

ENTRADA

13 NOVEMBER 2018

MODEL A & B



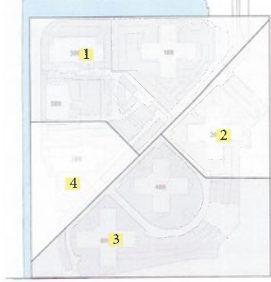
STEDENBOUW
& STRATEGIE

CONTENT

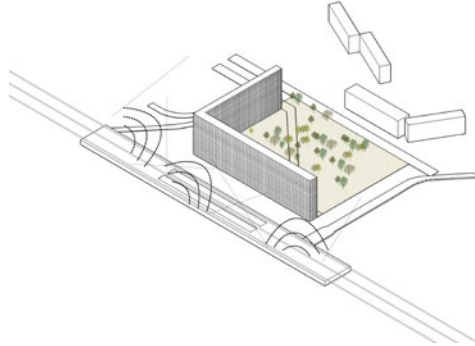
1. DEVELOPMENT PRINCIPLES

2. URBAN CONCEPT MODELS

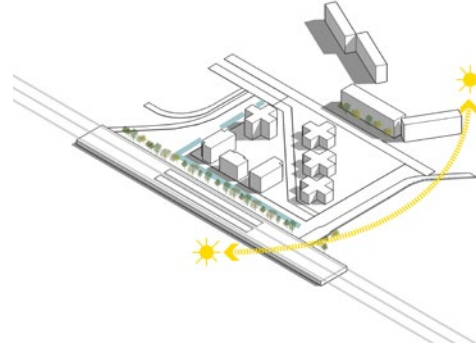
ENTRADA | DEVELOPMENT PRINCIPLES



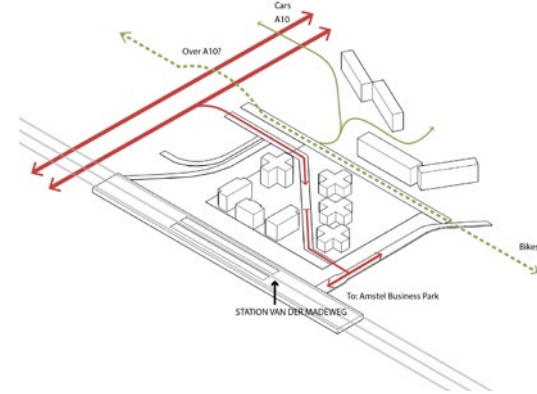
OWNERSHIP



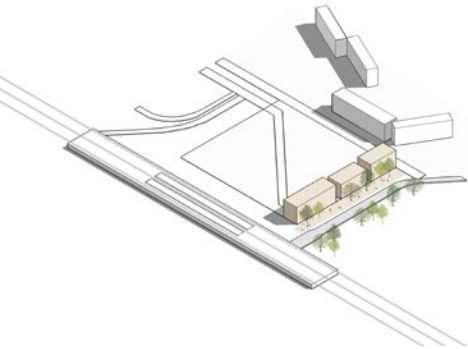
NOISE BARRIER



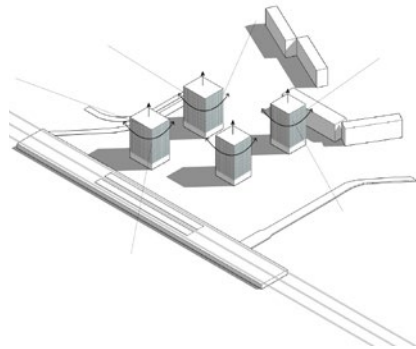
SUN



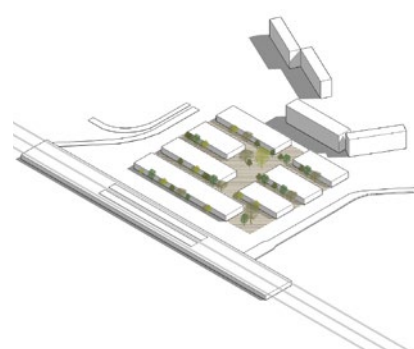
ACCESSIBILITY & PARKING



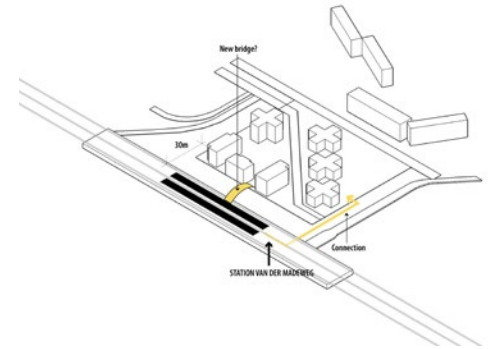
VAN DER MADEWEG



VIEWS



GROUND CONDITIONS



RELATION TO THE CONTEXT

RESEARCH

- 1. Public space (typology & quality)**
- 2. Relation to context**
- 3. Parking facility and accessibility**
- 4. Sun study**
- 5. Noise (barrier)**
- 6. Housing typology & target groups**
- 7. Phasing**
- 8. Program and development per plot**

ENTRADA | PROGRAM

TOTAL	100.000 GFA
RESIDENTIAL	85.000 GFA
30% SOCIAL	
70 % RENT (MID&EXPENSIVE /OWNERSHIP)	
COMMERCIAL	10.000 GFA
20% OFFICES	
20% RETAIL	
20% LEISURE	
40% HOTEL	
PUBLIC FUNCTIONS	5.000 GFA

SOFT CONDITIONS

What kind of place do we want to make?

- **Community: diversity of target groups and amenities**
- **Living quality: dwelling and public space (sun, noise, green)**
 - **Strong sense of place: identity**
- **Sustainable: mobility (shared parking, slowtraffic), energy, climate adaptation, flexibility**

CONCEPT: METROPOLITAN VILLAGE

Spatial concept addressing different site conditions and generating different living qualities

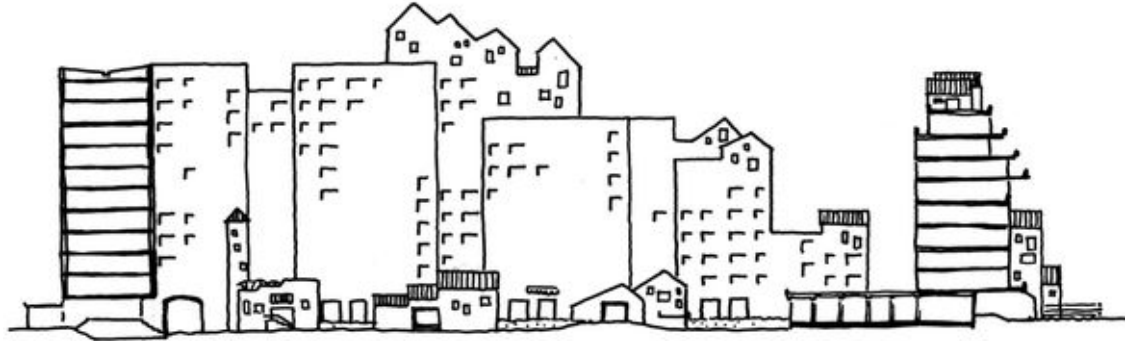
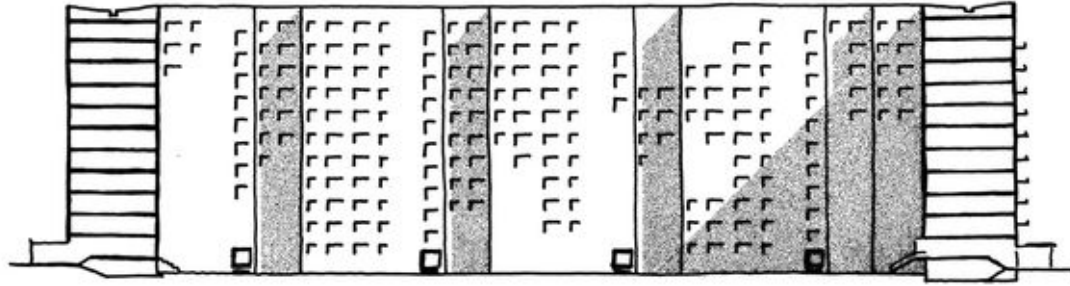
MODEL A:

Addressing the 4 edge conditions and connecting to the spatial qualities of Duivendrecht

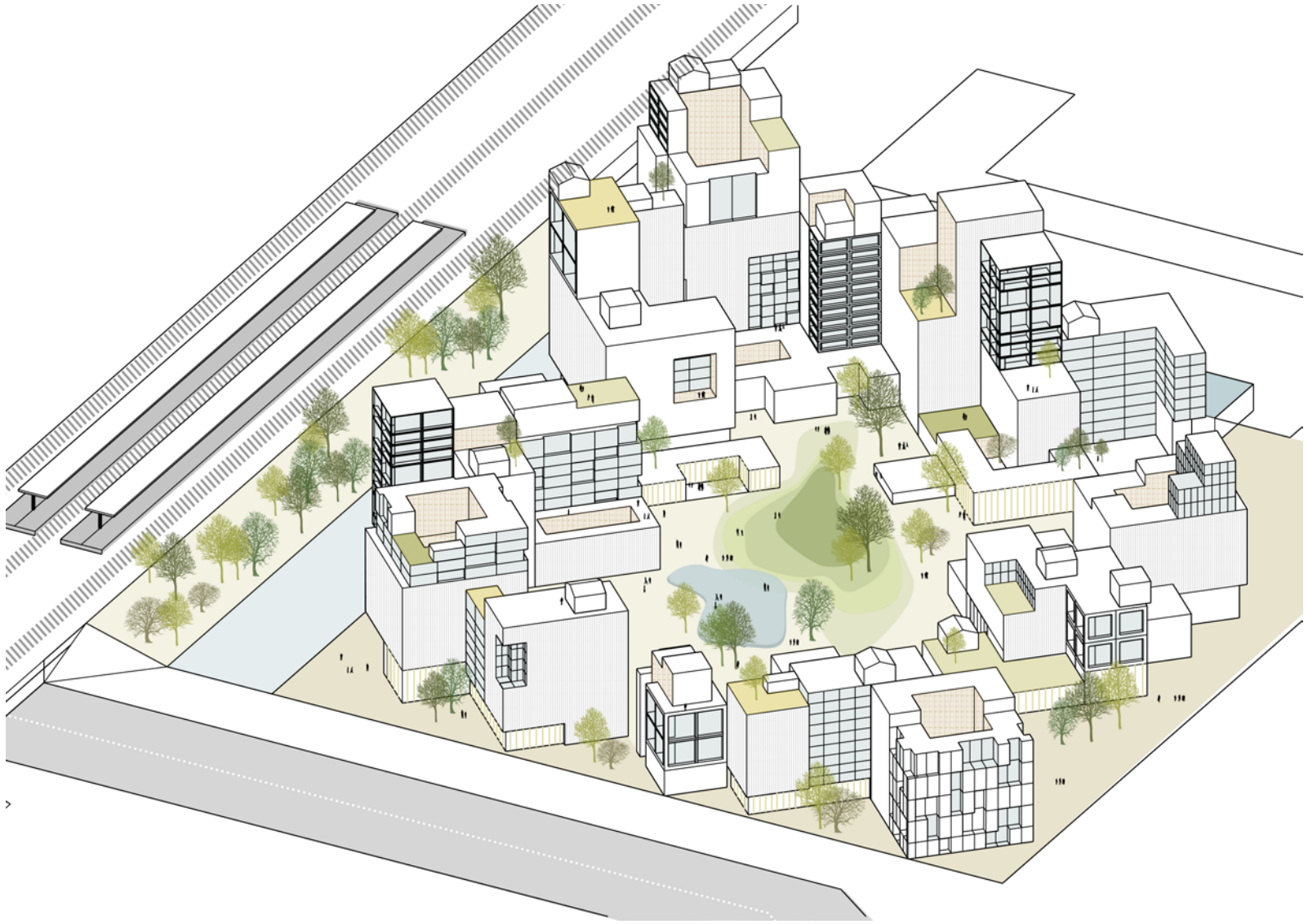
MODEL B:

Creating an own interior spatial quality

MODEL A



MODEL A



MODEL A | PLAN

- +++ Public Space: Green space, small squares
- +++ Livable groundconditions
- +++ Relation to context:
- +++ Public plinth
- ++ Typology
- ++ Diversity of target groups
- +++ Sustainability



MODEL A | SECTIONS



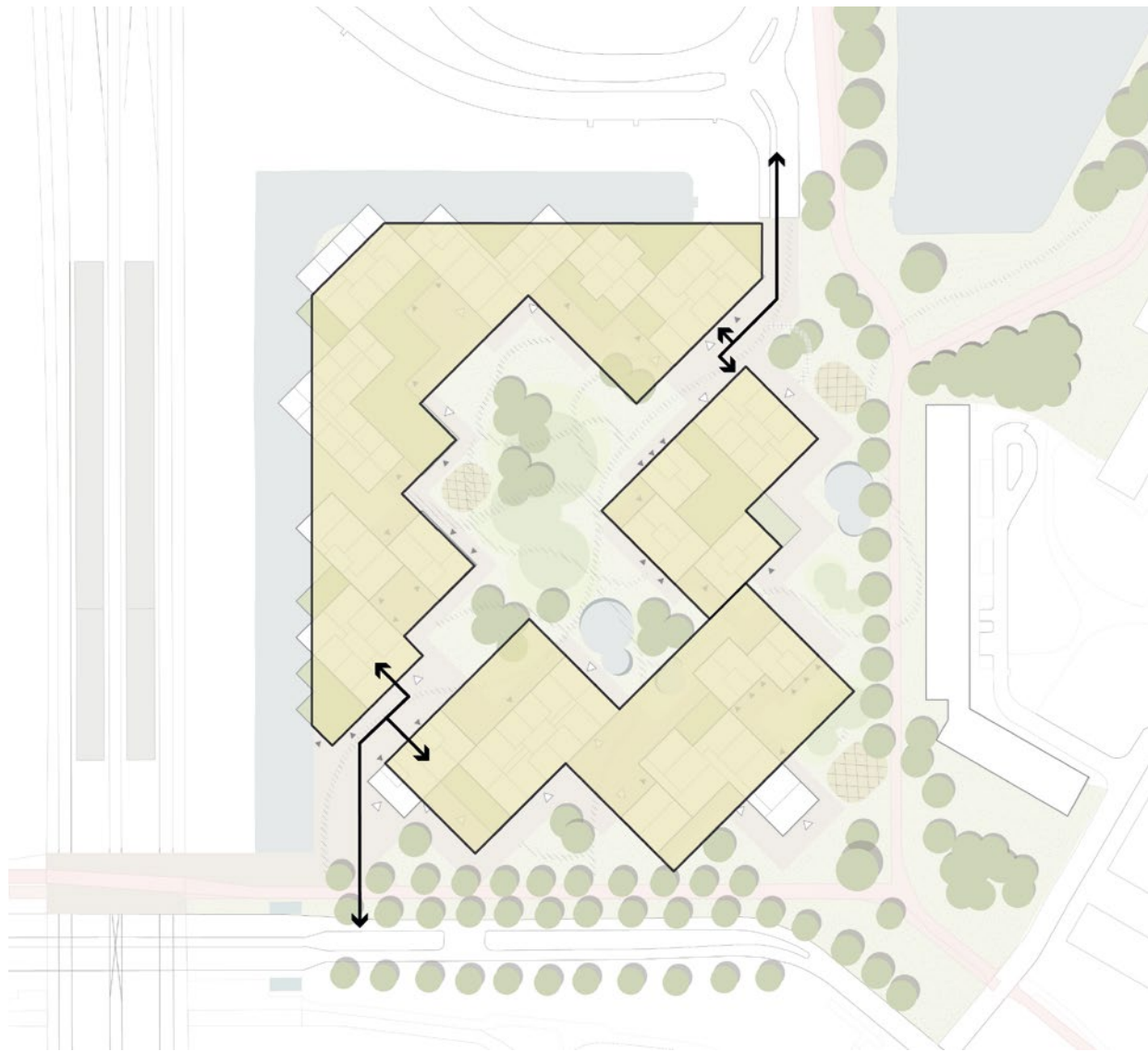
section Aa



section Bb

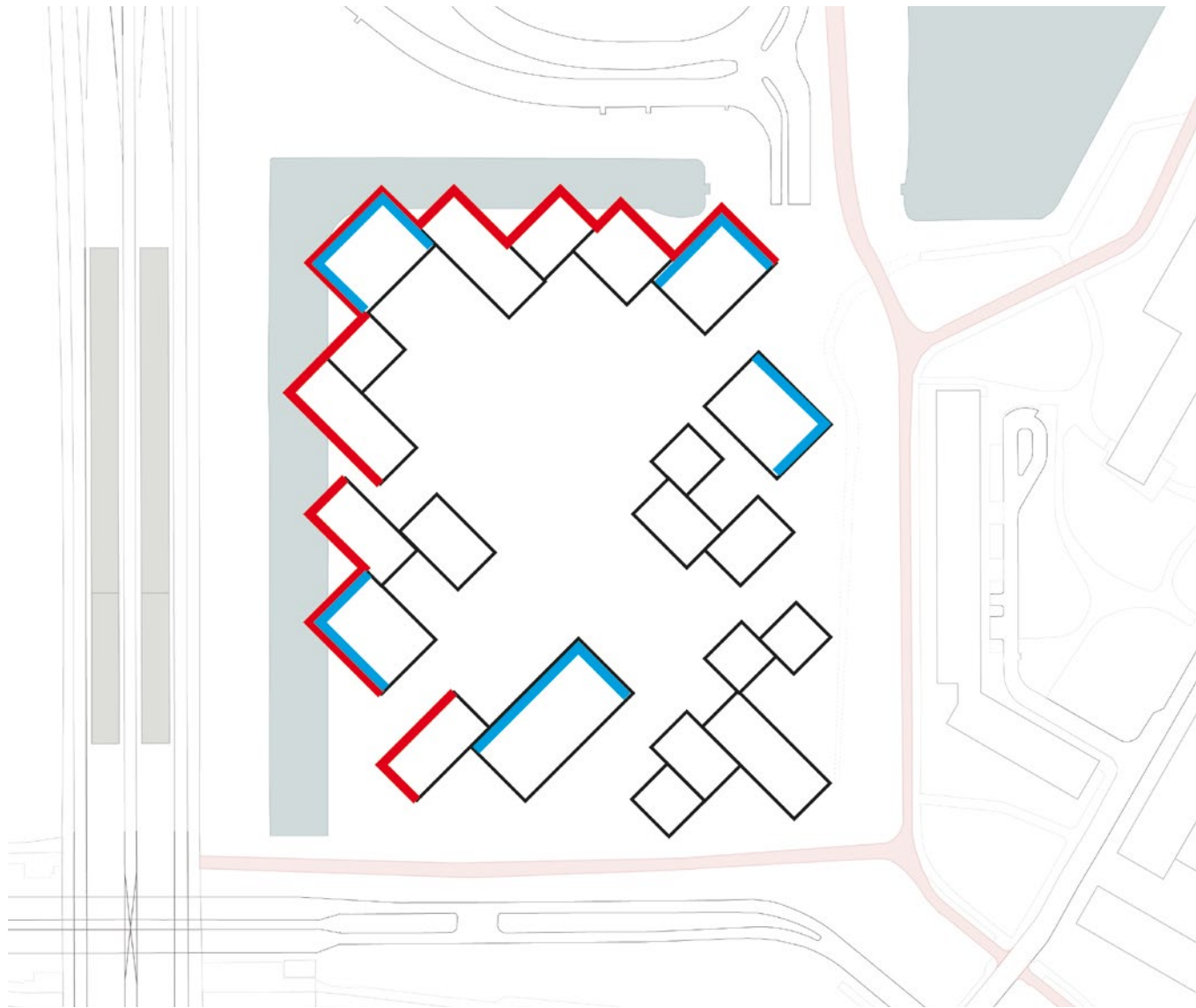
MODEL A| PARKING

- +++ Parking mostly under buildings- not under public space
- ++ Public and private ownership distinguishable
- +++ Accessibility for emergency services and temporary acces
- ++ Parking efficiency vs building composition
- ++ Dubbel use



MODEL A | NOISE

- +++ building is noise barrier
- +++ Connecting spaces have no effect op noise
- +++ Buildings free from noise
- +++ Public space free from noise

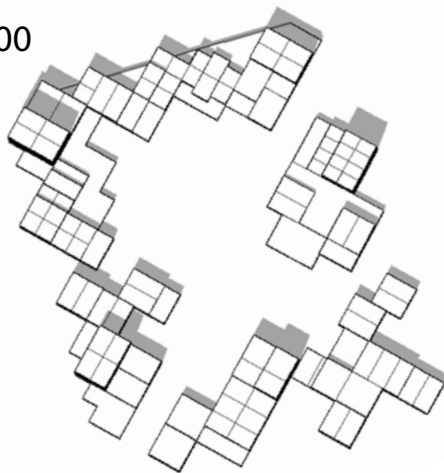


MODEL A | SUN

June 09:00



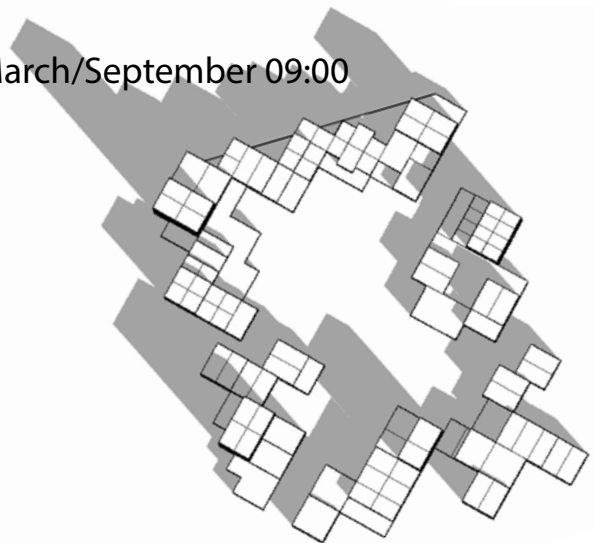
June 12:00



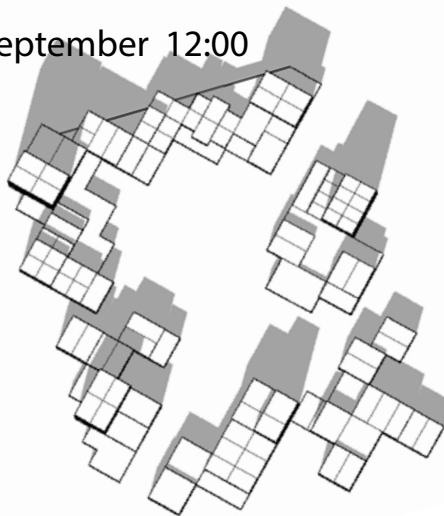
June 15:00



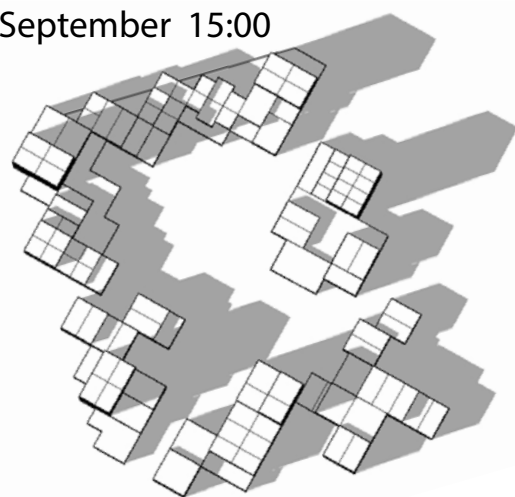
March/September 09:00



March/September 12:00



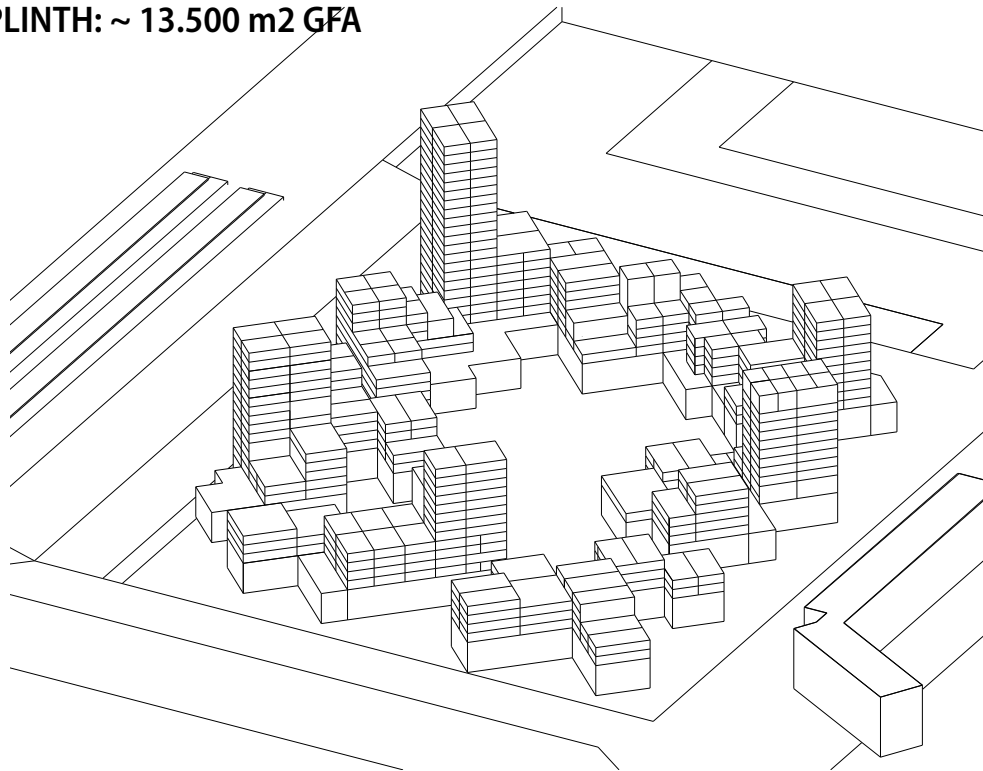
March/September 15:00



MODEL A | PROGRAM

TOTAL PROGRAM: ~ 96.000 m2 GFA

PLINTH: ~ 13.500 m2 GFA

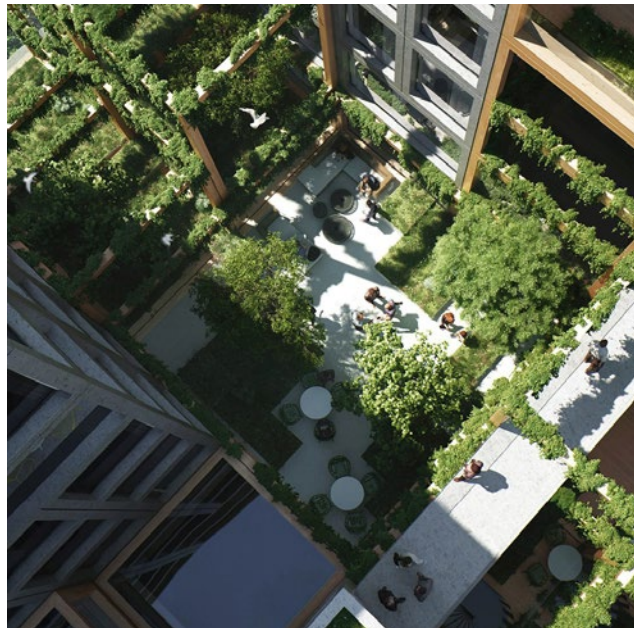


MODEL A: ~ 105.000 m2 GFA
Built space: ~ 38 %
Unbuilt space: ~ 62 %

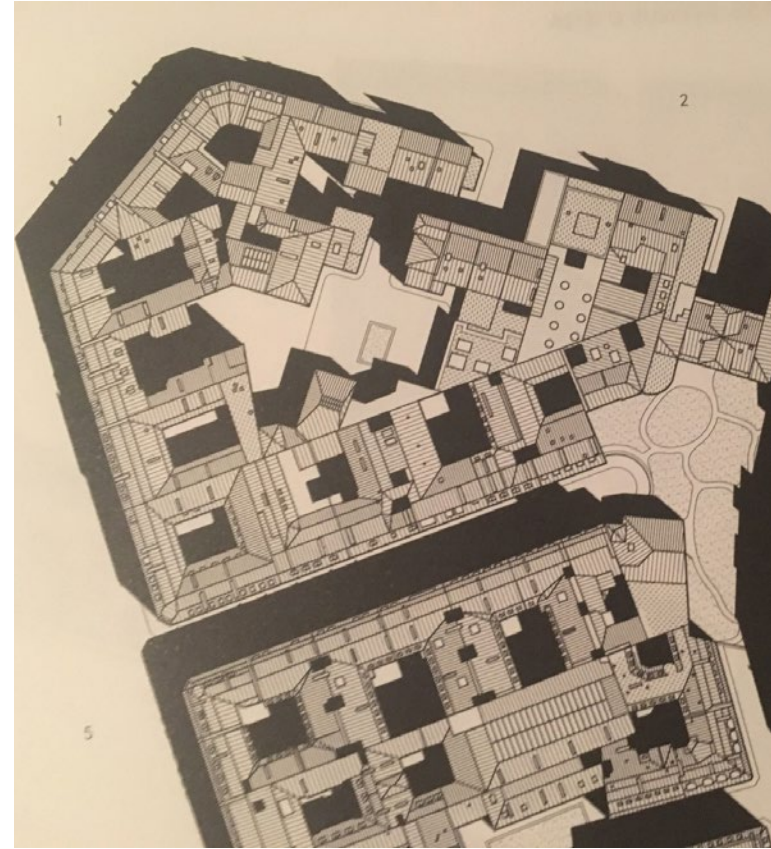


Dark spaces on level 1 and 2: ~ 9.000 m2

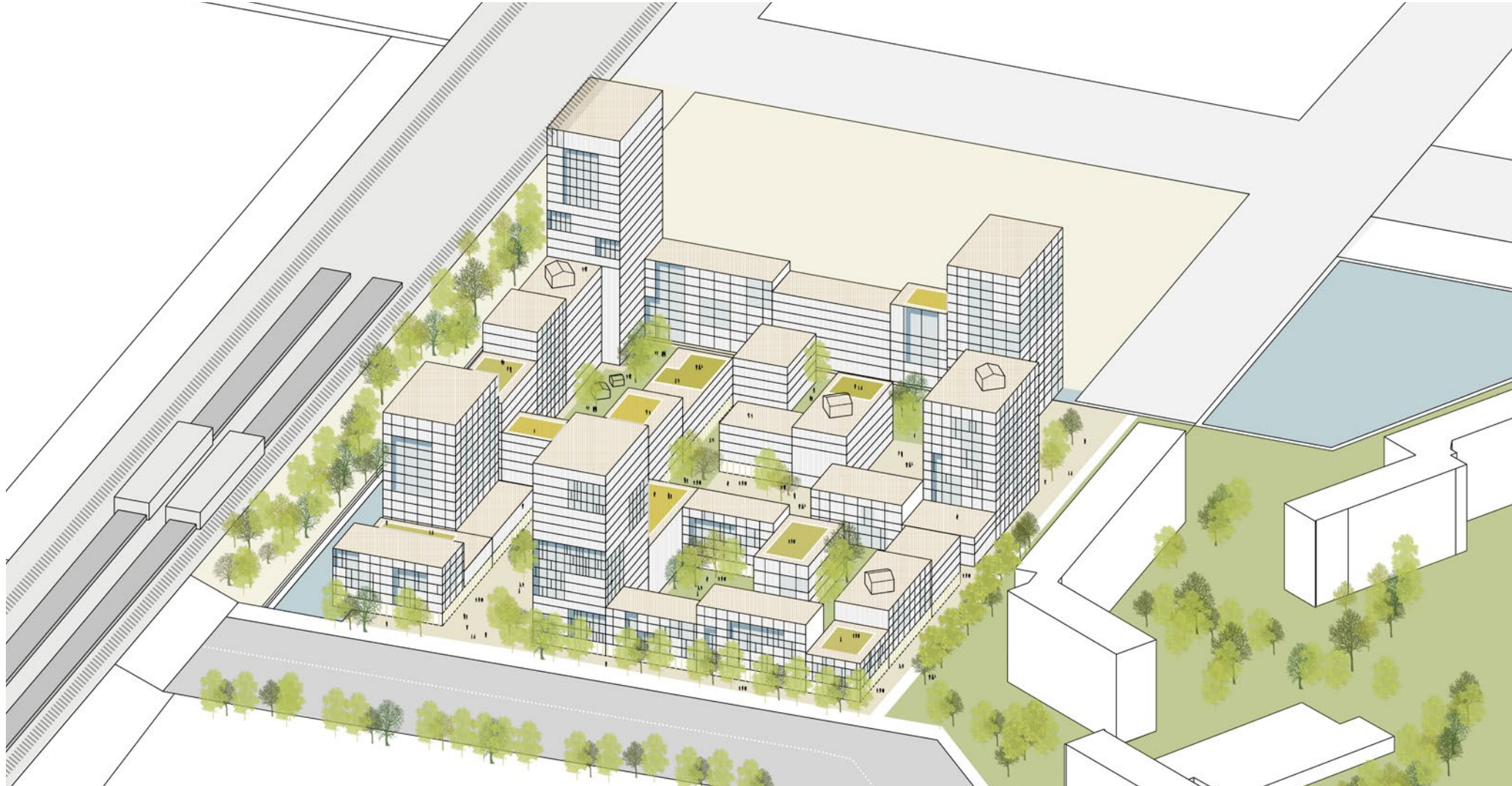
MODEL A | REFERENCES



MODEL B



MODEL B

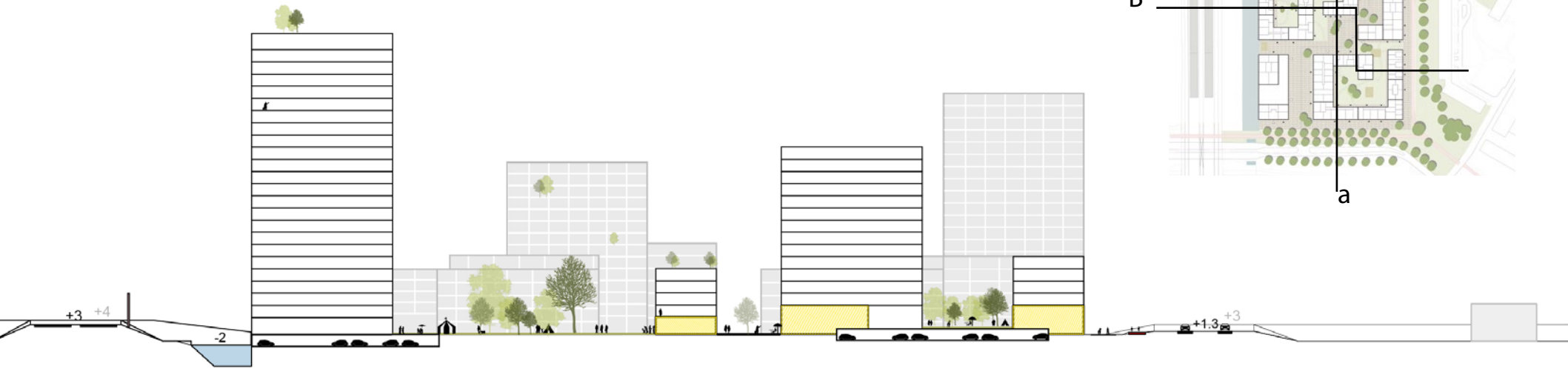


MODEL B | PLAN

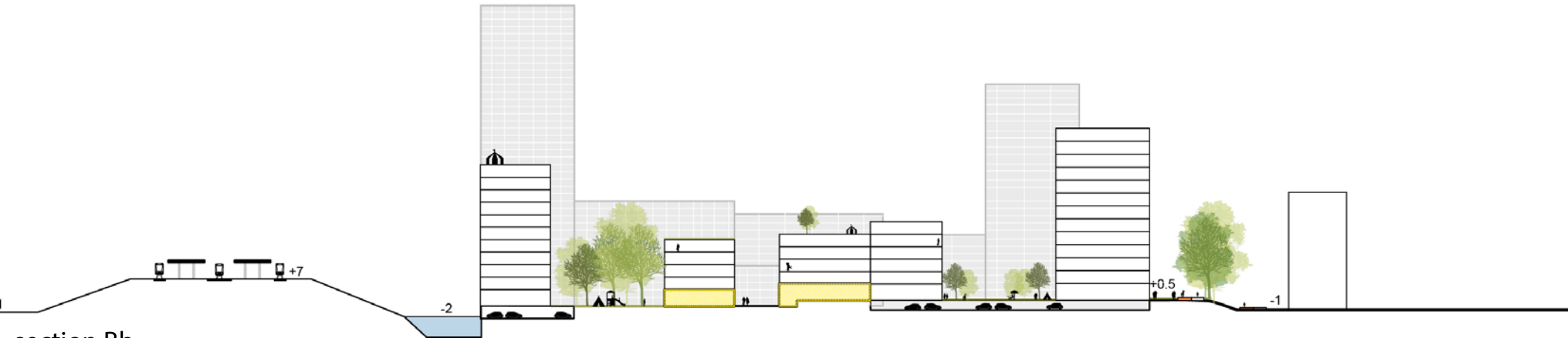
- + Public Space: Green space, small squares
- ++ Livable groundconditions
- + Relation to context:
- +++ Public plinth
- ++ Typology
- + Diversity of target groups
- + Sustainability



MODEL B | SECTIONS



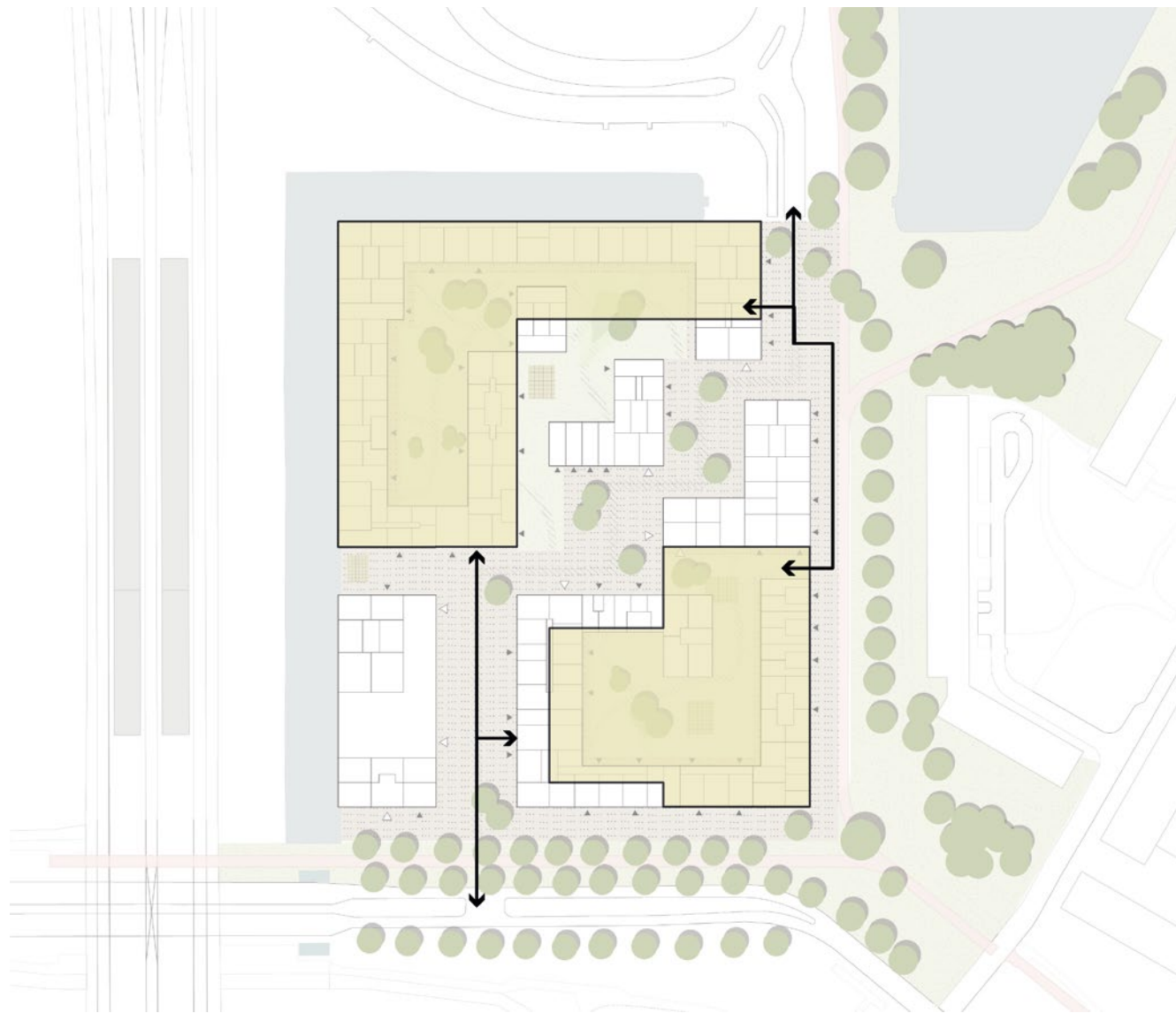
section Aa



section Bb

MODEL B | PARKING

- ++ Parking mostly under buildings & collective space - not under public space
- ++ Public and private ownership distinguishable
- +++ Accessibility for emergency services and temporary acces
- +++ Parking efficiency vs building composition
- ++ Dubbel use

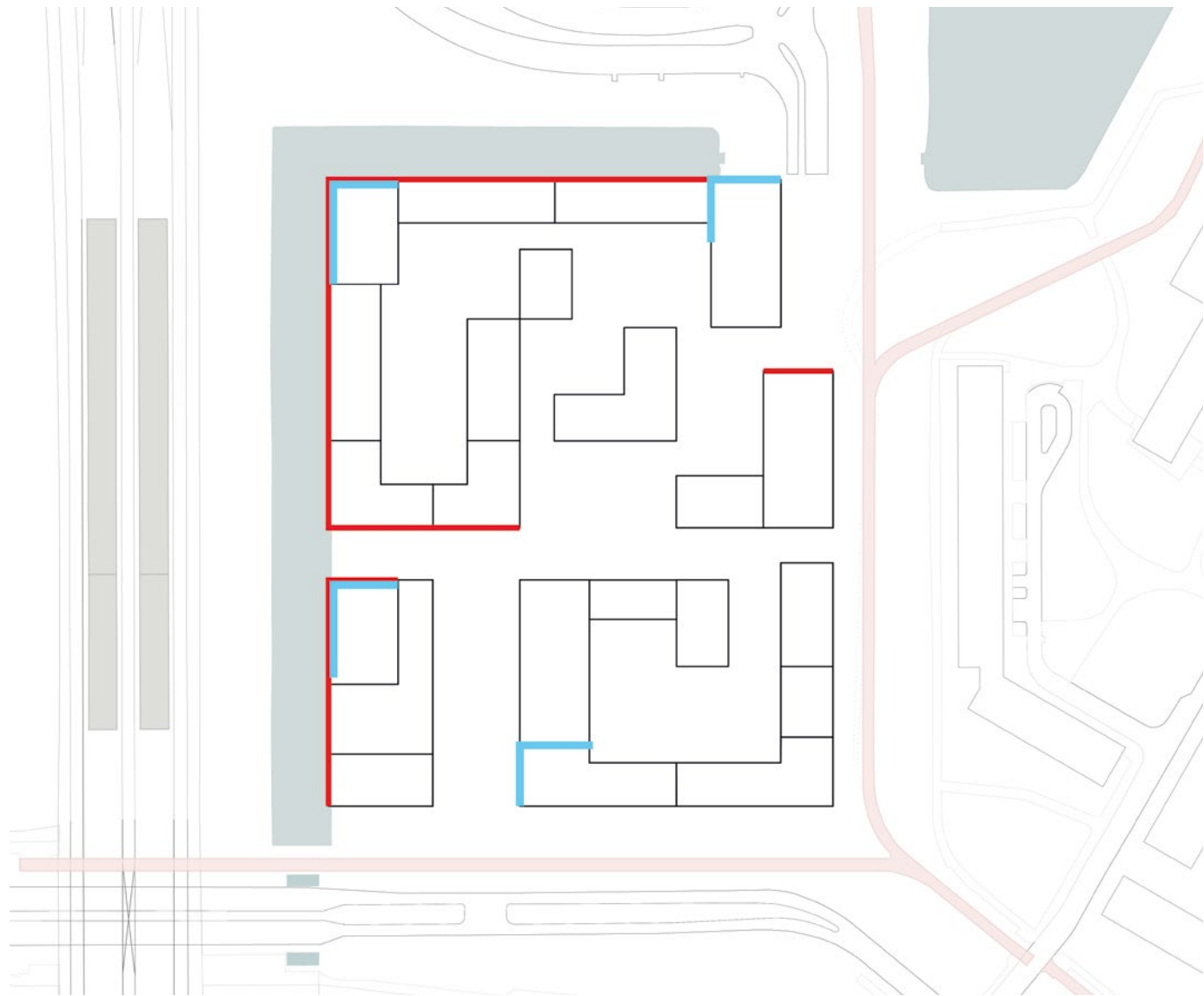


MODLE B | NOISE

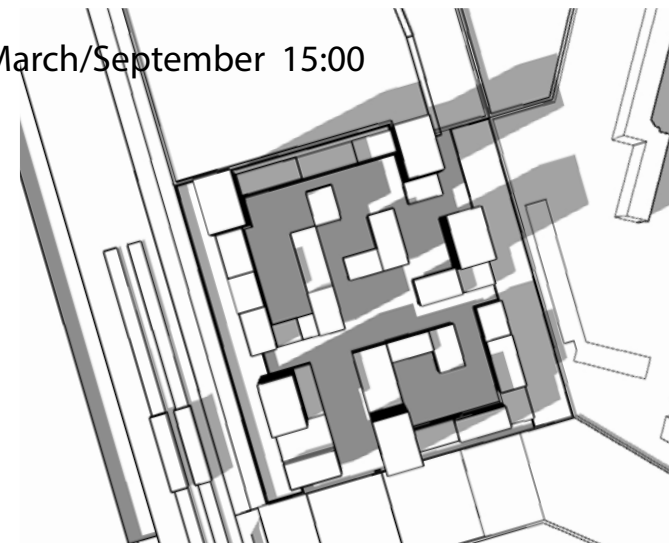
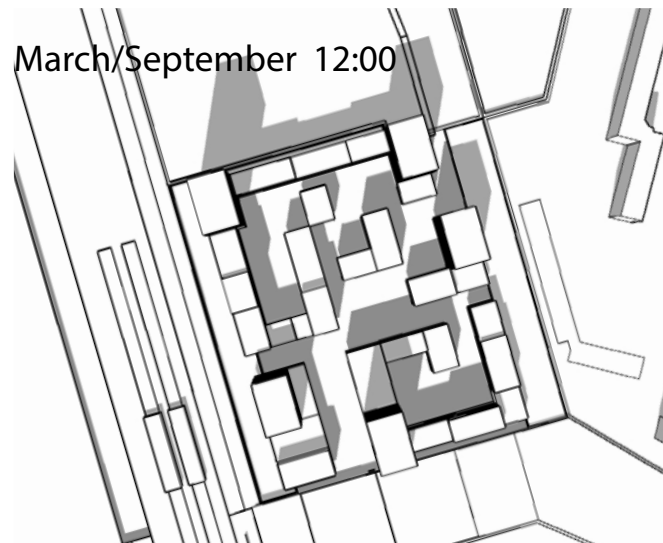
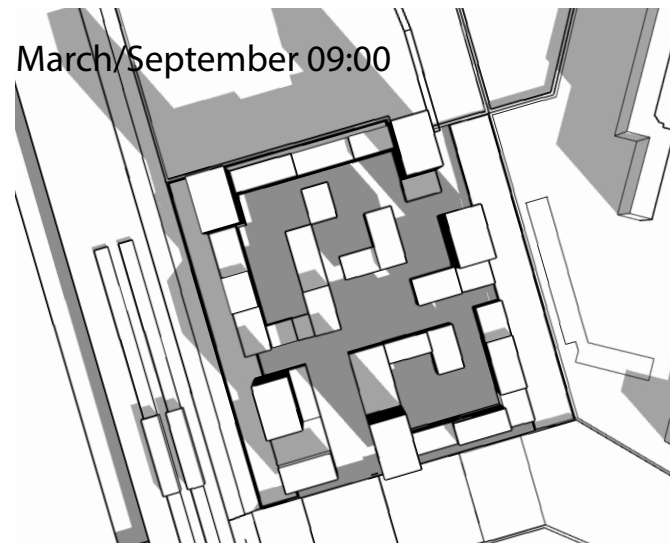
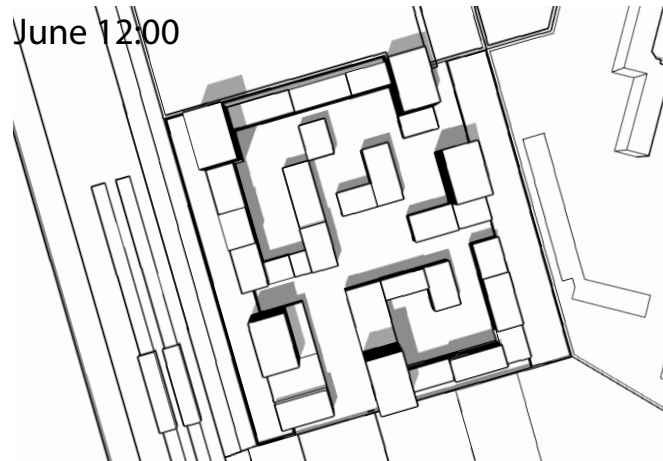
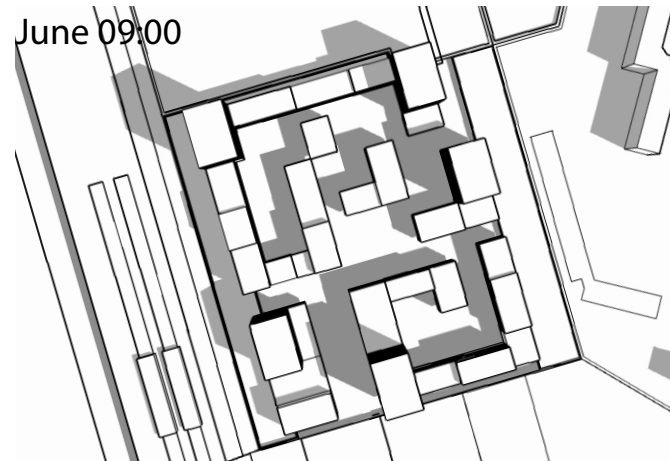
+++ building is noise barrier

+++ Buildings free from noise

++ Public space free from noise



MODEL B 1 | SUN

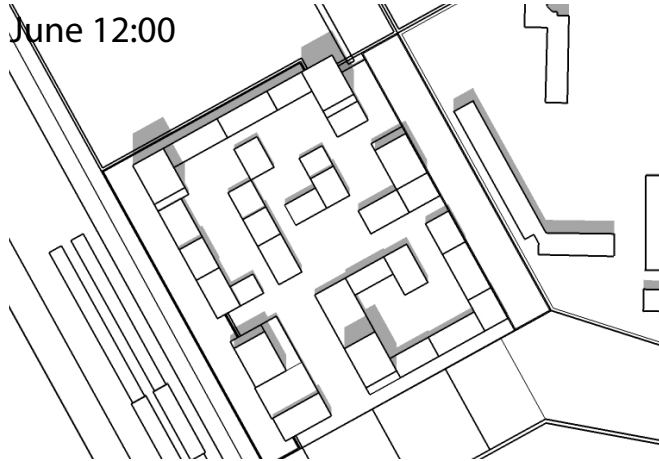


MODEL B 2 | SUN

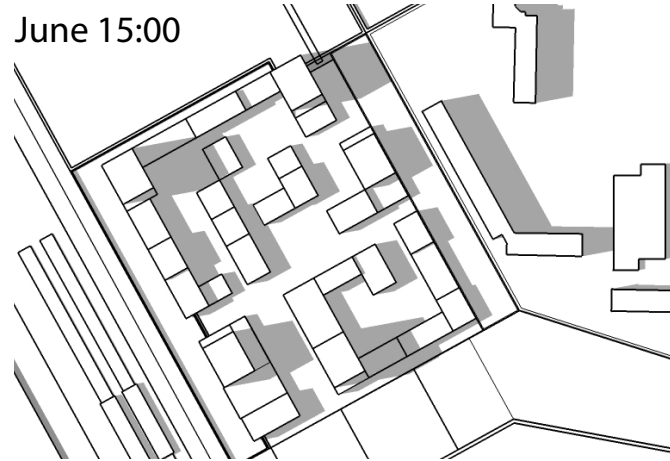
June 09:00



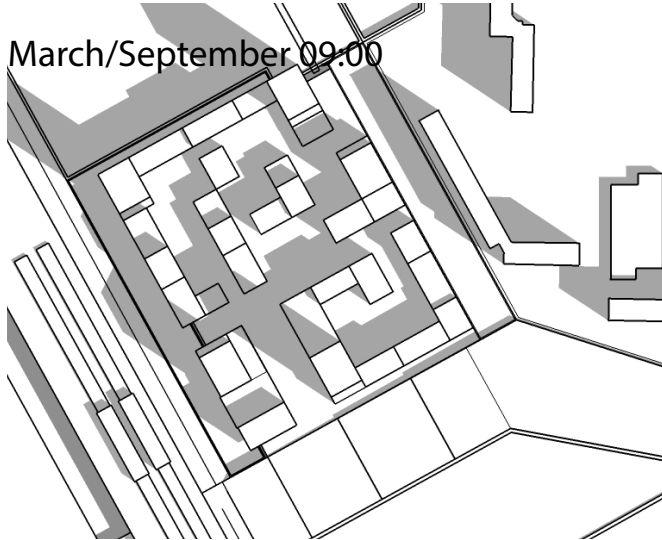
June 12:00



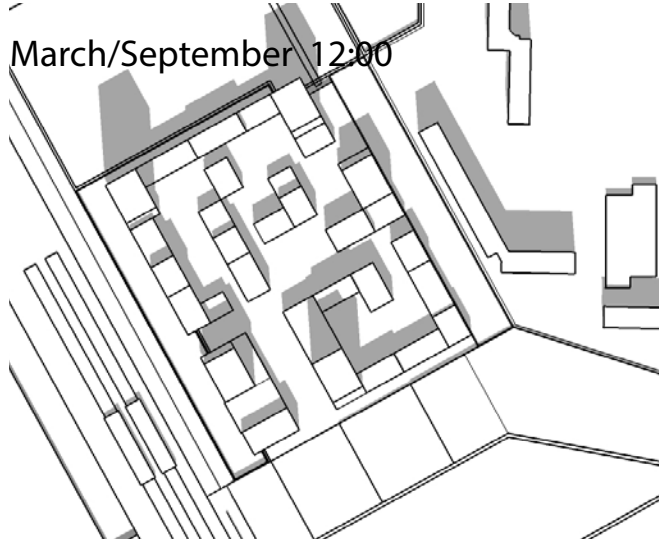
June 15:00



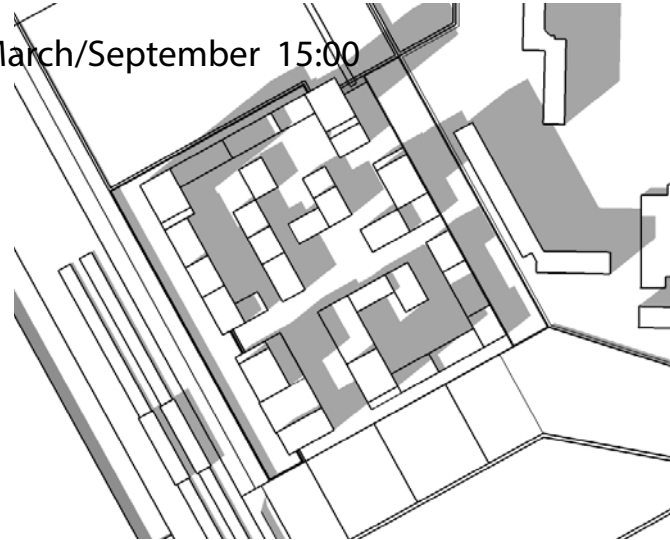
March/September 09:00



March/September 12:00



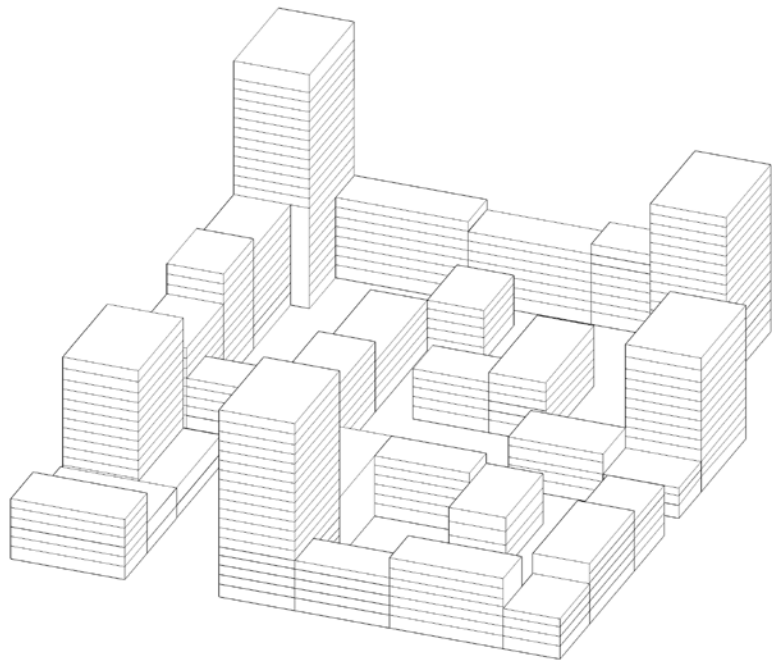
March/September 15:00



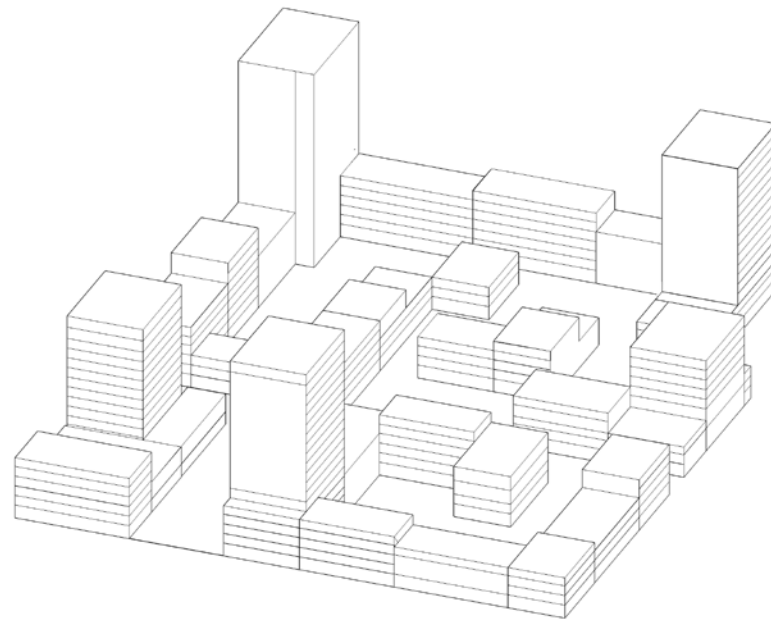
MODEL B | PROGRAM

TOTAL PROGRAM: ~100.000 m2 GFA

PLINTH: ~ 14.000 m2 GFA



MODEL B1: ~ 130.000 m2 GFA
Built space: ~ 37 %
Unbuilt space: ~ 63 %



MODEL B2: ~ 100.000 m2 GFA
Built space: ~ 37 %
Unbuilt space: ~ 63 %

MODEL B | REFERENCES

