

# FROM INDUSTRY TO COMMUNITY



# PROBLEM STATEMENT

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Housing shortages and limited space in cities

- limited space for expansion
- repurposing as a solution
- challenges of transformation

# RESEARCH QUESTION

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“How can the transformation of an industrial area into a functional neighborhood integrate living, working, public and retail spaces to enhance social coherence and foster a thriving community?”



# DESIGN

Research



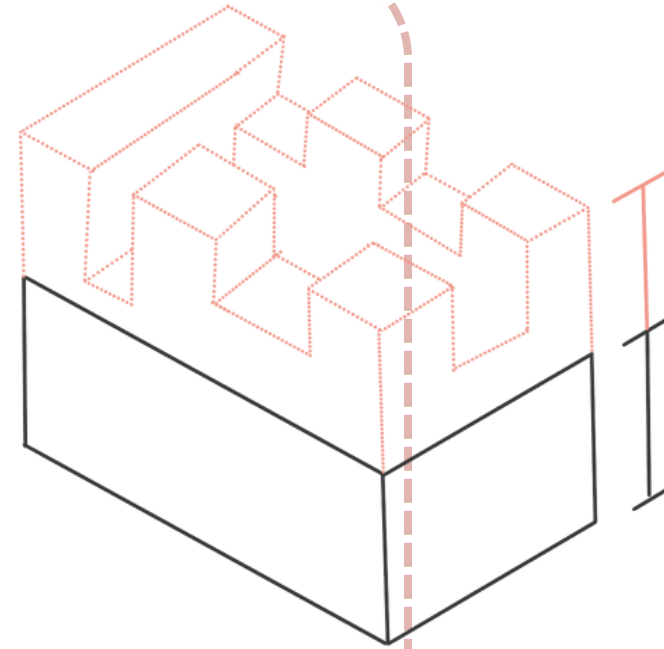
Neighborhood



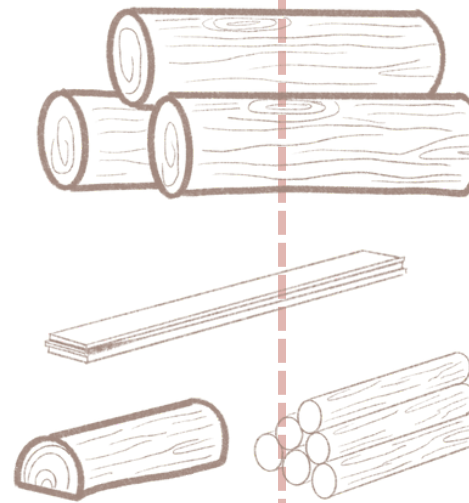
Community



Mixed - Use



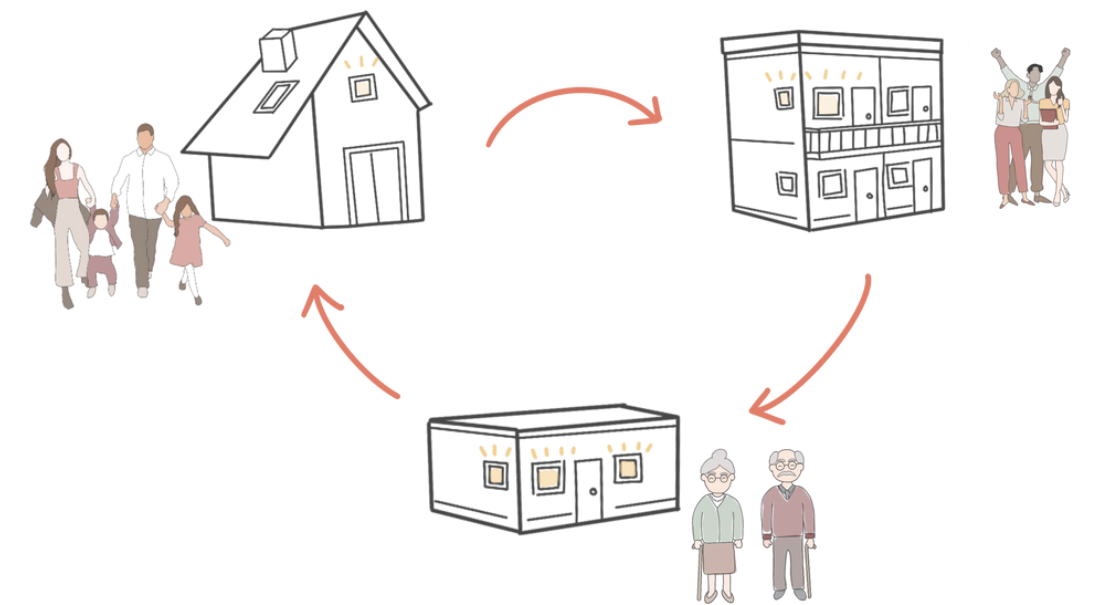
Optoppen



Timber, construction optoppen  
Wood tactility



Biophilic design



Housing and generations

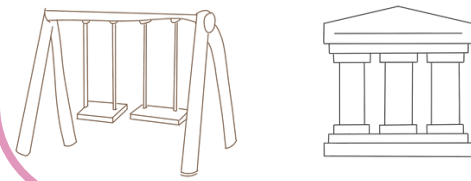
# FINDINGS RESEARCH --> VISION

## A sense of control



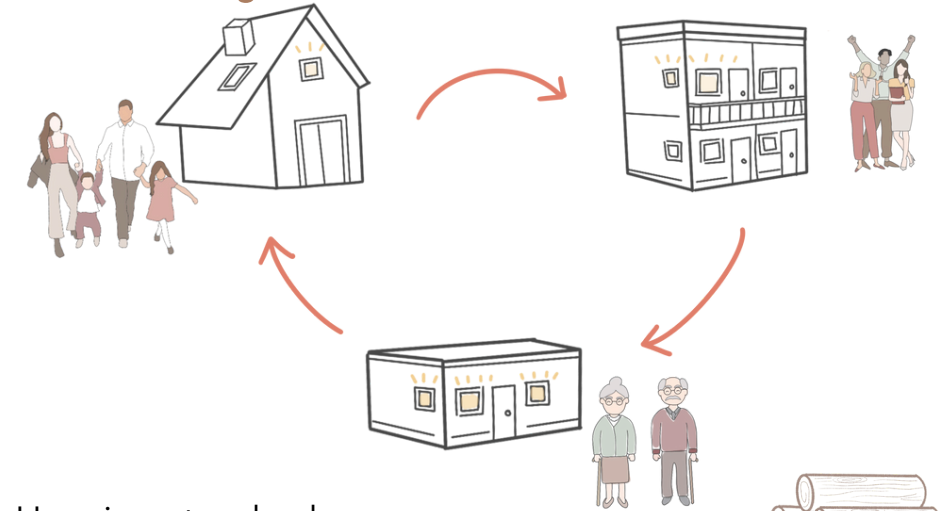
- Influence
- Community council
  - Community gathering spaces
- Safety
- Enough lights on the street
  - Enough eyes on the street

## A sense of wonder



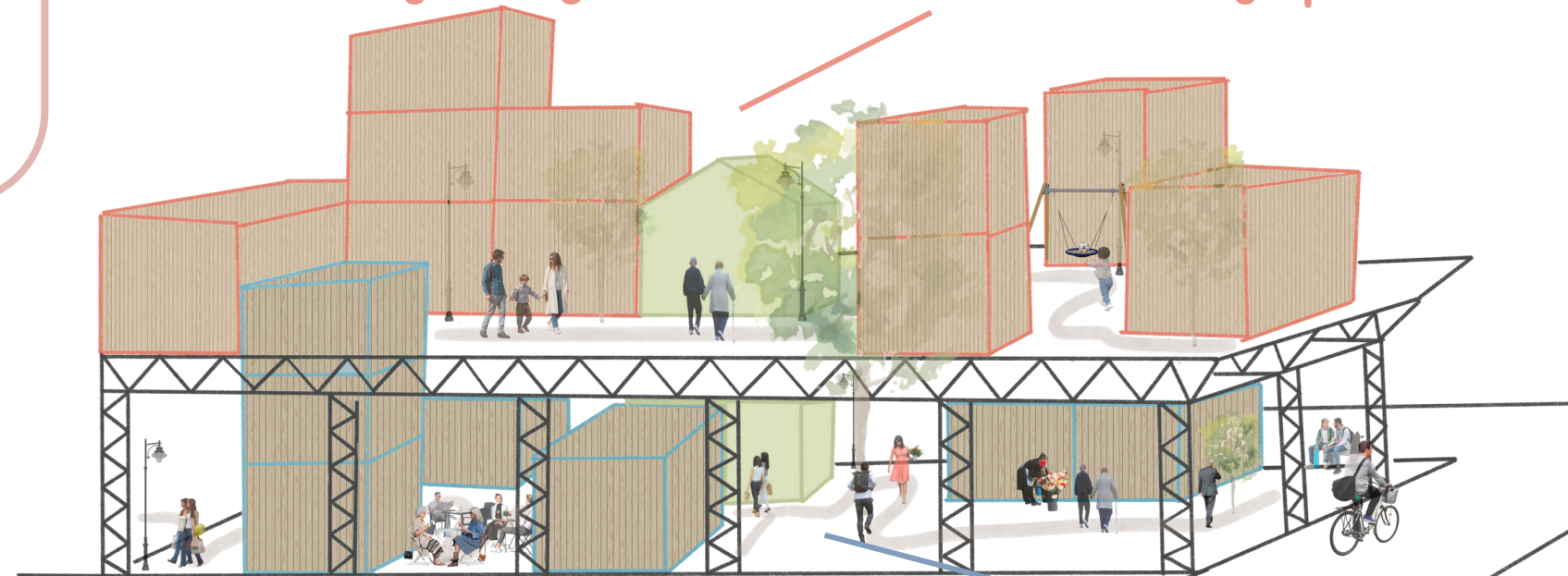
- Culture
- Houtveemloods
- Play and recreation
- Inspire

## Housing



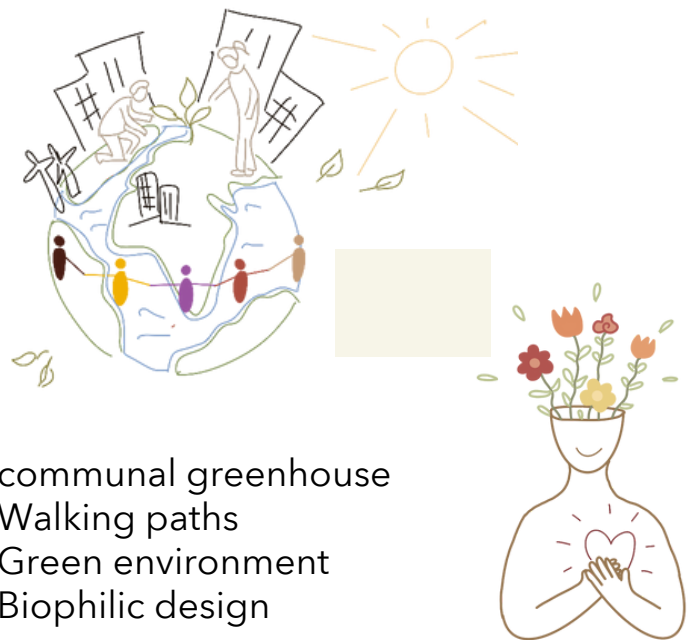
- Housing standards,
- Material = timber
  - Automatic growth by designing houses for different age groups

## Housing - Play - Walk - Rest - Community space



## Work - Retail - Public

## Connection to nature



- communal greenhouse
- Walking paths
- Green environment
- Biophilic design

## Getting around



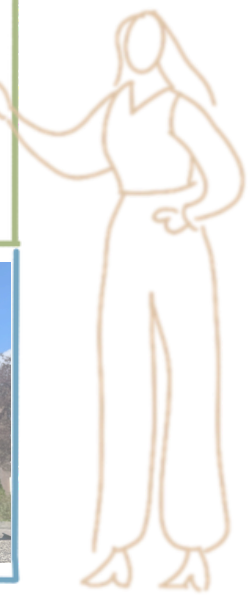
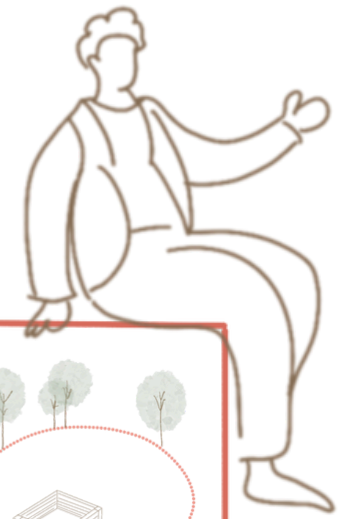
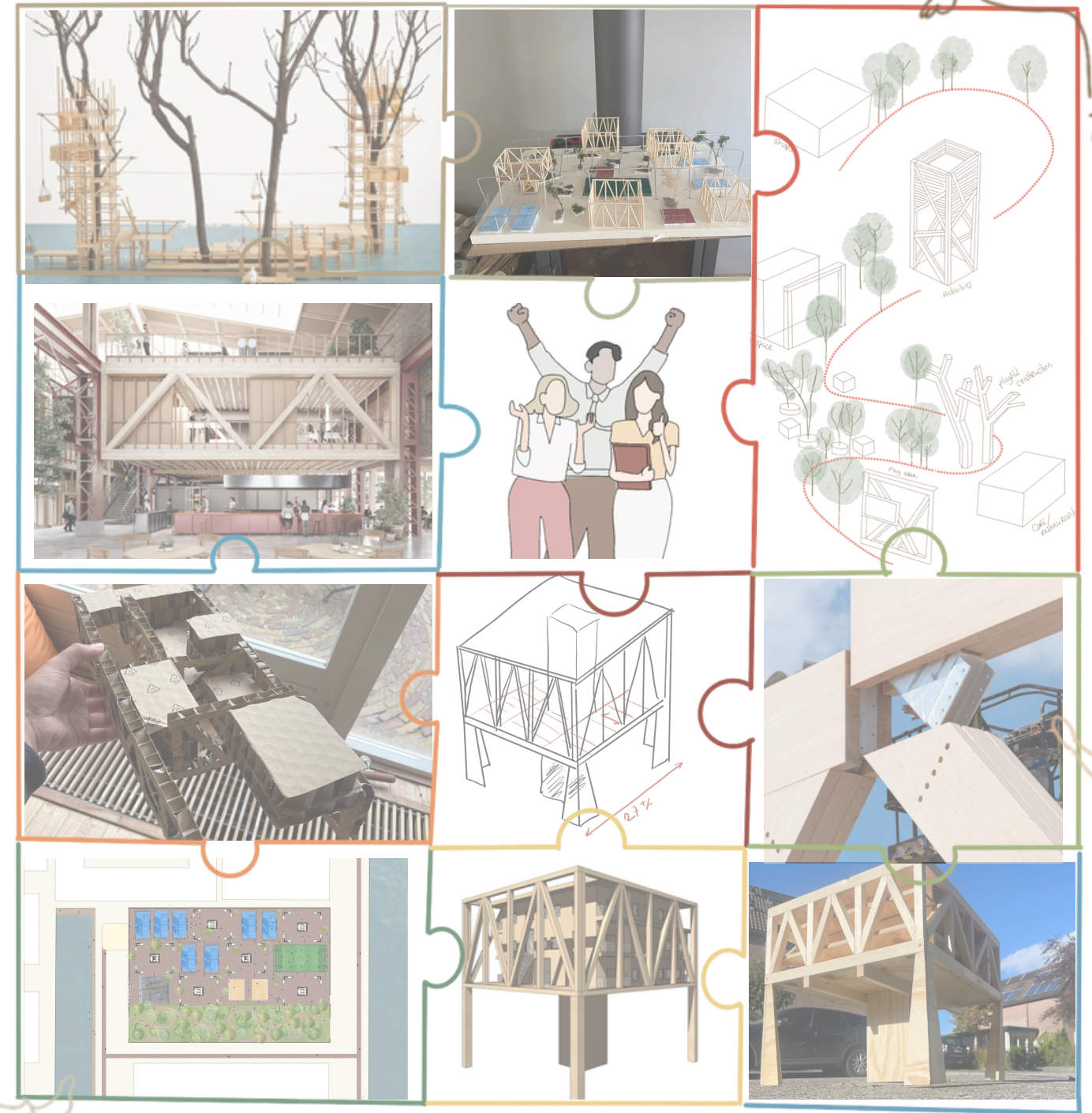
- Walking paths
- Cycling routes
- Public transport

## Connected communities

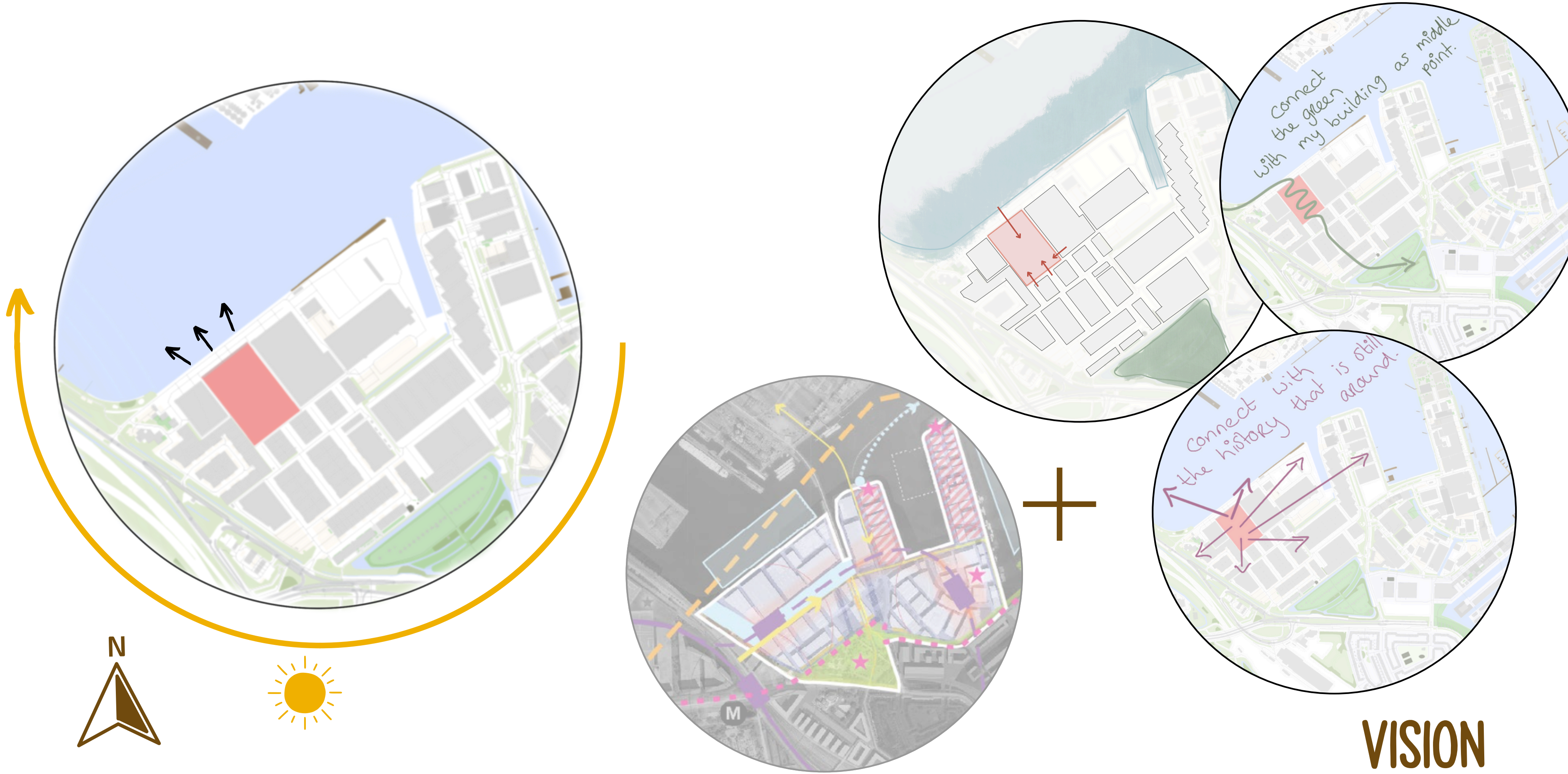


- Belonging
- Local businesses
- Local services

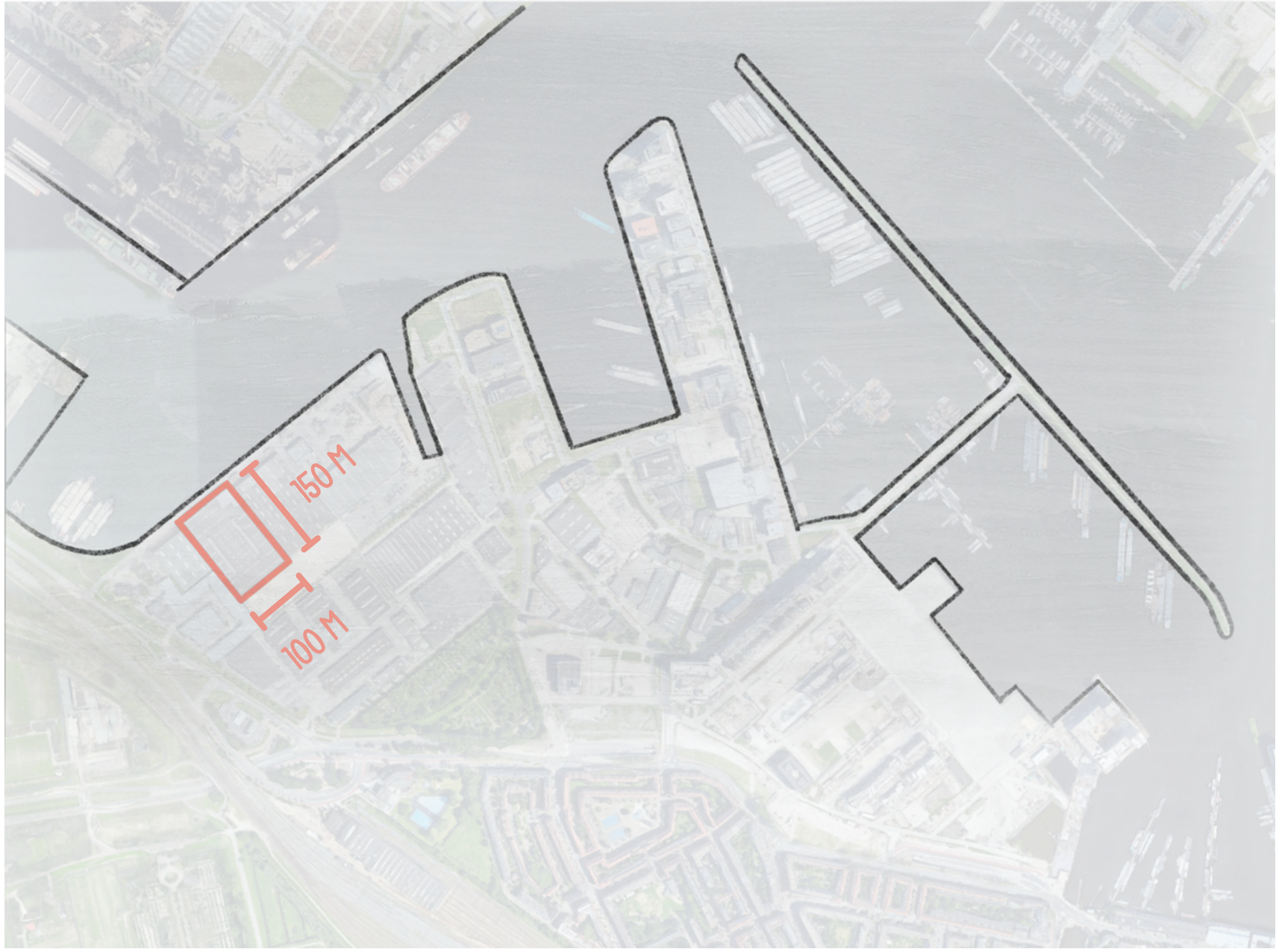
# GOAL



# LOCATION



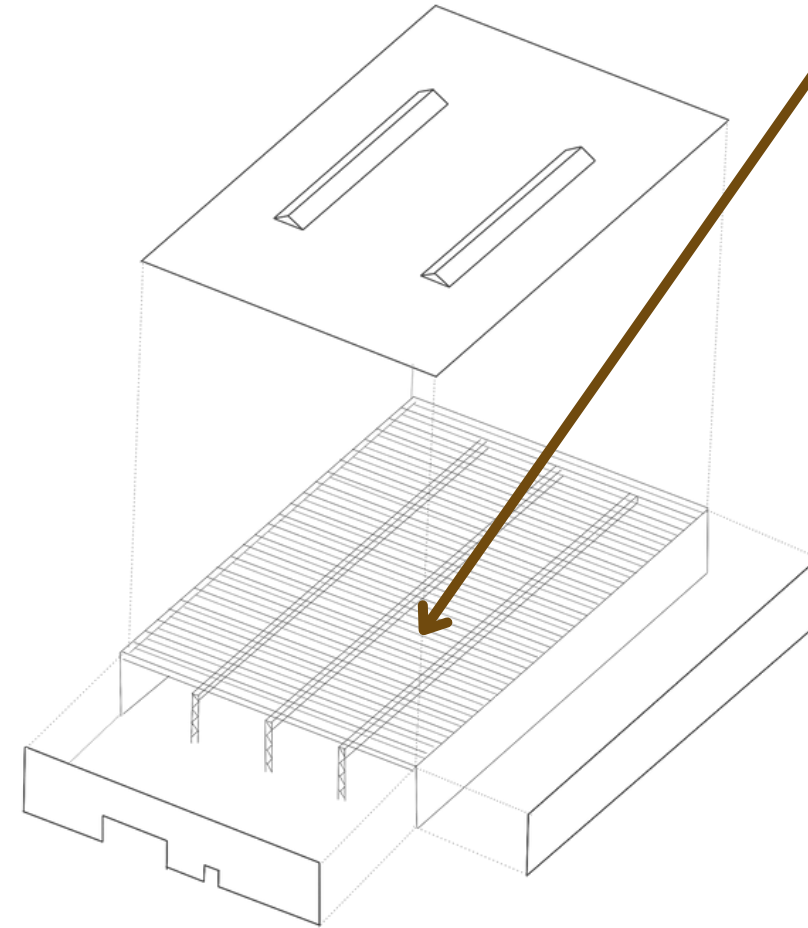
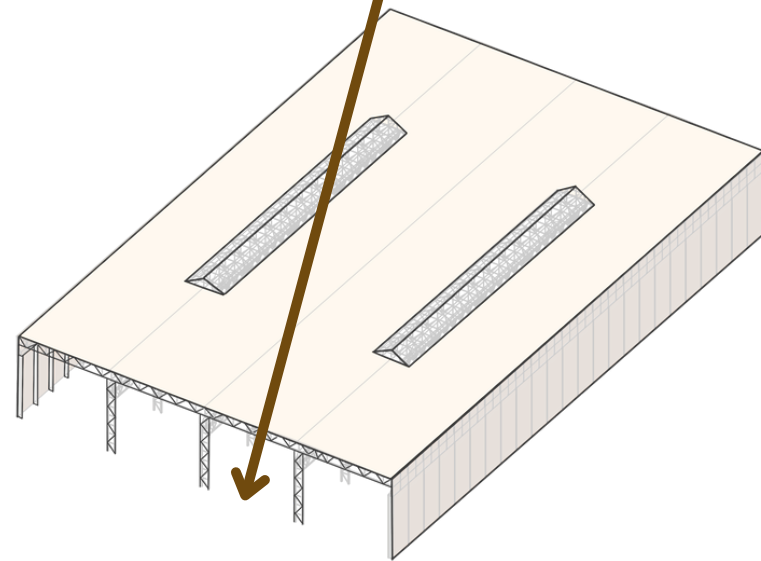
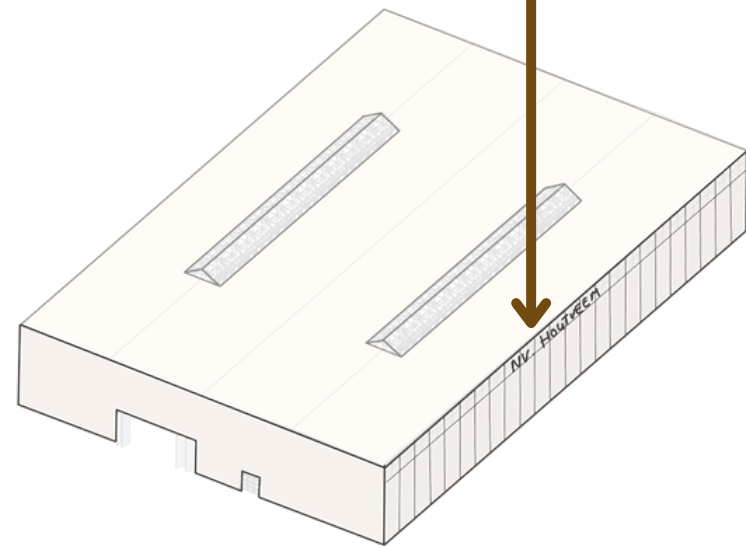
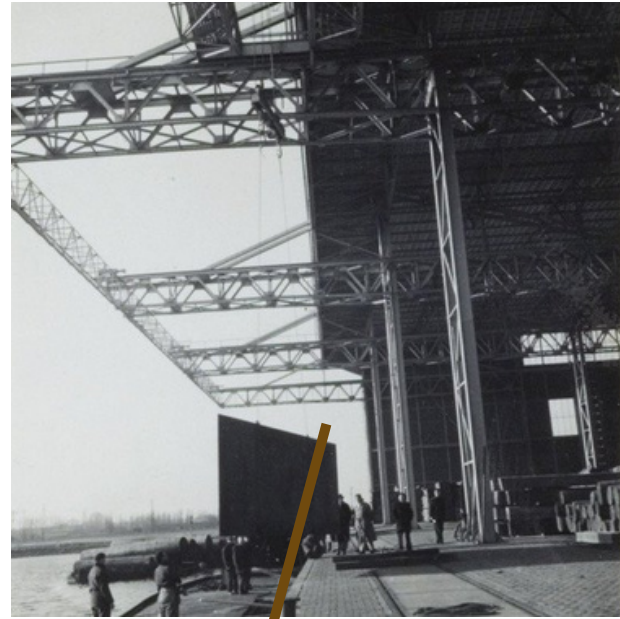
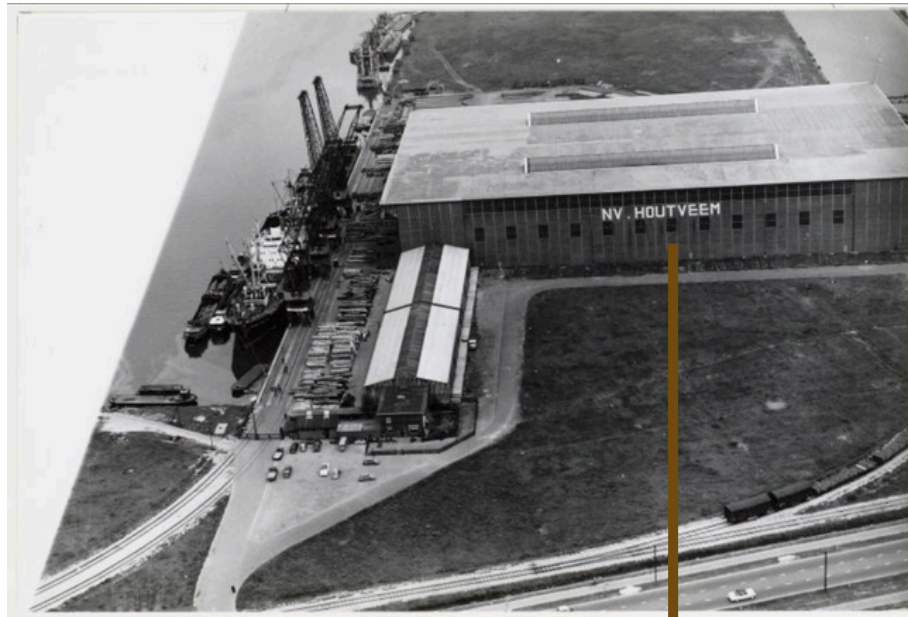
# HOUTVEEM PLOT OVERLAID ON A MAP OF CENTRAL AMSTERDAM



- Housing
- 8 cafés/restaurants
- 4 hotels
- 1 supermarket
- 4 shops

Beurs van Berlage

# HISTORICAL VALUE



# SOCIAL VALUE

## Enorme Houtveemloods straks monument?

Door **Richard Mooyman** - 14 maart 2025



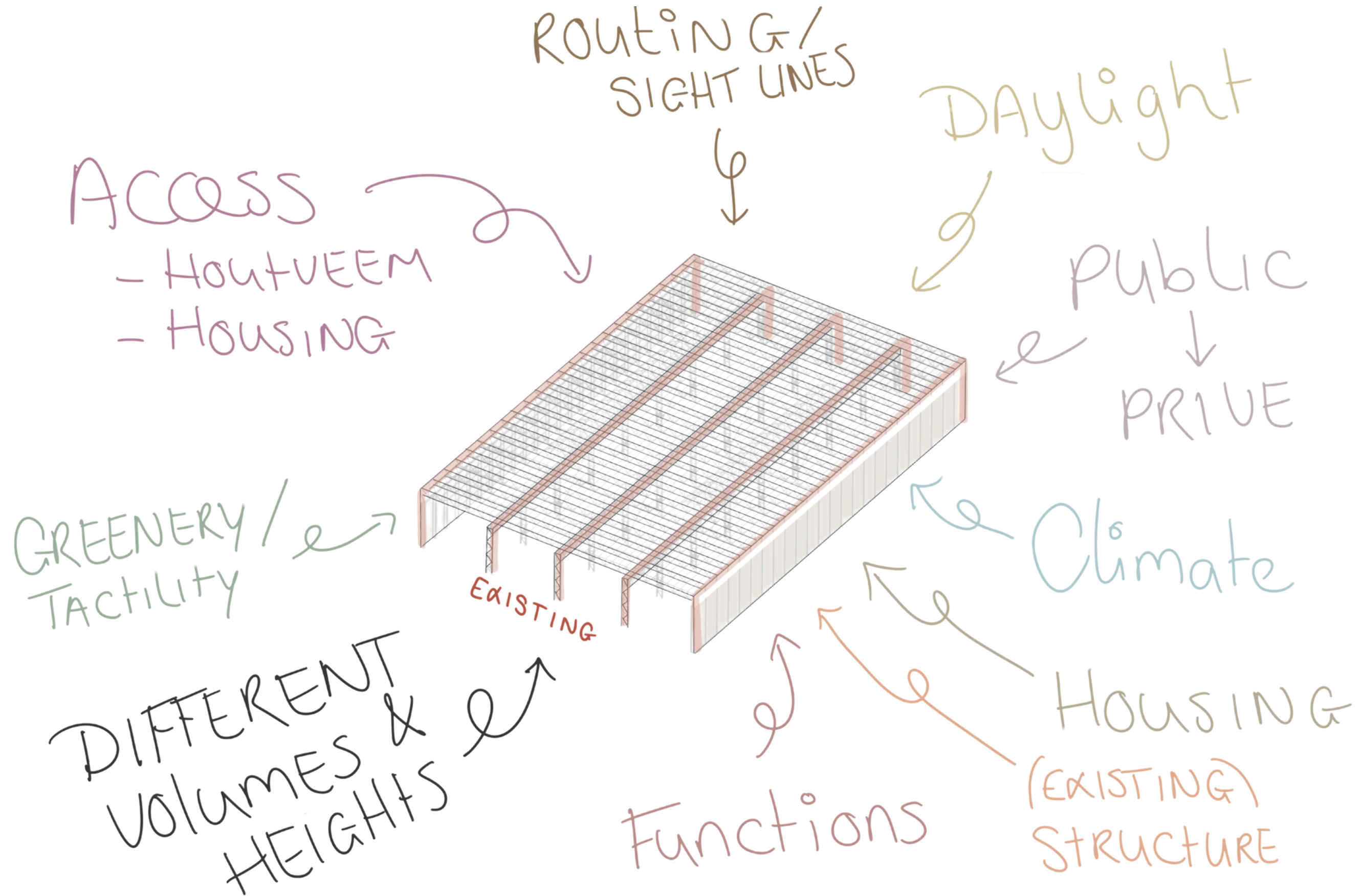
“Het Veem, wij noemen dit de kathedraal... Het is net na de oorlog gebouwd en vertegenwoordigt de wederopbouw en kracht van Amsterdam. We zien in het Veem de kans om het creatieve DNA van dit gebied te behouden; het is karakteristiek, de omgeving zit al vol met bedrijvigheid die verder ontwikkeld kan worden, en het is een plek met enorme ruimtelijke kwaliteit aan het water. Zo veel van ons zitten hier al jaren en hebben enorm veel liefde voor deze plek.”

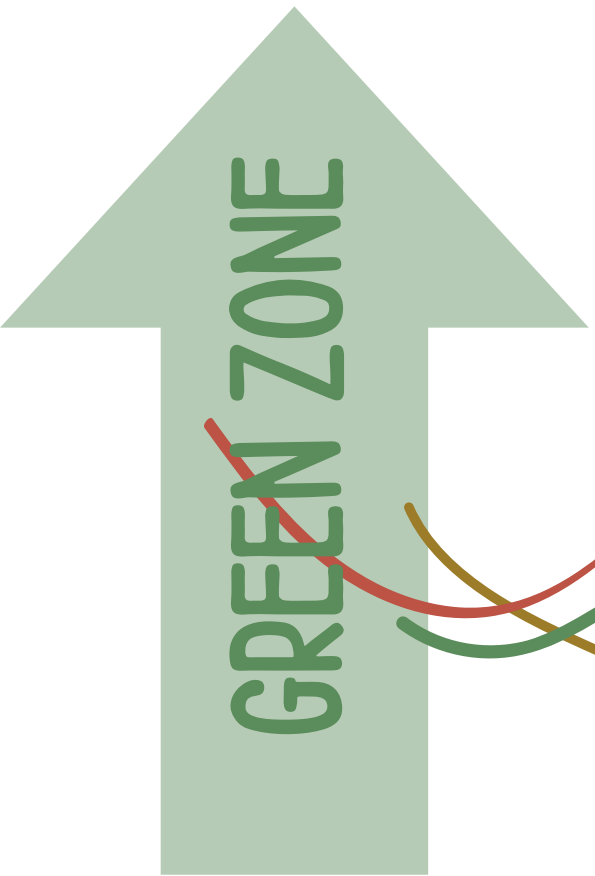
N.V. Houtveem - onmisbare schakel in de houthandel  
Gegarandeerd

## Houtveemloods is nu een monument

7 oktober 2025

# DESIGN PRINCIPLES

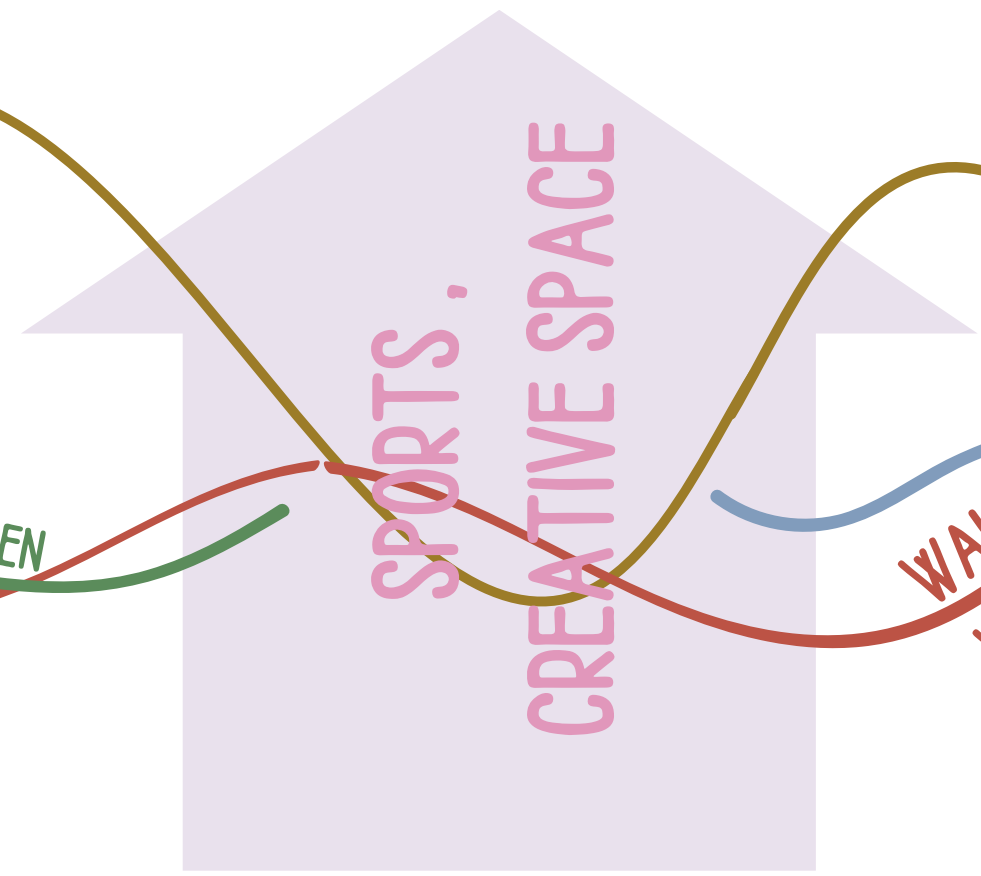




WALK OF  
WANDER

STRUCTURE  
EXISTING

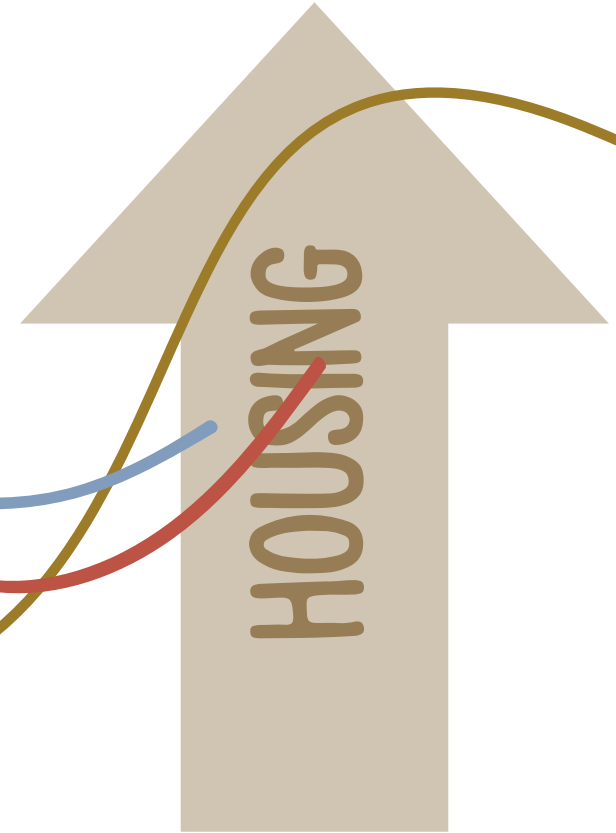
COMMUNAL GARDEN



STRUCTURE  
NEW

WALK OF  
WANDER

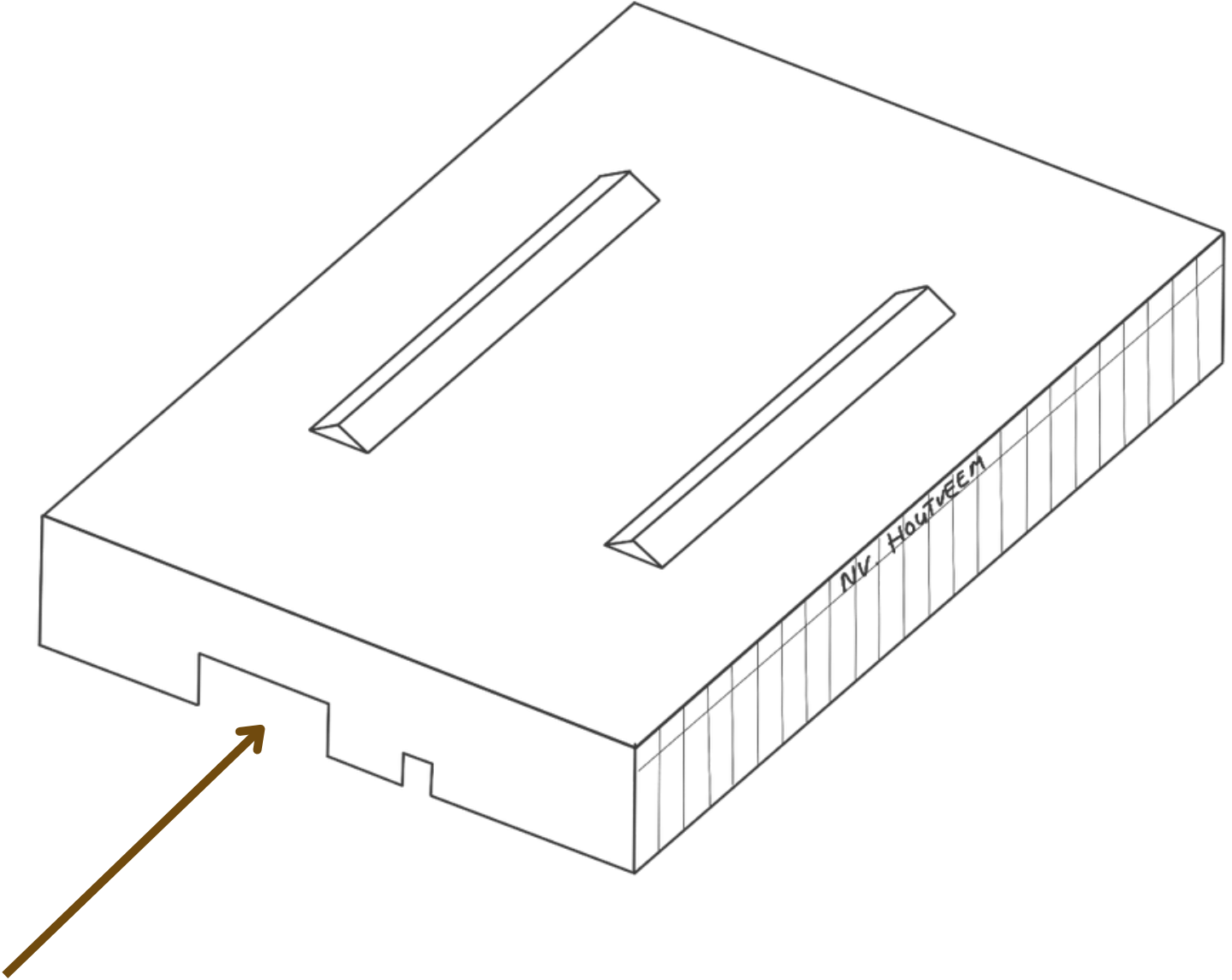
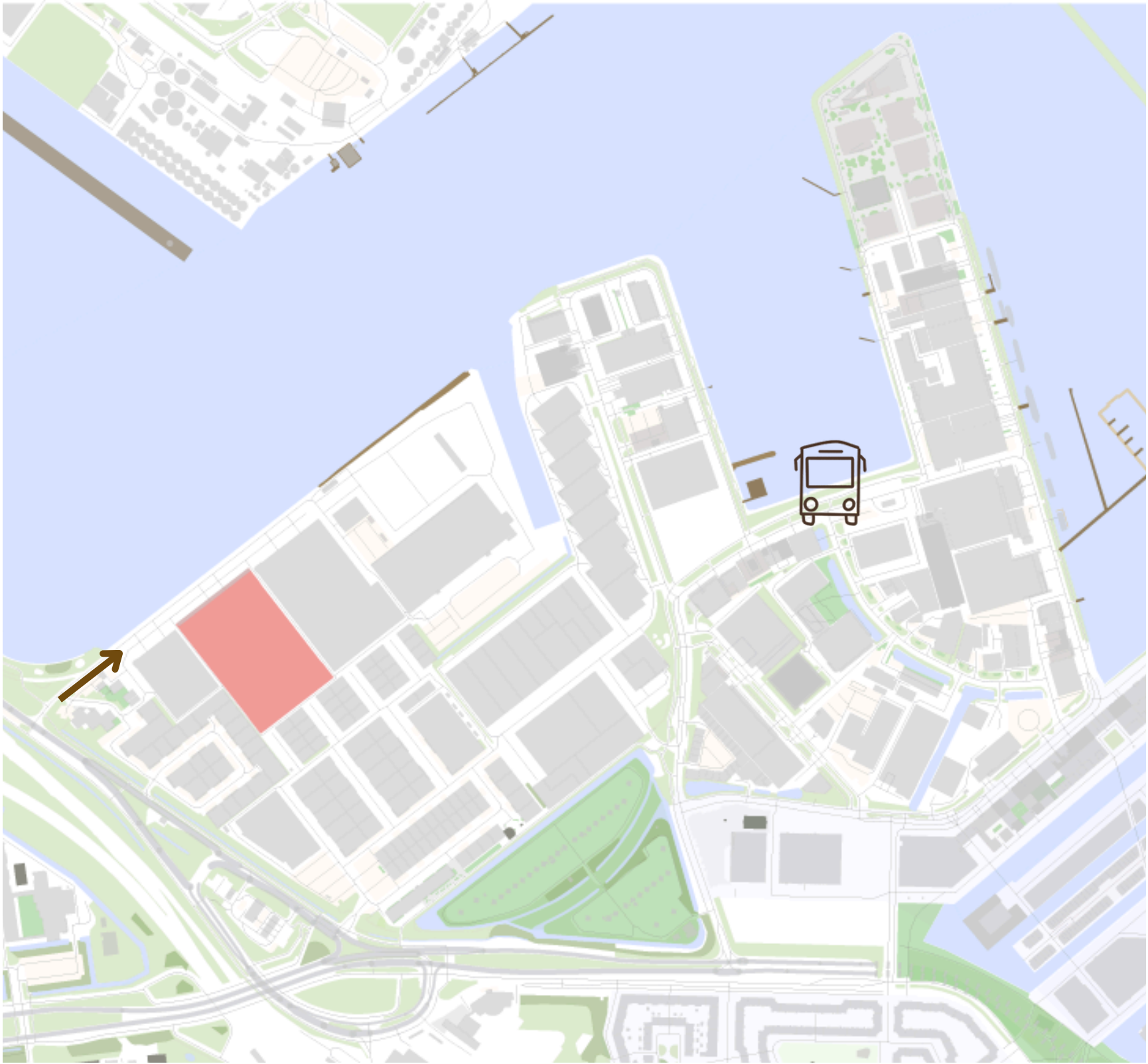
WORK SPACES



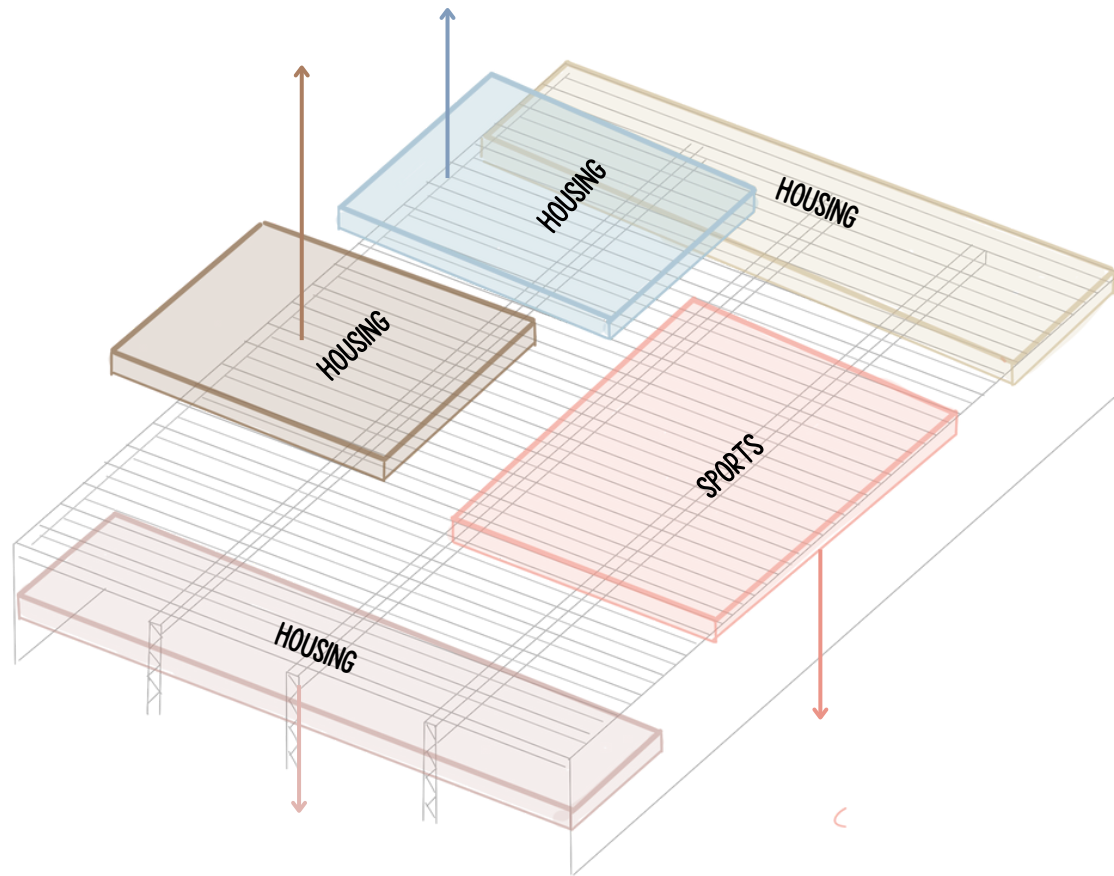
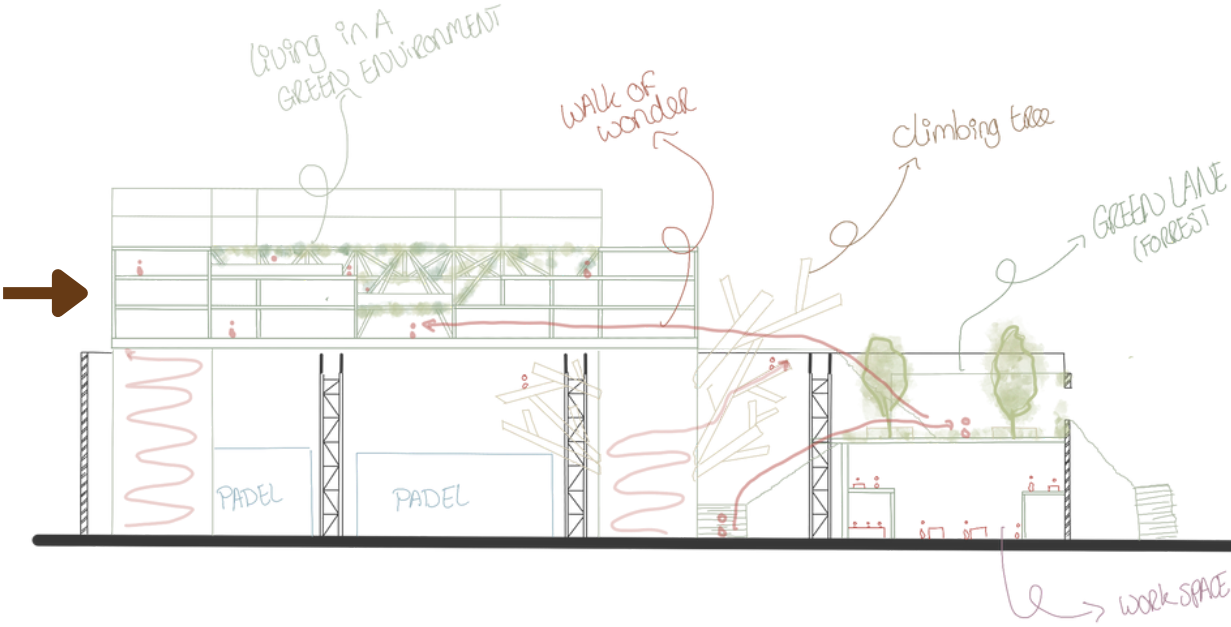
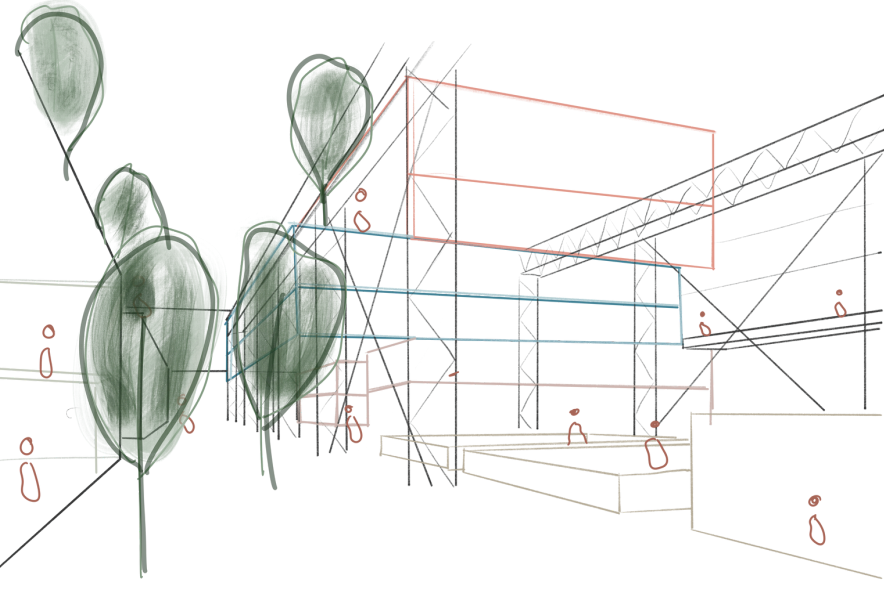
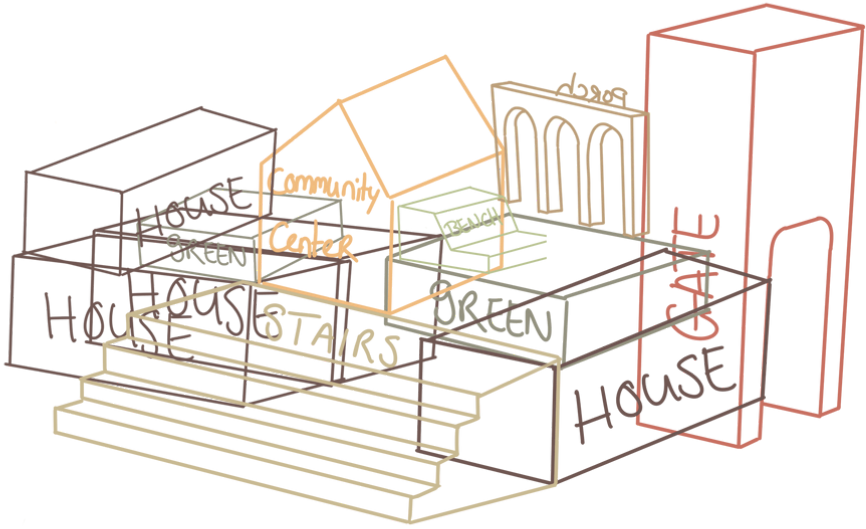
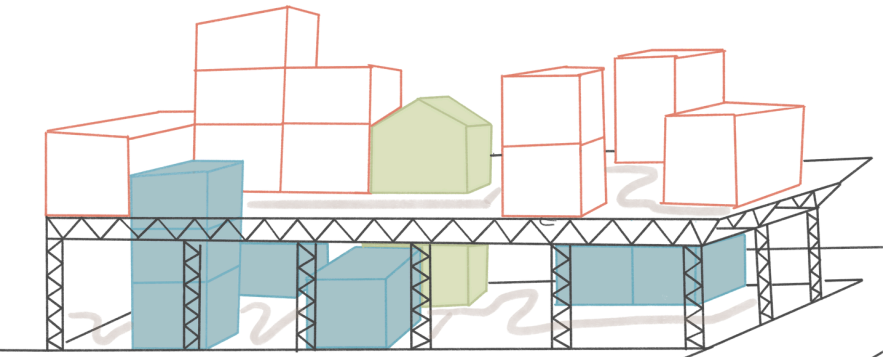
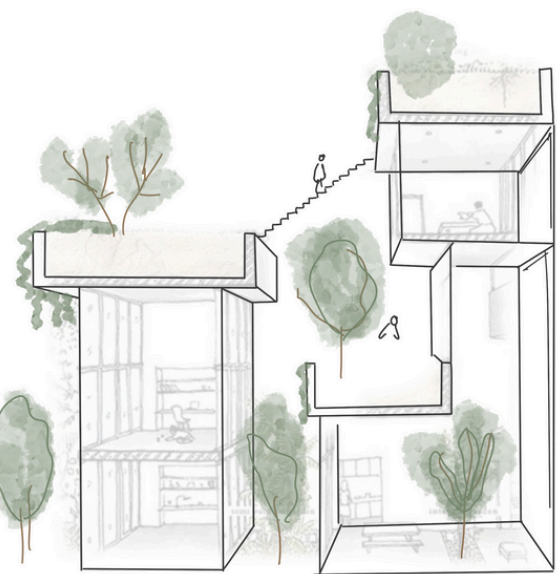
# DESIGN



# HOUTVEEM LOODS - OUT OF REACH, FULL OF POTENTIAL



# CONNECTING P1 - P2 - P3 - P4 - BACK TO THE VISION



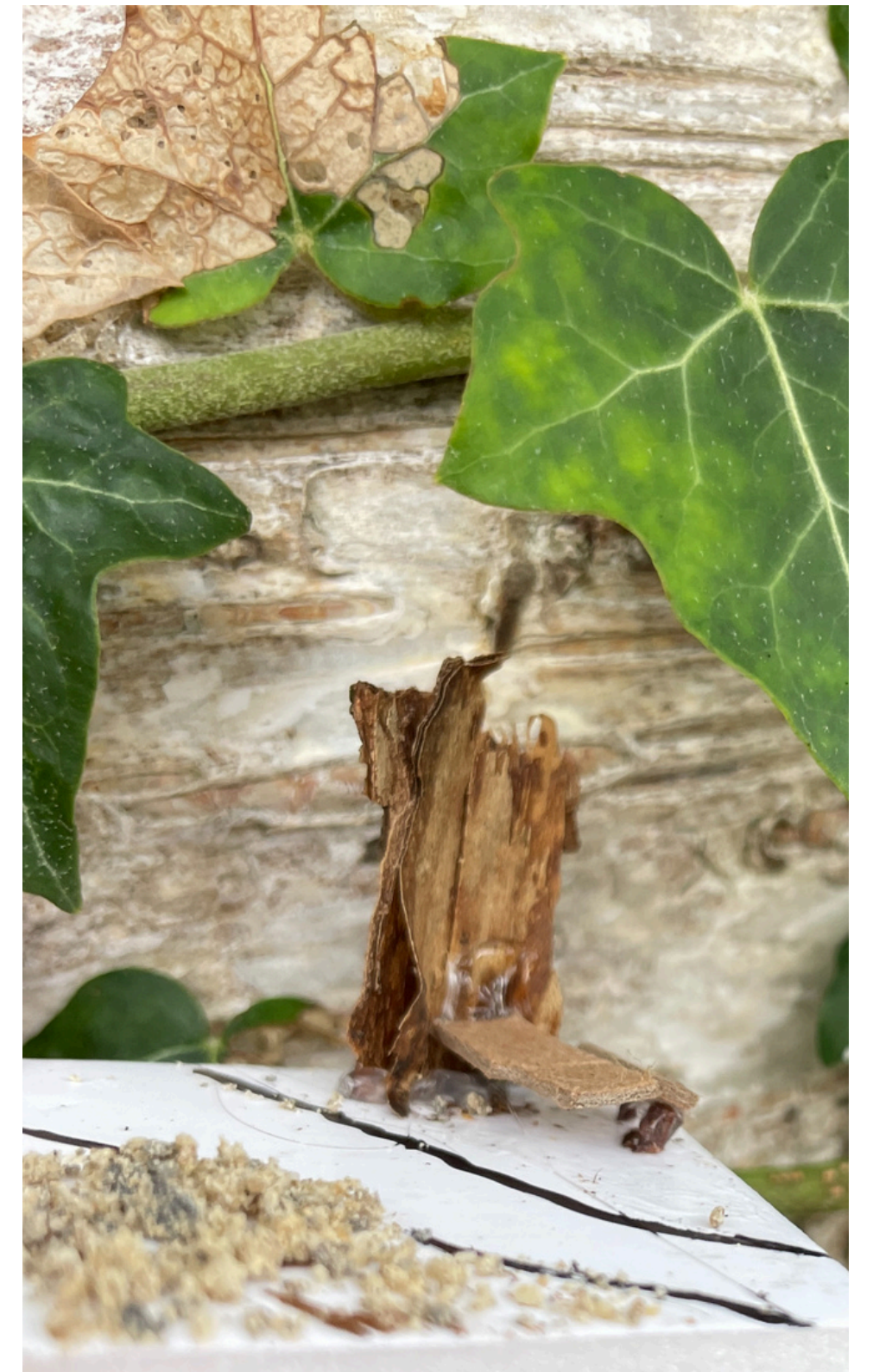
**NEW NEIGHBORHOOD HUB**

**MODEL 1:250**

# NEIGHBOURHOOD FEATURES



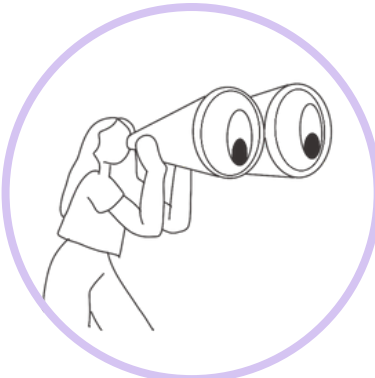
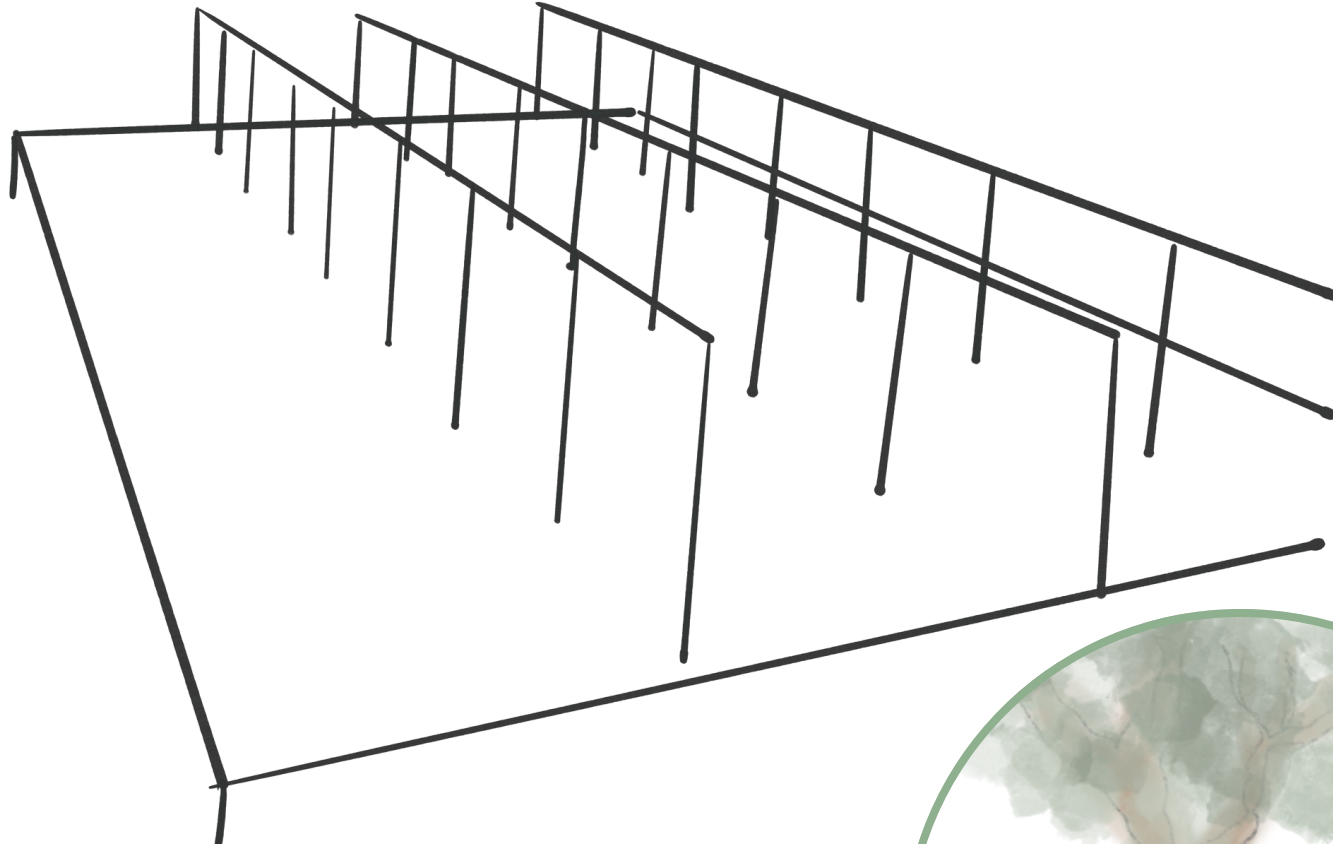
PARK/FORREST  
(GREEN STRIP)



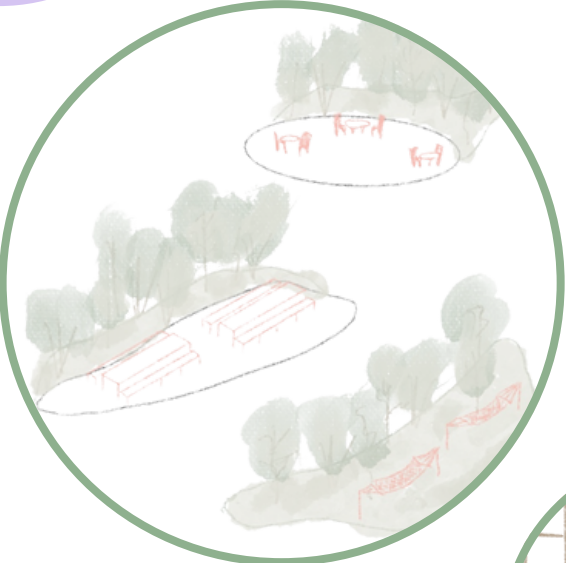
# NEIGHBOURHOOD FEATURES



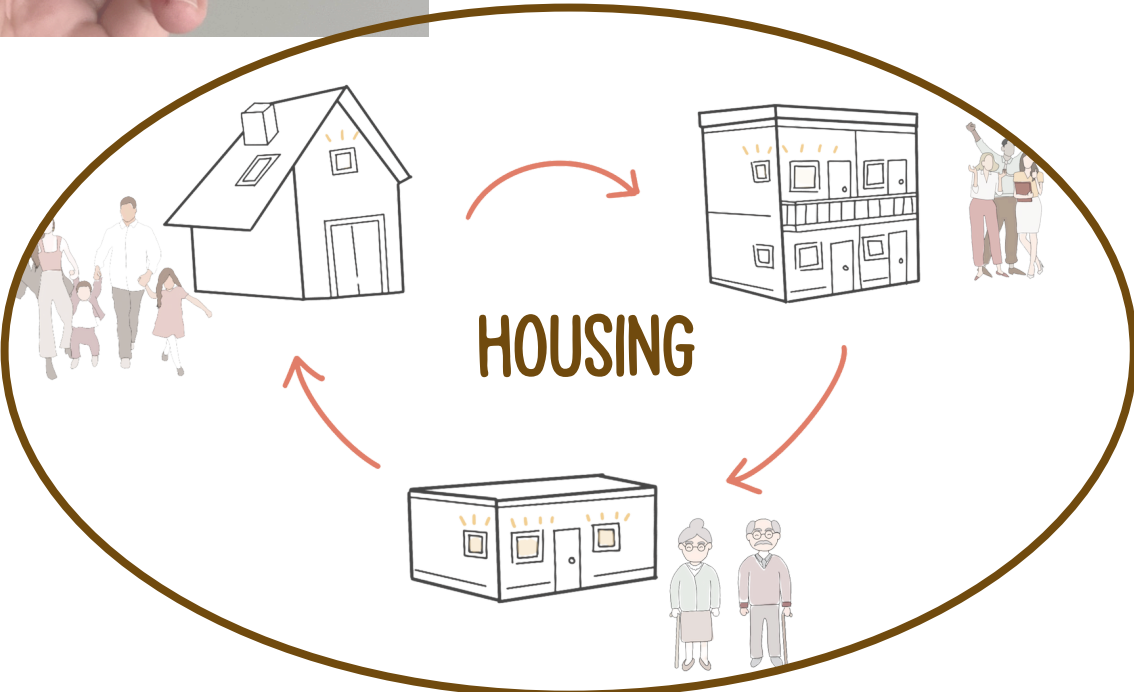
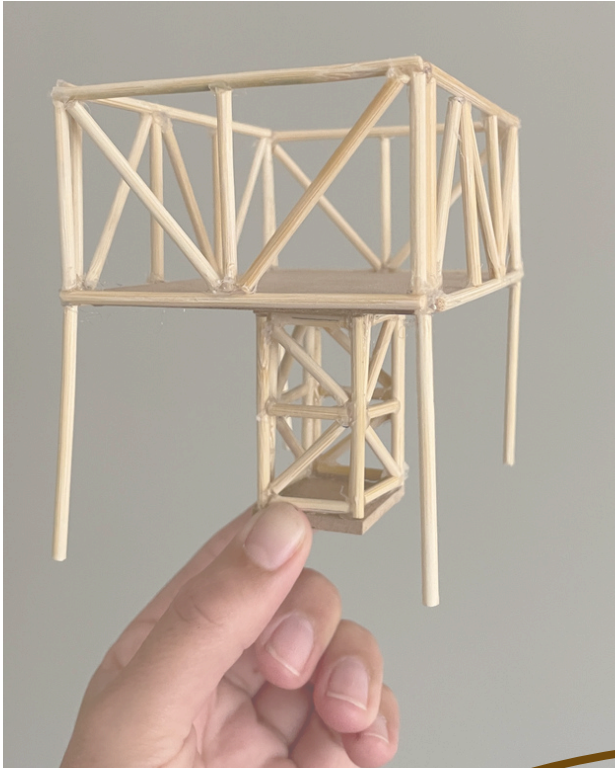
SPORT & RECREATION



EYES ON THE STREET

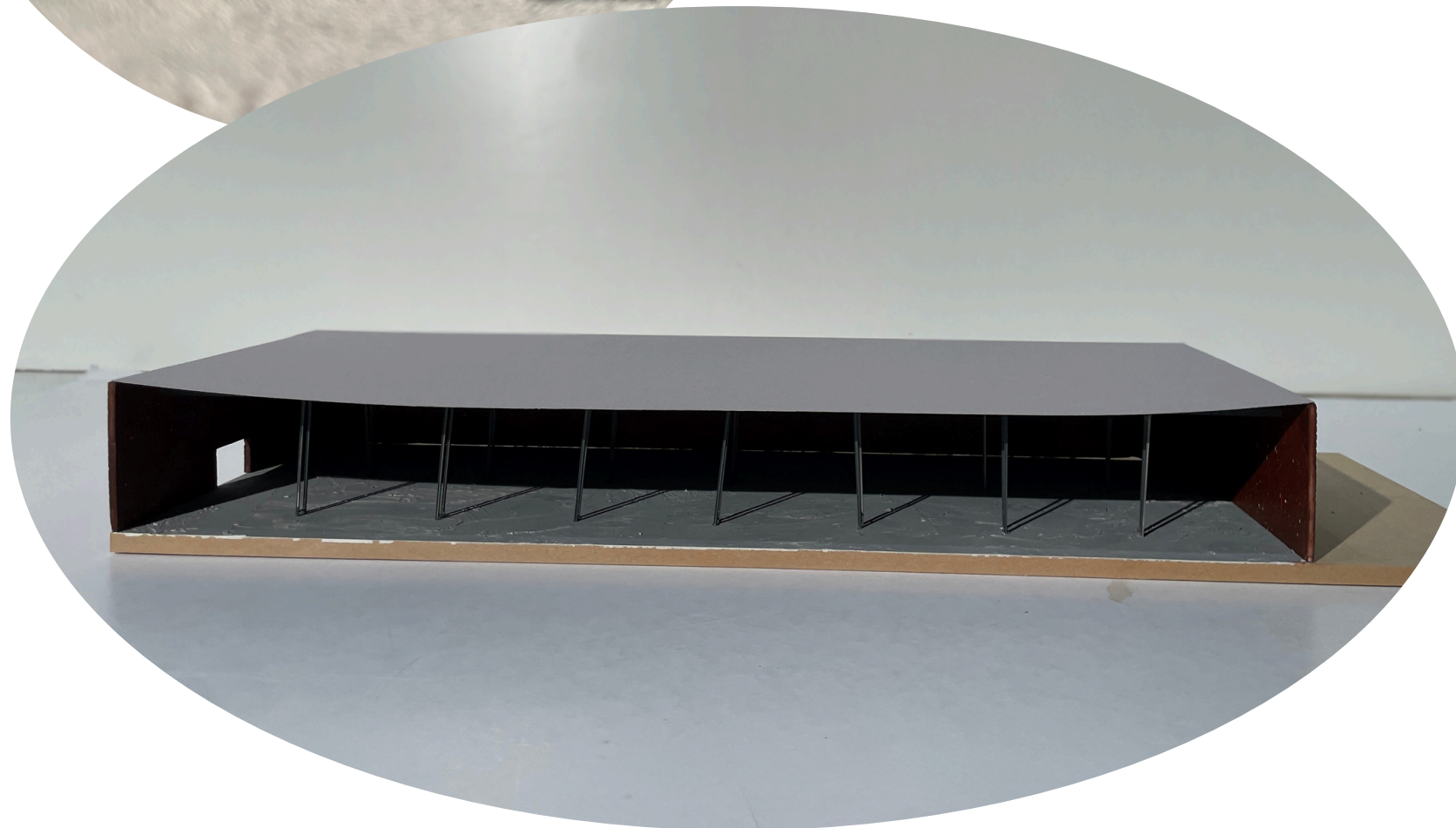
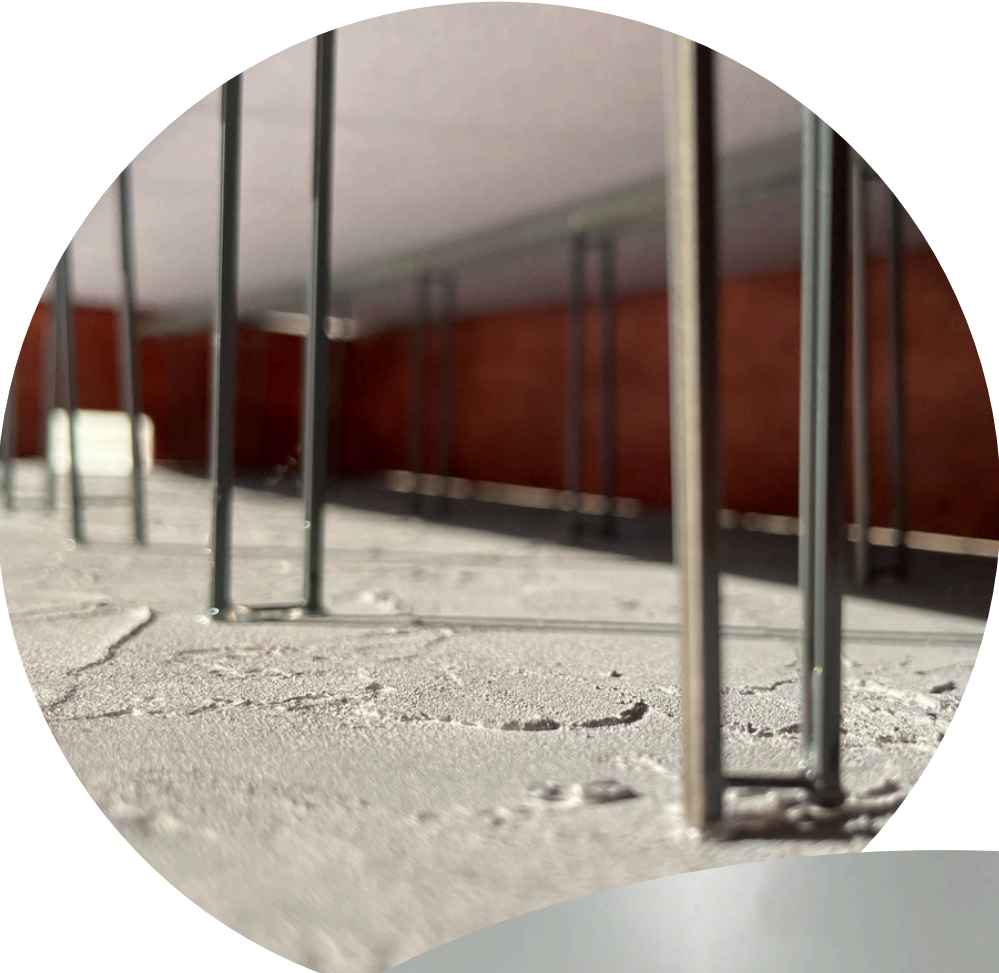
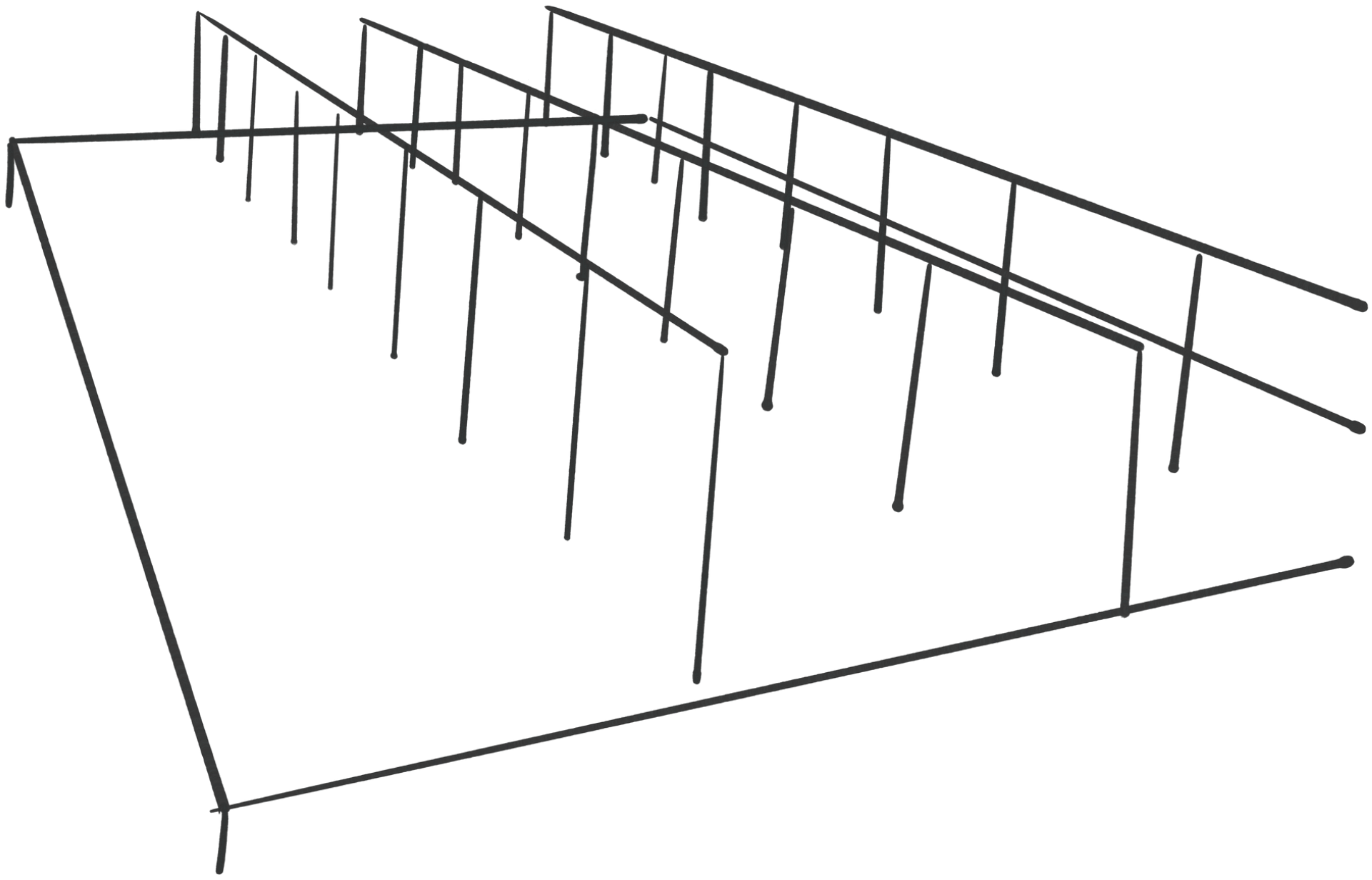


INTEGRATING GREENERY



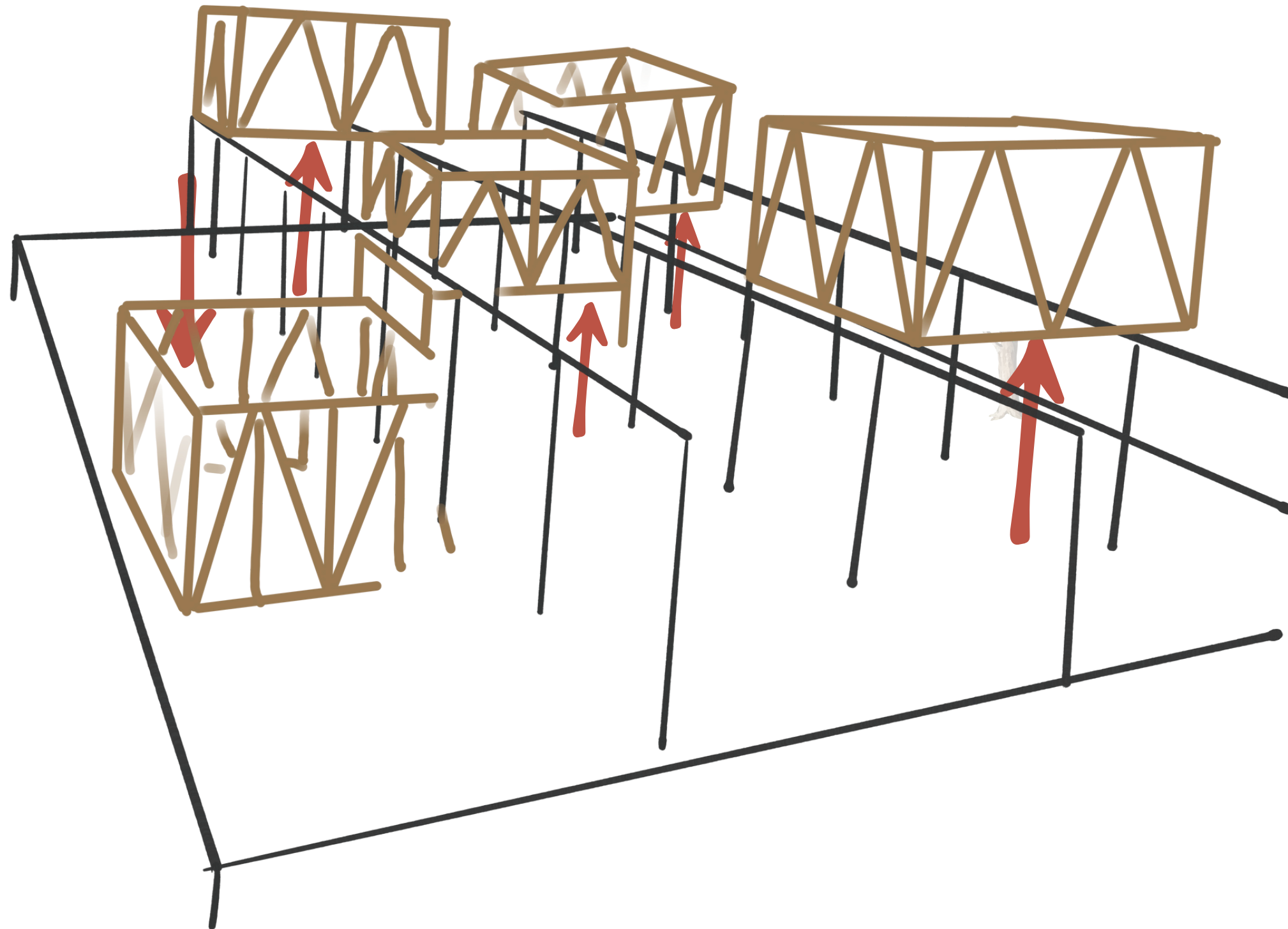
# FROM EMPTY WAREHOUSE TO ...

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# ADDING APARTMENT BLOCKS

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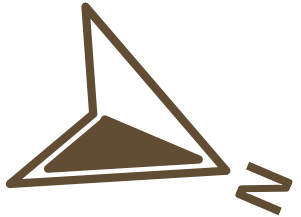
# INTEGRATING SPORT AND GREENERY



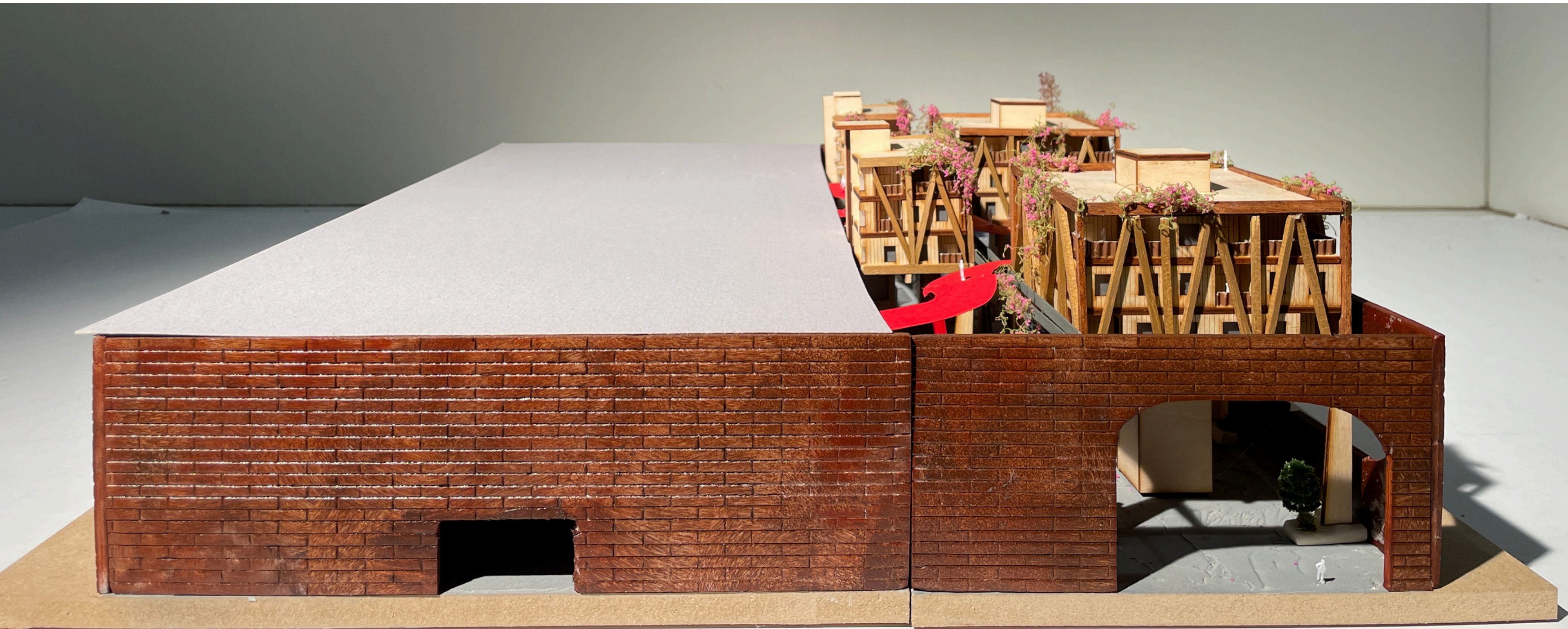
# FROM EMPTY WAREHOUSE TO ... SOCIAL HUB



# SOCIAL HUB MEETS NEIGHBOURHOOD - 1:500



# FROM EMPTY WAREHOUSE TO NEW NEIGHBORHOOD HUB



# FROM EMPTY WAREHOUSE TO NEW NEIGHBORHOOD HUB

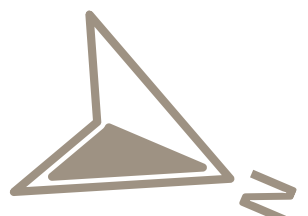


# URBAN ACCESSIBILITY REDEFINED

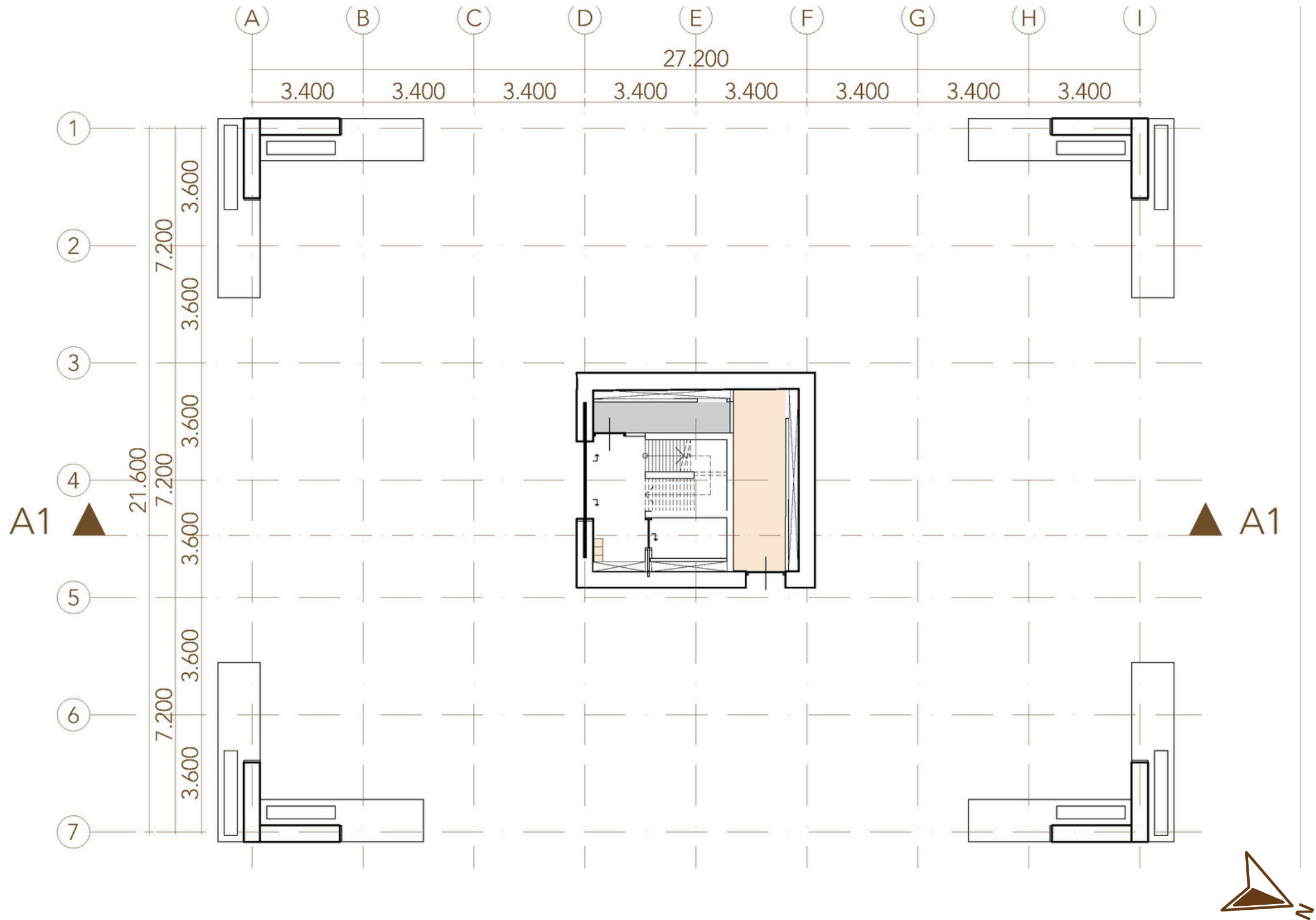




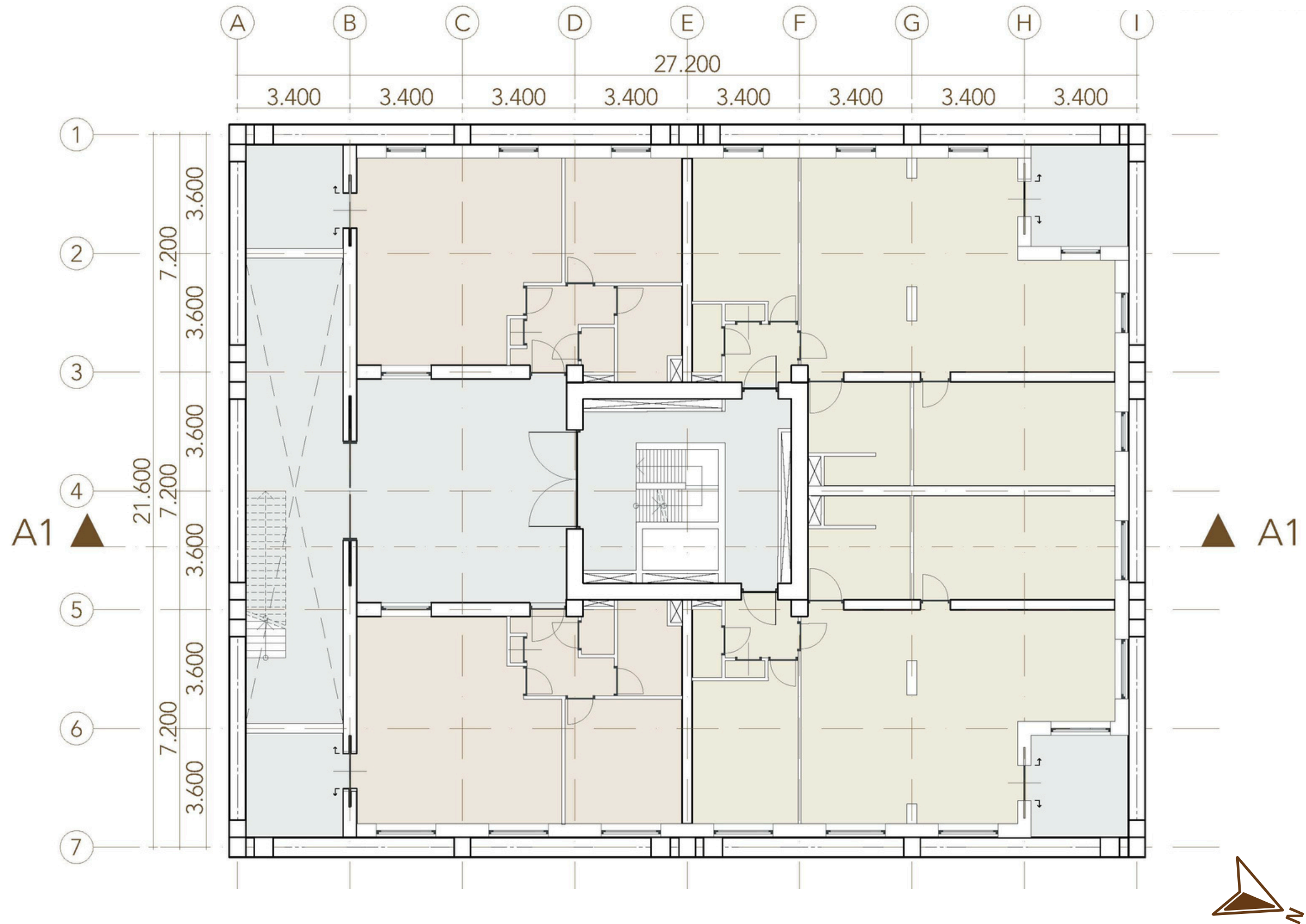
# ZOOMING IN: FROM SOCIAL HUB TO BUILDING



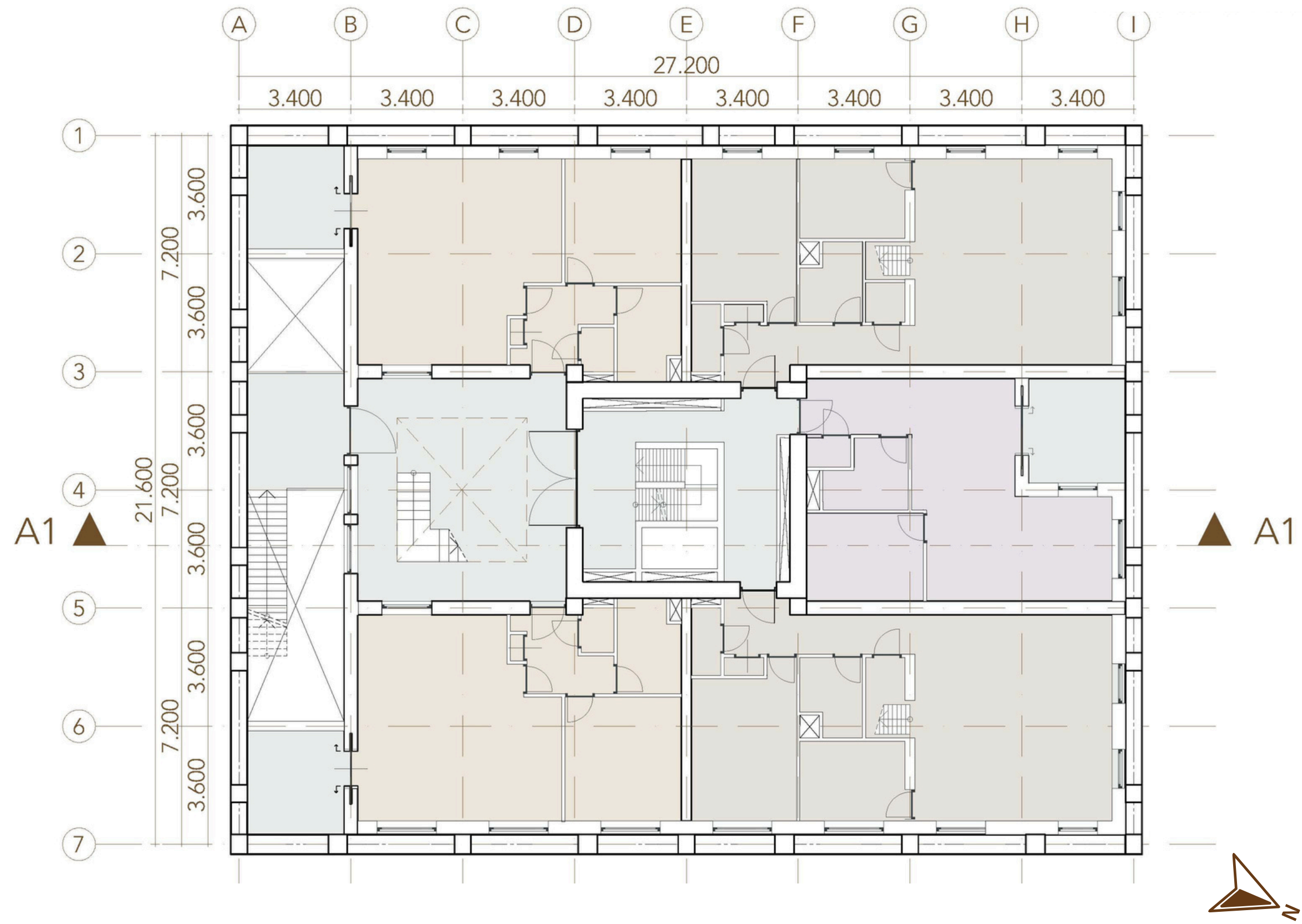
# GROUND FLOOR - 1:00



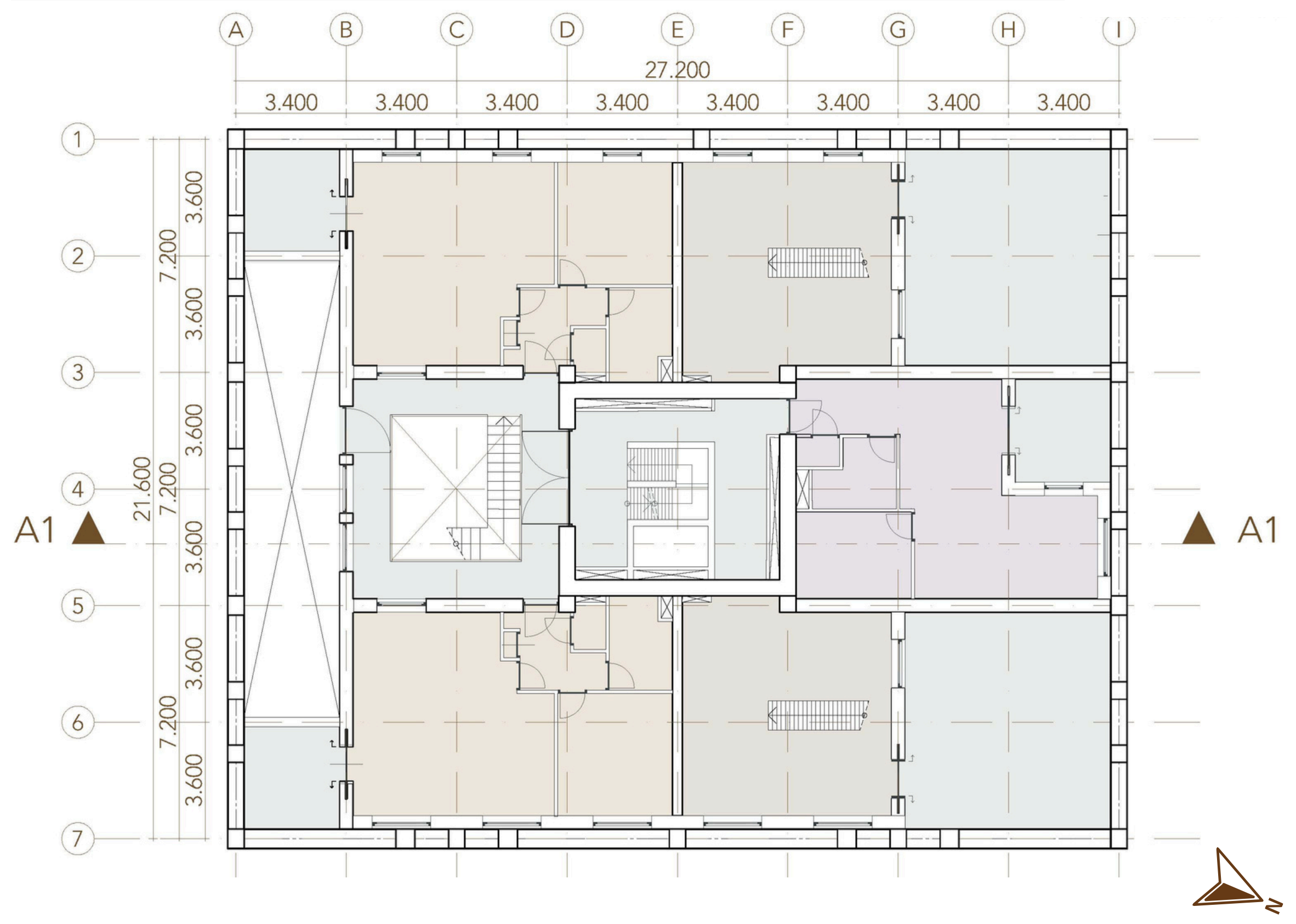
# FIRST FLOOR - 1:00



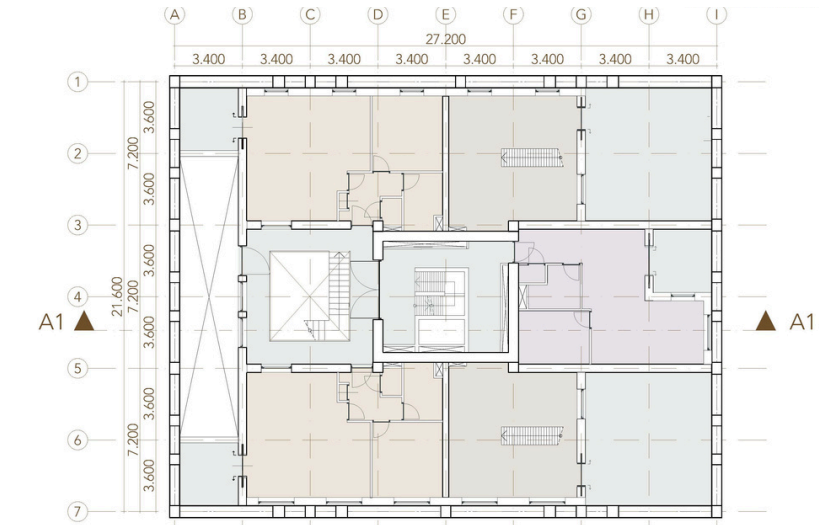
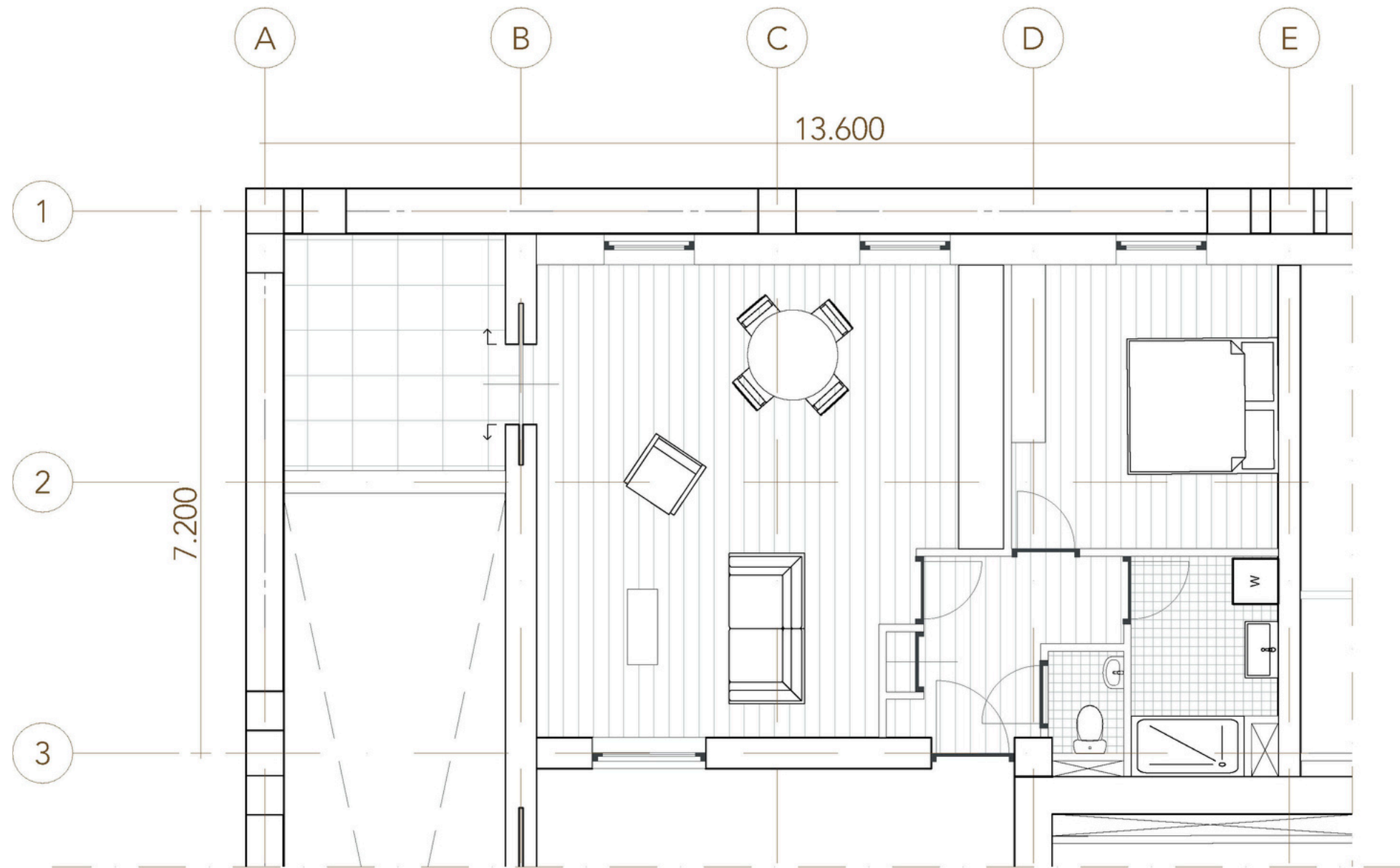
# SECOND FLOOR - 1:00



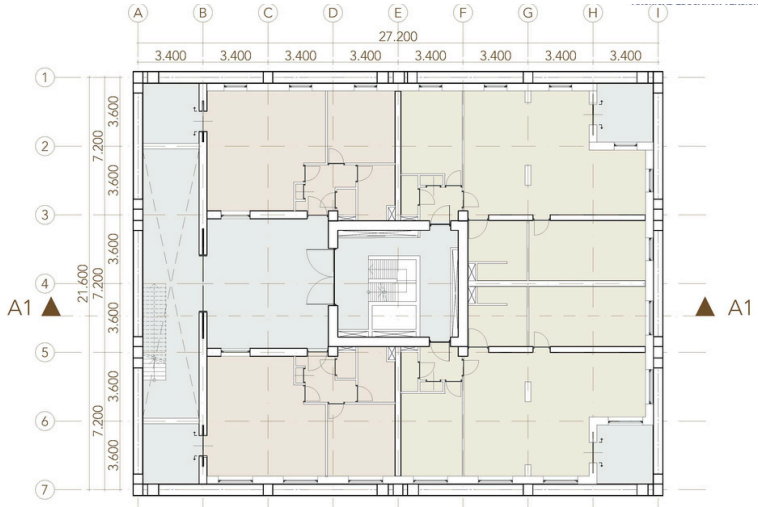
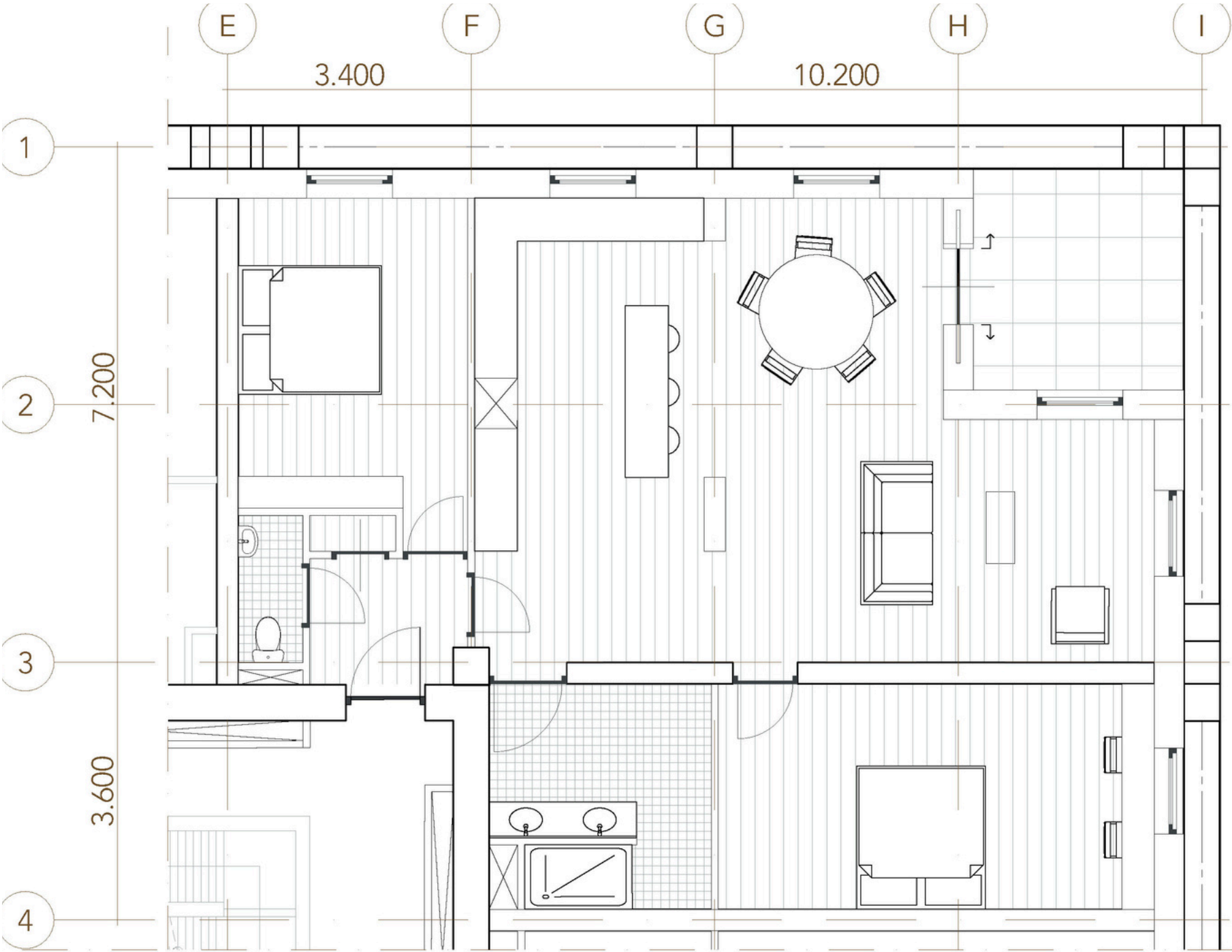
# THIRD FLOOR - 1:00



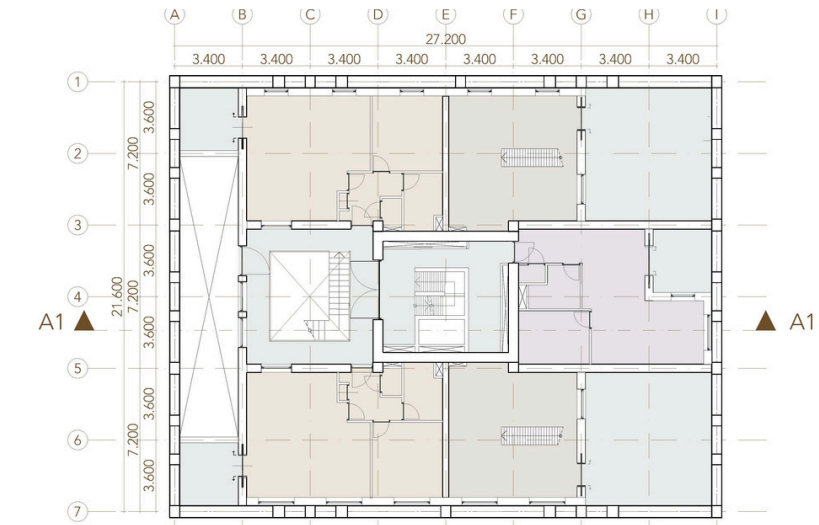
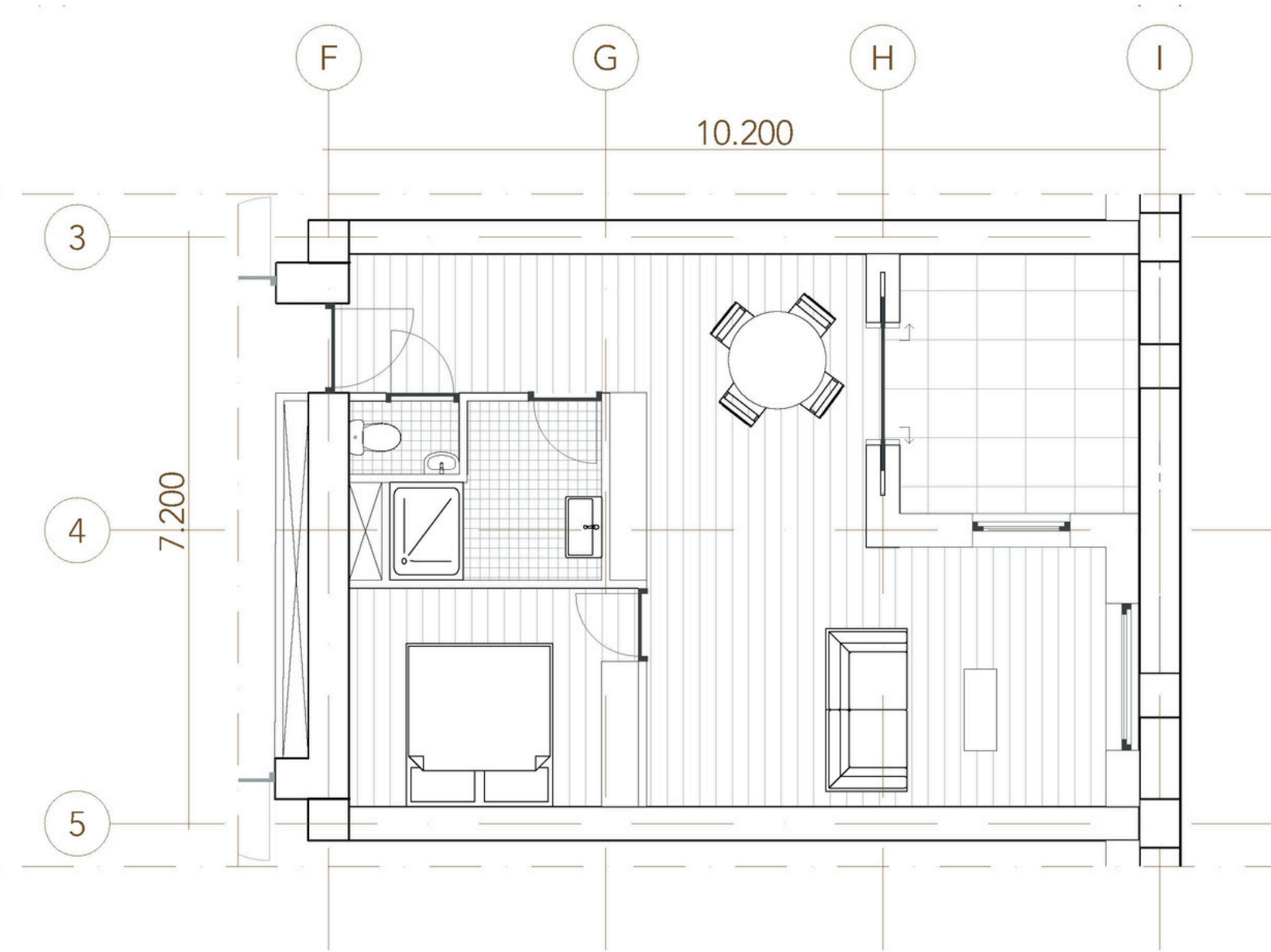
# DETAILED APARTMENT PLAN

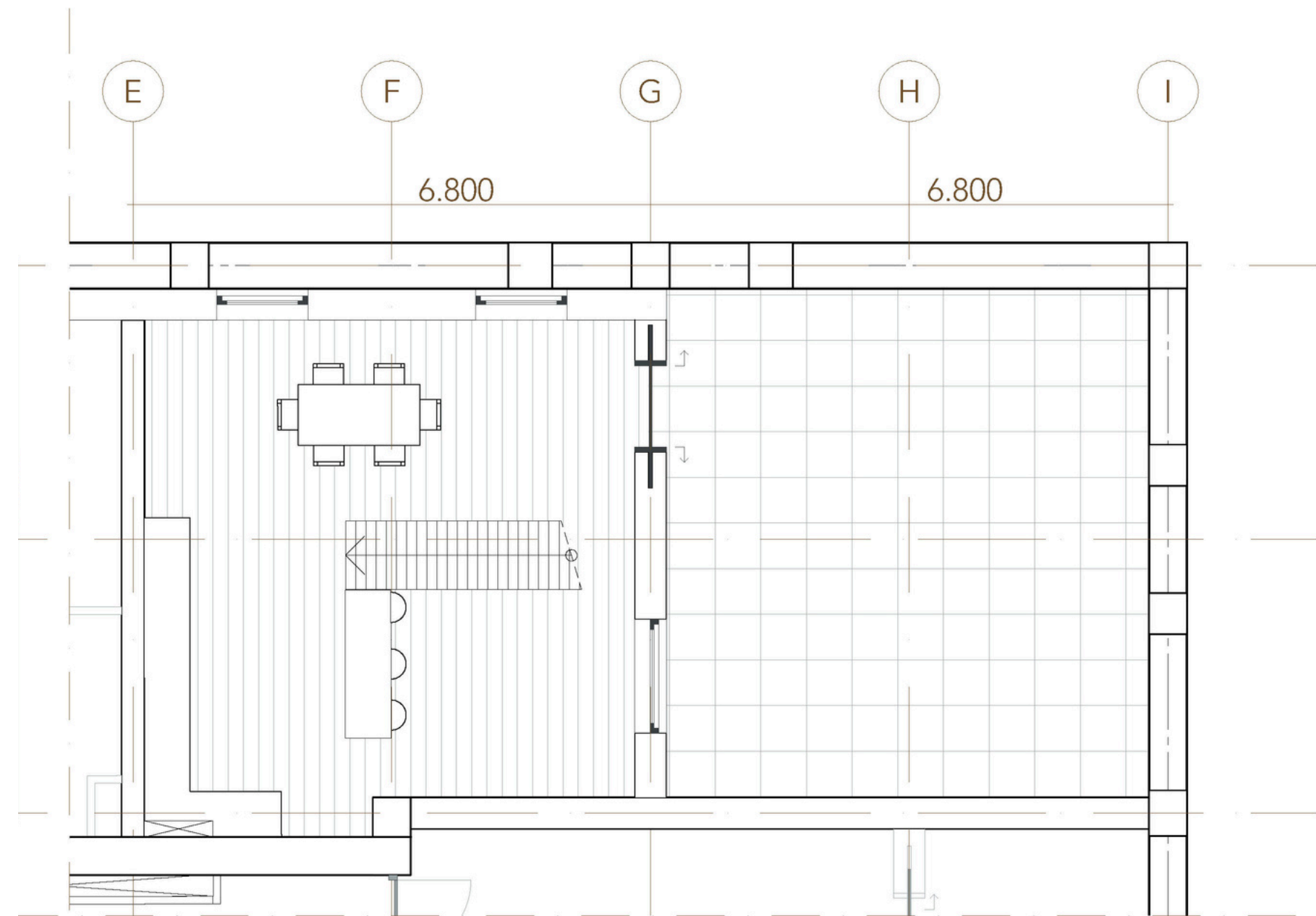
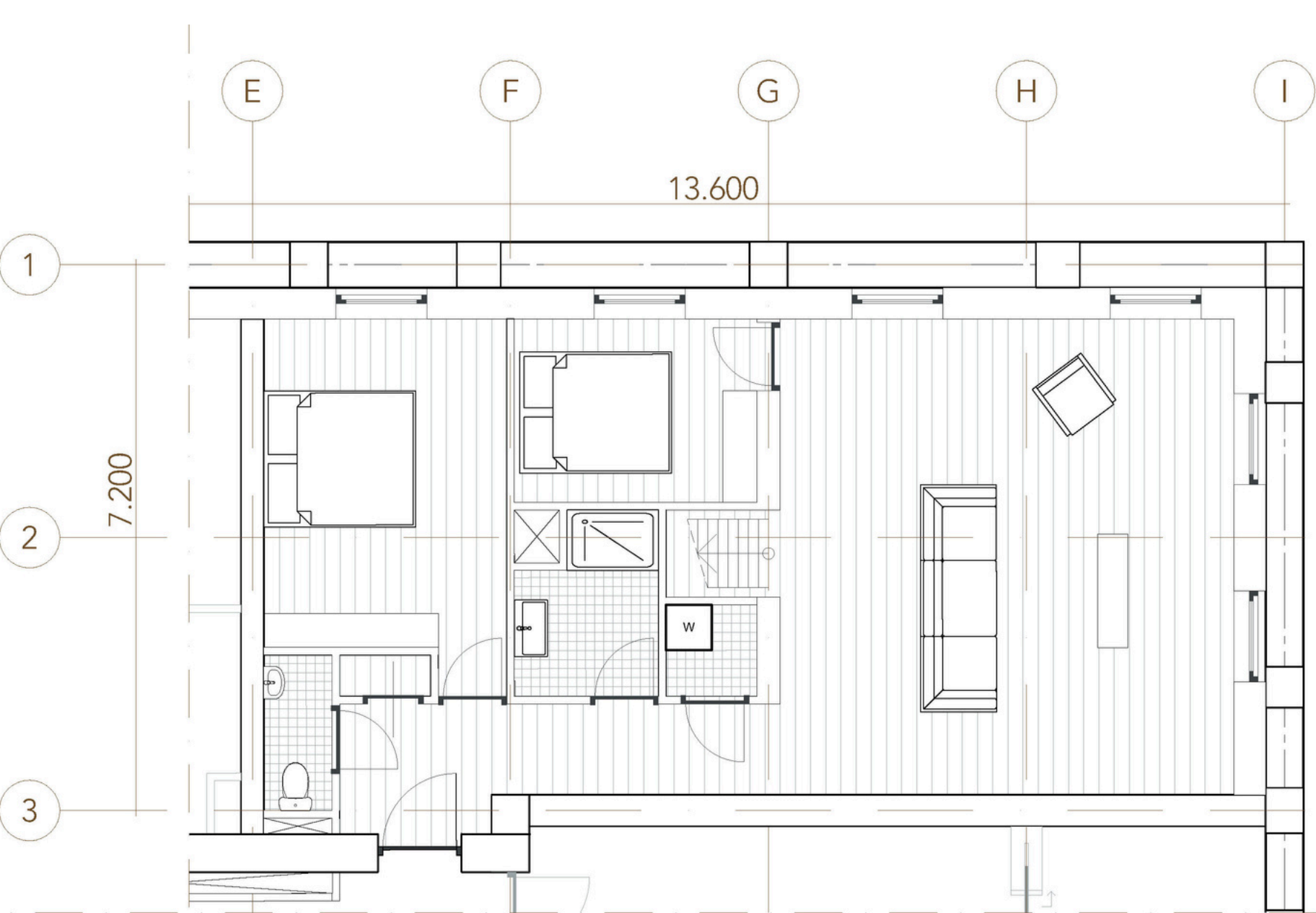


# DETAILED APARTMENT PLAN - FIRST FLOOR

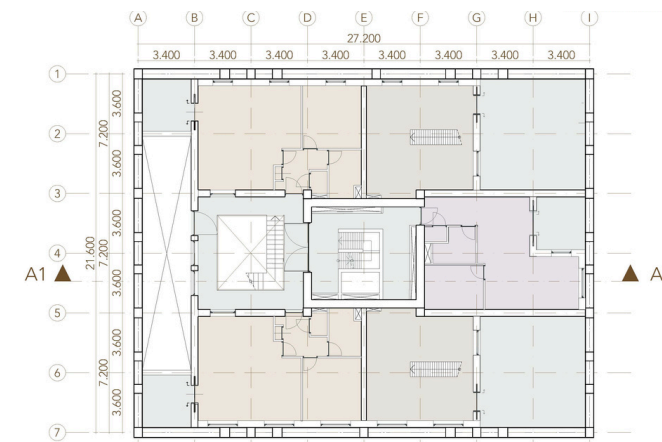


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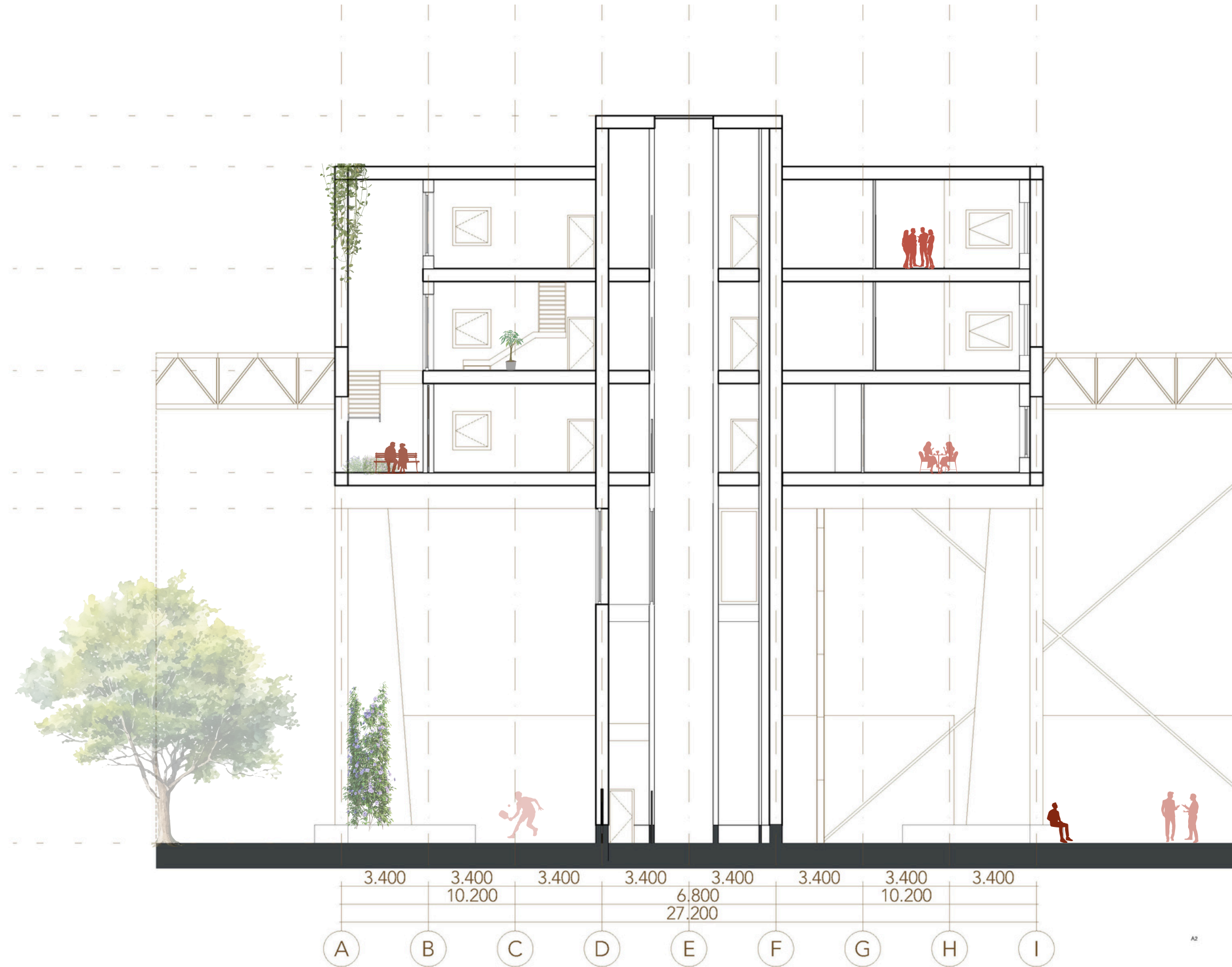




# DETAILED APARTMENT PLAN - THIRD FLOOR



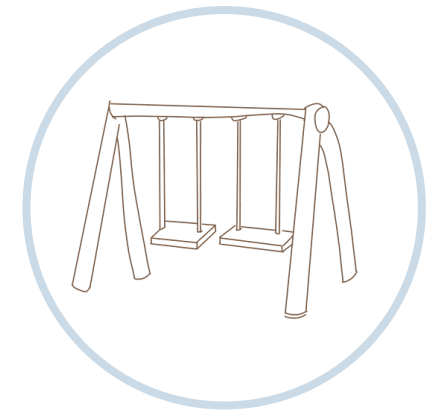
# SECTION A1 - 1:100



# SECTION 1:200



# DESIGN POSSIBILITIES FOR GROUND FLOOR PLAN



SPORT & RECREATION



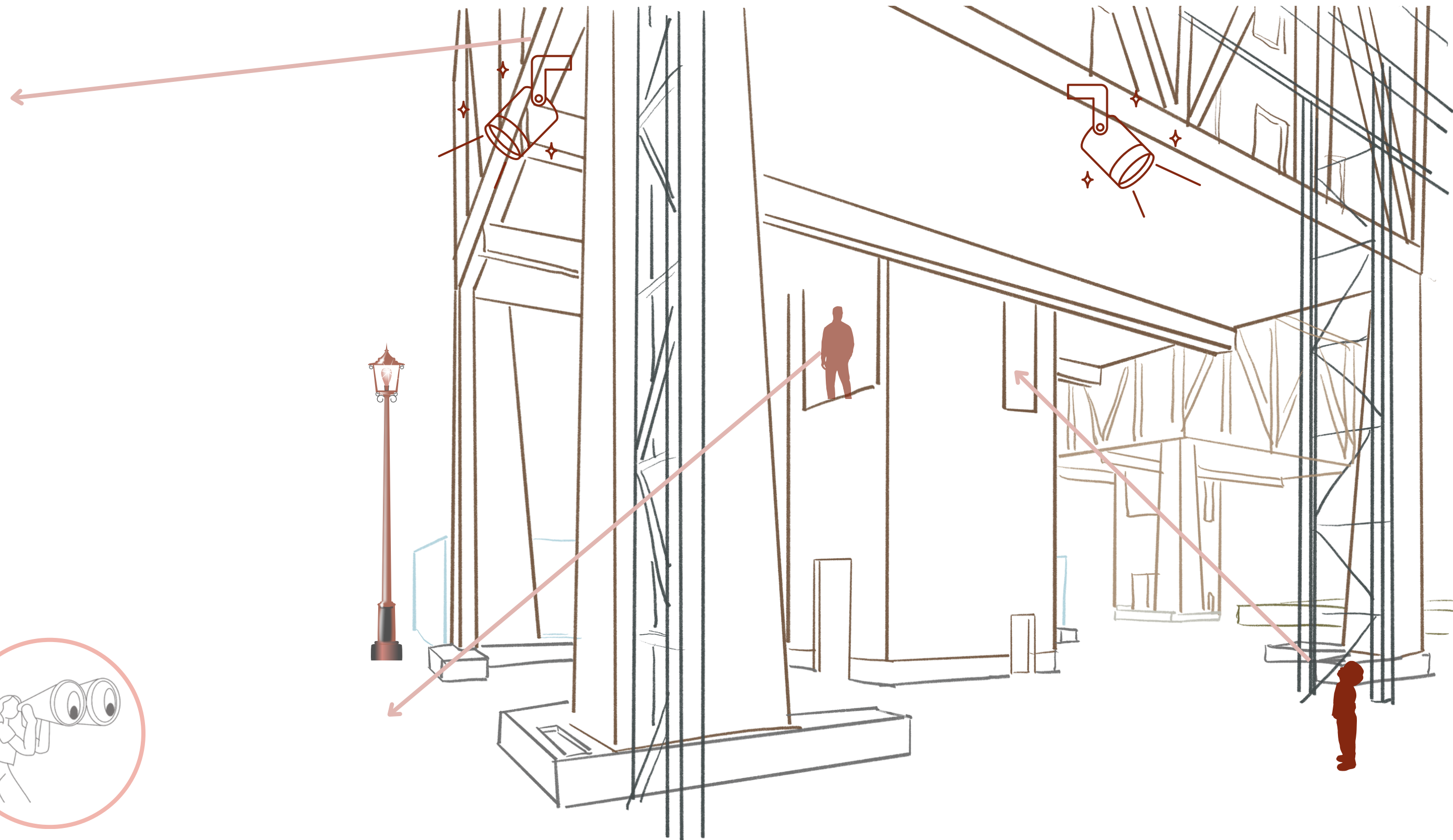
CONNECTING WITH GREENERY



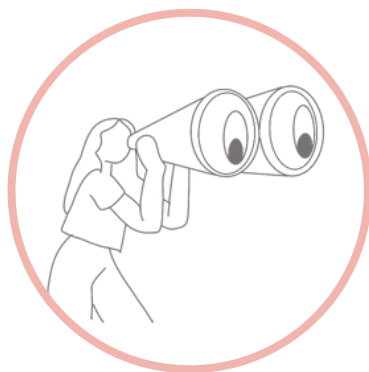
SMART CLIMATE STRATEGY



# DESIGN POSSIBILITIES FOR GROUND FLOOR PLAN

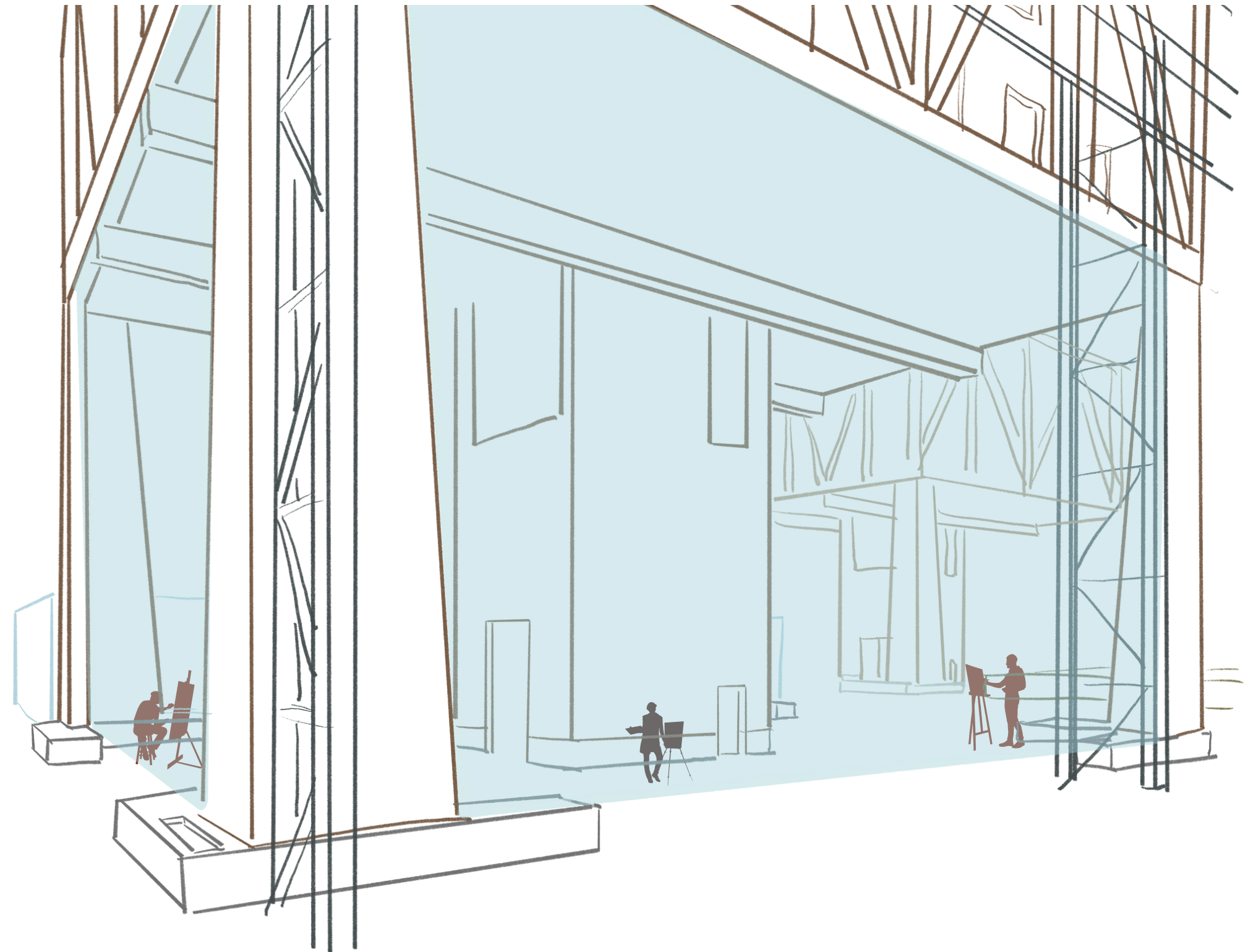


EYES ON THE STREET



# DESIGN POSSIBILITIES FOR GROUND FLOOR PLAN

WORK SPACES  
ATELIERS  
EXHIBITION HALL



# WATER SQUARE

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# WANDER AROUND

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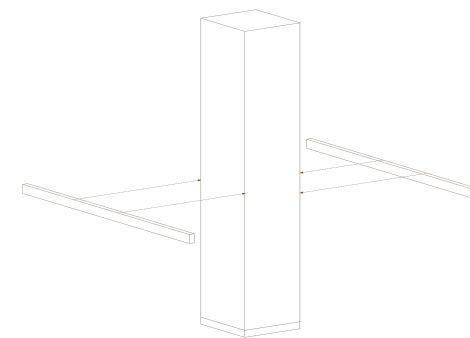
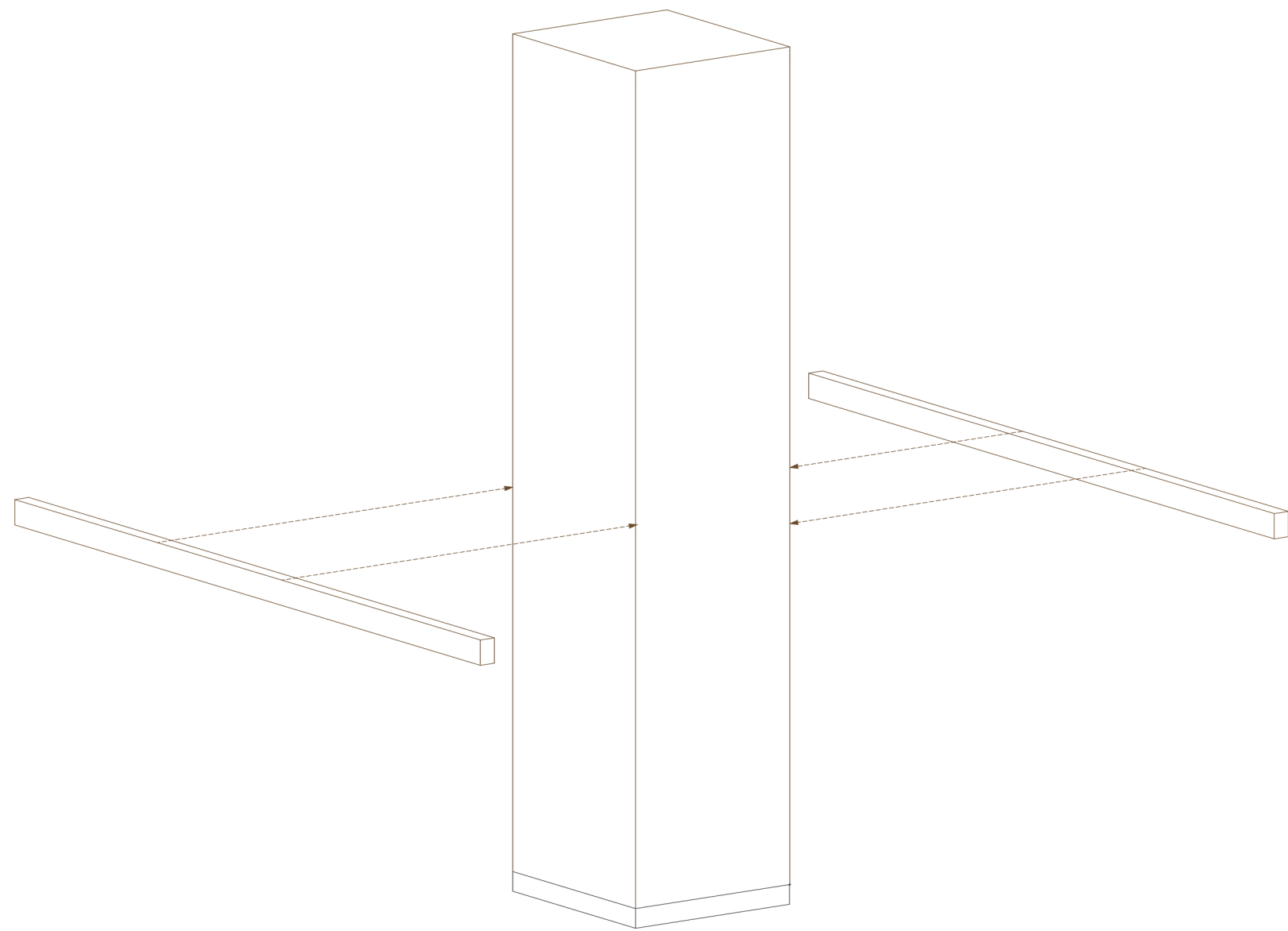


# CONNECTED



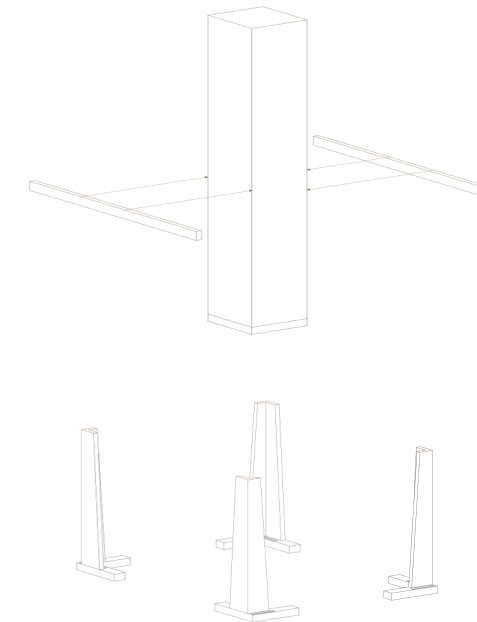
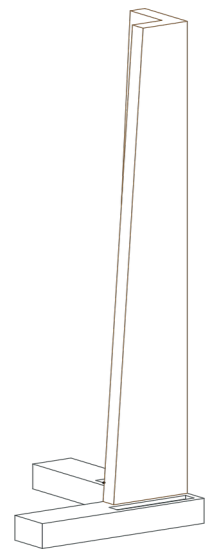
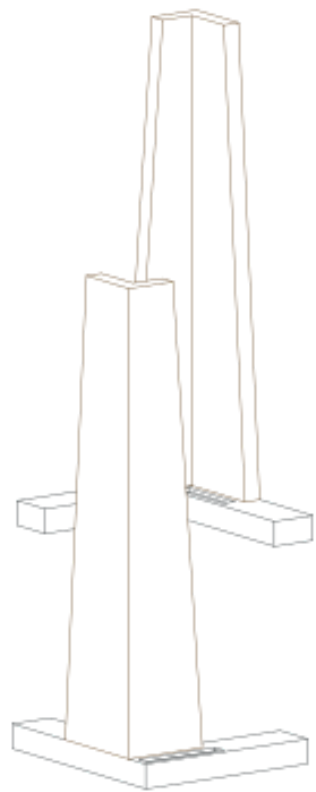
# THE ASSEMBLY: HOW IT'S BUILT

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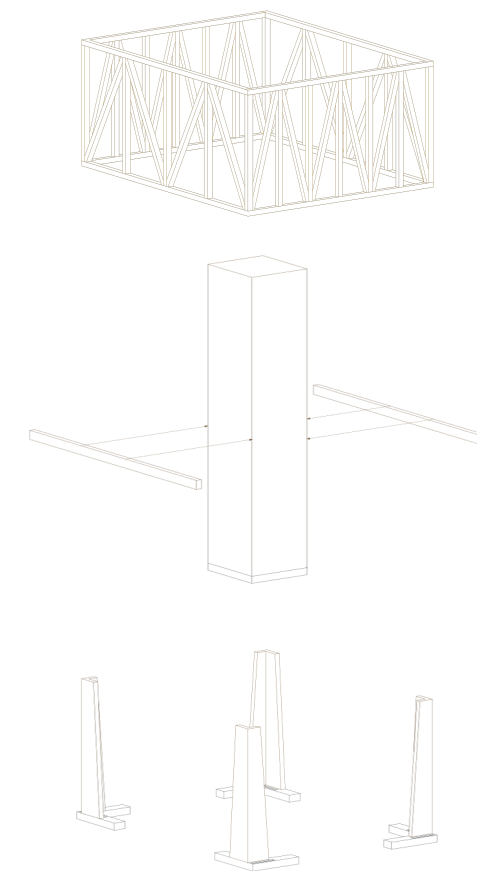
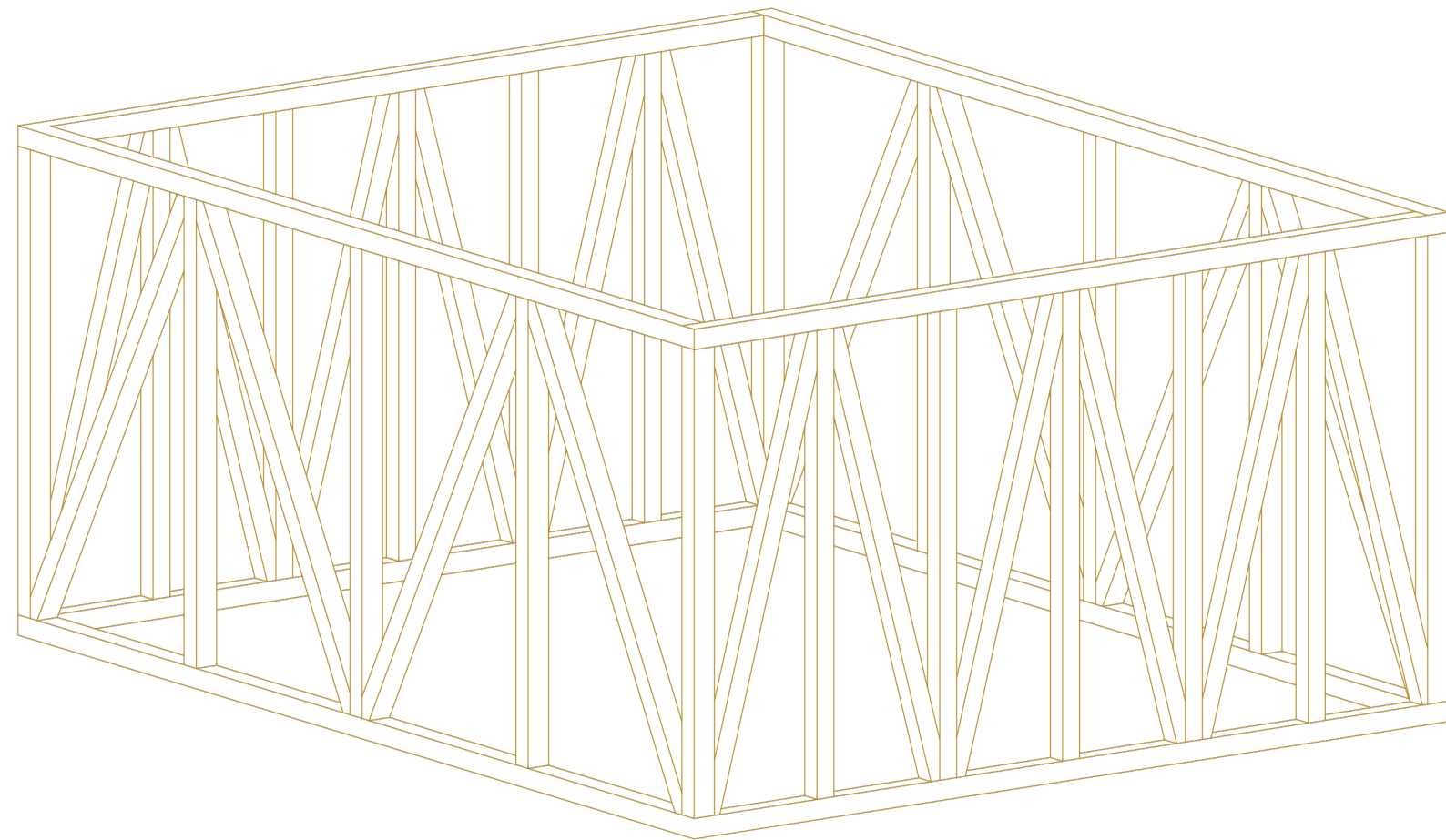


# THE ASSEMBLY: HOW IT'S BUILT

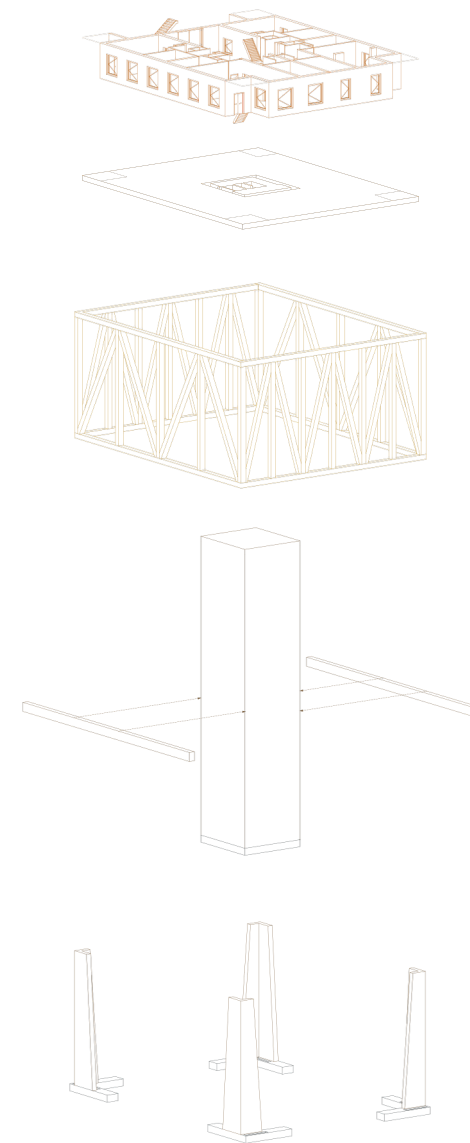
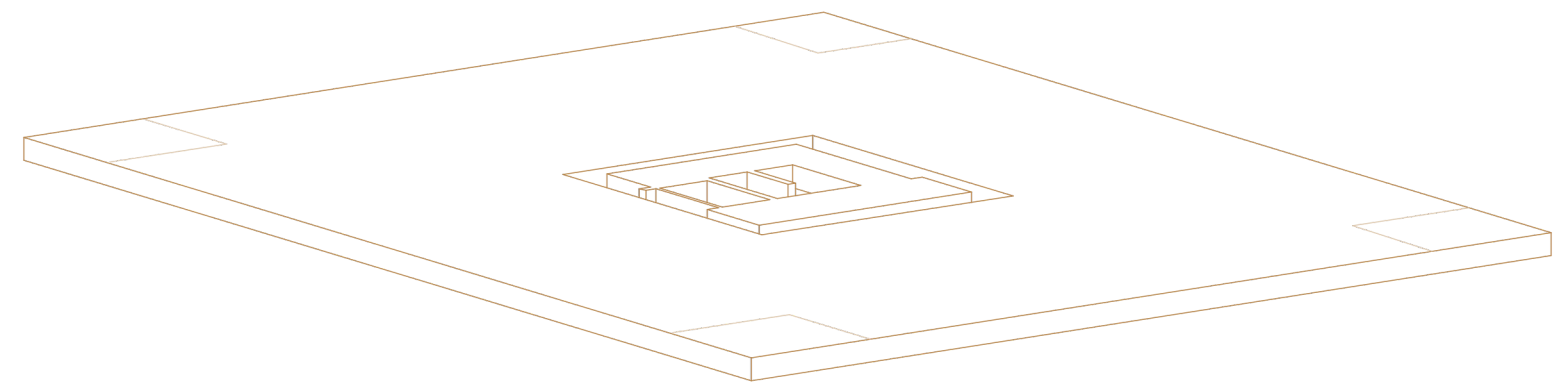
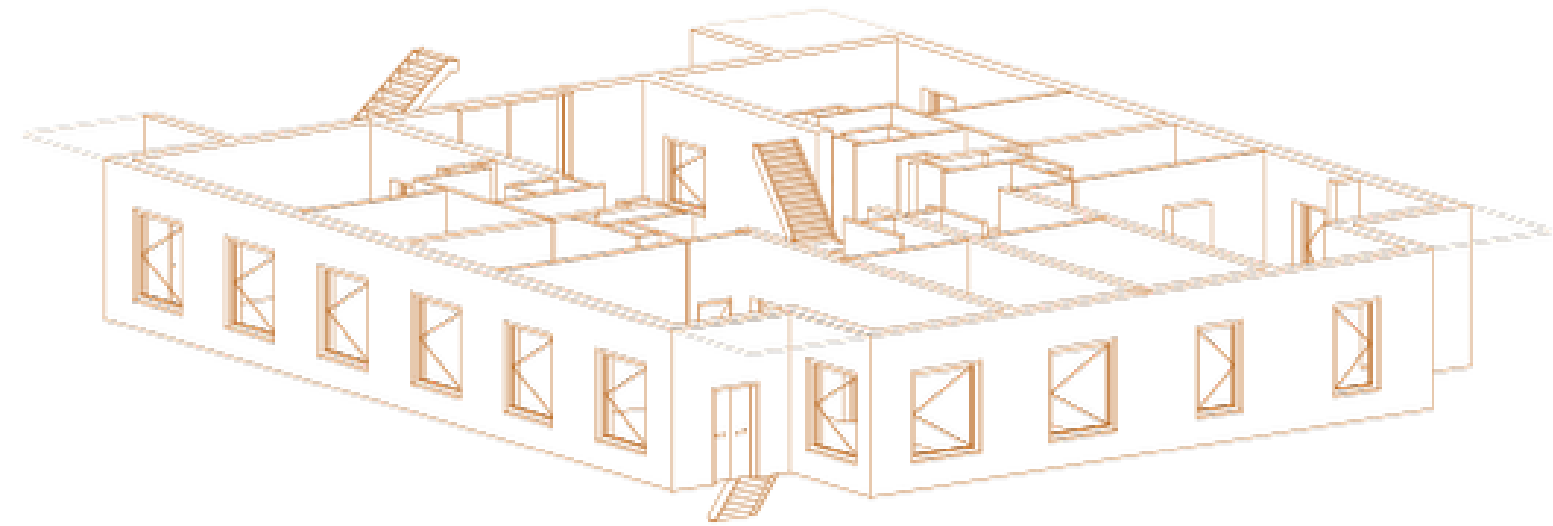
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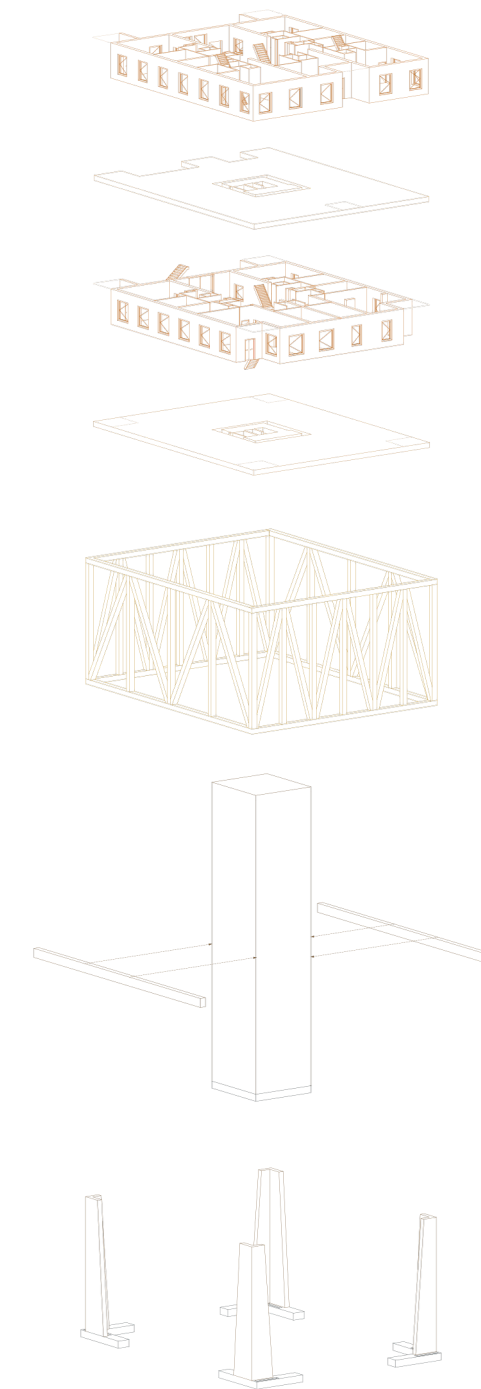
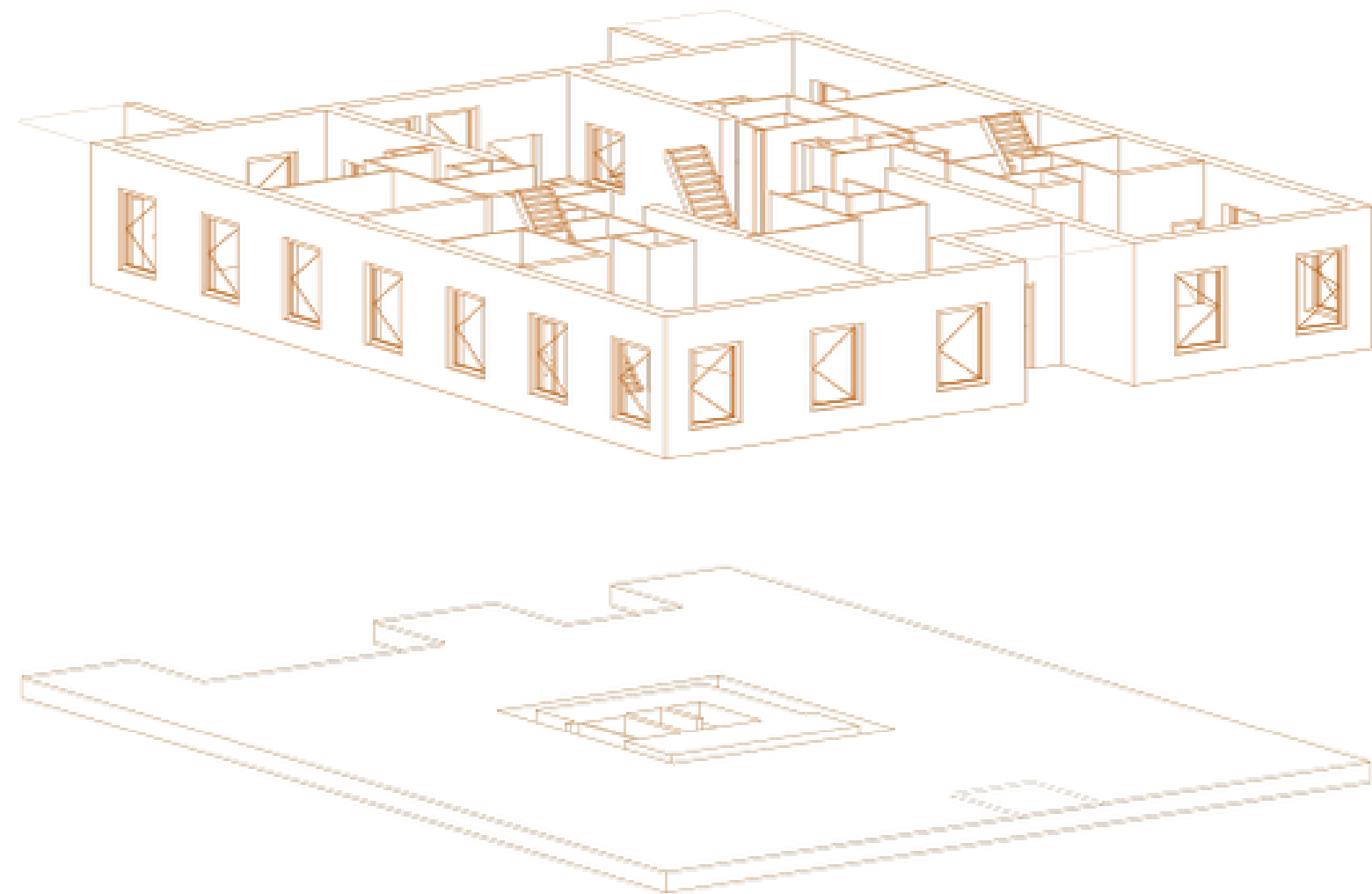
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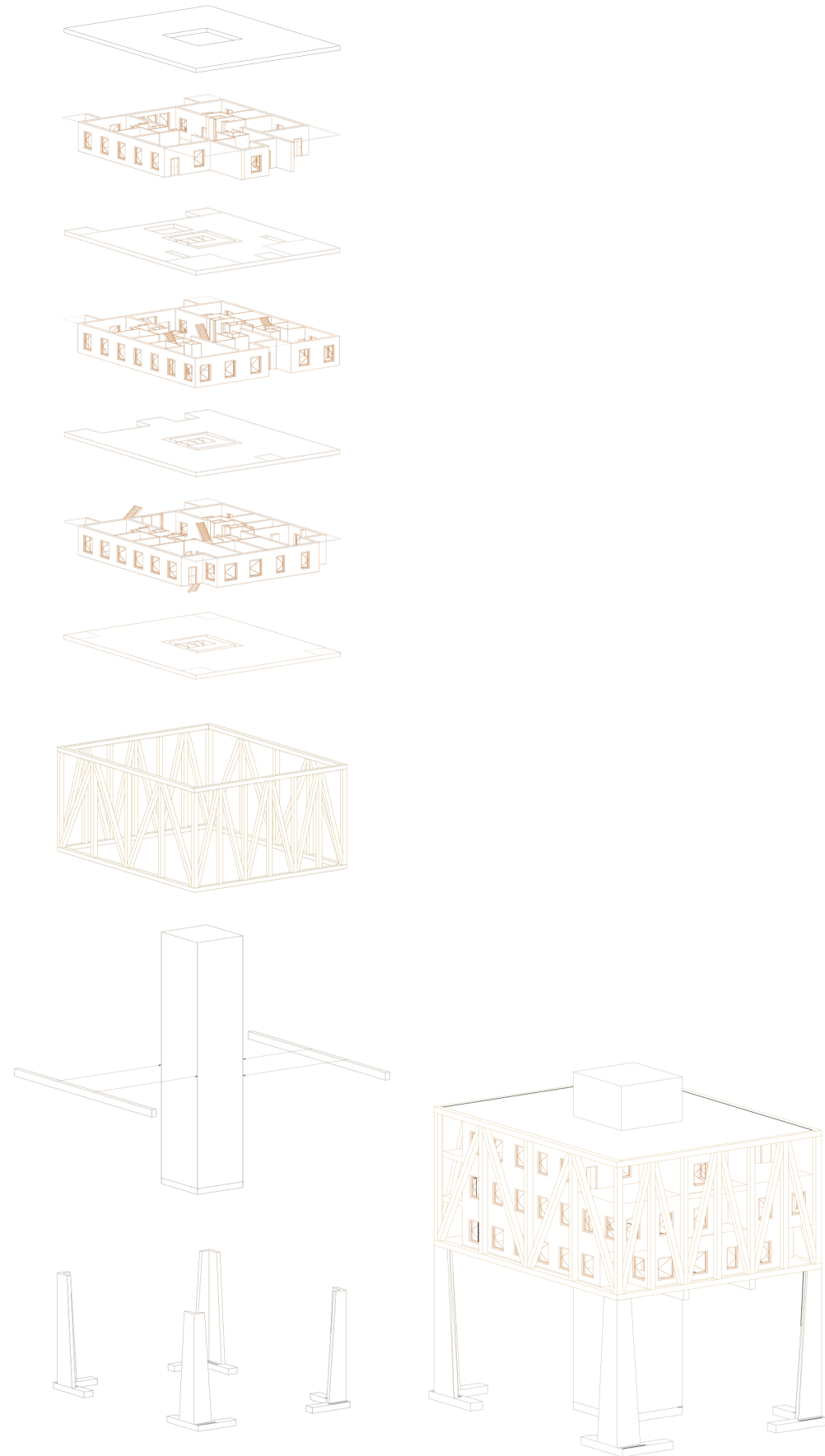
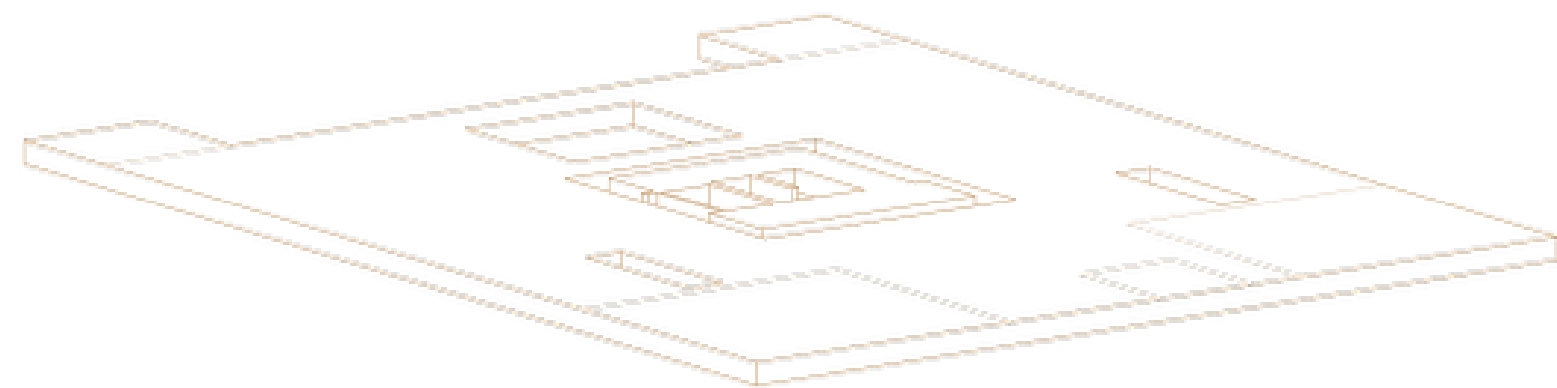
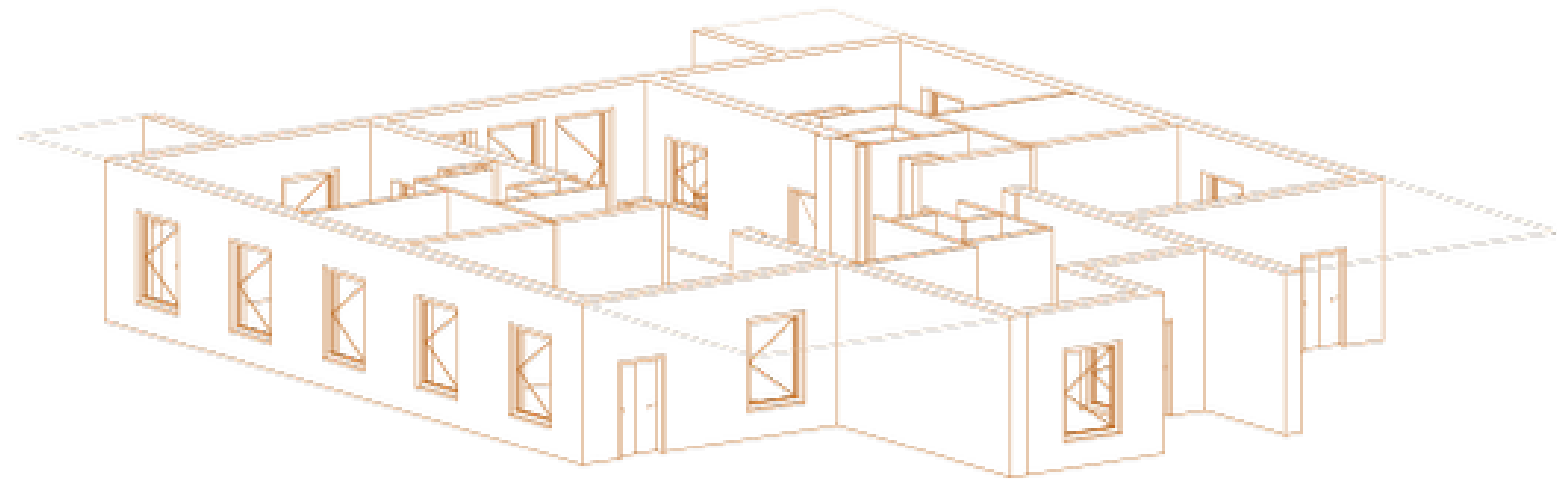
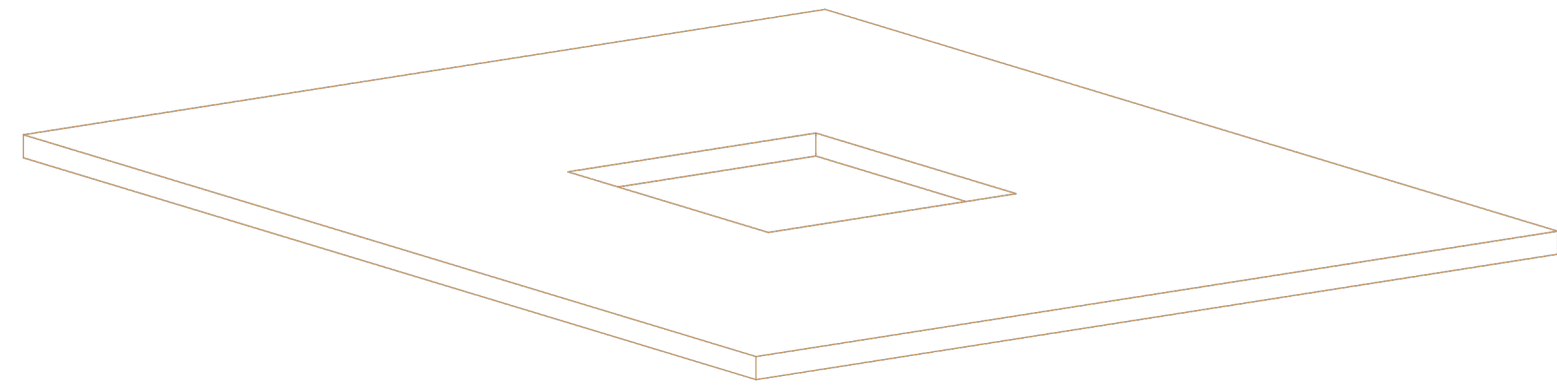
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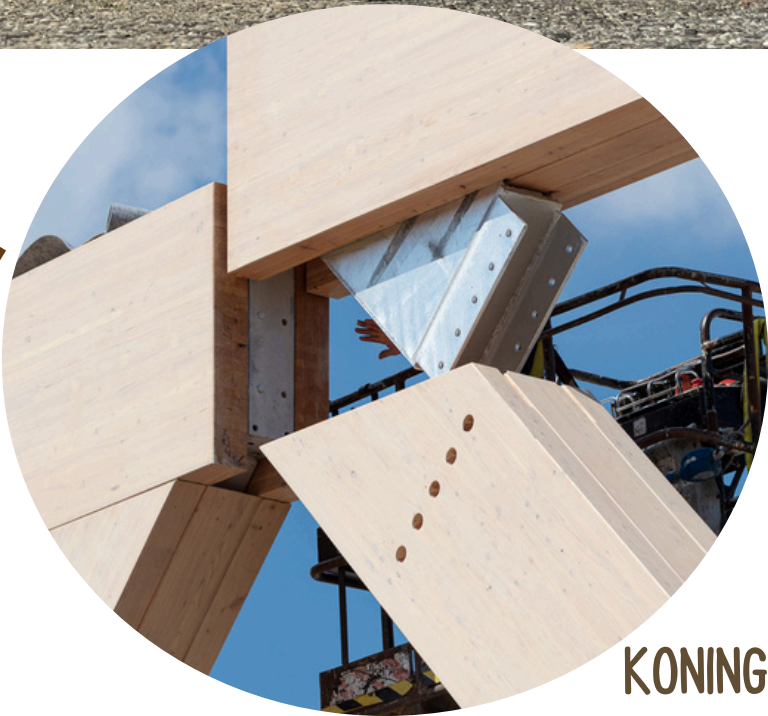
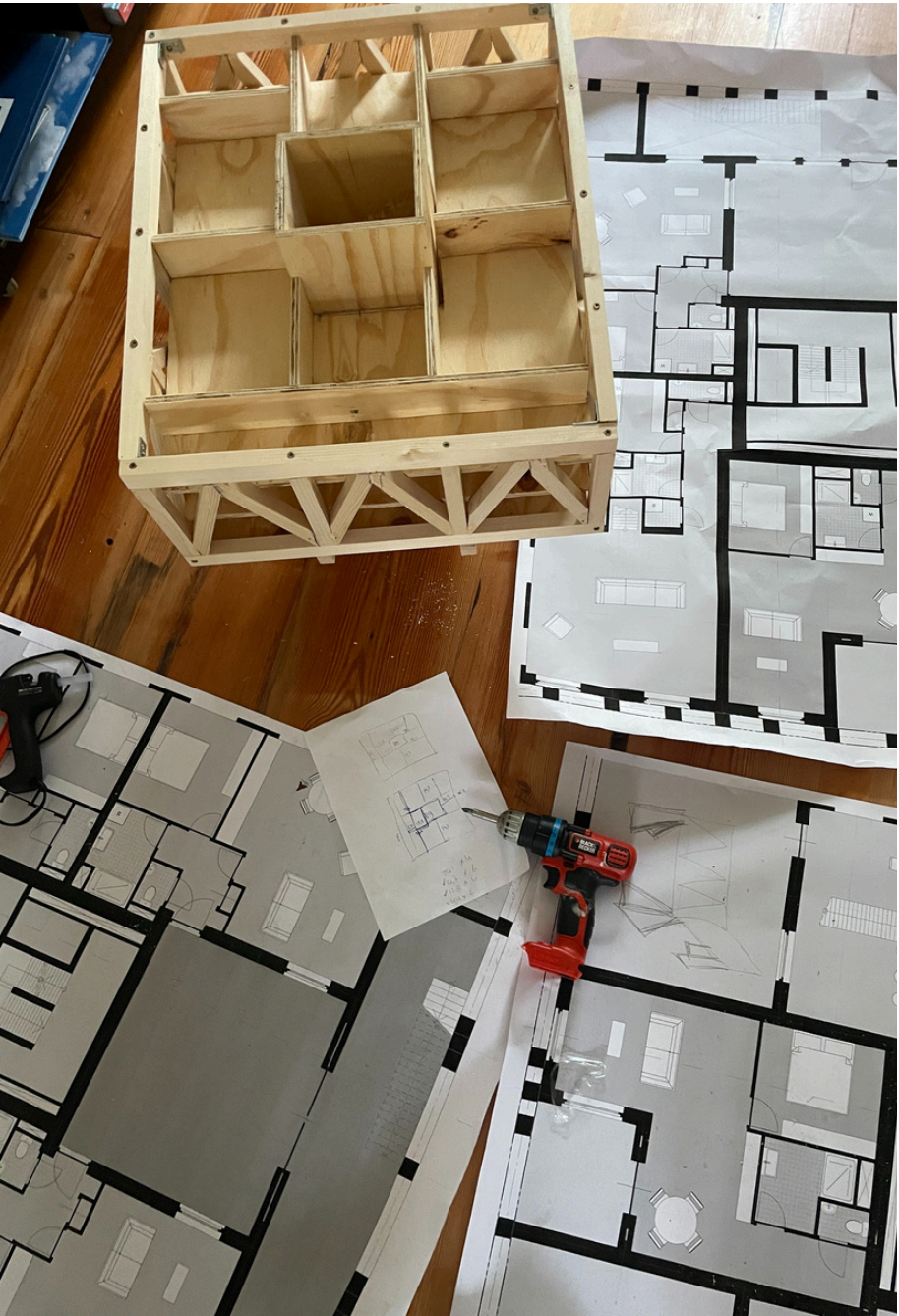
# THE ASSEMBLY: HOW IT'S BUILT



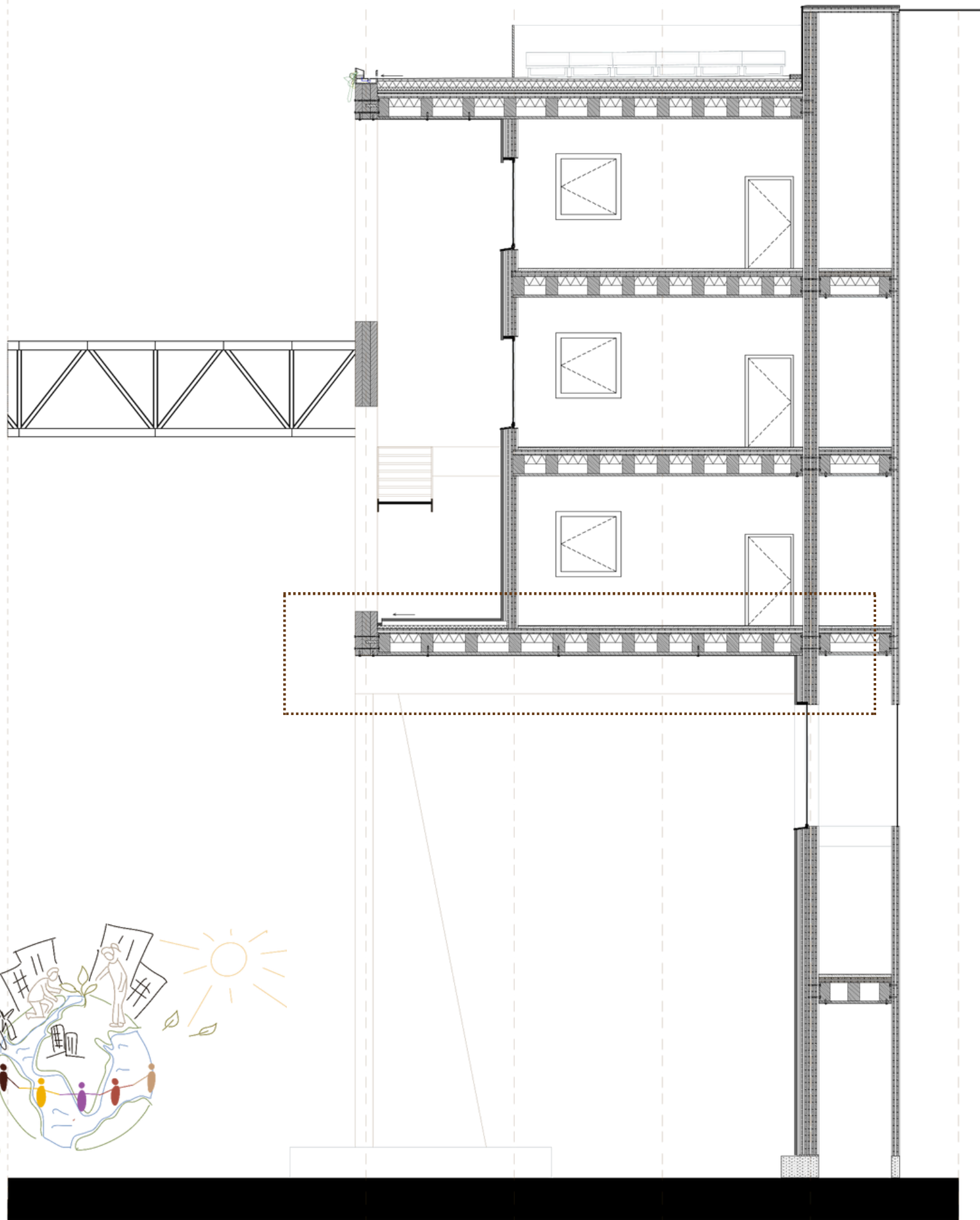
# THE ASSEMBLY: HOW IT'S BUILT



# MODEL 1:50

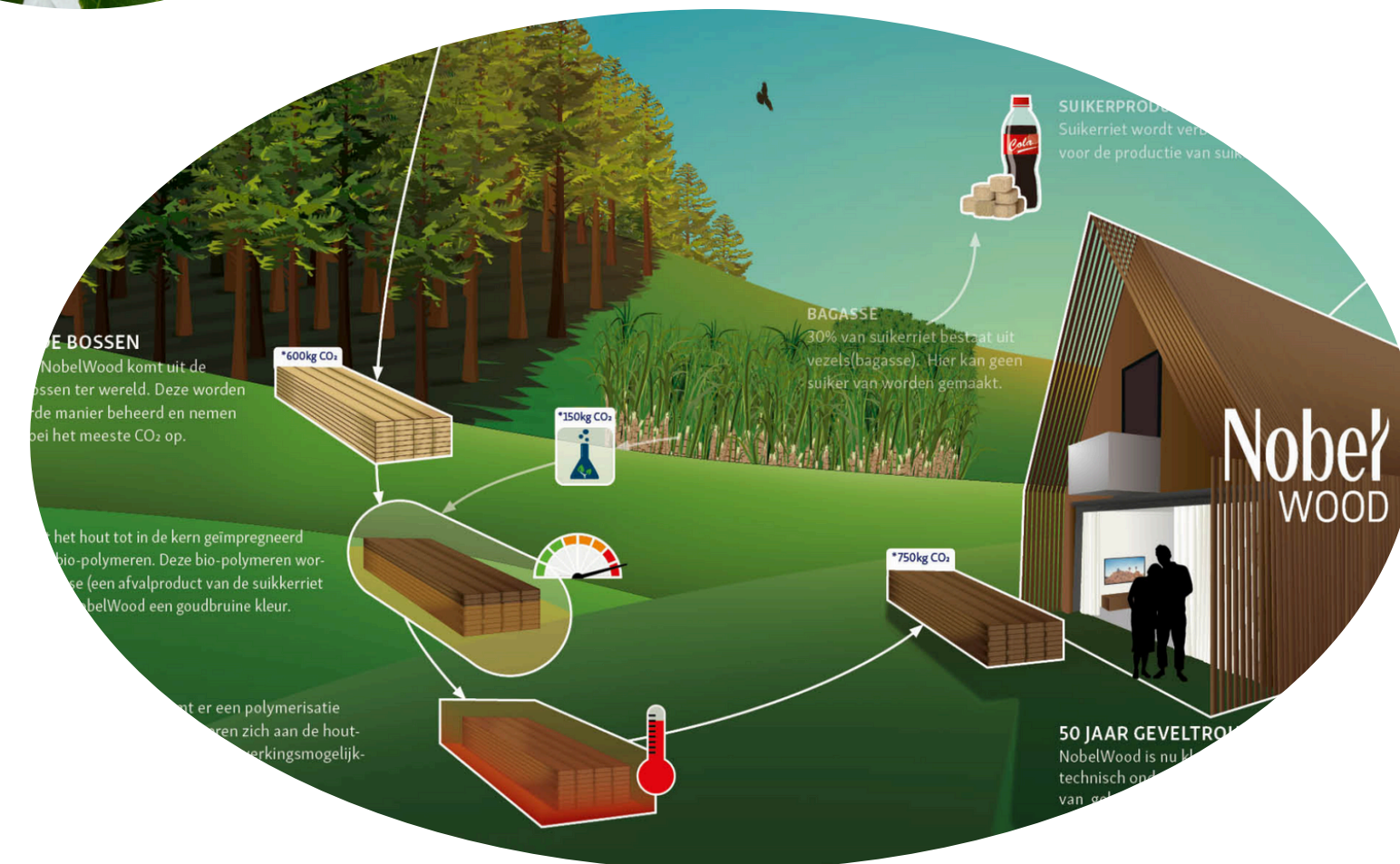


# FROM SECTION TO DETAIL- 1:20

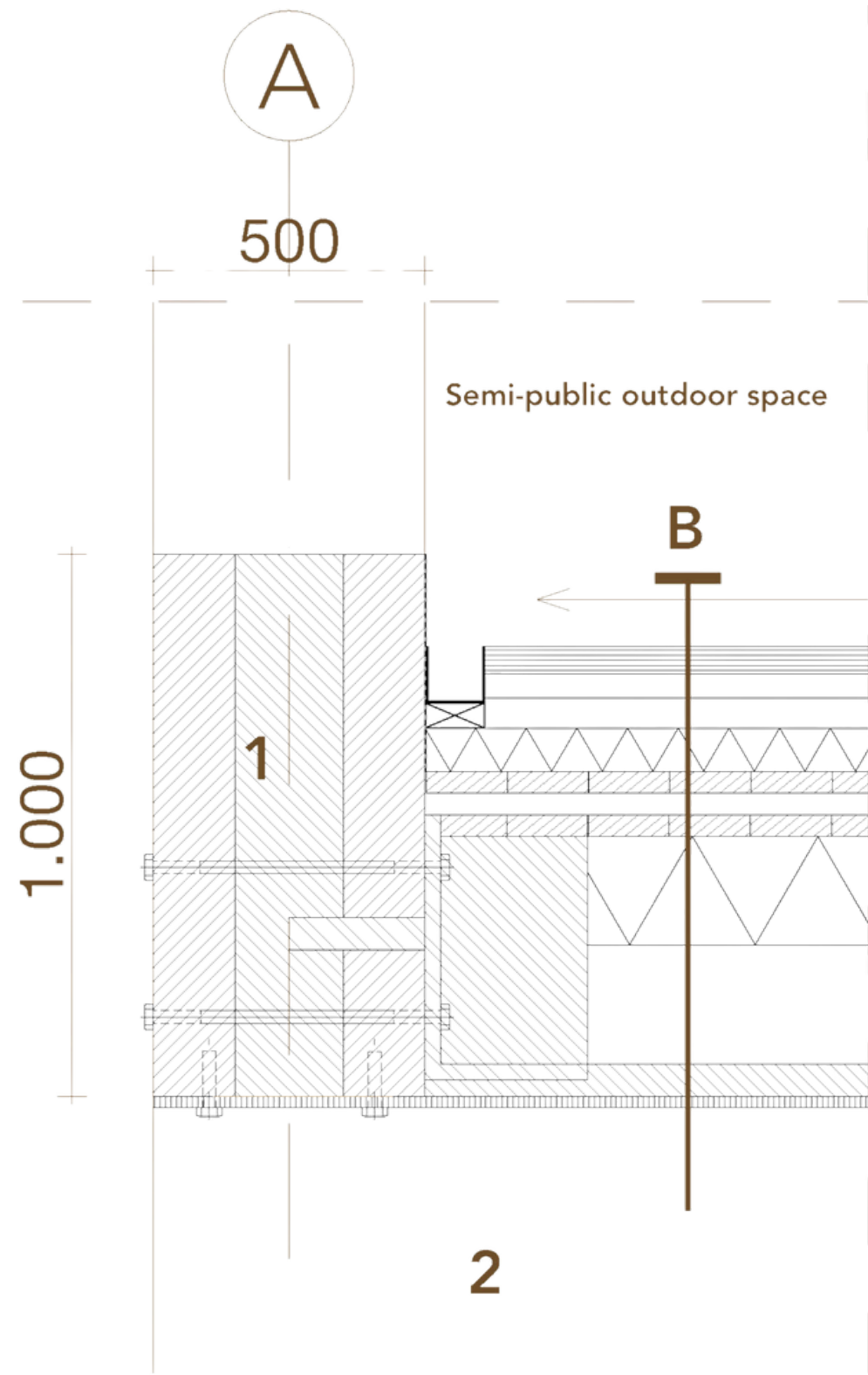


## TUNG OIL → GLULAM STRUCTURE

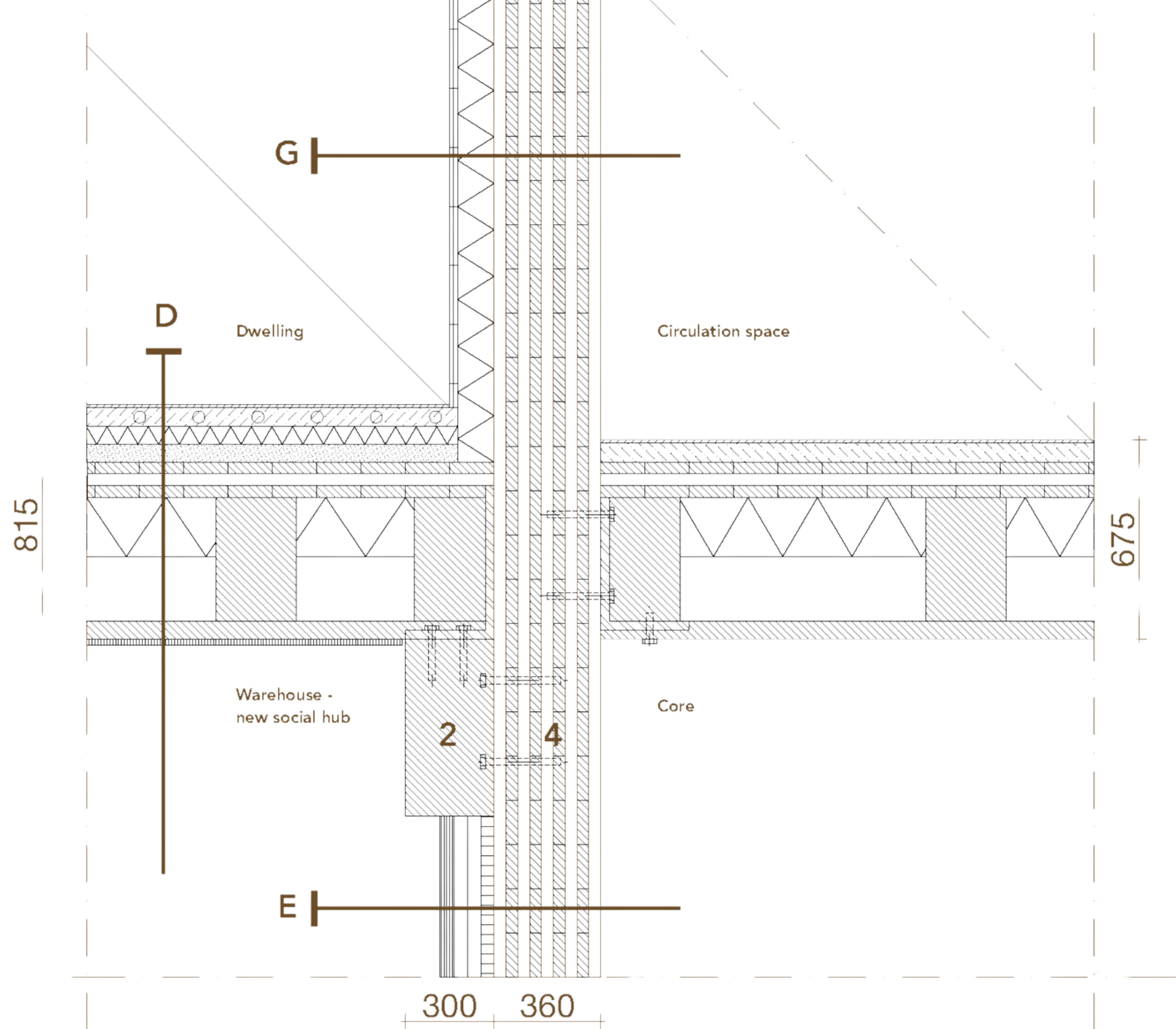
- Water-repellent
- UV-resistant
- Biobased and natural
- Flexible



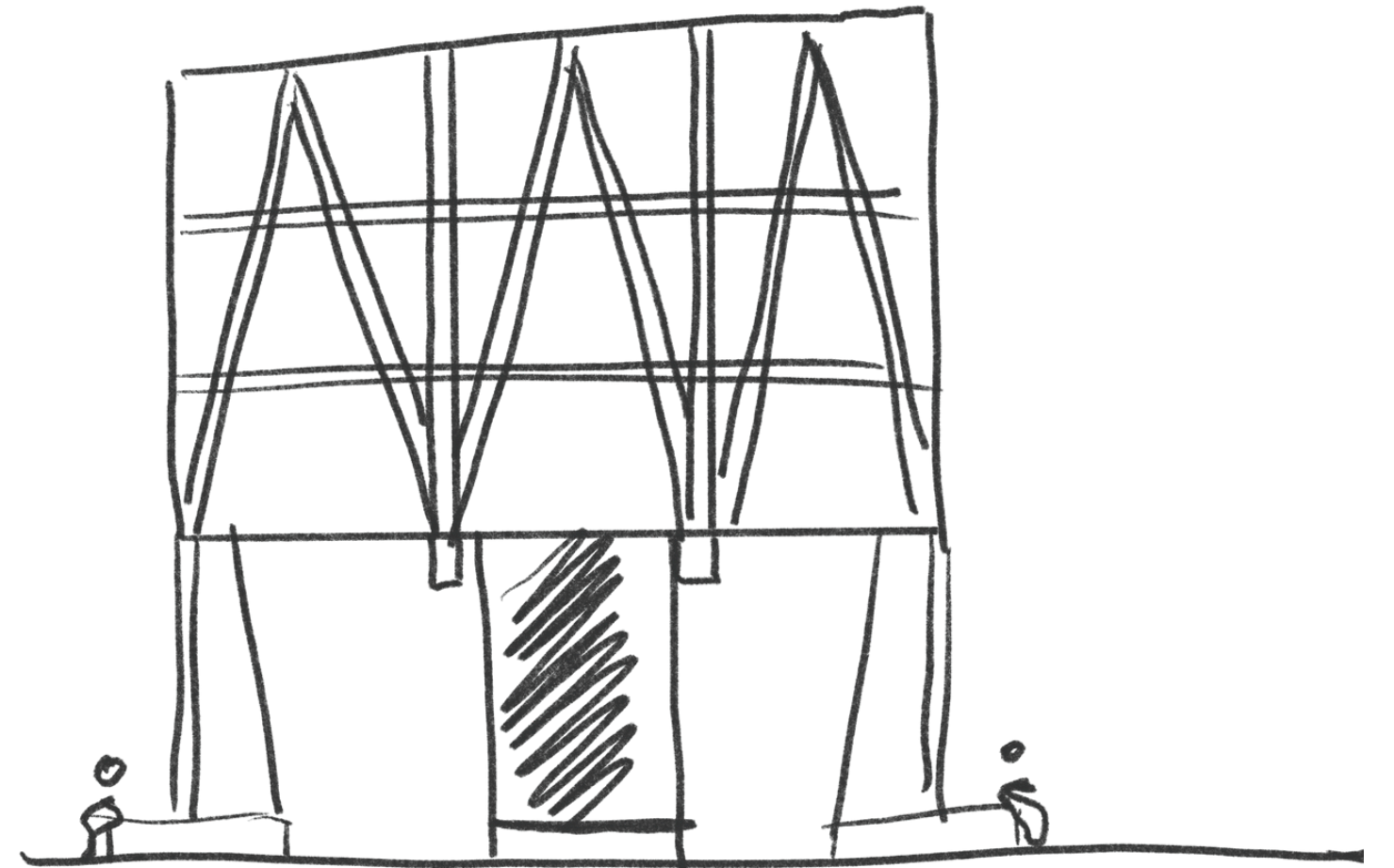
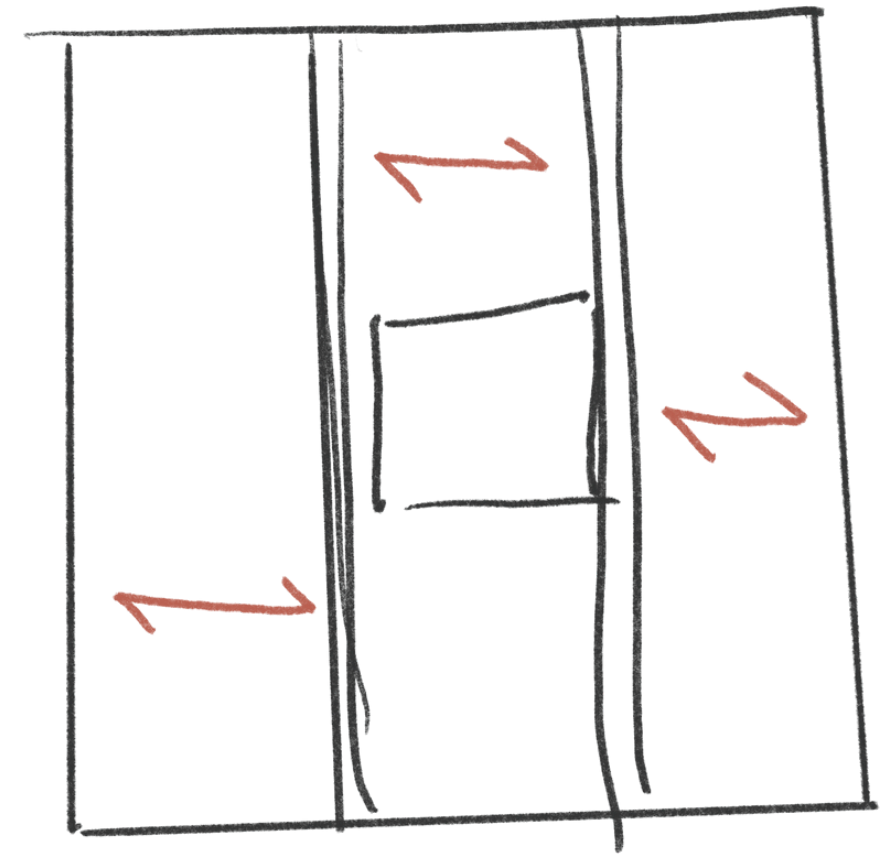
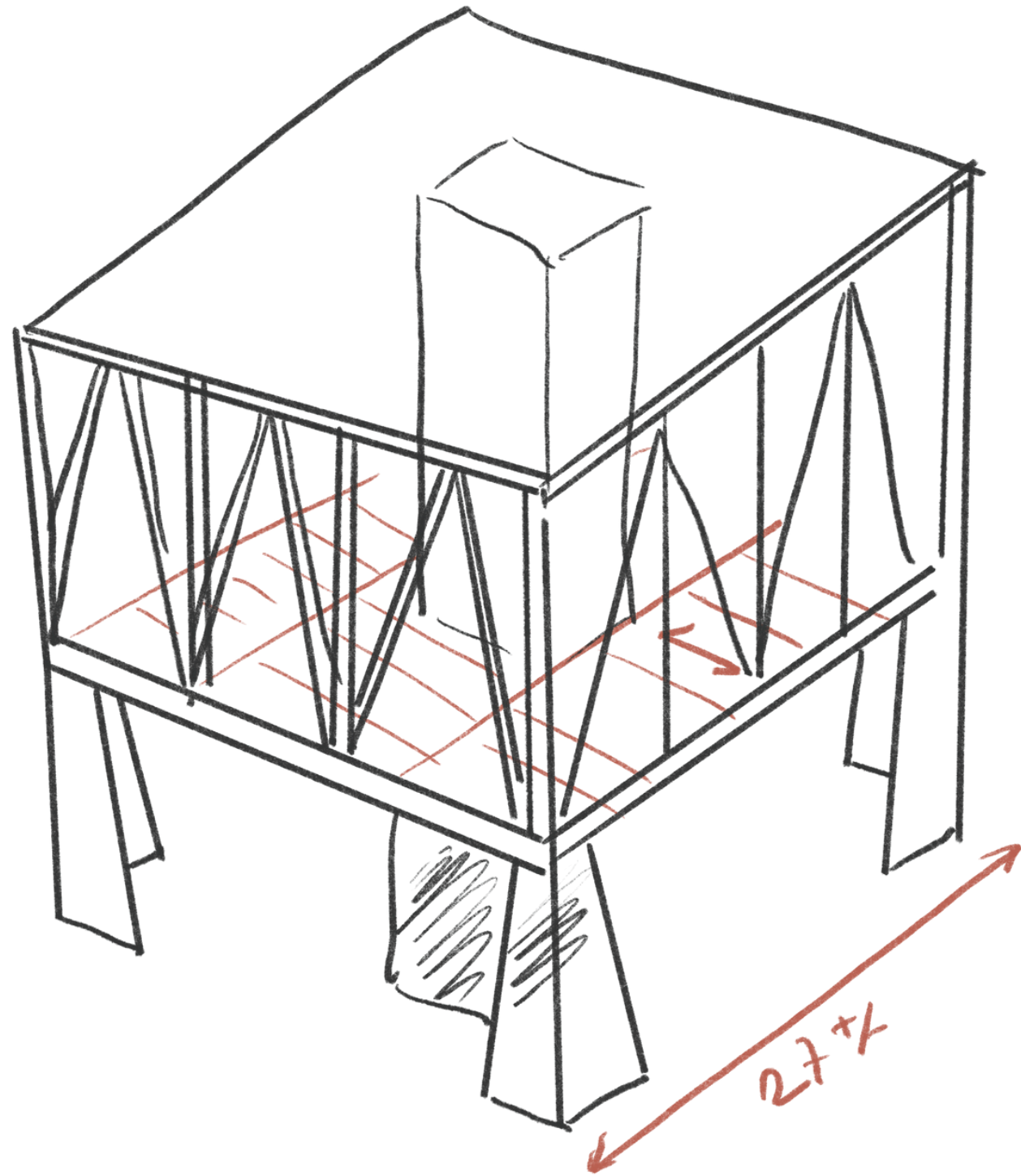
## EXTERNAL CLADDING → PROTECTION CLT



**DETAILS 1:10**



# FLOOR SPANNING DIRECTION





# ROOF DETAIL WITH CLIMATE ADAPTATION FEATURES

## V01 - 1:10

1. GLULAM 1000x500 mm - main cross structure

### A. Roof structure

(Solar panel)

100 mm vegetation

40 mm drainage element

waterproof membrane

150 mm Hennep isolation

60 mm Hennep isolation

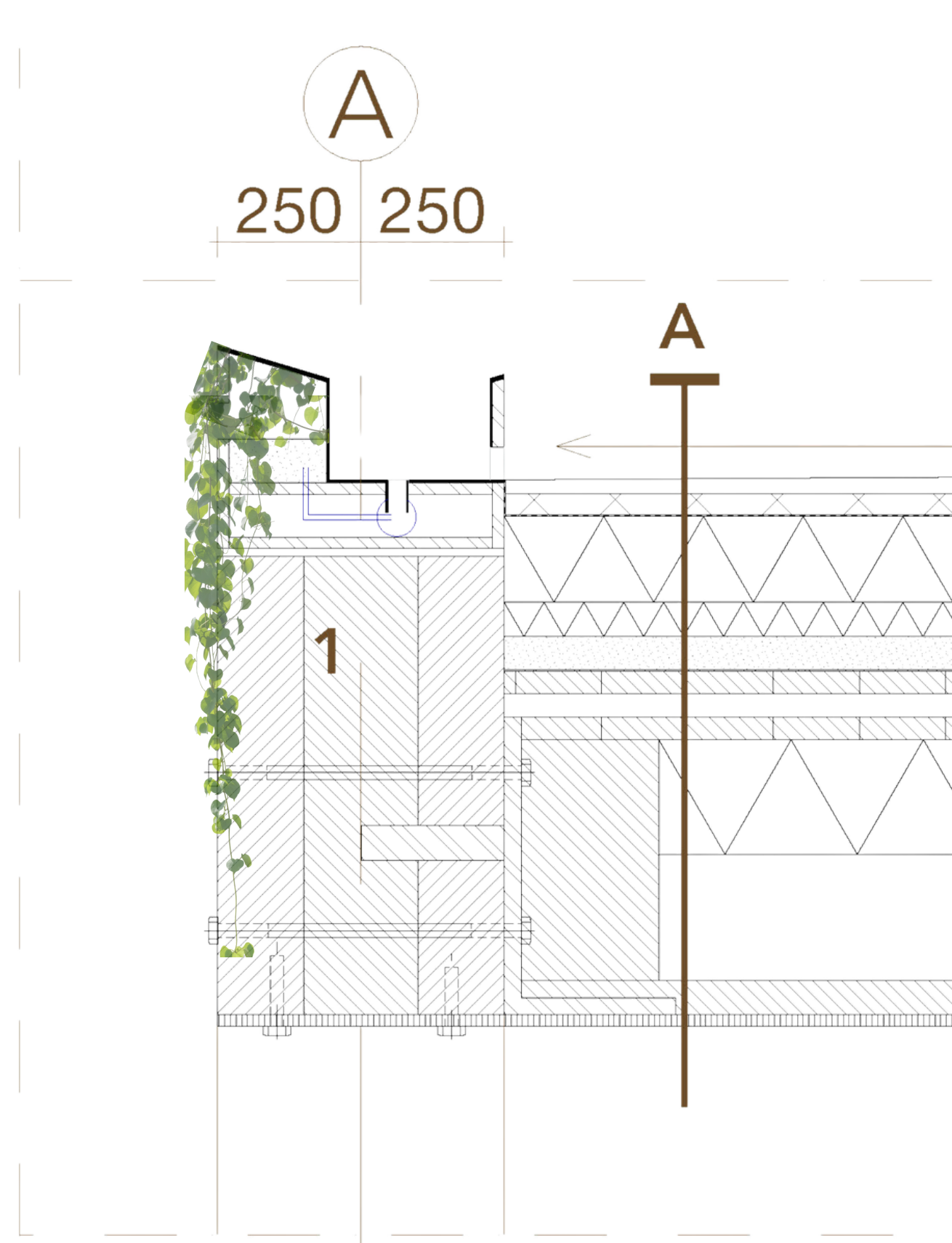
60 mm bonded chipping fill

vapour bariär

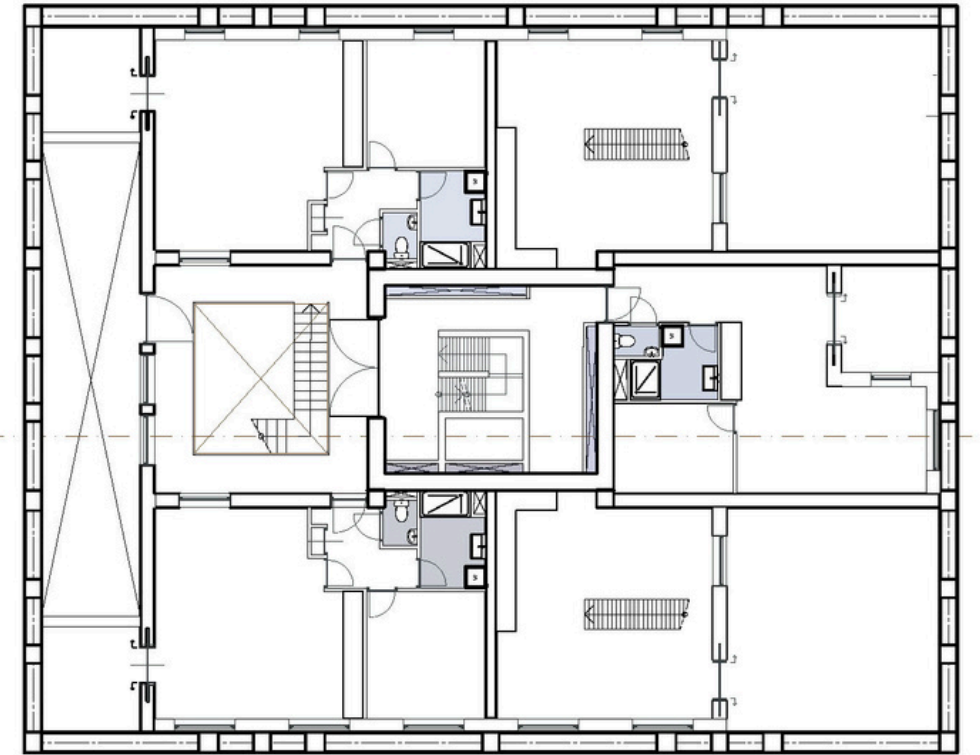
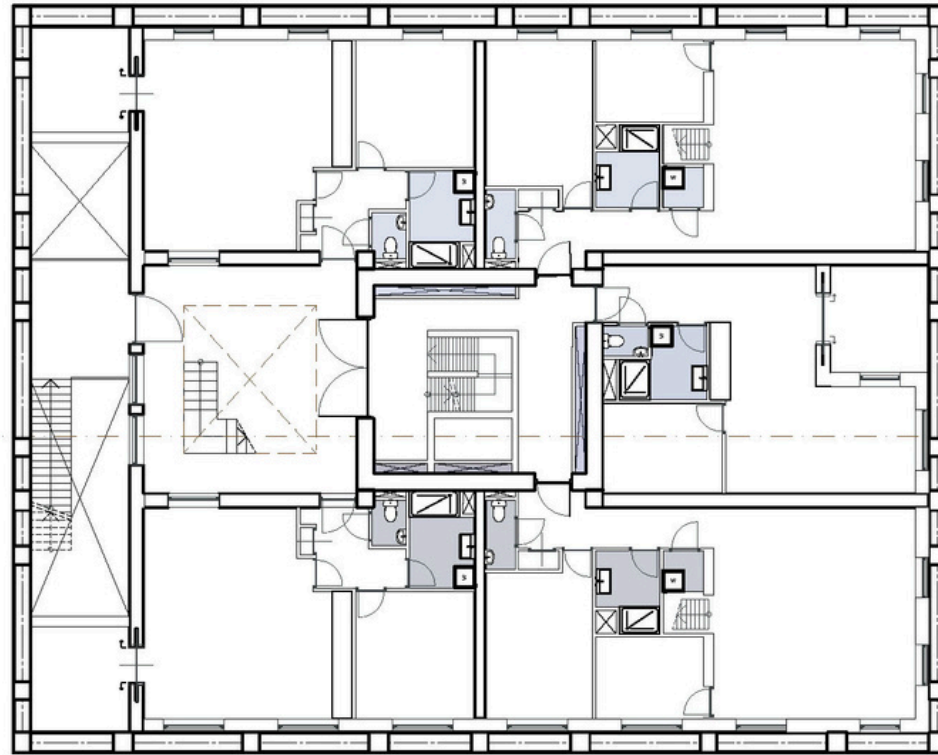
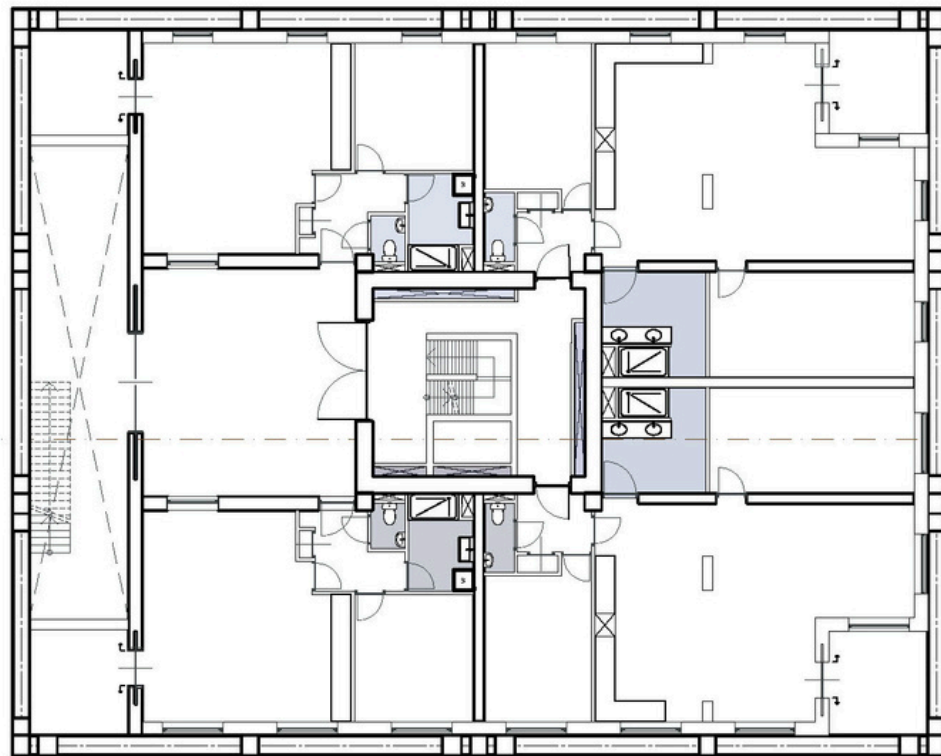
120 mm CLT

480 mm wooden roof structure w/ Hennep isolation

20 mm sacrificial wood



# CORE-CENTERED LAYOUT: WET ROOMS AND SERVICE SHAFTS



# FACADE NORTH - EAST

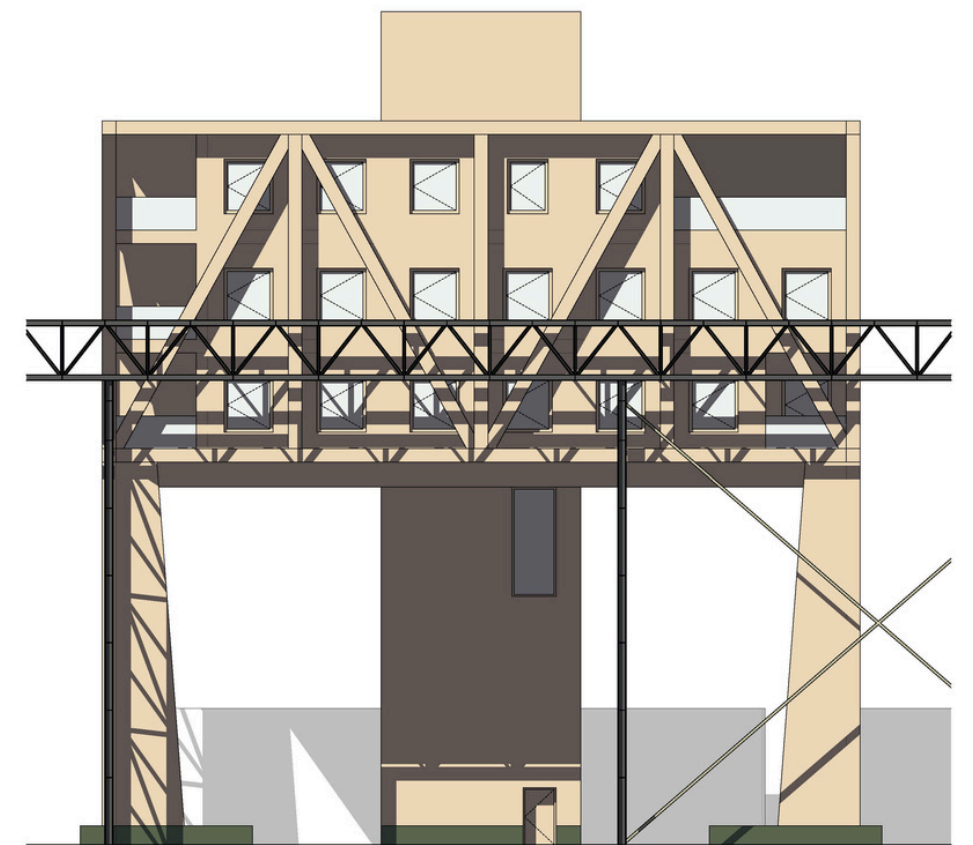


**windows**

1800



2000



# FACADE SOUTH - WEST

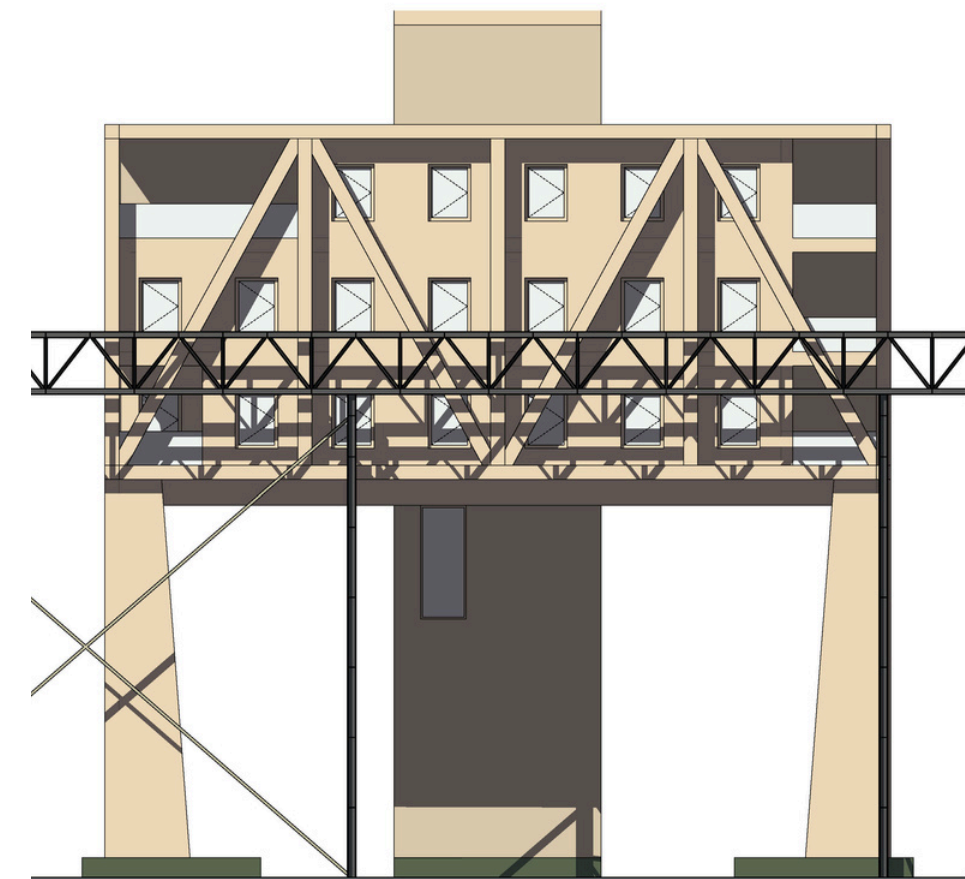


**windows**

1400



2000



# SOUTH - WEST FACADE



# REVISITING THE 1:250 MODEL

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**WOOD YOU LIVE HERE?!**

