

BU31 - VAN ESVELDSTRAAT UTRECHT

Client	MBB Development
category	housing
project team	Marnix van der Meer, René de Korte, Hai Le, Jos van der Linde, Jordi Rondeel, Johan Bouma, Mees Dijkman, Daphne van Baardwijk, Ann-Kristin Müller, Steven Nobel, Job Kerklaan, Roy van Maarseveen
contractor	MBB, Lievense-WSP, LBP Sight
consultants	MBB, Lievense-WSP, LBP Sight
program	46 apartments and parking garage
area	4.850 m ²
period	2011-2021
location	Utrecht

On the Van Esveldstraat in Utrecht, the apartment building BU31 was completed on the site of an old KPN telephone exchange center. In the transition from copper to fiber optics, a much smaller exchange center became part of the new design.

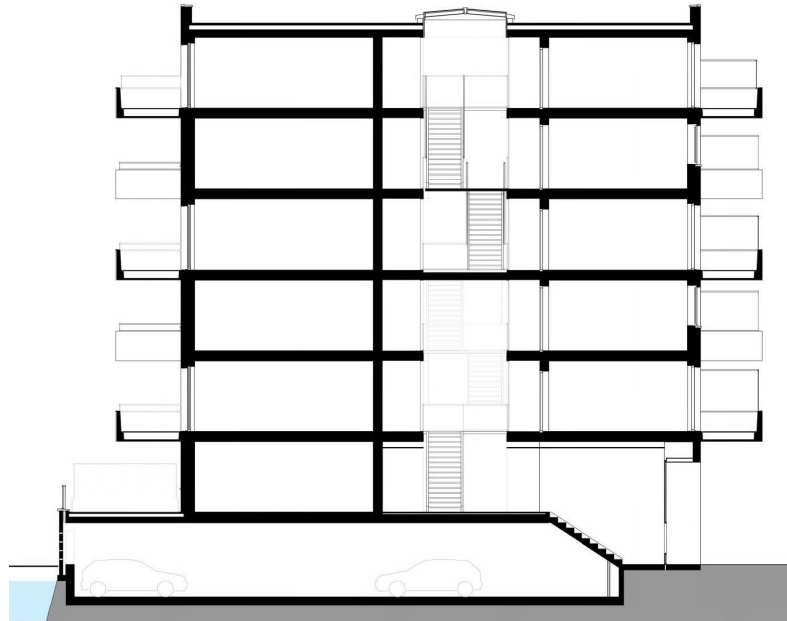
The smaller fiber optic plant first had to be built next to the still functioning copper plant. After the transition, the copper plant had to be demolished vibration-free to make space for the new apartment building. The new fiber optic plant is "embraced" in the canopy above the high-rise entrance and parking garage access. The all-sided building includes a semi-underground parking garage and 46 two-room apartments, accessed from a bright atrium with waterfall stairs.





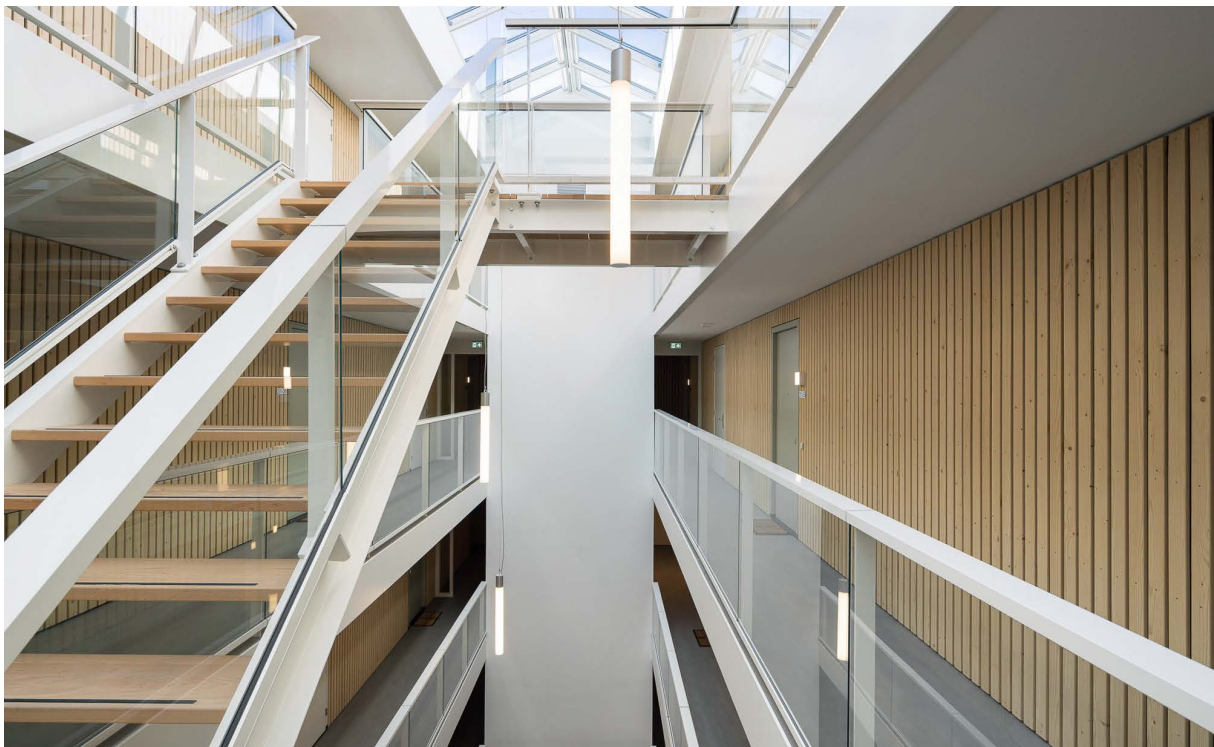
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GROUNDING ARCHITECTURE



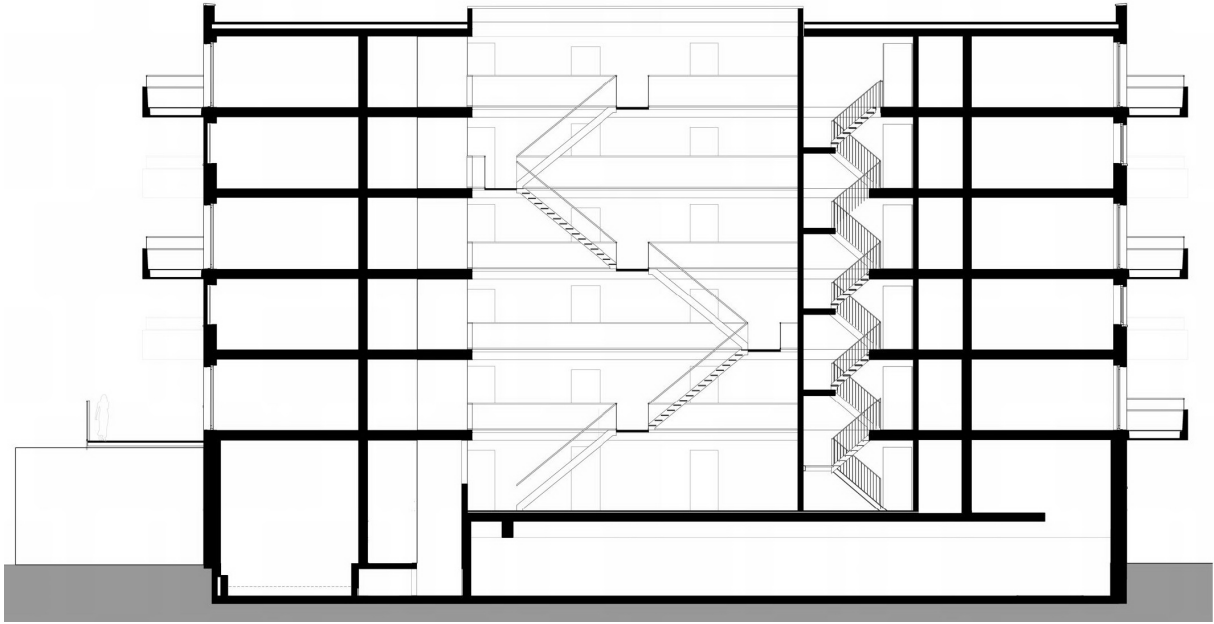
cross section

The atrium is placed asymmetrically in the block; as a result, more apartments are oriented to the south side, with balconies and large terraces on the waterfront, and fewer apartments on the noise-exposed north side. The homes on the north did receive more facade length and daylight. A load-bearing core and load-bearing facade created the freedom to stagger the houses relative to one another, and the noise-exposed balconies were given extra free height. The bedrooms below the balconies actually receive shade in summer and stay cooler for longer.

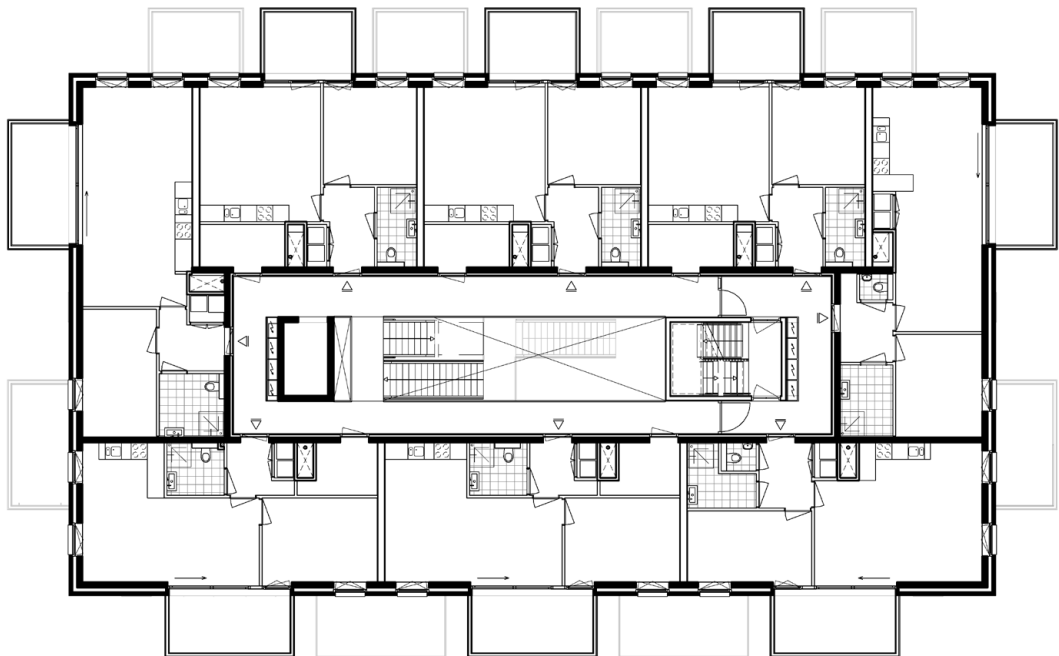


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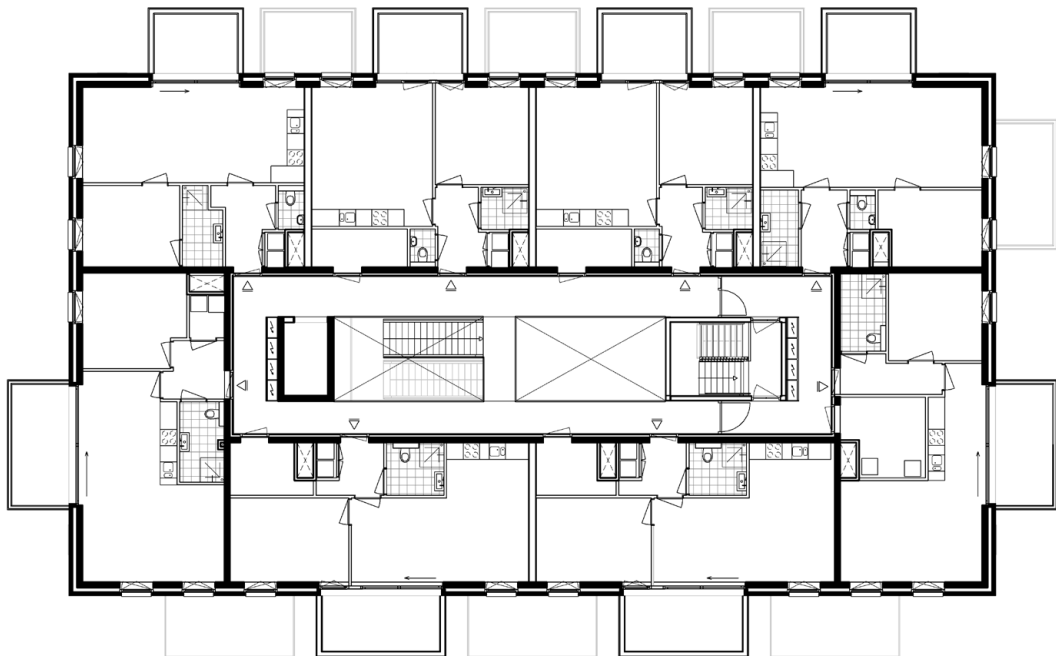


longitudinal section



5th floor





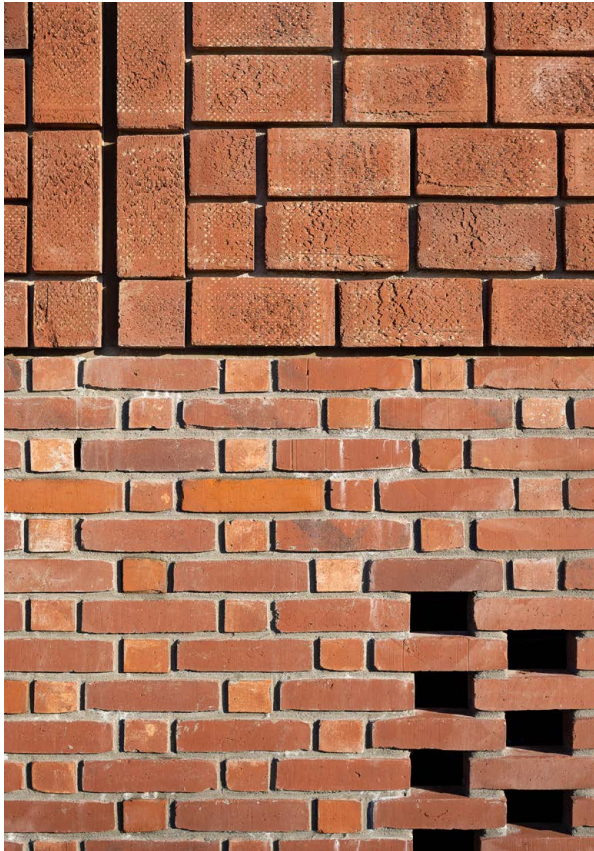
6th floor

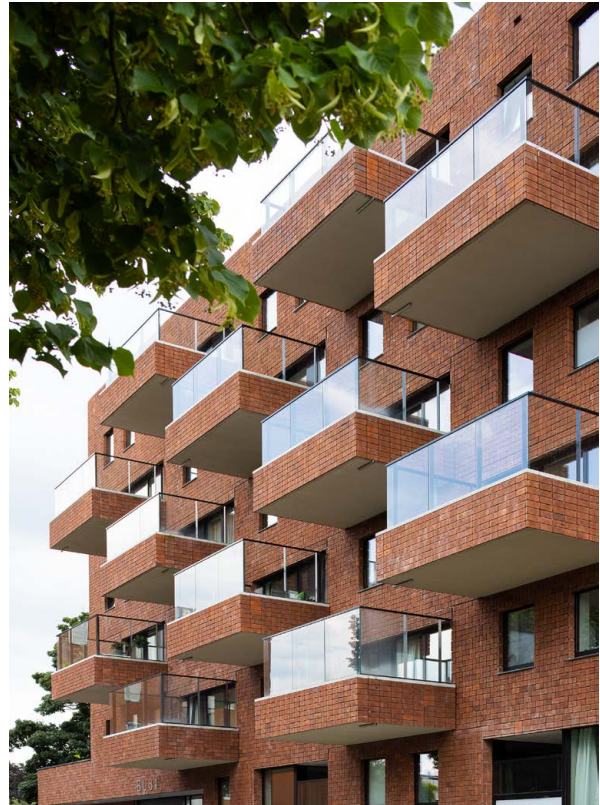
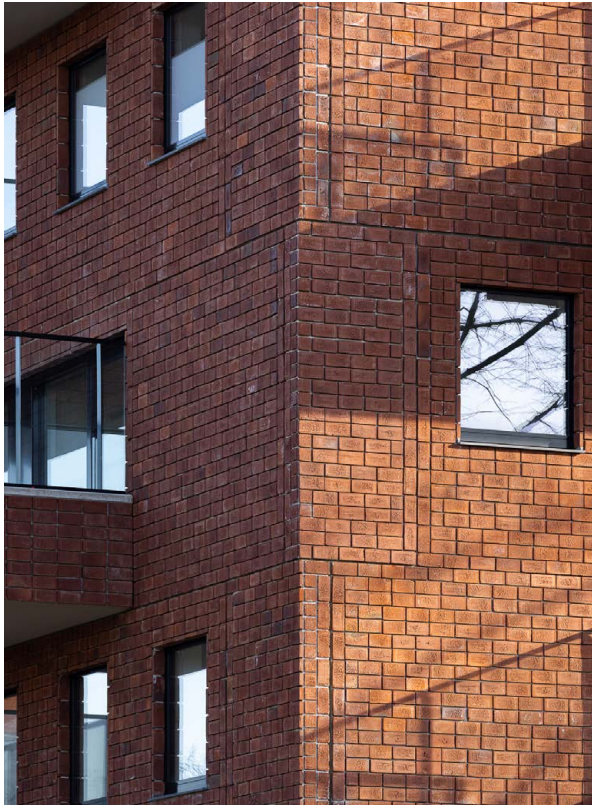


Using a prefabricated construction system, the building was completed in a short time, scaffold-free. Scaffoldless construction was prompted in part by the presence of a high-pressure gas line next to the building.

The facade consists of load-bearing sandwich elements and the balconies were 'screwed' on afterwards with a 'Balqoon system'. The way in which the 'building blocks' are stacked has been made readable in the pattern of full bricks that have been embedded 'on cliff' in the prefab elements. This is consistently carried through to the precast balconies, the lower portion of which have brickwork to provide privacy to the homes and prevent a messy appearance from the street.

The semi-underground parking garage is traditionally built, which can be seen in (partly openwork) traditional masonry in Flemish bond. The collapsed bricks also come from Flanders, giving this Utrecht project a Belgian touch.





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Stijn Poelstra fotografie- & video

The logo for Zecc, featuring the word 'Zecc' in a bold, black, sans-serif font. The 'Z' is stylized with a white negative space cutout, and the 'e' and 'c's are also stylized with white cutouts.