

A productive Bijlmer

A productive Bijlmer questions the notion of productivity in the city and provides a model for existing conditions like those of the H-Buurt.

In its current state the project site is home to two semi-vacant parking buildings with productive activities on the ground floor. Central to the two volumes is a playground that attracts different users of the local community throughout the day. Adjacent to the two buildings is the dreef, an elevated street that connects the neighbourhood to other parts of the Bijlmer.

The project proposes a strategy in which the majority of the project site is enveloped by frames that redefine and re-program the existing languages, geometries and scales of the Zuidooost district. Within the common frame a mix of living, production and parking takes place.

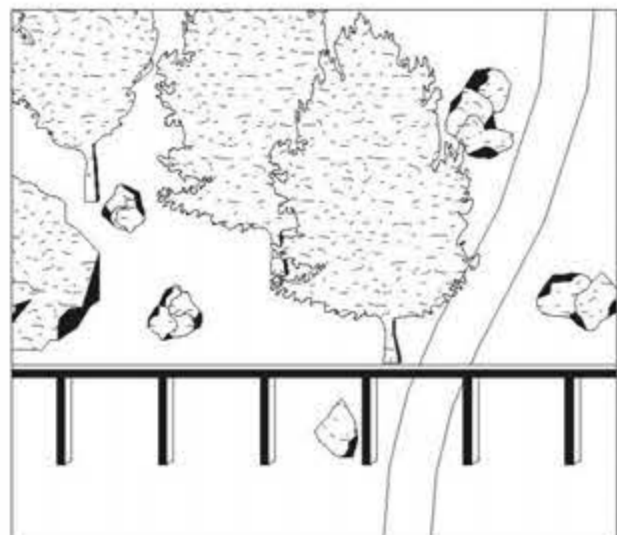
The site is considered in its totality, using a grid of 7.8 m by 7.8 m as a tool. On the ground floor the conventionally closed plinth of storages is opened up, providing space to local entrepreneurs, companies, artisans and manufacturing activities. Exterior rooms directly connect to the productive spaces, an extension of the productive and a place of exchange between the producers, the inhabitants and passer-by. Resident parking is integrated within the building and forms a buffer between the productive and the five housing towers above it.

A frame envelops the whole site and the two buildings, uniting the disparate programs and emphasizing the value of what is within. Playground and park become part of the larger whole, a central room within the arcades that frame the project.

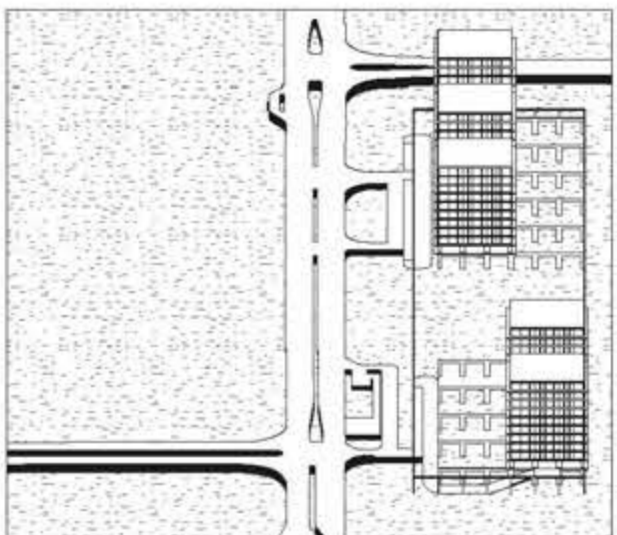
A productive Bijlmer: some figure

90	3-bedroom apartments
90	2-bedroom apartments
45	Studios
125	Parking spaces for visitors
154	Parking spaces for residents
22	Productive units
9	Exterior rooms
31.601 m ²	Housing
9124 m ²	Productive space
5135 m ²	Footprint
42.453 m ²	Gross floor are
33.010 m ²	Project site
36.1 m	Highest point

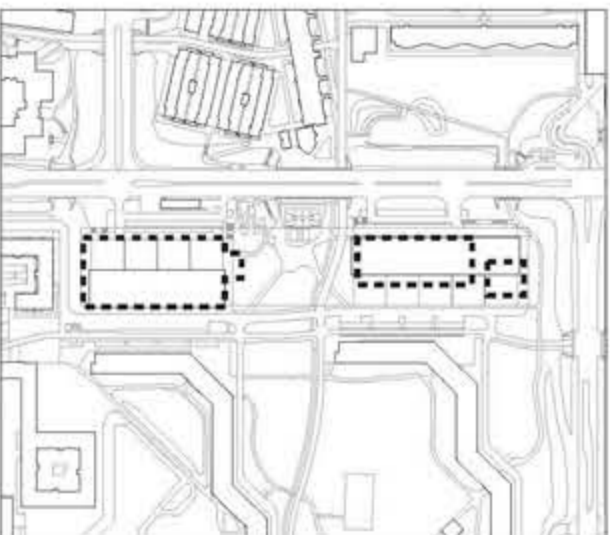
Axonometry



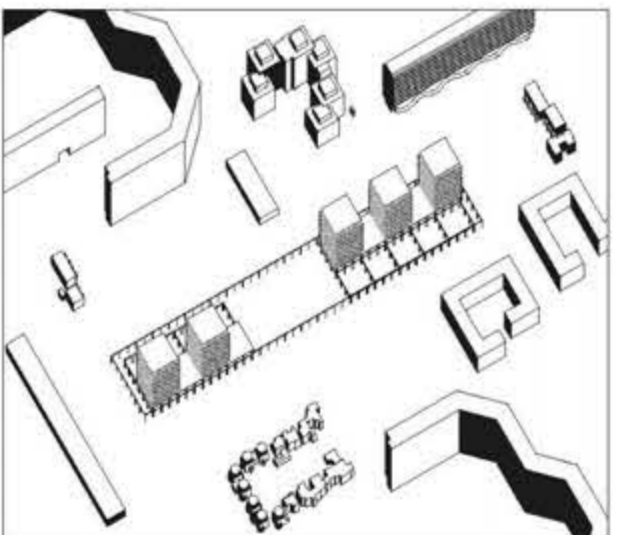
The Bijlmer is characterized by its multitude of undefined open spaces. The project defines the open space through framing the territory and the park.



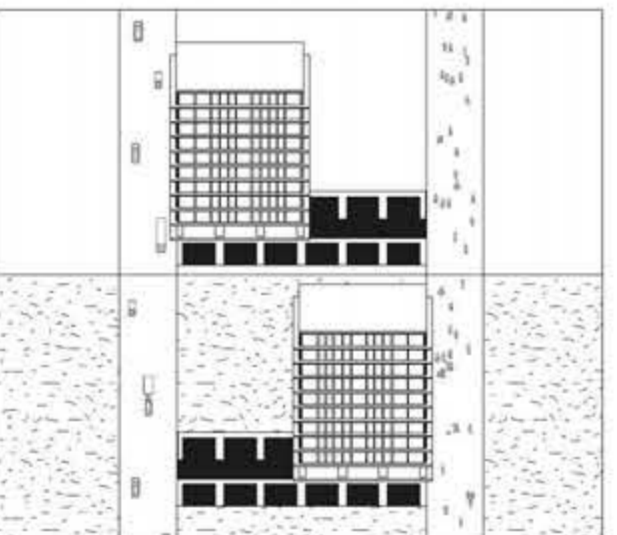
The dreef was conceived as the main infrastructural artery of the Bijlmer. The project is connected to a remainder of the elevated road by two parking areas, a set of ramps provide a logistic connection for the productive spaces.



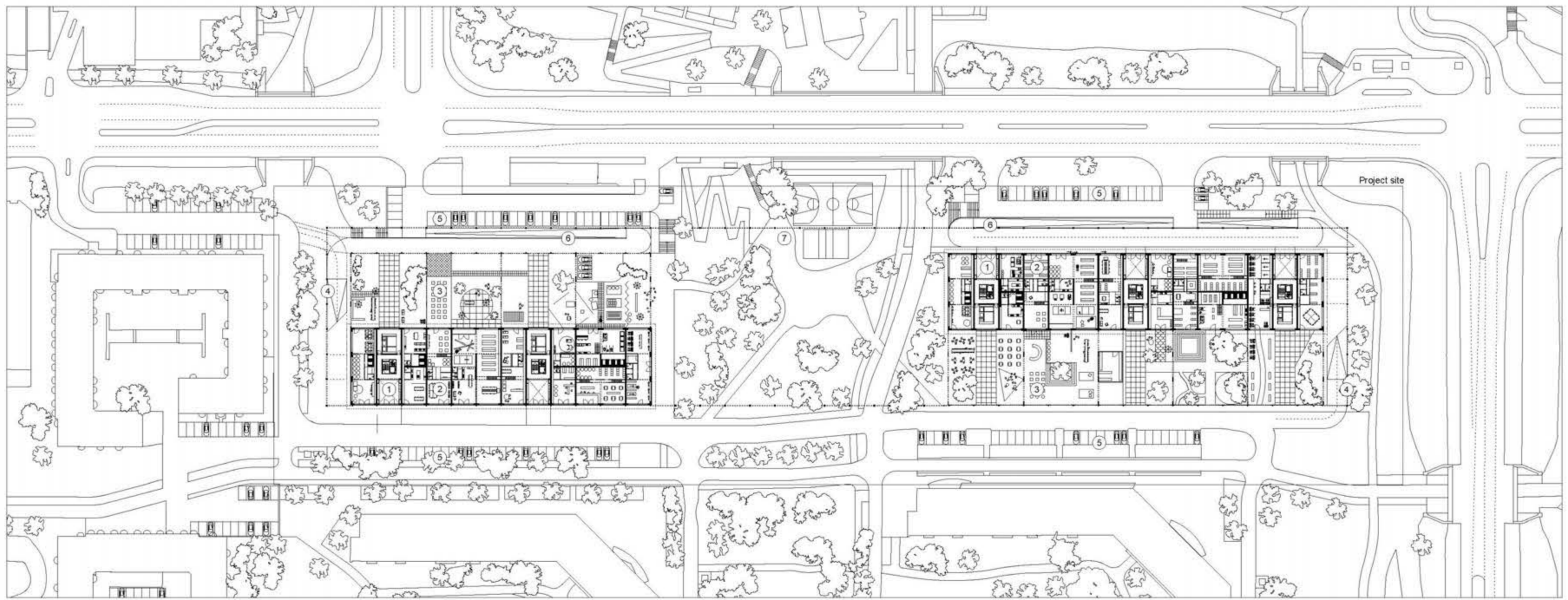
The proposal follows the organizational logic of the previous condition: two buildings frame the heart of the area, the playground. While vertical organization and program differ, the organization of space feels familiar.



Unlike many of the other buildings in the area, the project proposes a cohesive design through the use of a series of open frames. They envelop the open park and mediate the interaction between the public and the productive.



The two blocks shift position within their frame, this creates two different conditions of exterior rooms and different compositions at street level. The framed exterior rooms act as a logistic area at the dreef or a space that mediates with its surroundings.



Site plan

1. Housing entrance/lobby 2. Multipurpose productive units 3. Exterior room 4. Access ramp to resident parking 5. Visitor parking 6. Access ramp from the elevated dreef 7. Playground





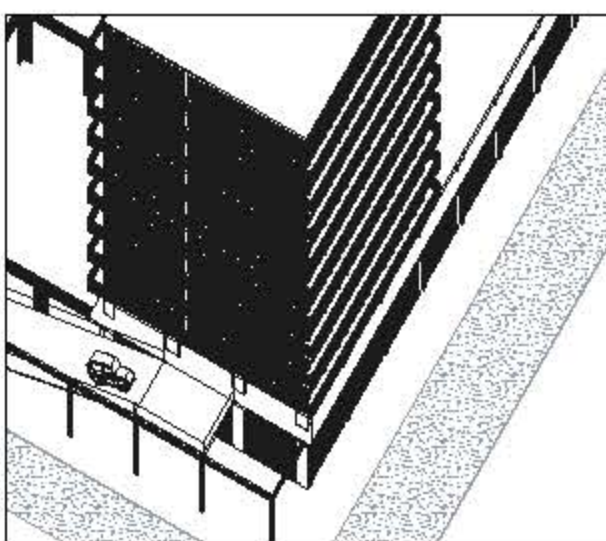
A view of production, parking and housing



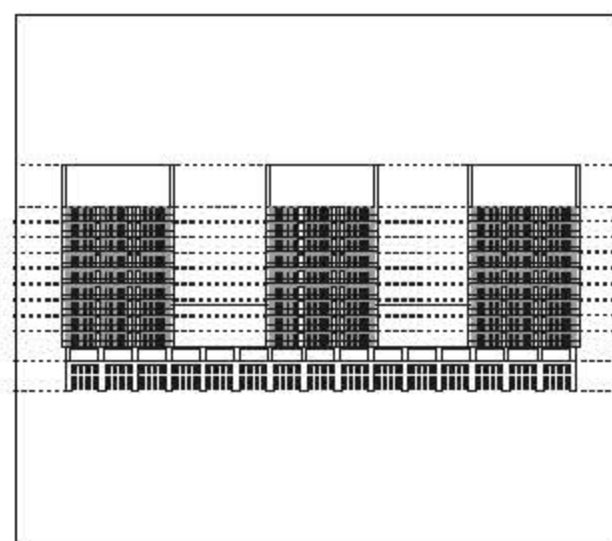
A view from the dreef



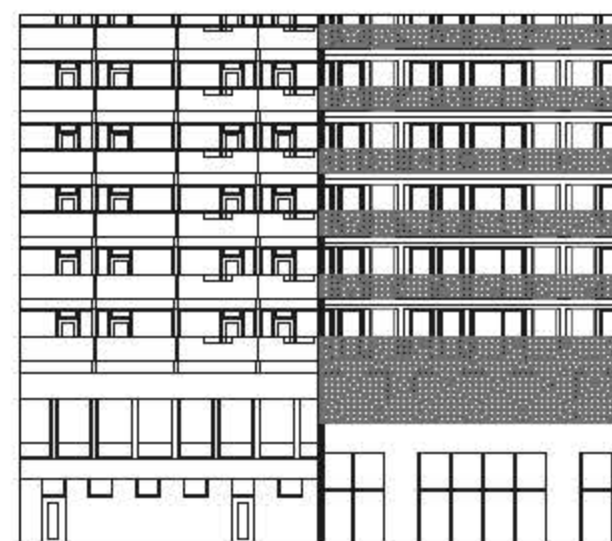
A view of the tower and the exterior room



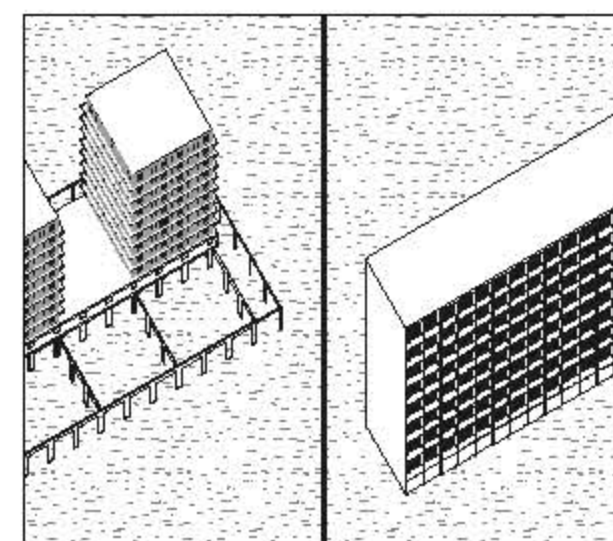
The buildings integrate resident parking. Ramps within the perimeter of the frame allow private access to the level of the parking. Cores connect directly to the housing towers, keeping the distances between house and parking short and efficient



The housing towers differ from the Bijlmer logic of the long slab. The smaller towers allow more sunlight in and through. Fewer housing units per floor contribute to social control, and a visually more permeable building.



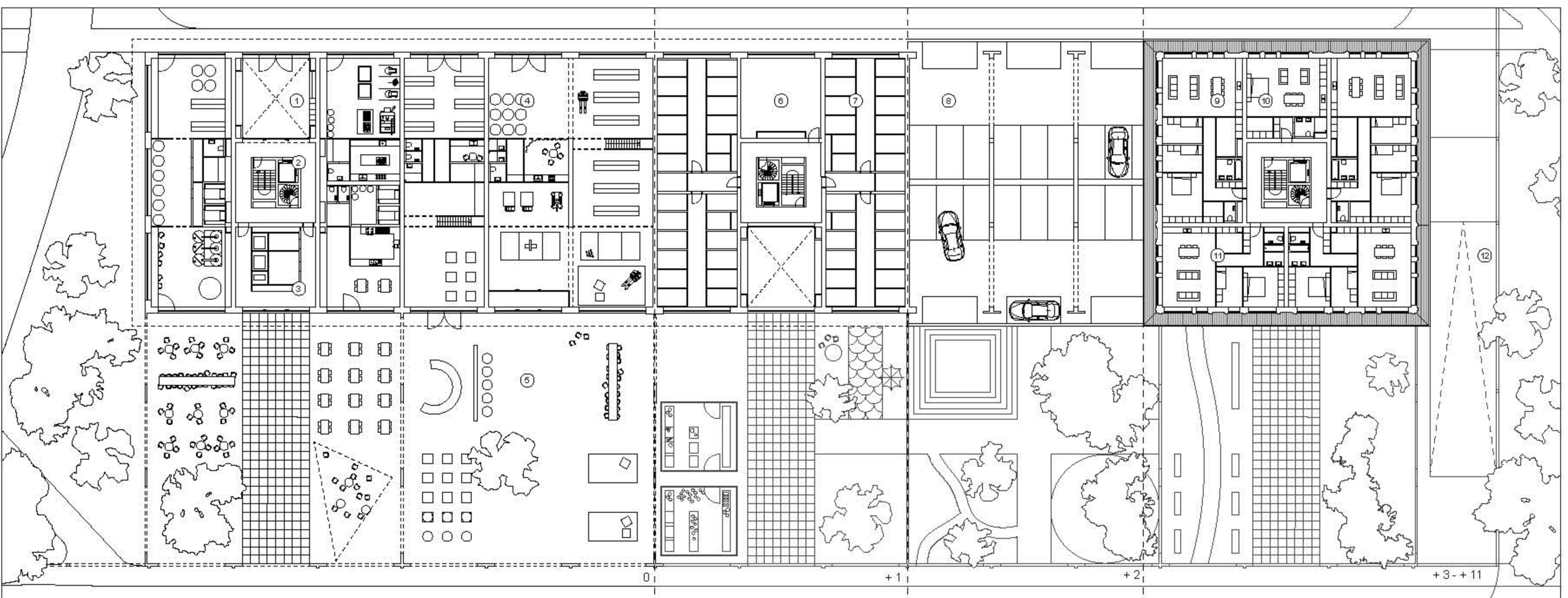
The composition of the buildings refers to the tectonics of the Bijlmer. The prefabricated structural elements and prefabricated façade panels are reinterpreted and combined with other materials to form a more open whole.



The project engages with its direct context, the Bijlmer, through its scale. The project confronts the existing conditions and offers a valuable alternative to the existing architectural solutions.



The project questions and re-elaborates the conventional Bijlmer block with its closed plinths and elevated streets. The ground floor, open to the street, displays a multitude of activities.

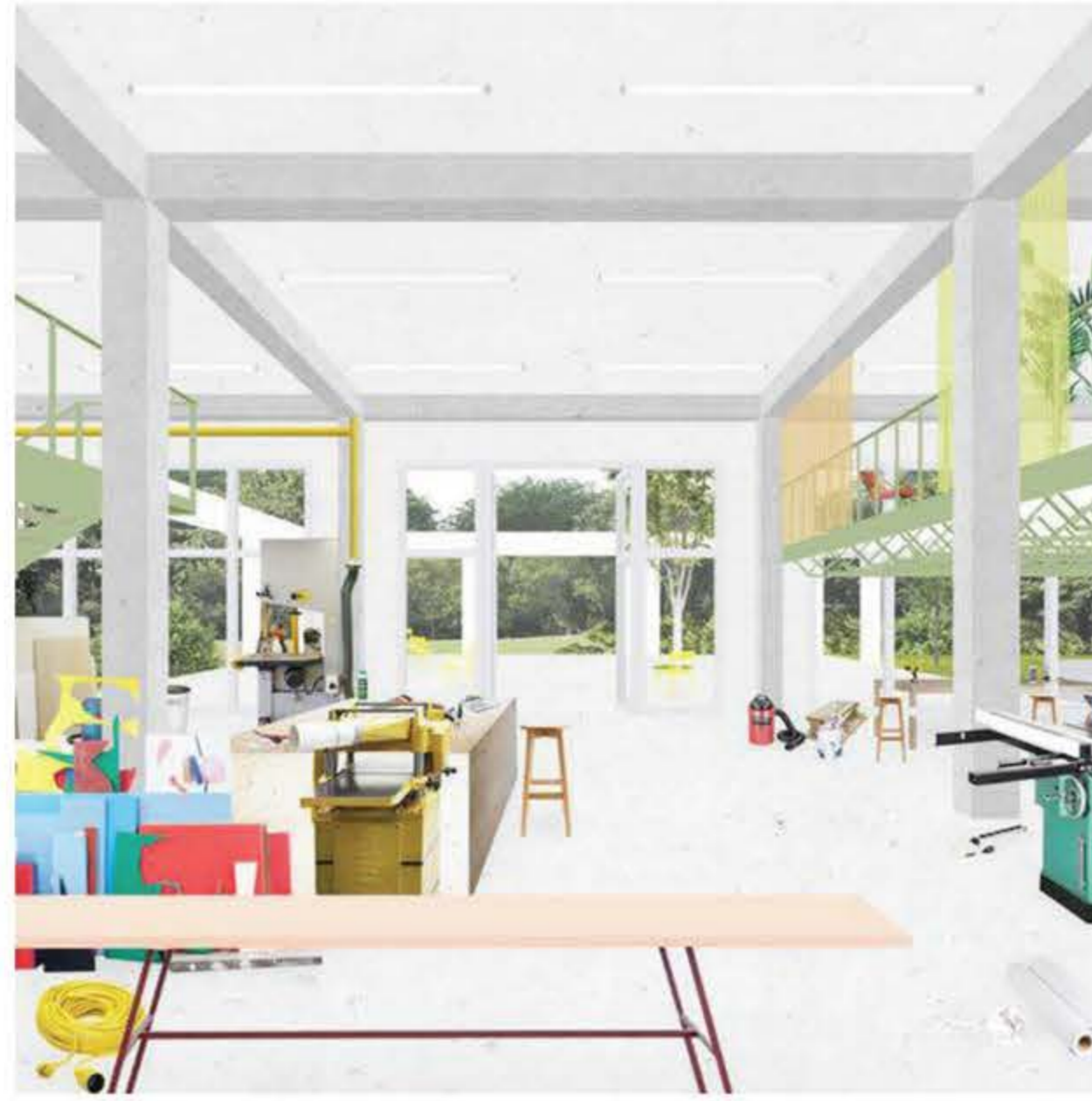


Plan level 0, +1, +2 and +3 - +11

1. Housing entrance 2. Elevator and stairs 3. Garbage room and maintenance 4. Multipurpose productive units 5. Exterior room 6. Technical space 7. Individual (bike) storage for residents 8. Resident parking 9. 3-bedroom apartment 10. Studio 11. 2-bedroom apartment 12. Access ramp to resident parking



Interior of a productive unit: catering



Interior of a productive unit: woodworking shop



Public exterior room

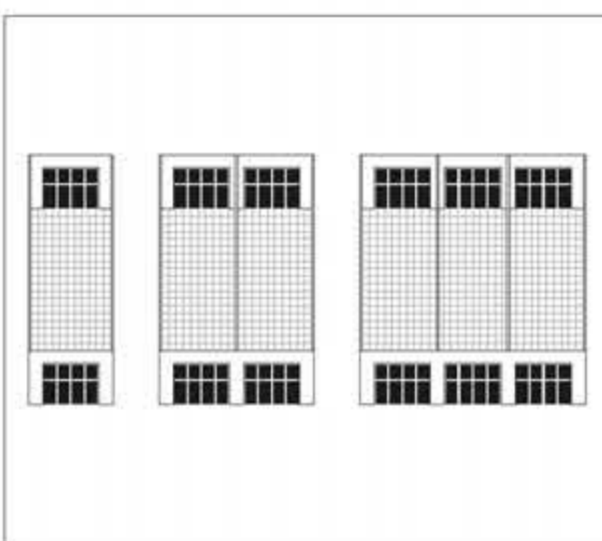


Logistic exterior room

Productive units and exterior rooms

The Bijlmer was conceived as a neighbourhood of far-reaching segregation, divided into zones for living, working, transportation and recreation. To move towards a productive city we must avoid the logic of the segregated productive zone and instead seek new forms of cohabitation.

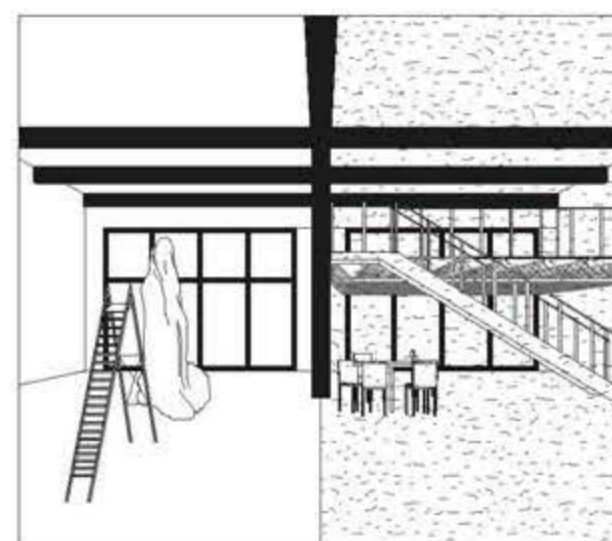
In the project the shared space of the productive city is considered an advantage, the common space an added value for the urban environment of the Bijlmer. The multipurpose productive units on the ground floor and the sizeable exterior rooms form particular moments of urbanity. In the common space producers, inhabitants and passer-by naturally coexist. The exterior rooms reveal different productive activities, while the double height of the interiors and the simplicity of the plan allows the ground floor to host a multitude of activities. Producers and inhabitant appropriate these spaces with their daily activities whether inside or outside.



Producers and their productivity can expand and contract their business within the building, the direct sequence of multiple bays for productivity ensures maximum flexibility and allows the producer to establish longer relations with its context.



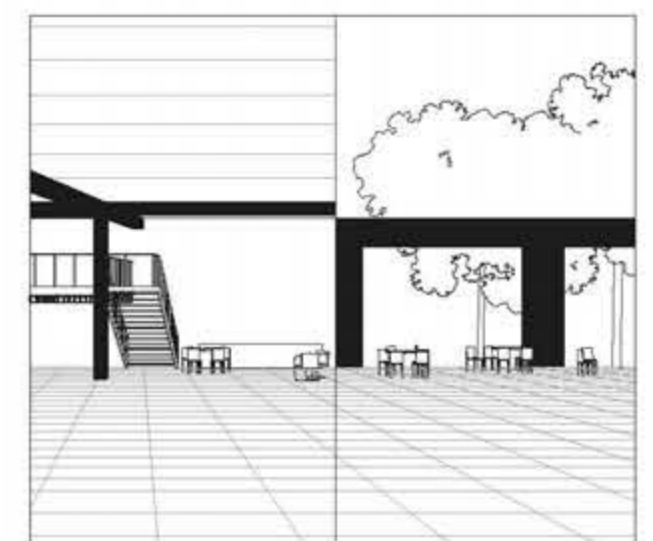
The double orientation of the ground floor and the simplicity of its structure allow different possible organizations according to different needs. The room can be shared, split or expanded horizontally and vertically.



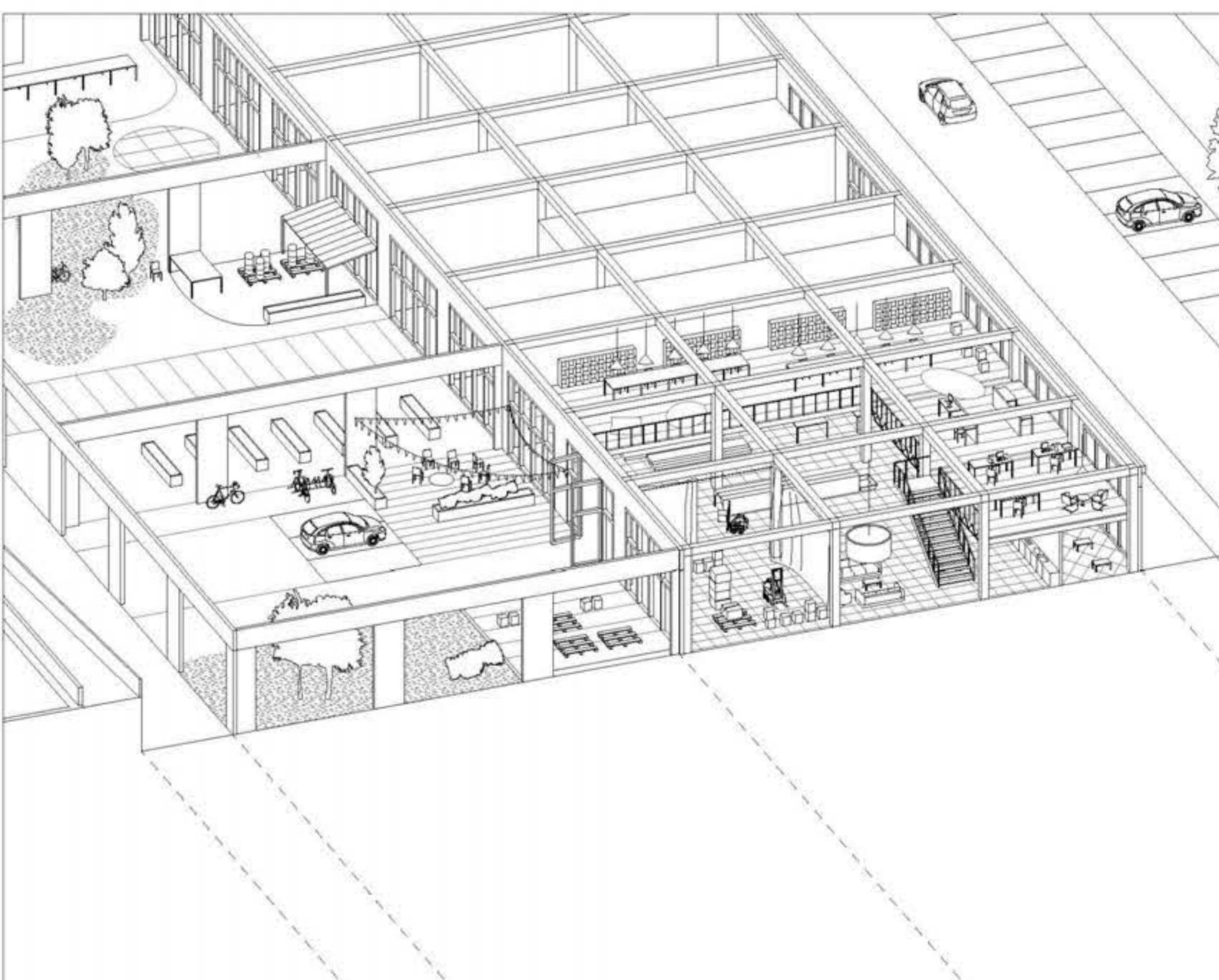
The double height of the productive space serves multiple purposes. While some producers might need a higher clearance other producers will double their floor surface by adding an extra floor or share their extra space in another way.



The parking serves as a buffer between the housing and the production. The open slab creates a filter that separates (and connects) two programs which normally would not be paired together.

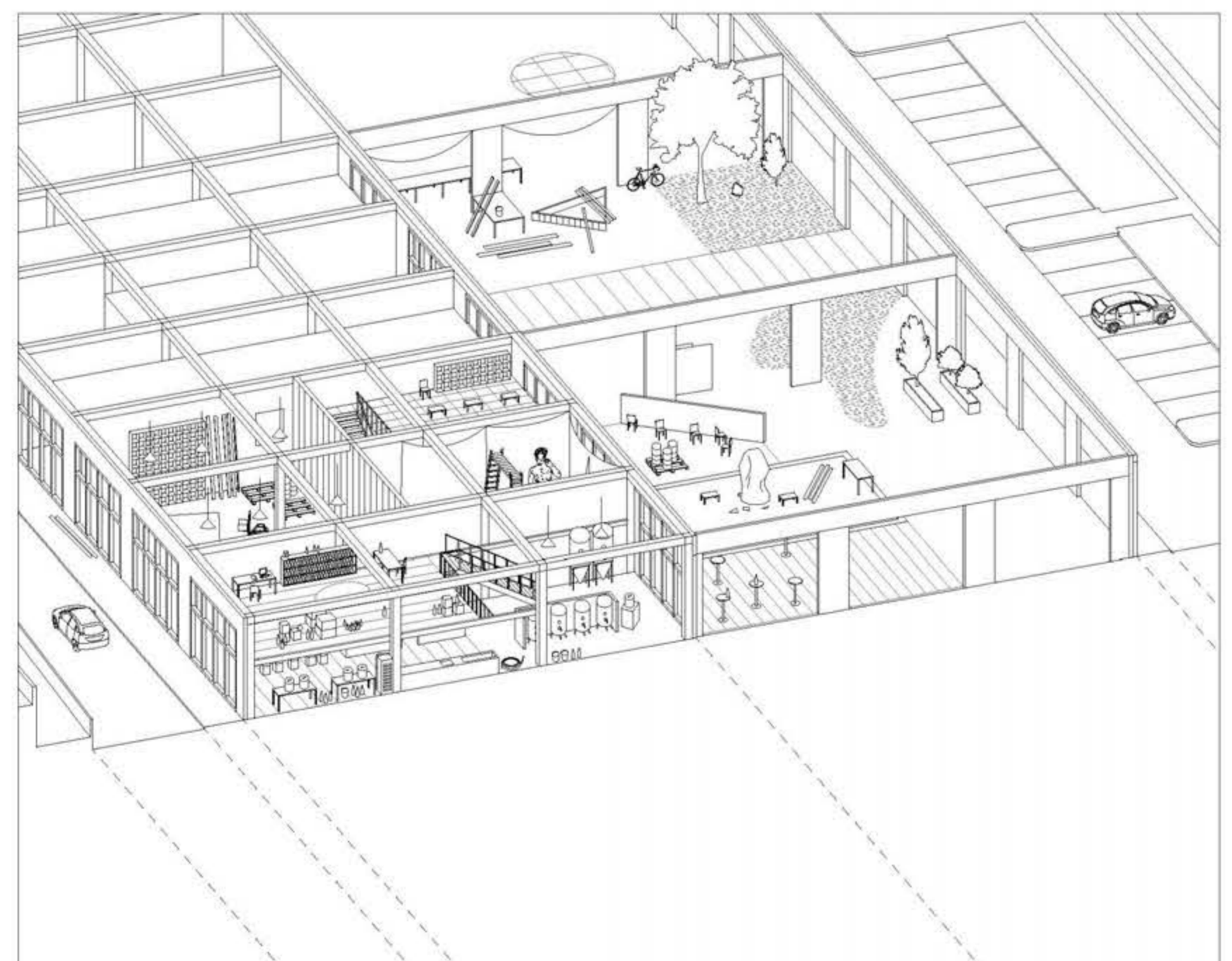


The productive activities are always in relation to the exterior room. The exterior room is an extension of the productive space and a mediation between the productive and the context. A common space where producers, inhabitants and passer-by coexist.



Axonometry of the productive unit and a logistic exterior room

The shift of the buildings within their frame characterizes two types of exterior rooms. Those related to the eastern building, face the logistic street that connects to the dreef. The rooms will serve the logistic needs of the producers. Directly linked to the service street, deliveries and brief exchanges with logistic vehicles are kept direct and efficient. At the same time the open rooms can serve as an extension of the working area. The productive space here relates directly to the street, reinforcing the Hakvoort/Heesterveld corner and offering a more direct interaction with the passer-by.



Axonometry of the productive unit and a public exterior room

The exterior rooms of the western building directly relate to the street that faces Hugenbos. Here the rooms relate to the daily activities of the H-buurt. Producers have the possibility to extend and use land for activities in relation to their production while exterior rooms become a backdrop of the social when residents organize activities. A service street provides a logistic area as well as the access to the housing towers. The rooms will frame the daily activities of the producers and inhabitants.