



INTRODUCTION

A new housing and working quarter to be built. Amsterdam has a rich history in making new city expansions. Many of these expansions are characterized by bigger scale expansions. The famous plan development of canal areas, plan berlage, AUP, Michel de Klerk and more recent Java eiland, IJburg and Zeeburg.

The new developments in Sluisbuurt are characterized with a high ambition. Many houses, working and leisure functions are there to be built. The start from a tabula rasa condition provides a mental feeling that everything is possible.

We have been analyzing Amsterdam expansions in relation to success and flexibility in history. For that reason our evocative starting point is a refined perimetrical building block combined with towers to maintain a high density working and living area. Our starting point came from the way how the very citying of Amsterdam has been adapting itself to the current conditions and after many centuries it is still the most wishful working and living area in Amsterdam.

URBAN TYPOLOGY

The refined perimetrical building block has some important features. It enables a clear body and frame for the public spaces, street and pedestrians. In urban planning a clear border between public and private is important.

By placing building volume on the perimeter of the plot an interesting constraint between public and private is possible. The created courtyards have special atmospheres. The courtyards gives the expanded city a rich and extra layer as a chain of qualities through the area.

The perimetrical block is flexible to open up to the city or to be enclosed where necessary.

Since Sluisbuurt is completely new, by building on the perimeter of the block, the urban walls of the city expansion are soon looking mature, in an early stage the streets are enclosed with building mass.

URBAN PRODUCTIVITY

Sluisbuurt should not be a sleeping buurt, in Sluisbuurt there should be a dynamic working and living condition.

Working should be in the same buildings as living. Lunch, shop and leisure possibilities should be integrated. All together a fresh mix of functions should be maintained. Our perimetrical block with different building depths enables different working and housing typologies. Possibilities is the keyword for the proposal. The perimetrical block is a flexible typology that can provide many spatial possibilities.

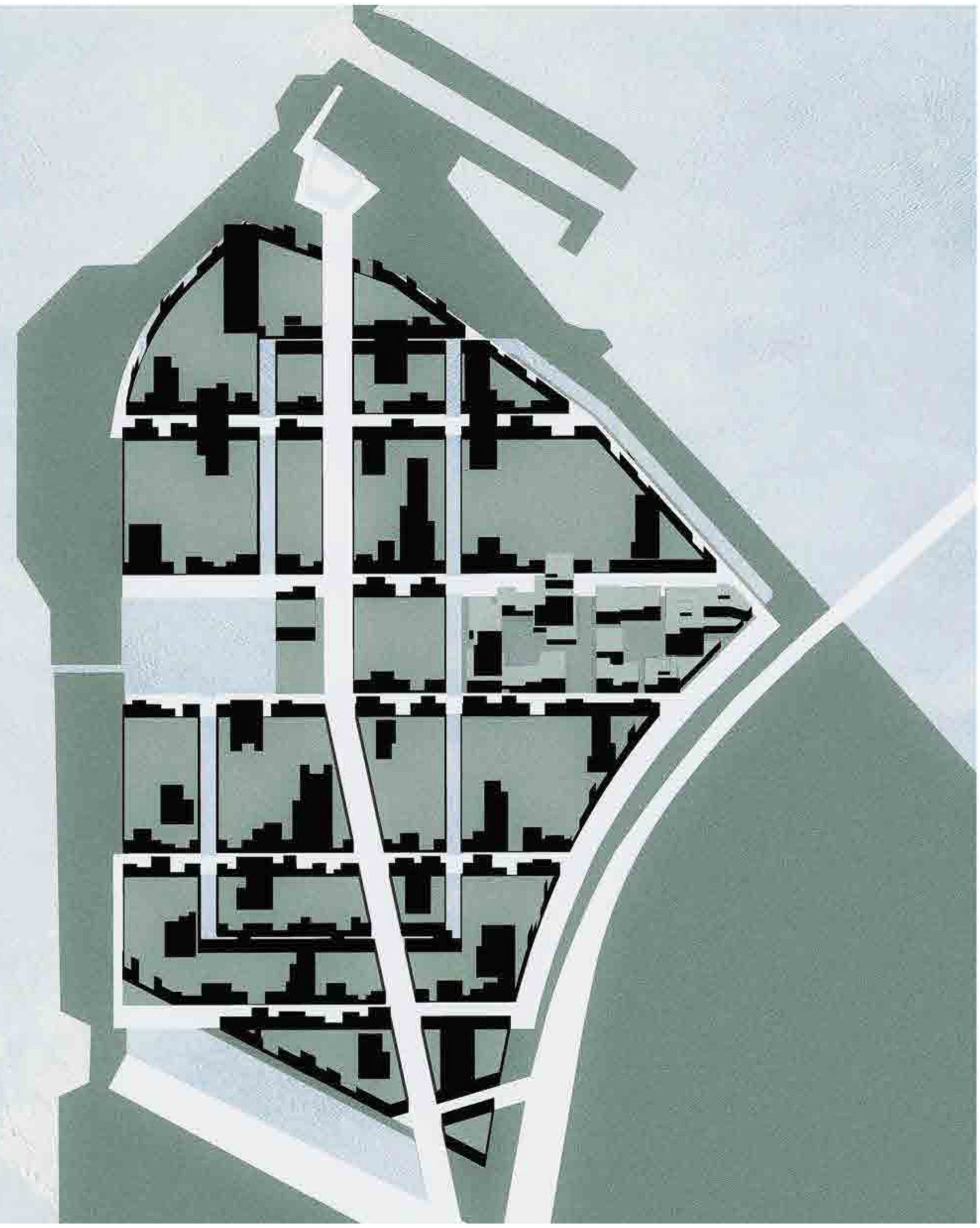
URBAN DIVERSITY

Since labor is too expensive, craftsmanship is almost dead, we can't make buildings any more like from the Amsterdamse school. Current bigger scale blocks are often not related to the human scale and city life.

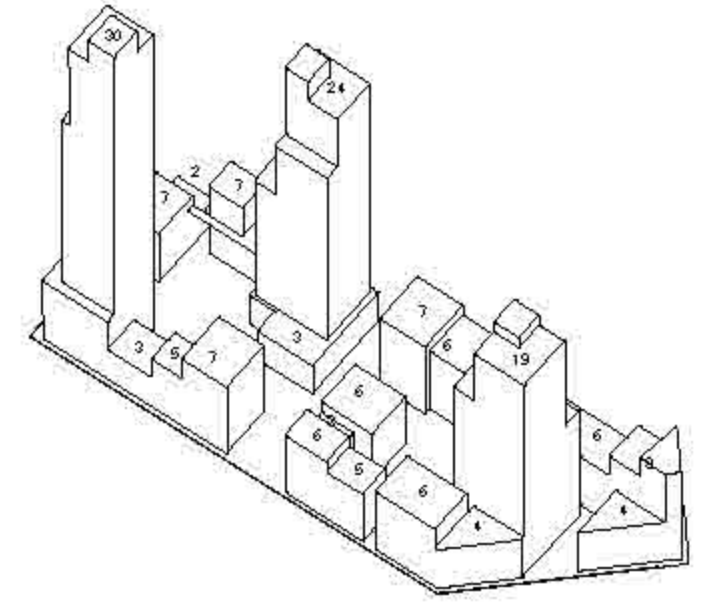
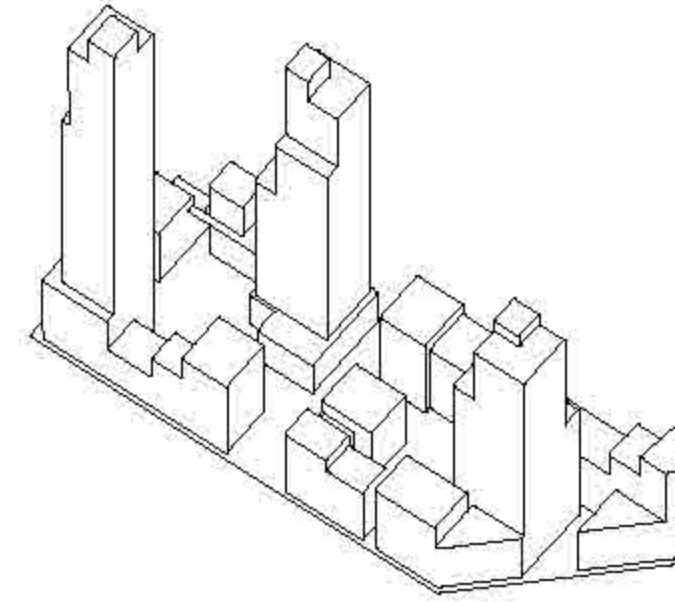
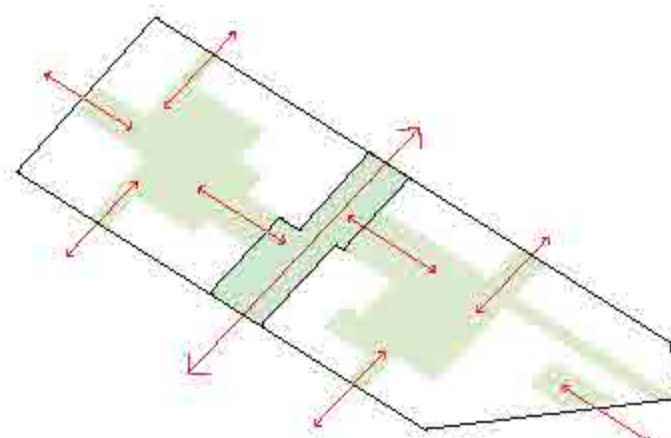
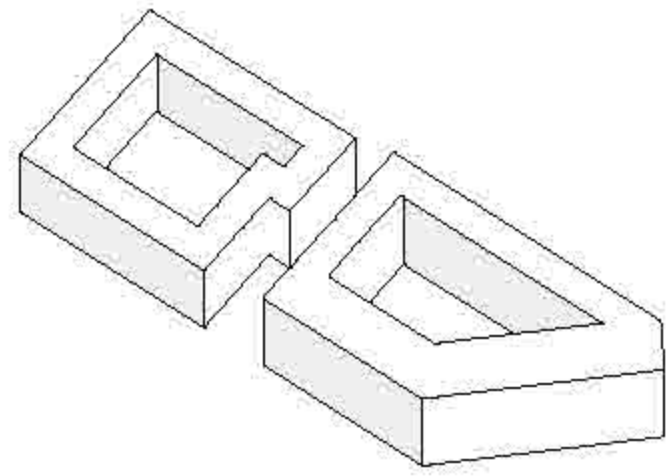
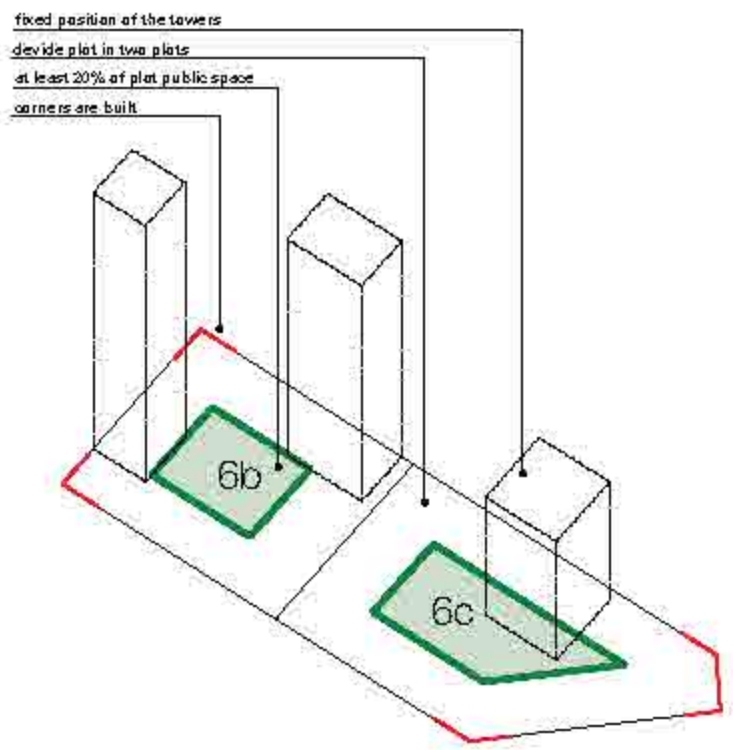
For that reason we propose a scale of the building that is comparable with the canal houses. Smaller entities next to each other to provide diversity within one continuous urban block in the new building area. The small scale helps to enable a human scale of the building block. A flexible plinth and set backs on the top floors are an additional element to refine the scale and gives an urban diversity. Smaller scales together with the high rise towers as one homogenous project provide a new Amsterdam typology.

URBAN PHASING / IMPLEMENTATION

A strong point of building on the perimeter is that it is possible to start with a small part of the block, later new parts can be added. A flexible and dynamic apparatus has started. The urban walls of the high road can be done first. Not the entire walls but fragments or parts of it. This interventions can also be temporary interventions that can later be replaced with other buildings. In that way the perimetrical block is flexible during time, for short and long terms. To give the area a kickstarter bars, restaurants, sport clubs and urban creatives should be motivated to be a pioneer and to move towards Sluisbuurt, then with building development other people will follow.



STRATEGIC SITE PLAN [SCALE 1:2500]



SITE REQUIREMENTS

- corners are built
- minimum 20% of site area is public space
- divide site in at least two plots

URBAN TYPOLOGY

our proposal is a courtyard typology

- this enables a clear framing of street and urban walls
- this enables a contrast between interior and exterior atmosphere

CONNECTION

to establish a lively neighbourhood

- we introduce an urban shortcut
- the two collective courtyards provides additional connections to the street

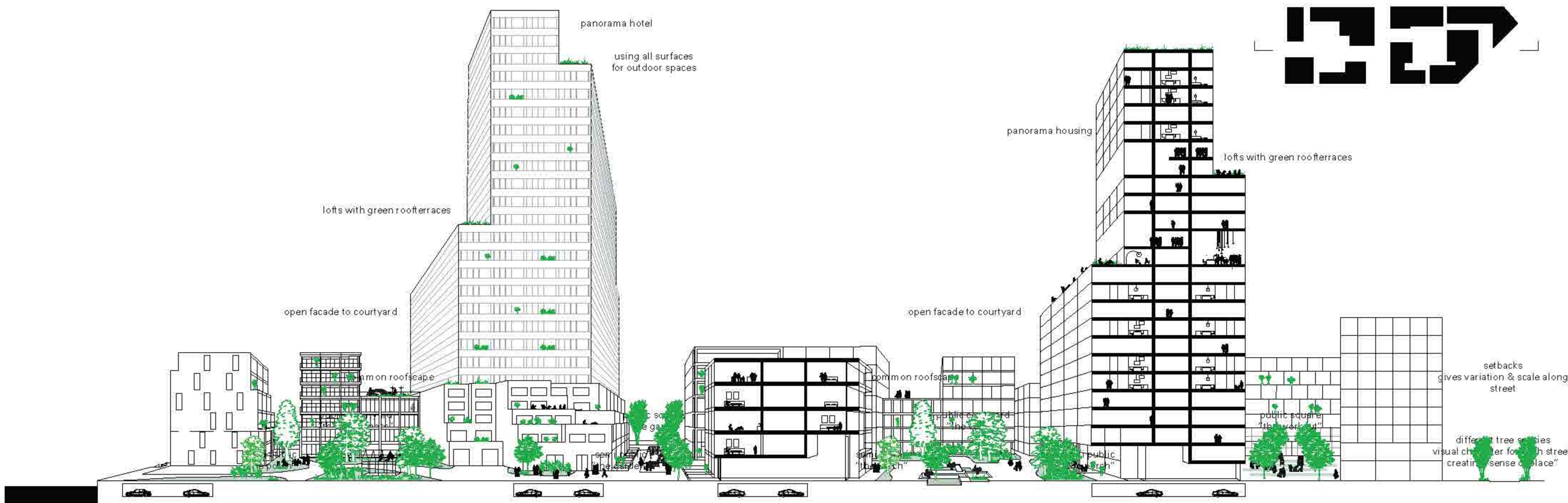
COURTYARD TYPOLOGY WITH TOWERS

the scheme is a combines the courtyard- and tower typology.

the canals district meets the zuidas.

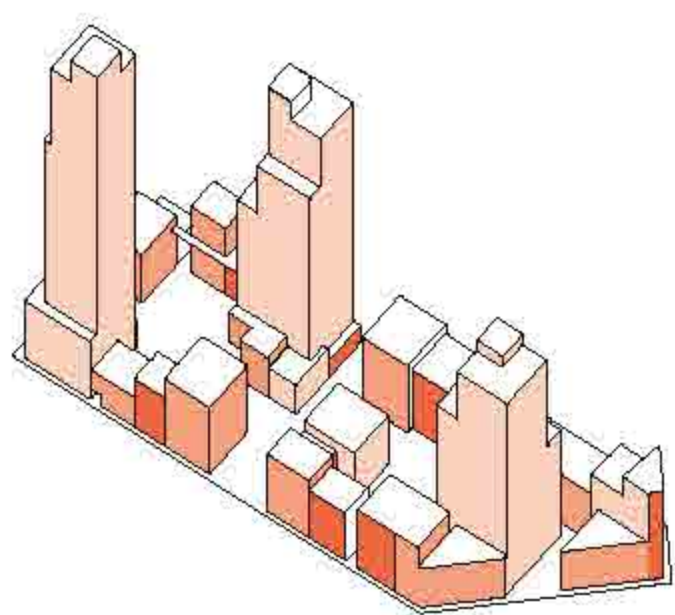
SIZING

the principle overview of the heights and m² total built volume is 74.000m²



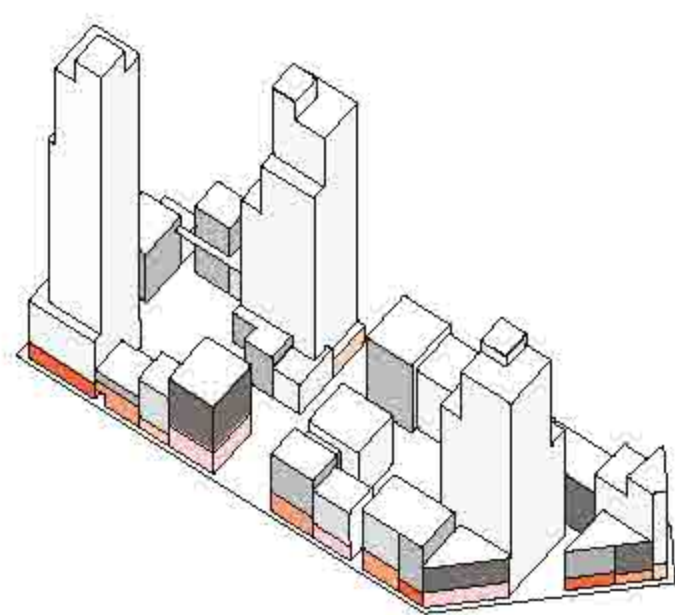


IMPRESSION STREETSCAPE



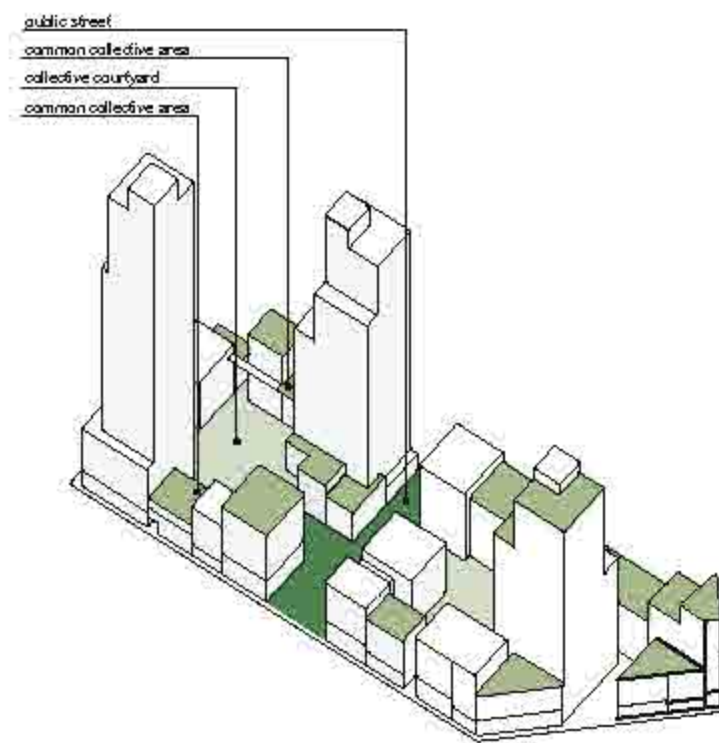
SCALE ADJUSTMENT 1

adjust to 'amsterdam scale' and unify plinth with towers
to establish a refined neighbourhood scale



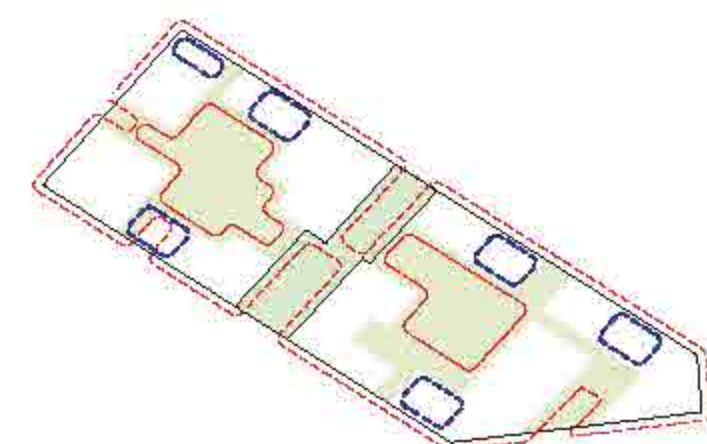
SCALE ADJUSTMENT 2

introduce a flexible plinth articulation to break the scale of volumes
to establish a refined building scale



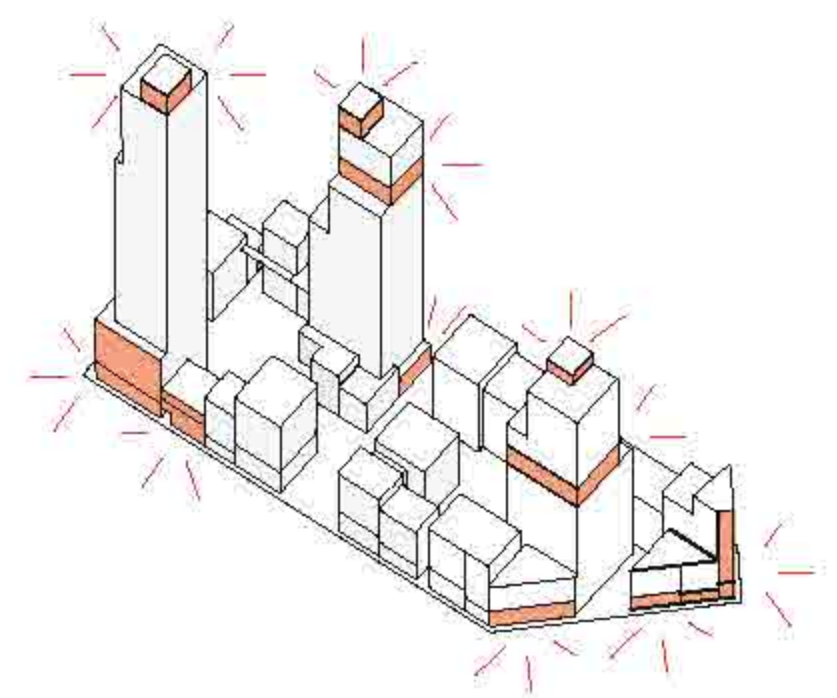
PUBLICITY

three gradations of publicity
public for everybody
collective for everybody, but thought location more for all people living and working around the courtyard
common common area for group of inhabitants that are living around these places. Areas to sport, gym, relax, interact. Locations are on top of roofs, throughout the building



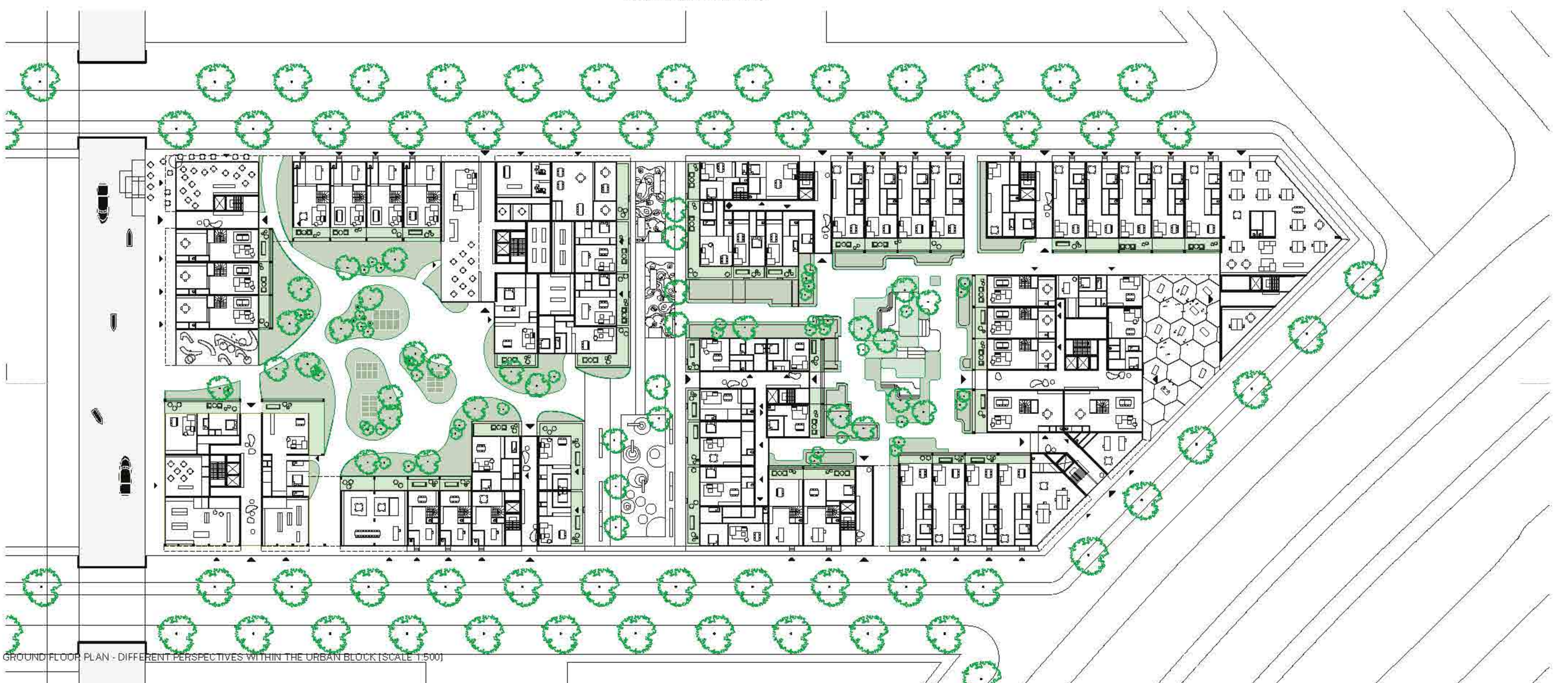
INTERIOR VERSUS EXTERIOR

along the street a series of niches are connected to the street, the courtyard and the common areas gives the people multiple possibilities for recreation within the urban block.



SPECIAL FUNCTIONS IN CORNERS

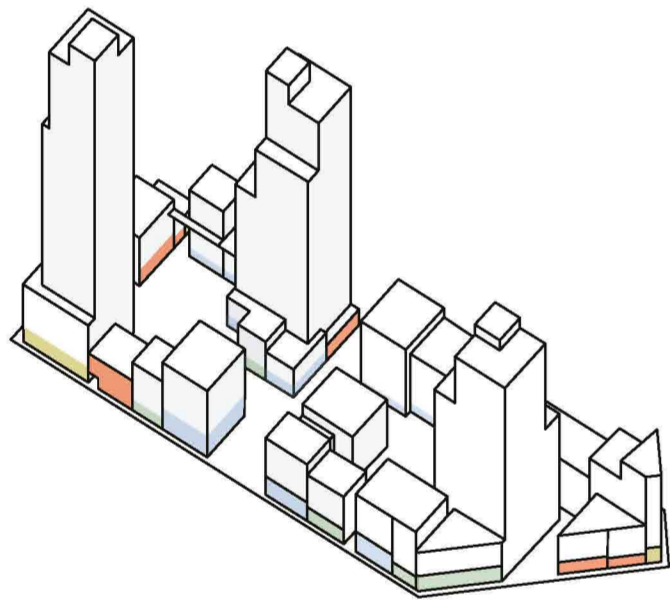
special functions should be located in the corner of the block the mix of special functions contribute to a productive and active urban condition.



GROUND FLOOR PLAN - DIFFERENT PERSPECTIVES WITHIN THE URBAN BLOCK (SCALE 1:500)

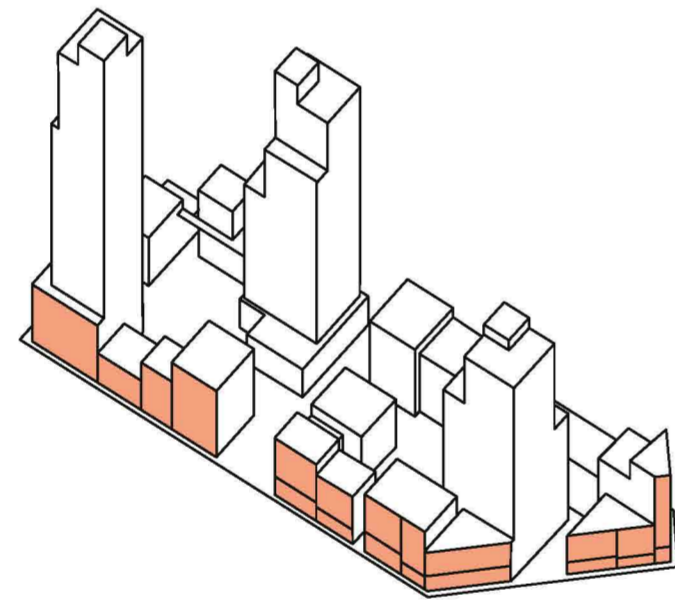


IMPRESSION COURTYARD "THE WILDERNESS"



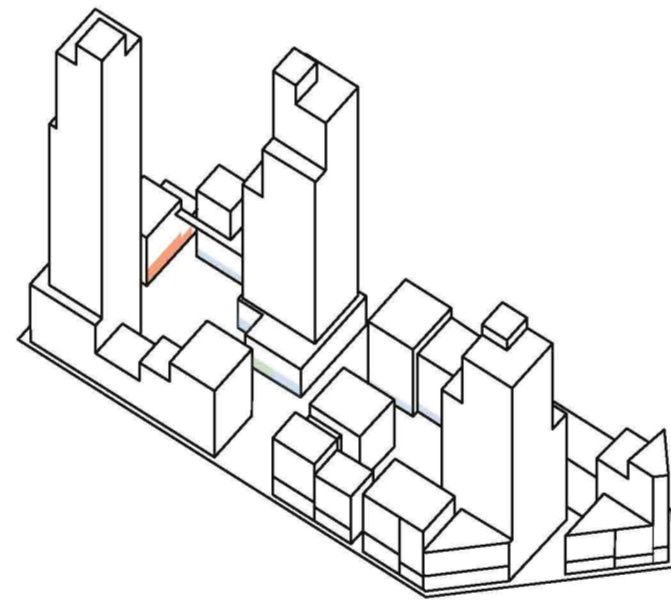
ACTIVE AND DIVERSE GROUND FLOOR

in order to maintain a vibrant neighbourhood, the programming of the ground floor plays a central role. Example: homeoffice, work hub for small offices, retail and leisure functions



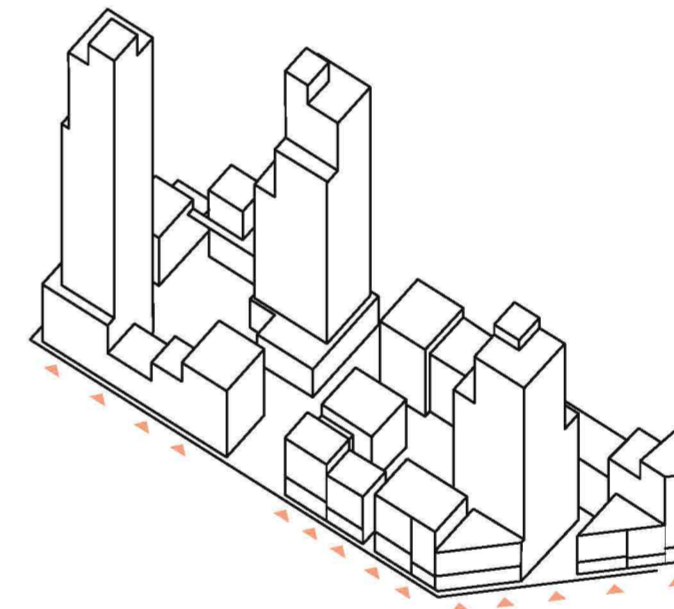
PASSIVE ACTIVATING

to create a lively urban street, cantilevered balconies provide passive activity on the street.



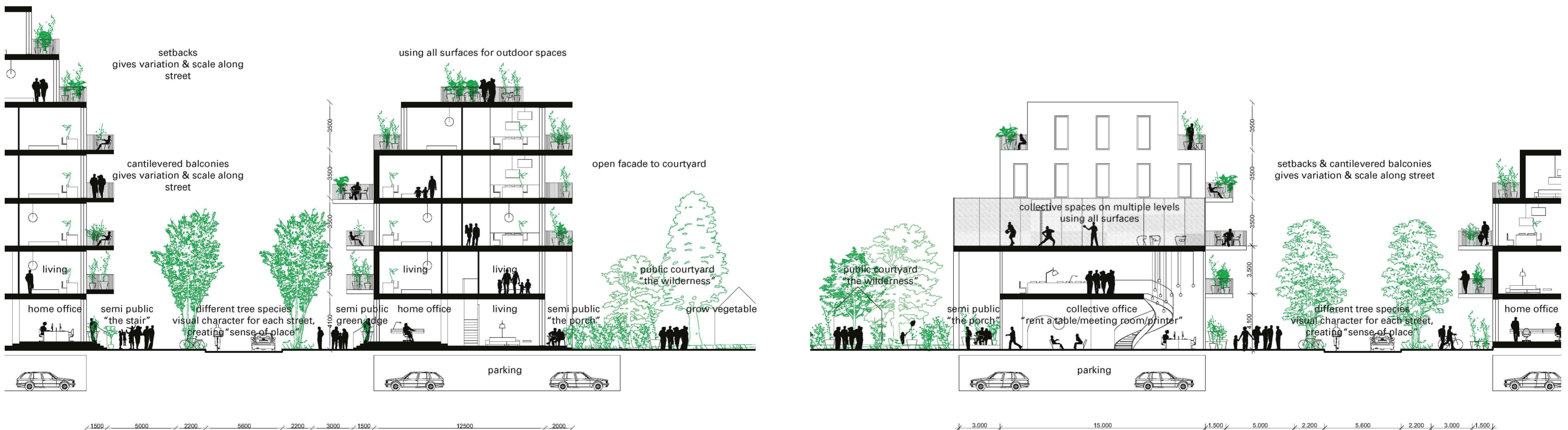
THE PORCH / THE GARDEN

ground floor houses and offices have a quality of being adjacent to the courtyards. With a small lifted porch a private space is created.



ACCESS

multiple entrances. Access to each block are from two sides. From the street and the courtyard to create an active neighbourhood.



BUILDING SECTION - DIFFERENT TYPOLOGIES WITHIN THE URBAN BLOCK (SCALE 1:200)