

# LEVS

Compact design  
for high quality  
living environments

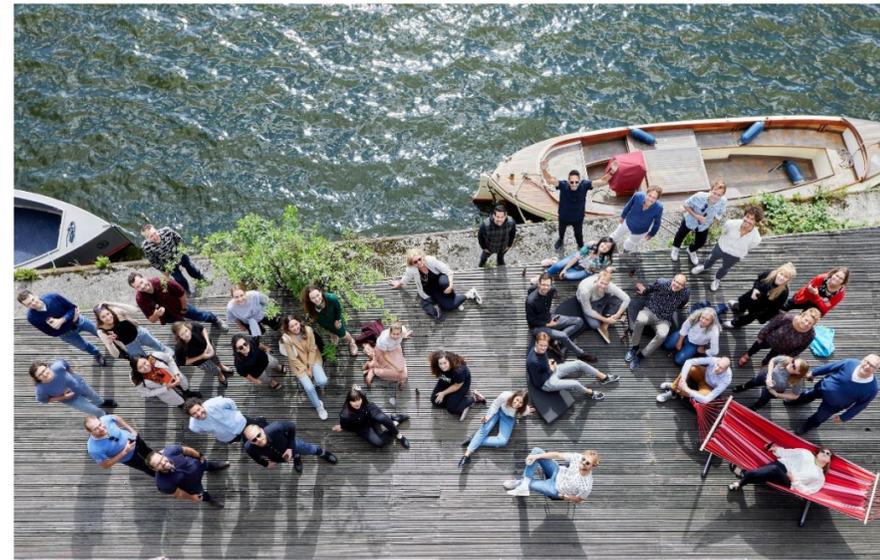
ir. Adriaan Mout

architect | partner  
LEVS architecten





Partners Adriaan Mout, Marianne Loof and Jurriaan van Stigt, and associate Surya Steijlen



LEVS office at the Entrepot harbour in Amsterdam



LEVS architecten is located in the Eastern harbor areas of Amsterdam.

Our site is currently being redeveloped on a large scale from an industrial / port area to a residential area. Within this development we do four projects ourselves.



Here you can see the area under construction.



# Shaping Cities Creating Communities Making Homes

How people want to live and live together in the city is constantly changing. The continuous transitions demand a lot from the future city.

Only if cities continue to reinvent themselves will they remain a welcome place for people. Feeling at home, that is our goal.

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Worldwide we see an increasing challenge for cities. We investigate this question on various scales at home and abroad.

We work in the Netherlands, but also in Russia and Africa. Despite the fact that the circumstances in these different parts of the world are very different, the guiding motto for us is always the same.

SELECTION OF PROJECTS **THE NETHERLANDS**



LIVING ENVIRONMENT



HIGH RISE



URBAN PLANNING



HOUSING



CARE



LOW RISE



COMMERCIAL



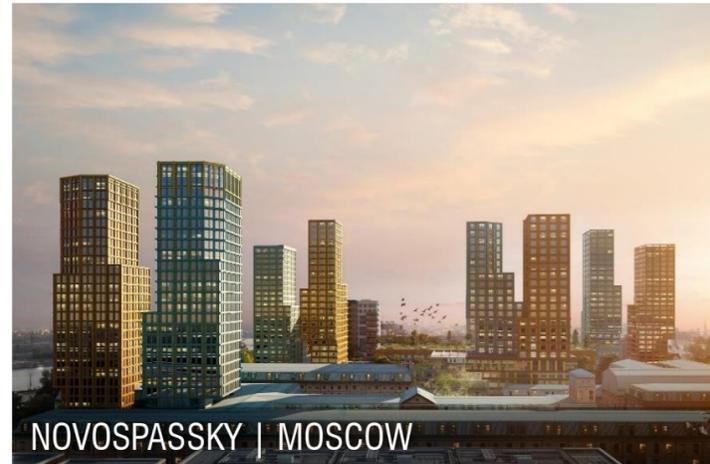
CULTURAL



TRANSFORMATION

In this way we create new urban clusters where quality of life is the motto. As with these projects in the Netherlands.

SELECTION OF PROJECTS **RUSSIA**



But also in Russia where the scale of the projects is generally larger and we play an even more important role in connecting the different scales from city to interior.

SELECTION OF PROJECTS **AFRICA**



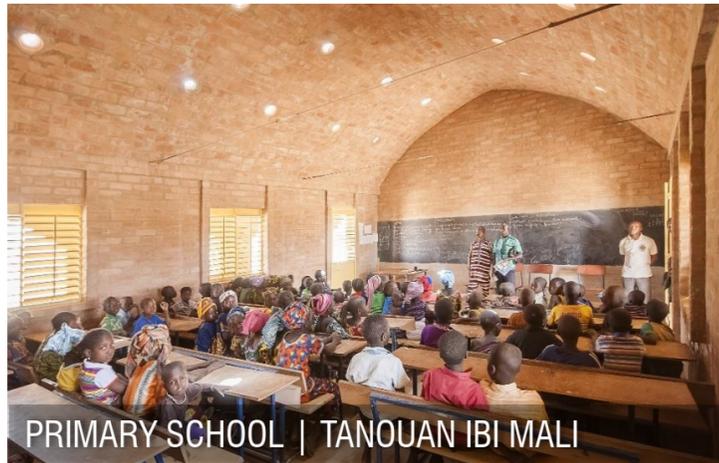
PRACTICAL TRAINING COLLEGE | SANGHA MALI



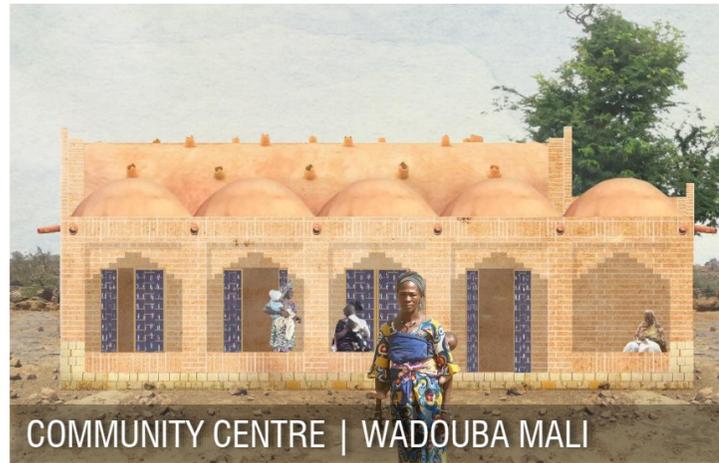
PRACTICAL TRAINING COLLEGE | SANGHA MALI



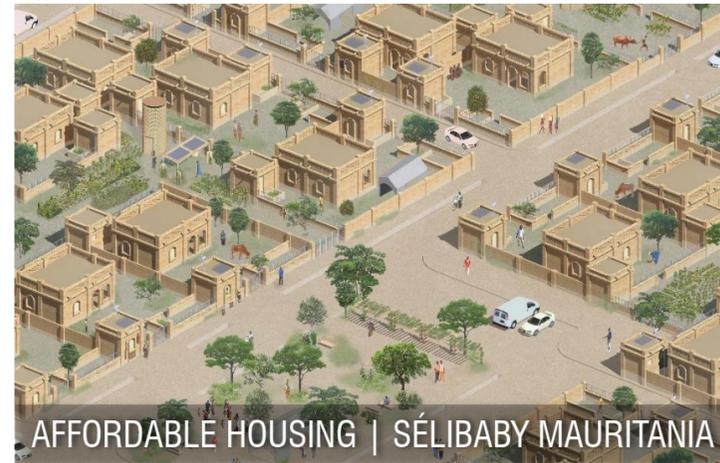
BAMAKO CITÉ MODÈLE | MALI



PRIMARY SCHOOL | TANOUAN IBI MALI



COMMUNITY CENTRE | WADOUBA MALI



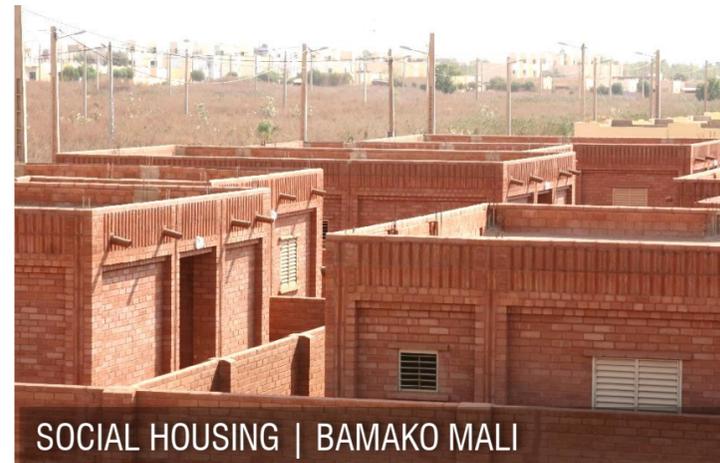
AFFORDABLE HOUSING | SÉLIBABY MAURITANIA



MUNICIPALITY CENTRE | SANGHA MALI

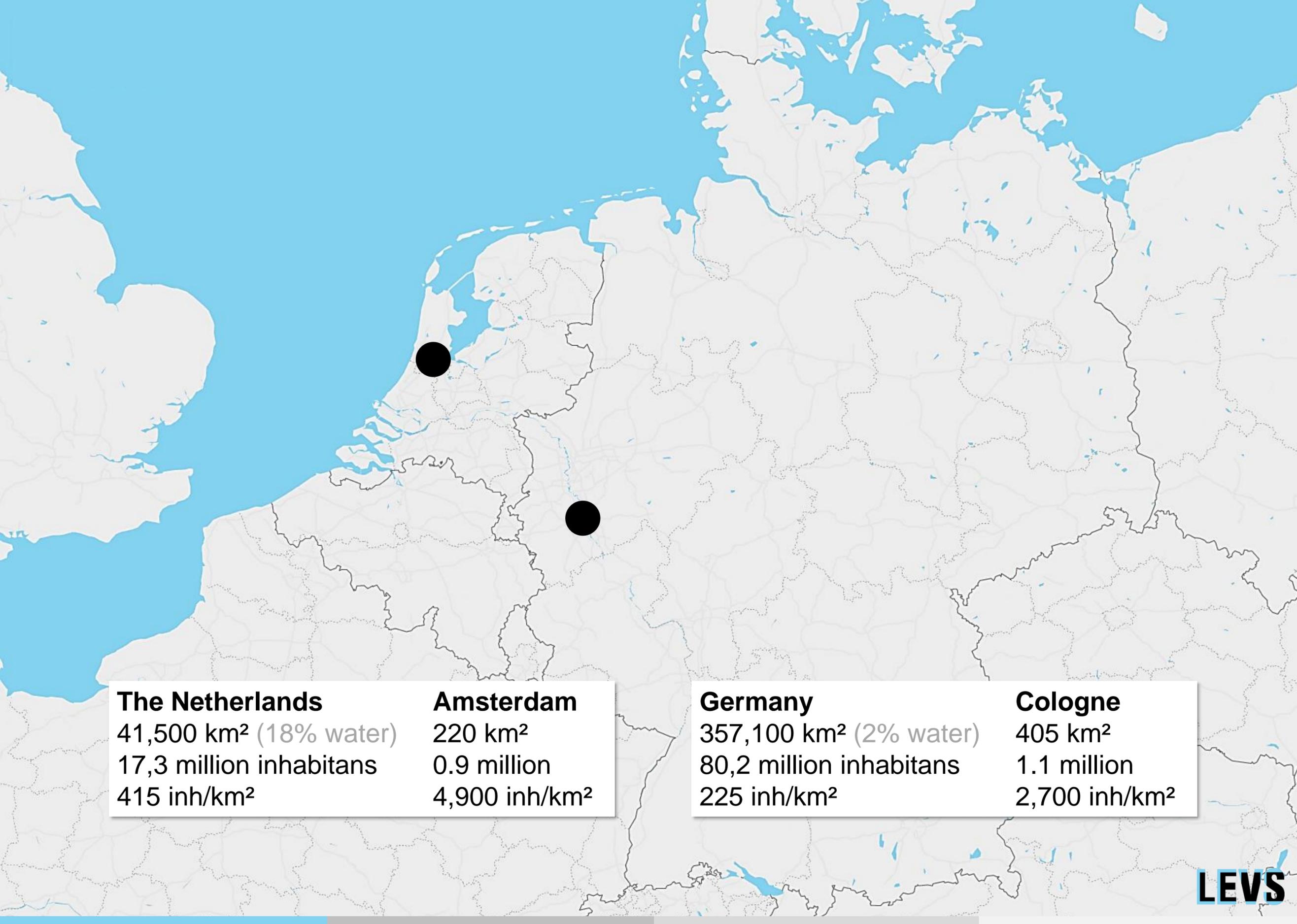


RED CROSS REHA CENTRE | MOPTI MALI



SOCIAL HOUSING | BAMAKO MALI

In Africa the scale is completely different, but the ultimate goal, making a welcome place for people, is the same. We do this here mainly by creating schools and educating people, because education is ultimately the basis for progress.



<b>The Netherlands</b>	<b>Amsterdam</b>
41,500 km <sup>2</sup> (18% water)	220 km <sup>2</sup>
17,3 million inhabitants	0.9 million
415 inh/km <sup>2</sup>	4,900 inh/km <sup>2</sup>

<b>Germany</b>	<b>Cologne</b>
357,100 km <sup>2</sup> (2% water)	405 km <sup>2</sup>
80,2 million inhabitants	1.1 million
225 inh/km <sup>2</sup>	2,700 inh/km <sup>2</sup>

We have a very densely populated country in the Netherlands, which means we have to use space sparingly. In both the country and the city, the population per km<sup>2</sup> is in the Netherlands almost twice as high as it is in Germany.

4 BEST PRACTICE EXAMPLES



To take you along in our approach, we show here four examples of plans in more peripheral areas, in the outskirts of the city.

ROOT | EINDHOVEN



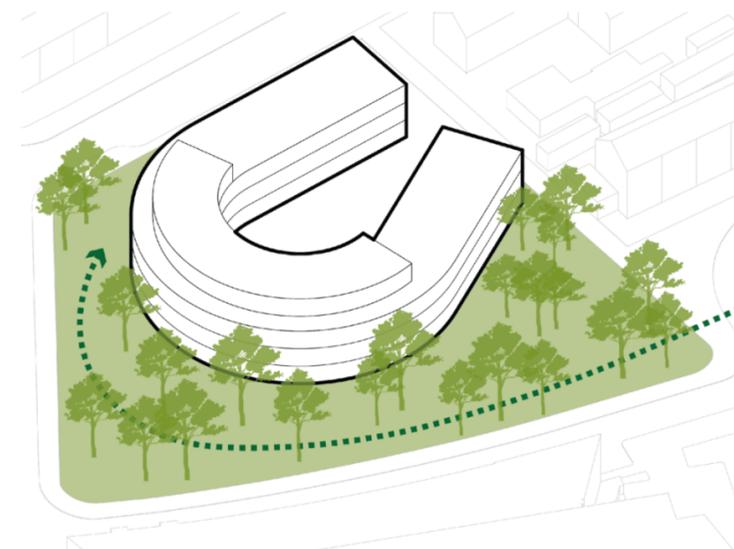
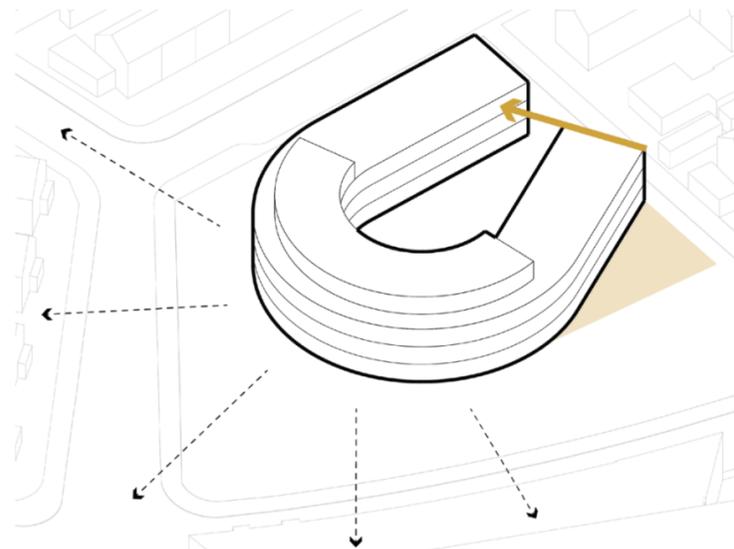
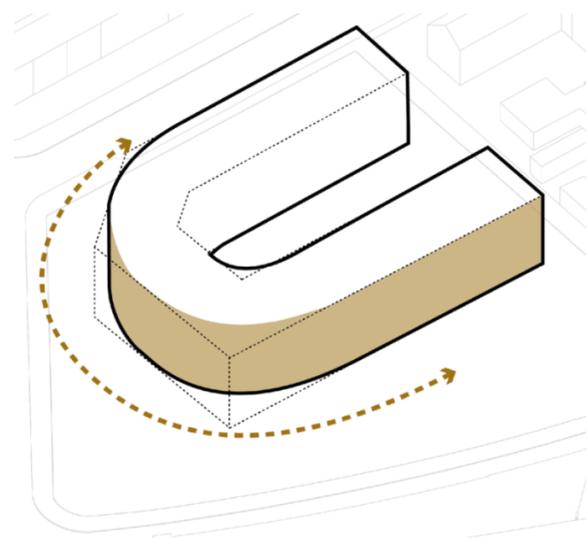
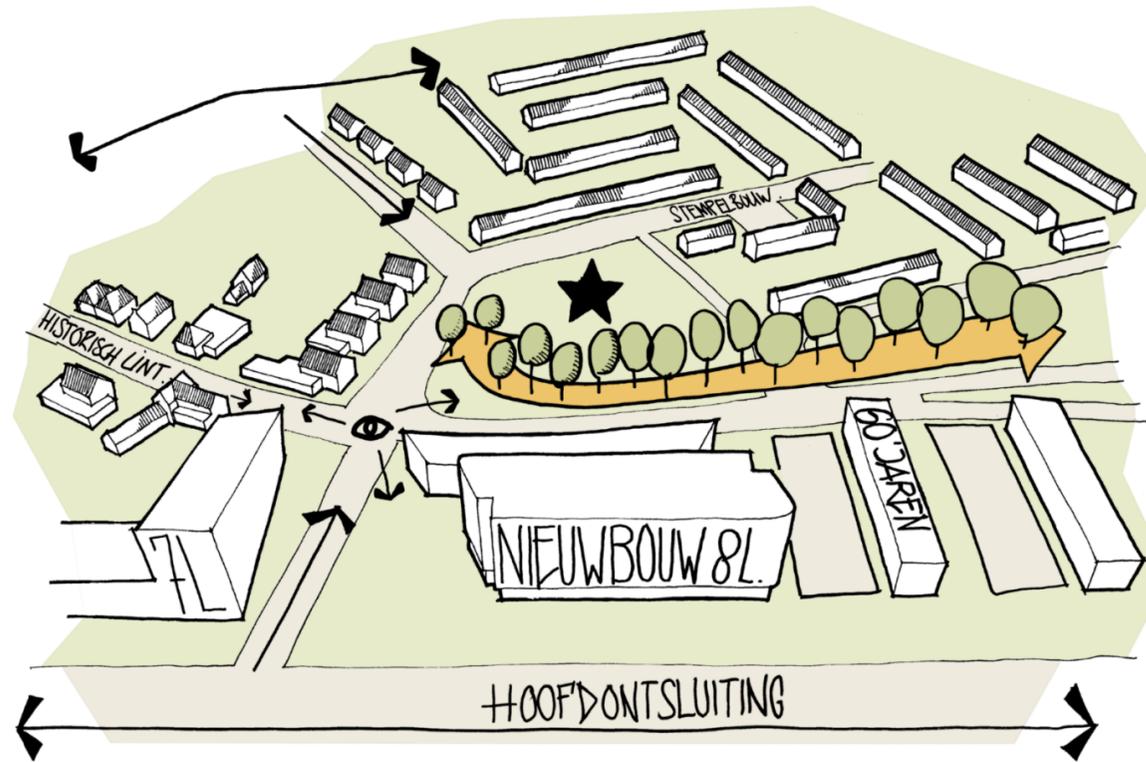
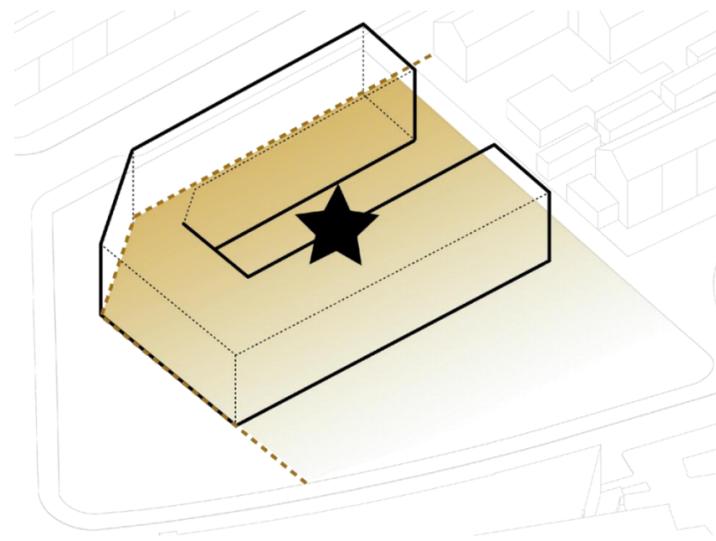
The first example is located in Eindhoven in a suburb with mainly low-rise buildings from the 1960s.

On the site of an empty school, the challenge was to create a new residential area. The existing greenery was the main challenge.

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Due to its round shape of the design, we can achieve a number of great qualities: preservation of almost all the old trees on the plot, wide living rooms with panoramic balconies, terraces and intimacy in a spacious courtyard.



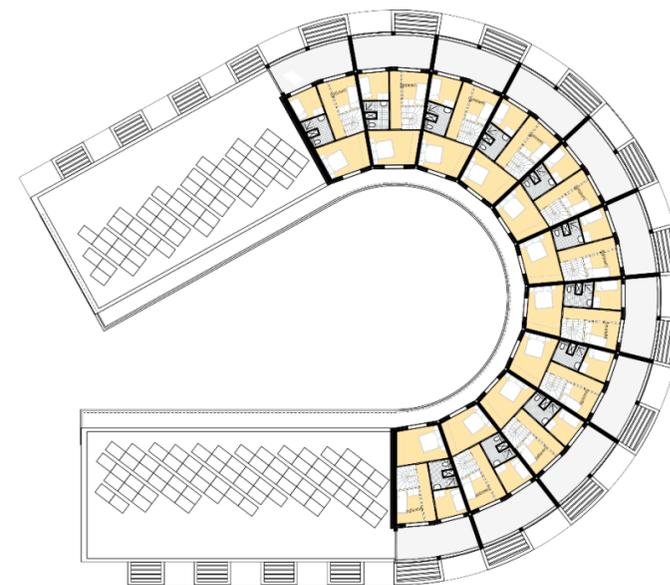
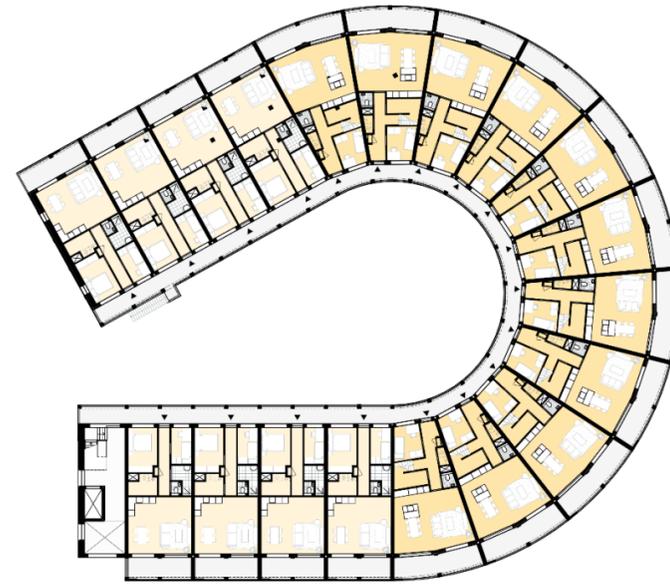
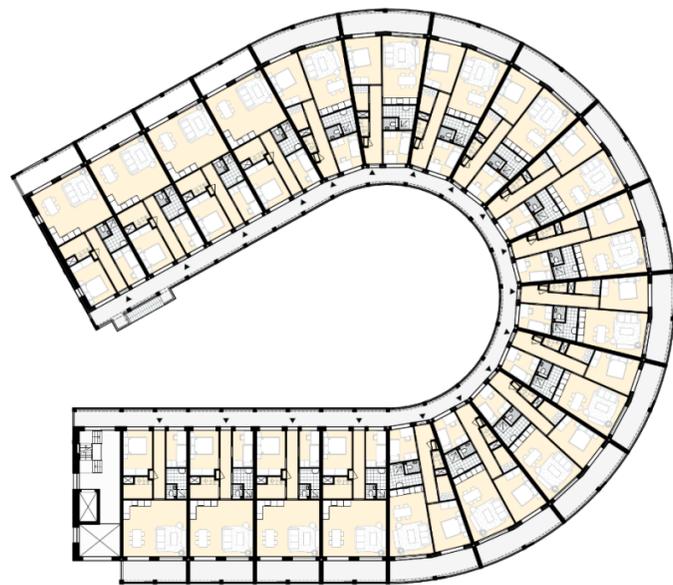
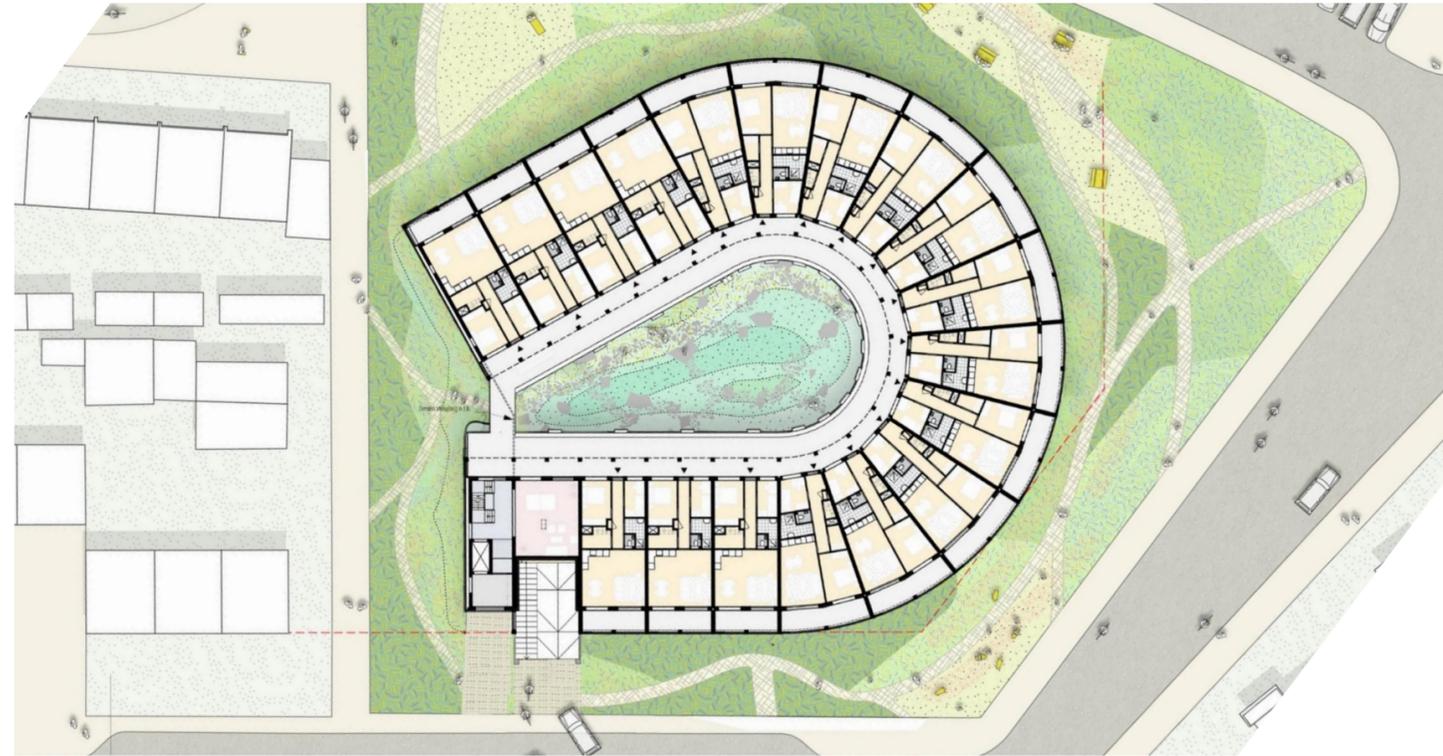
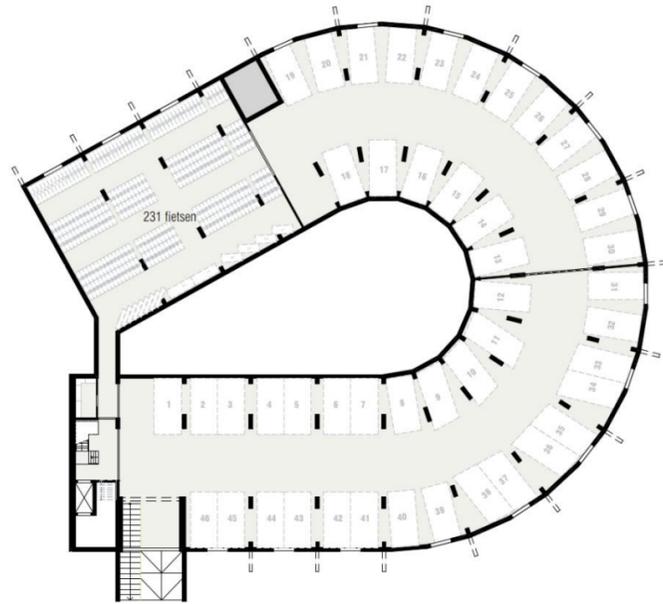
From the urban starting point towards a shape with a sheltered inner world and an exterior that enhances the relationship with the park.

A park that continues around the building and thus also offers a residential quality for the neighborhood.



With wooden terrace zones that float above the surrounding park, we create a transition zone between inside and outside.

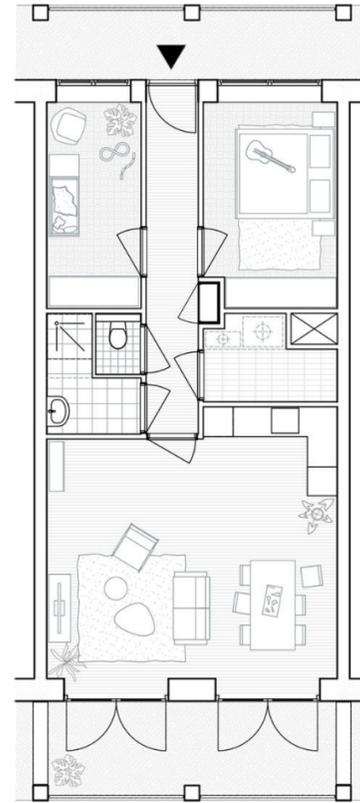
A symbiotic relationship is developed between the people, animals, insects, plants and urban culture of the environment.



There are four floors on a sunken parking garage, with the last floor consisting of maisonettes that are accessed via the layer below.

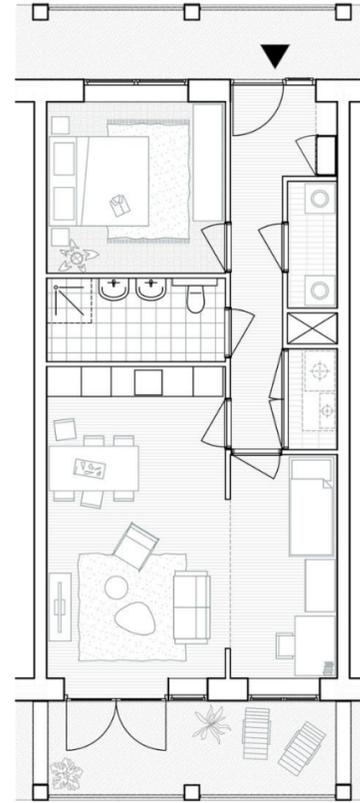
The houses are accessed via a gallery that is located on the inside around the communal garden.

Standard apartment

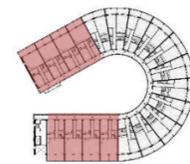
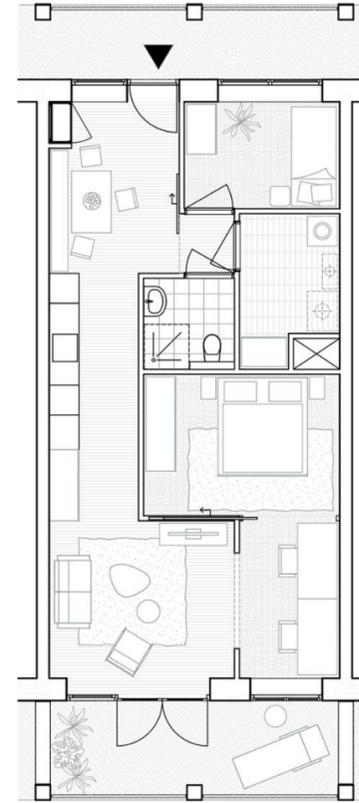


6,1 m

Option 1

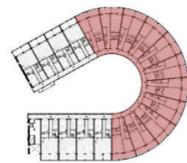
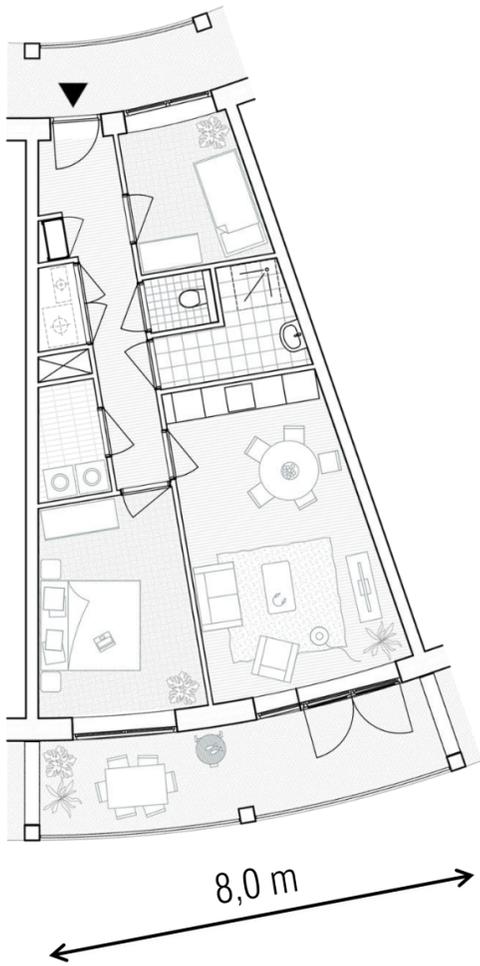


Option 2



The straight housing type can be arranged in three different ways, with working at home also playing a role in the last variant.

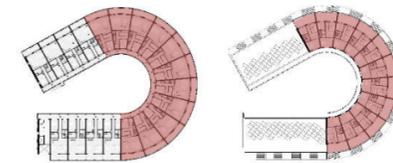
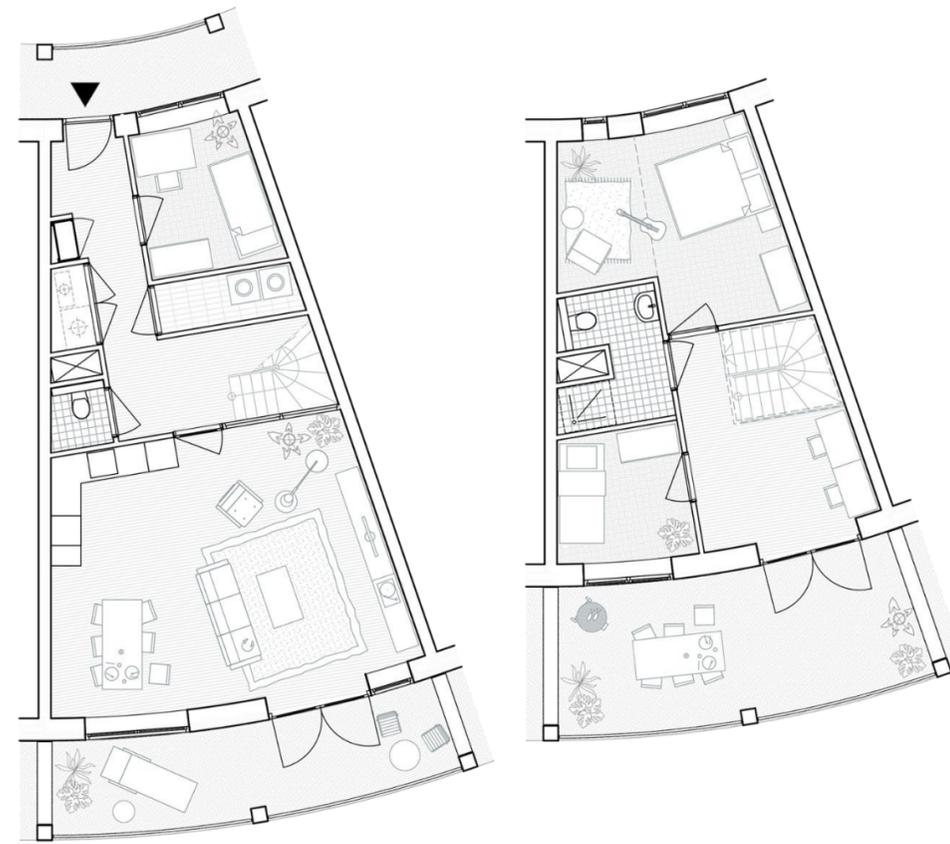
Option 1



Option 2



Duplex apartment (Maisonette)



Living from front to back or multiple rooms are the variants of the wedge-shaped floor plan.

On the right the maisonette can be seen in which roof terraces play an important role.



Here you can see the collective courtyard for the residents. The purpose of this space is to meet and connect.

Wide galleries open onto the inner garden and because the ground floor has been slightly raised, seating areas are created.

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The choice of materials enhances the feeling of 'living among the trees'. The floating balconies also use the elevation in the ground level, created by the semi-sunken parking garage.

From the floating terraces on the ground floor, you descend to the public garden. And from there automatically into the neighborhood.

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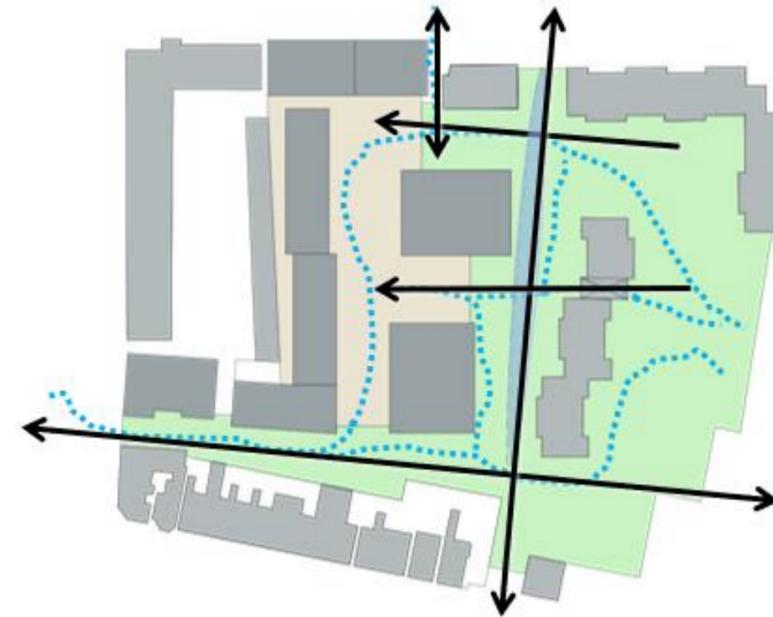
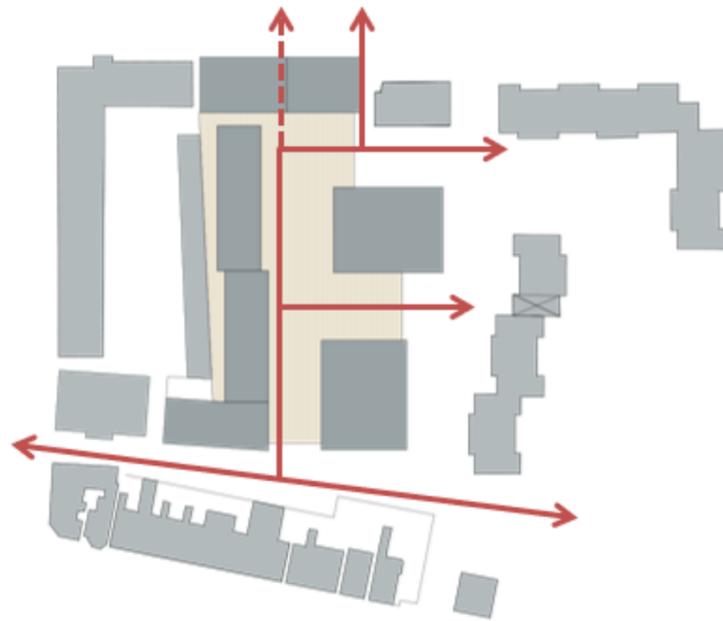


SPRONK | GRONINGEN

The second project is in Groningen, a city in the north of the Netherlands. Just outside the city center.

On a cluttered site with outdated care and office functions, considerable densification with residential buildings has to be realized.

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The existing buildings can be seen at the top left. Next to it our new proposal consisting of a building ensemble. This ensemble repairs the outer edge and creates a new living environment in the green inner area.

A raised deck above the parking connects the different parts into an ensemble. Deck and park landscape are connected by a path system. The entire area is car-free.



Shown here is that raised deck. At various points, it links up with the surrounding greenery and the street. You can feel that there is a strong densification.



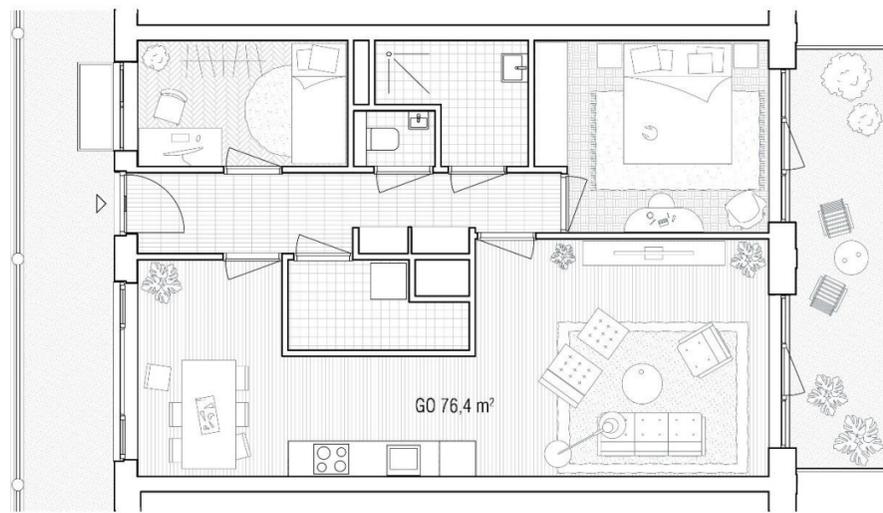
Here we are looking at one of the stairs leading to the deck. To the left and right of it the green villas that stand in the park-like landscape. Behind it the heavier red buildings on the deck.

**LEVS**

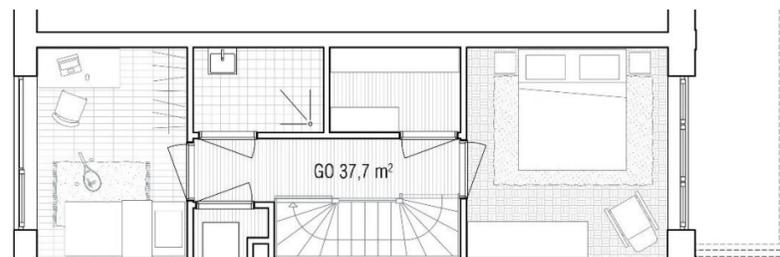
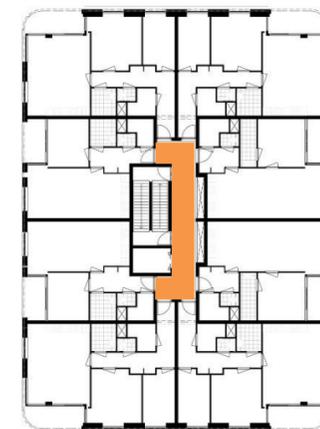
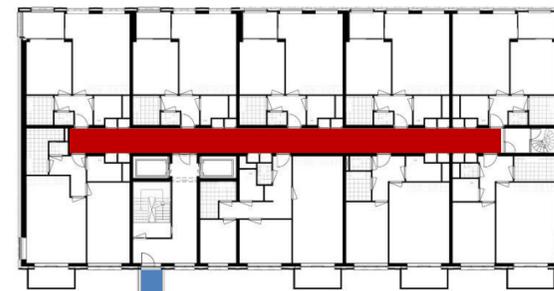
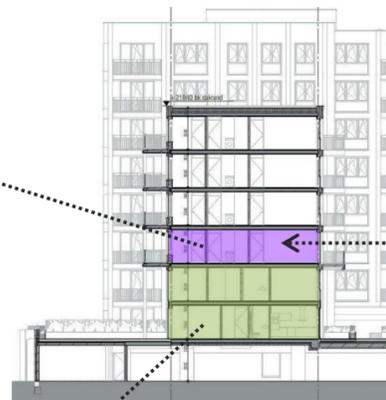


The deck has a connecting character. Homes are opened up to it, there are terraces on it and routes run over it.

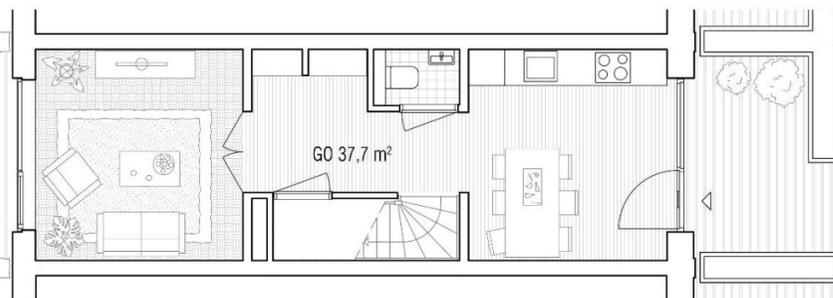
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10700



GO 37,7 m²



GO 37,7 m²

10700

The typology is in line with the desire to activate the deck. Narrow duplex houses with a front door and terrace on the roof. Above that, wide apartments with a balcony, oriented to the deck.

The plan combines three access styles. The corridor, which makes it possible to give a block on two sides fronts, the gallery, which connects with the existing houses in the inner area, and the porch of the two villas, which enables an all-sided appearance of those blocks.



The villas are located in the new park landscape. Behind it, the buildings on the deck are visible.

Park and deck are connected by green embankments containing stairs. The park landscape also has a water buffer function with so-called wadis.

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KLAASJE | AMSTELVEEN

The third project 'Klaasje' is located in Amstelveen near Amsterdam. In a neighborhood with low-rise buildings from the 1960s, there is an outdated residential care complex.

We have designed a new residential ensemble on the site of this complex.

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The environment is open and relatively green and has little urban structure. Here you can see the new ensemble, of which we have done the five black blocks.



The urban villas are set on a green deck. Below that deck is a large parking garage that continues underneath all the blocks.

The landscape between the buildings is public green and seamlessly merges with the previously realized plan with three residential care buildings.



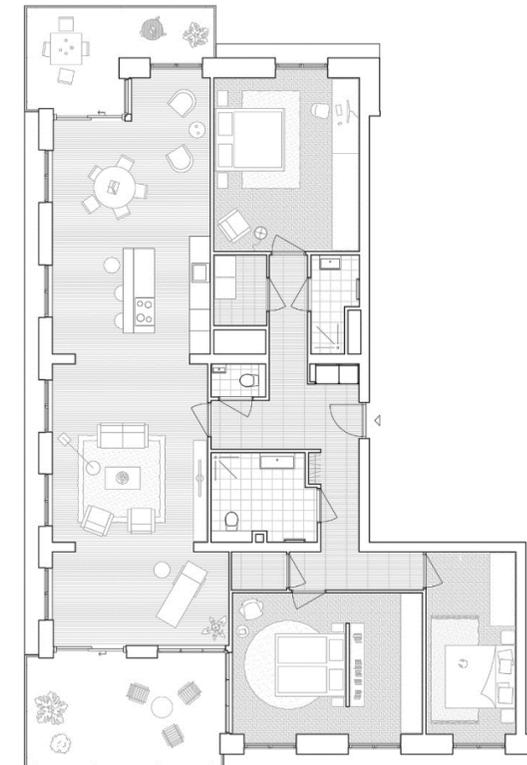
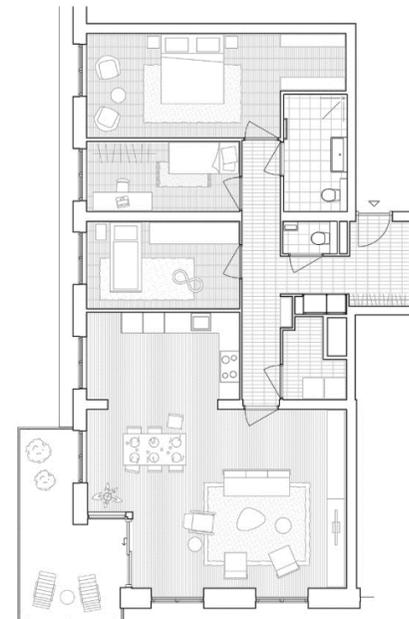
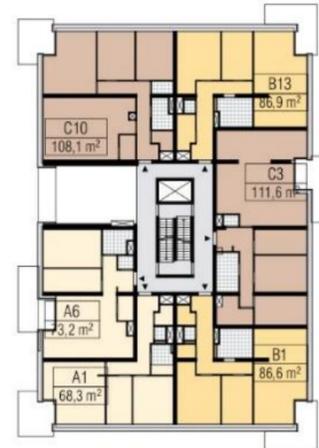
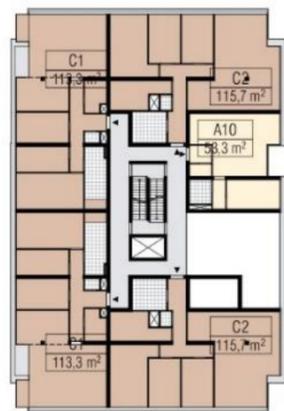
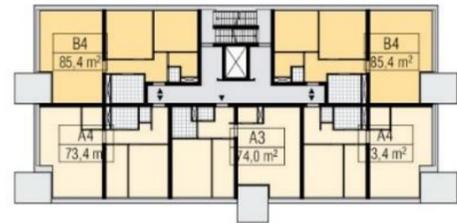
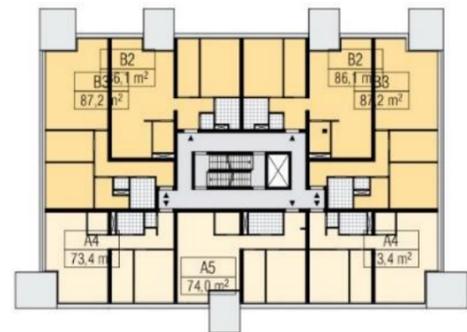
Compared to the neighborhood, the new residential park with five city villas is extremely compact, but it doesn't feel like that.

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The architecture of the new building is based on various architectural features of the surrounding buildings from the 1960s reflected in the new building.

A horizontal division with concrete and brick ensure the cohesion of the ensemble. Above that, the facades with bronze aluminum panels give the project a warm appearance.

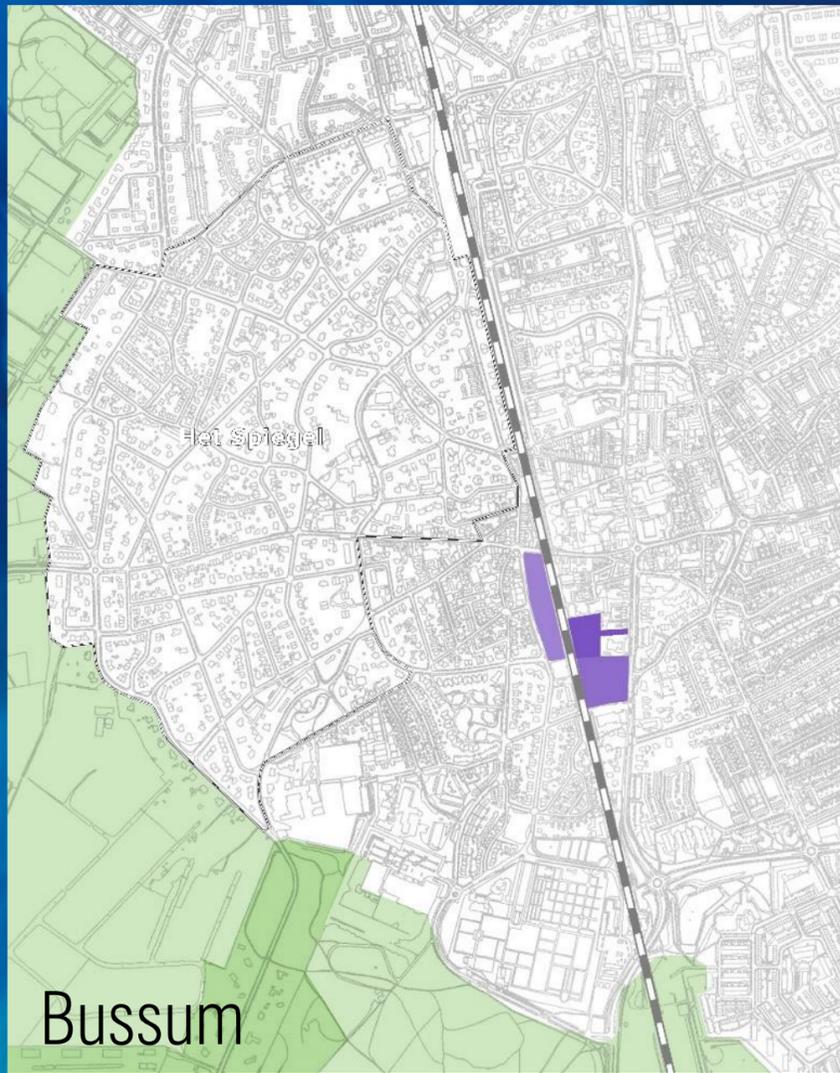


The structure of the buildings has a great degree of flexibility to accommodate a variable program from 3 apartments to 8 apartments per floor.

The houses are oriented on all sides, but also designed in such a way that sufficient privacy is possible.



At the same time, the intention here is to create a neighborhood, to create social cohesion. That will have to grow, just as it will have to happen in a literal sense with the green that is still black earth here.



Our latest example project is located in Bussum.



**Bussum (Gooise Meren)**

75 km<sup>2</sup>  
0.06 million inhabitants  
1,400 inh/km<sup>2</sup>



**Cologne**

405 km<sup>2</sup>  
1.1 million inhabitants  
2,700 inh/km<sup>2</sup>



A small place with a density half the size of Cologne. Also here the pressure on the housing market is high and densification is also being sought here.

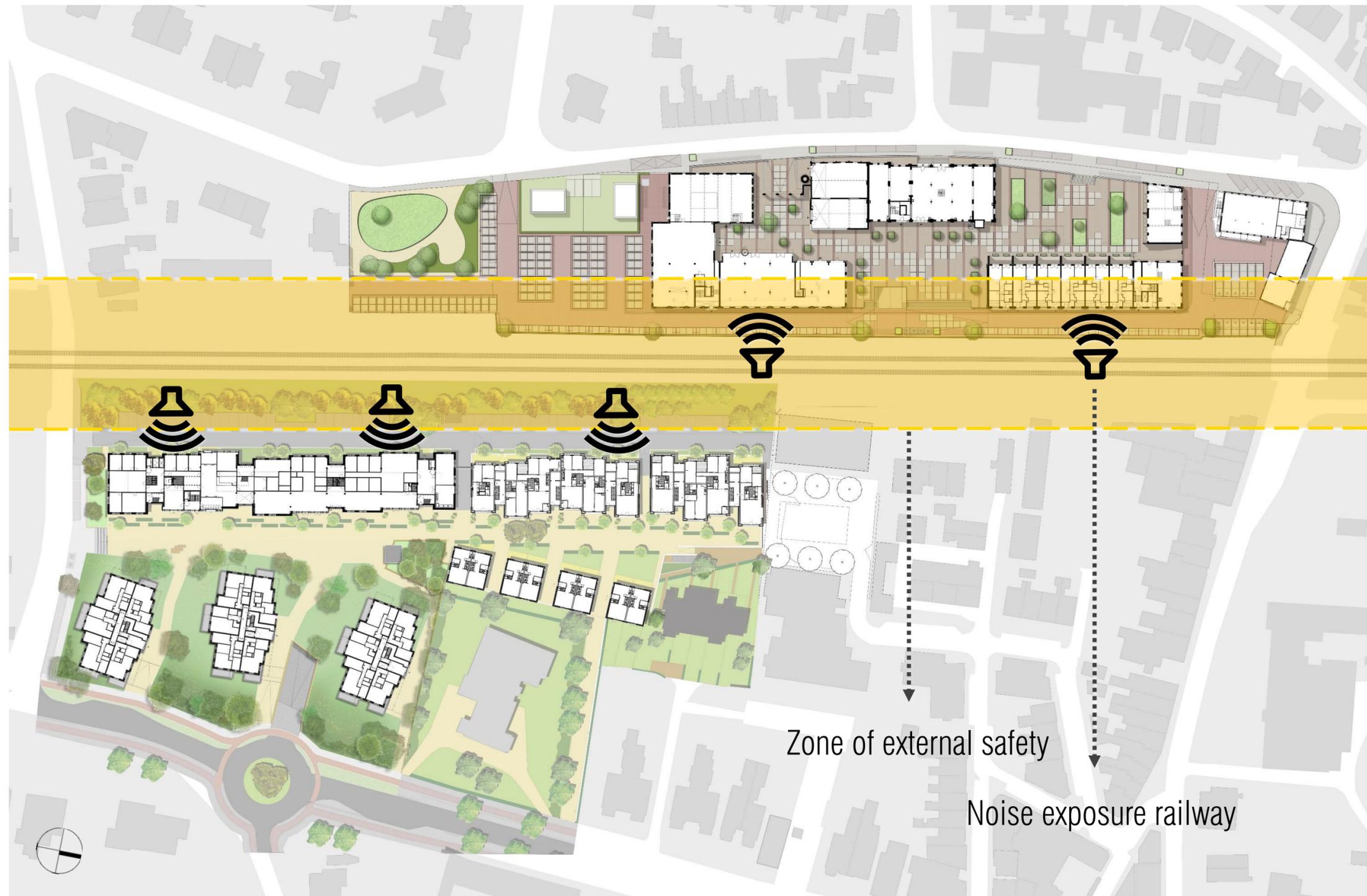


On both sides of the railway track in Bussum-Zuid, an unattractive and inaccessible zone has been transformed into a compact and sustainable residential, work and leisure area.

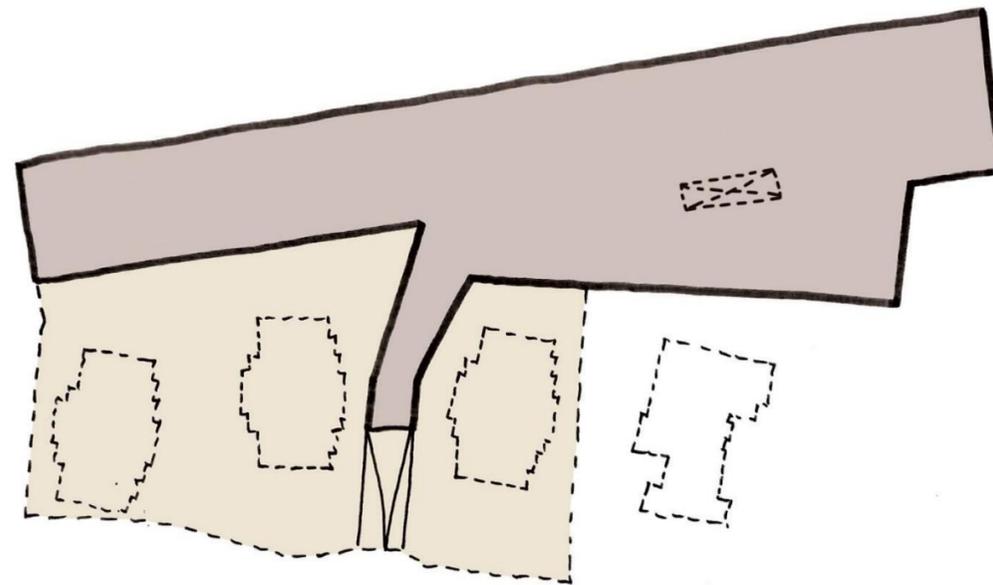
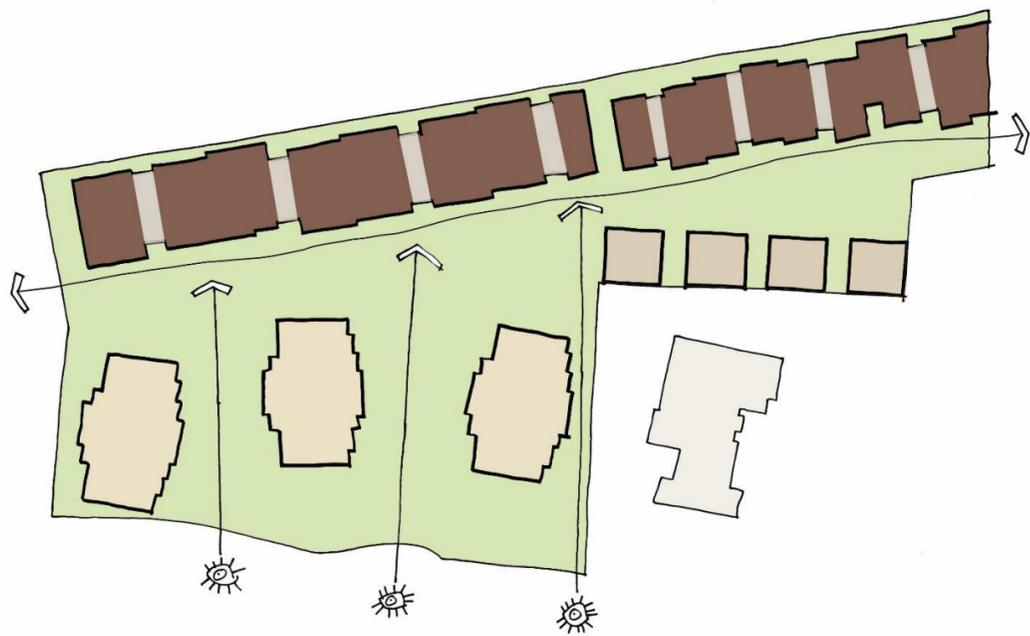
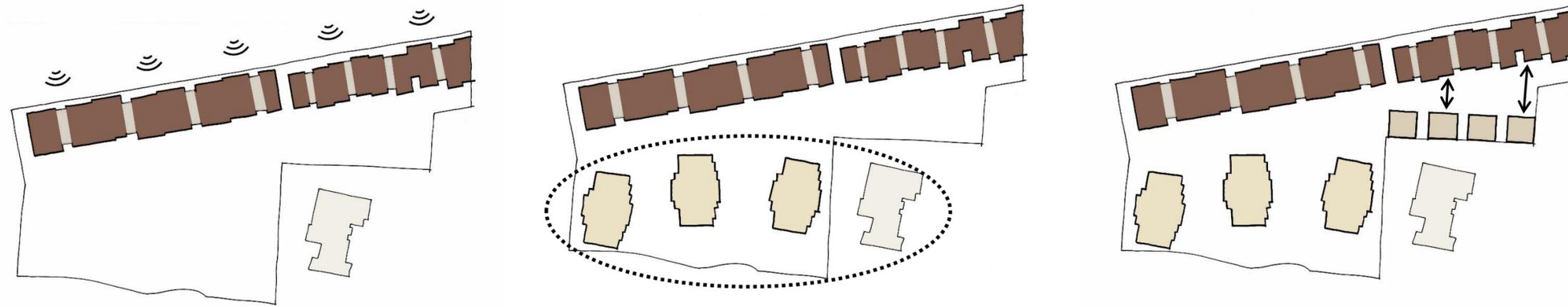
An area development that required patience, adaptability and a strong foundation to bring about the transformation.



Here you can see the old chocolate factory above the track and a messy business park below the railway track. It is surrounded by leafy expensive neighborhoods with a lot of villa buildings.



In our plans, the western, more urban part refers to the history of the Bensdorp chocolate factory with a mix of living, working and culture. The eastern part, with houses and offices around car-free courtyards, connects with the village context with a contemporary translation. The presence of the railway track with noise and safety risks has had a major influence on the planning. In the following explanation I will limit myself to the eastern part, but the transformation of the old factory has now also been completed.



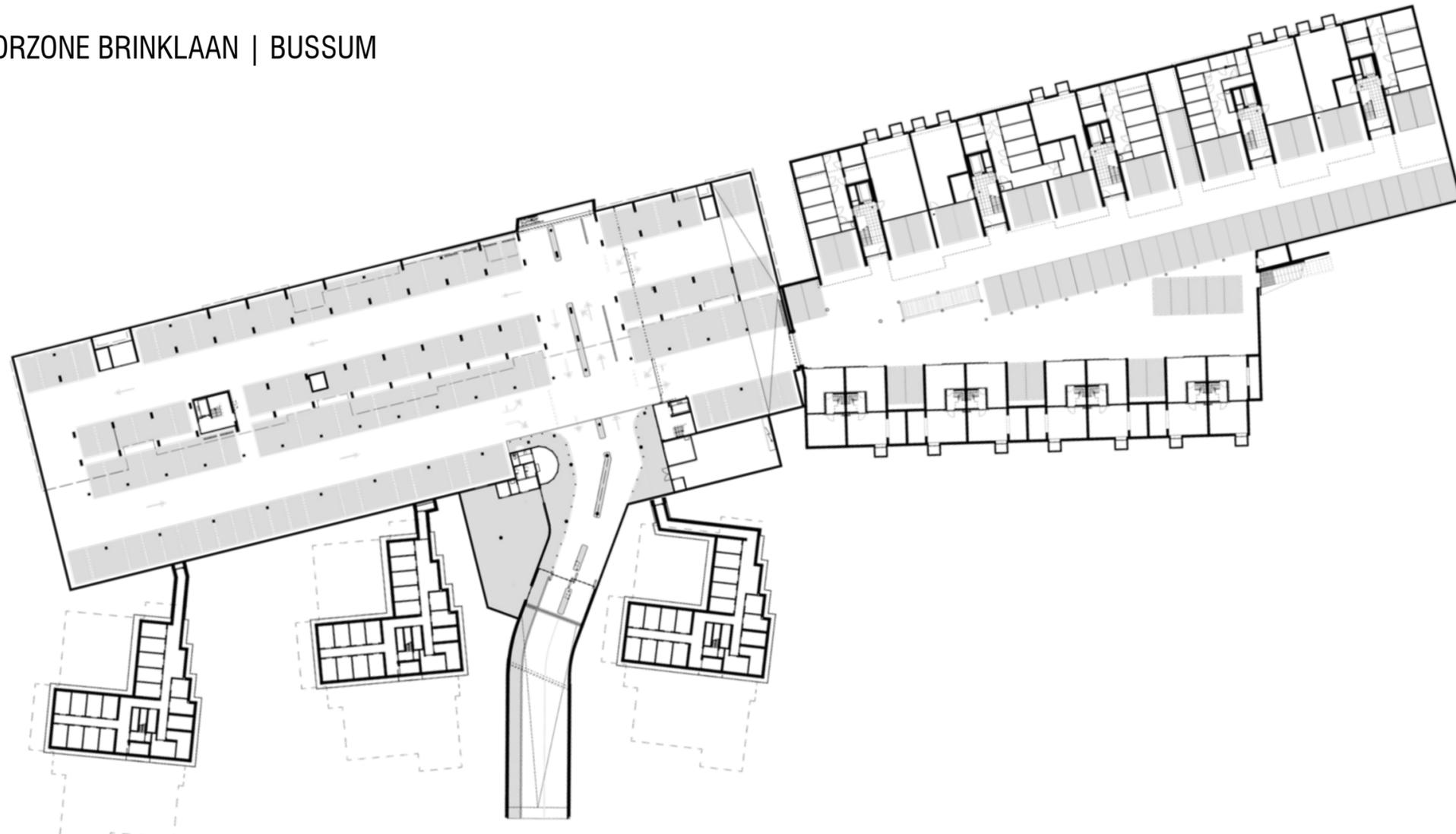
The five-story apartments and the office building form a noise buffer along the railway line. They provide shelter to the town houses and the shared intimate courtyards.

The three sculptural villa's, , are in scale and size related with the existing villa. There is an underground parking garage. The area is therefore completely car-free and has public walking route that runs through it.



All buildings are part of a landscaped area. Carefully designed transitions between public, semi-public and private played a crucial role.

Courtyards, squares and greenery have been added as new public spaces.



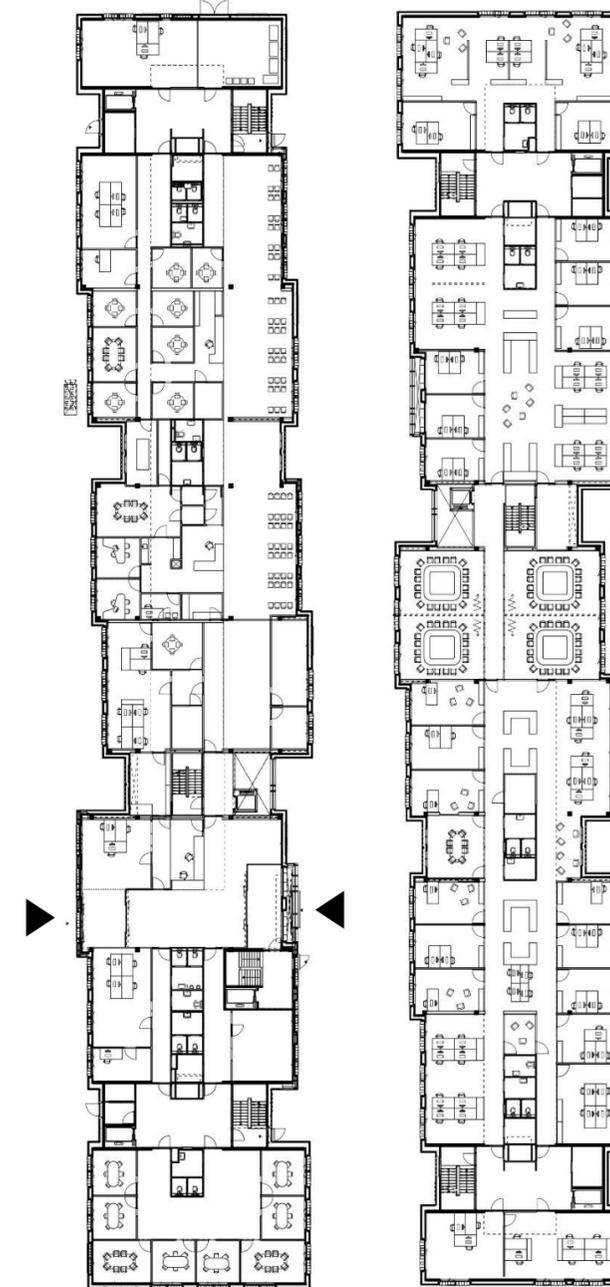
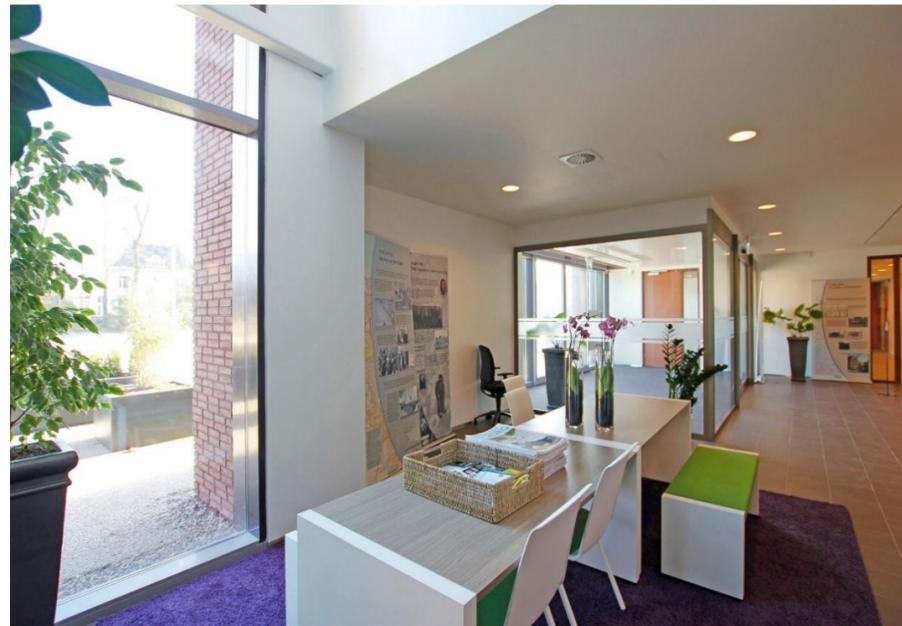
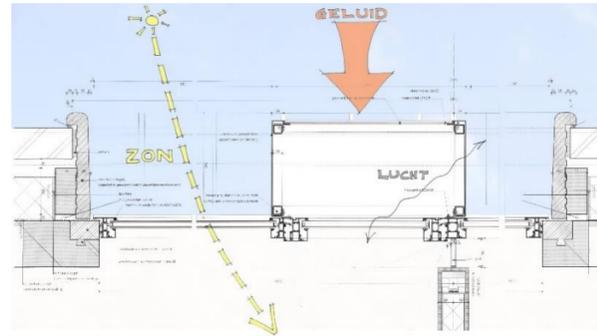
An underground parking garage connects the plan parts and makes the entire area car-free



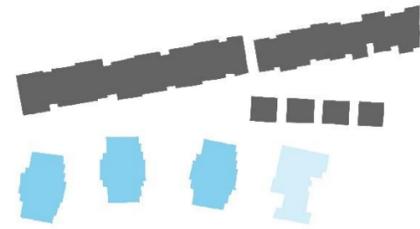


The office building forms a noise buffer to the railway and has a differentiated structure that connects with the housing construction further down the road.

The building has a semi-public function, and the building is designed for flexible working methods.



VILLAS BRINKLAAN | BUSSUM



In terms of scale and size, the three apartment villas match the 19th century villas further down the road.



The villas are surrounded by greenery and have been designed in close connection with the landscape.



Like the stately 'country houses', they are large and white but with a contemporary interpretation of floor plans and outdoor spaces.

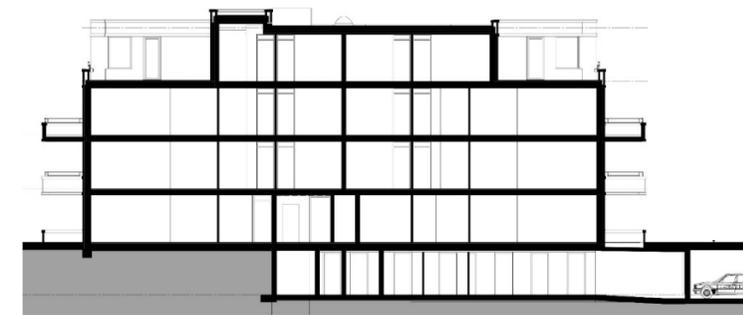
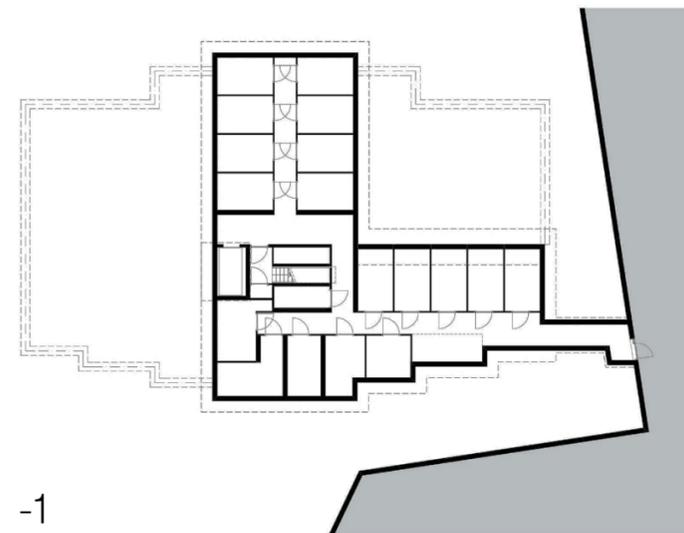
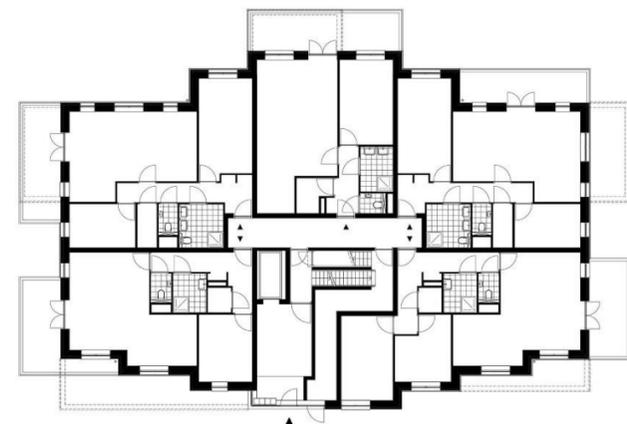
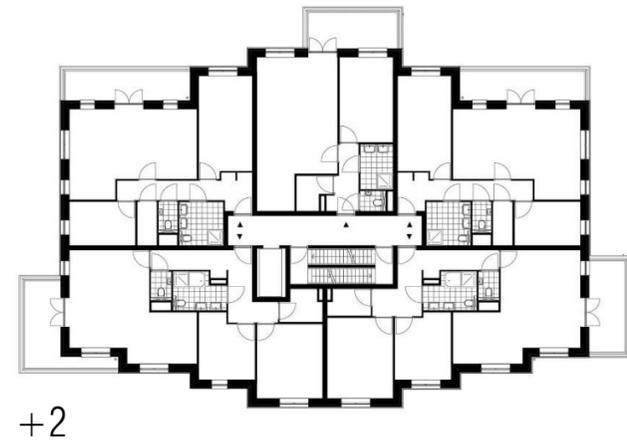
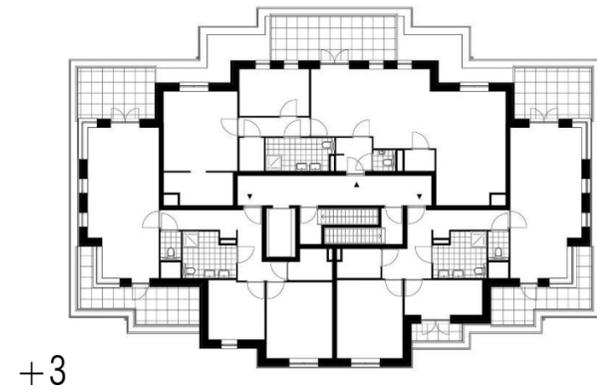
There has been an explicit emphasis on sculpturality and horizontality, in which the outdoor spaces of the houses play an important role.



Landscape and building form a unity.

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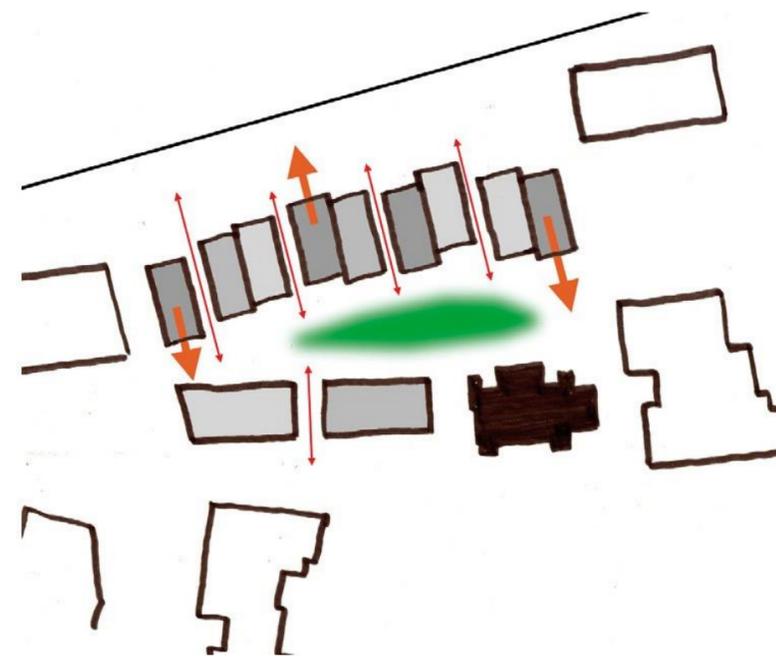
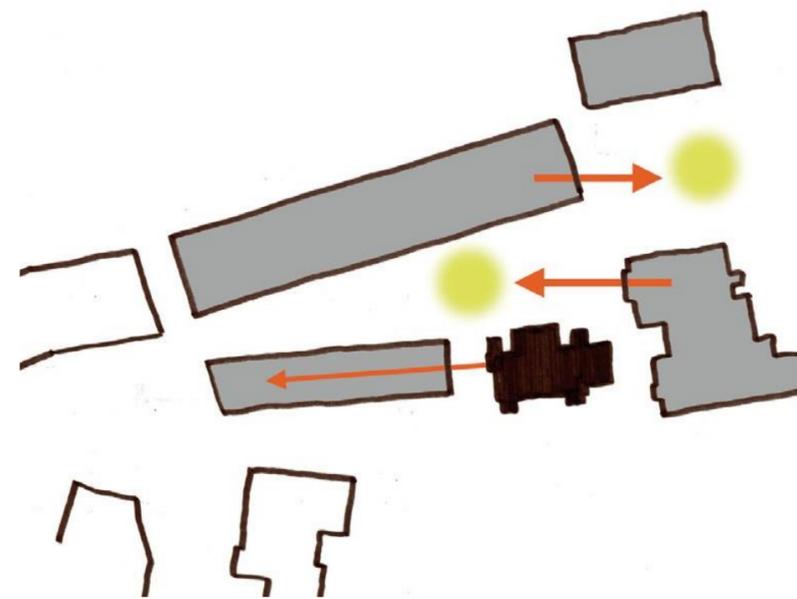
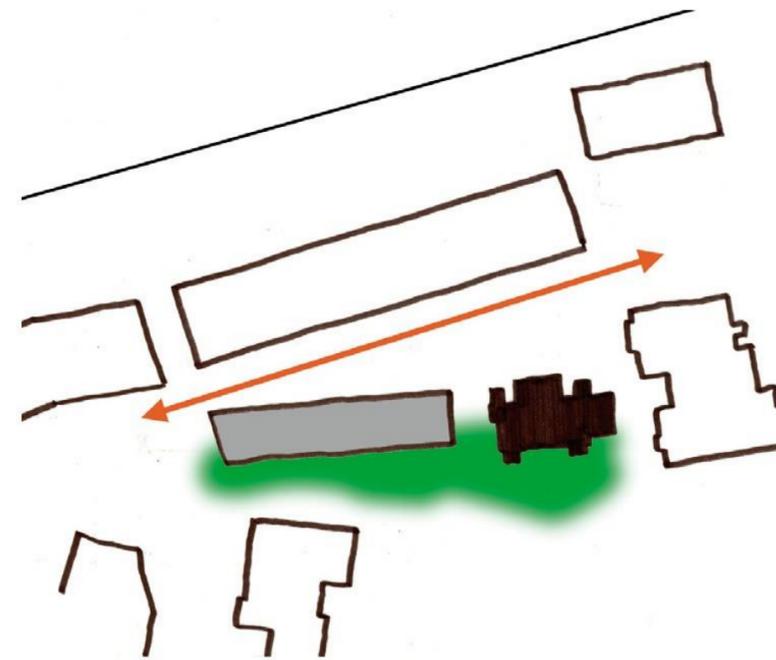
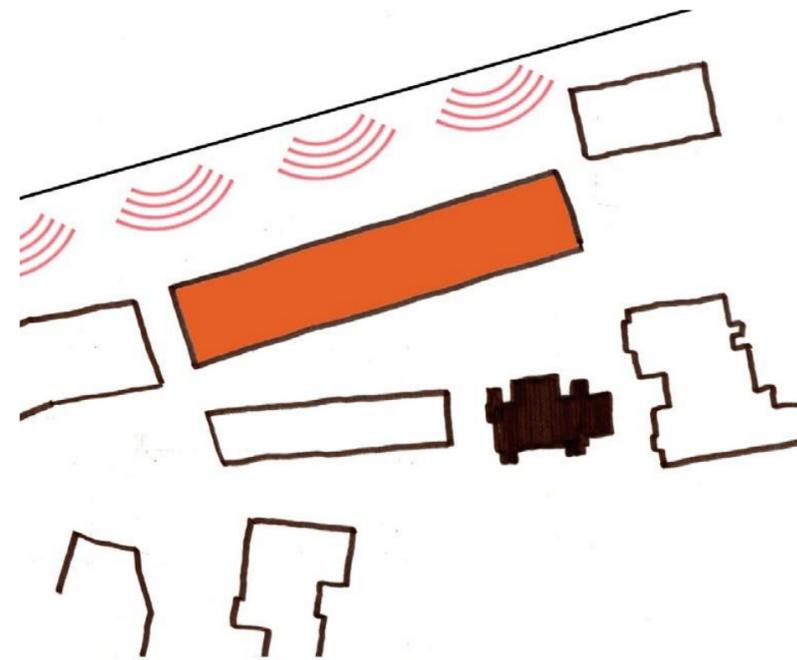
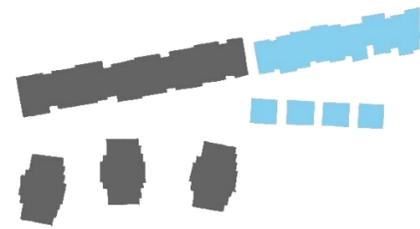
VILLAS BRINKLAAN | BUSSUM



The villas are connected underground to the parking garage. A large differentiation of housing types is present in the floor plans. The sculptural mass makes every home different.



The buildings have a friendly extroverted character. Due to the chosen material they fit well to the appearance of the village.



The Koster complex consists of an apartment building and town houses. The apartments form a noise barrier to the railway.

A public walking route runs through the area. The articulation of the volumes make the scale like that of a village.



Here is an overview of the plan part. With the apartments along the track and the town houses behind it. Together they enclose an intimate residential courtyard.



The residential courtyard is small-scale and has a friendly character. Outdoor areas of the houses are separated, but also part of the public space experience.

On the left the town houses and on the right the apartments.

A parking garage connects the two-house typologies. The apartments and town houses are directly linked to the underground parking garage.





The 3 to 5-storey apartment building is strongly vertically articulated. The verticality is enhanced by jumps in depth and a mutual separation of the volumes by closed white volumes used for access.

LEVS

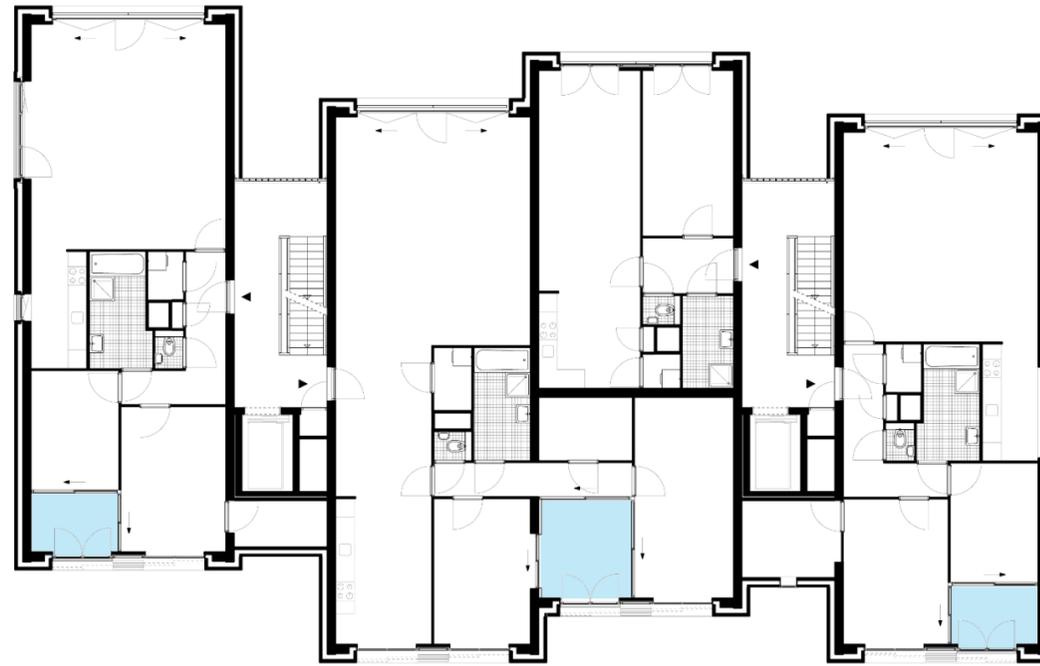


The town houses have a garden and terrace. The grain of the buildings matches the small and village grain of Bussum. There is a subtle division between private and public.

LEVS

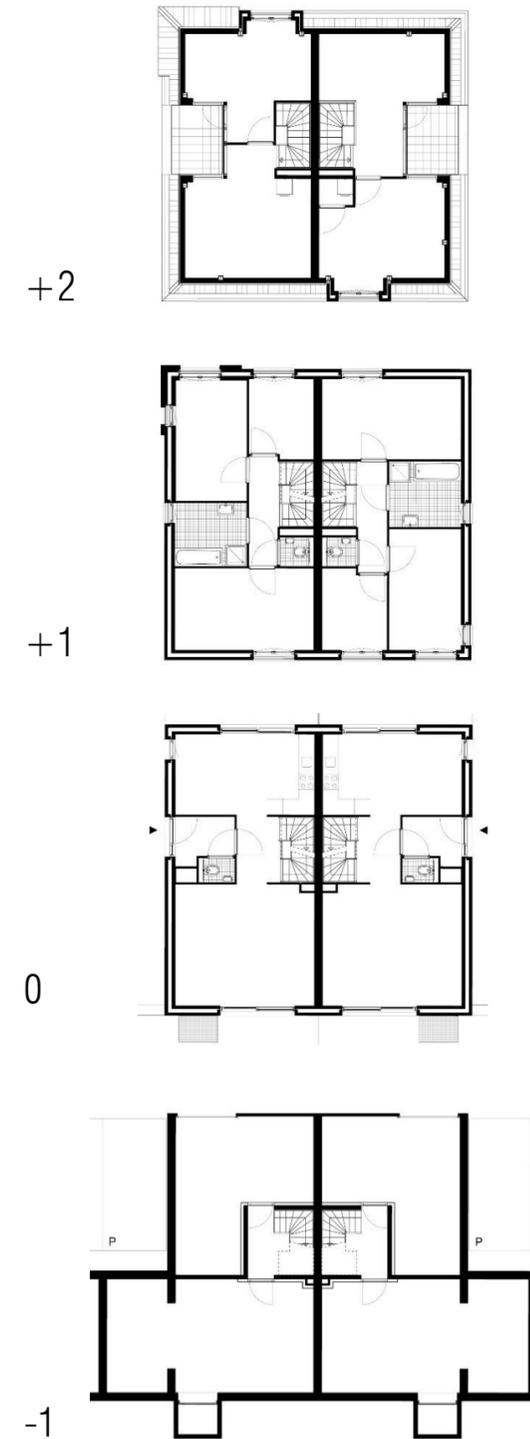
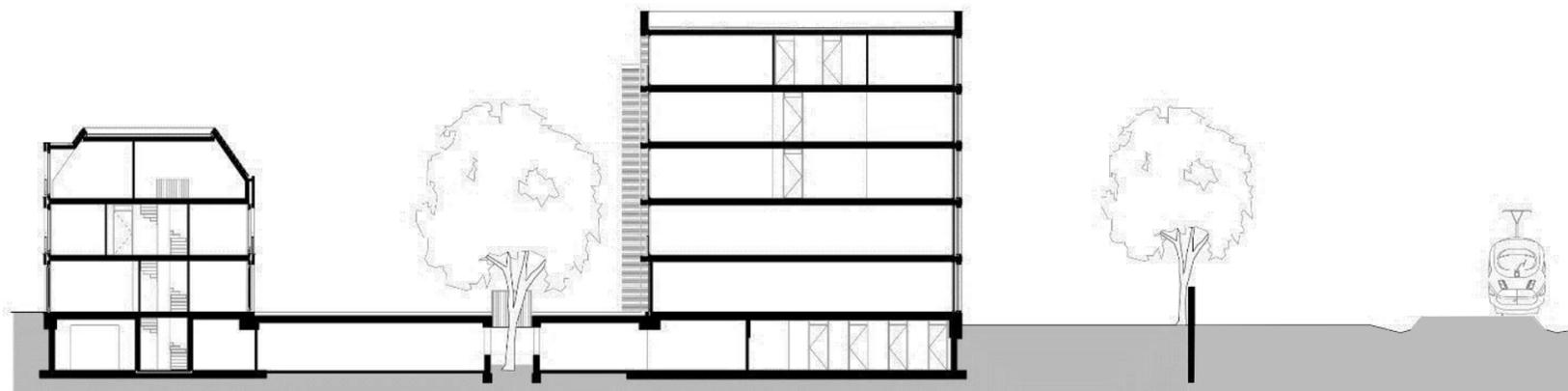


This creates a relaxed and inviting living environment where there is again room for interaction and meeting of the residents.



The apartments have a spacious layout with maximum freedom at the facades. A core in the middle contains all functions such as bathroom and kitchen.

The plan can be freely filled in around it. A greenroom on the track side forms a buffer for the noise.



In the townhouses the living is organized on four floors with also spaces in the basement for hobbies, guests, etc.



Another look into the now full-grown area, the project is several years old.



And a view from the other side where the layering of the project is clearly visible.



The project is a good example of compact construction in a village context. In general, we are dealing with a lack of space which demands high density also in the outer ring areas.

This requires an approach in which housing, landscape and parking are approached integrally in order to create attractive new communities that are ready for the future.

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# LEVS

