

House in Papaverdriehoek

Amsterdam, like other European Occidental cities, has known the transition from the medieval city that we can nostalgically discover in the paintings of J. Vrel, Gerrit Adriaenszoon Berckheyde or other great painters of the dutch picturesque to the industrialised city of Berlage. The industrial revolution, source of positive and negative forces becomes the veritable protagonist of the transformation of the city. In the work of Aldo Rossi "The architecture of the city, we may recognise three main stages of this transition; the first is the end of the domestic economy manifested in the separation of working and dwelling, progressive industrialisation forms the next phase of transition characterised by places of production and non productive areas, and the third stage marks an intensification of the means of transportation developing greater flexibility,

the consequence is that the place of work plays a secondary role in the choice of a living place. Today, the internet and digital era shapes everyday life. We must continue to question how living and working will be accommodated in our cities and work towards integrating contemporary paradigms. Papaverdriehoek neighbourhood is identified as a terrain of experimentation and a place to formulate and attempt to respond to interrogations about the changing needs of society.



Papaverdriehoek

The wider study area in North-Amsterdam is a relatively young part of the city, a collage of different urban fragments: Garden City housing, industrial areas, an incomplete canal and large scale buildings (hotel, mall) which can be considered as city fragments on their own. The Papaverdriehoek lies between the different fragments – housing, hotel, shopping and industry, with its connection to the road and the canal. The site holds the potential to become a pivot point between more established neighborhoods to the North and the South, and to enrich connections to the surroundings. The planned density is high, limitations are relatively few. The target is to create an agreeable environment for cohabitation shared apartments and families.

The site is surrounded by water, which provides a source of life, an infrastructure and a place of well-being. Positioned a short distance from the city centre, the proposal envisages a place where working and living can function together.



URBAN SPACE TYPOLOGY

1. Esplanade
2. Connecting square
3. Neighborhood square
4. Dock courtyard
5. Street
6. Linear courtyard
7. Enclosed courtyard

BUILDINGS

- a. Housing and Working
- b. Market hall
- c. Panoramic tower
- d. School
- e. Hotel

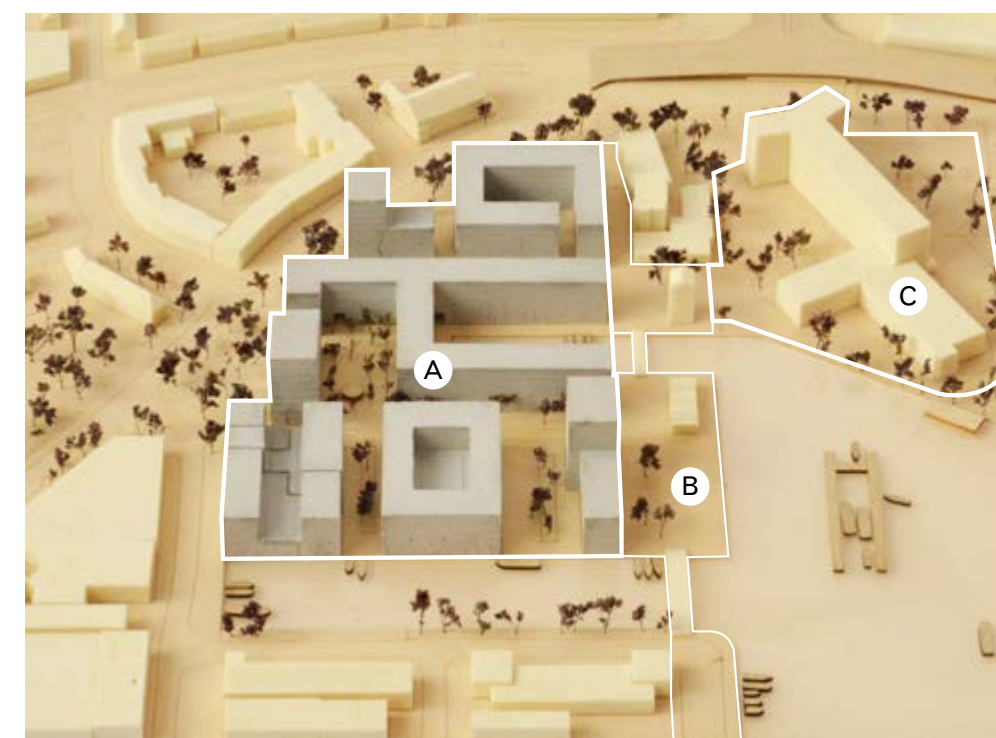
The house and the city

Characterised by a fractioning of the property, which seems to have developed organically. The study area has a mix of relatively small older working buildings with a highly limited future value. In addition to this there are recent constructions in which new companies are installed.

In Aldo Rossi's opinion, the fractioning of the big property, the expropriations and the reconfiguration of the cadastral plan are inevitable and representative of an economic moment in the city's evolution. Differences reside only in the political choice that starts the process.

Our strategic plan for the Papaverdriehoek, proposes an intensification of the qualities of the place and imagines a cadastral evolution that will not hold back the development of a new neighbourhood with cultural ambition and a sense of responsibility within the city.

Due to the socially and economically fragmented circumstances and because ambitious urban projects generate ambiguous situations we imagined a possible masterplan based on progressive growth. The concept of this is well illustrated by the case study of the evolution of the Bank of England building. In this sense the final masterplan reveals a future possibility, but the house - the focused study site of this project can support the necessary weight required for an urban transformation. The fragment functions in its own right.



URBAN STRUCTURE

- A. Built area with massive character
- B. Esplanade with light structures
- C. Hotel surroundings

The site clearance process which is already underway indicates that the existing cadastral plan could be rethought. It seems clear that the new development should be a joined up effort in order to create a future coherent whole.

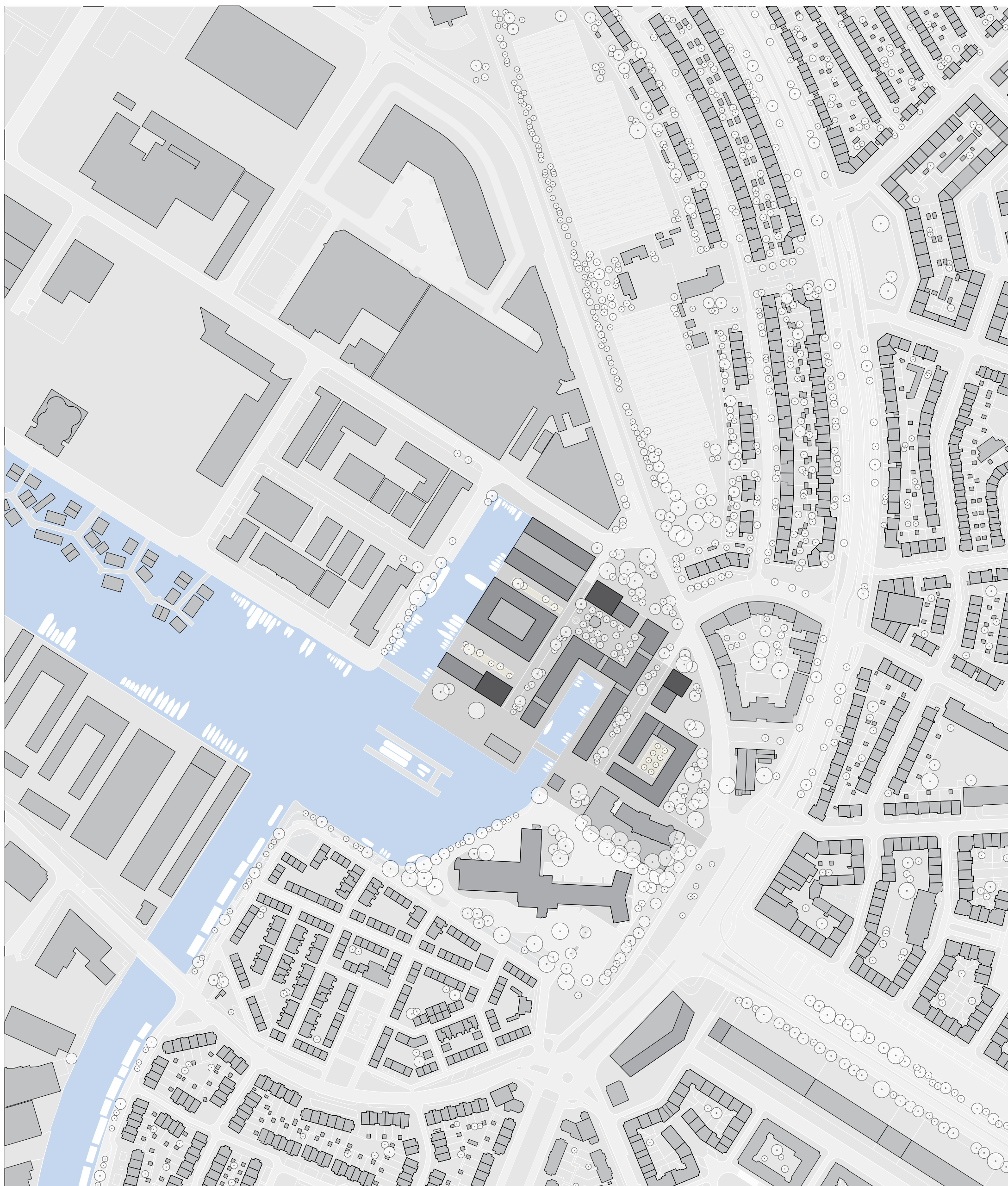
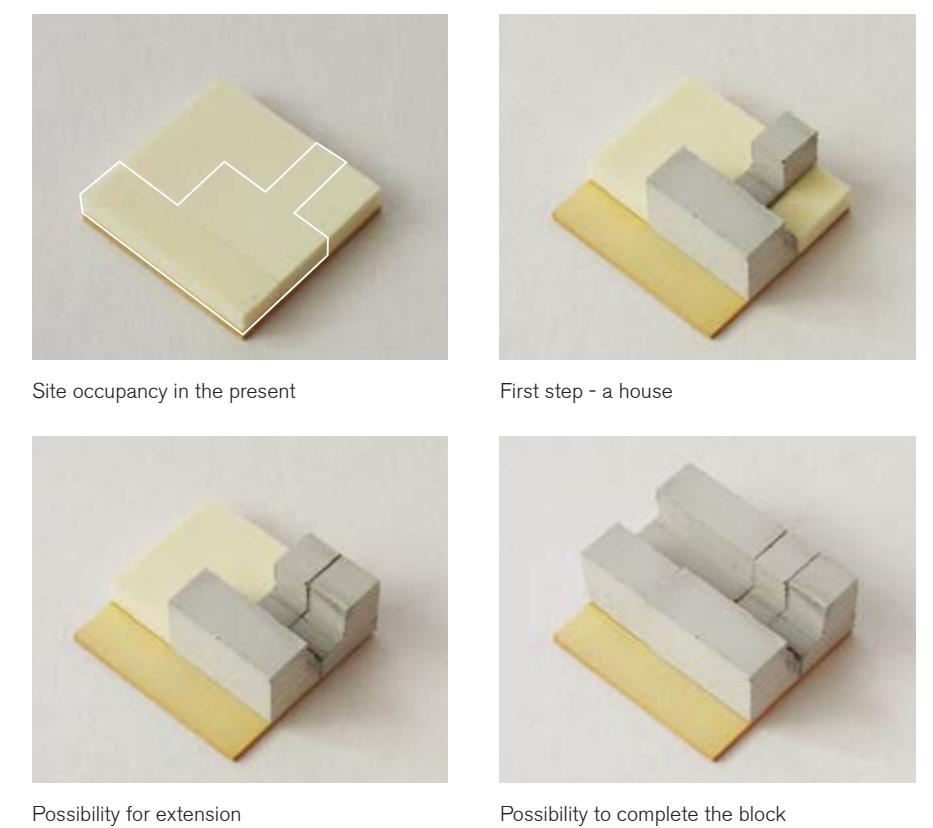
The proposal is a carefully considered ensemble of different public space typologies: a waterfront promenade, enlarged existing streetscapes, a new neighborhood square and new areas of semipublic space traversing the urban block from East to West. These areas are also differentiated through attention to materials and planting schemes.

The buildings form an ensemble of urban houses, towers and linear buildings. The various building types contribute differently to the definition of the public space. Linear buildings enclose courtyards, urban houses constitute building mass and define a more free alignment and silhouette, and towers mark specific spaces and connection points.

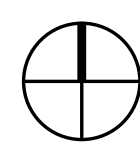
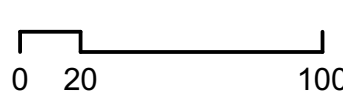
The Papaverdriehoek enclave will be transformed into a place that can support a prosperous future: mixed use buildings, qualitative public spaces stimulated by active ground floor occupancy, combining to contribute to an intense urban experience.

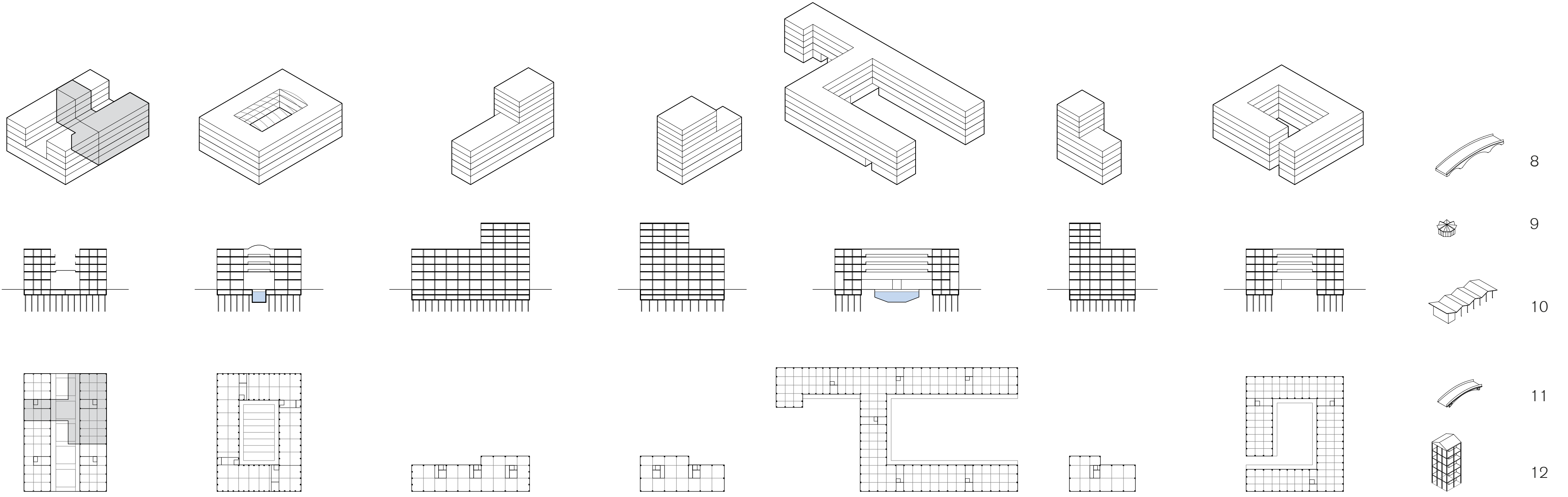


PROGRESSIVE GROWTH



SITE PLAN 1:2500





BUILDING REGISTER

Massive Buildings

1	2	3	4	5	6	7
Ground Floor: 1990 m ² Current Floor: 1290 m ² GFA: 7850 m ²	Ground Floor: 2025 m ² Current Floor: 1500 m ² GFA: 8025 m ²	Ground Floor: 728 m ² Base Floor: 728 m ² Tower Floor: 352 m ² GFA: 5048 m ²	Ground Floor: 545 m ² Base Floor: 545 m ² Tower Floor: 352 m ² GFA: 4133 m ²	Ground Floor: 2620 m ² Current Floor: 2620 m ² GFA: 13100 m ²	Ground Floor: 415 m ² Base Floor: 415 m ² Tower Floor: 310 m ² GFA: 2975 m ²	Ground Floor: 1576 m ² Current Floor: 1576 m ² GFA: 7880 m ²
Working: 3980 m ² Housing: 3870 m ²	Working: 8025 m ²	Working: 1456 m ² Housing: 3592 m ²	Working: 1090 m ² Housing: 3043 m ²	Working: 5240 m ² Housing: 7860 m ²	Working: 830 m ² Housing: 2145 m ²	Working: 3152 m ² Housing: 4728 m ²

Light Buildings

- 8. Bridge 1
- 9. Kiosk
- 10. Market Hall
- 11. Bridge 2
- 12. Panoramic Tower

TOTAL
 GFA: 49000 m²
 Working: 23775 m²
 Housing: 25225 m²



VIEW FROM THE NEIGHBORHOOD SQUARE

The house and the linear open space

Liberating a space which connects the street with the waters edge forms a precious open space, in this context increasing the value of the built surface too. Opening up this linear space also generates a main South facing elevation, with multiple occupation opportunities on the ground floor. Thus the house has two frontages; both facing south and looking north, with an elevated private courtyard in between and a second linear open space on the 3rd floor, which is dedicated to the apartments.

The house and the people

The house relates to the people in multiple ways: The scale, the building height is appropriate and proportioned to contain a lively atmosphere, The tectonic facade, the different shades generated by its elements, the dimensions and details of the doors and windows offer a tactile quality. It is made of brick, universal yet a vernacular material for this place, this material embodies strong connections to manual work and therefore the human scale. The ground floor has many addresses – production, commercial units and housing – which make it an active surface which animates the public space. The housing has two main entrances which connect the street level with the elevated courtyard and the cantilevered balconies, from where the apartments are accessed. This way we obtain a dutch lifestyle typology, with strong connection to the outside. The doors and windows are inspired by historical dutch examples, to obtain the rich degrees of openness, which can be set manually for different situations.



VIEW FROM THE CANAL



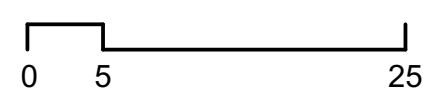
VIEW FROM EAST



VIEW FROM NORTH



SOUTH-WEST ELEVATION 1:500

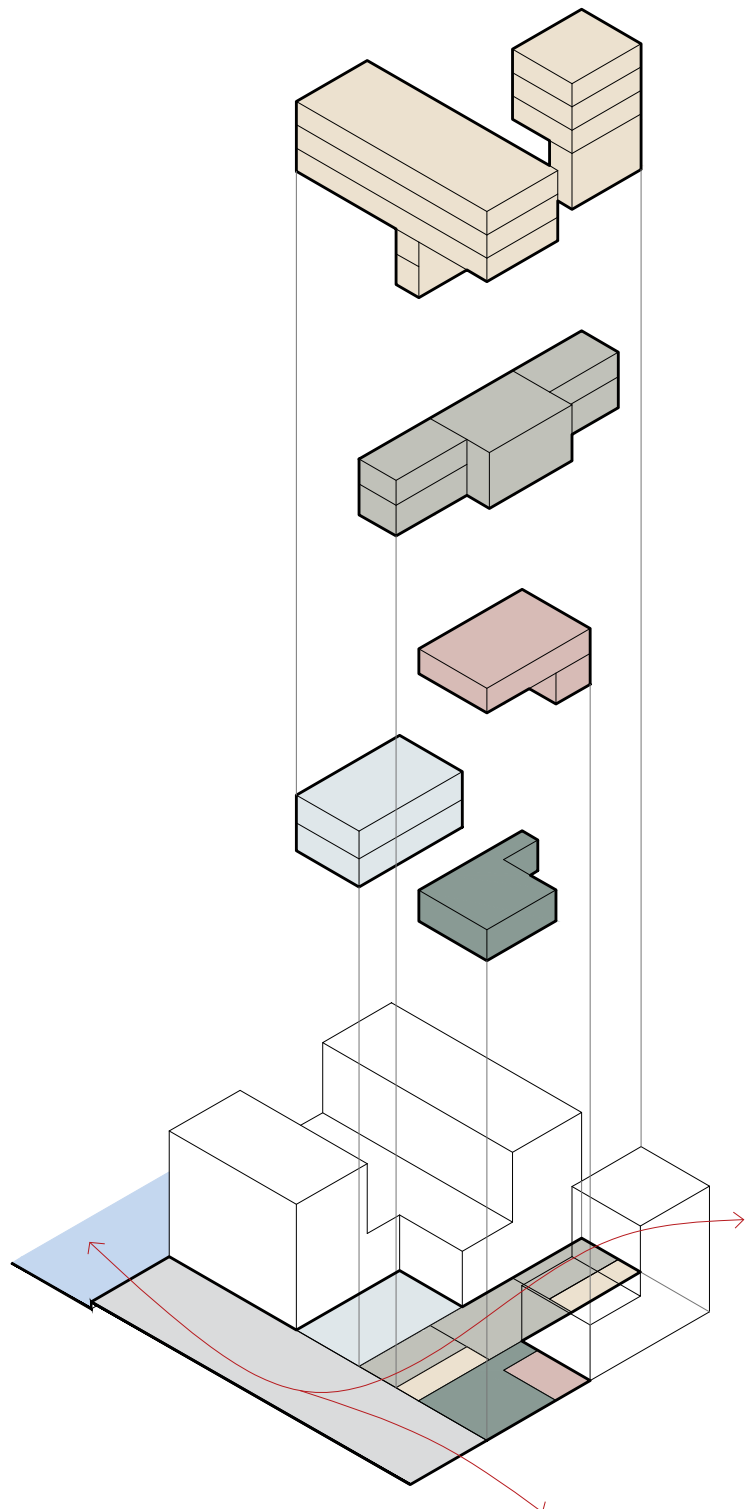


GENERAL DATA

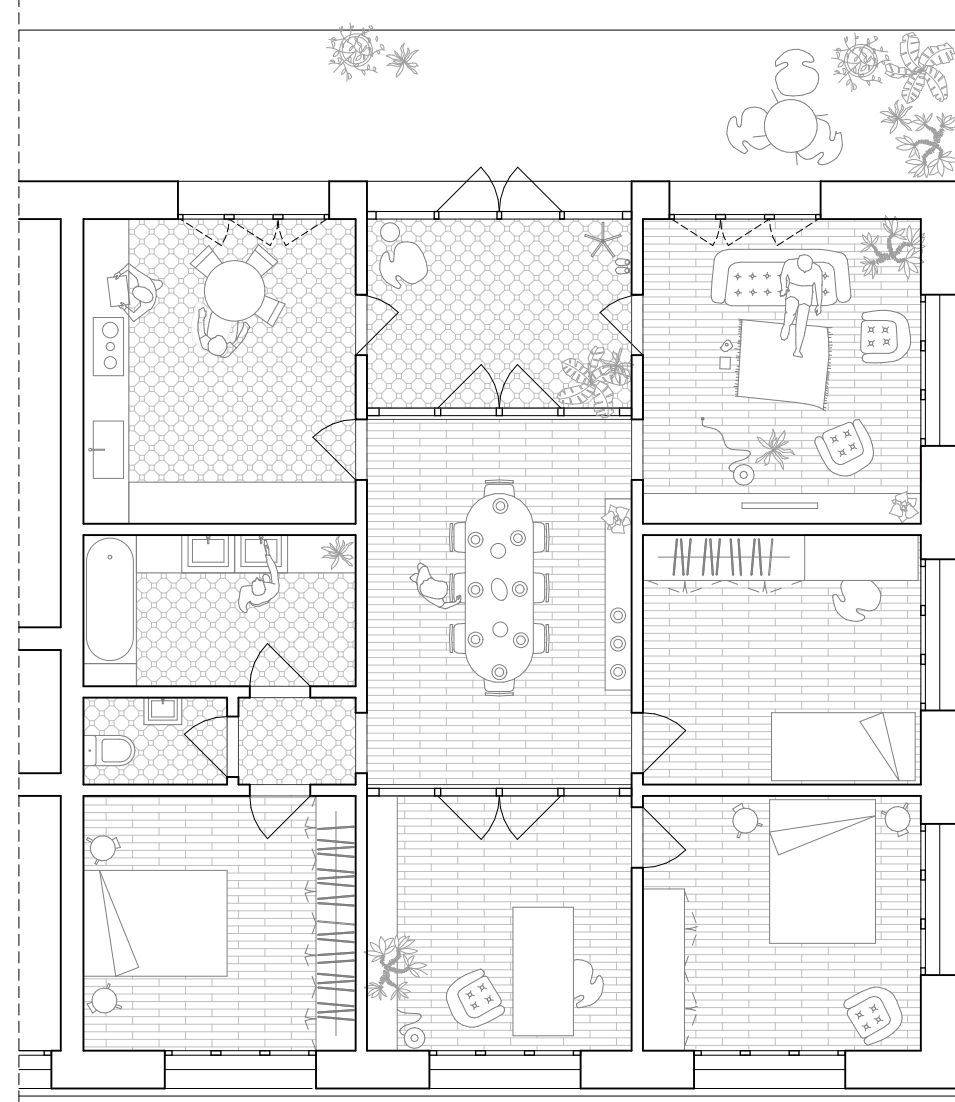
Site Area: 1425 m²
 Ground Floor: 716 m²
 GFA: 2818 m²
 Courtyard: 709 m²
 Density: 1.97
 Site coverage ratio: 0.53

PROGRAM
 (gross surfaces)

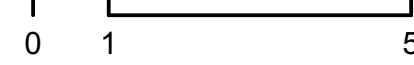
Housing (58%): 1651 m²
 Apartment nr.: 12
 -6 apartments ca. 90 m²
 -6 apartments ca. 130 m²
 Non-Housing (42%): 1167 m²
 -Brewery: 510 m²
 -Boat workshop: 292 m²
 -Bakery: 117 m²
 -Coworking: 248 m²



- Housing
- Brewery
- Boat workshop
- Bakery
- Coworking
- Courtyard



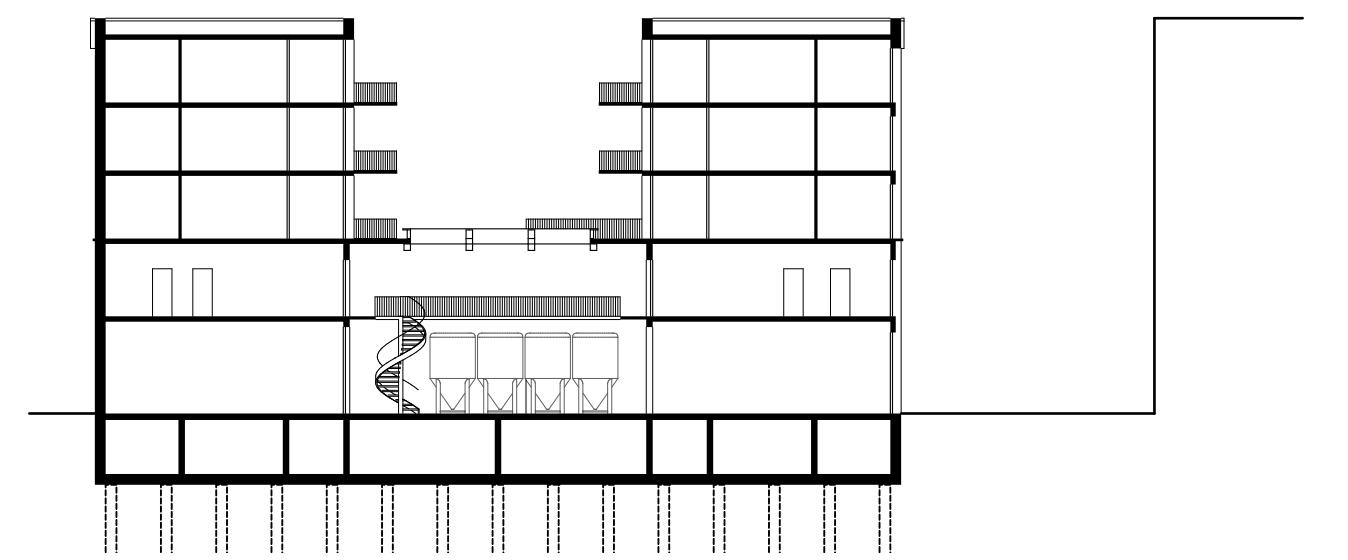
APARTMENT LAYOUT 1:100



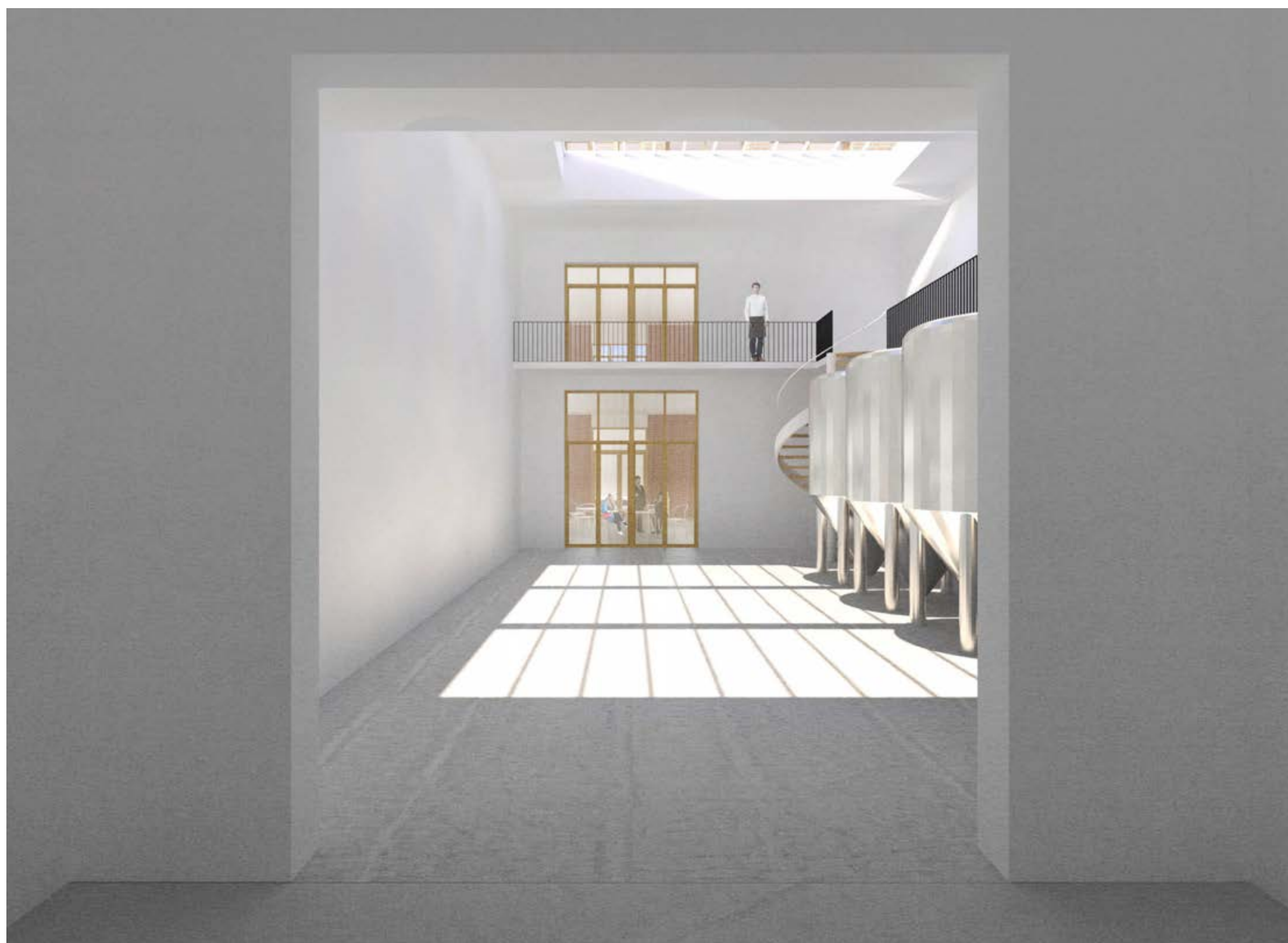
VIEW FROM THE APARTMENT ENTRANCE
 Reference: Samuel van Hoogstraten, The Slippers

The house and its use

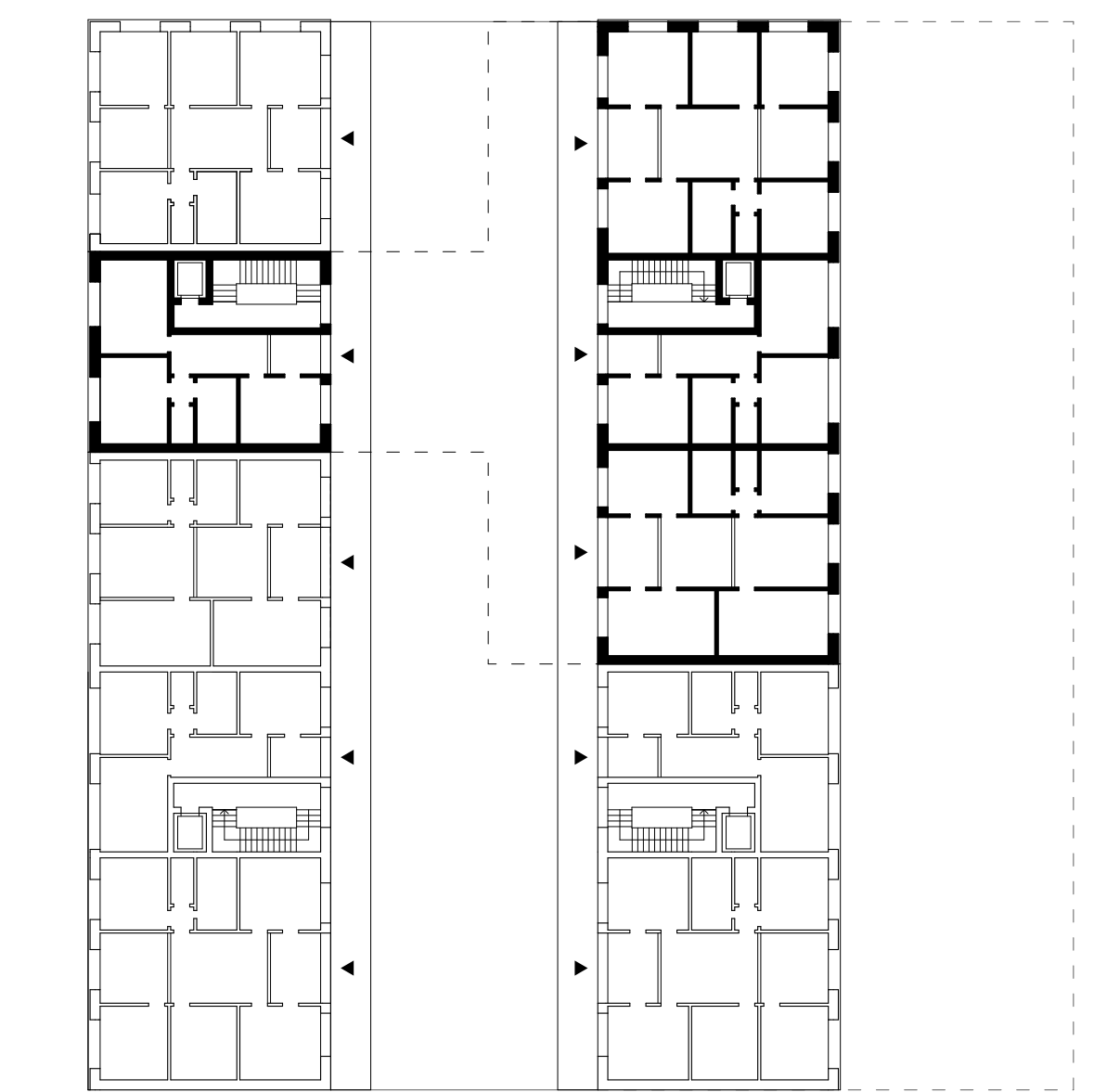
In the sense of durability and sustainability, the house is highly adaptable. This doesn't necessarily mean flexible partition walls, but a robust structure with a set of spaces which can be used in various ways. The production areas on the first two floors are very pragmatic, fit for real production. They consist of a system of rooms with various possibilities for horizontal and vertical connections. As the uses of these areas will probably change several times during the lifetime of the building, the rooms should be general enough to respond to different and unprecedented needs. The apartments are a set of spaces organized around a central room. The layout has a high degree of flexibility, so it can be used by families, elderly with assistance or as shared flats.



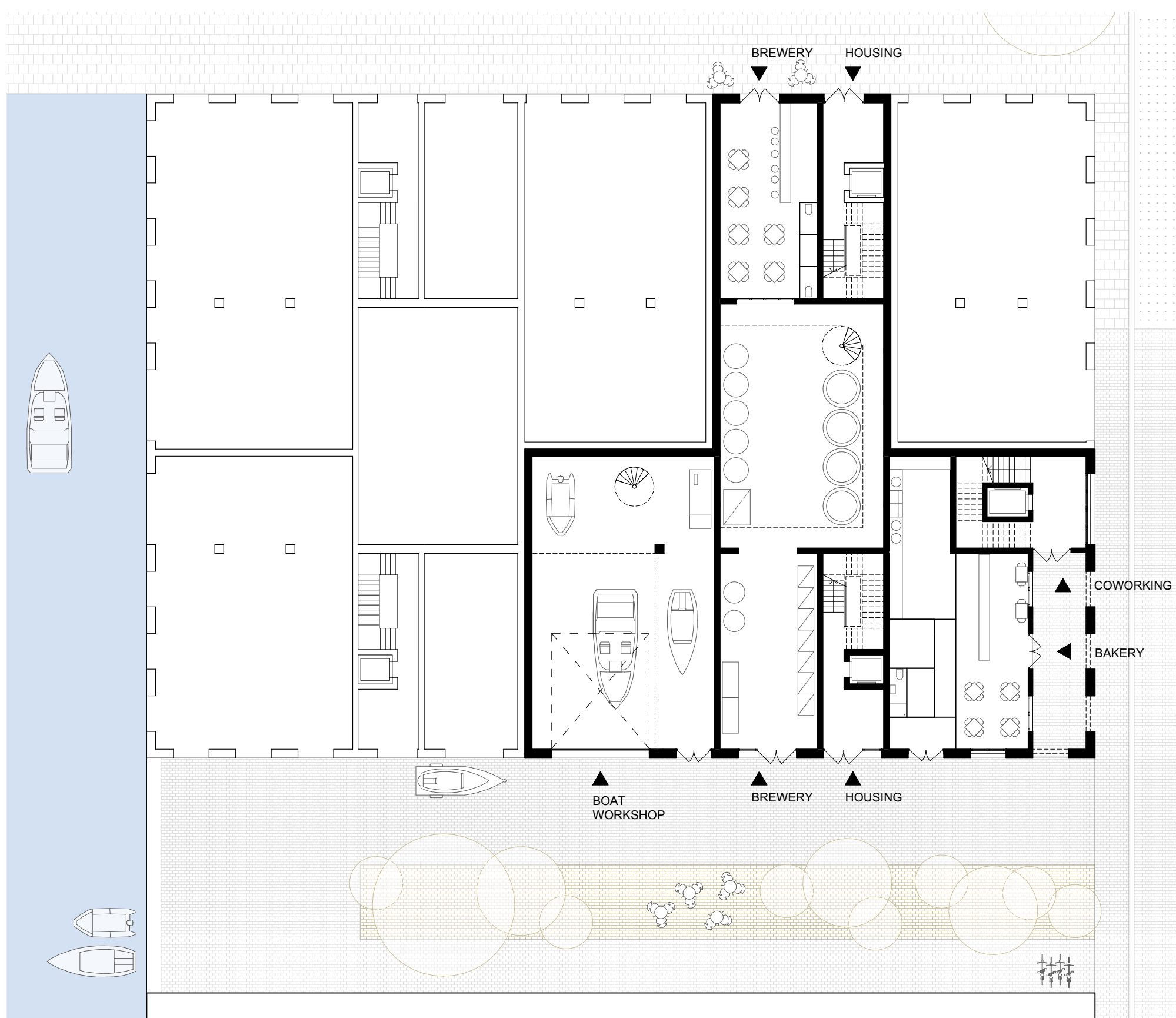
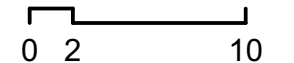
CROSS SECTION



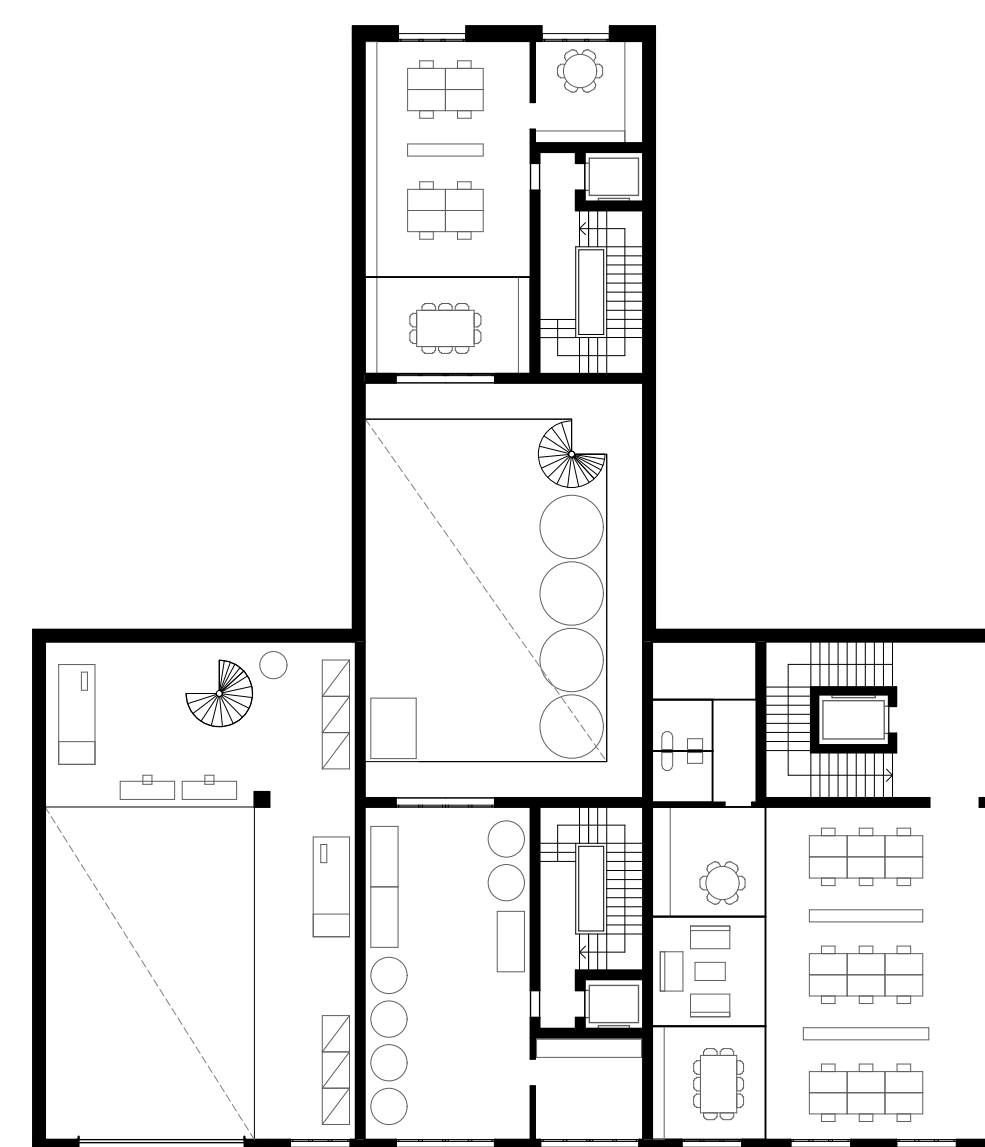
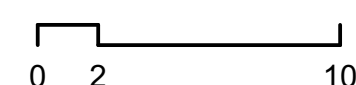
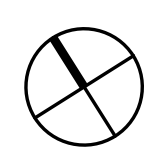
BREWERY



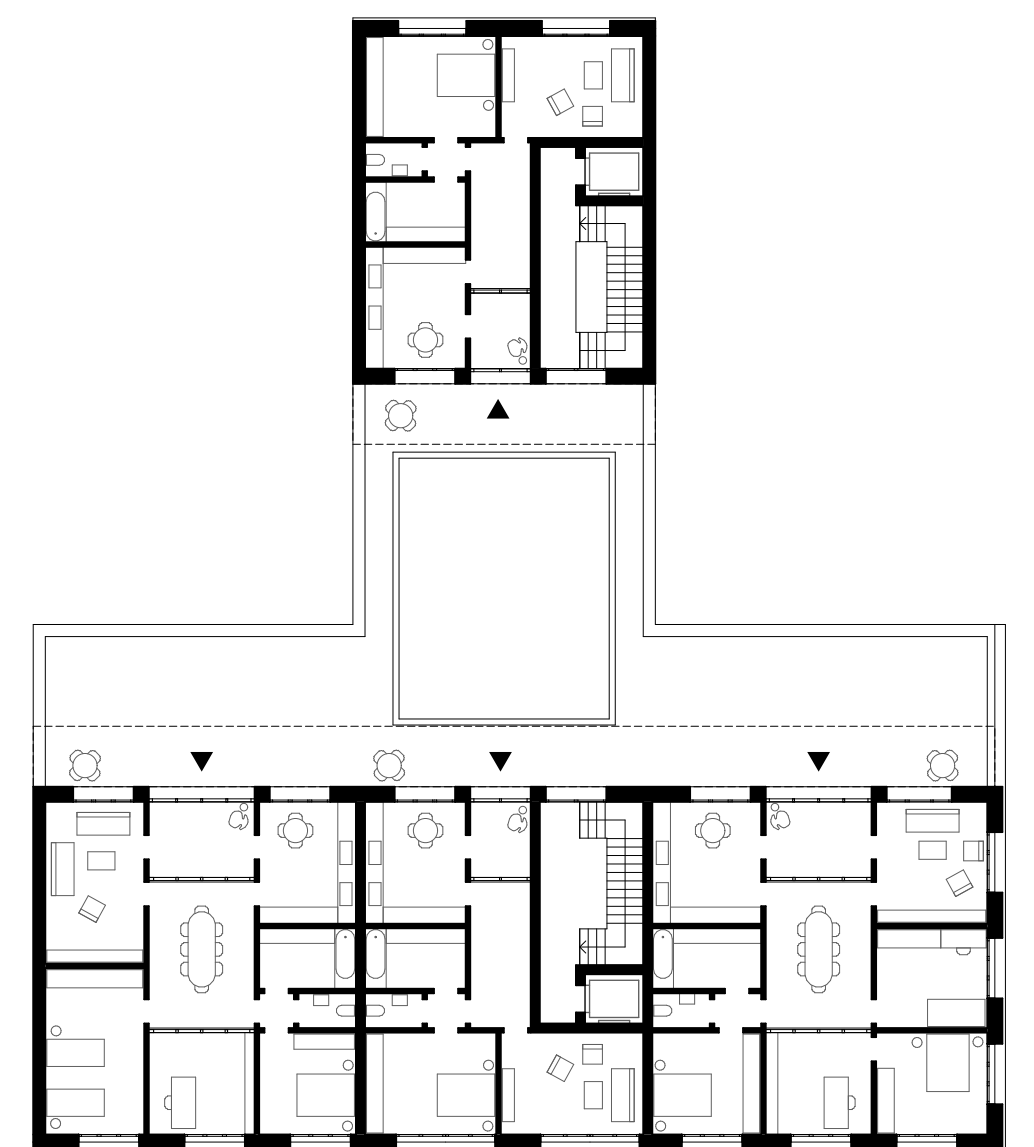
EXTENDED CURRENT FLOOR PLAN



< GROUND FLOOR PLAN 1:250



2ND FLOOR PLAN 1:250



CURRENT FLOOR PLAN 1:250