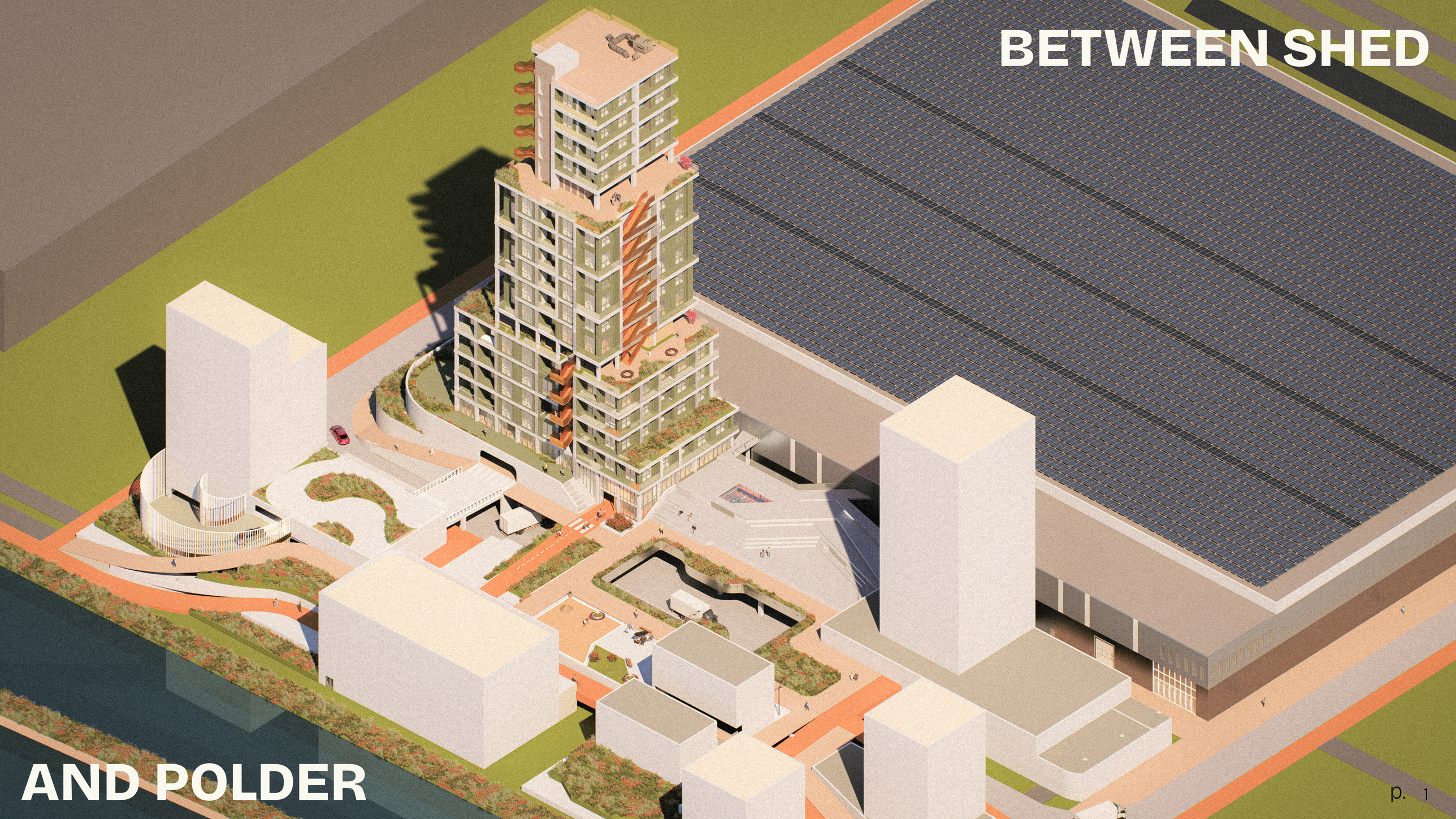
# BETWEEN SHED AND POLDER



# WHY BUILDING HERE?

# AFFORDABLE HOUSING CRISIS

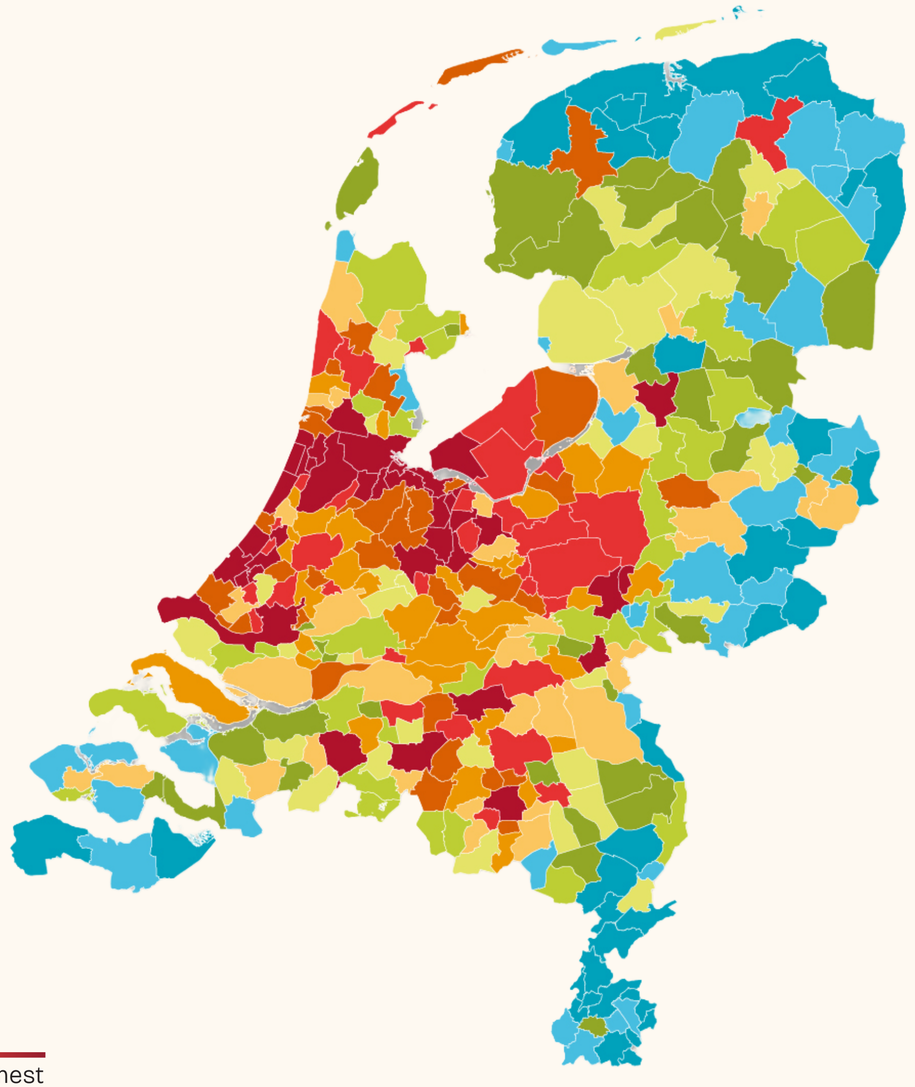






short on 400 000 homes

# SHORTAGE IN THE RANDSTAD



Lowest Highest

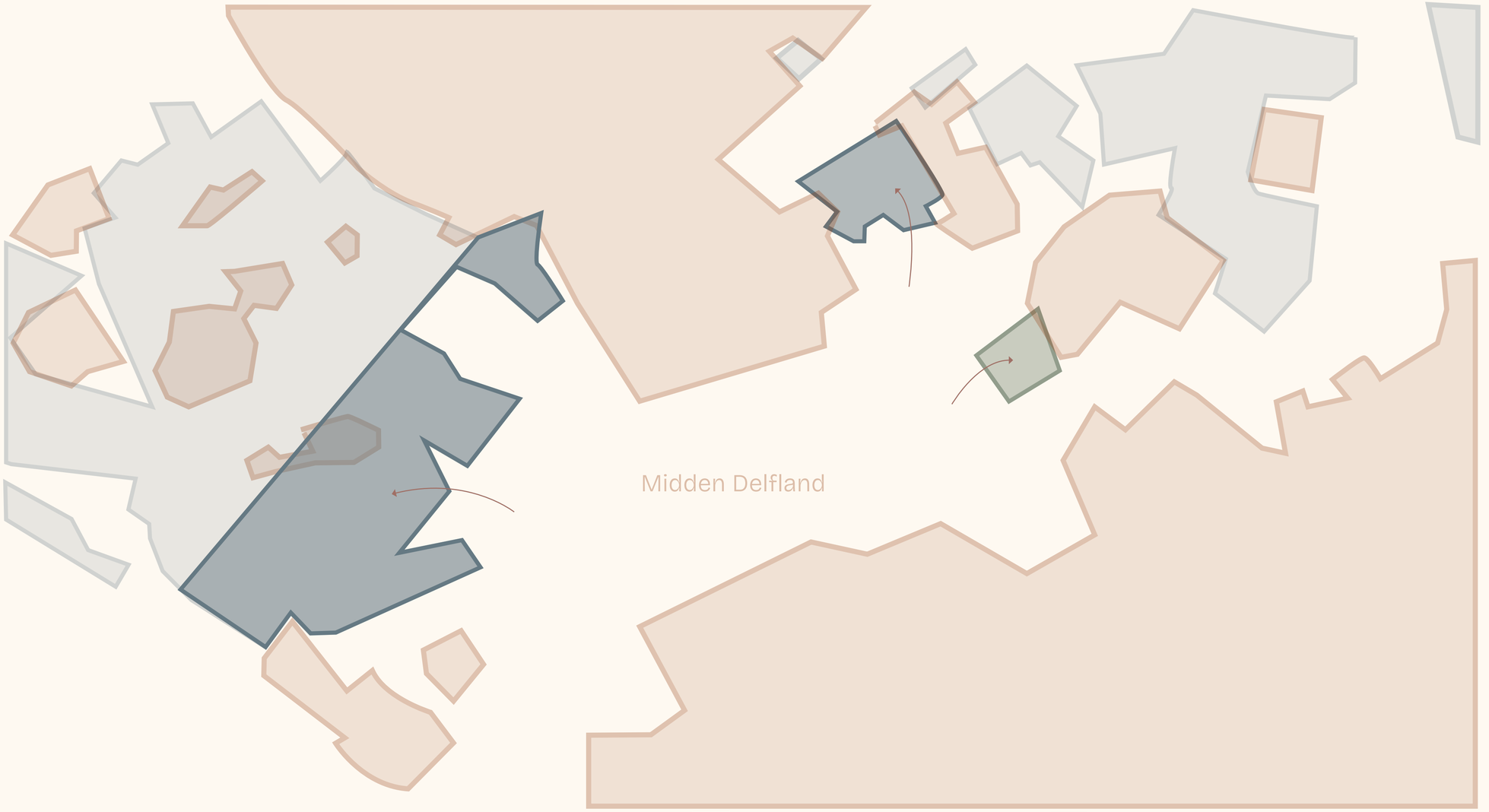
# PRESSURE ON MIDDEN DELFLAND




MIDDEN
DELFLAND
Delft
Pijnacker Zuid
Berkel
Westpolder
Rodenrijs
Airport
Rotterdam

# THE SOLUTION

# DENSIFY INDUSTRIAL EDGES




Densify inwards

Housing

Large, low-quality industrial areas

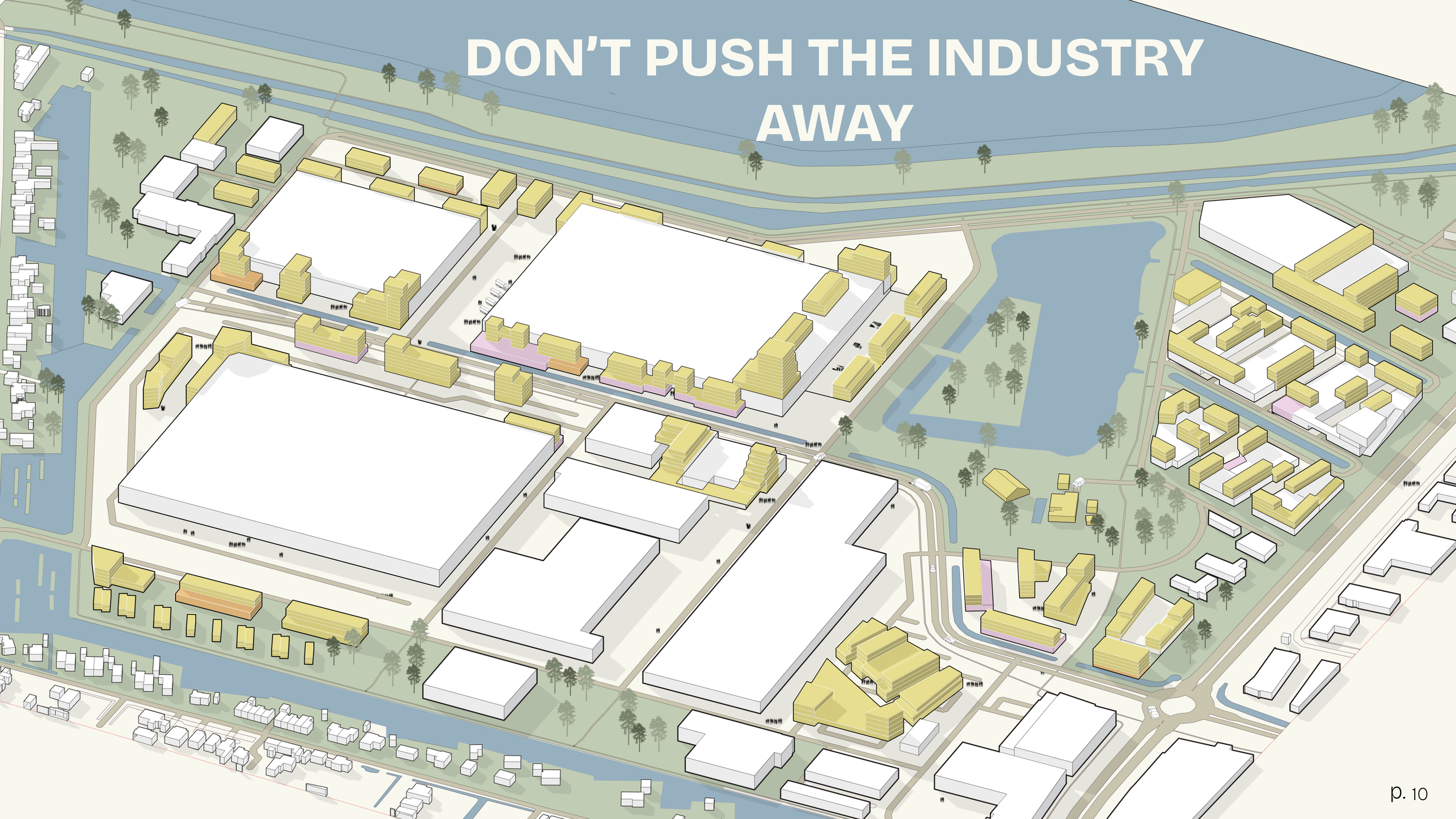
chosen building site

# LOTS OF OPEN SPACE

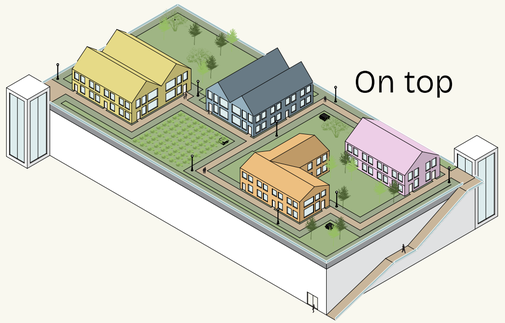


Most projects transform the industry or push it away

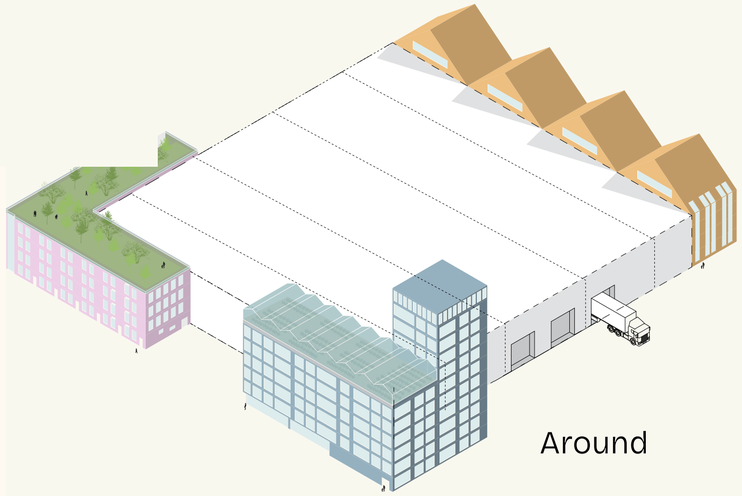
# DON’T PUSH THE INDUSTRY AWAY



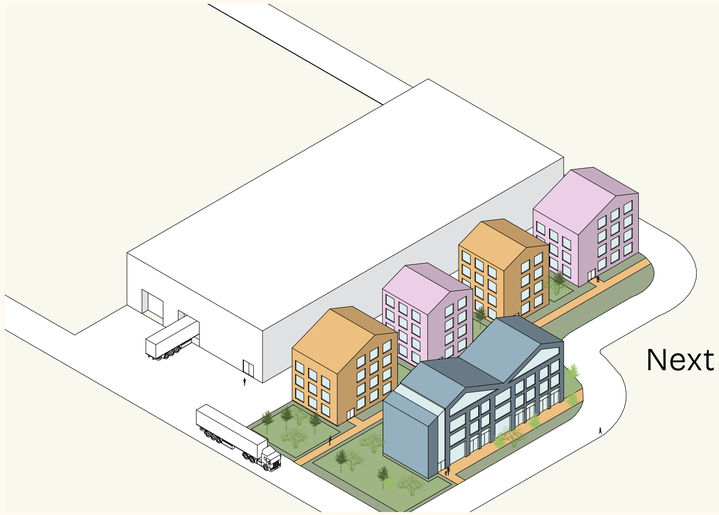
# BUT MAKE IT MORE ATTRACTIVE



On top



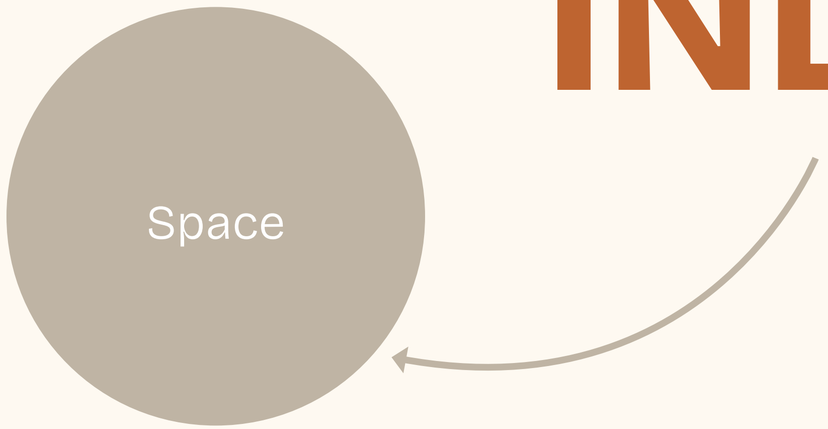
Around



Next to

# BUILDING NEXT TO INDUSTRY

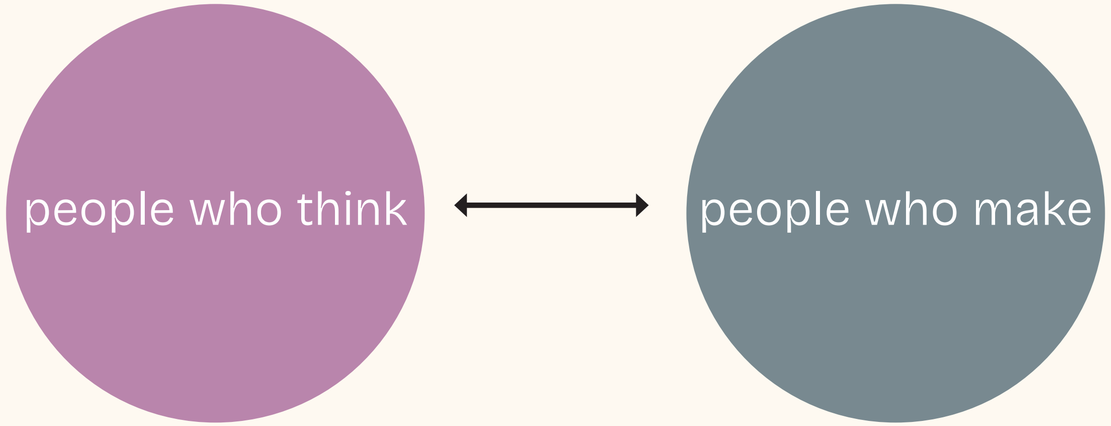
# BUILDING NEXT TO INDUSTRY



# BUILDING NEXT TO INDUSTRY

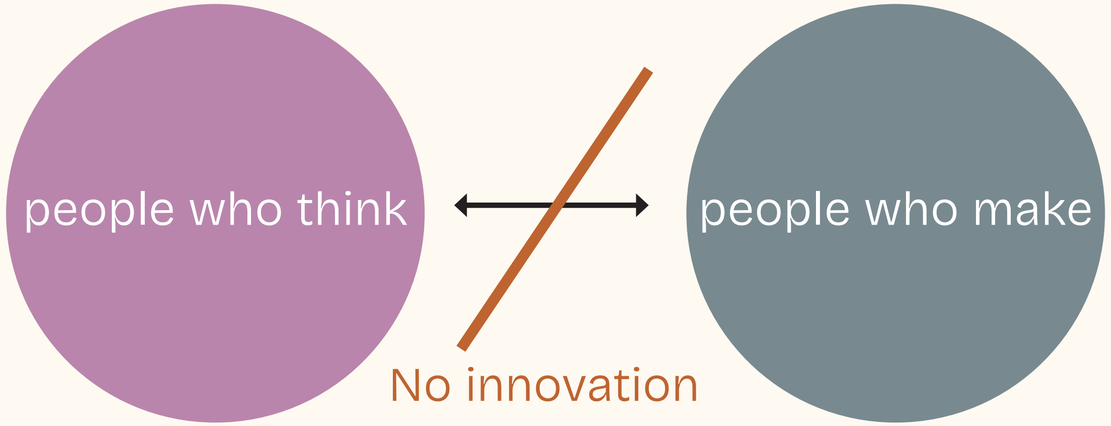


# THE MODERNIST CITY




seperation between city and industry

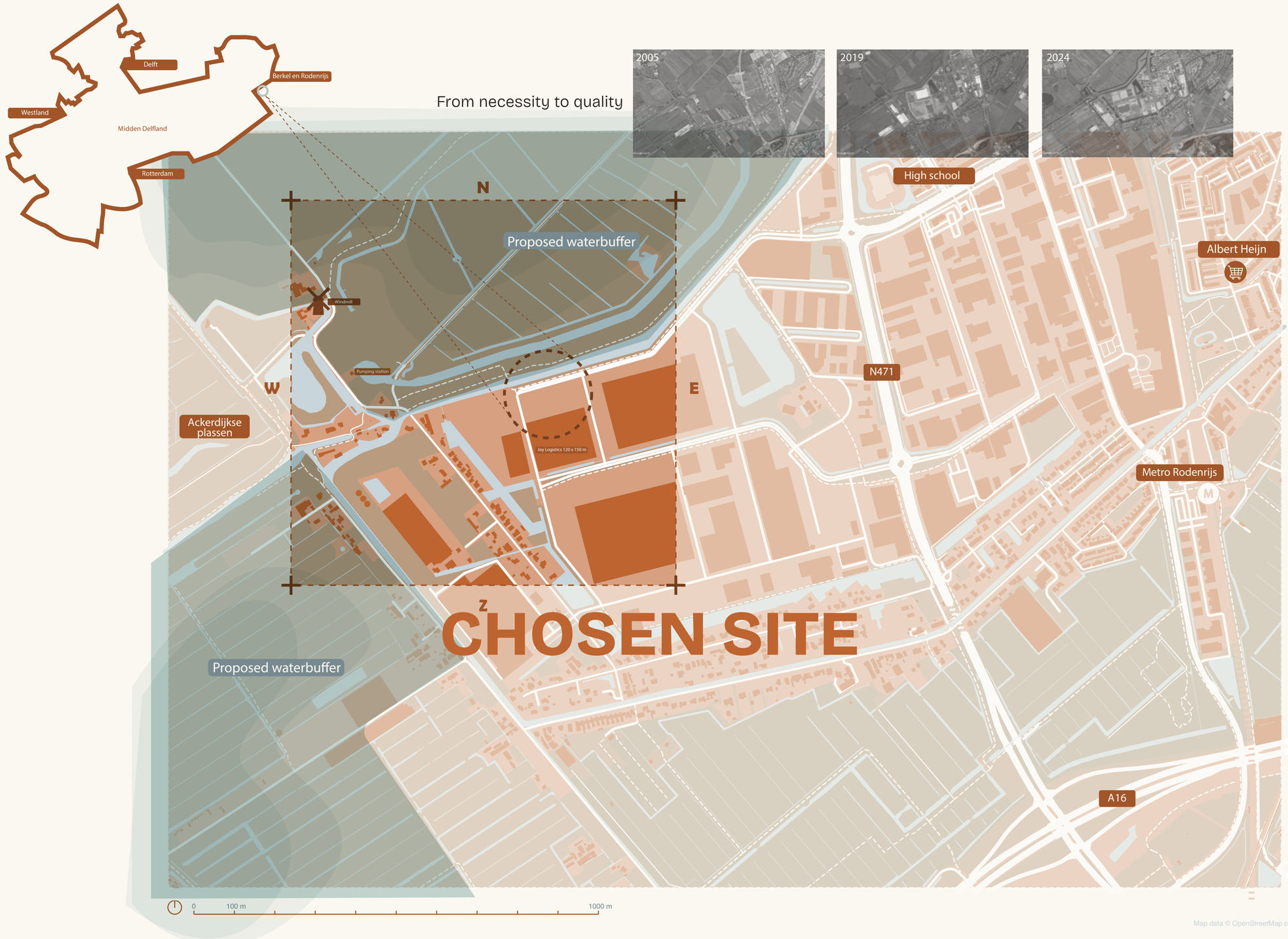
# THE MODERNIST CITY




seperation: different parts of the city, children go to different schools and rarely meet

# THE MODERNIST CITY




Delft
Berkel en Rodenrijs
Westland
Midden Delfland
Rotterdam
From necessity to quality
2005
2019
2024
High school
N
Proposed waterbuffer
Albert Heijn
Windmill
Pumping station
W
E
N471
Ackerdijkse plassen
Joy Logistics 120 x 150 m
Metro Rodenrijs
M
Z
CHOSEN SITE
Proposed waterbuffer
A16
0
100 m
1000 m
Map data © OpenStreetMap cc

# THE RISKS

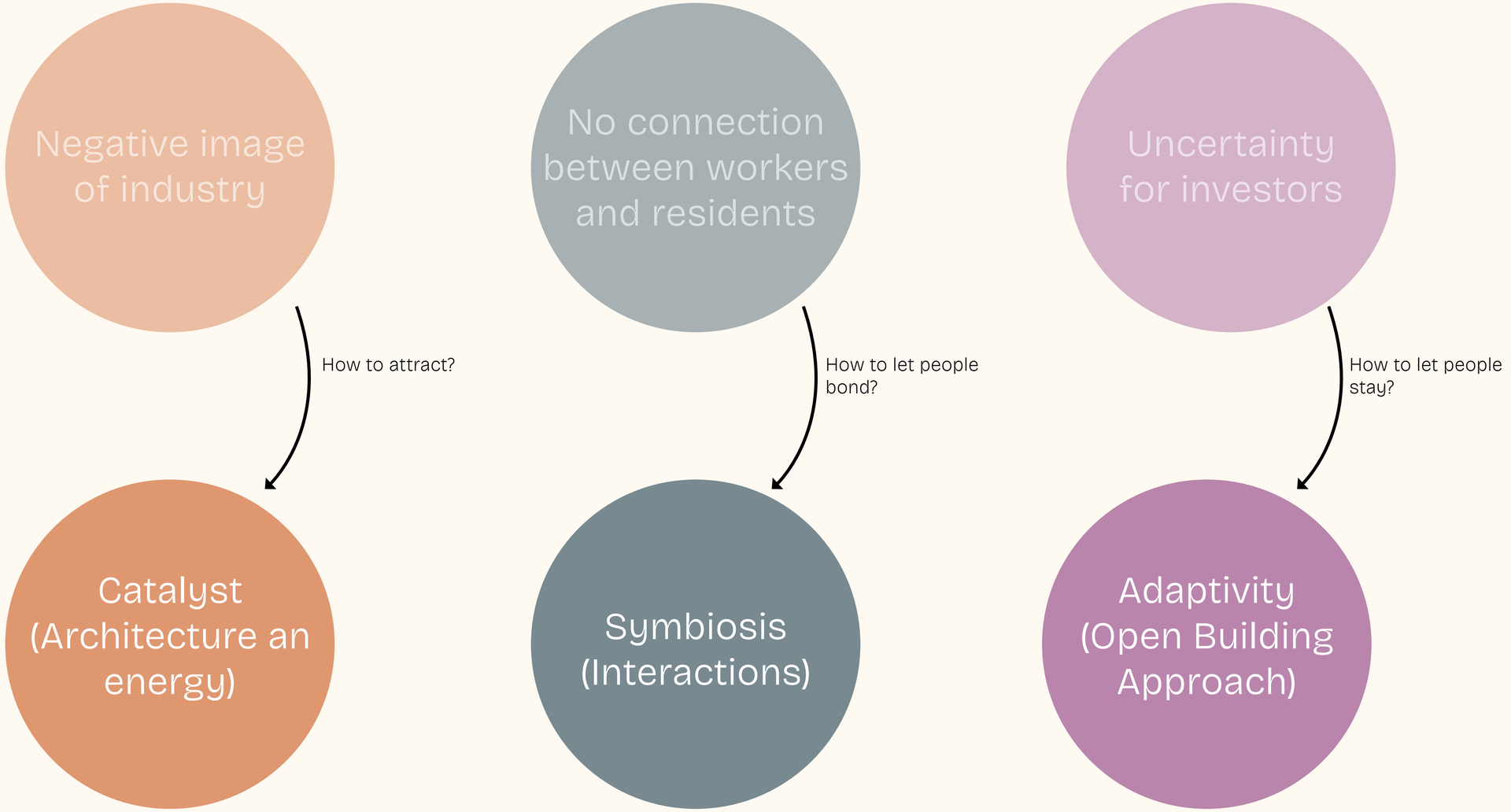
# THE RISKS

Negative image of industry

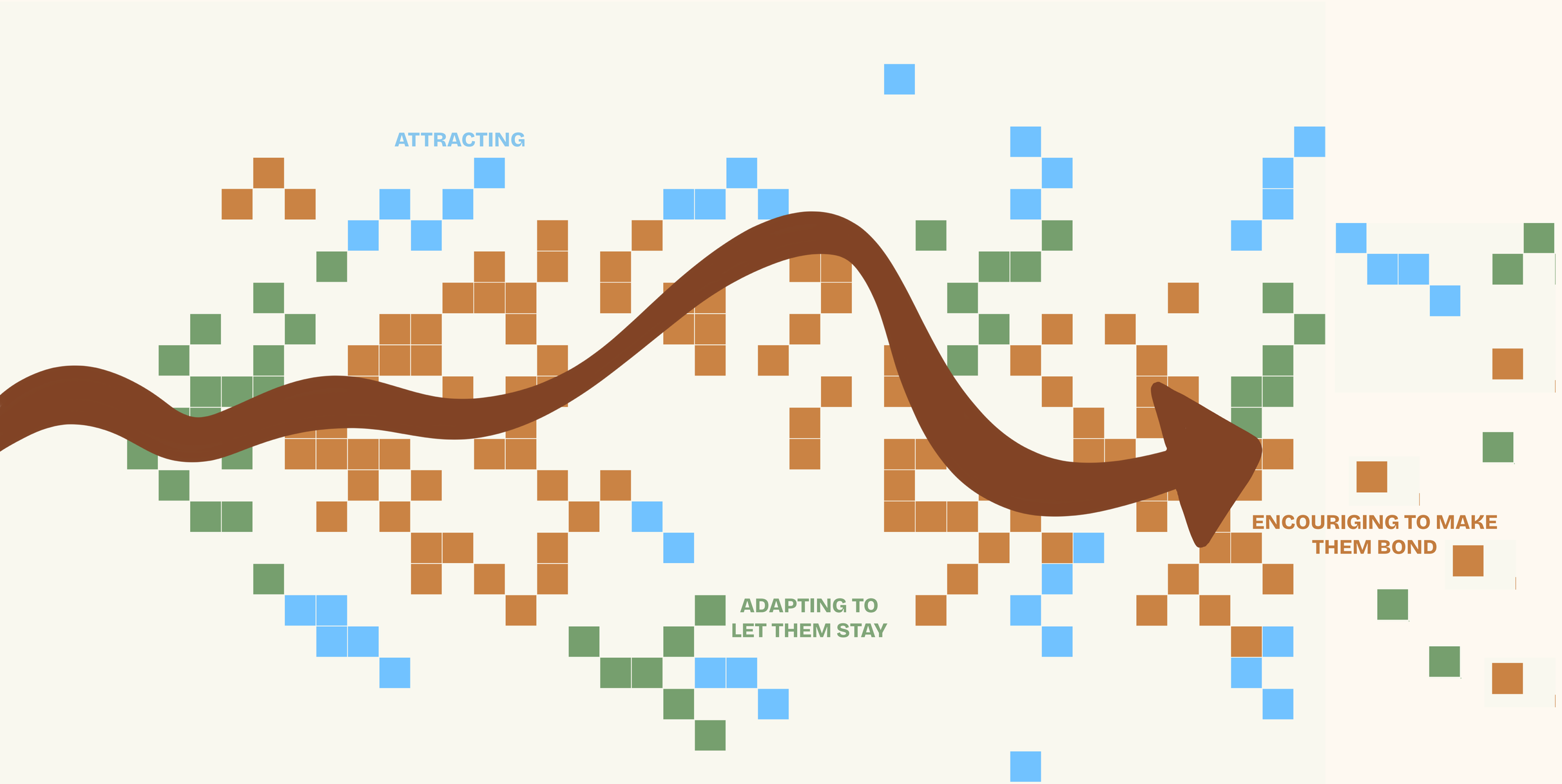
No connection between workers and residents

Uncertainty for investors

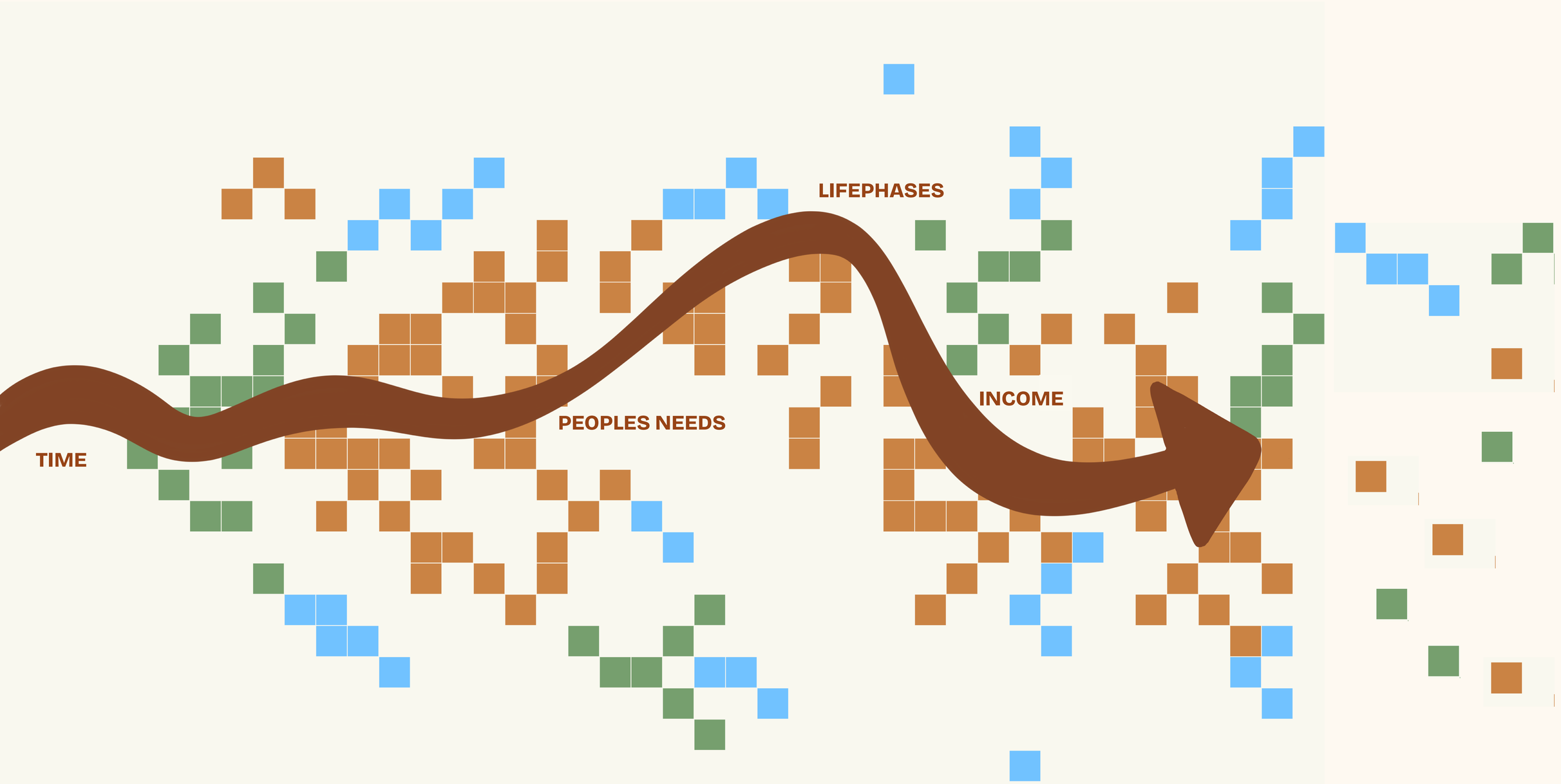
# THREE PRINCIPLES



# A SYSTEM THAT GROWS

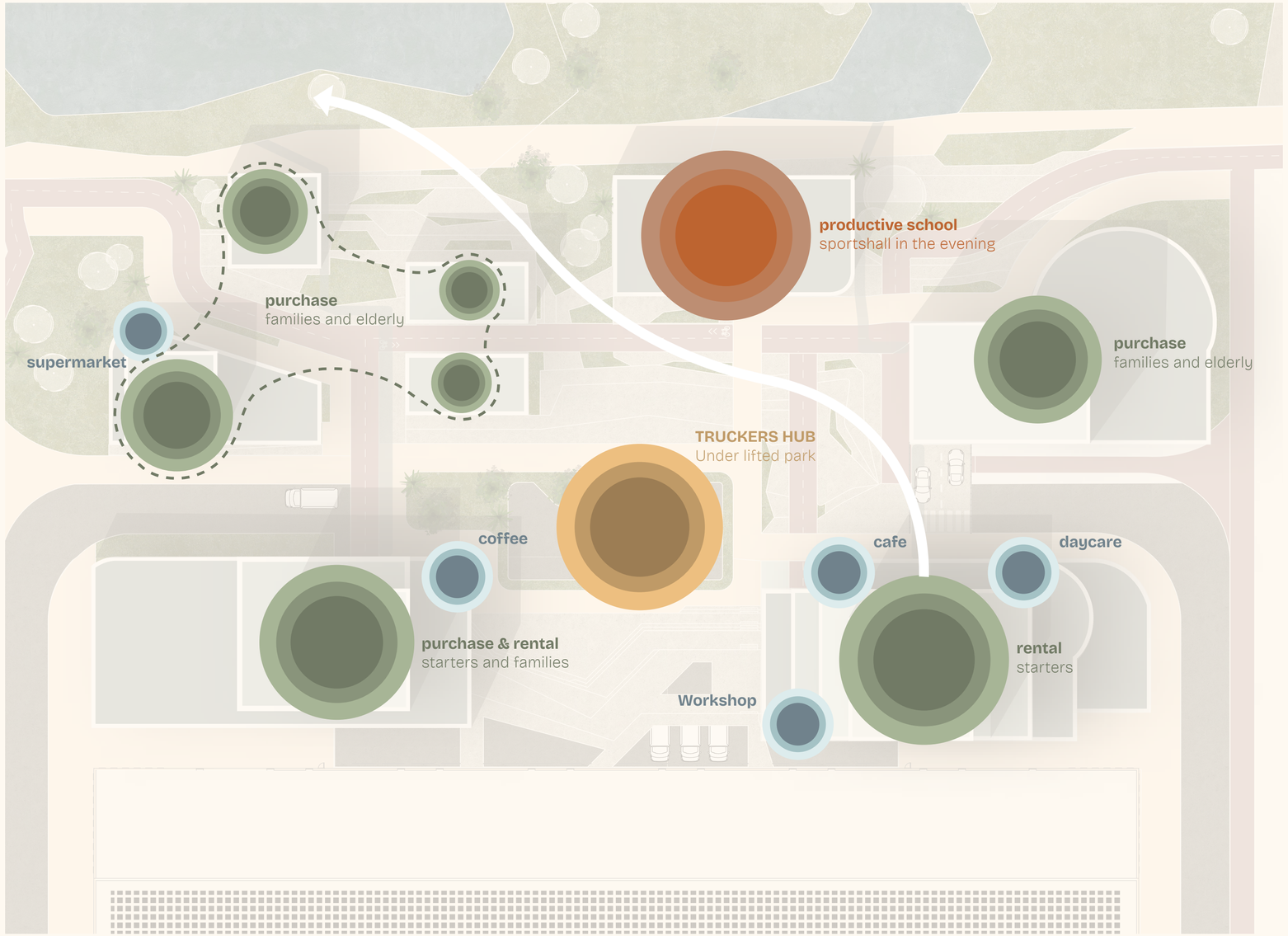


# A SYSTEM THAT GROWS



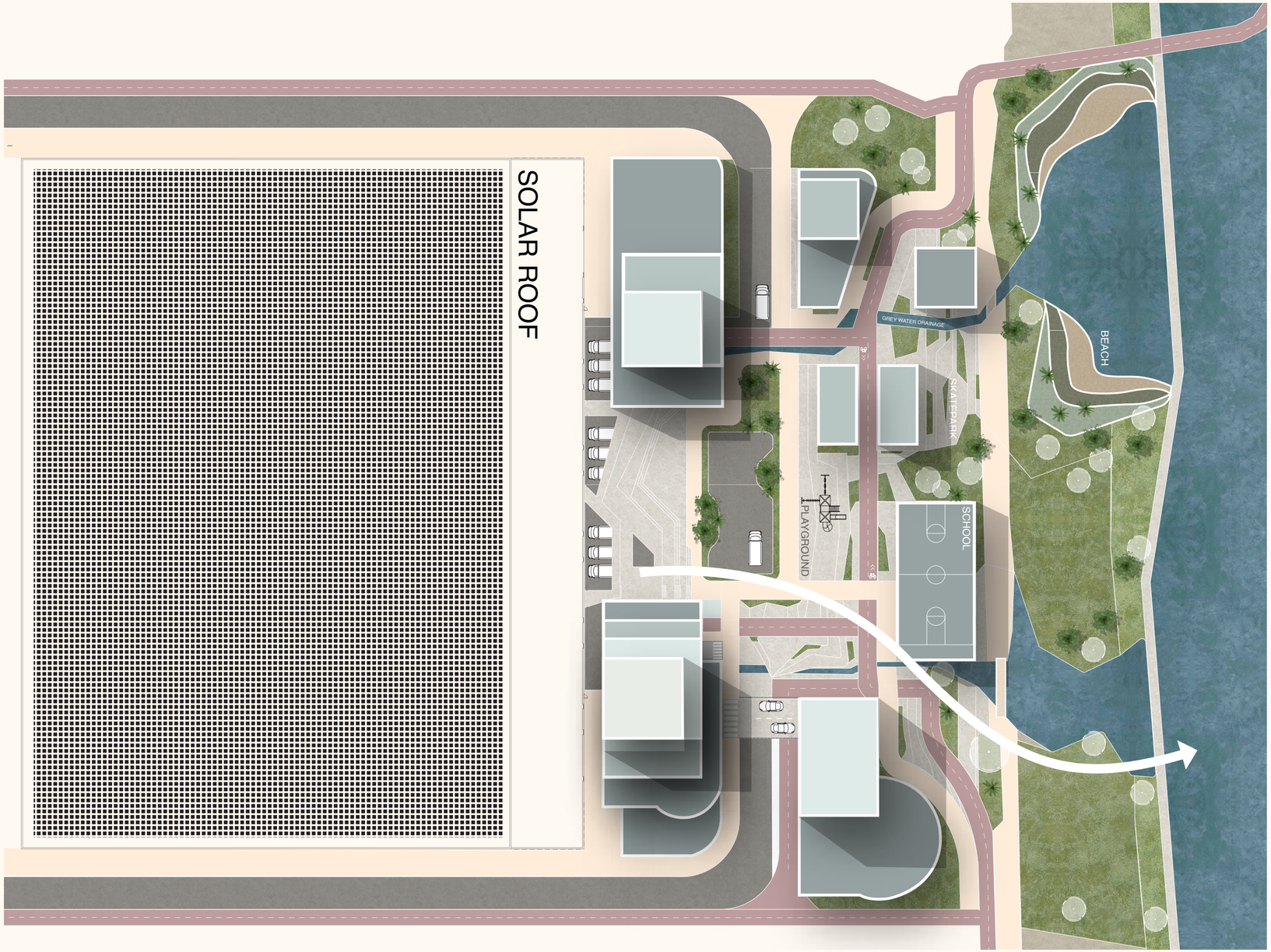
# THE MASTERPLAN

# A GRADIENT

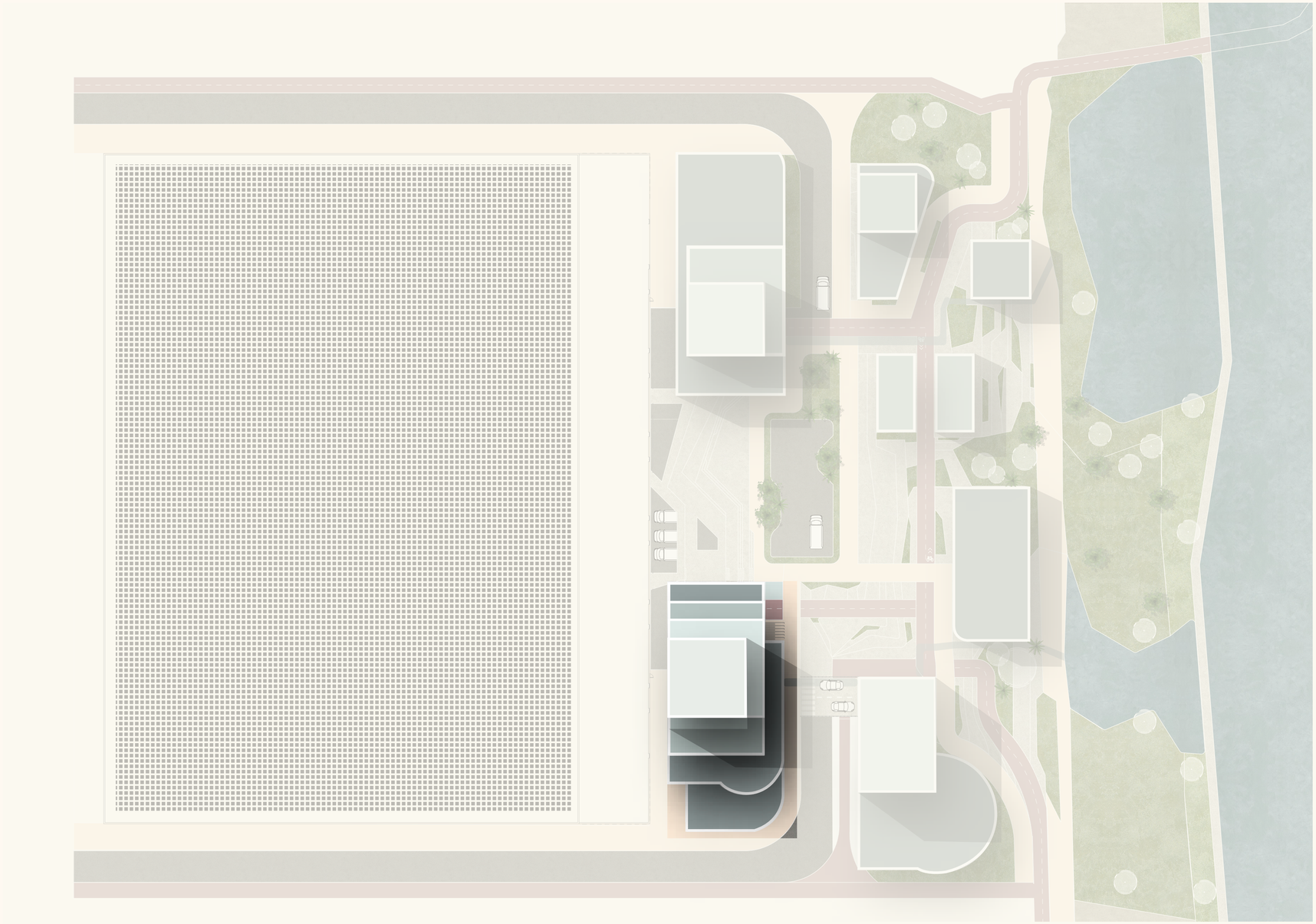



From starters to families. From dyanmism to calmness.

# A GRADIENT


SOLAR ROOF
GREY WATER DRAINAGE
SKATEPARK
PLAYGROUND
SCHOOL
BEACH

# A GRADIENT



Attract starters to eventually become familes

Attract

Architecture and Benefit from shared resourc

Catalyst

Bond

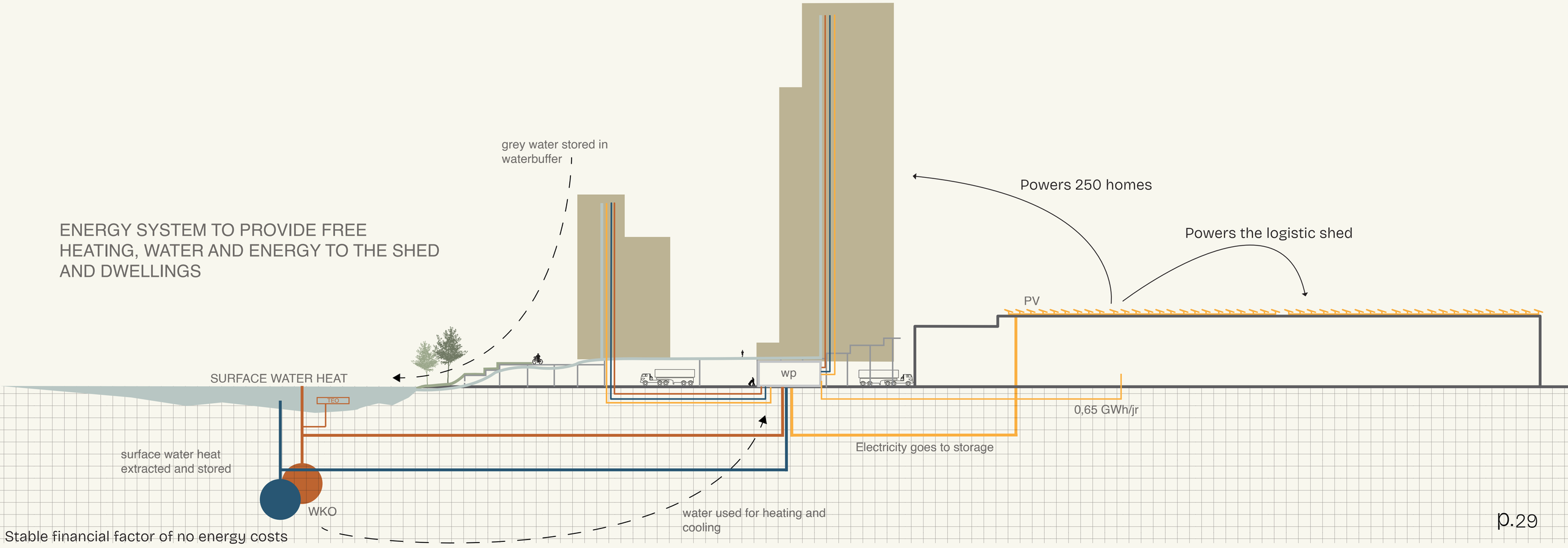
Shared identity and stimulated encounters

Stay

Bonding needs time

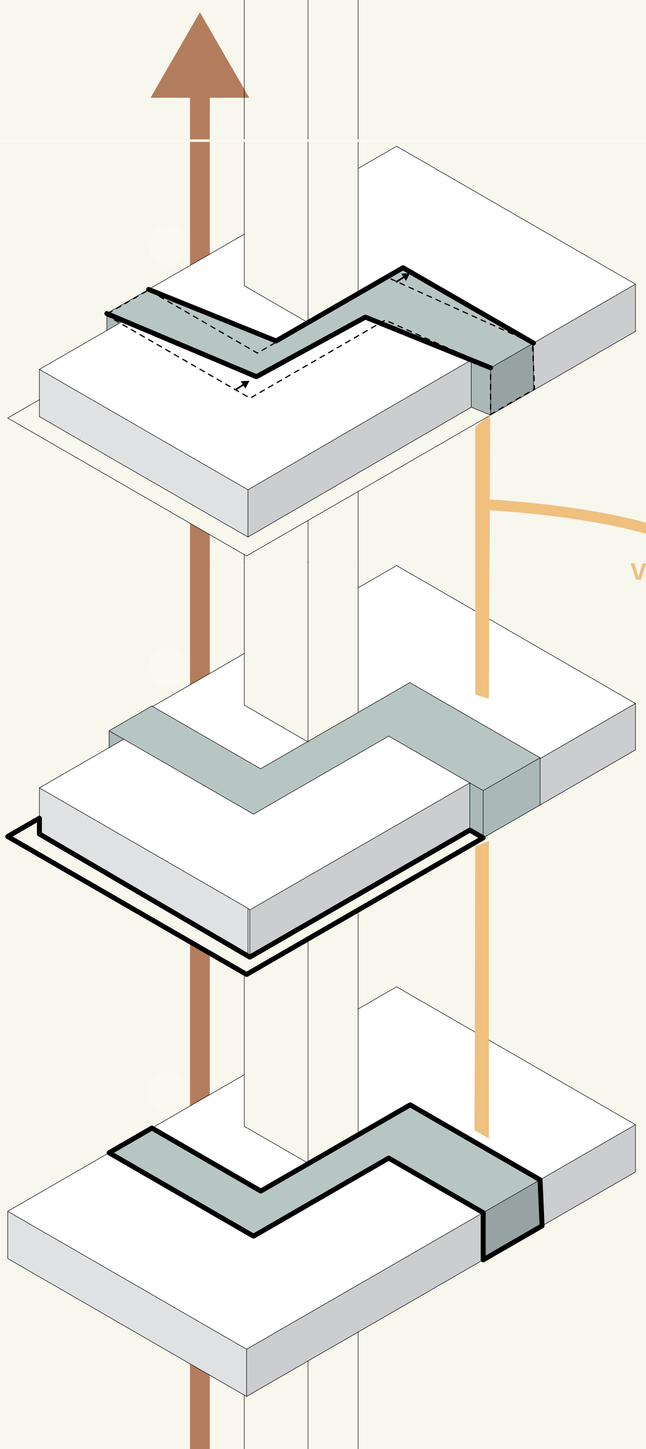
# CATALYST: FREE ENERGY

ENERGY SYSTEM TO PROVIDE FREE HEATING, WATER AND ENERGY TO THE SHED AND DWELLINGS



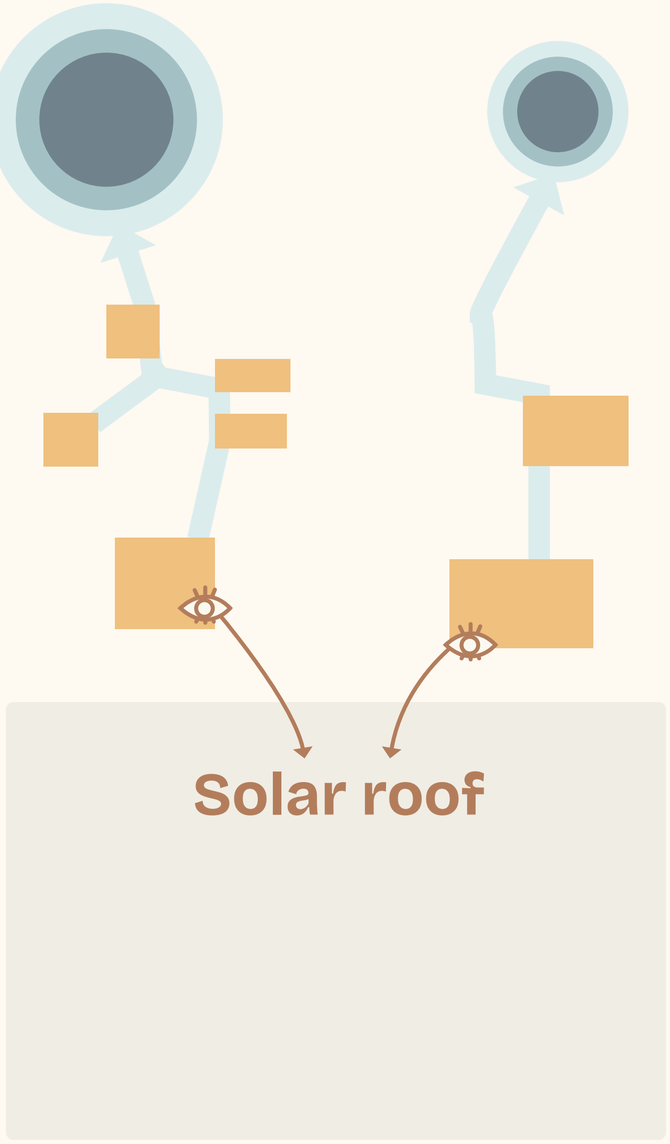

Stable financial factor of no energy costs

# VISIBLE CATALYST

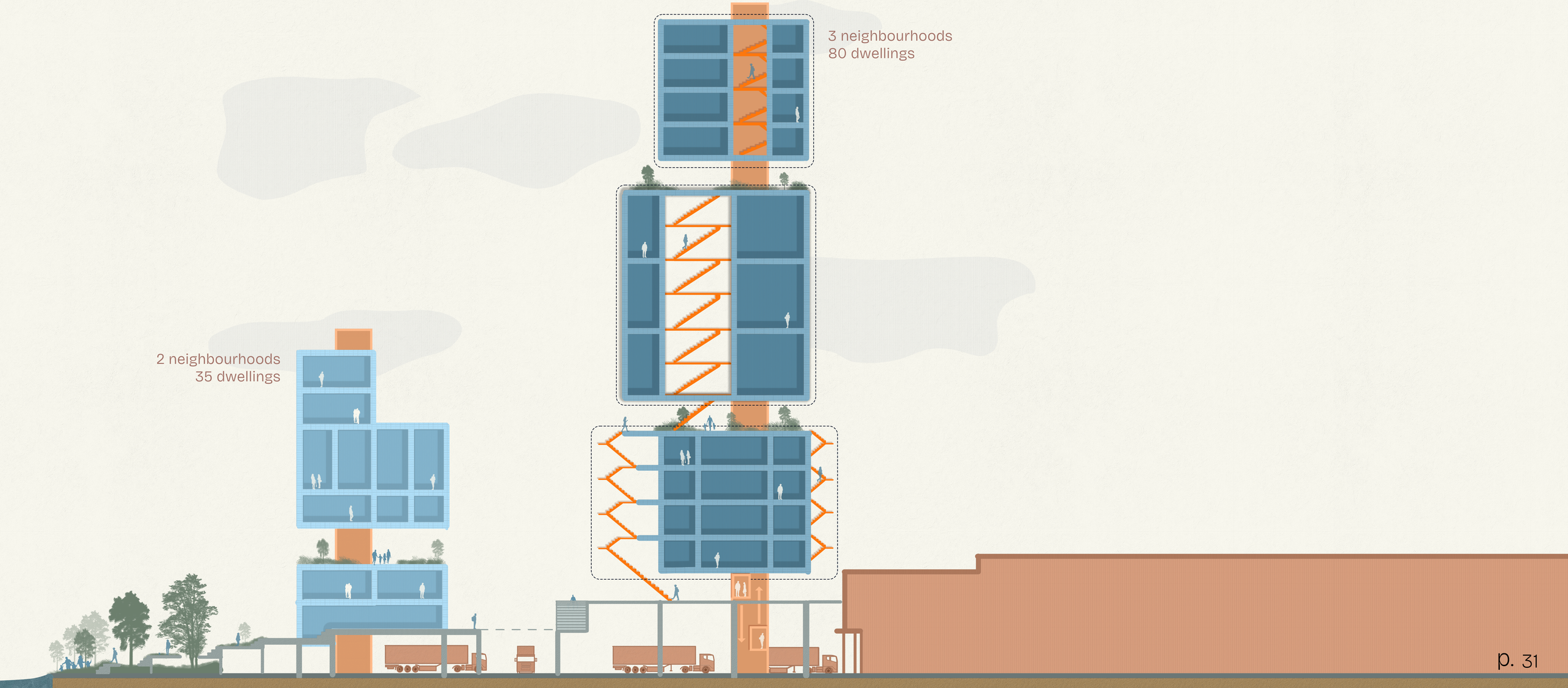


Visible energy transport

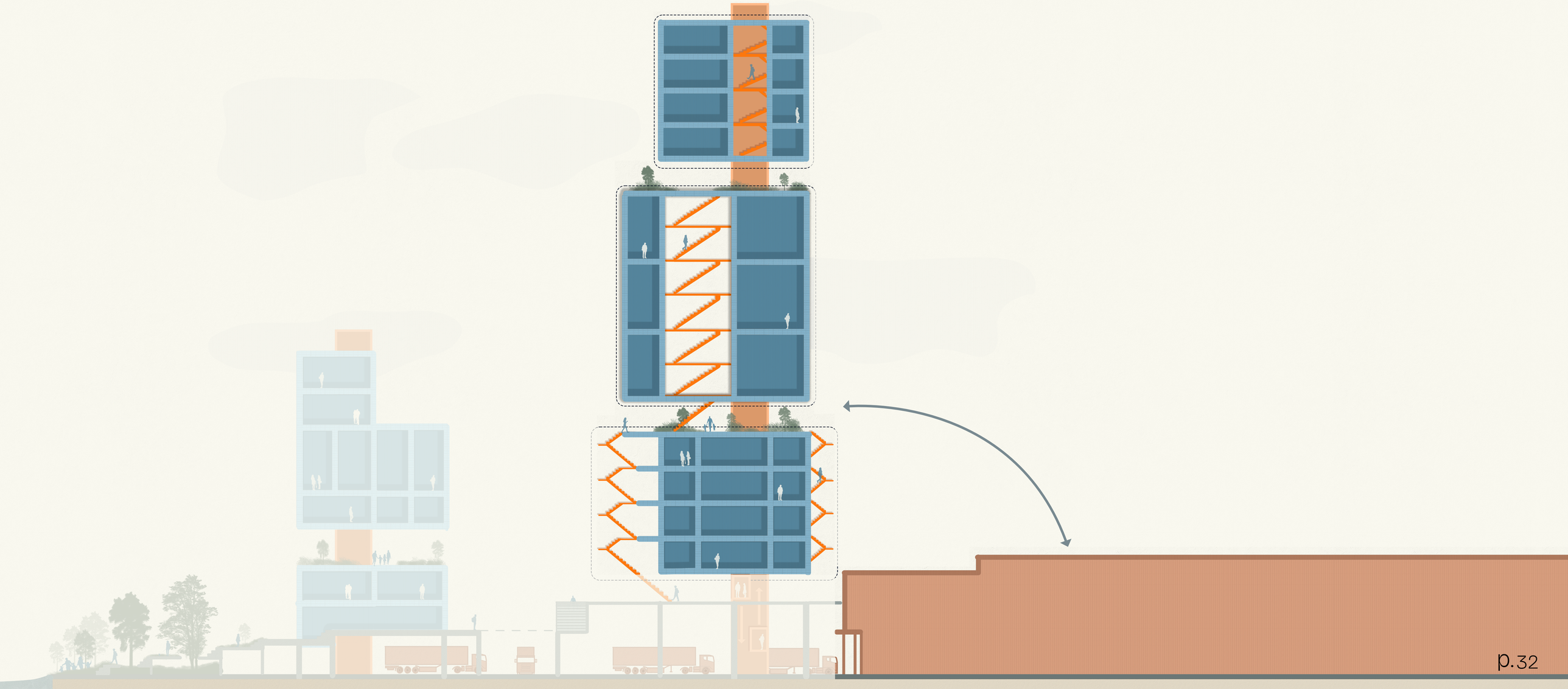
Visible rainwater drainage



# ATTRACTED BY ARCHITECTURE



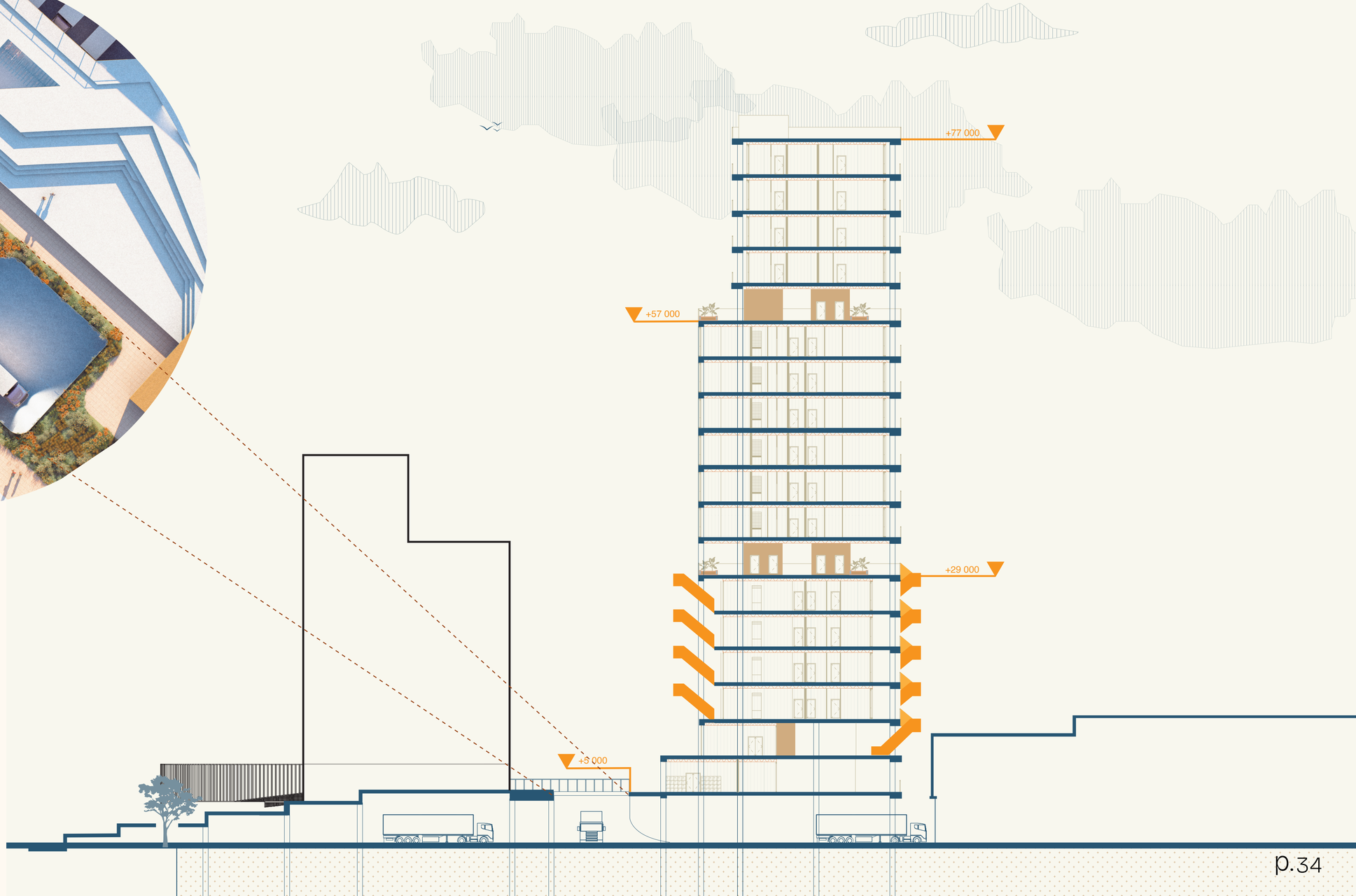
# ATTRACTED BY ARCHITECTURE



# ATTRACTED BY ARCHITECTURE

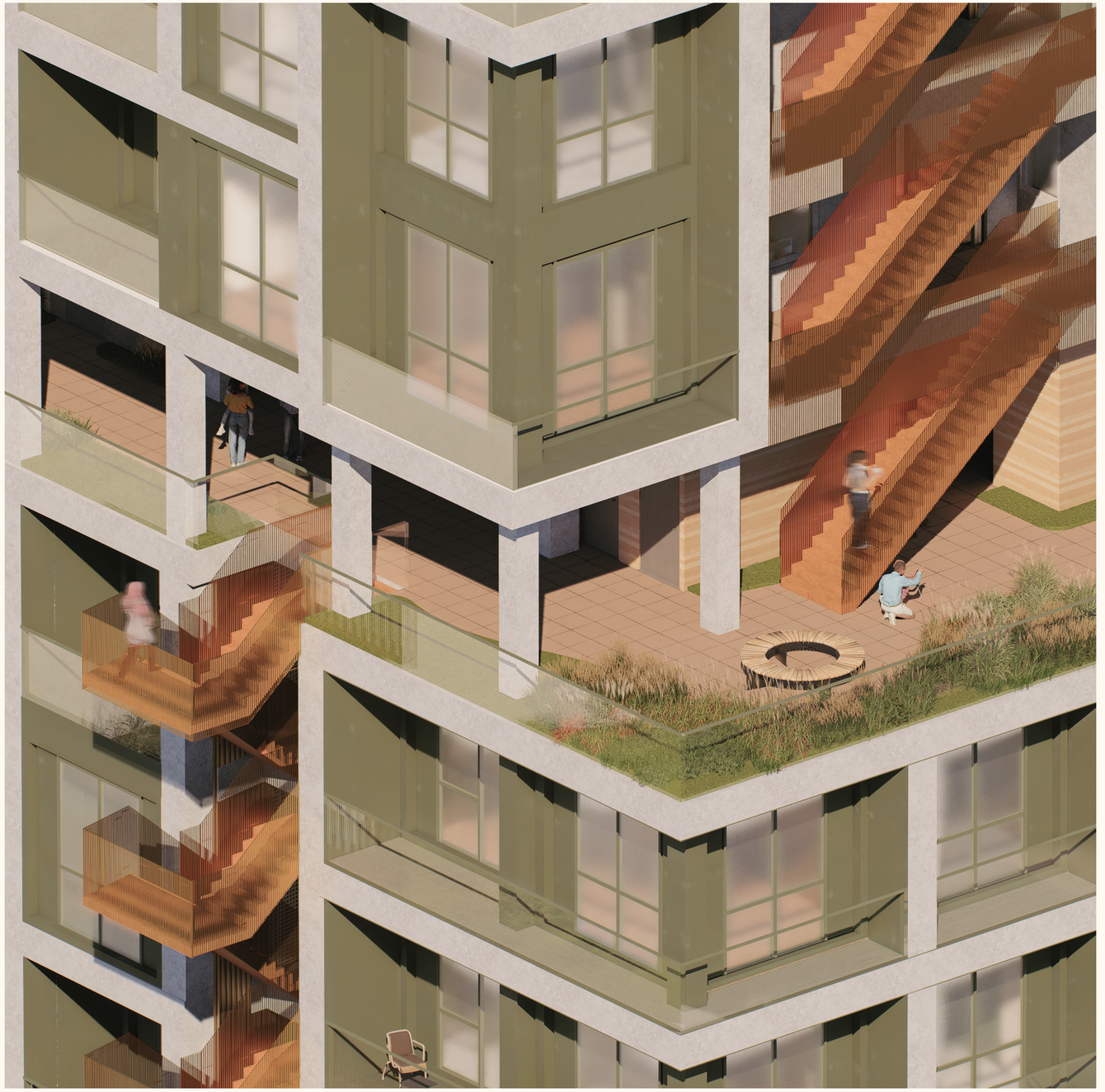




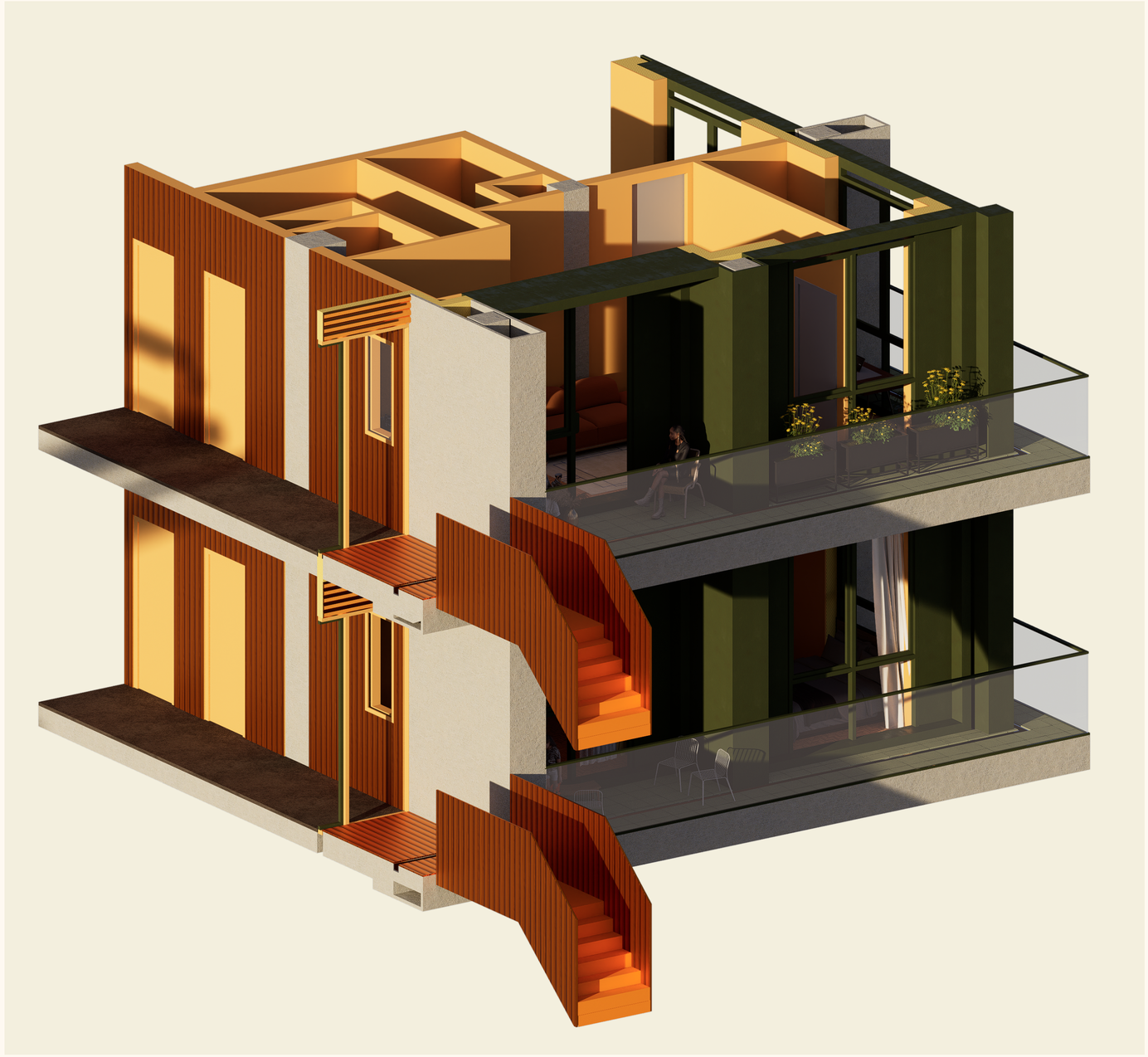


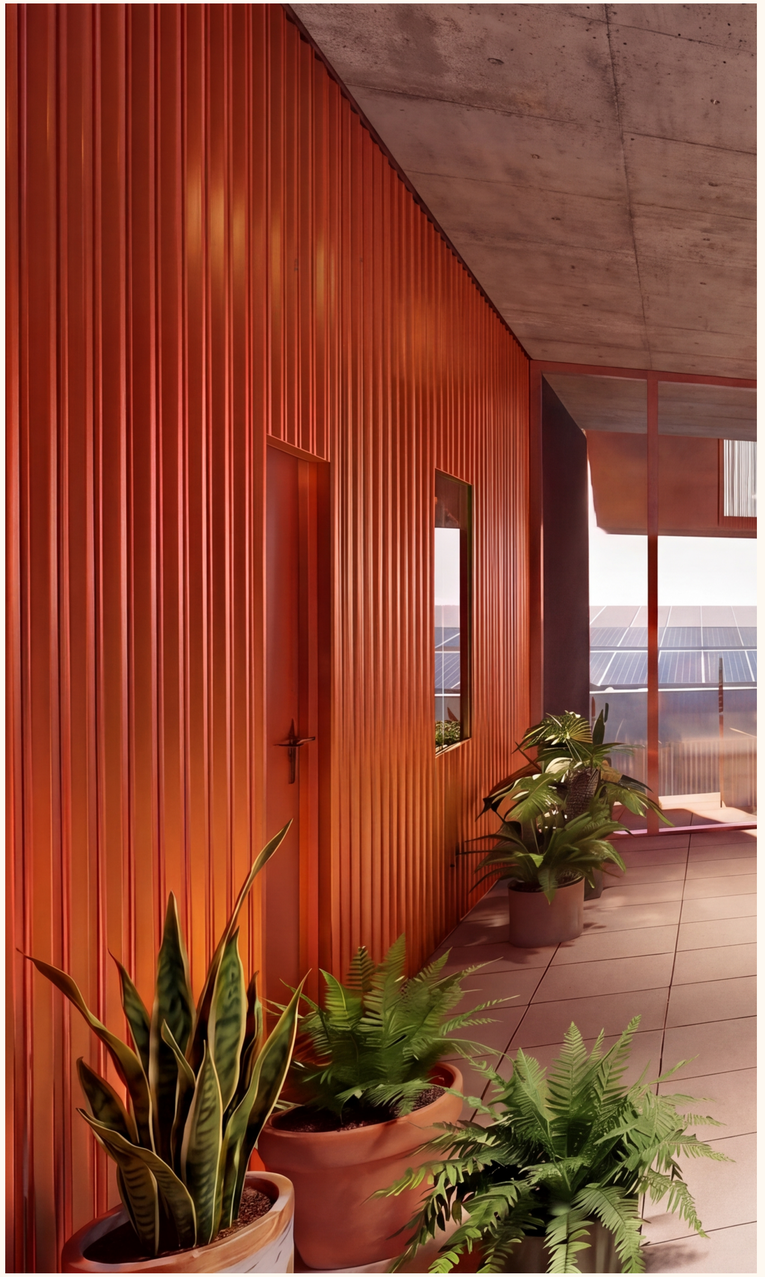

Openings frame the moving slice of logistics
Sneak-peak into the lives of people who make





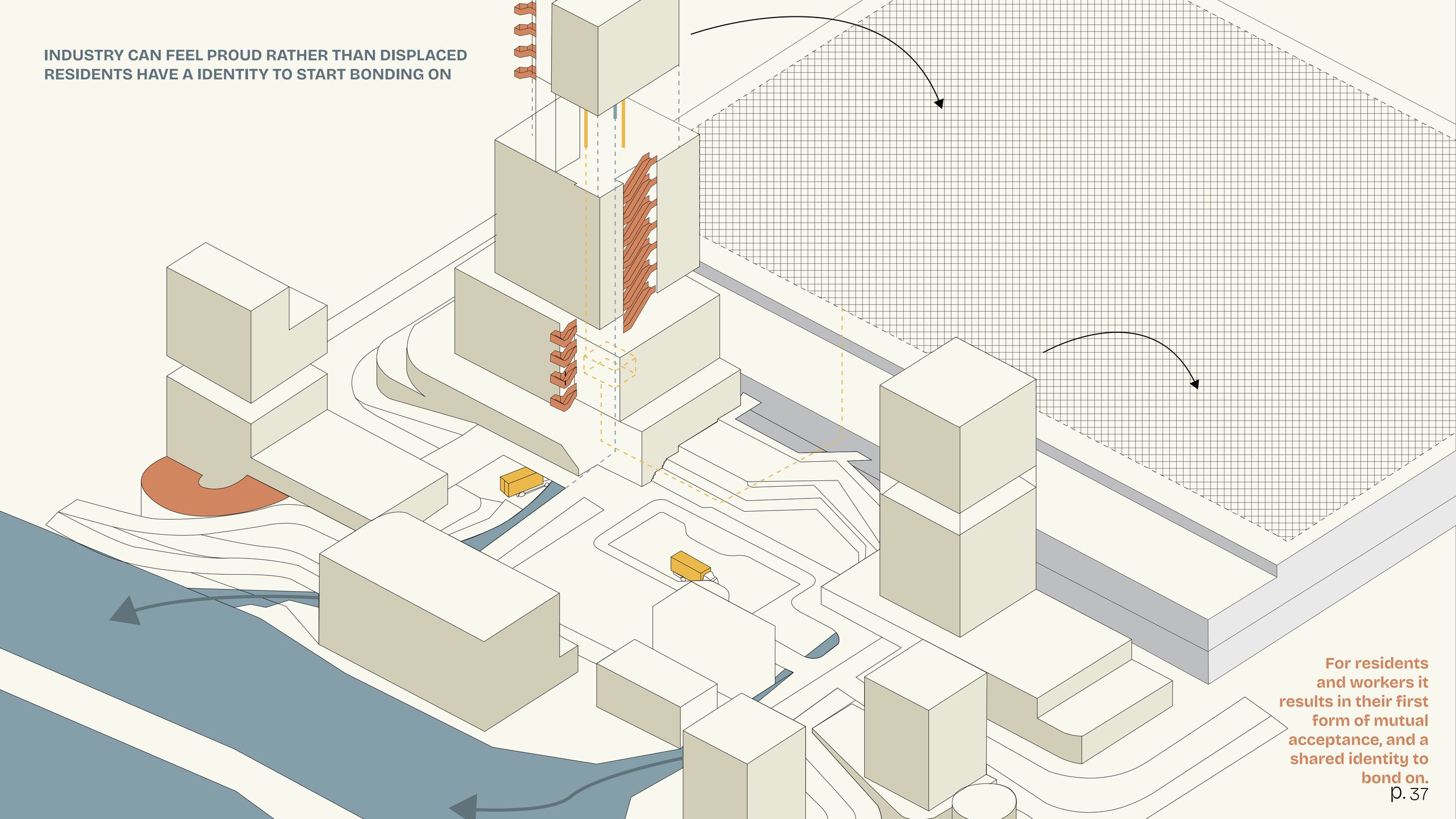
Echoing the dynamism of the trucks





Industrial identity into the heart of the tower: industry can feel proud

**INDUSTRY CAN FEEL PROUD RATHER THAN DISPLACED**
**RESIDENTS HAVE A IDENTITY TO START BONDING ON**



**For residents and workers it results in their first form of mutual acceptance, and a shared identity to bond on.**

Attract

Architecture and Benefit from shared resources

Bond

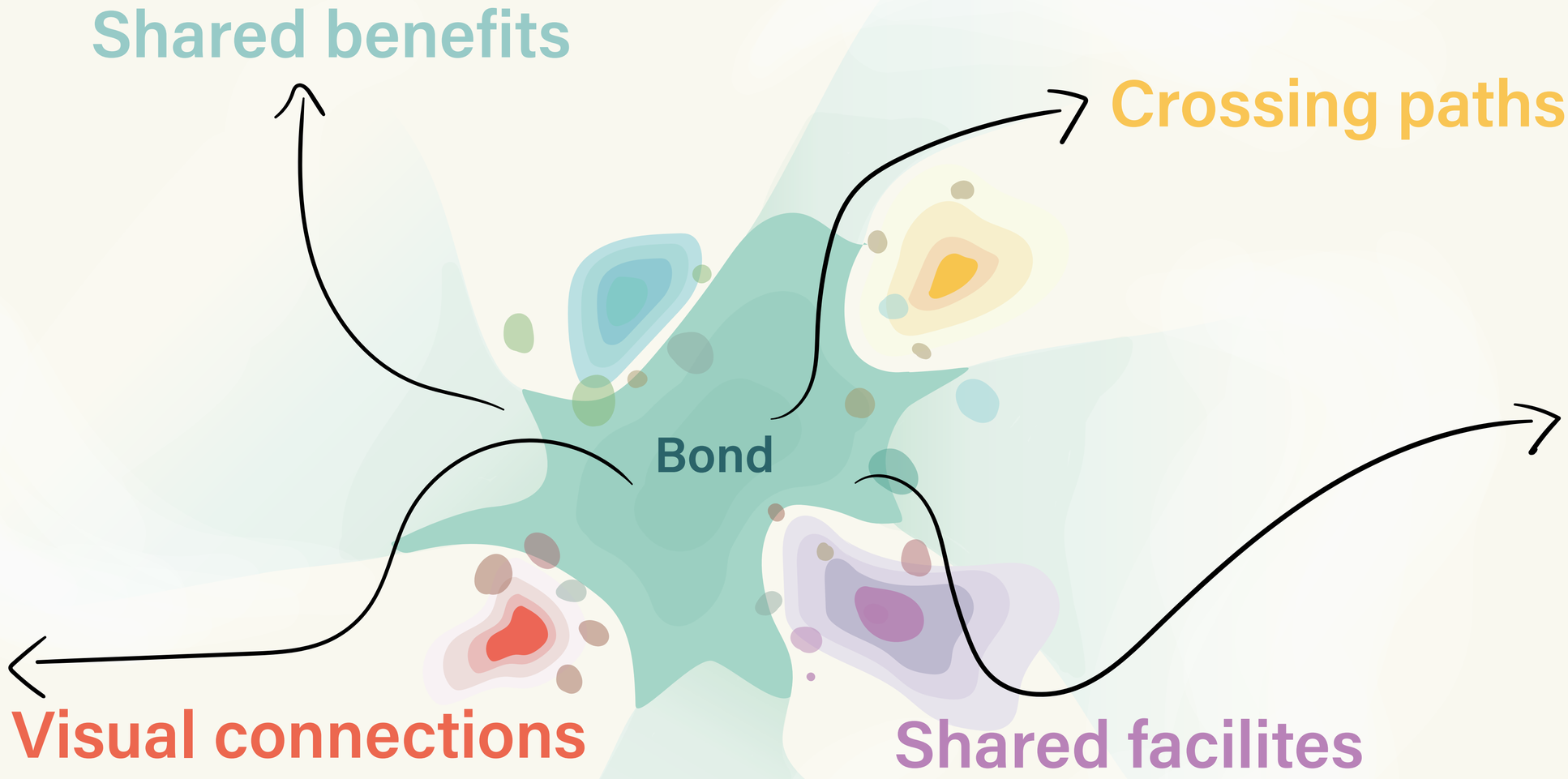
Shared identity and stimulated encounters

Symbiosis

Stay

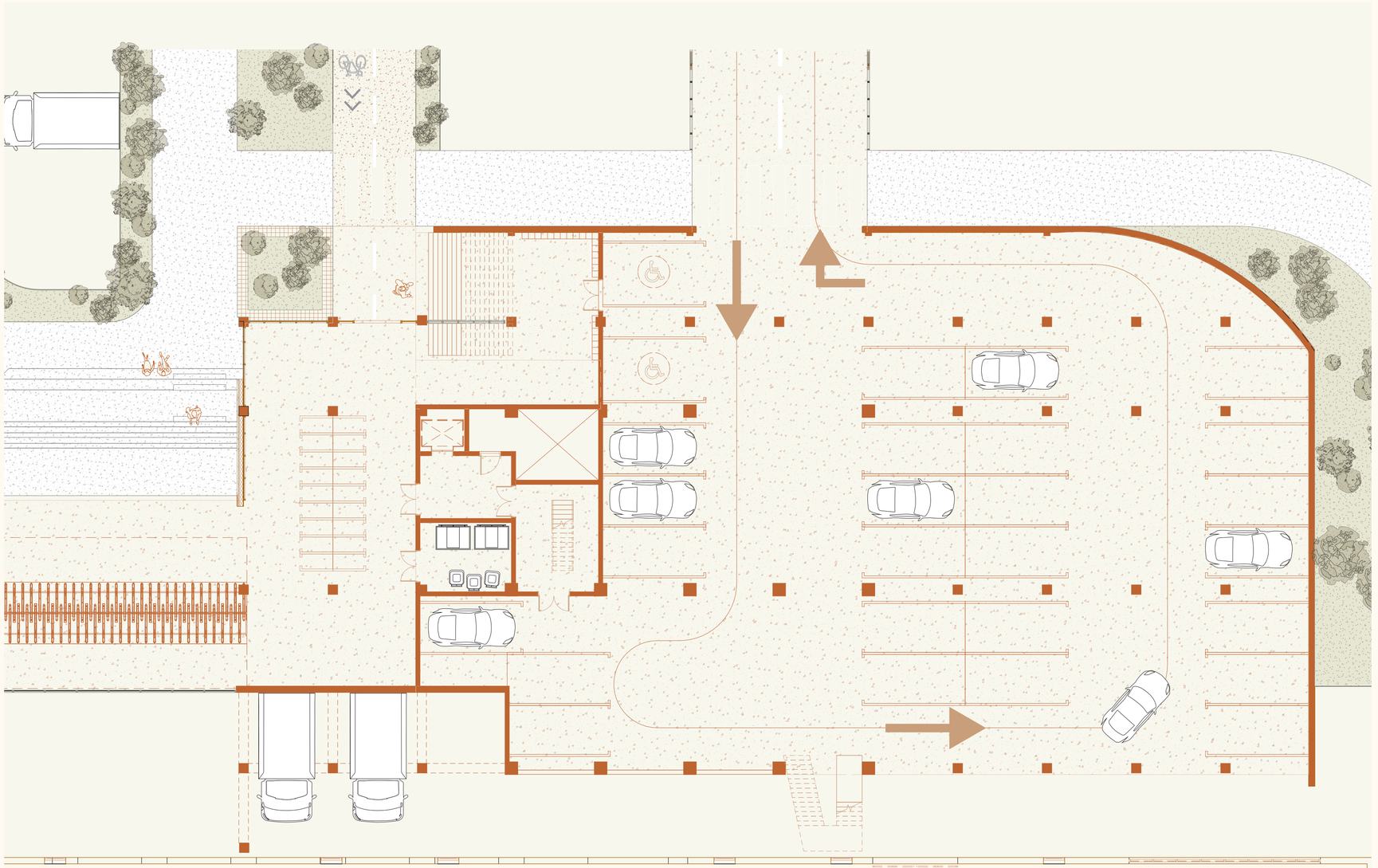
Bonding needs time

Two populations the modernist city kept apart have to come together into a functional system


Shared benefits
Crossing paths
Bond
Visual connections
Shared facilites

# CROSSING PATHS

# VISUAL CONNECTIONS



Visual connection while parking your car

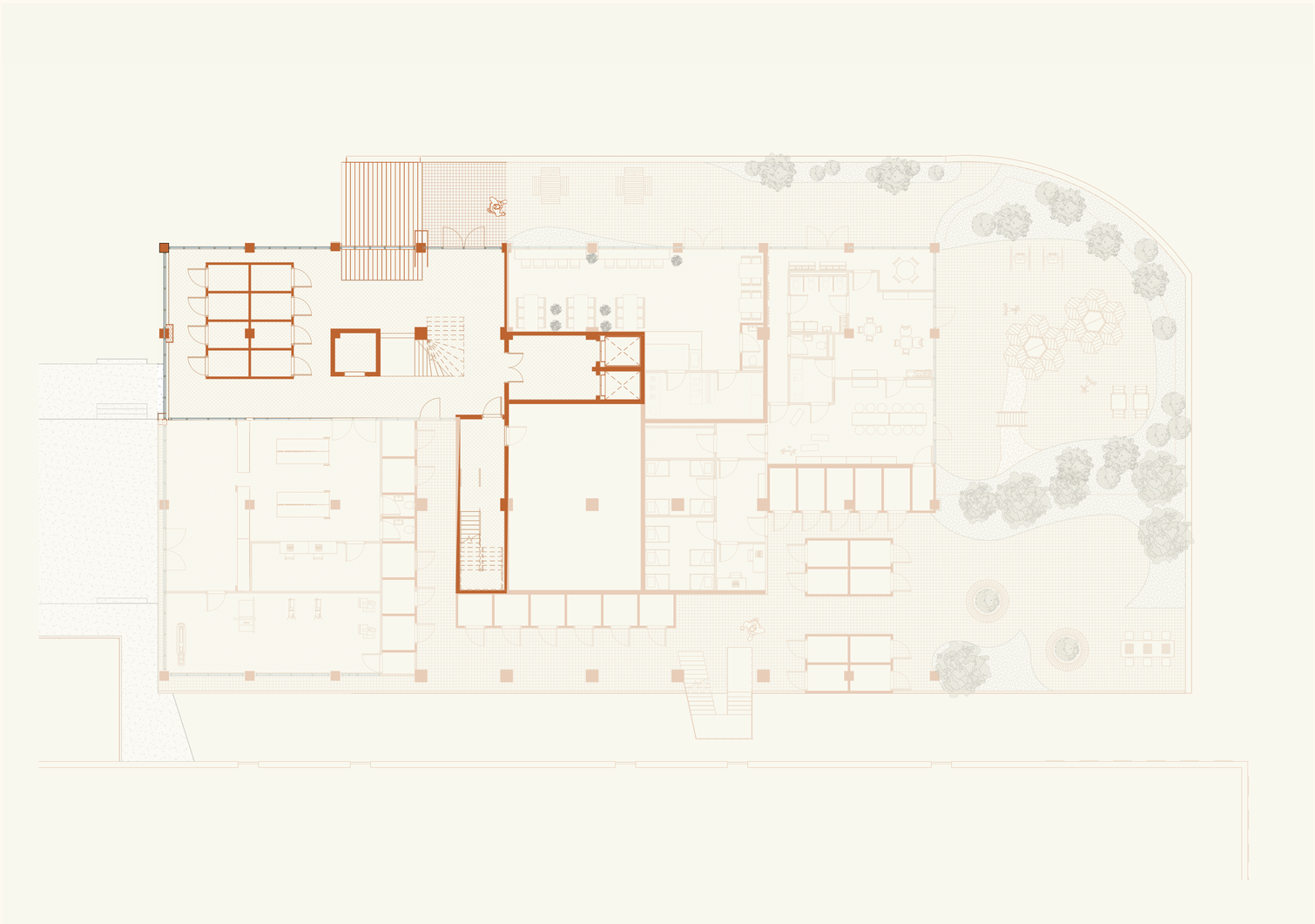


Visual connection with the street and the park

# VISUAL CONNECTIONS

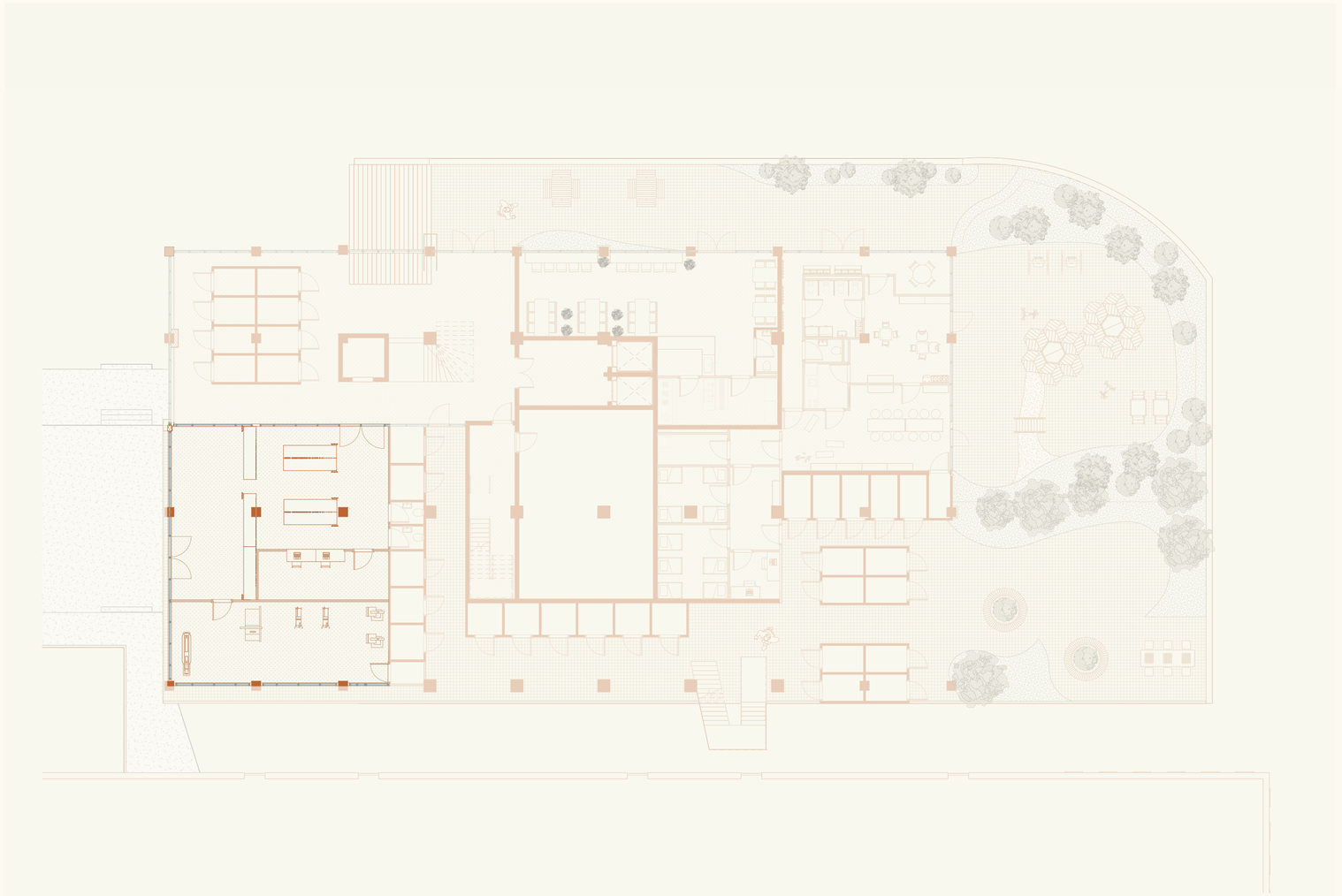


# VISUAL CONNECTION



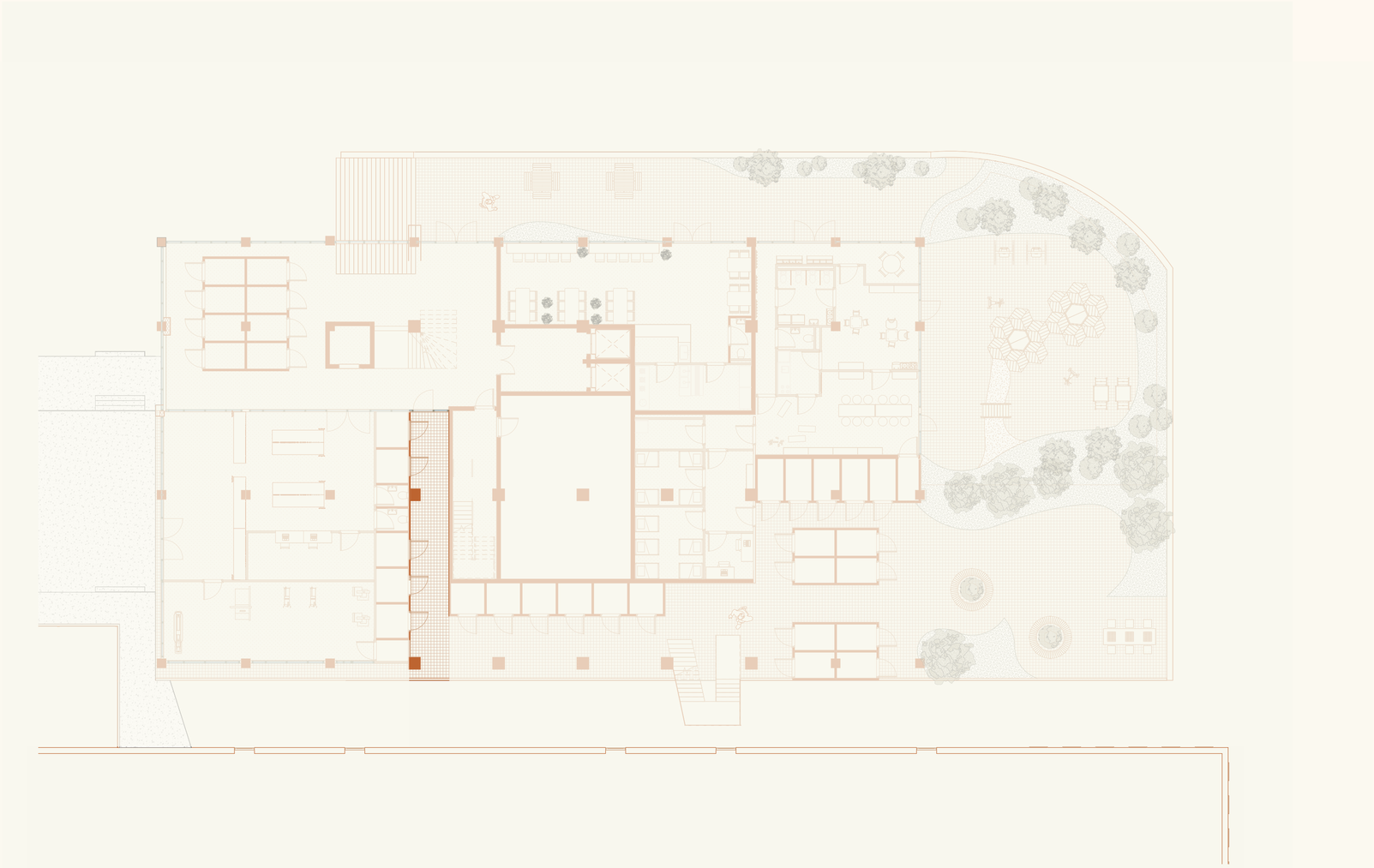
Main entrance

# VISUAL CONNECTION



Visual link to the workshop

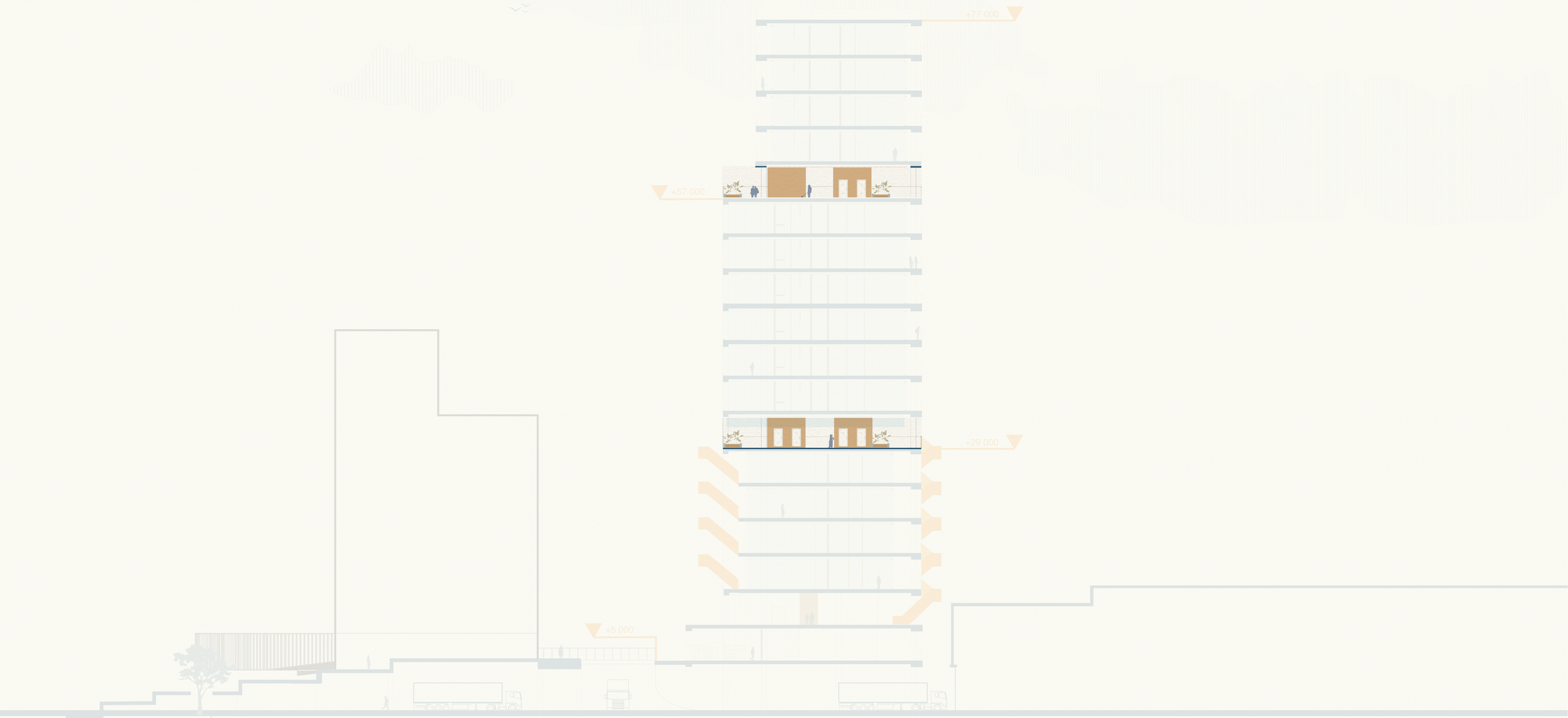
# VISUAL CONNECTION



Visual link to the shed



# CROSSING PATHS



# CROSSING PATHS



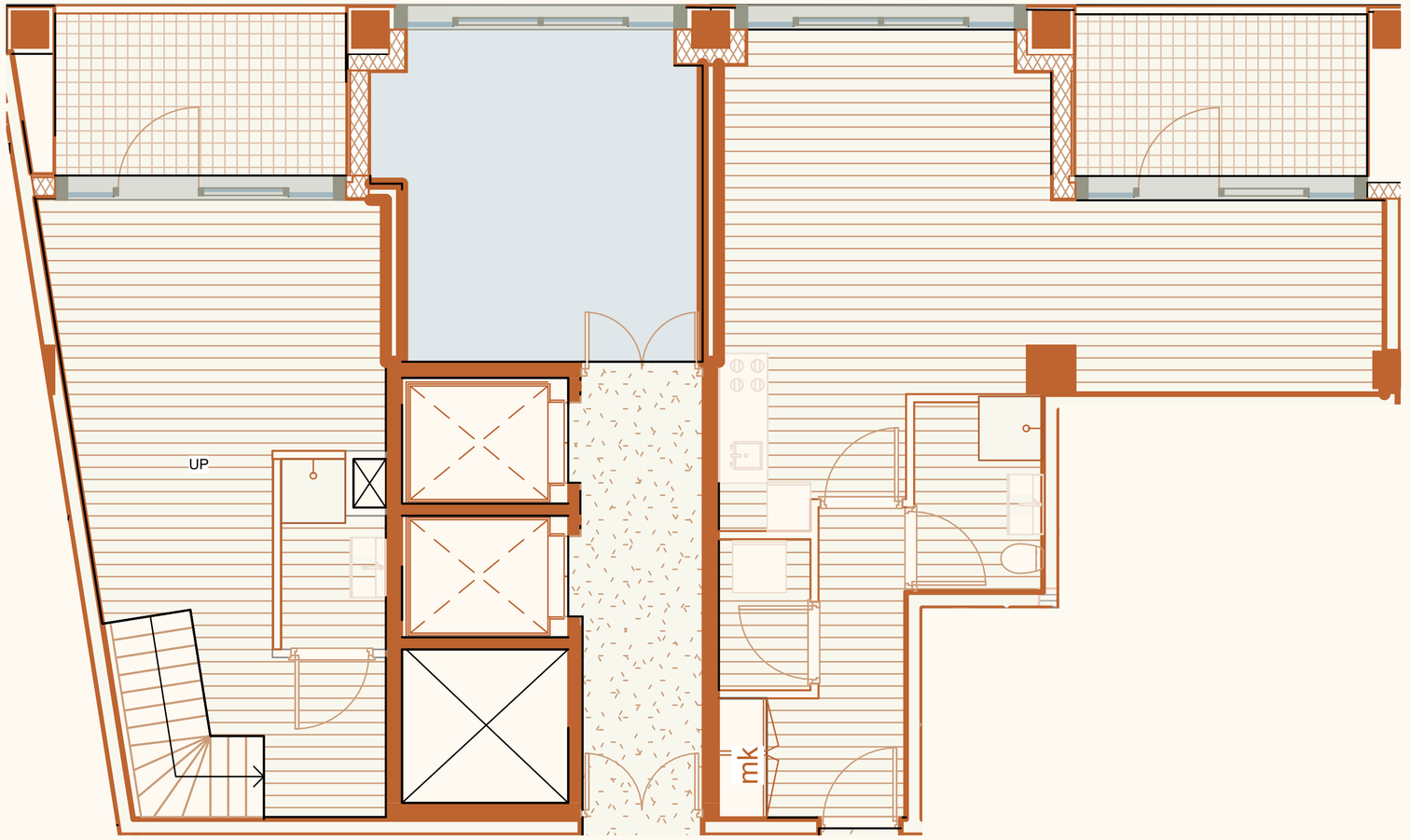
Informal meeting spaces


16

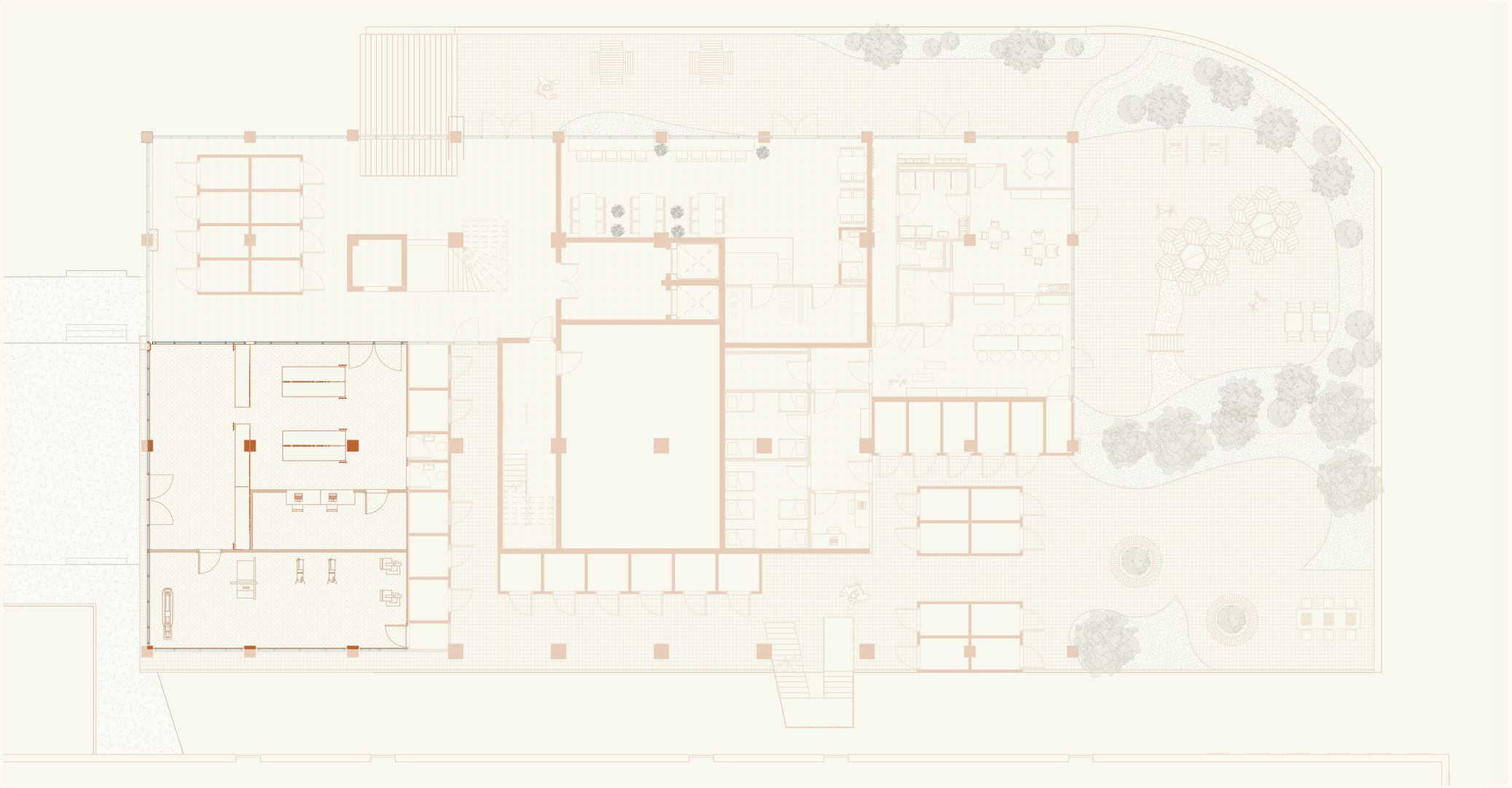



# PRODUCTIVE SCHOOL

# SHARED FACILITIES

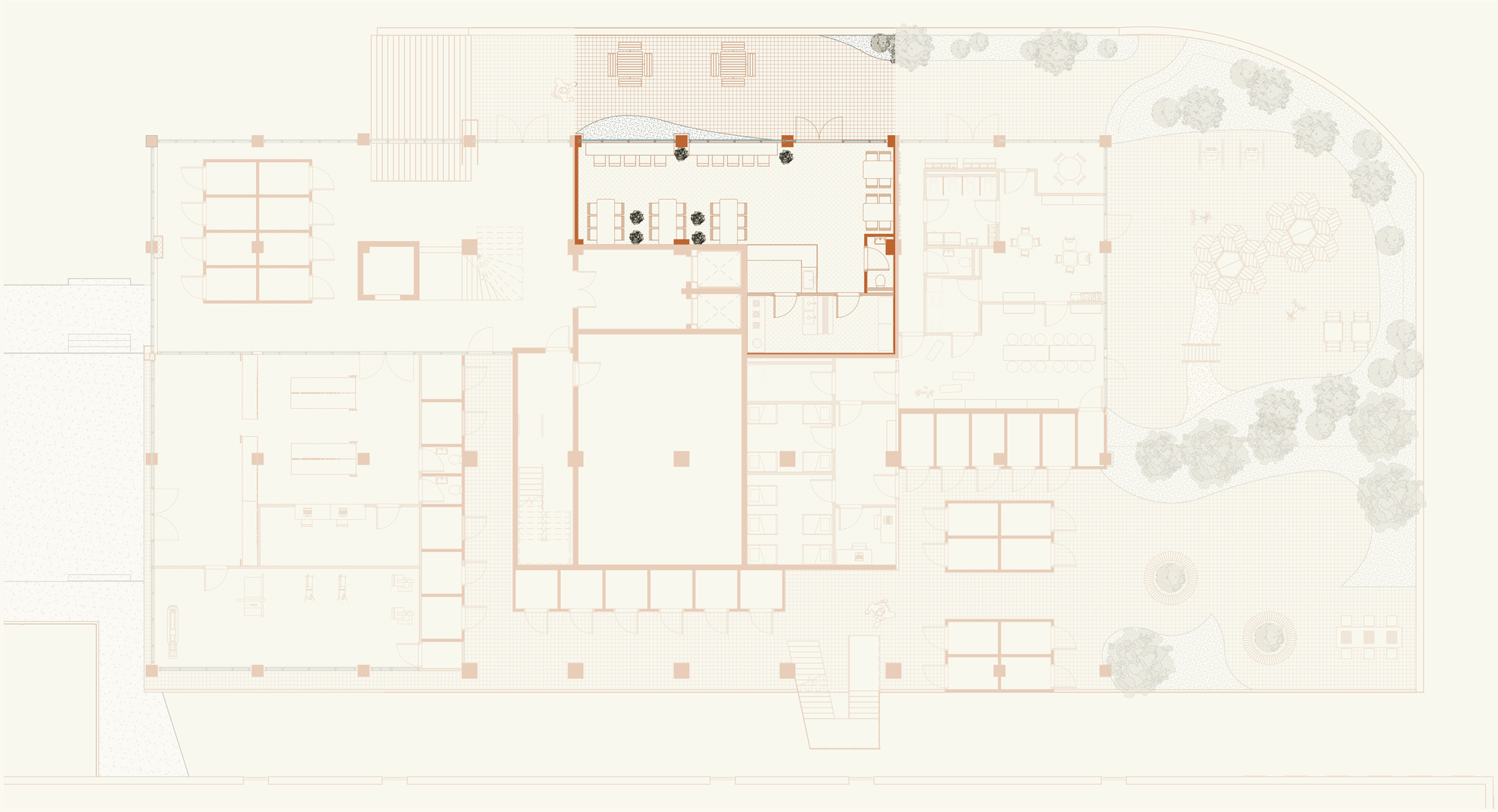


# SHARED FACILITIES



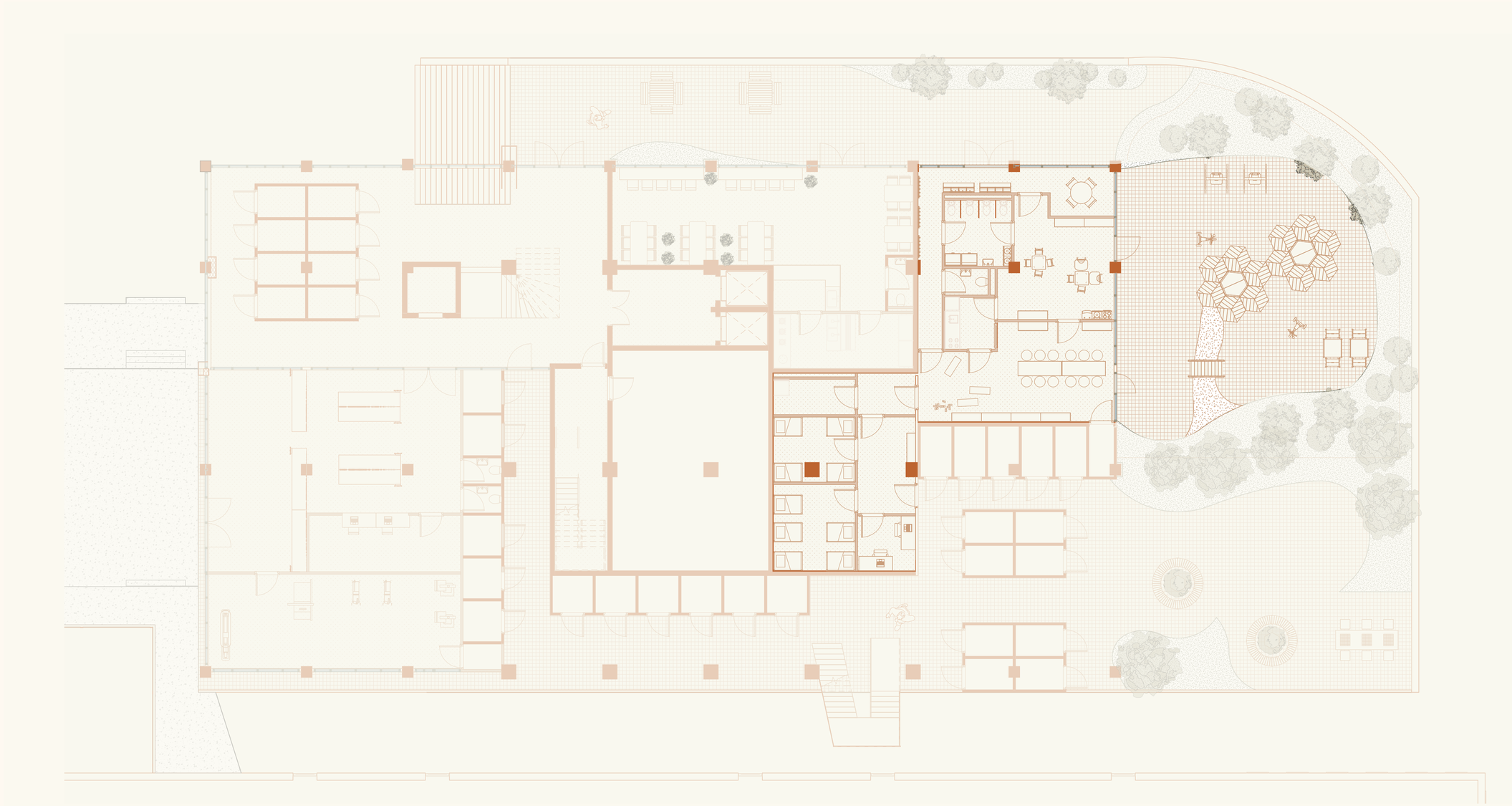
Making seperation walls, furniture, cut their floorings: interaction with neighbours

# SHARED FACILITIES

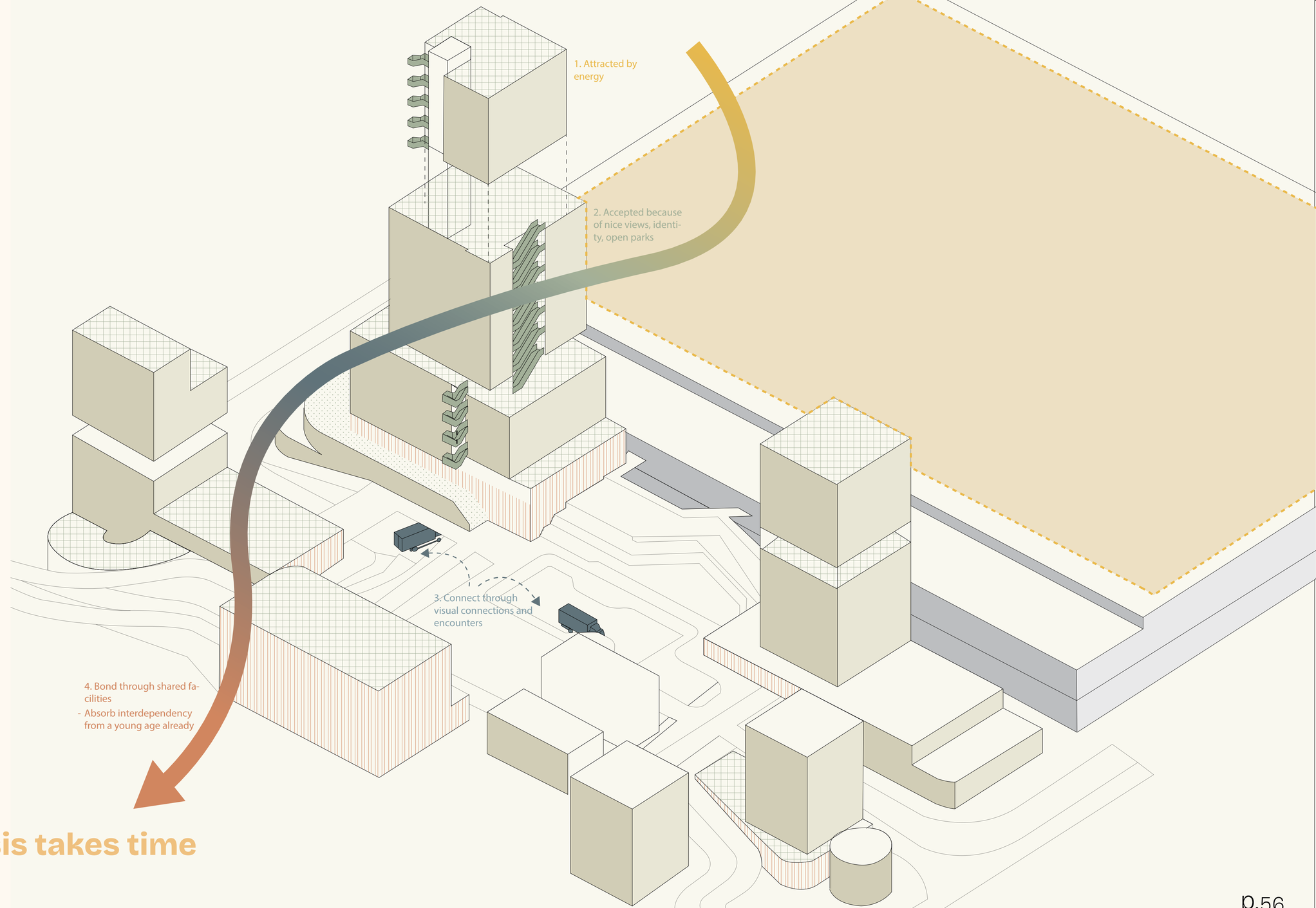


Encouriging workers to come to the park

# SHARED DAYCARE



Workers and residents meet




# Symbiosis takes time



One interaction is not going to create symbiosis: strongest condition for symbiosis is time

| Attract | Bond | Stay |
| --- | --- | --- |
| Architecture and Benefit from shared resources | Shared identity and stimulated encounters | Bonding needs time |

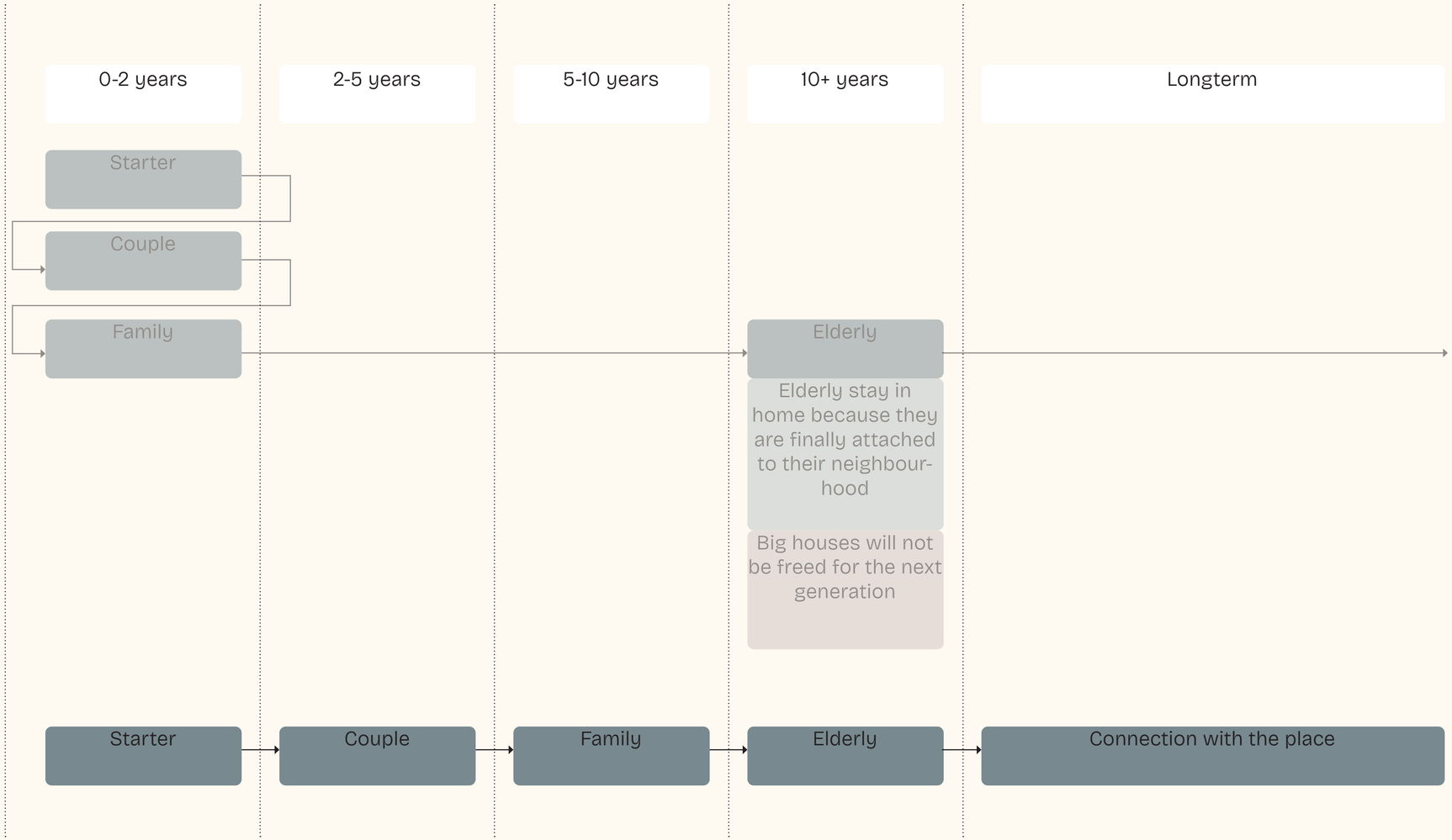
Adaptivity

# NORMAL MOVING CYCLE



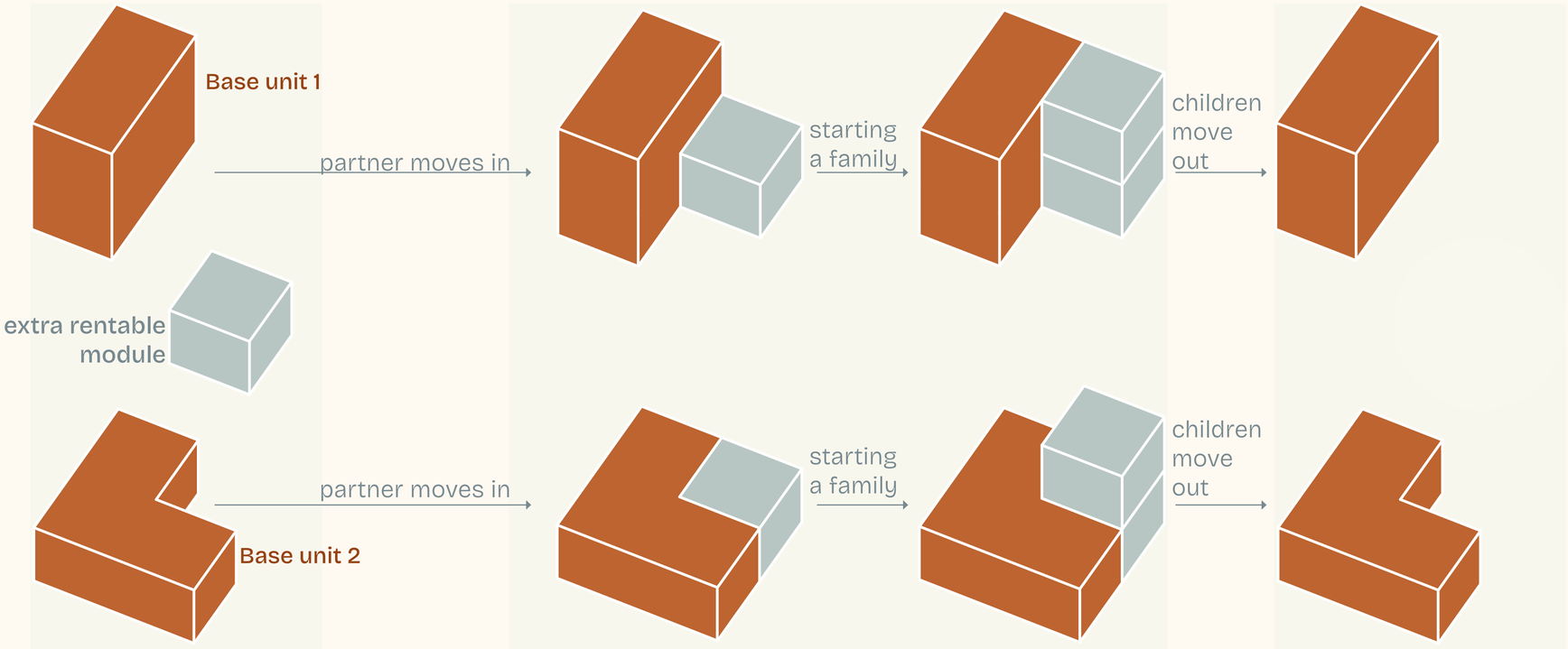

people move every time their life or  household changes

# WANTED MOVING CYCLE

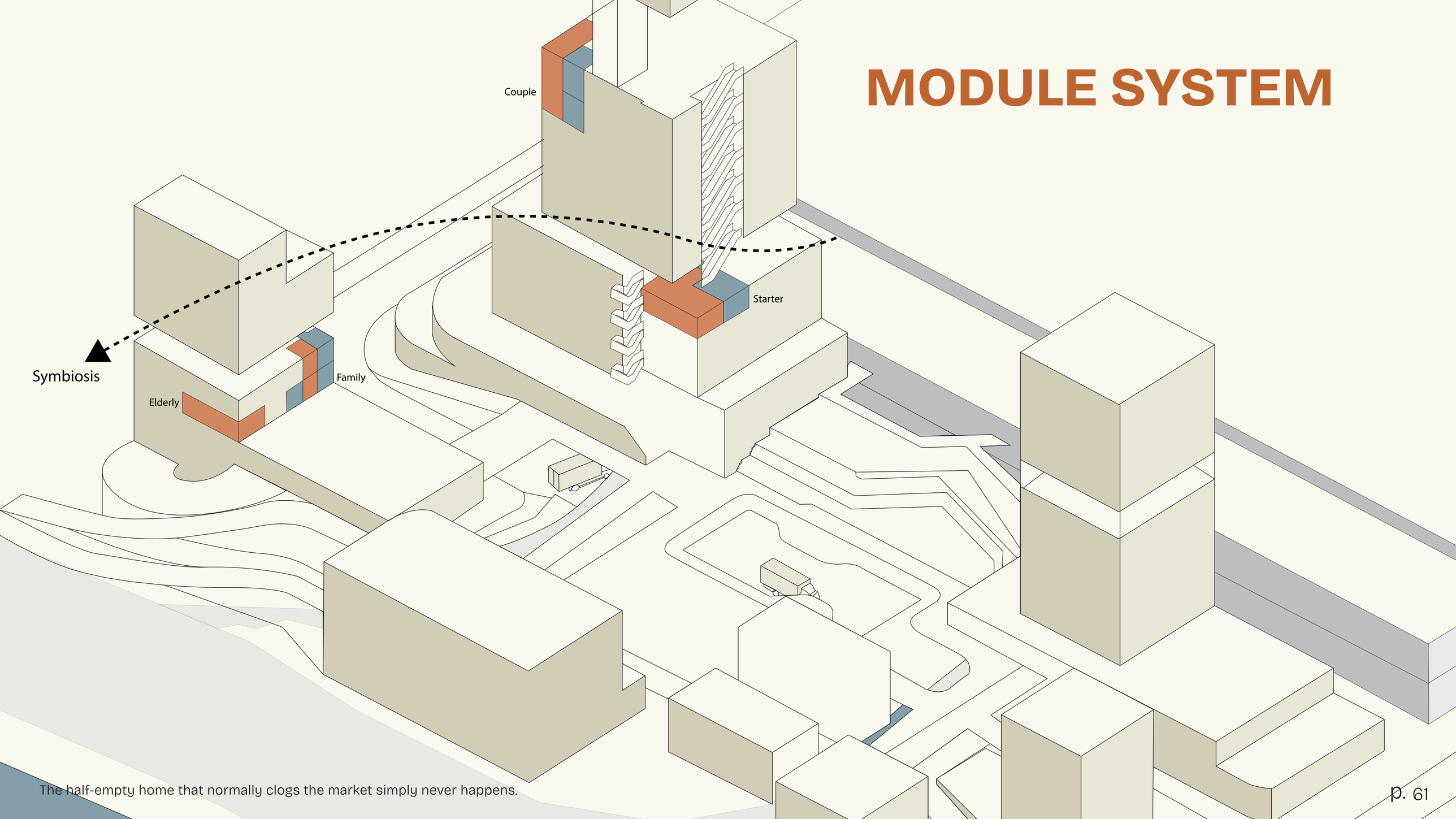



A system that lets people grow without changing the neighbourhood

# MODULE SYSTEM

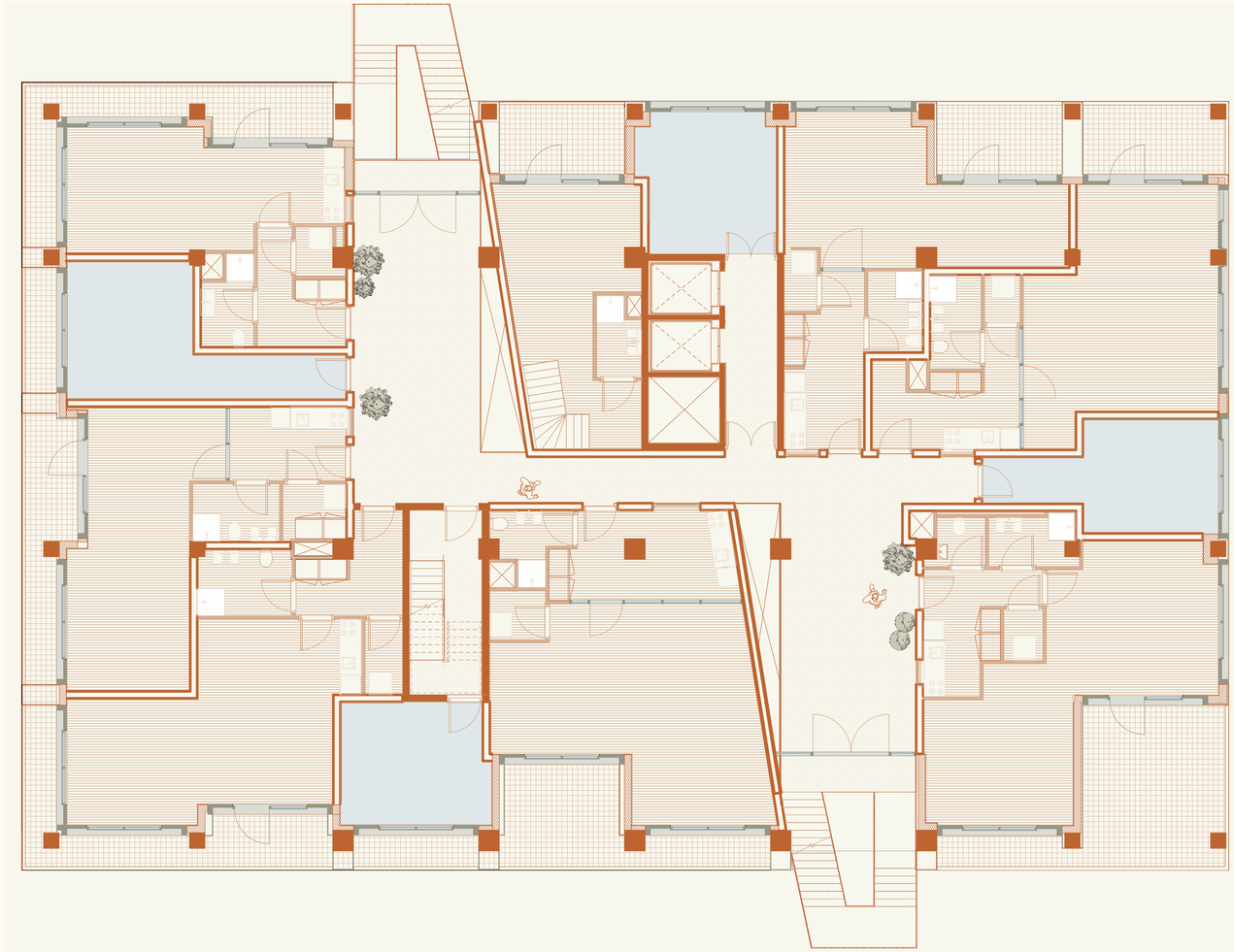


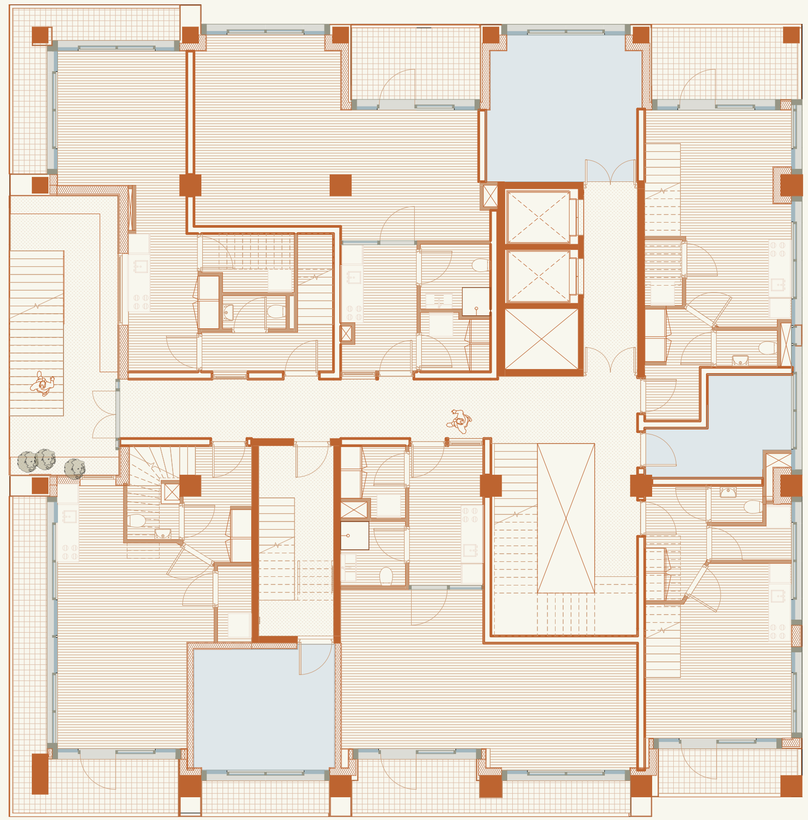
# MODULE SYSTEM




The half-empty home that normally clogs the market simply never happens.

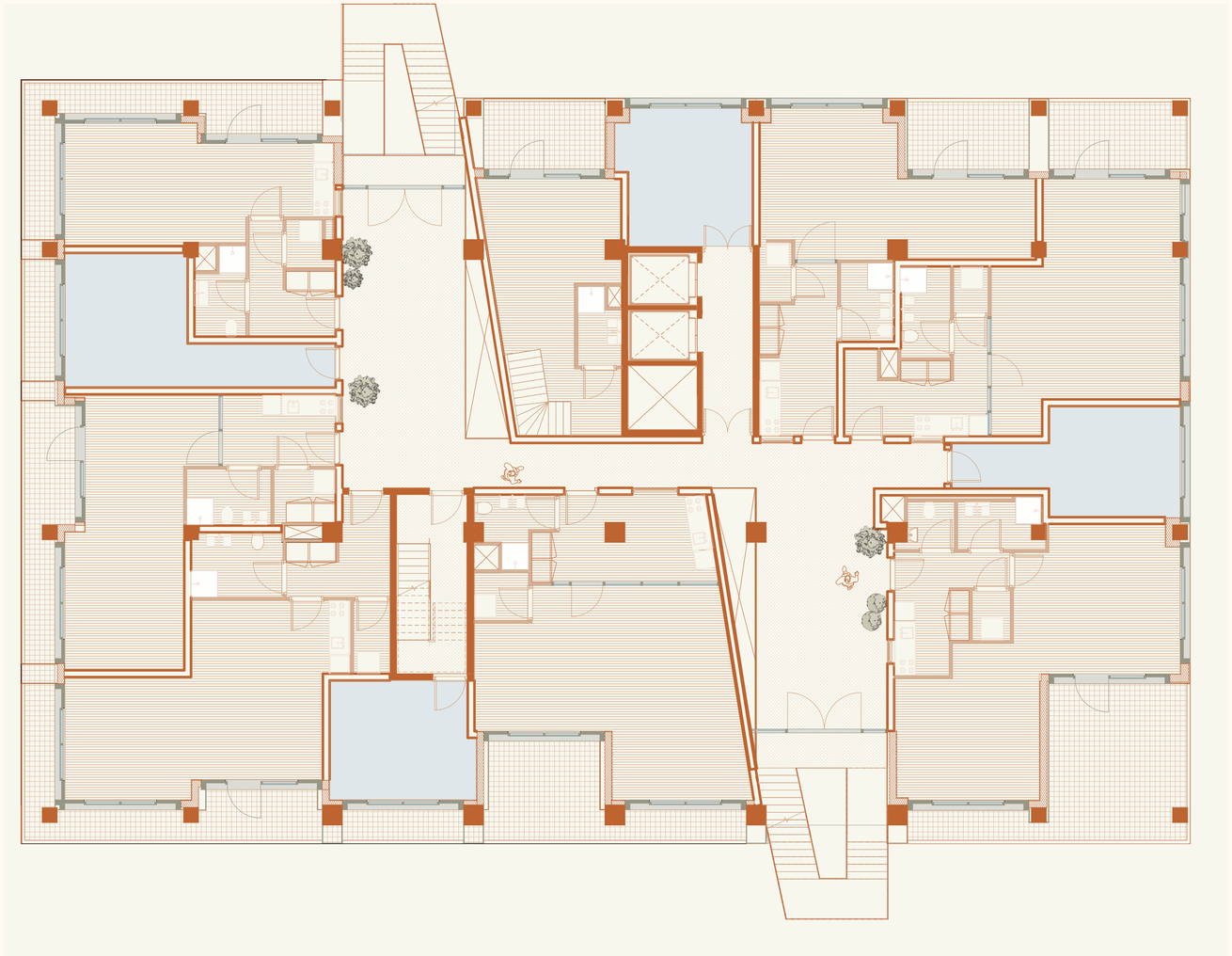
# FLEXIBLE FLOORPLAN

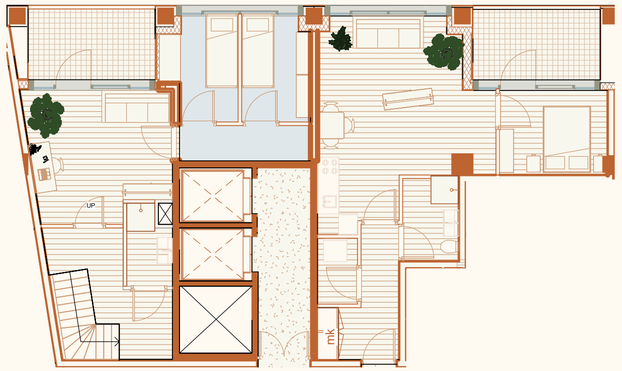




House size based on income

# FLEXIBLE FLOORPLAN

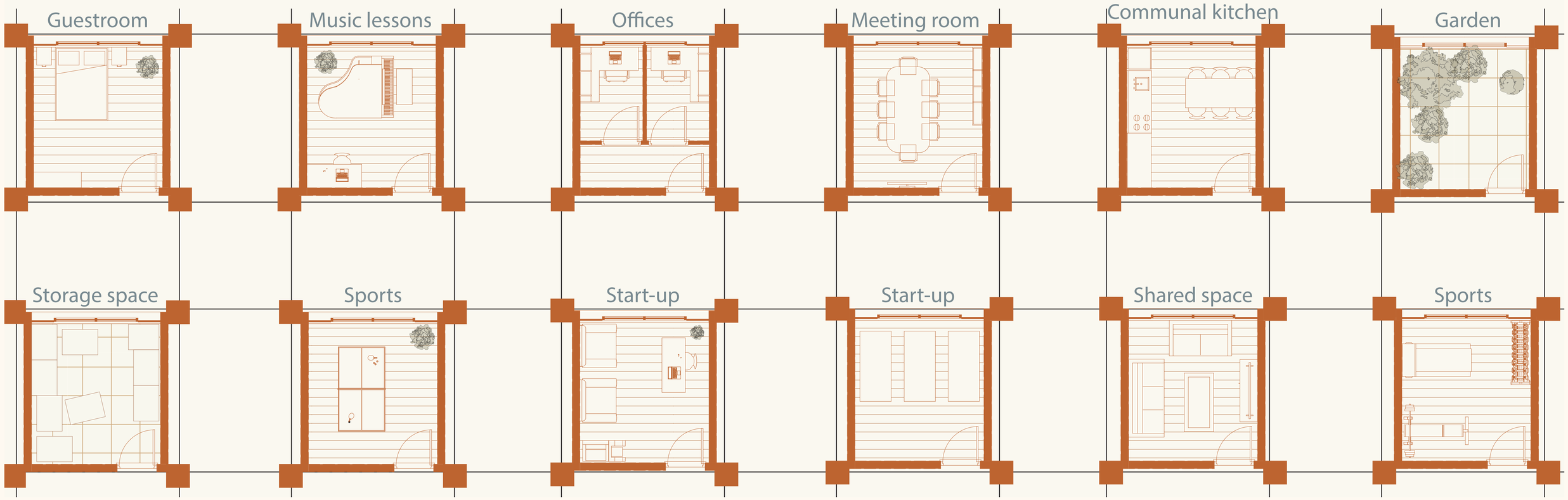




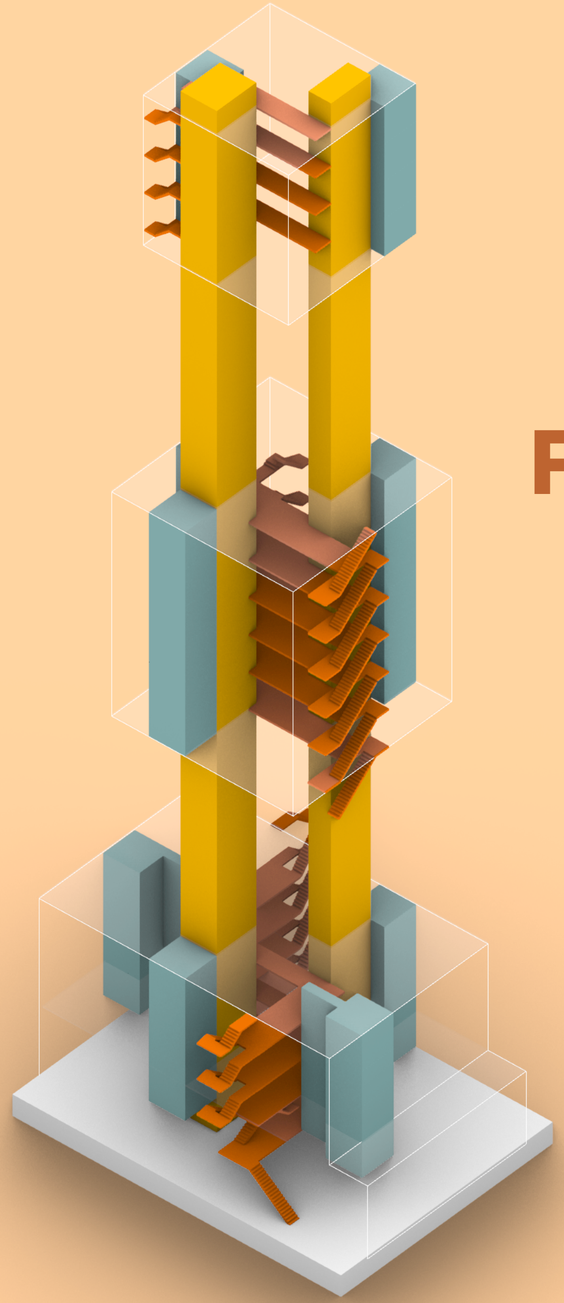


Modules connected to two apartments

# MODULES

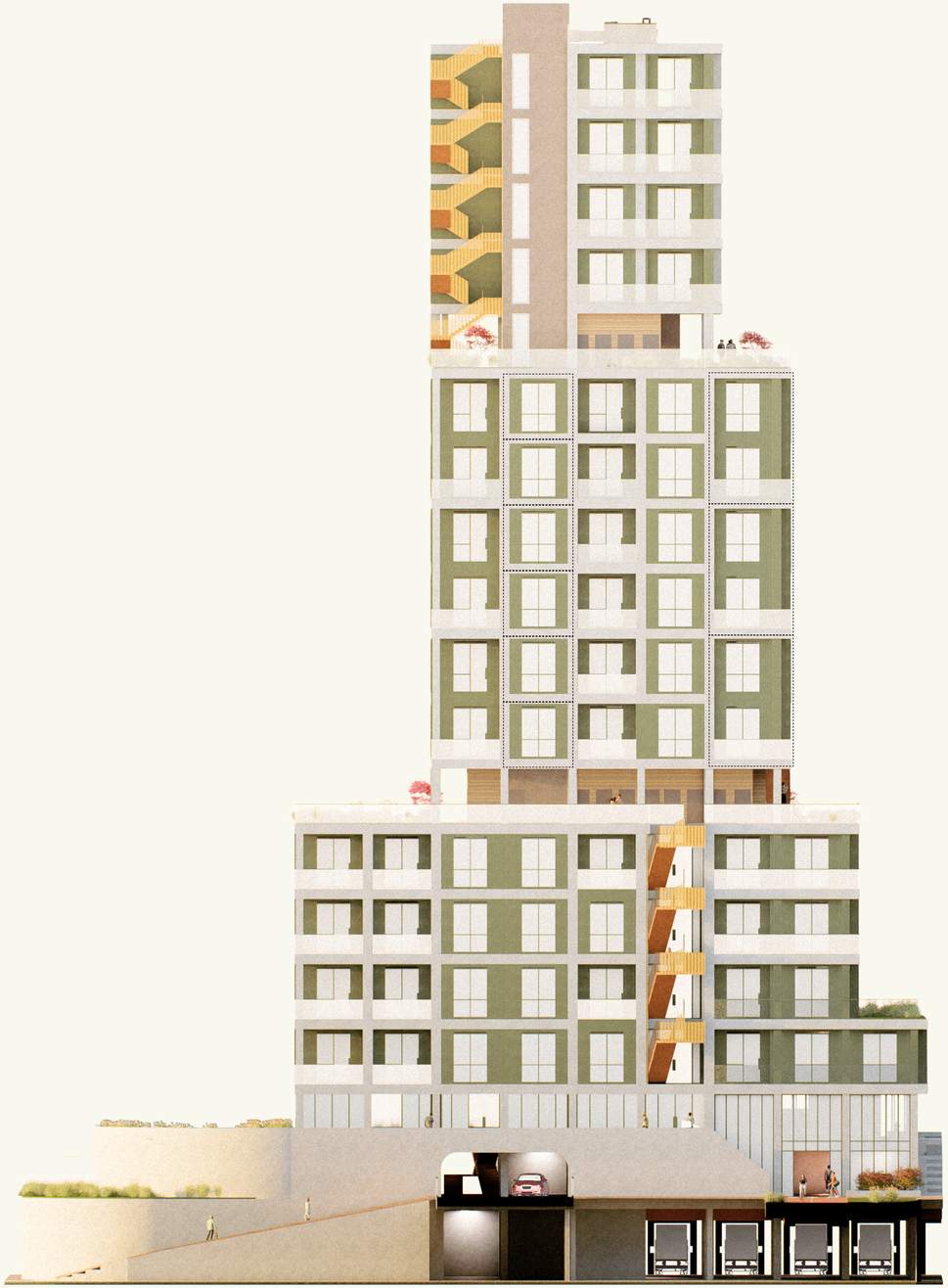



The joker principle results in prevented vacancy



# EXPLORING MODULE FUNCTIONS PRODUCES ENCOUNTERS

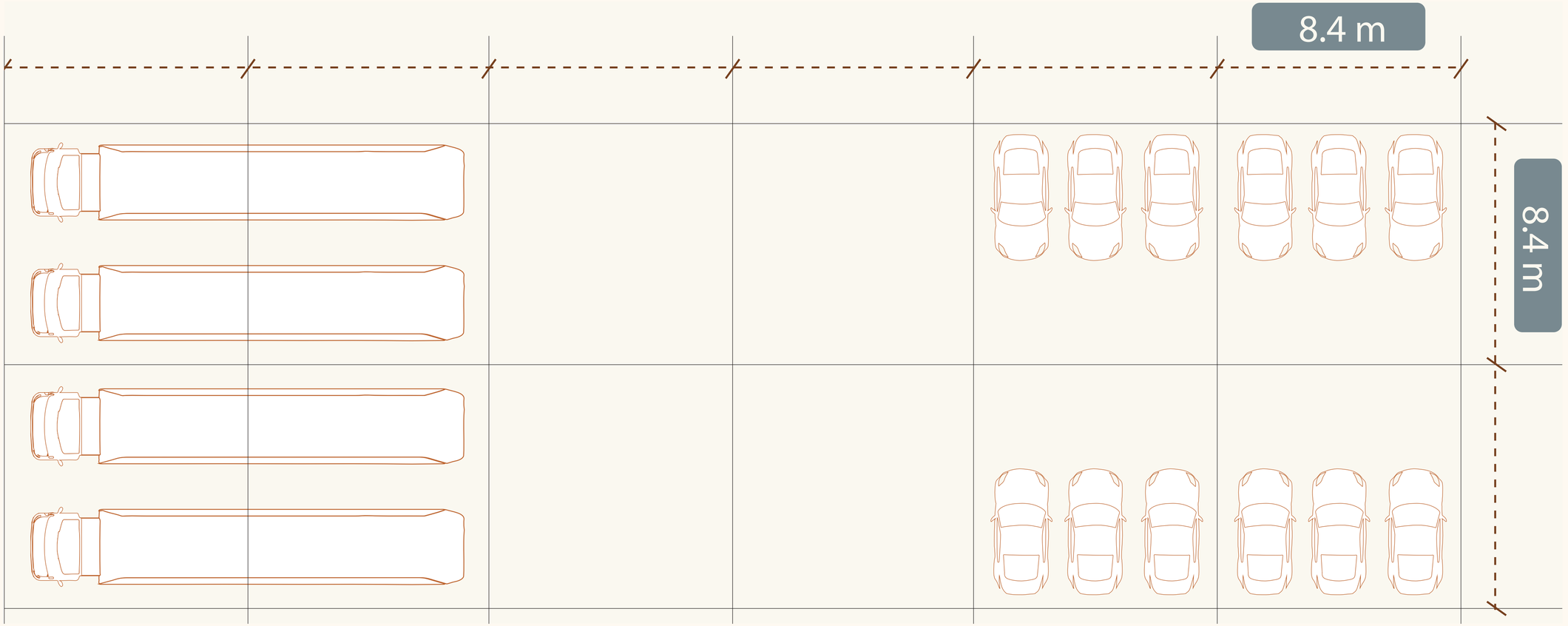
# FACADES





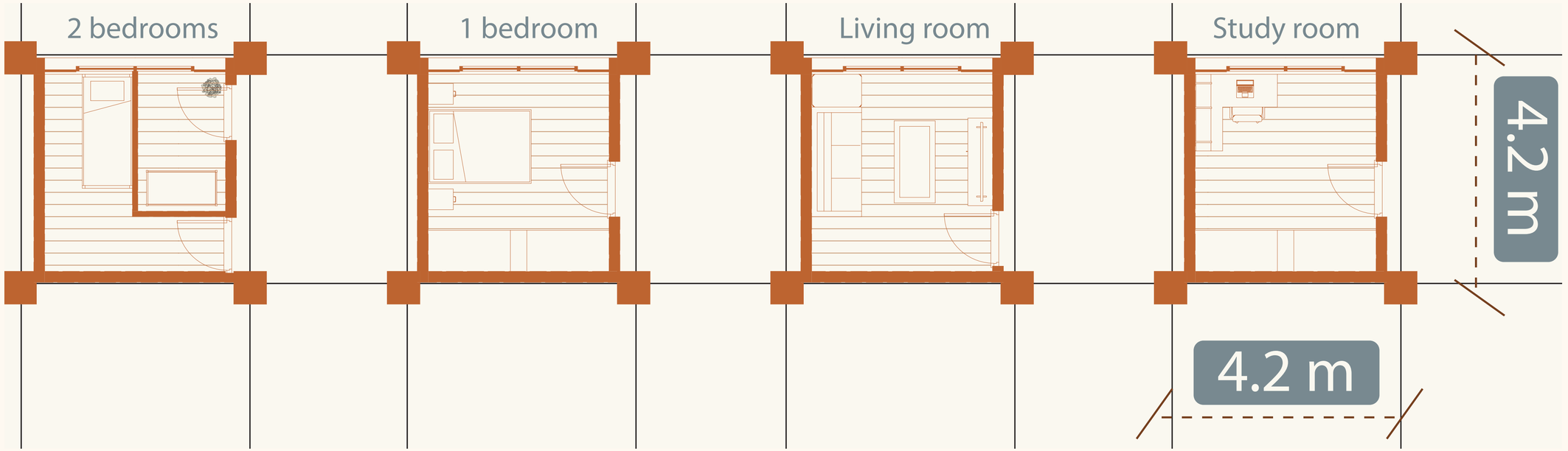
# STRUCTURAL GRID

## BASED ON TRUCK PARKING

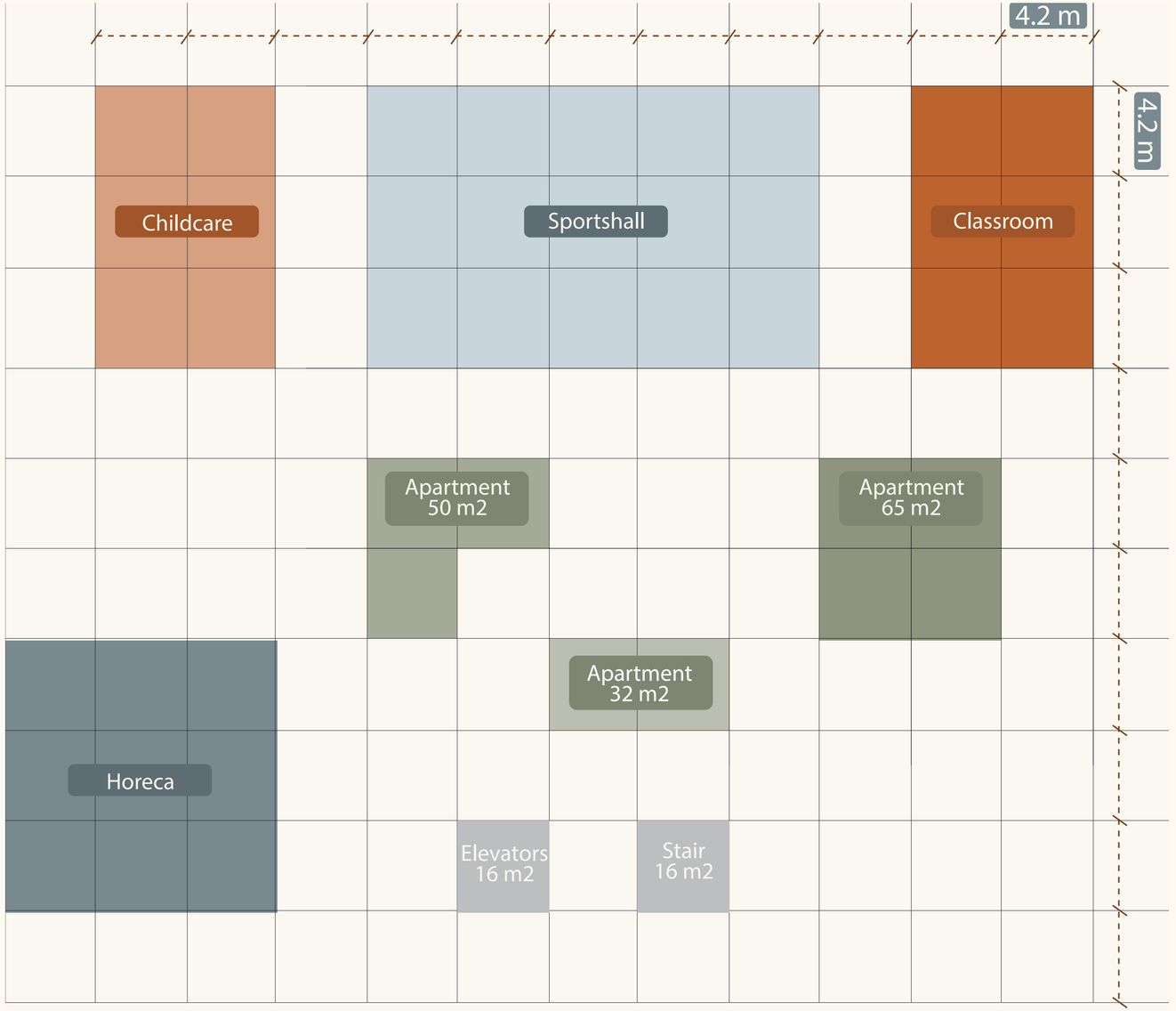


# SUB-GRID

## CAN FIT THE HOUSING

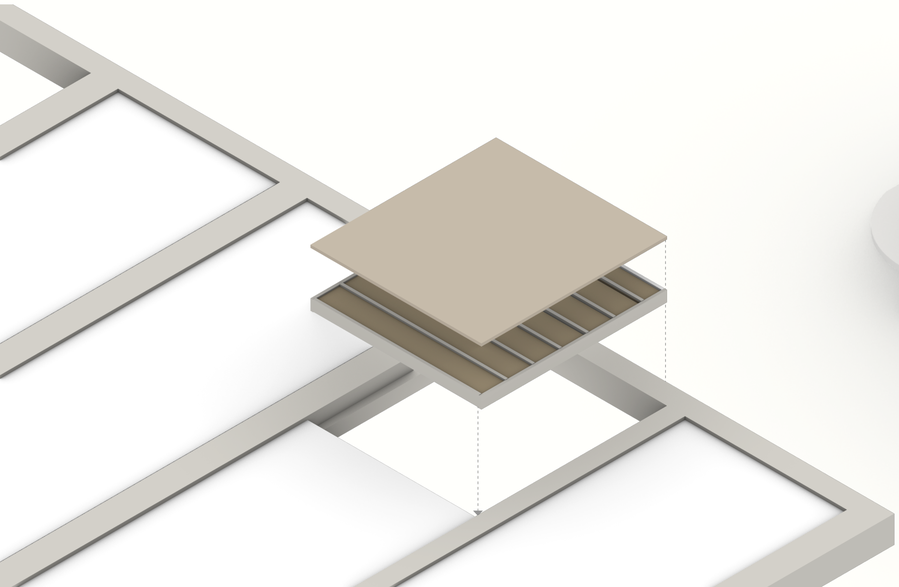


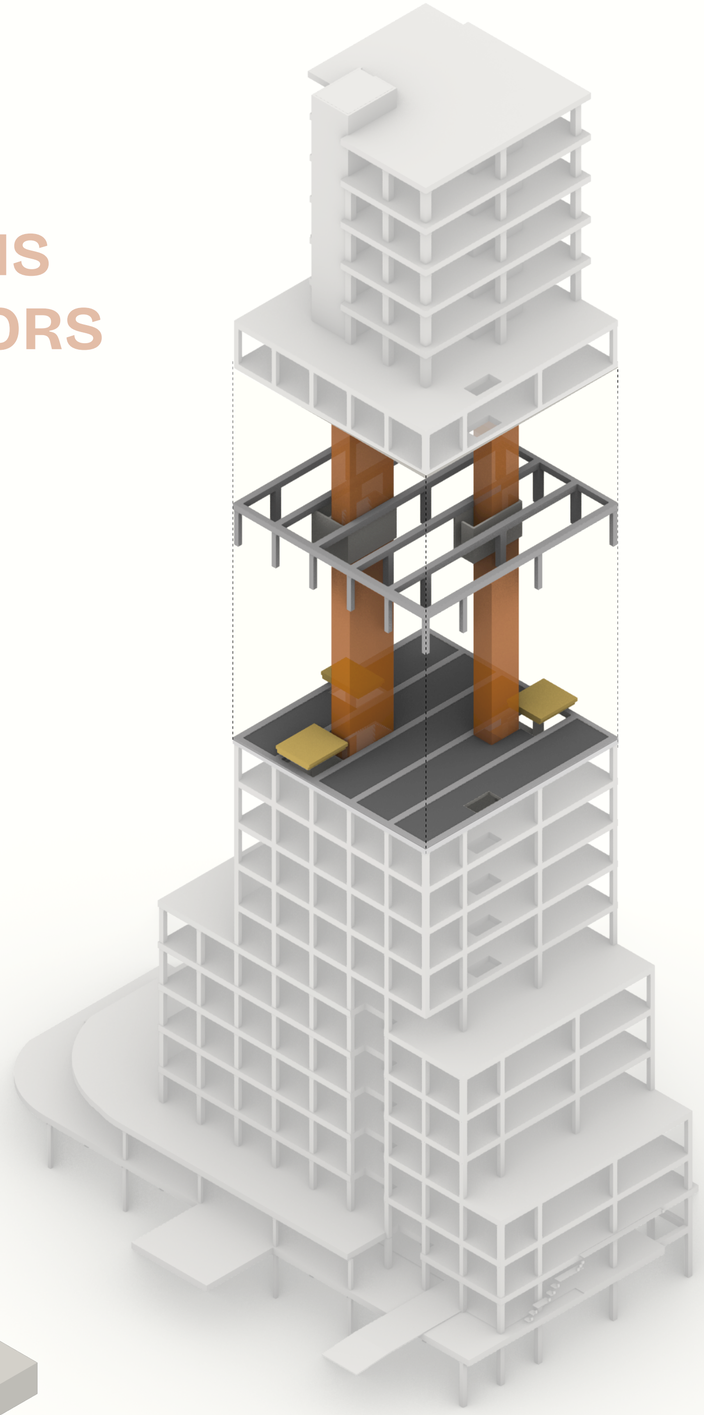
# TRANSFORMATION PROOF

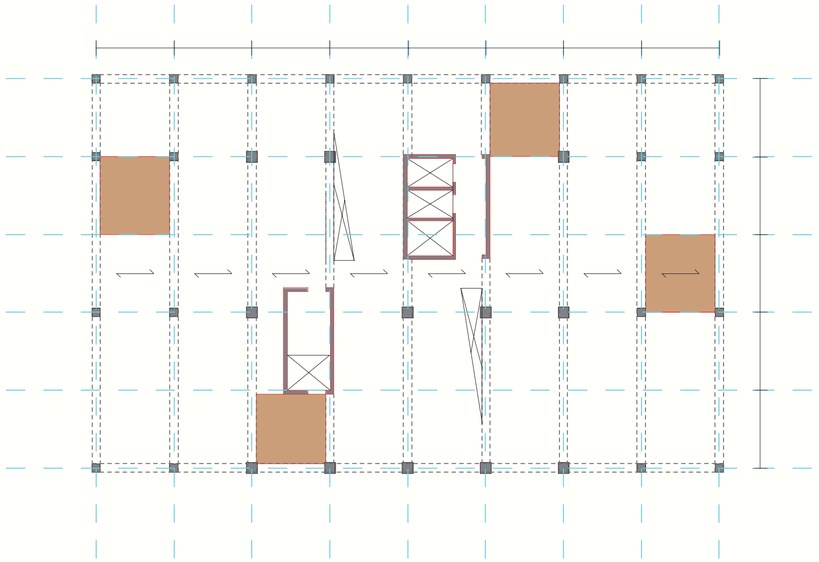



Adapting to future needs giving certainty for investors

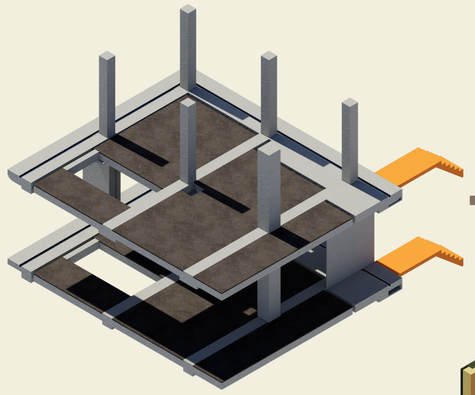
# COLUMNS AND BEAMS WITH REMOVABLE FLOORS



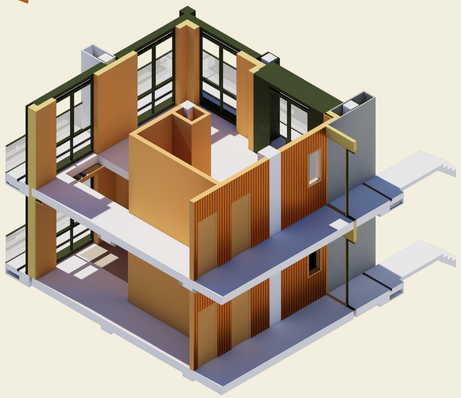




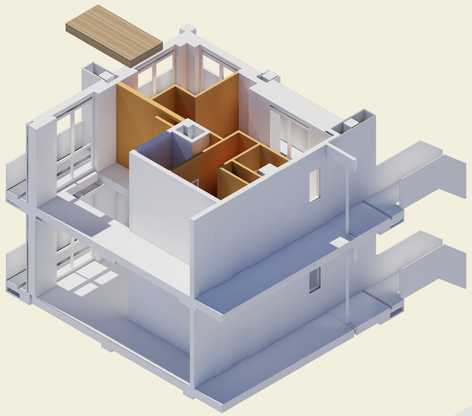
# SUPPORT VS. INFILL



Structure → 200 years



Facade panels → 50 years



interior walls and floors → 15 years

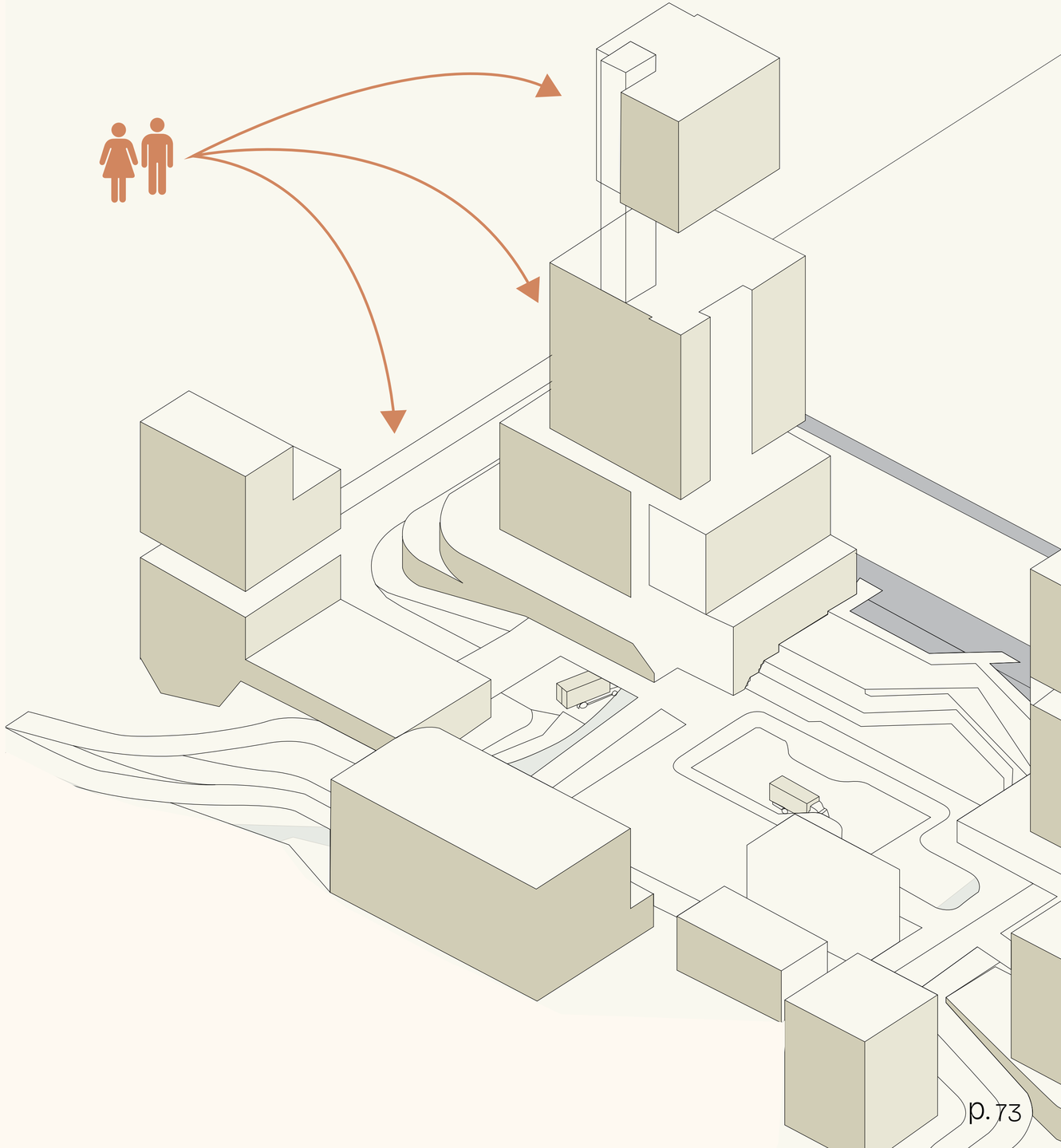


finishes → 5 years

Structure stays, everything inside is infill

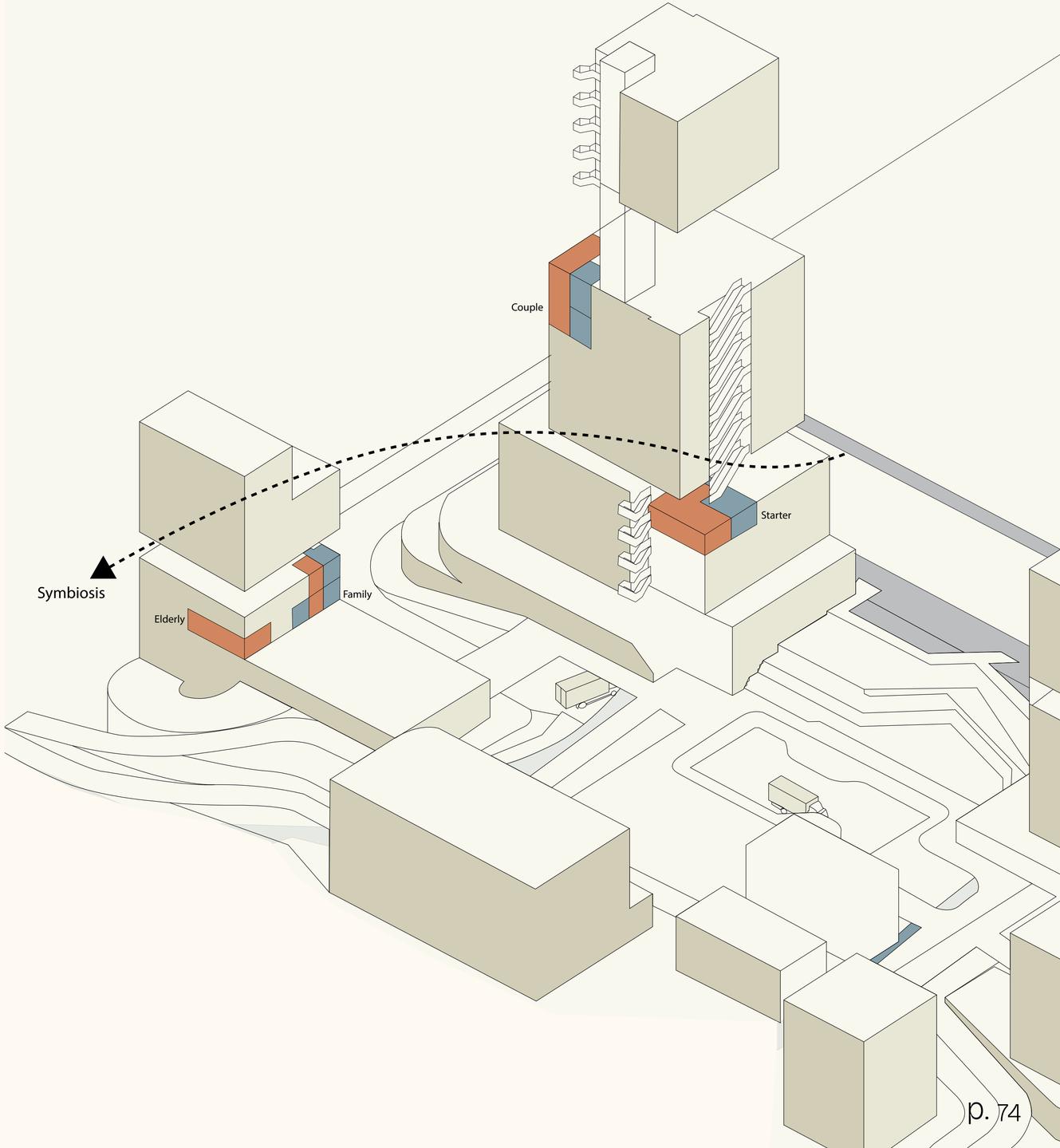
# CONCLUSION

people are attracted
by a catalyst



people are attracted
by a catalyst

Modules
allow people
to stay

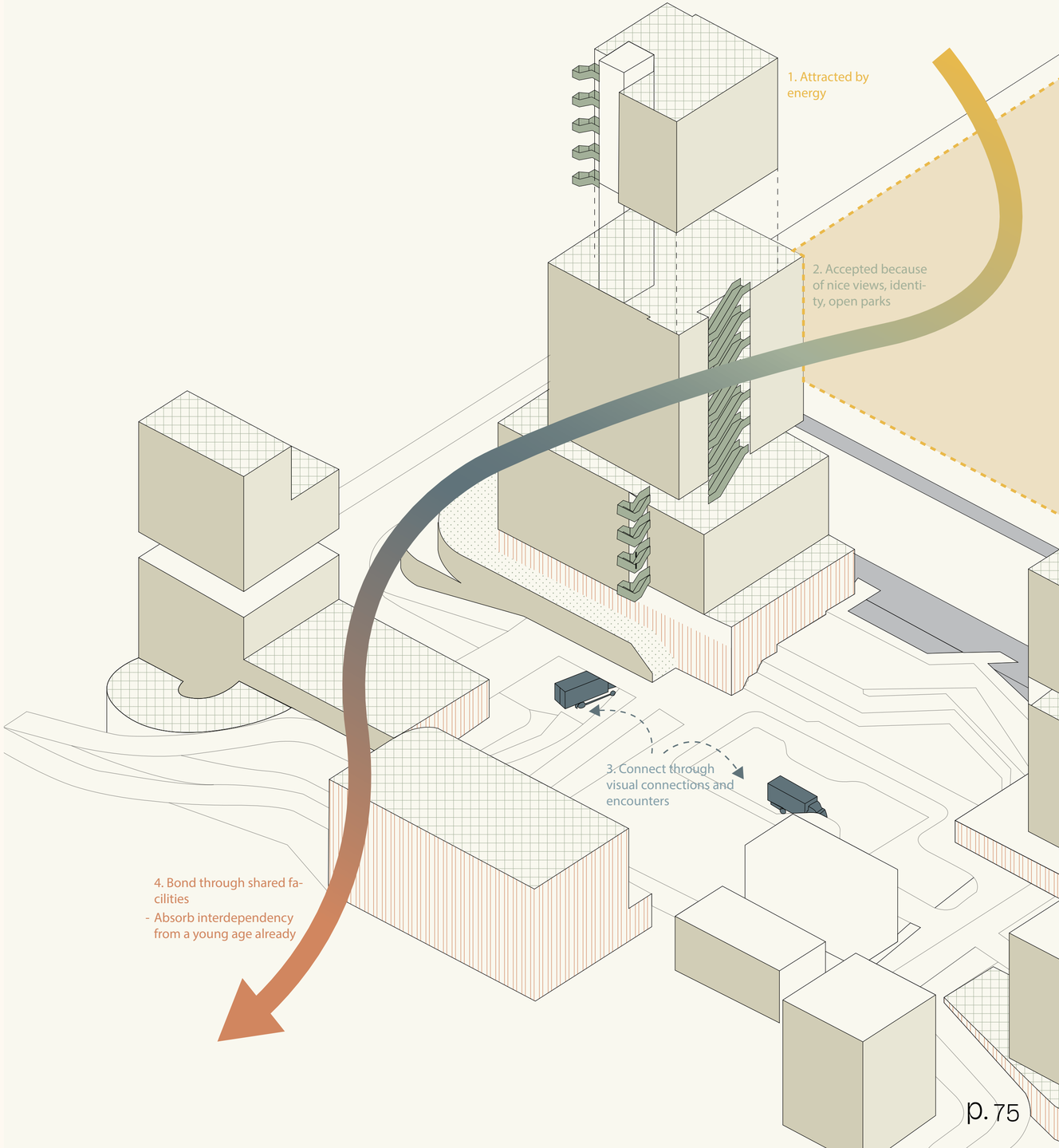


people are attracted by a catalyst

Modules allow people to stay

Staying is improved by well designed encounters and interdependency

Staying + encounters build attachment



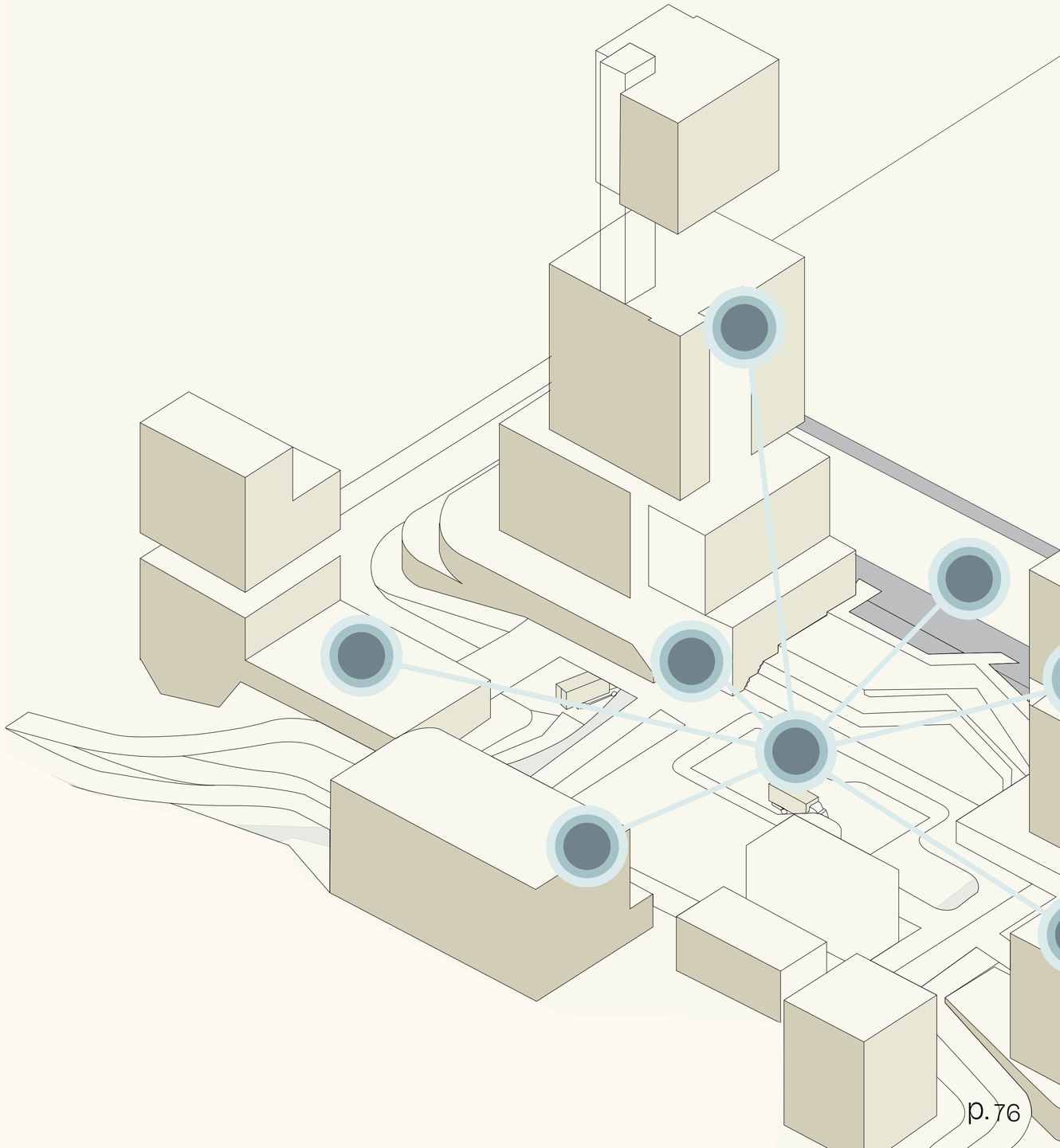
people are attracted by a catalyst

Modules allow people to stay

Staying is improved by well designed encounters and interdependency

Staying + encounters build attachment

Attachments produces symbiosis and thus social resilience



people are attracted by a catalyst

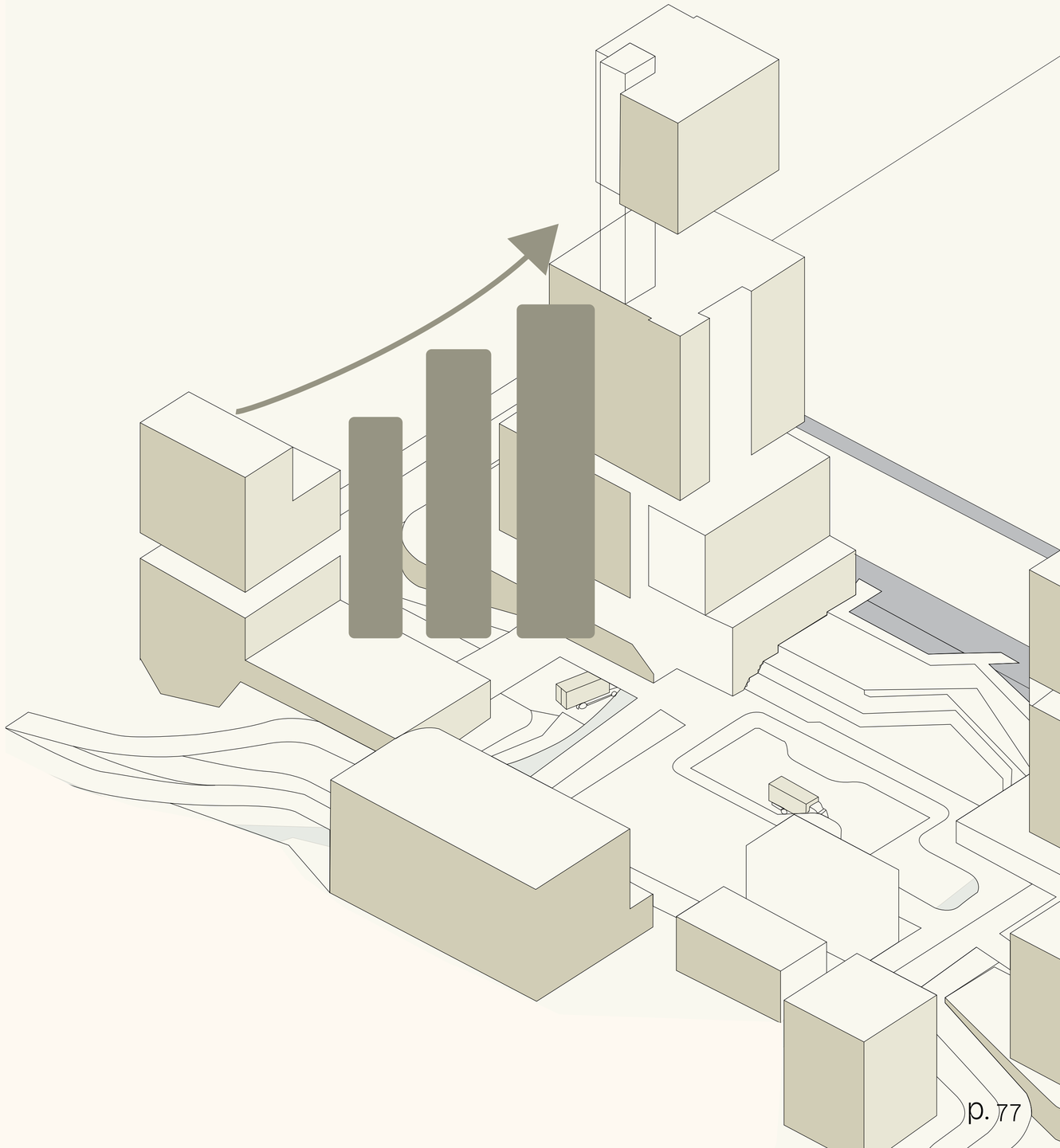
Modules allow people to stay

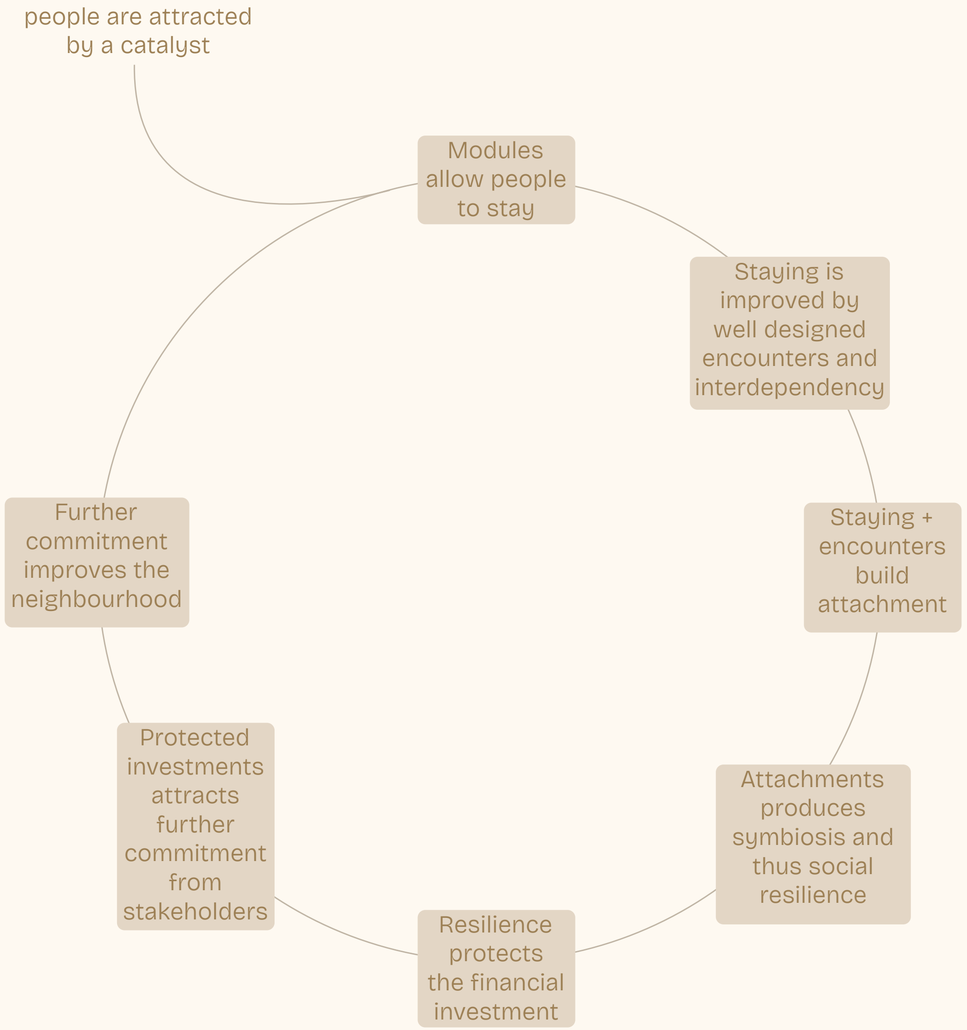
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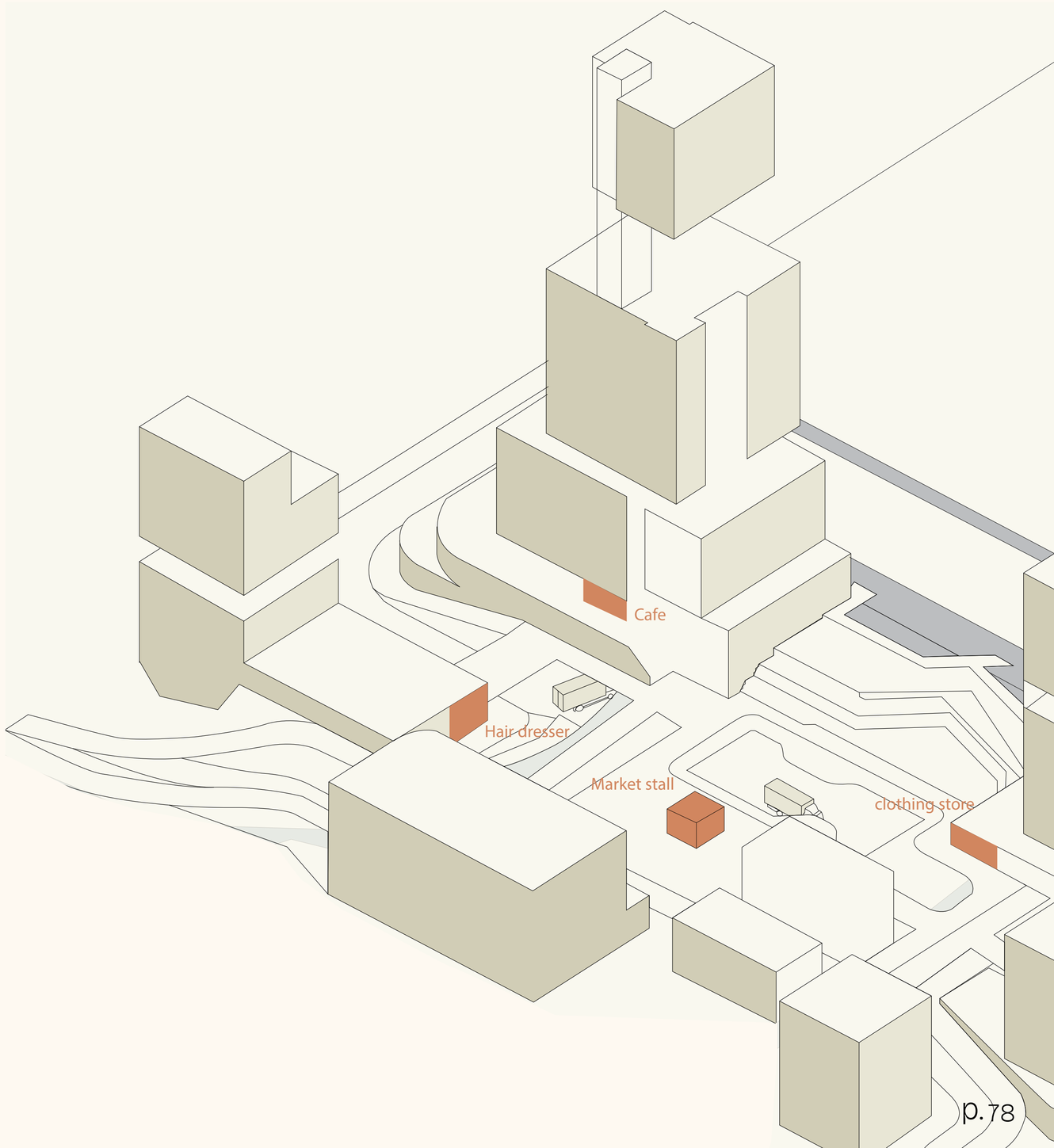
Staying + encounters build attachment

Attachments produces symbiosis and thus social resilience

Resilience protects the financial investment




people are attracted by a catalyst
Modules allow people to stay
Staying is improved by well designed encounters and interdependency
Staying + encounters build attachment
Attachments produces symbiosis and thus social resilience
Resilience protects the financial investment
Protected investments attracts further commitment from stakeholders
Further commitment improves the neighbourhood


Cafe
Hair dresser
Market stall
clothing store

people are attracted by a catalyst

Modules allow people to stay

Staying is improved by well designed encounters and interdependency

Staying + encounters build attachment

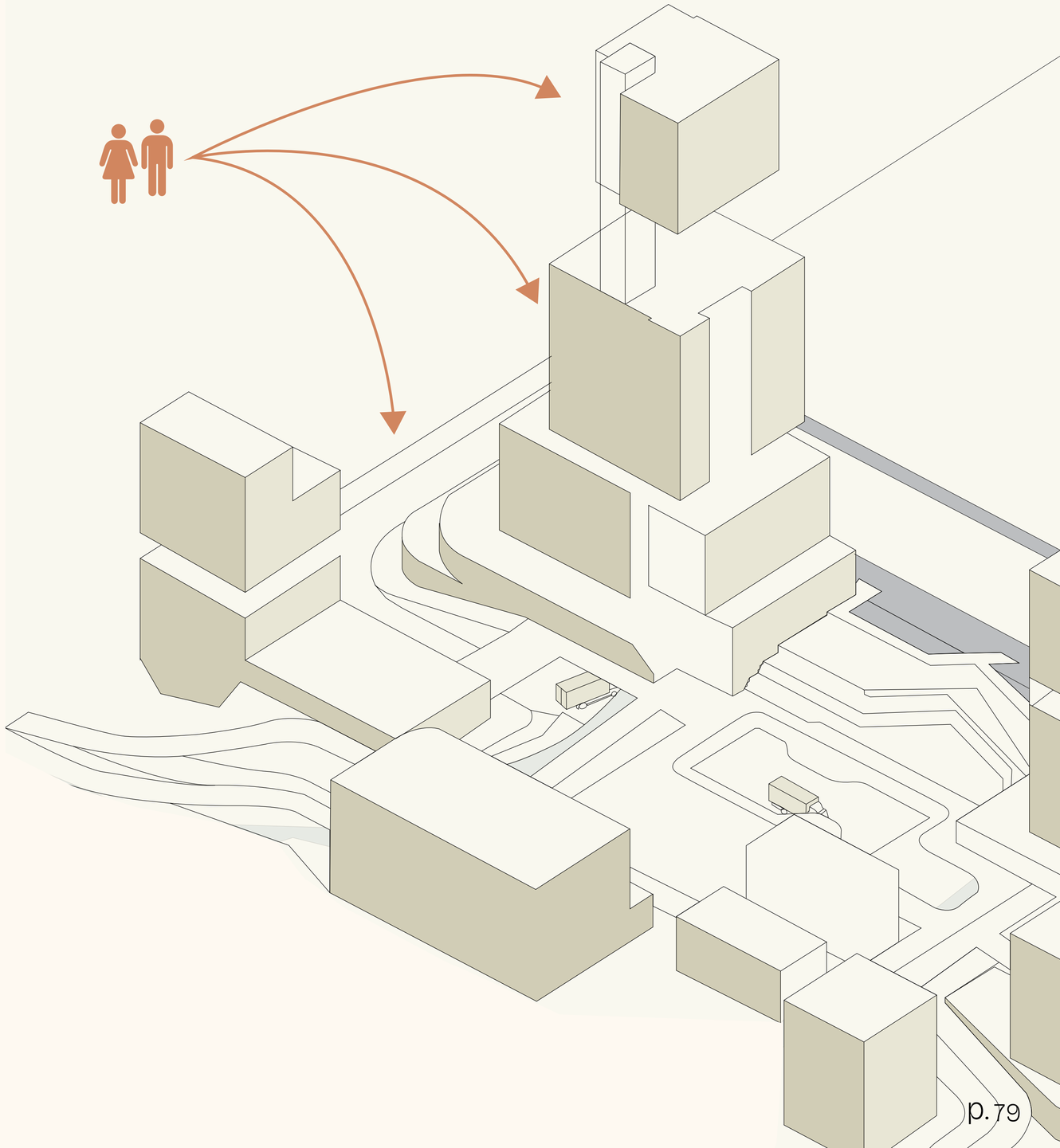
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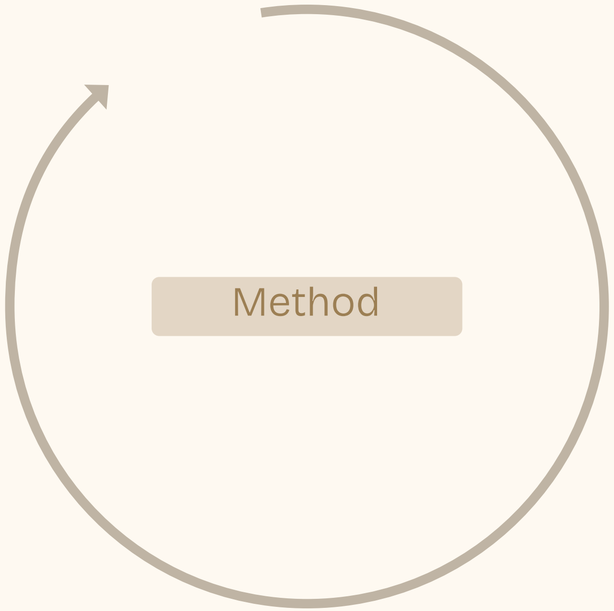
Resilience protects the financial investment

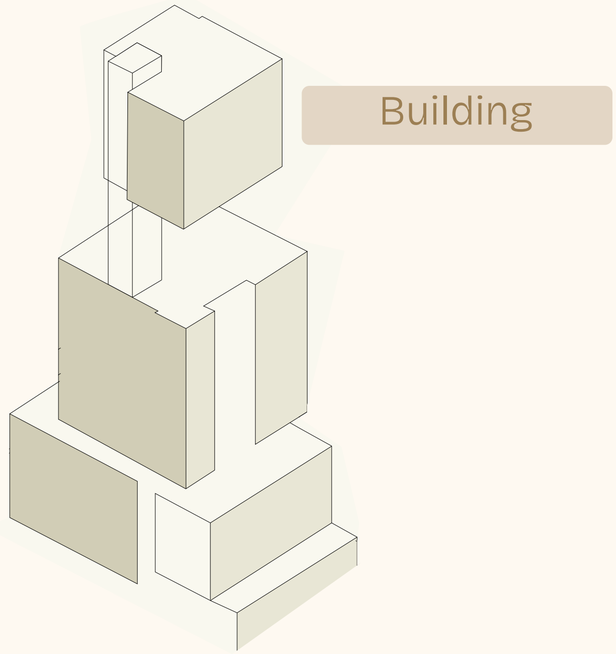
Protected investments attracts further commitment from stakeholders

Further commitment improves the neighbourhood

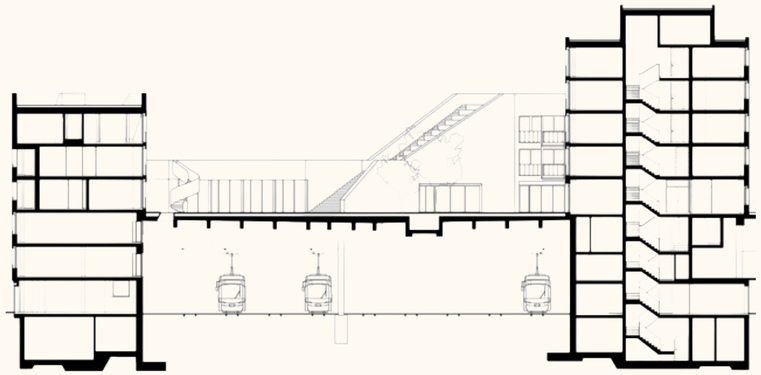
Improved neighbourhood attracts new residents




Method


Building

# DECISION MAKING



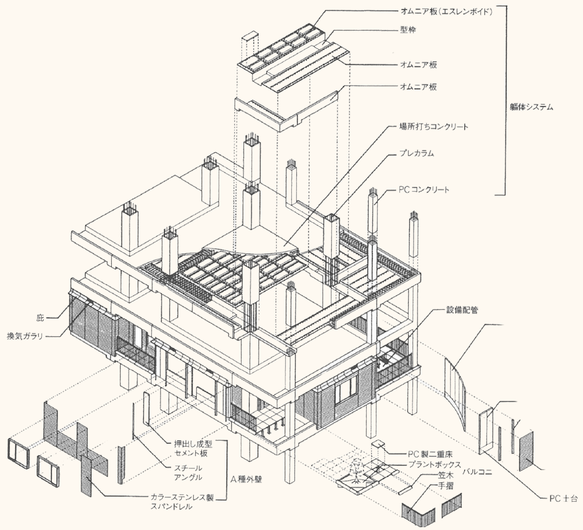
Kalkbreite: stacking on active infrastructure



The city dune: hard infrastructural edge can become a gradient public space



Superlofts: Casco delivery produces attachment




Next21: Open building approach works at building scale

casestudies working on their own but now combined into a system

# AFFORDABILITY + CONTEMPORARY ARCHITECTURE

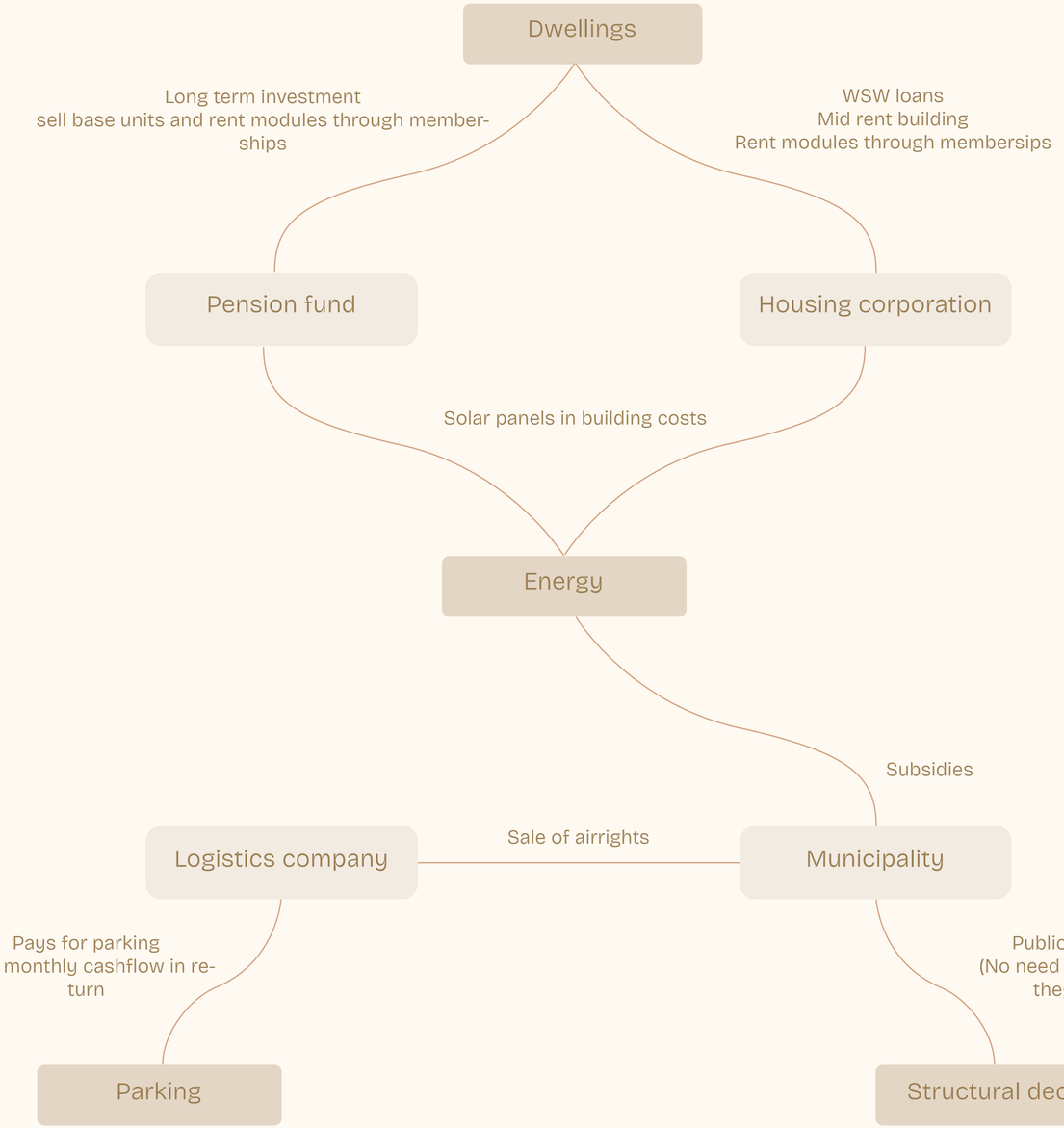
AS CHEAP AS POSSIBLE

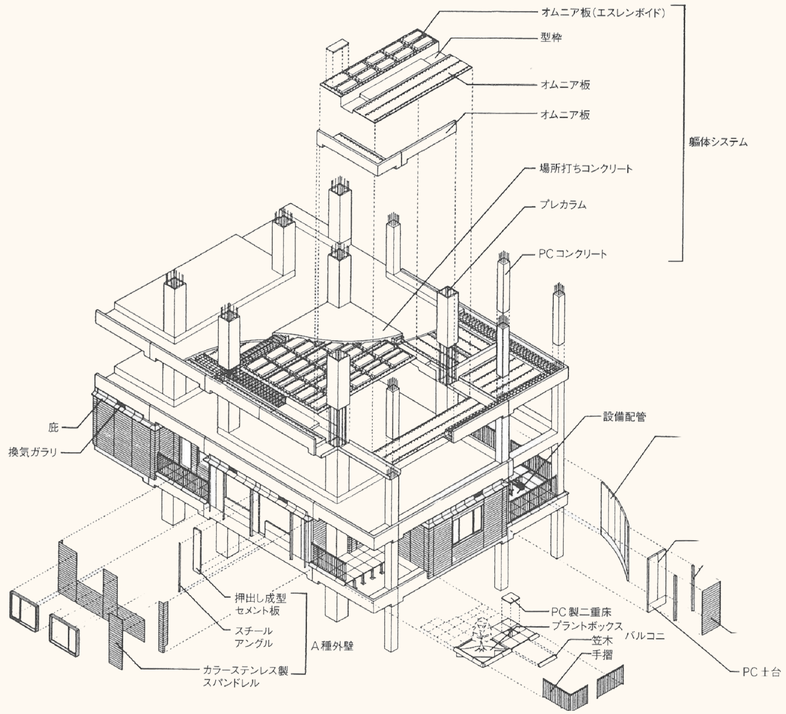


LAWS AND REGULATIONS



# CROSS FINANCING + FLEXIBILITY + COLOR









Affordable housing becoming interesting

# SCALEBLE SYSTEM




THANK YOU!