Santos as part of the waterfront landscape
1. Analysis and Cultural values

2. Research - Waterfront

3. Design proposal
General information - Location

Illustration by R. de Vries

Santos as part of the waterfront landscape
General information - Location

Illustration by R. de Vries

Santos as part of the waterfront landscape

Katendrecht

Kop van Zuid

Illustration by R. de Vries
Katendrecht, 1980

Illustration from www.serc.nl

Katendrecht, 1980
General information - Waterfront

Santos as part of the waterfront landscape

3000 mm

64000 mm
Urban analysis - Existing future plan

Illustration by R. de Vries (based on a drawing of Lecture from the municipality of Rotterdam on Katendrecht pols area urban renewal 16-02-2017. Armentarium Delft.)
Visibility of Santos these days

Illustration by R. de Vries
Visibility of Santos in the future
Cultural Value - Urban

Santos as one of the few heritage buildings

Make an icon out of Santos

Make Santos a place where people come together and meet other people
Cultural Value - Urban

Santos as one of the few heritage buildings

Make an icon out of Santos
Make Santos a place where people come together and meet other people

Let people enjoy the view to Kop van Zuid

Santos as part of the waterfront landscape
Cultural Value - Urban

- Santos as one of the few heritage buildings
- View from Santos to Kop van Zuid
- View from Kop van Zuid to Santos

- Make an icon out of Santos
- Let people enjoy the view to Kop van Zuid
- Keep Santos visible from Kop van Zuid

Make Santos a place where people come together and meet other people
Make an icon out of Santos
Make Santos a place where people come together and meet other people
Let people enjoy the view to Kop van Zuid
Keep Santos visible from Kop van Zuid
Bring back the relation with the water and make a relation with the environment
1901-1954, a coffee warehouse for the N.V. Blauwhoedeneveem, designed by J.P. Stok & J.J. Kanters

2017, an almost empty building
Keep the North & South facades as much as possible in their current state.

Mirrored North & South facade with their craftsmanship.

Santos as part of the waterfront landscape.
Cultural Value - Architecture

Low ceilings, wide and open floors and small windows

Keep at least half of the floors like they are now
Find a function that fit these characteristics

Keep the North & South facades as much as possible in their current state

Mirrored North & South facade with their craftsmanship

Santos as part of the waterfront landscape
Illustration from Bouwhistorische verkenning pakhuis Santos.

Building technology analysis - Phoenix system

Santos as part of the waterfront landscape
Building technology analysis - Load bearing structure of the Ground floor till fifth floor

Illustration by J. van der Aart
Building technology analysis - Hennebique based floor

Illustration by R. de Vries

Santos as part of the waterfront landscape
Building technology analysis - Load bearing structure of the basement

Illustration by J. van der Aart

Santos as part of the waterfront landscape
Cultural Value - Building technology

Keep the North & South facades as much as possible in their current state

Mirrored North & South facade with their craftsmanship

Santos as part of the waterfront landscape
Cultural Value - Building technology

Mirrored North & South facade with their craftsmanship

Keep the North & South facades as much as possible in their current state

Open floorplans

Keep at least half of the floors like they are now

Santos as part of the waterfront landscape
Mirrored North & South facade with their craftsmanship

Open floorplans

Clear grid of columns

Keep the North & South facades as much as possible in their current state

Keep at least half of the floors like they are now

Find a function that fits this grid and make use of the clear grid in division of spaces

Santos as part of the waterfront landscape
Cultural Value - Building technology

Mirrored North & South facade with their craftsmanship

Keep the North & South facades as much as possible in their current state

Open floorplans

Keep at least half of the floors like they are now

Clear grid of columns

Find a function that fits this grid and make use of the clear grid in division of spaces

Phoenix system

Keep as much of this structure as possible, at least more than half

Santos as part of the waterfront landscape
Cultural Value - Building technology

Mirrored North & South facade with their craftsmanship

Keep the North & South facades as much as possible in their current state

Open floorplans

Keep at least half of the floors like they are now

Clear grid of columns

Find a function that fits this grid and make use of the clear grid in division of spaces

Phoenix system

Keep as much of this structure as possible, at least more than half

Especially around the window there is beautiful brickwork

Show at least the brickwork around the window

Santos as part of the waterfront landscape
How can Santos make a connection with the waterfront landscape?


Urban - Function

Culture Cluster

Food Cluster

Santos as part of the waterfront landscape
Design proposal - Urban plan

Santos as part of the waterfront landscape
Design proposal - Urban Santos as part of the waterfront landscape
Design proposal - Relation with the water
Design proposal - Relation with the water

Santos as part of the waterfront landscape
Design proposal - Relation with the water

Santos as part of the waterfront landscape
Design proposal - Environment

Santos as part of the waterfront landscape
Design proposal - Relation between the waterfront landscape and the building
Design proposal - North facade

Santos as part of the waterfront landscape
Design proposal - High valued facade
Design proposal - Public stairway

Santos as part of the waterfront landscape
Design proposal - Public stairway
Design proposal - Public stairway
Design proposal - Public stairway

Santos as part of the waterfront landscape
Design proposal - View from the roof
Design proposal - Green roof
Design proposal - Green roof

Santos as part of the waterfront landscape
Design proposal - Rooflight

Santos as part of the waterfront landscape
1. Existing building

2. Routing from the Rijnhaven to the roof

3. Cut out existing building

4. Outline new intervention

5. Glass opening
Urban principles

Relation between the water and the urban space

Existing future plan

New future plan

Shadow

Sightlines from Santos to the Rijnhaven

Relation between the building and the urban space

Santos as part of the waterfront landscape
Design proposal - Functions
Design proposal - Plan ground floor

Santos as part of the waterfront landscape
Design proposal - Atrium

Santos as part of the waterfront landscape
Design proposal - Atrium

Santos as part of the waterfront landscape
Design proposal - Rooflight
Design proposal - Shape of the stairs

Santos as part of the waterfront landscape
Design proposal - Sport floor

Santos as part of the waterfront landscape
Design proposal - Facilities

Santos as part of the waterfront landscape
Design proposal - Windows

Santos as part of the waterfront landscape
Design proposal - Window details

1. No brickwork visible
2. Only the brickwork around the glass visible
3. Also the curved brickwork visible
Design proposal - Window details

- Lintel
- Existing shutter frame
- Wooden windowsill
- Window frame
- Natural stone - water hammer
- Wooden frame

Santos as part of the waterfront landscape
Design proposal - Ventilation

Santos as part of the waterfront landscape
Design proposal - Floor

Santos as part of the waterfront landscape

Sound insulation

Plinth

Existing brickwork 550 mm

Plasterboard 12 mm

Plaster 2 mm

Concrete floor with floor heating 60 mm

Existing wooden planks 2*30 mm

Finishing floor - depending on the type of sport

Insulation 25 mm

Fire resistance

Vapour barrier

Existing brickwork 660 mm

Insulation 150 mm
Design proposal - Urban

Santos as part of the waterfront landscape