

R E P O S I T O R Y

HET

APPÈL



FROM REGIMENT TO RESIDENCE

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READING THE REPOSITORY

The Project's Expanded Appendix

This document accompanies the graduation report. Where the report forms the main argument for the project, the repository stores the expanded evidence behind that argument.

The repository contains source readings, interpretations, operational statements, value carrier mappings, design studies, et cetera. Together they showcase how Building 13 was read and how this reading was translated into a design brief for adaptive reuse.

The document is organized through codes. The L-chapters contain the source readings and operational statements. The D-chapters contain program studies, design studies and spatial tests. These chapter-codes make it possible to trace claims in the report back to their expanded evidence in the repository.

The repository therefore is neither a secondary report, nor a final design booklet. It serves as an archival appendix-like document that makes reasoning behind the design brief visible, traceable and open to review.

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L I T E R A R Y

C O M P E N D I U M

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L01

CIVILISATION AND ITS DISCONTENTS SIGMUND FREUD

Source

Freud, S. (2014). *Civilization and Its Discontents*. Penguin Group.
(Originally published 1930)

Observation

In this book, Sigmund Freud explores the terrain of repression, sublimation, collective unease and civilization as a tradeoff between order and instinct. His core claim here, simple yet vicious; although civilisation makes life relatively more safe and more cooperative, it also causes a decline in overall happiness within humans.

Freud argues that civilization is a protector against nature and against one another. Humanity gains security, comfort and shared achievements, yet the price we pay is an abandonment of our instincts. The more complexity is introduced into a society, the more human drives are expected to be channeled, suppressed or redirected. Thereby a chronic tension rises, not a temporary change in mood, but more so a structural struggle between what the individual wants and what the collective requires. Freud calls this tension 'discontent'.

Through laws and rules, the feeling of guilt becomes an internal police force within the human mind. Civilization controls a society from the outside, while it installs control inside us through what he calls the superego, also described as the conscious. This unwritten expectation leads to a feeling of guilt and anxiety, even when nobody is watching. Therefore, the primary human instinct towards aggression doesn't disappear, but it becomes managed. Civilization repeatedly tries to domesticate human aggression by turning it inward through guilt, or outward through institutions, norms and outlets that are deemed 'acceptable' by society.

This management, nevertheless, is never complete. According to Freud, civilization is a continuous conversation between Eros - the forces that connect society: love, care and cooperation - and destructive drives, which is a countermovement that pushes towards fragmentation and undoing - often described to the death drive. Civilization therefore is not a steady ascent but a rather precarious project, since it must repeatedly prevent destructive practices from dispersing the social fabric, while simultaneously precluding its own controlling mechanisms from manifesting as unbearable for its citizens.

Interpretation

Where Freud reasoned from civilization being something intangible and abstract, when read architecturally, it becomes something material. Civilization becomes tangible through spatial order as it manifests as boundaries, thresholds, access and routines. The built environment, therefore, does not merely *host* behaviour, but *scripts* it. Where Freud depicts an internal restraint, architecture provides the external framework that makes restraint continual.

Adaptive reuse, from a Freudian perspective, could be described with the following question: In what way can we preserve collective order and meaning while altering what people are allowed to do, feel and become inside a space? In the case of the former kitchen building, a few tensions arise when we apply Freudian principles:

The new planned civic openness comes with a new intensity, which often requires calibration. This project raises the question of whether openness can exist without the introduction of chaos. To stage shared life, a gradient in publicness becomes a design tool.

Heritage protects meaning in many different ways, but it can also pressure redevelopment plans through guilt. We can read heritage as a cultural-historical superego that is protective as well as restrictive. Designing with heritage, through adaptive reuse, negotiates this pressure by making change legible rather than complete.

Adaptive Reuse projects redirect development energy into care, precision and longevity. It serves as sublimation through a redirection of pressure on transformation. Longevity, in this case, becomes not only sustainable but also cultural by being an acquainted refusal of short-term replacement. If civilization's stability depends on channeling impulses as opposed to entertaining short-term satisfactions, then longevity in architecture can be interpreted as a cultural way of practicing *sublimation* and *restraint*.

Related Themes

Program

Within civilization people exchange their instincts for security. By opening the building to the public, intensity is also invited in, and this must be housed and incorporated, rather than disregarded.

Identity

The internal judge is a role played by heritage. Although it's protective and meaningful, it can also produce a sense of guilt that by extension leaves action frozen, unless changes are made legible.

Thresholds & Circulation

Freud emphasizes people's internal restraint, but when translated to architecture, an external script within the physical realm is provided through boundaries, routines, access logic, and spatial choreography of who meets who.

Longevity as Sustainability

By refusing short-term satisfaction in favour of care, repair and continuity, longevity becomes a cultural act of restraint, making it an architectural form of sublimation.

Operational Statements

- L01-OS1** The civic edge should be provided with an intensity buffer, while calmer refuges should be placed deeper in the building, so intensity has a counterweight architecturally.
- L01-OS2** Circulation is to be designed as a social algorithm, by creating curated friction points for encounters and withdrawal through bypass routes, so mixing is not coercive, but optional instead.
- L01-OS3** The building's openness should be a gradient. A public, shared, semi-private, private sequence should be designed that scripts social behaviour through thresholds instead of rules.
- L01-OS4** Incompatible flows should be separated through a clear entrance hierarchy to prevent openness from becoming adverse.

Source

Arcadis B.V., & De Jong, S. (2019) *Cultuurhistorisch Onderzoek Buurtschap Crailo*. www.arcadis.com.

Observation

In this document, consultancy company Arcadis builds a heritage valuation based on the general guidelines composed by the Rijksdienst voor het Cultureel Erfgoed (2013). They implemented an integral heritage valuation methodology, based on the Handreiking Cultuurhistorie in m.e.r. and MKABA (Rijksdienst voor het Cultureel Erfgoed & Projectbureau Belvédère, 2008). Elements of the analyzed object are scored through three distinct lenses:

1. Experiential quality (in dutch: Beleefde kwaliteit)
2. Physical quality (in dutch: Fysieke kwaliteit)
3. Substantive quality (in dutch: Inhoudelijke kwaliteit)

These lenses consist of criteria, such as *use value, integrity (gaafheid), conservation state, visibility, rarity, informative value, ensemble value* and *representativeness*.

General Site Structure & Values

The complete area - that, in its totality, will be redeveloped into buurtschap crailo - is divided into 5 sub-areas of which each has a separate story as a result of different buildings' histories and uses. These sub-areas are the 1) Palmkazerne, 2) its extension, 3) the fire training grounds, 4) the old army camp and 5) Gebed Zonder End.

As far as the general analysis on a landscape scale was done, a handful of landscape elements that carry identity have been identified: 1) The green structure which is an intrinsic characteristic the Gooi moraine landscape; 2) Gebed zonder End that serves as a picture-defining line; 3) Traces of a historic and recreational road; 4) Military training structures, in particular a shooting range, water basin and obstacle course, et cetera.

Ensemble of the Palmkazerne

The core heritage cluster, as described by arcadis, is composed of the six barracks around the appèlplaats, since it holds a high memorial value related to WWII-related historical events and subsequent phases of occupation.

Moreso, than the individual building masses, the combination as a whole scores high in relation to coherence and the value of the ensemble because of the informational value and the representativeness of the 'new commercial style'. The barrack-buildings individually hold a high intrinsic and historic value, and are acknowledged positive monumental value.

The ensemble is said to be highly visible but poorly experienced as a result of the site not being publicly accessible and the current - that being 2019 - social function being limited, a noteworthy tension as pointed out by Arcadis.

Keukengebouw (Building 13)

Seated at the end of the appèlplaats, the former kitchen building is depicted as an imposing head building, characterized by two tall chimneys. This building historically functioned as a pivotal chief of service, directing the regiment's structure.

Arcadis decidedly made a distinction between two different value layers; the upper part which finds itself located above the ground is regarded as less authentic, since it was built on top of the the older cellars of the boiler-house. Still, since the whole is materially and spatially interwoven with the cellars, the chimneys and the later additions, it is considered as an integrated being.

At the time when Arcadis had composed their report, the former kitchen building faced low usage and low experience and it remained mostly dormant ever since. Despite the moderate, if not poor, condition of the building and asbestos being present, the building still was granted an overall high value, due to content quality, manifesting in intrinsic heritage significance and its role in the ensemble.

Recommendations & Gaps

In the report, Arcadis concludes that cultural history, although being present clear as day, is hardly nested in policy for Crailo.

Interpretation

The heritage value of building 13 is not simply to be described as the pure authenticity of the volumes built after the war above the ground. The actual intrinsic value, first and foremost, lays within its ensemble role and the position it holds in relation to the marching square, the boiler house layer consisting of the cellar and the chimneys that are integrated into the building secondly, and the embedded memory that comes with the layered construction history.

Arcadis scored different values within the kitchen building, among which the use value and public experience had the weakest scores. These are aspects where the introduction of a civic anchor can add value, since the building itself is already prevalent within the cultural logic of the ensemble and the site, although it is not toiling in a social manner because of it being left desolate and impassable. This documented deficit within the heritage assessment can be repaired, not with a sole add-on, but through the introduction of public access, legible narratives and a shared program.

Adequately, the document discusses and provides a design framework. There are different values which can be improved, such as the user value and experienced value, while protecting or even intensifying the ensemble value, information value, and the pre-war structural elements.

The four storylines traced by Arcadis are ready-made content that can be distilled into civic-programming - war memory, secrets and access, education & crafts, encampments. By positioning building 13 as the civic center of the kazernekwartier, it can bring public meaning back into the formerly closed terrain, a recommendation proposed by Arcadis, since it was not yet carried out within policy.

The report, assuredly, points out a callous realism; the presence of asbestos and the poor condition of the buildings later add-ons require tactical decisions.

Related Themes

Program

The goal for a new program introduction is not neutral in Crailo. Program is a tool to translate visible, yet un-lived heritage into an asset for the community.

- ◇ Civic activation as heritage repair: The kitchen building scores low on user value since it's desolate and not publicly accessible. The program, deliberately, should increase public use.
- ◇ Program and historic role alignment: The logic of the ensemble is regiment: six barracks with one kitchen building at the head, functioning as a point of central services.
- ◇ Tested program scenario: In Arcadis' cost sheet, a workable civic mix is implicitly proposed: Horeca in the cellar, a neighbourhood building on the ground floor in combination with office- and workspaces.

Identity

Both visible elements and narrative shape identity through ensemble, landscapelines and chimneys as well as the memories that were hidden by the closure of the area respectively.

- ◇ Ensemble identity over building proclivity: Heritage value is strongly tied to the ensemble value and the way the terrain is structured. Proposed interventions should enhance the kitchen building's position as the ensemble's 'head'.
- ◇ Benchmark elements as identity anchors: The boiler house and the chimneys are underscored as intrinsically high cultural-historical value, thereby making them primary identity carriers rather than arbitrary remnants.

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Thresholds & Circulation

An essential issue is constantly framed within the report: there is, evidently, heritage in Crailo, however, the public could not enter or experience the site, nor learn about the heritage.

- ◇ From visible to experienced identity: Due to a lack of public access, the ensemble is visibly sufficient, yet poorly experienced. Introducing thresholds is a valid intervention in itself.
- ◇ Public armature through existing lines: The marching square, pathways and old roads were identified as cultural-historic landscape structures. By converting them into public routes, continuity and legibility can be encouraged.

Longevity as Sustainability

The meaning, here, is that longevity can be viewed as both material and institutional, making building 13 relevant across future phases and uses.

- ◇ Selective preservation guided by differentiated value: As recommended by Arcadis, an internal building-historical valuation was performed by Crimson (See L3 & L4) in order to identify authentic and non-essential parts. By spending effort where value is real, this becomes a longevity strategy.
- ◇ Technical frailty as a risk: The poor condition accompanied by asbestos throughout the building are consistently highlighted. If the aim is longevity, a concept narrative will not suffice. Thereby, a repair pathway or remediation is demanded.
- ◇ Structure-first circularity logic: The report suggests that the concrete structure, in some buildings, is the immediate circular potential. This same principle applies for building 13, where the heavy structural layers such as the boiler house, chimneys and thick brick walls are carriers for endurance across time.

Operational Statements

- L02-OS1** Massing, entrances and the civic program must underline building 13's ensemble role by treating the former kitchen building as the 'head' of the barracks terrain.
- L02-OS2** Instill pre-war value carriers as non-negotiable heritage fabric and make at least one of these carriers publicly legible.
- L02-OS3** Convert heritage that is visible but not experienced into a sequence of thresholds for access to become part of the design proposition.
- L02-OS4** Retain primary spatial value carriers (e.g. chimneys, boiler-house and ensemble logic) and design interiors to be reconfigurable to keep the building relevant across redevelopment phases.
- L02-OS5** Demolish the less authentic, strongly altered and technically depleted fabric to safeguard the primary value carriers and design the new massing and sections to make the retained layers readable.

L03

VOORMALIGE KOLONEL PALMKAZERNE TE CRAILO CRIMSON B.V.

Source

Crimson. (2020). Voormalige Kolonel Palmkazerne te Crailo.

Observation

Ensemble Logic

The barracks (legeringsgebouwen), once intended as single-building models, eventually made a translation to pavilion models. This movement took inspiration from hospital architecture, as the aim was to prevent disease spread and to make improvements with hygiene, clean air and light. In the long run, the Boost-barracks were eventually set up to follow a pavilion logic, consisting of separate volumes organized around a central marching square. With this new standard came the introduction of standardisation, including the addition of gate buildings to allow clear access to the marching square. Around the appèlplaats functions were arranged with a coherent architectural building style. Historically the gate buildings served as the main focal point, however the Boost II regiment barracks came with the absence of the gate buildings. In lieu, at the head of the appèlplaats a kitchen building was stationed.

Building 13's Position

According to Crimson, the kitchen- and bathhouse building frequently functioned as a spatial shutoff of the appèlplaats in Boost's strict arrangements. Building 13 at the Palmkazerne thus building is positioned in exactly that way, at the head of the marching square that in turn is fringed by 6 near-identical buildings with lodging functions. The former kitchen building, as illustrated in the original layout (1939), closes off the central sightline, with the two tall chimneys enforcing its position. Building 13 comes with a contradiction. The position of the kitchen building implies a sense of monumentousness, though its architecture seems to turn its back, in the literal sense, to the appèlplaats with the west facade feeling much more like a

'front' than the east appèlplaats facing facade, which according to crimson "seems more like a back than a front".

Original Functions

The original functions of building 13 can be categorized into three separate yet intertwined types: A central boiler room in the cellar; A large kitchen on the ground floor in order to prepare meals for the soldiers; A bathhouse for the recruits, located on the ground floor as well. Having this collection of functions at a central location saved building time for the lodging buildings and advantages on an economic level.

Pre-war ghost structure

Before the war the entirety of the kitchen building was not built yet. Only a boiler cellar with two large chimneys had been finished to provide heating to the complex as a whole. The original architect A.G.M Boost had finished a design for the kitchen building in the 1930's which was not executed and was eventually replaced with a different design after the war. Boost's original design followed a principle that coincided with a Lotharingian cross, where one axis was destined for the bathhouse, another for the kitchen functions, and the third one for the boiler installations in the basement that stretched underneath the two ground-level wings.

Basement

The coal cellar at the back of building 13 remained unbuilt above the ground, which would later feature building 12. Before the above-ground addition was built, the cellar featured 15 roof windows to bring daylight into the cellar, which were

later filled with concrete to provide a floor to building 12 (see image). Constructed out of reinforced concrete, the entire cellar complex communicates strength, while providing water-resistance and fire-safety at a relatively low cost.

Post-war Addition

Using parts of the pre-war foundations, architect W.J.A Herbers created a new design for the kitchen building. The reasons for a new design are not known, though Crimson suggests that military demands might have changed after WWII. Herbers' design moved the main volume of the kitchen building backwards in relation to the appelplaats and consolidated the two chimneys within the additions. Two L-shaped wings were added in the front, featuring gable roofs, whereas the main volume right on top of the boilerhouse incorporated a hipped roof. The bathhouse was located in the north wing, while the south-facing wing hosted the kitchens and peeling rooms.

Facade Logic and Detailing

Historically, the raised platform facing the appelplaats possibly served as a loading dock. The distribution counter was accessible for sergeants to pick up meals which they in turn brought to the lodging buildings.

Building 13 has numerous different window sizes and placement heights, based on the difference in function. Bathhouse zones, for example, featured smaller windows located higher in the facade to instill privacy, while the west-facade is characterized by tall and large windows within a column structure for daylight. Crimson describes the ornamentation in the building as

explicitly sober with infrequent specialities such as differently-oriented bricks near concrete windows and the light street. The chimneys were designed with a corner brick solution in order to lay emphasis on verticality.

Current State

At the time of composing this report in 2020, Crimson stated that the building had been left empty and unused for years, leading to very little maintenance of the exterior, concrete rot, leaks, damage to the interior and vandalism.

Though the majority of the original interior is gone, some fragments were preserved, such as the off-white wall tiles in some parts of the cellar, the steel balustrades and bridges and some of the original steel door- and window frames. The kitchen setup was not researched in this report as well as the age of the technical installations.

Valuation

According to Crimson, the key quality of the urban ensemble is that building 13 serves as an enclosing element to the appelplaats. They also repeatedly mention the contrast between the back-facing facade and the monumental position in the ensemble, which was strengthened by building 12.

The overall quality of the building is deemed as average, sober and with little detailing, and that the material choices were not surprising. The large cellar and central kitchen, however, derive quality from their height and access to daylight through the large windows on the west-facade and the skylight in the

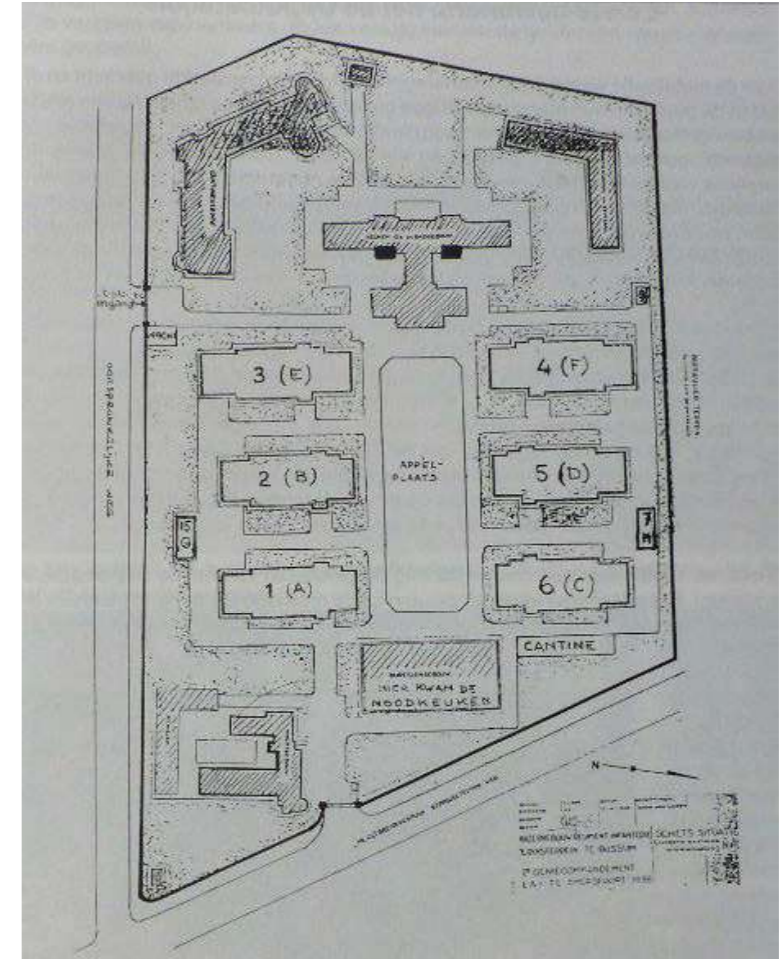


Figure L3.1 - Oorspronkelijke opzet Kolonel Palmkazerne in 1938, alleen de niet-gearceerde gebouwen werden in 1939 opgeleverd (B.C. Cats, 50 jaar Palmkazerne)

Figure L3.2 - Gebouw 12 is eind jaren zestig gebouwd op de vooroorlogse kolenkelder aan de westzijde van het keukengebouw source: crimson 2022



central boiler house.

The later additions to the building did not always improve quality. The steel frames, however, are of historic value with regards to the experience and the characteristics of a 20th century building. In general the building is not well preserved and modified in utilitarian fashion.

The cultural-historic value, Crimson describes, lies within the building's role as a part of the ensemble and as evidence of the logic that separated functions. The aesthetic quality "an sich" is valued less, but more so in the joint value of the structures and the stories.

Recommendations

Crimson presumes that a spatial transformation with new-build extensions is imaginable, only if the tangible elements are retained to protect legibility. They view the two chimneys, the west facade with large windows and the cellar as crucial elements that must be preserved.

The later extensions can be replaced with new build volumes. Crimson suggests taking inspiration from Boost's original setup in a contemporary translation.

The position at the head of the appèlplaats lends itself to host public functions, with the plinth being suitable for societal and commercial destinations.

Through an integral approach, new extensions can be designed in a contrasting architecture, as long as it remains coherent with other additions within the area.

Interpretation

The ensemble of the Kolonel Palmkazerne is a place of discipline through its orthogonal structure and the hierarchical nature of the buildings. Building 13 thereby becomes a place where discipline translates into civic meaning. The building is located on the end of the axis, making it seem like it wants to fulfil a role of a civic adjournment, rather than just another leftover service block.

Crimson's document provides bandwidth to the project because the quality of the object is finite, thus suggesting that bold changes where value is low, and strong retention where legibility is high are the ethical moves to make.

The mismatch between the building's position within the ensemble and its architectural orientation is something that can and should be repaired through design. In its current state, building 13 sits at the end of the axis, yet it treats the public nature of the appèlplaats as a back door. The facade facing the appèlplaats therefore grants itself to become a true front-side, and by extension making building 13 worthy of its position within the ensemble.

The building's fabric is in limited condition, and the interiors have been altered intensely over time already. If elements that carry the story and legibility are maintained, a transformation can be bold.

Relating Themes

Program

Crimson mentions explicitly that building 13 should host public functions, and that the plinth specifically is suited for civic and commercial uses. Historically, the building focussed on daily provisioning, which can now be translated into present-day rituals. This does not merely respect its ensemble role, but even fortifies it.

Identity

The true value of the building, according to crimson, lies not within its fabric but within its role as a part of the broader ensemble of buildings and stories.

The entrance sightline enforces this value while forcing the two chimneys into view, which should thereby be treated as a spatial marker.

Thresholds & Circulation

The key urban quality manifests in the building's role as a terminus for the appèlplaats.

The front and back of the building do not read clearly, which should be tackled by making the edge facing the appèlplaats a convincing public front.

A previous ritual was mentioned in the sergeants picking up meals for distribution, which can be translated into a new civic ritual through circulation.

Longevity as Sustainability

Key elements such as the cellar, chimneys and the west facade are mentioned as elements that should be preserved. Described as a "reinforced concrete monolith", the basement already embodies durability.

Coherence with other terrain addition is described as the core demand for transformation of the former kitchen building. This coherence should however relate more to the lodging buildings, since they are part of the same ensemble. Sustainability, and thus by extension longevity, requires rulesets rather than detached gestures.

Operational Statements

- L03-OS1** Rework the appèlplaats-facing facade as a public front, whilst retaining building 13's role as the ensemble's seal.
- L03-OS2** Retain the west-facing facade as a crucial element even if contiguous volumes are altered.
- L03-OS3** Use the later extensions as a design bandwidth by translating them into new volumes that revitalizes legibility and improves civic discourse.
- L03-OS4** New massings must be inspired by Boost logic, but must have a contemporary translation.
- L03-OS5** Public functions must be located at the plinth to support building 13's status as a civic anchor within the ensemble.
- L03-OS6** The cellar complex should be retained as a legible layer of infrastructure instead of leftover space for installations.

L04

INSPECTIERAPPORT: 1403AP85A13SN • KAZERNE.

HET INSPECTIEHUIS B.V.

Source

*Het Inspectiehuis B.V. (2018). Inspectierapport:
1403AP85A13SN • Kazerne.*

Observation

Building 13 is generally described as a structure with a mostly well-kept basic structure, although deterioration is evident, especially in building elements that fall under categories such as exposed or technical elements. The casco appears to be in a largely good condition with problems being evidently visible around water drainages, roofing material and concrete gutters. Besides some cracking at some places, the masonry facades were in generally good condition. At the time of writing the report, the brick structure was read as durable and stable. The concrete elements, however, mainly being the facade elements like the lintels and gutters suffered from concrete rot, loose parts and spalling in some places.

Vulnerable parts of the roof structure are inadequate. Roof tiles are broken or loose, bitumen is worn out, gutter linings are mostly failing, and clogged gutters in combination with ambiguous transitions between slanted and flat roofs cause major leakage. One of the weak points according to the report, are the edge connections where water is handled by the structure.

Metal window frames are in bad condition. Corrosion and loss of material are evident. The timber window frames function sufficiently, though glazing is broken in some of the windows.

According to het Inspectiehuis, the building is not structurally in danger, but they describe a building that suffers cosmetic damage which was caused by neglect that resulted in leakages. The interior of the building is already a fraction of its original wholeness, since the light partition walls have been removed for a large chunk, and ceilings have fallen in places.

When it comes to the basement, there is little visible damage, though asbestos-containing materials were encountered and acid- and chemical substances need to be removed.

In summary, the report indicates that the building's structure persists, but it contains outdated elements that need repair or replacement. The general condition is not one of complete failure, but rather one of discriminatory depletion.

Interpretation

The overall picture of building 13 on the date of inspection in 2018, indicated a partly depleted, but salvageable building. Damages seemed manageable and repairs appeared to be feasible.

Based on this report alone, the attitude of retaining what is technically reliable and replacing what is clearly depleted can be justified. This attitude of regarding the building as a shell in good condition with failing secondary layers was more than relevant at the time.

Fast forward 7 years, to the day of our site visit on November 18th in 2025, and this attitude has eroded to an extent: Roof leakages had become gaping holes in the fabric, bricks had started showing signs of spalling, windows had been sawn out due to what was presumably traces of asbestos, roof tiles had fallen off the roofs and part of the basement was flooded.

The building's former use was still legible in the large central kitchen and other functional sanitary spaces and other service-related installations. This reflects the building's past function as a collective service and provisioning place, also in a degraded state.

Relating Themes

Program

The technical inspection still acknowledges the building's embedded service logic through its kitchen, sanitary spaces, technical servicing and installation spaces, suggesting that building 13 is more compatible with service-focussed programmes than technical prestigious or technically sensitive occupations.

Building 13's interior was depicted as partially cosmetically damaged, not as structurally vanished. Partition walls had been removed, giving spaces for necessary adjustments historically as well, supporting the idea of a reconfigurable floor plan that can be tailored to the building's relevant function.

Identity

In the report, the clearest statement is that the core construction of the building persists. In terms of this particular document, the building's identity therefore lies in the robustness of the shell rather than the integrity of each and every element.

Secondary elements, namely concrete facade parts, metal frames, roof-edge details and paintwork showed visible deterioration. A strategy for identity therefore could be one that makes a distinction between a tenacious body and attachment that are more vulnerable.

Thresholds & Circulation

No relevant information regarding this theme has been discovered.

Longevity as Sustainability

A large part of the building's damages are not considered as a breakdown of the main structure, but as a disintegration through water damages like clogged drains, weathering, corroded steel window frames and decayed paintwork. Thereby the document indicates that maintenance should be considered as a central issue regarding longevity.

Long-term reuse begins with the cleansing and securing of the building. Asbestos and other chemicals need to be removed first.

The document makes a clear distinction between long- and short-life elements. The former manifests in the building's shell and roof structure, whereas the latter consists of drainage details, window frames, installation and coatings. A layered understanding of lifespan can find support in that logic.

Operational Statements

- L04-OS1** Take the surviving casco as a primary design anchor and attach new additions without competing with it.
- L04-OS2** Clearly distinguish between 'carriers' and 'infill' through design by making permanent elements heavy, legible and enduring, while the adaptable must be lighter, replaceable and convenient to modify.
- L04-OS3** Treat remaining metal window systems as technically compromised.
- L04-OS4** Design large scale interventions with a clear lifespan hierarchy in mind.

L05

ADAPTIVE REUSE: EXTENDING THE LIVES OF BUILDINGS.

LILIANE WONG

From this book, chapters 7, 9, 11 and 13 appeared to be the most relevant ones in relation to this research in specific. In these chapters, Wong institutes the main premises of the idea that adaptive reuse starts with reading the existing host, later deepening into the observation of its traces and ghosts and ends with making it operational through a concept she names "mathematics of architecture". Wong clearly describes adaptive reuse, not as the filling of an empty shell, but rather a negotiation with an existing architectural reality.

Source

Wong, L. (2025). *Adaptive reuse: Extending the Lives of Buildings*. Birkhauser.

Observation

CH07 - Hosts [and Guests]

Wong first establishes buildings as hosts. The main idea here is that all hosts are "found objects, whole existing structures that have lost their relevance and are unused or underused" (p106) with their own condition, structural capacity, spatial logic, memory and placement in context. Hosts are never neutral since they are already fraught with consequence.

Hosts are then named according to their state of existence. The text distinguishes between shell, semi-ruin, fragmented, relic- and group hosts. This method indicates that intervention strategies must follow host conditions instead of design preference.

- Shell: With this host structure, the envelope remains and the reuse is largely focussed on the interior
- Semi-Ruin Host: Due to the host being incomplete, it does not merely require an insertion but often an addition as well
- Fragmented Host: Although uninhabitable, the extent of incompleteness still carries sufficient significance for intervention
- Relic Host: The remaining fragment serves more as a catalyst for new construction through a recall in memory
- Group Host: The relation between multiple buildings rather than a single object carries the true significance.

According to Wong, these host typologies are decisive since they withdraw from generic resume methods. Instead of choosing an intervention procedure first, the correct strategy will be extracted out of the host itself. Wong values projects that respect the independent existence of the host, not as raw material to be overruled, but rather as a host structure of which its own order continues to be active beyond its transformation.

CH09 - Ghosts

In this chapter, Wong shifts the focal point from physical host structures towards ghosts that remain within them. Adaptive reuse is shaped not merely by physical remains, but also by the DNA of previous use, rituals, violence, absence and symbolic charge.

First, a distinction is made between tangible- and intangible traces. The former consists of scars, damaged plaster, bullet marks, removed partition walls and marks in ceilings, whereas the latter contains sequences of ritual, symbolic charge, collective memory, trauma and absence.

Wong likes to treat buildings as palimpsests, never starting new interventions on a clean sheet, but instead on a surface that had previously been written on. True value, Wong emphasizes, leaves form behind. Some buildings carry patterns of procession or ritual so strongly that interpretation continues to be directed by them even after the loss of the building's original function.

The ethical consequence here sits in dealing with sites that have been marked by violence or malevolence. Some structures might welcome reinterpretation, whereas other buildings leave no option but to remain as sites of remembrance or didactic reuse.

The key message from this chapter is to look at the past not solely as fabric, but as experience.

CH11 - The Impassive Host

Wong presents heritage not as a procedure of passive conservation, but more as a method where restraint is practiced with precision, in other words: A controlled transformation of a building under conditions revolving around protection.

Many protected buildings operate as hosts that fall within the 'shell' category, since the exterior, the interior or both are under preservation regulation.

Wong's heritage logic is built around the concepts of minimal intervention, compatibility, differentiation and reversibility.

Heritage regulation does not commonly forbid new use, but instead it grants the opportunity for transformation. On the other hand, heritage regulation inquires that proposed interventions preserve the idiosyncratic character of the host. This attitude towards heritage resulted in Wong valuing designs that are evidently of another time, yet carefully woven into the host structure instead of being sanctioned upon it.

CH13 - The Mathematics of Reuse

Wong reframes reuse through a set of design operations that are categorized in mathematical terms which allow judgment on how a host is used over time.

Addition in architecture is not simply growth. Furthermore, it alters the host's scope, worth, property value, identity and its relation to its context. The central effect of addition is an increase in floor area, but Wong cautions that additions simultaneously might jeopardize the integrity of the host structure in cases where they exceed their befitting significance. Additions are strongest when they work through systems of support and complementarity, such as structural alignment through similar bay sizes and structural grids, or similar materials which contribute to constructive continuity and coherence in detail.

Rational Numbers introduce a more distinct version of addition. In relation to ruined or incomplete hosts, it proposes repair, distinction and reconciliation between old and new. The core idea of rational numbers is to look into minor additions within the host instead of adding discrete volumes to the host structure.

Summation is another form of addition that extends the playing field beyond just volumes. The total sum of different architectural elements like stairs, walkways, ramps, corridors, steps or balconies, can jointly form a consolidated intervention to a host structure.

Subtraction should be regarded not as solely destructive, but instead as generative. This strategy aims to restore order, make room, create access, reveal hidden value or prepare the host for a new addition.

Absolute Value emphasizes the principle that most subtractive interventions eventually are followed with an addition. The combined effect of what is kept, removed and added should shape the primary judgement of reuse.

Interpretation

The processed chapters are highly relevant for building 13 and its redesign. The information gathered allows the project to be understood not as merely the reuse of an existing building, but instead as a readjustment of a compound host, whose fabric, losses and ensemble role must all be regarded collectively.

Building 13 should be interpreted as a compound host structure. The former kitchen building is a shell in its surviving core and substructure, but can be considered a semi-ruin after the demolition of the wings. Through persistence of historical traces, it can be considered a relic, whereas in the broader picture of the ensemble it also signals to be a group host. The project can therefore not rely on one homogenous intervention strategy. Different elements of the building require different architectural responses.

The demolished wings of Building 13 are not a mere absence of structure, but remain active as a ghost figure. The previous existence of the wings should still dictate certain expectations of symmetry, thresholds, shape and centrality. What has been depleted continues to act architecturally by informing the examination of the host structure.

Furthermore, the notion of trace and DNA helps reinterpret the former kitchen building's past as an operative logic of the organization, distribution and reception of daily life. This DNA can inspire future programming and occupancy to allow continuity not through fabric and unrelated function but through meaning and role.

The large central hall can be perceived as a summative intervention, by allowing this space to convert into a sequence of coordinated acts that compose entrance, orientation, threshold, vertical movement, distribution to the wings and lastly basement connection.

Wong's precaution about magnitude is important in relation to addition for building 13 specifically. Although the new wings are expected to restore the host's figure and spatial capacity, these new additions should remain subordinate to the revived role and legibility of the host structure.

Though the majority of the original host structure has been demolished, subtraction continues to be productive architecturally for building 13, since it contributes to the clarification of interventions. In the case of the former kitchen building, the previous demolition by BPD can be viewed as a preparation for later addition.

Wong's rejection of imitation suggests that a redesign should not plainly reconstruct lost parts in similar style as the original host structure. Instead, a redesign should continue the host's order by means of a continuity that is simultaneously differentiated through rhythm, materiality, facade logic, proportion, structural coherence, et cetera.

Finally, building 13 should be treated as an *absolute value*. The final value lies in the total effect of earlier interventions, what is preserved, demolished, rebuilt and added, as well as in the rewriting of the building's centrality in contemporary civic terms.

Critique

Wong's framework is strongest when projects have to engage with clear host conditions, legible relations between old and new, interventions are restrained and recalibrations are adjacent with conservation.

Building 13, however, is not a stable intact monument, but a partially erased host in the context of a larger redevelopment. Though it does fit most of Wong's suggested host conditions, the stakes here are different, since the remains of the former kitchen building do not fall within one singular host category.

Within Building 13's context, the partially demolished host might require a more assertive signal architecturally, than Wong's framework typically allows. Legibility of the preserved host is not the only task here, since a new public address must also be fabricated for a neighbourhood that does not yet exist.

In this case, a deliberate and bold distinction in architecture instead of stern continuity might be a strong counter-position for solving the civic address of building 13, whilst solving the front-back contradiction.

Relating Themes

Program

The former kitchen building was not important merely because of what existed inside, but also for what it executed. The building historically sustained collective life for soldiers of the Dutch military through reception, organization and distribution. The repurposed building 13 should thereby convert a similar service logic into a civic catalogue.

Wong's discrepancy of the logic that's implemented within shell hosts and the idea that interventions should be reversible, direct the project towards a layered model where long-life program should be inserted in the most durable and retained parts of the building, whereas the more adaptable, versatile program would be located in newly built zones.

The way Wong connects reuse to memory and ghost suggests that a new program must continue to communicate with the host's collective and organizing past. Uses that disregard the building's history therefore should be avoided, while programs that sustain common value must be favoured.

Identity

Building 13's can be considered a compound of the different host structures. It simultaneously is a shell, semi-ruin, relic and part of a group host. That makes the former kitchen building's identity layered, incomplete and relational to other hosts of the ensemble.

Though demolished, the missing wings remain active in the overall reading of the building. In spite of their absence, they

continue to inform the building's expected premises, symmetry, ensemble presence and strengthen the building's position through mass.

The ghosts of the wings inform a redesign, especially when continuity without imitation - as Wong strongly supports - is implicated. To avoid mimicry, the project must continue its identity through proportion, rhythm, massing material hierarchy and structural logic.

Thresholds & Circulation

Wong's idea of summation is particularly useful when used as a spatial strategy. Thresholds, stairs, passages and routes can jointly manifest as one coherent intervention. Additionally, circulation can actually be treated as a public architectural sequence. The idea of a grand civic hall supports paramount thresholds between outside and inside, public and private, arrival and dispersal.

Longevity as Sustainability

The heritage logic that Wong establishes in her book, suggests an extricate severity of intervention. The more historically charged and the more durable elements of the host are, the more reversible and delicate the interventions should be. This strategy instills a sustainable logic of working with the life expectancy of the host structure.

Operational Statements

- L05-OS1** Read building 13 as a compound host, and respond with specific architectural interventions for the different host conditions.
- L05-OS2** The demolished wings must be treated as ghosts, advising massing, proportion and spatial hierarchy without becoming a mimicked reconstruction.
- L05-OS3** New structural systems must either align with the host's order and bay logic, or remain clearly legible as a secondary system.
- L05-OS4** Interventions must be distinguishable from the old while direct imitation must be avoided.
- L05-OS5** All interventions must increase the project's absolute value.

L06

OPERATIONAL REGISTER

L01-OS1	Thresholds Program	The civic edge should be provided with an intensity buffer, while calmer refuges should be placed deeper in the building, so intensity has a counterweight architecturally.
L01-OS2	Circulation	Circulation is to be designed as a social algorithm, by creating curated friction points for encounters and withdrawal through bypass routes, so mixing is not coercive, but optional instead.
L01-OS3	Thresholds	The building's openness should be a gradient. A public, shared, semi-private, private sequence should be designed that scripts social behaviour through thresholds instead of rules.
L01-OS4	Circulation	Incompatible flows should be separated through a clear entrance hierarchy to prevent openness from becoming adverse.
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L02-OS1	Program Identity	Massing, entrances and the civic program must underline building 13's ensemble role by treating the former kitchen building as the 'head' of the barracks terrain.
L02-OS2	Identity	Instill primary historical value carriers as non-negotiable heritage fabric and make at least one of these carriers publicly legible.
L02-OS3	Thresholds	Convert heritage that is visible but not experienced into a sequence of thresholds for access to become part of the design proposition.
L02-OS4	Longevity	Retain primary spatial value carriers (e.g. chimneys, boiler-house and ensemble logic) and design interiors to be reconfigurable to keep the building relevant across redevelopment phases.
L02-OS5	Identity	Demolish the less authentic, strongly altered and technically depleted fabric to safeguard the primary value carriers and design the new massing and sections to make the retained layers readable.

L03-OS1	Thresholds Identity	Rework the appelplaats-facing facade as a public front, whilst retaining building 13's role as the ensemble's seal.
L03-OS2	Identity	Retain the west-facing facade as a crucial element even if contiguous volumes are altered.
L03-OS3	Identity	Use the later extensions as a design bandwidth by translating them into new volumes that revitalizes legibility and improves civic discourse.
L03-OS4	Identity	New massings must be inspired by Boost logic, but must have a contemporary translation.
L03-OS5	Program	Public functions must be located at the plinth to condone building 13's status as a civic anchor within the ensemble.
L03-OS6	Longevity	The cellar complex should be retained as a legible layer of infrastructure instead of leftover space for installations.
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L04-OS1	Longevity	Take the surviving casco as a primary design anchor and attach new additions without competing with it.
L04-OS2	Longevity	Clearly distinguish between 'carriers' and 'infill' through design by making permanent elements heavy, legible and enduring, while the adaptable must be lighter, replaceable and convenient to modify.
L04-OS3	Longevity	Treat remaining metal window systems as technically compromised.
L04-OS4	Longevity	Design large scale interventions with a clear lifespan hierarchy in mind.
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L05-OS1	Identity	Read building 13 as a compound host, and respond with specific architectural interventions for the different host conditions.
L05-OS2	Identity	The demolished wings must be treated as ghosts, advising massing, proportion and spatial hierarchy without becoming a mimicked reconstruction.
L05-OS3	Longevity	New structural systems must align with the host's order and bay logic, or remain clearly legible as a secondary system.
L05-OS4	Identity	Interventions must be distinguishable from the old while direct imitation must be avoided.
L05-OS5	Overall	All interventions must increase the project's absolute value.

DESIGN LOG

26	D01	Program Research	60	D07	Public-Private Sequence
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D01

PROGRAM RESEARCH FINDING THE RIGHT FIT

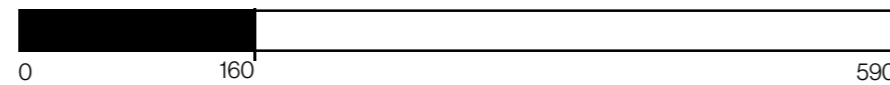
KAZERNEKWARTIER HOMES

160

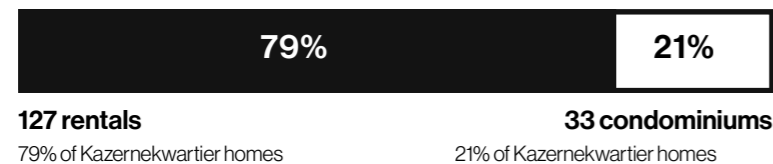
of 590 planned Crailo Homes

27%

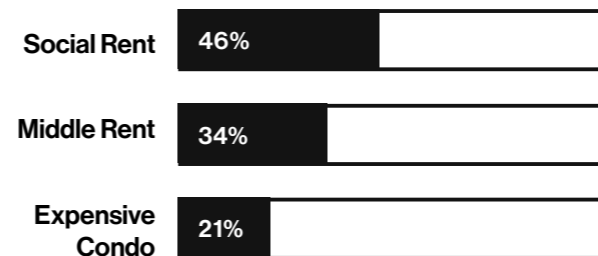
of the full Crailo housing plan



TENURE



HOUSING MIX



180.293 TOTAL RESIDENTS IN THE SURROUNDING MUNICIPALITIES

POPULATION BY MUNICIPALITY



AGE PROFILE

UNDER 25	25 - 65	65+
28%	51%	21%
49.740	92.528	37.549

EDUCATION PROFILE

HIGH LEVEL	MIDDLE LEVEL
46%	31%
ages 15-75	ages 15-75

I - Crailo and Surroundings in Numbers

Buurtschap Crailo's contribution

A total of 590 homes will be added, of which: 33% social rent, 27% middle segment, and 40% higher segment (Buurtschap Crailo, z.d.).

In numbers, this means the residential units will be as follows:

- + 195 social rent units
- + 159 middle segment units
- + 236 expensive segment units

The overall split for middle-rent and middle-condo's (short for condominium, a term for housing units that can be purchased, ownership basis) has not explicitly, nor exactly been made, nor has it been engraved in the zoning plan.

Only for the first phase of the Kazernekwartier, numbers have been published explicitly.

Rent in Kazernekwartier

In two of the six barrack buildings, 44 social rent apartments will be realised by the organisation Dudok Wonen, whereas in two other barrack buildings BPD woningfonds will take the initiative for developing middle segment rental units. The latter account for another 42 rental apartments (BPD woningfonds, 2026). Housing corporation De Alliantie is in charge of developing 41 rental apartments (29 social - and 12 middle segment) close to the Groene Afslag, named de Spiegelhorst.

This means that a total of 127 rentals will be available in the Kazernekwartier, of which 73 social housing units and 52 middle segment units. This is a 57% v.s. 43% division.

Condominium in Kazernekwartier

Around 33 residential units will be made available in the Kazernekwartier. These units are substantially more expensive, ranging from €1.7 million to roughly €2.2 million.

Rentals vs purchase

The total of rental units makes 44+42+41+33 = 160 residential units in the Kazernekwartier.

Of which 33 are condominiums, and 127 are rentals. A 21% to 79% ratio respectively.

Neighboring Municipalities

The four closest residential areas are made up of the three municipalities that own parts of Crailo - Gooise Meren, Hilversum and Laren - and the town Blaricum. The three involved municipalities set up a joint company, GEM Crailo B.V. in 2018 with the aim of managing land development and ground exploitation.

Inhabitants

The four municipalities, measured December 2025, share a total of 180.293 inhabitants. The municipality of Hilversum has the most inhabitants (94.601) whereas Laren consists of 11.545 people, making it the smallest municipality by number of inhabitants.

Age Distribution

When looking at the number of inhabitants for different age groups, a large share is held by the 45+ and the 25-45 groups, whereas a substantial share is held by the 65+ year old group. The 15-25 age group seems to be remarkably underrepresented, though the youngest age group of 0-15 seems to indicate a growing younger generation.

Almost half of all inhabitants are 45+ years old.

Income

The average annual income between the municipalities is roughly €47.350 with a low average on neighbourhood scale sitting at €27.015 and a high neighbourhood average at €69.850.

Residencies

The four municipalities share roughly 82.726 dwellings with average property values (measured as 'WOZ-waarde' on this website) ranging from €477.000 for Hilversum up to an average

of €920.000 for Laren. According to the Central Bureau of Statistics (CBS), the municipality of Laren has the second highest average property value in the Netherlands, with the Dutch average sitting at around €400.000 (CBS, 2025).

These numbers indicate that Crailo, and by extension Building 13, sit at the heart of a residential zone with above-average property values, within a relatively wealthy area.

Housing Typology

Across the four municipalities the majority of dwellings (64%) fit the single family typology with 53.214 dwellings falling within this category, and the remaining 36% are multiple family typologies.

Educational Profile

Almost half of all the inhabitants between the ages of 15 and 75 hold a high level educational degree (49%), with the remaining 51% having gone through middle and basic level education.

The catchment contains a total of 53 primary schools, 20 secondary schools and 18 facilities for special education. A substantial number of childcare facilities, namely 318 in total, are registered within the four municipalities.

Economy Profile

The commercial mix totals 33.015 organisations, with the largest shares belonging to: business services with roughly 33%; Government, education and healthcare with 16%; trade and horeca sitting at 13%; and culture, recreation and others at 10%.

This points at a granted basis for meeting rooms, co-work, courses, lectures, partnerships between schools, health and culture, and lunch footfall.

II - Program Decisionmaking

Not “Too Goois”

It becomes evident that from Crailo's direct surroundings, the Hilversum municipality dominates the user base, with Gooise Meren in second and the two 'more wealthy' municipalities having substantially less inhabitants. Even though the inhabitants of Laren and Blaricum raise the price ceiling, the core audience - in this case and based on the collected data - is similar to the demographic distribution as its surroundings.

Quality Support

The weighted average WOZ is roughly €574.000 across the catchment, which is a strong justification for high-quality hospitality and culture, since the people would pay for high-quality services. Yet it's worth mentioning, that Crailo itself will be adding social/middle segment housing to the area, indicating that for Building 13, to serve as a civic anchor, it must also provide low-threshold belonging, meaning that there should be an elitist 'members only' atmosphere at the entrances, causing exclusion.

Rental Heavy Neighbourhood

The description of the early Kazernekwartier conjoins into a distribution of 79% rentals and 21% owner-based residence, totaling 127 and 33 units respectively. This indicates that the majority of residents will live in smaller private spaces, leading to a higher demand for shared living-room functions. In order to make these functions accessible and actually valuable, easy social entry points are required, manifesting in rituals, routines and low-threshold places. The consequence for the program thereby becomes that daily use, repeated rituals should be granted priority over occasional events, which are already hosted within de Groene Afslag anyway.

Baked in mixed-income

Within Buurtschap Crailo, a real social mixture is evident, like the numbers suggest, mirroring its surrounding municipalities. The main consequence therefore becomes that Building 13 must serve as a neutral ground housing function that is welcoming and affordable enough for social and middle rent households, but also guarantees high-quality in order for higher segment households to participate in the use of the building, and potentially help fund it.

High Expectations

The owner-based slice within Crailo - especially phase 1 of the Kazernekwartier - is small but significant. The expensive condominiums are low in numbers, but they do signal a demand for quality, calm and craft, as well as a willingness to pay for well-made spaces, curated culture and good food. The consequence for the program is that Building 13 should feel like a dignified civic anchor, instead of a forced and cheap community center.

Present in proximity

Building 13's brief should avoid program cannibalism. Instead of competing with the existing- and planned anchors, the new program should complement them.

De Groene Afslag

Right next door, this public building contains a restaurant, venues for meeting and events, a hotel and educational spaces (De Groene Afslag, 2025). Another big restaurant or large conference machine is thereby unnecessary.

Entrance Building

In the plans for Buurtschap Crailo plans for an entrance building have been proposed. This building will contain a supermarket, horeca facilities and a structured parking hub for cars and bicycles (GEM Crailo B.V., 2025). This means, for building 13, that a daily grocery- and extensive horeca focus would not be a workable program aim.

Forest Hub

BPD has teased that a forest hub, adjacent to building 13, will be part of the redevelopment of the Kazernekwartier. This hub will feature a tool library and a repair station.

The Civic Anchor

With the aim to turn Crailo into a car-light area in combination with rental-heavy early development phases, this program becomes meaningful for its inhabitants since it provides daily rituals for the people, and services within walking distance helps to build a sense of belonging rapidly. The program will be a mix of more permanent functions and flexible infill, which respectively covers life-long health requirements and time-relevant commercial amenities.

Civic Service Spine

First, a parcel- and returns hub will become part of Building 13's program. Secondly, a medical suite - consisting of a GP practice with optional dentist practices or psychologists speaking rooms - will be added to the program, accompanied by facilities for movement and wellbeing.

Daily Commons

The everyday common functions will be provided by a neighbourhood café- and living room. It will be a pivotal center that's accessible and available for all users of Building 13.

Adaptive Infill

The flexible part of the program establishes adaptability over time. By designing space in a way that it can be changed over time, the program can adopt changes to fit the requirements of a changing demographic.

Demographic Relevance

The program is tapered to a mixed-income, rental-heavy new neighbourhood, ingrained in a wider demographic that is aging, highly educated and service-economy oriented. This catchment asks for a daily convenience, health and flexible work infrastructure.

Scale

The direct surroundings total roughly 180k inhabitants, of which Hilversum alone represents approximately 52% of that pool. The civic anchor, therefore, must offer services for repeated visits and weekday relevance, rather than occasional events.

Age Profile

The surrounding cities have a substantial 45-plus presence, a typical indicator for an increase towards accessible primary care, preventive wellbeing, and comfortable daily living spaces. This supports the introduction of a GP Practice, sports facility and a calm commons café. In addition, Hilversum has been suffering from a GP shortage since 2022, which supports the placement of a GP practice in Building 13 even more thoroughly.

Service & Education Economy

The large share of residents with a higher education and many organisations that function within the business services and education, healthcare and government sectors implies a stable demand for coworking, office spaces, meeting rooms and training spaces. These spaces should be designed in a way so that they can shift with tenant demand across time.

Crailo's Housing Reality

A mixed-income housing base will be added into Crailo, and early phases are rental-oriented, which increases the need for low-threshold, identity-building shared amenities.

Access Logic

The car-light nature of Crailo comes with a need for a footfall generator. In a settlement where cars have limited access and daily errands are dispersed, a parcel- and returns hub becomes a high-frequency magnet for daily logistics, generating persistent footfall. The introduction of this hub, makes the commons function work as well, since people that come for packages can stay for coffee, services or movement.

III - Program Brief

	amount	average area (m2)	gross area (m2)		amount	average area (m2)	gross area (m2)
Fixed Program							
Commons Café				Hybrid Sports Facility			
living room seating	1	160	160	Strength & Cardio floor	1	200	200
bar / counter	1	25	25	Pilates & Group studio	1	80	80
kitchen & Back of house	1	55	55	reception	1	20	20
Storage & cooling	1	30	30	changing rooms & lockers	2	25	50
Toilets & cloakroom	1	40	40	showers + toilets	2	15	30
Subtotal			310	Storage & Laundry	1	12	12
				Subtotal			392
Parcel & Returns Hub				Waste & Logistics			
Parcel Locker Wall zone	1	40	40	Waste sorting room	1	60	60
Service Counter	1	15	15	Bulky waste	1	20	20
Loading area	1	12	12	cleaning storage	1	10	10
Staff / storage	1	35	35	service access	1	30	30
Secure staging	1	18	18	Subtotal			310
Subtotal			120				
Primary Care Cluster				Technical & Building Services			
Reception + Waiting Room	1	40	40	Plant room (HVAC / heat)	1	140	140
GP Consultation room	2	24	48	Electrical / IT Room	1	40	40
GP Treatment Room	2	20	20	Water management Room	1	25	25
Sterilisation / lab	1	18	18	Meter Room	1	20	20
Physio treatment rooms	1	20	20	Maintenance workshop	1	25	25
Rehabilitation / exercise room	1	40	40	Subtotal			250
Staff / admin office	1	30	30				
Clean / soiled storage	3	10	30				
Toilets (public)	1	8	8				
Toilets (Staff)	1	8	8				
Subtotal			244				

	amount	average area (m2)	gross area (m2)
Loose-Fit Program			
Multi-Use Civic Room			
Main Room	1	200	160
Storage	1	25	25
AV / control	1	10	55
backstage / prep	1	15	30
toilets & cloak spill	1	30	40
Subtotal			280
Quiet Study			
Quiet reading / work room	1	55	55
Study booths	5	3	15
Small storage	1	10	10
Subtotal			80
Co-Working			
Open Cowork commons	11	220	220
workstations	15	6	90
Meeting rooms (small)	2	14	28
Meeting room (medium)	1	20	20
phone booths	4	2	8
pantry & print room	1	20	20
lockers & storage	1	12	12
toilets	1	24	24
focus room	1	8	8
internal circulation buffer	1	40	40
Subtotal			470

	amount	average area (m2)	gross area (m2)
Private Offices & Studios			
Private Offices	10	20	200
Studio Rooms	6	22	132
Shared meeting Room	1	24	24
Shared Kitchenette	1	20	20
Toilets	1	24	24
Storage	1	20	20
Internal Corridors	1	160	160
Subtotal			280
Short-lease Service Units			
Service Units	8	35	280
shared toilet	1	20	20
back-of-house-storage	1	25	25
internal buffer	1	35	35
Subtotal			280

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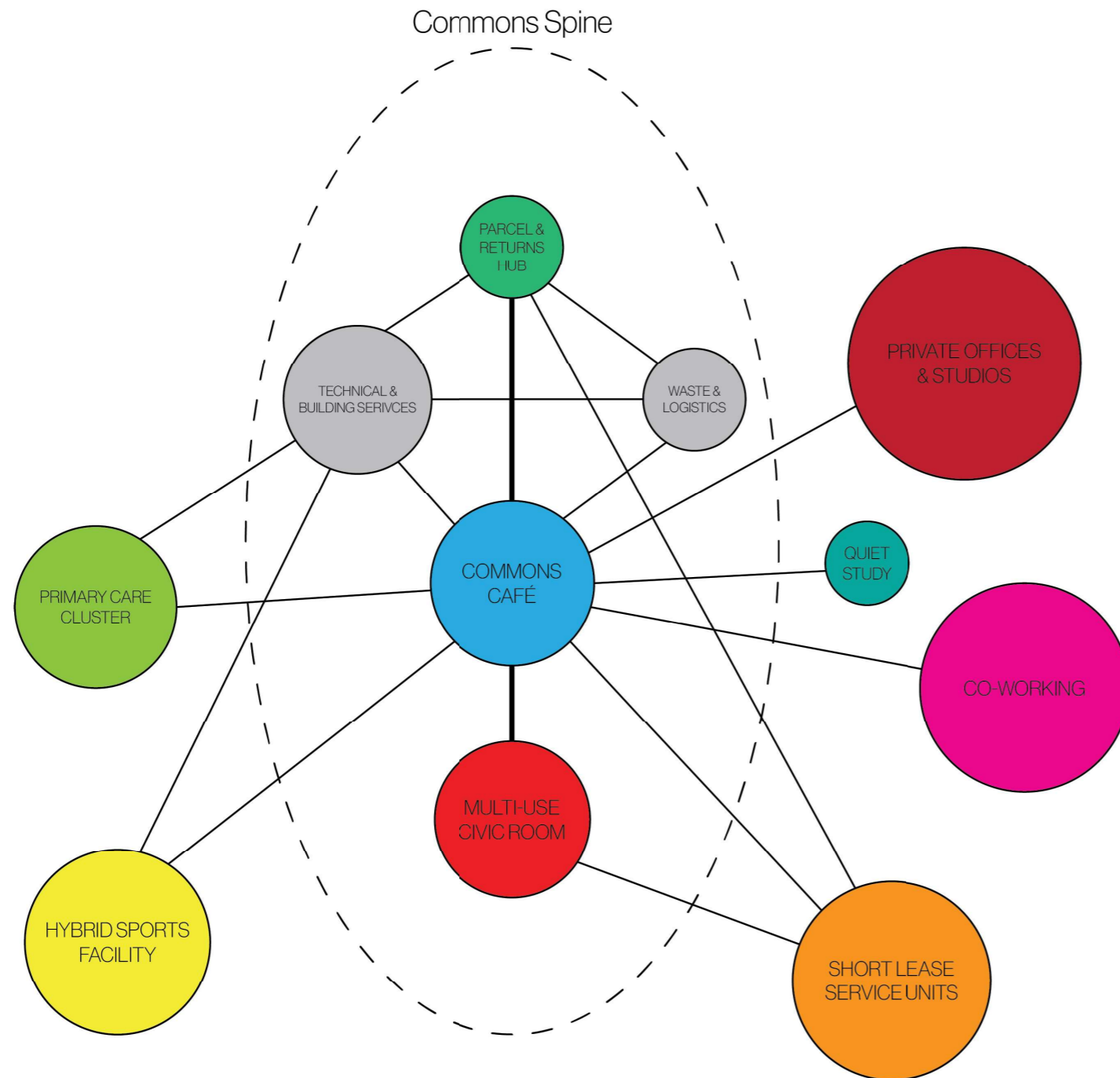
De Groene Afslag. (2025). Circulaire ontmoetingsplek in Bussum. <https://www.degroeneafslag.nl/>

GEM Crailo B.V. (2025). GEM Crailo zoekt marktpartij voor Entreegebouw - Buurtschap Crailo. Buurtschap Crailo. <https://www.crailo.nl/ondernemen/3183162.aspx?t=GEM-Crailo-zoekt-marktpartij-voor-Entreegebouw>

De Regionale Huisarts. (z.d.). Hilversum | De regionale huisarts. <https://deregionalehuisarts.nl/praktijken/hilversum/>

D02

ZONING STRATEGY FITTING THE PROGRAM

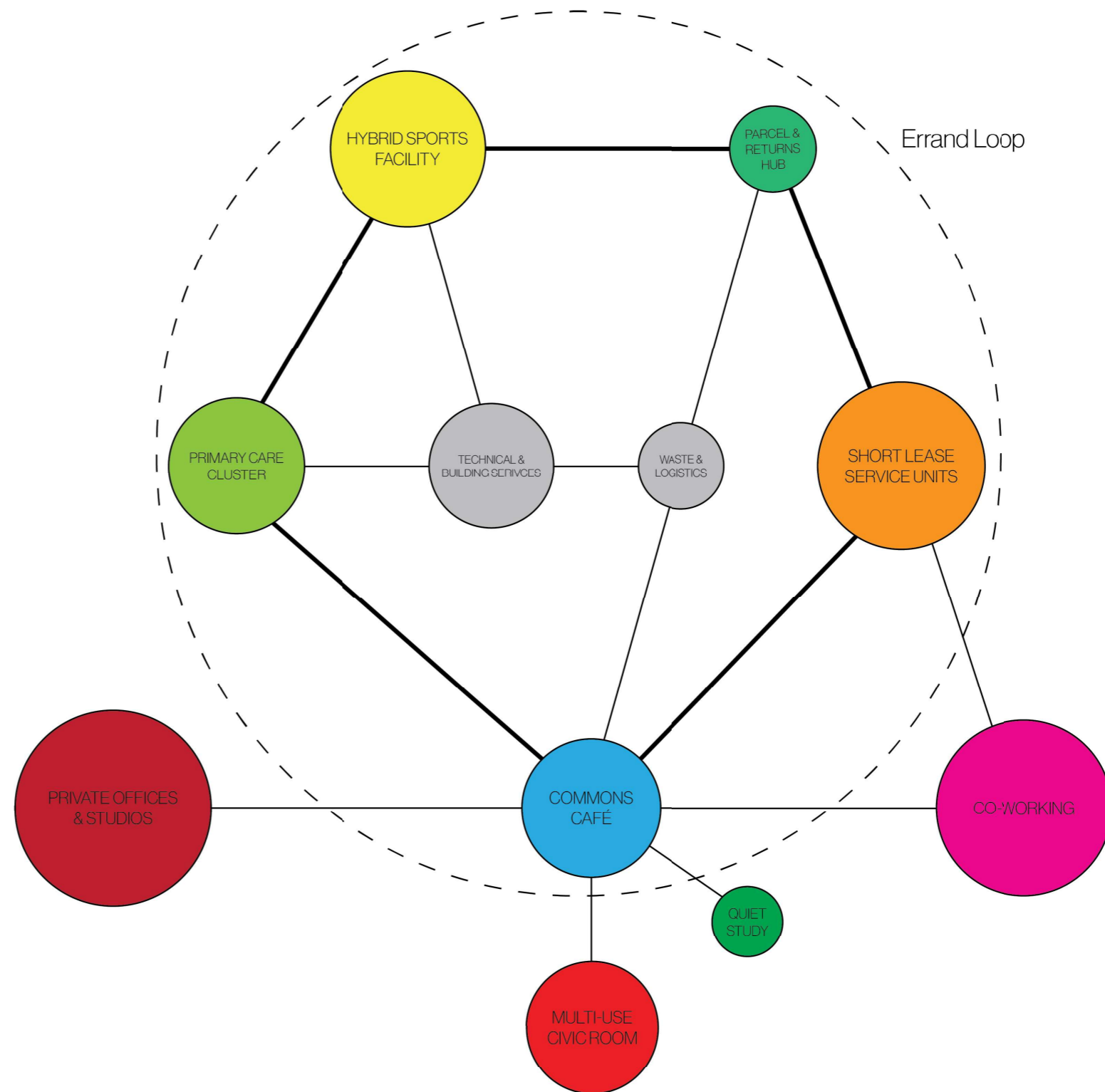


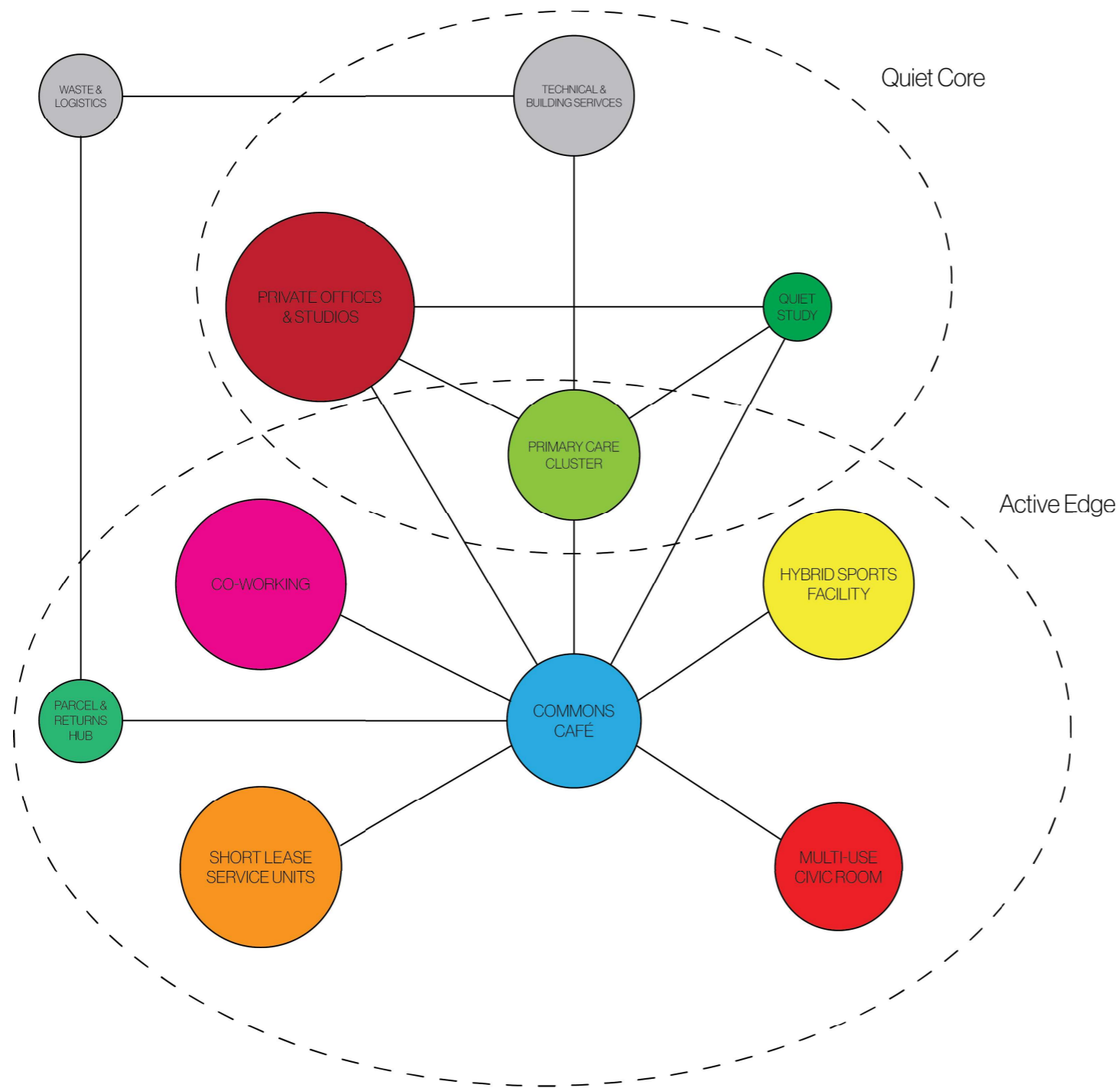
I - Commons Spine

The logic of this functional sequence focuses on the Commons Café as a social condenser. All other functions, in one way or another, are linked to this space. A 'back-of-house', made up by the parcel & logistics hub, technical & building services and waste & logistics, serves as a hidden service spine that serves the entirety of the building.

II - Errand Loop

A primary, high-frequency loop of errands makes up the core structure of this functional sequence. These primary errand-esque are directly connected to the back-of-house functions in order to achieve efficient servicing. Other functions, being the private offices, multi-use civic room, quiet study and the co-working spaces, are loosely connected to the Commons Café, taking inspiration from the first bubble diagrams logic.



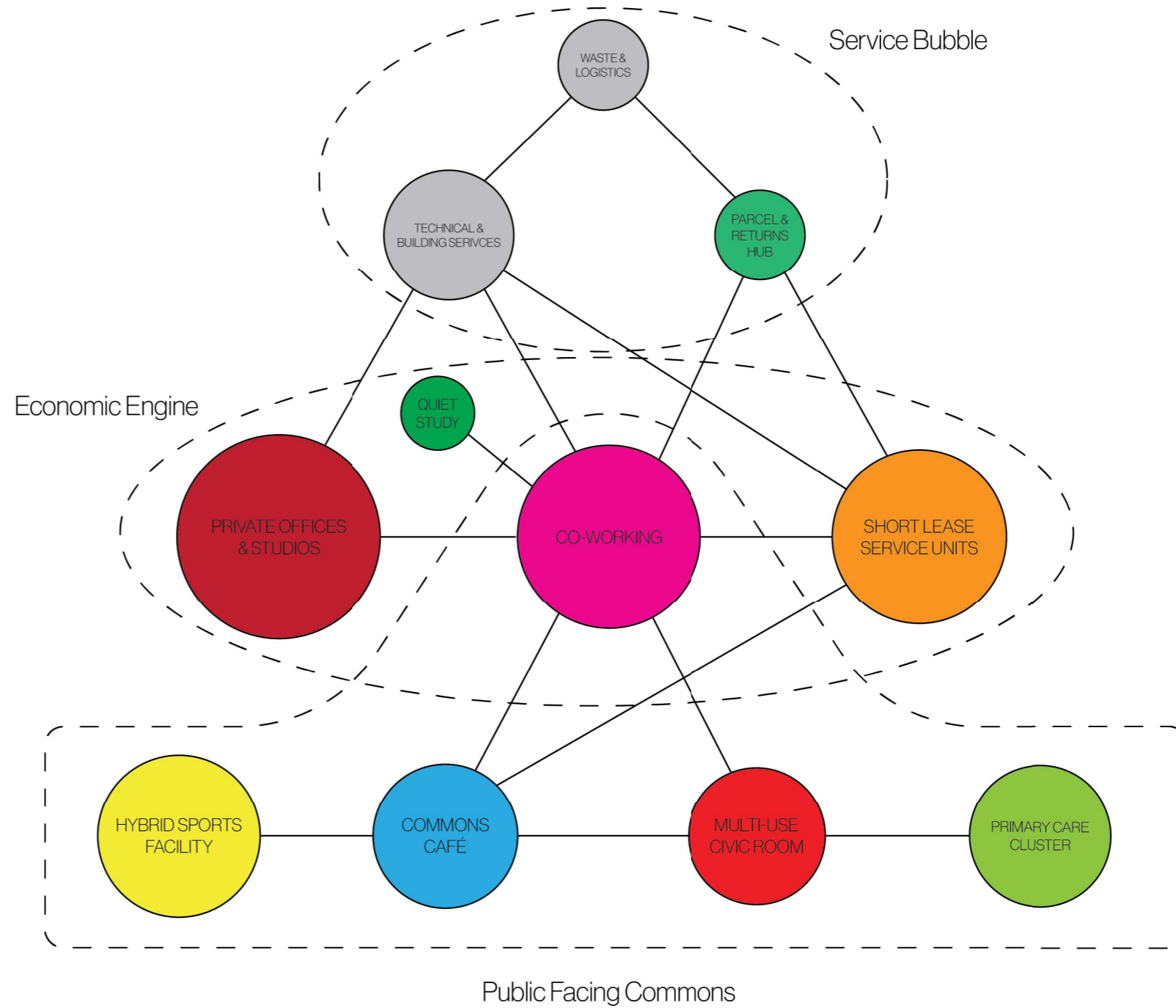


III - Quiet Core, Active Edge

The core principle of this functional sequence is the separation of quiet- and active spaces, directly linking it to the chaos- and order distinction that is established within Crailo's current redevelopment. Since Building 13 is located at the edge of the site, it somewhat serves as a border. Therefore, the quiet programs can be grouped and protected from the public realm, whereas the active programs can face the public realm. The service bubbles sit behind both quiet and active clusters, serving as a buffer and a band of support.

IV - Work-Campus Integrated Logic

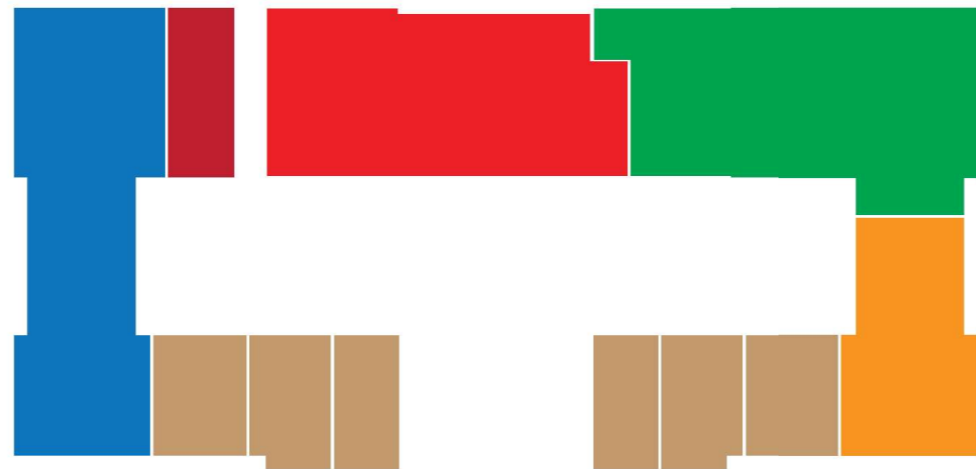
Co-working spaces, private offices and short lease service units shape the economic engine. This will be in daily use by the residents of Crailo for working, studying, and other rituals. These functions are clustered as somewhat of a quiet core, with the commons café being connected as a social condenser, for example during lunch breaks. The Errand Loop makes a return, but this time as a public facing commons, serving as a public-private gradient border that is accessible for all Crailo residents, where daily non-labour related rituals can be performed. Also the commons scintillates on this logic, since the service spine sits behind to keep the campus running, without public, nor working life being disrupted.



LEVEL 01



LEVEL 00



LEVEL -1 & -2

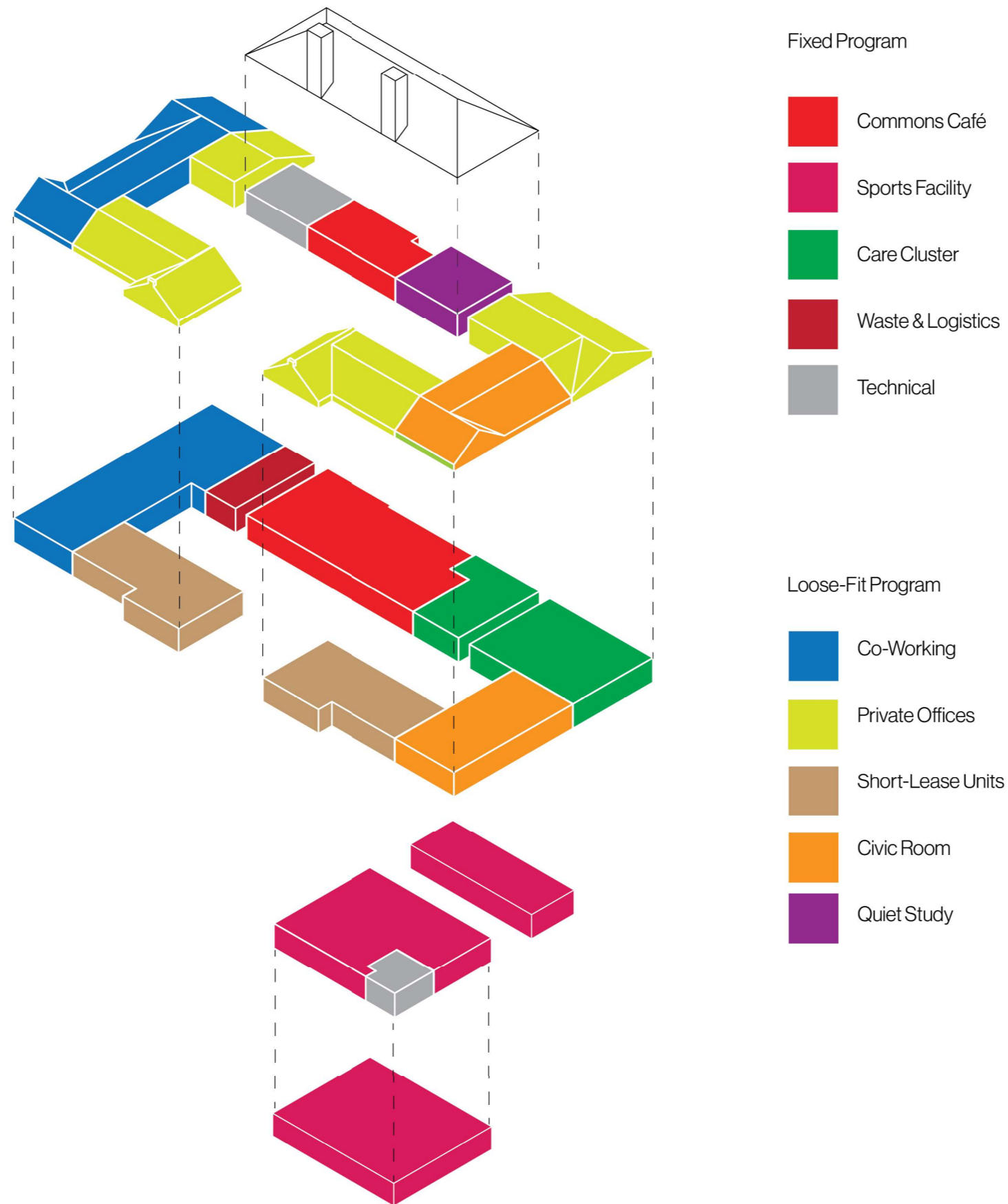


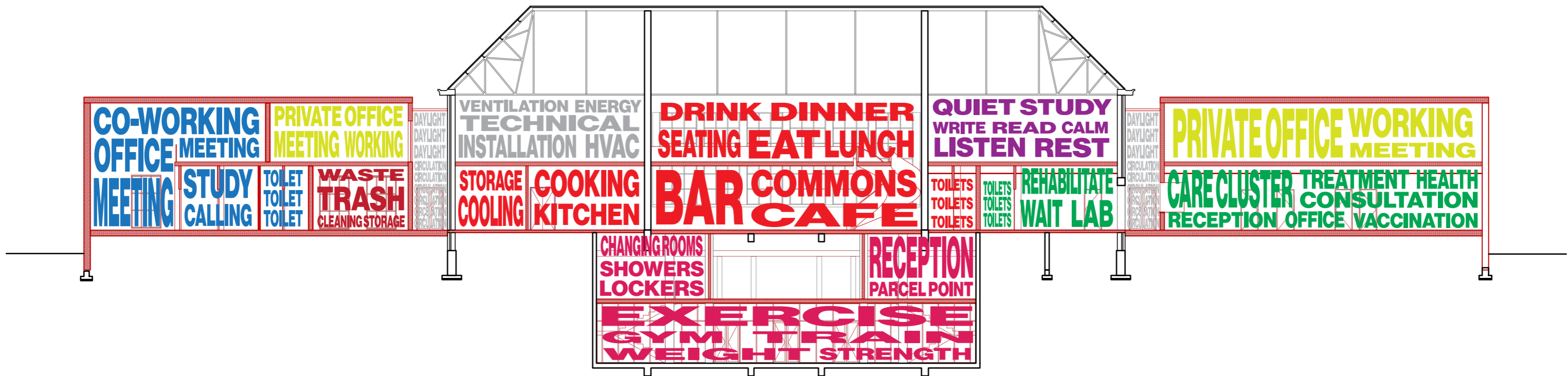
Fixed Program

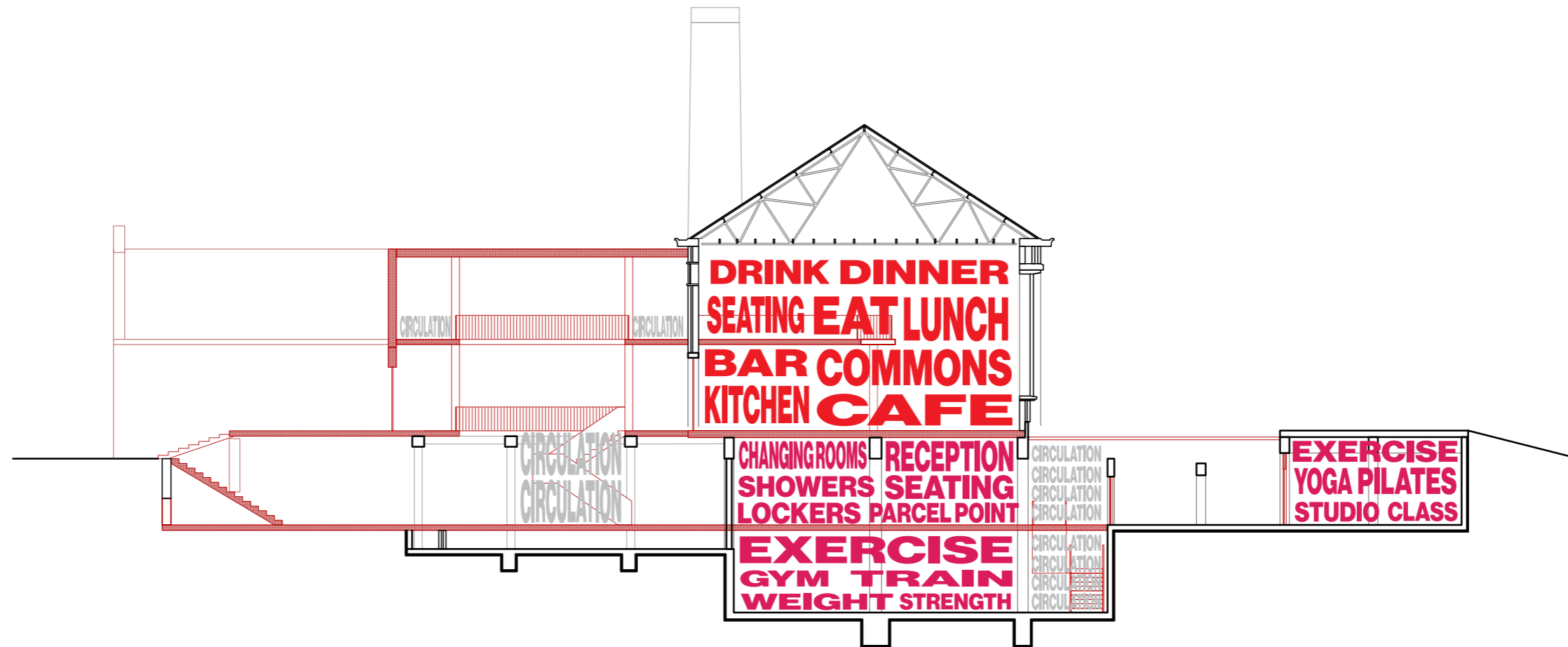
- Commons Café
- Sports Facility
- Care Cluster
- Waste & Logistics
- Technical

Loose-Fit Program

- Co-Working
- Private Offices
- Short-Lease Units
- Civic Room
- Quiet Study

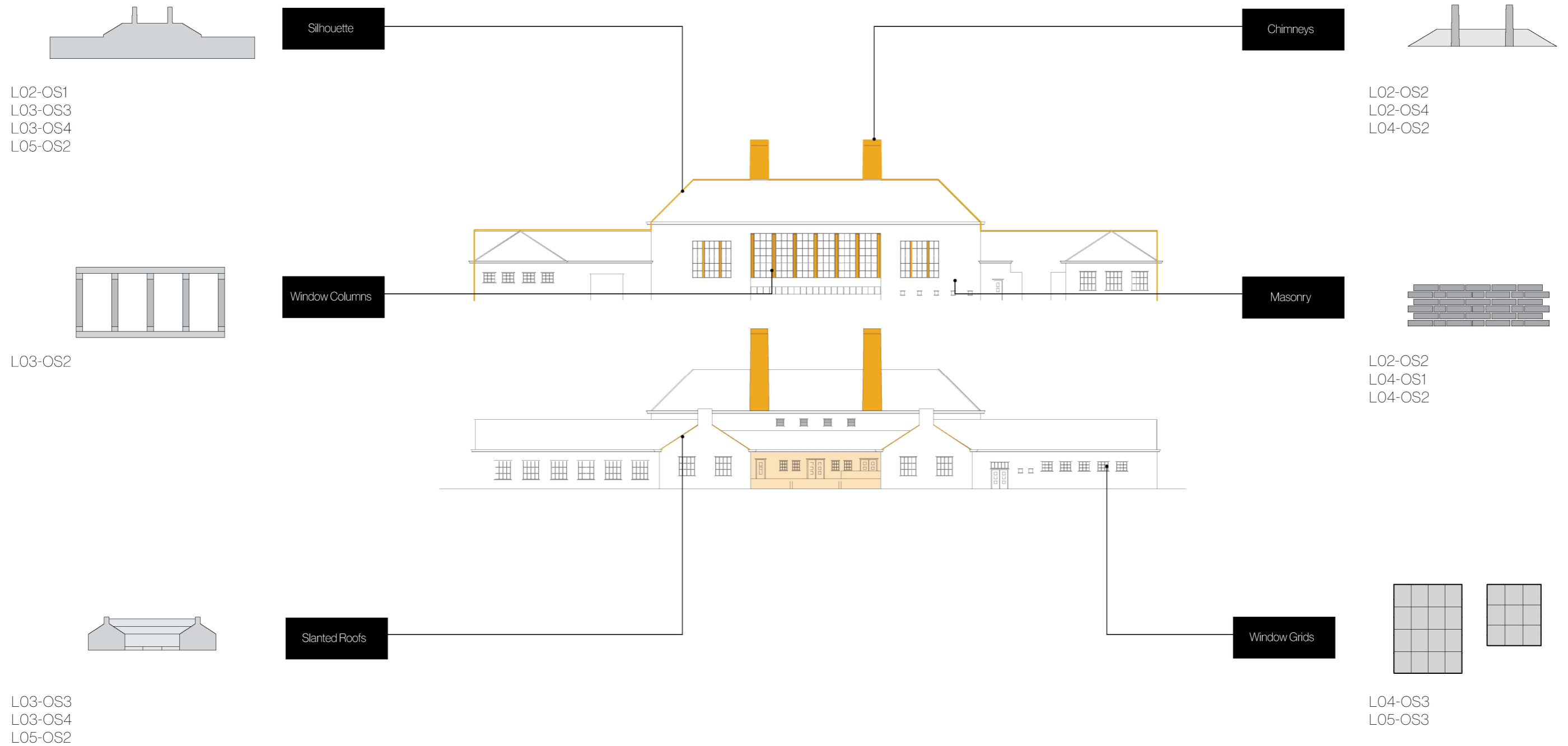


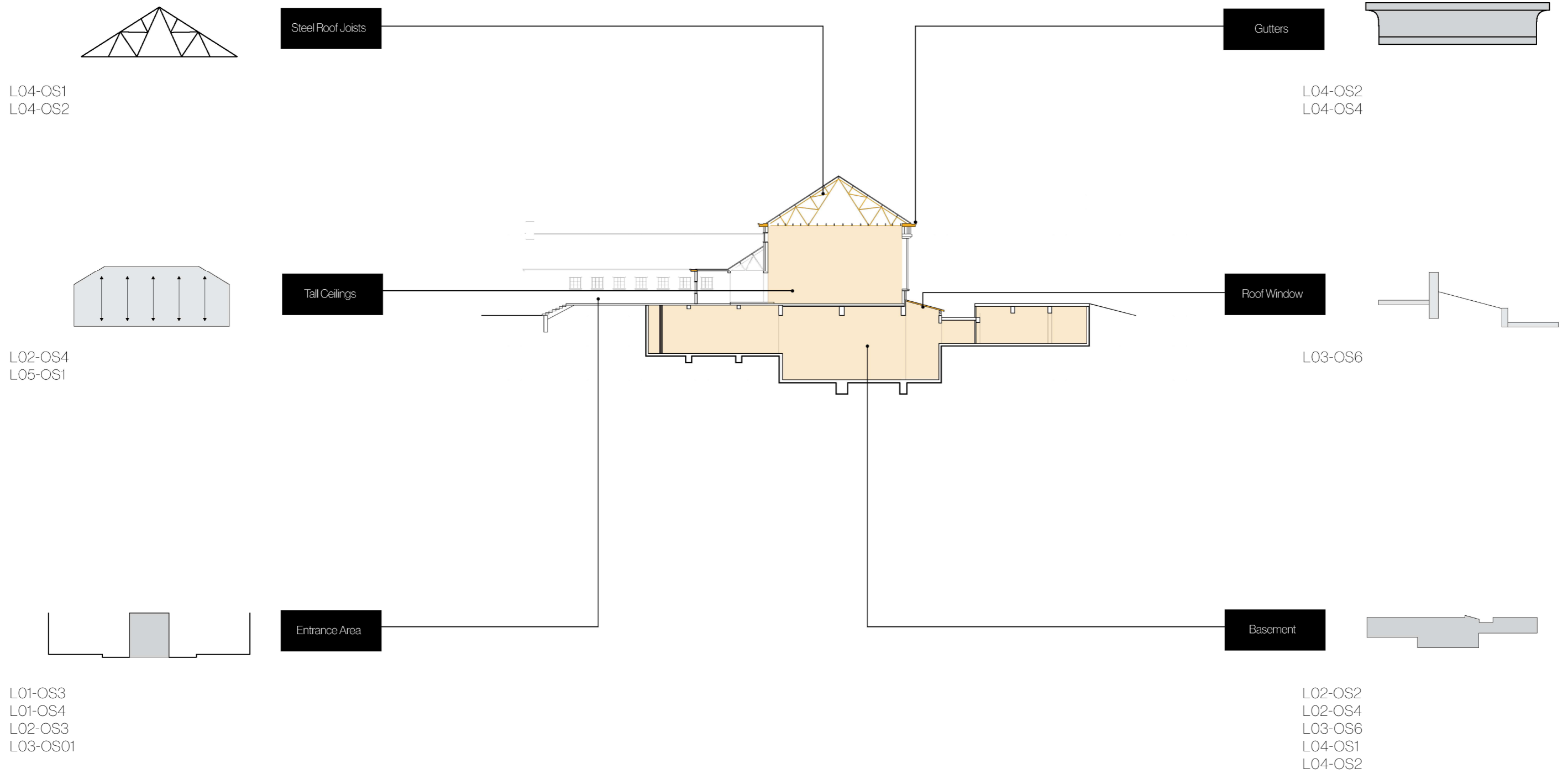


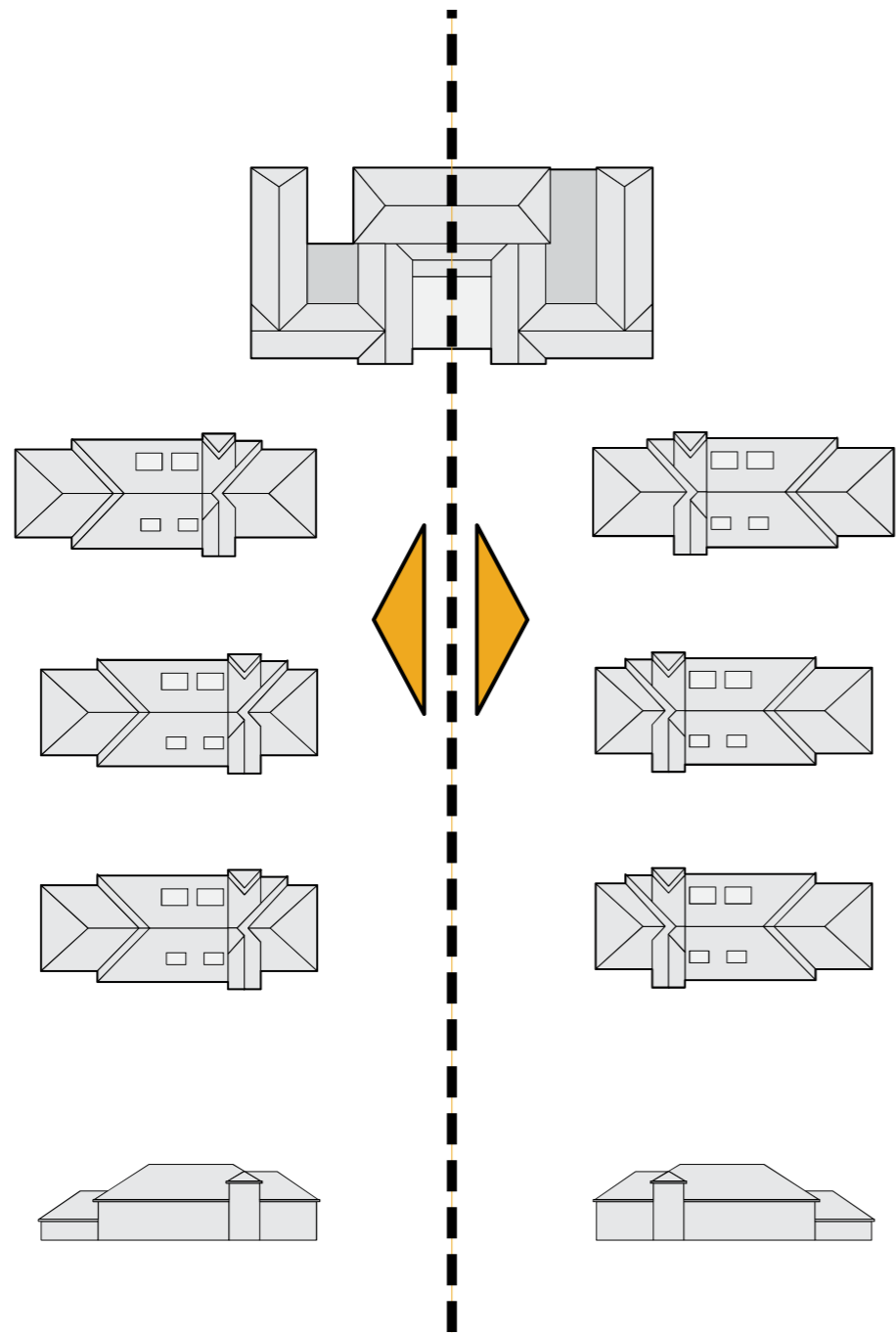


D03

VALUE CARRIER MAPPING WHERE IDENTITY PERSISTS

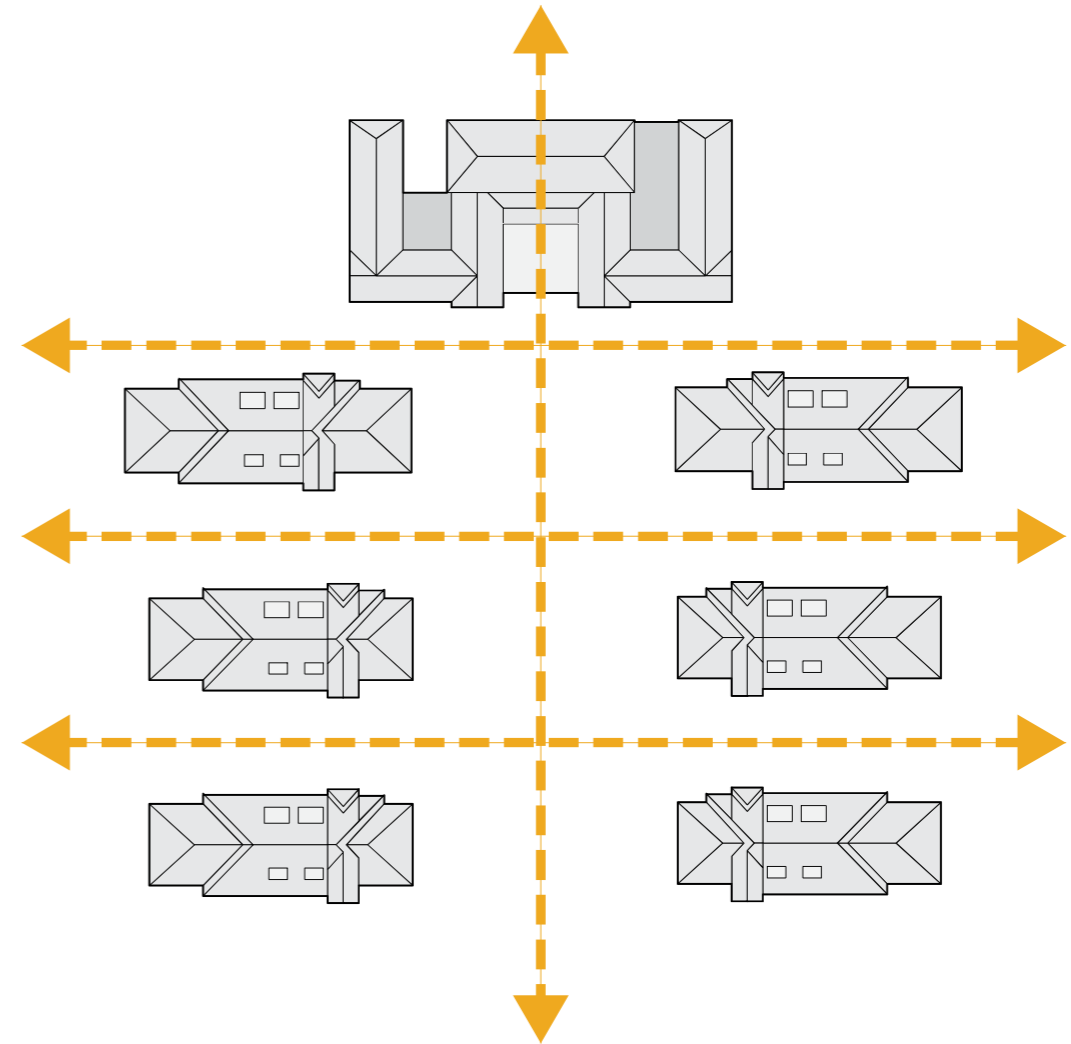






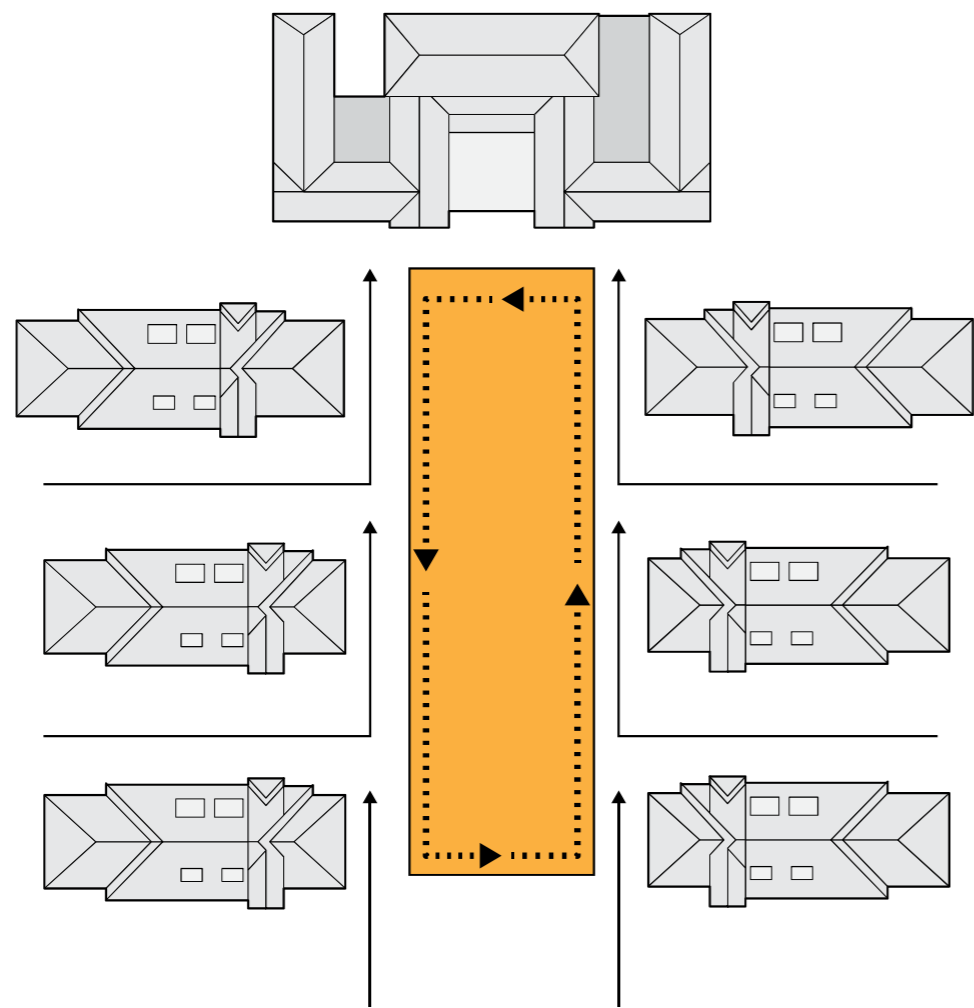
Symmetry

L02-OS1
L03-OS1
L05-OS2



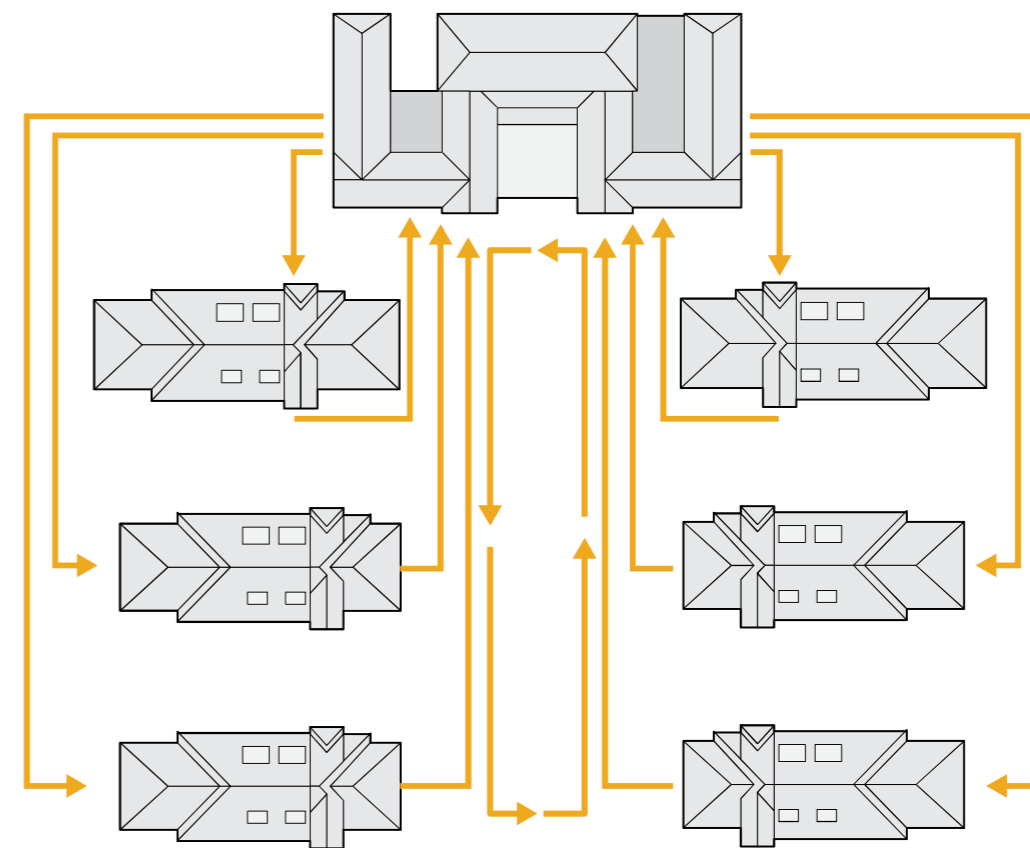
Axial Position

L02-OS1
L02-OS3
L03-OS1



Head of appèlplaats

L02-OS1
L03-OS1
L03-OS5

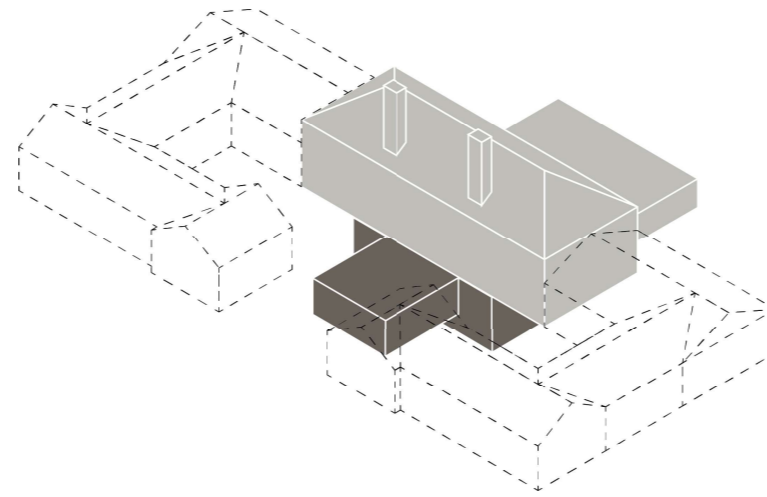


Centralized Routine

L01-OS2
L01-OS3
L02-OS3
L03-OS5

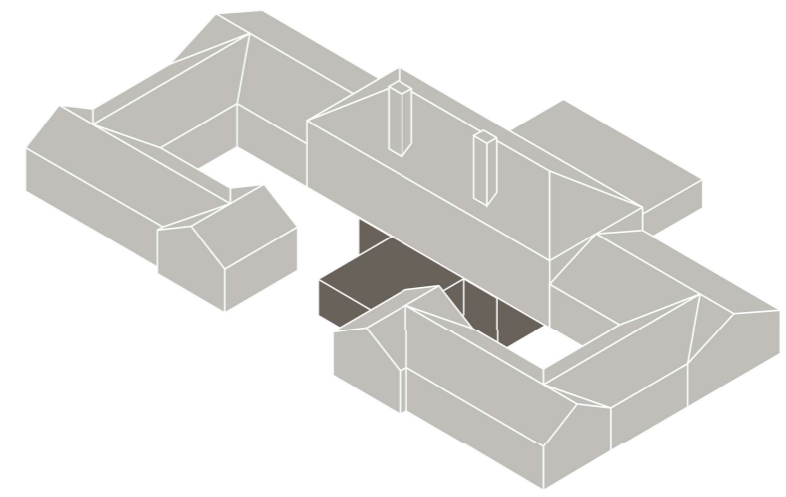
D04

FIRST MASSING LOGIC VOLUME- AND CIRCULATION STUDY



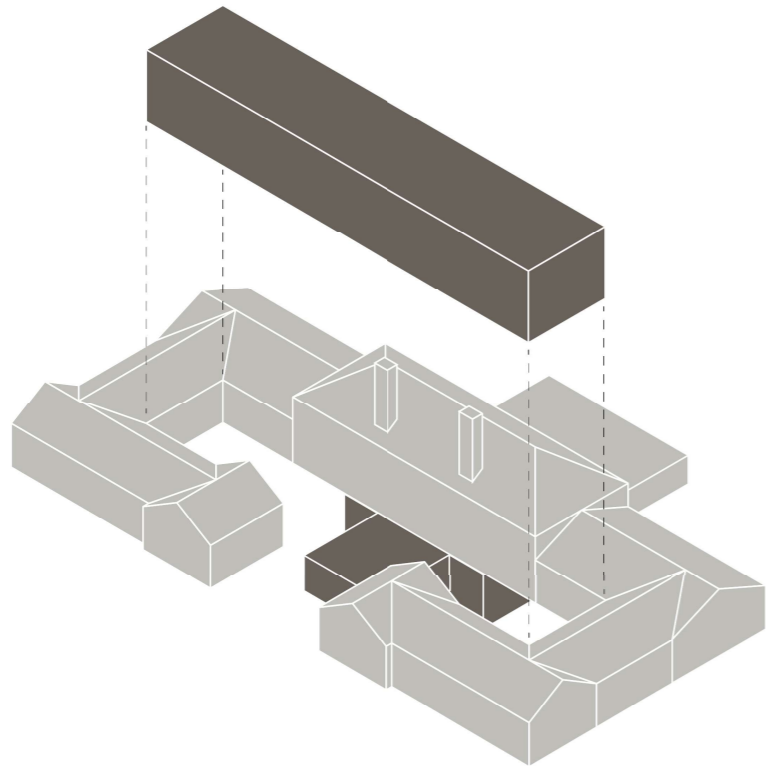
I - Original Structure

After demolition only the core structure remains, consisting of the basement and the original 'boost part' of Building 13. The massing of the former wings serves as inspiration for the new massing logic, allowing the monumental silhouette to persist within new design iterations.



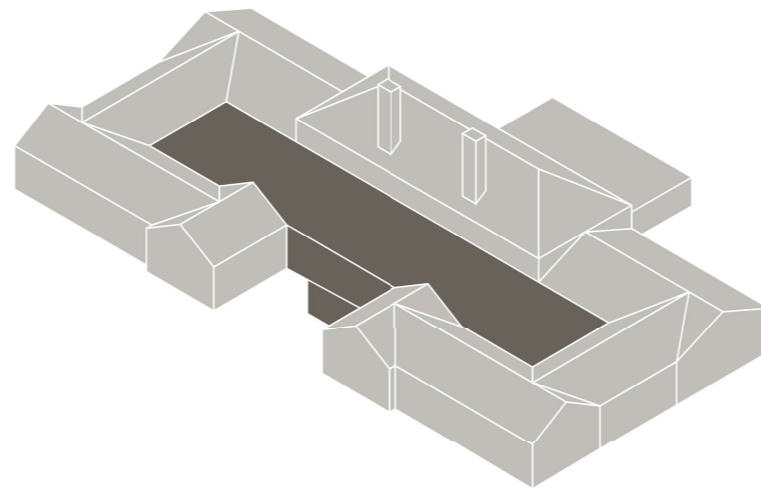
II - Reintroduce the Wings

Derived from the former wings, new ones should be added in similar fashion. This way the new contours remain loyal to the former kitchen building's presence in the ensemble.



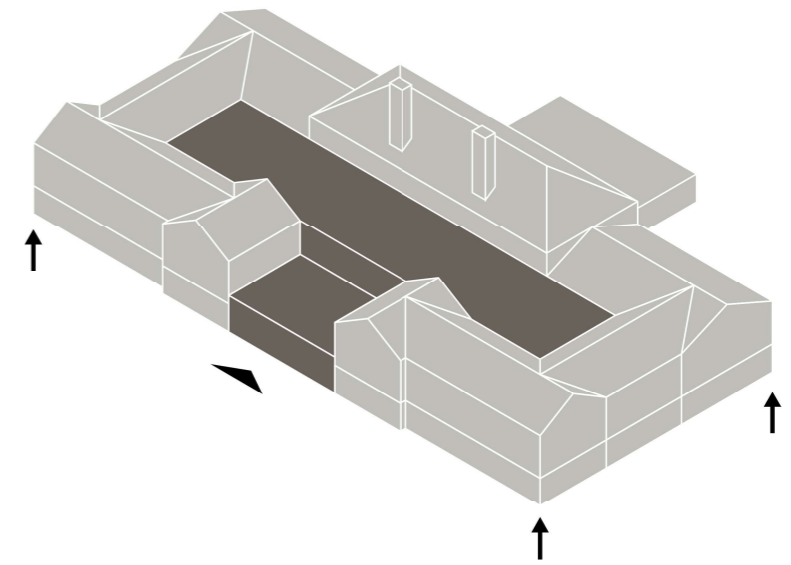
III - Inserting the Public Space

The void in between the wings lends itself to a large, two-storey, central open and functional space. The central hall directly connects to the basement, activating basement level and connecting it to the ground floor through open space.



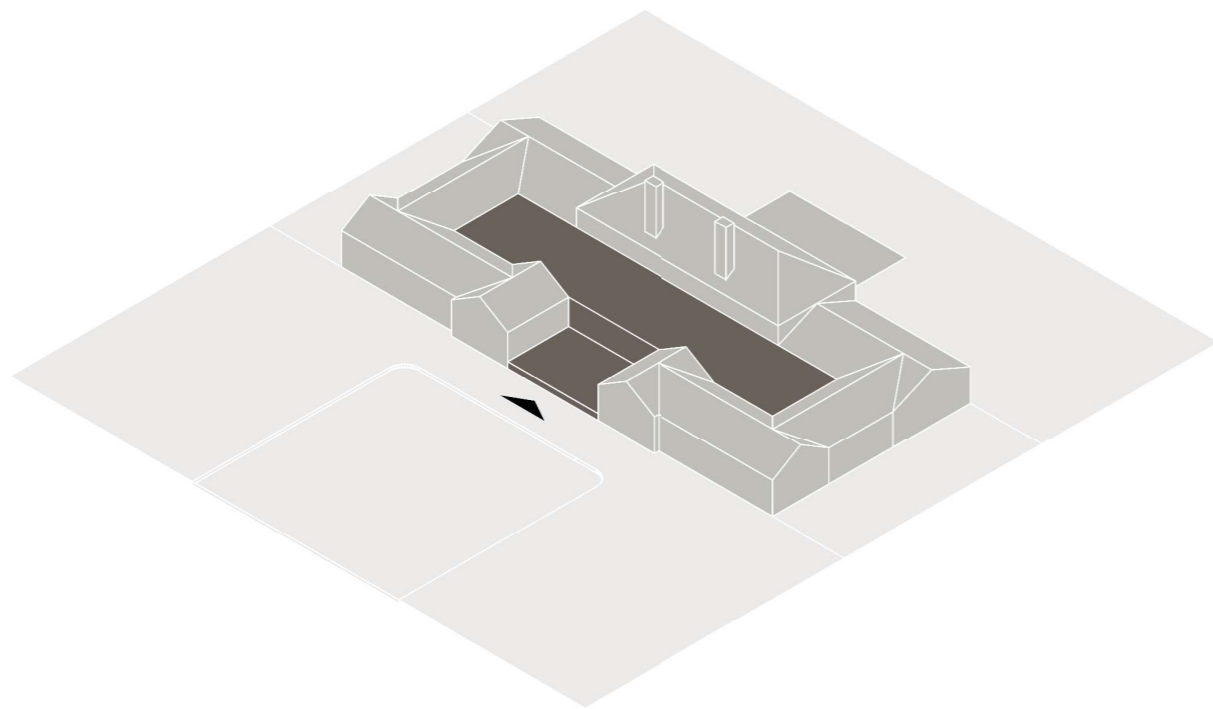
IV - Central Hall

The open semi-public space at the core of the building, also functions as the main body for inside circulation and rituals. By adding a large open space at the centre of the whole, daylight can enter all volumes and grants opportunities for passive climate strategies.



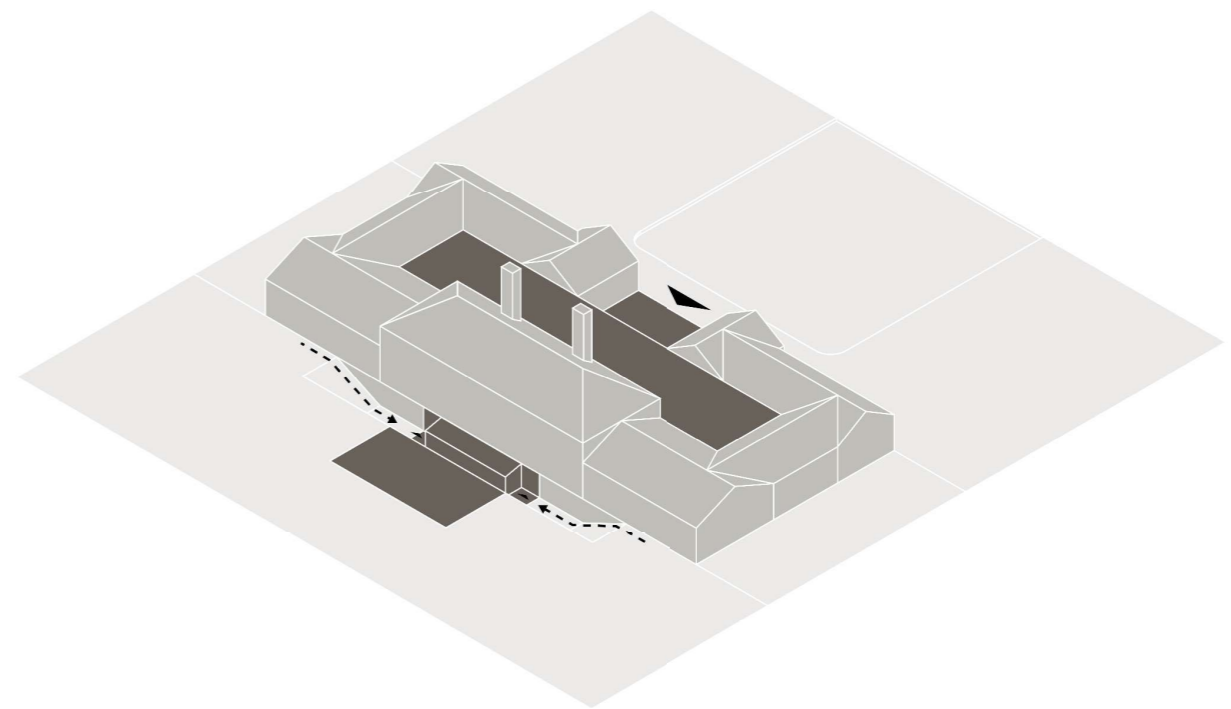
IV - Additional Layer

In order to fit the 3.700 square meter program, an added level is required. Building upwards is an option but would take focus away from the preserved part of the former kitchen building. An additional layer underneath, therefore, would solve the lack of floor space in order to fit the full program. Since the building is built directly on a sand layer, digging down an additional floor's height would not come with many complications, and no additional load bearing poles have to be driven into the soil.



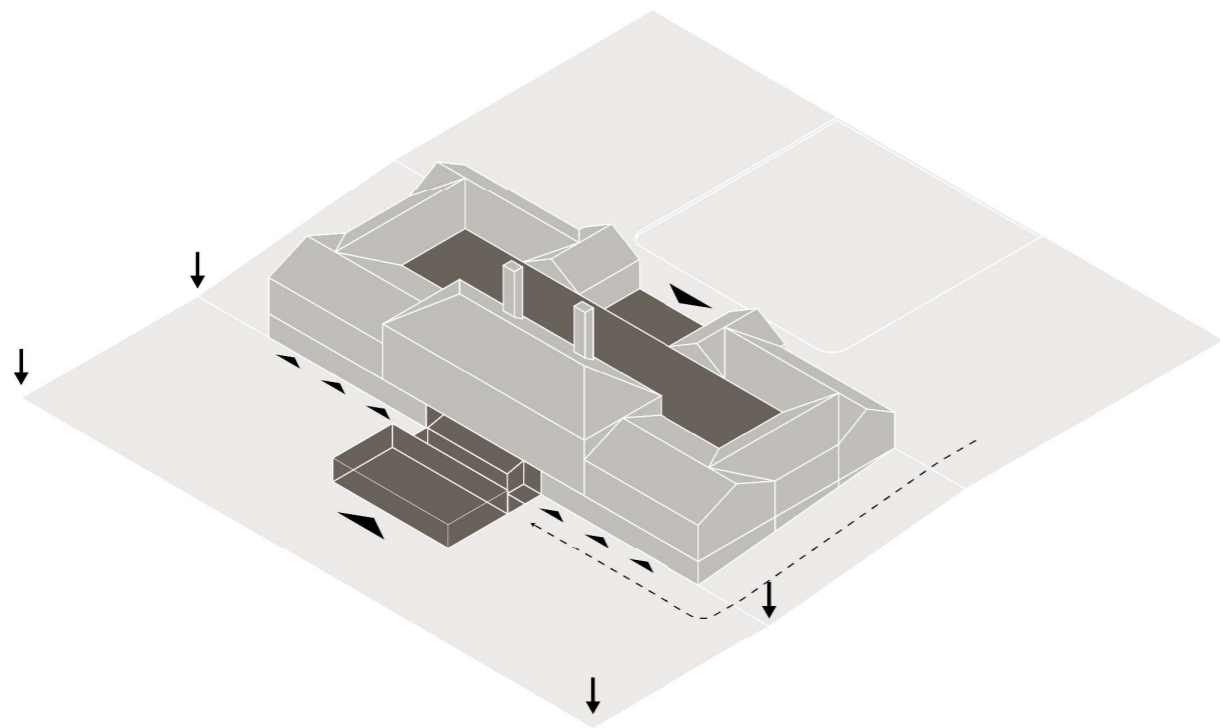
VI - Relation to Ground Level

The added layers are situated underneath ground level, resulting in a possible lack of daylight coming in from the outer sides of the building. Enclosure remains well established this way, however access towards the back of the building remains unclear.



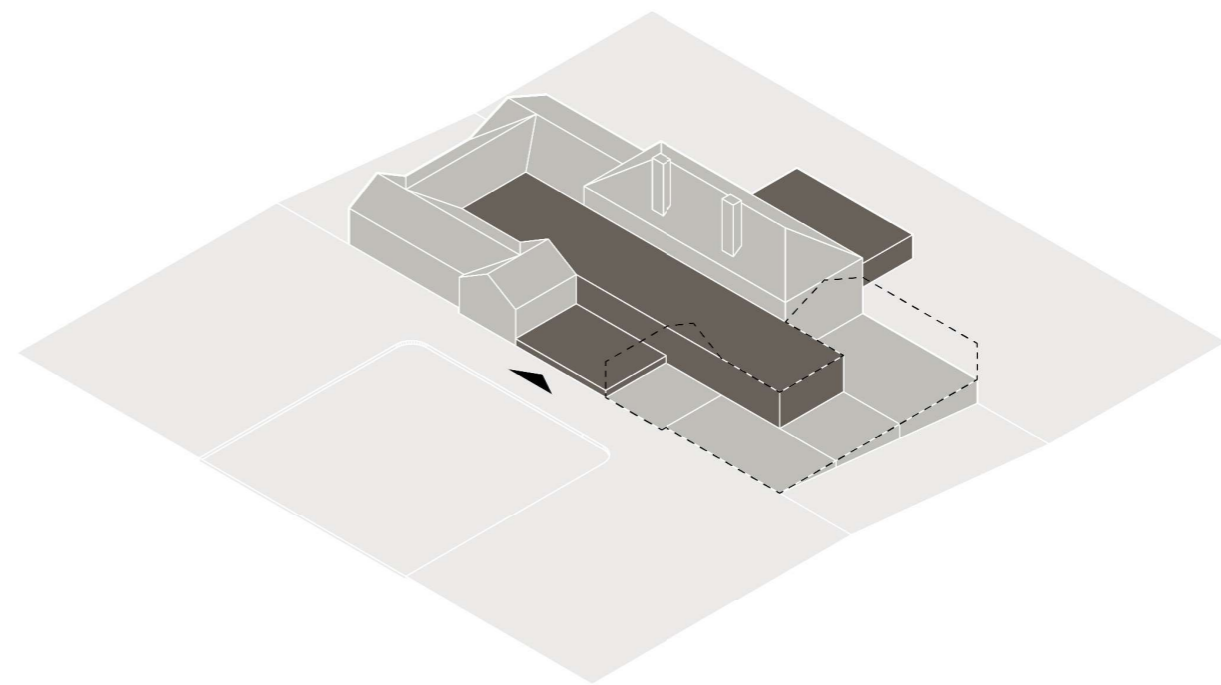
VII - Access at the Back

To make access at the back available, the circulation route should be connected to the public realm. In order to establish this connection, the ground level needs to be lowered to basement level, since this is the logical access point. A sunken street can be implemented as shown, though this establishes a narrow passageway that seems almost hidden.



VIII - Opening up the Back to the Public

Lowering the ground level at the back of the building opens up the whole of the back facade. Having the additional floors and the public realm at a similar level opens up opportunities for new thresholds and even direct access to particular functions if required. This intervention also allows the old basement to become more accessible than it was before, while the slopes at opposing sides of the building invites visitors to venture to the back side of the building.



IX - Embracing the Height Differences

Building 13 came with several height differences within. These can be interpreted as complications or as potential. By doubling down on the height differences within the building and letting them radiate outward into the direct proximities, a peculiar, unique and functional whole can be achieved.

D05

RHYTHMIC EXPRESSION

CONVEYING CONTINUITY AND CHANGE

I - Facade Rhythm

Whilst researching different facade configurations a certain rhythm was sought after that would connect to the original character of the boost-part, and on the other hand strengthens the new role of the facade, helping it open up to the appèlplaats. Multiple configurations were tested, with varying widths for the facade openings and pennants, considering options that are more closed and monumental, to more refined and repetitive rhythms with a more open expression.

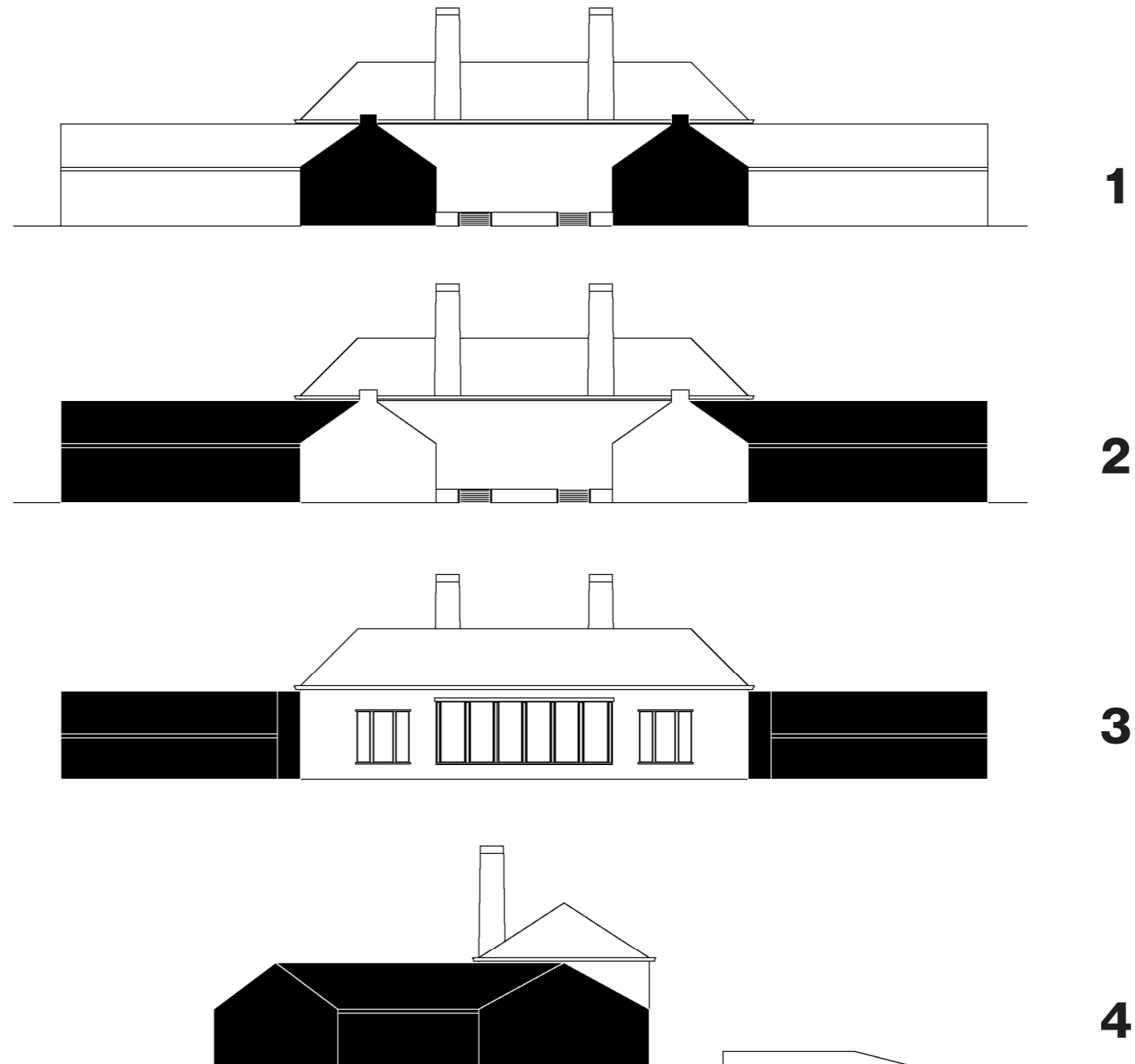
Eventually, configurations that follow the logic with openings of 14 'kopmaten' wide seem to be the right balance between the older boost-part and the window measurements of the later constructed 1962 wings, which had openings of 15 kopmaten. With facade openings of 14 kopmaten, a subtle hint towards the former kitchen building is given.

By using a standardized facade opening system with repetitive elements, building costs are tremendously decreased. Replacement of standardized elements is also better (L3), increasing longevity and reparability.

The new-build facade will be divided into different sections which will each follow their own rhythm. For a clear overview, these zones will be treated separately

Section 1 - Front Facade
Section 2 - Front Facade
Section 3 - Back Facade
Section 4 - Side Facade

E = End Bay
R = Regular Opening
C = Closed Bay



FRONT FACADE - SECTION 1



- A E=9
R=15
C=6
- B E=11
R=14
C=6
- C E=8
R=14
C=6
- D E=10
R=14
C=4
- E E=8
R=12
C=5

FRONT FACADE - SECTION 2



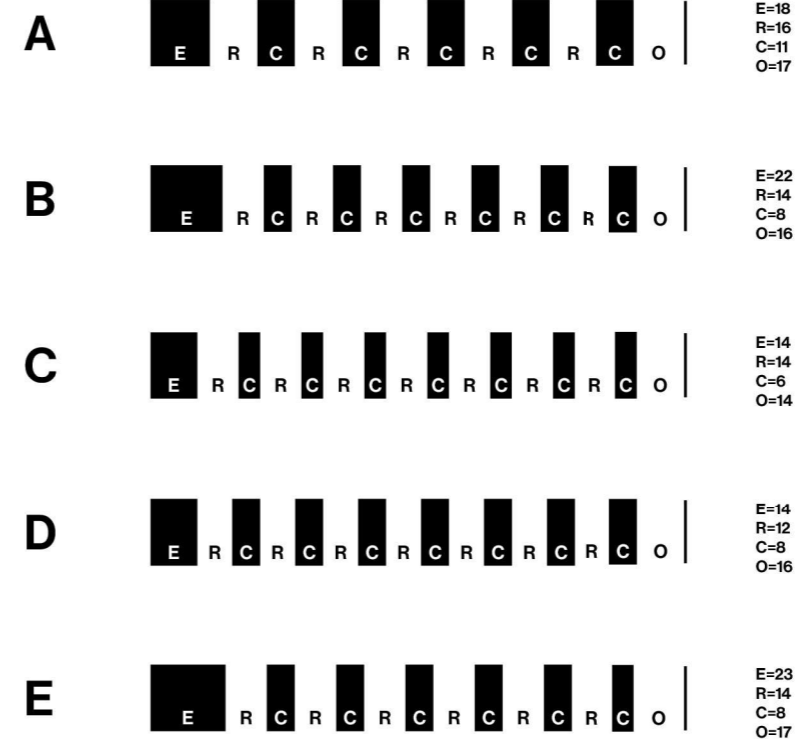
- A E=9
R=24
C=8
- B E=11
R=20
C=12
- C E=6
R=18
C=10
- D E=9
R=14
C=9
- E E=12
R=14
C=8
- E E=9
R=12
C=8

Front Facade

The facade that faces the appèlplaats should not merely border it, but should also address it. The original facade was considerably hesitant towards the appèlplaats, but this 'front facing' facade requires more openness, rhythm and civic presence. By increasing repetition a more delicate rhythm is established that opens up the facade to the space that borders it.

This way the front facade embodies a more clearly established civic character. Less closed wall and a more inviting public face towards the appèlplaats.

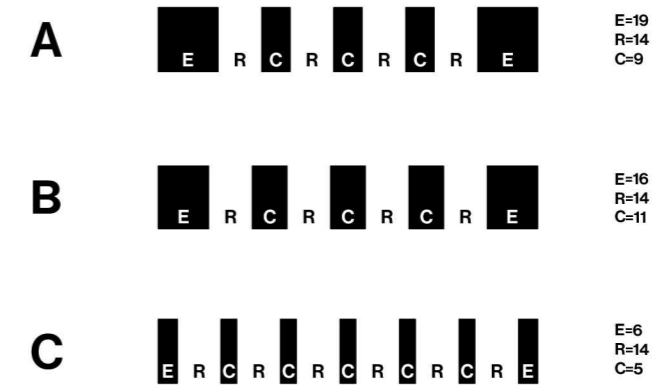
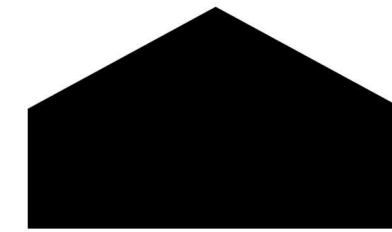
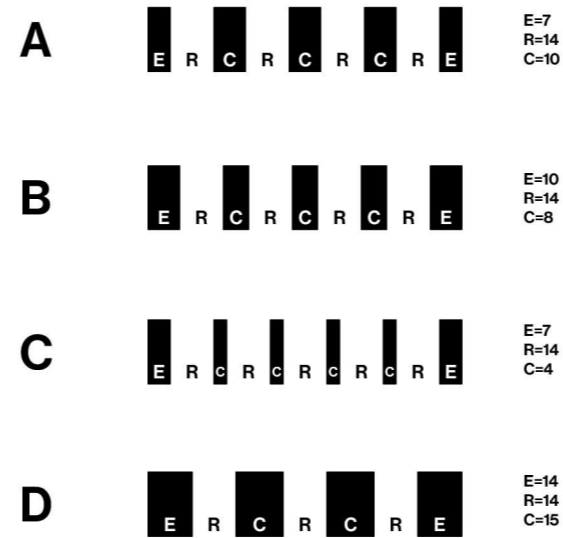
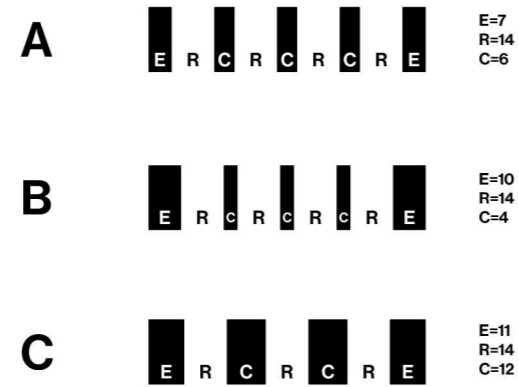
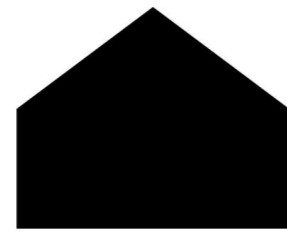
BACK FACADE - SECTION 3



Back Facade

The facade at the back of the building is not just a backside, but it will become the decorum of a new pavilion-like side with a square, where the original Boost-part with its large windows and columns will be the centerpiece. Especially here, the relationship between old and new will become the most explicit. The composition is set up in a way where two glass parts at opposite sides of the original volume fall within the masonry rhythm, ensuring that no separate additions next to the monumental center piece arise, but a balance between old and new is distilled. This facade will become a place of continuity and contrast, where the existing is strongly anchored, but radiates a more transparent, lighter and more public embodiment bordering the new square.

SIDE FACADE - SECTION 4



Side Facades

The sides are not distinctly experienced in one blink of an eye, but rather in a more gradual way, along the route that leads to the back of the building. Precisely for that reason, the rhythm is important here, not merely as repetition, but as an architectural sequence that guides the walk. The higher frequency of repetition makes the facades leaner, more legible and less inert. Therefore they radiate a more sequential character, guiding the passant and keeping the whole coherent without disturbing the continuity of the brick volume.

D06

CENTRAL HALL IDEATION SKETCHING PUBLIC SPACE

5-Minute Sketch

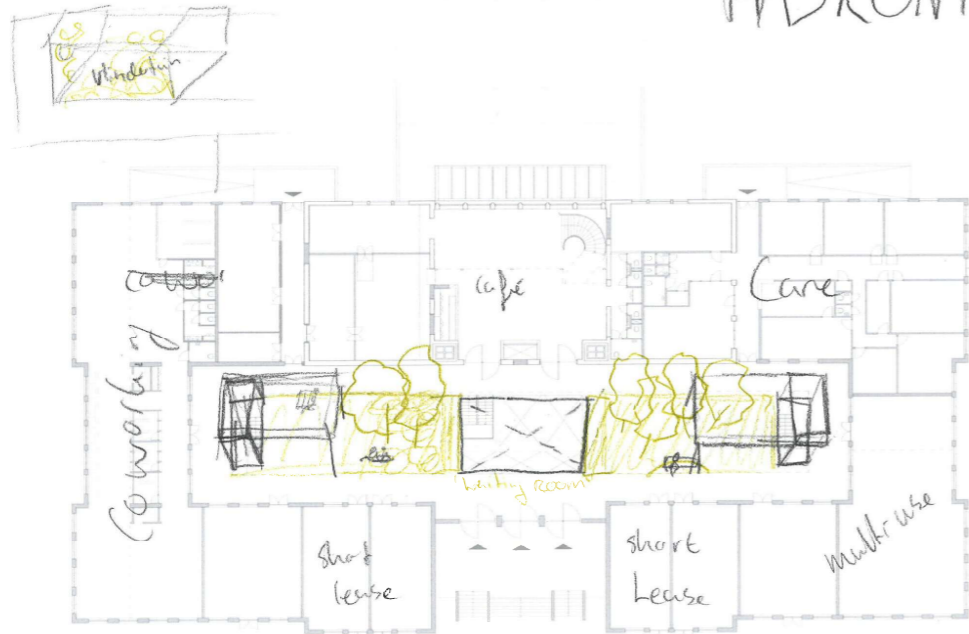
During the 16-04-2026 seminar a workshop was held where each student was asked to state a question or problem they had been trying to solve after the A2 presentations. This sparked the idea, at least for me, to print out my ground floor plan and have my fellow students and one of my tutors sketch out their ideas for what the large central hallway should become. This allowed me to gain a lot of inspiration within a 5 minute timeframe. Here we find 10 sketches by my tutor and fellow students.



Lidy

UND FLOOR

HAS KONING!
😊

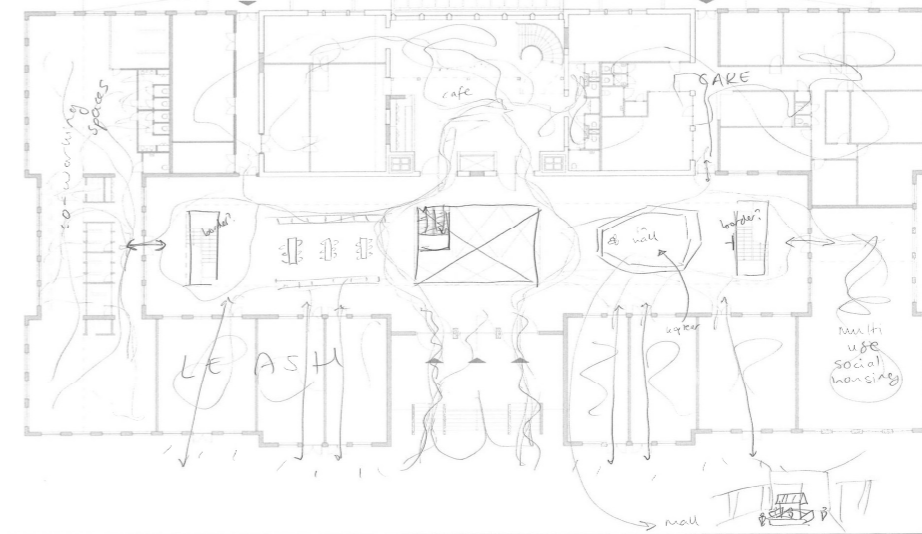


Vindwin indoor park

Jasmijn

5210372

UND FLOOR



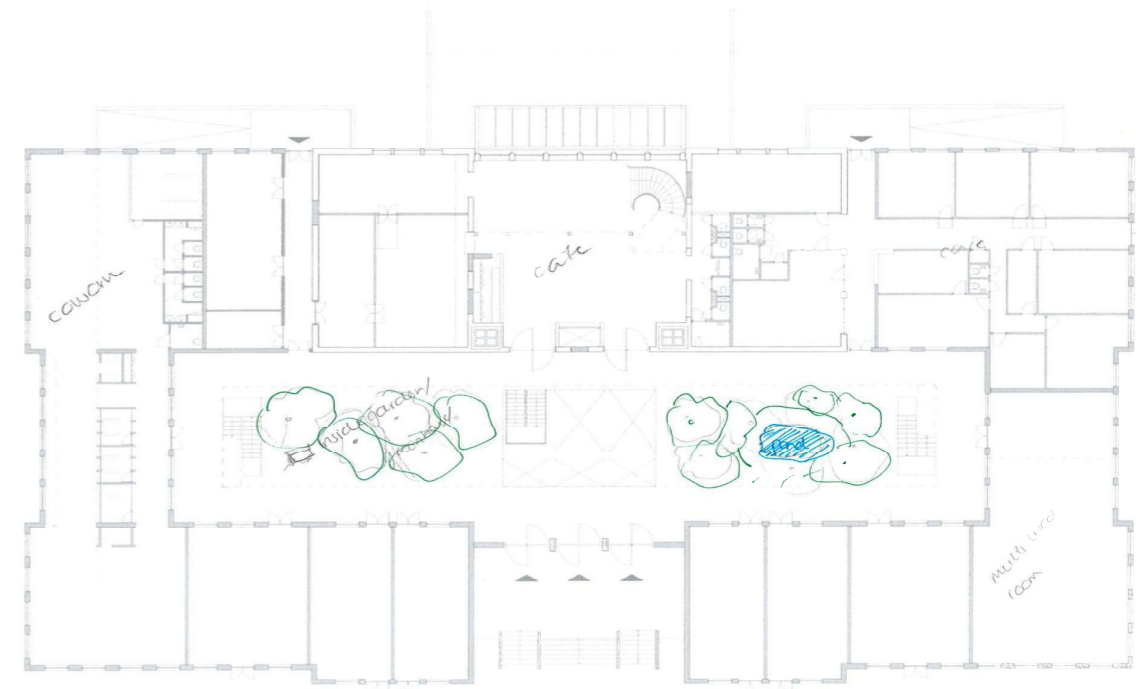
Harma

5322375



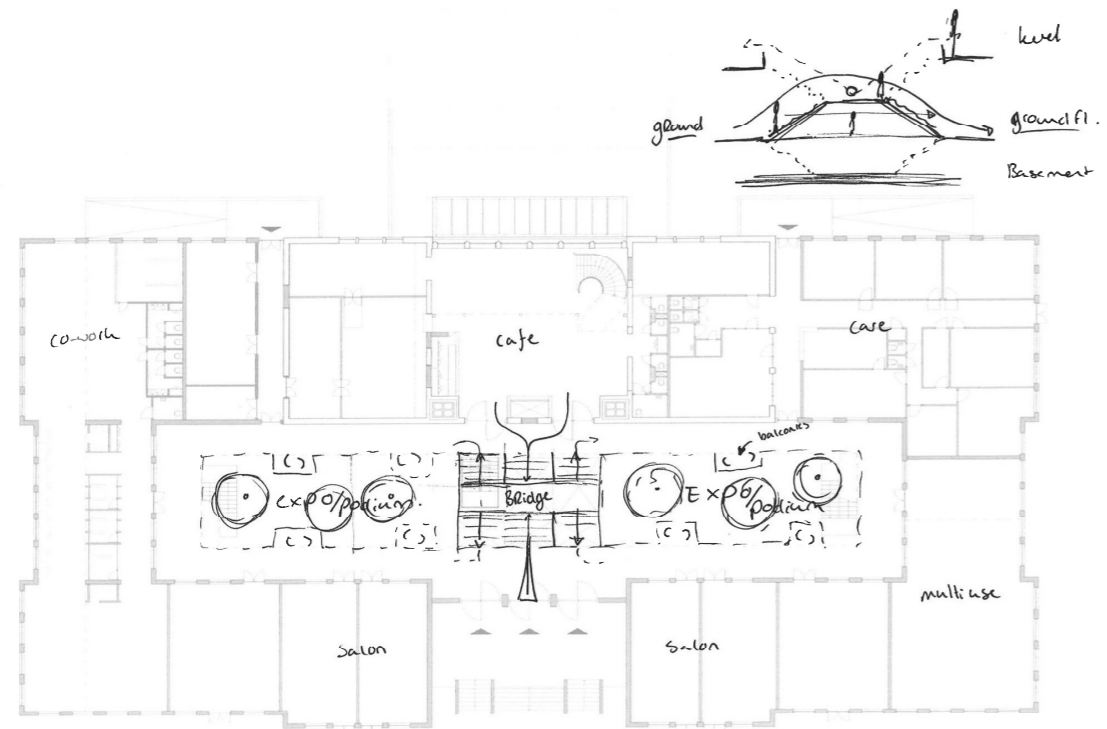
Fleur

5207487



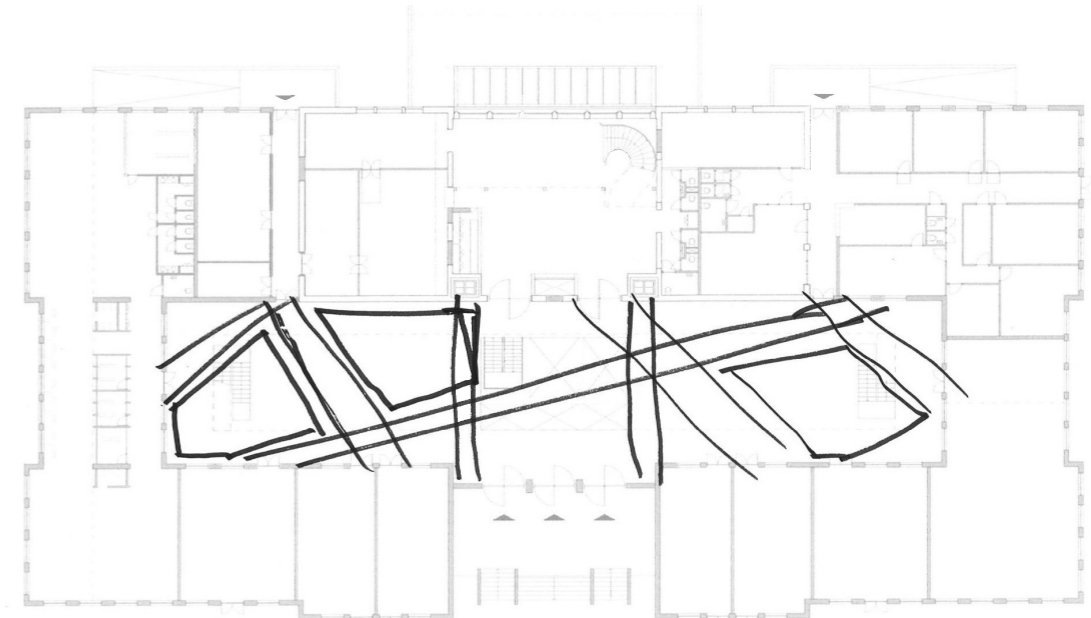
Lieke

5103681



Merle

5103681

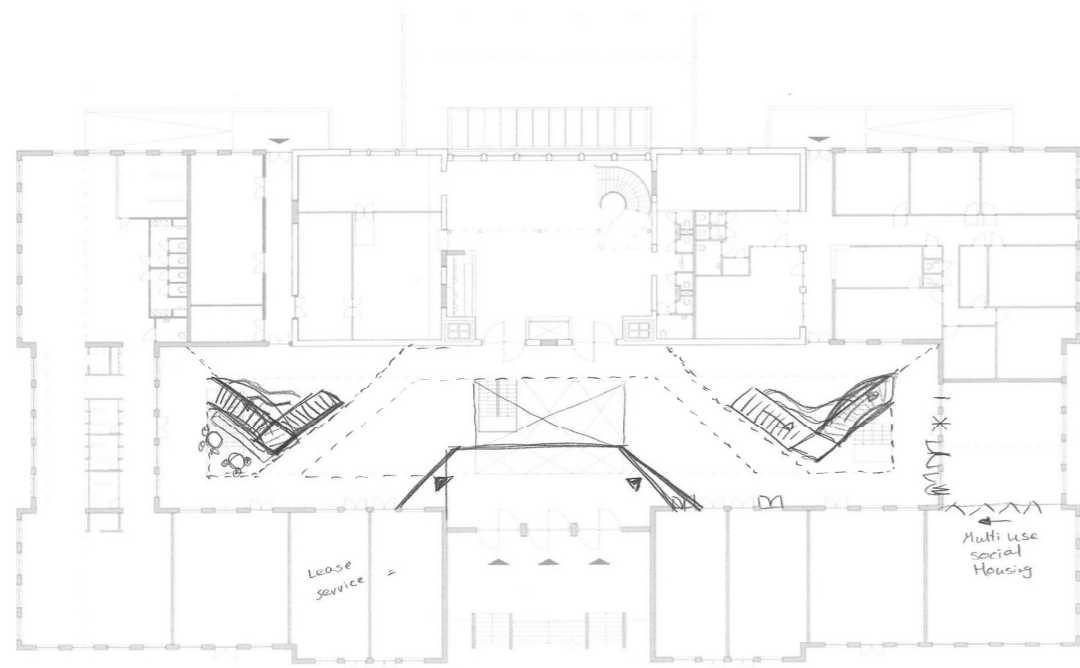


KASBANK AMSTERDAM
HOTEL JAKARTA
ERASMUS MC ATRIUM

HOF VAN LEIDEN
PRINSENHOF

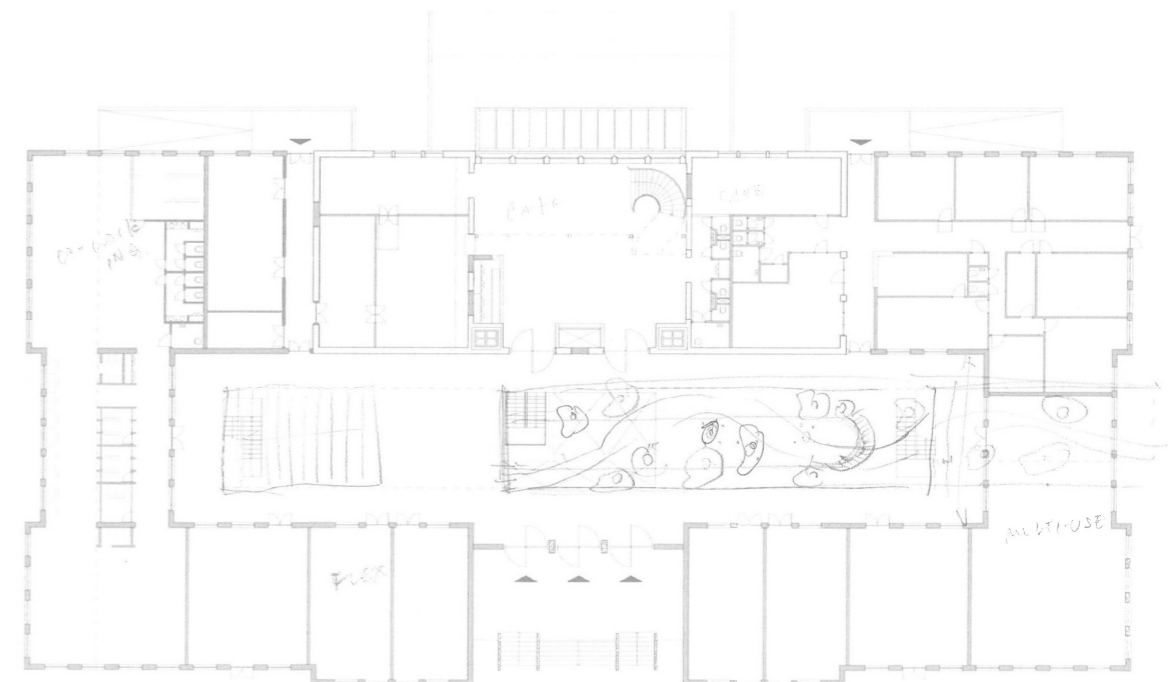
Nick

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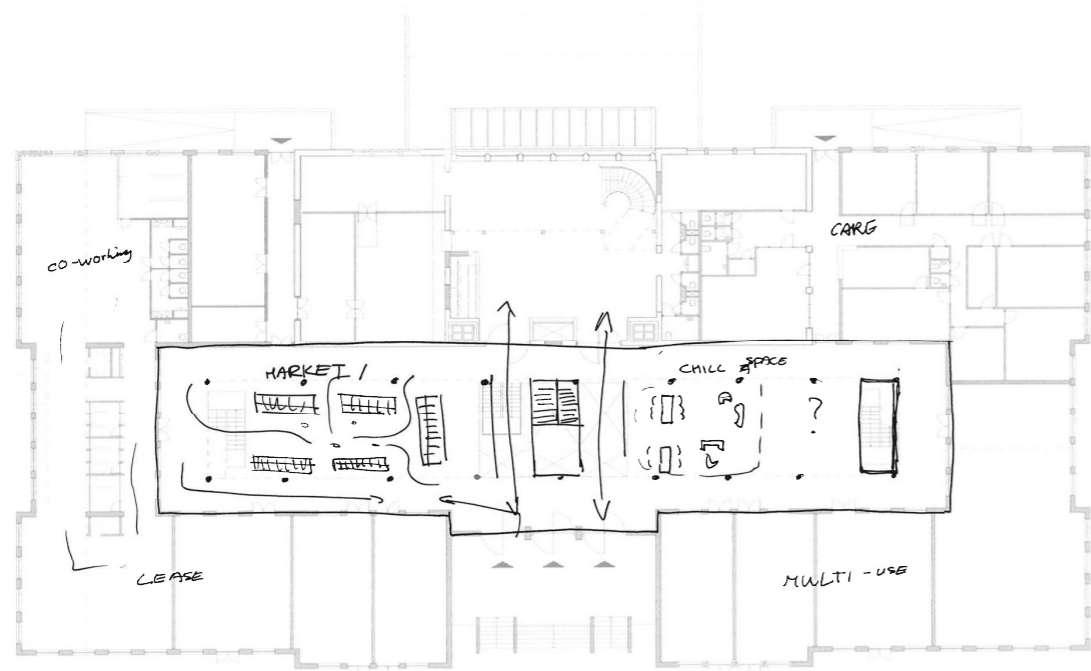
Aleid

5326435



Ziye

6254020



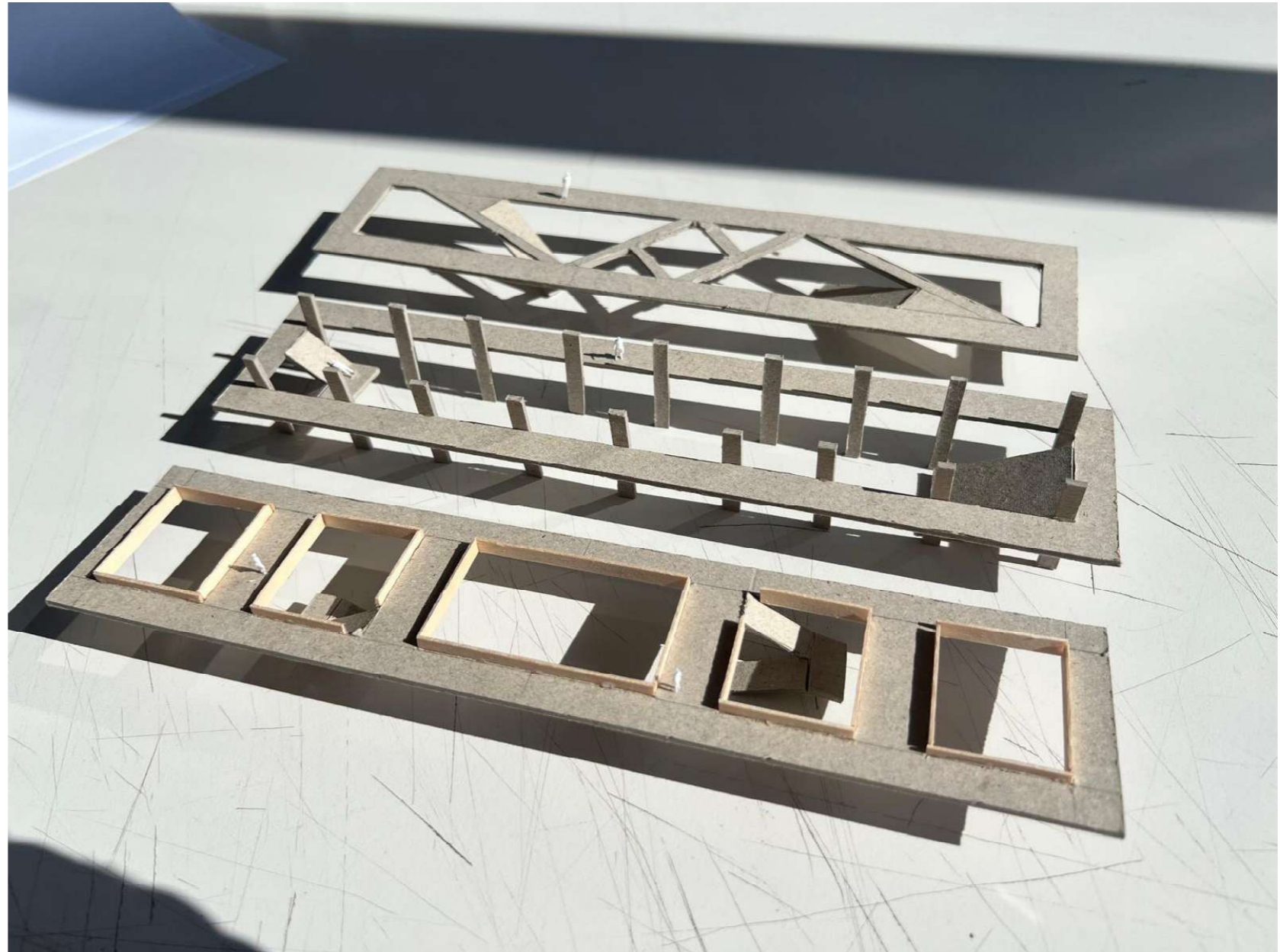
Wessel

6107761

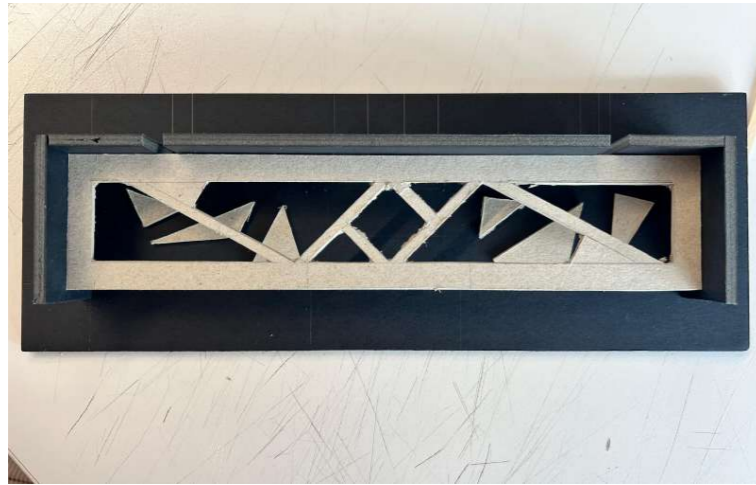
Model Study

This model study tested the central hall as the main organising space of the project. By isolating the floor plate, walls and bridge structure the model illustrated how the hall could work as an elongated spatial buffer within the redesign of building 13. The hall is not only a circulation zone, but a shared civic space that connects the different programmatic fragments around it.

The study helped to define the hall as a sequential buffer between public and private used. The repeated columns give rhythm and direction, while the bridges allow for optional circulation routes and moments of pause. This way, the hall can become the spatial spine of the project. It becomes a place where movement, encounter, orientation and the memory of the existing structure come together.



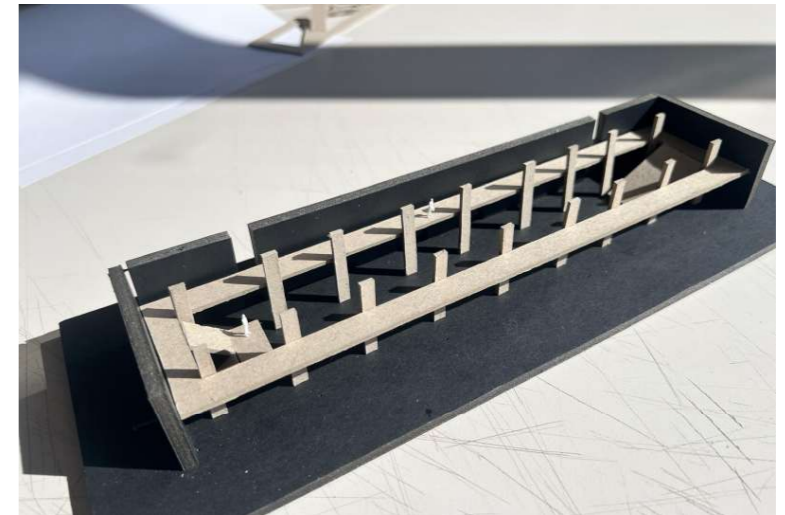
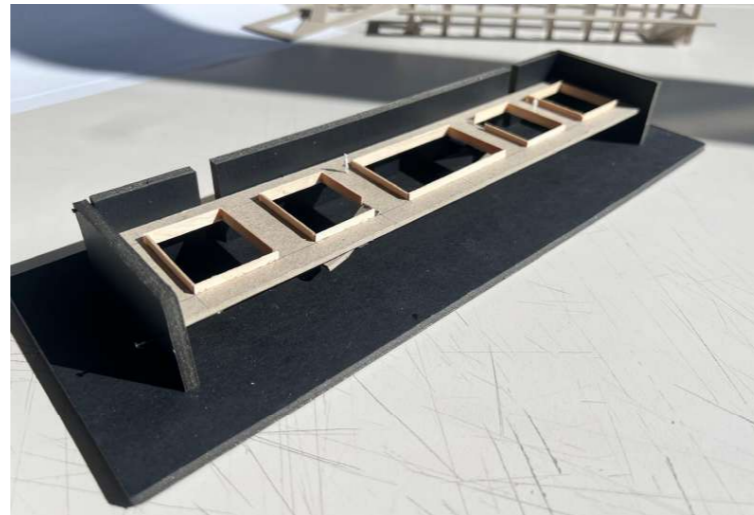
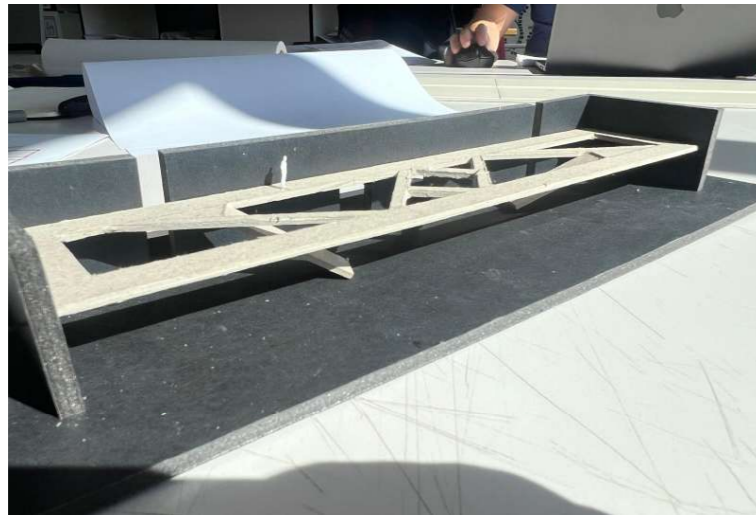
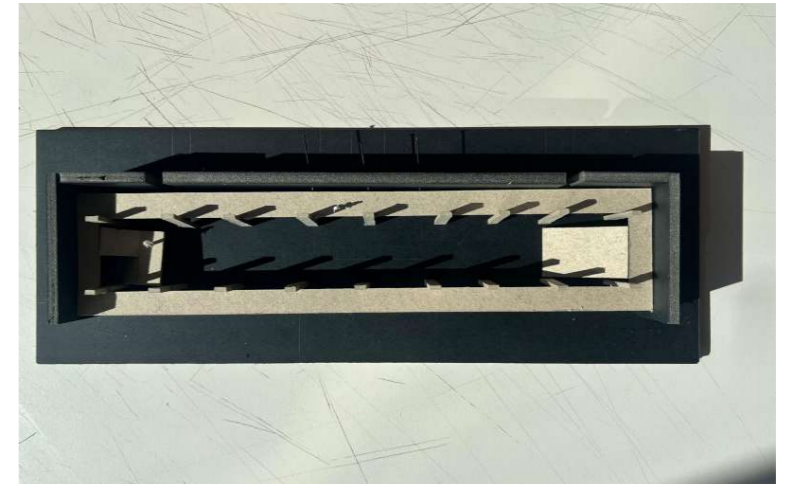
Variant 1



Variant 2



Variant 3



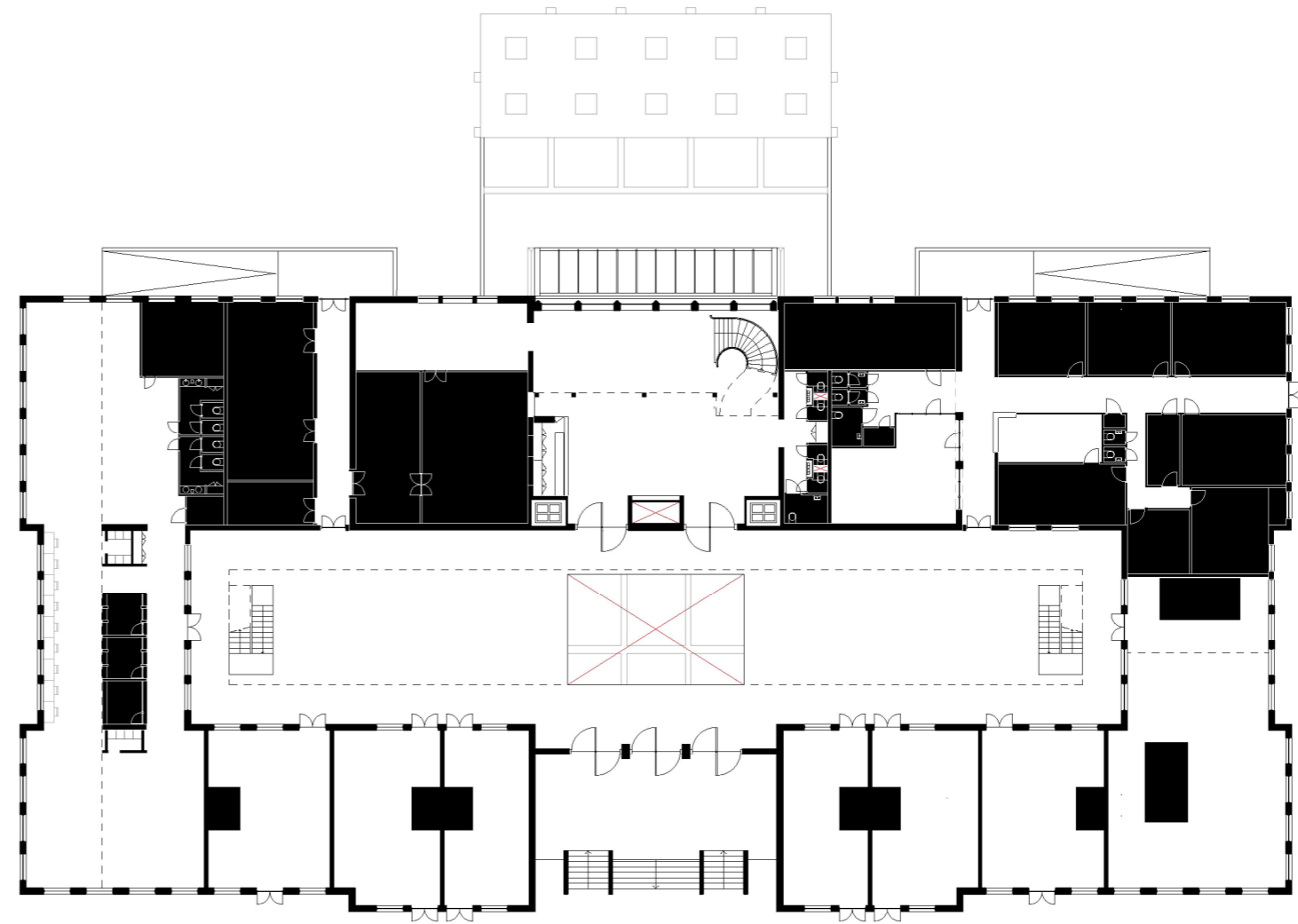
D07

PUBLIC-PRIVATE SEQUENCE STAGING OPENNESS

Private Pockets.

Since the building sits at the head of an ensemble it demands a certain sense of openness.. The pitfall of opening up a building is making it too generically open. A building becomes civic instead of public, not by becoming uniformly open, but by staging openness through thresholds.

In the program this means that the commons functions serve as a social condenser, whereas care and work are placed in more protected zones. The building is structured as a gradient: Active Edge, Quieter interior, and almost hidden service support.



■ Private

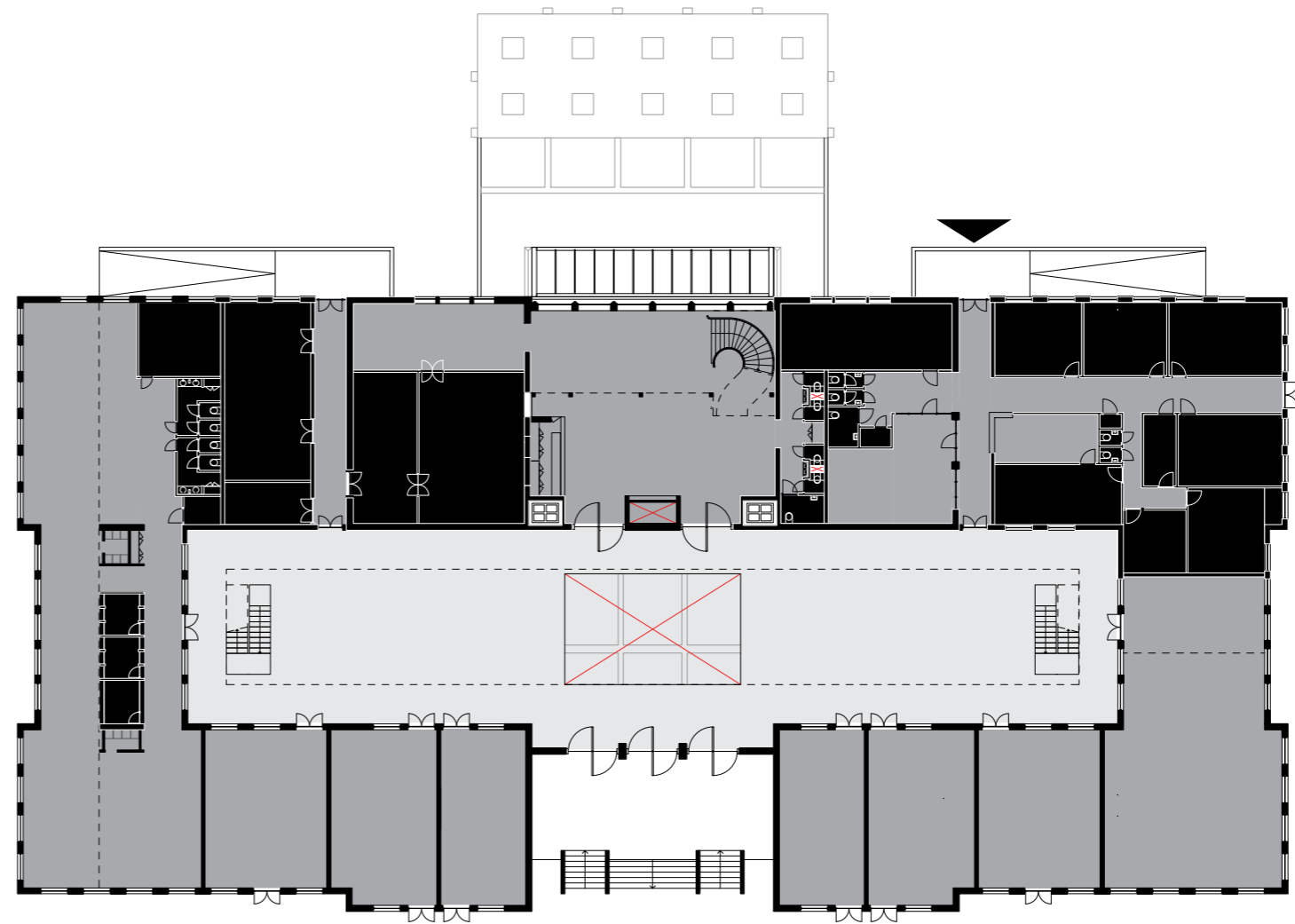
DIAGRAM USED IN A2 PRESENTATION

Gradient Sequence

The introduction of a central hall provided the building with a sequential buffer between the public realm of the appèlplaats and the more protected interior layers of Building 13. It is not simply an entrance space, but a spatial sequence that absorbs, slows down and redistributes public intensity.

At the edge of the building, the hall receives visitors from the appèlplaats. From there, the space gradually filters movement towards different levels of privacy. Semi-private functions can remain directly connected to the hall, whereas more quiet functions are placed deeper in the building or behind secondary thresholds.

The central hall prevents openness from becoming uncontrolled exposure. It allows people to enter, orient themselves, meet and pass through, while it simultaneously gives them the possibility to withdraw or continue along more specific routes. Encounter is made possible without being forced.



Public
Semi-Public

Semi-Private
Private

DIAGRAM USED IN A2 PRESENTATION

D08

ENTRANCE STUDY

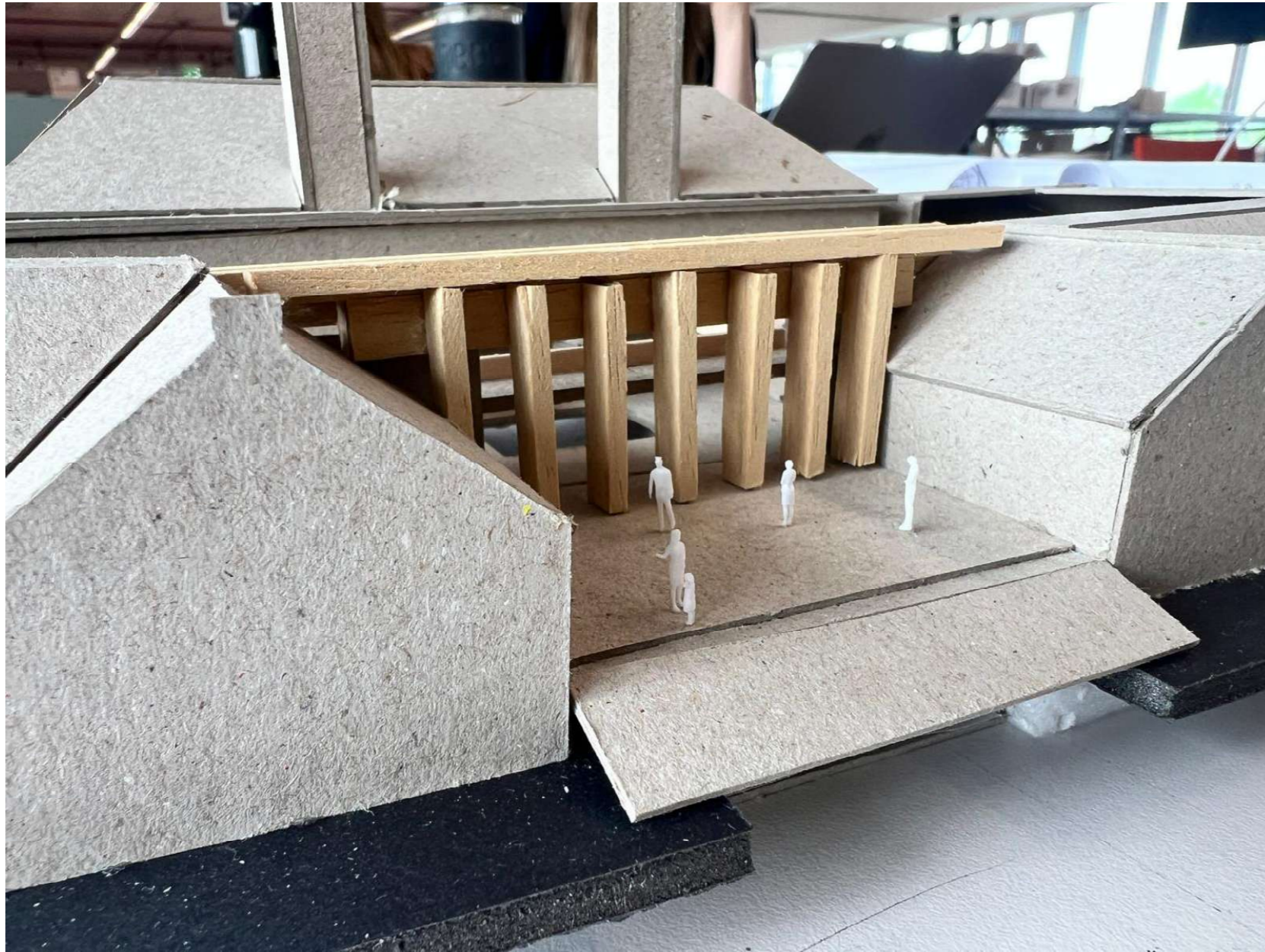
MEDIATING THE CONNECTION

Private Pockets.

This model tested how the entrance could become more than a functional opening. By cutting into the mass and placing a portico between the two adjacent volumes, the entrance starts to act like a civic threshold. The columns, canopy and raised forecourt provide the building with a clearer civic address, while still keeping the intervention visibly separate from the existing fabric.

The model illustrates that the entrance should not be treated as a door in the facade, but as a spatial marker. It creates a pause between outside and inside, frames the movement toward the central hall and gives the project a clearer face towards the appelpaats.





D09

CONSTRUCTION LOGIC BUILDING LONGEVITY

Structural Walls and Transfer Floor

The construction principle is based on using the existing load bearing logic as much as possible, while introducing a new structural layer only where the new design demands it. The masonry walls are treated as the permanent carrying structure of the building. In between the walls, the infill remains more adaptable, allowing the internal layout to change without disturbing the main structural order.

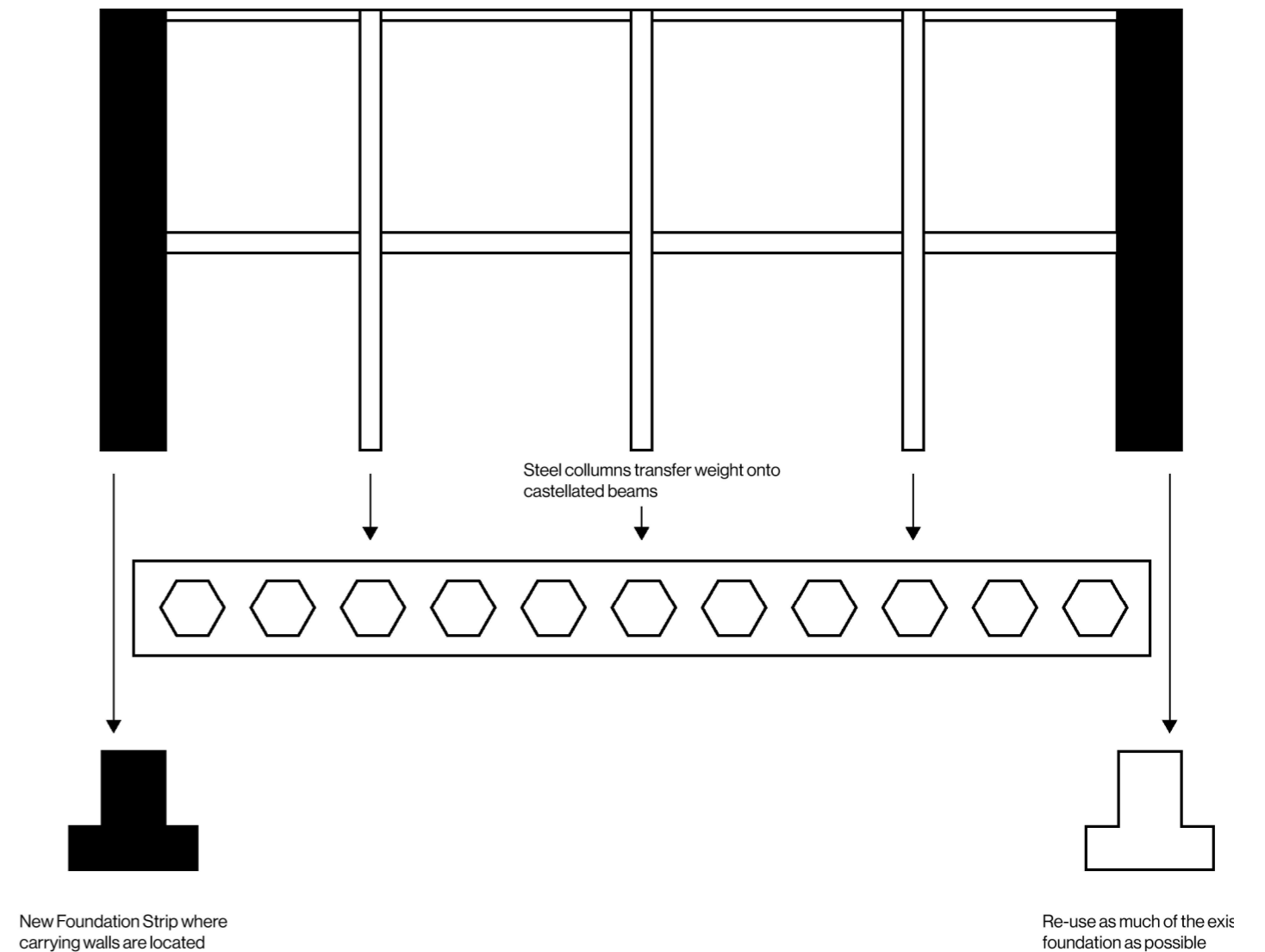
The 1050mm void between the ground level (peil) and the raised ground floor (level 00) is used as a structural transfer zone. Large castellated beams are placed within this space to collect the loads from the new steel columns above and transfers them toward the main load-bearing foundational strips. This allows the new structure to span across more flexible areas without requiring a complete replacement of the existing foundation, while simultaneously saving material.

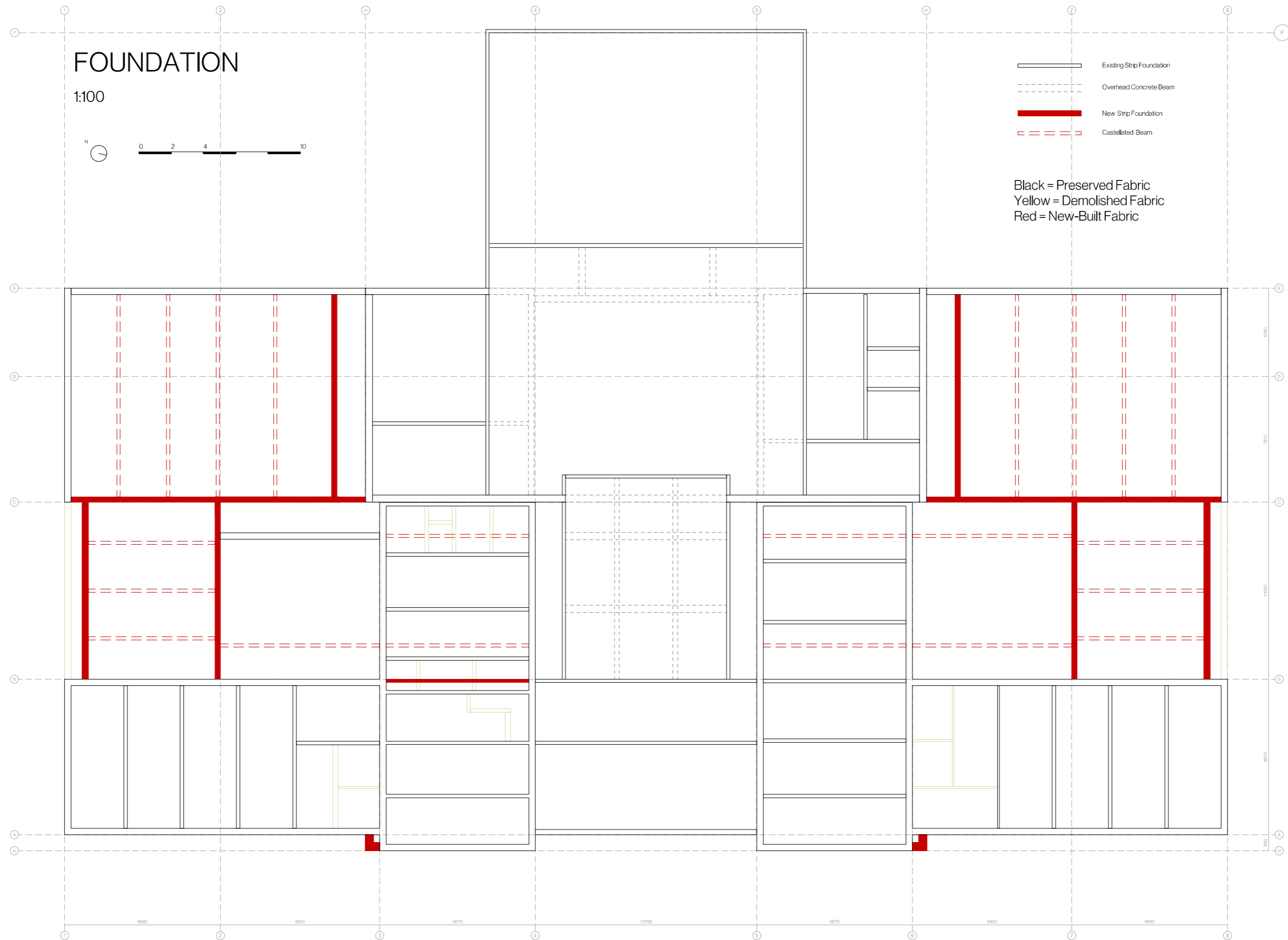
New strip foundations are therefore only added where new or reinforced carrying walls are located. In all other areas, the existing strip foundations are reused as much as possible. The strategy regarding the foundation is not one of total replacement, but of precise reinforcement: New structure is inserted where necessary while existing fabric continues to carry wherever it can.

Use masonry structural walls as permanent carrying structure

Adaptable infill layer in between walls

Use void between ground level and ground floor (1050mm) as structural transfer floor using large castellated beams





D10

TESTING THE BRIEF

READING CONVERGENCE AND DIVERGENCE IN WDJ'S DESIGN

Purpose of the Test

To test whether the operational statements and actions are only valid for my own design, they are applied to another proposal for the same building: Wessel De Jonge Architect's design for the former kitchen building.

This comparison tests whether the method is able to read, evaluate and position another architectural response. If the design actions can identify both strong overlaps and meaningful differences in WDJ's proposal, the method becomes more than a personal design tool. It becomes a transferable framework for architectural judgement.

Reading Through Operational Statements

The strongest overlap is found in the basic diagnosis of the building. WDJ also identifies the side wings as weak elements in the spatial closure of the appèlplaats. Their proposal removes the wings and replaces them with a larger walk-through hall. This strongly confirms several operational statements.

The cellar is also reactivated as a public carrier of meaning. By turning it into a beer cellar, WDJ makes one of the inherited elements not only visible but also usable. This confirms the idea that heritage should not remain as a silent decor, but should instead become part of the spatial and programmatic experience.

Where The Design Converges

WDJ's proposal confirms three important parts of the design proposal.

First, the relationship with the appèlplaats is indeed the central spatial problem. The building cannot be treated as an isolated object; it must be understood as the head of a larger composition.

Second, the depleted side wings are not necessarily the most valuable heritage fabric. They can become the zone where new architectural action is possible.

Third, public use is essential. Both my design and WDJ's proposal understand that the former kitchen building needs to become more than a preserved object. It has to be reoccupied.

This convergence is important. It suggests that these design actions are not arbitrary outcomes of my own taste, but plausible architectural consequences of the research.

Where The Design Diverges

The differences in design are equally as important.

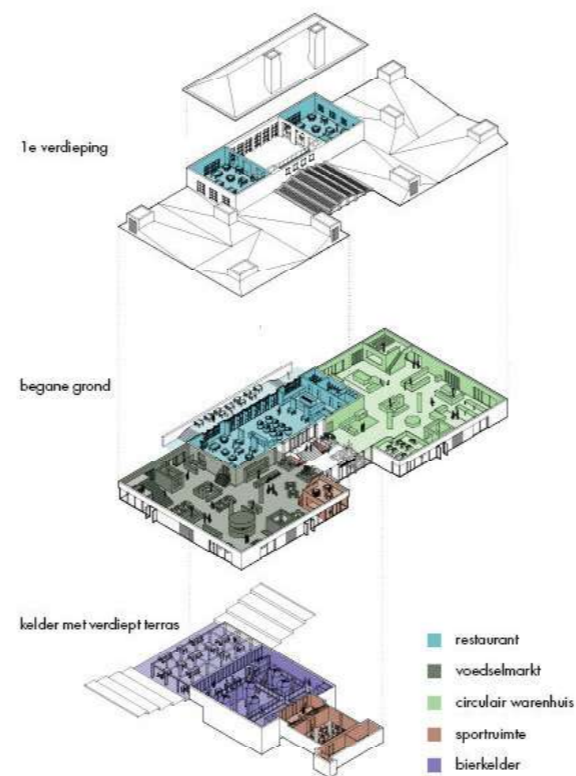
WDJ resolves publicness through a small entrance sequence which leads into 2 larger halls and the restaurant. My design brief suggests a sequence where visitors move from square, to entrance, to hall, to destination. Although the sequence is present in WDJ's design, the gradient is not as evident since the sequence from arrival to destination seems relatively direct.

The program also diverges. WDJ proposes a more commercial and leisure oriented mix, including a food market, circular department store and a beer cellar. This activates the building, but it may lean more toward occasional use, evening use and destination-based consumption. My brief argues for a more civic infrastructural program: Care, Work, learning, shared services and ordinary everyday encounters. In that sense, WDJ activates the building, but perhaps less as a daily anchor for the neighbourhood and more as a commercial addition to Crailo's function mix.

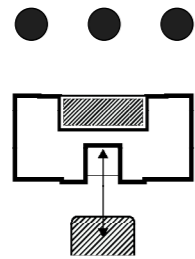
There are also unresolved questions about identity. The cellar is clearly reactivated, but the exact memory of the wings remains less certain. The proposal definitely avoids mimicry, but it may also risk replacing the wings so decisively that their ghosts become less readable.



images by WDJ Architects

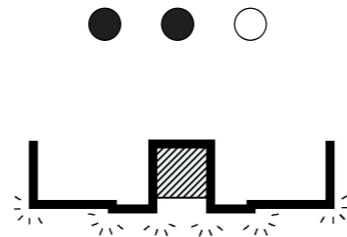


Assessment of the Design Actions



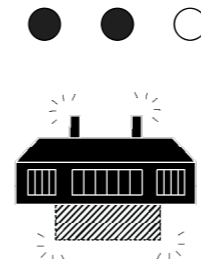
Return the building to the Square

WDJ strongly confirms this action. The proposal directly addresses the weak closure of the appèlplaats and gives the building a stronger public role.



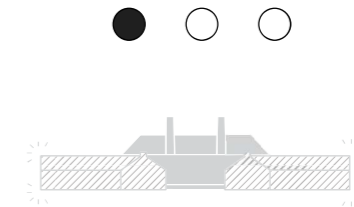
Activate the plinth through daily use

This is partially confirmed. The building is activated, but the program appears more commercial and event-like than civic and everyday.



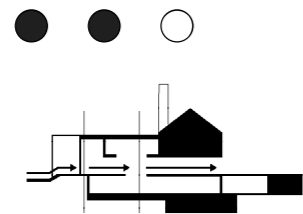
Reveal the primary carriers

Partially confirmed. The cellar becomes publicly legible, but the status of the chimneys, west façade and inherited casco remains less clear.



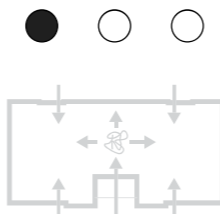
Reveal the lost wings without mimicry

Partially confirmed. WDJ avoids literal reconstruction, but the new hall may read more as replacement than as a careful registration of absence.



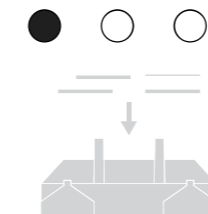
Stage publicness as a sequence

This is not fully confirmed. Publicness is created through openness, but less clearly through a layered gradient of thresholds.



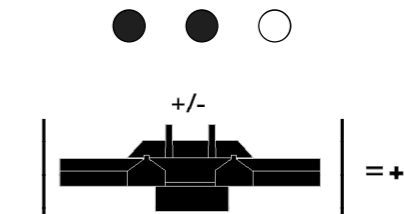
Allow encounter without coercion

This remains uncertain. A large through-hall can generate encounter, but it may also funnel users through one dominant route.



Separate permanent carriers from adaptive infill

This cannot be fully tested from the available material. It depends on whether the new hall is conceived as a long-life carrier with lighter, adaptable interior layers.



Increase the building's absolute value

Likely confirmed, but through a different strategy. WDJ increases use value and visibility, but with a more radical replacement of fabric than my own design proposes.

Conclusion

The comparison does not show that WDJ's design is simply wrong. It shows something more useful: the method can distinguish between evidence-based necessities and architectural value choices.

WDJ confirms the strongest outputs of the method: the building must return to the square, the weaker wings are a logical zone for intervention, the cellar can become an active carrier of identity, and public use is necessary for the building's future role. This indicates that the operational statements are credible outputs of the research. They are not only supporting my own design; they also explain why another design team arrived at similar primary moves.

At the same time, WDJ diverges on the issues that my design brief identifies as more delicate: the degree of openness, the staging of publicness, the balance between commercial activation and civic infrastructure, and the legibility of inherited order. This does not automatically make WDJ's design bad, but it does make it less aligned with the specific civic ambition of this project. One reason for this difference is the clear difference in core function, where one (my proposal) is more focussed on sustaining ordinary, everyday civic life and the other (WDJ's proposal) leans more into commercial use and occasional footfall.

Therefore, the conclusion should not be that WDJ fails the design brief. The stronger conclusion is that WDJ confirms the brief's core diagnosis, but illustrates where my design actions could have become more precise.

The method is validated because it can read both convergence and divergence. It proves useful not by forcing one correct answer, but by making the consequences of different design choices visible.

About Transferability

This test suggests that the method is transferable in three ways.

1. It can be applied to a design that was not produced by the method itself. This means the operational statements are not only generative, but also evaluative.
2. The method does not demand identical outcomes. It allows different architectural responses, while still making it possible to judge whether those responses respect the same evidence.
3. The method clarifies where design is based on research and where it becomes interpretation. In WDJ's proposal, the ensemble role and public activation are strongly research-led. The program, openness and threshold sequence are more interpretive. This distinction is valuable because it prevents the method from trying to be neutral, while still making the design process traceable.

The transferability of the method therefore lies in its ability to structure architectural judgment. It does not produce one universal solution, but it creates a shared language through which different solutions can be compared.

