Msc 3 Graduation Report
Dwelling Graduation studio: At Home in the City, Amsterdam

tutors:
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A - Graduation Plan
Graduation Plan: Architecture

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Studio
Theme: Graduation studio Architecture and Dwelling  
At Home in the City, Amsterdam 2012-2013  
Teachers: Paul Kuitenbrouwer, Olv Klijn, Nelson Mota  
Argumentation of choice of the studio: Interested in both dwelling and urban design. On the chosen location (Sloterdijk) both disciplines can come together into a building, which touches different levels and program.  
Teacher/tutor: Paul Kuitenbrouwer

Title
Title of the Graduation project: Re-occupy Teleport
Product

Problem statement
Sloterdijk, a decentralized area in Amsterdam, faces problems of unoccupied office buildings and mono-functionality.

How can this process of vacancy be reversed to create a dwelling and working environment in this decentralized area?

Goal
The goal of this project is to develop a new dwelling block or ensemble on the given location Teleport O, Sloterdijk. From the site research I discovered that the area is a mono-functional office area which faces problems with vacancy. There are not many buildings vacant, but the buildings which are vacant, are big (so a lot of vacant m²). The question will be, why don’t I transform these empty buildings into dwellings?

The main reason is the new zoning plan of the municipality of Amsterdam which is valid since January 1st of this year. The zoning plan cuts the Teleport area in two parts. Everything above the railway line Haarlem-Amsterdam is part of the safety zone of the harbour (fig. 1). It means that there are no dwellings, schools, kindergartens, elderly homes etc. allowed in that area. The buildings with the biggest amount of vacant m² in this area are found within the safety zone, which makes them inappropriate for dwelling purpose (fig. 2).

Two key words to deal with vacancy are temporality and transformation. Already two office buildings has transformed into hotels and for two others plans are made. Also a new bus station has built next to the station. A temporary football field attracts scholars and students, but also the employees during their lunch break.

Dwelling can be temporary introduced in vacant office buildings which are outside the safety zone. This will be in the form of student housing and short- and extended stay. As you can see on fig. 2, for some of these vacant buildings there are already new functions planned. And the rest of the buildings outside the safety zone are not very big. So to make
this area more lively and liveable, more permanent dwellings need to be added, and the site Teleport O will be the starting point to transform this office area into a mixed-use environment.

The case studies from the theme research will provide possible new functions, which might be missing in the area, and ways to deal with dwelling in station areas. I will formulate a strategic approach for the area to investigate which buildings can be transformed and which extra functions need to be added. Dwelling and new additional program in the area will be introduced to transform this office area into a mixed-use environment.

In short: I will propose an area strategy to reverse the process of unoccupied offices in the Teleport area. Temporality and transformation are the key words. The elements found from the research will be used to transform this decentralized area into an urban dwelling and working environment. Because of the safety zone, the given location suits a new housing block very well which will function as the catalyst to develop the area.
Process

Method description
The research will exist of the following:

**Literature study:** to get theoretical background information. This will help me to place the assignment in a theoretical framework and formulate design ideas;

**Case studies (4):** to compare these with the design location. From these cases I hope to get morphological, typological and historical aspects. This will help me to formulate the programme (urban level), typologies, accessibility and routing (dwelling level). The historical aspects show the starting point and recent and future plans show where the field is going (future expectations).

**Design:** to develop my design I preferably work with different variations. These variations will be compared with each other to improve the design. So form different design aspect will be taken to combine them into a new design to work further on.*

*At the P2 the first design will be presented. During the third quarter different variations will be elaborated.

**Literature and general practical preference**

**Theory mobility**


**Nieuwe Sleutelprojecten**


unknown (2008) Grote stationsprojecten in Nederland, *Cement*, jg 60, nr. 1 feb, pp. 4-9

**Vacancy**


Case studies

Gare Montparnasse

Senioren residenz Südpark, Basel

New Babylon


Breda Centraal

Koen van Velsen (2011) *Station Breda, een gebouw voor de stad* (pdf), private property of Architectenbureau Koen van Velsen

Woontypologieën


Reflection

Relevance
The relevance of reversing the process of vacancy will work on both the location and the city (and even the nation). The overall question is what to do with the amount of vacant office buildings due to the economic crisis. And even when the economy will become better, a lot of offices will stay empty. This is partly caused by Het Nieuwe Werken (new working principle): people don’t have to work in an office anymore: they can also work at home or in a café. This leads to fewer employees in an office building and to less m² per employee.¹

The vacant office buildings in Sloterdijk will be transformed, so the area can become more diverse. This improves the experience of the area for its (new) inhabitants and also for the people in Amsterdam (and maybe also for the passers-by). So the intervention in the area can work out on the location and city level.

The relevance to introduce dwelling at this specific location can also influence on different levels. To concentrate on dwelling, working and functions close to a transportation hub/station, dwellers benefit from the variety of different transportation possibilities and the hub benefits from the new users. Inside the building, new typologies can be designed specific for the dwellers that depend on public transportation: a new way of living will be introduced.

On the city scale new and changing mobility patterns occur. If more people start to use the train, metro, tram, bus or bike, they will use the car less. This will relieve the ring road A10, so less traffic jams will occur and Amsterdam will become more accessible.

¹ Boomen, T. van den, Venhoeven, T. (2012) De Mobiele stad, over de wisselwerking van stad, spoor en snelweg, Rotterdam: Uitgeverij nai010 uitgevers, p. 47
Time planning
Planning Msc 3 [Q2]

Week 2.1 t/m 2.5 ELABORATION OF INDIVIDUAL DESIGN CONCEPT
ELABORATION OF THEME GROUP RESEARCH

Week 2.6 PRE-P2 PRESENTATION
DESIGN PROPOSAL WITH LINK TO RESEARCH

Christmas Holidays
24 Dec – 4 Jan 2013 NO EDUCATION

Week 2.7 ELABORATION OF INDIVIDUAL DESIGN CONCEPT

Week 2.8 NO EDUCATION

Week 2.9 P2 PRESENTATION
DESIGN CONCEPT

Research assignment (finalized): problem statement, research question, the research work.

Design assignment: a housing program, and additional programs (work, services and so on); this includes a programmatic brief, a site of choice, the necessary analyses and a design proposal which comprises the urban design of the project, the main volume(s) of the design project, the main lay-out of the project (access, program distribution) and a concept for the dwelling units.

At the P2 presentation the design may still be developing, but always based on the problem statement, the assignment and the research performed. The design has to be developed into such a stage, that the MSc 4 semester may successfully be finalized.

Planning Msc 4 [Q3 and Q4]
21 weeks

Week 3.1 Evaluation of design and research; definition of additional studies, necessary for the final design stage

Week 3.2-3.6 Development of design, in relation to:
- volumetric studies, housing typology and other programmes
- plus materialisation, structure and climate design
Parallel additional research specific to the design;
Extra consults re: structure, climate design etc. with experts, if applicable

Week 3.7-3.8 P3 PRESENTATION | FIRST COMPLETE DESIGN PRESENTATION

Week 3.9-4.3 Focus on elaboration of design, esp. housing typology, interior and facade design with regard to materialisation, structure and climate design
Week 4.4-4.5  **P4 PRESENTATION*** | DEFINITIVE DESIGN PRESENTATION
At the P4 presentations all aspects of the graduation project need to be finished, and communicated by way of drawings and models, plus report if applicable, identification of minor aspects to be elaborated for the ultimate P5 presentations.

*hand in your Reflection***

*Reflection*
At the P4 and P5 evaluation a reflection must be included as a distinct part of the thesis (a separate chapter) or as a separate document.

Aspects to be (optional) included:
• _the relationship between research and design_
• _the relationship between the theme of the studio and the subject/case study chosen by the student within this framework_
• _the relationship between the methodical line of approach of the studio and the method chosen by the student_
• _the relationship between the project and the wider social context_

Week 4.6-4.9  **P5 PREPARATIONS**

Week 4.10-4.11  **P5 PRESENTATION*** | CONCLUSIVE PUBLIC PRESENTATION OF GRADUATION PROJECT
B Process Documentation
strategy and first building model
Olymischc sply.
- woning : artsche diant
- media / communicatie?

Van numo naar wet
- grote lankten opstapte
- "solid" idee : leen doos sleeken :
  leenbel system
- leinschalige laantweij (bedoeten)

Deelgroup
- student
- expons, school, stay -> internationaal
  systeem
- hotel -- business
  centrum
1) Introducing catalyst.

2) Station + offices.

3) Warmip/no connection.

Introducing 2nd catalyst.

"Dublison" vs Fiumen.
"green" → extended green corridor
"urban forming" → social participation
"water square" → bridge connecting
leegstand / Telepay

wensen gemeente → transformatie / herbestemming (nu)
  → diskussieboek
  → rapport

vb. hotels in kantoren
  kantoren omgebouwd tot appartementen.
  eveneens scholen.

→ aanschouwelijk maken voor werknemers.
  → locatie
  → sport
  → leisure
  → toevlucht programma

→ gebied aanschouwelijk maken van bewoners

Visie
- corridor
- gallery
- interne kamer

uitzicht aan beide kanten.

geen vaste typologie

perimetrablok towers stake add-ons.
Silk analysis
- vacancy/leegstand
  - (nog) behoor continue

  \[ \rightarrow \text{Kemboog} \]
  \[ \rightarrow \text{Wetrandweg} \]

- Geluidsoverlast
- Veiligheidszone

\[ \rightarrow \text{Leerlingencompositie} \]

FORMSTUDIO

\[ \rightarrow \text{open en dicht gevel (dove gevel)} \]

flows
- langezaam
- snel

havens

havens en centrum: dove gevel
De brei en slagerij: open gevel

uitzicht: TOREN

\[ \rightarrow \text{beplanningplan gemeente} \]

ontwerp 1: \( y + en \)

ontwerp 2: \( y + en \)

[maquette]
Dooigrasen
- students → goedkoop, ou-luxappent
- jong prof./stakker → ou-luxappent
- experts / short or long stay → ou-luxappent / dichtbij Schiphol en binnenstad
- 1 week → 1 year
- empty nests. → uitzicht, dichtbij natuur en binnenstad (ou-luxappent).

ontstaan

(Sketchup)
ontwerp
4 +/−
5 +/−
6 +/−

varianciant

plattegrond
gevel?
doeplende
→ uitdaging programma.
→ 3D-impressie (sketchup/schets)
concept models
appartementen

hotel

business centre

wegadezalen/station 2

restaurant

station, foyer

panda / entree hotel
- STUDENTS - CULINARY
- STARTERS - GB
- EXPATS
- EMPTY-NESTERS

COMM. IN PLINT
COMM. IN PLINT
COMM. IN PLINT

APP.
APP.
APP. / SPLITLEVEL

WORKSPACE.
flows

slow traffic: bike and pedestrian

fast traffic: public transportation

slow and fast traffic: all sites of the location are covered
- Highway (A10/A5)
- Railways
- Metro, tram, bus station
- Harbour
Harbour
Sloterdijk village
city centre Amsterdam
De Breten
Slotermeer
Amsterdam-West
vacancy: big buildings and proposed program municipality
vision

No dwelling
- hotel zone
- urban park
- creative zone (up north)
- water collection

Dwelling
- densification
- transformation
- temporary functions
- introduction housing block on Teleport O as a catalyst

Student housing
student housing
long/extended stay appartments

New housing block

Adding commercial functions

Hotel zone

Urban park

Creative zone (up north)

Water collection

Student housing

Long/extended stay appartments

School

Teleport Boulevard

Point of interest
urban structure: height accents

cross section

BOTH!

long section

according to new zoning plan of the Municipality of Amsterdam
model study

parking

elevated level

building mass

modelling
1. tower
2. closed building block

shape for orientation
At Home in the City Amsterdam, 2012-2013

Project title: (re)occupy Teleport

Main tutor: Paul Kuitenbrouwer

Student: Roel van der Klaauw

Studentnr.: 1364871

Urban plan scale 1:1000
Long section scale 1:1000
Cross section AA' scale 1:1000
Cross section BB' scale 1:1000
Graduation studio: Dwelling, Architecture
At Home in the City Amsterdam, 2012-2013
P2 presentation 22 January 2013
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scale 1:1000

context poster

apartments
fitness
erase parking
entrance
hotel
maisonette and commercial space
station
courtyard
parking and commercial space
apartments
construction principle

slabs

columns

grid 8.1x8.1
construction principle
circulation principle

to Sloterdijk station

to the trains

to the hotel rooms

to the apartments

to the buses and tram

to the tram

to the trains

to the busses and tram

to the hotel rooms

to the train

to the apartments
circulation principle
block apartment (75m²)
tower apartments (65m² and 130m²)
tower apartments (65m² and 130m²)
impression passaGE