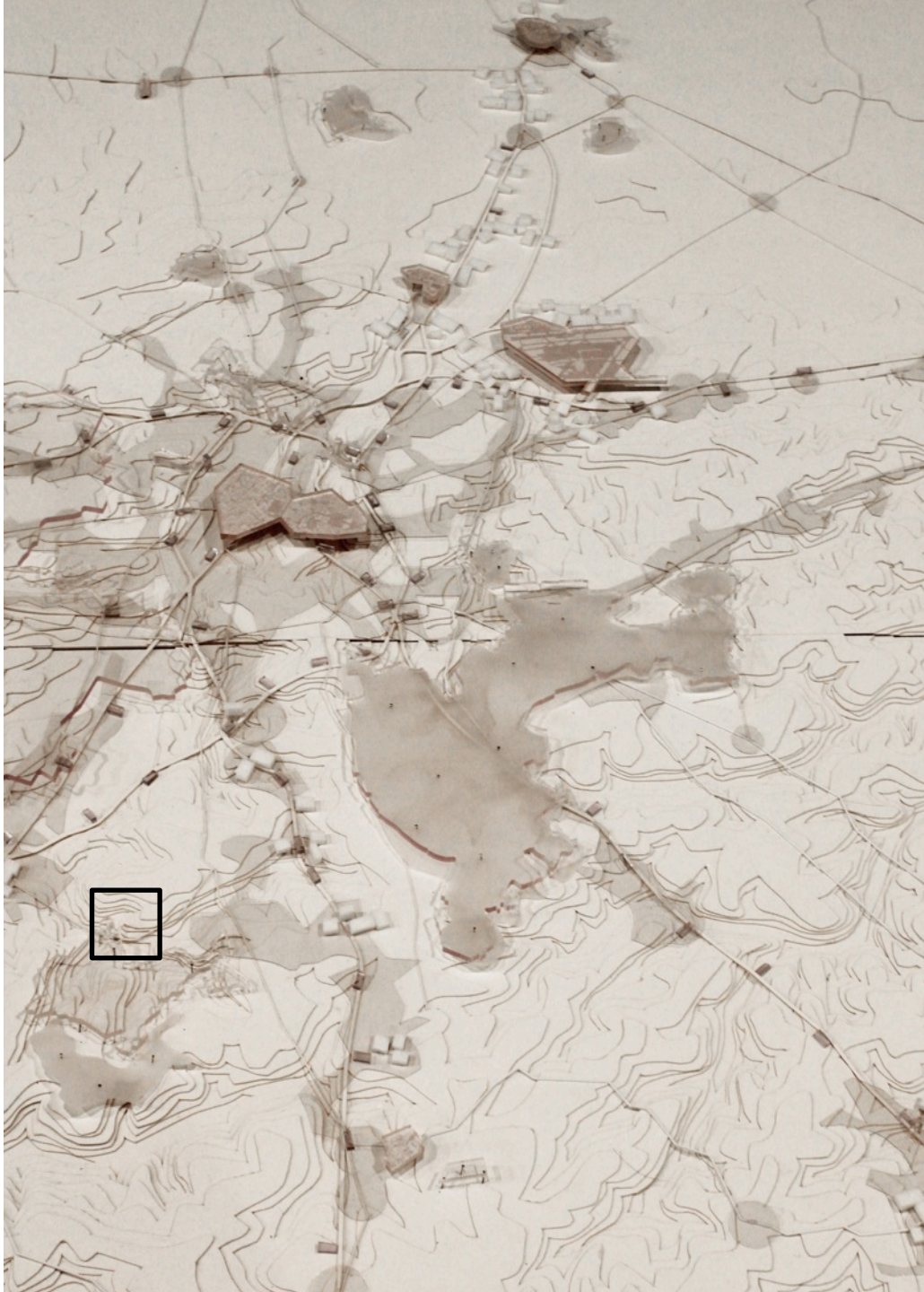
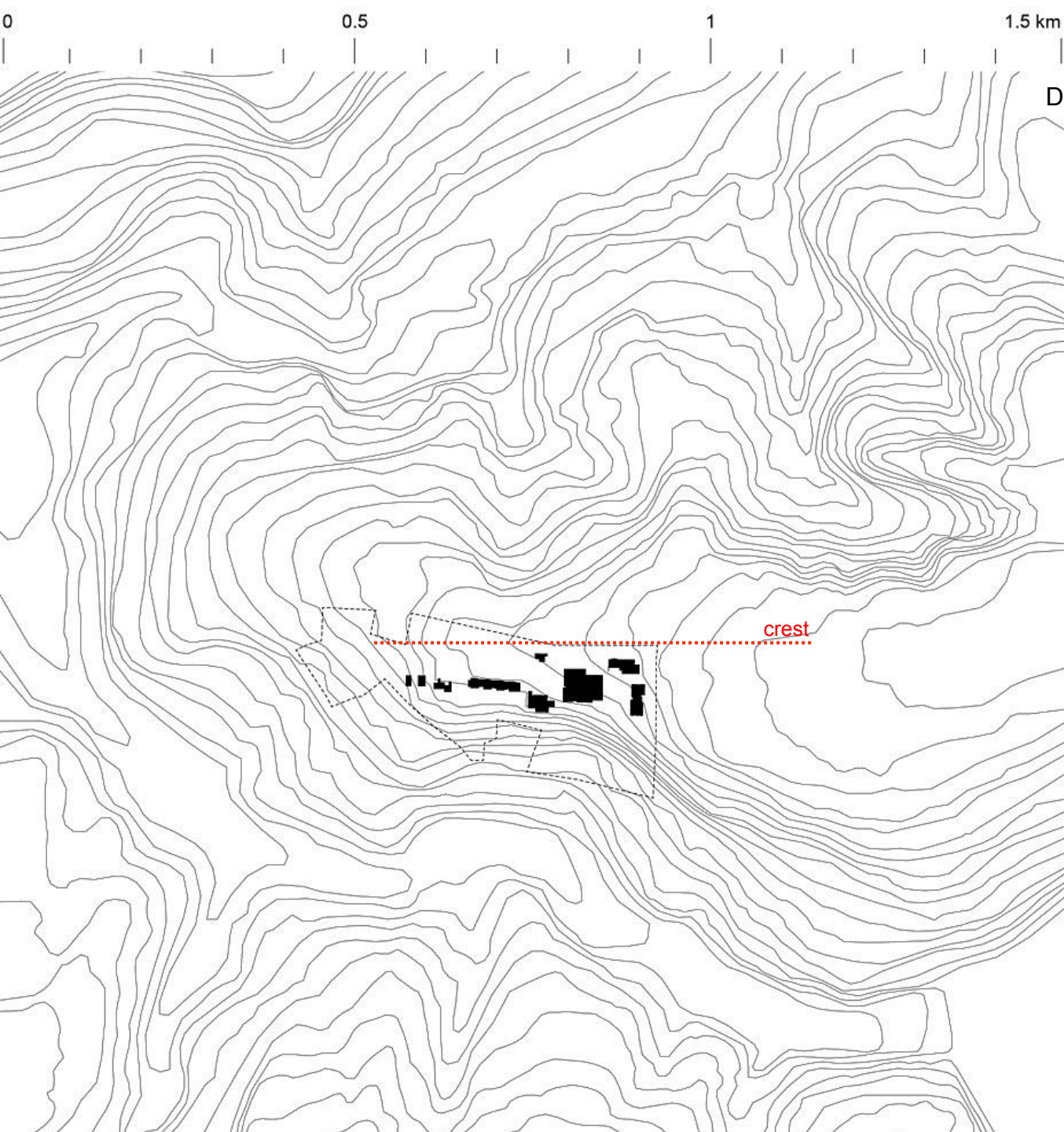


Masterplan Vormingscentrum Destelheide Dworp

INSIDE OUTSIDE
Destelheide
in the
'Horizontal Metropolis'





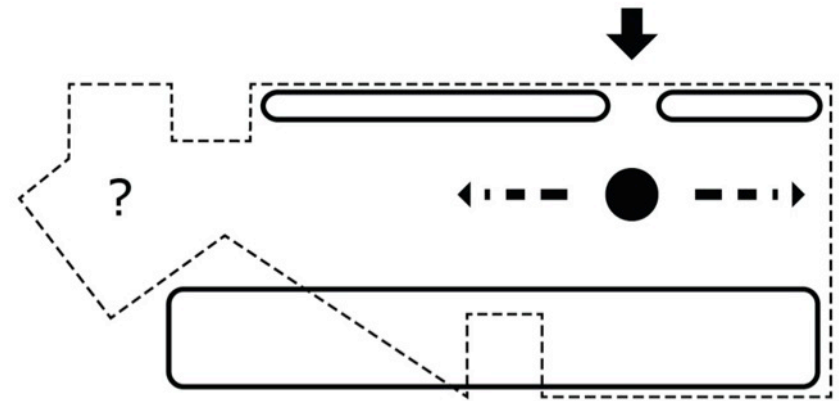
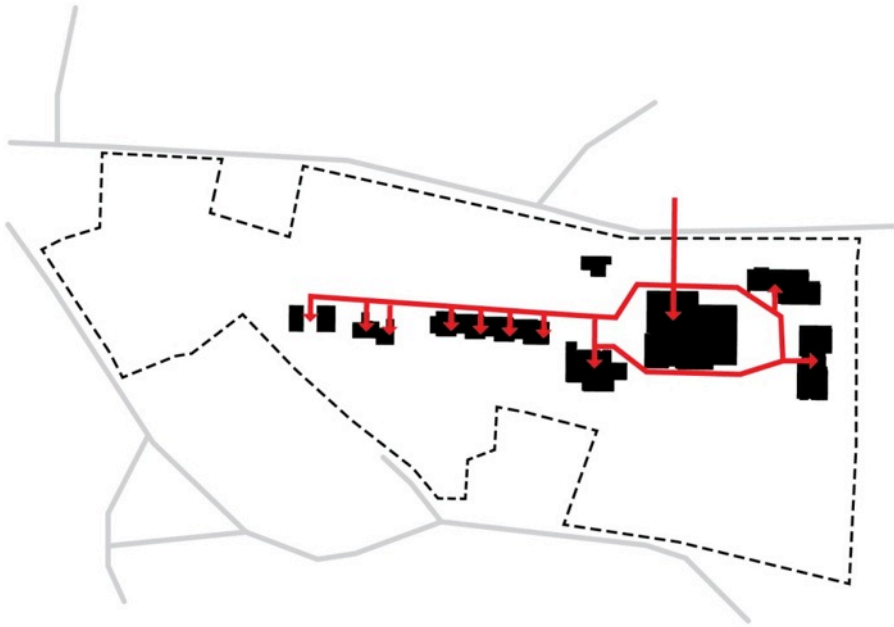


INSIDE OUTSIDE

Destelheide as recognizable figure

INSIDE OUTSIDE

Destelheide as recognizable figure



organigram of the current organization of Destelheide and path structure with main entrances to the buildings.

a structure able to open spaces of expression



a generic educational landscape?



INSIDE

We propose to reconstruct the possibility of an “inside” in Destelheide, where one can work, think, meditate: alone, or in small groups.

An «inside» is the valorization of the most intimate space in the architecture and in the green of Destelheide.

Space has to be ambiguous in Destelheide, to have resonances that make it a potential stage for art production, as well as a perfect place to sleep, reflect and think.

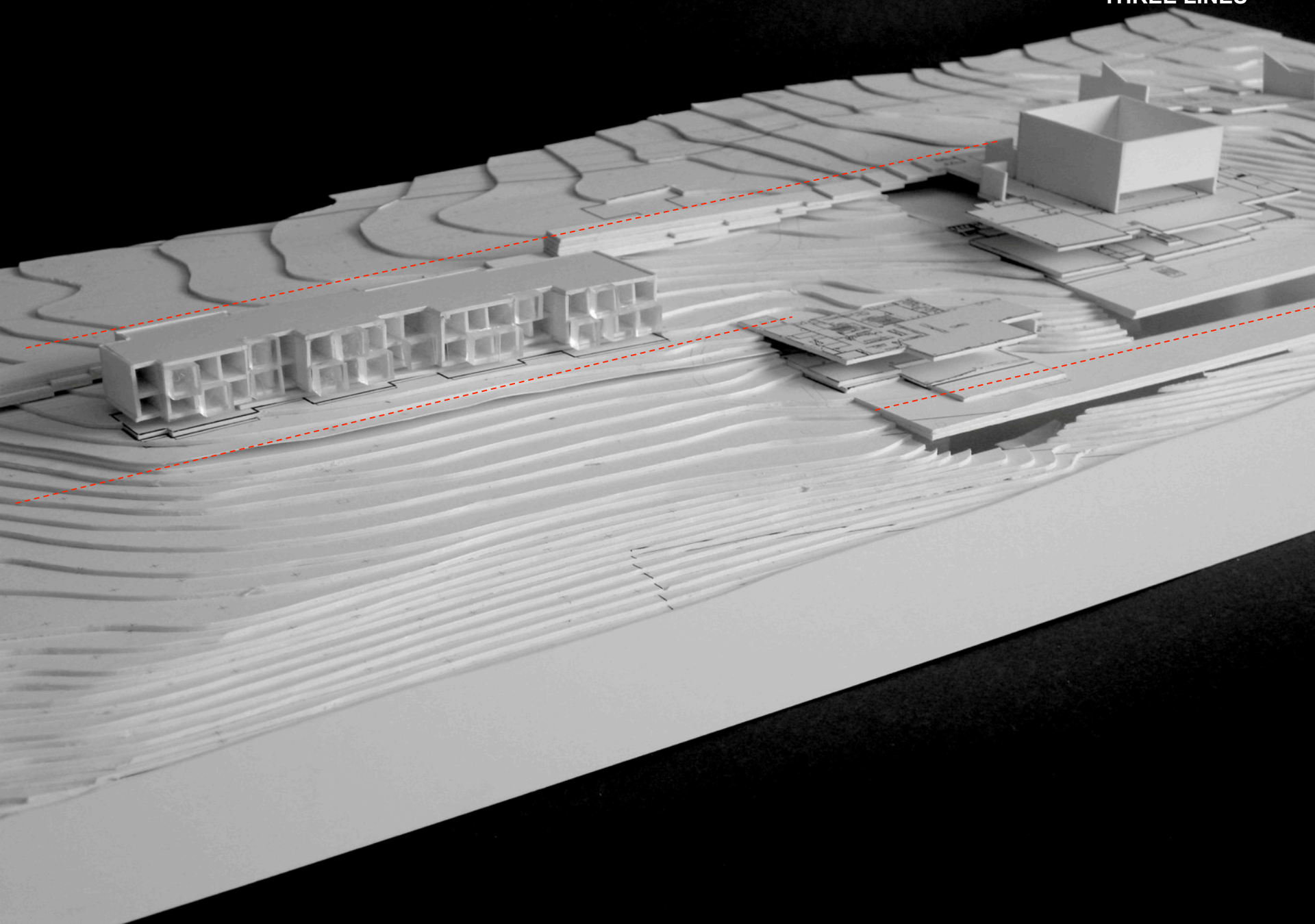
INSIDE



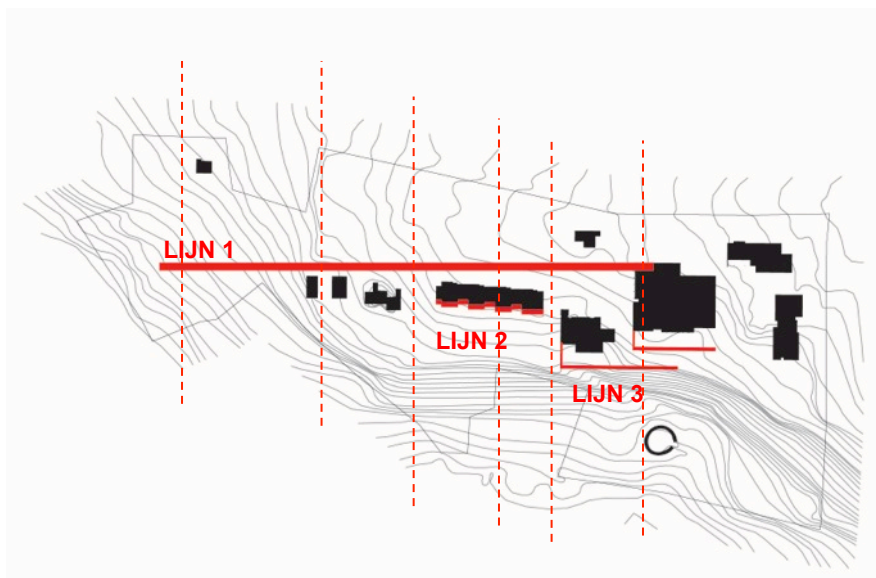
INSIDE OUTSIDE
new objects in Destelheide



THREE LINES



THREE LINES



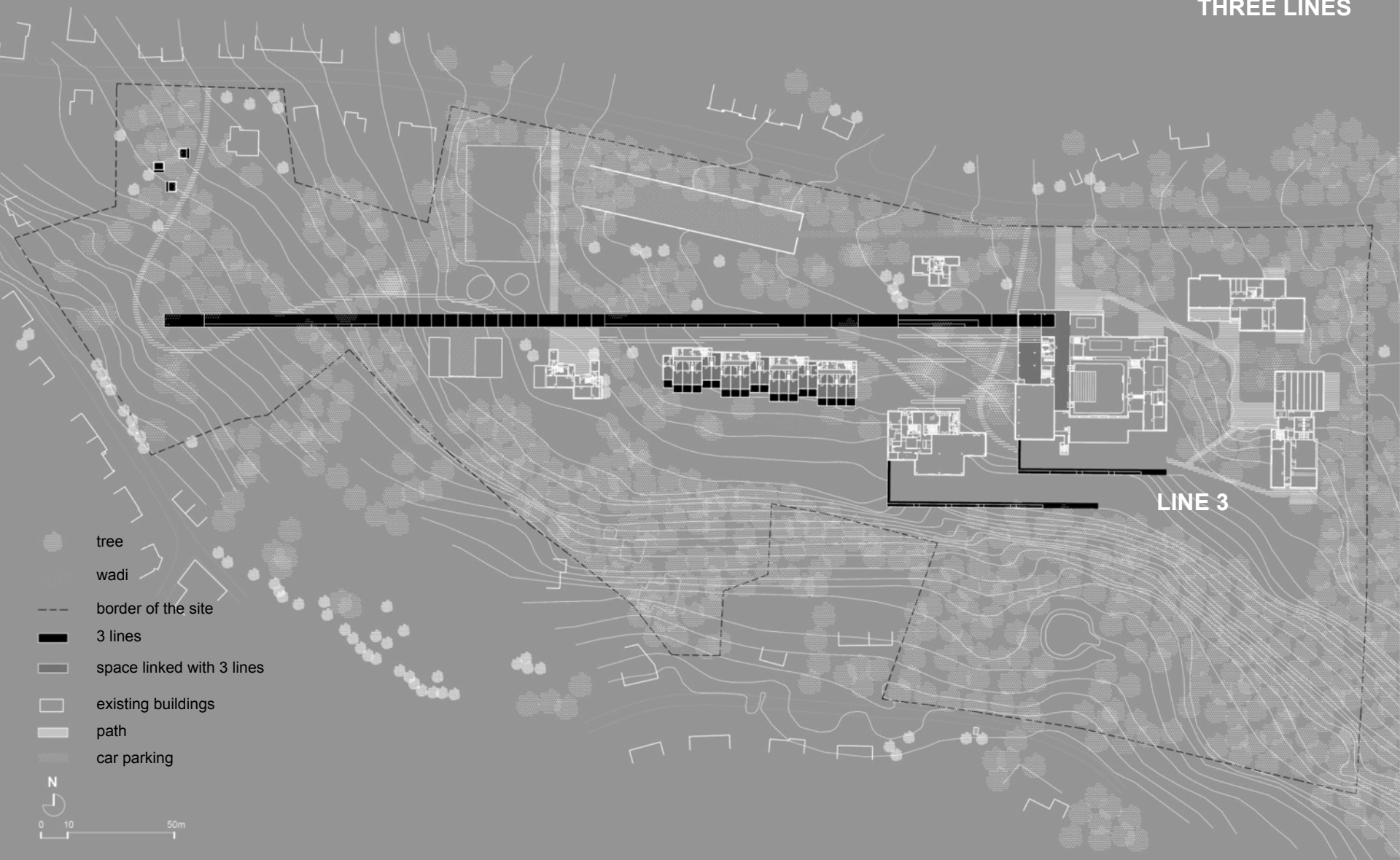
THREE LINES



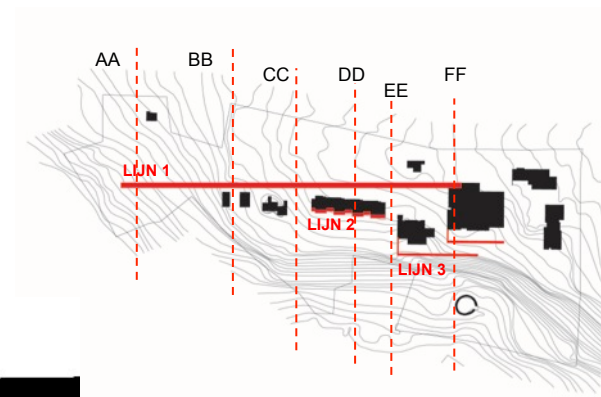
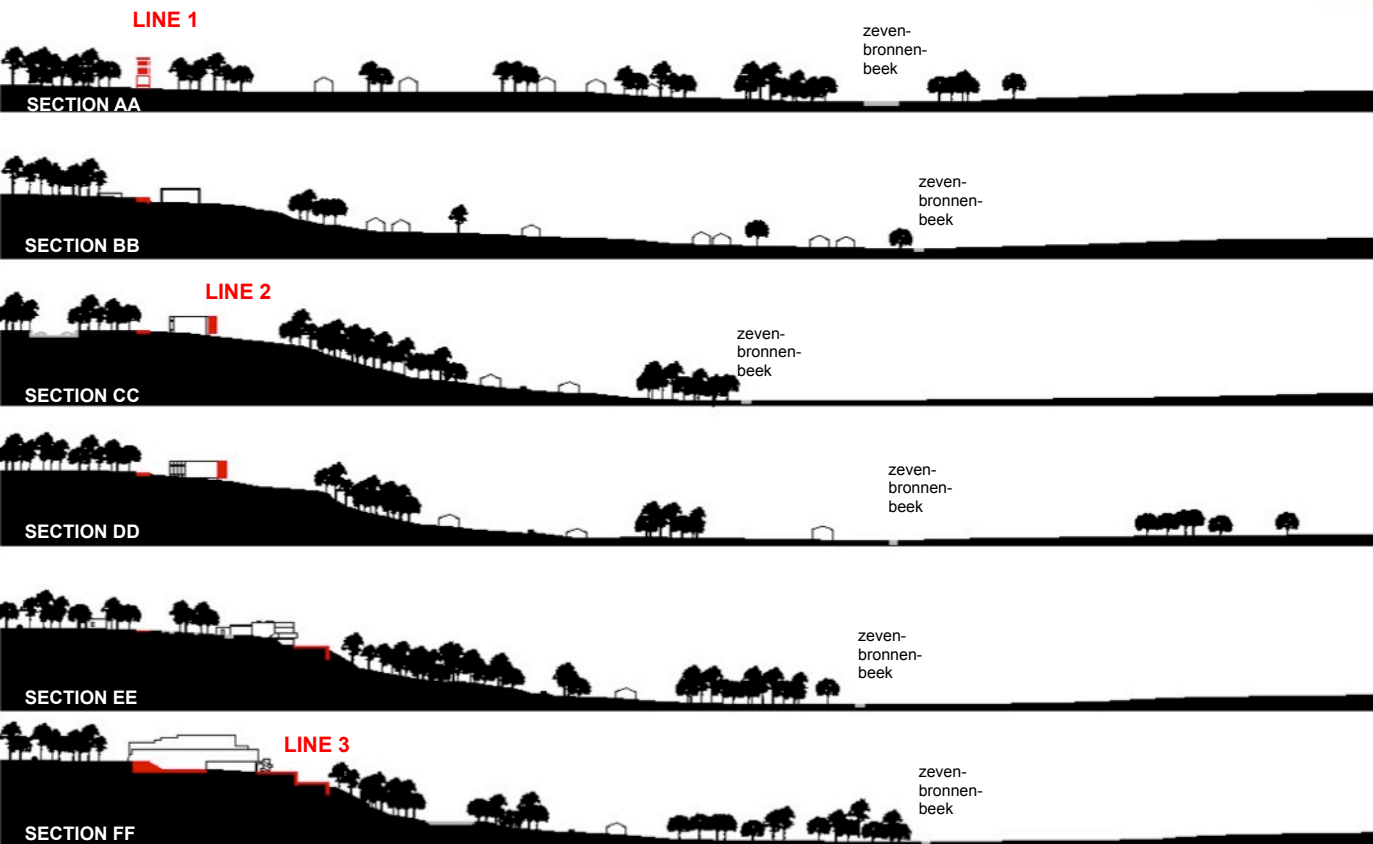
THREE LINES



THREE LINES

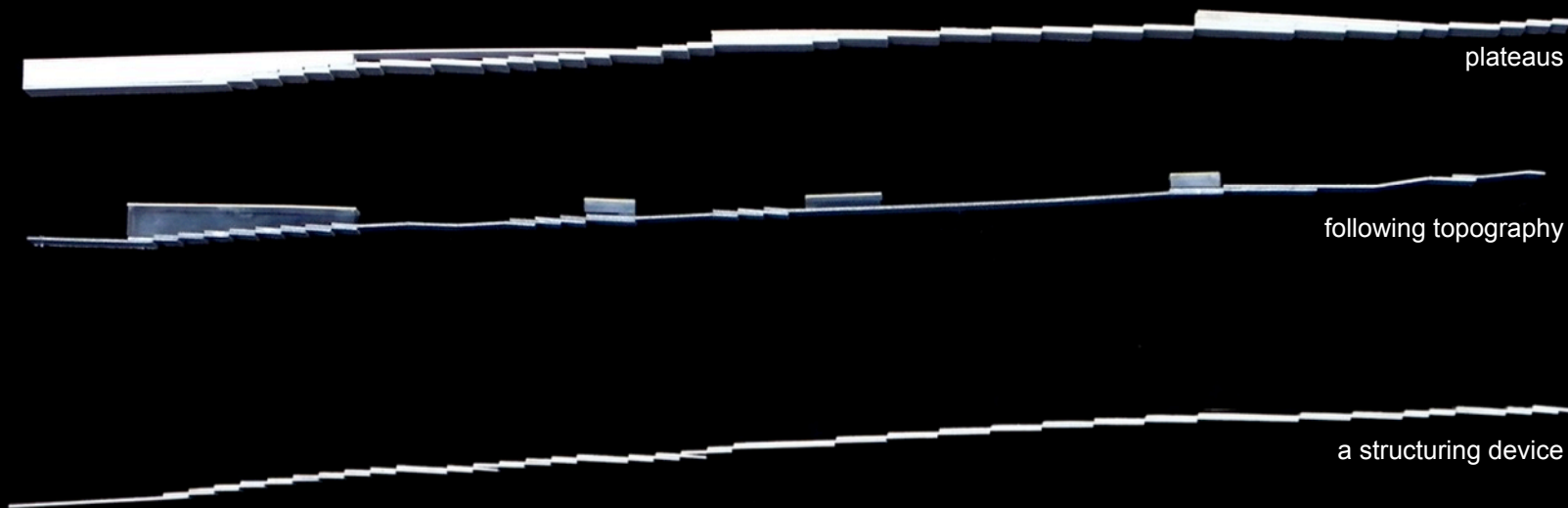


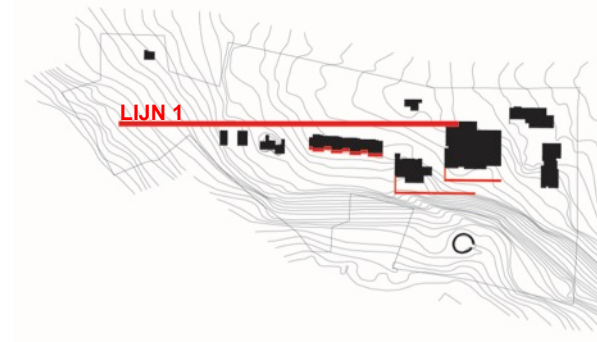
THREE LINES



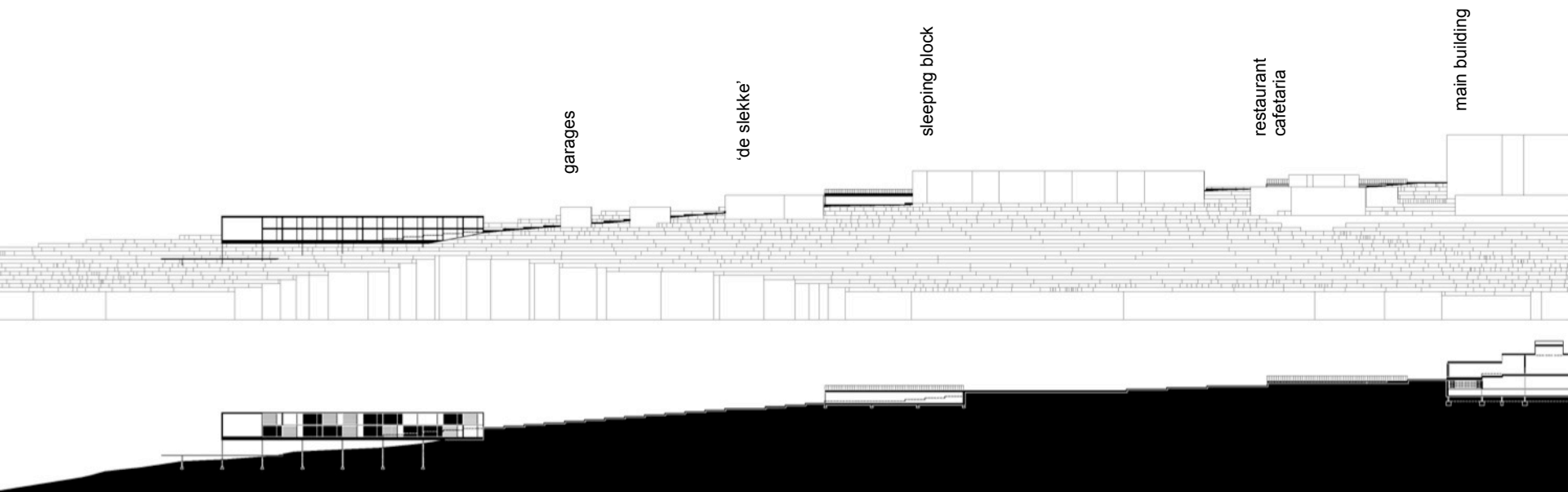
THREE LINES

line 1



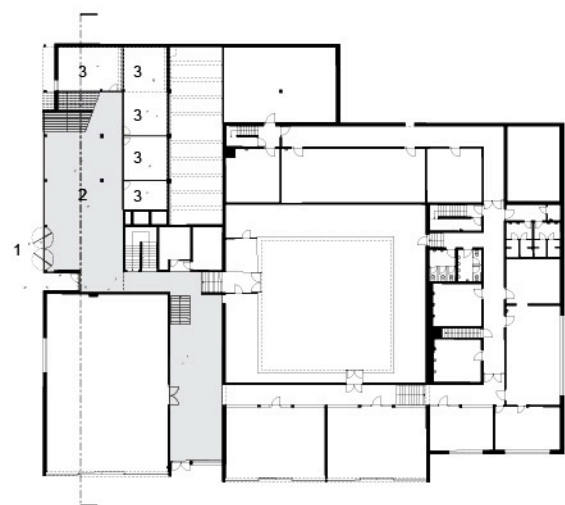


THREE LINES along line 1

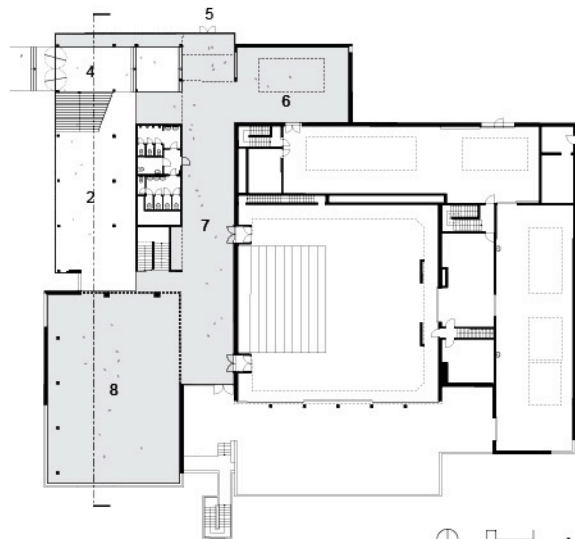


THREE LINES

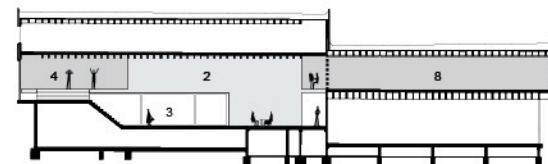
along line 1
main building



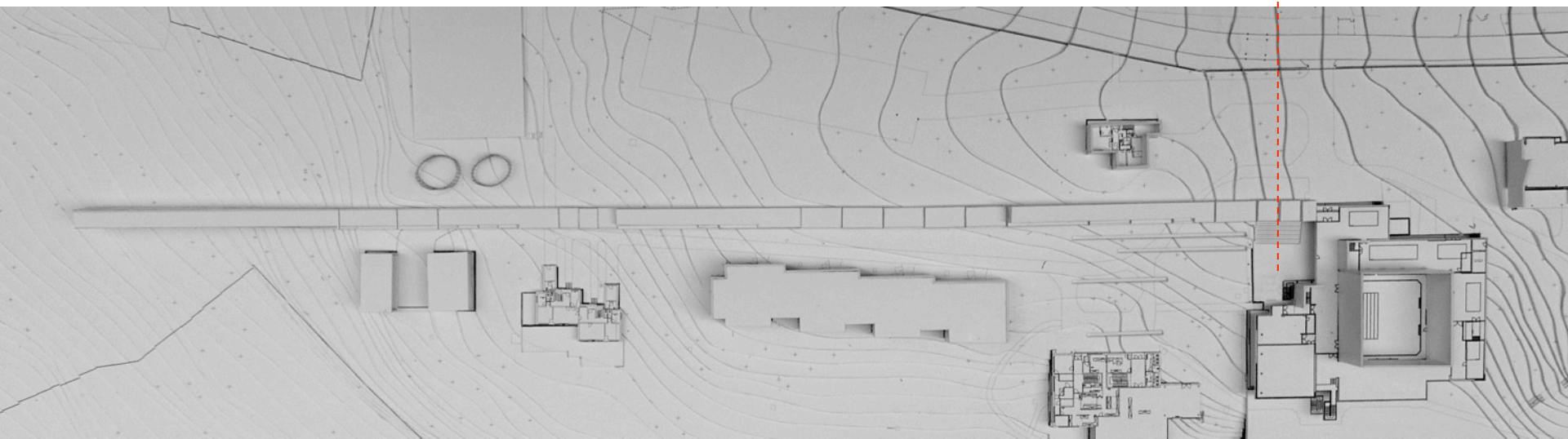
01 5 -01



01 5 +00

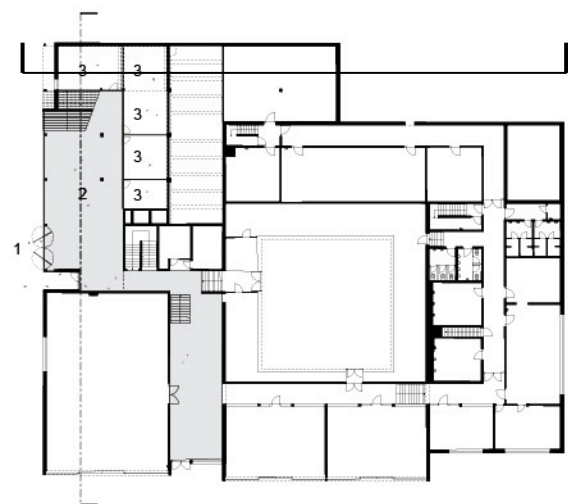


- 1 toegang
- 2 dubbelhoge ruimte
- 3 kantoren
- 4 begin lijn 1
- 5 hoofdtoegang
- 6 kleine expositieruimte
- 7 communicatie en interactie
- 8 grote expositieruimte

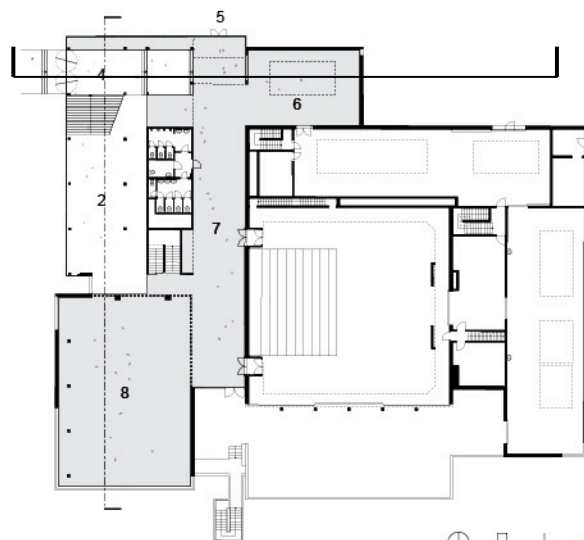


THREE LINES

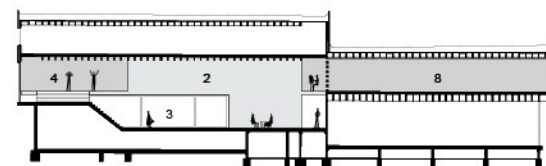
along line 1
main building



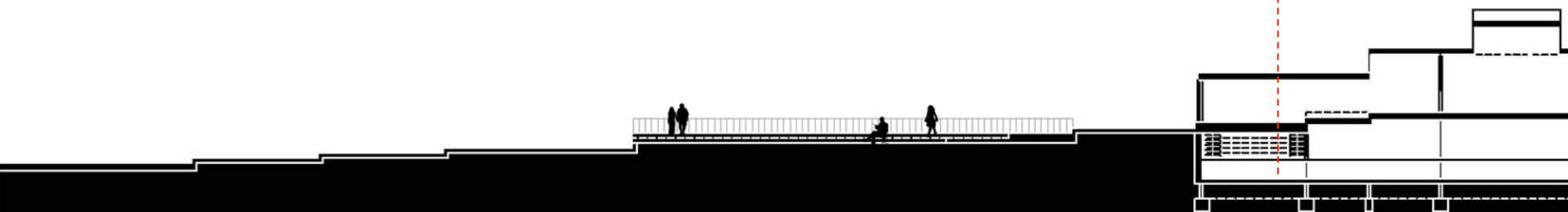
01 5 -01



01 5 +00

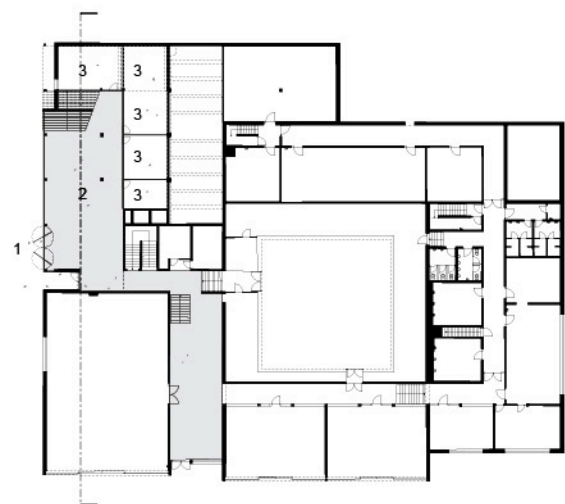


- 1 toegang
- 2 dubbelhoge ruimte
- 3 kantoren
- 4 begin lijn 1
- 5 hoofdtoegang
- 6 kleine expositieruimte
- 7 communicatie en interactie
- 8 grote expositieruimte

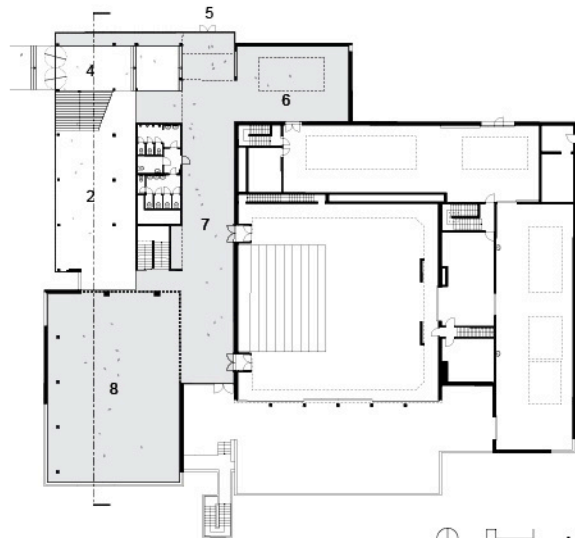


THREE LINES

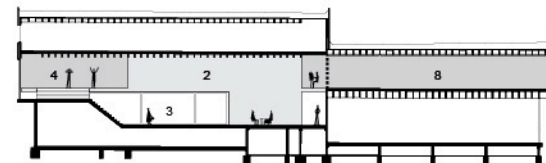
along line 1
main building



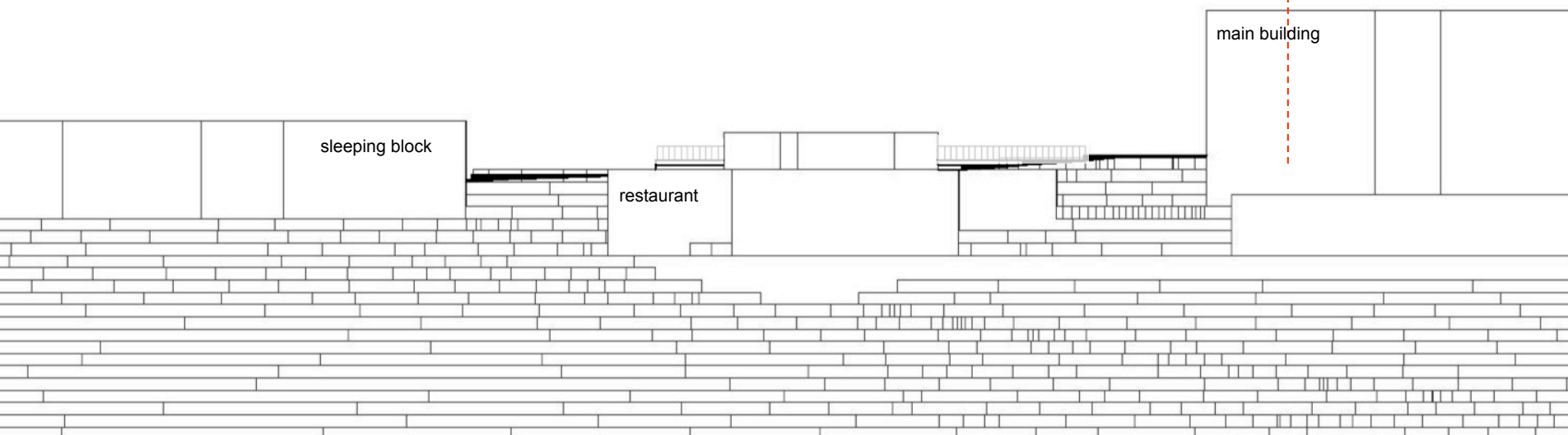
0 1 5 -01



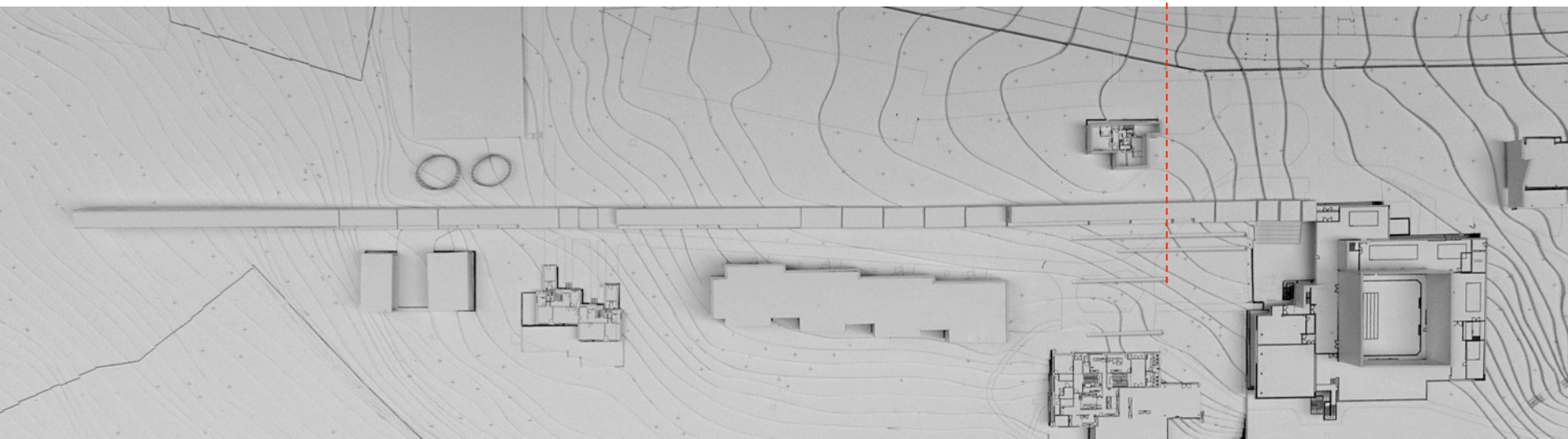
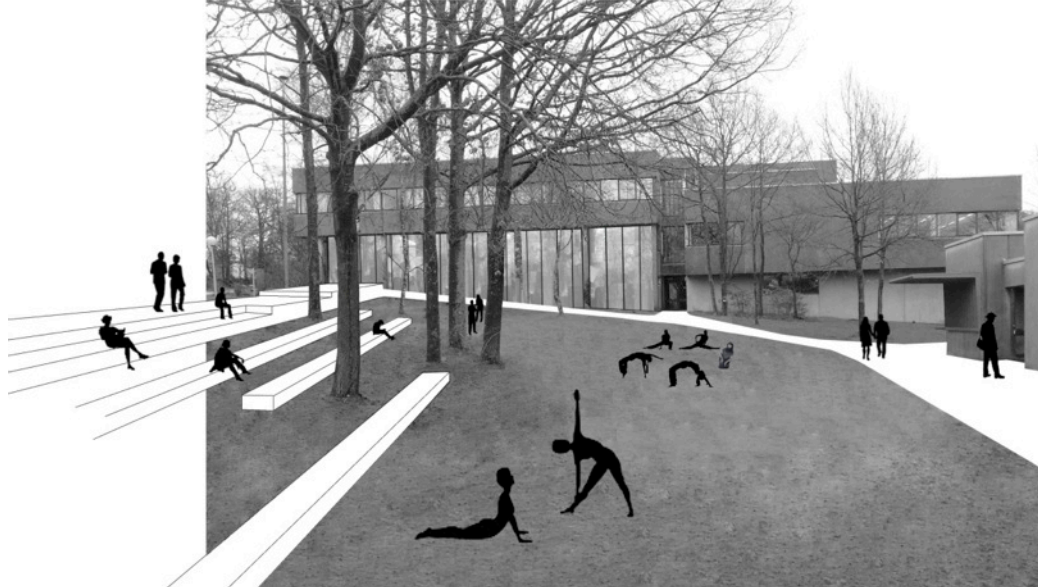
0 1 5 +00



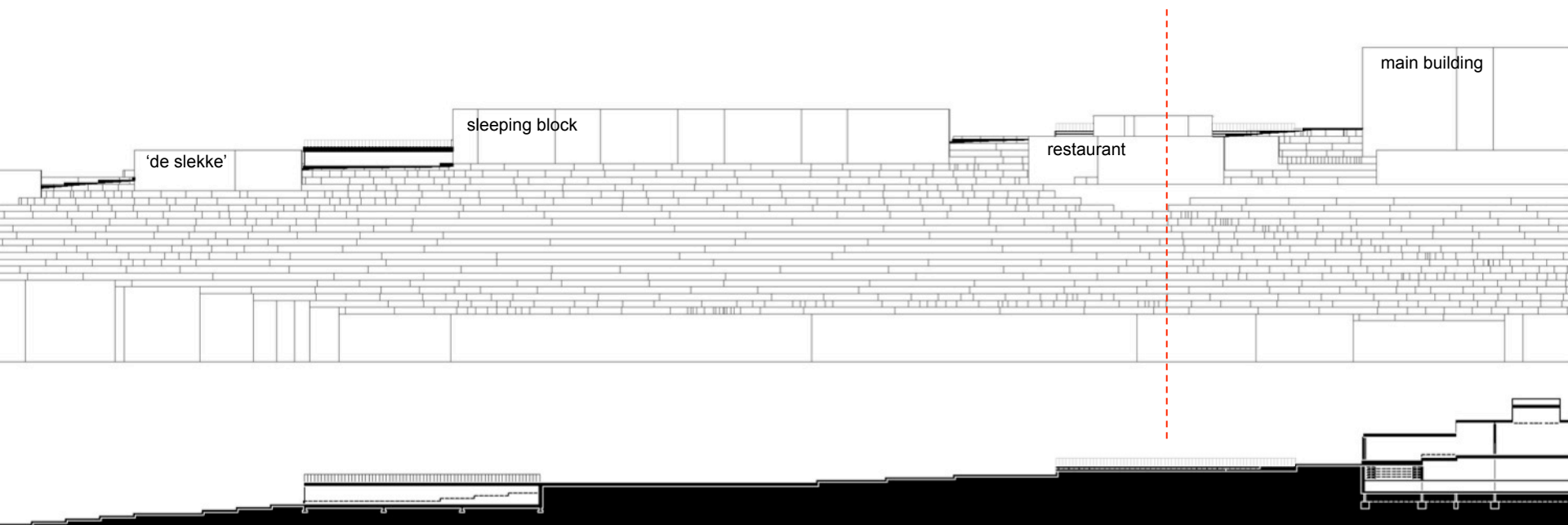
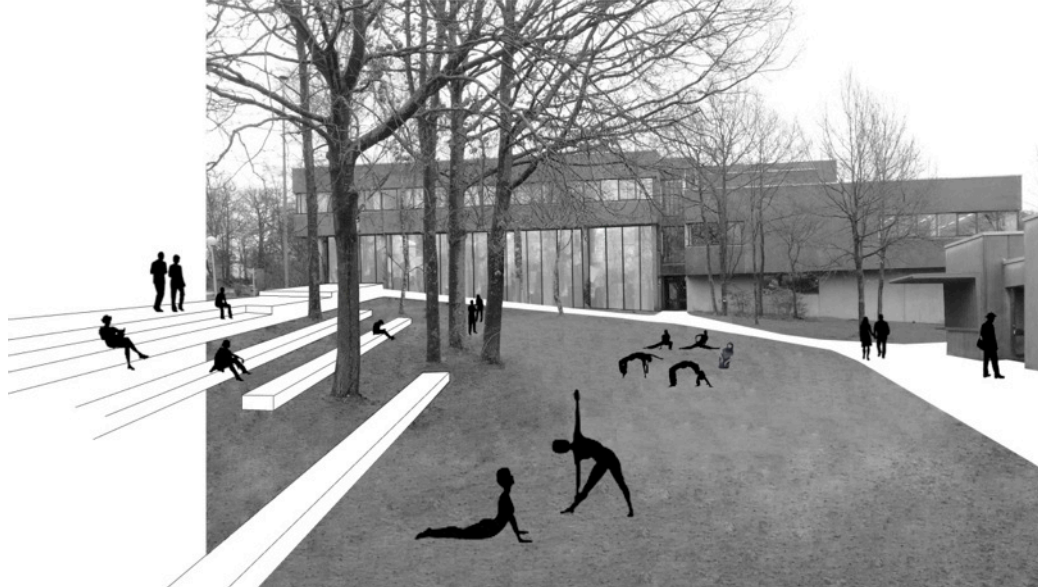
- 1 toegang
- 2 dubbelhoge ruimte
- 3 kantoren
- 4 begin lijn 1
- 5 hoofdtoegang
- 6 kleine expositieruimte
- 7 communicatie en interactie
- 8 grote expositieruimte



THREE LINES
along line 1
art rooms



THREE LINES
along line 1
art rooms



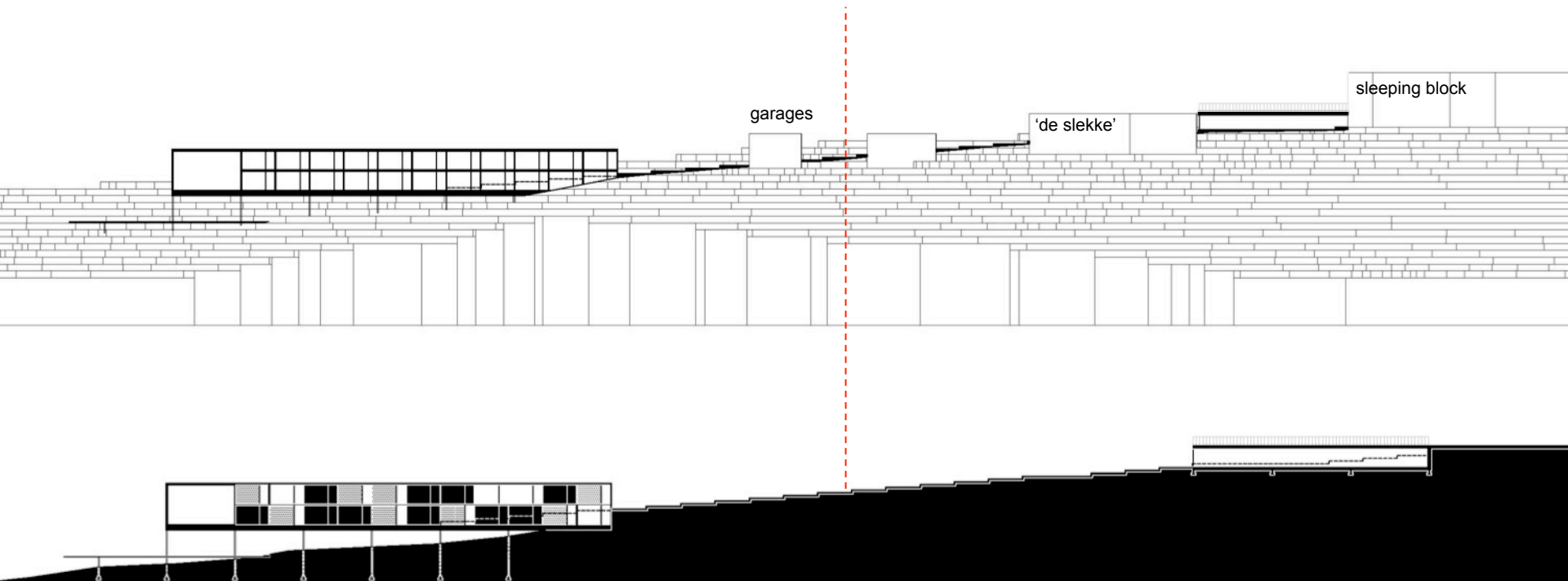


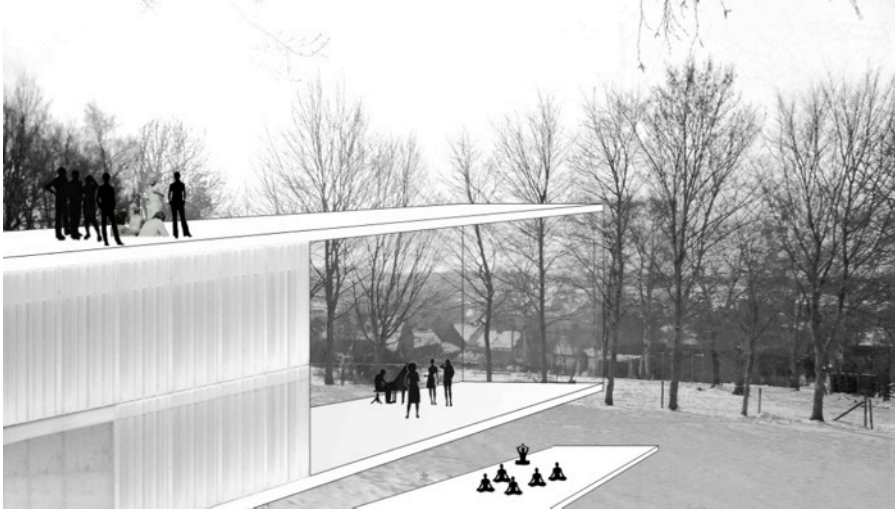
THREE LINES
along line 1
art rooms





THREE LINES
along line 1
art rooms

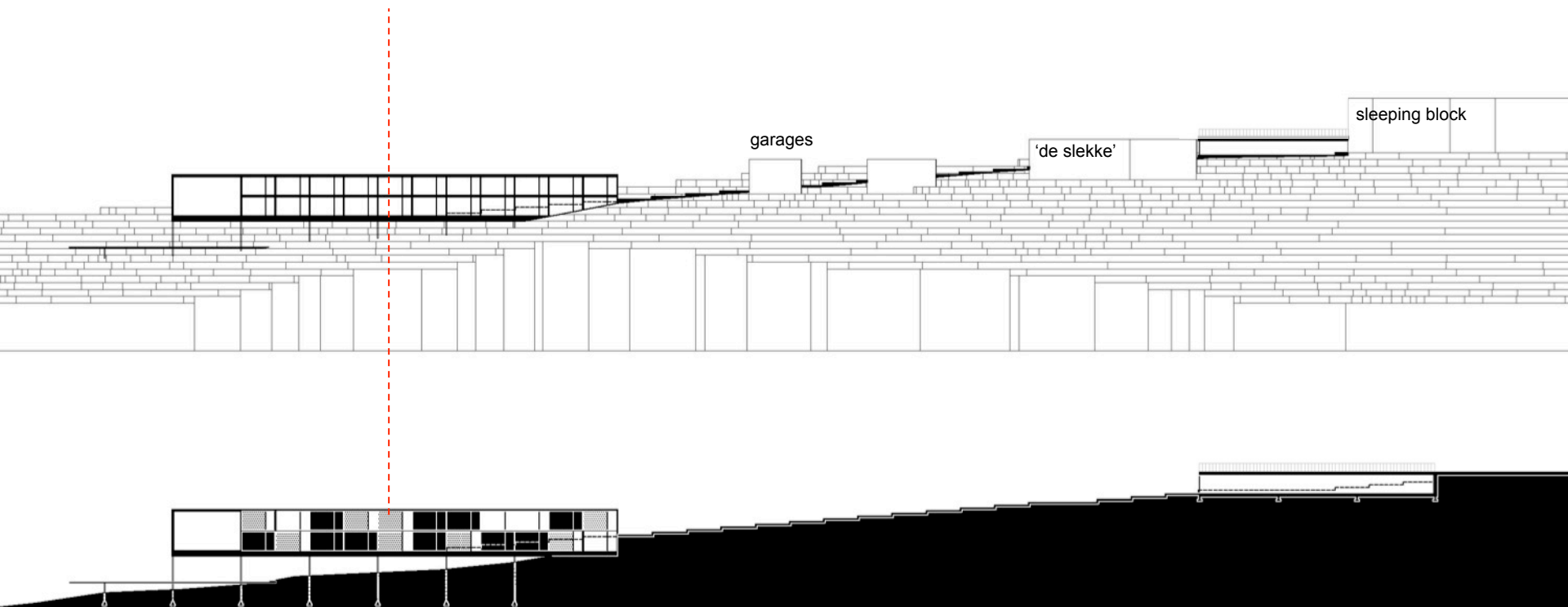
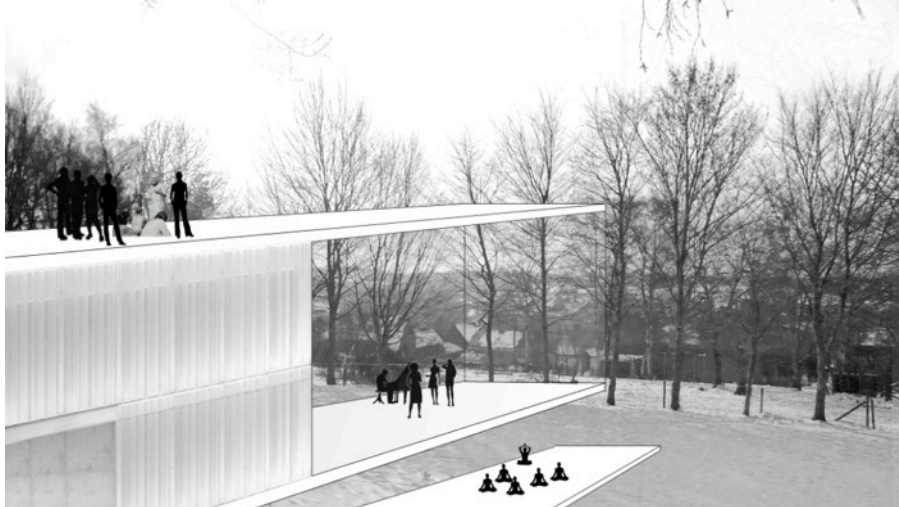


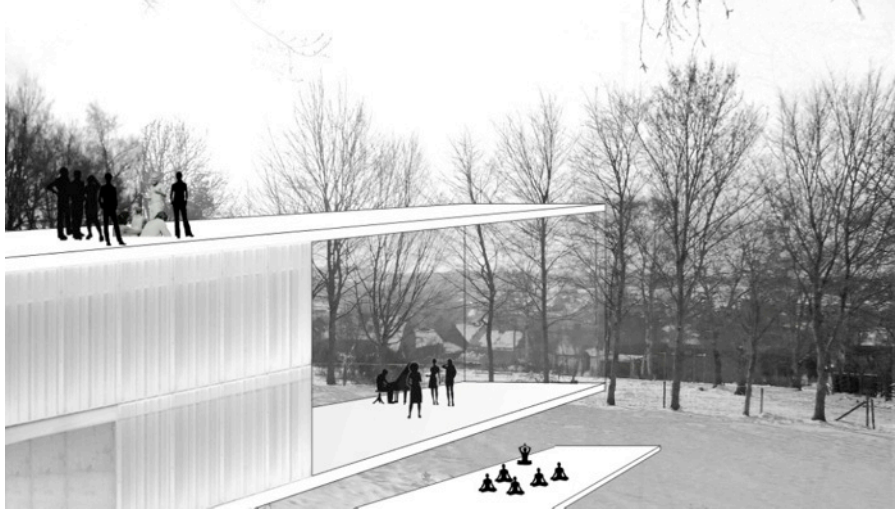


THREE LINES
along line 1
art rooms

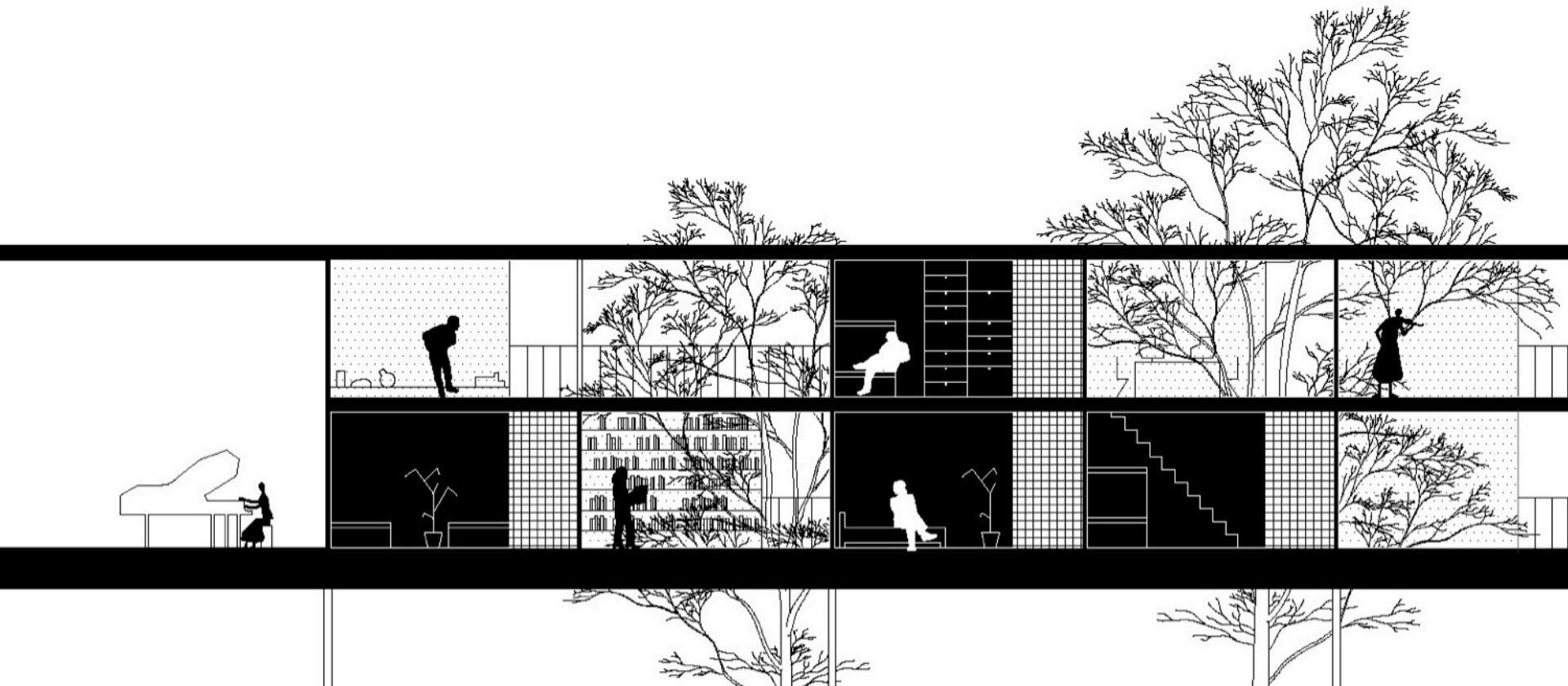


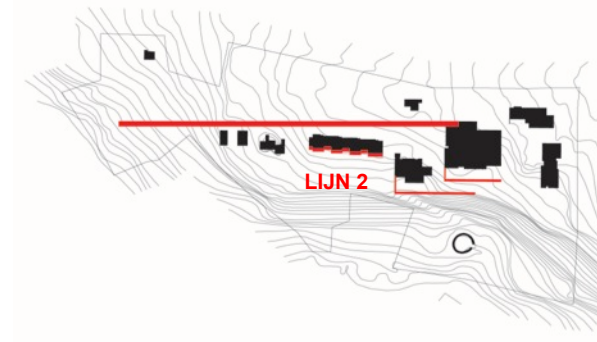
THREE LINES
along line 1
living





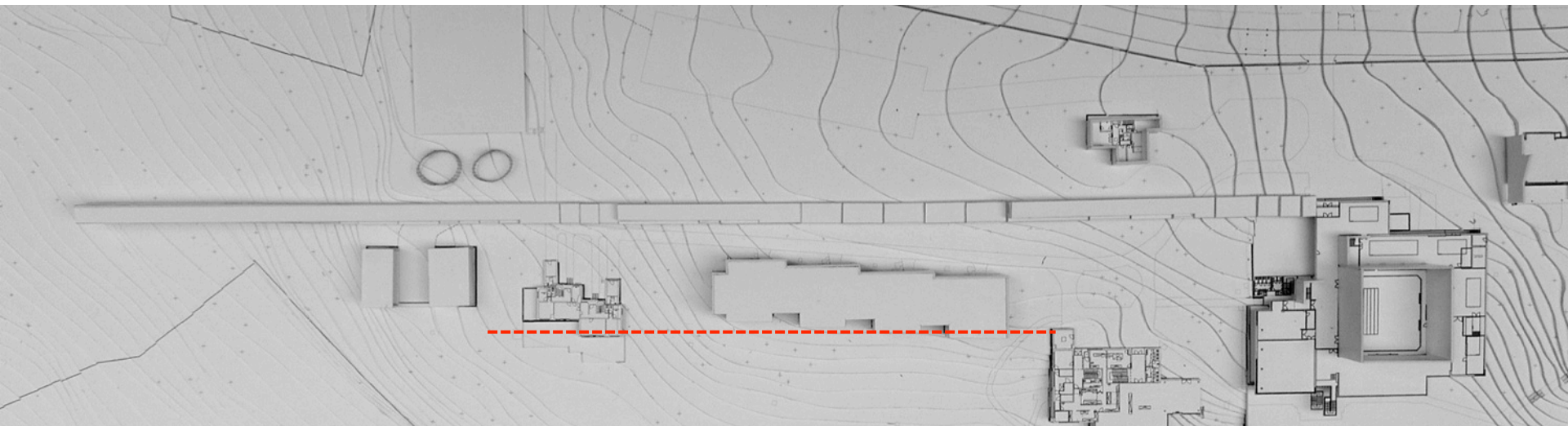
THREE LINES
 along line 1
 living

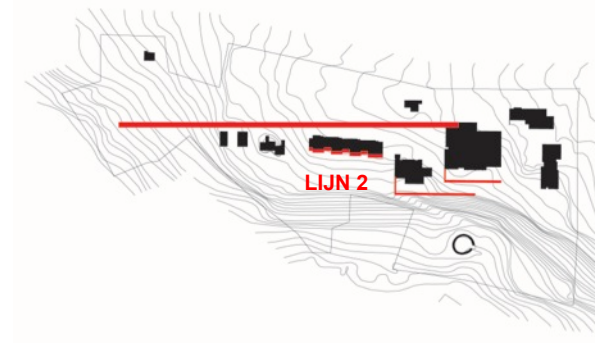




THREE LINES

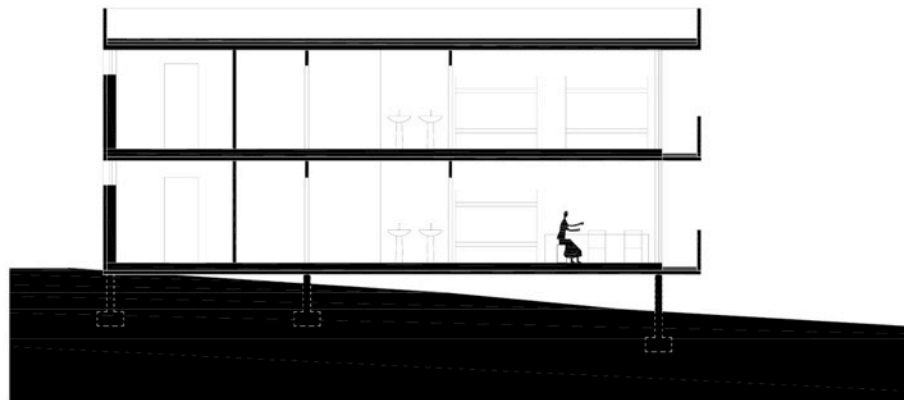
line 2





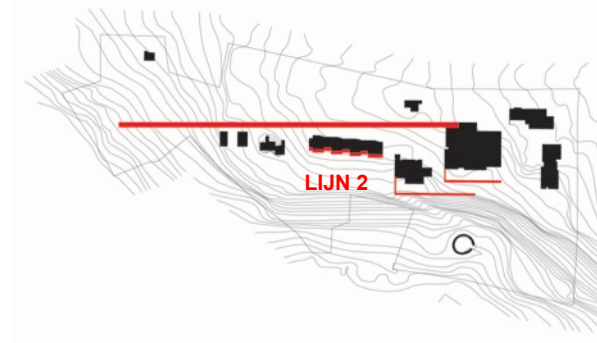
THREE LINES

line 2



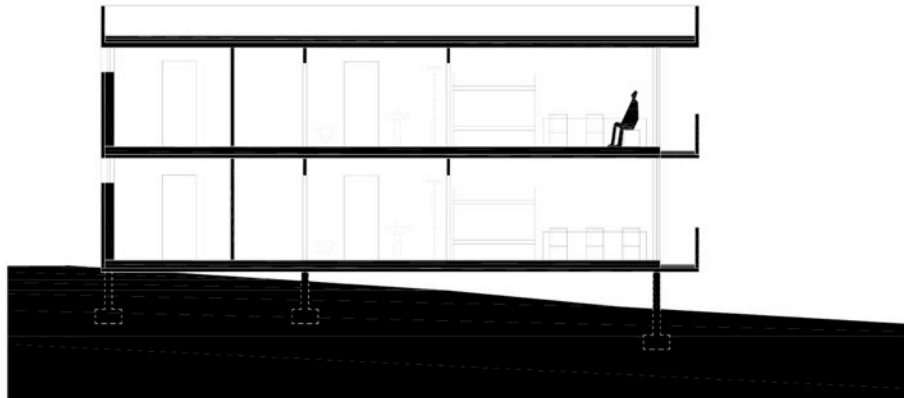
- sanitary
- sleeping zone

step 0: current situation
6 beds / room



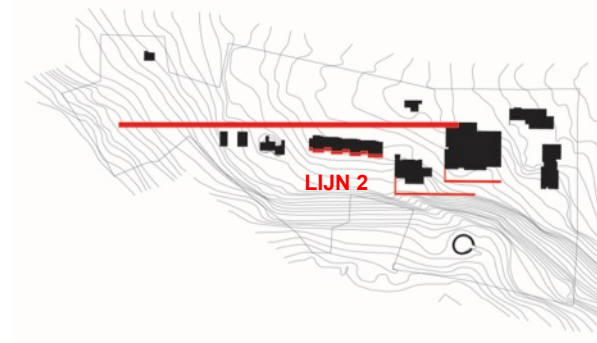
THREE LINES

line 2



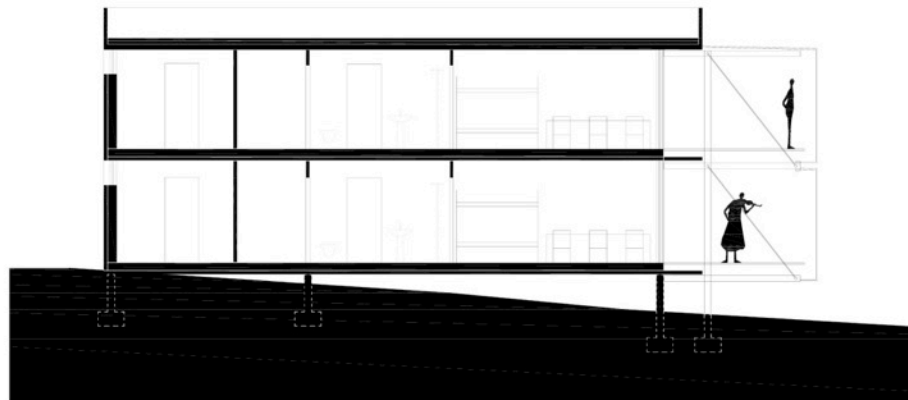
- sanitary
- sleeping zone
- living space

step 1: toilet + living space in the sleeping unit
4 beds / room

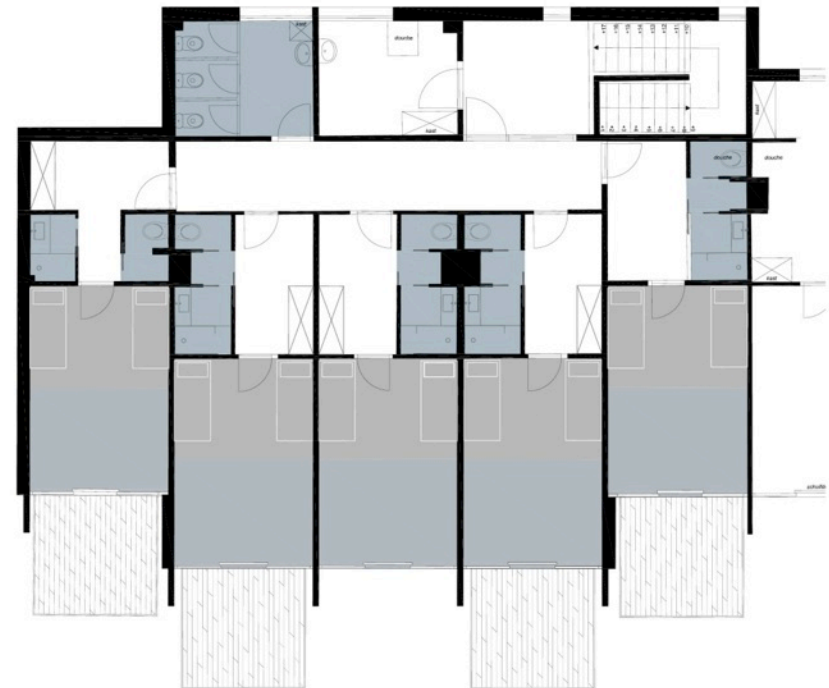


THREE LINES

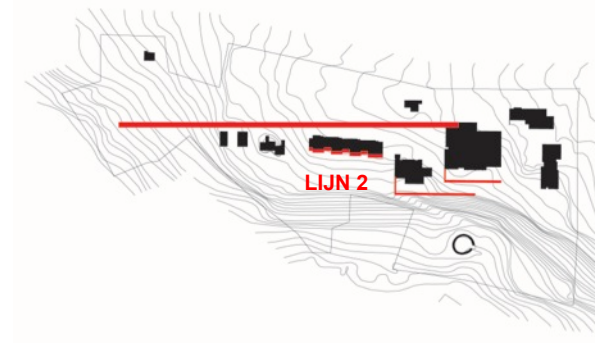
line 2



step 2: veranda
4 (+2) beds / room

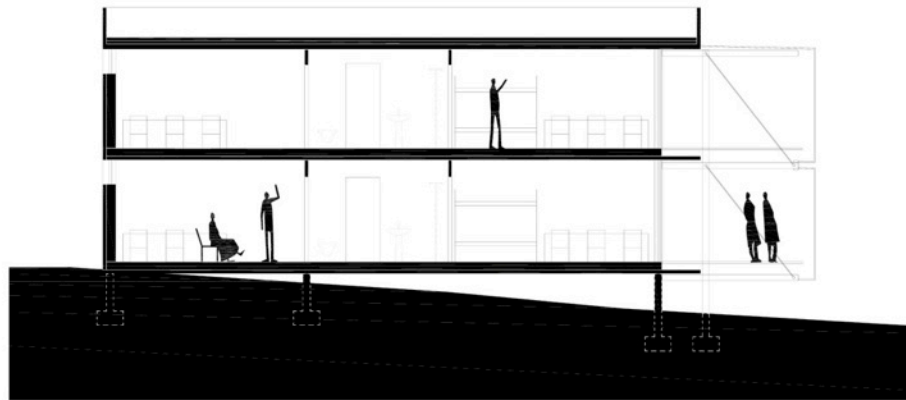


- sanitary
- sleeping zone
- living space
- veranda



THREE LINES

line 2



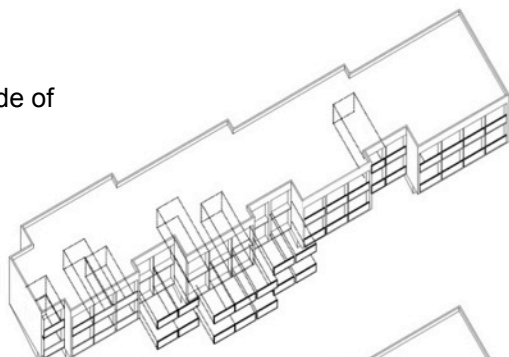
step 3: new shared spaces for the units
4 (+2) beds / room

- sanitary
- sleeping zone
- living space
- veranda
- shared space

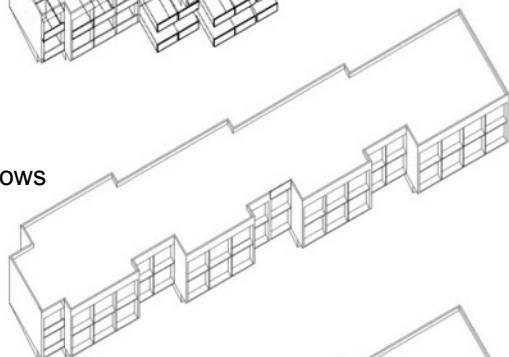
THREE LINES

line 2

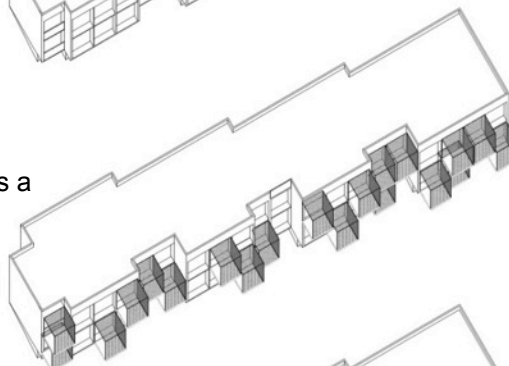
step 1: take away
concrete balustrade of
balconies



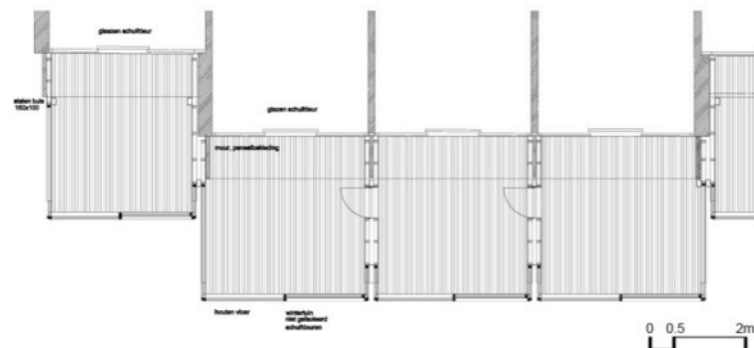
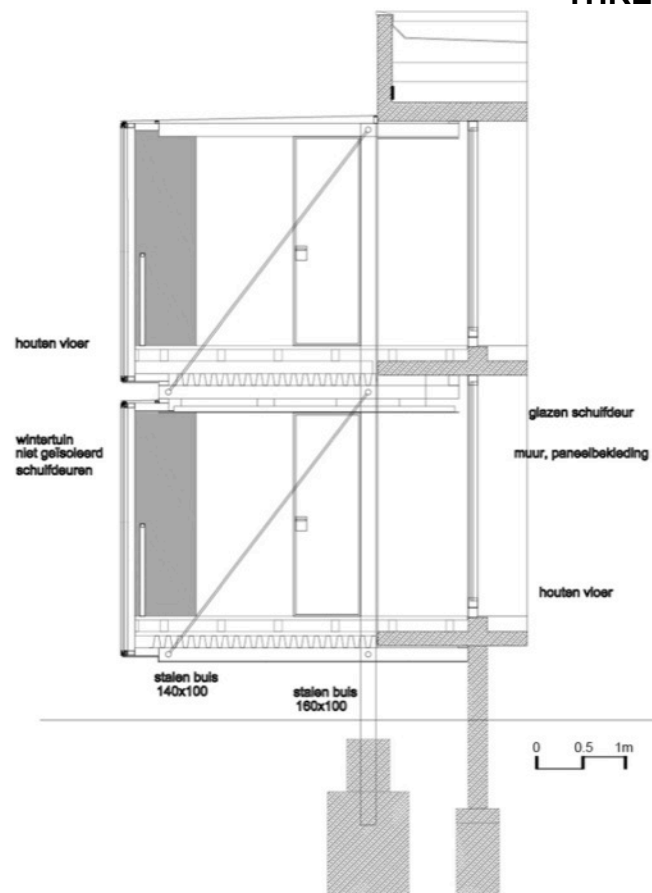
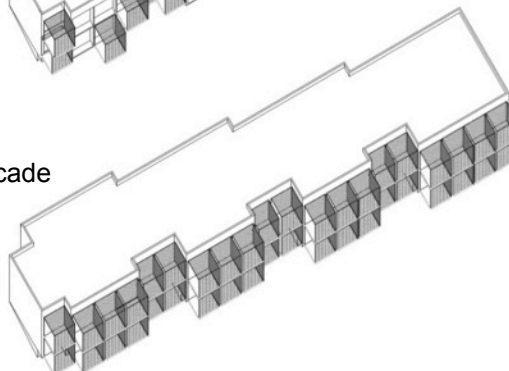
step 2: open windows
and views



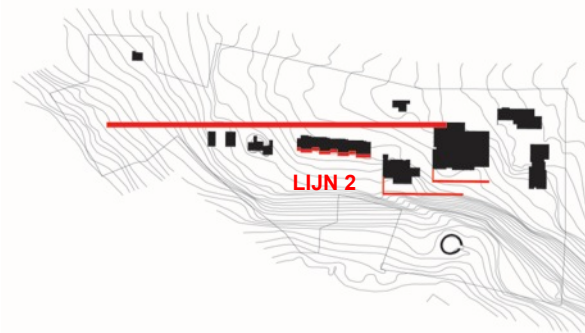
step 3: veranda as a
new living space

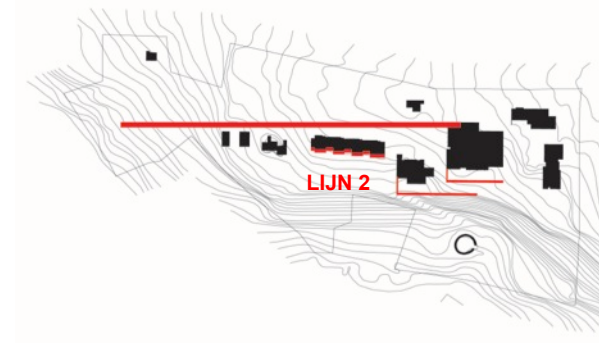


step 4: a new facade



THREE LINES
line 2

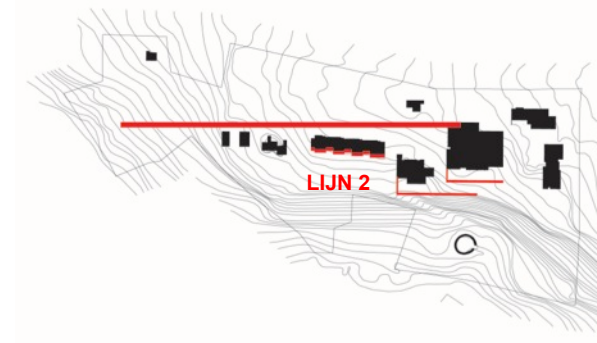




THREE LINES

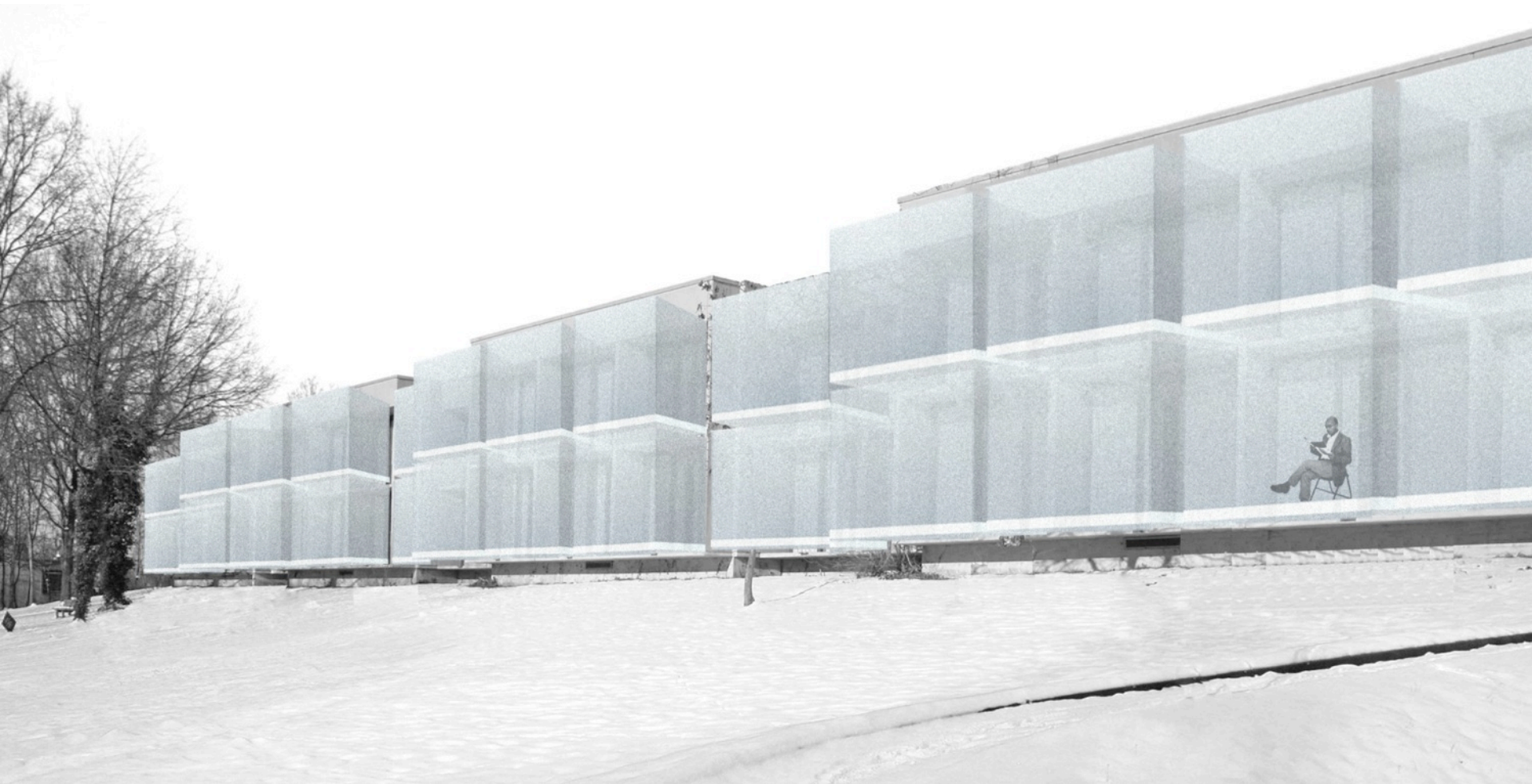
line 2



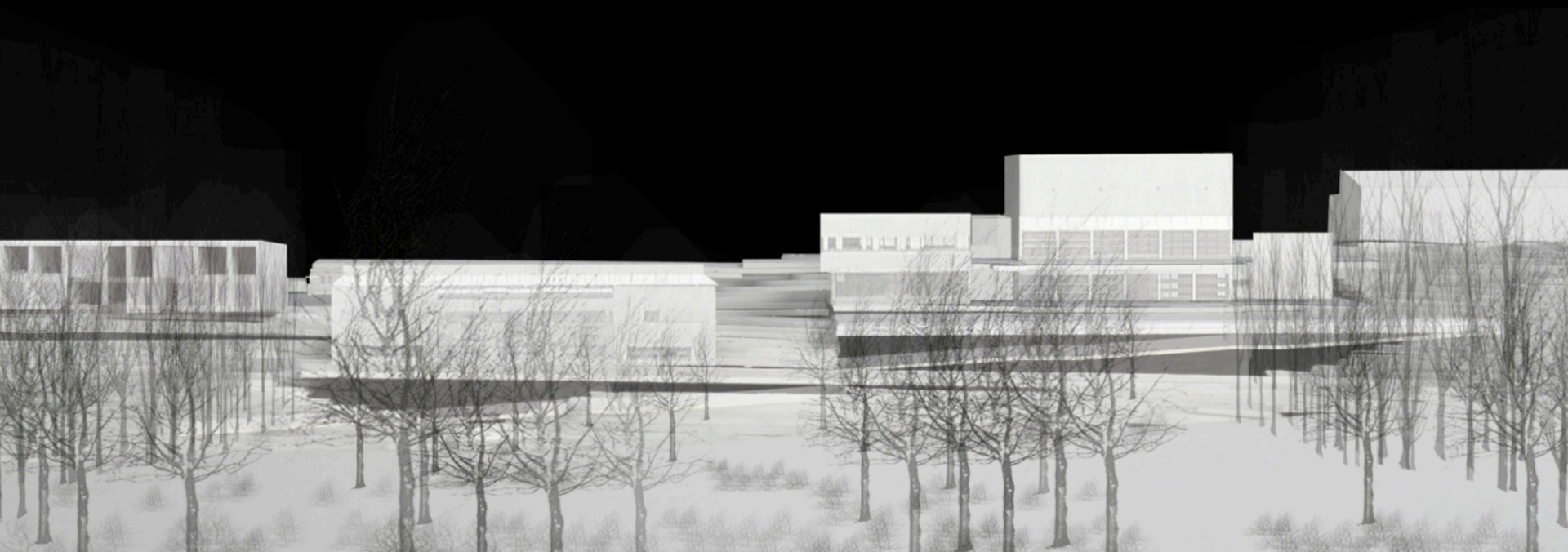


THREE LINES

line 2



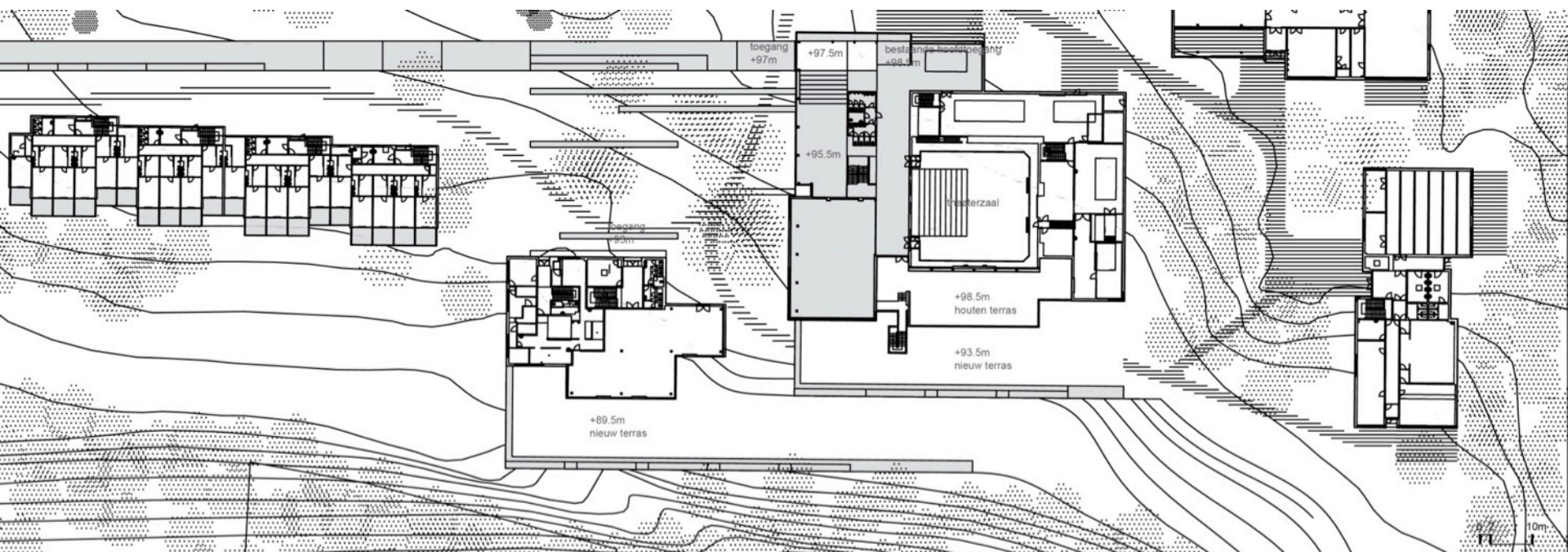
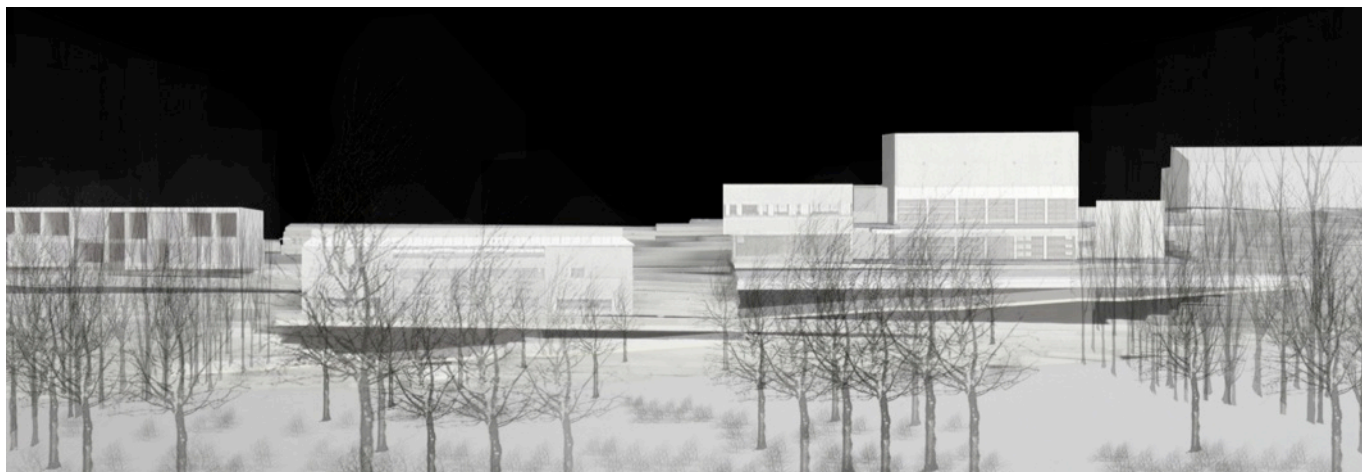
THREE LINES
line 3



THREE LINES
line 3

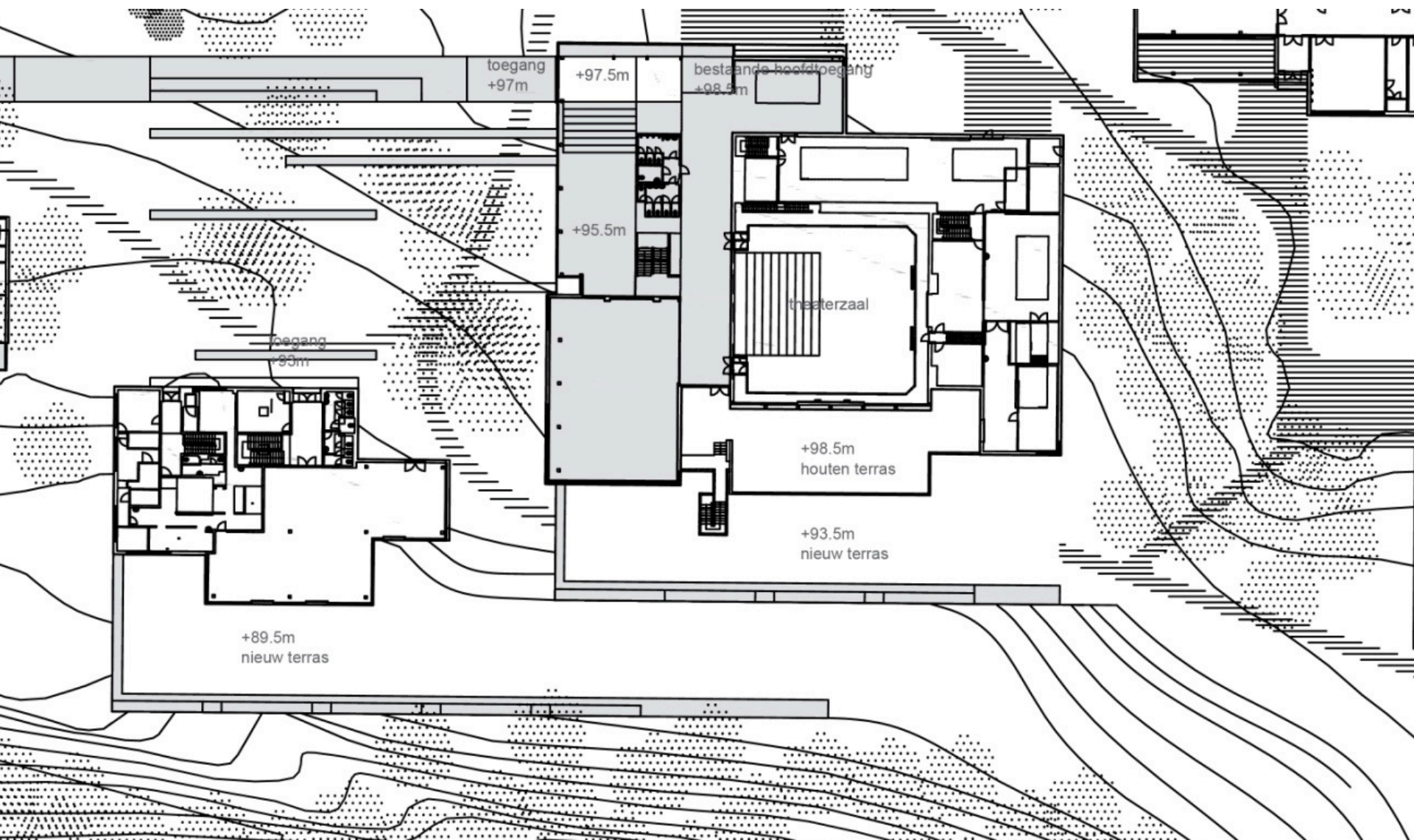
restaurant
cafeteria

main building

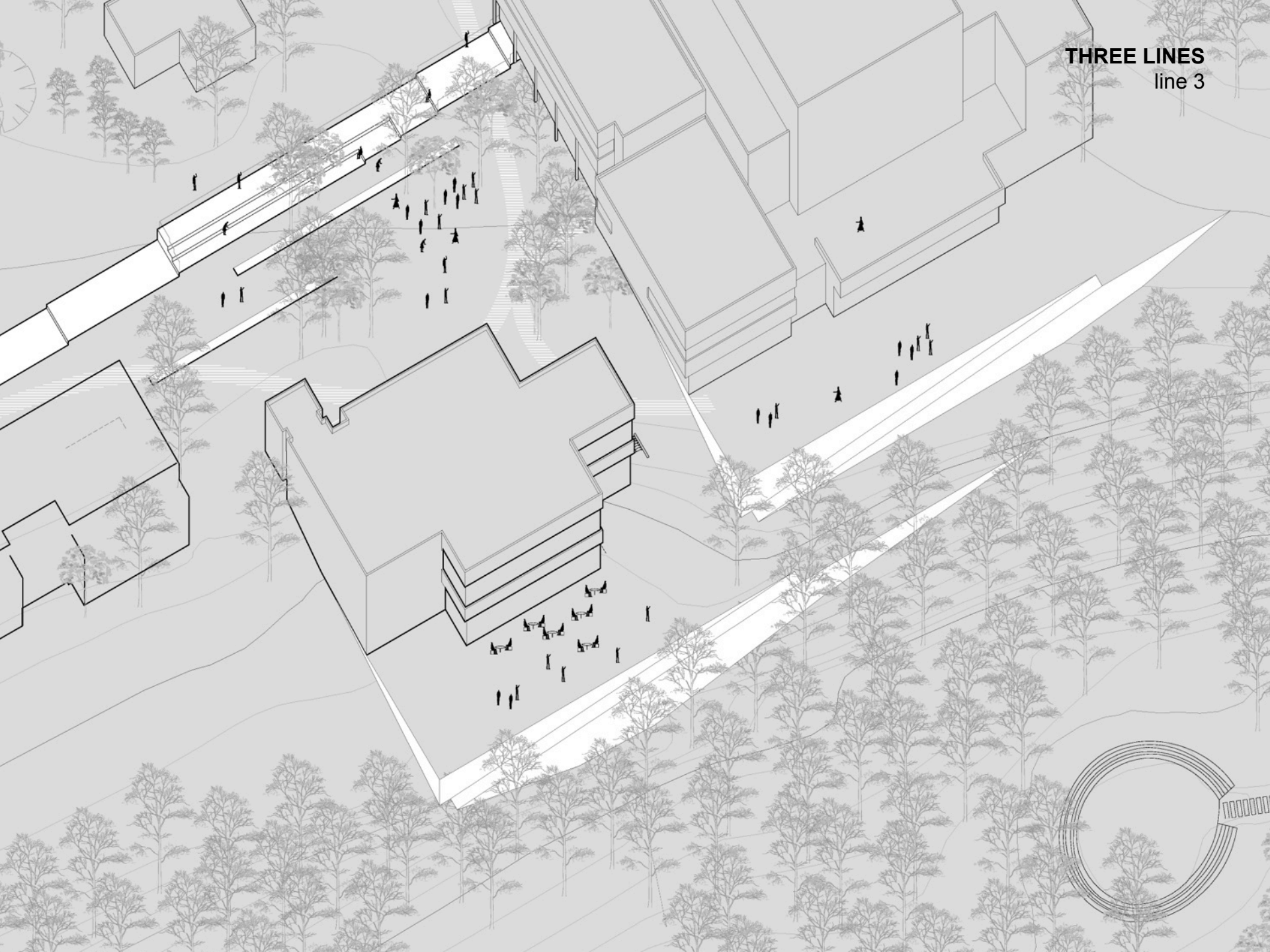


THREE LINES

line 3



THREE LINES
line 3

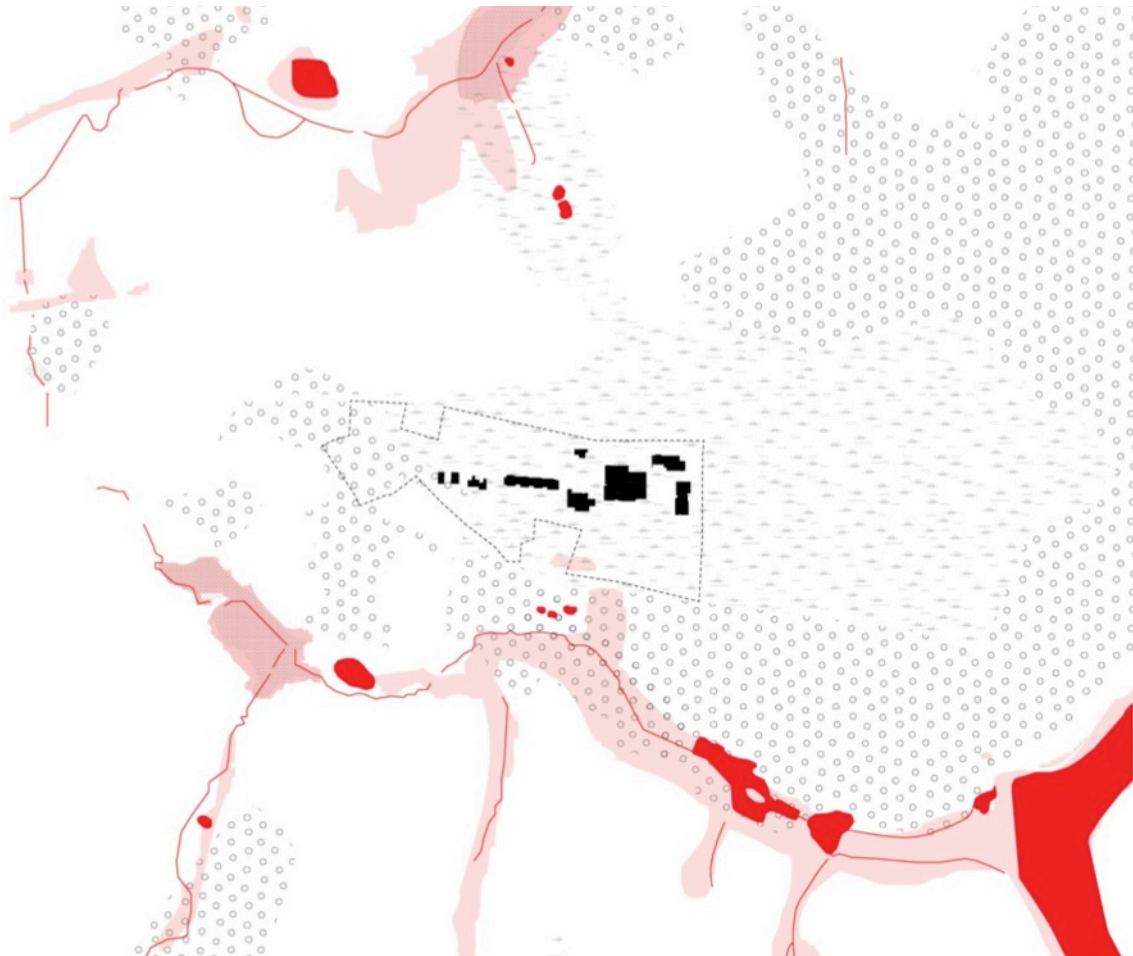
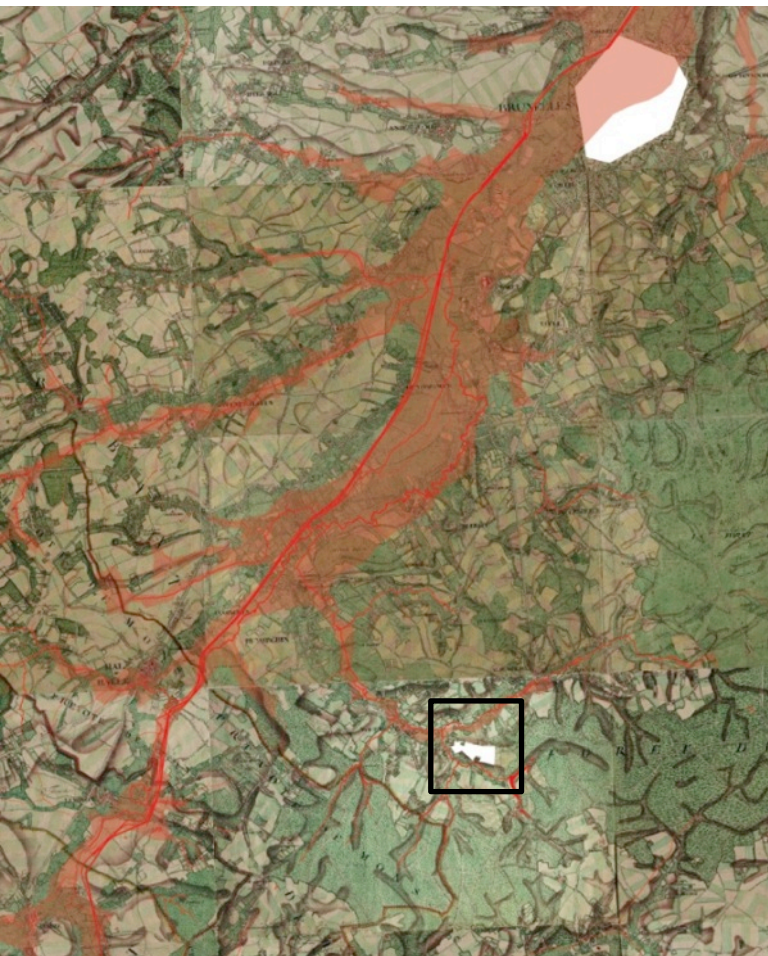


IN THE LANDSCAPE



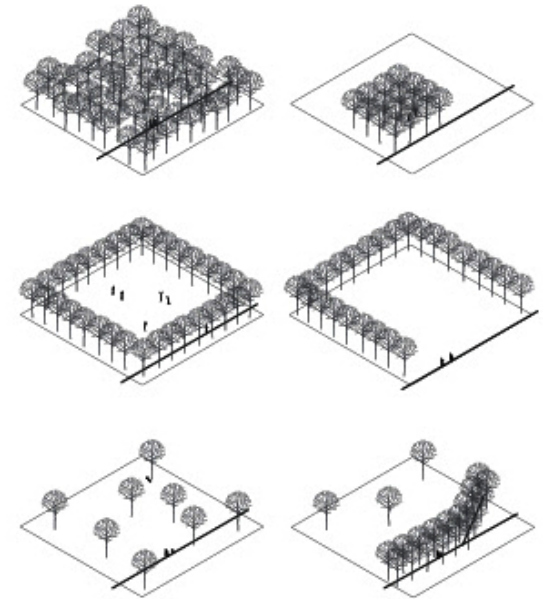
IN THE LANDSCAPE

historical landscape



IN THE LANDSCAPE

role of trees in perception of site

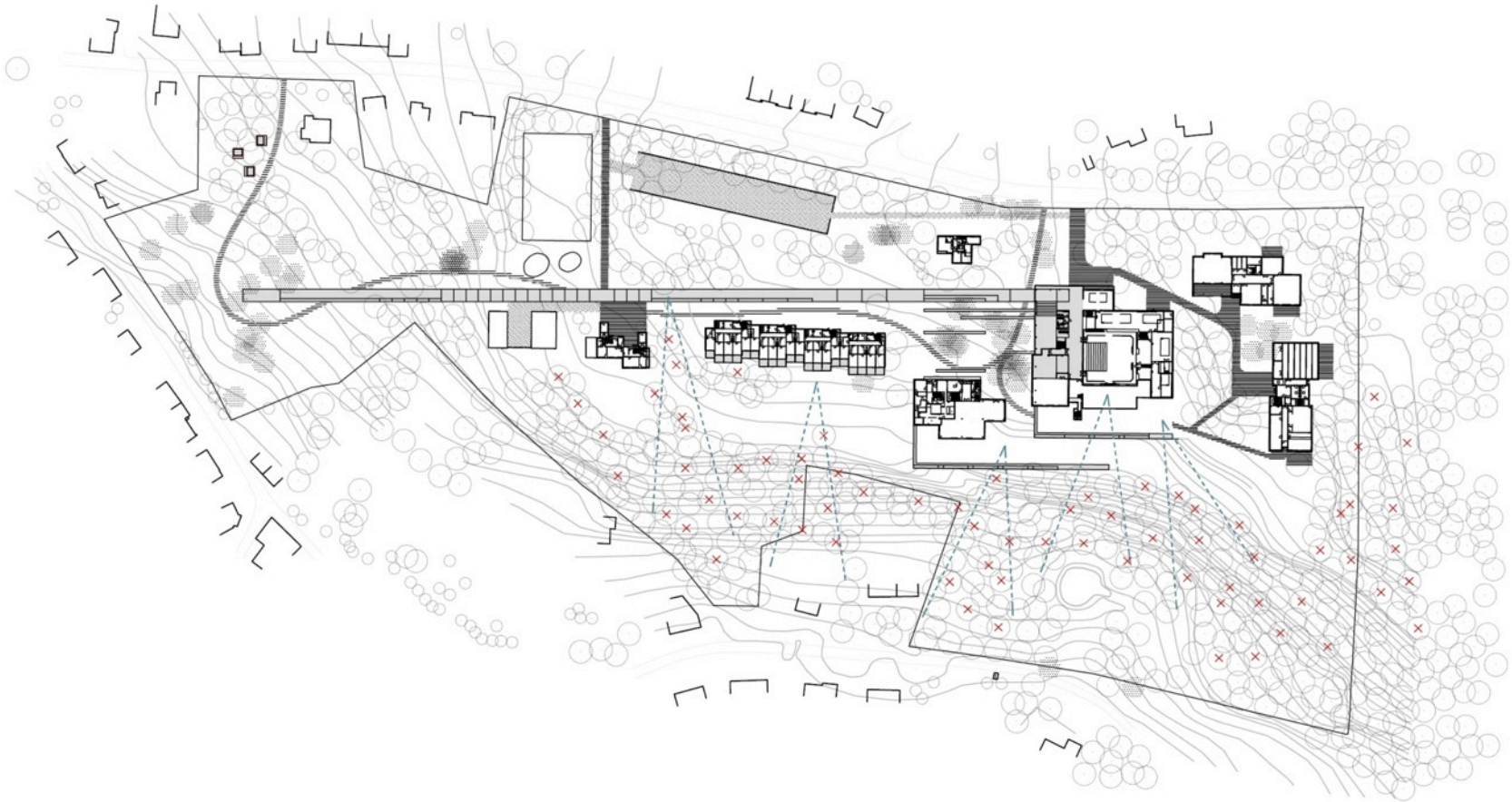


IN THE LANDSCAPE
extensive maintenance



IN THE LANDSCAPE

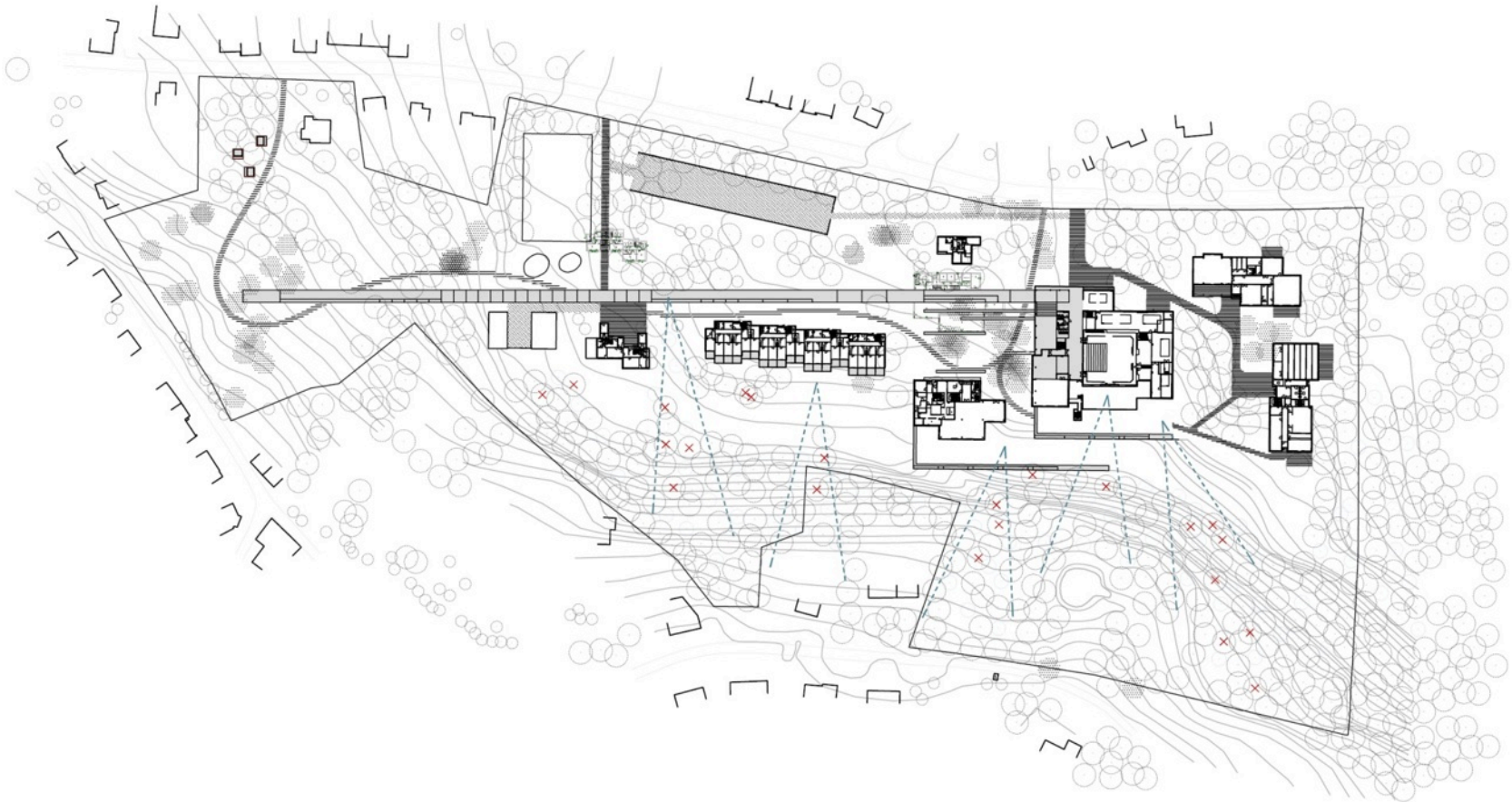
chopping managment



cut old and big trees every 10 to 15 years
in order to make less dens globally

IN THE LANDSCAPE

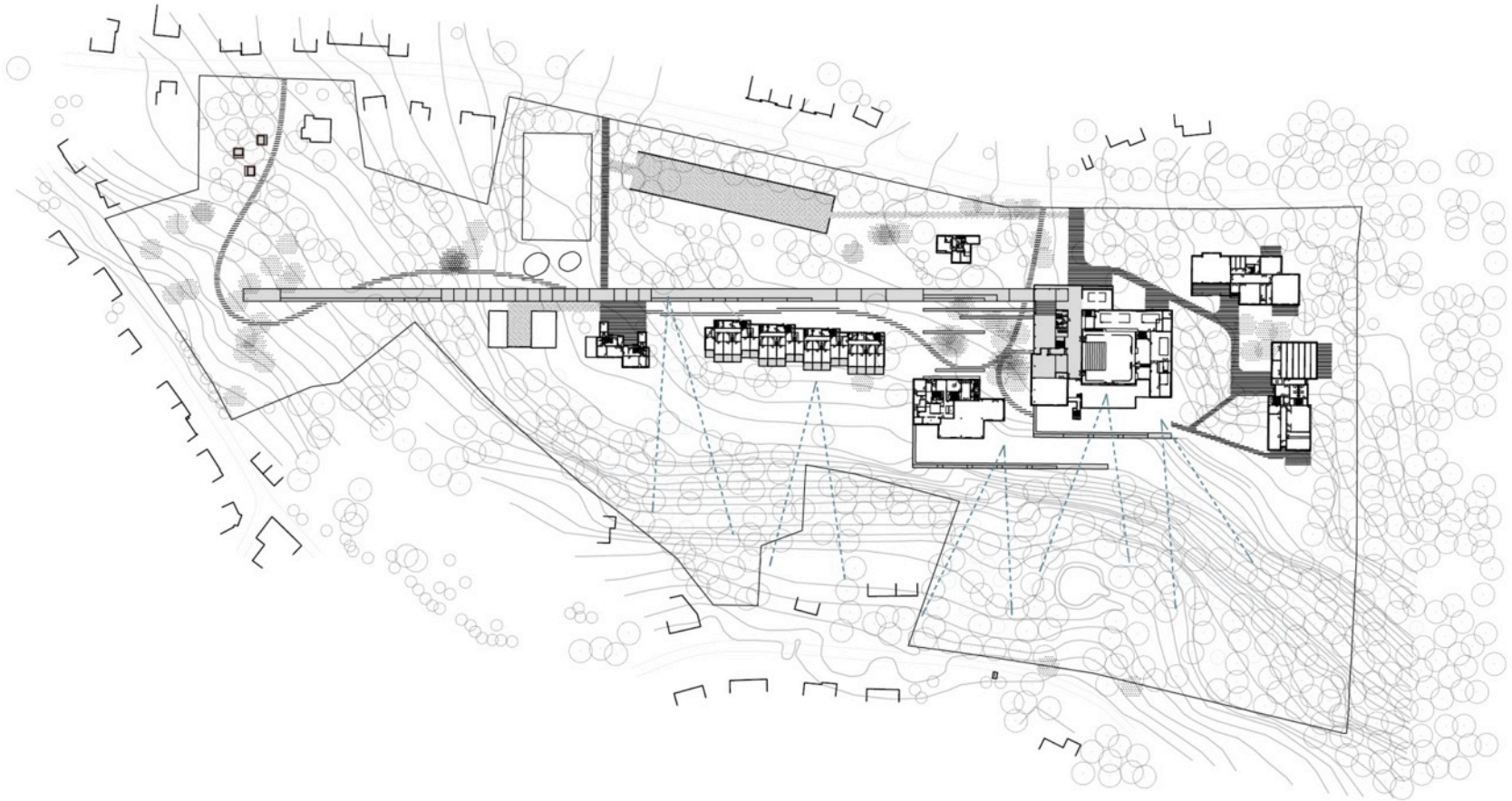
chopping managment



cut some tree lines to get openings for a view

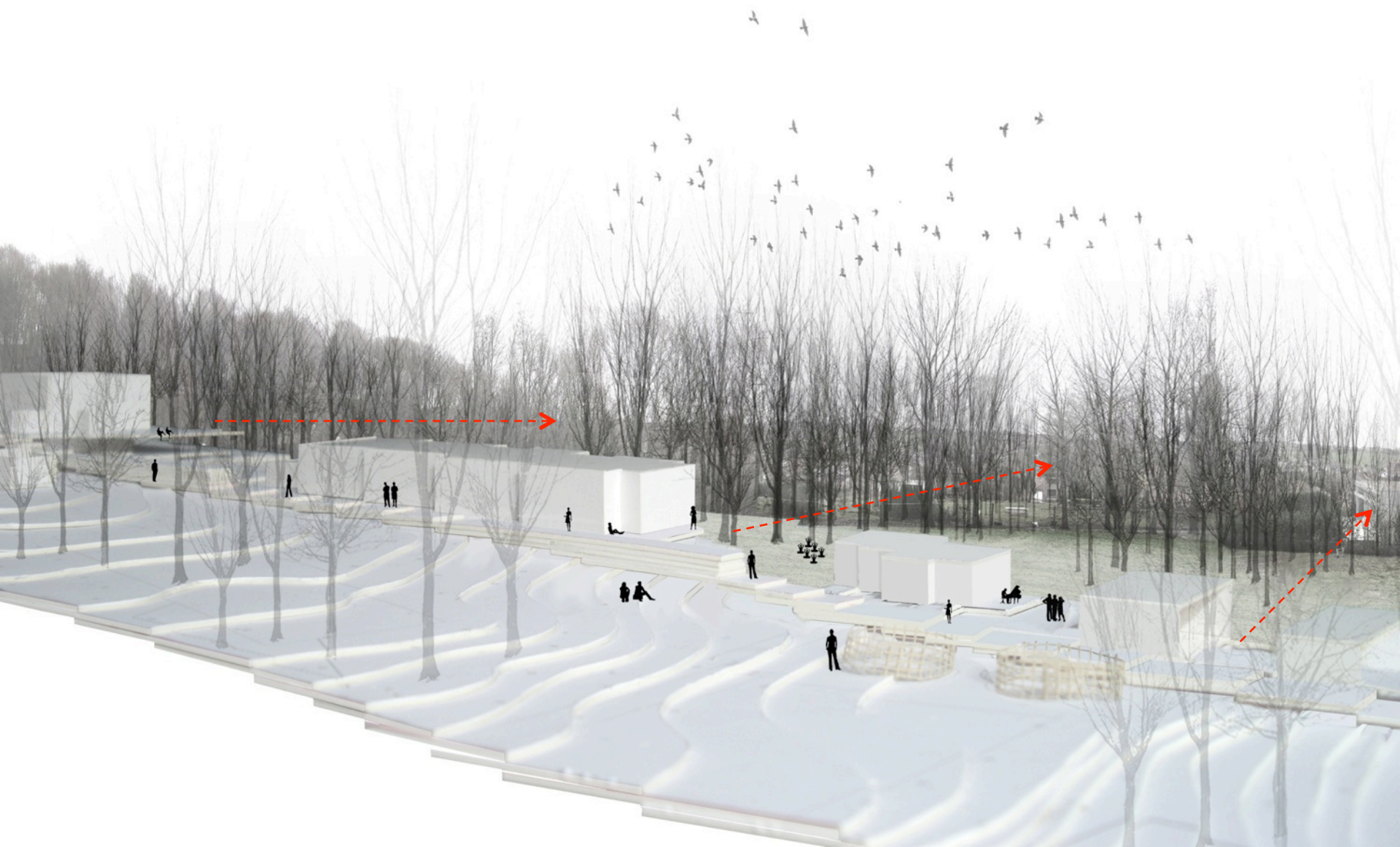
IN THE LANDSCAPE

chopping managment



the result

IN THE LANDSCAPE

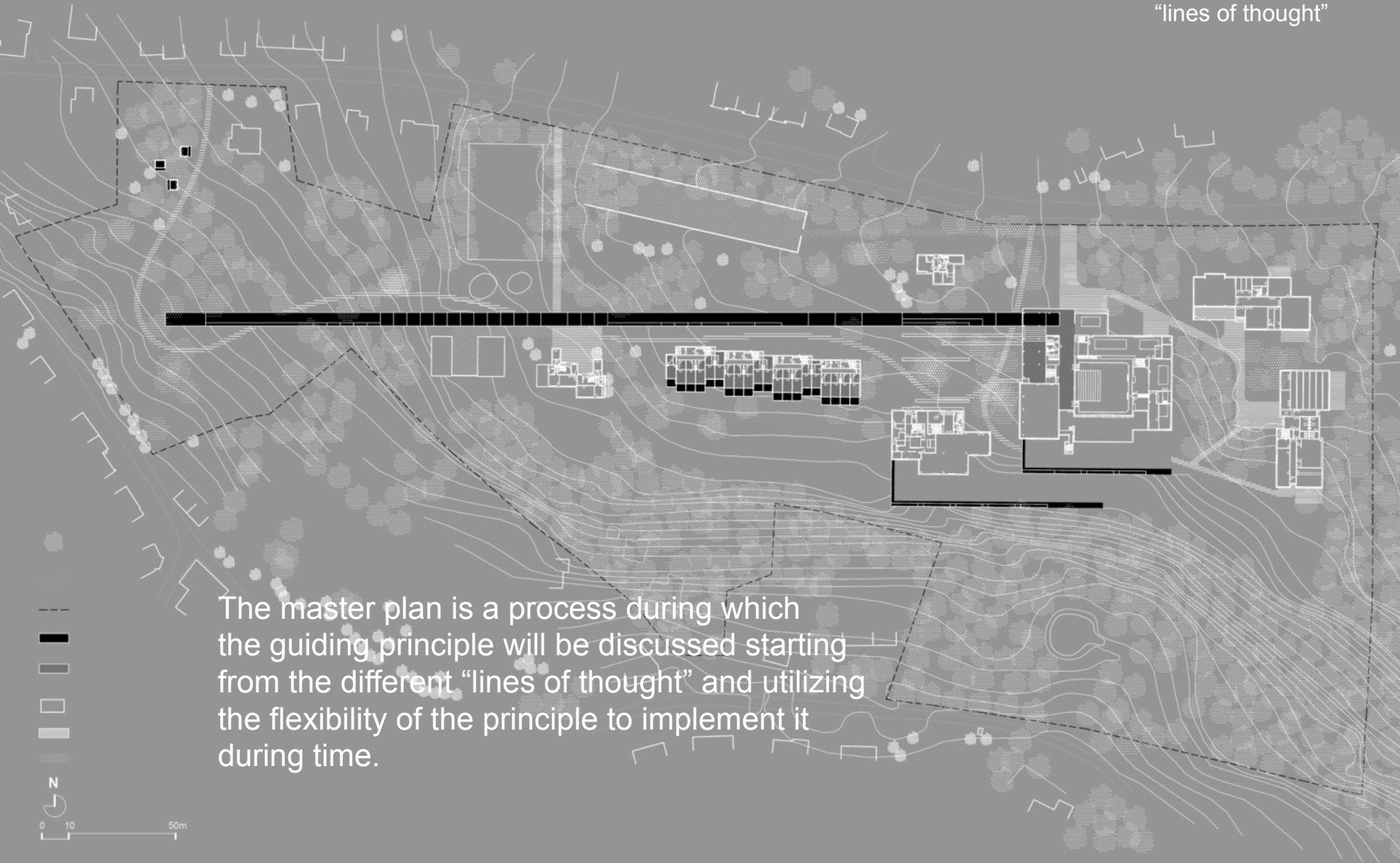


THE MASTERPLAN AS A WORK OF ART



THE MASTERPLAN AS A WORK OF ART

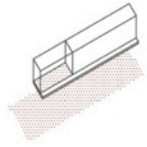
“lines of thought”



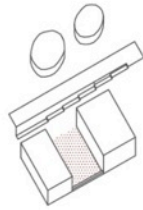
THE MASTERPLAN AS A WORK OF ART

projects

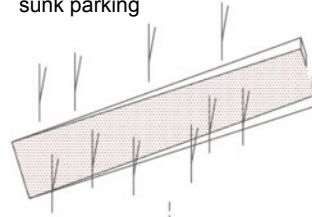
artroom and
shared space



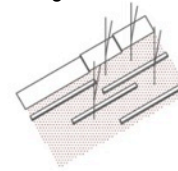
art room of
the garages



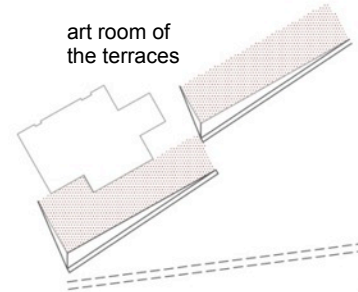
sunk parking



art room between main
building and restaurant



art room of
the terraces



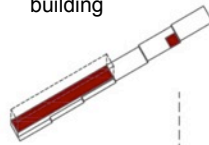
new sleeping
units in forest



sleeping units
with living space



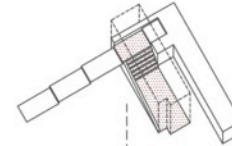
technical
building



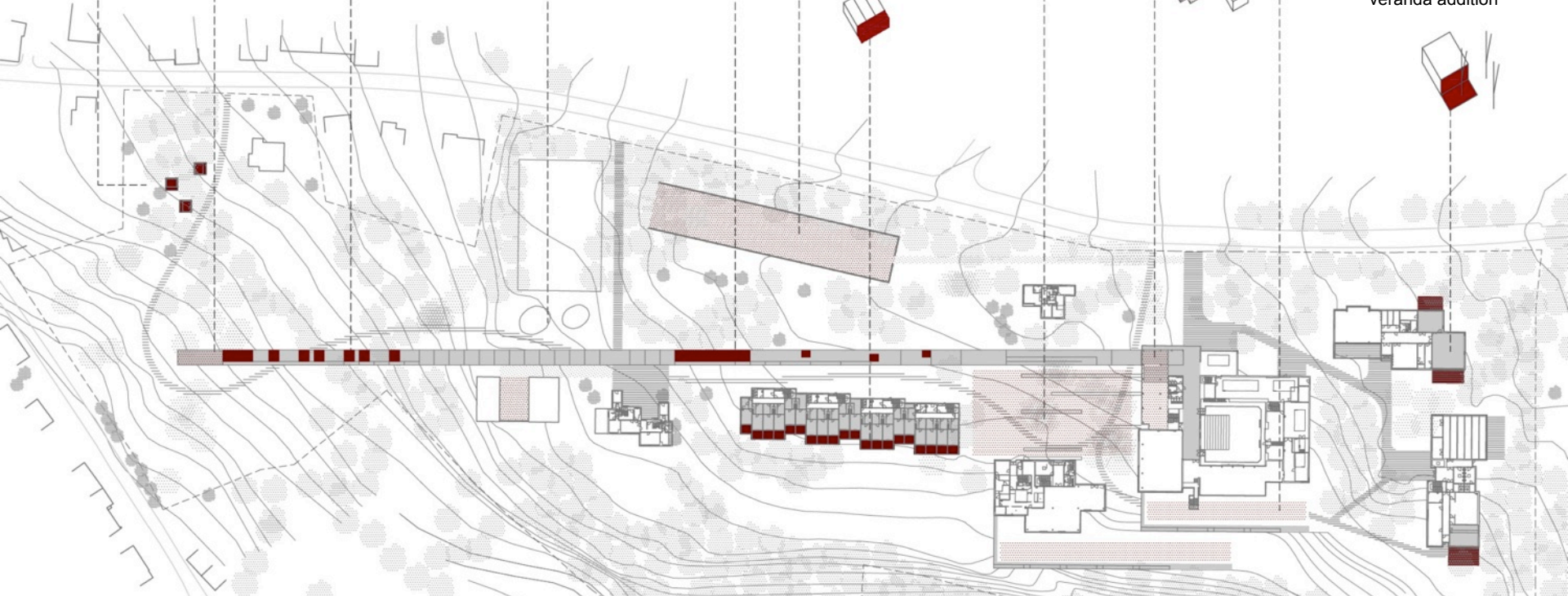
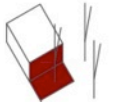
veranda
addition



double height
art room of the lobby



possible
veranda addition



THE MASTERPLAN AS A WORK OF ART

sustainability



Mogelijkheden energieconcept

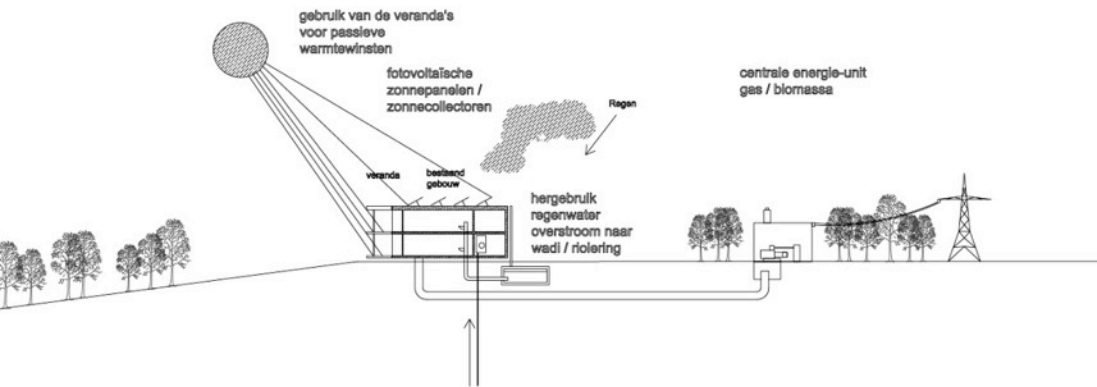
ZON
_fotovoltaïsche zonnepanelen
_zonnecollectoren

WATER
_warmtepomp

BODEM
_warmtepomp

BOS
_biomassa

- zonnepanelen
- centrale energie-unit
- biomassa
- wadi

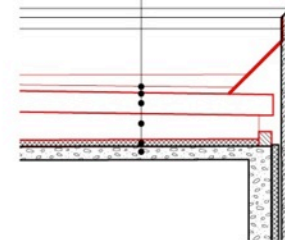


energy concept



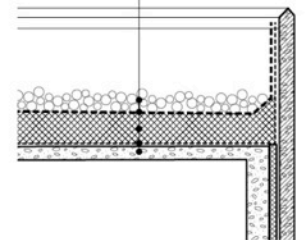
BESTAANDE DAKOPBOUW

- * half-lasse waterdichte laag
- * afstrijklaag
- * geprefabriceerde dakelementen
- * verluchte ruimte
- * thermische isolatie
- * draagvloer



DAKRENOVATIE

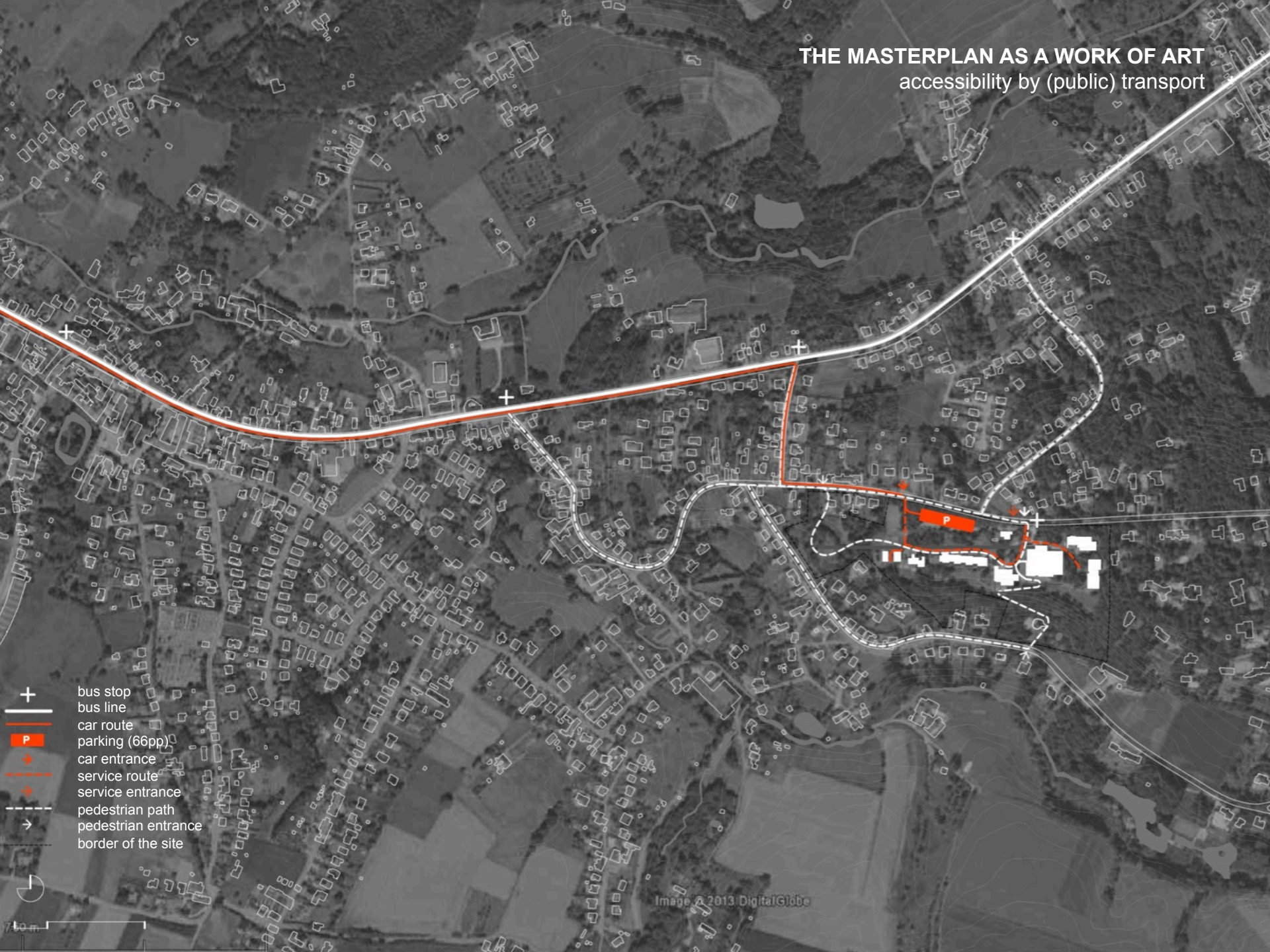
- * ballast (grind)
- * PE waterdichting
- * termische isolatie PUR (14cm)
- * dampscherm
- * bestaande draagvloer



renovation of roofs

THE MASTERPLAN AS A WORK OF ART

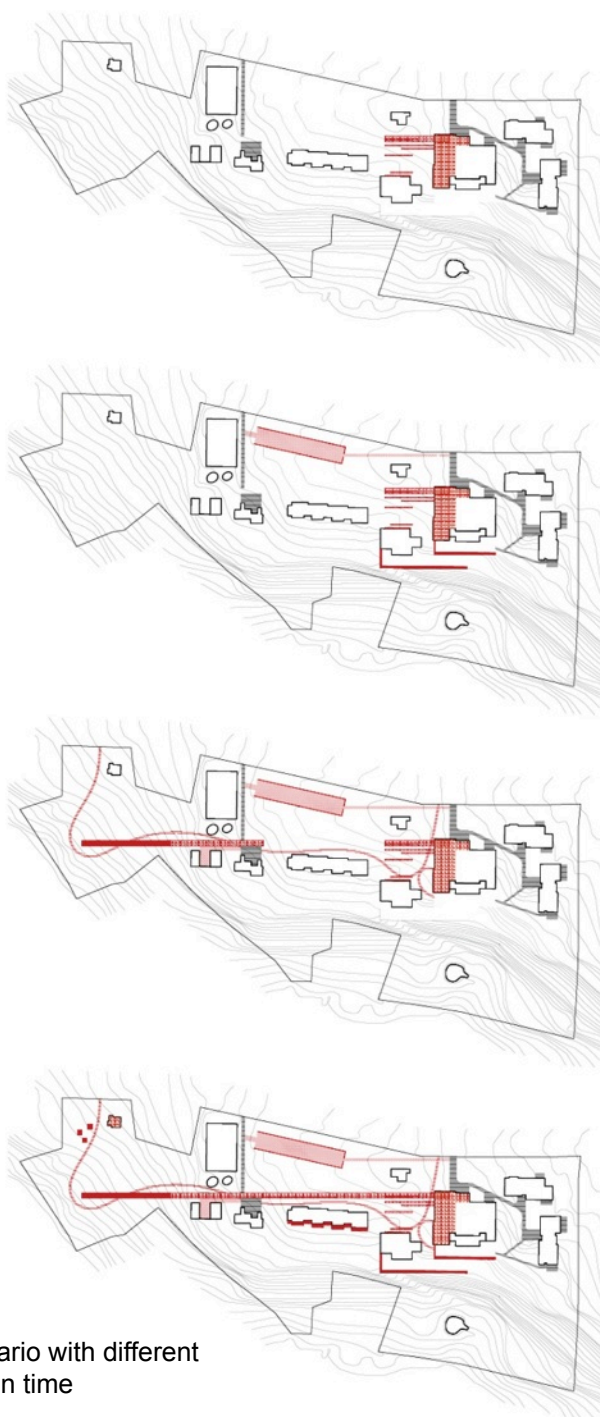
accessibility by (public) transport



- + bus stop
- bus line
- car route
- P parking (66pp)
- + car entrance
- - - service route
- + service entrance
- - - pedestrian path
- + pedestrian entrance
- - - border of the site

Image © 2013 DigitalGlobe

THE MASTERPLAN AS A WORK OF ART a flexible realization in time



possible scenario with different
configuration in time

	standaard bezetting			uitbreiding	
	# kamers	bedden/kamer	# bedden	bedden/kamer	# bedden
huidige situatie					
slaapblokken	40	6	240	6	240
de slekke	9	2	18	2	18
totale bezetting	49		258		258
toevoegen residentieel gebouw lijn 1					
slaapblokken	40	6	240	6	240
de slekke	9	2	18	2	18
residentieel gebouw lijn 1	11	2	22	4	44
totale bezetting	60		280		302
renovatie slaapblokken en toevoegen van veranda's					
slaapblokken	40	4	160	6	240
de slekke	9	2	18	2	18
residentieel gebouw lijn 1	11	2	22	4	44
totale bezetting	60		200		302
toevoegen paviljoenen & herbestemmen kokswoning					
slaapblokken	40	4	160	6	240
de slekke	9	2	18	2	18
residentieel gebouw lijn 1	11	2	22	4	44
paviljoenen	3	2	6	4	12
kokswoning	8	2	16	2	16
totale bezetting	71		222		330

maximum capacity during different interventions

THE MASTERPLAN AS A WORK OF ART
a feasible project

			RAMING			TIMING
	eenheid	aantal	eenheidsprijs		totale prijs	dagen
DUURZAAMHEID						
isoleren van de daken	m²	6.063	€	90,00	€ 545.670,00	25
afbreken betonnen dakelementen						
waterscher						
thermische isolatie (14 cm PUR, in helling 2%)						
dampscher						
elektriciteit						40
bewegingssensoren in de lokalen en gangen	st	150	€	50,00	€ 7.500,00	
fotovoltaïsche panelen	GP	1	€	400.000,00	€ 400.000,00	
verwarming						40
warmtepomp	GP	1	€	180.000,00	€ 180.000,00	
ventilatie						50
systeem C voor de bestaande gebouwen	m²	11.351	€	70,00	€ 794.570,00	
onvoorziene kosten (10%)					€ 192.774,00	
SUBTOTAAL VOOR DIT GEHEEL					€ 2.120.514,00	155
LJN 1						
nieuw residentieel gebouw	m²	607	€	1.350,00	€ 819.450,00	200
kunstkamer terras onder gebouw	m²	146	€	500,00	€ 73.125,00	30
pad					€ 186.683,40	50
grondwerk	GP	1	€	5.385,00	€ 5.385,00	
verankeringslandhoofden	st	34	€	431,60	€ 14.674,40	
vloerplaten	m²	1.077	€	112,00	€ 120.624,00	
meerprijs zone met zittreden	m²	222	€	100,00	€ 22.200,00	
balustrade	m	70	€	340,00	€ 23.800,00	
zitmuur in architectonisch beton	m	120	€	950,00	€ 114.000,00	20
herorganisatie receptiezone	m²	1.100	€	900,00	€ 990.000,00	50
uitbreken vloer						
uitbreken buitenwand						
uitbreken binnenmuren (14cm)						
uitbreken trappenkoker						
nieuwe vloer voor lijn 1						
nieuw schrijnwerk dubbelhood						
inrichting nieuwe kantoren						
plaatsen lift						
trappen voor lijn 1						
onvoorziene kosten (10%)					€ 218.325,84	
SUBTOTAAL VOOR DIT GEHEEL					€ 2.401.584,24	350
LJN 2						
renovatie van de slaapblokken					€ 630.800,00	175
veranda's	m²	372	€	1.100,00	€ 409.200,00	
renovatie badkamers	m²	208	€	500,00	€ 104.000,00	
inrichten gemeenschappelijke ruimtes	m²	392	€	300,00	€ 117.600,00	
onvoorziene kosten (10%)					€ 63.080,00	
SUBTOTAAL VOOR DIT GEHEEL					€ 693.880,00	175
LJN 3						
terrassen					€ 201.437,50	50
grondverzet	GP	1	€	9.000,00	€ 9.000,00	
keermuren	m	135	€	522,50	€ 70.537,50	
zitelementen	m	80	€	950,00	€ 76.000,00	
balustrade	m	135	€	340,00	€ 45.900,00	
onvoorziene kosten (10%)					€ 20.143,75	
SUBTOTAAL VOOR DIT GEHEEL					€ 221.581,25	50

LANDSCHAPSAANLEG						
voorbereidende werken	TP	73.050	€	0,25	€ 18.262,50	10
paden					€ 328.311,00	50
grondwerk	GP	1	€	14.855,00	€ 14.855,00	
cementbetonverhardingen	m²	461	€	66,00	€ 30.426,00	
paden in halfverharding, opsluiting in staal	m²	1.510	€	53,00	€ 80.030,00	
paden in halfverharding, gebonden, opsluiting in staal	m²	1.000	€	68,00	€ 68.000,00	
handgreep (stijgpad)	m	500	€	270,00	€ 135.000,00	
parking					€ 163.111,00	20
grondwerk	GP	1	€	21.300,00	€ 21.300,00	
rijweg in cementbetonverharding	m²	489	€	61,00	€ 29.829,00	
parkeervakken in gewapend grind	m²	732	€	41,50	€ 30.378,00	
keurwanden	m	177	€	460,00	€ 81.604,00	
allerhande					€ 30.000,00	5
signalisatie (huisstijl)	GP	1	€	15.000,00	€ 15.000,00	
meubilair klein	GP	1	€	15.000,00	€ 15.000,00	
groenvoorzieningen					€ 128.130,00	50
plaggen t.b.v. heide ontwikkeling	m²	5.000	€	5,50	€ 27.500,00	
gazon	m²	5.000	€	1,75	€ 8.750,00	
extensief gras	m²	10.000	€	2,25	€ 22.500,00	
bosplantsoen (1,5 x1,5m)	m²	1.000	€	0,88	€ 880,00	
bomen nieuwe aanplant	st	100	€	525,00	€ 52.500,00	
meerstammigen nieuwe aanplant	st	50	€	320,00	€ 16.000,00	
onvoorziene kosten (10%)					€ 66.781,45	
SUBTOTAAL VOOR DIT GEHEEL					€ 734.595,95	0
KOKSWONING						
renovatie van de kokswoning	m²	212	€	800,00	€ 169.600,00	100
nieuwe paviljoenen	m²	96	€	1.350,00	€ 129.600,00	50
onvoorziene kosten (10%)					€ 29.920,00	
SUBTOTAAL VOOR DIT GEHEEL					€ 329.120,00	150
TOTAAL VOOR VOLLEDIGE UITVOERING						
					€ 6.501.275,44	880
BTW				21%	€ 1.365.267,84	
TOTAL KOSTPRIJS (incl. BTW)					€ 7.866.543,28	

