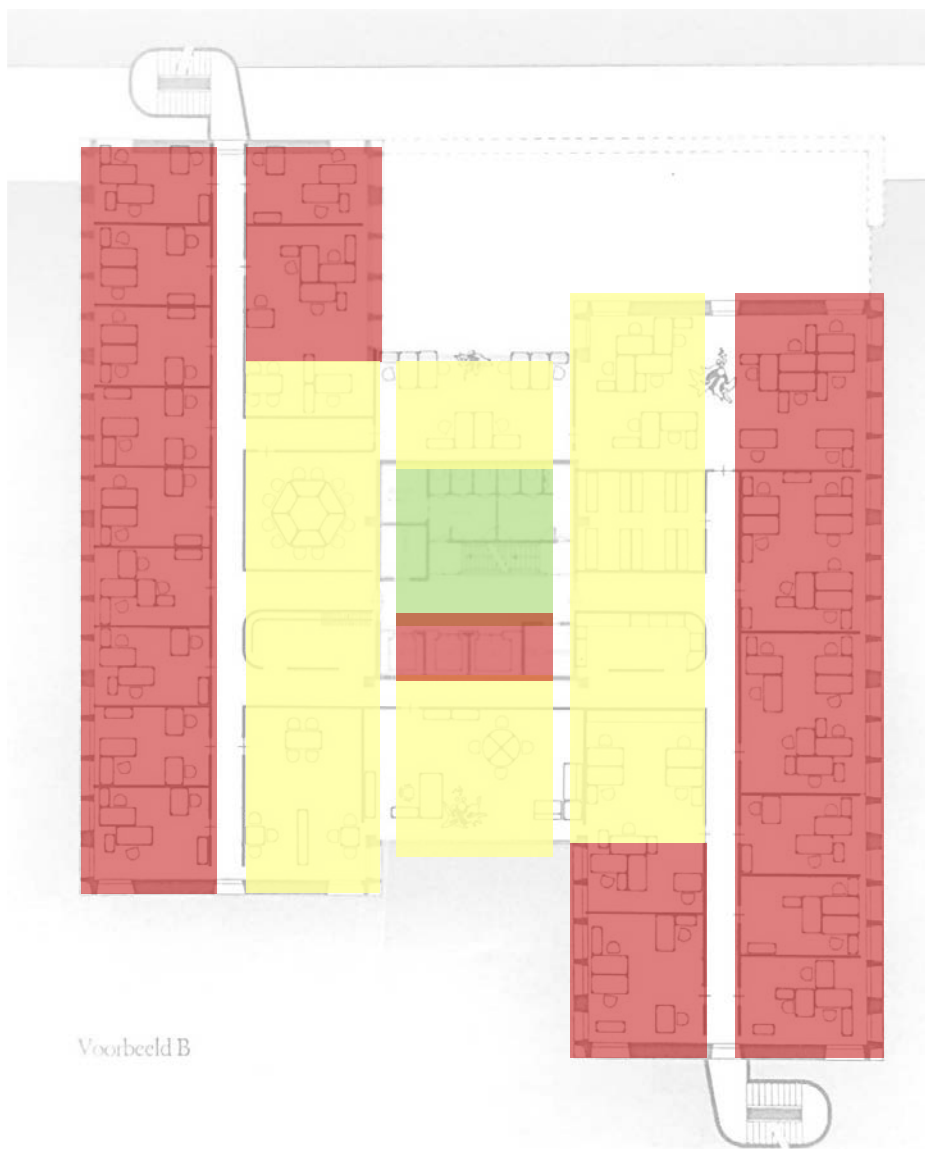
Jan van Eyck Academie
Maastricht





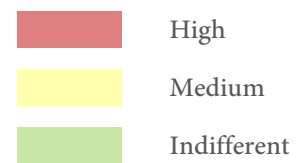
How User & Space





Voorbeeld B

Value-Mapping

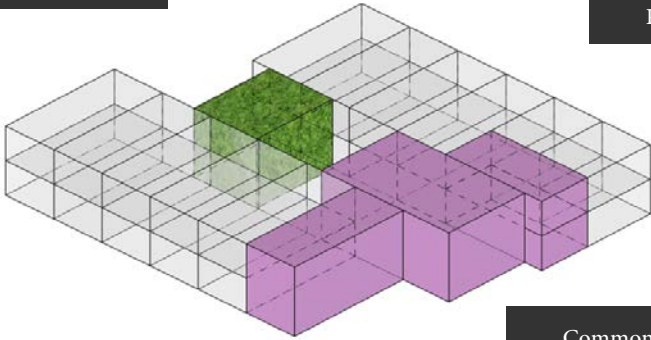


Voorbeeld B

Strategies



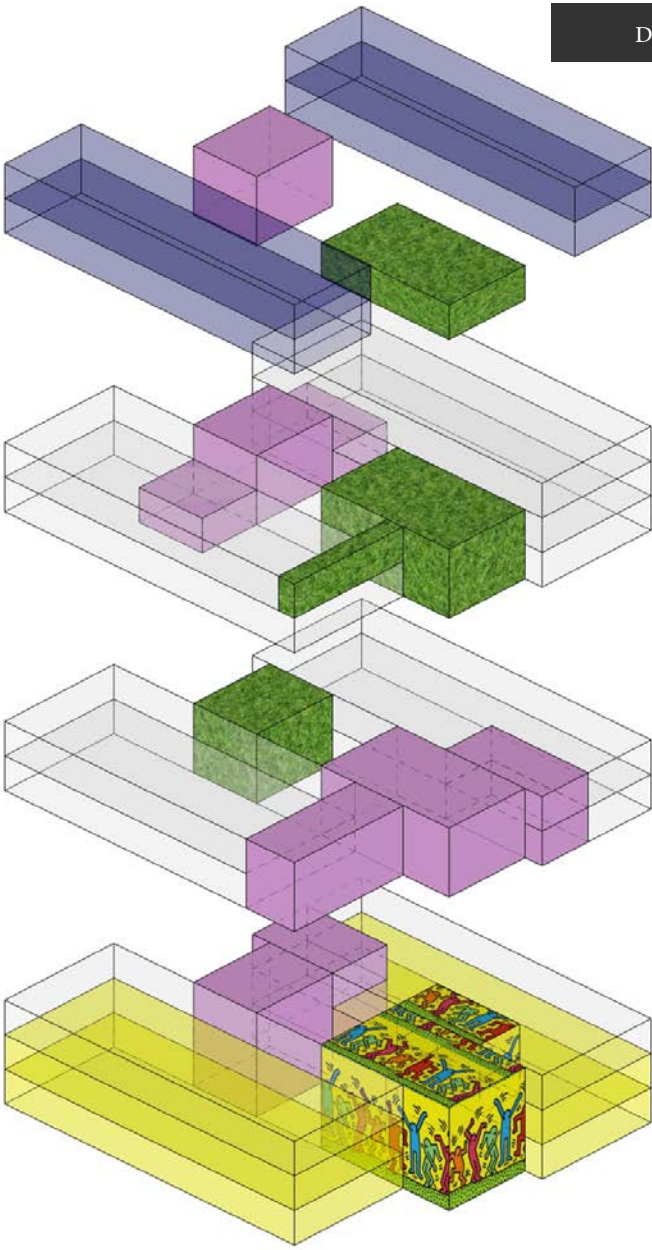
Pause space



Private studios

Common LAB

Space Prototype

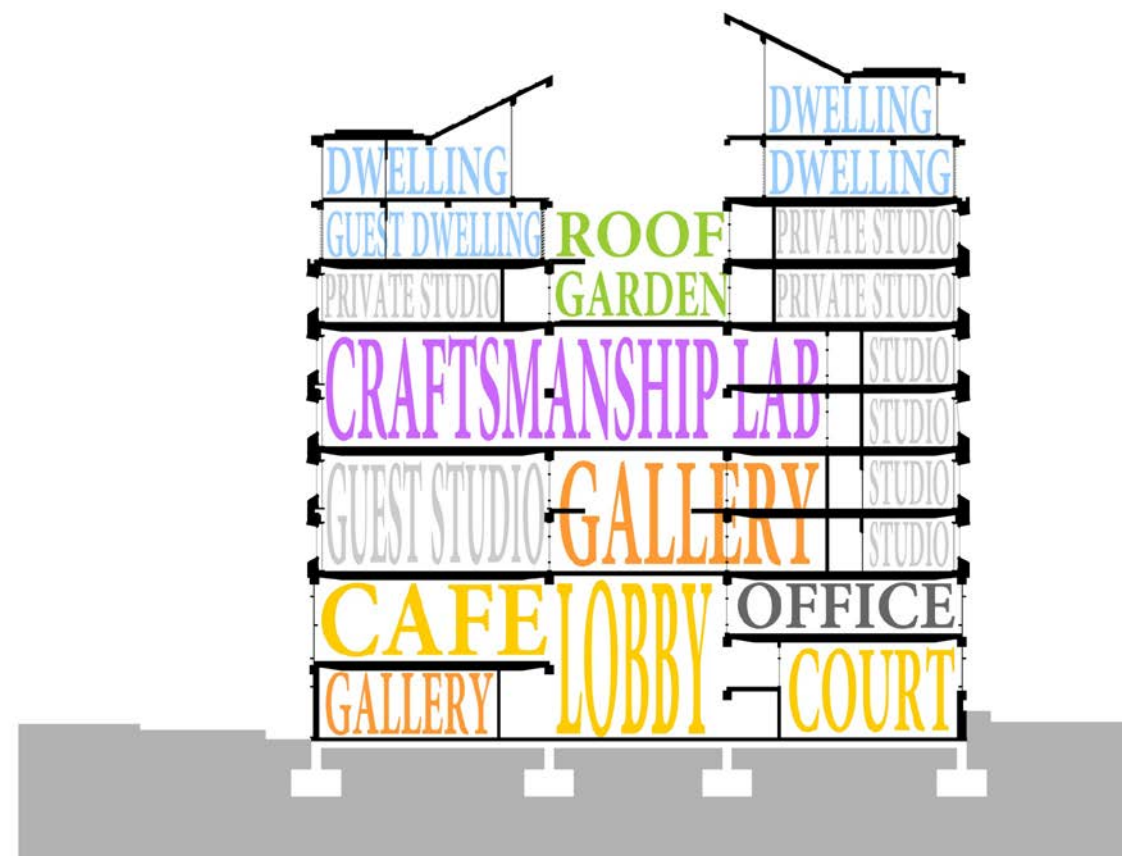


Dwelling

Private Studio

Information center

De Beurs with Prototype

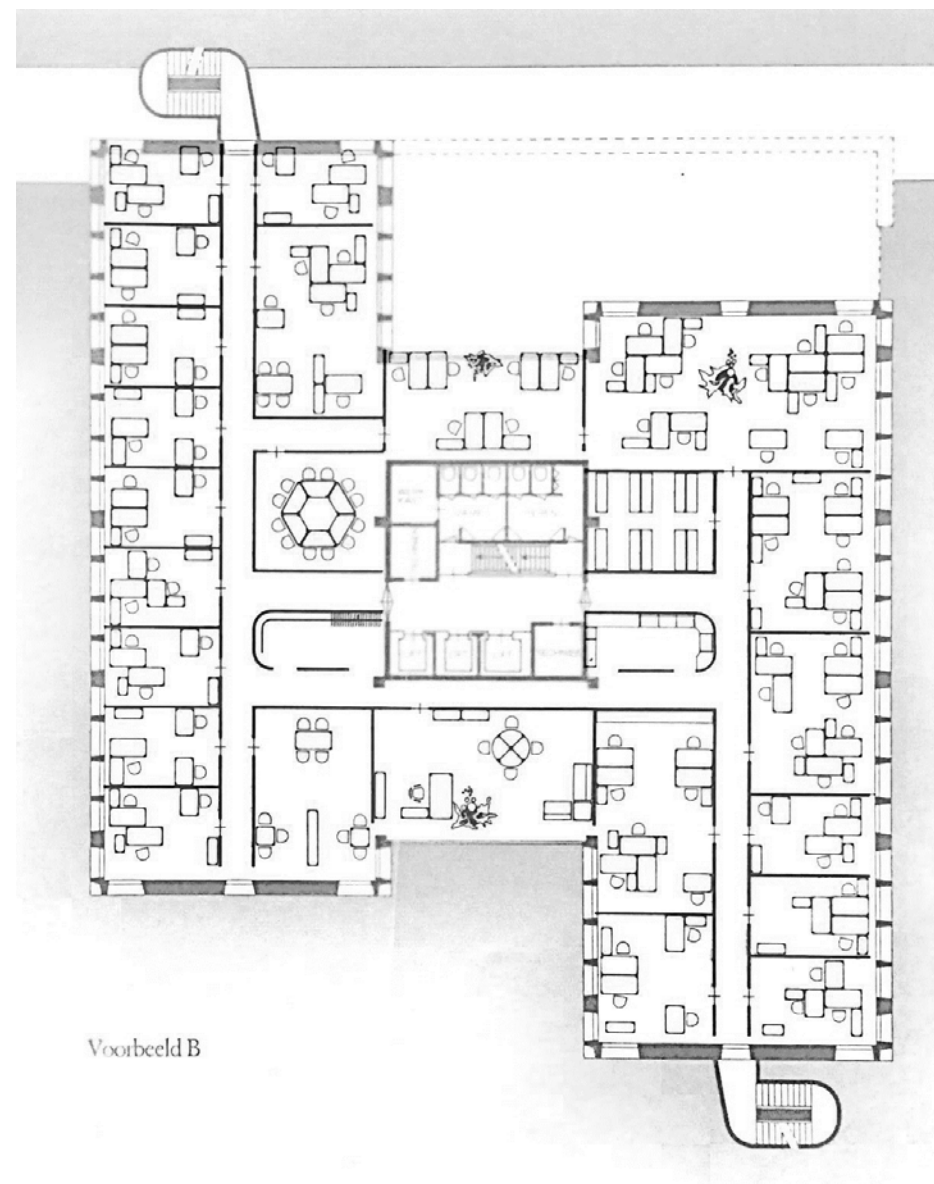


Overall Program

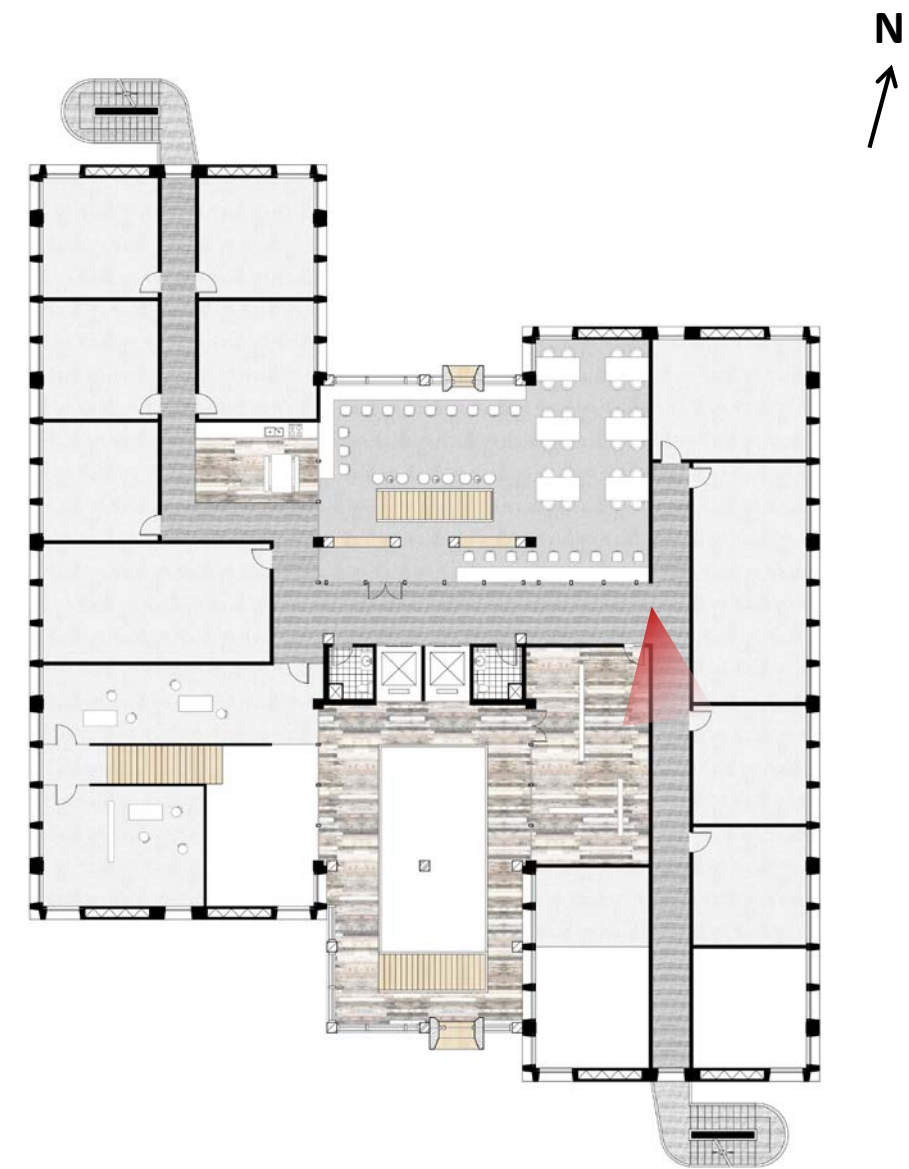


How Space & Structure & Skin

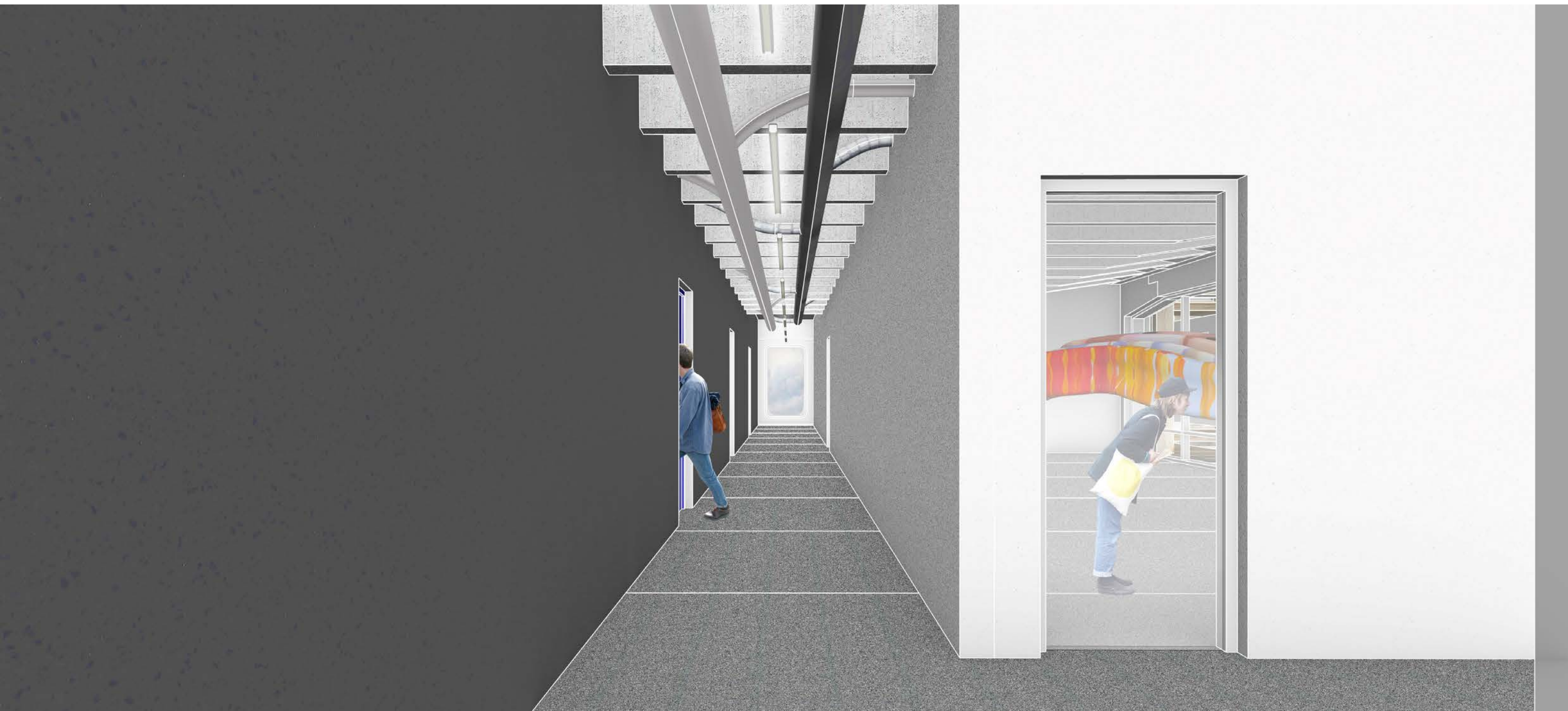




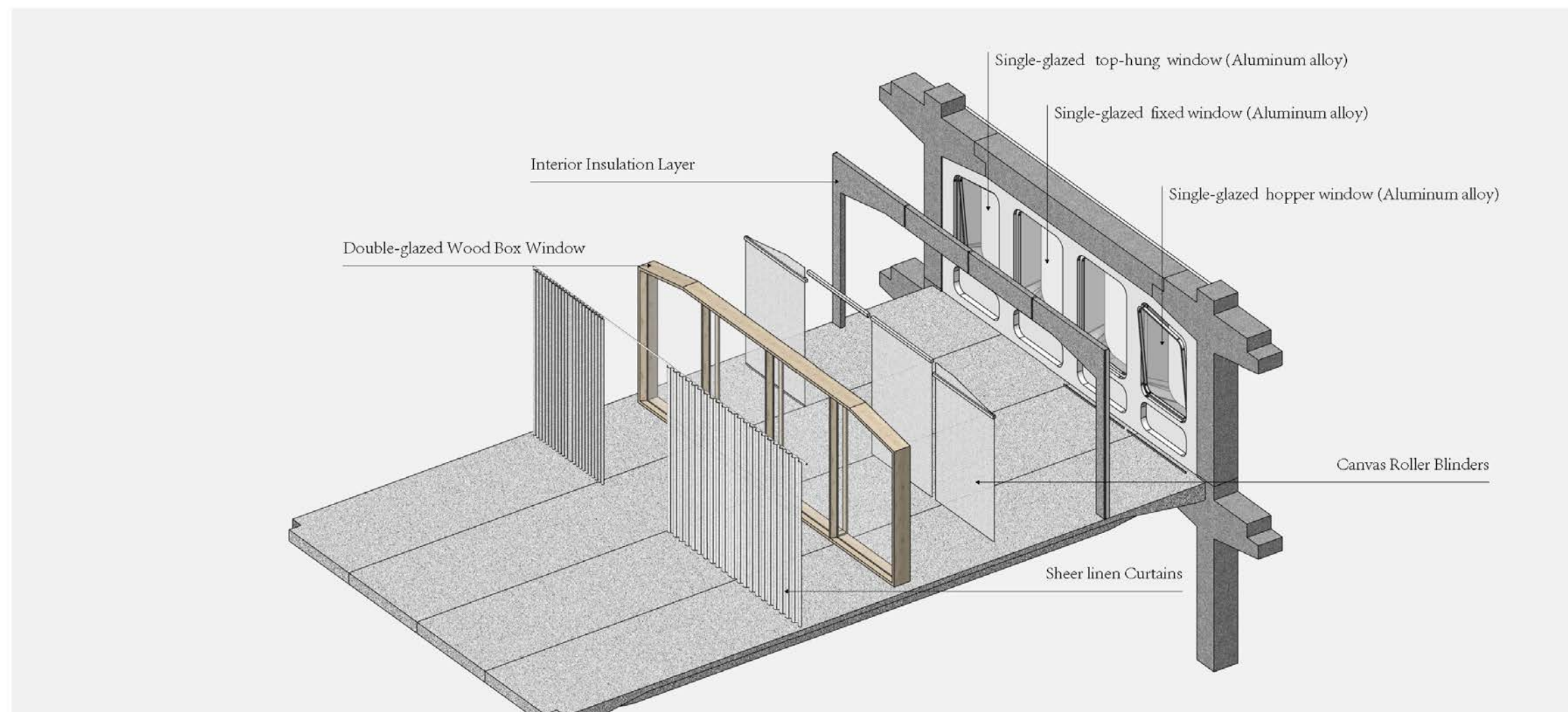
Original 3F Plan



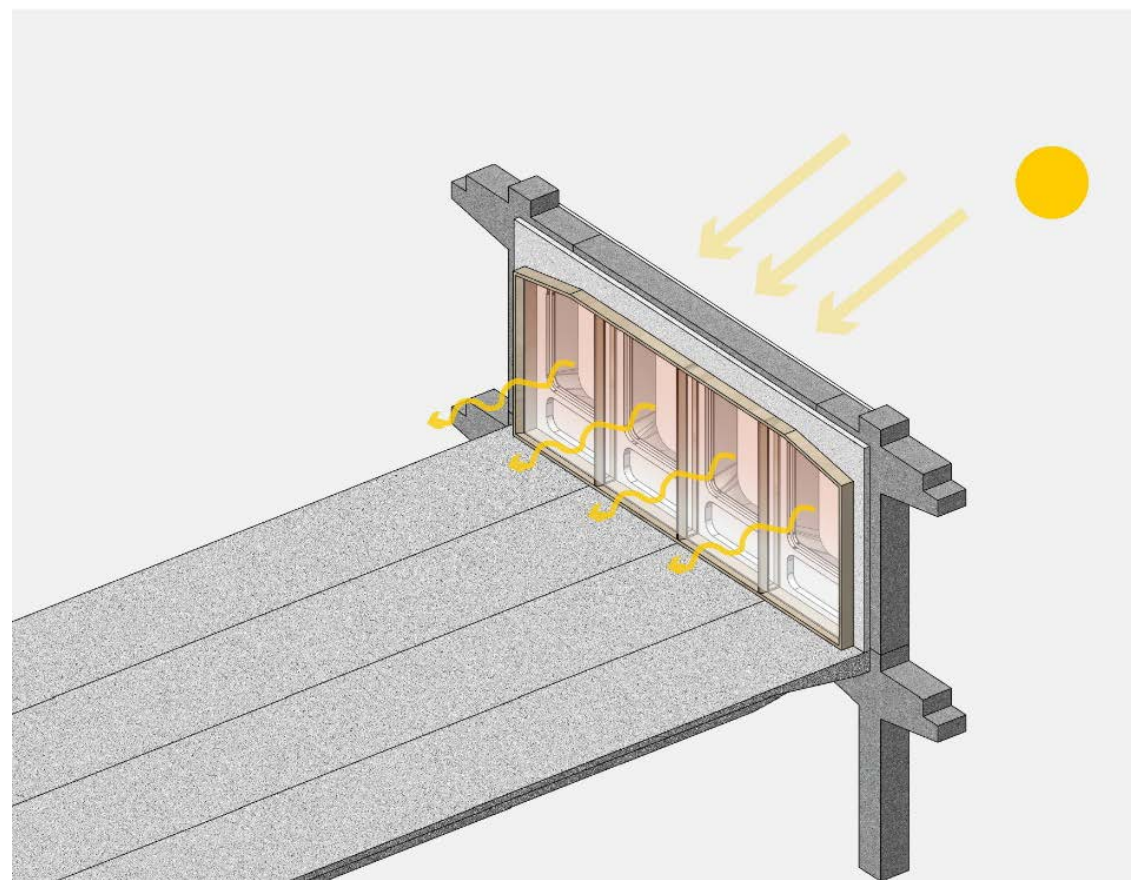
Current 3F Plan



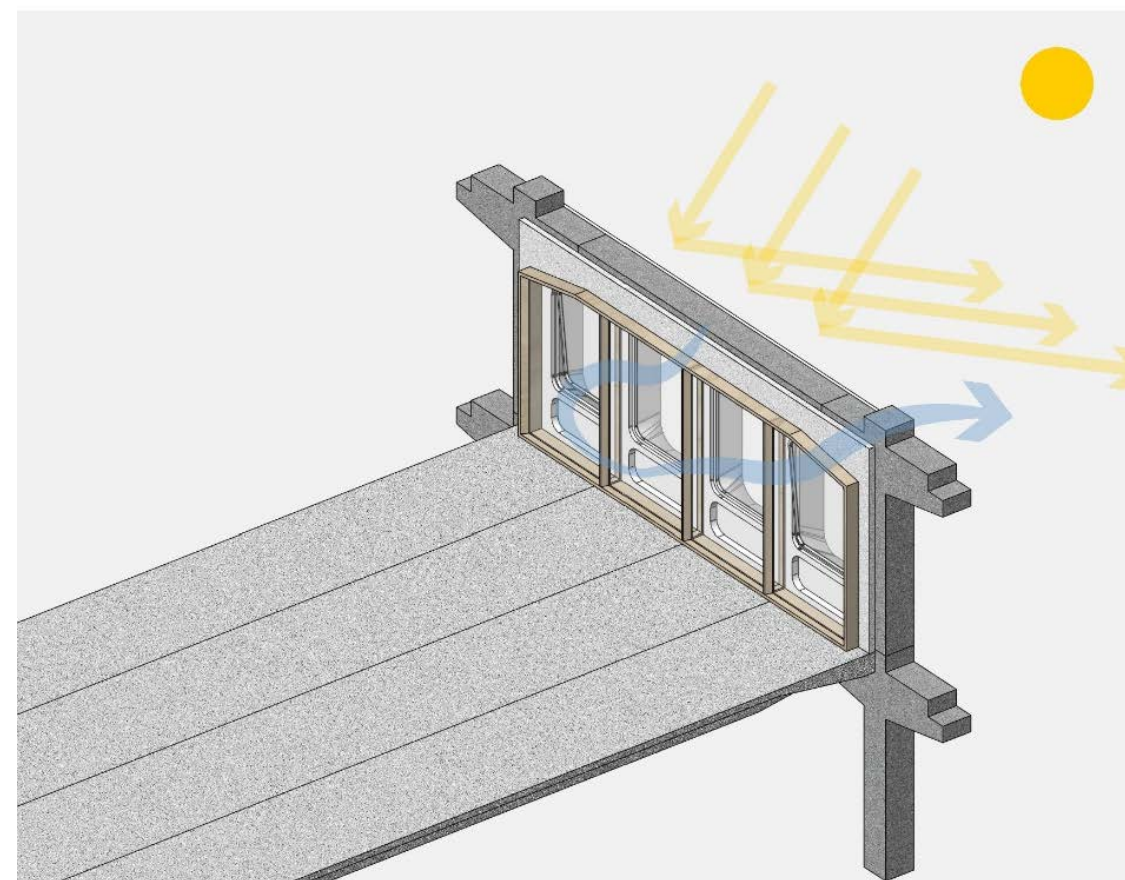




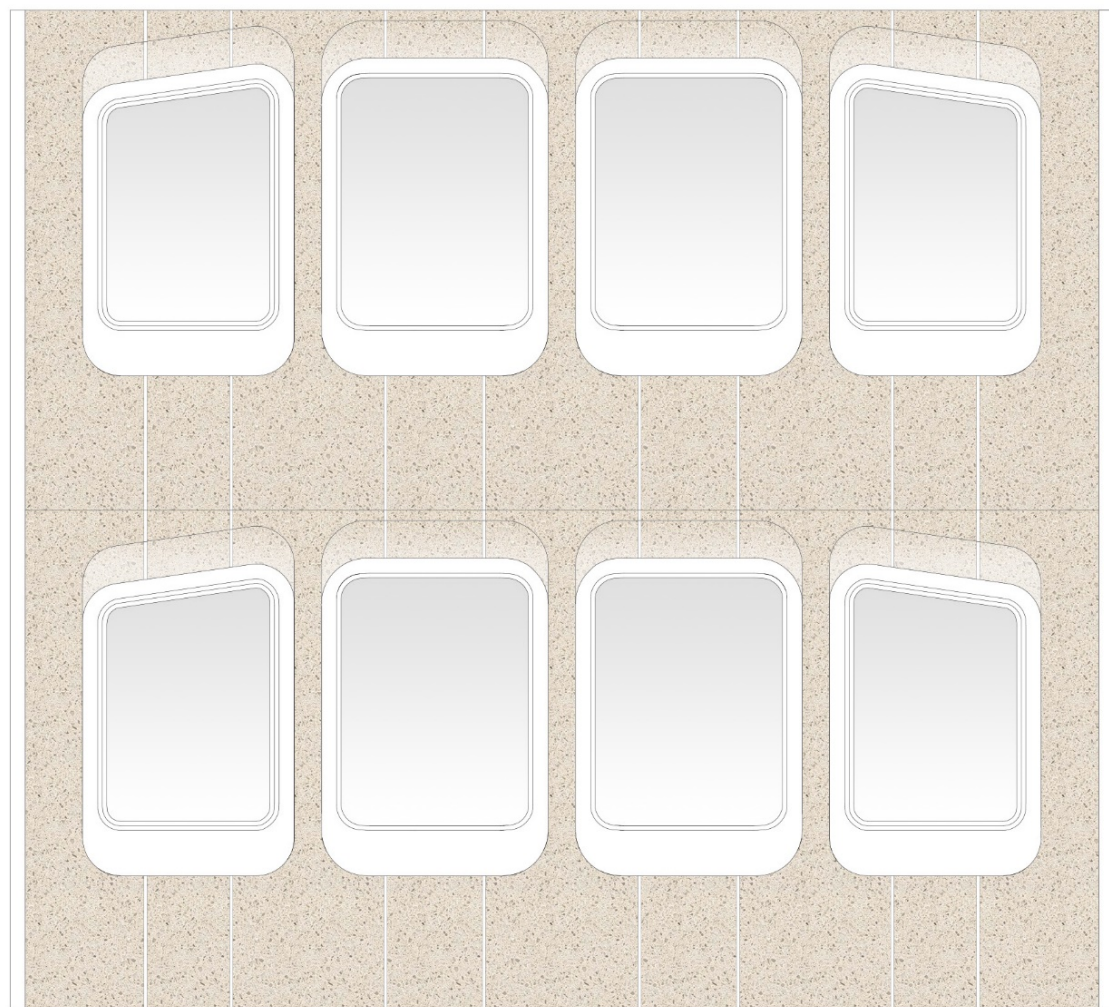
Introverted Corridor Facade



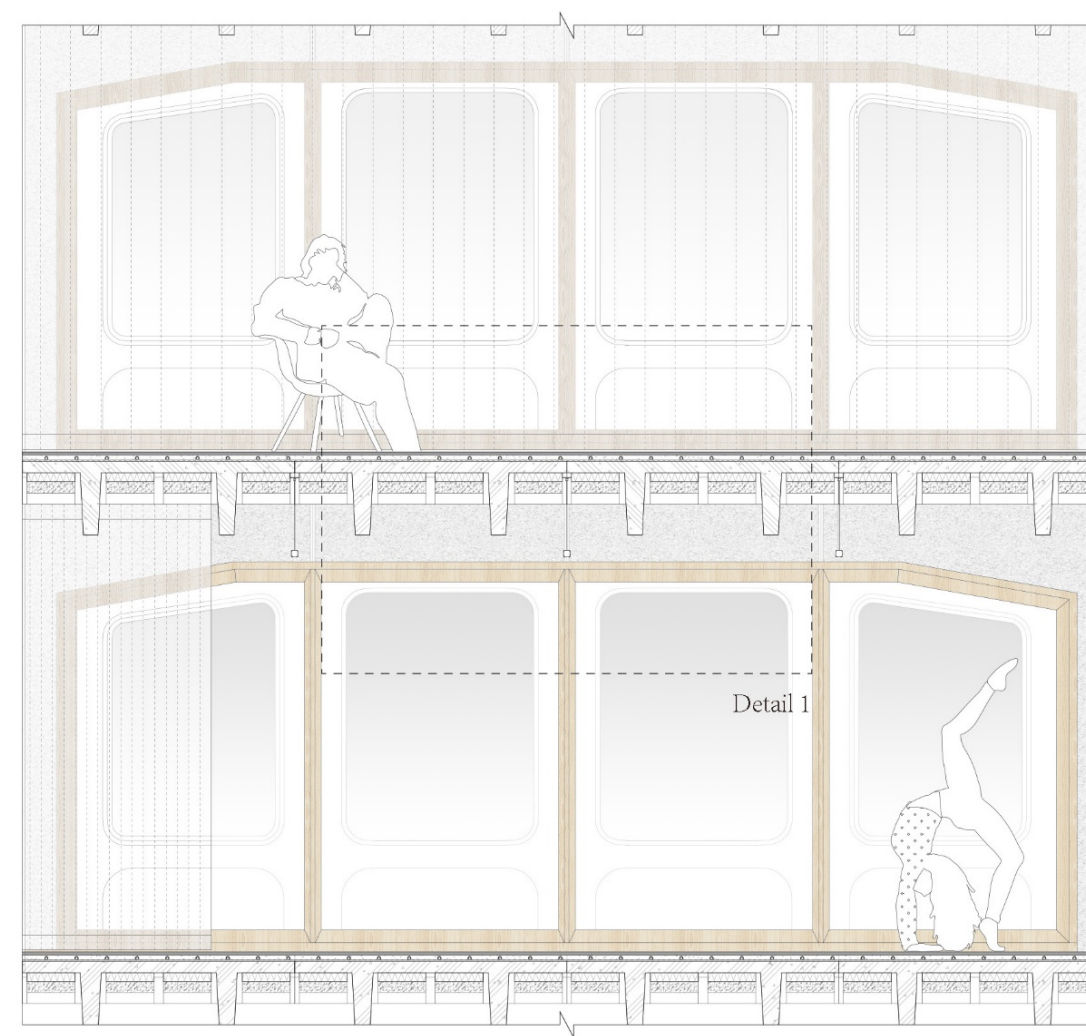
Winter



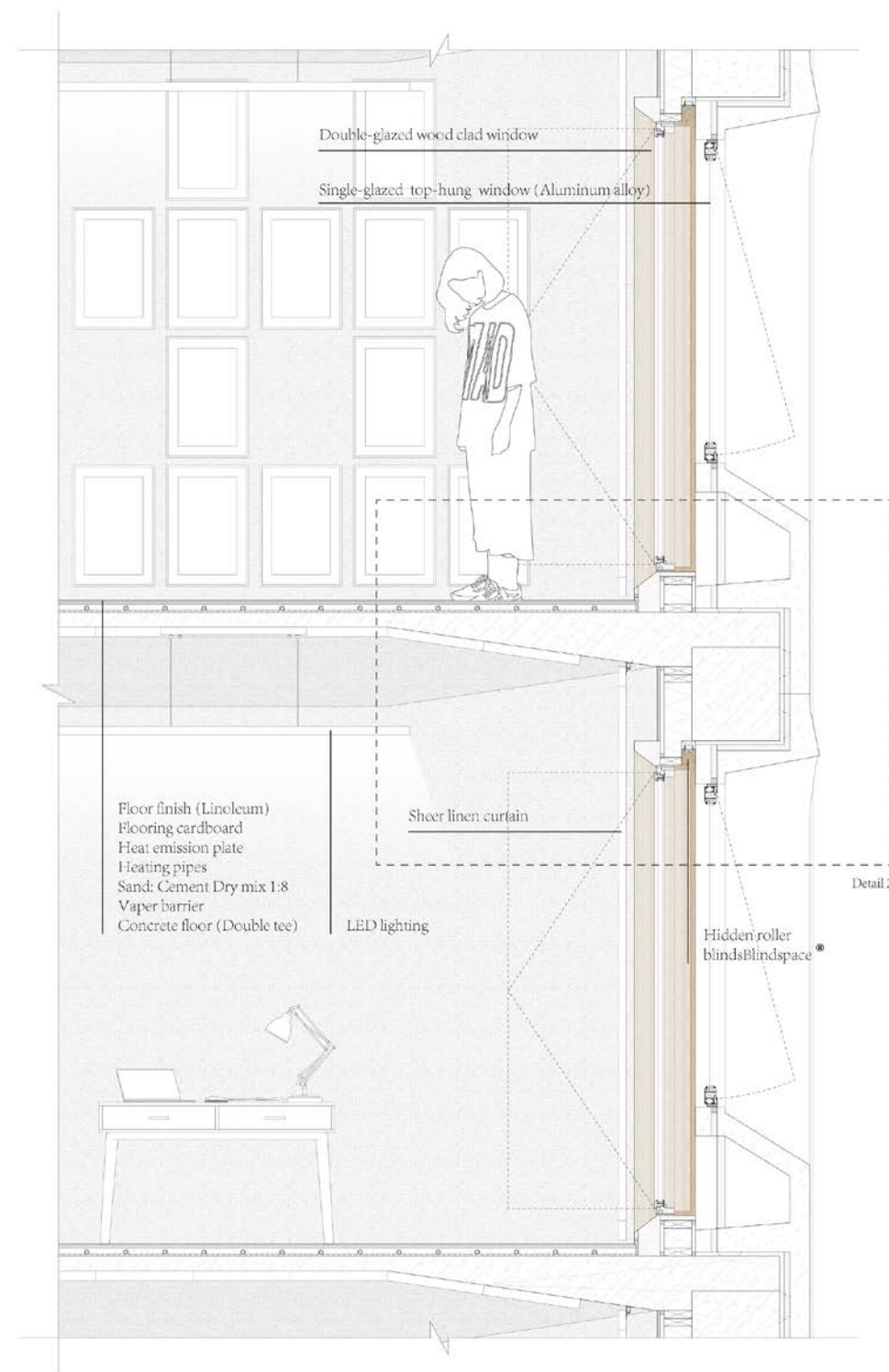
Summer



Exterior



Interior



Section



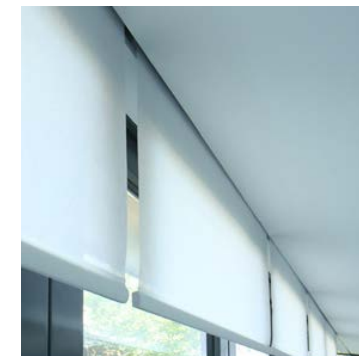
GLU LAM SYSTEM



ROXUL SAFE™

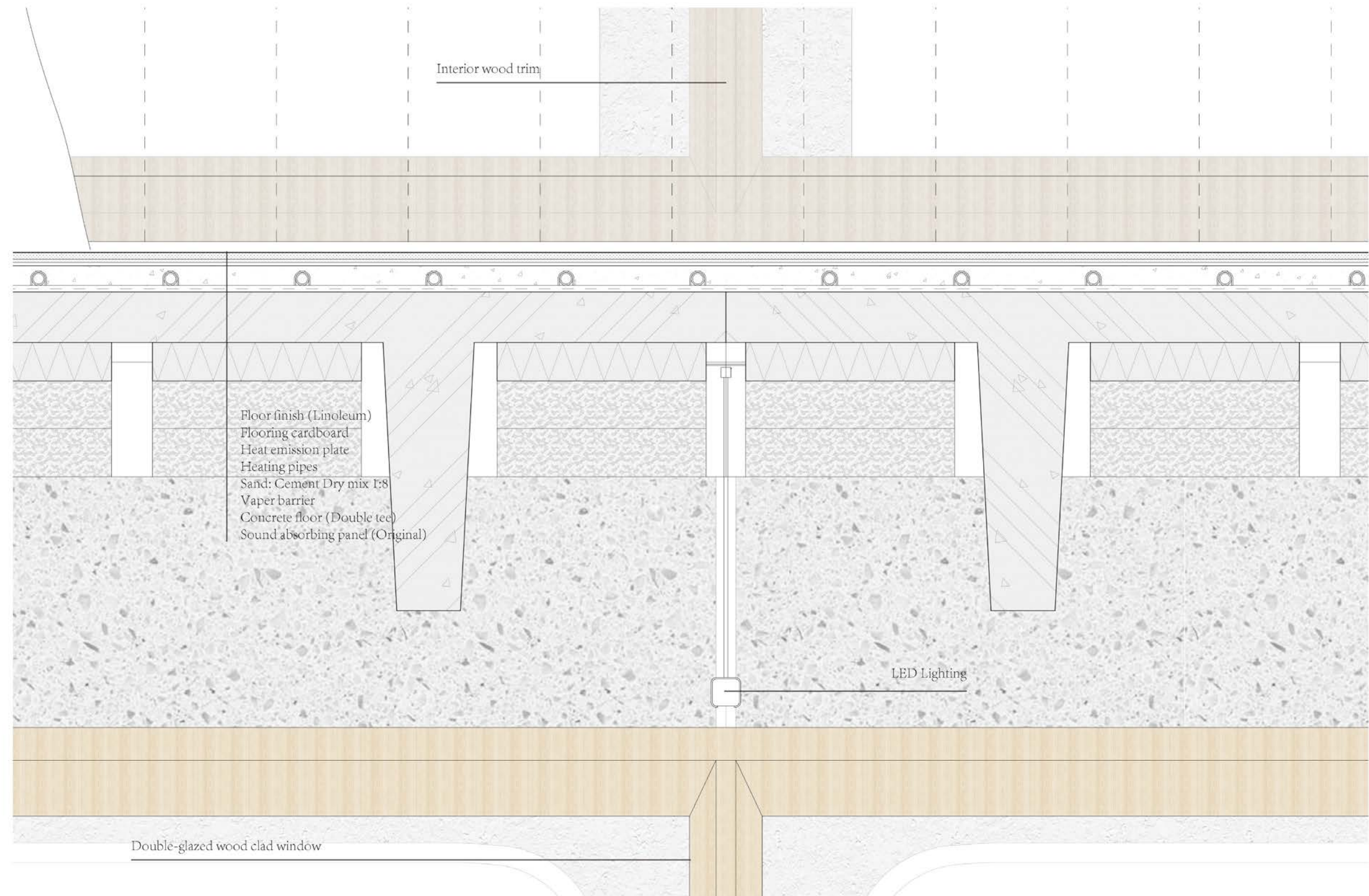


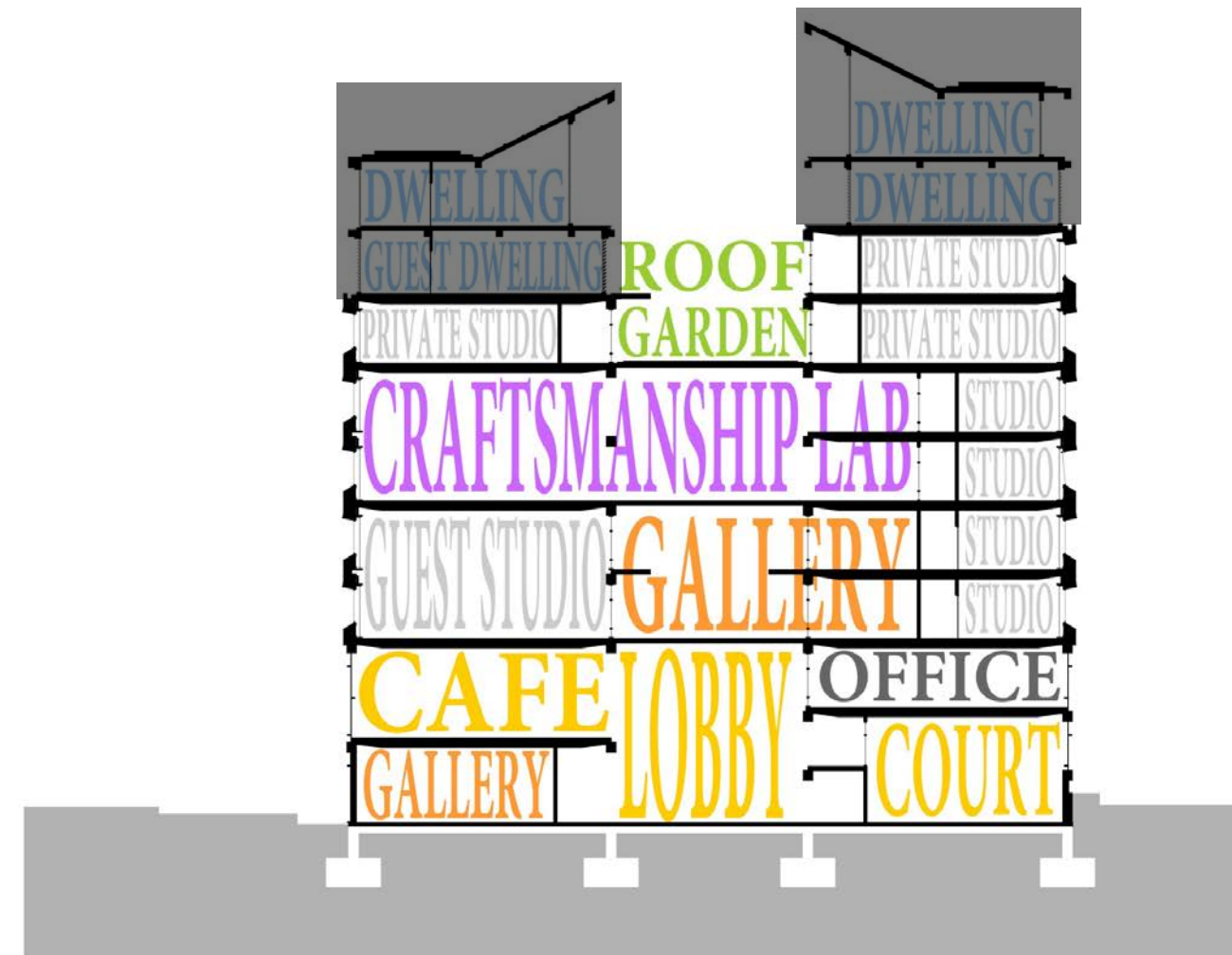
BL'NDSPACE®

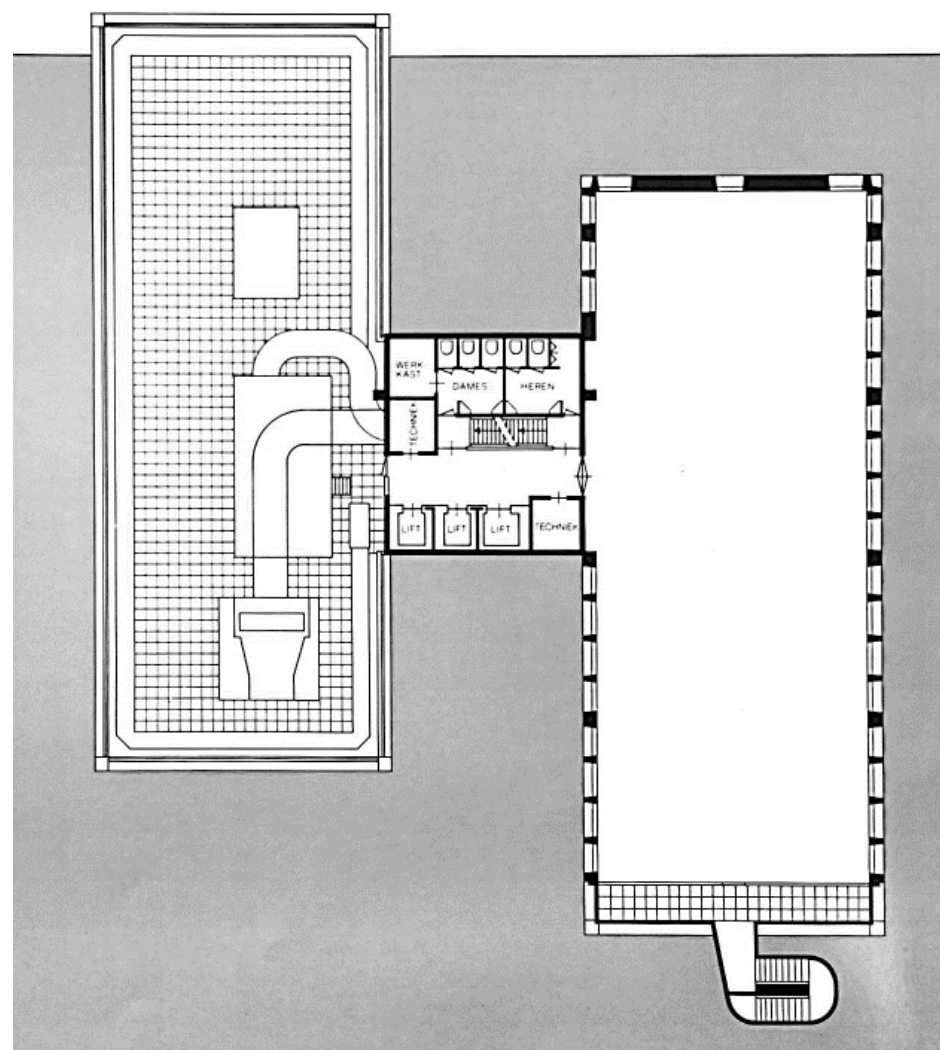


Hidden roller blinds in bi-folding doors

Material







Original 7F Plan

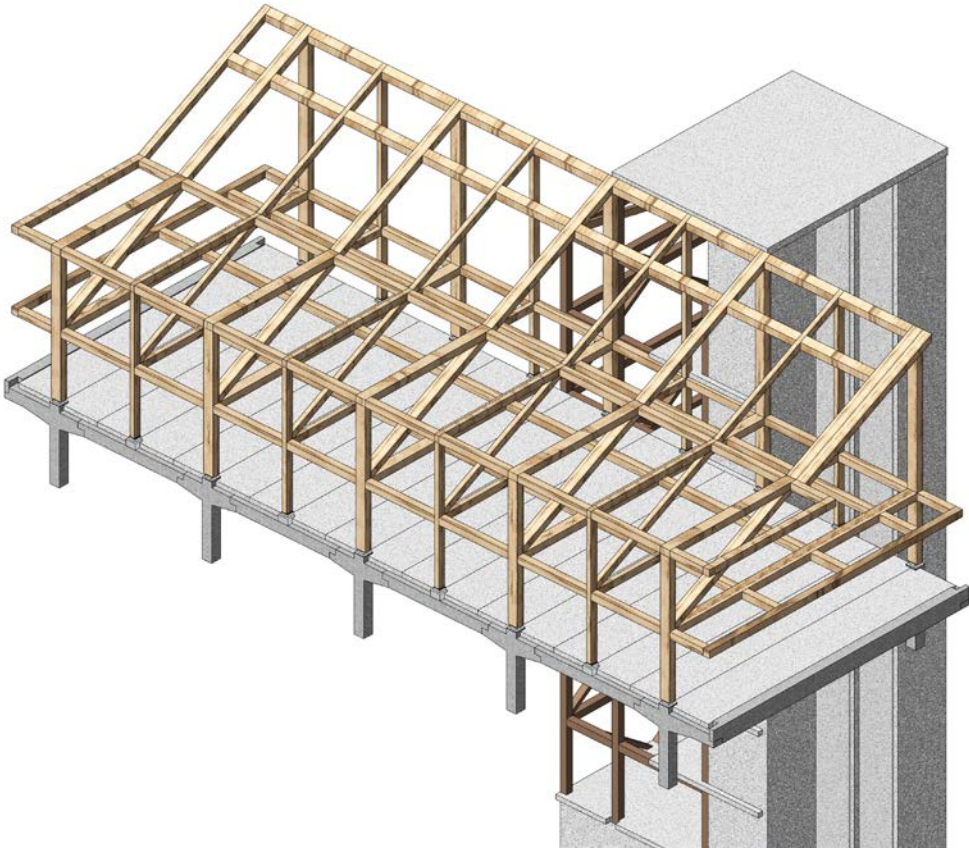


Current 7F Plan





Roof Structure



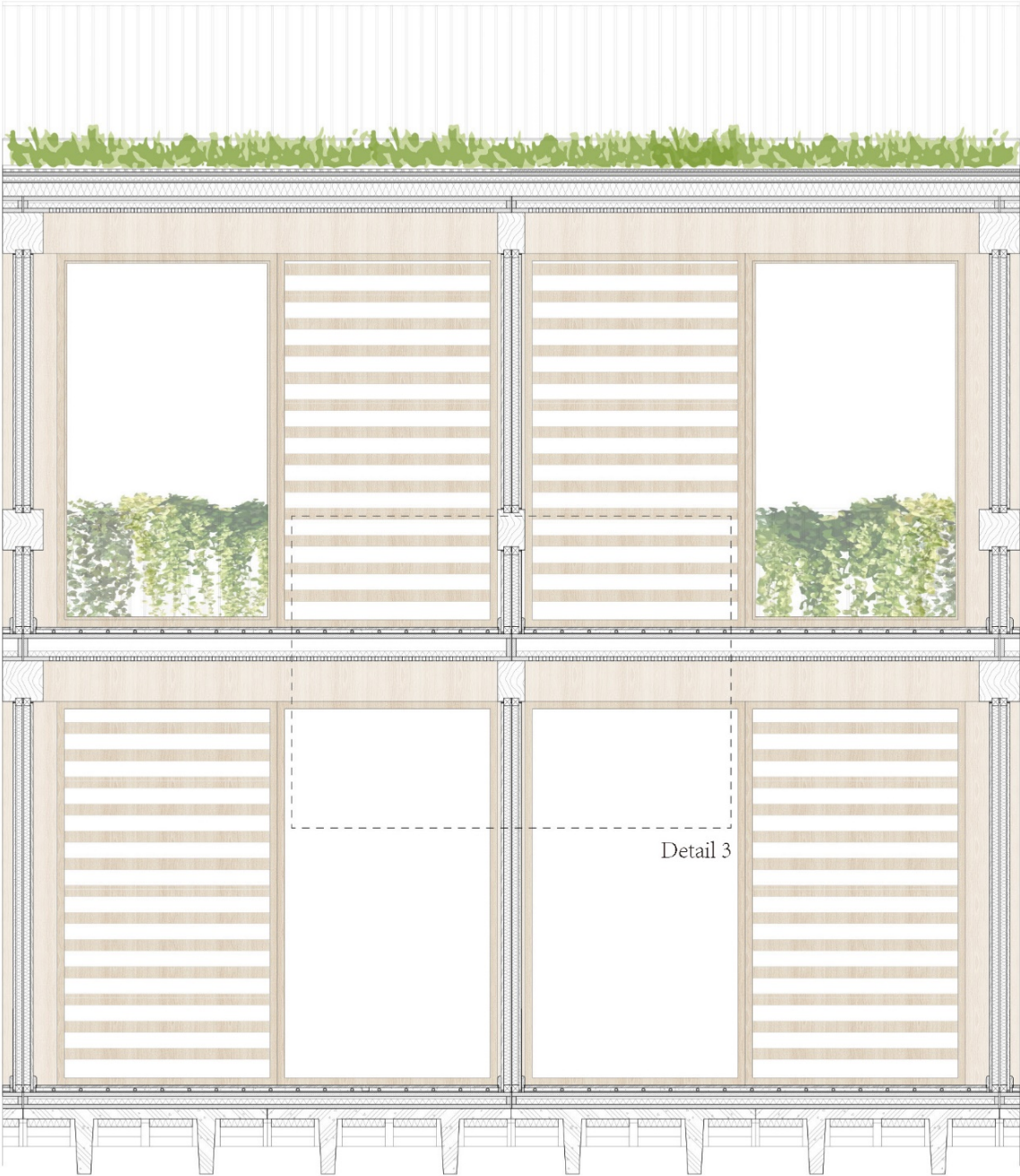
Structure with Core



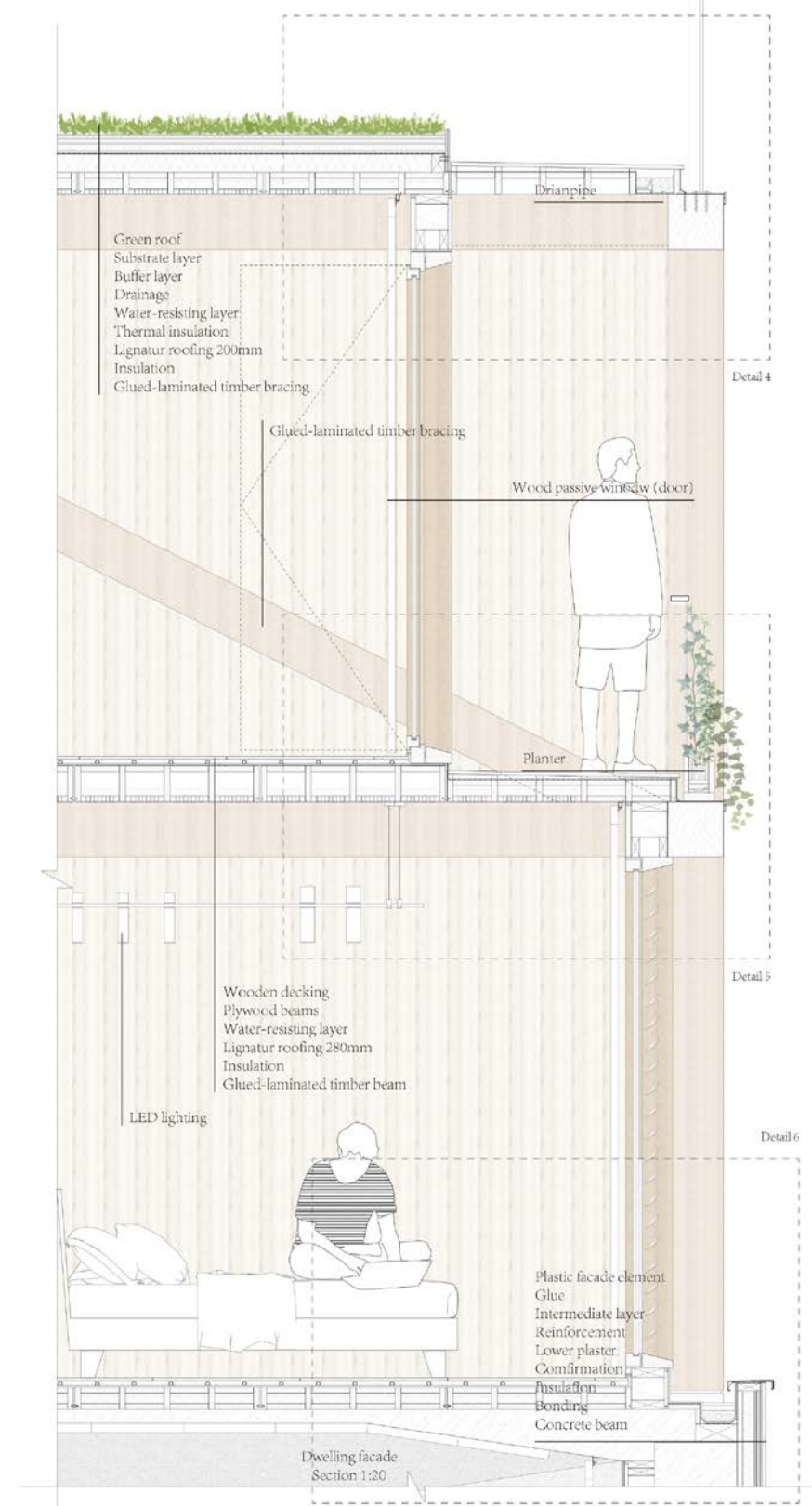
Manufacturer



Exterior



Interior

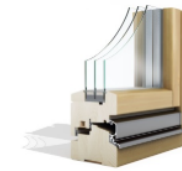


Section

 **LIGNATUR®**

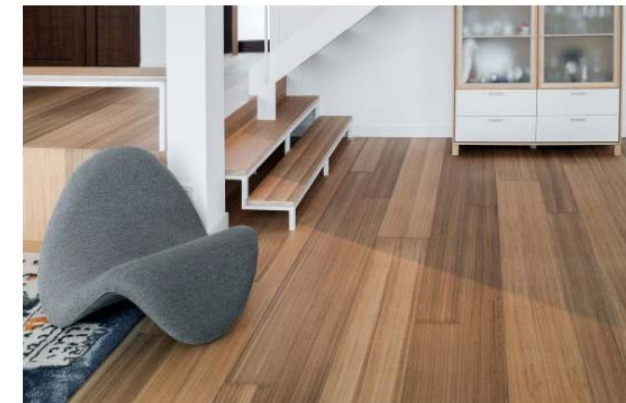
 **M SORA**
Have your own perspective

Parklex®



Nature Optimo XL

Window NATURE OPTIMO XL is made entirely of wood and combines optimal combination of high energy efficiency, attractive appearance and affordable price. It is the most thermally efficient window of Nature Optimo family, which can be upgraded into passive window with the use of thermally modified spruce instead of normal spruce – NATURE OPTIMO XLT which was awarded as world most cost effective PHI certified passive timber window. Window has very nice outlook due to aligned frame and casement which is represented by letters L (Line) and X (Xclusive).



Hy Tek

Engineered hardwood flooring for interiors

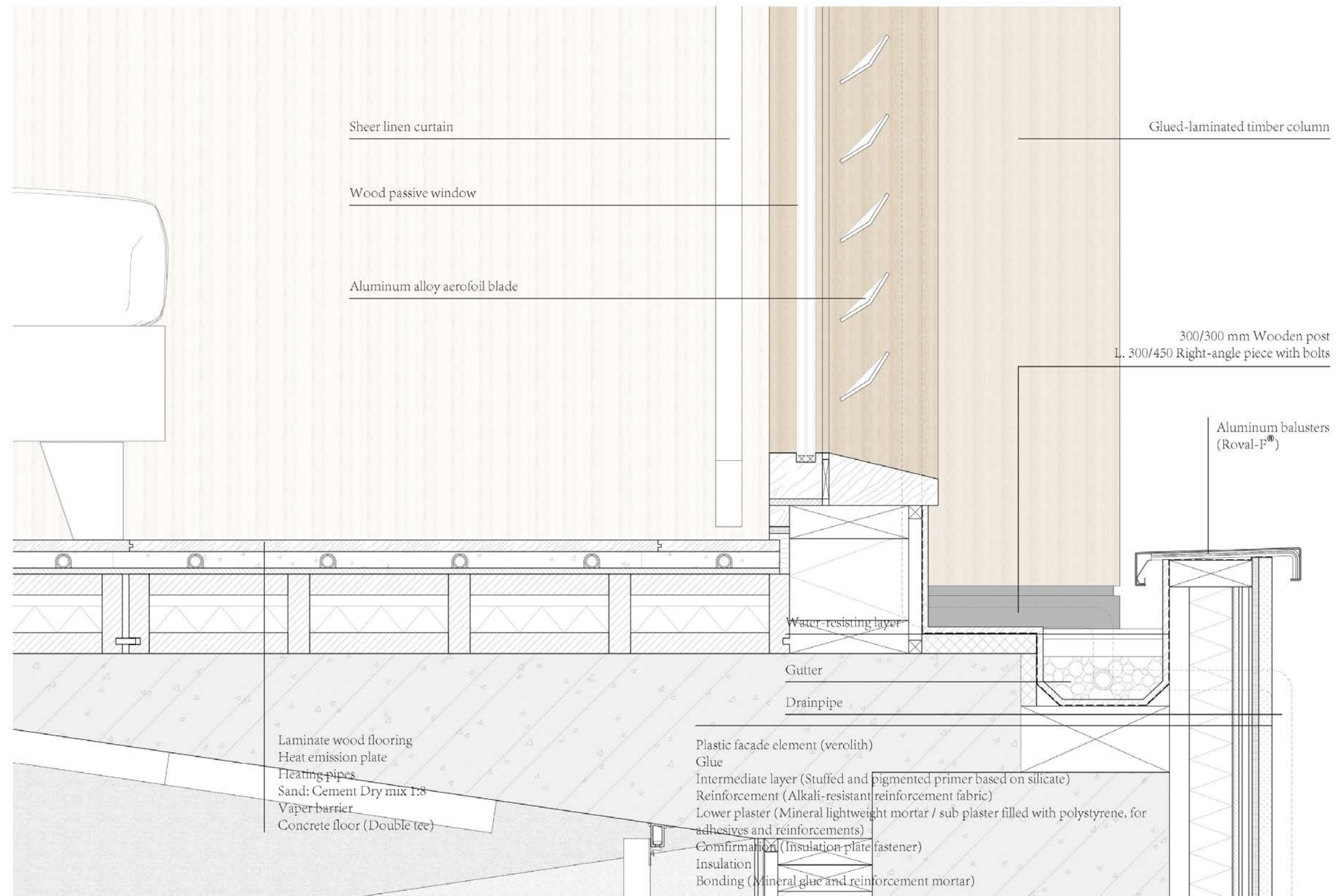
 **sto**
Bewust bouwen.

StoDeco Vormgeving Techniek

Insulate and design facades with StoDeco

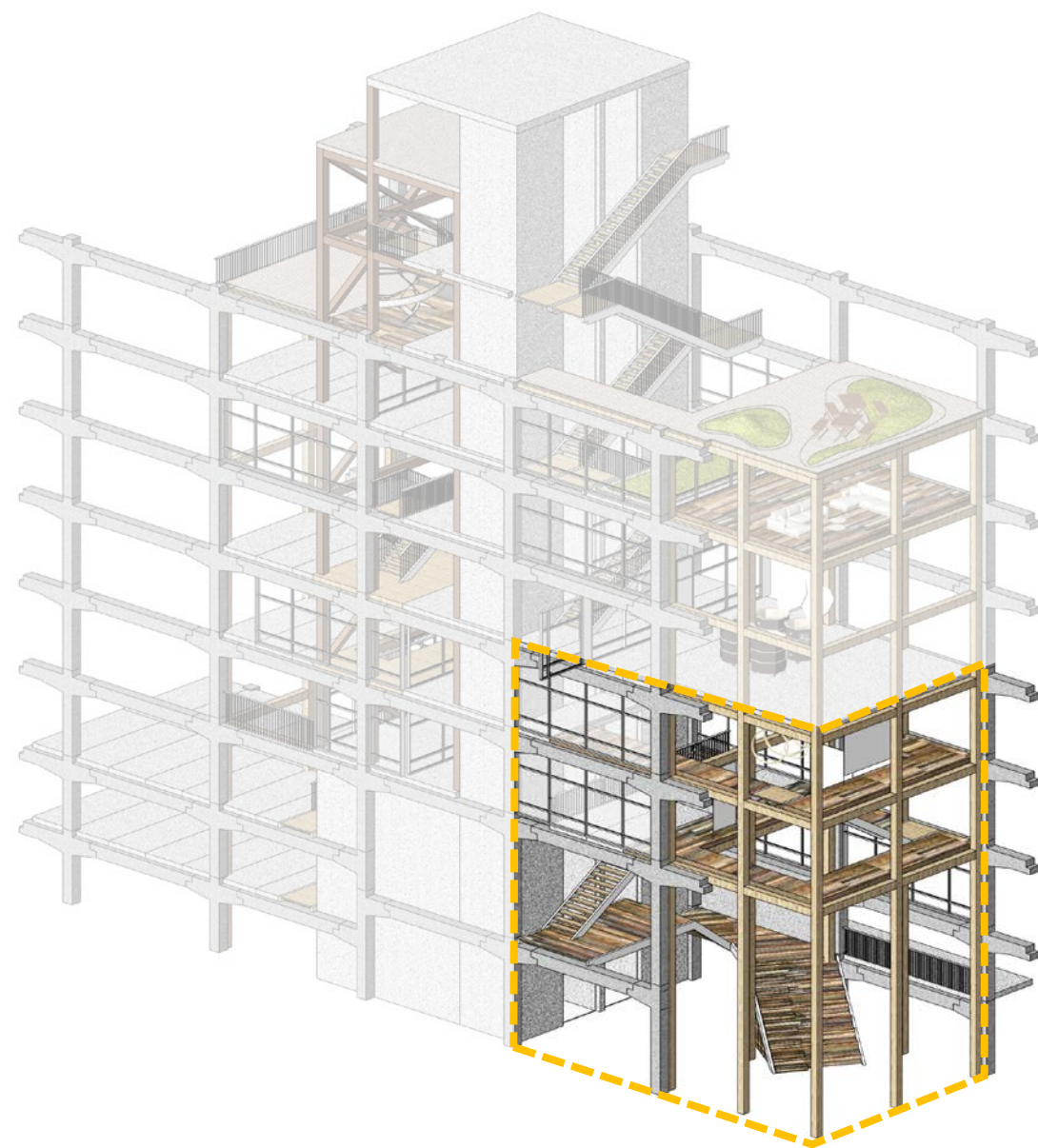


Material

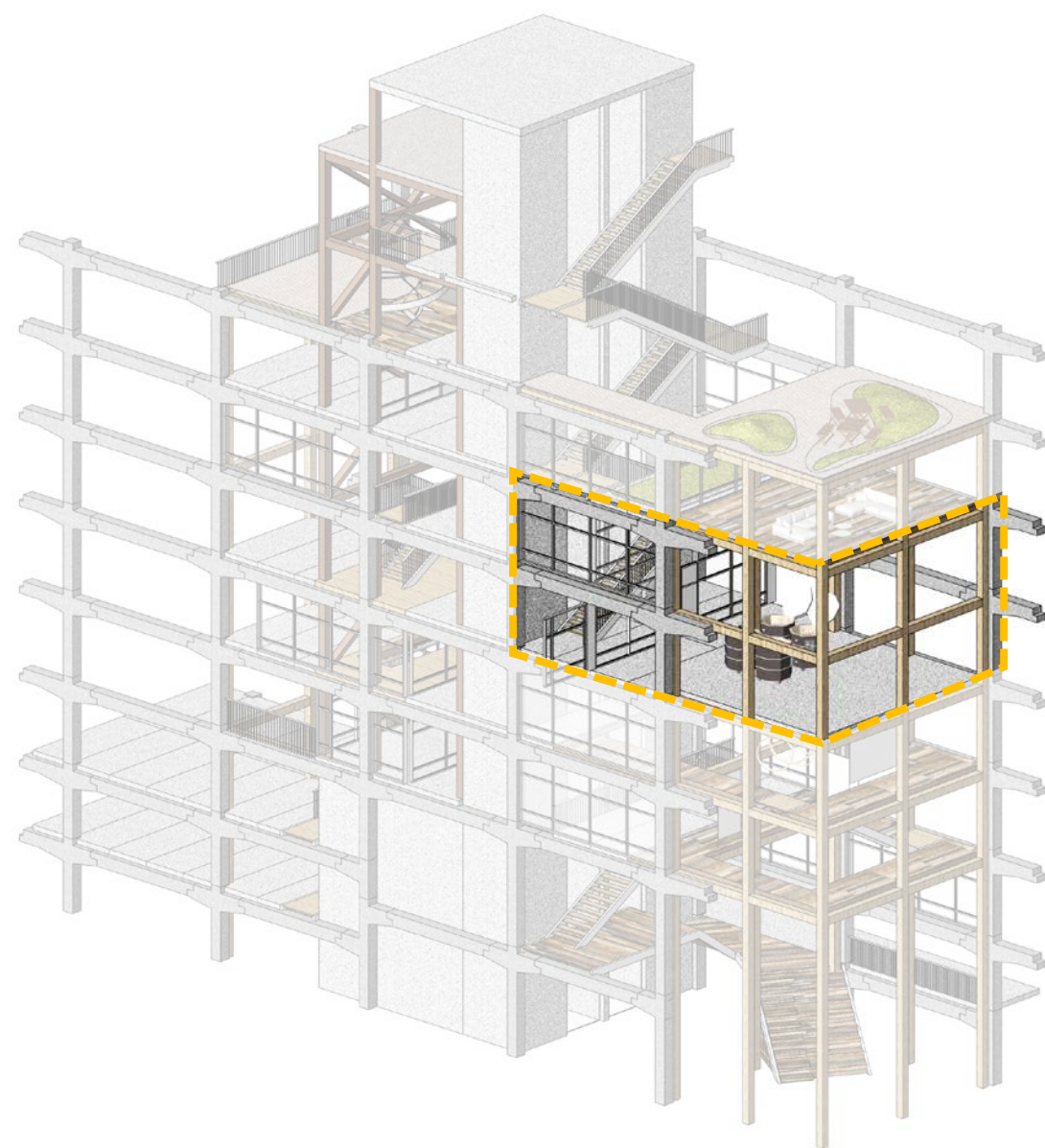


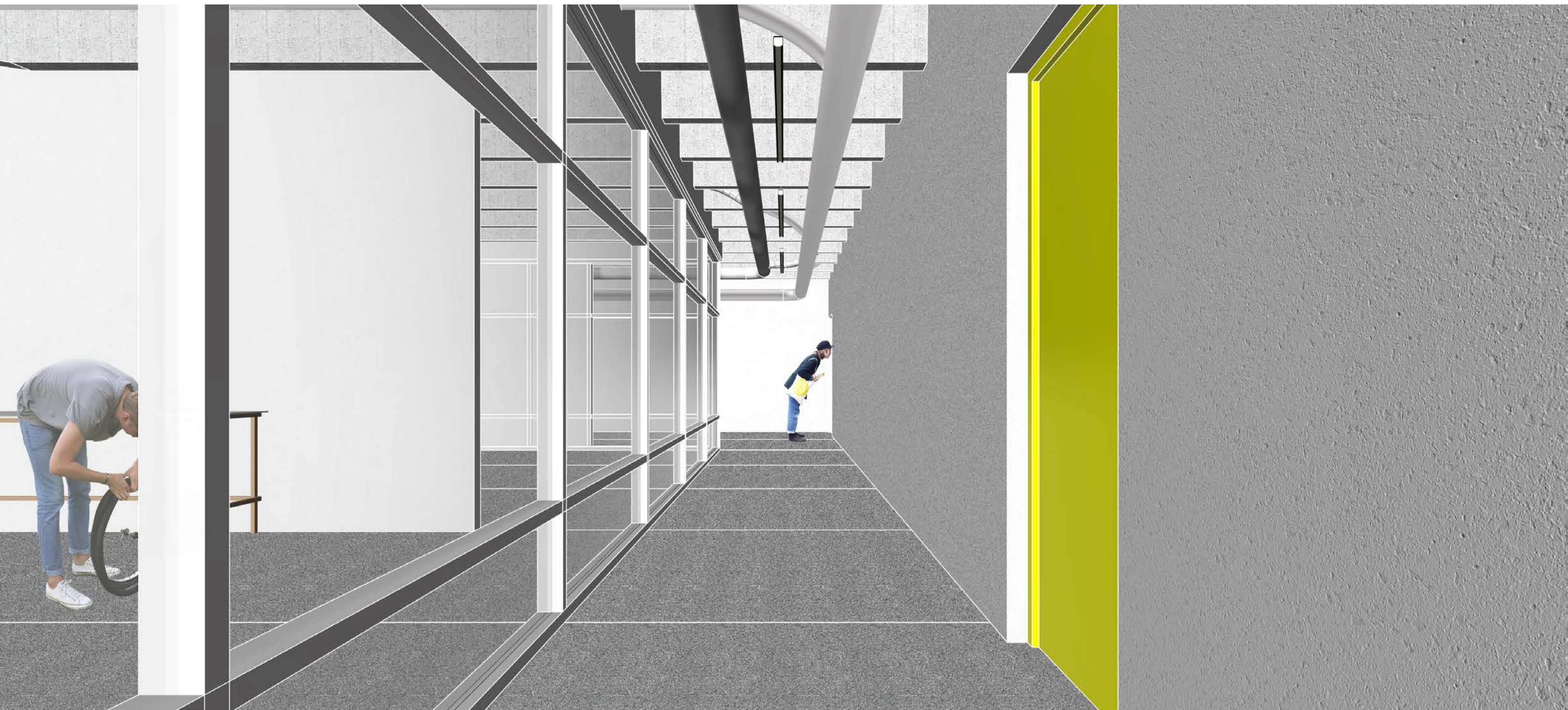
Detail 6 1:5





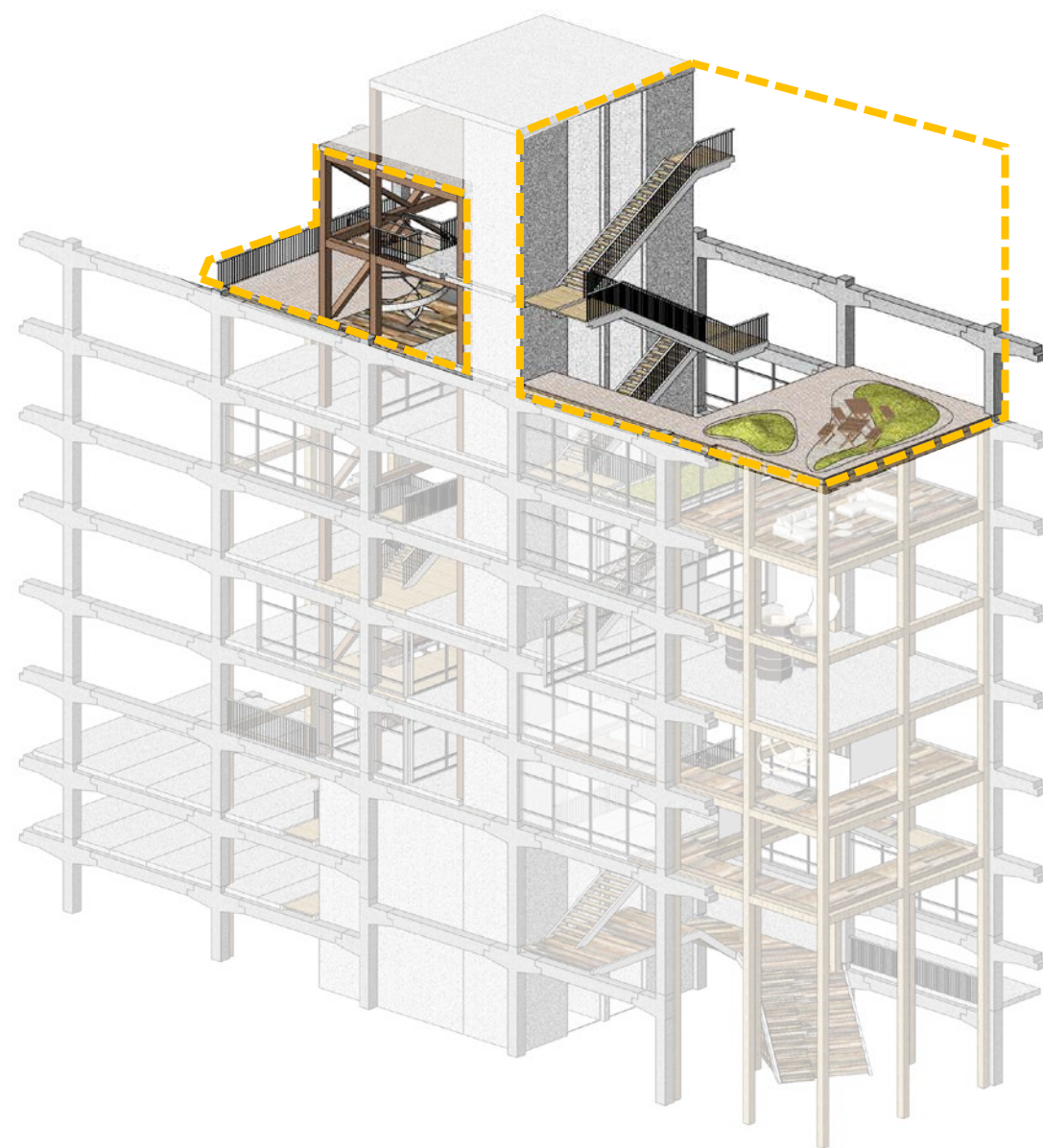






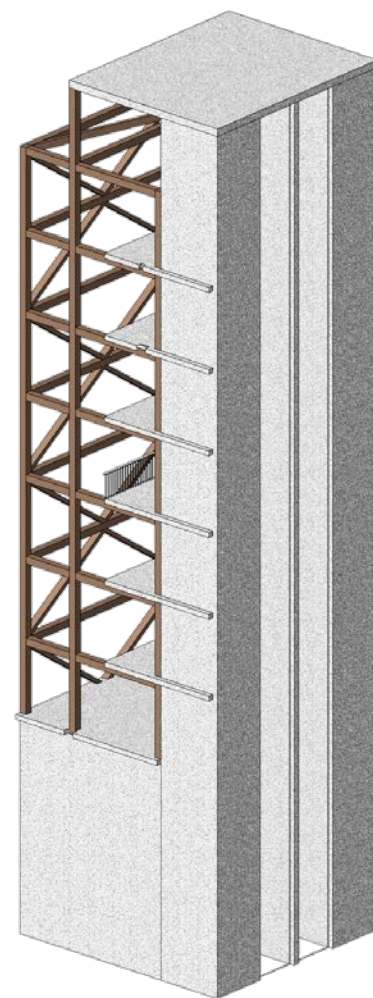




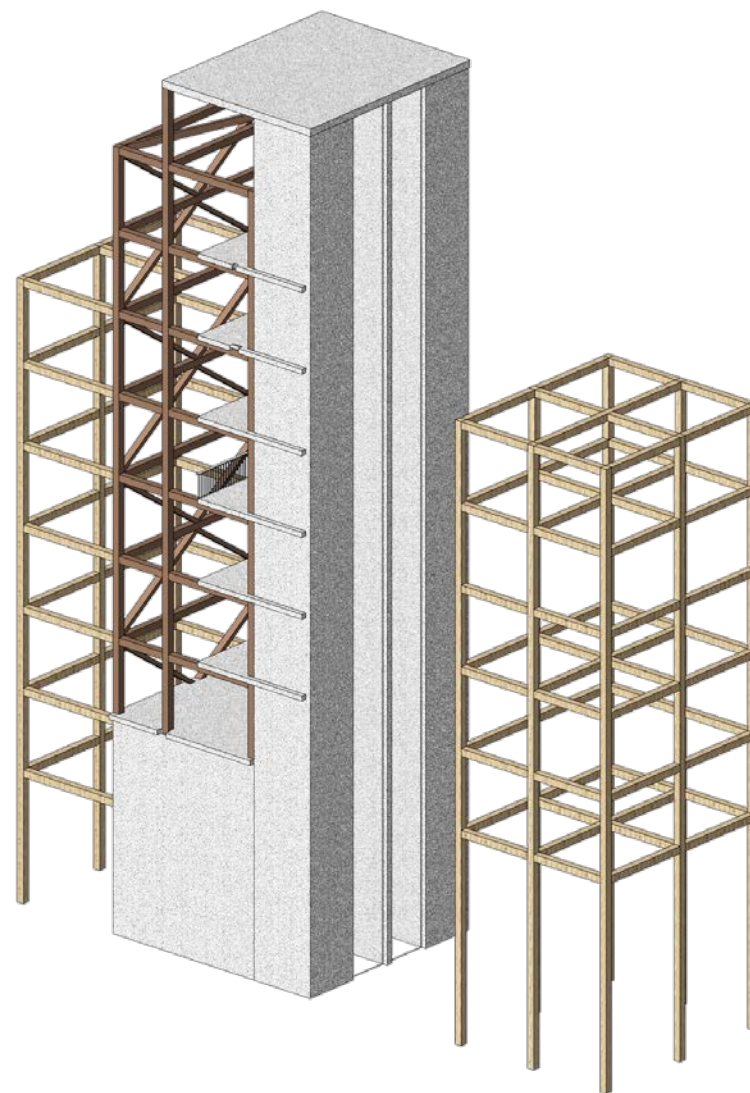








Wood Bracing



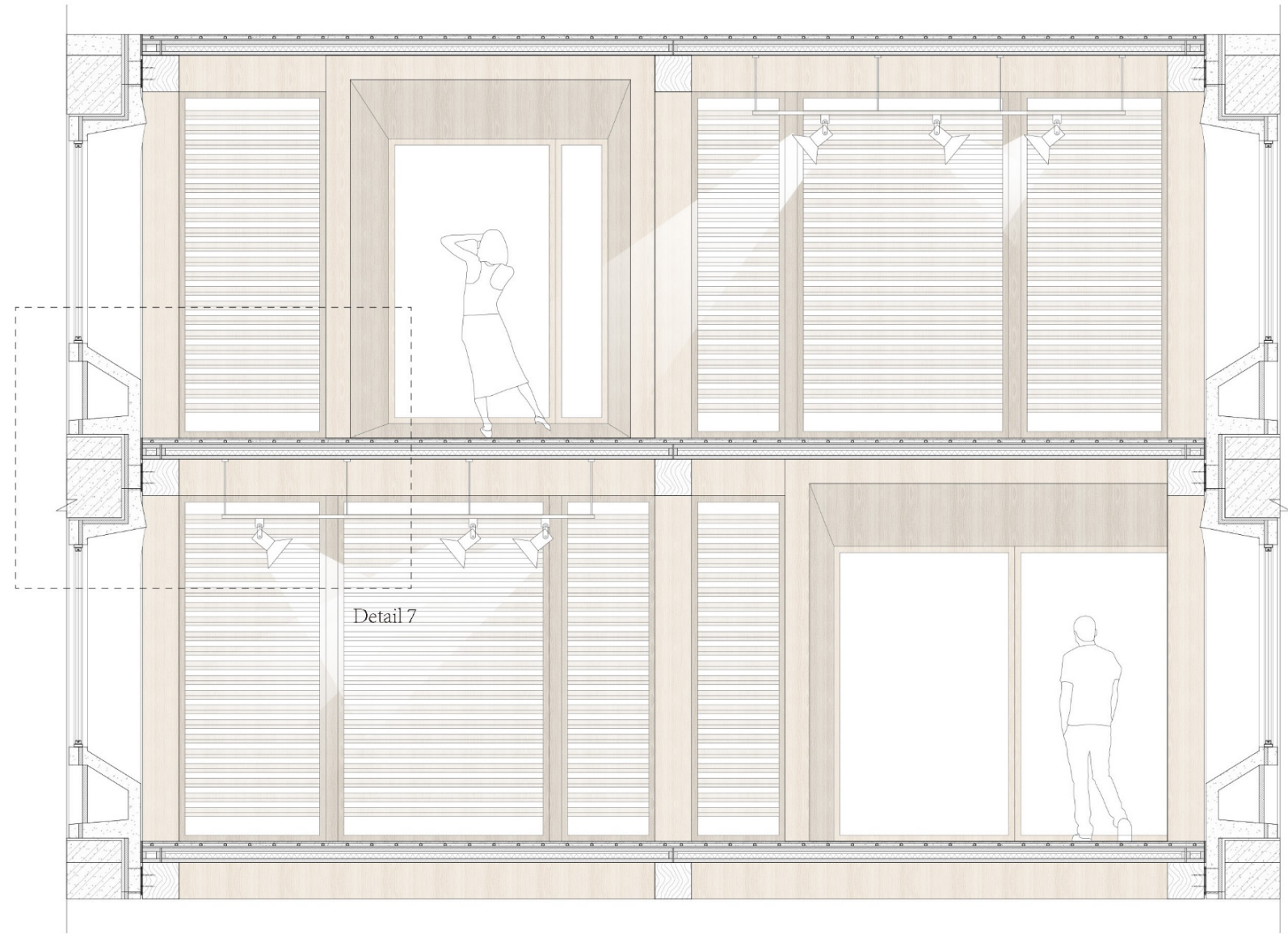
Structure with Core



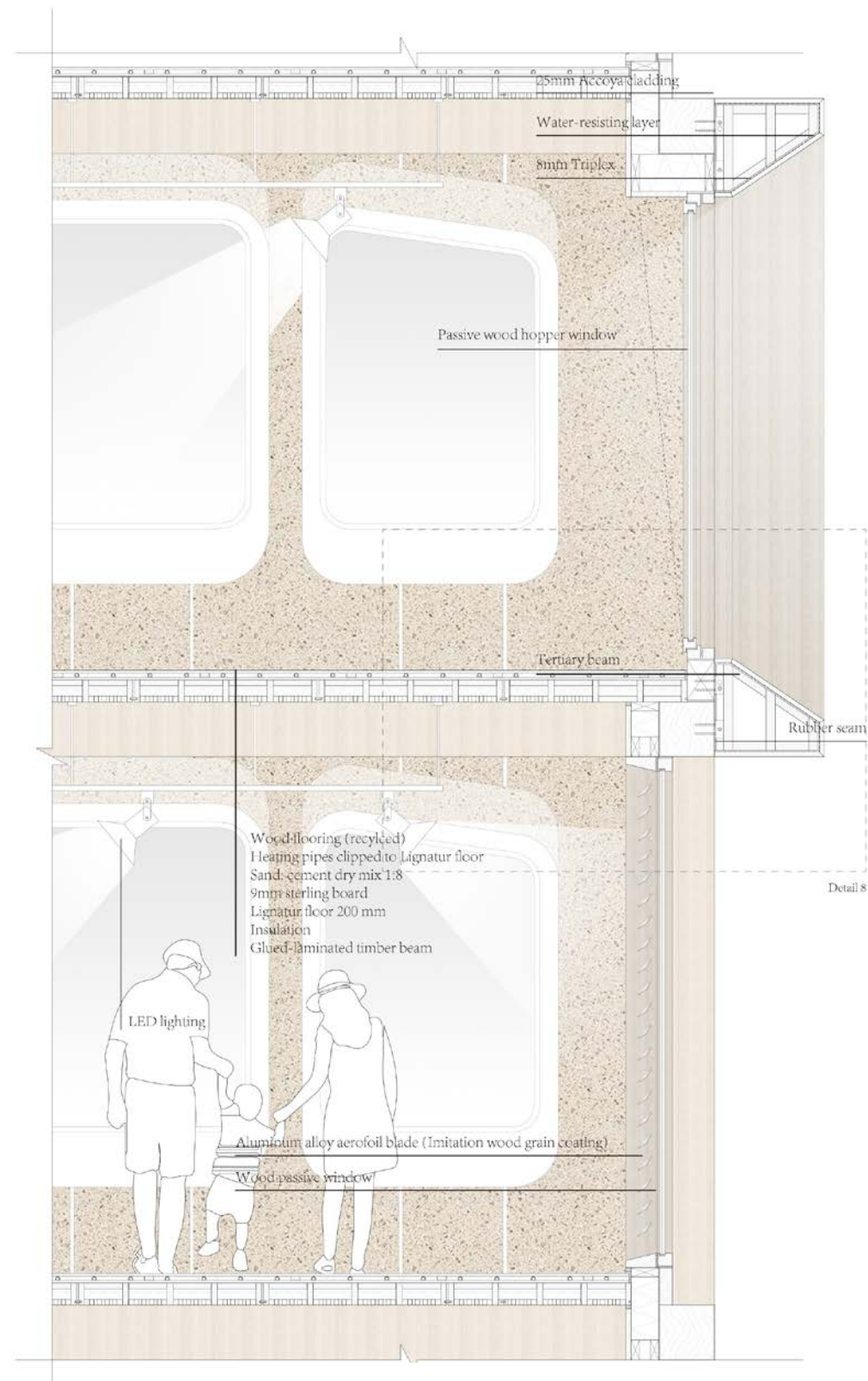
Manufacturer



Exterior



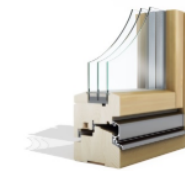
Interior



Section

 **LIGNATUR®**

 **SORA**
Have your own perspective



Nature Optimo XL

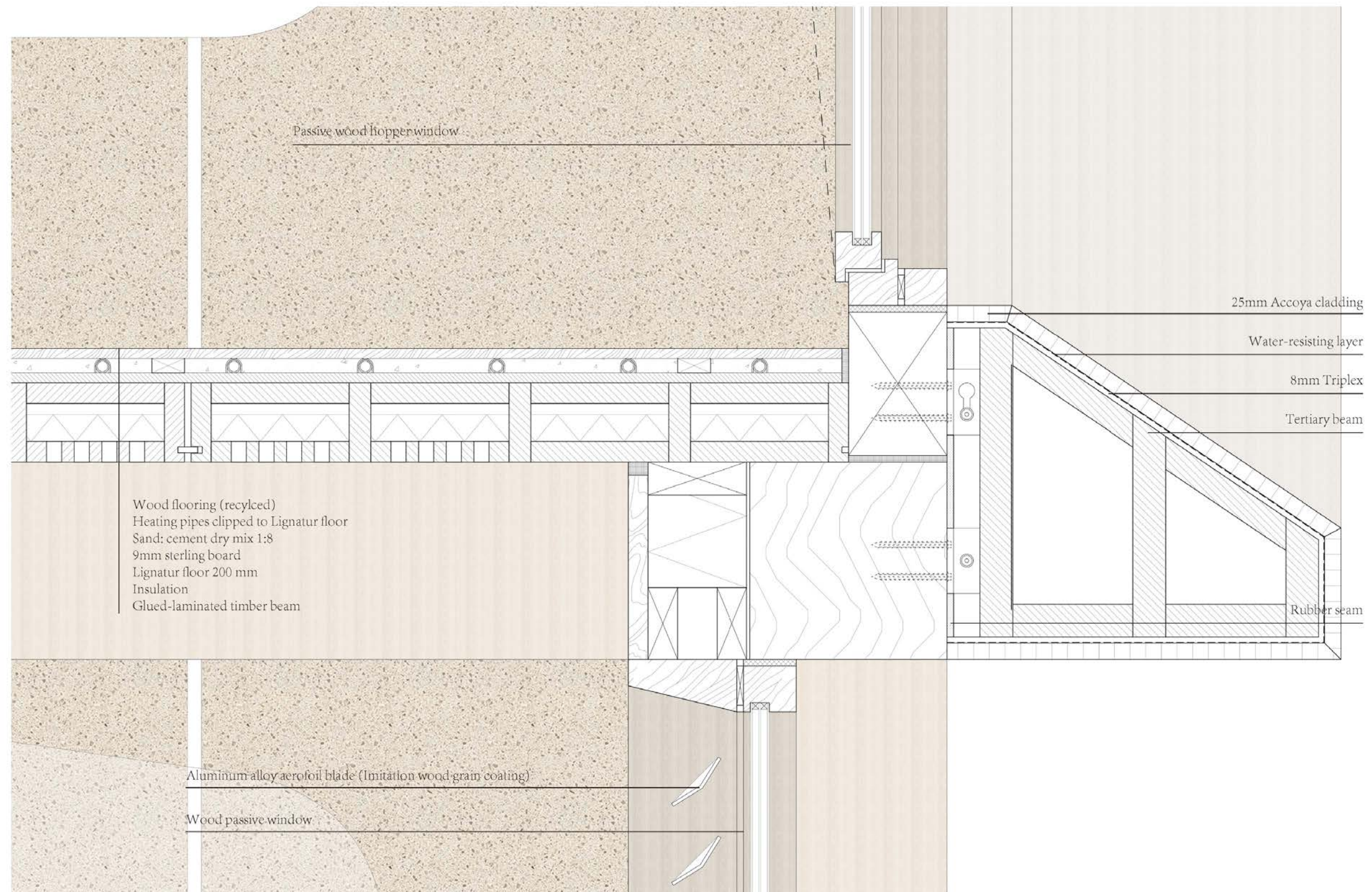
Window NATURE OPTIMO XL is made entirely of wood and combines optimal combination of high energy efficiency, attractive appearance and affordable price. It is the most thermally efficient window of Nature Optimo family, which can be upgraded into passive window with the use of thermally modified spruce instead of normal spruce – NATURE OPTIMO XLT which was awarded as world most cost effective PHI certified passive timber window. Window has very nice outlook due to aligned frame and casement which is represented by letters L (Line) and X (Xclusive).



**NORTHERN RIVERS RECYCLED
TIMBER**

Recycled flooring - 80 x 14mm mixed hardwoods, square dressed, part sanded.
Coated with a satin floor clear in this image.

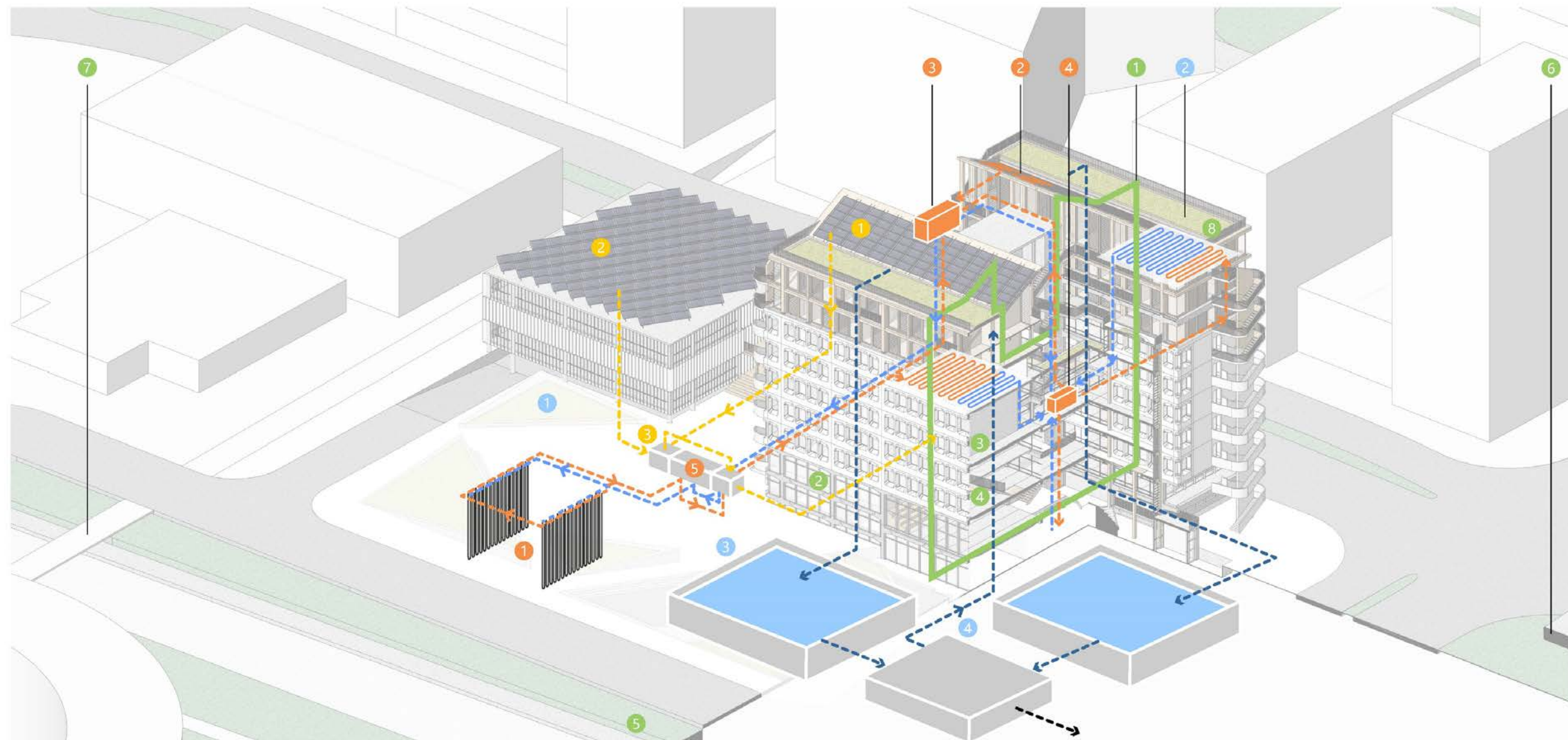
Material



Detail 8 1:5



How Scheme



Efficient Building and Site

- 1 High Performance Envelope
- 2 Passive Windows
- 3 Interior Corridor Facade
- 4 Natural Ventilation & Daylighting
- 5 Community Connectivity
- 6 Public Transit Access
- 7 Bicycle Facilities
- 8 Floor Heating

Electronical Energy Production

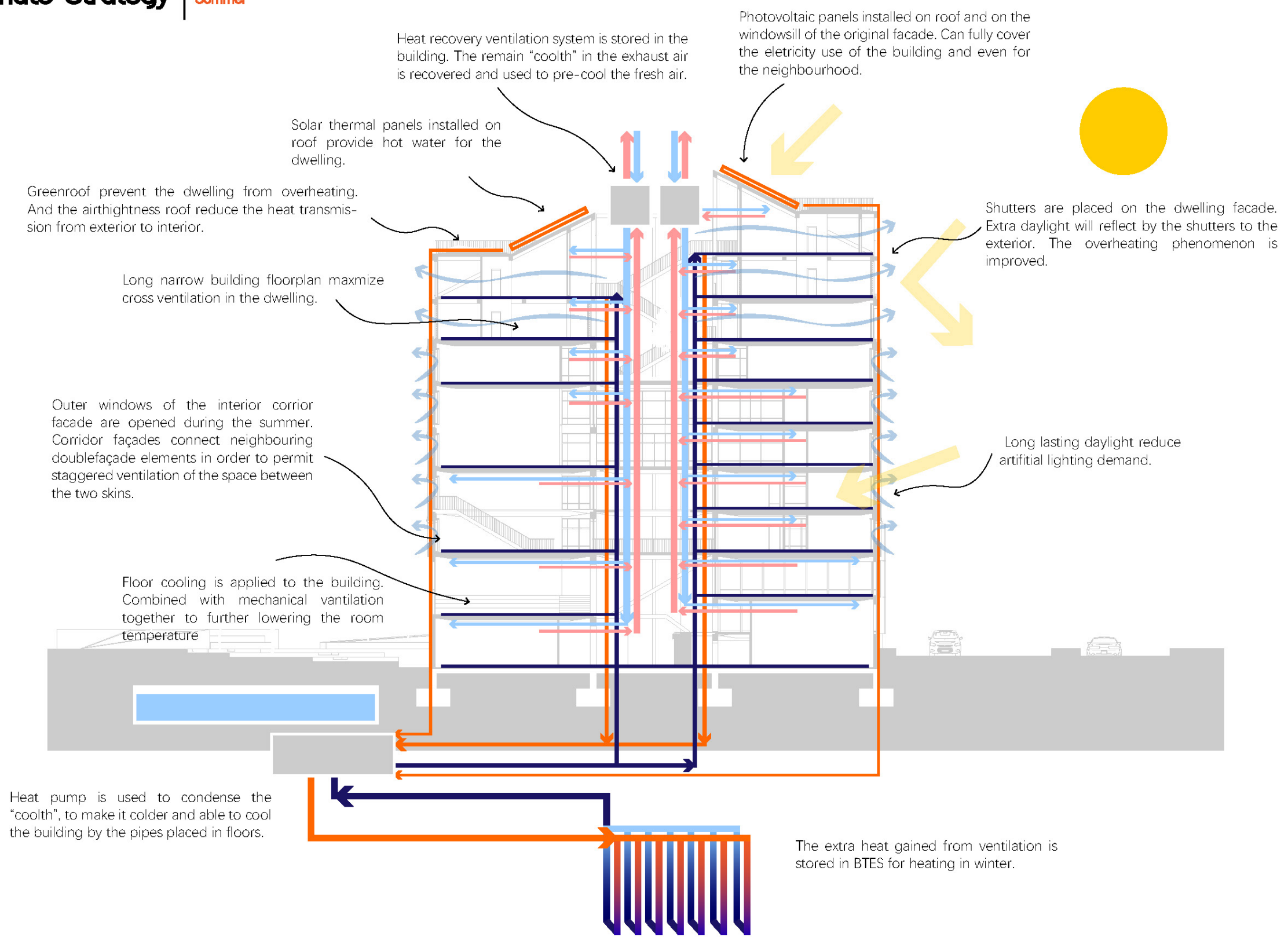
- 1 Building Intergrated Solar Panels
- 2 BI - Facial Solar Panels
- 3 Cogeneration

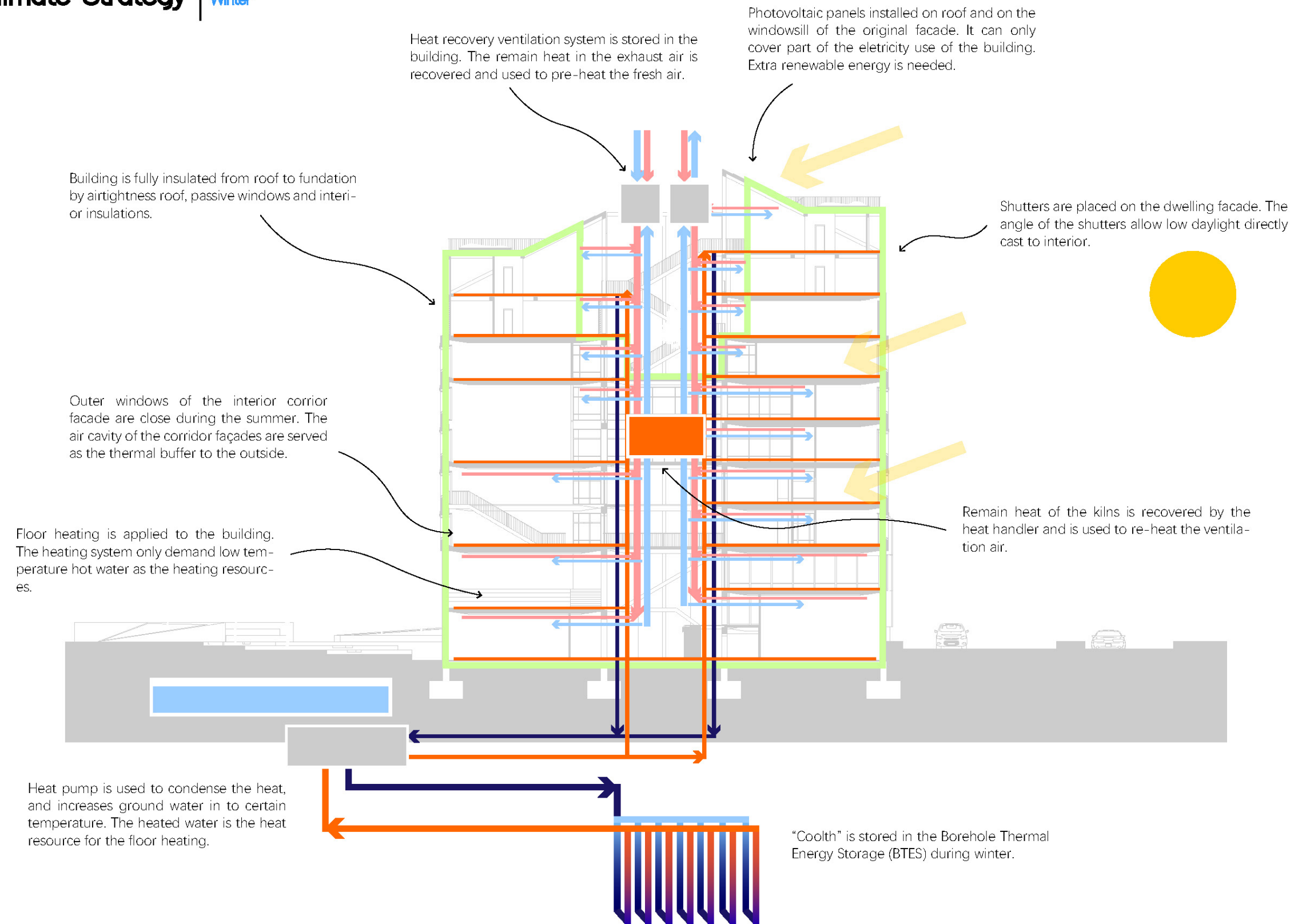
Rain Water Collection & Reuse

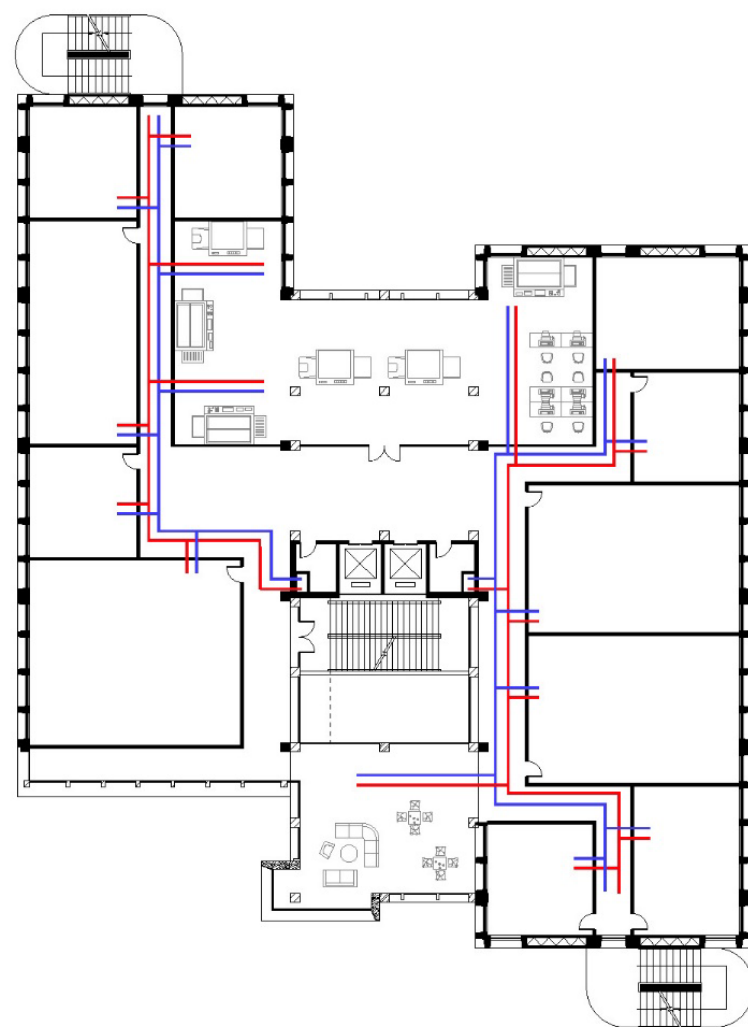
- 1 Landscape Design
- 2 Green Roofs
- 3 Rainwater Harvesting
- 4 Recycled Wastewater

Linked Thermal Energy Systems

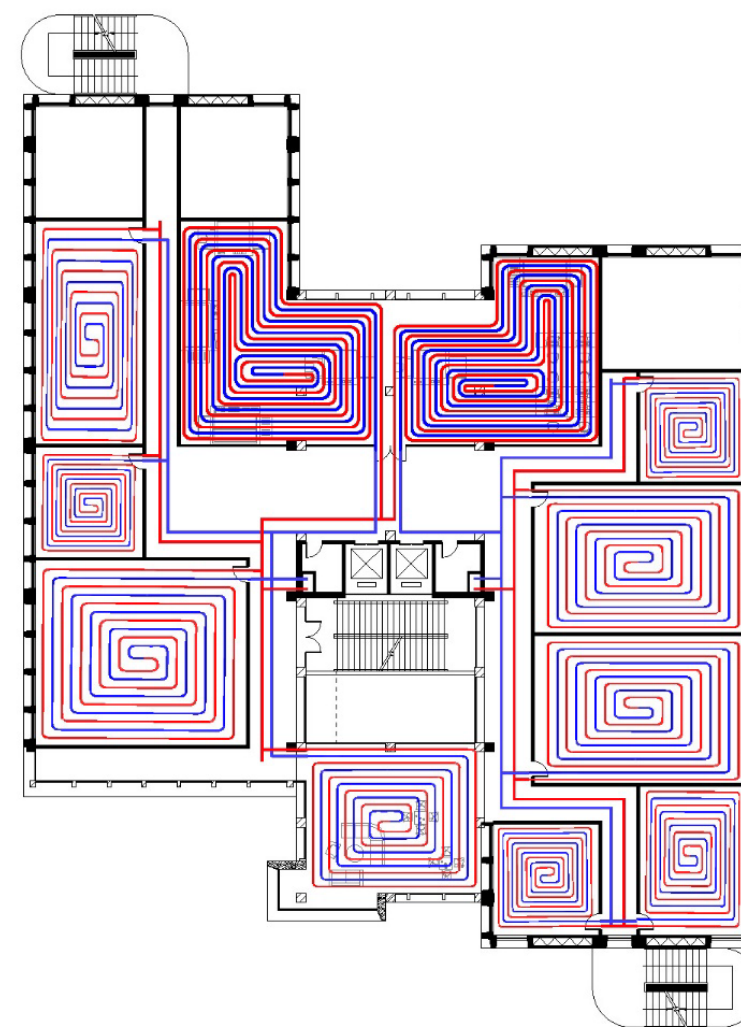
- 1 Borehole Thermal Energy Storage (BTES)
- 2 Solar Hot Water
- 3 Heat Recovery (Ventilation)
- 4 Heat Recovery (Kiln's Waste Heat)
- 5 Cogeneration



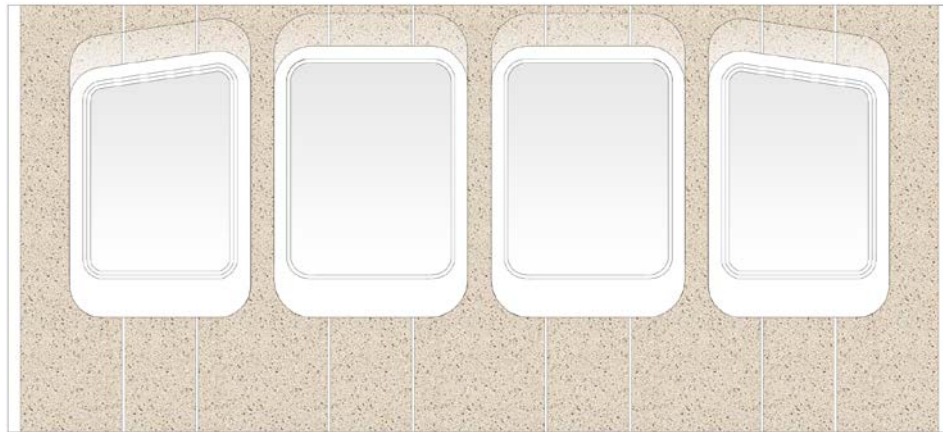




Ventilation



Floor Heating



I. What?

- Site
- Structure
- Skin
- Space
- Scheme
- Position

II. Why?

- Commemorative Value
- Social Value
- Aesthetic Value
- Use Value

III. How?

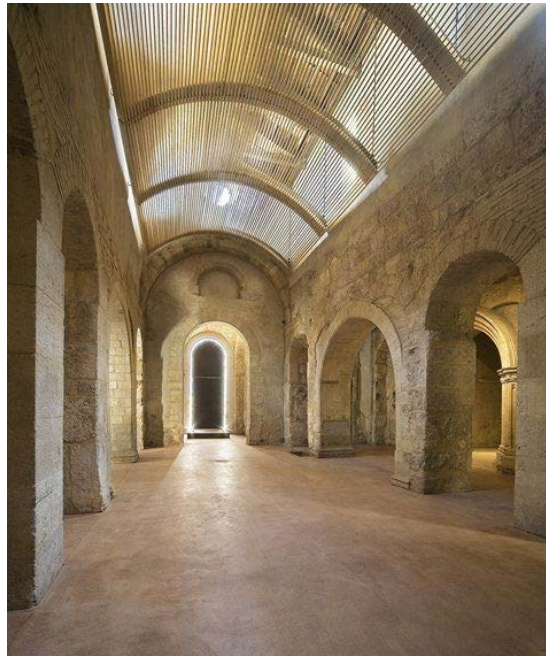
- Program
- Site
- User
- Space & Structure & Skin
- Scheme

IV. Why?

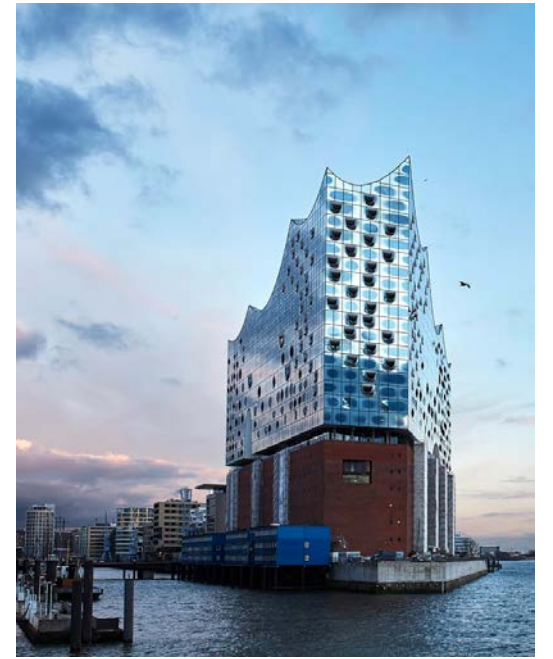
- I



Why
I



Emphasize the OLD



Emphasize the NEW

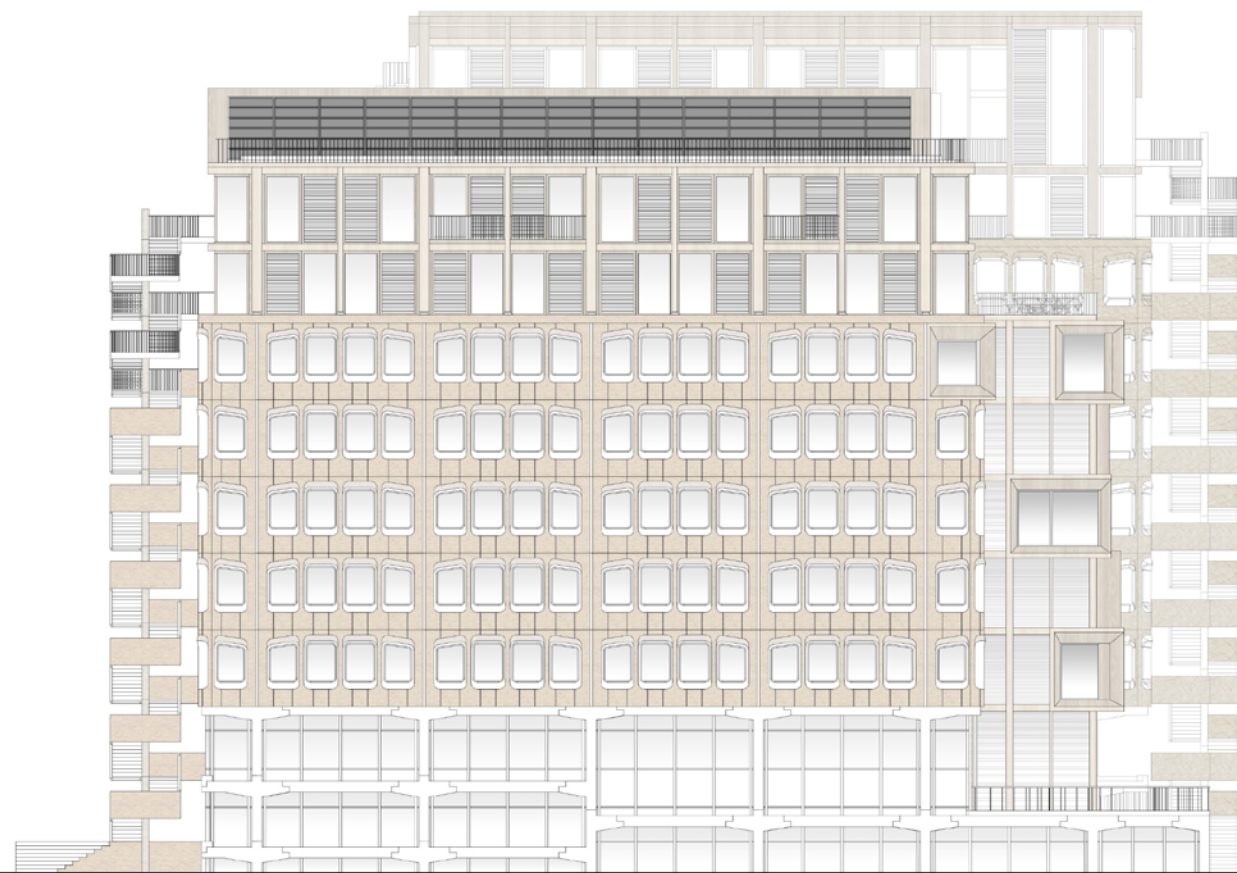


CONTRAST

Emphasize BOTH OLD & NEW
POSITION



HARMONY



West elevation



Reference
(Hotel Vincci Gala Barcelona
/ TBI Architecture & Engineering)



Original Skin
(View on the train)



Current Skin
(View on the train)

