An Open Building Project as Urban Catalyst

Gershwin Cluster 1
Zuidas, Amsterdam
PART1 RESEARCH

Theoretic Background and Case Study
Site Analysis and Goals

PART 2 DESIGN PROPOSAL

The Ensemble
The dwelling units
PART 1 RESEARCH

Theoretic Background and Case Study
Site Analysis and Goals
prof. ir. N.J. (John) Habraken, *De dragers en de mensen*, 1961
An Alternative: Supports

Two Spheres:  Support

Infill
Spatial Organization | Diagoon
Gershwin Cluster

Site Area: 16790m² (tbd)
GLA: 70,000 m²
(according to Huygen Installatie Adviseurs)

Block 4: residence
21F (77m)
Total 24000m²: commercial 2900m², offices + parking 1960m², apartments 19140m² (217)

Block 2-B: student housing
9F (1 underground floor)
Total 11000m²: commercial + atelier appartments 2340m², apartments 8660m² (rental & private apartments + 45 small apartments)

Block2-A: offices
18F
Total 17800m²: living/ office lofts + commercial (6675m²?), 89 apartments (11125m²?)

Block3: residence
7F
Total 6100m²: 46apartments (studio, townhouse, penthouse)

Block1: residence
11F(1-B), 8F(1-A)
Total 11100m²

Apartments 56125m²: 80% of total
Density: 70%
Periode 2007-2012

Periode 2012-2017/18

Periode 2018-2025

Periode 2025-2033

Groeikaart ontwikkeling Zuidas

Bestaand/gerede
In ontwikkeling
Brandpunten van stedelijk leven (voorzieningen in plinten, drukte op straat)
The Blue House, a four-year durational project initiated in IJburg, a new city extension of Amsterdam. IJburg is a major new urban district being developed on a cluster of man-made islands to the east of Amsterdam city centre. The whole development is governed by a highly detailed plan, the implementation of which is strictly regulated. In 2005, artist Jeanne van Heeswijk arranged for a large villa in housing ‘Block 35’ to be taken off the private market and be re-designated as a space for community research, artistic production and cultural activities. In cooperation with Dennis Kaspori and Hervé Paraponaris The Blue House has acted as a centre for artistic and cultural production and research into what happens when such a radical approach to urban planning and community development is employed.
GOAL

An open building project as urban catalyst for the projected area and the Zuidas development as a whole, attracting new dwellers to settle down.

On the level of neighborhood, it should be a complex that allows the coexistence of diverse urban functions with inviting public space. Certain flexible spaces are especially designed for uncertain programs or hybrid functions.

On the level of dwelling units, the dwelling units are designed for adaptation and growth. The outcome of the buildings manifests a collection of individual decisions which contributes to the generation of the new urban context.
PART 2 DESIGN PROPOSAL

The Ensemble
The dwelling units
The Ensemble
penthouses
dwellings for adaptation and growth
dwellings (special type)
lobby/common space/parking
Ground Floor Plan
Main Access for Pedestrian
Car Access

vehicle path

access to underground parking floors
Cyclist Access

- Cycle path
- Main bicycle parking area for the public
- Bicycle storage for the residents
Access to Residence

- Residential lobby
- Residential access
Access to Offices

hybrid offices (living/working)
small business
single medium business
Access to Commercial Spaces
A possible vision of the urban infill

F.A.R = 2.5
Variation 1 - Culture Center
Variation 2 - Market (Daytime)
Variation 3 - Open Cinema (Evening)
Variation 4 - Temporary Exhibition
Second Floor Plan

- Public area
- Collective area of offices
- Residence
- Commercial
- Hybrid office (living/working)
- Office (small business)
- Office (medium business)
Circulation Conjunction

- public
- residence
- hybrid office (living/working)
- office (small business)
- office (medium business)

Design Proposal - The Ensemble
The Dwelling Units

- sleeping
- living
- working

4 x 4.5 mixed function

- cooking + dining
- cooking + bath
- dining
- bath
- sleeping
- working

9 x 4.5 mixed function

recommended size: 122m²
(9m x 4.5m x 3)
Design Proposal - The Dwelling Units

Type 1 122 m²

Type 2 108 m²

3m 4.5m

9m
target groups

- empty nesters
- young urban professionals
- students (PHD)
- business visitors

**SMALL HOUSEHOLD**

- 81m²
- 54m²

**UPPER-MIDDLE CLASS**

- ≤41m²
- ≤27m²

**basic part for practical appropriation**

- 6m x 9m

**extended part for linguistic appropriation**

- ≤122m²
- ≤108m²

**the adjacent void that accommodates the extended part**

- 9m x 6m
Zone of columns and shafts
Columns and core with an external concrete tube

Core and tree structure consisting of space frame and columns
Water tanks and filter in the basement

electricity/ water/
central heating
rain water drainage
Cluster Type A
Cluster Type B
Cluster Type A

Cluster Type B

Cluster Type C
Design Proposal - The Dwelling Units

- Single or Couple
  - 0 and 0.5
- Family
  - 0 and 0.5
- Home office
  - 0 and 0.5
Intervention 1:
12 color options
Intervention 2: 
The external configuration
Intervention 3: Window openings
Construction in the future ...
Mechanical Ventilation