



P5 Presentation
Elmer Pietersma

Katoenveem

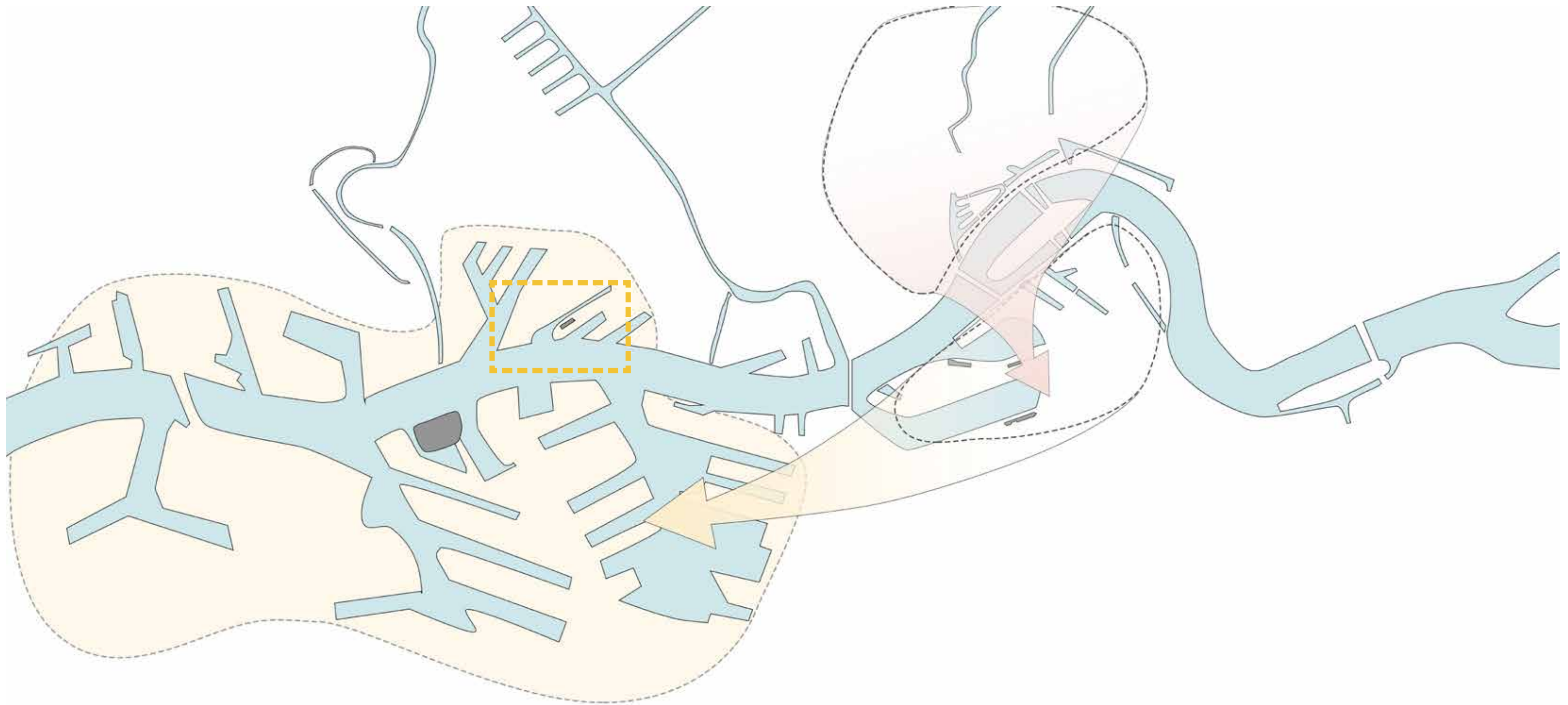
HA

HERITAGE & ARCHITECTURE

**DES
IGN**

**HARBOUR
HERITAGE**

The studio



After 1950, harbour activity started to move towards the west, away from the city centre

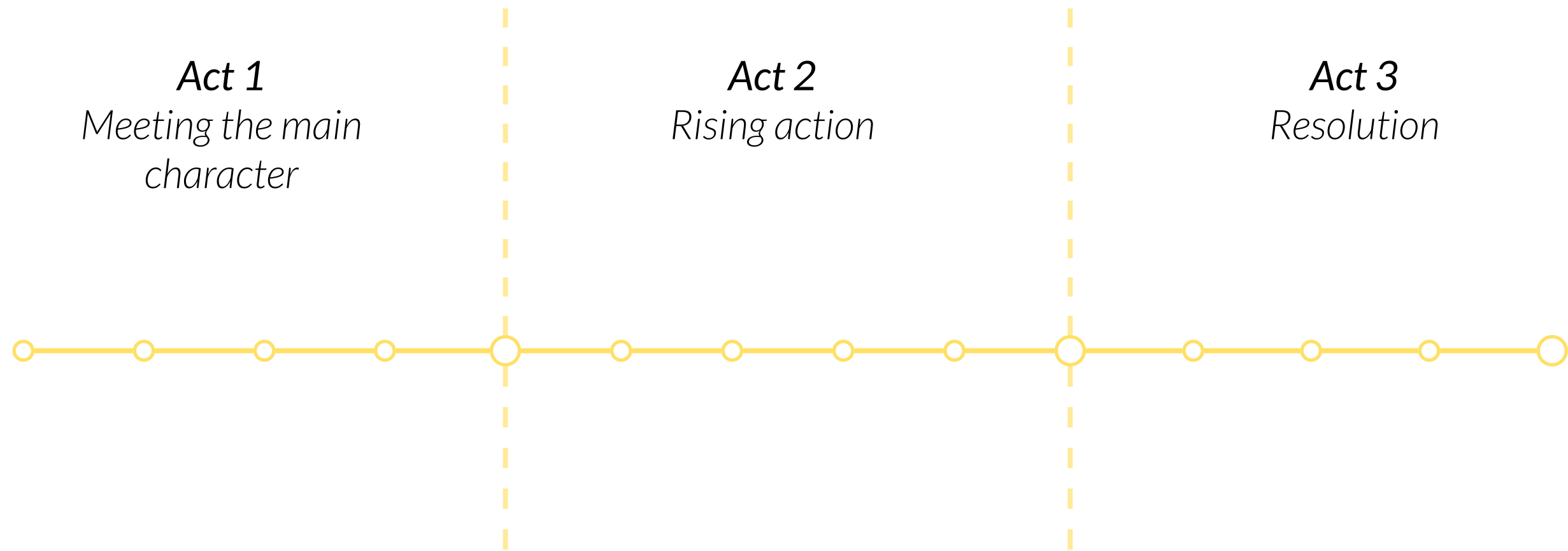
Illustration by Jacqueline van der Aart



The student



*My interests lie with architecture, photography
and theatre*



The story arc of the Katoenveem

Act 1: meeting the main character

*Setting, describing the character, back story
inciting incident*

Act 2: rising action

*Requirements for the new function, problems with fitting
the existing and new together*

Act 3: falling action and resolution

What consequences and results follow

The story arc of the Katoenveem

Act 1:
Meeting the main character

Staging
Describing the character
The back story
Inciting incident

Staging



*Location of the Katoenveem in Rotterdam
illustration by Joost van den Berge*



*Location of the Katoenveem in Rotterdam
Image from Google Maps*



Site map Katoenveem
illustration by Joost van den Berge



*Describing the character
(exterior)*

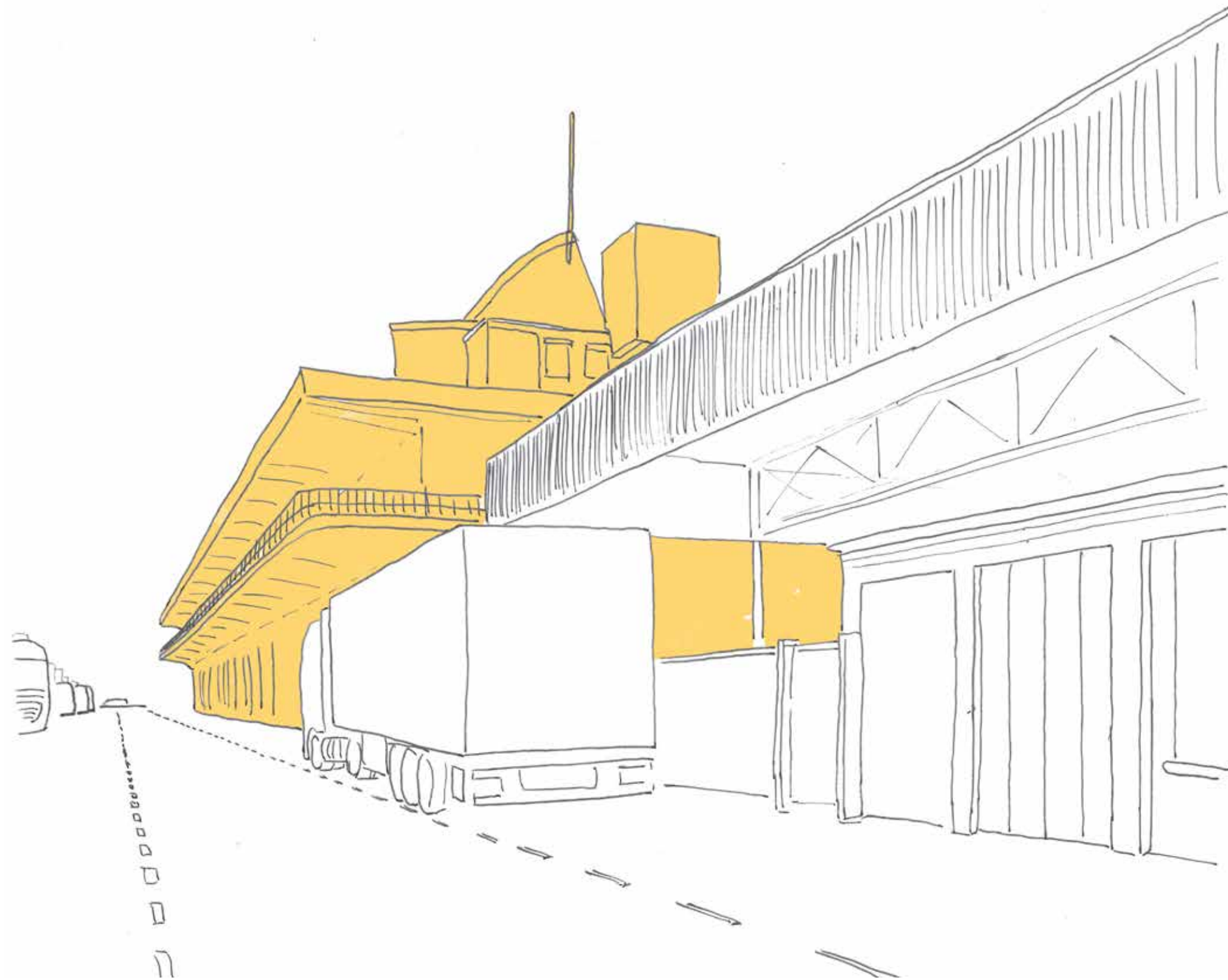




end of a pier, high quay, water activity







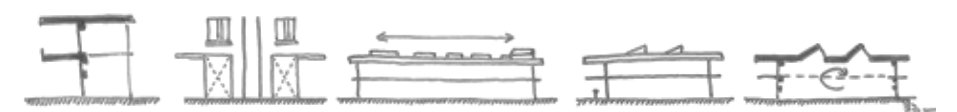
*Monument
Complex value*



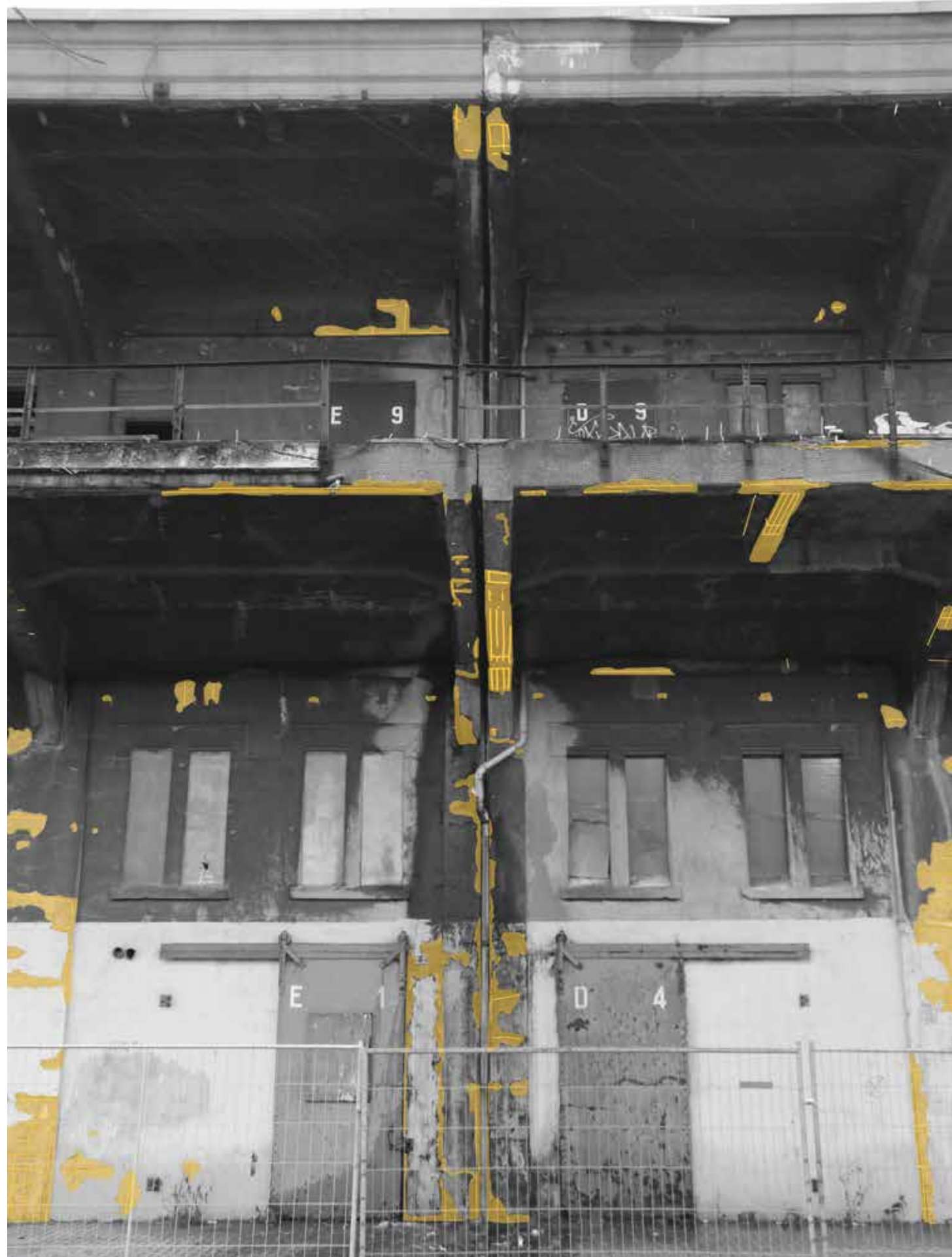




Overhanging balcony and roof

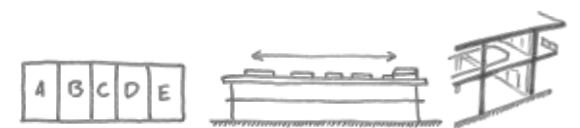






Exterior in bad shape

No longer in use





*Harbour area,
end of the pier*



*Derelict warehouse in
between new activity*

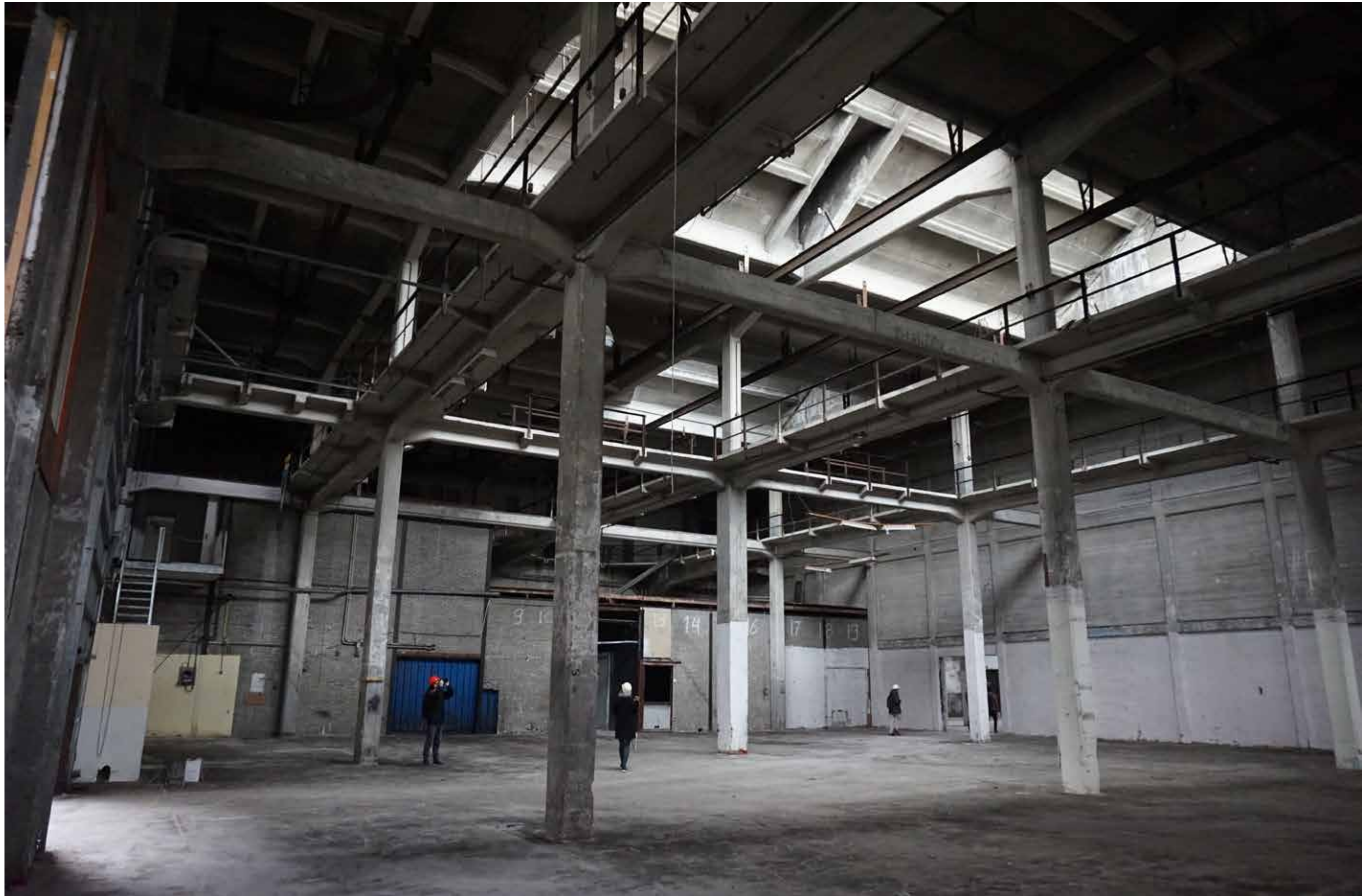


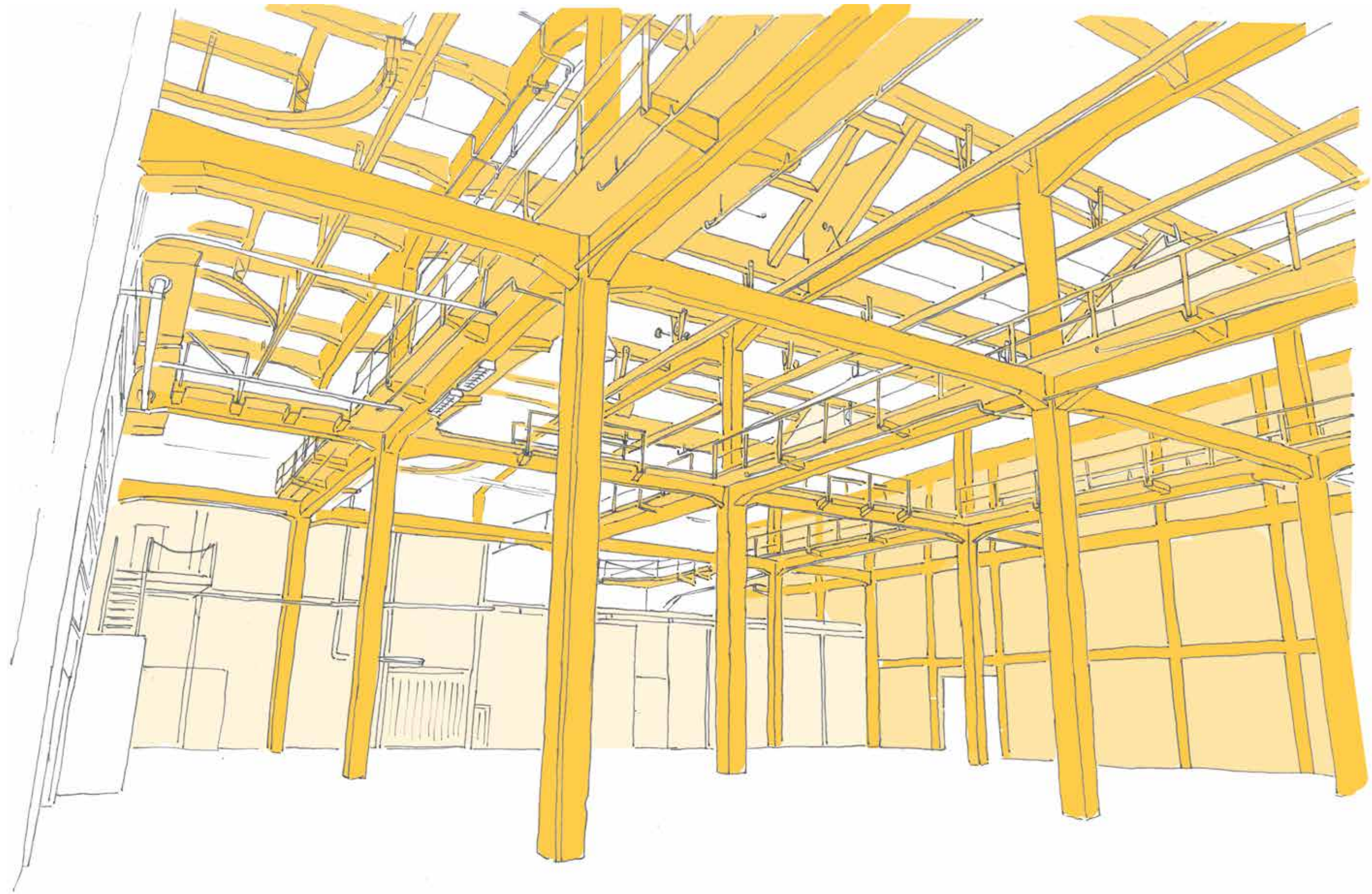
*Overhanging roof and bal-
cony, horizontal lines*



*Exterior in bad condition,
building no longer in use*

*Describing the character
(interior)*





Temporary filling Conveyor system

Structure

Walkways

Roof structure

Fire proofing



Temporary filling

Conveyor system

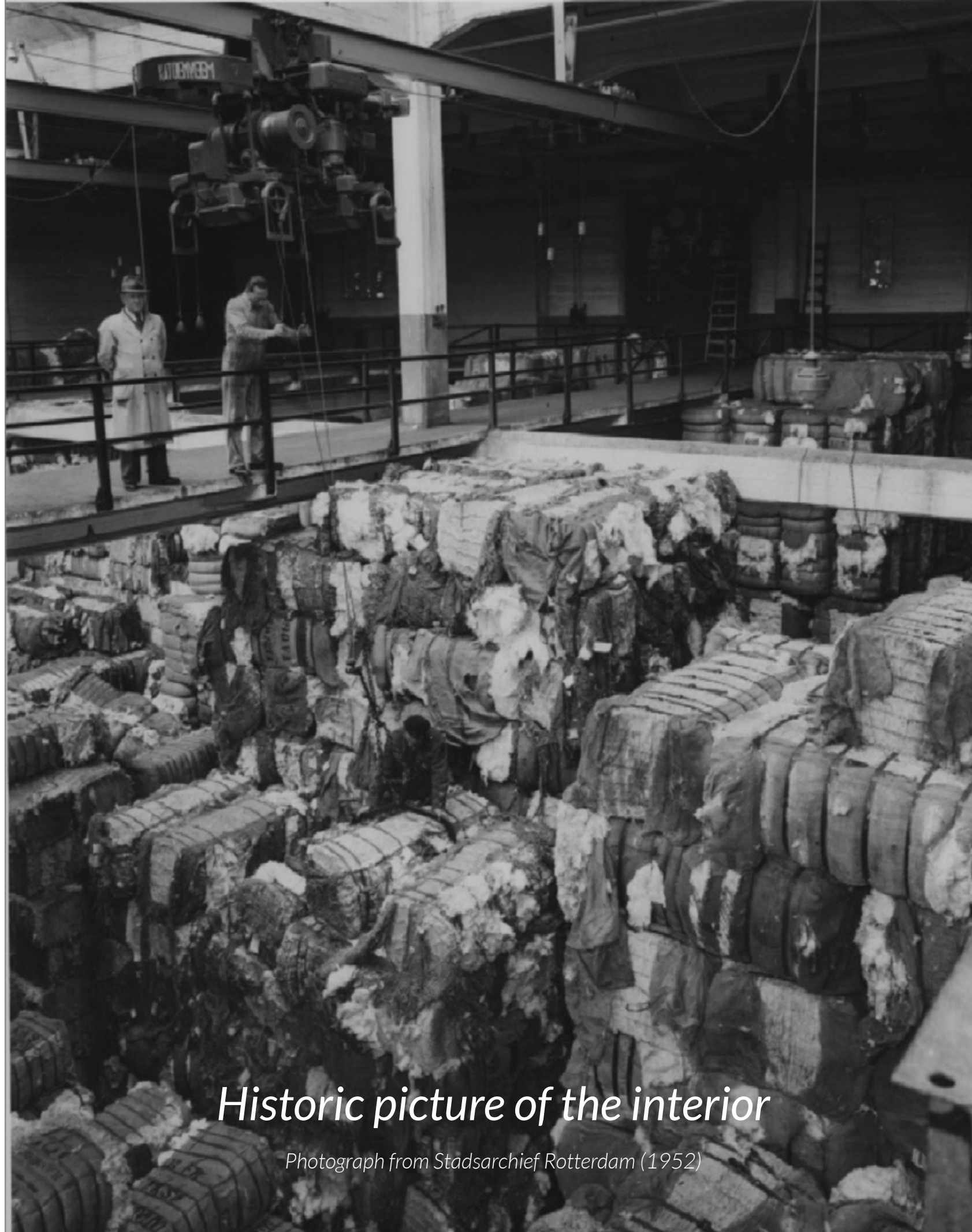
Structure

Walkways

Roof structure

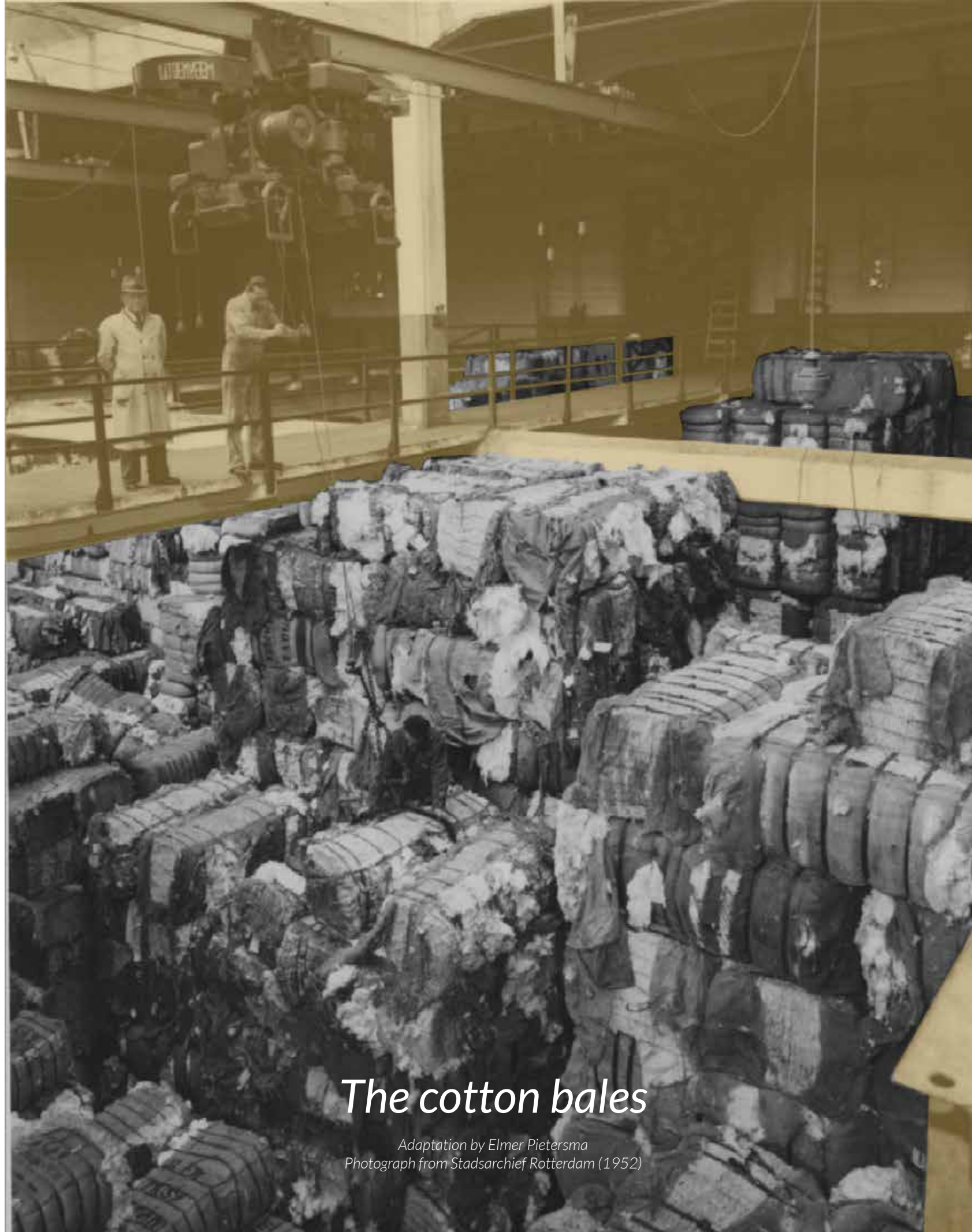
Fire proofing

The back story



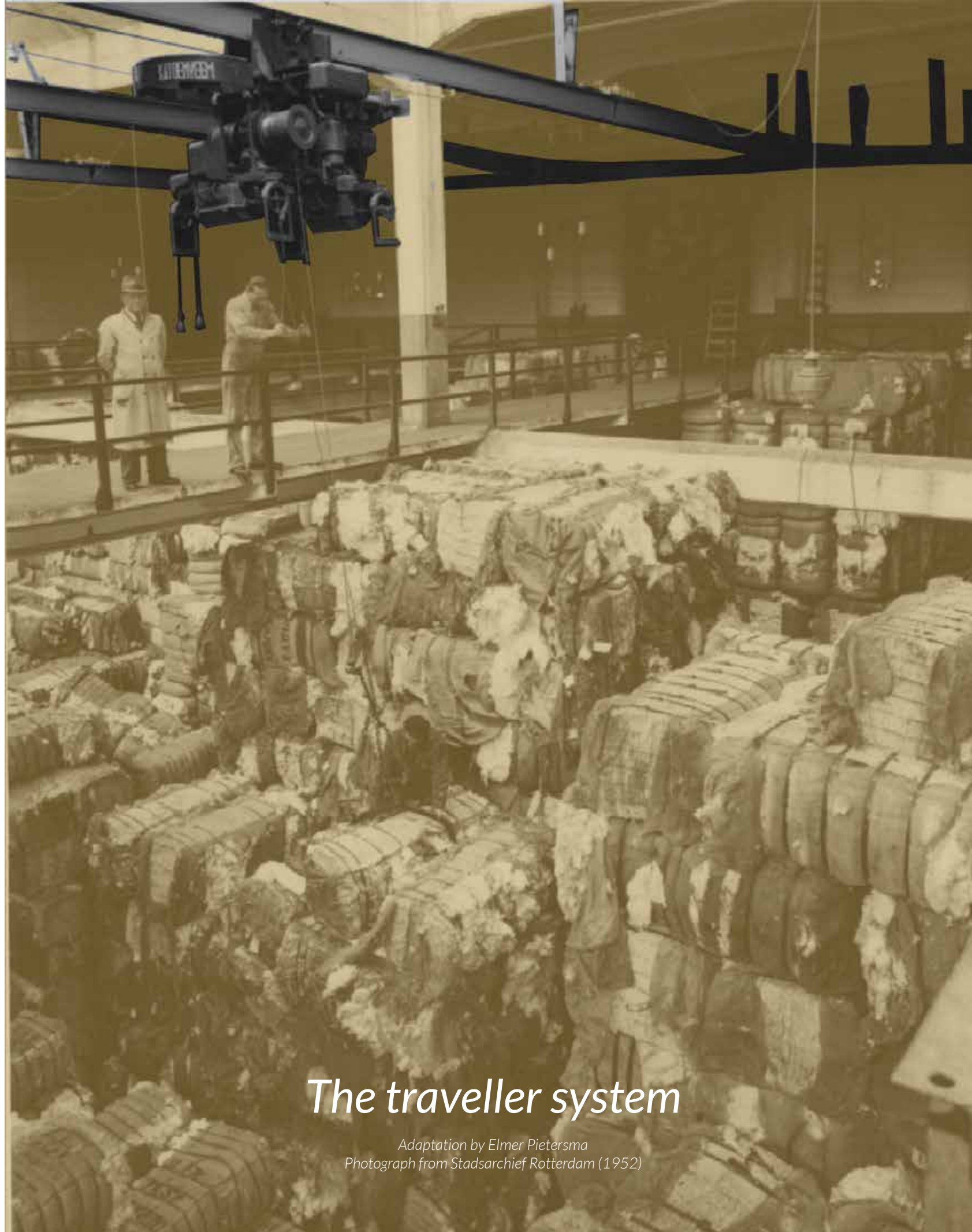
Historic picture of the interior

Photograph from Stadsarchief Rotterdam (1952)



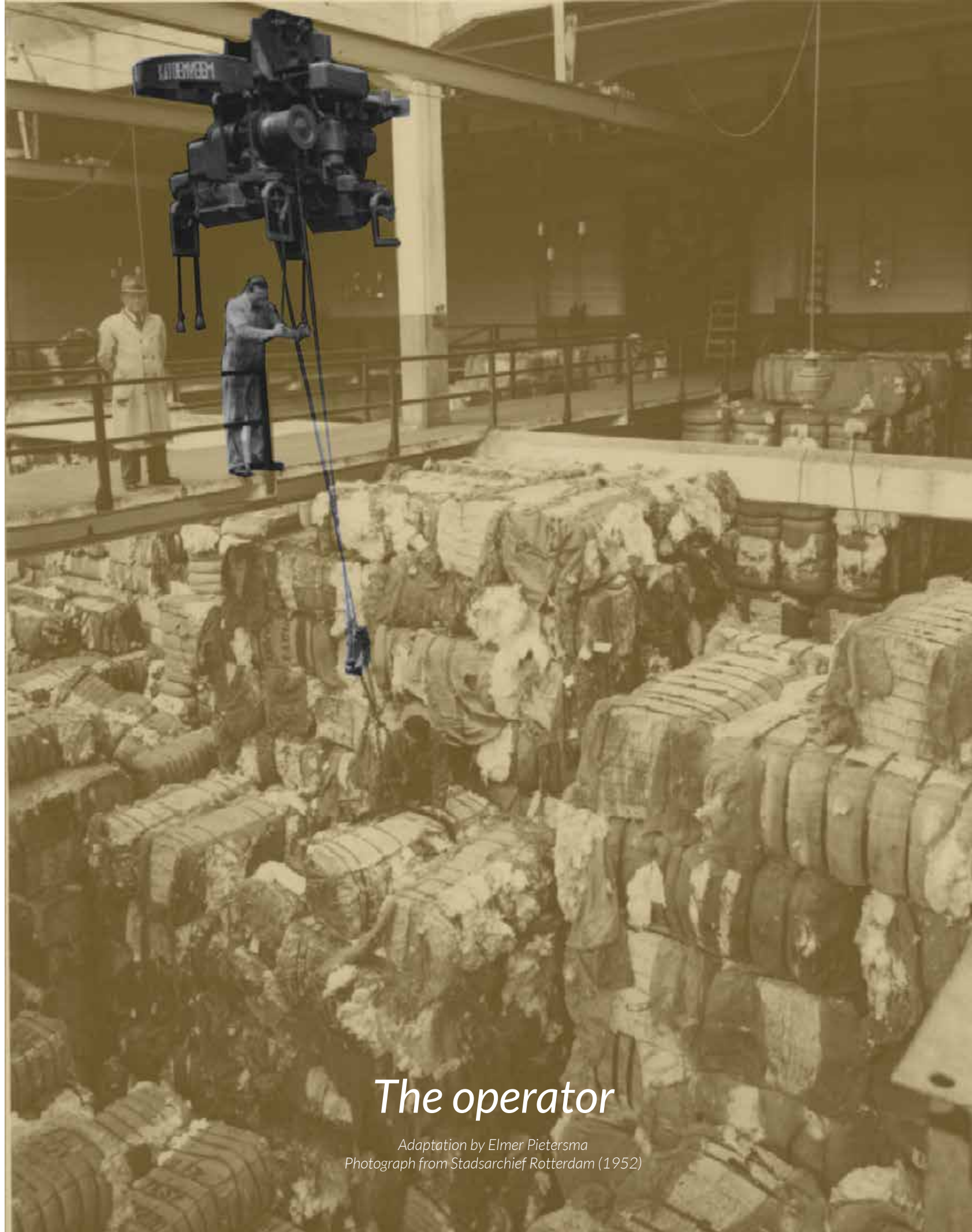
The cotton bales

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



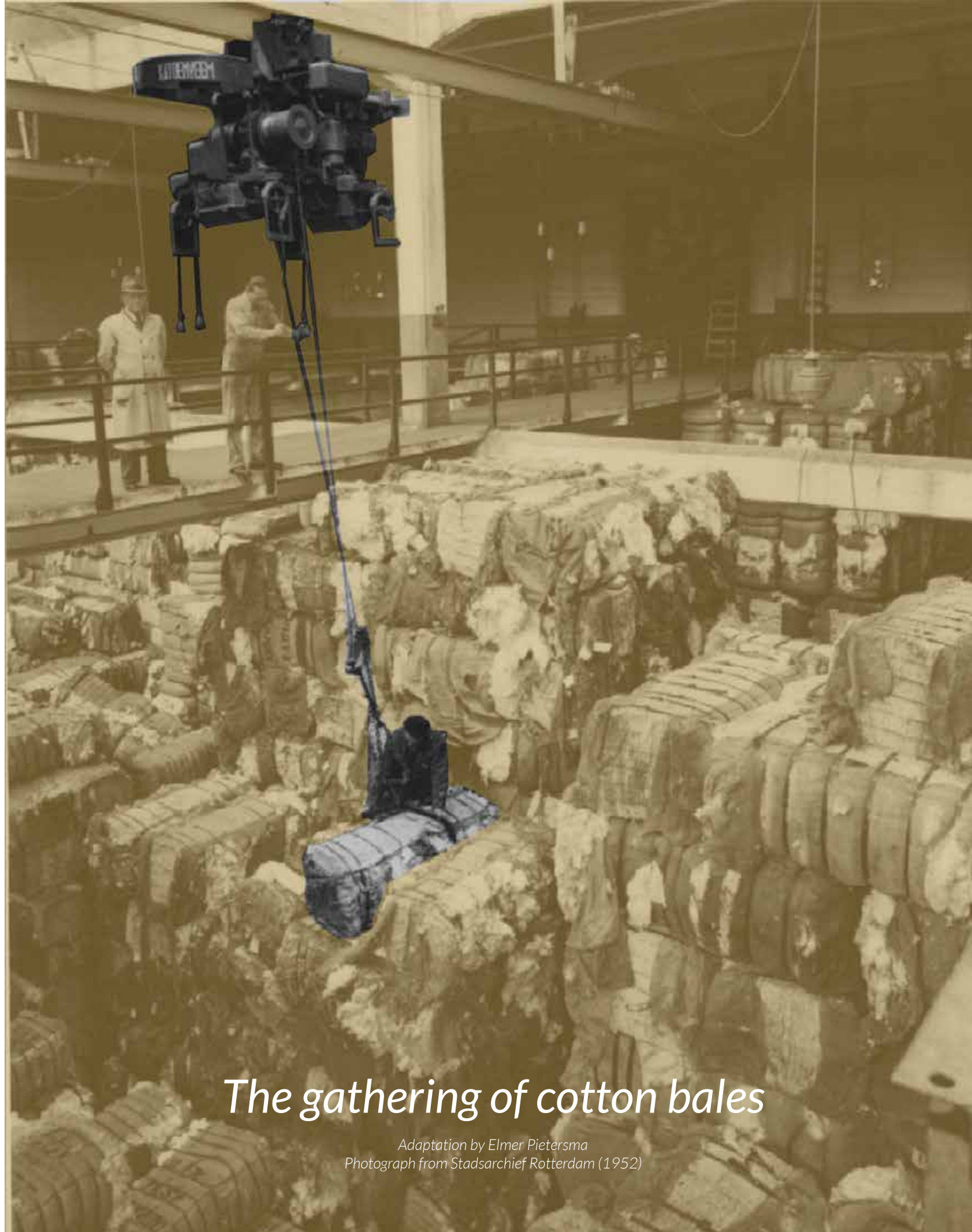
The traveller system

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



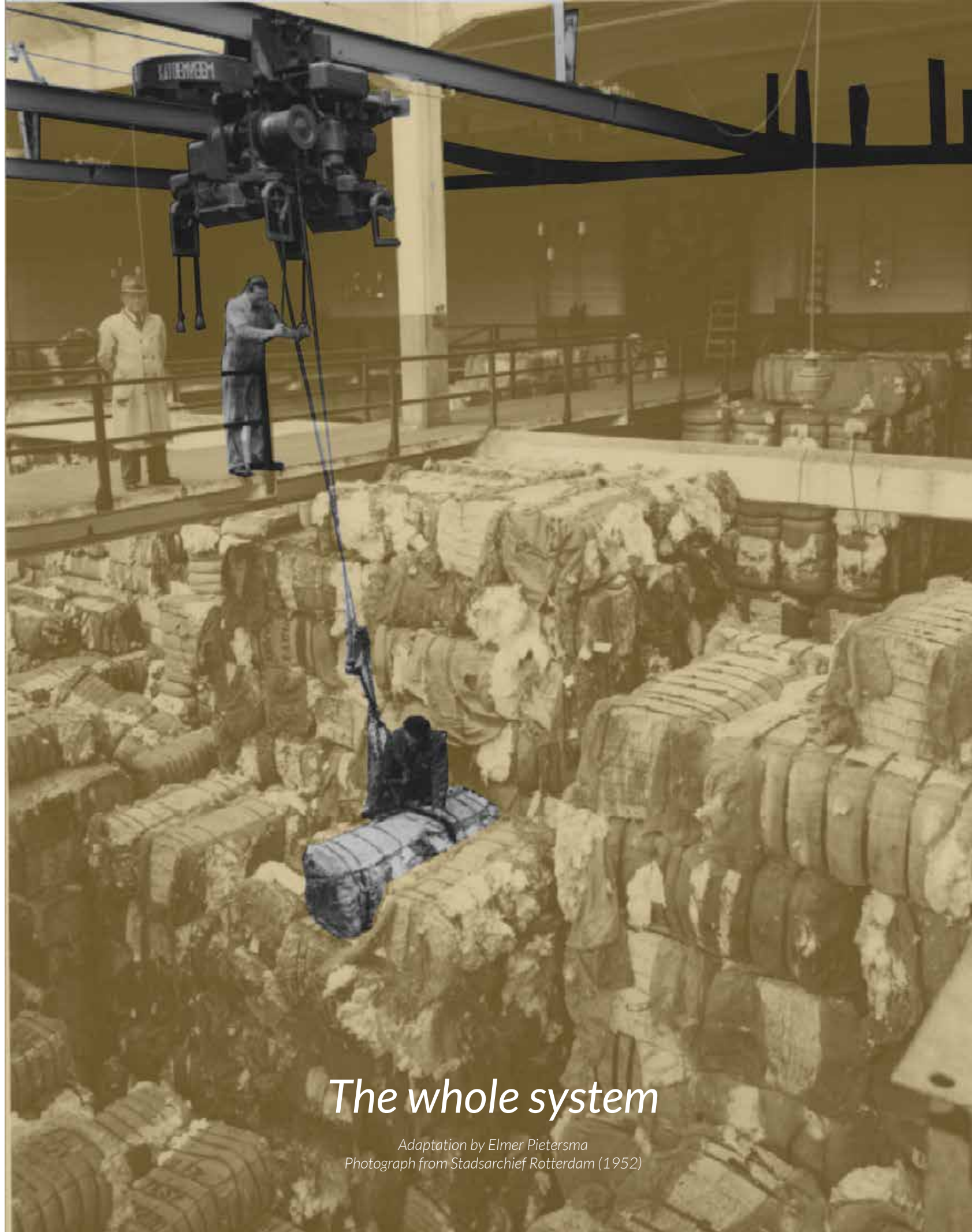
The operator

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



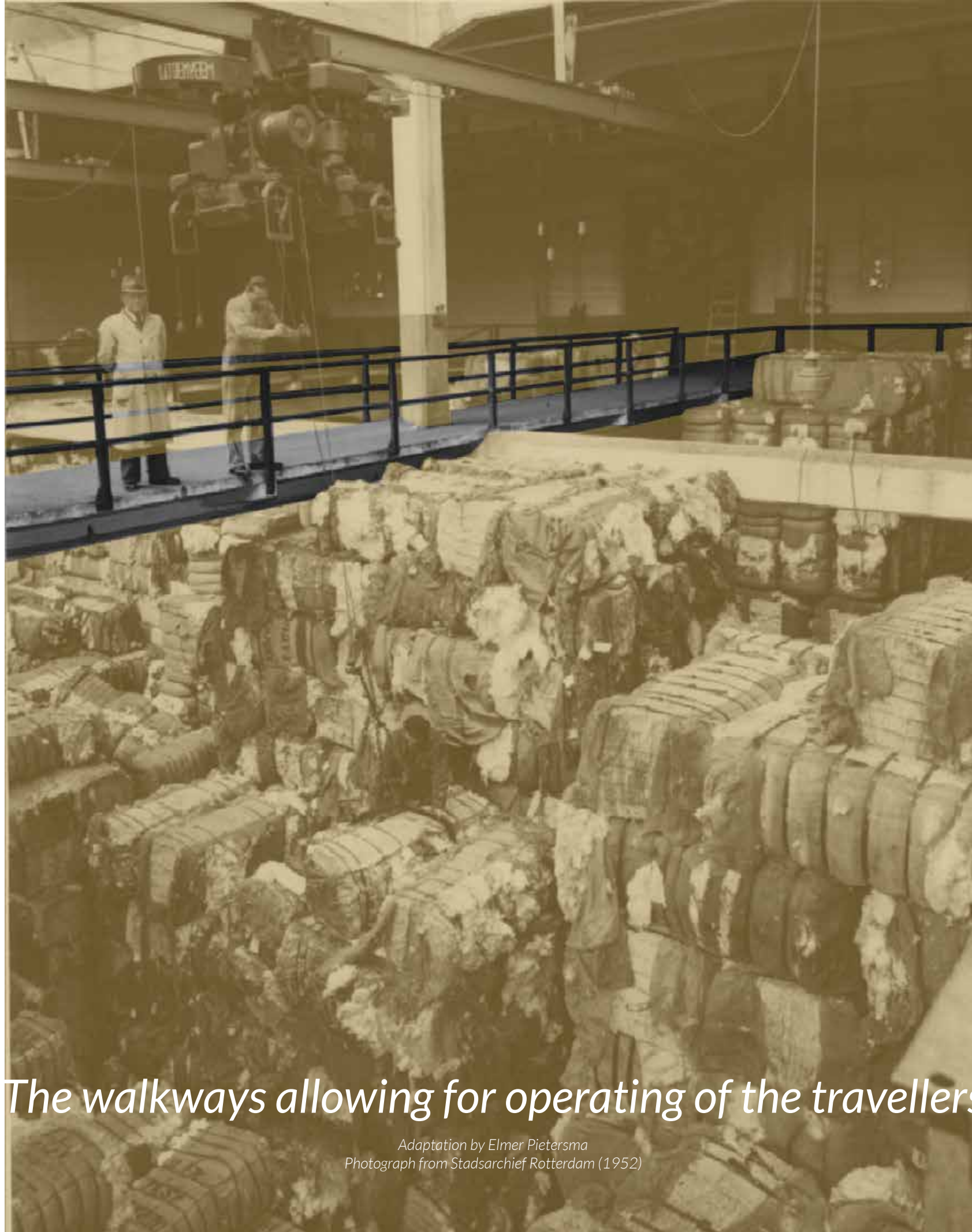
The gathering of cotton bales

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



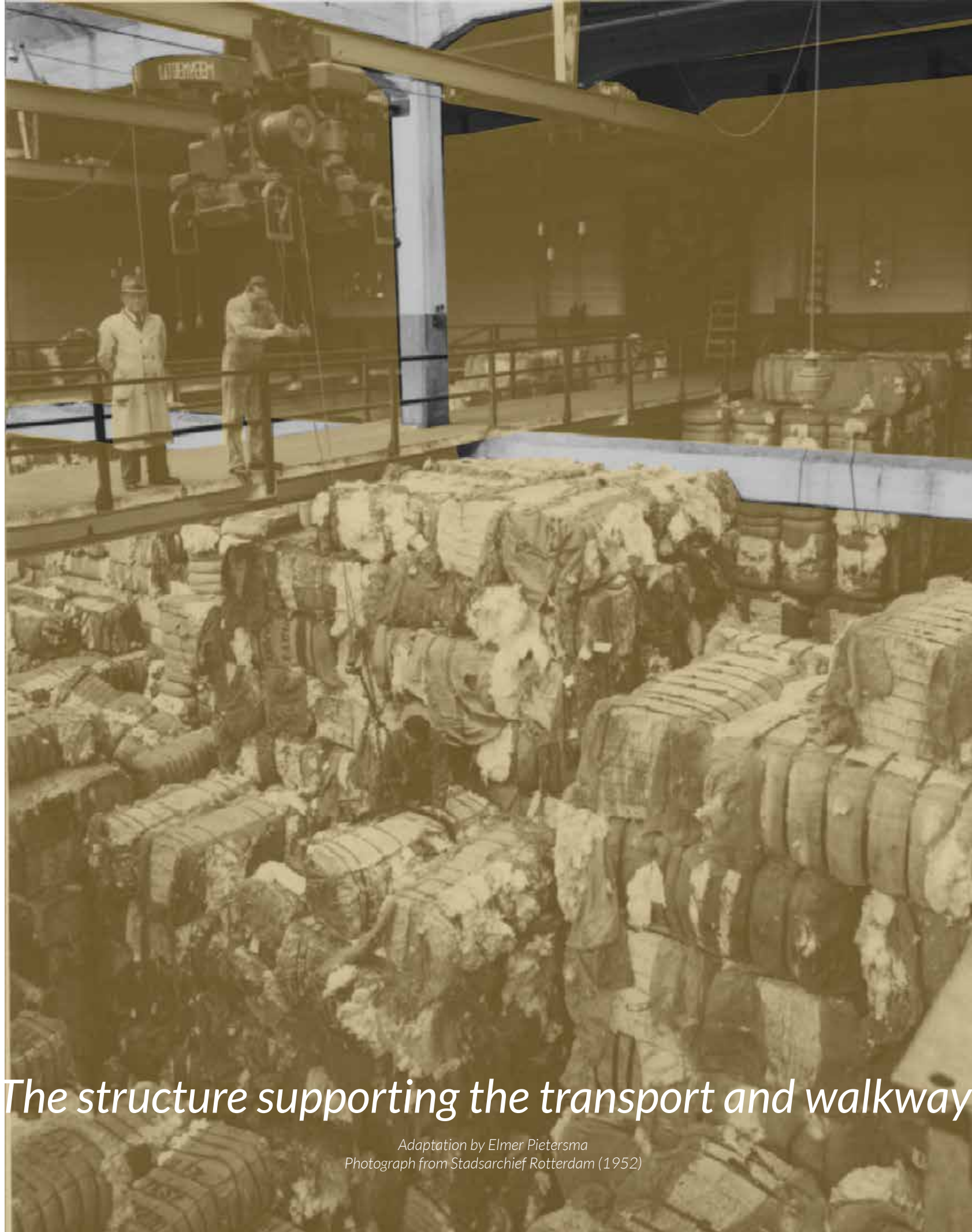
The whole system

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



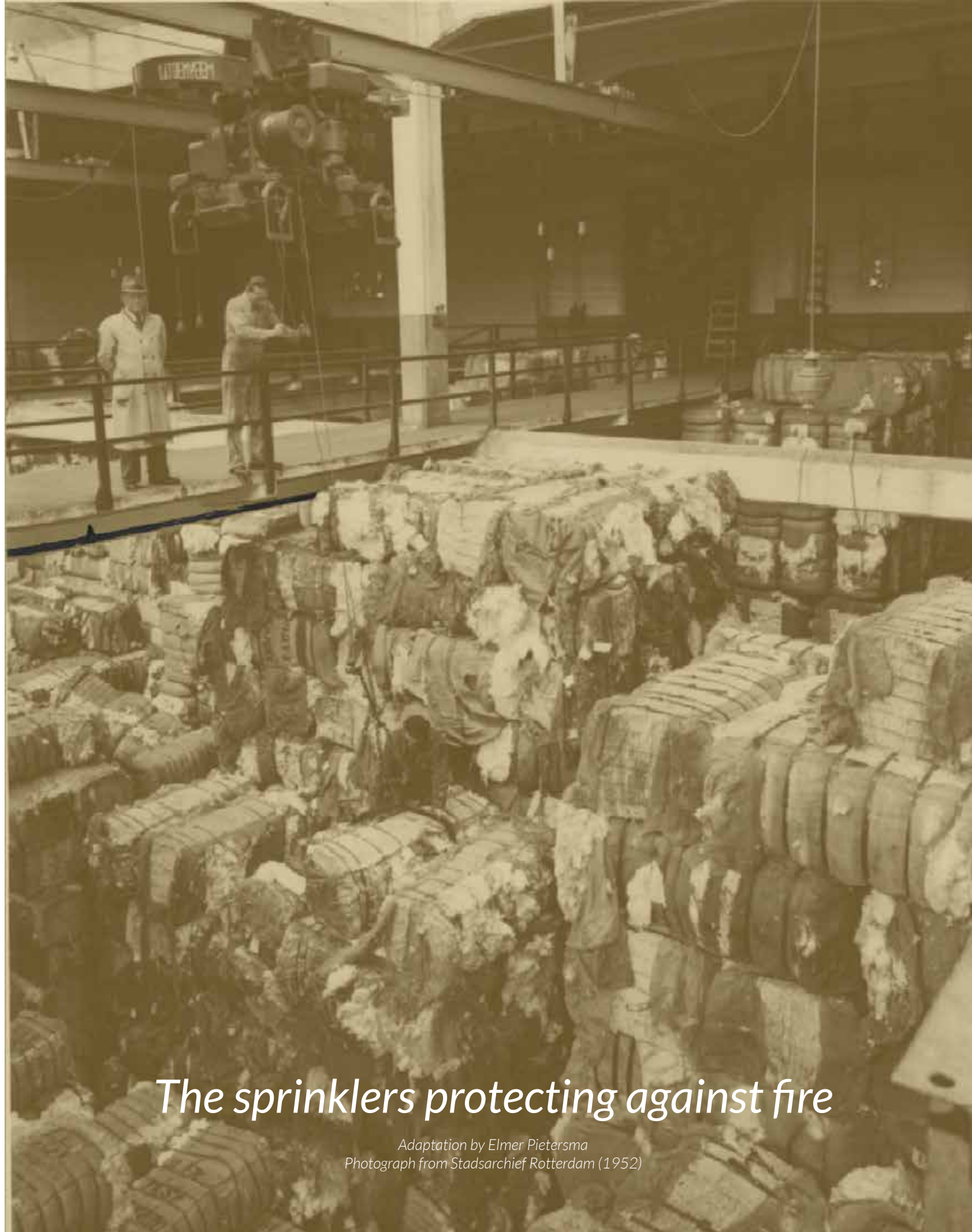
The walkways allowing for operating of the travellers

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



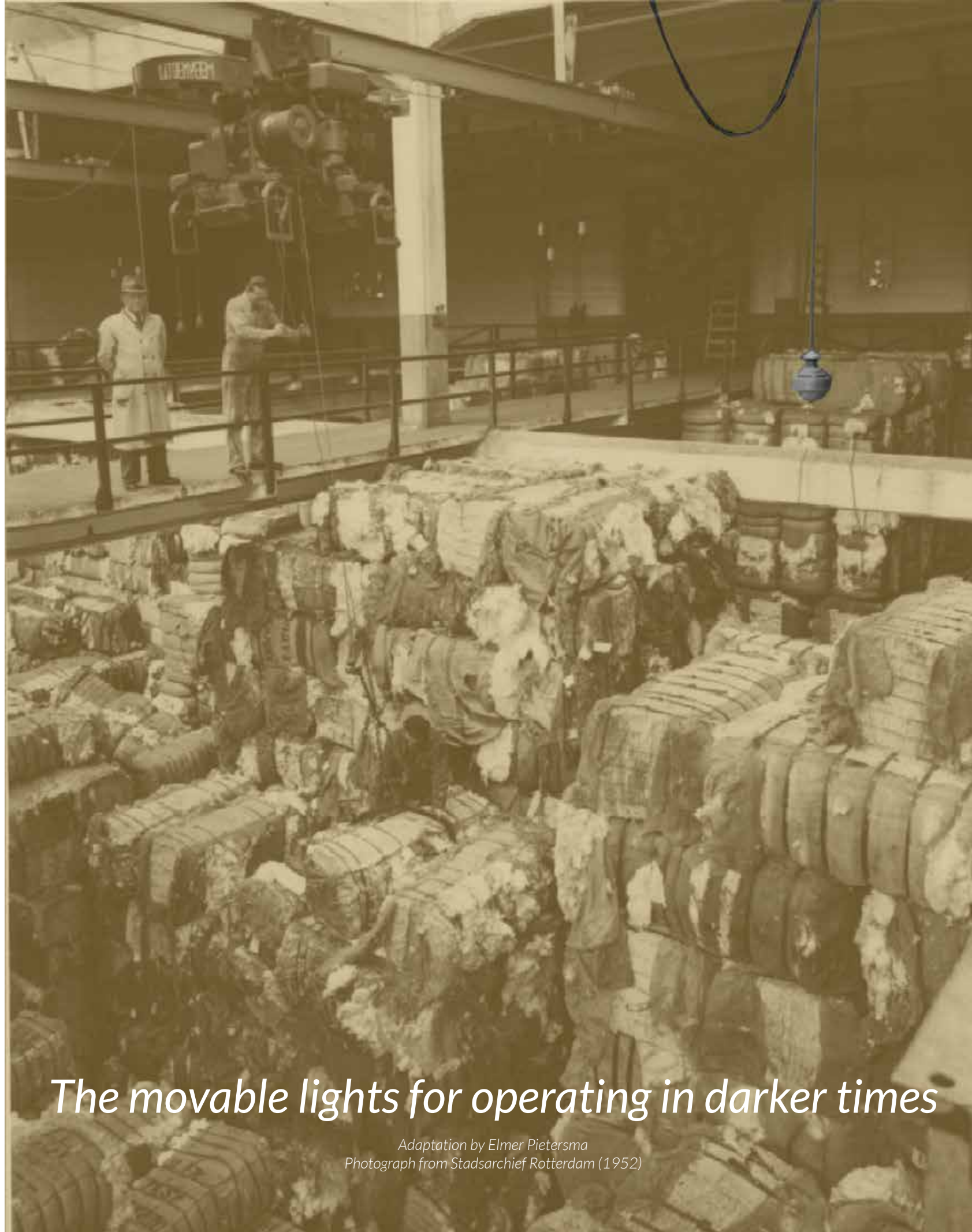
The structure supporting the transport and walkways

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



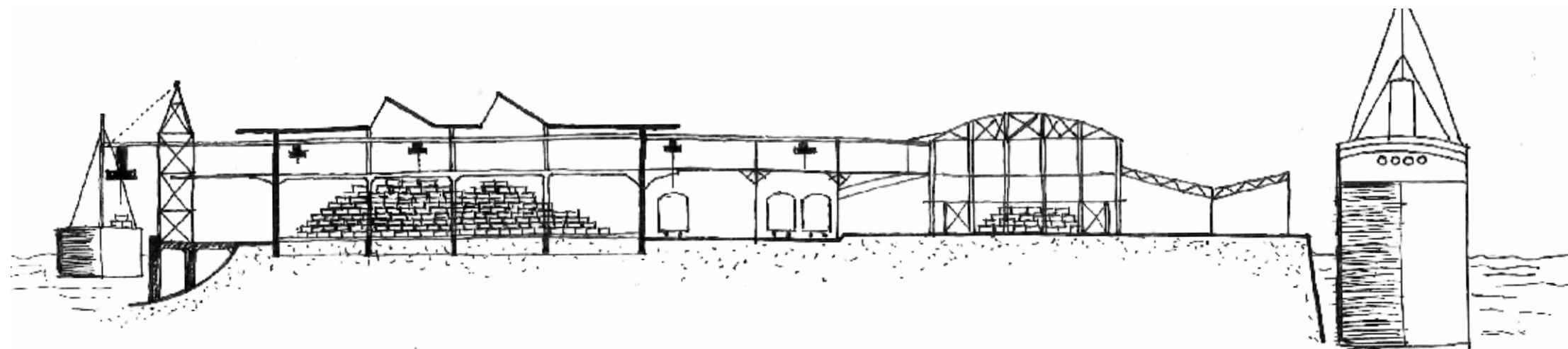
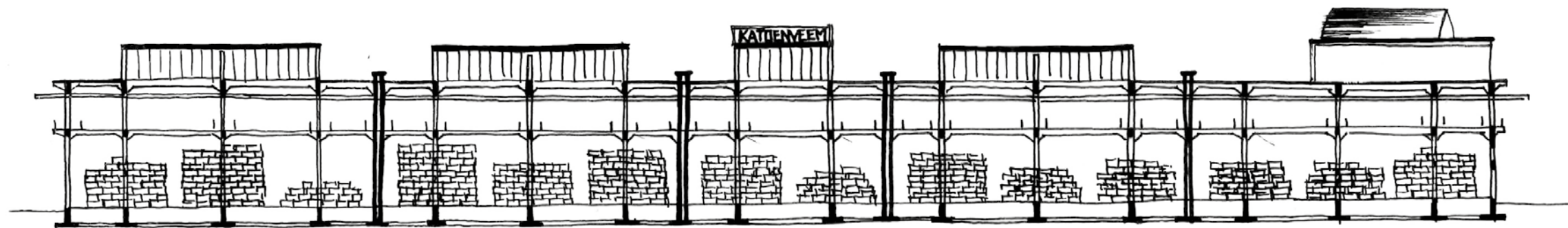
The sprinklers protecting against fire

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



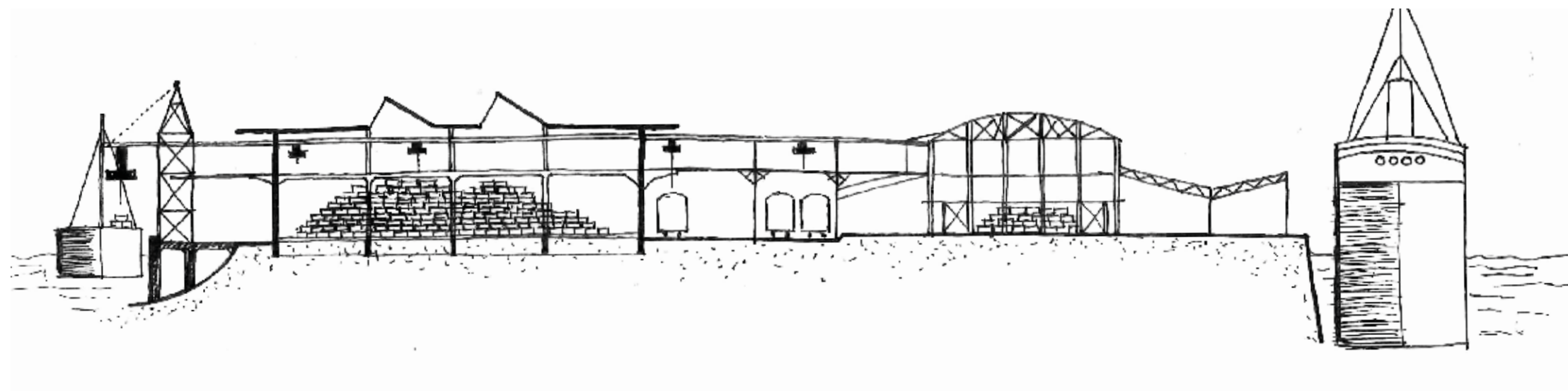
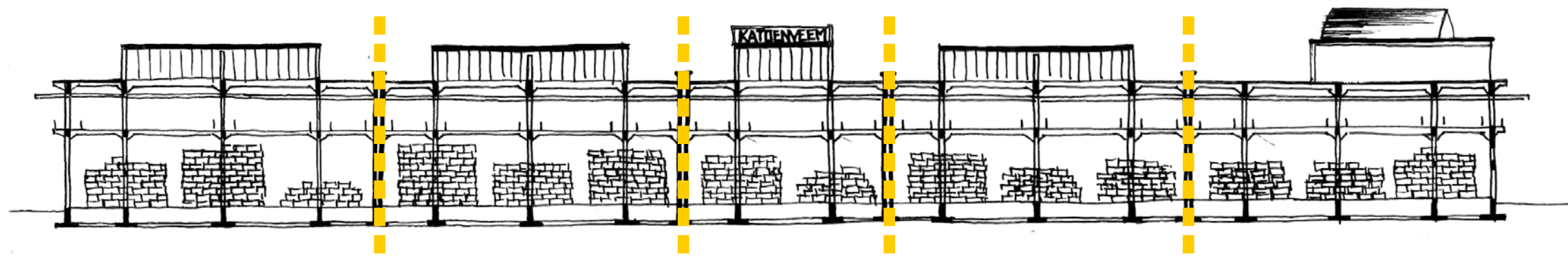
The movable lights for operating in darker times

*Adaptation by Elmer Pietersma
Photograph from Stadsarchief Rotterdam (1952)*



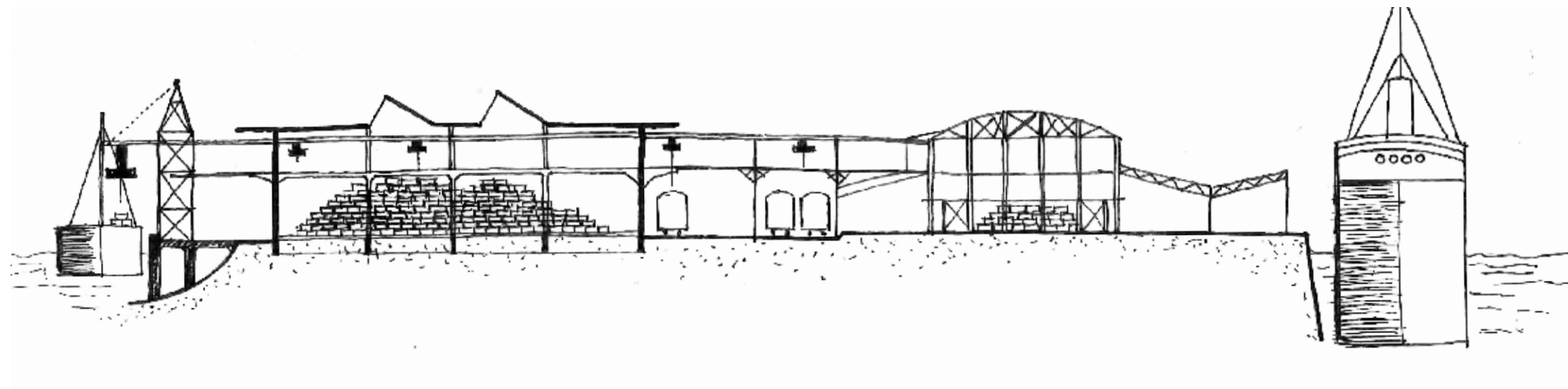
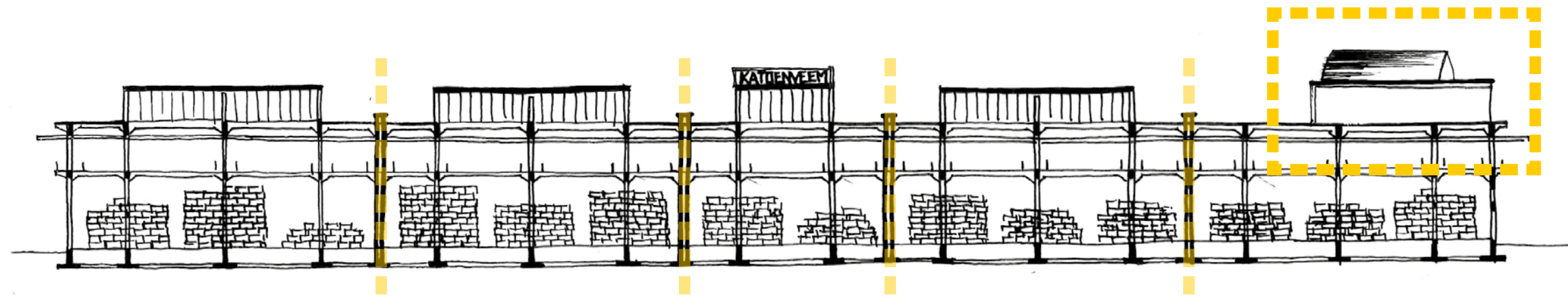
The process of loading and unloading the cotton from ships and trains formed the Katoenveem complex

illustration by Audrey Loef



The process of loading and unloading the cotton from ships and trains formed the Katoenveem complex

illustration by Audrey Loef



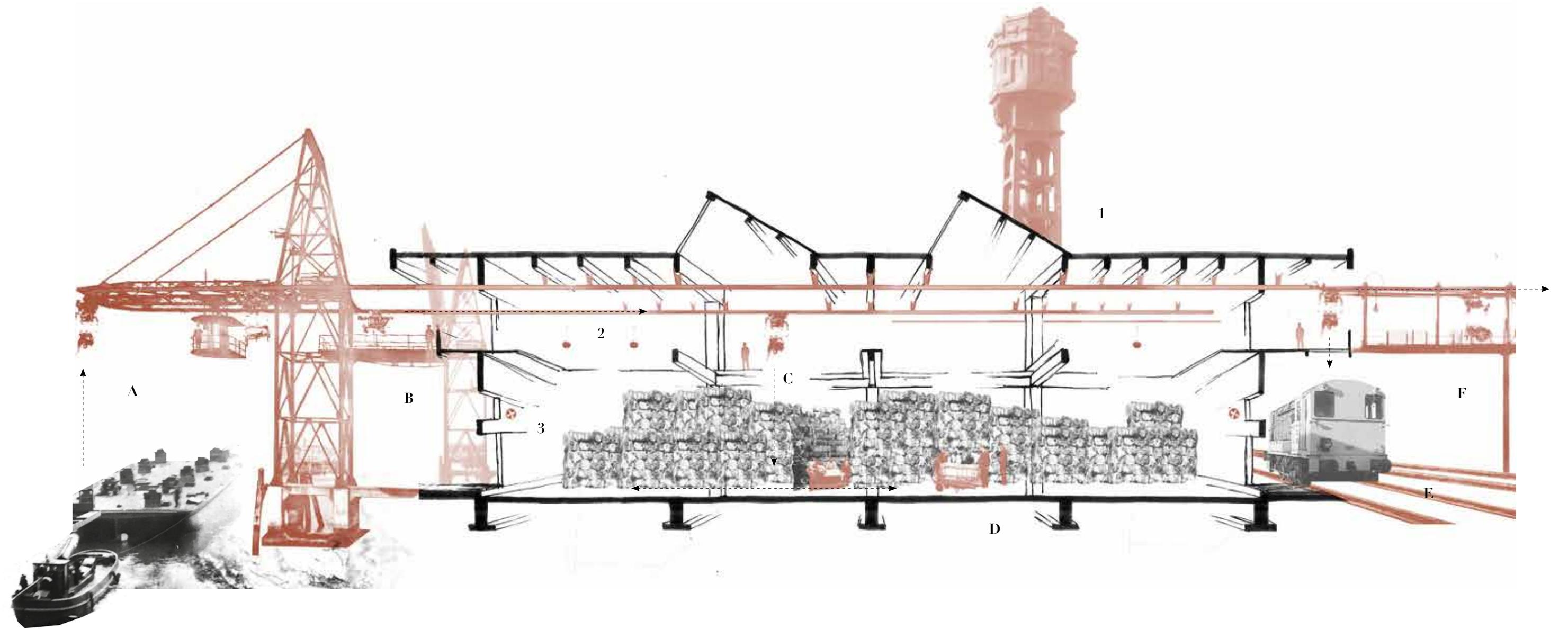
The process of loading and unloading the cotton from ships and trains formed the Katoenveem complex

illustration by Audrey Loef



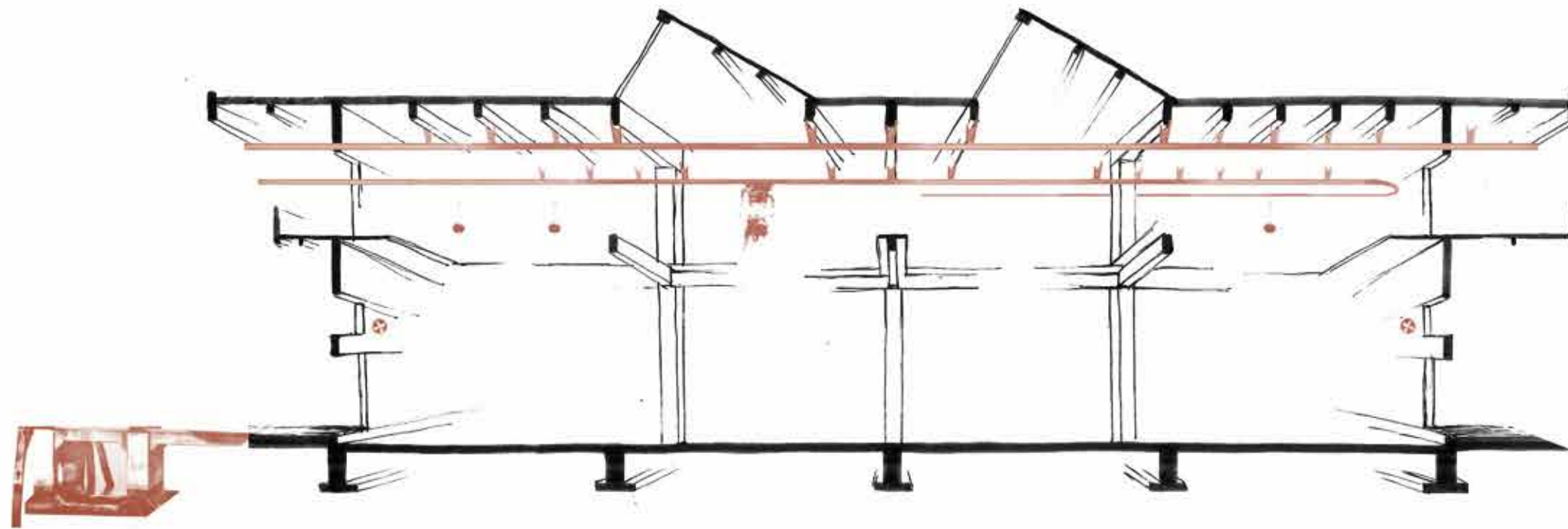
*Historic images showing the traveller system installed on cranes
and bridges between the warehouses*

photograph from Stadsarchief Rotterdam



Collage showing the historic activity at the complex

illustration by Audrey Loef



*Collage showing the current activity and state of the Katoenveem warehouse complex
illustration by Audrey Loef*

Collage showing the current state of the complex

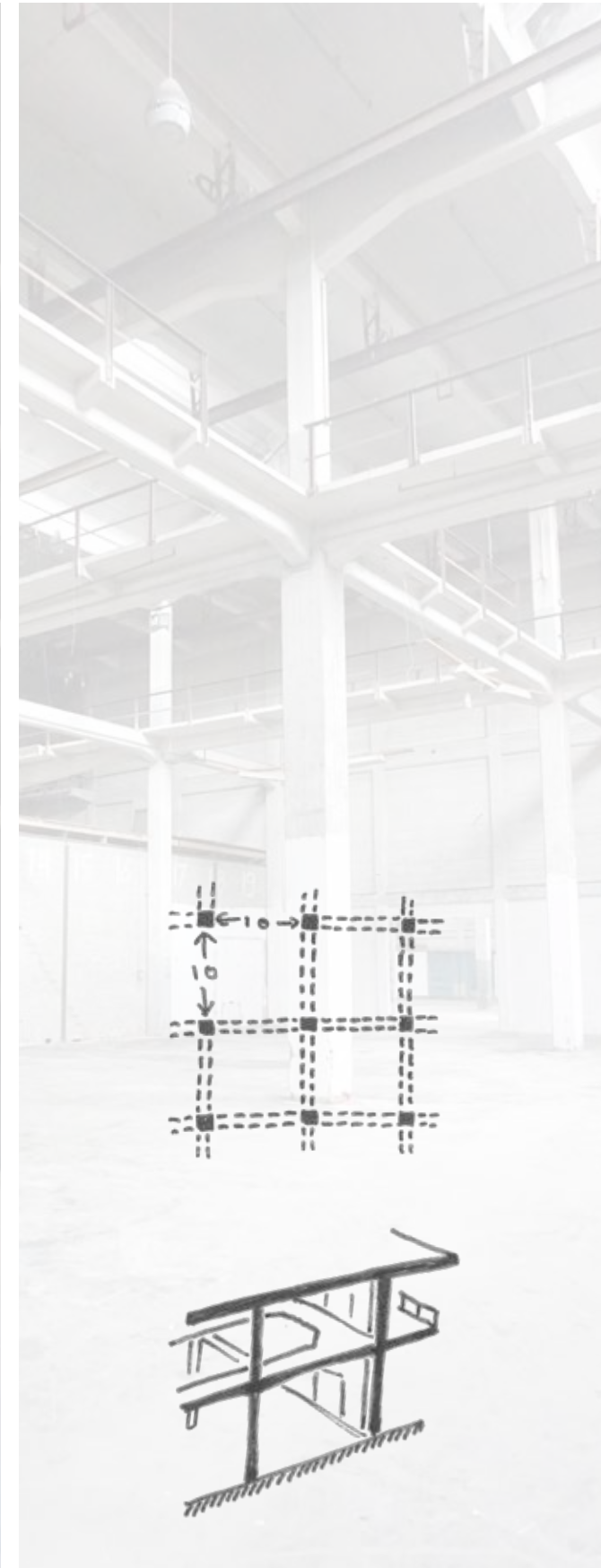
illustration by Audrey Loef



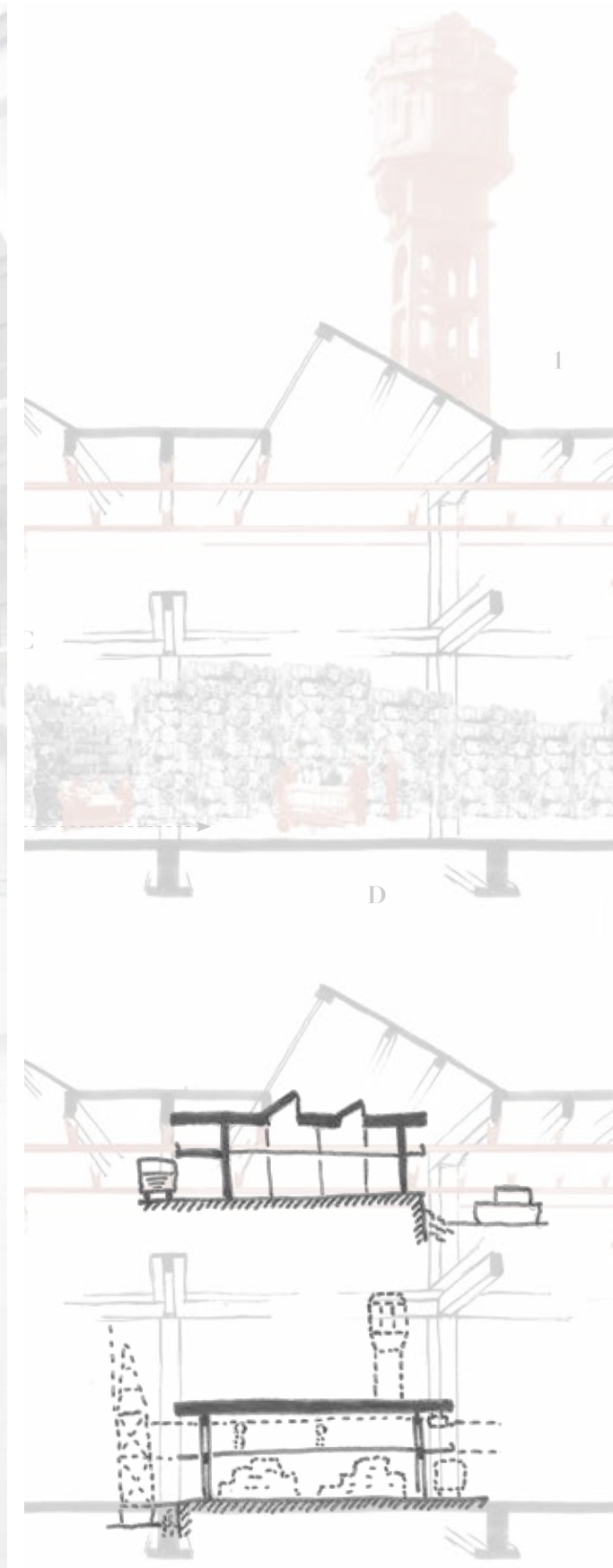
Designed for cotton storage and transshipment



Traveller system to transport the cotton

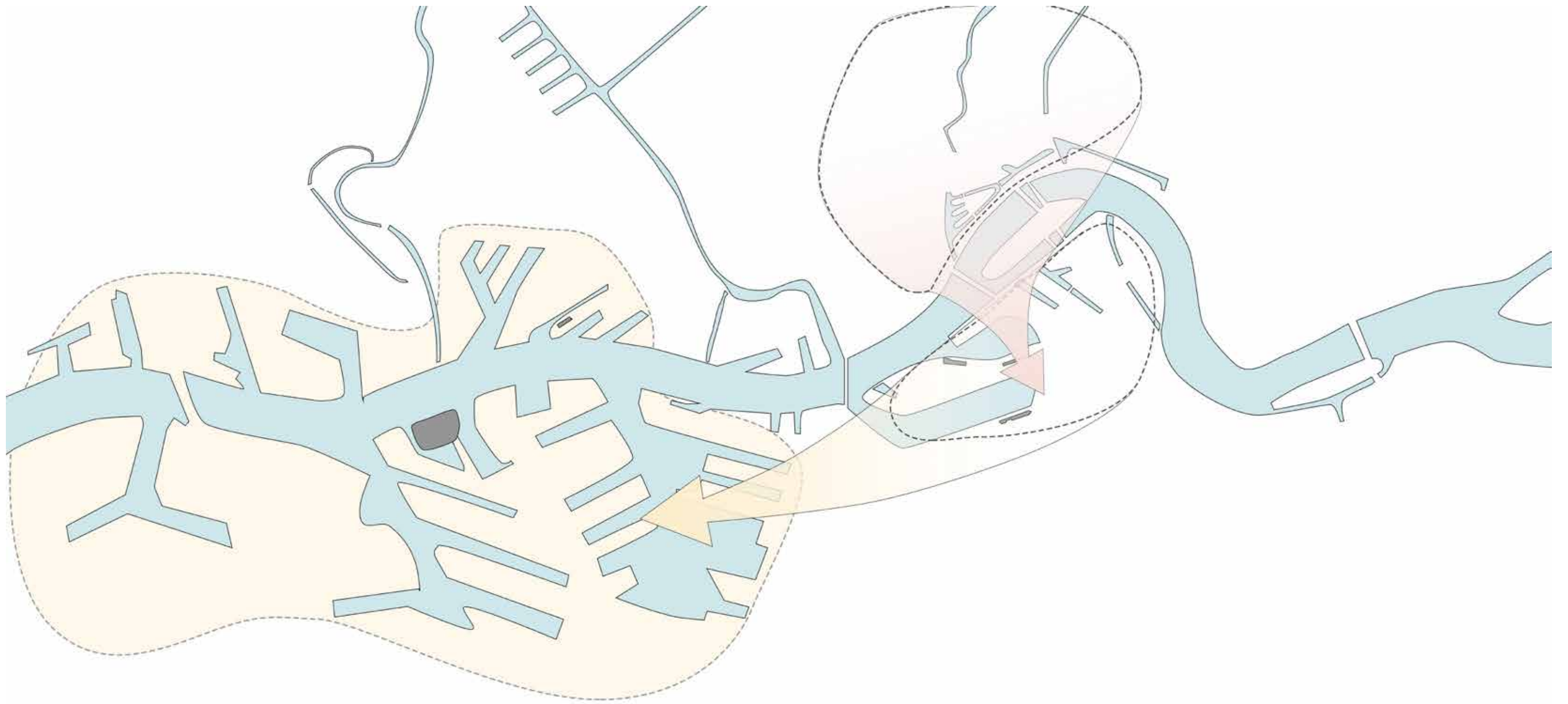


Monolithic concrete structure



Loss of complex value, no longer in use

The inciting incident



Harbour area moving towards the west



Functions 2025

- | | | |
|--|--|--|
| ■ water | ■ opportunity peaceful urban living | ■ floating offices |
| ■ green | ■ fruitindustry (transformation to urban area on long term) | ● public facilities and hospitality |
| ■ design location (Katoevenen) | ■ dakpark | ● innovation lab |
| ■ peaceful urban living & urban economy | ■ floating city - peaceful urban living | ● study energy supply |
| | | ● climate campus |

*Changing usage of the area
shifting from industrial to urban*

Act 2:
Resolving the problems

Identifying the important elements

Dreaming of a new life

Requirements

Starting points

Identifying the conflicts

Identifying the important elements

RIEGL X BRAND	AGE	HISTORICAL	USE	NEWNESS	ART	RARITY	BELEVINGS- WAARDE
SURROUN- DING SETTING	<h1>Architecture & Heritage</h1>						
SITE							
SKIN							
STRUCTURE							
SPACE PLAN							
SURFACES INTERIOR							
SERVICES							
STUFF							

Cultural Value assessment matrix

group effort, base provided by the chair of Heritage and Architecture

RIEGL X BRAND	AGE	HISTORICAL	USE	NEWNESS	ART	RARITY	BELEVINGS- WAARDE	
SURROUNDING SETTING	 - Derelict industrial buildings in the area	 - Traces of train tracks - Part of the harbour - Traces of former activity	X	X	X	X	 - Longitudinal pier - Lots of industrial activity - Industrial site	
SITE	 - Traces of removed buildings	 - Traces suggest a complex - The two piers are old crane foundations, showing traces of an old infrastructure - Old partitions of the outside wall still remain	 - The pier is still used similarly, using trucks instead of trains and boats.	X	X	 - The only cotton storage in the Netherlands	 - Strong harbour feel - Free space on either sides - Far view over the water	
SKIN	 - dated appearance - weathered skin and clear signs of erosion and rust	 - traces of formerly present steel bridges and holes on skin and gallery's - still present original texts on walls and doors, which tell functionality and division	 - Skin is designed in order to create maximum usability for its original function	X	X	 - Deliberate lining and suggestion of hardstone decoration around windows as a reference to dwelling architecture in Rotterdam in the beginning of the 20th century	 - Repetition in skin is key factor in historic and contemporary experience the Katoenveem	
STRUCTURE	 The abrasion on the free standing columns in the halls is the evidence of the operating years of the Katoenveem.	 The dilatation between any two adjacent compartments is a special design for the inflammable goods, cotton.	 The structure of the building is directly linked to the original use of the building	 Northern orientation of skylights provide indirect sunlight. It prevented cotton from overheating. In redeveloping skylights can be used to create pleasant indoor climate.	X	X	 Building in construction. The structure of the building is one of the earlier and rare examples of Hennebique reinforced concrete system used on a cotton warehouse.	 Structure is very striking and present in the building and largely determines the experience
SPACE PLAN	X	 The five parallel compartments are placed along the pier. The efficiency of waterway and railway transportation, and the storage of cotton was the primary reason of the space plan layout.	 With a little restoration, the huge, tall space of each compartment has the potential to be used for many purposes, such as warehouse, art studio, sports fields, church, etc.	X	X	 The five separated compartments for cotton (upper drawing) are interconnected by the walkways and outdoor galleries for workers (lower drawing).	 Without the piles of cotton bales that used to occupied the space, each compartment is a huge, cold, static space with major light source from above, making the space solemn and silent.	
SURFACES INTERIOR	 - dated appearance - damages of use and cotton bale movement - weathered surfaces and clear signs of erosion and rust on walls, structures, doors and windows	 - Traces of wooden formwork display the way the building was manufactured	X	X	X	X	 - sacred atmosphere through color and materialisation (like bright white paint and texture as in some churches)	
SERVICES	 Present original equipment and systems, like the conveyor, lights, fans, pulley and travellers suggest traces of a past life. Eventhough the decay has occurred the parts that remain give an historic inside.	 All original equipment and systems such as the total plan of serving as cranes, conveyor, lights, fans, bridges, water tower, pipes, sprinkler, cart and pulley are referring to the for its time advanced functionality of the building as cotton warehouse.	 Since present systems and equipment still have a potential of use, parts could be serving future programming of the building. Lights by electricity and armatures, natural ventilation by fans through wind, transport and carrying of stuff along the kept conveyor.	X	X	 The innovative firesystem along with water storage and keeping it on pressure to safeguard against fire through sprinklers of the ginnel type, invention for its period an improvement for the service of its functionality	 By the present original equipment and systems suggest traces of past life and existence of a worker's process, there is a chance and imagination of movements	
STUFF	X	X	X	X	X	X	X	

Cultural Value assessment matrix

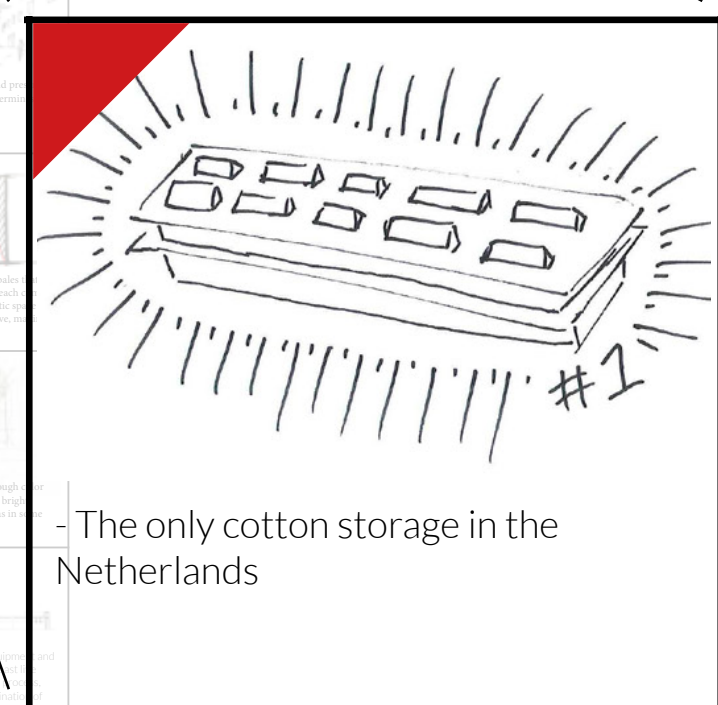
group effort, base provided by the chair of Heritage and Architecture

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SURFACES INTERIOR	 dated appearance damages of use and cotton bale movement weatherworn surfaces and clear signs of erosion and rust on walls, structures, doors and windows	 Traces of wooden formwork display the way the building was manufactured	X	X	X	X	 sacred atmosphere through color and materialization (like bright white paint and texture as in some churches)	
SERVICES	 Present original equipment and systems, like the conveyor, lights, fans, pulley and travellers suggest traces of a past life. Even though the decay has occurred the parts that remain give an historic inside.	 All original equipment and systems such as the total plan of serving as cranes, conveyor, lights, fans, bridges, travellers, watertower, pipes, sprinkler, cart and pulley are referring to the for its time advanced functionality of the building as cotton warehouse.	 Since present systems and equipment still have a potential of use, parts could be serving future programming of the building. Lights by electricity and armatures, natural ventilation by fans through wind, transport and carrying of stuff along the kept conveyor.	X	X	 The innovative firesystem along with water storage and keeping it on pressure to safeguard against fire through sprinklers of the girnet type, investive for its period an improvement for the service of its functionality	 By the present original equipment and systems suggest traces of past life and existence of a worker's process, there is a chance and imagination of movements	
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SURFACES INTERIOR	 dated appearance damages of use and cotton bale movement weatherworn surfaces and clear signs of erosion and rust on walls, structures, doors and windows	 Traces of wooden formwork display the way the building was manufactured	X	X	X	X	secret atmosphere throughout and materialization (like bright white paint) of texture as in some churches	
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STUFF	X	X	X	X	X	X	X	



- The only cotton storage in the Netherlands

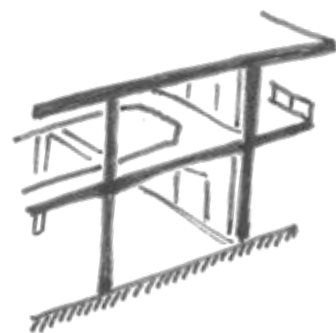
Cultural Value assessment matrix

group effort, base provided by the chair of Heritage and Architecture

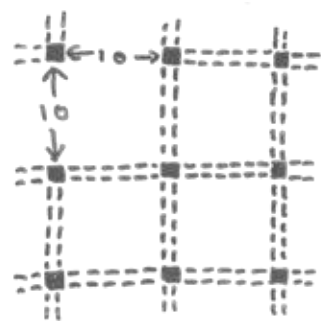


Functionally
designed

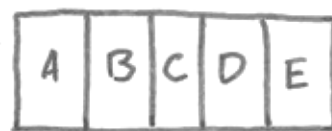
Character of the building



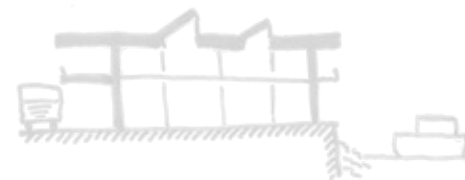
Monolithic concrete structure



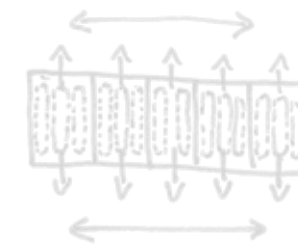
Grid structure



Compartments



Tranquil experience inside



Transverse circulation inside



Industrial materialisation



Introvert character



Functionally designed



Horizontal lines on the building



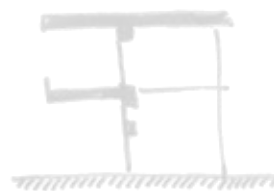
Original services



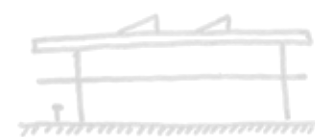
Strong relationship with water



Longitudinal building along the pier



Overhanging balconies & roof

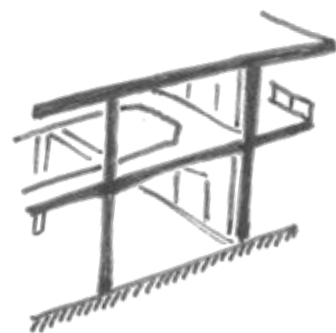


No human scale

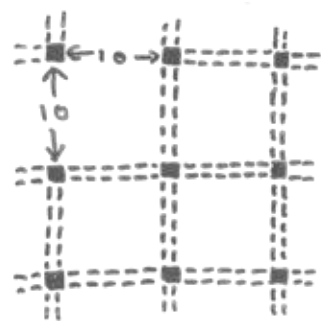


Missing elements

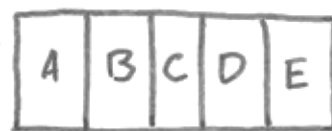
Character of the building



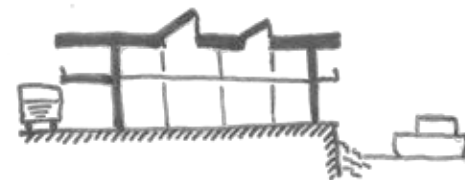
Monolithic concrete structure



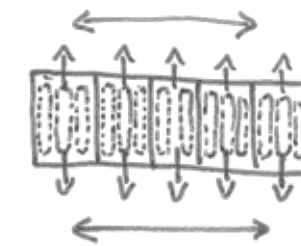
Grid structure



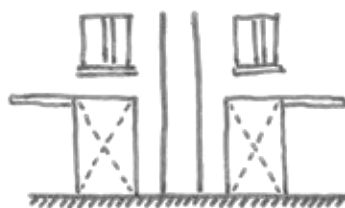
Compartments



Tranquil experience inside



Transverse circulation inside



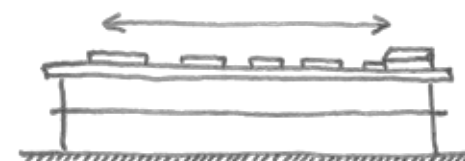
Industrial materialisation



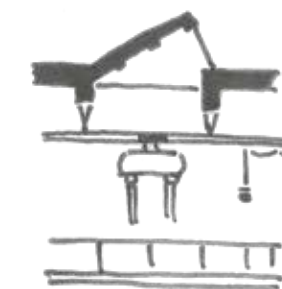
Introvert character



Functionally designed



Horizontal lines on the building



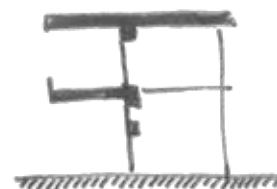
Original services



Strong relationship with water



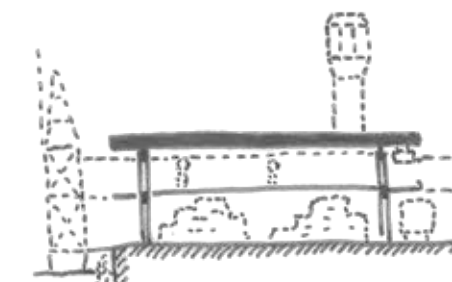
Longitudinal building along the pier



Overhanging balconies & roof



No human scale



Missing elements

Character of the building

Dreaming of a new life



More *activity*
and *innovation*

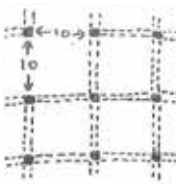
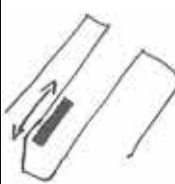
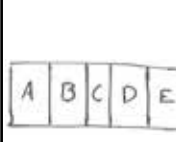
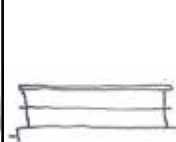




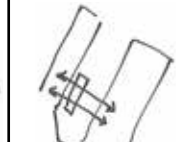

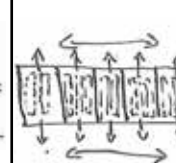



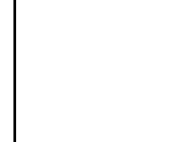



More *culture*
and *possibilities*



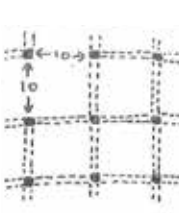

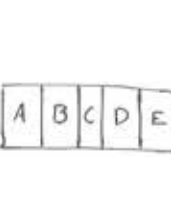

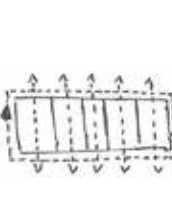

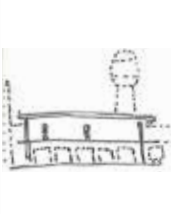
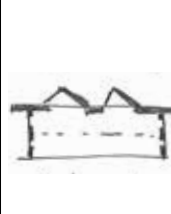
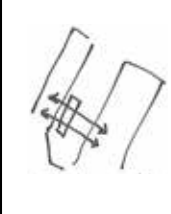
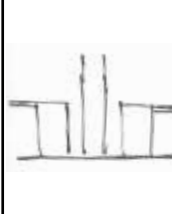
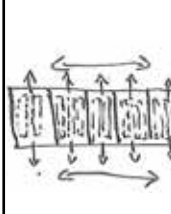
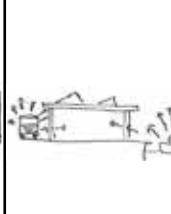
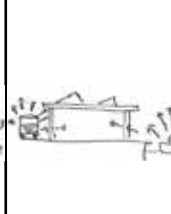
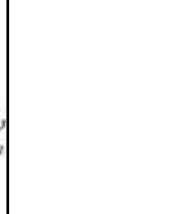

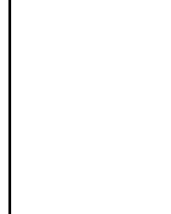
A large scale
events terrain

Which function fits with the building?

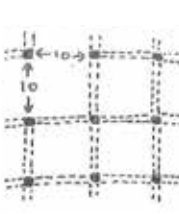

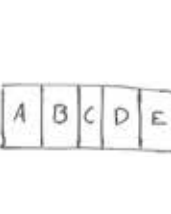

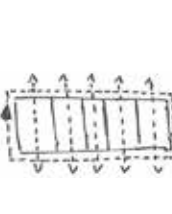

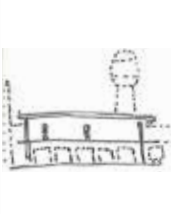
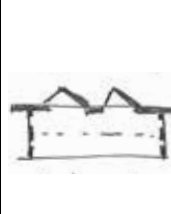
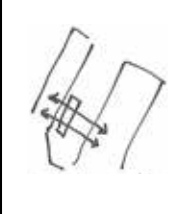
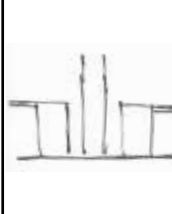
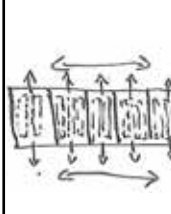
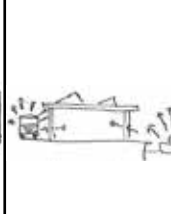
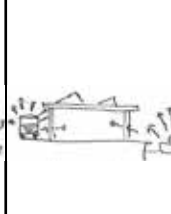
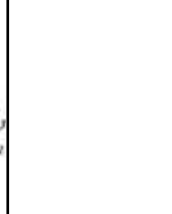

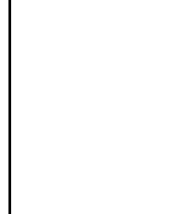
Function \ Character	 Grid	 Longitudinal building	 Compartments	 Low rise	 Original transverse routing	 Original services	 Missing elements	 Introvert character	 Relationship with water	 Industrial materialisation	 Functional design	 Tranquil experience	 Loud & dangerous site	 Changing environment	 Necessity at location	 Suitable at location
Festival site																
Art cluster																
Theatre																
Music venue																
Museum																
Housing																
Education																
Healthcare																
Wellness																
Industry																
Offices																
Research																
Municipality																

Function & Character

Which function fits with the building?

Character																
Function	Grid	Longitudinal building	Compartments	Low rise	Original transverse routing	Original services	Missing elements	Introvert character	Relationship with water	Industrial materialisation	Functional design	Tranquil experience	Loud & dangerous site	Changing environment	Necessity at location	Suitable at location
Festival site	+		++	-	+	++	+	--	+	+	+	-	+	+	++	+
Art cluster	++		++		+	++	+	-	+	+	++	+	+	+	++	++
Theatre	++		++		+/-	++	+	-	+/-	+	+	+	+/-	+	+/-	+
Music venue	++		++		+	+	+	-		+	++	+/-	+	+	-	-
Museum	++		++		+	++	+	+/-		+	++	++	+/-	+	-	+
Housing	+/-	+/-	-		-	-	+	+	++	+	-	+	--	+	+/-	--
Education	+/-	+	+/-		-	+/-	+	+/-		-	-	+	--	+	+/-	--
Healthcare	+/-	+	+/-		-	--	+	+		-	+	+	--	+	-	--
Wellness	+		+/-		+	-	+	++	+	-	-	+	-	+	-	--
Industry	++	+	+		+	--	+	++	++	++	+	-	+	--	-	+
Offices	+		++		+	+	+	-	+	+	+	+	+/-	+	+	+
Research			+		+	-	+	+/-		+	+	+	+/-	+	+/-	-
Municipality			+			--	+	--	+/-	-	-	+	-	+	--	--

Which function fits with the building?

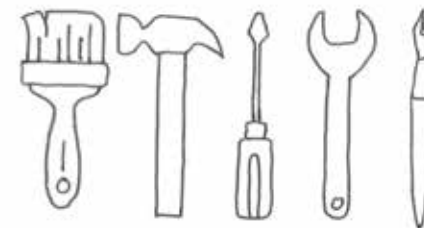
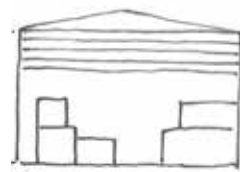
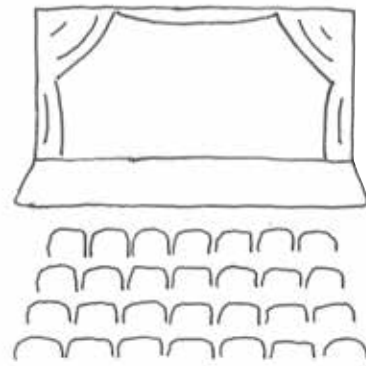
Character																
Function	Grid	Longitudinal building	Compartments	Low rise	Original transverse routing	Original services	Missing elements	Introvert character	Relationship with water	Industrial materialisation	Functional design	Tranquil experience	Loud & dangerous site	Changing environment	Necessity at location	Suitable at location
Festival site	+		++	-	+	++	+	--	+	+	+	-	+	+	++	+
Art cluster	++		++		+	++	+	-	+	+	++	+	+	+	++	++
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Music venue	++		++		+	+	+	-		+	++	+/-	+	+	-	-
Museum	++		++		+	++	+	+/-		+	++	++	+/-	+	-	+
Housing	+/-	+/-	-		-	-	+	+	++	+	-	+	--	+	+/-	--
Education	+/-	+	+/-		-	+/-	+	+/-		-	-	+	--	+	+/-	--
Healthcare	+/-	+	+/-		-	--	+	+		-	+	+	--	+	-	--
Wellness	+		+/-		+	-	+	++	+	-	-	+	-	+	-	--
Industry	++	+	+		+	--	+	++	++	++	+	-	+	--	-	+
Offices	+		++		+	+	+	-	+	+	+	+	+/-	+	+	+
Research			+		+	-	+	+/-		+	+	+	+/-	+	+/-	-
Municipality			+			--	+	--	+/-	-	-	+	-	+	--	--

Which function fits with the building?



Park & Festival Site

Theatre + Backstage area + Creative workspaces + Cafe



The new function

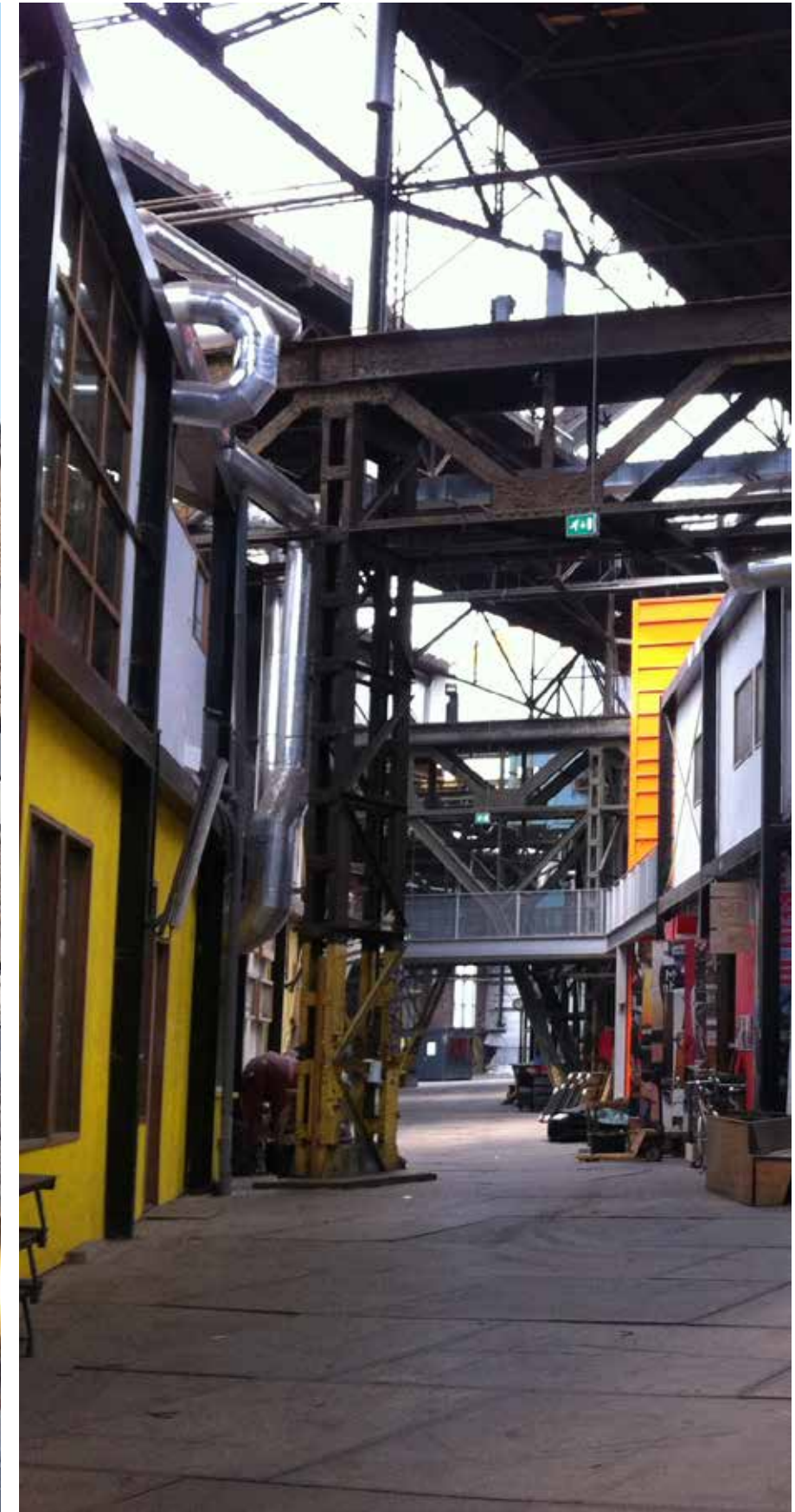
Requirements



*Westergasfabriek,
Amsterdam, NL*



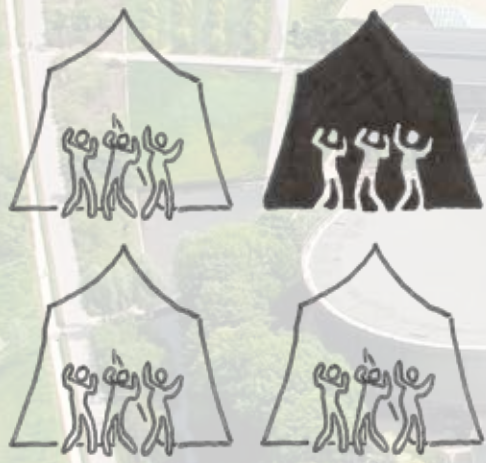
*York Theatre Royal,
York, UK*



*Kunststad NDSM
Amsterdam, NL*



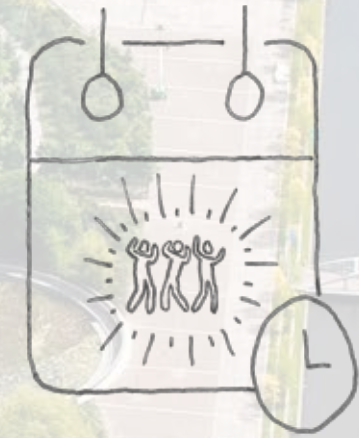
*For the festival and park terrain,
the Westergasfabriek in Amsterdam*



Uniqueness



Multifunctional



Keep it active



Zoning

*For the festival and park terrain,
the Westergasfabriek in Amsterdam*



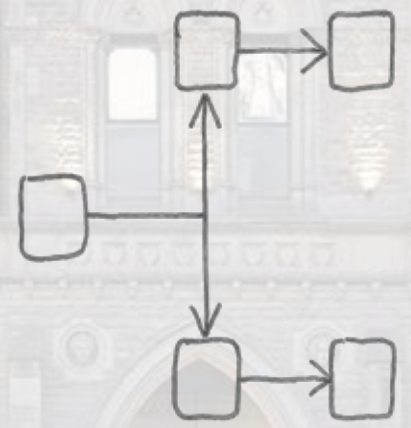
*For the theatre,
York Theatre Royal, in York, UK*



Uniqueness



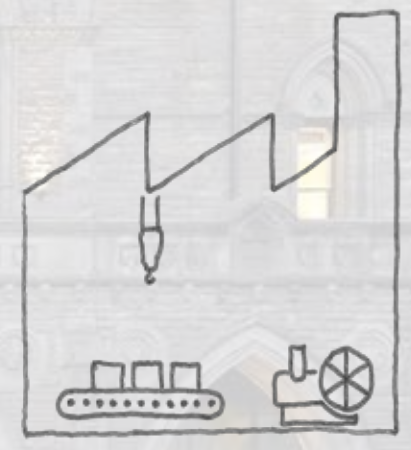
Comfort



Connecting



Multifunctional



Re-use

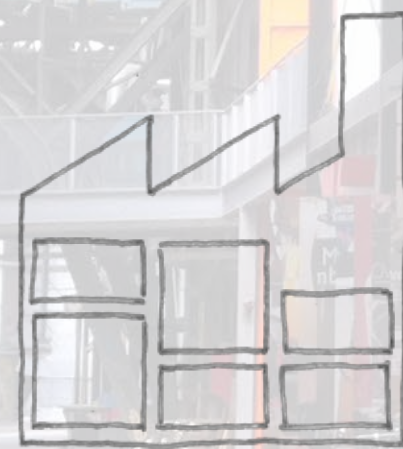
*For the theatre,
York Theatre Royal, in York, UK*



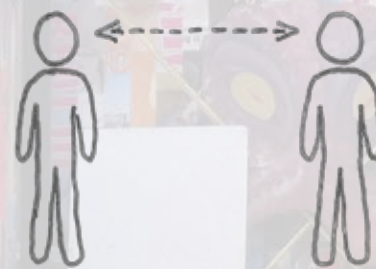
*For the creative workspaces,
NDSM-werf ateliers by Dynamo Architects*



Uniqueness



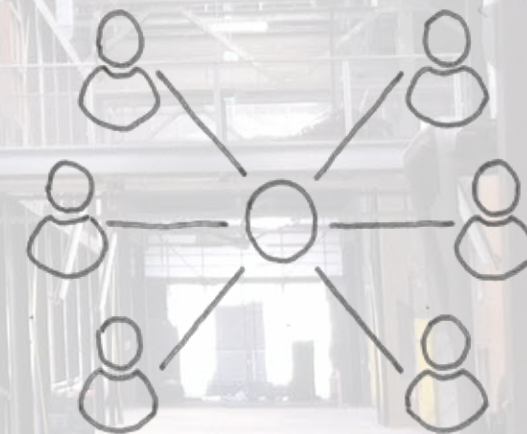
Fit in



Connecting



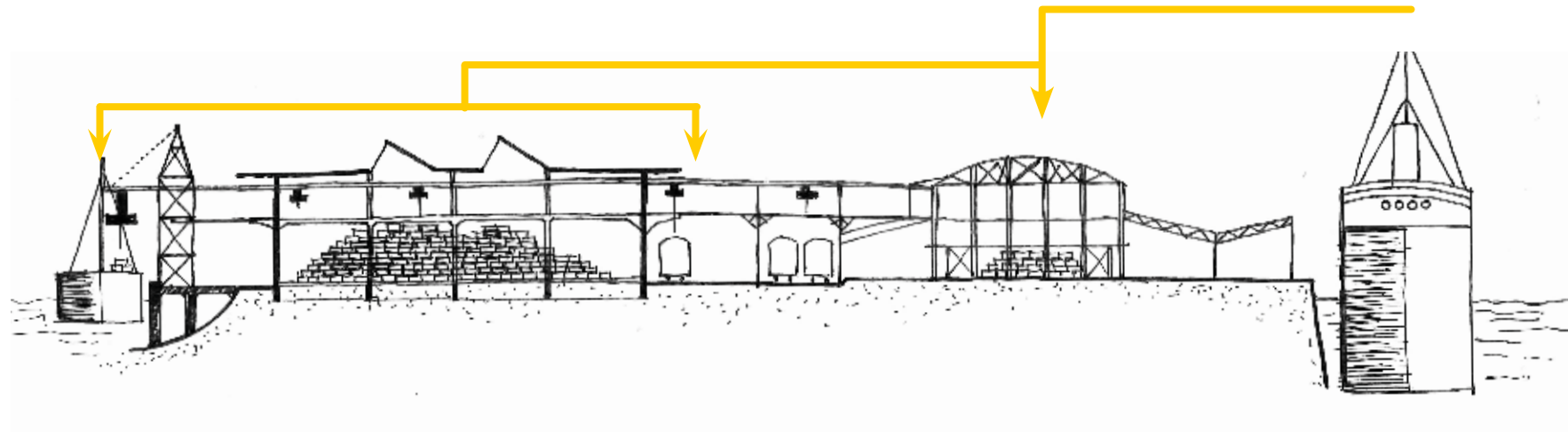
Daylight



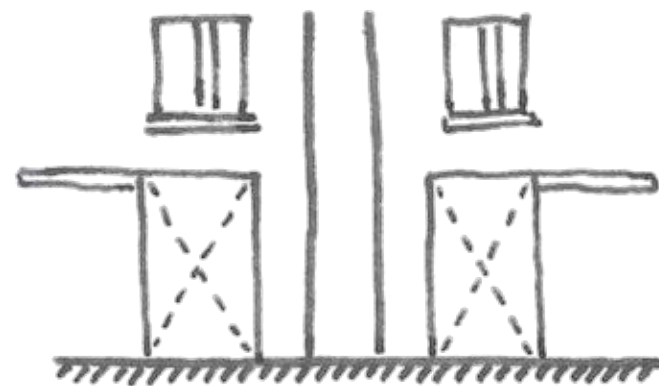
Community

*For the creative workspaces,
NDSM-werf ateliers by Dynamo Architects*

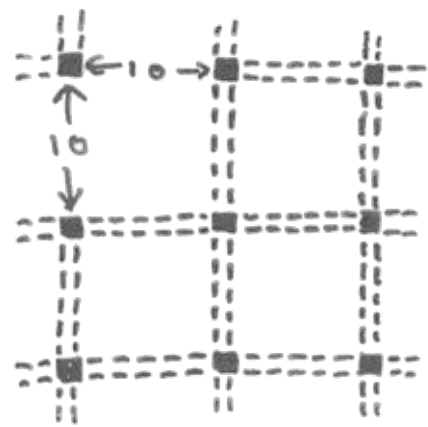
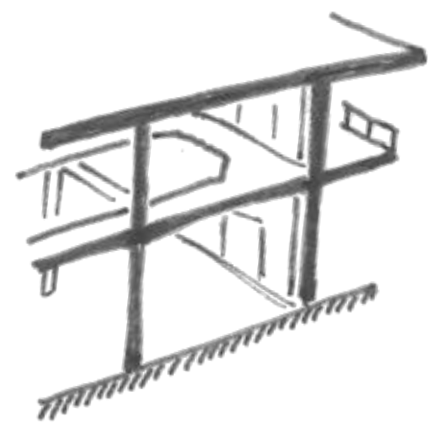
Starting points



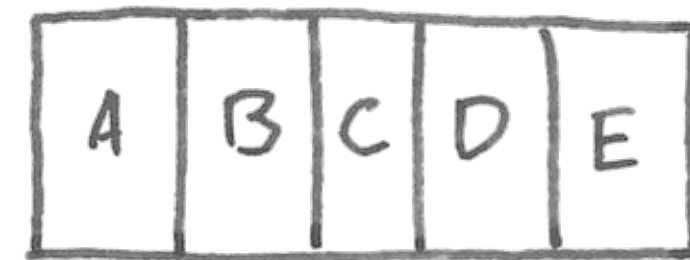
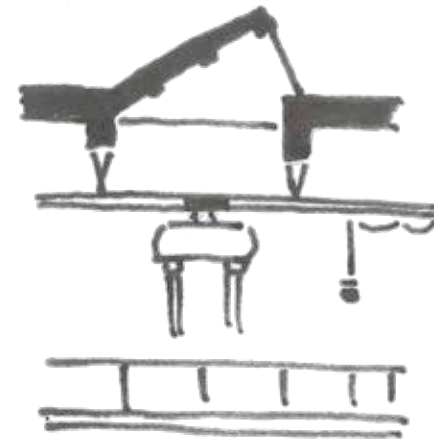
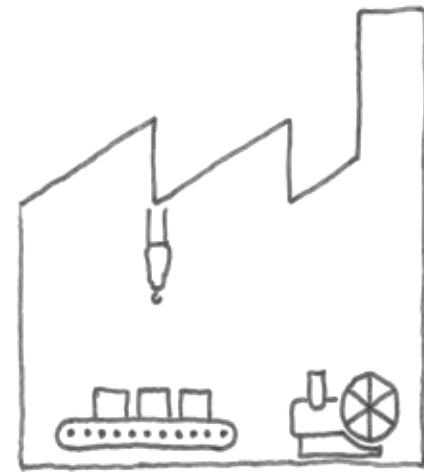
Following the path of the cotton



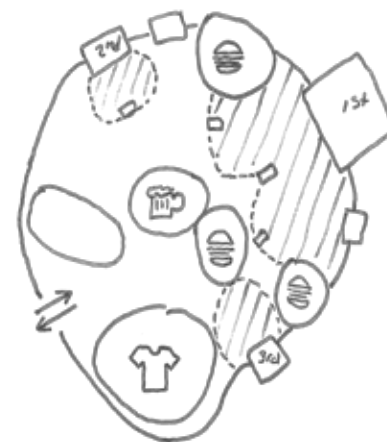
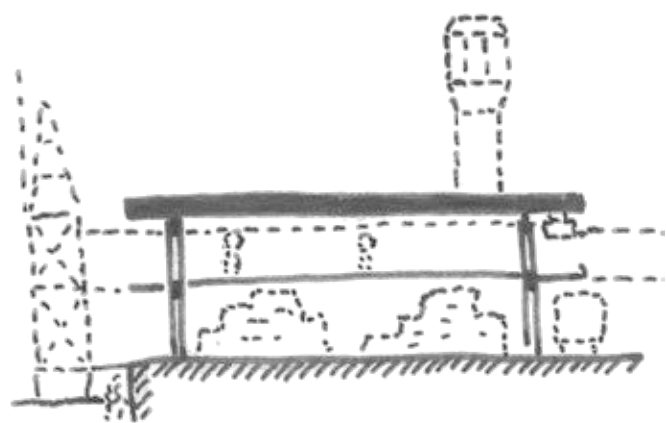
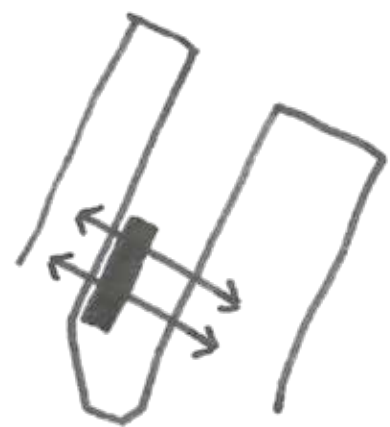
Show the contrast between old and new



*Respect the existing grid, gesturing towards the cotton bails
introducing human scale*



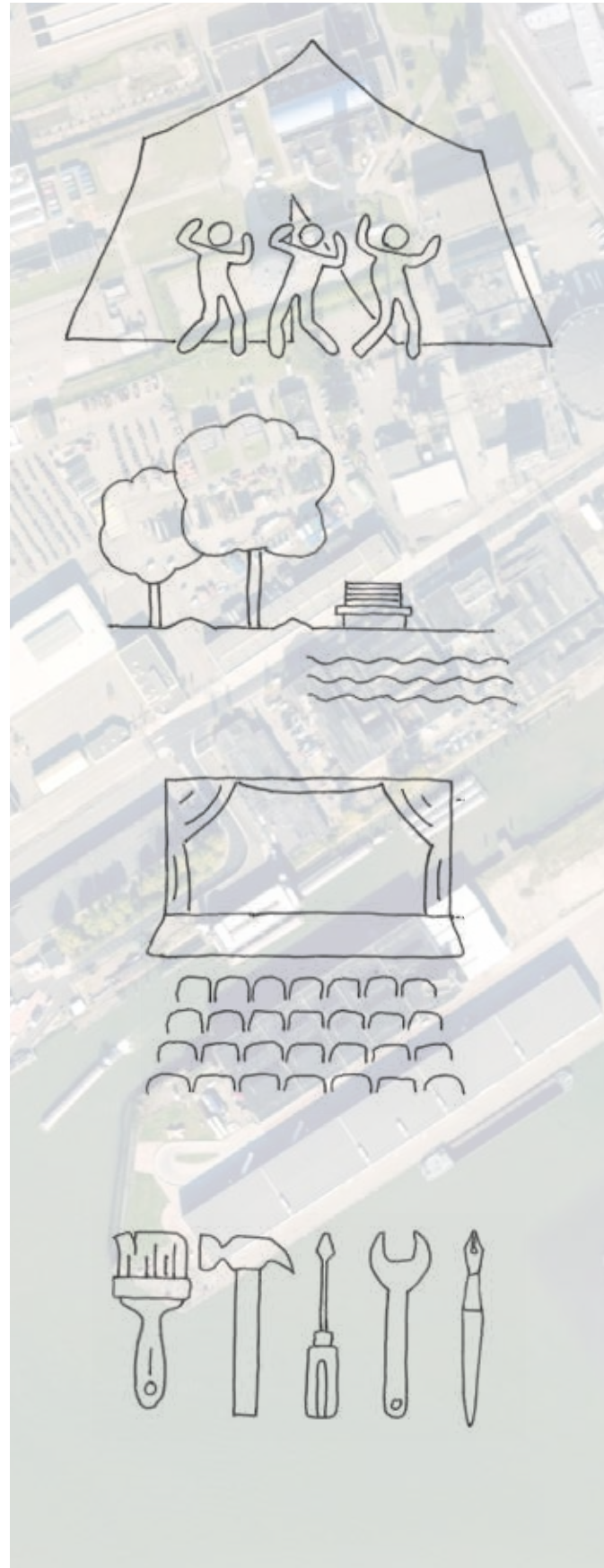
Re-use the existing elements to add to identity



Become a cultural hub for Rotterdam



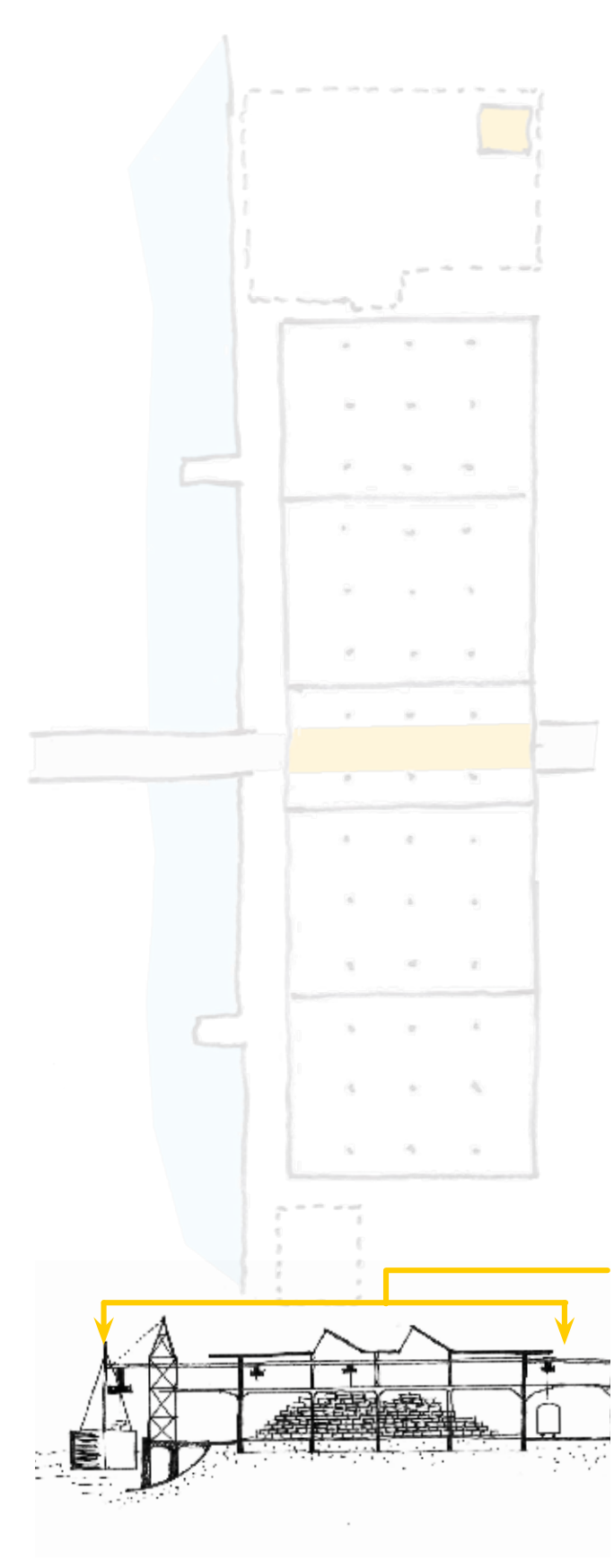
Determined the character



Cultural hub as new function



Determined requirements



Formed a design strategy

Identifying the conflicts





New functions require more daylight





Closed off facade vs public function





Not comfortable





No human scale





The site is not suitable for festivals





How to maintain identity

Design challenge:

How can you adapt a derelict, closed-off cotton warehouse into a new and public function whilst maintaining and adding to the identity

Act 3:
The resolution

Changing surroundings
A changed sense of self
New inner workings
The resolution

Changing surroundings



*Site map of the future situation Katoenveem
illustration by Elmer Pietersma*



*Site map of the current situation Katoenveem
illustration by Joost van den Berge*



Step 1: remove the surrounding buildings



Step 2: introduce a new routing, connecting to the larger urban lay-out



Step 3: separate the island from the mainland, solidifying the hub



Step 4: smooth out the waterfront, adding extra space and green, using soil of previous step



Step 5: accentuate the pier to create zones on land and on water



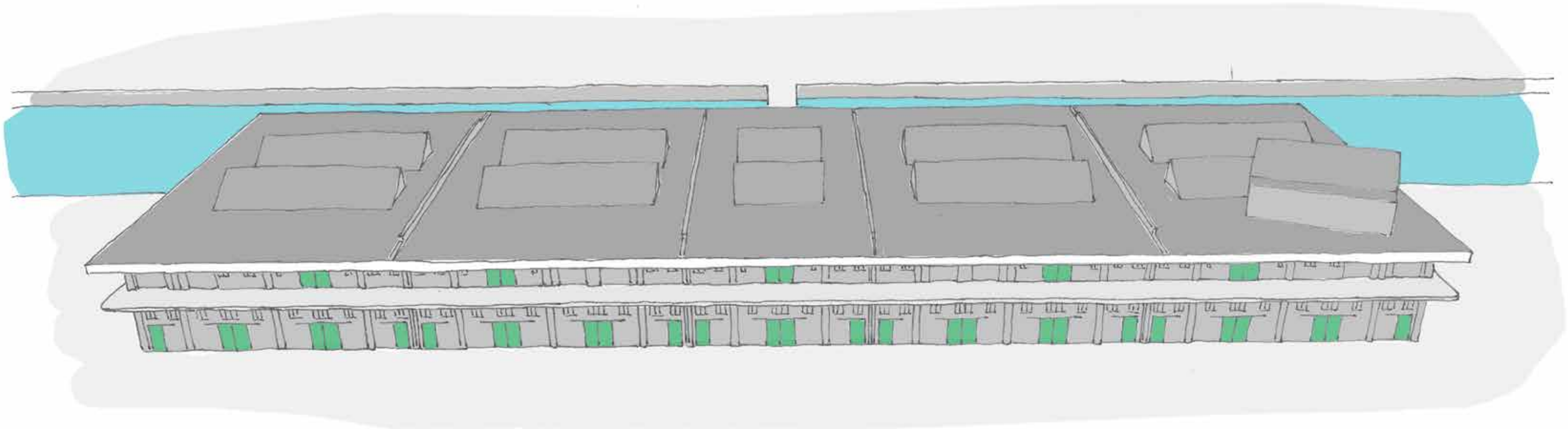
Site map future situation Katoenveem - Park



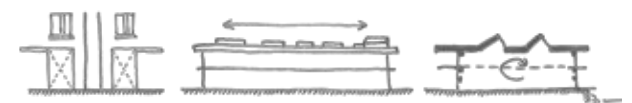
Site map future situation Katoenveem - Festival

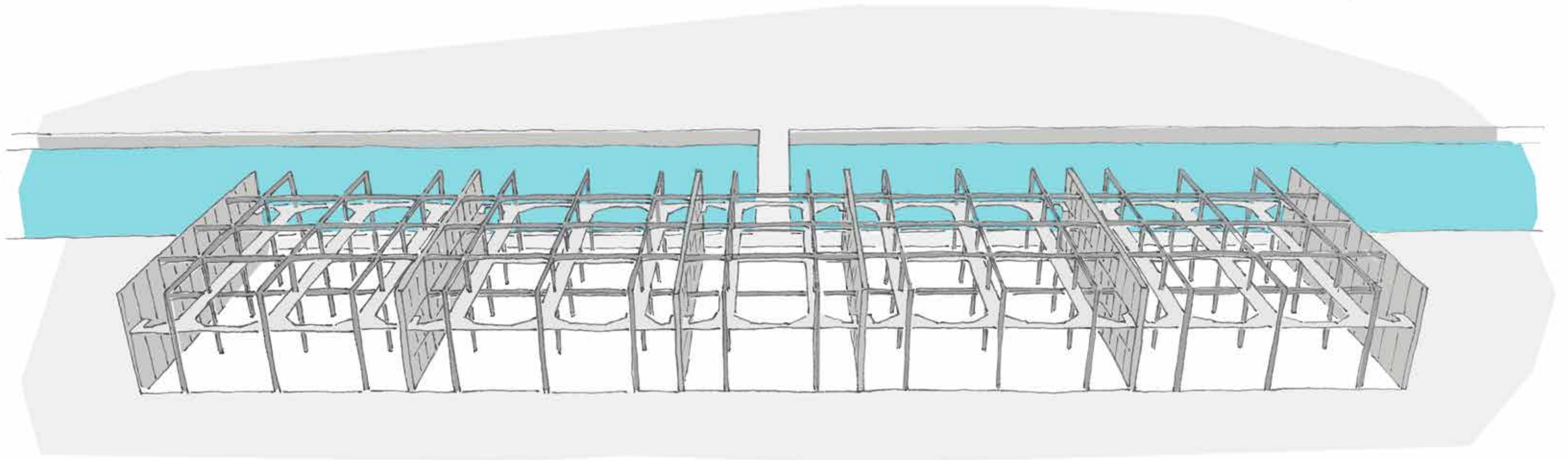


A changed sense of self



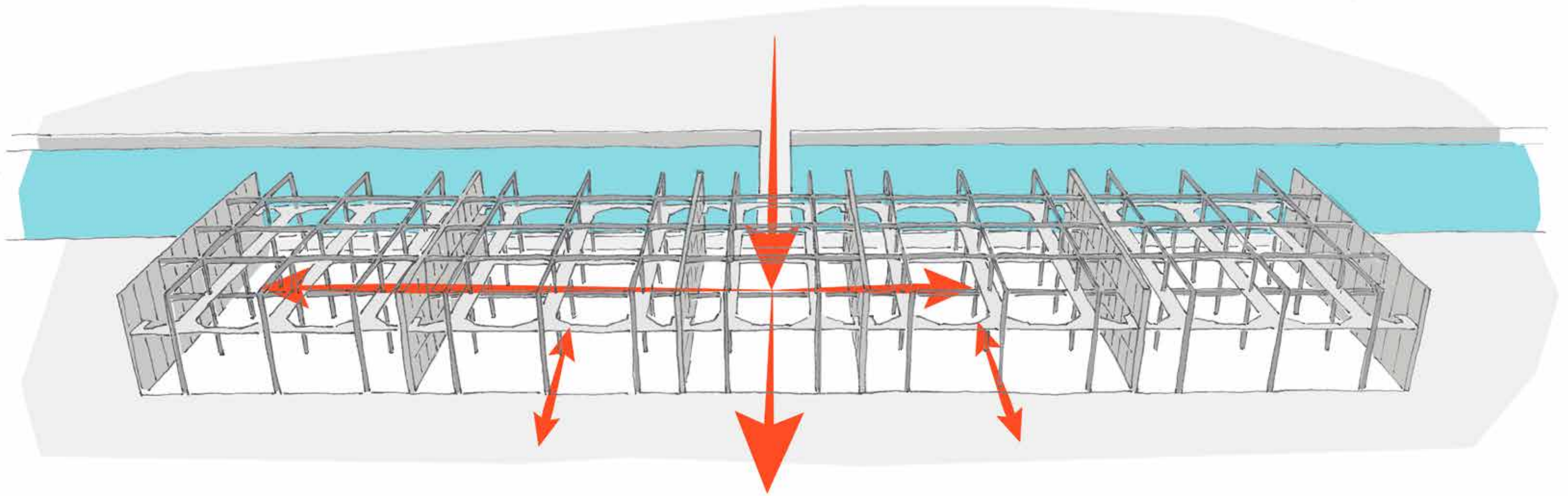
Existing facade





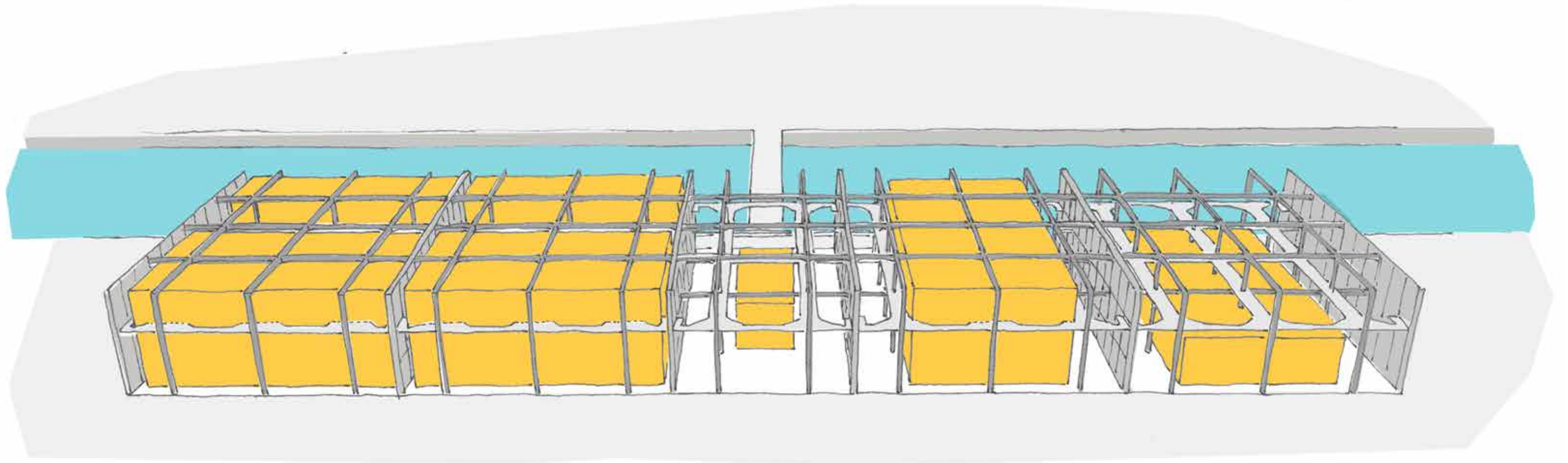
Existing structure



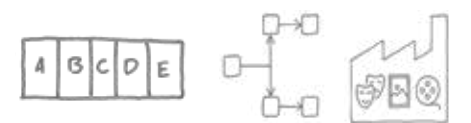


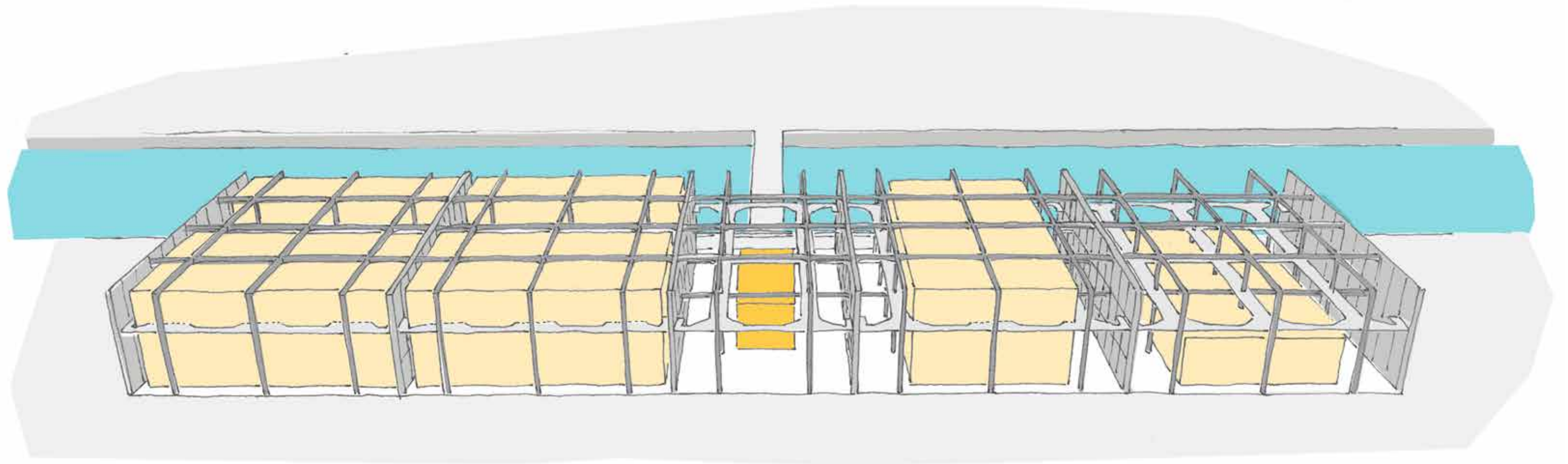
Introducing new routing



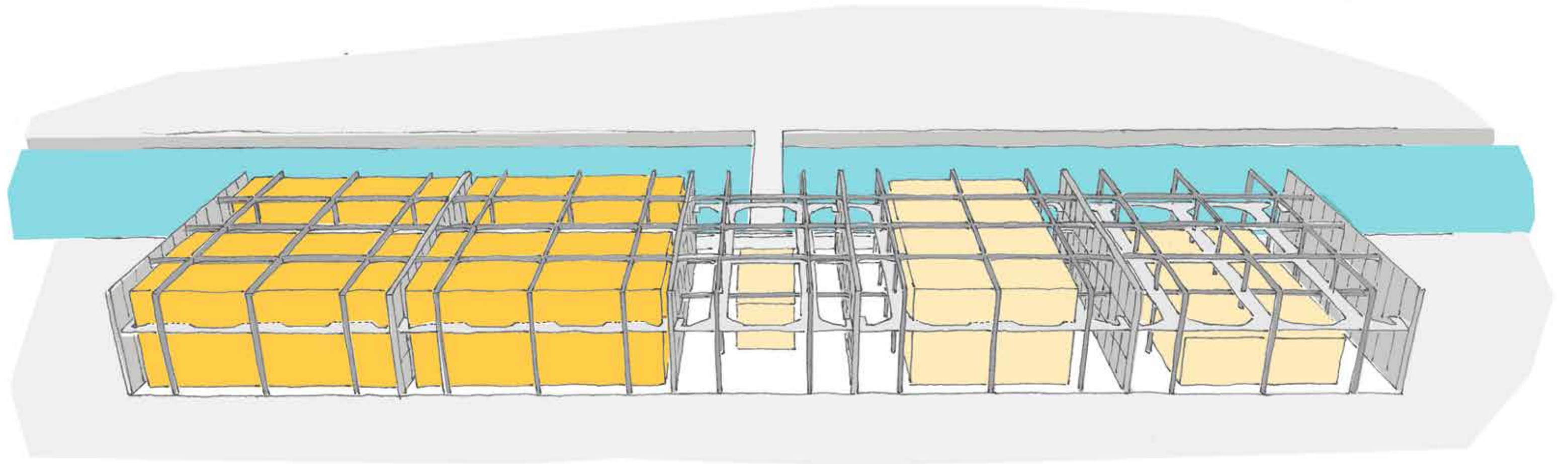


Placing program on the new routing

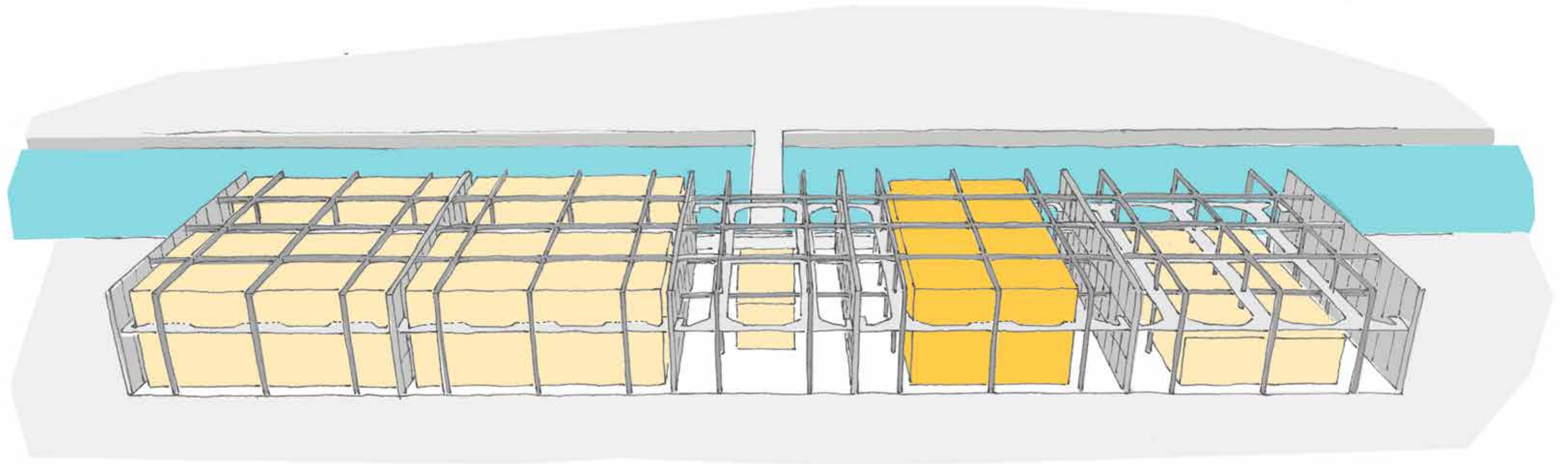


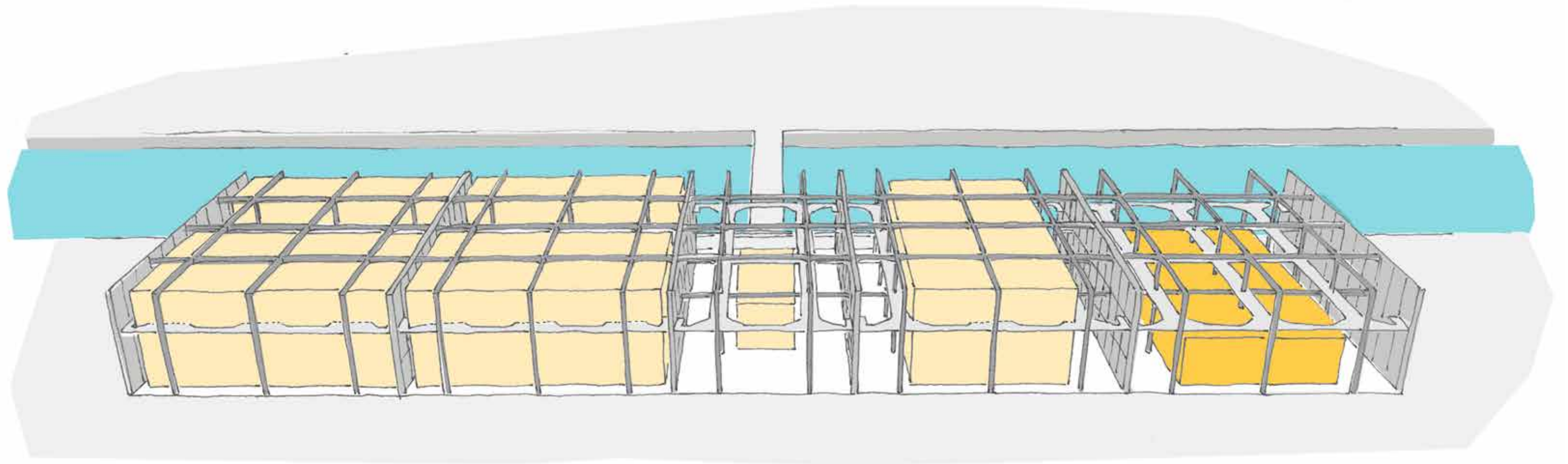


Entrance area

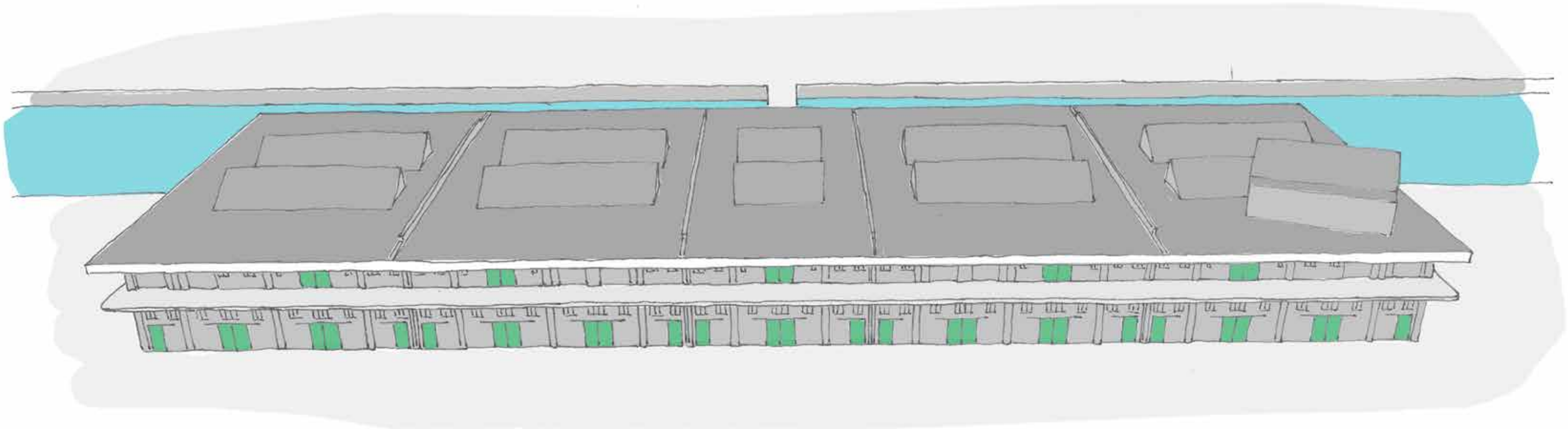


Workspaces

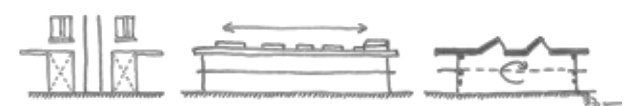


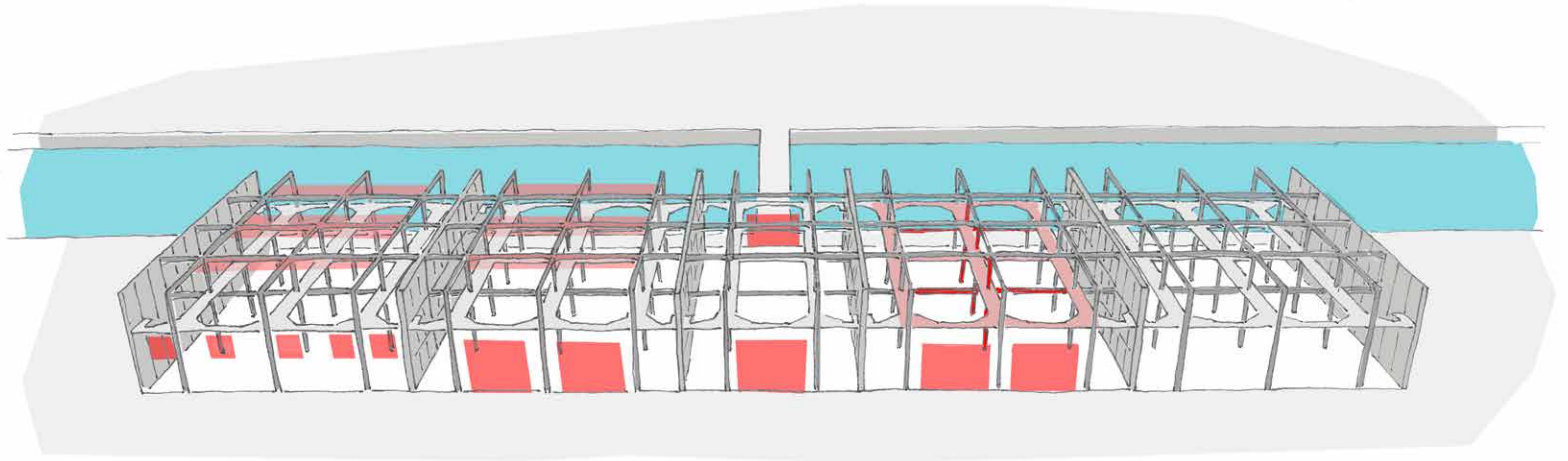


Backstage area



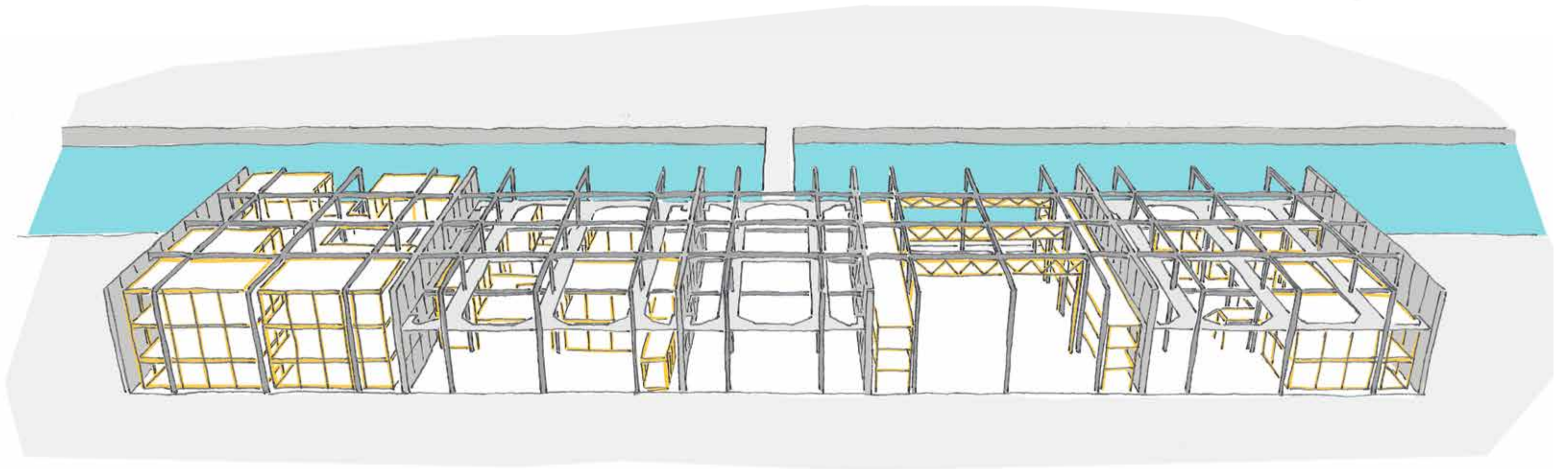
Existing facade





To allow for the new functions, these elements need to be removed

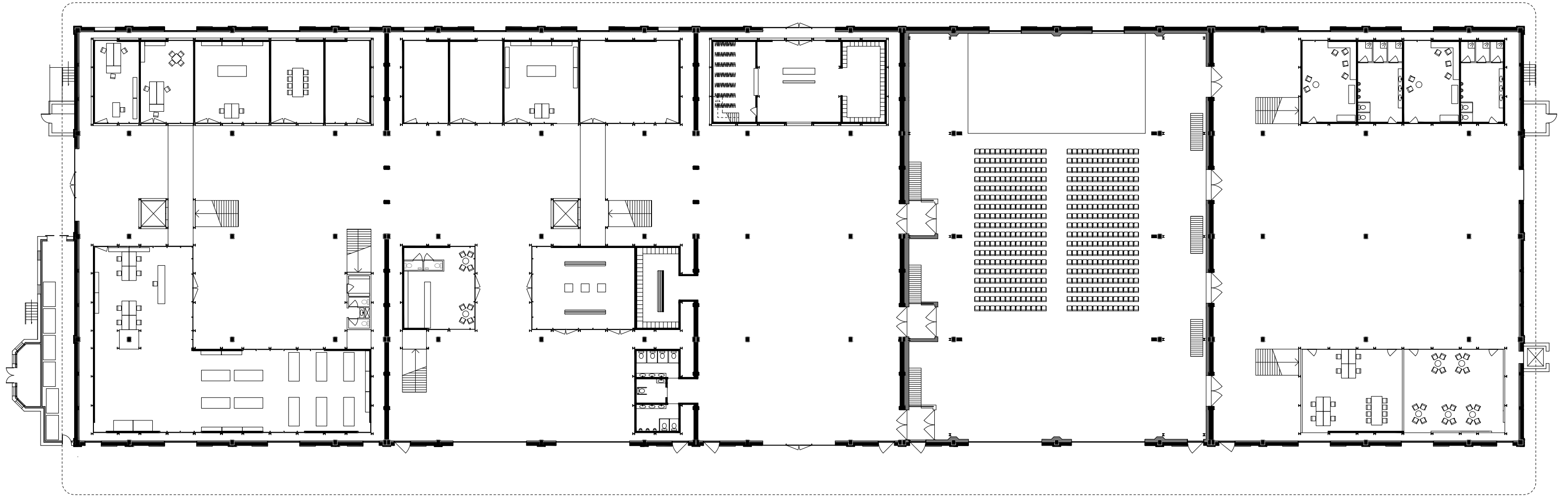


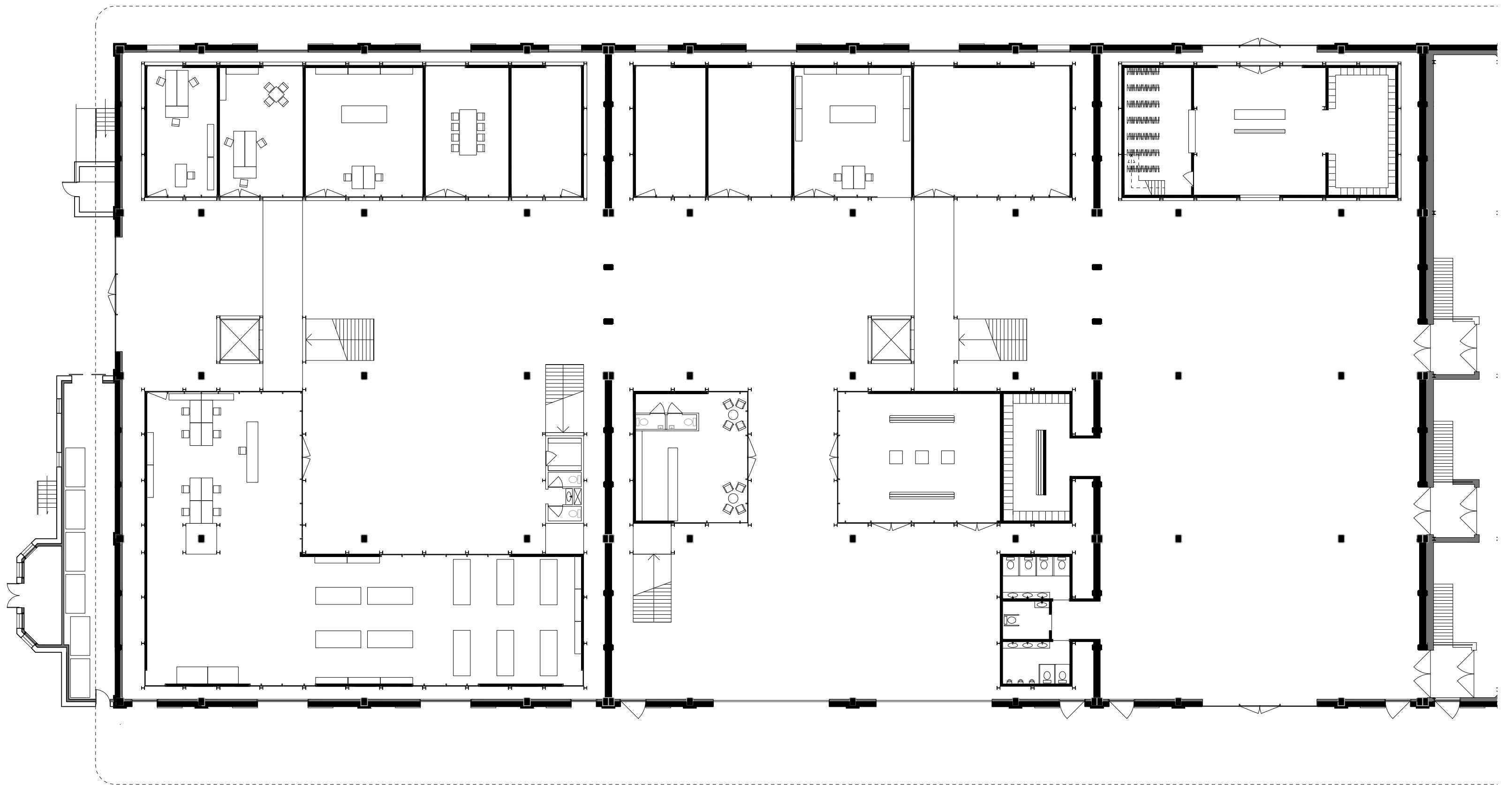


Supporting the new program, these new structures will be introduced



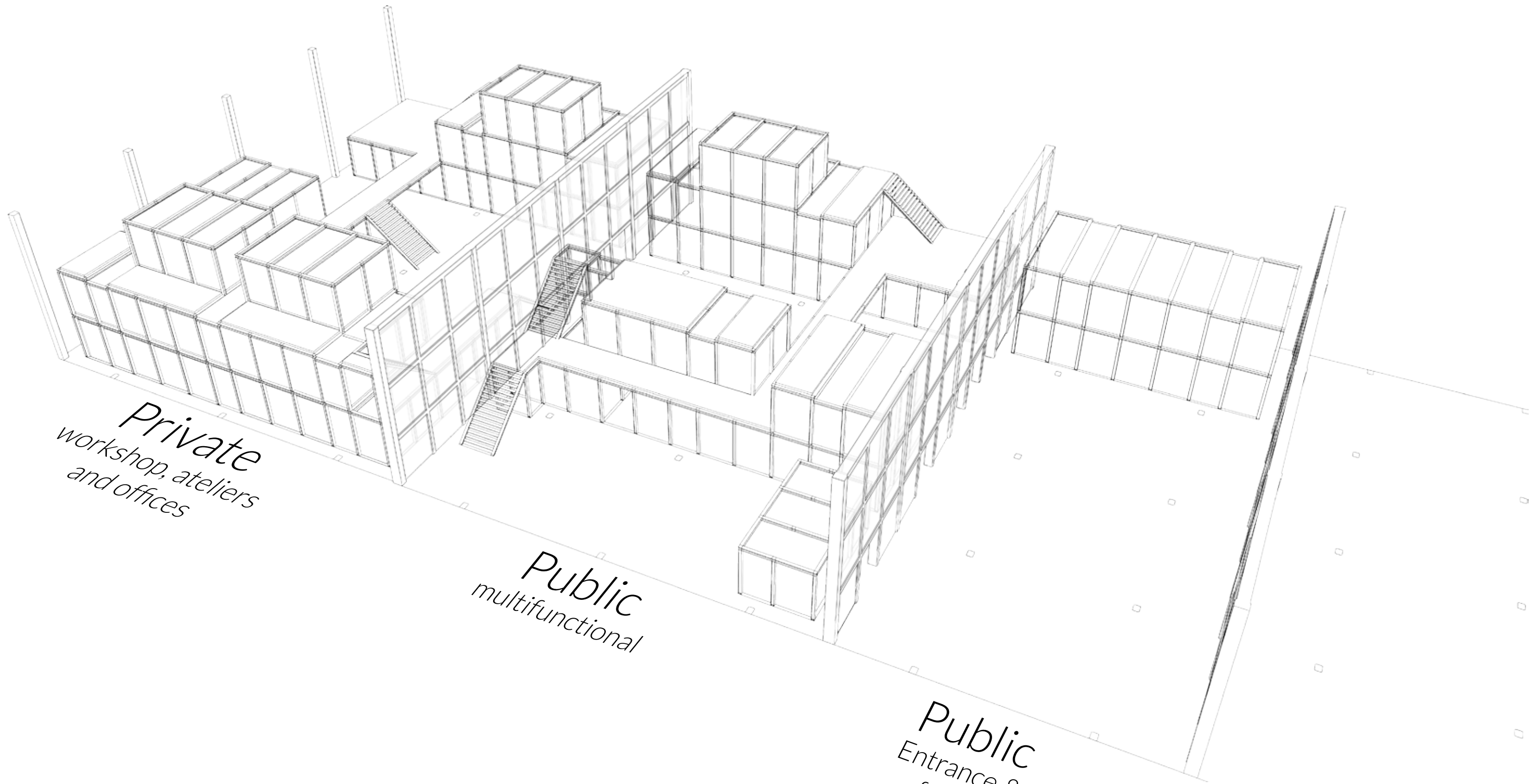
New inner workings





Ground floor



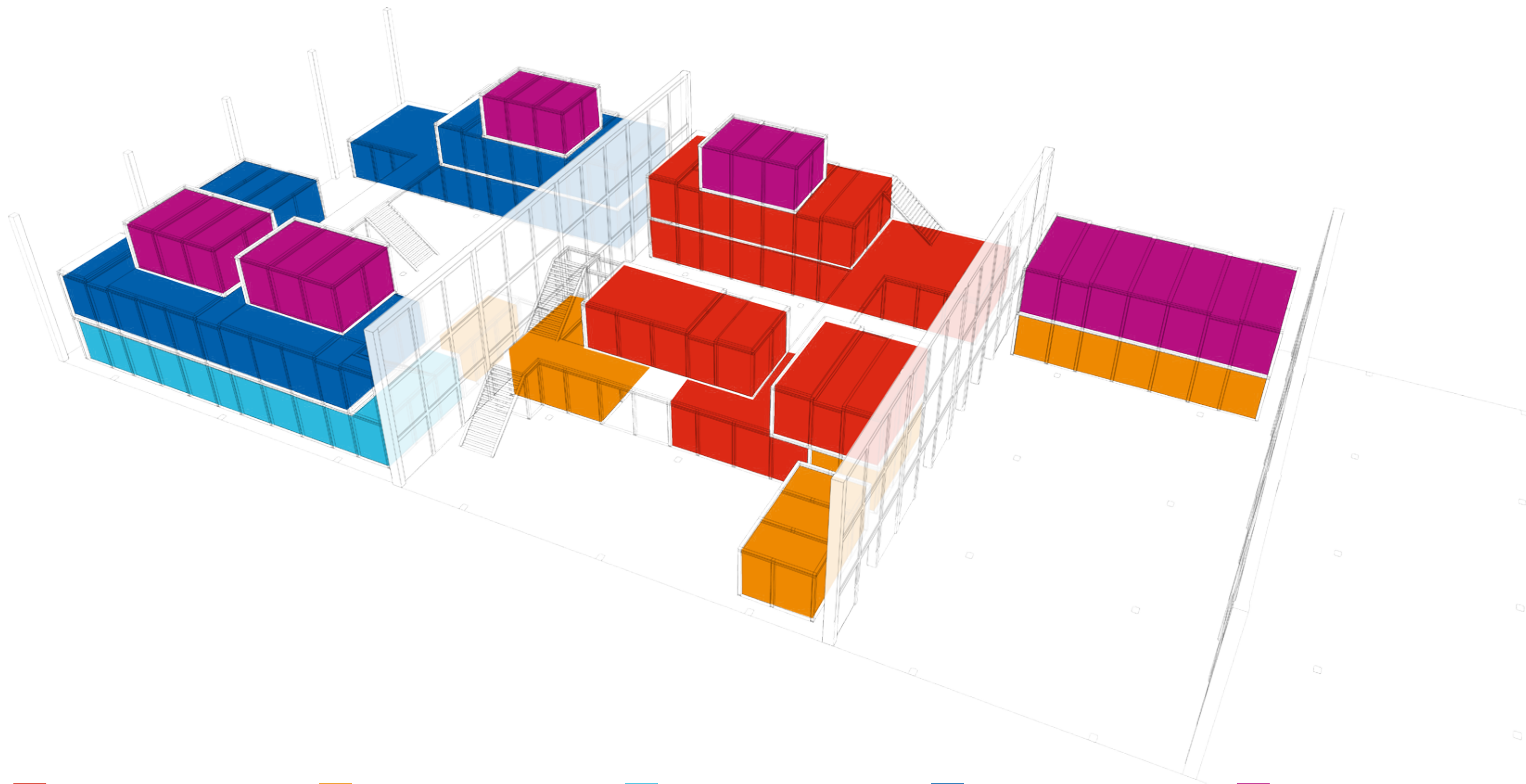


Private
workshop, ateliers
and offices

Public
multifunctional

Public
Entrance &
foyer

Public
Theater



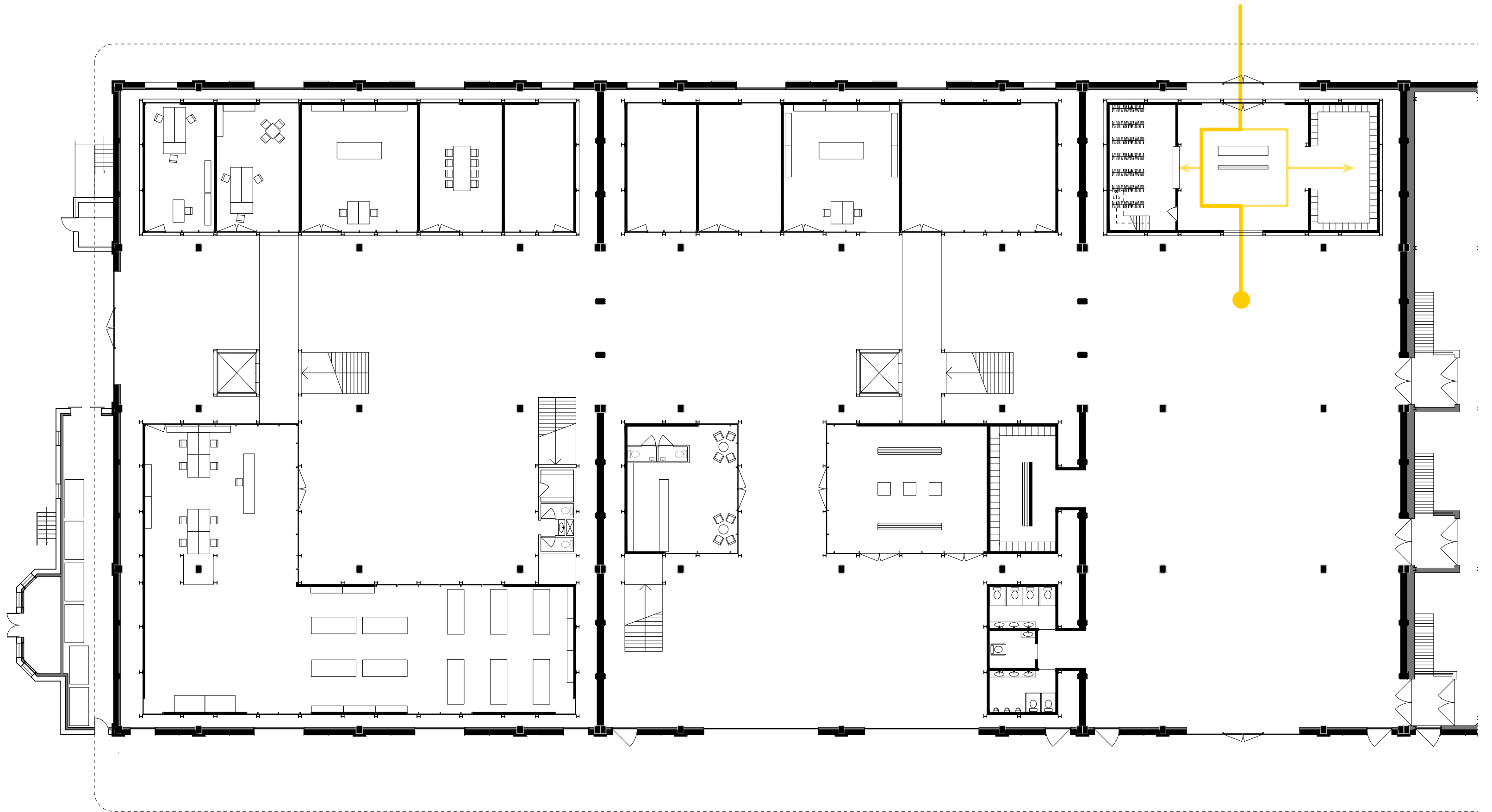
Multifunctional:
*studios, exhibition spaces,
meeting spaces*

Communal:
*entrance, lockers, cafe,
cloakroom, toilets*

Communal workshop

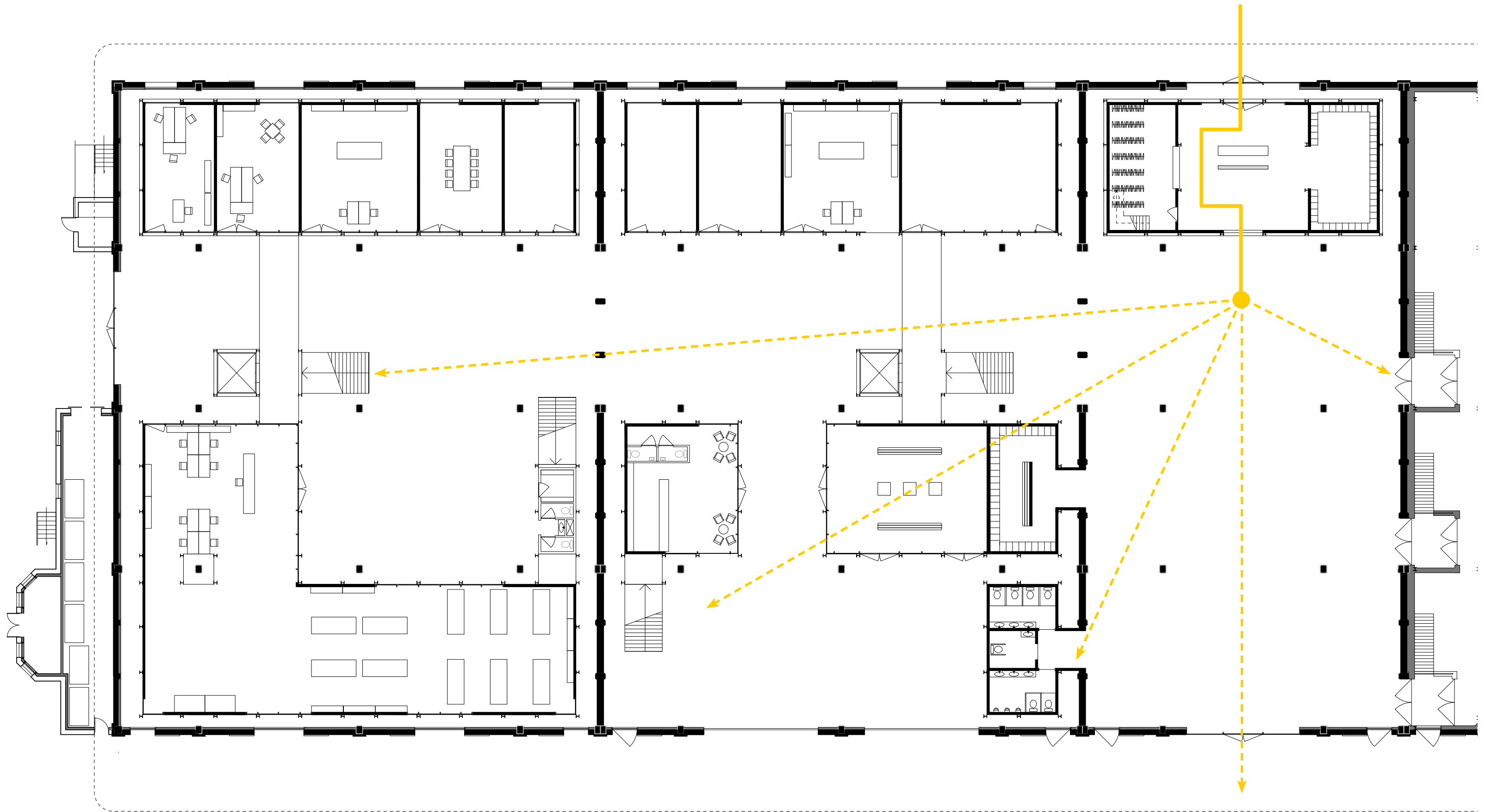
Ateliers

Offices



Ground floor

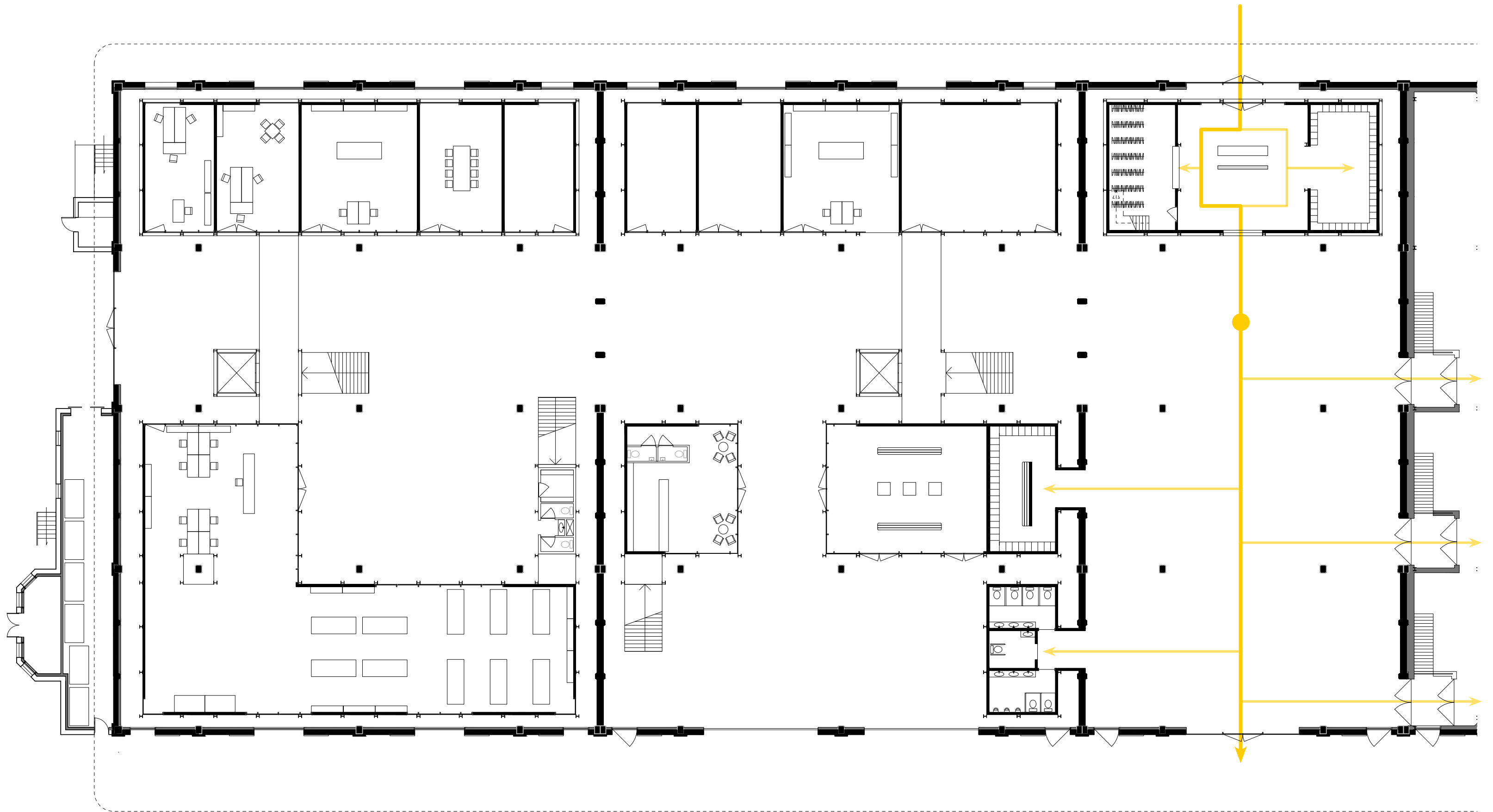




Ground floor

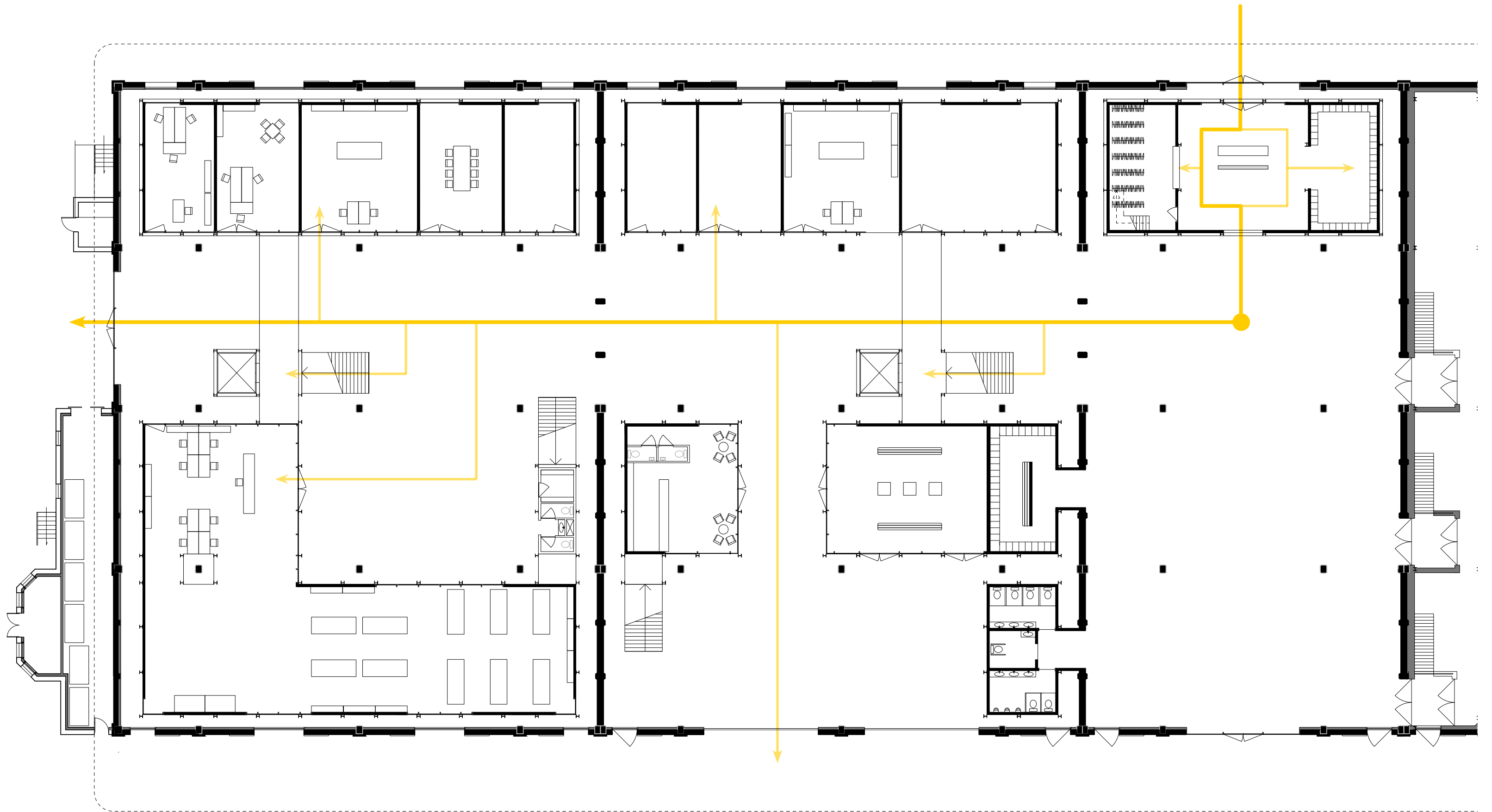
123





Ground floor

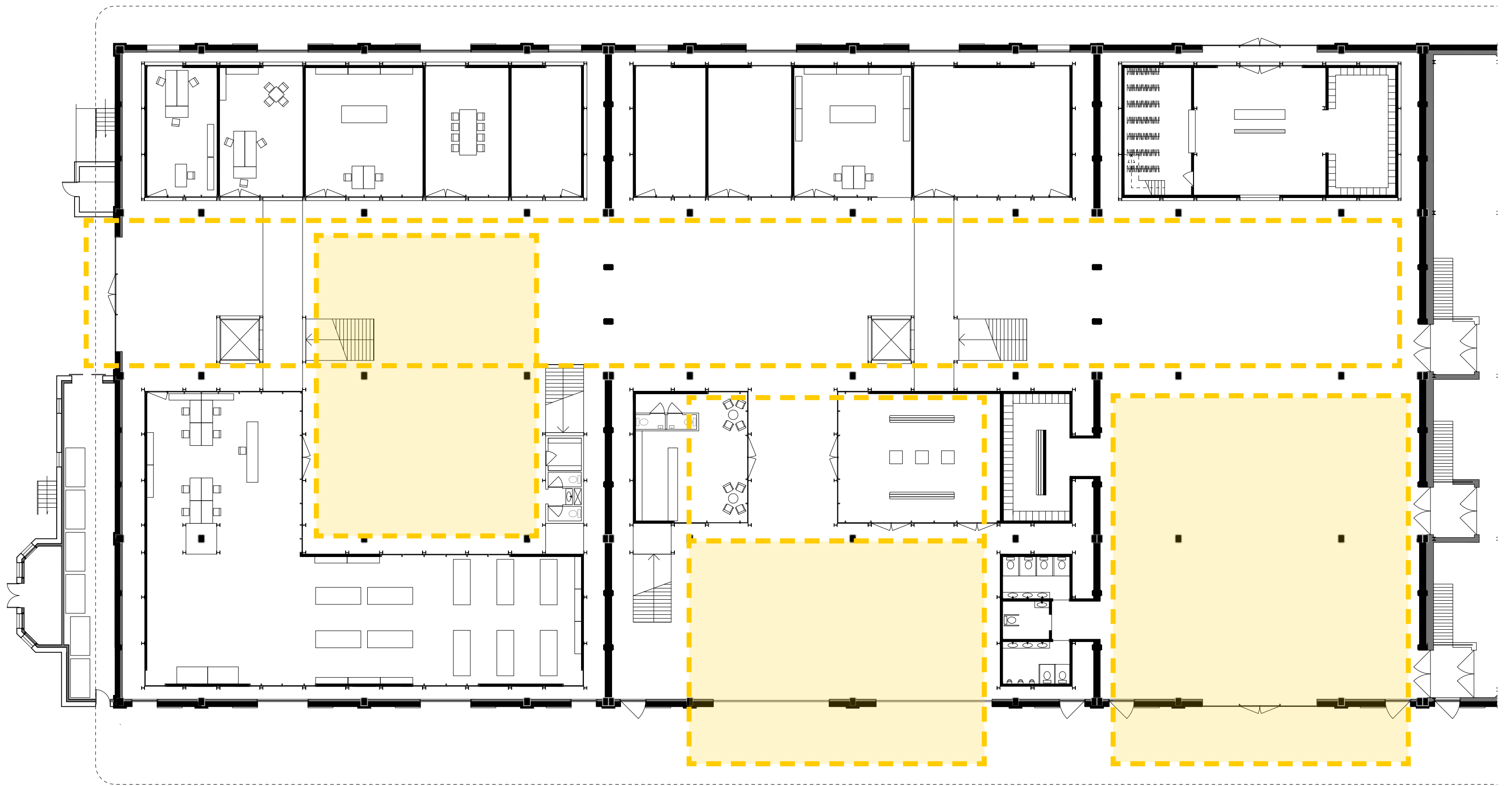




Ground floor

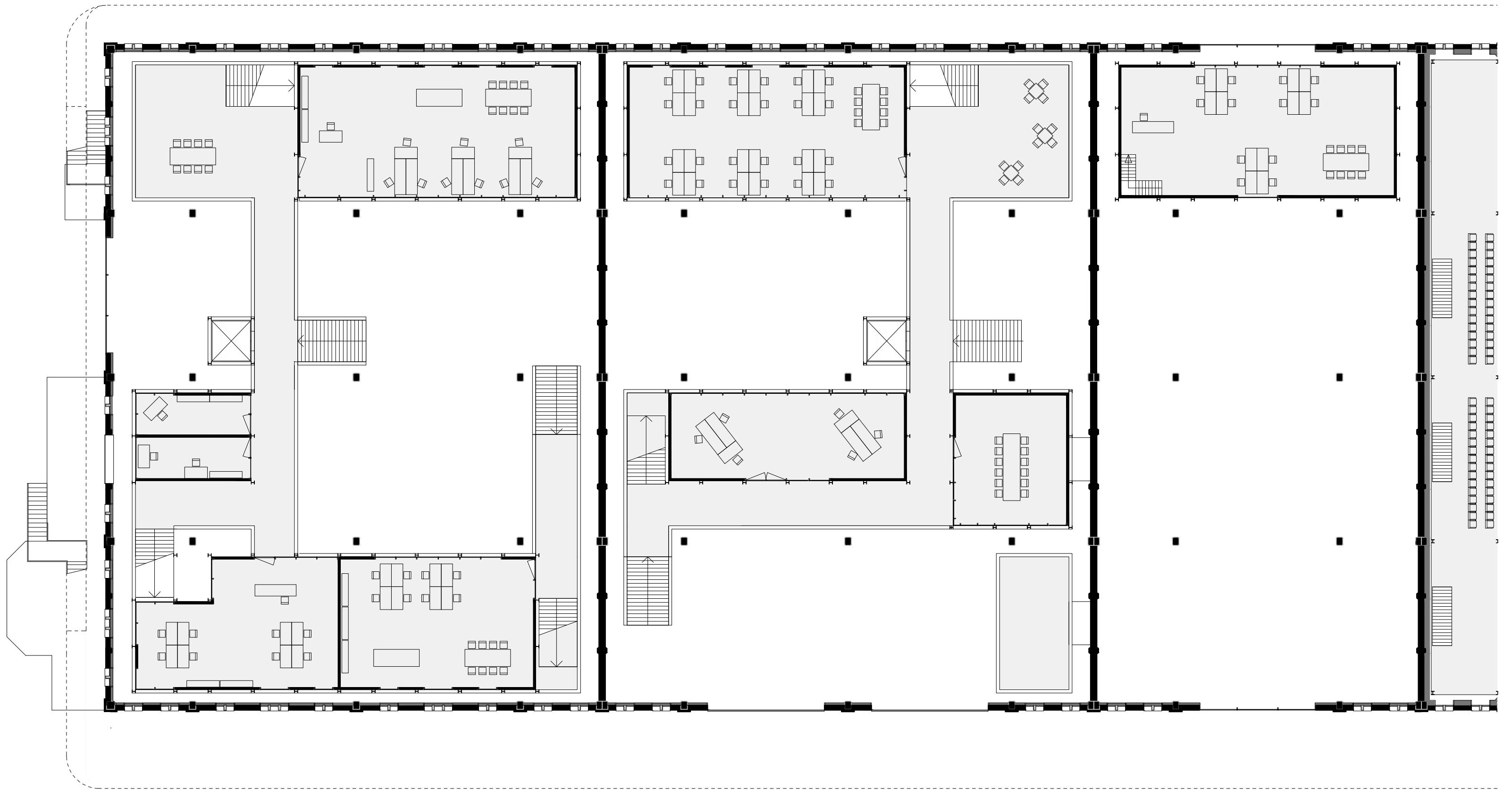
125





Ground floor





first floor

127

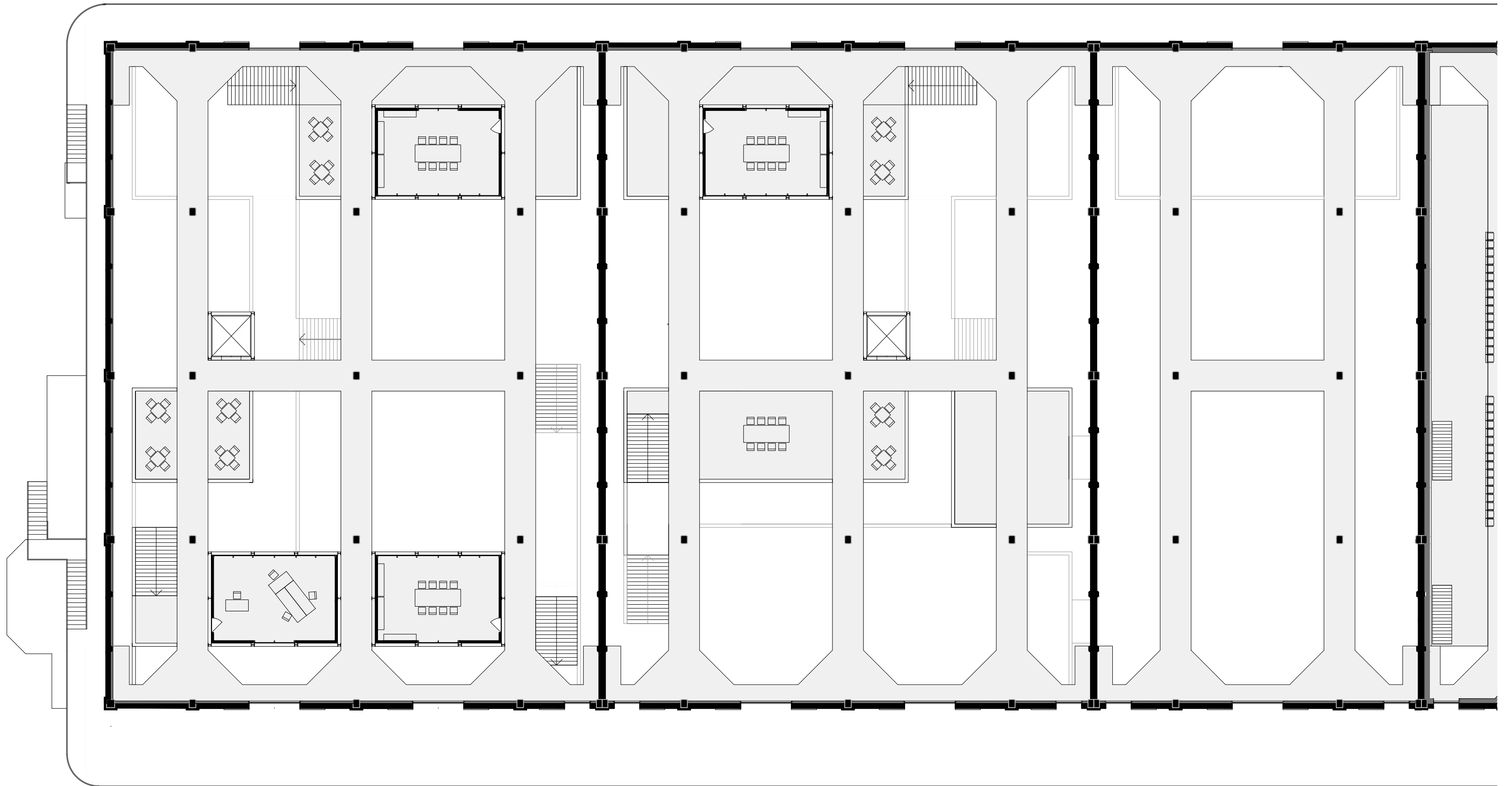




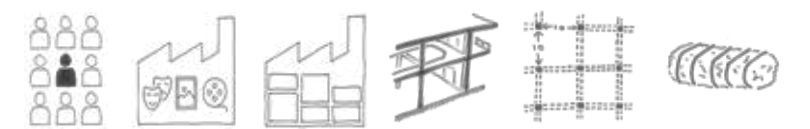
first floor

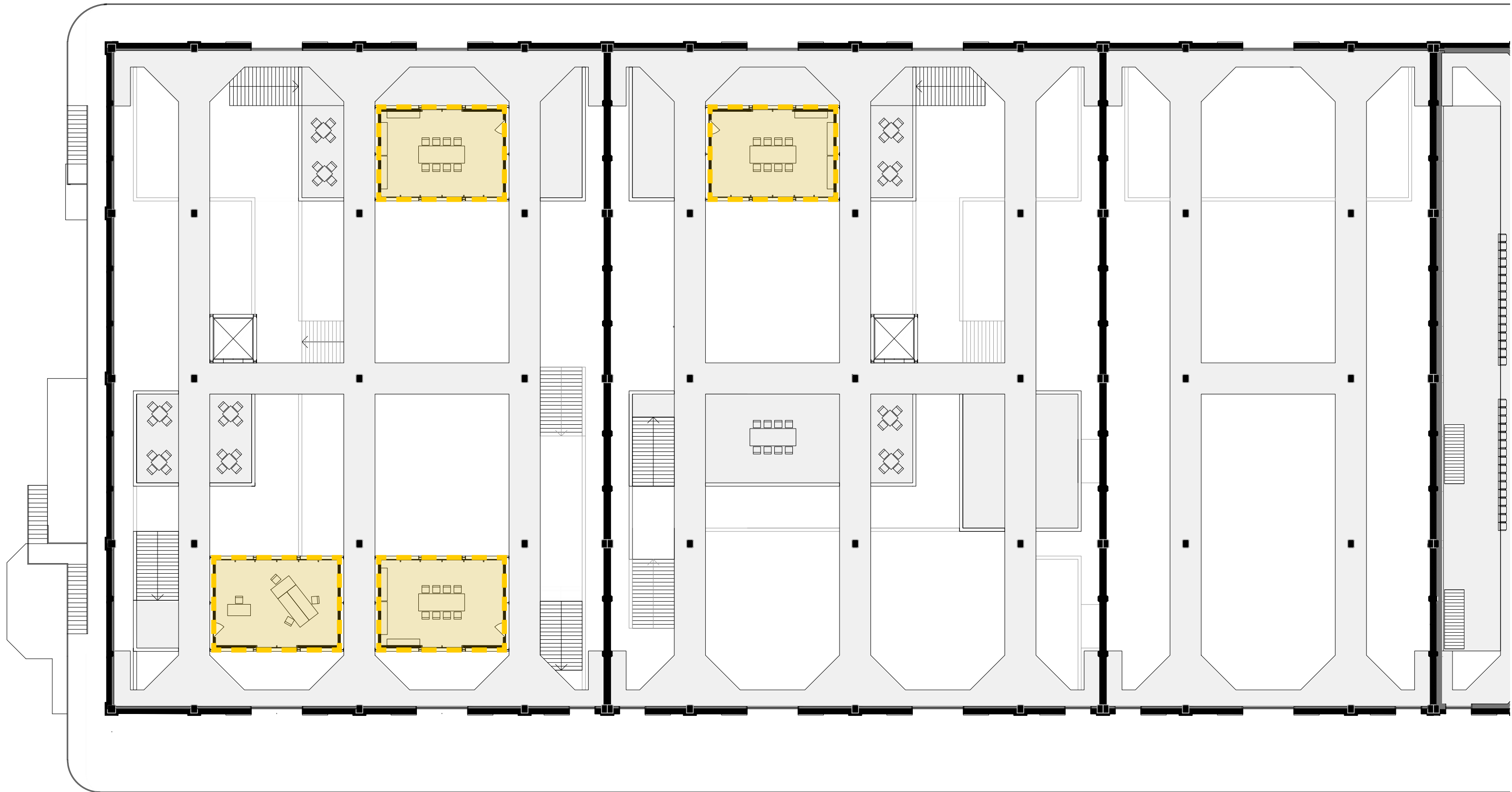
128



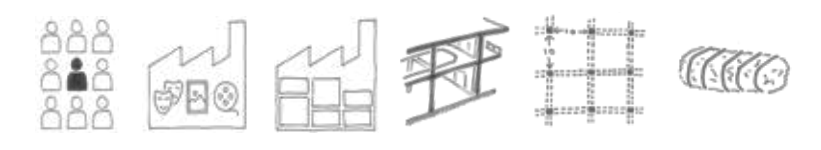


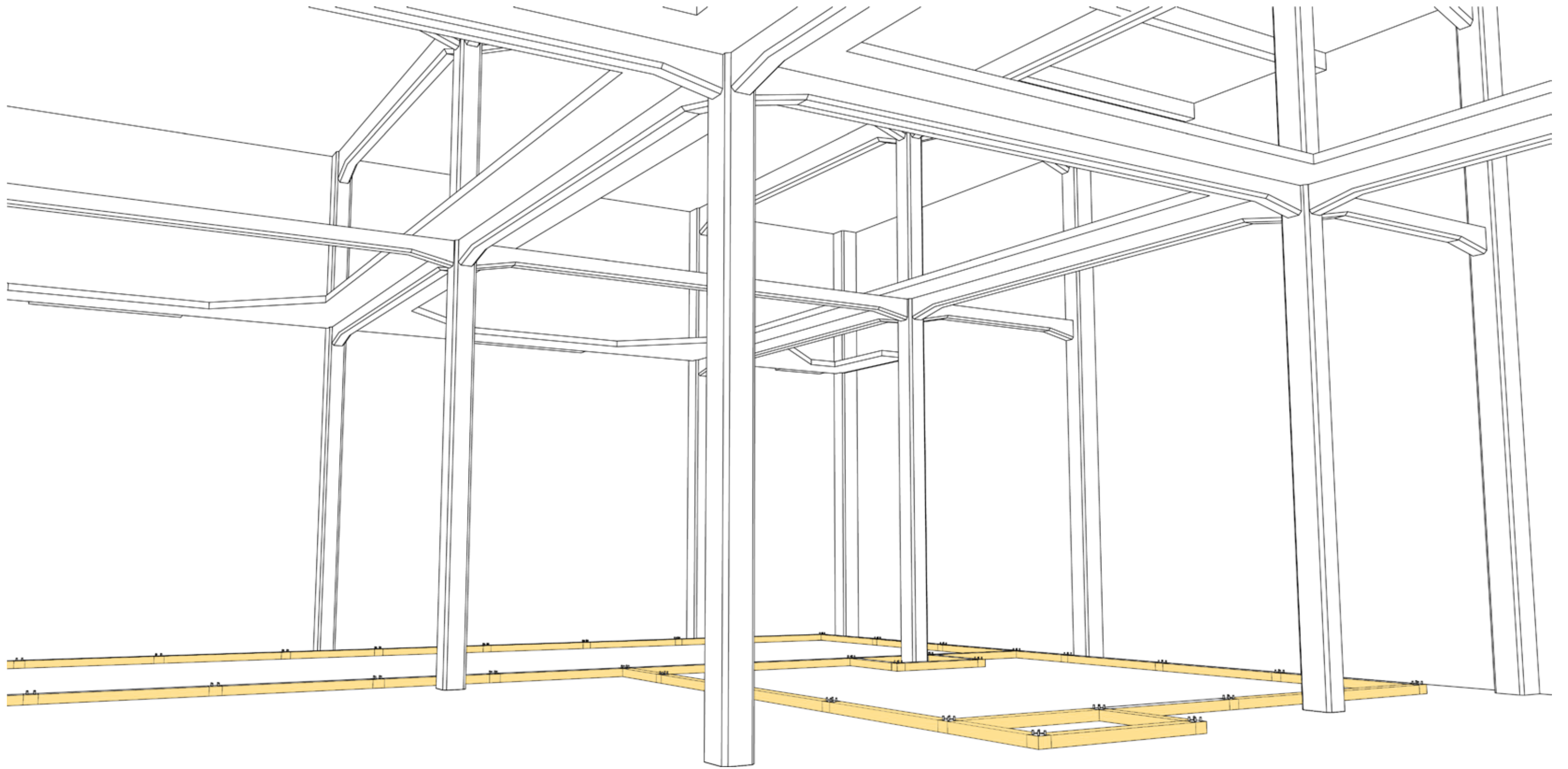
Second floor

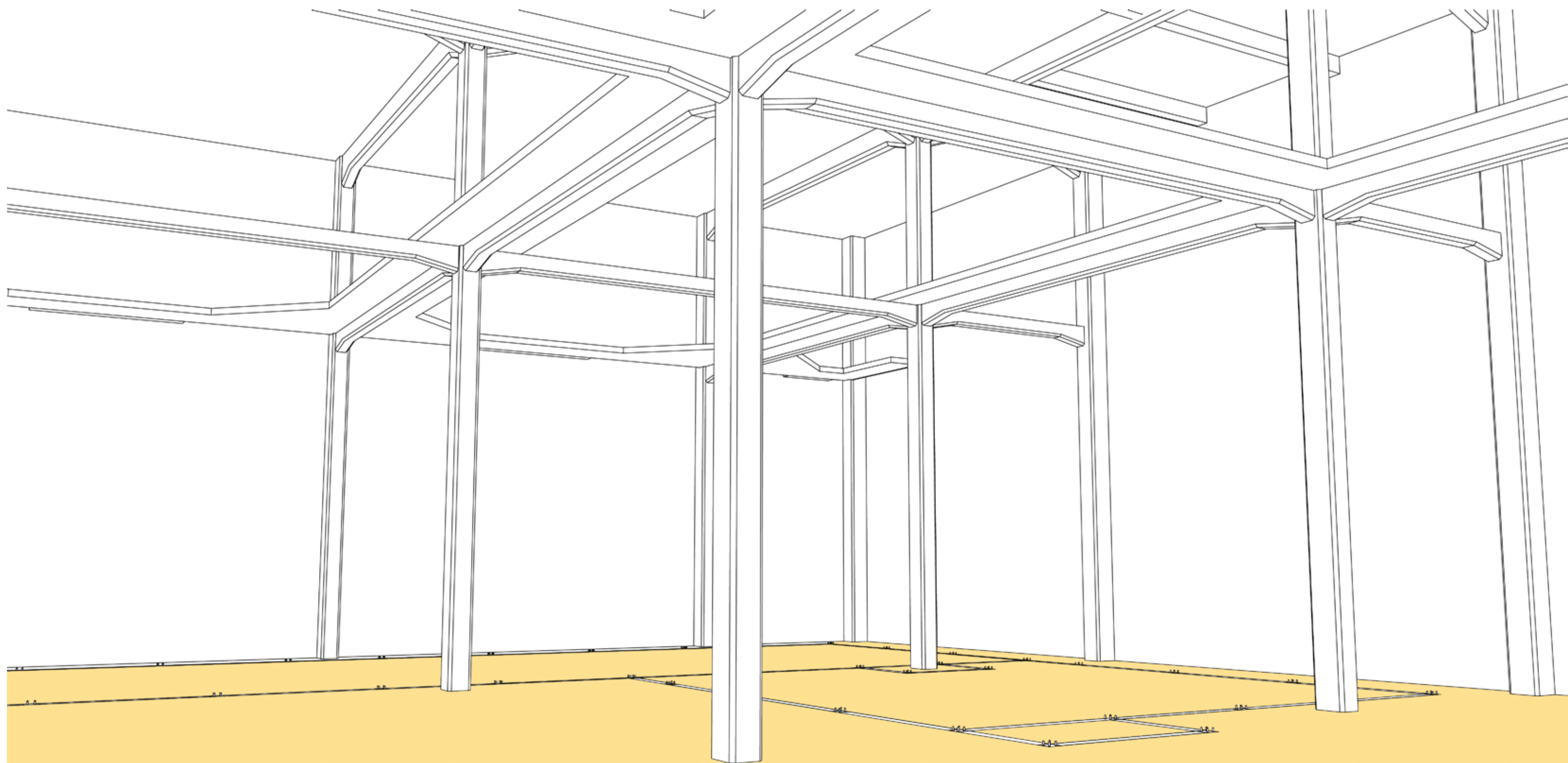


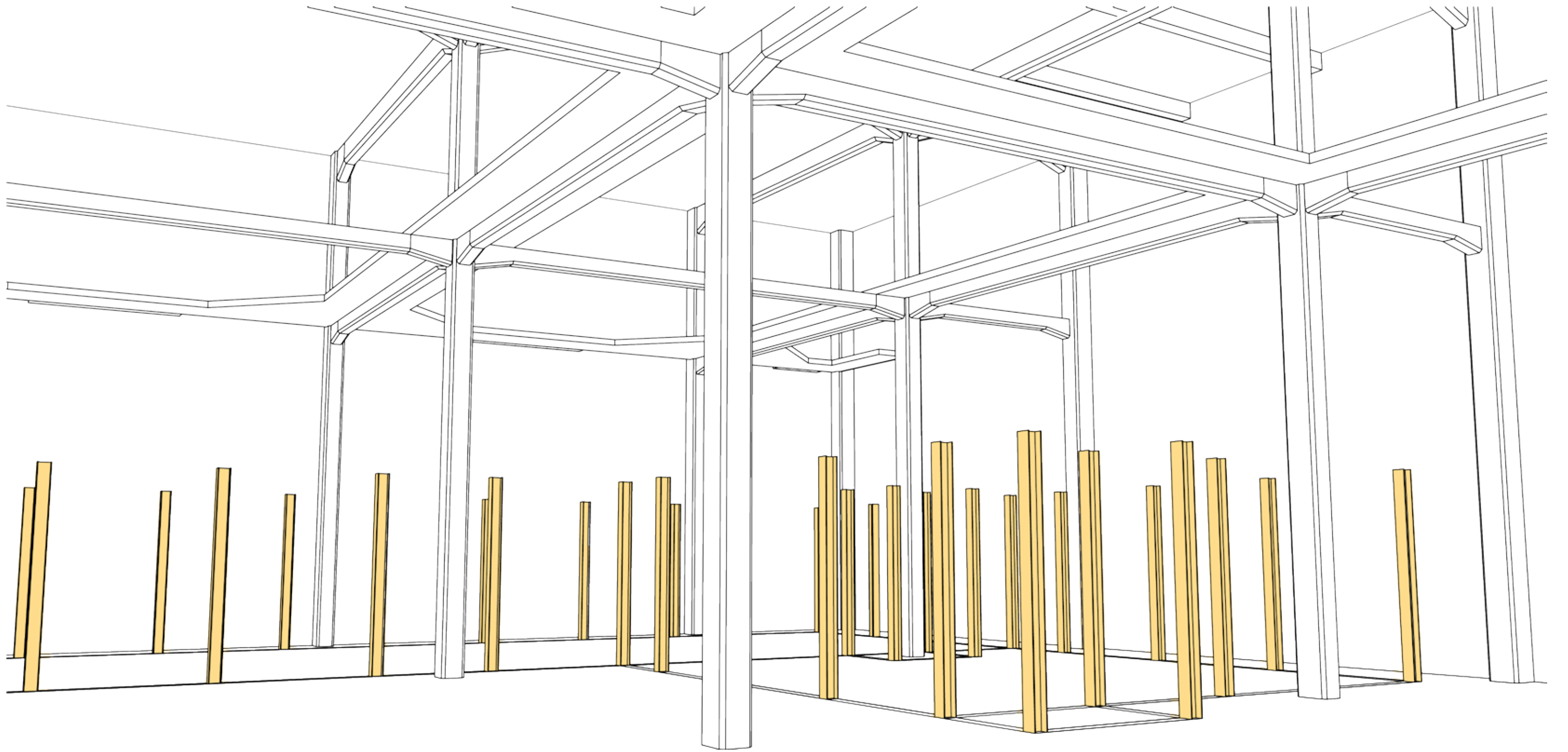


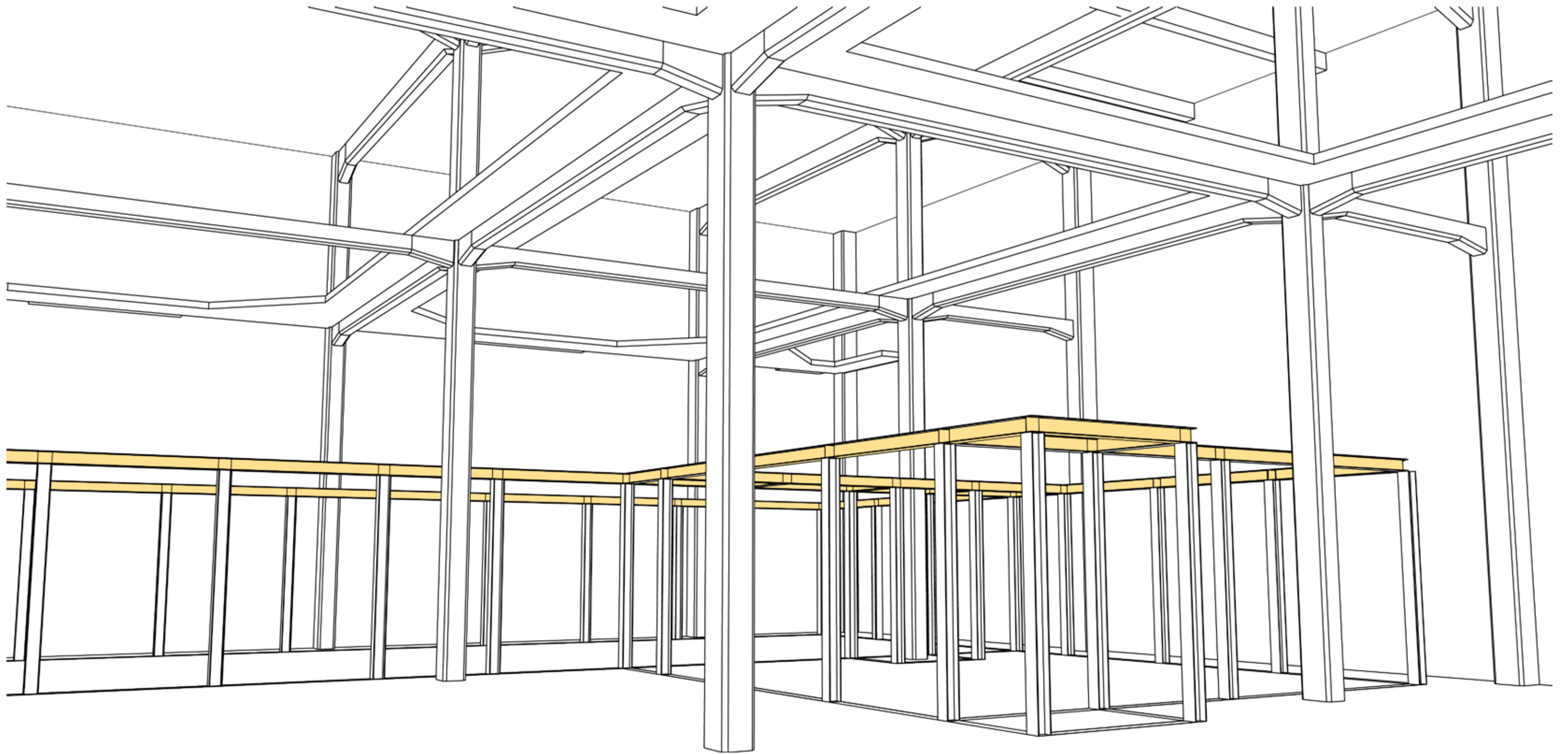
Second floor

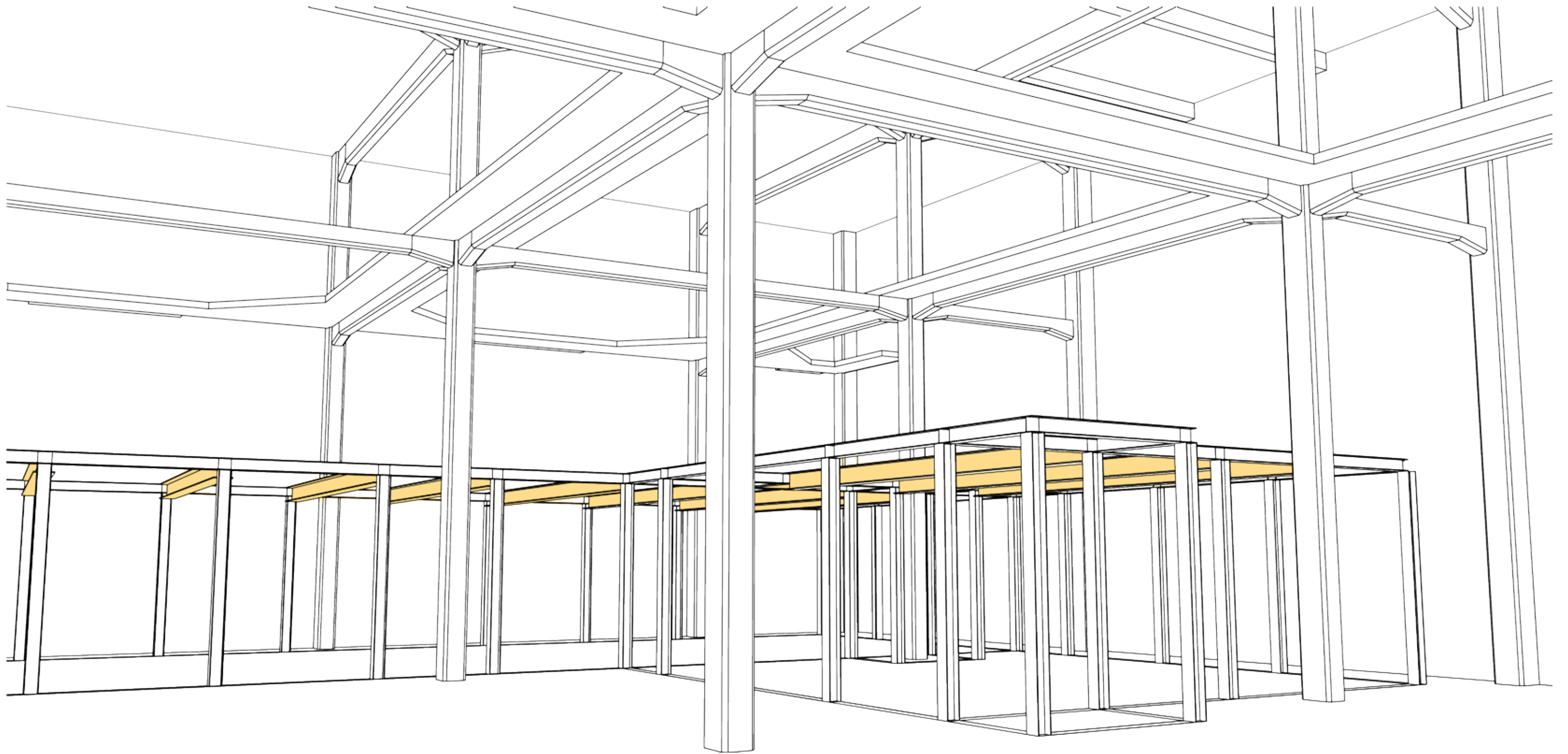


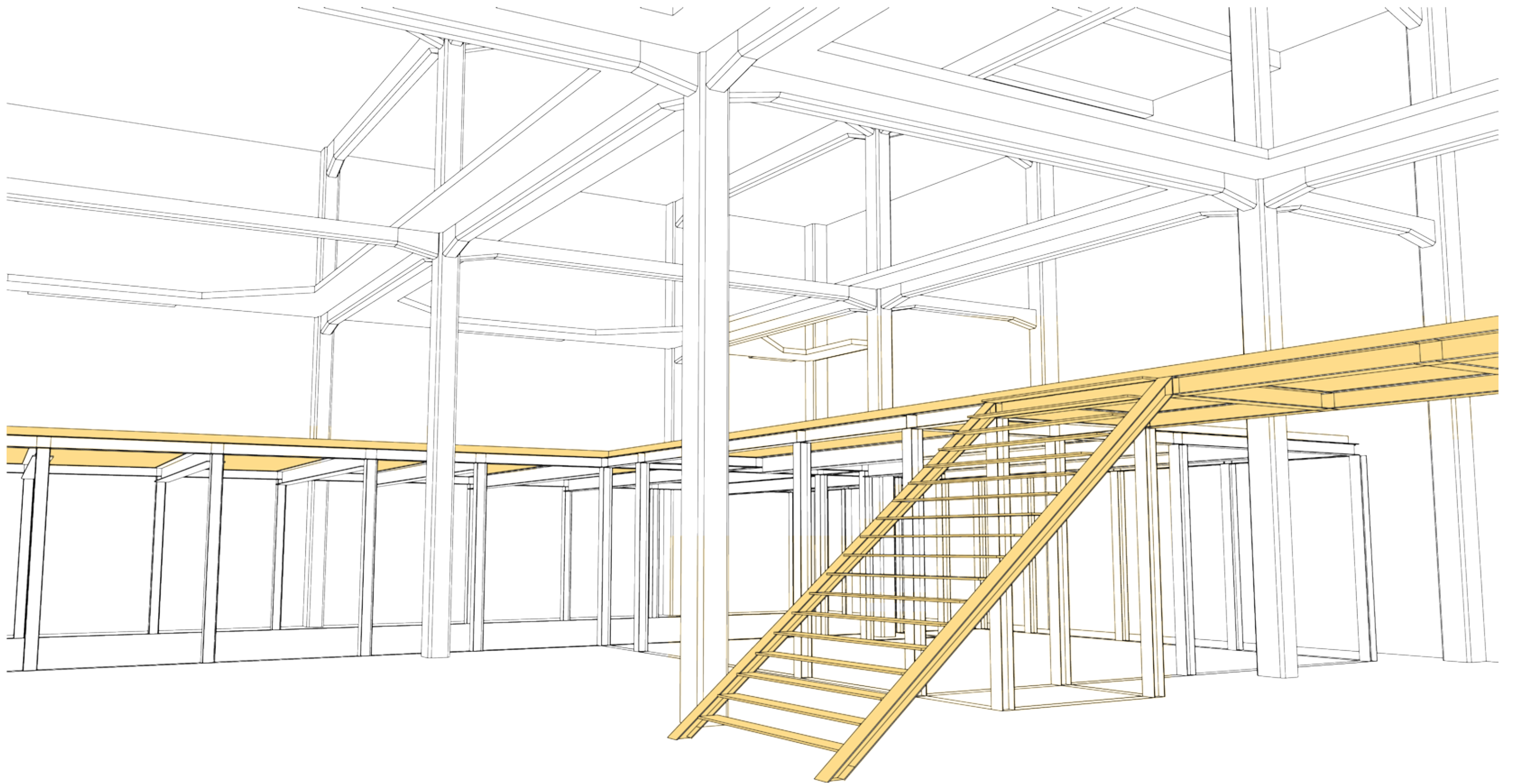


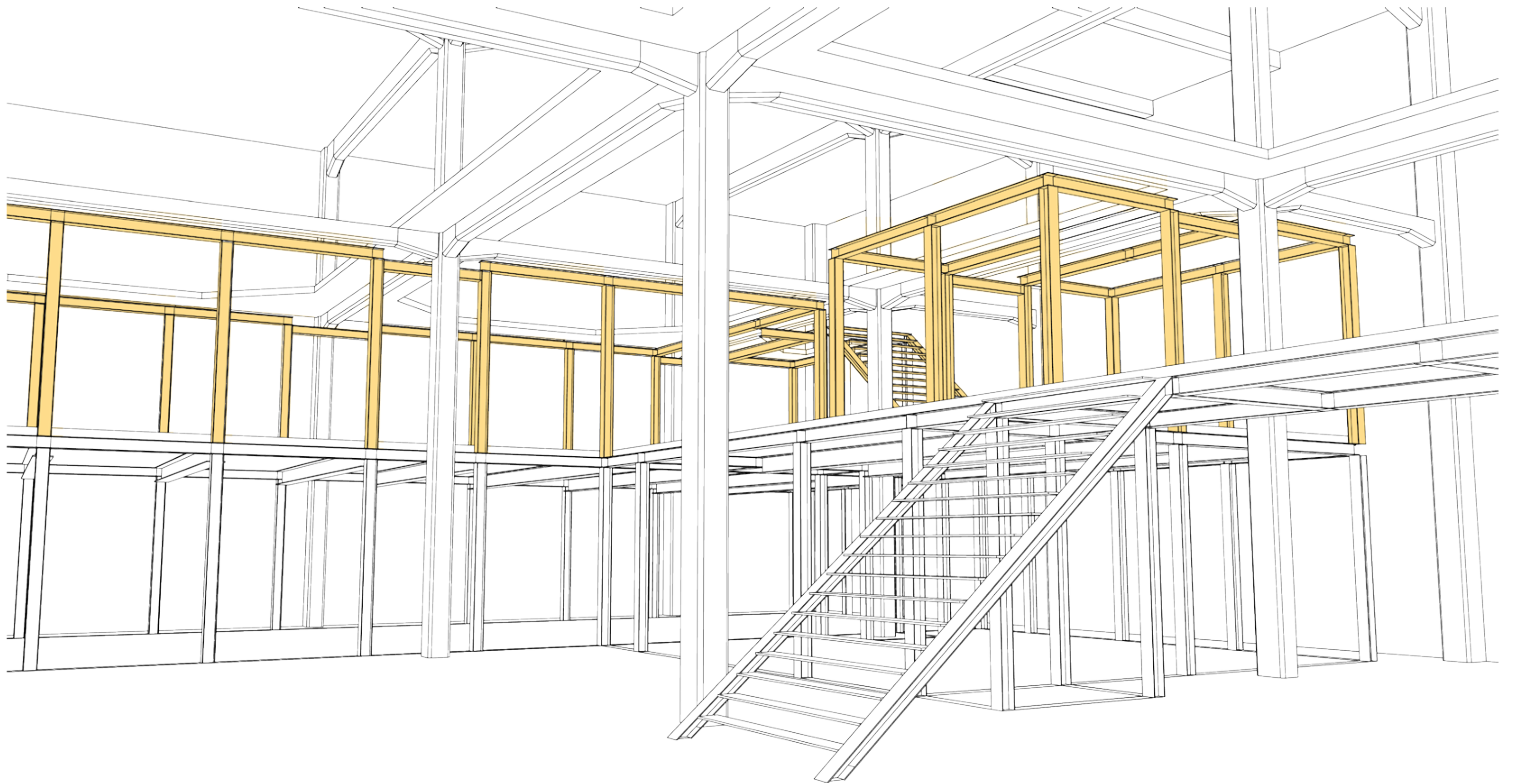


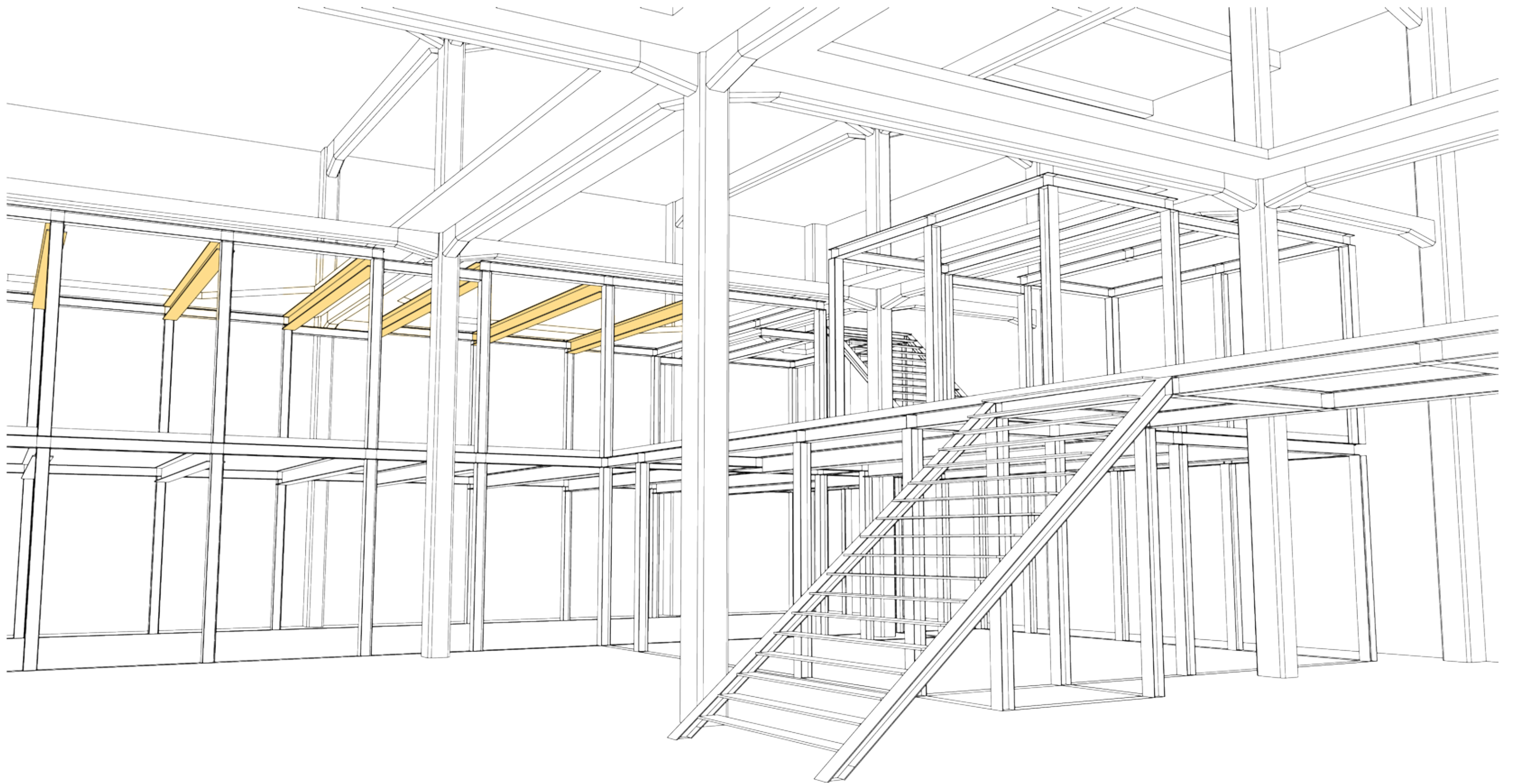


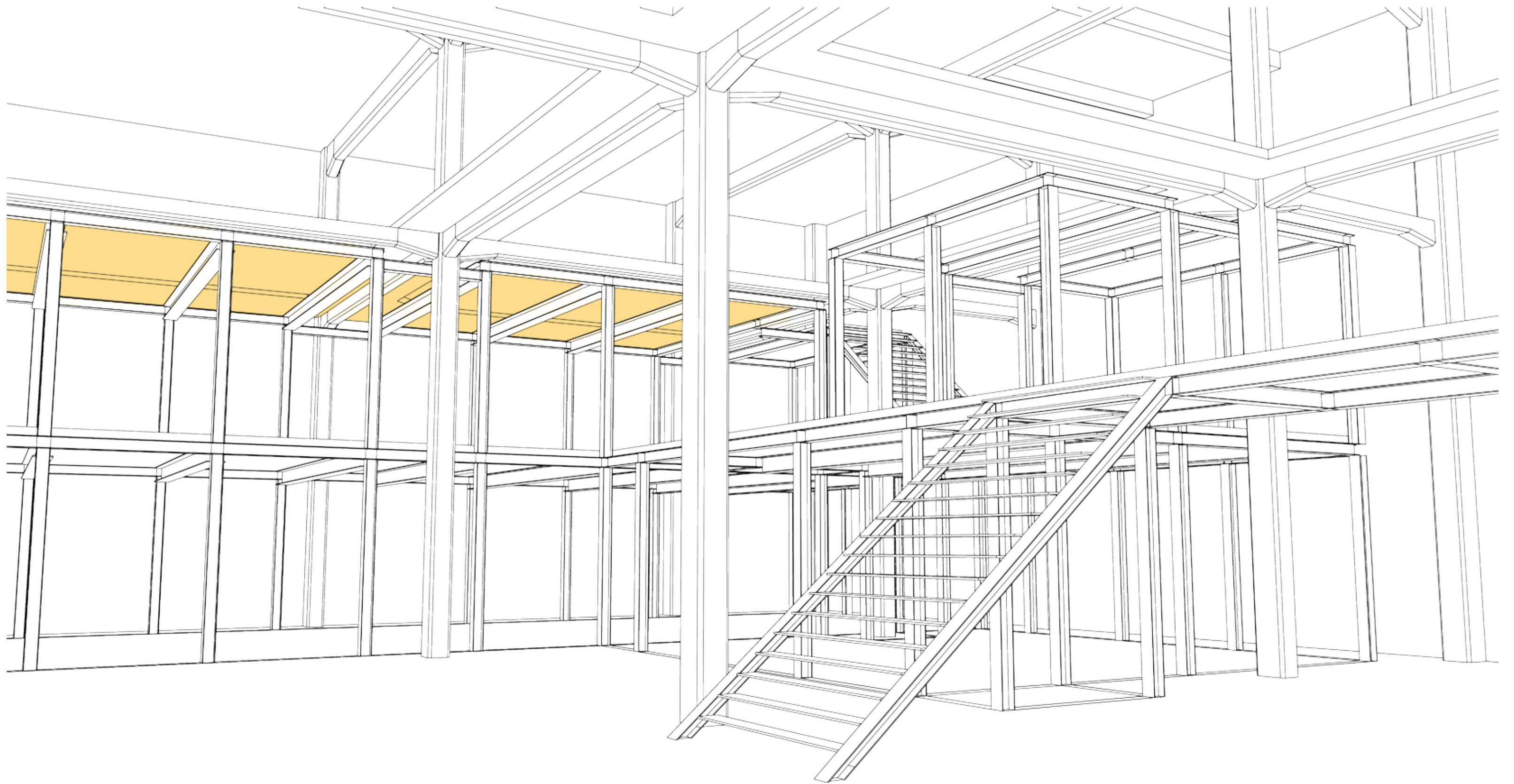


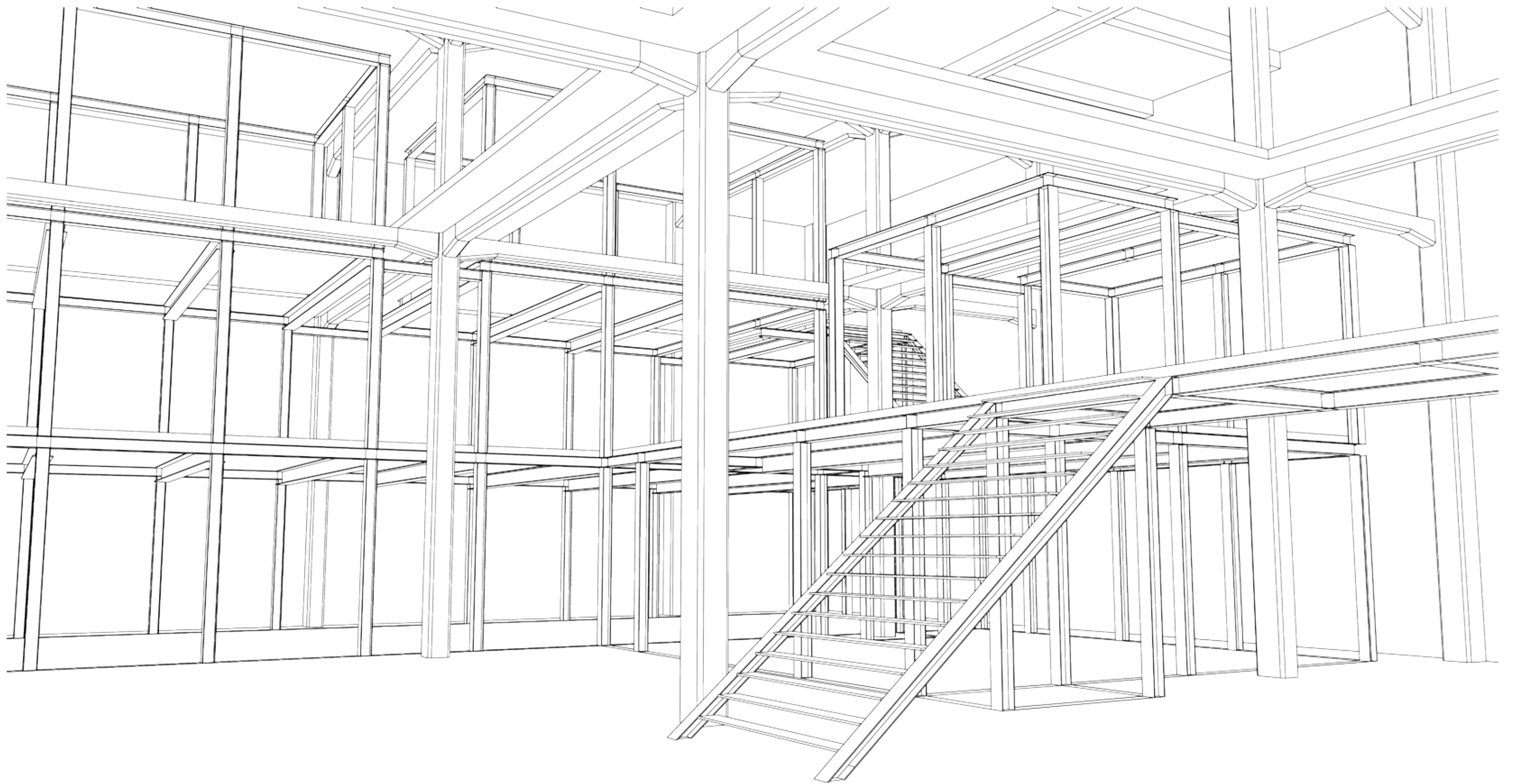


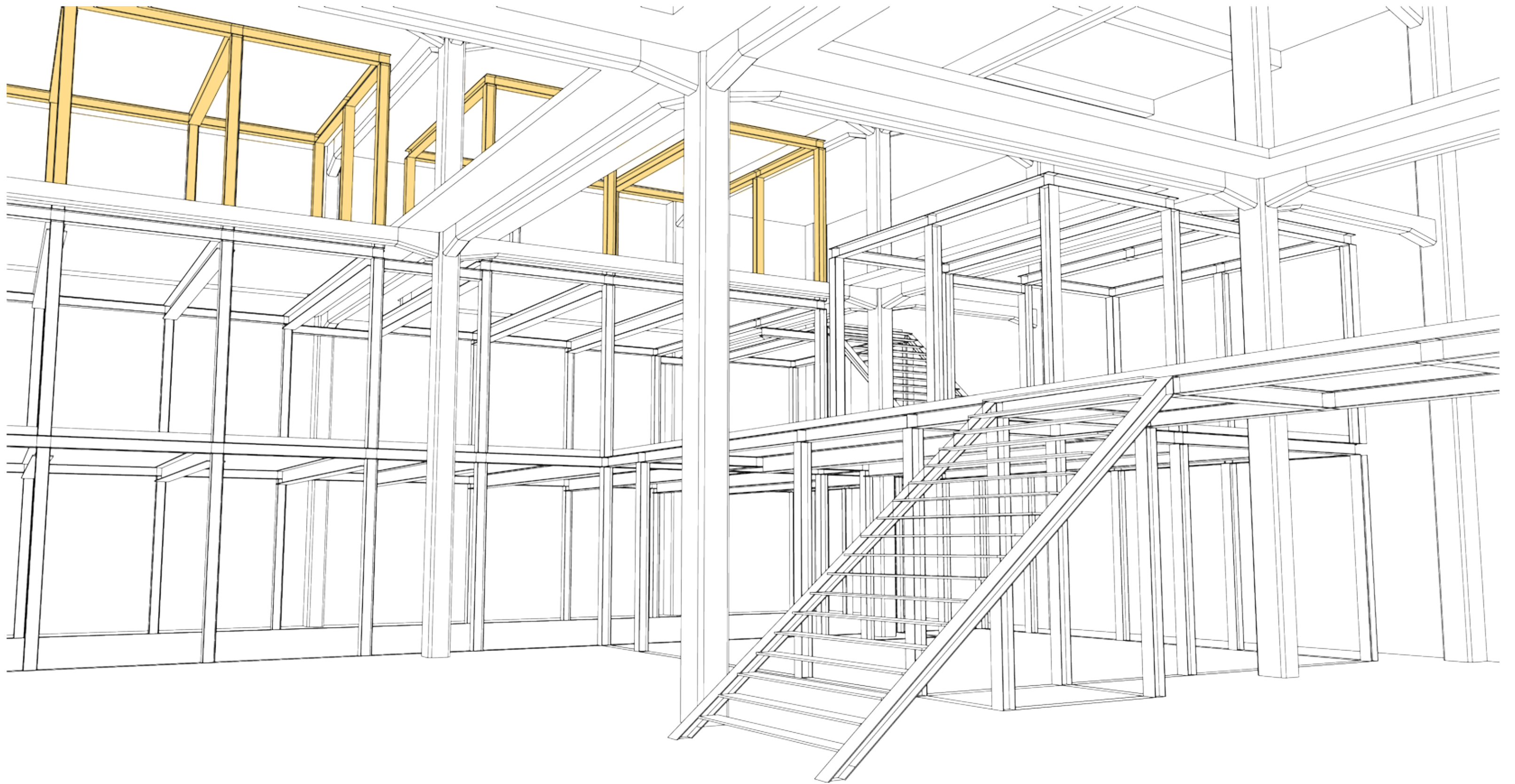


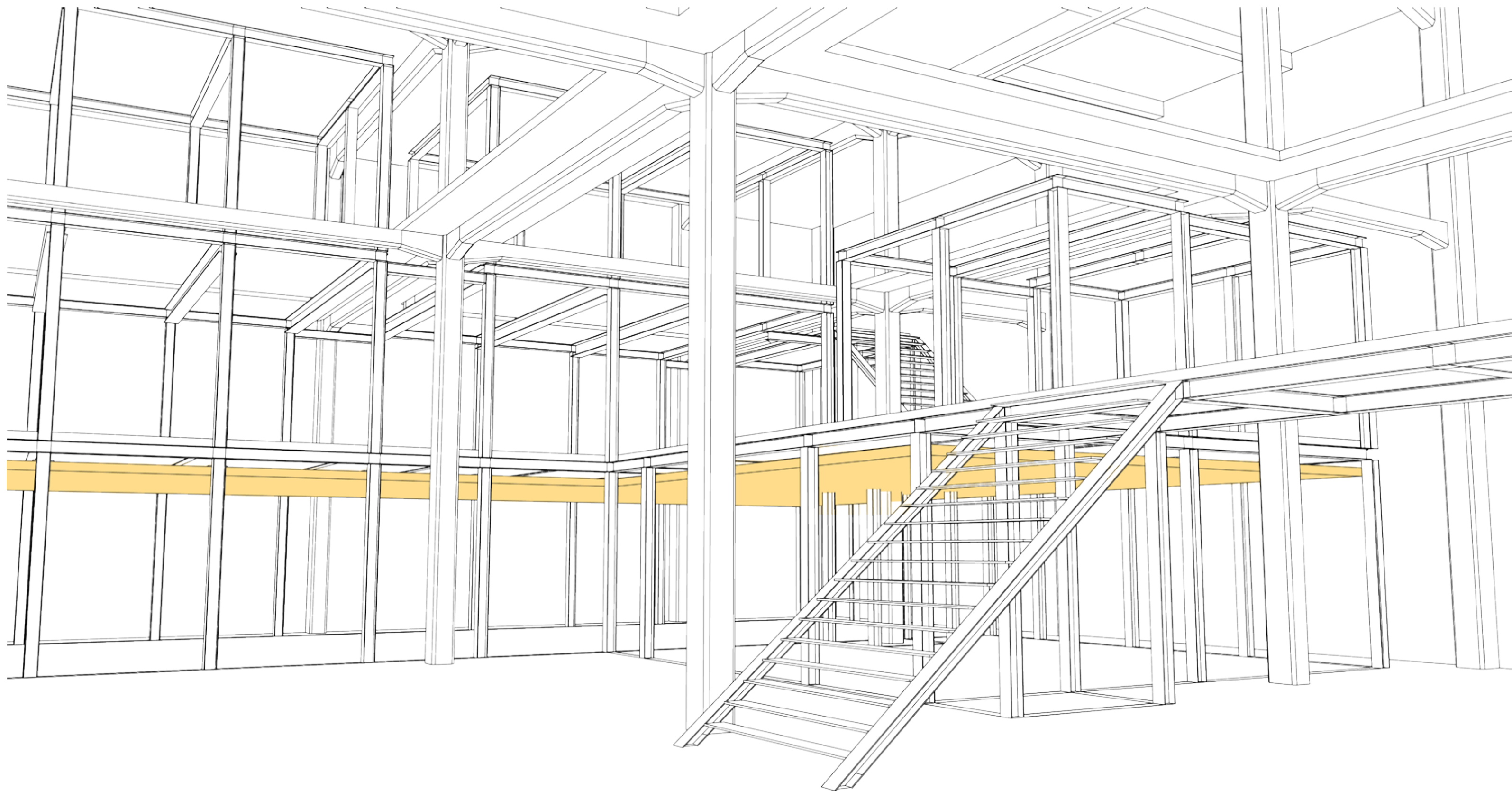


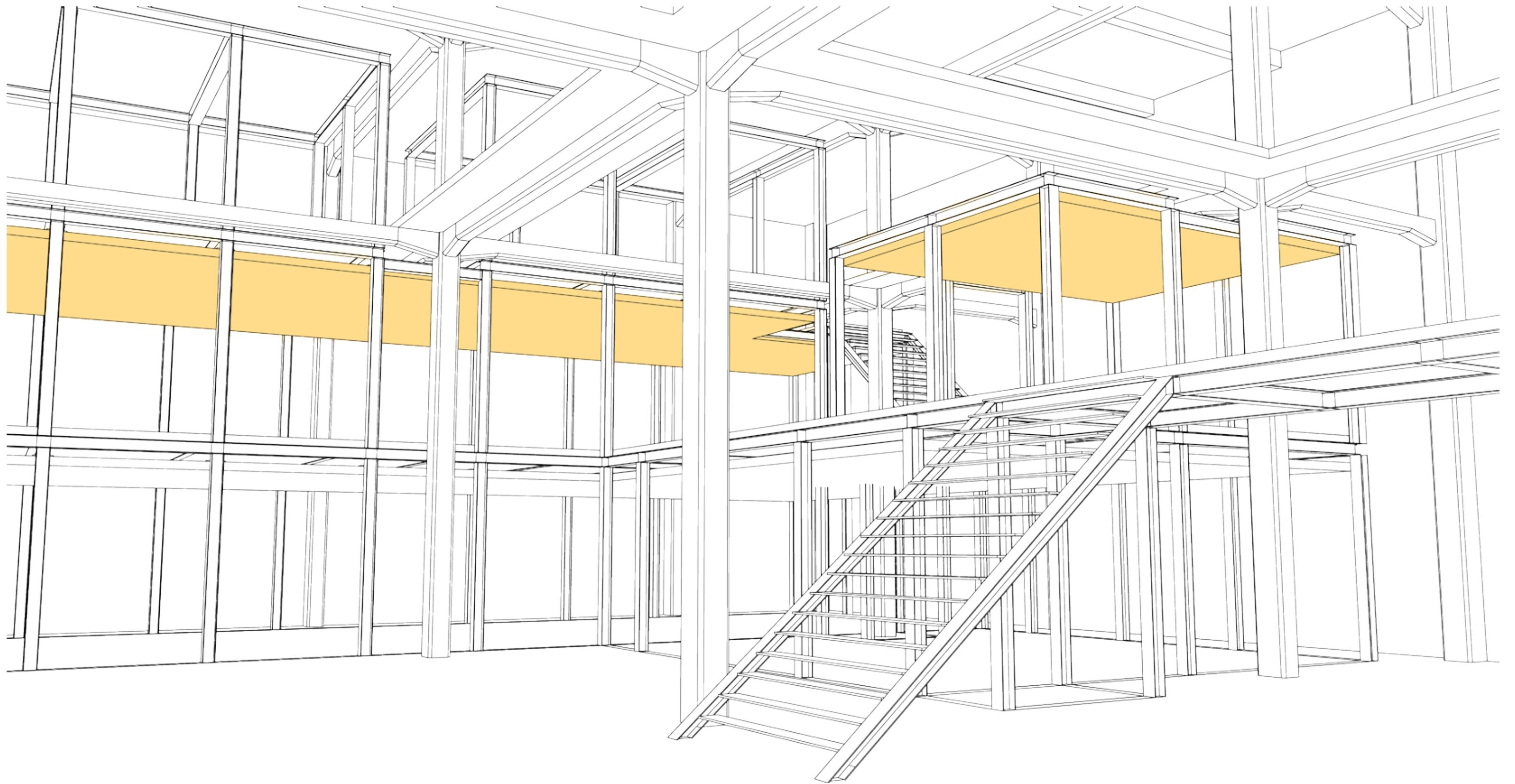


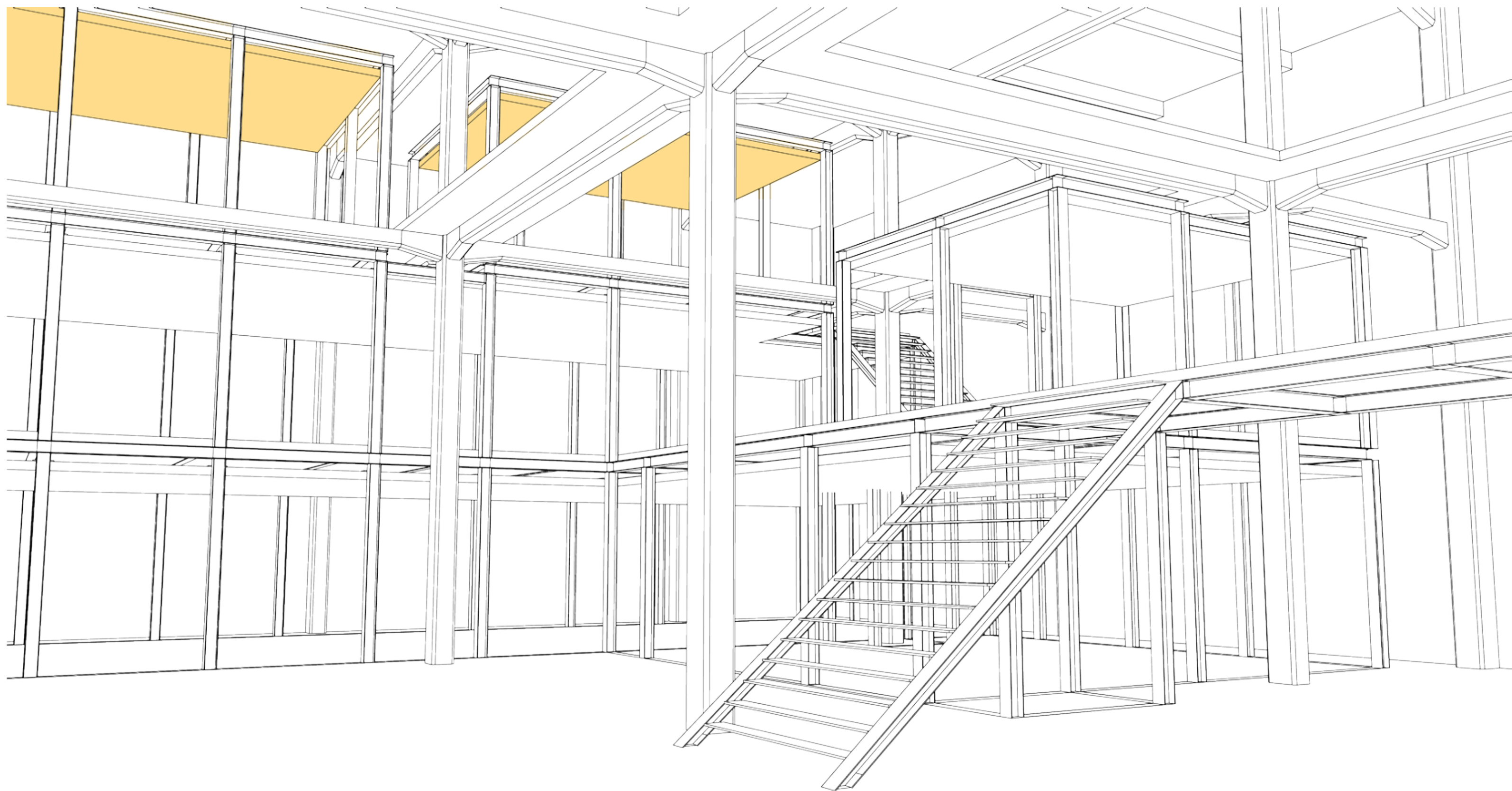


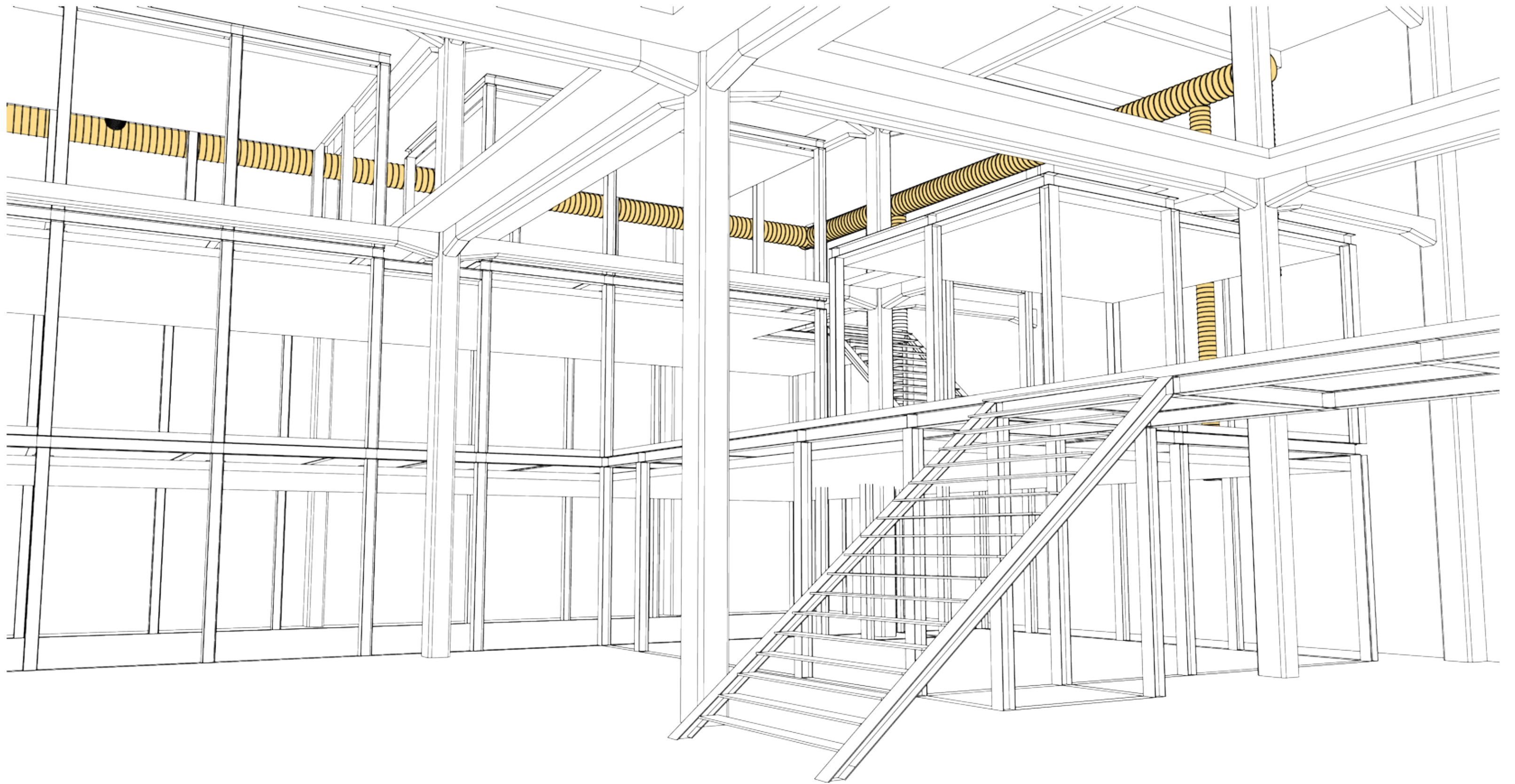


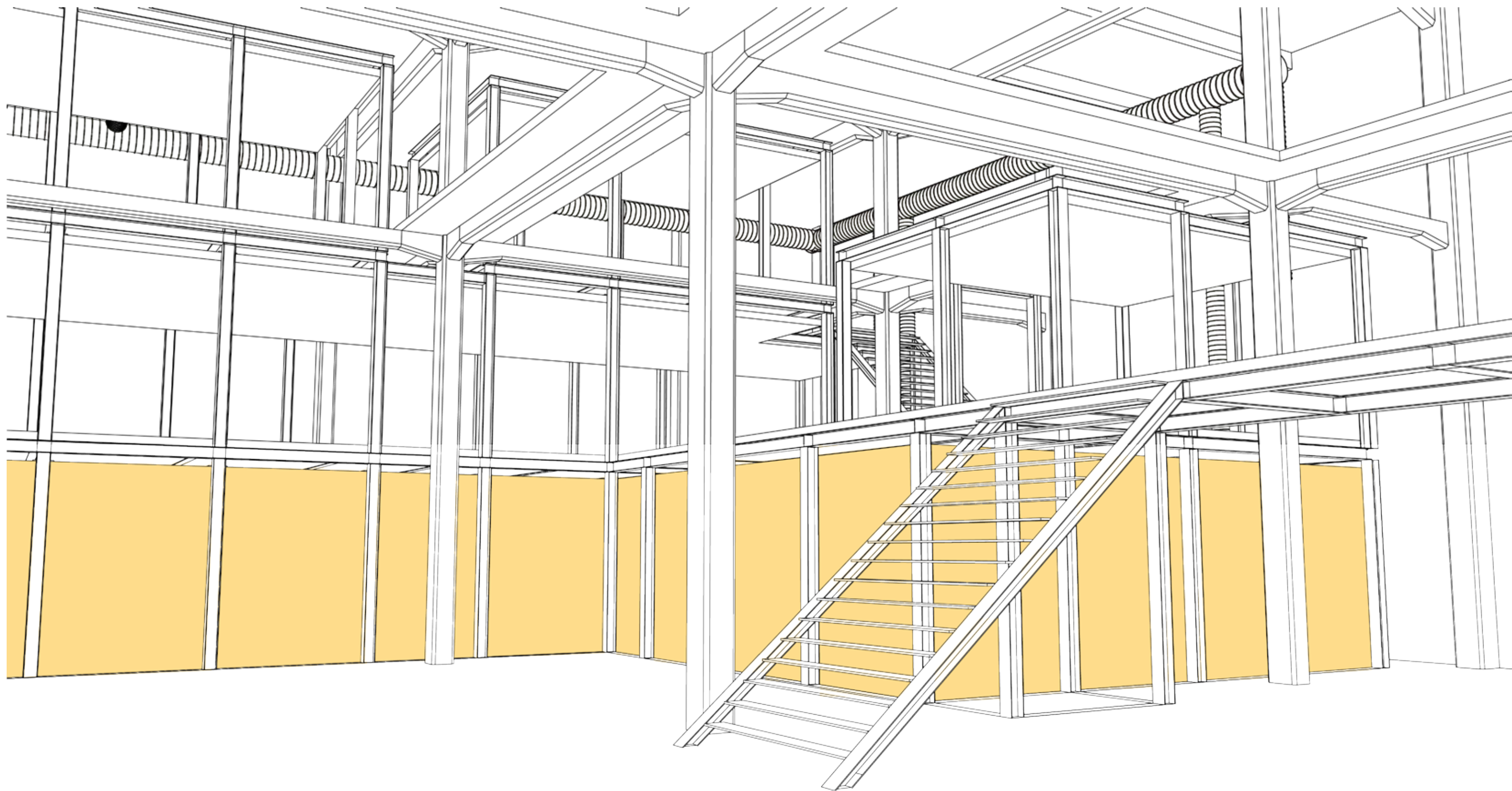


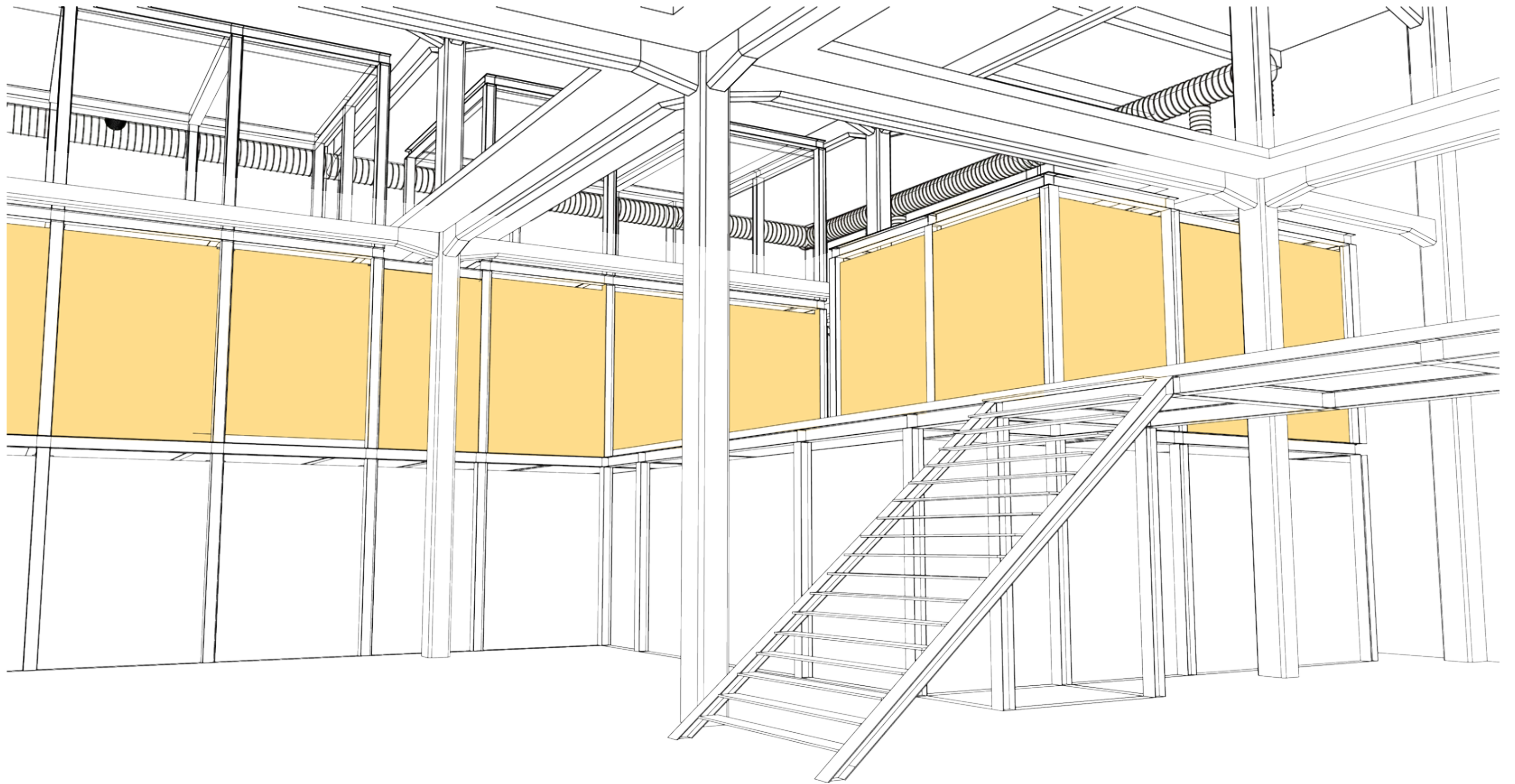


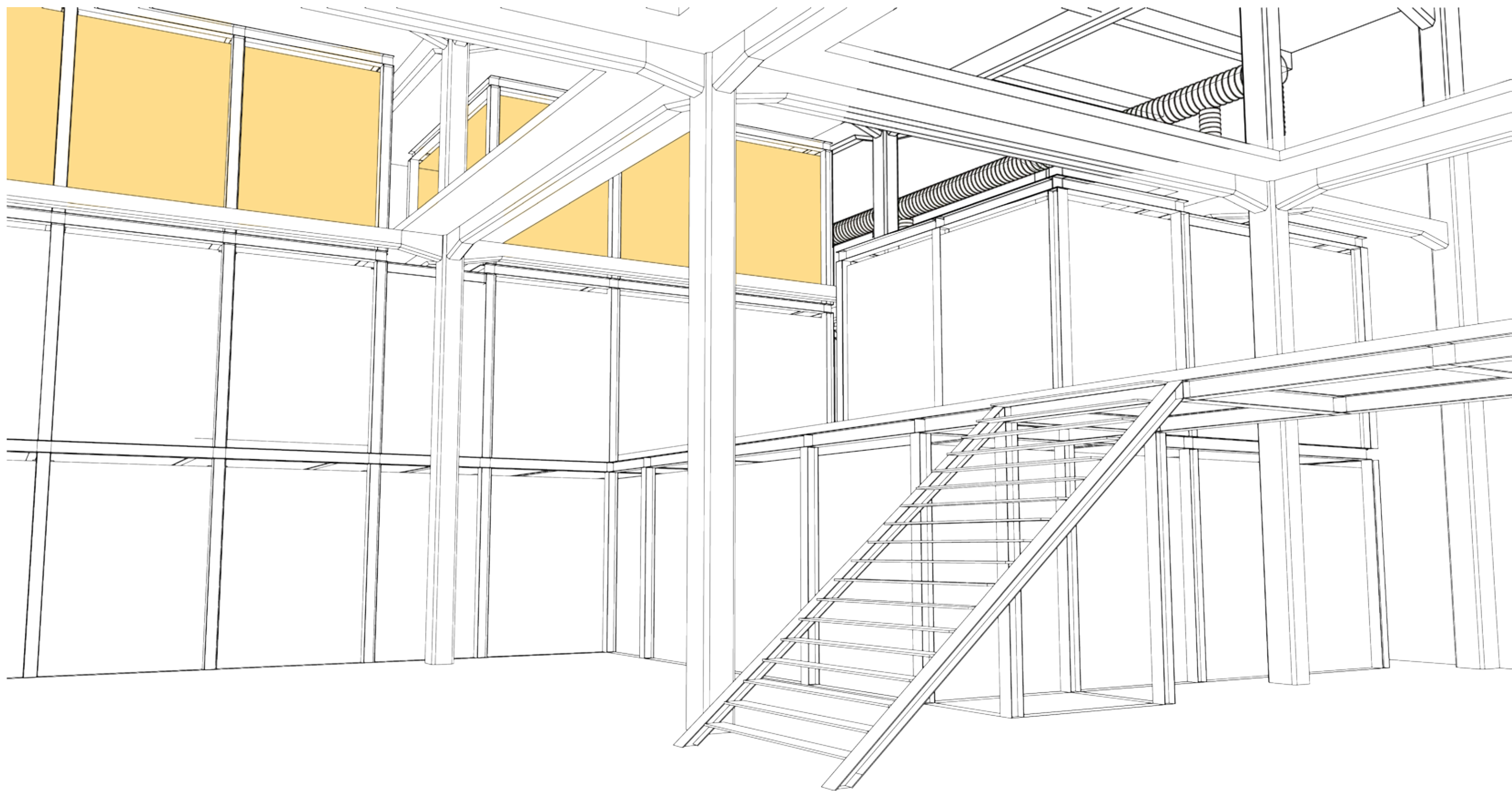


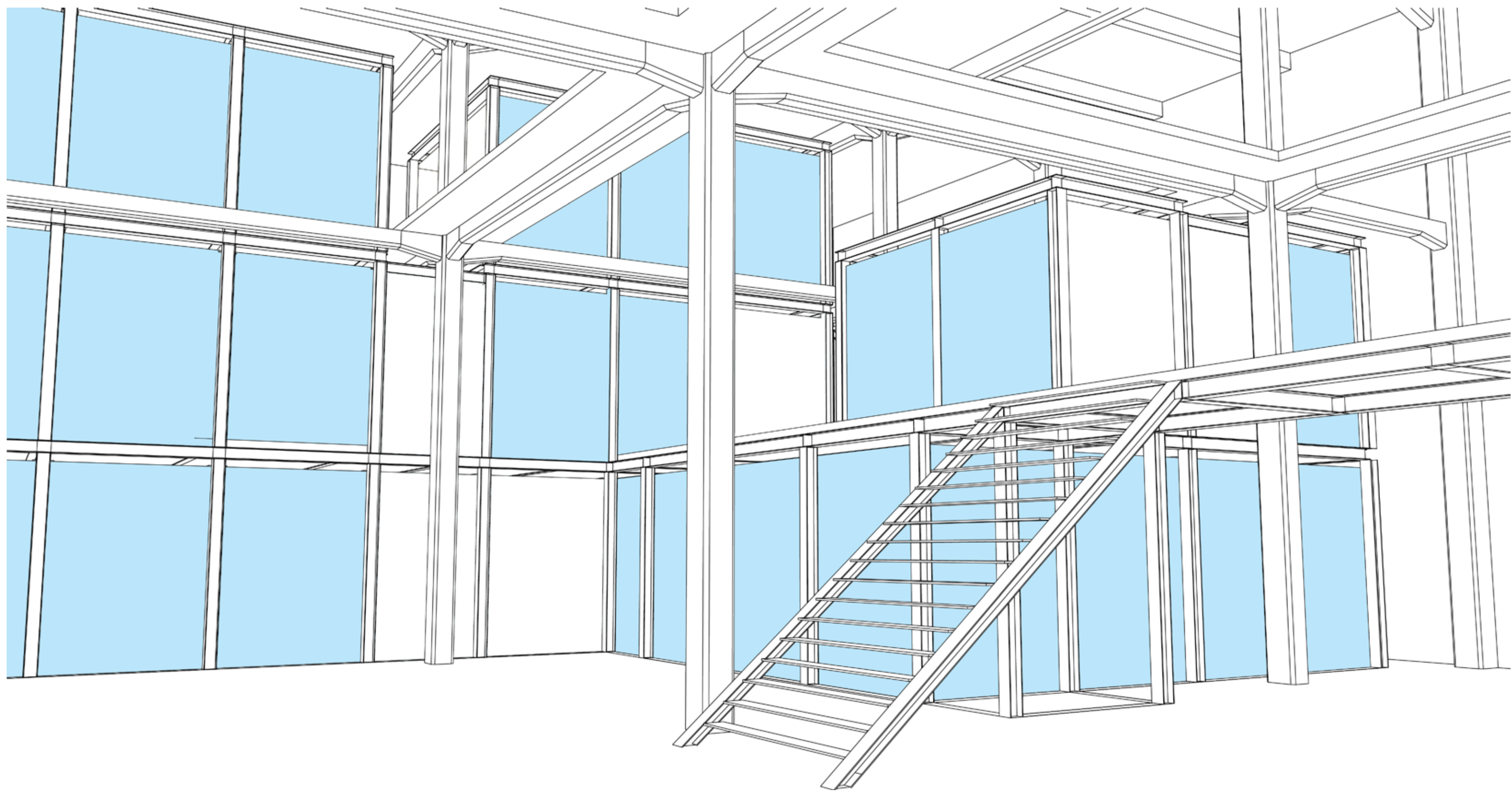


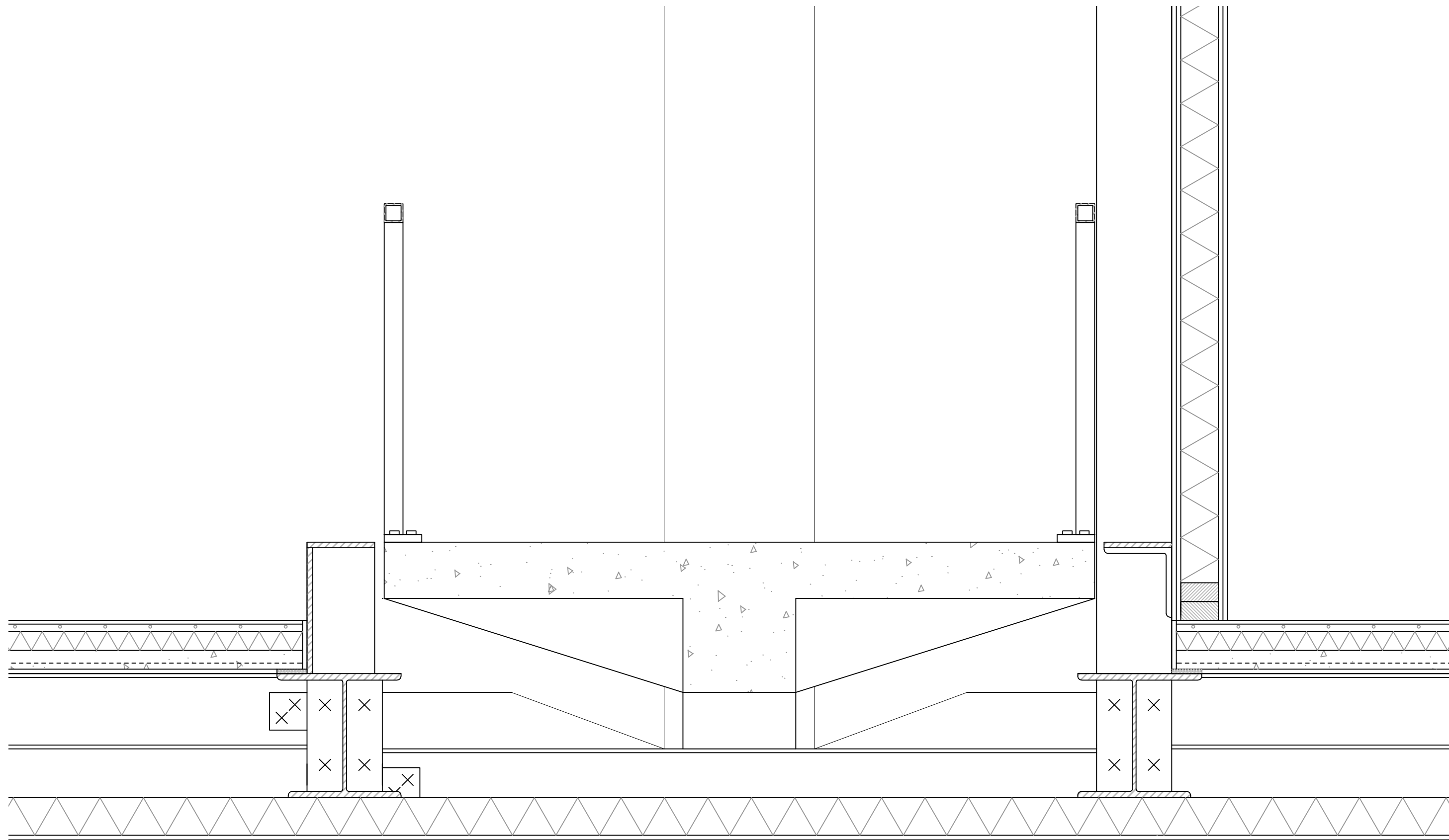




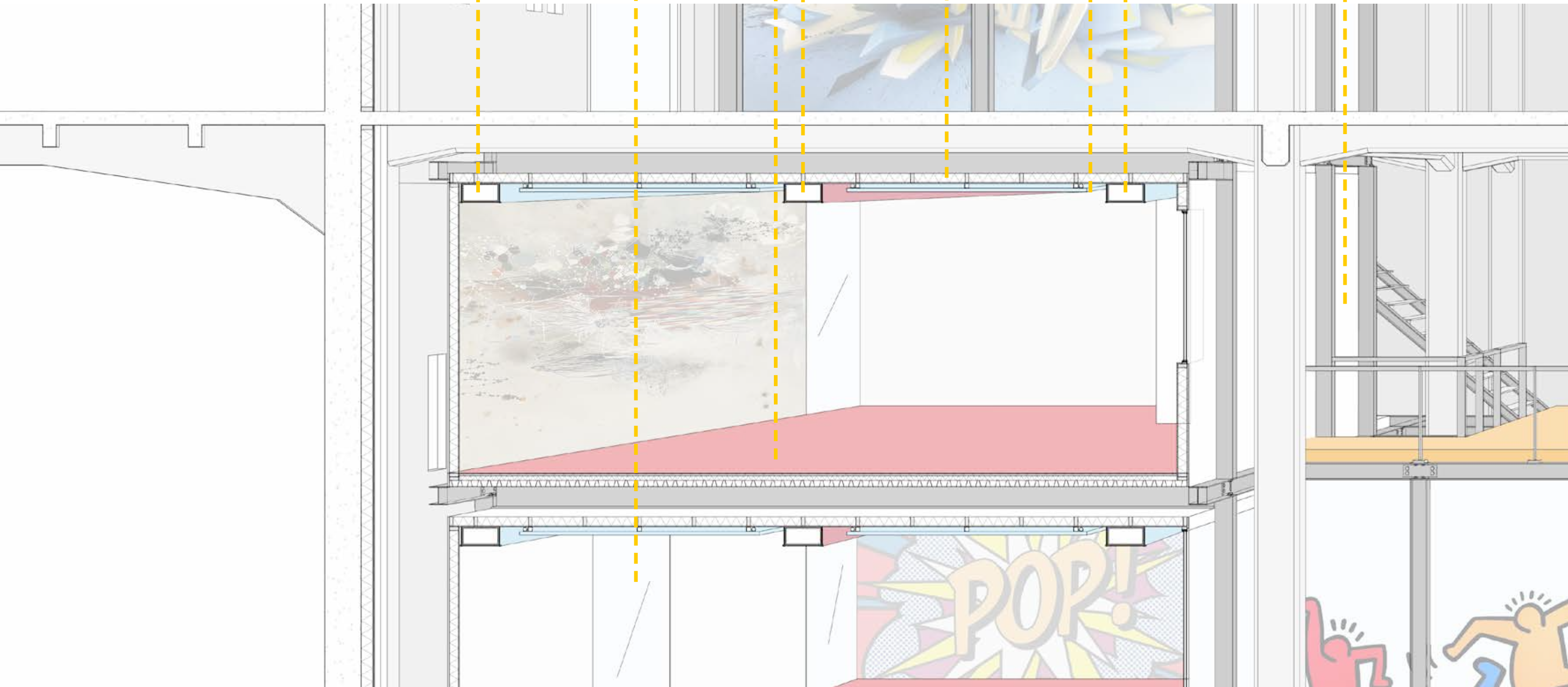
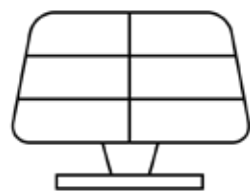




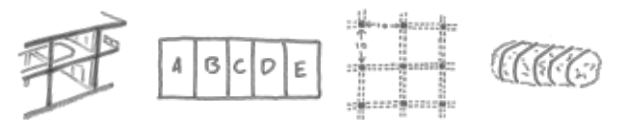








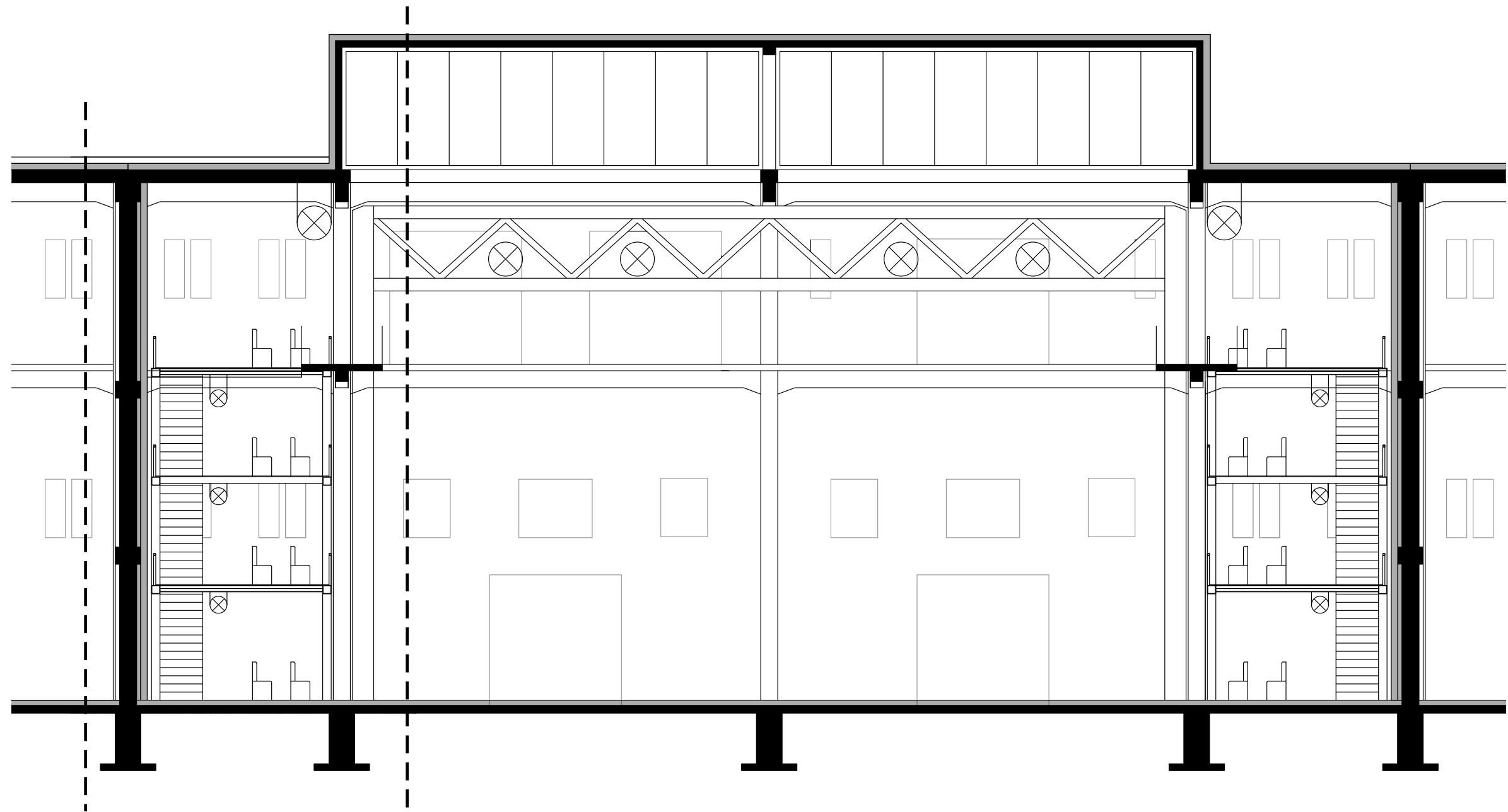
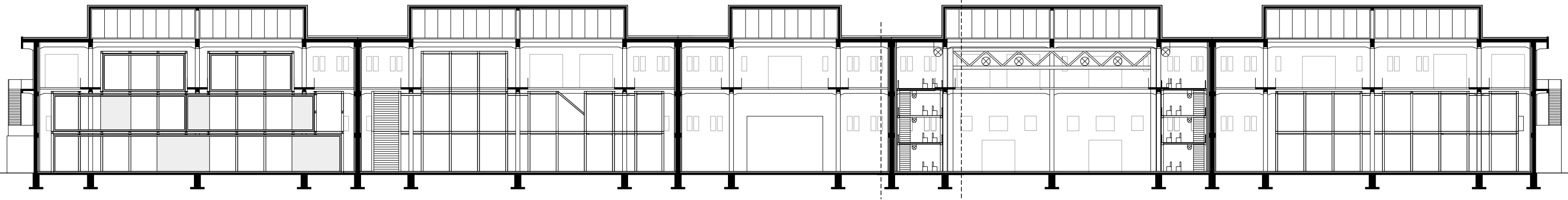


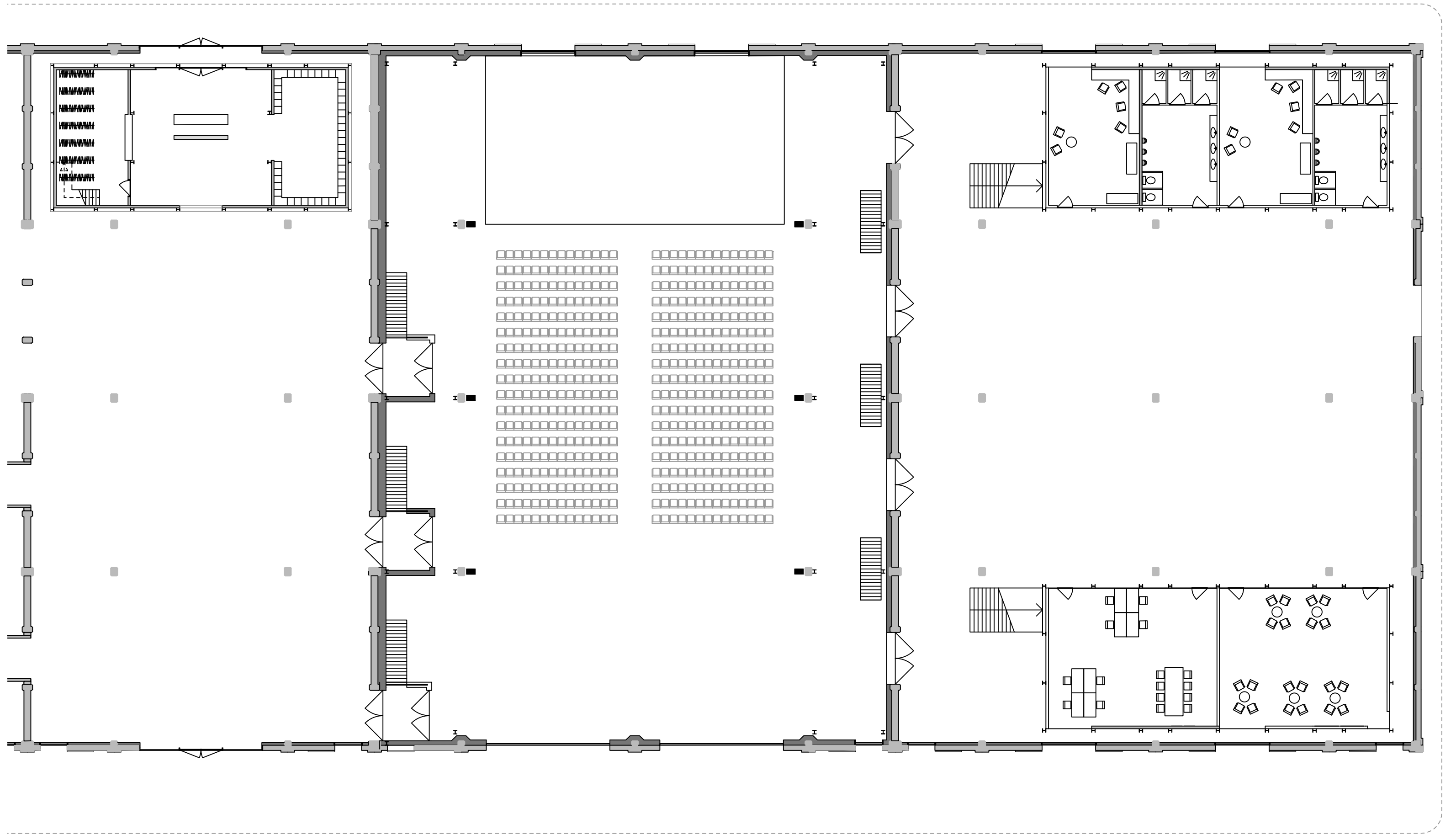


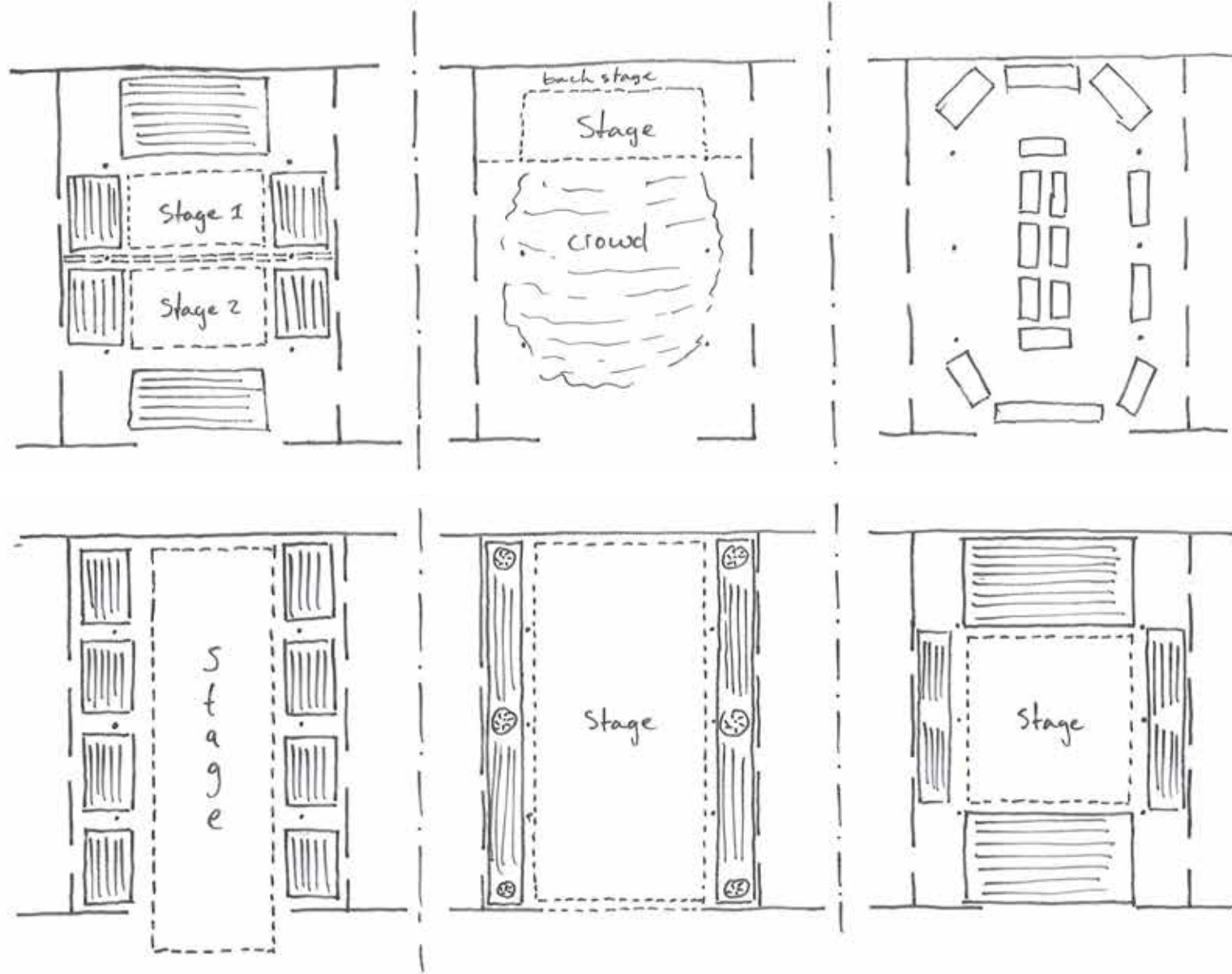
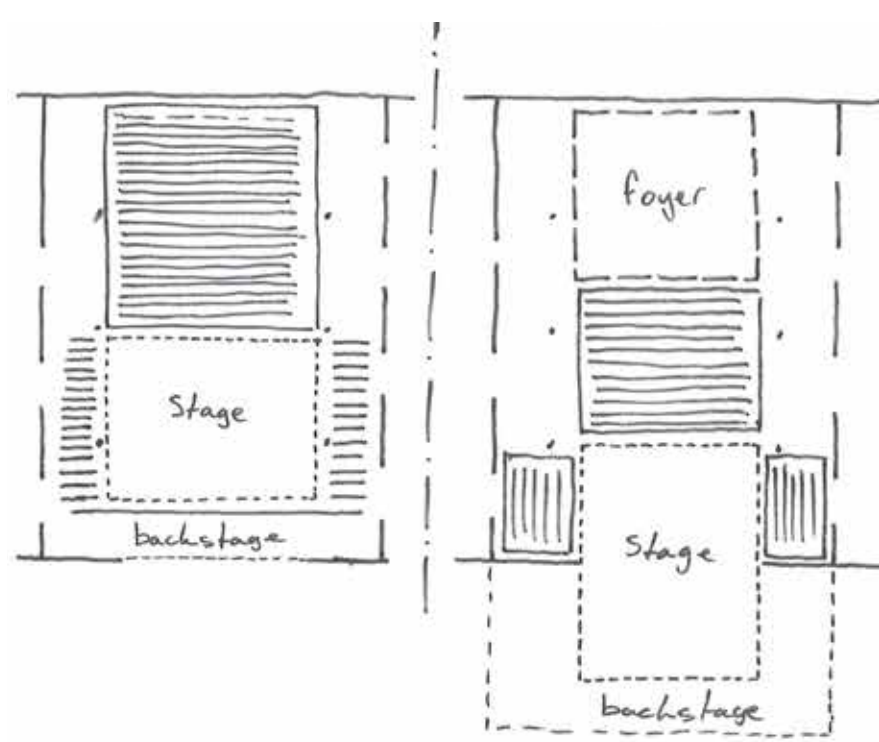










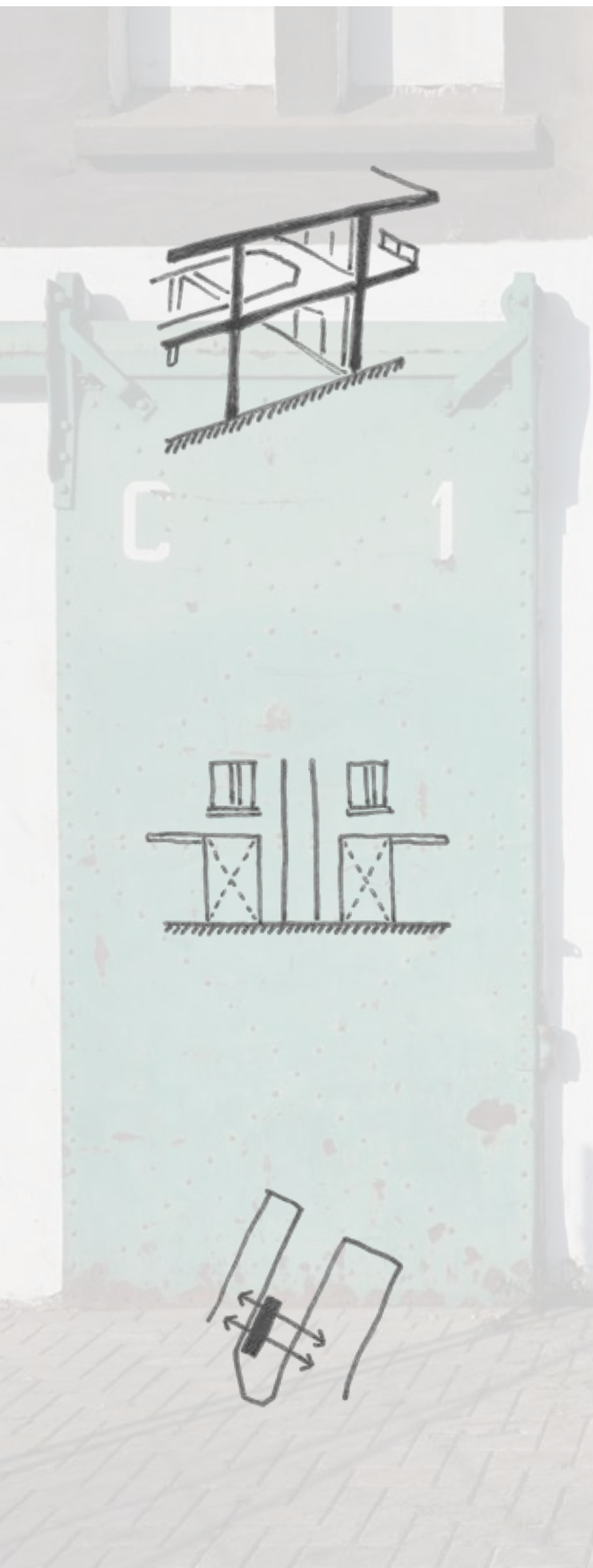


The resolution

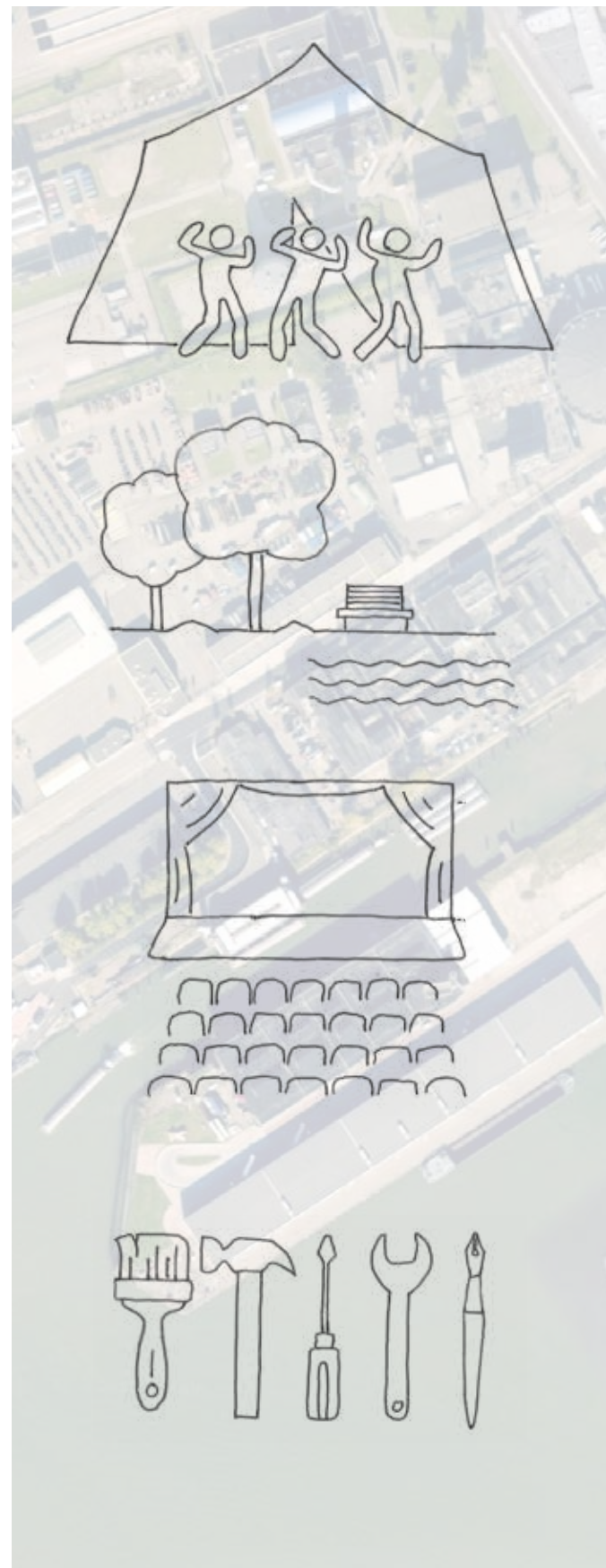


Design challenge:

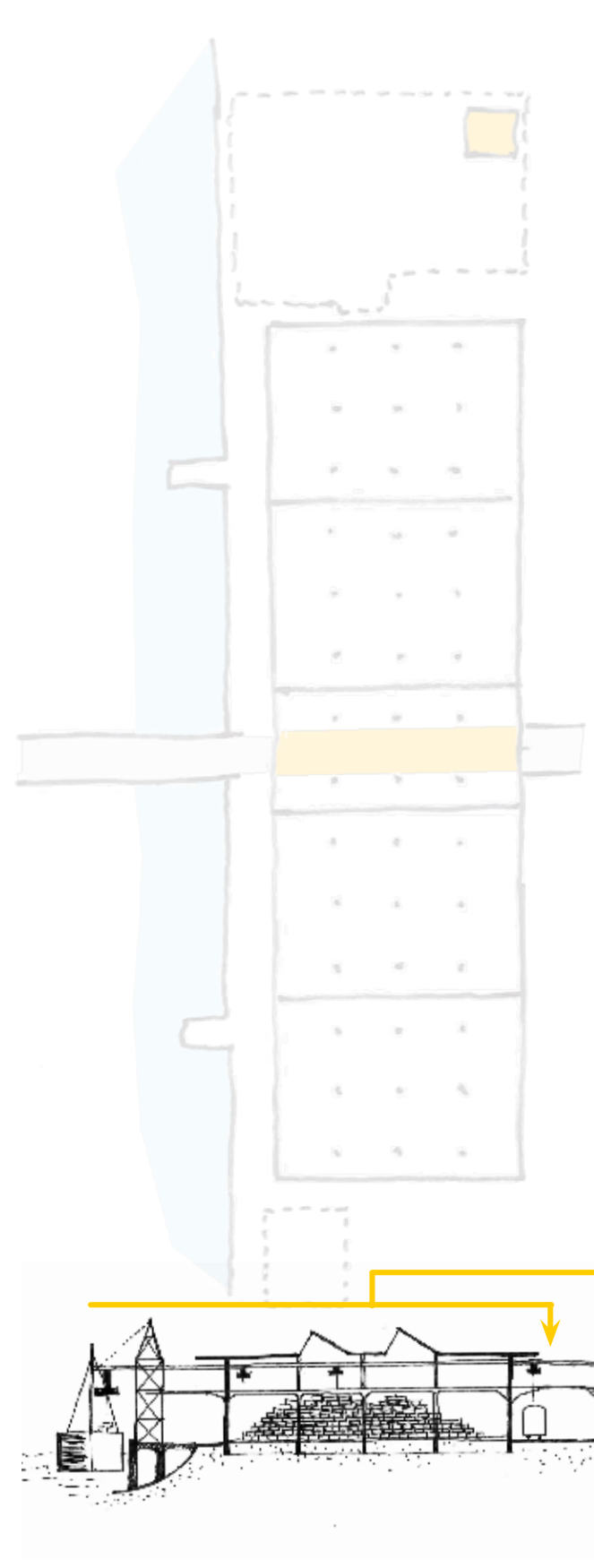
How can you adapt a derelict, closed-off cotton warehouse into a new and public function whilst maintaining and adding to the identity



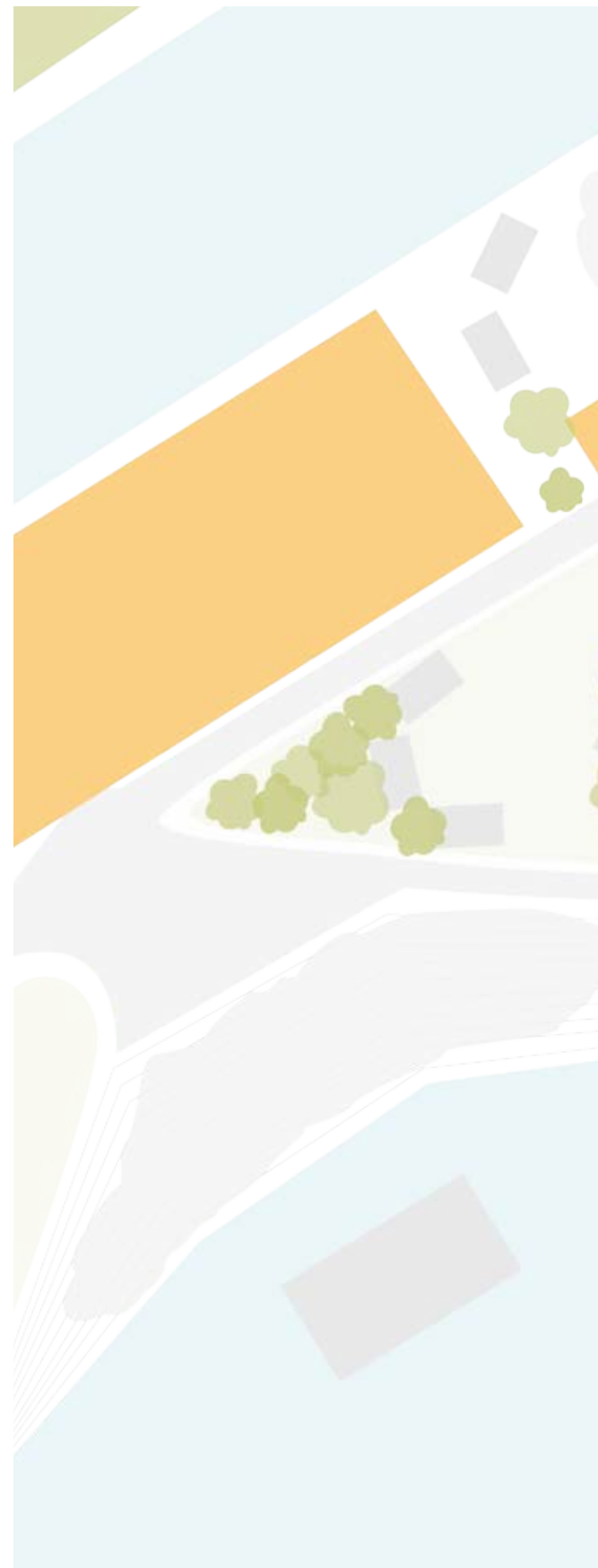
Determined the character



Cultural hub as new function



Formed a design strategy



New urban design



The new fitting within the existing structure



Thank you