CROSSING POINTS
Research

PROBLEM

> CRISIS
Research

PROBLEM

- CRISIS
- EMPTY LOTS
PROBLEM

- CRISIS

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- HOUTHAVENS-URBAN PLAN DEVELOPED FOR 20 YEARS
Research

PROBLEM

› CRISIS

› EMPTY LOTS

› HOUTHAVENS-
URBAN PLAN
DEVELOPED FOR 20 YEARS

› WAY TO REALISE THE PROJECT
PROBLEM

> CRISIS

> EMPTY LOTS

> HOUTHAVENS- URBAN PLAN DEVELOPED FOR 20 YEARS

> WAY TO REALISE THE PROJECT

> CPC HOUSING DEMANDS 21ST CENTURY?
Is Collective Private Commissioning the Answer to the Housing Demands of the 21st Century?
LOCATION
Within the city

AMSTERDAM
HOUTHAVENS
Urban Scale

LOCATION

Within the city

HOUTHAVENS

AMSTERDAM
Within the city
Urban Scale

LOCATION
Within the city

HOUTHAVENS

AMSTERDAM
Urban Scale

Entrance of the neighborhood
Urban Scale

Entrance of the neighborhood

Facing the city centre
Urban Scale

Facing Silodam
URBAN STRATEGY

Enhancing the strong points of the masterplan and recovering the weak.
URBAN STRATEGY

Enhancing the **strong points** of the masterplan and recovering the **weak**.
URBAN STRATEGY

Enhancing the strong points of the masterplan and recovering the weak.

STRONG

WATERFRONT

SUN ORIENTATION
URBAN STRATEGY

Enhancing the strong points of the masterplan and recovering the weak.

**STRONG**

- WATERFRONT
- SUN ORIENTATION
- GREEN SPACE
URBAN STRATEGY

Enhancing the **strong points** of the masterplan and recovering the **weak**.

**STRONG**

- WATERFRONT
- SUN ORIENTATION
- GREEN SPACE
- SQUARE
URBAN STRATEGY

Enhancing the **strong points** of the masterplan and recovering the **weak**.

\[+\] **STRONG**

\[-\] **WEAK**

- WATERFRONT
- SUN ORIENTATION
- GREEN SPACE
- SQUARE
- TRAFFIC
URBAN STRATEGY

Enhancing the strong points of the masterplan and recovering the weak.
Collectivity at the Urban Scale

URBAN STRATEGY

Enhancing the **strong points** of the masterplan and recovering the **weak**.

**+ STRONG**

- **WATERFRONT**
- **SUN ORIENTATION**
- **GREEN SPACE**
- **SQUARE**

**- WEAK**

- **TRAFFIC**
- **BLOCKED CONNECTION TO THE WATER**
- **DISCREDIT HUMAN SCALE**

PONTSTEIGER 90m.
Collectivity at the urban scale

URBAN STRATEGY

From perimeter block + semi open block to open block structure.

Visual connection - Spaandammerbuurt <-> Waterfront
Collectivity at the urban scale

URBAN STRATEGY

From perimeter block + semi open block to open block structure.

1. Visual connection - Spaandammerbuurt <> Waterfront
2. Visual connection - Houthavens <> City Centre
Collectivity at the urban scale

URBAN STRATEGY

From perimeter block + semi open block to open block structure.

3. Marking the entrance by pushing down volumes

4. Compensate density by extruding blocks
Collectivity at the urban scale

URBAN STRATEGY

From *perimeter block + semi open block to open block structure.*

3. **Marking the entrance** by pushing down volumes

4. **Compensate density** by extruding blocks

5. **Human scale** by shaping the silhouette
The urban plan and collective private commissioning:

1. Separate blocks

   › independent **BUILDING GROUPS**
Collectivity at the urban scale

THE URBAN PLAN AND COLLECTIVE PRIVATE COMMISSIONING:

1. Separate blocks

   › independent **BUILDING GROUPS**

2. Building in stages
Collectivity at the urban scale

THE URBAN PLAN AND COLLECTIVE PRIVATE COMMISSIONING:

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Collectivity at the urban scale

THE URBAN PLAN AND COLLECTIVE PRIVATE COMMISSIONING:

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   - Independent BUILDING GROUPS

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A

B
Collectivity at the urban scale

THE URBAN PLAN AND COLLECTIVE PRIVATE COMMISSIONING:

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A

B

C
THE URBAN PLAN AND COLLECTIVE PRIVATE COMMISSIONING:

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Collectivity at the urban scale

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Collectivity at the urban scale

THE URBAN PLAN AND COLLECTIVE PRIVATE COMMISSIONING:

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A   D   C
B   F   E
Collectivity at the urban scale

THE URBAN PLAN AND COLLECTIVE PRIVATE COMMISSIONING:

1. Separate blocks
   - independent BUILDING GROUPS

2. Building in stages

3. Middle rise blocks
Collectivity in the program

PROGRAM

1. Parking Level - at ground level > Independent access to parking area per building
Collectivity in the program

PROGRAM

1. Parking Level- at ground level  > Independent access to parking area per building

2. Collective space- Deck Level
Collectivity in the program

PROGRAM

1. Parking Level- at ground level > Independent access to parking area per building
2. Collective space- Deck Level
3. Restaurant- facing south, serving the Island and the neighbourhood
Collectivity in the program

PROGRAM

1. Parking Level- at ground level > Independent access to parking area per building
2. Collective space- Deck Level
3. Restaurant- facing south, serving the Island and the neighbourhood
4. Day-care center- serving the Island and the neighbourhood
Collectivity in the program

PROGRAM

1. Parking Level- at ground level > Independent access to parking area per building
2. Collective space- Deck Level
3. Restaurant- facing south, serving the Island and the neighbourhood
4. Day-care center- serving the Island and the neighbourhood
5. Housing blocks
Collectivity in the program

ROUTING AND ACCESS TO THE SHARED ZONES

Ground Level

1. Cars
ROUTING AND ACCESS TO THE SHARED ZONES

Ground Level
1. Cars
2. Bikes

Collectivity in the program
ROUTING AND ACCESS TO THE SHARED ZONES

Ground Level
1. Cars
2. Bikes
3. Collective storage
ROUTING AND ACCESS TO THE SHARED ZONES

Ground Level
1. Cars
2. Bikes
3. Collective storage

Deck Level
1. Outside collective space

Collectivity in the program
Collectivity in the program

ROUTING AND ACCESS TO THE SHARED ZONES

Ground Level
1. Cars
2. Bikes
3. Collective storage

Deck Level
1. Outside collective space
2. Inside collective space
Collectivity in the program

ROUTING AND ACCESS TO THE SHARED ZONES

Ground Level
1. Cars
2. Bikes
3. Collective storage

Deck Level
1. Outside collective space
2. Inside collective space
3. Guest rooms
IMPLEMENTATION OF THE CONCEPT

1. Establishing visual connections through the building
Collectivity at the building scale

IMPLEMENTATION OF THE CONCEPT

1. Establishing **visual connections** through the building

2. By **cutting** the volume
Collectivity at the building scale

IMPLEMENTATION OF THE CONCEPT

1. Establishing **visual connections** through the building

2. By **cutting** the volume

3. And creating **transitional space** between outside and inside

![Diagram](image)
Implementing the concept

1. Establishing **visual connections** through the building

2. By **cutting** the volume

3. And creating **transitional space** between outside and inside

Routing through the building

1. Elements creating the transition between the public realm and the private home
Collectivity at the building scale

IMPLEMENTATION OF THE CONCEPT

1. Establishing visual connections through the building

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3. And creating transitional space between outside and inside

ROUTING THROUGH THE BUILDING

1. Elements creating the transition between the public realm and the private home

   Street      Stairs         Galleries    Elevators       Corridors

2. Combination and organisation
Collectivity at the building scale

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ROUTING THROUGH THE BUILDING

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<th>Galleries</th>
<th>Elevators</th>
<th>Corridors</th>
</tr>
</thead>
<tbody>
<tr>
<td>PRIVATE</td>
<td>PRIVATE</td>
<td>SHARED</td>
<td>PUBLIC</td>
<td>COLLECTIVE</td>
</tr>
</tbody>
</table>

2. Combination and organisation
Collectivity at the building scale

POSIBILITIES WITHIN ARCHITECTURAL PARAMETERS

1. The possibilities

* Organisation of the typologies
Collectivity at the building scale

POSIBILITIES WITHIN ARCHITECTURAL PARAMETERS

1. The possibilities

* Organisation of the typologies

2. The typologies

Type 1
3 floors
Double orientation 90°

Type 2
2 floors
Double orientation 90°

Type 3
2 floors
Triple orientation

Type 4
1 floor
Triple orientation

Type 5
2 floors
Double oriented, Open ended

Type 6
1 floor
Double oriented, Open ended

Type 7
2 floors
Double orientation

Type 8
2 floors
Double orientation

Type 9
1 floor + Roof terrace
Triple orientation

Type 10
1 floor
Triple orientation
Collectivity at the dwelling scale

POSIBILITIES WITHIN ARCHITECTURAL PARAMETERS

1. Type 1

<table>
<thead>
<tr>
<th>Position in the building</th>
<th>Fixed parameters</th>
<th>Data</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Inside Area: 116,51 m²</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Outside Area: 14,60 m²</td>
</tr>
</tbody>
</table>

3 floors
Double orientation 90
Collectivity at the dwelling scale

POSIBILITIES WITHIN ARCHITECTURAL PARAMETERS

1. Type 1

- Position in the building
- Fixed parameters
- Data
  - Inside Area: 116.51 m²
  - Outside Area: 14.60 m²

3 floors
Double orientation 90

Axonometric View

Visual Connections

Waterfront

Deck
Collectivity at the dwelling scale

POSIBILITIES WITHIN ARCHITECTURAL PARAMETERS

1. Type 1

Position in the building

Fixed parameters

Data

3 floors
Double orientation 90

Inside Area: 116.51 m²
Outside Area: 14.60 m²

Visual Connections
Collectivity at the dwelling scale

POSIBILITIES WITHIN ARCHITECTURAL PARAMETERS

1. Type 1

Demands:

* Large living area
* Large windows
* High Ceilings
* Space for private time
* Outside space
Collectivity at the dwelling scale

Scenario of development

Couple
Collectivity at the dwelling scale

Scenario of development

Couple with one child
Collectivity at the dwelling scale

Scenario of development

Couple with two children
Collectivity at the Facade Design

1. Urban Level

ONE ENSEMBLE TO THE URBAN ENVIRONMENT DIVERSE STREET SILHOUETTE

ISLAND SURROUNDED BY WATER

STREET

COLLECTIVE SPACE

INSIDE/OUTSIDE FAÇADES

‘INTERIOR’ FAÇADES
DIFFERENT MATERIALS PER BLOCK
TEXTURE, COLOR, DETAIL

‘EXTERIOR’ FAÇADES
ONE MATERIAL
WHITE, FLAT, NEUTRAL
Collectivity at the Facade Design

1. Urban Level

ONE ENSEMBLE TO THE URBAN ENVIRONMENT DIVERSE STREET SILHOUETTE

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STREET

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INSIDE/OUTSIDE FACES

"INTERIOR" FACES
DIFFERENT MATERIALS PER BLOCK
TEXTURE, COLOR, DETAIL

"EXTERIOR" FACES
ONE MATERIAL
WHITE, FLAT, NEUTRAL

Set of openings

outside oriented
inside oriented
outside oriented

1. Set of openings
Collectivity in the Structure

POSIBILITIES WITHIN ARCHITECTURAL PARAMETERS

Free Layout  > Hybrid Structure
Collectivity in the Structure

**Main Core**

- Rainforced Concrete

**Columns**

- Beams

**Floors**

- Facade

**Glu Laminated Timber**

**Cross Laminated Timber Panels**

**Collectivity Climate**

**COLLECTIVE SYSTEM**

**Ventilation and Heating Systems**

- Fresh Air
- Heating

**Free Layout ➔ Hybrid Structure**
Getting **HOME** at Island 7 in **THE CITY** of Amsterdam