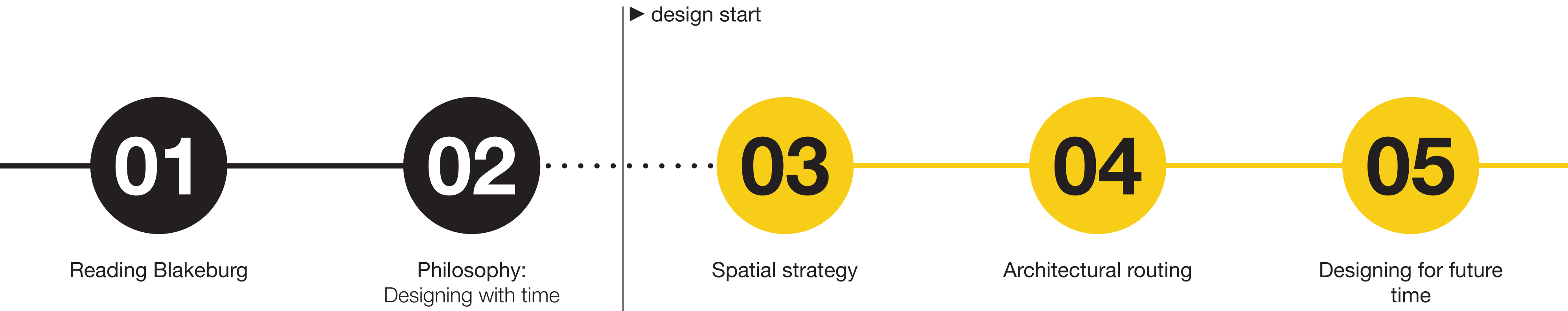


The Blakeburg Depository

Curating Time in Post-65 Transformation



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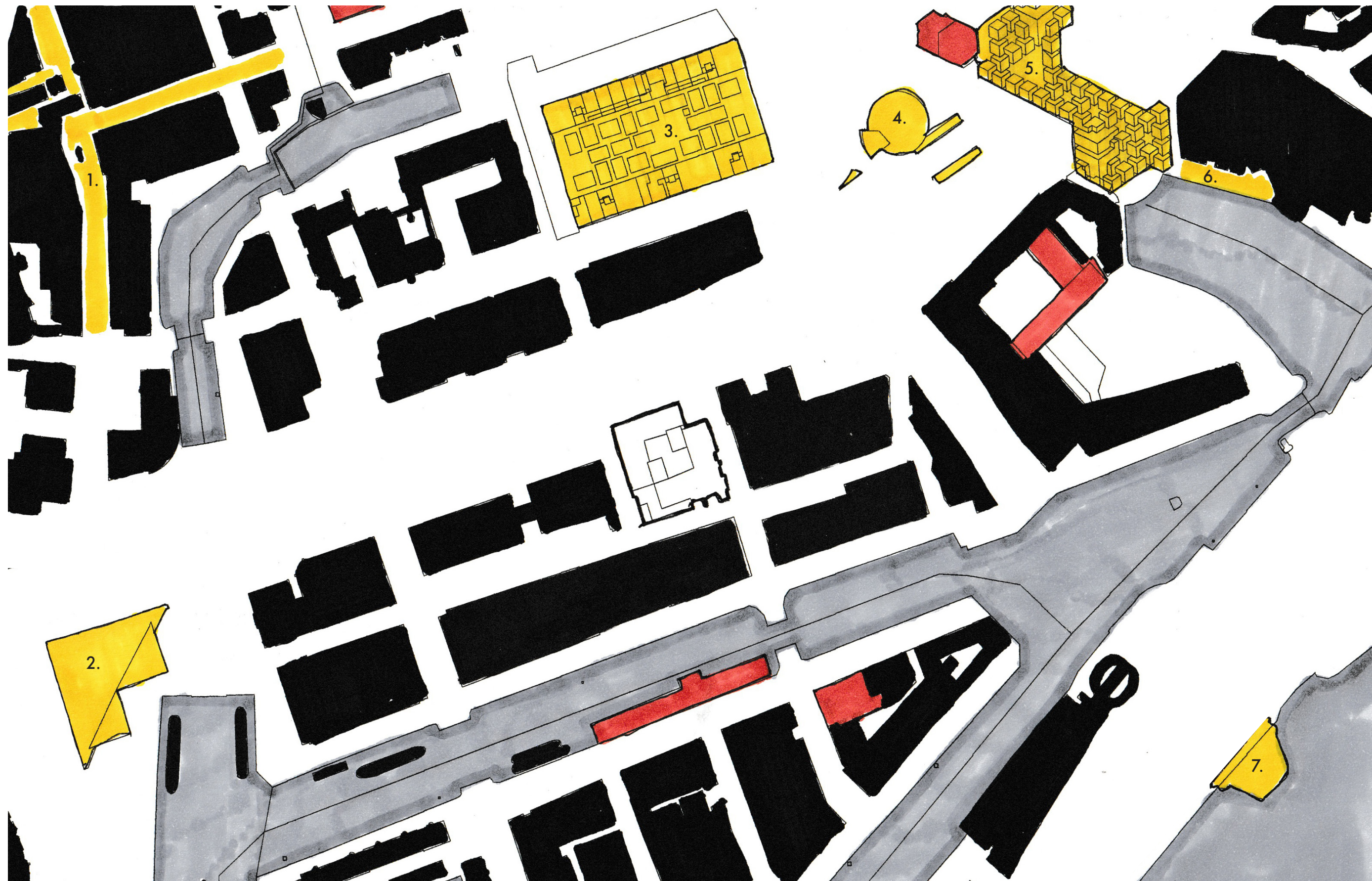
01

Blakeburg today



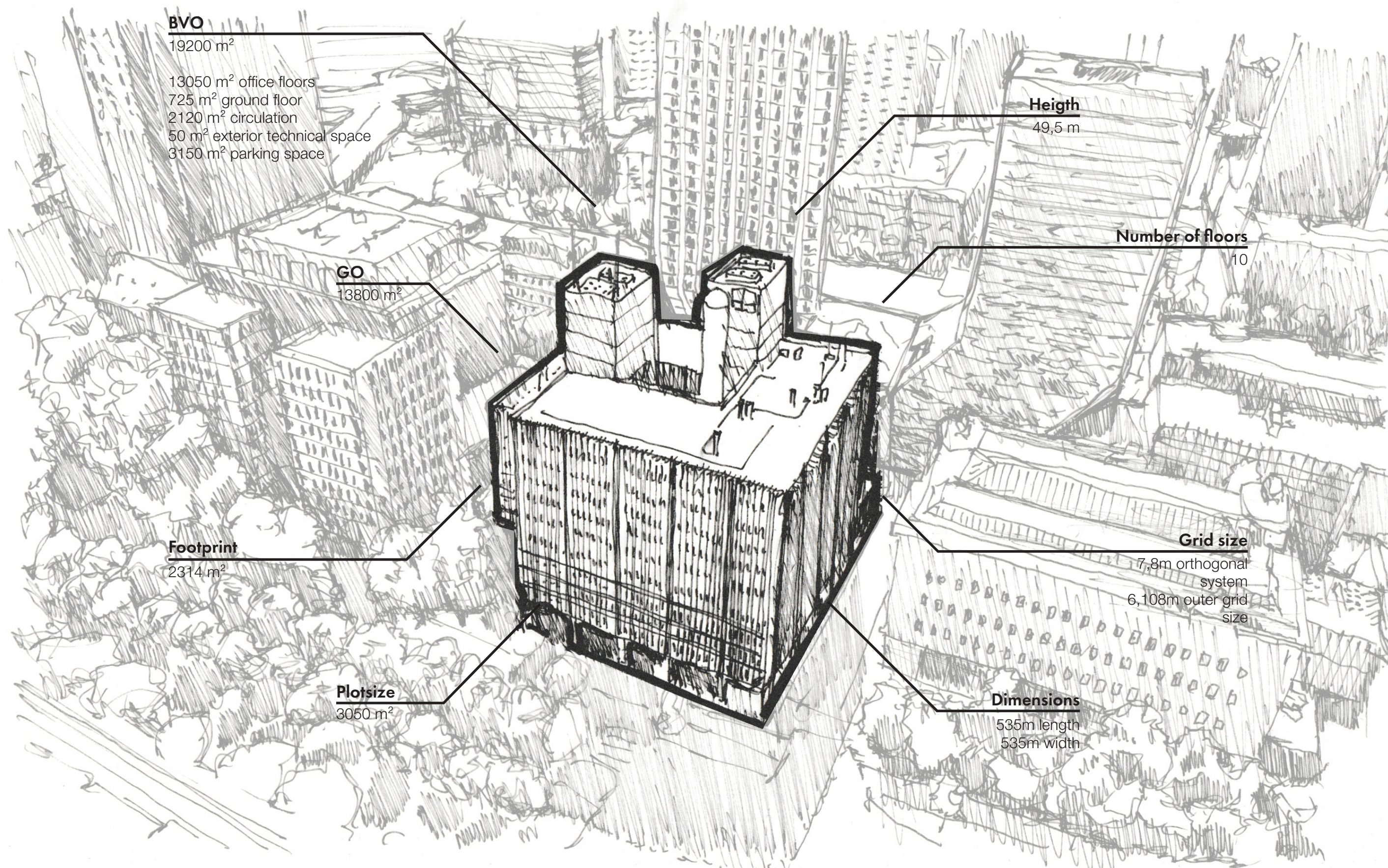
Jan Hoogstad

1977



1. Rotterdam's central shopping district and the Koopgoot
2. The Maritime Museum
3. The Markthal
4. Metro and tram station Rotterdam Blaak
5. The Cube Houses and Het Potlood
6. The Oude Haven nightlife area
7. Entertainment and sports facilities along the Nieuwe Maas

- | | |
|--|---|
|  Water |  Building mass |
|  Hotels |  Landmarks/entertainment |



BVO

19200 m²
13050 m² office floors
725 m² ground floor
2120 m² circulation
50 m² exterior technical space
3150 m² parking space

GO

13800 m²

Footprint

2314 m²

Plotsize

3050 m²

Height

49,5 m

Number of floors

10

Grid size

7,8m orthogonal system
6,108m outer grid size

Dimensions

535m length
535m width

FSI = 6.29

Floor space index

GSI = 0.76

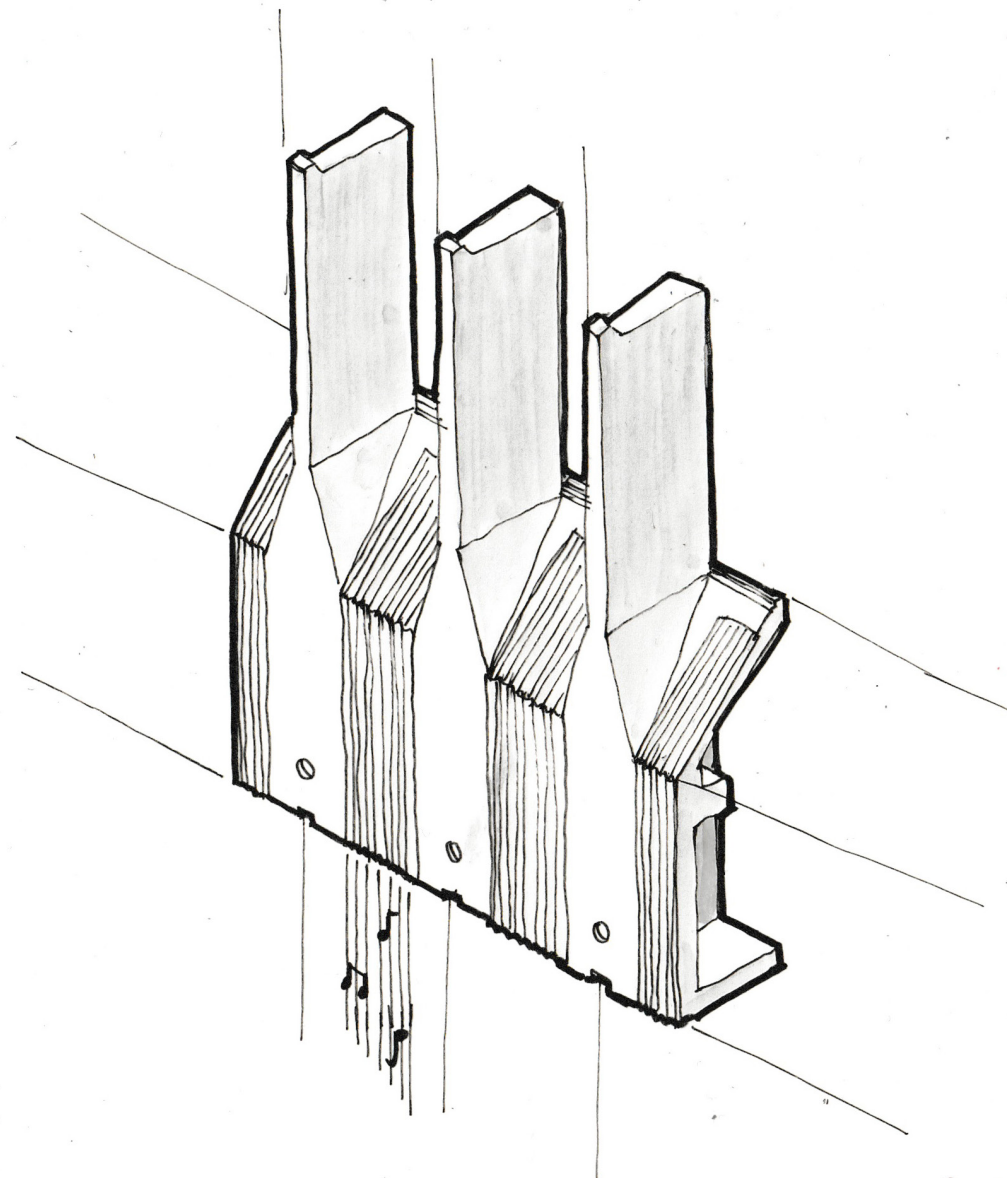
Ground space index

OSR = 0.038

Open space ration

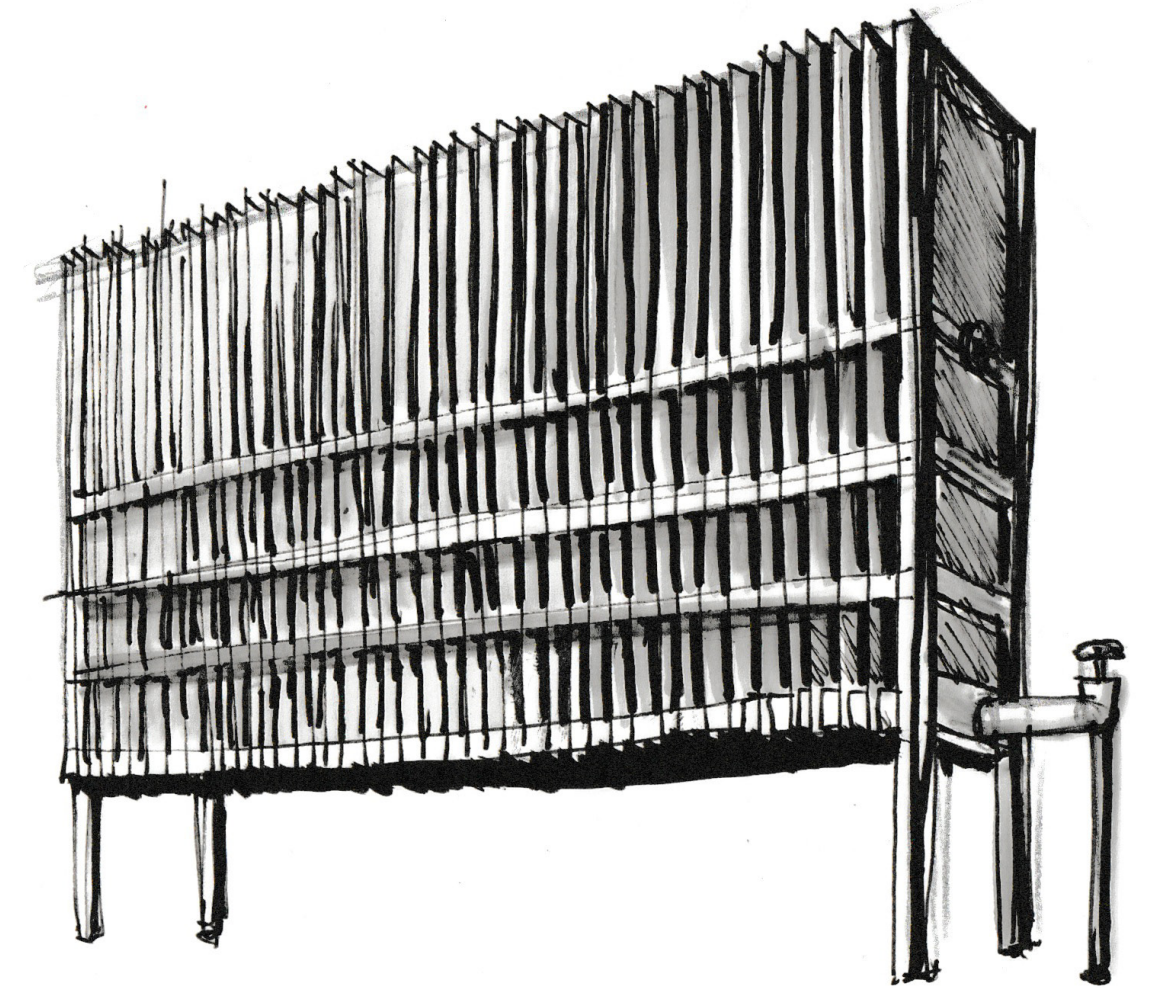
01

Qualities vs disqualities



Quality

Facade and Architectural Identity

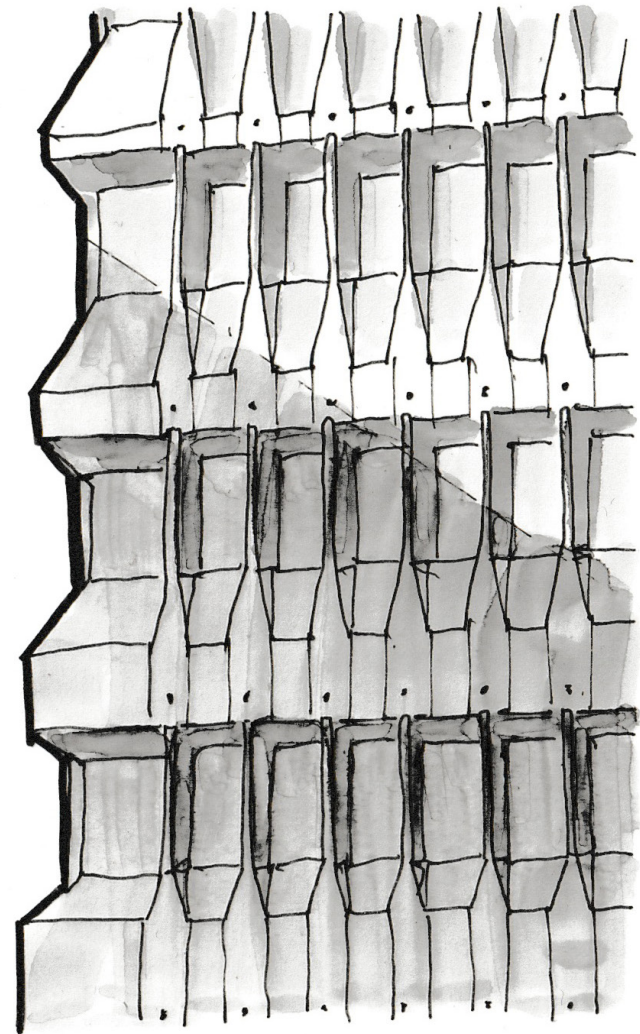


Radiator

Recurring perception theme

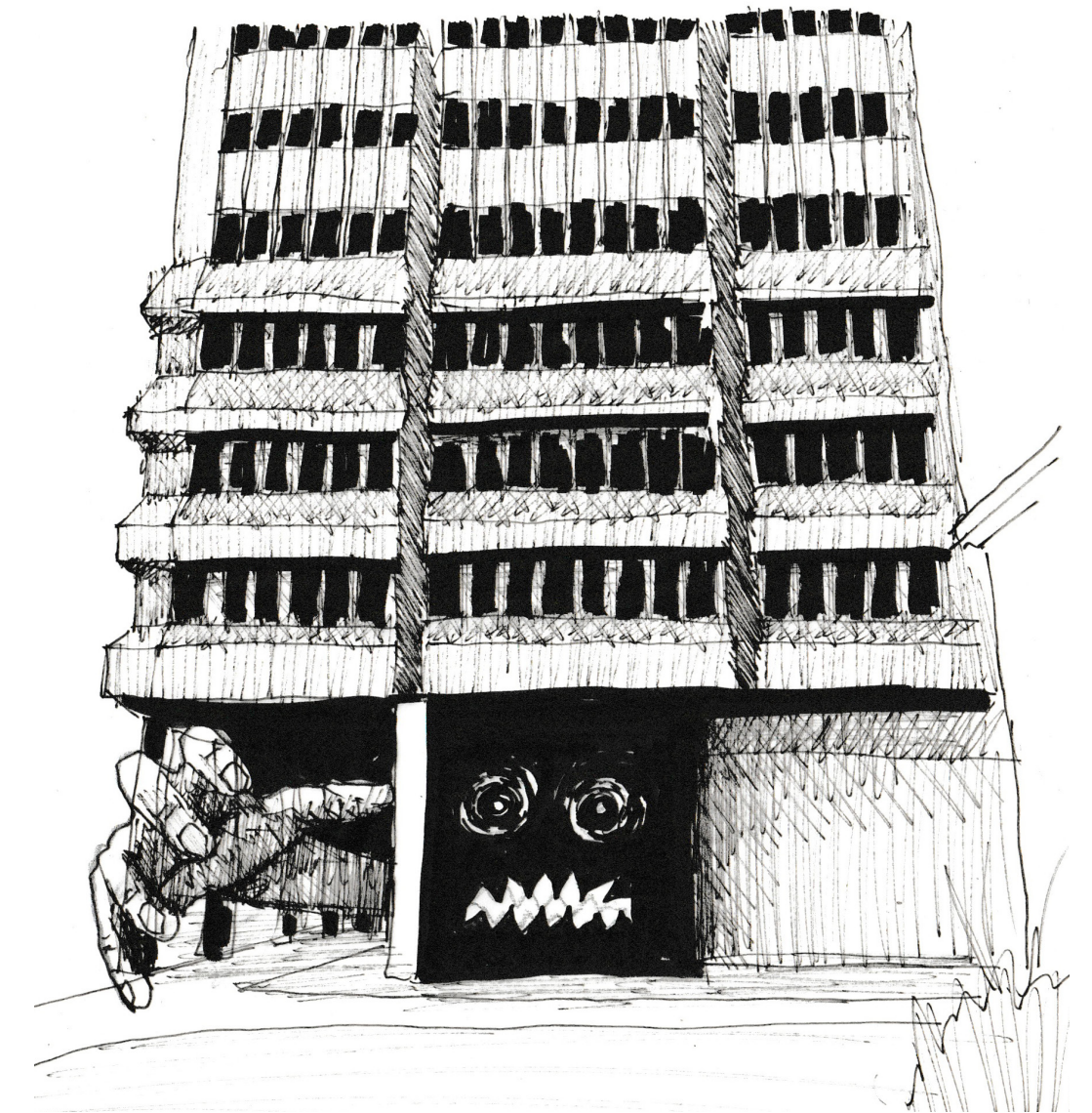
01

Qualities vs disqualities



Disquality

Daylight Conditions

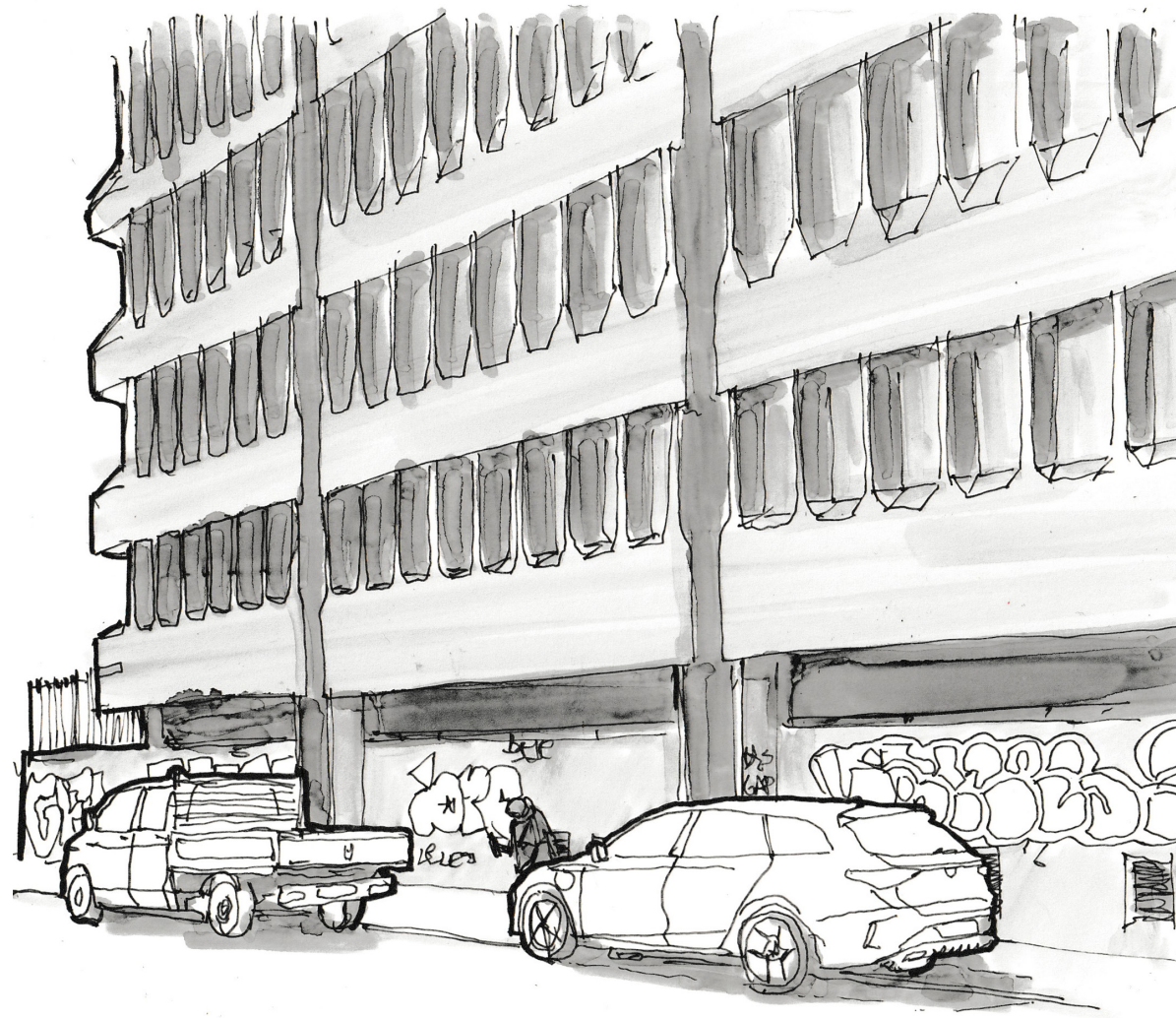


Dark plinth

Recurring perception theme

01

Qualities vs disqualities

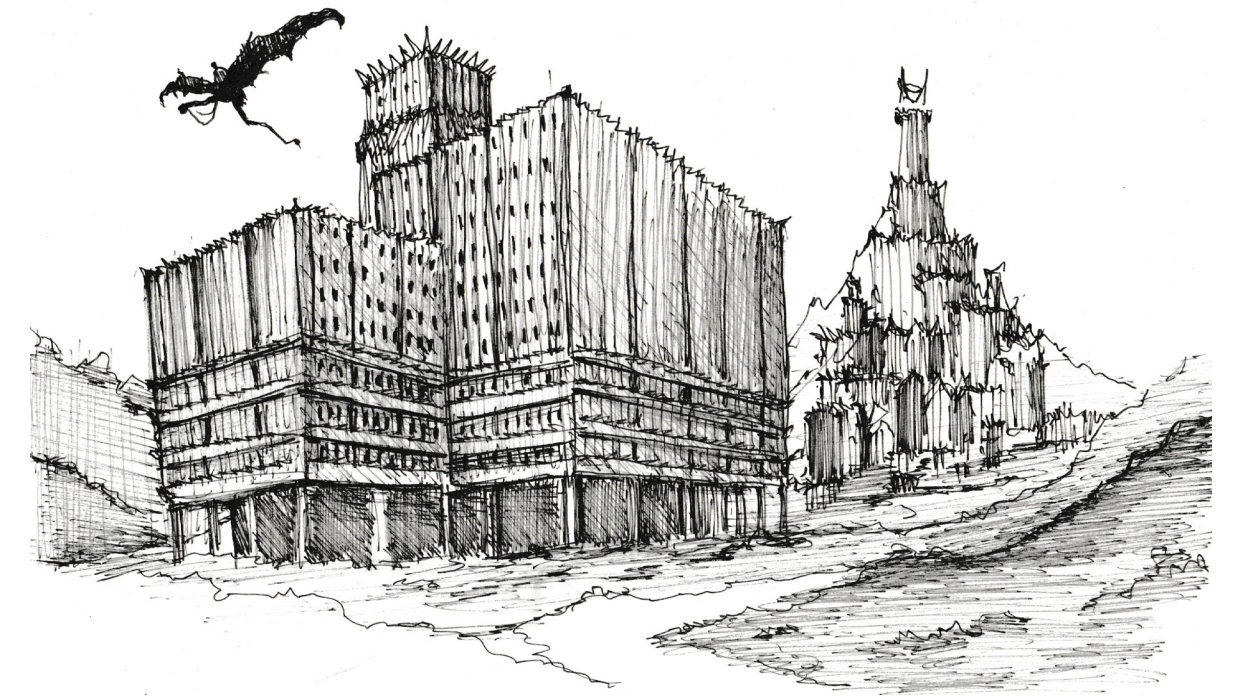


Disquality

Interaction with the Urban Context



Molstraat



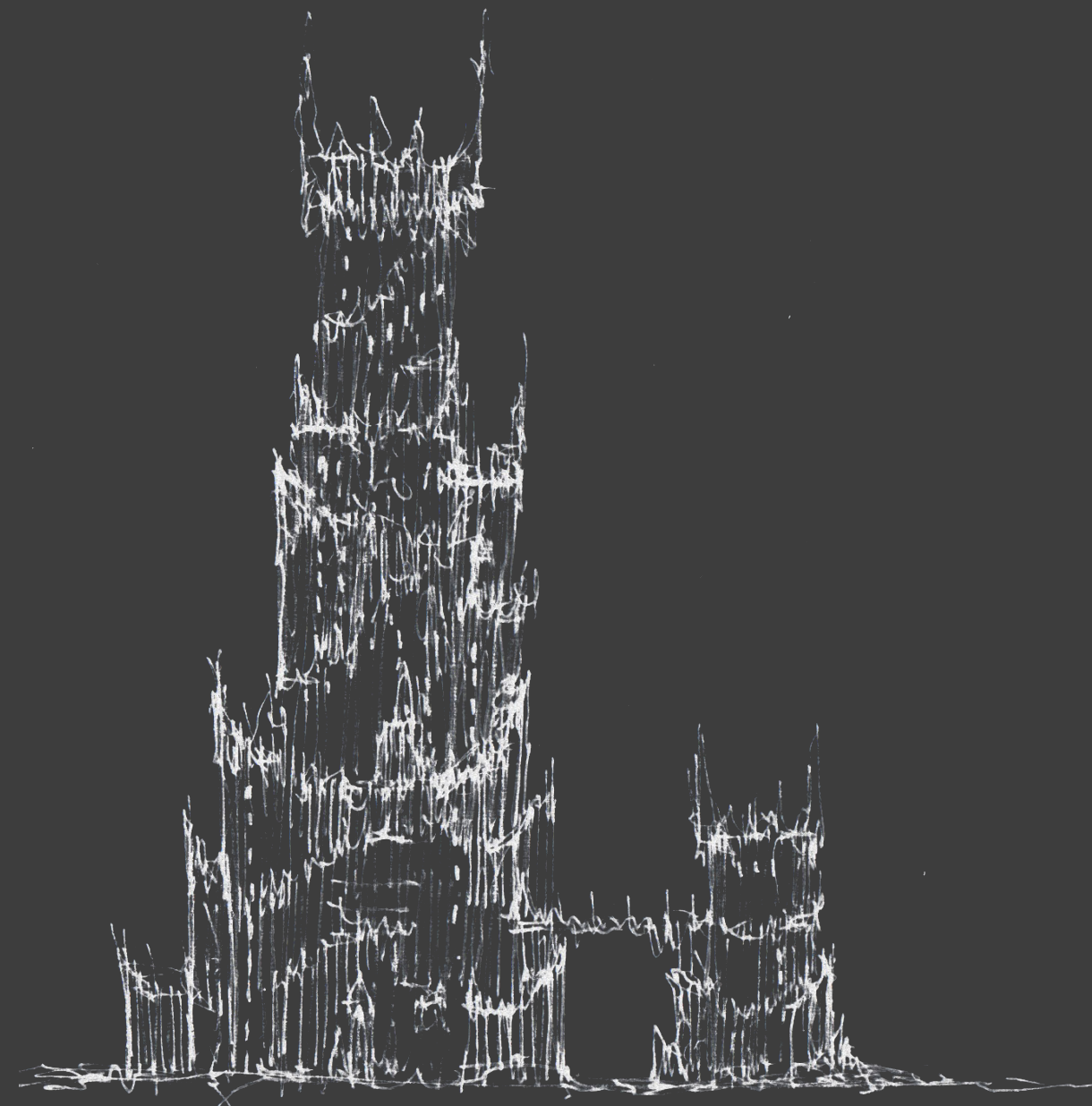
Lord of the Rings - Gotham

Recurring perception theme

01 Gothic research

- > Historical architecture and art forms
- > Contemporary cultural interpretation: an aesthetic position that embraces darkness

Qualities often seen as negative, can also be experienced as atmospheric and valuable, depending on how we look at them.

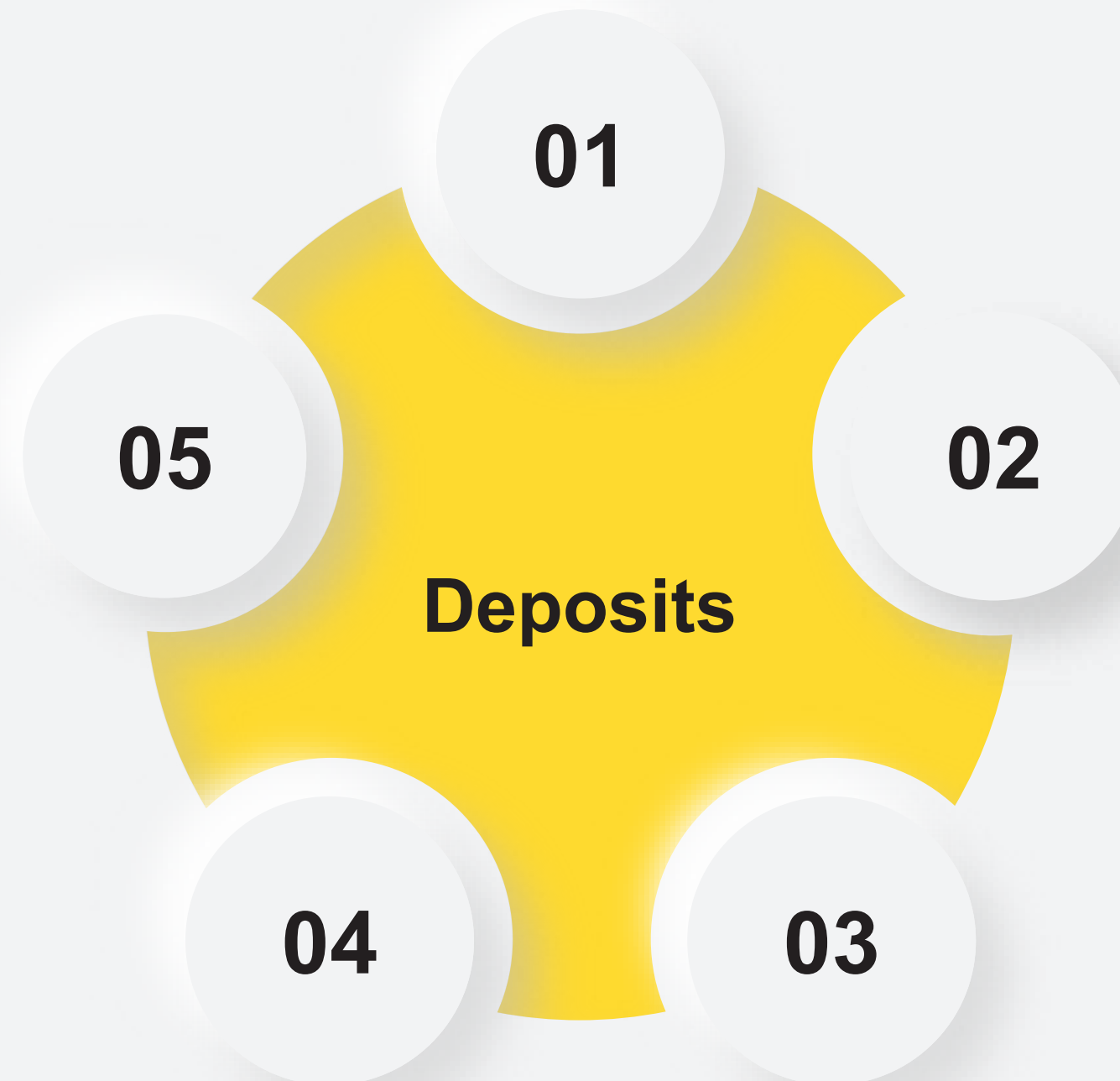


02 Philosophy

Aging as a design driver



The physical and immaterial traces that a building collects over time.



⚙️ Technical

- Installations (aged)
- Installation infrastructure (aged)
- Technical repairs (add-ons)
- Structural upgrades (add-ons)

🌱 Ecological

- Biological growth
- Water accumulation / water streaks
- Nest forming

👤 Social

- Graffiti
- Informal routing (olifantenpaadjes)
- Other vandalism
- Appropriation, associations (subculture)
- Regulation / comfort shift

🏗️ Material

- Soiling
- Discoloration
- Material repair traces (deviating material usage)
- Oxidation

📍 Spatial

- Dark zones
- Overdimensioning
- Service corridors
- Abundant or redundant spaces
- Function



01

Social deposit
Graffiti

02

Material deposit
Soiling

03

Spatial deposit
Dark zones

04

Ecological deposit
**Biological growth
(lichens)**

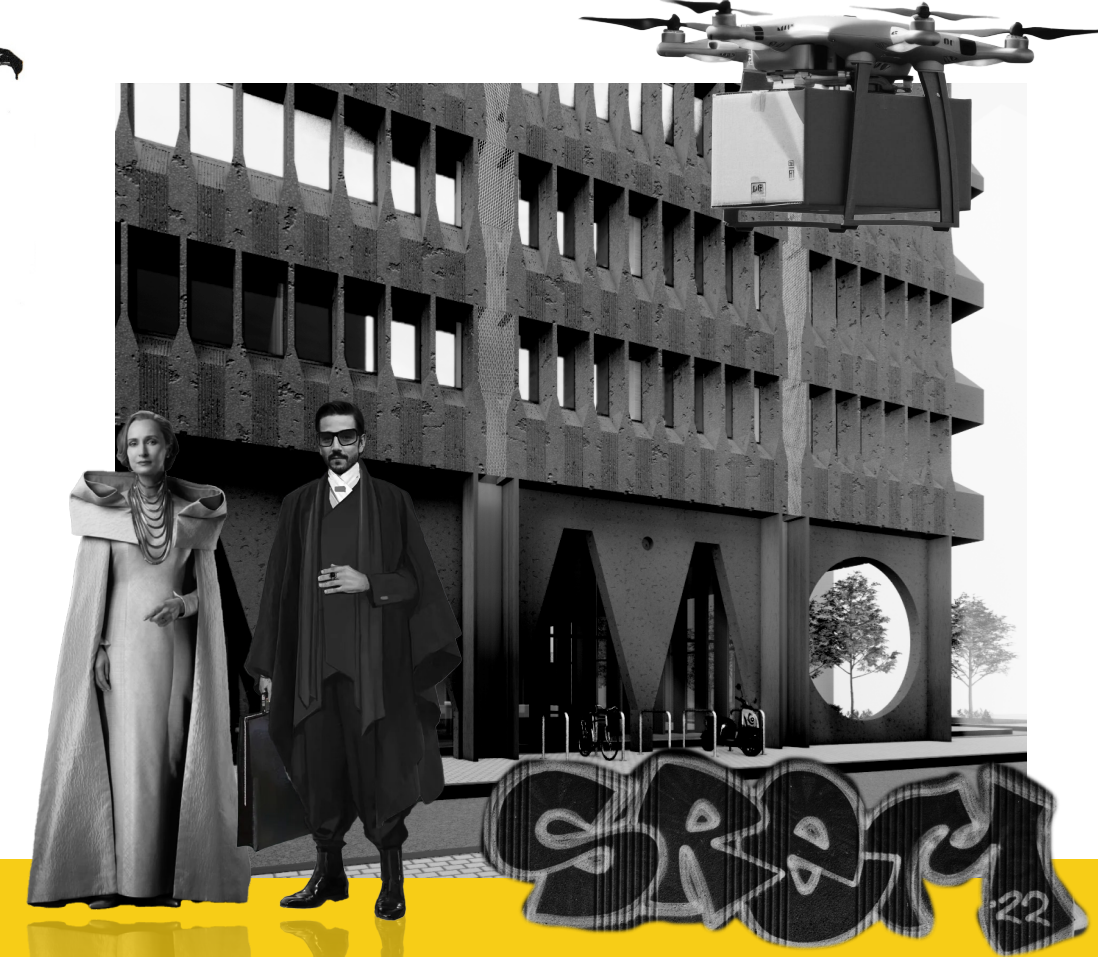
05

Technical deposit
**Vent infrastructure
(lowered ceiling)**

Radiator

„Zonder de vele en veelsoortige bouwwerken te kort te doen, die de Verenigde Dura Bedrijven elders in het land realiseert, zal het u duidelijk zijn dat dit imposante kantoorgebouw hoge ogen gooit in onze orderportefeuille.“ Dit durft de bouwonderneming in een bulletin te schrijven over het tien etages tellend monster dat verrijst aan de Rotterdamse Blaak. De hoofdredacteur van het Algemeen Pensioenblad, N. H. Wiarda verklaard de vlag naar de hijsen. „Dit gadegevoel vultaldracht ons vreesen

geloof zal hechten aan de lovende woorden die bij deze gelegenheid zeker gesproken worden. Een klein voorbeeld van wat ons op 17 juni te wachten staat. „De rooilijn aan de Blaakzijde is ten opzichte van die van het naastgelegen bankgebouw van de Algemene Bank Nederland ongeveer tien meter in noordelijke richting verlegd. Daardoor ontstaat een vernauwing van de Blaak. Het door zijn architectuur en gevelmateriaal toch al imposante gebouw krijgt daarmee nog meer allure.“ (Citaat uit Dura-folden)



1977

2026

2077

Past

History

Present

Architecture of Accumulation

Future

Jan Hoogstad

Architect of Blakeburg. Representativeness and musical reference interwoven in the architectural design.

Lars Haga

Curator for the renovation and transformation of Blakeburg, using the accumulated time as a design driver

Depository

A building designed to receive future deposits

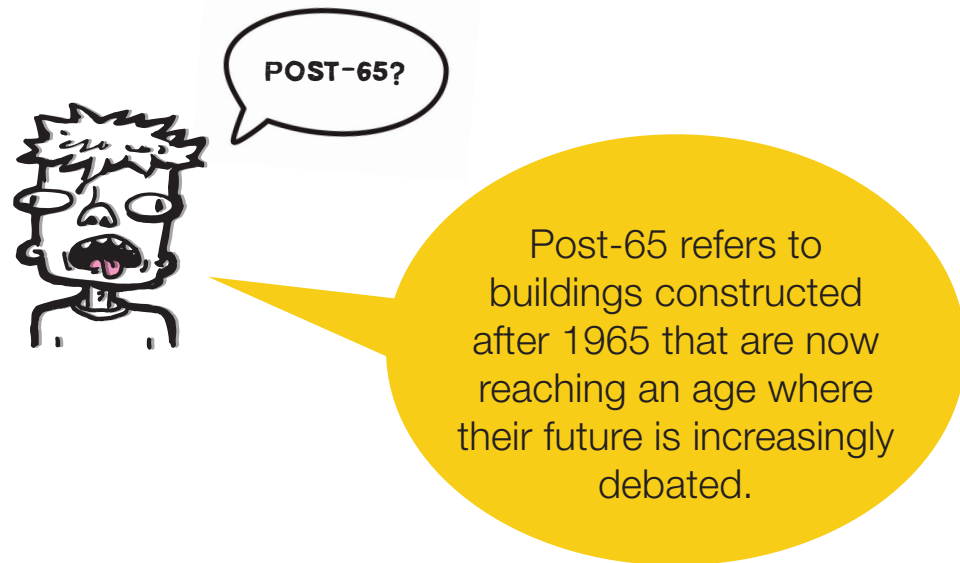
Life and time of the building

Designing with existing layers and designing conditions for future layers

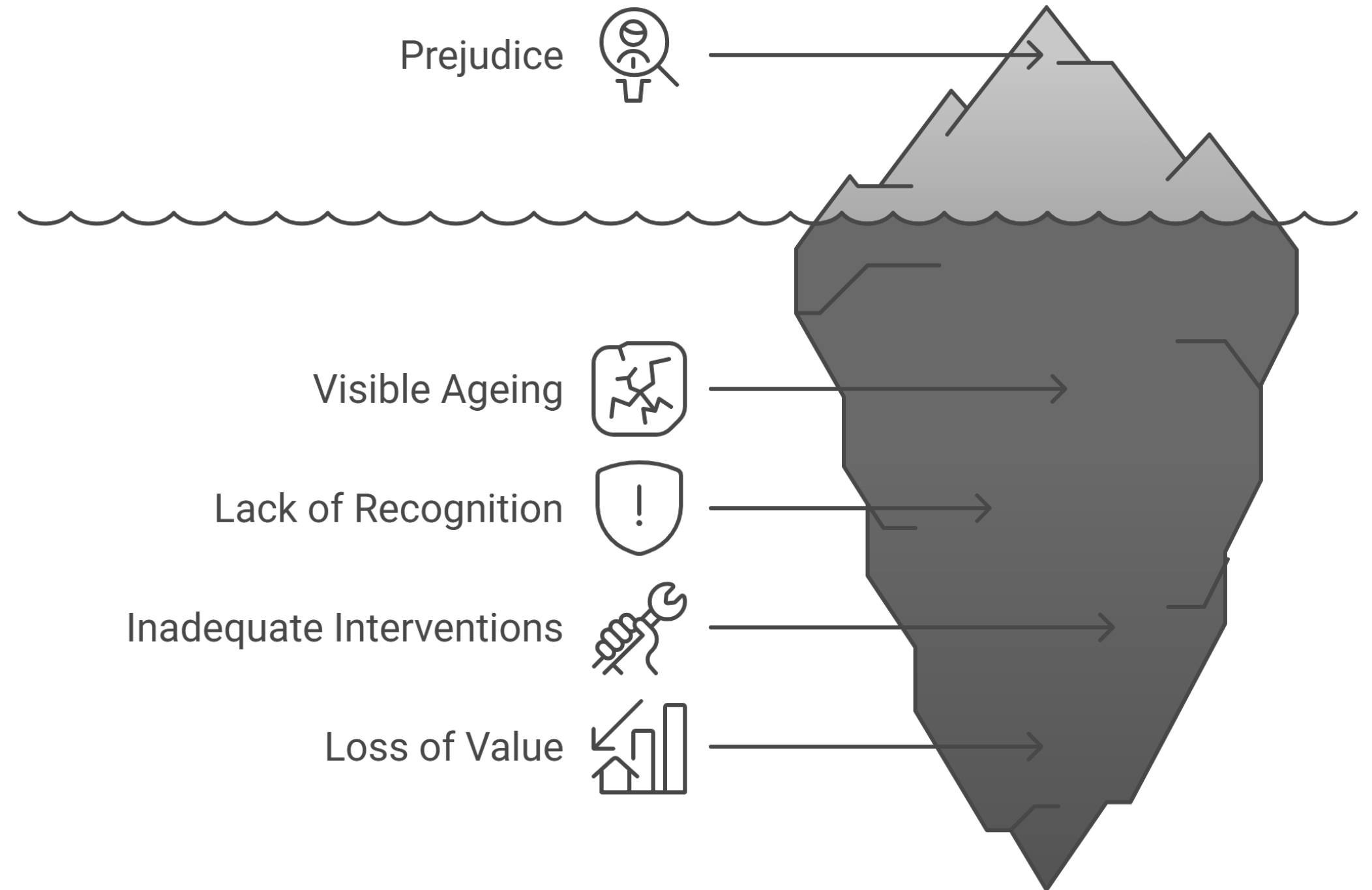
02

Post-65 Relevance

Buildings are judged through deterioration rather than their transformation potential.

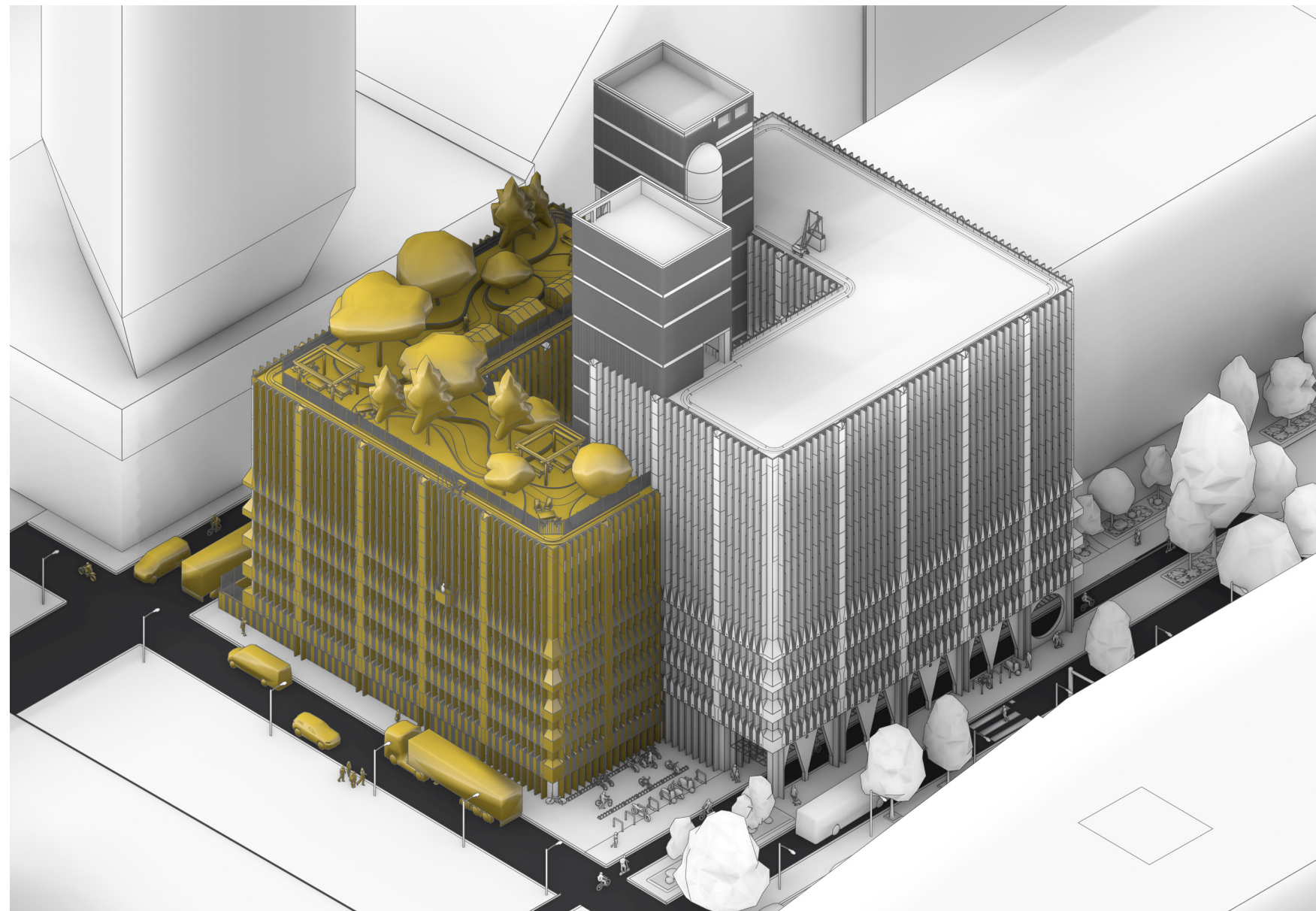


(Schmidt, F., 2020)
(Remøy, H., 2014)

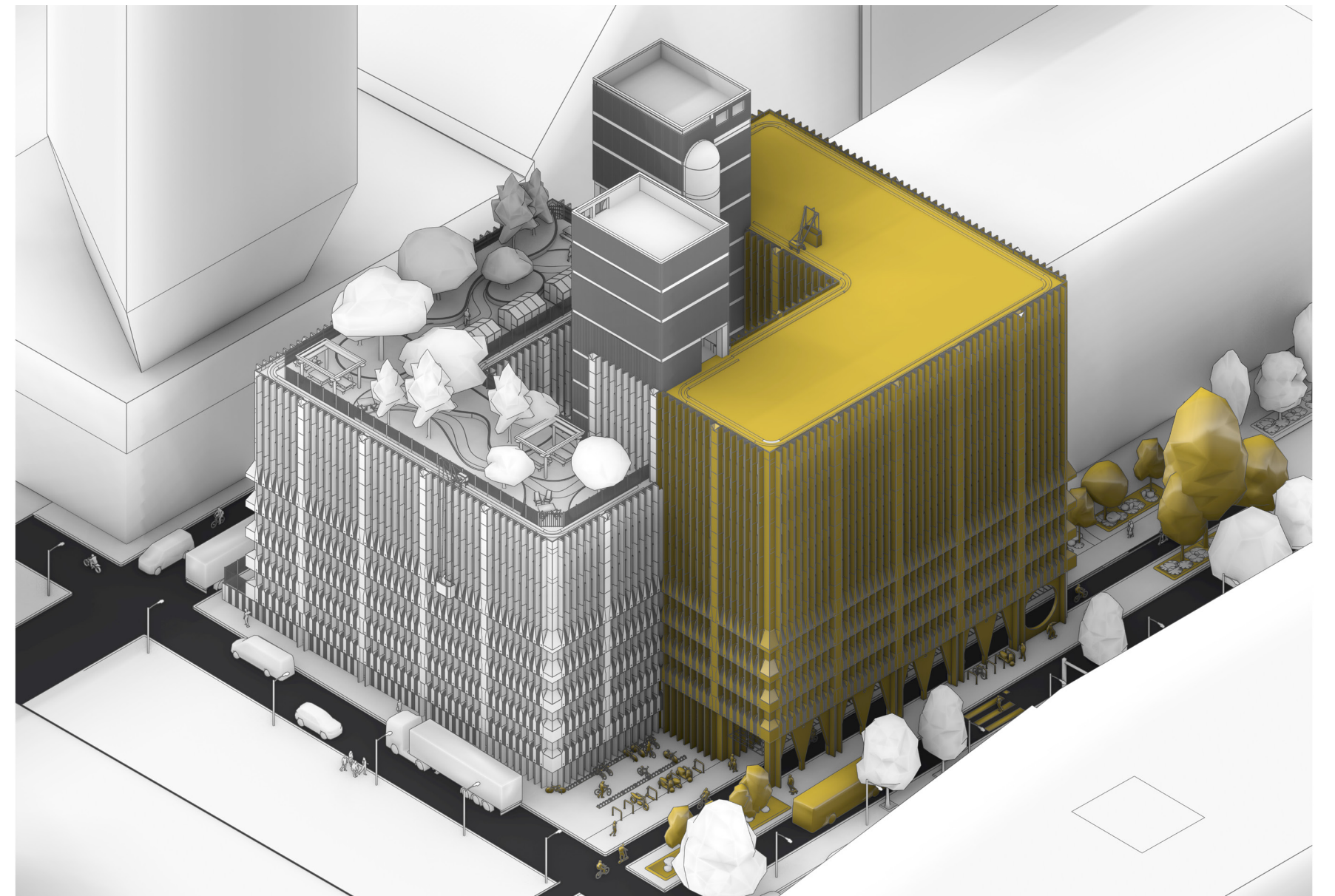


03 Spatial strategy

Two temporal speeds



Slow



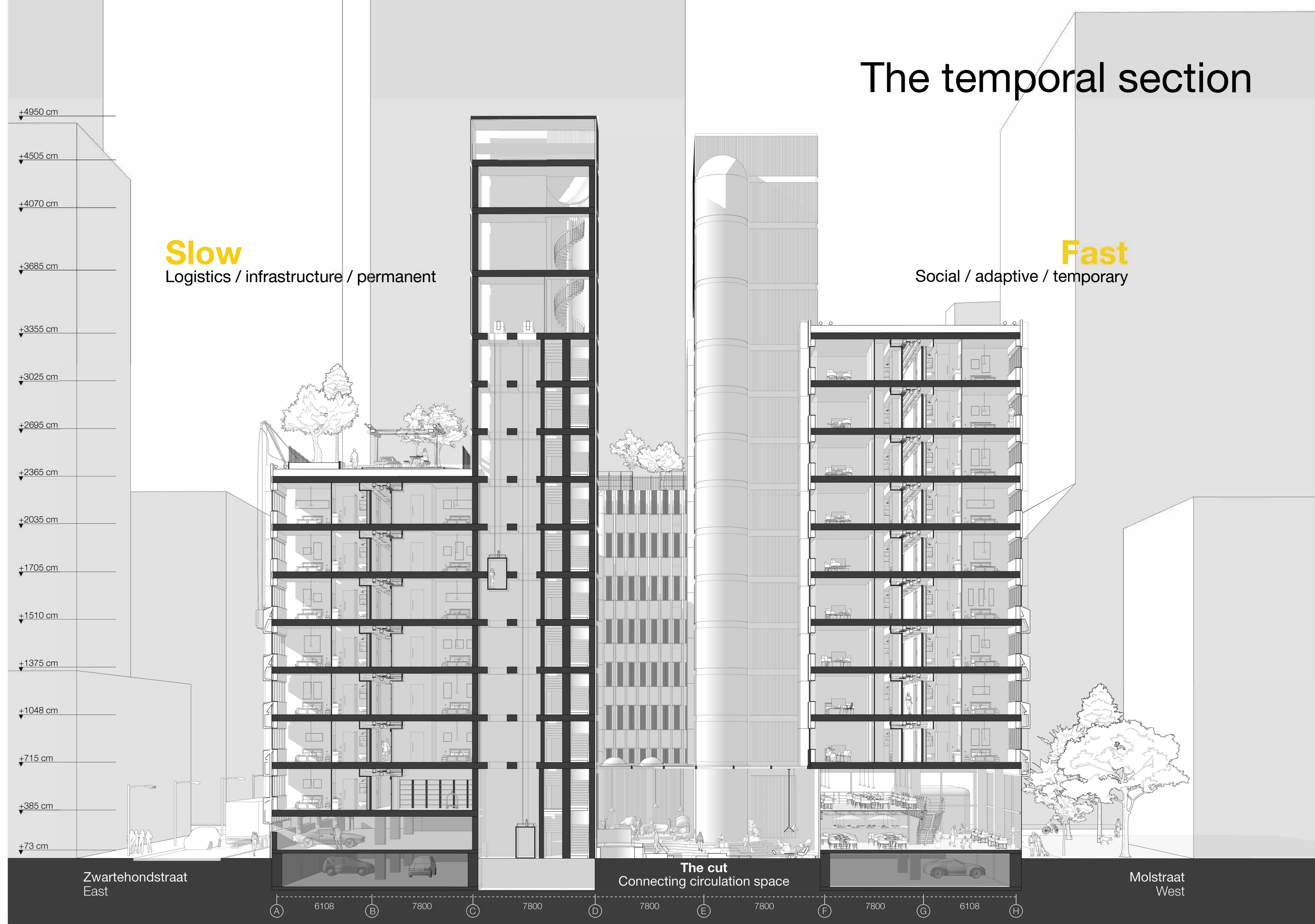
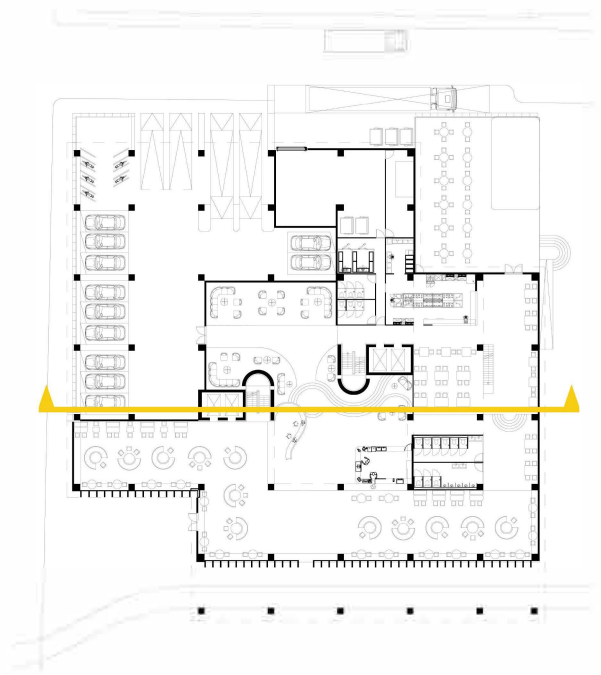
Fast

The speed at which deposits can arise, disappear or change

+4950 cm
 +4505 cm
 +4070 cm
 +3685 cm
 +3355 cm
 +3025 cm
 +2695 cm
 +2365 cm
 +2035 cm
 +1705 cm
 +1510 cm
 +1375 cm
 +1048 cm
 +715 cm
 +385 cm
 +73 cm

Slow
 Logistics / infrastructure / permanent

Fast
 Social / adaptive / temporary

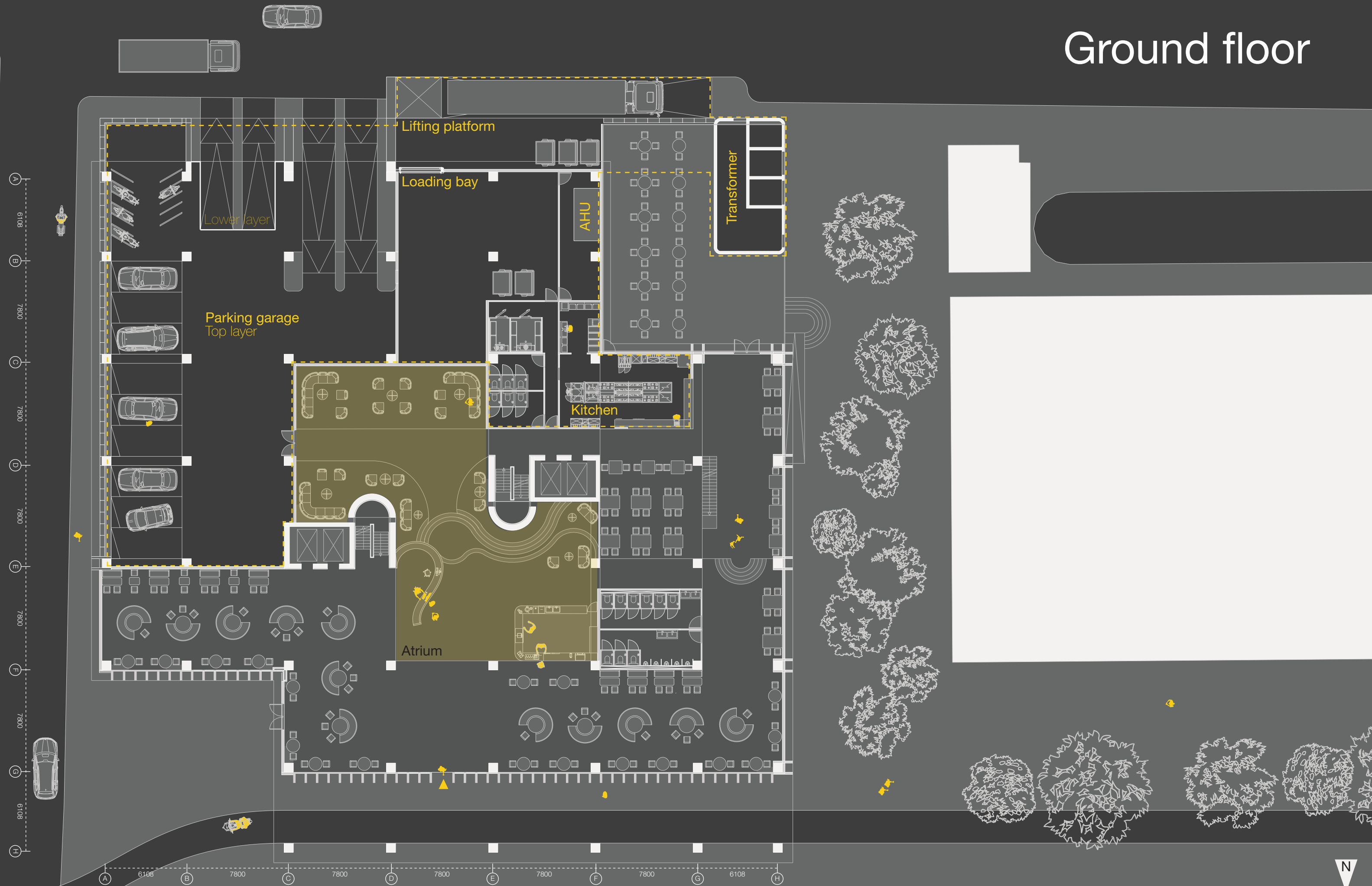


Zwartehondstraat
 East

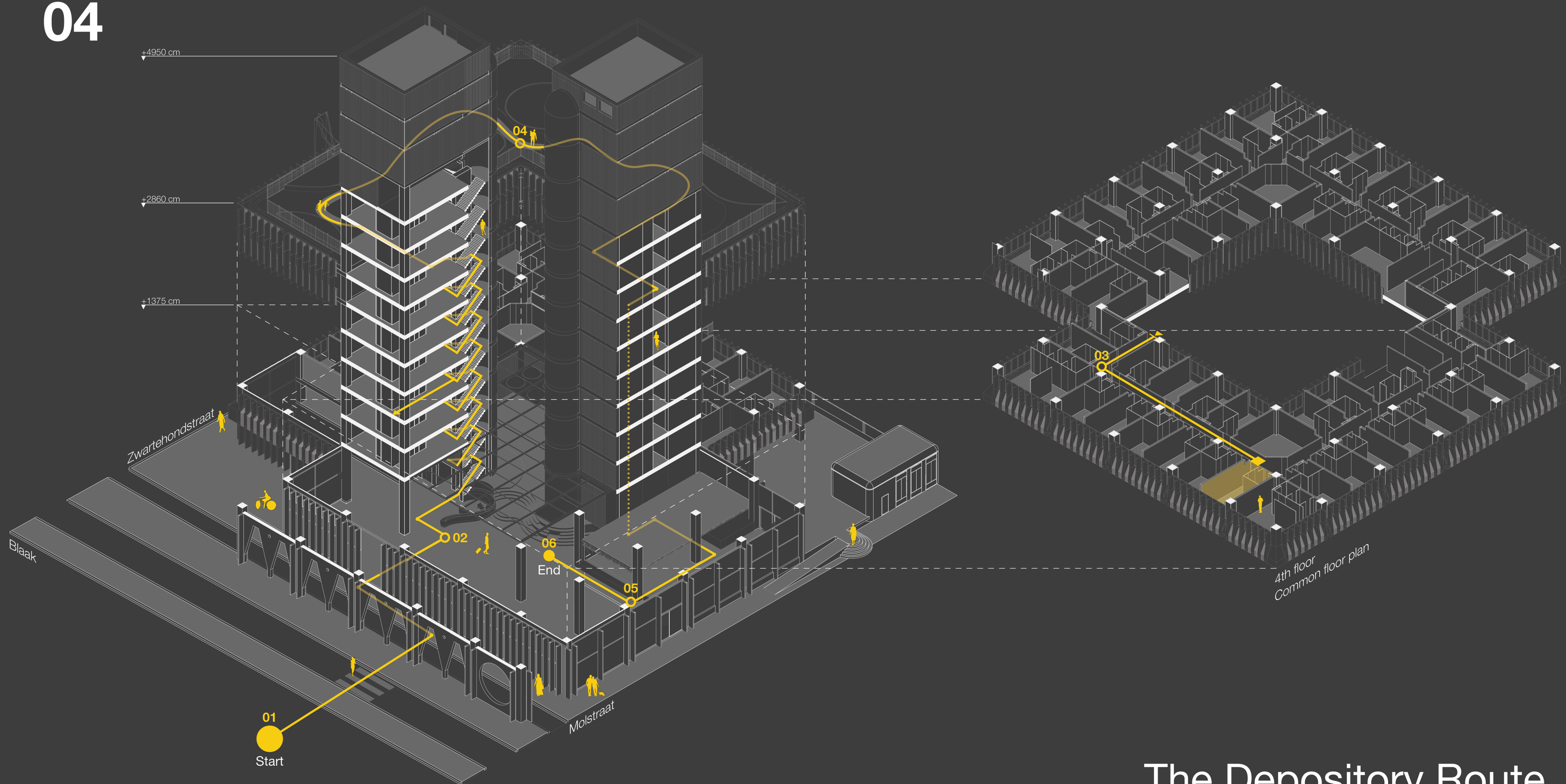
The cut
 Connecting circulation space

Molstraat
 West

A 6108 B 7800 C 7800 D 7800 E 7800 F 7800 G 6108 H



04

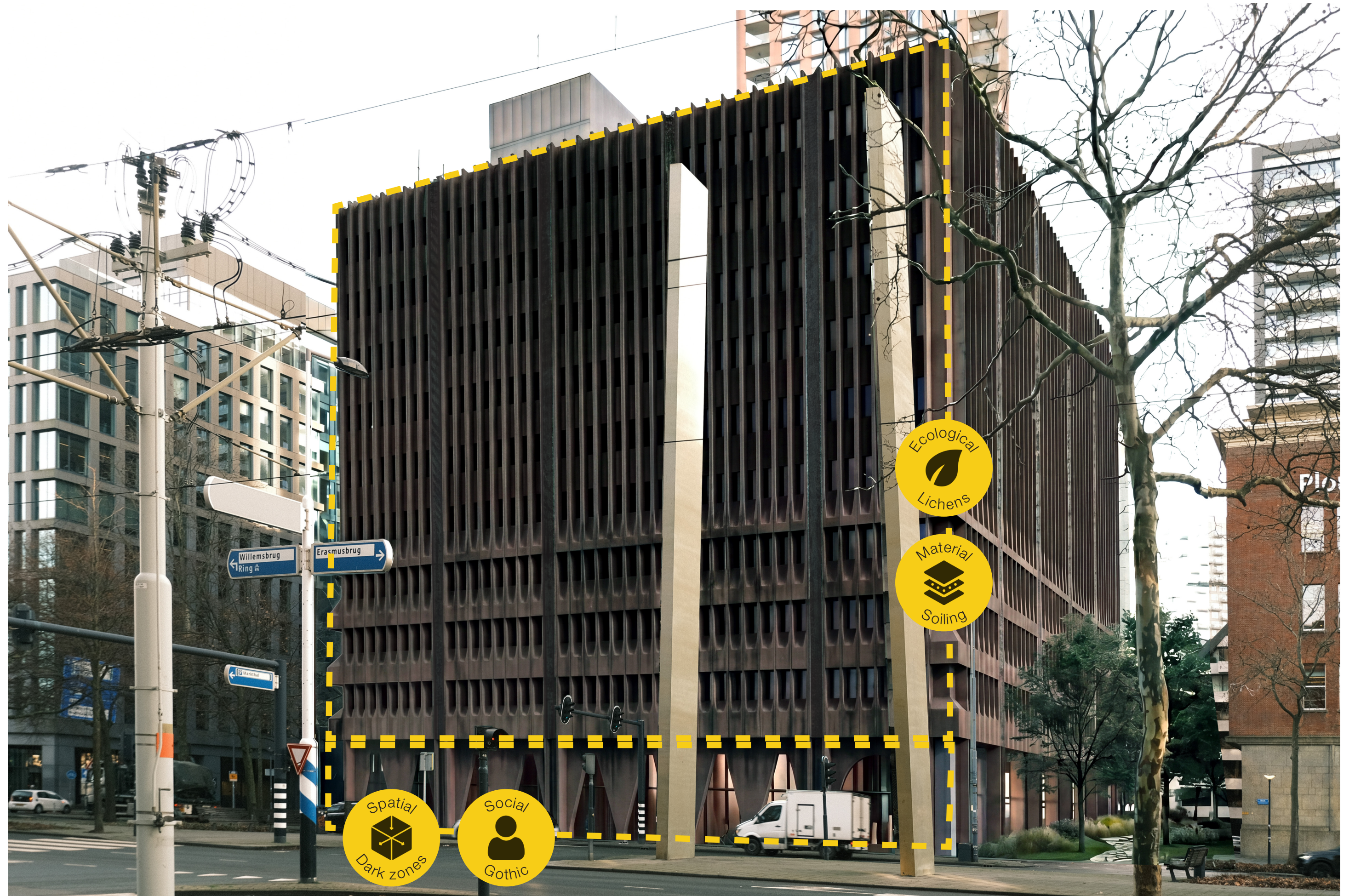


The Depository Route

01



Monumentality - Age - Depth - Dark



01



02



Contrast dark and light - Spatial - Public

02



Spatial
Atrium

Spatial
Dark zones

Social
Reception desk

Spatial
Floor tiles

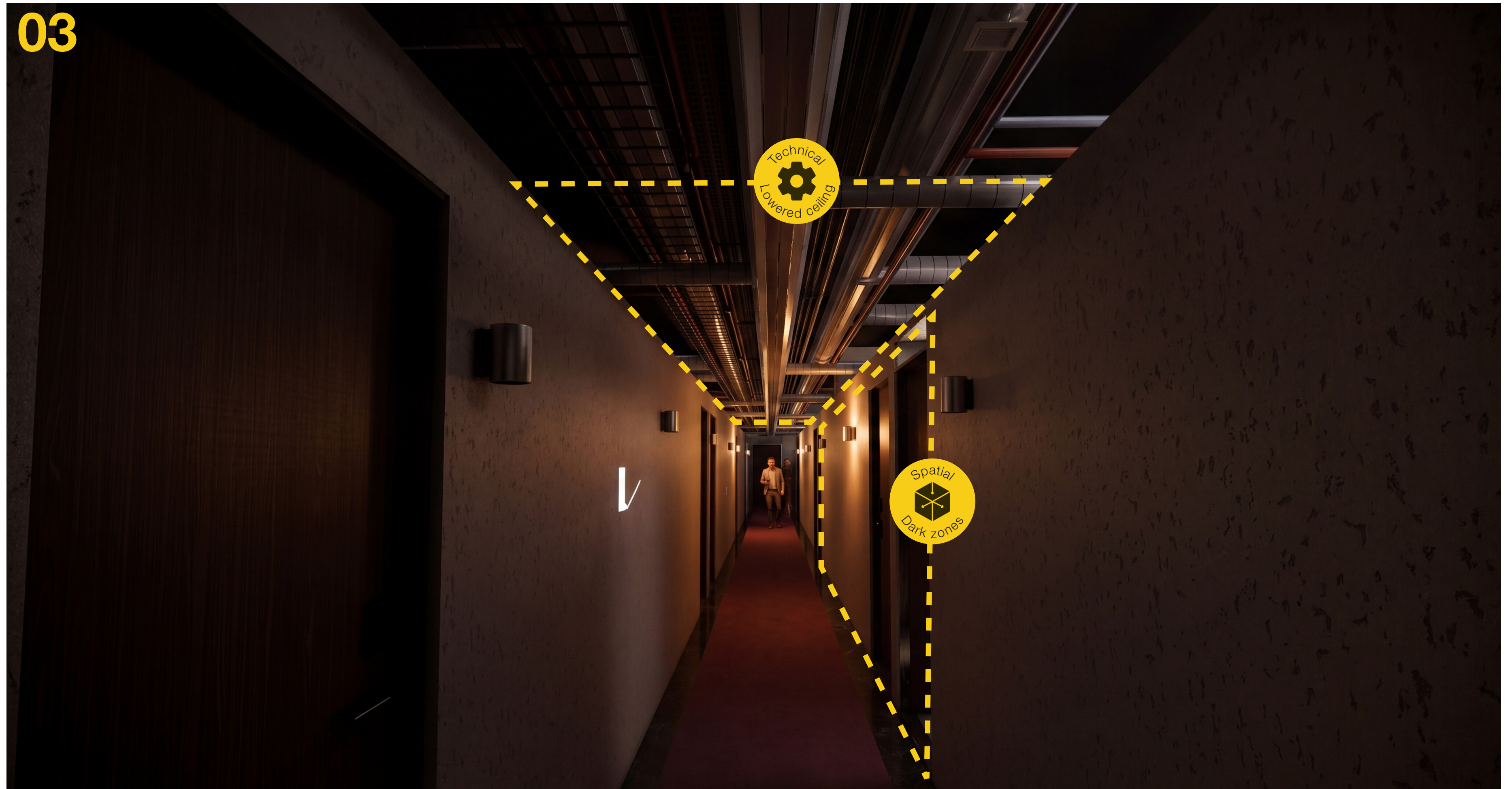


03



Motion sensor lighting - Textured walls

03



03





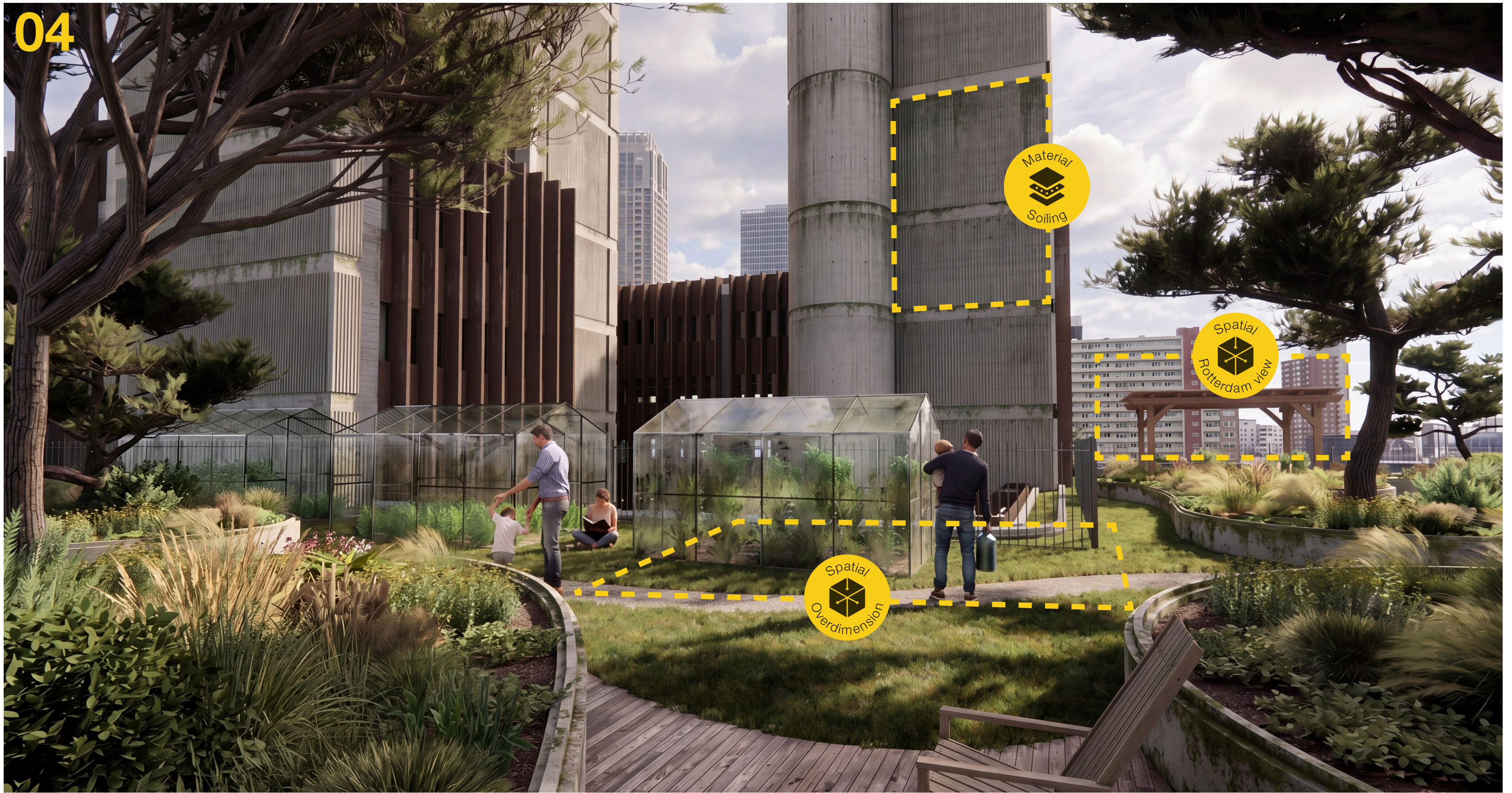
Private - Serenity - Coniferous vegetation

04



Greenhouse - Visible weathering - Rotterdam view

04



Material
Soiling

Spatial
Rotterdam view

Spatial
Overdimension



05



Permeability - Creative - Temporary

05



Spatial
Structure

Social
Graffiti

Social
Graffiti



06



Dark zones blend - Coves of light - Drinks :)

06

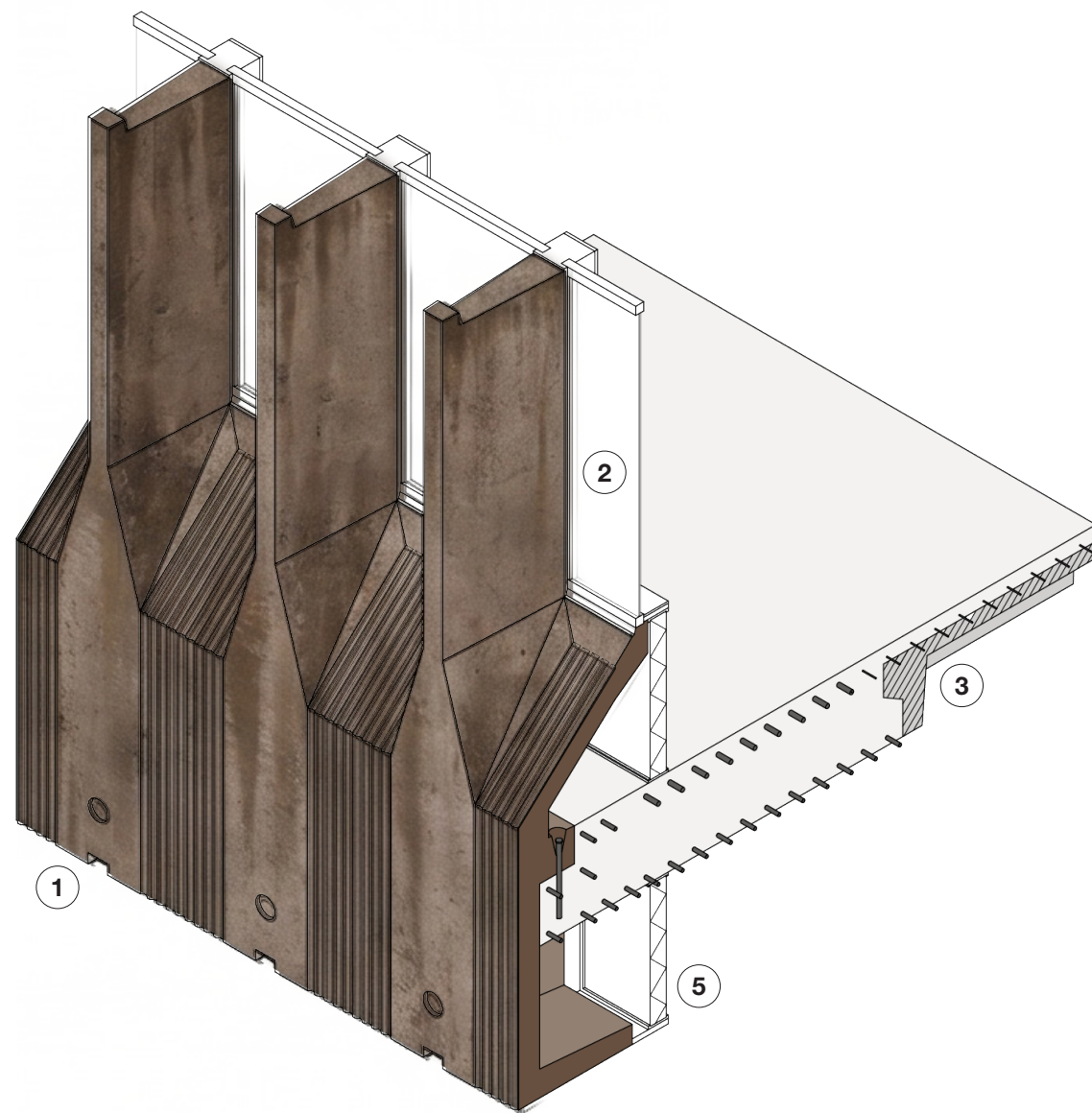


05 Designing for future time



Distributed soiling deposit

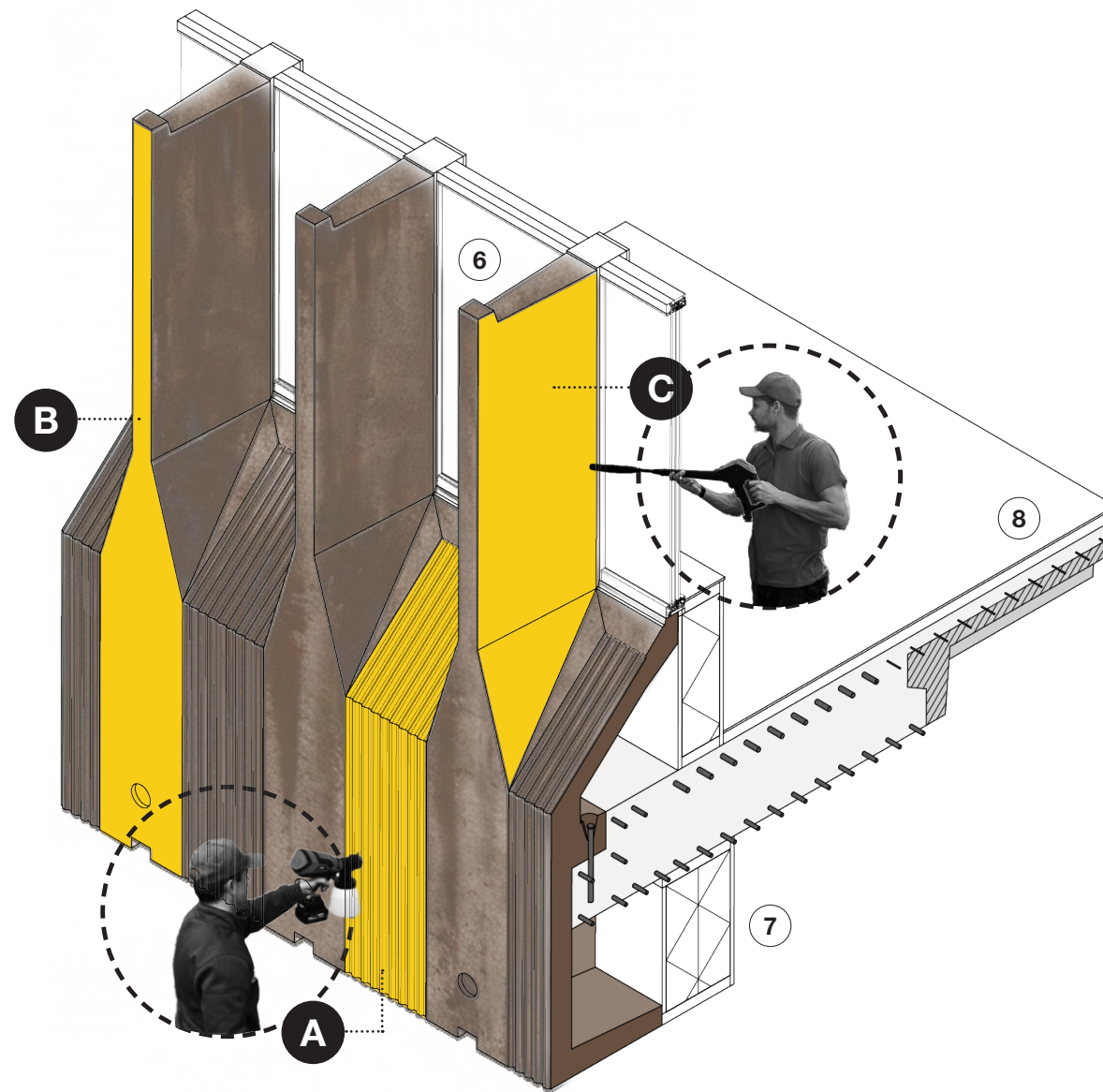
Discredits the depth and architectural beauty of the facade element.



- ① Schokbeton facade element
- ② Thermopane windows
- ③ Prefab TT-floor element
- ④ Cast-in-situ concrete
- ⑤ Styrofoam insulation (~50mm)

Soiling time zones

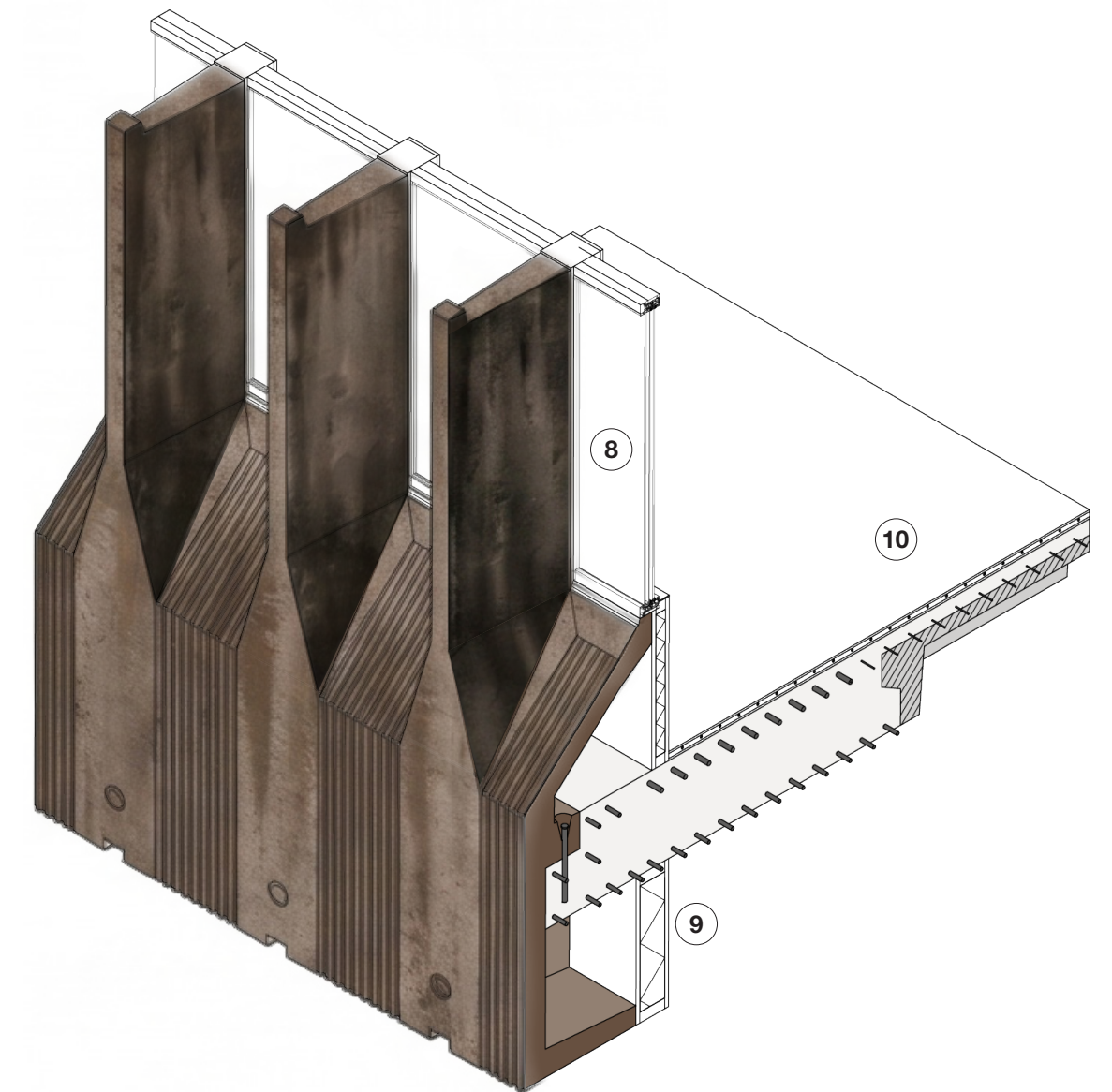
- A** Slow aging zone: hydrophobic coating
- B** Continuous aging zone: untreated surface
- C** Fast aging zone: surface washing > after temporary removal of dirt, more soiling can build up due to the higher porosity.



- ⑥ Slim aluminium window frames (inward-tilting)
- ⑦ Timber frame with mineral wool (200mm)
- ⑧ EPS insulation boards (50mm)

Effects of soiling interventions

The designed soiling deposits give depth to the facade element.



- ⑧ Vacuum windowpanes
- ⑨ Vacuum insulation (50mm)
- ⑩ Floor heating system

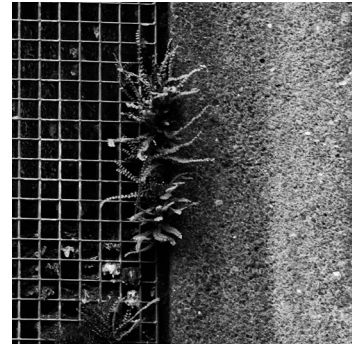


05 Transferability of Deposits

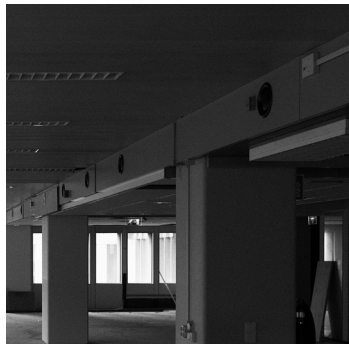
Transferable deposit approaches > Post-65



Soiling / patina

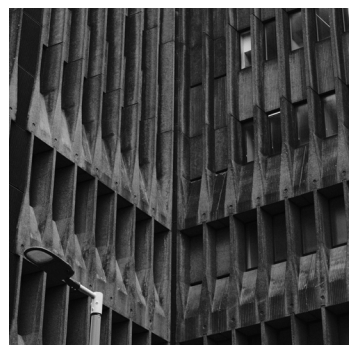


Ecological deposits



Technical remnants

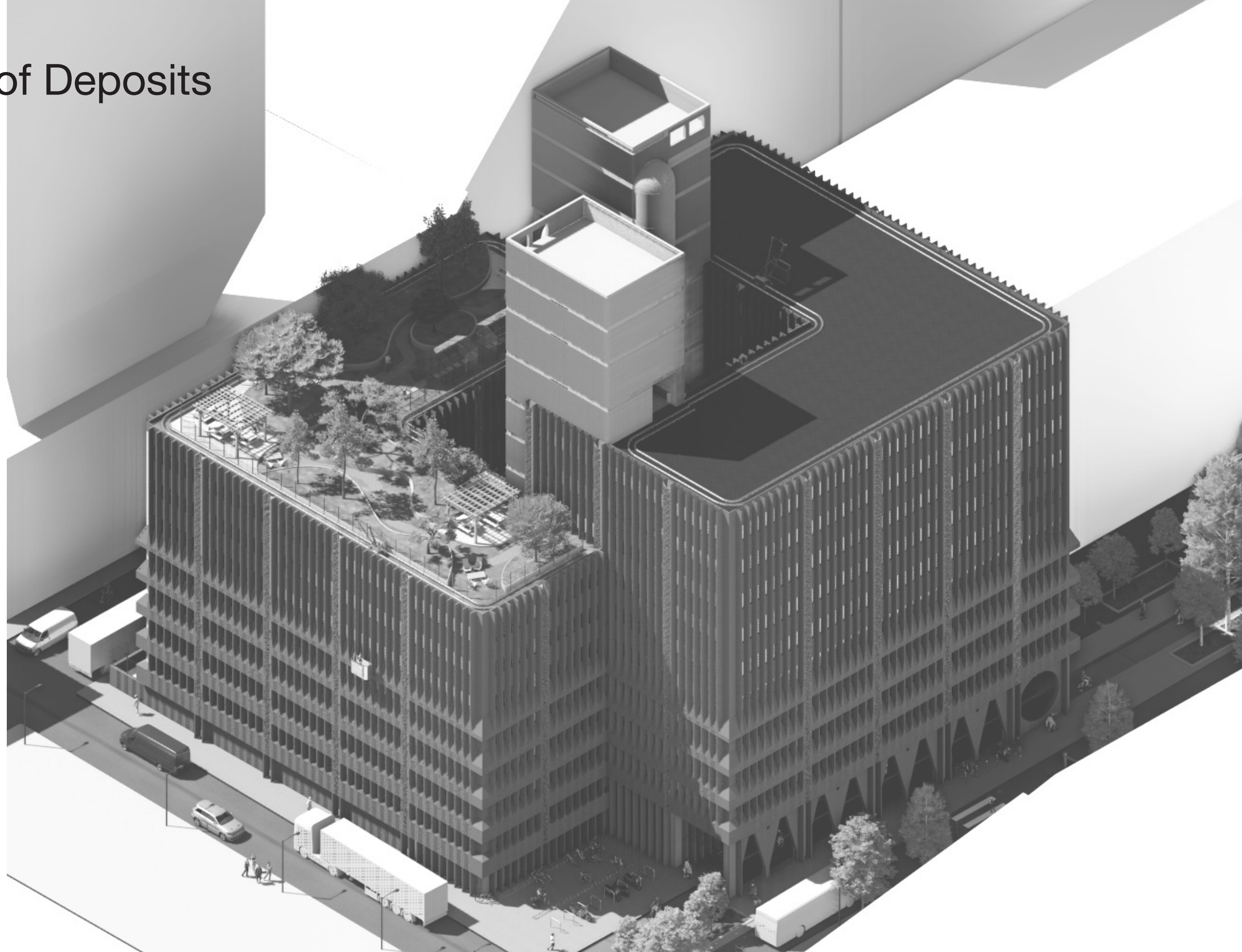
Blakeburg-specific



Darkness and gothic



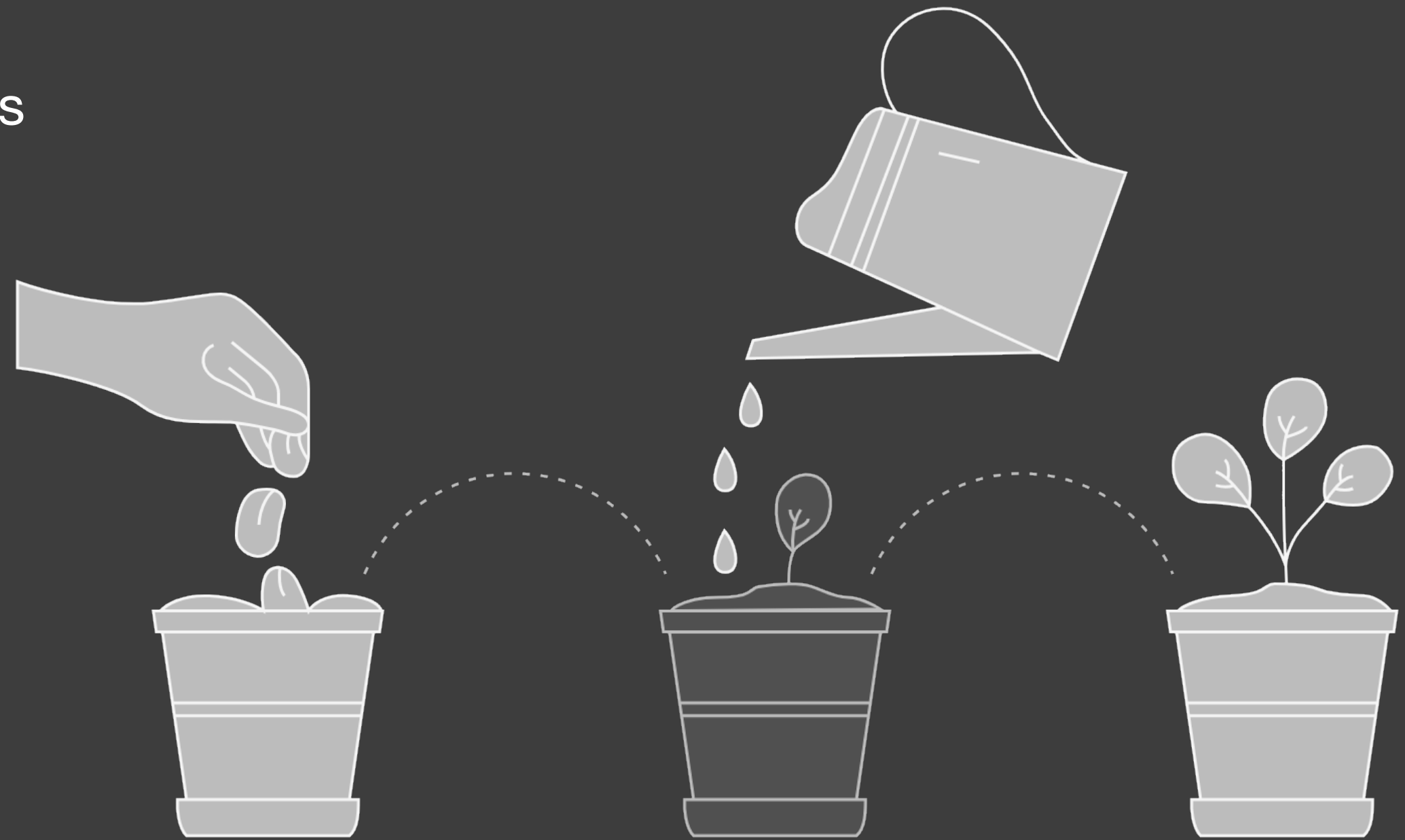
Graffiti and other social traces



05

Not a universal framework

But a way of reading existing conditions



Initial State

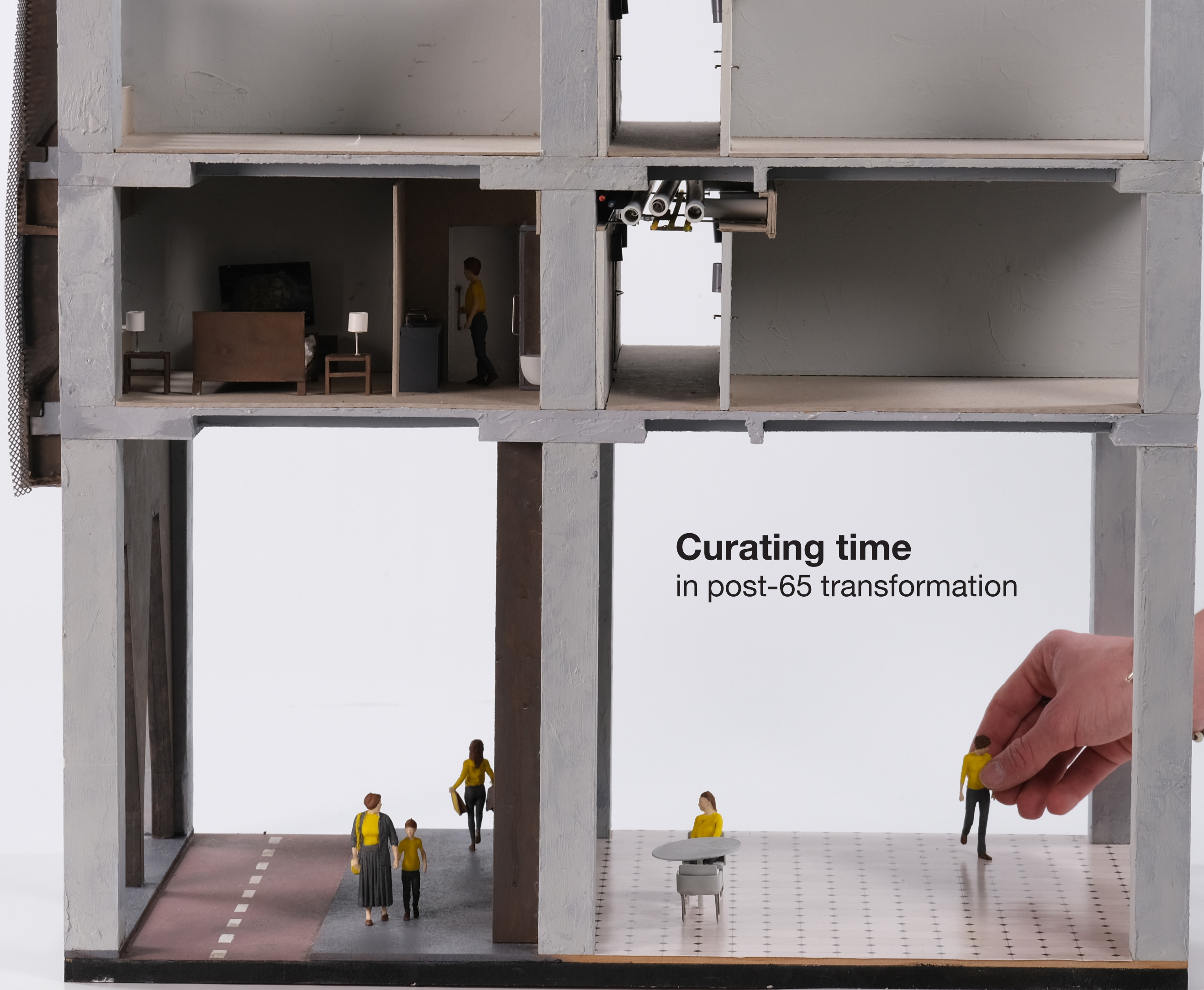
Existing value and
perceived deficiencies

Intervention

Removing, curating,
amplifying,
reinterpreting

Transformed State

Future value and new
possibilities



Curating time
in post-65 transformation



THANK YOU
FOR YOUR
ATTENTION!