Revitalizing the Schie waterfronts in Delft

A cityblock which attracts people all times a day.

- the waterfront as urban attraction
- a livable, vital and attractive urban area.

Transformation of an industrial area into a vibrant city with living, working, leisure and shopping.

Masterplan

- Visual connections for orientation
  1. Promenade along waterfront
  2. Streets connecting Promenade
  3. Shortcuts through area

Hybrid urban block

- facade with existing buildings further North along the Schie
- 20m height limit to make dense urban wall which connects Schie

Schie with promenade and hybrid block: a vital city

- Steel facade system expresses industrial character
- Hall is during history adapted to new needs, this can be continued in new design
- Use function of rain and wind cover in new program
- Experience total length of hall inside and outside (Size does matter)

Main quality of hall is empty box: The experience of large empty space.

Property of industrial hall is a rain and wind skin, build in industrial method.

J.S. Jonker graduated: 28-06-2011  Architecture - RMIT - Studio Delft

Hybrid urban block

- Atelier offices for public and collective connection
- Office with private connection with workplace
- Office with construction above

Transformation of an industrial hall into a hybrid urban block

- Officestreet
- Industrial hall
- Atelier space collective and city orientated

Ground floor

- Wipmolen facade
- Meeting atrium (collective)
- Existing hall
- Wipmolensloot (public)
- Office street
- Abstraction

2nd floor

- Offices connected to workplace
- Workplace atrium
- Meeting atrium (lunch)
- Subdividing inner part:
  - Dwellings
- Additional program in edges towards the city:
  - Providing collective space for incubator.

Introvert companies

- Large openable doors towards overflow space.
- Orientation towards atrium (collective)
- Growth center for larger companies connected to incubator

2nd floor

- Officestreet
- Industrial hall
- Atelier space collective and city orientated

Ground floor

- Apartments facing the Schie are added in a box shape. Luxurious apartments along living
- Along the Schie a higher wall is needed to define an urban profile
- Schie orientation

7 Galley maisonettes

Wipmolensloot orientation

7 Apartments facing Wipmolensloot

2nd floor

- Offices connected to workplace
- Workplace atrium
- Meeting atrium (lunch)
- Subdividing inner part:
  - Dwellings
- Additional program in edges towards the city:
  - Providing collective space for incubator.

Introvert incubator:

- Ring of companies

1st floor

Portiek apartments facing Wipmolensloot

Lunch hill for informal meeting incubator

Collective / introvert

Section B-B

East facade old & New

4th floor

Section E-E / North facade old & New (inside office street)

Drawings

Hybrid urban block

- facade with existing buildings further North along the Schie
- 20m height limit to make dense urban wall which connects Schie

Masterplan

- Visual connections for orientation
  1. Promenade along waterfront
  2. Streets connecting Promenade
  3. Shortcuts through area

Hybrid urban block

- Atelier offices for public and collective connection
- Office with private connection with workplace
- Office with construction above

Transformation of an industrial hall into a hybrid urban block

- Officestreet
- Industrial hall
- Atelier space collective and city orientated

Ground floor

- Wipmolen facade
- Meeting atrium (collective)
- Existing hall
- Wipmolensloot (public)
- Office street
- Abstraction

2nd floor

- Offices connected to workplace
- Workplace atrium
- Meeting atrium (lunch)
- Subdividing inner part:
  - Dwellings
- Additional program in edges towards the city:
  - Providing collective space for incubator.

Introvert companies

- Large openable doors towards overflow space.
- Orientation towards atrium (collective)
- Growth center for larger companies connected to incubator

2nd floor

- Officestreet
- Industrial hall
- Atelier space collective and city orientated

Ground floor

- Apartments facing the Schie are added in a box shape. Luxurious apartments along living
- Along the Schie a higher wall is needed to define an urban profile
- Schie orientation

7 Galley maisonettes

Wipmolensloot orientation

7 Apartments facing Wipmolensloot

2nd floor

- Offices connected to workplace
- Workplace atrium
- Meeting atrium (lunch)
- Subdividing inner part:
  - Dwellings
- Additional program in edges towards the city:
  - Providing collective space for incubator.

Introvert incubator:

- Ring of companies

1st floor

Portiek apartments facing Wipmolensloot

Lunch hill for informal meeting incubator

Collective / introvert

Section B-B

East facade old & New

4th floor

Section E-E / North facade old & New (inside office street)

Drawings

Hybrid urban block

- facade with existing buildings further North along the Schie
- 20m height limit to make dense urban wall which connects Schie

Masterplan

- Visual connections for orientation
  1. Promenade along waterfront
  2. Streets connecting Promenade
  3. Shortcuts through area

Hybrid urban block

- Atelier offices for public and collective connection
- Office with private connection with workplace
- Office with construction above

Transformation of an industrial hall into a hybrid urban block

- Officestreet
- Industrial hall
- Atelier space collective and city orientated

Ground floor

- Wipmolen facade
- Meeting atrium (collective)
- Existing hall
- Wipmolensloot (public)
- Office street
- Abstraction

2nd floor

- Offices connected to workplace
- Workplace atrium
- Meeting atrium (lunch)
- Subdividing inner part:
  - Dwellings
- Additional program in edges towards the city:
  - Providing collective space for incubator.

Introvert companies

- Large openable doors towards overflow space.
- Orientation towards atrium (collective)
- Growth center for larger companies connected to incubator

2nd floor

- Officestreet
- Industrial hall
- Atelier space collective and city orientated

Ground floor

- Apartments facing the Schie are added in a box shape. Luxurious apartments along living
- Along the Schie a higher wall is needed to define an urban profile
- Schie orientation

7 Galley maisonettes

Wipmolensloot orientation

7 Apartments facing Wipmolensloot

2nd floor

- Offices connected to workplace
- Workplace atrium
- Meeting atrium (lunch)
- Subdividing inner part:
  - Dwellings
- Additional program in edges towards the city:
  - Providing collective space for incubator.

Introvert incubator:

- Ring of companies