Pioneer LIVING amidst INDUSTRY
GENERAL
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To prevent this development existing industrial areas need to be RESTRUCTURED.
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Industrial zones are often situated at the city border, close to the highway. By adding new program and diminish the adding of new industrial program, the areas can be urbanised and added to the existing urban citystructure.

A RESIDENTIAL PROGRAM could be introduced, since new dwellings are needed.
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+ location near infrastructure
  low building heights
  open space

- lack of near city services
  unpleasant environment
  desolation in evening & night-hours
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<table>
<thead>
<tr>
<th>Location near infrastructure</th>
<th>lack of near city services</th>
</tr>
</thead>
<tbody>
<tr>
<td>low building heights</td>
<td>unpleasant environment</td>
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<td>open space</td>
<td>desolation in evening &amp; night-hours</td>
</tr>
</tbody>
</table>

At this moment NOT SUITABLE for dwellings.
pioneer
LIVING
amidst
INDUSTRY
LOCATION
LOCATION CITY
RONETTERREIN-OVERAMSTEL
LOCATION AREA

Location surrounded by:

GREEN
WATER
Location surrounded by:

GREEN
WATER
INDUSTRY
LIGHT INDUSTRIAL OFFICES
LOCATION AREA

Location surrounded by:

GREEN
WATER
INDUSTRY
RESIDENTIAL AREAS
LOCATION AREA

Location surrounded by:

GREEN
WATER
INDUSTRY
RESIDENTIAL AREAS
INFRASTRUCTURE
Program

- light industry
- offices
LOCATION
LOCATION ENVIRONMENT
DESOLATE

areas without use

fragmented

obsolete buildings
Area Functions

LOCATION ENVIRONMENT

9am - 5pm
evening - night hours
LOCATION ENVIRONMENT
visual quality

GREEN

RECREATION
new residential-work area

fase 1: started
new residential-work area

fase 1: started

fase 2
FUTURE

new residential-work area

fase 1: started

fase 2

fase 3
FUTURE LOCATION
PROBLEM STATEMENT
The introduction of **Dwellings** in an **Industrial** zone that is not yet suitable for **living** but offers **space** and **mobility**, to start a **transformation** towards a new **urbanised** area.

De introductie van **Woningen** in een ** Industrieel** gebied dat nog niet geschikt is om te **wonen** maar **ruimte** en **mobiliteit** biedt, om een **transformatie** te starten naar een nieuw **geurbaniseerd** gebied.
ASSIGNMENT

PROBLEM
ENSEMBLE OF DWELLINGS
able to start a transformation from an industrial area towards a mixed light industry and residential area

LOCATION
PIONEER
capable to survive alone in a ‘hostile’ industrial environment

RESEARCH
LAYERING OF ENTITIES
responsive towards dweller and context on different scales: the structure of the context, the ensemble, and the unit
DESIGN RESEARCH

CASE STUDIES
CASE STUDIES
BASIC ELEMENTS PIONEER ENSEMBLE
NEW AMSTERDAM

JAMESTOWN
WALL
MAIN BUILDING
UNITS AROUND OPEN SPACE
EXPANSION
CASE STUDIES
ensemble
COLLECTIVITY
STRONG IDENTITY
DESIGN
PROGRAM
PROGRAM

DEWELLINGS
SPACE - WATER - GREEN
transformation towards mixed urban
PROGRAM

DEWLLINGS
SPACE - WATER - GREEN
transformation towards mixed urban

LIGHT INDUSTRY
CUSTOMER FOCUSED - INDUSTRIAL AREA
integration in context
PROGRAM

DWELLINGS
SPACE - WATER - GREEN
transformation towards mixed urban

WORK-LIVING
MOBILITY - WORK ENVIRONMENT
connects program

LIGHT INDUSTRY
CUSTOMER FOCUSED - INDUSTRIAL AREA
integration in context & upgrading context
DESIGN
DEVELOPMENT MASS AND SPACE
CUT-OFF EDGES
DIVIDING PROGRAM
INNER SQUARE
WALL
CAVITIES
DWELLING
WORKUNIT TYPE
all spaces connected

CENTRAL ENTRANCE

service centre
scenario 1
scenario 2
scenario 2
sliding doors

detail 1

detail 2
staalplaatbetonvloer (COMFLOR46)
L-profiel (120 x 80 x 10)
waterkerende laag
stalen stelprofiel
Rockpanel
stucwerk
stalen frame
aluminium geperforeerde plaat

detail 1

0,21

0,56

0,61

detail 2

0,44
infra+vloer
breedplaatvloer

staalplaatbetonvloer
infra+ principle

floorsurface
floor heating
isolation
gordingen
beam
concrete with beams
mechanical ventilation in
COLLECTIVE ENTRANCE
COLLECTIVE ENTRANCE

dwelling 2nd floor
COLLECTIVE ENTRANCE

2nd floor
COLLECTIVE ENTRANCE

2nd floor
COLLECTIVE ENTRANCE

2nd floor
COLLECTIVE ENTRANCE

4th floor
COLLECTIVE ENTRANCE

circulation
main shafts 4th floor
main shafts 4th floor
COLLECTIVE ENTRANCE

stability

steel construction

stability
stability
stability
CLUSTER
<table>
<thead>
<tr>
<th>Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>grass</td>
</tr>
<tr>
<td>deepening</td>
</tr>
<tr>
<td>platform</td>
</tr>
<tr>
<td>wood</td>
</tr>
<tr>
<td>gravel</td>
</tr>
</tbody>
</table>
CLUSTERS
CLUSTERS
inner WALL
SQUARE
SQUARE

dwellings
light industry_office
connection program
WALL
3rd_4th floor
WALL

3rd_4th floor
DETAILS GROUND FLOOR

IPE-170 profiel
dampremmende laag
isolatie
houten plaat
stalen verbindingsstrip
schuifpaneel
dampremmende laag
Rockpanel
stucwerk

kalkzandsteen
L-profiel
isolatie
Rockpanel
stucwerk
aluminium strip
PIONEER
TRANSFORMATION
BUILDING
MODELS
LIGHT

RE-USABLE flexible

industrial

LIGHT ENTRANCE
TRANSFORMATION
LOCATION
Pioneer *LIVING* amidst *INDUSTRY*