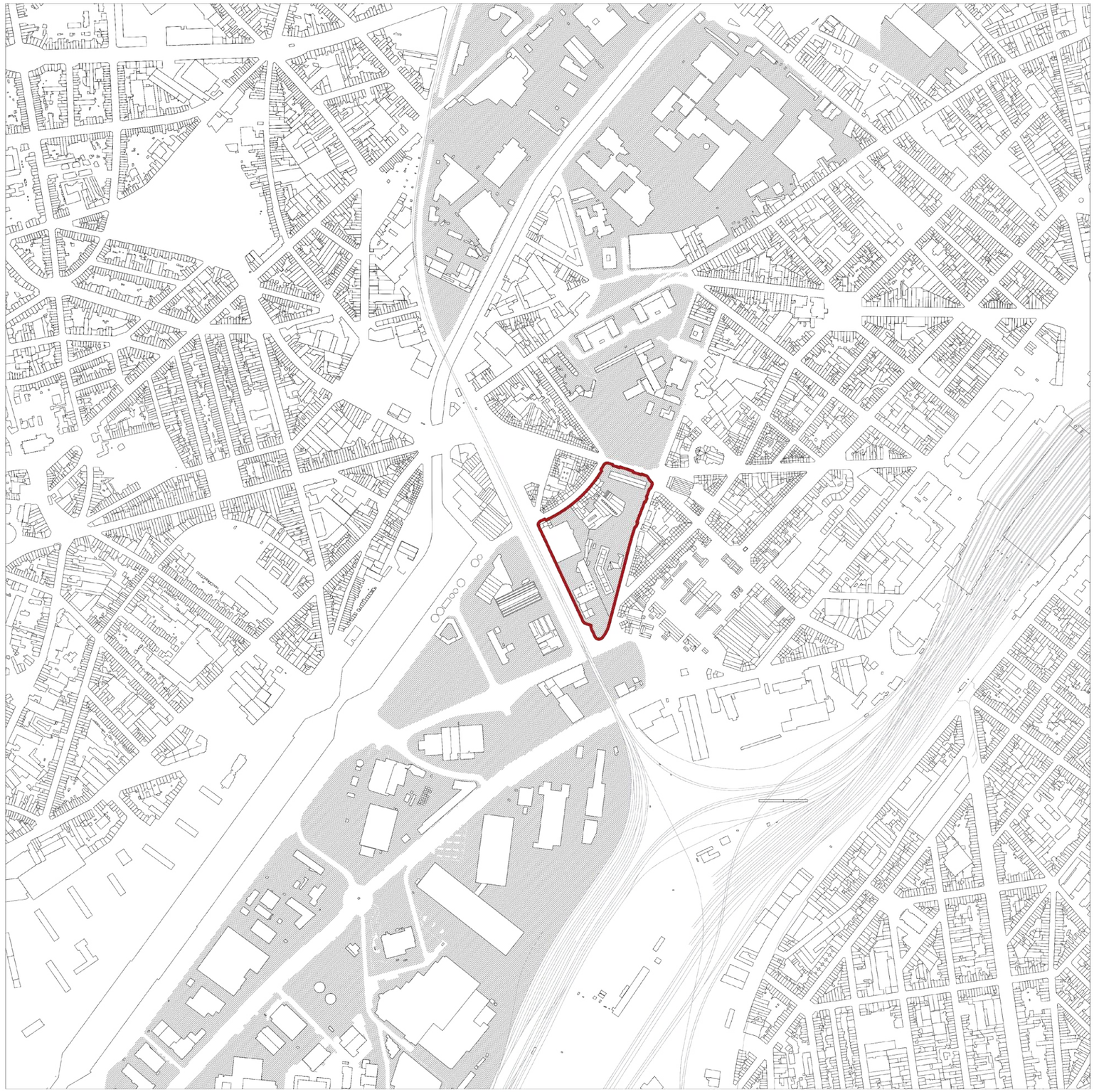
BUILDING CRAFT CENTRE

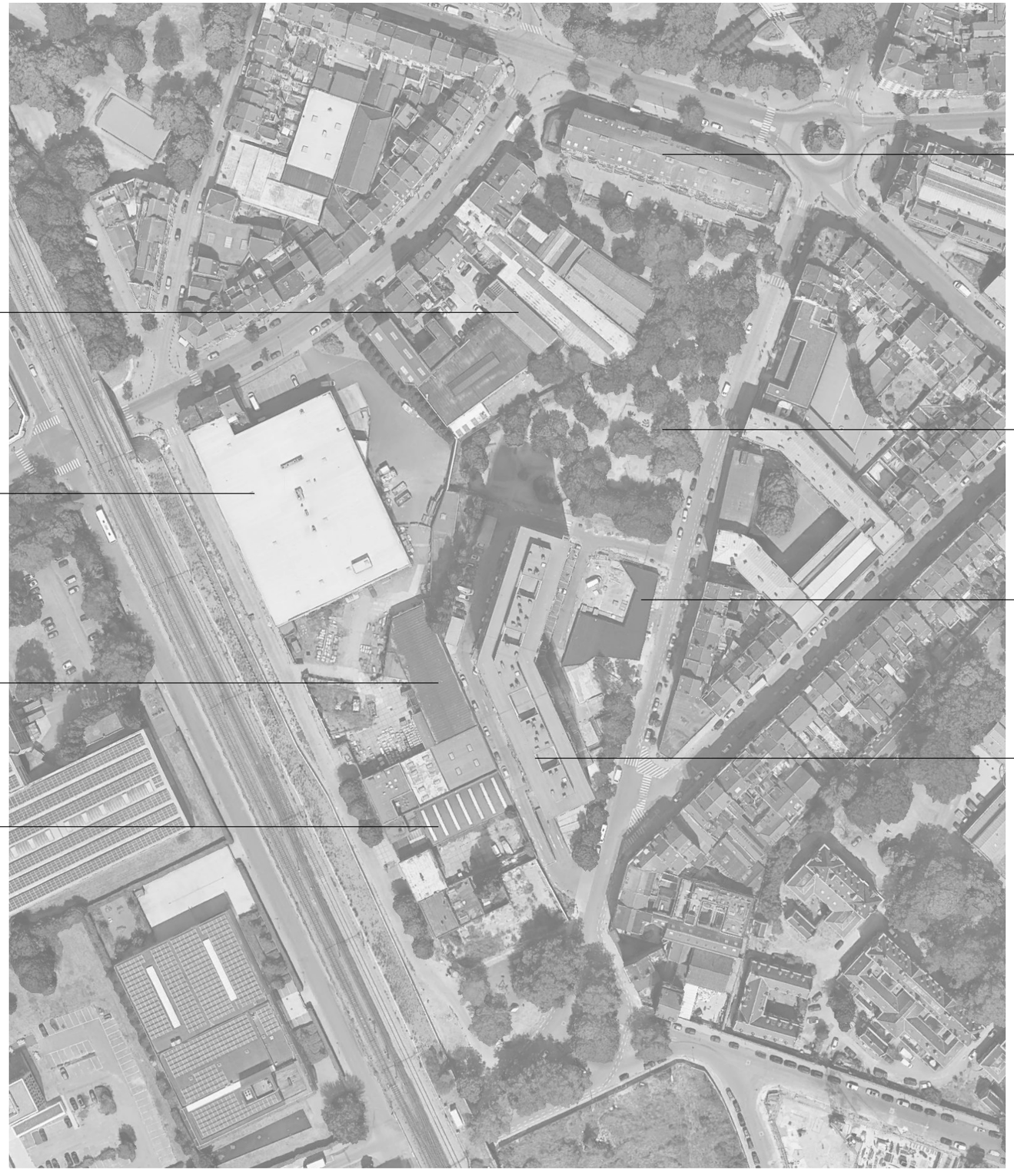
Revitalizing neighborhood by appropriating the existing structure of the former Leonidas factory

Anderlecht, Belgium

P5 presentation
Gabija Rutkunaite
08 07 2020



Location of the block - urban fabric



1990 Housing

Remaining historical urban tissue - residential

2000 - public park

1992 - The industrial structure of Leonidas chocolate factory

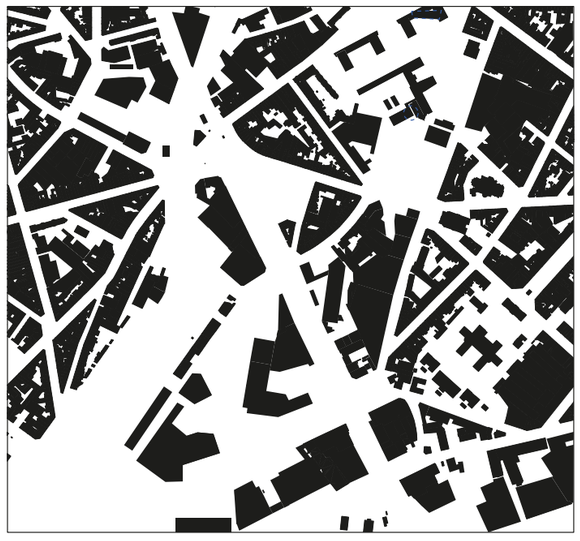
2010 - Community restaurant

1950 - Leftovers of an old Fromagerie Bel factory

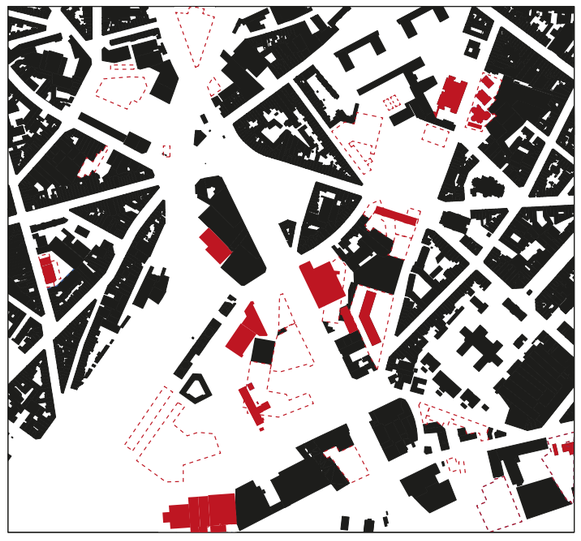
1970 Les Goujons housing tower

1950 - Industrial spaces, workshops

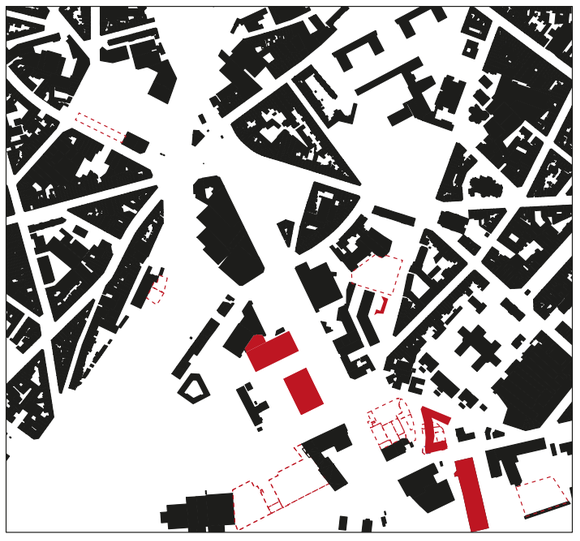
Site



1971

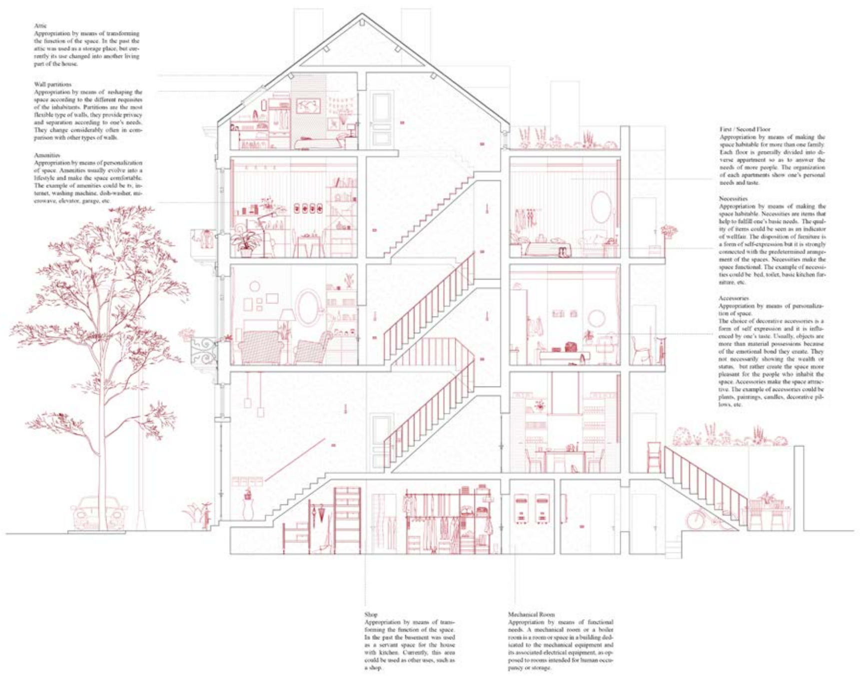


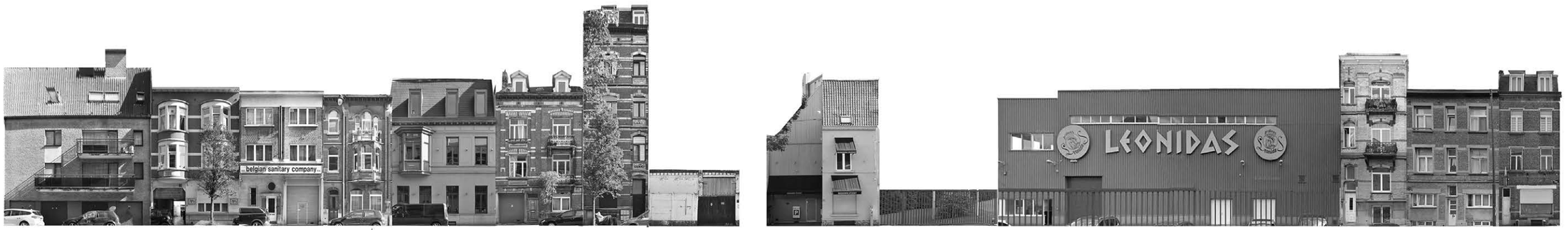
1996



2020

2025
Municipality goals

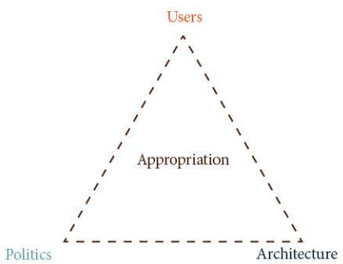

Attic
Appropriation by means of transforming the function of the space. In the past the attic was used as a storage place, but currently its use changed into another living part of the house.
Wall partitions
Appropriation by means of reshaping the space according to the different requisites of the inhabitants. Partitions are the most flexible type of walls, they provide privacy and separation according to one's needs. They change considerably often in comparison with other types of walls.
Amenities
Appropriation by means of personalization of space. Amenities usually evolve into a lifestyle and make the space comfortable. The example of amenities could be tv, internet, washing machine, dish-washer, microwave, elevator, garage, etc.
First / Second Floor
Appropriation by means of making the space habitable for more than one family. Each floor is generally divided into diverse appartment so as to answer the needs of more people. The organization of each apartments show one's personal needs and taste.
Necessities
Appropriation by means of making the space habitable. Necessities are items that help to fulfill one's basic needs. The quality of items could be seen as an indicator of wellfair. The disposition of furniture is a form of self-expression but it is strongly connected with the predetermined arrangement of the spaces. Necessities make the space functional. The example of necessities could be bed, toilet, basic kitchen furniture, etc.
Accessories
Appropriation by means of personalization of space.
The choice of decorative accessories is a form of self expression and it is influenced by one's taste. Usually, objects are more than material possessions because of the emotional bond they create. They not necessarily showing the wealth or status, but rather create the space more pleasant for the people who inhabit the space. Accessories make the space attractive. The example of accessories could be plants, paintings, candles, decorative pillows, etc.
Shop
Appropriation by means of transforming the function of the space. In the past the basement was used as a servant space for the house with kitchen. Currently, this area could be used as other uses, such as a shop.
Mechanical Room
Appropriation by means of functional needs. A mechanical room or a boiler room is a room or space in a building dedicated to the mechanical equipment and its associated electrical equipment, as opposed to rooms intended for human occupancy or storage.



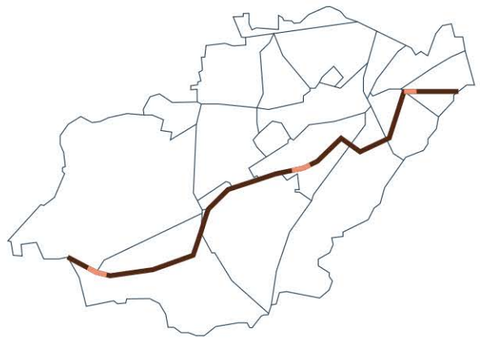
Residential	MIxed	Mixed	Residential	Industrial	Mixed	Residential	Industrial	Industrial	Industrial	Residential	Mixed	Residential
Private owners	DAVI Clothing Shop *Since 2005*	Belgian Sanitary Company B.S.C. *Since 1971*	Private owners	Sanitary Company *Since 2000*	Private owners	Private owners	Artist Studio	Space for events	Rotor *Since 2016*	Private owners	Workers rivate owners	Private owners
Residents	Costumers Workers Residents	Costumers Workers Residents	Residents	Costumers Workers Residents	Residents	Residents	Artists Students	Workers Costumers	Workers Costumers Students Designers	Residents	Residents	Residents

Residential	Mixed	Residential	Residential	Residential	Residential	Mixed	Residential	THOMAS TOITURES Construction industry	Mixed	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Residential	Mixed	Mixed
Private owners	Workers Private owners	Private owners	Private owners	Private owners	Private owners	Workers Private owners	Private owners		Workers Private owners	Private owners	Private owners	Private owners	Private owners	Private owners	Private owners	Private owners	Private owners	Private owners	Private owners	Private owners	Workers Private owners	Workers Private owners Costumers
Residents	Costumers Workers Residents	Residents	Residents	Residents	Residents	Costumers Workers Residents	Residents	Workers Costumers	Costumers Workers Residents	Residents	Residents	Residents	Residents	Residents	Residents	Residents	Residents	Residents	Residents	Residents	Costumers Workers Residents	Residents

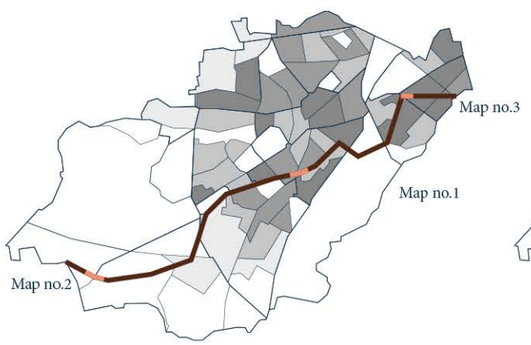
P1 focus - Appropriation of Space



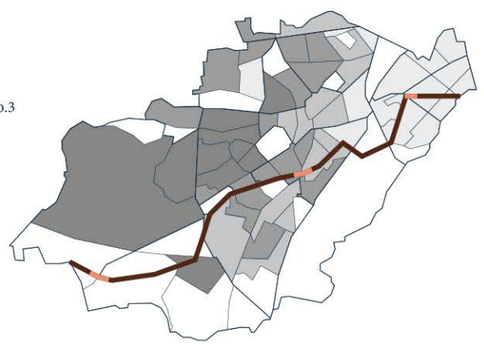
Anderlecht



Neighbourhoods

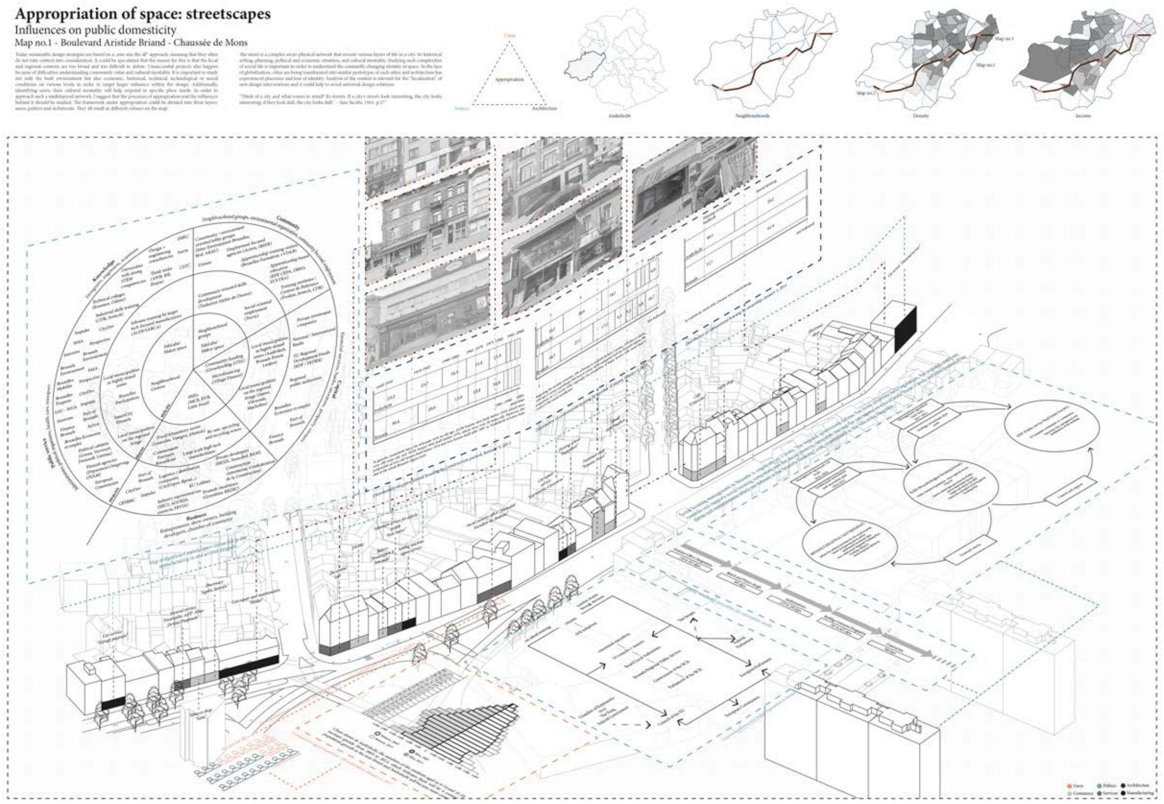


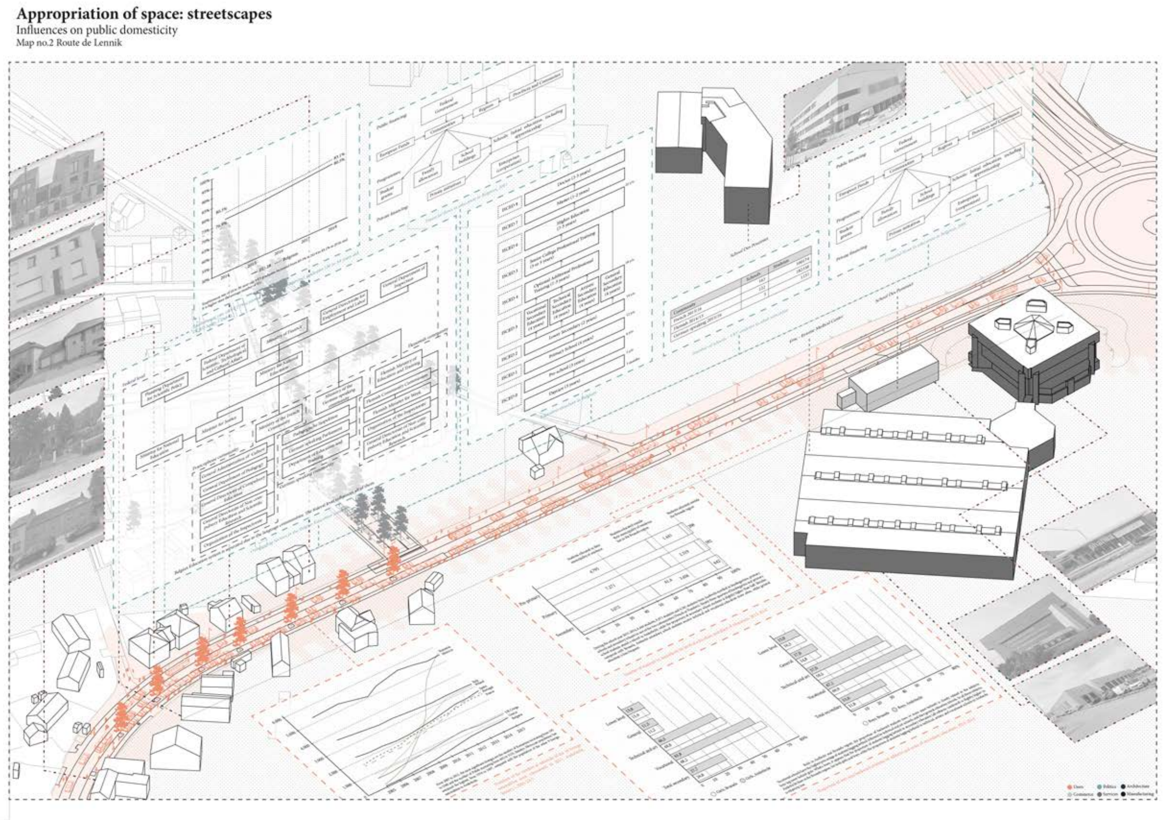
Density

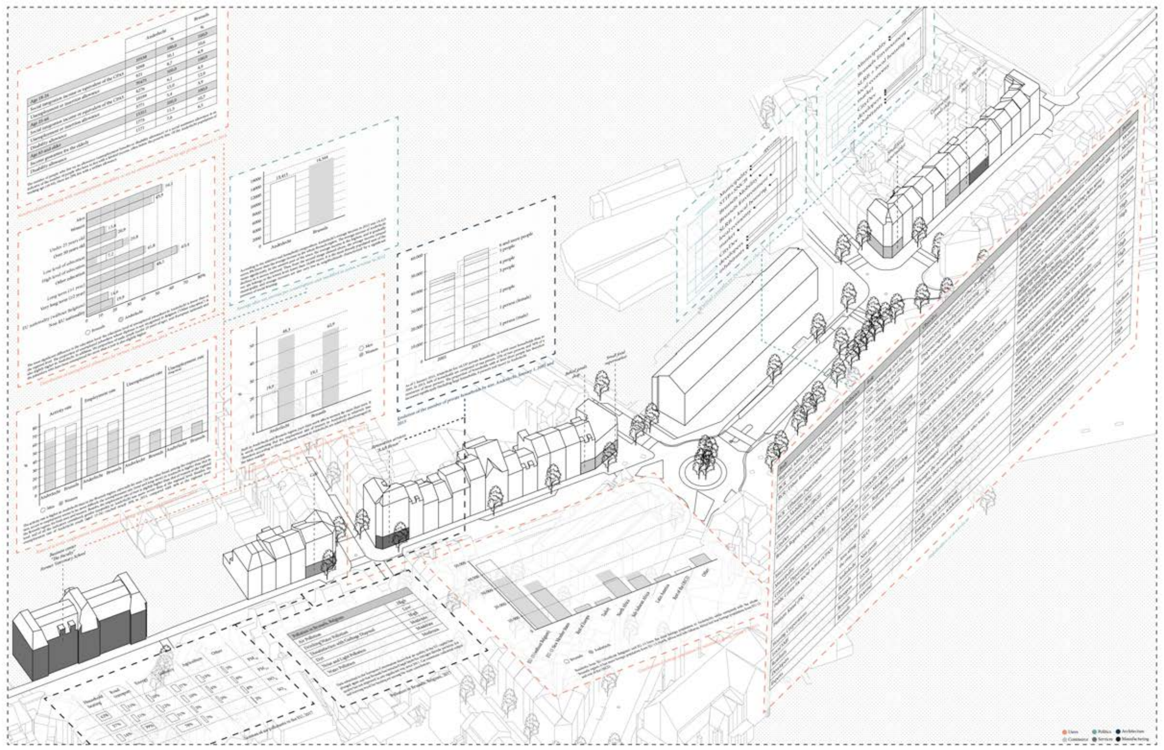


Income

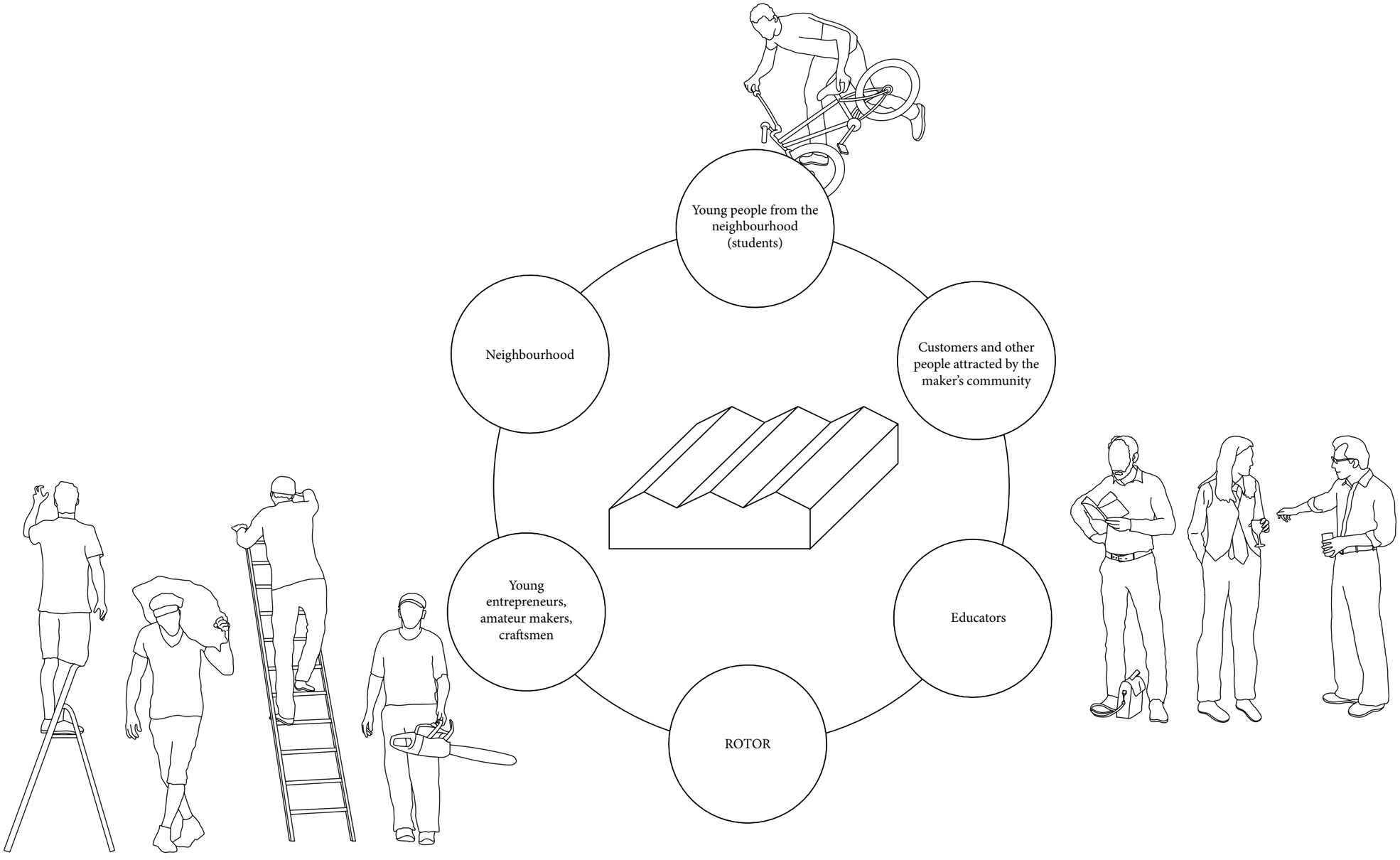
- What are the economic, political, historical, technological, regulative, and social conditions that could help localize the project?
- How existing structure of former Leonida's factory can host a new function without becoming neutral, contextless?
What function would help revitalize the neighborhood?



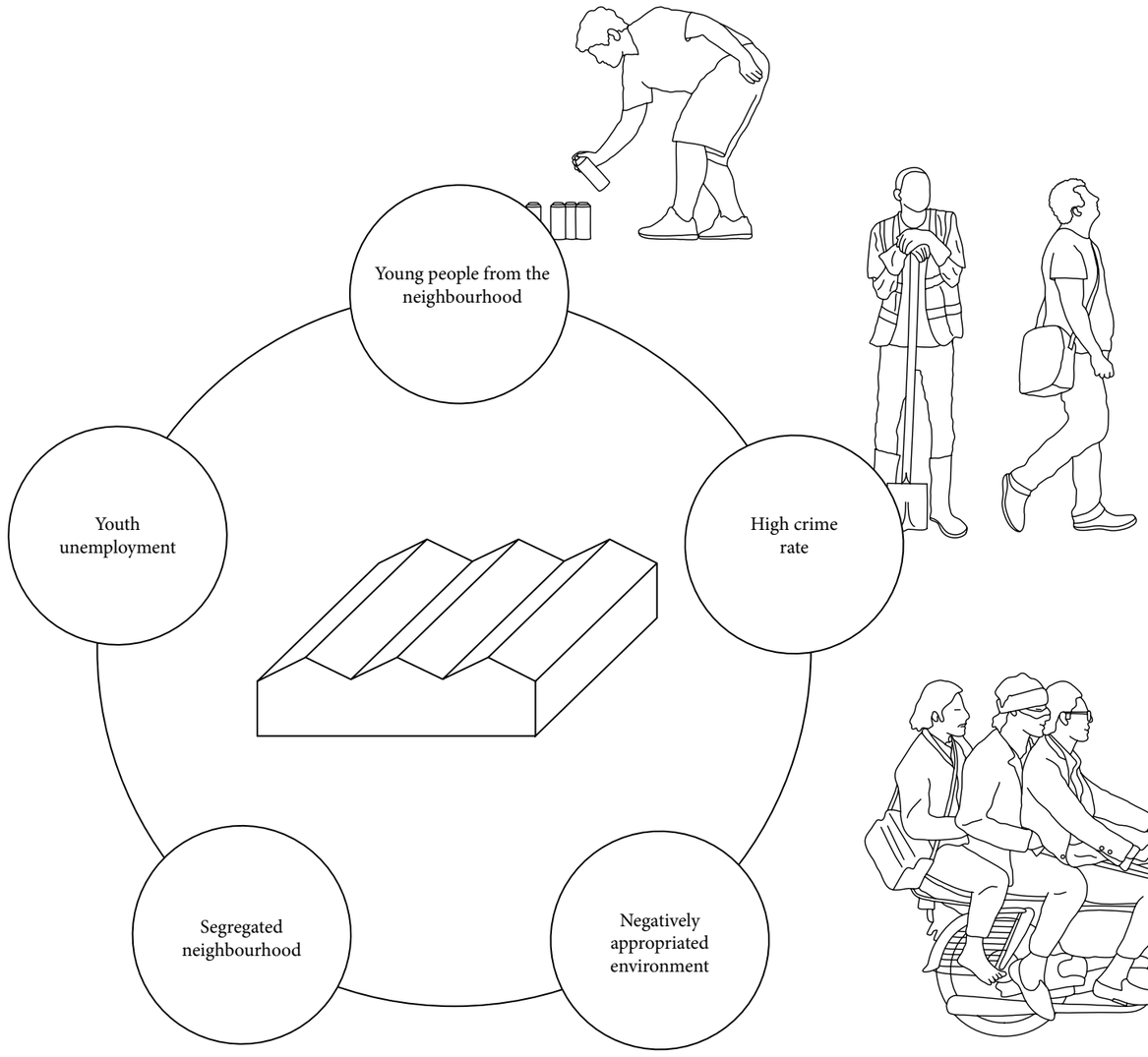


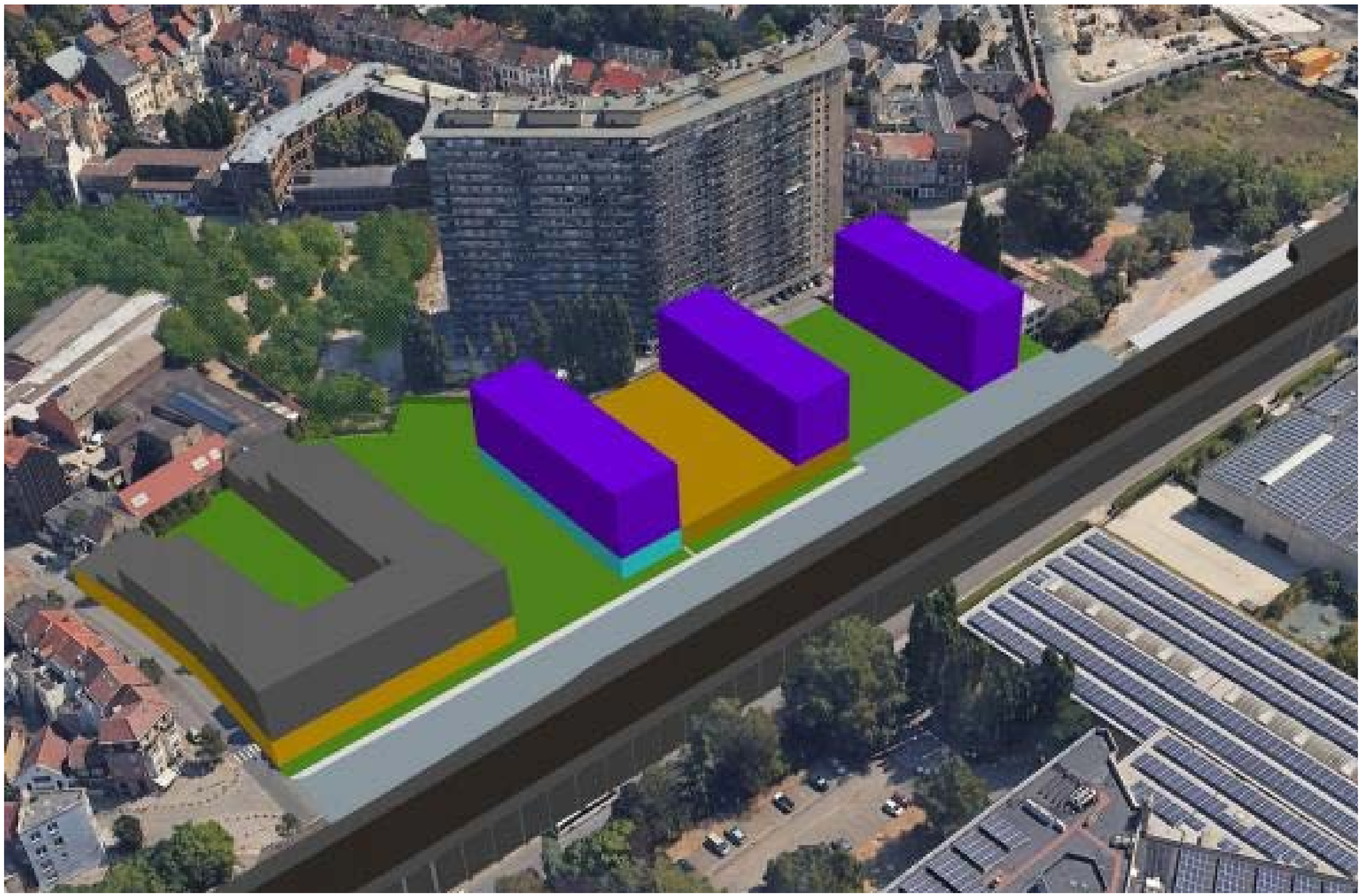


Research
Appropriation of Space: Influences on Public Domesticity



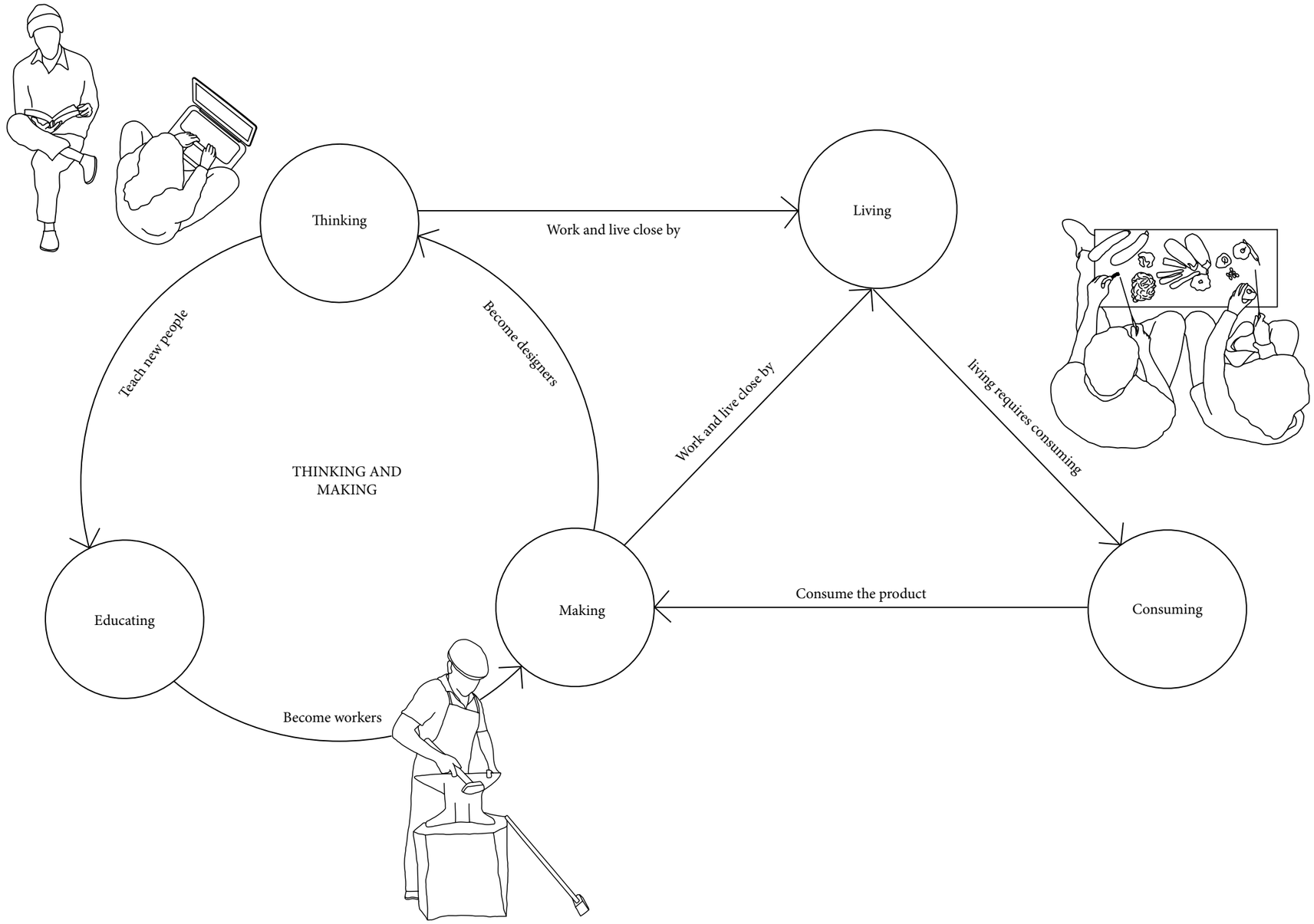
Which groups to target?


Young people from the neighbourhood
Youth unemployment
High crime rate
Segregated neighbourhood
Negatively appropriated environment



Municipality goals by 2025, picture taken from: https://www.citydev.brussels/nl/projects/citygate-iii

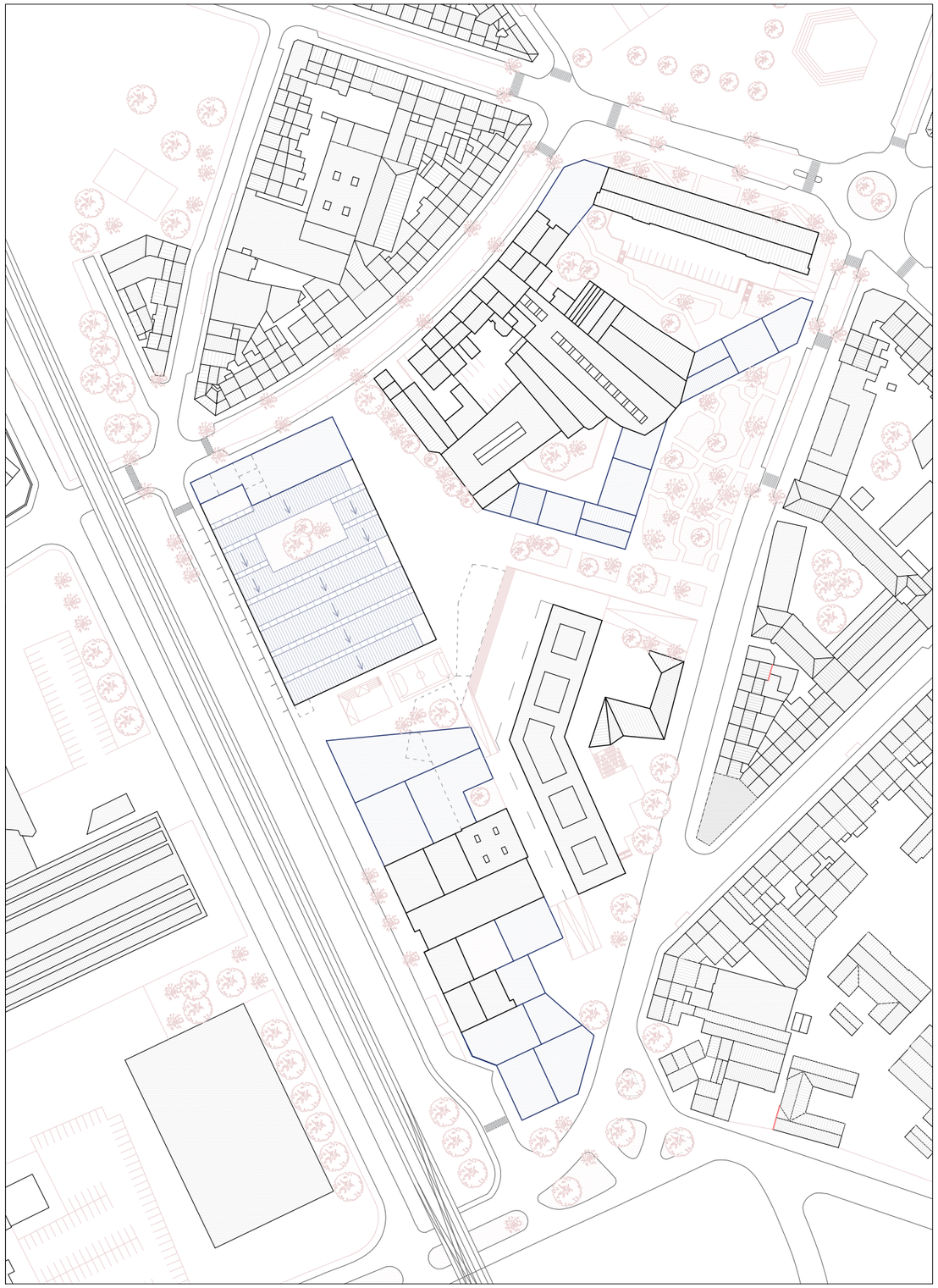
Instead of this...



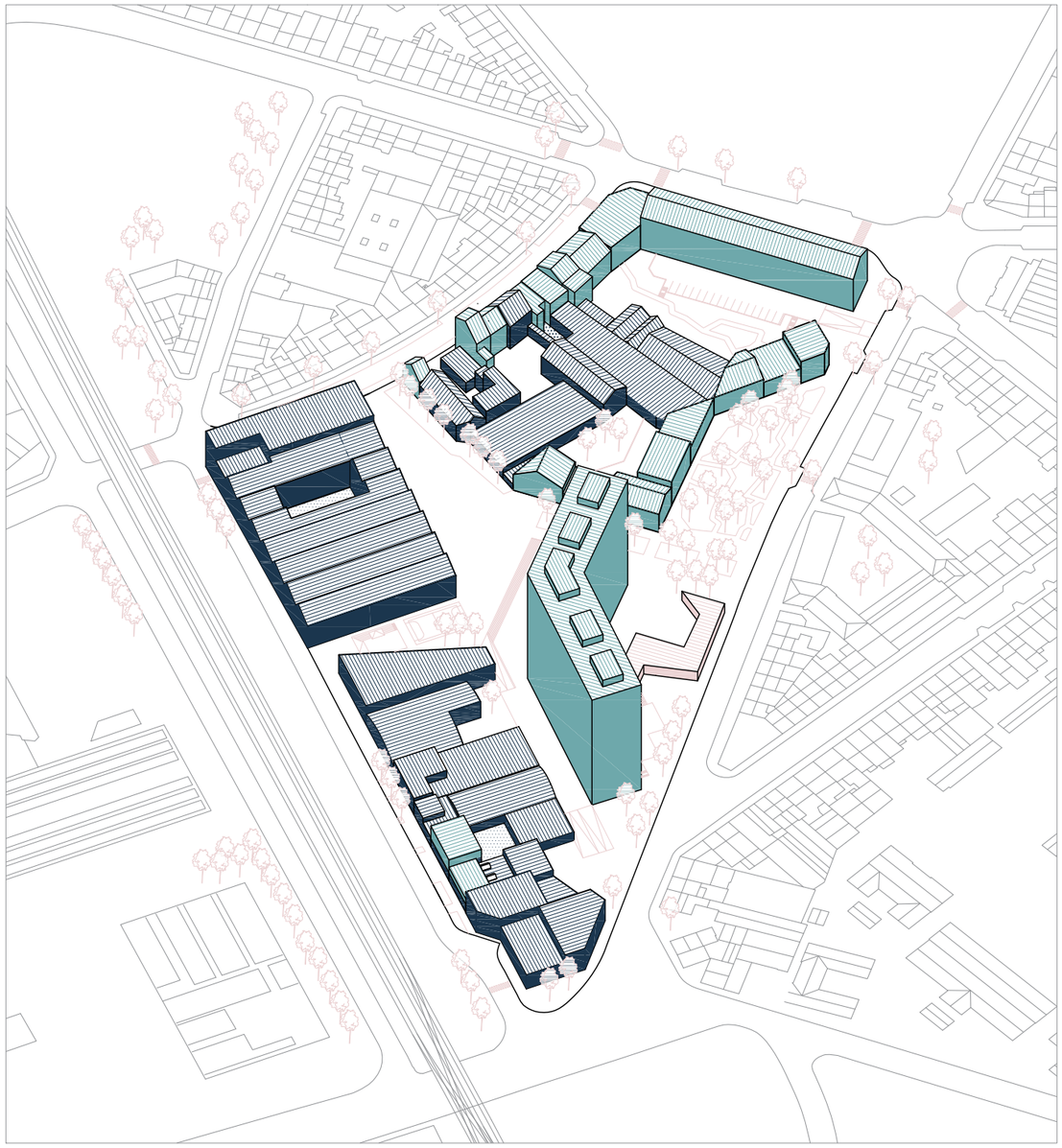
Educating, working, living and making cycle results in good economy and positive appropriation of the space.

People take care of what they create.

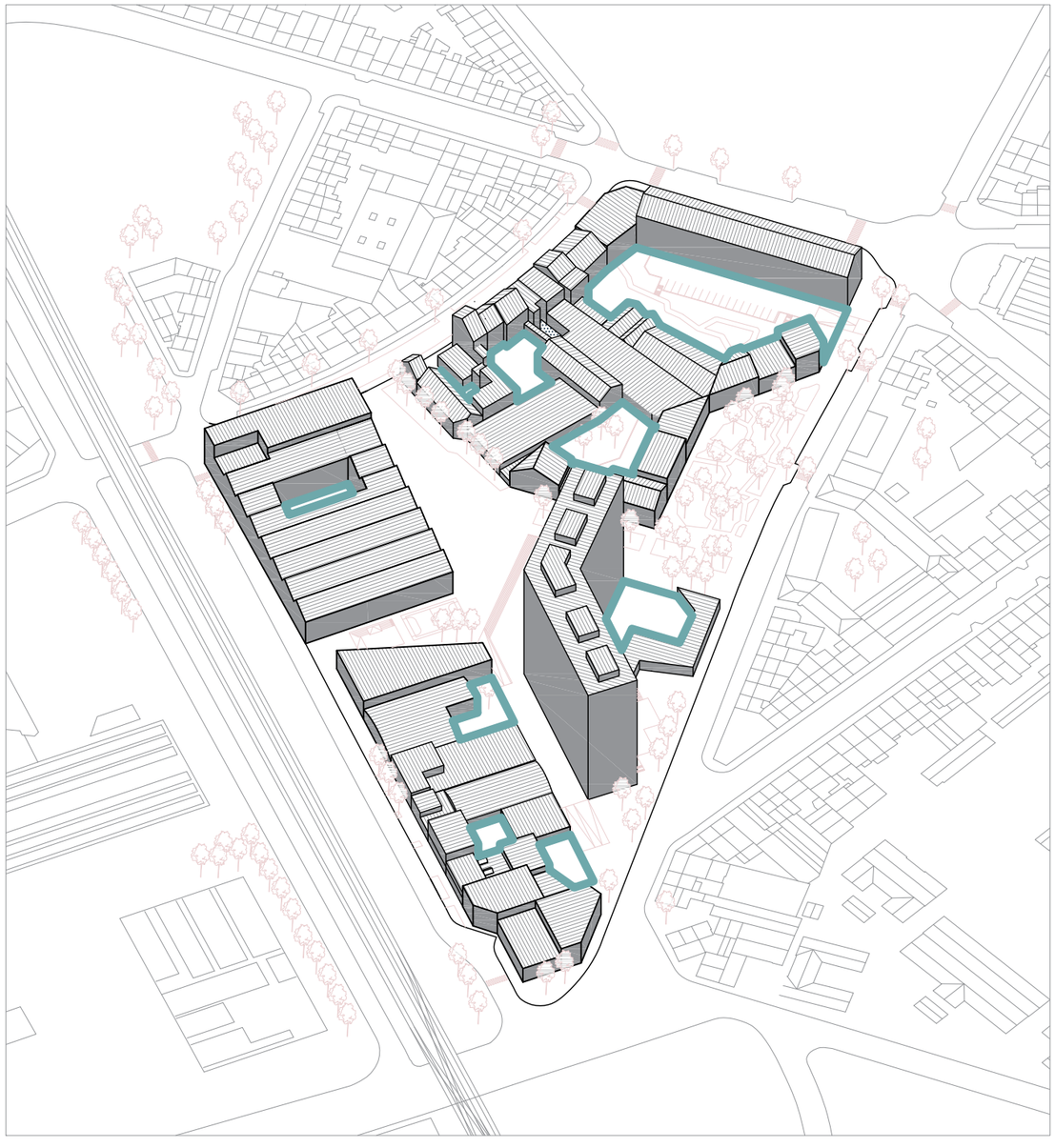
Go for this



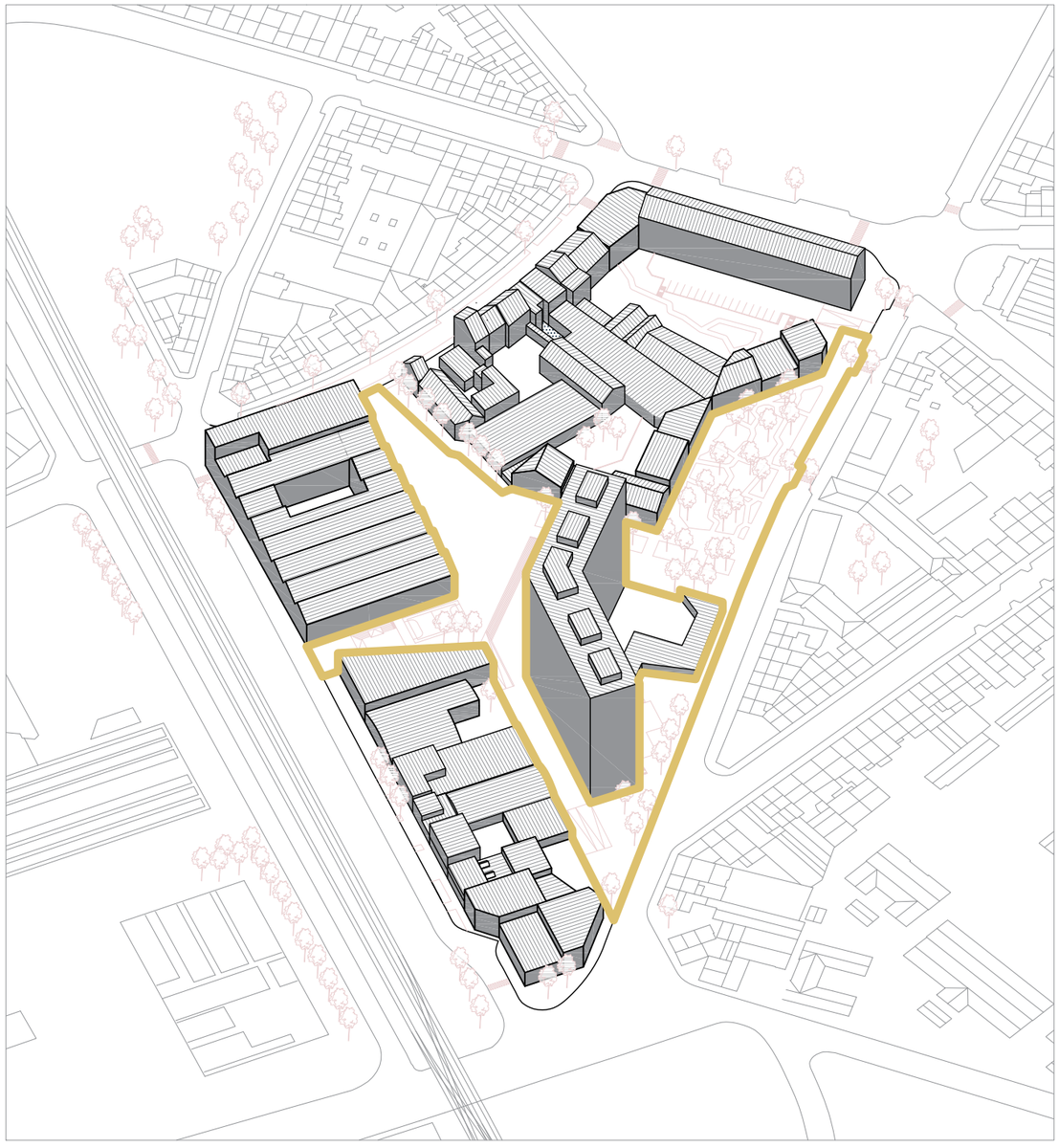
Urban plan: old, new and demolished



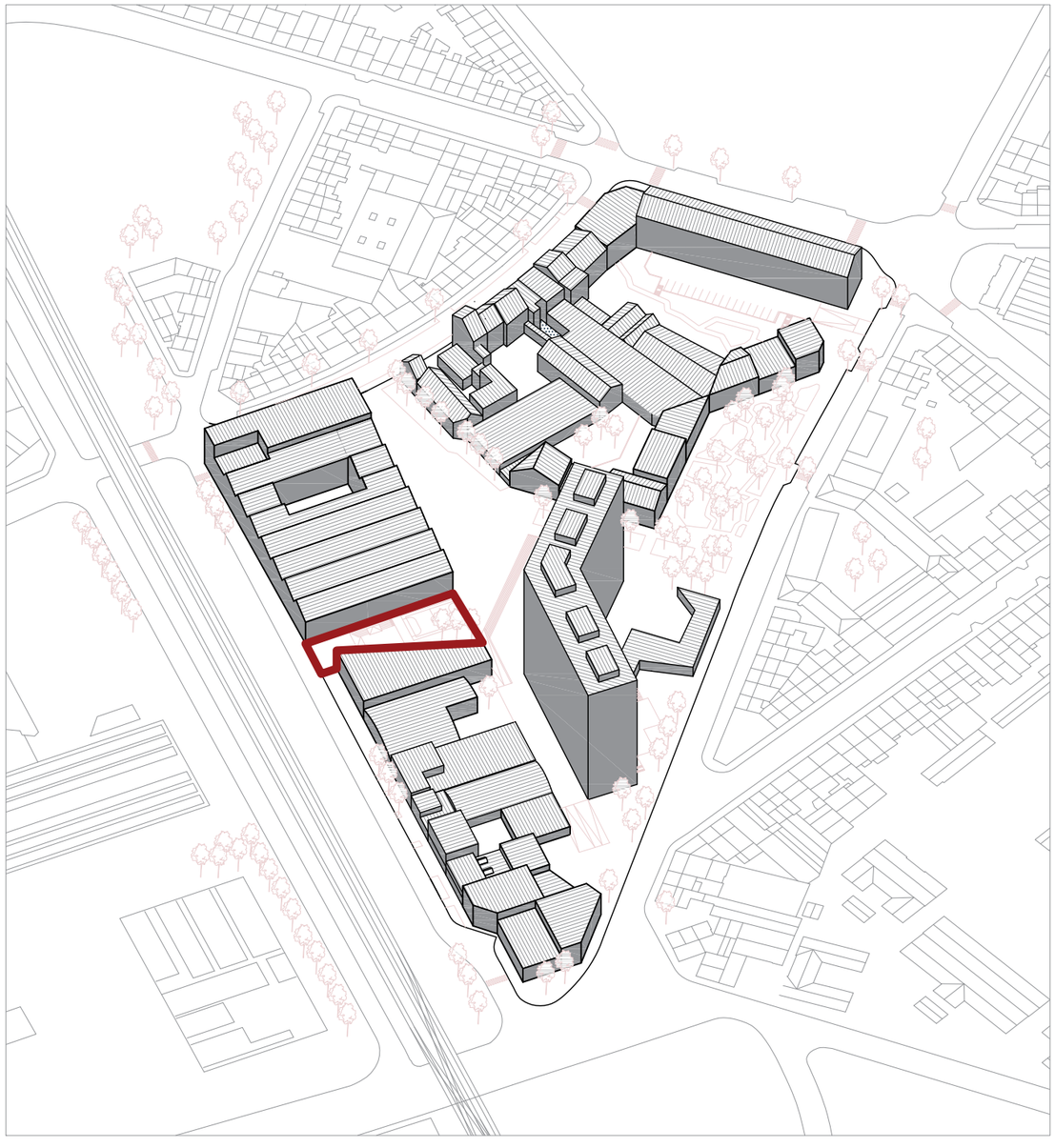
Urban plan: functions



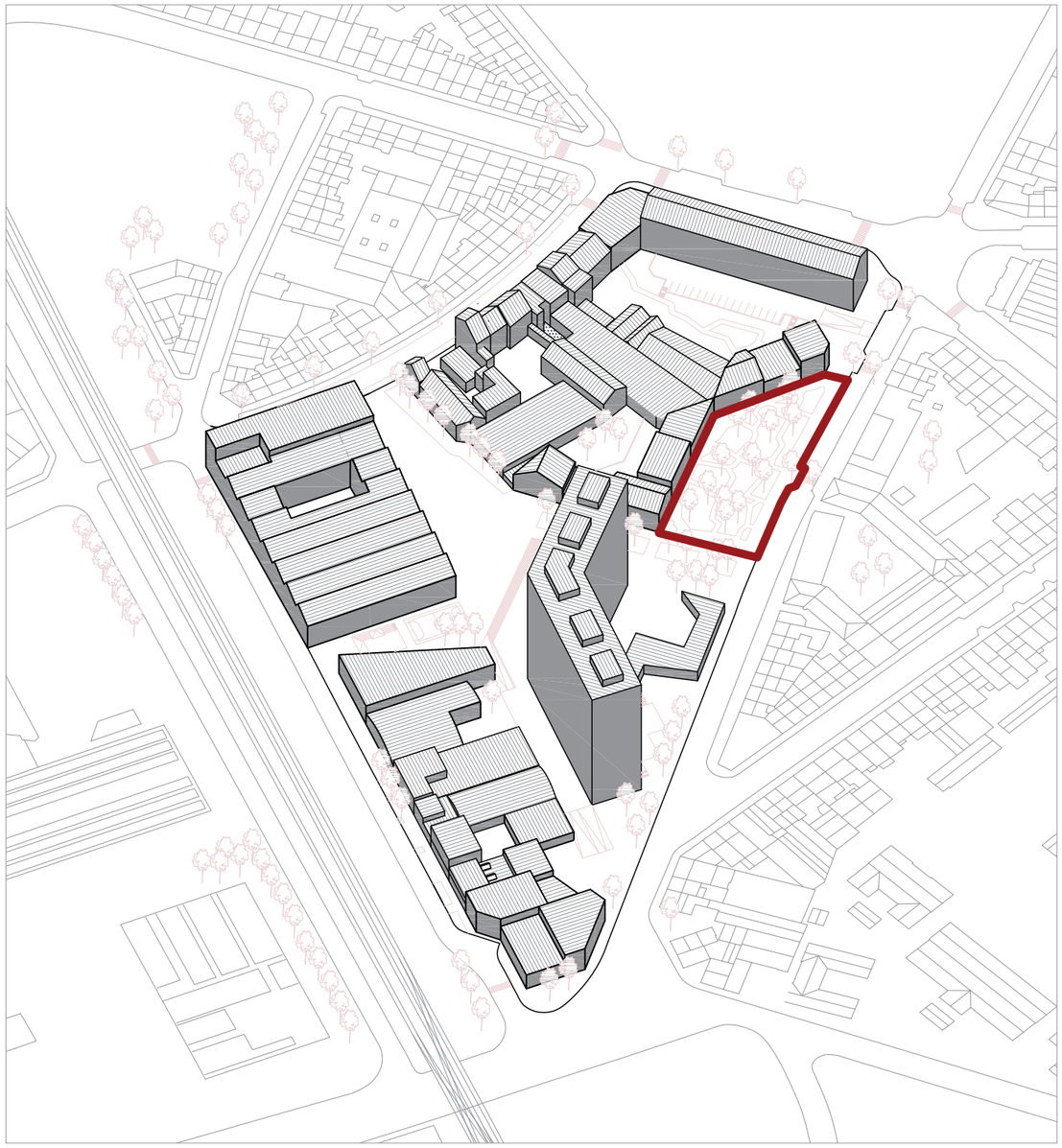
Urban plan: courtyards



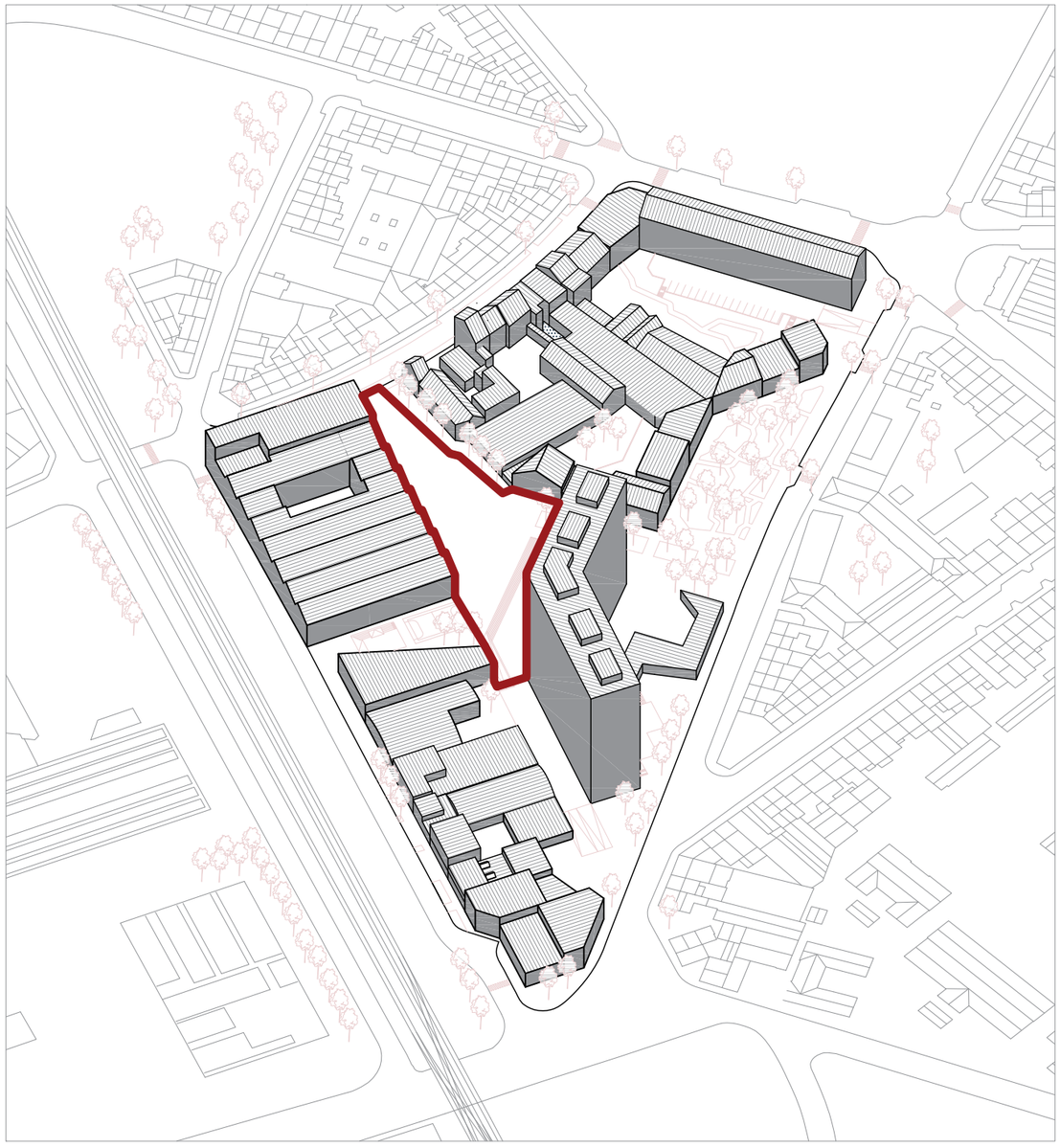
Urban plan: public squares and spaces for transition



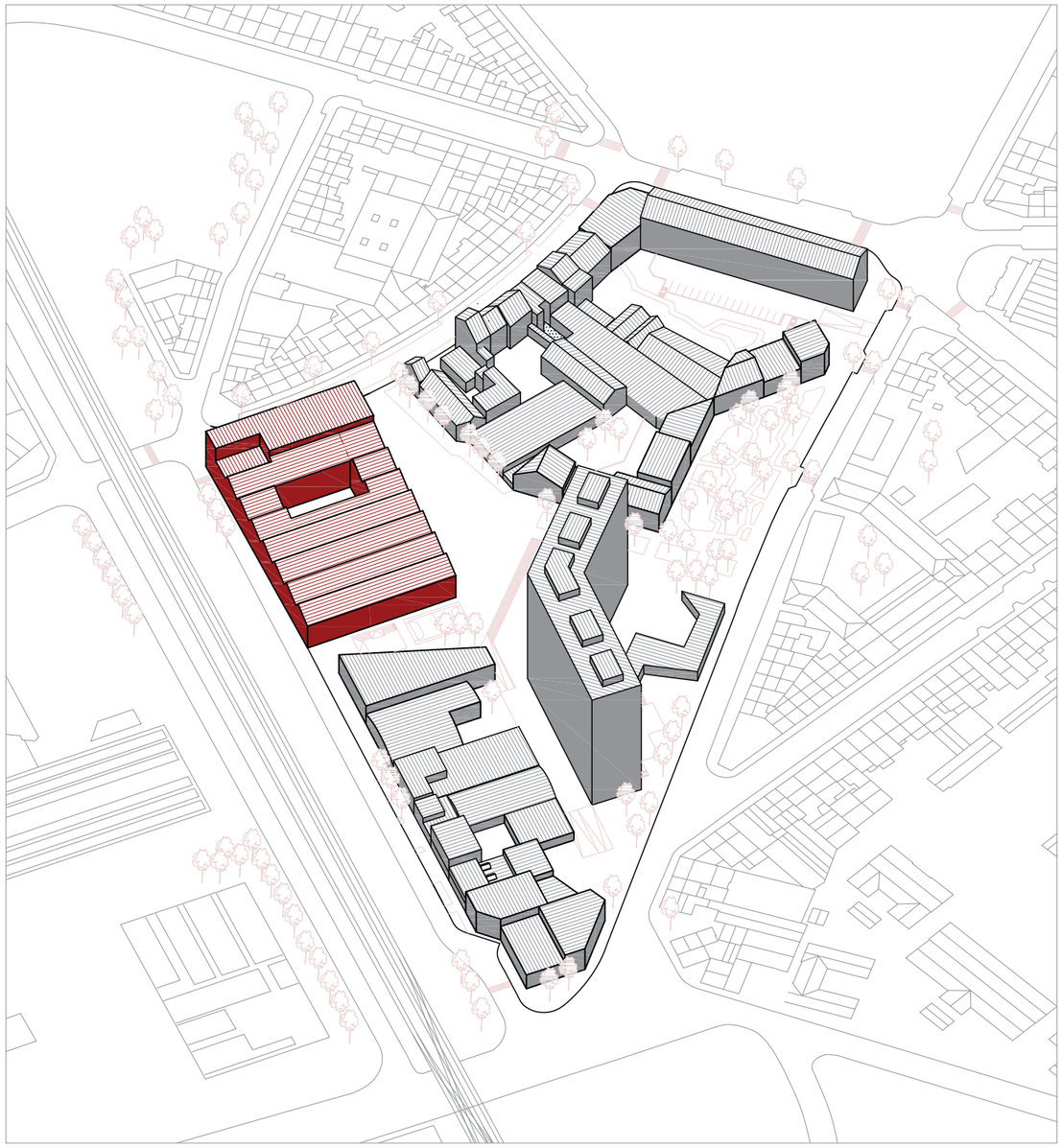
Urban plan: sports square

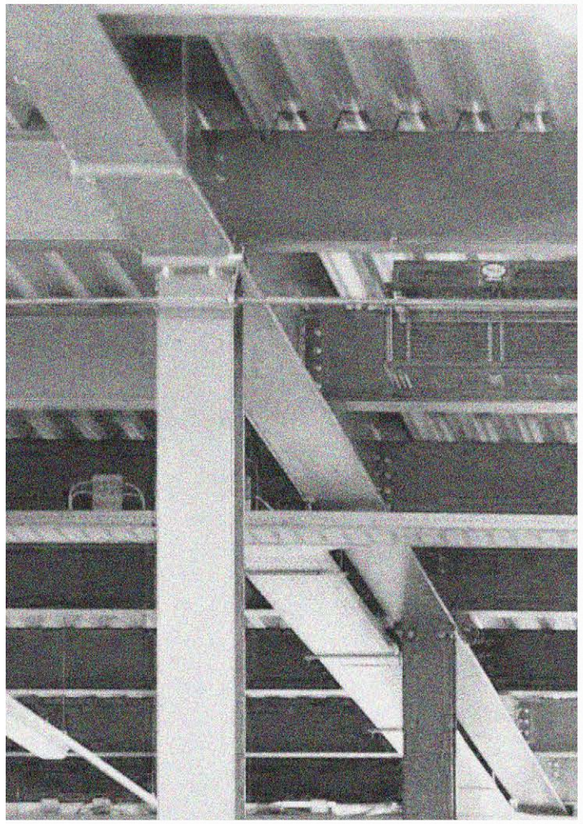


Urban plan: park repositioning

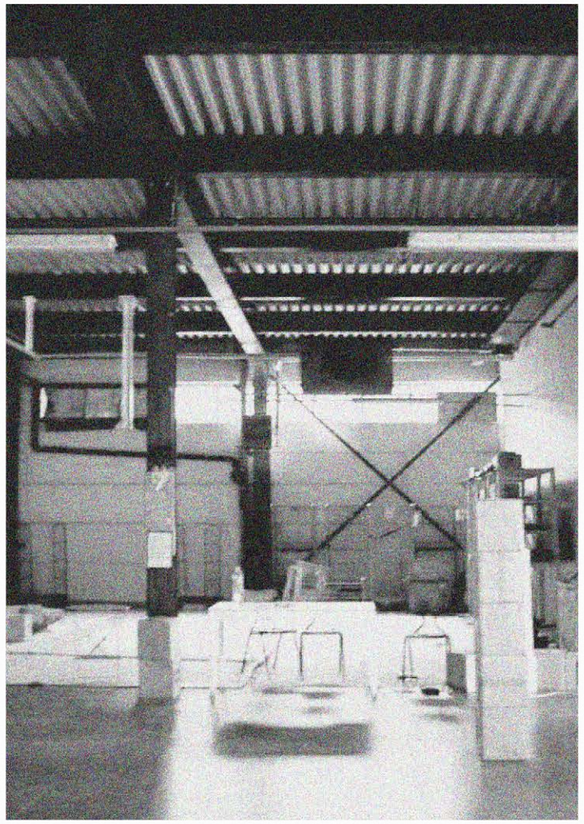


Urban plan: the main square for various users to meet up

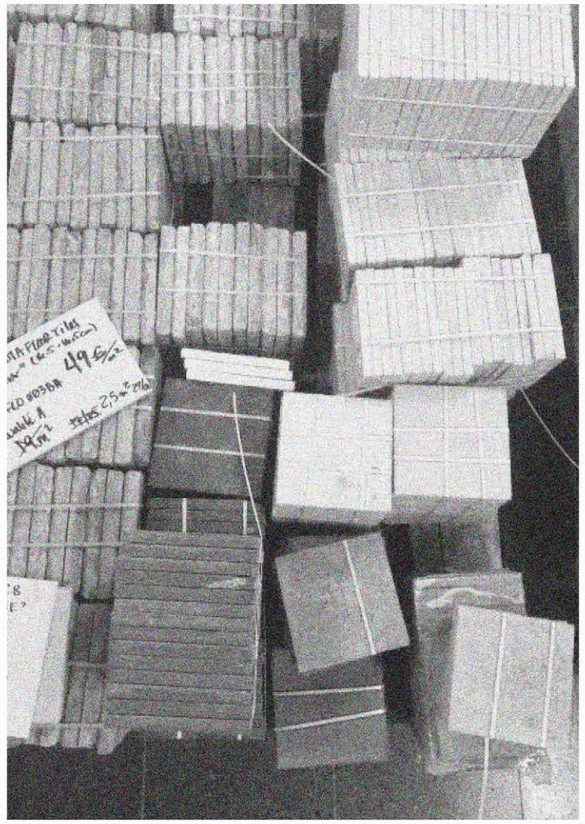




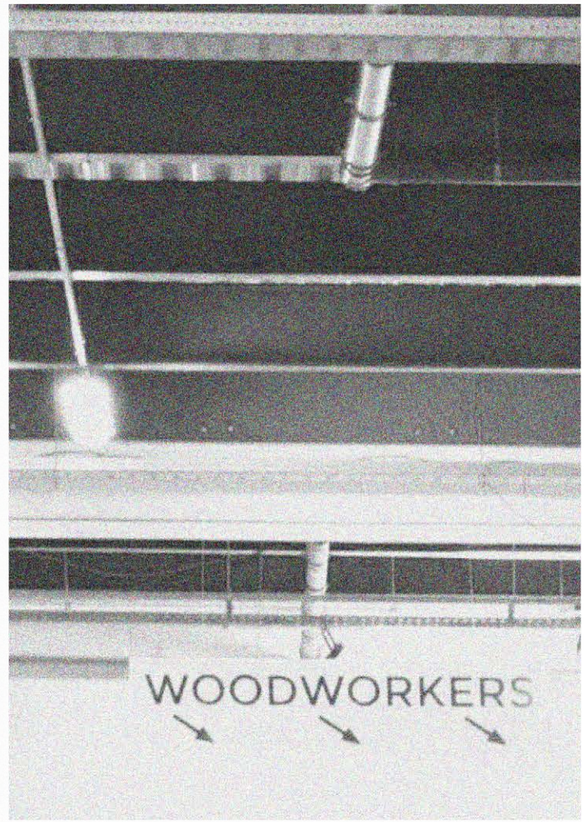
STRUCTURE
- Good condition
- Flexible
- Grid can host clasrooms and workshops
- Cheaper



ATMOSPHERE
- Suits new programme
- Connected to making
- Triggers positive and
unexpected appropriation



ROTOR
(offices and showroom)
- is already involved in education
- a place to do an internship
- attracts customers
- could attract other startups



EXISTING WORKSHOPS
- BBuild, Woodworkers, Printshop
- fits new programme

Existing spatial character:

-Unexpectedly appropriated

- Isolated, hidden

- Generic, neutral

- Standartised

- Privatised

New spatial character:

- Experimental

- Contextual

- Hands-On

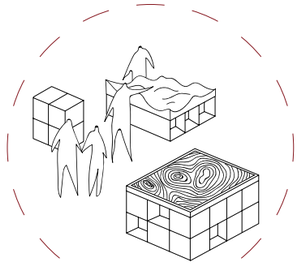
- Public, open

- Social

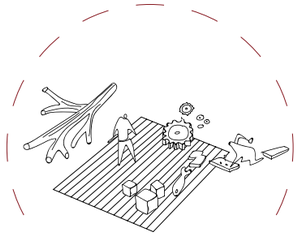
- Adaptable

- Place-making

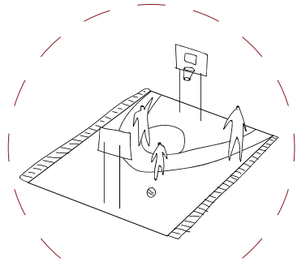
Providing surfaces to draw onto



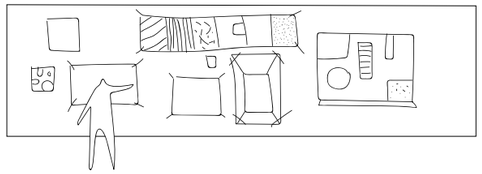
Providing spaces to exhibit



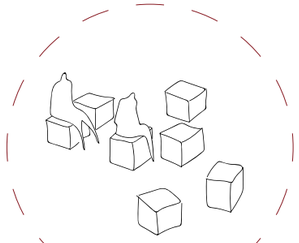
Providing spaces to assemble



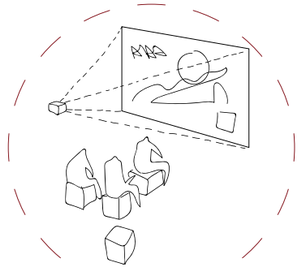
Providing surfaces to play/do sport



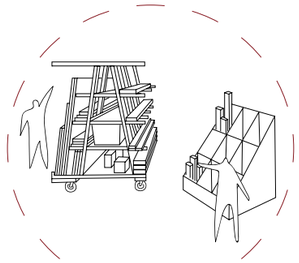
Walls that easy to pin up stuff onto



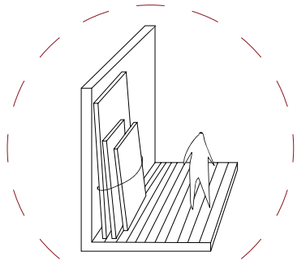
Providing places to sit/hang out



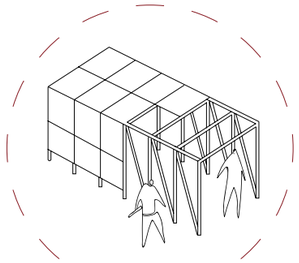
Providing surfaces to screen on



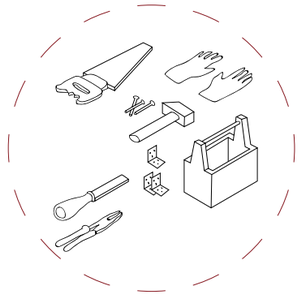
Providing spaces to storage



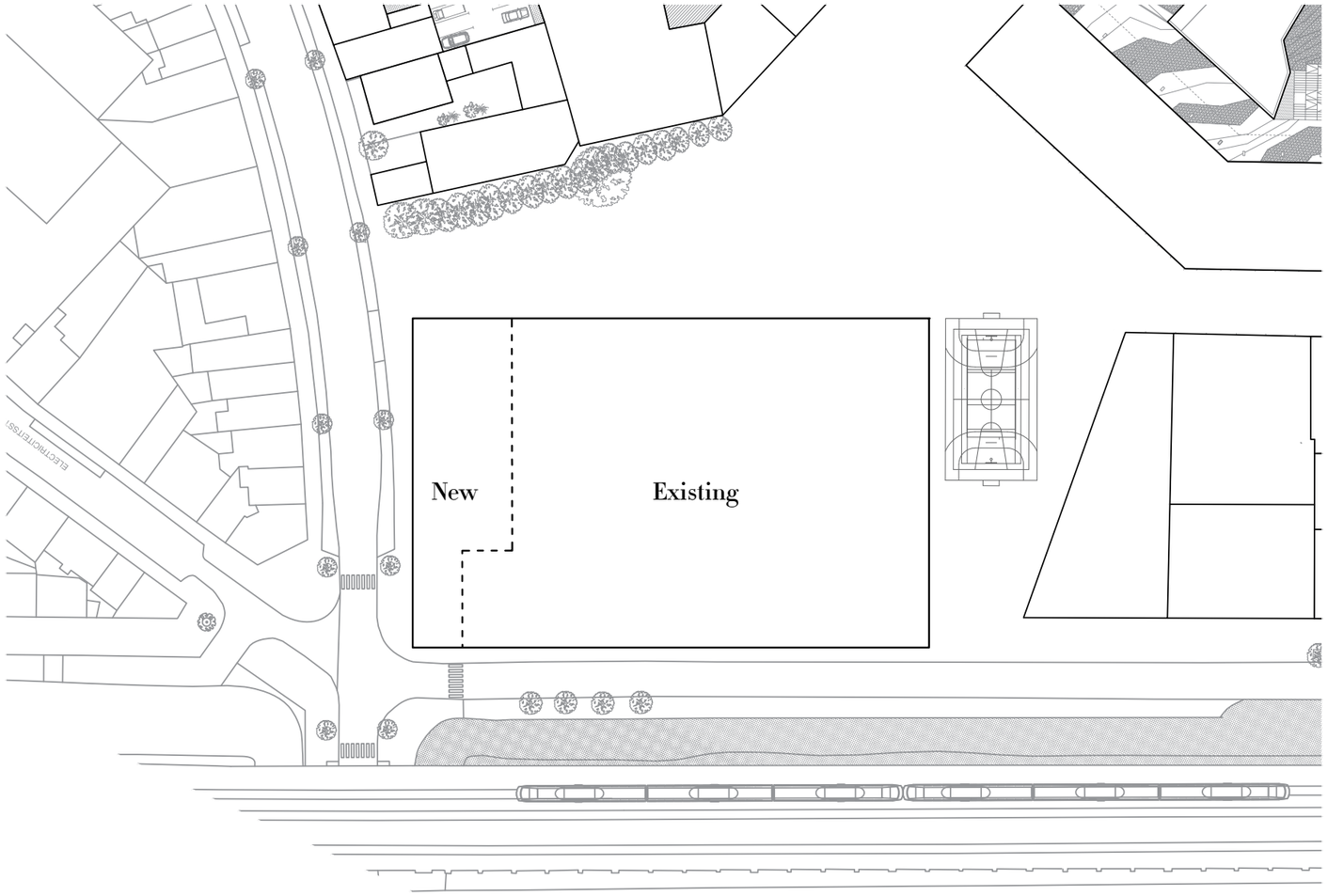
Providing space and surface to lean stuff to

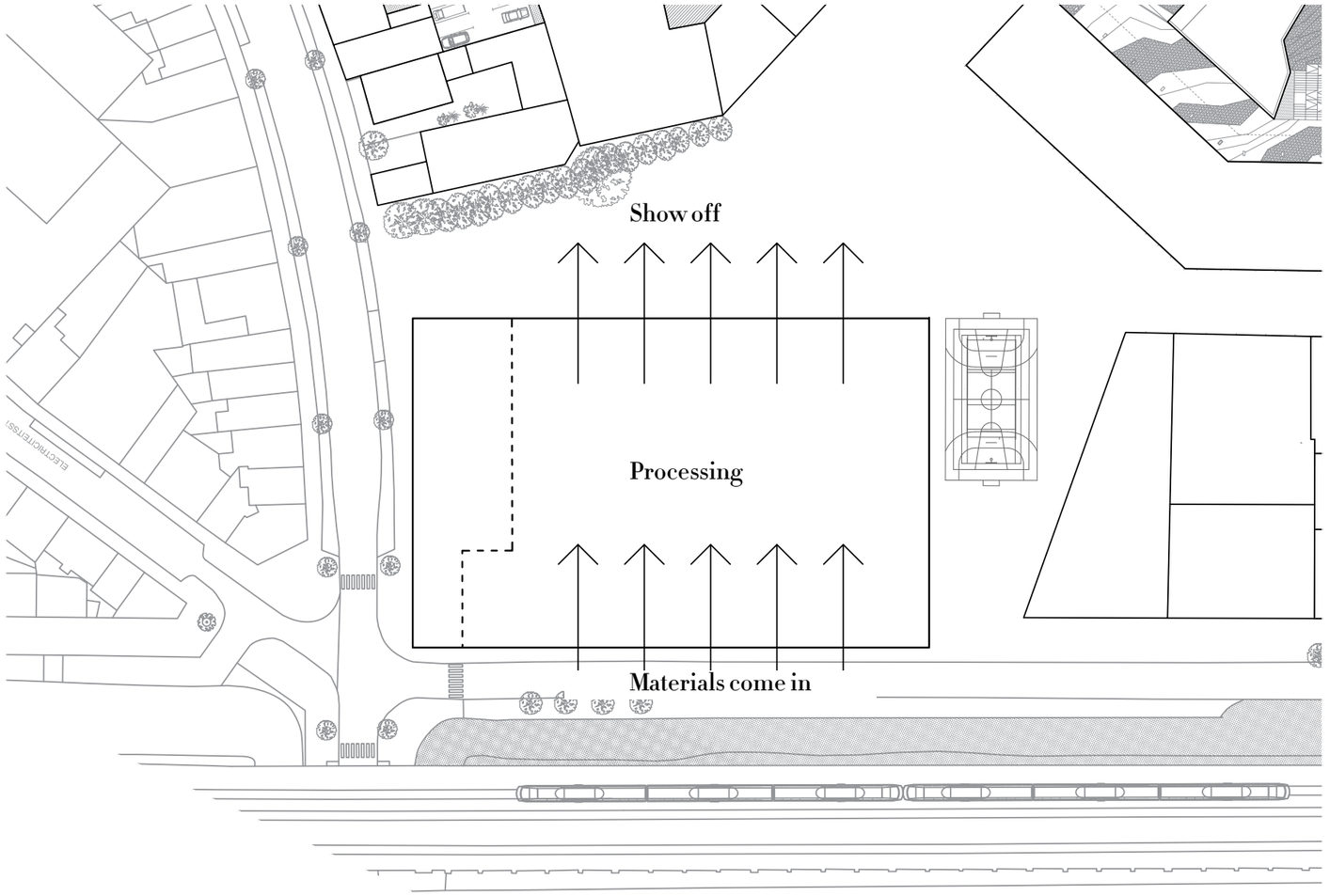


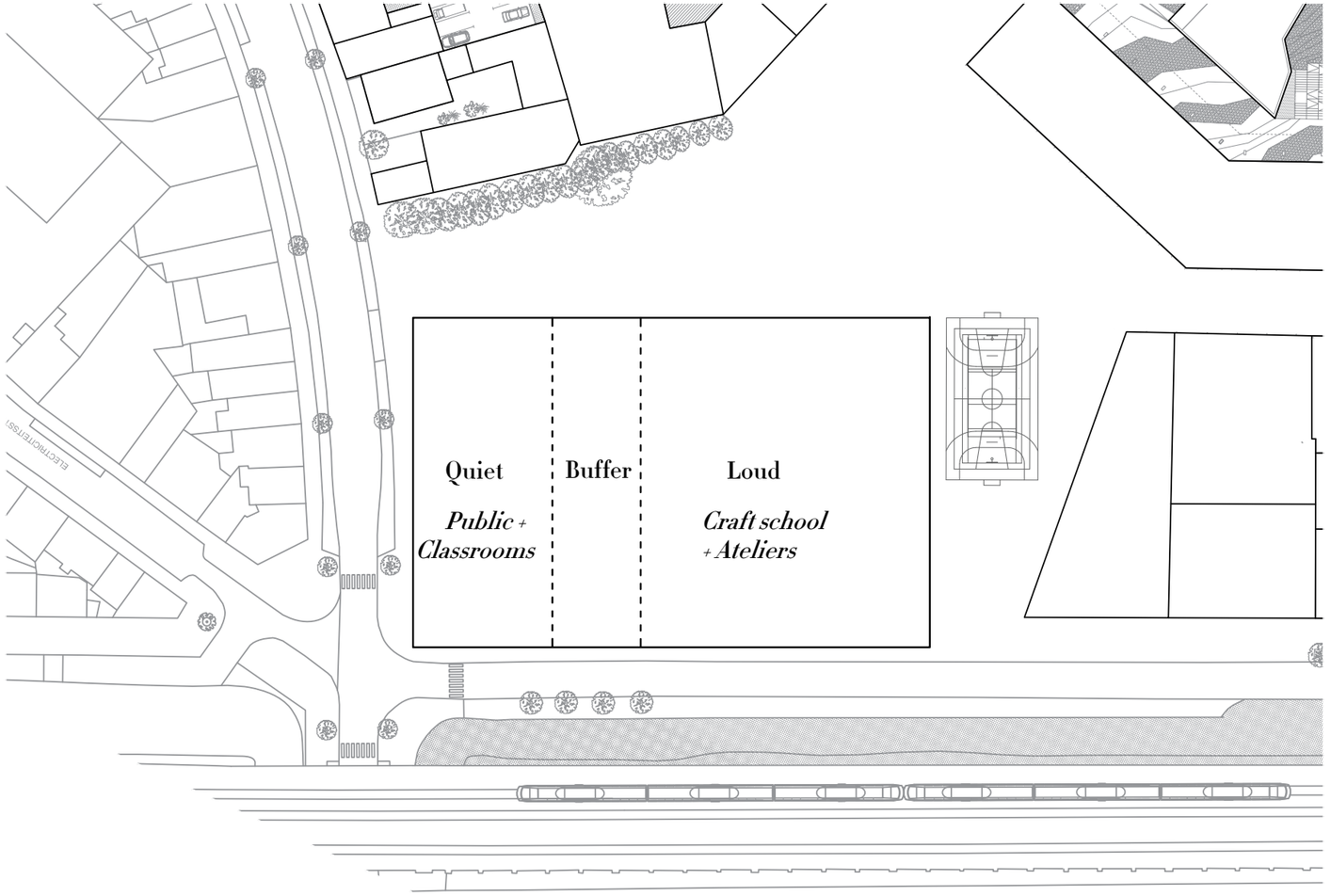
Leaving stuff unfinished...

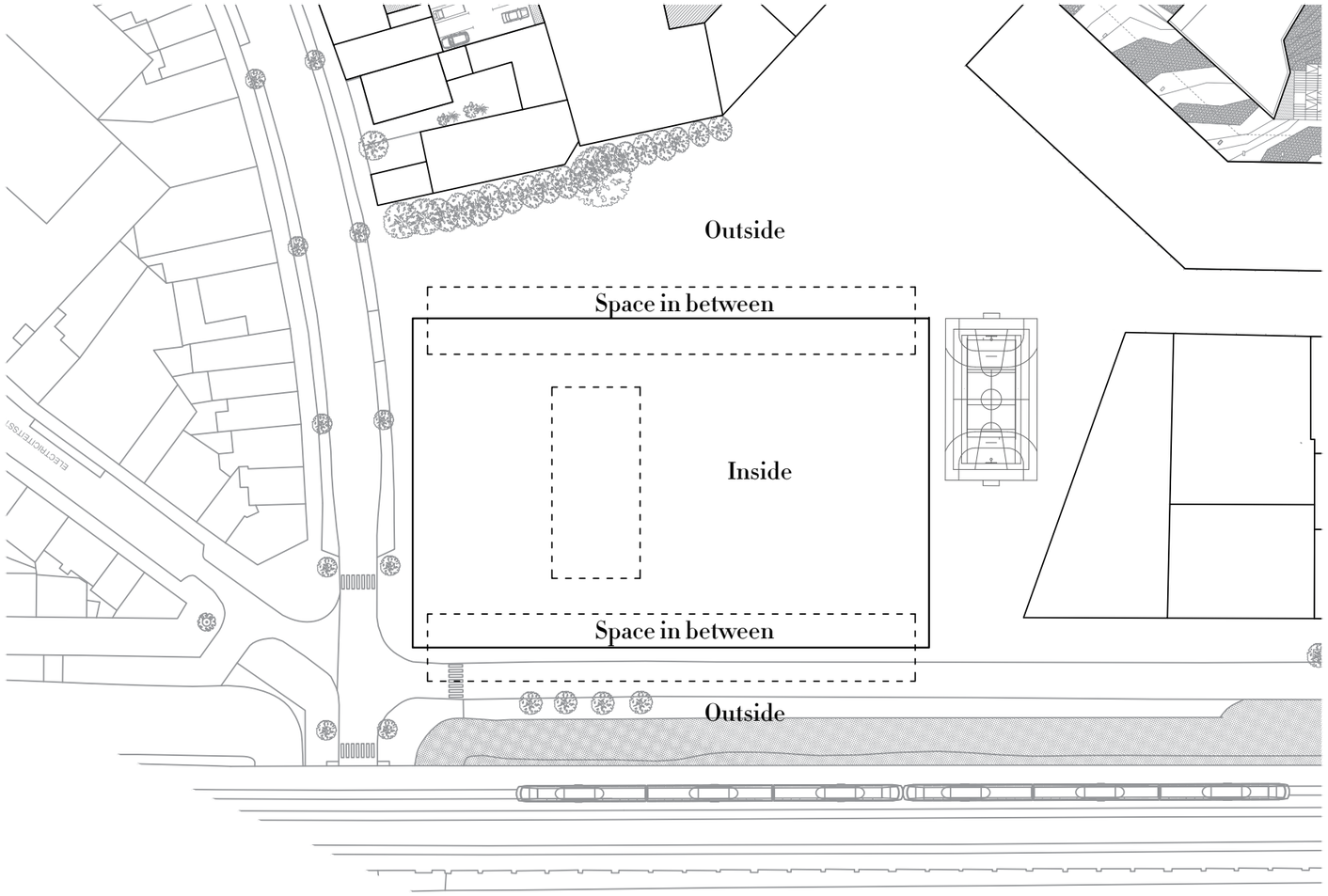


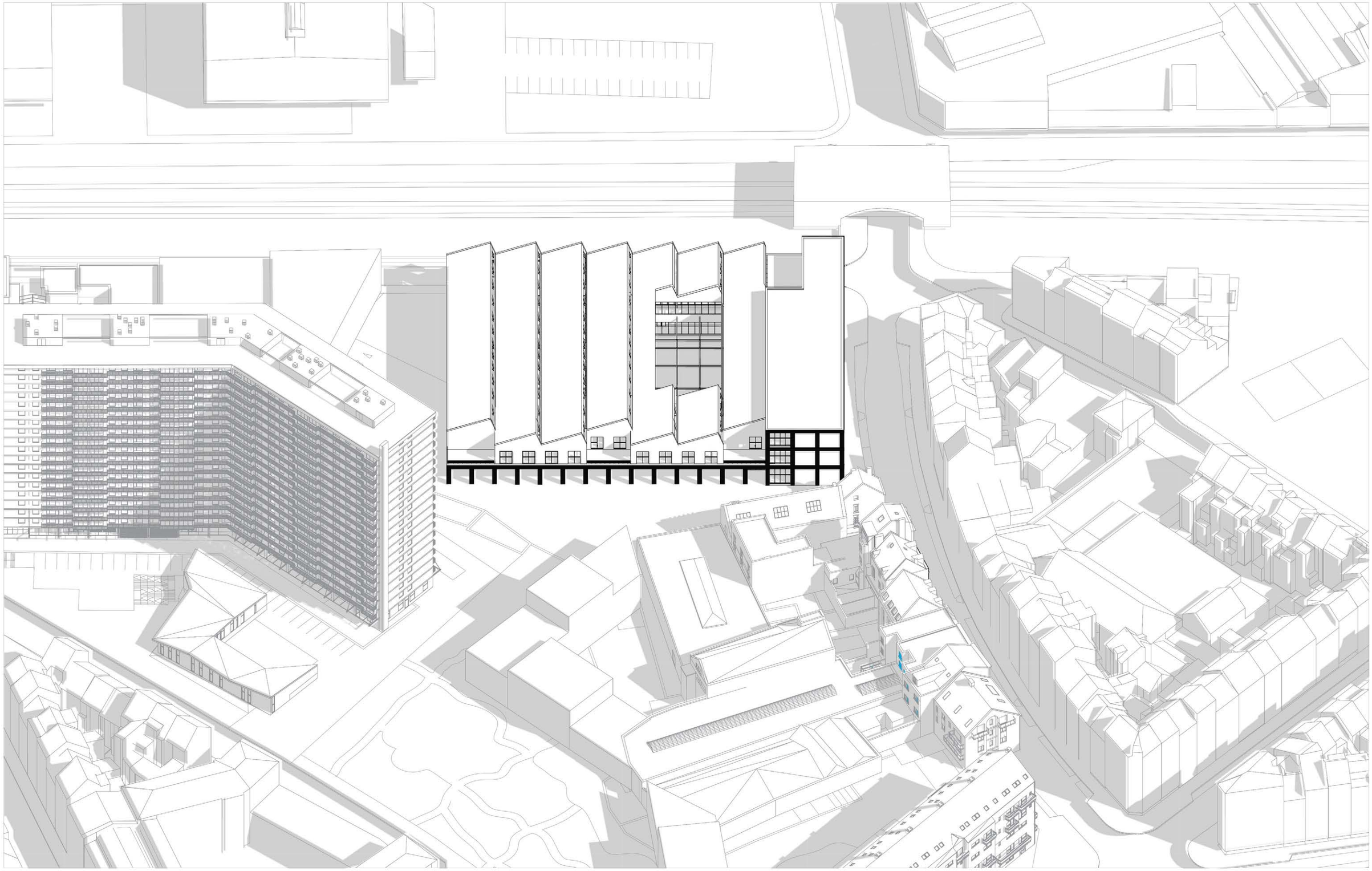
...providing tools to finish it


New
Existing

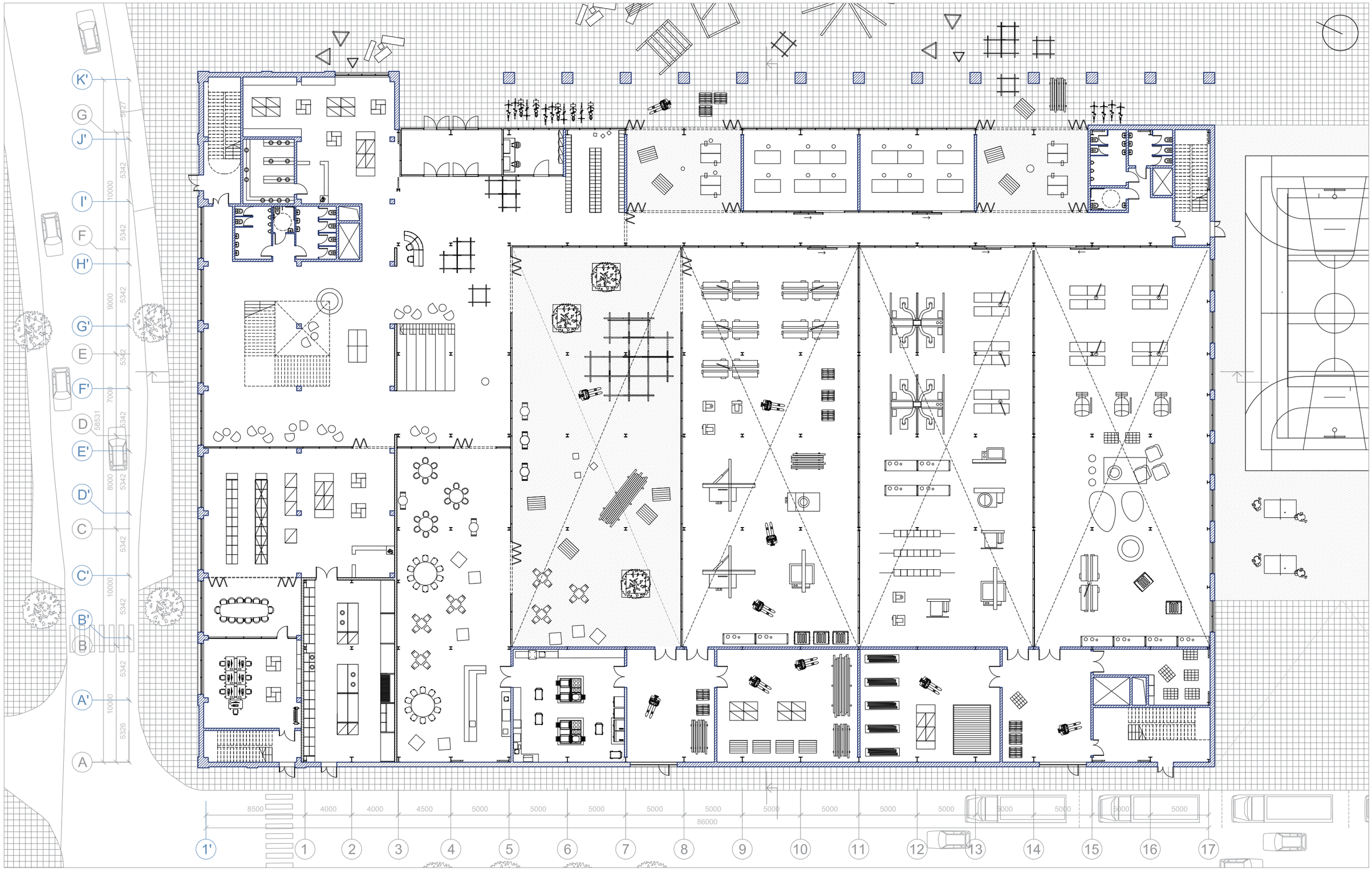

Show off
Processing
Materials come in


Quiet
Public +
Classrooms
Buffer
Loud
Craft school
+ Ateliers

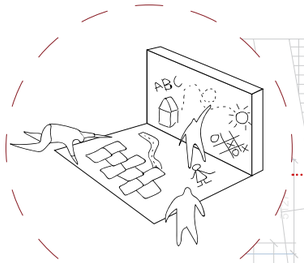

Outside
Space in between
Inside
Space in between
Outside



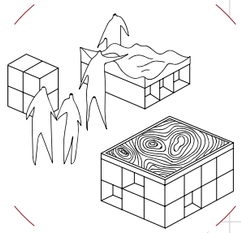
Overview



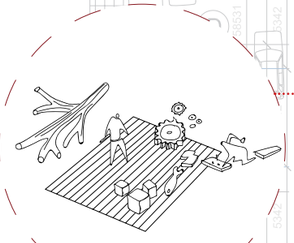
Groundfloor plan



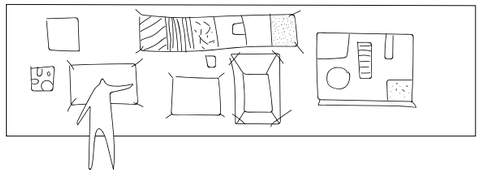
Providing surfaces to draw onto



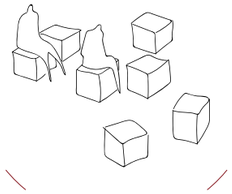
Providing pace to exhibit



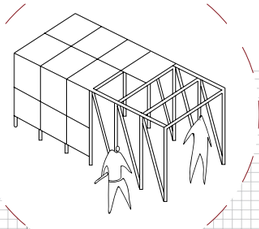
Providing space to assemble



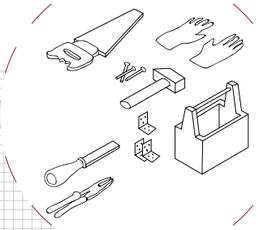
Walls that are easy to pin up stuff onto



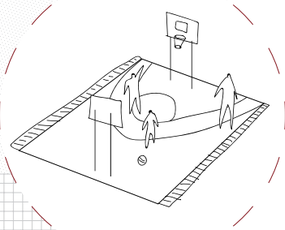
Providing spaces to sit/hang out



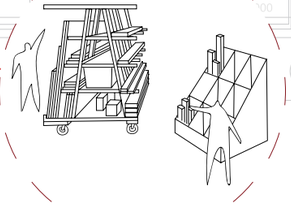
Leaving stuff unfinished...



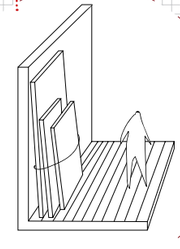
... providing tools to finish it



Providing spaces to do sports/play

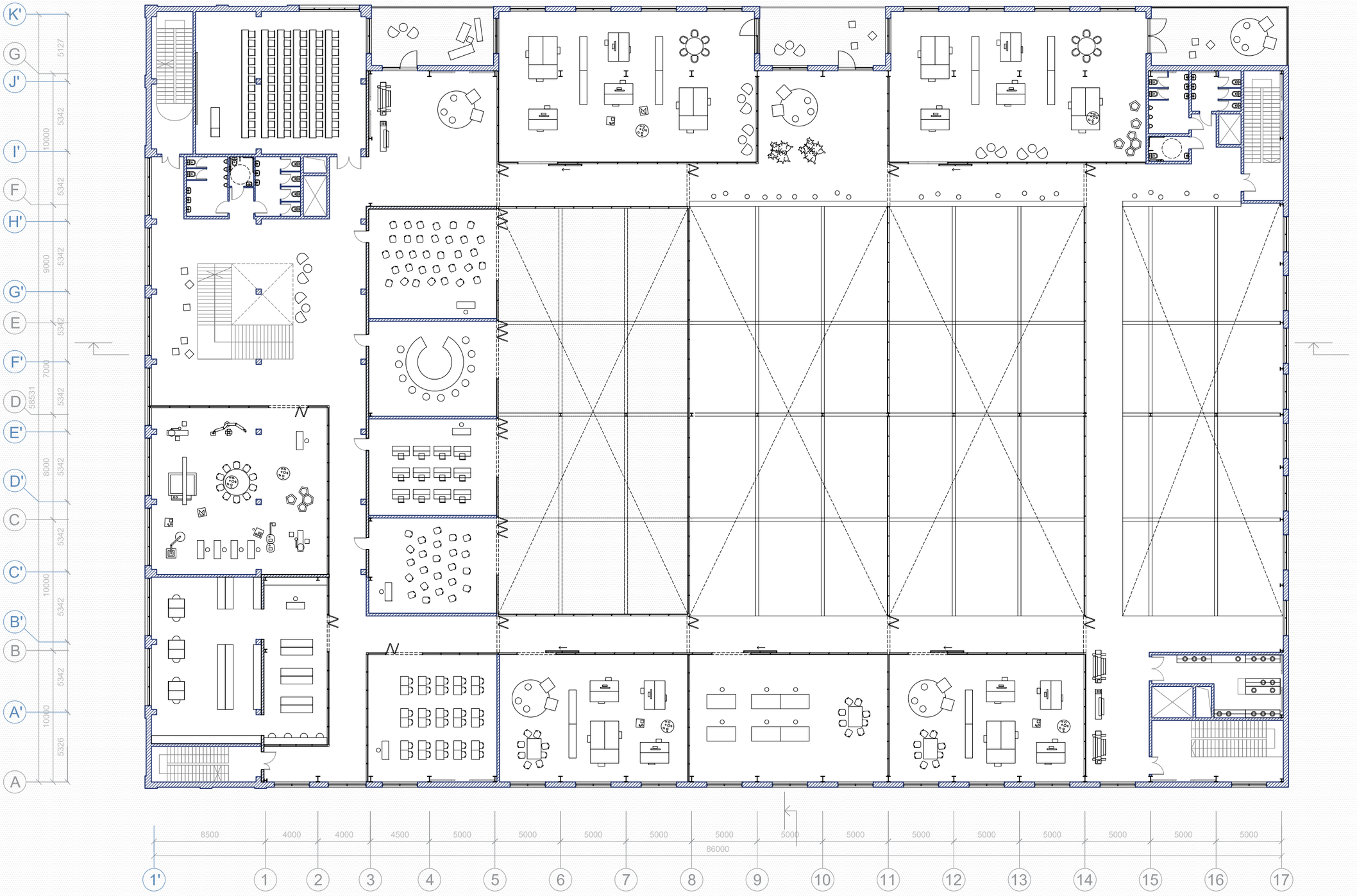


Providing spaces to storage

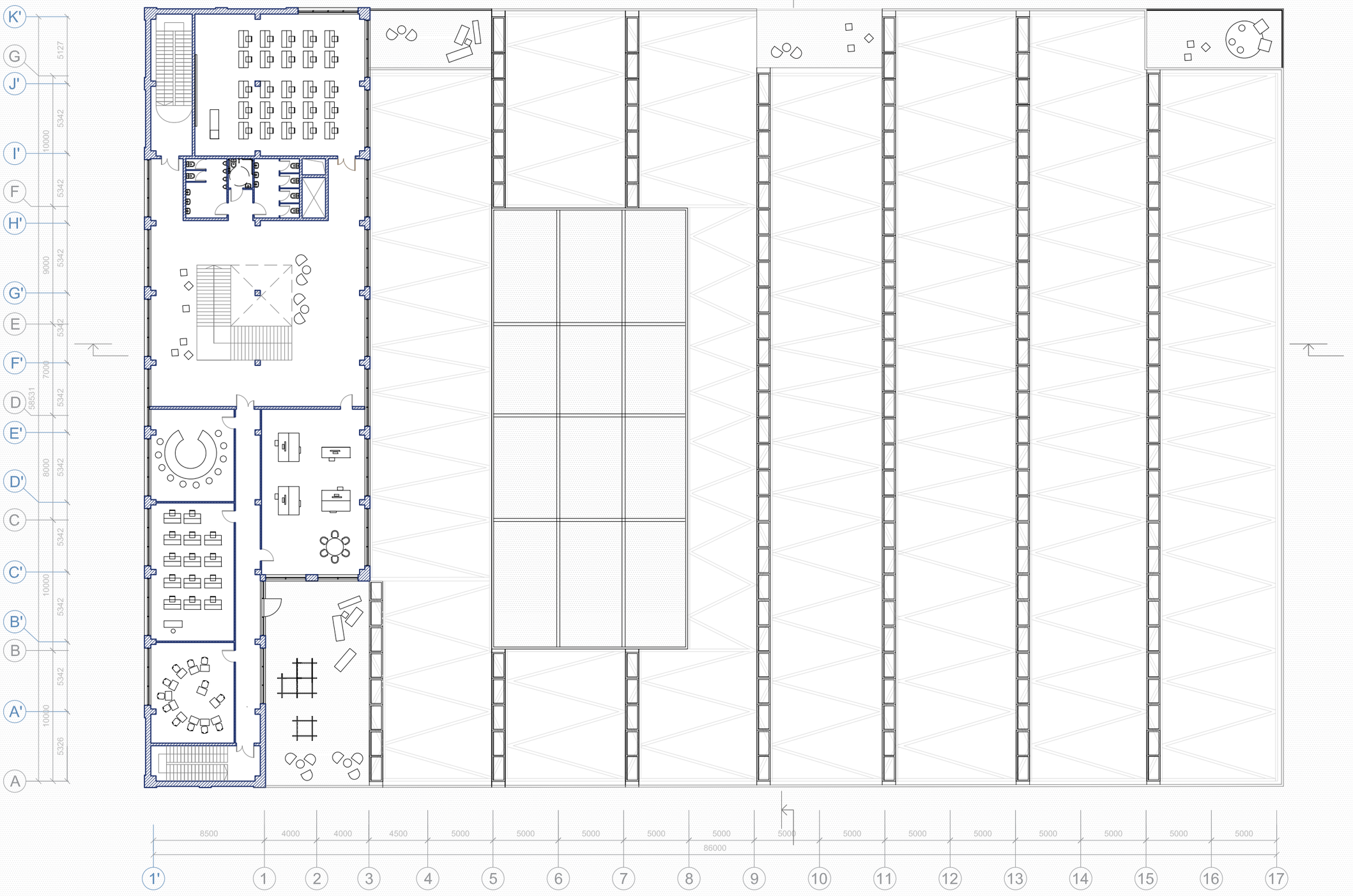


Walls to lean stuff to

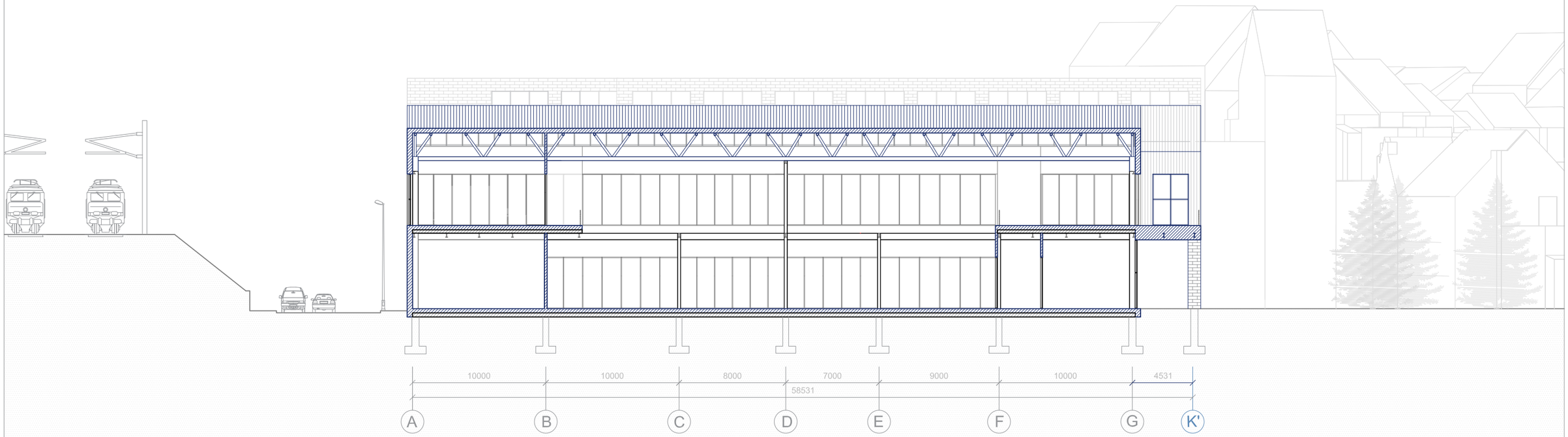
Groundfloor plan appropriation



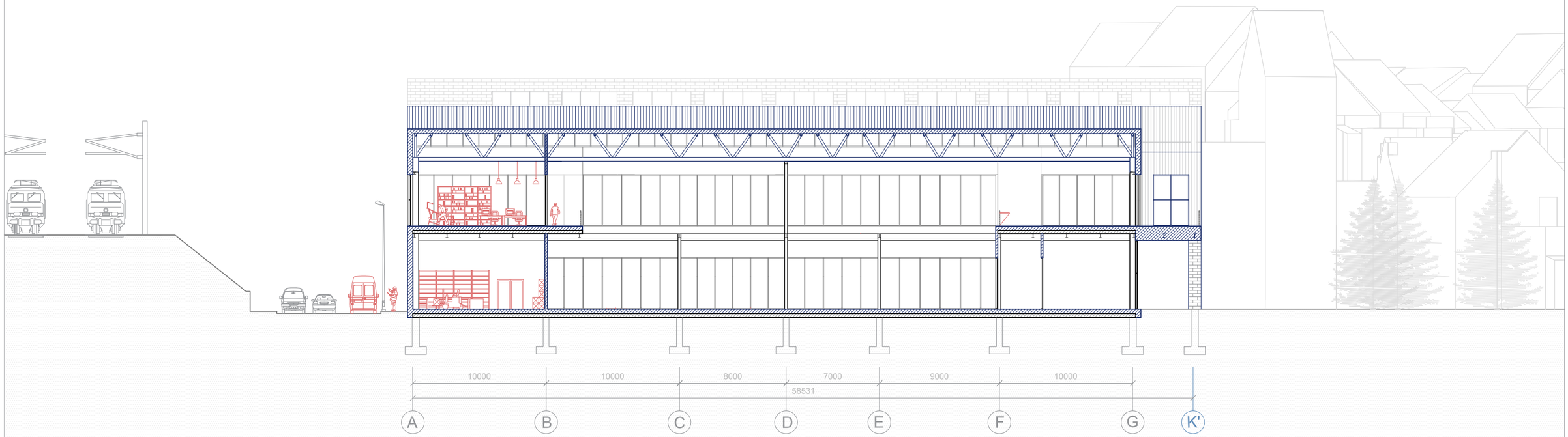
First floor plan



Second floor plan



Section A-K'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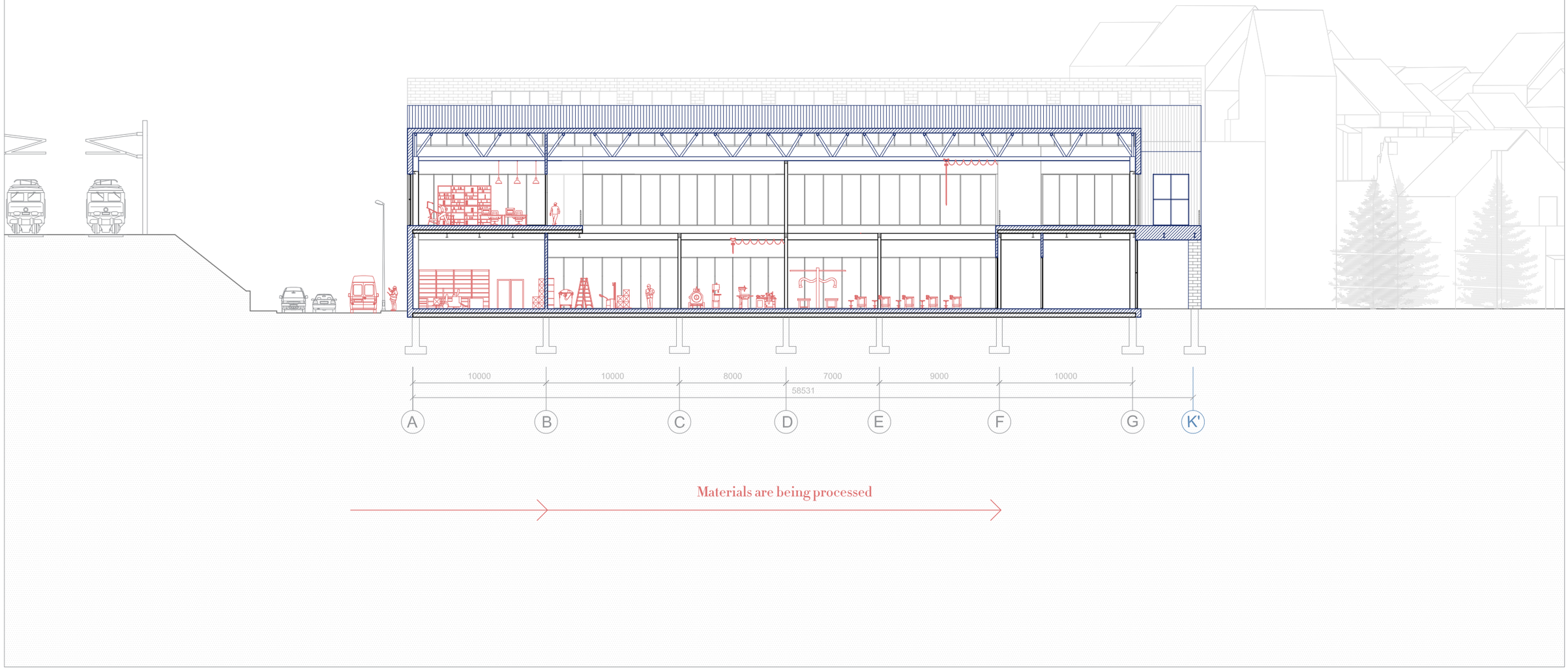
K'
Materials come in and are being stored

Section A-K'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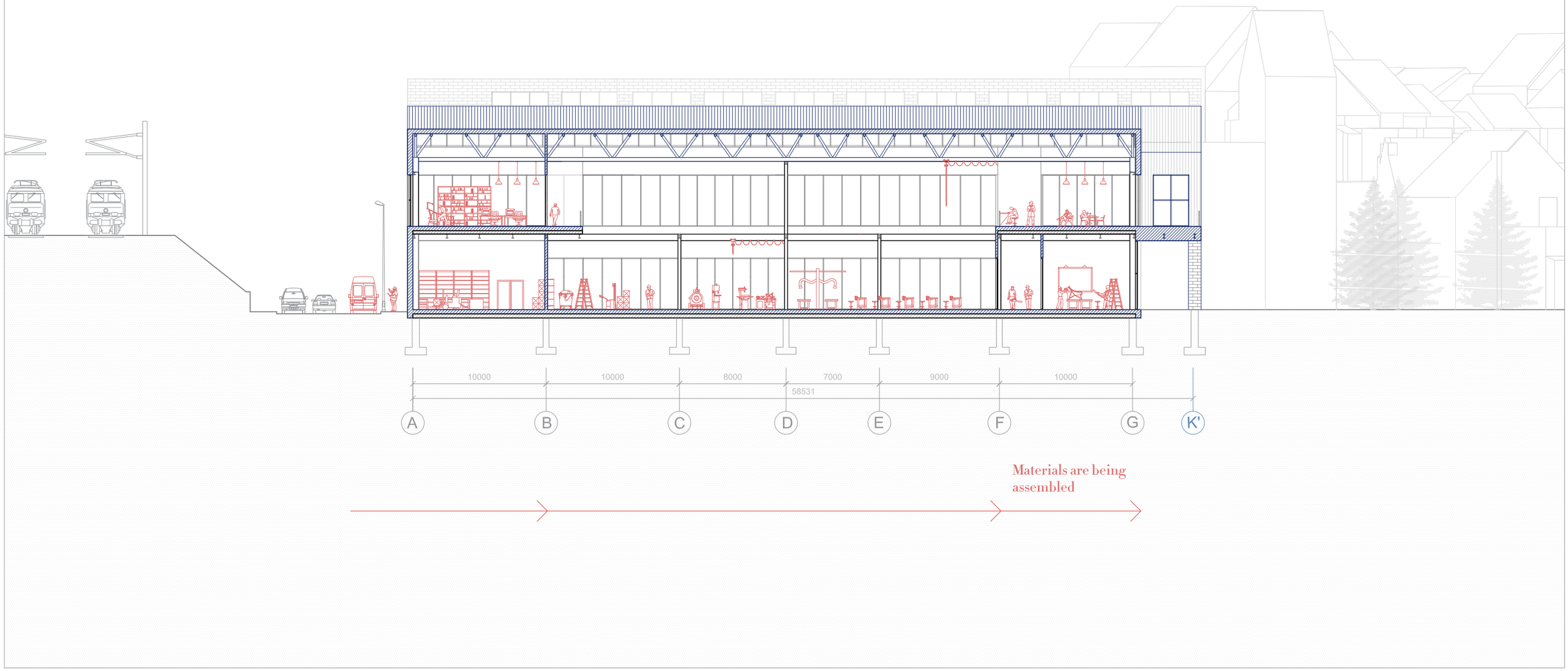
Materials are being processed

Section A-K'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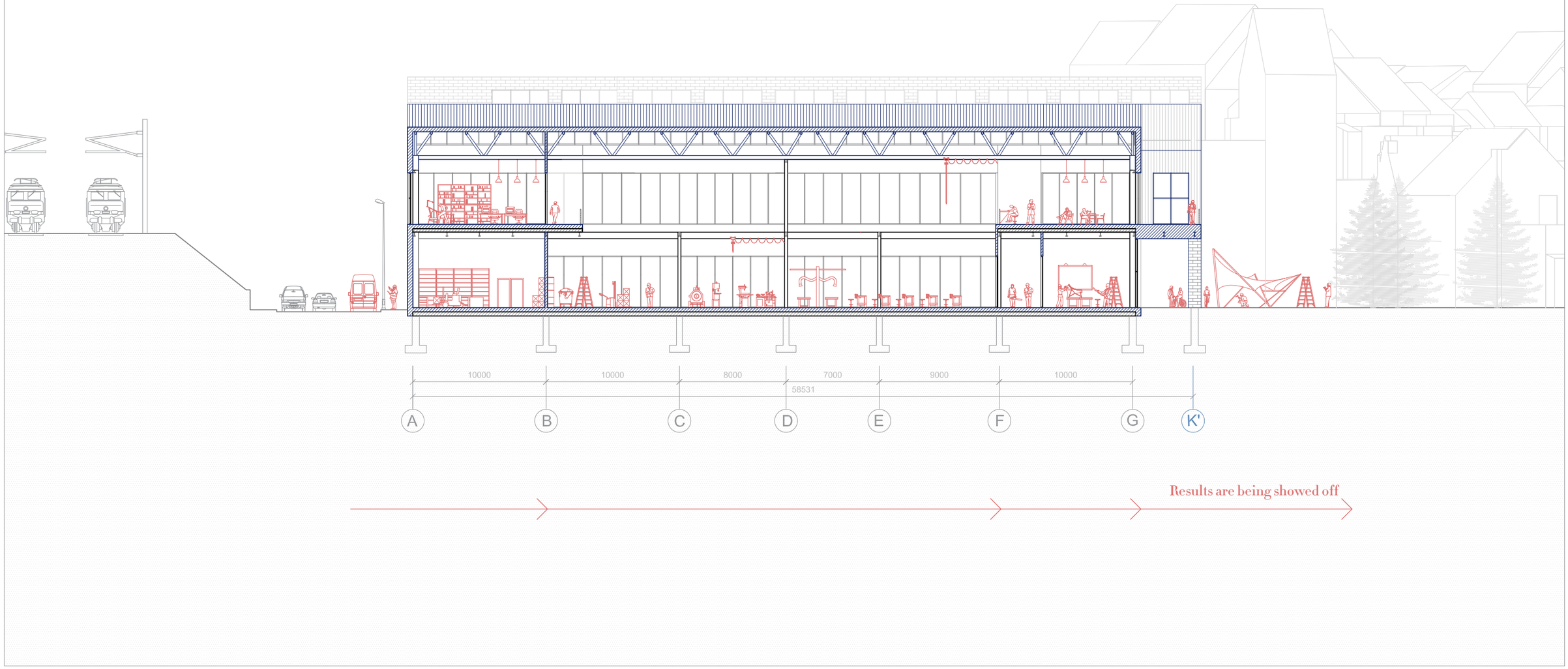
Materials are being assembled

Section A-K'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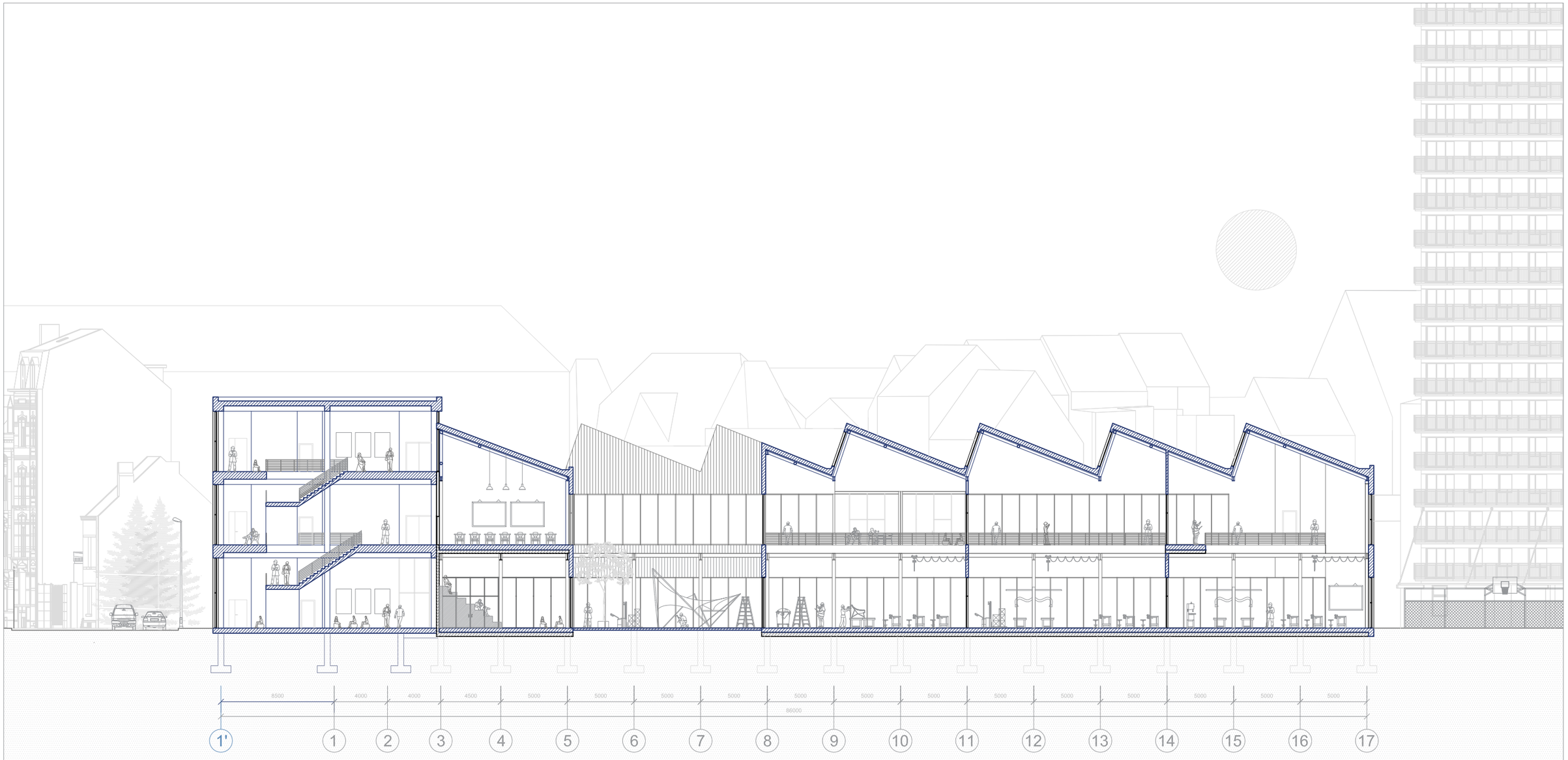
Results are being showed off

Section A-K'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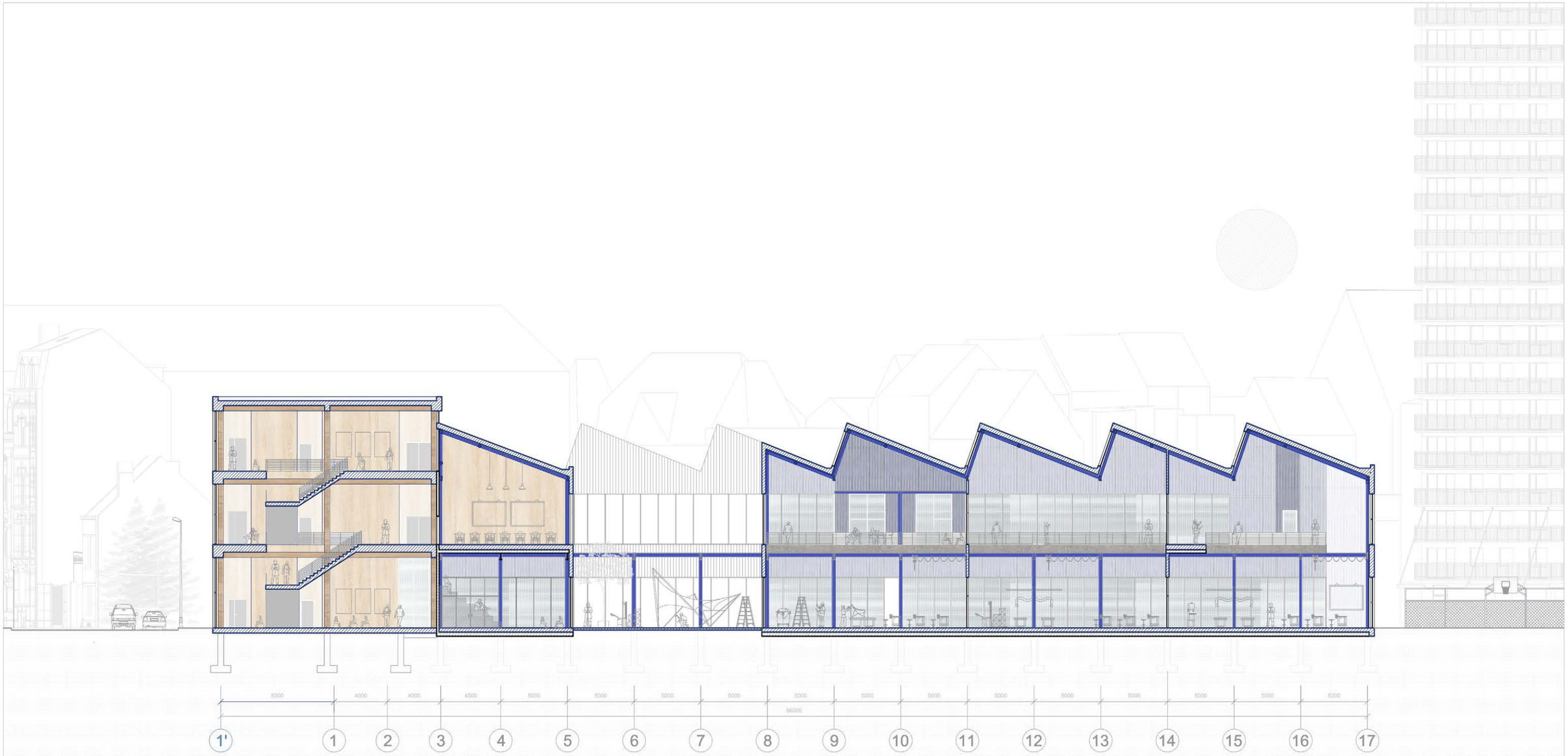
Section 1'-17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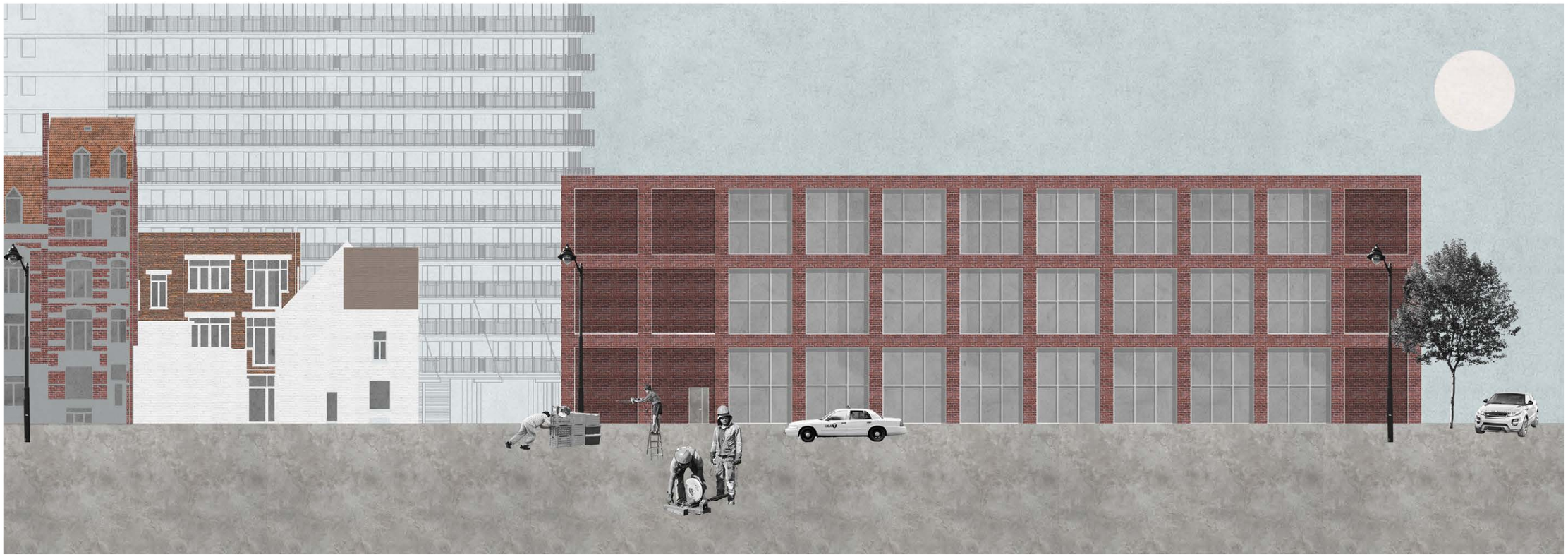
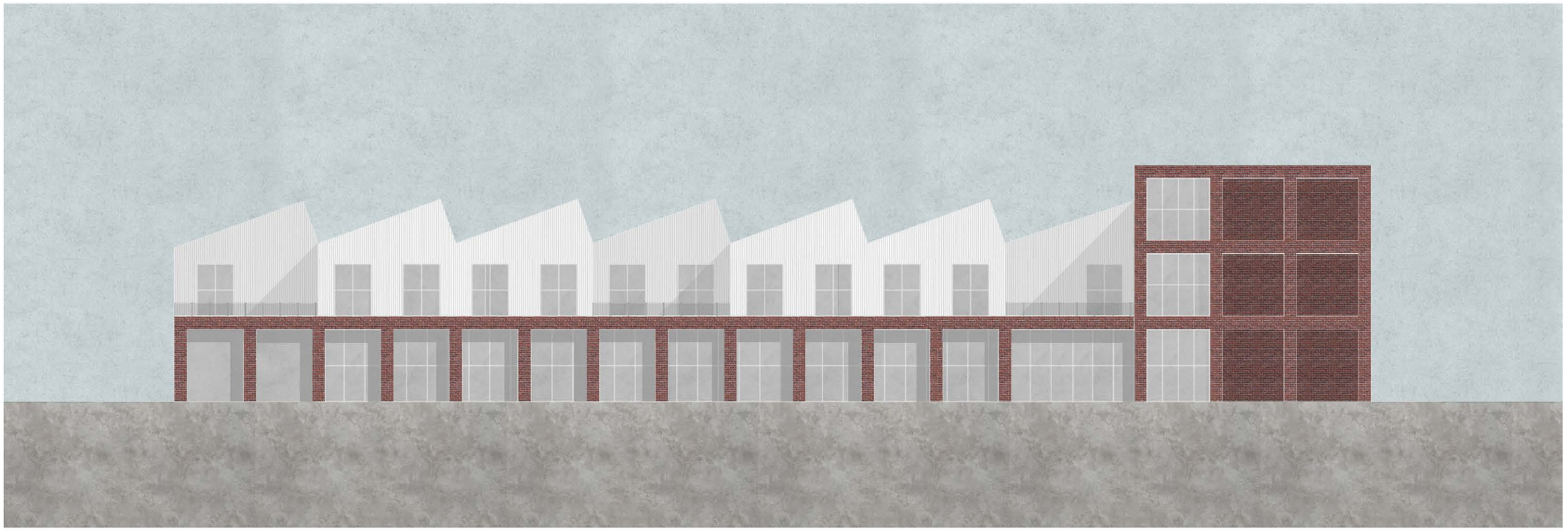
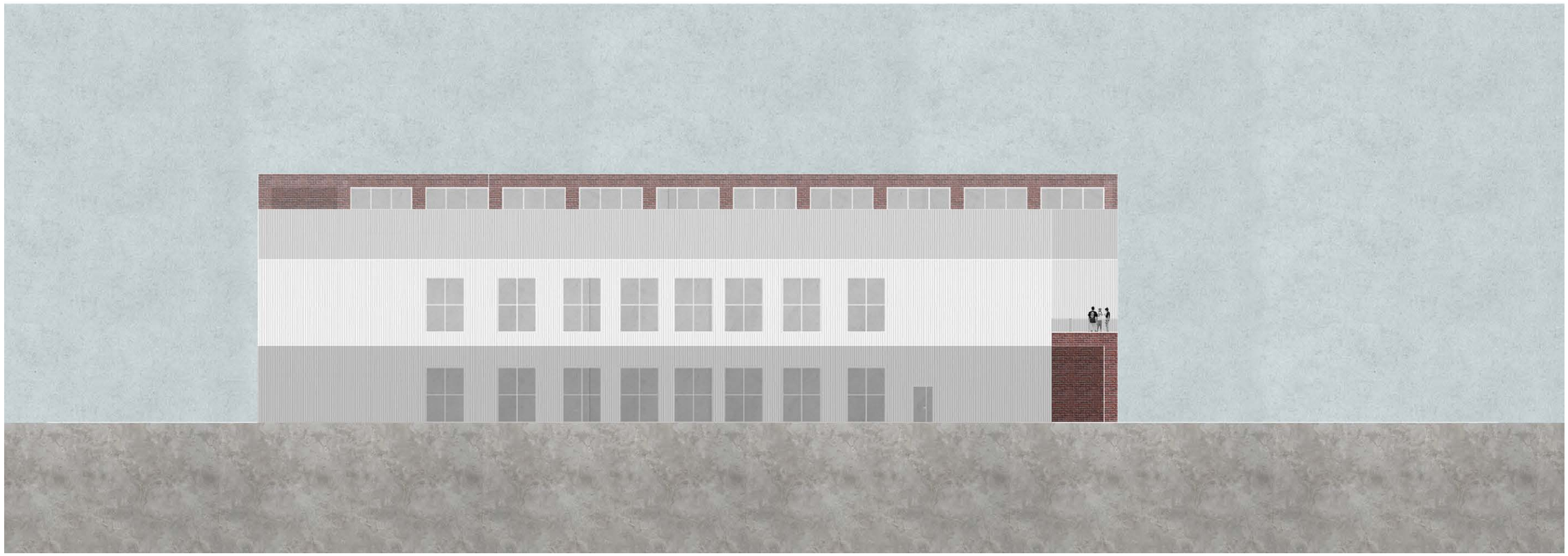
Section 1'-17



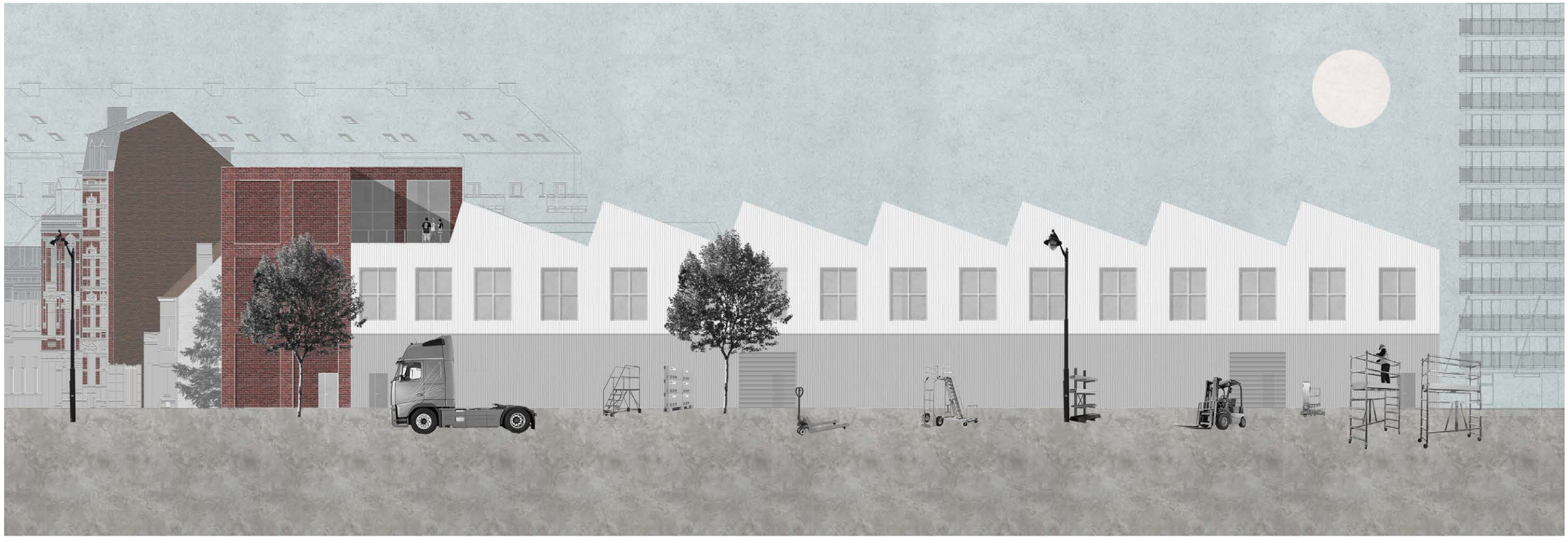
Northern facade



Eastern facade



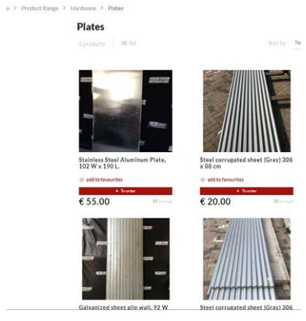
Southern facade



Western facade

Reference - Resource Rows, Ørestad Syd by Lendager

Refering to the exisiting

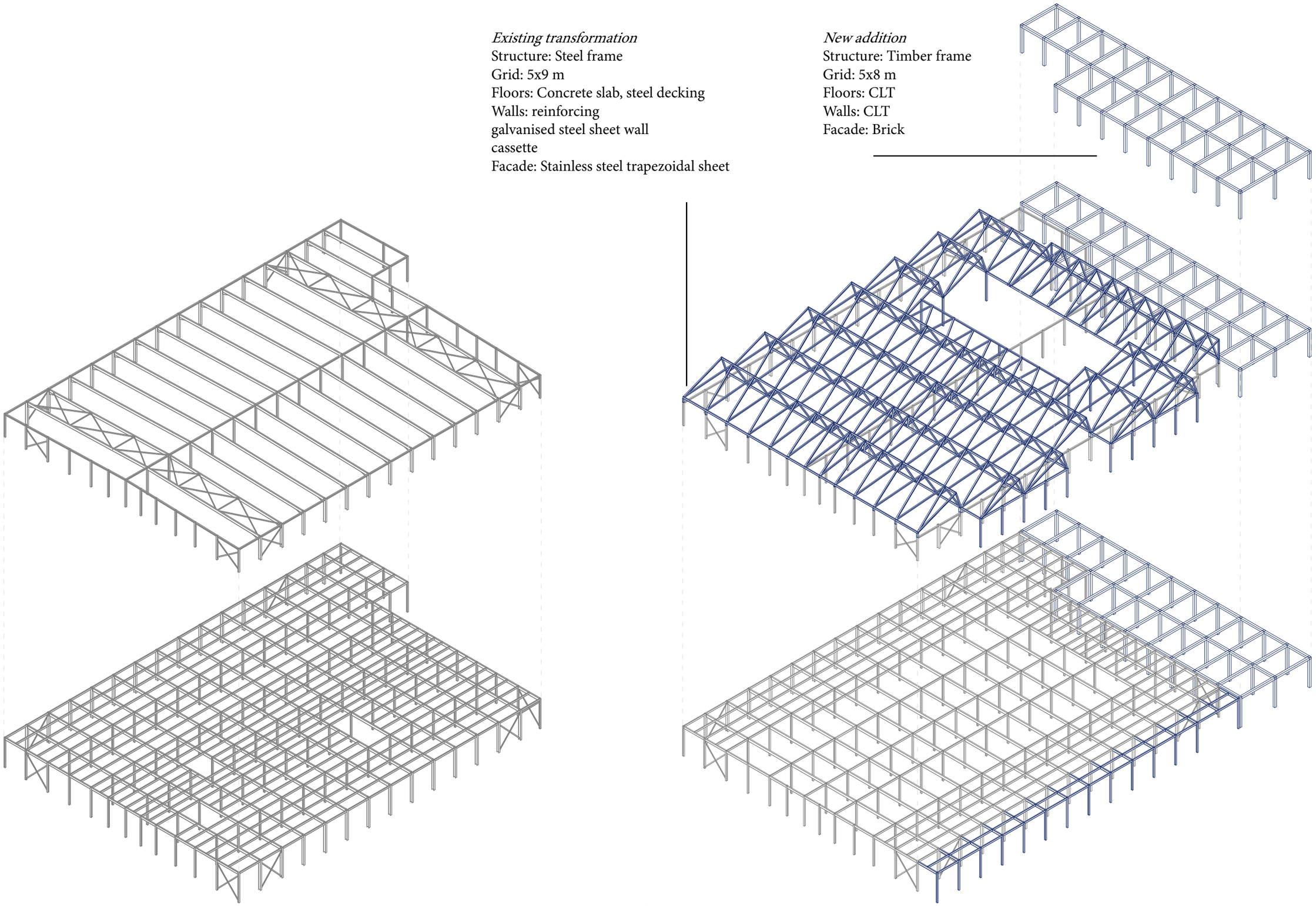


https://gebruiktebouwmaterialen.com/

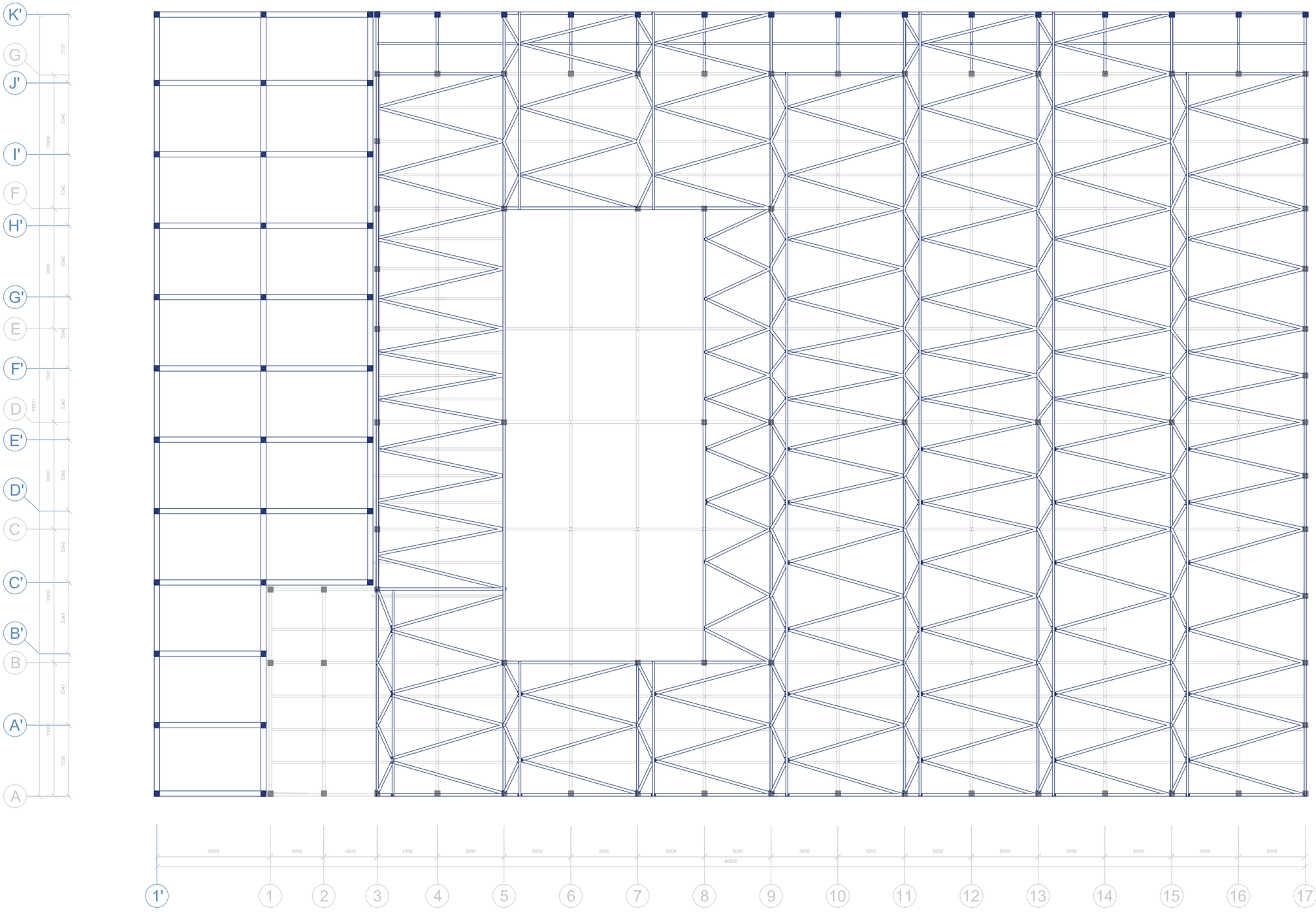
Threshold between old, new and reused

Existing transformation
Structure: Steel frame
Grid: 5x9 m
Floors: Concrete slab, steel decking
Walls: reinforcing
galvanised steel sheet wall
cassette
Facade: Stainless steel trapezoidal sheet

New addition
Structure: Timber frame
Grid: 5x8 m
Floors: CLT
Walls: CLT
Facade: Brick



Structural axonometry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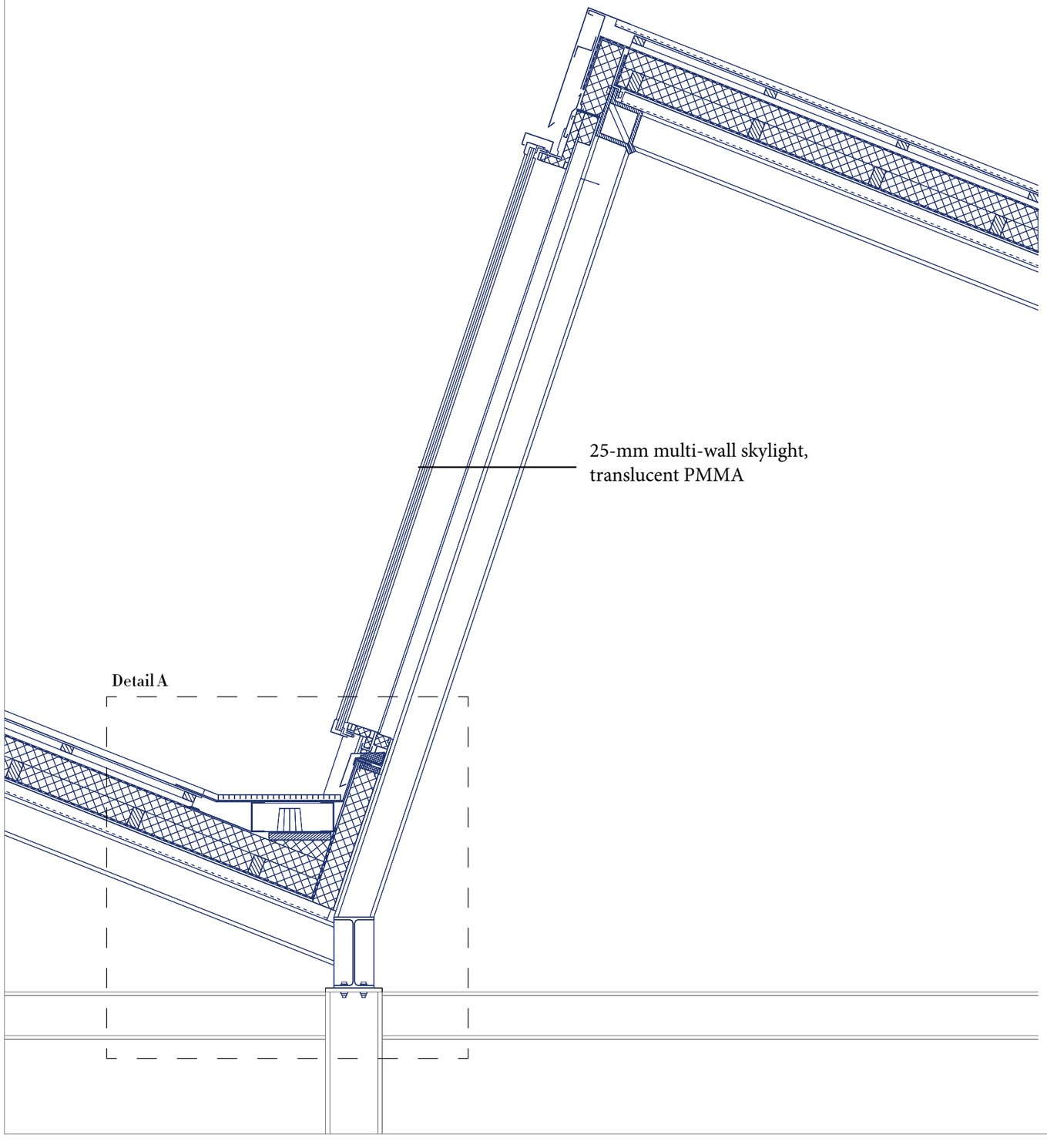
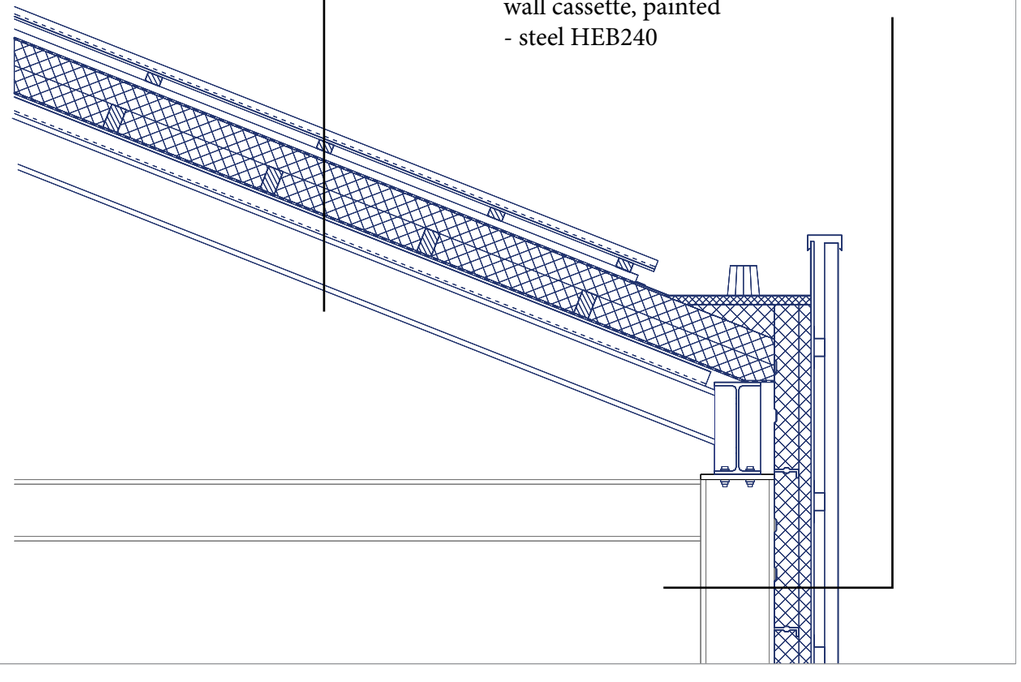


Roof construction:
- 45/900/0.8-mm stainless steel trapezoidal sheet
- 60-mm battens/counter battens
vapour-permeable waterproof membrane
battens
- 2x80-mm thermal insulation
- vapour barrier
- 59/900/1-mm galvanised steel trapezoidal sheet, perforated

Wall construction:
- 45/900/0.8-mm stainless steel trapezoidal sheet
- 2x 40-mm steel Z-profile, vertical/horizontal
- 40+80-mm thermal insulation
80/500-mm reinforcing galvanised steel sheet
wall cassette, painted
- steel HEB240



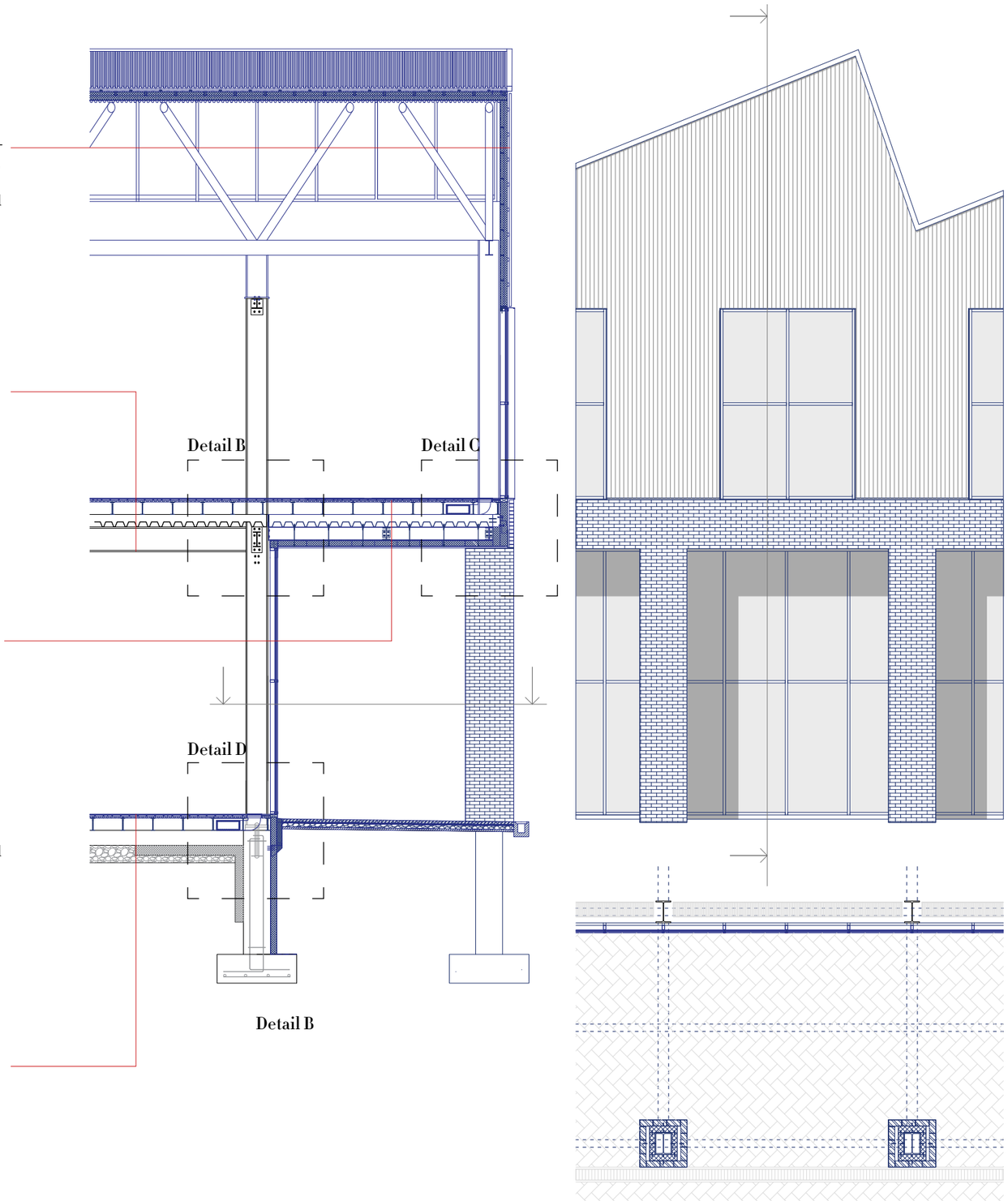
Roof section

(from outside to inside)
- 45/900/0.8-mm stainless steel trapezoidal sheet
- 2x 40-mm steel Z-profile, vertical/horizontal
- 40+80-mm thermal insulation
80/500-mm reinforcing galvanised steel sheet wall cassette, painted
- exposed HEB240, protected with Nullifire intumescent coating

(from top to bottom)
- 7mm reused existing tiles
- 6mm adhesive
- 4mm leveling screed
- 28mm routed rigid insulation inlaid with underfloor heating pipes
- 32mm rigid insulation
- 250mm raised floor system
- 200 mm concrete slab
- Steel profiled sheeting

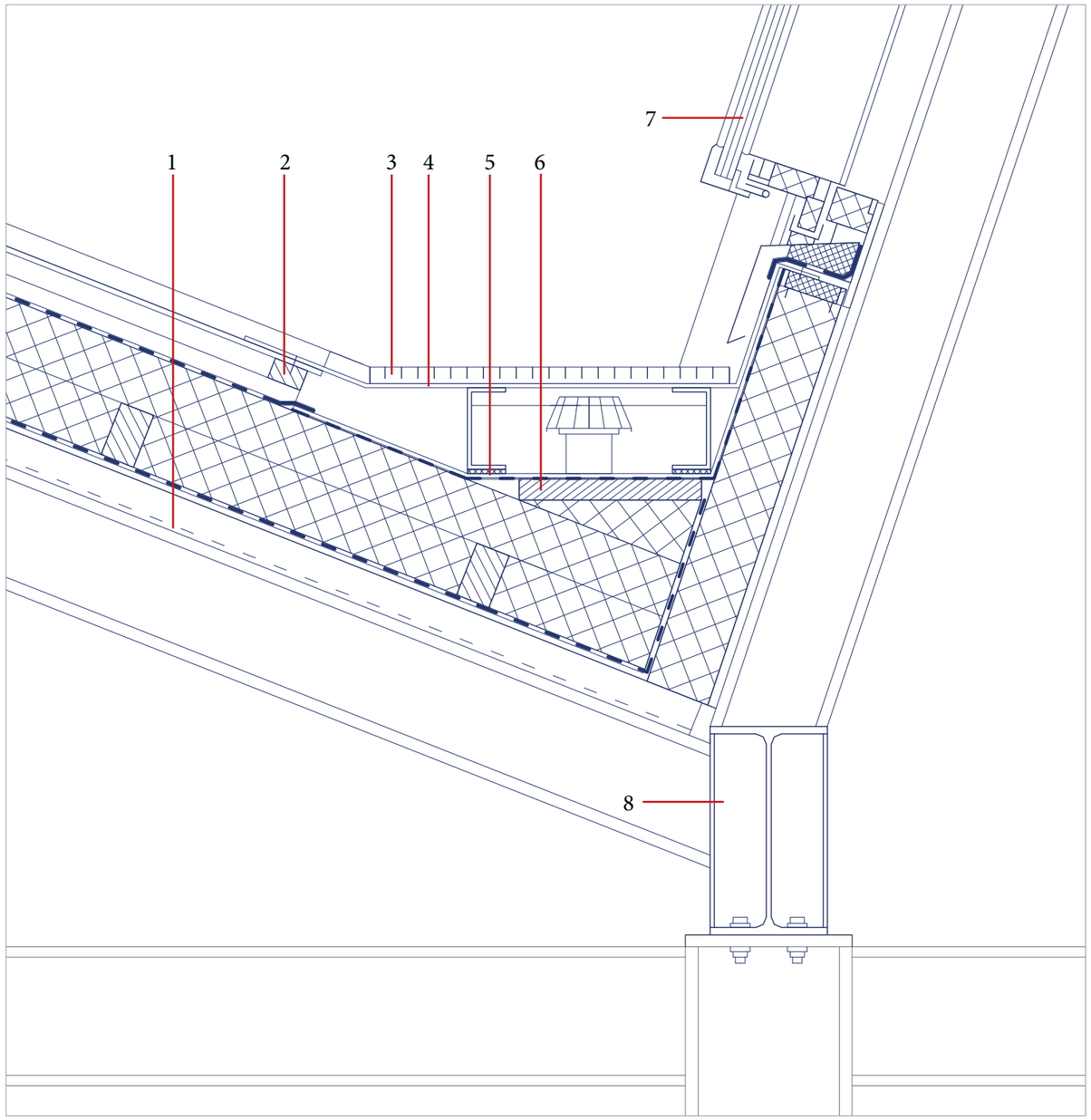
1. (from top to bottom)
- 7mm reclaimed tiles
- 6mm adhesive
- 4mm leveling screed
- 28mm routed rigid insulation inlaid with underfloor heating pipes
- 32mm rigid insulation
- 250mm raised floor system
- Steel decking
- Steel beam IPE300
- Sheating
- Vapour-permeable waterproof membrane
- Rigid insulation between Z furring members
- Prefabricated concrete panel

(from top to bottom)
- 7mm reused existing tiles
- 6mm adhesive
- 4mm leveling screed
- 28mm routed rigid insulation inlaid with underfloor heating pipes
- 32mm rigid insulation
- 250mm raised floor system
- 250 mm concrete slab



Facade section

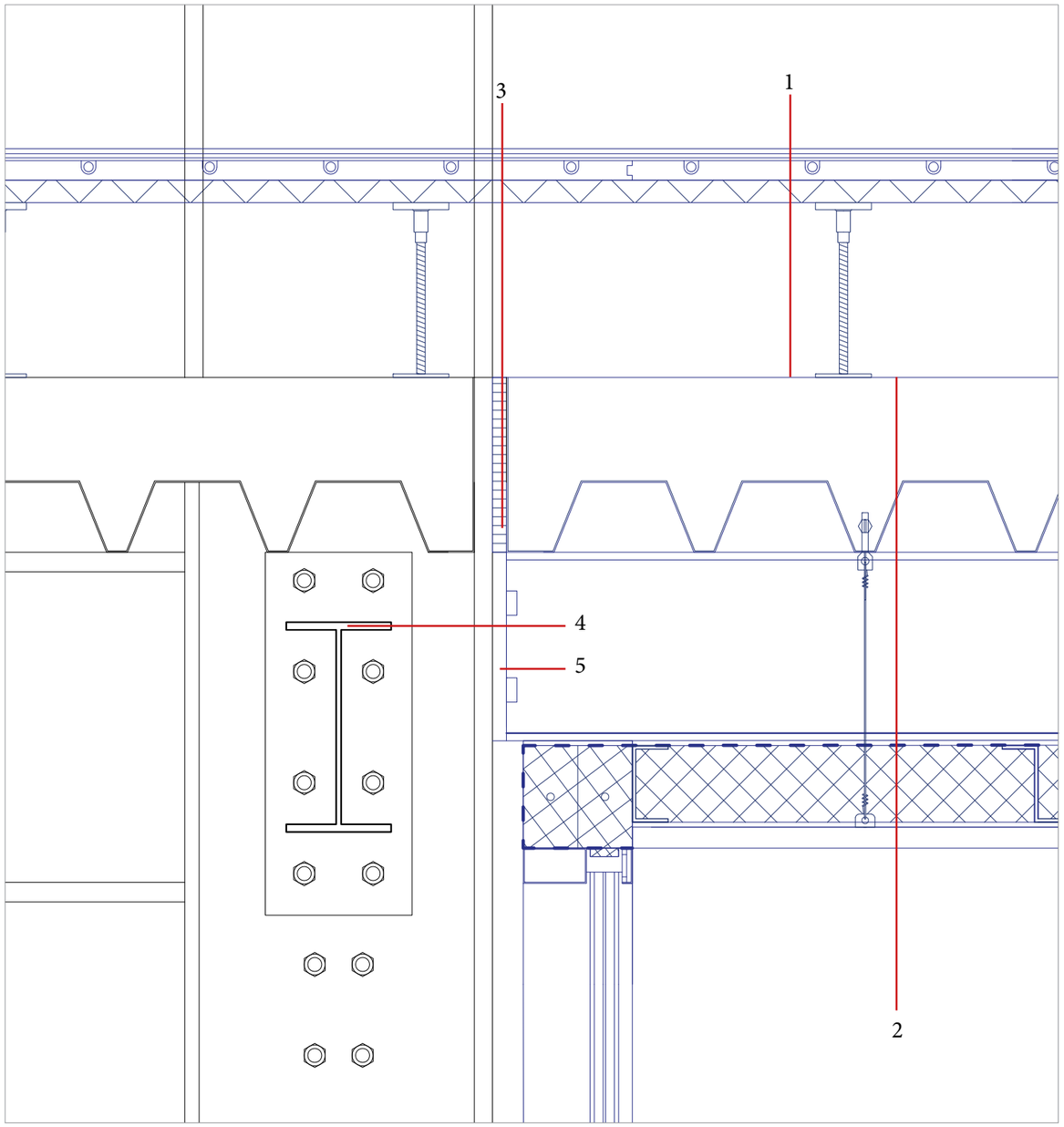
Detail A



1. (from top to bottom)
- 45/900/0.8-mm stainless steel trapezoidal sheet
- 60-mm battens/counter battens
- vapour-permeable waterproof membrane
- battens
- 2x80-mm thermal insulation
- vapour barrier
- 59/900/1-mm galvanised steel trapezoidal sheet, painted

2. battens
3. metal grating
4. metal grating fixture
5. gutter
6. gutter boards
7. 25-mm multi-wall skylight, translucent PMMA
8. exposed steel beam IPE300, protected with Nullifire intumescent coating

Detail B

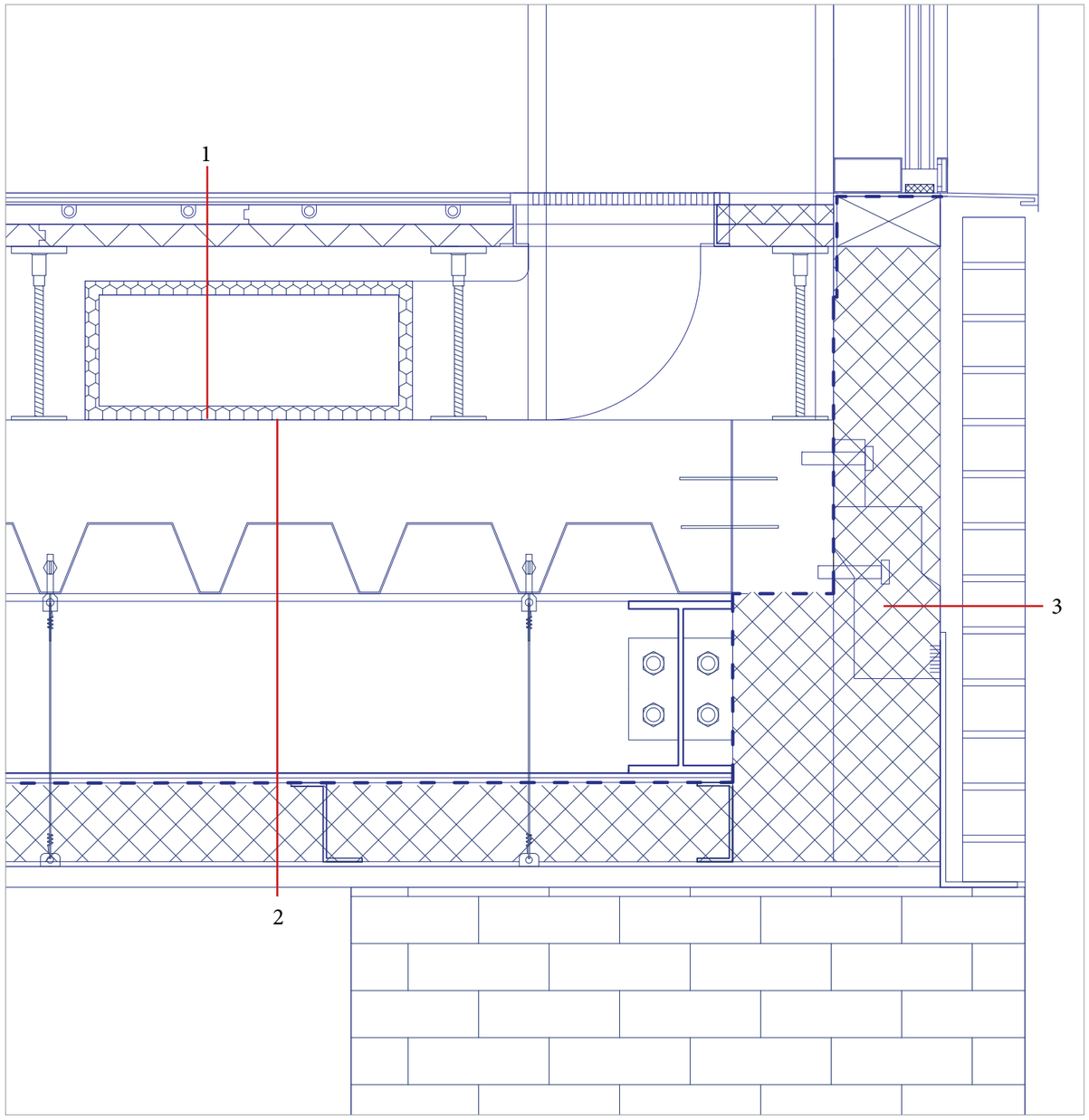


1. (from top to bottom)
- 7mm reclaimed tiles
- 6mm adhesive
- 4mm leveling screed
- 28mm routed rigid insulation inlaid with under-floor heating pipes
- 32mm rigid insulation
- 250mm raised floor system

2. (from top to bottom)
- Concrete floor, steel decking
- Steel beam IPE300
- Sheating
- Vapour-permeable waterproof membrane
- Rigid insulation between Z furring members
- Prefabricated concrete panel

3. Expansion joint
4. Exposed steel beam IPE300, protected with Nullifire intumescent coating
5. Endplate

Detail A

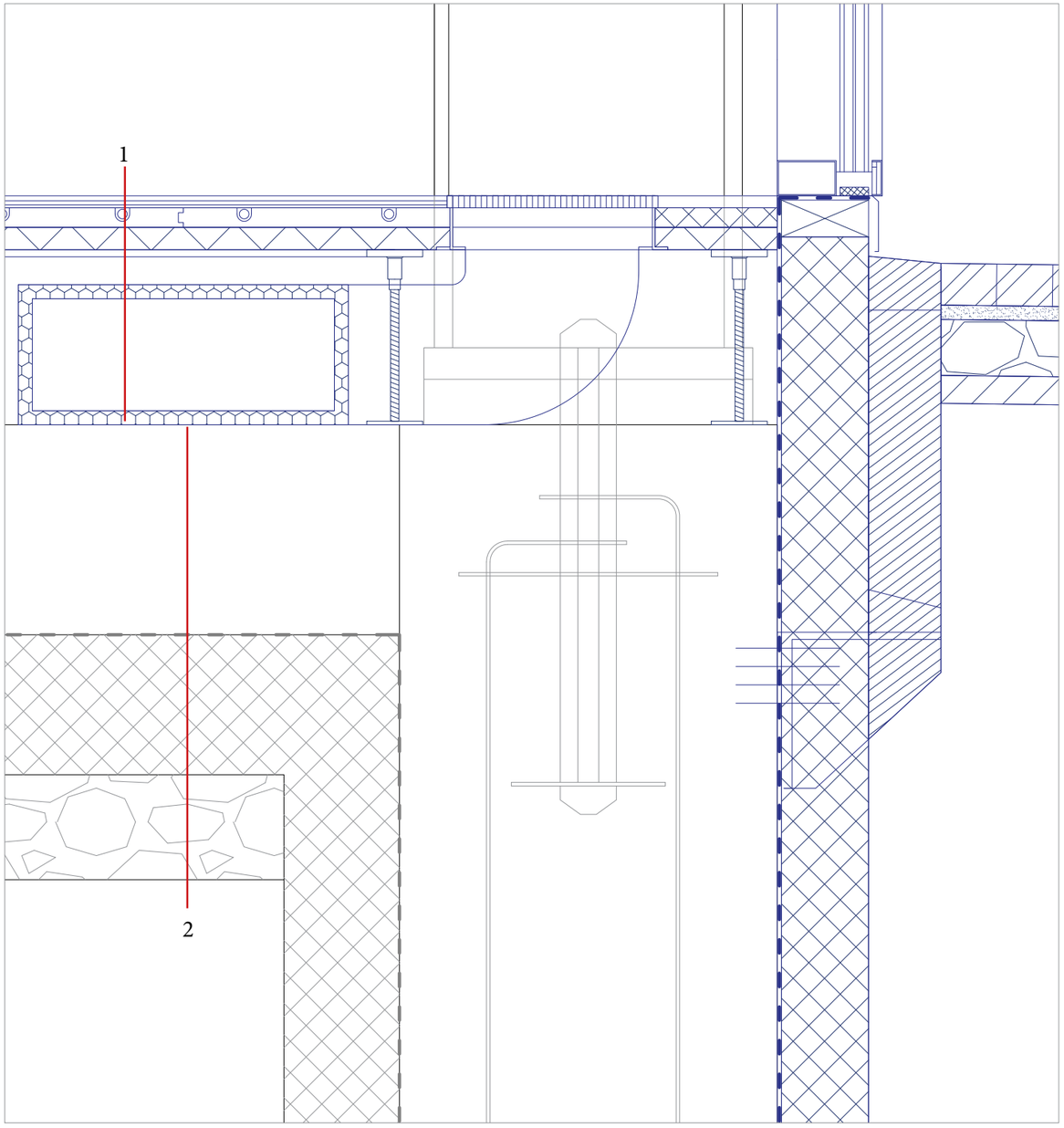


1. (from top to bottom)
- 7mm reclaimed tiles
- 6mm adhesive
- 4mm leveling screed
- 28mm routed rigid insulation inlaid with underfloor heating pipes
- 32mm rigid insulation
- 250mm raised floor system

2. (from top to bottom)
- Concrete floor steel decking
- Steel beam IPE300
- Sheating
- Vapour-permeable waterproof membrane
- Rigid insulation between Z furring members
- Prefabricated concrete panel

3. Brick carrier

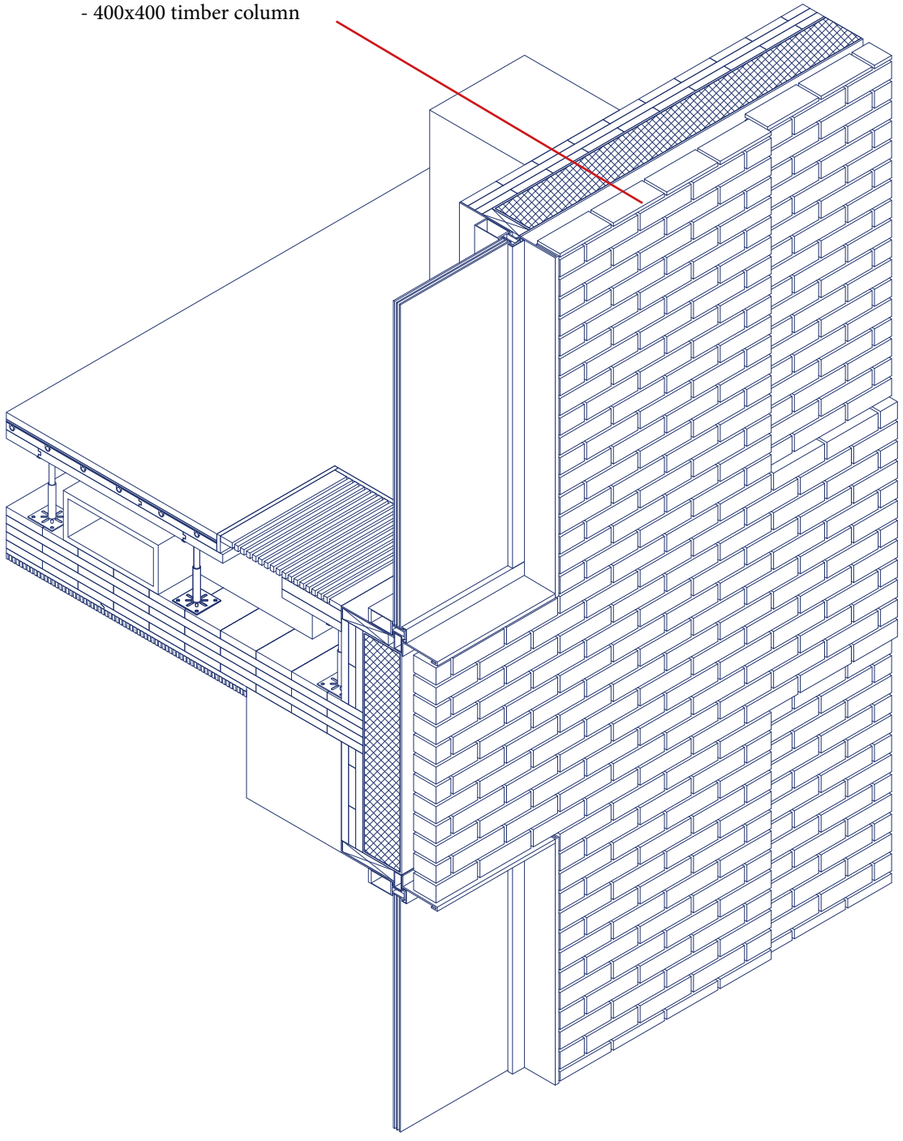
Detail D

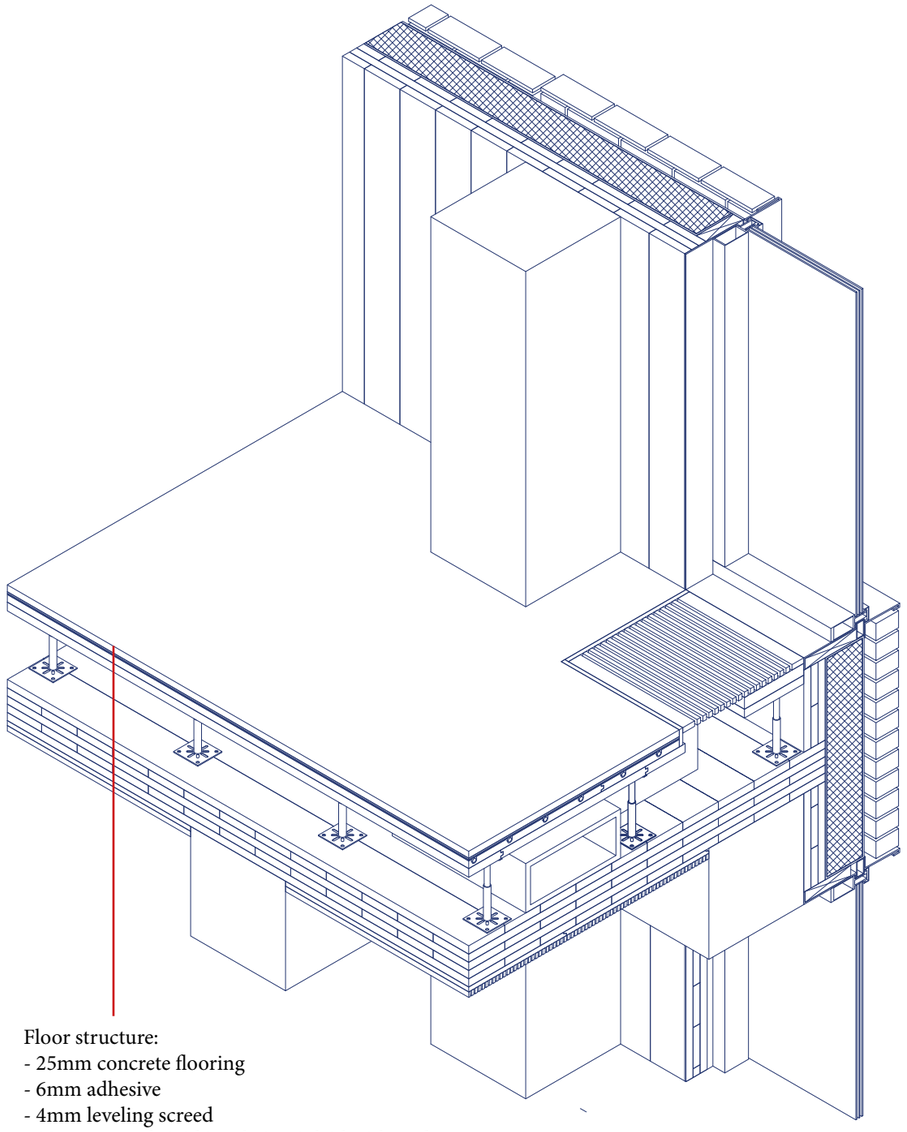


1. (from top to bottom)
- 7mm reclaimed tiles
- 6mm adhesive
- 4mm leveling screed
- 28mm routed rigid insulation inlaid with underfloor heating pipes
- 32mm rigid insulation
- 250mm raised floor system

2. (from top to bottom)
- 300mm concrete floor slab
- vapour-permeable waterproof membrane
- 200 mm insulation
- compacted gravel

Wall structure:
- Bricks
- 50mm air cavity
- 150 insulation
- Three layers CLT wall
- 400x400 timber column

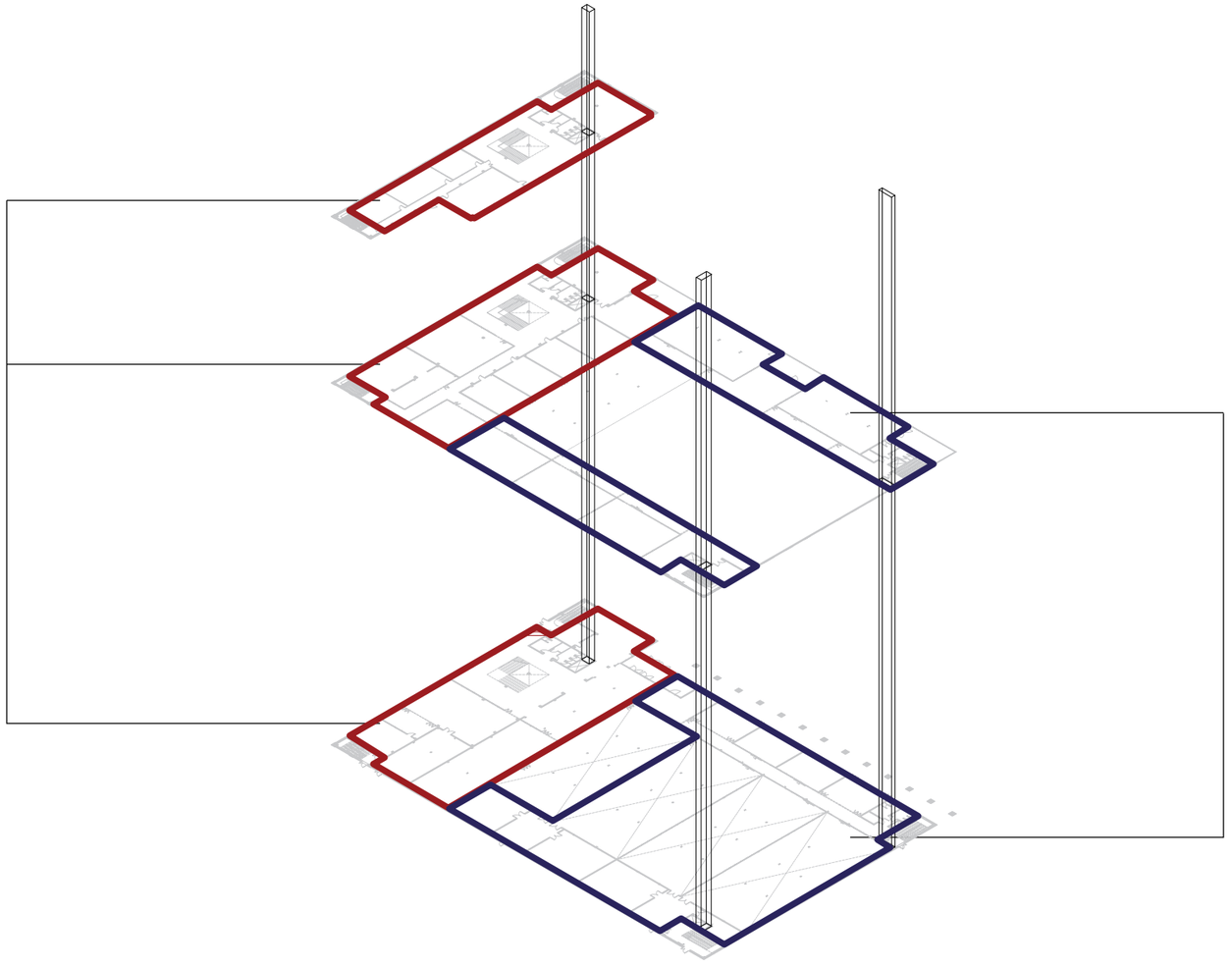




Floor structure:
- 25mm concrete flooring
- 6mm adhesive
- 4mm leveling screed
- 28mm routed rigid insulation inlaid with under-floor heating pipes
- 32mm rigid insulation
- 250mm raised floor system
- 150 mm CLT floor
- 18mm Acousting insulation
- 19mm Acousting timber boards
- 400x400Timber beam

New public building wall structure axonometry

Classrooms and public spaces



Workshops

second floor

air exhaust

air intake

first floor

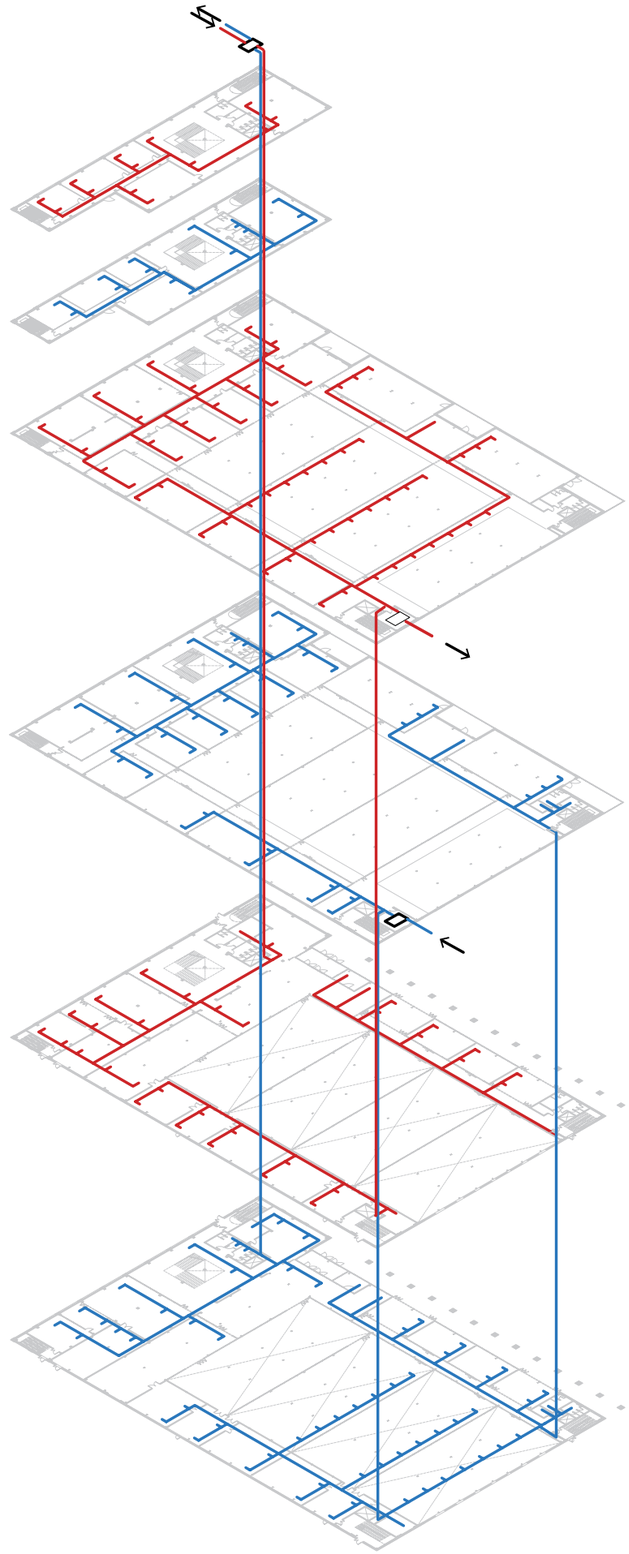
air exhaust

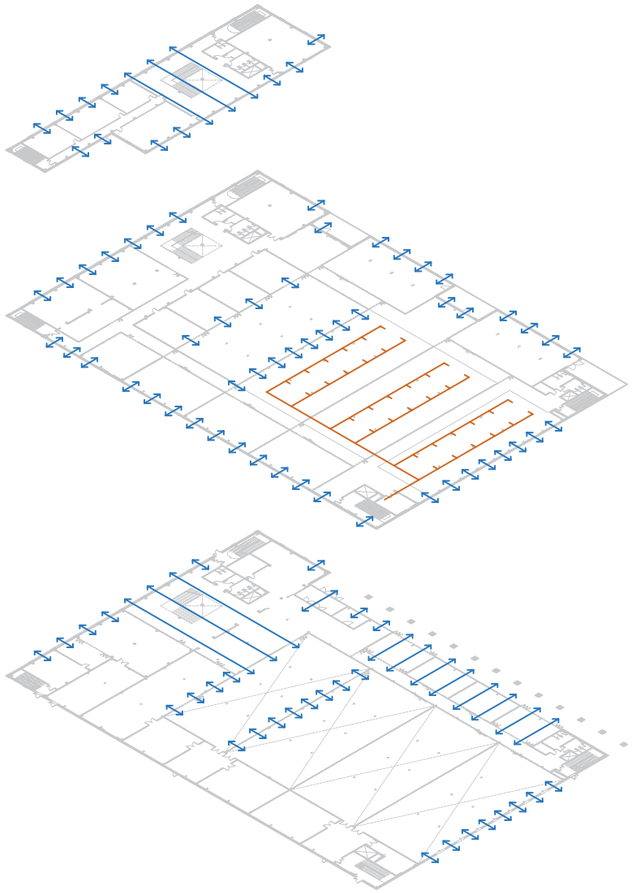
air intake

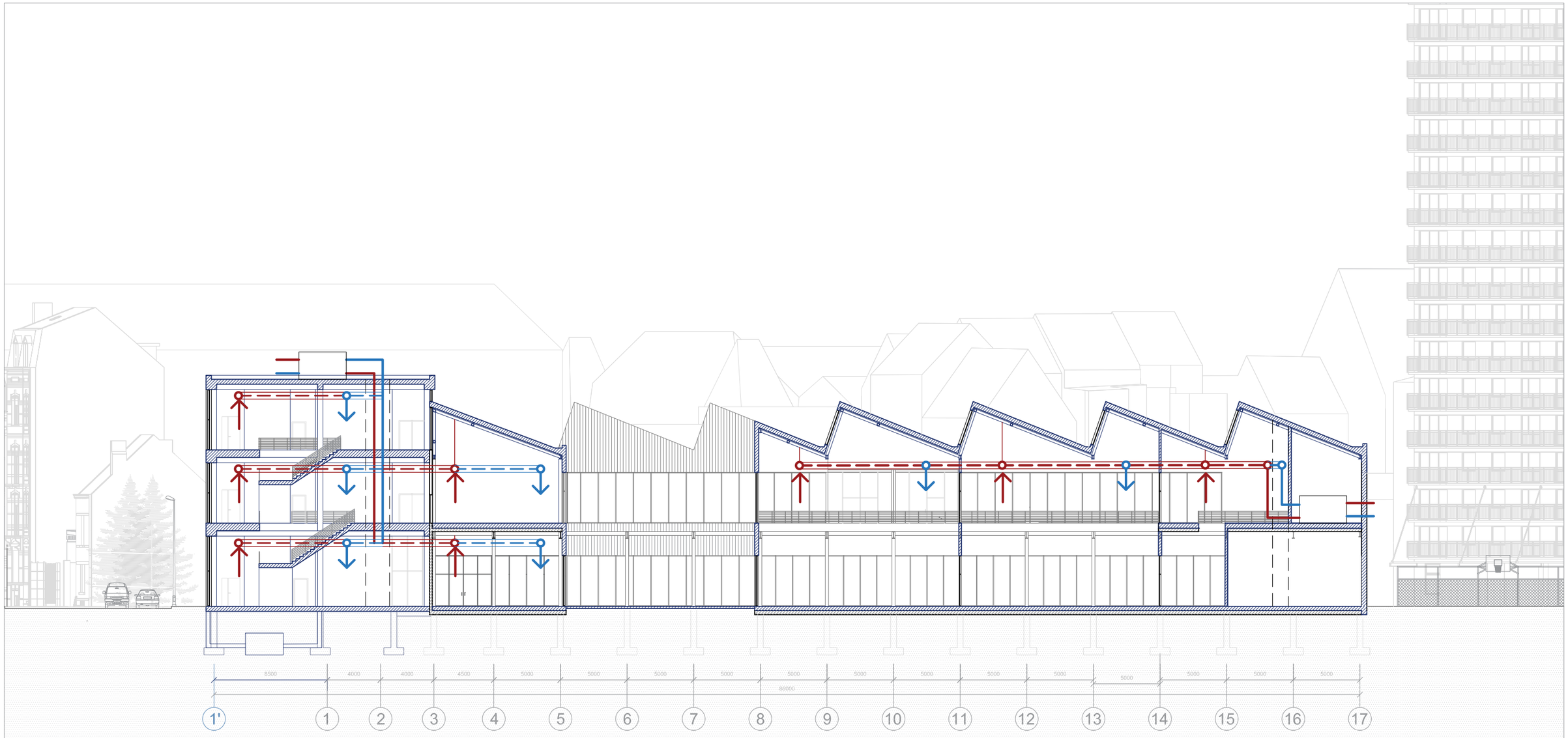
ground floor

air exhaust

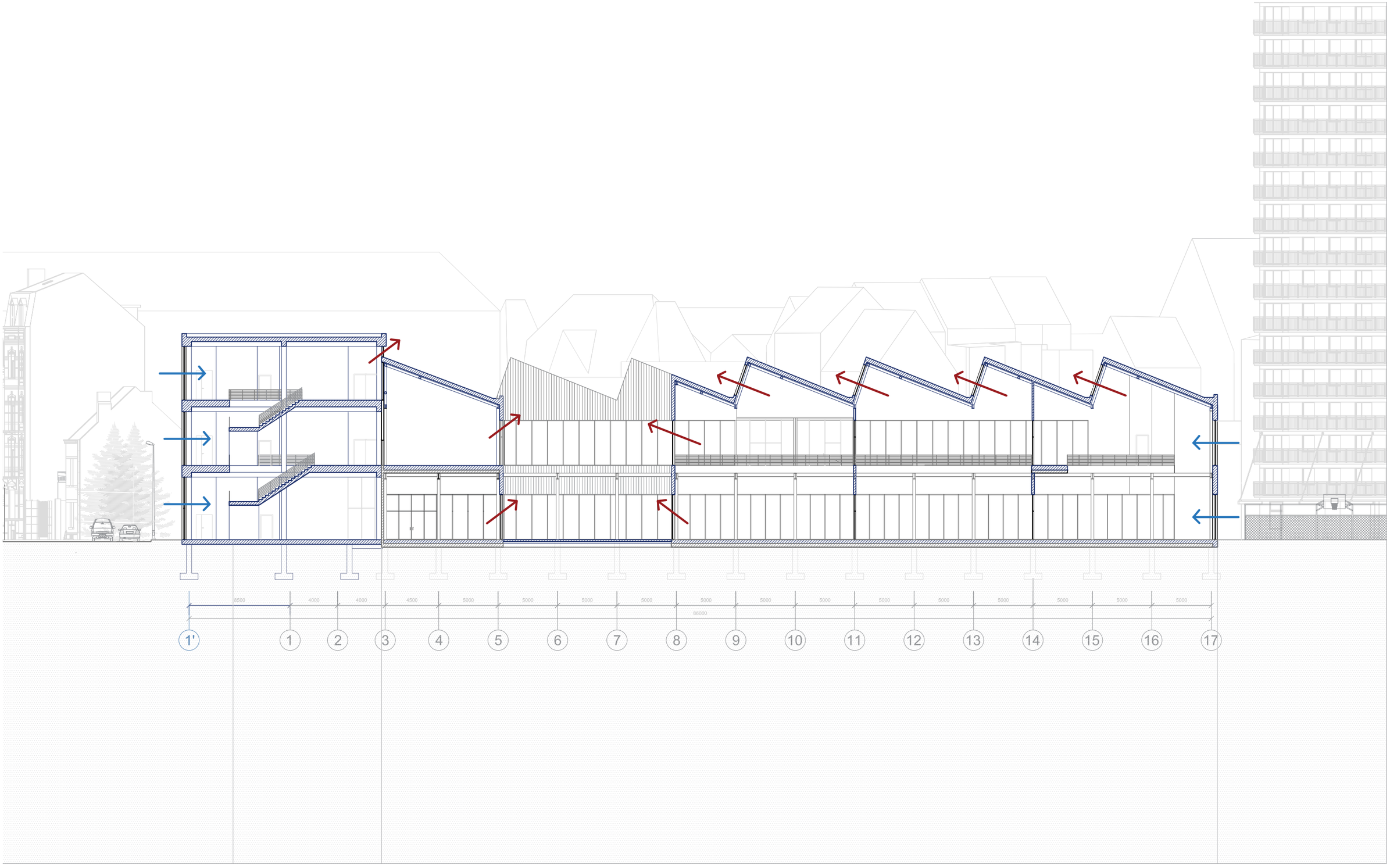
air intake







Mechanical ventilation - underfloor air distribution system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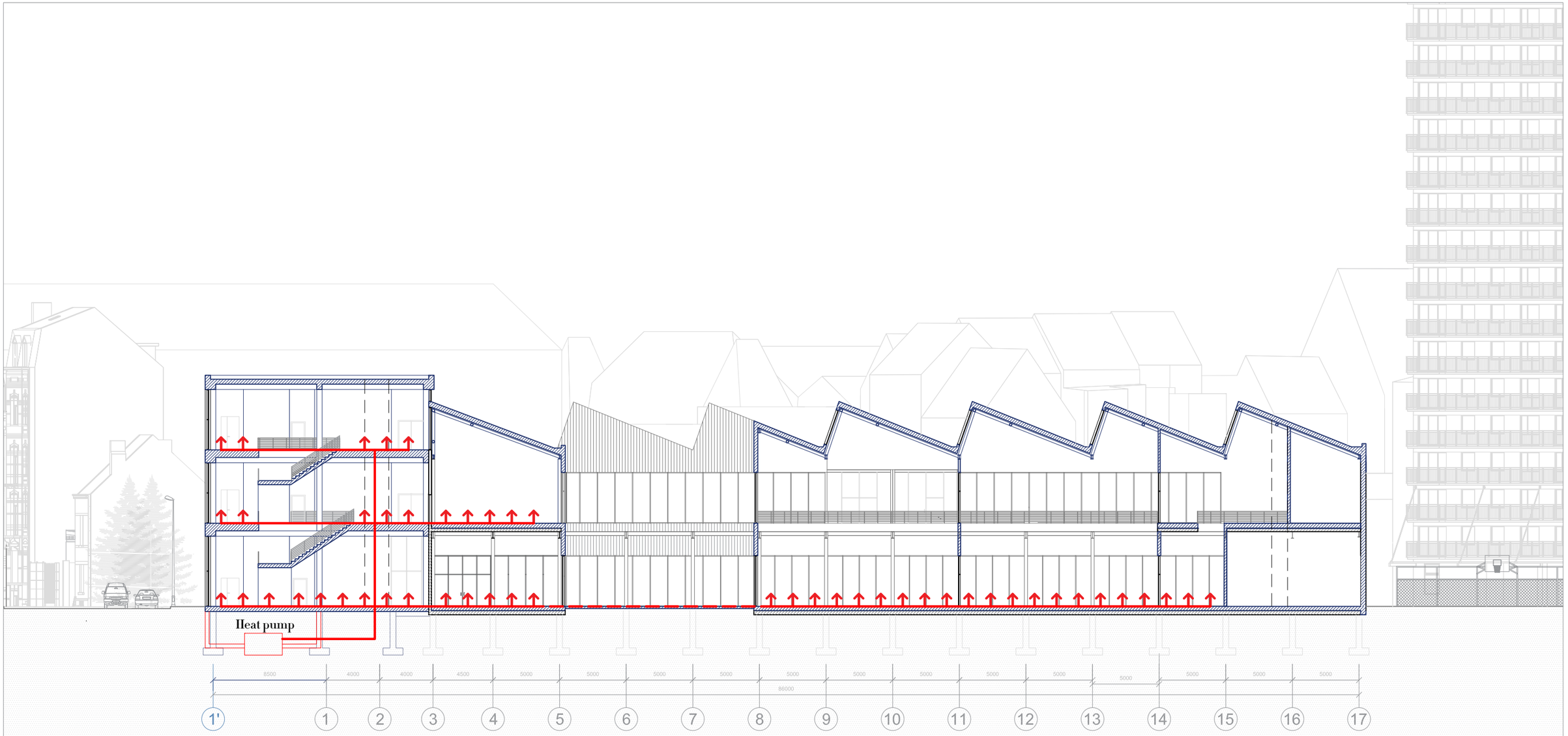
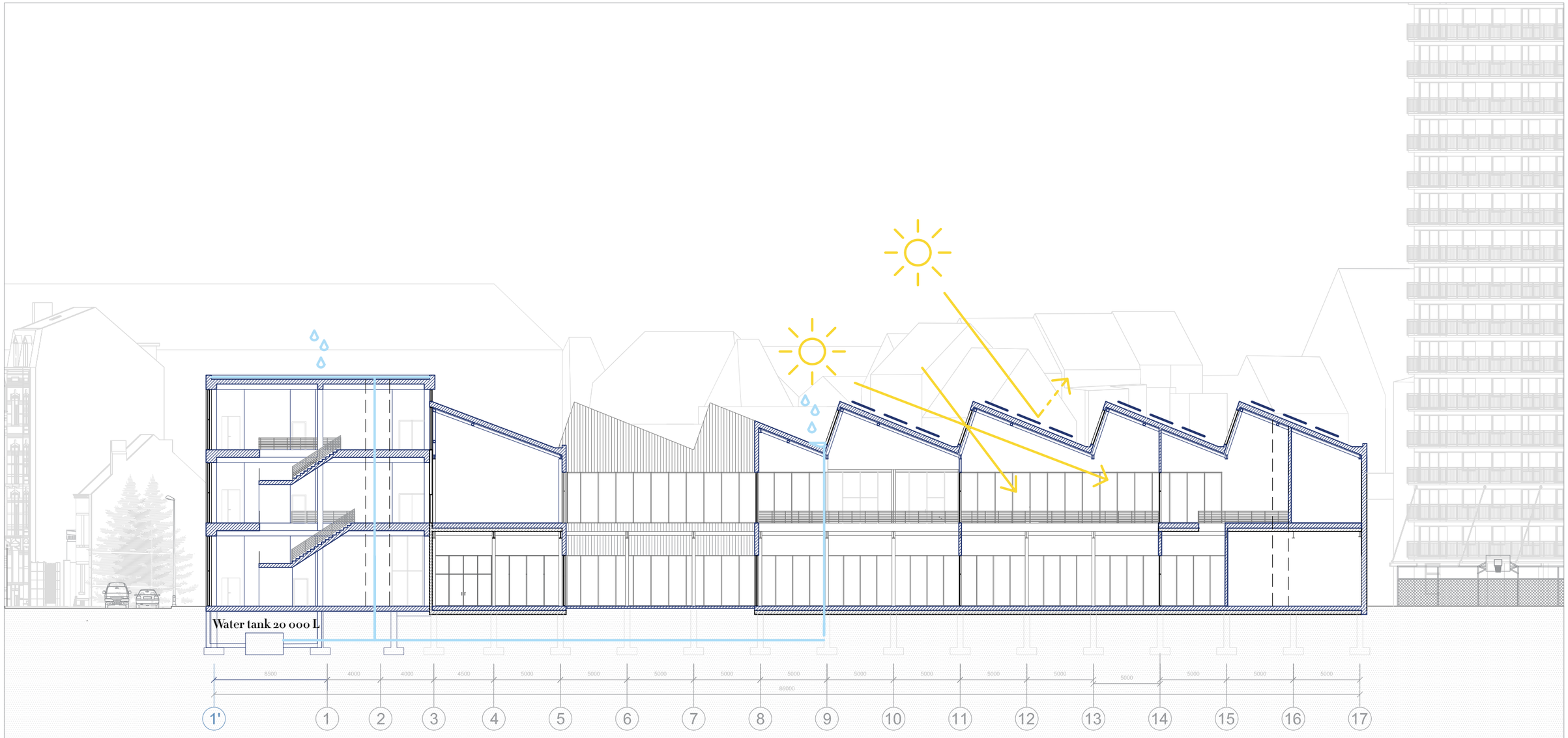


Underfloor heating system



Rainwater collecting system and solar energy system

New addition
Public
Quiet

Existing transformation
Private
Loud

Interior of craft hall

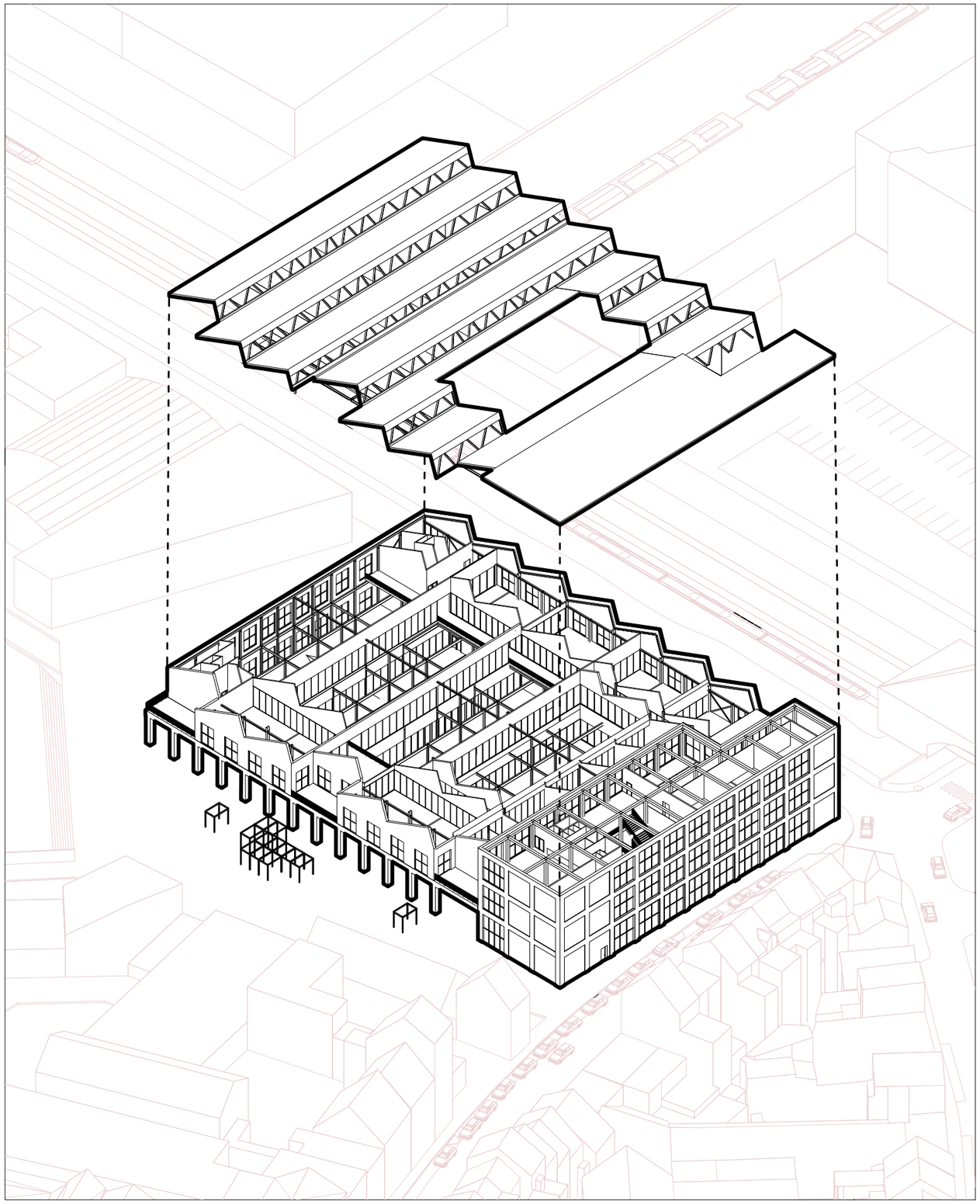
Interior of courtyard

Threshold between old and new

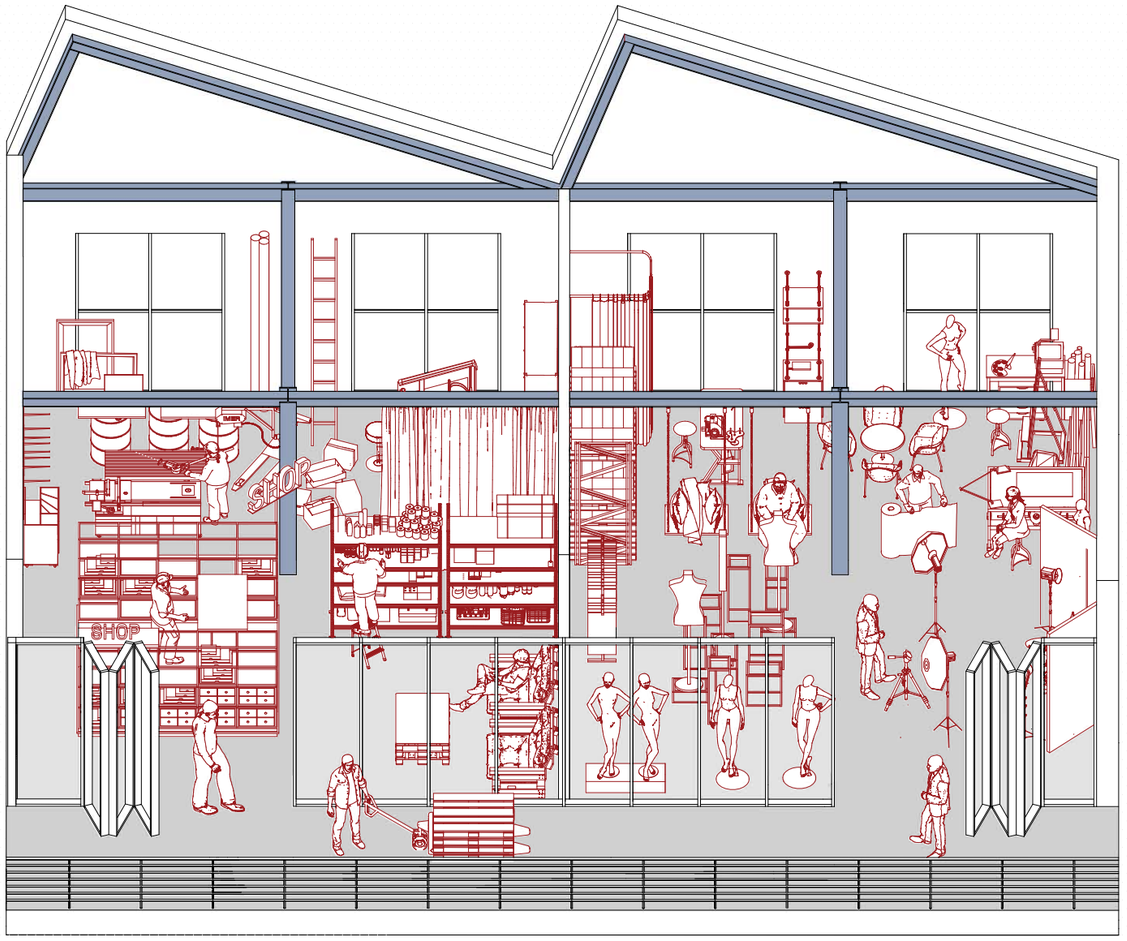
Threshold between public and private

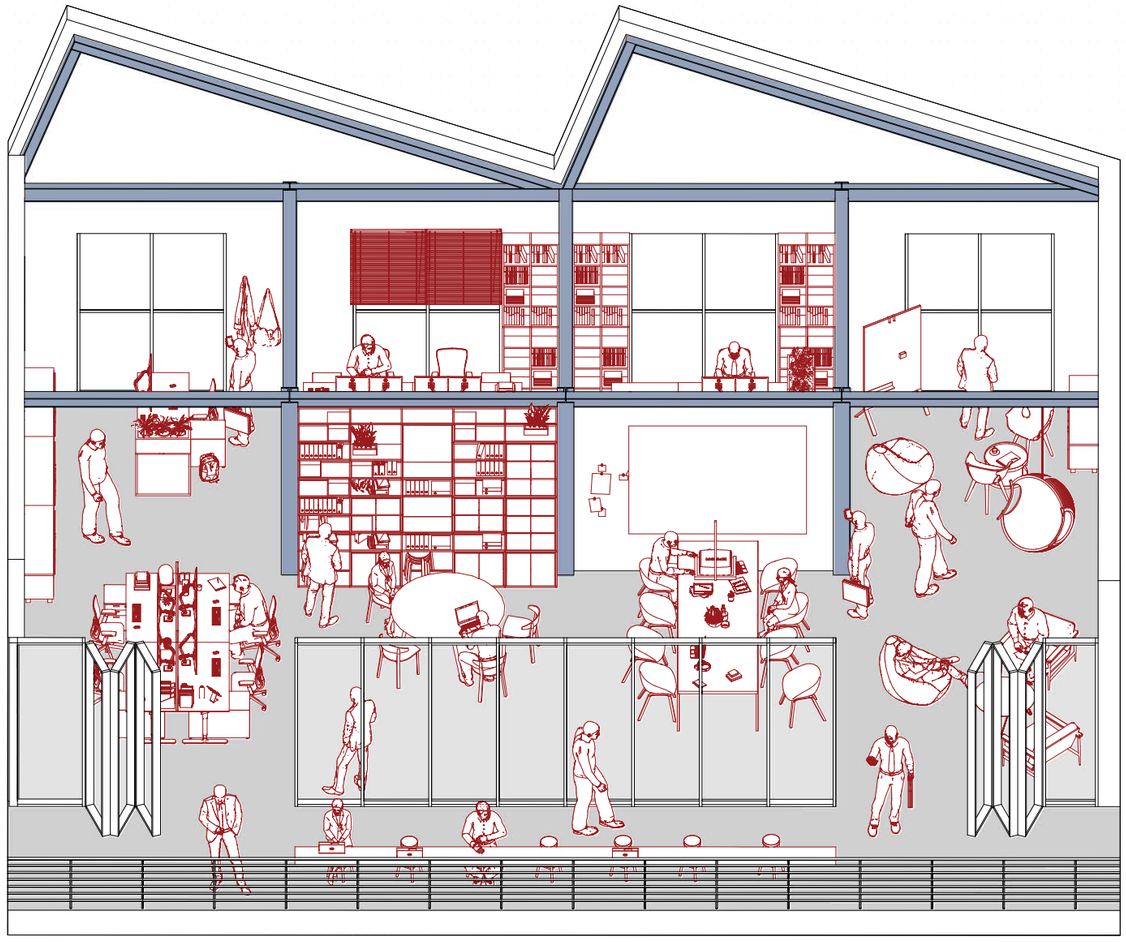
Threshold between public and private

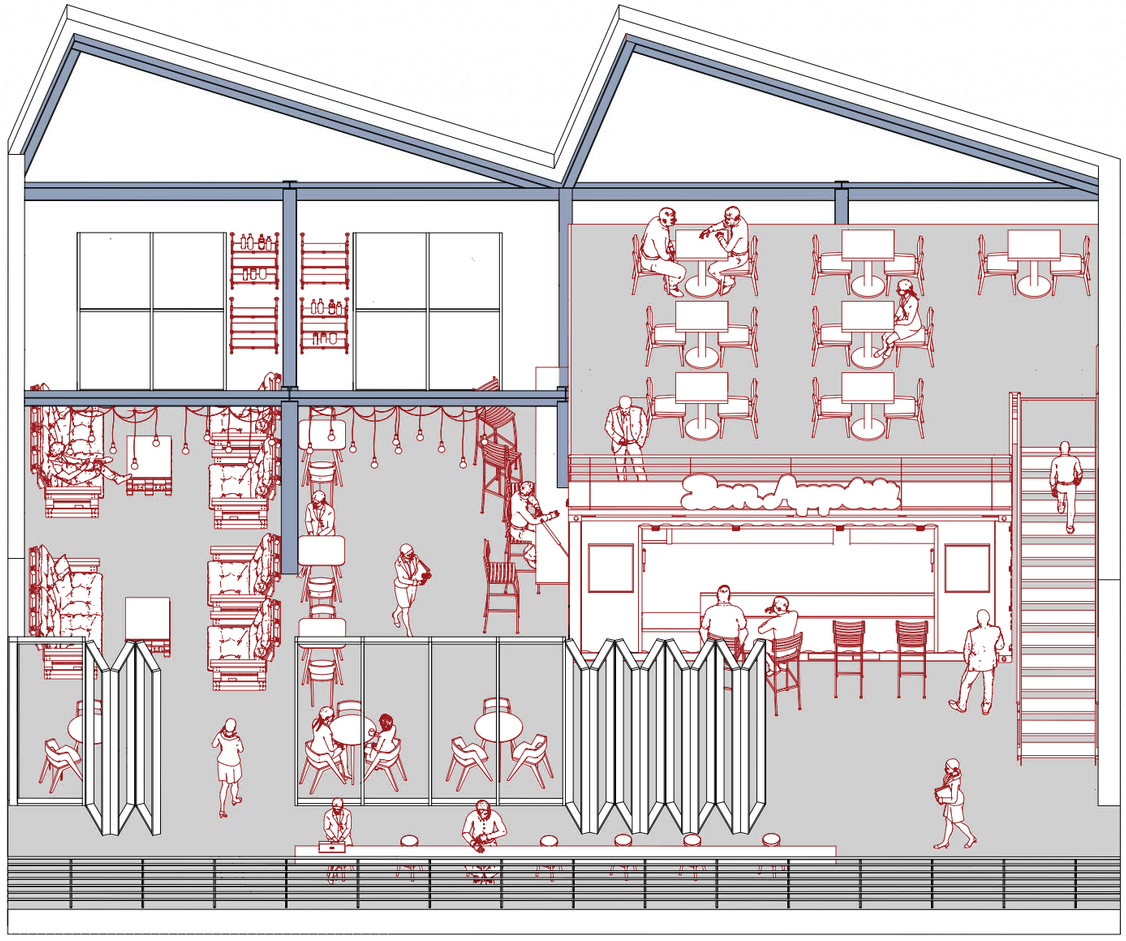
Relationship with the context



Relationship with the context


SHOP





Appropriation and flexibility
Cafe

OUR FUTURE IS IN THE MAKING

THANK YOU