

general information

project Postillion Hotel Amsterdam
client Lingotto Amsterdam / Postillion hotels

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project teams
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mep advisor huijgen installatie adviseurs, utrecht

main contractor van wijnen, hoofddorp
facade panels aldowa, rotterdam

photography isabel nabuurs, amsterdam

project information

total area 15.000 m2 gross incl. parking.
program 252 rooms, business centre including 15 meeting rooms, restaurant, 2 bars, library workspace, fitness area, tea pavilion and terraces.
87 parking spaces in basement
design process: 2009-2013
start construction january 2017
opening november 2018

design story (NL)

in brief

Concrete designs architecture of Postillion hotel in Amsterdam.

Following a small-scale competition, concrete was selected to design the architecture of the so-called 'Kauwgomballenfabriek' hotel by developer Lingotto in 2009. In 2015 Postillion hotels became partner in the development and the realisation began.

As the final piece of the Kauwgomballenfabriek transformation, the programme and spatial design of the hotel are in line with the current developments in the area. With 252 rooms in a 65-metre tower, the hotel programme has been expanded with a wide range of additional public functions, attracting hotel guests, locals who live and work in the neighbourhood and people from other areas alike. The public spaces are designed as a 'social landscape', where people can meet and work together and which connects various functions over multiple stepping indoor and outdoor levels. A newly designed square and cascading public roof terrace represent the link to the adjacent Kauwgomballenfabriek complex. This link is continued into the interior of the building with facilities such as open workspaces, a restaurant, two bars and meeting facilities. This way residents and hotel visitors can do work, arrange meetings or relax all in one place.

situation

The hotel is situated in the Overamstel neighbourhood, at several minutes on foot from metro stations Overamstel and Spaklerweg and near the exit of the A10 ring road. Overamstel is an industrial area which is undergoing a large-scale transformation toward a mixed urban neighbourhood of living, working and leisure, with fast connections to the centre of Amsterdam, the Zuidas business district and Amsterdam Schiphol Airport. The Postillion hotel is part of the urban plinth along the Spaklerweg and the transition to the Overamstel neighbourhood, situated beside the factory complex of former bubble-gum producer Maple Leaf. In the past decade, the factory complex was successfully transformed into the Kauwgomballenfabriek which features workspaces, studios and meeting facilities.

The urban design of the entire area is dictated by two angled directions, which can be seen in the street pattern. The hotel building follows the directions of the main road and the passing metro lines, and thus deviates from the direction of the urban plinth. Combined with its height, this makes the building a clear marker of the Overamstel neighbourhood that is visible from all directions.

architecture – dividing the mass

Within the starting points of the urban design, the proposal involved a substantial building. By 'cutting through' the axis of the corridor and shifting the two sides apart, the volume has become more elegant and slimmer, and features a different look from all sides. To counteract the industrial environment, the scale of the area and the substantial infrastructural presence, the proposed building is abstract and scale-less with an abstract facade that is formed by a static rhythm of anodised aluminium cassettes in three shades and deeply recessed windows.

The facade on the ground floor and first floor open up to the square, both designed to open up to the Kauwgomballenfabriek. On the side of the metro fly-overs and the industrial estate, the facade is more closed off to ensure the energy of the public programme is focused on the square, the collaboration with the Kauwgomballenfabriek and the revitalised Overamstel neighbourhood.

social landscape

As the final piece of the Kauwgomballenfabriek transformation, the programme and spatial design of the hotel are in line with the current developments in the area. With 252 rooms the hotel programme has been expanded with a wide range of additional public functions, attracting hotel guests, locals who live and work in the neighbourhood and people from other areas alike. Together with the Kauwgomballenfabriek, the Postillion hotel plays a connecting role in the transitioning neighbourhood. The additional programme includes functions such as open workspaces, two bars, a restaurant and a public square and deck featuring a tea pavilion.

The spatial design seeks to create a link to the Kauwgomballenfabriek by including a square between the various buildings and the Kauwgomballenfabriek that is focused on connections and meetings. Some of the public spaces are on the first floor, which is why the square, as the connecting factor, cascades up to where it connects with the indoor spaces on the higher level.

The wooden deck creates a cascading landscape in the tower and connects all public facilities, such as the lobby, reception, bars, workspaces and restaurant and, of course, the terraces and tea pavilion on the deck, creating a hub of activities and meetings both inside and out. The entire staircase is placed at the same angle as the urban design structure of Overamstel, focusing on the Kauwgomballenfabriek and serving as the spatial link to the area around the Postillion hotel. The direction of the stairs is continued in the floor finishes, wooden ceiling and to the second floor.

The 360-degree bar is at the heart of the social landscape and offers service on all sides. The restaurant segment, with its open kitchen, is situated on the first floor. A large glass wall connects the restaurant to the deck of the cascading landscape at the first floor level, creating a transparent, light environment that is ideal for a formal or informal lunch or dinner or relaxing moments with coffee and conversation.