

# FACTORY 020

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A PERMANENT 'LIVE-WORK' ENVIRONMENT FOR GENTRIFIED ARTISTS

*Between Standard and Ideals*

**NICK TEURLINGS**

# TARGET GROUPS

## THE CREATIVE CLASS

- ARTISTS
  - WRITERS
  - EDITORS
  - SCIENTISTS
  - ENGINEERS
  - UNIVERSITY PROFESSORS
  - MANAGERS OF CREATIVE COMMERCIAL SERVICE COMPANIES
- (FLORIDA, 2004, P.68, 69).



## DECORATIVE ARTS

Artists who practice decorative arts or crafts are concerned primarily with functional art and include a wide range of items, materials and techniques such as furniture, pottery, ceramics, textiles, wood- and metalworking.



## TYPE OF ARTISTS

In order to qualify for a dwelling in the envisioned building, artist will be selected according to the CAWA test, which is the policy that bureau broedplaatsen handles in Amsterdam. Important in this selection procedure is that they must convince to be a valuable contribution to the community. Hence a wide variety of artists is possible:

- PAINTERS, SCULPTORS, MAKERS, MUSICIANS, WRITERS, DANCERS ETC.



## HOUSEHOLDS

- SINGLE ARTIST
- POST GRADUATE
- ARTIST COUPLES / ARTIST WITH PARTNER
- ARTIST WITH FAMILY
- ELDERLY ARTISTS

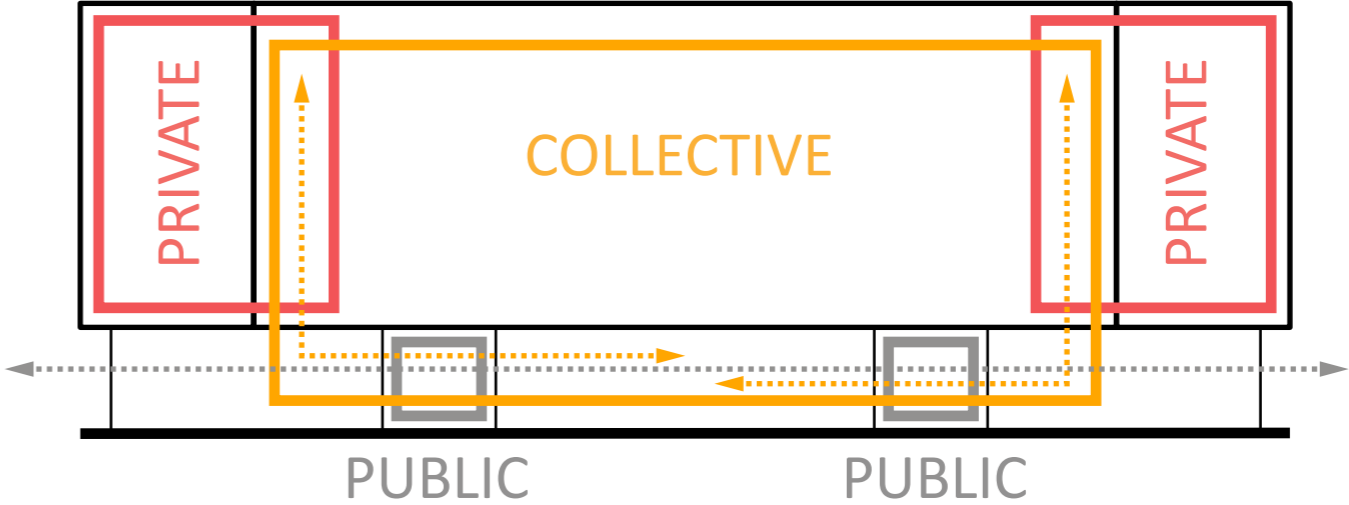
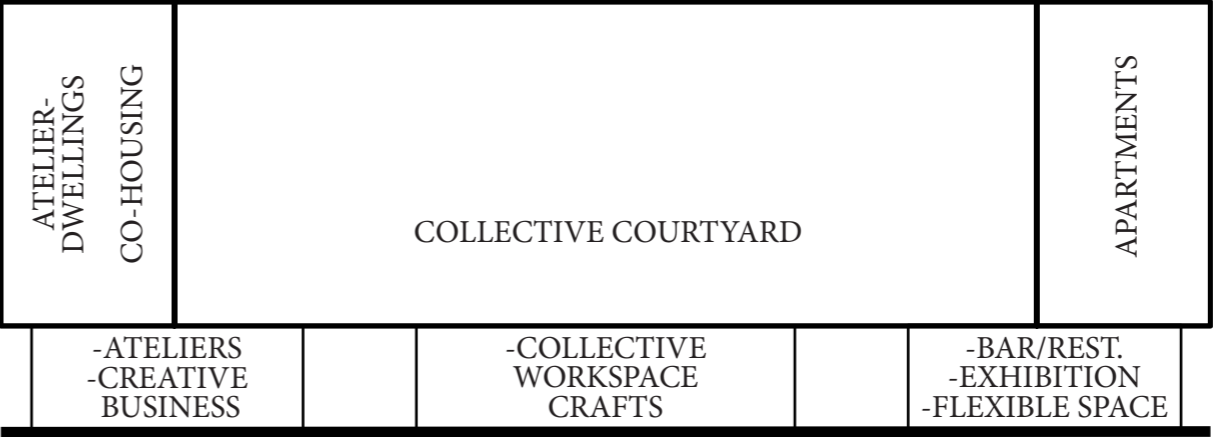
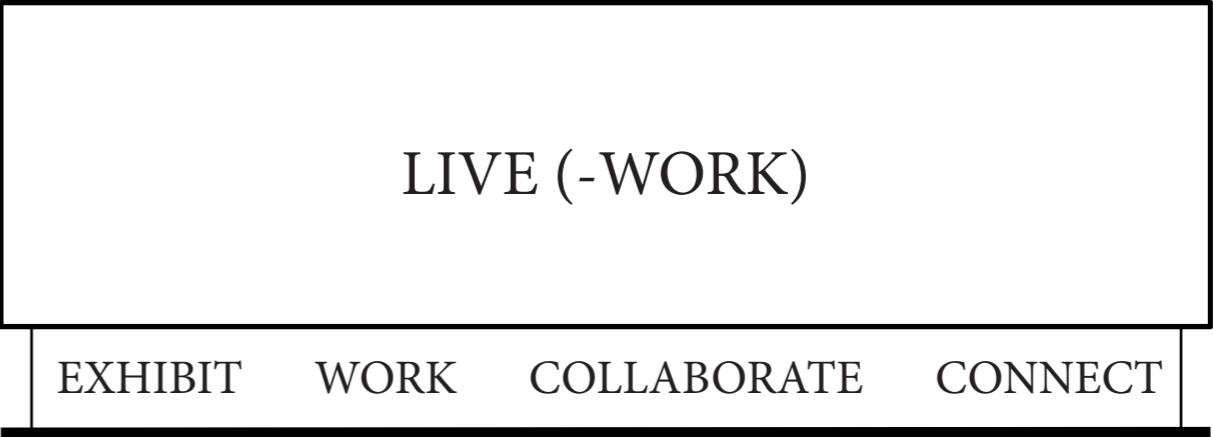
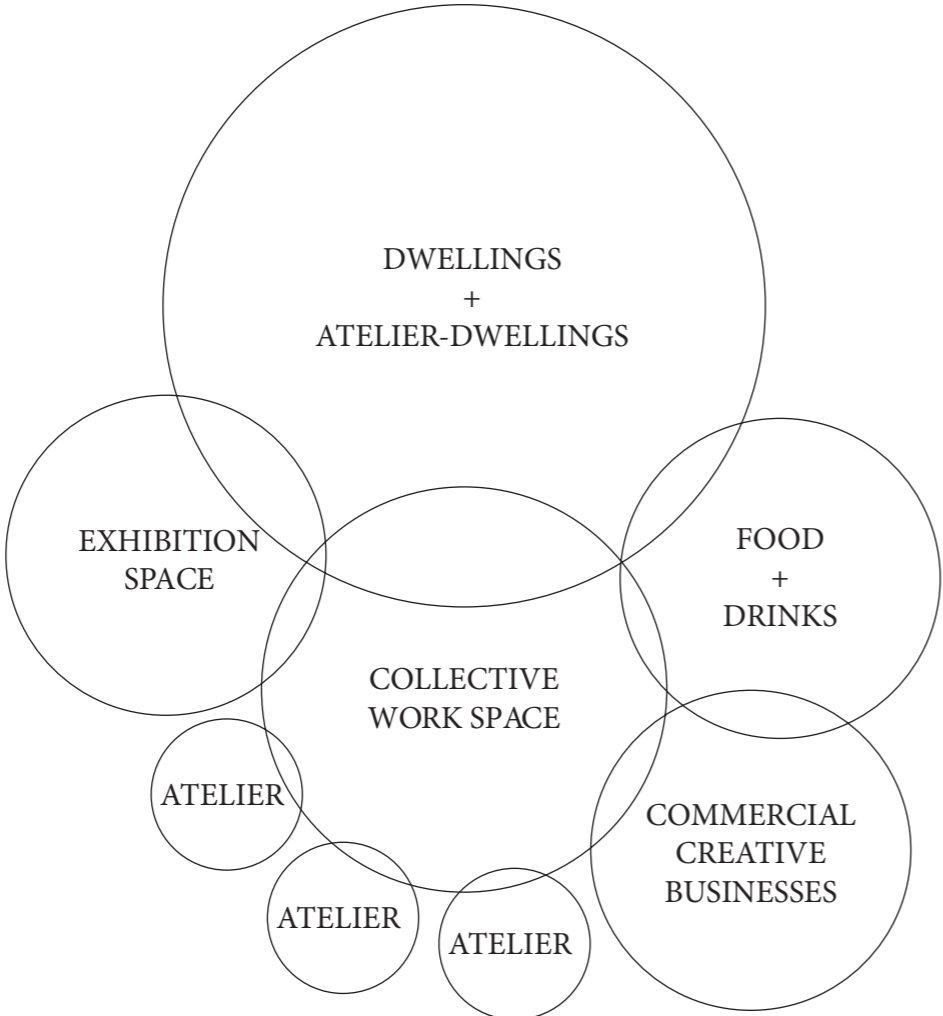
## FINE ARTS

Artists who practice fine arts mainly produce tangible art that are created to be beautiful rather than useful and takes many formats including paintings, drawings, sculptures or installations. But also untangible forms like theatre and dance can be recognised as fine arts.

## COMMERCIAL ARTS

Commercial art, as the term already indicates, is created specifically to sell things .

# BUILDING CONCEPT DIAGRAMS



REDEVELOPMENT PLAN HAVENSTAD  
Minervahaven

Vision Municipality of Amsterdam  
(2017)

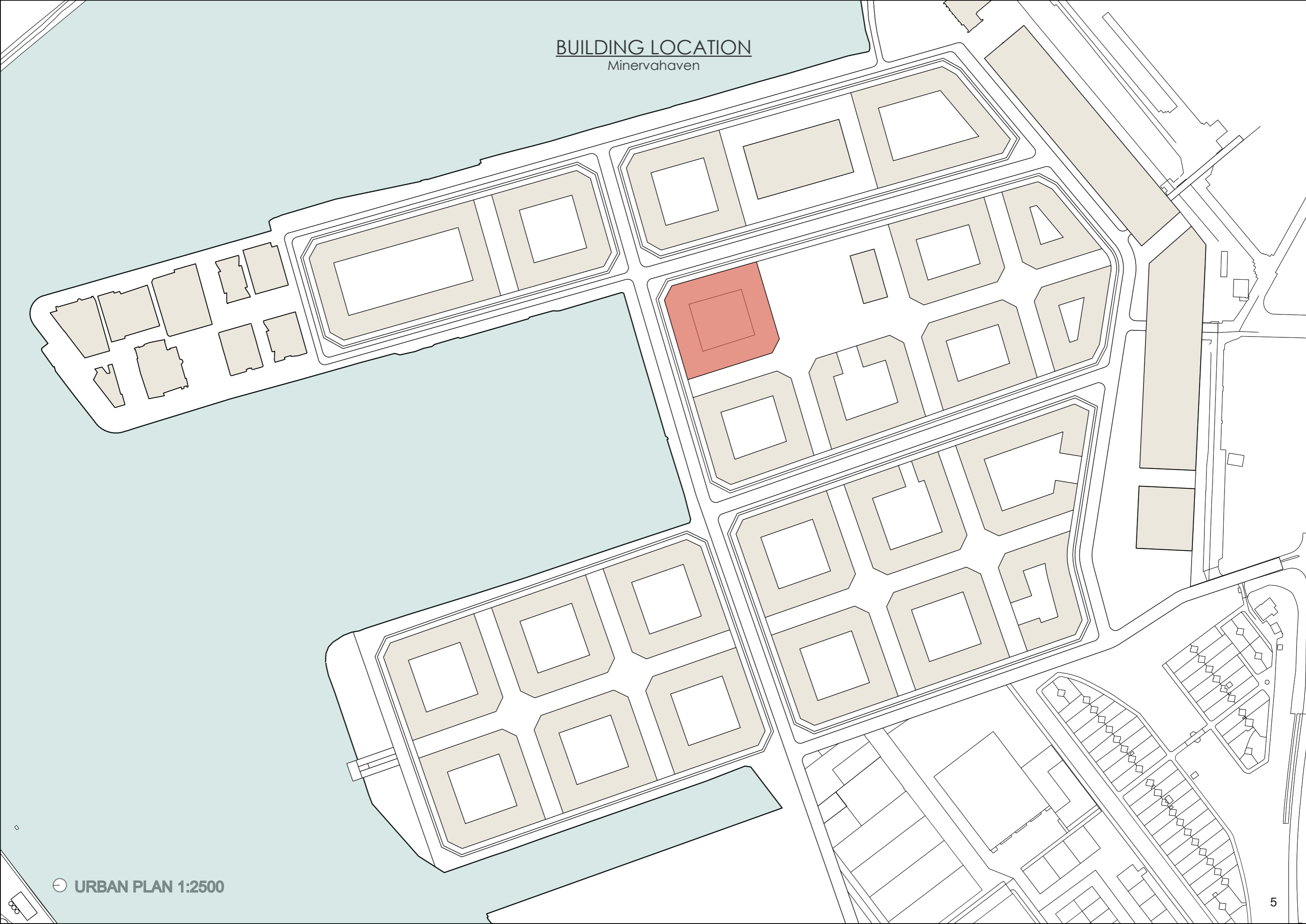
A live-work environment characterized by a creative and productive neighborhood with 'urban streets' which should be a 'logical continuation' of the urban milieu of the city centre.





**BUILDING LOCATION**

Minervahaven

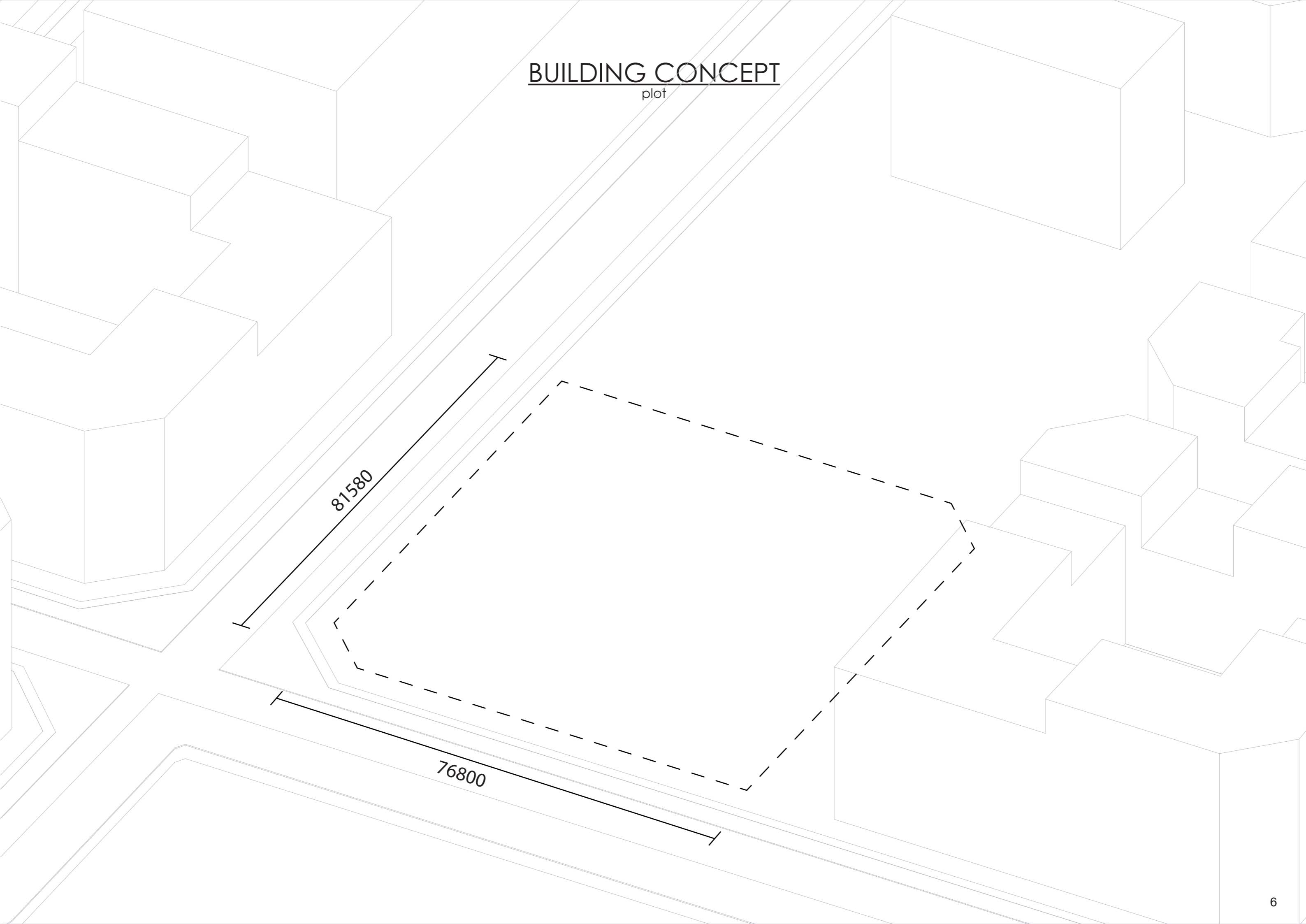


# BUILDING CONCEPT

plot

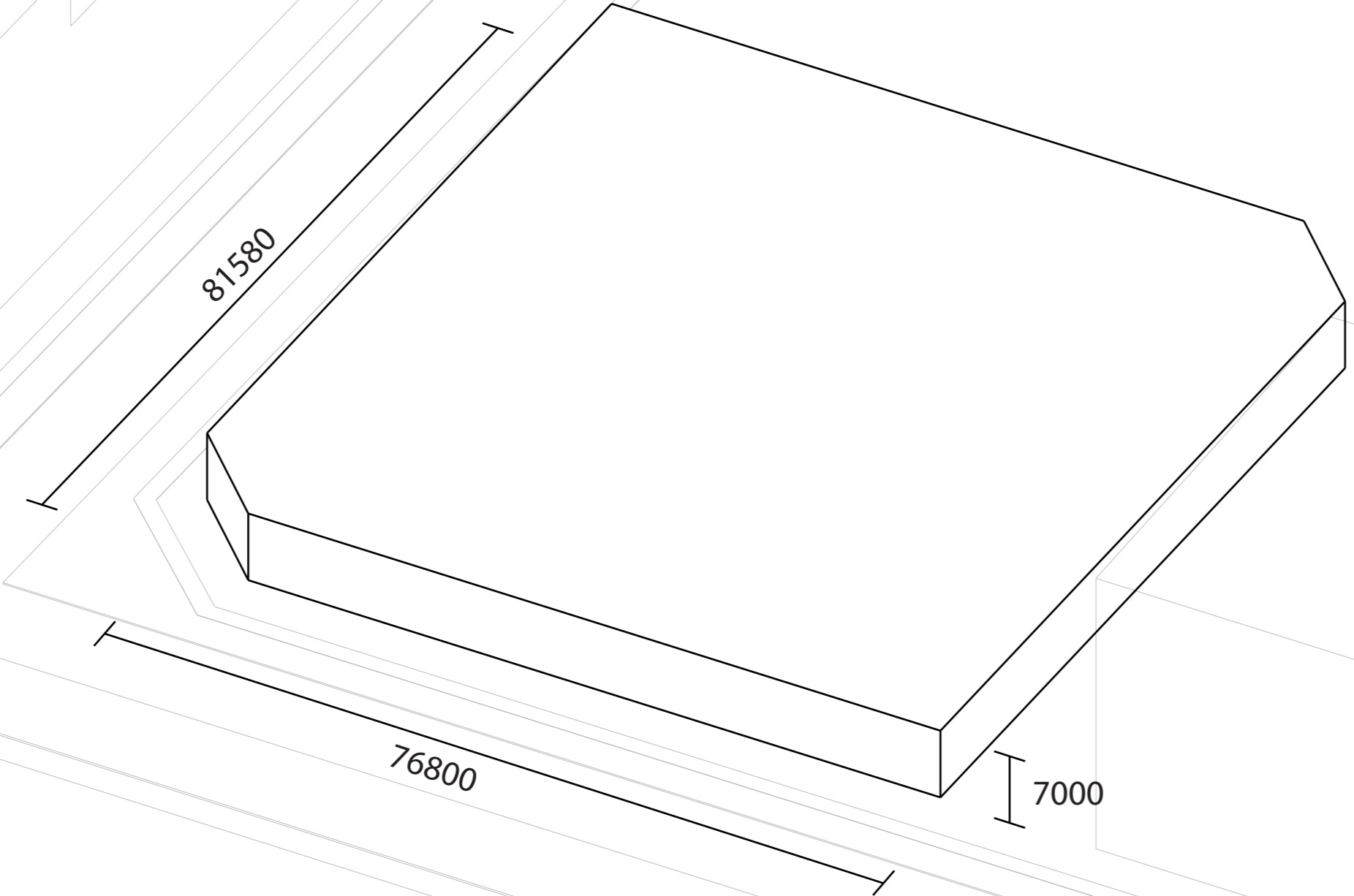
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76800



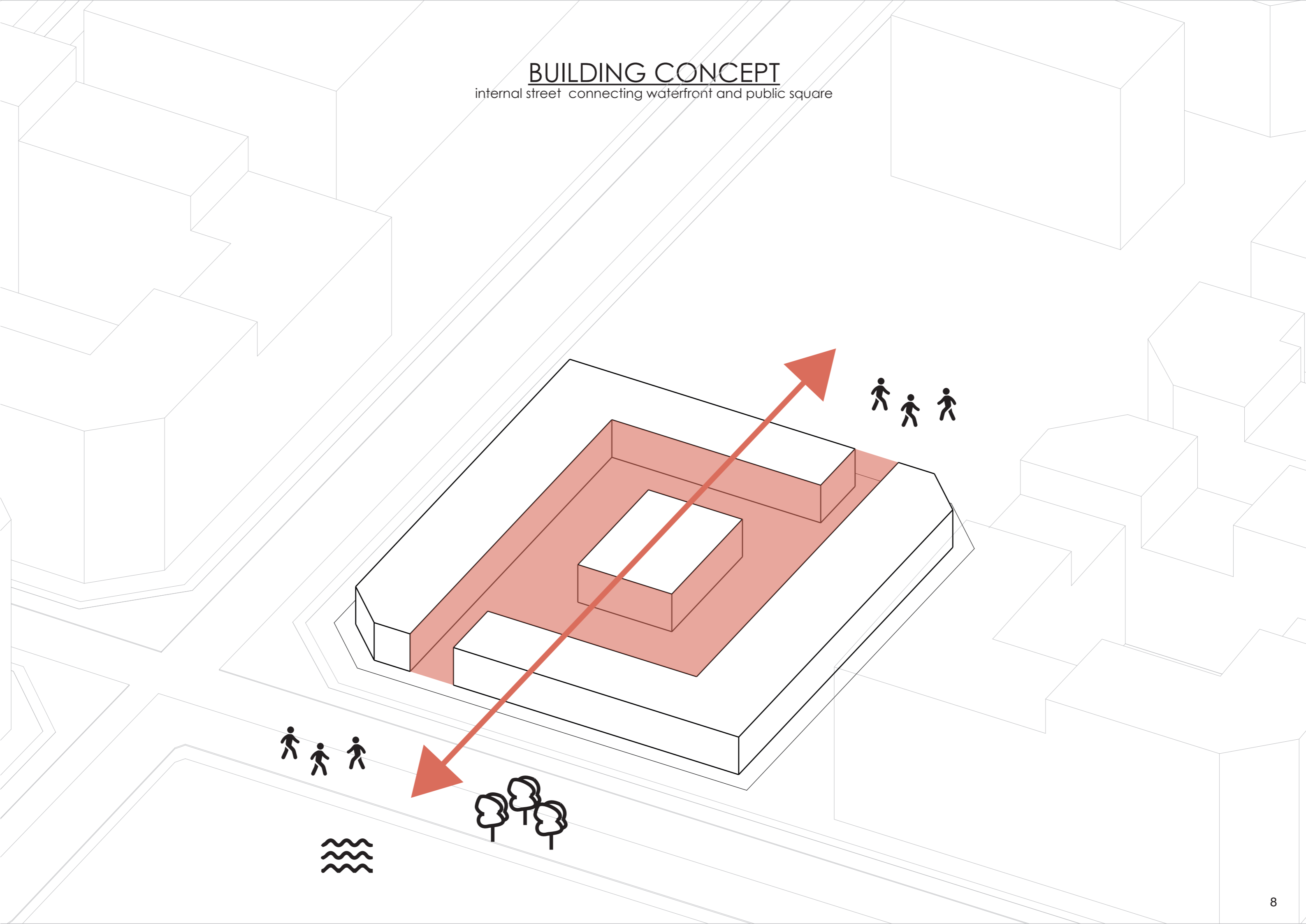
# BUILDING CONCEPT

plint volume



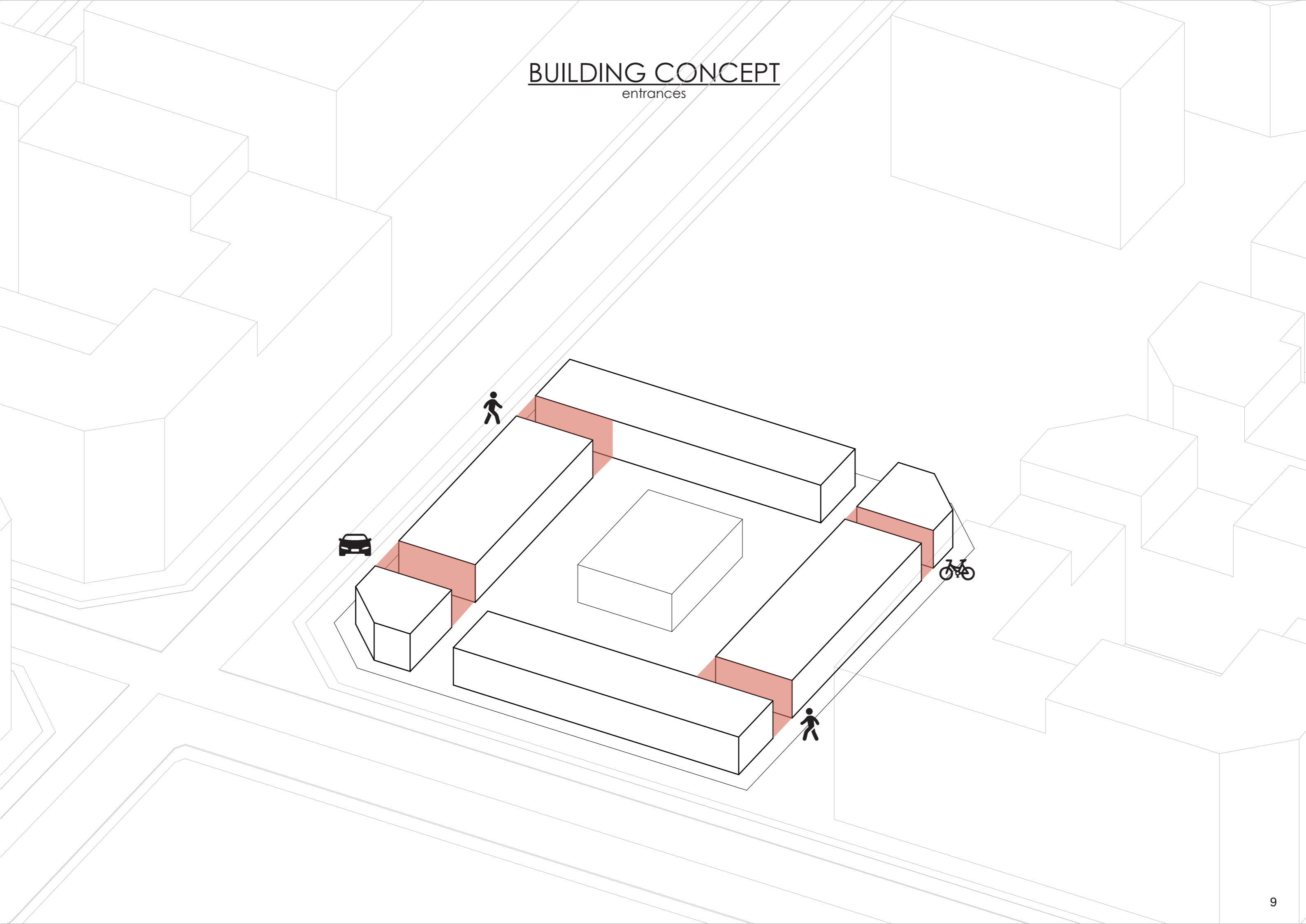
# BUILDING CONCEPT

internal street connecting waterfront and public square



# BUILDING CONCEPT

entrances

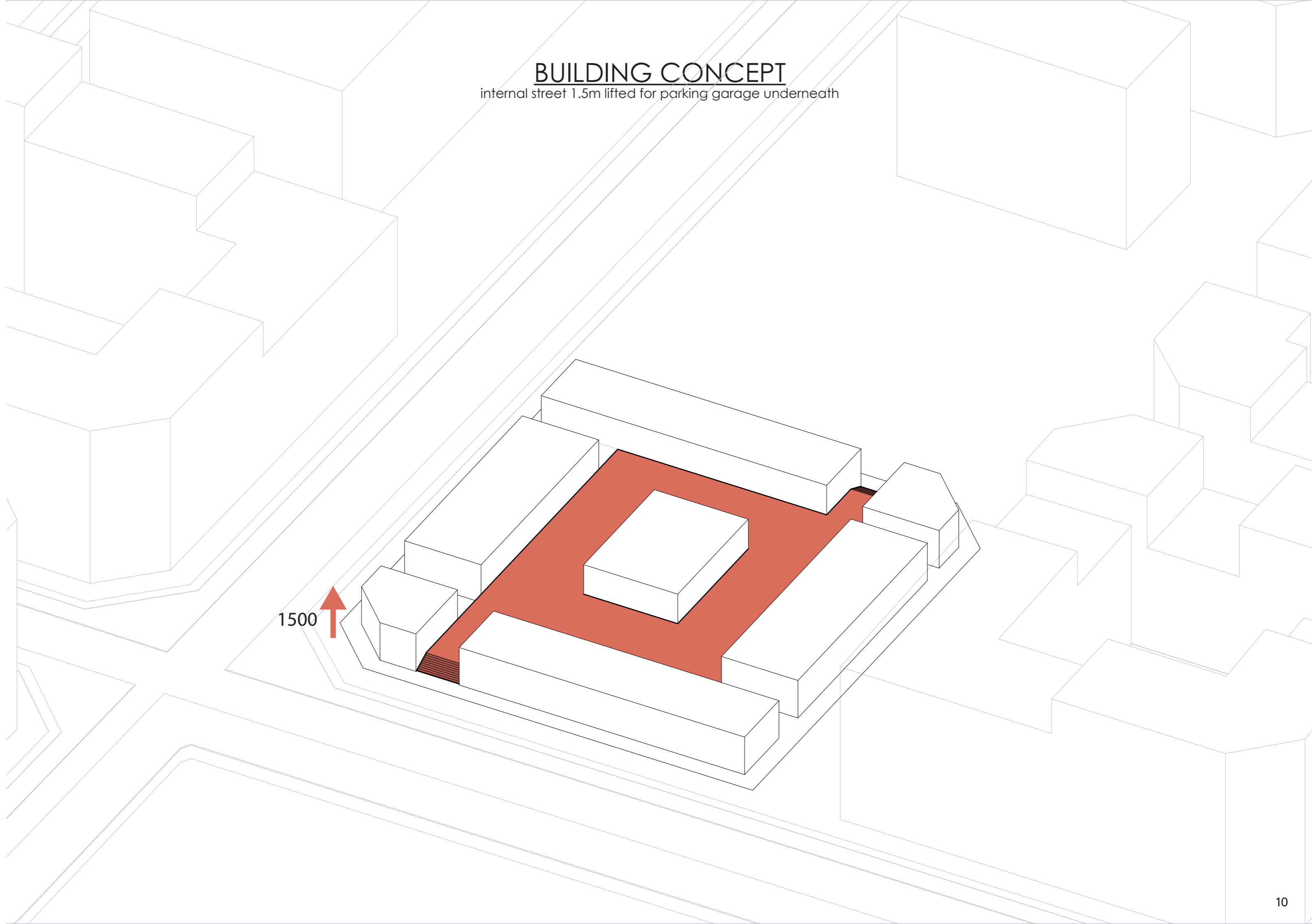




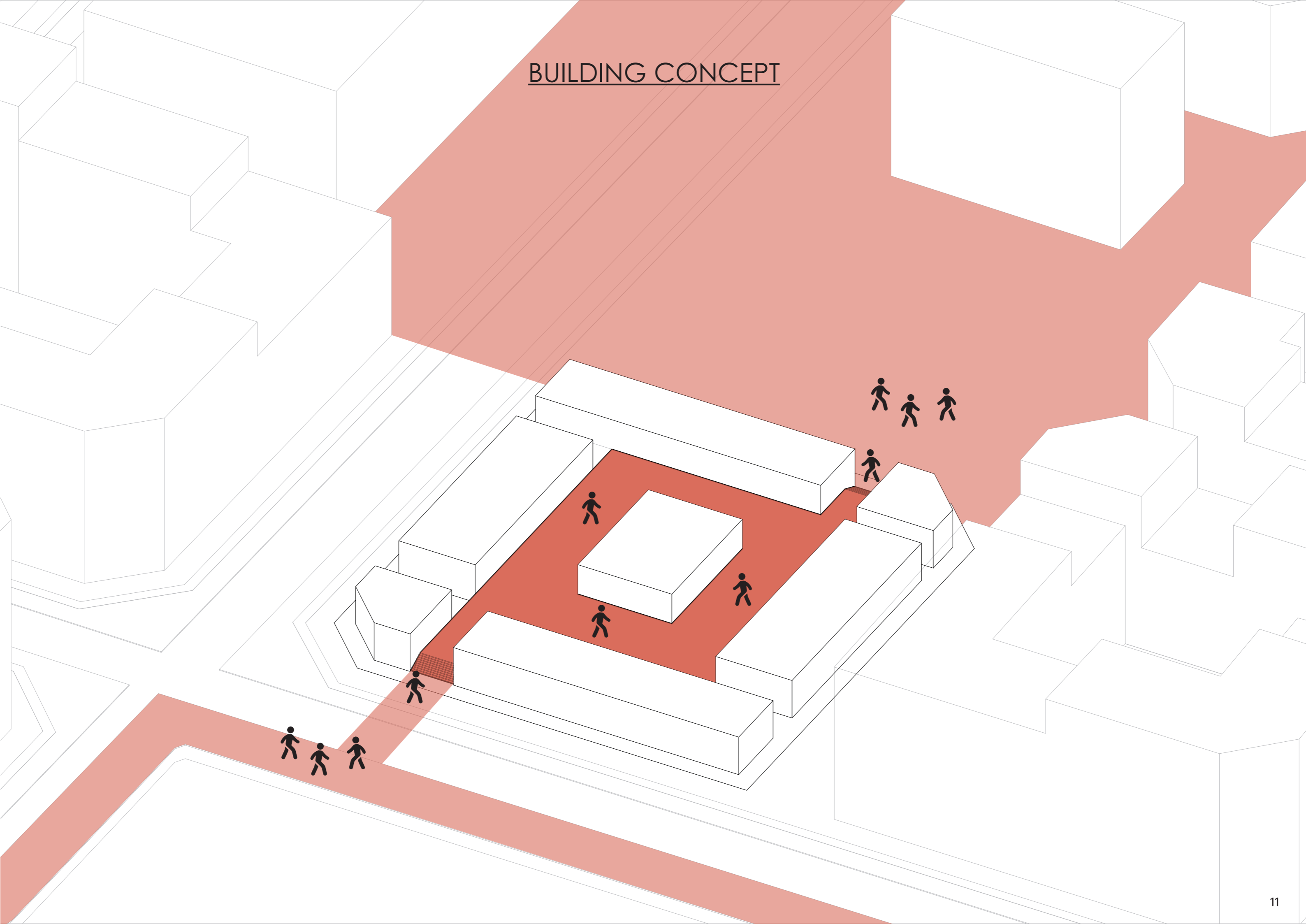
# BUILDING CONCEPT

internal street 1.5m lifted for parking garage underneath

1500

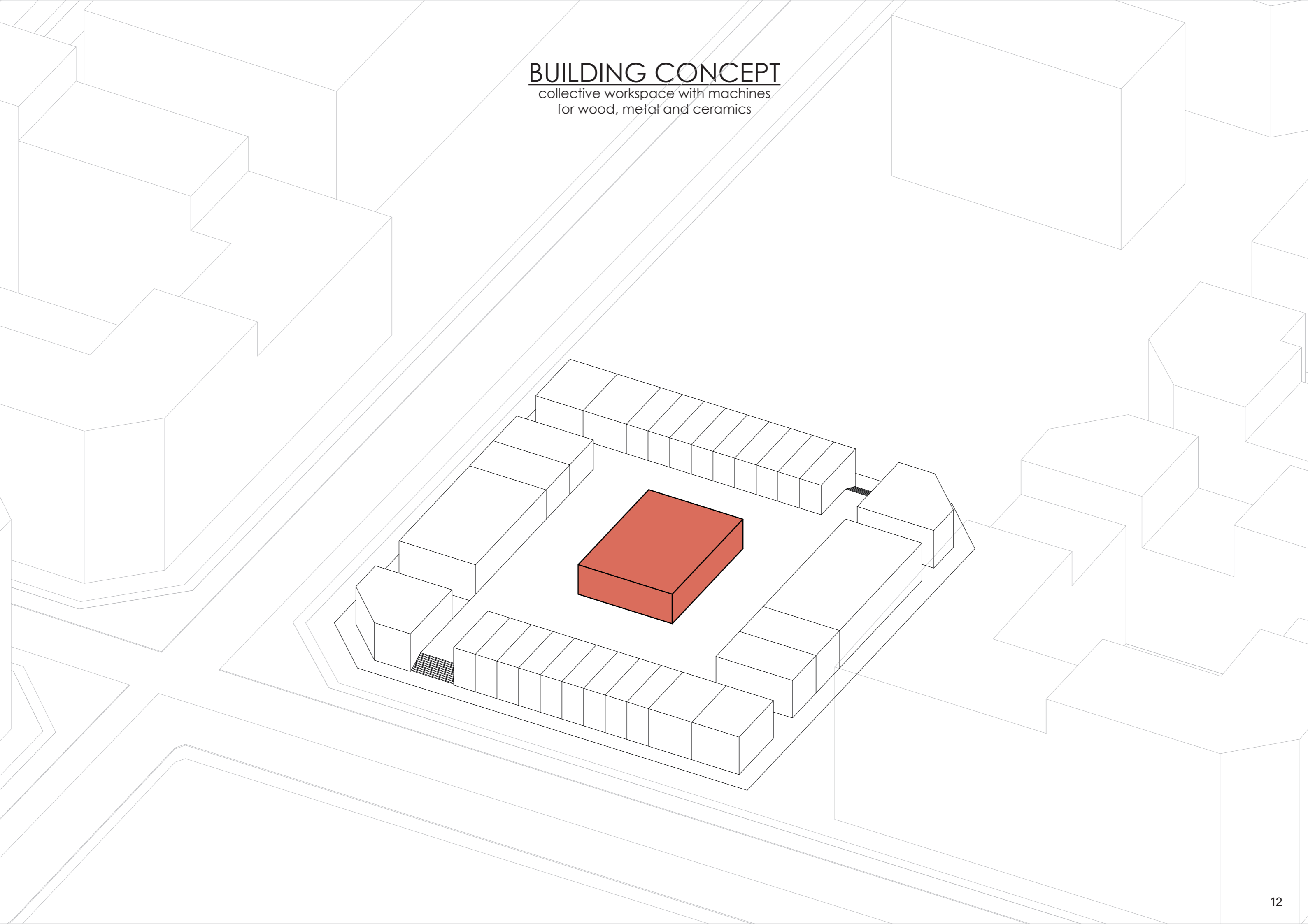


BUILDING CONCEPT



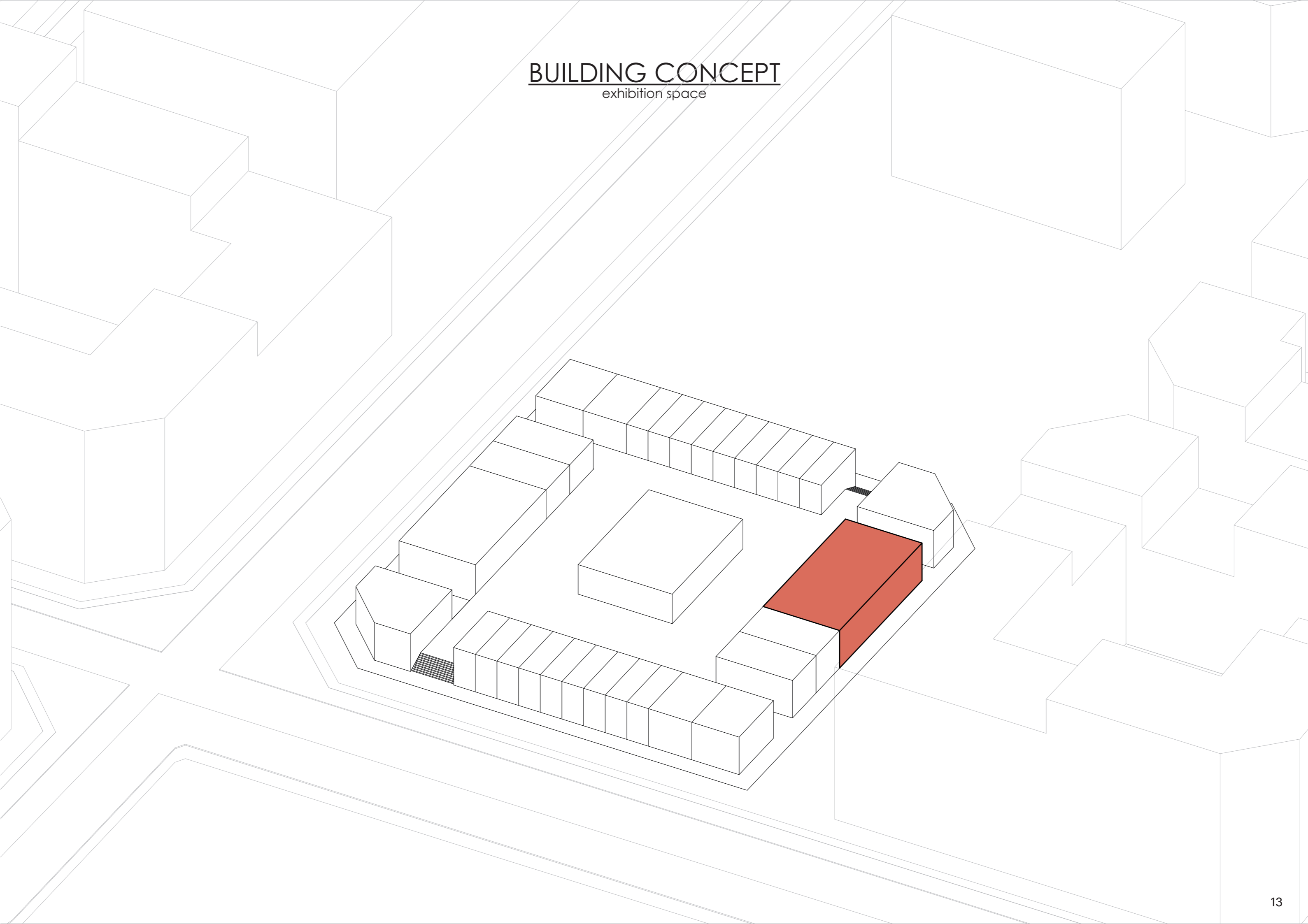
**BUILDING CONCEPT**

collective workspace with machines  
for wood, metal and ceramics



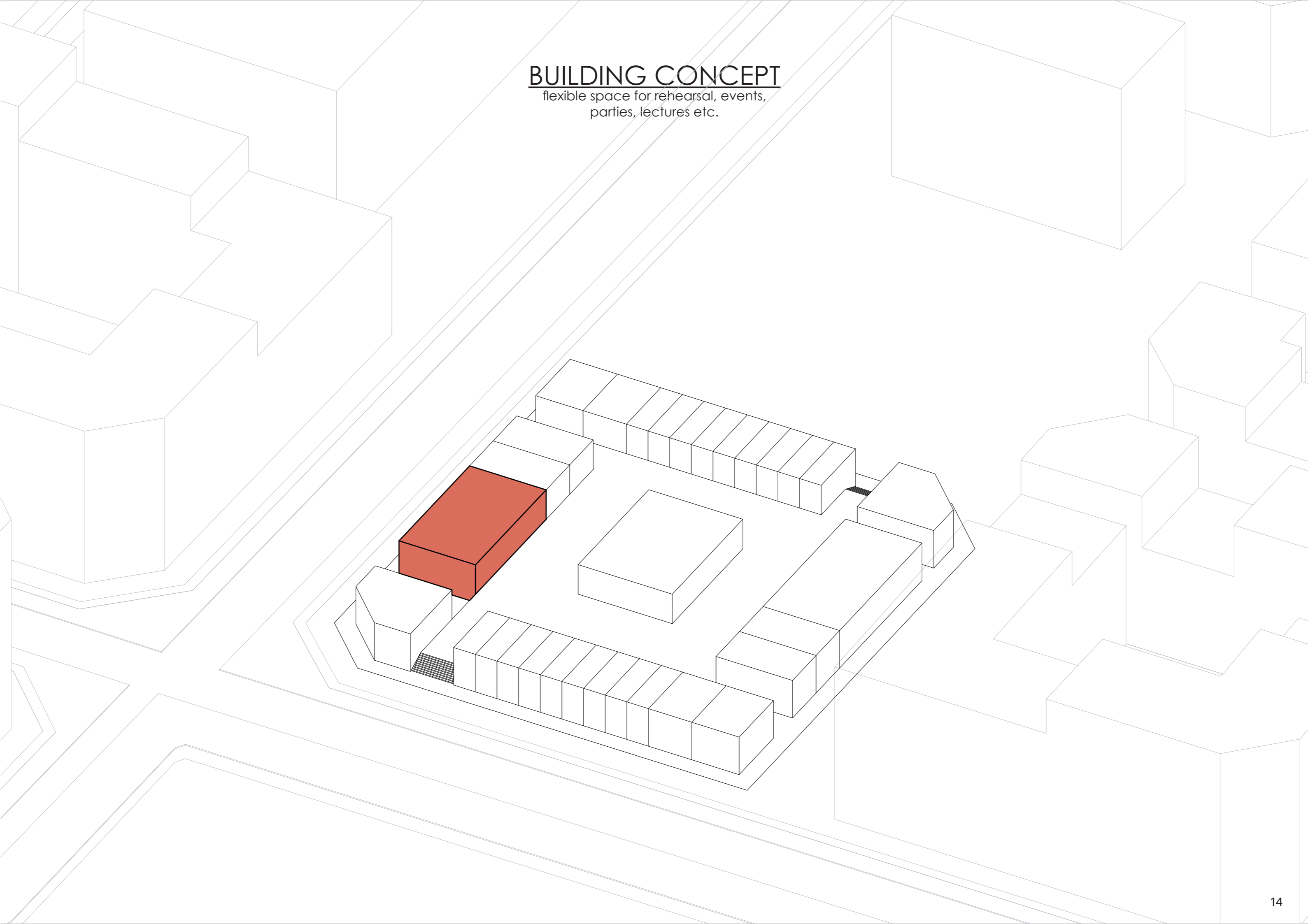


**BUILDING CONCEPT**  
exhibition space



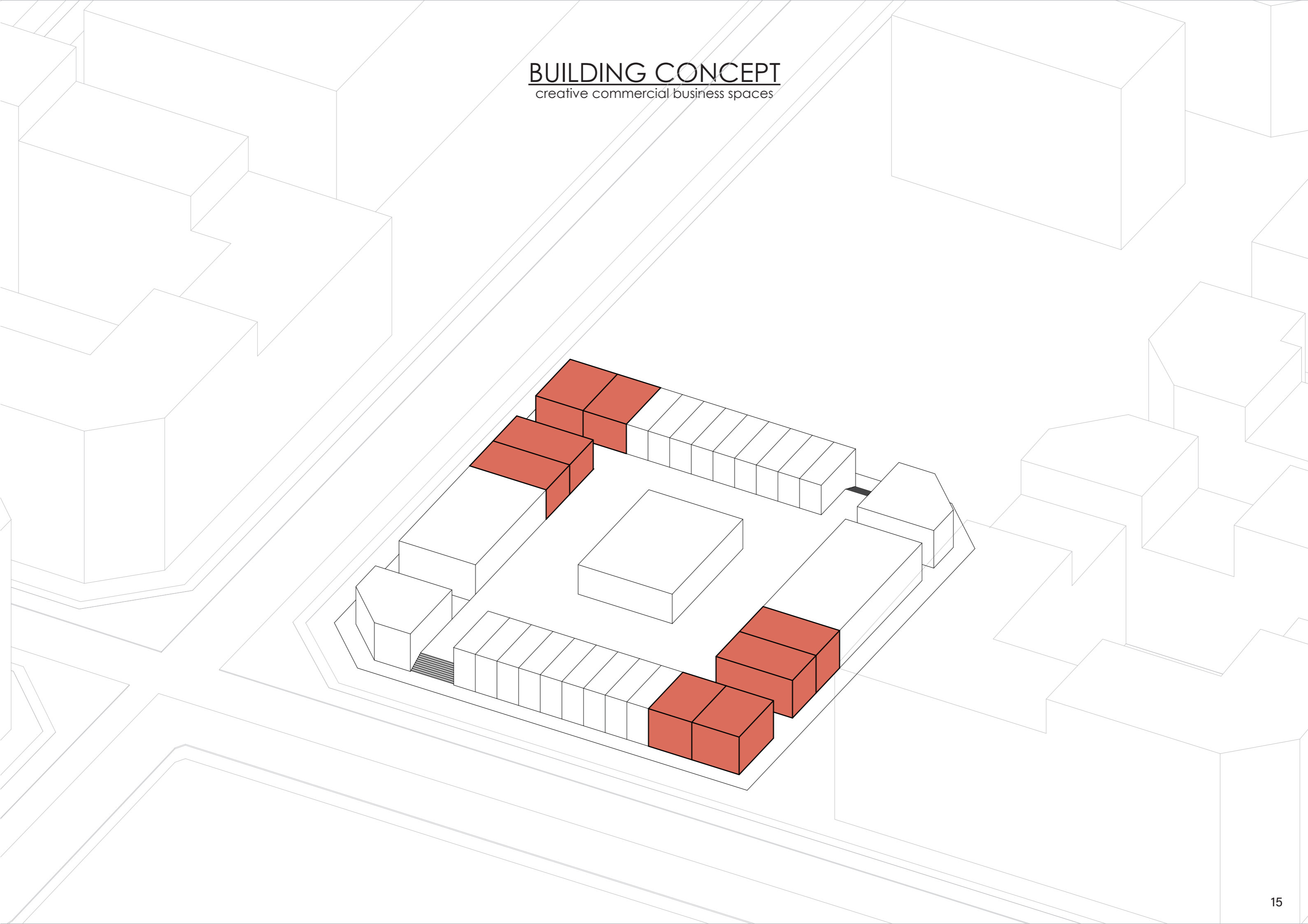
# BUILDING CONCEPT

flexible space for rehearsal, events,  
parties, lectures etc.



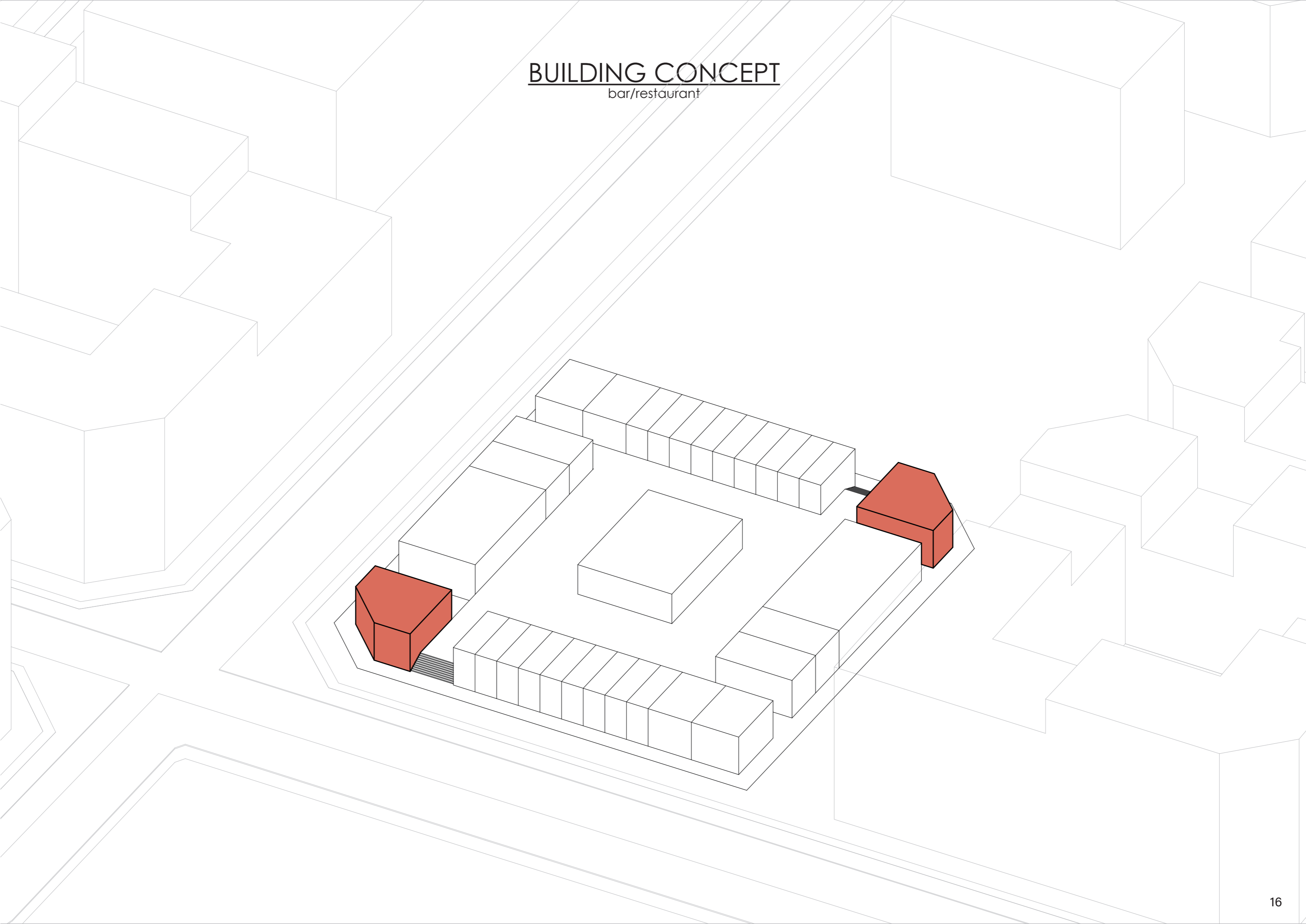
# BUILDING CONCEPT

creative commercial business spaces



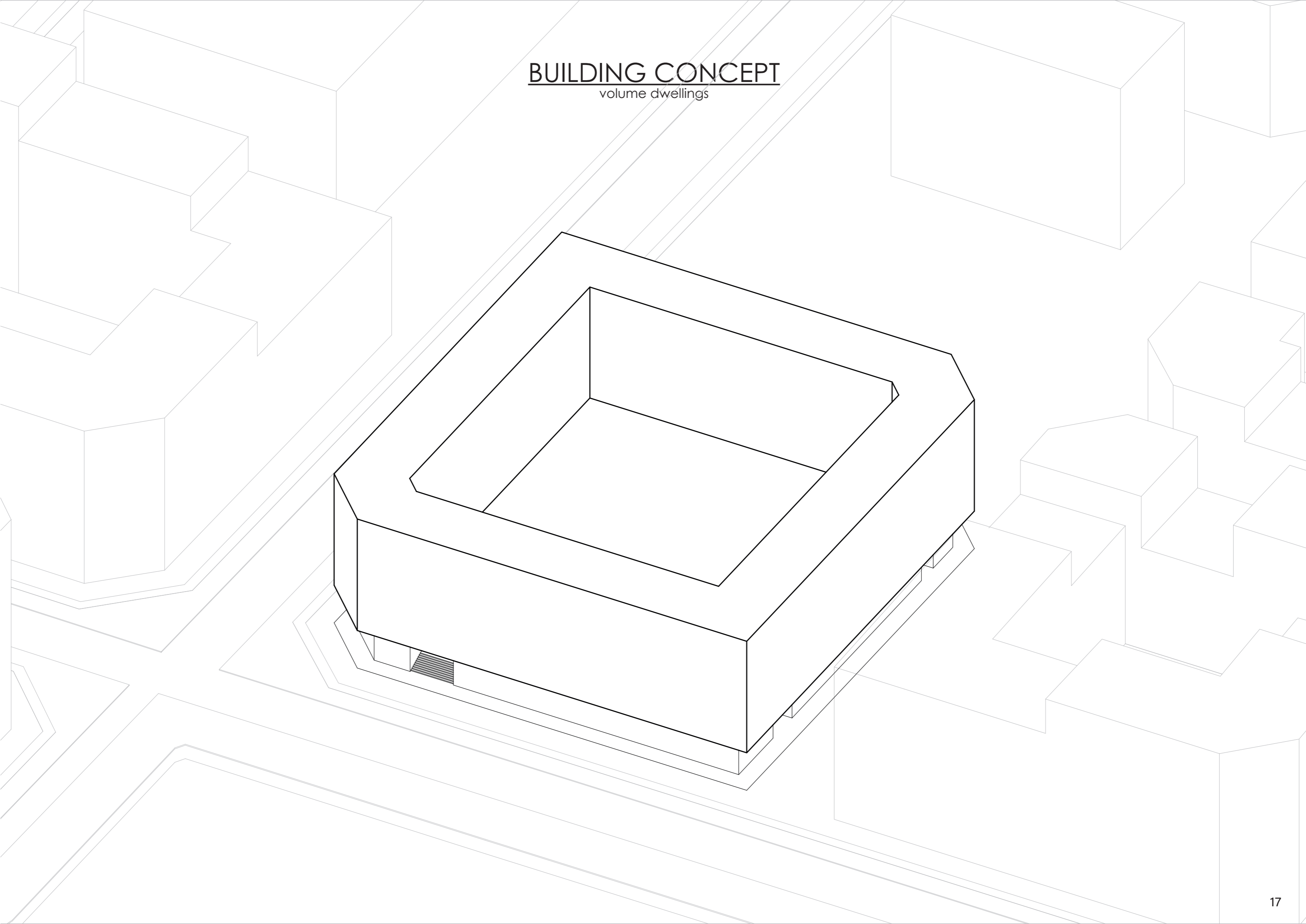
# BUILDING CONCEPT

bar/restaurant



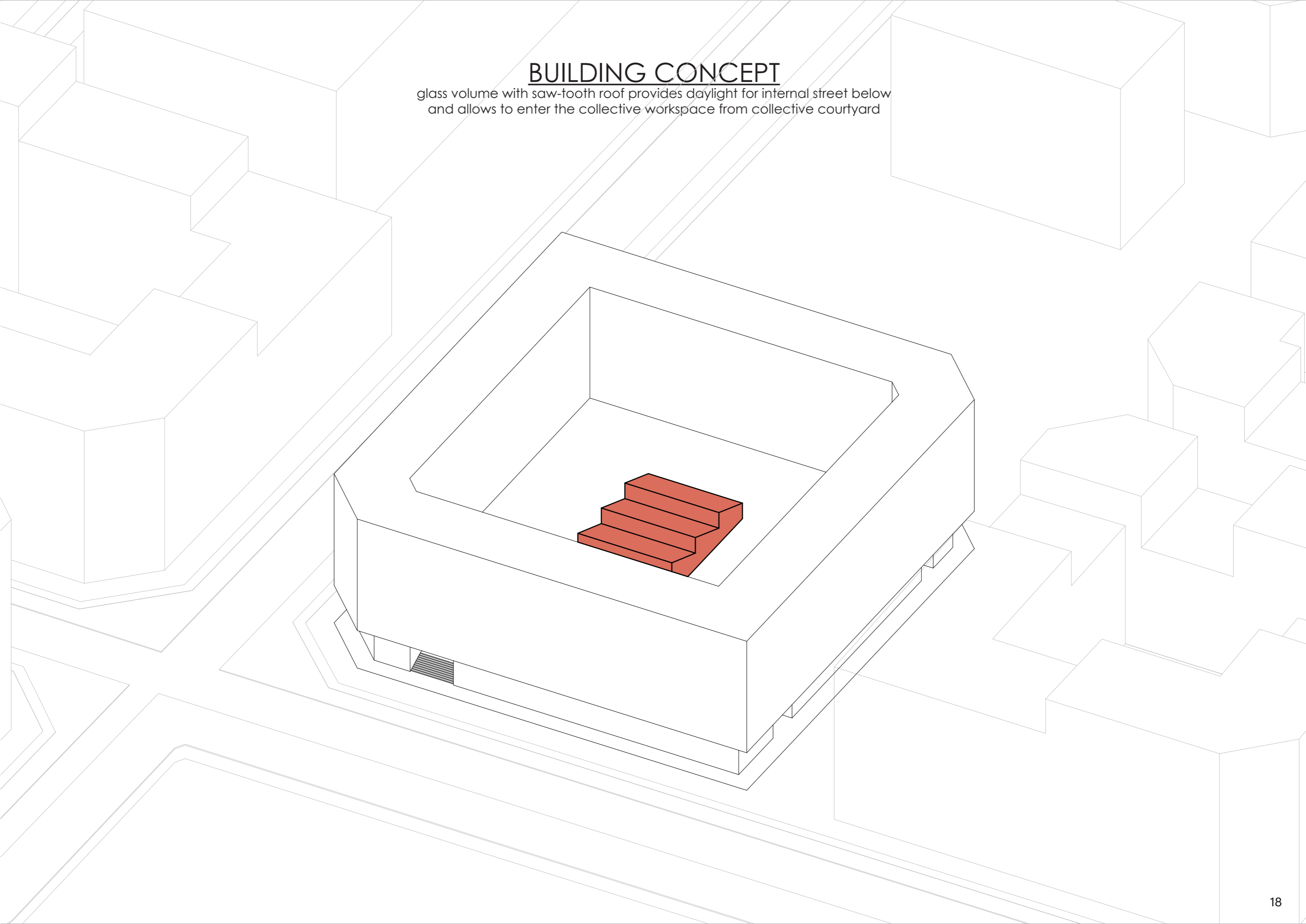
BUILDING CONCEPT

volume dwellings



# BUILDING CONCEPT

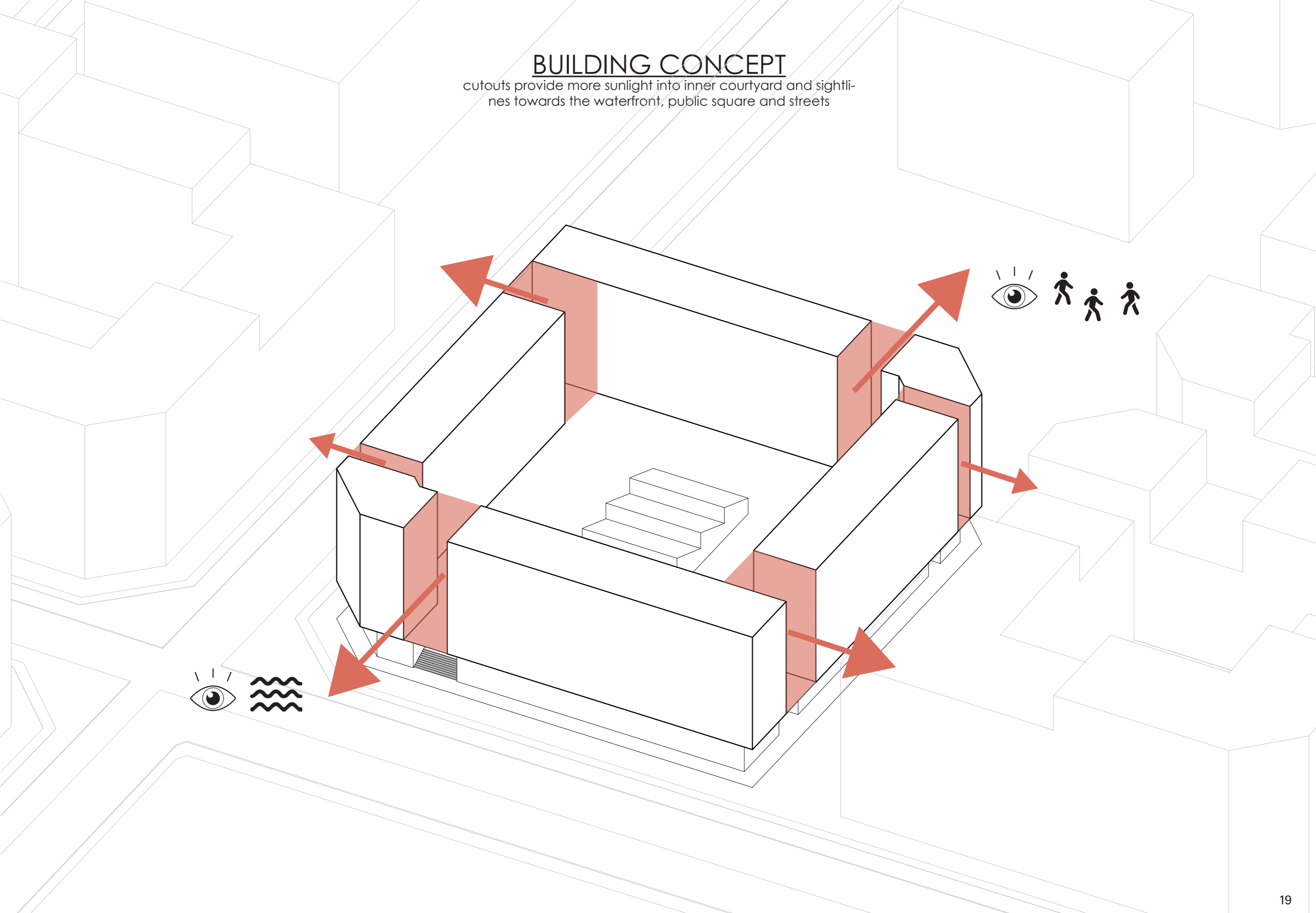
glass volume with saw-tooth roof provides daylight for internal street below and allows to enter the collective workspace from collective courtyard





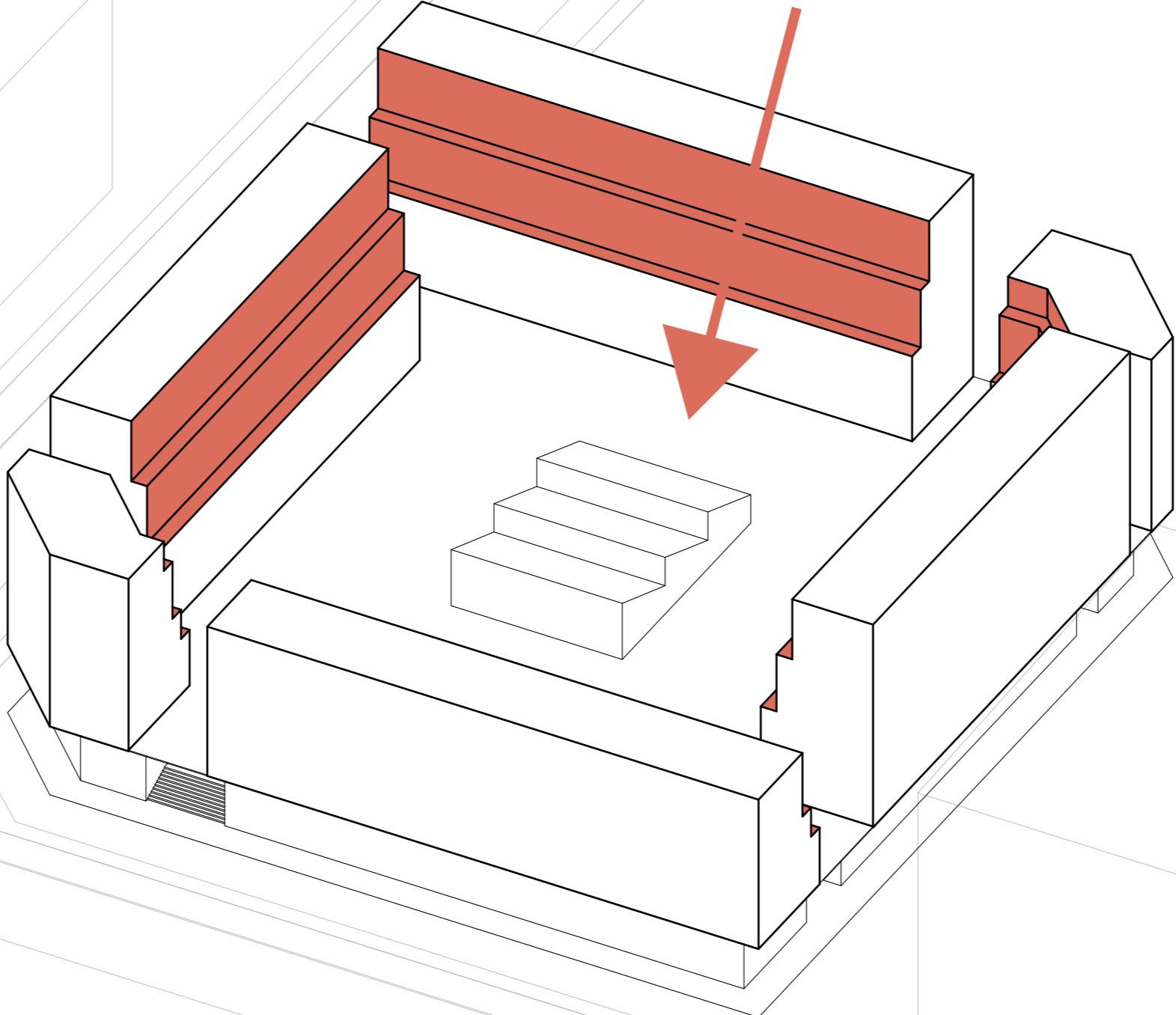
# BUILDING CONCEPT

cutouts provide more sunlight into inner courtyard and sightlines towards the waterfront, public square and streets



# BUILDING CONCEPT

setbacks to get more sunlight into inner courtyard and reduces square meters in dwelling floorplans

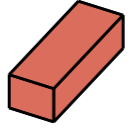
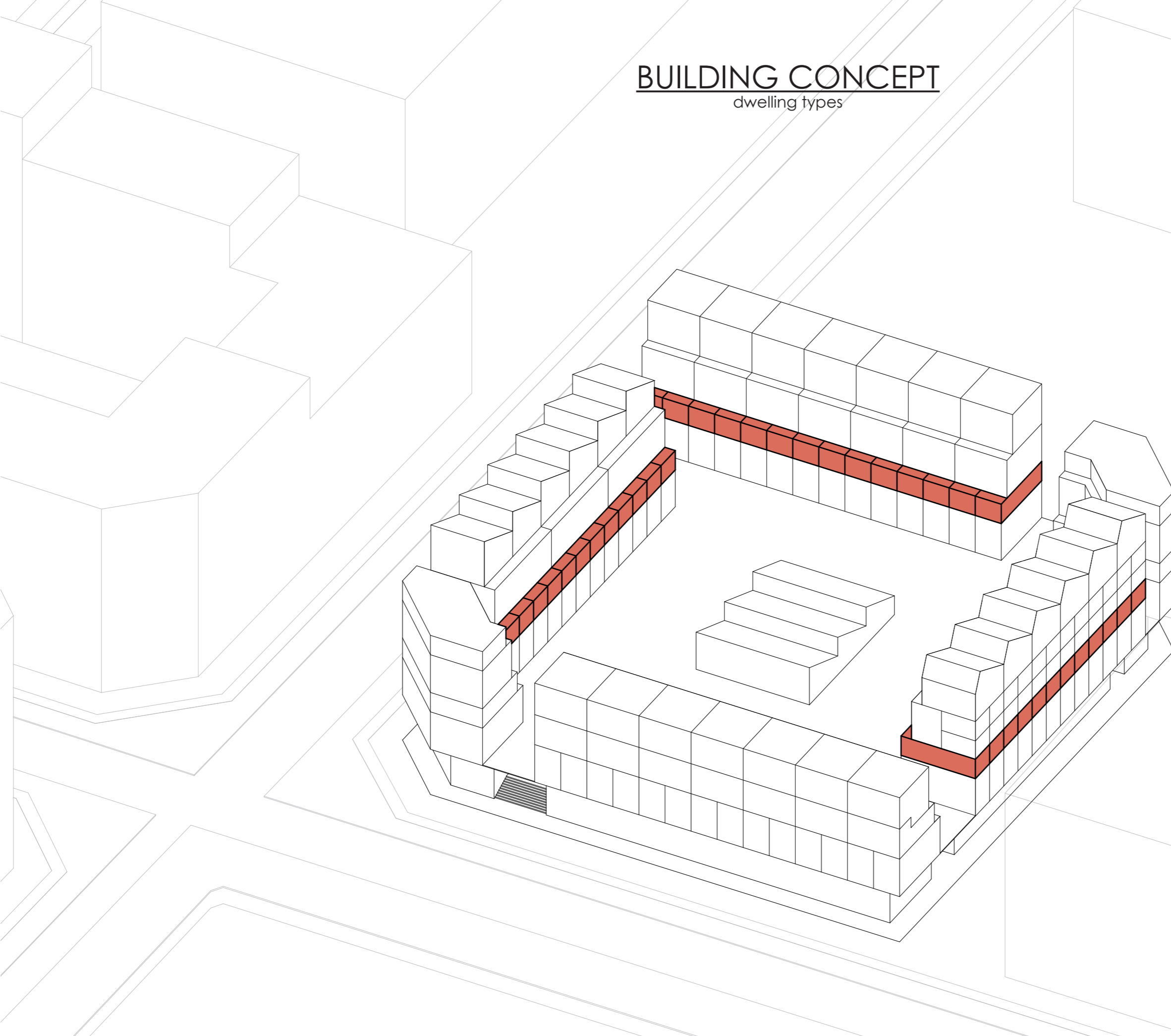




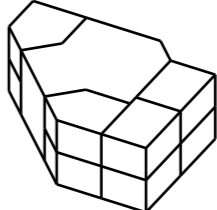
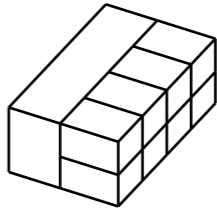
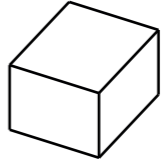
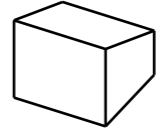
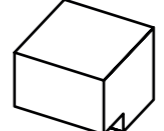
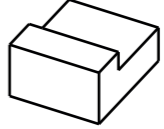
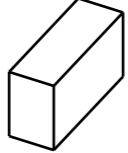


# BUILDING CONCEPT

dwelling types



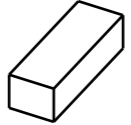
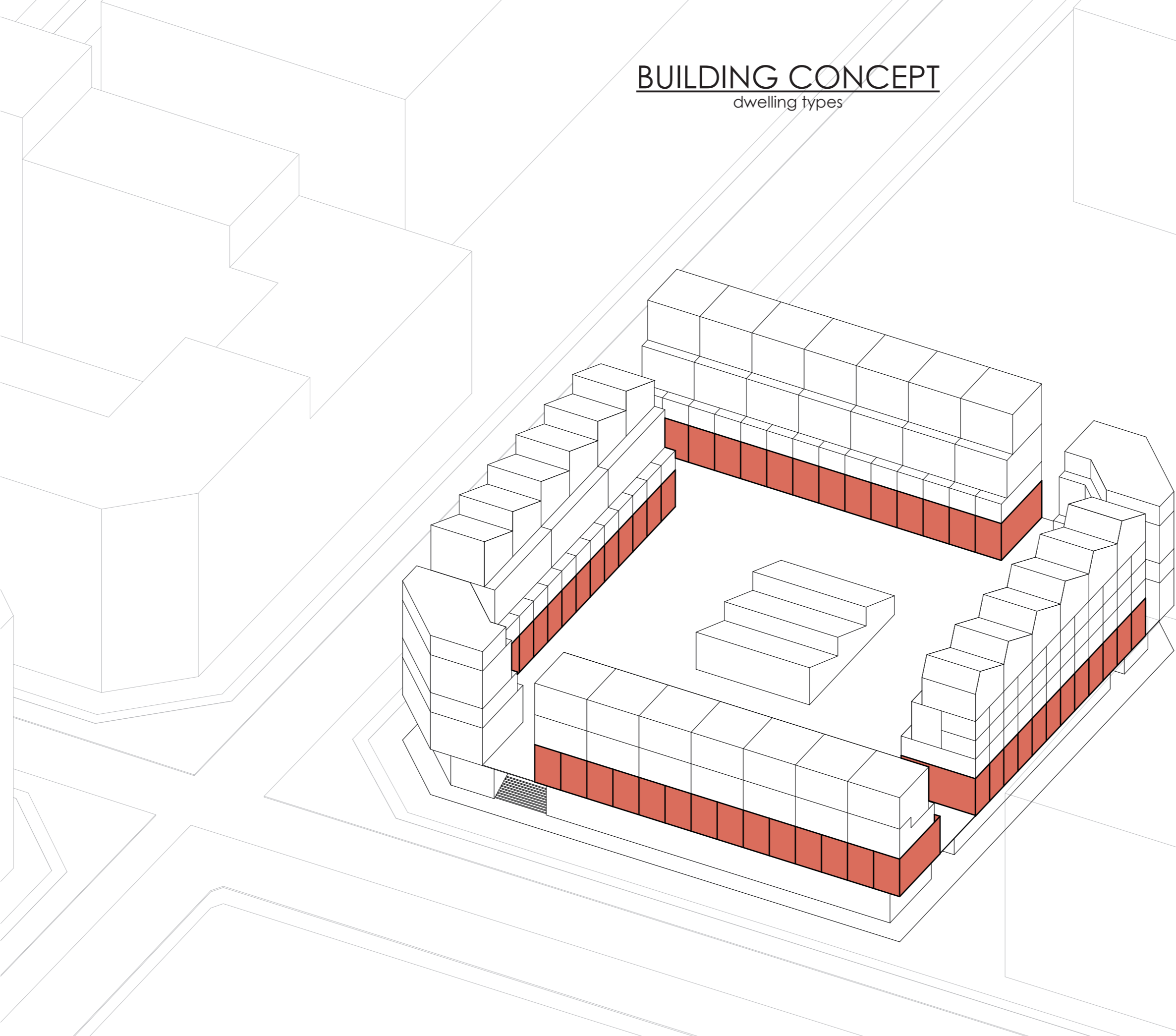
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Apartment  
Live-Nearby



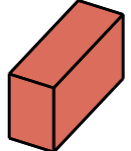
**TOTAL DWELLING UNITS: 224**

# BUILDING CONCEPT

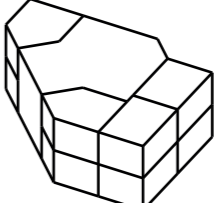
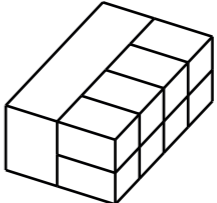
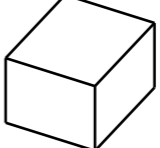
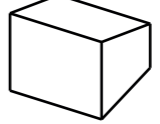
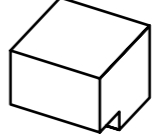
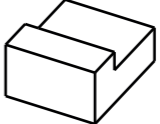
dwelling types



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Apartment  
Live-Nearby

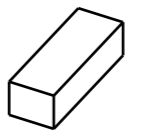
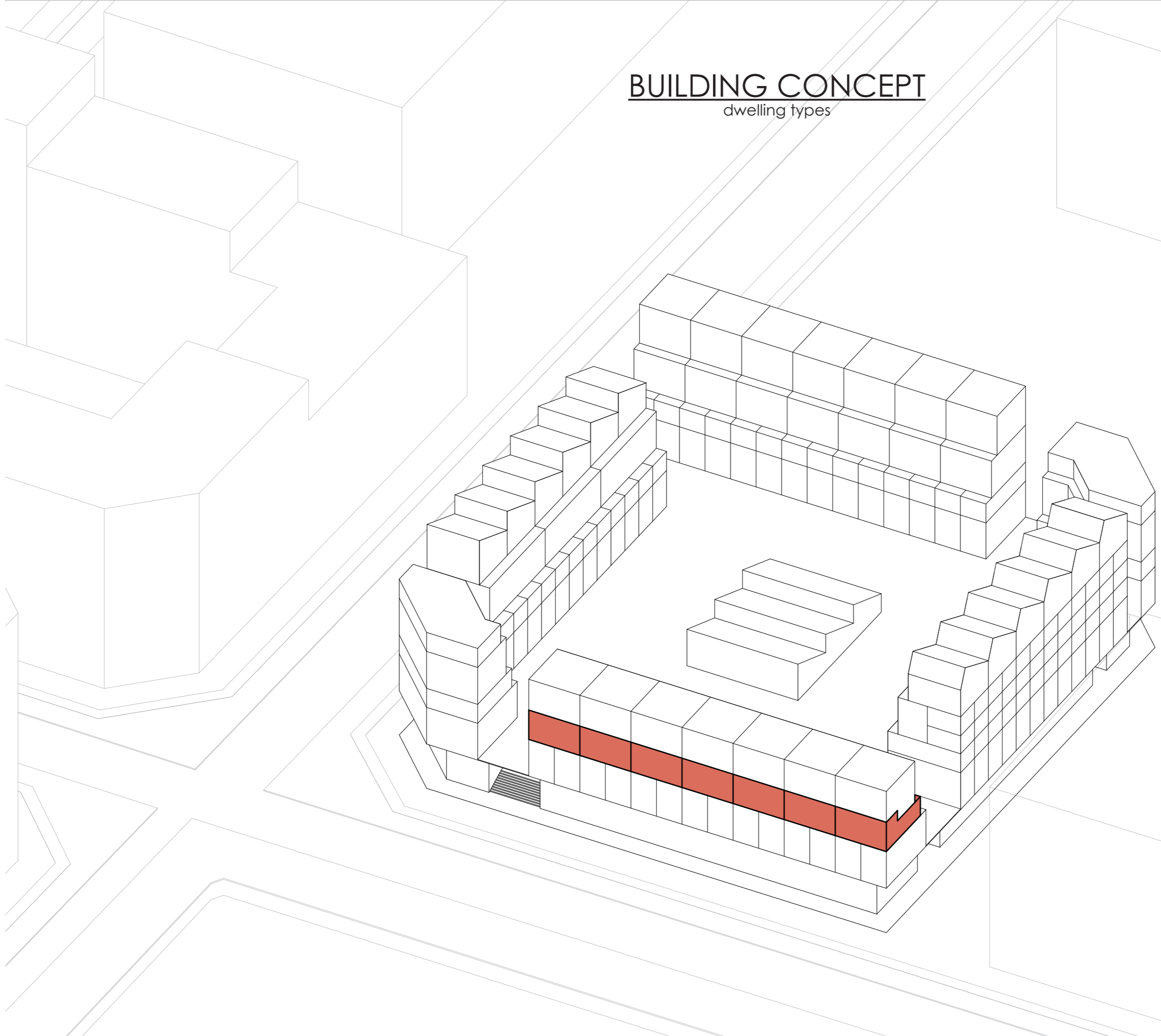


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Atelier-Dwelling  
Live-With

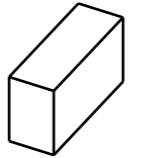


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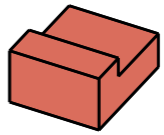
dwelling types



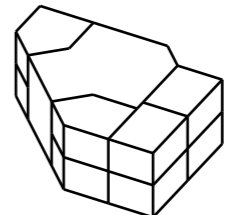
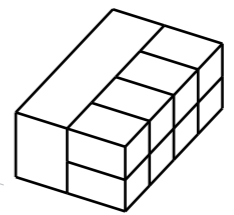
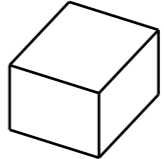
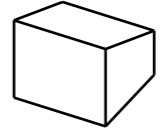
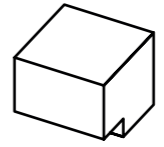
TYPE 1 (38x)  
36m<sup>2</sup>  
Apartment  
Live-Nearby



TYPE 2 (52x)  
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Atelier-Dwelling  
Live-With



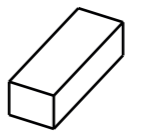
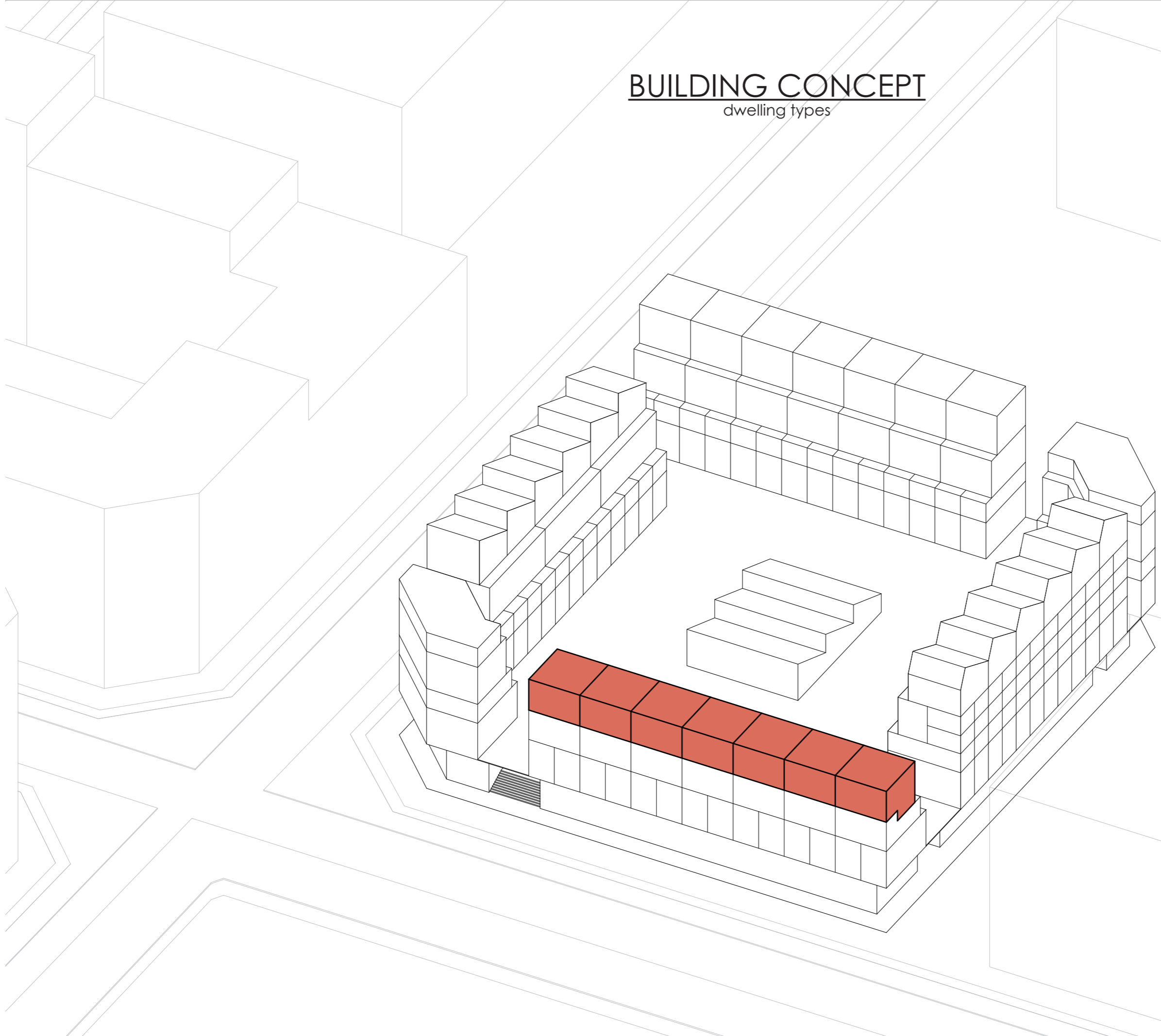
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Atelier-Dwelling  
Live-With



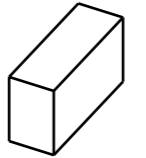


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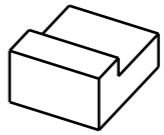
dwelling types



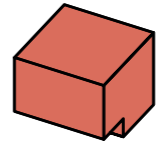
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Live-Nearby



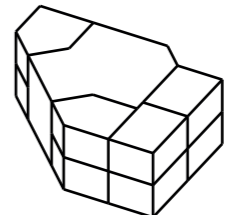
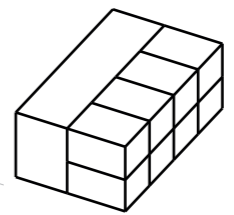
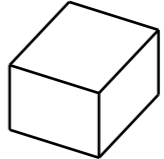
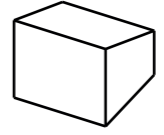
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Atelier-Dwelling  
Live-With



TYPE 3 (7x)  
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Live-With

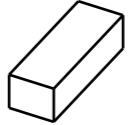
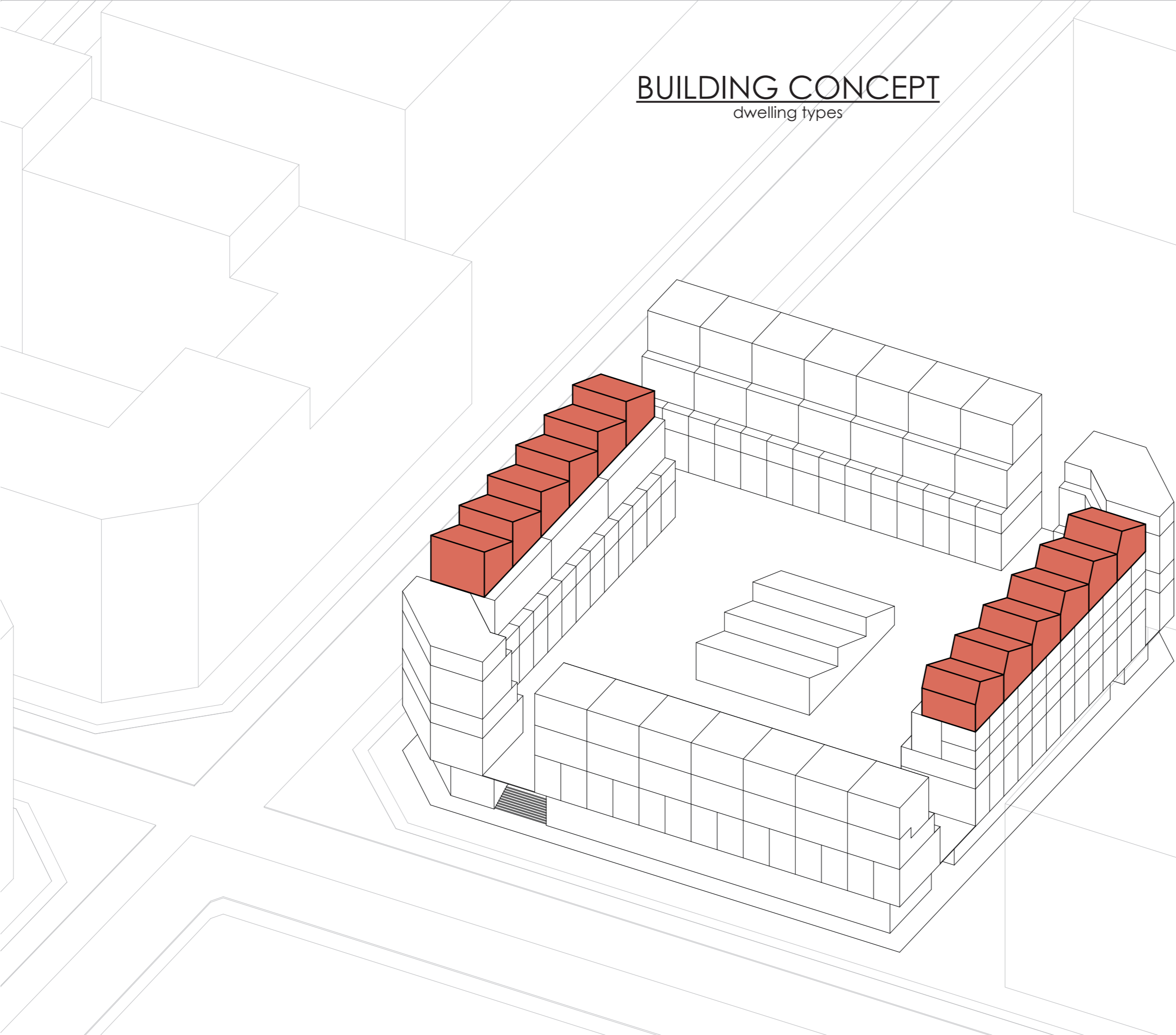


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Live-With

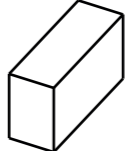


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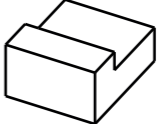
dwelling types



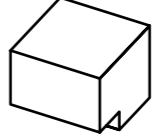
TYPE 1 (38x)  
36m<sup>2</sup>  
Apartment  
Live-Nearby



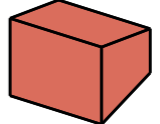
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Atelier-Dwelling  
Live-With



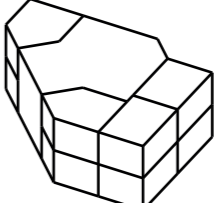
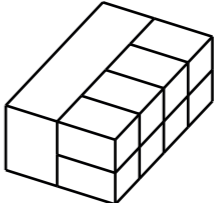
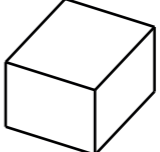
TYPE 3 (7x)  
63m<sup>2</sup>  
Atelier-Dwelling  
Live-With



TYPE 4 (7x)  
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Atelier-Dwelling  
Live-With

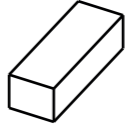
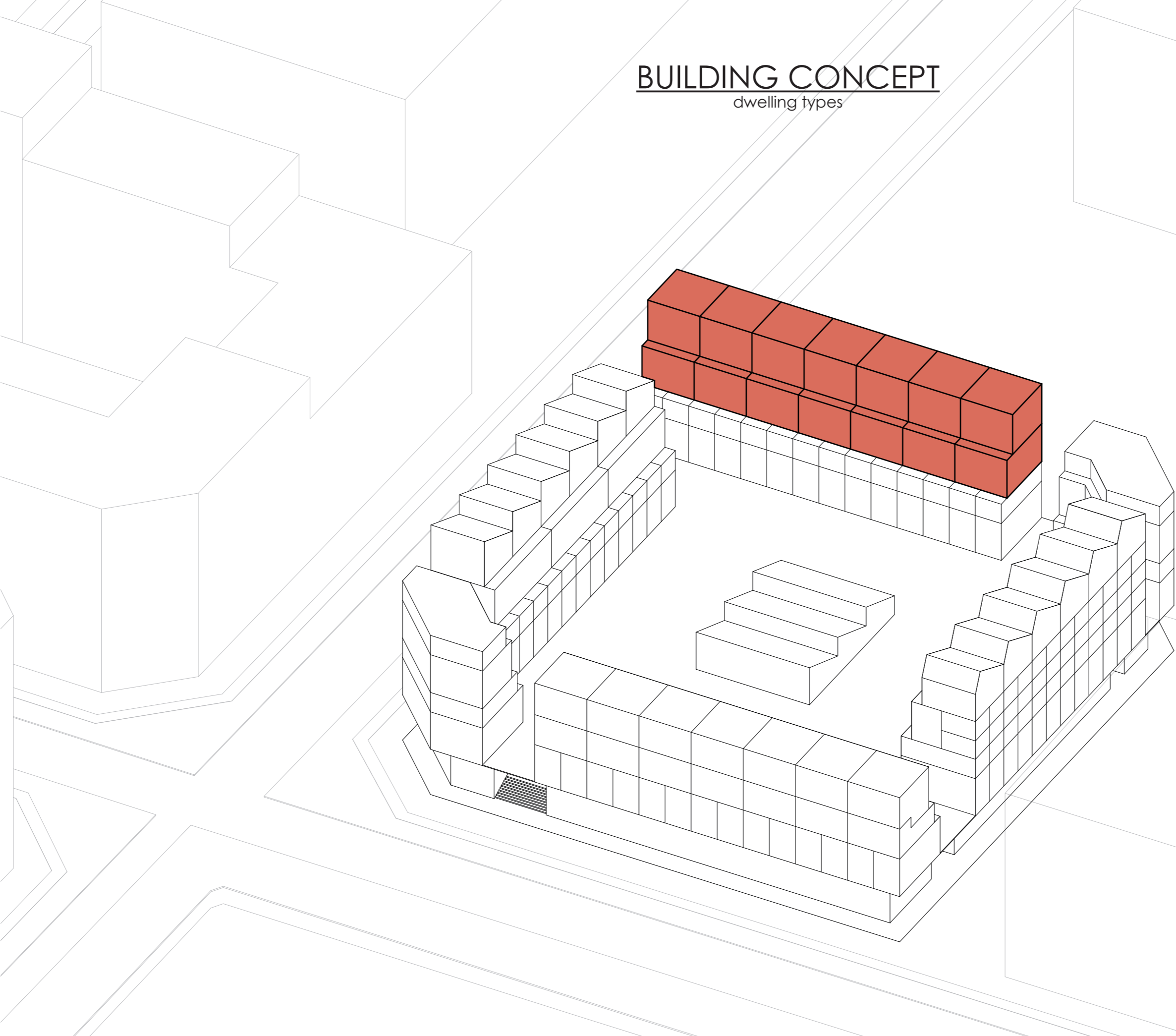


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Atelier-Dwelling  
Live-With

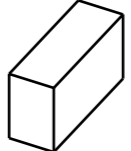


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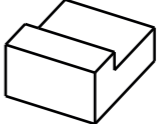
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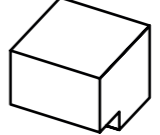
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Apartment  
Live-Nearby



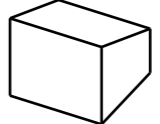
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Live-With



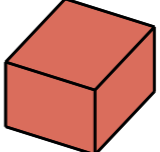
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Live-With



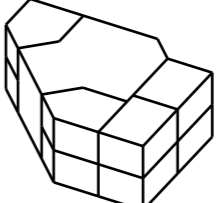
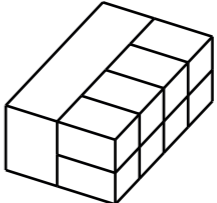
TYPE 4 (7x)  
85m<sup>2</sup>  
Atelier-Dwelling  
Live-With



TYPE 5 (12x)  
80m<sup>2</sup>  
Atelier-Dwelling  
Live-With

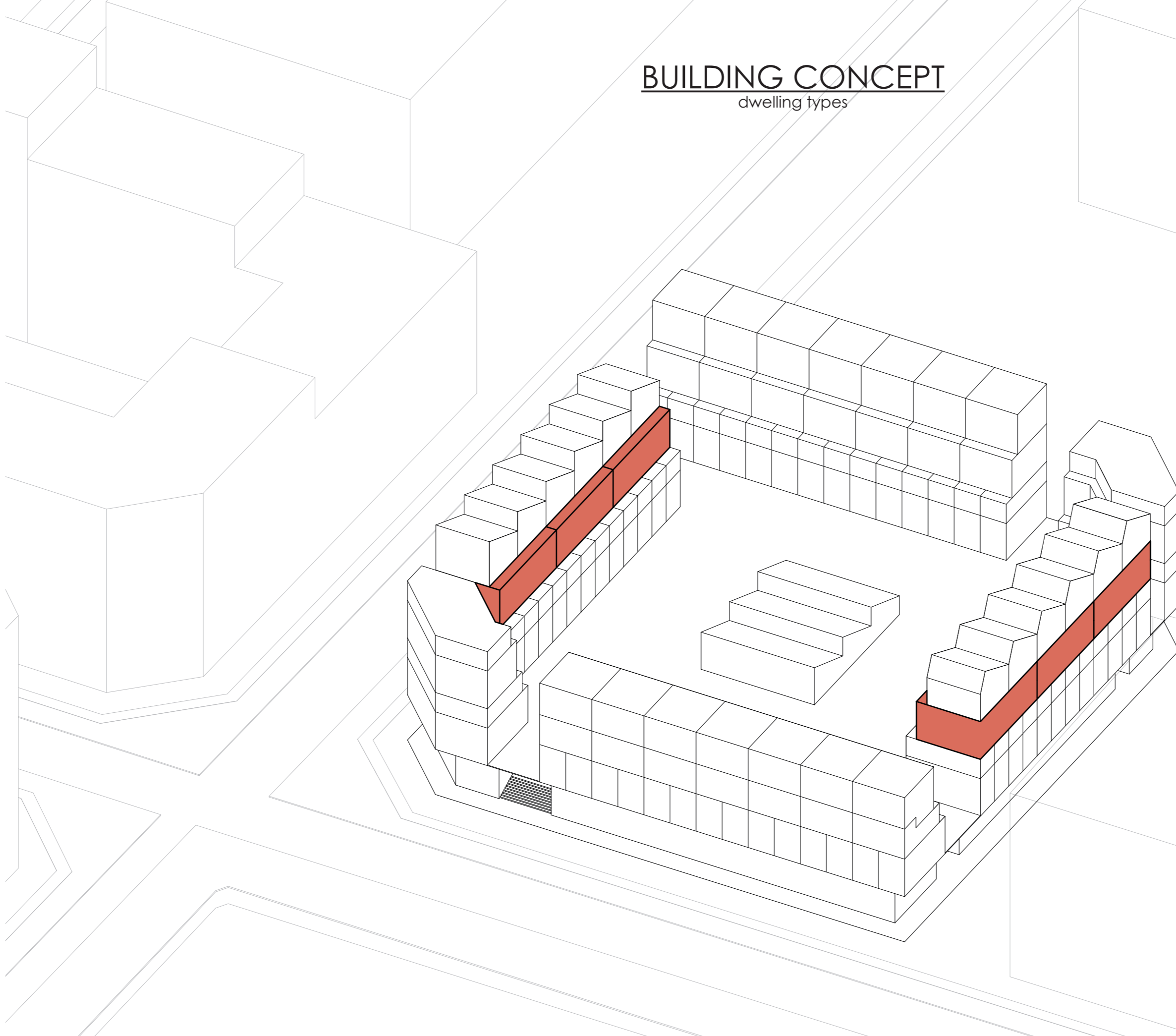


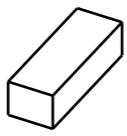

TYPE 6 (14x)  
80-95m<sup>2</sup>  
Atelier-Dwelling  
Live-With  
Live-Adjacent

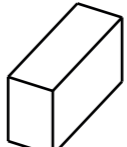



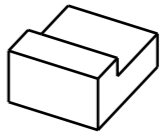

# BUILDING CONCEPT

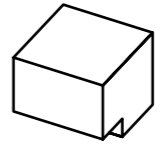

dwelling types

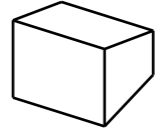



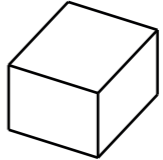

- 


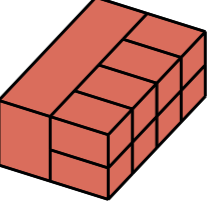

**TYPE 1 (38x)**  
36m<sup>2</sup>  
Apartment  
Live-Nearby
- 


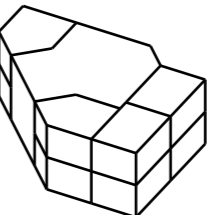

**TYPE 2 (52x)**  
60m<sup>2</sup>  
Atelier-Dwelling  
Live-With
- 


**TYPE 3 (7x)**  
63m<sup>2</sup>  
Atelier-Dwelling  
Live-With
- 


**TYPE 4 (7x)**  
85m<sup>2</sup>  
Atelier-Dwelling  
Live-With
- 


**TYPE 5 (12x)**  
80m<sup>2</sup>  
Atelier-Dwelling  
Live-With
- 


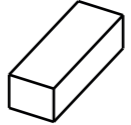
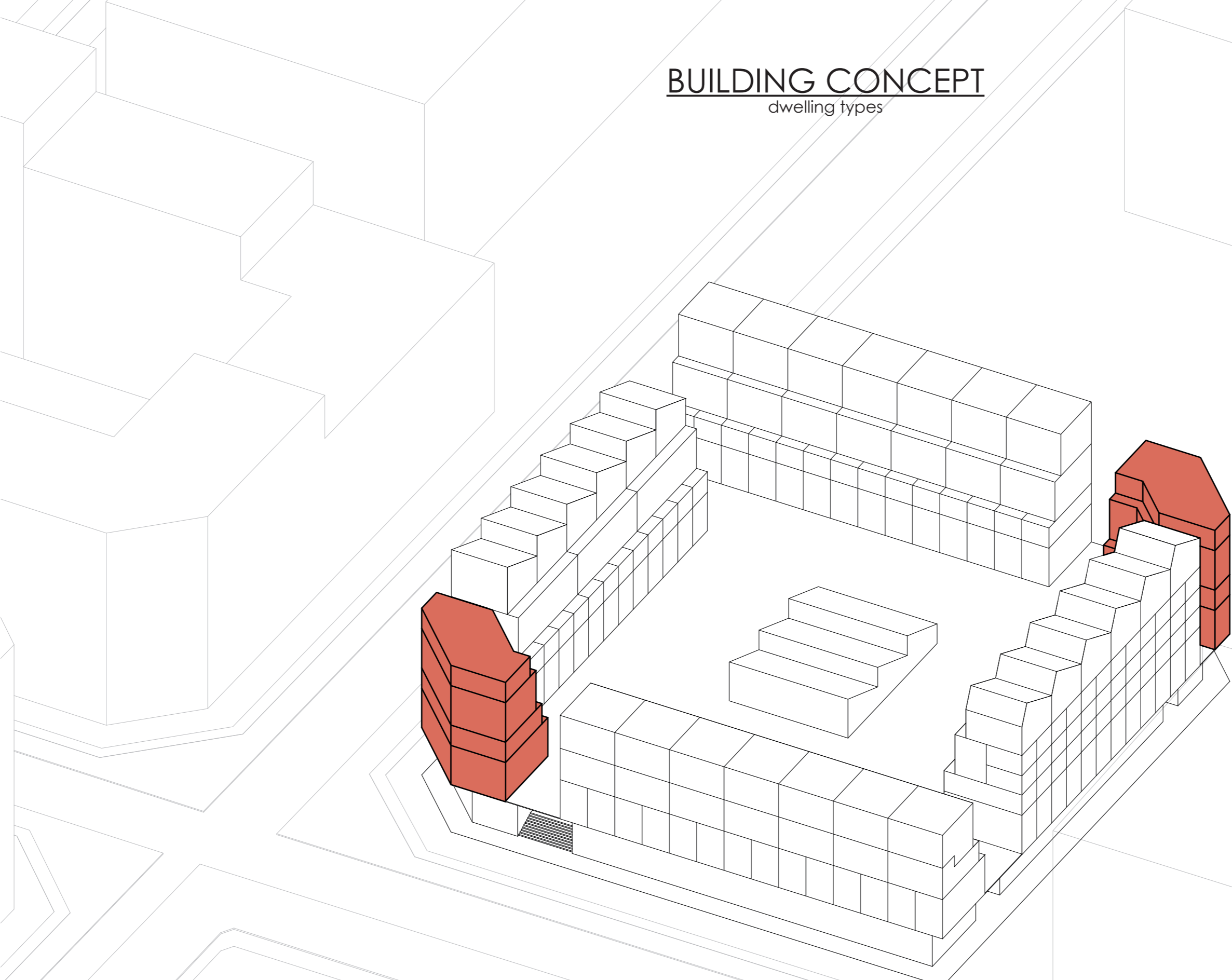
**TYPE 6 (14x)**  
80-95m<sup>2</sup>  
Atelier-Dwelling  
Live-With  
Live-Adjacent
- 


**TYPE 7 (6x8)**  
Unit: 17m<sup>2</sup>  
Total: 240m<sup>2</sup>  
Co-Housing model
- 


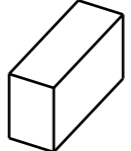


# BUILDING CONCEPT

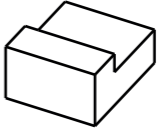
dwelling types



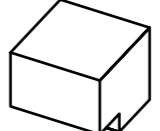
TYPE 1 (38x)  
36m<sup>2</sup>  
Apartment  
Live-Nearby



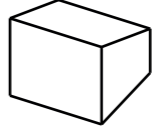
TYPE 2 (52x)  
60m<sup>2</sup>  
Atelier-Dwelling  
Live-With



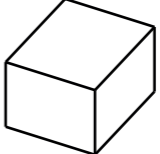
TYPE 3 (7x)  
63m<sup>2</sup>  
Atelier-Dwelling  
Live-With



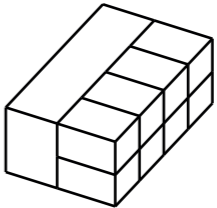
TYPE 4 (7x)  
85m<sup>2</sup>  
Atelier-Dwelling  
Live-With



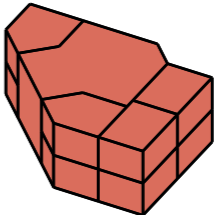
TYPE 5 (12x)  
80m<sup>2</sup>  
Atelier-Dwelling  
Live-With



TYPE 6 (14x)  
80-95m<sup>2</sup>  
Atelier-Dwelling  
Live-With  
Live-Adjacent



TYPE 7 (6x8)  
Unit: 17m<sup>2</sup>  
Total: 240m<sup>2</sup>  
Co-Housing model

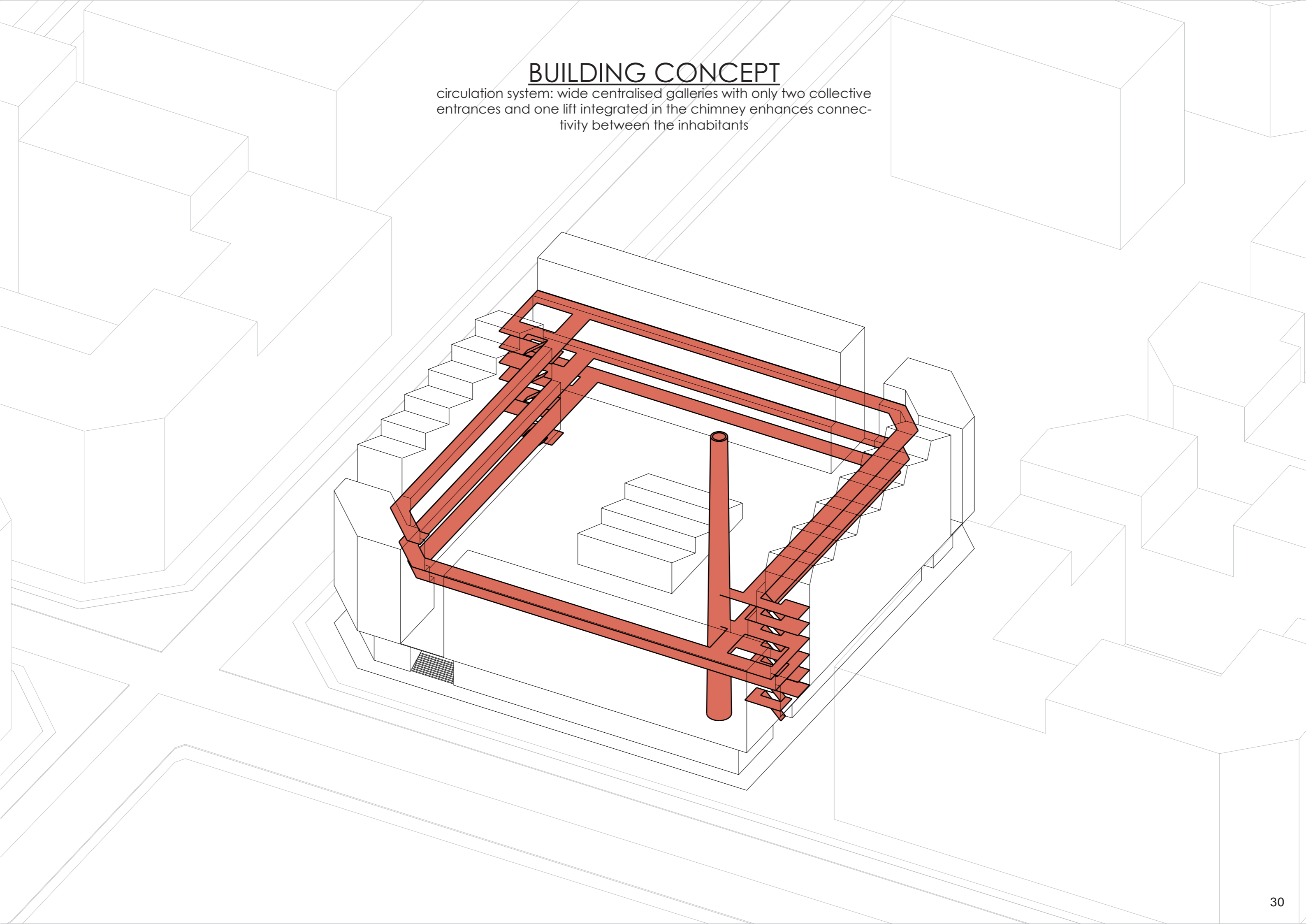


TYPE 8  
(2x3 | 2x4 | 4x8)  
Unit: 13-20m<sup>2</sup>  
Total: 130-287m<sup>2</sup>  
Co-Housing model  
Artist in Residence

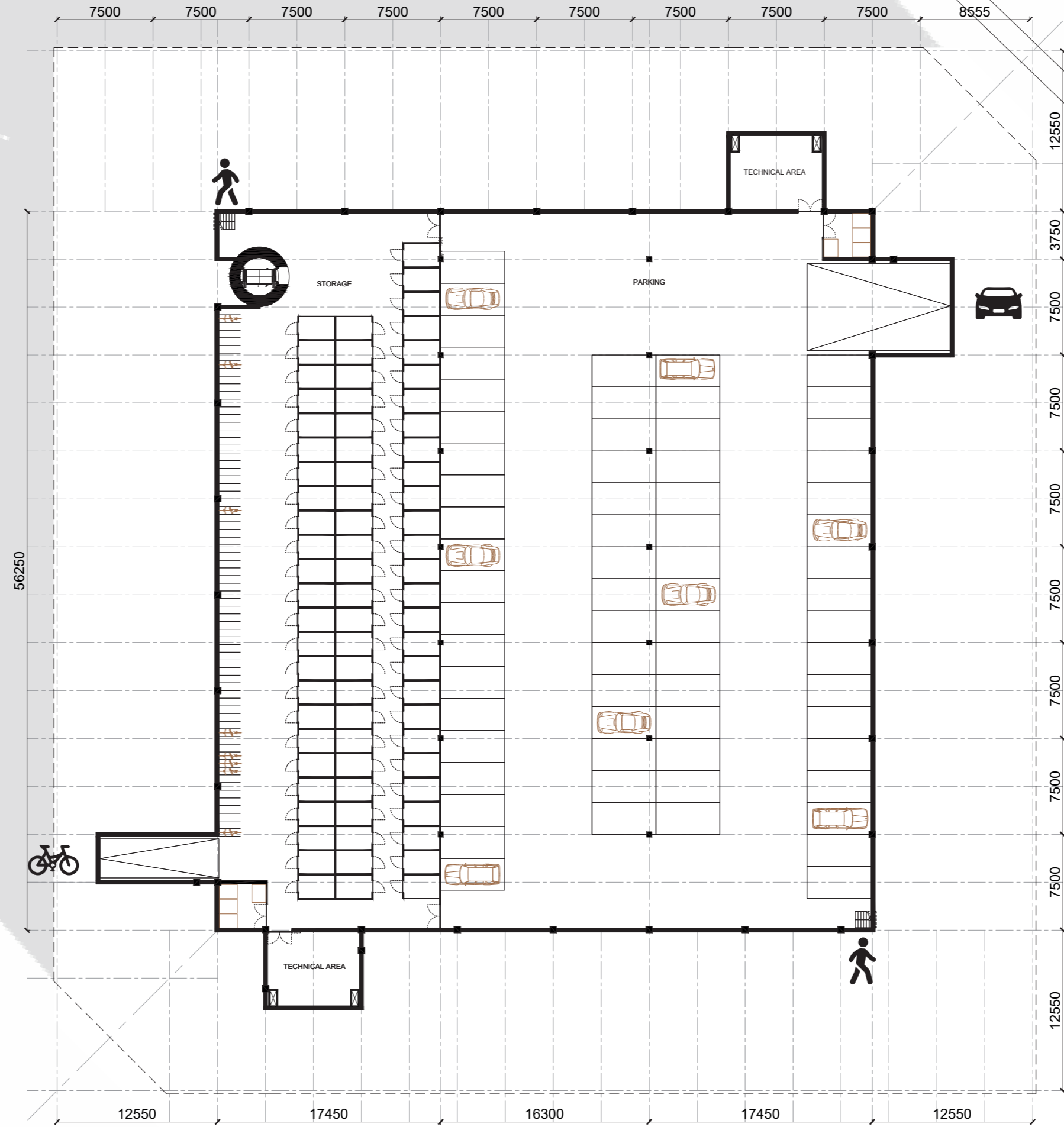
**TOTAL DWELLING UNITS: 224**

# BUILDING CONCEPT

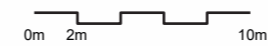
circulation system: wide centralised galleries with only two collective entrances and one lift integrated in the chimney enhances connectivity between the inhabitants



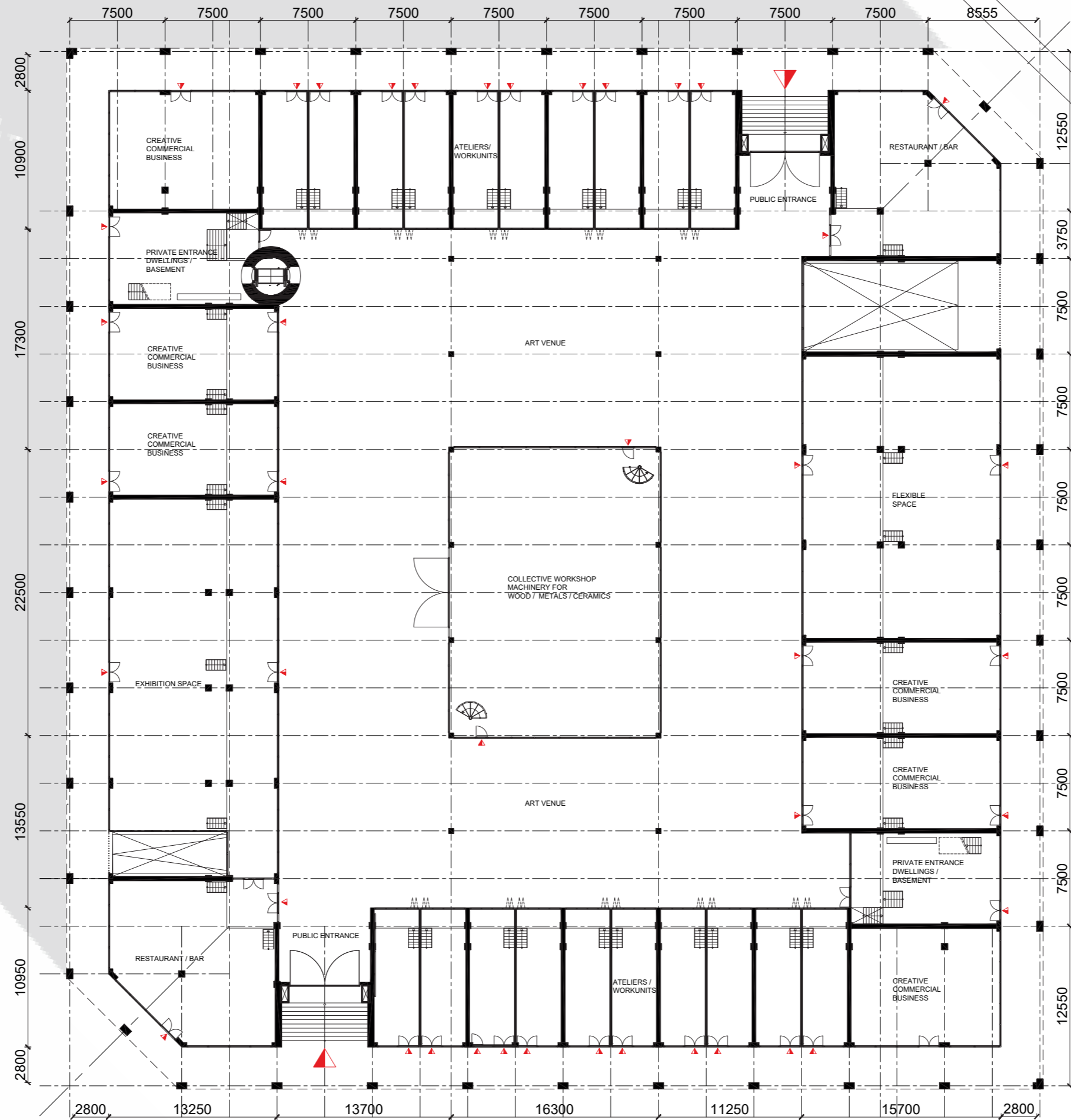
# FLOORPLANS



🕒 P-1500 BASEMENT 1:350



# FLOORPLANS

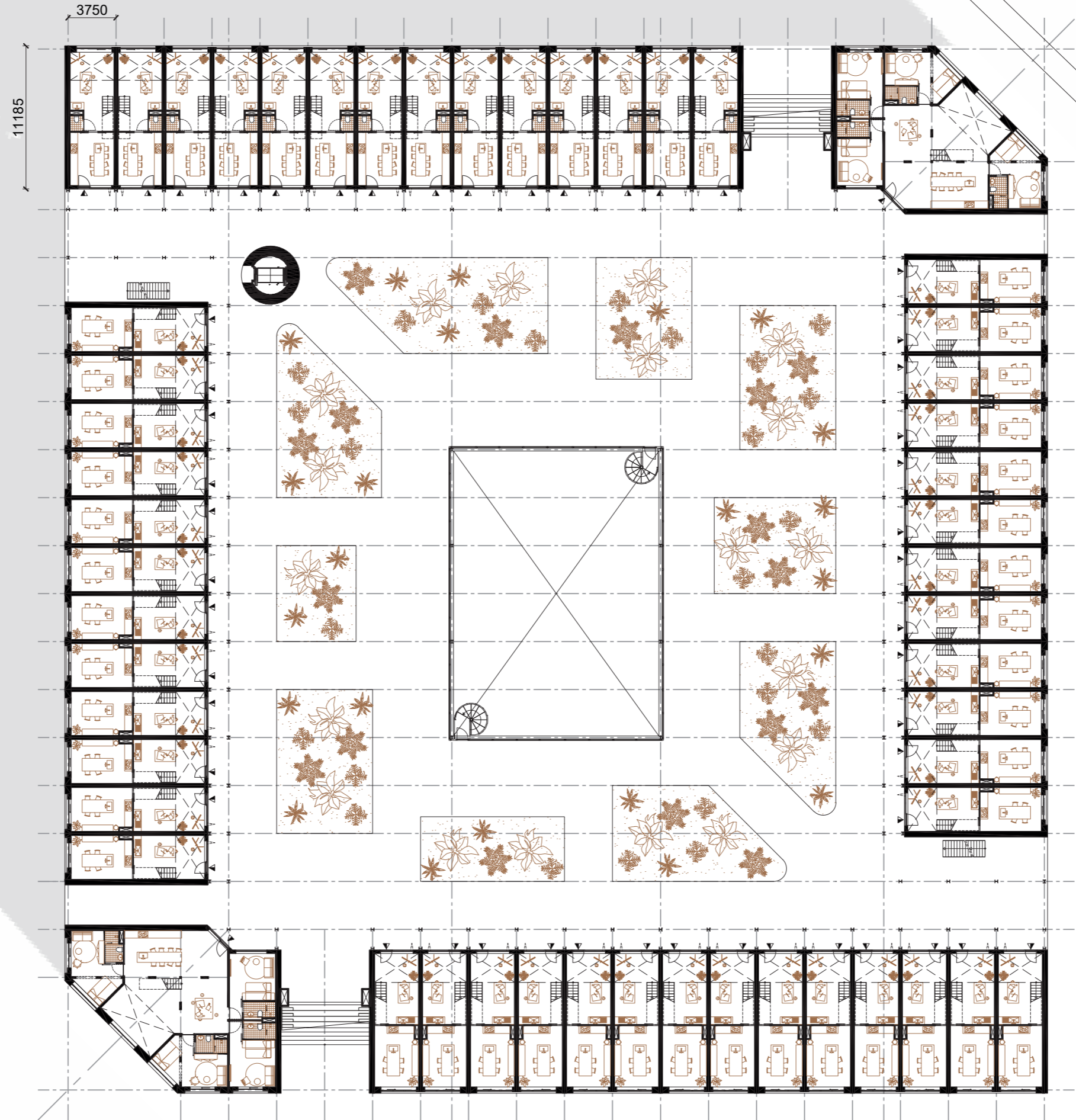


⌚ P=0 PLINTH (section at +1600) 1:350





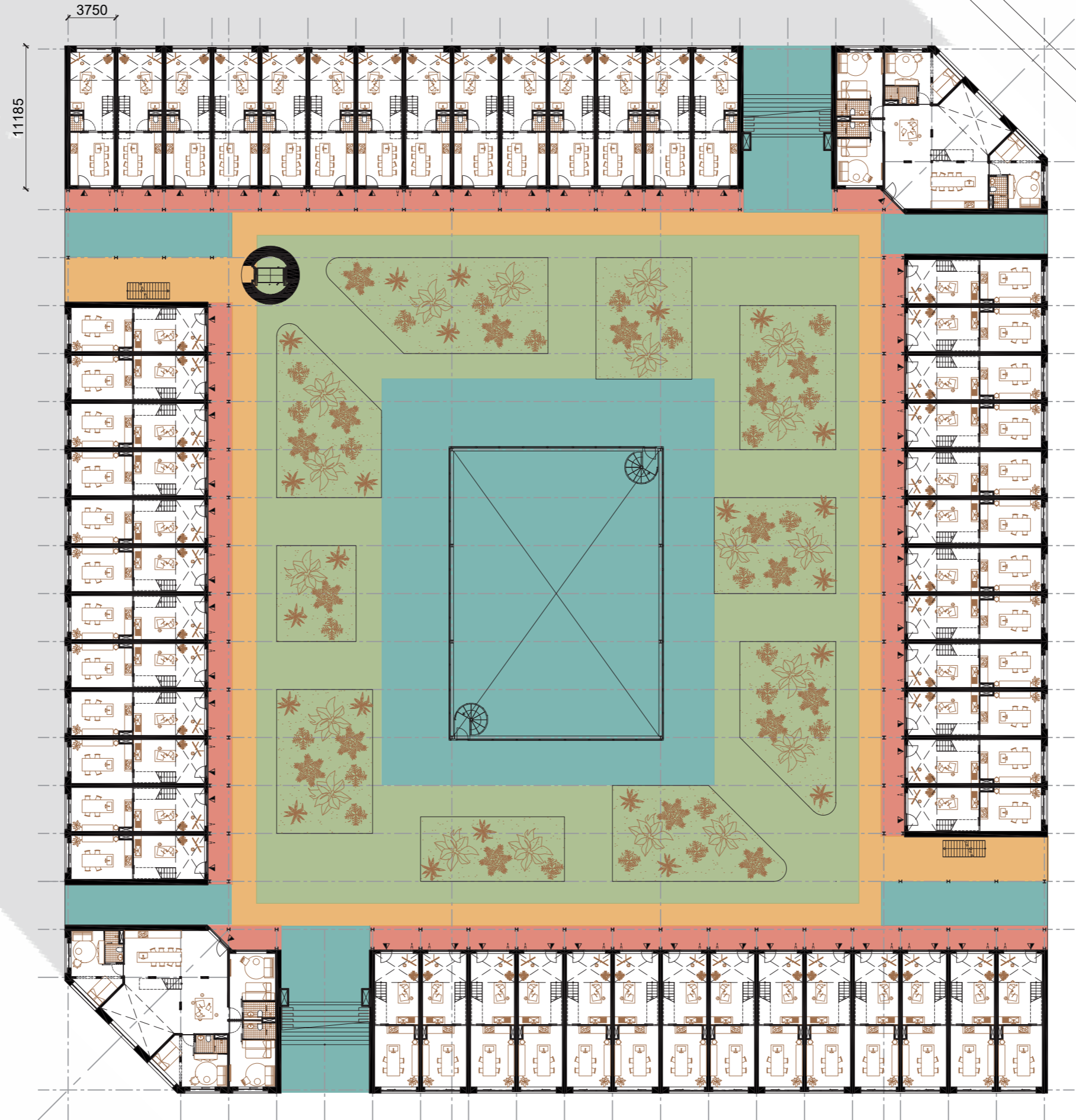
# FLOORPLANS



⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD

0m 2m 10m

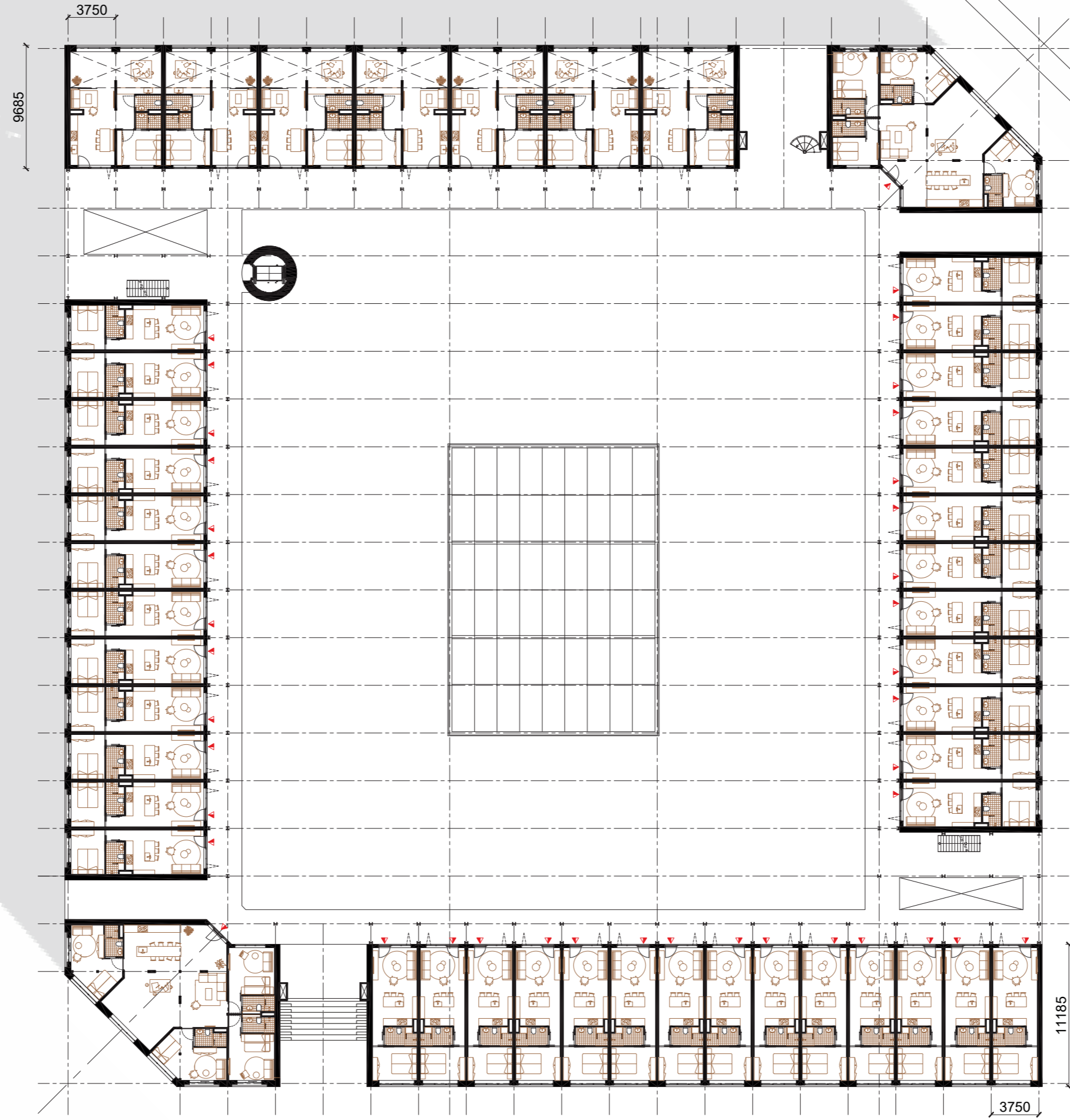
# FLOORPLANS



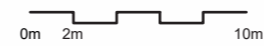
⌚ P+7000 DWELLINGS / COLLECTIVE COURTYARD



# FLOORPLANS

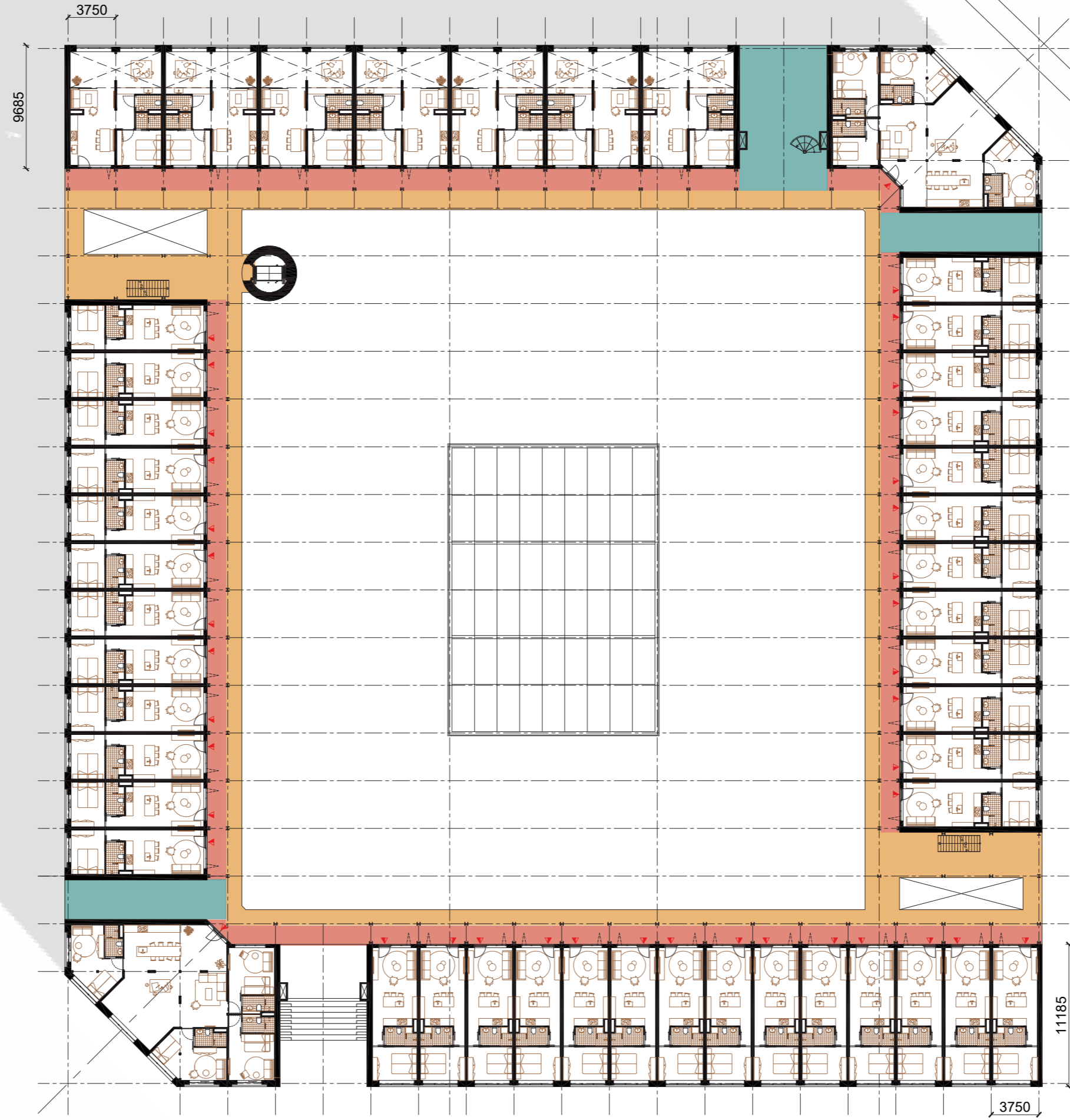


⌚ P+12900 DWELLINS 1:350





# FLOORPLANS



- PRIVATE ZONE
- CIRCULATION ZONE
- COMMUNAL MEETING ZONE

⌚ P+12900 DWELLINS 1:350

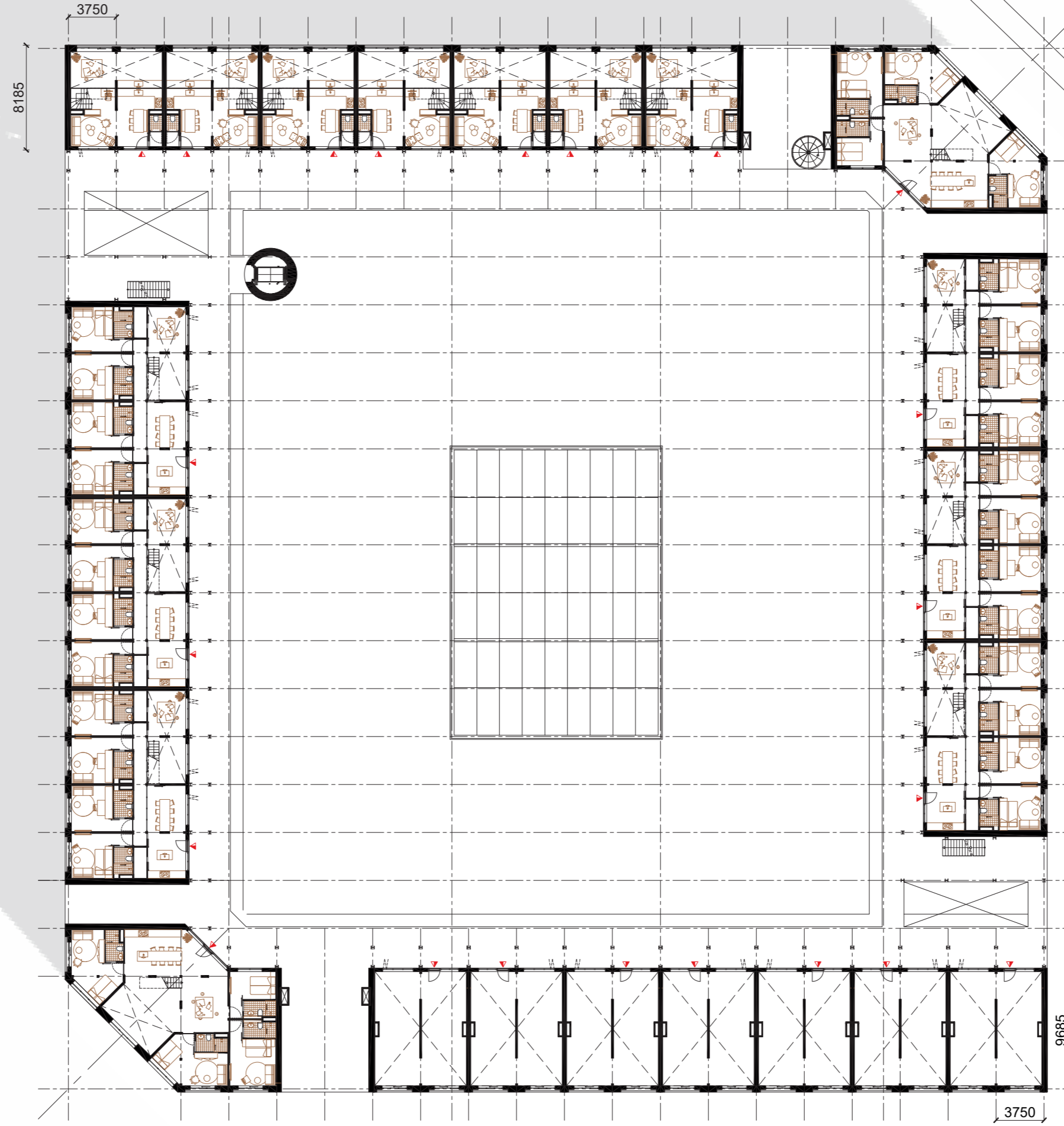








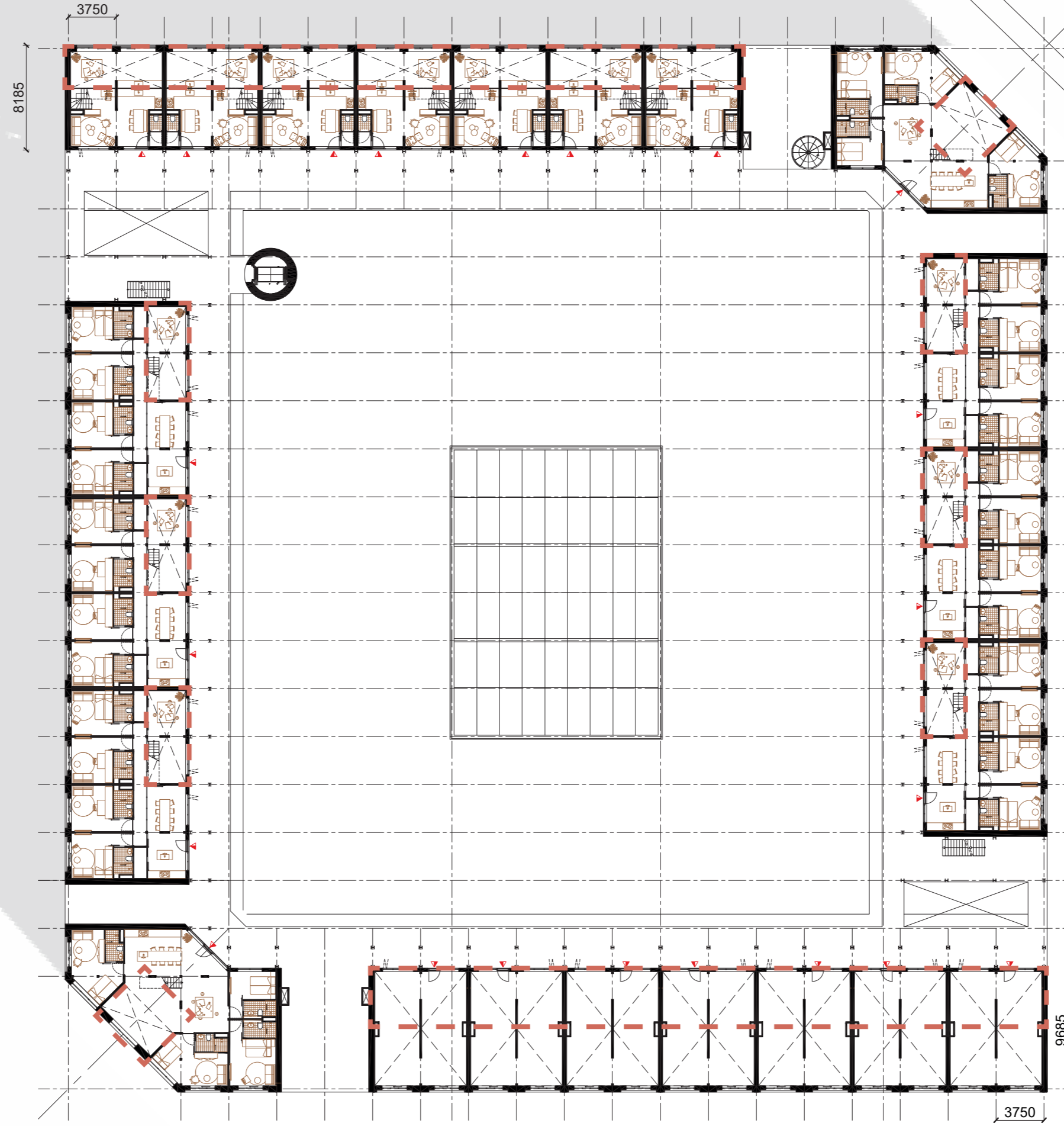
# FLOORPLANS



⌚ P+15900 DWELLINGS 1:350



# FLOORPLANS

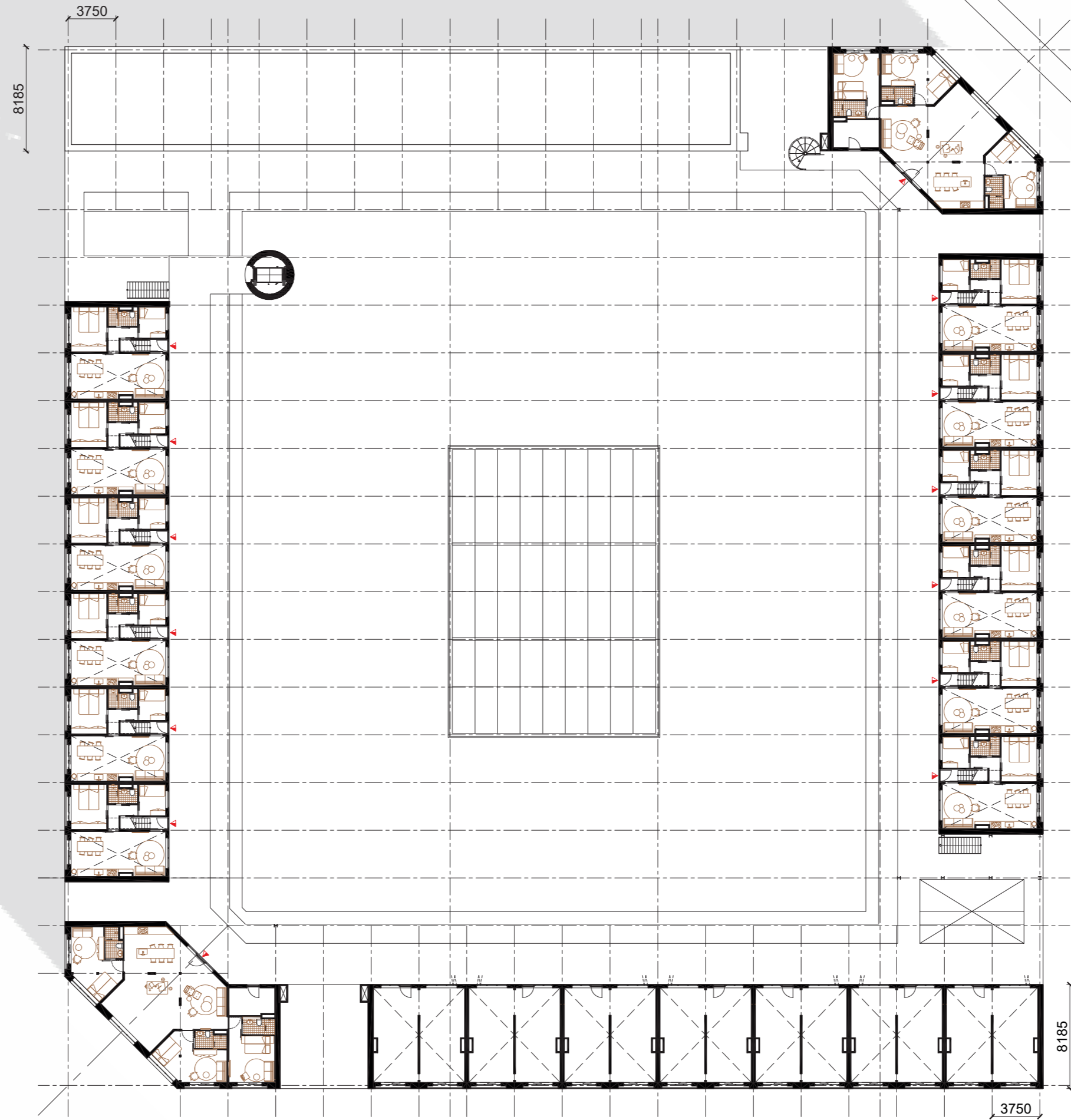


ATELIERS

⌚ P+15900 DWELLINGS 1:350



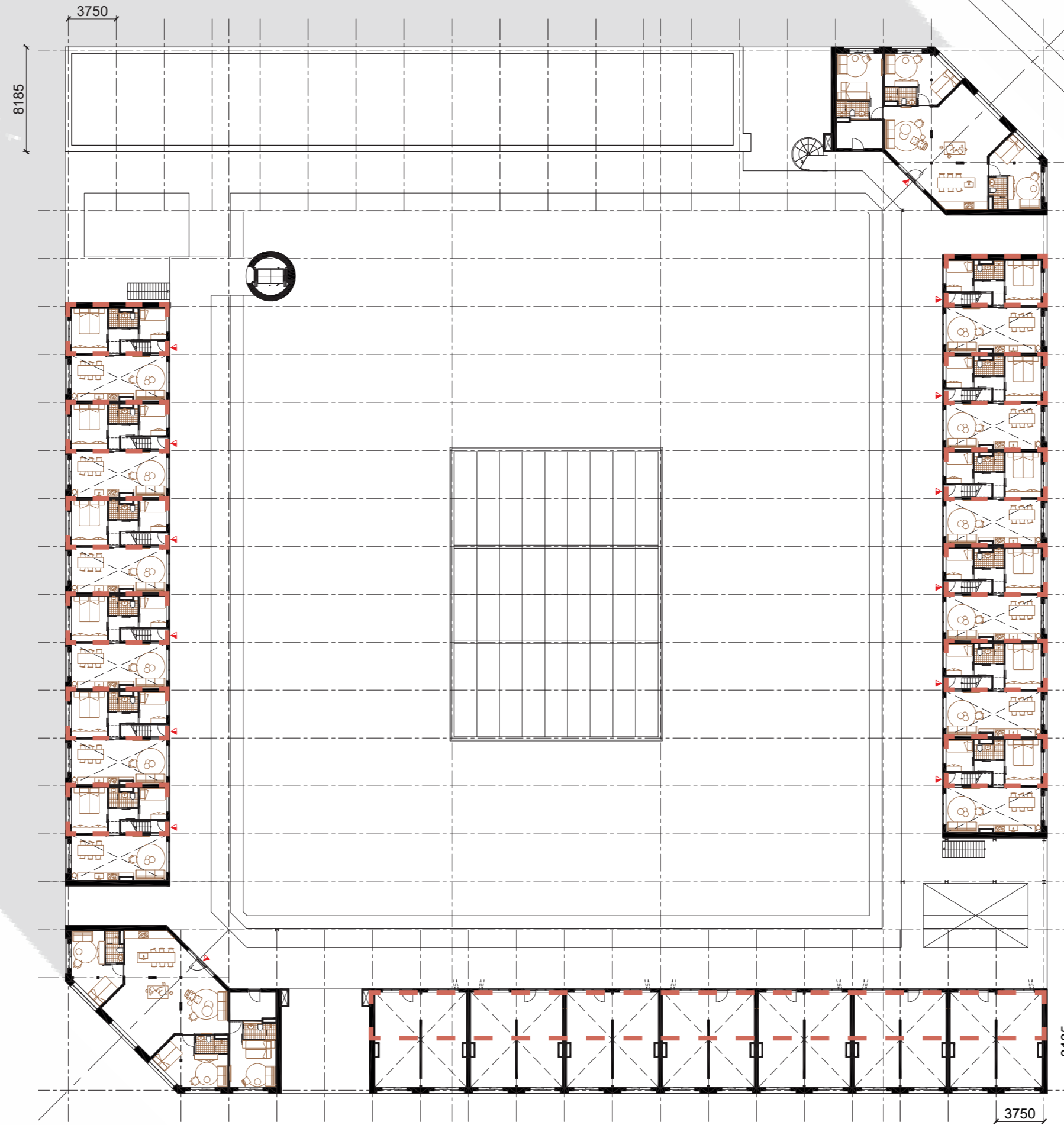
# FLOORPLANS



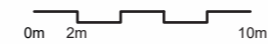
⌚ P+21800 DWELLINGS

0m 2m 10m

# FLOORPLANS

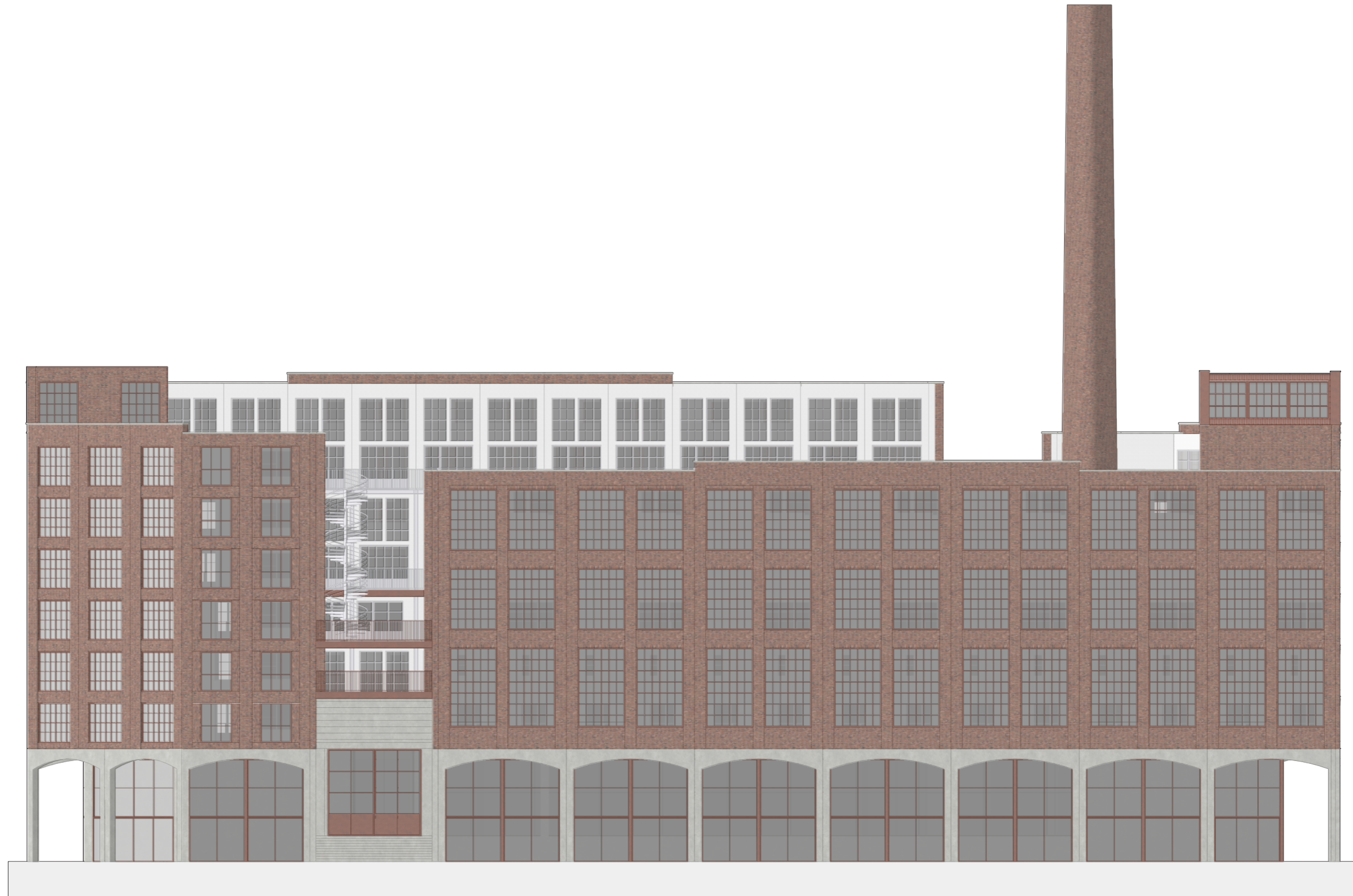


⌚ P+21800 DWELLINGS

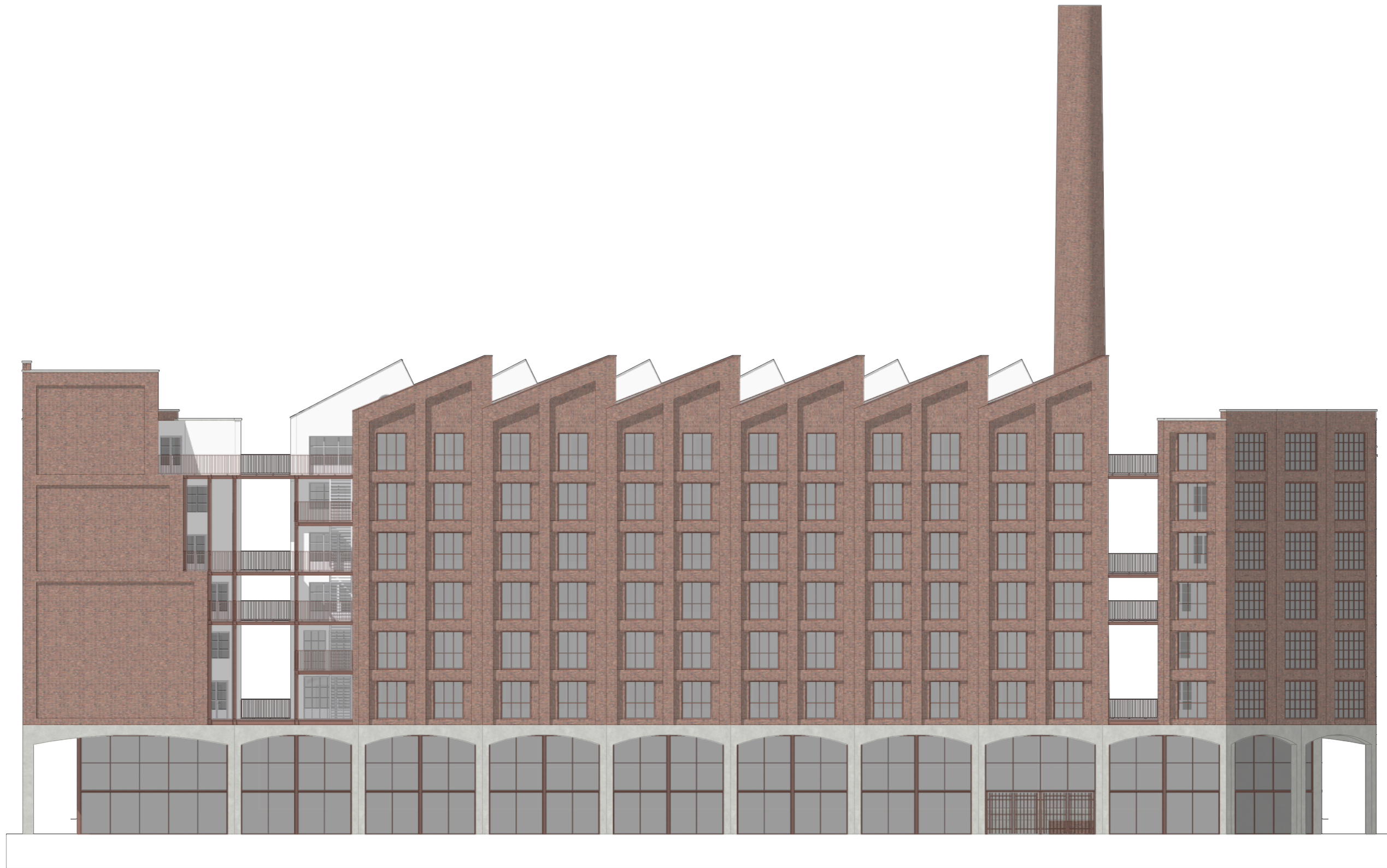


ATELIERS  
(type 5 above bedrooms)



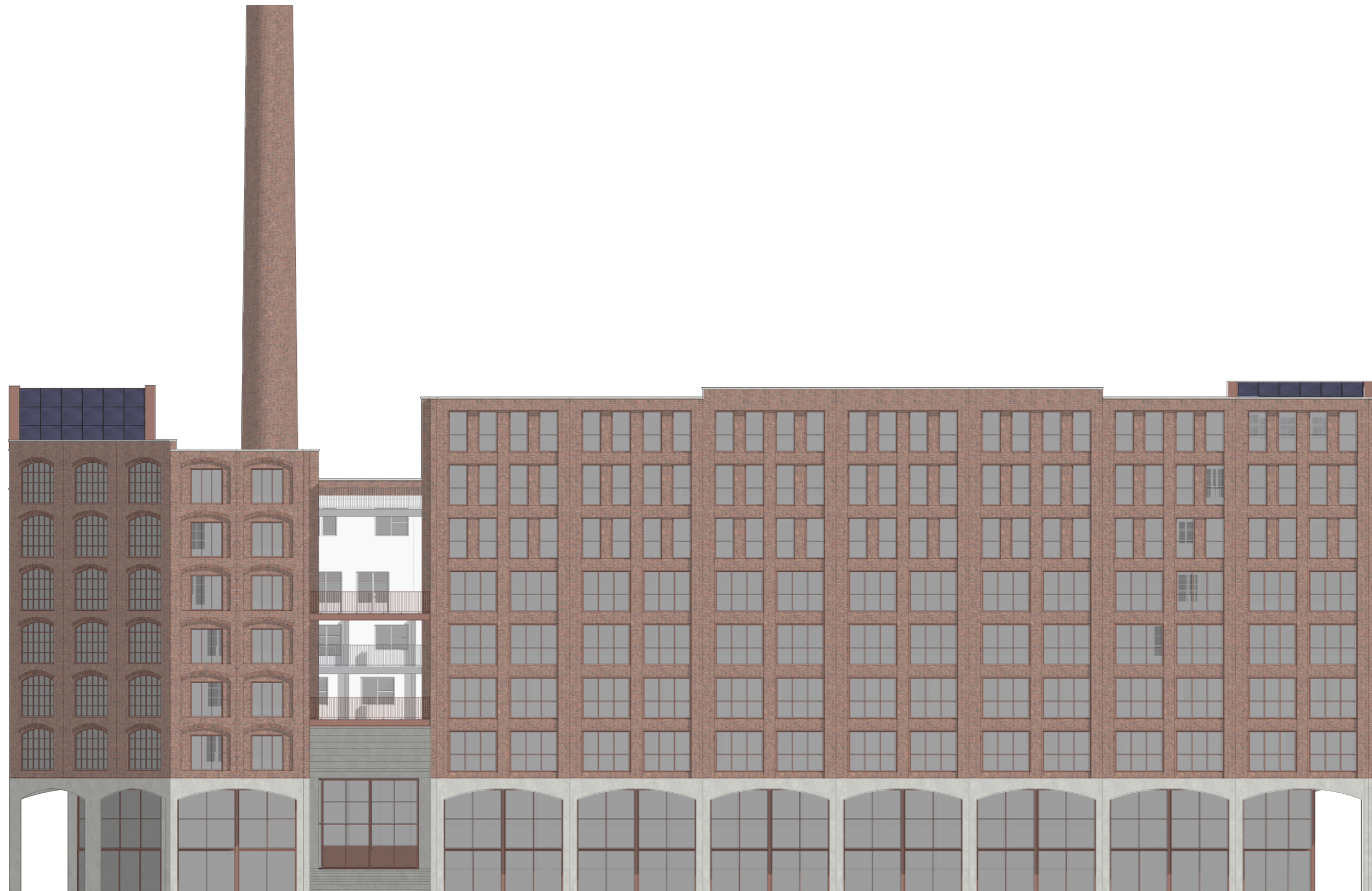


NORTH FACADE  
1:250



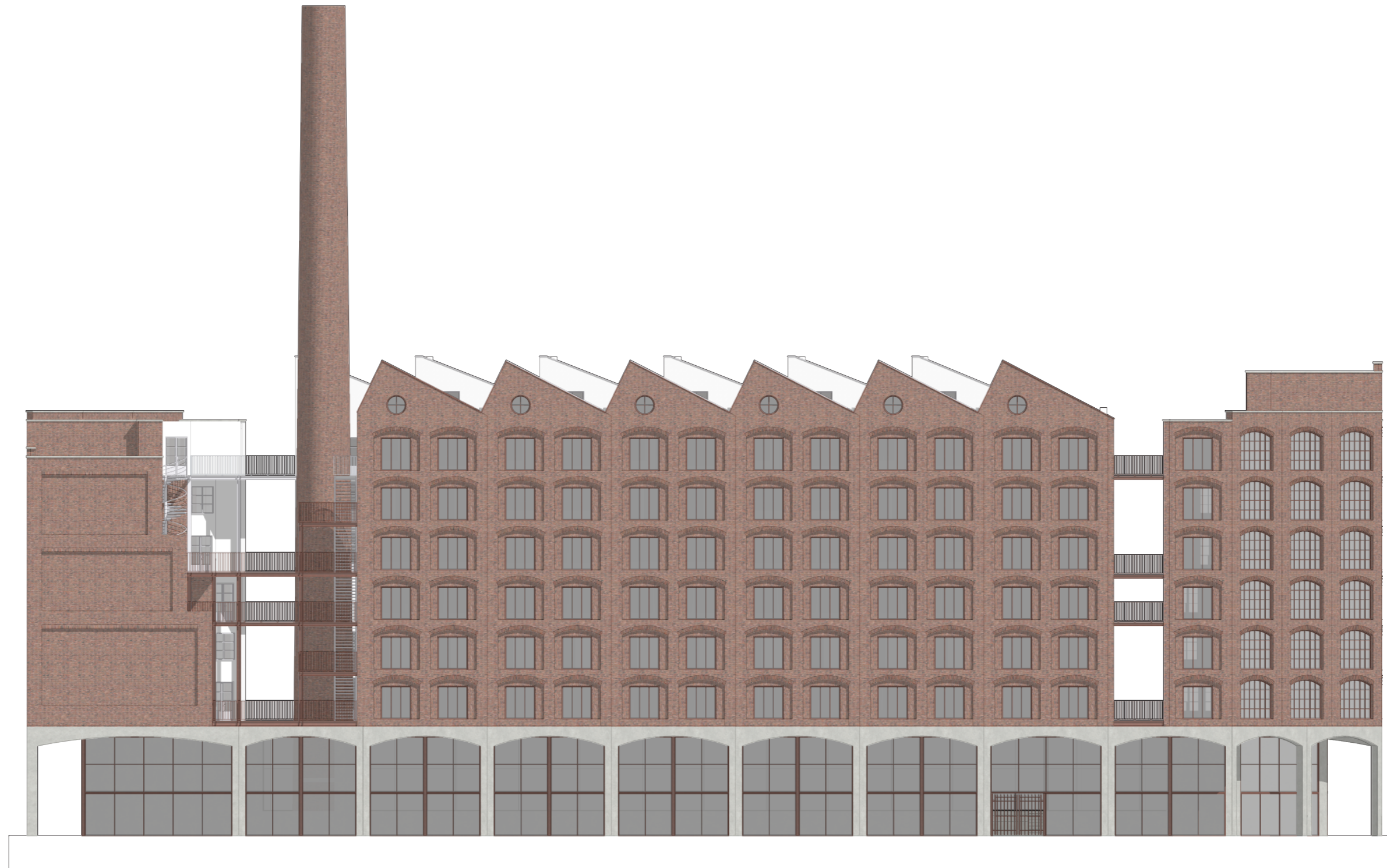
EAST FACADE  
1:250



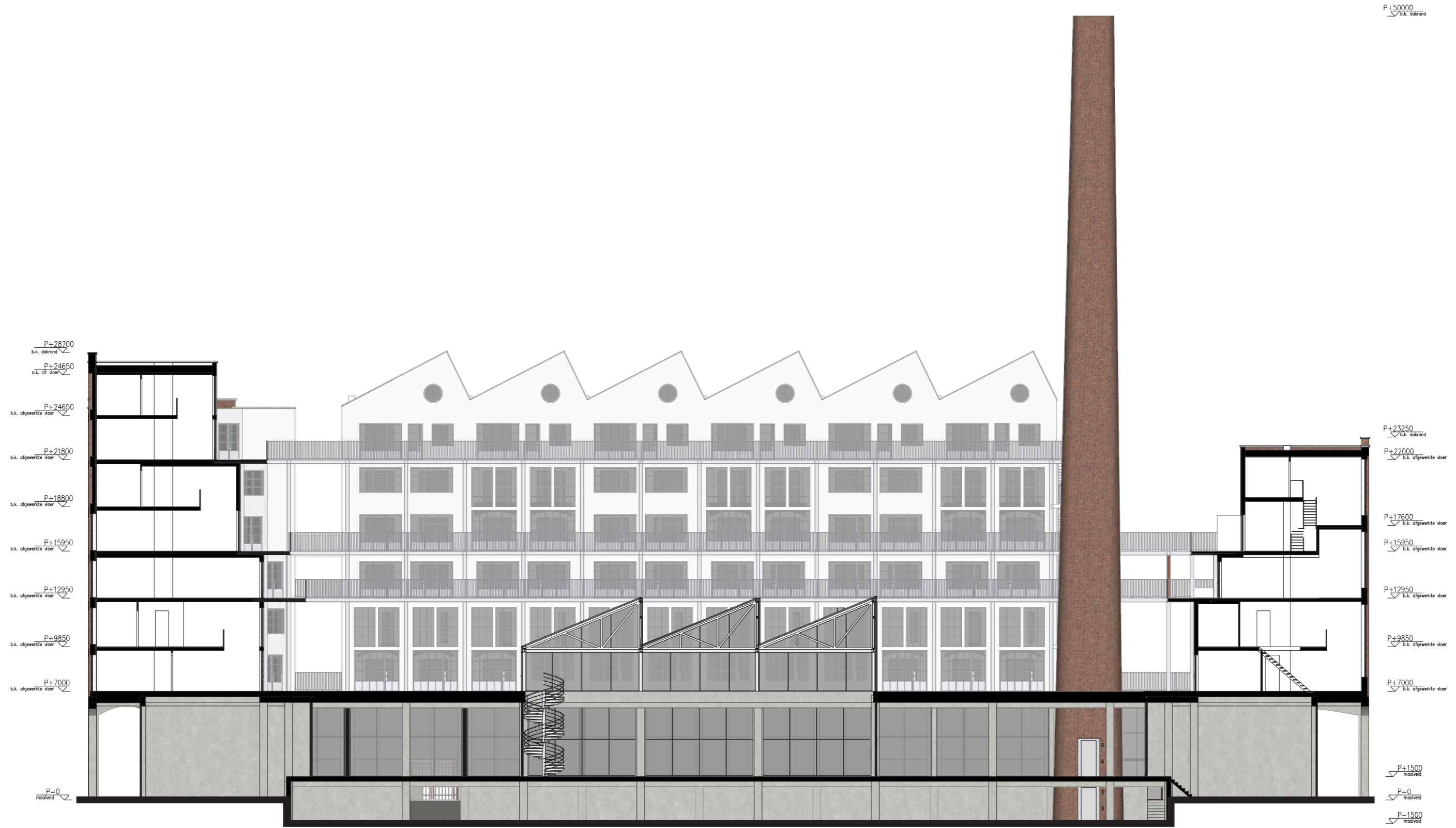


SOUTH FACADE  
1:250





WEST FACADE  
1:250



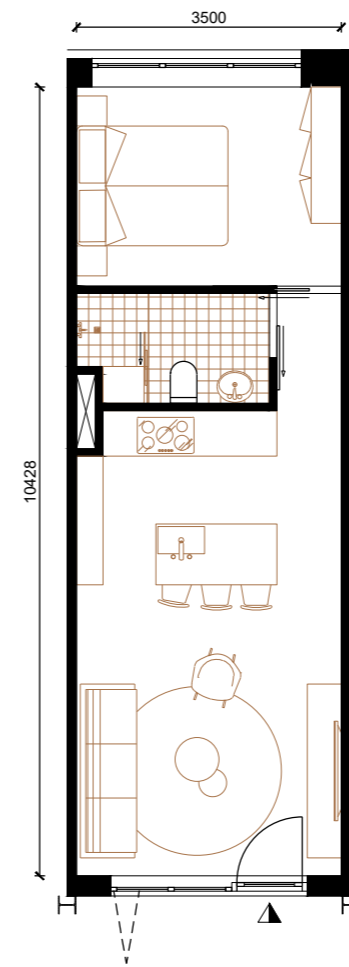
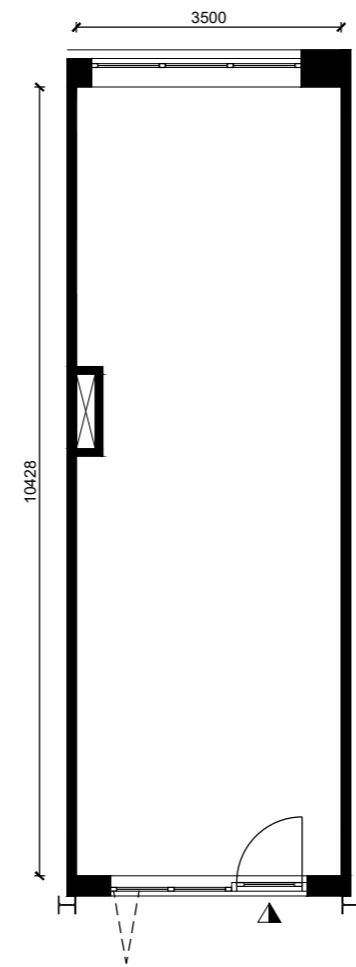
SECTION NORTH-SOUTH  
1:250



CASCO UNIT  
1:100

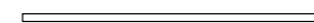
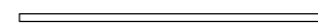
SCENARIO  
1:100

household: single / couple



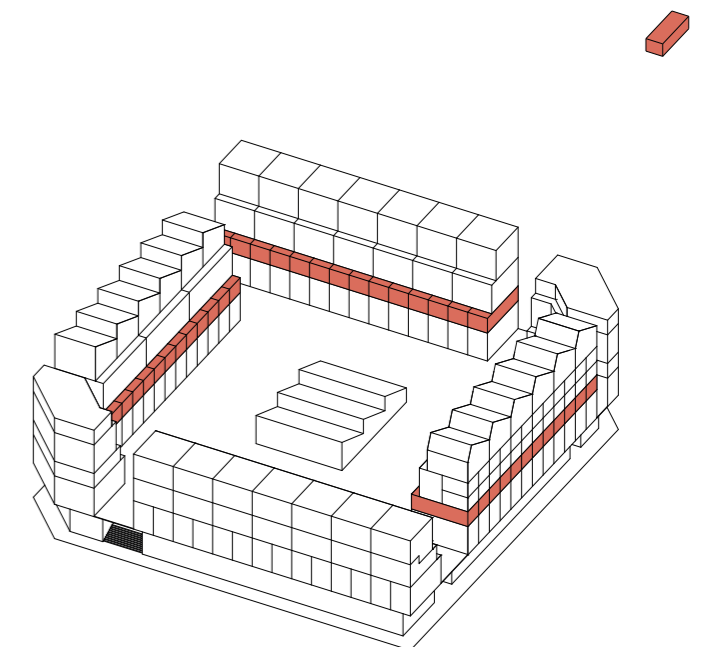
H-----H

H-----H



TYPE 1 APARTMENT  
live-nearby workhome type

Compact apartment for artists having their workplace in the plinth.



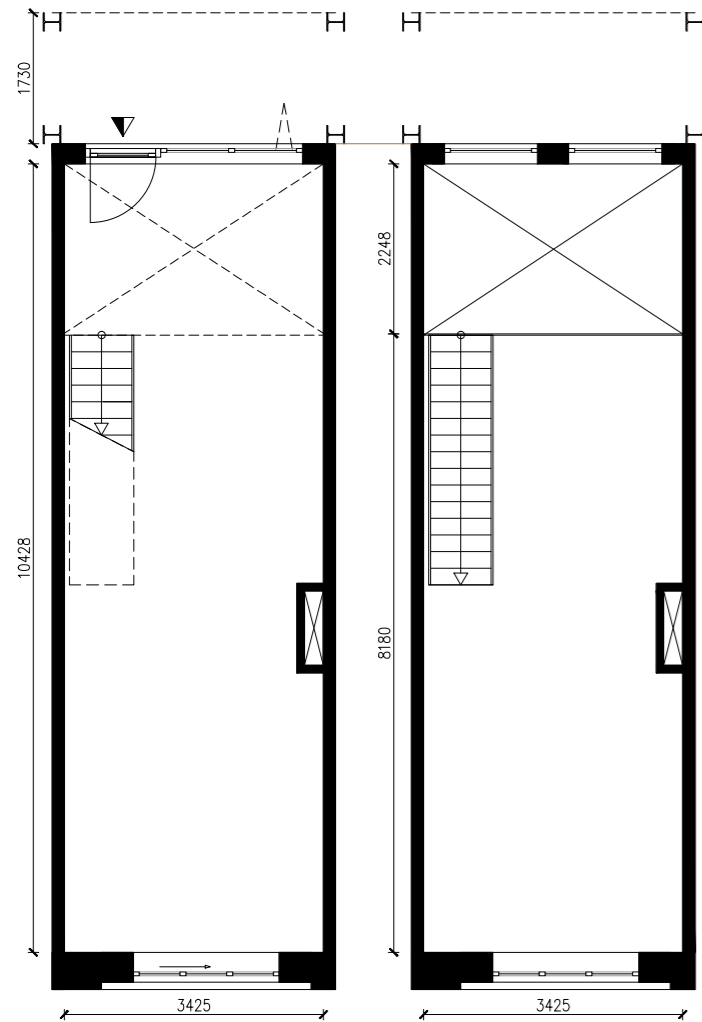
CASCO UNIT  
1:100

SCENARIO 1  
1:100

SCENARIO 2  
1:100

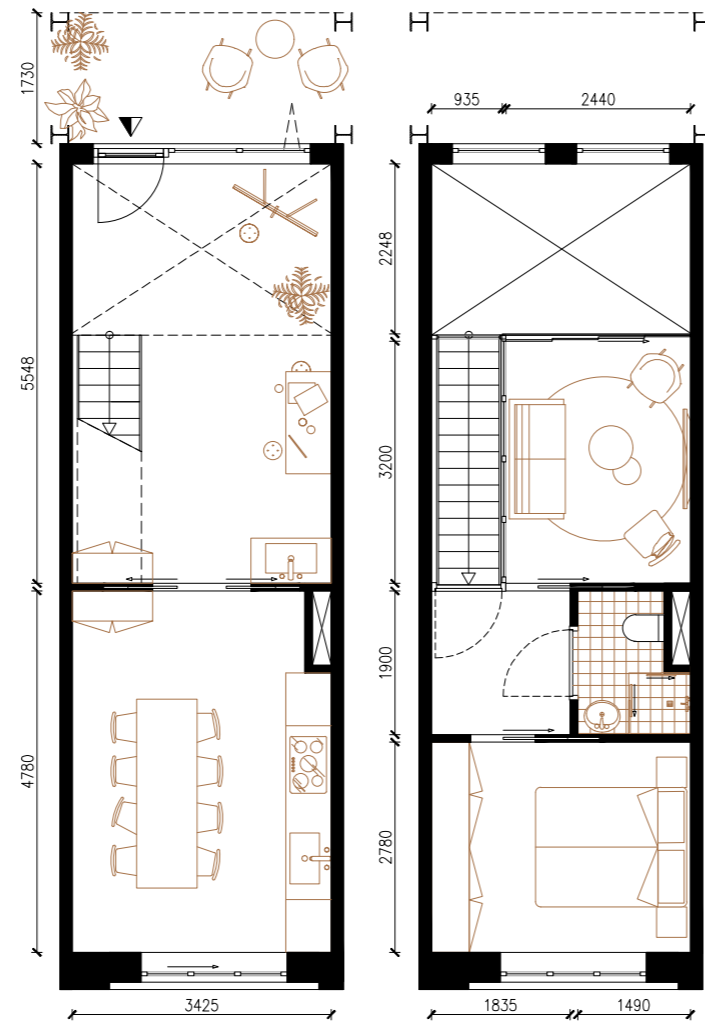
household: couple  
ratio live-work: equal status

household: couple+child  
ratio live-work: equal status



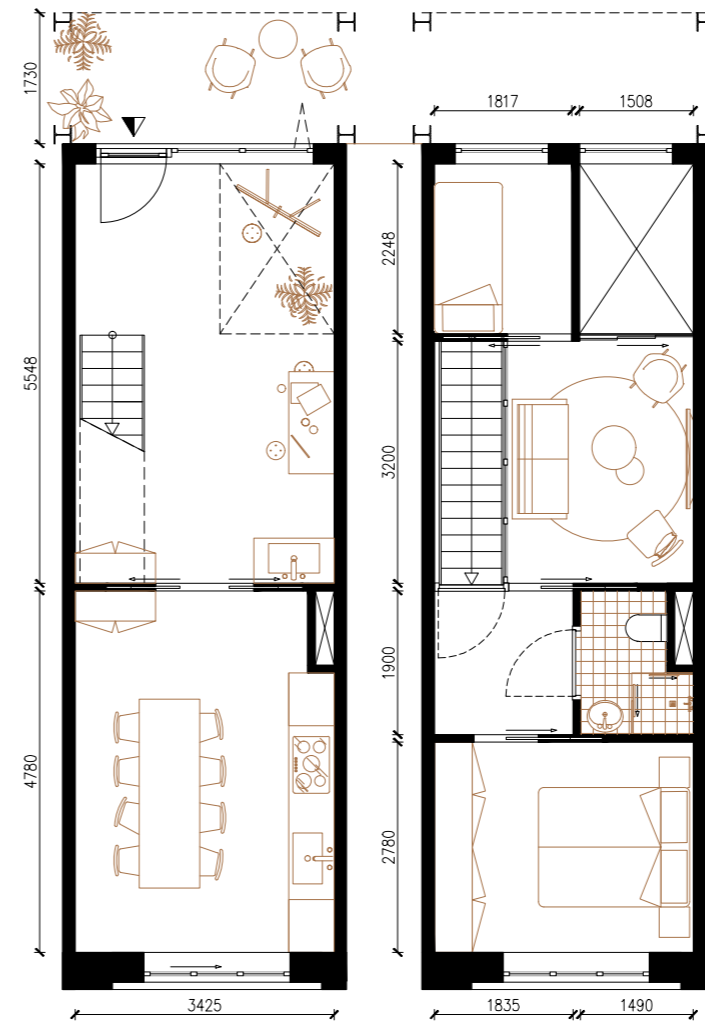
Ground floor

First floor



Ground floor

First floor



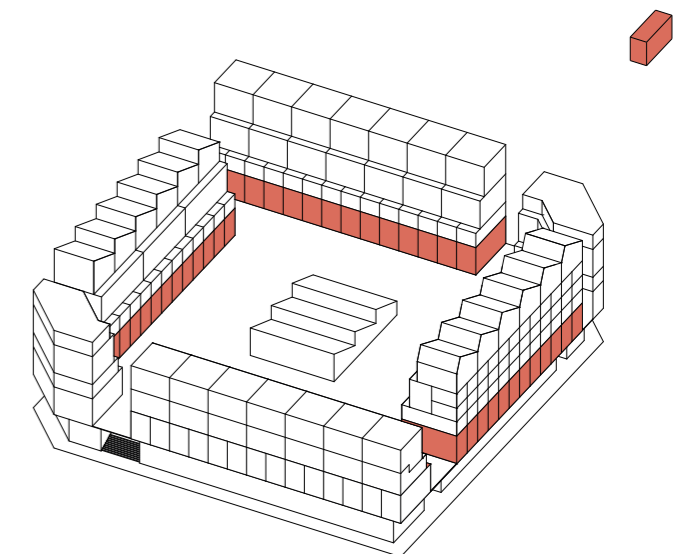
Ground floor

First floor



TYPE 2 ATELIER DWELLING  
live-with workhome type

A very nice and compact atelier-dwelling where the vide provides lots of light from the north which allow me to see the true colours of my paintings. The construction of the gallery provides a semi-private outdoor space which feels like a buffer between my private atelier and the collective space of the inner courtyard. I like to drink my coffee here and chitchat with neighbours. The industrial glass sliding doors enable to close of the workspace from the living spaces in case of my husband is at home, he doesn't like the smell of the paint. Having a baby is not the planning yet but in case I get pregnant, we can use the double hight of the atelier to build in a extra bedroom.





TYPE 2 ATELIER DWELLING  
axonometric







CASCO UNIT  
1:100

SCENARIO 1  
1:100

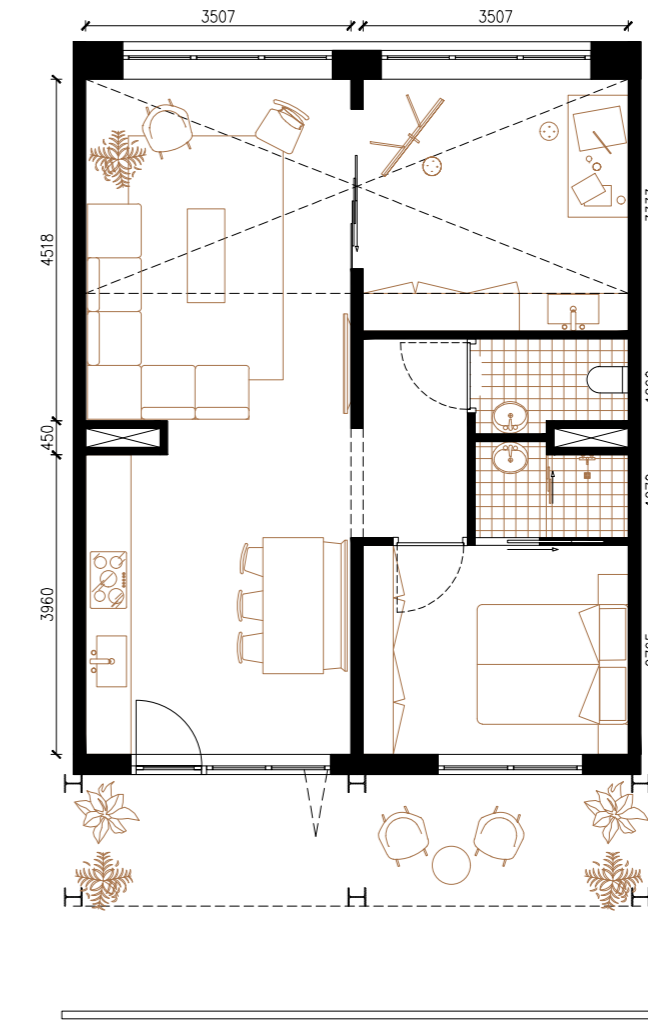
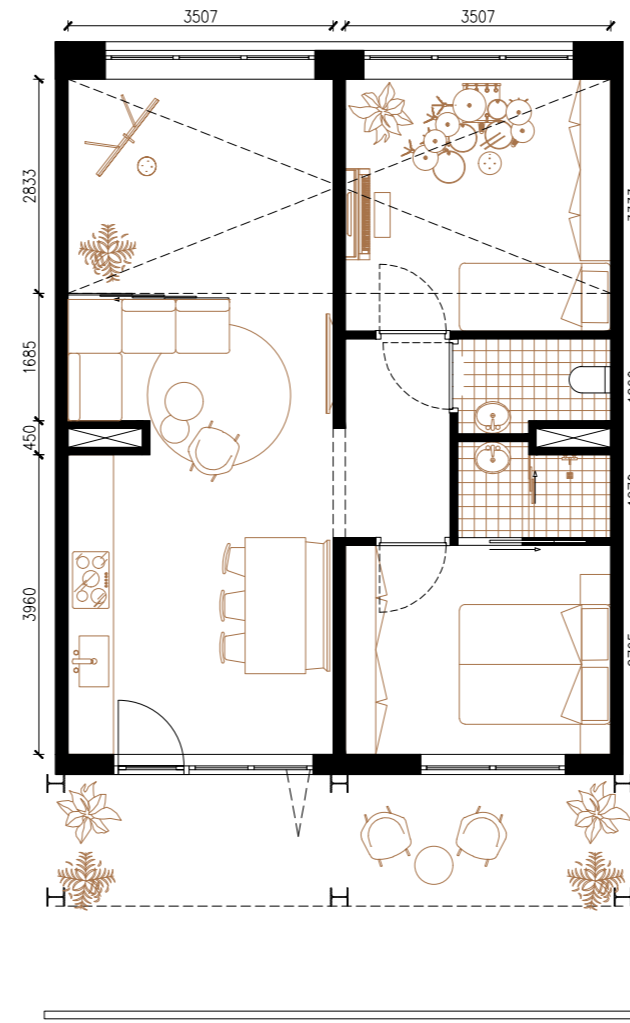
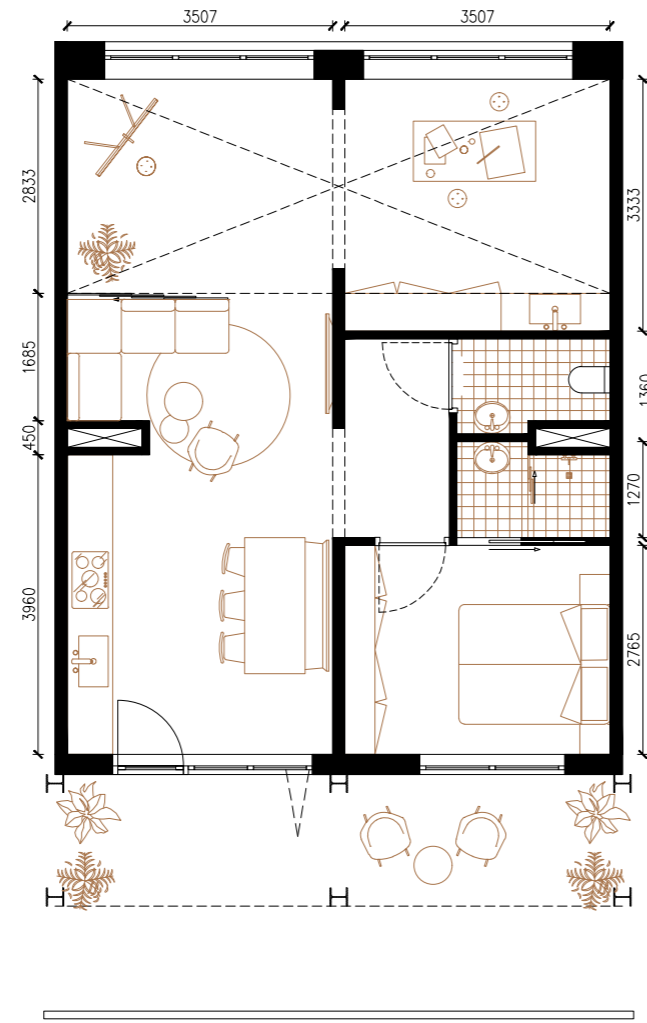
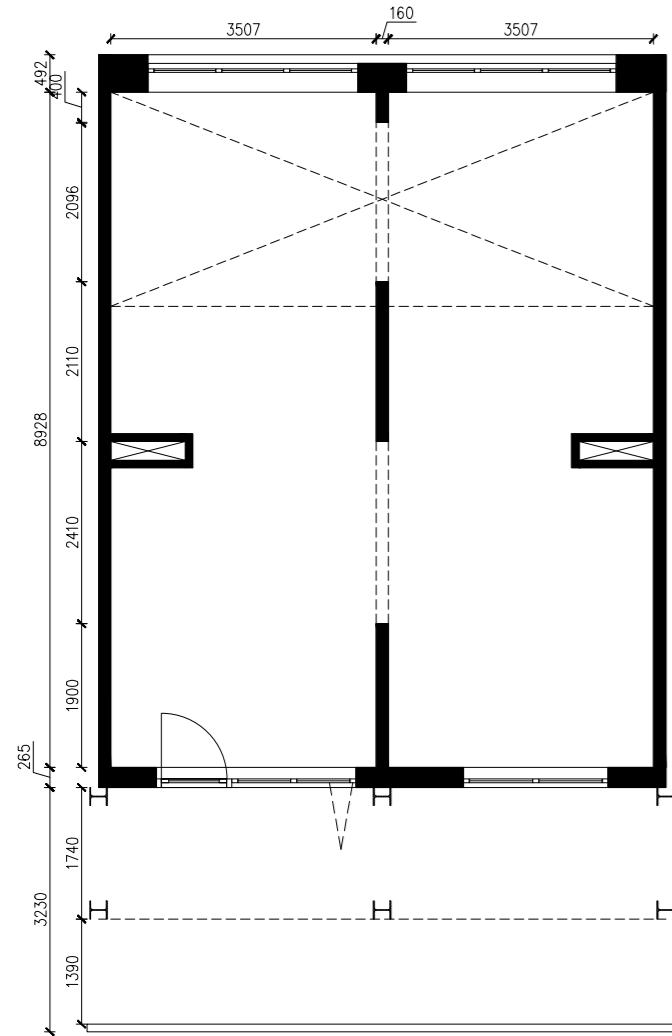
SCENARIO 2  
1:100

SCENARIO 3  
1:100

household: elderly couple  
ratio live-work: equal status

household: elderly couple  
ratio live-work: equal status

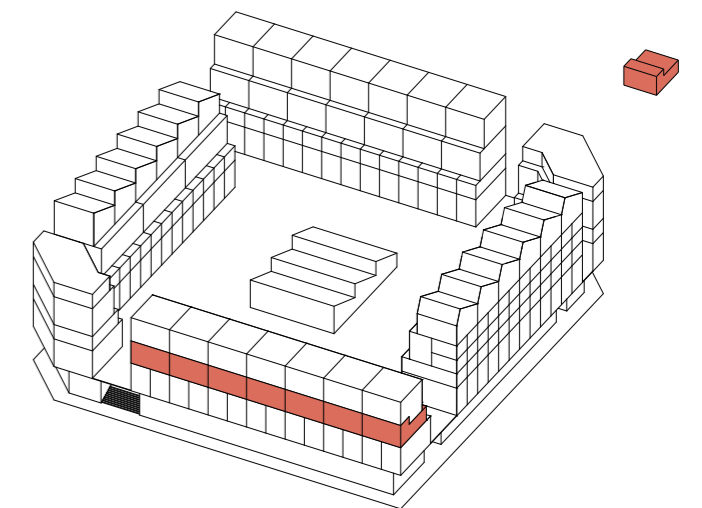
household: elderly couple  
ratio live-work: home dominated



A perfect atelier-dwelling for me and my wife. All functions are on one level but the dwelling still offers a high and light workspace. The atelier space allows a certain flexibility for anticipating on different scenario's and preferences like a larger living room when I become me less active in making art during my retirement. The large atelier space can also be divided in two separate spaces. My grandson who is in a band could practice here with his friends. He can even sleep over if he would love to. Looking towards the future, I think I won't be able to feel lonely in this building.

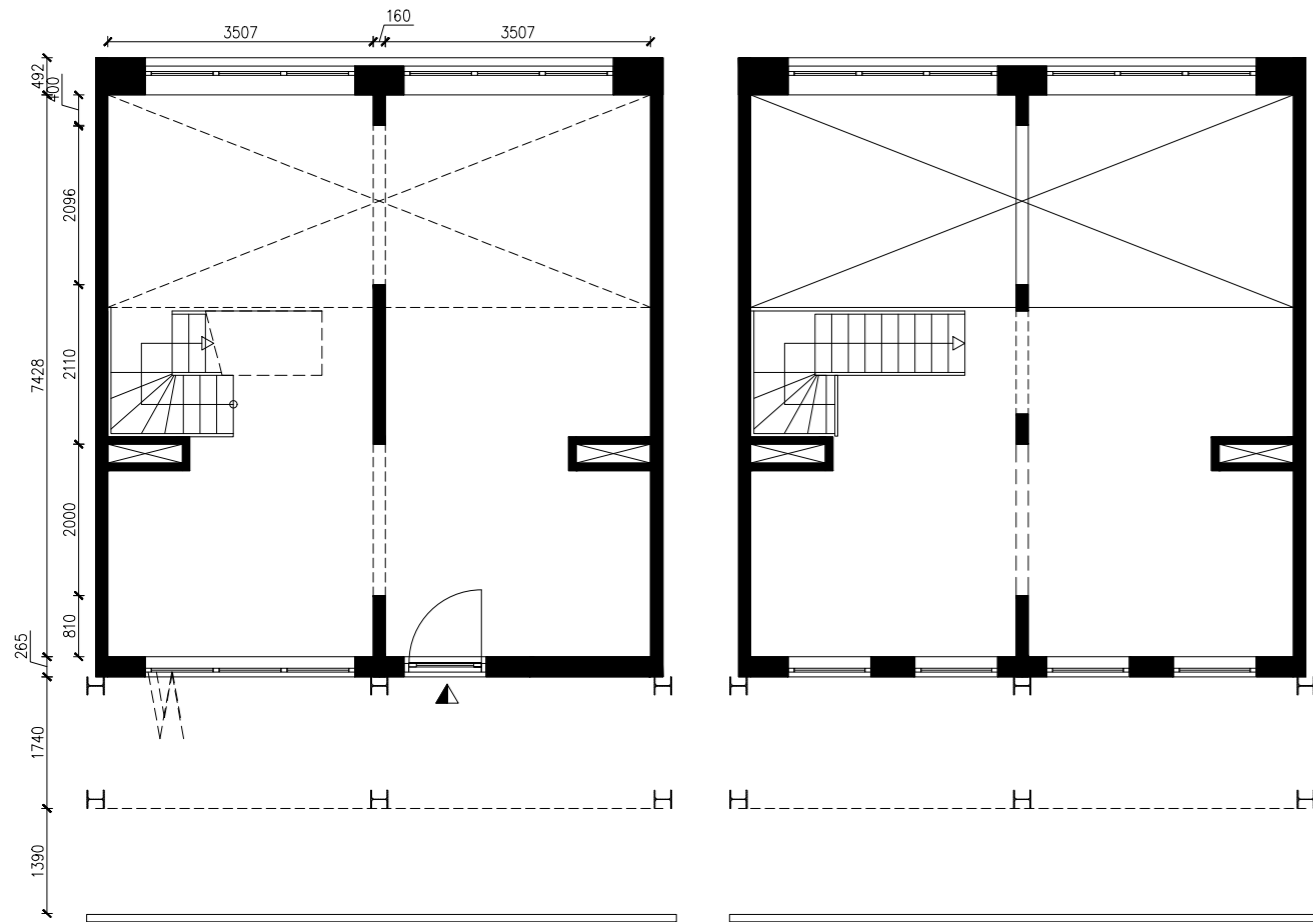


TYPE 3 ATELIER DWELLING  
live-with workhome type





**CASCO UNIT**  
1:100

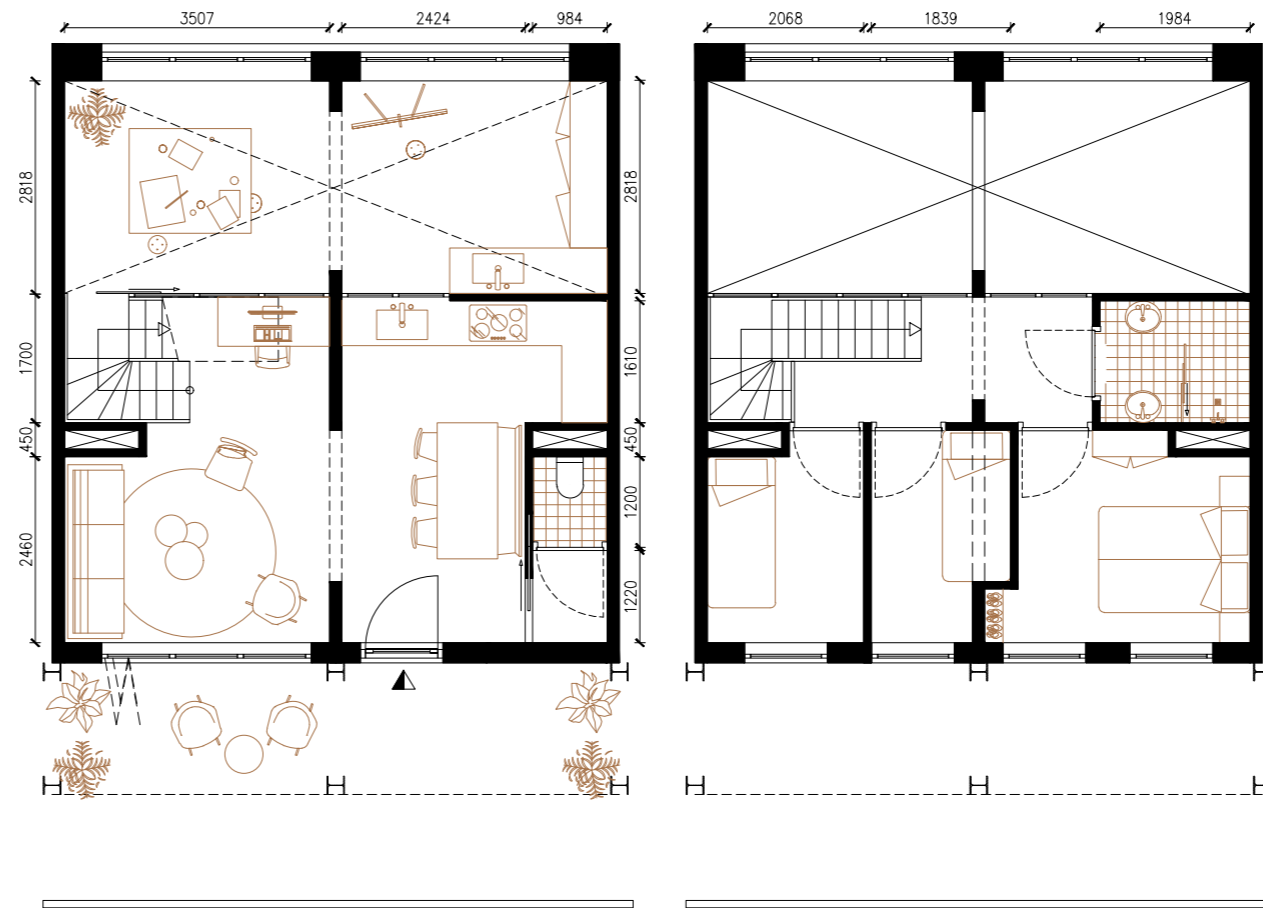


Ground floor

First floor

**SCENARIO 1**  
1:100

household: family with 2 children  
ratio live-work: home-dominated



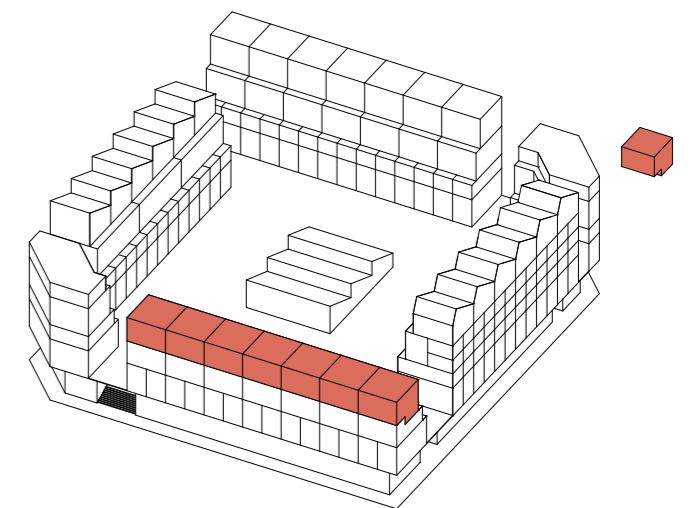
Ground floor

First floor

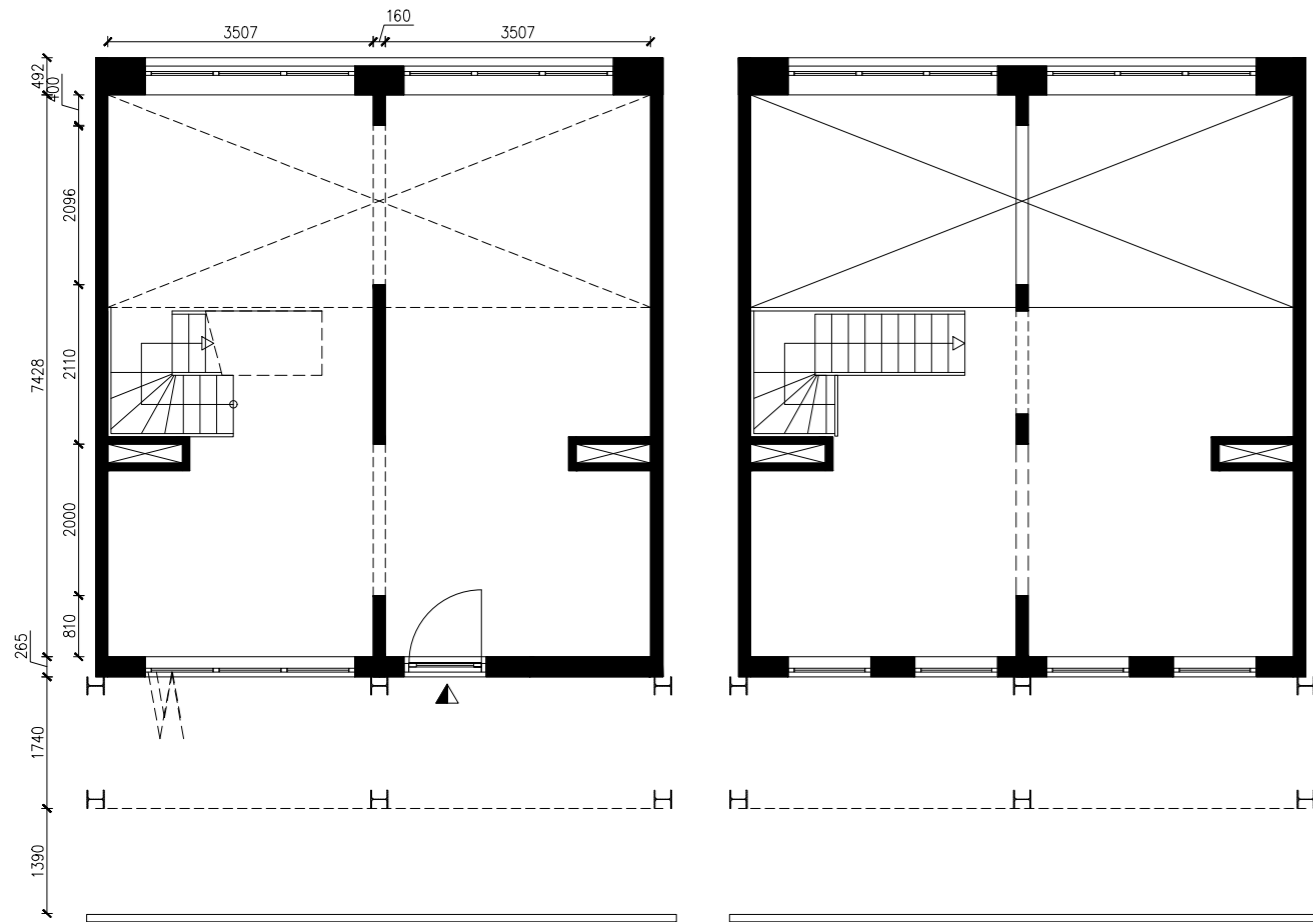
Atelier-dwelling for me, my wife and two children. My workspace is nicely separated by a slight high difference and an industrial glass wall. This allows me to concentrate when everybody is at home and protects my children en wife from inhaling the polluted air which sometimes releases when I work with toxic materials.



**TYPE 4 ATELIER DWELLING**  
live-with workhome type



**CASCO UNIT**  
1:100

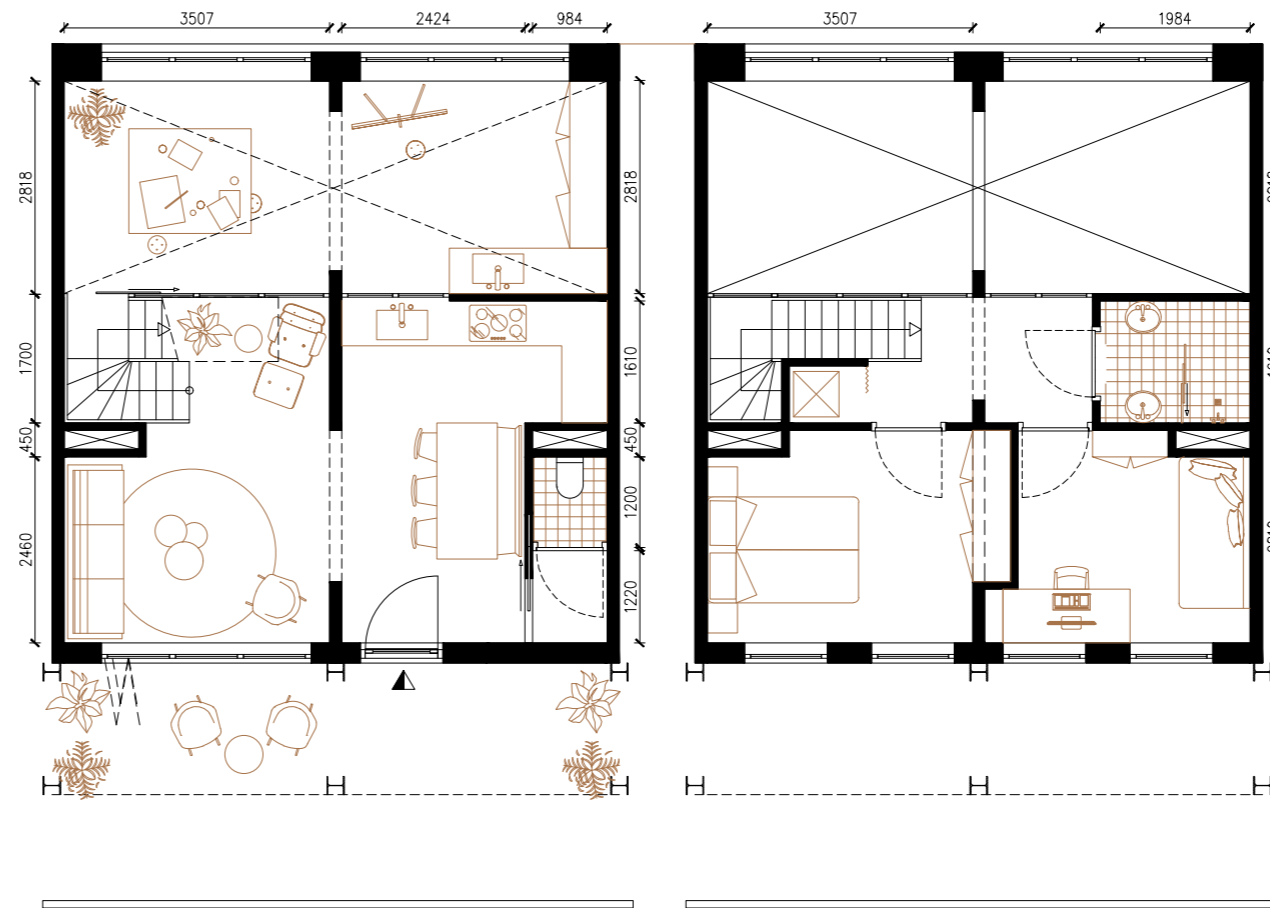


Ground floor

First floor

**SCENARIO 2**  
1:100

household: couple  
ratio live-work: work-dominated



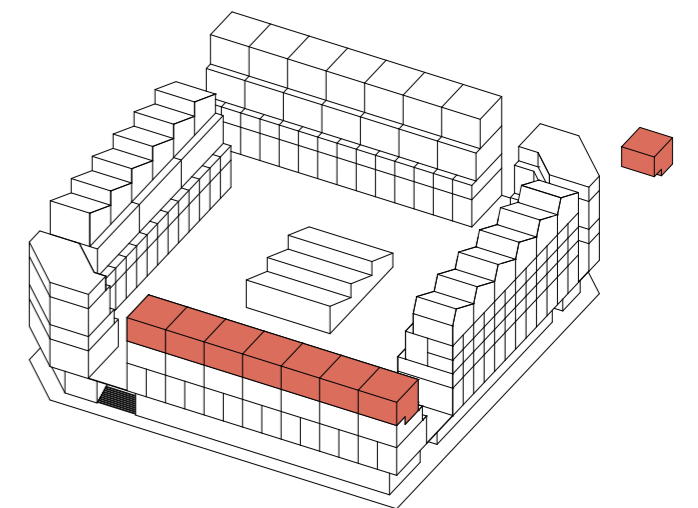
Ground floor

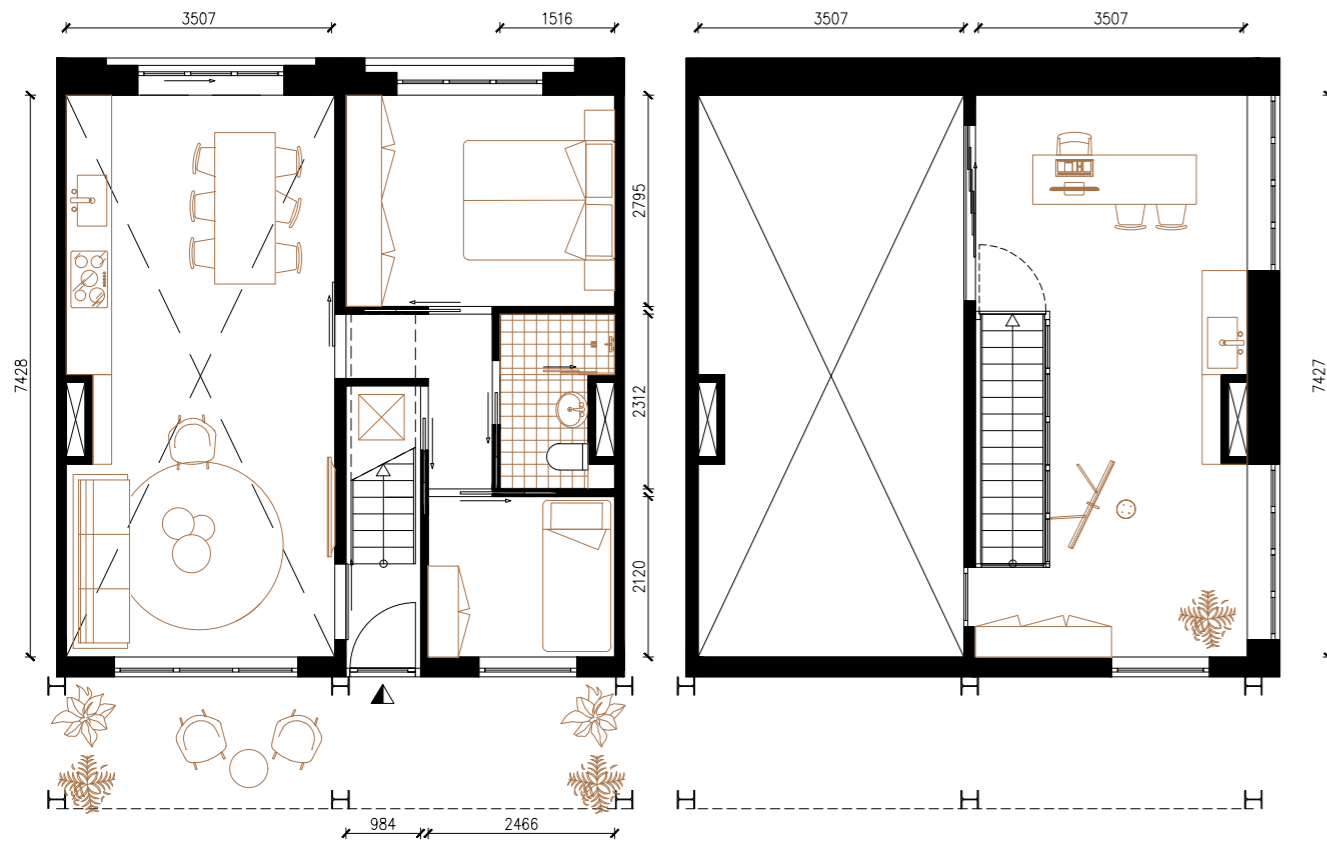
First floor

When the children leave home the two small bedrooms can be converted into the master bedroom and our current bedroom can be used as home office with a sofa bed in case one of the children wants to sleep over.



**TYPE 4 ATELIER DWELLING**  
live-with workhome type

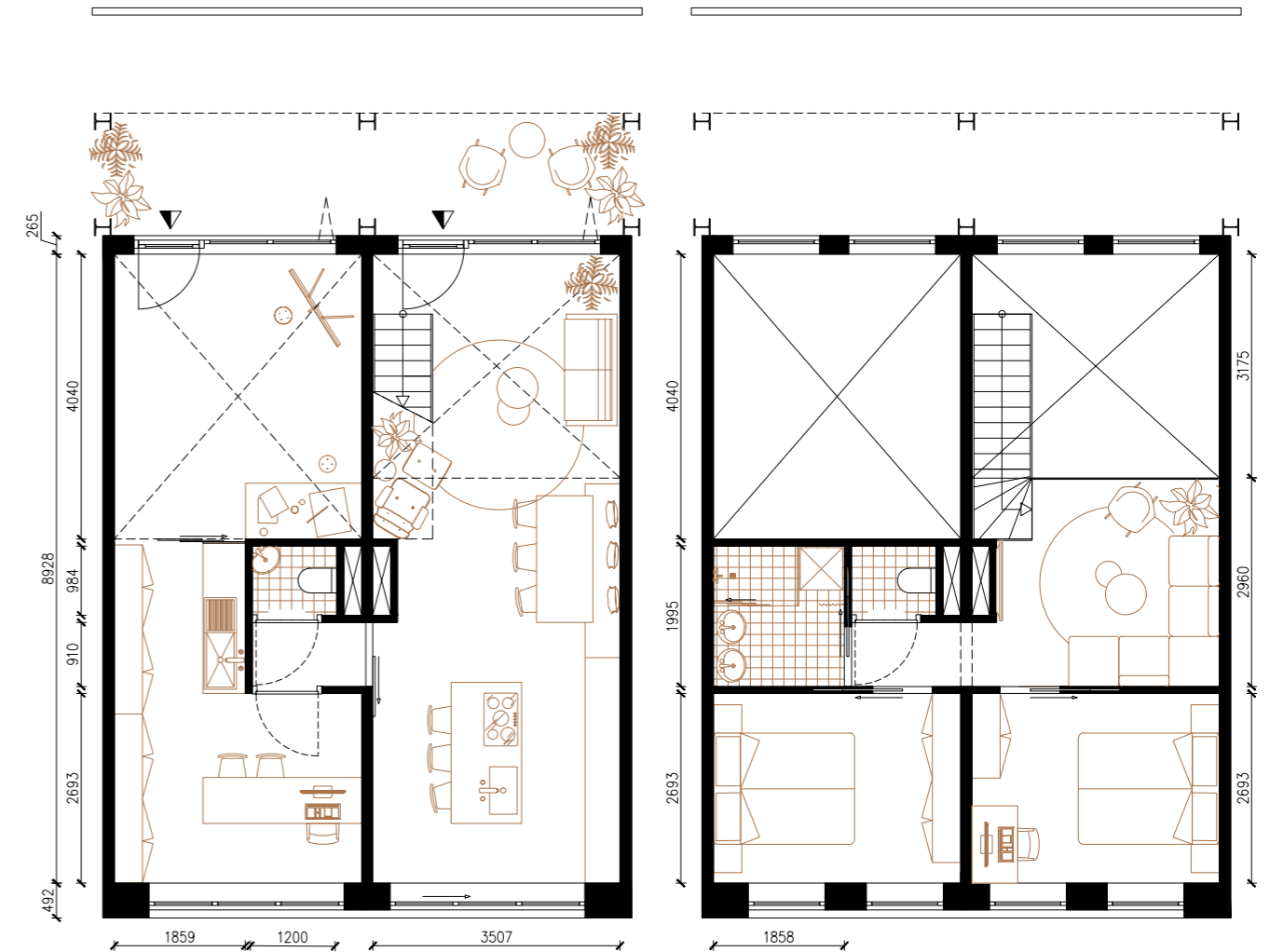




Ground floor

First floor

I consider myself as an commercial artist. I daily have appointments with my clients to which I want to have a professional attitude. These types suit me best since working and living are separated well.



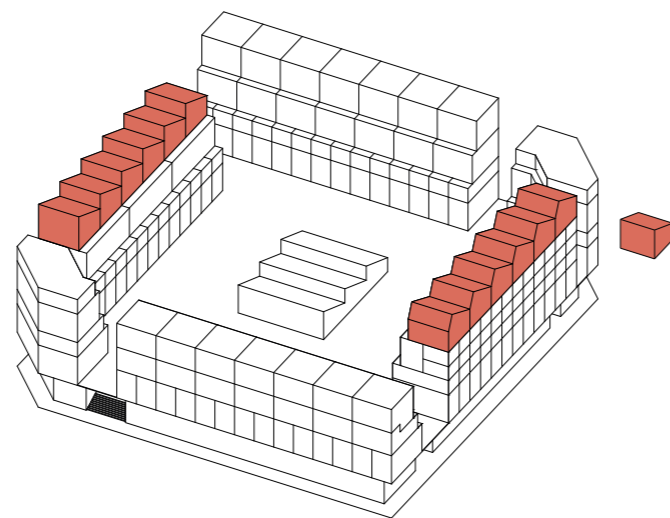
Ground floor

First floor



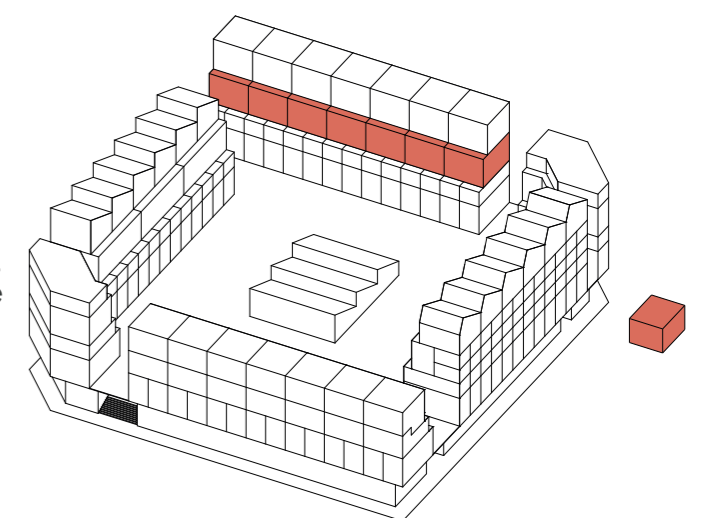
### TYPE 5 ATELIER DWELLING

live-with workhome type  
household: family

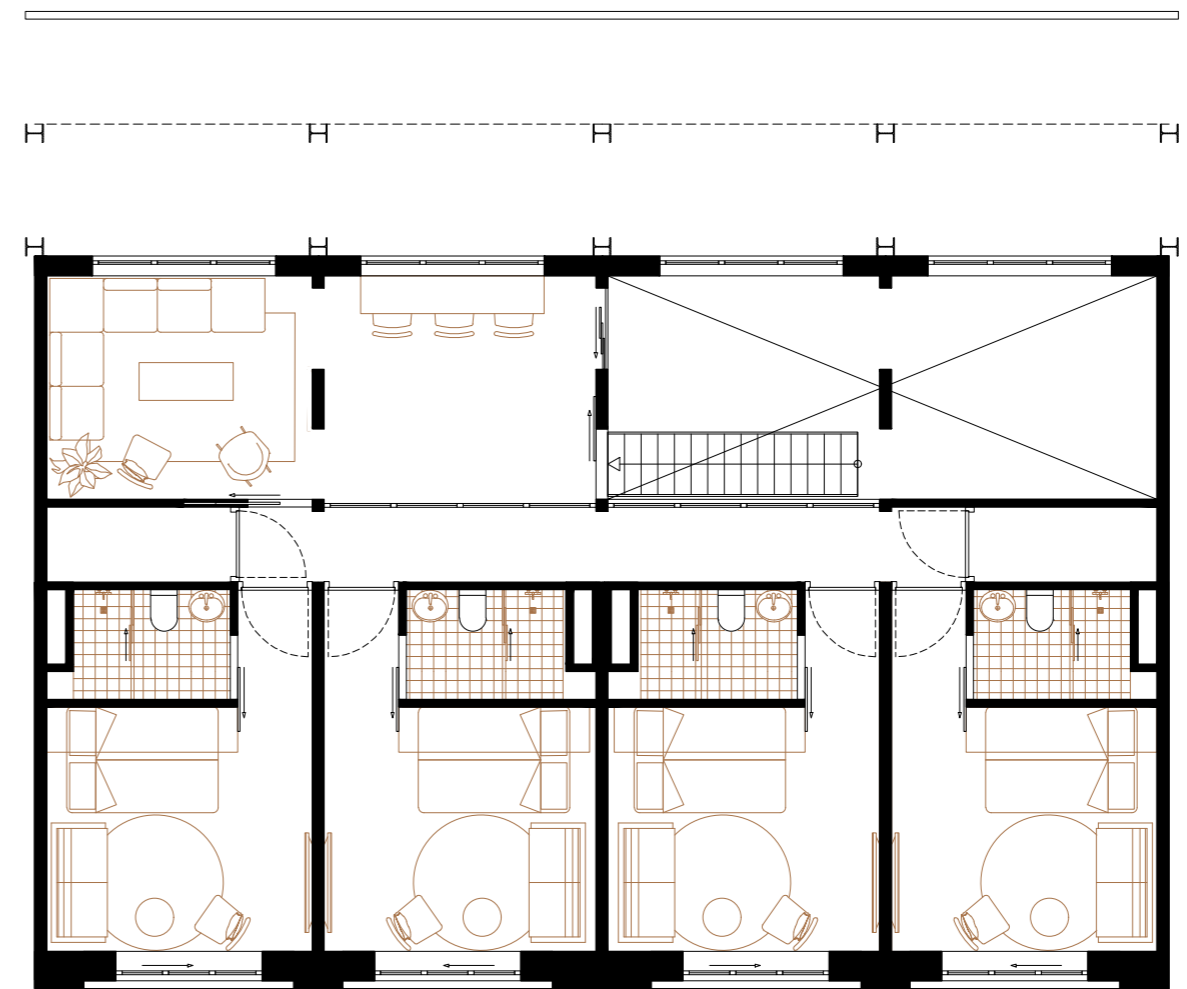
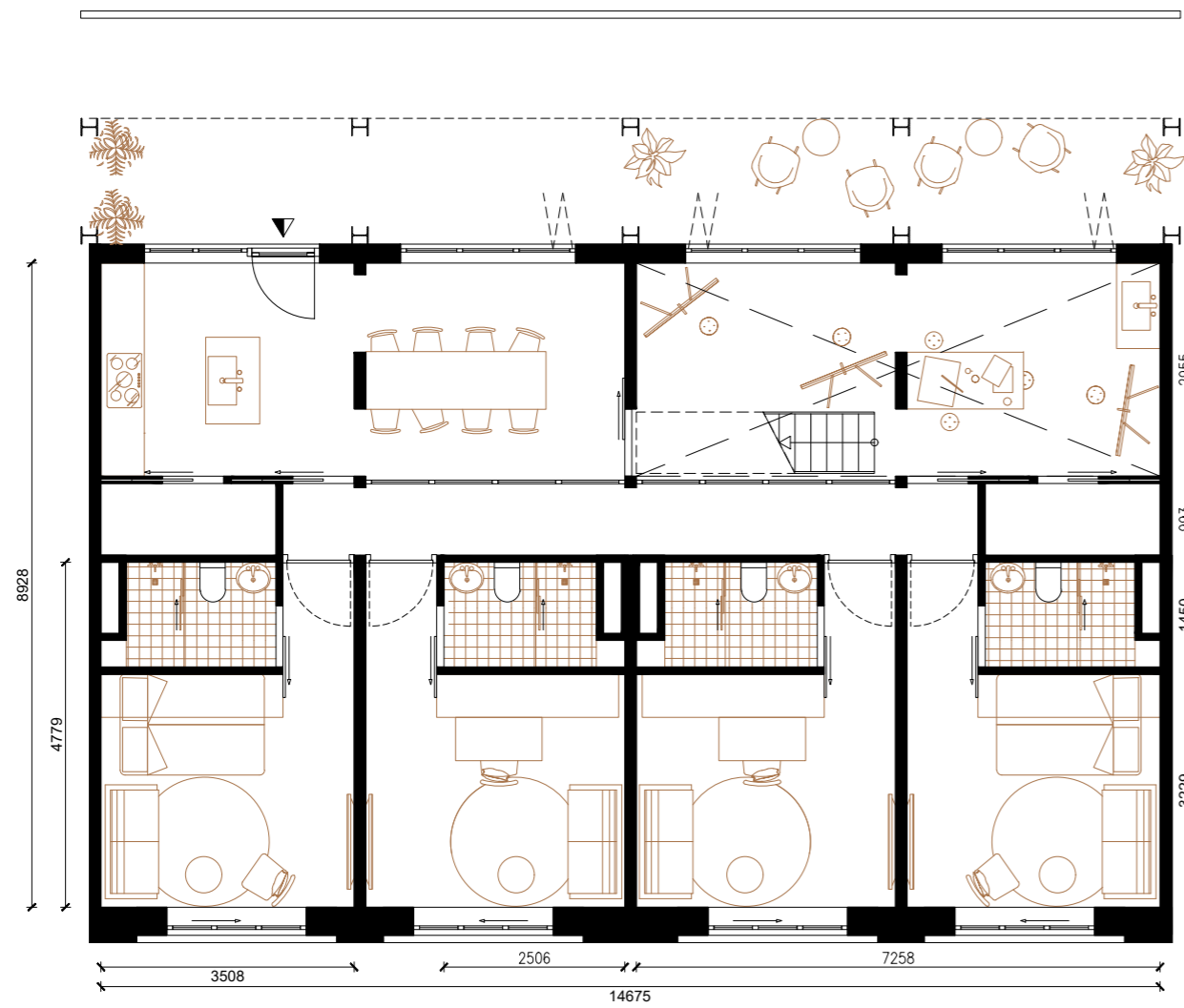


### TYPE 6 ATELIER DWELLING

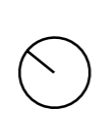
live with / live-adjacent workhome type  
household: family



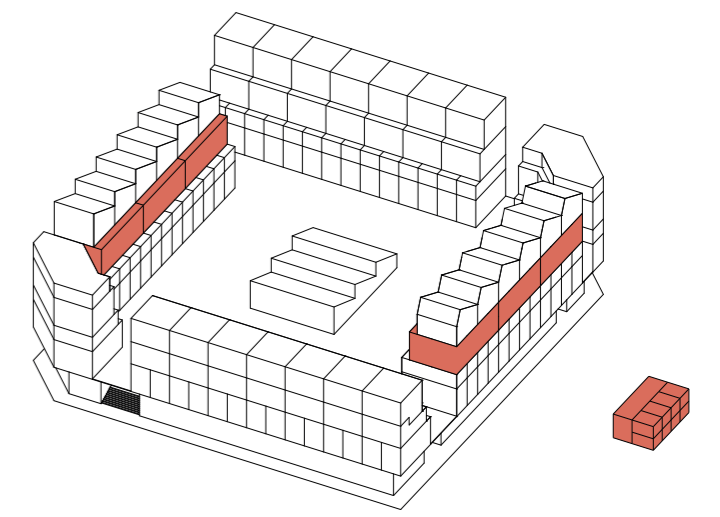


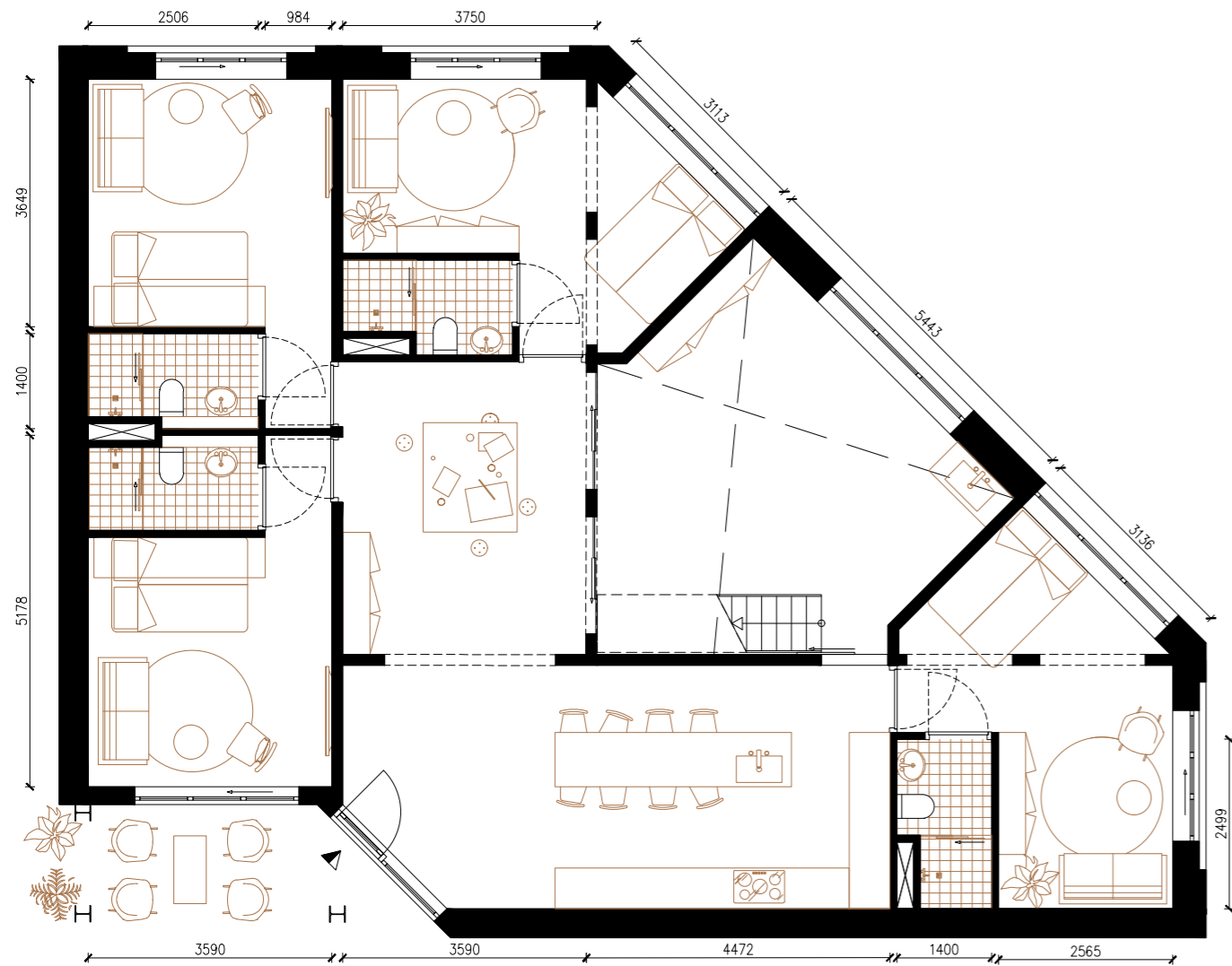


Small studio's affordable for post-graduate artists.

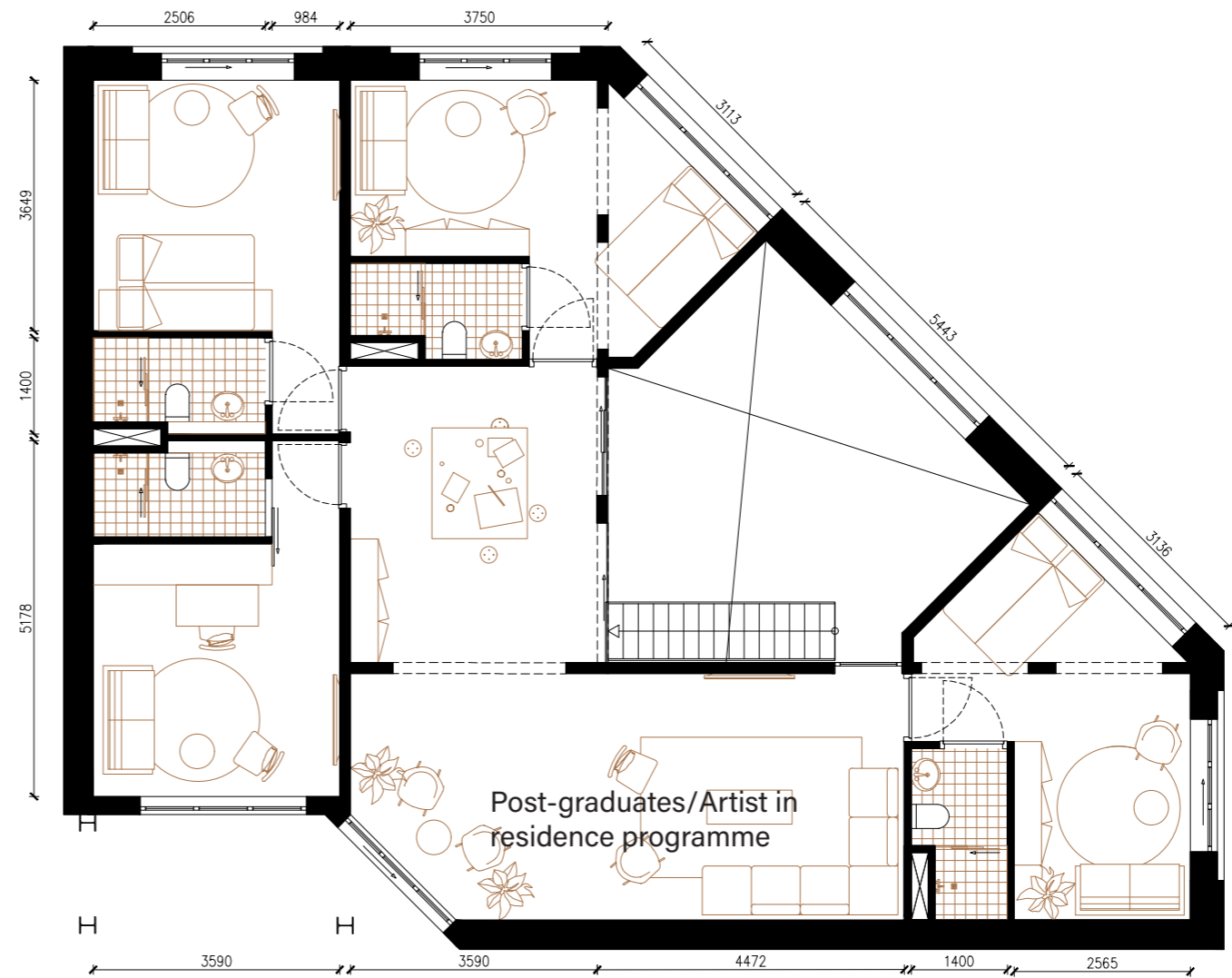


**TYPE 7 COLLECTIVE HOUSING 1:100**  
 studio type  
 household: single





Ground floor



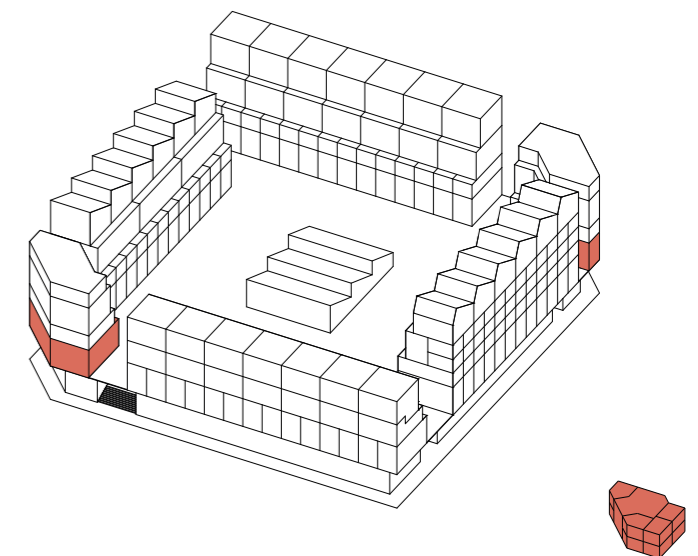
First floor

Small studio's affordable for post-graduate artists. In order to get attention from all over the world and set Minerva-haven on the map as creative and cultural hotspot, some studio's can be rented out through the artist residence programme.



**TYPE 8 COLLECTIVE HOUSING 1:100**

studio type  
household: single



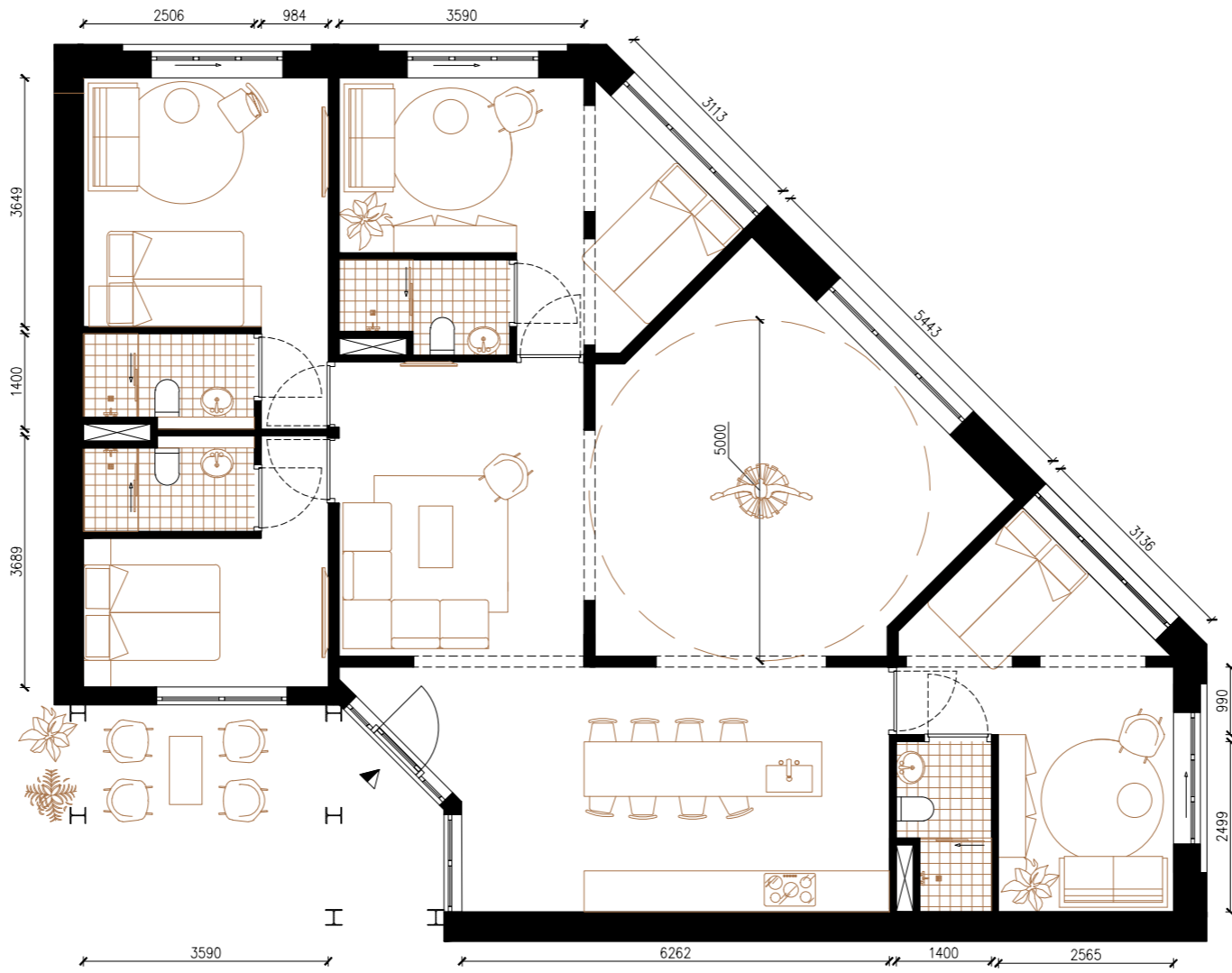


 **TYPE 8 COLLECTIVE HOUSING**  
axonometric



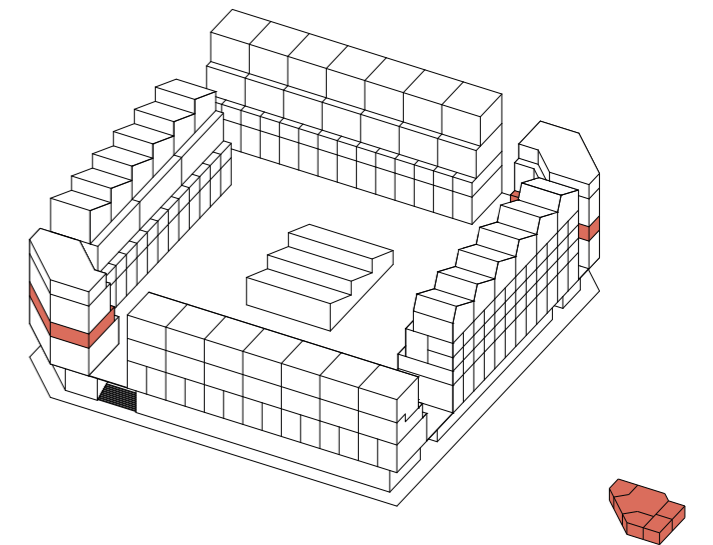




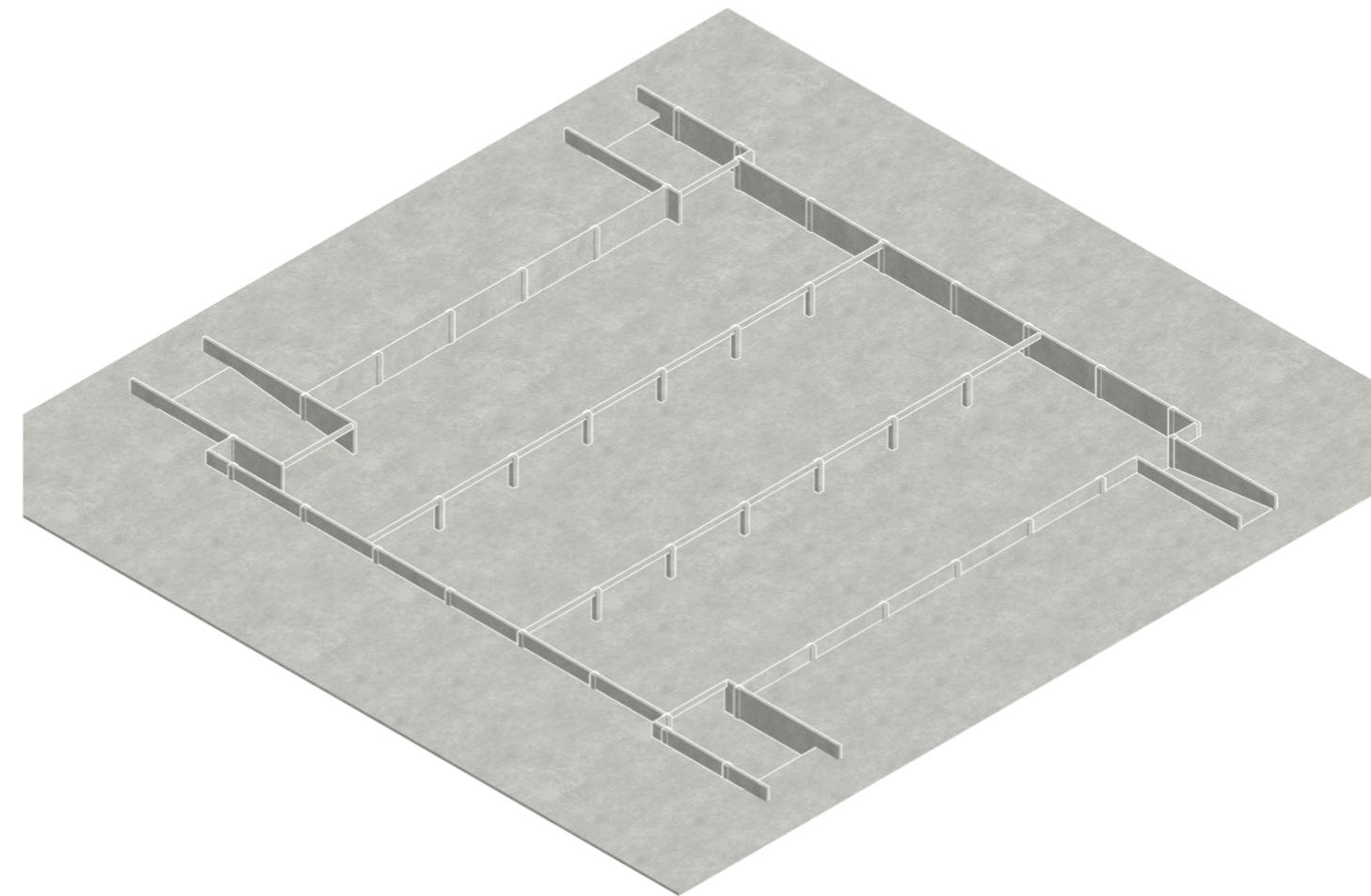


Post graduate dancer/Artist  
in residence programme.

TYPE 8 COLLECTIVE HOUSING 1:100  
studio type  
household: single



# PRINCIPLE LOAD-BEARING STRUCTURE

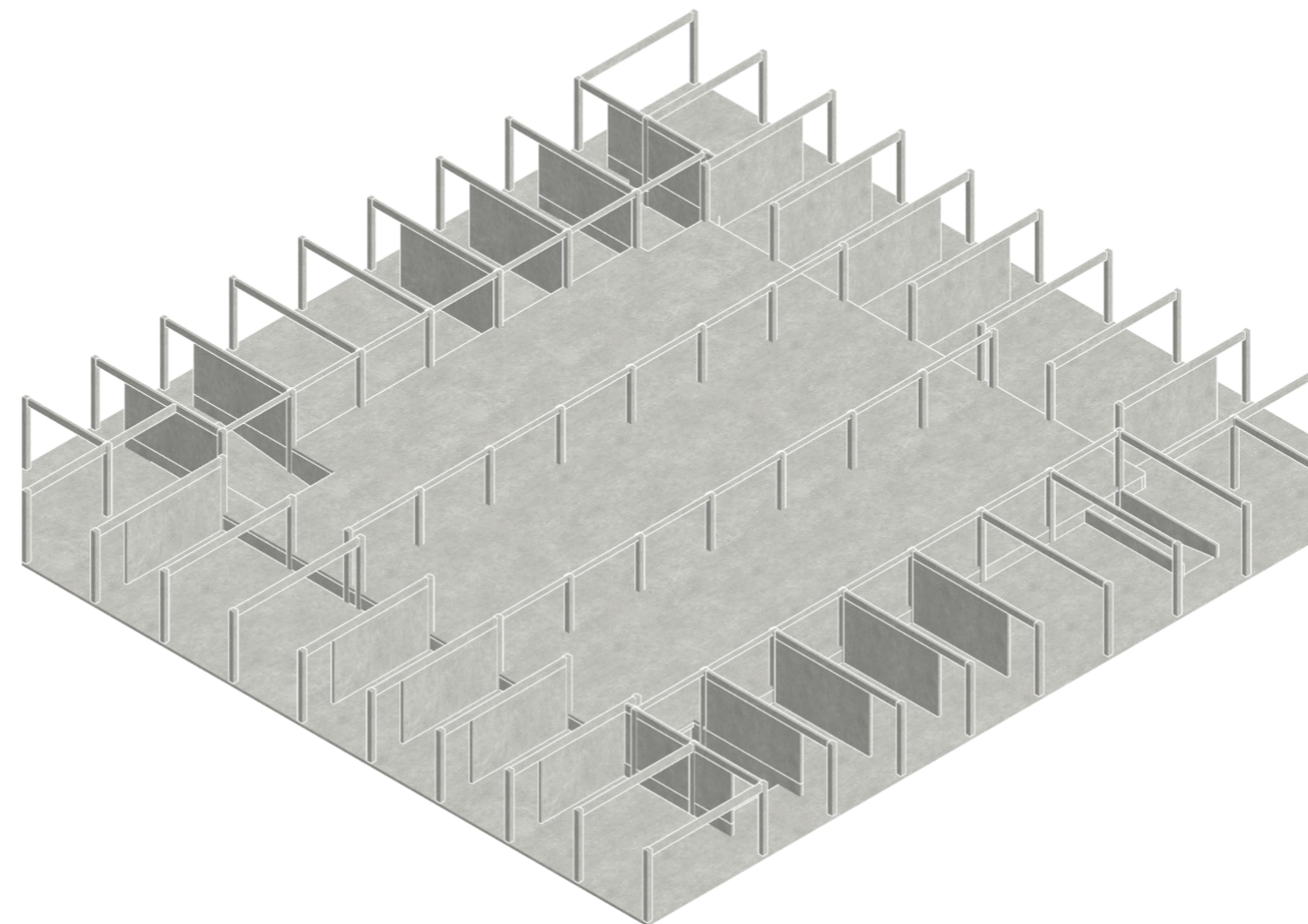


## CONCRETE BASE parking garage

Columns: l=500 w=500 h=2700  
Beams: l=7200mm h=360mm w=200mm  
Slabs: w=300mm h=2700



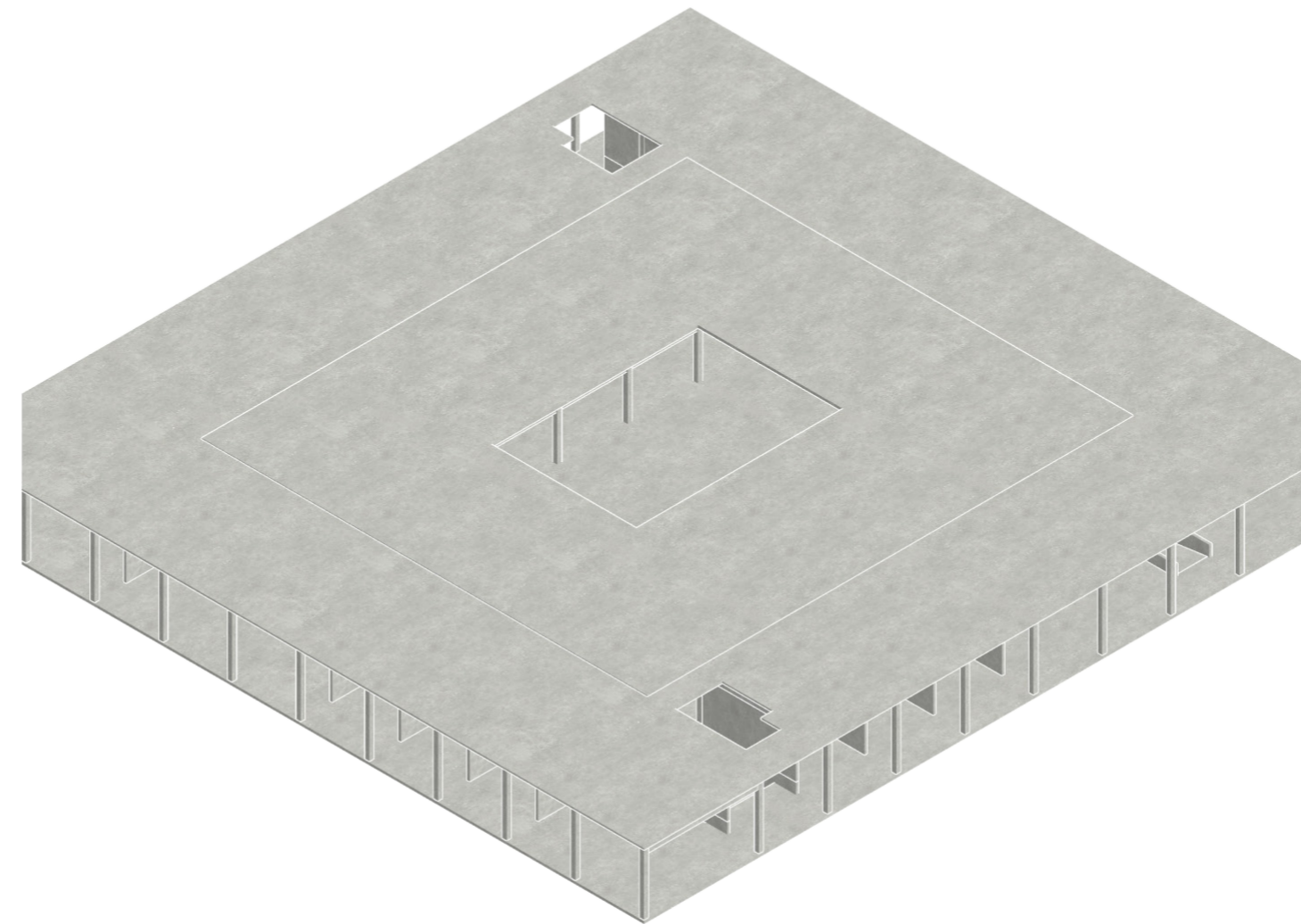
# PRINCIPLE LOAD-BEARING STRUCTURE



## CONCRETE BASE ground floor level

Columns:  $l=500$   $w=500$   $h=6700$   
Beams carrying central courtyard:  $l=7200$   $h=360$   $mm$   
Beams carrying dwellings:  $l=13300$   $h=650$   $w=300$   $mm$   
Slabs:  $w=300$   $mm$   $h=6700$

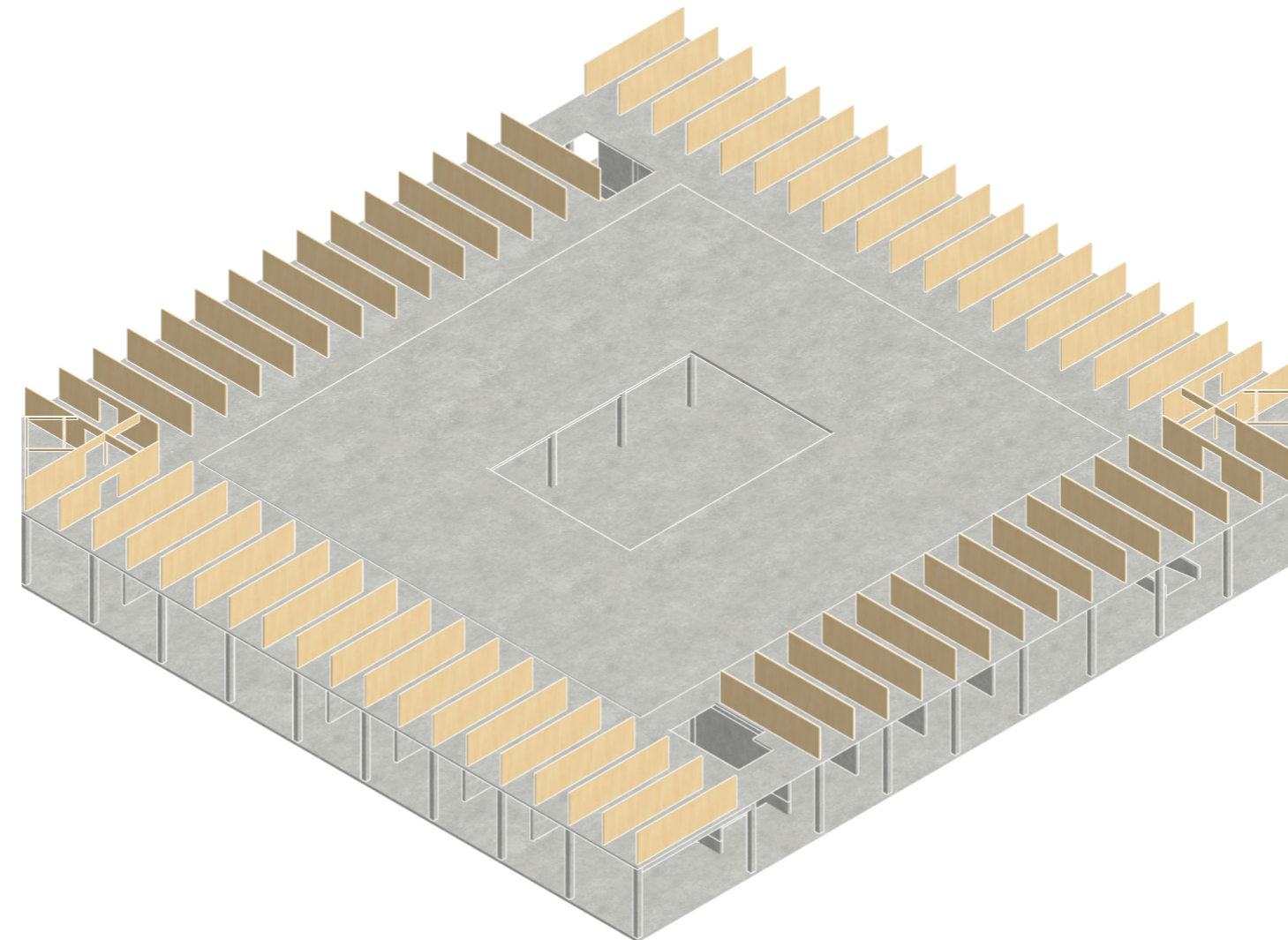
## PRINCIPLE LOAD-BEARING STRUCTURE



### CONCRETE BASE courtyard level

Hollowcore precast concrete floors  
Central floors: span= 16000mm h=400  
Outer floors: span=7500mm h=200 (VBI apartment floors)

# PRINCIPLE LOAD-BEARING STRUCTURE



## CROSS LAMINATED TIMBER ON TOP DWELLINGS

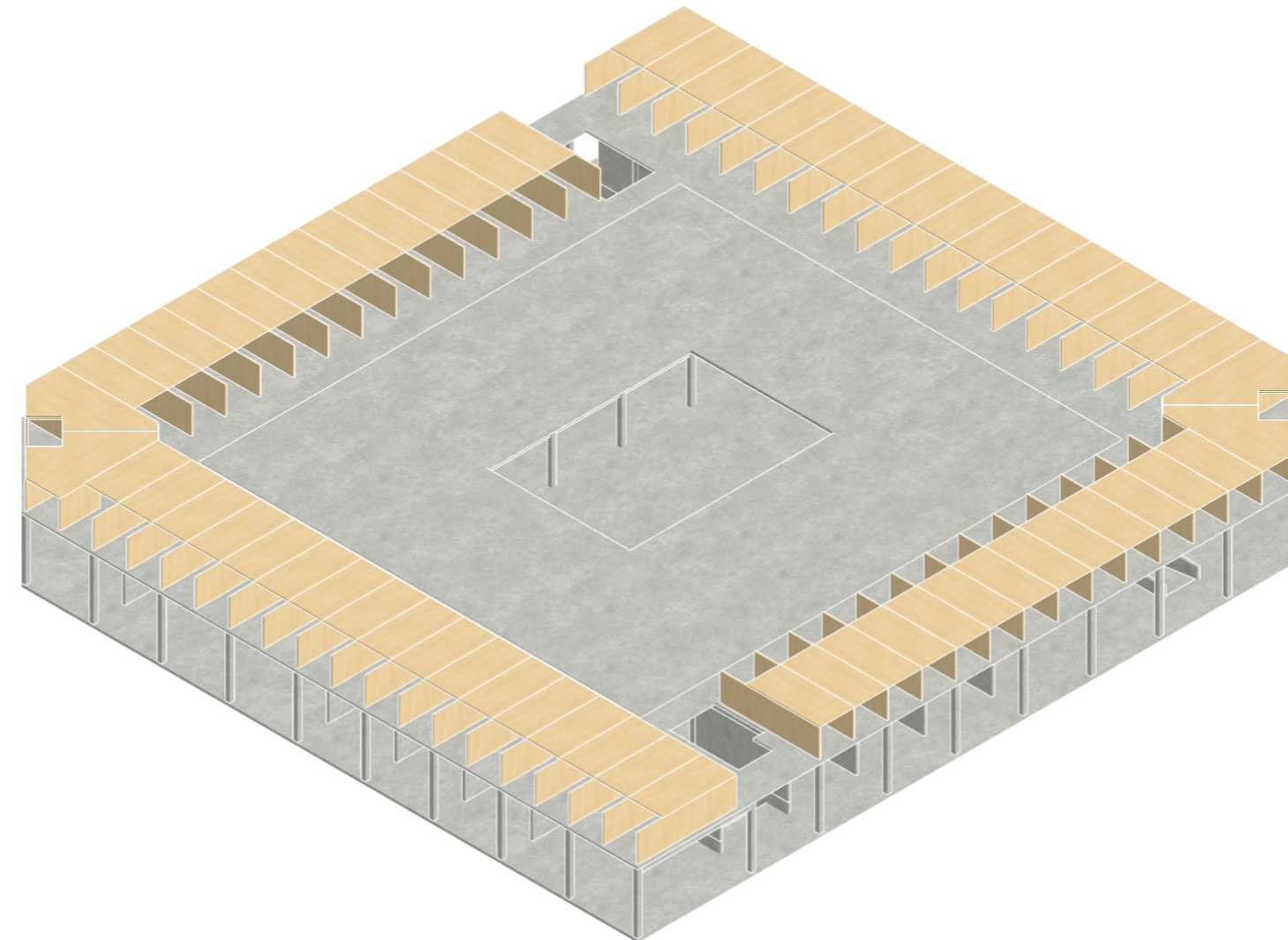
Walls:  $w=160-250\text{mm}$   $h=3000$   
Columns:  $l=300$   $w=300$   $h=3000\text{mm}$



## PRINCIPLE LOAD-BEARING STRUCTURE

-CLT functions as CO<sup>2</sup> storage, prefabrication and easy assembly on site solves problems around noise and the current NO<sub>x</sub> crisis.

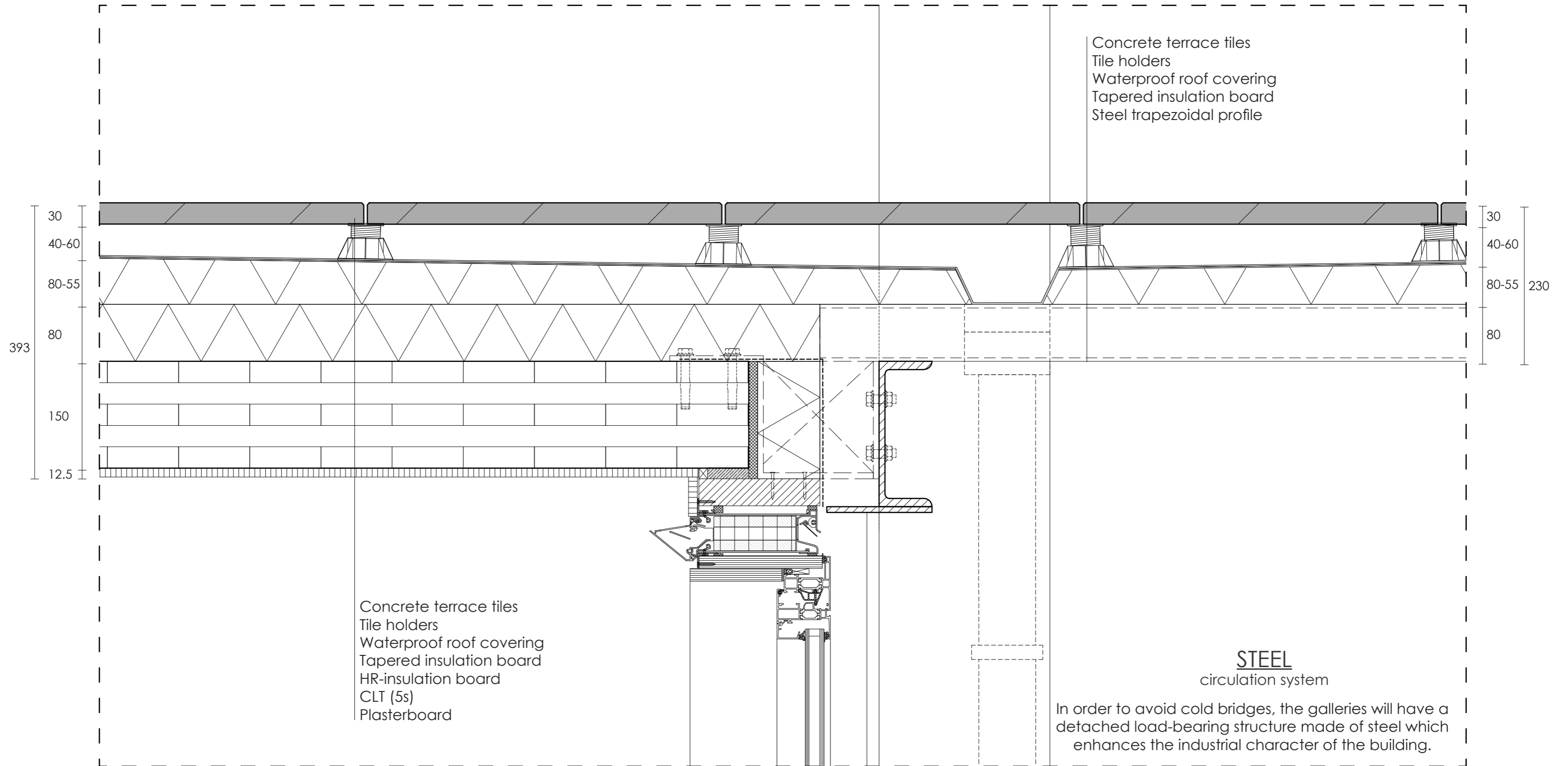
-The concrete base serves the envisioned character of the building. Although not a sustainable material at all, it allows flexibility in the plinth, hence is durable when future use asks for a different programme.



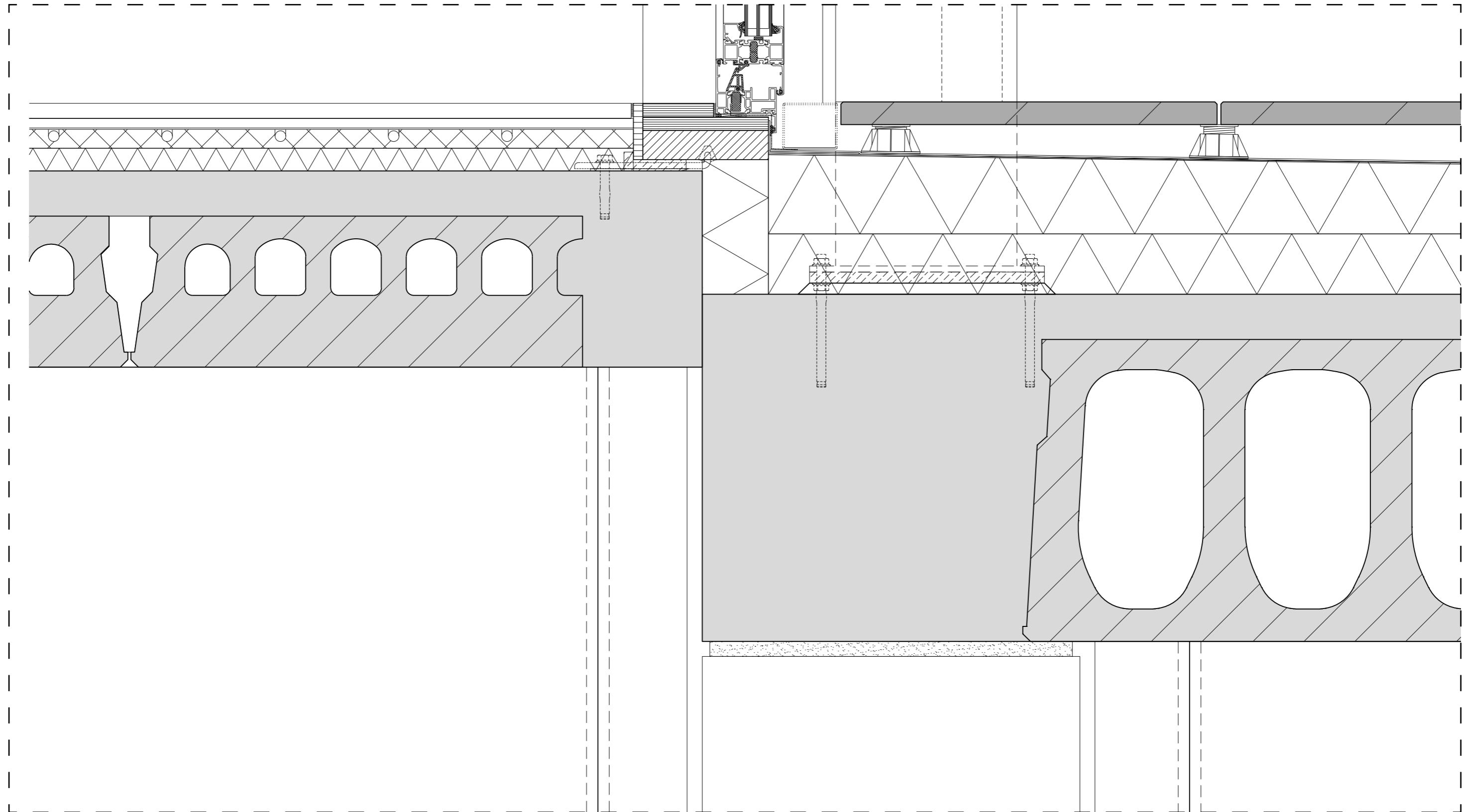
CLT  
dwellings

Floors: span=3750mm h=150 mm

# 1:5 DETAIL GALLERY

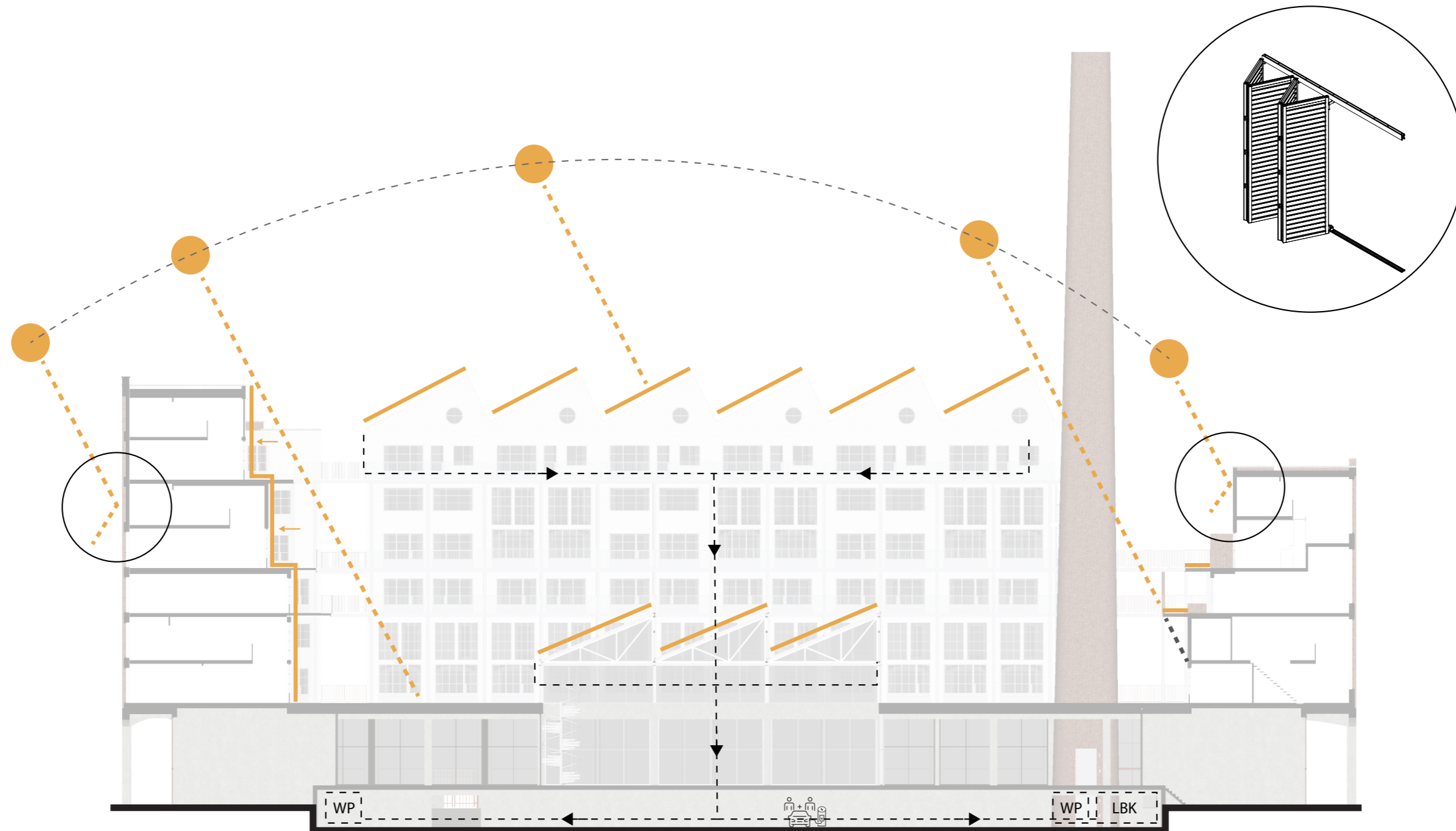


1:5 DETAIL KNOT PLINTH/DWELLING/COURTYARD



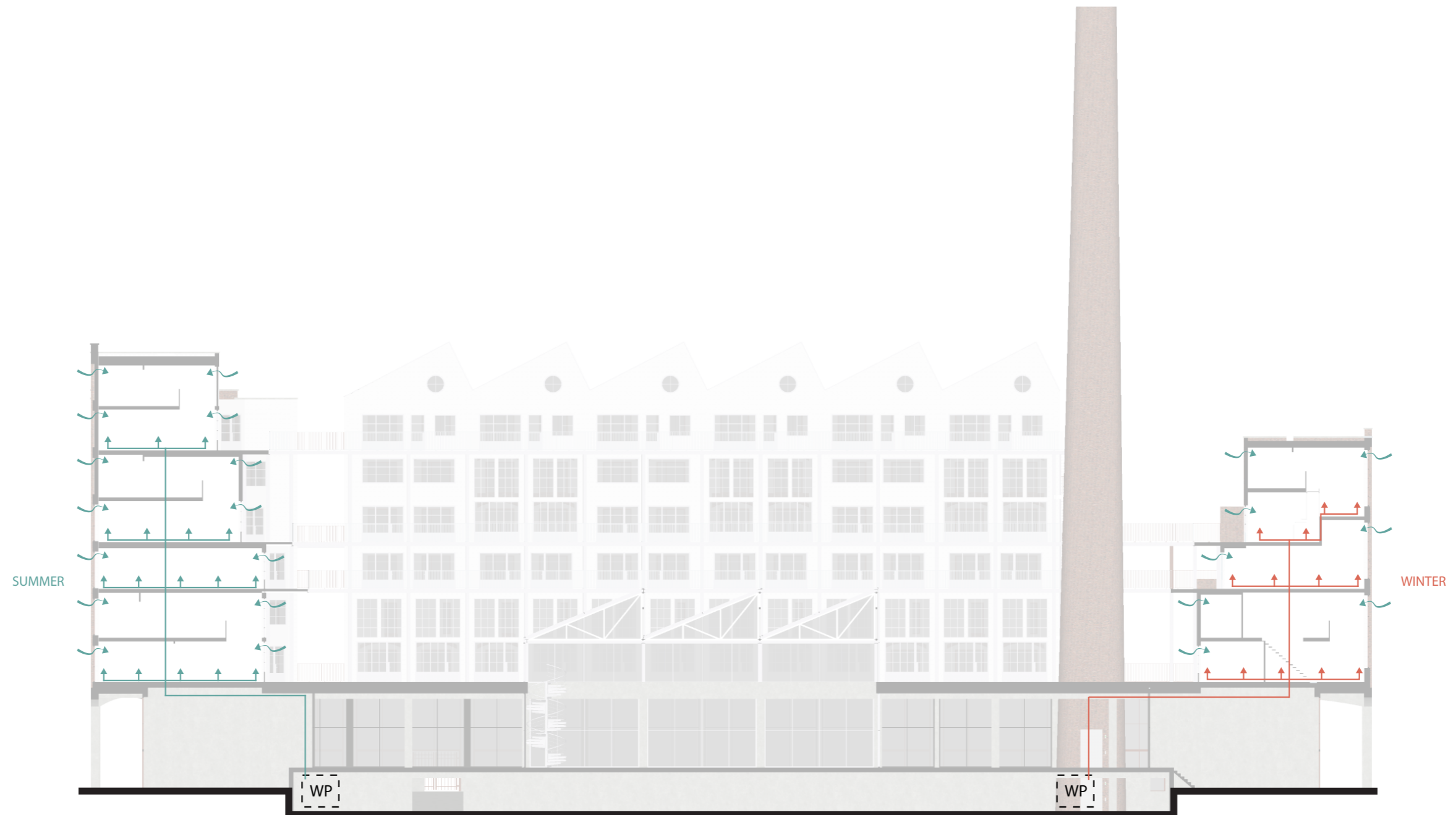


# CLIMATE CONCEPT



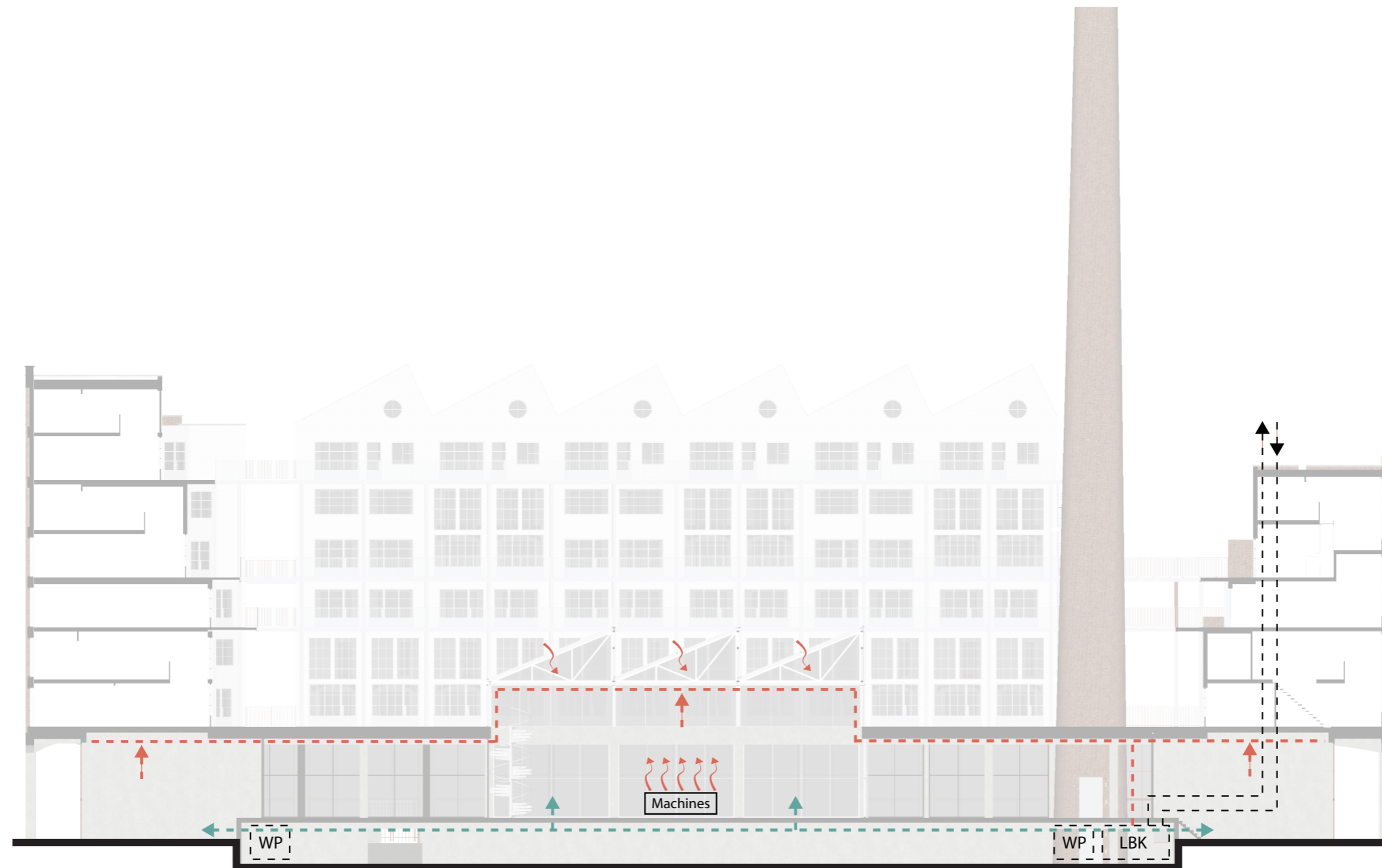
SUN / SHADING / SOLAR ENERGY

# CLIMATE CONCEPT



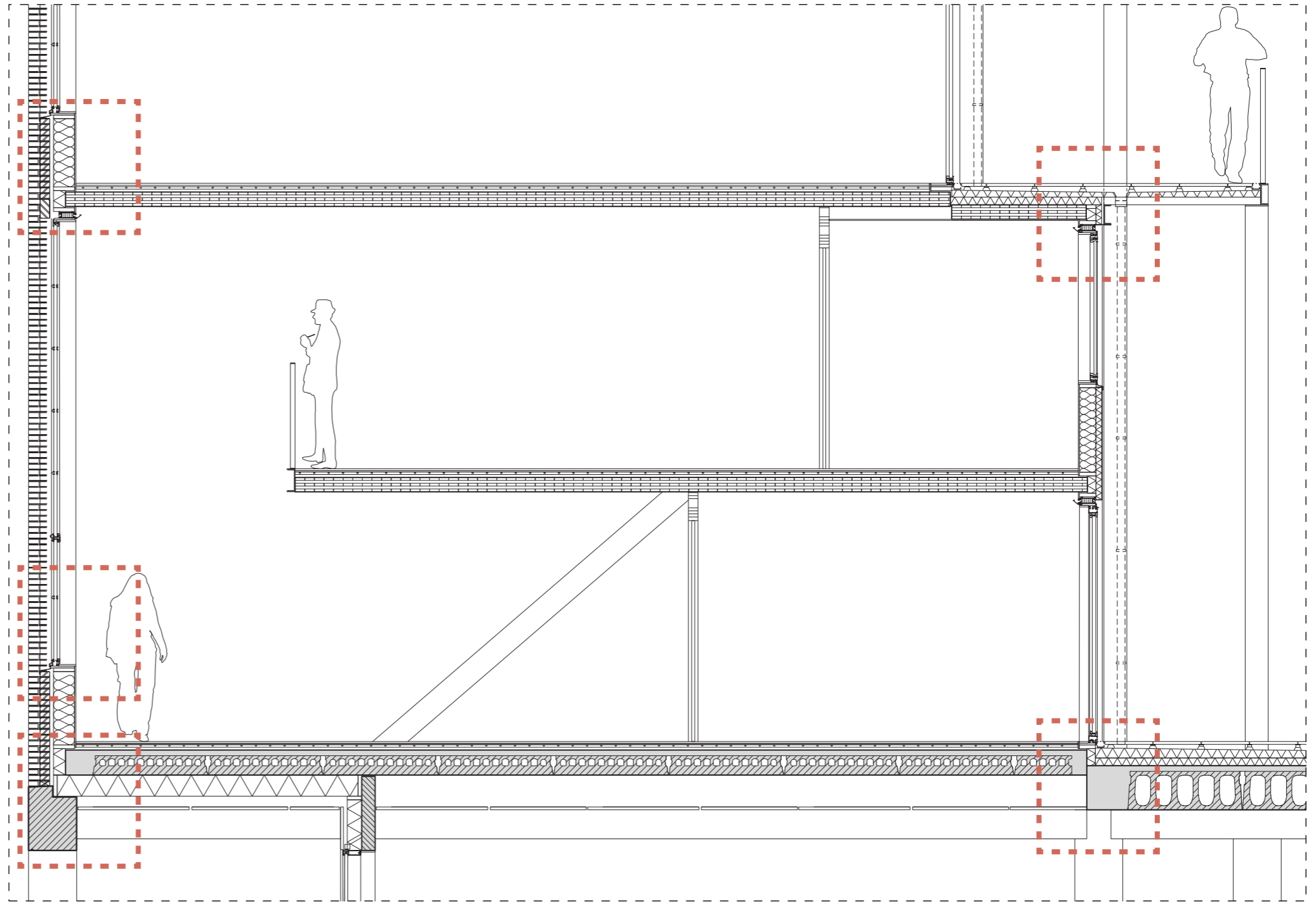
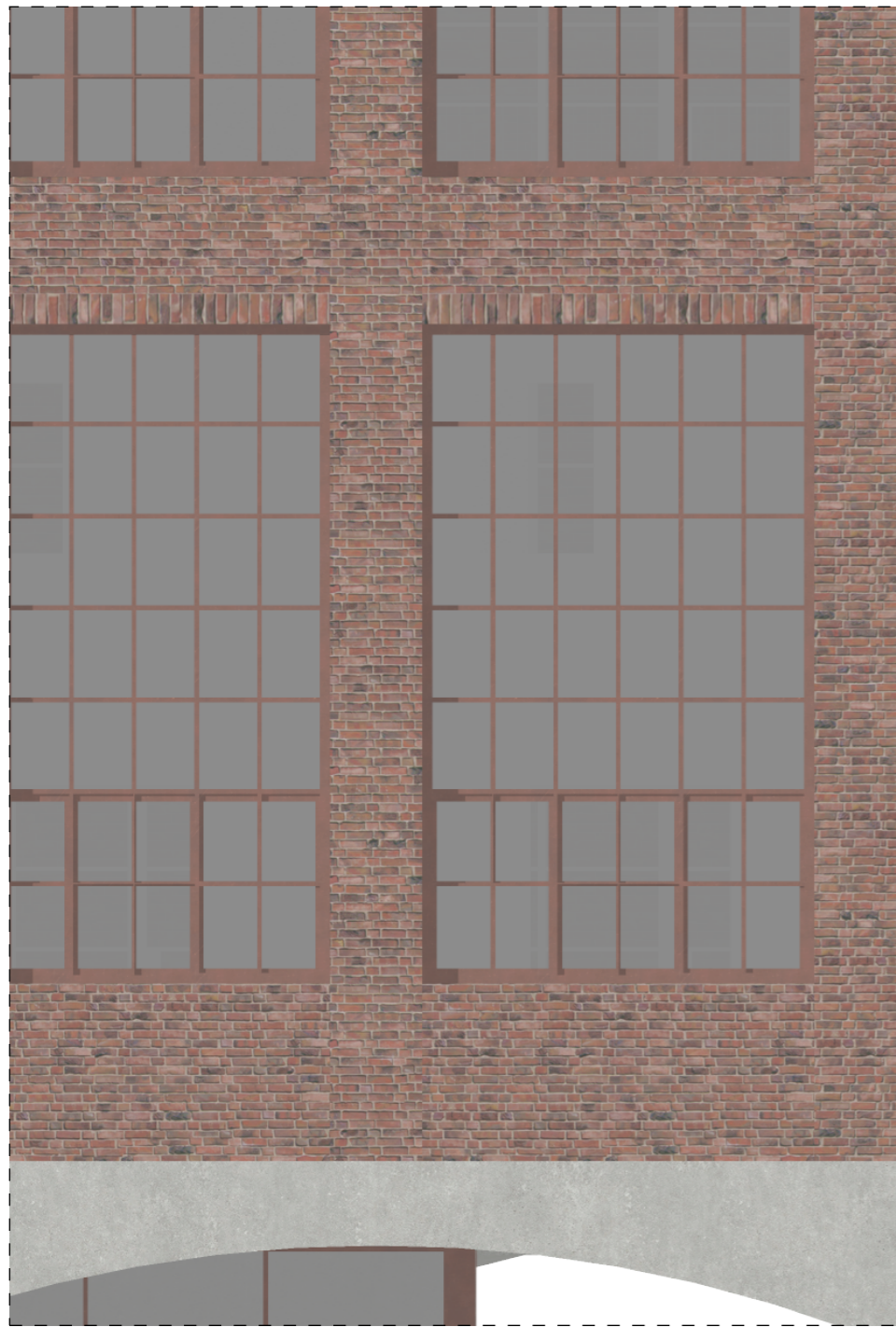
VENTILATION / HEATING / COOLING DWELLINGS

# CLIMATE CONCEPT

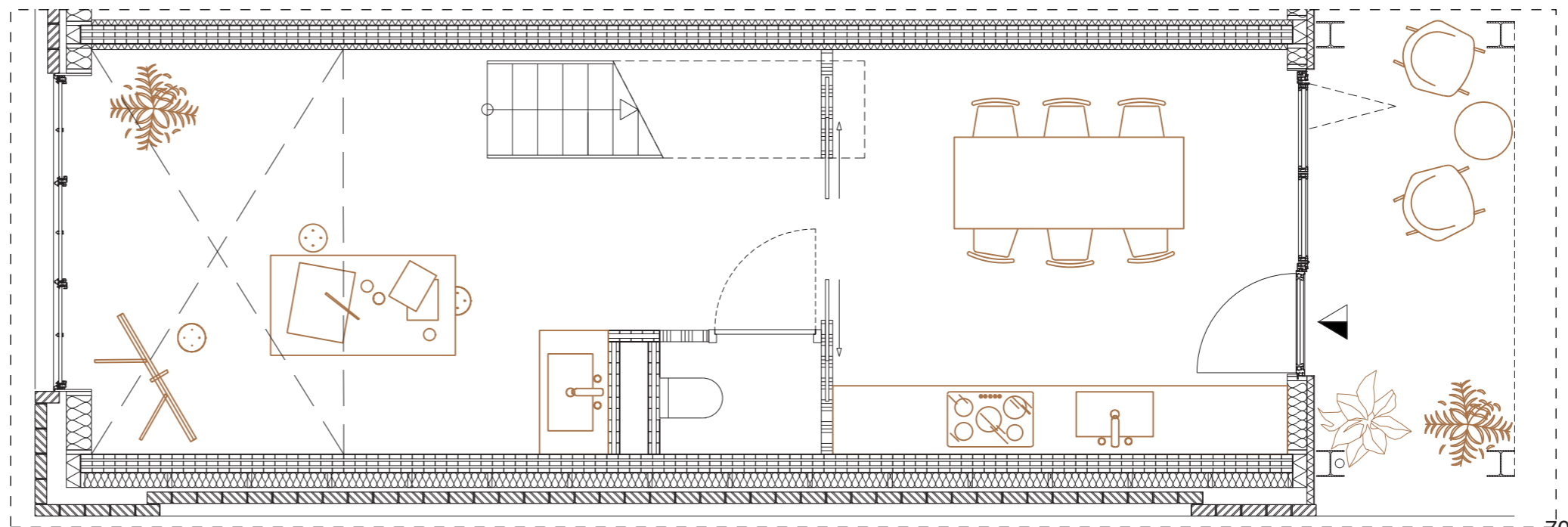


VENTILATION / HEATING / COOLING PLINTH

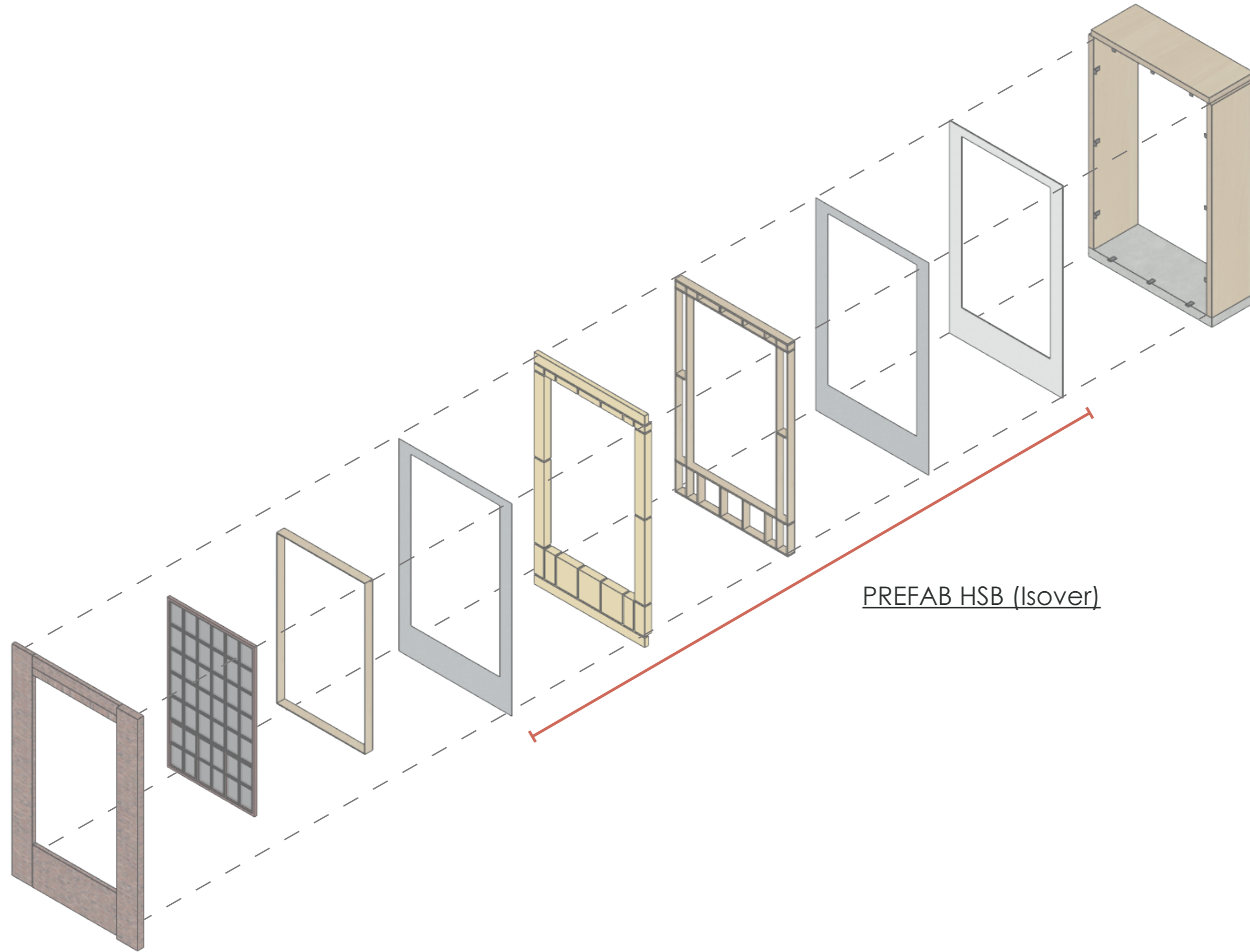




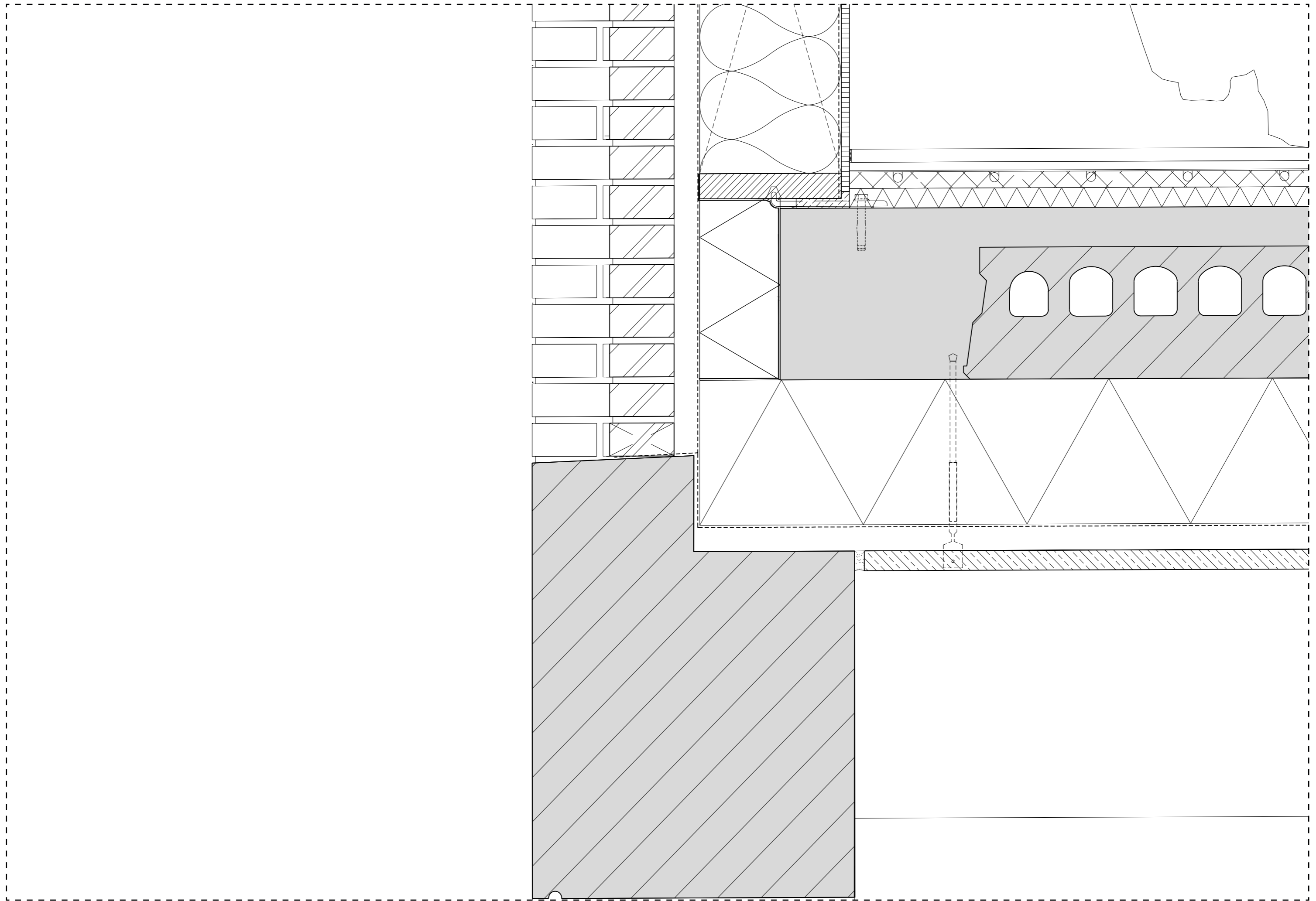
FRAGMENT 1:50



FACADE ASSEMBLY



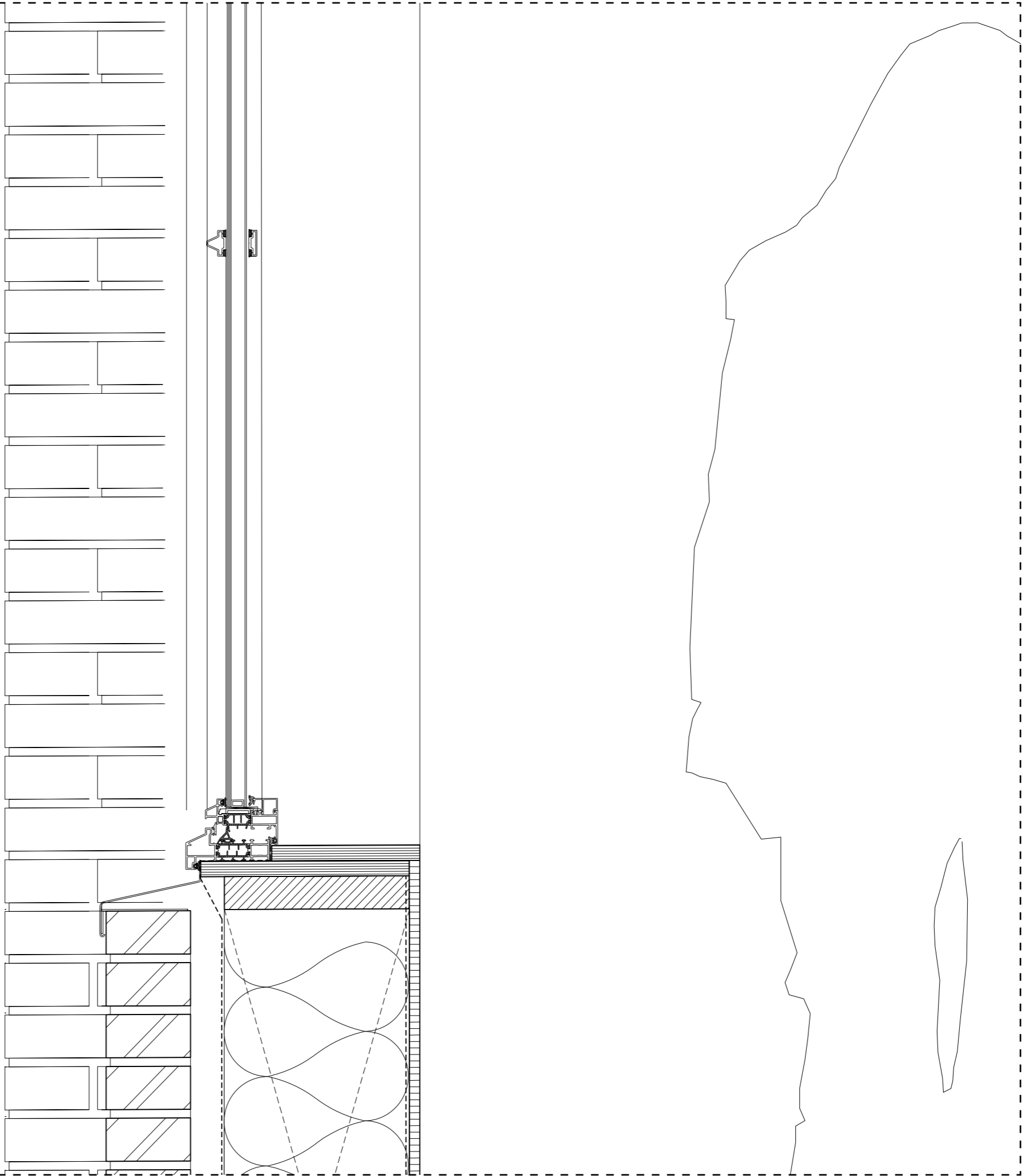
PREFAB HSB (Isover)

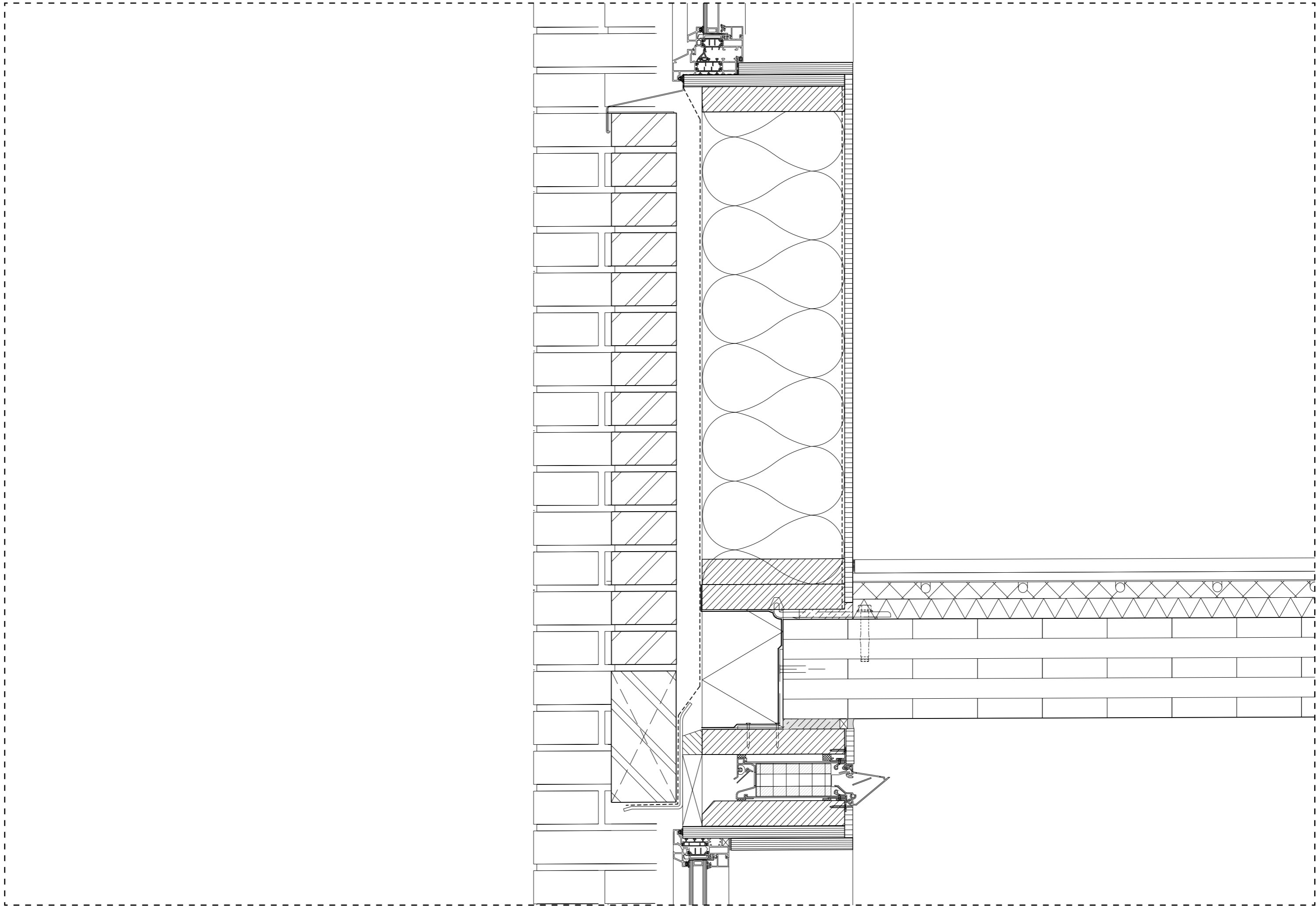




WINDOW FRAMES

Reynars slimline: alluminium frames with steel look. Cheap solution to still achieve the envisioned architectural character of the building.









FACTORY 020







ART





FACTORY 020

FACTORY 020

ART