

WISSELSPOOR UTRECHT

client	Synchroon
program	21 ground-level houses in free sector
project team	Marnix van der Meer, Bart Jonkers, Rosa van Hijfte, René de Korte, Gemma Galeno, Hai Lee
contractor	Gebroeders Blokland, Hardinxveld-Giessendam
period	2017 - 2022
location	2e Daalsedijk Utrecht
team Wisselspoor	Studio Ninedots (urban design) Delva Landscape (design public space) Space Encounters (architecture) Mees Visser (architecture)

Zecc was commissioned by Synchroon to design 21 ground-level homes in the Wisselspoor plan in Utrecht. The plan area is sandwiched between the Daalsebuurt and the railroad and is five minutes from the center of Utrecht.

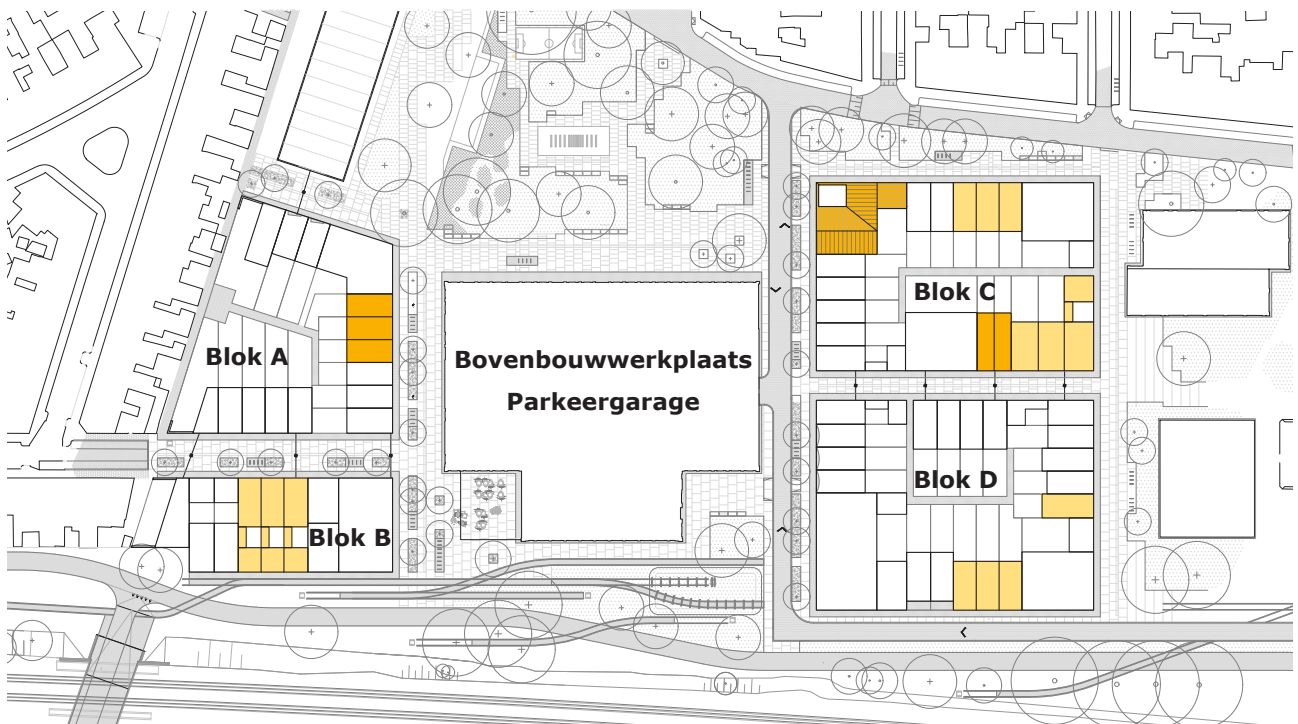
This site belonged to Dutch Railways and was used for building and maintaining train sets. The whole area will be transformed in the coming years into an area for living, working and recreation. Some distinctive buildings will remain in the area and be repurposed.





In the first phase, four building blocks have been realized around the former Bovenwerkplaats that will house parking, workspaces and catering facilities according to the design of Studio Ninedots. Within Studio Ninedots' urban plan, several architects are working together in the design of the dwellings in a small grain size. That small urban grain fits the scale of the adjacent residential neighborhood.

The plan has a great diversity of housing, from compact starter apartments to private self-build lots. Steven Delva made the design for the public space and the parks in the plan area.



Alignment among architects

Most of the housing in Wisselspoor was designed by 3 architects: Zecc, Mees Visser and Space Encounters. In addition, some architects are involved in the self-build plots and CPO blocks. The urban plan called for great diversity. There is a huge variety in color, roof shape and material. But always a small grain and an architecture that stands firmly on the ground a unified in itself. Much attention was given to creating good angles. In that variety, the architects reinforce each other. In one façade wall, gray stone, red brick, yellow tile and black wood stand boldly side by side.

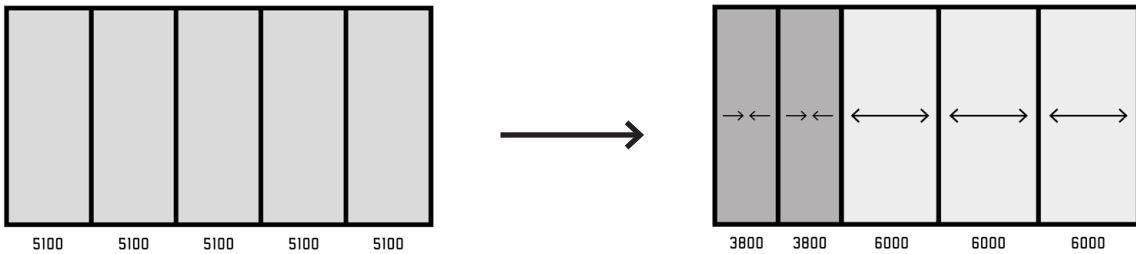


ZeCC

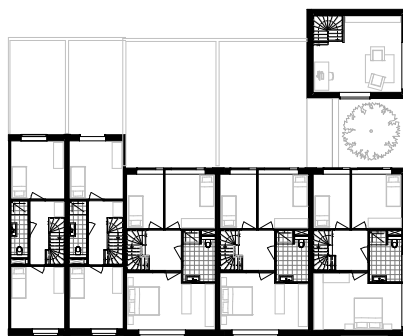


Block C - patio woning

On the other side of Block C, Zecc was asked to elaborate 5 houses of 5.1 meters with good corner house. The corner house received a patio on the facade and 2-story practice room. Zecc stretched 3 homes in brick to 6 meters and 2 homes in black wood just narrowed to 3.8 meters. This created two starter homes and three wide homes within the "sea" of 5.1-meter homes on Wisselspoor.



begane grond



eerste verdieping



tweede verdieping





Corner house with margin strip | Zecc



Facade Block A | Zecc



Fragment of block B - planter / murex strip | Zecc

Block A

In Building Block A, Zecc designed a grain of 3 ground-floor dwellings of 5.1 m with a black wood facade. The recessed entrance niches with integrated planters provide privacy while activating the street. The houses are designed so that bedrooms are always oriented across the full width of the houses. The relatively narrow grid size of 5.1 is never divided.

Block B

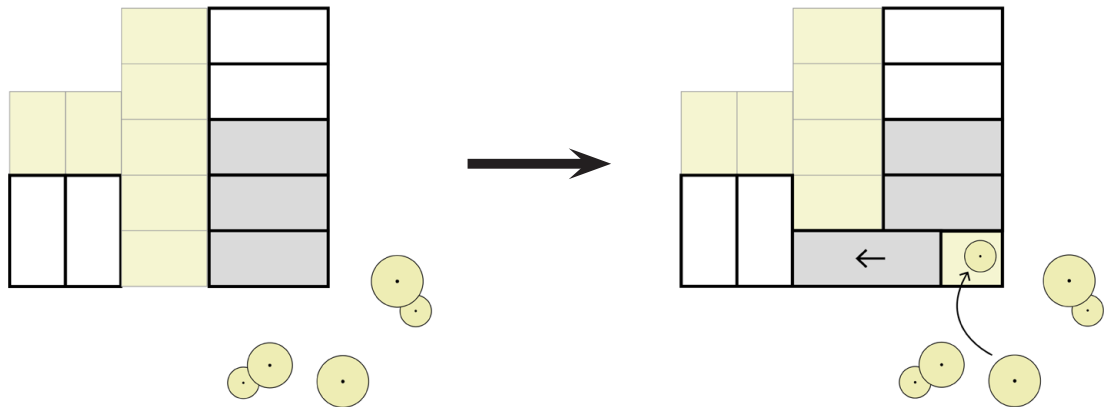
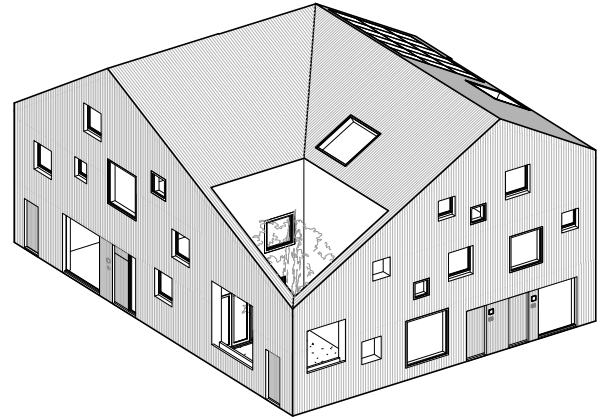
The size of Building Block B is relatively shallow and therefore patio houses have been designed. This gives the houses 2 front facades. Zecc has designed 3 houses in red brickwork of 5.1 meters wide. On the street side the houses are 3 storeys and on the railroad park the house has one (raised) storey.



Block C - corner house

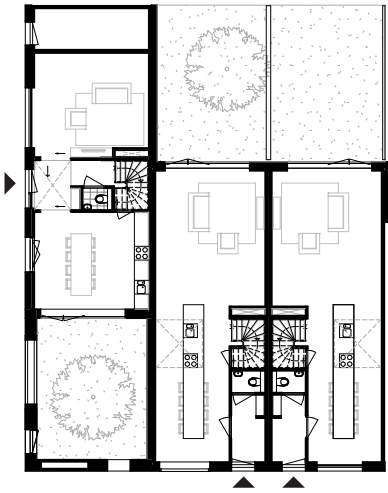
The urban plan prescribes a number of 3-under-one-roof houses. On a prominent corner of the plan, Zecc chose to combine three ground-level homes together under one roof. Façade and roof are black wood and all façade openings are in different sizes of square gable openings.

Two houses have a back garden as usual, but by moving the last house backwards, a special patio on the corner with large windows on the park is created.

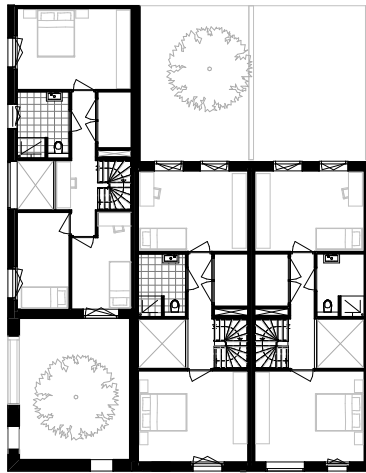


Render 3 houses under one roof with corner patio | Zecc

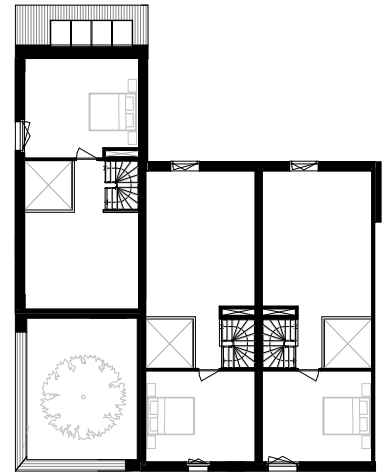




begane grond/beletage



eerste verdieping



tweede verdieping



3 houses under one roof Block C | Zecc - Bovenbouwerkplaat Studio Ninedots



Block C - row houses

At the 2e Daalsedijk Zecc designed a block of 3 houses of 3 floors. The starting point is a clear appearance with a beautiful depth by the large vertical facade opening with planter. A strong cohesive block, in which the individual dwelling can also be easily read. The use of brick in a thin-bed mortar reinforces the sculptural and abstract nature of the architecture.



ZeCC



Detail plinth block C - ground-level brick homes with planter box | Zecc



Corner house with margin strip | Zecc

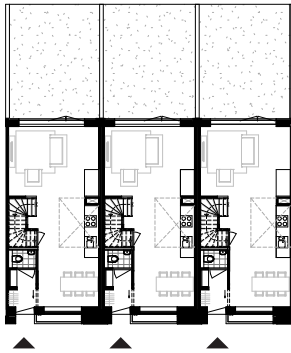


Block C entrances 6 meter homes | Zecc

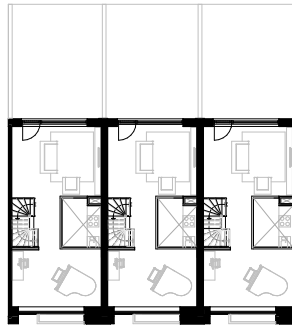


Block D - row houses

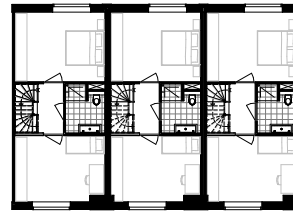
In Block D, Zecc was allowed to design one 4-story private residence. The detailing and theme is consistent with the project-designed houses, but a lighter brick was chosen. On the railroad side, a block of 3 houses was designed of 4-story brick. The scale of the railroad and the railroad park called for a bit more height and there is a lot of residential quality on the second floor. Again, a large vertical facade opening with planter was created and a loft allowing living over two layers.



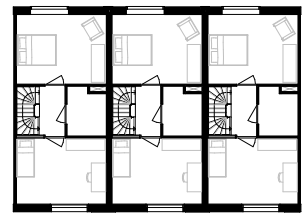
begane grond



eerste verdieping



tweede verdieping



derde verdieping



zecc



CONTACT

Zecc Architecten

Tractieweg 41 (studio A)

3534 AP Utrecht

Nederland

T+31(0)30 273 1289

info@zecc.nl / www.zecc.nl

Photography:

Stijn Poelstra fotografie & video

The logo for Zecc Architecten, featuring the word "zecc" in a bold, lowercase, sans-serif font. The letters are black with a white outline, and the 'z' and 'c' are stylized to be interconnected.

GROUND ED ARCHITECTURE