PART 01
What are the qualities/ Cultural Values of Reuversweerd?

PART 02
How can the historic layers of the site be preserved and made “experienceable”?
Contents

Part 1
Analysis - Conclusions - Design Starting Points

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Walkway
Main House/ War Damages
Functional Core
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1. Main House - 1845
   - Function: dwelling
   - Facades: brick, cement plaster finish
   - Construction: brick walls/wooden roof
   - Current state: very poor, damaged by WWII attacks

2. Farmhouse - 1800
   - Function: dwelling/storage
   - Facades: brick
   - Construction: brick walls/wooden roof
   - Current state: decent

3. Main Stable - 1952
   - Function: keeping horses
   - Facades: brick
   - Construction: brick walls/wooden roof
   - Current state: decent

4. Cubicle Stable - 1975
   - Function: keeping cattle
   - Facades: brick
   - Construction: steel construction
   - Current state: decent, to be destroyed

5. Ankerschuur - 1921
   - Function: storage
   - Facades: brick
   - Construction: brick walls/wooden roof
   - Current state: decent

6. Horse Stable - 1921
   - Function: keeping horses
   - Facades: brick
   - Construction: brick walls/wooden roof
   - Current state: decent

7. Heifer - 1973
   - Function: storage
   - Facades: wooden
   - Construction: wooden construction
   - Current state: decent
Analysis

- Permit from 1935
- Building locations based on map from 1921, location foal barn based on its building permit from 1935
- The foal barn is seen on its building permit from 1935

- 'Veulenschuur' (foal barn)
- 'Ankerschuur' (stable)
- Horse stable
- Tea house (personal guess)

- Front facade has been made more sober, as seen in pictures from 1939
- The main house has had some minor changes made in the early 20th century.
- The farmhouse seems to have been enlarged comparing the farmhouse on the maps from 1843 and 1886.
- The main stable was built around 1952, based on its building permit. It was meant to replace the 4 barns which were destroyed by a fire around 1945.

- Landscaped garden and setting
- The estate was acquired by the Sytzama family
- The main house inhabited, no function
- The housing function in the office space no function

- State and national monuments
- The estate was bought by the corporation 'Oeken Beheer BV'
- The main house and farmhouse restored to their state, based on its building permits
- Ca. 1923 the farmhouse was partly reconstructed to its current state, based on its building permits

- The building is one of the first timberframe buildings in the area
- The horse stable was partly rebuilt due to damages from WWII.
- The ankerschuur was nearly completely rebuilt due to damages from WWII.

- The main house and barns functioned as a farm and surrounding land
- The cow stall was built around 1975
- The main stable was built around 1952, based on its building permit. It was meant to replace the 4 barns which were destroyed by a fire around 1945.
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This drawing shows the spaces between and within the buildings on the plot. The Hammenboerderij and the Reuversweerd estate are drawn on the same scale to give an idea about the difference in scale of the different plots. Reuversweerd is much larger in scale with the building being more distanced from each other. The Hammenboerderij is exactly the opposite which creates the intimate feeling on the courtyard.
**Analysis**

Buildings from different time periods.

Remote Location

Large amount of floorspace in former farm buildings.

Ensemble feasible on its own.

Private owner aiming to make profits.

Ownership

Redevelopment

**Conclusions**

Aesthetics of decay/visible time layers.

Brick load bearing walls, wooden floors/roof.

Difference in old-new floor constructions.

Detailed ornamentations, partly still in good condition.

**Design Starting Points**

Aural of main facade - power, wealth.

Historical layers are visible in main house and site.

Grand and festive representative rooms on ground floor.

Consistency of structure.

Historical separation of functions old - new part.

Main office and as former center of power and wealth.

Separation in circulation, partially realized.

Aesthetic of historical visible time layers.

Substantial wall damages to main house.

Historical separation of functions old - new part.

Ownership

Redevelopment
- Keep time layers visible
- Make time layers central to design

- Retreat to nature
- Attract guests - keep on site

- Keep special character of site - time layers
- Accommodate different functions
- Design connecting elements

- Make use of the huge floor space available on site
- Include all buildings in design concept
- Keep war damages (in parts)
- Use WD to create unique spatial qualities (visual connections, atmosphere)

- Office and vault as important part of new design
- Open for public

- Maintain the beauty of the existing buildings and incorporate into new design

- Intervention possible on back facade
1. Establish **new connections**
2. Preserve the original building fabric
3. Offer **additional programme**

considering memory, sustainability and feasibility
Part 2
Design Concept

How can the historic layers of the site be preserved and made “experienceable”? 
Programme

1. Site stays open for Public
2. Revenue is created through Hotel and Restaurant/ market
3. Variety of Functions to attract Visitors
Site Concept

1. Attraction for Visitors
2. Intervention to make the time layers experience-able
3. Inspired by the existing buildings
Programme and Site Concept

Walkway
Main House and War Damages
Functional Core
Sustainability Strategies
Programme and Site Concept

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KEY

- Public
- Private
Walkway in Detail

“Establish new connections”
Programme and Site Concept  Walkway  Main House and War Damages  Functional Core  Sustainability Strategies
Programme and Site Concept
Walkway
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Sustainability Strategies
Existing brickwork
- Brick 105 mm
- Cavity 60 mm
- Brick 105 mm

Wood decking
- Accoya wood planks
- 6 degrees slope

Walkway roof
- Translucent corrugated polycarbonate
- on 100x100 mm structural timber

Zone of temporary propping
- approx. 600 mm above new lintel

Masonry floor

Vertical Section BB
1:20 @ A1

Vertical Section AA
1:20 @ A1A

Vertical Section DD
1:20 @ A1D

Horizontal Section CC
1:20 @ A1C

Programme and Site Concept
- Walkway
- Main House and War Damages
- Functional Core
- Sustainability Strategies

Sliding Door
- Single glass pane in powder coated steel frame

Proposed floor buildup
- Wearing screed 30 mm
- Screed 120 mm

In-situ waterproof concrete

Existing floor
- Concrete 150 mm

Cast iron grill

Reflective acrylic glass

Motor
- Concealed by frame
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Main House and War Damages

“Preserve the original building fabric”
1. Transform old office and vault into a museum
2. Maintain original building layout and atmosphere
3. Maintain WD
4. Potential for intervention on BOH facade

Conclusion from Analysis Design Approach

REUVERSWEERD
DESIGN STARTING POINTS
MAIN HOUSE
1850
today

- Keep time layers visible
- Make time layers central to design
- Keep war damages (in parts)
- Use WD to create unique spatial qualities (visual connections, atmosphere
- Office and vault as important part of new design
- Open for public
- Maintain the beauty of the existing buildings and incorporate into new design
- Intervention possible on back facade
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Walkway

Main House and War Damages

Functional Core

Sustainability Strategies
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thermal insulation
composite system:
render system
glass-fibre mesh
levelling mortar
rock wool batts
adhesive
existing masonry
plaster with smooth
paint finish
existing masonry
plaster with smooth
painted finish
gypsum plaster -
board
timber studs (cavity
for installations in
between)
indicative zone of existing
temporary brick infill
indicative zone of existing
hole in internal masonry wall
indicative zone of existing
hole in internal masonry wall
4
double glazing
concealed hinge
spacer
aluminium frame
powder coated steel angle
safety glass with
polarization coating
aluminium frame
powder coated steel angle
thermal insulation composite system:
render system
glass-fibre mesh
levelling mortar
rock wool batts
adhesive
extisting masonry
plaster with smooth
painted finish
gypsum plaster -
board
timber studs (cavity
for installations in
between)
extisting wall finish
existing masonry

indicative zone of existing
temporary brick infill

double glazing
aluminium frame

LED lighting
stainless steel angle

spacer
concealed hinge
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Thermal protection
U = 0,25 W/(m²K)

Moisture proofing
Condensate: 496 g/m²
Dries 43 days
Drying reserve: 559 g/m²a

Heat protection
Temperature amplitude damping: 83
phase shift: 23,5 h
Thermal capacity inside: 71 kJ/m²K

Impact of each layer and comparison to reference values

For the following figure, the thermal resistances of the individual layers were converted in millimeters insulation. The scale refers to an insulation of thermal conductivity 0,040 W/mK.

Source: https://www.ubakus.de/u-wert-rechner
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The Functional Core

“Offer additional programme”
1. Additional Programme to attract visitors
2. Reactivation of Barns through small scale interventions
Programme and Site Concept  Walkway  Main House and War Damages  Functional Core  Sustainability Strategies
• Produces food
• Retreat to nature
• Educational function
Sustainability Strategies
Engine
provides
Energy and Food

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- Solar energy harvesting
- Food harvesting
Zoning on site level
• Zoning on building level
- Small scale interventions
- Recycled/ low carbon materials
Thank You.