08

Köther | Salman | Koedijk | Architecten

DE BISSCHOPPEN

DE UITHOF, UTRECHT - Netherlands

KÖTHER | SALMAN | KOEDIJK | ARCHITECTEN

ARCHITECTS	**Pim Köther, Ton Salman, Stefan Dannel**
PROMOTER	**SSH Utrecht**
GENERAL CONTRACTOR	**Koopmans Bouw, Enschede/Utrecht**
BUILDING FIRM	**Strackee, Amsterdam**
INSTALLATIONS	**Vink Installatie Advies Centrum**
STRUCTURAL ENGINEERING	**Lichtveld Buis & Partners BV, Nieuwegein**
BUILDING MANAGING	**ABT, Velp**
COSTS CALCULATION	**Van Voorden en de Groot, Capelle a/d IJssel**
ACOUSTICS	**Lichtveld Buis & Partners BV, Nieuwegein**
LANDSCAPE	**Buro Lubbers, 's-Hertogenbosch**
ENVIRONMENT ARRANGEMENT	**Copier Advies, Utrecht**
PHOTOGRAPHY	**Aerovista Luchtfotografie, Roos Aldersshoff** **Jan Peter Fiering, Mairanne Kleijnen, Pim Köther** **Ger v.d. Vlugt**

PARTICIPATING FIRMS	
Brick provider	Gelsing
Brick manafucturer	Hägemeister, Nottuln
Steel laminated	SAB, IJsselstein
Aluminium elements	Alcoa, Harderwijk
Entrance elements	Alverre, Almelo

DATES	
START OF WORKS	2003
END OF WORKS	2004

DESCRIPTIVE BRIEF

De Uithof first started to become integrated into the city through the density and diversity of its population, in a genuinely urban area. However, students must not only learn, but be able to live together in De Uithof, an area that was to a certain extent separated from the city of Utrecht.

During recent years we have witnessed a rupture with the mono-functional approach of this site. For two decades, the 'De Uithof' educational faciltiies (the term 'campus' was excessive for the original building) was nothing more than a medium-sized area with people moving through it from Monday to Friday between nine in the morning and five in the afternoon.

The SSH, an institution that promotes housing in the region of Utrecht, was responsible for the student apartments of De Uithof. In 2008, the SSH handed over the fourth promotion of subsidised housing for students. These were followed by other programmes and initiatives and so both the image and functionality of De Uithof are subject to constant change. The area takes on new urban characteristics, and students now have more reason to remain in De Uithof outside studying hours, and have been shown to be model users of the public areas, both during class hours and during their free time.

The highest building density at both sides of Heidelberglaan avenue has contained the dispersion of De Uithof. However, as the Spanish architect and city-planning Manuel de Solà-Morales has said, density in itself is not enough to create an urban setting. The network 'Mixity' or dynamics is equally important in generating the lively atmosphere found in the city centre. Only the combination of density and networks is able to create space for exchange, contact and contact, which, according to Solà-Morales, are the essence of a city. The student apartments of De Uithof were fundamental in creating that 'mixity'.

Another element that benefits De Uithof is the gradual disappearance of the uniformity that characterises areas in which no traces of the passing of time are observed, which is a habitual phenomenon in the polder and newly-built districts that emerge from nothing and have not undergone secondary or subsequent transformations. But De Uithof has been subjected to that transformation in the form of an ambitious urban plan promoted at the beginning of the eighties by the University of Utrecht and assigned to OMA /Art Zaaijer, whose main objective was to increase the density in the central zone. The project revolved around the concept of a "citadel", i.e., buildings huddled together, as opposed to isolated constructions. The original plan provided for a central zone, fully built up but well conserved, and whenever possible, enhancing the characteristic features of the setting.

The project, which has a marked symbolic character, and was virtually developed entirely over the past two decades, was executed by the Köther Salman Koedijk architectural studio. The complex can be considered an expression of the essence of the modern-day Uithof. Its approach is clearly versatile as it not only contains student apartments, but also areas for businesses and stores, and is associated with the nearby faculty. An essence that is shown in the urban character of De Bisschoppen, in the many buildings along Heidelberglaan avenue, in the diversity of urban areas integrated into the complex, in its architectural expression and in particular, in its height, a fundamental aspect of urban architecture.

The task was quite difficult, given that it was not possible to create a harmony with the adjacent building and respect the diagonal avenue that crosses the complex that gives it its name. However, the urbanistic nature of the place was favoured by the enormous architectural wealth of the project. The project's complexity was an incentive for the architects, who were able to take advantage of all the opportunities available.

The De Bisschoppen complex consists of two blocks one on base, one of which (designed by Jeanne Dekkers) is joined to the nearby faculty. The main area of the building contains the student apartments, which are of different types and with different communal facilities. The blocks contain individual apartments, with capacities for one or two residents and individual rooms. The apartments in the block on Cambridge avenue, designed for short stays, are rented fully furnished and fitted out, and are easy to distinguish by their curtains that match the colour of the building floor on which they are located. The apartments shared by three or four students occupy the upper part of the block. The university halls of residence, with a more collective design, have four rooms on each floor. The kitchens, showers and bathrooms are shared by between eight and fourteen students as well as a communal roof terrace and bicycle shed.

The students living in the individual apartments share only the balconies as communal areas, but one apartment on each floor will be used for that purpose.

The lower part of the block, opening onto the street, contains the premises that are open to the public, such as the SSH offices, University guidance centre and Utrecht Business School and a Temporary Employment Agency.

In preparing the project, many designs were proposed, all based on the idea that De Bisschoppen would be a programme with an extensive scope and that the building would reach a considerable height. The original design was not to build just one block but a complex, integrated into a corridor avenue (like the city of New York where the buildings were laid out on both sides of the avenues, until the new trend of setting them around squares. And the similarities with New York go even further, since when seen in angular terms, the blocks remind architectural enthusiasts of the Flatiron Building, built one century ago by Daniel Burnham on the corner of Broadway with Fifth Avenue. The Flatiron Building has much in common with De Bisschoppen ...

After starting the project, the nearby Facultad expressed its need for space and wish to rent out part of De Bisschoppen, in particular, for the purpose of giving classes. In response to these requests, the project of Köther Salman Koedijk adopted its final shape.

The original diagonal avenue (Bisschopssteeg street) was used to enhance the richness and diversity of shapes and spaces. This sloping line could end in a triangular square, leaving space for another, smaller square. The many spaces between the buildings made it possible to create a practical and attractive communications network.

In addition to combining the different programmes and urban spaces, a third element strengthened the stratification of this complex, executed by the landscaping firm Buro Lubbers, who was responsible for designing the exteriors and communal roofs. This team of professionals took into account the route of the butterflies between Amersfoort and Utrecht (where De Uithof is located), and this is shown in the exuberant vegetation in the interior garden and roofs of the building, which are very attractive to these insects.

In a paradoxical way, the simplicity of the façade enhances the complexity of the construction.

The extension of the Faculty of Business and Law of Utrecht Business School is the work of the Dekkers architectural studio, which added a floor to the building, thereby restoring the harmony. During the extension, exhaustive use was made of glass, leaving the classrooms visible. To assuage the fear of too many glazed areas causing a certain amount of unease, the solution of translucent glazed brick was decided on that lets in the light but provides a certain amount of privacy. The natural light illuminates the stairway at the zenith in an empty space that is broken only by the asymmetrical corridors. On each floor classrooms and offices alternate, with an asymmetrical layout that makes it possible to leave large open spaces. These spaces not only enhance the architectural beauty of the interior but they also have an eminently practical reason for existing, as they serve as ventilation ducts for the air conditioning system. The air entering the rooms is evacuated through that empty space.

The use of ornaments was deliberately avoided and materials such as steel, wood and concrete were used so that the structure of the building is in keeping with its finish. The plays of light and user dynamics were key elements in the layout of the building.

The amphitheatre, clearly visible from the outside, is the most striking area of the extension, and its design satisfies the need to gain space and height. Its lateral walls are entirely made of glass, leaving the steel structure exposed. The floor, the narrow

side and the ceiling converge with each other. The extension of the amphitheatre, which is a key element in the extension of the faculty, contains several meeting rooms.

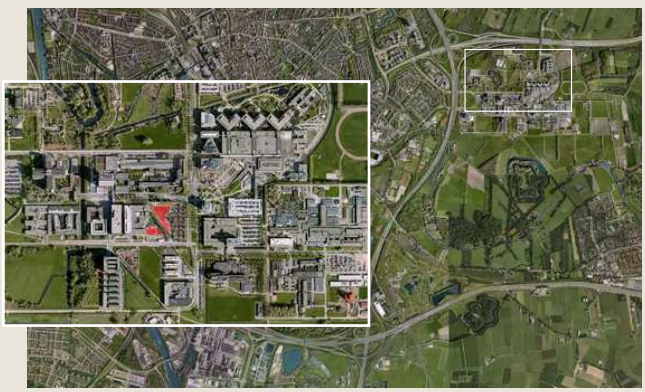
The Business School stands out from the rest of the construction due to the amphitheatre which extends towards the exterior, even though it is perfectly integrated into the rest of the façade, characterised by a continuous, dark coating and the marked contrast created by the wide horizontal strips that identify the different floors and mezzanine floors, with brick surfaces alternating with glass windows. Through these large windows, which occupy the full height of the floor, students can not only enjoy the view of the horizon and sky, but also see the people on the street since the lighting of the interior transmits a sensation of activity to the pedestrians.

The relief of the façade, some ten centimetres thick, and the alternating glazed surfaces literally express exactly what the blocks are: different identical units forming a harmonious ensemble. In the architects' opinion, the relief (which is the point of connection between the glazed surfaces) is a fundamental aspect of the building. The strips have no window sill and this was possible thanks to the use of profiles specially designed for this project.

Only some incisions interrupt this uniform, continuous lining such as the western side of the blocks. Here the lining is cut at the height of the student apartment balconies, leaving the red flesh of De Bisschoppen exposed. The balconies have been placed asymmetrically to facilitate interrelation between the residents. The bright colours are restricted to the entrances of the student apartments, fitted with windows of tempered glass and letter boxes in stainless steel.

The original idea was to play with the light-dark combination and make the façade strips of concrete and Norwegian marble, combined with dark brick surfaces. That idea was ruled out, due to the fear that the concrete would become dirty and lose its whiteness. The effect of the light strips was conserved, but using two types of brick: one matt, placed halfway up the lower part, and square, shiny bricks at the height of the horizontal strips of the façade. This way the light is reflected both on the glossy brick and on the glass surfaces, enhancing the luminosity of the building, which, given its many sides, always has one of its façades illuminated. The De Bisschoppen complex uses materials that age well, and this makes it more attractive than is the usual case in student halls of residence. Inside, durable materials were used, which is logical if we consider why and for what purpose it has been created, and the comings and goings that these type of apartment has to put up with.

De Bisschoppen is a successful project from any standpoint, thanks to the combination of several factors: a clear vision on the part of the promoter, the wish to execute a remarkable architectural project, the talent of the architects, the painstaking work and dedication of the builders. And with the added extra of the context in which the project was developed, a setting that contains a set of very special buildings whose architectural quality is undeniable, that serve as a reference for any new initiative that, as in the case of De Bisschoppen, strives to reach new heights of excellence.



Situation

SPECIFICATION SHEET

BLOCK A1	A1	A2	A3	A4	B1	C1	C2
Loft dwelling	24.31	•	32.30	33.95	•	•	•
Bathroom	3.26	3.26	3.26	3.73	6.03	6.66	6.66
Lounge-Kitchen	•	24.31	•	•	•	•	•
Kitchen	•	•	•	•	12.36	22.68	32.16
Bedroom	•	12.14	•	•	17.18x2	•	•
Bathroom 1	•	•	•	•	•	17.89x2	17.89x3
Bedroom 2	•	•	•	•	•	16.61	16.61
Nº of dwellings	**95**	**37**	**1**	**1**	**19**	**18**	**19**

BLOCK A2			D2	D3
Communal areas (terrace)		**142.93**		
Ground floor				
Kitchen			32.66	23.08
Toilet			1.47	•
Bathroom			•	3.36
Bedroom			18.16x2	•
Bedroom 1			•	18.16
Bedroom 2			•	15.07
First floor				
Bathroom			5.60	2.80
Bedroom			18.16	•
Bedroom 1			•	18.16
Bedroom 2			•	15.07
Bedroom 3			•	23.08
Second floor				
Bathroom			5.60	3.75
Bedroom			18.16	•
Bedroom 1			•	18.16
Bedroom 2			•	15.07
Bedroom 3			•	23.08
Nº of dwellings			**3**	**1**

BLOCK B		D1	D4	D5
Communal areas (terrace)	**325.92**			
Ground floor				
Principal´s room		•	13.61	•
Principal´s room bathroom		2.50	2.50	•
Byke shed		11.50	11.50	22.40
Kitchen		28.71	•	36.22
Bathroom		•	•	7.97
Toilet		1.66	1.66	•
Bedroom		18.16x2	18.16x2	18.16x4
First floor				
Bathroom		5.60	5.60	6.02
Kitchen		•	18.16	•
Bedroom		18.16x4	18.16x3	•
Bedroom 1		•	•	18.16x4
Bedroom 2		•	•	49.42
Second floor				
Kitchen		•	18.16	•
Bathroom		5.60	5.60	6.02
Bedroom		18.16x4	18.16x3	•
Bedroom 1		•	•	18.16x4
Bedroom 2		•	•	49.42
Nº of dwellings		**5**	**1**	**1**

BLOCK C	A1	A2	B1	B2
Loft dwelling	24.31	•	•	•
Bathroom	3.26	3.26	6.03	6.07
Lounge-kitchen	•	24,31	•	•
Kitchen	•	•	12.36	15.20
Bedroom	•	12.14	17.18x2	•
Bedroom 1	•	•	•	16.86x2
Bedroom 2	•	•	•	12.31
Nº of dwellings	**70**	**14**	**7**	**14**

Units expressed in m^2

DE BISSCHOPPEN

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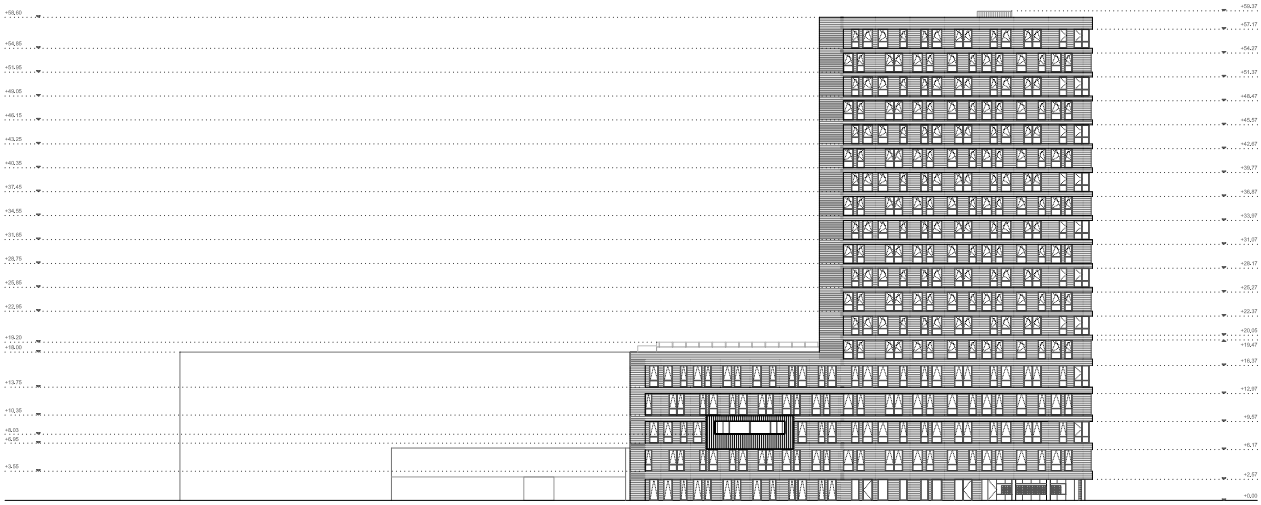

South elevation block C

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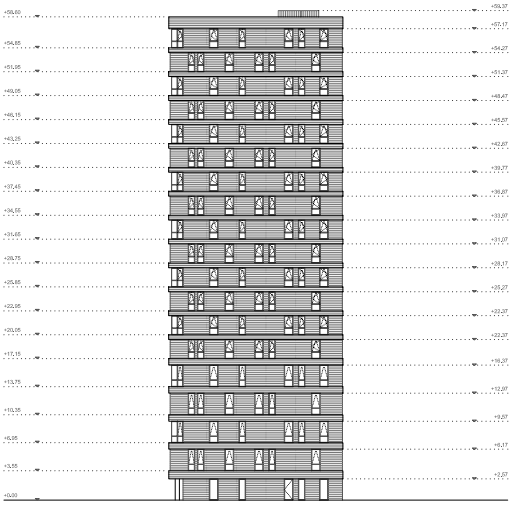

North-west elevation block C

DE BISSCHOPPEN

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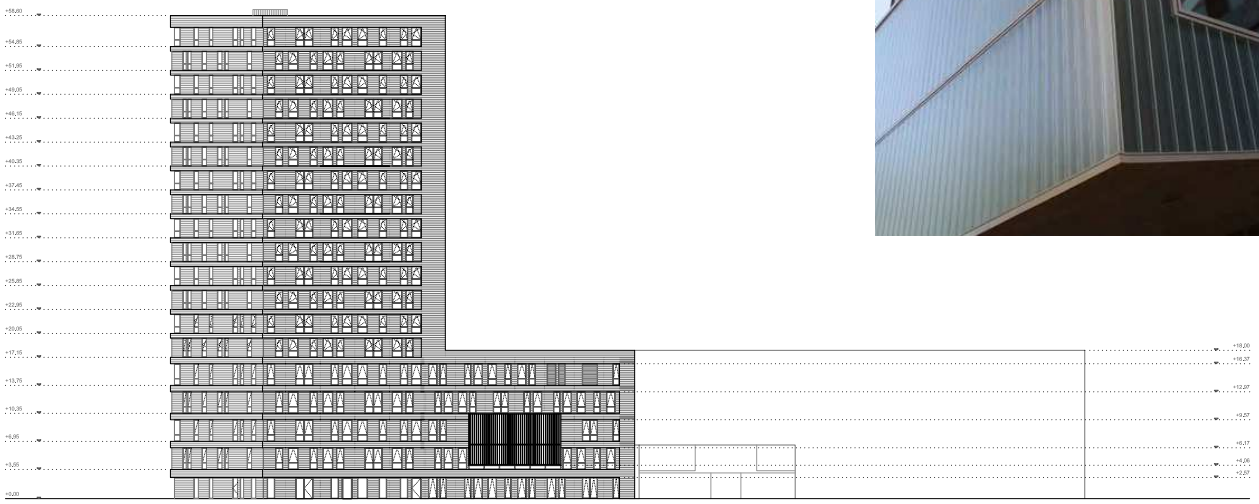

North elevation block C

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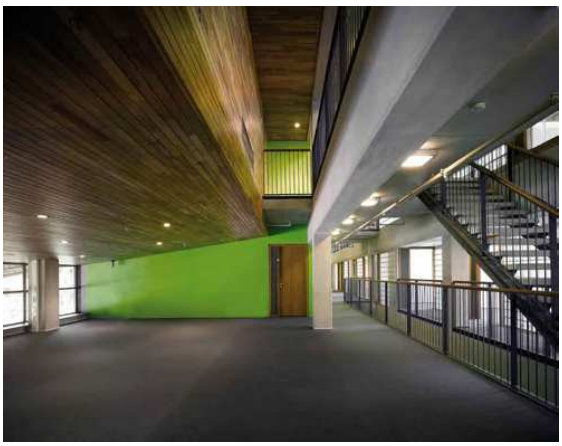
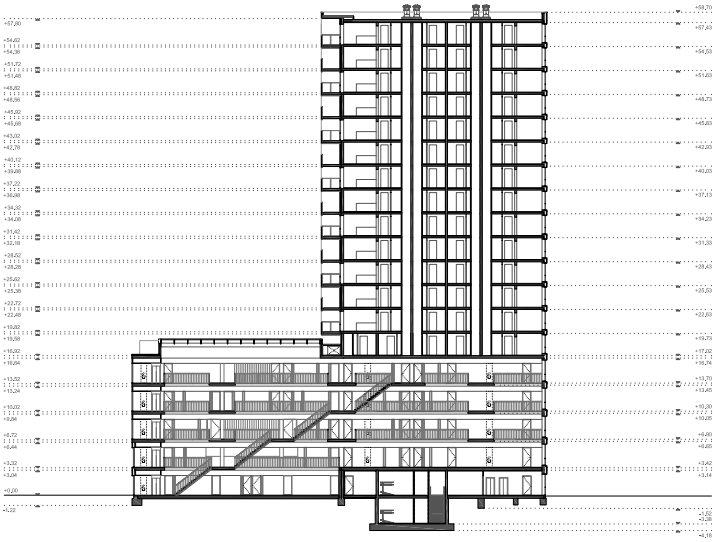
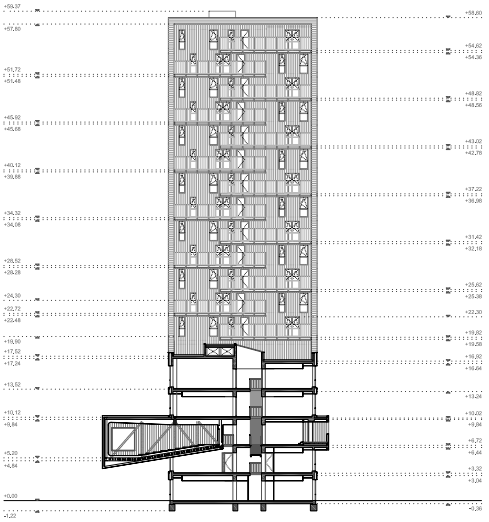
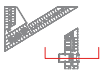


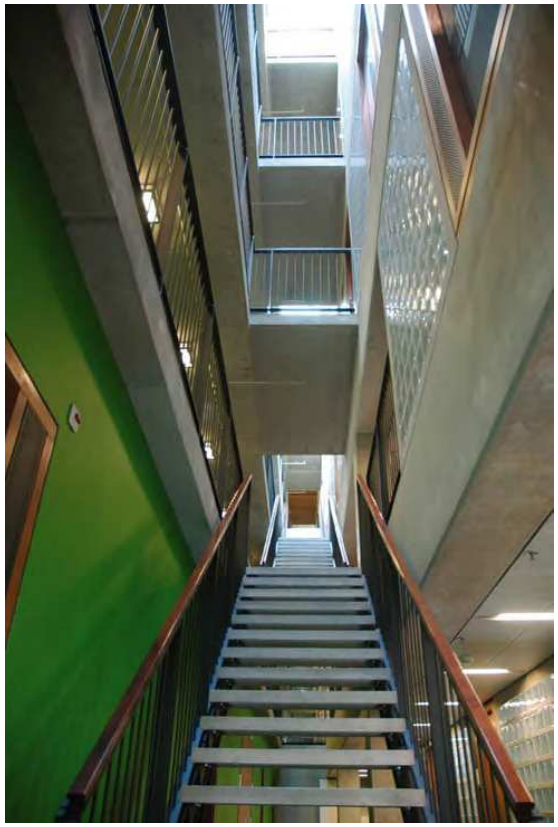


Section B



Section A





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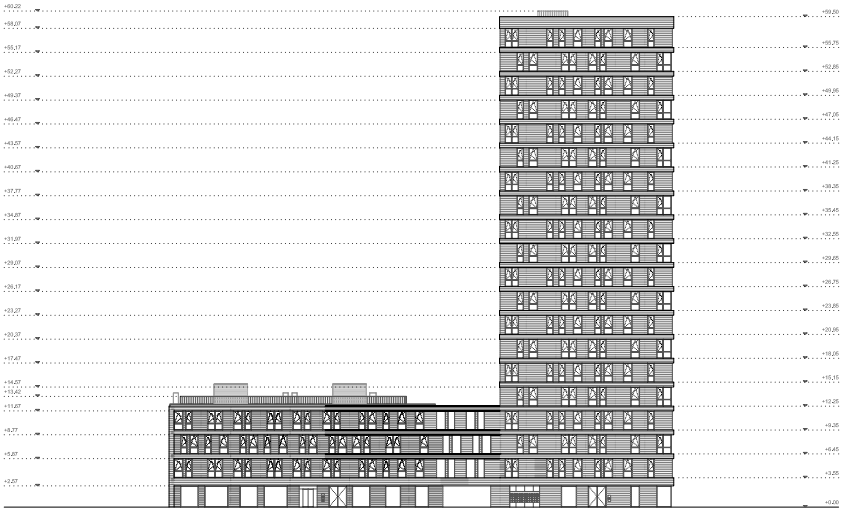

North elevation block A

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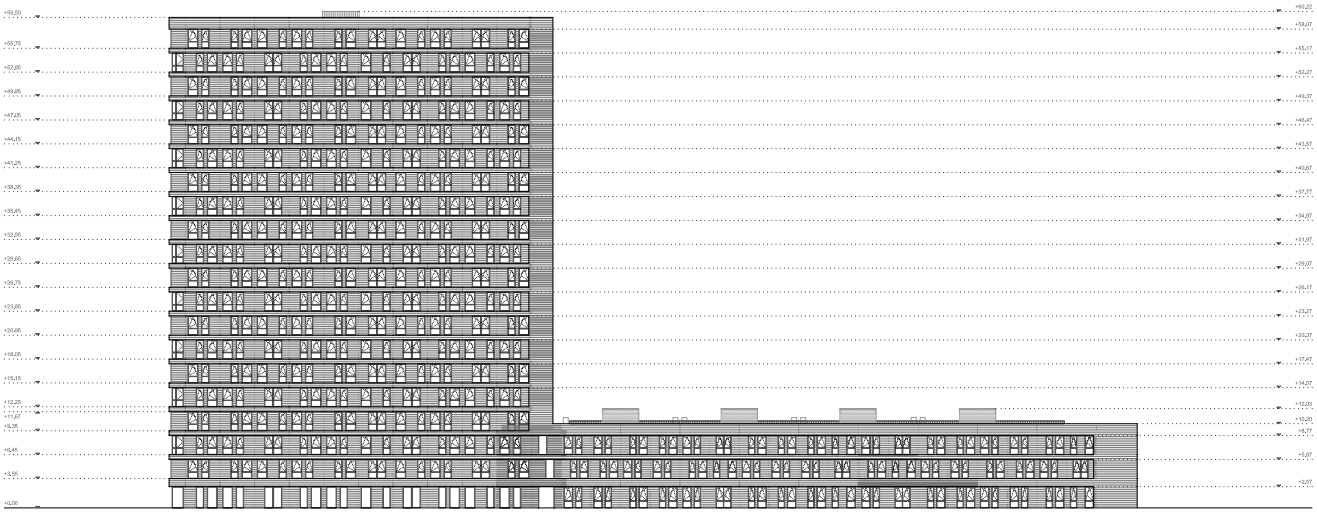

South-west elevation block AB

South-east elevation block A

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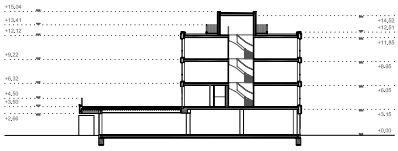

Section C

DE BISSCHOPPEN

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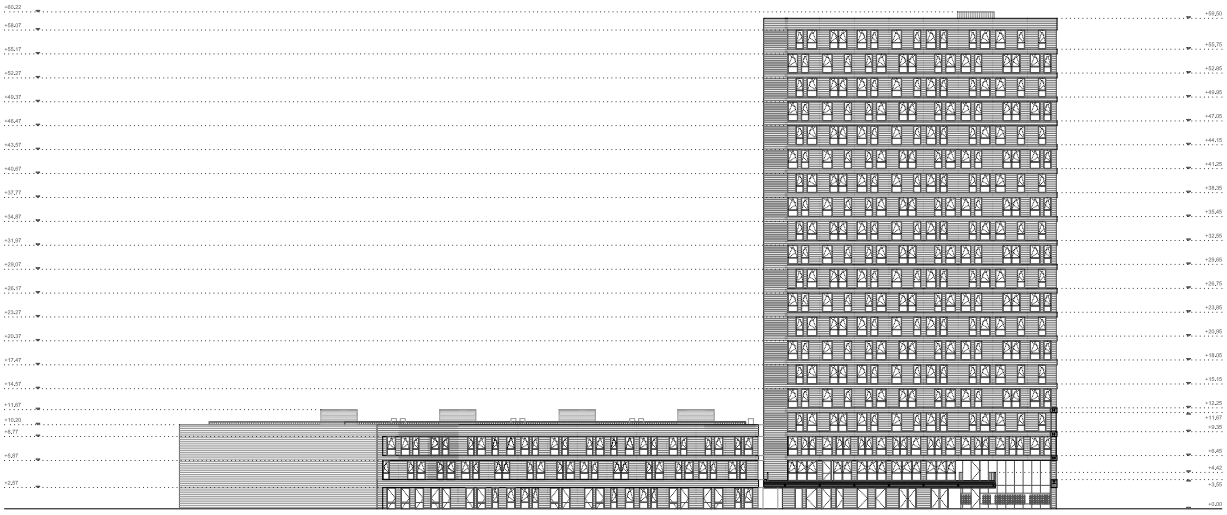

North-east elevation block AB

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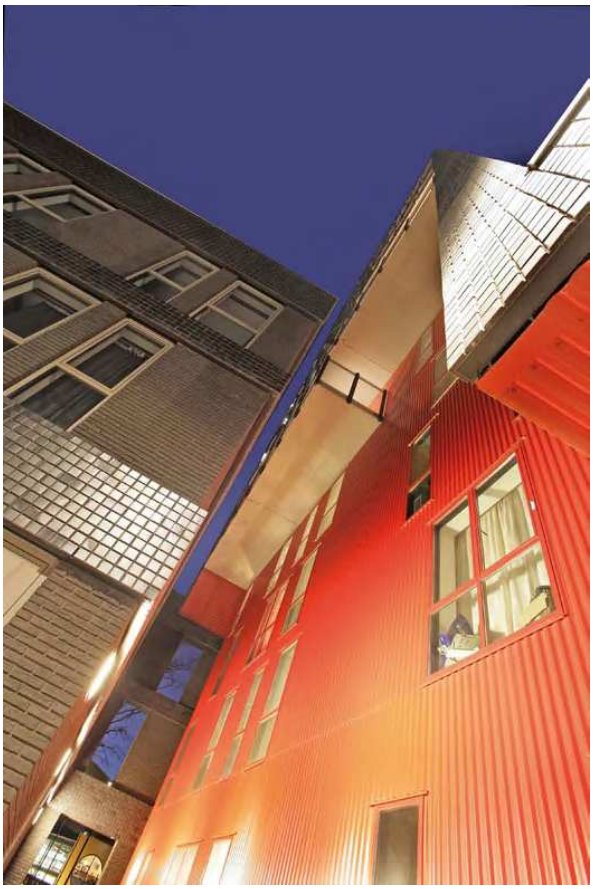

1. Lift shaft
2. Technical room
3. Byke parking
4. Technical room
5. Lift
6. Project room
7. Performance room
8. Corridor area
9. Make-up room
10. Public toilets
11. Electrics room
12. Boiler room
13. Mains water room
14. Staircase
15. Dirt room
16. Lumber rom
17. Network Server room
18. Janitor
19. Hallway
20. Direction room
21. Private toilet
22. Connection room
23. Storage
24. Machines room
25. Pantry
26. Industrial space
27. Disabled people toilet
28. Reference room
29. Reference and work room
30. Public space
31. Office
32. Meeting and lecture room
33. Low voltage room
34. Transformer room

N

0 5 10m

1:800

Ground floor level


381
385

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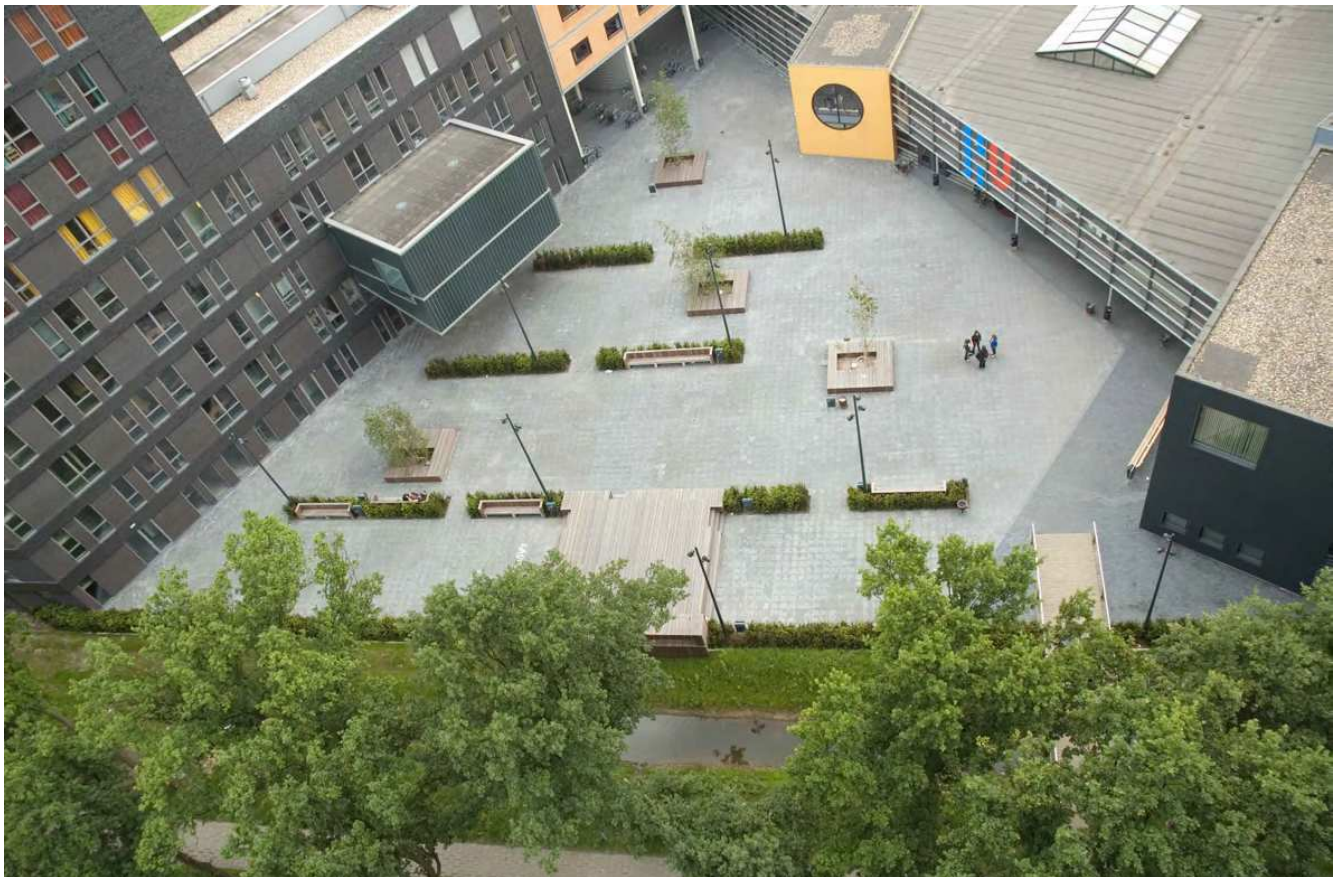

1. Work room
2. Technical room
3. Lift
4. Communal space
5. Team room
6. Group room
7. Public toilet
8. Lumber room
9. Staircase
10. Corridor area
11. Footbridge

0 5 10m

1:800

Floor level 1

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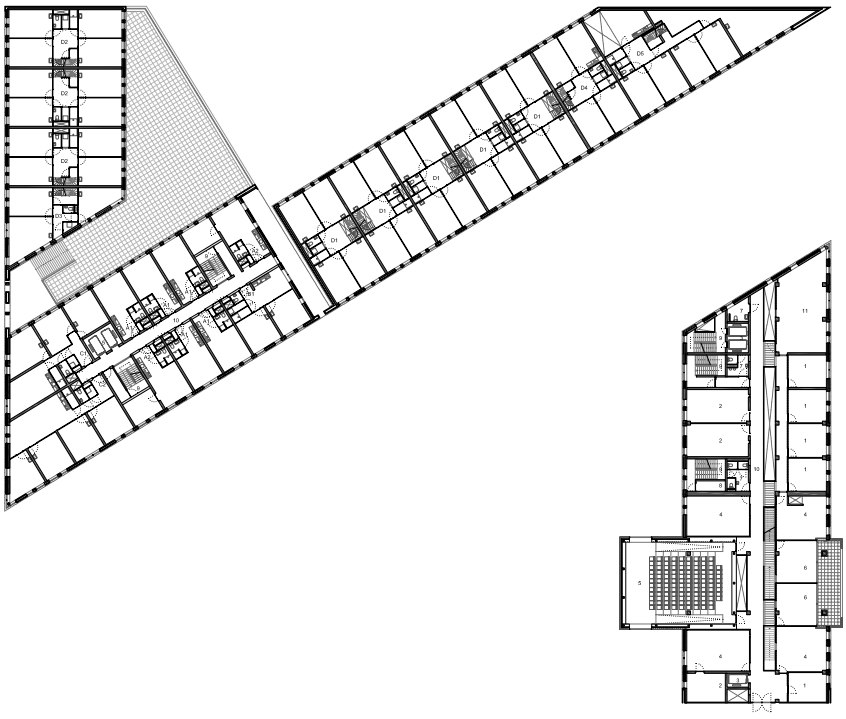
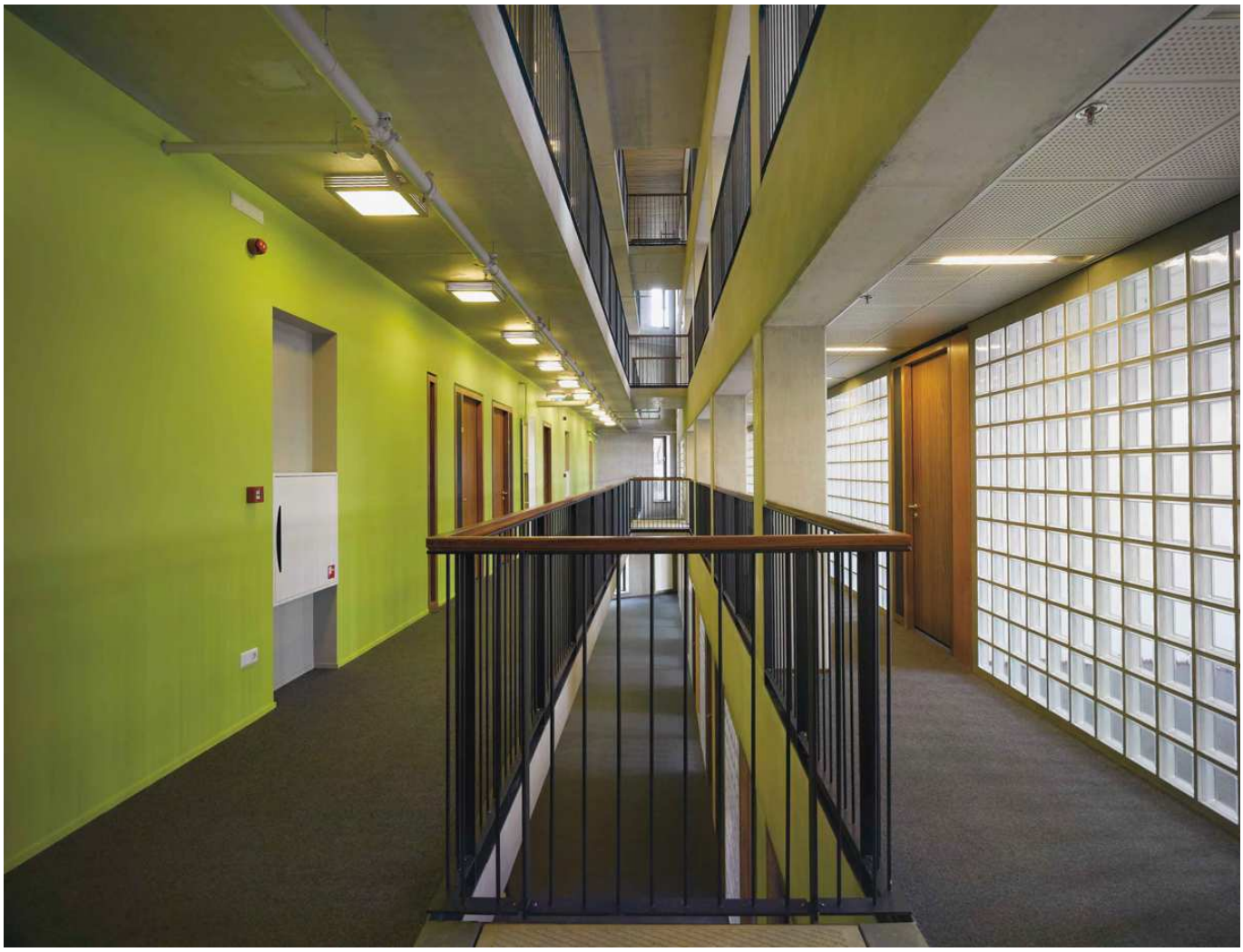
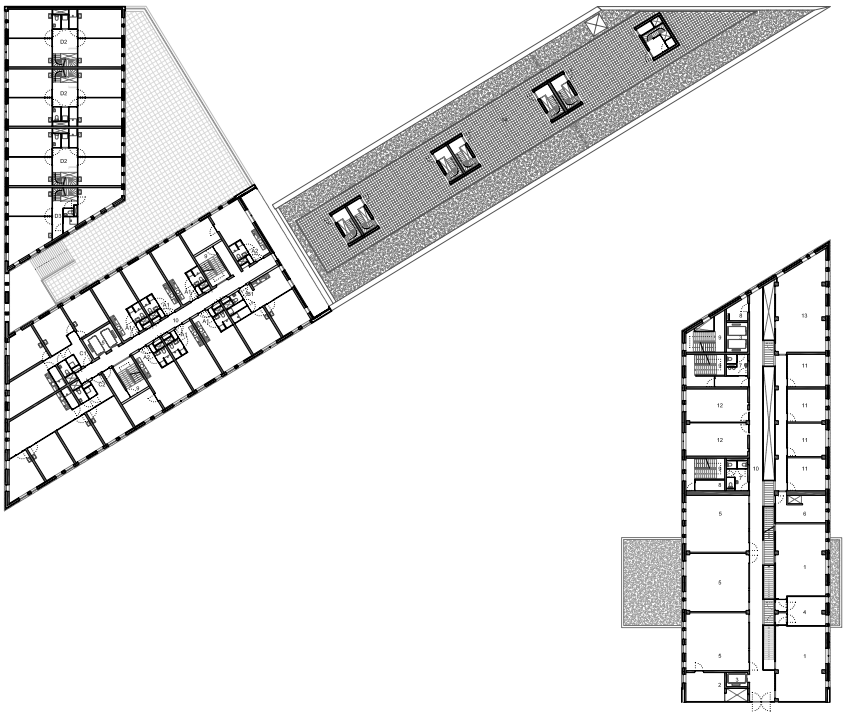


1. Project room
2. Technical room
3. Lift
4. Group room
5. Auditorium
6. Meeting and lecture room
7. Public toilet
8. Lumber room
9. Staircase
10. Corridor area
11. Instruction 40 office

Floor level 2





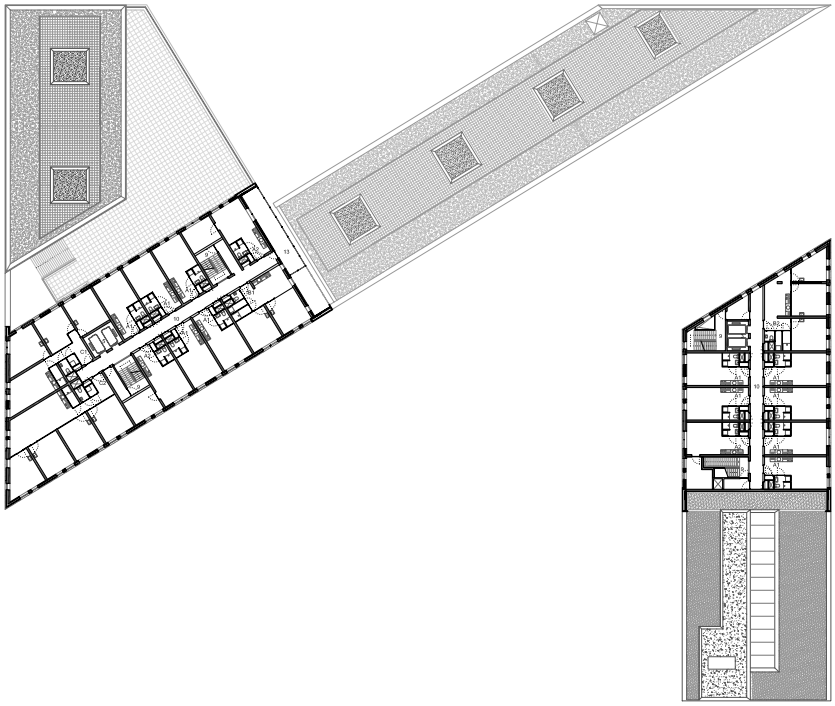
1. Music room
2. Technical room
3. Lift
4. Storage
5. Instruction 30 office
6. Project room
7. Public toilet
8. Lumber room
9. Staircase
10. Corridor area
11. Music workshop
12. Group room
13. Instruction 40 office
14. Terrace

0 5 10m

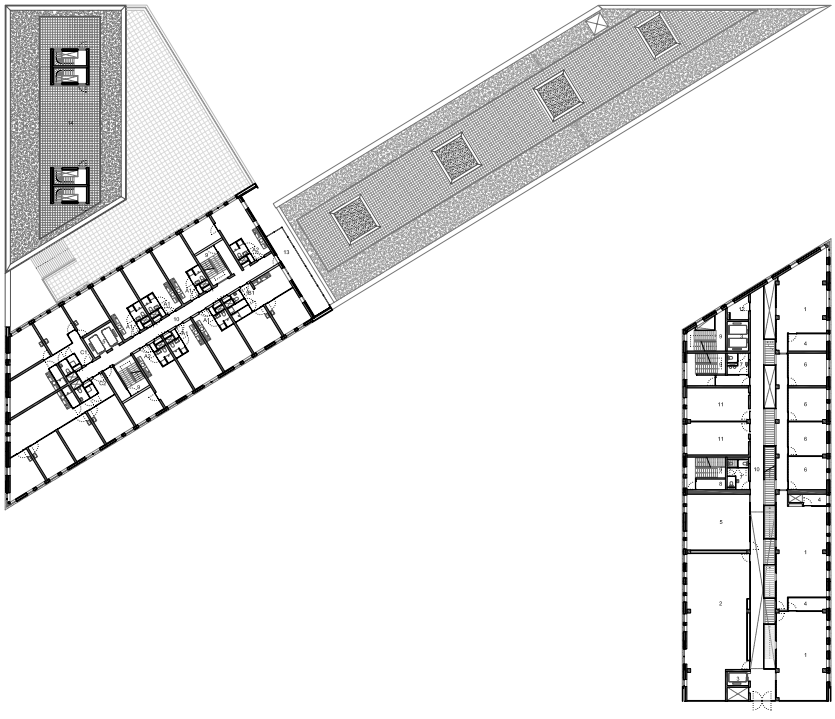
1:800

Floor level 3

1. Sculpture room
2. Technical room
3. Lift
4. Lumber room
5. Instruction 30 office
6. Project room
7. Public toilet
8. Lumber room
9. Staircase
10. Corridor zone
11. Group room
12. Oven room
13. Balcony
14. Terrace



Floor level 5



Floor level 4

1. Staircase
2. Lift
3. Corridor zone
4. Balcony

Floor level 7-17

Floor level 6-18

0 5 10m

1:800

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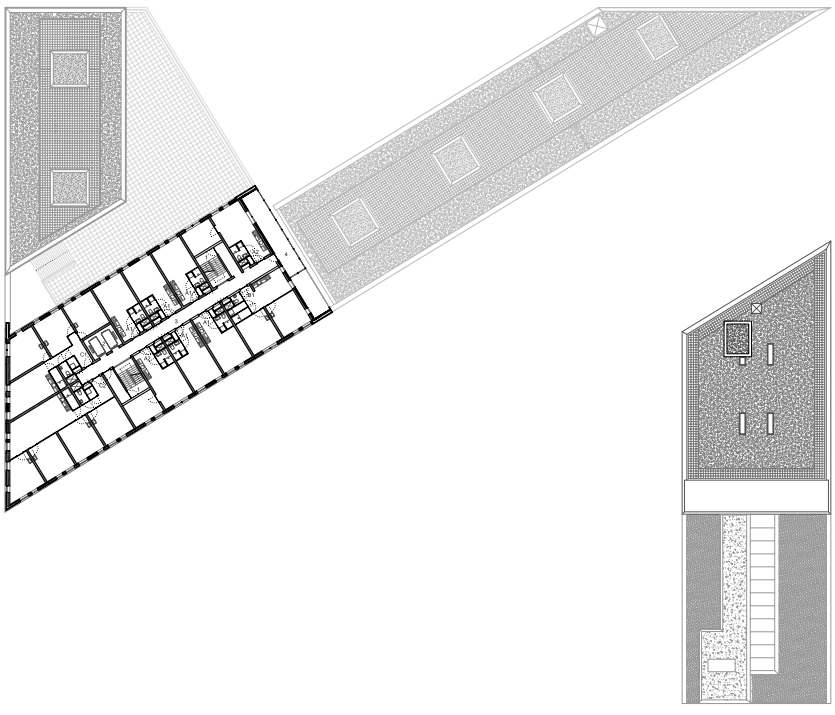
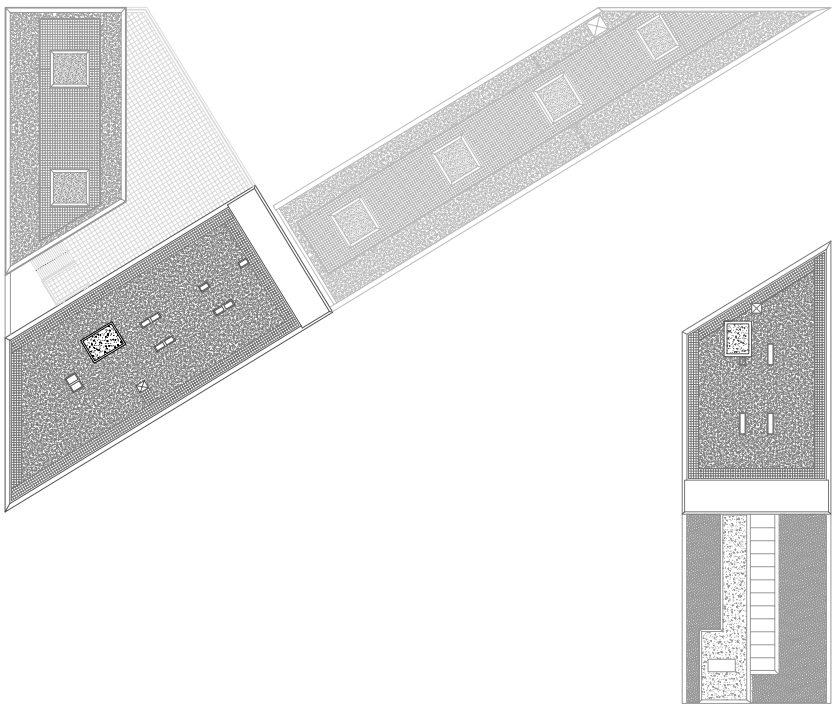


1. Staircase
2. Lift
3. Corridor zone
4. Balcony

Floor level 19



0 5 10m

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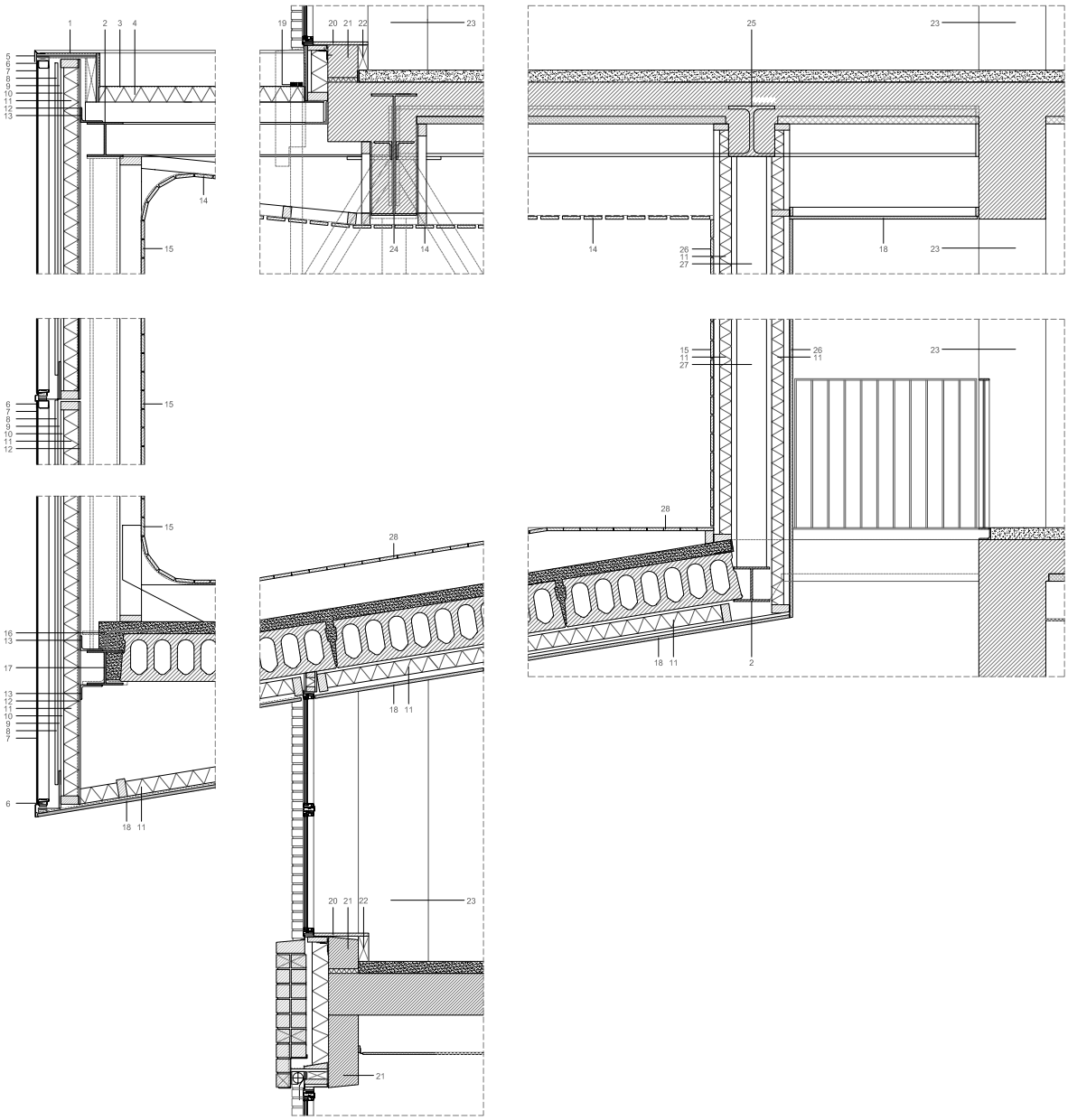
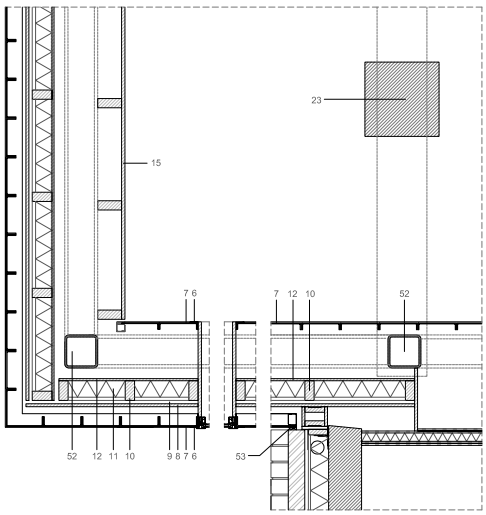
Roof floor level



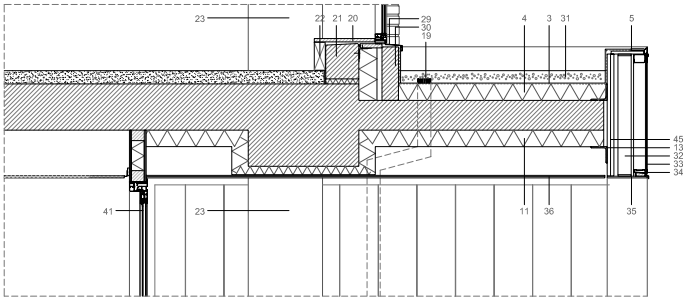
Vertical constructive section 1

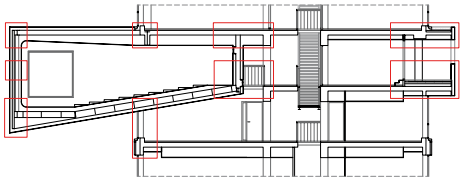


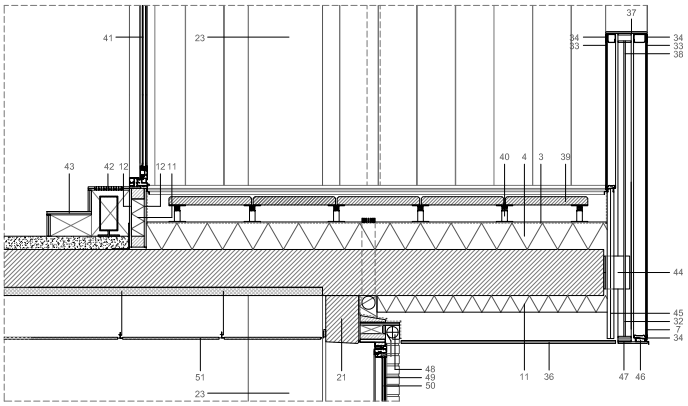
Horizontal constructive section 1

0 1 2m

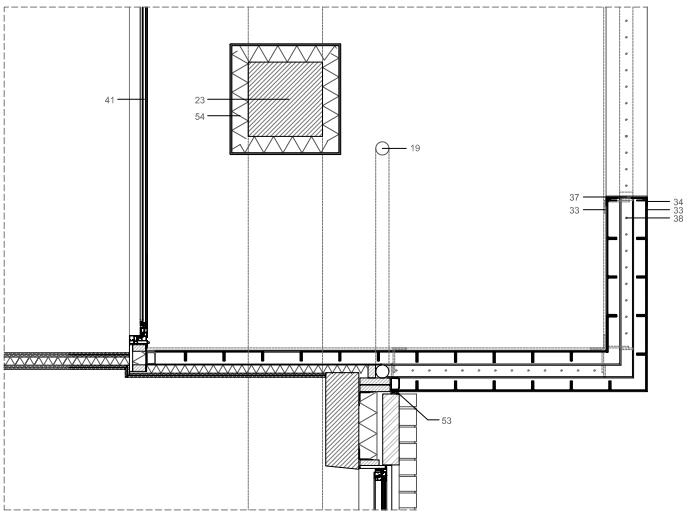
1:40

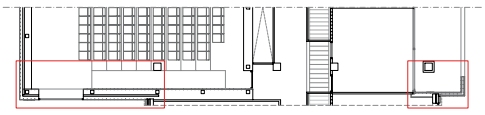


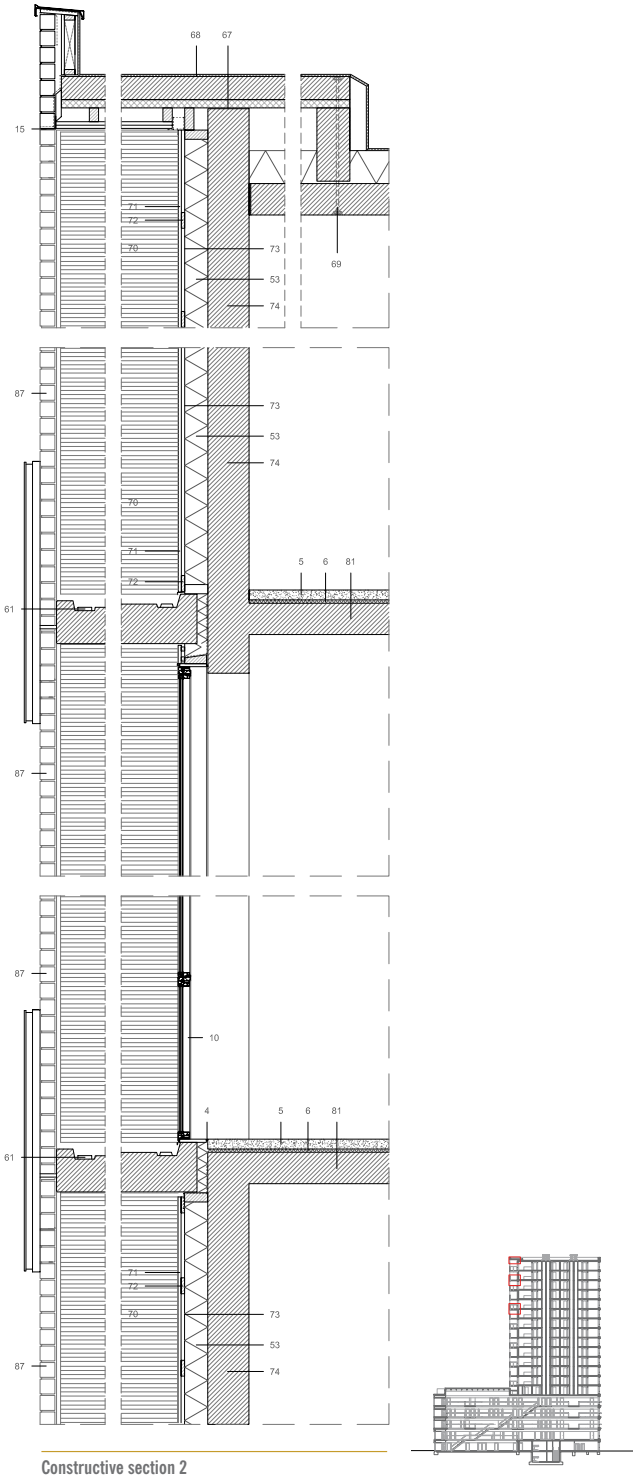




1. Aluminium roof finish
2. HEB 240
3. Double coat layer in roof
4. Roof insulation + gradient 16 mm/m
5. Aluminium rim
6. Aluminium frame profile clamped to wall by means of HSB system
7. Profilit glass with U profile 232x60 mm
8. Multiplex 18 mm
9. Ventilation
10. Pillars 46x120 mm each 400 mm
11. Insulation
12. Multiplex 12 mm
13. Steel plate10 mm thick centres 1200 mm
14. Wooden ceiling with acoustic grooves
15. Triplex round panels wall
16. HEB 360
17. HEA 240
18. Wooden ceiling
19. Gutter80 mm
20. Stone window sill
21. Prebab. Interior sheet
22. 70x170 mm piping net
23. 450x450 mm concrete column
24. HEM 800
25. HEM 300
26. Wall coating with acoustic grooves
27. 200x200 mm column
28. Wood flooring over crossbeams
29. Aluminium window sill with groove
30. Cellular concrete
31. Gravel layer
32. 10x80 mm steel railing
33. Profilit glass with U profile mm
34. Aluminium frame profile
35. Steel plate 230x10 mm screwed to railing base panel
36. Ceiling multiplex 15 mm
37. Steel plate 230x10 mm screwed to mailing capital panel
38. Ø6 mm steel bars
39. 50x500x500 mm floor tiles
40. Adjustable foot
41. Aluminium sliding door
42. Heating grille
43. Step of 250 mm tread and 150 mm high
44. Anchorage M16 for railing
45. Multiplex 40 mm
46. Wooden board
47. Steel plate 145x10 mm screwed to railing base panel
48. Solar control screen in south façade
49. Aluminium frame Simec Elegance
50. Glass insulation
51. Rigips ceiling system
52. 200 x 200 mm steel profile
53. Foam joint
54. System iso stuc 100 mm
55. Steel L profile to fix grille to concrete floor







Constructive section 2

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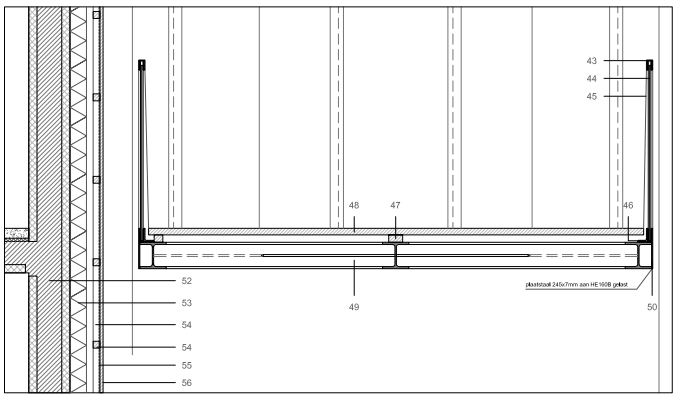
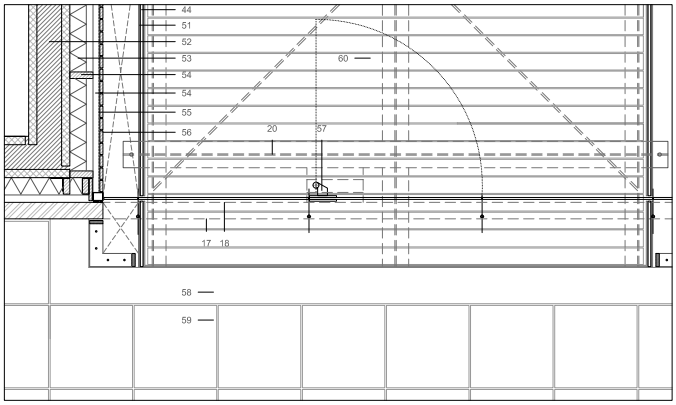
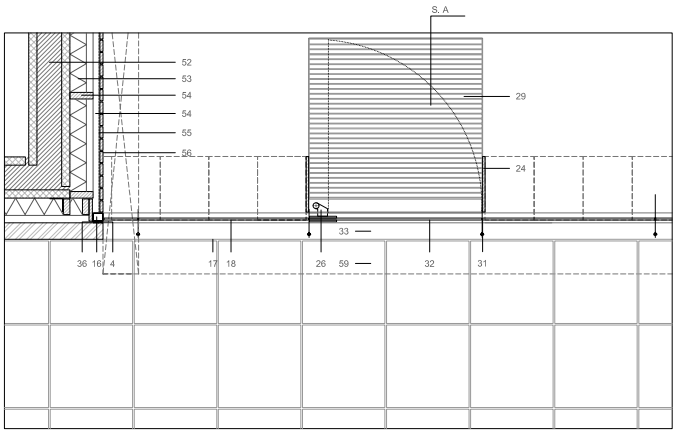


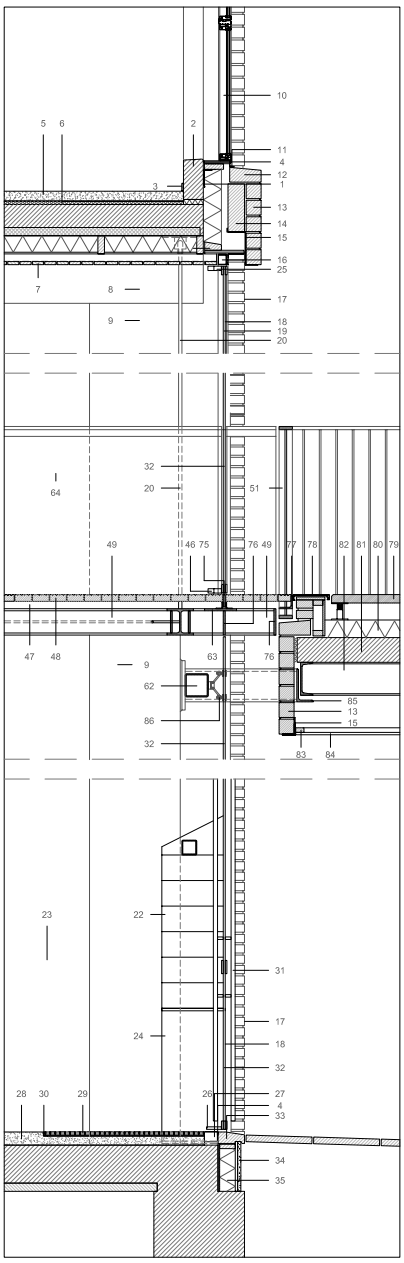
Sección pasarela



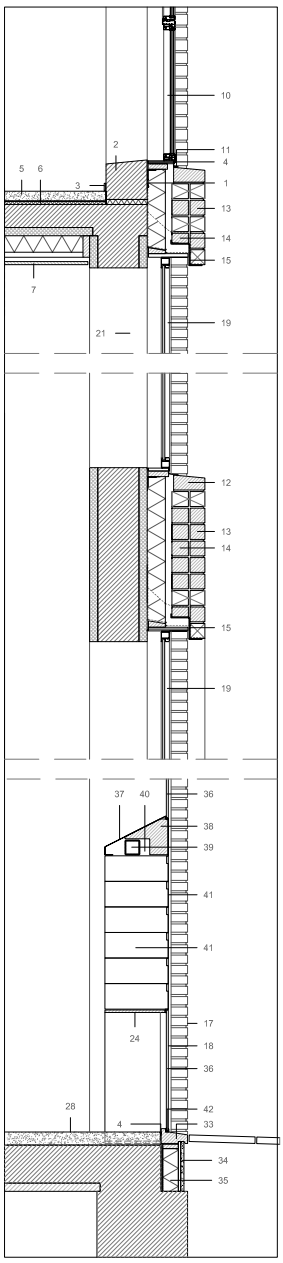
Horizontal floor level section 1



Entrance hall horizontal section

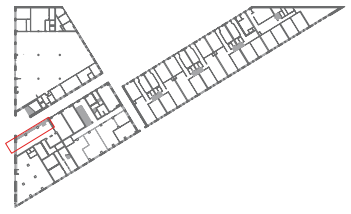


Section A



Section B

1. Cramp platen for waterproof sheet
2. Prefab. interior leave
3. 9x45 mm. wooden skirting board
4. Putty joint with filler
5. 60 mm coating of floating wooden floor
6. 20 mm insulation
7. Wooden boards over wooden supporting structure
8. 410x600 mm beam
9. Prefab. Column 550x550 mm.
10. Aluminium frame
11. Aluminium rainpipe
12. Stone window sill
13. 90x90x190 mm compressed solid brick
14. Concealed brick wall
15. Hakron façade support clamped in each floor
16. Profile of steel hollow tube 60x50x20
17. Masonry
18. Glazing
19. Laminated tempered glass2x6 mm.
20. Tight d=20 mm to hung steel footbridge dimensions and fittings to outdoor concrete floor
21. Column diametre 350
22. Oostwoud post boxes model to be fitted with stainless steel frontal panel
23. Hallway
24. Steel plate t=15 mm. for fixation of post boxes
25. Upper articulation point type Dorma
26. Lower articulation point type Dorma
27. Floor register with door authomated lock and stainless steel protection cap
28. Continuous concrete floor
29. Entrance doormat
30. L 25.25.3 stainless steel
31. Stainless steel authomated door lock
32. Tempered glass door
33. Nibostone 160x90 doorstep
34. Isolated sideboard d=50 mm.
35. Isolated wooden battens and uprights
36. Tempered glass12 mm.
37. Oblicuous upper cap
38. Steel plate, t=8 mm. for glass support
39. Steel hollow brick 90x90x56 mm. for post box fitting
40. Void 40 mm. for electrics
41. Stainless steel front panel
42. AluArt glazing profile
43. Plating finish profile t=6 mm.
44. Laminated glass 2x8 mm.
45. Steel platen railing 60x10 mm.
46. Angular profile L80.60.7
47. Wooden battens, d=45 mm.
48. Hard wood floor, d=40 mm.
49. HEB 160
50. Steel plate 245 x 7 mm welded to HEB 160
51. Fence
52. Reinforced concrete
53. Insulation
54. Wooden support construction
55. Firet fabric
56. Wooden battens
57. Lower articulation point anf floor register with authomated lock
58. Stainless steel wall coating profile
59. Concrte slabs
60. Footbridge: Zinc steel construction, hard wood boardsover wooden battens, laminated glass railing
61. Water evacuation
62. Hollow pipe 200x100x10
63. Angular profile L 80x60x7
64. Laminated glass railing
65. Zinc steel
66. L 25.25.3 stainless steel
67. Constructive felt
68. Double bituminous sheet for roof
69. Clamp bar
70. Adjustable metal coating along the rain pipe
71. Galvanised steel coating lacquered in colour
72. Battens
73. Vapour barrier
74. Concrete wall
75. 75 x 12 mm platen
76. 160 x 12 mm platen
77. 80 x 80 x 8 mm steel corner piece
78. Stainless steel finish plate over 18 mm plywood
79. Concrete flagstones
80. 16 mm insulation
81. Concrete framework
82. UPN 240 profile
83. Battens clamped by means of hooks
84. 15 mm plywood
85. 200 x 100 x 10 mm steel profile
86. Tempered screwed glass
87. 4 pieces with light clamps



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