

## 1996-2001

commission, built

City

Program

Year

Procedure

Status

Client

Total floor area

## 007 Chassé Park Apartments

Breda

five towers with 137 apartments and car park

1996-2001

commission

built

Chassé CV, joint venture Proper Stok Woningen and Wilma Bouw

23.000 m²



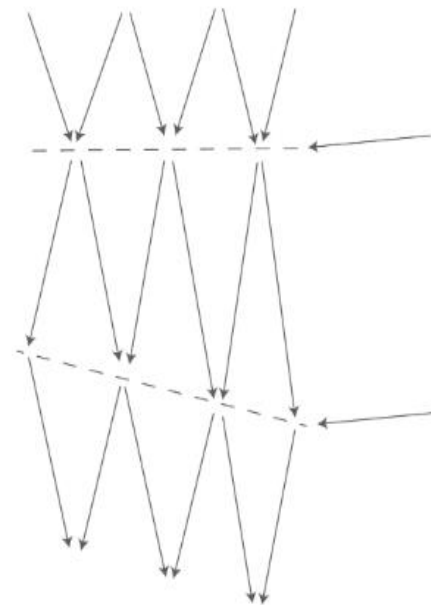
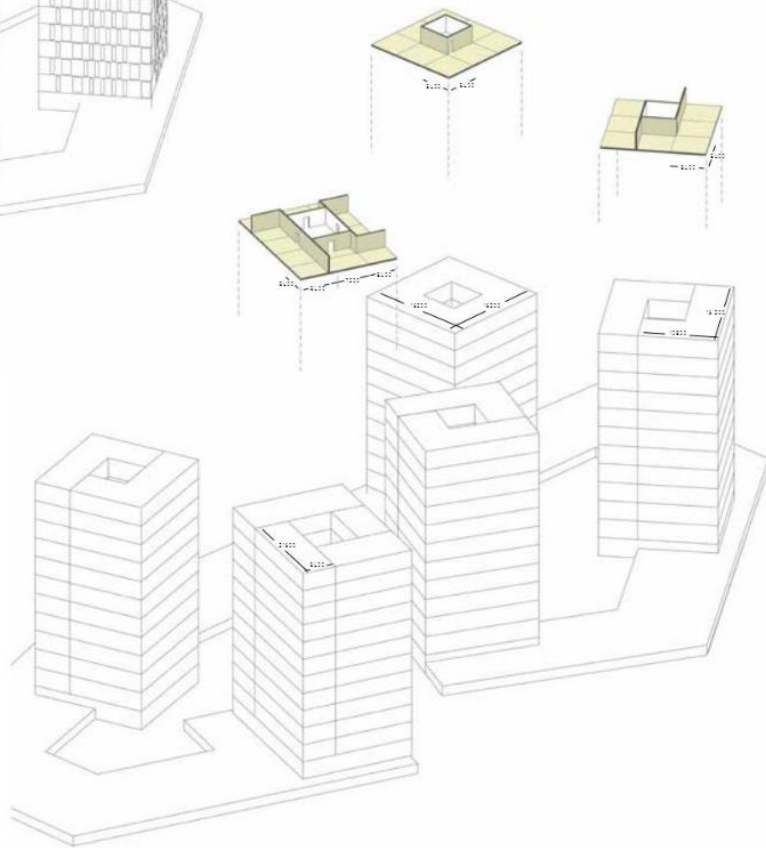
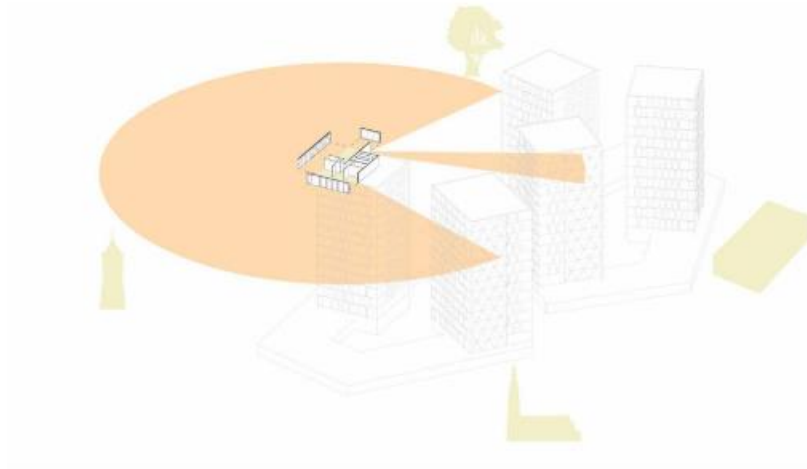
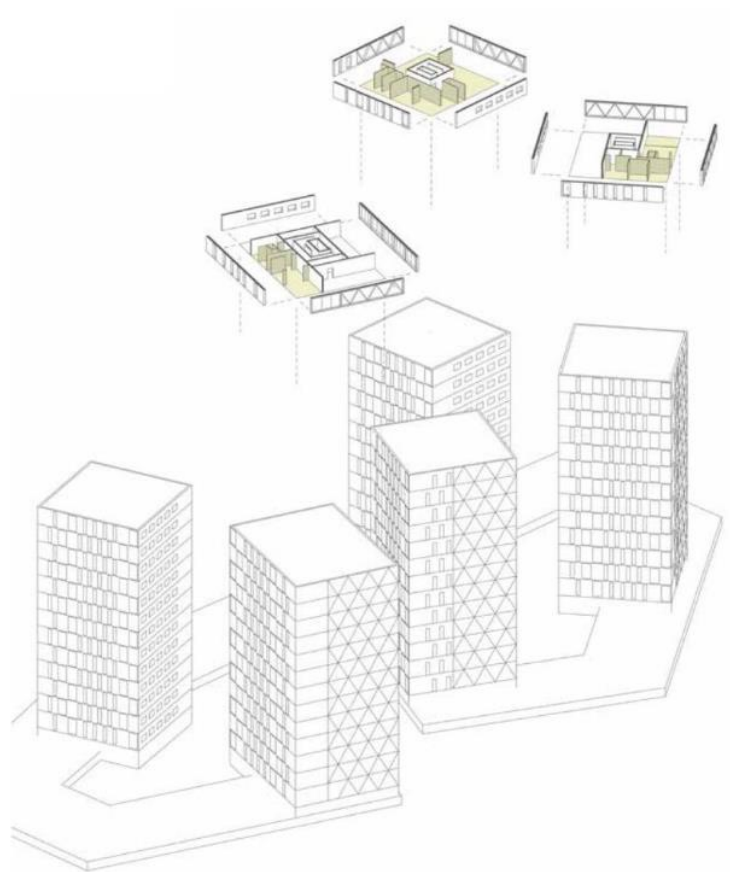
## Chassé Park Apartments

A former military base in the centre of Breda has been reclaimed by the city. It is a green area with a series of large buildings with varying functions on the city side. The development plan by OMA comprises a public park in which a series of varied residential buildings are set individually, placing the surrounding buildings in a new context. A series of through views and entrances into the park have also been created.

One group consists of a series of five residential towers on top of a parking ring, which surrounds a sunken inner garden – also public. The entrances to each of the towers open onto the garden. The parking ring rises 1.5 meters above ground level and is partly transparent, while hillocks are included in the inner garden, which rise in turn above the parking roof.

The towers are located close together, each with its own orientation. Their position relative to one another is determined by factors such as the view outwards and inwards, exposure to sunlight, transparency and the definition of the inner zone. Three of the five towers have two apartments per storey, the fourth one and the fifth four. The varying relative position of the towers creates small differences in ground plans and elevations. All the apartments have a large veranda, which can be used as an external space, a separate room or as part of the living room. The materials are limited to glass, prefabricated concrete panels inlaid with slate and glazed white bricks for the façades. The garage roof is made of translucent polyester, while a concrete framework acts as the support structure behind the glass curtain walls.

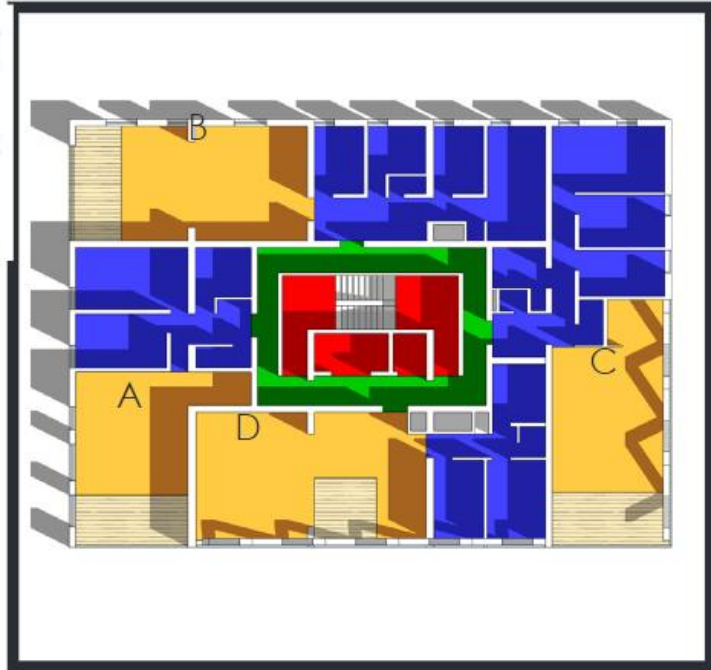
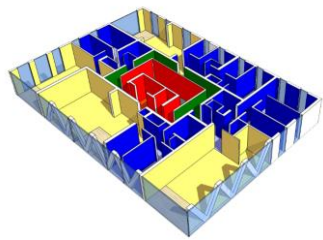
MIES VAN DER ROHE AWARD 2003, nomination



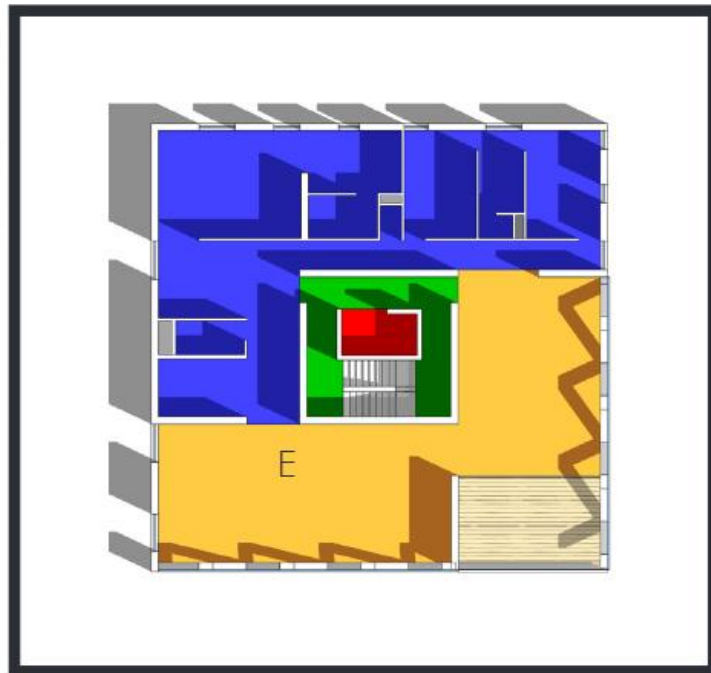
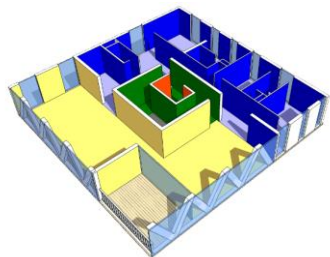




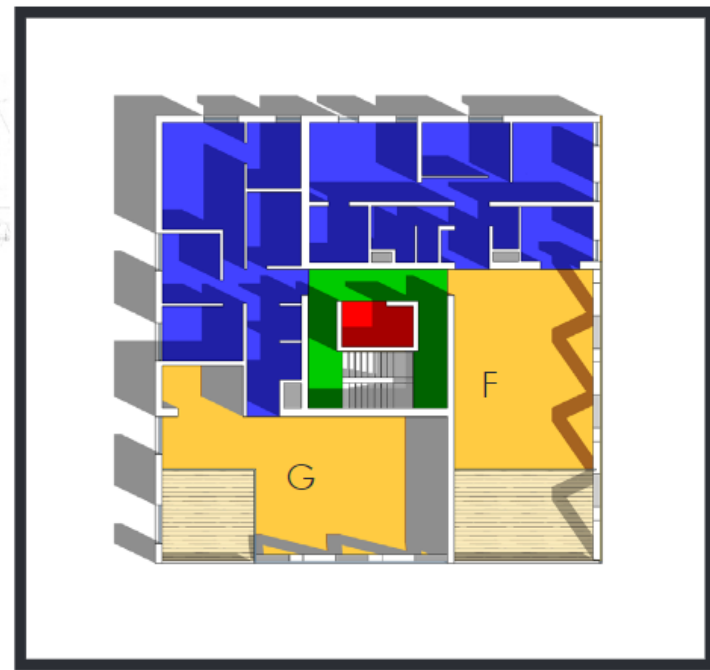
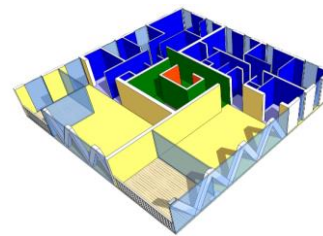
Tower 1  
4 flats apartment



Tower 3  
1 flat apartment



Tower 2, 4 and 5  
2 flat apartment



These five towers are designed in order to be suitable to the different needs of housing. There are 3 kinds of apartment applied into the building. The similarities of all the flats are 14 floors high, sharing the same entrance area and vertical circulation (lift and staircase), having winter garden and mostly have full sunlight access. The first kind is 4 flats apartment (tower 1) which is 19x25 square meters.

The second one is one flat only for the whole floor which is possibility suitable for large family.

The rest has the same measurement with the second type. However, it is divided into 2 equal parts for 2 flats

Flat information:

A: 98 m<sup>2</sup> - winter garden 15%

B: 121 m<sup>2</sup> - winter garden 12%

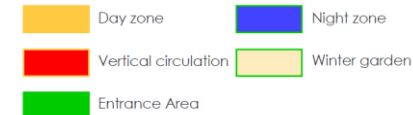
C: 124 m<sup>2</sup> - winter garden 10%

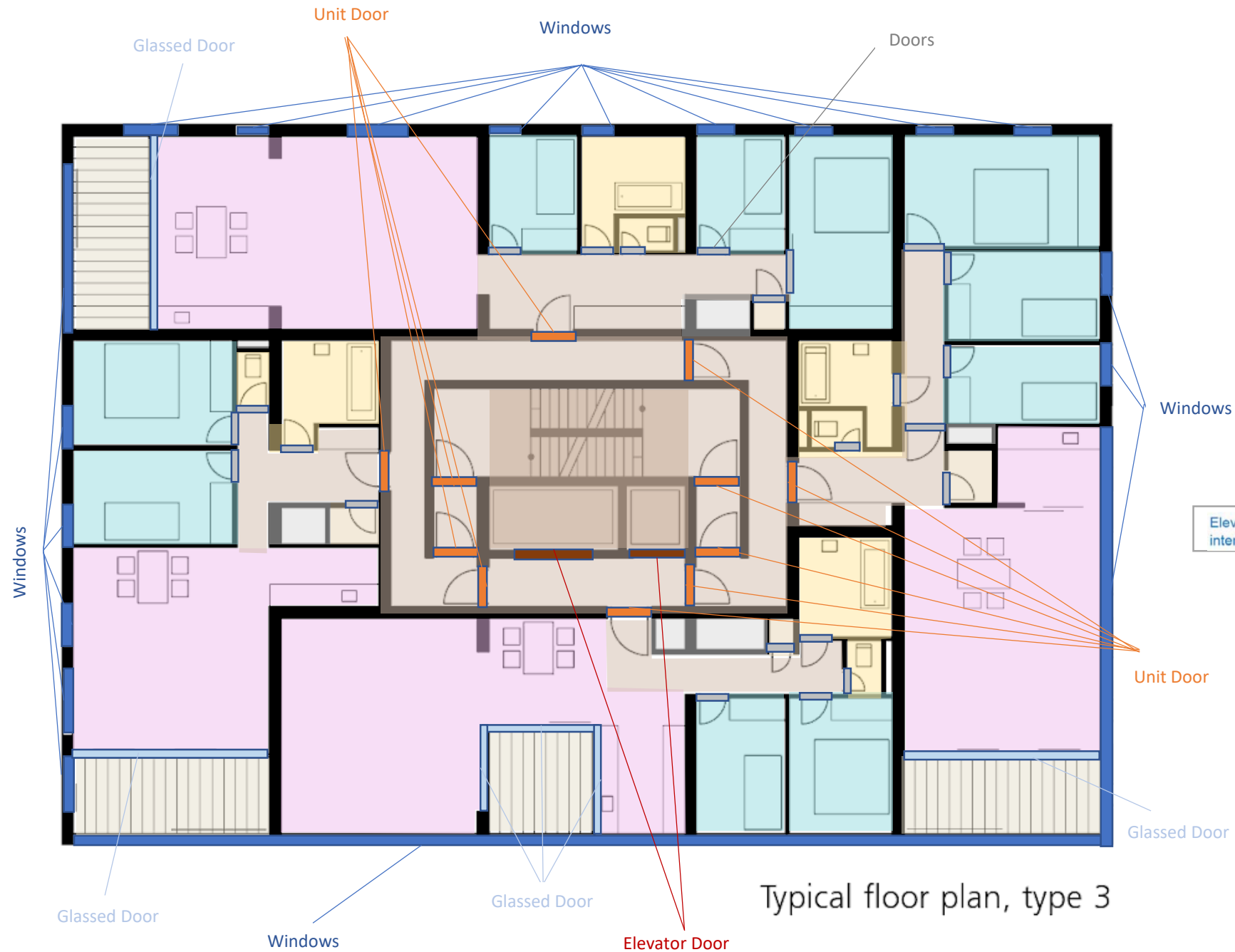
D: 103 m<sup>2</sup> - winter garden 10%

E: 320 m<sup>2</sup> - winter garden 10%

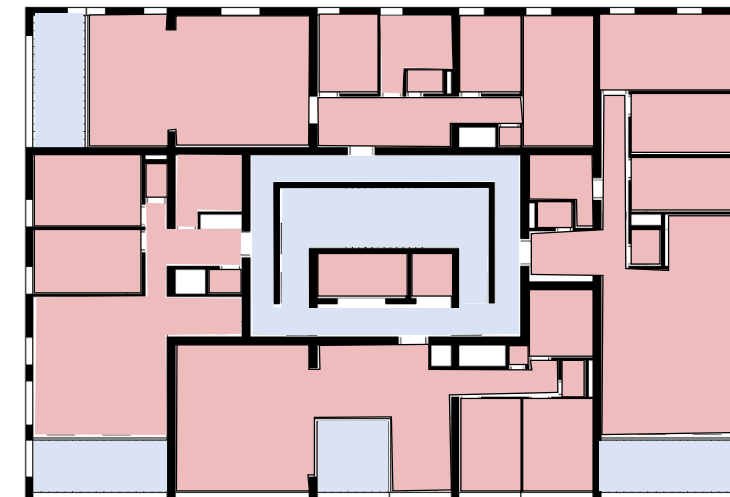
F: 160 m<sup>2</sup> - winter garden 12%

G: 160 m<sup>2</sup> - winter garden 17%





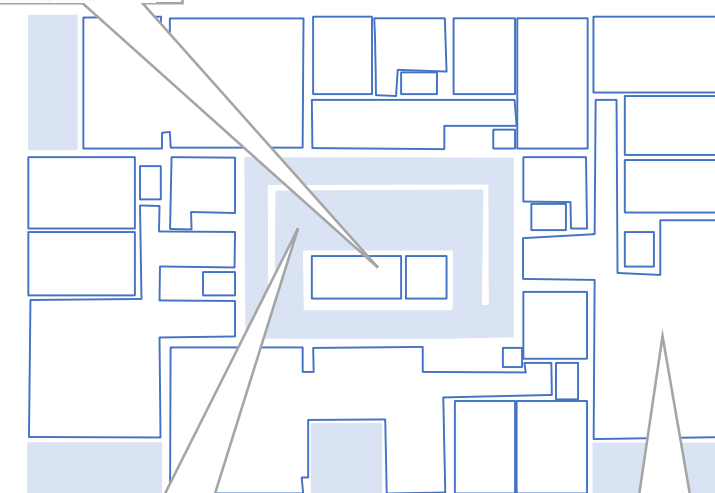
Typical floor plan, type 3



External Spaces

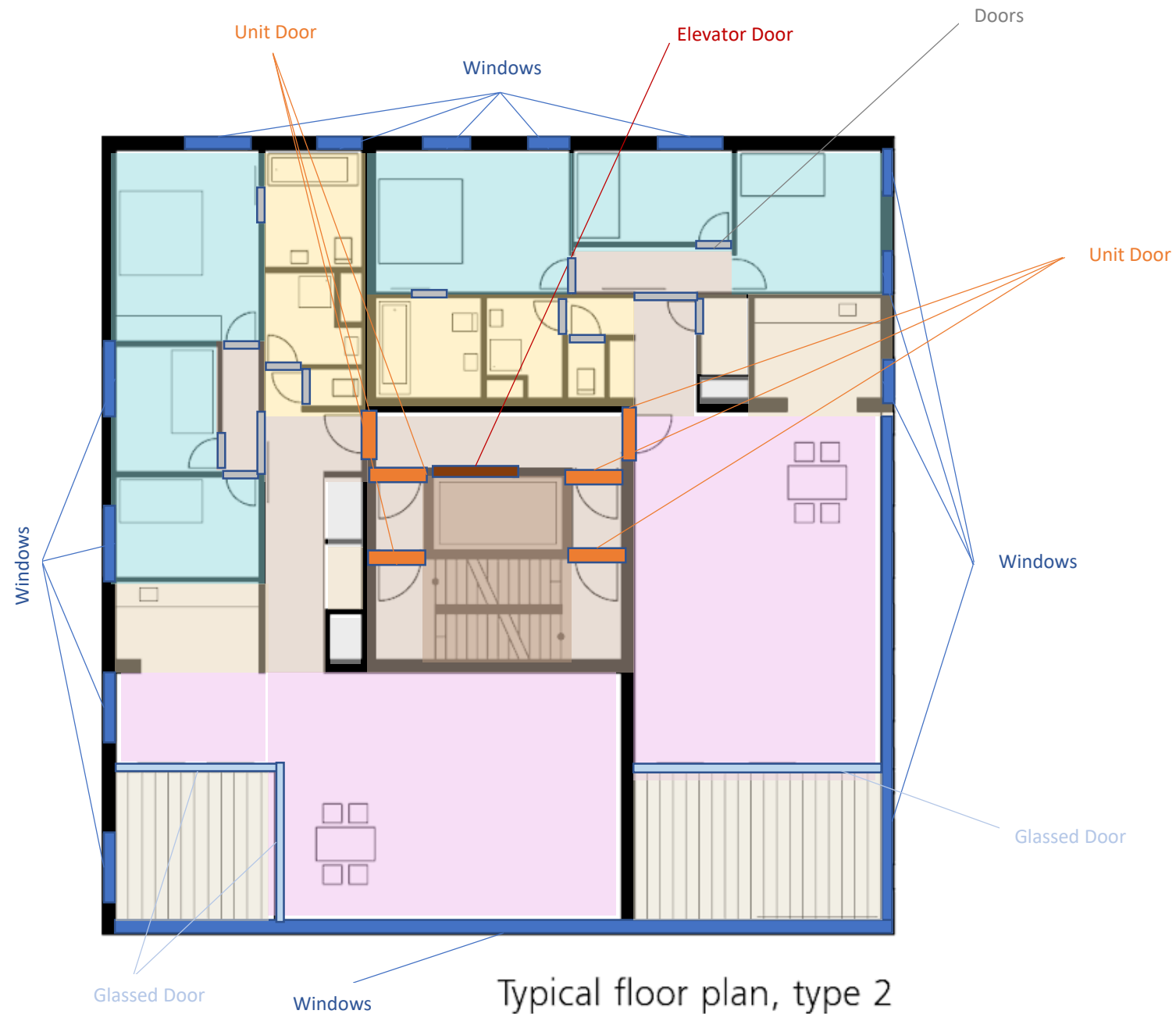
Internal Spaces

Elevator modeled as internal space

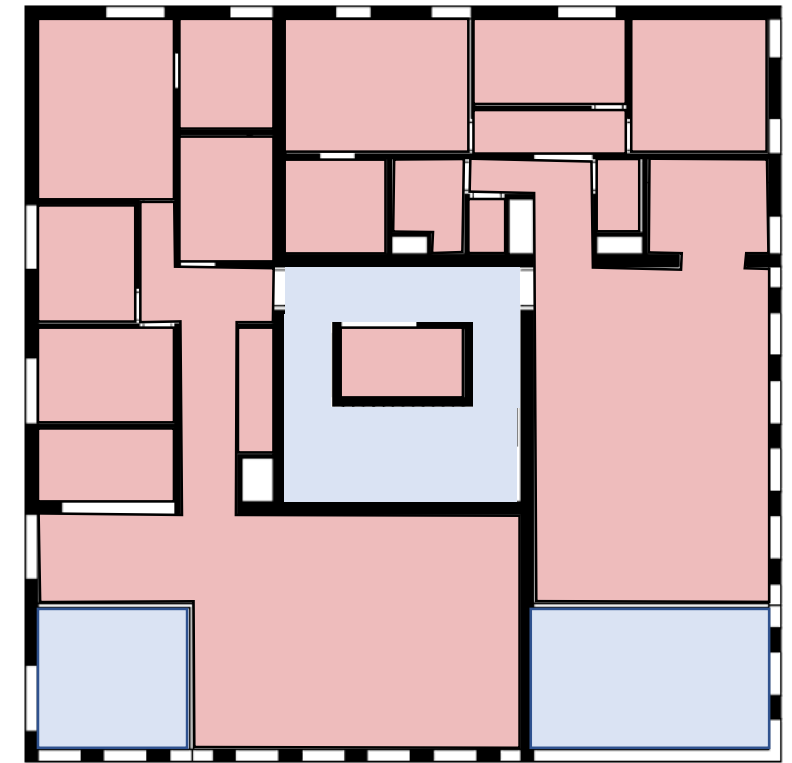


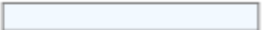
Stair/loggia modeled as external air space


Entrance and living room modeled as single space

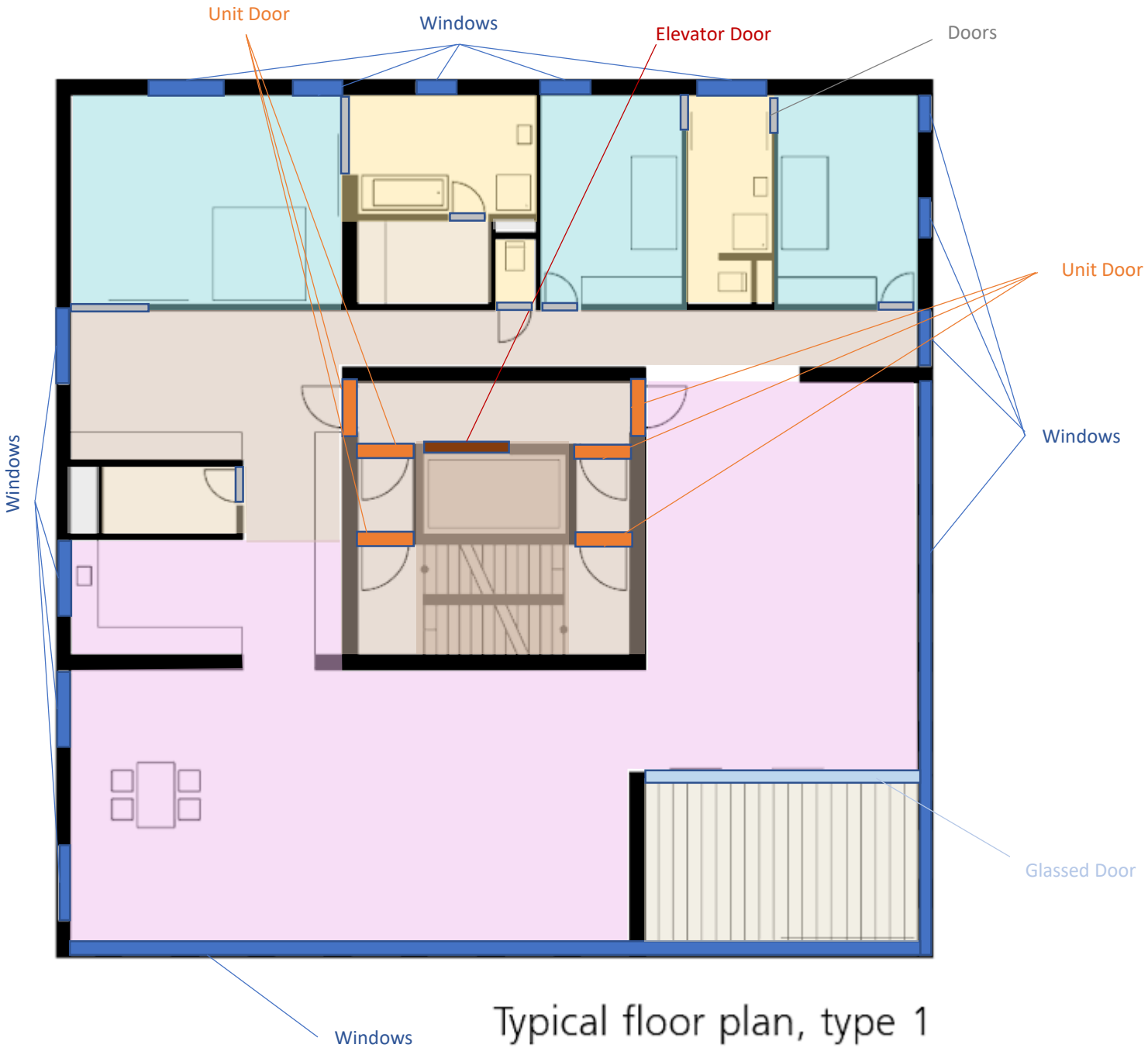


Typical floor plan, type 2

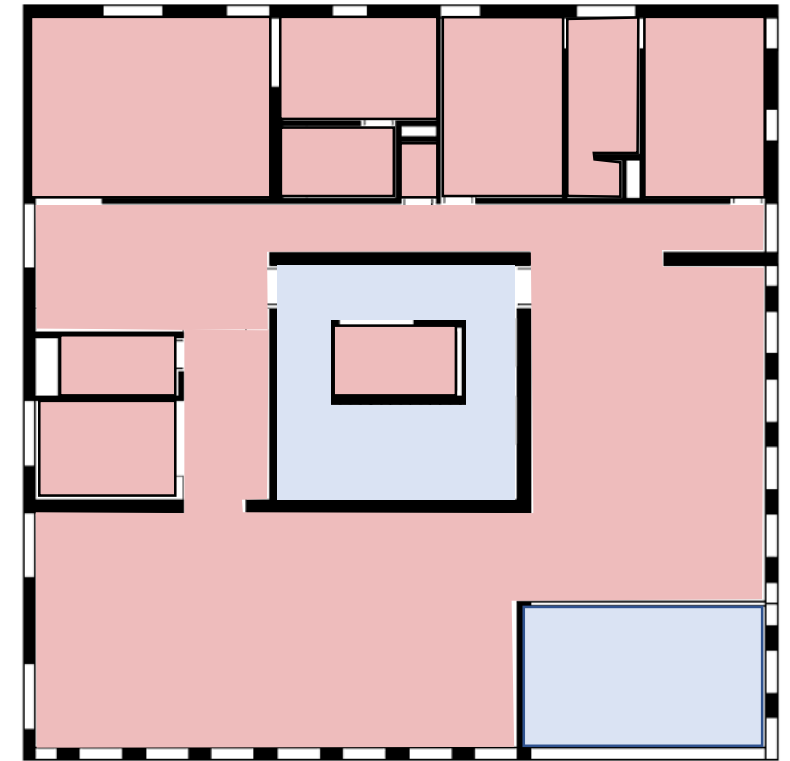



**External Spaces** 

**Internal Spaces** 



Typical floor plan, type 1



**External Spaces** 

**Internal Spaces** 