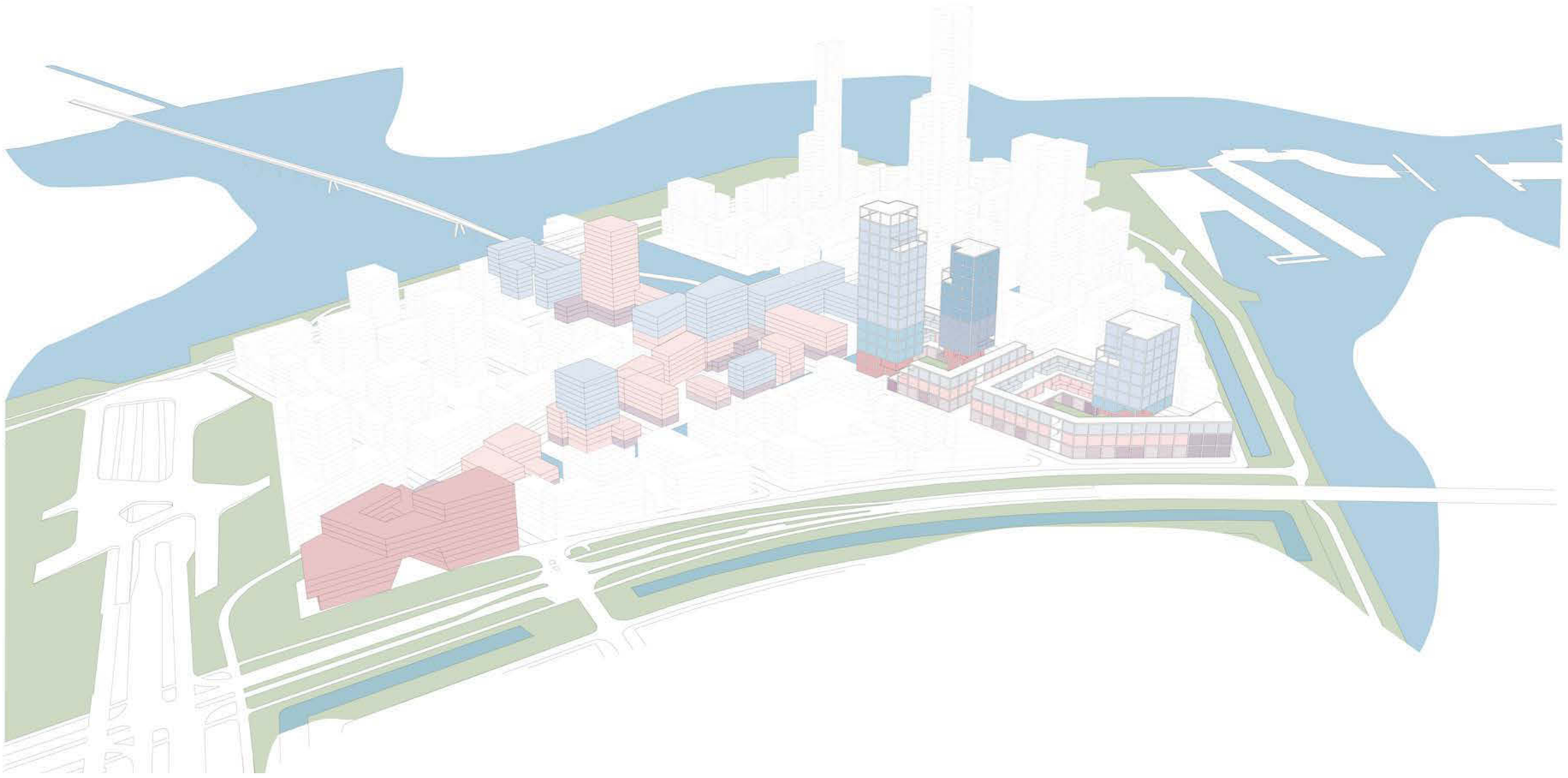
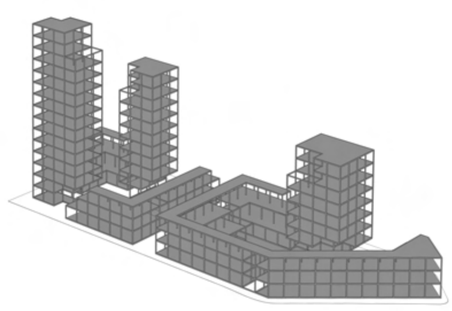
‘TOP SPIN‘

STUDY AREA



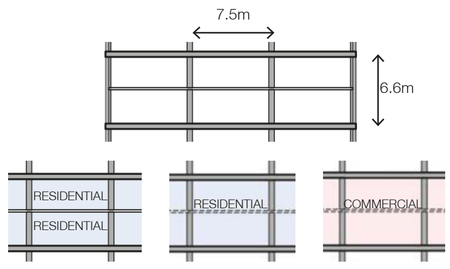
SUPERSTRUCTURE



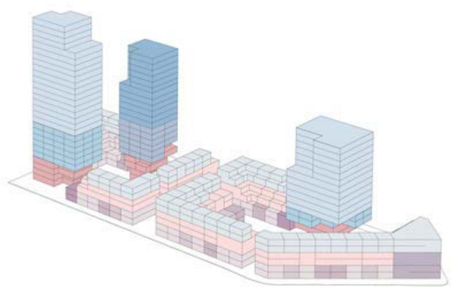
The Master plan given pays special attention to residential use, while proposing an urban model that efficiently mixes living, working and producing. However, living and working has significantly changed over the last years due to digitalization and home-based works; is difficult to predict the way work and productivity will continue to develop in the coming years and which spatial requirements will fit with that development.

Thus, is important not only to propose a solution to the current requirements but to create a flexible model, able to adapt to future changes and trends.

The traditional construction system is based on rigid elements, with a long life-span but limited flexibility program-wise. This model is transformed to split the rigid and durable elements on the one side: ‘SUPERSTRUCTURE’, and on the other side those linked to the final use of the space, more flexible and with a shorter life: ‘GUEST CONSTRUCTION’
Setting a time-frame division, with different cycles of use along time, the building adapts the program to the population requirements. The superstructure is dimensioned to host both residential and non-residential functions, foreseeing future needs.



GUEST CONSTRUCTION

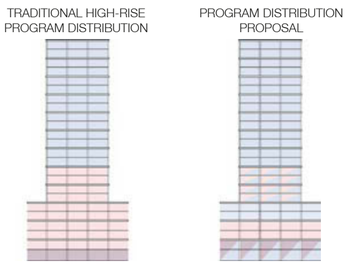


Guest constructions are designed in response to the current needs and Master plan vision, establishing the first steps to create a vibrant neighbourhood, attractive for future residents and workers.

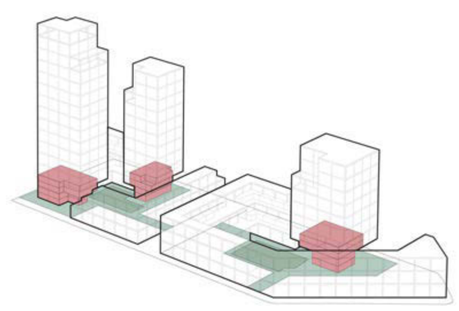
The urban guidelines establish the percentage of uses per area, minimum and maximum unit sizes per program, occupation type (rent/owned and short or long term), volumes and possible variations.

Special attention is paid to the lower floors, basic to create an active neighbourhood. At grade level, the plinth program is limited to small mixed-use units, a combination of living-working and small productive and/or commercial activities, linked to the street. The integration of workspace and small productive activities in residential district generates a lively atmosphere and, with that, contributes to the attractiveness of a neighbourhood.

Also in section the typical program stratification is split and merged to generate new kinds of proximity by connecting the living and the producing. Is also important to set the adequate scale and program percentage in order to create synergies between different uses; so the crossovers between the creative industries and manufacturing industries can lead to innovation.



COLLECTIVE FACILITIES

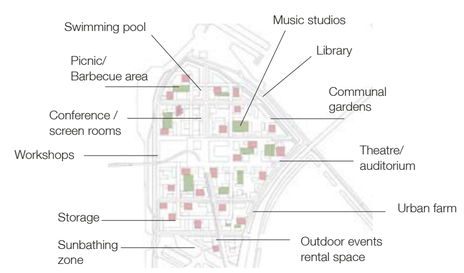


Each cluster is provided with a series of amenities, working/productive facilities and public spaces. Those services are not aimed to each block but to be shared along the master plan and managed as a whole.

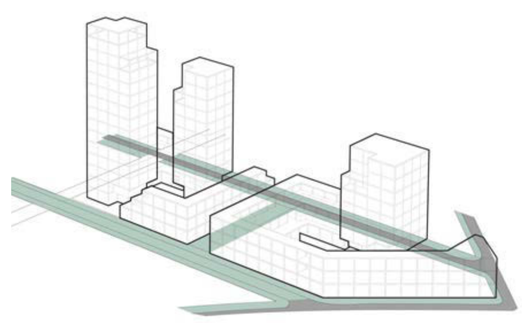
To avoid the common underemployment of amenities in high-rise residential developments such swimming pool, gym,...these services are combined and managed to serve the entire neighbourhood, offering a wider range of activities, better and specialised facilities.
Also, to support the mixed character of the development some facilities are proposed to promote and complement working and productive activities. This services are again spread among the different clusters as part of a network available to all neighbours. Same applies to the public spaces.

As a result each block has a specific character that makes it unique and attractive to the rest, the neighbourhood has a varied offer and the services are adequately used.

The services can be used not only by residents but also by workers, so non-resident citizens also contribute to the district life according to the different rhythms of the day.



INFRASTRUCTURES

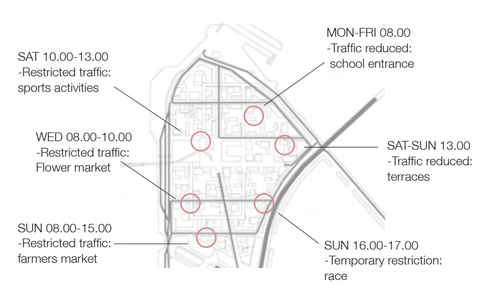


The proposal suggests evolving towards scheduled streets and not specialized road surfaces. Using a continue pavement and reducing the amount of specific signage facilitates the use of vehicular streets in a versatile way. Also, controlling traffic depending on the time or day makes a great different on how public space is felt and used.

Traffic restrictions at pick times near schools, providing provisional parking space for parents picking up children. Reducing traffic at lunch time in those streets with restaurants or cafes, leaving more space for terraces. Adapting the street into a sports fields the weekend just by marking some lines in the pavement. A weekend market or seasonal fair.

A simple devise could indicate the use and schedule, showing the alternative routes when a specific street is closed to traffic. The specific use of each street responds to the services and facilities of the block.

Streets understood not only as infrastructures but also places. Less designed and more flexible. With continuos pavement to promote a more spontaneous social use. To be used in a different way along the hours, days and seasons.



SJ722

AMSTERDAM
SLUISBUURT (NL)

‘TOP SPIN‘
PROJECT SITE

Productive unit
Pop-up store
Commercial/productive unit
Mix-use unit (apartment+workshop/ apartment+shop/worskshop+shop)
Amenities
Offices
Town houses
Apartments
Satellite spaces
Student housing
Hotel

1. Pop-up store
2. Supermarket
3. Co-working cafeteria
4. Production facilities centre
5. Productive unit
6. Children area / skate centre
7. Rental outdoor space (events) / Barbecue area
9. Access to offices and town houses
10. Residential apartments access
11. Student housing access
12. Hotel access
13. Gymnastic centre access
14. Car & bicycle parking access

Section 1/500

Ground floor plan 1/500

THE HUB

Unlike the typical high-rise development, with towers resting in a plinth, the proposal here is to emphasize their presence. The footprint of the towers is clearly defined at street level and works as a hub. Main facilities in the block are placed in the lower levels and the public space is organised around them sorting out the risk of privatisation of the public space due to logistics or public-safety. The activity, typically facing main streets is now transferred to the courtyards surrounding the towers.

The facilities within the towers are flexible spaces, able to host different functions and integrating their management to make them compatible with the different use rhythms, to integrate the mutation of uses through time. This adaptability of the building implies considering the relation to its urban environment through the integration of shared spaces, but also opening it up to the outside contributing to urbanity at a larger scale.

PRODUCTIVE STREETS

The special character of ground floor units (good access, visibility and public impact) is used to promote a mixed-use model. Combined programs such living+working, workshops with a small living space, small business with its own productive space, craftsman directly selling their work to the public or teaching their techniques to small groups.

Their location at grade level with shop fronts sharing the activity to the public, activates the street and adds quality to the block. The dual program and small unit sizes promotes a diverse scene and guarantees a more local and less corporative atmosphere.

A continuous double height gives more flexibility to these units, with the possibility to create interior lightweight partitions depending on the program requirements.

SATELLITE SPACES

Is difficult to predict what a family will need for 10-20 years, children growing-up, an elderly relative coming back home, a new home-based job or a casual guest; this changes often mean moving to a larger or smaller house trough time, or having an empty room most of the year.

A more flexible and sustainable residential model is proposed, offering additional rental spaces in each tower. A percentage of the residential program is intended to ‘satellite spaces’, small independent rooms, to be rented by residents for a long or short period.

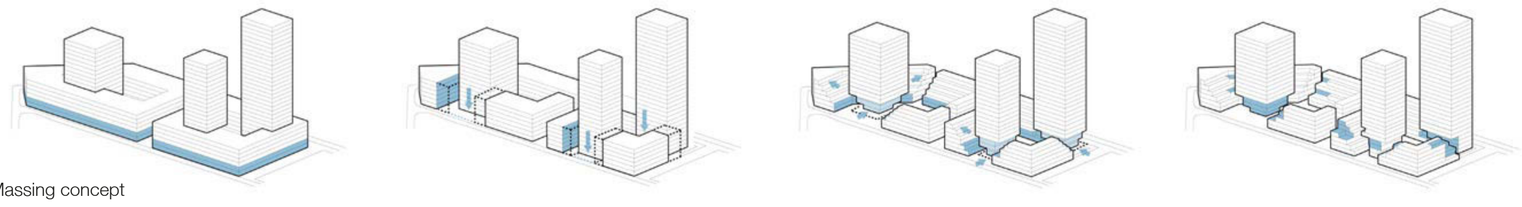
Rooms with their own energy and water supply, toilet and large enough to work as bedroom or small-office but not to be considered a home. Can be used just one night by a friend visiting or an additional room or working space used every day; a separate space in the same building.

TYPOLOGIES

‘Guest constructions’ are proposed as cells, given a size, height and program. Connected to the ‘Superstructure’ that acts as a framework but also supplying services to each unit, such electricity, water,...

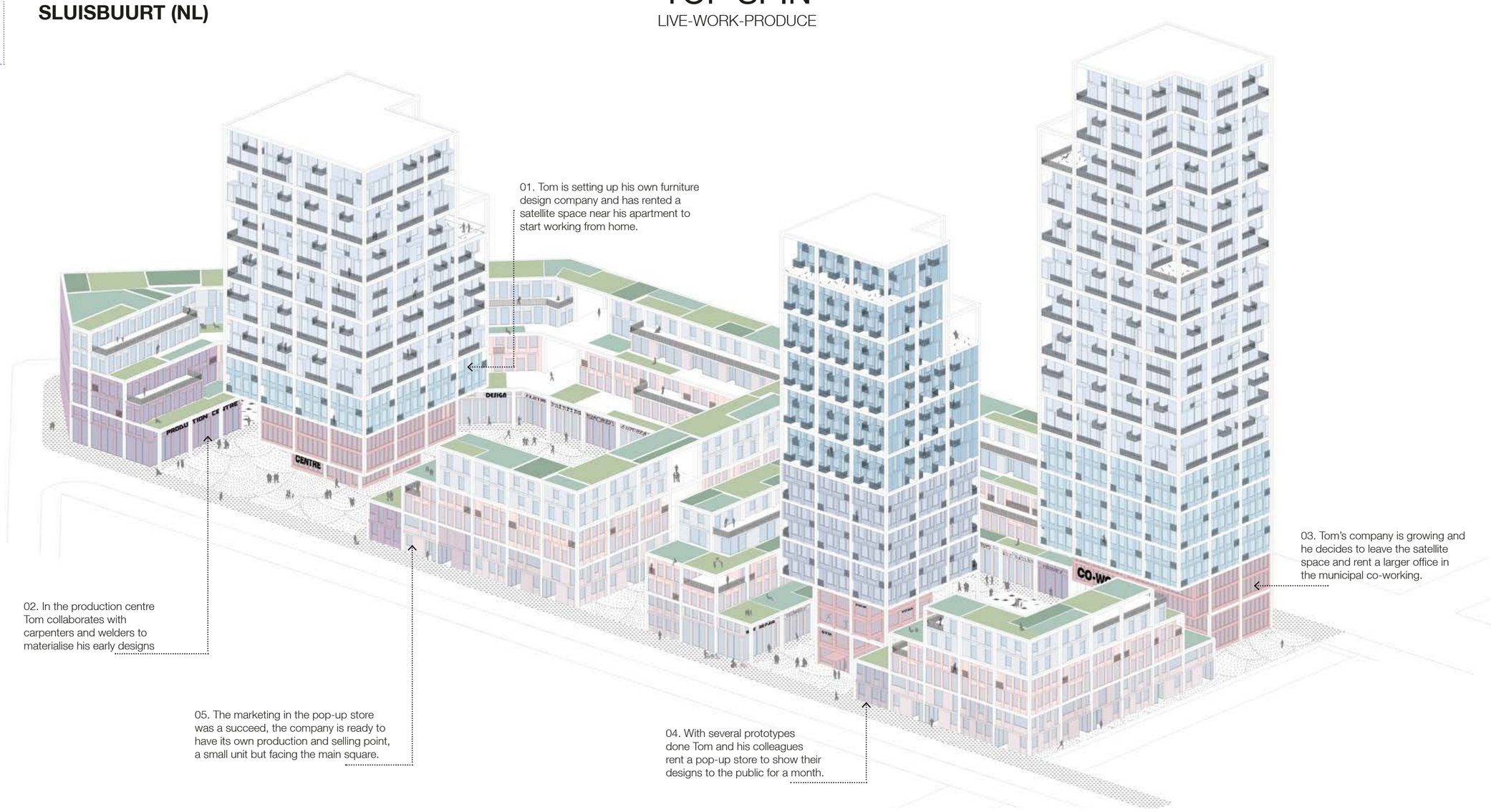
The internal distribution of different living and working typologies is only defined and limited by the superstructure, supply connection points and facade alignments. Typologies are only shown to prove potential use but not as a closed design. Internal partitions and room configuration will come with the final user, depending on program requirements.

A more flexible space and non-specialised rooms are encouraged. Dwellings subdivided is rooms of the same or similar size, so the user can decide how to best occupy the space, instead of influencing the way of living by designing larger/smaller/equipped rooms.



Massing concept

‘TOP SPIN‘
LIVE-WORK-PRODUCE



01. Tom is setting up his own furniture design company and has rented a satellite space near his apartment to start working from home.

02. In the production centre Tom collaborates with carpenters and welders to materialise his early designs

03. Tom’s company is growing and he decides to leave the satellite space and rent a larger office in the municipal co-working.

04. With several prototypes done Tom and his colleagues rent a pop-up store to show their designs to the public for a month.

05. The marketing in the pop-up store was a succeed, the company is ready to have its own production and selling point, a small unit but facing the main square.

URBAN GUIDELINES:

-All constructions will be based on a ‘superstructure’, designed to host both residential or commercial programs. Grid lines, internal dimensions and structural loads are designed to serve this purpose:

a- The structural grid is 7.5x7.5m, compatible with parking use underneath. The minimum occupation cell is 56.25 m2.
b- The internal height at grade level is 7.5 m (FF) and 6.6 m (FF) for the upper floors. Internal subdivisions will be executed with lightweight structural elements when required by the program to provide a typical FF height of 3.3 m.
c- Structural loads must always be based on a commercial use.
d- The superstructure includes supply points to water and electricity for future occupation, able to serve both residential and commercial use. Soft spots in slabs and party walls are planned to give some flexibility in the internal distribution.

-Based on the current situation the guidelines establish a percentage of uses per area, minimum and maximum unit sizes per program, occupation type (rent/owned and short or long term) volumes and possible variations. This figures apply to blocks oriented to residential and working use and respond to the present requirements:
a- Ground floor units are mainly reserved to mix-use occupation; a combination of residential, commercial, productive or cultural use must be demonstrated in order to rent the units.
b- Medium size units are promoted at grade level in order to create a diverse atmosphere. Typical unit size is 168 m2 with possibility of mezzanine.
c- On the upper floors adding and combining different units is encouraged in order to offer a varied range of office space sizes and residential typologies.

-Residential amenities, municipal facilities and open spaces will be shared and managed to be used by residents and workers throughout the master plan. The final use and design of each space will be based on the current demand, aiming to avoid repetition and underemployment of facilities.

-Those facilities will be placed on the lower floors of the towers, making these areas into hubs, to help activating the area and structuring the public space.

-All residential towers must provide at least 1 floor oriented to ‘satellite spaces’. Rooms with independent access, equipped with a bathroom and a surface around 25 m2. This spaces complement the existing residential program as a working space, additional or temporary bedroom but not as a an apartment itself.

-A more flexible space and non-specialised rooms are encouraged on living and working typologies. Dwellings subdivided is rooms of the same or similar size, so the user can decide how to best occupy the space, instead of influencing the way of living by designing larger/smaller/equipped rooms.

-Varied rent offer, mixing social, mid-range rent and ownership. A percentage of both rental and ownership residential market must be reserved to people working in the neighbourhood.

PROJECT SITE AREAS:

Block 6b:

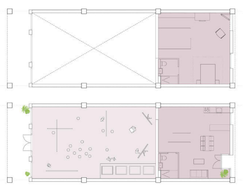
Gross surf. area: 40.525 m2
Tower 1 height: 100 m (30 floors)
Tower 2 height: 73 m (22 floors)
2 blocks
Residential use:19.145 m2
Tower Apartments: 13.500 m2
Satellite spaces: 3.375 m2
Town houses: 2.270 m2
Hotel:6.075 m2
Student housing: 3.000 m2
Offices: 4.400 m2
Mix-use: 5.570 m2
Amenities: 2.335 m2

Block 6c:

Gross surf. area: 34.525 m2
Tower 3 height: 60 m (18 floors)
3 blocks
Residential use:16.565 m2
Tower Apartments: 10.810 m2
Satellite spaces: 1.450 m2
Town houses: 4.305 m2
Offices: 7.100 m2
Mix-use: 9.400 m2
Amenities: 1.460 m2

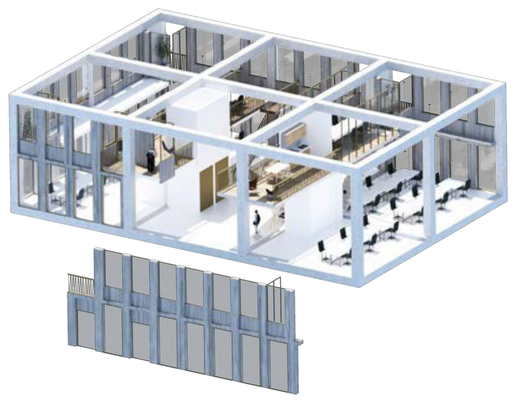
MIX-USE UNITS

Plans

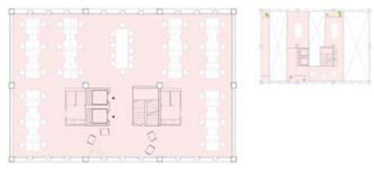


Potential distribution

OFFICES

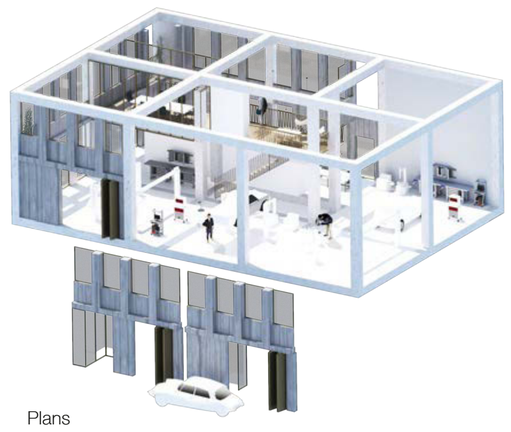


Plans

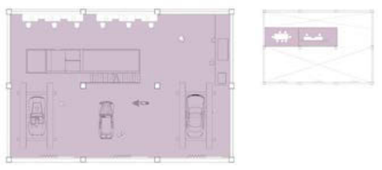


Potential tenant split

PRODUCTION UNITS



Plans

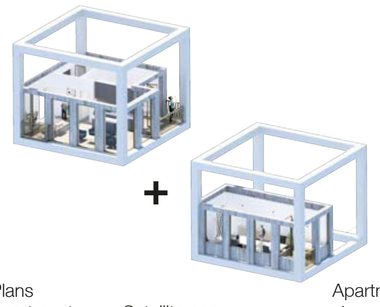


TOWN HOUSES

Plans

Section options

LIVING IN A TOWER



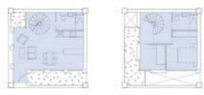
Plans
Apartment

Satellite space

Apartment sizes

LIVING IN A TOWER

Plans
Duplex



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