

## Brug Tower | Less is light

The Westraven Transferium site, in the A12-Zone of Utrecht, can absorb a portion of the population growth projected over the next decade. There is an immediate need for apartments, highly adaptable commercial spaces, and an expressive “experience” hotel, as defined by the city of Utrecht.

In order to contribute to responsible development of Utrecht, all programs are housed within a single mixed-use building, well-connected to the transit system, and framed within a series of adaptable public spaces.

To reduce the presence of cars in the city, the A12 site, formerly dominated by an unsightly parking garage, is transformed into a mixed-use tower. The tower is composed of three main parts:

- A) Public spaces;
- B) Semi-public spaces;
- C) Private spaces.

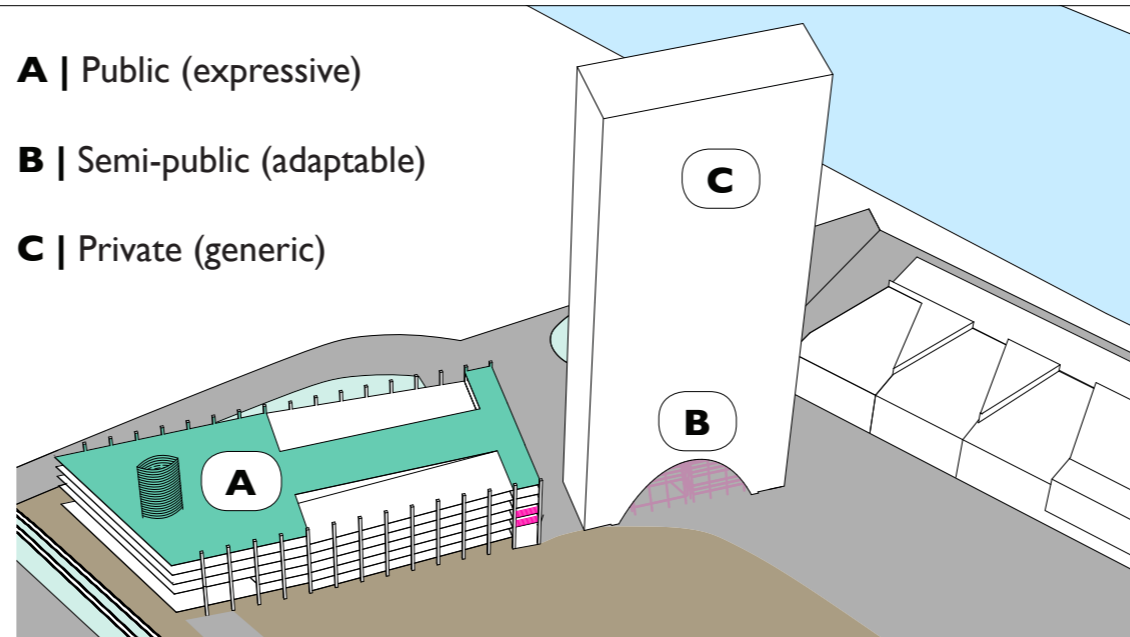
By wrapping the concrete parking garage with a steel mesh, landscaping the roof-top of the garage, and flanking a dense apartment block with expressive spaces, the site becomes more than an isolated apartment building.

The Brug Tower incorporates a public park, a fitness center, and bridge-inspired structural system, which supports a series of adaptable spaces, in order to meet changing market trends. Adaptable spaces offer tenants the possibility of shaping their space in three-dimensions, and the unrestricted interior space is supported by a structure inspired by bridge-design.

The bridge-inspired design is composed of thin cables, supported by a truss. While framing views of nearby canals and bridges, often associated with the identity of Utrecht and the Netherlands, the views of the canals and bridges remind the visitors inside the Brug Tower of the saying,

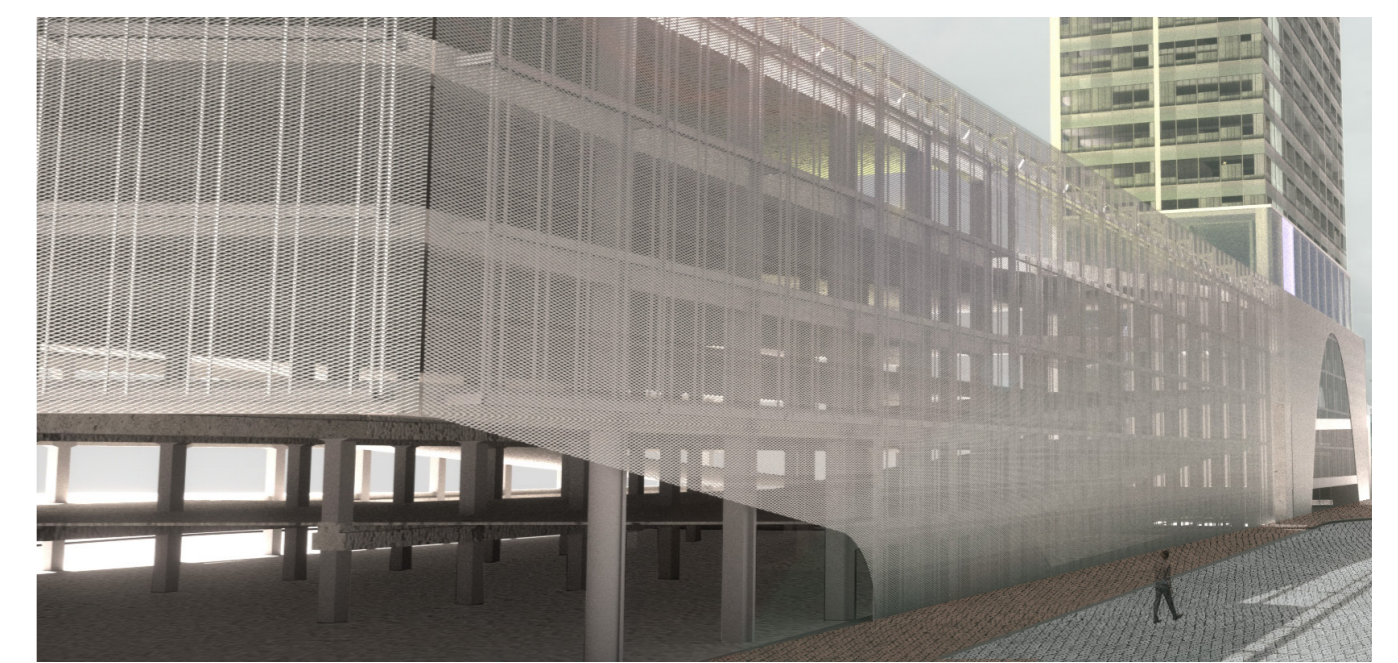
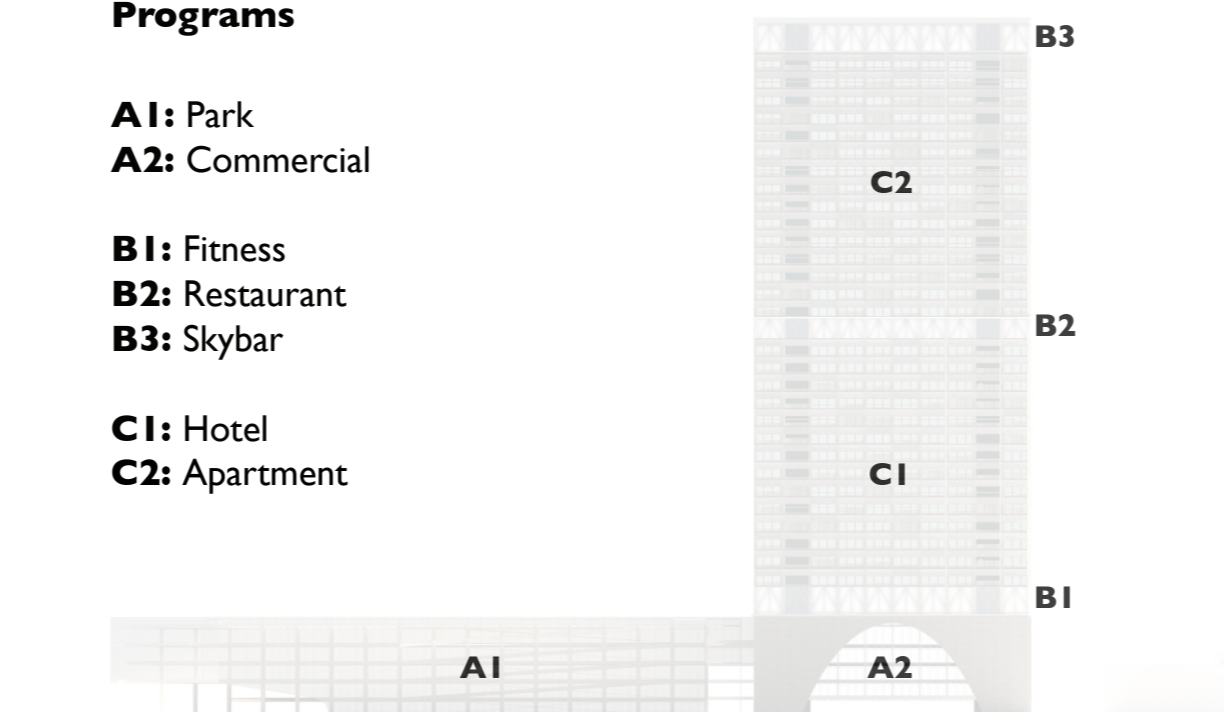
**“God built the world, but the Dutch built Holland.”**

- A | Public (expressive)
- B | Semi-public (adaptable)
- C | Private (generic)

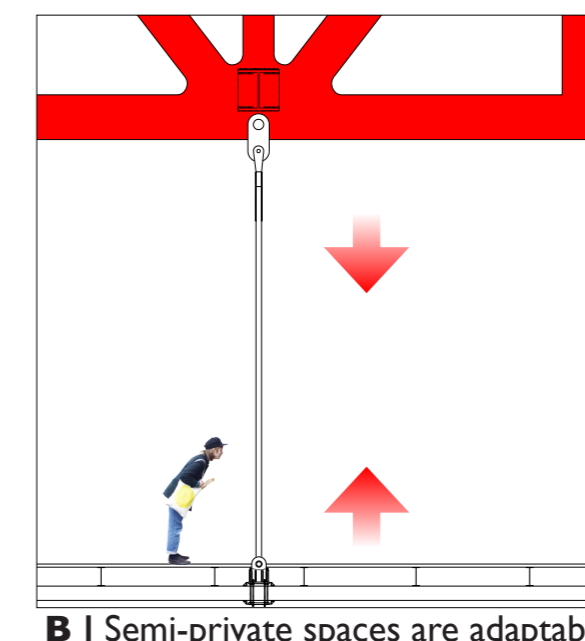


### Programs

- A1: Park
- A2: Commercial
- B1: Fitness
- B2: Restaurant
- B3: Skybar
- C1: Hotel
- C2: Apartment



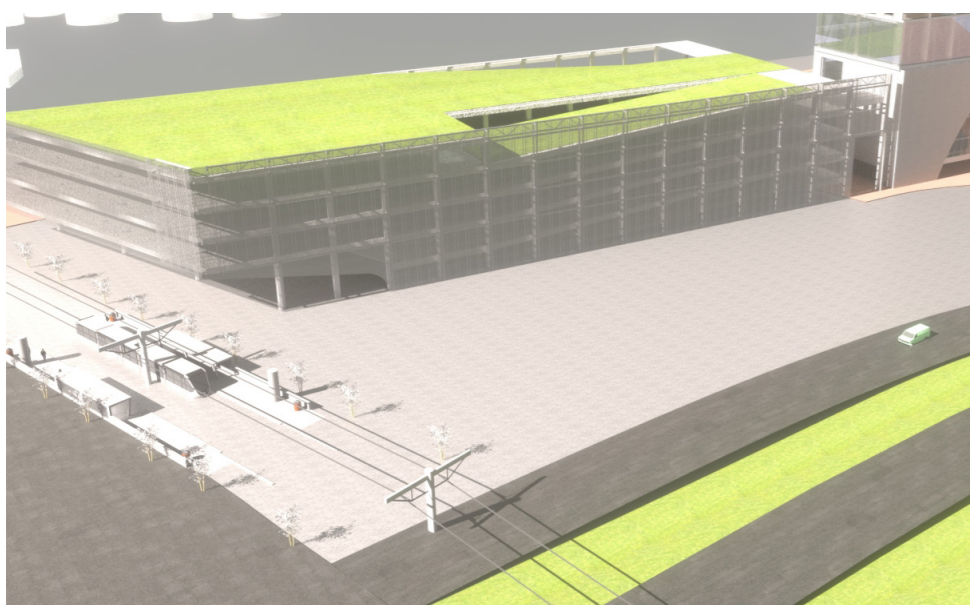
A | Expressive public space



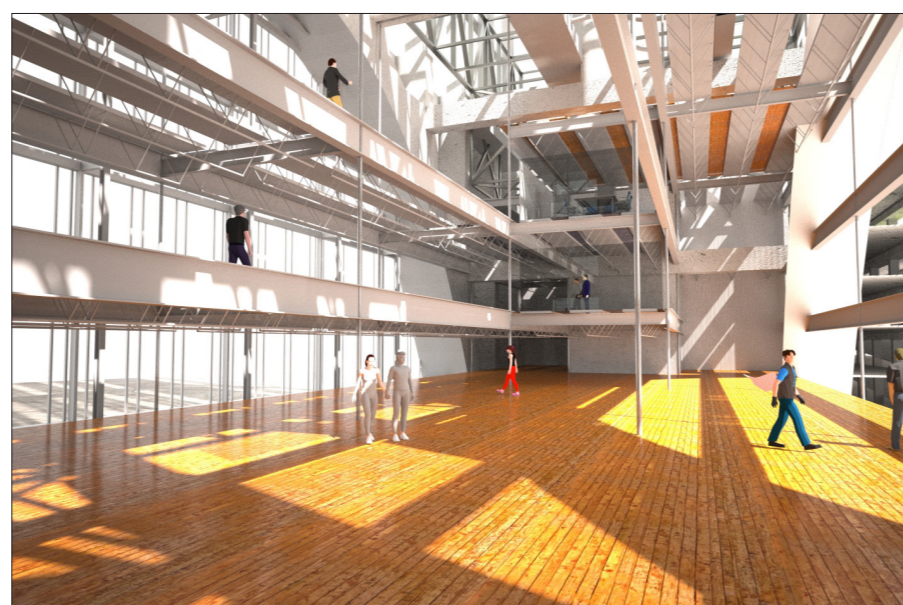
B | Semi-private spaces are adaptable



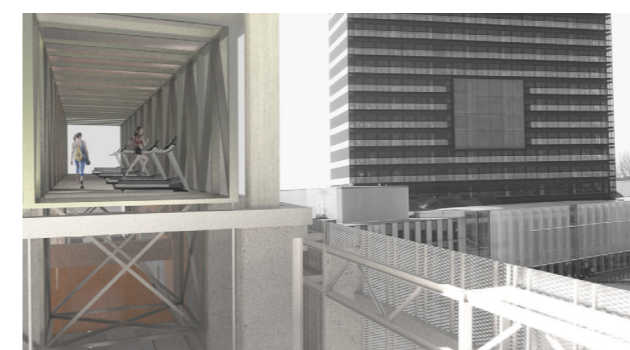
C | Generic private apartments



A1 | Park



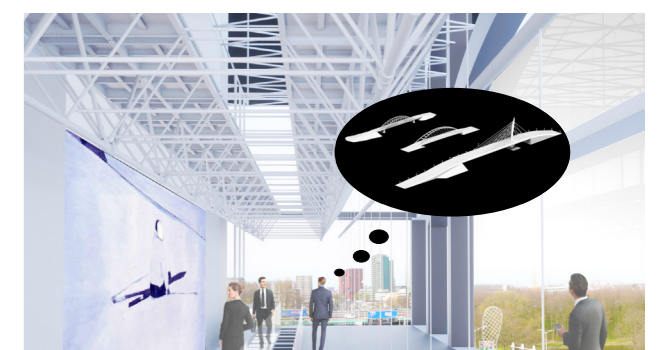
A2 | Interior (floors placed in storage)



B1 | Fitness



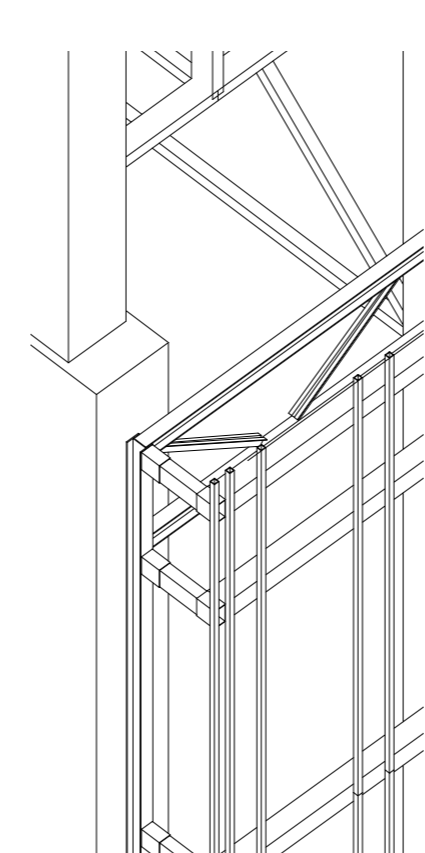
B2 | Restaurant



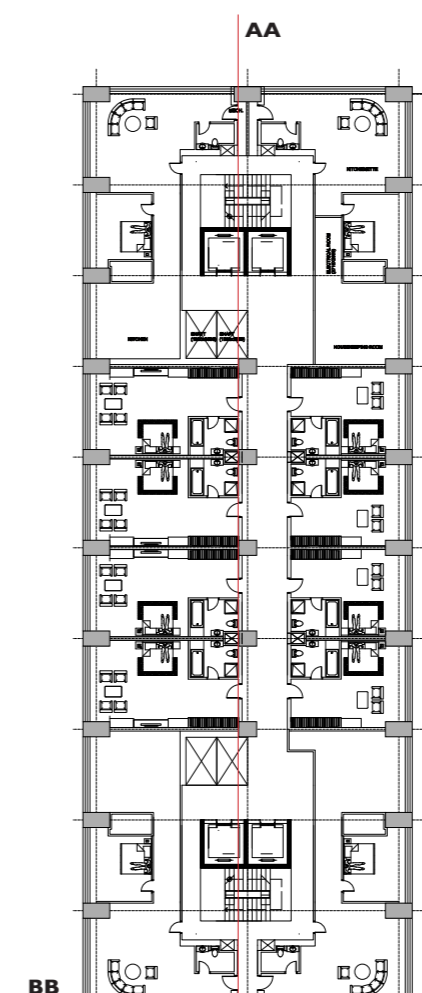
B3 | Skybar



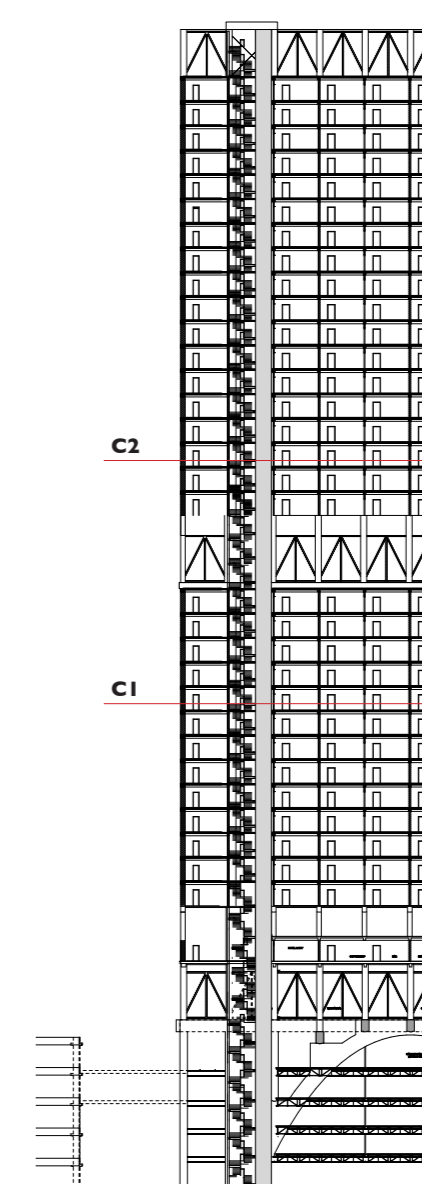
A2 | Commercial space during healthy economy



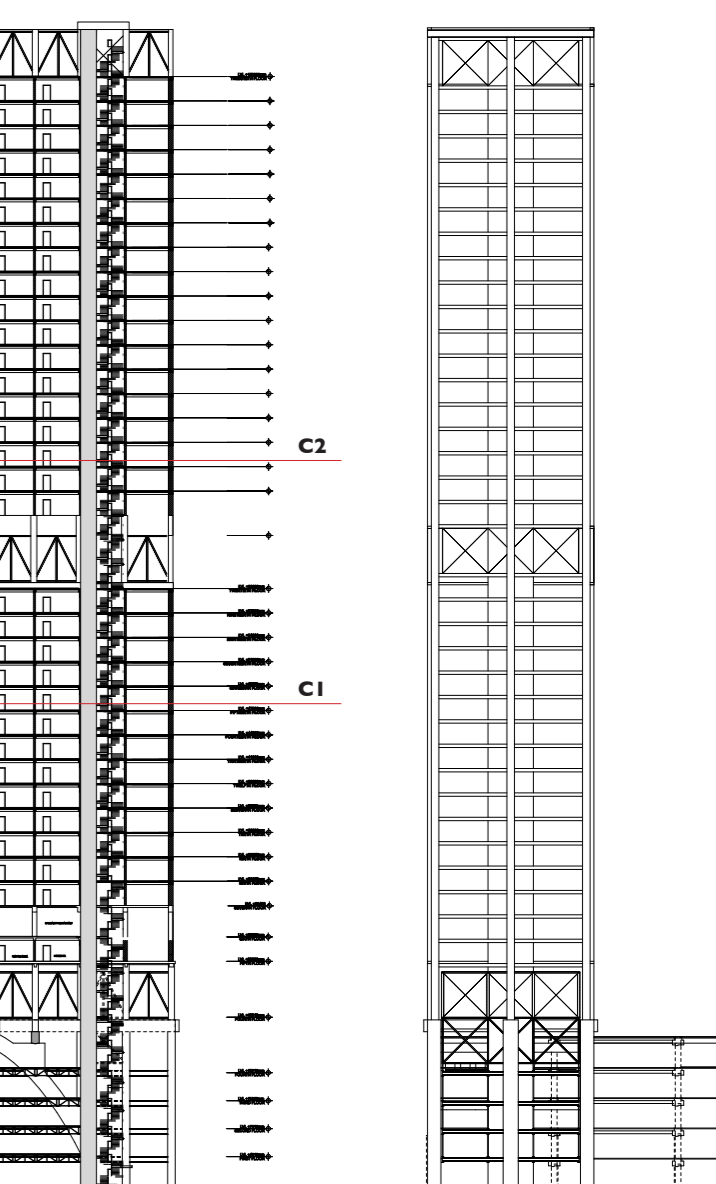
Facade | Steel structure  
Scale = 1:500



C1, C2 | Typical plan  
Scale = 1:500



Section AA | Tower  
Scale = 1:200



Section BB | Tower  
Scale = 1:200

