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CKSA

Christoph Kohl
Stadtplaner
Architekten

30 Projects
from 30 Years

1994 - 2024

CKSA | Christoph Kohl
Stadtplaner
Architekten

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 Urbanism · Architecture · Landscape

KRIER · KOHL · ARCHITEKTEN

30
30

30 Projects from 30 Years in the
Netherlands and on the **Lower Rhine**

A selection of outstanding projects from the
beginnings in **1994** to pioneering concepts in **2024**



Preface

1994 - 2024

30 years of urban architecture

What we like doing best:

Developing urban neighborhoods - for people.

Our professional passion is to build places where people feel at home. Home is more than a house, it includes the urban environment around it. The desire to build a place of belonging for other people is linked with our own self-imposed loss of home.

Most people in the international design team of CKSA live or have lived abroad for many years. Christoph Kohl has left his Italian 'Heimat' South Tyrol for the first time to study in Venice and Victor Joosten has lived outside his home country the Netherlands longer than he has lived in it.

We are convinced that home does not only exist where you come from, but home can also be designed and built. The urban designer and architect set the stage for the new feeling of home. When we do our job well, this has a great positive impact on the quality of life.

When a person, a couple or a family decides for a new domicile, whether it's an apartment or a house, it should be an all-round fit. The urban environment is at least as important as the house itself. You only really feel at home when you look out of the window and see a place you feel comfortable in. That's why there's so much to be gained from curated urban design.

With this in mind the first project in the Netherlands was designed in 1994 with the small neighborhood 'Noorderhof' in Amsterdam and shortly afterwards in 1996 work commenced on the groundbreaking 'Brandevoort' settlement. The approach was different from the mainstream at the time and proved to be a great and lasting success.

From our office in Berlin we have remained active in the Netherlands ever since. In 2022, office partner Victor Joosten moved from Berlin to the Hague, Voorburg, enhancing our presence in the Netherlands.

Working in both Germany and the Netherlands has brought inspiration and cross fertilization of ideas in both directions. Working in different countries allows one to look beyond the common building practice and regulations to new hori-

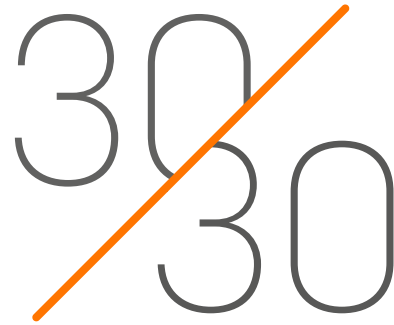
zons. Over the years there have also been intensive and interesting planning projects in China, Georgia and Russia.

To really create home, one has to have a hand in every stage of the design. This is why we provide services for all phases of planning - from the green (or brown) field site to the establishment of binding development plans and finally to the building design - with a competent, interdisciplinary team of partners and our office. This holistic approach of CKSA: **Conception > master planning > legal planning > architectural design** is our special business model.

Today, continuing to build our cities goes far beyond visually appealing architecture. The necessary responses to climate change, the use of renewable energy and managing mobility are increasingly turning us urban planners and architects into environmental specialists and sociologists - civil engineers in the literal sense. Those who design a sustainable, urban life for people can also - quite positively - create a home.

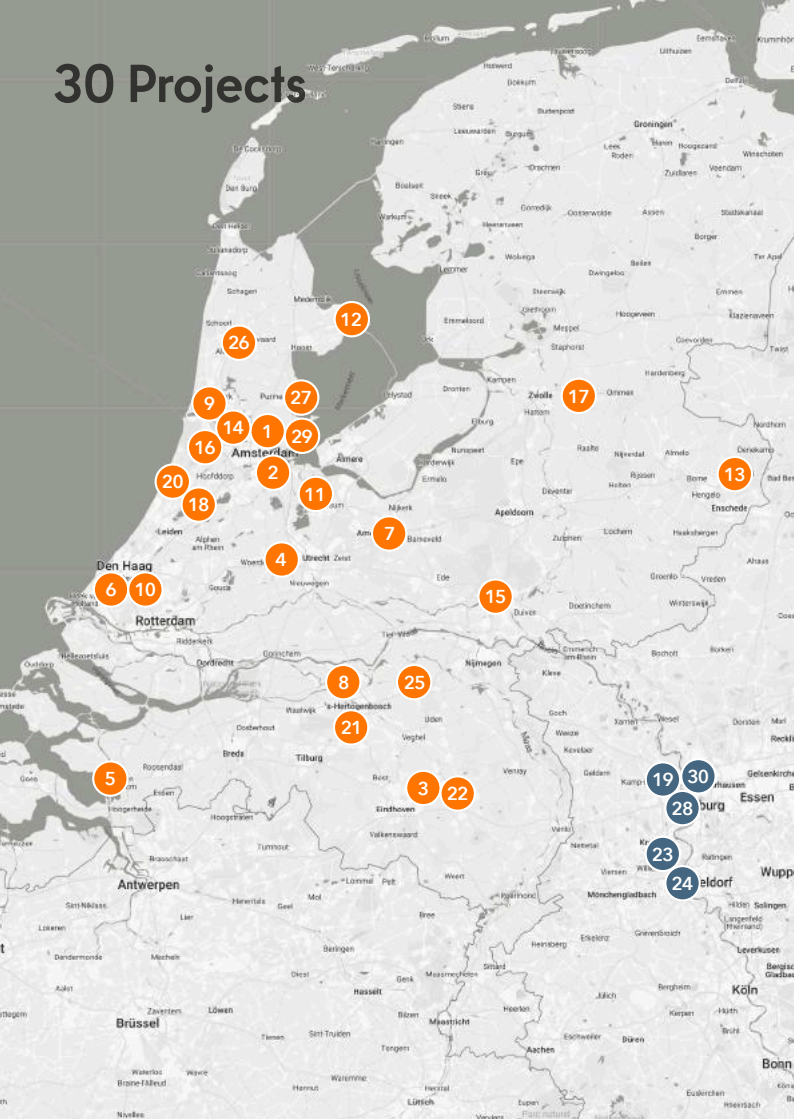
Berlin | Den Haag | Bolzano

May 2024

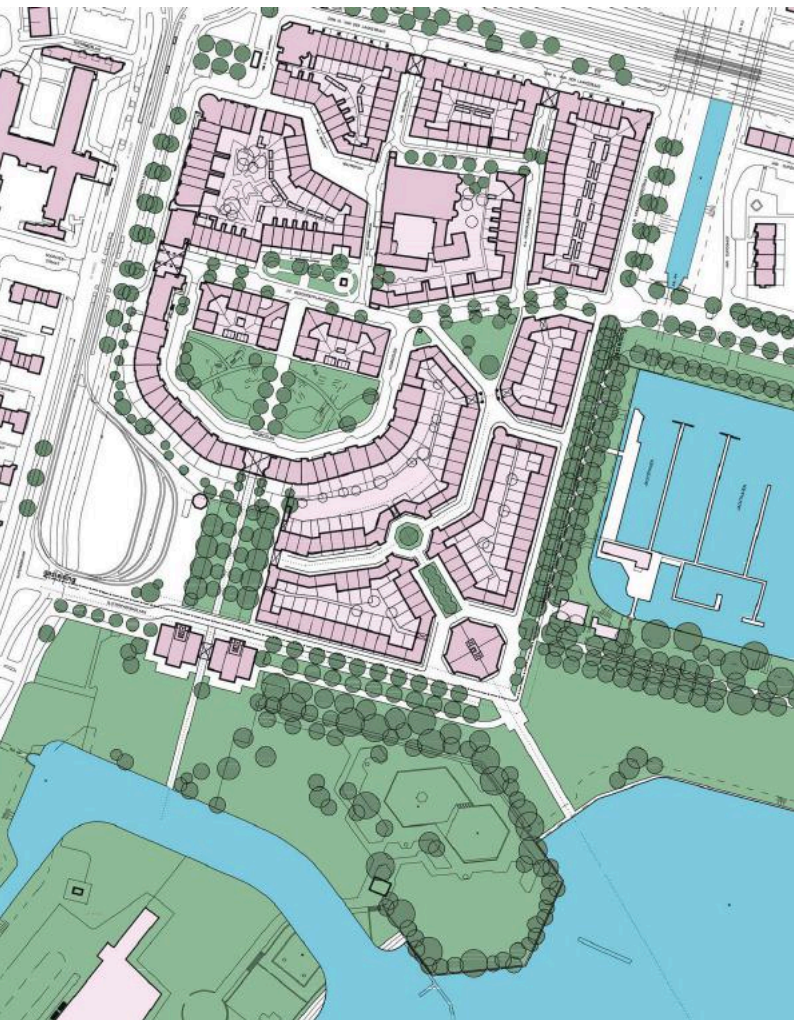


30 Projects from 30 Years in the
Netherlands and on the **Lower Rhine**

30 Projects



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- 29 De IJ-Loods | Amsterdam since 2020
- 30 Technologiequartier Wedau | Duisburg since 2022



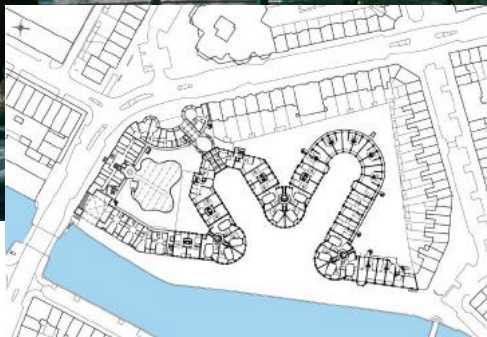
① Noorderhof | Amsterdam

It was the aim of this project in Amsterdam's district Sloterveer to densify and reevaluate a residential complex from the 1970s. With the help of small housing blocks, alleyways and public squares, a neighborhood with a high liveability was created.

An existing church and the curved apartment building were seamlessly integrated.

Clients: Het Oosten; Kristal; FAR WEST

Project by Krier • Kohl



② Meander | Amsterdam

On the abandoned industrial site of the AWIC in Amsterdam-Westerpark, 278 dwellings with 7,500 m² of offices, a local library, a school, shops, and a restaurant have been realized. In order to provide the greatest number of apartments possible with a good view, two V-shaped lanes were oriented towards the canal.

Client: Het Oosten

Project by Krier • Kohl



③ Brandevoort | Helmond

New town on 365 ha for around 17,000 inhabitants.

1. master plan, coordination, supervision
2. design guidelines for "De Veste" center
3. parcelling plan for three adjacent "villages"
4. planning block-by-block realization

Clients: Bouwfonds Eindhoven; Kalliste

Project started by Krier · Kohl



④ Vleuterweide | Utrecht

Urban district center on 75 ha, as part of the largest urban expansion project and the first uncovered shopping mall in the Netherlands.

1,750 apartments; 15,000 m² commercial space; 1 lyceum with library and a chapel

Clients: Multi Vastgoed; AMVEST; Ballast Nedam
Project started by Krier • Kohl

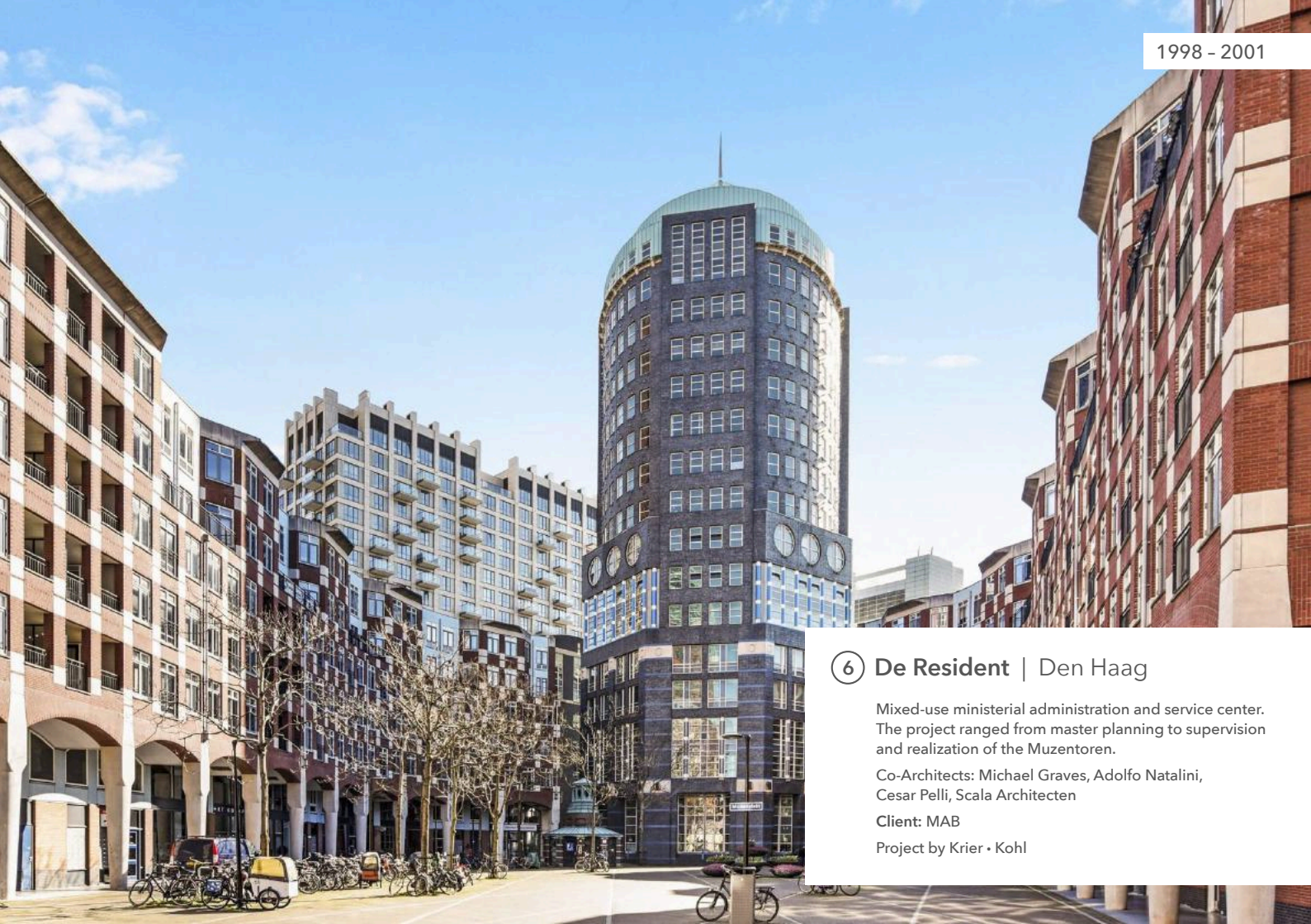


⑤ De Parade | Bergen op Zoom

The master plan restructures the south-eastern portion of the inner city of Bergen op Zoom. Around 70 units of housing and 18,000 m² of retail space were built along a new commercial street called De Parade. The small-scale development is inserted seamlessly into the historic old town of Bergen op Zoom.

Client: Bouwfonds MAB

Project by Krier • Kohl



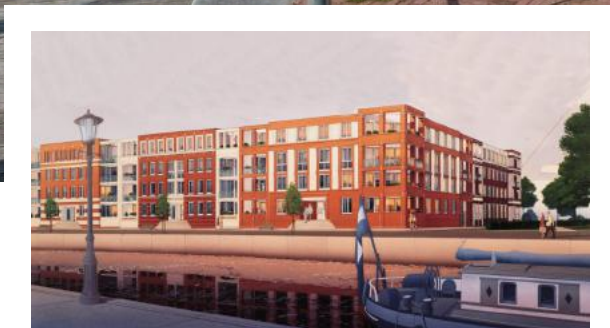
⑥ **De Resident** | Den Haag

Mixed-use ministerial administration and service center. The project ranged from master planning to supervision and realization of the Muzentoren.

Co-Architects: Michael Graves, Adolfo Natalini, Cesar Pelli, Scala Architecten

Client: MAB

Project by Krier • Kohl



⑦ Gildenkwartier | Amersfoort

A new city quarter of approximately 350 apartments has been built in direct neighborhood to the old town centre of Amersfoort along the river Eem. This consists of four closed and half closed blocks as well as a town villa at the head of a park. The blocks are divided into individually designed town houses. All apartments have a view either to the park or to the river.

Client: Heijmans Vastgoed

Project by Krier • Kohl



⑧ Slot Haverleij | 's-Hertogenbosch

With 500 residential units, Slot Haverleij is the largest of ten fort-like residential complexes designed by various architects within a 180-hectare golf resort. The urban planning approach was to limit the usual sealing of comparable settlements through targeted high densification and to preserve as much open space as possible in the landscape.

Client: Heijmans

Project by Krier • Kohl



9 Citadel Broekpolder | Heemskerk

The Broekpolder urban development area is located between Beverwijk and Heemskerk. In the center, a relatively dense structure consisting mainly of terraced houses with traditional streets and squares was built. The Citadel is surrounded by an area of water that traces the course of a fictitious city wall.

Client: ING Vastgoed Ontwikkeling

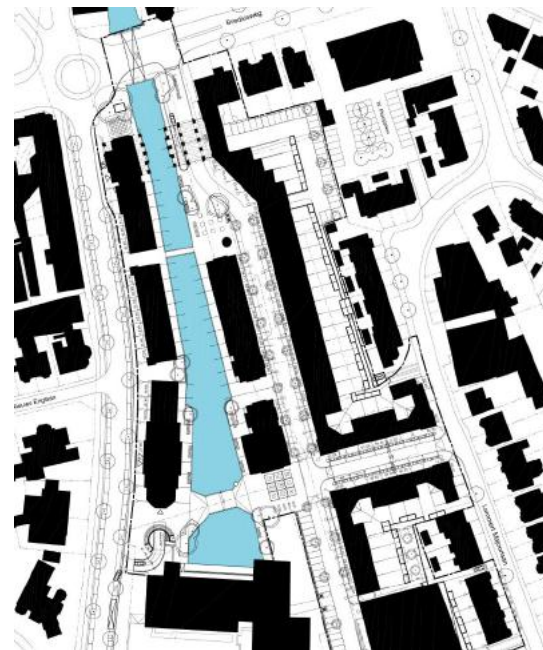
Project started by Krier • Kohl



10 Rivierenbuurt | Den Haag

Urban ensemble with around 250 residential units. The centerpiece is a funnel-shaped square opening towards the canal, which is effectively accentuated by a large water basin and an octagonal eleven-storey residential tower.

Clients: Gemeente Den Haag; Blauwhoed Eurowoningen; Kristal
Project started by Krier · Kohl



11 Landstraat Noord | Bussum

The historic harbour in the center of Bussum has been filled in for decades and a public parking lot was built over it. Our idea was to restore the old harbor and at the same time create a new, mixed-use quarter around it.

Opposite the existing city hall several public buildings are located: a restaurant in a historic building, a supermarket and a community centre.

Client: Planoform vastgoed

Project started by Krier • Kohl

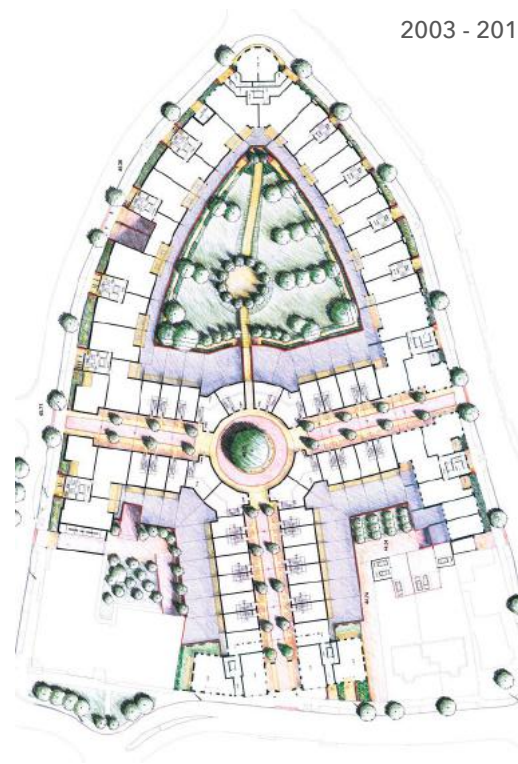


⑫ Paktuynen | Enkhuizen

On the site of a former paper factory, a neighborhood with 90 residential units was to be created. Directly adjacent to the south is the Snouck van Loosenpark. A crescent responds to the radial structure of the historic workers' settlement located in this park.

Client: Rotteveel M4

Project started by Krier • Kohl



13 Stadsbleek | Oldenzaal

Restructuring of Stadsbleek, located on the edge of the historic city center of Oldenzaal: Three small streets leading into a central square divide the iron-shaped, 1.7 ha site into three blocks with a total of around 180 residential units.

Client: Trebbe Bouw; Gemeente Oldenzaal; WBO

Project started by Krier • Kohl



14 Assumerhof | Heemskerk

Based on the adjacent Baroque park of Assumburg Castle to the west, the urban layout has been developed in the style of a Baroque country estate. Visual axes between the symmetrically arranged classical villas and the apartment building in the center of the ensemble create direct references to Assumburg Castle and the natural space surrounding the 2.8 ha peninsula.

Client: Heijmans

Project started by Krier • Kohl



15 Stadsblokken Meinerswijk | Arnhem

Competition for a nature and recreation area including a new urban quarter. The 275 ha area consists largely of a natural and river landscape, which is to be made partially accessible. The new city quarter is to be built on an island opposite Arnhem city center. This will bring Arnhem closer to the river and at the same time connect the southern part of the city with the north.

Client: Phanos



16 De Remise | Haarlem

On one of Haarlem's last inner-city development areas, a lively residential quarter has been built comprising apartments, senior citizens' apartments and terraced houses as well as a large supermarket. The 3 ha site on the Leidsevaart canal used to be a streetcar depot.

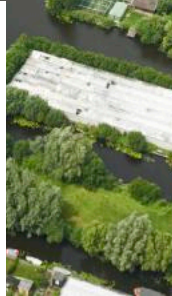
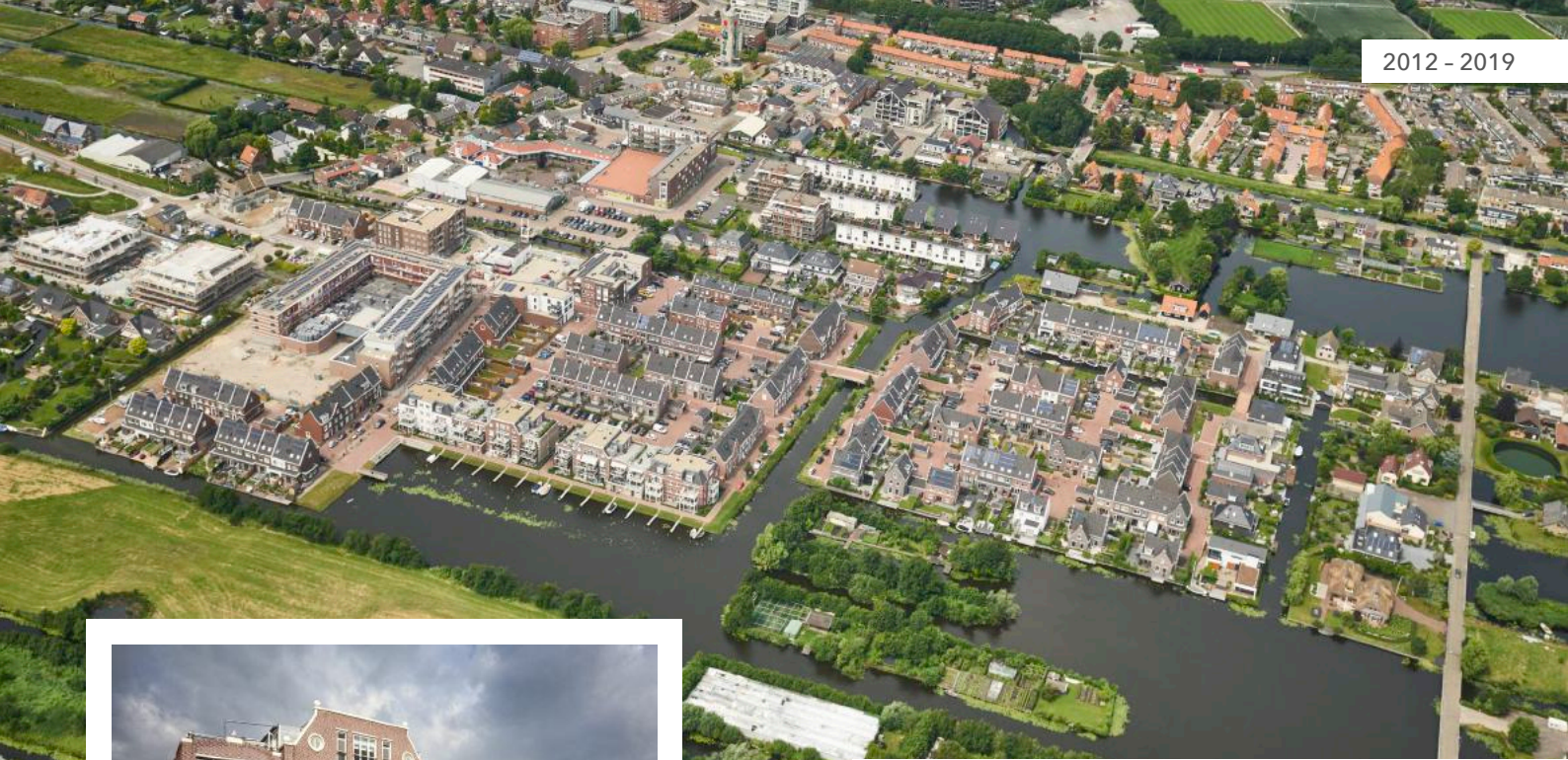
Clients: Hoorne Vastgoed; Pré Wonen



17 Waterfront Dalfsen | Dalfsen

The urban planning design for the "Waterfront" continues the village residential structure from the historic town center to the north with retail and restaurants to a new waterfront promenade with a pedestrian harbor on the Vecht.

Client: Loostad



18 De Oevers | Roelofarendsveen

1st prize in the invited competition for a town center extension of Roelofarendsveen. A selection matrix was created for the townhouses, which gave the buyers a free choice of façade and at the same time allowed the architects to control the overall appearance.

Co-architects: Mulleners+Mulleners

Clients: Heembouw Ontwikkeling; Hoorne Vastgoed



19 6-Seen-Wedau | Duisburg

Planning for the conversion of the existing railroad facilities into a new district. This is where the quintessence of Wedau's qualities come together: excellent accessibility, living in green surroundings by the water and in a neighborhood.

Clients: DB Immobilien; BEG NRW



20 Westend | Roelofarendsveen

The urban design was inspired by the roughly parallel trench structure in this area, which was formerly characterized by greenhouses. The design guidelines set out the starting points to create a village atmosphere with local, rural architecture, while at the same time sustainability plays a major role, as the entire plan is to be realized without a gas connection.

Clients: Heembouw Ontwikkeling; Kennemerland Beheer



21 Marktveldeplein | Vught

As part of the Centrumplan, the Marktveldepassage shopping center is being replaced by a new building.

The closed-looking building complex of the Marktveldepassage will be turned inside out: attractive store facades, which complement the existing shopping streets in the area, will replace the previous indoor passage.

Client: Bouwaccent for Green Real Estate



22 Oranjekade | Helmond

On the edge of Helmond's city center, directly on the navigable Zuid-Willemsvaart, a new residential quarter with 27,000 m² gross floor area is being built, inspired by the former industrial character of the EDAH site.

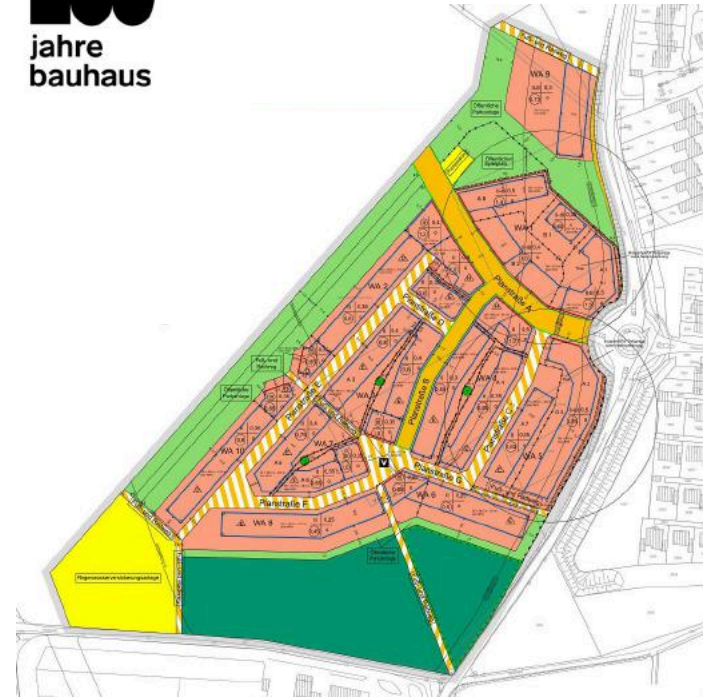
Co-Architects: architecten|en|en

Clients: Residenz Development; BanBouw



100
jahre
bauhaus

2017 - 2019



23 Fischeln Süd-West | Krefeld

Urban development concept and land-use planning for a Bauhaus-style housing estate to mark the 100th anniversary of the Bauhaus in Krefeld. Planning area of 5.2 ha for 163 residential units and 1 daycare center.

Clients: Wohnstätte Krefeld; City of Krefeld



24 Böhler-Areal | Meerbusch-Büderich

3rd place in the urban planning competition. A new, car-free district for Meerbusch-Büderich is being created between industry and the village.

Urban quarter on 19 ha: Residential [85,000m²], commercial [25,000m²], social infrastructure - school, daycare center, community hall - [11,000m²], neighborhood garages [24,000m²]

Client: BPD Immobilienentwicklung GmbH



25 Fraterspark | Oss

Conversion of a historic monastery ensemble in Oss in the Netherlands. Our assignment was the urban development framework plan with a focus on open space planning.

Landscape Design: Uniola AG

Client: Bouwbedrijf Bergehe



26 Centrum De Draai | Heerhugowaard

In the heart of a new development in Heerhugowaard, 31 apartments were built on top of a Vomar supermarket with additional retail space. The façade, designed according to a rigid grid, is characterized by the prominent white concrete bands and the spacious balconies on the south and west sides.

Clients: Hoorne Vastgoed; De Nijs Castricum



27 Galgeriet | Monnickendam

In Monnickendam, the former Galgeriet industrial site is being redeveloped into an attractive residential, work and shopping area. The first phase of the project consists of 350 homes, a supermarket and catering facilities.

4 architectural firms were selected separately to plan a varied quarter with different approaches.

Clients: Hoorne Vastgoed; BPD Ontwikkeling



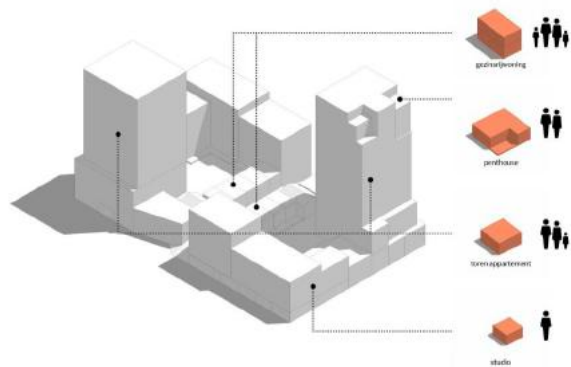
28 Duisburger Dünen | Duisburg

1st prize in the two-phase international competition

Smart City on 37 ha at the former Duisburg freight station;
158,000 m² residential; 191,000 m² office & service; 94,400 m²
commercial & retail.

Master planning and support for development planning

Clients: City of Duisburg; GEBAG



29 De IJ-Loods | Amsterdam

The NDSM was the largest shipyard in Europe 100 years ago and is now an important location for Amsterdam's art and culture scene. The site can be reached by free ferry in 15 minutes from the central station.

High-density urban block with approx. 350 apartments, 5,000 m² of commercial space, parking garage for approx. 1,350 bicycles, 50 scooters and 130 cars.

Clients: G&S&; VolkerWessels Vastgoed



③⑩ Technologiequartier Wedau | Duisburg

Development of the urban development master plan "TQW Technologiequartier Wedau" and implementation of the development plan procedure for the 37.5 ha plan area. Highlight: The planning of a cable car as a public transportation system is being examined.

Clients: GEBAG FE; City of Duisburg



Victor Joosten

Born 1980 in Gouda / The Netherlands

Since 2022 Partner and representative for CKSA in the Netherlands

Since 2019 Partner at CKSA | Christoph Kohl Stadtplaner Architekten, Berlin

2010 - 2019 Christoph Kohl Architects, Berlin

2009 Haus und Grund Management GmbH, Berlin

2006 - 2008 Krier • Kohl Architects, Berlin

2006 FPB Freie Planungsgruppe, Berlin

2005 Master in Architecture and Urban Planning (TU Delft), Institut für Stadt- und Regionalplanung (TU Berlin)



Christoph Kohl

Born 1961 in Bolzano / South Tyrol, Italy

Since 2021 Lecturer for urban development and urban planning at the HS Anhalt-Dessau | BAUHAUS-Campus, Dessau

In the **2021-22 academic year**, Christoph Kohl lectured the Urban Planning / Urban Design module in cooperation with Hochschule Anhalt and the Flying Faculty of the Vietnamese-German University (VGU).

2018 - 2020 Substitute professor for urban development and urban planning / Urbanism at the Department of Architecture (DIA) of HS Anhalt-Dessau, BAUHAUS-Campus, Dessau

since July 2018 Managing partner of Christoph Kohl Stadtplaner Architekten GmbH / Berlin (CKSA)

June 2010 - July 2018 Managing director of Christoph Kohl Architekten GmbH / Berlin (CHK)

June 2004 - May 2010 Shareholder and sole managing director of Krier • Kohl Gesellschaft von Architekten mbH / Berlin (ARCHKK)

May 1993 - May 2010 Partner in the architects' association Rob Krier • Christoph Kohl / Berlin

February 1992 - April 1993 Partner in the architects' association Rob Krier & Partner / Vienna

1989 - 1992 Freelancer at Prof. Rob Krier / Vienna

Clients

Thanks for challenging and inspiring assignments:

- Amvest
- Ballast Nedam
- BanBouw
- Blauwhoed Eurowoningen
- Bouwaccent
- Bouwbedrijf Berghege
- BPD Bouwfonds
- GEBAG
- G&S&
- Heembouw Ontwikkeling
- Heijmans
- Hoorne Vastgoed / Vomar
- ING Vastgoed
- Kalliste
- Kondor Wessels
- Kristal
- Loostad
- MAB
- Multi Development
- Nordland
- Planoform vastgoed
- Rezidenz
- Rotteveel M4
- Trebbe Bouw
- VolkerWessels Vastgoed

Cooperation Partners

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- Stadt+Verkehr Ingenieurbüro Terfort
- Uniola Landscape Architecture

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Teamwork

No project would have been as outstanding as it is...
without the consistently great team at CKSA.

