

A brand new neighbourhood for Amsterdam

Opportunities of a new neighbourhood
Manifesto

“Sluisbuurt offers a new life for everyone, where you can choose from a variety of living - from a high-rise vista to a canal house, you can grow your business, live energy efficient and expand your social circle. Join the life style of the future!”

Our proposal for Sluisbuurt stands for the idea of creating a high quality work-life blend while preserving the qualities of an Amsterdam neighbourhood. Therefore we create a high density lifestyle combined with variations from productive amenities to lively urbanity - the Productive High-rise.

We see Sluisbuurt as a pilot project to create a self-sufficient neighbourhood in terms of energy. In order to achieve this we incorporate a Waste to Energy production system.

Productive High-rise

- Diversity of living typologies
- Private terraces.
- Productive program attached to higher floors.
- More personal space.
- Community spaces embedded.

Learning from Amsterdam

- Town house typology.
- Rythm of facades.
- Heritage of a productive city.
- Diversity.

Waste to Energy Production

- Clean, safe and cheap energy source.
- Local, independent production.

Community Growth - Inclusiveness

- More community spaces to serve a diverse population.
- Integration of welfare institutions within the neighbourhood fabric.

Shared Productive Spaces

- New types of collaborations between different productive actors.
- Flexible use of space over time.

Productive Canals

- In 17th century built as productive infrastructure with strategic connectivity.
- Important urban space for social interaction.

De Stoep

- Transition zone between private and public space.
- Activity zone around entrances.
- Privately owned, publically accessible.

Productive Network

- Creates a spine connecting productive spaces on higher levels.
- Has a social identity where all commercial activity and production interaction occurs together.

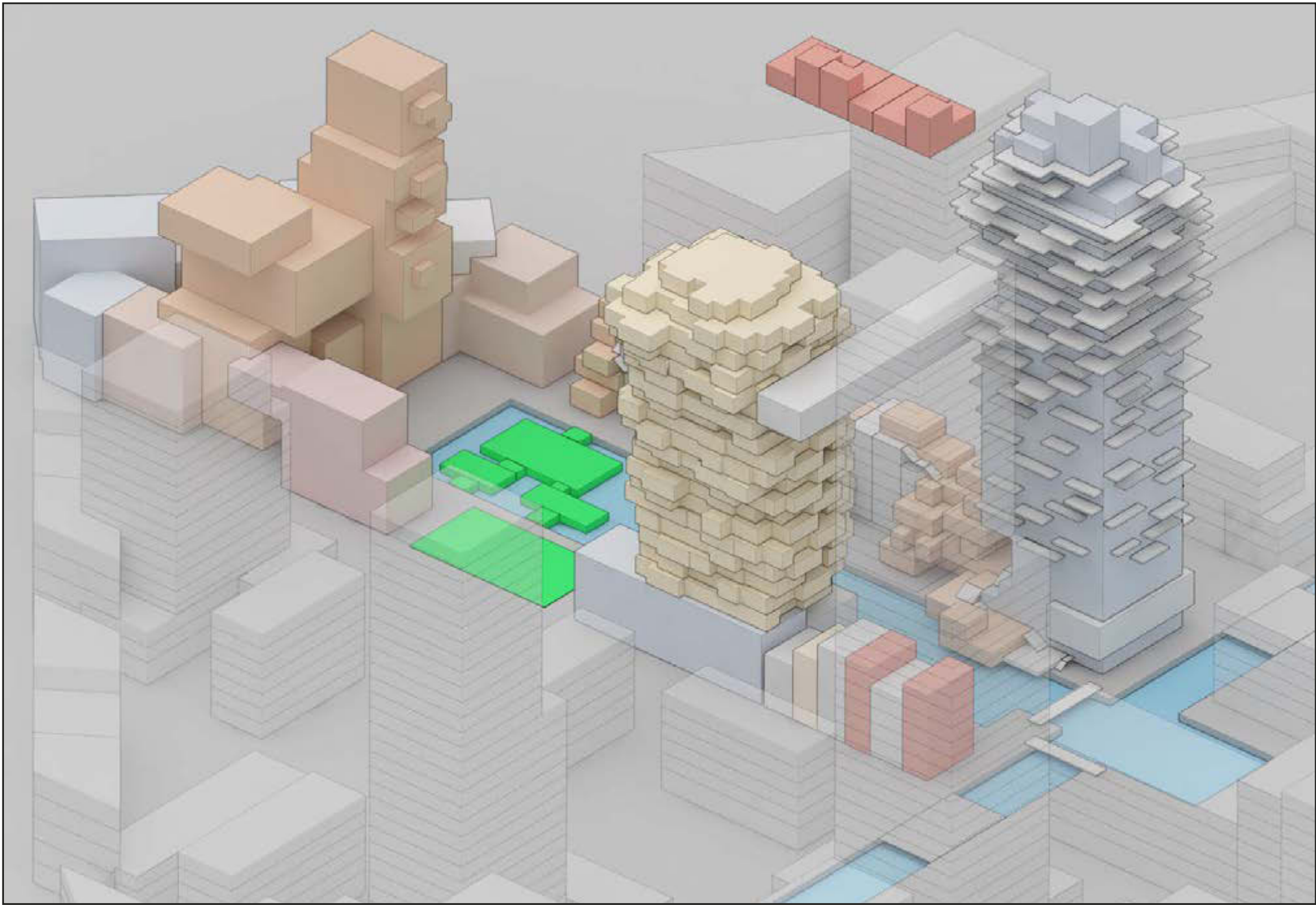
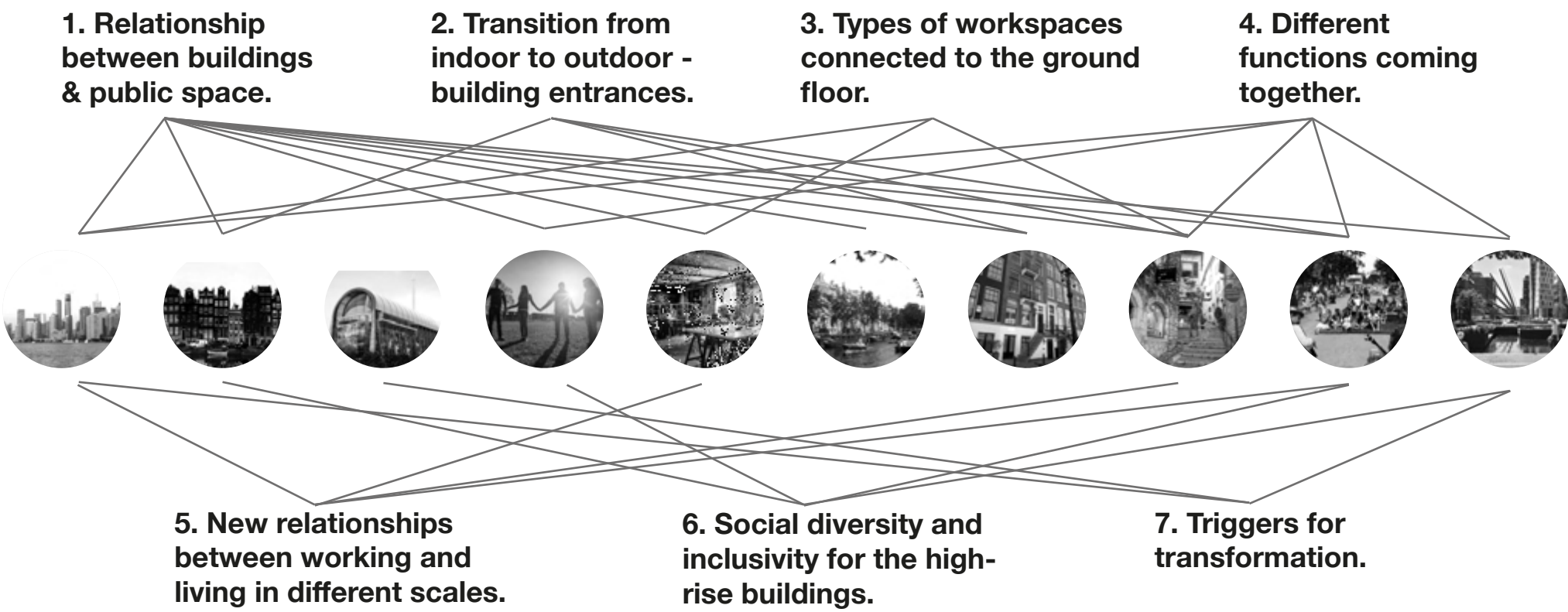
More Urban Space

- More public spaces allows for more production interactions.
- Gradient of private to public spaces.

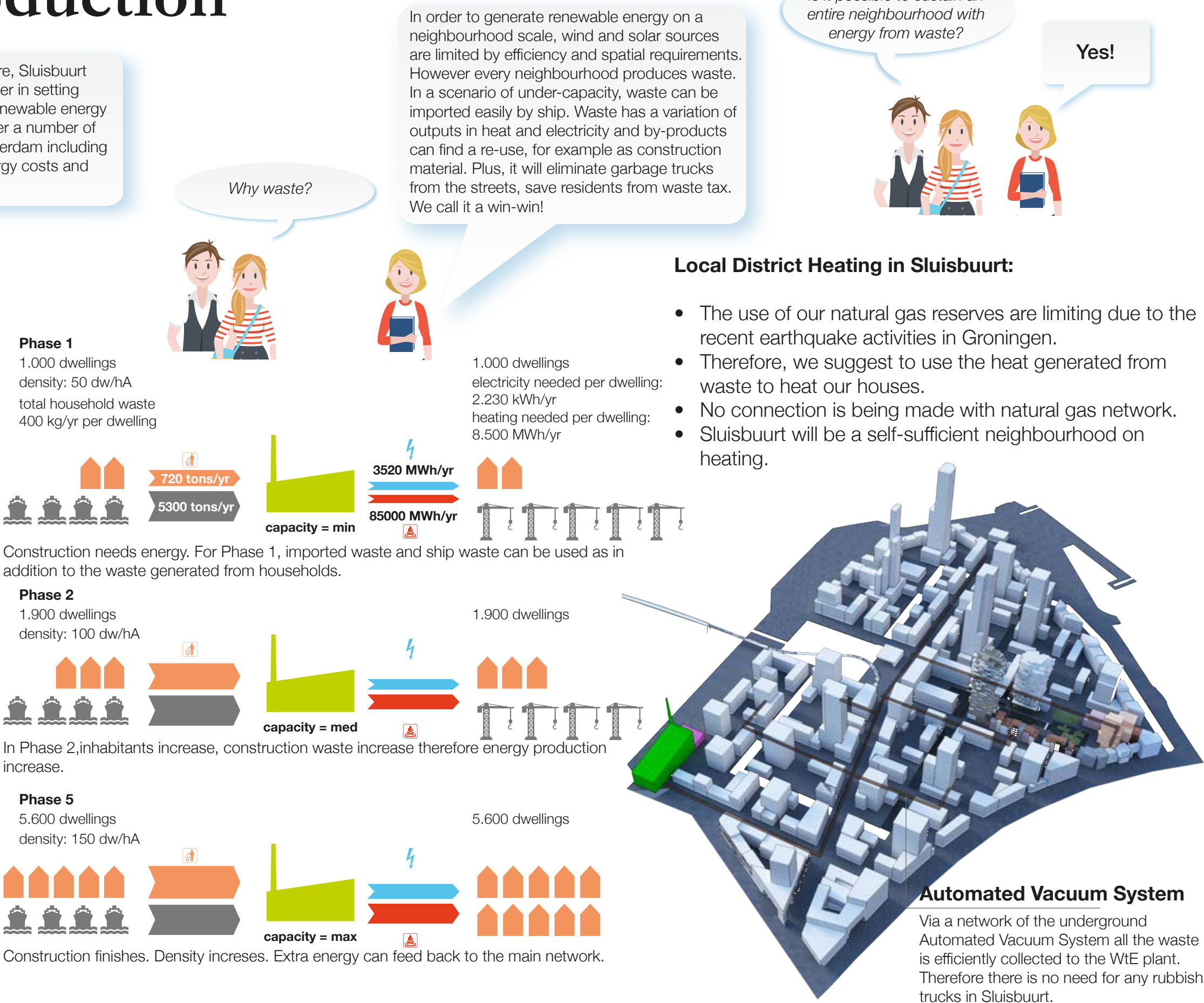
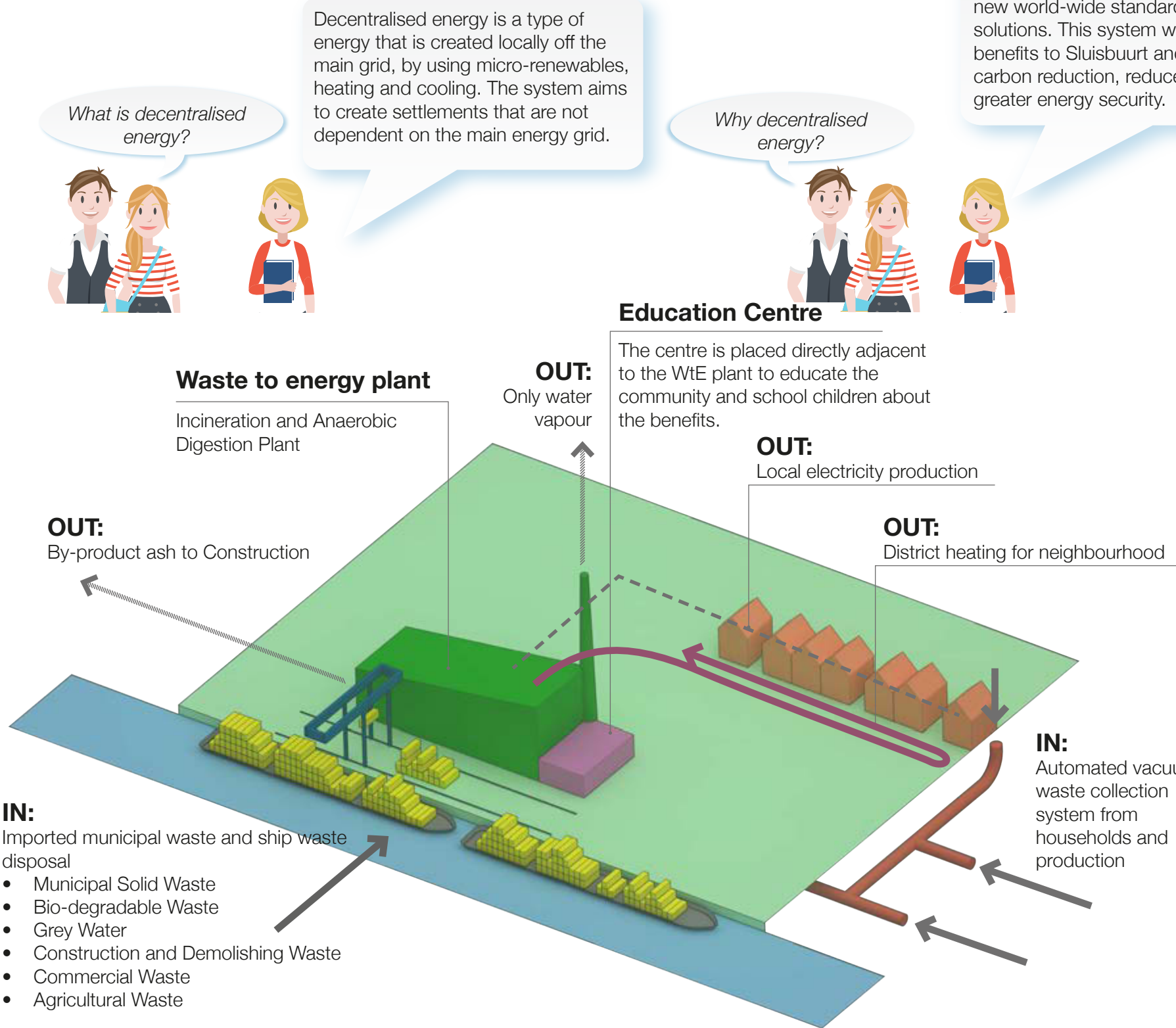
Floating Park

- New generation park floating on the canals in between buildings is proposed.
- More green space for kids.

Design parameters for urban guidelines



Decentralised Waste to Energy production
A pilot project for the future



Climatic design aspects

Designing a high-rise neighbourhood such as Sluisbuurt demands a considerate design regarding wind and solar climatic aspects. These microclimatic concerns need to be addressed from the beginning of the design stages.

Fortunately we nowadays have the computational power and knowledge to assess these problems in a digital world and use it during design.

Wind speeds naturally picks up over the height and therefore high-rise buildings generate down drafts bringing these uncomfortable high wind speeds to the ground floor creating uncomfortable and even dangerous situations for the pedestrians in the area.

Pedestrian wind and solar comfort at ground level is essential to incorporate in the early stages in order to ensure a pleasant neighbourhood for the residents and its visitors.

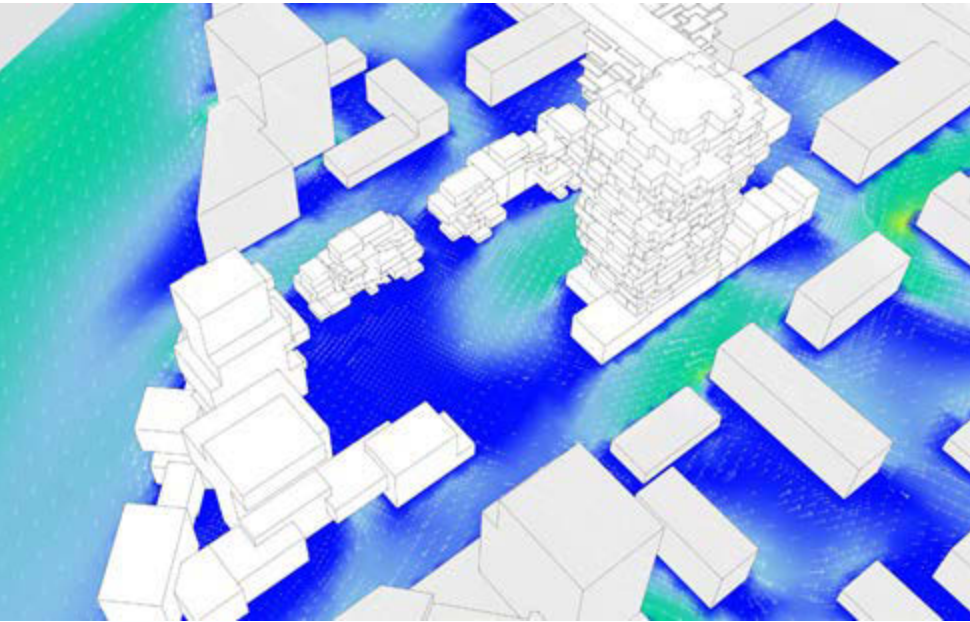
Assessment of analysis results

Wind is of our main concern for the design of Sluisbuurt. We have run Computational Fluid Dynamics (CFD) digital wind tunnel assessment on the urban design and highlight the improvements in the images below.

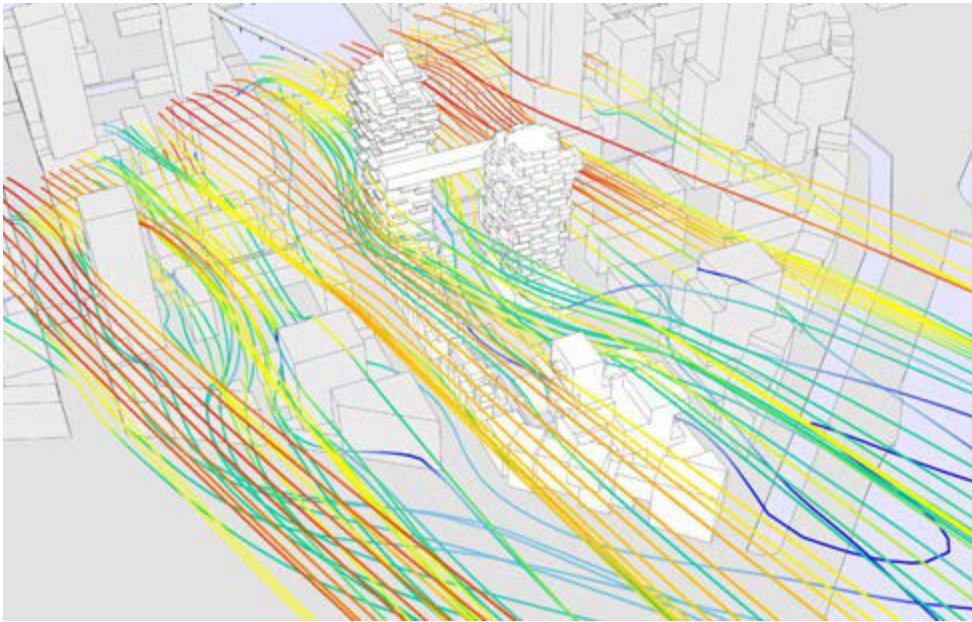
With the design guidelines presented here we will improve the wind behaviour around the towers, by placing them

strategically, creating 'roughness' on the surfaces, with the terraces and carefully places openings in the towers, that slow down the wind and minimise the nuisance of down drafts.

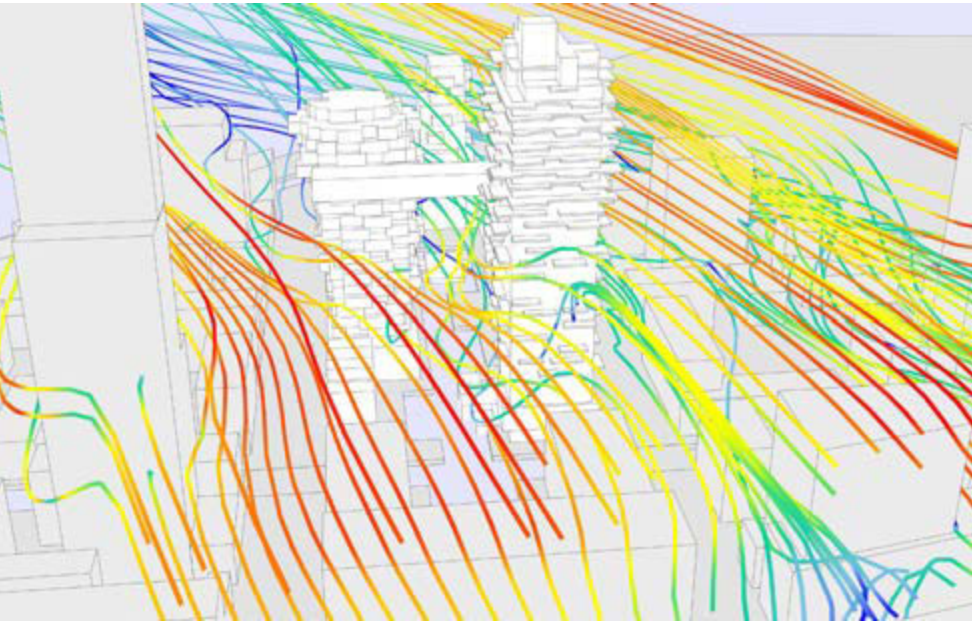
The courtyard with the new canal, floating park and kids play area are sheltered by the productive townhouses and high rises around and therefore create a pleasant area to stay.



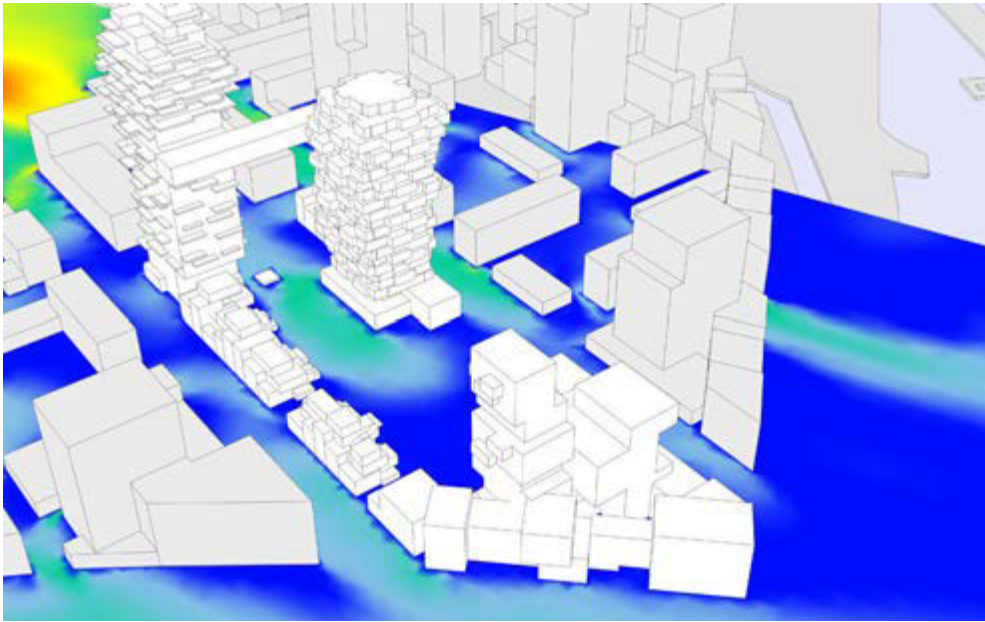
CFD Analysis results showing horizontal plane with wind speed at ground.



CFD Analysis results showing wind streamlines around the development.



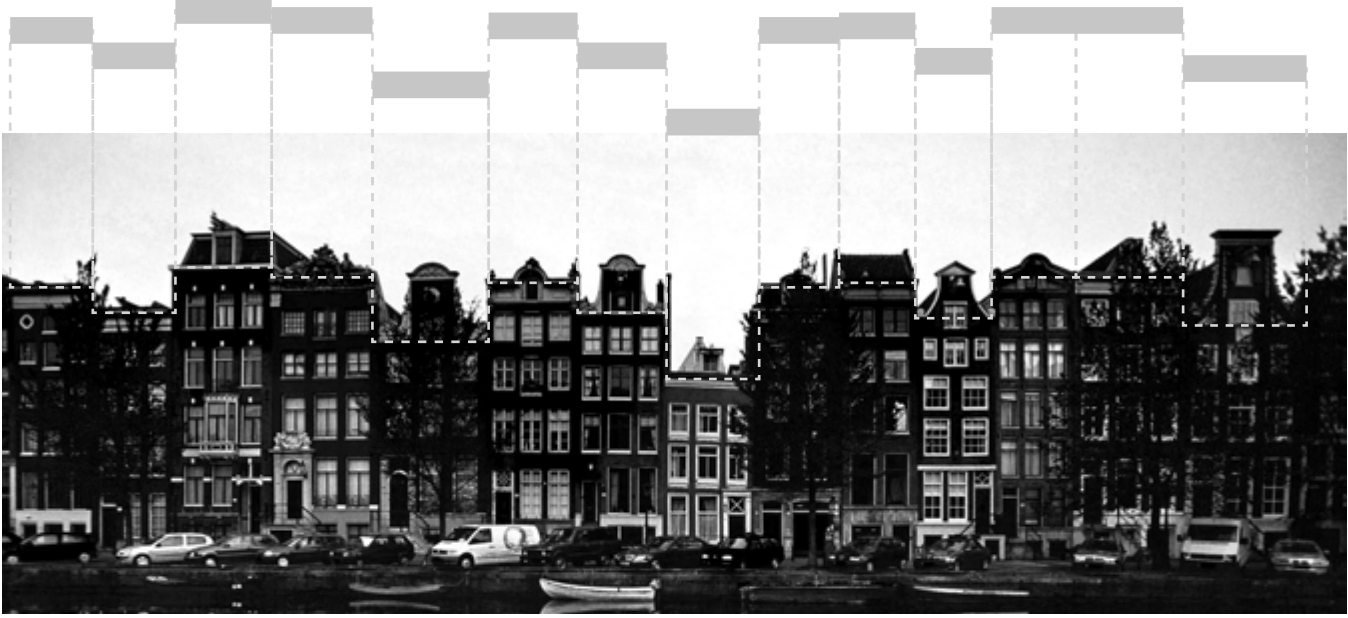
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CFD Analysis results showing horizontal plane with wind speed at ground.

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Learning from Amsterdam

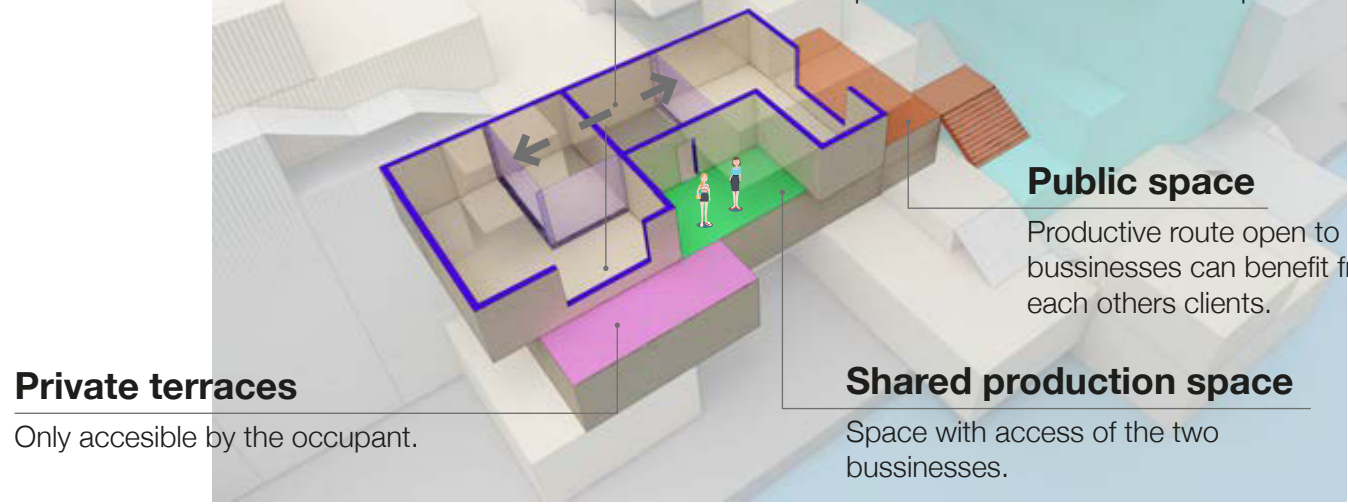


Dynamic rhythm of facades in traditional Amsterdam canal houses.

Productive Scenarios

Flexible use of space

The floor plans are open to reconfiguration. The size of the space can change due to the needs of the businesses.



Floor plate shift

It gives a differentiation on the programme and increases the architectural quality and the lighting.

Atrium and open plan

Atrium gives a visual and social connection between different groups and allows the workshop on the ground floor to have a flexible floor height.

Scenario 1: Fashion designer + the tailor.

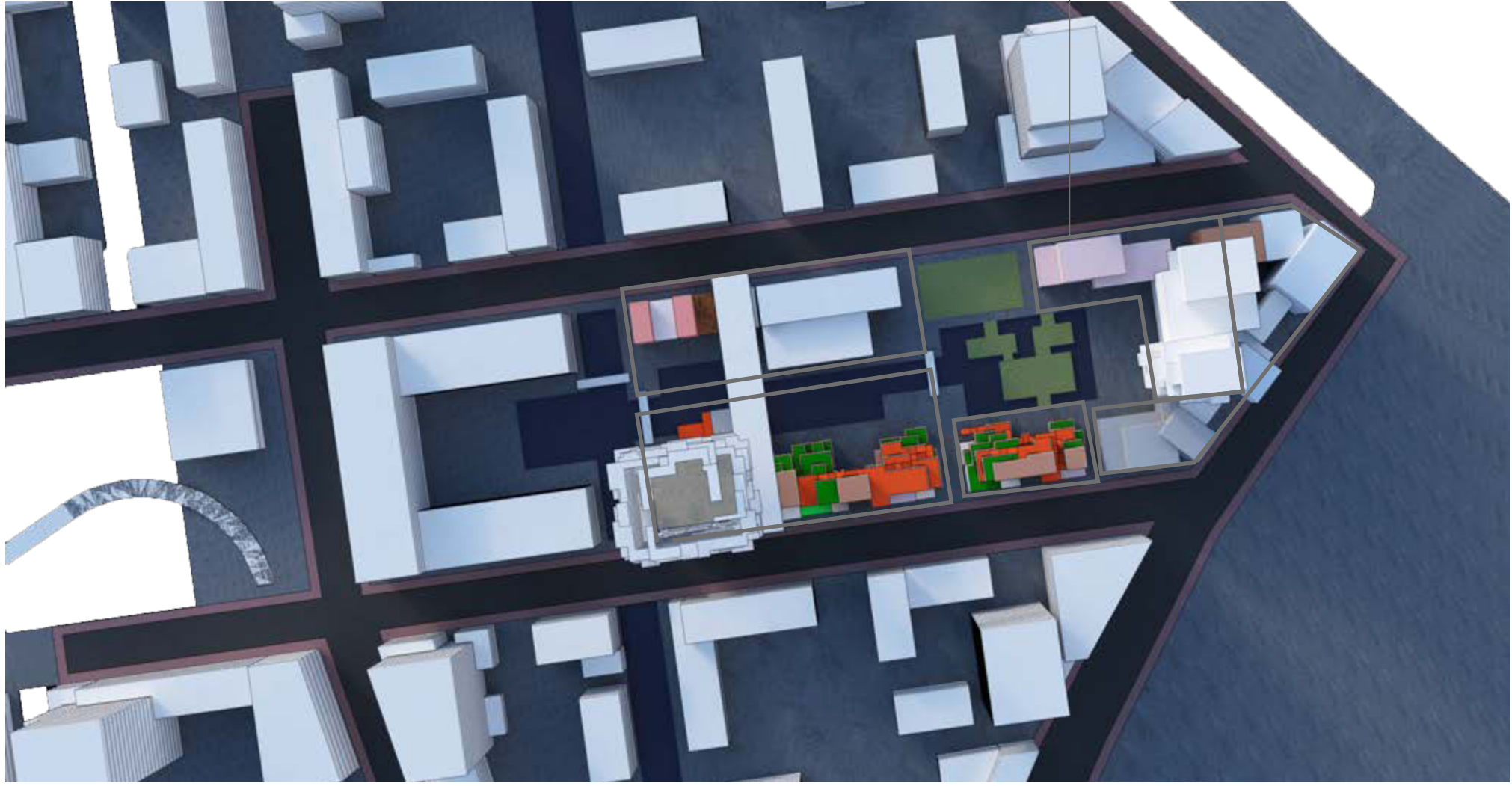
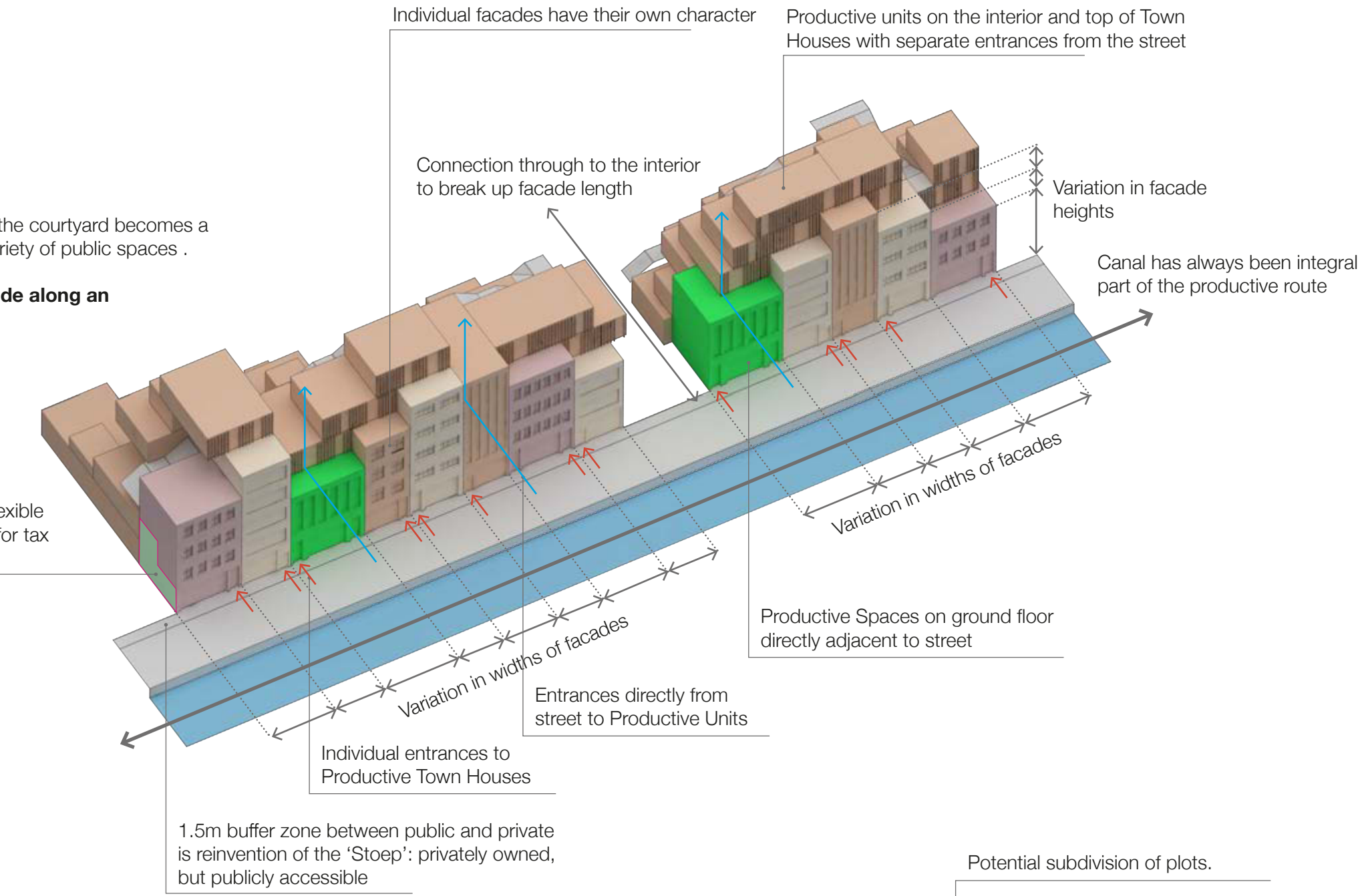
A newly graduate fashion designer forms a startup that hooks up with traditional craftsmen such as a tailor cobbler.

Scenario 2: Designer + fab lab. + DIY shop

Digital fabrication on the ground floor allows variety of production. Designers on the upper floors can use this workshop to realise their designs. DIY store on the ground floor can supply materials for the production and other consumers.

Scenario 3: Startup + physical production

Lower floors are occupied with workshops, storage and distribution. High ceiling and the atrium serves for these functions. Higher floors are assigned for workspaces and management.



Productive Network

Productivity doesn't have to stay on the ground floor. Elevated public route allows productive terraces to connect on the larger network.

Public route acts as an integration of infrastructure and commercial activity.



New way of living

Productive units attached to the town house spine helps to create a successful work-life blend.

Additional units can also serve solely as affordable housing or housing+studios for artists and craftsmen.



A generation park - Floating Park

Meeting point for the block!!! With free wifi access, botanical plants and a tanning deck, it provides a magnificent environment for all ages.



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Productive Overview



A magnificent view on Amsterdam from the Cloud.

Type:
Productive tower

- Category between 80 - 100m.
- Residential tower with productive spaces embedded.
- Lands on the ground floor with a Productive Spine.
- Work-life blend on all levels.

Type:
Productive high-rise

- Category between 60 - 80m.
- Residential tower with productive spaces embedded.
- Lands on the ground floor with a Light Productive Plinth.
- Work-life blend on specific locations and levels.

Type:
Productive mix

- Heavy production mixed with housing and a variety of community programs.

cloud

- Combination of meeting point, infrastructure, social program and production program.
- Point of attraction for the early stages of Sluisbuurt.
- Amenity space on roof top such as: Running Track, Lunch Market, Restaurant, Roof top Bar

oasis

- High dense residential tower with amenity on the higher floors.
- Connection with the Beehive at high level creating the Cloud.
- Creates outdoor private green spaces on the higher floors.

beehive

- Mixture of student housing, short-stay hotel such as CitizenM and affordable housing.
- Light Plinth accommodates a library, coffee shop, event space and utility stores such as a bicycle repair shop.

mule

- Heavy production on the lower floors accompanied by housing above.
- Tightly connected with a community centre and programs, such as elderly housing and meeting points.

spine

- Core of the new production/living blend in the neighbourhood.
- New ways of living created.
- Elevated public space at higher levels.