p5 presentation:
transformation of the schedeldoekshavencomplex

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architecture, ©MIT
transformation; rhythm, ratio, scale & structure

Tutors:
Architecture w.l.e.c. meijers
Building technique f.w.a. koopman
External examiner c.l. van der fler
* introduction

* analysis + research question

* elaboration
  * urban
  * architecture
  * building technique

* conclusion
architects:
architectenbureau lucas & niemeijer

start of design: 1972
completion of complex: 1978

construction method:
* high-rise; jackblock building-system
* low-rise; cast concrete

function:
* former ministry of home affairs & of justice and security,
moved out july 2013

surface: 116.000 m²

functions:
* offices: 45.000 m²
* support functions: 3000 m²
* archive: 12.500 m²
* commercial: 1.500 m²
* parking: 40.000 m²

use:
* civil servants: 4.000
* parking spaces: 1.500
location of schedeldoekshavencomplex
fascination with the building
schedeldoekshavencomplex - just after its completion
Schedeldoekshavencomplex in its current context
to connect the schedeldoekshavencomplex with its current context!
existing facades

iterative process
relationship between ... and the public domain:

* the hague // nieuwe kern
* turfmarkt
* schedeldoekshavencomplex
nieuwe kern
building age

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conclusion
17.

Central Station

Grote Marktstraat

turfmarkt
appearance of the turfmarkt - inviting?
section of nieuwe kern - human scale?
relation of scheldelootshavencomplex with public domain
relation with public domain - paring garage & recessed ground level
instead inward motion of the complex
conclusion of analysis

* the nieuwe kern is a foreign body in the context of the hague.

* the turfmarkt is a pedestrian highway, which has lost the connection with the human scale and the human identity.

* the schedeldoekshavencomplex has a poor relationship with its surroundings.
what needs to be done in order to make the schedeldoekshavencomplex contribute to the livability of the turfmarkt?
opposite of turfmarkt & schedeldoekshavencomplex!!

<table>
<thead>
<tr>
<th>hard</th>
<th>soft</th>
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<tbody>
<tr>
<td>stone</td>
<td>green</td>
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<tr>
<td>cold</td>
<td>warm</td>
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<td>fast</td>
<td>slow</td>
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<tr>
<td>closed</td>
<td>open</td>
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<tr>
<td>intimidating</td>
<td>inviting</td>
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to create a high quality public building & space
adapt schedeldoeckshavencomplex to current & future surroundings

by adapting it to:

* wijnhavenkwartier
* spuiforum
* spuiplein
wijnhavenkwartier1 (geurts & schulze)
consequence one
splitting up of building
spuiforum (neutelings riedijk)
consequence two
skyline the hague

1980

2013

2015
one building was, two buildings are
new spuiplein & lay-out turfmarkt
concequence three
‘new’ outlook spuiplein
ending of square - two options

new high-rise

set back schelde/loekshaven 2
urban design
NEW URBAN SITUATION

SPUI-SQUARE

NIEUWE HAVEN
to make a public building

by:

* making use of public functions

* upgrading entrances

* making transition between building and public domain easier to overcome

* creating public spaces within the building
current volume of schedeldoekshaven 2

proposed volume

consequences of urban design
reason not to demolish is the economic value of structure. architecturally the building is not that special.

therefore:

the building itself is not valuable, the ideas it represent are.
PHOTO ROOFGARDEN

value assessment
starting points

three elements:
* public plinth
* roofgarden
* (private) high-rise
vertical city
program

high-rise:

conference centre
meeting conferences centre + flexible office space
4 floors;
  2 auditoria
  14 conference // meeting rooms
  24 flexible office spaces
  + flexbile working stations

hotel
tourists, business travels
4 floors;
  96 standard rooms
  16 suites

residences
starters, townsmen, students;
10 floors;
  140 units (50 m²)
  4 floors;
  32 appartements (100+ m²)

common spa & health floor

lobby, bar & restaurant on ground floor level

ground floor/ plinth;
public functions; restaurant, comedy club, commerce

basement;
storage + parking garage (is partly taken up by public functions, but demand is also less)

ELABORATE
demolition & addition
(semi) public functions

- restaurant
- commerce
- comedy club
- lobby & reception
- bar
- entrance residences
JUST PUBLIC SPACE

innergarden & patio
routing
CURRENT ENTRANCE
NEW ENTRANCES

Entrance conference centre & hotel

Entrance residences

New entrances
DIVISION OF CORE
entrance conference & hotel
impression of new entrance conference centre & hotel
entrance residences

residences

ground level
IMPRESSIONS OF ENTRANCE RESIDENCES

impression of new entrance residences
arcade makes transition between building and public domain easier to overcome
arcade connects with the surrounding
IMPRESSIONS OR PHOTO

impressions of arcade
accessibility of roofgarden
routing on rooftop garden
AREAS

'garden chambers'

'square'

'grass-forrest'

'flower, quiet-garden'

'kitchen-garden'

'turfmarkt-view'

'turfmarkt, nieuwe haven-view'
connection of garden with high-rise
concept - units

9.0 m.  

6.0 m.
OVERVIEW OF ALL OPTIONS

- **studio - 25 m²**
- **two-room apartment - 50 m²**
- **three-room apartment - 75 m²**
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73.

units

conference

meeting room - 25 m²

meeting room - 50 m²

corner solutions

meeting room - 58 m²

residence

studio - 25 m²

two room appartment - 50 m²

two room appartment - 58 m²

three room appartment - 75 m²

hotel

hotel room - 25 m²

two room appartment - 58 m²

suite - 33 m²
transverse ends of high-rise floor
balcony at transverse end of high-rise
impression of balcony
adapt the building to twenty-first standards

by:

* new facade which meets current-day standards
* new, durable climate concept
current facade

NICER IMAGES PLEASE
demolition of ‘software’
analysis of current facade
other jackblock-building facades

Castalia (transistorium), Den Haag (1998)

Westraven, Utrecht (2007)
comparison other jackblock buildings
MORE RESEARCH

DIMENSIONS OF HIGH-RISE

SKYLINE THE HAGUE

ratio of high-rise tower
ratio of high-rise in skyline of the hague
new facade - schedeldoekshaven 2
IMPRESSIONS OR PHOTO

impression of new facade - schedeldoekshaven 2
transverse facade, nieuwe haven
transverse facade, balcony
facade fragment high-rise
**UPDATE**

detail of facade element high-rise

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91.
alternating skin facade
opened to prevent overheating

opening of windows, if desired

27°C
35°C
8°C
12°C

8°C
12°C

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climate concept summer
+ GREEN

wind nuisance
schedeldoekshaven has become a public building of high quality and is really apart of the public domain because:

* volume connects with direct surroundings
* innergarden and roofgarden are added
  they make up for a quiet, green, slow space along the turfmarkt
* functions of plinth are made public
* entrances are made understandable and suitable for the functions
* transition building and public space is made more smooth
* building technique has been updated
questions?

that's it, that's all