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

Site Research
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.
In addition to the financial industry, HFC Plaza also focuses on non-governmental organisations (NGOs), small and medium sized organisations and organisations from the earliest stage of development.

**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, spread over the top two floors of the building.

HFC Plaza is easily accessible, with easy access to the NS train station Amsterdam Zuid, just a few minutes walking distance from the 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%
Capacities of Zuidas | At Home in the city - Amsterdam

**Issues**

- 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.
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.
Retail and Services

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

Capacities of Zuidas | At Home in the city - Amsterdam

Site and Program 25/121
Leisure:
- sport centres
- health centres
- spa
- gym
Cultural Ring 3
- noorderkerk
- anne frankhuis
- westerkerk
- museum fodor
- willet holthuysen museum
- six art gallery
- portuguese synagogue
- scheepvaartmuseum
- photography museum
- stadsschouwburg
Capacities of Zuidas | At Home in the city - Amsterdam

cultural ring 4
rijksmuseum
van gogh museum
stedelijk museum
concertgebouw
nederlandse bank
aquarium
tropical museum
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.
Urban Scheme
Reversing deadness.

Developed Building
Living within activity.

Typology
Home in the city.
Urban Scheme
Reversing deadness.
Maximun height
80m due to Schiphol
Capacities of Zuidas | At Home in the city - Amsterdam

Current urban scheme
Propose urban scheme

- Respond to pedestrian flow.
- Pedestrian plaza.
- Extend program towards neighborhood.
Height responsive to Highrise Plynths. +- 30 meters
Interior courtyards.
Intimate spaces.
From human scale to highrise.
Developed Building
Living within activity.
Living within activity

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

Volume articulation
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
PARKING
VEHICLE ACCESS
TEMPORARY PARKING
COURTYARD
CIRCULATION
CIRCULATION
CIRCULATION
CIRCULATION
CIRCULATION
CIRCULATION
CIRCULATION
CIRCULATION
COMMERCIAL
MULTIPURPOSE
DWELLING
DWELLING
DWELLING
DWELLING
DWELLING
DWELLING
DWELLING
DWELLING
COURTYARD
COURTYARD
VEHICLE ACCESS
TEMPORARY PARKING
PARKING

Capacities of Zuidas | At Home in the city - Amsterdam
Program 64/121
Access from Zuid station

Access from George Gershwinlaan

Access from Zuid station

Access Gustav Mahlerlaan

Access from plaza

Ground level organization

Capacities of Zuidas | At Home in the city - Amsterdam
Capacities of Zuidas | At Home in the city - Amsterdam
Circulation and the dwelling
Living within activity
Structure and Flexibility.
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
Polyfoam stabilizing foam
0.6mm aluminium diffusion plate
Cross ventilation through open corridors.

Radiant floor heating decreases interior temperature variations.

Capacities of Zuidas | At Home in the city - Amsterdam
Ventilation and heating 92/121
Capacities of Zuidas | At Home in the city - Amsterdam

Elevations

East Elevation (Plaza north access)

North Elevation (Gustav Mahlerlaan)
Typology
At home in the city.
At home in the city

Typologies.
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: Box
average area 87m²
20 dwellings
orientation: Courtyard
**Capacities of Zuidas**

At Home in the city - Amsterdam

**Dwelling Typologies**

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

**Type: L**
- 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
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

level 1

level 2
Type: Duplex terraced
average area 155m²
9 dwellings

orientation:
Courtyard | Plaza
Capacities of Zuidas
Thank you.