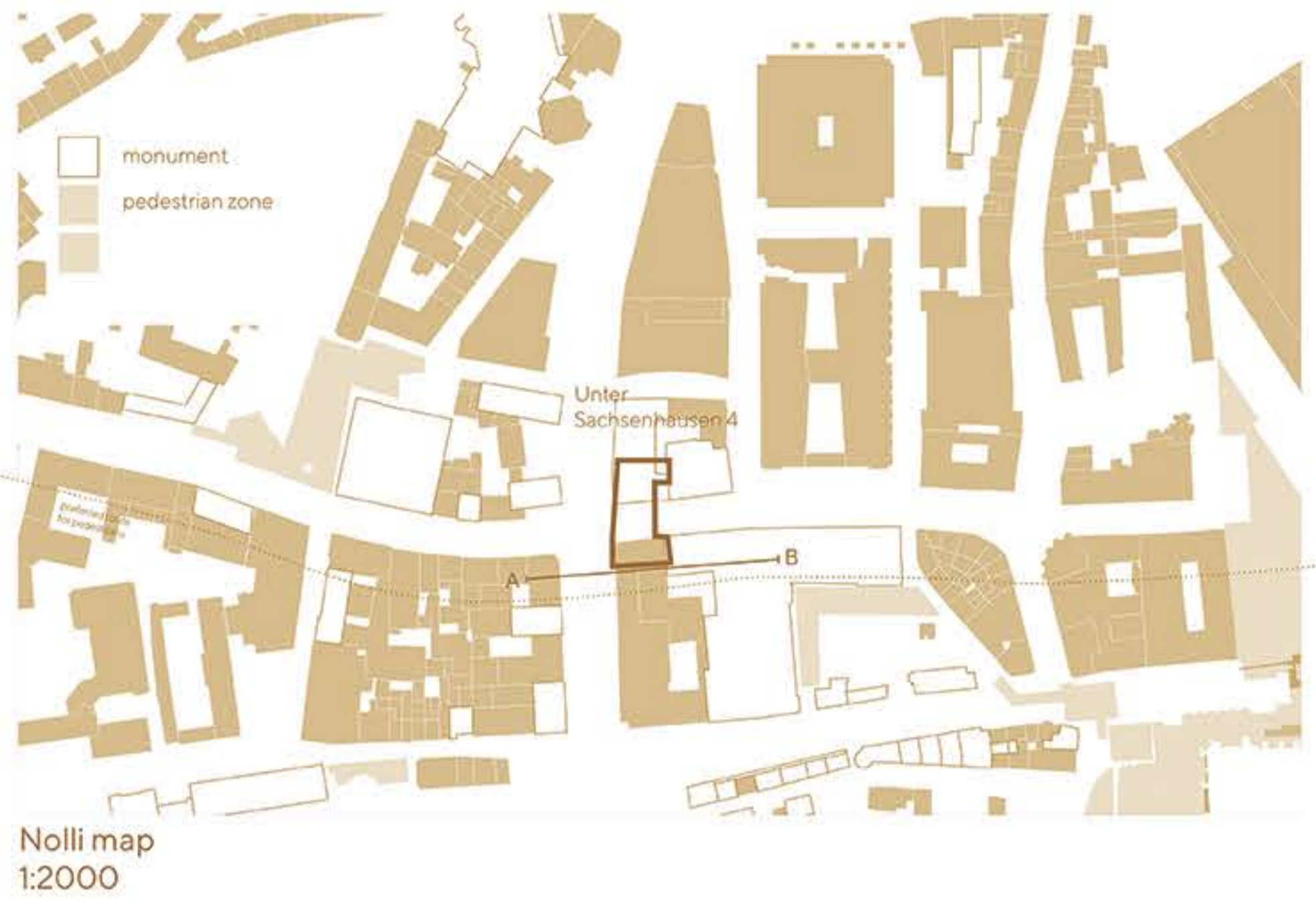
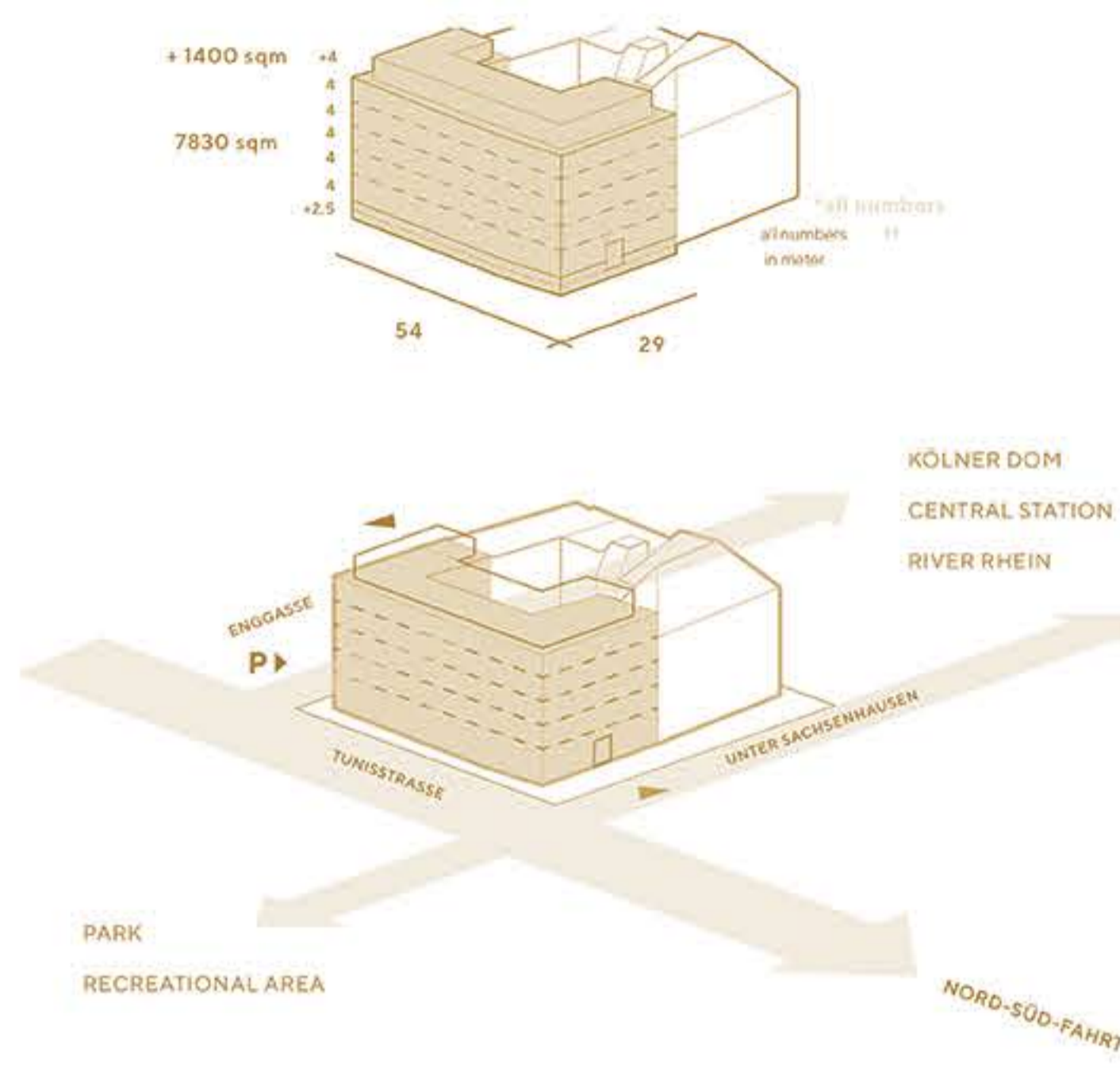


Rescaling Cologne

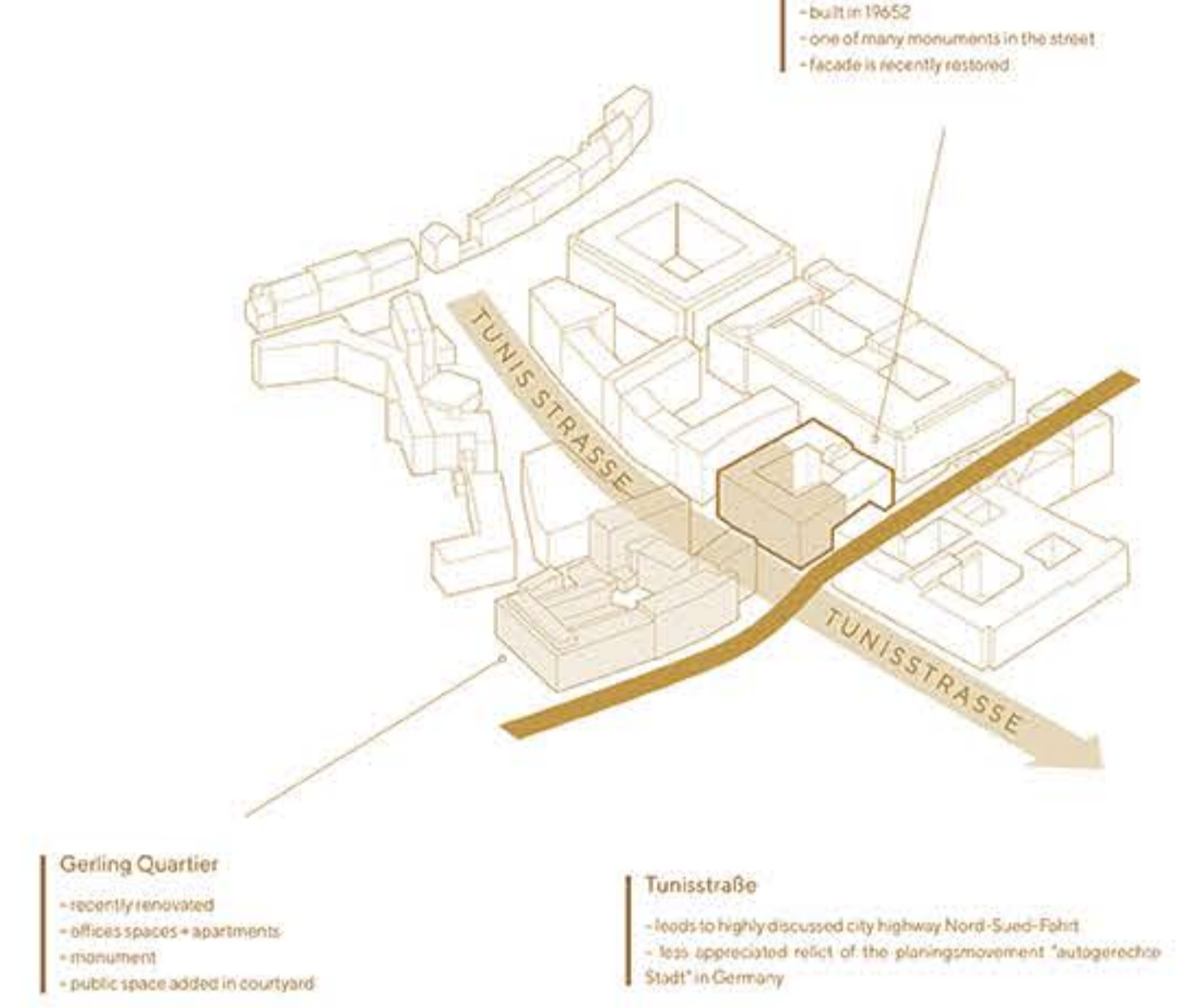
Analysis



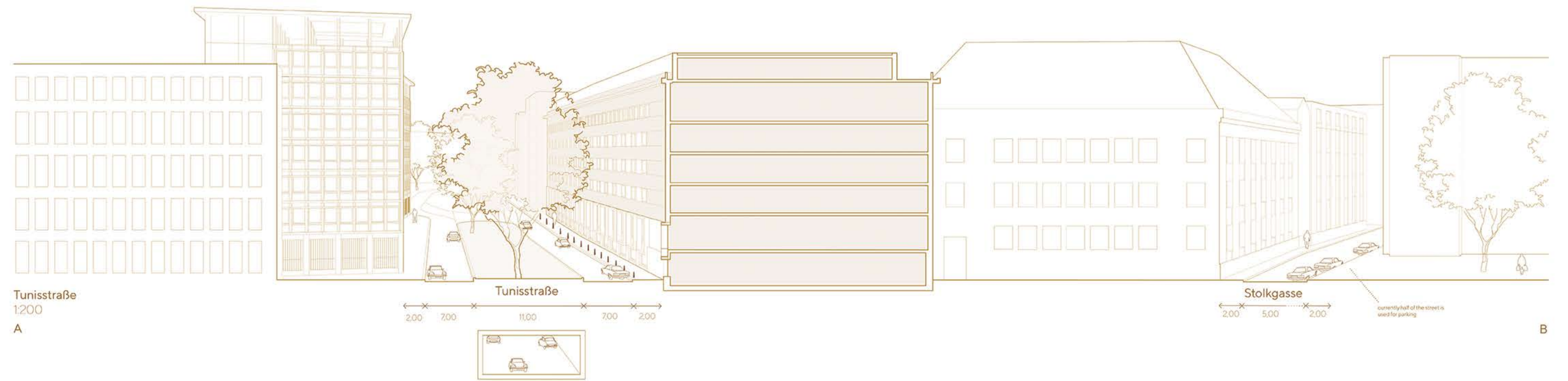
Facts and numbers



Isometric view On neighbourhood scale



Section Current Situation



Section Re-Design

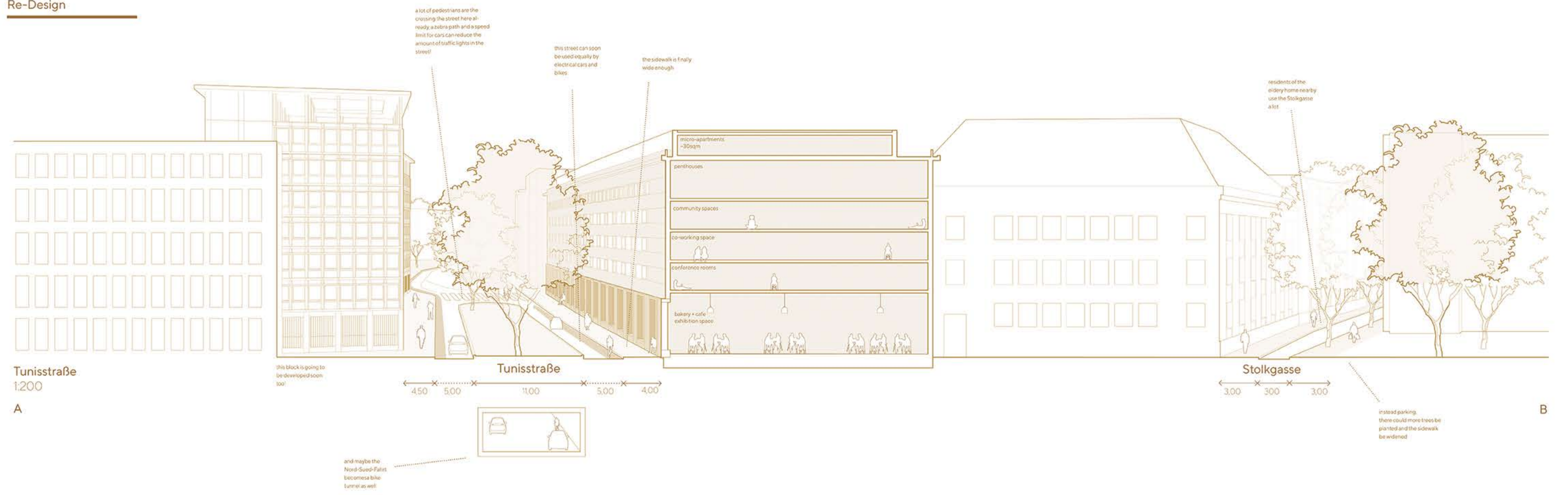
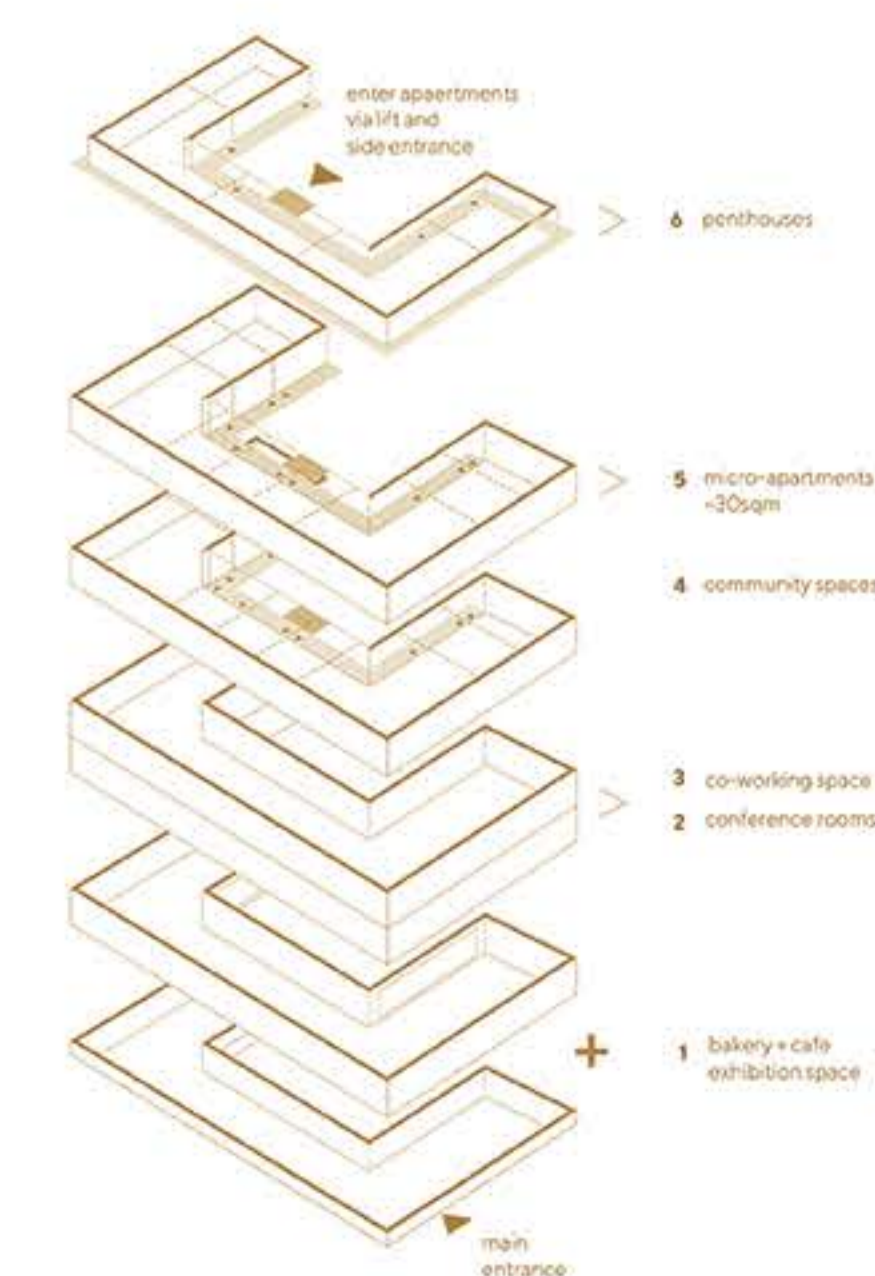
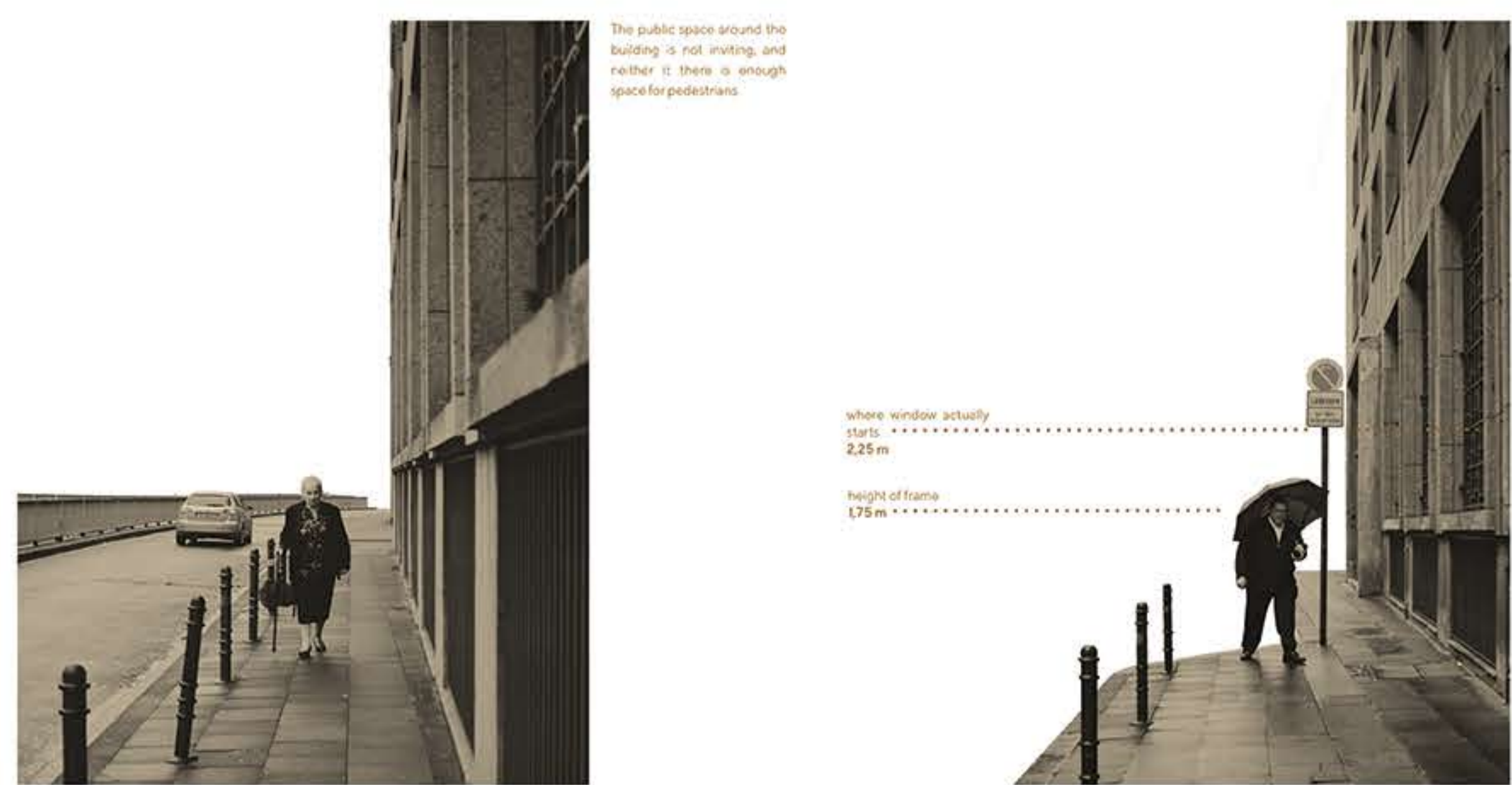


Photo analysis current situation



Isometric scheme New uses

The district around Tunisstrasse gets more mixed, at least the use. The ground floor gets a cafeteria, a place to lunch for people working in the upper floors. There is space left for a small archive / exhibition space as well - in memory of the historic place.

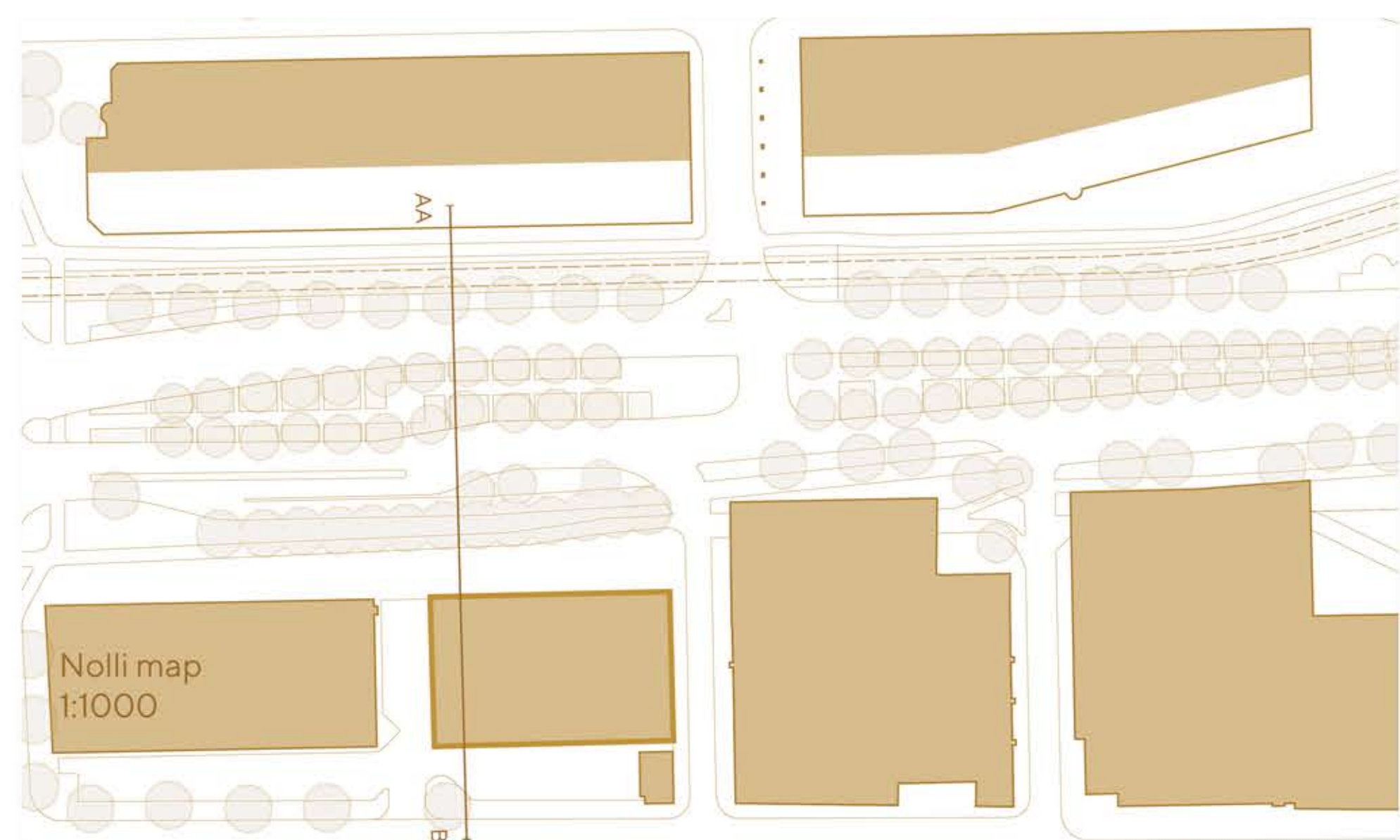


Detail - windows

The iconic window frames are kept, and set until the ground to open the facade. The ground floor is open, to make a direct visual relation to the public space.

Open up Blaak

Analysis



Only the plots of the neighbour buildings on opposite site have public functions. Intention of the re-design is to change this.



Three of a kind Bank buildings in Blaak

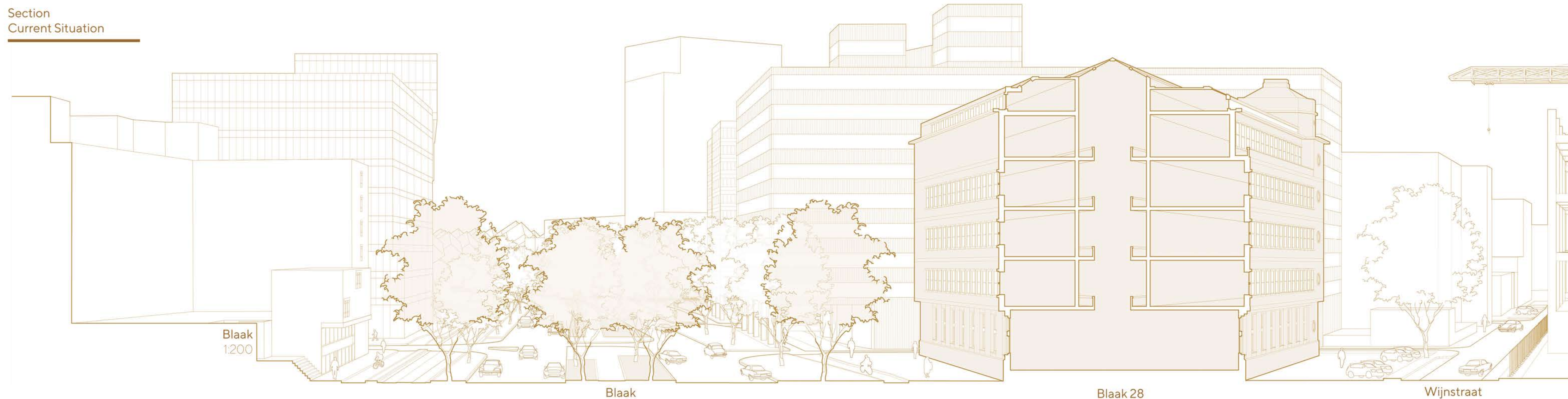
In Rotterdam Blaak is not only one bank building which is monument. There are three buildings in the neighbourhood, all built in the exact same period.



Facade - frontside scale to fit

The architect with this design the objects of interest. The height and iron frames make the relation between public space and building distant.

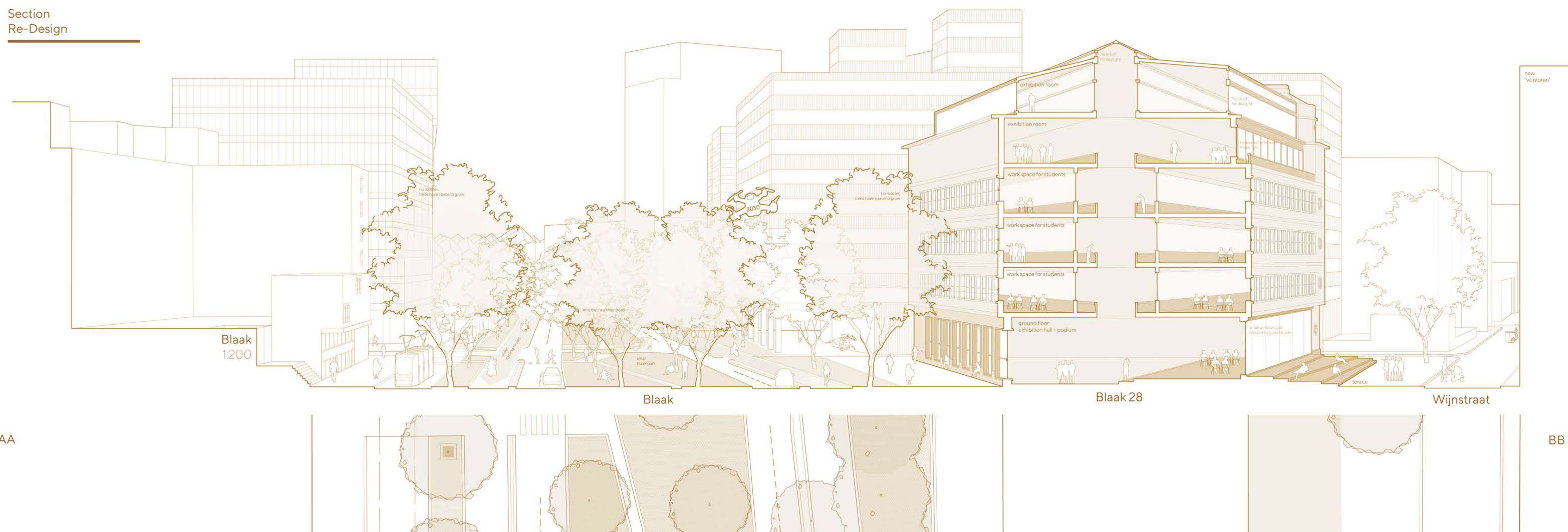
Section Current Situation



AA

BB

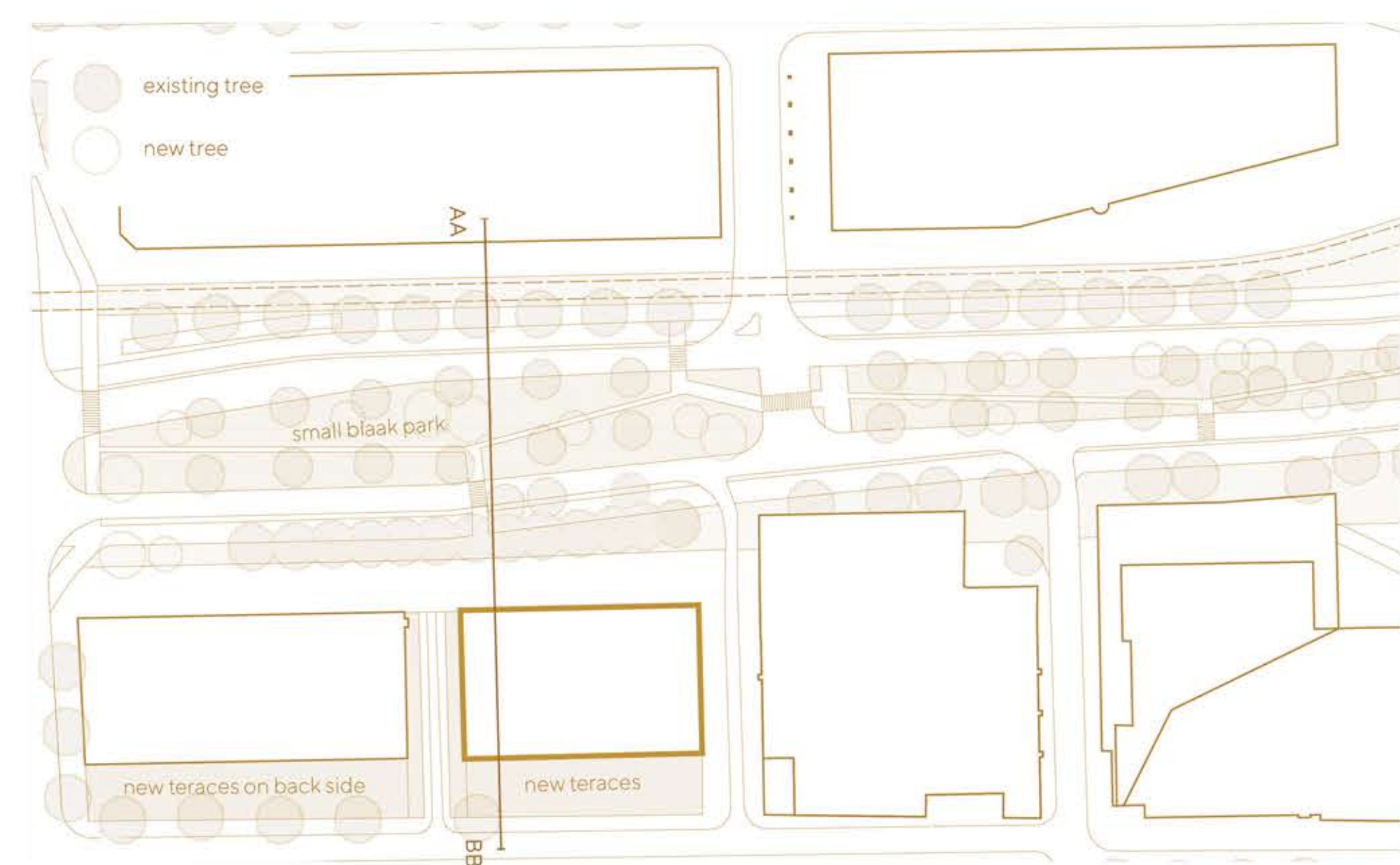
Section Re-Design



AA

BB

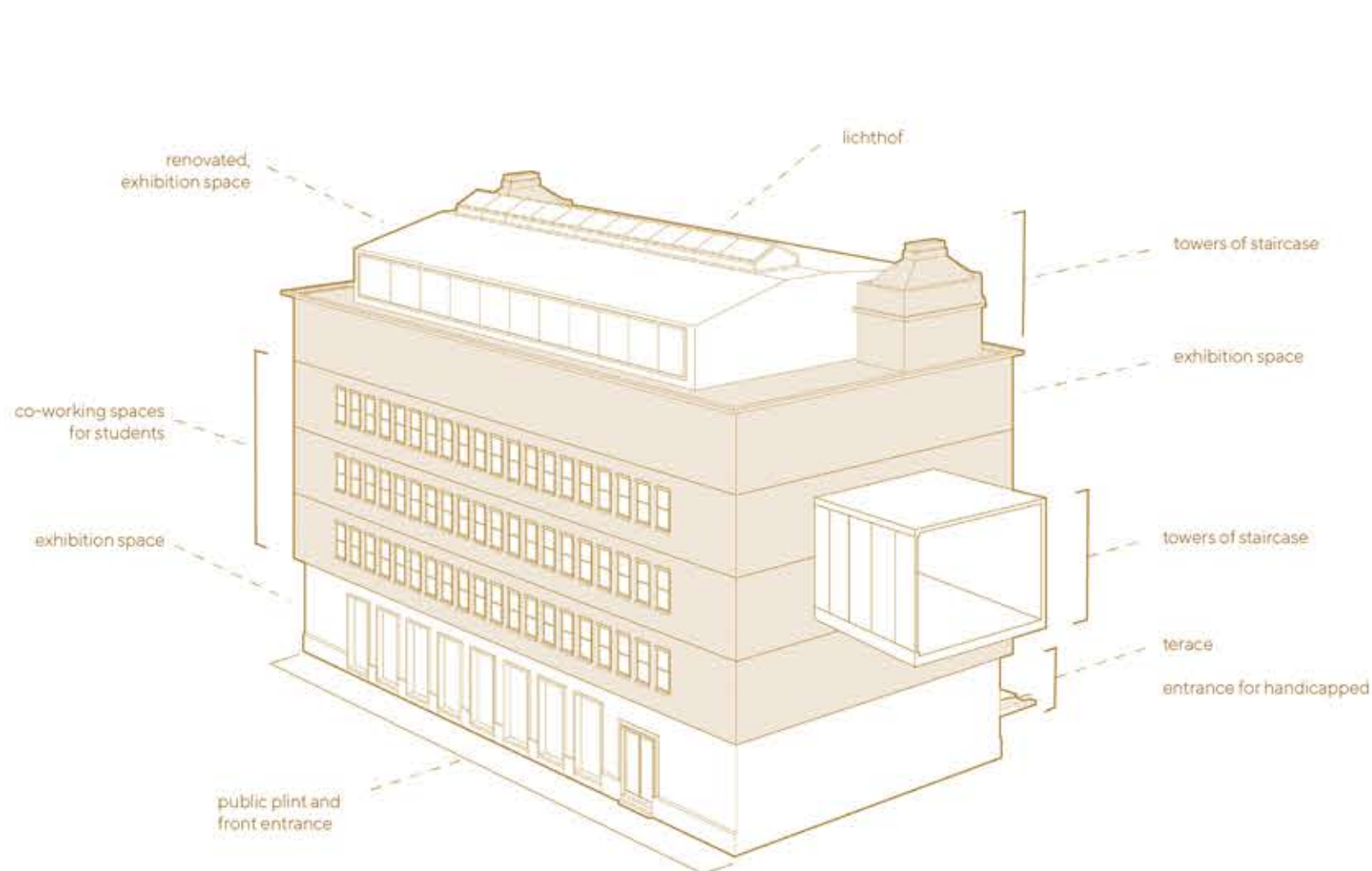
Details



Nolli map - re-design 1:1000

The backside of the buildings lost their parking functions, due to the new parking garages behind they are not needed anymore. Therefore come new spaces along the narrow street. They are public space and point of attraction for the new district being developed in the neighbourhood the adjacent.

The cycling paths on each side get wider, the car lanes shrink to two on each side - this gives space for the park in the middle of blaak. Remembering that blaak was a canal before WWII, the park is now place for students of the art academy. Only a of the trees remains, but in intention to more space to reach healthier roots and playful diversity. Extra paths make crossing the street easier.



Isometric view Renovation and new uses

Main architecture remains, the "loft" gets a smart renovation. New and wider windows make the upper floors of the building an ideal place for exhibitions, and so the public print. The slim front windows make the ground floor nearly transparent.



Detail - windows

Integrated benches inside the windows make the pedestrian not only pass the building, it's inviting to sit - and watch what is happening inside.

Lessons learned

About Mono-Functionality

Bank buildings in Cologne and Rotterdam have had glorious times when they used to represent finance business - imagine people sitting in suits behinds desk discussing raise and fall of stock markets.

Though time changed, office units got smaller, enviroment changed. The cities densified, but the buildings stayed structural in the same condition.

A mono-functional neighbourhood let people nowadays rush through the streets passing these gems. And these places remain abandoned after five and in the weekend.

Necessity of well-planned public space

Contexts during the economic miracle were different, buildings stand for themselves, functioning in autonomy. But nowadays these places are lacking in any visual relationship between public space and building.

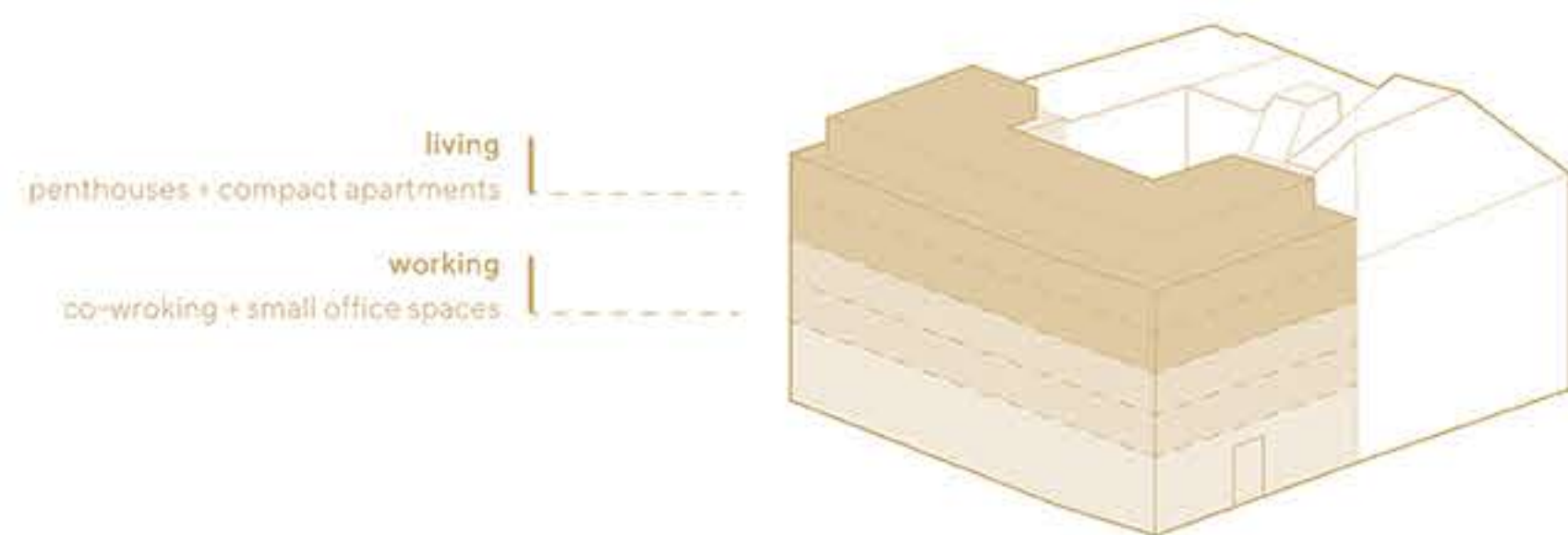
In the end, this plans can get a large-scale value

A clever re-design can be starting point for the redevelopment of the neighbourhood being valuable part of the city development.

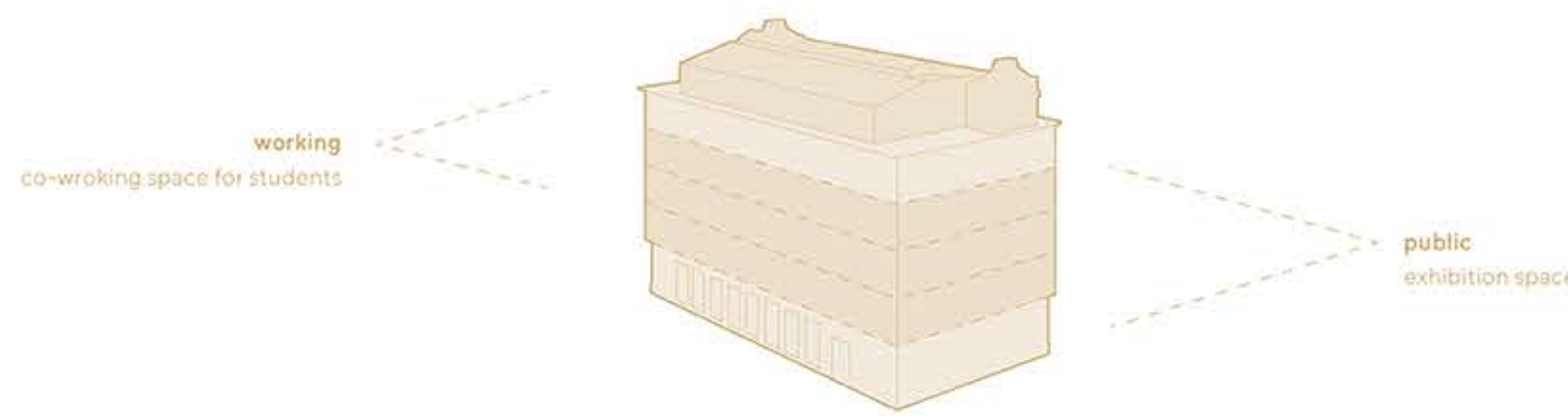
Simply, taking main ideas of the designs and apply it to buildings in similar conditions, **functioning as advising 'recipe'** (see reflection).

Disclaiming that there is no general solution, as every case is an individual of its own complexity - but taking this advice as strategy, conceptual and spatial it is a helpful guide.

Cologne, Tunisstrasse



Rotterdam, Westblaak



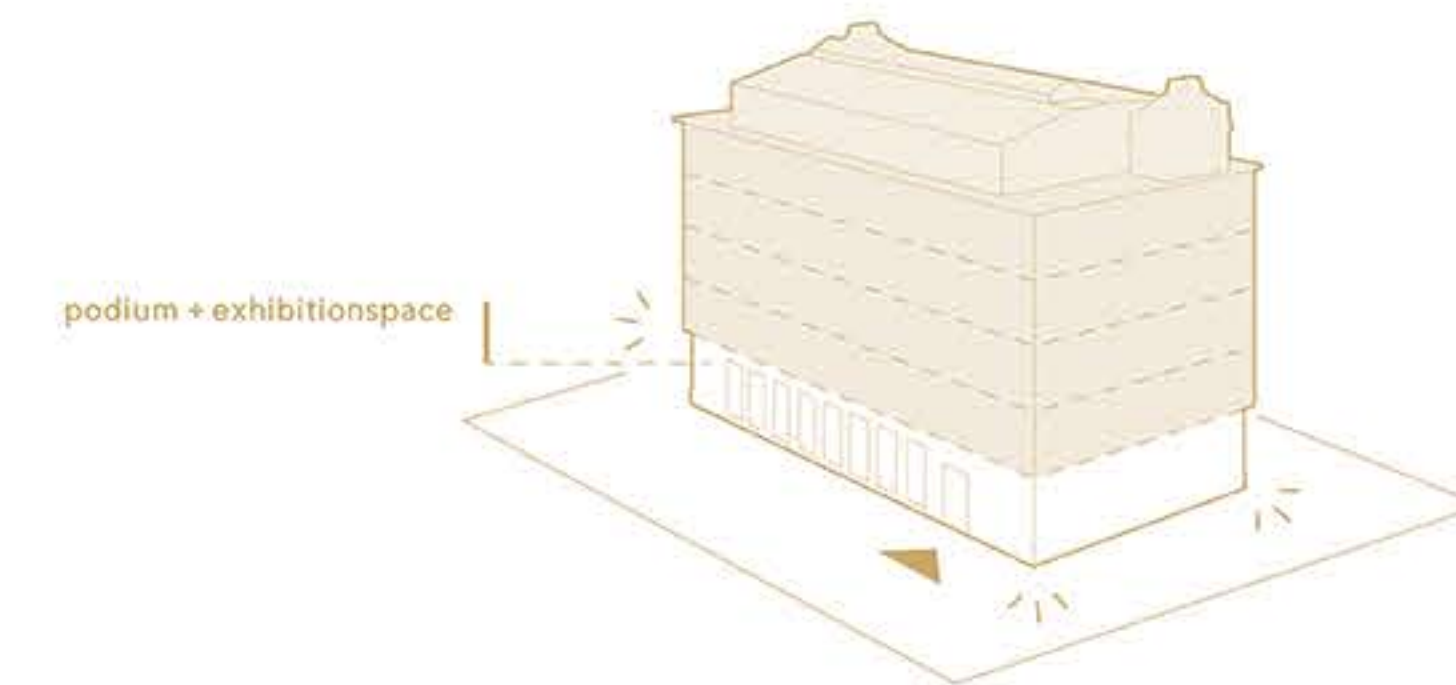
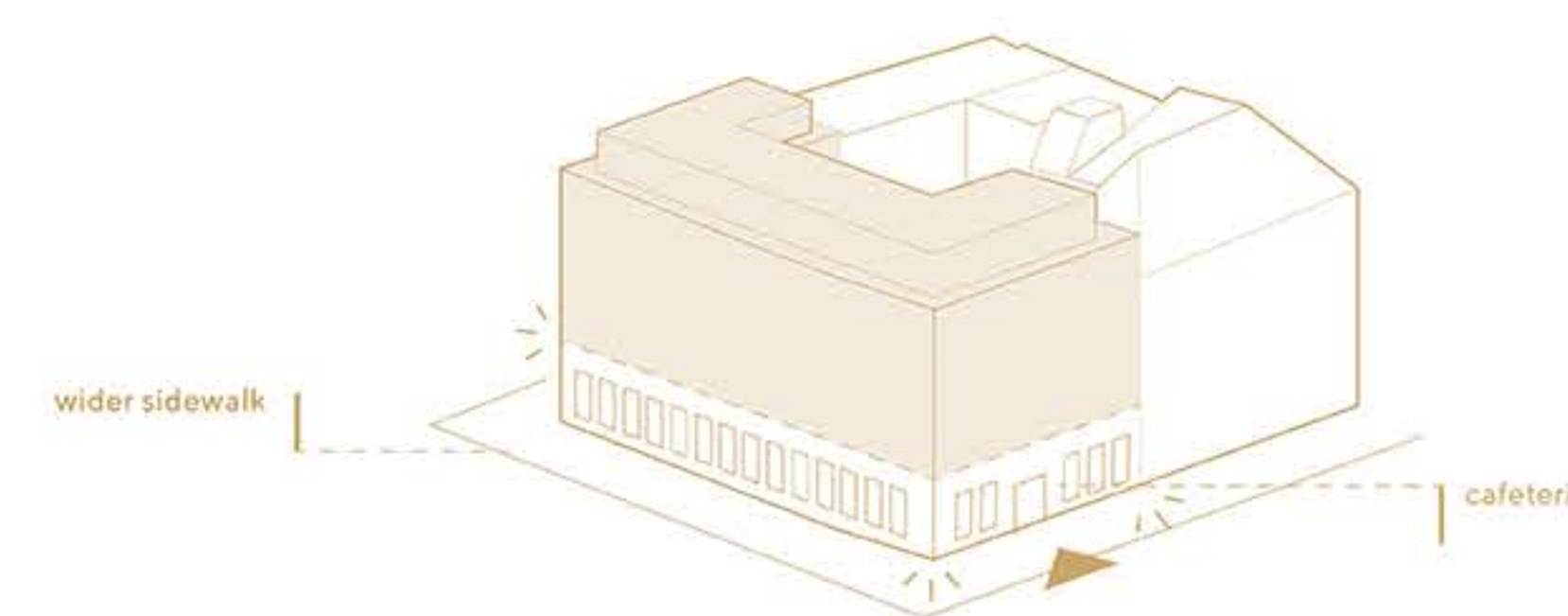
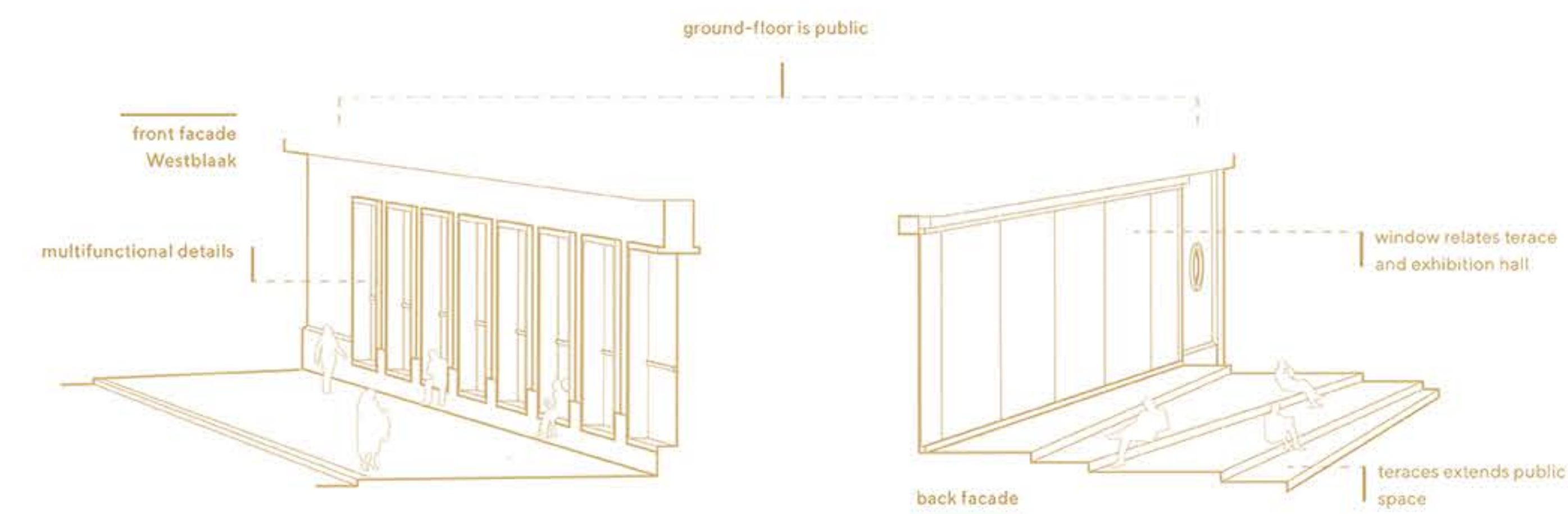
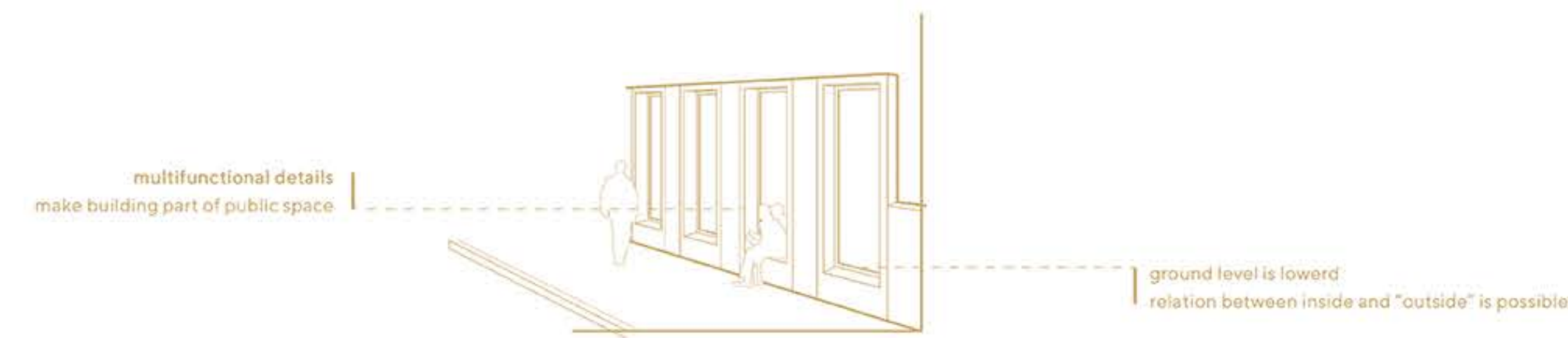
Conclusion

1 Diversity of uses

With a diverse program the buidlings inhabits a mix of users through the whole day: *Office workers stay from 9 to 5, art students work on their project until late night and for the exhibitions visitors are present all day long.*

This is a big add in value on the neighbourhood scale, and makes the district less mono-functional

Reflection



2 Public plint

Public plints create a relation between the building and public space. And with wide windows and small intrigated details, the plint offers the pedestrian an interior. People start interaction, and the borders between public space and building opens.

3 Public funtions

Public functions in the plint are adding a public value to the building.

The radius of action for every user becomes smaller, when main functions are located nearby.