Capacities of Zuidas
Architecture & Dwelling
At home in the city - Amsterdam
Felipe Aldana
By 2030 88% of The Netherlands population will be living in cities.
By 2030 88% of The Netherlands population will be living in cities.
Job opportunities, social interaction and cultural stimulation.
Theme Research
Responsive Dwelling

Architect as mediator between the urban plan and the dweller needs.
Next 21  
location: Osaka, Japan  
date: October, 1993  
architects: multiple  
number of dwellings: 18

Quinta Monroy  
location: Iquique, Chile  
date: 2003  
architects: Elemental Arquitectos  
number of dwellings: 93

Nemausus  
location: Nimes, France (General Leclerc)  
date: 1985-1987  
architects: Jean Nouvel  
number of dwellings: 114 tenement /detached apartment houses.
programme capacity accommodates of varied programme (identity) full use of plot contextual response public / private / collective dwelling typologies (identity)

variety of programme as 2nd centre of Amsterdam variety of schedules

city neighbourhood block block infill support infills individual dwelling movable partitions

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Theme Research: Levels of Permanence
Next 21
Dweller/Architect fill supportive structure.
Nemasus
Undefined interior space.
Conclusions
Mediative approaches:

**Next 21** 3D urbanism

**Quinta Monroy**  Building cluster and the intimate courtyard

**Nemasus**  Levels of user control
Site Research
Zuidas Business District
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Site Research 16/119
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Berlage Expansion (1915)

Northern Zuidas (1998)

Southern Zuidas (1998)

Van Eesteren Expansion

Beatrix Park

A10 ringroad / rail

Site Research 18/119
There is nothing to do in the weekends.

Too expensive

That area is dead.

Apart from the station, I have nothing to do there.

It's purely a business environment.

It is not a destination.

Lack of shops variety.
Zuidas offers residential, work and recreational facilities, as well as a broad range of other services. All of the major financial and legal service providers have offices in the Zuidas district. This unique combination means that Amsterdam’s Zuidas district is a vibrant place to live, work and play, 24 hours a day.

Location

HFC is situated in the easily accessible, centrally located Symphony Tower in Amsterdam’s Zuidas district.

Zuidas offers residential, work and recreational facilities, as well as a broad range of other services. All of the major financial and legal service providers have offices in the Zuidas district. This unique combination means that Amsterdam’s Zuidas district is a vibrant place to live, work and play, 24 hours a day.

The Symphony building is an architectural project of international standing. It has a total office space of 35,000 square metres over two floors of the building.

HFC Plaza is easily accessible, with its NE train station Amsterdam Zuid, just a few minutes walking distance from Symphony building, offers high speed train and metro connections as well as a fast connection to Schiphol airport. The Zuidas district is also very close to Amsterdam’s historic city centre.

Map/route description

Facilities

HFC Plaza provides furnished, secure office space, IT services and a financial community of knowledge, innovation and entrepreneurship for both start-up and established companies in the Symphony Tower in Amsterdam’s Zuidas district.

Office Space

HFC Plaza offers high-quality, conveniently furnished office space that meets all current health and safety requirements in the Netherlands. Your rent includes facilities such as climate control, maintenance, security, sanitary facilities, and lift.
Average week dead area 57.70%
Average weekend dead area 95.71%
Intent
- Better integration of Zuidas with Amsterdam.
- Attract neighbors to the area.
- Less transitional / more permanent.
- Reverse office schedule deadness.
- Provide dwelling typologies that engage with the city.
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Capabilities of Zuidas | At Home in the city - Amsterdam

Site and Program 25/119

Retail and Services

- supermarkets
- restaurants
- home supplies
- home accessories
- clothing
- bakery
- hardware store

Site
Leisure:
- sport centres
- health centres
- spa
- gym
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- cultural ring 2
- nieuwe kerk
- royal palace dam
- begijnhof
- trippenhuis
- zuiderkerk
- university library
- university facilities
- museum of money boxes
- rembrandt huis
- montelbaanstoren

Site
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Capacities of Zuidas | At Home in the city - Amsterdam

Site

- cultural ring 4
- rijksmuseum
- van gogh museum
- stedelijk museum
- concertgebouw
- nederlandse bank
- aquarium
- tropical museum
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At Home in the city - Amsterdam

Cultural Ring 5
Amsterdam Zuid library
Program Proposal

- Inclusion of library to urban scheme.
- Provide over 50% dwellings.
- Provide work/live spaces that generate more permanent activity.
- Provide space for commercial facilities extending over 9-17h.
“People go where people are.”

Jan Gehl | Cities For People.
Capacities of Zuidas

Ability to be more than a business district.
Capacities of Zuidas

Urban Scheme
Reversing deadness.

Developed Building
Living within activity.

Typology
Home in the city.
Urban Scheme
Reversing deadness.
Maximum height 80m due to Schiphol
Possible height development
Respond to pedestrian flow.
Pedestrian plaza.

Extend program towards neighborhood.
Height responsive to Highrise Plyths. +/- 30 meters
Interior courtyards. Intimate spaces.
From human scale to highrise.
Ground level program

Capacities of Zuidas

- At Home in the city - Amsterdam
- Work / Live Duplex Dwellings
- Commercial Space
- Library | Auditorium
- Multipurpose Space
- Dwelling Lobby
- Parking Access
- Bicycle Parking

Beethovenstraat
Gustav Mahlerlaan
De Boelelaan
Capacities of Zuidas | At Home in the city - Amsterdam
Developed Building
Living within activity.
Living within activity

From context to dwelling.
Capacities of Zuidas
At Home in the city - Amsterdam

Volume articulation

- Terrace cafe +35m
- Outdoor stairs
- Sloped roof extrusions
- Roof gardens
- Viewing platforms 35m | 18.5m | 8m
- Interior courtyard
- Commercial spaces
Access from Zuid station

Access from George Gershwinlaan

Access Gustav Mahlerlaan

Access from plaza
Living within activity

Structure and Flexibility.
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Parking level 74/119
Possible commercial frontal expansion.
Possible dwelling expansion.

Structural thermal break Isokorb.
rigid connection
load transfer
300mm x 300mm column
500mm x 500mm column
300mm slab
500mm slab
Living within activity
Climate systems.
Rigid connection
Load transfer
300mm x 300mm column
500mm x 500mm column
300mm slab
500mm slab

Capacities of Zuidas
At Home in the city - Amsterdam

Heat recovery unit / Mechanical ventilation
320mm infra+ slab and slab top flooring.
floortech 50mm insulation
0.6mm aluminium diffusion plate
17mm diameter PEX A heating piping
Floor system
Cross ventilation through open corridors.

Radiant floor heating decreases interior temperature variations.

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Ventilation and heating 92/119
Living within activity.

Materiality.
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Zuidas mosaic architecture
Capacities of Zuidas | At Home in the city - Amsterdam

Materiality 98/119
Capacities of Zuidas | At Home in the city - Amsterdam

Materiality
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**Capacities of Zuidas** | At Home in the city - Amsterdam
**Materiality**
Capacities of Zuidas | At Home in the city - Amsterdam

Elevations
Capacities of Zuidas | At Home in the city - Amsterdam
Typology
At home in the city.
At home in the city
Typologies.
Capacities of Zuidas

- Type: Box
  - average area: 87m²
  - 20 dwellings
  - orientation: Courtyard

- Type: Studio
  - average area: 50m²
  - 8 dwellings
  - orientation: Gustav Mahlerlaan | Plaza north entrance

- Type: One bedroom
  - terraced
  - average area: 70m²
  - 5 dwellings
  - orientation: Gustav Mahlerlaan | Rosy Wertheimstraat

- Type: Open plan
  - average area: 70m²
  - 8 dwellings
  - orientation: Gustav Mahlerlaan | Plaza north entrance
Type: L plaza
average area: 105m²
3 dwellings
orientation:
Rosy Wertheimstraat | Plaza

Type: L plaza
average area: 178m²
3 dwellings
orientation:
Courtyard

Type: Duplex
terraced
average area: 155m²
9 dwellings
orientation:
Courtyard | Plaza

Type: Penthouse
average area: 180m²
1 dwelling
orientation:
Rosy Wertheimstraat | Courtyard

Capacities of Zuidas | At Home in the city - Amsterdam
Type: L plaza
average area: 105m²
4 dwellings

orientation:
Rosy Wertheimstraat | Plaza
Type: L plaza
average area: 105m²
4 dwellings

orientation:
Rosy Wertheimstraat | Plaza
Type: L plaza
average area: 105m²
4 dwellings

orientation:
Rosy Wertheimstraat | Plaza
Type: L plaza
average area: 105m²
4 dwellings

orientation:
Rosy Wertheimstraat | Plaza
Type: Duplex terraced
average area 155m²
9 dwellings

orientation:
Courtyard | Plaza
Type: Duplex 
terraced 
average area 155m² 
9 dwellings 

orientation: 
Courtyard | Plaza
Type: Duplex
terraced
average area 155m²
9 dwellings

orientation:
Courtyard | Plaza
Type: Duplex terraced
average area 155m²
9 dwellings

orientation:
Courtyard | Plaza