

ONDERDELENLOODS

client	Zecc Vastgoed
category	Transformaties, Utiliteit, Interieur
programme	5 kantoorstudio's
projectteam	Marnix van der Meer, Bart Kellerhuis, Jeroen den Hertog, Mees Dijkman, Rene de Korte en Marjo Langbroek
contractor	R & R Bouw
advisors	Bouwstructuur Ingenieursbureau Visscher Bouw Advies (installatieadvies)
subcontractors	MNI Elektrotechniek (E-installaties), Fred van de Pol & Zn (W-installaties)
area	1.800 m ² BVO
period	2021 - 2024
location	Utrecht



In the heart of the Wisselspoor area in Utrecht, Zecc Architects transformed a 1950s industrial shed into a future-proof work building. The former Parts shed, once part of the Royal Dutch Factory for Tools and Railway Equipment, now houses five spacious studios, including our own office. This redevelopment marks not only the conclusion of phase 1 of the Wisselspoor area development, but also a special project in which Zecc took the design and development into its own hands.

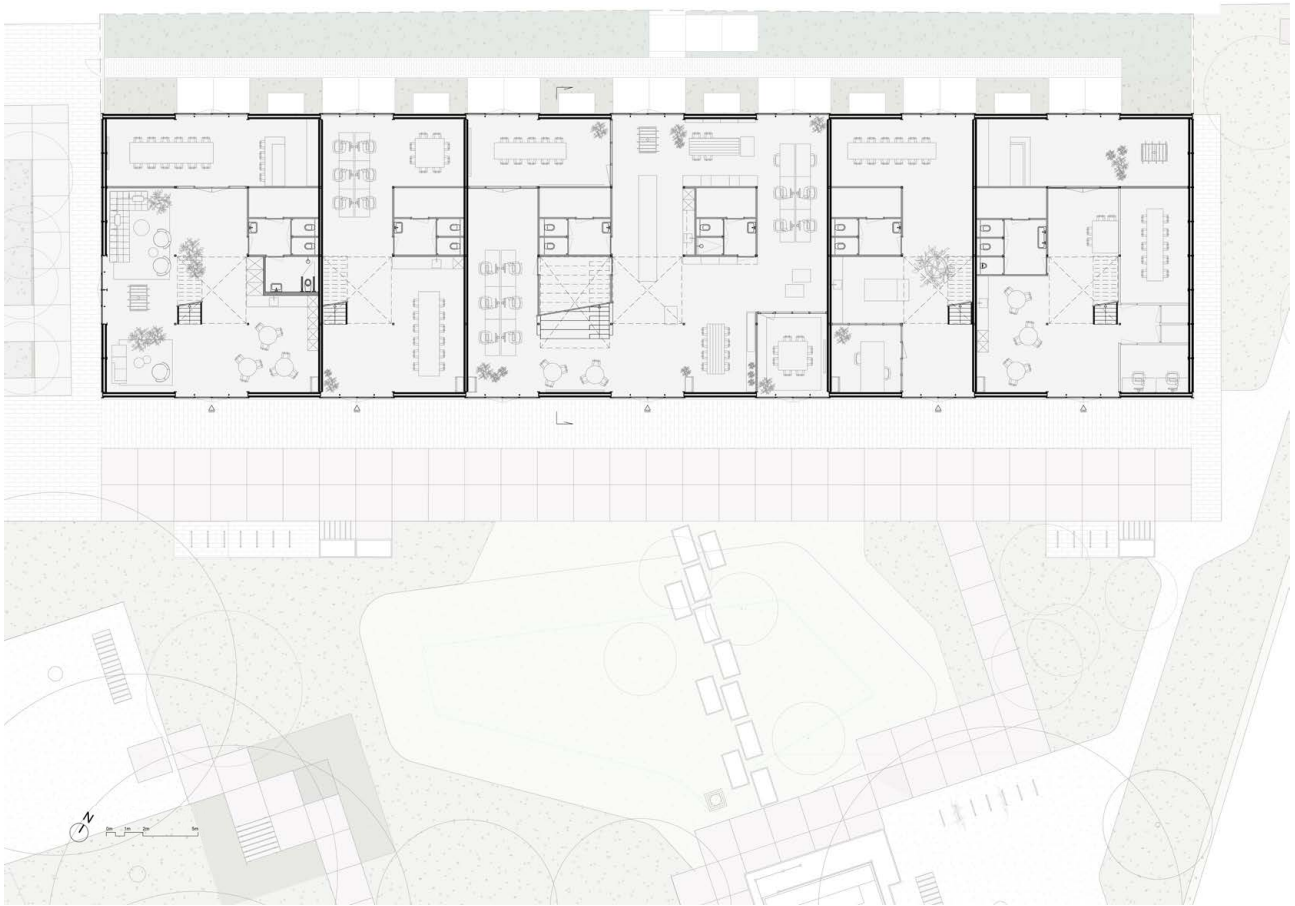
When Zecc had its eye on the dilapidated NS shed in 2021, the building was still in use. Yet the agency saw the potential. Together with Synchroon, it investigated whether the shed could be transformed into a place for living or working. Housing proved unfeasible due to thermal and acoustic challenges, among others. Instead, it was decided to redevelop it as a work building.

To realise the plans independently, Zecc set up a separate company: Zecc Vastgoed BV. "We thought it would be an interesting experience to develop ourselves. Marnix and I had the idea that we would do it in our own way, with the knowledge we have within Zecc. Creating value ourselves and doing business in a different way" says creative director Bart Kellerhuis.



Corner view





Situation



Front view from the park



Side view Onderdelenloods



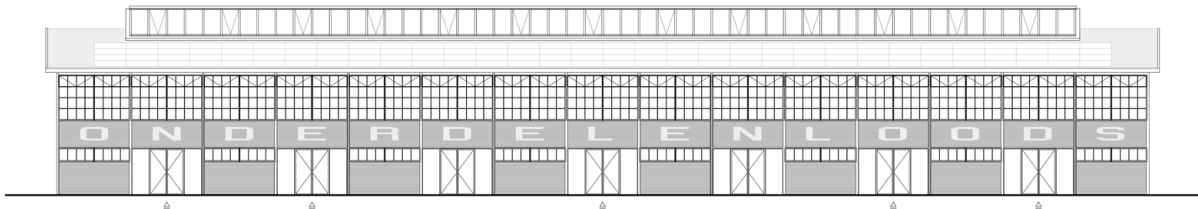
Principe profieldoorsnede



Principle profile section

The design: preserving identity, space and transformation

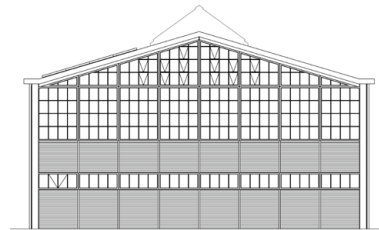
The transformation of the shed was designed by Zecc Architects and created in collaboration with Bouwstructuur Ingenieursbureau for construction advice, Visscher Bouw Advies for installations and R&R Bouw as contractor. The original industrial structure remained the starting point. Instead of radical interventions, conservation and reuse were chosen: for instance, the original slender steel window frames were retained, fitted with new HR++ solar control glass and the existing steel truss structure was given a prominent role in the new interior.



Front facade (east)



Side facade (south)



Side facade (north)



Studio ECHT and Explorius





Meeting room at Zecc Architects



Bicycle rack at Zecc Architects



Meeting room "Atelier" at Zecc Architects

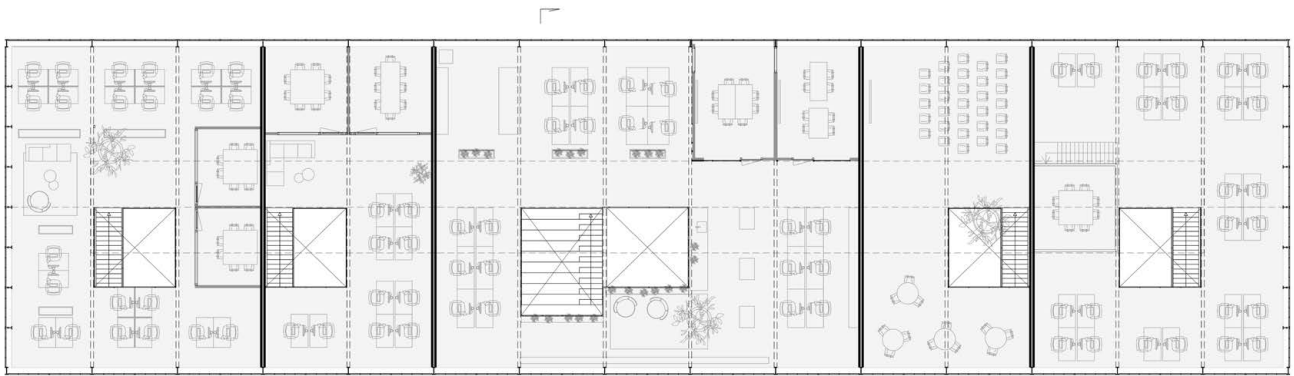


Ground floor Zecc Architects

The facade has been opened up on both sides on the ground floor with new facades in a clear pattern and to enhance the repetitive character of the shed. At the front, the building now connects to a public park, designed by DELVA Landscape Architecture, which is part of the landscape plan for the entire Wisselspoor area. At the rear, a collective outdoor space has been created with fencing in design language to match the shed.

Inside, six studios have been created, of which five are office spaces. They range in size from about 225 to 350 sq m. The two middle units have been merged into 570 sq m and are used by Zecc Architects itself. All studios are built around a new wooden floor in a steel structure and connected via a void over two floors. The removal of a suspended ceiling brought the concrete roof cassettes and truss structure back into view.

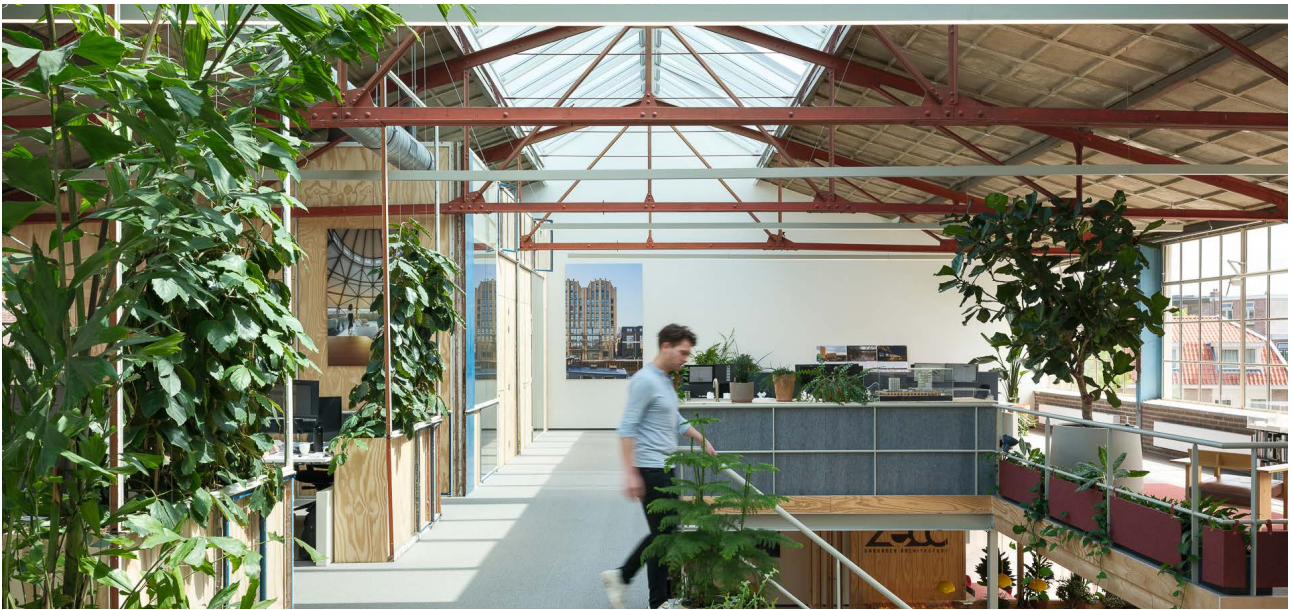
For unity of appearance, all studios were fitted with the same up- and downlight LED light lines. The facade windows were made functional, supplemented in the south by sunshades. The architectural choices are restrained but thoughtful, aiming to be future-proof.



1st floor



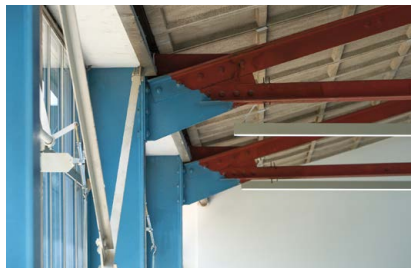
Ground floor



first floor with void at Zecc Architects



fragment connection window



fragment truss and stair covering

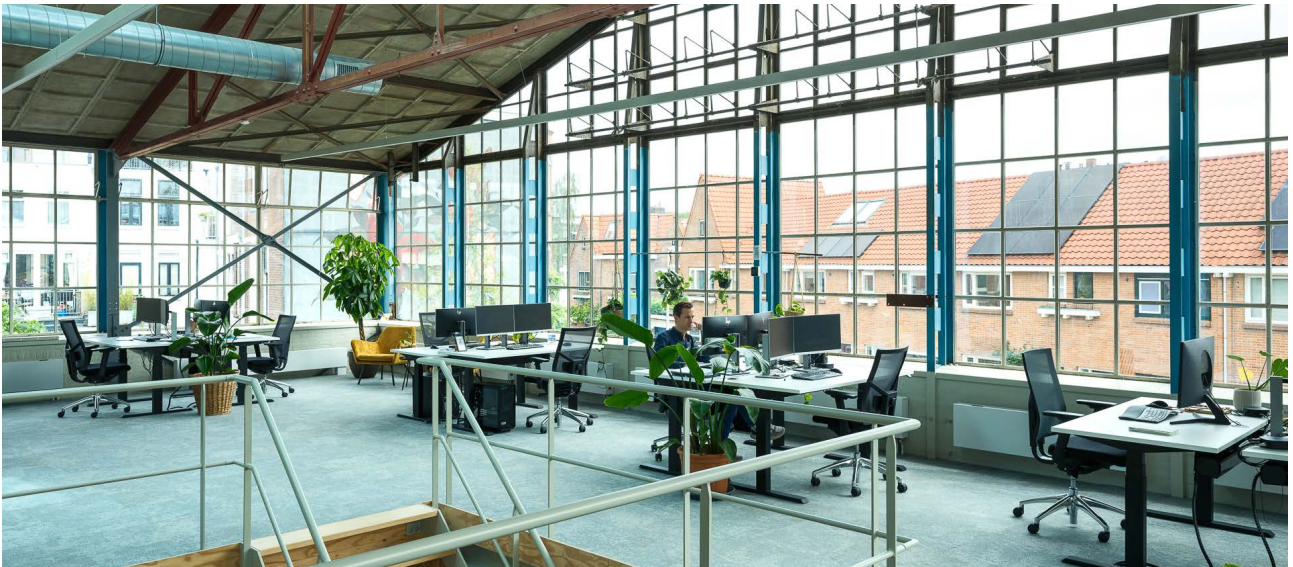


fragment of reused window frames



first floor on park side at Zecc Architects





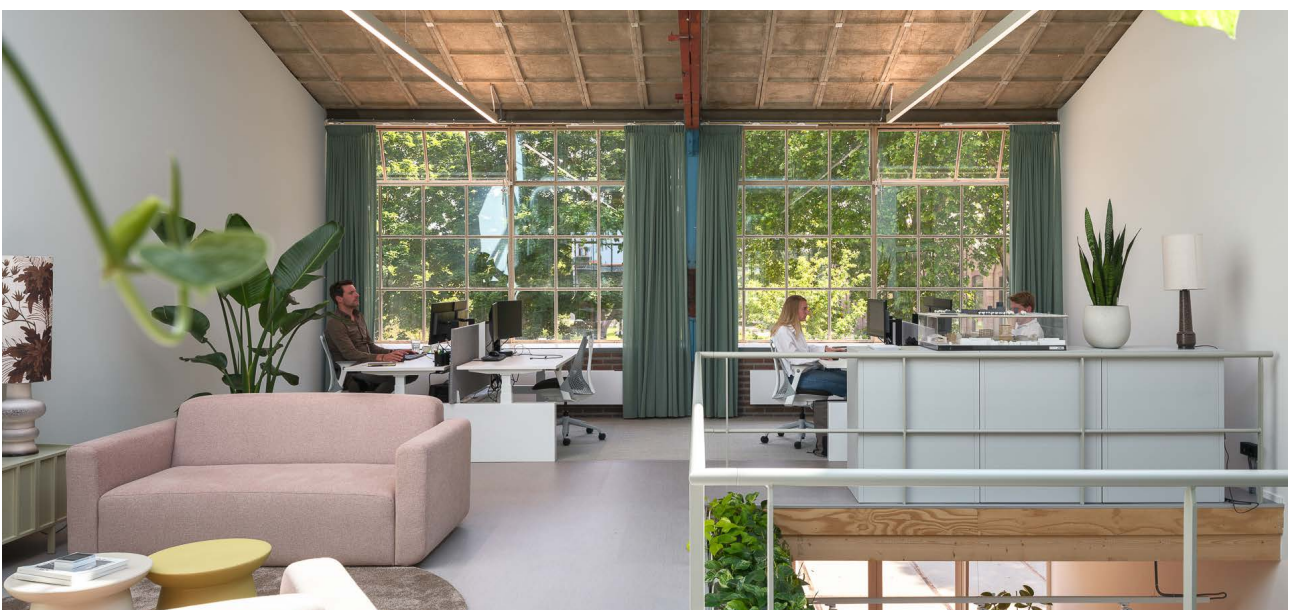
1st floor Studio De Groene Jongens



1st floor Studio GenietMee HUB



1st floor Studio ECHT



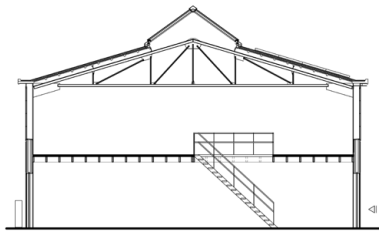
1st floor Studio Explorius

Character in the facade

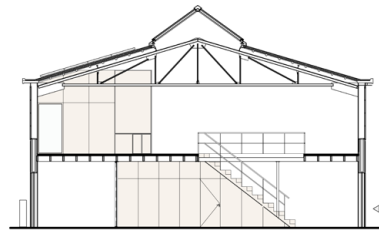
A subtle but powerful detail is the facade lettering. The name 'ONDERDELENLOOS is spread over fifteen grids and it looks as if the text has always been there. It forms a bridge to the past and gives a new identity to the building.

The official unveiling was done by alderman for economic affairs, circularity and public space, who aptly put it:

"This is a place where all your policies come to life. Where character, guts and collaboration come together. Where life feels like one."



Section casco



Section built-in



Side facade

Smart technology and sustainability

Technology and sustainability are an integral part of the transformation. The studios are fully self-contained, each with its own meter cupboard, air source heat pump, WTW system and internet connection. This strategic compartmentalisation not only provided a solution to grid congestion in the area (which prevented a central wholesale connection), but also makes separate management per tenant easy.

The facade was constructed as a cavity wall with an Rc value of 2.5 , a big improvement over the original uninsulated walls. A new insulated floor has been installed and The roof has been insulated on the outside. The floors have LT floor heating and cooling combined with additional convectors on the façade side, reducing cold and overheating. The renovated skylight, executed in modular Velux elements, can be opened for natural ventilation and equipped with sun blinds.

The building has been transformed from energy label G to label A++, with some units even achieving A+++. With the right use, the shed managed to make it Paris Proof and received the projects GPR certificate with a minimum score of 7.5 on all sustainability components. Parts of the demolished annex have been reused in various ways in the interior of the Parts shed. Window frames, doors and wall panels were given a second life in meeting rooms and planters within the office. The central lunch bar, the team's daily meeting point, was also built from residual materials from the dismantled extension. Panels from the same extension were used as wall finishes and serve as acoustic element and artistic addition to the interior.



Front facade Zecc Architects



Aerial photo



Aerial view top view at Stootjukpark

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Photography

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