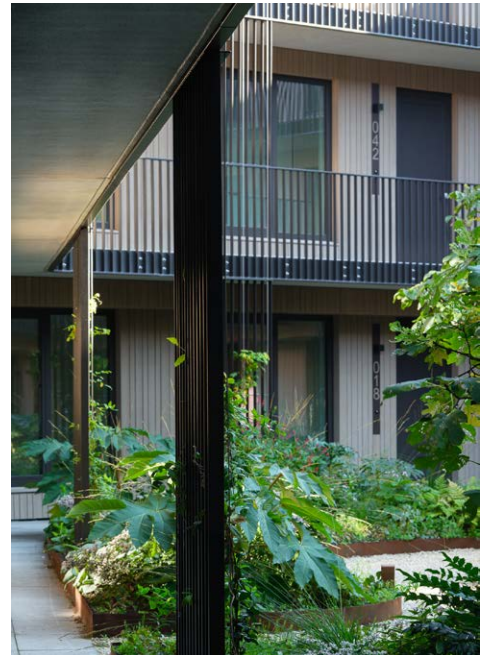


KRUITFABRIEK MUIDEN

client	KNSF Vastgoed
category	Woningbouw & commercieel
program	36 appartementen, Albert Heijn, parkeergarage
project Team	Bart Kellerhuis, Roy van Maaseveen Koen Pörtzgen, Niels Hartsuiker, Jordi Rondeel
contractor	PHB Deventer
advisors	Pieters Bouwtechniek (Constructeur), LBP Sight (Bouw fysica), Breman (Installatieadviseur), Vic Landscape (Tuin/Landschap)
surface Area	7550 m ² BVO
period	2020 - 2024
location	Muiden



Zecc designed the building for De Kruitfabriek. It is a structure featuring an Albert Heijn supermarket and 36 apartments, located on the former site of a gunpowder factory in Muiden. De Kruitfabriek marks the entrance to the newly developed residential and business area, De Krijgsman. In this area, 1,300 homes will be built in a green environment by the IJmeer.

The building is situated next to the former Ketelhuis, in the subarea De Fabriek, where several amenities come together. Together with some historical buildings, it forms an important meeting point at the town square. Here, history and modern use meet, contributing to a lively and cohesive area.

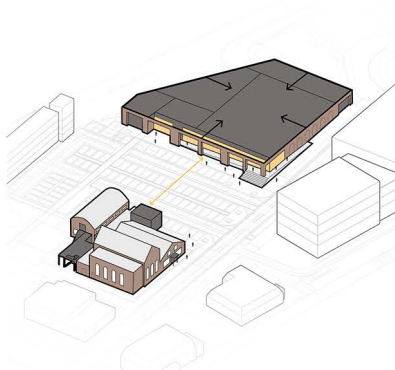




The west facade is prominent towards the parking lot / market square. The north and east facades connect to the surrounding greenery.



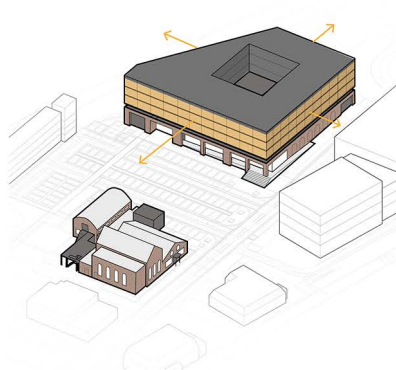
1. DE KRAFTFABRIEK
2. MUIDERTREKVAART
3. KRUITPAD
4. VOORPLEIN
5. ENSEMBLE BESTAANDE GEBOUWEN



plint

- robuuste metselwerk plint
- grotendeels introvert programma
- duidelijk zichtbare entree's
- relatie schaal bestaande bouw
- alzijdeige kwaliteit op maaiveld

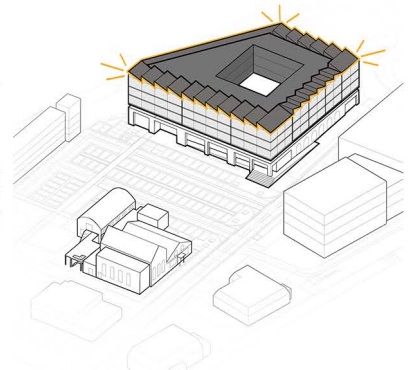
steverige basis



opbouw

- efficiënte structuur
- industrie stalen structuur
- naar buiten gericht
- veel daglicht & woonkwaliteit
- alzijdige uitstraling

licht en industrieel



beëindiging

- creëren kroon
- geleding volume
- reageren op omgeving
- industrieel karakter

bekroning en herkenbaarheid

Design

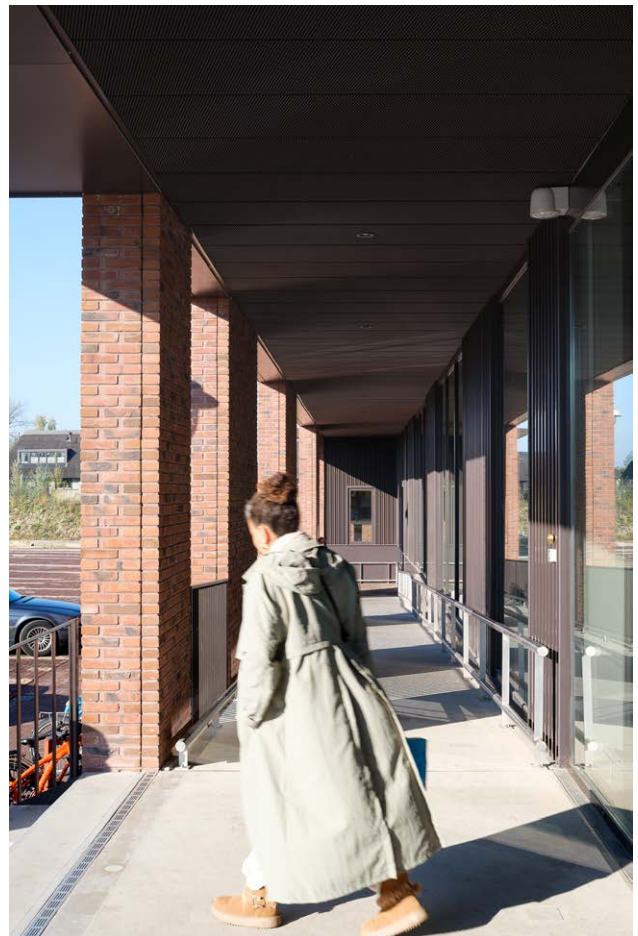
The building is multi-faceted with a recognizable square, street, and end facade. Classic elements have been used as inspiration for the modern industrial architecture of brick and steel. The facades are transparent, light, and open towards the square. A brick base has been chosen, above which a steel grid contains the residential program. The entire ground floor is occupied by the Albert Heijn supermarket. The half-sunken parking garage houses 50 parking spaces and all the storage units.

The apartments are located on the first to third floors around a courtyard and are accessed via a continuous gallery. The two- and three-bedroom apartments range in size from 75 to 110 m². The goal is to position the residential units as much as possible along the exterior facade, so that residents can fully benefit from the green and partially historic surroundings.

The outdoor spaces of the apartments create a rhythm in the facade; balconies are staggered and vary in size and position. The third floor offers spectacular views of the IJmeer. Within the steel grid, green accents contribute to a friendly facade towards the town square, while the greenery on the square-facing facade provides additional privacy.

Connecting to the Historical Context

The brick base of the Albert Heijn supermarket connects with the scale and material of the existing buildings. The prominent rooflines refer to the industrial past of the site, with characteristic shed roofs. In this way, the Kruitfabriek building forms a bridge between the historic buildings and the new development of De Krijgsman. Furthermore, its distinctive crown creates a recognizable silhouette in its surroundings.



The entrance of the Albert Heijn with a ramp behind the robust brick facade.



West facade with brick plinth and industrial structure with shed roofs.

Crown

The quality control plan specified that the building should have a special termination. This resulted in a crown of shed roofs and right angles. Due to the unique shape of the plot, each corner has a distinctive character, sometimes sharp, right-angled, or with a gentler angle. At the location of the apartment entrance, the shed roofs are interrupted by a straight "section" with vertical planting to accentuate the entrance.

Living Experience

The goal was to create apartments with a unique living experience. Upon entering through the main entrance, one first encounters a special green interior world. This intimate green interior space of the building forms the transition to the apartments. The apartments are accessible via a gallery surrounding this green courtyard. The building is multi-faceted, but each facade takes a different approach to the outdoor spaces. This is achieved by subtly varying within the strong industrial grid. Particularly special are the apartments on the third floor, where the shed roofs are also well-experienced on the interior. This enhances the industrial character of the residential building and creates a loft-like feel. Towards the forecourt, the double facade acts as a buffer where greenery in the facade and wide outdoor spaces meet, providing a smooth transition between indoors and outdoors. The glass parapets in the apartments make you feel like you are living in the treetops.

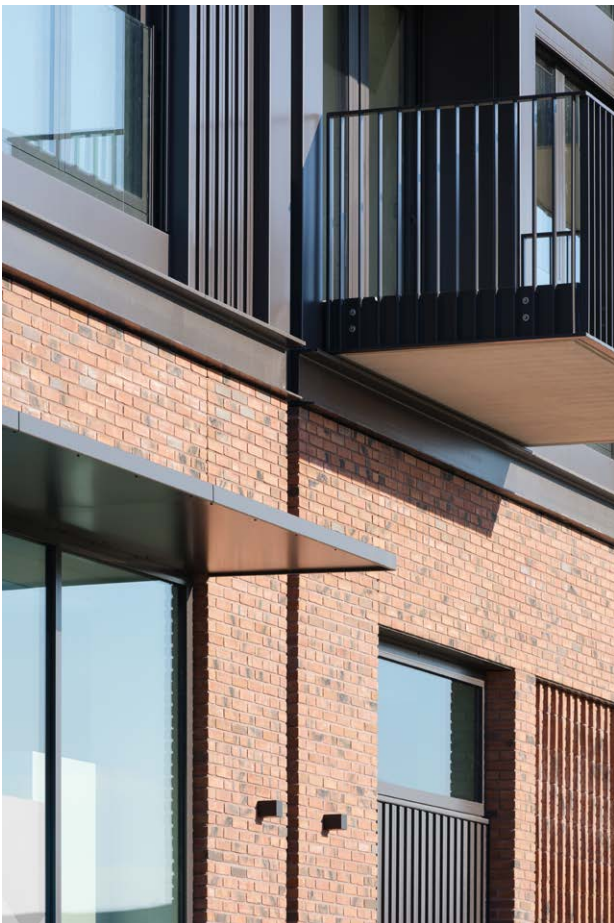


The stairs to the southern entrance of the event space.

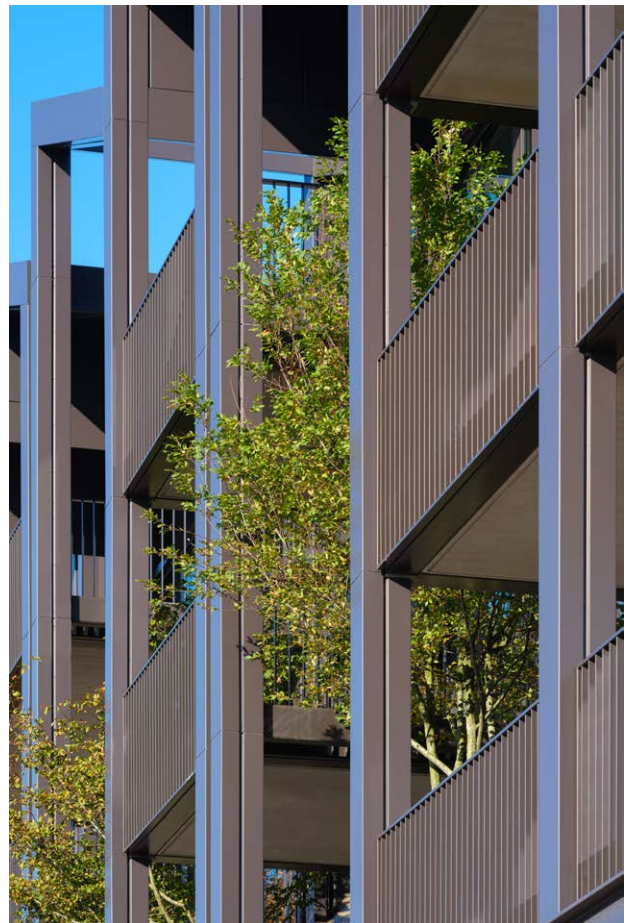
Materialization

The base consists of robust brickwork with sintered areas, forming the foundation of the building. The brickwork aligns with the existing buildings at the forecourt. This base serves as the starting point for the clear articulation of the upper structure. The brick sections are filled with either flat infill or vertically laid brickwork. This vertical pattern in the brickwork also leads to the vertically ribbed dark brown cladding of the upper structure. At the Albert Heijn, combinations of skylights and brickwork are used.

The upper structure is primarily concrete, with a steel skin clad in dark brown sheet metal. The balconies vary from slatted railing fences on the south side to glass balustrades on the east side. These also serve as sound barriers from the roundabout and the highway. The outdoor spaces also vary in width depending on the facade.

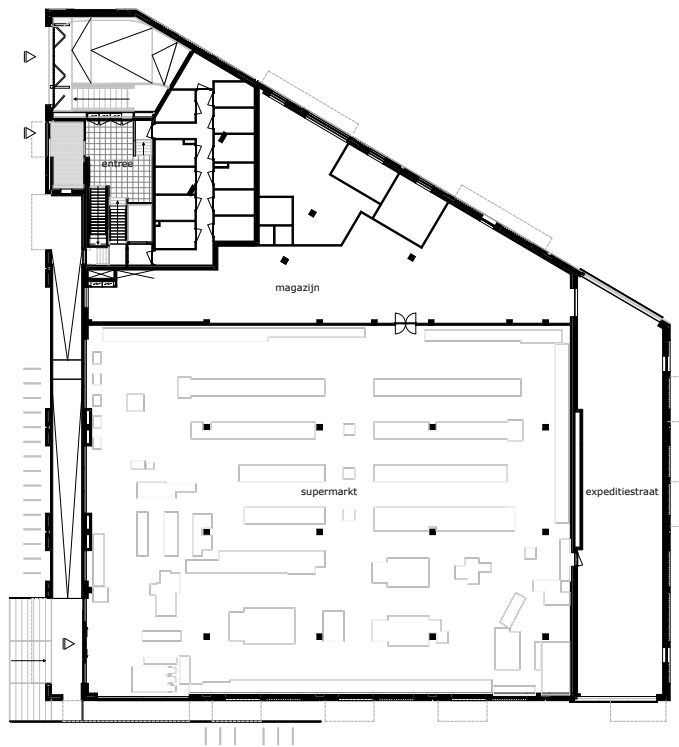


The staircase to the southern entrance of the event space.

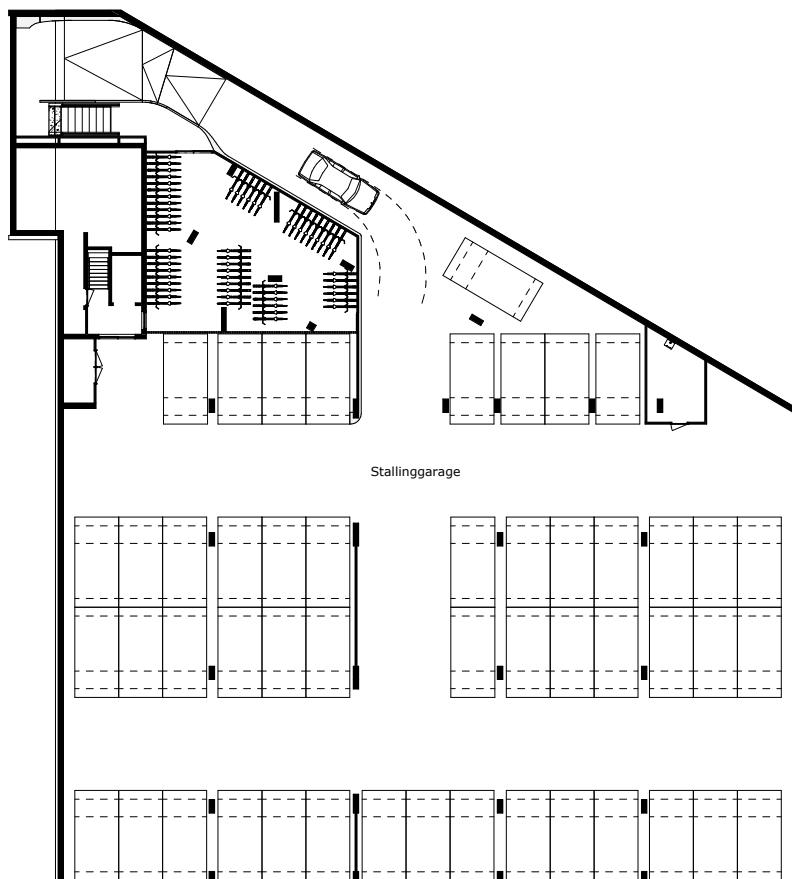




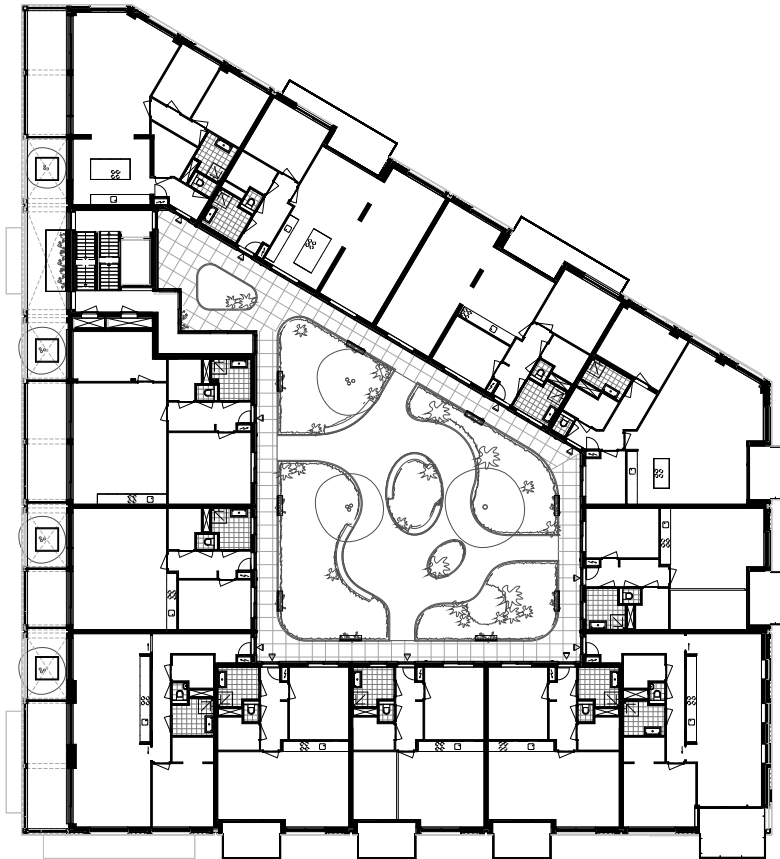
Interior of the apartments.



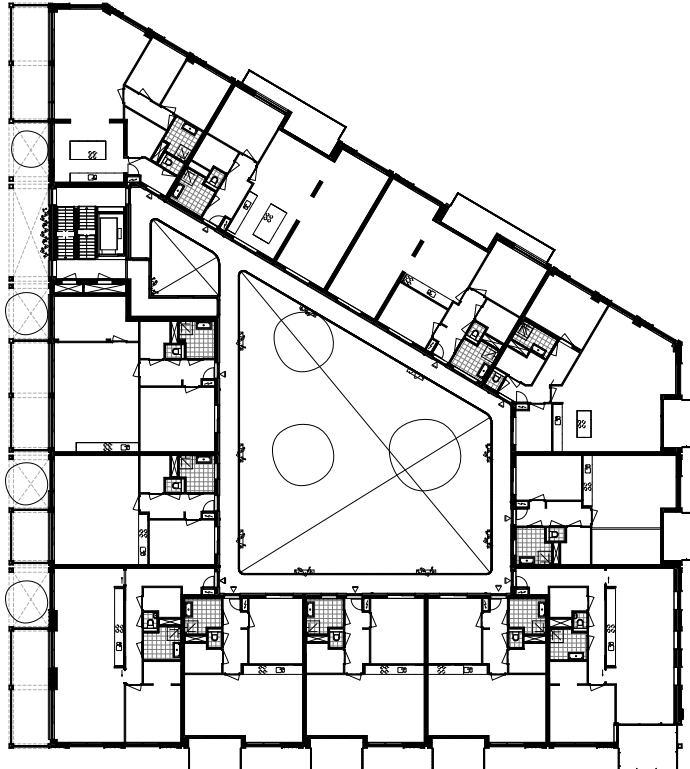
Ground floor plan.



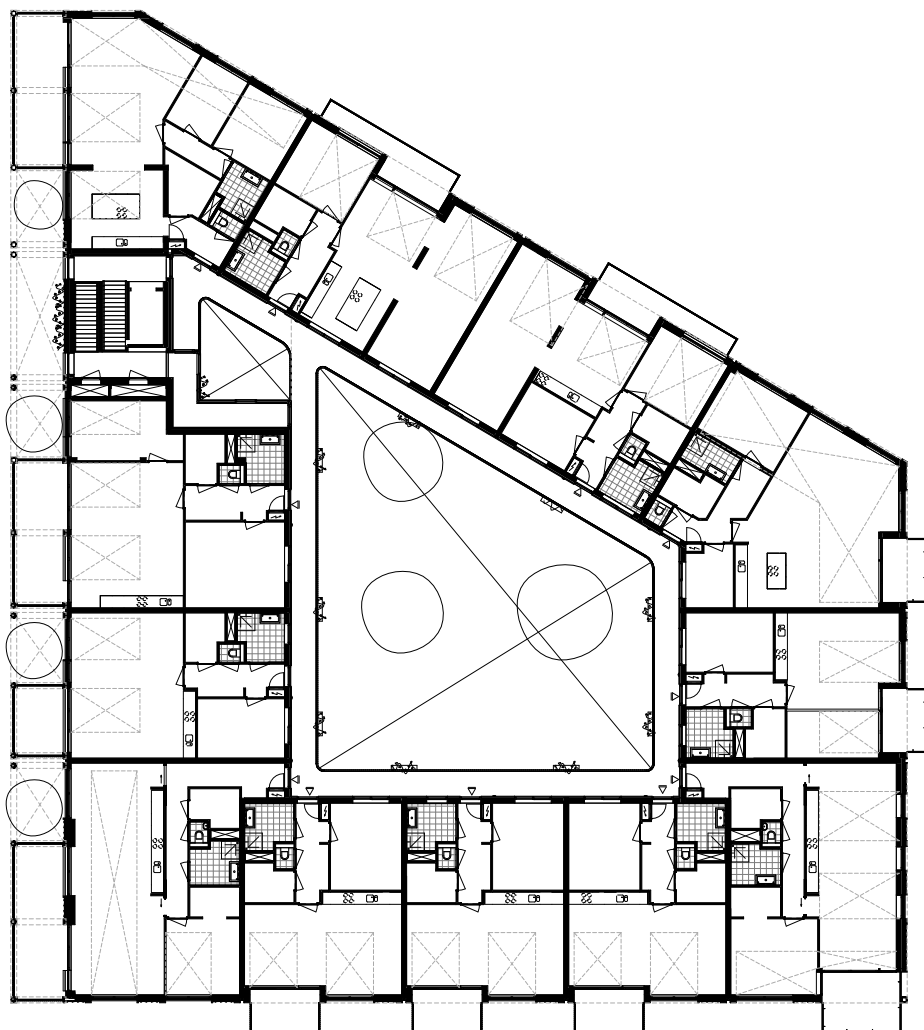
Basement floor plan.



First floor plan.



Second floor plan.



Third floor plan.



Section drawing.

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