REVITALIZATION FROM URBAN VOIDS
Transformation of former industrial buildings into communal spaces to revitalize and connect surrounding neighbourhoods
The case of Jan Jongerius Complex in Noord Transwijk, Southern Utrecht.
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Companies moved away from Merwede Canal and became vacant zone, as a result, factories (Jongerius Complex becomes a BARRIER between the neighbourhoods).
To break the boundary between the two neighbourhoods on both sides and revitalize the vacant industrial zone, new connections are created.
ORGANIC COMMUNAL SPACE

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A free and non directional movement is encouraged within the site. Together with different attraction points around the organic space, the chances of gathering are believed to be increased.
Building with high historical, social and economical value were kept.

1. Jan Jongerius complex
2. Office building at the south edge of Noord Transwijk
3. OPG complex
4. New office building around ceramic factory
5. Ceramic factory
6. Smart business complex
7. Student Housing
5 Focal Points

Based on the distribution and the possibilities of the existing buildings, 5 zones are created and different functions are assigned to the existing buildings.

Extension of the neighbourhood

The rest of the site will be functions and element extended from the surroundings.
5 Focal Points

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Cultural facilities Zone

to provide facilities to the surrounding neighbourhoods
5 Focal Points

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Retail and Office Zone

- office to locate near the road
- retail to activate the area during office hours and non working days
- connected by underground shopping street
5 Focal Points

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Playground Zone

to connect 2 zones
5 Focal Points

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Museum Zone

with the existing ceramic factory
5 Focal Points

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NEW Connections

Change to Existing Roads
In order to improve the connection between OPG plot and Transwijk Zuid, Europalaan is down-graded. Slower traffic offers better accessibility between two places.

New Bridges
On the east side, better connection with Rivierenwijk is achieved by providing more bridges across Merwede Canal.
MASTERPLAN | Concept

- **High income area**
  - Height limit: 2 storey
  - 50 housing unit

- **High and middle income area**
  - Height: 4 storey
  - 150 housing unit

- **Middle income area**
  - Height: 5 storey
  - 250 housing unit

- **Middle income area**
  - Height: 4 storey
  - 100 housing unit

- **Middle income area**
  - Height: 10 storey
  - 300 housing unit

- **Low and middle income area**
  - Height: 20 storey
  - 800 housing unit

- **Studio housing area**
  - Height: 2 storey (existing)
  - 100 housing unit

- **Student housing area**
  - Height: 30 storey (existing)
MASTERPLAN | Concept

Central Pathway
Underground Shopping St.
Promenade & Bridges
Important elements of the complex

**Villa**
(already under renovation)

**Office**
- acts as a background for the villa
- frames the garden

**Garden**
- the garden together with the villa and office form the image of the complex

**Basement of production hall**
- strong foundation, potential for future use

**Axis of the complex**
- the only building left that reveals the old land gridlines
Being located at the end of the communal strip, and next to a main road that connects with the city centre, Jongerius complex has the potential to become a gate between the communal space and the city. It receives people from the new and surrounding communities.
At the same time, it can become an attractor for city people to come here and utilize the facilities in the communal space.
Thus, Jongerius become a place where local and city people have high chance of interaction.
Situation of Jongerius Complex in the planning:

- Villa
- Garden
- Office
  - Production hall basement
In order to have a more welcoming entrance for the non-local visitors, an entrance facing the main road will be created.
To do this, the historical axis is extended and create a new axis that is pointing to the main road.
1 block is added to the new axis to receive outsiders. Another block is added to balance the plan and frame a new garden. On the other side, a block will be created on top of the existing basement.
Although there are sportsgrounds nearby, they are for outdoor sports. I would like to propose a sports centre for indoor sports. Also, to reactivate Merwede Canal, water sports facilities, i.e. rowing facilities are to be provided.

There are lots of small individual studios in south Utrecht. I would like to provide a place for them to promote their work and encourage the development of cultural activities. This gallery can also serve as an attraction point for the ppl from the center.

Since there will be new communities in the masterplan, new community facilities are needed, they include library, children daycare center, auditorium, meeting and activity places.
ZOOM-IN MASTERPLAN | Concept

SPORTS CENTRE
- Indoor Sports Facilities
- Water Sports Facilities

CULTURAL COMMUNITY CENTRE
- Library
- Gallery
- Meeting Rooms
- Multi-Function Room
- Children Daycare Centre
- Auditorium
To make use of the strong existing basement, sports center will be placed on top of it.

To revitalize the Merwede Canal, water sports facilities are added to masterplan and are placed next to the water.
GALLERY

Gallery, which is potentially an attractor for non-local residents, is placed in the block facing the main road.
Considering the spatial organization (4 large rooms), size, light qualities and the atmosphere of the office building, library is best fitted into the Jongerius office.
OTHER FACILITIES

Some of these facilities can serve both people from the outside and the local residents. It is best to be fitted between the gallery and the library.
ORTAGONAL <> ORGANIC

To merge the otagonal organization and the organic space together, blocks are arranged in steps-like.

And at the same time, use the shapes to guide the people to the historical gareden.
Facade Symmetry

The office facade has a perfect symmetry which is reinforced by the clock at the center and the light tower on both sides. The light towers also hints a V-shape geometry in the facade. The symmetry echoes with the symmetry of the villa and the garden.
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Facade Proportion
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Red Steel Elements
On the facade, the steel elements are painted red, which is done exactly the same as the villa. Thus the red elements reinforce the relationship between the office and the villa. The red colour also reminds the branding of Jongerius.
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Canopy
The design of the office’s canopy is almost the same as the one as the villa’s. Therefore, the canopy is a very important element that forms a relationship between the office and the villa.
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Spatial Arrangement
The circulation space (main staircase) is located at the center of the building, which is sided by 4 office rooms. The smaller spaces at both ends of the building are used for services.
EXTENSION OF HISTORICAL AXIS

The historical axis is extended to the new building
A new entrance facing the central garden is added
CIRCULATION CORE

The central axis will be served as central circulation core and connect all the functions and entrances.
The new staircase will be a mirror of the old ones which echoes with each other.
LIBRARY

Library directly connected to the main hall.
CHILDREN DAYCARE CENTRE

Located on the ground level
CHILDREN DAYCARE CENTRE

The center also makes use of the in between spaces as outdoor children playground.
AUDITORIUM, MEETING ROOMS, MULTIFUNCTION ROOM

Auditorium on the first level, where the large lobby can also serve the auditorium during functions.
AUDITORIUM, MEETING ROOMS, MULTIFUNCTION ROOM

Meeting rooms on top level for more privacy, and both meeting rooms and multifunction room can also serve the gallery.
Function Arrangement

Ground Floor Plan

First Floor Plan

Second Floor Plan
Function Arrangement - LIBRARY

Ground Floor Plan

First Floor Plan

Second Floor Plan
Function Arrangement - CHILD DAYCARE CENTRE

Ground Floor Plan

First Floor Plan

Second Floor Plan
Function Arrangement - COMMUNITY HALL

Ground Floor Plan

First Floor Plan

Second Floor Plan
Function Arrangement - GALLERY

Ground Floor Plan

First Floor Plan

Second Floor Plan
ENTANCE
ENTANCE LOBBY
FIRST FLOOR FOYER
AUDITORIUM
LIBRARY ENTRANCE
CAFE
THIRD FLOOR - VIEWING DECKING
CENTRAL VOID
CHILDREN'S COMMON ROOM
New Roof construction
Loose gravel
Bitumen waterproofing
100mm thermal insulation
100mm deep ribbed metal sheeting
1
Aluminium facade panel
2
Steel L profile
4
Double glazing
5
Floor Construction
6
Carpet
65mm screeding with floor heating
7
Wood Decking
7
100mm deep ribbed metal sheeting with concrete topping
8
Glass Railing
8
OUTDOOR PLAYGROUND
BUILDING SERVICES | Air-conditioning

AUDITORIUM & MULTI-FUNCTIONAL ROOM
SOUTHWEST FACADE
FACADE IDEA

Matching white blocks at large distance

Visibility at short distance
SCHEMATIC CONSTRUCTION OF FACADE

Building columns
SCHEMATIC CONSTRUCTION OF FACADE

Additional beams at the middle of the height.
SCHEMATIC CONSTRUCTION OF FACADE

Window frames
SCHEMATIC CONSTRUCTION OF FACADE

Double Glazings
Folding perforated metal panels
1. Parapet capping
   Sheet metal clip
   Timber block
   Mineral fibre board
2. Roof construction
   Loose gravel
   Bitumen waterproofing
   100mm thermal insulation
   100mm deep ribbed metal sheeving
3. White powder coated perforated aluminium panel
4. Drive for folding panels
5. Double glazing
6. Rail for folding panels
7. IPE 180
8. Thermal insulation
9. UPE 300
10. IPE260
11. Aluminium glazing bar with thermal insulation
12. Suspended strip ceiling with wood finish
13. Floor Construction
   European oak on HDF, 8.5mm
   65mm screeding with floor heating
   Separating layer
   50mm thermal insulation
   100mm concrete topping
   100mm deep ribbed steel sheeting
14. Rainwater drainage
NORTHWEST FACADE
1 Parapet capping  
    Sheet metal clip  
    Protective membrane  
    Timber board  
2 24mm white plaster  
   2 layers of bricks with cavity  
   36mm white plaster  
3 New roof construction  
   Loose gravels  
   Bitumen waterproofing  
   100mm thermal insulation  
   100mm concrete topping  
   200mm deep ribbed metal sheet  
4 100mm thermal insulation  
5 2x12.5mm plasterboard  
6 CNP160  
7 2x12.5mm plasterboard suspended ceiling  
8 Air grill  
9 Suspended strip ceiling, wood veneer finishes  
10 New double glazing window  
11 Floor construction  
   European veneer on HDF, 8.5mm  
   65mm screeding with floor heating  
   Separating layer  
   Thermal insulation  
   Existing concrete slab  
12 DIN180  
13 200mm concrete reinfocrement  

1 24mm white plaster  
2 2 layers of bricks with cavity  
3 36mm white plaster  
2 New roof construction  
   Loose gravels  
   Bitumen waterproofing  
   100mm thermal insulation  
   100mm concrete topping  
   200mm deep ribbed metal sheet  
3 2x12.5mm plasterboard  
4 Light steel studs  
5 CNP160  
6 New double glazing window  
   (6/12/6 mm)  
7 Aluminium window frame  
8 INP400  
9 Timber plank
1. UPE300
2. IPE 200
3. IPE 120
4. UPE 200
5. 24mm white plaster
   2 layers of bricks with cavity
   100mm thermal insulation
   2x12.5mm plasterboard
6. Bitumen waterproofing
7. Translucent glazing
8. Steel plate
9. Steel tie
10. LED tube light
11. Drip flashing
NORTHEAST FACADE