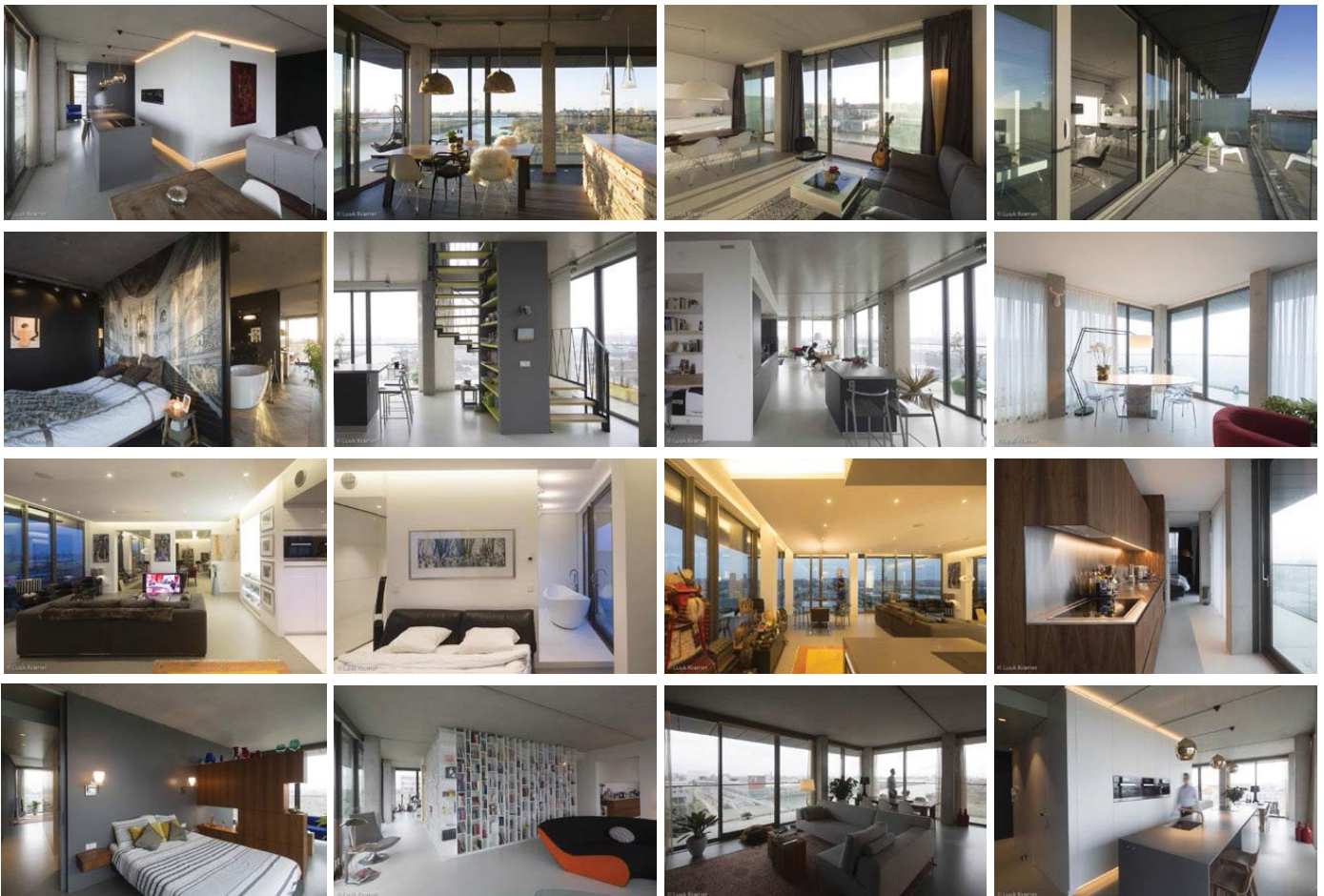
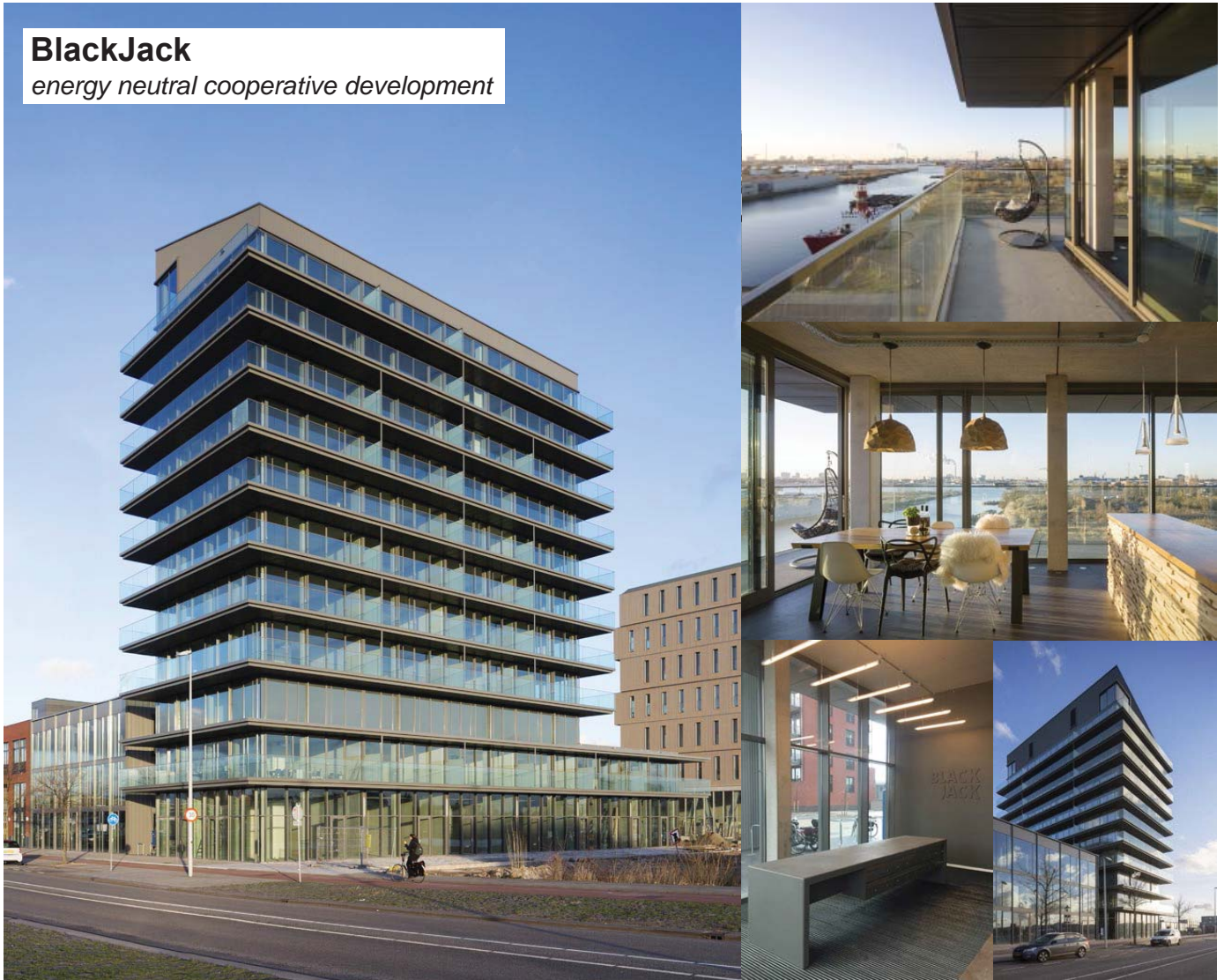


# BlackJack

energy neutral cooperative development



BlackJack - energy neutral cooperative development - Dirk Jan van Wieringen Borski - BNB architects and Rene de Prie - BO6 architects





hoofd en bijgebouw



## BlackJack - facts and figures

*energy neutral cooperative development*

Ridderspoorweg 171-225

5200m<sup>2</sup> brutto floor surface

80% dwellings and 20% commercial units

competition: february 2012

completion: february 2016

Initiative, design and development:

Dirk Jan van Wieringhen Borski - BNB architects

Rene de Prie - BO6 architects

Program:

32 dwellings

1x 200m<sup>2</sup> penthouse

4x 150m<sup>2</sup> (of which 1 penthouse)

11x 100m<sup>2</sup>

16x 472m<sup>2</sup> (of which 1 penthouse)

Small hotel with 10 family apartments  
design office

design studio

catering industry

gallery

2 x practice at home

2 bed and breakfast

32 parking lots

contact:

Dirk Jan van Wieringhen Borski - BNB architects

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prices and nominations:

honorable mention BNA building of the year 2017

nomination NEPRON prijs 2017, location development

nomination Amsterdamse Architectural Prize 2017  
(Gouden AAP)

nominatie Amsterdamse Nieuwbouwprijs 2017

nominatie Dutch Design Award - Habitat 2017

selection Zuiderkerkprijs 2017



volkomen glazen gevel

***How would you like to live?. What does your dreamhouse look like? Would it be possible to make your own apartment?***

BlackJack is an energy efficient eleven story high building with maximum glass, maximum light, maximum view, maximum size of balconies, extra inside height, maximum freedom in choosing the size, facade and layout of your own dwelling. A bright, sober and sturdy building designed with attention and care in the details. BlackJack is an exercise making an cost- and energy- efficient apartment building with maximum freedom, public participation and flexibility for house-owners, now and in the future.

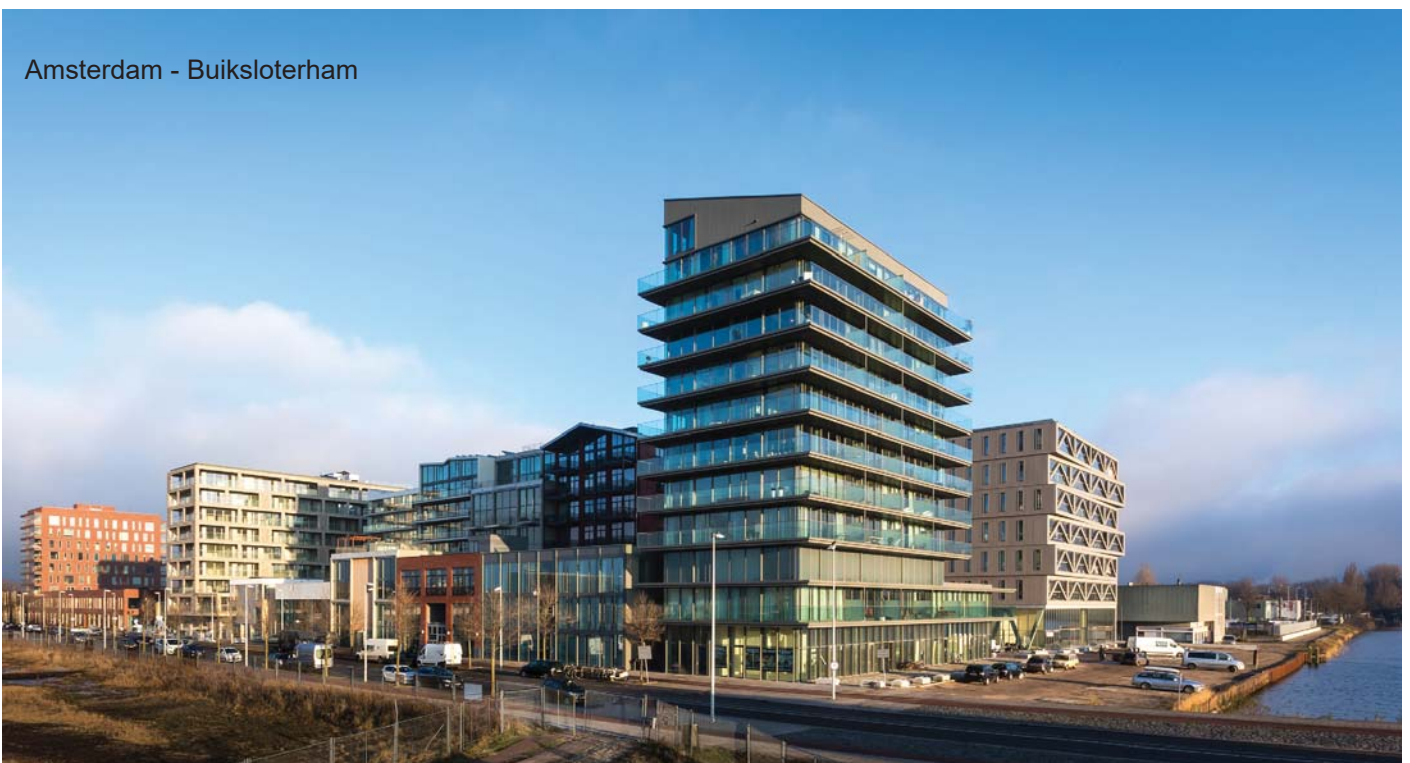
To achieve this the carcass is made of prefab concrete columns and fontanel walls which makes it possible to combine or separate units very easy. The façade has a predetermined building system but the layout is determined by each buyer. Each floor has an over dimensioned amount of facilities like a fuse box, doorbell, underfloor heating unit, front door etc. In the upper layer of every floor there is an intelligent pipeline system installed making all imaginable layouts possible. These measures gives people the opportunity to choose their own size and layout of their dwelling. This makes it also possible to have an office at home with own entrance, merge, divide and change the use in the future.

The building consists of 80% residentials and 20% commercial units. All buyers, both private or business became member of the cooperative association. The cooperative is also the client.

With each owner individually we developed a tailor made design and floorplan. Hereby all houses are unique. The often free floorplans deviate from what is known as a standard in housing floorplan. This is not invented in advance but arose from the wishes of the clients and the unique opportunities that were possible.

BlackJack is for everyone. There is a mixture of young and old, high income, low income, starters, elderly, singles, couples, from 24 to 68 and dwellings from 45m<sup>2</sup> to 200m<sup>2</sup>. A group who became as a result of the progress, a close and social committed group.

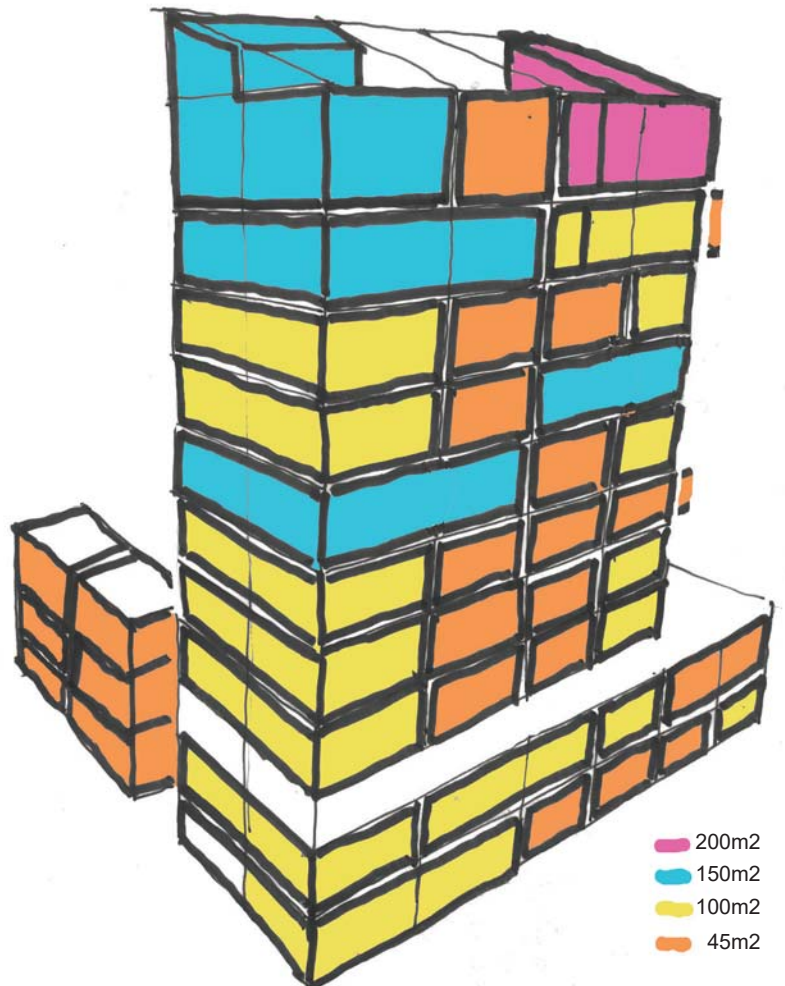
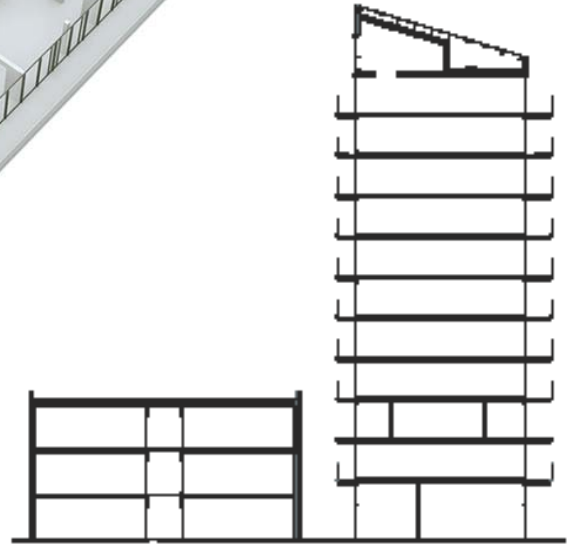
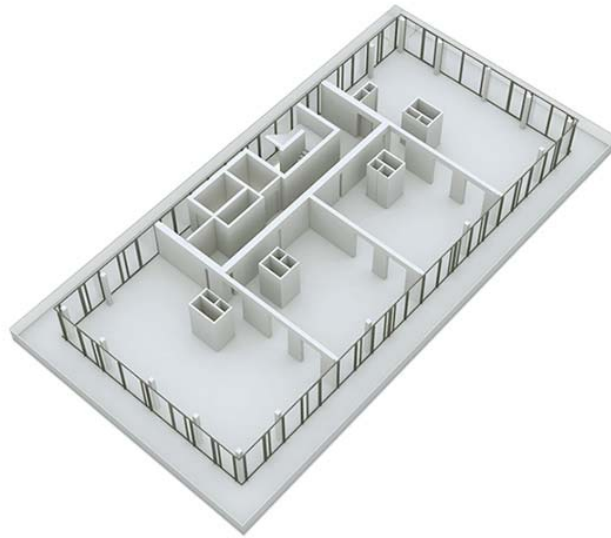
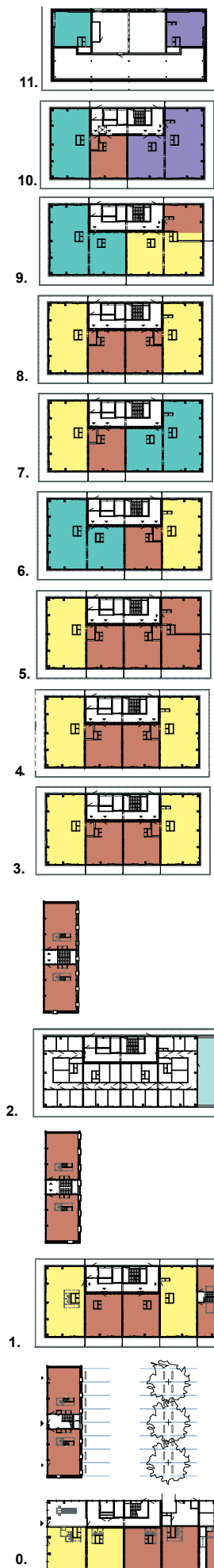
Amsterdam - Buiksloterham



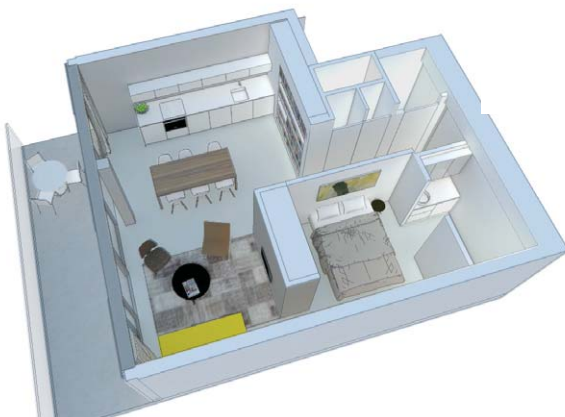
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## BlackJack - flexibility



## BlackJack - flexibility





# BlackJack - durability and innovation

***Sustainability consists of more than technology and energy, but also of environment, flexibility, quality, health (light and air), excess, future value and social sustainability. A lot of attention has been paid to all these themes in BlackJack.***

## **Social Social:**

A cooperative has been established with the people who bought in BlackJack right from the start. The cooperative is also the client. Owners are involved in the construction and design process at an early stage. This creates greater cohesion and involvement between the residents themselves, the building and the neighborhood. Of course this has a positive and sustainable influence on both the social relations, the building and the neighborhood. Because of the choice of the size of a dwelling there are very diverse people.

An energy cooperative has been set up by the residents in which the PV cells and the ATES are housed. The PV cells are the property of the energy cooperative, the ATES is delivered and operated by an external party

## **flexibility and future value**

Every resident chooses where in the building he wants to buy and how big his home is. The façade could also be adapted to the wishes with extra sliding doors or extra frame styles for connecting interior walls to the façade.

In a number of sessions together with the architect, the living requirements are translated into a spatial floor-plan to maximize the possibilities and opportunities of BlackJack. The owner then chooses himself whether he wants to elaborate with the architect, an external architect or entirely himself. Finishing work can also be done by the main contractor, his own interior builder or by the owners themselves.

## **Architectural:**

- Green roofs
- Flexibel carcass
- Flexibel facade layout
- Flexibel floorplans
- Large overhangs prevent heating (balconies)
- High insulation value
- Extra inside height
- Excess logistics
- Full height glass fronts and sliding doors provide maximum light and air

## **Technical:**

- Aquifer thermal energy storage (ATES)
- Floor heating and cooling
- PV cells 250 LG Neon 300Wp totaal 64.200Wp
- Shower WTW
- Hotfill
- LED-lighting
- Heat recovery, reuse heat for preheating fresh air



250 pv cellen optimaal georiënteerd op het schone dak

# BlackJack - durability and innovation

