

**Graduation studio Sept. - July 2018-2019**

**MSc 3/4 HA Revitalising Heritage**

**Retreat Estates: Reuversweerd Brummen**



# THE REUVERSWEERD ESTATE

Johannes Düber  
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## transformation concept

### Design Concept:

The main inspiration for my design stems from the great variety of spaces, atmospheres and time layers on site. Preserving this unique quality for the public and making it experienceable as well as using it as a source of revenue is my main focus. I ask the question: **"How can the historic layers of the site be preserved and made experienceable?"** To answer this question I introduced the 3 following approaches:

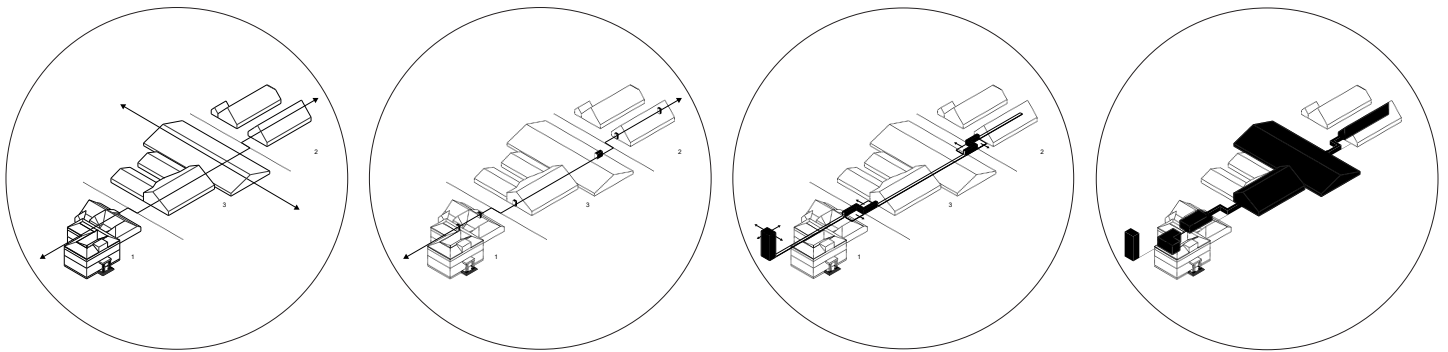
1. Offer additional programme
2. Preserve the original building fabric
3. Establish new connections

Each approach is reflected in a concrete intervention on site. The site is mainly transformed into a boutique hotel. To attract more visitors and therefore create more revenue as well as to make the site sustainable I introduce a restaurant and market hall in combination with a greenhouse. Located in the former functional post war stables it also functions

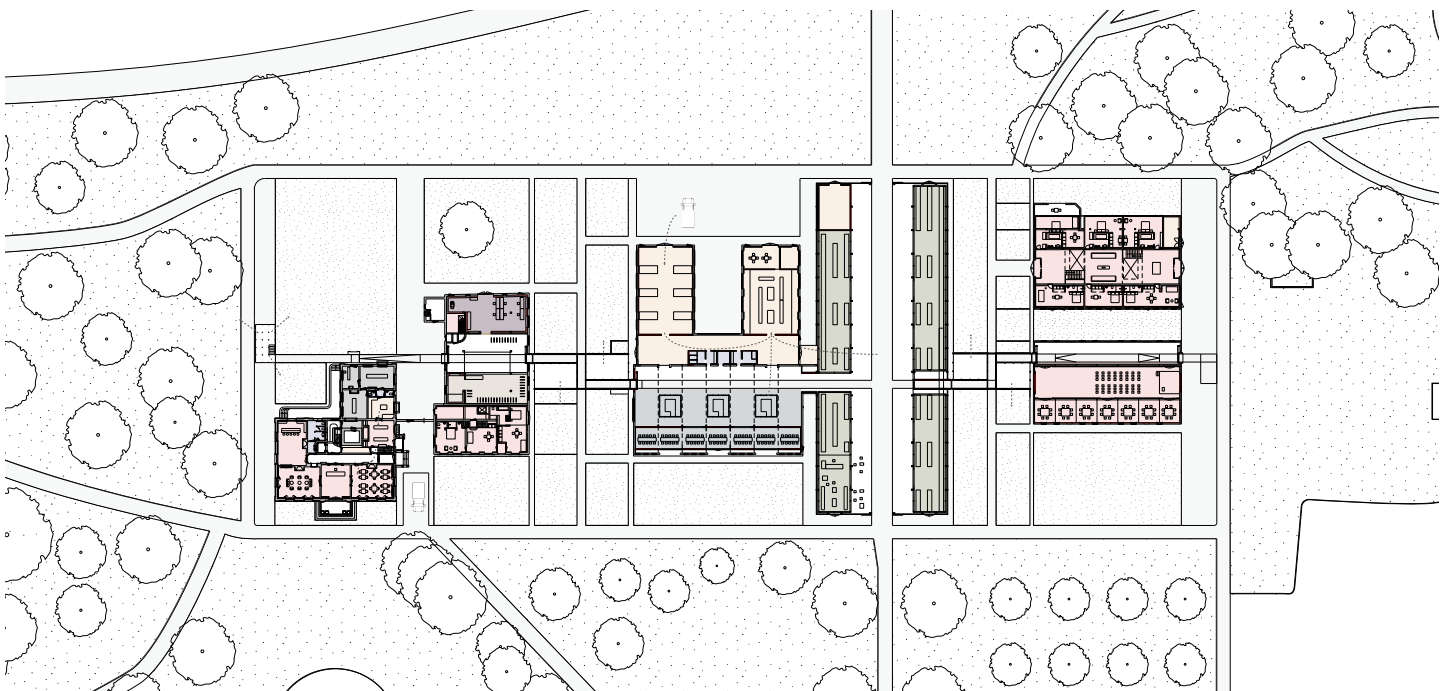
as a new public entrance to the site.

A big part of the atmosphere on site is characterised by the war damages in the main house. The core idea is to maintain the original atmosphere of the rooms with only a few "images" of the historic rooms while providing modern living standards. All serious damages to the brickwork are maintained and similar to a showcase, in a museum exhibited through a window pane. This is contrasted by the new plaster wall finish around the frames which is painted in a way that it matches the original colour scheme of the room.

Introducing a walkway which connects all buildings on site serves two functions. Firstly it makes the navigation for visitors much easier and leads them from one function to the other. More importantly, however, it serves as a tool to tell the history of Reuversweerd. Leading from one time cluster to the other it shows the visitor the different time layers and atmospheres. By making a connection that was never there before it also creates an entirely new context for the buildings which enables a focus shift towards their history and spatial qualities rather than their beauty.



Walkway Concept Diagram



Site Plan 1:500

#### KEY

Hotel, Event Space	WC	Market, Restaurant	Walkway/ Museum
Kitchen, Service Area	Office	Greenhouse, Shop	Bike Store/ Rental



# THE REUVERSWEERD ESTATE

transformation concept

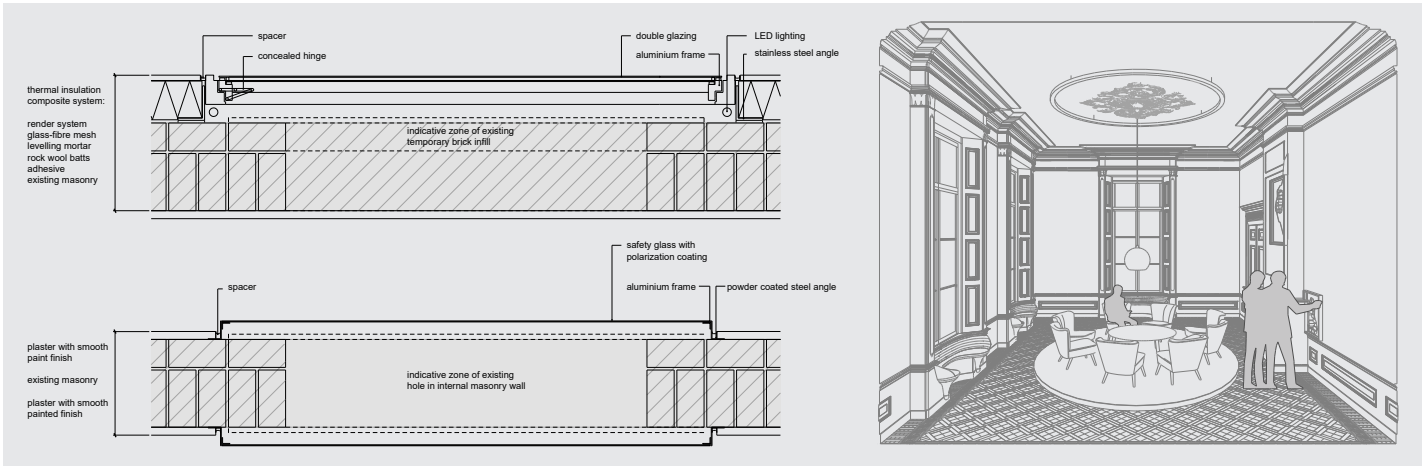
Johannes Düber  
Germany



WD frames interior perspective



WD frames north-east facade elevation



WD frames Detail 1:10 and interior perspective



Walkway pavilion perspective

## A unique event location

### Reuversweerd: event location with hotel

The site currently has no function and the buildings are vacant. The manor house, which is also a national monument, has not been used intensively since it was abandoned after WWII, also the quality of the building is deteriorating. There are many buildings on site, all of which have had different functions. The manor house is not unique in the region, in addition the location is very remote and there are few passersby.

My idea for a new program is to introduce an event location with hotel rooms. The different events which could be held on site are: weddings, meetings, congress, parties, activities and other events. Reuversweerd should be a destination on its own. Focused on the higher class, to create enough revenue. A big hinterland is needed, because of the remote location of Reuversweerd.

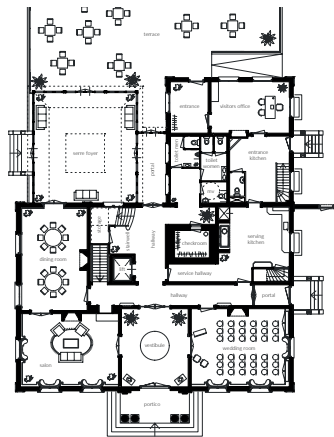
The main concept for the redesign consists out of 3 goals: continue the story of Reuversweerd, remain the values and enhance them, show the time layers of the site.

The orangery will be used for the owner and energy production and storage. The ensemble will be used for the events. By placing 3 new buildings on site the estate gets a new identity. All the buildings will have specific functions in them, so visitors will use the entire site during their stay at Reuversweerd. They are also all different, which will contribute to the unique experience visitors will have at Reuversweerd.

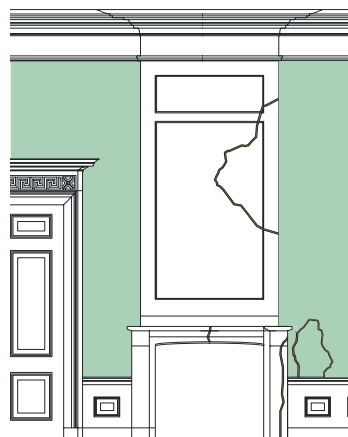
What makes Reuversweerd unique is the combination of the representative atmosphere and the rural farm, which will also be visible in the new design. Besides that, the buildings will also show the different time layers present on site.



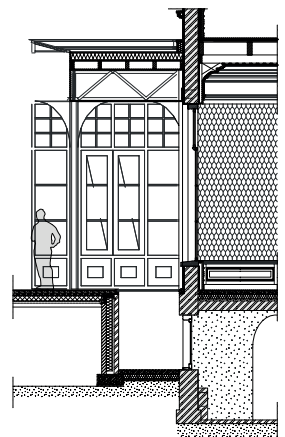
A big hinterland is needed



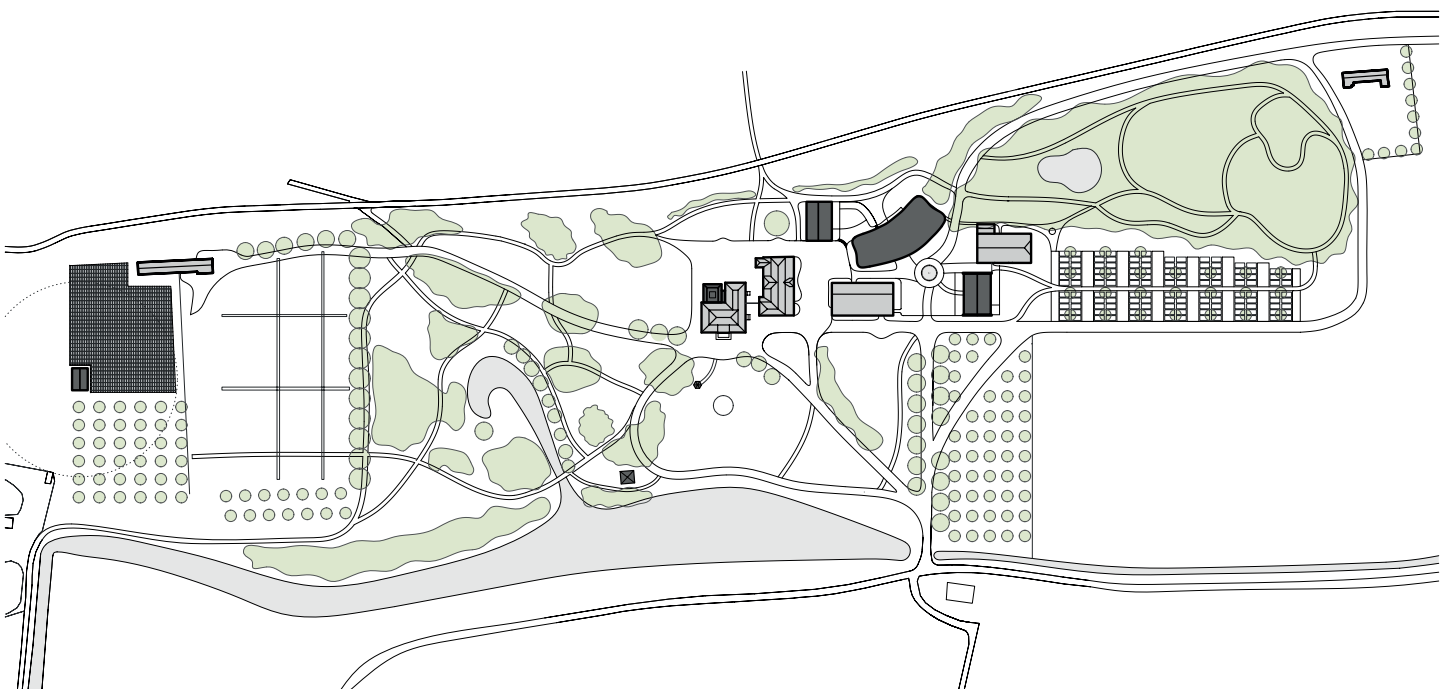
Ground floor plan main house



Interior with 'war damage'



Detailed section of main house



Estate plan



# REUVERSWEERD

Youri Slaghekke  
Netherlands

A unique event location



*Impression of the new extension of the 'main house'*



*Impression of the transformation of the 'anchor barn'*



*Impression of the estate from the Piepenbeltweg*



*Ensemble plan*



# REUVERSWEERD

## sustainable heritage

Gemma Galeno  
the Netherlands

I used my thesis as an explore lab in order to intertwine my two passions; transformation of heritage buildings and sustainability. These two design pillars are both equally important in my thesis project.

Building the new program around the initial given program, which was conference spaces, gave additional functions in order to revitalize the estate. I started with a general analysis of the estate. After, I dived in into a deeper sustainability research. In this research I focused on the generation of green energy on the plot and sustainable materials which we can use in the transformation and restauration of Reuversweerd. With solar power and geothermal heat, Reuversweerd can generate more than 6 million kWh electricity per year. This electricity can be used at Reuversweerd, stored in batteries or send to the net grid. In this way we can invite more Buitenplaatsen to collaborate together in order to generate green energy.

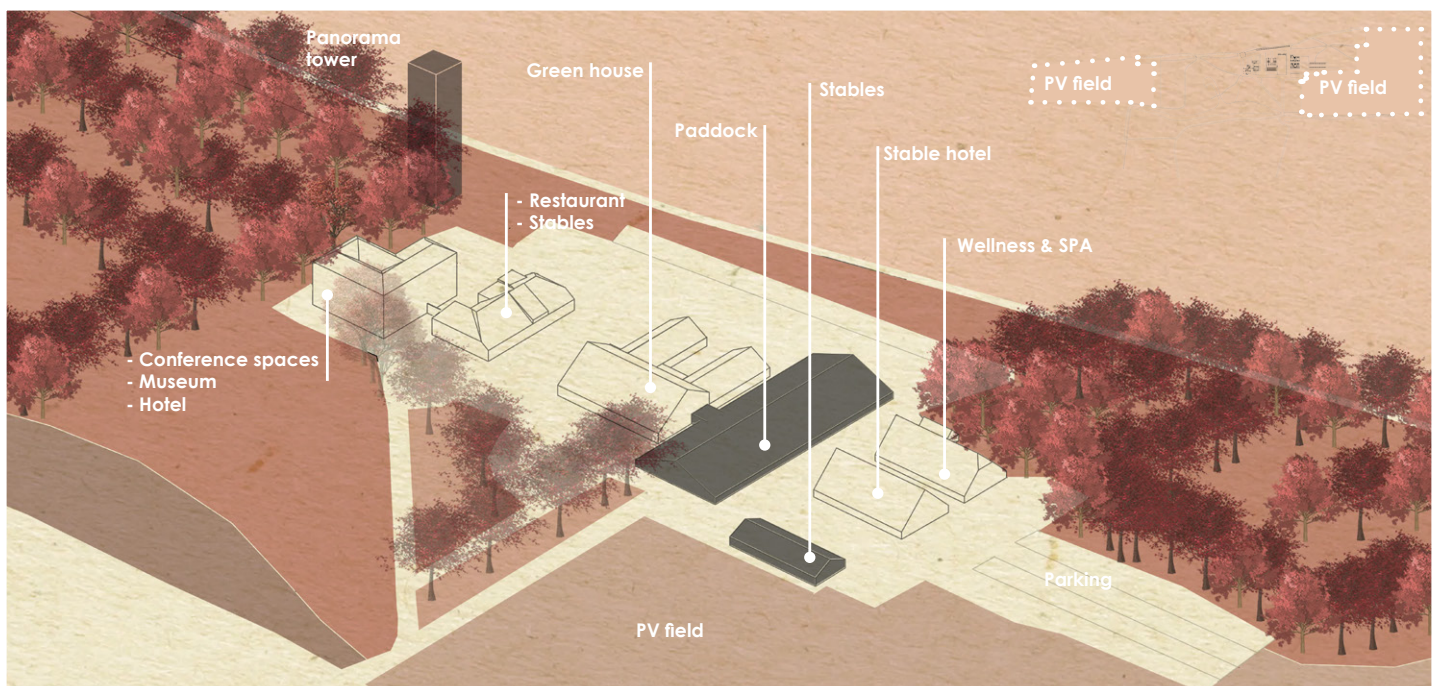
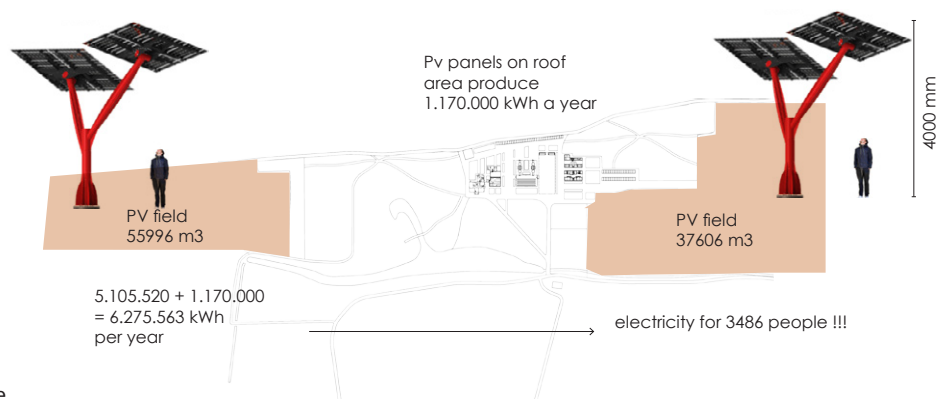
The second pillar, transformation of heritage, is about maintaining Reuversweerd's character and telling the story of the estate. By restoring the

WOII damages whilst still visualizing them in a settled way, the estate is still telling its story. The estate is restored with the help of biodegradable, recycled and/or recyclable materials such as loam, wool and straw (for insulation) and recycled wood coated with Xyhlo biofinish. All the different buildings are visual connected with the same façade elements (doors and windows) which has been replaced. These elements have the same materialization, black wood, and are using the original façade openings. In the monuments, this gesture is also applied but within a different approach. There were a new façade element is needed, it will be re-designed in the original shape but with the same (new) materialization, the black wood. In this way, we create a visual connection between all the different buildings. Every new design intervention is shown by its materialization.

In this way, I tried to combine the restoration and transformation of heritage with sustainable solutions and tools.



solar field which mimics the surrounding landscape



Program - built less and use more



# REUVERSWEERD

## sustainable heritage

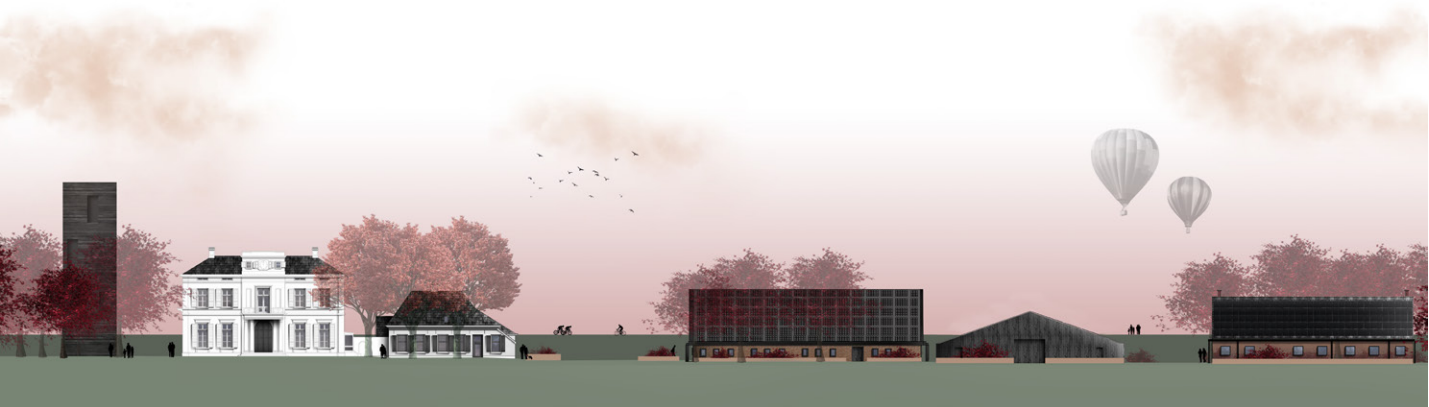
Gemma Galeno  
the Netherlands



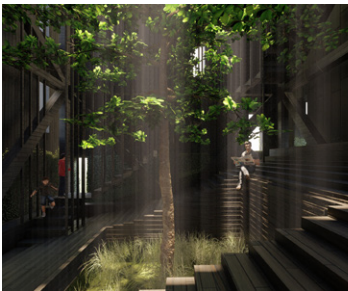
new front door in main house



new facade elements in lower valued buildings



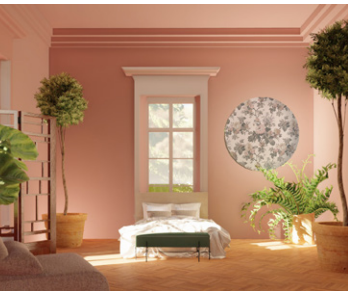
new front view



panorama tower



main house museum



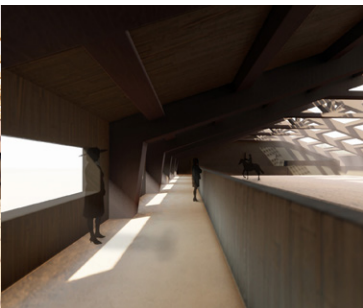
main house suite



farm house restaurant



green house



indoor arena



stable hotel



stable SPA



# AN ONGOING TRANSFORMATION PROCESS

Anthony van Pelt  
The Netherlands

## revitalizing building and soul

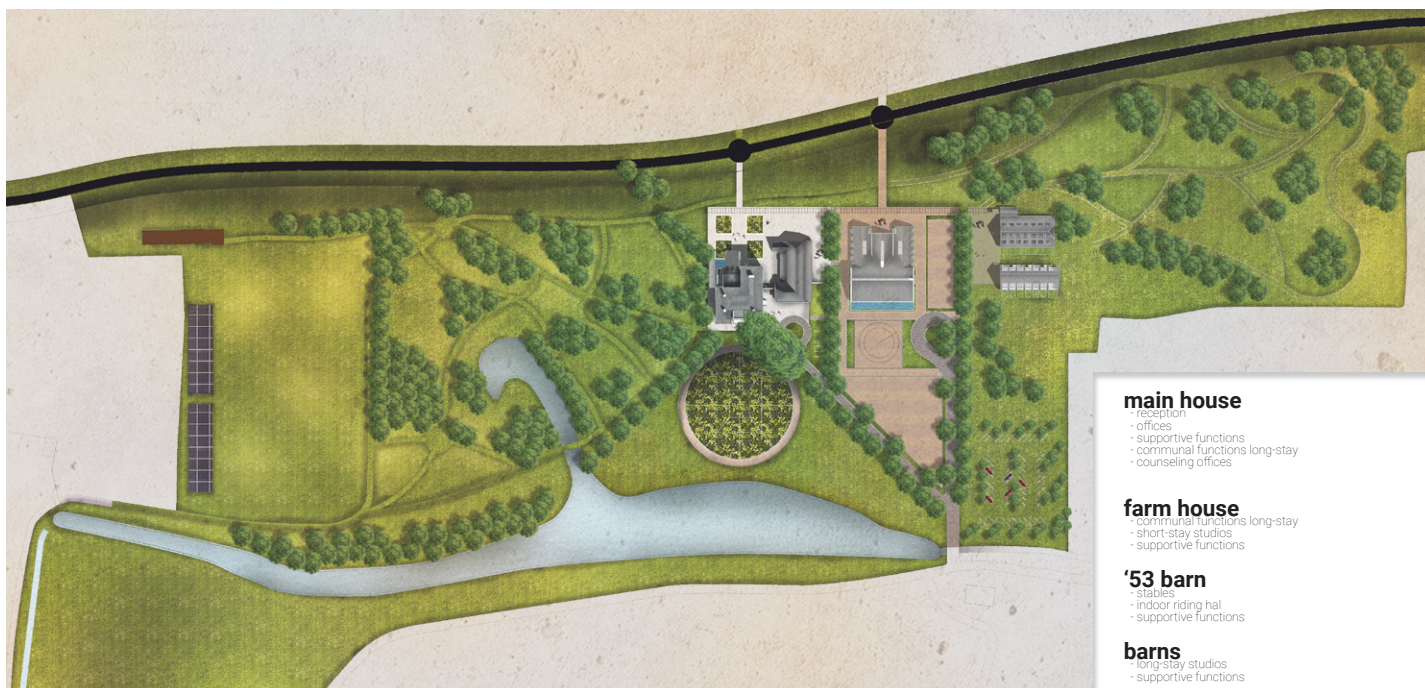
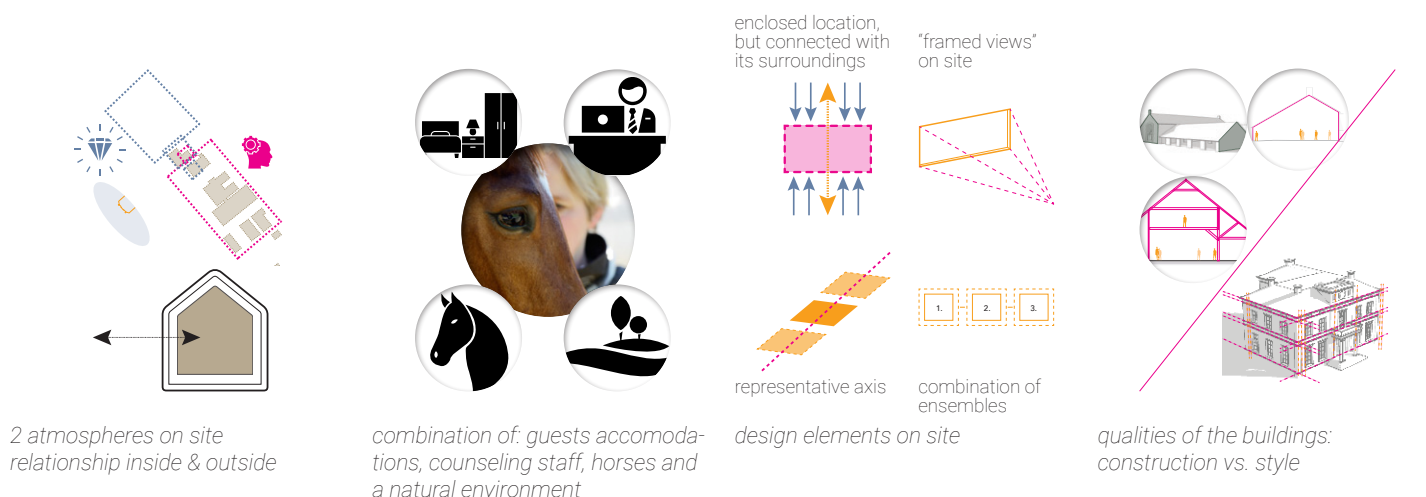
### Goals

At first, I want to keep the two, always present, atmospheres on the estate. Since the first construction of the country house, this estate has been a paradoxical combination of luxury outdoor living and basic farming. These two atmospheres are not only highly valued but also extra emphasized and used as a starting point for further development. Secondly, I have put the focus for myself on connecting and establishing a relationship between inside and outside and vice versa.

### Results

This has resulted in a site that is divided in different ensembles. Between the two forest are at first a representative area, a functional part and at last a more rural site situated. The transformations on the plot are

centered around my concept of opening up the buildings and connecting the buildings with the surrounding landscape. Leading to an architecture with lots of new openings to enhance the transparency between inside and outside. In order to further utilize the original main house, a new back entrance is added which completes the building. This extension blends in with the original restored facade and gives room to a new center of the plot, creating a perfect combination of luxury and war damage and therefore continuing in the spirit of Reuversweerd. The extension, together with the opened up center of the building are turning the former main house in a clear and useful piece of luxury. All of this has resulted in a transformation that is focused on the existing values of the buildings, with a different approach to all the different buildings. From precisely restoring the original image to big transformations in which only some key aspects still remain.



site plan



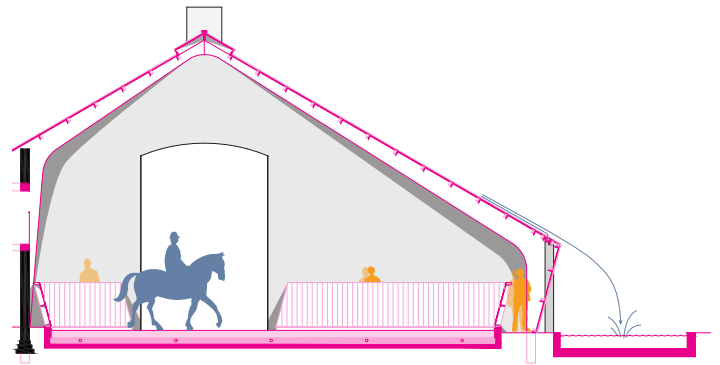
# AN ONGOING TRANSFORMATION PROCESS

revitalizing building and soul

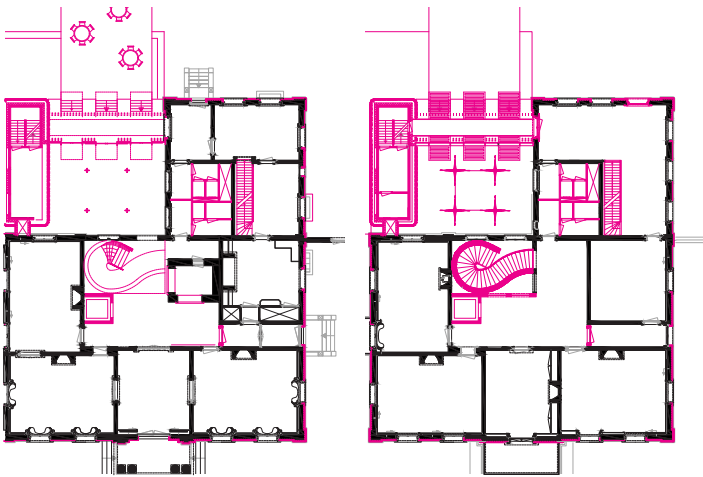
Anthony van Pelt  
The Netherlands



visual of the new reconstruction barn



section through the reconstruction barn



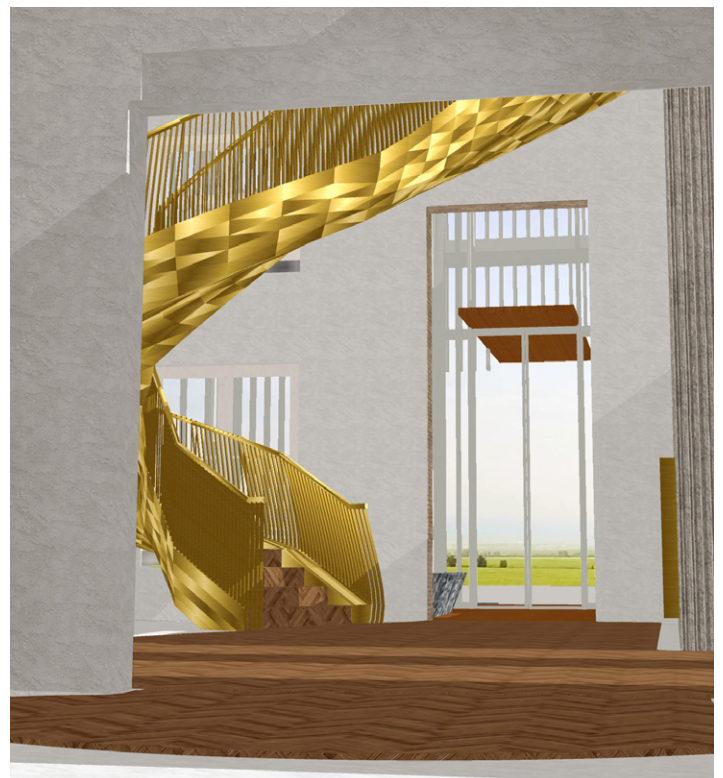
changes in the main house on ground floor and first floor



section through the main house



visual of the new extension



a new center for the main house

# REUVERSWEERD

## an equine business

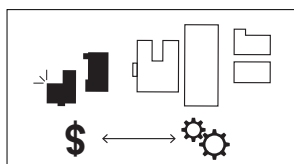
Thomas Bianchi  
Netherlands

### Reuversweerd as an equine breeding farm

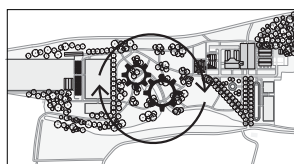
My proposal for Reuversweerd is a function it originally used to have in the early 20th century, a horse breeding farm. After the attacks of WWII and the vacancy of the buildings since several years, the entire estate has been in decay. My proposal aims to give back a functional reuse to the buildings and the plot in order to ensure a sustainable and feasible redevelopment. My plan reinstalls the functional versus representative dynamic between the buildings while also emphasizing the original and new time layers of the buildings in their expression, materials and spatial experience/function. The new building, an indoor riding facility, is the center of the functional cluster housing an important function for the business. It visually ties the cluster together by reacting to the surrounding barns and stables, following their color scheme, façade characteristics, and shape.

While blending in, the arena shows it's a new intervention through its modern material usage such as its wooden construction and façade and simple steel roof. Value levels of the different buildings and their interiors vary largely and I'm proposing an intervention strategy that deals with these differences. The main house has the highest value and is repurposed as an office and reception for the guests. The highly valued war damages in the interior are being preserved and displayed in a way that adds extra quality to the spaces. Frames are being placed around them to emphasize them in their original condition. Similar frames are proposed in the existing stables and barns but are executed more boldly, ensuring functionality over preservation. These interventions give the existing buildings and plot a purpose again, befitting their current spatial quality and heritage values.

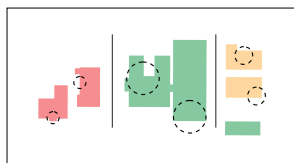
emphasizing original dynamic



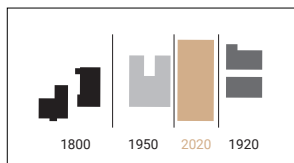
reinstalling functional reuse estate



intervention strategy various values

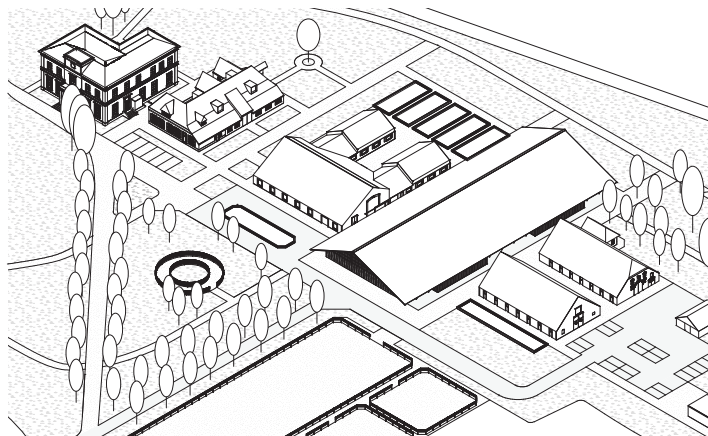


emphasizing visible time layers



starting points design

isometric overview



functions building ensemble 1:500



# REUVERSWEERD

an equine business

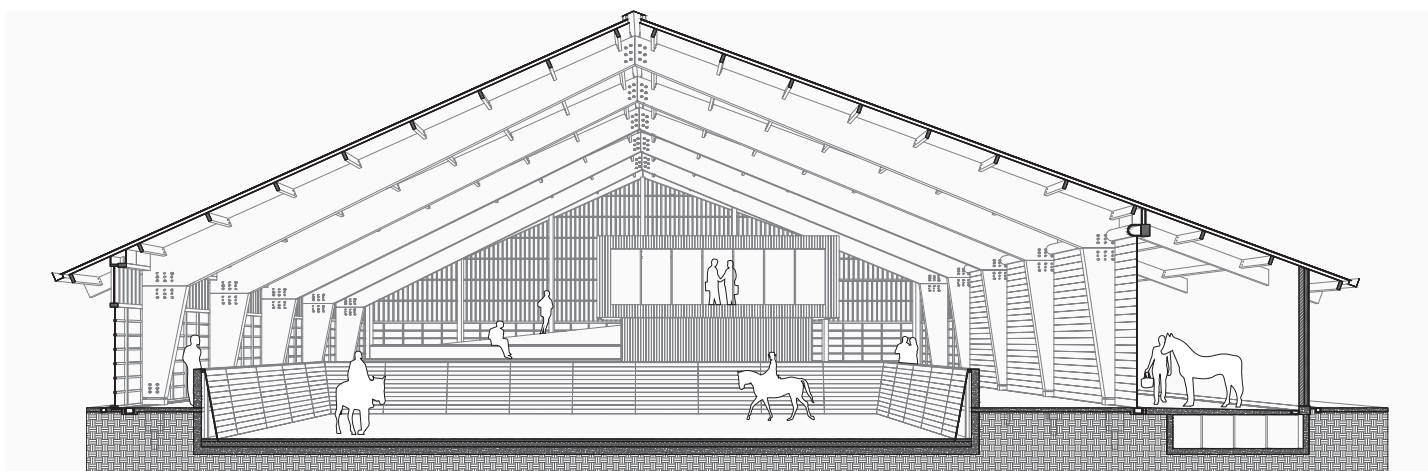
Thomas Bianchi  
Netherlands



*visualisation representative cluster*



*interior salon main house*



*3D section arena*



*visualisation functional cluster*





This Heritage & Architecture (HA) studio combines a Living-Lab location of the KaDEr Gelderland research project at the estate Reuversweerd in Brummen. The present owner will convert it in a conference and retreat centre for groups of 10-15 persons with all-inclusive facilities on 5 star level. It includes the main house, stables, a farm and a park. This location asks for a challenging and sustainable approach to balance historical qualities with technological innovations to welcome guests in a special way you create. HA students from the Delft University of Technology got the opportunity to collaborate with stakeholders in this project. This project is about interior, exterior, gardens, conservation, redesign and innovations. Today the student present their plans just before their graduation. We thank all the people involved in this project to cooperate with just during this year especially Jos van der Zande, Eric Hulstein, Ron Spaan and Fred Janssen.

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