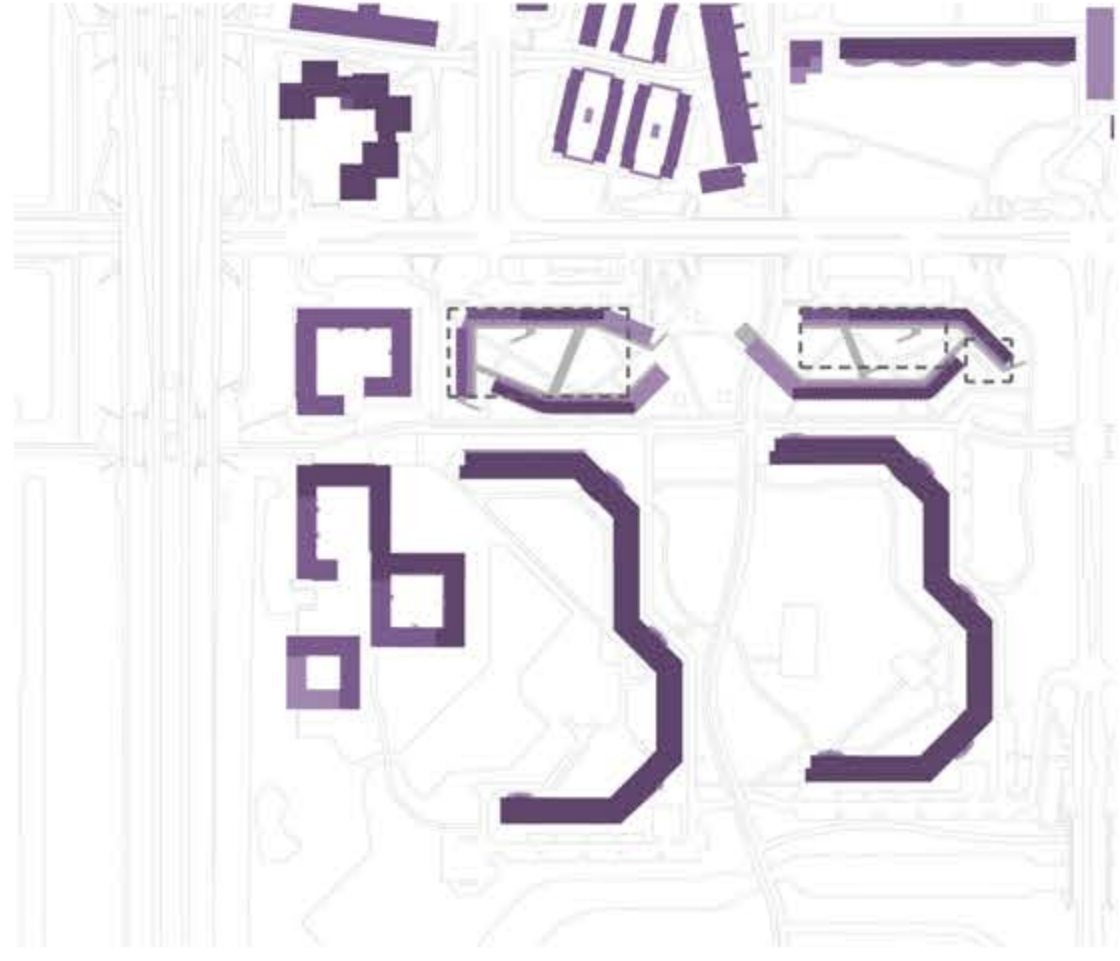


From Biljmer blocks to urban scale



Communications network



Brief

Tot Ziens! is the way dutch people say "see you", an informal greeting between friends and neighbours that reflects the character of this [urban] project: a place where citizens can meet and socialize in a positive atmosphere and therefore promote a new productivity through the exchange of ideas, values and cultures in a community with a [new] urban scale.

European 14 theme is a new productivity for the XXI century where the limits between workspace and residential are fluid and spaces designated for one use can change to another or foster both simultaneously or through different timelines. Nowadays, not only is productivity flexible, new concepts/kinds of families and living associations/arrangements need to be considered in an urban development. This fluidity and flexibility has an impact on Tot Ziens! at all scales: units, blocks and neighbourhood.

The units are cost effective due to their standardization and they are adaptable to fit all kinds of lifestyles and/or working by two different strategies: extension (type A) and aggregation (type B).

The type A are vertical units that can be extended adding new spaces adapted for each specific use. A large solution's catalogue can be used, from prefab structures and recycled cargo containers to DIY modules designed by the own inhabitants/users, always with sustainable materials. The horizontal units type B with more of a loft character, approach flexibility through aggregation, preconfigured wall openings allow several units to connect to create bigger entities.

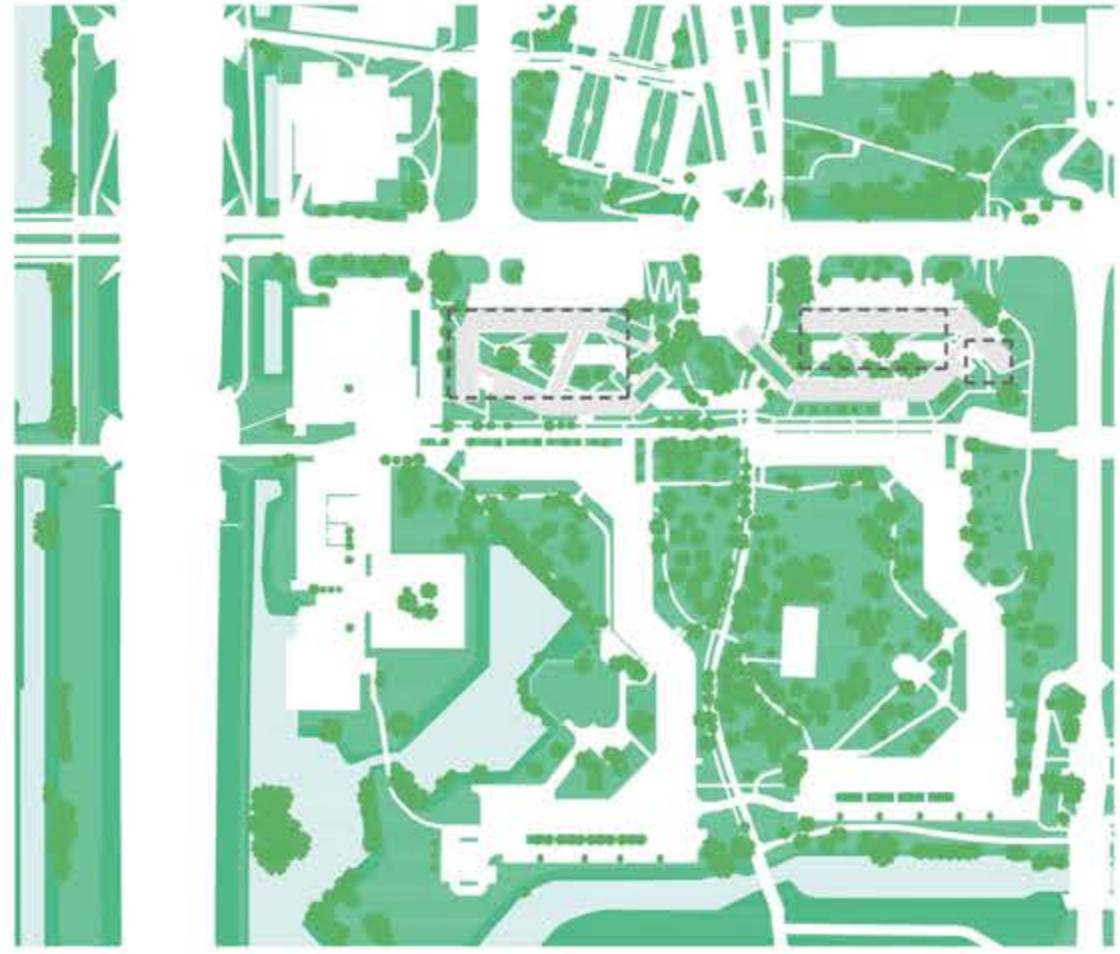
Both strategies are reversible which allows the units to mutate/evolve to a different state when the conditions of the living structures that they host change. Extensions and modifications of the basic units can also increase local businesses and promote the circular economy.

The blocks are put together with a mix of both types of units to create more diversity and to encourage productivity with the meeting of different inhabitants. Inside the blocks there is no established position for the housing or the working spaces since any unit can host both (so it can be decided and negotiate by a commission and users). The first floor passage connects the two floors adding density to the public or semi public space in two levels, including the entrance of the first floor units in the path. The same communications that connects vertically give access to the community roof gardens. The shape of the blocks are porous clusters, elements adapted to the surroundings.

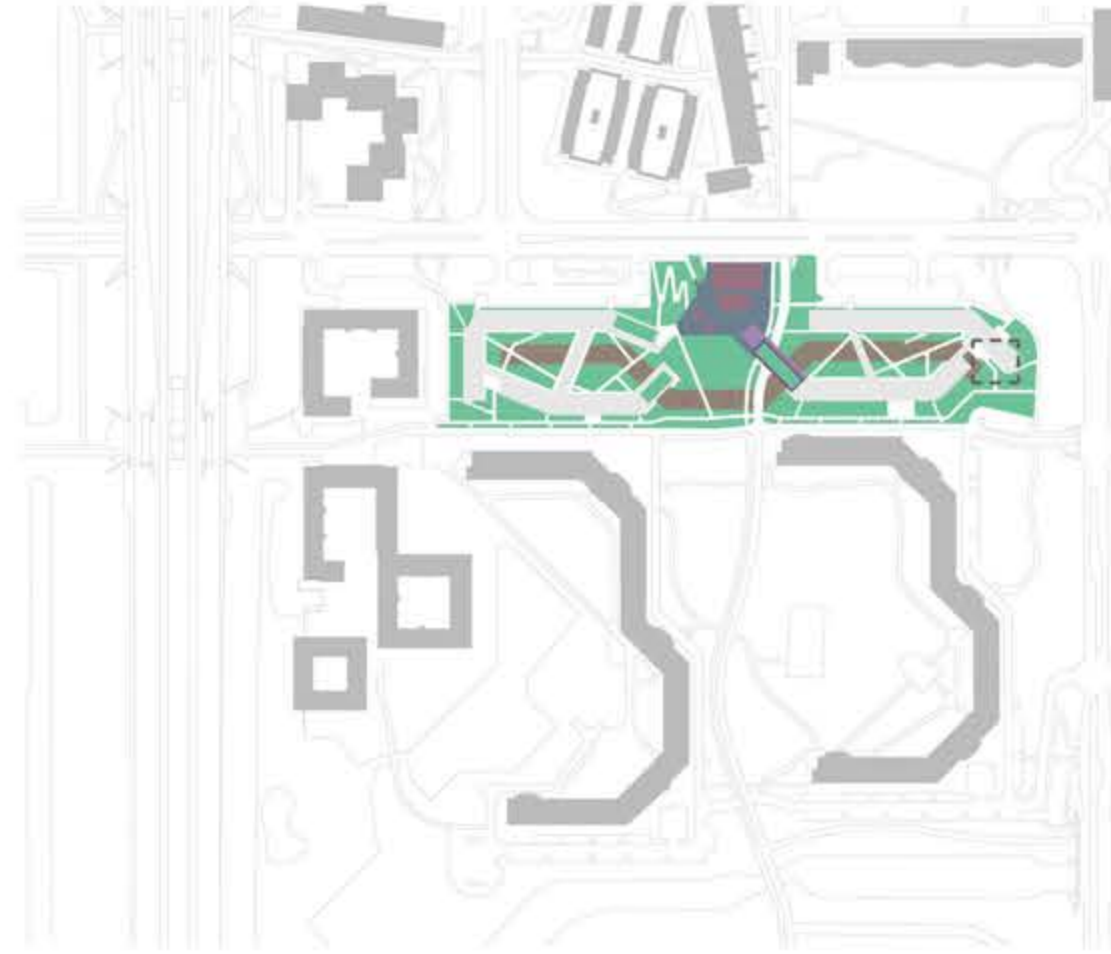
The neighbourhood combines two blocks being aware of the importance of their position and their relationship with the existing elements for the success of urban regeneration. The blocks are anchored to the previous parking location (keeping the car wash in its current location) helping the transition between the main road and the existing buildings. The kindergarten is moved to a central position next to the existing playground to create a central core where new and old buildings connect in the new improved public space. The parking places are relocated to a lower level so they don't interrupt the connection among the new block and existing, helping to reconfigure the road traffic.

All of the above makes Tot Ziens! a community hub where new productivity and social inclusiveness are encouraged through diverse and flexible structures.

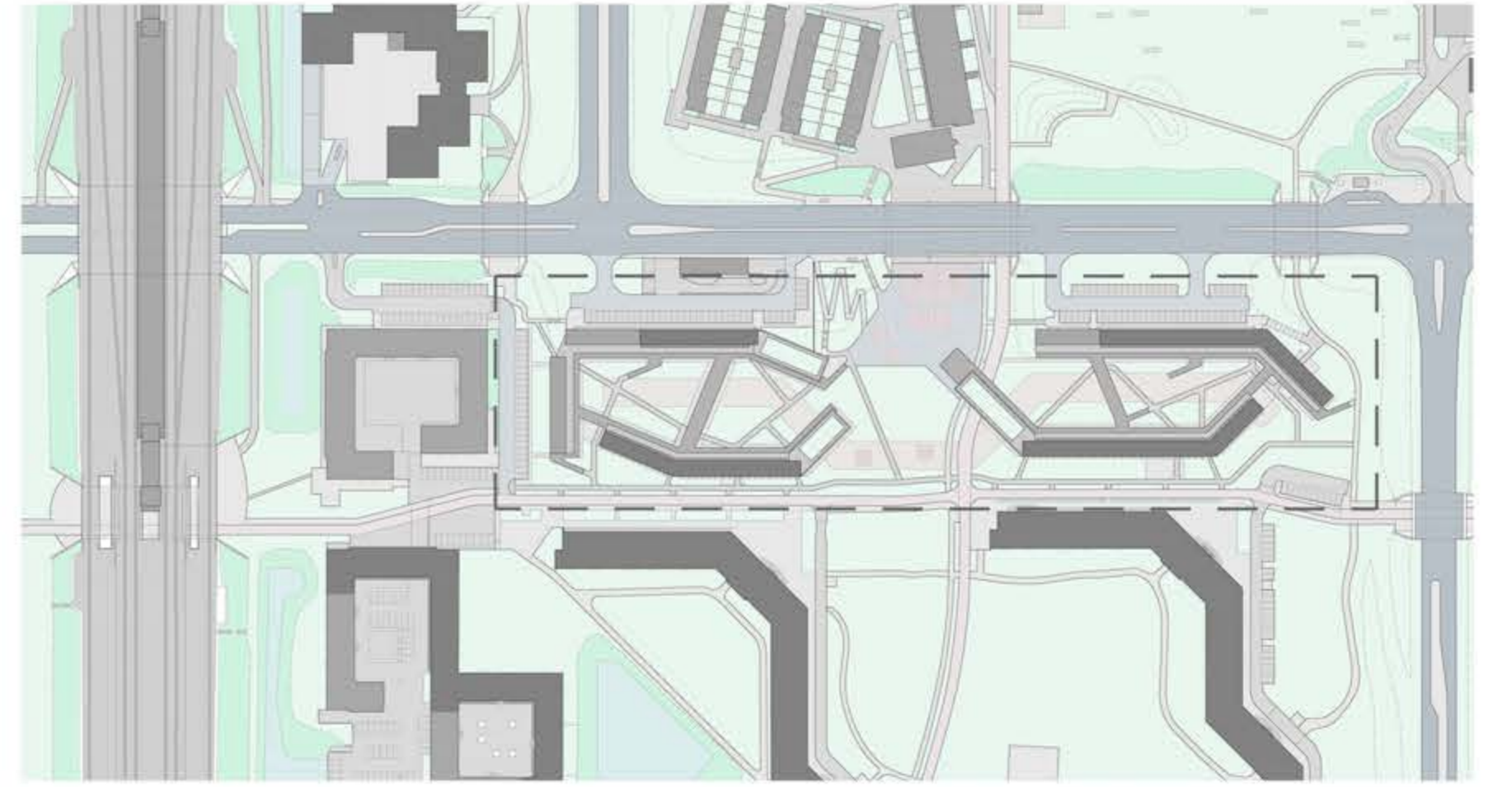
Open blocks and green areas



Community spaces as central core

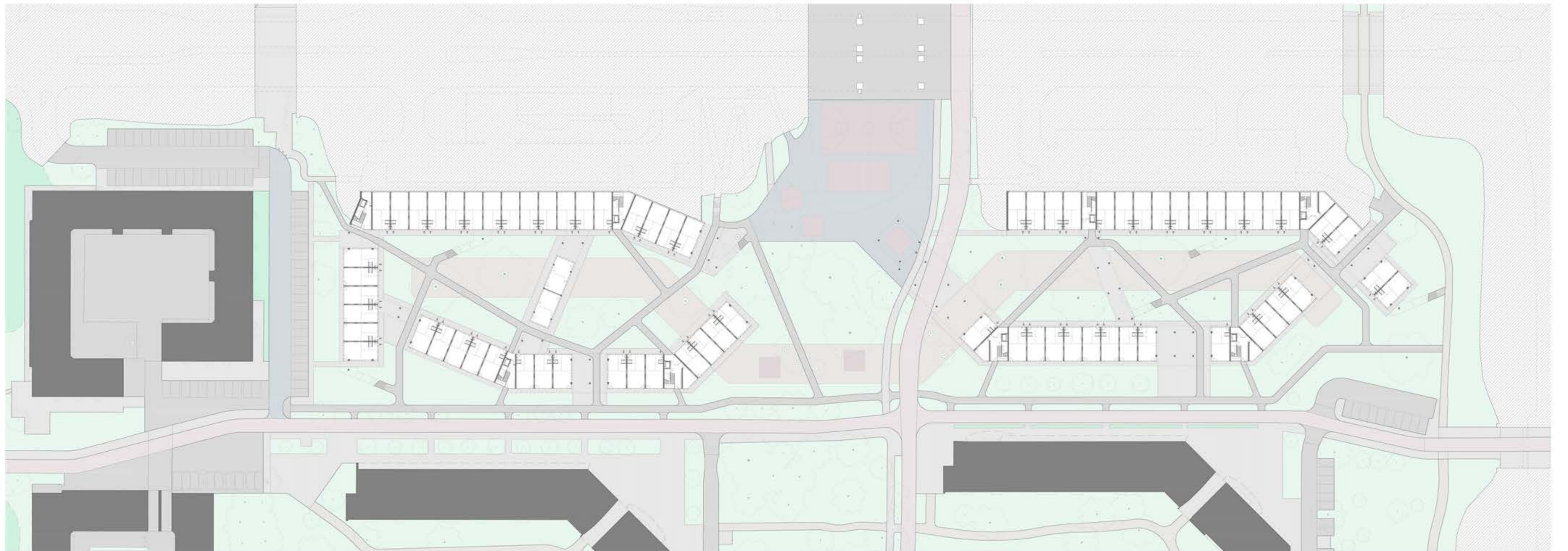


Situatie



Situation plan

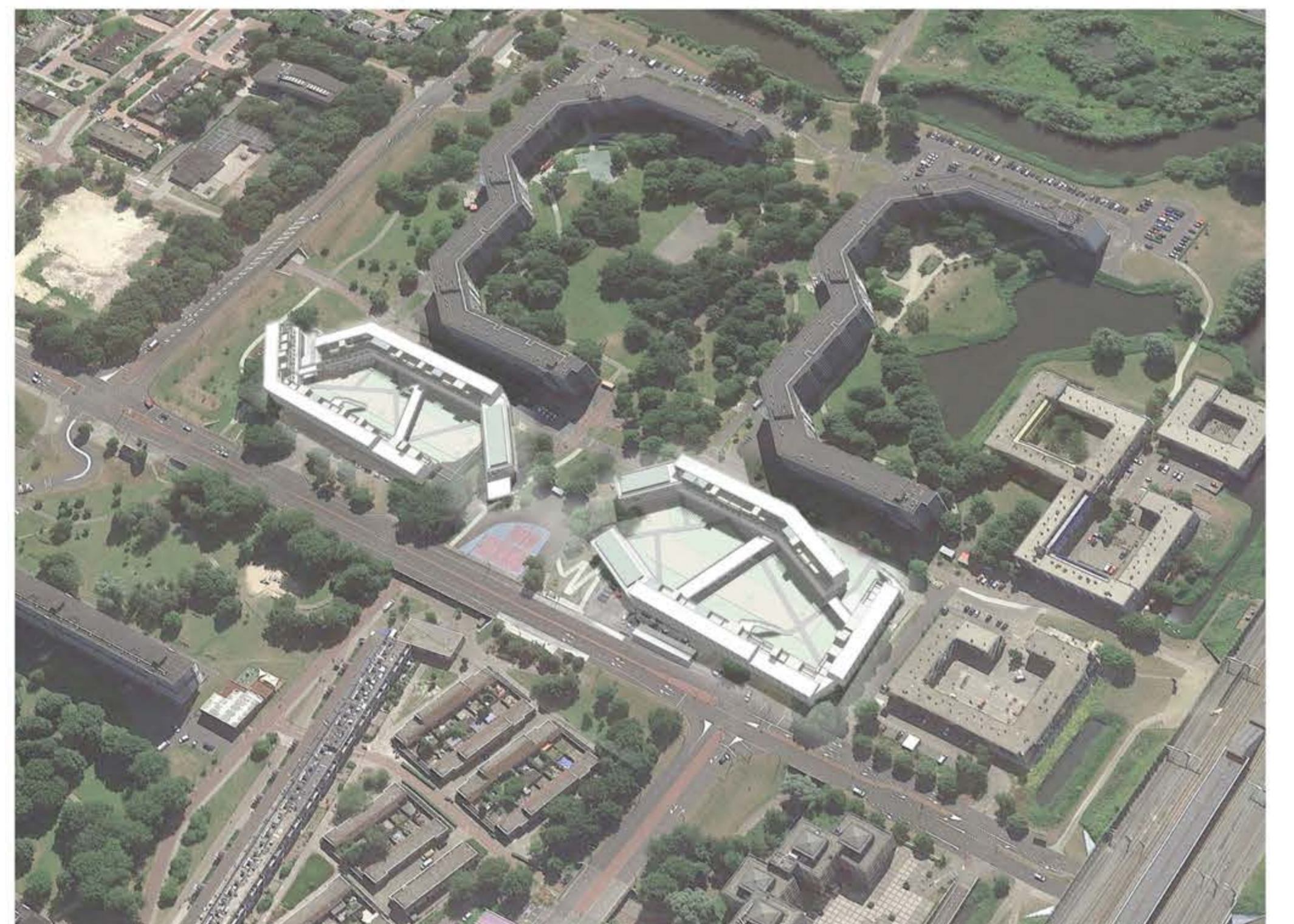
BEGANE GROND GROUND FLOOR



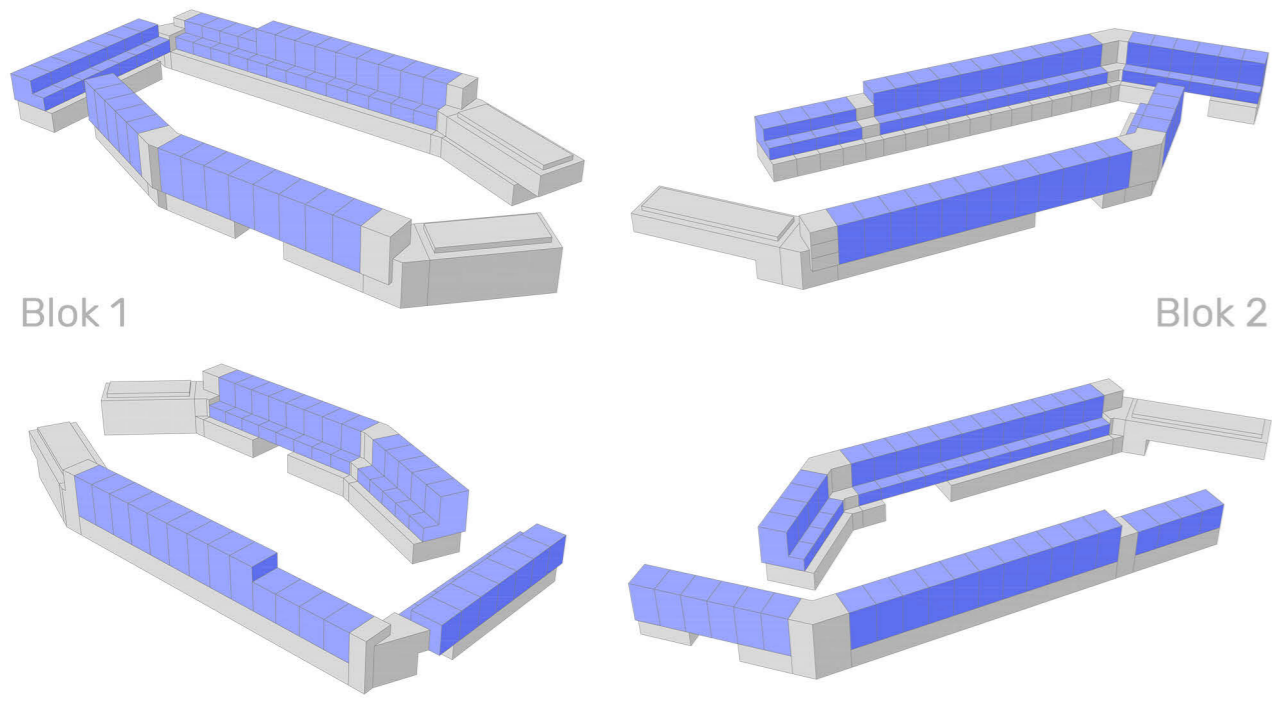
Aerial view



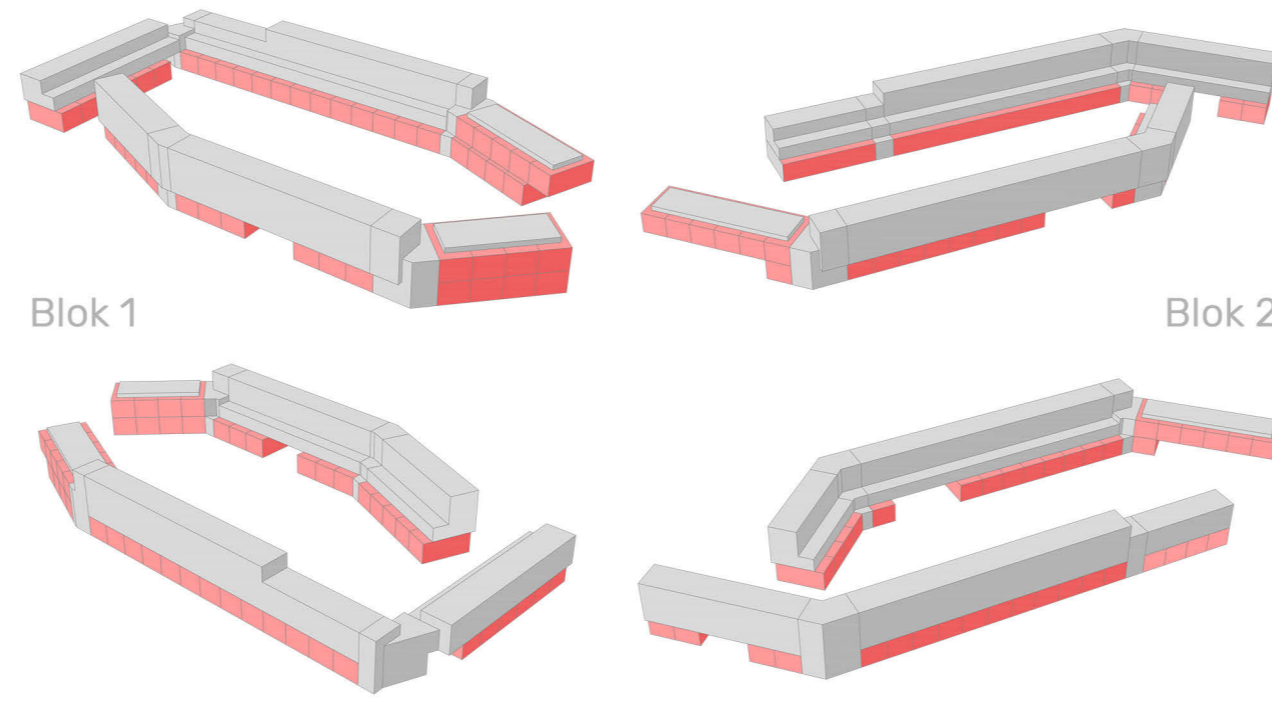
Aerial view with an example of extensions DIY



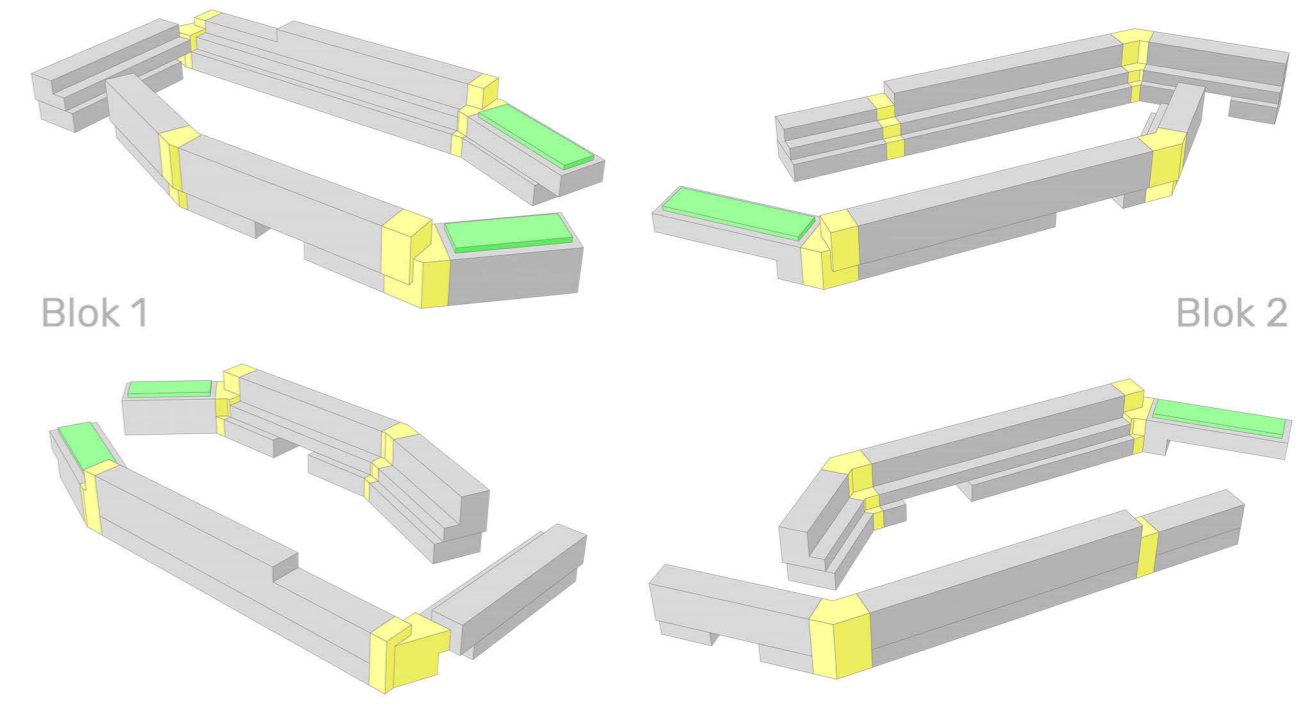
TYPE A 70 units



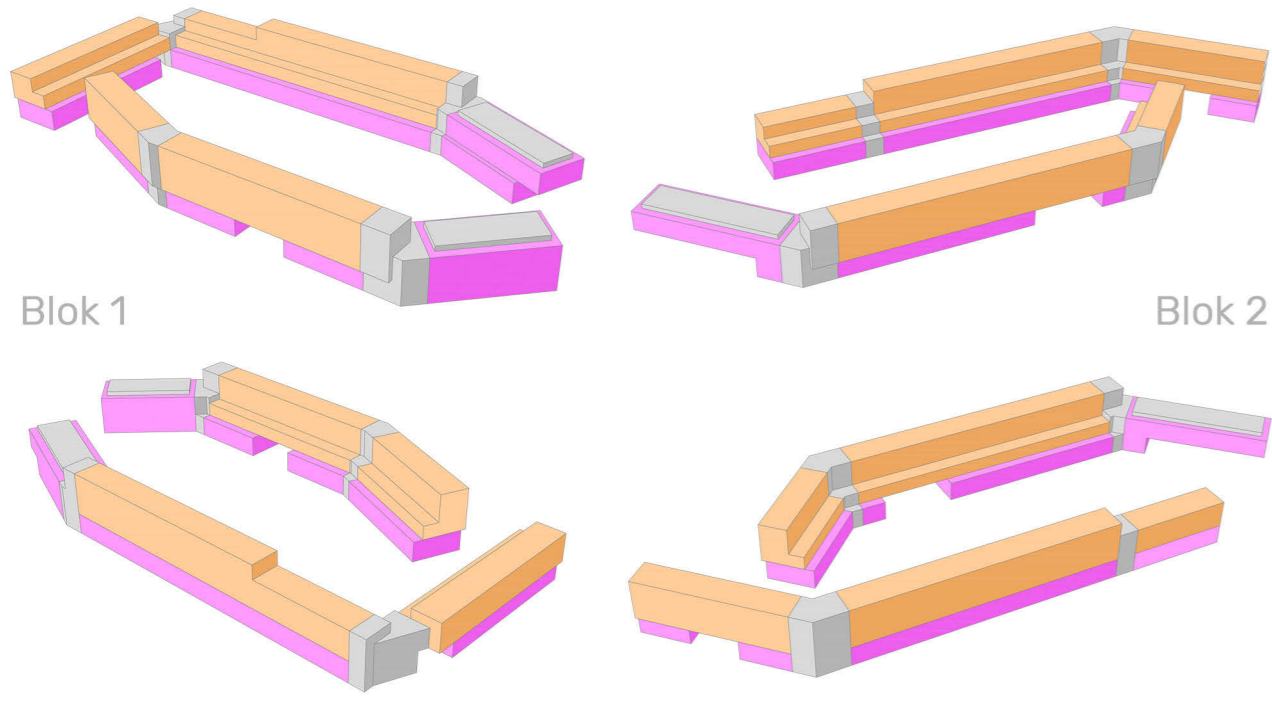
TYPE B 87 units



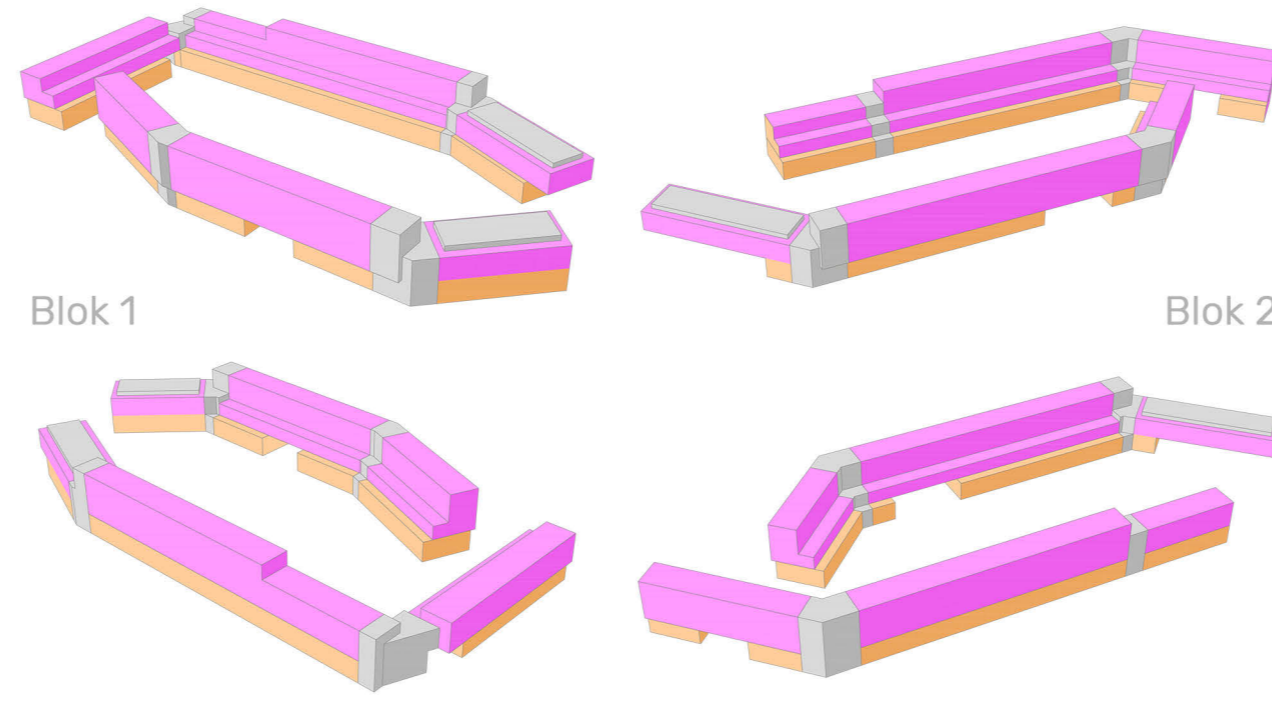
COLLECTIVE SPACES



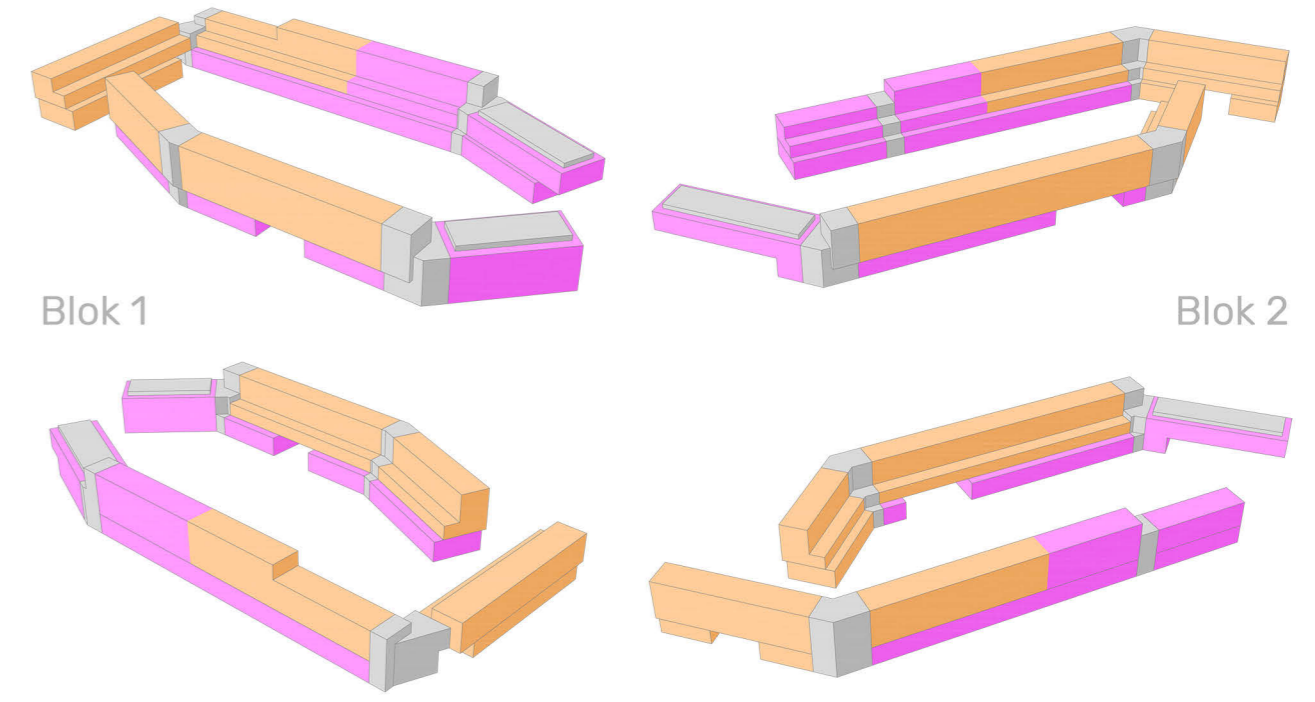
ZONING BY TYPES 45% - 55%



ZONING BY LEVELS 53% - 47%

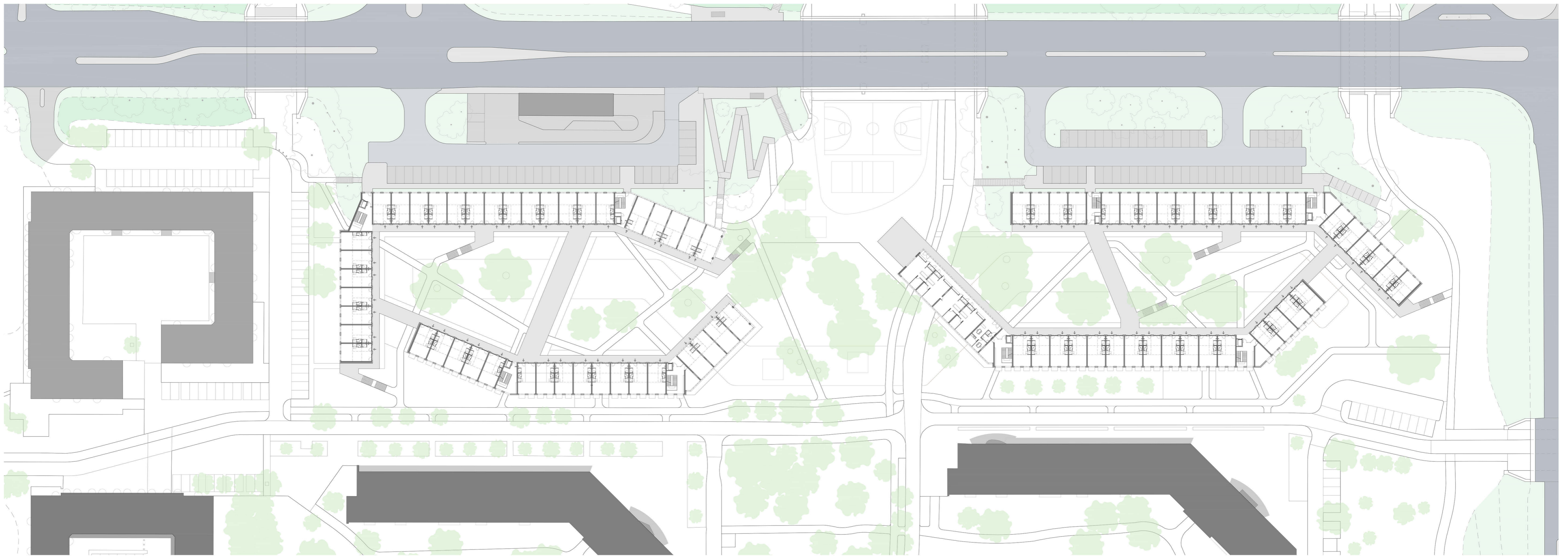


MIXING FUNCTIONS 50% - 50%

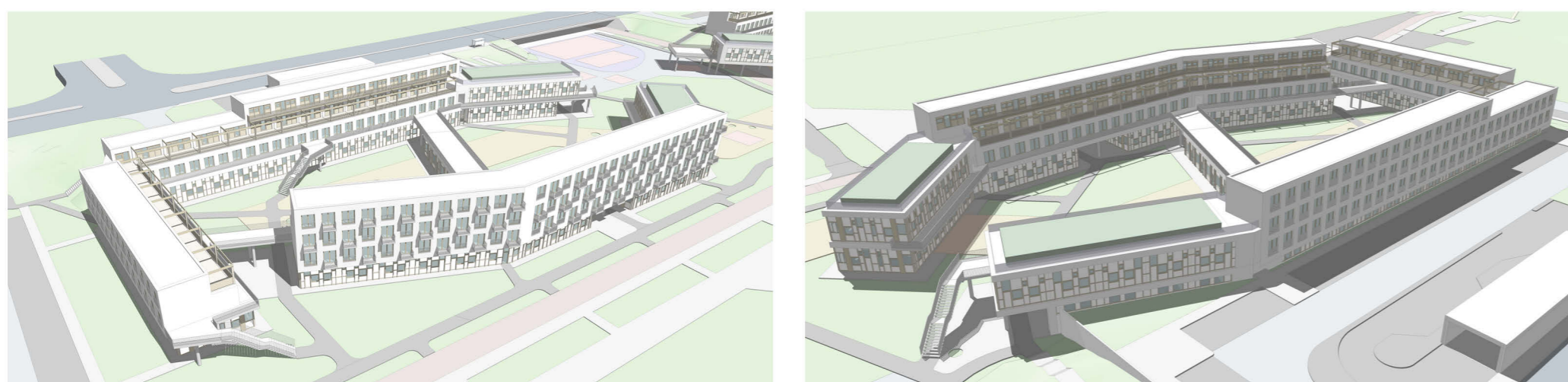


EERSTE VERDIEPING FIRST FLOOR

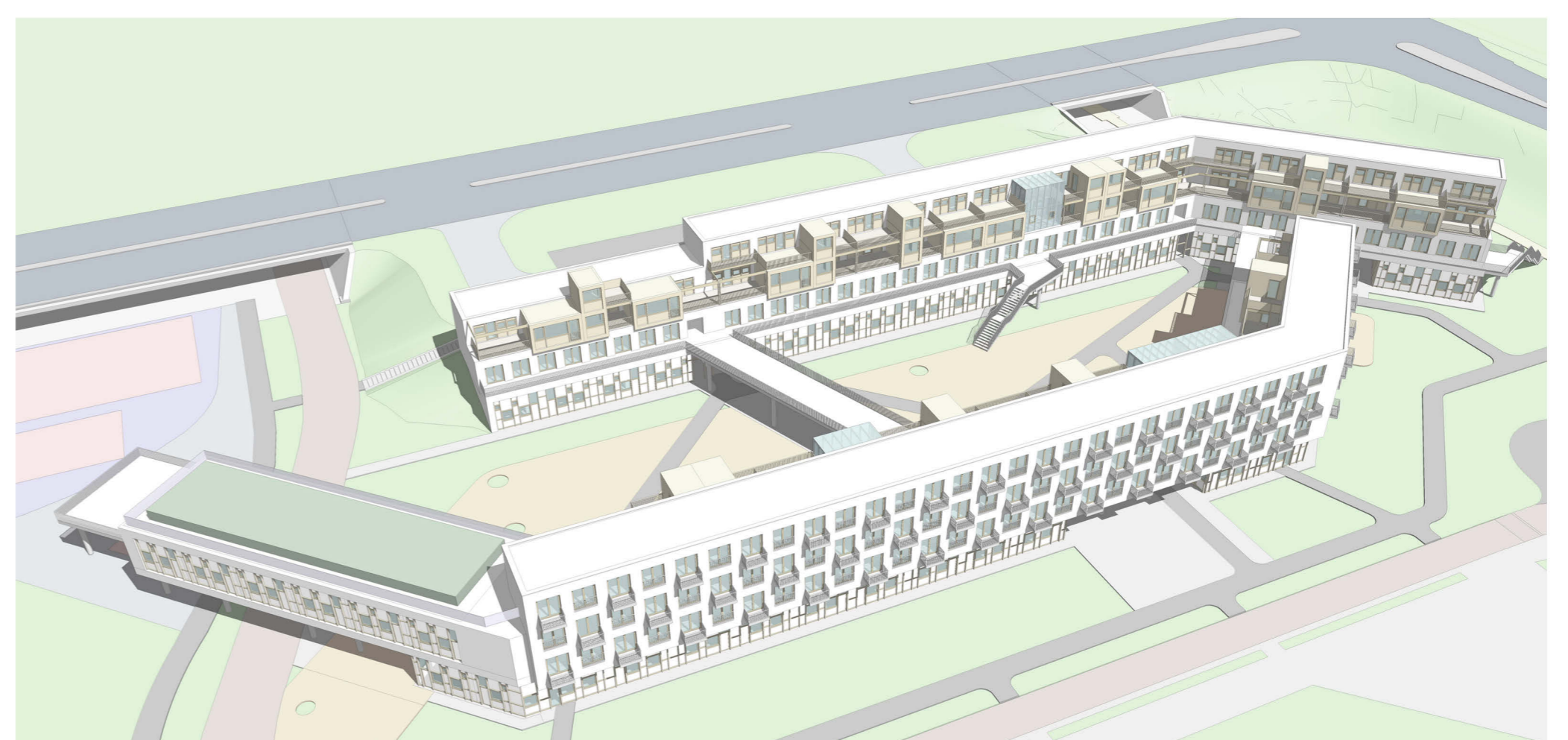
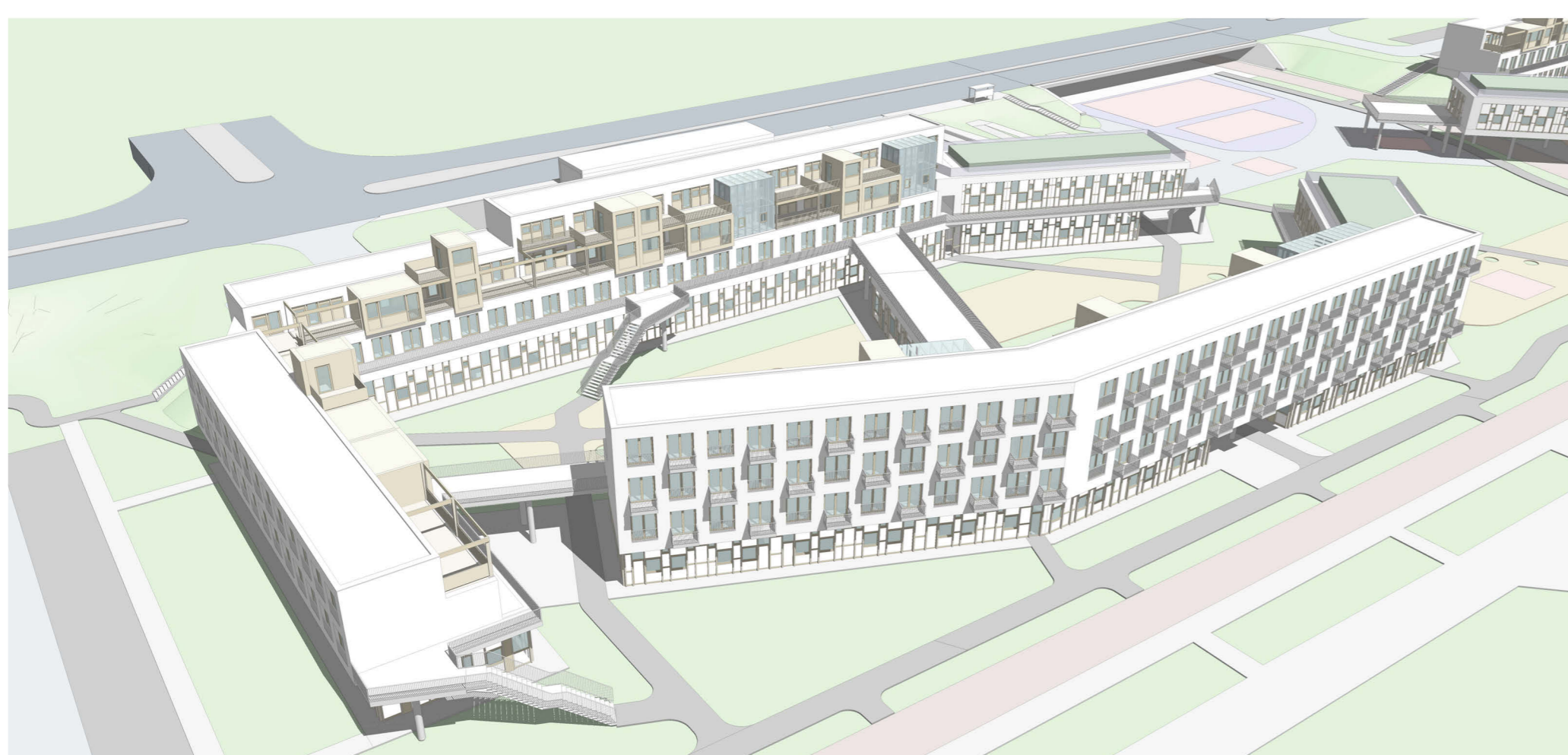
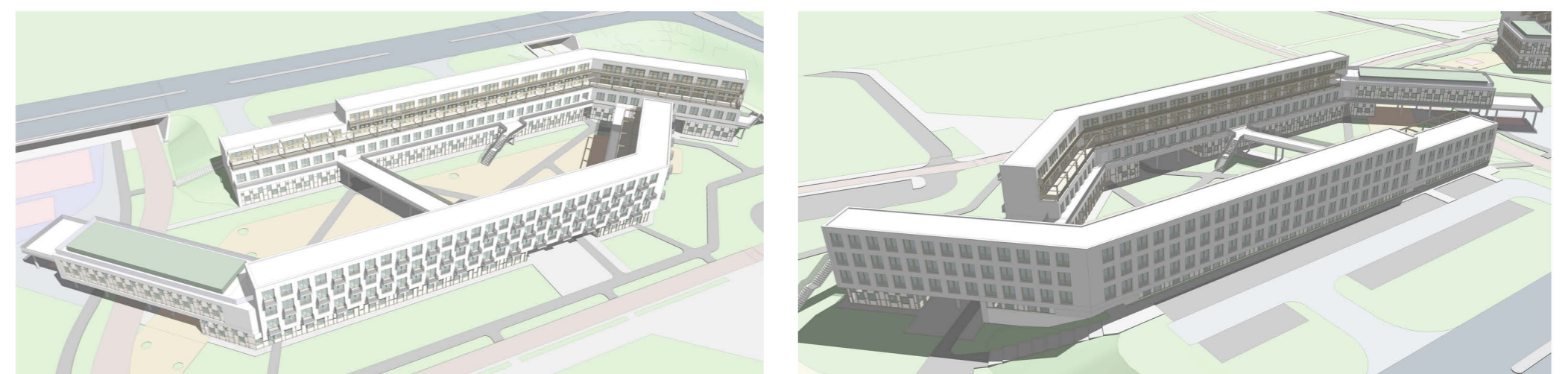
0 50



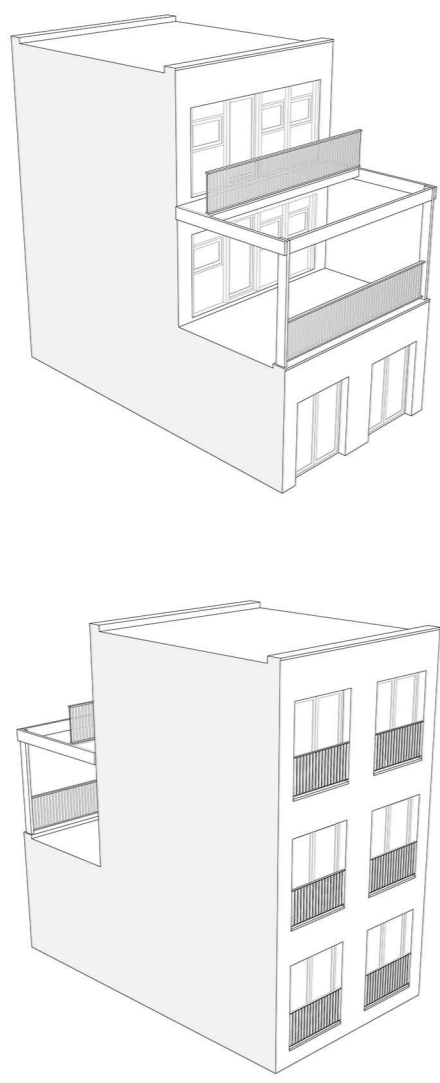
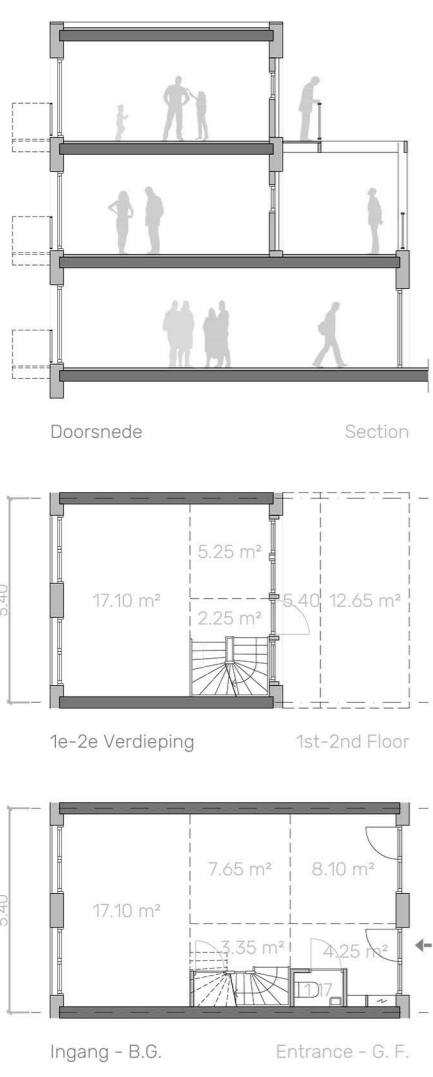
Blok 1



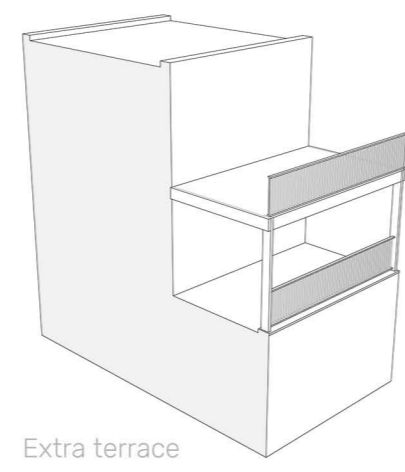
Blok 2



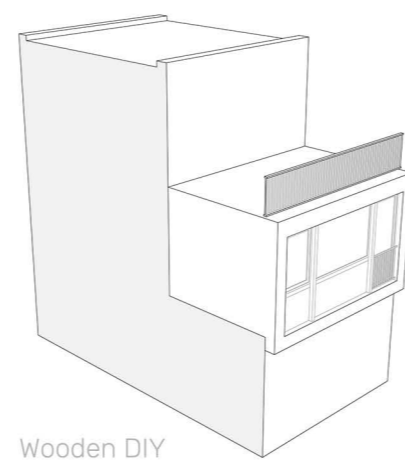
TYPE A



EXTENSIES

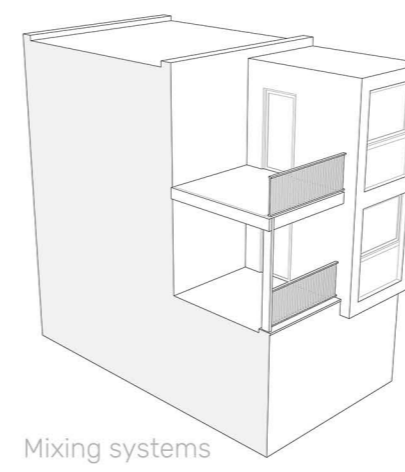


Extra terrace



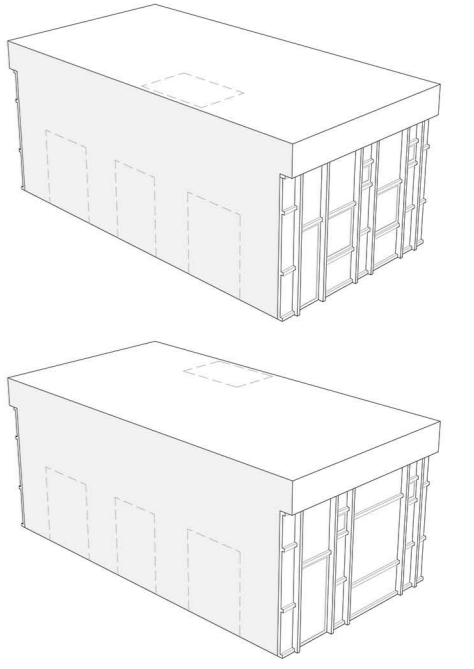
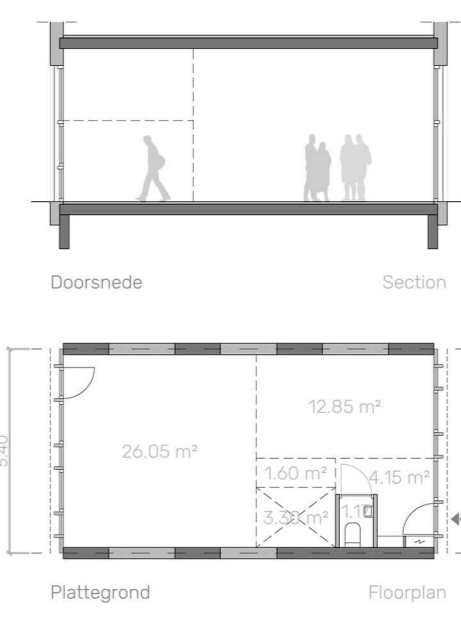
Wooden DIY

EXTENSIES



Mixing systems

TYPE B

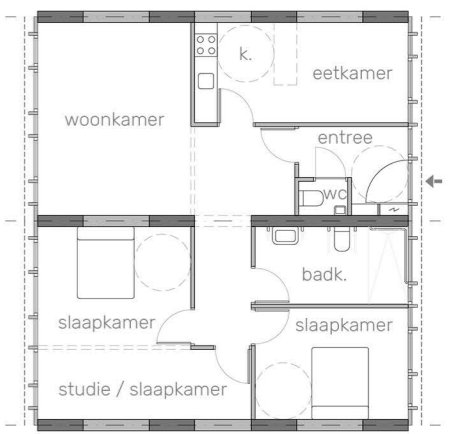


FLEXIBILITY

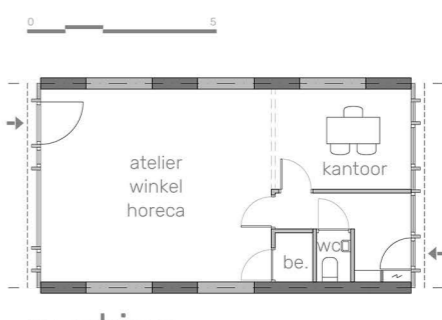


woning

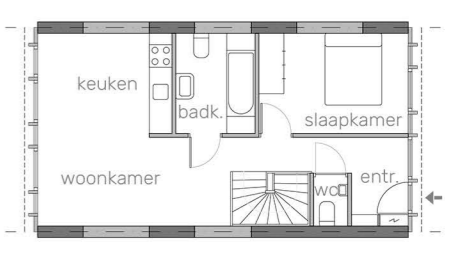
AGGREGATION



w² adapted housing



werking



woning



w²

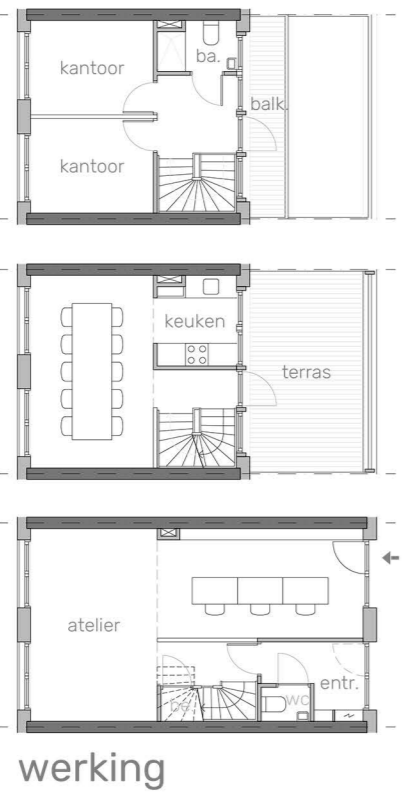


w² maker's house

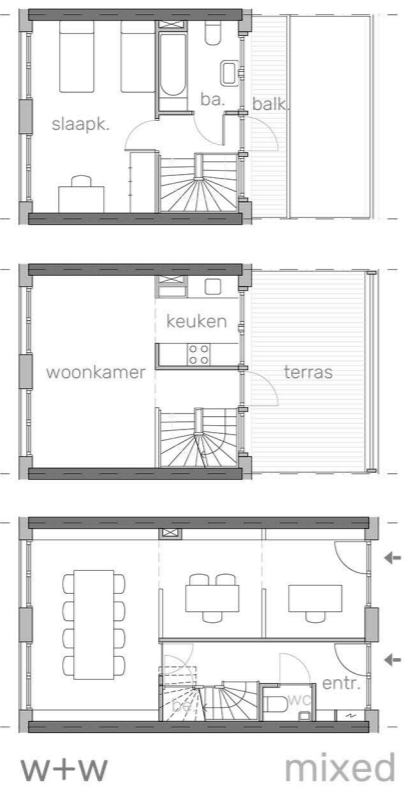
EXAMPLES OF FLEXIBILITY



woning



werking



w²

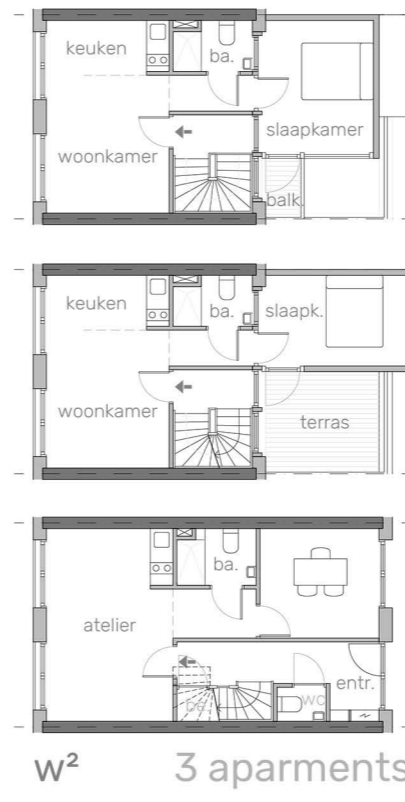
MIXED + EXTENSIONS



w² studens house



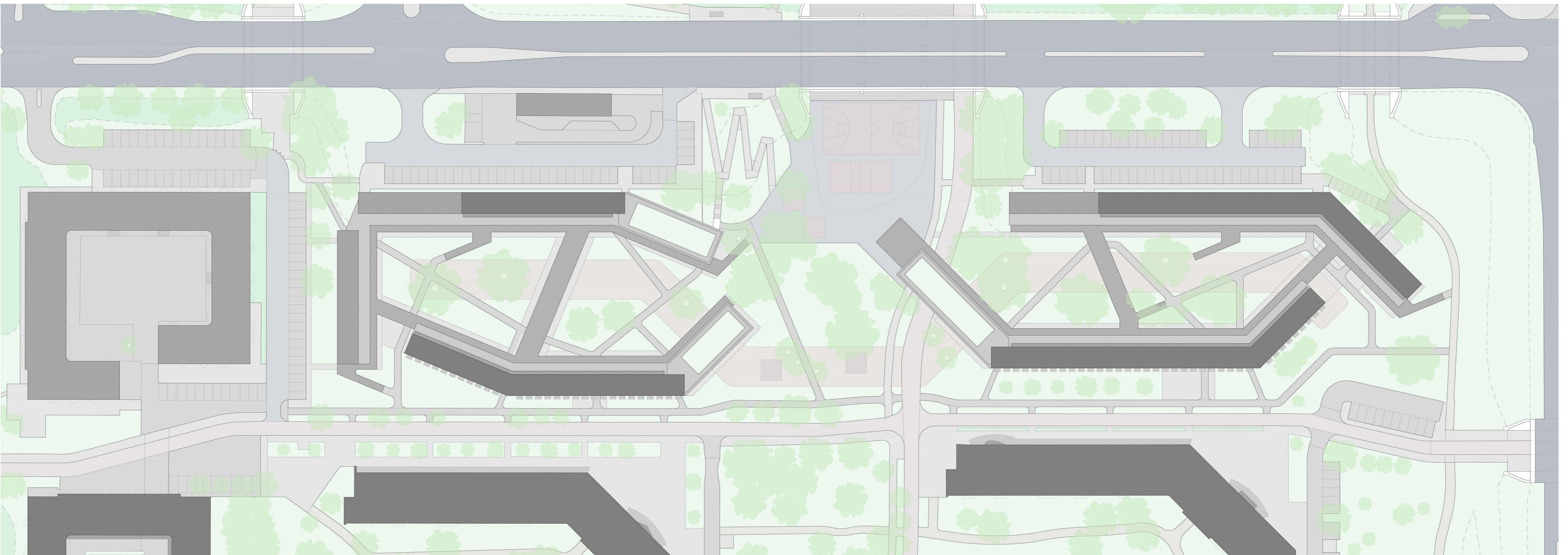
w² tomato garden



w² 3 apartments

DAKAANZICHT ROOF PLAN

0 50



Street views

