

Huis 't Velde: Story-based adaptive reuse of an estate

P5 PRESENTATION



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Content

Assignment and location

Individual research

Program

Main house

Carriage house

Vegetable garden

Dove cote

Assignment

Heritage and Architecture: Vacant Heritage

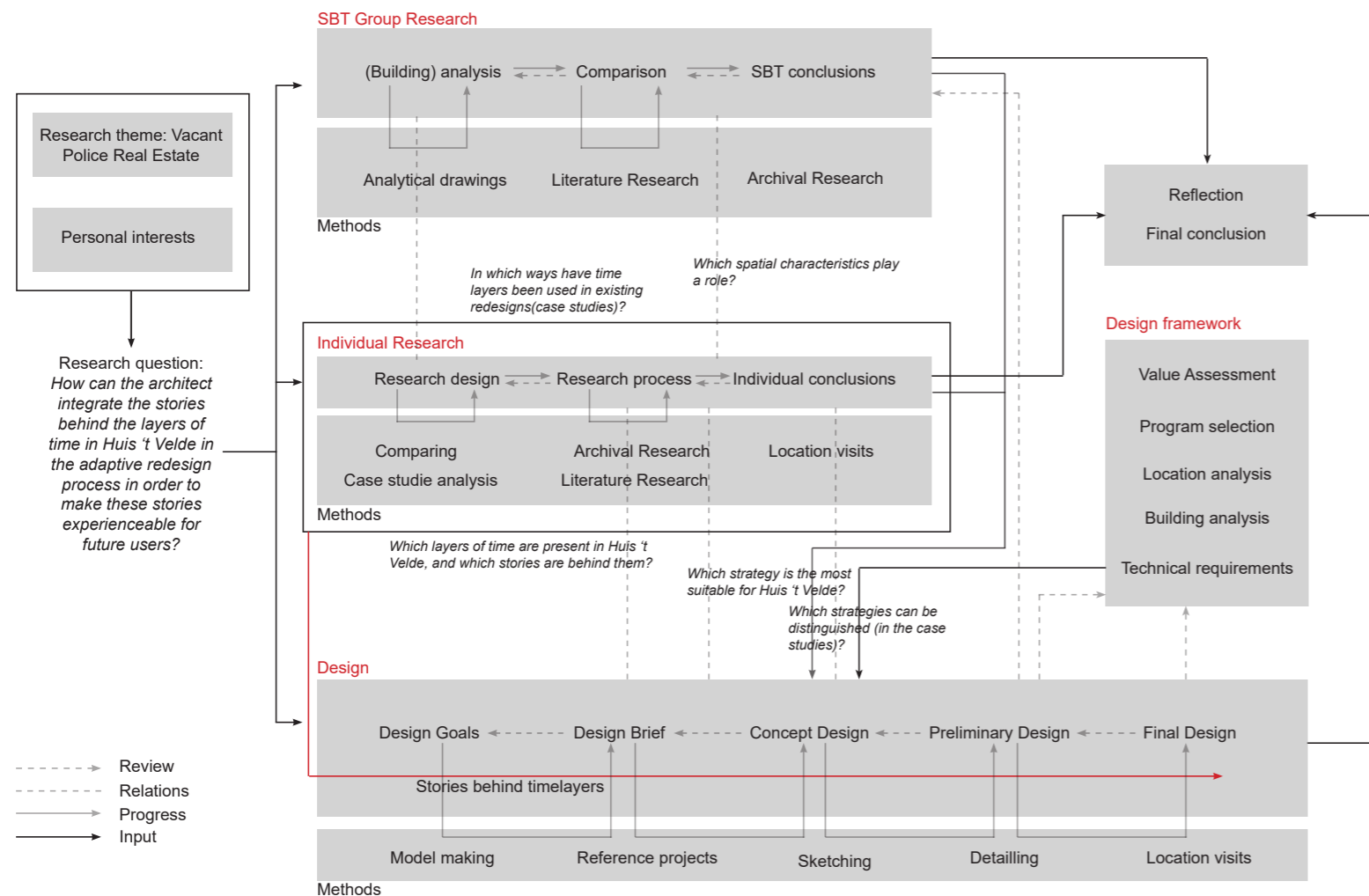
Spatial Building Typology

3 components:

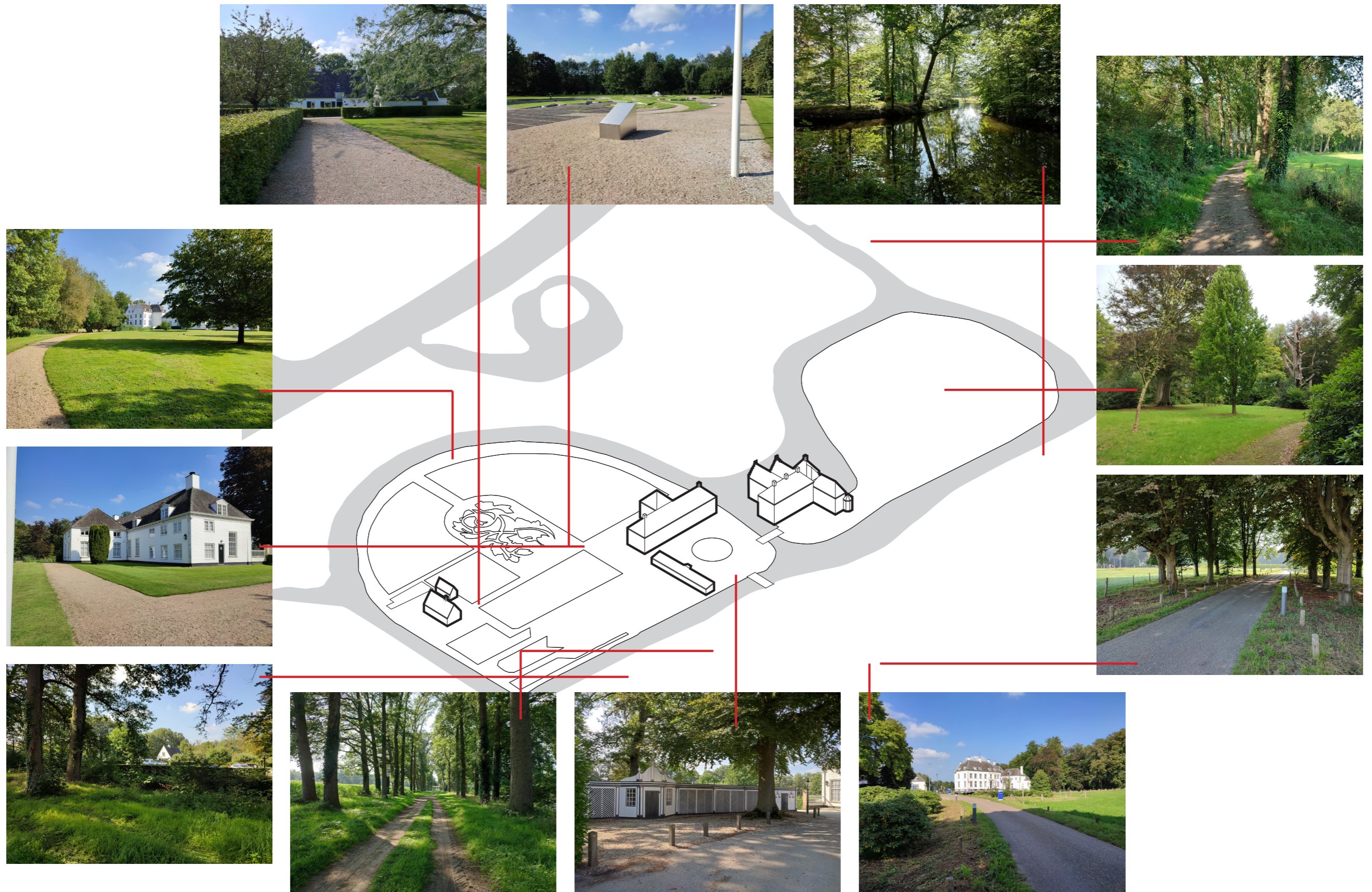
Group Research

Individual Research

Individual Design

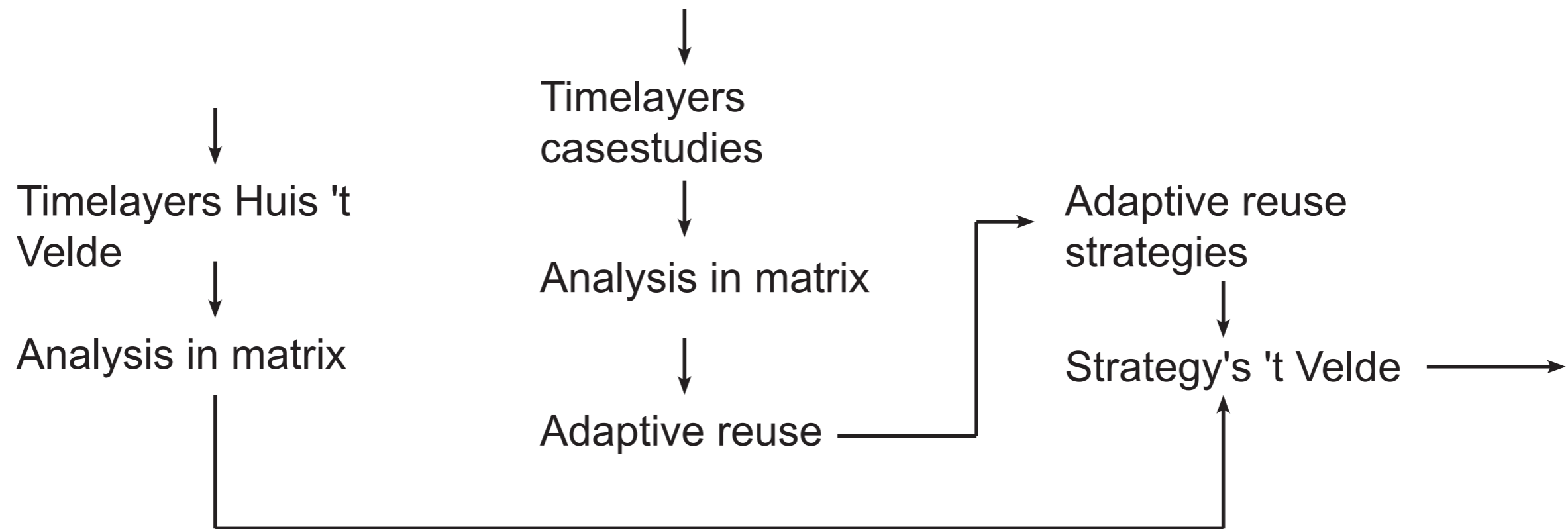


Location

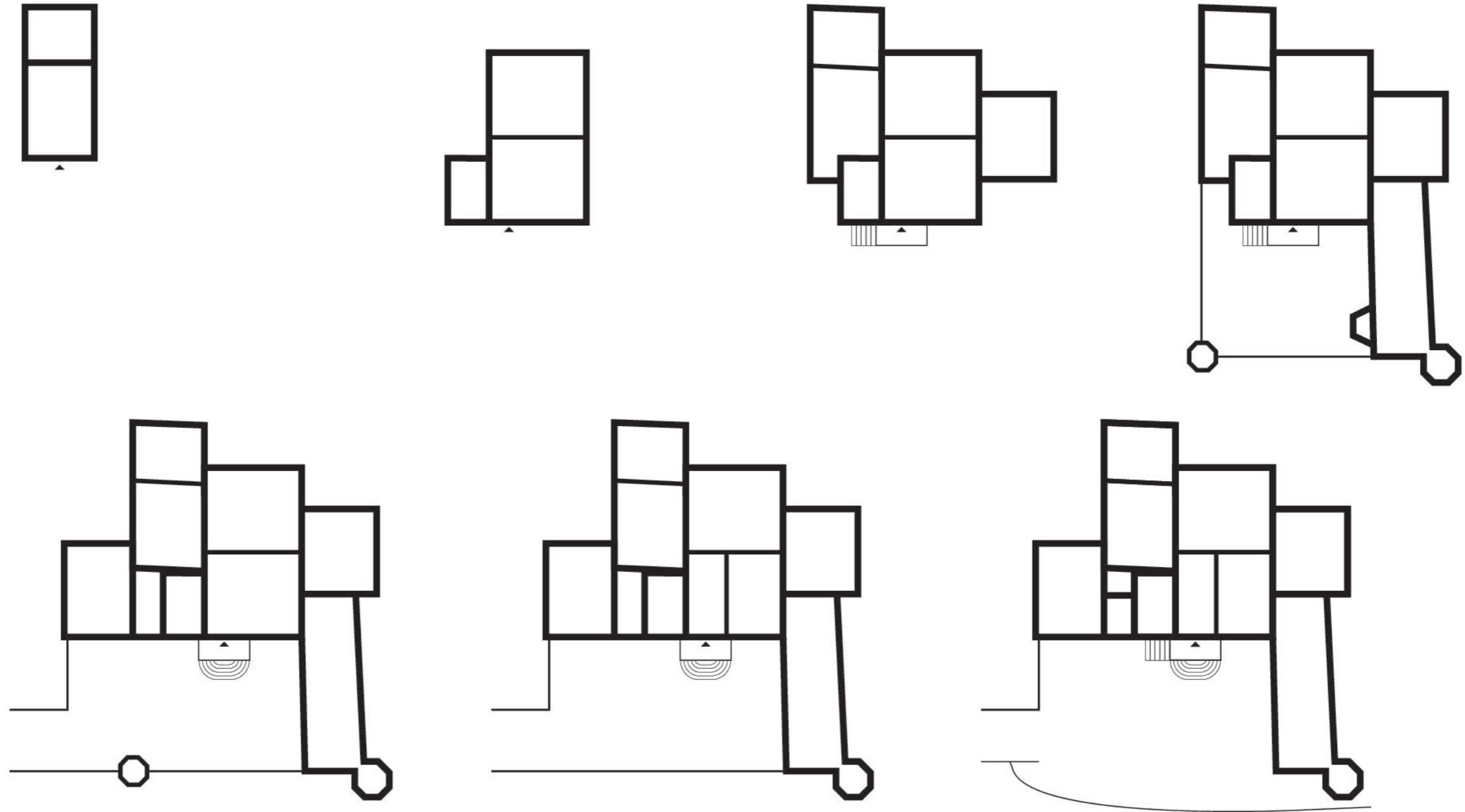


Individual Research

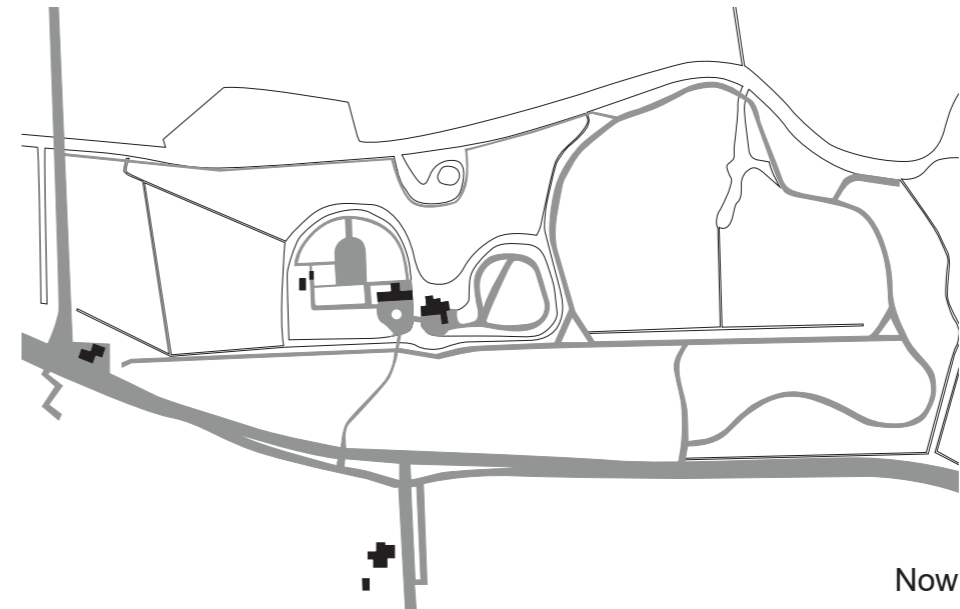
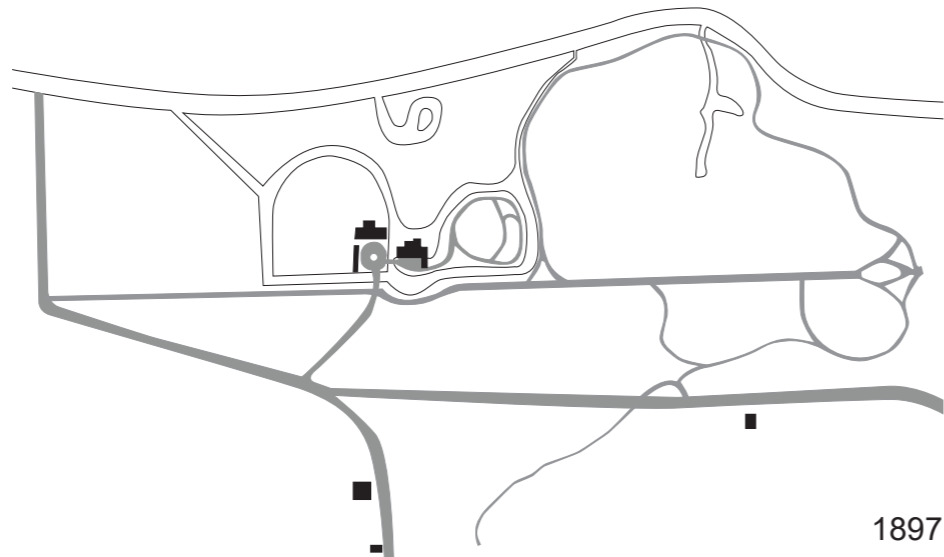
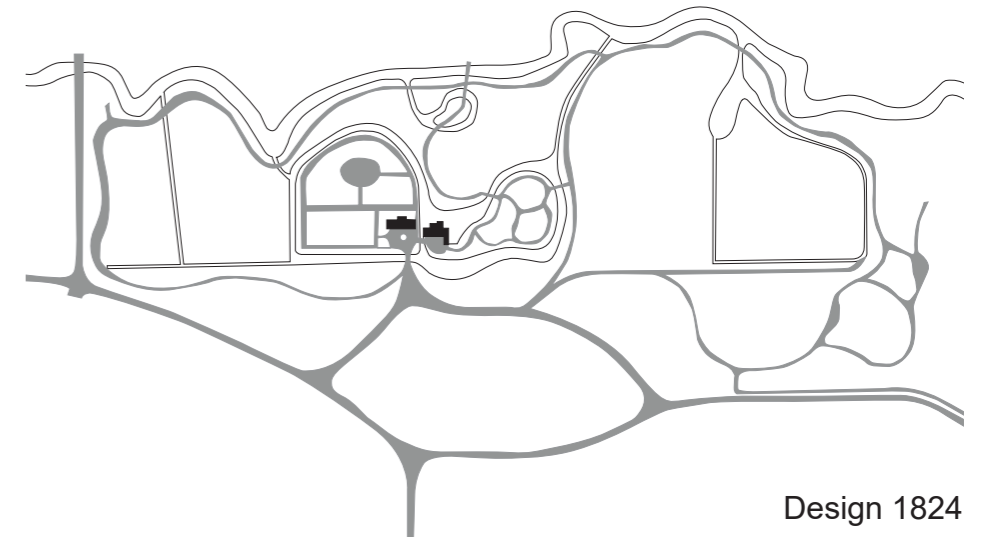
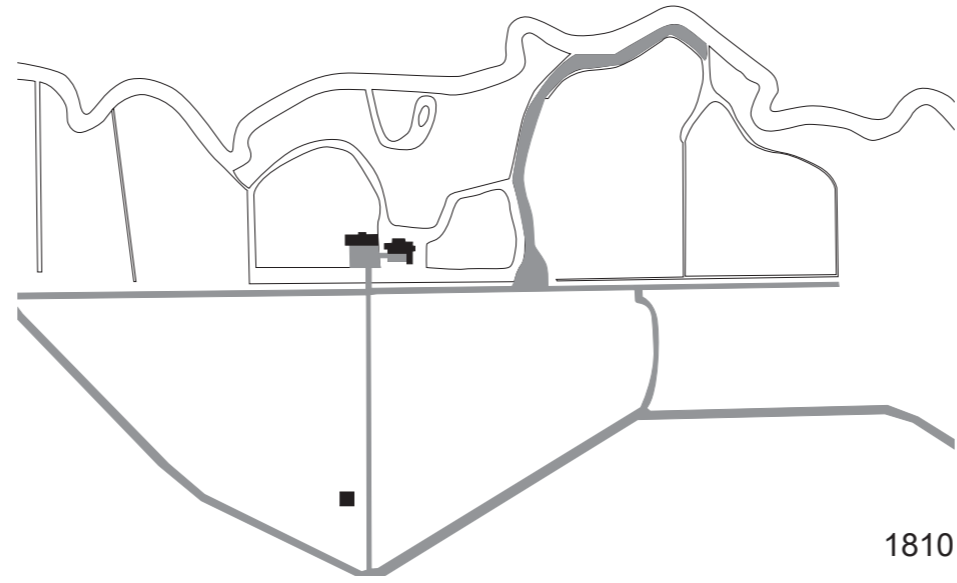
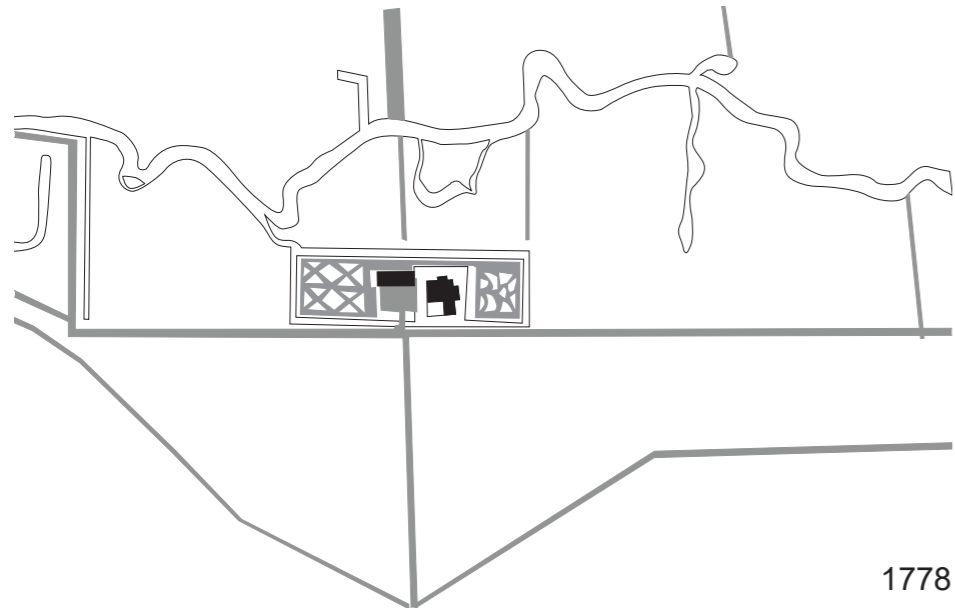
How can the architect integrate the stories behind the layers of time in Huis 't Velde in the adaptive redesign process in order to make these stories experienceable for future users?



Timelayers 't Velde



Timelayers 't Velde



Case studies



Hofwijck






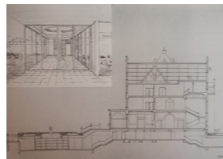


Oud-Amelisweerd

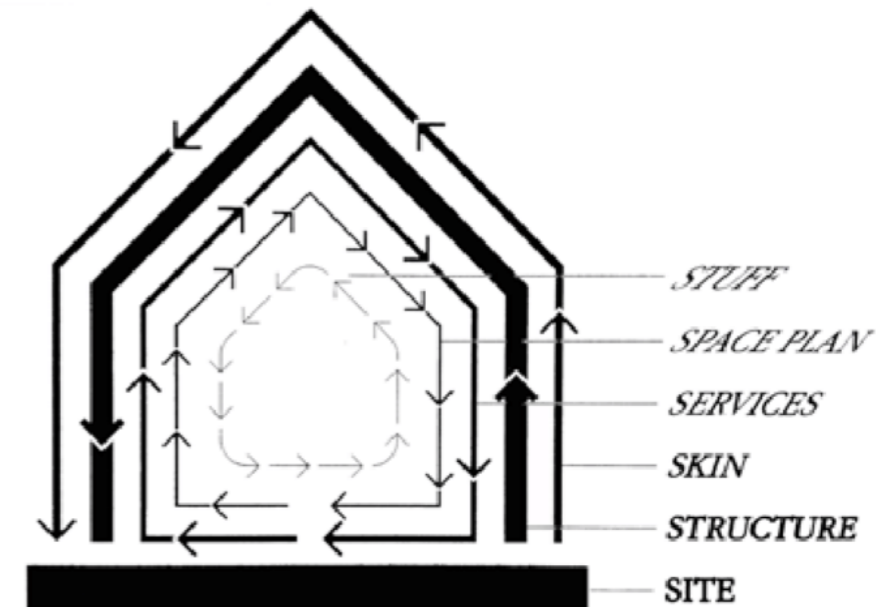


Duin- en Kruidberg

Matrices

Timelayers	Stuff	Space plan	Services	Skin	Structure	Site
<1845						Estates Duin en Berg and Kruidberg
1845						Construction of icehouse for storage of food 
1909	A.o. marble statue of the first owner and marble relievo, dressoirs (designed by the architect), chairs chimneys and other furniture for many different room. Japanese art bought by the owner. Sandstone relief in the entrance hall. 'goudleer' and other types of wallpapers. Statues in natural stone in the garden. 	Large building with shared rooms and private rooms for the owners and all of their quests. Formal rooms on the beletage, bed- and bathrooms on the first floor and staff rooms in the souterrain and attic 	House was equipped with progressive facilities such as a central heating system, hot running water, electric elevator and it's own water installations; many toilets and bathrooms in the quest rooms	Brick walls with ornamentation in natural stones 	Load-bearing brick walls, wooden floor and roof construction	Garden designed by the famous garden architect Leonard Springer in a combination of two styles; baroque and English landscape style. Symmetrical garden around the house, and more natural. Sever other houses for staff members in the surrounding area. Restoration of the icehouse
1940	Interior saved by family member of the owners					
1945		House used as educational institute for o.a. the red cross				
1961	New interior for the hotelrooms?	House used as holiday location by the Algemene Bank Nederland				
1975						Park around the country house sold to Vereniging tot Behoud van Natuurmonumenten
1994	Changes in the interior of the rooms at the first floor and attic; changed into 4- and 5-star hotel rooms; rooms on the ground floor still more or less original, partially restored, some changes in furniture and functions			Garden on top of the roof, brick wall on the waterside with hidden windows. Dome in the ceiling corresponds with garden design of Springer	Underground extension with concrete structure 	Garden in front of the house becomes roofgarden
2000		New wing added to the building, contains extra hotel rooms	Toilets and bathrooms for the new hotelrooms	Green roof on top of the new wing	new wing with concrete structure	
2008	Renovation of the hotel rooms; changes in the interior of the 1994 extension by Slanger Hulsken architects					
2015		Meeting and event rooms inside Koetshuis				Koetshuis opened for the public
		Addition of a spa in the new (2000) wing	Spa facilities; sauna, steam bath, infra-red sauna, foot bath			

Timelayers	Stuff	Space plan	Services	Skin	Structure	Site
....						
....						
....						
....						

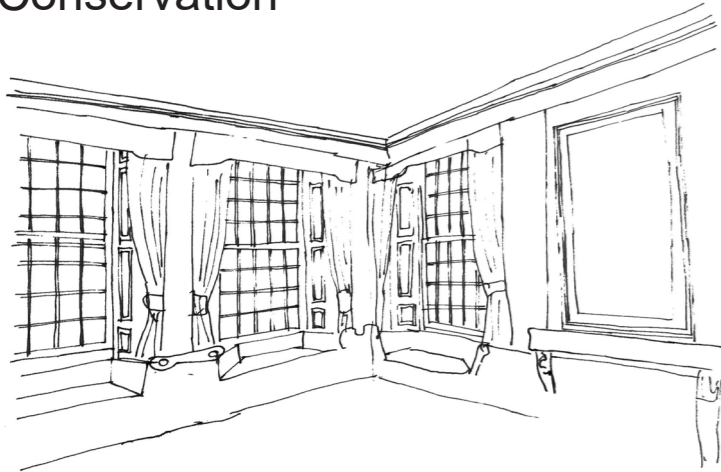


Strategy's

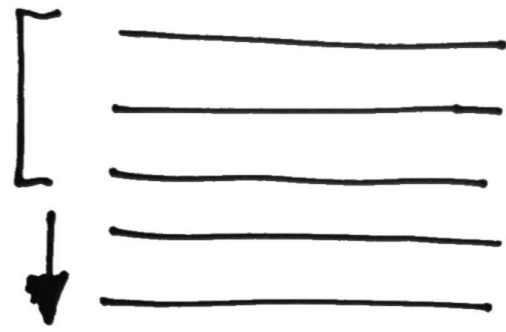
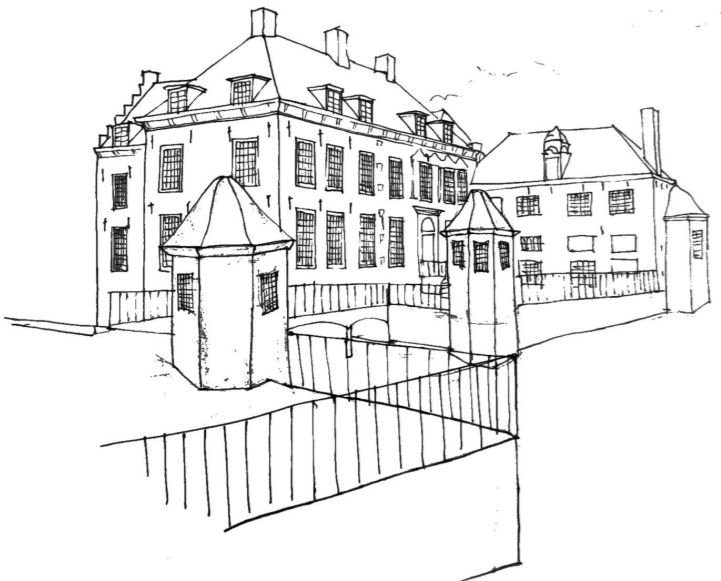
Added time layers



Conservation



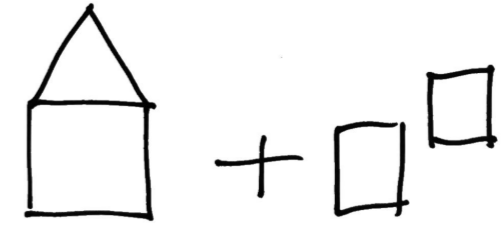
Reconstruction



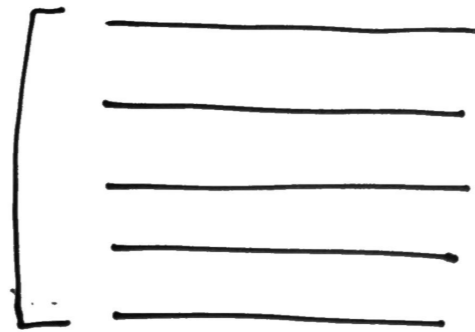
Existing timelayers are kept, new layers are being added



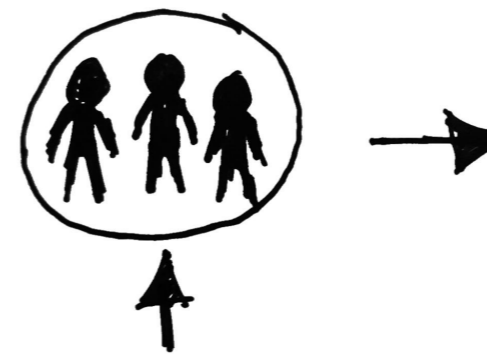
Continuation of use, and new functions added



Relatively large new additions to the exterior, more or less subordinate to the existing



Conservation of all timelayers, but focus on restoration of the oldest



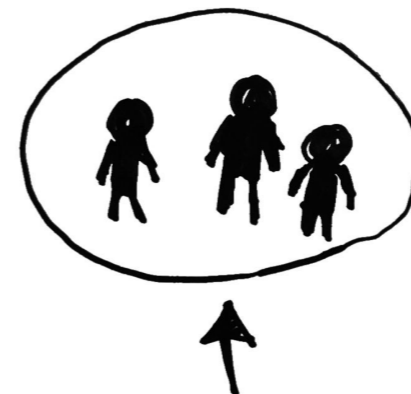
Past function and use is shown and a new function is added



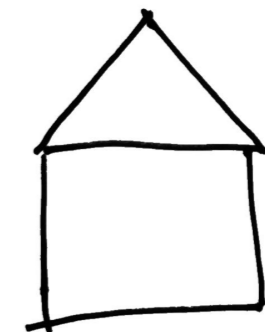
Small new additions in the interior, subordinate to the existing



Focus on a specific, important timelayer, others removed or hidden

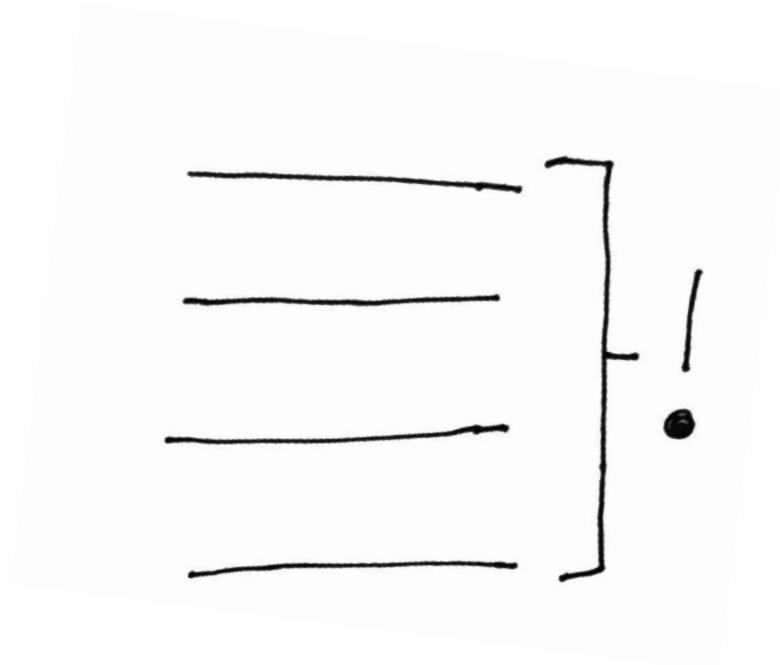


Focus on use and users in the past

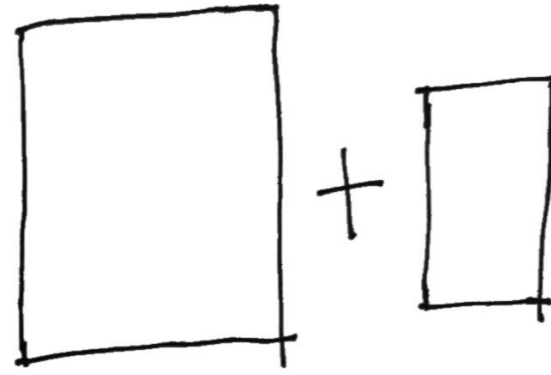


No visible new additions, reconstruction of the past

Design starting points



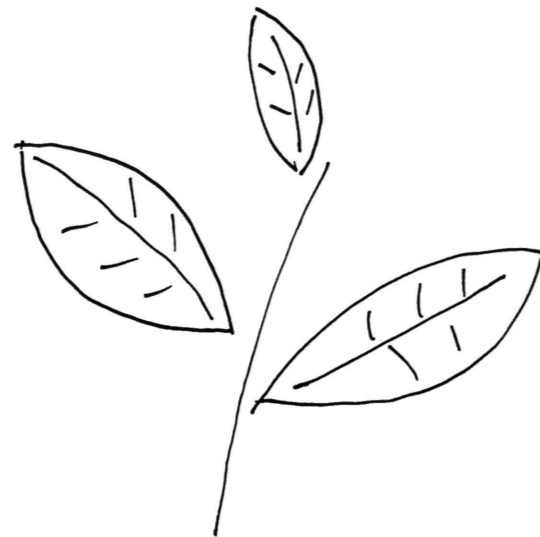
Conservation of the relevant existing time layers and enhanced experience



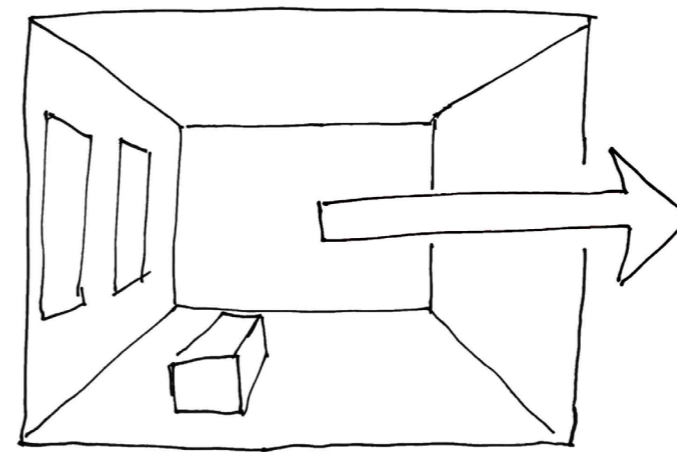
Extension forms a new time layer, with respect for the existing



Maintaining / enhancing unity of house, garden and landscape

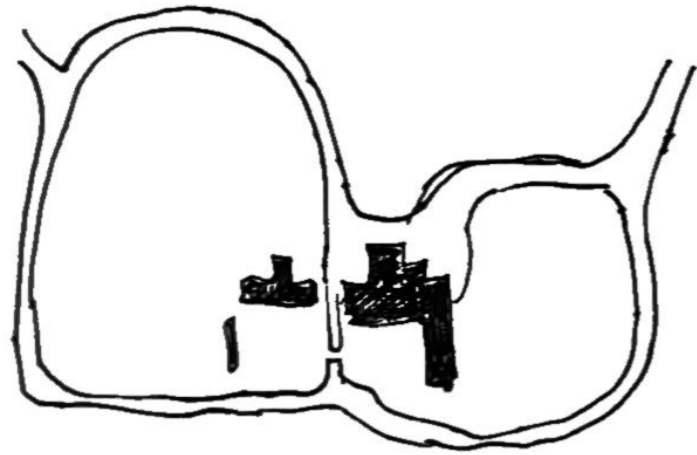


Improving sustainability of the complex

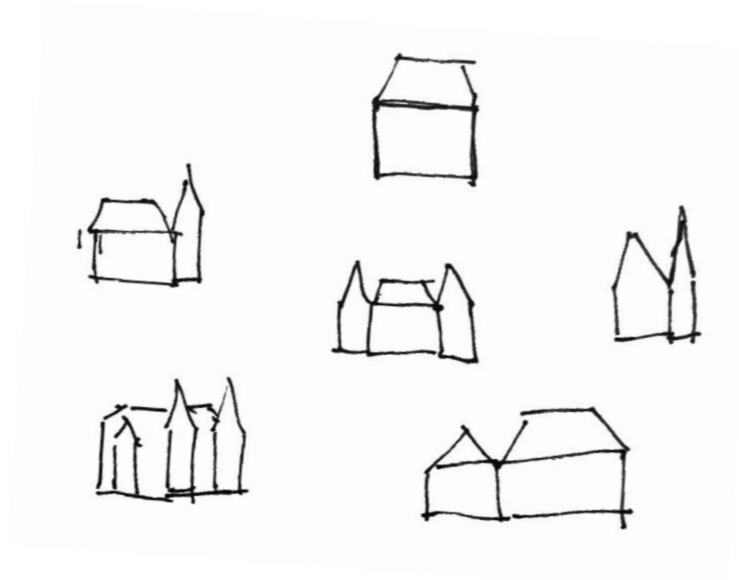


New functions based on existing spatial qualities

Values



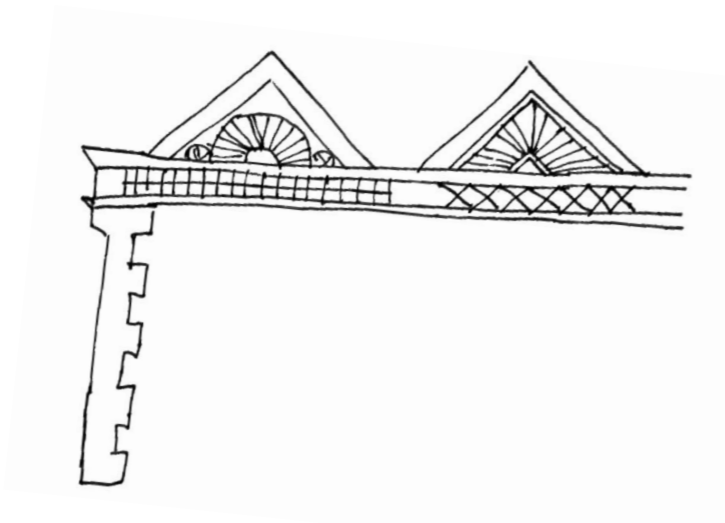
Ensemble of the buildings, garden and surrounding farmlands



Relation with other country houses ('havezathes') near Zutphen



Importance as a home of several important residents such as Arnold Joost van Keppel

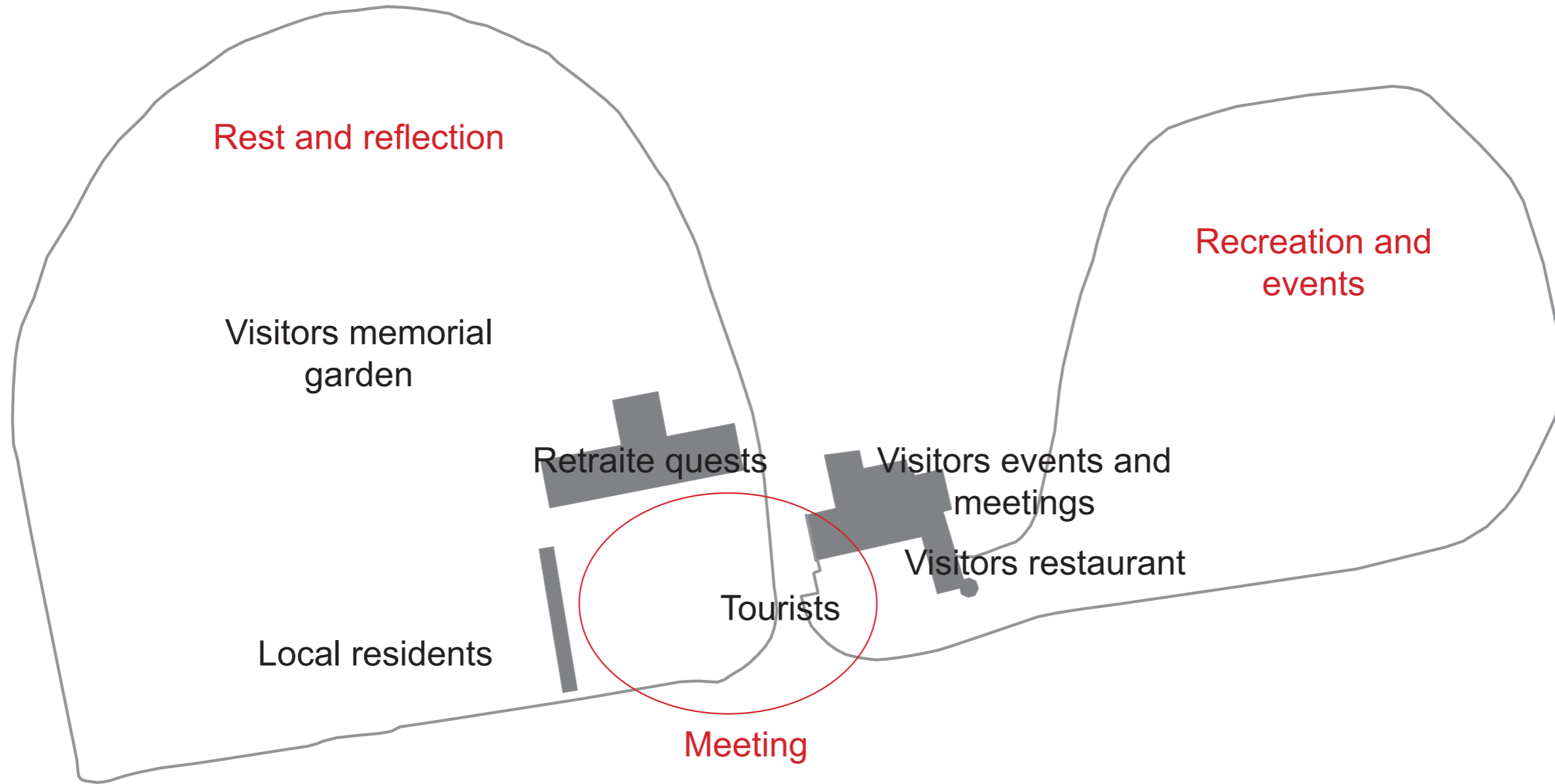


Presence of building traces from different periods (timelayers)



Importance because of it's use by the police and the memorial garden

Program and target groups



Carriage house:

Individual retraite rooms

Shared spaces: living room, kitchen, meeting rooms

Separate group retraite accomodation

Main house:

Restaurant and bar

Events

Meeting / conference rooms

Guided tours / open house

Garden:

Vegetable garden

Memorial garden

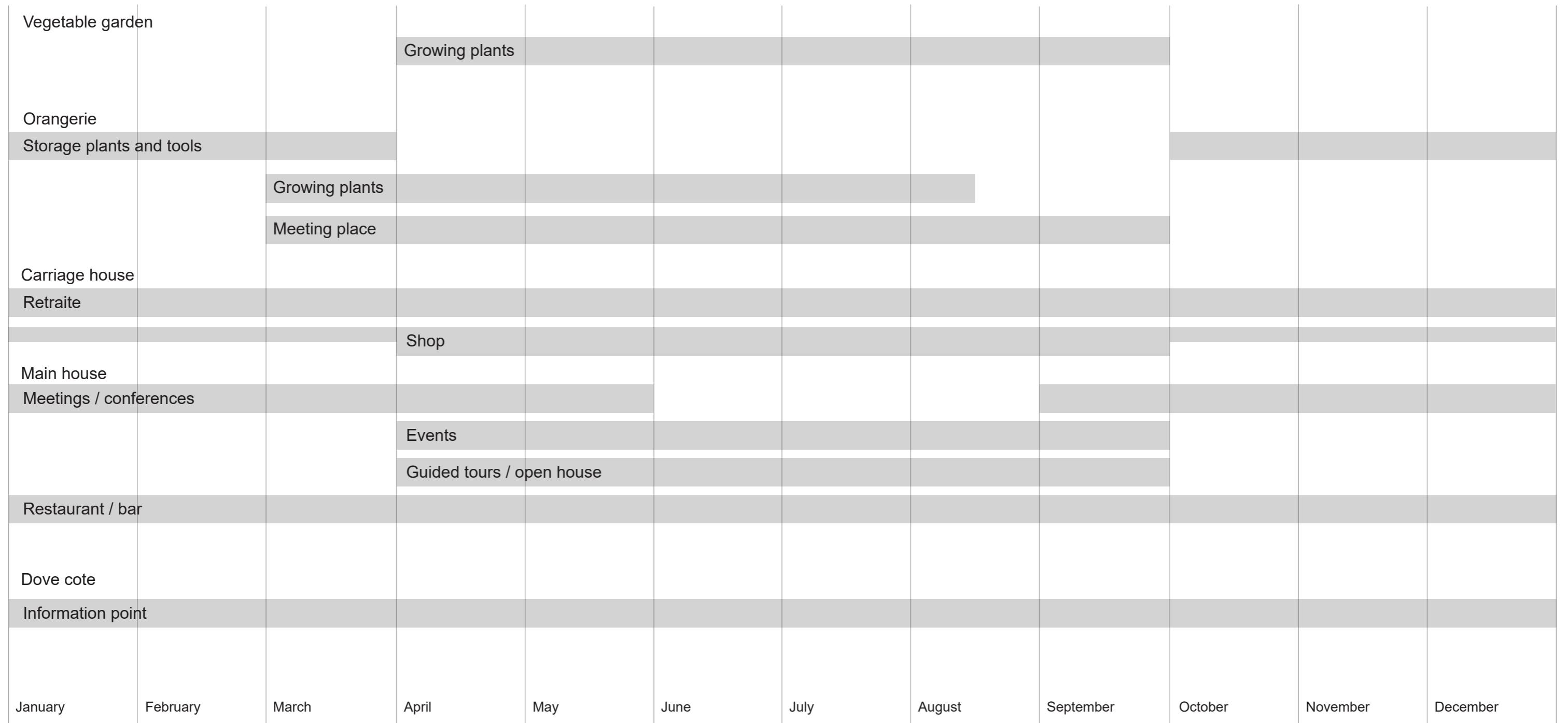
Historic landscape garden

Dove cote:

Tourist information point

Variable use

Variable use of the estate throughout the year



Masterplan



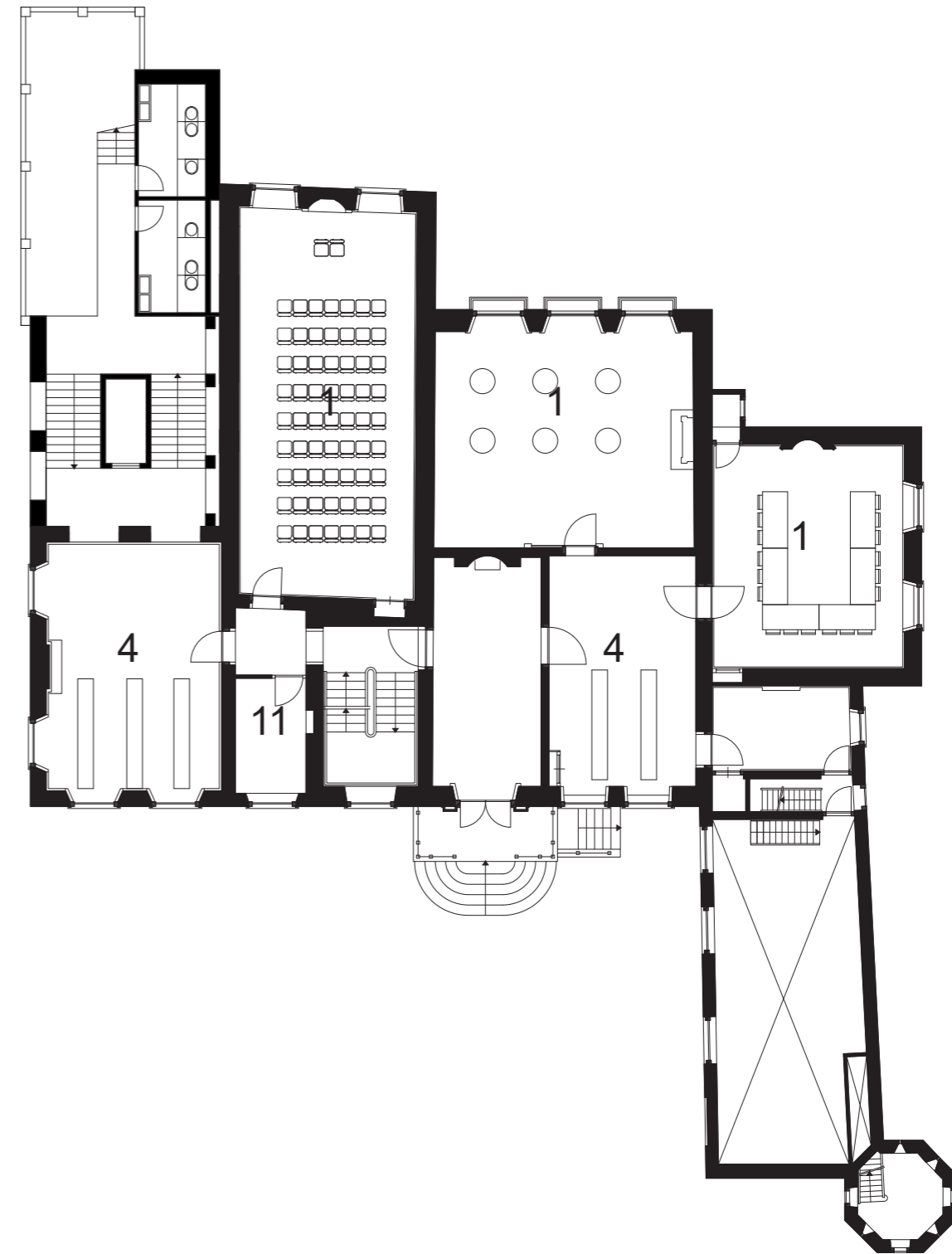
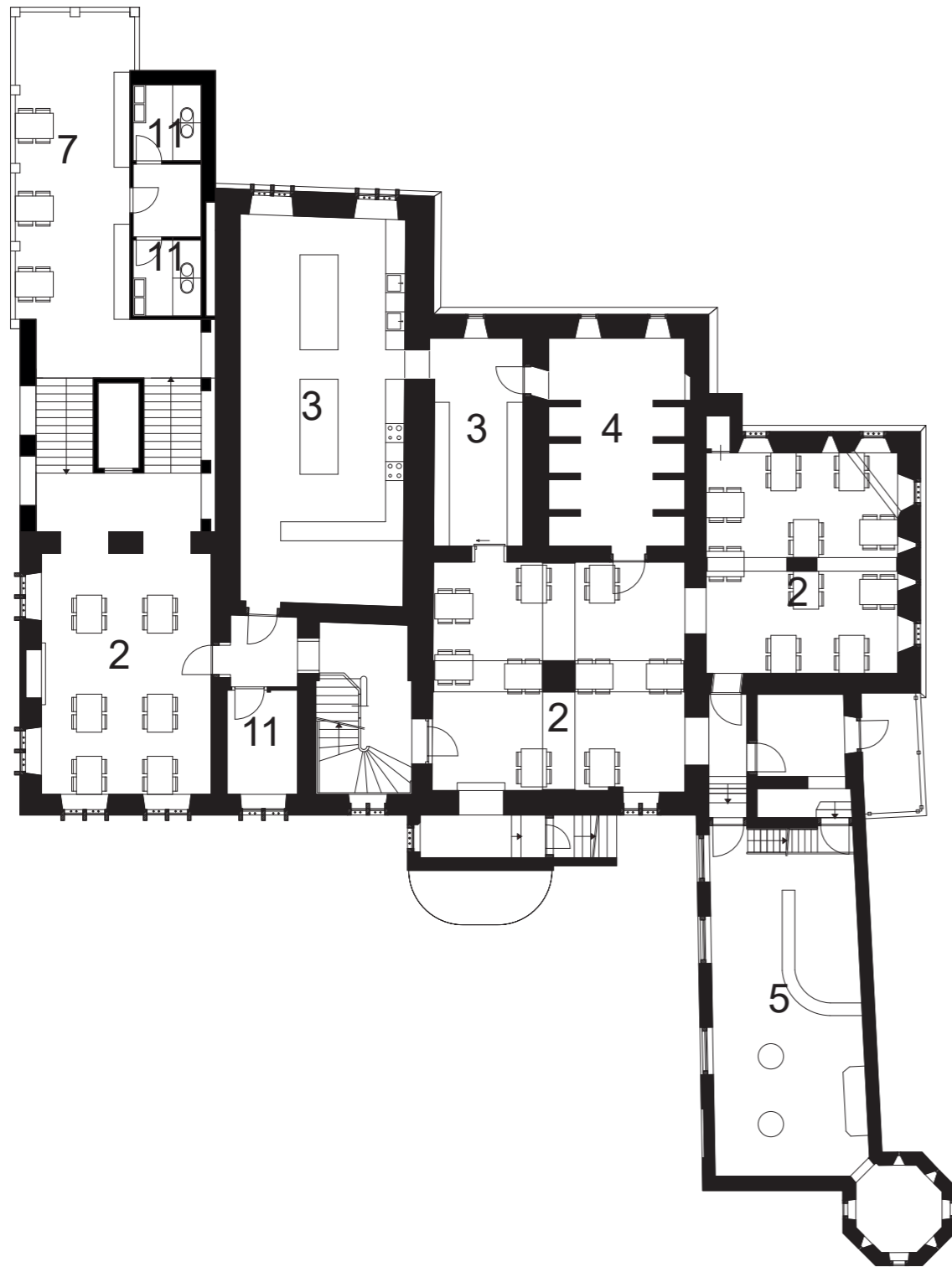
Main house



Program



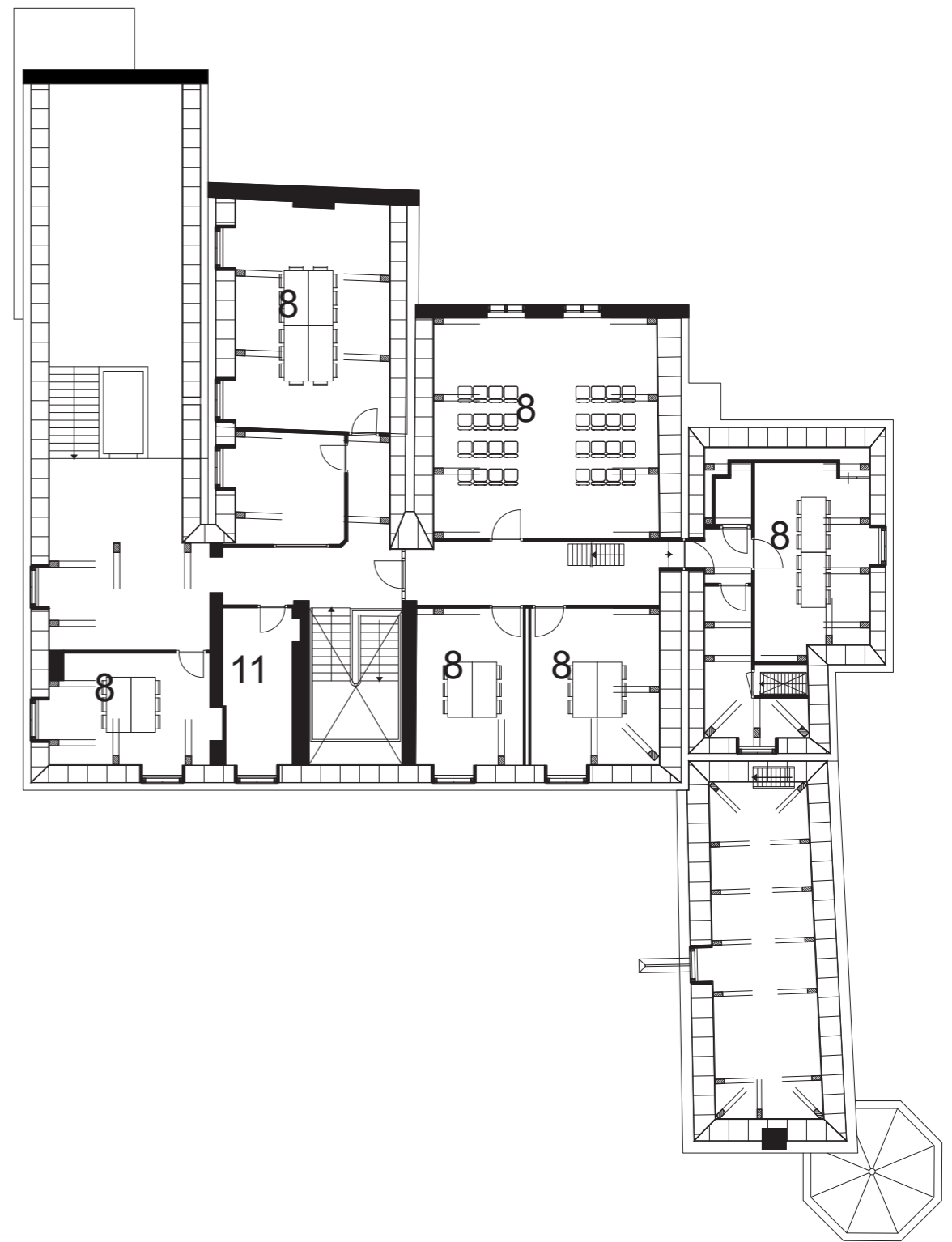
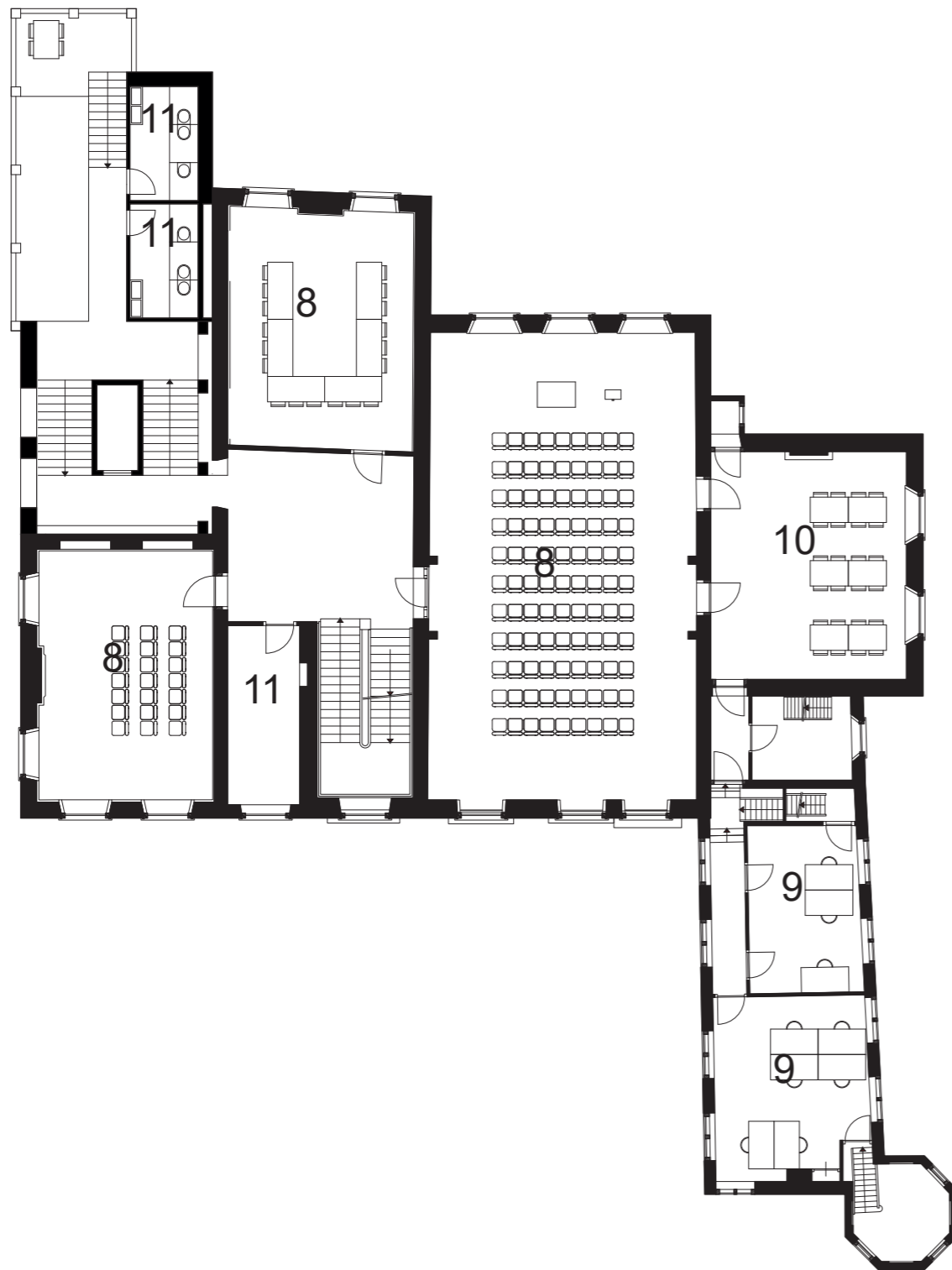
Floorplans



- 1. Events
- 2. Restaurant
- 3. Kitchen
- 4. Wardrobe / reception
- 5. Bar
- 6. Storage
- 7. Shared meeting space
- 8. Conference / meeting

- 9. Office
- 10. Canteen
- 11. Toilet

Floorplans



- | | | |
|-------------------------|-------------------------|-------------|
| 1. Events | 5. Bar | 9. Office |
| 2. Restaurant | 6. Storage | 10. Canteen |
| 3. Kitchen | 7. Shared meeting space | 11. Toilet |
| 4. Wardrobe / reception | 8. Conference / meeting | |

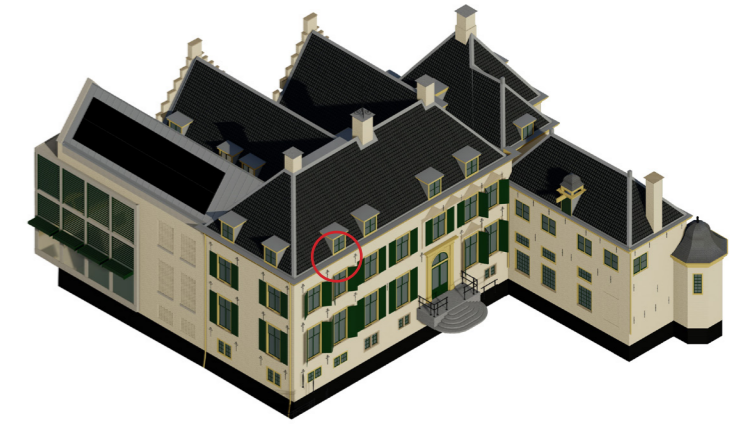
Shutters



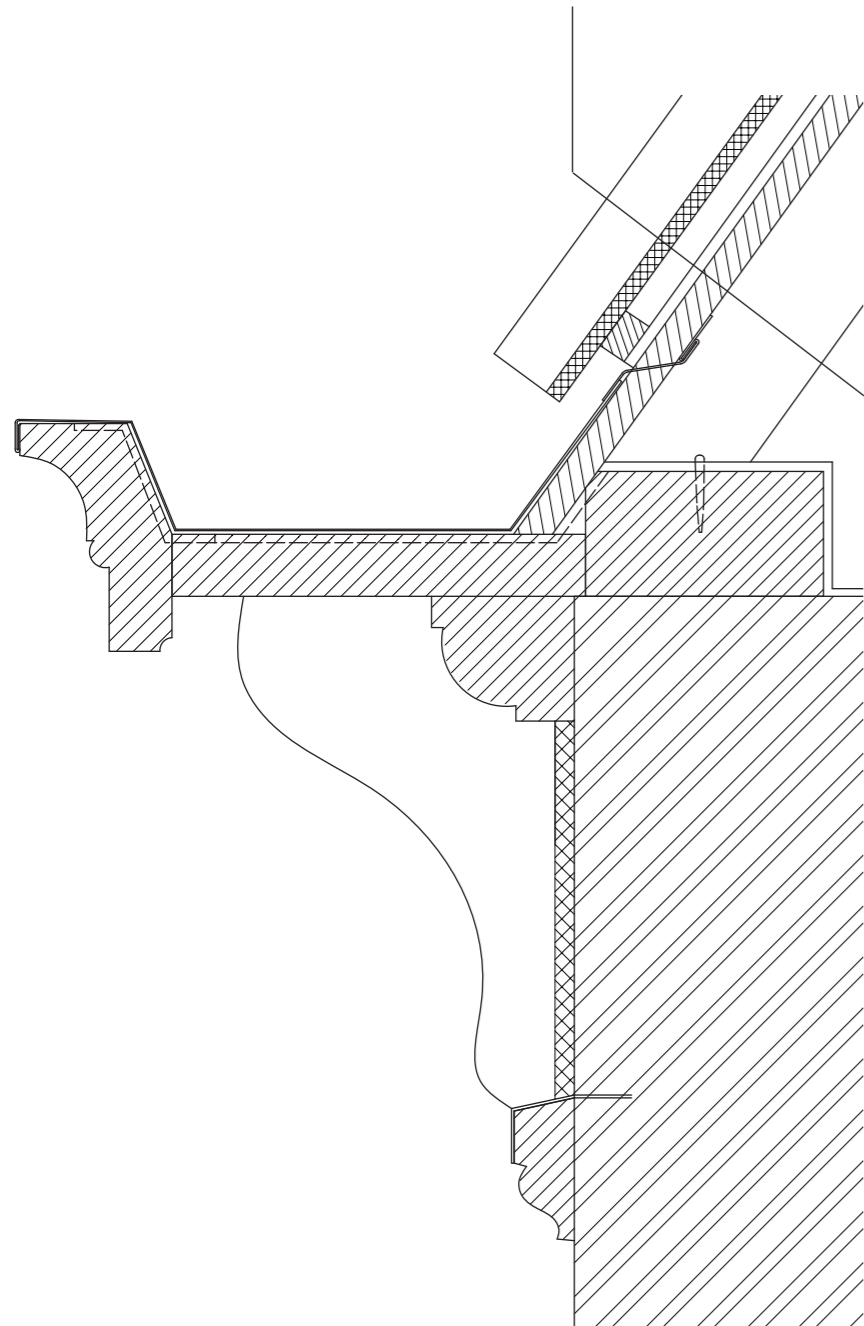
Front facade



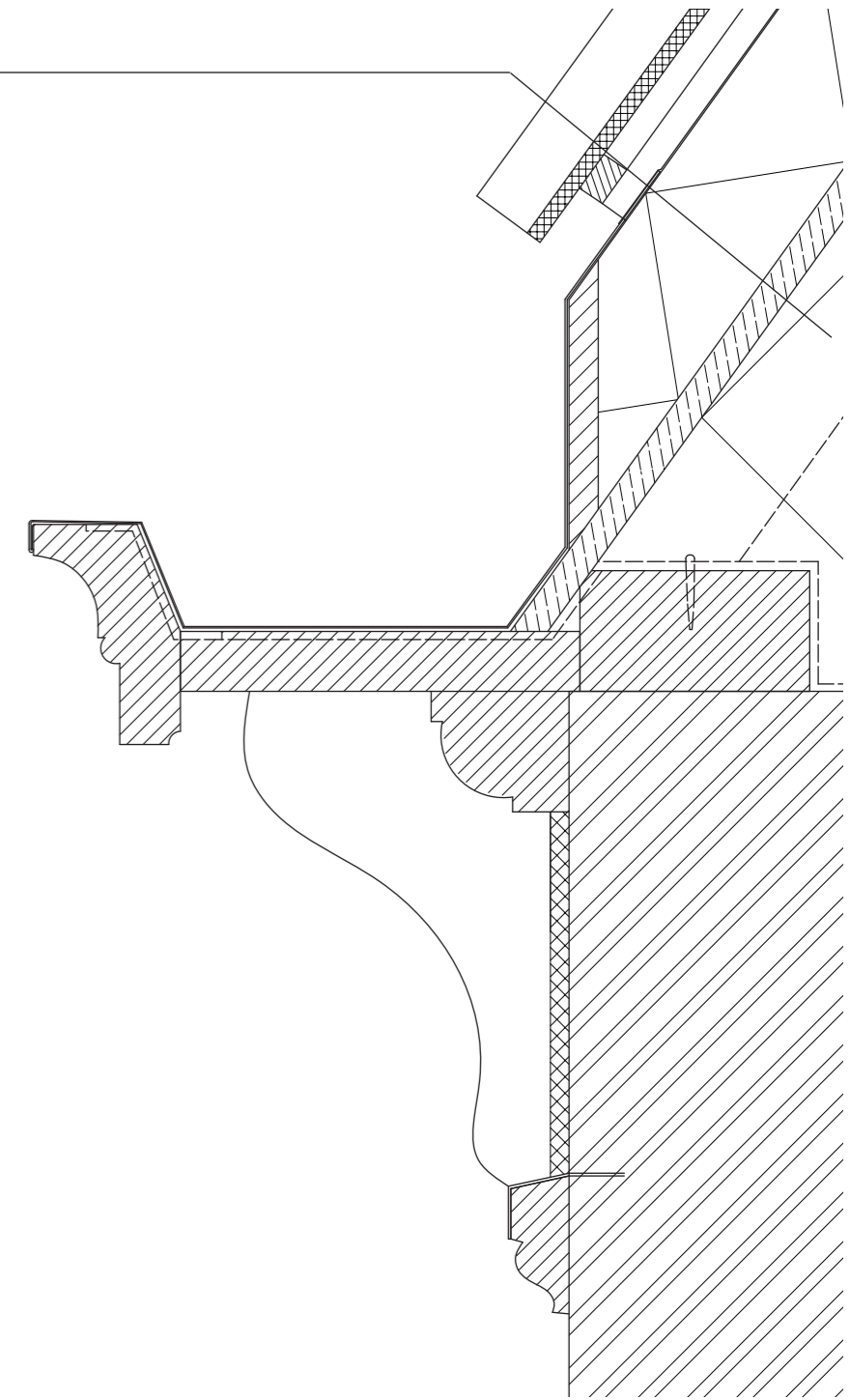
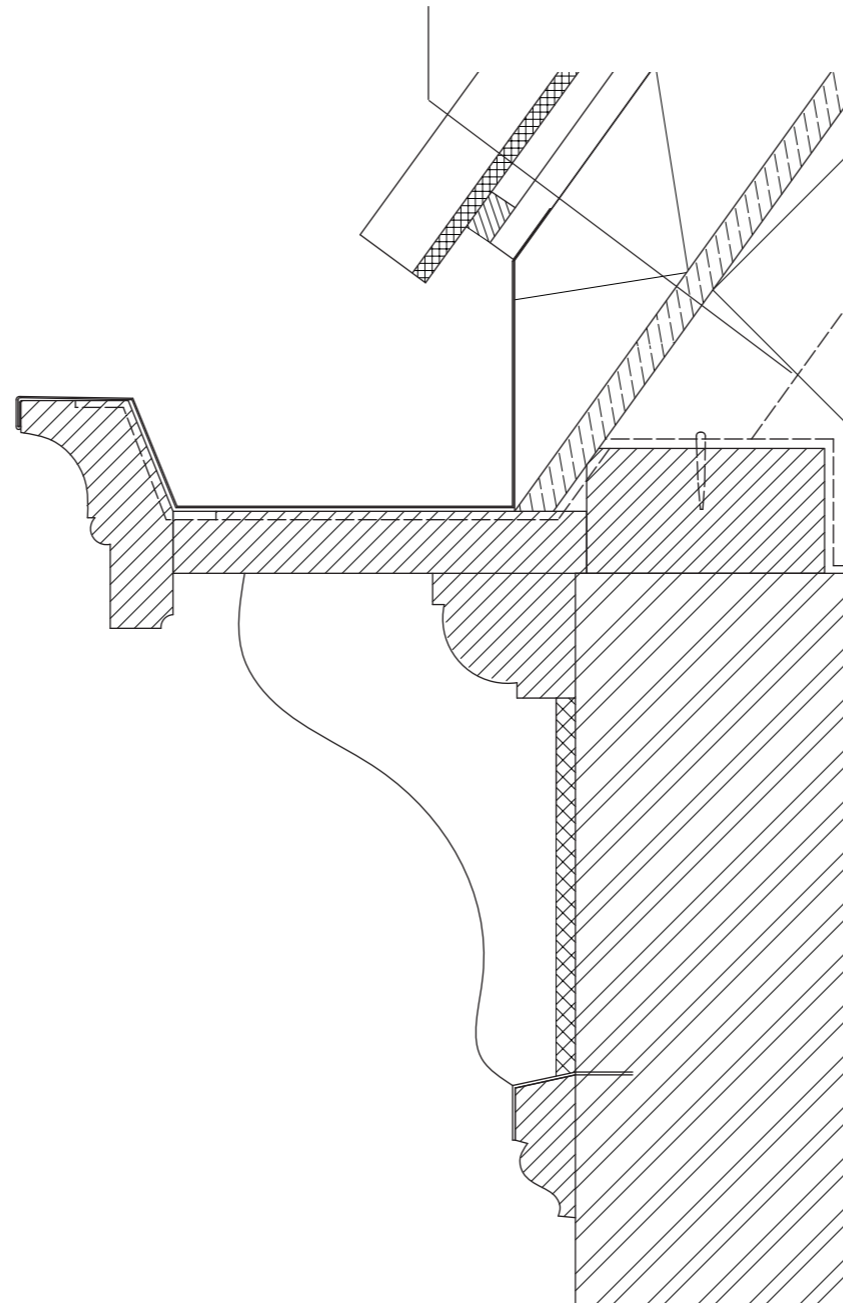
Insulation: roof



Ceramic roof tiles (Oud-Hollands)
Batten
Air cavity (Counter batten)
18mm pine planks

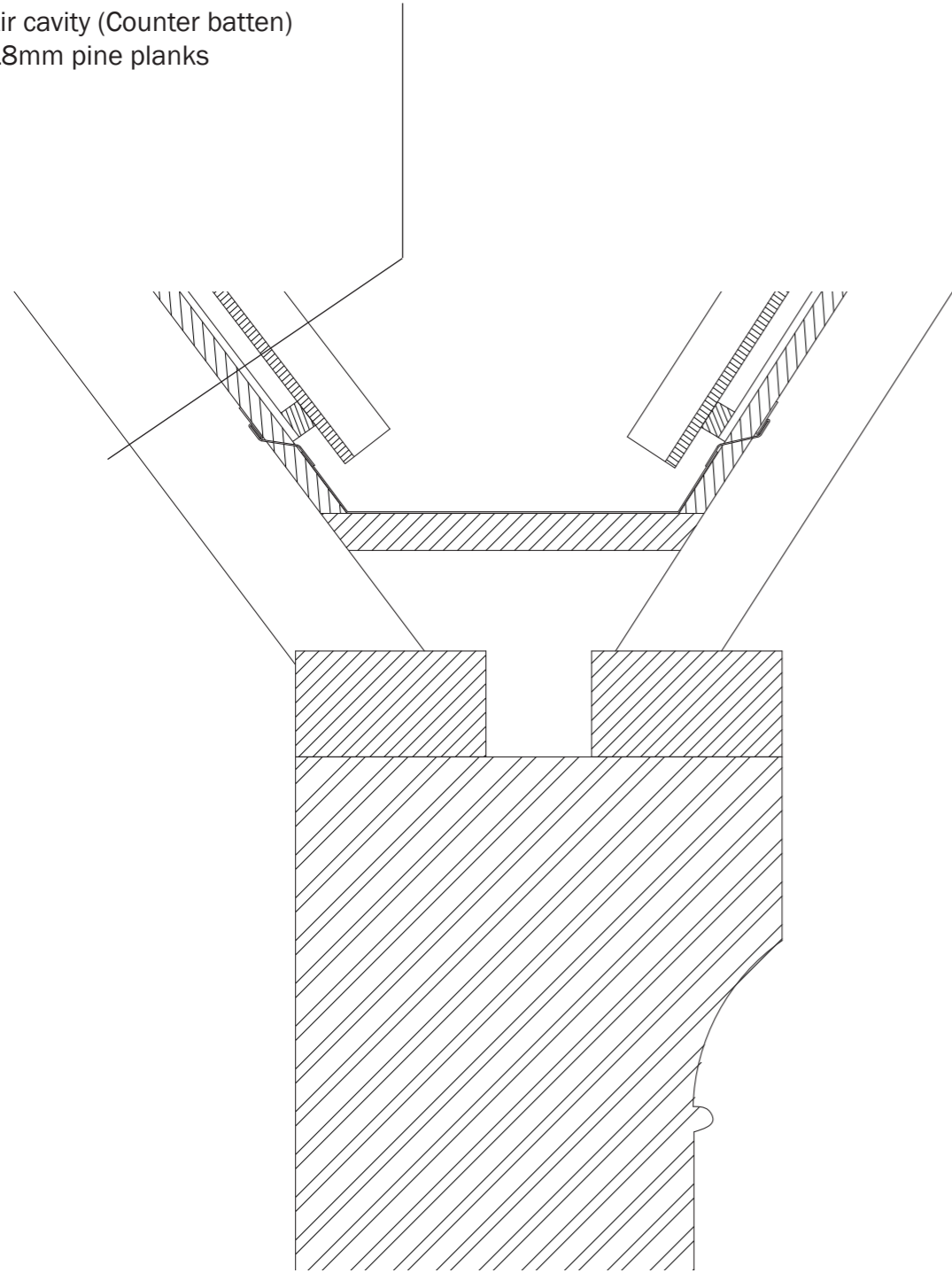


Ceramic roof tiles (Oud-Hollands)
Batten 22x32mm
Air cavity (Counter batten
22x32mm)
Damp open foil
100mm Rockwool insulation
18mm pine planks

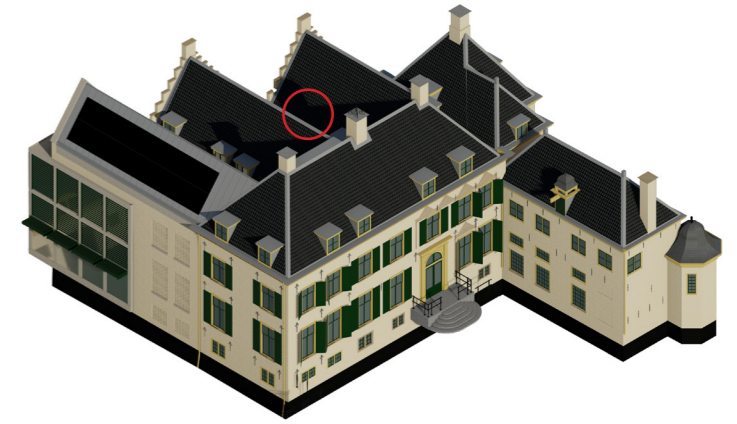
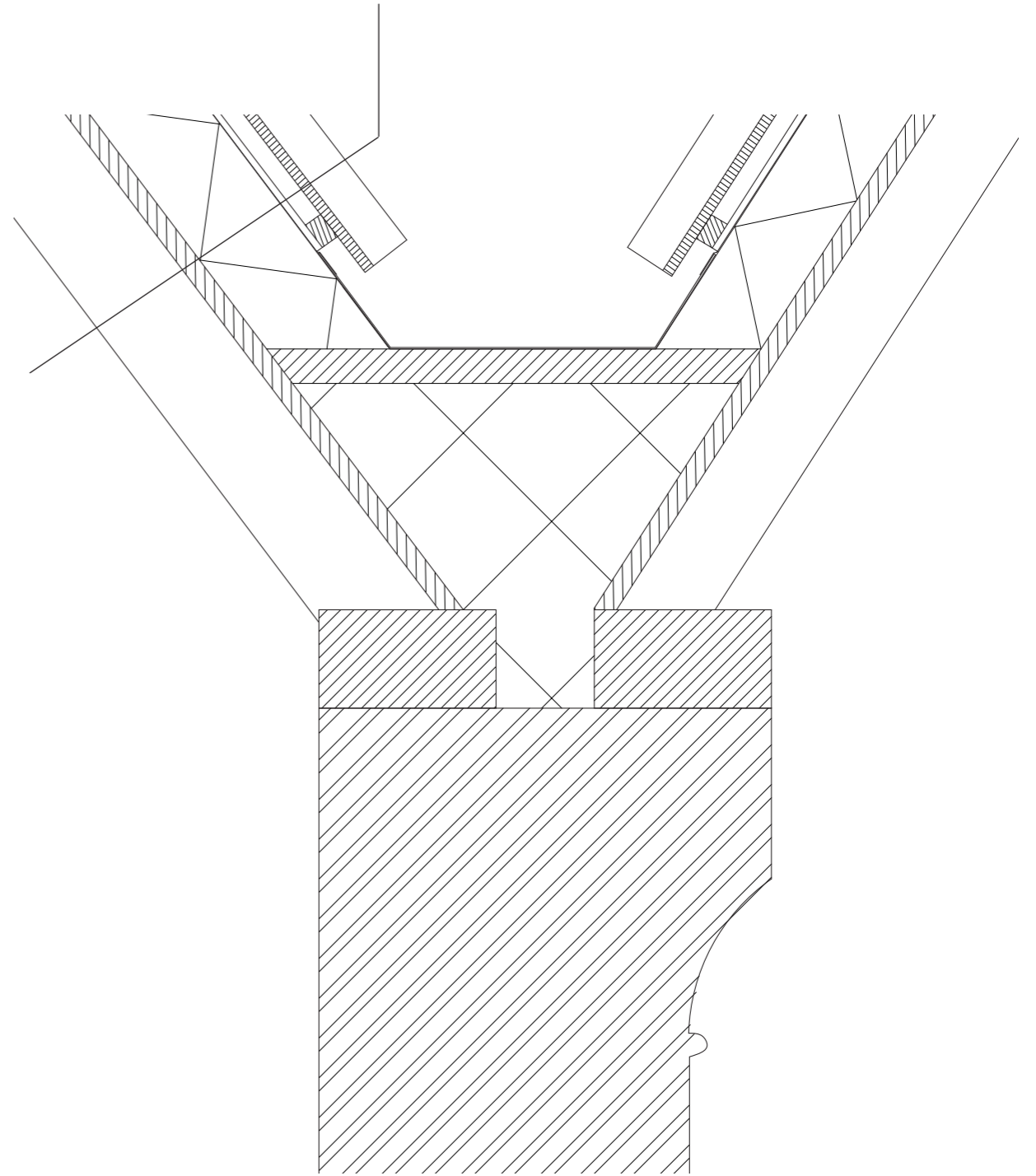


Insulation: roof

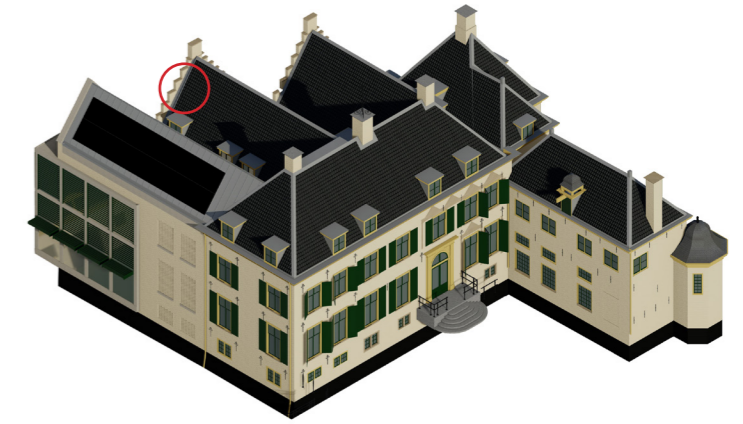
Ceramic roof tiles (Oud-Hollands)
Batten
Air cavity (Counter batten)
18mm pine planks



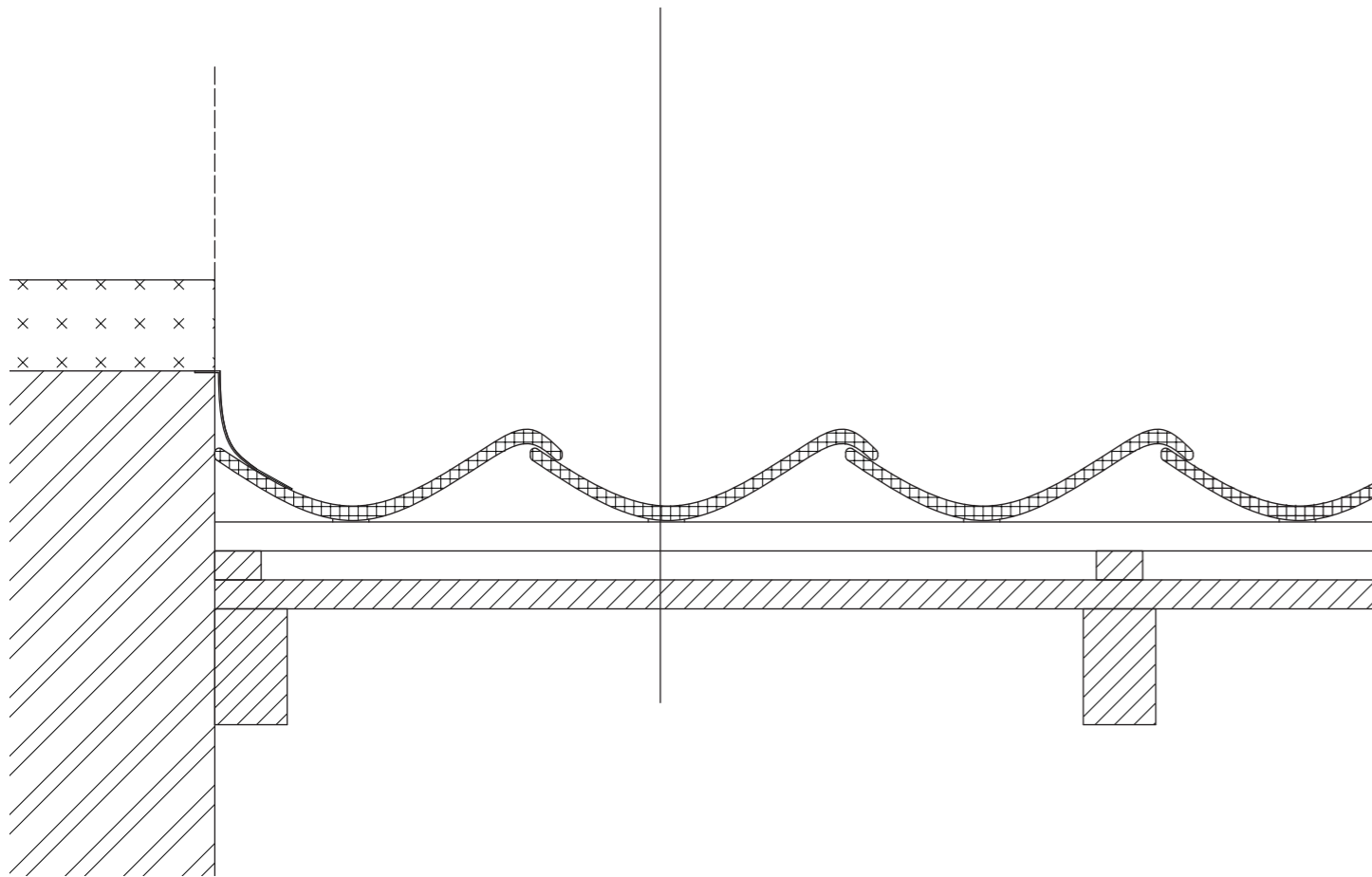
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18mm pine planks



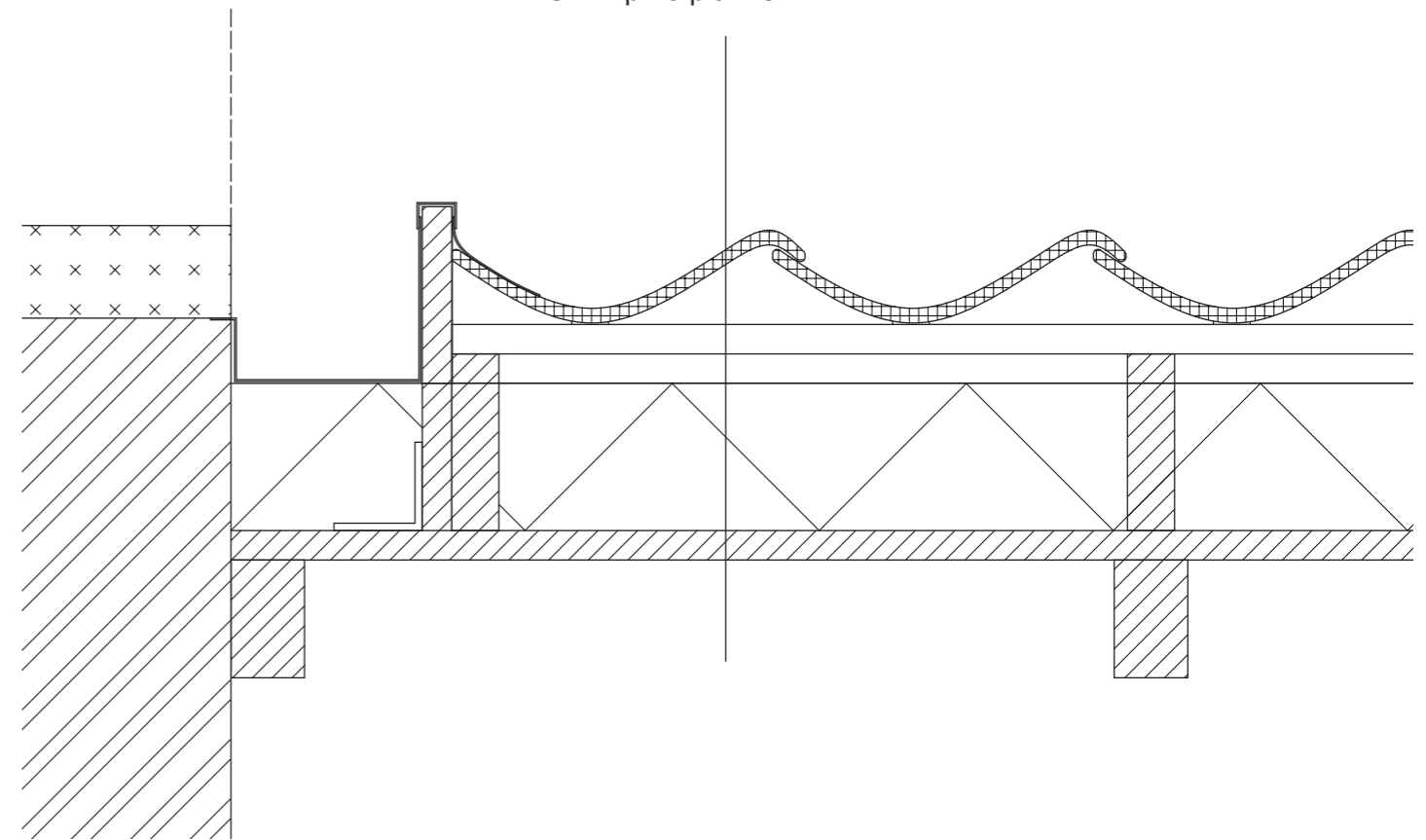
Insulation: roof



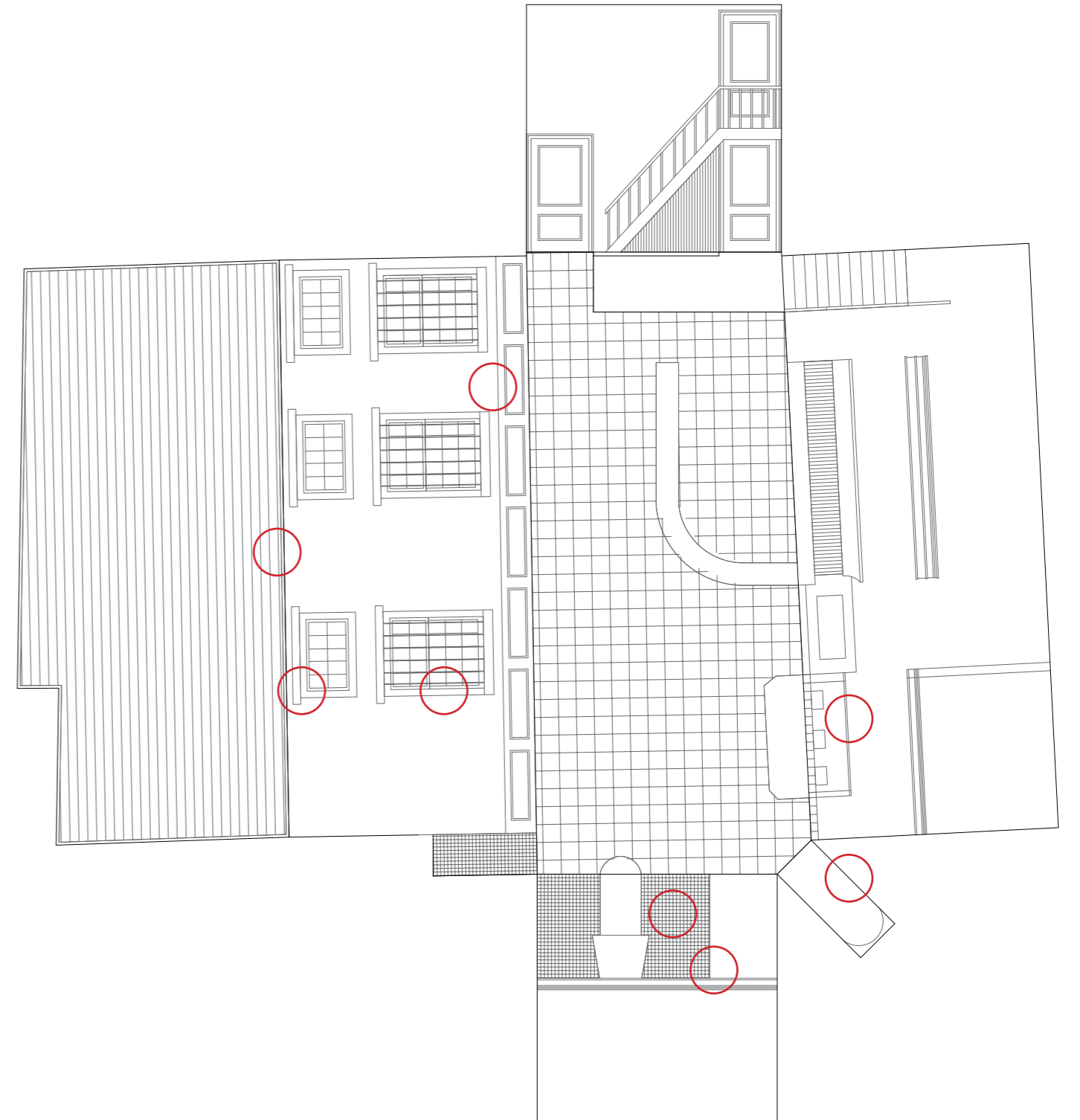
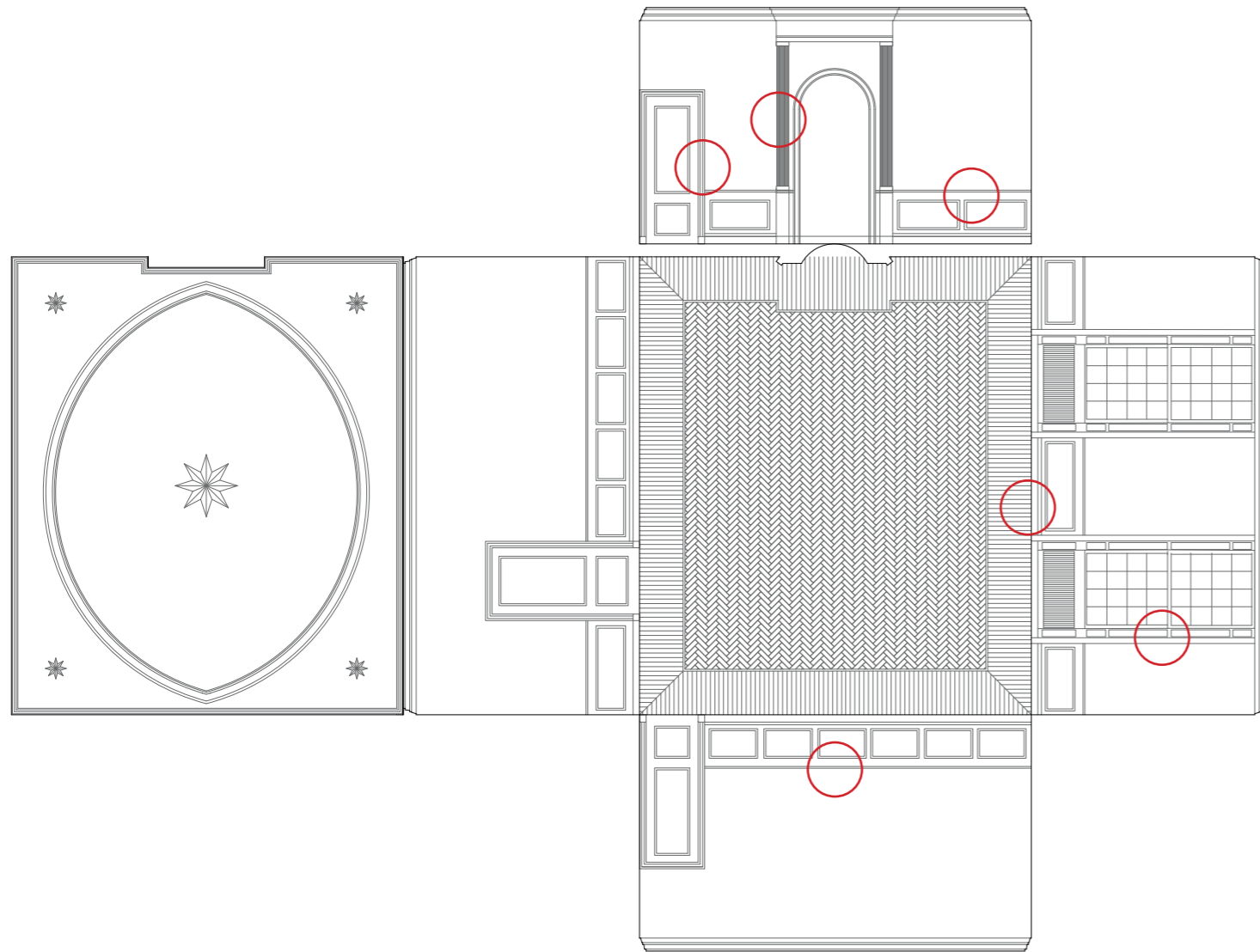
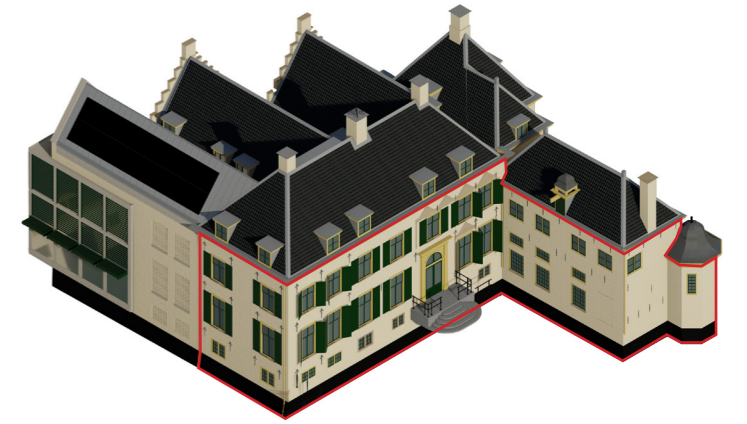
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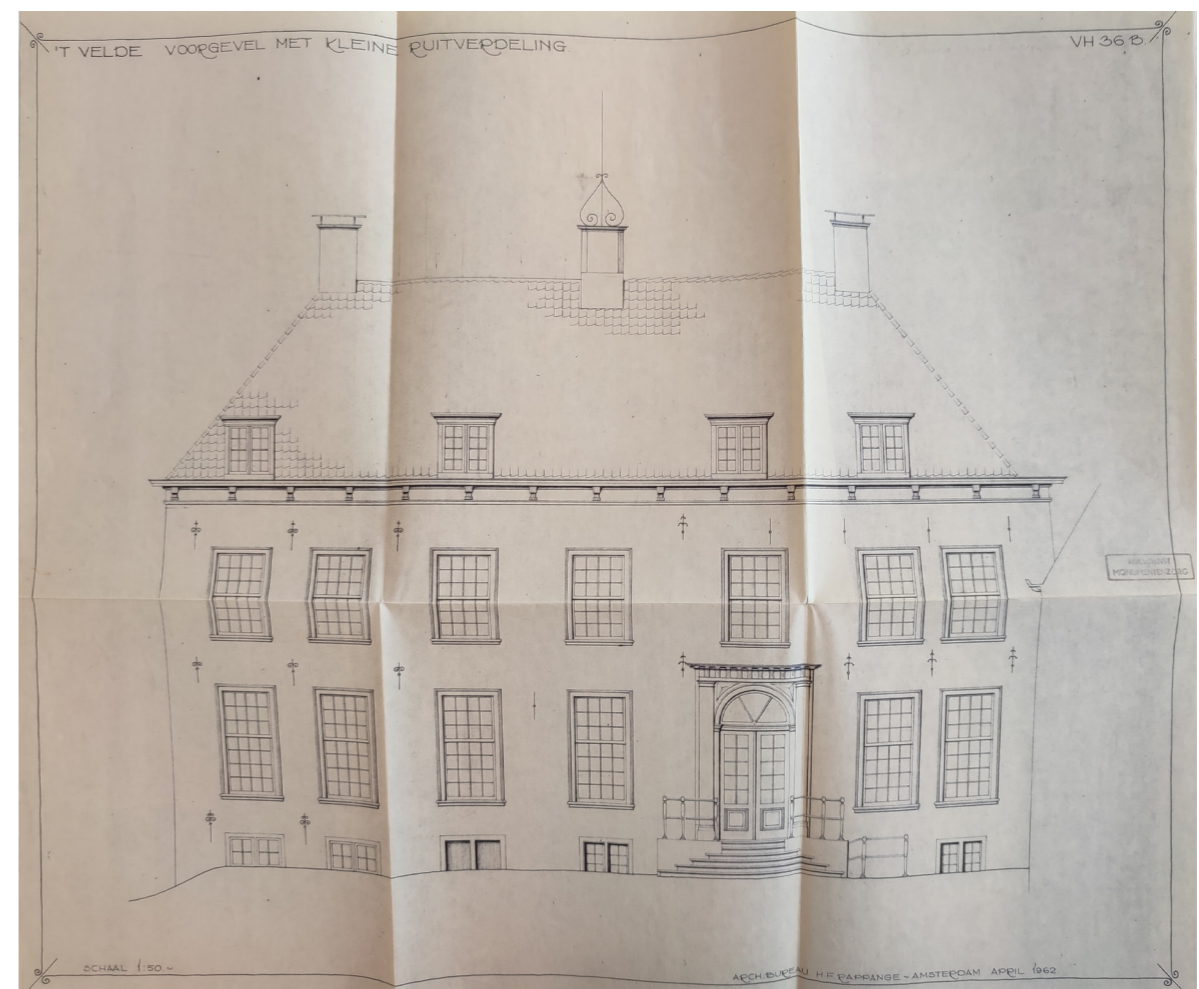
Ceramic roof tiles (Oud-Hollands)
Batten 22x32mm
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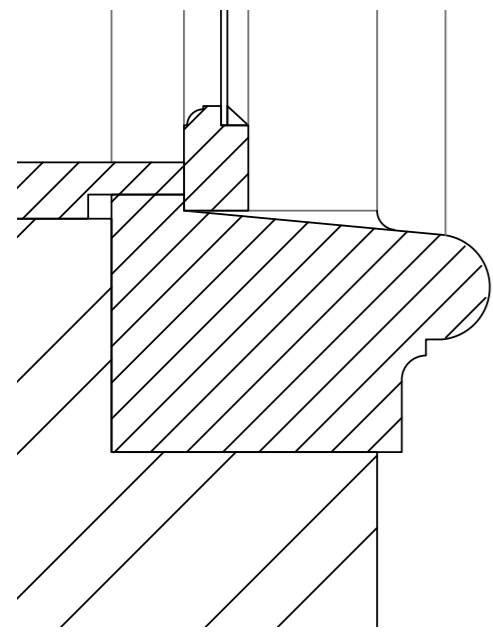
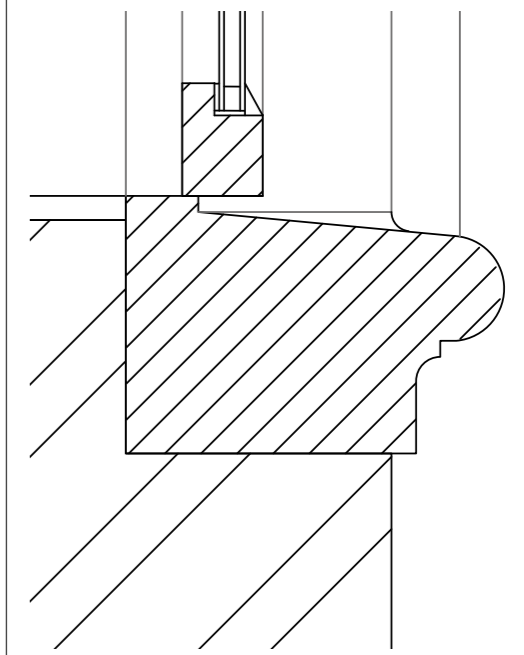
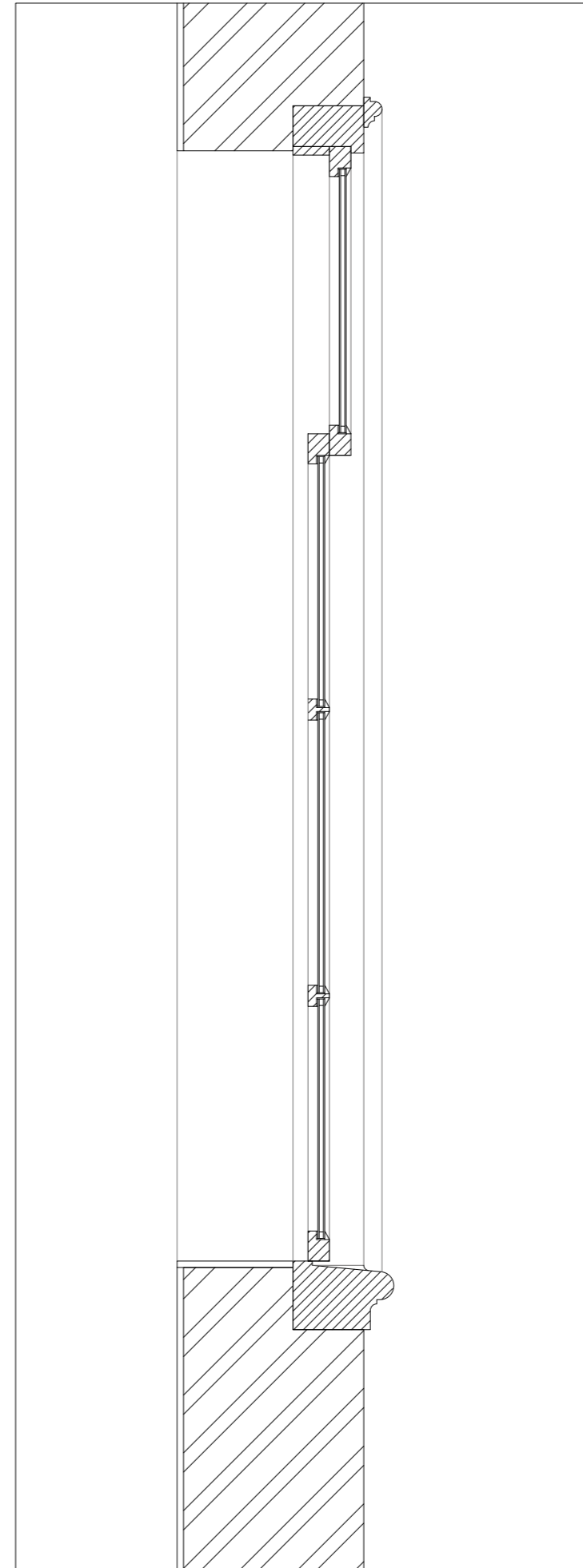
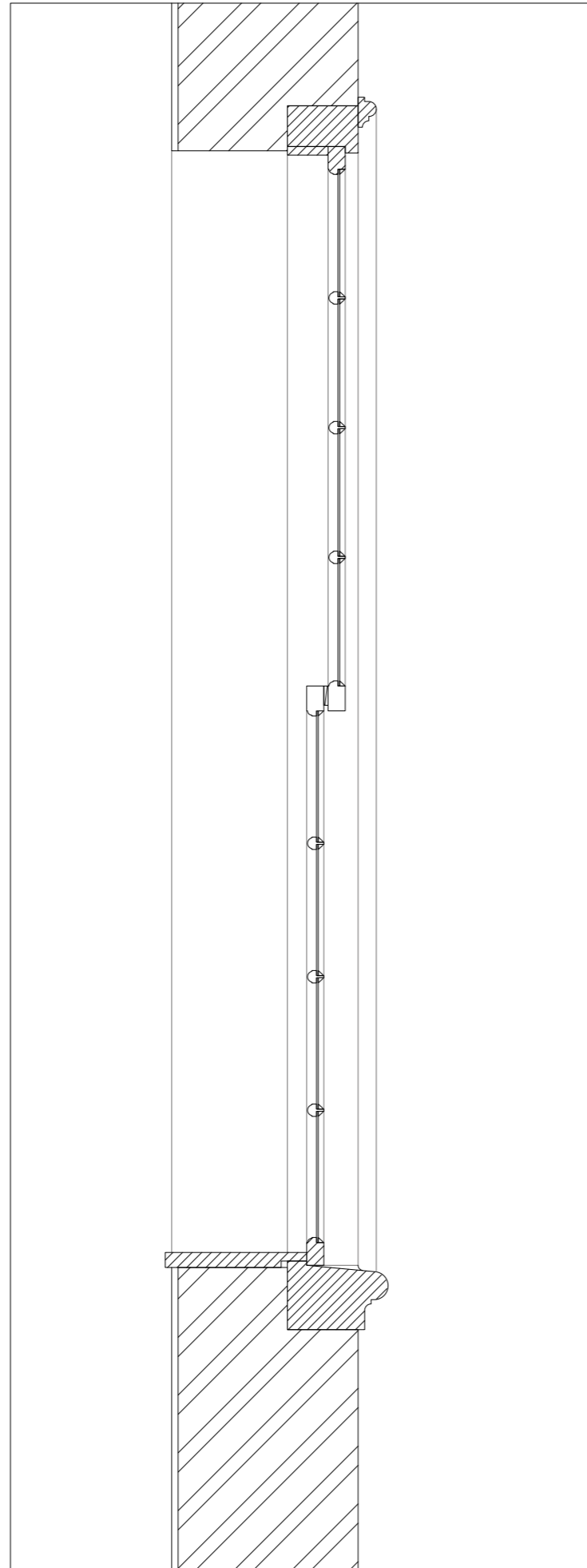
Insulation: walls



Insulation: windows



Insulation: windows



Interior interventions

2 main types of rooms



Formal rooms

Originally used by inhabitants and guests

Located mostly on beletage and 1st floor

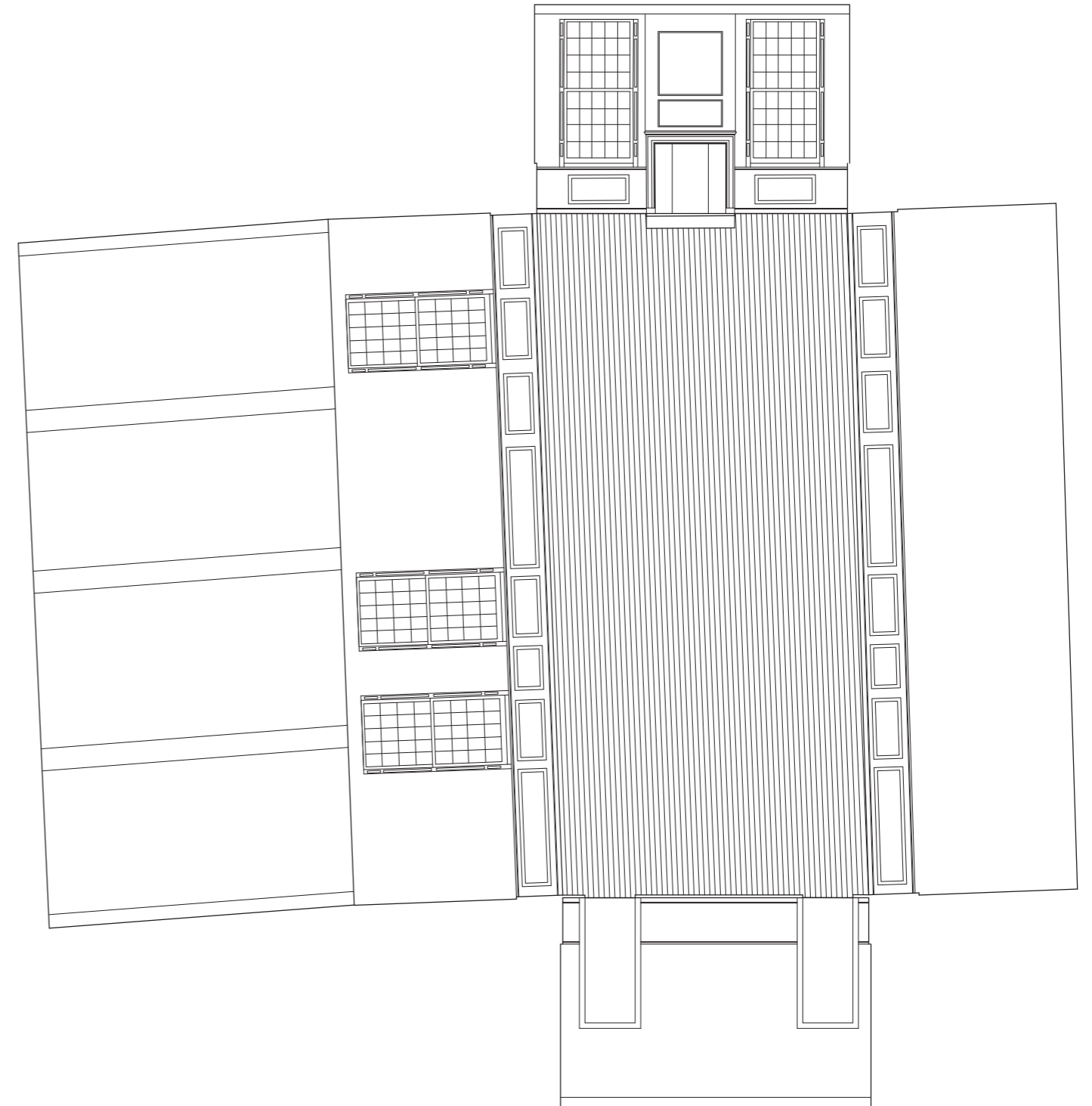


Functional rooms

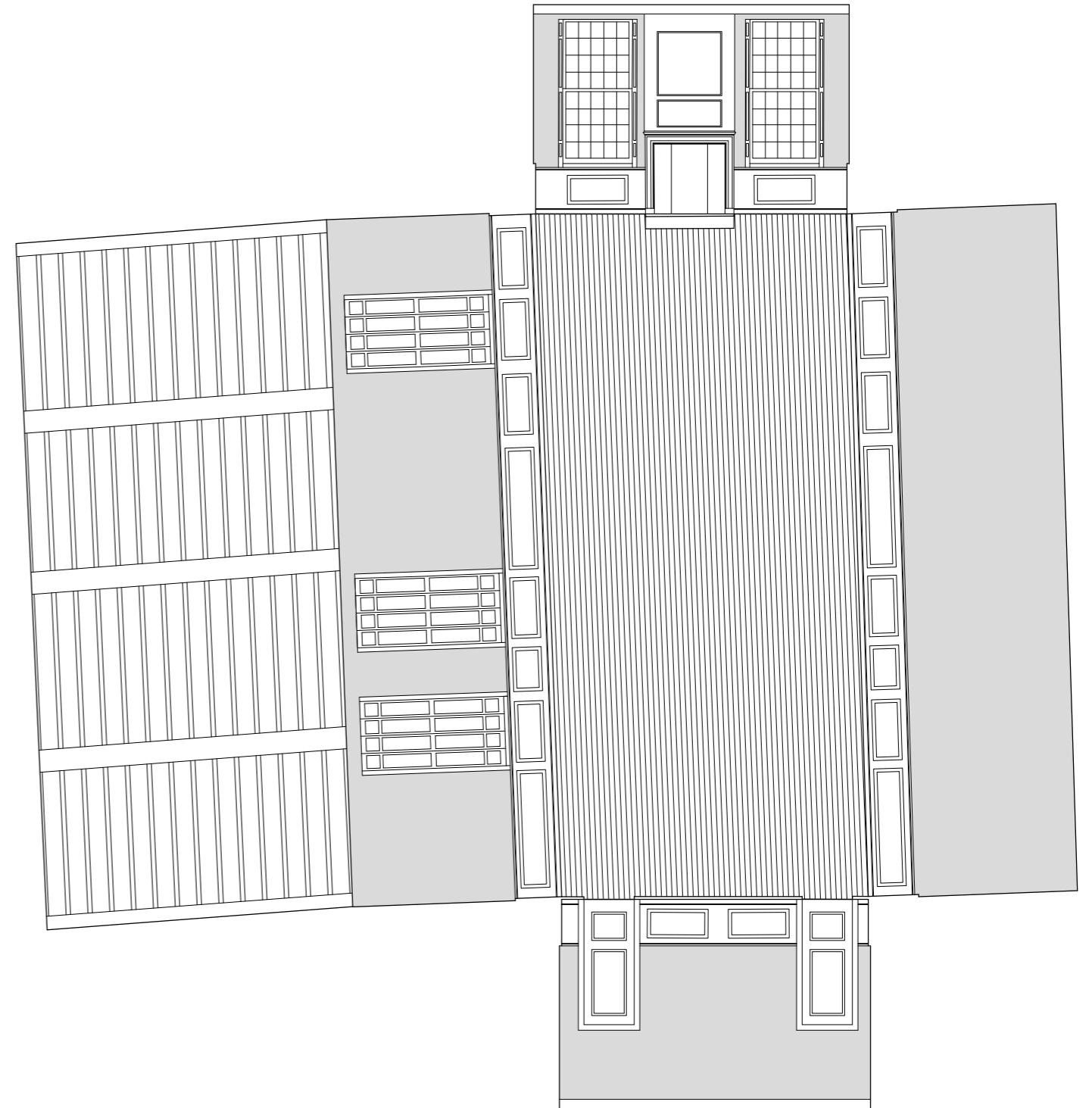
Originally used by staff members and for storage

Located mostly in souterrain and 2nd floor

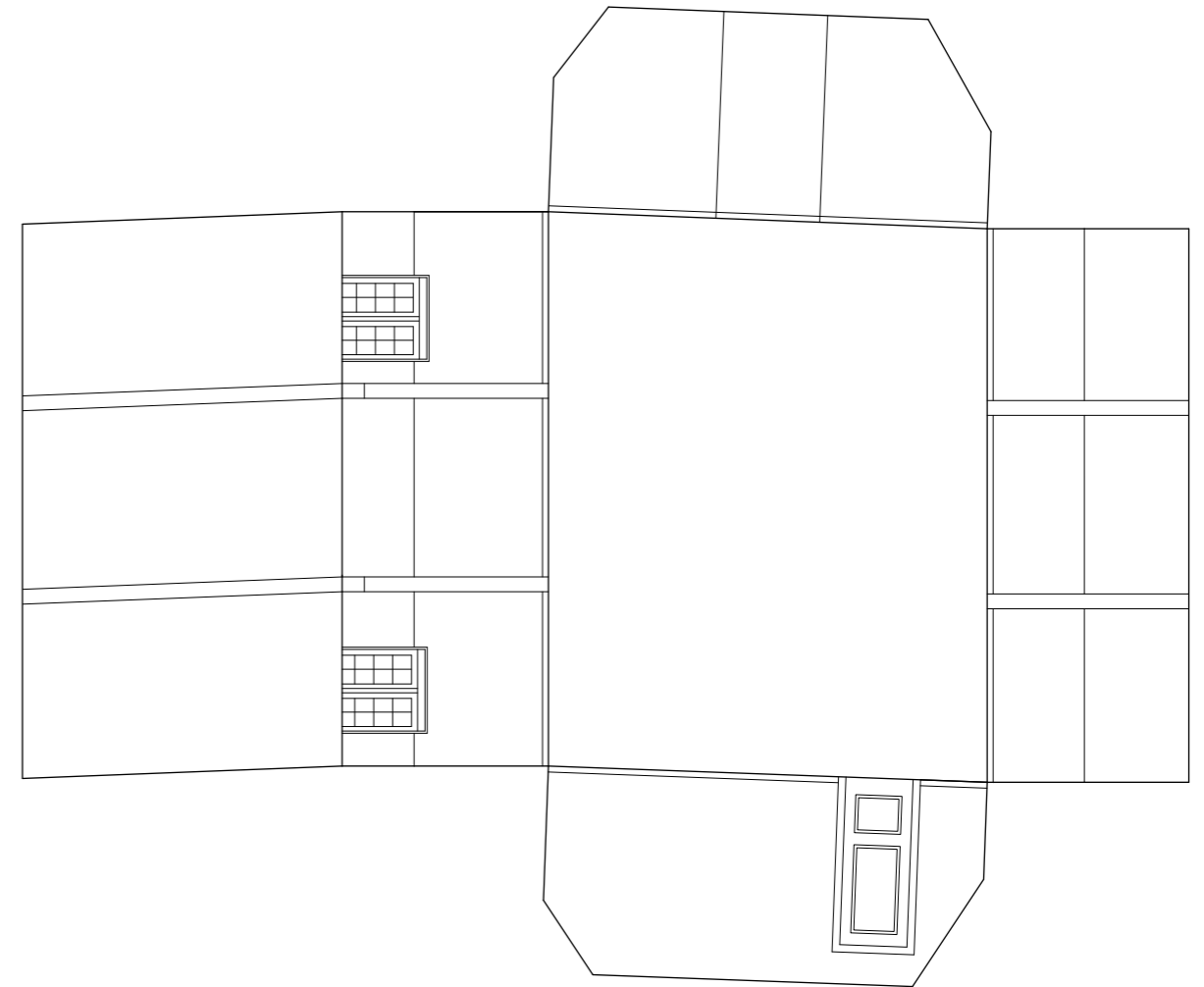
Formal rooms



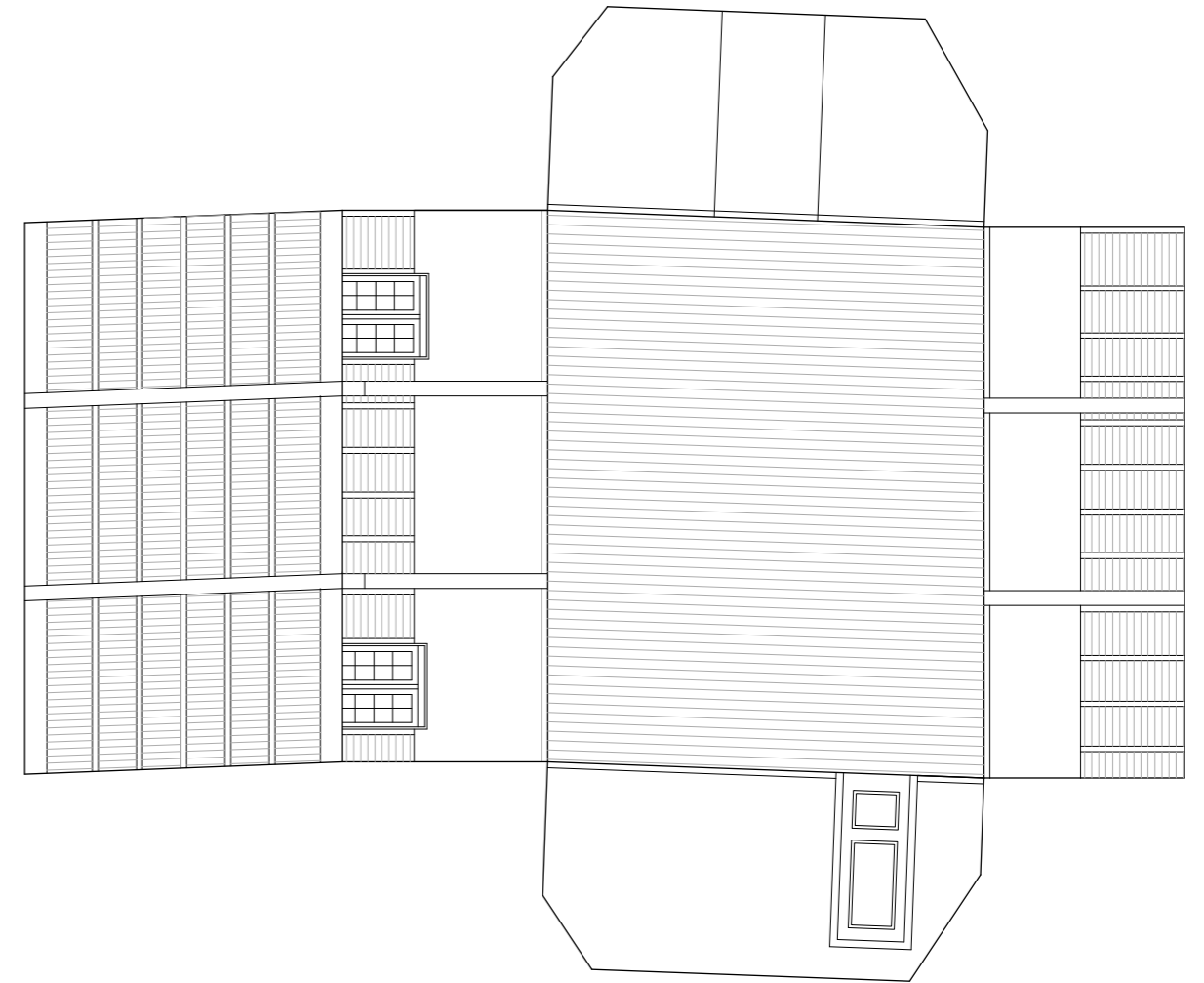
Formal rooms



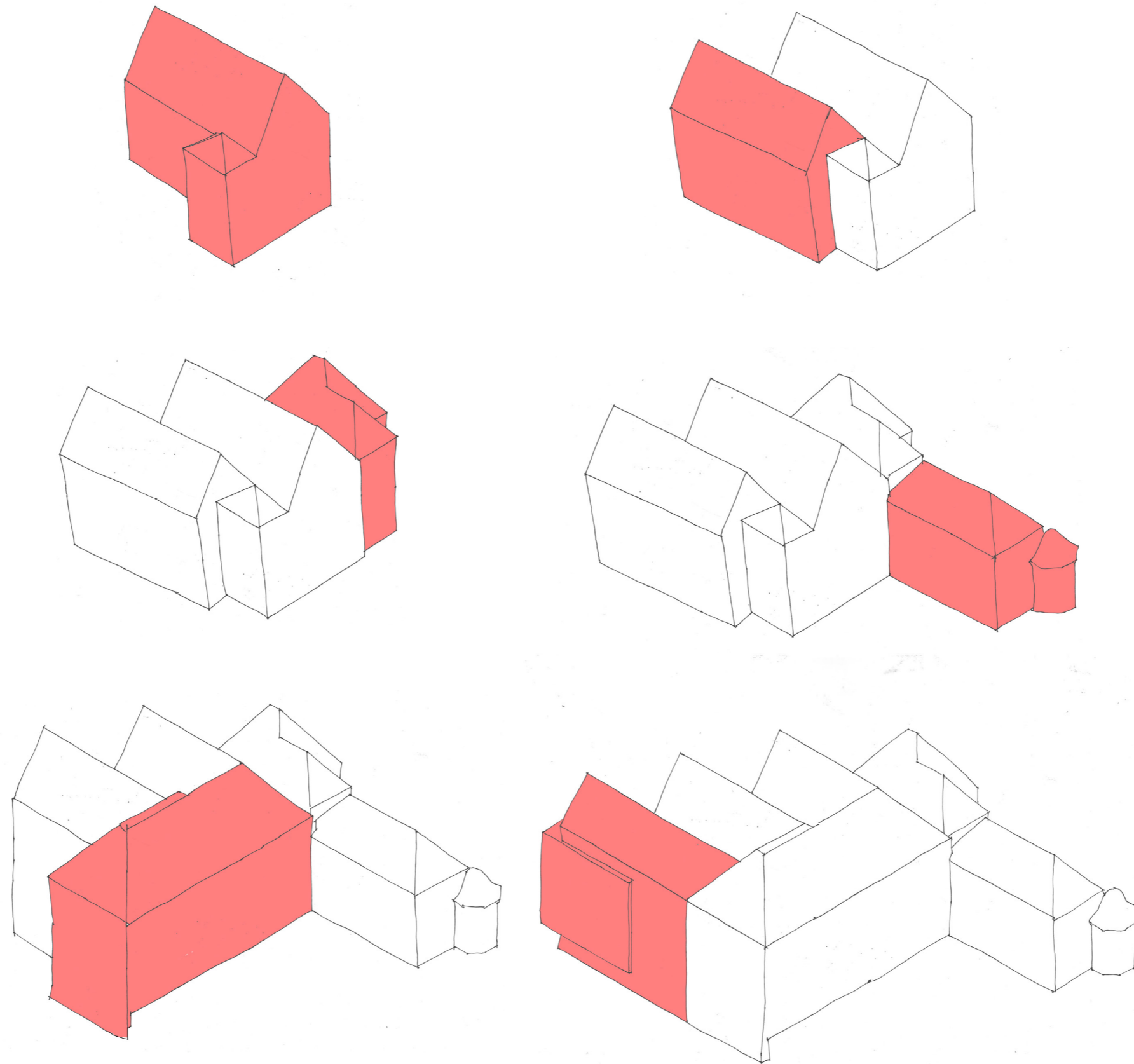
Functional rooms



Functional rooms

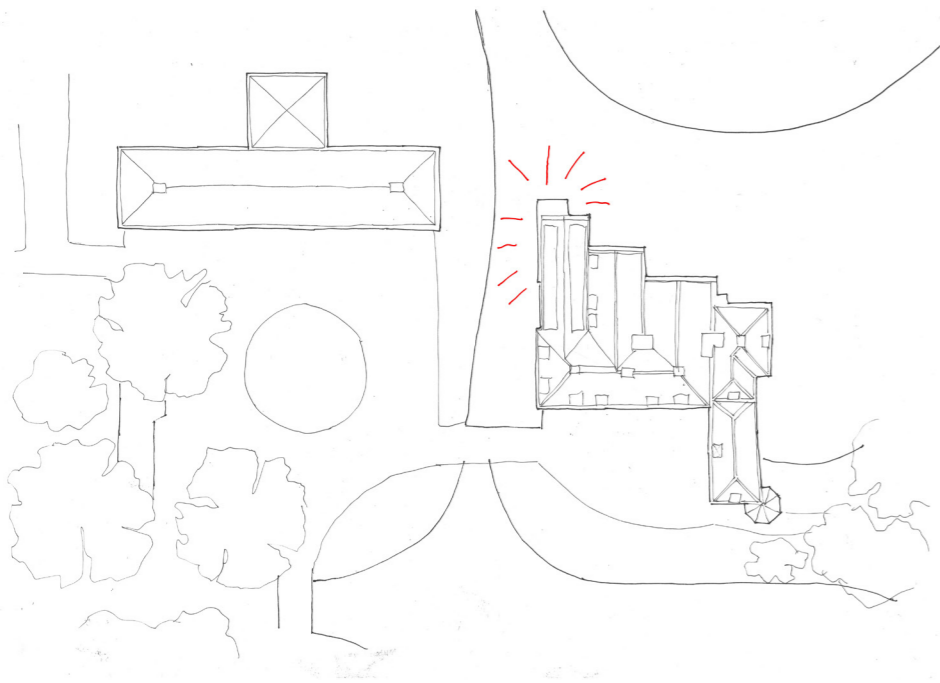


Extension

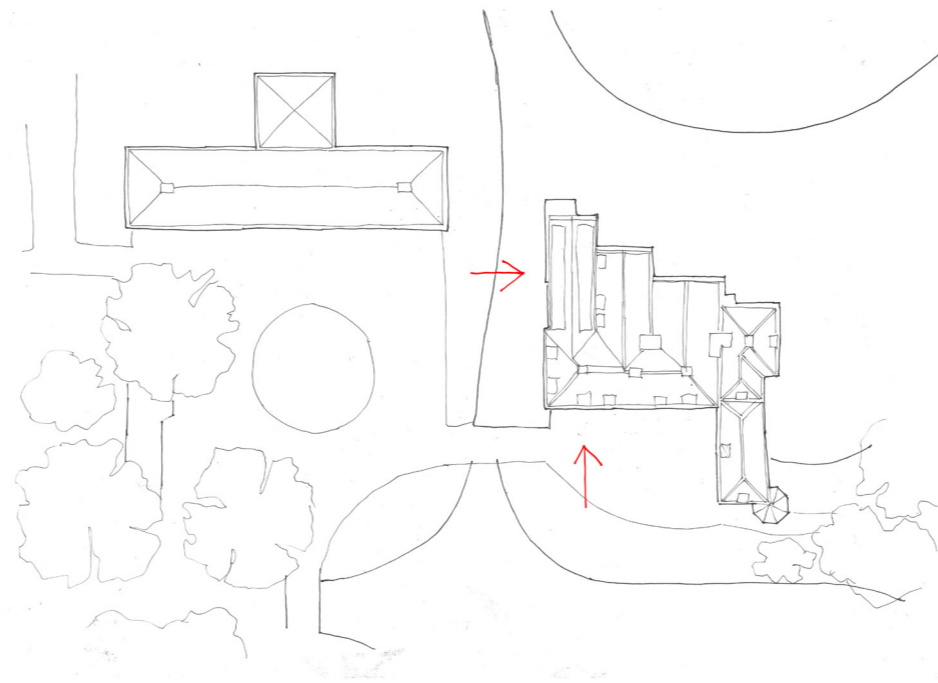


Principle of growth of the building

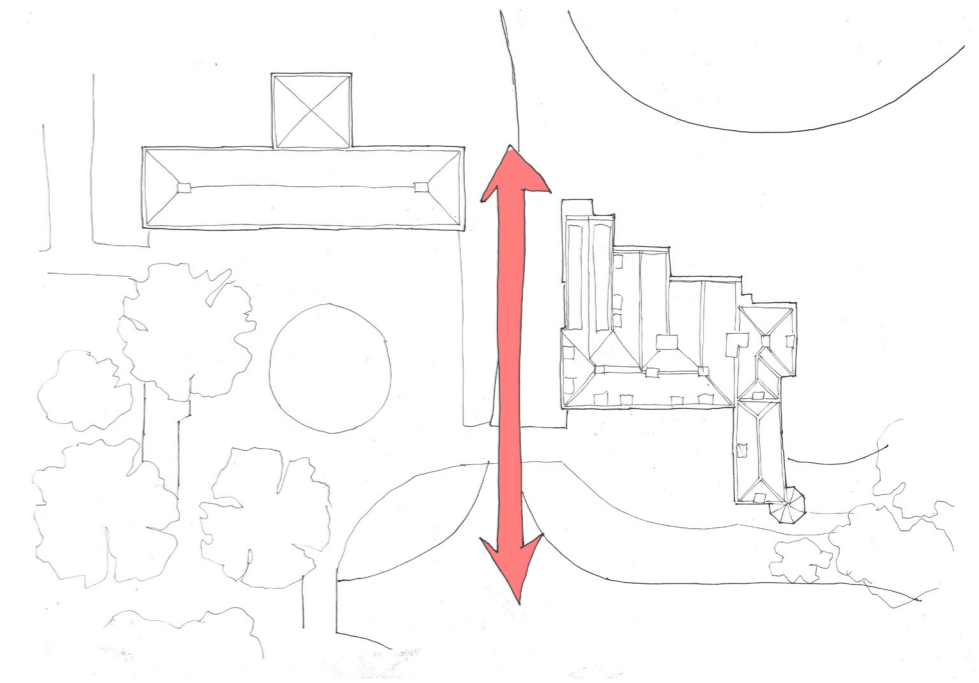
Extension



Recognizable as a new time layers

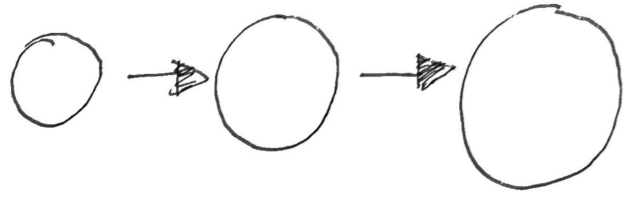


Experience of crucial building parts remains possible

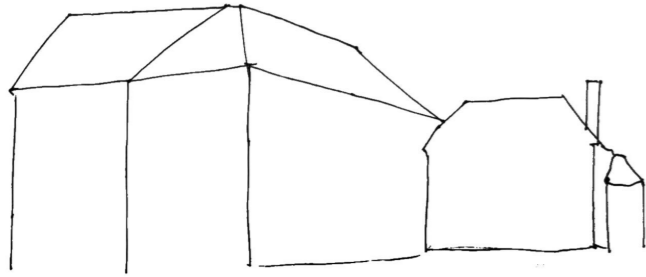


Connection to existing sight line

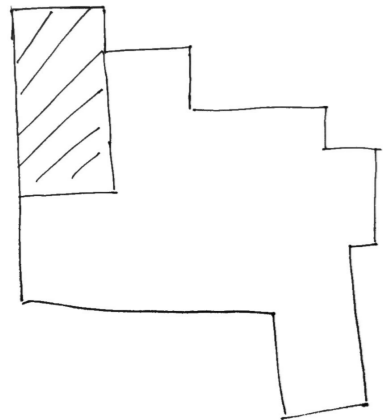
Extension



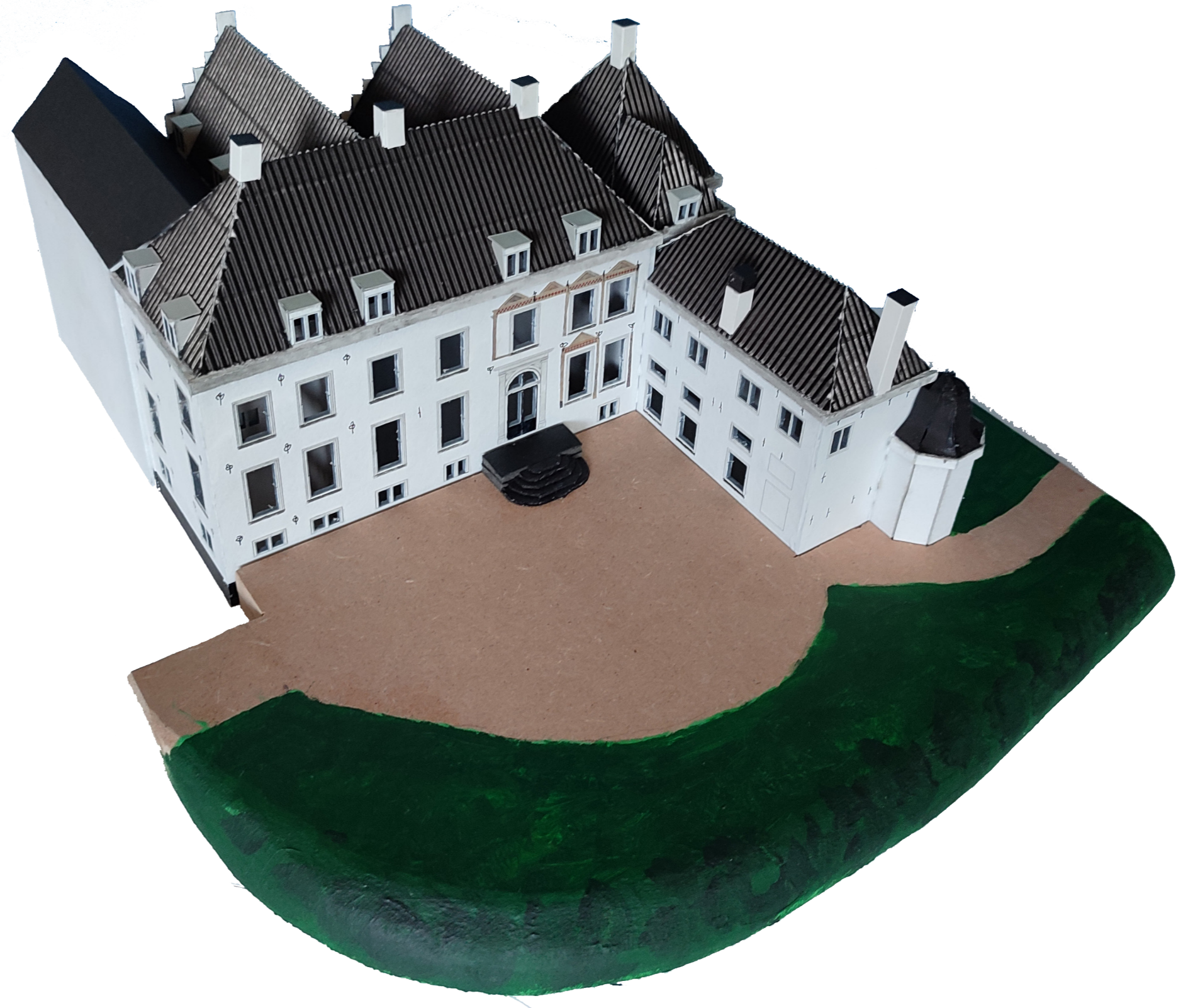
Logical continuation of growth of the building



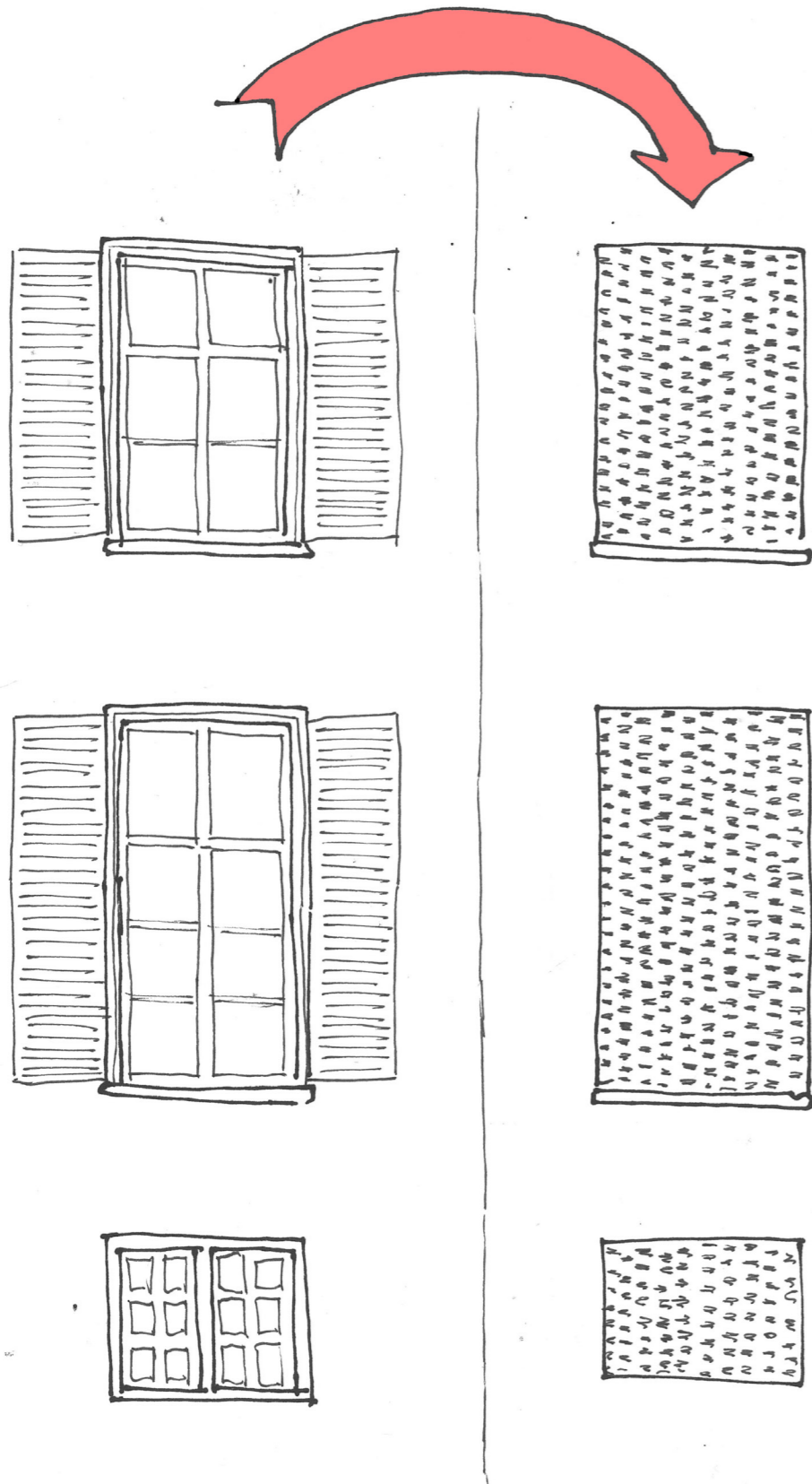
Relatively small impact on the experience of the existing building



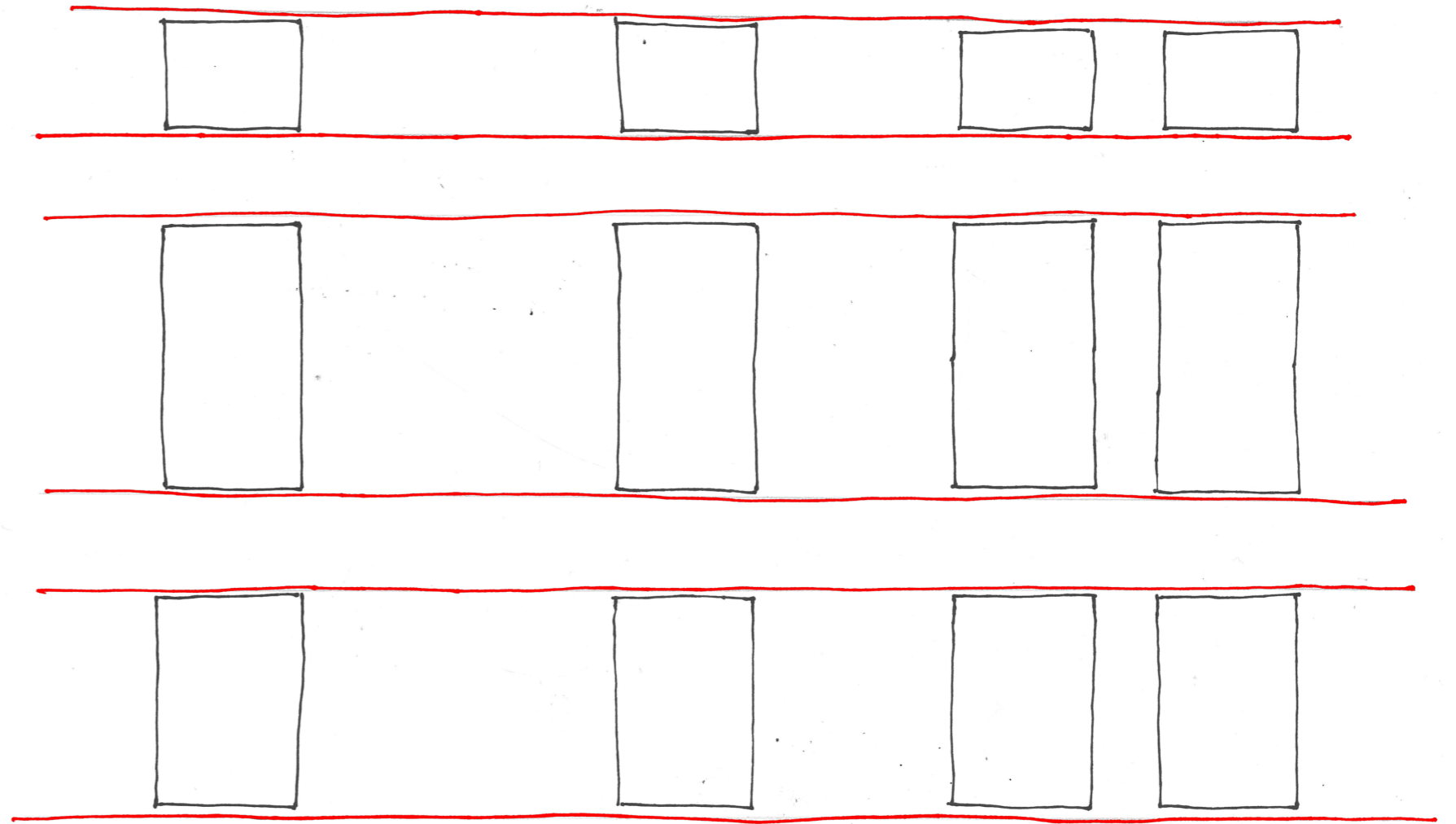
Size fits to the scale of the building



Grammar



Abstraction of existing building elements

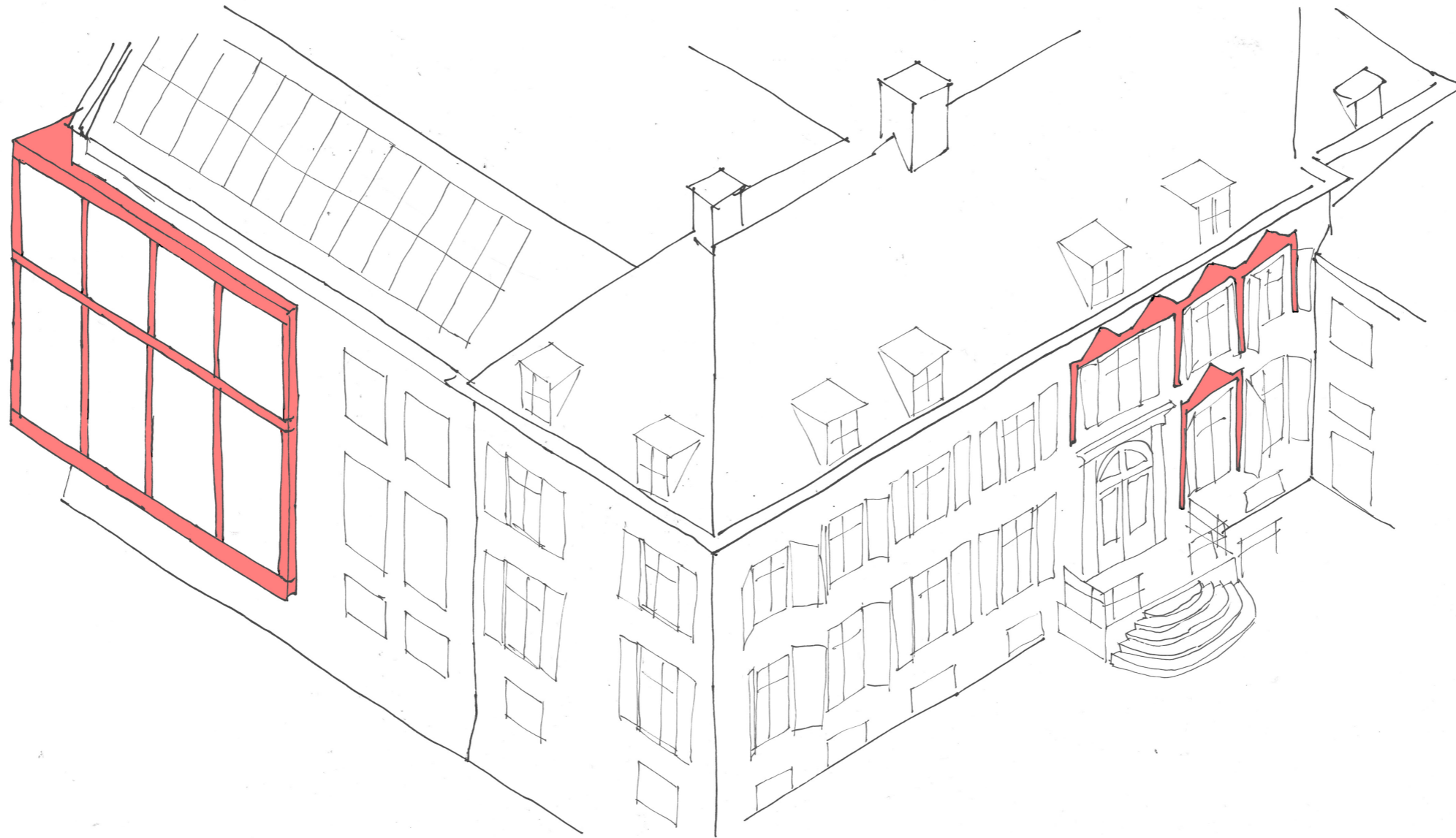


Use of the existing grid for facade openings

Extension



Grammar



Reference to historic building traces of the oldest time layer

Extension

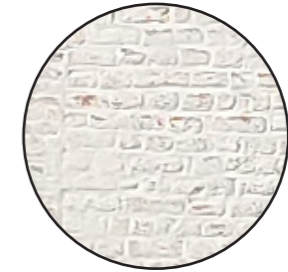
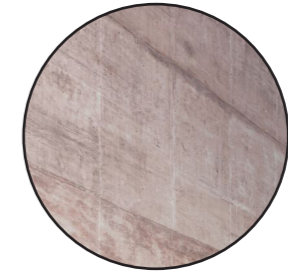
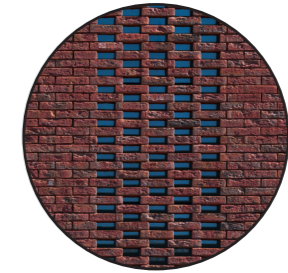
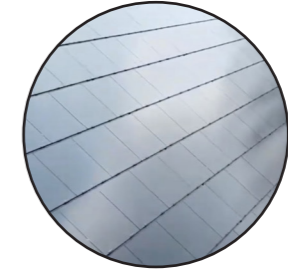


Materialisation extension

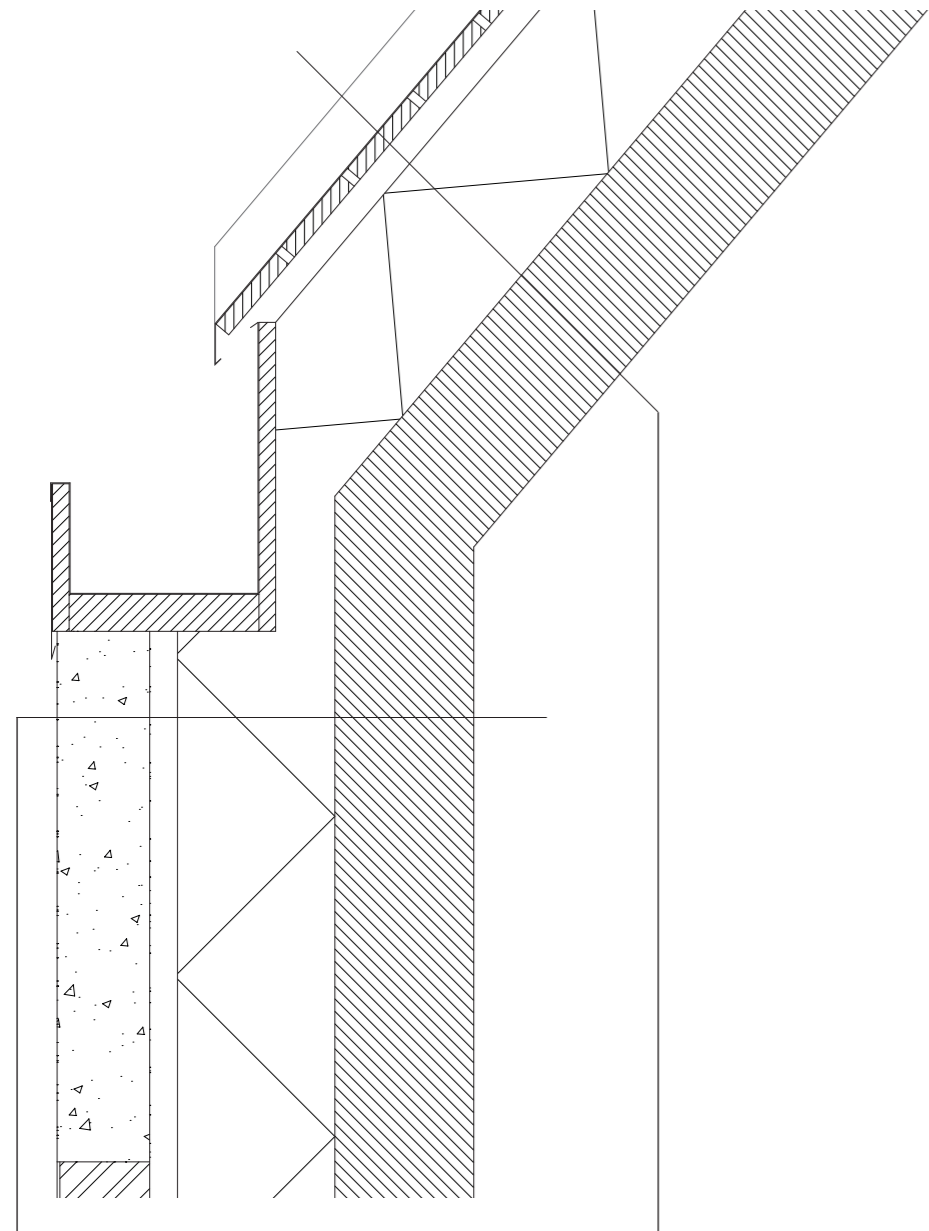
References



Materialisation

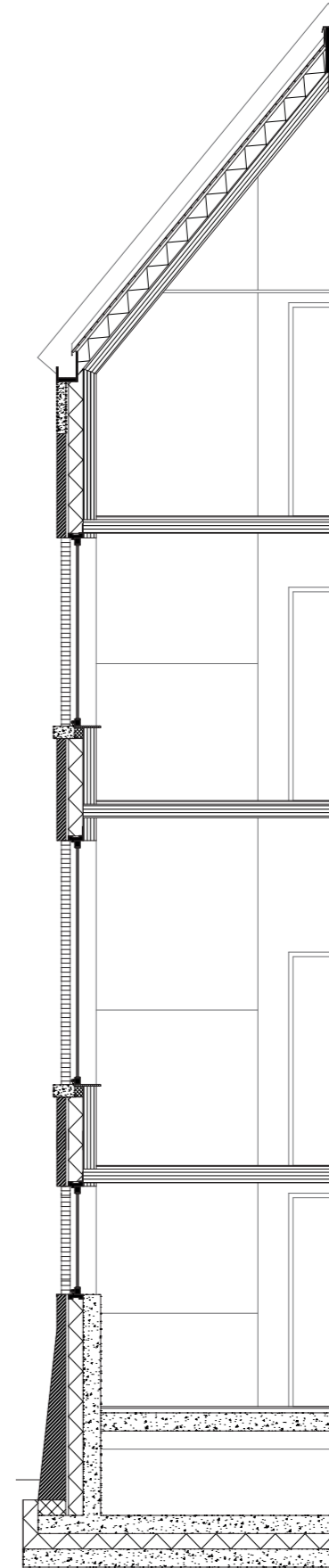


Details extension



100mm prefab pigmented concrete element
30mm air cavity
170mm Rockwool insulation
150mm CLT

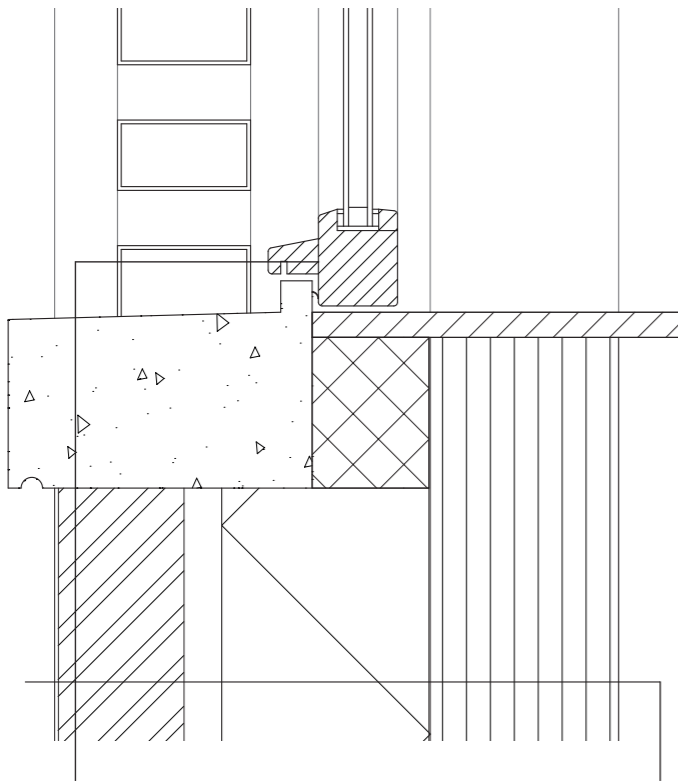
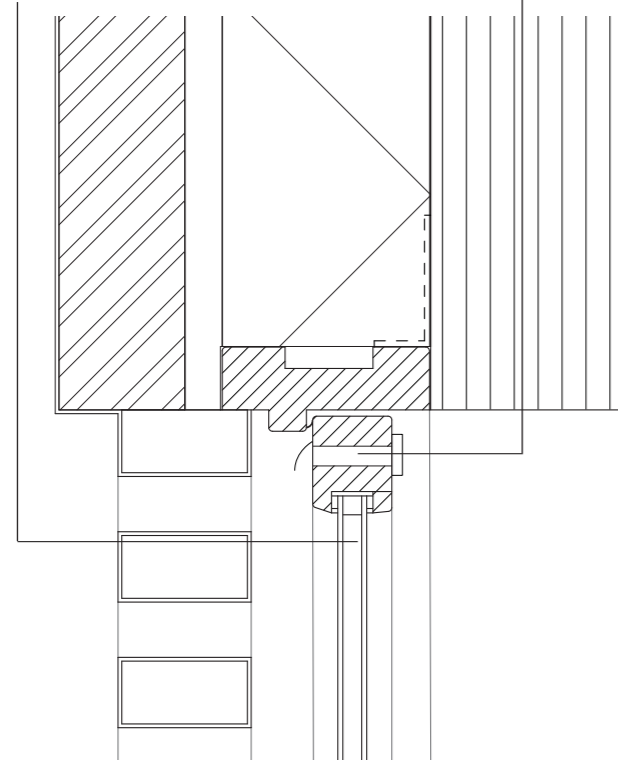
Zinc (roevendak)
Slats (18x69mm) with spacing for ventilation
Air cavity (Counterbats 22x32mm)
170mm Rockwool insulation
150mm CLT



Details extension

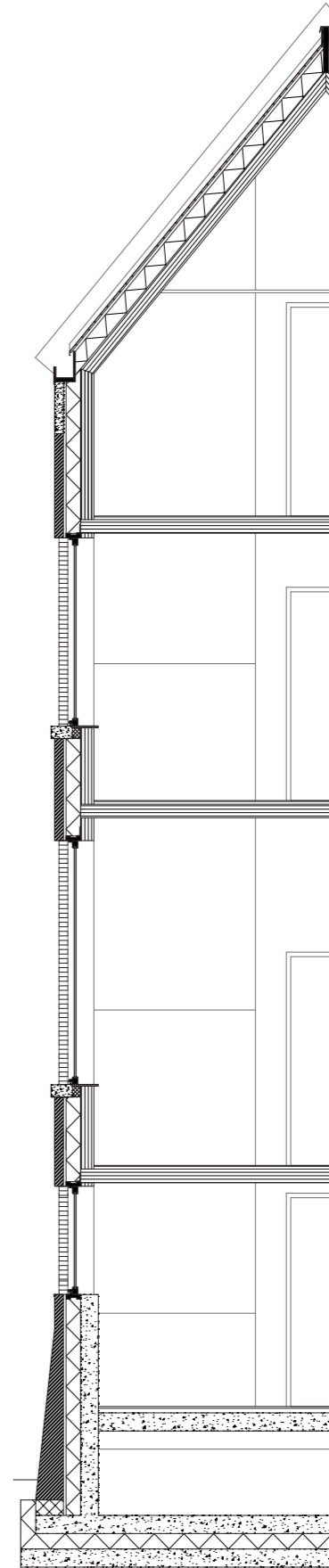
HR+++ double glazing

Ventilation slot

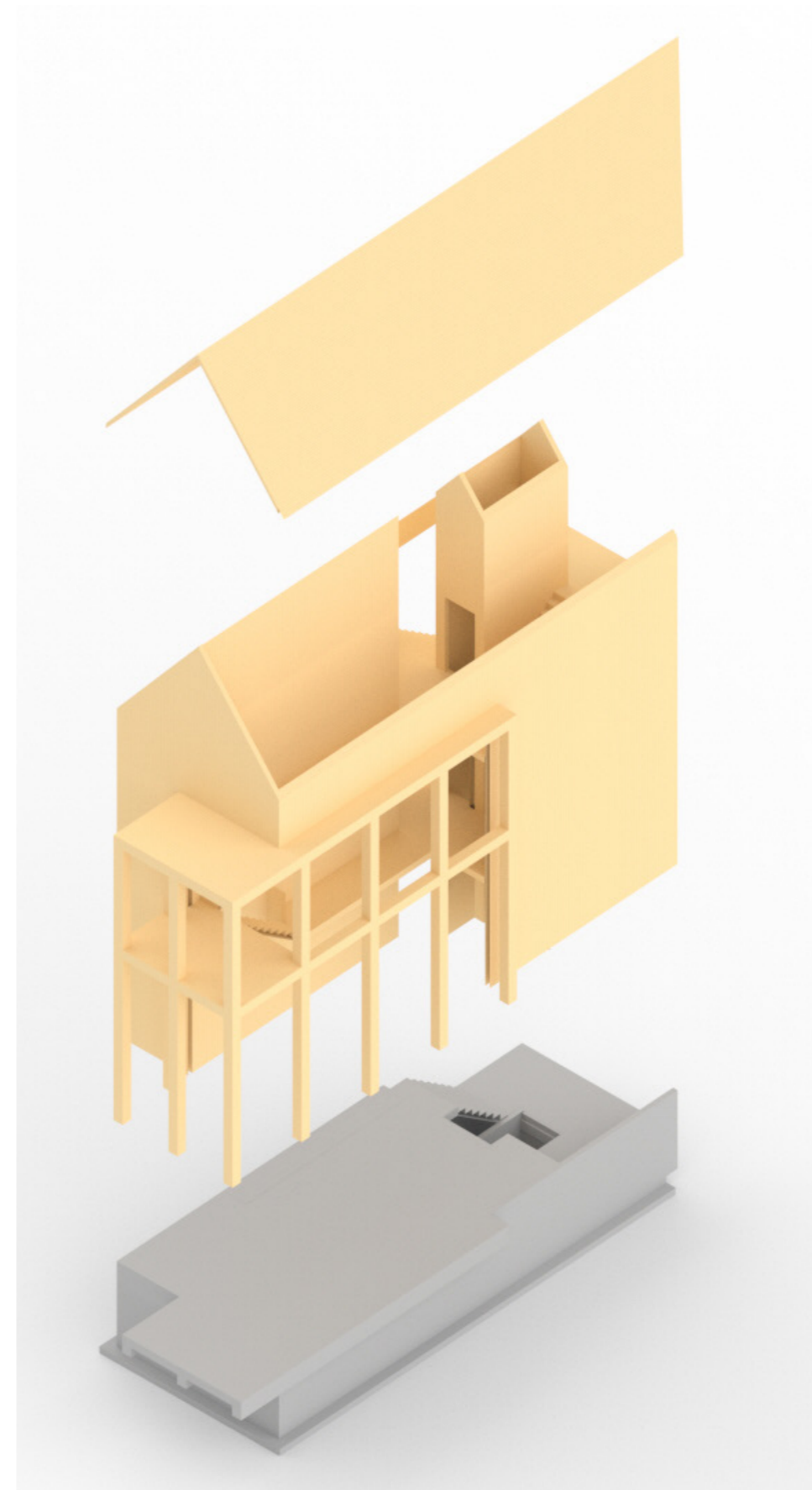


Meranti window frame

3mm kalei paint
100mm brickwork
30mm air cavity
170mm Rockwool insulation
150mm CLT



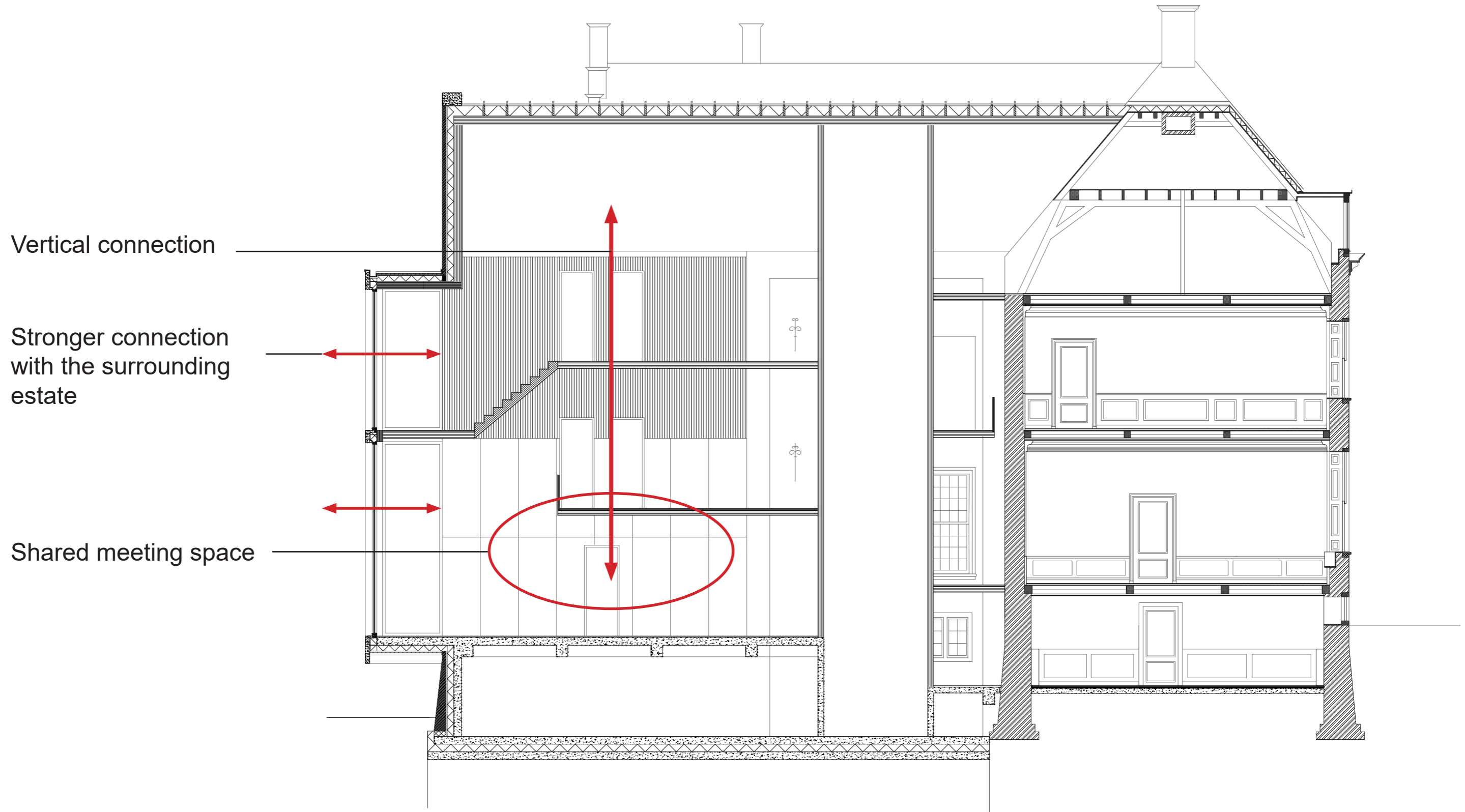
Construction



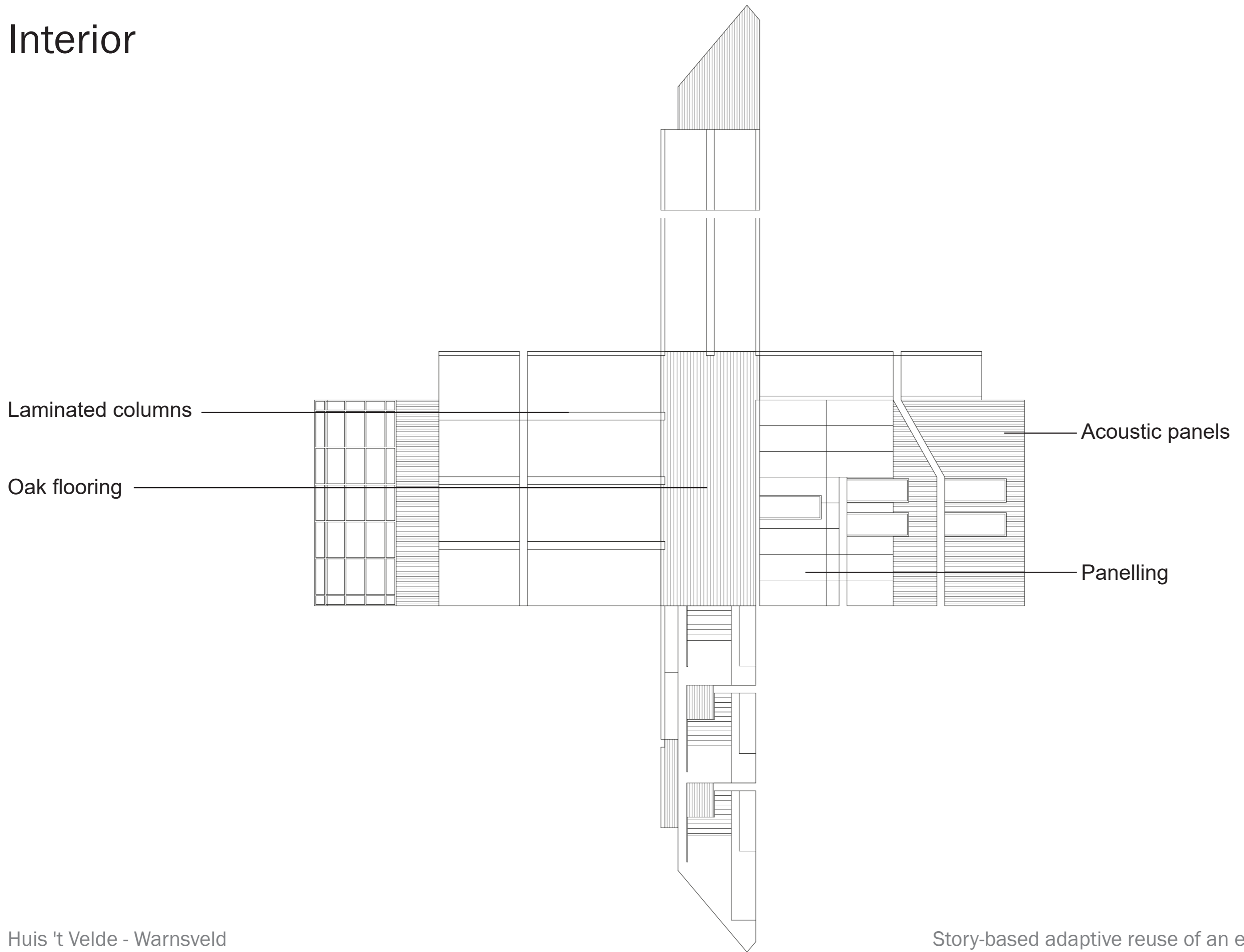
Result



Section



Interior



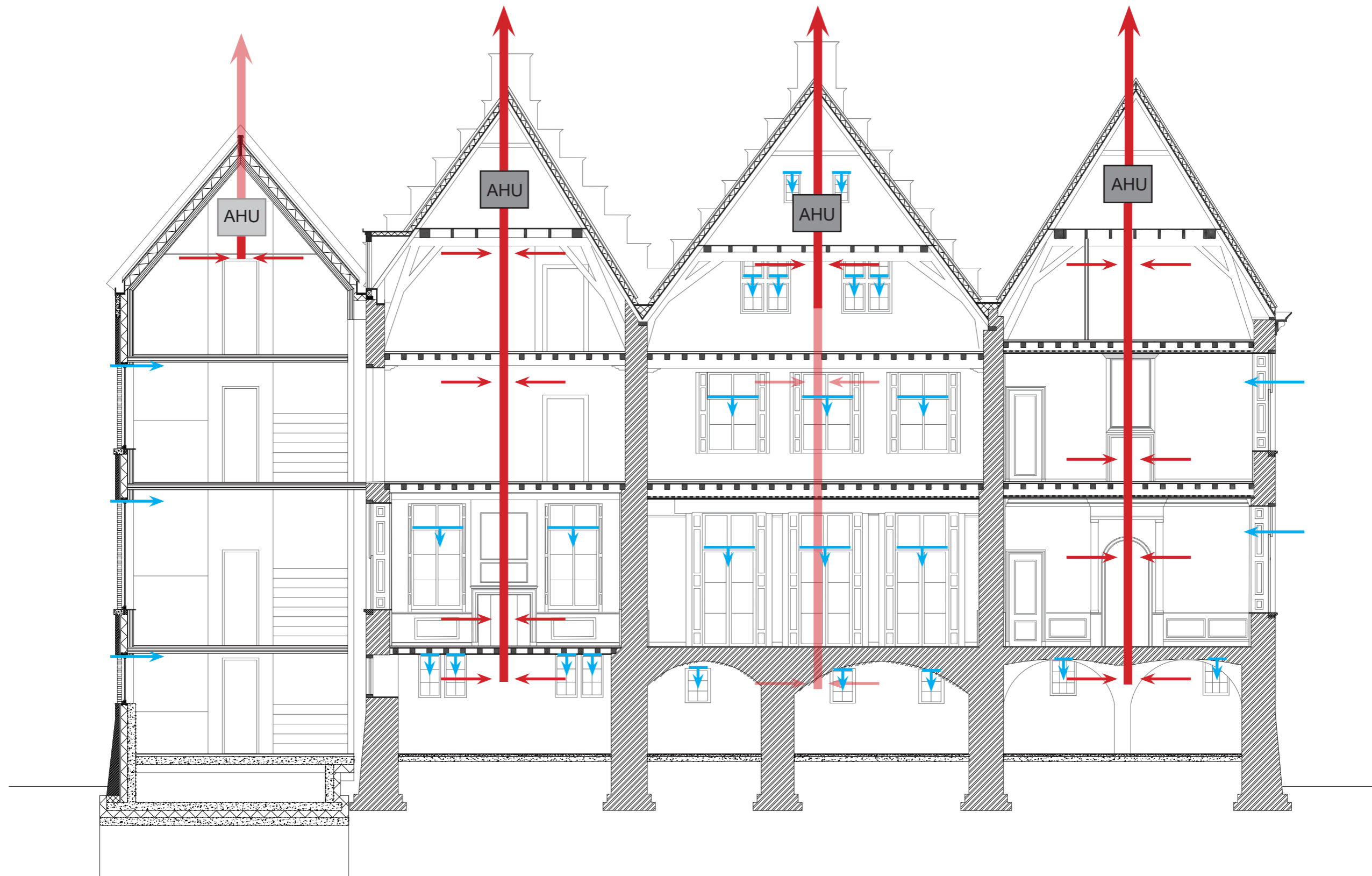
Heating/cooling: winter situation



Heating/cooling: summer situation



Ventilation



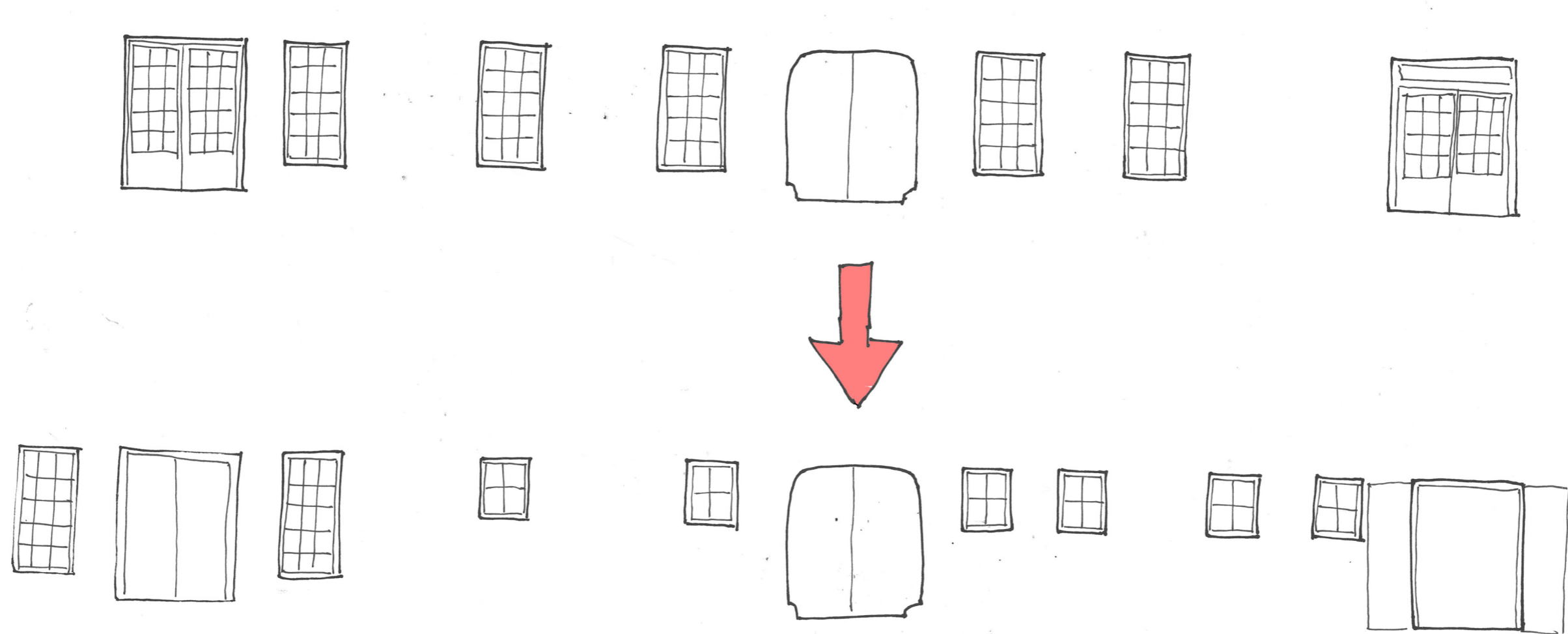
Result



Carriage house



Intervention



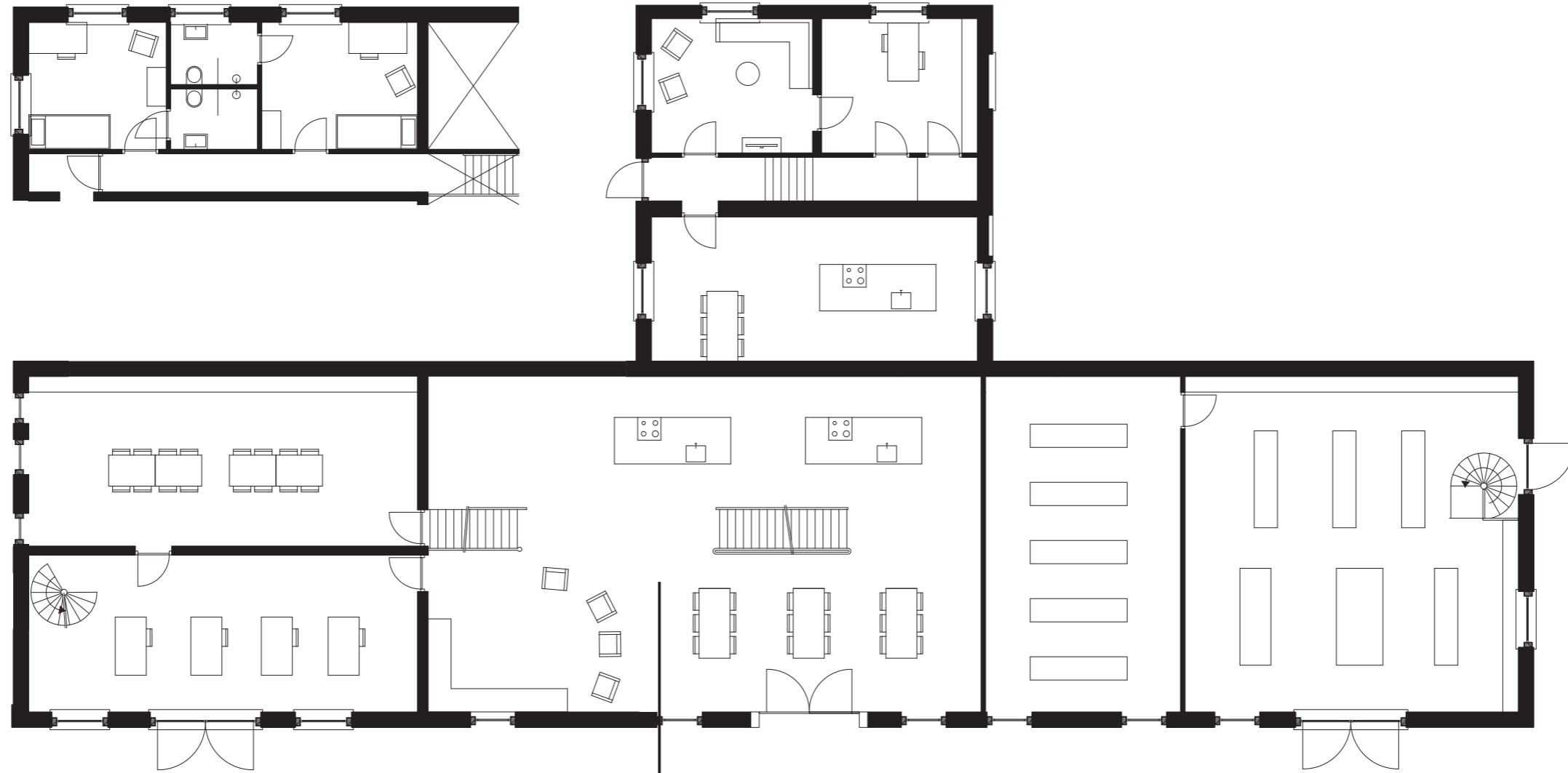
Bringing back the historic characteristics of the building

Facade



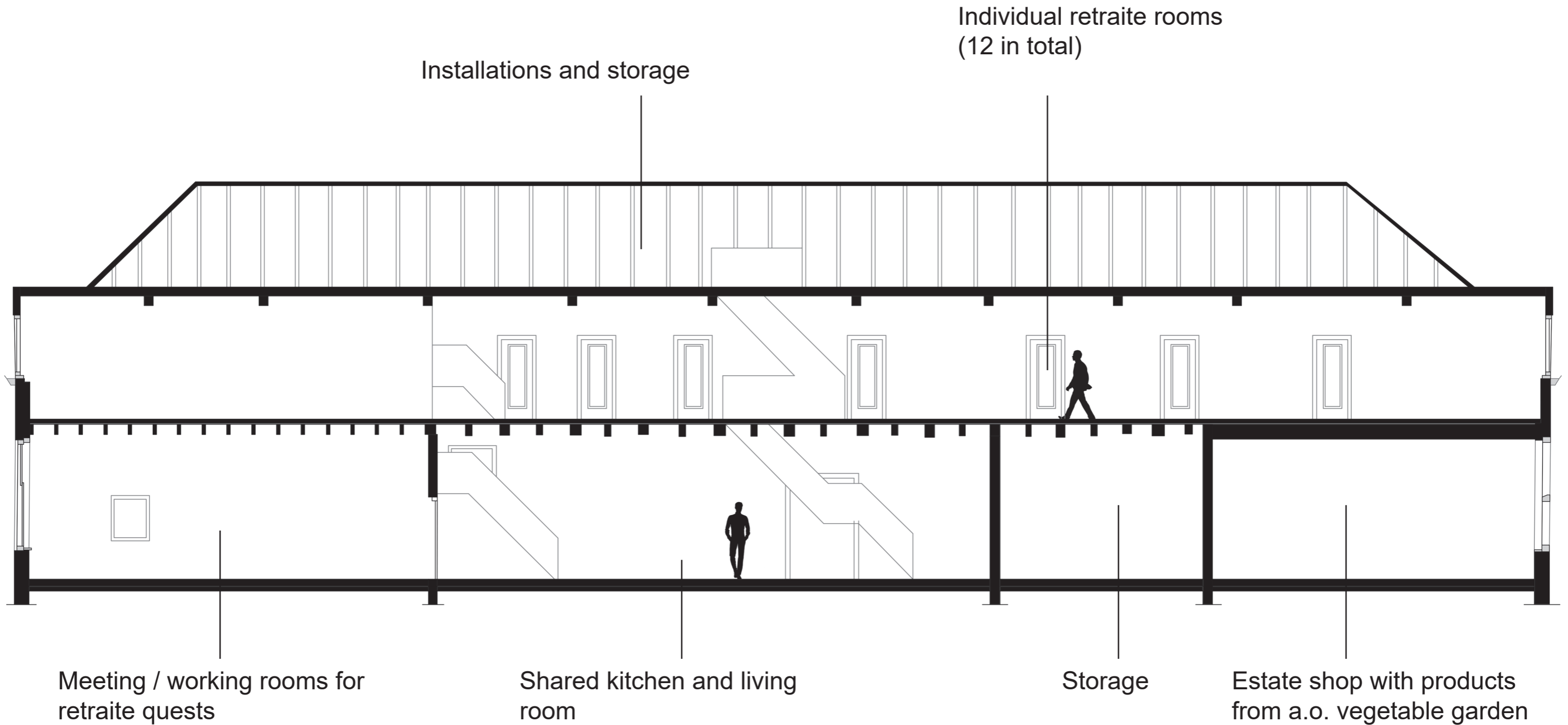
Reconstruction of the facade

Program



Reconstruction of the floorplan fitting to the character of the carriage house

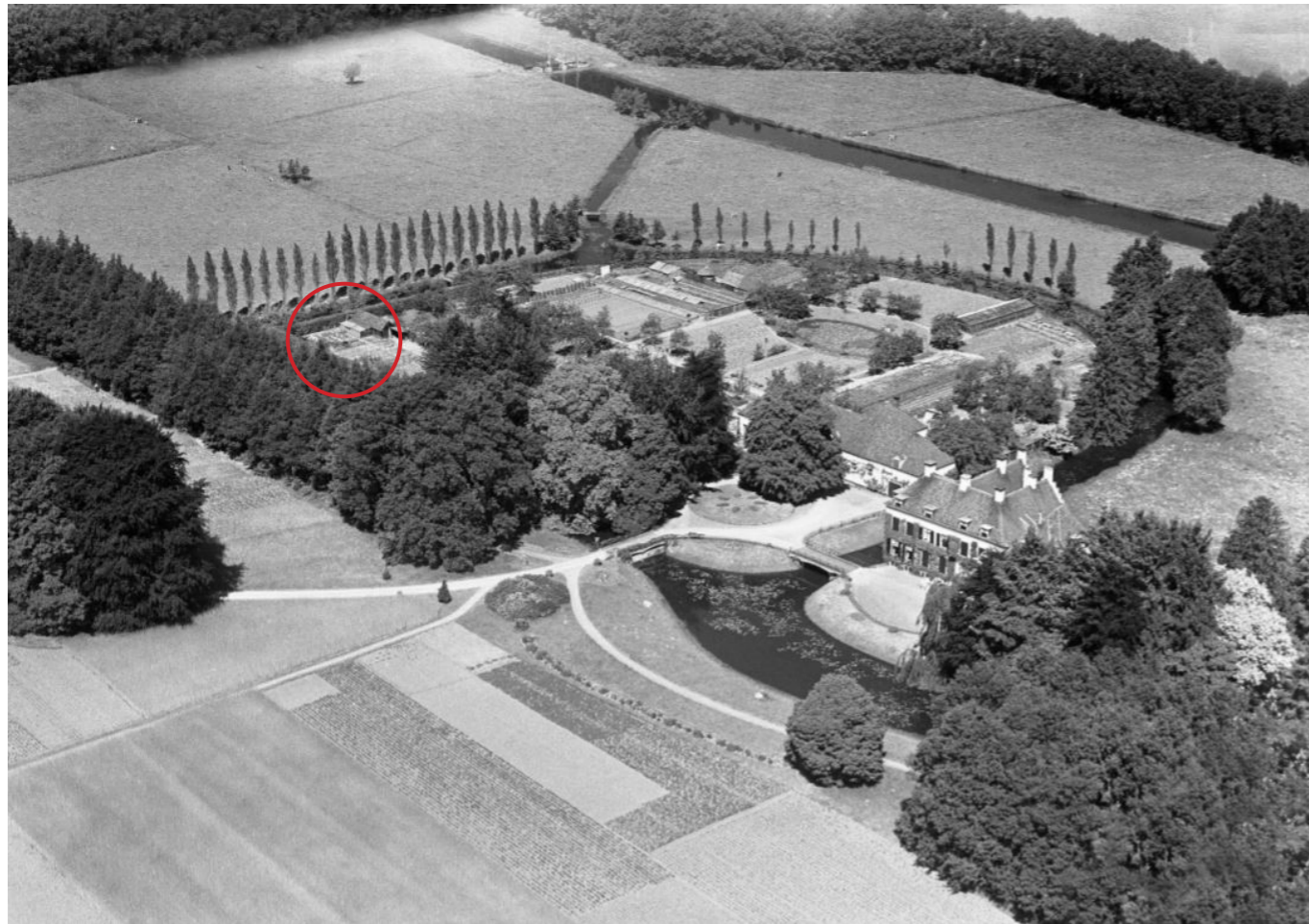
Carriage house



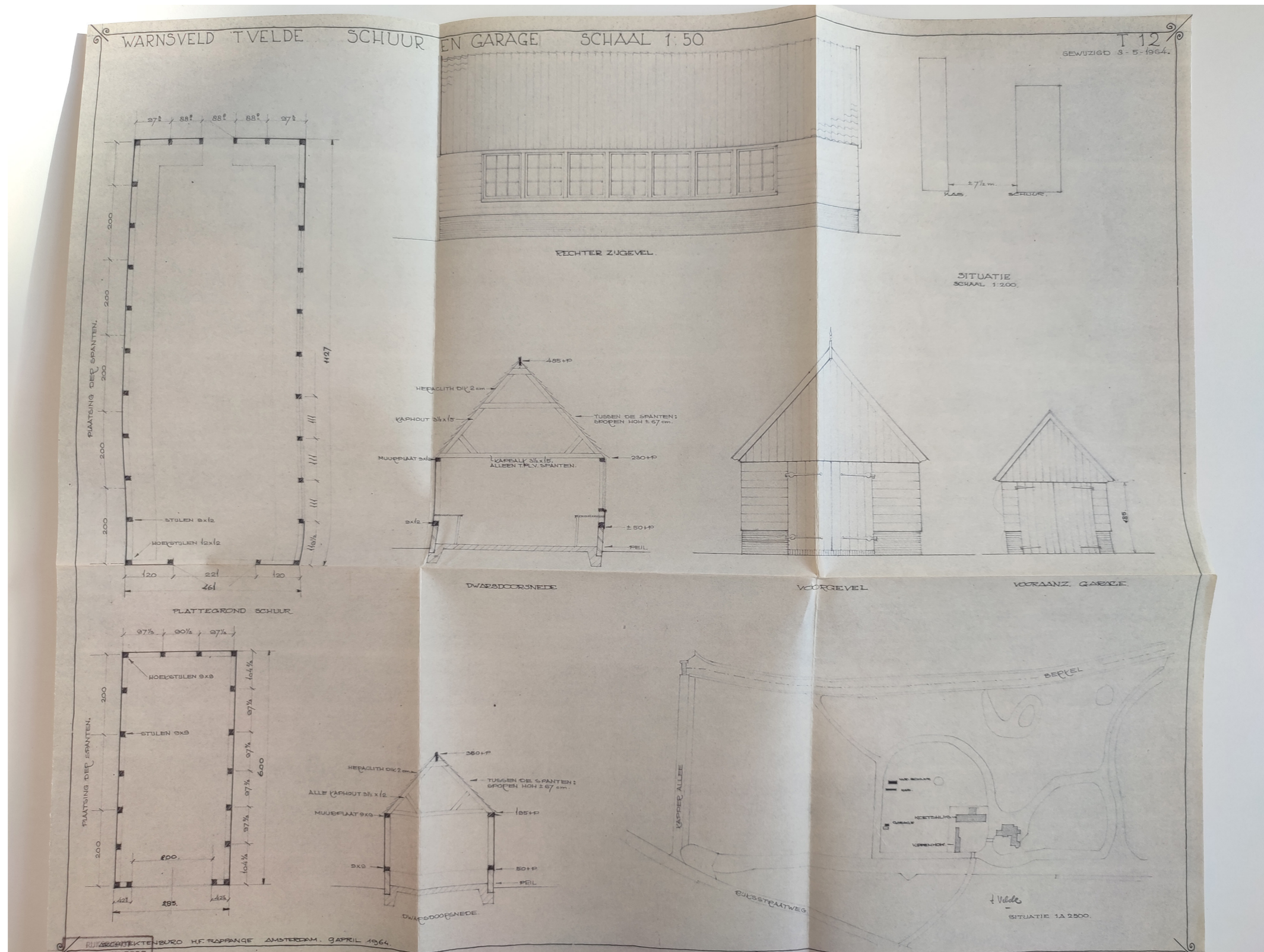
Carriage house



Vegetable garden



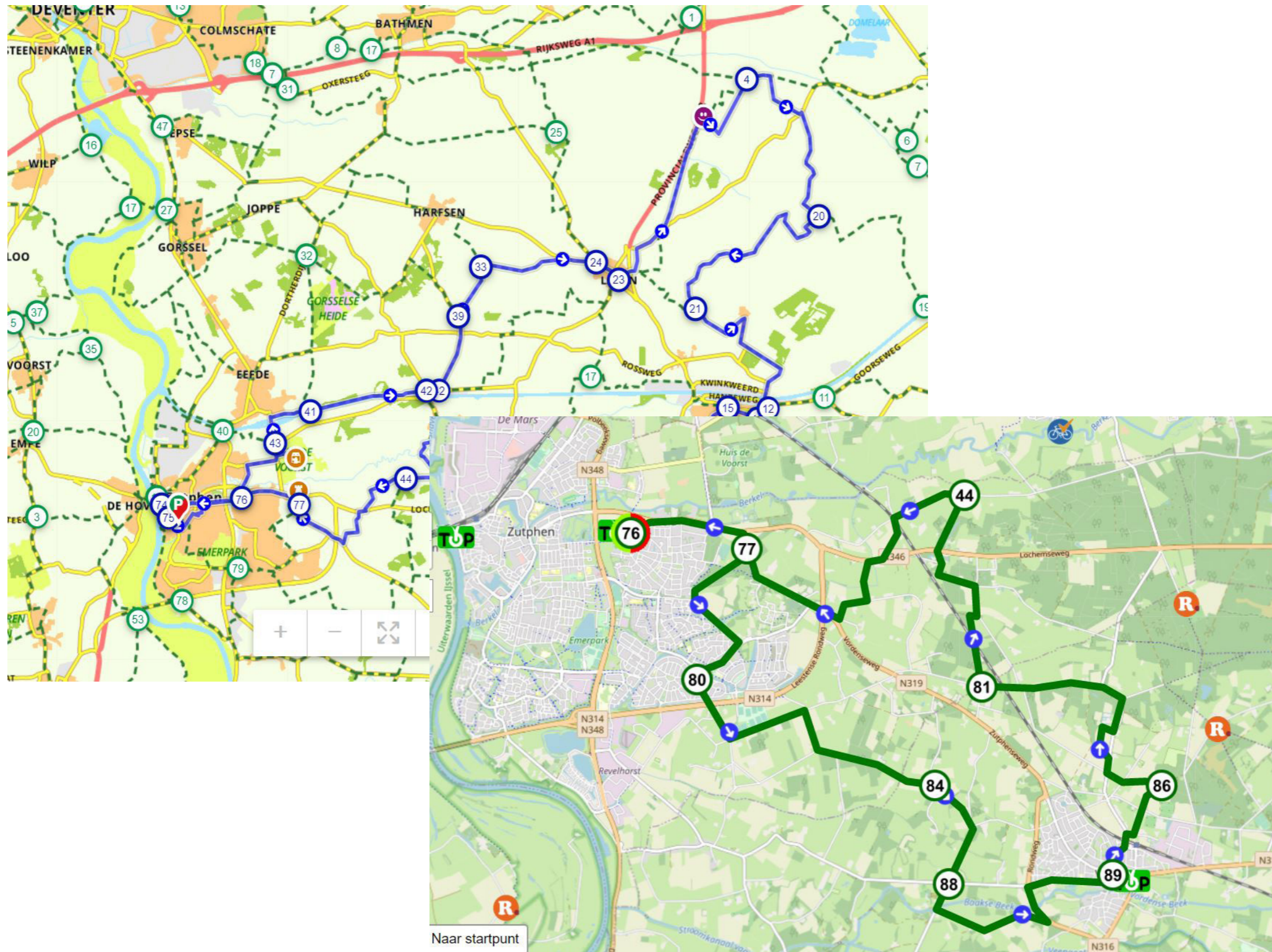
Vegetable garden



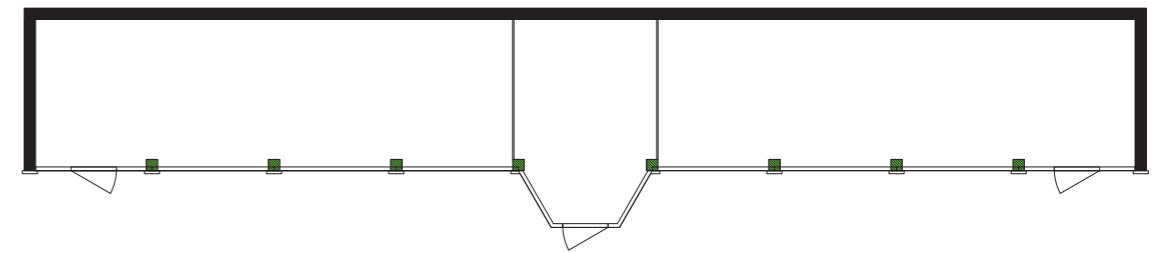
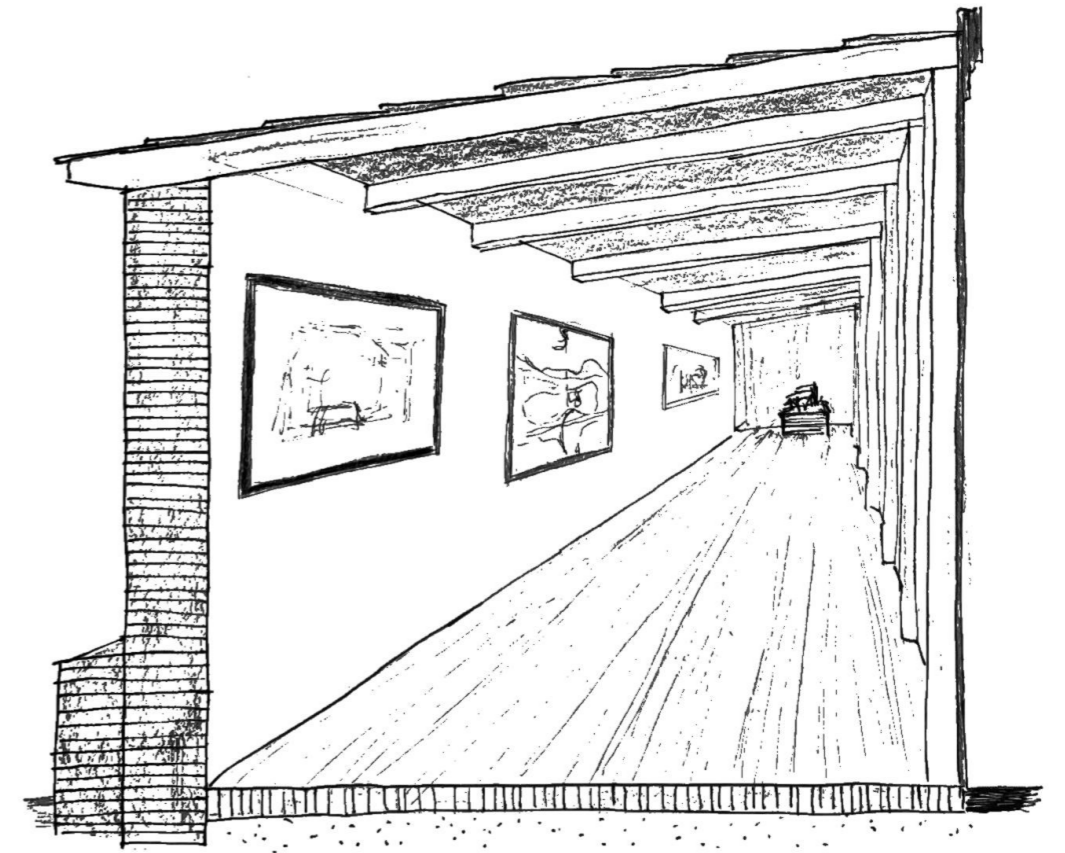
Vegetable garden



Dove cote



Dove cote



Dove cote



Reflection



Conclusion

