

TRANSFORMATION WATER TOWER DEN BOSCH

Title	Transformation water tower Den Bosch
Client	BOEi
projectteam	Bart Kellerhuis, Marnix van der Meer, Roy van Maarseveen
Contractor	BAM Utiliteitsbouw bv, department Schakel & Schrale
Program	Offices, meeting rooms, hospitality
Period	2011 – 2014
Note	Monument, 1885 architect J. Kalff

The water tower, designed by architect J. Kalff, was built in 1885 on the edge of the city fortifications of Den Bosch. The monument is characterized by its castle-like architecture with large closed elevations and the merlons at the eaves. With its striking appearance the tower functions as the gate to the city centre.

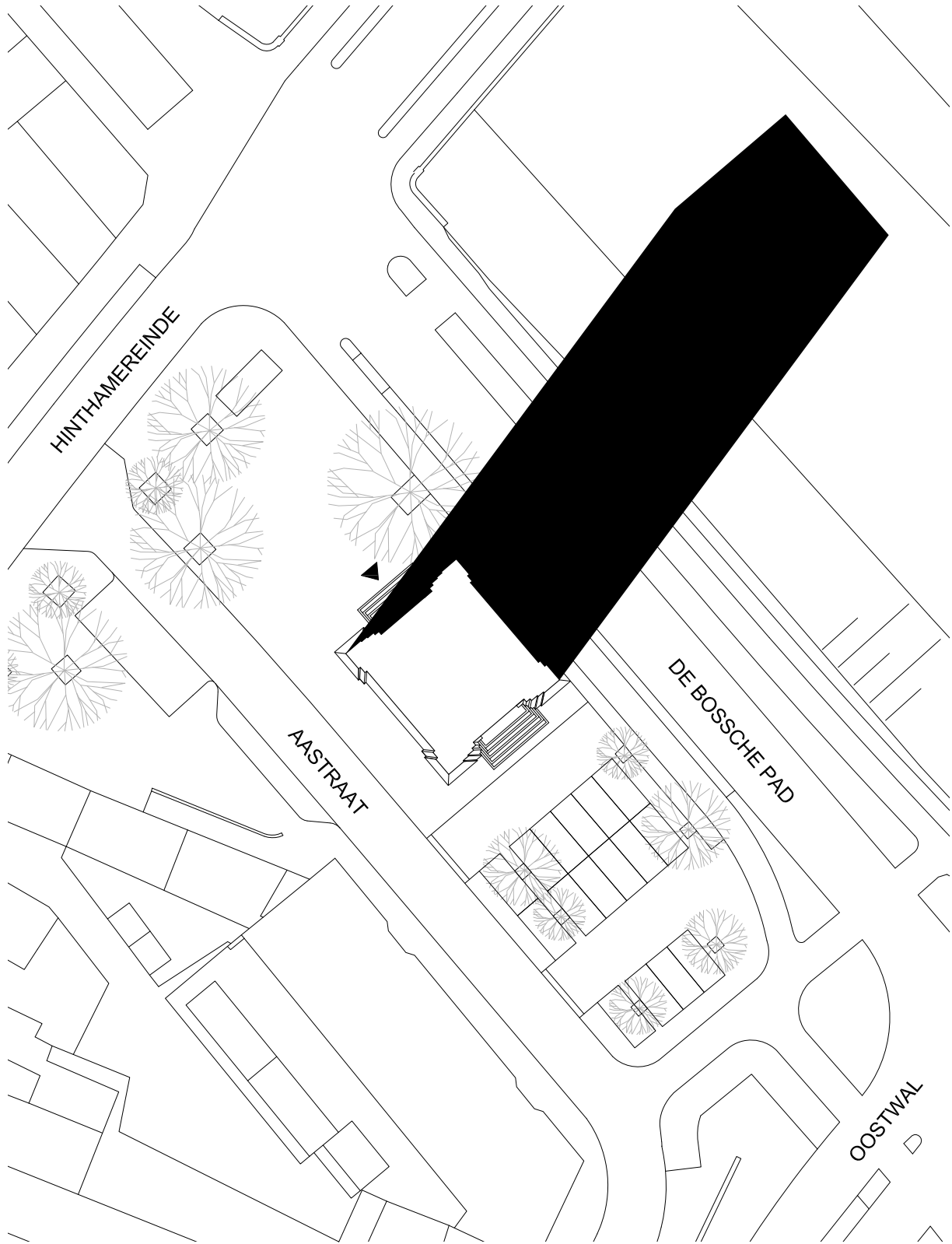
What makes this water tower unique is not only its exterior architecture, but it is also the only water tower in the Netherlands with two flat steel water reservoirs.



ZECC ARCHITECTEN BV TRACTIEWEG 41 3534 AP UTRECHT
THE NETHERLANDS T+31(0)30 273 1289 INFO@ZECC.NL WWW.ZECC.NL
BANK NL59 RABO 0394 6127 44 KVK 30 183 613 LID BNA

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Commissioned by BOEi, Zecc transformed a water tower to facilitate a mix of functions. The transformation includes the installation of an elevator, additional floors and a new staircase to the top of the tower. The ground and first floor offers room for hospitality. The floors to the water reservoirs are filled with office spaces.

The old water reservoirs are programmed with meeting and presentation rooms and will be transformed at a later stage. At this stage the roof will be equipped with a small additional 'transparent' structure, which can be part of the hospitality function or can be separately used as a meeting room or to host an event. The roof terrace gives a magnificent view over the city and it almost makes it possible to 'touch' the St. Jan's Cathedral.



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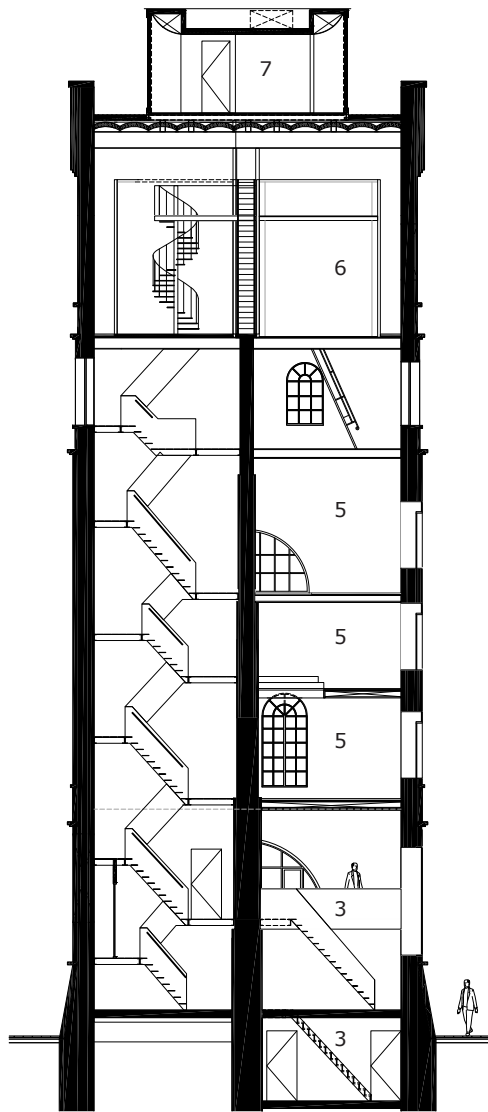
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To provide the new functions with sufficient daylight, the two closed elevations are equipped with new window openings. These openings are tightly cut from the masonry and clearly distinguishable from the original openings. The position and size is adapted to suit the underlying function. The openings are designed with a recessed arched window, which makes a reference to the existing windows in the tower.

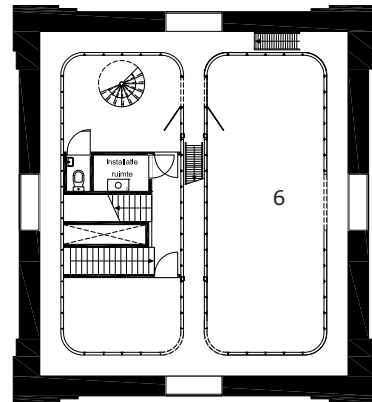


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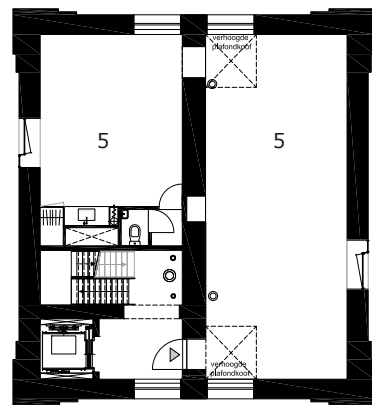


section

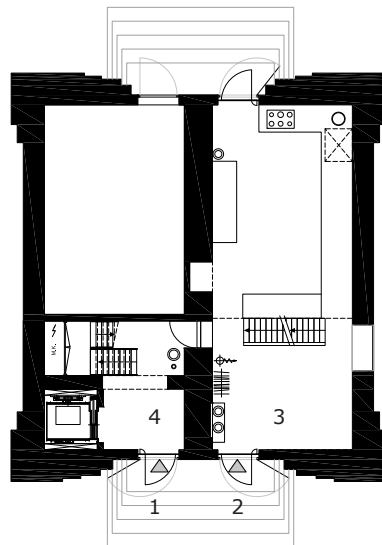
1. entrance offices
2. entrance hospitality
3. hospitality
4. hall
5. offices
6. multifunctional room
7. rooftop room



6th floor plan



second floor plan



ground floor plan

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Contact information

Zecc

Zecc Architecten BV
Tractieweg 41
3534 AP Utrecht
Nederland
T+31(0)30 273 1289
info@zecc.nl www.zecc.nl

Photographer

Stijn Poelstra
T+31(0)6 144 20 166
stijn@stijnstijl.nl
www.stijnstijl.nl



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