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ARCHITECTURE



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Johan van Hasseltkade 280

1032 LP Amsterdam NL

t +31 [0]20 7889918

e [office@frantzen.nl](mailto:office@frantzen.nl)

i [www.frantzen.nl](http://www.frantzen.nl)

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We design and build special projects that really fit into their physical, economical and historical context.

We like to share all our creativity and experience in feasibility studies during the initial phases of project development. Later on, we can supervise the execution process or provide full service in building the projects. Unlike traditional architectural offices we don't claim full contracts from design to completion. We work for clients but we also design projects "on spec" because we believe in our designs.

Our designs have been awarded many prizes and are published in (inter)national magazines. In the many projects we have designed, we have specialized ourselves in certain types of projects:

> We are specialised in the re-development of monumental buildings, office buildings and urban areas.

> We are experienced in combining housing and health care services.

> We know how to integrate sustainability and design into innovative buildings.

> ideally we combine our specialties, because we like to design projects where everything is right!

To provide services on a high professional level we establish partnerships with other firms in the field of engineering, MEP consultancy, building management, CAD/BIM services and project development.

\* *et al* [et alteri]: and others

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I started as an independent architect after winning the Charlotte Köhler Award in 1996 for a range of projects at the intersection of visual art and architecture. Since then my office won several competitions and completed a number of high quality buildings. My last completed project “De Keyzer”, 68 elderly housing apartments in a 19th century urban renewal area, was awarded the Zuiderkerk 2012-award for being the best housing project of Amsterdam.

I have recently taken upon a more entrepreneurial role by developing architectural projects from initiative to completion as an architect-developer. I founded “Lemniskade project development” in 2009 after winning the Sustainability Tender Amsterdam Buiksloterham with a highly innovative energy passive working-housing building completely constructed out of wood, including the 30m high main structure. Since then several projects have been added to the development portfolio.

Since 2008 I am chairman of the Environmental Design & Cultural Heritage Committee Utrecht, which advises the city council on the spatial qualities of all building activities in the area.

In 2011 I was appointed at the Creative Industries Fund as the chairman of the advisory committee on Local Architectural Institutes and as a member of the interdisciplinary advisory committee on Architecture, Design and E-culture.

From the start of my career in 1995 I combined my practice with academic lectureships at numerous Academies of Architecture and the Delft and Eindhoven Universities of Technology, where I graduated “Cum Laude” in the field of Architectural History and Theory on a thesis linking the creative strategies of the DADA movement in the early 20th century to contemporary architecture.

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# HOUSING

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De Keyzer

Re-development housing block N44 Czaar Peterstraat, Amsterdam  
68 apartments for the elderly, 48 units for demented patients,  
3300 m2 commercial space, 81 parking spaces.

Client:

De Principaal - De Key, Amsterdam

Contractor:

Bot Bouw, Heerhugowaard

MEP Consultants:

Cauberg-Huigen, Rotterdam

Structural Engineer:

Pieters Bouwtechniek, Amsterdam

Projectteam FRANTZEN et al architects:

Tom Frantzen, Karel van Eijken, Stephan Schülecke, Felix Reiter,  
Jasper Hermans, Laura Reinders, Gertjan Rohaan

Time frame:

design 2004-2008, completion housing 2011

> published in Avermaete T, Van der Heijden H, Oostmeijer  
E, Vlassenrood L. *Architecture in the Netherlands Yearbook*  
2012/2013. Rotterdam, nai010 publishers: 72-75

> Award: Zuiderkerkprijs 2011 (best housing block of Amsterdam)

> Award: VKG architectuurprijs 2011

> published in Van der Heijden H.

*Industrialisatie, Rationalisme en prefabarchitectuur: De Architect*  
2011, 12; 67-77

> published in: Hulsman B. Op Zoek naar oude ritmes: NRC  
Cultureel supplement, 03-11-2011; 7

> published in: Kruit C. 'Je moet als architect je eigen kansen  
creëren': DAX #28, 2009; 32

Housing block "De Keyzer" is build on the site of a demolished  
19th century monumental building. The design aims to recall the  
same architectural atmosphere as the original building and to fit  
into the 19th century urban context.

The building includes 68 rental apartments for the elderly, 6 ser-  
viced group homes and 8 independent apartments for demented  
patients serviced by healthcare provider Amsta, that also offers a  
wide range of health and welfare services in the healthcare center  
located in the plinth of the building.

De 68 dwellings are grouped around four courtyards that provide  
the L-shaped apartments with extra light admission. By separating  
the roof-terraces with huge bay windows the rythm of dormer win-  
dows, that is so typical for this street, is continued. The ground  
floor is designed to fit small shops as well as larger commercial  
spaces behind the facade that resembles closely the existing  
small scale street facades.

The building site in the Amsterdam city center was so complex  
that it was impossible to build this large scale building with the  
obligatory bricks in a traditional way in the given time frame.  
Therefore the facade is constructed with completely prefabri-  
cated brick/concrete elements. The courtyards are finished with  
extravagant three dimensional plaster, almost like a "Chesterfield"  
couch. The buttons used are the preserved rose and lily shaped  
cramps of the former building.



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Hamerstraat 3

1021 JT Amsterdam NL

t +31 [0]20 7889918

f +31 [0]20 7889909

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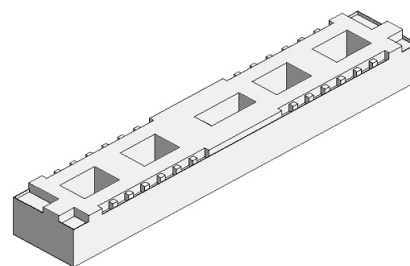
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The articulation of the building mass and the design style of the new building reinforce the historic urban tissue.



The building is designed around four courtyards, the attic refines the scale of the building to fit into the rhythm of dormer windows that is so typical for this street.

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f +31 [0]20 7889909

e [office@frantzen.nl](mailto:office@frantzen.nl)

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00200\_08~DE KEYZER / 4



The design for the new building uses the same brick and composition themes as the original building, creating a close relationship between old and new despite of using a totally different typology for the apartments.

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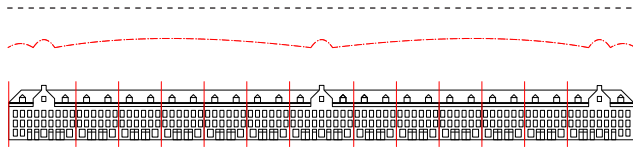
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00200\_08~DE KEYZER / 5



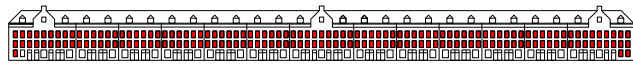
1. Verticale geleiding



2. Parcellering



3. Horizontale Geleiding



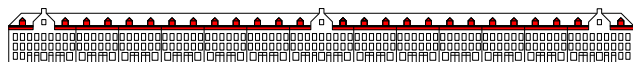
4. Enkele Gevelopeningen



5. Dubbele Gevelopeningen



6. Deuren



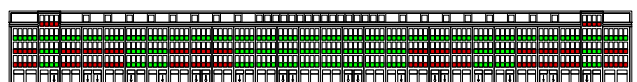
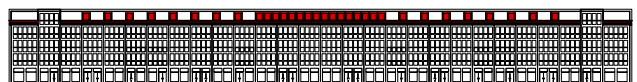
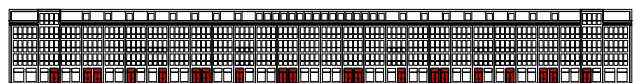
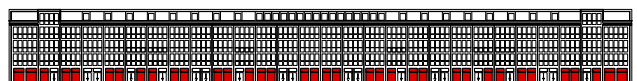
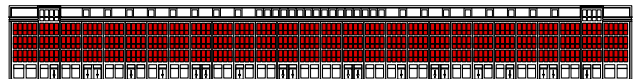
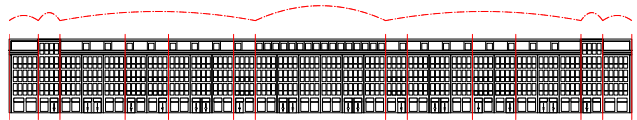
7. Dakkapellen en gootlijst



8. Muurankers



9. Gevelverspringingen



Composition themes of the old building

Composition themes of the new building

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1021 JT Amsterdam NL

t +31 [0]20 7889918

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e [office@frantzen.nl](mailto:office@frantzen.nl)

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South-east view into the Blankenstraat

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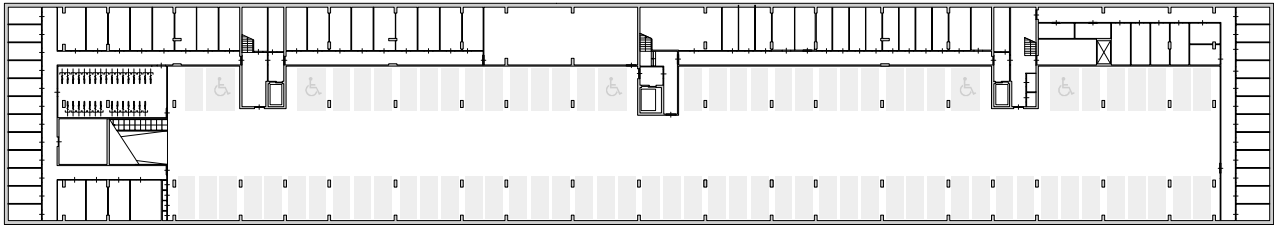
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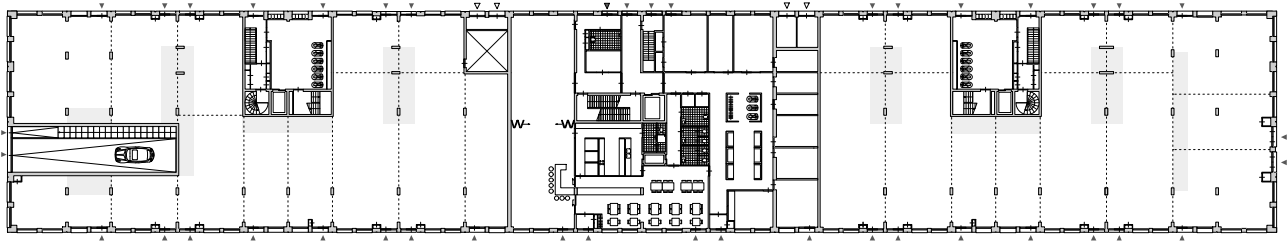


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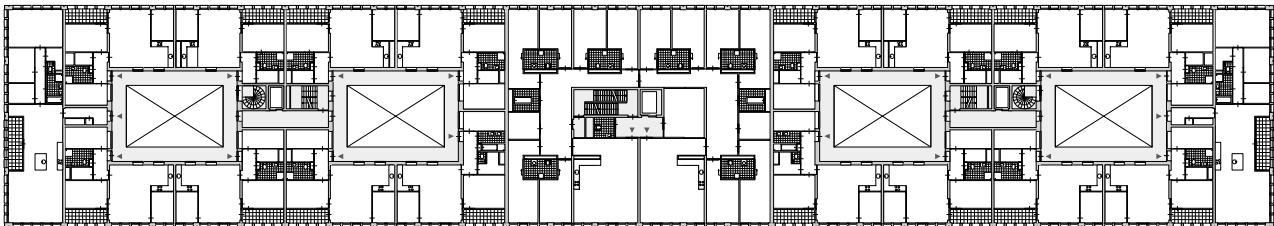
00200\_08~DE KEYZER / 7



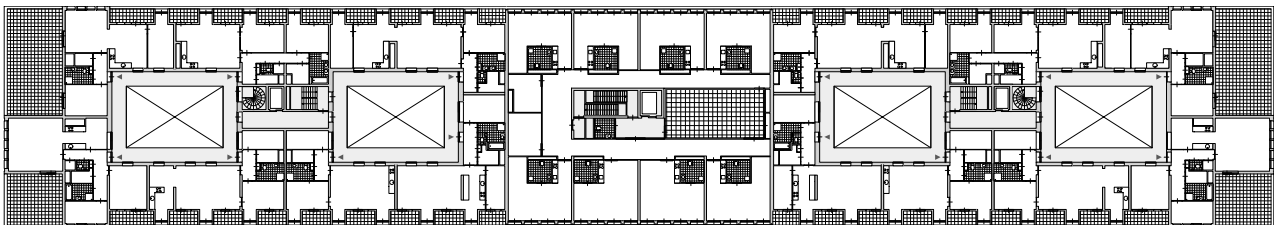
parking basement



Ground floor that can be used as a continuous commercial space or can be split up into very small units. In the middle is the Amsta healthcare center



1st, 2nd, 3th floor apartments for the elderly, in the middle serviced group homes for demented patients



4th floor: luxury apartments with roof terraces, in the middle serviced small apartments for more independent demented patients

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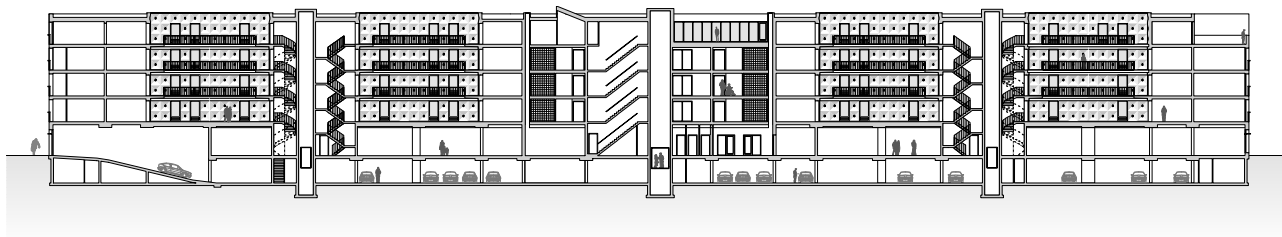
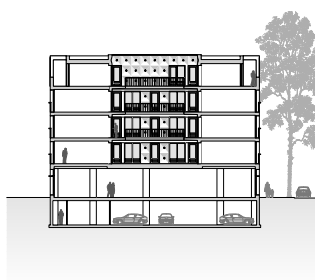
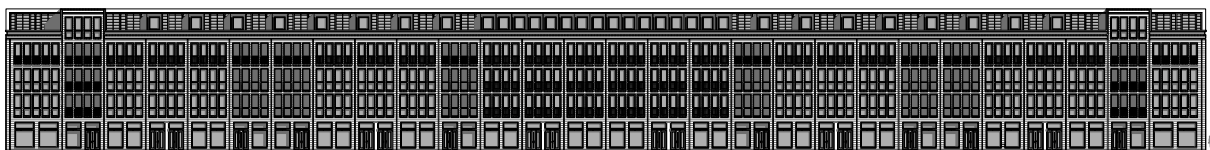
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facade Czaar Peterstraat, section across the courtyards, facade Coehoornstraat, section

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The courtyards are finished with extravagant three dimensional plaster, almost like a “Chesterfield” couch. The buttons used are the preserved rose and lily shaped cramps of the former building.

Every courtyard gives access to 16 apartments

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The facade in the Blankenstraat



The completely prefabricated facade under construction

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View from the master bedroom into the loggia and the opposite 19th century facade typical for this neighbourhood.

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South-west view into the Czaar Peterstraat

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Snap to node  
apartment complex with subterranean commercial space  
's-Hertogenbosch

Program:  
4 multifunctional lofts, 300 m2 commercial space.

Client public tender:  
City of 's-Hertogenbosch

Client after public tender:  
TPN investments, 's-Hertogenbosch

contractor:  
Bouwbedrijf Hazenberg, Vught

Structural engineer:  
Adviesbureau Van der Laar, Eindhoven

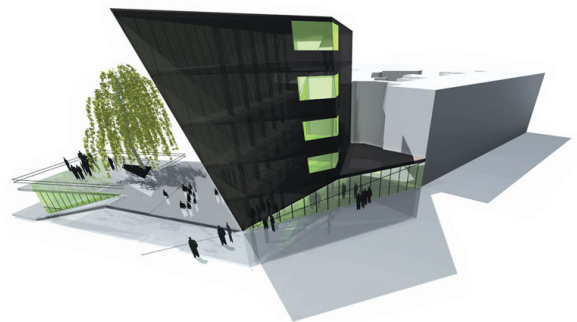
Projectteam:  
Tom Frantzen, Jeroen van de Ven, Henk Korteweg, Eelco Dekker,  
Jeroen Verdonshot, Mark van Noort

Time frame:  
competition 2001, completed 2007

- > first prize competition 'Brugplein, boegbeeld van 't Zand' 2001
- > nominated for Schreudersaward 2003 for extraordinary use of underground spaces
- > published in: Maandag B. Bouwen op vrije kavels. De Architect 2004; 2: 50-51
- > published in: Ligtenberg, C. Tussen droom en daad: De Architect 2008; 6: 68-69

The lines that determine the appearance of the project fan out from the tip of the triangular location to the main points of the zoning plan. The result is a residential building that is folded into a Stealth-like shape. The subterranean commercial space provides an underground link to the water, with a new plaza on top, like a balcony overlooking the water.

Although the plot is very small on street level the realised floor area is maximised by this strategy of adding underground space and using the maximum available air space by cantilevering the building volume.



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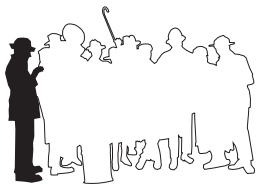
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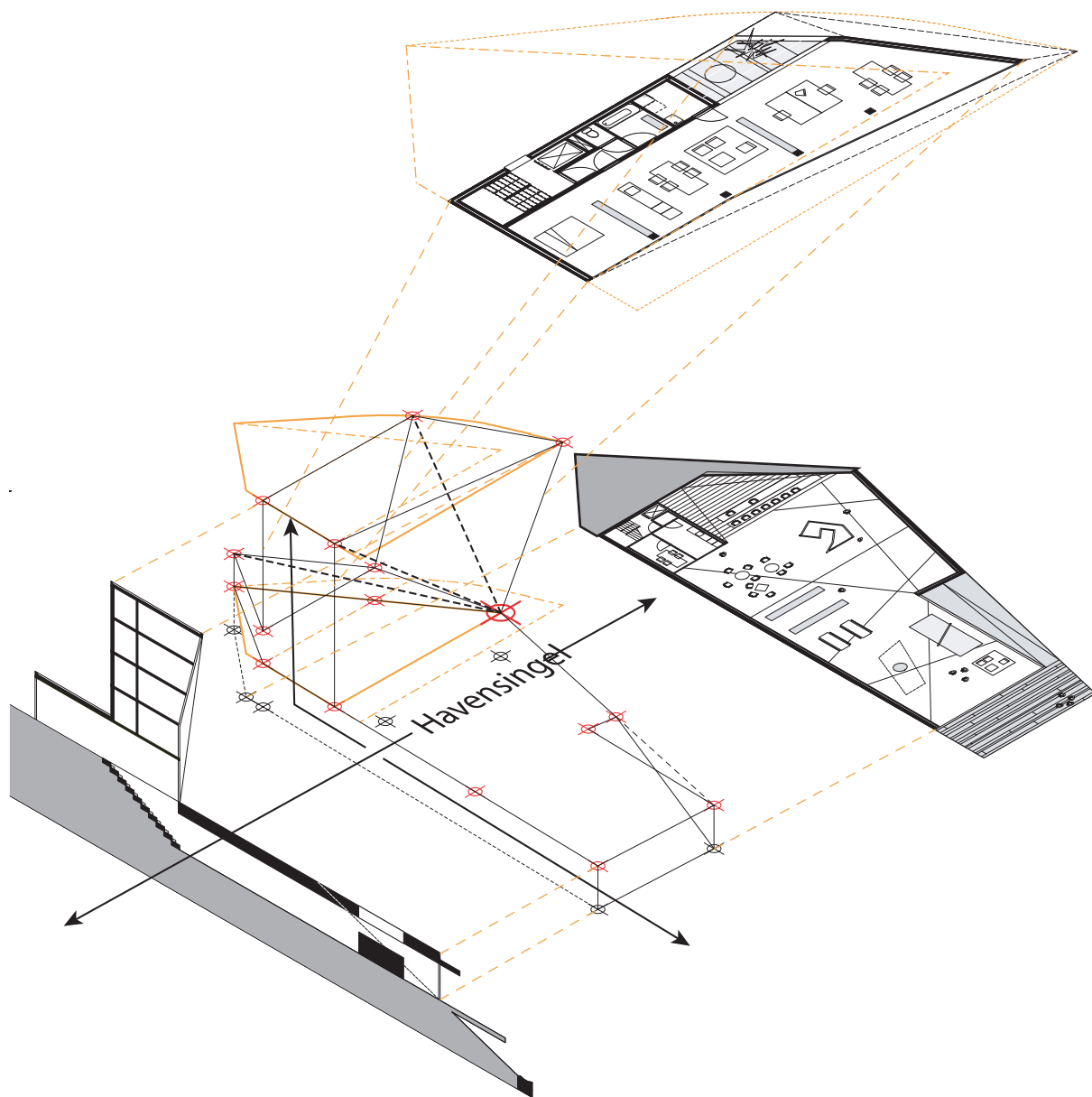
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The building volume is determined by connecting the main coordinates of the very 3dimensional zoning plan with simple straight lines that are used as the folding lines of the facade surfaces.

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f +31 [0]20 7889909

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00100\_09~SNAP TO NODE\_BRUGPLEIN / 3



By adding the available space underneath the road to the building volume we were able to create a large subterranean office space with a beautiful view on the historic canal although the original plot on street level was very small.

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On the intensively used Brugstraat the building has a blind soundproof wall, which strengthens the sculptural and diamond-shaped character of the building. In the corner of the triangular plot is the entrance to the commercial space. Here a staircase leads into the underground office space that extends underneath the street to the historic canal.

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On the east side of the building we created a small square called “Brugplein” on top of the underground office space which clearly marks the end of the street along the historic canal. The lofts focus on the Citadel and the old town on the other side of the canal with large glass facades to provide maximum view.

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# **SUSTAINABLE DESIGN**

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## 00200\_13~PATCH22 SUSTAINABILITY TENDER BUIKSLOTERHAM / 2

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### Programme:

24 apartments with office space included, 540 m2 of commercial space, 5 private-sector houses & 37 parking spaces.

### Client:

Lemniskade BV (Tom Frantzen & Claus Oussoren), Amsterdam

### MEP consultant:

H2O Bouwmanagement, Zeist & LBP sight, Utrecht

### Structural engineering consultant:

Pieters Bouwtechniek, Amsterdam

### Contractor:

Hillen & Roosen, Amsterdam

### Project team:

Tom Frantzen, Karel van Eijken, Laura Reinders

### Photography: Luuk Kramer

### Period:

start of tender in 2009, completion in March 2016

> published in: Labuhn B. Hoe win je een aanbesteding?: De Architect 2013, Duurzaamheid; 84-89, Den Haag: BIM Media  
> published in: van 't Klooster I. Reactivate!, vernieuwers van de Nederlandse Architectuur. Amsterdam 2013: TrancityXValiz: 111-125  
> published in: Oosterman A. Architect as Entrepreneur: Volume / Archis 2011; 4: 152-154. Amsterdam: Stichting Archis  
> published in: Hulsman B. Het grote verhaal, een stapel houten dozen: NRC Handelsblad 28 05 2016: 12-13  
> \* \* \* \* reviews in national newspapers Het Parool en De Volkskrant

PATCH22, a 30m tall high-rise in wood, was one of the successful plans in the Buiksloterham Sustainability Tender in 2009. The initiators, the architect Tom Frantzen and building-manager Claus Oussoren, wanted to achieve independently what they had never been able to manage when working on commissions for their previous clients: an outsized wooden building with a great degree of flexibility, striking architecture and a high level of sustainability, not because that was what was required but because that is what ought to be done.

The project was developed for their own account and risk in the middle of the crisis years of 2009-2014, and innovative financing solutions were conceived and implemented to meet this challenge. The project also incorporates numerous innovations in the technology used and application of technical rules, all aimed at achieving the desired flexibility without having to make compromises. Examples include the hollow floors and removable top floor, the lack of shafts in the apartments — achieved by having the piping and cabling taken horizontally to central shafts in the core — and agreements for a fixed ground lease with flexible positioning of the functions within the building.

But the most unusual feature is the use of a wood as the main structure for the 30m-tall building. Moreover, the wood has largely been left visible, making this a key factor in the ambience of the apartments and the exterior.



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FRANTZEN *et al* architecten

Johan van Hasseltkade 280

1032 LP Amsterdam NL

t +31 [0]20 7889918

e [office@frantzen.nl](mailto:office@frantzen.nl)

i [www.frantzen.nl](http://www.frantzen.nl)



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## 00200\_13~PATCH22 SUSTAINABILITY TENDER BUIKSLOTERHAM / 3



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Johan van Hasseltkade 280

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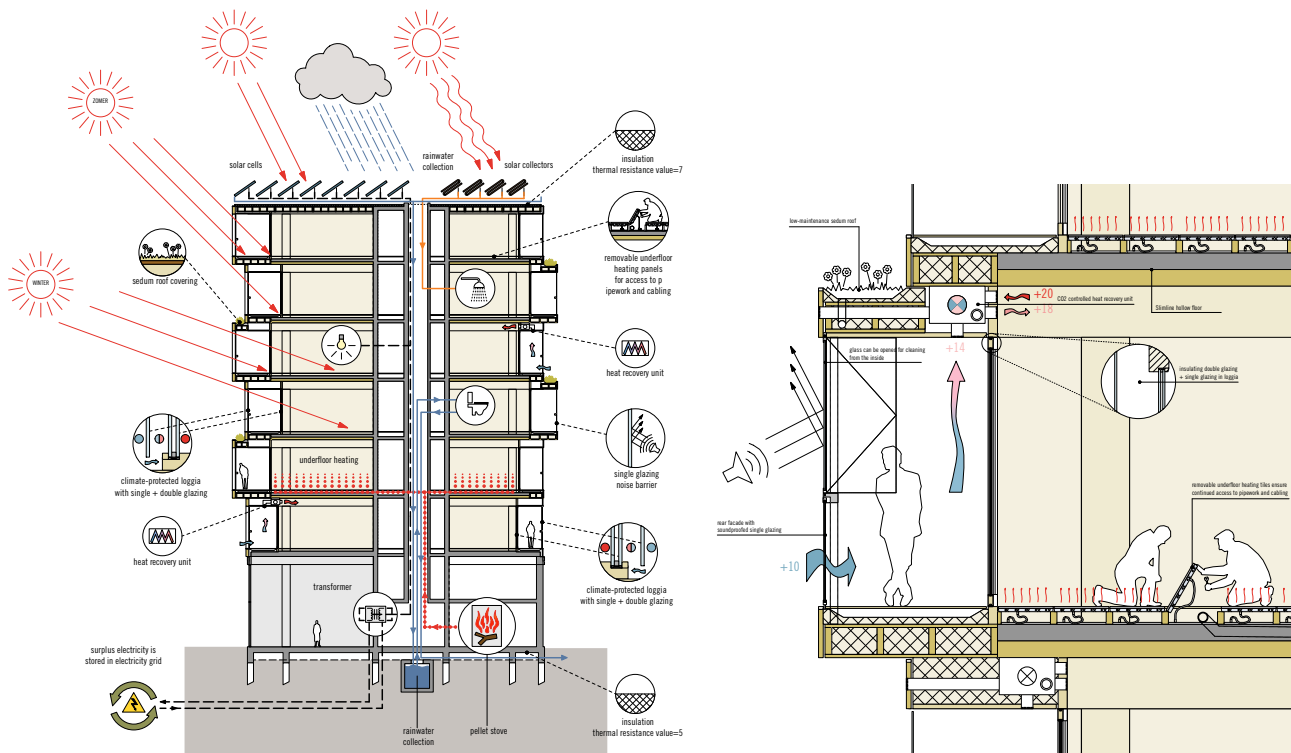
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## 00200\_13~PATCH22 SUSTAINABILITY TENDER BUIKSLOTERHAM / 4



In Patch22, 'sustainability' is achieved through energy efficiency, the use of renewable materials and great flexibility in the floor plan layout options. The 2009 design for Patch22 had a GPR score for sustainability of 8.9 and an EPC for energy efficiency of 0.2. The roof is entirely covered with PV panels, making the building energy-neutral. Rainwater is collected and reused in a grey water system. Heat is generated using CO<sub>2</sub>-neutral pellet stoves that use compressed waste wood from the timber industry as fuel. The 30m-tall building containing the apartments with ancillary office space uses wood, a renewable material, as its main material for the structure and facade.

The high-rise section of the 5400m<sup>2</sup> building can be converted from commercial space into residential space and vice versa without any changes being needed to the shell.

The storeys, which shift in and out in a playful manner, can be used as large loft apartments of up to 540m<sup>2</sup> with huge balconies, as up to eight smaller apartments or as open office space covering the entire floor thanks to the lack of structural dividing walls, the generous storey height of 4m and the high floor load of 4kN. Apartments can be subdivided or merged, and the division into apartments will remain flexible in the future. The apartments themselves offer complete layout flexibility because the occupants are able to install the pipework and wiring to their own need and demands in the hollow floors with demountable top layer.

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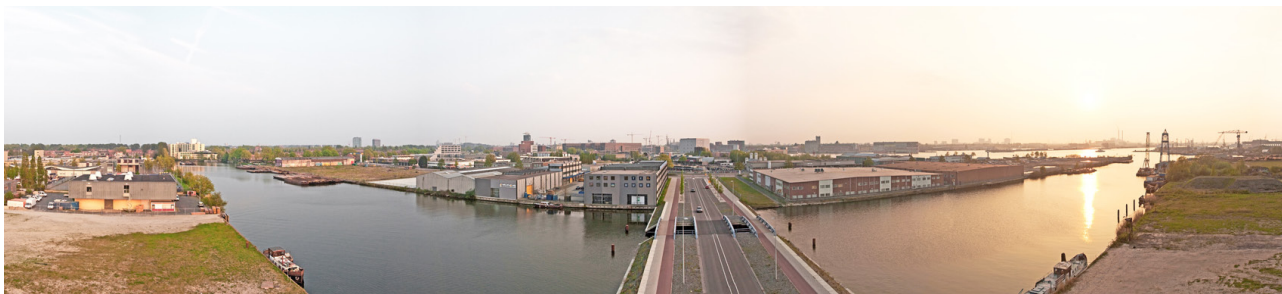
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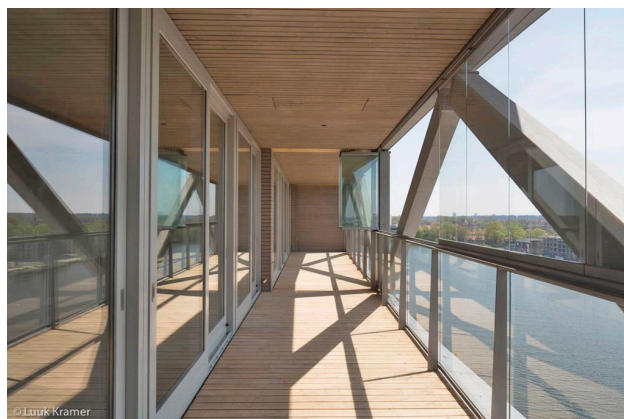


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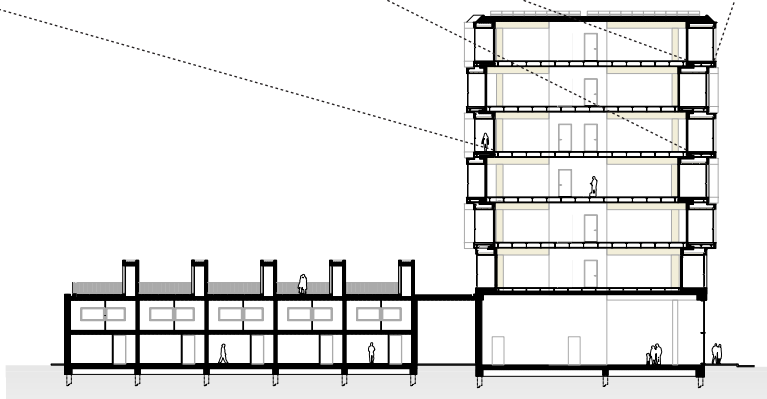
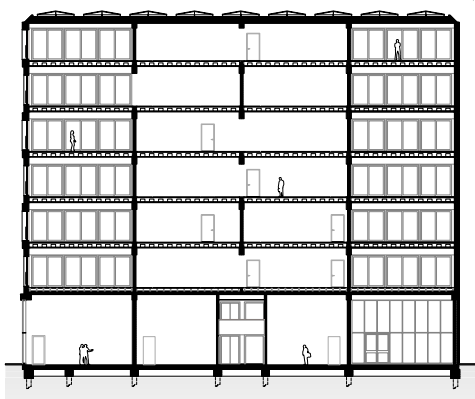
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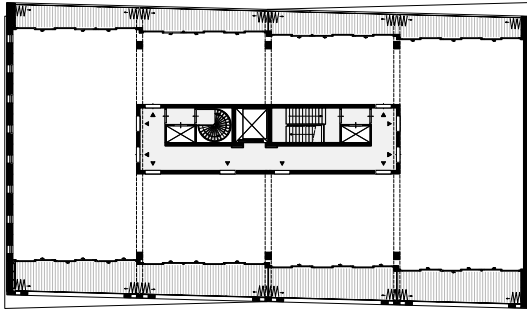
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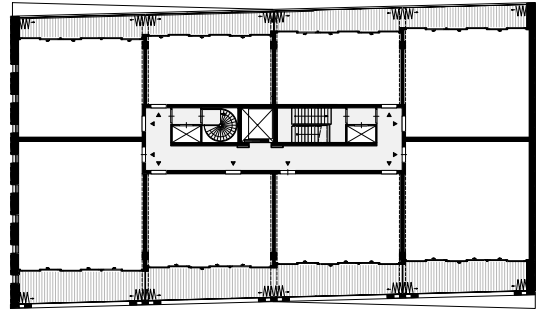


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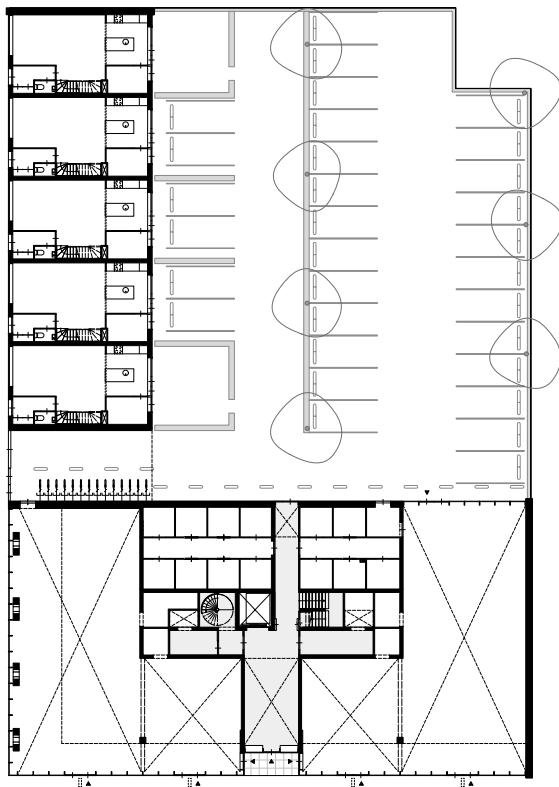
## 00200\_13~PATCH22 SUSTAINABILITY TENDER BUIKSLOTERHAM / 6



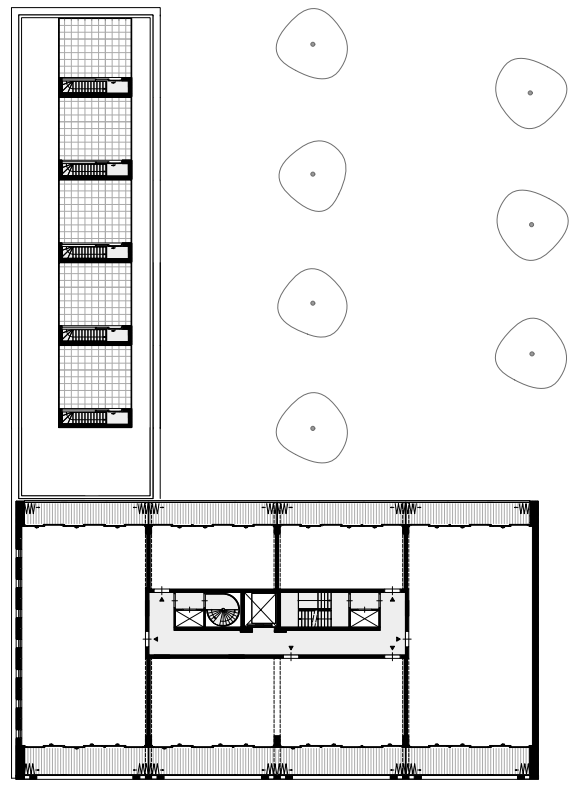
stores 4 & 6: no division walls



stores 3, 5 & 7: maximum number of division walls



ground floor: commercial space, storage and rowhouses



2nd storey: (work)lofts, roof terraces of the rowhouses

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Johan van Hasseltkade 280

1032 LP Amsterdam NL

t +31 [0]20 7889918

e [office@frantzen.nl](mailto:office@frantzen.nl)

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final layout of the high-rise section, with apartments and layouts chosen by the buyers (per storey)

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Johan van Hasseltkade 280

1032 LP Amsterdam NL

t +31 [0]20 7889918

e [office@frantzen.nl](mailto:office@frantzen.nl)

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**Floor construction**

- 20mm floor finishing (by buyer)
- 70mm screed with underfloor heating
- Levelling floor
- 15mm acoustic separation
- slimline structural floor

division wall 60 min / sound insulation value  $R_a > 57$  dB  
Drawing shows 215mm Optic Soundline Rail (91) with 15mm gap,  
construction and connections as per supplier

disconnect floor section at dividing wall

fine sand

laminated wooden beam K25x800

division wall 60 min / sound insulation value  $R_a > 57$  dB  
Drawing shows 215mm Optic Soundline Rail (91) with 15mm gap,  
construction and connections as per supplier

FLOOR LEVEL

117.5 215 117.5

193 604

193 60 51 604

V -1125 -VLP  
V o.k.s.h.n



visualisation of the interior of a loft with ancillary office space; the main load-bearing structures in the storeys with apartments and office space were finished with beams in laminated wood and CLT walls. The floors are hollow 'slimline' floors, a combination of a thin concrete shell, steel castellated beams and a removable upper floor.



visualisation of the commercial space interior on the ground floor; this storey has been built in concrete to act as an 'anchor' for the wooden structure of the apartment/office space storeys above.

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Johan van Hasseltkade 280

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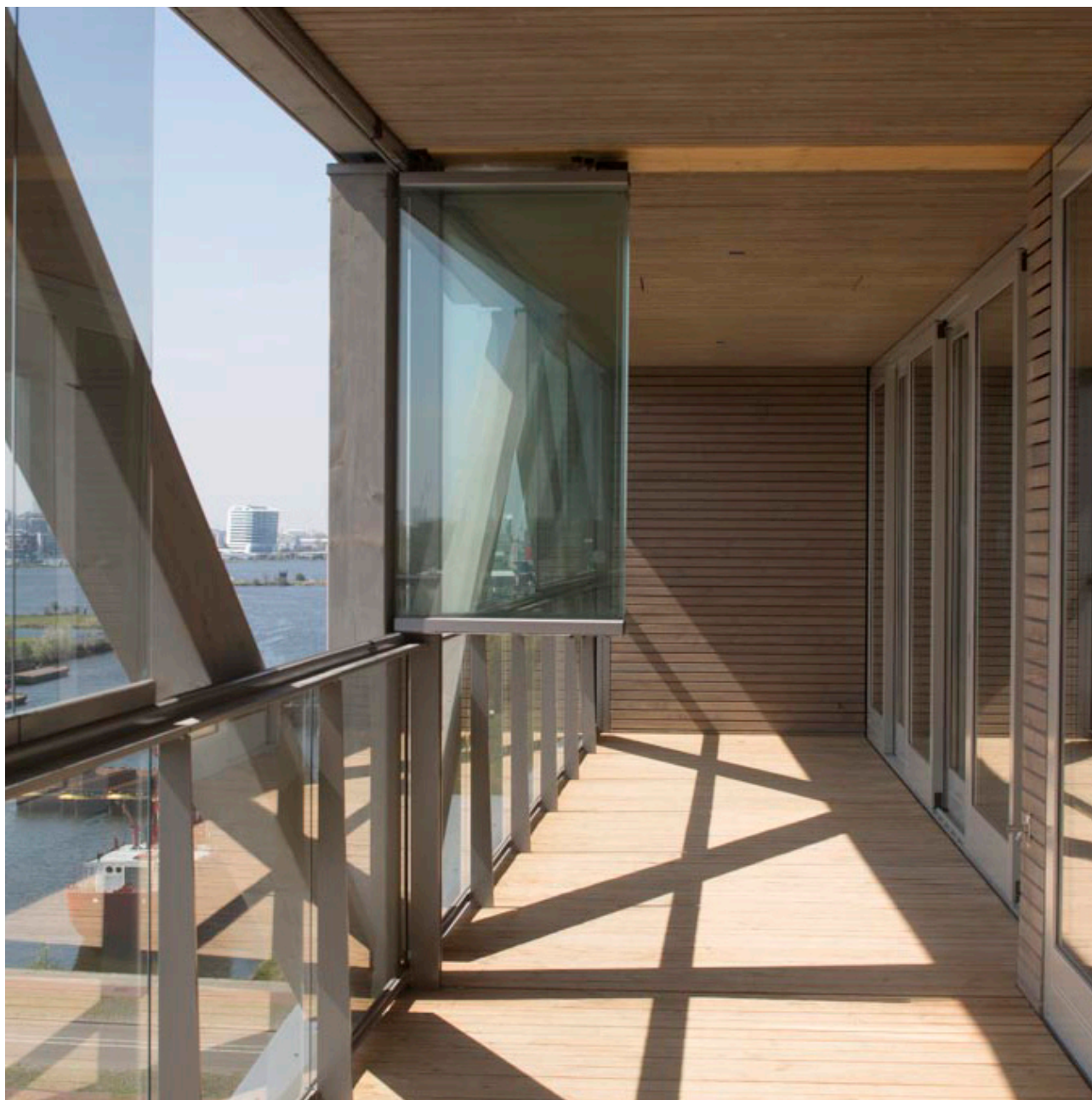
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**NIKE EHQ**

Invited competition for the extension of NIKE European headquarters, Hilversum

**Program:**

12.000 m<sup>2</sup> offices & showroom, 150 parking spaces

**Client:**

Nike European Operations, Hilversum

**Structural engineer:**

Pieters Bouwtechniek, Amsterdam

**MEP consultants:**

DGMR (Paul van Bergen), Arnhem

**Projectteam FRANTZEN et al architects:**

Tom Frantzen, Karel van Eijken, Stephan Schülecke

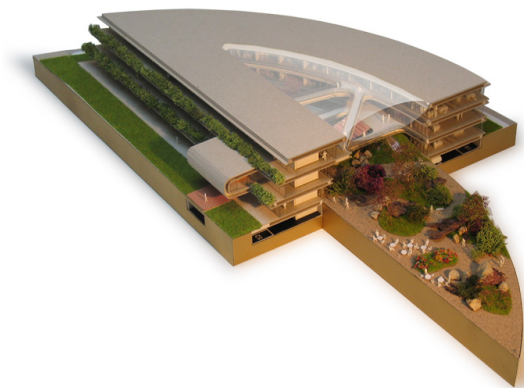
**Projectteam SeARCH architects:**

Bjarne Mastenbroek, David Gianotten

**Time frame:**

Design 2007

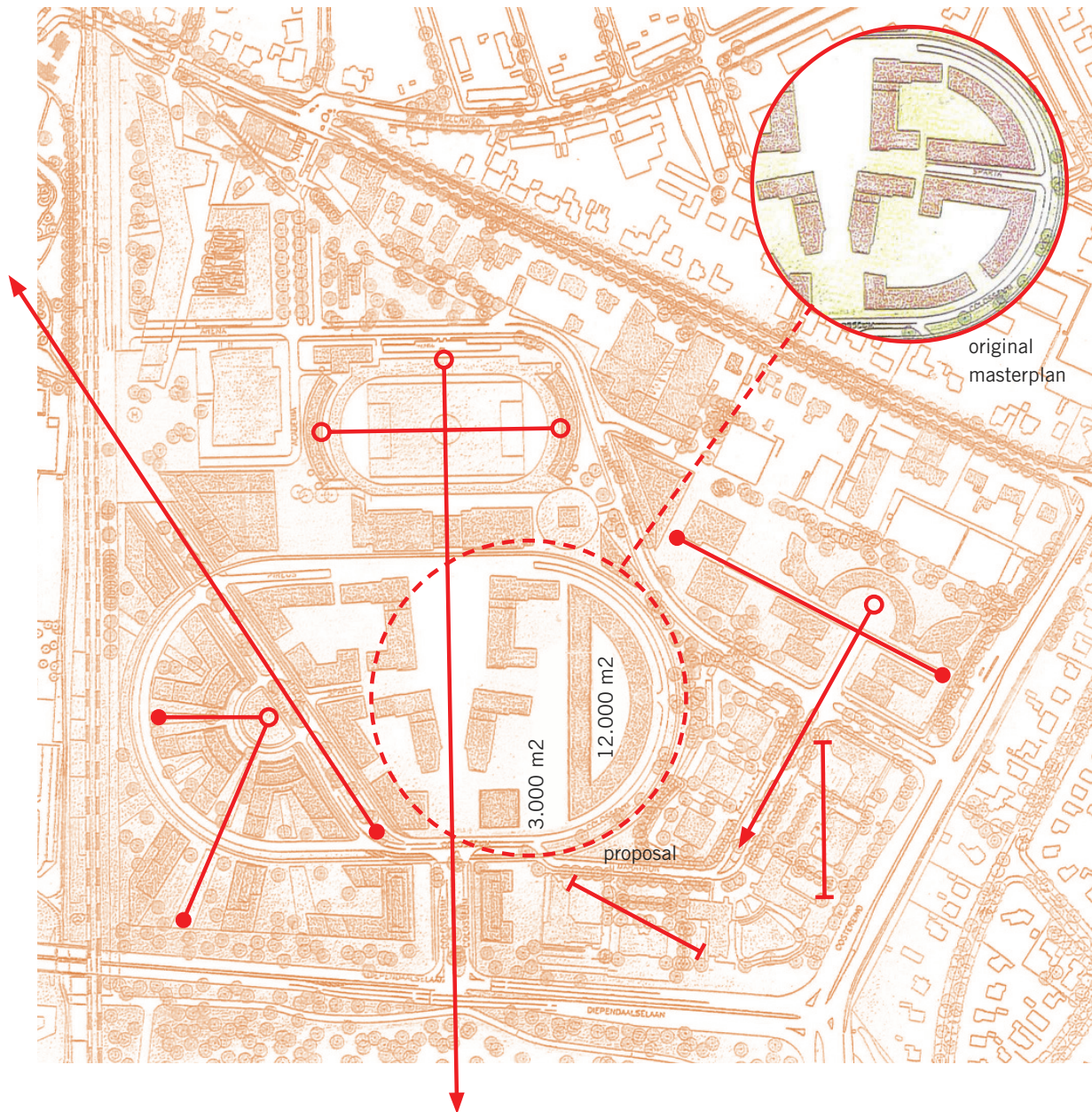
The main space of the existing "Nike Campus" is the garden in between the existing office buildings designed by "Cradle to Cradle" architect William Mc Donough. In summer this campus garden works perfectly as an informal meeting place but it is obsolete in Dutch winters. With the extension of 12,000 m<sup>2</sup> office space to the complex we propose to add a "winter campus" in the middle of the new building where easy informal contacts between Nike employees may take place in winter too. The atrium, covered with an innovative EPDM inflatable roof structure, plays a major role in the energy concept of the building. The climate in this indoor garden is always milder than outside and this space is used as an energy buffer. Employees can work in the offices around this space with open windows all year round and enjoy the garden.





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00200\_11~NIKE EHQ / 2



urban context: The urban spaces are based on classical Roman design principles. The new building enhances these classical schemes.

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1021 JT Amsterdam NL

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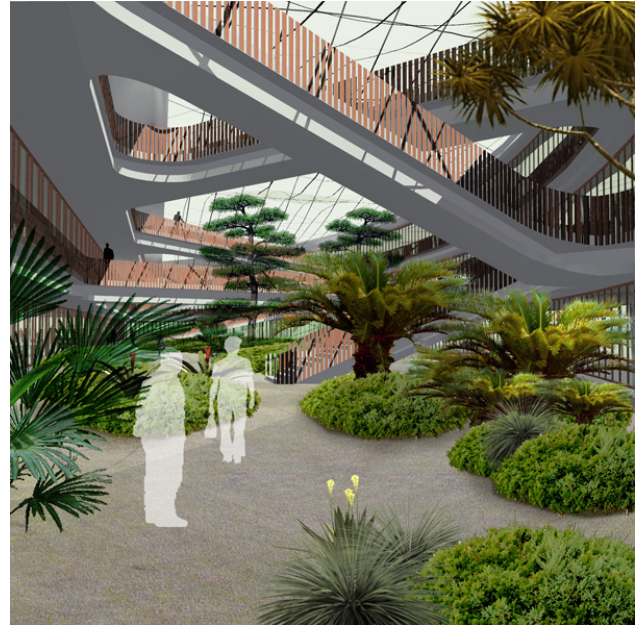


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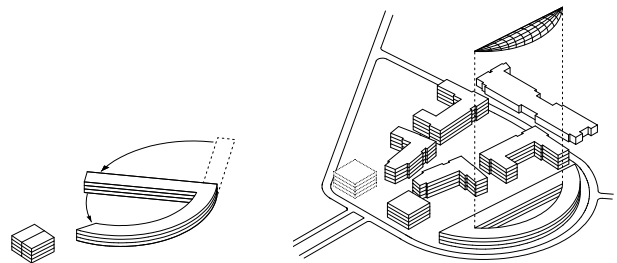
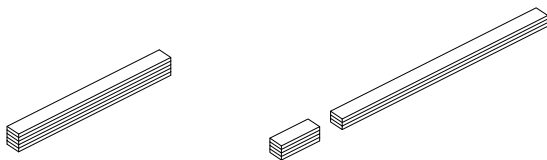
00200\_11~NIKE EHQ / 3



reference image atrium: Atocha central station in Madrid. This former trainstation is covered into an interior park where the climate is always milder than in the very hot Madrid summers outside.



visualisation atrium: a covered courtyard with walkways as "short-cuts" between the office spaces.



The concept: the Nike campus is extended with an "interior" campus garden, a grand atrium enclosed by a simple volume containing all the offices. The atrium is covered with an innovative inflatable EPDM roof structure.

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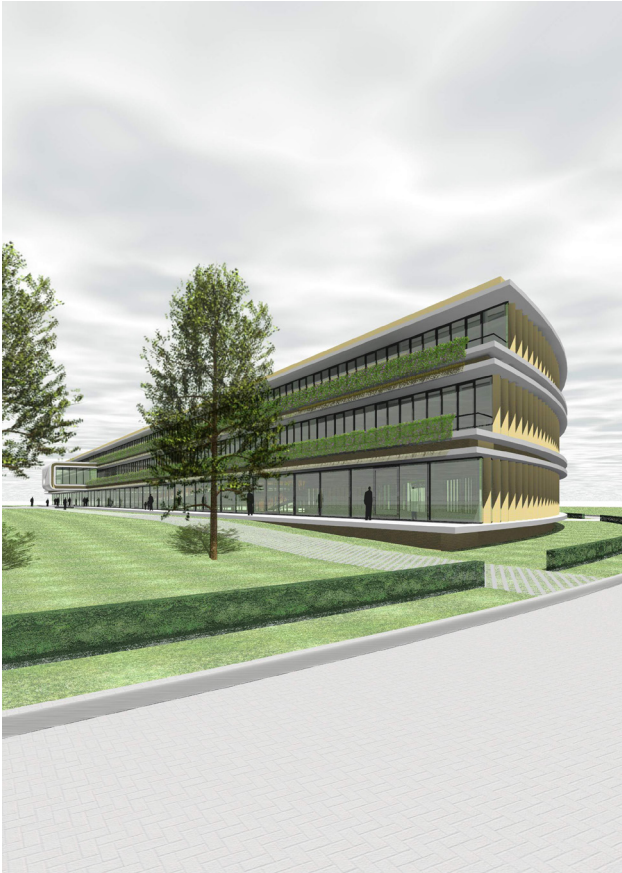
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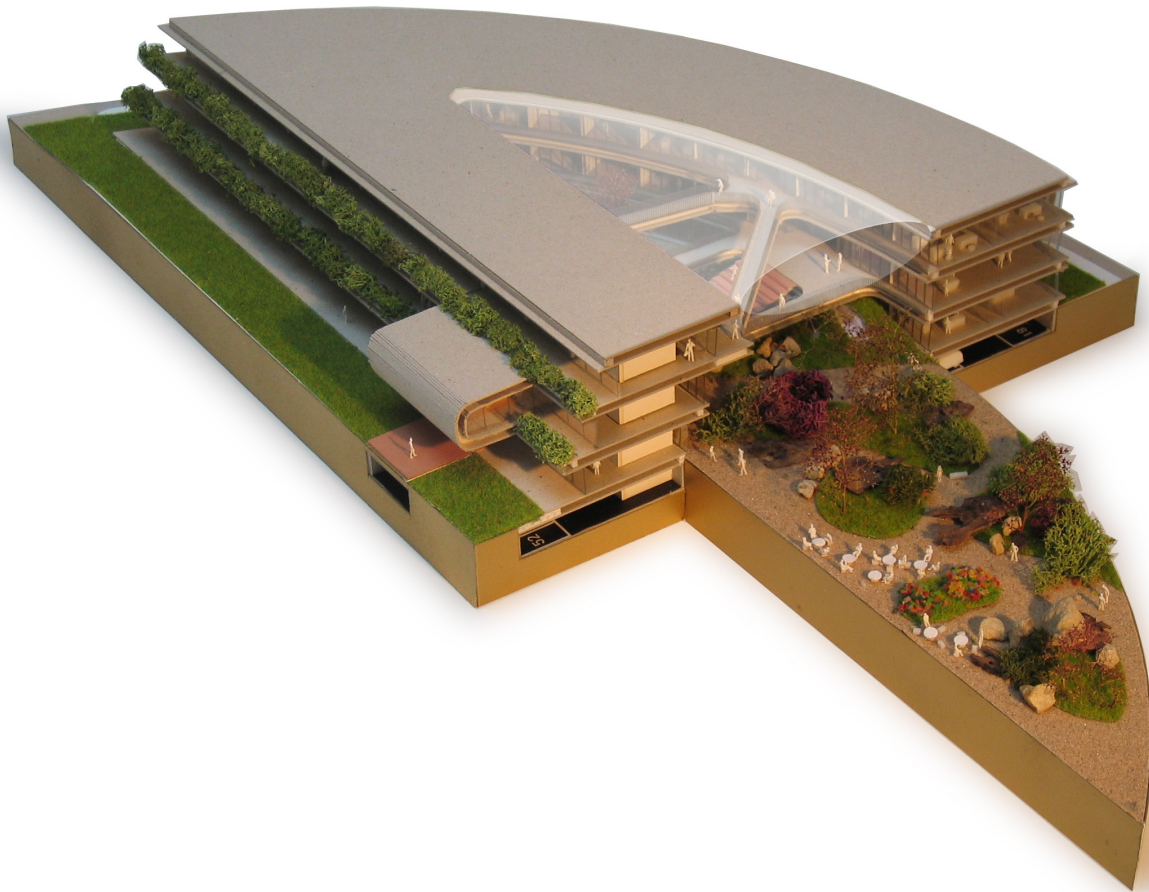




South-west view: the building has large terraces facing the existing miniature gardens located between the old buildings and the new building.



South-east view: The curved facade is constructed with simple flat floor to ceiling glass windows in a sawtooth pattern. For natural ventilation the reveals can be opened instead of the windows.



Sectional model: The courtyard is covered with an innovative inflatable EPDM roof structure and the hollow raised floors contain the horizontal ventilation and installation transport shafts (instead of the ceiling). This makes it easy to convert the offices into apartments in a possible second life of the building.

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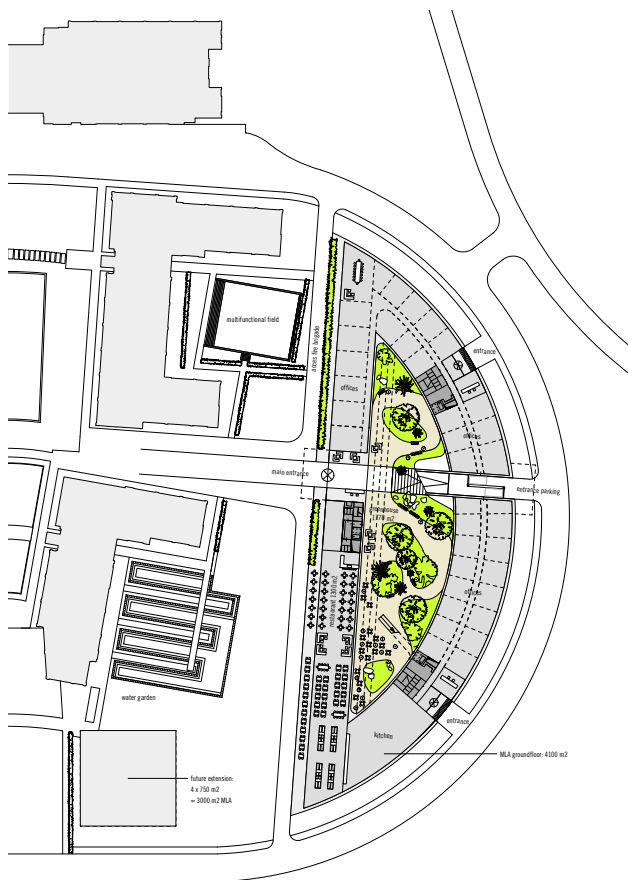
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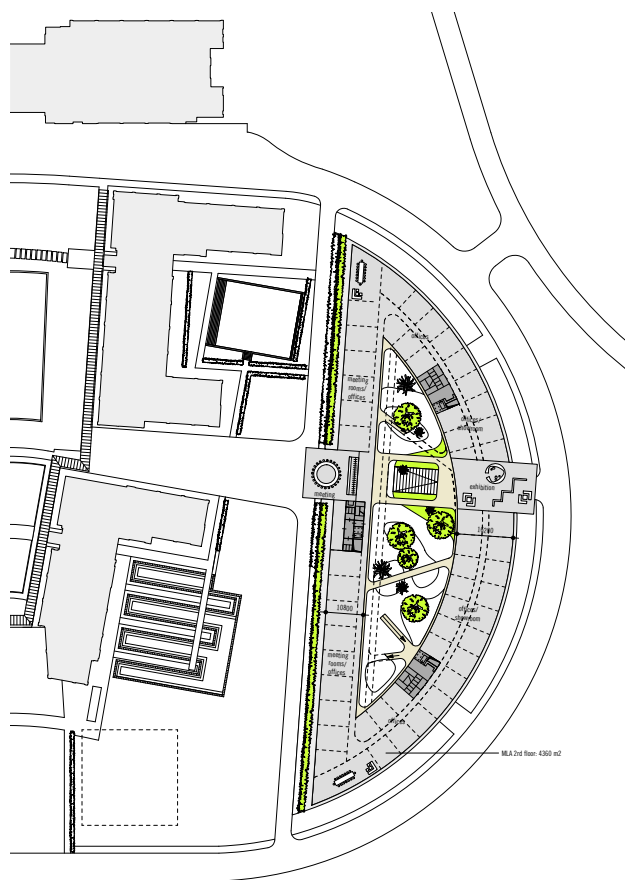


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00200\_11~NIKE EHQ / 7



Ground floor. The car park is only located underneath the gray coloured spaces so the garden grows on natural soil.



First floor: The typical floorplan: Meeting rooms and open offices can be created in the west wing and a traditional corridor & office cells typology is possible in the east wing. The walkways create shortcuts and invite the employees to walk instead of using the elevators for vertical transportation.

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# OFFICES

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Villa ????

office for a lawyers firm, Zwolle

Program:

4.000 m2 offices and congress facilities, 70 parking spaces.

Client:

M7 Development BV, 's-Hertogenbosch

MEP Consultants:

H20, Bussum

Projectteam:

Tom Frantzen, Karel van Eijken

Time frame:

invited competition 2011

The plot for this office building is an anonymous derelict piece of land behind a dense row of trees along the highway A28. We proposed to make gaps in this row of trees and to plant trees around the plots that are now open to the highway. The result is an urban scheme that consists of “green chambers” with high attraction value to the highway and normal plots behind the row of trees. In these “green chambers” we proposed pavillion like buildings in which the inhabitants will have the illusion of working in the middle of a green campus. The building we designed reminds of the early “international style” villas with glass facades from floor to ceiling. All installation exhausts and inlets are hidden between the double floor edges. The monumental staircase, directly behind the facade, is the eye catcher in the facade composition. The staircase is framed by the double floor edges and makes the whole building look like a couple of “TETRIS” game blocks.



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Hamerstraat 3

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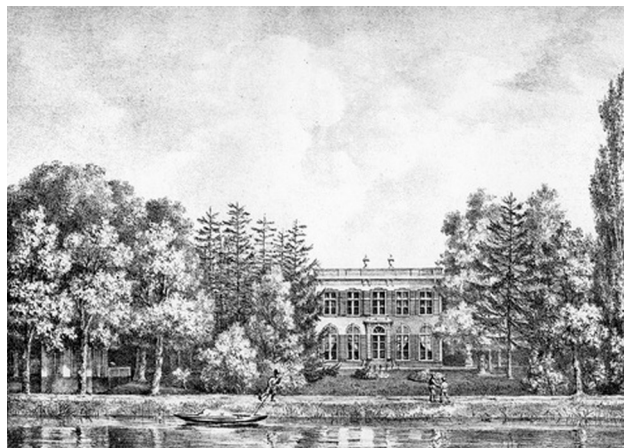
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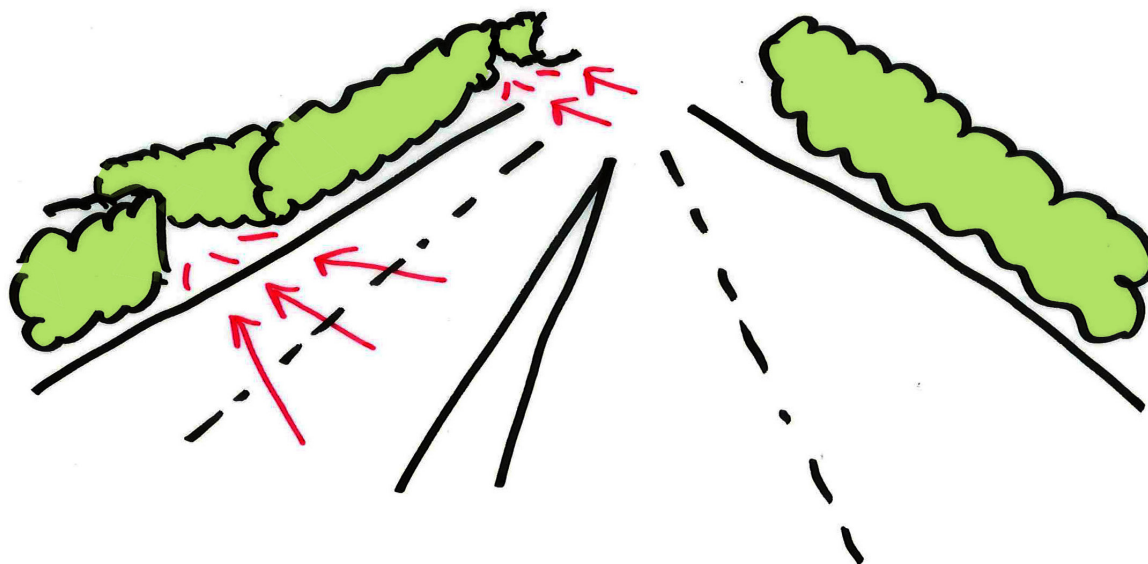
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How to turn a derelict piece of land behind the trees....



into a beautiful plot with high attraction value ?



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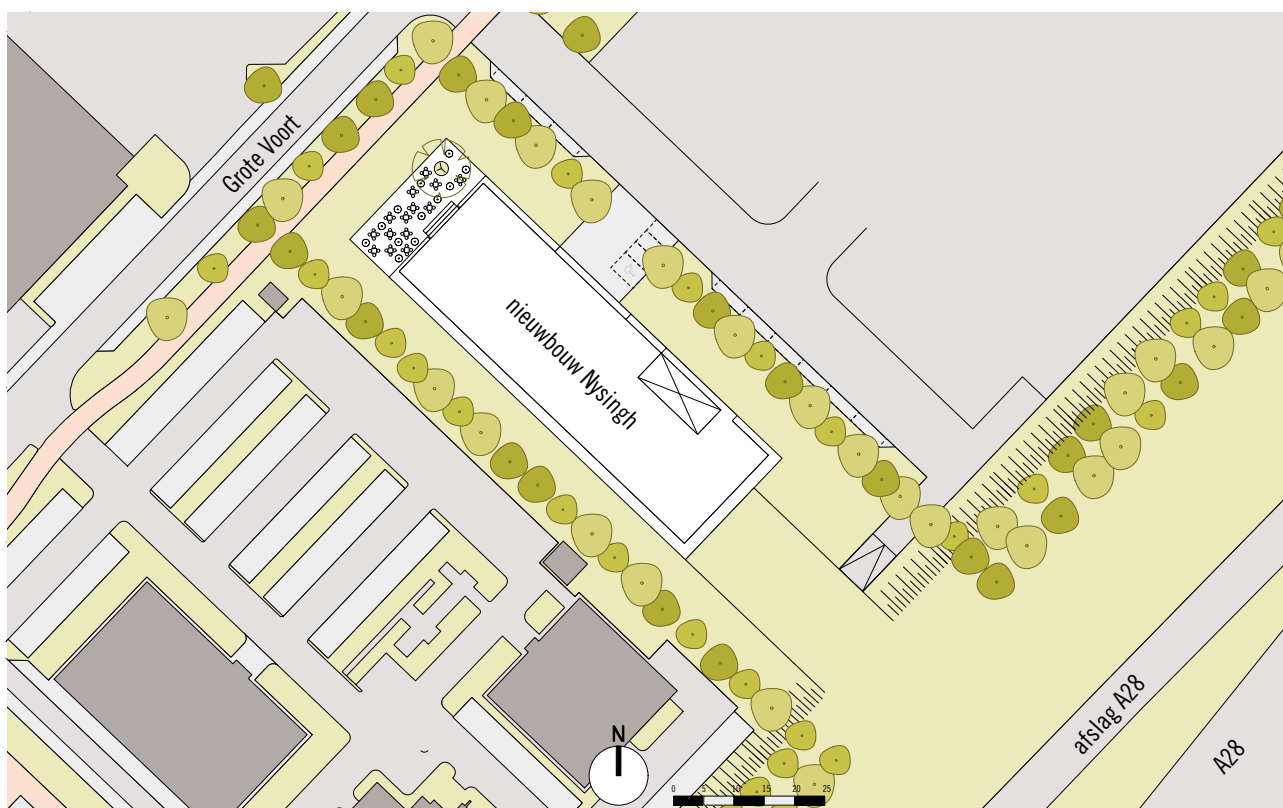
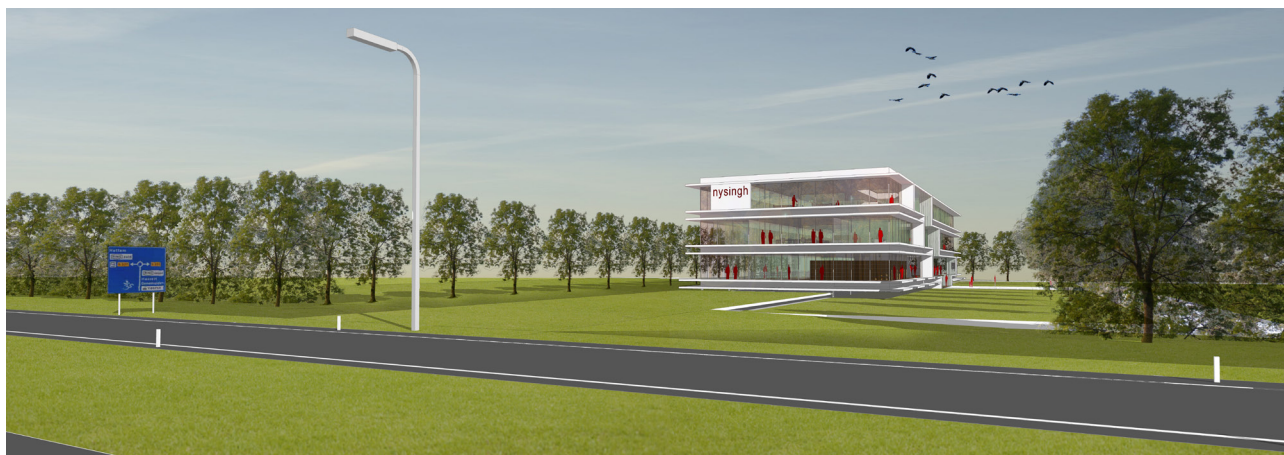
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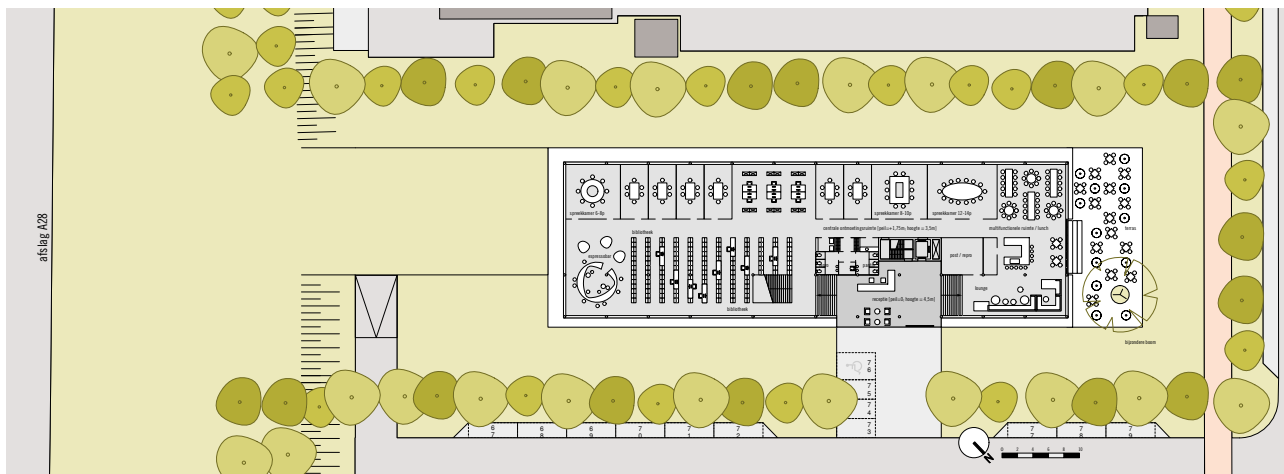
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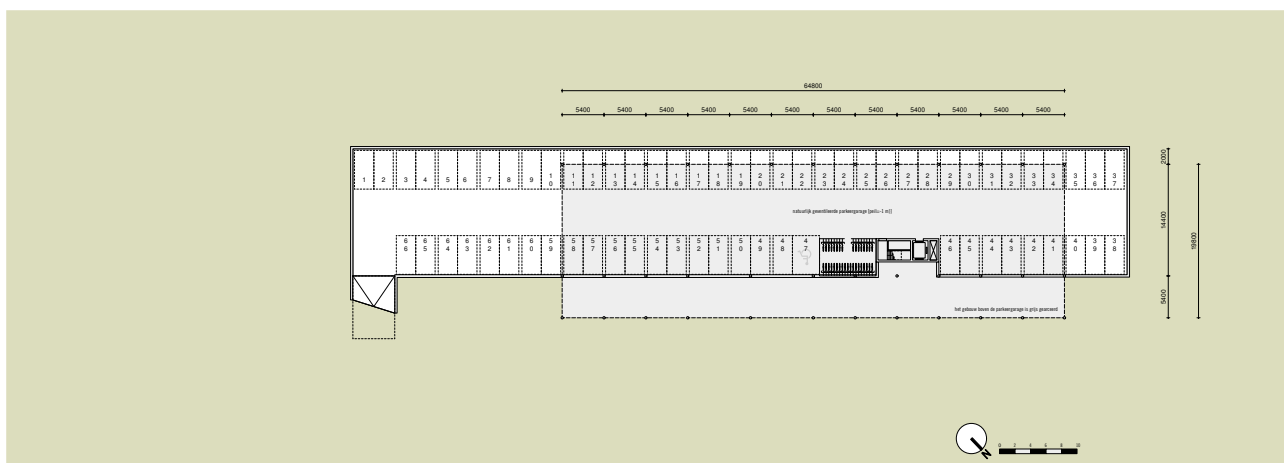
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Ground floor: entrance and congress facilities



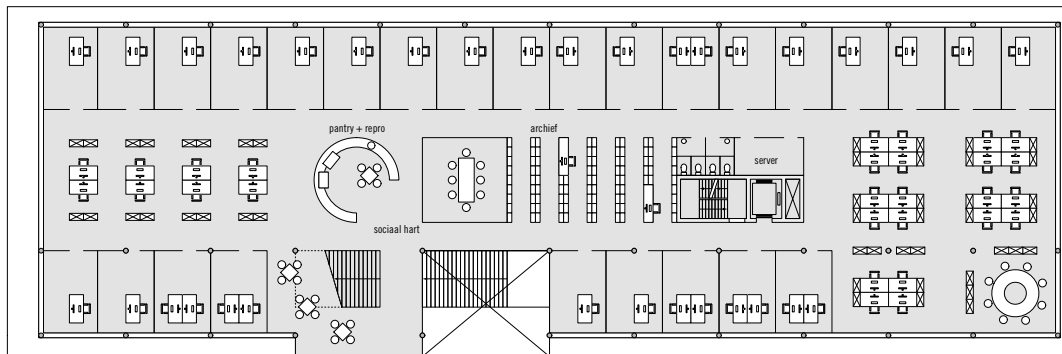
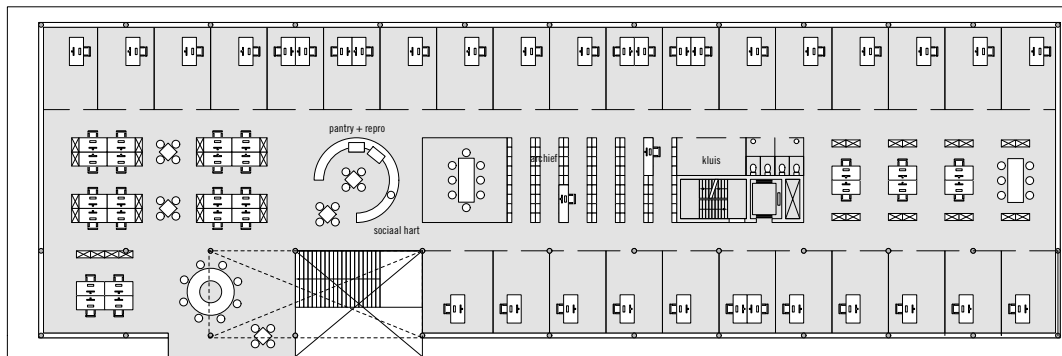
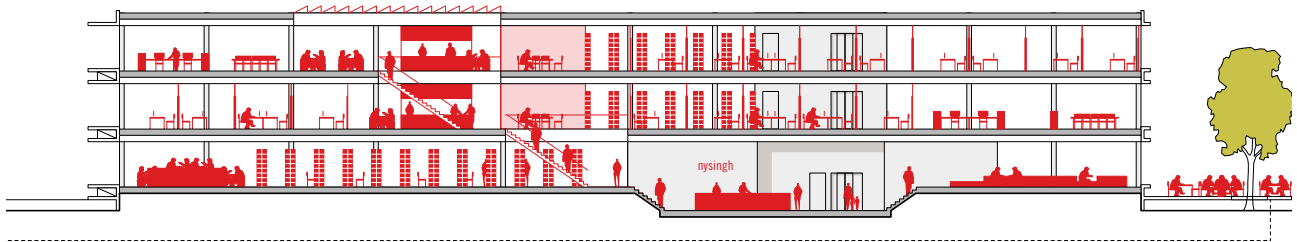
The partly underground parking garage is covered with a terrace and completely ventilated without additional installations.



North view: The monumental staircase that is framed by the double floor edges is the eyecatcher of the building. The terrace floats above the open underground car park.



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From top to bottom: longitudinal section, level 2 & level 1

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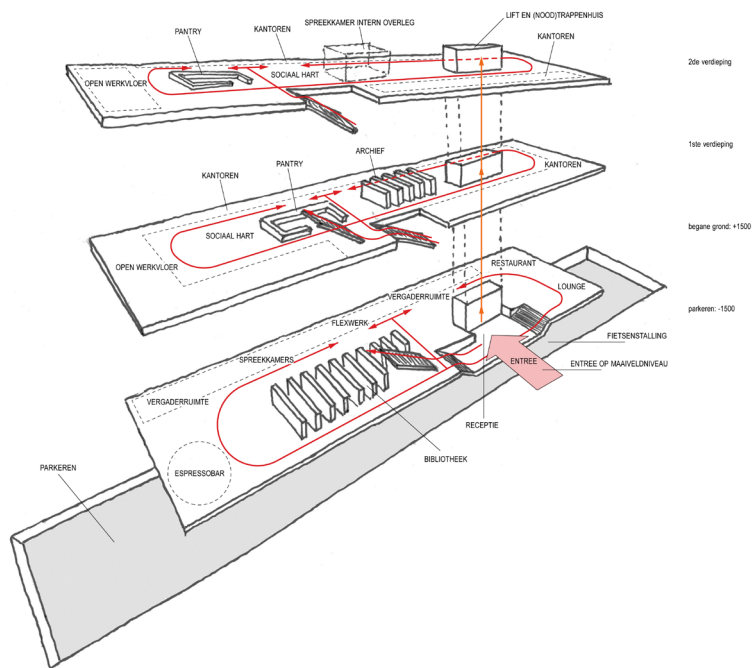
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00200\_14~ADVOCATENKANTOOR / 7



The monumental staircase connects the entrance with meeting areas on the two higher floors and creates the “social heart” of the building that the client demanded.

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## TAATS 2

offices Papendorp, Utrecht

### Program:

43.000 m2 offices, 2000 m2 commercial space, 800 parking spaces.

### Client:

Multi Vastgoed, Gouda icm Burgfonds, Zaltbommel

### Contractor:

Heijmerink, Bunnik

### MEP consultants:

DGMR, Arnhem

### Structural engineer:

Van der Vorm, Delft

### Projectteam FRANTZEN et al architects:

Tom Frantzen, Karel van Eijken, Harold Aspers, Stephan Schülecke, Felix Reiter, Jasper Hermans, Oscar de Bakker

### Projectteam SeARCH architects:

Bjarne Mastenbroek, David Gianotten, Thomas Horacic, Erik Workel, Pim van Oppenraaij, Maurice van der Steen, Geertje van der Klei

### Time frame:

Design 2007-2008, building permit 2009, cancelled 2010

The office complex "Park offices" in the master plan designed by OMA "The Taats" is a cluster of four buildings that have a strong common design concept but are individualised by variation in detailing.

From each building a volume has been cut away, leaving "raw" facades and "smooth" facades, that are materialised slightly different in each building. The facades are simply a repetition of window frames but every building has a different standard window frame design.

This way we created a strong image with very simple means. The urban layout of the office buildings creates "inbetween" spaces that remind of the spaces on paintings by the Italian painter De Chirico, where the eye is always attracted to something mysteriously invisible around the corner.

Commissioned by Multi Vastgoed/Burgfonds we developed the urban concept for this office complex together with SeARCH Architects. In the development process the brief regularly changed, influenced by changing market demands, and in the end the corner tower was designed to be House of the Provincial Council of Utrecht in an invited development competition. Unfortunately the project was cancelled due to new state regulations prohibiting new office buildings to be built on speculation.



## FRANTZEN *et al* architecten

Hamerstraat 3

1021 JT Amsterdam NL

t +31 [0]20 7889918

f +31 [0]20 7889909

e [office@frantzen.nl](mailto:office@frantzen.nl)

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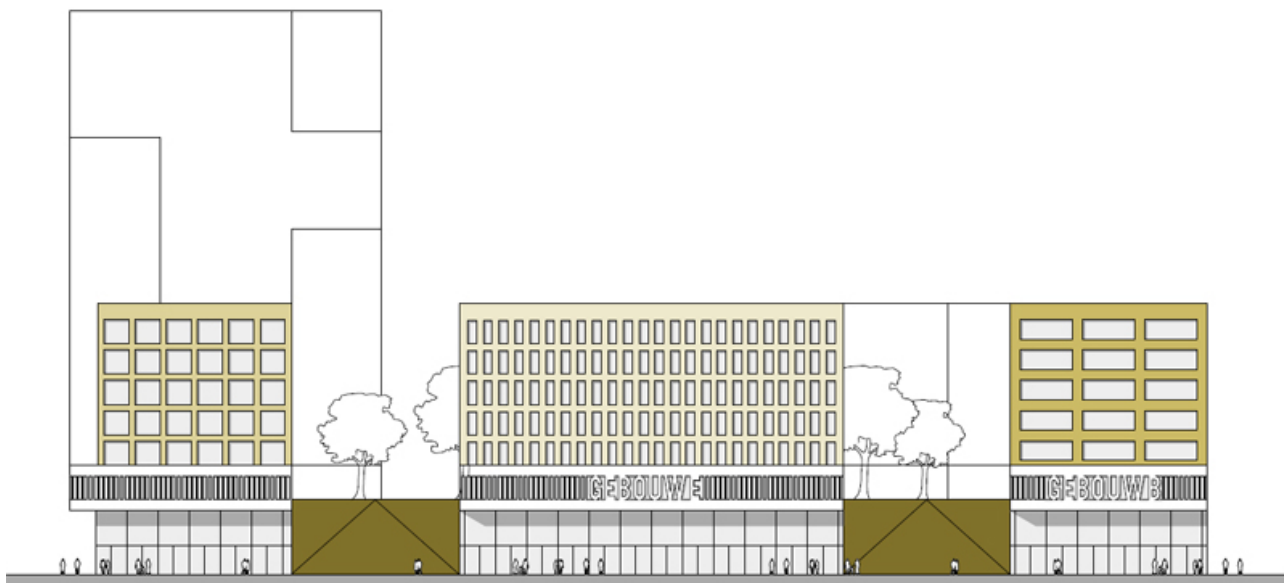
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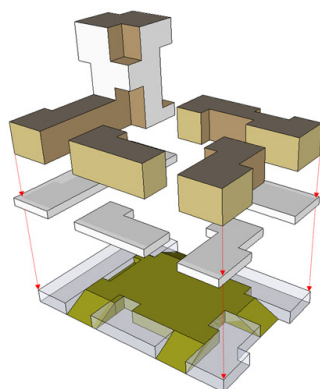


Aerial view on office park "Papendorp". "Park Offices" are located next to the bridge designed by UN Studio.

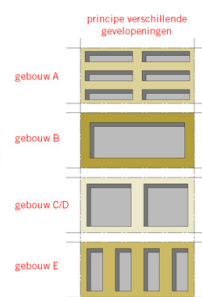
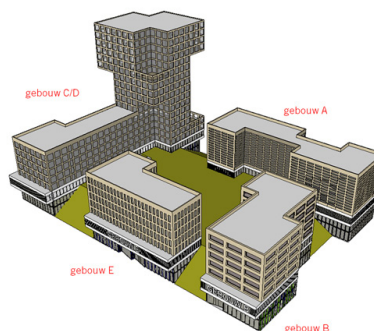


The courtyard in between the office buildings is a lush garden on top of a three storey car park.



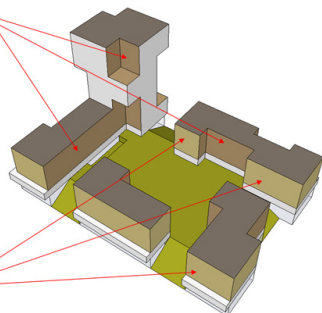


- 3. bovenbouw - vanaf laag 3  
- natuurstenen massa met gevelopeningen
- +
- 2. luifel - laag 2  
- witte horizontale band
- +
- 1. plint - begane grond en laag 1  
- transparant / glas

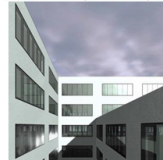


The design is based on classical principles. The car park in between the buildings is covered with a lush park.

All building have a different and individual facade composition but share common design principles that combine the buildings into a bigger complex.



massa-uitsnede: glas vlak met gevel



gevelcontour: glas terugliggend verdiept in gevel: negge 300mm



From each building a volume has been cut away, leaving “raw” facades and “smooth” facades, that are materialised slightly different in each building.

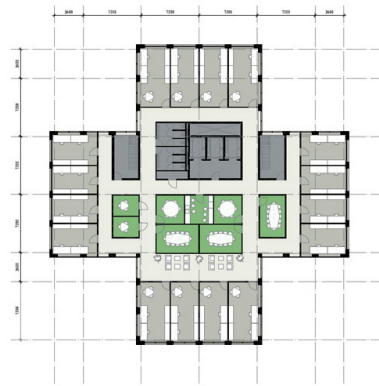
In the cut-outs the windows are detailed flush with the facade, in the other facades the window frames are recessed in the wall.



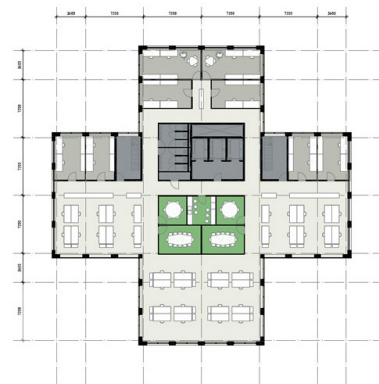
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The tower situated at the north-east corner is designed to be the House of the Provincial Council of Utrecht.



The typical floor can be divided into cellular offices...



...or open offices with flexible workstations...



On many levels the corner space is added to the building volume.

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t +31 [0]20 7889918

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00500\_08~TAATS\_2 / 6



North west view on building A, designed for Deloitte

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phase 1, the south-west corner building. The whole complex can be build in four phases with a continuously functioning car park that connects all buildings.



A spiral staircase connects the entrance on street level with the entrance on the courtyard level on top of the three storey car park.



floorplan phase 1  
street level car park



floorplan phase 1  
offices & courtyard



floorplan phase 1  
typical plan open offices



floorplan phase 1  
typical plan cellular offices

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# RE- DEVELOPMENT

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DCMR

Re-development former office building DCMR to a housing block,  
Schiedam

Program:

19.000 m2 serviced apartments, offices en commercial space,  
80 parking spaces.

client:

Lips Capital Group (formerly Burgfonds)

MEP consultants:

H2O, Bussum

Projectteam FRANTZEN et al architects:

Tom Frantzen, Karel van Eijken, Harold Aspers, Laura Reinders

Time frame:

design 2009

We have studied on various transformation concepts to transform this late eighties office building into a housing block. It is very suitable for elderly who can live fully independent but need occasional service from a health care center that will be situated on the ground floor. We propose a whole range of housing types, varying from large 4 piece apartments to group houses for demented patients.

Technically and aesthetically the building will have an extreme make-over while the structure of the building will be completely reused. The concrete structure consists of in situ cast beams with prestressed concrete floors. Because it is impossible to make large holes in the prestressed floor we proposed to add new installation shafts on the outside of the facades in combination with a new insulation layer of EPS covered with plaster and ceramic tiles. This completely transforms the image of the building, making it possible to give the building a whole "new look". On top of the prestressed concrete floors hollow installation floors are added and connected to the vertical shafts. This enables the layout of every floor to be different and all apartments can be adjusted to individual needs.



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South-east view on existing situation: The facade of the building is in urgent need of maintenance because there are many insulation and moisture problems. The aluminium windows are not insulated and need replacing. This makes it possible to propose rigorous changes in the facade and to transform the building completely.

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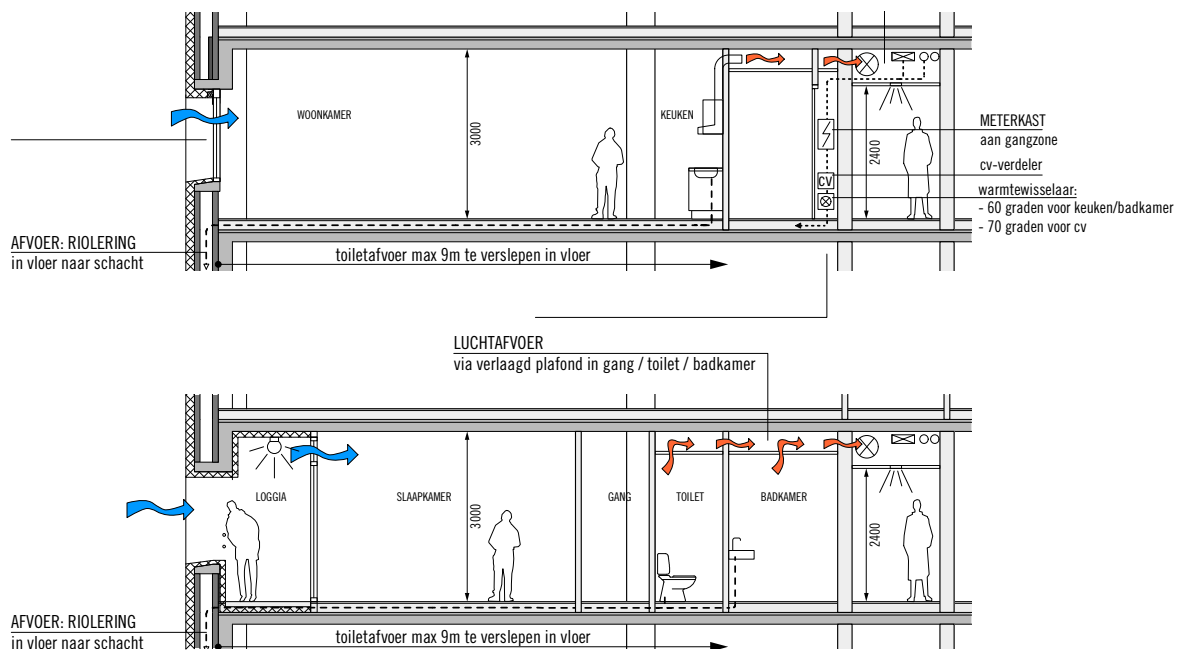
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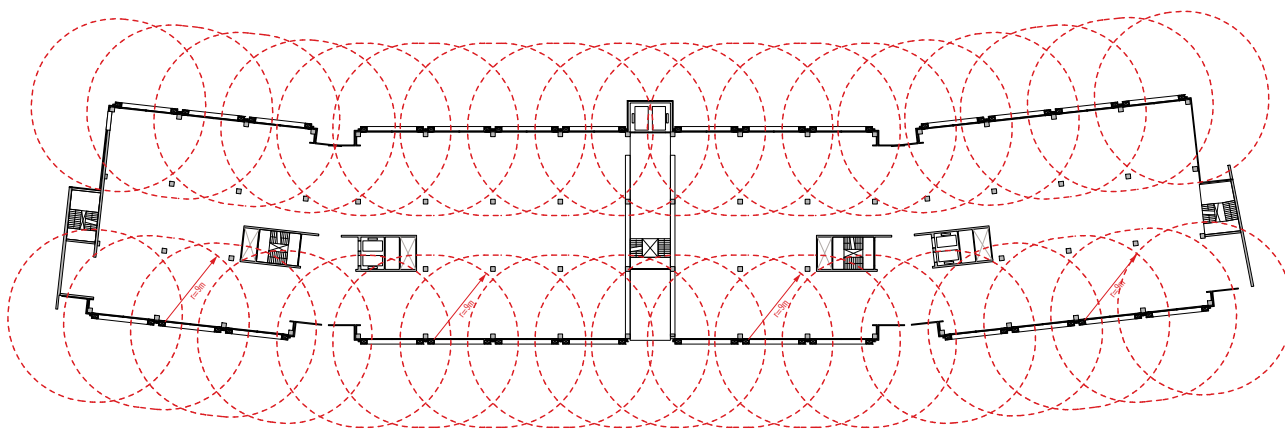
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section of the new concept, with new installation shafts on the exterior of the facade, in combination with a raised hollow floor.



potential zone for the position of bathrooms when the drainage is connected through the hollow floors with the new facade shafts.

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1021 JT Amsterdam NL

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00500\_10~RE-DEVELOPMENT DCMR / 4



Possible housing types ranging from small to large, from individual to full-service.



Each floor can have a different layout with various types of apartments.

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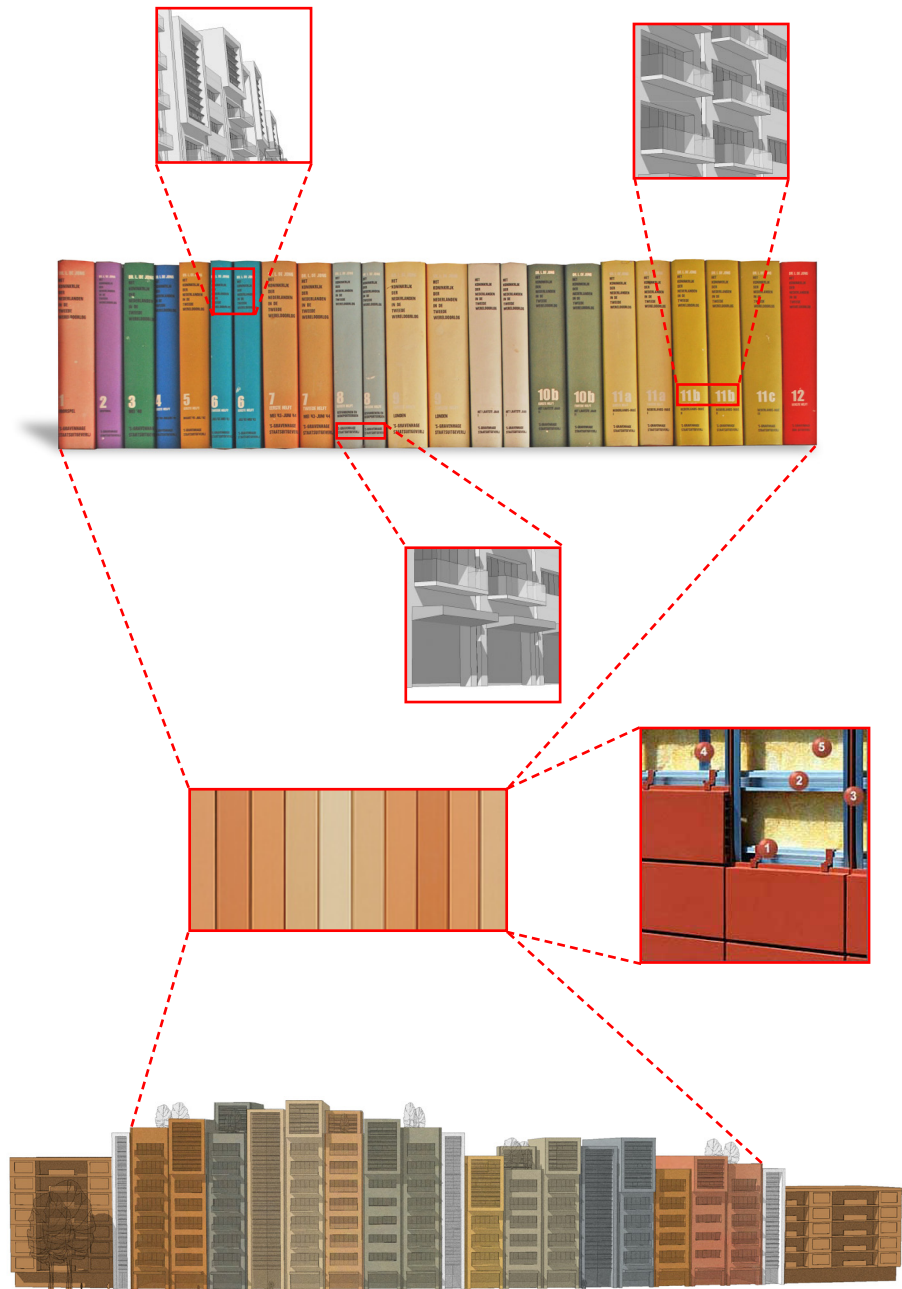
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A new image:

The building is large but the facade will have a strong vertical articulation by adding the new vertical shafts to the facade. By adding “accessories” like loggias on the highest levels and different kinds of balconies in combination with different window sizes the complex will look like a collection of individual but related buildings.

To enhance this feeling of familiarity and to show that all the parts together do belong to a large building as a whole we proposed a family of design solutions for all the facade “accessories”. This is similar to typographical styles that are used to combine different books into a single collection.

As long as these design styles are recognisable the collection will have a coherent look while the parts have individual characteristics.



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Top: South-east view on the new situation

Bottom: interior of an apartment with an extended balcony



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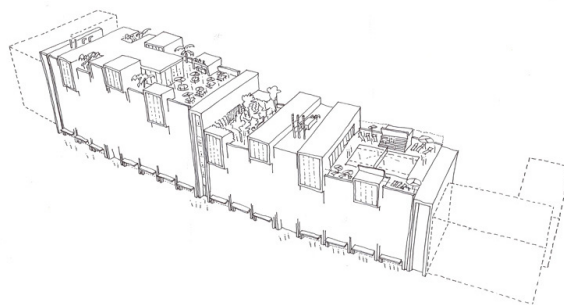
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Top: South-west view on the new situation

Bottom: on the roof there are several common functions for inhabitants and on the ground floor there are functions that are also accessible to visitors.



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#### GAK

redevelopment former GAK office building to a multifunctional complex, Amsterdam

#### Program:

113.000 m2 mixed use (housing, hotel, offices, health service centre, cinema, exhibition space)

1000 parking spaces.

#### Client:

AM-Multi / T+T Design

#### Projectteam FRANTZEN et al architects:

Tom Frantzen, Karel van Eijken, Stephan Schülecke, Felix Reiter

#### Time frame:

Design 2005

> published in: Kruit C. 'Je moet als architect je eigen kansen creëren': DAX #28, 2009; 32

The GAK office building designed by well known modernist architect Ben Merkelbach shows the fifties' optimist belief in technique and progression and has recently been listed as a state monument. Therefore it is almost impossible to transform the building. Our client however needed to double the available floor space to create an economically feasible project.

We proposed to add a new building on the west side of the building on a narrow strip of land that was available between the original building and the adjacent highway A10. Between the original and the new building there will be an atrium with a glass roof, giving access to all the floors on different levels. On ground level, where originally there was a service floor that was closed to the public, we proposed to build a horizontal volume that houses the car park with shops and other commercial spaces at the outer facades of the volume.

This concept ensured the economic feasibility of the total complex and the possibility to preserve the GAK building in a monumental state at the same time.

On the basis of this research project it was decided in 2008 to realise the additional program on a different plot and to preserve the GAK building completely and transform it into housing.

The first studio apartments went on sale in 2012.



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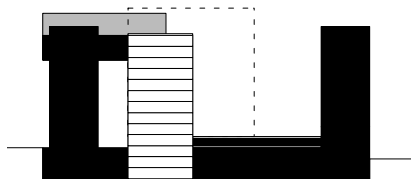
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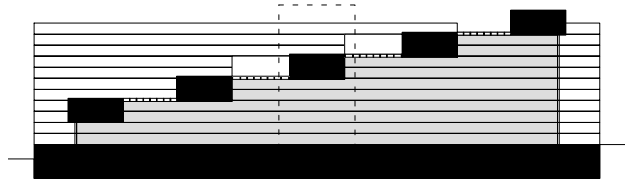


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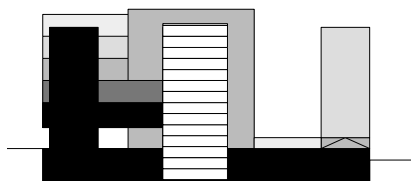
00500\_05~REDEVELOPMENT GAK / 2



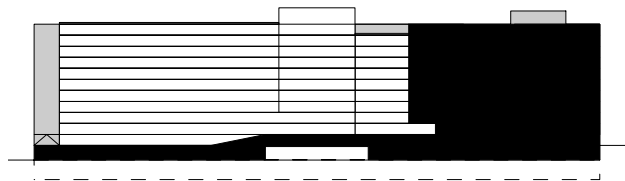
section north wing



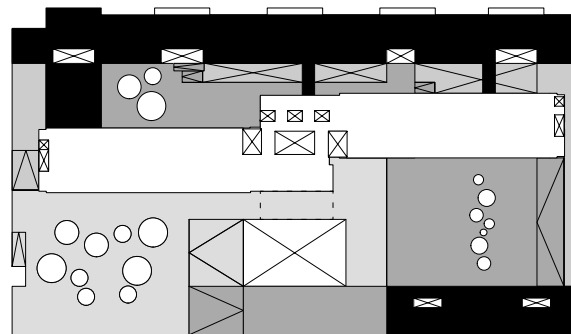
longitudinal section atrium



section south wing



east facade (Bos en Lommerplantsoen)



floorplan level 4

scheme GAK building + extension

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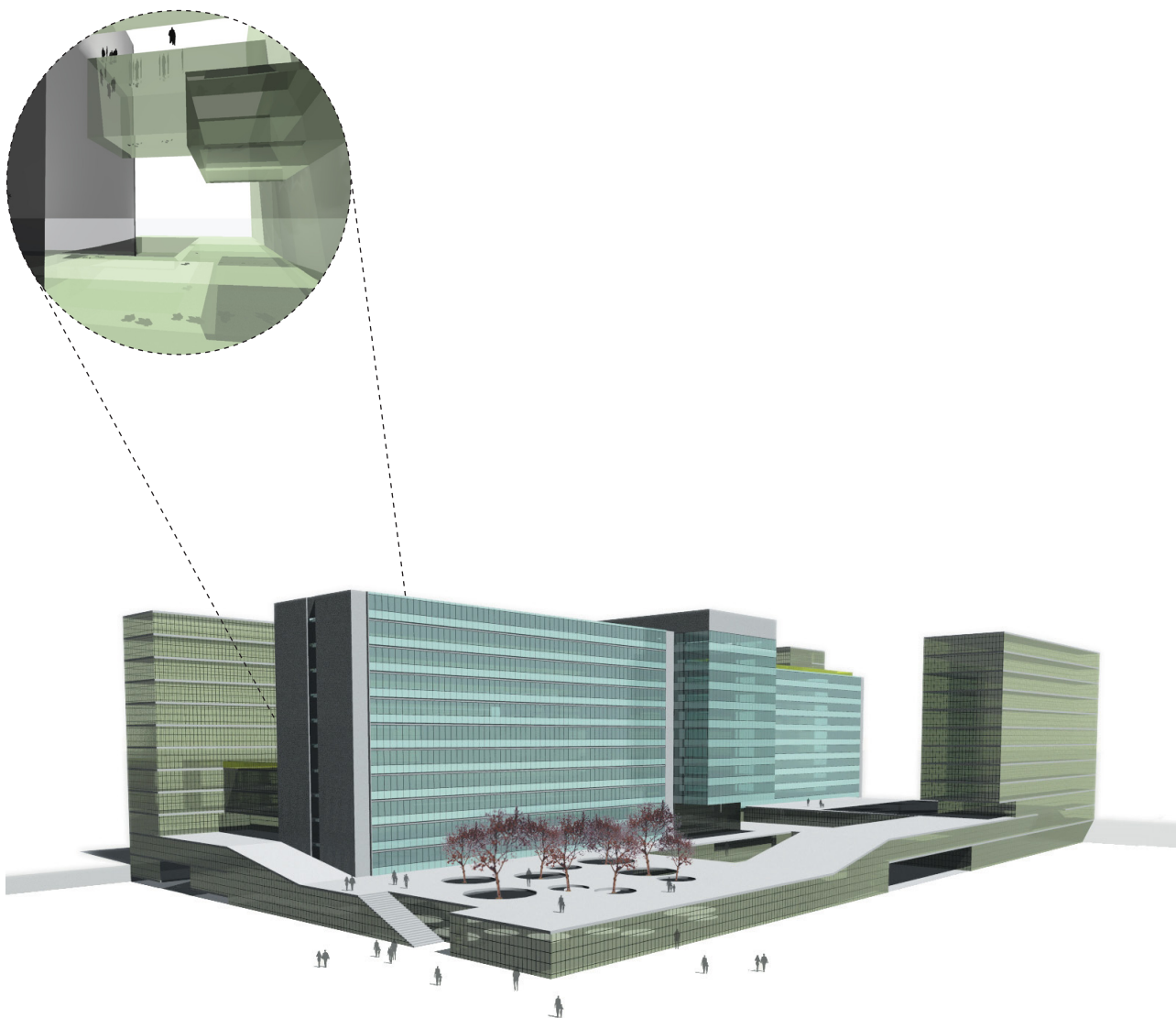
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Visualisation atrium and GAK building + extension, south-east view: The historical image remains almost completely intact.

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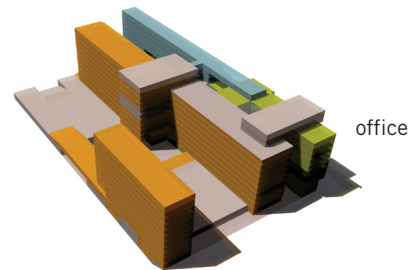
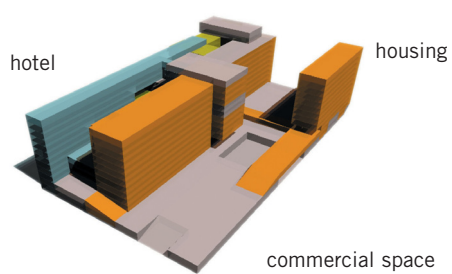
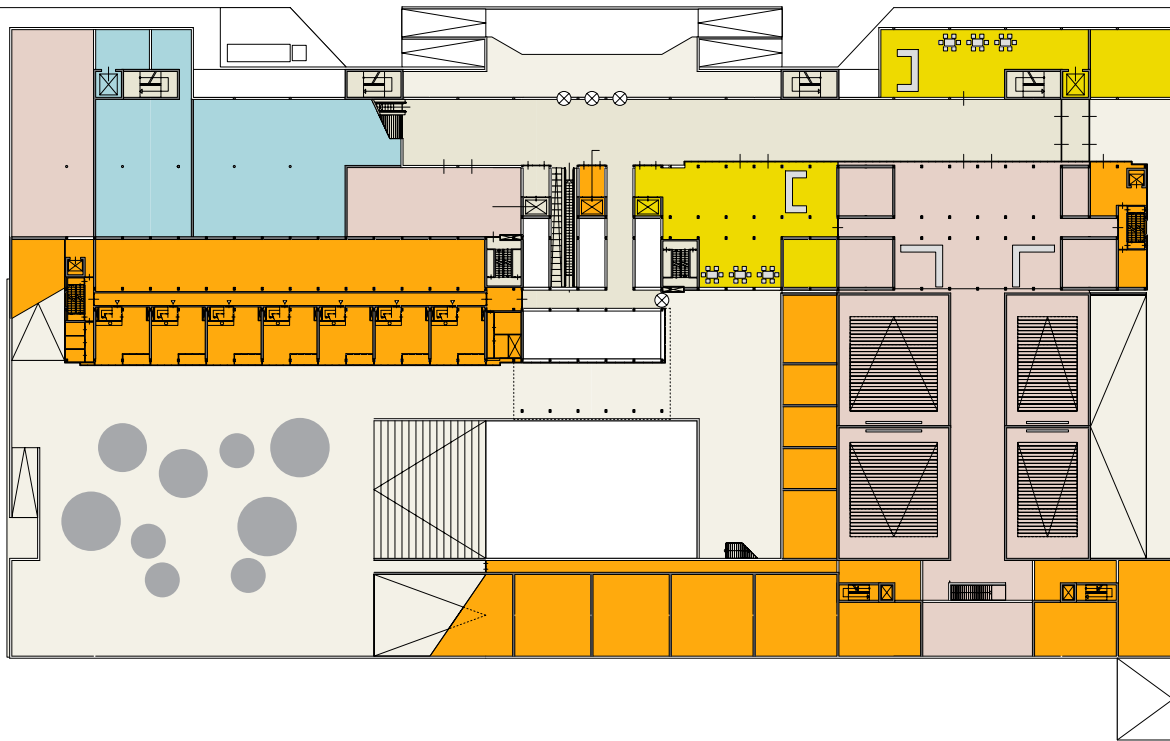
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floorplan level 2: the lobby with hotel entrance connects to the level of the highway A10 exit

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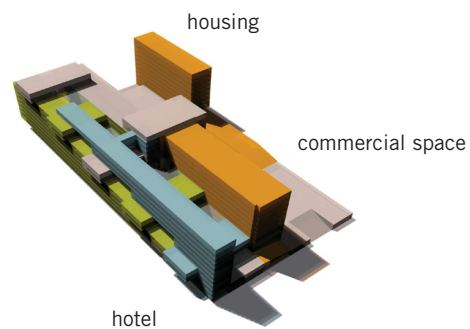
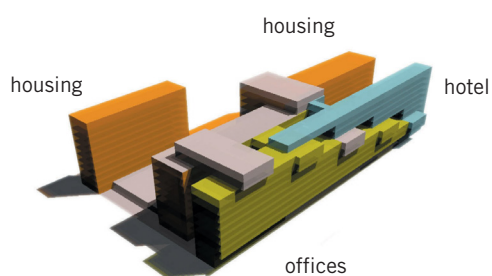
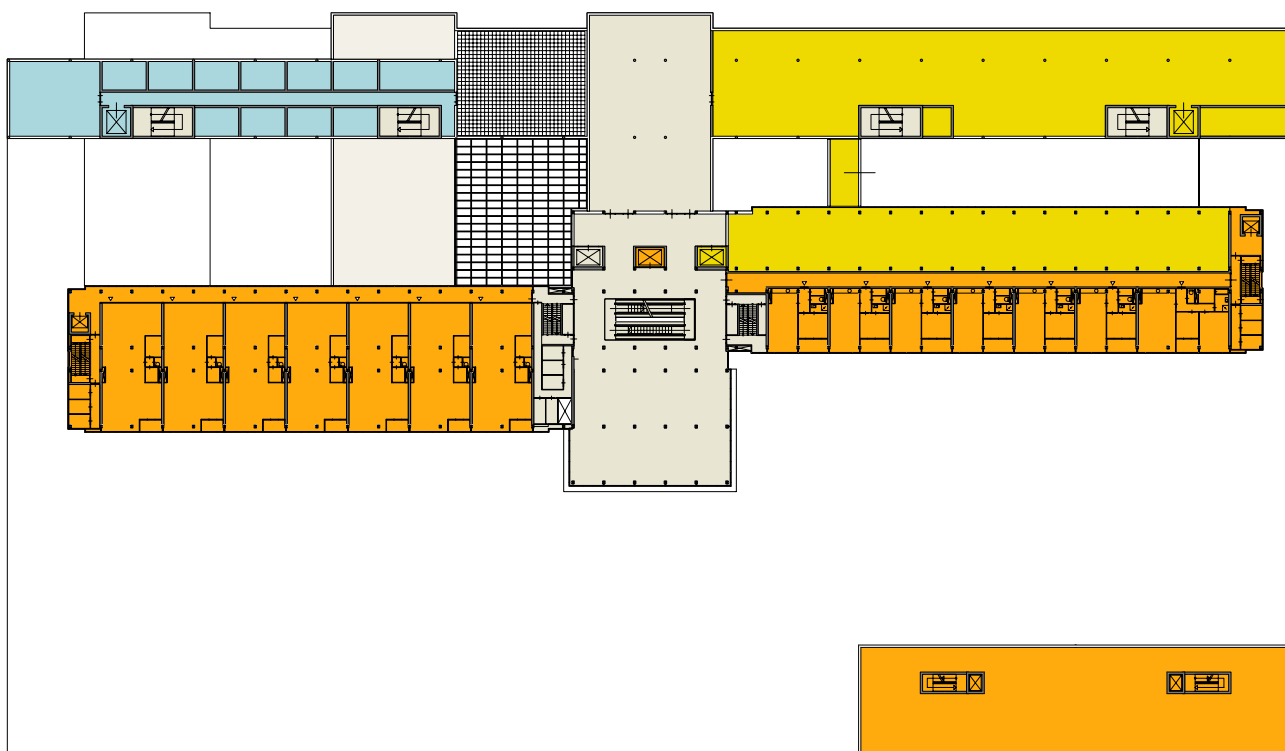
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floorplan level 7, maximum mixed use

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# INTERIORS

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DANSKINA Headquarters & showroom  
interior, Amsterdam

Program:  
600 m2 showroom and offices.

Client:  
DANSKINA

Contractor:  
WHD interieurbouw

Contractor lighting:  
FLOS special products, Milano

Lighting consultants:  
FLOS Amsterdam

Projectteam FRANTZEN et al architects:  
Tom Frantzen, Karel van Eijken, Stephan Schülecke, Felix Reiter

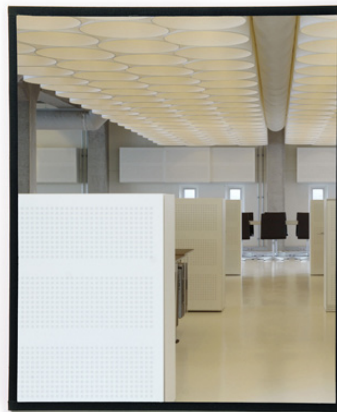
Time frame:  
Design 2006, completed 2007

> published in: Arranz F, Cámara C, *Arquitectura PLUS* 44 young  
international architects. Barcelona: Grupo Via: 42-43

> published in: Remmers, B. *Onder één dak: Identity Matters*  
2008; 6/7: 34-35

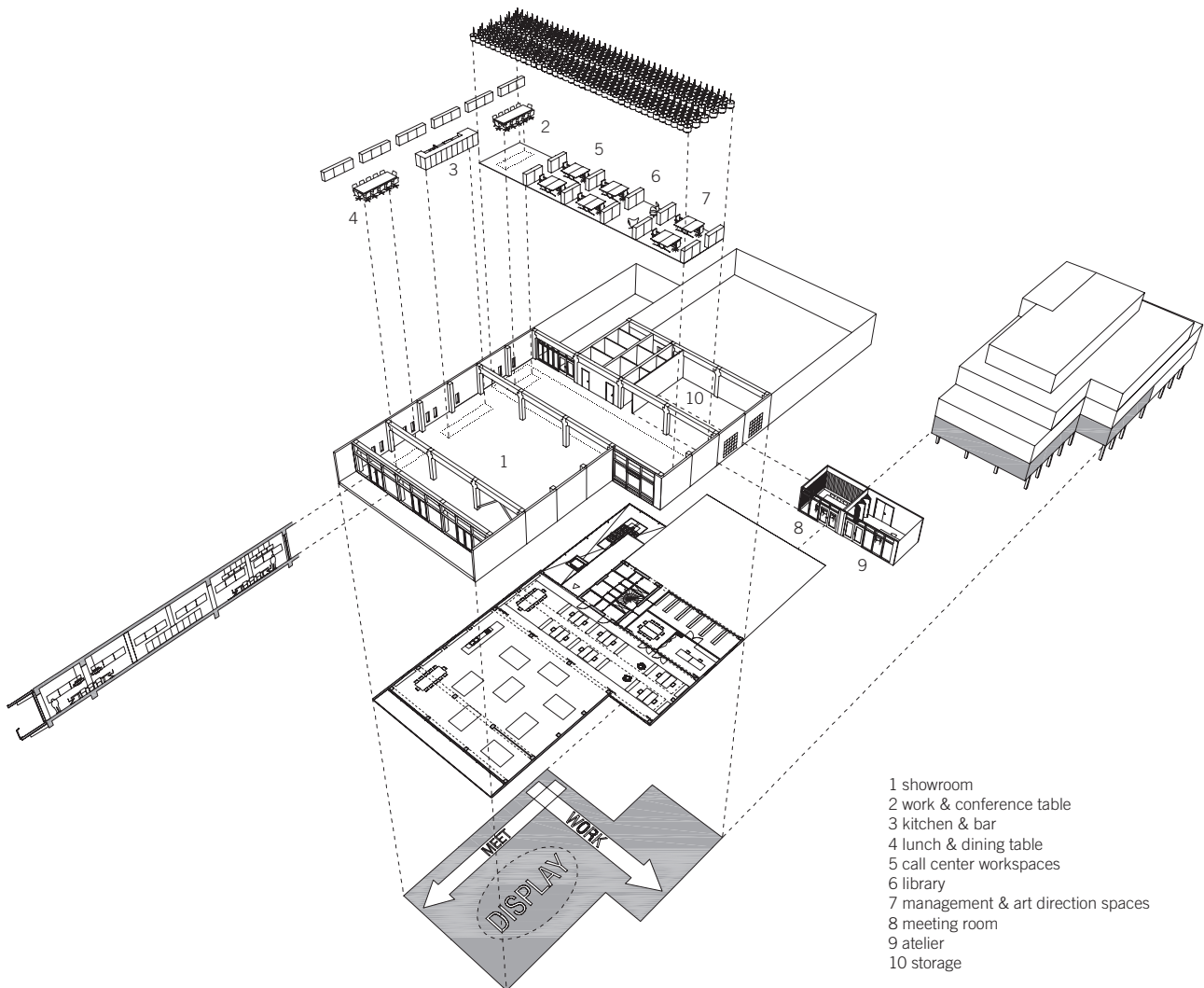
Danskina, a company that creates high-end design carpets and rugs, is based in a multi-tenant building in the eastern harbour district in Amsterdam. In this building several creative companies have realised typical “concrete & installations in display” interiors. What makes the DANSKINA interior special is the way office space and showroom facilities are seamlessly integrated.

The office space is defined by a suspended ceiling of 276 white lampshades. The lampshades, made of soft insulation material, enhance the acoustic noise reduction very locally in this space which makes it possible to realise compact working places in the overall open space. On the floor all attention is attracted by the carpets, the main assets of this company. Perpendicular to the office desks we positioned two conference tables and a kitchen&bar combination clad with stainless steel and brown leather cushions. On the wall we mounted the famous STEALTH office cabinets designed by Wiel Arets. The result is a very simple interior with an impressive spatial effect that almost leaves the building itself untouched.





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Exploded view: The office desks and the more representative conference tables are organised in a simple but effective way.

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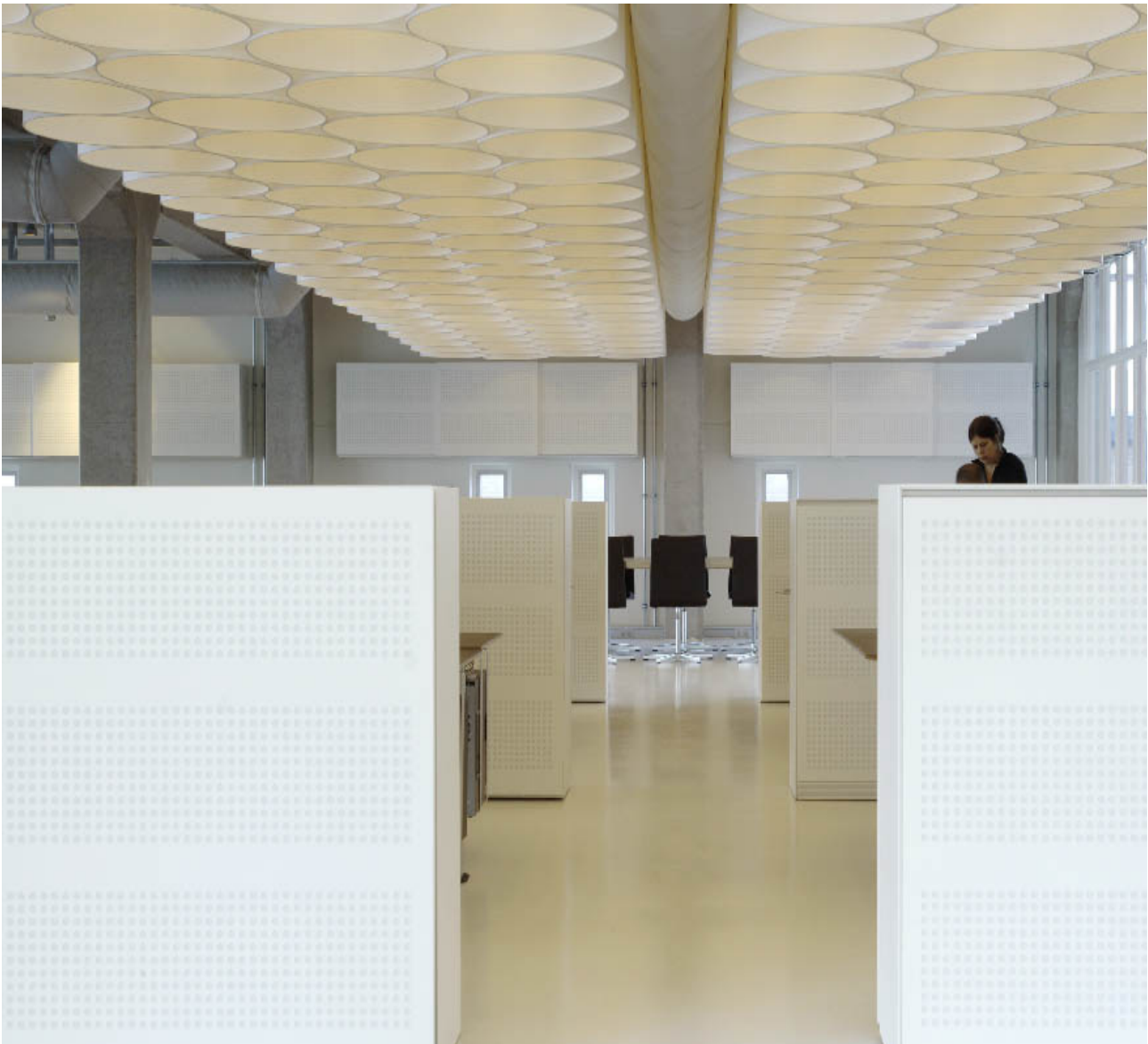
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00020\_08~DANSKINA / 3



The office desks are mainly used voor call center activities. The acoustic qualities of this space are enhanced by using 276 lampshades as a suspended ceiling in combination with the famous STEALTH acoustic office cabinets designed by Wiel Arets mounted on the wall. The radiation from the light bulbs is used as local extra heating for the office space.

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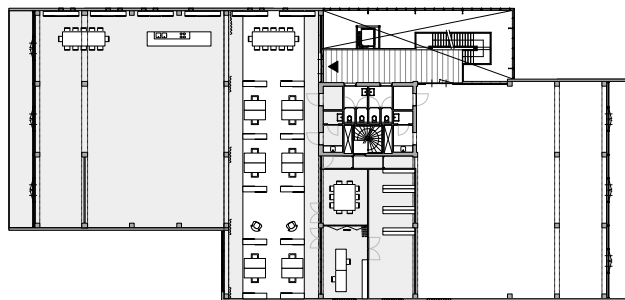
Top: The bar & kitchen combination is clad with stainless steel on one side and brown leather cushioning on the other side.

Bottom: In the private meeting room the walls are clad with the Felt carpet called DUNE, developed by DANSKINA. Applied in this way the carpet is a great acoustic insulator.

The conference table of 4x1,2m is designed especially for DANSKINA.



The showroom is re-styled by “hot” designers every season or whenever there is a major change in the collection. The interior must serve as a quiet background and a trademark design at the same time.



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# PRIVATE HOMES

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00100\_07~XYZ / 1

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Villa XYZ, Empel ('s-Hertogenbosch)

Client:

Fam. Thijssen-van Westerlaak

Contractor:

MP Drijvers

Structural engineer:

Benders & Van Zon

Projectteam:

Tom Frantzen, Jeroen van de Ven, Henk Korteweg, Jeroen

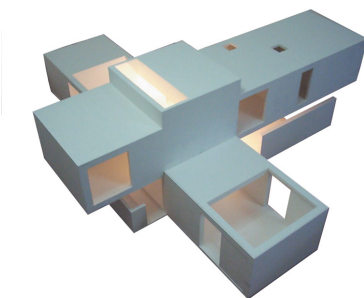
Verdonschot, Dennis De Poorter, Mark Huveneers

Time frame:

Design 2001, completed 2002

> published in: Quadrelli D, Sovran G. NL05. Milano: Librarsi Viaggi

> published in: Yoshida N, et al, ed. Young Architects in the Netherlands: Tom Frantzen. A+U 2004: 4: 60-66.



"A minimal volume that exploits the maximum dimensions of the plot."

Around 2000 it was almost impossible to buy a plot to build a private home. The few available plots were tendered in lotteries among the many interested buyers. Our clients were never fortunate in these lotteries until at last they were enrolled on this plot. Unfortunately it actually exceeded their budget. Nevertheless, they bought the plot so the house on it had to be inexpensive and therefore relatively small compared to the plot. The urban plan however ordered a voluminous house, therefore the house is designed to look large by extending the volume to the maximum dimensions of the plot, in each direction:

X spans the maximum width, Y the maximum depth and Z the maximum height.

This creates a very simple house: The X-axis is a sequence of interior spaces and outdoor patios, where the mass is only manifested in the outlines of the volume. In the middle of the X-axis is the origin, a bathroom along a staircase. On top of the origin, in the Z-axis direction, the childrens' play area with an elevated skylight is created.

Perpendicular to the X-axis on the first floor is the Y-axis containing the bedrooms. With huge "Vierendeel" beams in the side walls it cantilevers above the garden and the street.

Under these cantilevers are the living room and kitchen area, just surrounded by glass. The pavement continues under the glass, so the street and garden look seamlessly connected to the interior.

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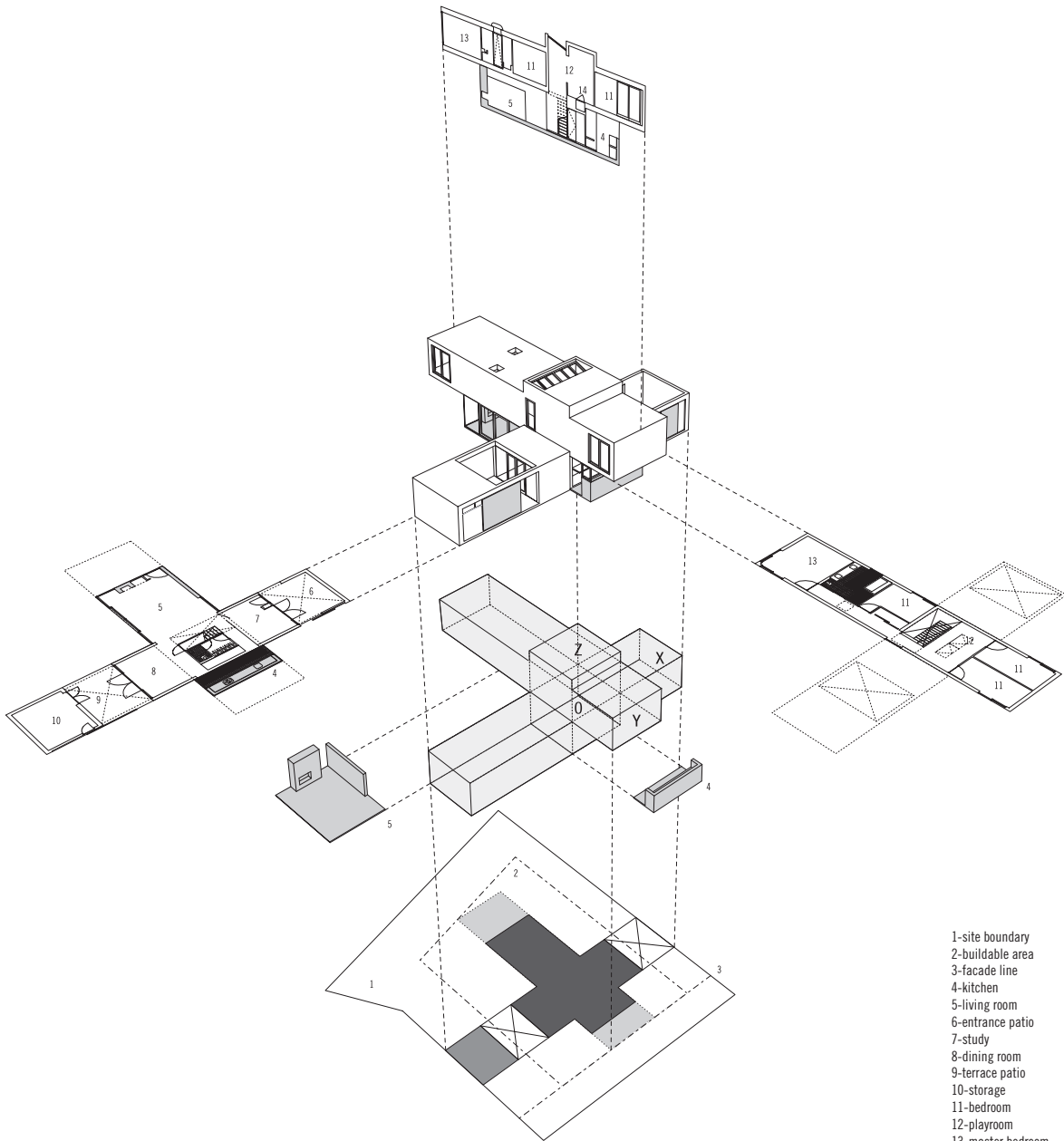
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00100\_07~XYZ / 2



exploded view

- 1-site boundary
- 2-buildable area
- 3-facade line
- 4-kitchen
- 5-living room
- 6-entrance patio
- 7-study
- 8-dining room
- 9-terrace patio
- 10-storage
- 11-bedroom
- 12-playroom
- 13-master bedroom
- 14-toy storage

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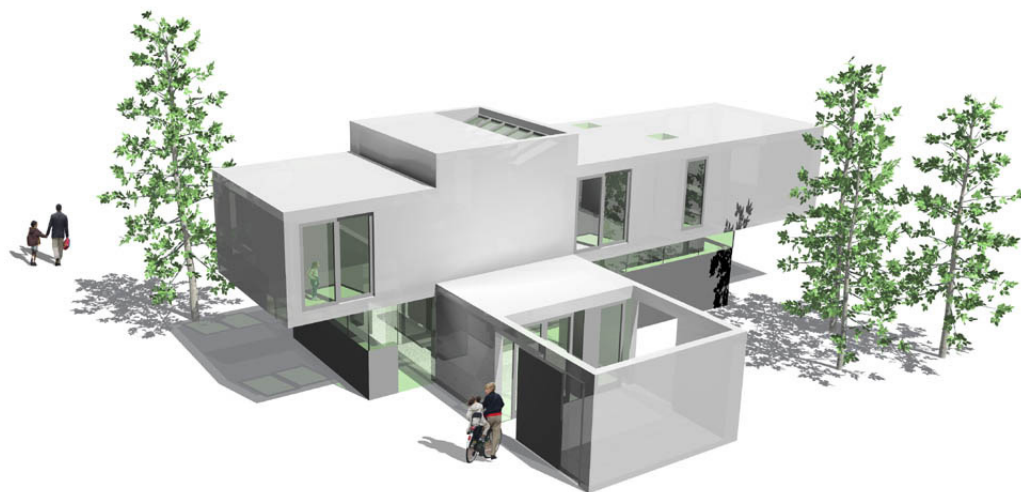
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The completed villa is as abstract as these renderings.

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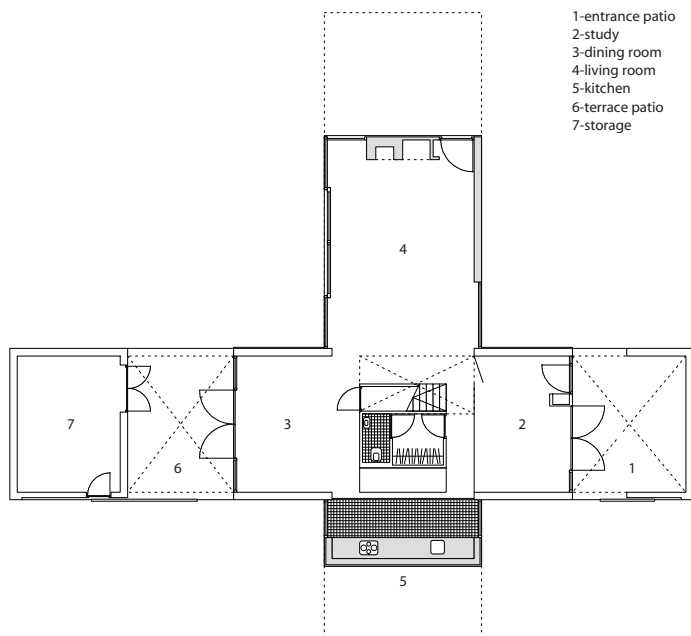


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View from the street



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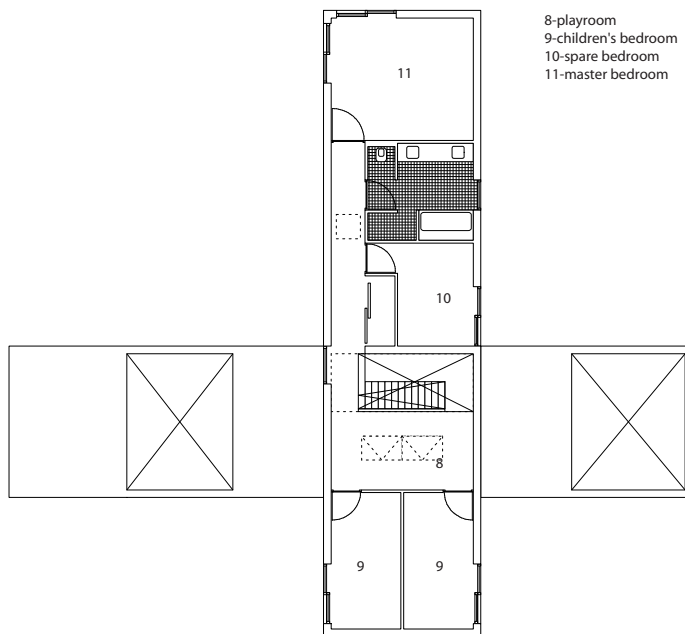


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View from the garden



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The playroom upstairs



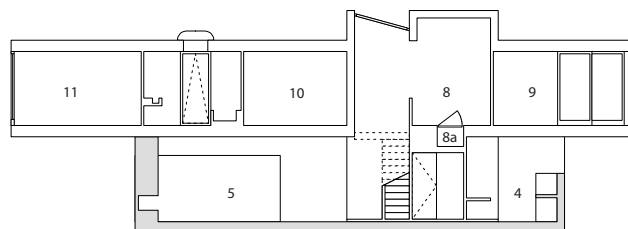
View from the living  
to the dining room



Top: view from the kitchen to the street.

Bottom: view from the living room to the kitchen.

- 4-kitchen
- 5-living room
- 8-playroom
- 8a-toy storage
- 9-children's bedroom
- 10-spare bedroom
- 11-master bedroom



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Carré De Bruin

Re-development of a state monumental farm, Maastricht

Program:

3 houses

Client:

Fam. Frantzen-De Bruin

Contractor:

Lumpens, Maastricht

MEP consultants:

Meesters, Maastricht

Projectteam FRANTZEN et al architects:

Tom Frantzen, Karel van Eijken, Felix Reiter, Laura Reinders

Time frame:

House I: design 2003, completed 2005

House II: design 2005, completed 2010

House III: design 2010

> published in: Hulsman B. Een langzame verbouwing: NRC LUX, 2011; 14

> published in: Allin P. carréhoeve Van Akenweg Maastricht: DAX #28, 2009; 34-41

This former farmhouse consists of three parts: the old house, the barn and the stables. In each part, a new house is designed with the characteristic elements of that part maintained. For example, the troughs in the barn are converted into kitchen cabinets and combined with a sleek and white kitchen island, creating a new kind of "country kitchen" where the atmosphere of the original barn is still all around you. The renovation of this complex is executed in phases: Once a house is completed and rented out new financial funds become available to design and convert the next one. At the moment we are working on the plans for the third house in the former stables.



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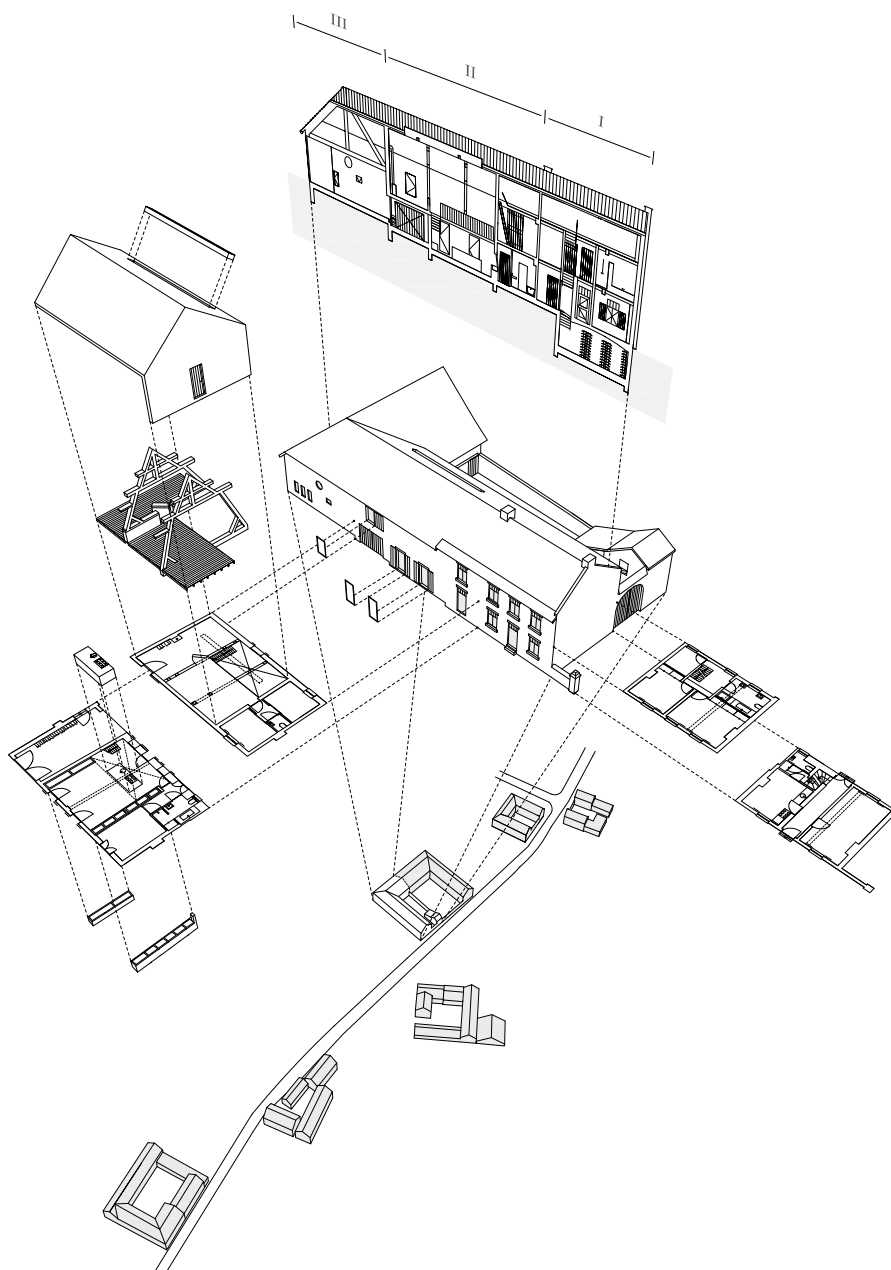
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00100\_08~CARRÉ DE BRUIN / 2



exploded view of the whole complex with detailed drawings of house I & house II.

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The kitchen on ground floor is in contact with the living on the first floor through the open void.

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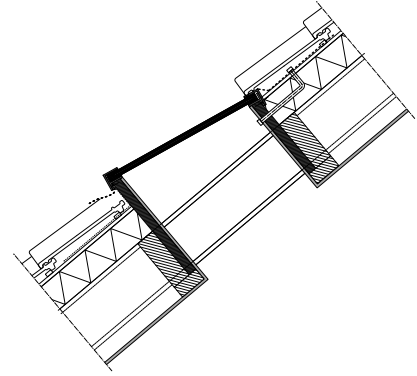
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The skylight is detailed as an enormous 8m wide tile of glass that slides under the roof tiles. This simple concept prevents leakages and the glass is washed clean by the overflowing water when it rains.

The old timber structure extends into the opening of the skylight.

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The wall opens up 'James Bond style', the monumental structure is preserved and the skylight provides the space with northern light.

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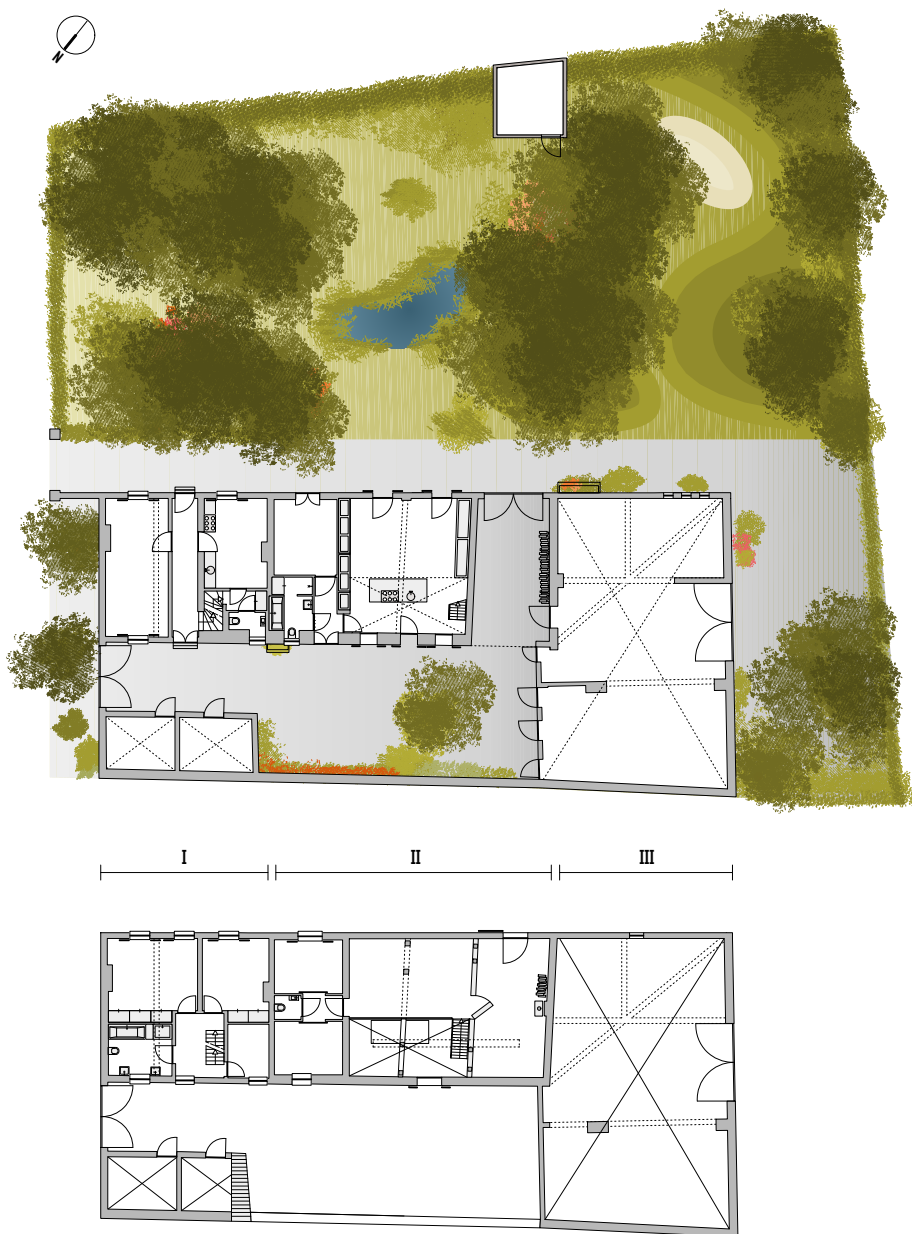
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floorplan ground floor & 1st floor

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The walnut tree at the pond, view towards the street, view from the street.

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## ABOUT TOM FRANTZEN

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The projects of FRANTZEN et al architects were commissioned by:

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- > AM wonen BV / Noord Holland, Amsterdam
- > Architectuurcentrum ABC, Haarlem
- > Architectuurcentrum Aorta, Utrecht
- > Atelier HSL, Amsterdam
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- > Follydock, Rotterdam
- > Fonds BKVB, Amsterdam
- > Gemeente Apeldoorn
- > Gemeente 's-Hertogenbosch
- > Gemeente Eindhoven
- > Gemeente Gouda
- > Gemeente Heerlen
- > Gemeente Hilversum
- > Gemeente Utrecht
- > Gemeente Venlo
- > Gemeente Zwolle
- > Judokai, Born
- > K2 architecten, Amsterdam
- > Kantorenfonds Nederland BV, Maastricht
- > Koninklijke IBC vastgoed, Best
- > Lips capital group, Zaltbommel
- > Mevr. Stok-Van Es, Scharendijke
- > MU Art Foundation, Eindhoven
- > MULTI Vastgoed, Gouda
- > Nederlands Vormgevingsinstituut, Amsterdam
- > Ontwikkelingscombinatie Paleisquare BV, 's-Hertogenbosch
- > Philips Design BV, Eindhoven
- > Rietbergen Concept Vastgoed BV, Nijmegen
- > Ruijters BV, Maastricht
- > SeARCH BV, Amsterdam
- > Stichting Erfgoedhuis Zuid-Holland, Leiden
- > Stichting Het Groninger Landschap, Groningen
- > Stichting Het Utrechts Landschap, De Bilt
- > Stichting Undercover, Nijmegen
- > Takeaway.com
- > Technische Universiteit Eindhoven, Eindhoven
- > Total Identity BV, Amsterdam
- > T+T Design, Gouda
- > Van Berlo Studio's, Eindhoven
- > Weevast Ontwikkeling & Beheer BV, Bussum
- > Woonbedrijf, Eindhoven

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FRANTZEN *et al* architecten

Hamerstraat 3

1021 JT Amsterdam NL

t +31 [0]20 7889918

f +31 [0]20 7889909

e [office@frantzen.nl](mailto:office@frantzen.nl)

i [www.frantzen.nl](http://www.frantzen.nl)

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