KATOENVEEM

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P5 PRESENTATION
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How can the Katoenveem be reused to accommodate a new function and at the same time keep its identity?
CONTENT

1 ANALYSIS:
   (URBAN, BUILDING, TECHNICAL)
   OVERALL CONCLUSIONS
   FRAMEWORK

2 DESIGN APPROACH:
   INTENTION
   ENSEMBLE
   PROGRAM
   DESIGN
1

ANALYSIS
Rotterdam Innovation District.
The interior of the building is very introvert because of the high and small windows, own image. 'Closed' zone at eye-level. 'Open' zone above eye-level.
Construction overview
Conclusions

What are the conclusions of the detail scale analysis?

Looking close, to the detailing of the Katoenveem it is quite remarkable that there are many articulated details in the exterior skin of the structure. Details that no one expects to find in an industrial warehouse and they are made in the exterior because it is the only part of the structure that was visible from the public.

However, at the same time such articulated details are combined in the facade with rough details, like the steel sliding door or the railings in the balconies. This expresses the functional aspect of the building’s construction.

In the interior of course, everything is less articulated, just like the joints between the concrete beams and the guides of the transit system but also the other side of the same windows that looks very detailed in the facade.

Therefore, as a conclusion all these contradicted details in the structure make it unique and pose questions concerning the reasons why they are made like this.
OVERALL CONCLUSIONS ANALYSIS

1. **Urban**: Katoenveem is not well located and needs a better connection to the area.

2. **Building**: Katoenveem is designed specifically for one function. These characteristics are well preserved which makes it a unique building with a strong identity.

3. **Technical detail**: Katoenveem is technically very innovative for the time it was built.
Spatial layout

Exterior appearance

Compartments

Introvert interior vs. Extrovert balconies

Light from above

Division between floors
DESIGN

APPROACH
INTENTION

Question: How can the Katoenveem be reused to accommodate a new function and at the same time keep its identity?

by:

1. Connecting the Katoenveem to the area
2. Responding to the future developments
3. Maintaining the characteristic values
ENSEMBLE

- wooded footbridge connecting to Climate Campus
- extending the Keilestrip
- parking
- dwellings
- public green area and restaurant
PROGRAM

Living and working incubator
young start-ups
2-4 persons

mature start-ups
4-8 persons
YES!DELTFT

CIC ROTTERDAM

Venture Café

Analysis | Conclusions | Framework | Intention | Ensemble | Program | Starting Points | Design
Connection between ground floor and 1st floor

Maintain the connection

Light from above

Create an atrium

Exterior appearance

Use of separate volumes

Maintain the connection

Create an atrium
Division between the floors

Introvert interior vs. Extrovert balconies

Compartment structure

Create connection while maintaining the compartment structure

Interior interaction vs. Exterior balcony interaction

Divide with different functions
Open work area

closed office

semi open work area
dwelling studio
Entrance
ANALYSIS  |  CONCLUSIONS  |  FRAMEWORK  |  INTENTION  |  ENSEMBLE  |  PROGRAM  |  STARTING POINTS  |  DESIGN

Charlotte de Boon - 4005430
P5 Presentation - 06 July 2017
LIGNATUR ceiling and roof elements ...
60 mm polymer concrete floor with transparent matte coating and floor heating
waterproof film
20 mm Gutex Thermo floor
30 mm Fermacell honeycomb fill
320 mm LIGNATUR surface element with wood fibre insulation, REI 60
LIGNATUR type 3.1 acoustics

1. Ø 125mm PVC sewage pipe 1:200 incline
2. 200 mm concrete beam reinforcement
3. original concrete walkway
20 mm parquet flooring (6 mm oak toplayer and 14 mm plywood underlayer)
160 mm poly concrete floor incl. floor heating
0.2 mm PE-foil
120 mm PUR insulation sheet
original concrete floor
sand

1. Ø 40mm CV insulated pipe
2. original steel sliding door
3. 20x20x6 cm abbeystone tiles
1. roof gutter
2. rain pipe drainage

lane-shaped roofing
water-repellent / vapor-permeable layer
150 mm insulation
vapor-inhibiting layer
original reinforced concrete roof
1. Plasterboard protection corner
2. 66 mm Classic-ISO-PLUS steel window frame
3. Original detail around windows
4. HR++ double glass window
5. Water cutting hole
The Katoeineem,

“a working and living incubator which maintained its original identity, responds to the future developments and connects to its surrounding area.”
QUESTIONS?