RE-LIVE THE LIFELESS BARRIER

Converting the urban barrier into an intermediate zone between communities by revitalizing vacant industrial area. The case of Jan Jongerius Complex in Noord Transwijk, Southwest Utrecht, The Netherlands.

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-Industrial development originally started around Vaartse Rijn
- Vaartse Rijn not sufficient, industries shifted to Merwede Canal
- Merwede Canal not sufficient, Amsterdam-Rijn Canal realized, industries shifted to the west again
- Factories moved away from Merwede Canal and became vacant zone
- Factories (Jongerius Complex) becomes a barrier between the neighbourhoods
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Urban Scale - Lifeless Barrier

Industries move away from the area while the factories left vacant. They are inaccessible and act as an urban barrier between neighbourhood. The isolation of communities also leads to the appearance of coteries among citizen and reduces the harmony of the entire area.
CONNECTIONS

In order to break the boundary between the two neighbourhood on the both sides of Transwijk and revitalize the vacant industrial zone, new connection is created in the site.
ORGANIC COMMUNAL SPACE

Instead of providing a straight and direct connection between two communities on the both sides, a communal space is created at the middle of the site. The organic shaped communal space aimed at creating meeting and interaction between communities.

The organic shape also give a slightly contrast to the surrounding urban fabric which give a sense of expectation ‘something is going to happen here’ and thus attracts the neighbourhood to come and stay.
ORGANIC COMMUNAL SPACE
Instead of providing a point to point movement, a free and non directional movement is encouraging within the site. Together with providing different point of attraction around the organic space, the chances of gathering are believed to be increased.
ORGANIC COMMUNAL SPACE

The new organic urban structure also gives a greater similarity to nature and in harmony with the surround parks and canals. A nice place for gathering and leisure is resulted.
Building with high historical, social and economical value were kept

1. Jan Jongerius complex
2. Office building at the south edge of noord transwijk
3. OPG complex
4. New office building around ceramic factory
5. Ceramic factory
6. Smart business complex
7. Student Housing
5 Focal Points

Based on the distribution and the possibilities of the existing buildings, 5 zones are created and different functions are assigned to the existing buildings.

Extension of the neighbourhood

The rest of the site will be function and element extended from the neighbourhood.
5 Focal Points

Based on the distribution and the possibilities of the existing buildings, 5 zones are created and different functions are assigned to the existing buildings:

- **Cultural facilities Zone**
  - to provide facilities to the surrounding neighbourhoods

- **Retail and Office Zone**
  - office to locate near the road
  - retail to activate the area during office hours and non-working days
  - connected by underground shopping street

- **Playground Zone**
  - to connect 2 zones

- **Museum Zone**
  - with the existing ceramic factory

- **Park Zone**
  - Extension of Transwijk Park

- **Residential Zones**
  - The rest of the areas are the extension of the surrounding residential communities
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Connections

Change to Existing Roads
In order to improve the connection between OPG plot and Transwijk Zuid, Europaalaan is down-graded. Slower traffic offers better accessibility between two places.

New Bridges
On the east side, better connection with Rivierenwijk is achieved by providing more bridges across Merwede Canal.
Housing type

high income area
height limit - 2 storey
50 housing unit

high and middle income area
height - 4 storey
150 housing unit

middle income area
height - 5 storey
250 housing unit

middle income area
height - 4 storey
100 housing unit

middle income area
height - 10 storey
300 housing unit

low and middle income area
height - 20 storey
800 housing unit

studio housing area
height - 2 storey (existing)
100 housing unit

student housing area
height - 30 storey (existing)

- housing
- retail
- communal facility
- office
- park
Condition along canel

Sunken shopping street

communal zone

MASTERPLAN | IDENTITY OF COMMUNAL ZONE
Condition along canal
Sunken shopping street
Communal zone
Villa

The listed monument is now being restored to original appearance. The villa carries a streamline architectural style which is rare in the Netherlands. Besides, the villa also have a high historical value as it was built in 1930s and was served as the house of Jongerius.

Office building

The building contains a high historical value. The building was designed by the Jan Jougerius who was not an architect but the manager of the company. The villa-office complex shows the expansion of the company in the 1930s. In the 1955, after the bankrupt of the company, the ownership of the complex was taken over by the ministry of defence. The office building act as a background of the villa and form a complete complex with the villa. The architectural style of the villa and office share a great similarities with each other. In deed, we can say the villa and the office is one ensemble. In order to preserve the monumental villa, the office building should also be kept.

Factory basement with heavy foundation

Due to the high cost of demolishment, there is high economical value for reusing the foundation.
BUILDING DESIGN | VALUE ASSESSMENT

1. FACADE -
The highly functional and minimalistic architectural style of the office can mainly be reflected on the appearance of the facade.

2. AXIS
The central Axis connects the villa and office together and form one complete complex while the villa and office have high relationship with each other.

3. HIERARCHY
The arrangement of the rooms inside the office building shows a strong sense of hierarchy. The first hierarchy goes to the central main staircase and the main entrance along the main axis. The second hierarchy would be the four rooms next to the main hall on both floor while the third hierarchy would be the service room at the end of the building on both side.

4. CLOSE RELATIONSHIP BETWEEN VILLA AND OFFICE
The appearance of the office and villa share great similarities with each other in terms of architectural style and functional approached. For example, both of the building contain a functional and minimalistic facade. Besides, the two building served each other in terms of their function. For instance, the manager of the complex lived in the villa and worked in the office.

5. HISTORICAL GARDEN BETWEEN VILLA AND OFFICE
The historical garden between the villa and office contain a similar style with the villa office complex such as the symmetry, central axis and the round-angled water pond in echo with the villa.

6. DEMOLISHED ELEMENT
Elements such as light tower (reinforcing the symmetry), and canopy of the main entrance (reinforcing the axis) play an important role in the composition of the building.

7. STRUCTURAL GRID
The specific structural grid of the office building govern the appearance of the facade.

8. CURIOUS FEELING OF THE COMPLEX
The inaccessible complex(past) and the special architectural style around the area giving a curious feeling to the public.

The appearance of facade should be keep and should be able to view and experience by the public and visitors in different angle.
The Axis should be retained and reinforced.

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The hierarchy of the building should be followed in the new design in order to give visitors a similar spatial experience as the past.

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The environment between the villa and the office should be kept as existing condition. The visual and physical connection between the villa and office should be easily recognized and enjoyed by the public and visitors.
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As the historical garden plays an important role in connecting the villa and office building, The historical garden should be kept or transformed to achieve a better connection between villa and office.
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The demolished elements will not be restored as original but elements imitating the existed elements can be added in order to reachieve the history of the building.
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In order to keep the curiosity of visitor, the curious feeling of the complex should be kept and even extend it to the new extension of the building.
The building have the following qualities that make it possible to transform from an office building to a new function.

1. FREE PLAN
The building consist of a main central circulation with four room connected. There is no wall or boundaries within the room. A great flexibilities is given to the transformation.

2. HIGH WINDOW LOCATION
The high window location give a skylight like illumination to the room which provide a potential to transform the room into exhibition gallery in terms of light quality.

3. EXIST OF BASEMENT
The existing basement gives a potential of changing floor height and making variation between rooms.
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While the city expands to the west side, the development of cultural facilities does not move together. This leads to a lack of cultural facilities for the Utrecht southwest neighbourhood.

Thus, a CULTURAL COMPLEX is proposed to be built in the area of Jongerius complex to serve the neighbourhood.
BUILDING DESIGN | FUNCTION

CULTURAL COMPLEX

ENTRANCE

TEMPERARY EXHIBITION SPACE

MULTIFUNCTION HALL
BUILDING DESIGN | CONCEPT (MARCO SCALE)

HISTORICAL COMPLEX
strong axis with symmetry

NEW COMMUNAL AREA
organic space
TO DESOLVE THE VILLA OFFICE COMPLEX INTO THE NEW SURROUNDING
In order to create more exhibition space for new function in the office building to accommodate more visitor and more flexible for exhibition use, an extension is proposed to the office building.
TO DESOLVE THE HISTORICAL BUILDING INTO THE NEW SURROUNDING

In order to create more exhibition space for new function in the office building to accommodate more visitor and more flexible for exhibition use, an extension is proposed to the office building.

A double skin design is used to do the extension of the Jongerius office mainly because of the following reasons:

1. Architectural - the new complex is grabbing part of the historical complex which better mix of new and old

2. Providing a indoor route for experiencing the facade during walking in the gallery

3. Technical- prevent further decay in existing structure or facade element due to weathering and give a better protection to the historic building.
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3. Technical - prevent further decay in existing structure or facade element due to weathering and give a better protection to the historic building.
By extending the historical garden and building the extension in the same architectural language with the new complex, the historical complex is gradually dissolved into the new surrounding.
Central mainbuilding connecting different function in different floor:

- Below Ground Floor - Auditorium
- Ground Floor - Theatre
- First Floor - Library / Art Museum
- Second and Third Floor - Multifunctional Rooms
- Fourth Floor - Office
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Circulation space located along the central axis, both ends of the building and also both sides of the central exhibition hall.
Walking along the introductive gallery, visitor gradually turn the axis they walk on toward the historic axis of the office villa complex.
By using the vertical circulation on the central axis together with the ramps at the both end and on the both side of the central hall, a smooth and continuous circulation is created which connected different exhibition rooms.
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Exhibition space located all around the ground and first floor.
In order to achieve more flexibility for different kind of exhibitions and a more diverse spacial experience among different exhibition space, exhibition rooms with different height and light quality are created. A central big exhibition hall under sky light is created in the middle of the building.
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Different supporting facilities will be located around the building in all three floors.
A reading room will be located at the central axis facing outside while the education room is located at the south corner of the building which have a great visual connection to outside.
A museum shop is located next to the introductive gallery.
A cafe located at the top of central axis.
BUILDING DESIGN | Museum Wing - Entrance

Exhibition Advertizing

Main Entrance
Museum Wing - Entrance

Main Entrance

Museum Entrance
Museum Wing - Entrance

Main Entrance

Museum Entrance
BUILDING DESIGN | Museum Wing - Entrance

Main Entrance

A Place for Preparing yourself for art
BUILDING DESIGN | Museum Wing - Introductive Gallery

- fluorescent lamp
- wire clamp rail
- air grill
- light
Central Axis from historical building
BUILDING DESIGN | Museum Wing - Introductive Gallery

To central Hall
Museum Wing - New and Old Connection Detail

2. steel metal clip
3. dilation joint
4. flush roof window frame
5. 24mm plaster
6. 150mm ceramic fibre insulation
7. 2 brick layer
8. IPE 370

9. red marble
10. screw
11. concrete
12. floor construction
   - white oak veneer on 19mm plywood
   - 60mm screeding with floor heating
   - inter layer
   - in situ reinforced concrete

13. floor construction
    - white oak veneer on 19mm plywood
    - 60mm screeding with floor heating
    - inter layer
    - 100mm rigid plastic foam
    - in situ reinforced concrete
14. existing concrete/brick wall

office/extension connection detail
scale 1:5
BUILDING DESIGN | Museum Wing - Removal of Ground Floor Slab
Introductive model
Time Line Exhibit on wall
Space for putting Antique
Museum Wing - Jongerius History Museum

End with a video room
Sun light from south
BUILDING DESIGN | Museum Wing - Central Exhibition Hall
BUILDING DESIGN | Museum Wing - Double Volume Exhibition Space
visual connection
retain a low artificial light intensity in exhibition hall
Light comes from the central hall by the reflection of white office facade through long vertical window slit.
Museum Wing - Double Volume Exhibition Space
Building Design: Museum Wing - Museum Cafe

Roof Construction:
- Loose gravel
- Bitumen waterproofing
- 100mm rigid plastic foam
- Vapour barrier
- In situ reinforced concrete
- Bitumen coating
- Water bar
- Retaining anchor
- In situ reinforced concrete
- Plaster board suspended ceiling
- Floor construction
- White oak veneer on 15mm plywood
- 60mm screeding with floor heating
- Inter layer
- 100mm rigid plastic foam
- In situ reinforced concrete
- Precast concrete tile
- New roof construction
- Loose gravel
- Bitumen waterproofing
- 100mm rigid plastic foam
- Vapour barrier
- Concrete floor on steel decking

Floor Construction:
- 2 brick layer
- Plaster board suspended ceiling
- Air grill 200mm x 1200mm

Cafe Office Connection Detail: Scale 1:20
Service areas as located at the end of the historical office building following the hierarchy of the building.
Machine room for floor heating system will be located under the vertical circulation core.
Heat ventilation Air Conditioning System will be introduced to the rooftop of the building.
Location of the Shaft for ventilation, heating and drainage system

Ground Floor

First Floor

Second Floor

Building Service
Heat ventilation Air Conditioning System will be introduced to the rooftop of the building.
BUILDING DESIGN | Museum Wing - Facade

EAST ELEVATION

NORTH ELEVATION
### Museum Wing - Facade

- **Roof Construction**
  - Loose gravel
  - Bitumen waterproofing
  - 100mm rigid plastic foam
  - Vapor barrier
  - In situ reinforced concrete

- **In Situ Reinforced Concrete**
  - Bitumen coating
  - Water bar
  - Retaining anchor
  - In situ reinforced concrete
  - Fluorescent lights
  - Air grill

- **Floor Construction**
  - Plaster board suspended ceiling
  - Floor construction
  - White oak veneer on 15mm plywood
  - 60mm screeding with floor heating
  - Inter layer
  - 100mm rigid plastic foam
  - In situ reinforced concrete
  - Double glazing window
BUILDING DESIGN | Museum Wing - Facade

- roof construction
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- in situ reinforced concrete
- double glazing window

Window frame
BUILDING DESIGN | Museum Wing - Facade

- Roof construction
- Loose gravel
- Bitumen waterproofing
- 100mm rigid plastic foam
- Vapour barrier
- In situ reinforced concrete
- Bitumen coating
- Water bar
- Retaining anchor
- In situ reinforced concrete
- Fluorescent lights
- Air grill
- Plaster board suspended ceiling
- Floor construction
- White oak veneer on 15mm plywood
- 60mm screeding with floor heating
- Inter layer
- 100mm rigid plastic foam
- In situ reinforced concrete
- Double glazing window
1. Strut metal cladding
2. 25mm plaster
3. 2 brick layer
4. 3mm plaster
5. New roof construction
   - Insulation:
     - Kleo thermal insulation
     - 100mm rigid plastic foam
   - Vapor barrier
   - Concrete floor on steel decking
   - 100mm ceramic fiber wool
6. CHP 140 kW
7. New double glazing window
8. 2x12.6mm plasterboard
9. Plasterboard suspended ceiling
10. Precast concrete floor tiles
11. Steel grill 200mm/300mm
12. Floor construction
   - White oak veneer on 18mm plywood
   - 40mm screed with floor heating
   - Interlayer
   - 120mm rigid plastic foam
13. Canopy construction
   - Bitumen waterproofing
   - 18mm plywood
   - Steel decking
14. EPS 100
15. EPS 120
16. UPE 270
Reconstruction of Parapet

1. sheet metal cladding
2. 50mm plaster
3. 2 brick layer
4. 50mm plaster
5. new roof construction
6. loose gravel
7. bitumen waterproofing
8. 100mm rigid plastic foam
9. vapour barrier
10. concrete floor on steel decking
11. 100mm ceramic fibre wool
12. CHF 1g
13. new double glazed window
14. 2x12.8mm plasterboard
15. plaster board suspended ceiling
16. pre-cast concrete floor tiles
17. air grill 300mm x 300mm
18. floor construction
19. lightweight veneer on 12mm plywood
20. 40mm screed with floor heating
21. inter layer
22. 100mm rigid plastic foam
23. fluorescent light
24. canopy construction
25. bitumen waterproofing
26. 18mm plywood
27. steel decking
28. IPE 300
29. IPE 100
30. UPE 270
31. office facade detail
Replacing Window frame in the front facade

1. sheet metal cladding
2. 3mm plaster
3. 2 brick layer
4. 3mm plaster
5. new roof construction
6. loose gravel
7. bitumen waterproofing
8. 100mm rigid plastic foam
9. vapour barrier
10. concrete floor on steel decking
11. 100mm ceramic fibre wool
12. CHP 160
13. new double glazing window
14. 2x12.5mm plasterboard
15. plasterboard suspended ceiling
16. pre-cast concrete floor tile
17. grid 300mm/300mm
18. floor construction
19. white oil varnish on 12mm plywood
20. 4mm screed with floor heating
21. interlayer
22. 10mm rigid plastic foam
23. fluorescent light
24. canopy construction
25. bitumen waterproofing
26. 18mm plywood
27. steel decking
28. IPS 300
29. IPS 150
30. LPE 270

Office facade detail
Canopy

1. sheet metal cladding
2. 3mm plaster
3. 2 brick layer
4. 3mm plaster
5. new roof construction
6. loose gravel
7. bitumen waterproofing
8. 100mm rigid plastic foam
9. vapour barrier
10. concrete floor on steel decking
11. 100mm cellular fibre wool
12. CHF 160
13. new double glazed window
14. 2x13.8mm plasterboard
15. plasterboard suspended ceiling
16. pre-cast concrete floor slab
17. ceiling grid 300mm/300mm
18. floor construction
19. bitumen waterproofing
20. 18mm plywood
21. steel decking
22. office facade detail
23. IPS 300
24. IPS 100
25. LFE 270