Refreshing the Urban Block
The Hybrid Knowledge Center

Graduation presentation
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Rotterdam Center
Project introduction

Rotterdam Center
Project introduction

Lijnbaan
Project introduction

Site

Koopgoot

ABN AMRO TOWER

Oude binnenweg

Lijnbaan

ABN AMRO BUILDING

Lijnbaan Retail

Donner Selexyz

Jungerhans Retail

Coolsingel

Koopgoot

ABN AMRO Building

Rijksmonument
Project introduction

Site

Future demolition

ABN AMRO Tower

Future demolition

Jungerhans building
Project introduction

Site

Inside block

Inside block
Research
Research

Cooldistrict - schematic overview
Research

Cooldistrict - footprint without service roads
Research

Cooldistrict - blocks with diversity made place for uniform blocks
Urban fabric:

‘An apparently chaotic, but dynamic system of interaction, idea and tolerance.’

Jos Gadets explanation of ‘urban fabric’, a term introduced by M. Sorkin

Haarlemmerdijk, Amsterdam
Research

Shifting to knowledge based economy

Concern

Smaller companies, one man businesses
Masterplan

• Creating a building that stimulates the knowledge based economy

• Creating a building that fits in the urban fabric of Rotterdam
Masterplan

Start
Masterplan

Step 1: Creating volume
Masterplan

Step 2: Creating space between new building and ABN AMRO building
Retail and Public Foyer

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Masterplan

Step 3: Push the building in, to break through the border of the block
Masterplan

Step 4: Higher the volume
Masterplan

Step 5: Creating a hole for ensuring light in the building
Masterplan

Step 6: Ground level break through to connect the public spaces
Masterplan
The hybrid Knowledge Center

Dwelling
• Short stay apartments
• Dwelling for starters
• Dwelling for the creative class

Hybrid Knowledge center
• Foyer
• Restaurant
• Workspaces
• Office spaces
• Mediatheque
• Conference halls

Retail
• Shops
• Service specialized shops
• Restaurant, bars and leisure

University
Design

Foyer Knowledge center
Design
Restaurant
Design
Mediatheque
Retail and Public Foyer

Design

Office space
Design

Conference center
Design

Public routing
Design

Route element Knowledge center
Masterplan

Private routing dwelling
Masterplan
Construction concept

Columns

Prefab floor system

Truss

Finishing
Masterplan

Construction concept

2 ways for installations
Masterplan

Construction lower part
Masterplan

Cores for stability
Masterplan

Construction middle part
Masterplan

Table construction
Masterplan

Construction higher part
Masterplan

Installations: Heating

Cold and heat storage
Masterplan

Installations: Ventilation

Cold and heat storage
Masterplan

Dividing the design

Dwelling: Niek

Knowledge center: Loet

Knowledge center and Retail: Lennart
Masterplan

How to organize these functions and flows from public to private?
Masterplan

Organization retail

Ensuring light and air getting in
Making a relation with the city
Creating space for interaction
Develop spaces in front

Starting point, lack of light and interaction
Creating interaction
Ensuring light to come in and relation from inside to outside
Masterplan
Relation with the city
Design

Light and interaction
Design

Organization retail

Restaurants, bars, leisure

Service specialized shops

Shopping
Design

Good supply
Design

P= -11000 Parking and good supply
Design

P= -8000 Parking
Design

P: -5000 Shopping
Design
P= 0 Service specialized shops
Design

P=4500+ service specialized shops
Design

P=9000+ Food, drinks and leisure
Roof lijnbaan 9000+
Design

Facade retail
Design

Ground floor foyer P=+600
Design

Organization ground floor

Restaurant/bar
Luchcafe

Elevators Knowledge center

Main Entrance

Bookshop

Entrance Dwelling

Public garden
Retail and Public Foyer

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Design

Organization ground floor daytime
Design

Organization ground floor evening
Design
Vertical routing
Design

Vertical routing
Design

1st floor P=+7050 : Workspace and lounge
Thank you for your attention!