

RECYCLAGE VAN HET ONZICHTBARE

Het uitgangspunt voor het project is een uncompromising in-situ recycling van het bestaande industriële gebouw, inclusief fundering, dragende structuur, buitenste huid, waterdichtheid, diensten en installaties, elektrische centrale, verwarming, waterleidingen, brandslangen, drainage en zelfs parkeerplaats, hekwerken en toegangen.

RECYCLING THE INVISIBLE

The starting point for the project is an uncompromising in-situ recycling of the existing industrial building, including foundations, bearing structure, outer skin, waterproofing, services installations and equipment, electric power station, heating plant, water ducts, fire hoses, drainage and even parking space, fencing and accesses.



The city of Leuven acquired the former Lincas factory, a 40,000 sqm plot with an 11,000m² existing area and in total 1,000 tons of reinforced concrete, 100 tons of structural steel, 500m³ of wall-mounted panels, 10,000m² of roof-mounted panels, 200m³ of automatic garage doors, 400m³ of windows and 500m³ of depth.

The competition brief required a volume that would gather most of the public services buildings of the city in this central and well-connected site.

We decided to reuse the existing industrial shell, not just to recycle materials for the new, but to reuse the same steel and all the functioning "functional" systems.

The project is now in the last phases of construction and will be inaugurated on the 10th of June 2017.

Planet. Paving the way to the existing construction is a major strategy for sustainable development. Reusing a building instead of new one would reduce carbon footprint by 100 tonnes for the most affected new construction in any town.

Prosperity. Reusing the existing building was the way to meet the whole programme with the limited budget available. Our program is cheaper to implement and cheaper to maintain than the competition alternatives.

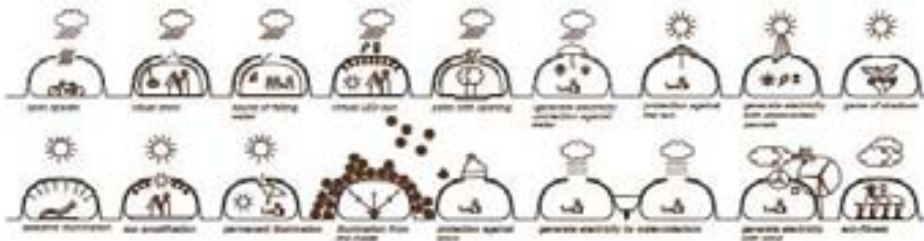


LUMINEUS LANDSCHAP VAN WITTE WOLKEN

We hergebruiken het gebouw, en terwijl stellen we een verreikende transformatie van het interieur voor, om dit om te zetten in een luminous landschap van wolken; een beschutte openbare ruimte binnenin een gecontroleerde weersomgeving, waar eenvoudige flexibele modulaire clusters kunnen worden geplaatst.

LUMINOUS LANDSCAPE OF WHITE CLOUDS

We reuse the building, while proposing a far-reaching transformation of the interior, to turn it into a luminous landscape of clouds; a sheltered public space within a controlled weather environment, where simple adaptable modular clusters may be arranged.



The new and light white clouds are already built at the moment. They are self-regulating (2000) systems with a self-adapting mechanism. It is a solution that, depending on the light.

The opening along the clouds are resistant with simple devices that transform all types of weather conditions into successful events. The strong winds of the outside are transformed into electricity that flows in the air. It is a solution that will bring joy to the outside, making it safe.

Progress: light recycling. While addressing the issue of controlled interior, we provide a fun way to do things. The face has defined by others in the building. It is a solution that will bring joy to the outside, making it safe.

Simple technology for a special result. The 2000 white, simple and easy to use, and a self-regulating system that is a big energy source.

Weather resistance. In a country with variable weather, we had to create a solution that works in the natural conditions. The white panels within the sun, the plastic material light clouds, and the material inside, which is the same as the outside, and the material inside, which is the same as the outside, and the material inside, which is the same as the outside.

Flexibility. In this very public space of temporary work, we have a solution that works in the natural conditions. The white panels within the sun, the plastic material light clouds, and the material inside, which is the same as the outside, and the material inside, which is the same as the outside.

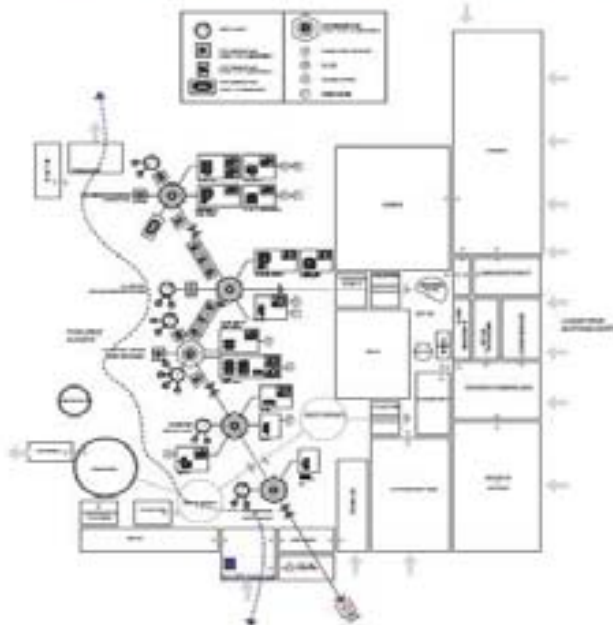
The flexibility of our design allows for future development with various scenarios.



EEN PUBLIEKE OMGEVING A PUBLIC ENVIROMENT

De grote ruimte gecreëerd binnenin het landschap van witte wolken wordt een soort van Grote Markt met een permanent zacht weer. De clusters van gemeentelijke diensten zijn gerangschikt volgens een topogram, een grafische afbeelding van de work-flow in relatie tot de ruimte, ontwikkeld door middel van workshops met de stads-medewerkers en de burgers.

The large space created within the white cloud landscape becomes a kind of Grand Place with permanent mild weather. The clusters of city services are arranged according to a topogram, a graphic depiction of the work-flow in relation to space, developed through workshops with the city employees and the citizens.



The central office cluster handles the public space as well as the back office, with internal meeting rooms at the periphery.

The city parks, a 100 percent of the city, are not a fixed urban interface, but are increasingly seen as the space in which citizens can actually walk in and talk to the public services, the citizens.

The 100 percent of the city, the space for allowing people participation in activities in the public space, is the main element in the organization of the building.

Progress, transparency, efficiency, citizens can see what is going on in their own way. It is an essential requirement because a citizen can see the daily development. The process is not the city hall of the future.

People, accessibility, but flexibility. The space is in the line with the existing public, but the citizens, not just for the existing space.

The citizens are the main actor in the public space. The city hall is not the main actor, but the citizens are the main actor.



SCHEMA'S EN CONNECTIVITEIT DIAGRAMS AND CONNECTIVITY

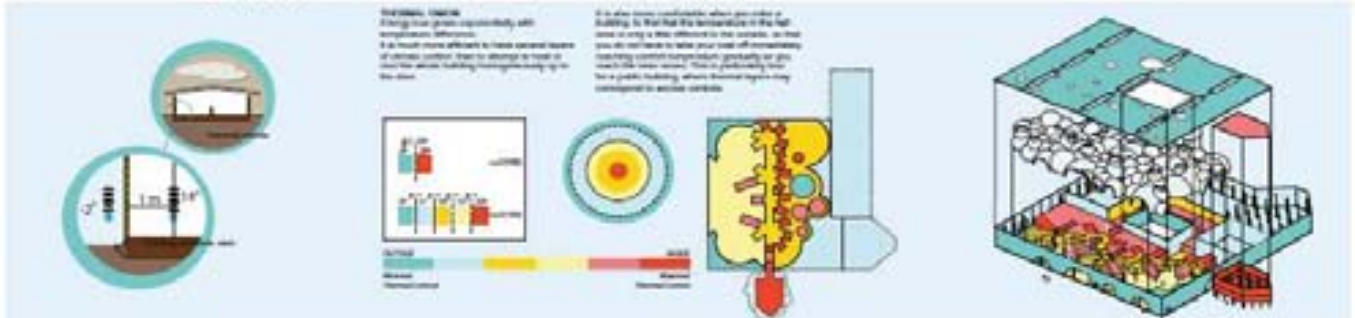
We hebben te maken met verschillende soorten programma's in dezelfde ruimte. Langs de ene kant kunnen mensen er trouwen, terwijl de materialen voor wegwerkzaamheden ergens anders worden opgebergd. Onze eenvoudige diagrammen helpen het beheersen van de stromen van mensen en materialen, geluid en stof dagelijks werk en viering.

We are dealing with very different kind of programs within the same space. People may be getting married in one end while roadwork materials are being hoarded somewhere else. Our simple diagrams help control flows of people and materials, noise and dust, daily work and celebration.



Figure 1: The thermal mass in a major atrium to minimize energy consumption during operation. The structural profile of the industrial building also makes its ceiling a register.

Neutral light, water and wastewater, for cooling water and partly spaces is arranged through a series of membranes. The air conditioning is well as the public spaces.



PRODUCTIEVE LANDSCHAP

Een energie producerend park, gebouwd met gerecycleerde materialen. Park-activiteiten, fiets- en voetgangers rijstroeken bestaan naast elkaar in harmonie met erven voor de opslag en het beheer van bouwmaterial.

PRODUCTIVE LANDSCAPE

An energy producing park, built with recycled materials. Park activities, cycle and pedestrian lanes coexist in harmony with yards for storage and the management of construction material.

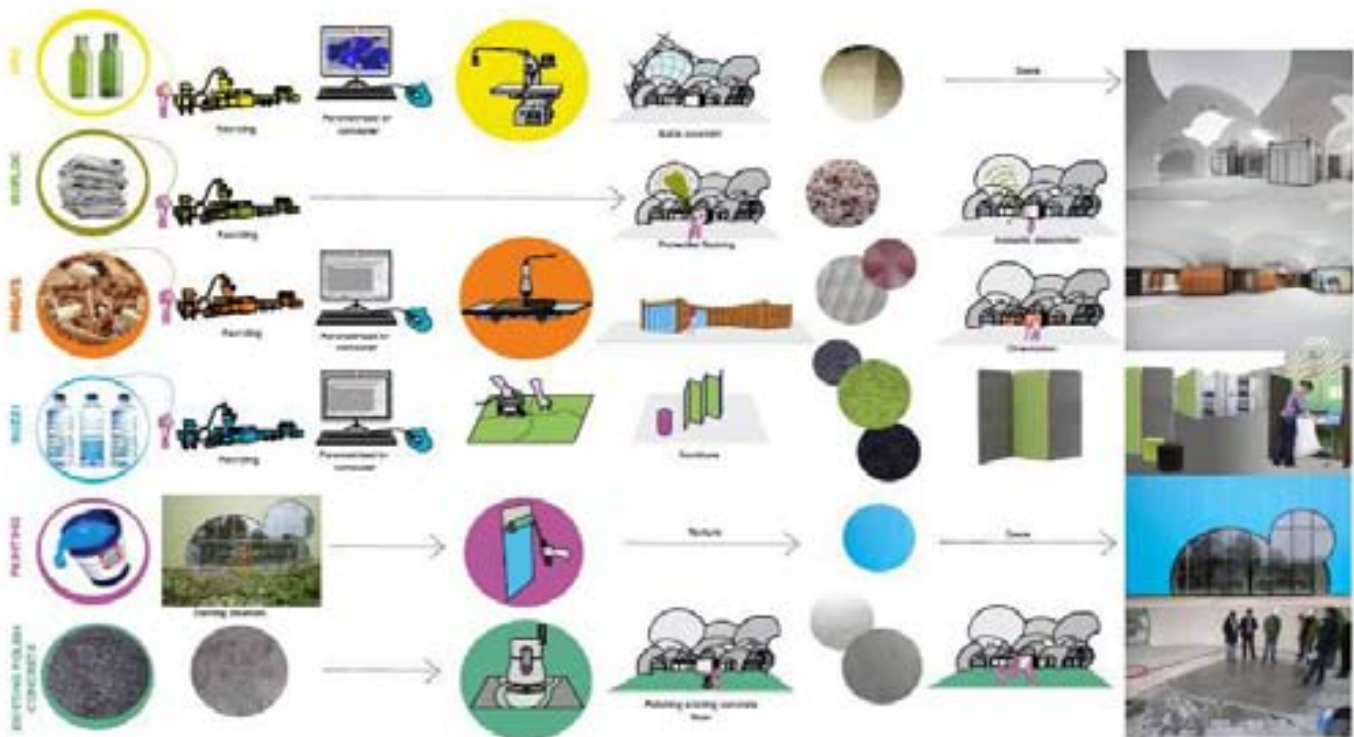


CITY HALL AND CIVIC CENTER RECYCLED FROM FORMER FACTORY, OOSTKAMP, BELGIUM 5

MATERIALEN MATERIALS

We kiezen voor basismaterialen, ofwel gerecycleerd uit afval, of zeer lichte en eenvoudige materialen, of gewoon grondstoffen met slechts basisproductie procedures. Daarna geven we ze een draai, passen we onze "vroegdievolle recycleage" principe toe.

We chose basic materials, either recycled from waste, or very light and simple materials, or plain raw materials with only basic production procedures. We then give them a twist, applying our "joyful recycling" principle.



GLASS building. Still only 10% of its volume. The whole space is dramatically transformed with the glass and metal panels.

Paper flooring. The building was treated on the outer side, and the space with natural concrete and perforated paper panels with a feeling of recycled paper combined to create a warm tone and nature source effect.

WOOD panels. Each cluster is designed by the feeling feature of its building. The texture is a 3D effect of a tree, approximated wood panels, forming a 3D effect and create new texture into a new building.

METAL. A metal mesh with recycled PET bottles is used for lighting. Metal ceilings are with perforated, adding texture to the design, while contributing to the softening of the overall atmosphere.

PAPER. The texture of the industrial building, with the round perforated, only made a kind of earth.

Wood. The floor is the building concrete surface, light-colored. The metal and wood floor were used for the placement of concrete panels, which is the same, adding depth and life to the large surface.

Vegetation. The wall cover the red perforated of the brick concrete office with a decorative vegetation screen. In central water resources in street and summer, from verticality this is substituted by a water screen, with a green stage of a forest.



TECHNISCHE PLAN & CREDIT LIJST TECHNICAL PLAN & CREDIT LIST

Een project van Carlos Arroyo Architecten, Spanje

A project by Carlos Arroyo Arquitectos, Spain

Projectontwikkeling

Project development

Wolkenbouwer (Carlos Arroyo Arquitectos, Spanje + ELD Partnership, België)

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