

APARTMENTS 'DE BLOEMENDAAL' VLIJMEN, THE NETHERLANDS



# *Projects*

# Index

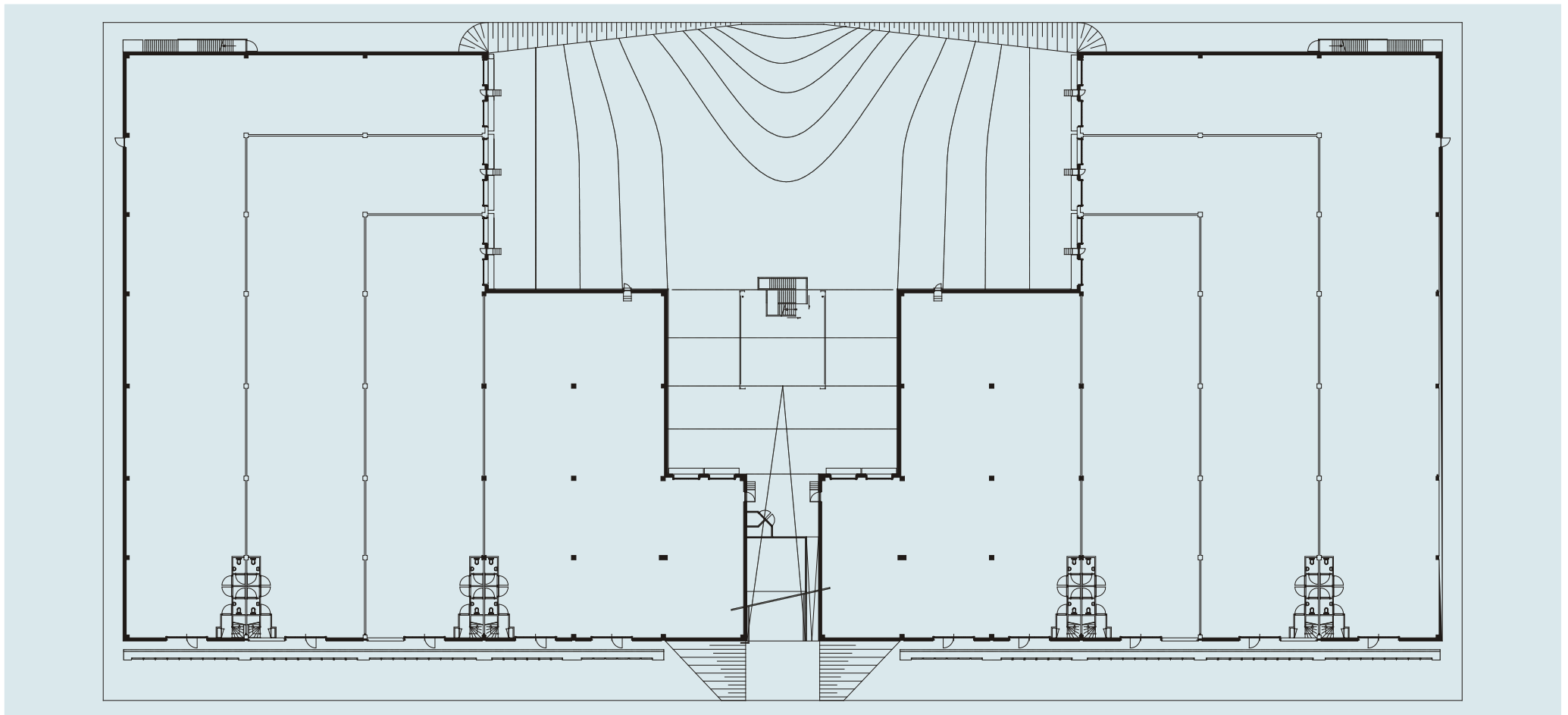
## Commercial

Overstag 'Schiphol-Rijk'	Schiphol	The Netherlands	5
Showroom/ Garage 'Spijkenisse'	Spijkenisse	The Netherlands	7
World-Cargo-Center	Frankfurt/Main Airport	Germany	9
World-Cargo-Center	Hannover/Main Airport	Germany	11
World-Cargo-Center	Leipzig / Halle Airport	Germany	13
World-Cargo-Center	Hamburg Airport	Germany	15
Air Cargo Center Taxiegelande	Fankfurt/ Main Airport	Germany	17
Retail Center Hanauer Landstrasse	Fankfurt/ Main	Germany	19
Eurobox Businesspark	Middelburg	The Netherlands	21
Business Center 'Cromstrijen'	Numansdorp	The Netherlands	23
Business Center 'Numansdorp'	Numansdorp	The Netherlands	25
Business Center 'Borchwerf'	Roosendaal	The Netherlands	27
Eurobox 'Zwijndrecht'	Zwijndrecht	The Netherlands	29
'Benelux' office	Hoogvliet	The Netherlands	31
OwnOffice 'Keulenstraat'	Deventer	The Netherlands	33
OwnOffice 'Gelderse Poort'	Arnhem	The Netherlands	35
Spoorstraat - Emmastraat, Breda	Breda	The Netherlands	37
World Trade Center	Hamburg	Germany	39
Millenium Distribution Center	Lijnden	The Netherlands	41
IT Parc	Mumbai	India	43
TOP Center 'Mersch'	Mersch	Luxembourg	45
The Plays	Paramaribo	Suriname	47
Cendris	Utrecht	The Netherlands	49
Theater 'De Zeeland'	Bergen op Zoom	The Netherlands	51
Cinema 'De Zeeland'	Bergen op Zoom	The Netherlands	53
Leisure Center 'Oosterhout'	Oosterhout	The Netherlands	55
Nariman Point Water Leisure	Mumbai	India	57

Juhu & Versova Leisure	Mumbai	India	59
Shopping & Leisure	Pune	India	61
Hotel Concept	Concept	The World	63

## Residential

Town centre	Hoogerheide	The Netherlands	65
10 Individuel Villa's 'Westerpark'	Breda	The Netherlands	67
55 Houses 'Liesveld'	Liesveld	The Netherlands	69
129 houses 'De Heul'	Maasdam	The Netherlands	71
31 houses 'Camague'	Halsteren	The Netherlands	73
Apartments 'Boldershof'	Geldermalsen	The Netherlands	75
Apartments 'Zomergemstraat'	Breda	The Netherlands	77
Apartments 'Trambaan'	Strijen	The Netherlands	79
Apartments 'Het Atrium'	Etten-Leur	The Netherlands	81
Apartments 'Saksen Weimar'	Breda	The Netherlands	83
36 Apartments 'de Bloemendaal'	Vlijmen	The Netherlands	85
146 apartments 'Ede'	Ede	The Netherlands	87
Transformation Villa 'Valentijnlaan'	Breda	The Netherlands	89
House fot Dietz	Breda	The Netherlands	91
House for Satya Sai Baba	Pune	India	93
Villas 'Splendour Country'	Pune	India	95
Housing project 'De Waterman'	Rijswijk	The Netherlands	97
Quadrant Housing	Concept	The World	99
Bouwen met groen en glas	Diverse locaties	The Netherlands	101



location: Schiphol-Rijk  
The Netherlands  
realisation: 1998

## Overstag 'Schiphol-Rijk'

This special location with little space and lots of restrictions lead to a creative and logistic solution.

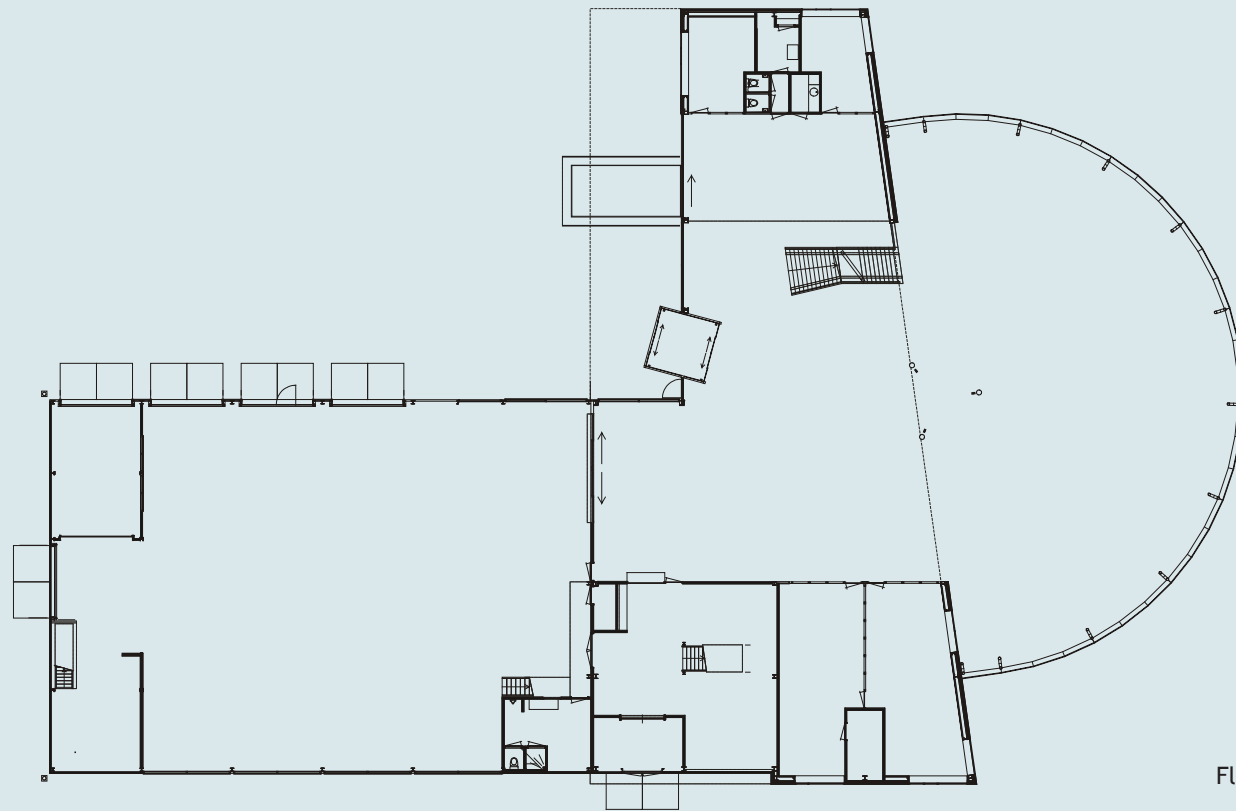
The building is divided in two layers. The ground floor is a logistic area; which can be reached by the trucks. On the first floor are the parking spaces for the cars, and also the entrances for the offices.

The offices on the first floor can be combined with the logistic units on the ground floor, but can also be rented separately.

The logistic units have industrial doors at the front of the building and loading-docks at the rear. When all docks are filled with trucks, there is still enough room available for trucks to turn on the site.

The entire ground floor is made in prefab concrete; the offices on the roof are made of masonry.





Floorplan

location: Spijkenisse  
The Netherlands  
realisation: 2000  
floor space: 2.492 m<sup>2</sup> (15.175 m<sup>3</sup>)

The building is divided in three specific volumes that reflect to the workshop, the offices and the showroom.

This building is located at a roundabout in Spijkenisse, at the busiest road in the city. The workshop is a low, stretched part with overhead doors and windows for the interior natural lightning.

In the higher, black colour part of the building we find the offices, the entrance and the reception.

The entrance is located at the 'back' of the building, with a 5 x 15 meter big awning with a height of 3 meter.

The cone-shaped, completely transparent volume is the showroom and the eye-catcher seen from the road and the roundabout. Every room has its own character, simple for the workshop, expensive for the offices and expressive and large for the showroom.

The building is made of a steel construction with concrete floors in the offices and the showroom. The walls are made of isolated sandwich-panels in the colours white and black, in which the aluminium windows are made. The sloping glass wall is made of double glass with a steel construction, divided with thin sealant. The awning above the glass is a up-side-down sun-blind with aluminium.

## Showroom / Garage 'Spijkenisse'





location: Cargo City Sud  
Frankfurt Airport  
Germany

realisation: August 2003  
built in only 7 months

floor space: 15.000 m<sup>2</sup> hall  
9.000 m<sup>2</sup> office  
389 parking places

## World-Cargo-Center - Frankfurt

15.000 m<sup>2</sup> space for air cargo logistics combined with 9.000m<sup>2</sup> office space and a parking lot on top. The double use of land is a cost effective solution. Land near airports is limited and expensive, yet the tenant has the luxury of parking directly in front of his office. The central area of this building is a column-free area of 66 x 152 meters, and equipped for cross docking with 48 docks and an advanced system for container handling. All of this is located underneath the parking lot and office space. The vertical separation of the logistics area and office space contributes to the safety that is required in the handling of valuable air cargo. The logistic activities are completely undisturbed by the office spaces and parking deck.

The building has one main tenant: the Panalpina Company. However, from an investor's point of view it is important that the building can be divided into smaller units and can be leased to multiple tenants. The stairs and elevators in this building are already designed for this type of use. The building is constructed from prefabricated concrete elements and was built in seven months!



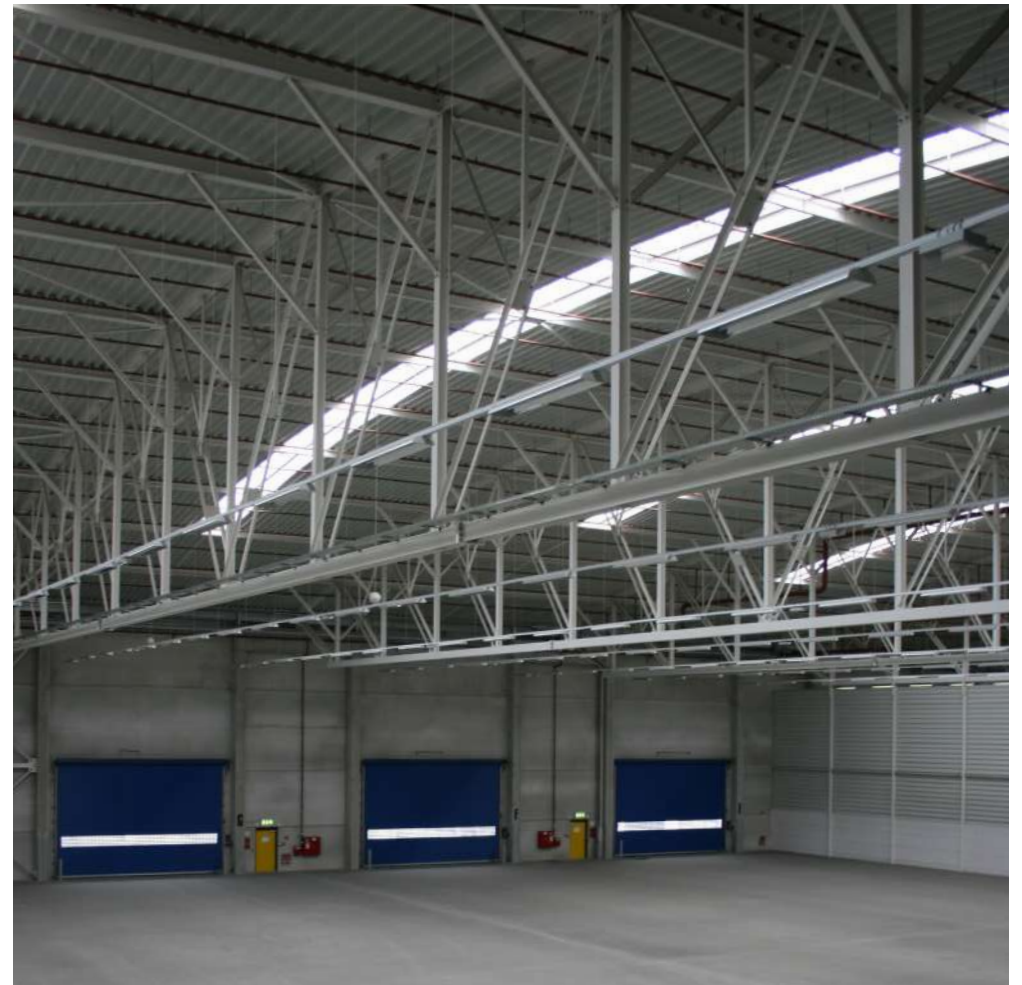
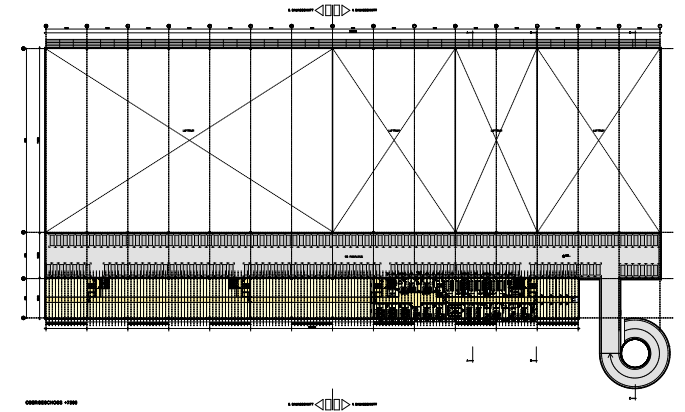
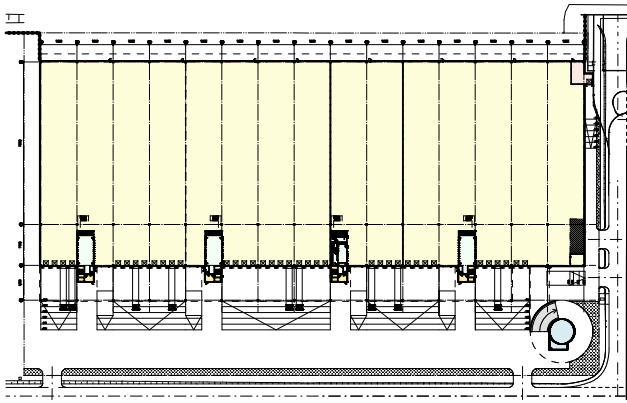




location: Hannover airport  
Germany  
realisation: 1st half of 2010  
floor space: 25.000 m<sup>2</sup> hall  
3.000 m<sup>2</sup> office  
155 parking places

## *World-Cargo-Center - Hannover*





location: Halle/Leipzig airport  
Germany  
realisation: 1st half of 2007  
built in only 6 months  
floor space: 20.000 m<sup>2</sup> hall  
4.000 m<sup>2</sup> office  
171 parking places

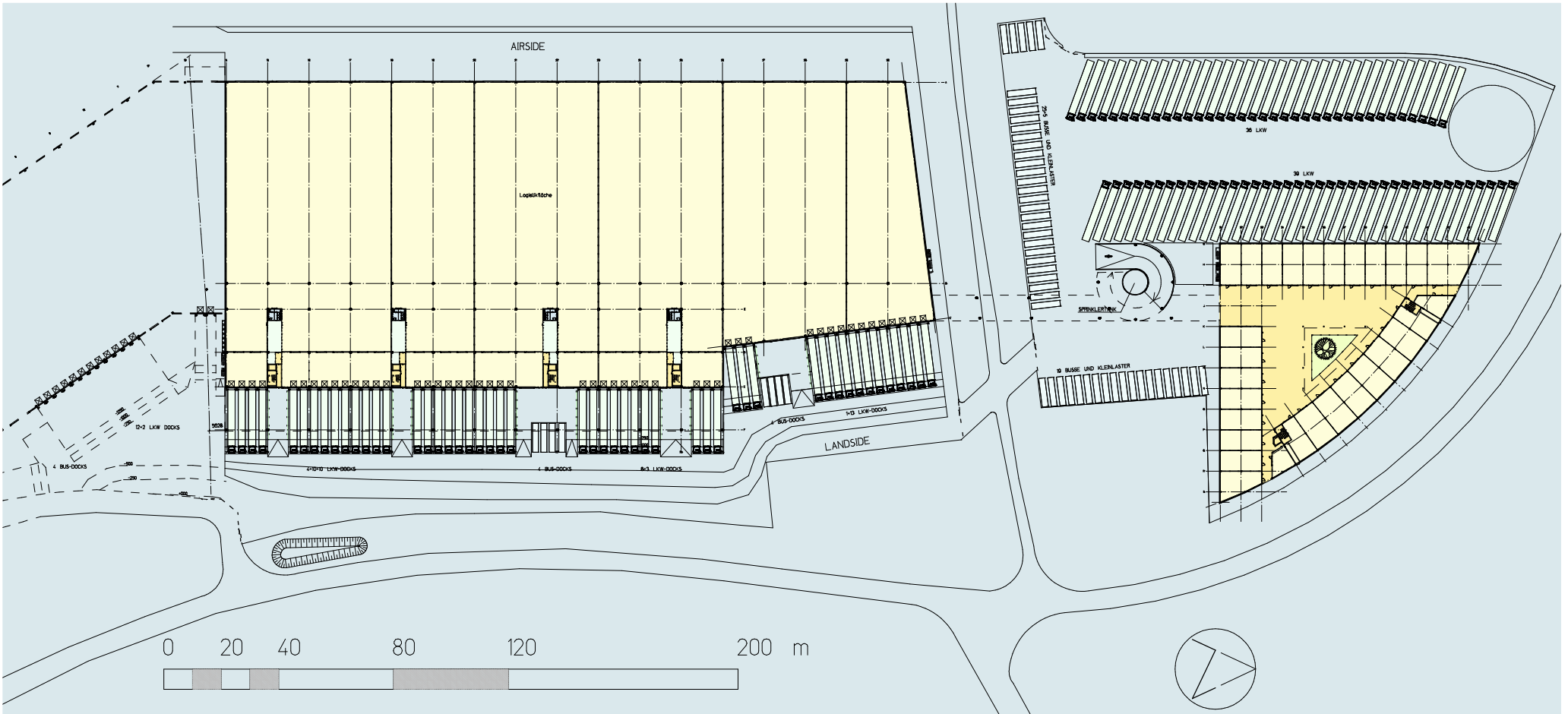
## World-Cargo-Center - Leipzig/Halle

The WorldCargoCenter at Halle-Leipzig airport is a highly flexible air-cargo logistics-center with direct access to the apron.

The building is unique in its double use of the available building space: office space and parking areas are located **above** the actual logistics space and truck docking stations. Both the offices and the logistics hall can be divided individually to suit specific customer needs, creating room for multiple tenants.

The building is largely made of prefabricated, concrete (sandwich) elements, guaranteeing high quality and longevity of the outer hull as well as a short construction time.





location: Hamburg airport  
Germany  
realisation: 2007  
floor space: 39.750 m<sup>2</sup> hall  
13.000 m<sup>2</sup> office  
485 parking places

## *World-Cargo-Center Hamburg*

The WorldCargoCenter at Hamburg airport is a highly flexible air-cargo logistics-center with access to the apron. It can house numerous big logistics tenants as well as smaller companies or just office users.

The buildings setup makes excellent use of the available space. The two rows of offices are floating above the extensive parking facilities, which in turn provide both a roof for part of the logistic spaces and keep the docked trucks dry. Access to the building is available at four points, making separated entries for different clients possible.

The building is largely made of prefabricated, concrete (sandwich) elements, guaranteeing high quality and longevity of the outer hull as well as a short construction time.





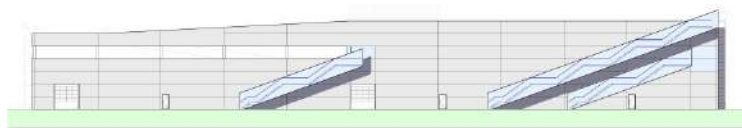
location: Airport Frankfurt  
Germany

## *“Taxiegelände” Frankfurt*

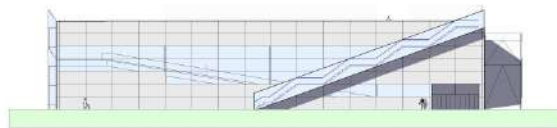
The airport of Frankfurt kept the plot between the new south runway and the new third passenger’s terminal open. The south runway will not be build and on that land - “Das Taxiegelände” - an efficient cargo building can be build. The ground floor is an AirCargo hall with overhead doors on one side and dock shelters on the other side. When all docks are occupied trucks can manoeuvre on a relatively small area. This building needs less open space then regular AirCargo and logistic buildings. On the roof of the hall a parking place and offices are situated: Double land use, each tenant can rent his own combination of office, AirCargo spaces and parking places. For this building concept the tenants or visitors do not need parking places outside their own building.



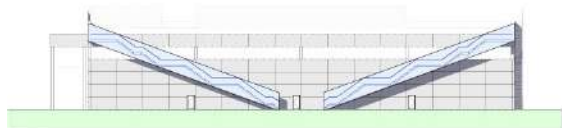




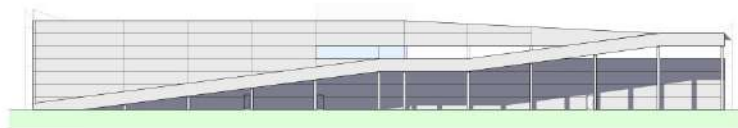
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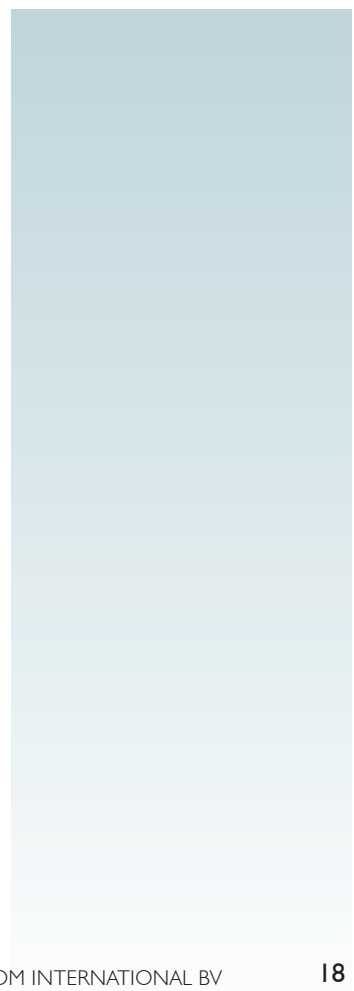
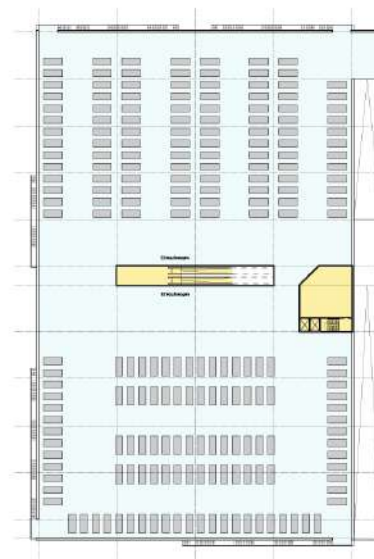
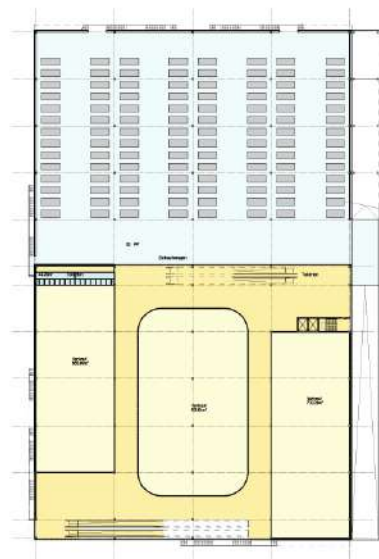
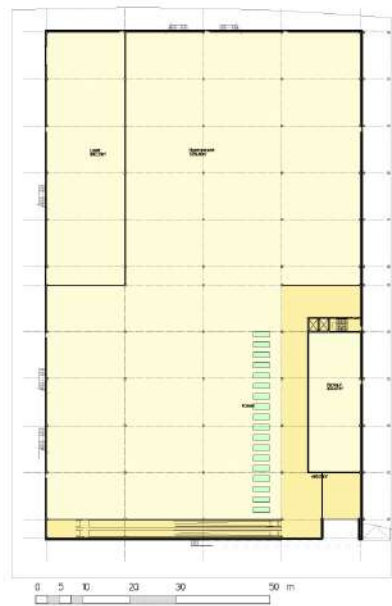
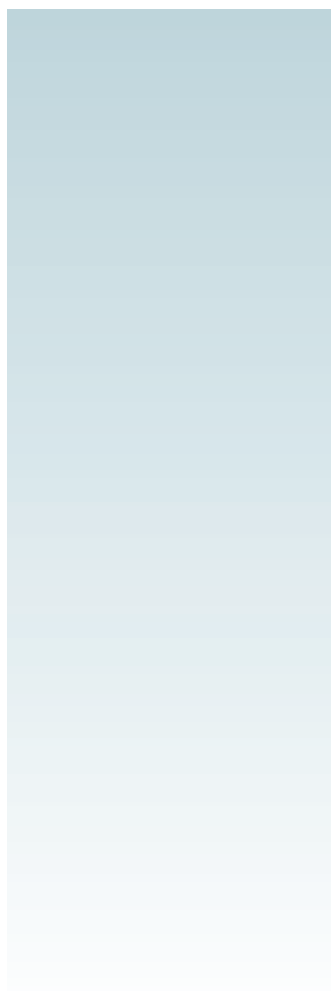
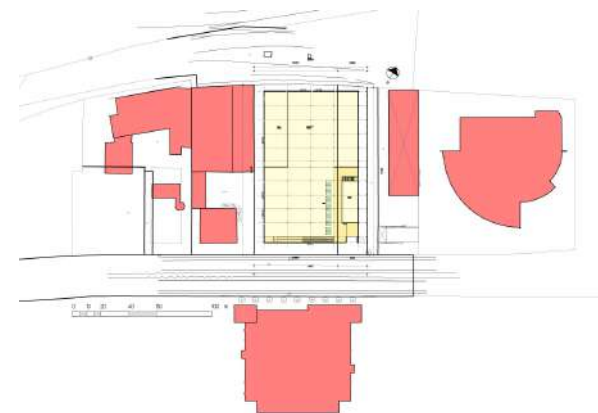
NÜRDERSICHT



NÜRDERSICHT

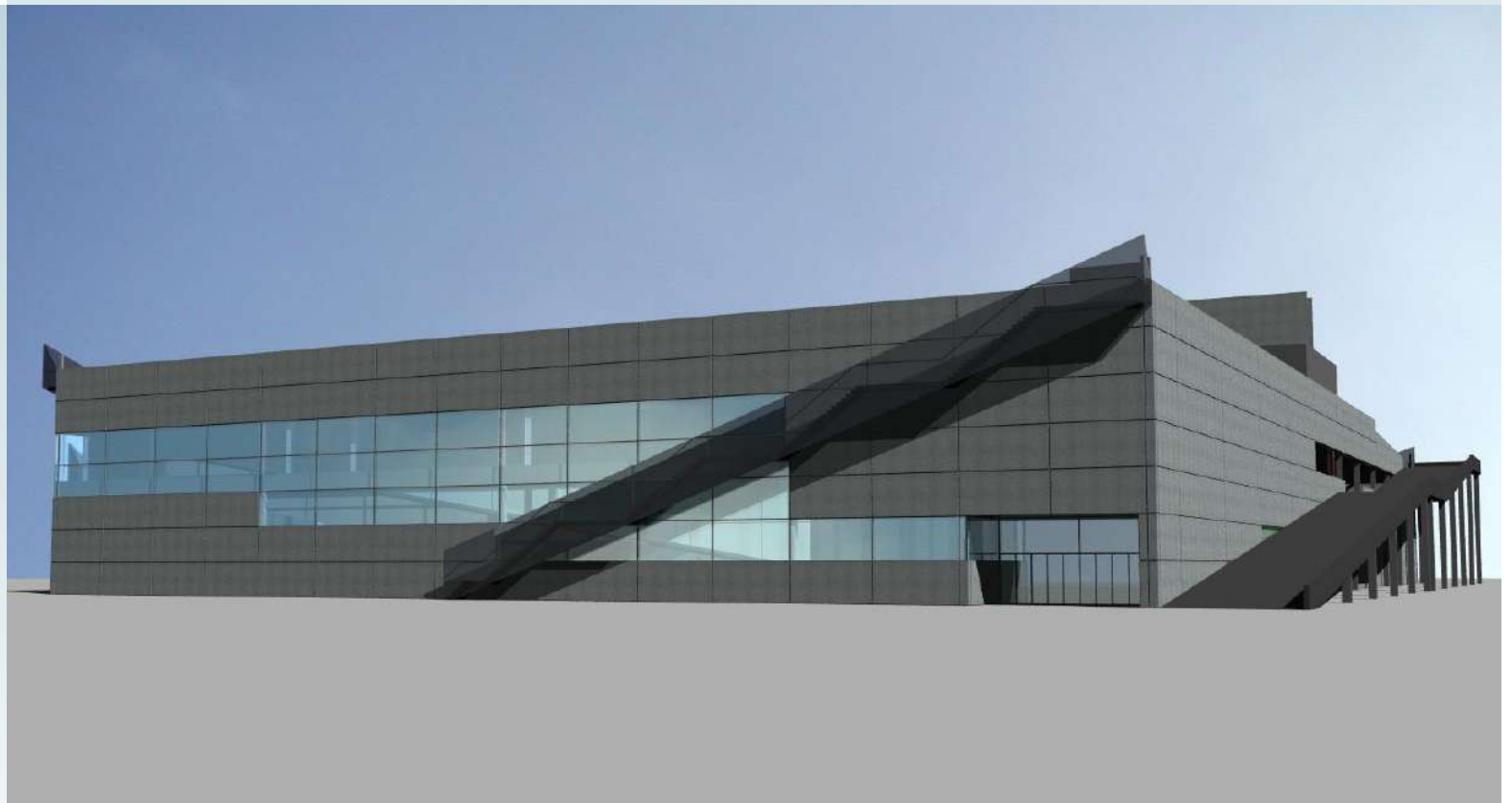


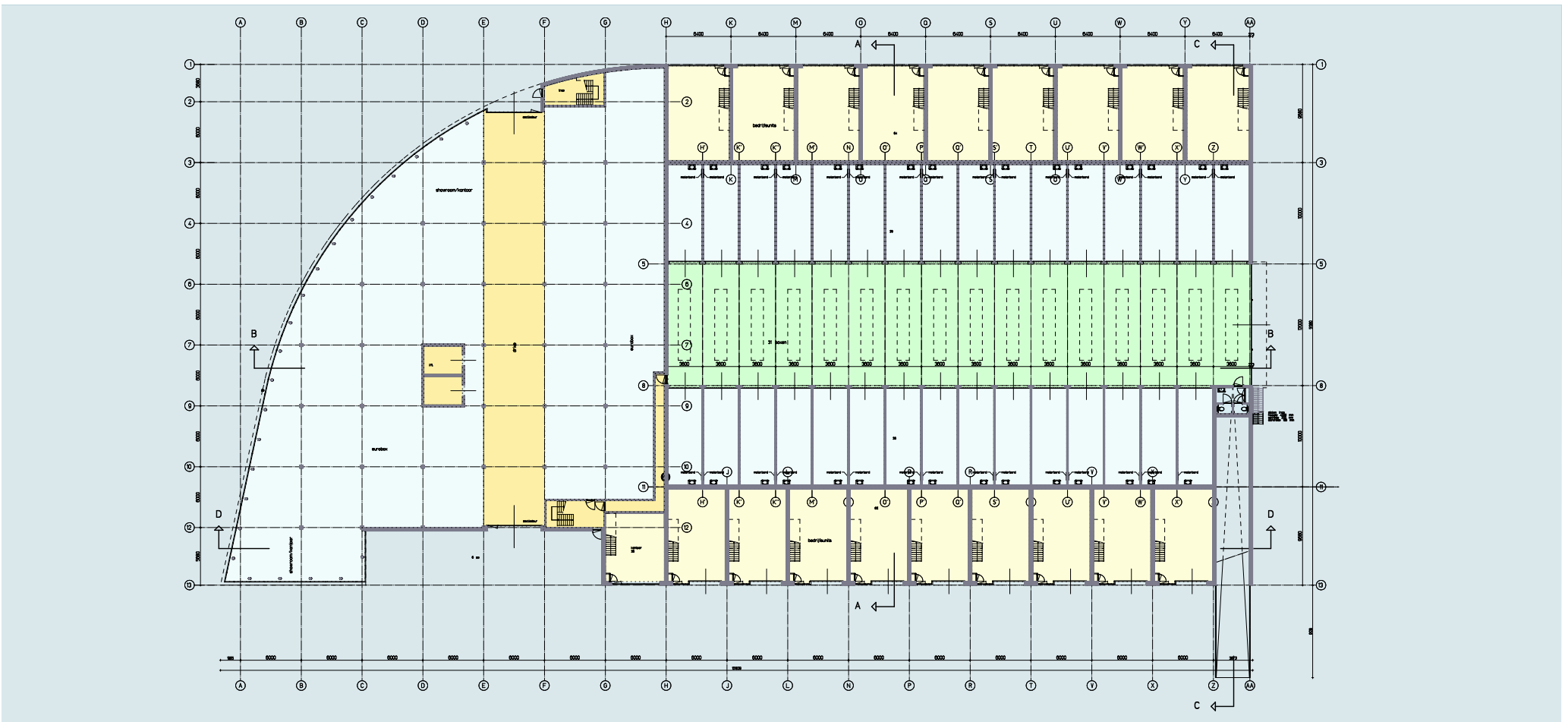
NÜRD-ÖST ANSICHT



location: Frankfurt/Main  
Germany  
realisation: 2007 (concept)  
floor space: 9.000 m<sup>2</sup> retail  
326 parking spaces

## *Retail Center - Hanauer Landstrasse*





## Business Center Middelburg

location: business-park  
Mortiere Middelburg  
The Netherlands  
realisation: 2007-2008  
floor space: 10.800 m<sup>2</sup>  
construction cost:: € 4.800.000,-

# *Eurobox Businessparc - Middelburg*

The building is situated at the crossing of the main access way into Middelburg and a very important inner city, east-west connection. This situation led to the division of the building in three sections: the "head", a quarter-circle piece facing the intersection and a longer, lower main part. This composition reflects the different functions housed in the building, from the multifunctional business units on the outside and the self-storage facility Eurobox. 62 mega garages are situated between the two parallel lines of business units, accessible via an interior street on two levels, open to most private and commercial vehicles.

The 7m high wall facing the north-south axis of the access road, which is used for advertisement, makes the building highly visible, sets a strong counterpoint to the dynamic curvature of the adjacent part and impressively marks the corner of the street.

The entire complex is mainly made of prefabricated concrete, covered with reddish-brown brick and contrasting, aluminium window-frames, in some places supported by concrete window frames, protruding from the main mass.





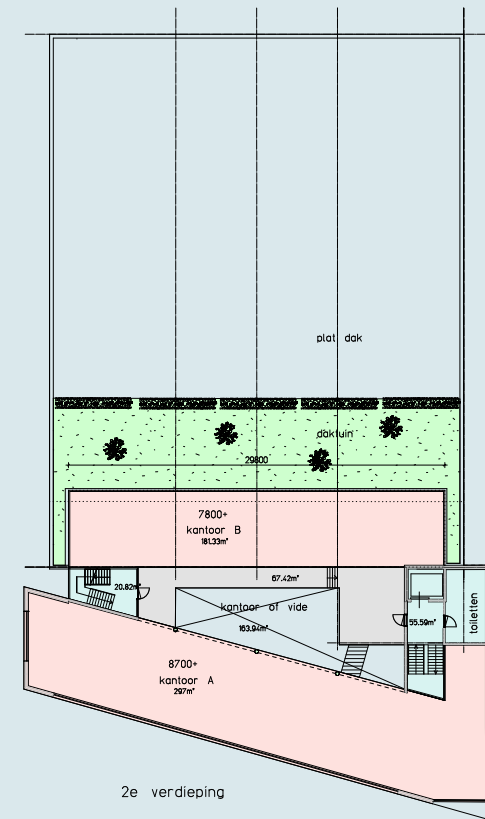
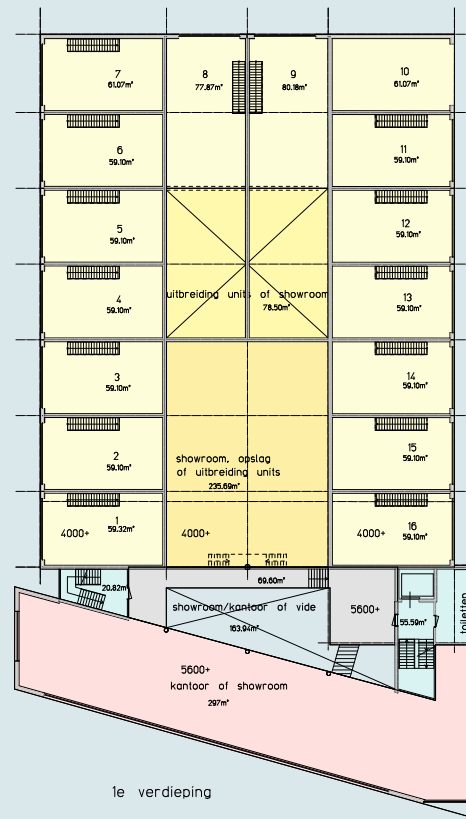
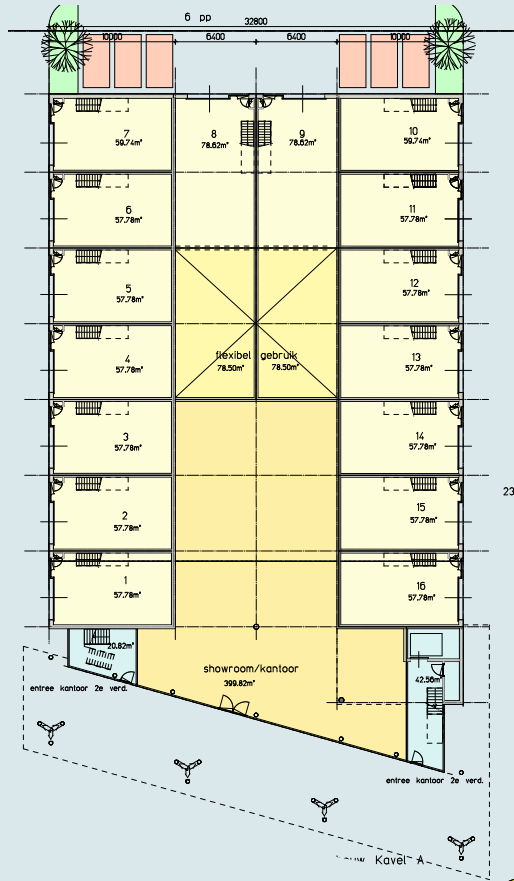
location: Numansdorp  
The Netherlands  
realisation: 2007-2008  
floor space: 3050 m<sup>2</sup>

## *Business Center 'Cromstrijen'*

The long, rectangular form of the business centre, situated in the industrial zone Cromstrijense Poort, is punctuated by the unique glass elevation facing the main street, whose form is repeated in the façade, deviating from the right angles that dominate the rest of the building.

The main entrance in the middle of the building is accented by the high stairwell, which rises high above the roof. This inviting gesture also divides the building into two wings, making it that much more attractive.





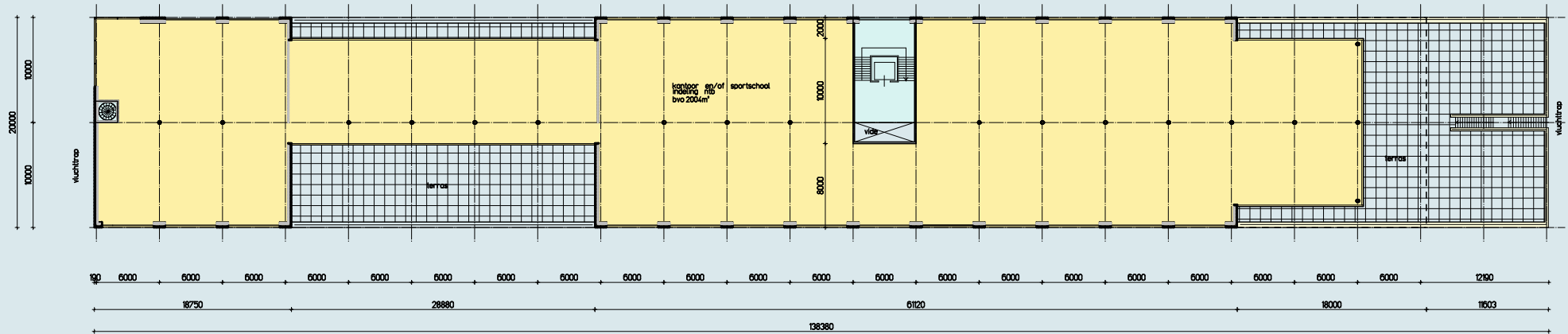
Location: Numansdorp  
The Netherlands  
Realisation: 2007-2008  
floor space: 3050m<sup>2</sup>

## *Business Center 'Numansdorp'*

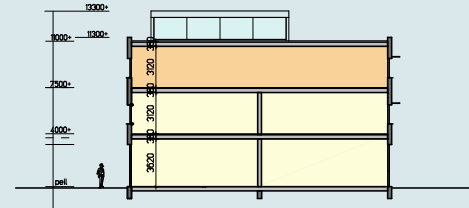
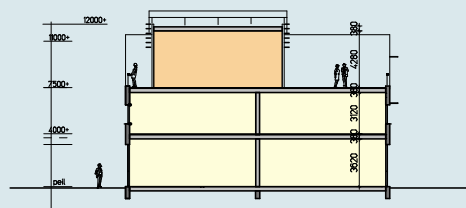
This multi-tenant building for small businesses situated at the industrial area of Cromstrijense Poort manifests itself as a strong, horizontal shape with a unique glass form at its head: instead of following the lines of the main building this glass shape takes up the path of the main street close by. The building is intersected by the main stairwell which extends above the roof, effectively creating a two-winged structure.







2e verdieping

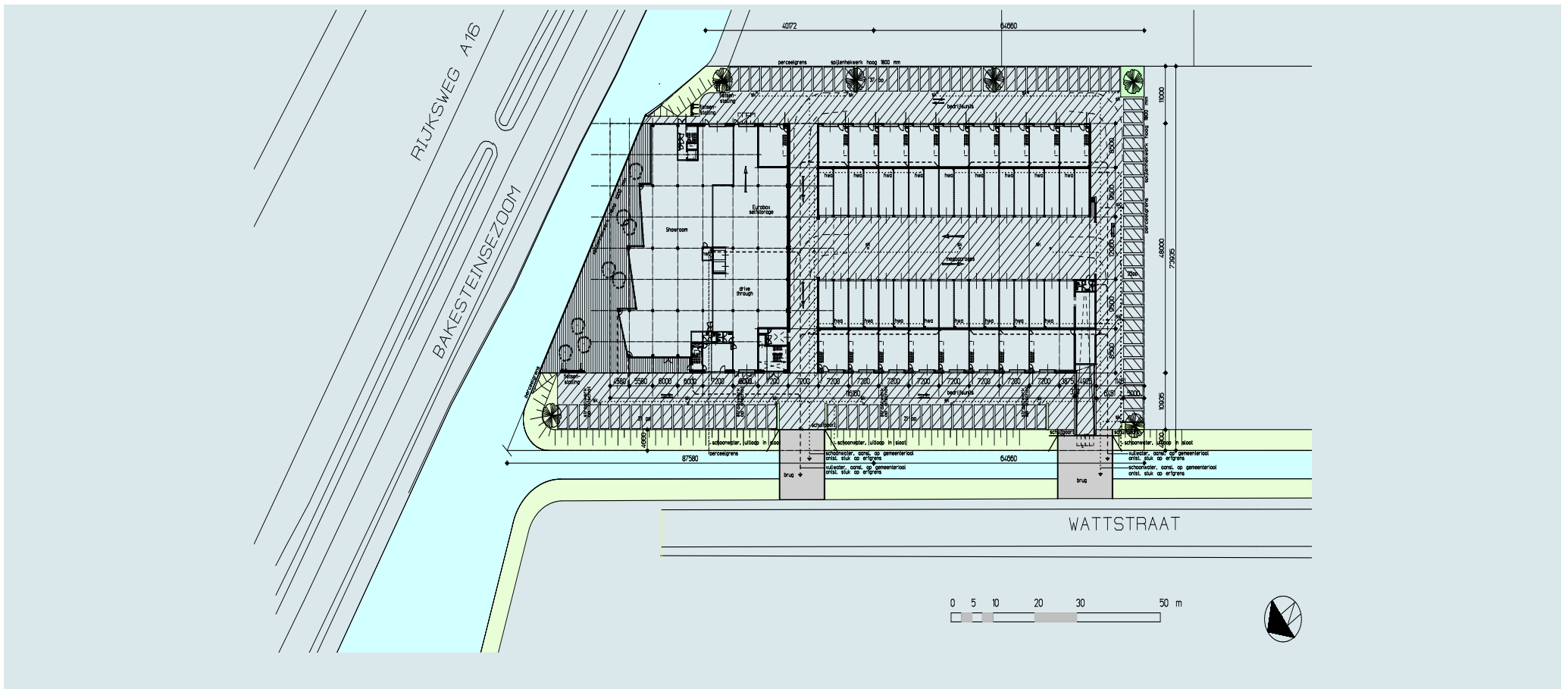


doorsneden

Location: Roosendaal,  
The Netherlands  
Realisation: 2008  
floor space: 7000m<sup>2</sup>

## *Business Centre 'Borchwerf'*

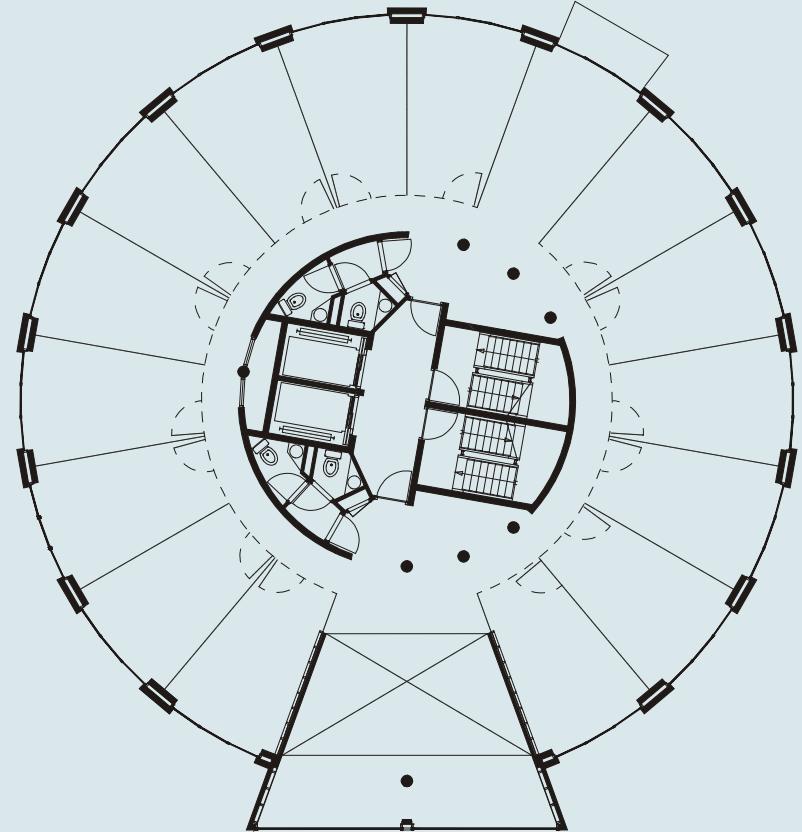
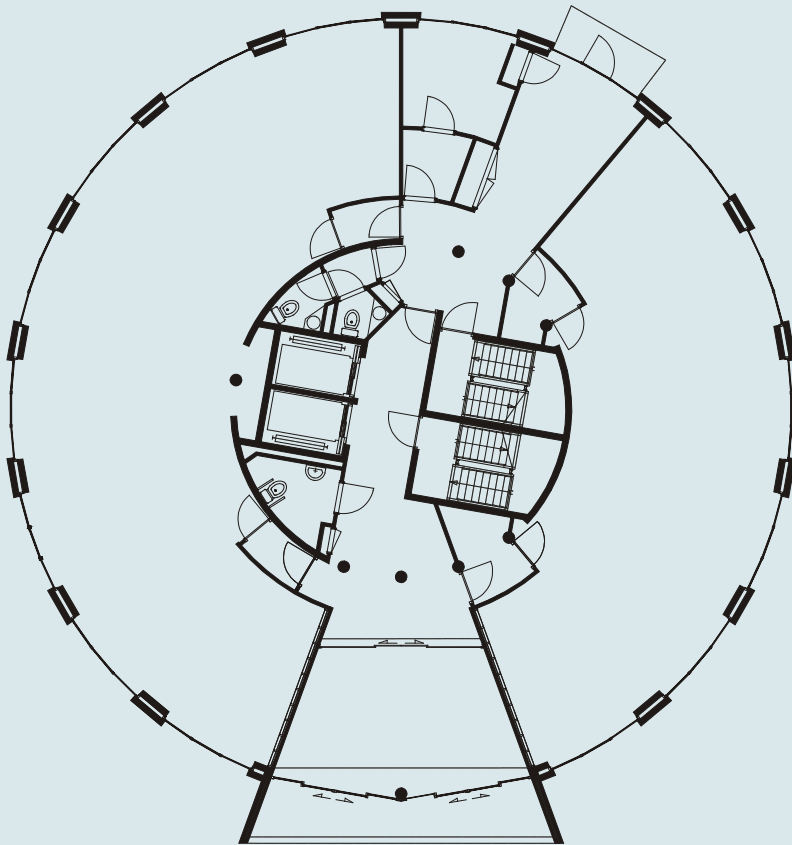
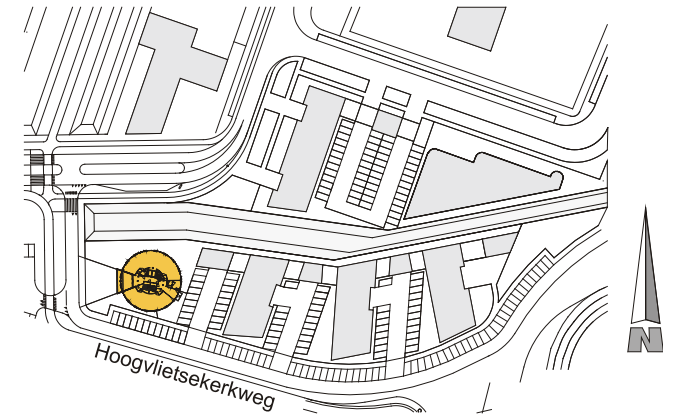




Location: Zwijndrecht,  
The Netherlands  
Realisation: concept  
floor space: 7474m<sup>2</sup>

## *Eurobox 'Zwijndrecht'*





location: Rotterdam  
The Netherlands  
realisation: 2000  
floor space: 4.050 m<sup>2</sup>  
in 9 layers of 450m<sup>2</sup>

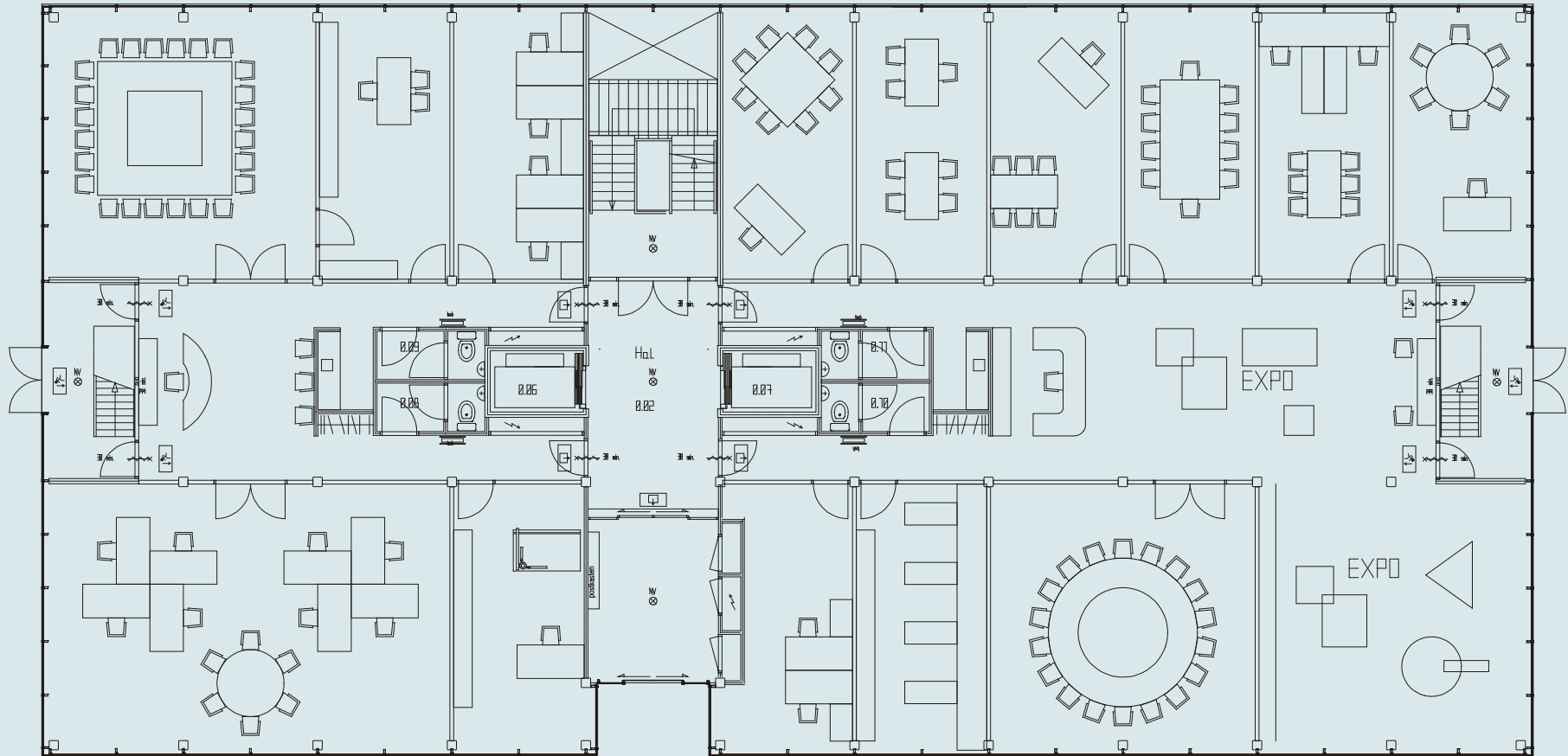
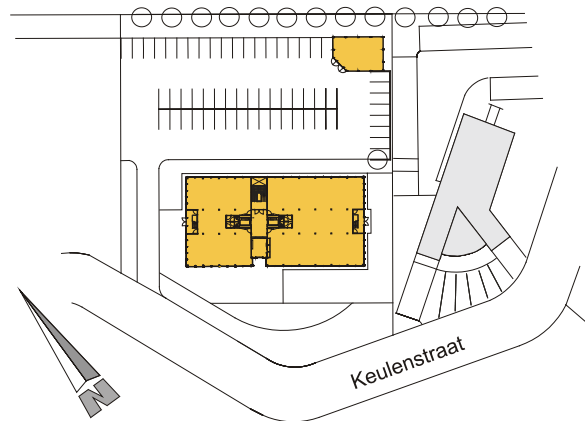
## *'Benelux' Office*

A 4000m<sup>2</sup> office building, with nine floors suitable for one main tenant up to 2 tenants each floor. The building is a landmark in an area where we find a residential site, a business park and a metro station.

The eye catcher of the building is the circular floor space. Visitors marvel at the efficient use of space. The working areas are located near the windows while all the service areas are located in the centre of the building.

The entire building is made in prefab concrete with the use of Dutch red masonry which gives the building a durable identity for the future.





location: Deventer  
The Netherlands  
realisation: 2001  
floor space: 4.000 m<sup>2</sup>

## *Own Office 'Keulenstraat'*

This office building is located at business park 'Het Hanzepark' in Deventer and contains 3700m<sup>2</sup> office space, divided over 5 floors.

The office is suitable for one main tenant as well as several tenants on each floor.

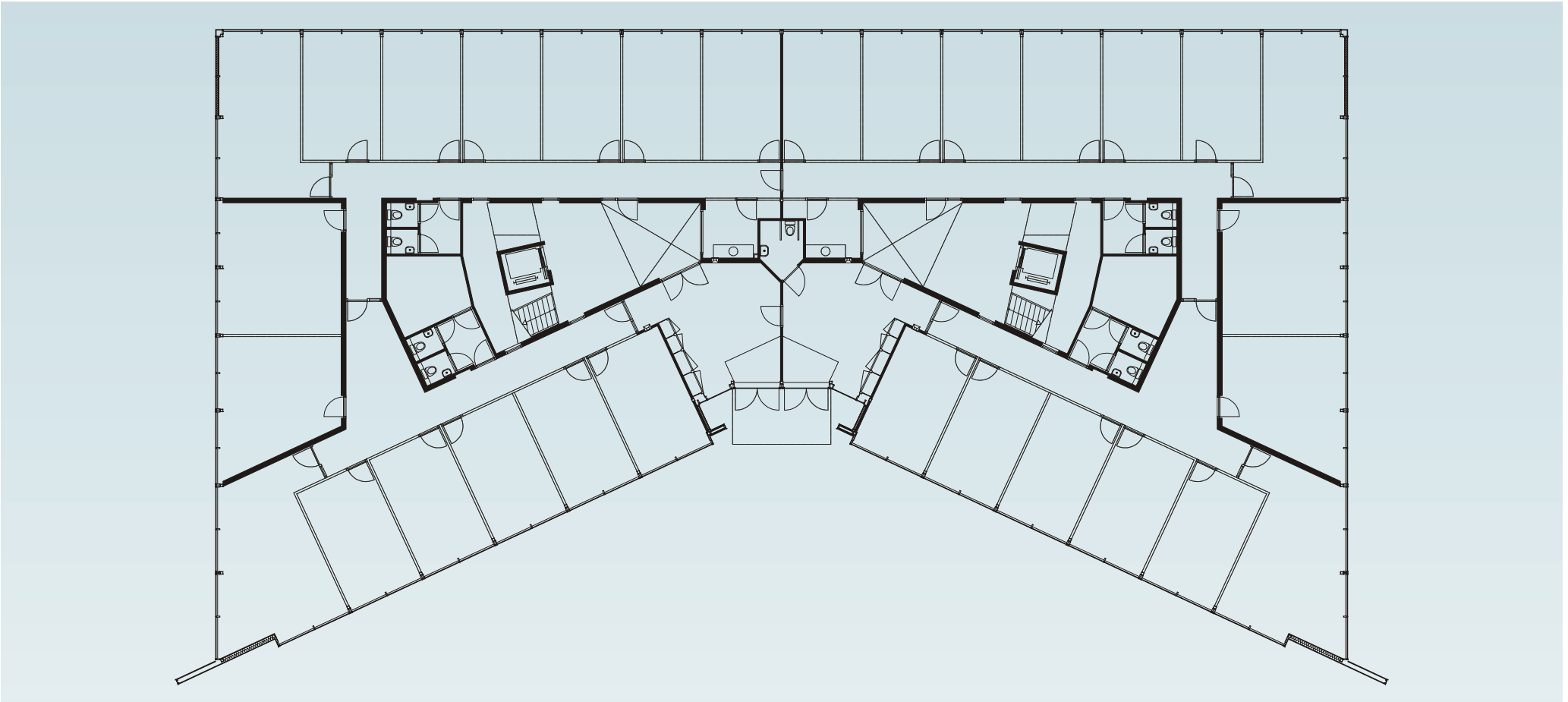
The area, in which this project is located, is a typical Dutch business park with a good connection to the main expressways.

The design of the building allows each tenant to have its own identity; a separate front door, kitchenette and restroom for each tenant.

The use of ceramic elements and aluminium window frames in the façade gives the building a modern, durable and sophisticated character.







location: Arnhem  
The Netherlands  
realisation: 3rd quarter of 2001  
floor space: 2.300 m<sup>2</sup>

## Own Office - 'Gelderse Poort'

This 2.300 m<sup>2</sup> office space is suitable for one to eight tenants, whom each will retain their own identity.

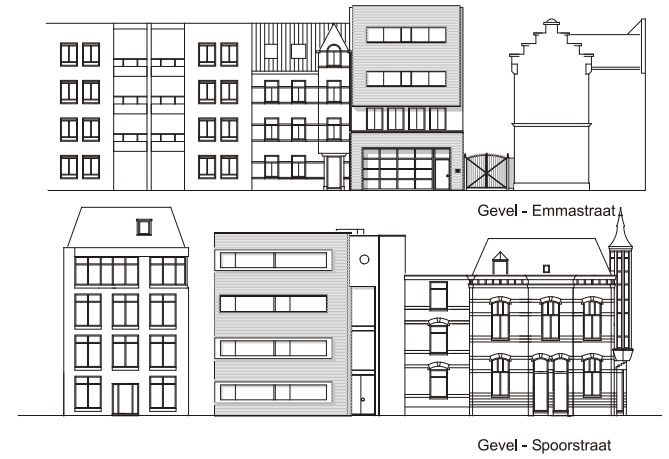
The business park 'Gelderse Poort' consists of 18 modern office buildings of various sizes, and is situated in the south of Arnhem, with good connections to the main expressways and the city centre.

The outside wall is completely made of glass, which gives the building a high-tech character.

The offices are divided over two floors built around a core with the stairways, elevator and toilets. The central –two floor- stairways have a glass roof for direct light from above.

People are able to work in a pleasant environment thanks to the climate control system. This system uses sub-soil water to heat and cool the building. The use of sub-soil water contributes to a very energy efficient building.



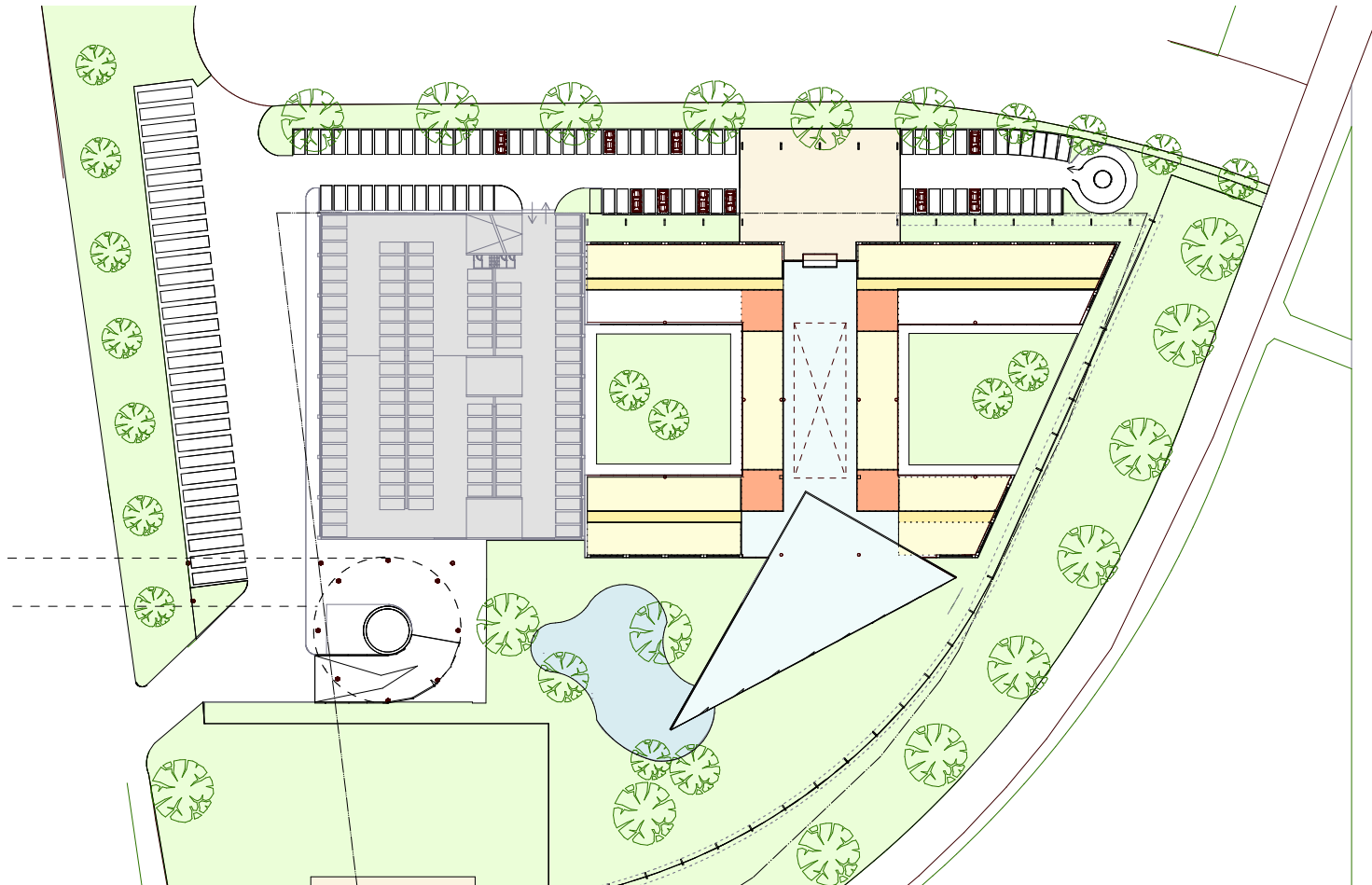


location: Breda  
Nederland  
realisation: 2002  
floor space: 555 m<sup>2</sup> + 320 m<sup>2</sup>

## *Two office buildings, Breda*

In the area around the station of Breda, which mainly consists of 19th century buildings, a few sites were coming free. In between the old structures two office-villas were built, fitting in almost seamlessly. The front façade consists of high windows and two differently coloured, red bricks. Each villa has four levels which can be rented out separately or as a unit.

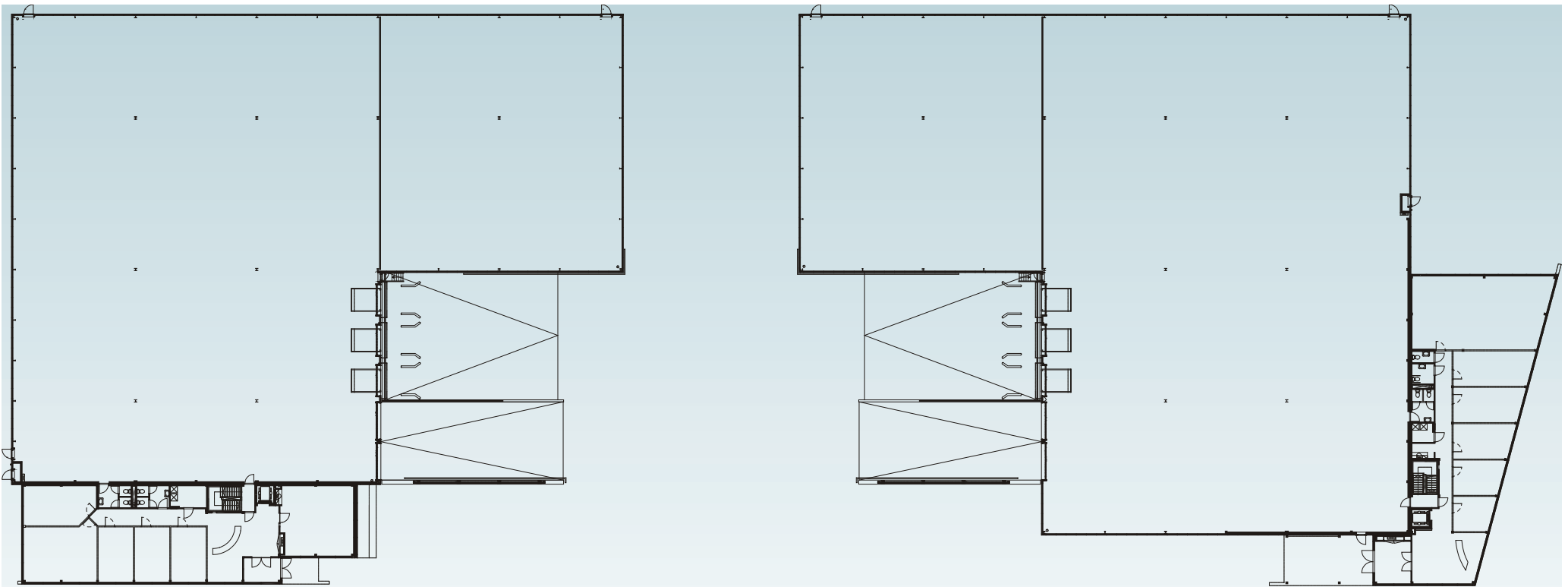




location: Germany  
realisation: concept  
floor space: 3000 m<sup>2</sup>

## *Office Building Hamburg, Germany*





location: Lijnden  
realisation: 2001  
floor space: 2.080 m<sup>2</sup> office  
4.800 m<sup>2</sup> logistics

## *‘Millennium Distribution Center’*

Around a tight moving space for the loading docks we build two very similar, multifunctional logistic buildings with luxury office space.

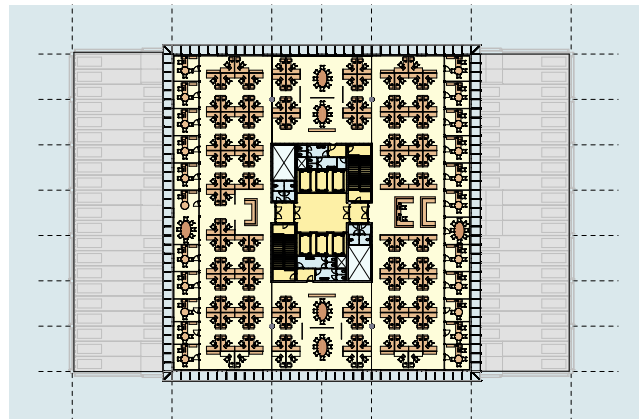
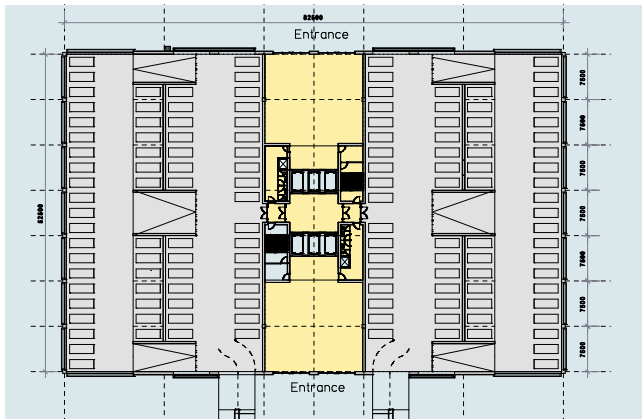
This Millennium Distribution Centre is located at the 33 hectare Airport Business Park Lijnden, across Schiphol Airport Amsterdam, directly at the highway A9 (Amsterdam).

Around the supply court at the centre with the loading-docks, are two L-shaped logistic buildings with a free height of 9 meters. At the outside of the hall, facing the open front with parking space and trees and the main entrance are three floors of offices, so the building gets the look of a big office.

The buildings are made of a steel construction with concrete floors in the offices. The façade is made of flat panels with isolation, which have an accent at the height of the office floors.







location: Mumbai  
India  
realisation: concept  
floor space: 4x 42.600 m<sup>2</sup>  
parking spaces: 4x 1.100

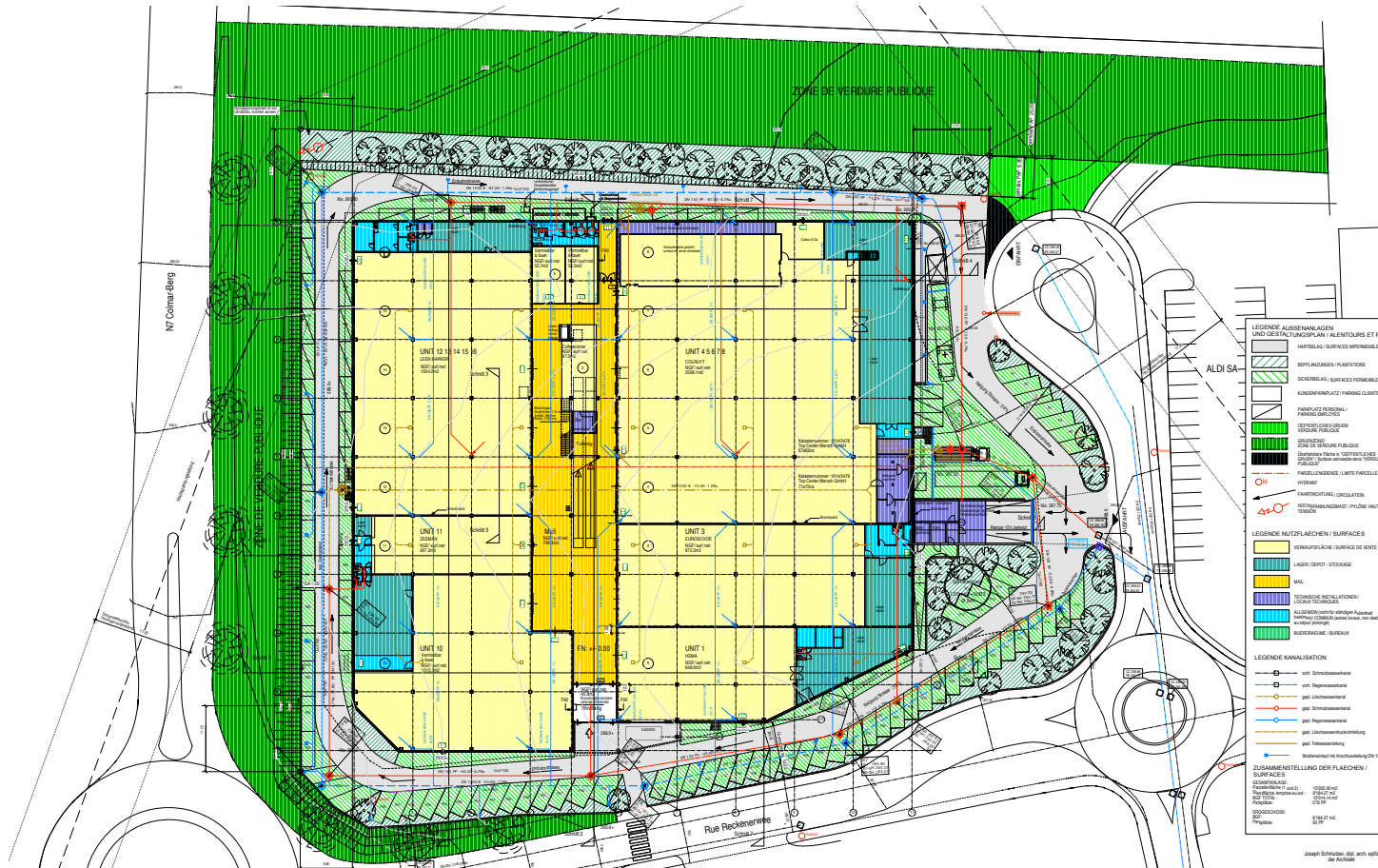
## *IT parc - Four Faces of India*

### Four Faces

India is a country with high prices for real estate of a low quality in technical and architectural sense. Building speed is low and plans are always lagging behind. Four Faces is a concept to avoid those disadvantages. The buildings can be used by a single tenant as well as multiple-tenants. Reducing the number of columns necessary by utilizing the full potential of the building material creates highly flexible office/IT-spaces. Prefabricated concrete guarantees the quality of the structure and the building speed.

The whole building is prefabricated. The lower floors are for parking with a direct entrance to the offices. The images on the buildings are not prefabricated concrete: The image creates a unique building with a strong identity. This building is efficient to build, efficient to use and competitive in the future.





location: Mersch Luxembourg  
realisation: Planned 2004  
floor space: 12.800 m<sup>2</sup>

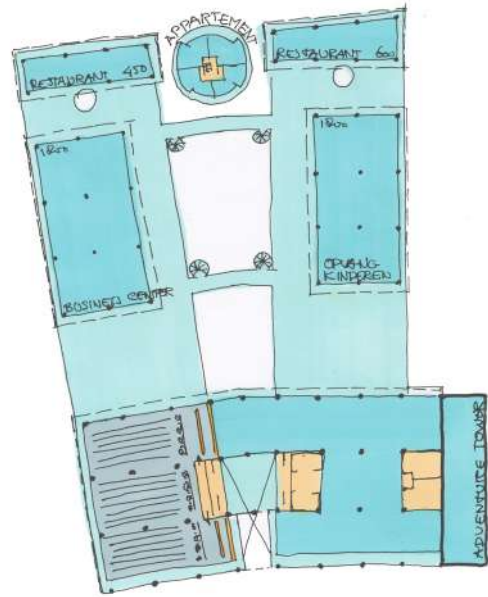
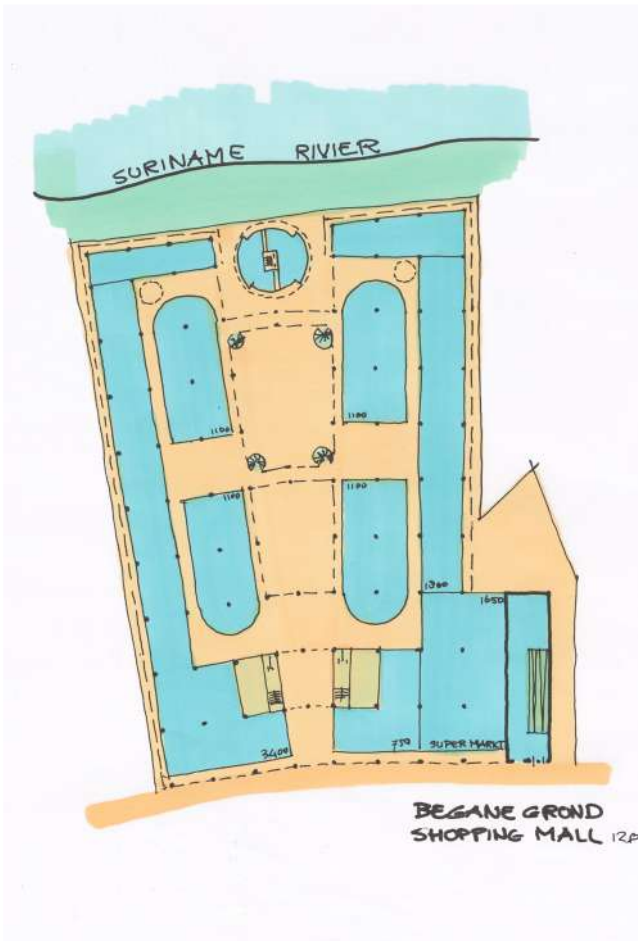
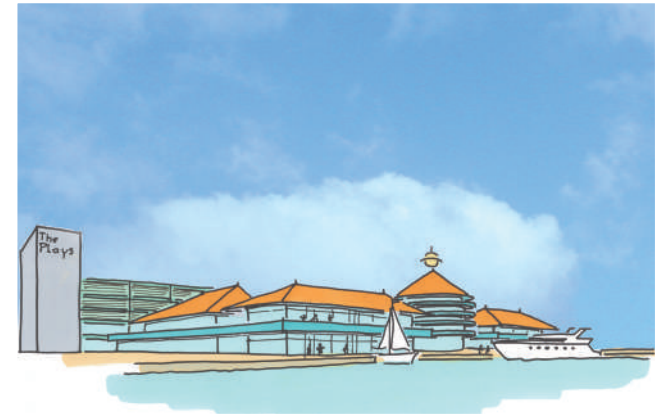
## TOP Center Mersch

5 Miles north of the City of Luxembourg in the suburb of the village of Mersch we planned a discount shopping centre next to a 30.000 m<sup>2</sup> luxury shopping centre of Topaze.

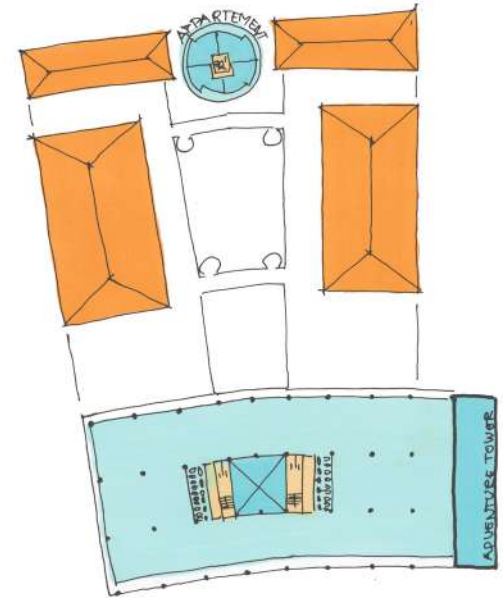
The land is slightly hilly and we used that to make an easy entrance to the roof parking space. On the roof is also a main entrance.

The second main entrance is on the ground floor level. Both entries are connected by a large two story centre place with a magnetic path. Around the central area where common activities take place are the shops. The central area has a connection to the parking space on the roof and a pedestrian way to the Topaze Shopping Centre.





**EERSTE VERDIEPING**  
 BOWLING 2300 M<sup>2</sup>  
 FITNESS 3500 M<sup>2</sup>



**DERDE VERDIEPING**  
 3 KARIBANEN 450 M OP 2 NIVEAU

location: Paramaribo  
Suriname  
realisation: Development  
floor space: 100.000sqm

The Plays will be the new centre for Business and Pleasure in Paramaribo. Comfort en luxury combines in one building with lots of activities. The Plays is located at the Anton Dragtenweg across the luxury hotel the Residence Inn. On the ground floor is a

shopping centre with 12.000 m2 floor space with over one-hundred luxury shops in a shopping-mall around a plaza with a metropolitan-look and art-gardens. Cosy restaurants at the bank of the Suriname-river, where men can enjoy the food, the great view and the luxury boats, docking at the pier along the pavement of the restaurants.

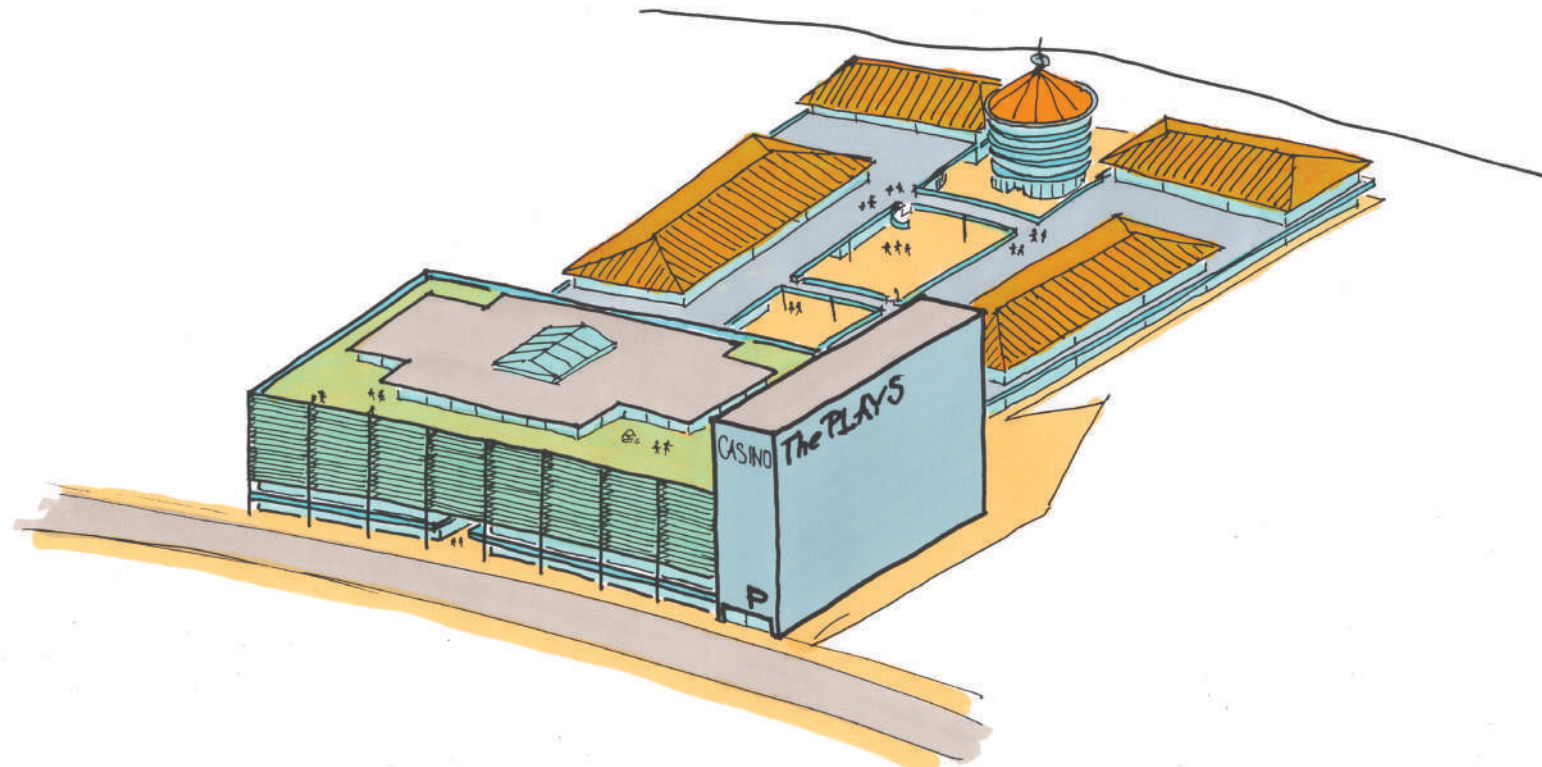
The prestigious apartment building with luxury apartments is located at the Suriname-river as a beacon of the complex. Comfort is also provided in the two-floor underground parking facility from witch all facilities can be reached, such as:

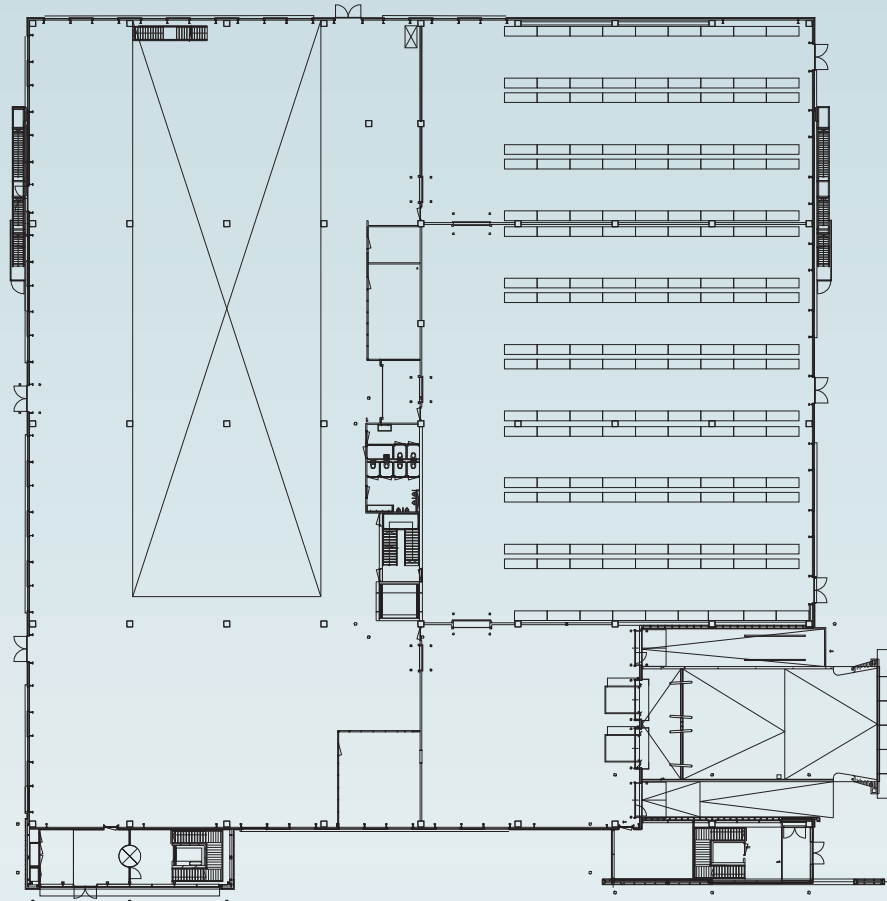
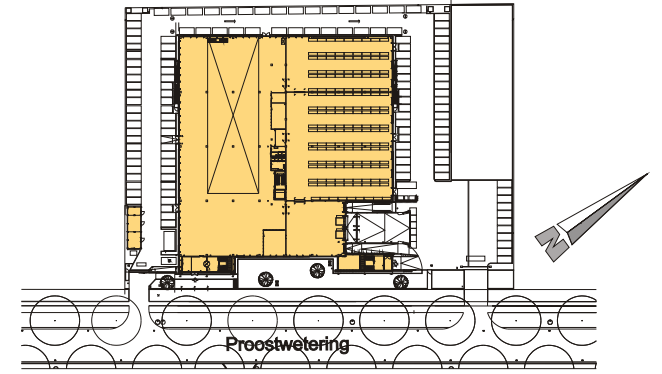
- The biggest casino of South-America.
- a gym for fitness and defence sports.
- a three-level indoor carting centre.
- a bowling-alley.
- a 50-meter adventure-tower .
- a clubhouse on the Roof.
- a indoor playground for the children, with child-care .
- a business centre with all technical equipment.

Shortly; The Plays to be!

## The Plays - Suriname

The **PLAYS**





location: Utrecht  
The Netherlands  
realisation: 2002  
floor space: 10.000 m<sup>2</sup>

## *'Cendris', Utrecht*

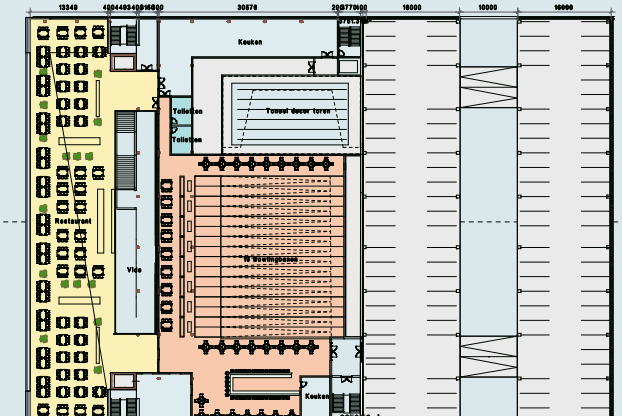
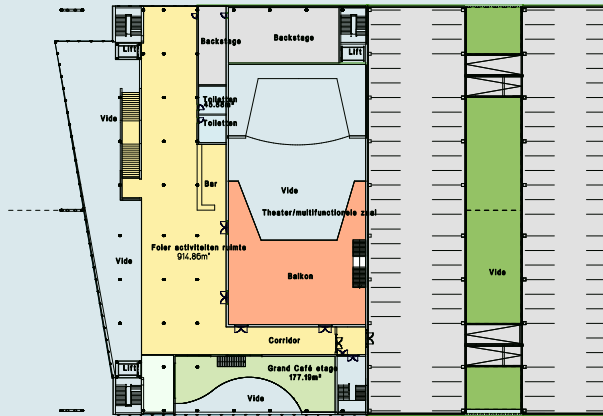
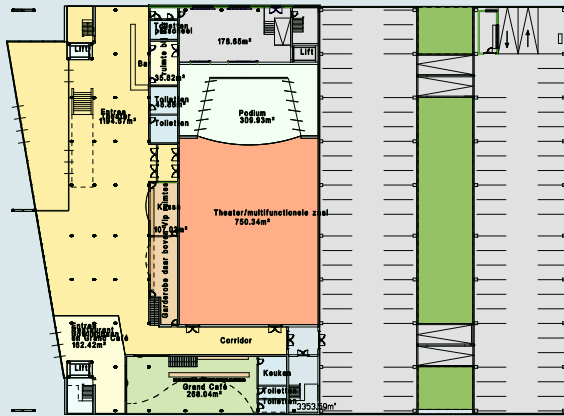
Cendris is a company that sends direct-mail. The process of mailing and printing is highly atomized and the complete building had to be built around these machines. The organization of the complete process is to be found in the design of the complex.

In the big aluminium 'box' is the work- and production space as well as the storage facilities. 'On the roof' of this master volume are the offices, restaurants and planning made in an H-shape. It is made of ceramic elements to separate it from its production facilities. The entire building is built as a prefab concrete construction in which the floors are placed. Half the logistic area is storage, the other half is production room. The storage has a height of 9 meter; the production floor has a ground floor and a mezzanine with production-offices.

An important condition was a perfect climate control for the machines and the storage of the paper. We have chosen for floor heating and floor cooling in combination with groundwater pumps.





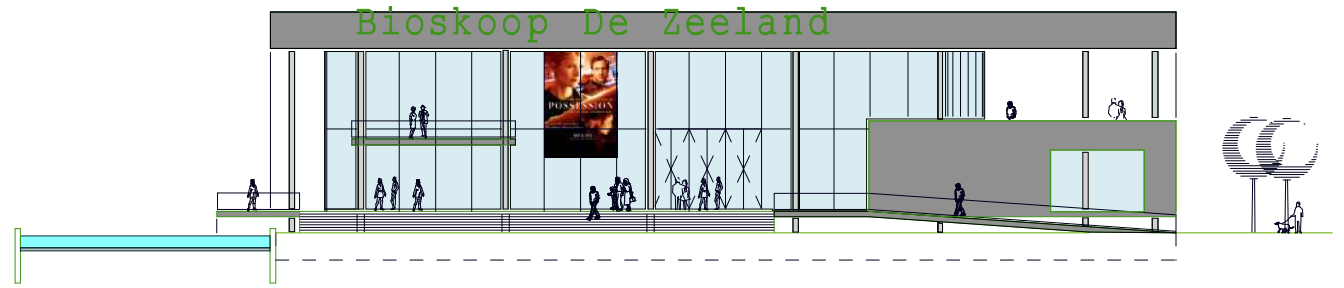


Location: Bergen op Zoom,  
The Netherlands  
realisation: concept  
floor space: 9865m<sup>2</sup>

## Theatre 'De Zeeland'

The new buildings are part of a greater development to revitalize this part of Bergen op Zoom, Netherlands. The rejuvenated, old sugar factory "de Zeeland" is the beginning of the entertainment boulevard, consisting of the new theatre complex, with its restaurants, bowling alley and parking spaces, and cinema building. This urban assembly of big structures form the link between the old city centre and the future living area of "Berge Haven", being developed.



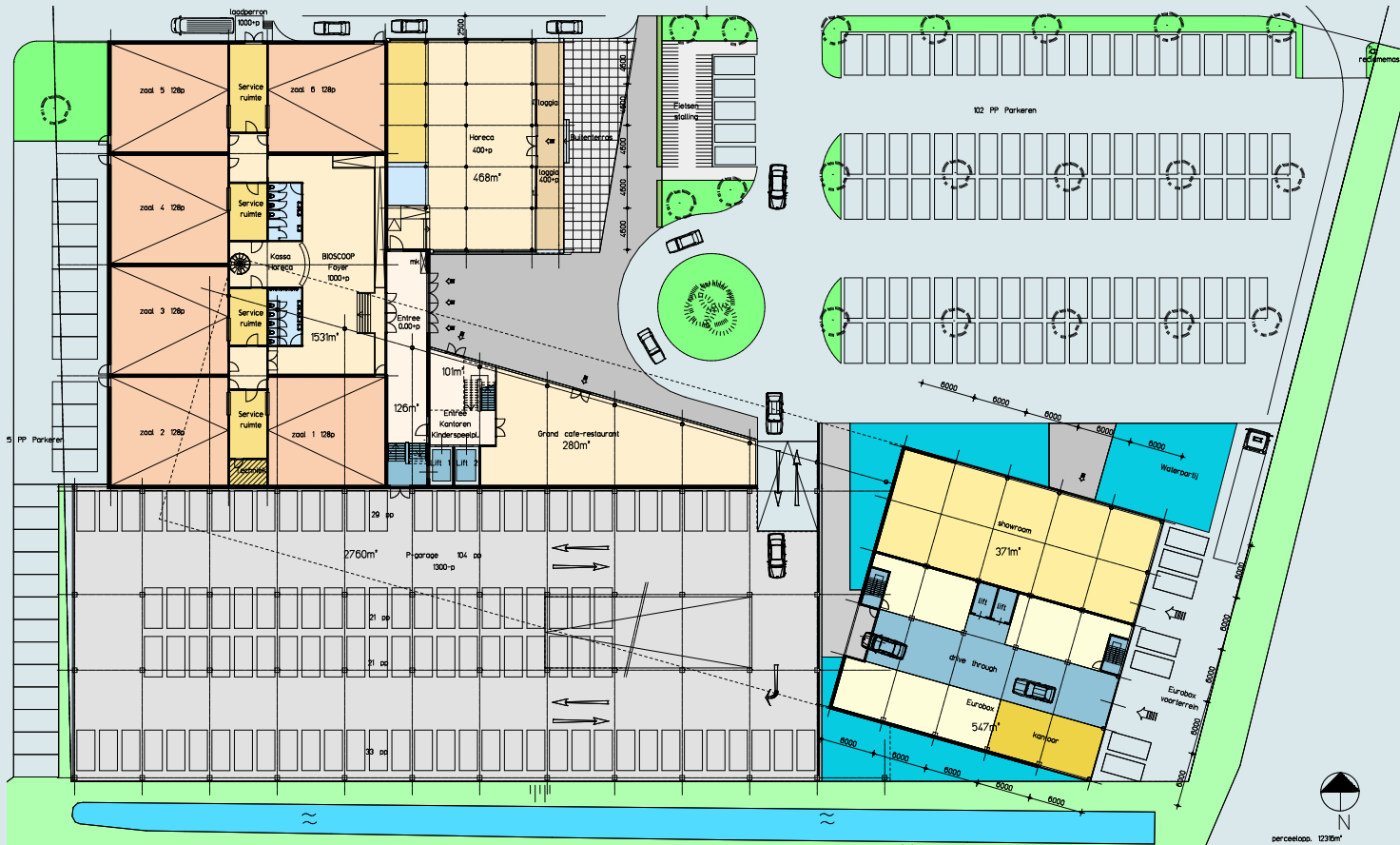


Location: Bergen op Zoom,  
The Netherlands  
realisation: concept  
floor space: 2938m<sup>2</sup>

## Cinema 'De Zeeland'

The new buildings are part of a greater development to revitalize this part of Bergen op Zoom, Netherlands. The rejuvenated, old sugar factory "de Zeeland" is the beginning of the entertainment boulevard, consisting of the new theatre complex, with its restaurants, bowling alley and parking spaces, and cinema building. This urban assembly of big structures form the link between the old city centre and the future living area of "Bergse Haven", being developed.





Location: Oosterhout,  
The Netherlands  
realisation: concept  
floor space: 6025m<sup>2</sup>

## *Leisure Center 'Oosterhout'*



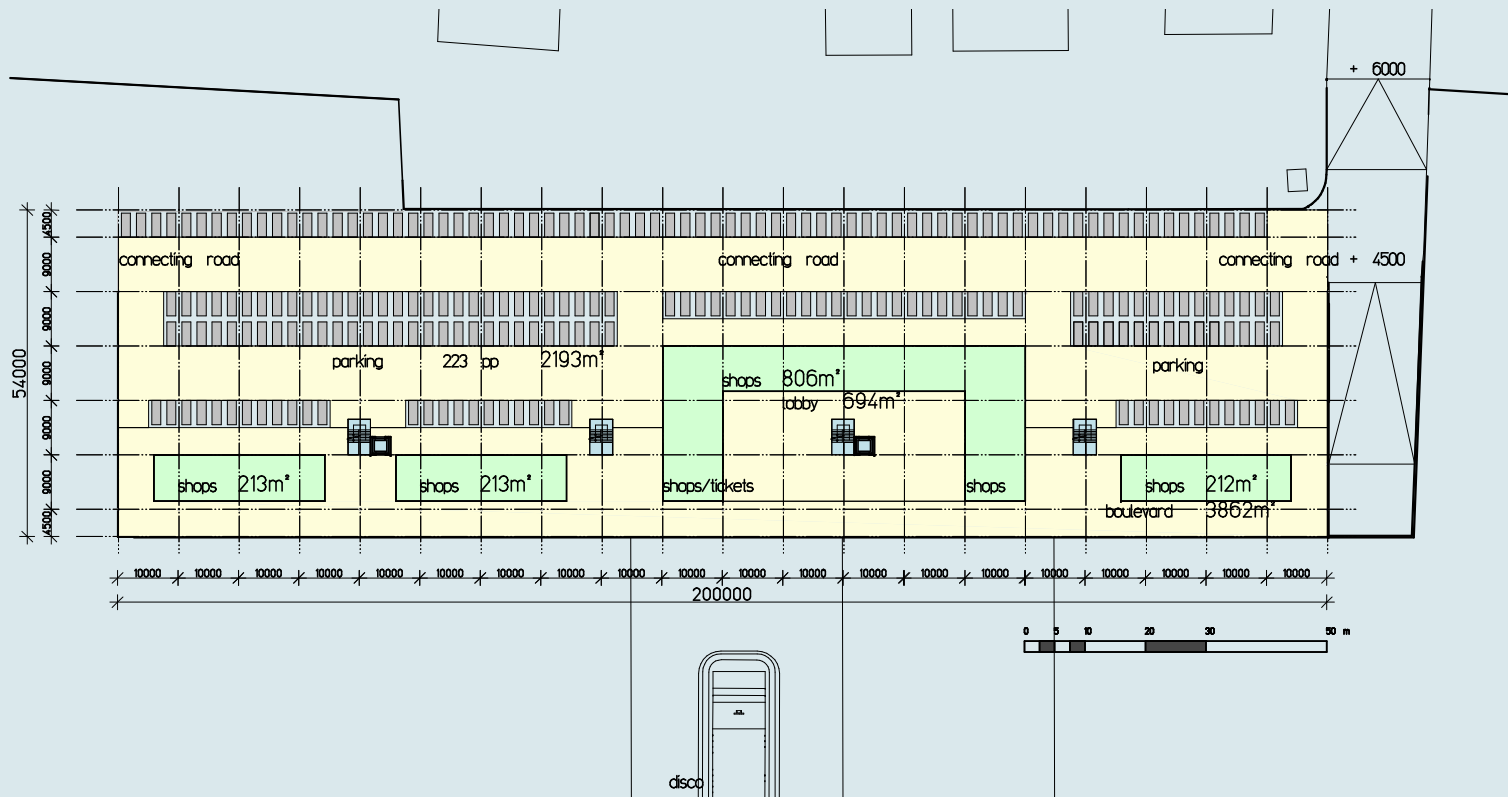


Location: Mumbai  
Realisation: Concept  
Floor space: 88.000m<sup>2</sup>

## *Nariman Point Water Leisure - Mumbai*







## Terminal Versova and Juhu

A new weapon against congestion in India for the 20.000.000 inhabitants is public water transport over sea.

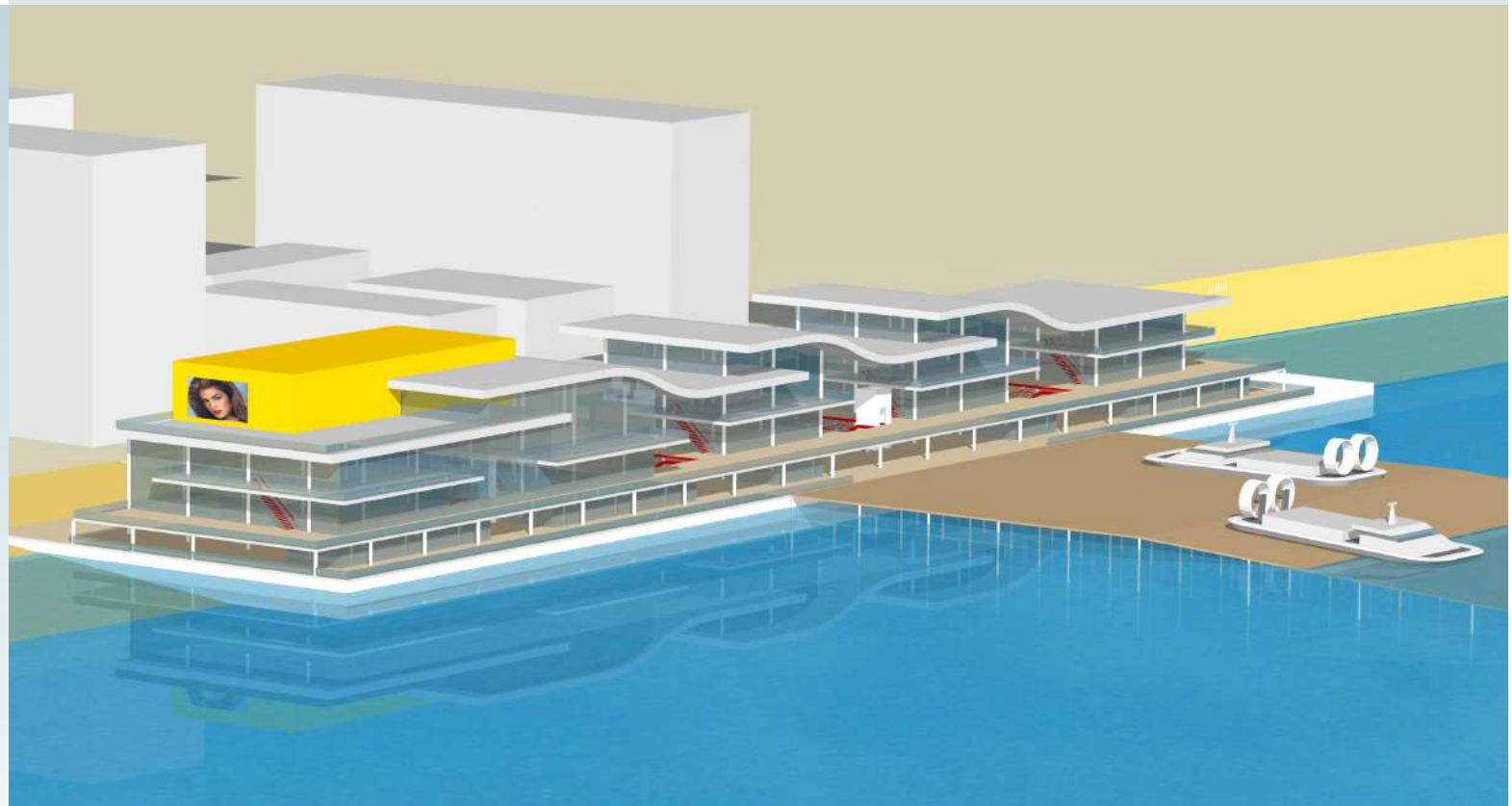
Seven terminals will be built for transfer to the hovercrafts and catamarans. A terminal is not only a transfer port. It is a building that in itself has to offer something to the crowded city. That is why the terminals are developed in a way that they can not only accommodate people who are waiting for transportation, but it can also be used for leisure and relaxing.

A small boulevard with various functions as shopping, drinking, eating and relaxing can be used by everyone.

The terminal can also be a new destination from another terminal: from the other terminals you can reach the beaches on which the Versova and Juhu terminals will be built very fast.

The terminals will be built like a double boulevard. One boulevard on a parking garage with excellent view over sea. The other boulevard will be built on a lower level, equal to the hovercraft transfer area. Versova has a problem with the sea depth: It is too shallow for catamarans. Therefore the catamaran transfer point is developed as a destination on the sea: A hotel on the transfer point that can be reached by our own train.

# *Juhu & Versova Leisure - Mumbai*





Pune is a very fast expanding city with a very friendly climate and good quality of living. DS Kulkarni took the initiative to develop a complete new neighbourhood on a flat mountain, the table mountain. On the flat land apartments are being build and on the slopes villas.

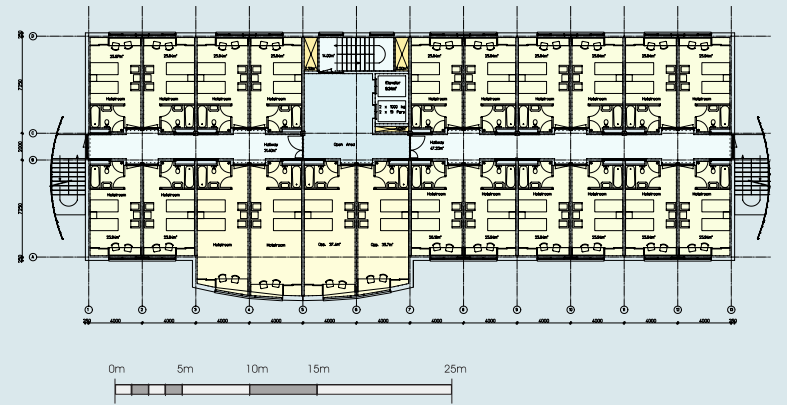
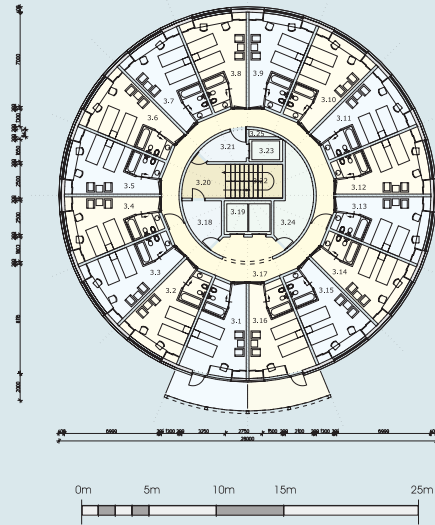
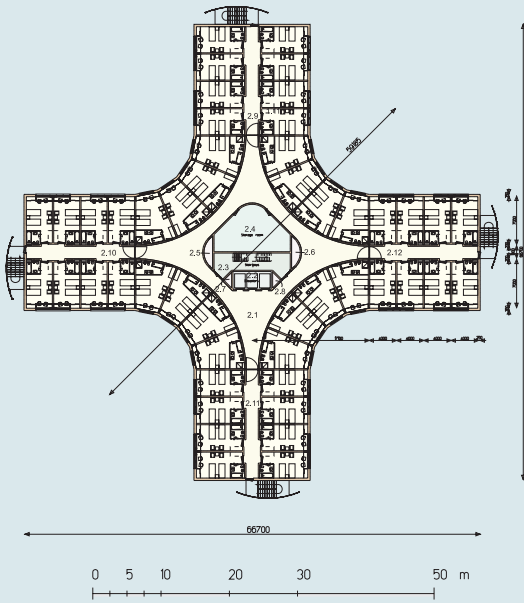
The project is halfway and it is becoming a community with a typical Indian Shopping street enjoying the views on Pune and the mountains as well as the climate. People like to live on the table mountain. SatyaGiri EyeWO International Projects Pvt. Ltd. took the initiative to develop a meeting Plays in the future heart of the community. A local shopping center combined with leisure and party activities would be an added value to the community and for the houses which will be built.

The half of the community is being build and will contain 10.000 apartments and villas at the end. The attractiveness will also be translated in better prices for the houses so that the project will be more profitable. For the people who live there, or are going to live there, the functionality is very important. A supermarket for the neighbourhood, banks, restaurants, sports and entertainment, a small cinema and rooms for parties and weddings are very convenient near your house.

It will be the heart of the community where everybody comes once in a while. It will become a place to meet:  
The Meeting Plays

## Shopping & Leisure - Pune





location: near airports  
the world  
realisation: concept  
floor space: variable

# Hotel

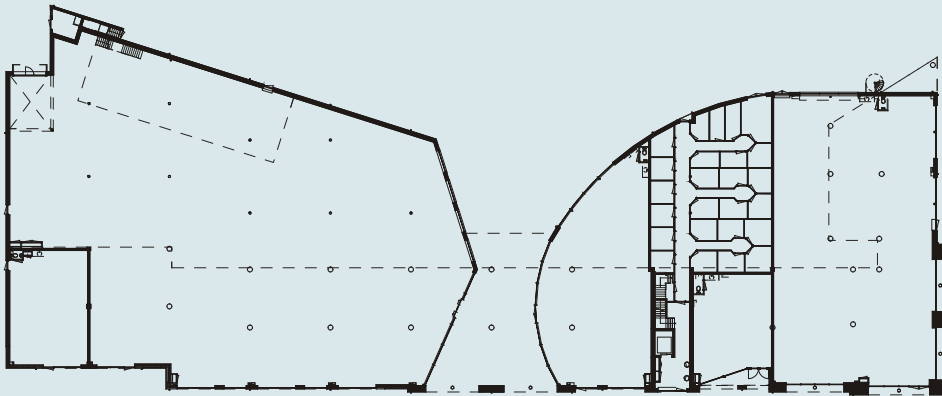
The pricing of hotel room rates was the basic motive to develop the concept for a three star hotel concept. Most hotel developments are in four or five star. To keep the room rates affordable, the building price must be equally low.

That is why the concept was developed with the philosophy to build them at or near airports.

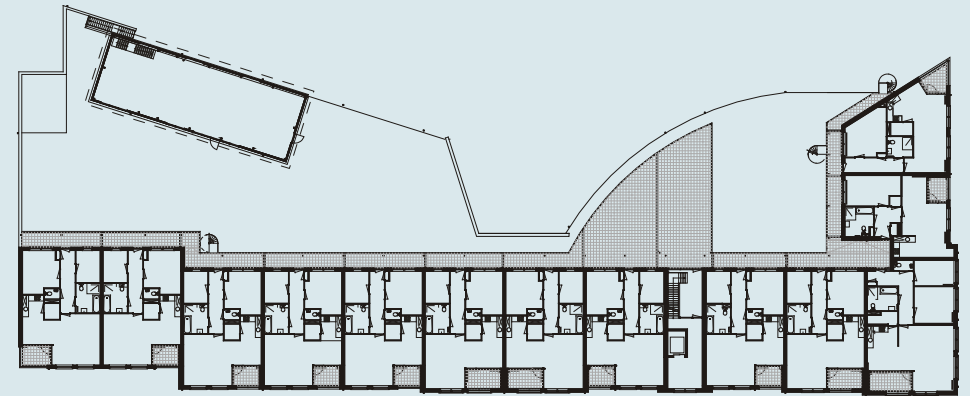
The concept is a round tower with very large rooms (26,6 m<sup>2</sup>) in a relatively small building (45 m<sup>2</sup> per room). The tower is a very recognizable building which is a support for branding.

The building will be prefabricated in concrete which makes the building time short and the quality very lasting.

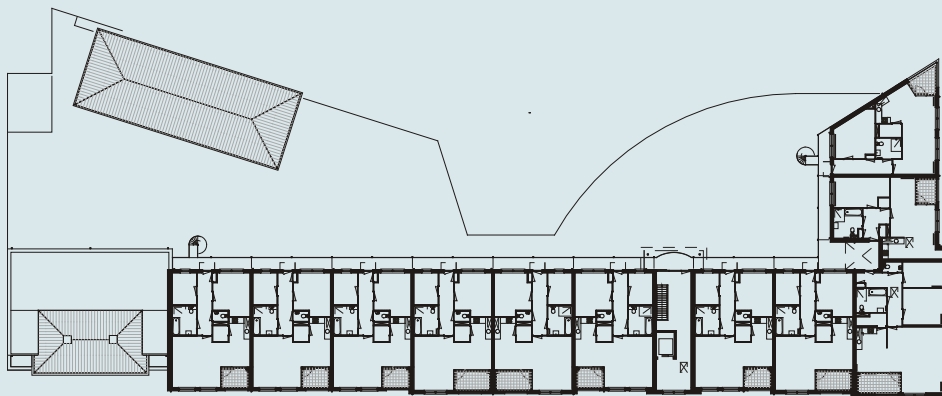




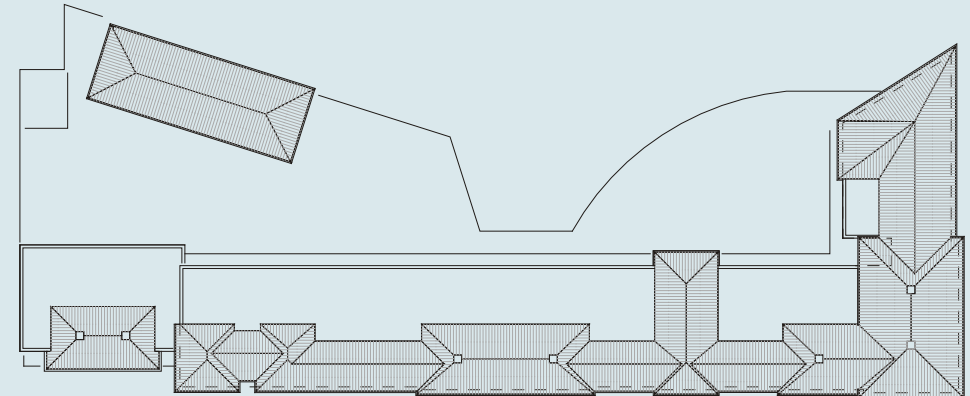
begane grond



1e verdieping



2e verdieping



Dak

location: Hoogerheide  
The Netherlands  
realisation: 2003  
floor space: 5.000 m<sup>2</sup>

## Town Centre Hoogerheide

On a contemporary way, and considering the scale and size of the town Hoogerheide, this new town centre is created. The supermarket is situated in a modest way. The building is a continuing of the buildings that were already there. On the ground floor you can find the shops and the parking places. The apartments are created on the higher levels.

The materials are coherent to the existing buildings in the town centre. Brick walls in a mix of colours and height.







location: Breda  
The Netherlands  
realisation: 1997  
floor space: average of 600 m<sup>3</sup>  
for each house

## *10 Individual villas Westerpark*

Only one basic design was the start for ten houses for ten different clients. The houses give a great architectural entirety, but at the same time they all have the personal touch for the clients. The plan is located in a new residential part of Breda, The Netherlands. All ten clients bought their own piece of land.

The houses are made 'two-under-one-roof' in which every house has its own character. Because of the large properties (12 meters wide) the front of the buildings is narrower than the back; the entrances are all made in the wide 'back' part of the building.

The houses are made in traditional Dutch construction method, with all light yellow masonry with white windows and glass bricks at the entrance and the stairways. This so the light can enter these usually 'dark' rooms.

At the front side, on the first or second floor we made a terrace behind the masonry.

The roofing is made of anthracite flat roofing-tiles. A unique way of ten clients making their wishes come true in one complete project.





location: Liesveld,  
The Netherlands  
realisation: 1996  
floor space: 55 houses

## *55 Houses Liesveld*

The location of housing project 'Liesveld' is the very specific area of 'the hoekse waard'.

In the organisation of the plan the first priority is the outdoor planning and not the design of the houses itself. The situation of the houses follows the slightly curved road, so the natural ways of the environment stay intact.

The job was acquired by winning a closed competition, offered by the municipality.





location: De Heul Maasdam  
The Netherlands  
realisation: 1996

## 129 Houses 'De Heul', Maasdam

The handwriting of the architect is seen in the whole housing estate. The shapes of the houses, the roofing, the garden walls etcetera are combined in a complete plan. The side façades of the houses are also front façades and the exterior rooms are combined in the floor plans.

The difficulty was to design a complete housing estate in an area with a lot of specific spots and in which all different sorts of houses were planned, and still making it one complete plan. An additional difficulty was that the clients were the different contractors with their own building methods and a very concerned municipality.

The plan contains:

- Apartments for rent
- Apartments for sale
- Cheap apartments for rental to young people
- Houses for sale
- Houses for rent





location: Kommers, Halsteren  
The Netherlands  
realisation: concept

## 31 Houses Camargue, Halsteren

At the crossroads of the main access way (Steenbergseweg) and the green lung of the neighbourhood de Schans lies the location, where the stables Manege Kommers will close its doors in the middle of 2008. The new quarter of 31 units, which will be created here, will be a mixture of single houses and two-under-one roof structures. They will be in the classical and for Halsteren typical style. Access to all houses will be via an internal street.

One of the things that sets this quarter apart is the expansive way of designing and arranging the houses. The typical 3-meter-wide annex, which normally houses a garage, has been widened to six meters and makes both house and neighbourhood a lot more spacious. Parking on your own lot adds to this and makes the parking spaces lining the street an optional surplus. Another thing is the wall made from stone-filled wire baskets surrounding the backyards towards (loud) main roads. This 2.5m high wall will, over time, become one with the greenery on both sides by being allowed to grow over. To heighten this effect, trees are planted behind the garages, in line with the wall.

This overall plan integrates very well with the existing structures and lines that form this part of town.







**Boldershof Geldermalsen**  
(132 geestelijk en lichamelijk  
gehandicapten)

location: Geldermalsen-oost  
realisation: 1990 - 1996

## *Apartments 'Boldershof, Geldermalsen'*

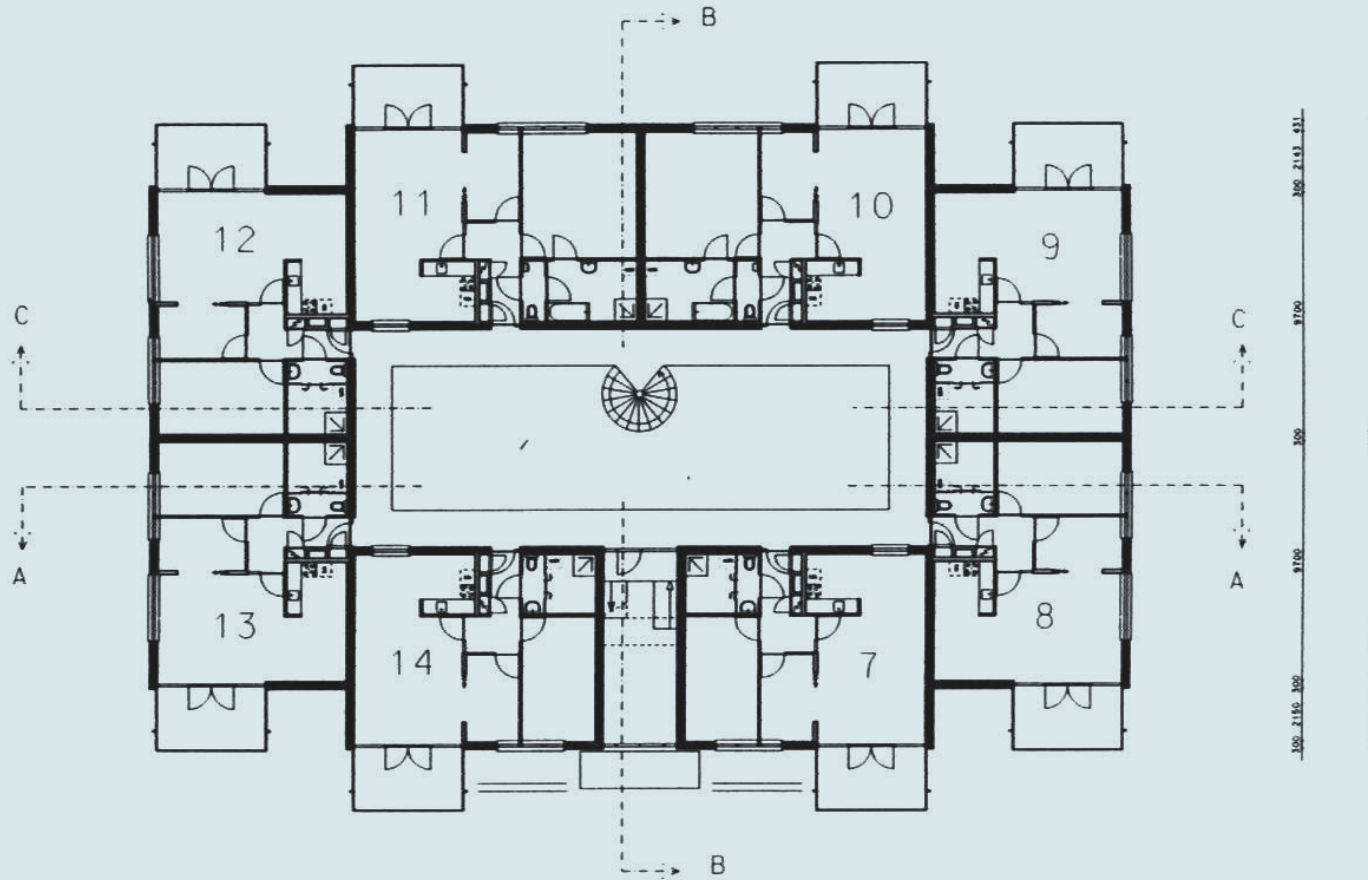
The town of Geldermalsen had finished a master plan for Boldershof, including houses for sale, living for the elderly and an old people's home with medical care.

The problem was that these different projects were set down separately without any connection. So our office suggested to revise the master plan to a more coherent and integrated design before everybody would get busy developing their own piece of land. This was greeted with enthusiasm. The new plan that emerged takes the existing windmills as focus points and puts a radial design of streets and pathways over them, enhanced by the usage of green and the form of the buildings. This radial design remains visible throughout the entire neighbourhood and creates not only a nice feel but also gives visual clues and guides to the inhabitants with limited abilities. The freedom and independence of these inhabitants is greatly enhanced and their quality of life increased.

Our office signs responsible for the design of the houses for sale in Boldershof as well as all communal structures, such as the day activity centre with office space, the community centre and the swimming pool with specialized baths for the impaired and handicapped.

The semi-bungalows are for people with a small bodily handicap and are designed with high, open and friendly rooms in mind.





location: Hoge Vught, Breda  
The Netherlands  
realisation: 1996  
floor space: 3.500 m<sup>2</sup>  
for each building

## Apartments 'Zomergemstraat'

Estate 'De Hoge Vught' was built in the sixties, and the old infrastructure was no longer needed or efficient at this time. The many social and cultural location in the site where made available for housing projects. At the right side of the location are high apartment buildings, at the other side family houses. The open environment is kept intact by choosing two smaller buildings instead of one big apartment building.

The two buildings have a internal garden where the entrance and exit are located, which provides the social security.

The apartments look out into the open surroundings and have large balconies. The shape of the buildings is also chosen to be seen from the towers next to the location.





## 22 seniorenwoningen

Location: Trambaan, Strijen  
Realisation: 1997

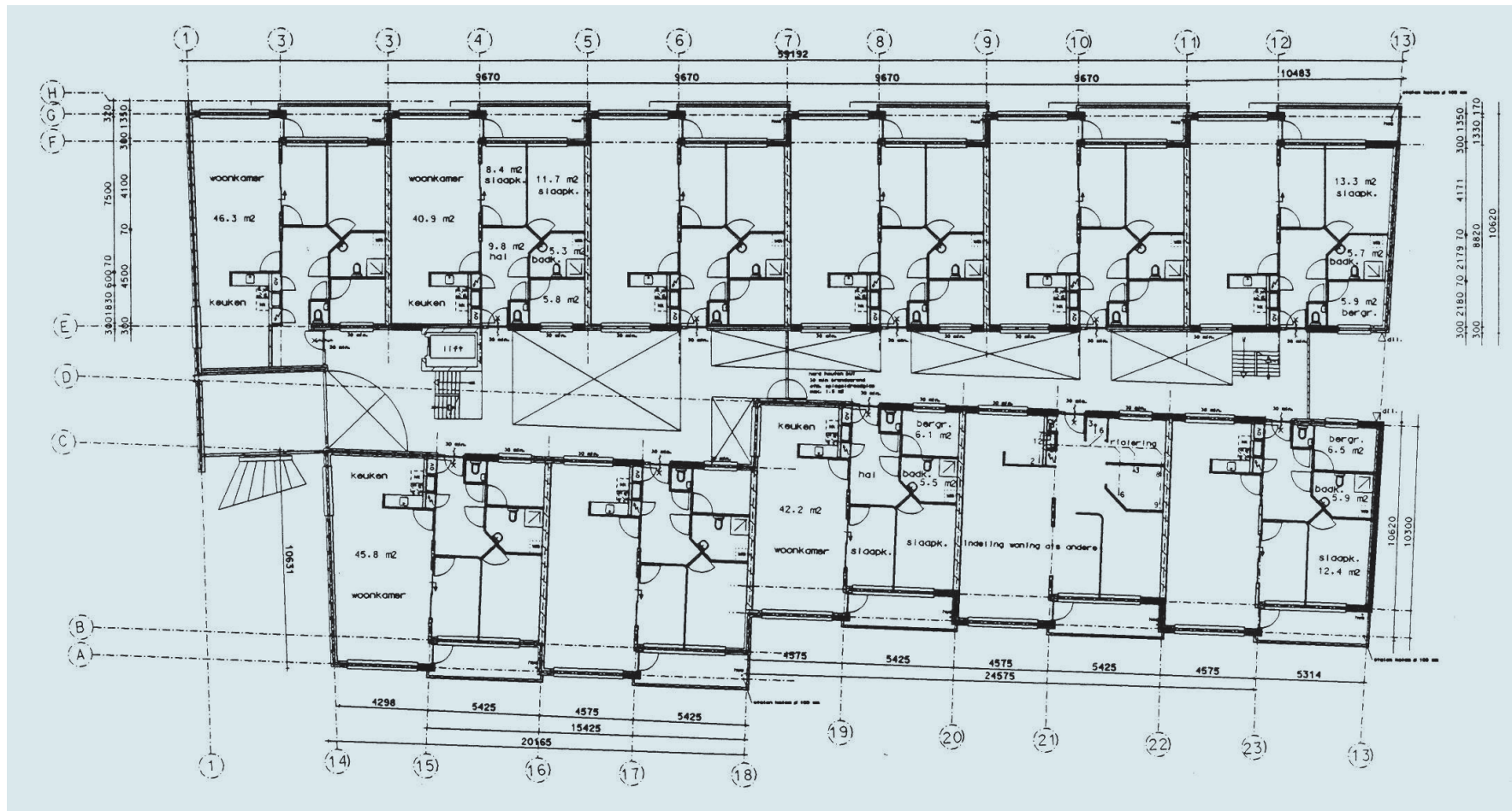
# *Apartments 'Trambaan', Strijen*

The original design for the site called for an office building, for which the foundation had already been built. On that basis we developed three different scenarios: an industrial structure, eight two-under-one-roof living houses and 22 apartments for the elderly. The latter was then chosen for realisation.

One of the main challenges of the design was to cope with the noise from the tram. This was achieved not by adding layers upon layers of sound protection but by a clever interior design and the position of living- and sleeping-rooms.

The main entrance to the apartments lies via an interior courtyard, which is partially roofed. It is accessible only to the tenants and offers a safe way to the living area as well as a communal space for meeting and talking.





location: Etten-Leur  
The Netherlands  
realisation: 1998  
floor space: 4.000 m<sup>2</sup>

## *'het Atrium', Apartments*

The location was used for business activities. It is situated at the back of the most important shopping street of the town. The terrain is located at a pedestrian way between a housing estate and this shopping street, so the building needed to have two fronts.

The building is oriented east and west, one way to the housing estate and the other towards the shopping area.

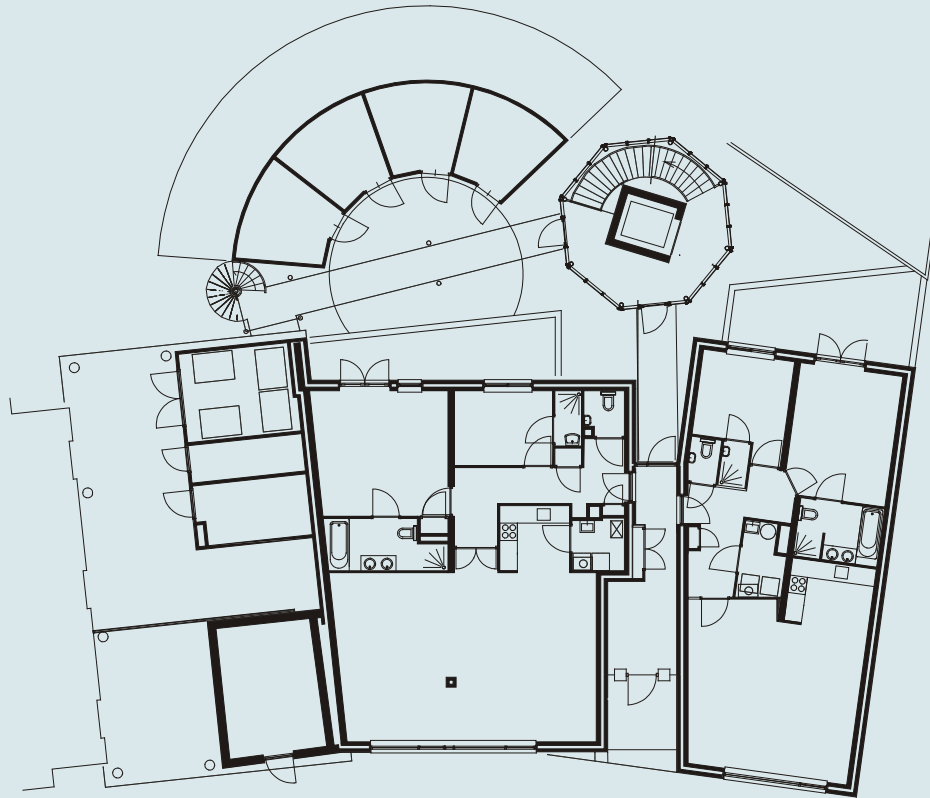
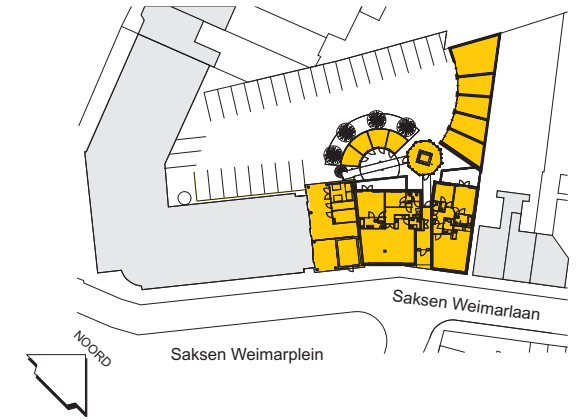
Result was a simple apartment complex with a special end at the pedestrian way. It is designed around a stretched, central inner space, from which the apartments can be reached.

The bedrooms and the bathroom are facing this inner garden; the living and the balcony are facing the outside. At the top are two big penthouses with terrace on the roof.

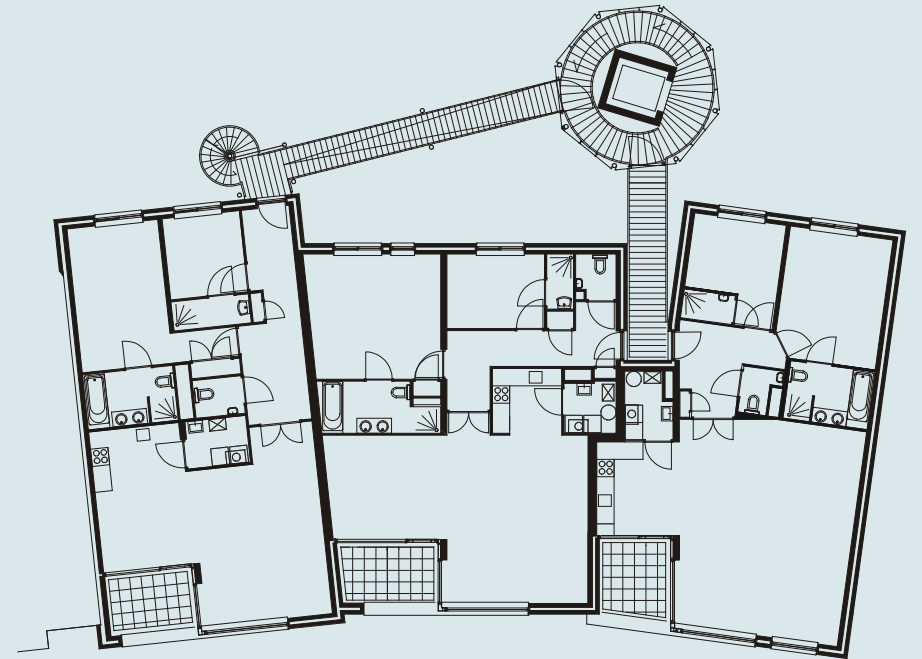
The building is made in two tones of masonry with plastic windows. The inner space gets daylight from the big glass panels on top; it looks like you are standing outside.







Ground Floor



First Floor

location: Breda  
The Netherlands  
realisation: 1999  
floor space: 1.677 sqm

## *Apartments 'Saksen Weimar'*

At an inner-city location in Breda, the Netherlands, we designed and developed a housing-complex with 11 apartments. The situation defines the conditions for the building, because of a small curve in the road and different altitude levels between the buildings next to the location. The volume of the complex goes in steps from two floors to four floors. The entrance to the back of the building with parking facilities, storage rooms and stairways is located on the ground floor, underneath the apartments. The apartments have three different floor plans; the entrance is on the gallery which lies on a distance of the façades because of the altitude level, the privacy and the lightning.

The façades are made in beige stucco on a freestone skirting-board. The storage rooms are made of red masonry and located at the inner court where they divide themselves from the rest of the building.

The windows are made of natural Iroko, the same as the floors of the gallery. The dark blue metal and the special glazing at the stairways complete the building.





location: Vlijmen  
The Netherlands  
realisation: 2006  
floor space: 36 apartments

## 36 Apartments 'De Bloemendaal'

On the location of the former housingcomplex 'De Bloemendaal' a new apartmentbuilding is beeing built. The plan consists out of 36 rental appartments for the elderly. The design of the building was assigned to us by the housingcorporation Woonveste in Drunen.





location: Ede  
The Netherlands  
realisation: 2007-2008  
floor space: 146 apartments  
5.000 m<sup>2</sup> elderly care

## 146 Apartments & elderly care Ede

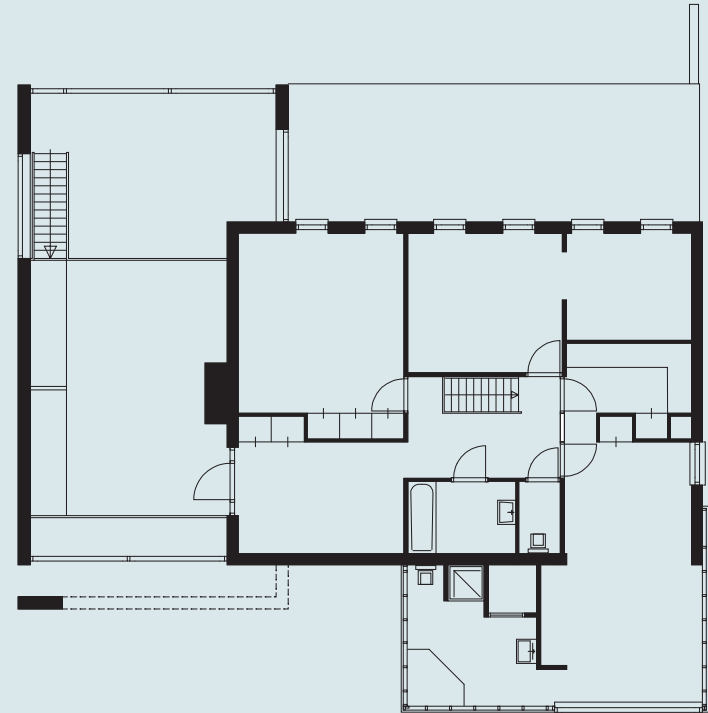
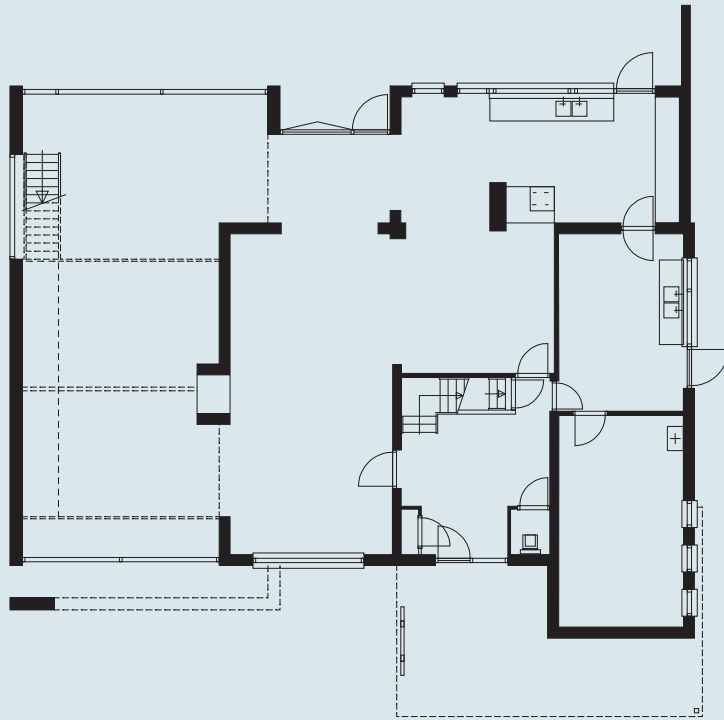
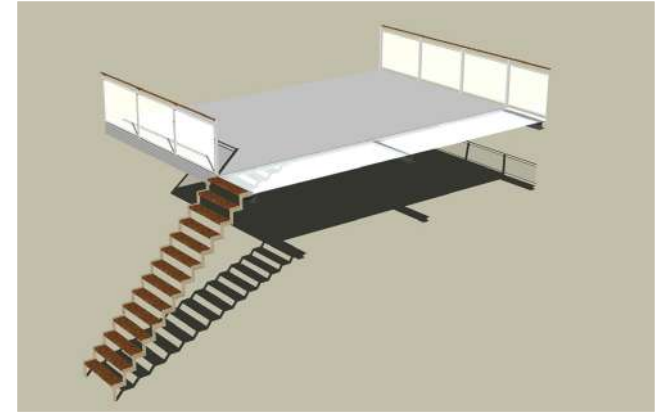
The design and development is parted in two different plans; an apartment building and a care-centre.

It consists of three main parts:

1. At the north, part of the exit of the town, a very long apartment building (142m x 15m) built in five and seven layers. The front has a green garden with the entrances to the apartments. The building is set back 20 meters from the road to accentuate the green character of the main road. The extensions on the roof make the front façade playful and react to the future towers across the street.
2. The care-centre –with patios- in two and three layers is built over the complete depth of the plot and is partly built under the long apartment building. The third (stretched out) floor at the south-side is facing the parking lot.
3. A low apartment building at the south side of the complex, facing the houses across the street.

The entire building has a garage for approximately 172 cars.





location: Breda  
The Netherlands  
realisation: 2001  
floor space: 1.115 m<sup>2</sup>

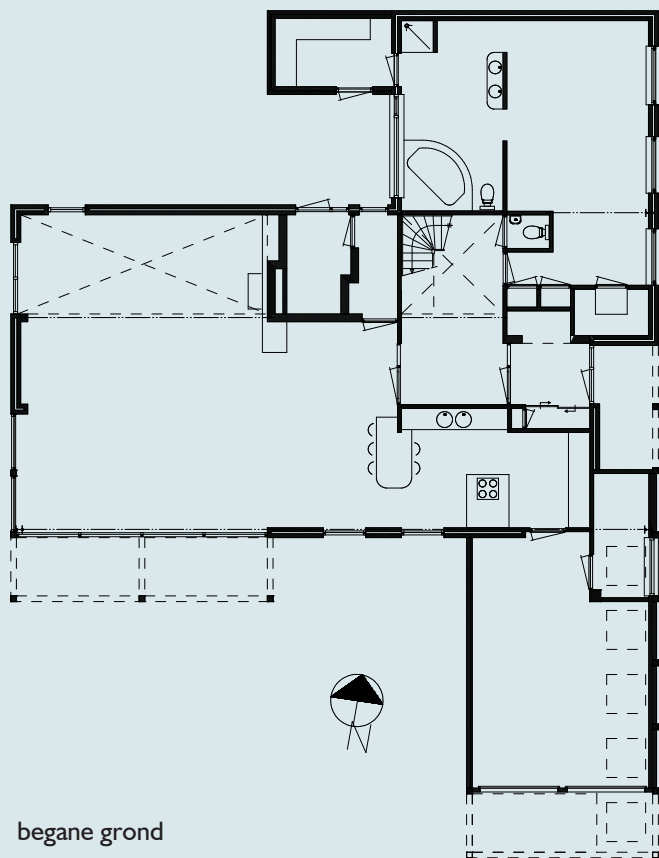
This assignment was twofold, the clients wanted to enlarge their floor space, but also had a specific wish; dramatically change the outside of their house.

The traditional Dutch house of the seventies is transformed to a large, modern villa in two steps. The design takes the existing structure of the building as a start for the new wishes. Not because of the nostalgic aspects, but because the structure and floor plans could be used very well for the new plans. After removing the traditional Dutch roof a new wing was built next to - and partly over - the 'old' house. The new living room with partial first floor has both at the front and at the back a complete transparent façade. That way you can see straight through the house into the garden. The interior light is also improved by making the first floor partially transparent. This way it looks like the floor 'floats' in the room. The extra space on the old part is carried by slim columns which carry an extra bedroom and bathroom. Both the old walls and the new walls are white plastered; the extension above the old part is made of red-brown panels. The old windows are painted in a grey colour, the new windows are made of wood, Oregon pine, with a transparent paint.

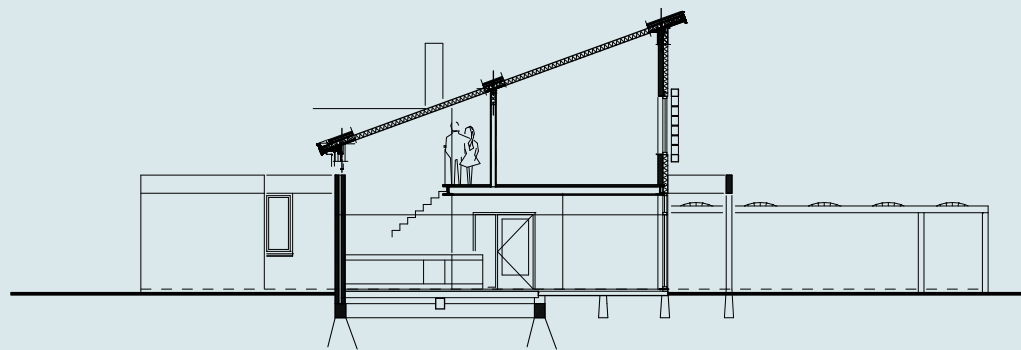
## *Transformation villa 'Valentijnlaan'*







begane grond

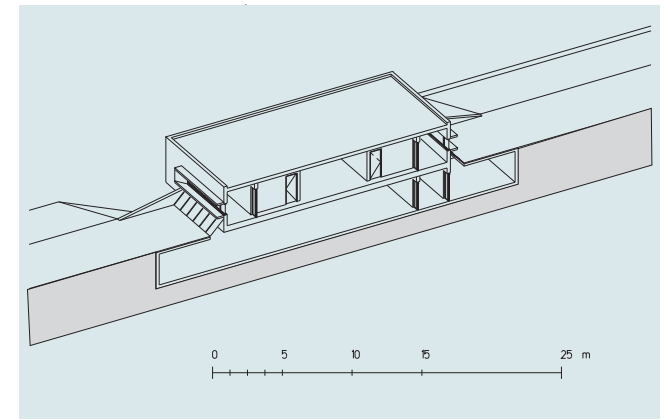
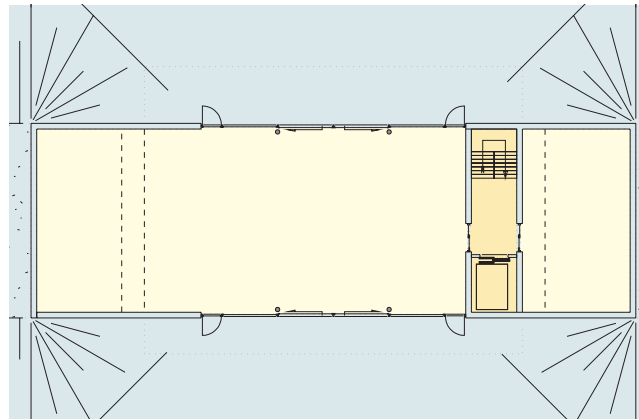
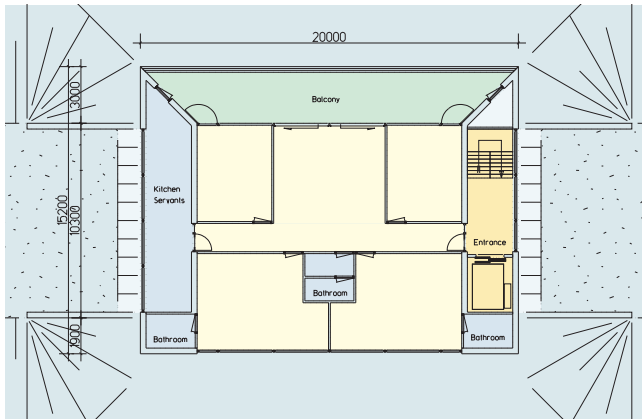


doorsnede

location: Ravellaan, Breda  
The Netherlands  
realisation: 2006  
floor space: 315m<sup>2</sup>

## *House for Dietz*

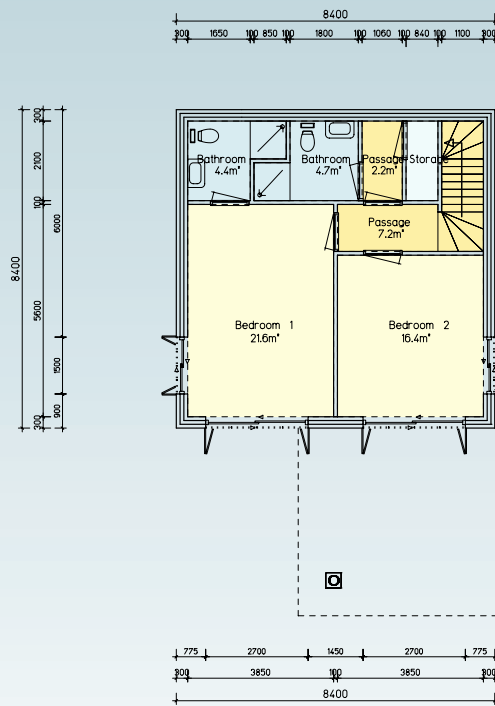




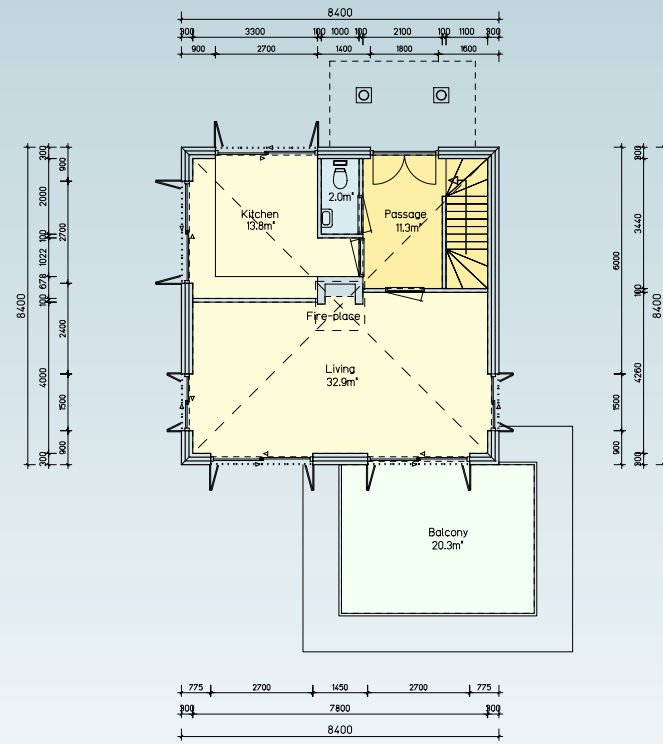
location: Mumbai  
India  
realisation: concept  
floor space: 600 m<sup>2</sup>

## *House for Satya Sai Baba*

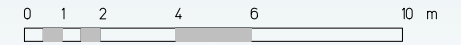




Lower Floor Level 000+



Upper Floor Level 3000+



location: Pune India  
realisation: planned 2008

At the south of Pune a river with 28 barrages forms the water reserves for 4.500.000 people in Pune outside the monsoon time. The valley in which the river flows is a beautiful area with hills and low mountains on both sides and beautiful landscape views.

The temperature and the wind make the area cooler than Pune or Mumbai. This makes it an attractive area to live, for Indian people, expatriates and foreigners.

#### Design

In the area the construction of internal roads has been started. At this moment the roads are only suitable for jeeps, but they will soon be suitable for normal cars. This will bring the location within reach

The houses, villas and double villas, will be designed and situated making the best use of the beautiful area and landscape view. The first 50 houses will be designed as classic houses. Built on a hillside the living area is located on the first floor with big terraces. The sleeping area is one level lower with terraces on the hillside. The windows and doors are relatively large to enjoy the view.

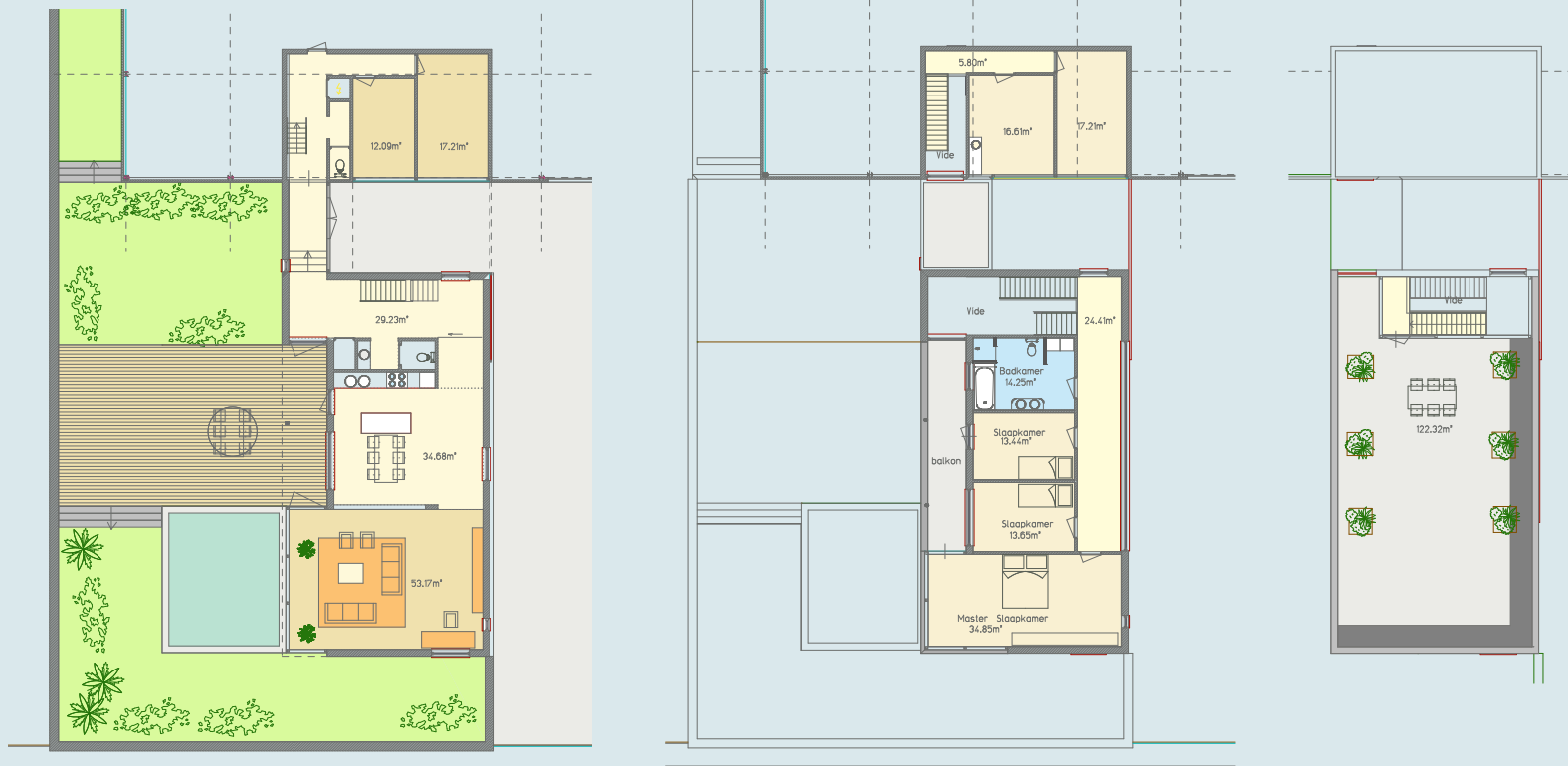
The design provides in a lot of possibilities to make enlargements or alternative divisions in rooms.

This makes the concept versatile and adaptable to personal wishes.

The landscaping will be open on plots of 500-1000 sqm each.

## Villas 'Splendour Country'





location: Rijsbergen,  
The Netherlands  
realisation: concept  
floor space: 290 m<sup>2</sup>

## Housing project 'De Waterman'

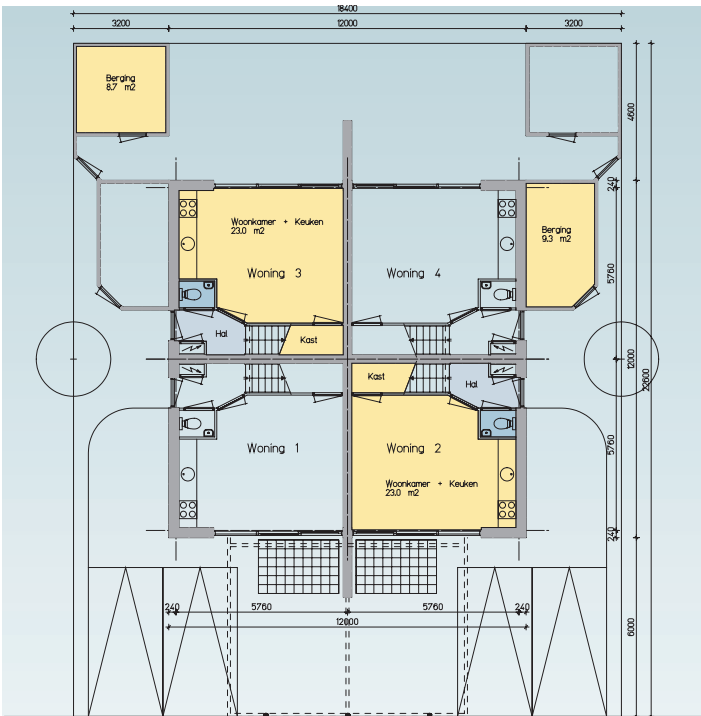
The project was to add a residential unit to an existing production building, situated in the commercial zone "De Waterman" in Rijsbergen, Netherlands.

The residence fulfils one of the main functions requested by the client, the division of the grounds into an official and a private area, with a strong gesture. The new building sits in a prominent position on the grounds, effectively cutting it in half. The living quarters are completely separated from the commercial use of the (existing) structures, while still allowing the owner to quickly get to the new office part of the company building. The existing structure is renovated and a new color is applied to the front.

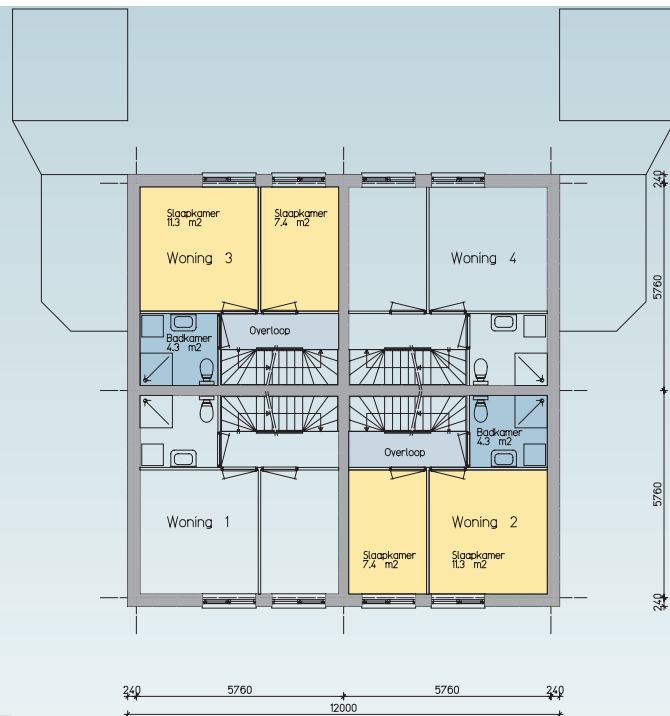
The design, the contrast between open and closed surfaces, and the use of material and situation give this deceptively simple structure a great strength and charisma.



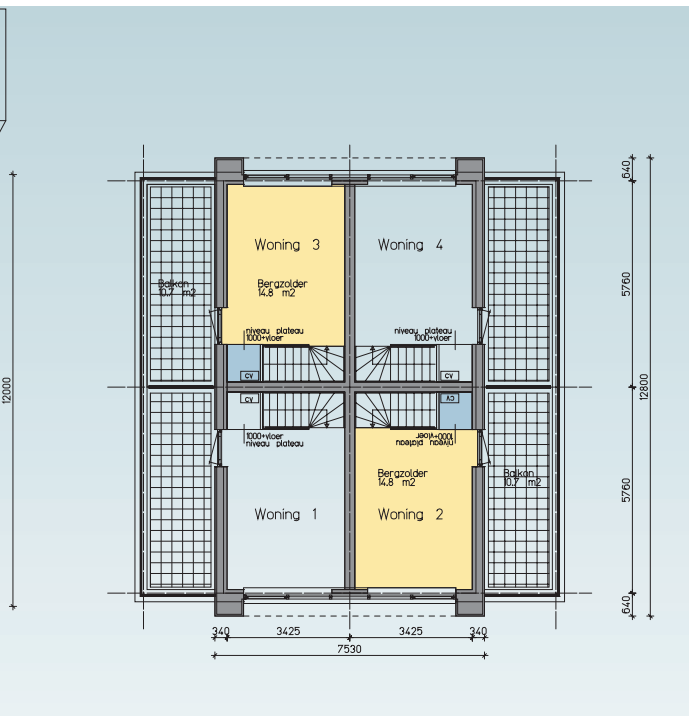




First floor



Second floor



Third floor (optional)

location: urban centers  
the world  
realisation: concept  
floor space: 82 m<sup>2</sup> and more

## *Quadrant housing*

The quadrant house, with a starting price of €120.000,-, is ment for starters on the market.

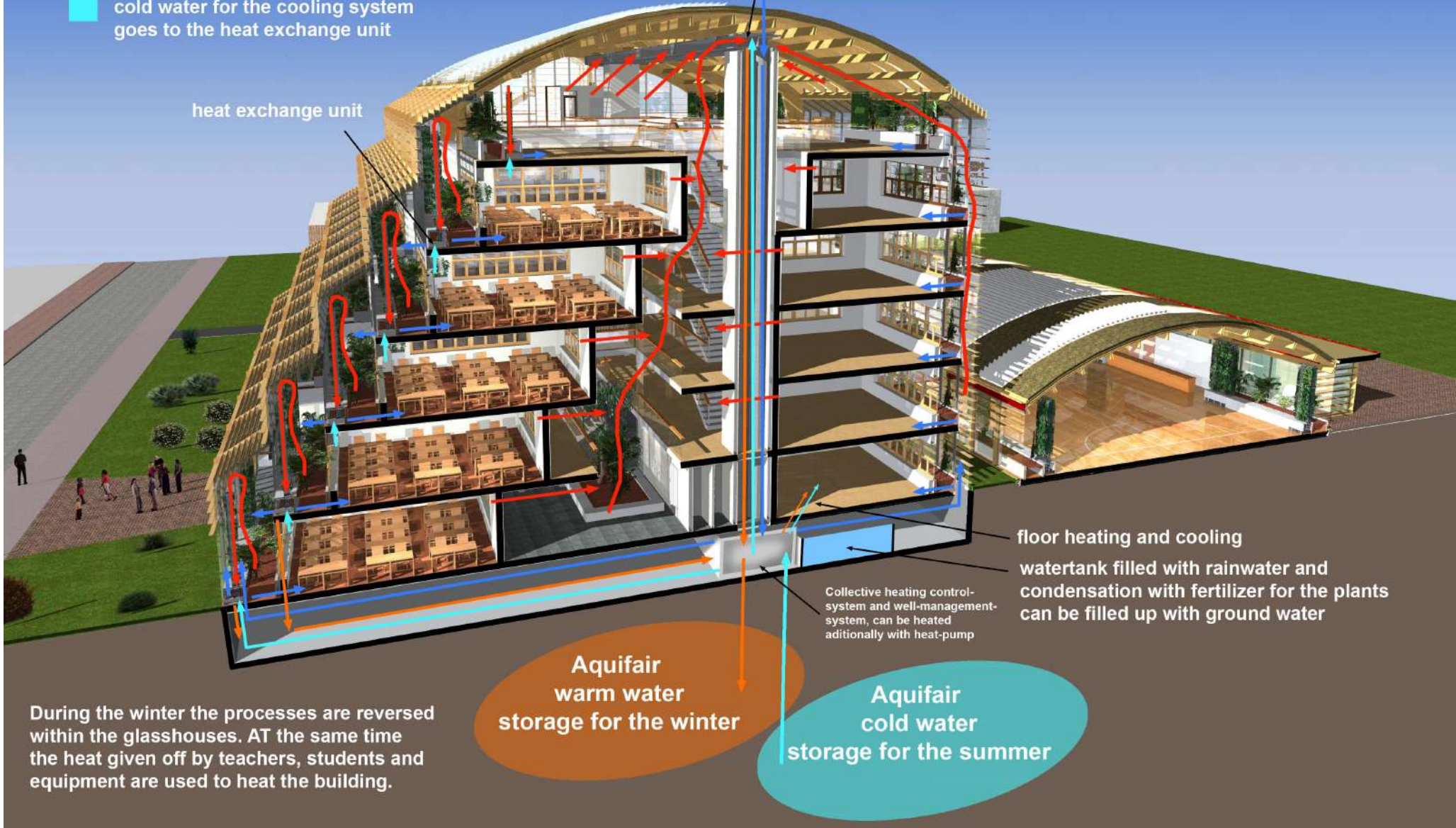
Because of its compact and efficient floor plan the available space is used in an optimal form.

On the ground floor you will find the living room with a kitchen. The toilet is positioned in the hall. The first floor will bring you two bedrooms and the bathroom. On the optional second floor an extra bedroom and a terrace can be created.



- warmer, moist air from humans and plants
- cooled and oxygen-rich air
- warm water left from the cooling process is being stored
- cold water for the cooling system goes to the heat exchange unit

Fiwihexen heat exchange units catch the warm air. Cold air sinks through a central airvent to the bottom of the building. This is mixed with the fresh outside air. Dust that might be contained in the oxygen-rich outside air is filtered out by letting the air flow through the cleaning plant life before being routed to the classrooms.



During the winter the processes are reversed within the glasshouses. AT the same time the heat given off by teachers, students and equipment are used to heat the building.

floor heating and cooling  
 watertank filled with rainwater and condensation with fertilizer for the plants can be filled up with ground water

**Aquifair warm water storage for the winter**

**Aquifair cold water storage for the summer**

## Innovations from greenhouse construction for living and working

### realisation: concept

Bouwen met groen en glas ("building with green and glass") uses new techniques and innovations derived from greenhouse construction, space travel and psychology. The concept makes great use of daylight,

the heating power of the sun, the positive influences of plants and green on the human psyche and shows the many different possibilities for architectural design incorporating all these points.

The biggest advantage of the concept from the users point of view is a clean, healthy and positive climate inside houses, schools, offices and hospitals. It gives the tenant a lasting and comfortable living- and working-climate while substantially lowering costs and CO<sub>2</sub>-emissions for heating and cooling. It creates an individual eco-system for the structure where plants and greenery are an integral part of the technical installations.

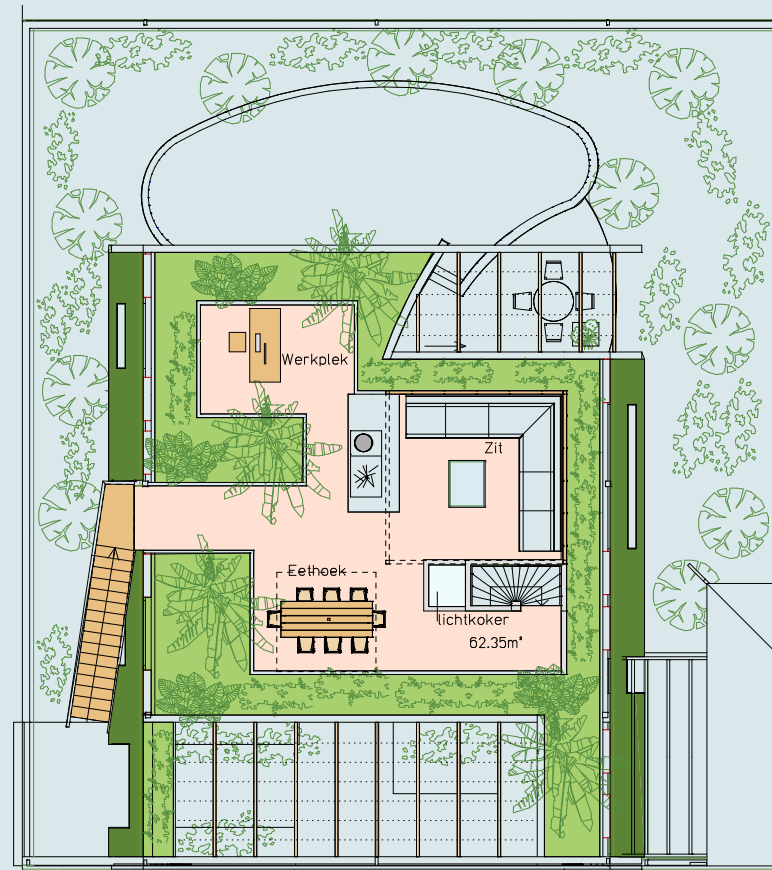
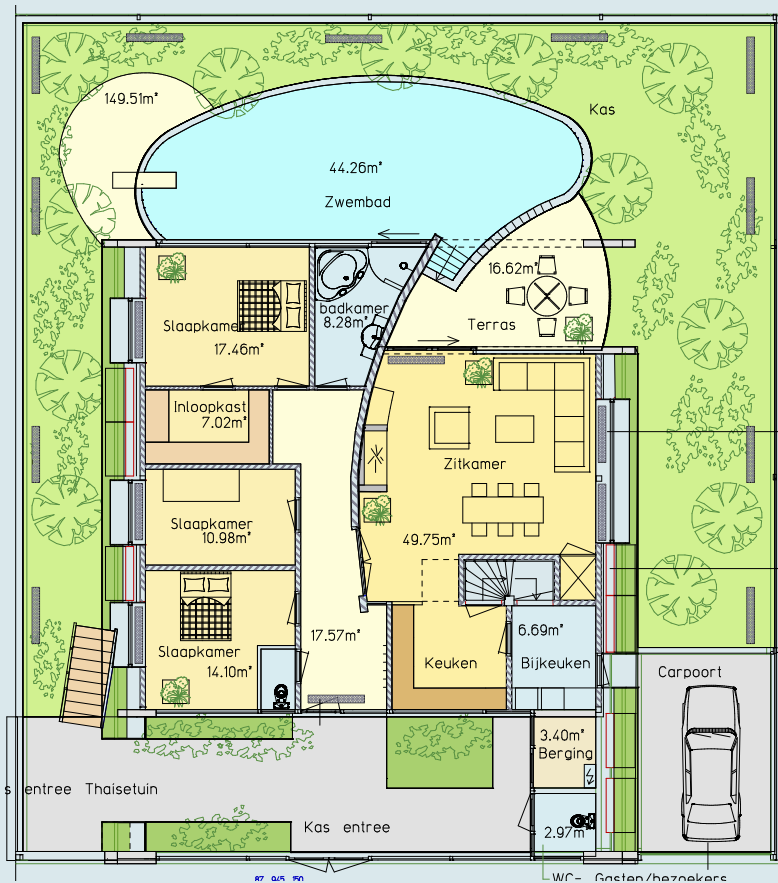
The usage of a lot of glass leads to a better living- and working-climate in buildings and lowers energy usage. New techniques and innovations from greenhouse construction give the possibility to catch the heat created in the summer and to store it underground using heat exchange units and heat pumps. This heat is then released in the winter to augment or even replace conventional heating. Both heating and cooling can thus be achieved with very low CO<sub>2</sub>-emissions, an aim that is becoming more and more important in today's market.

# Bouwen met groen en glas





Green-house, realisation: concept





Green-houses, realisation: concept





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