Vanessa Cerezo, needs a coat of paint. The industrial building, with the round portholes, only the outside, it is a non-building. We cover the red paneling becomes a kind of "Grand Place" with permanent mild. The large space created within the white cloud landscape access controls. a public building, where thermal layers may correspond to as you move to the inner areas. This is particularly true for immediately, reaching a comfortable temperature gradually conditioned. The wind-powered artificial sun, the anodic natural light ducts, and the sheltered piazza, interact with the thermal onion and the inertia of the industrial concrete slab in a simple, self-managed system requiring minimum extra heating and definitely no cooling. Transparent administration: Citizens can see what is going on in their town hall.

Comment of the Holcim Awards jury Europe

Besides its sustainable construction, the project was considered remarkable by the jury in terms of its social sustainability due to an innovative approach to involving the employees. The project addresses the public interest by offering a public swimming pool and a park, creating a public space that is accessible to all. The building was designed to be energy-efficient, with a focus on natural ventilation and natural light. The jury was impressed by the project's ability to transform an old industrial building into a modern public facility that is both sustainable and accessible to the community.

The City of Ostkamp acquired the former Coca-Cola factory, a 4.4ha plot with an 11,000 sq m industrial shed built in 1991. The brief for the International Competition Open Ospop for Ostkamp - City Hall and Coo Centre required an ambit that could capture most of the public service buildings of the city on this central and well-connected plot. We decided to reuse the spacious industrial shed: not just to re-cylce materials like the steel, but to re-use the space itself, and all the functioning "invisible" systems: An uncompro- ming "in-situ recycling", including foundings, bearing structure, outer skin, waterproofing, services installations and equipment, electric power station, heating plant, wa- ter ducts, fire hoses, drainage and even parking space, fenc- ing and accesses.

This is combined with a far-reaching transformation of the interior, to turn it into a luminous landscape of clouds; a sheltered public space within a controlled weather environ- ment, where simple adaptable modular clusters may be arranged. The openings among the clouds are equipped with simple devices that transform all kinds of weather conditions into wonderful events. The strong winds of the outside are transformed into electricity that feeds a disc of LEDs, an artificial sun that will bring joy to, for instance, wedding days;

We are dealing with very different kind of programs within the same space. People may be getting married in one end while readwork materials are being stored somewhere else. Our simple diagrams help control flows of people and ma- terials, noise and dust, daily work and celebration. A series of workshops were held with the 170 workers of the city, to establish the right arrangement of this democratic produc- tive landscape. Thermal onion: energy loss grows exponentially with temper- ature difference. It is much more efficient to have several layers of climate control, than to attempt to heat or cool the whole building homogenously up to the door. It is also more comfortable when you enter a building, to find that the temperature in the hall area is a little different to the outside, so that you do not have to take your coat off immediately, reaching a comfortable temperature gradually as you move to the inner areas. This is particularly true for a public building, where thermal layers may correspond to access controls. The large space created within the white cloud landscape becomes a kind of "Grand Place" with permanent mild weather, powerful enough to generate a public image. On the outside, it is a non-building. We cover the red paneling of the former Coca-Cola offices with a deciduous vegetation screen, to optimize solar exposure in winter and summer, but also signify the change towards a friendly attitude and a caring management of the environment. The rest of the industrial building, with the round portholes, only needs a coat of paint.

Innovation and transferability – Progress joyful recycling: While addressing the issue of embedded energy, we propose a fan way to do things. This has been defined by critics as "sustainable renewal", and praised as a key for the success of sustainable approaches. Simple technology for spectacular results: The CRC shells, simple and easy, turn an enormous ugly factory into a wonderful experience, with a tiny energy budget. Weather interface: In a country with unstable weather, we build an interface that reacts to the external conditions. The wind-powered artificial sun, the anodic natural light ducts, and the sheltered piazza, interact with the thermal onion and the inertia of the industrial concrete slab in a simple, self-managed system requiring minimum extra heating and definitely no cooling. Transparent administration: Citizens can see what is going on in their town hall.

Ethical standards and social equity – People Participation: The 170 workers of the city, from clerks to cleaning people, participated in workshops to discuss the project, from spatial arrangement to the maintenance of materials. Accessibility: But blended in. The signatories on the floor with relief-painted paths, but for everyone, not just for the visually impaired. The clusters are not color-coded but texture-coded. The two info points height feel natural, not specially made for wheelchairs.

Environmental quality and resource efficiency – Planet Respect for the gre energy in the existing construction is a major criteria for sustainable development. Replacing a building (which in this case would affect even sewerage or sidewalks) implies a major carbon debt that may well take over 100 years for the most efficient new construction to pay back. The flexibility of our design allows for future de- velopment with minimum resources. Energy: The thermal onion is a major device to minimize energy consumption during operation. The thermal inertia of the industrial concrete slab means no cooling is required. Natural light control and enhancement, for working areas and public space is ensured through a series of mechanisms like the solar chimney, as well as the patio system. Collecting water: In two steps, the 15,000 sq m roof provides clean water for all the toilets and the workshops. This adds to the water collected in the aka plot, which may contain some sand, but is perfect to fill the street-cleaning truck tanks.

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City and hall civic center recycled from former factory, Oostkamp, Belgium

Project data

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Main author

Name: Carlos Arroyo
Organization: Carlos Arroyo Arquitectos
City, country: Madrid, Spain

Further author(s)

1. Vanessa Cerezo, Architect, Carlos Arroyo Arquitectos, Madrid, Spain

Project description by author

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