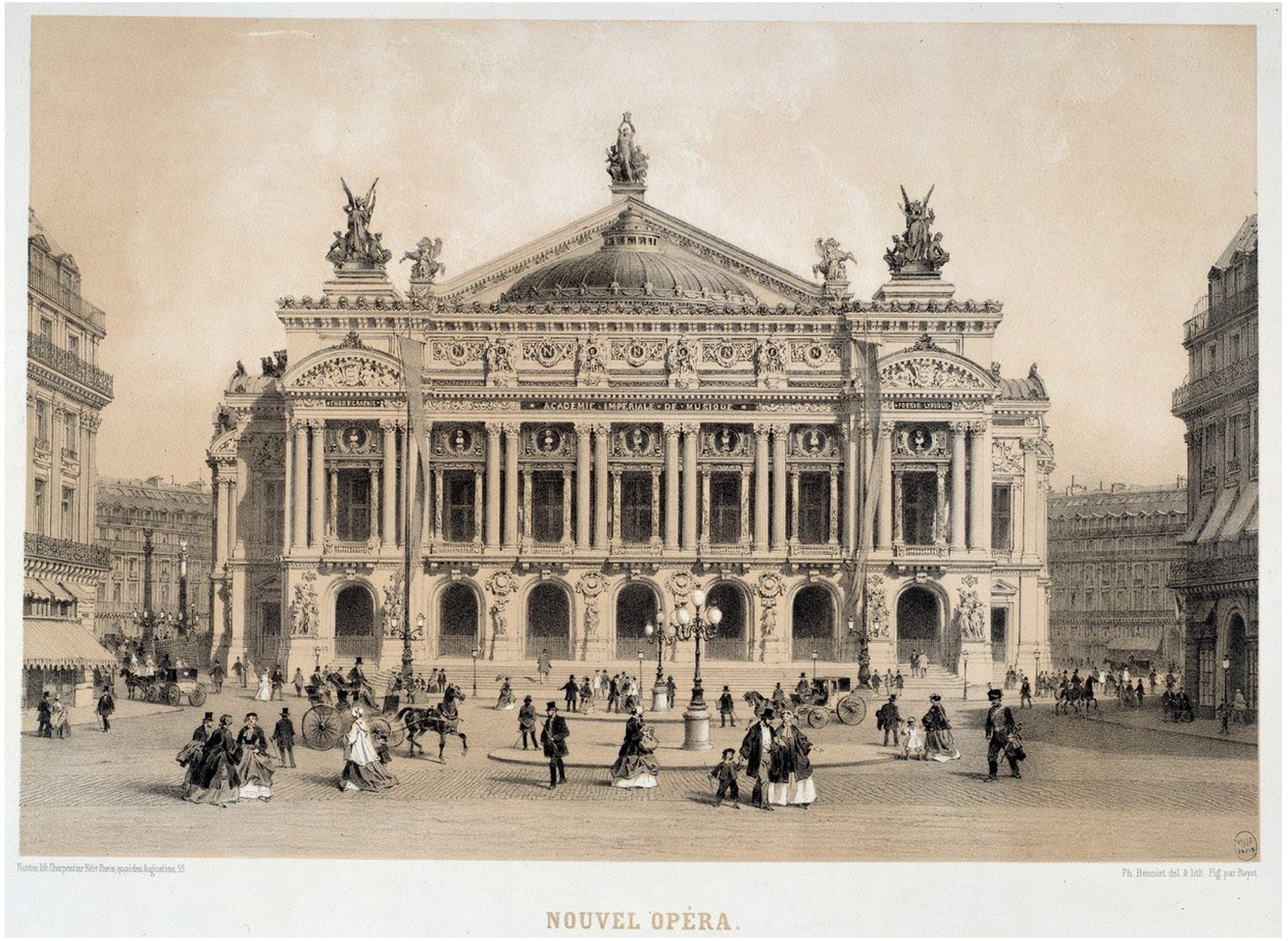
Chantal Booi 5213290

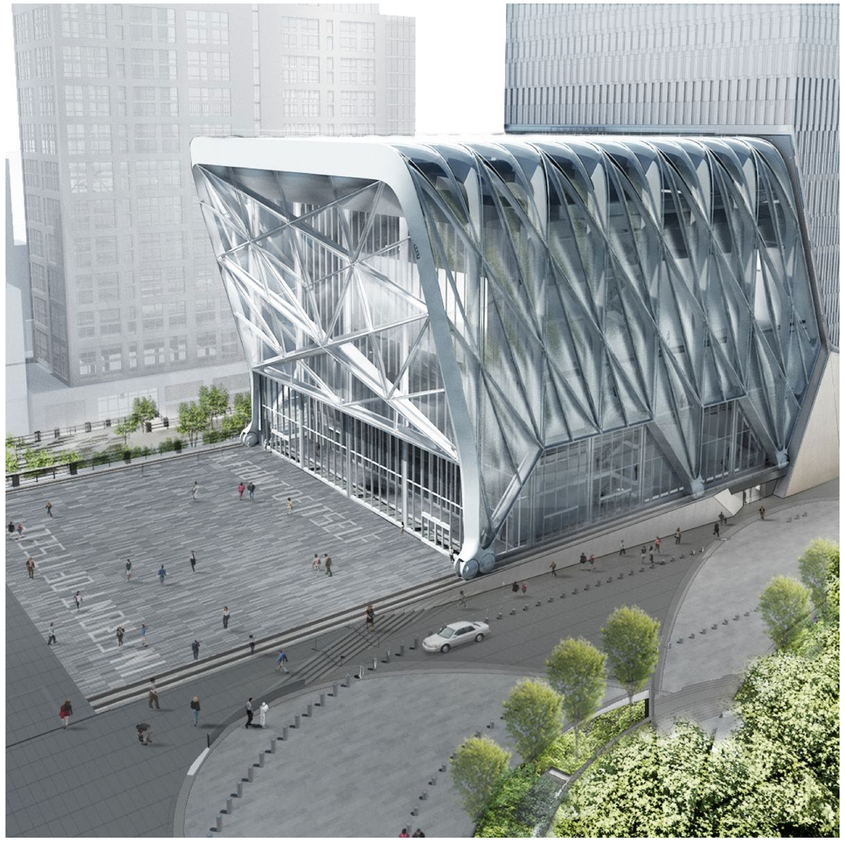


View of the facade of the Opera Garnier in Paris overlooking the Boulevard des Capucines. From 19th century watercolour Paris, Musee Carnavalet (Benoist, n.d.)



Opera Garnier Grand staircase by Charles Garnier. Le nouvel Opéra, vol. 2, plate 8. Paris: Ducher. INHA. (Sulpis, 1880)

Chantal Booi 5213290



Exterior Render, the Shed, New York (Diller Scofidio + Renfro , 2019)



Interior Render, the Shed, New York (Diller Scofidio + Renfro , 2019)

Chantal Booi 5213290



Chantal Booi 5213290

"How do you design a monumental and grand theater building within a delicate city centre like Delft? "

Chantal Booi 5213290

"How do you design a monumental and grand theater building within a delicate city centre like Delft? "

"How do you make it an open space where everyone feels welcome? "

Chantal Booi 5213290



Old Church, Delft (Luminiscens 2024)

Chantal Booi 5213290







Models of Old church, New church, Maria van Jesse church





Context drawing Delft, highlighting Gasthuisplaats incl. image of Gasthuisplaats

Chantal Booi 5213290



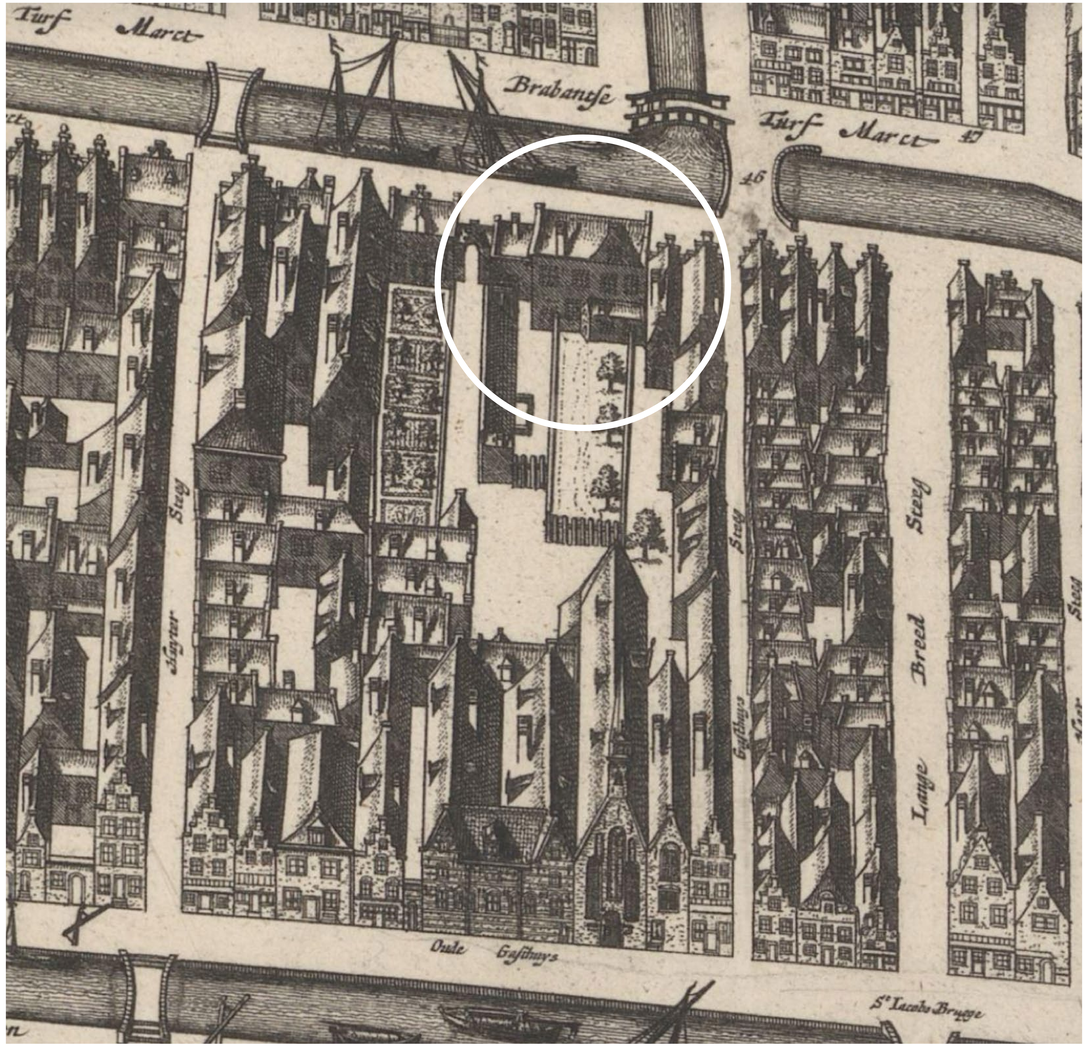
Koormarkt Old Guesthouse (Decker, 1667-1680)



HBS (Delft city Archive, c.a. 1880)



De Zuster Delft, Koornmarkt (Delft city Archive, c.a. 1930)



Kaart Figuratief Delft including old Guesthouse & Baaierd
(Gemeente Delft, 2026)

Theater de Baaierd

The guesthouse for collective culture

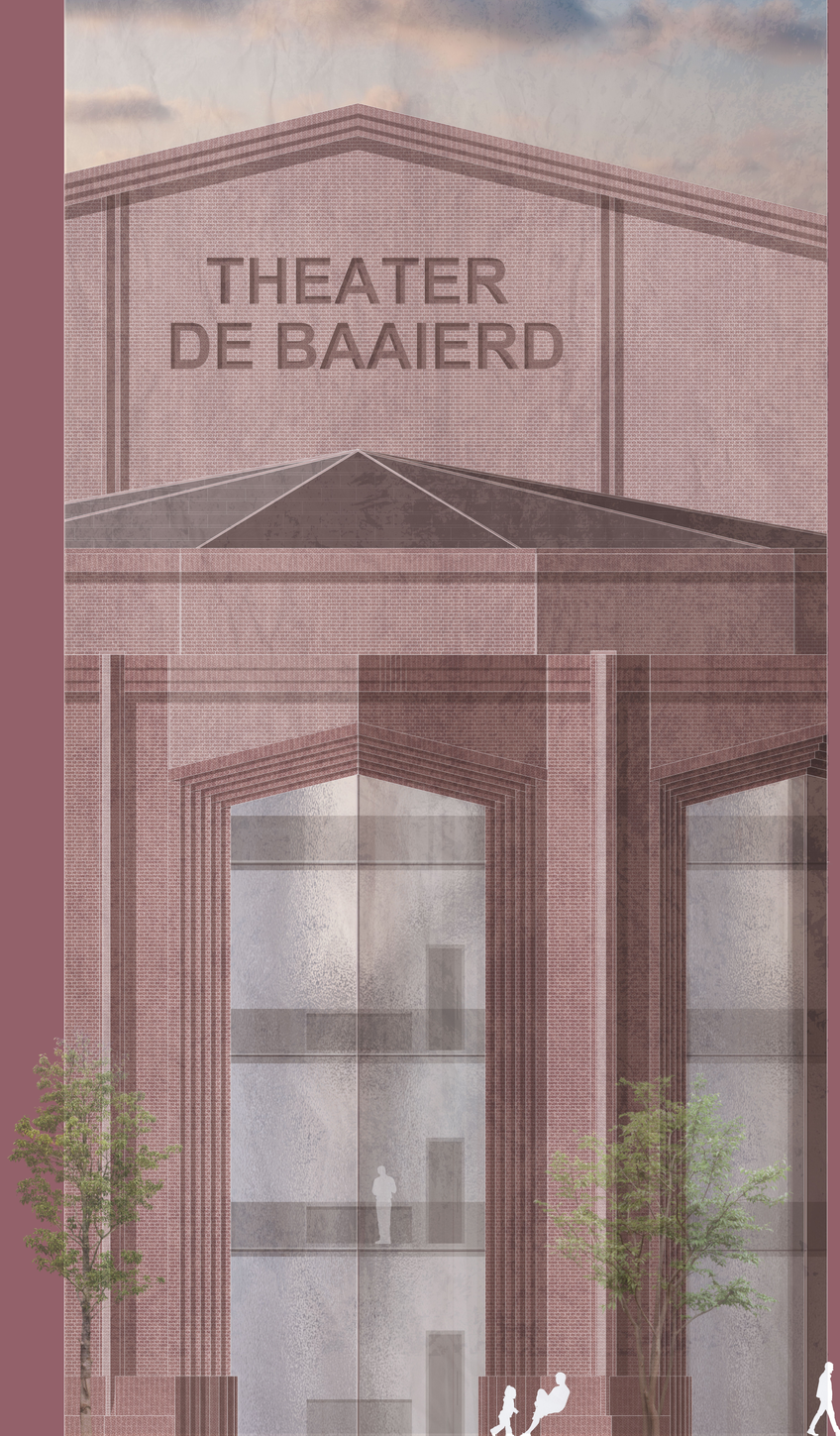
TU Delft
Faculty of Architecture

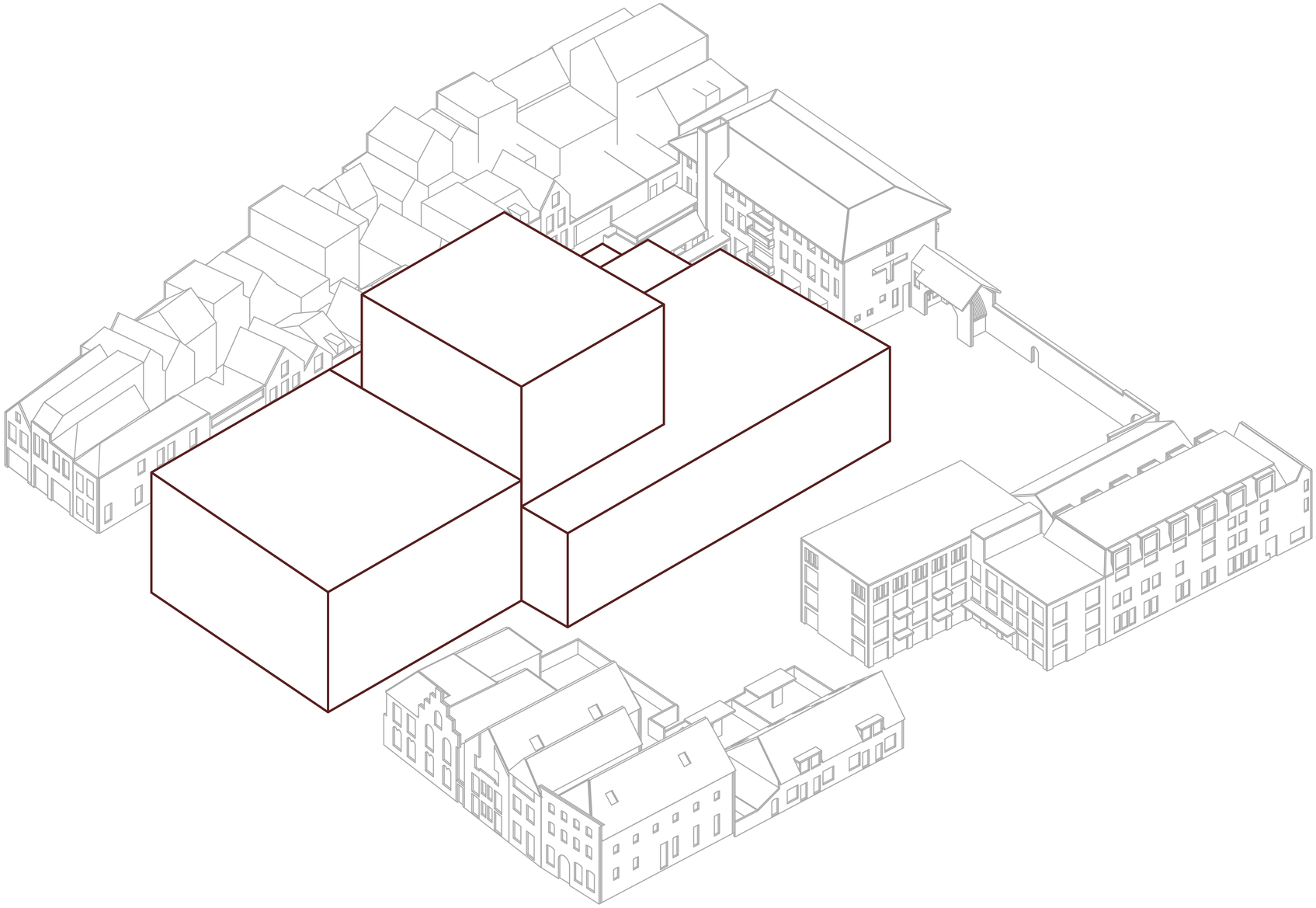
2025/ 2026

Interiors Building Cities
Jurjen Zeinstra
Mauro Parravicini

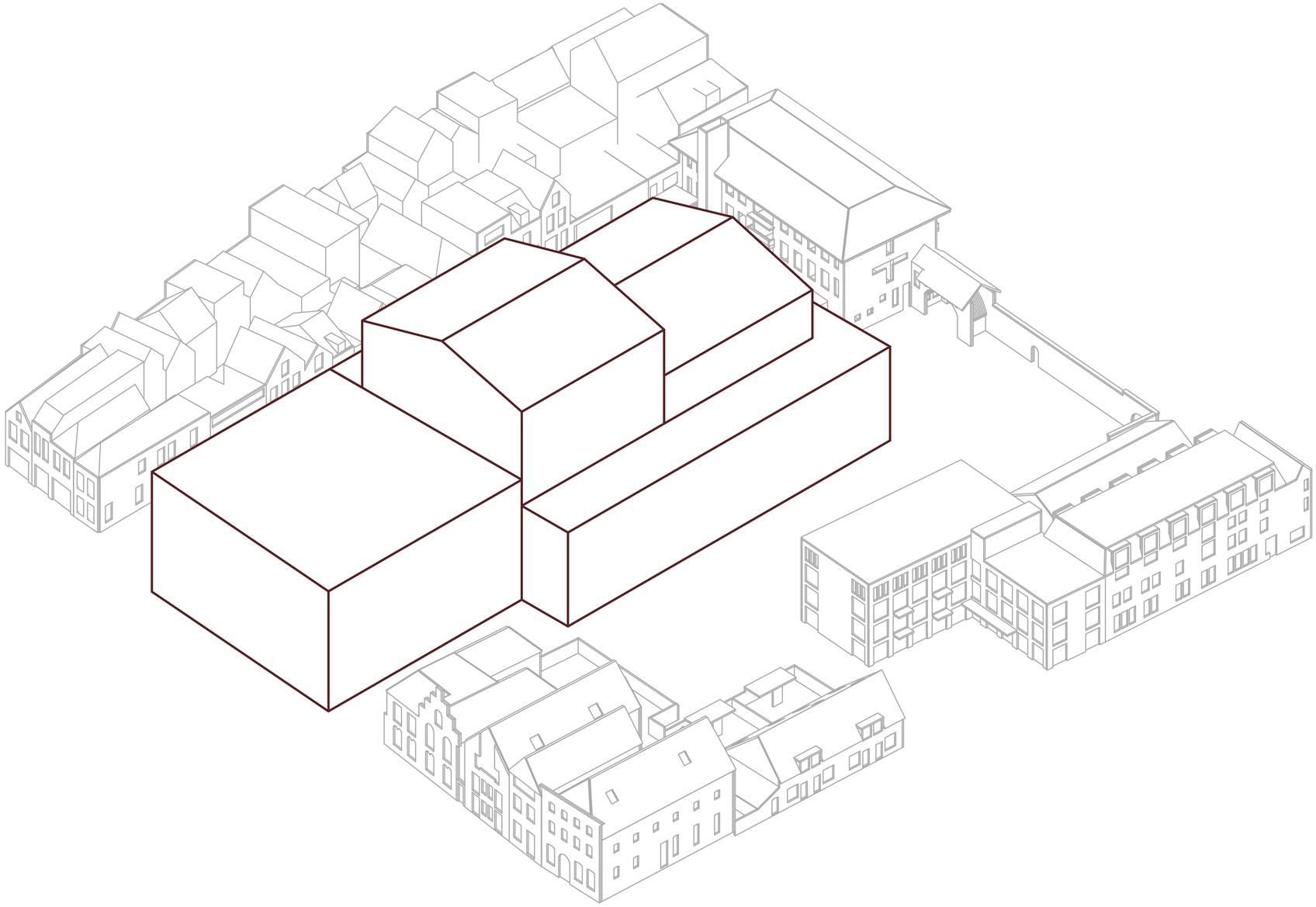
Chantal Booi

5213290

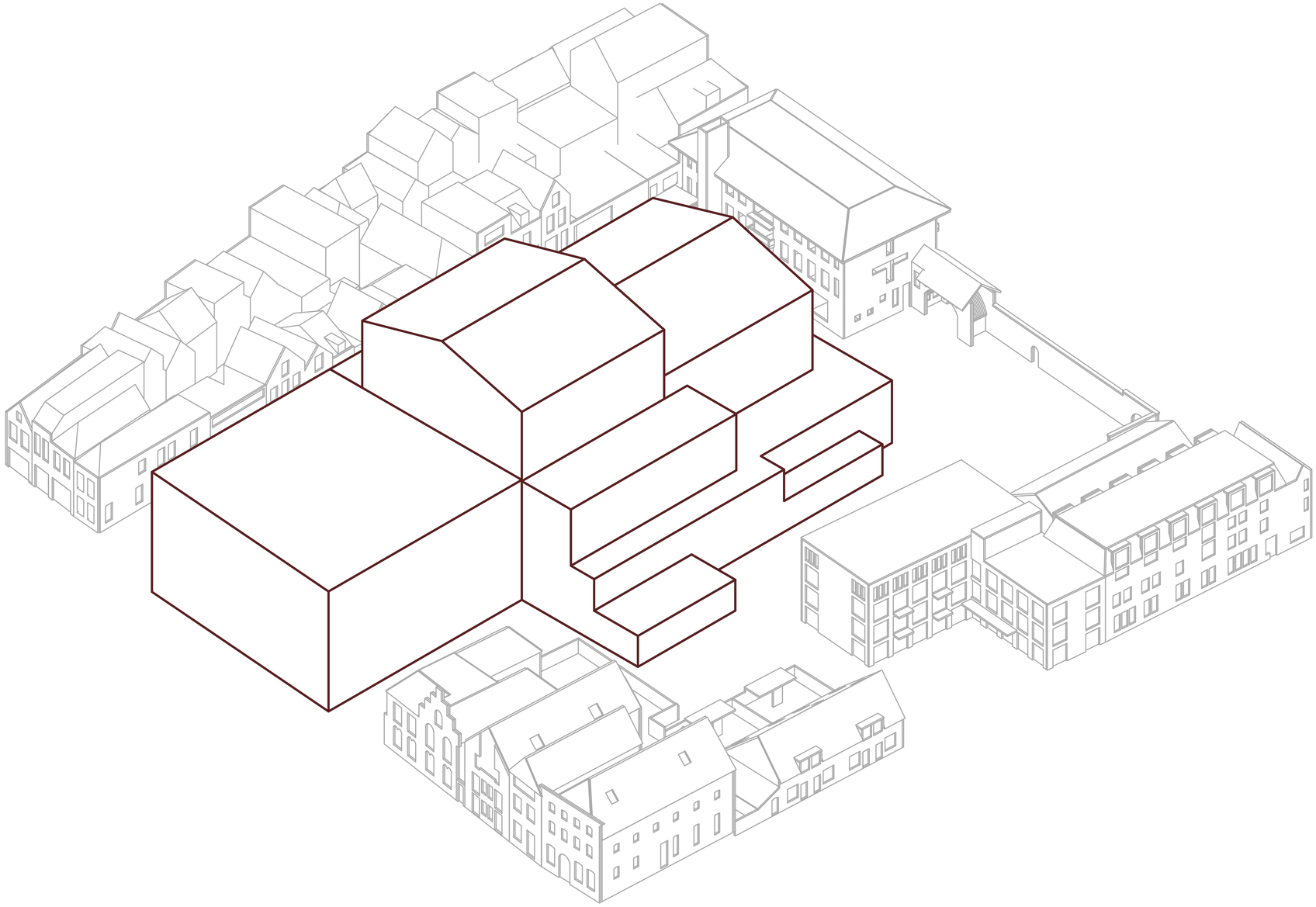




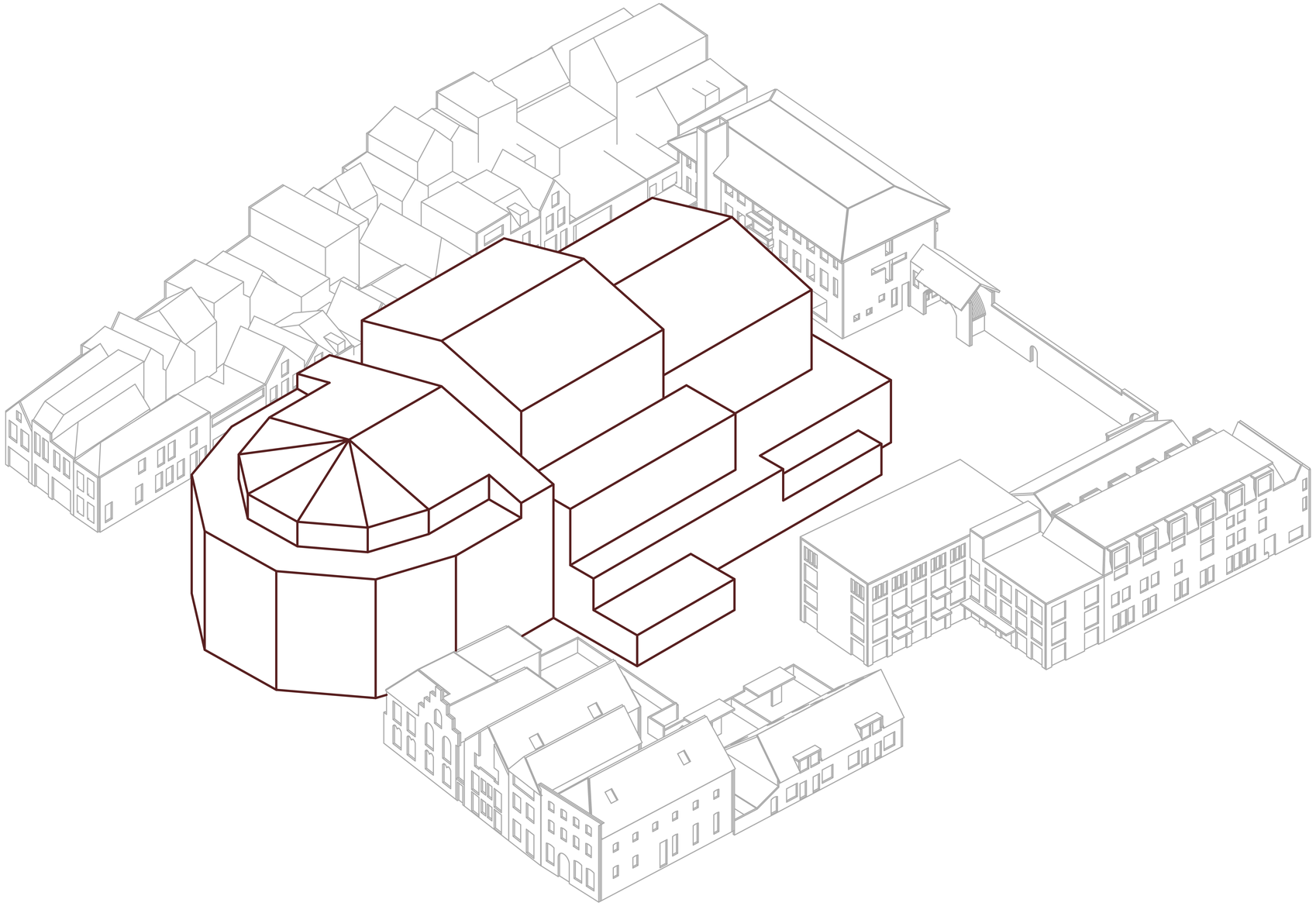
Massing Development Diagram



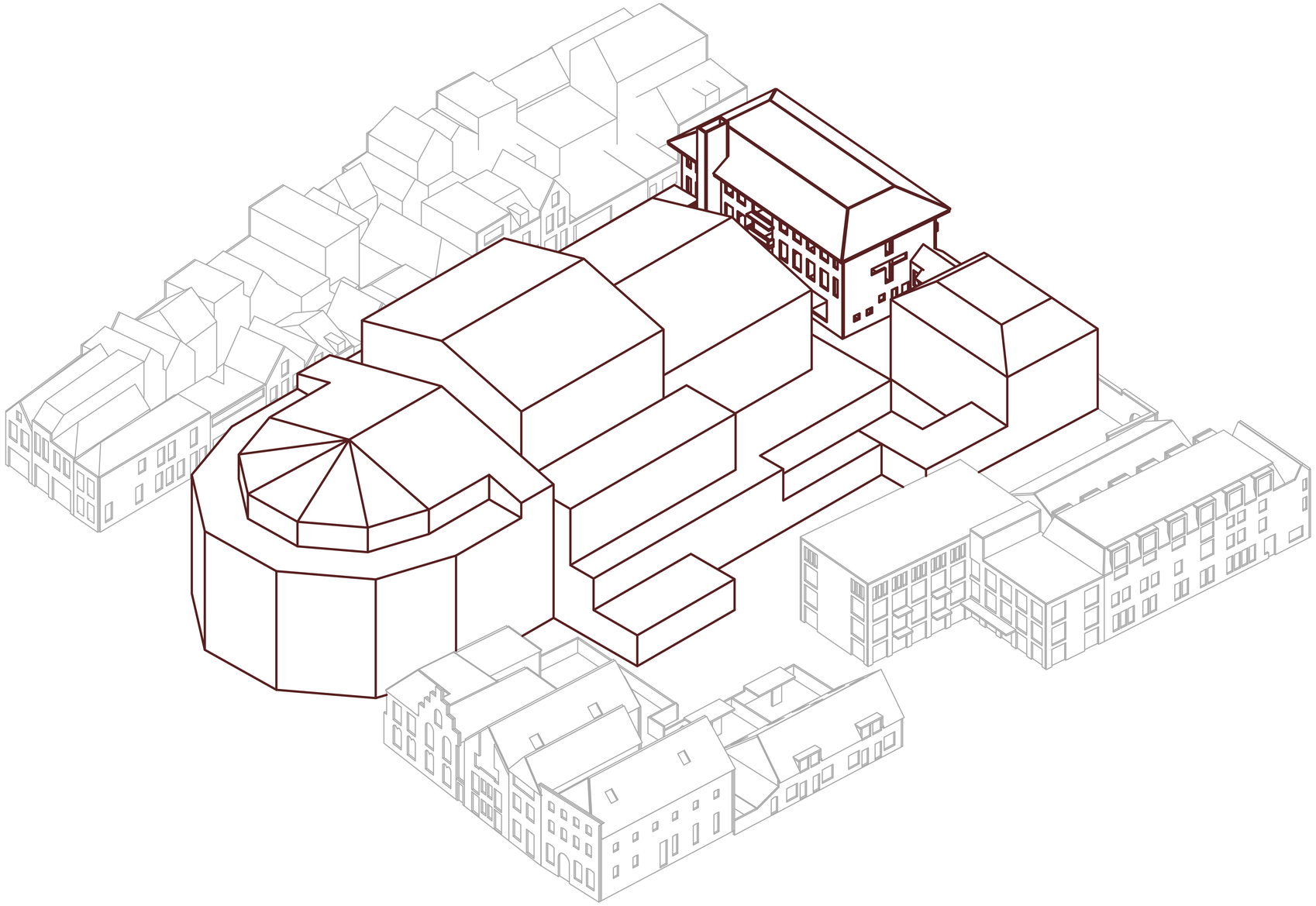
Massing Development Diagram



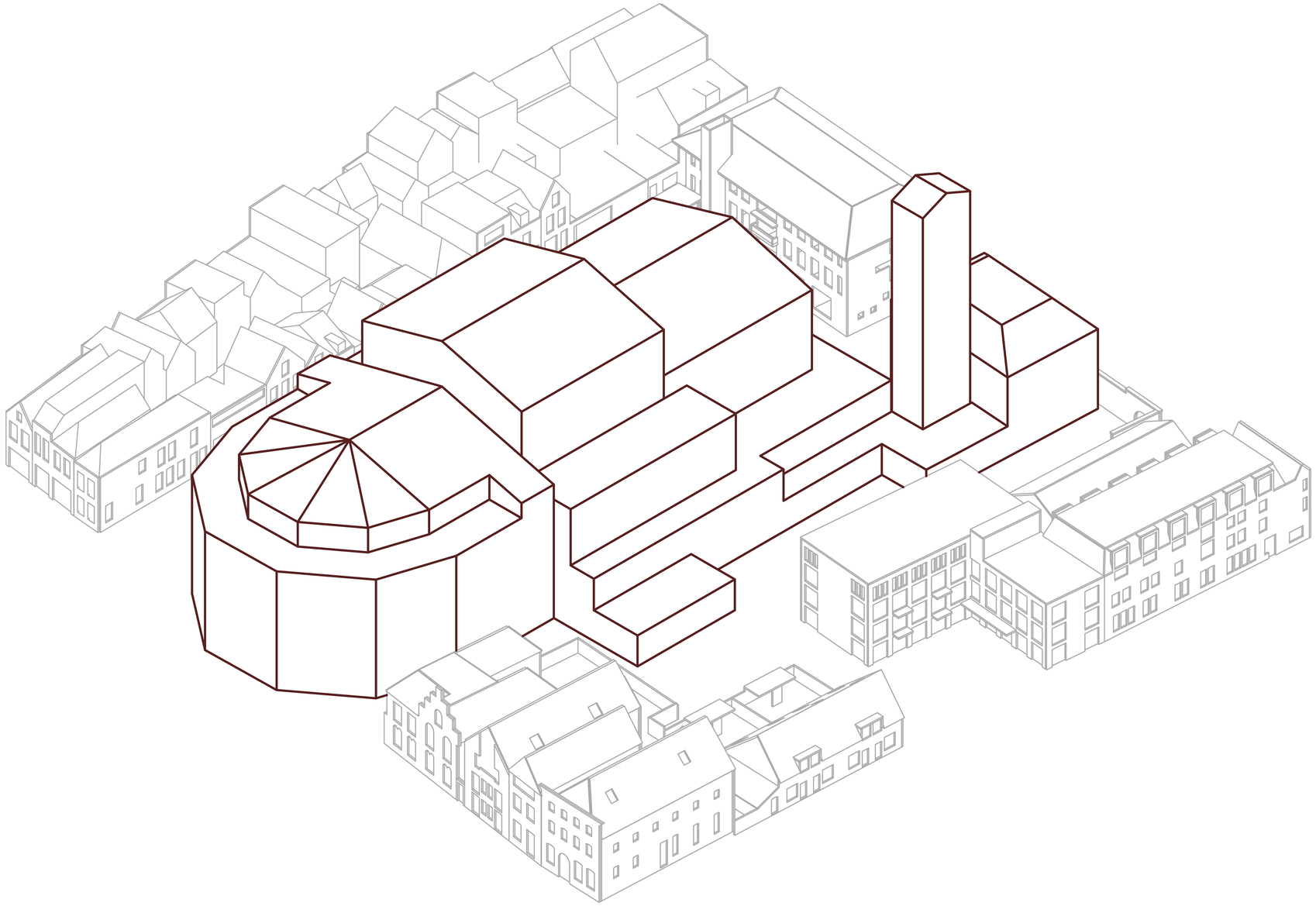
Massing Development Diagram



Massing Development Diagram



Massing Development Diagram



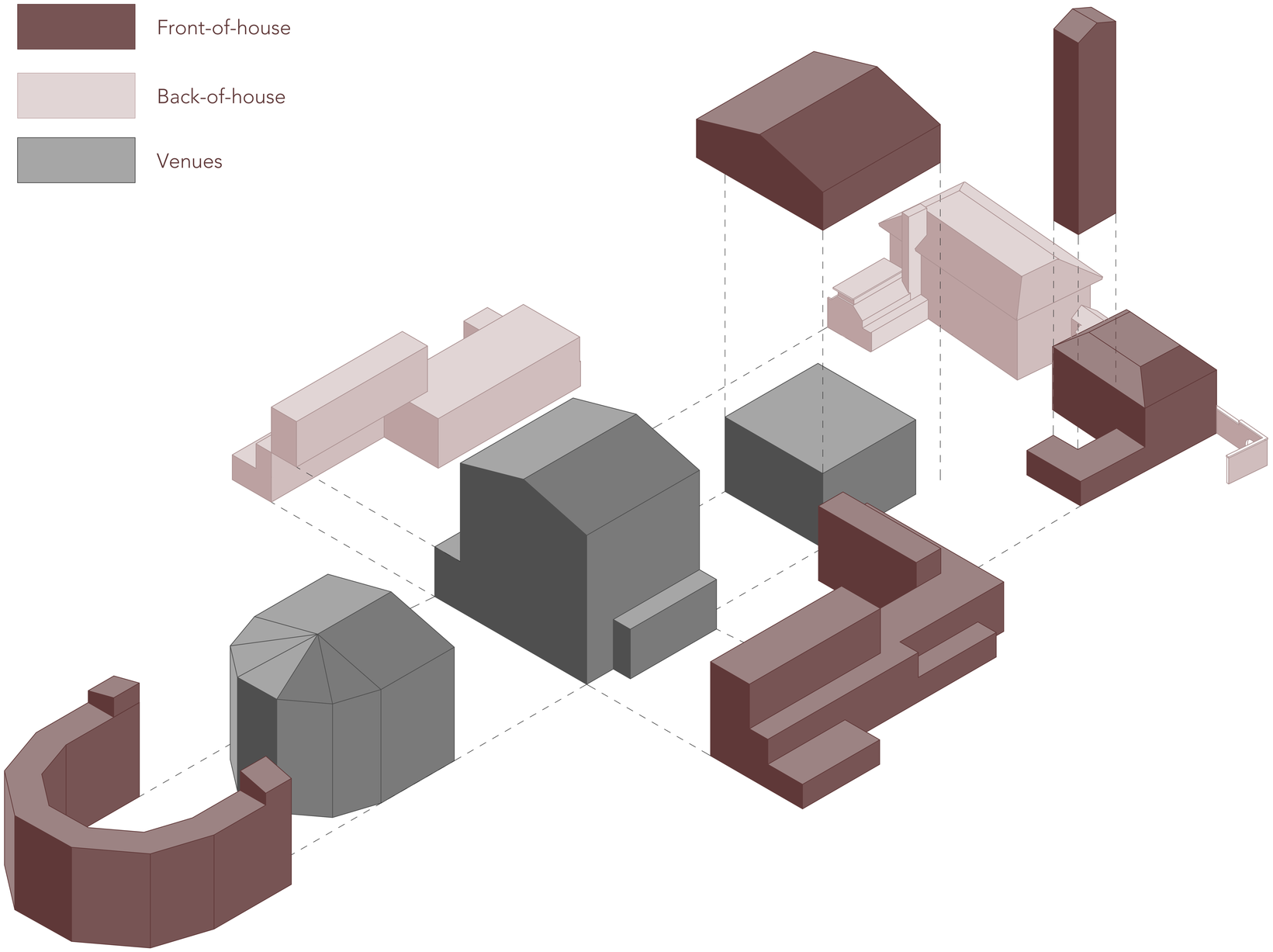
Massing Development Diagram





Church massing vs Theater massing

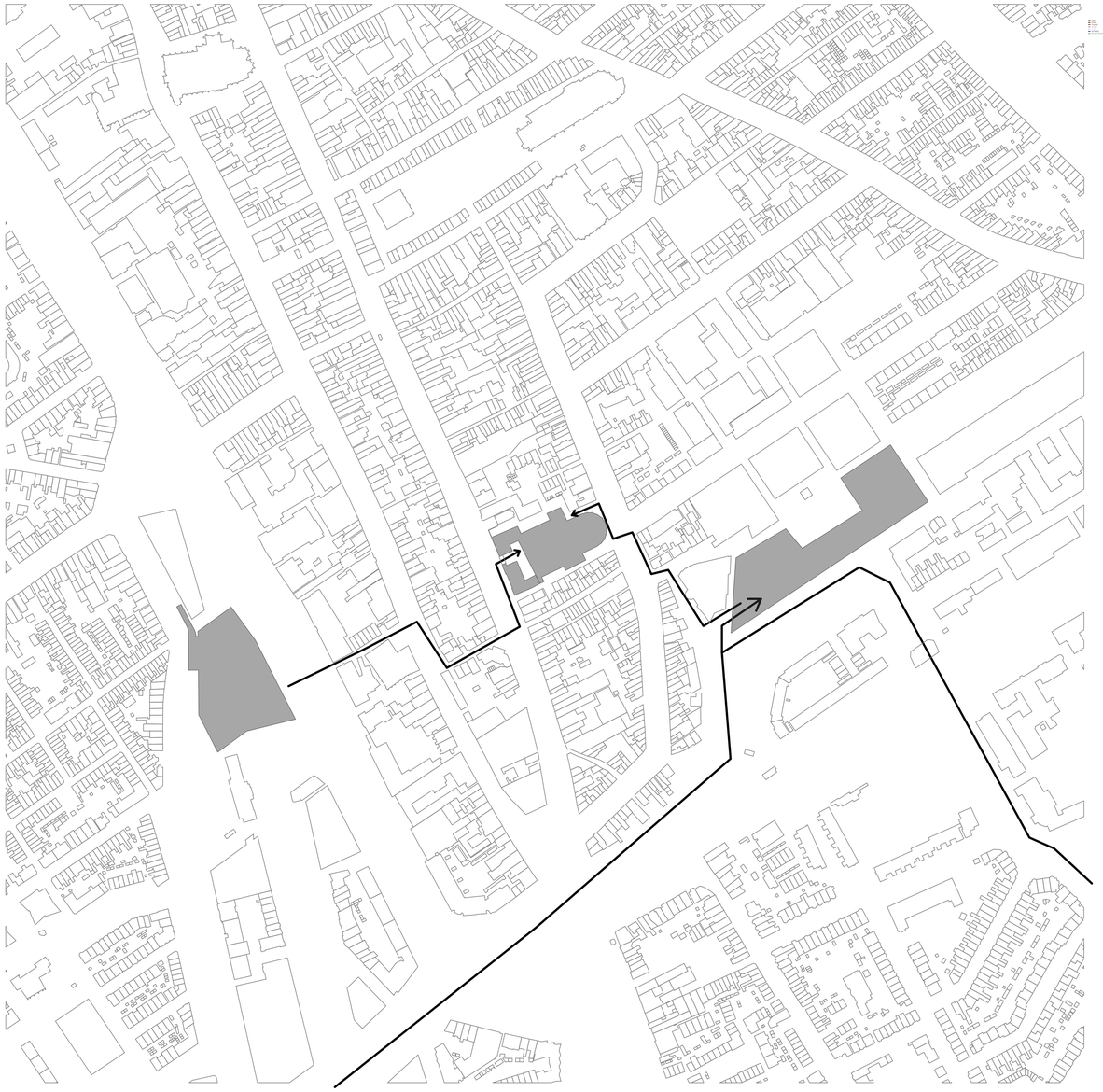




Exploded axonometric function diagram

Time for a theater visit

The outer world



Context plan focussing on routing





Koornmarkt street elevation incl. model image



Koornmarkt building elevation



Koornmarkt building elevation- at night





Brabantse Turfmarkt street elevation incl. model image





Brabantse Turfmarkt view and elevation





Brabantse Turfmarkt view and elevation- at night



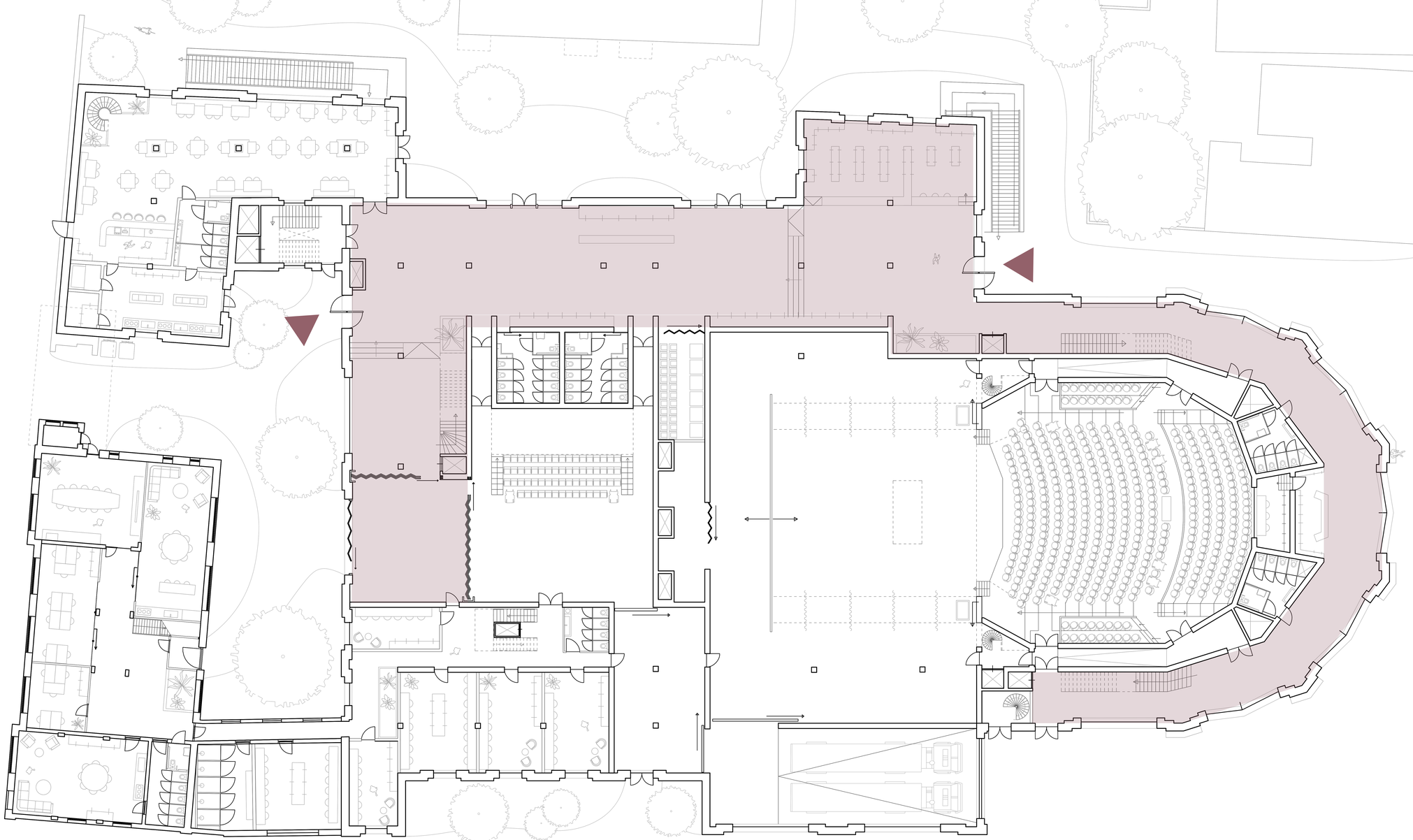
Front facade element



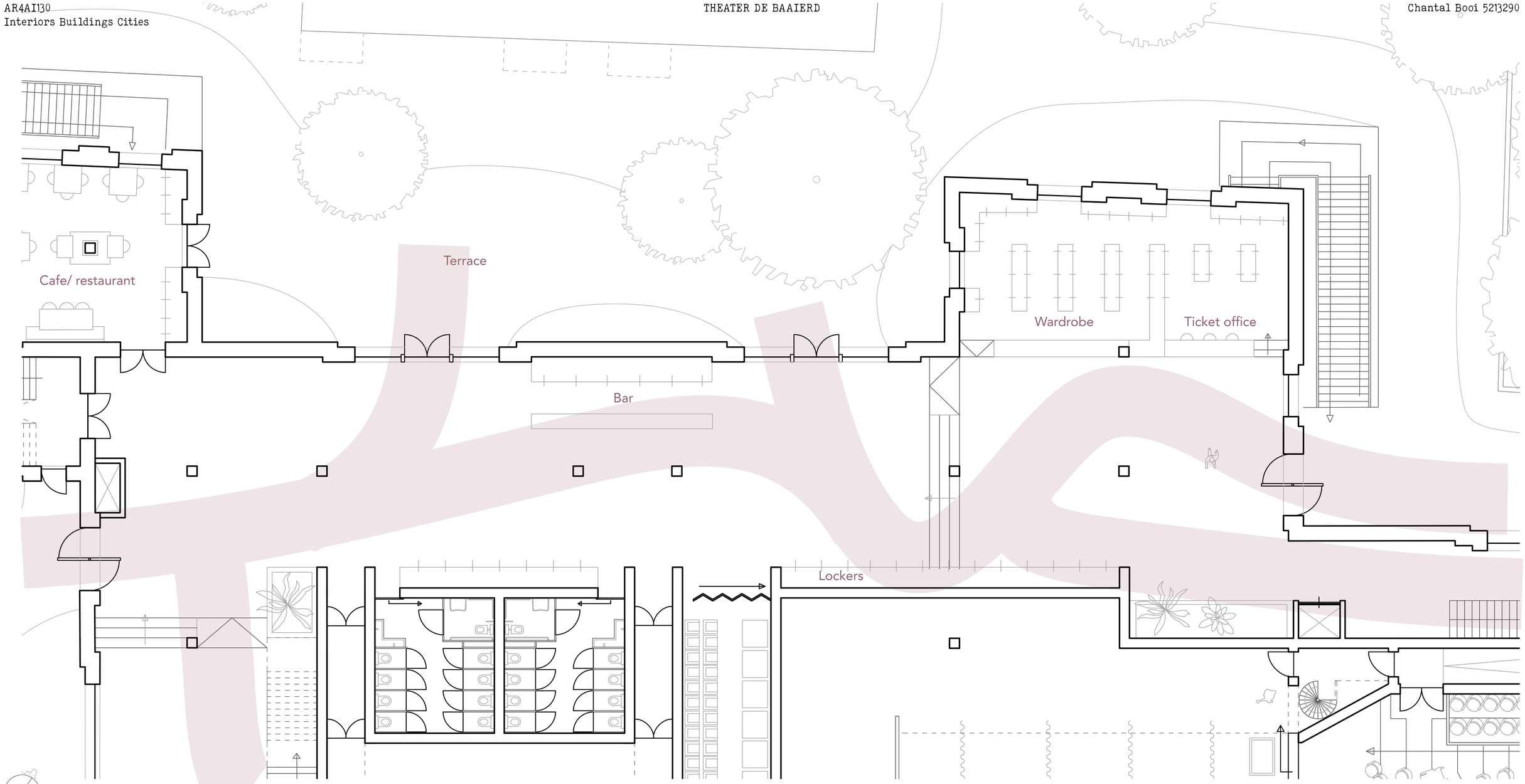


Front facade elements

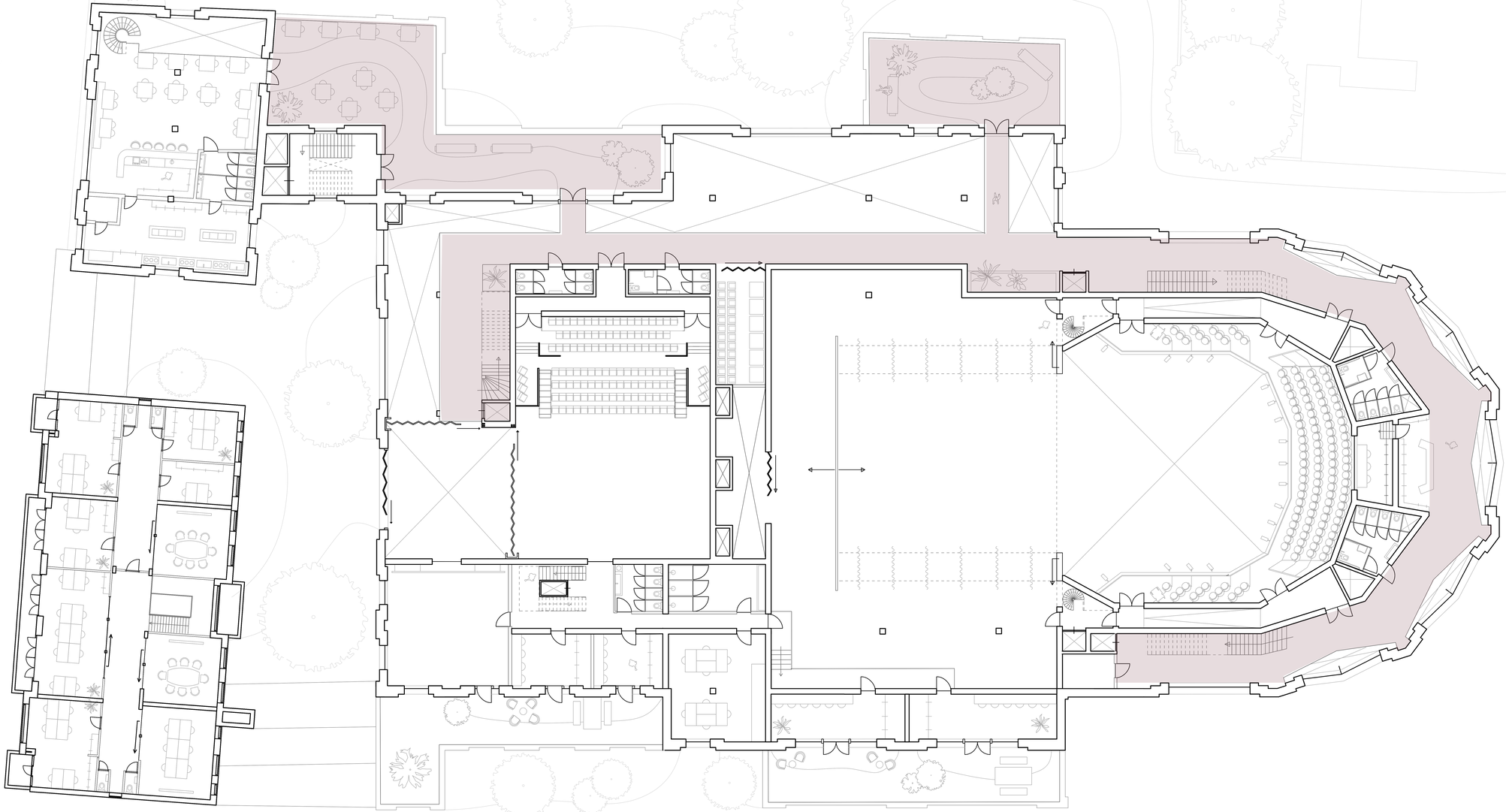
The transitional world



Ground floor plan - foyers



Ground floor plan - foyers

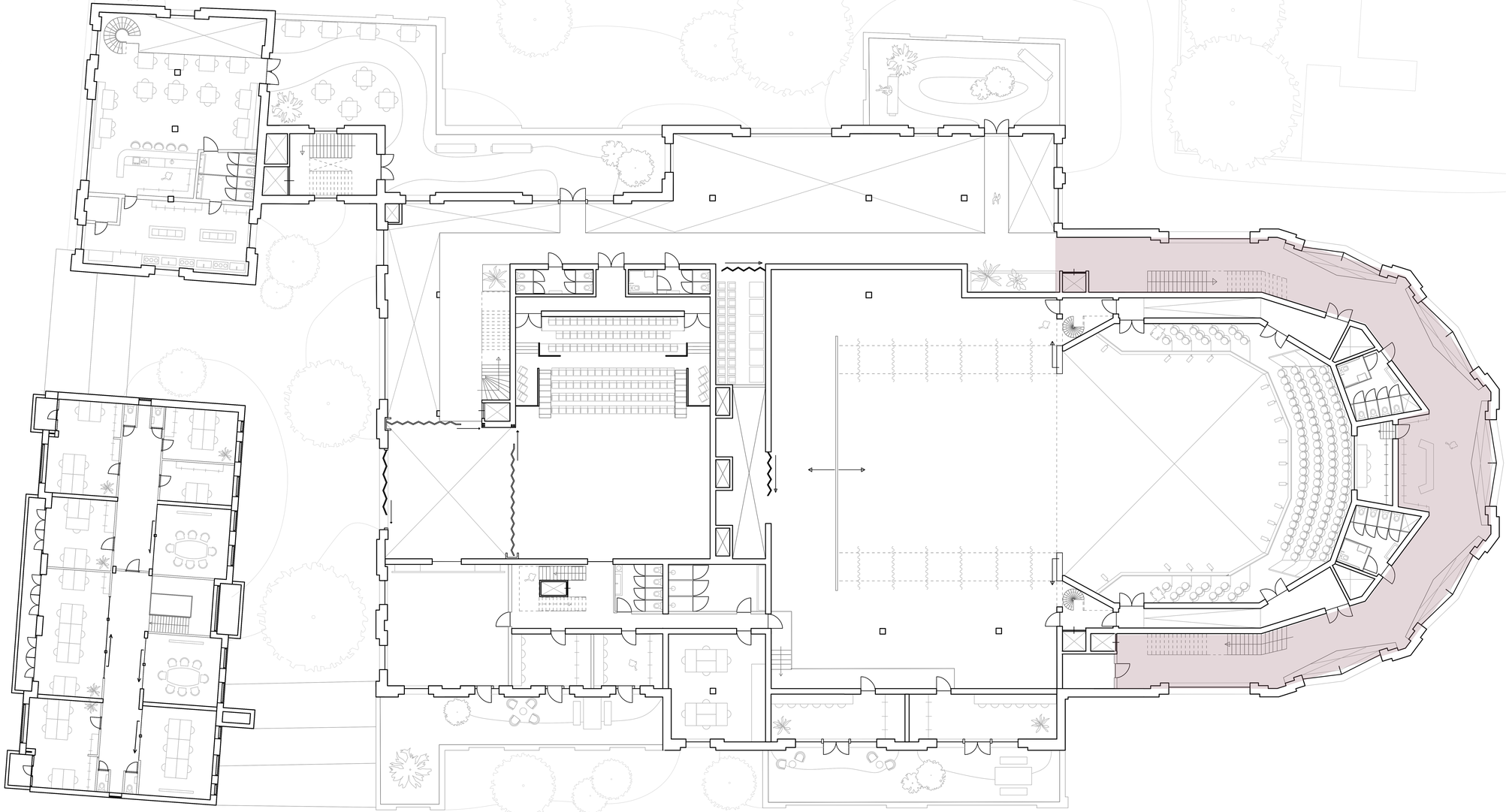


First Floorplan - foyers





Render main foyer day and night



First Floorplan - foyer


Fleetwood Mac
Rumours
Red Dead Redemption II



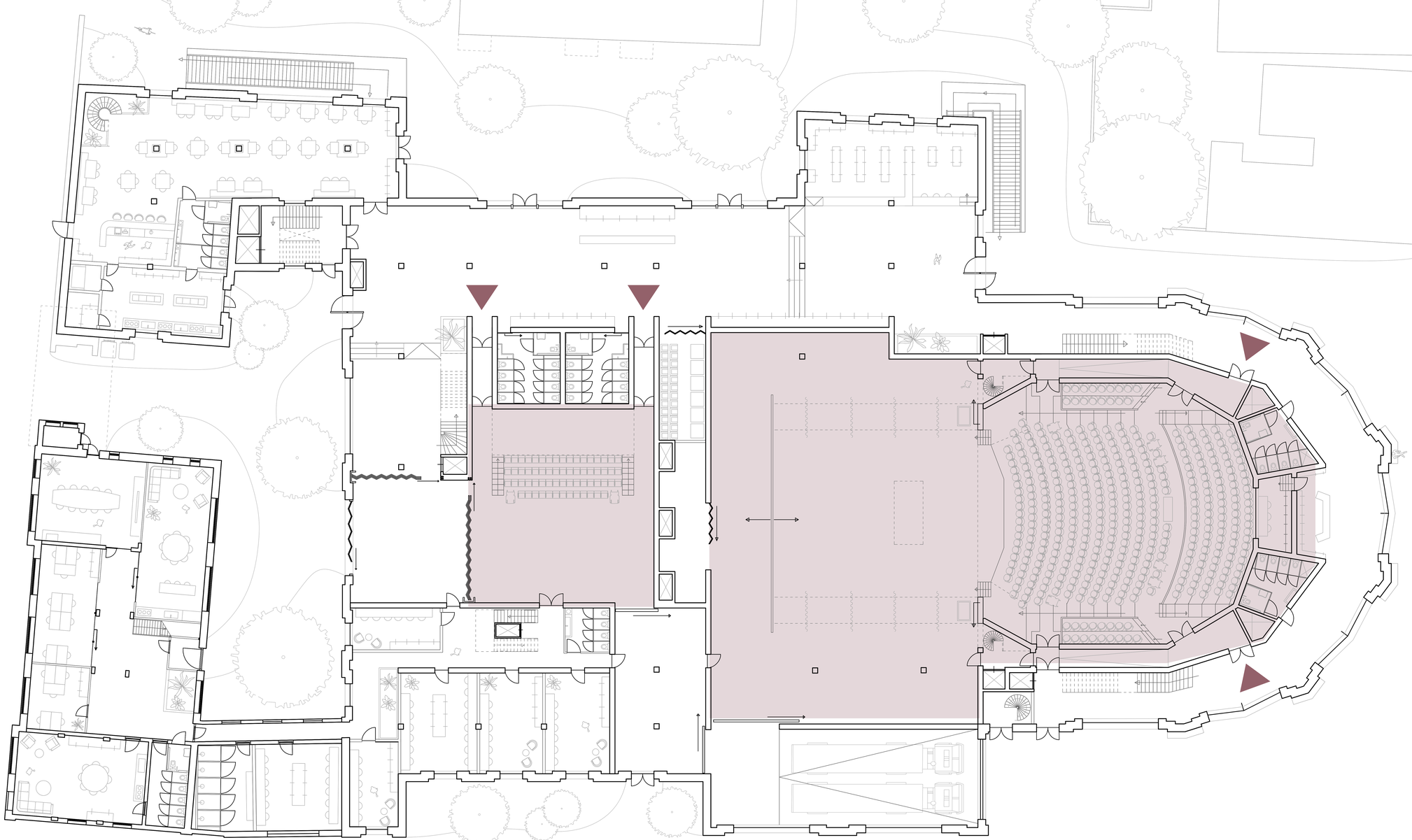


1:20 vertical & horizontal fragment


Fleetwood
Mac
Rumours
Red Dead
Redemption II



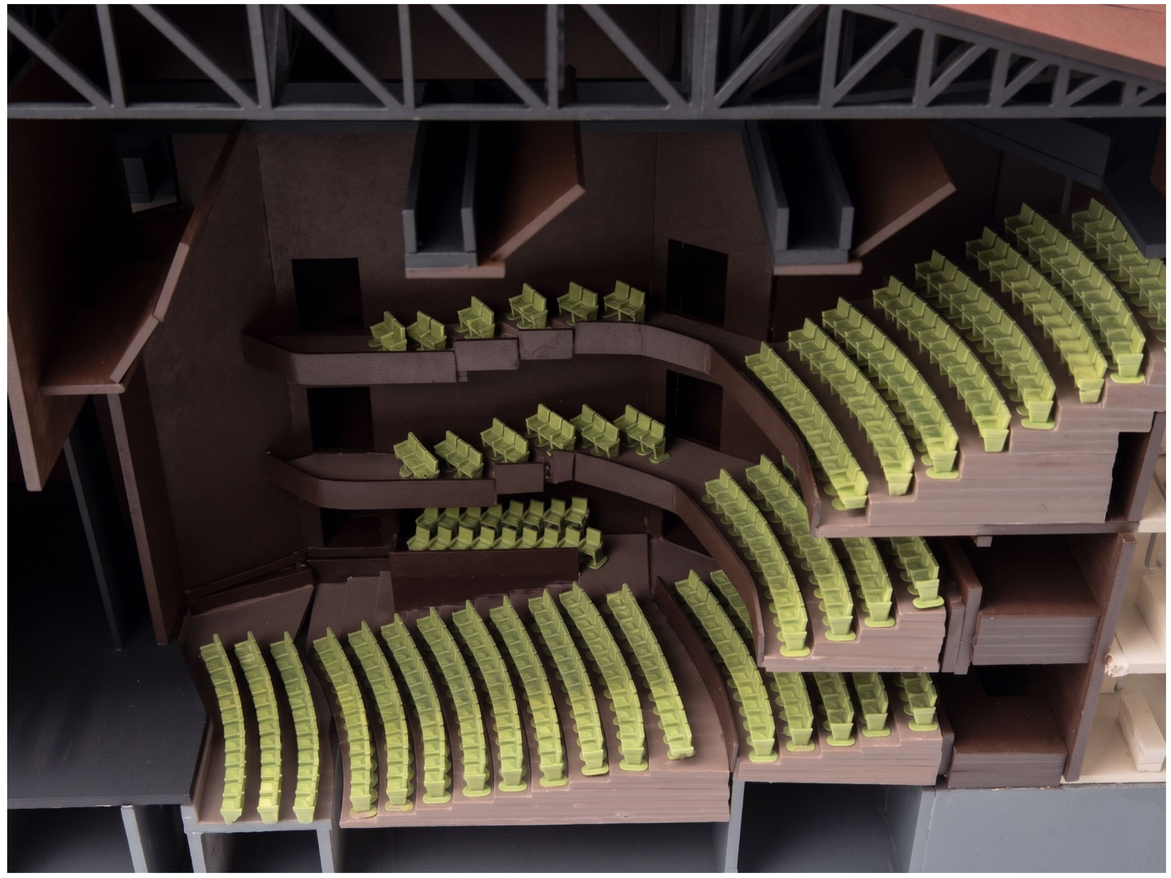
The inner world



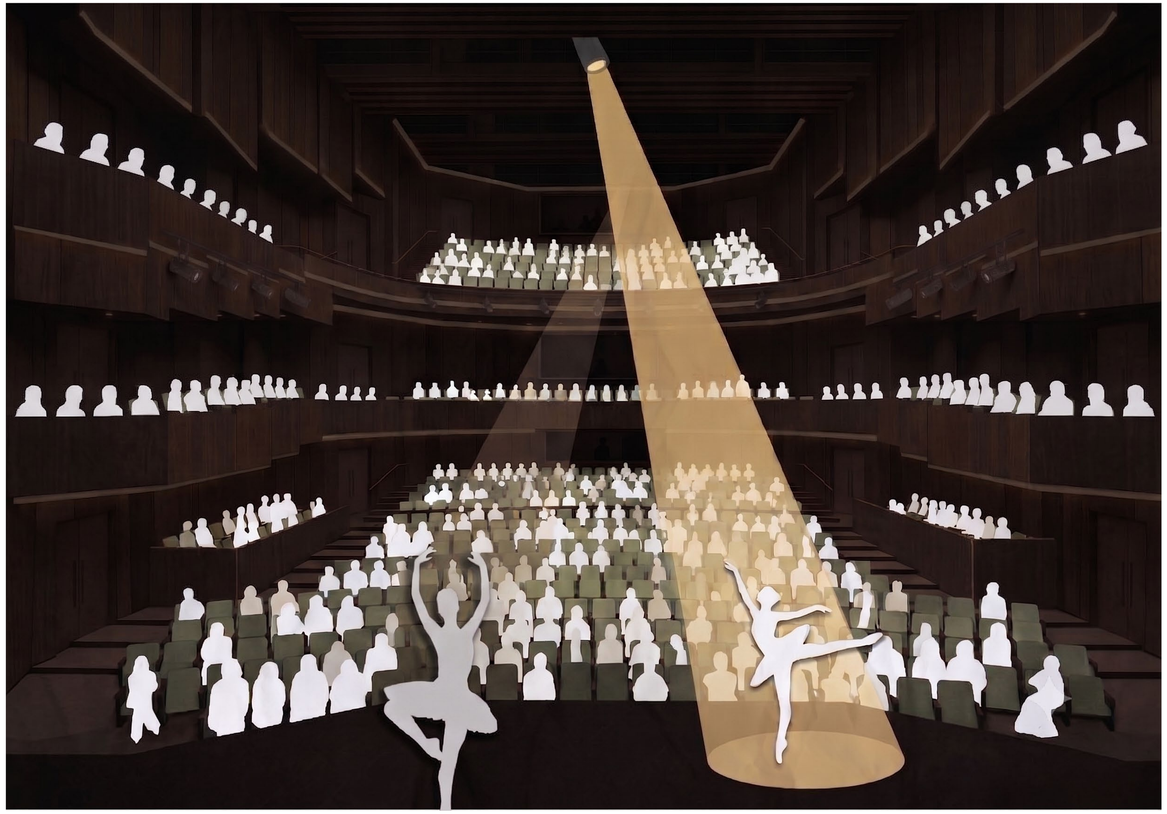
Ground floor plan - venues



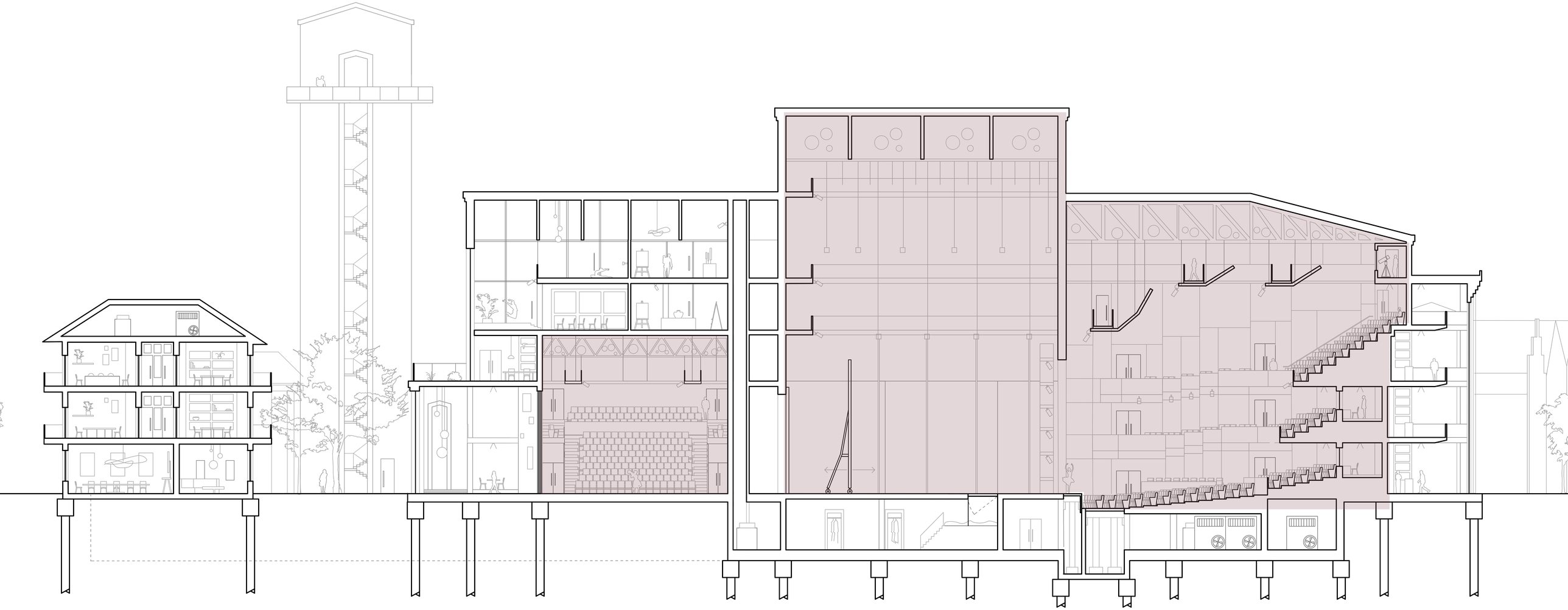
1:100 section model







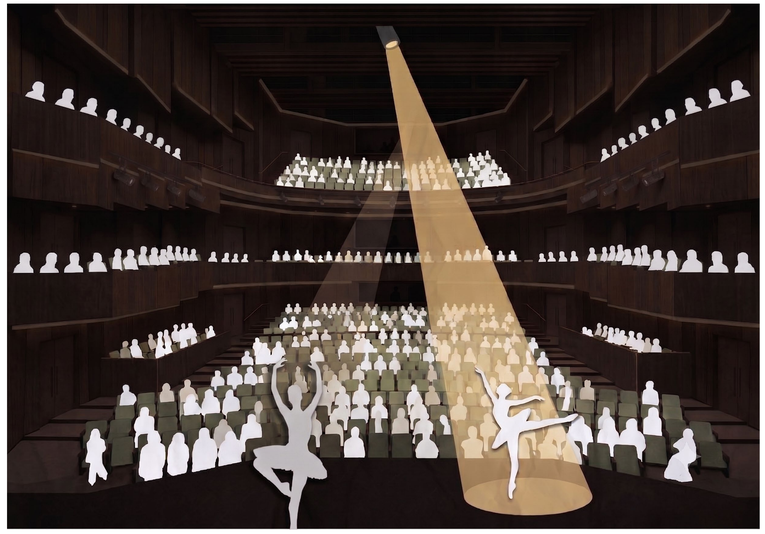
Render main auditorium during rehersals and during show



Longitudional section through venues



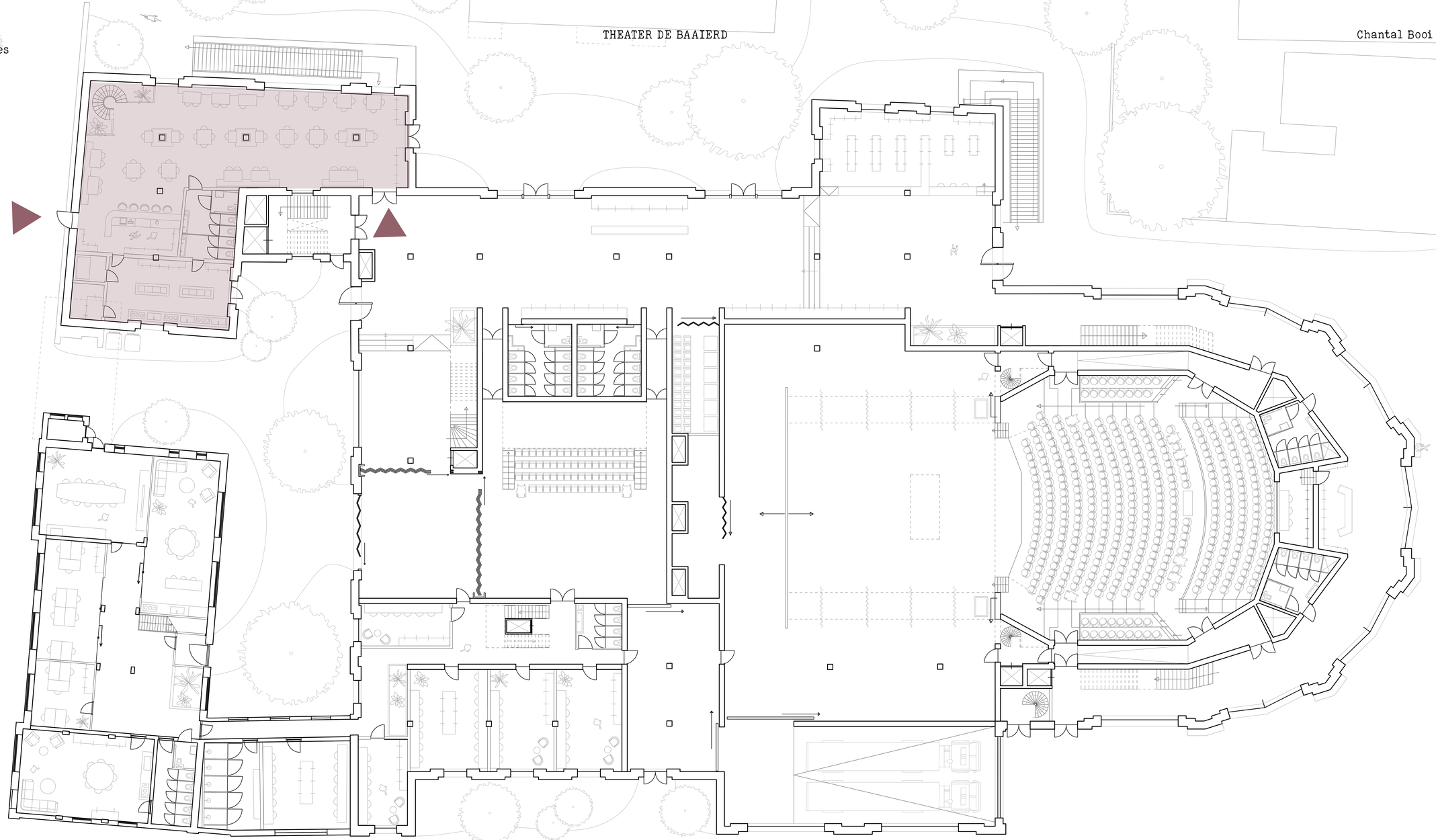

KLEINE ZAAL

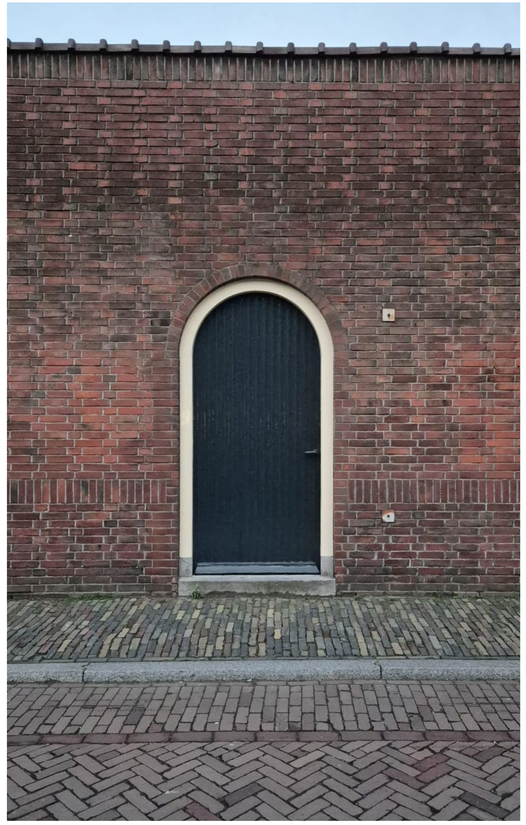


But what about the everyday citizen?

THEATER DE BAAIERD

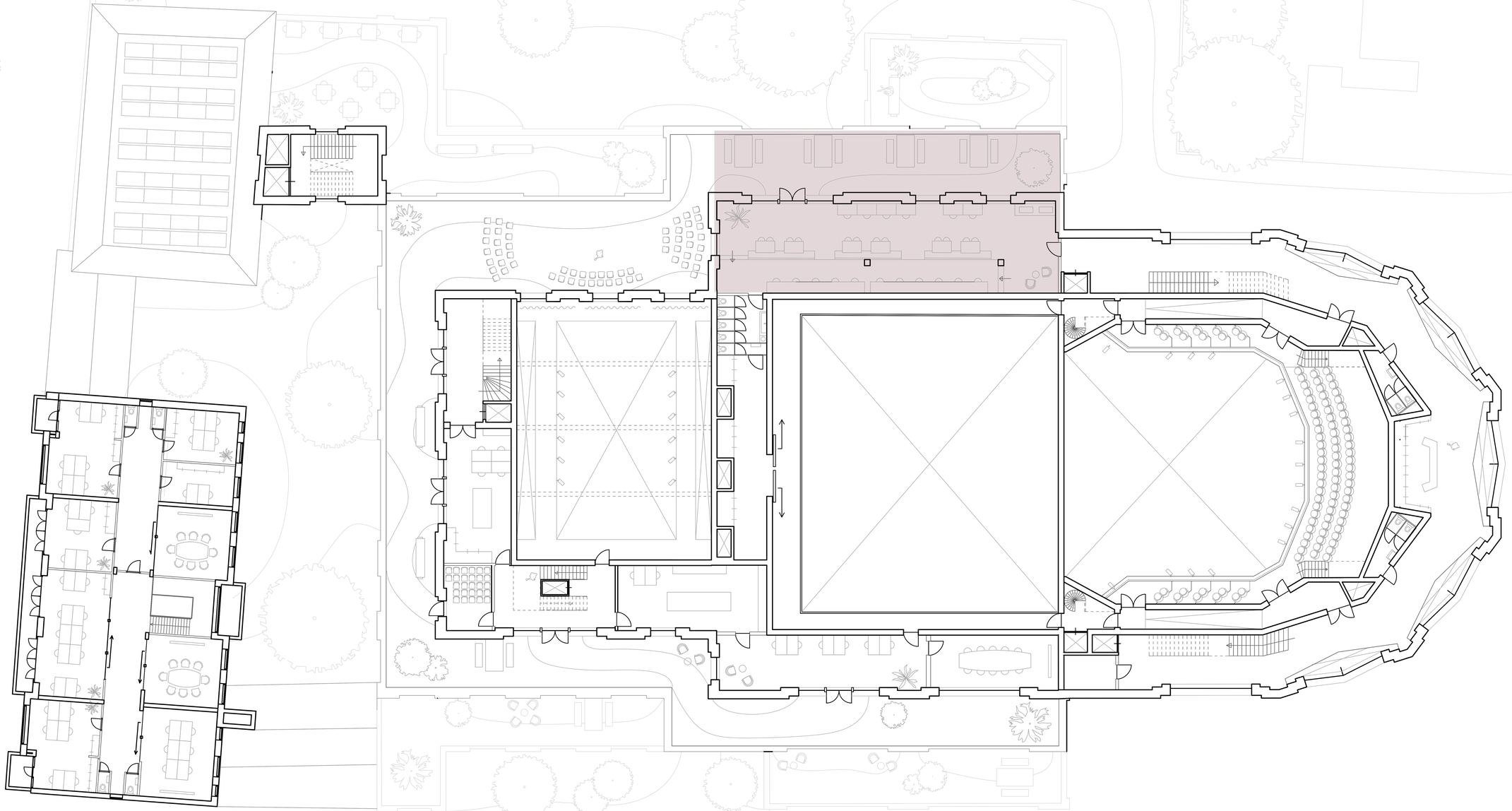
Chantal Booi 5213290



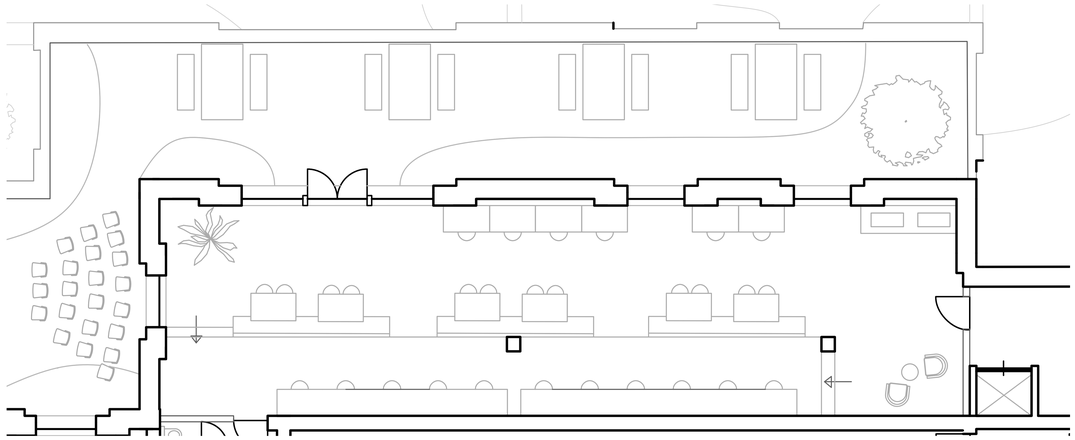




Koornmarkt entrance to restaurant



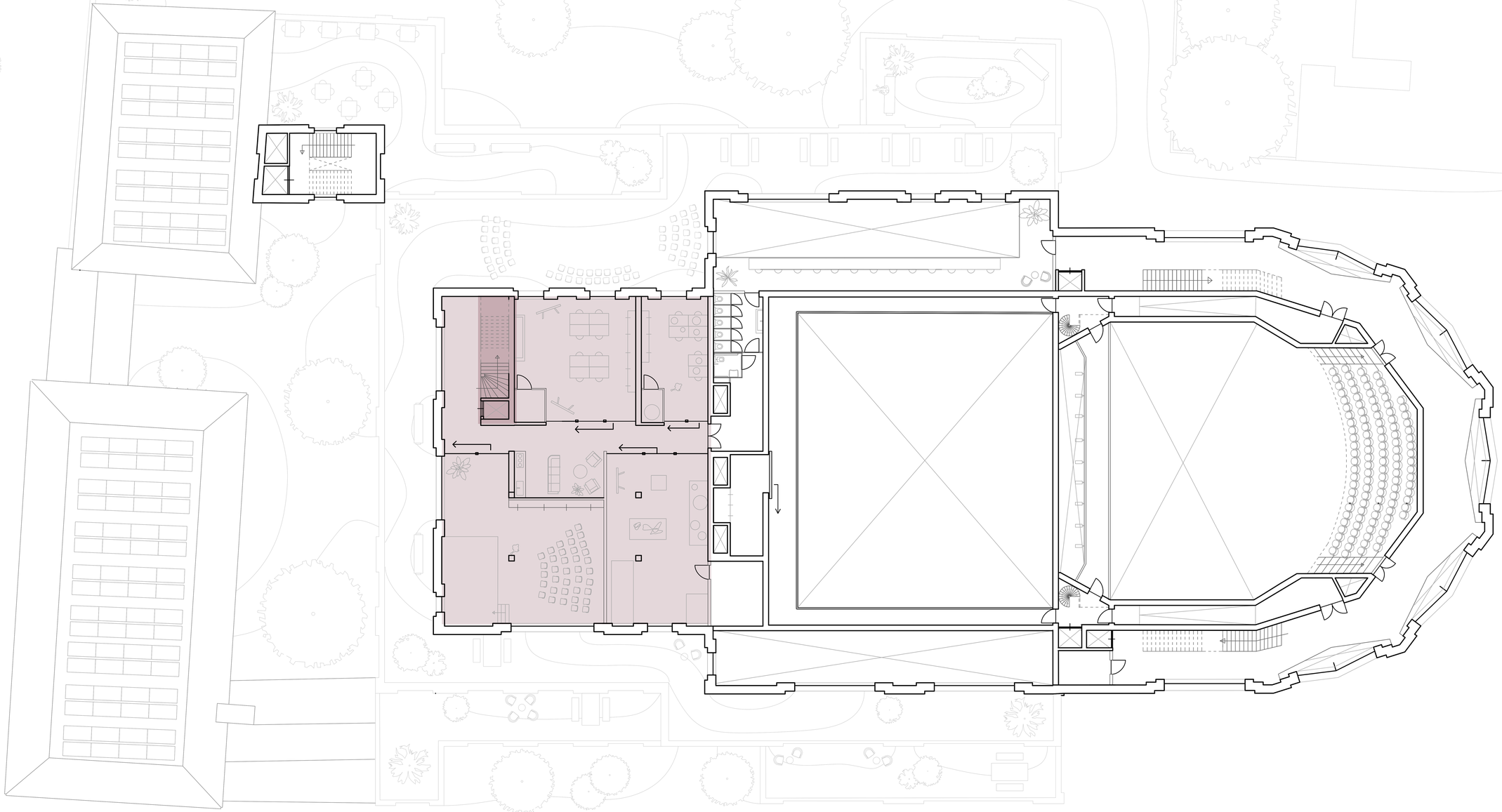
Second floor plan- coworking space



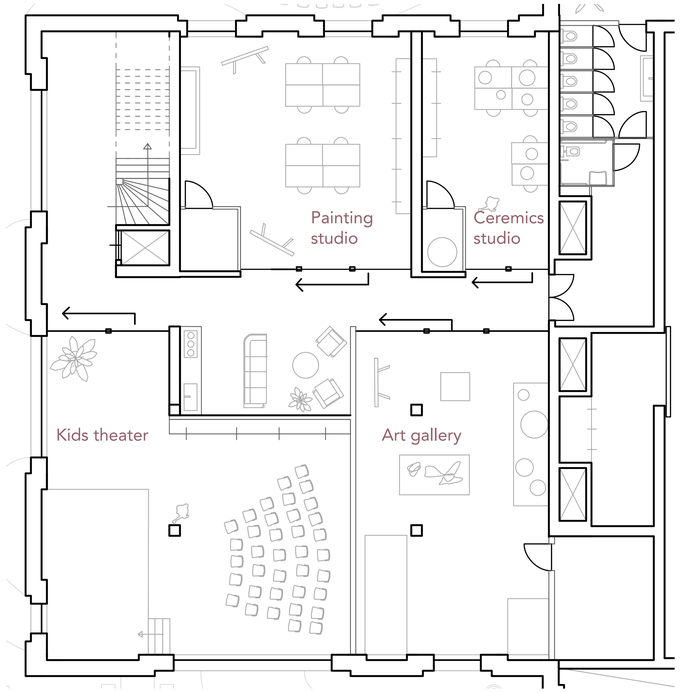
Second floor plan- coworking space

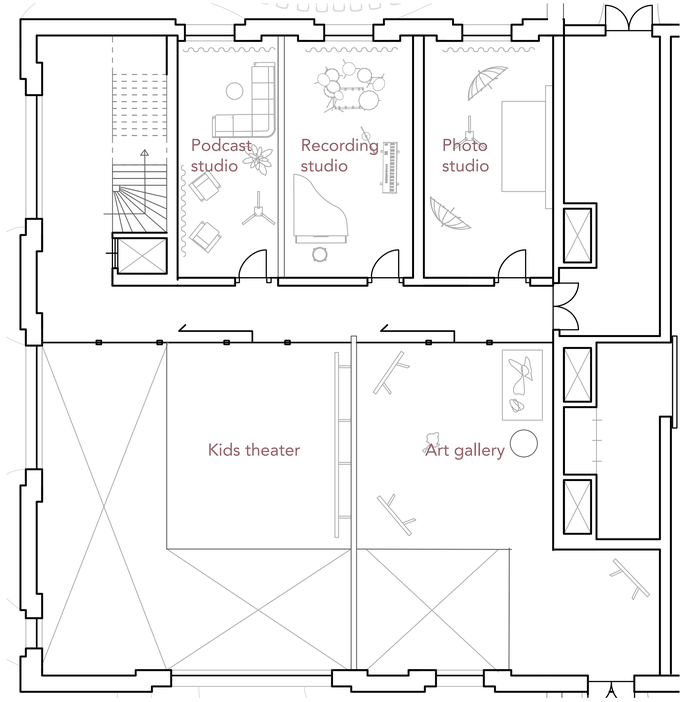


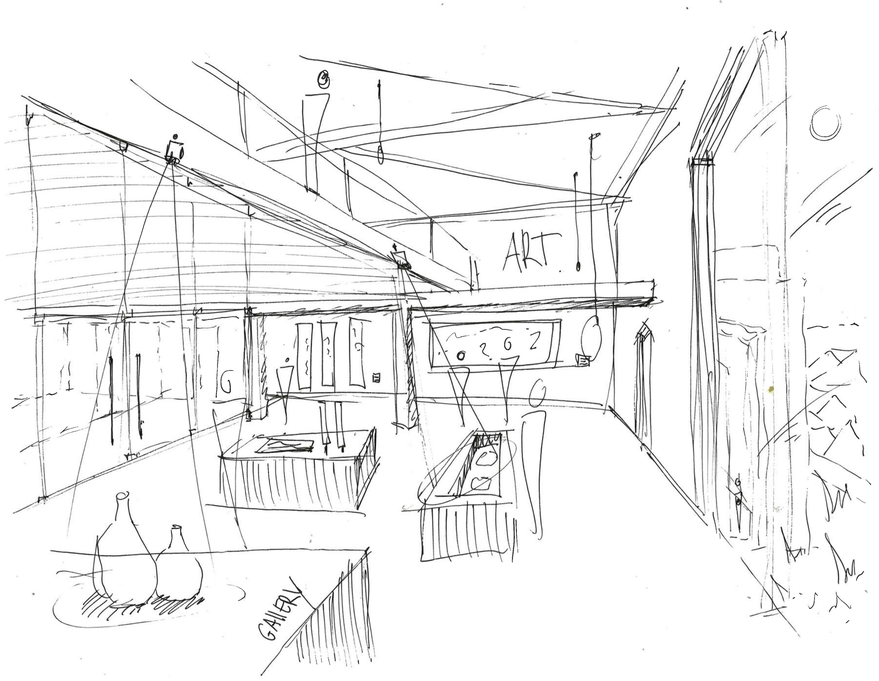
Early sketch of coworking space



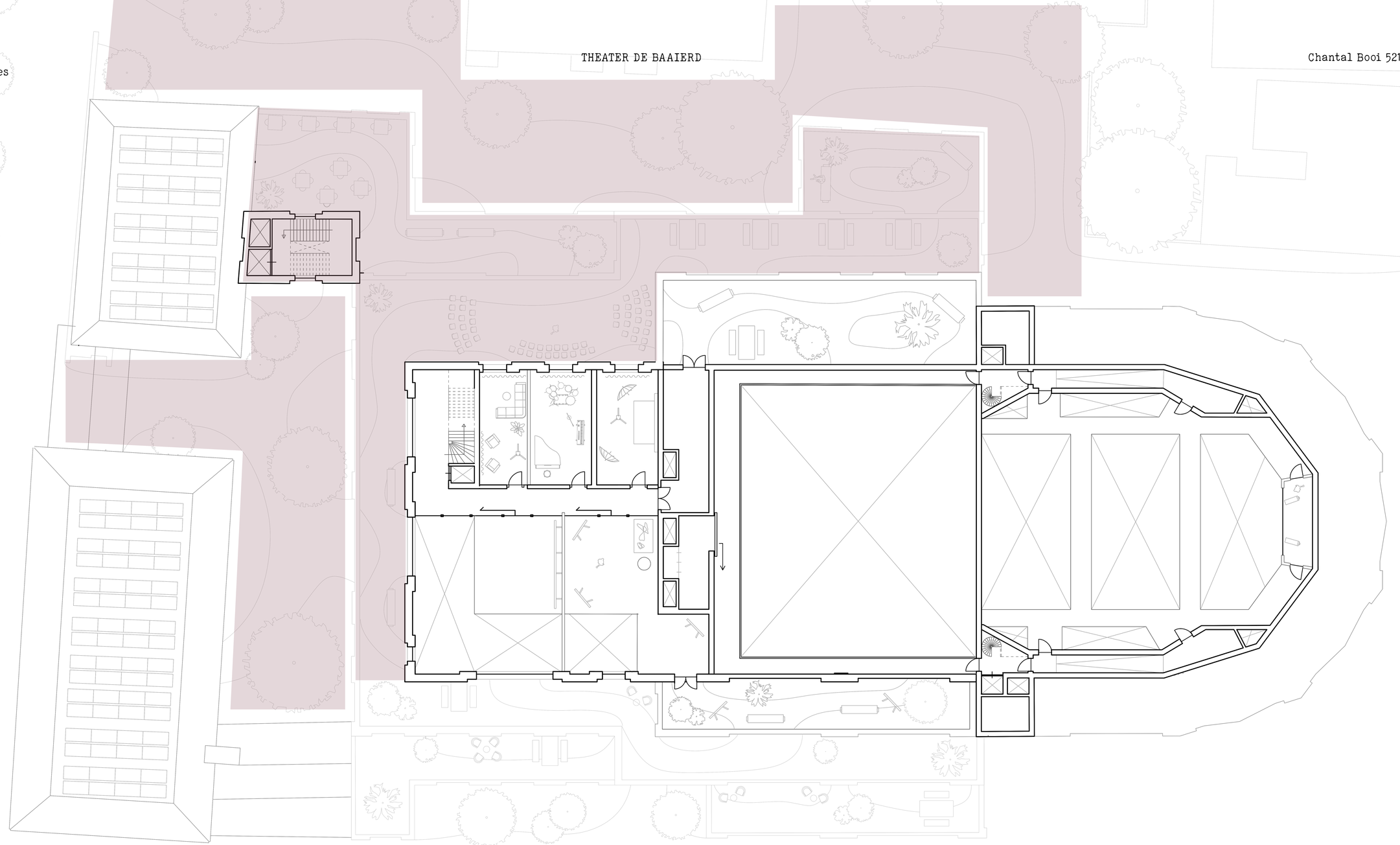
Third floor plan- art centre



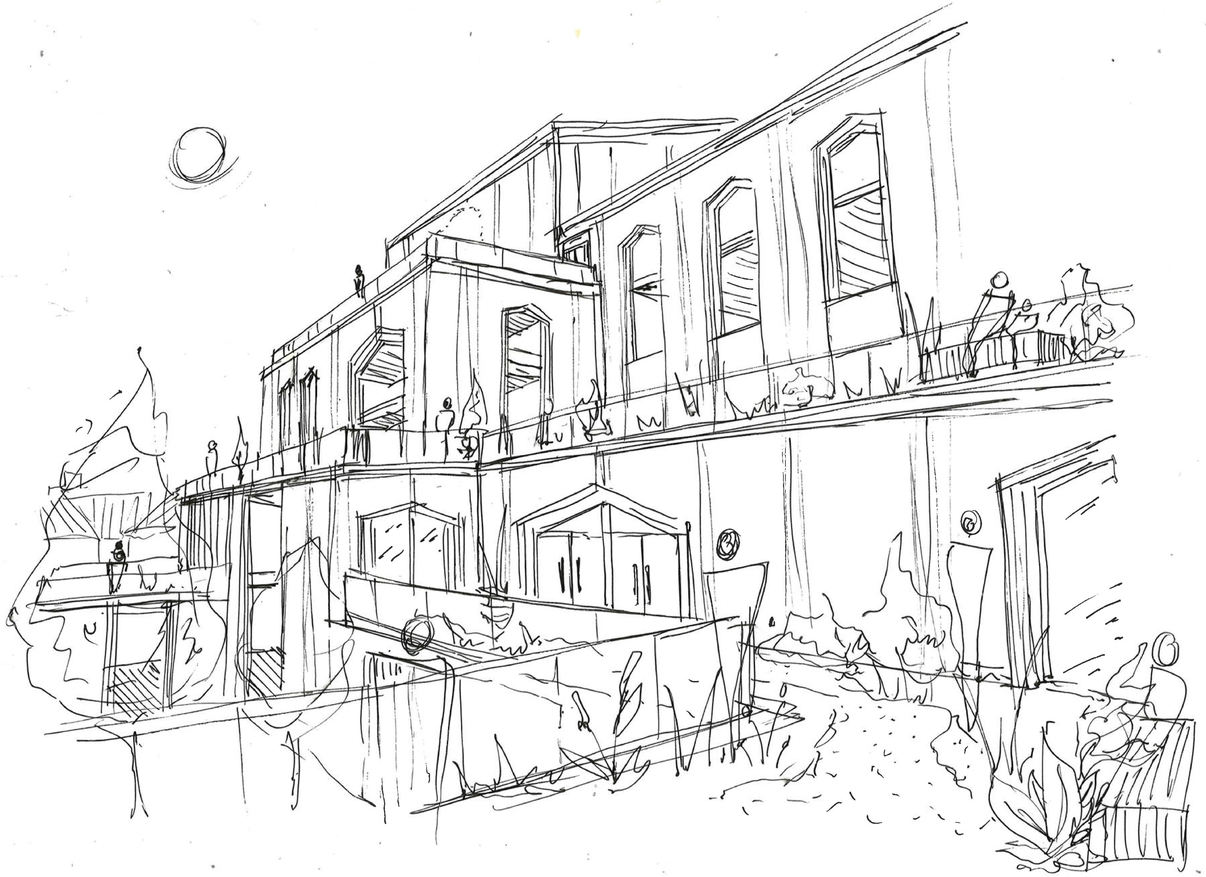


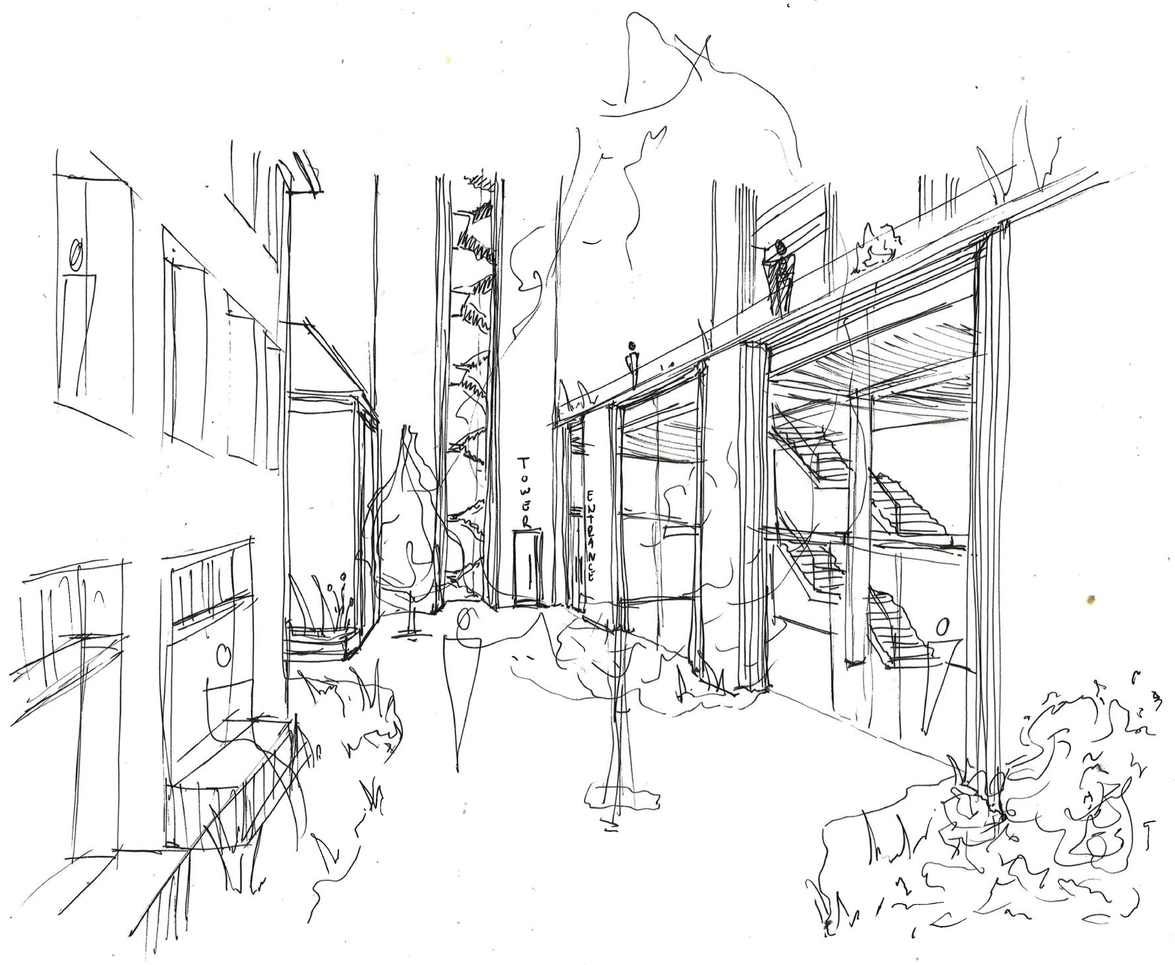


Art centre section and zoom in floorplans at level +3, +4



Fourth floor plan- focus on public rooftop gardens and courtyards





Rooftop garden landscape sketch & courtyard sketch




chantal speelt graag in de bouwhoek



Theater de Baaierd

The guesthouse for collective culture

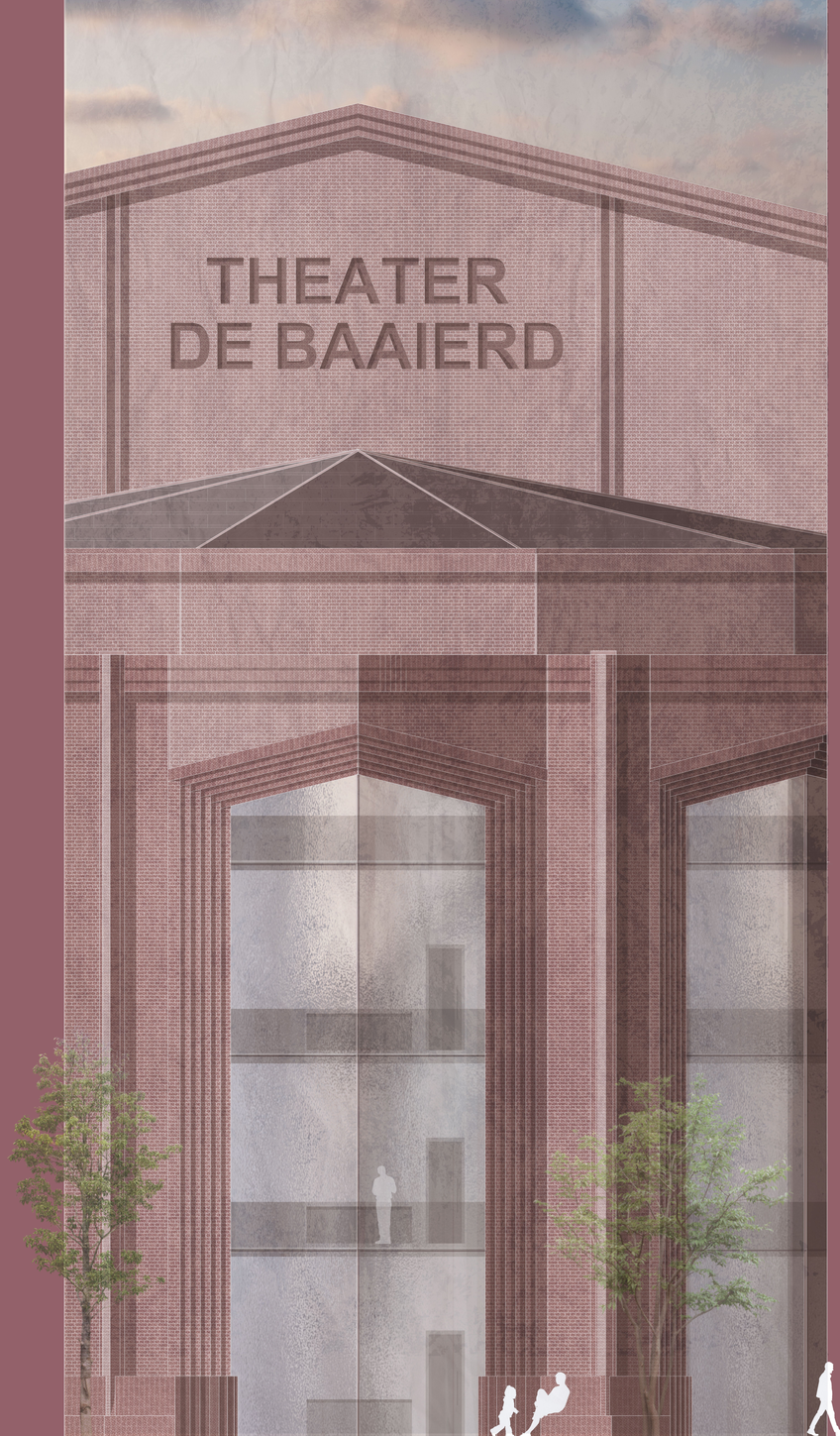
TU Delft
Faculty of Architecture

2025/ 2026

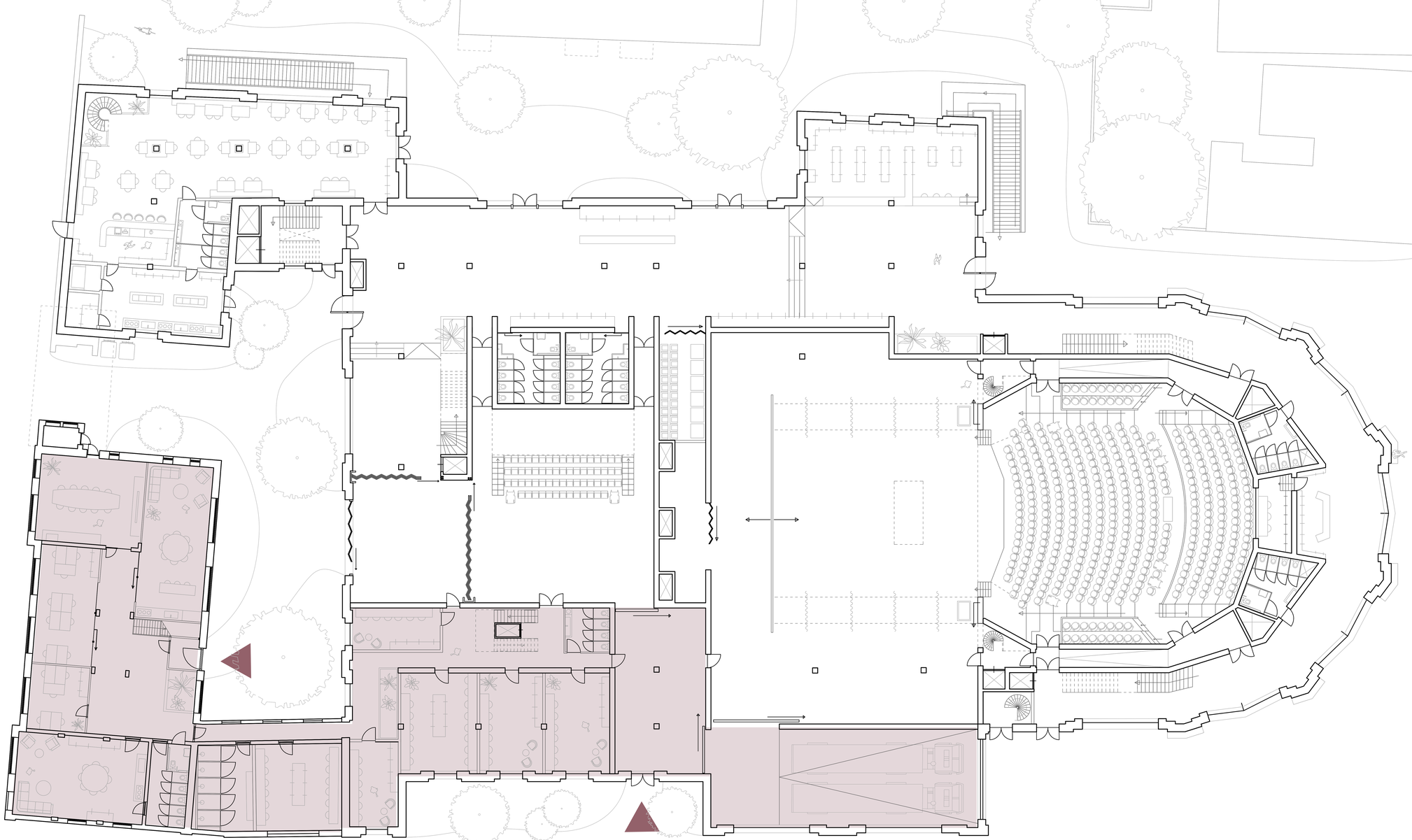
Interiors Building Cities
Jurjen Zeinstra
Mauro Parravicini

Chantal Booi

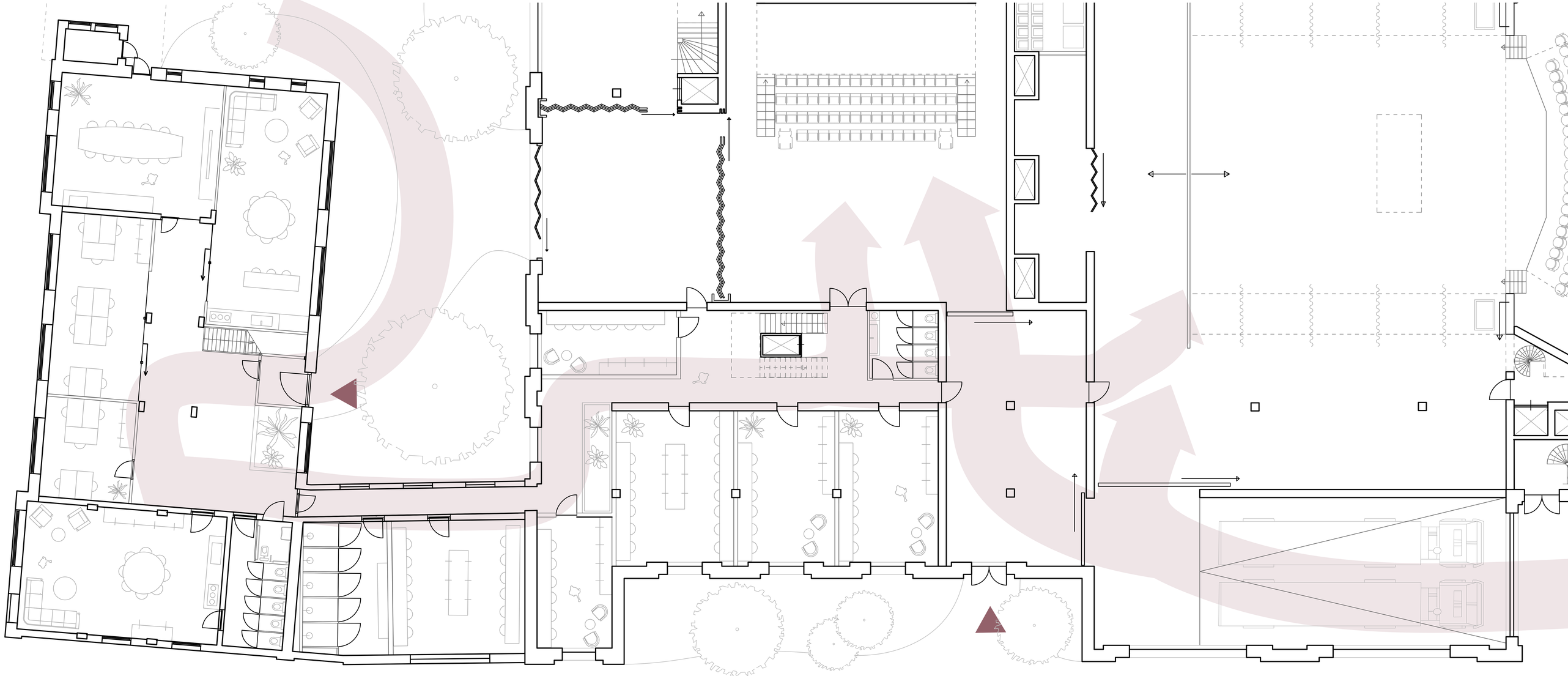
5213290



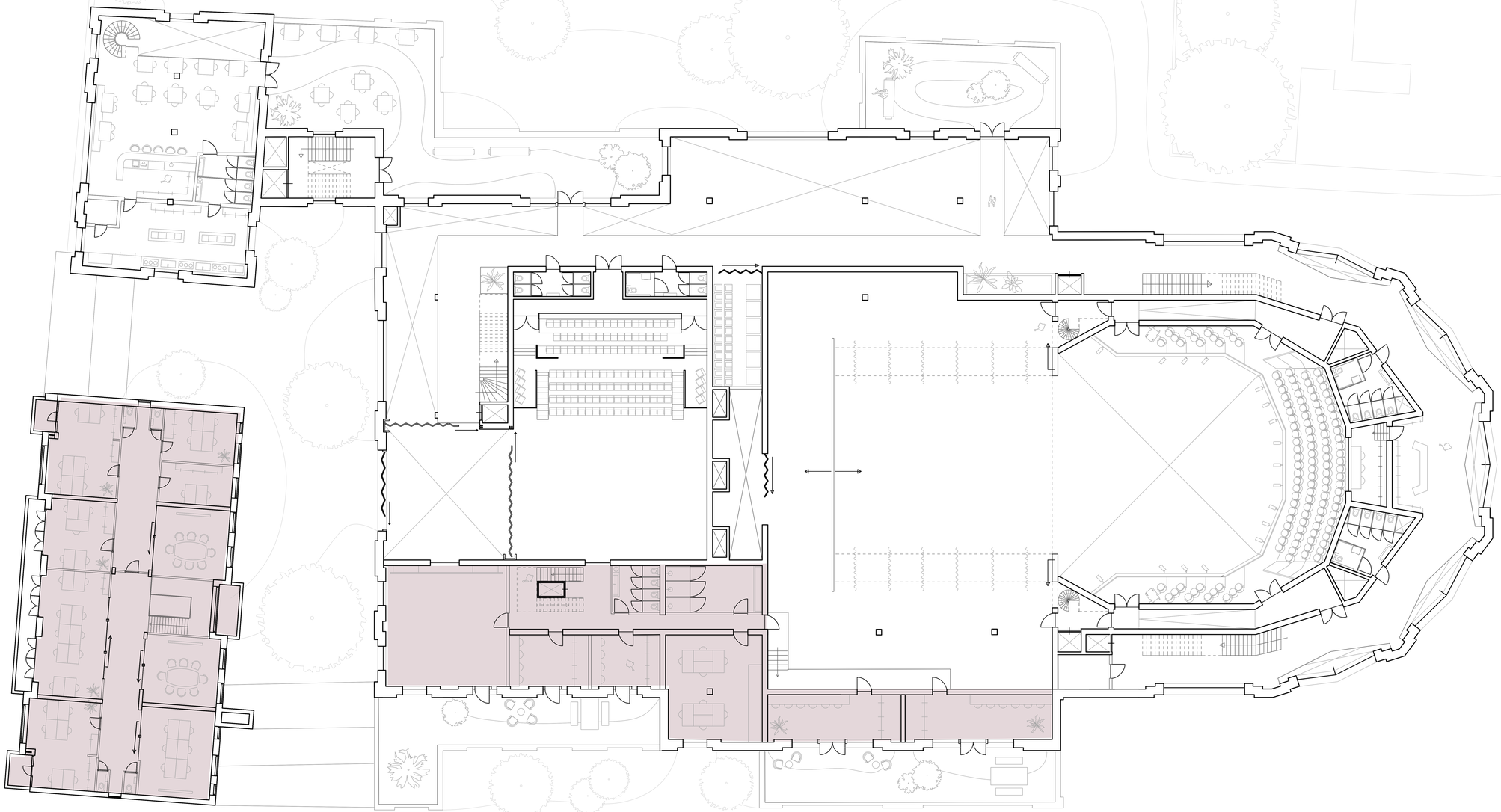
Backstage



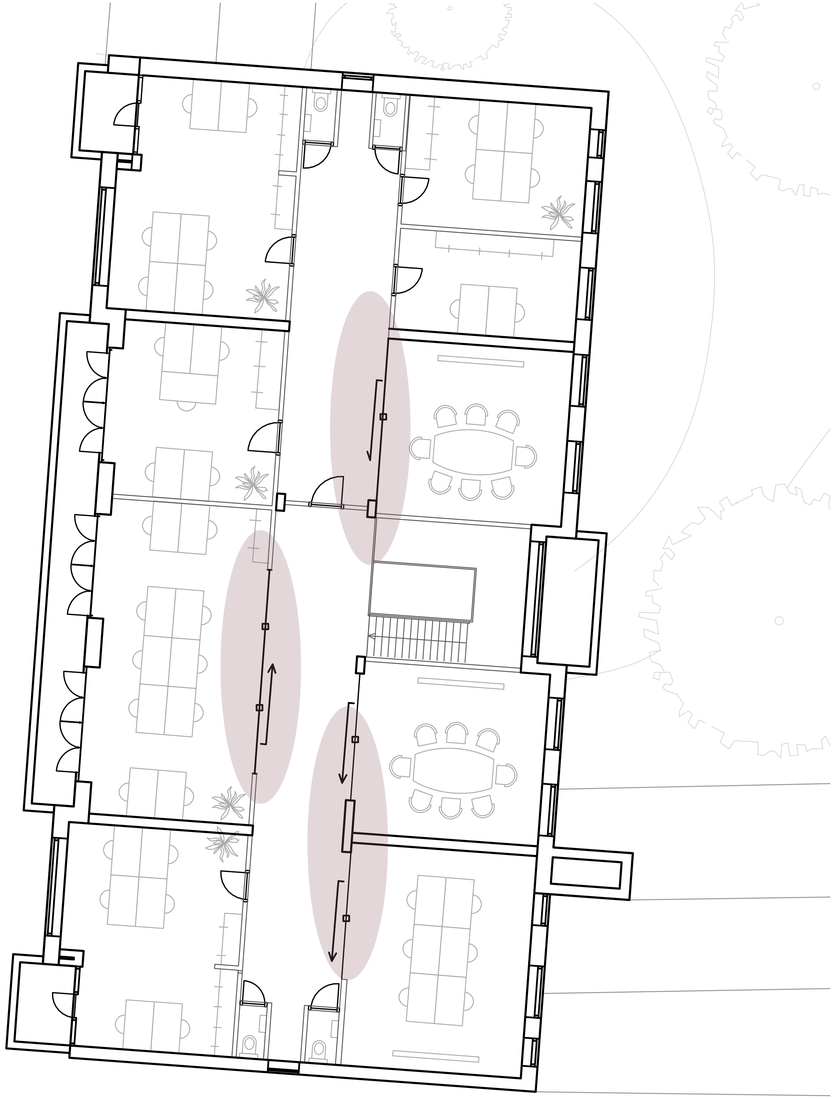
Ground floor plan - back of house

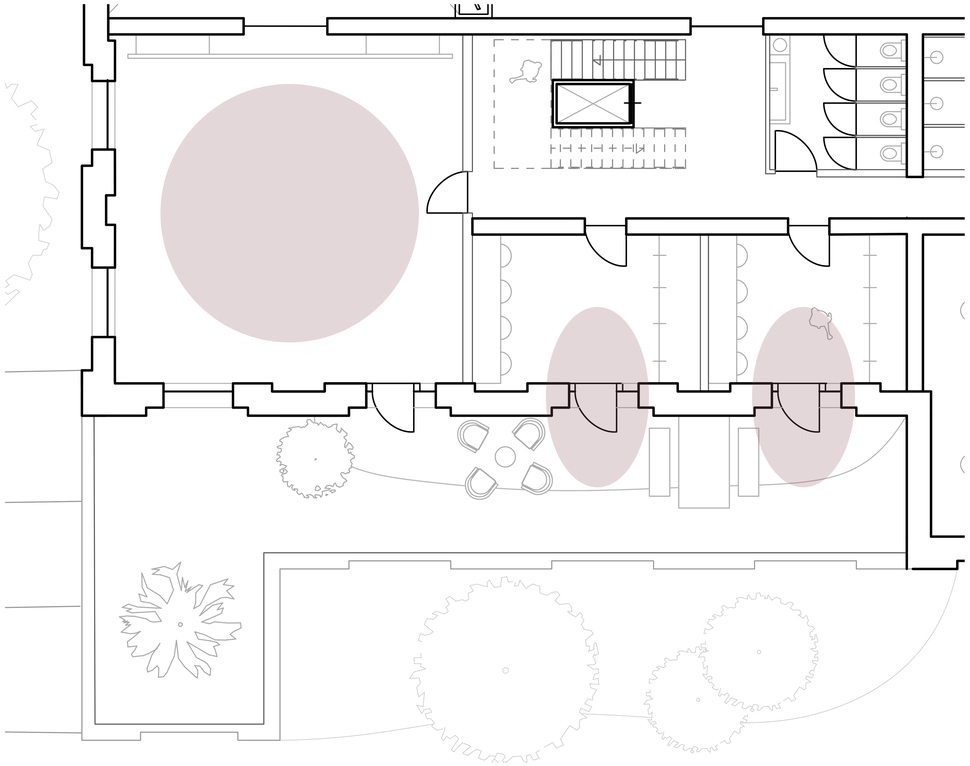


Ground floor plan - back of house zoom in

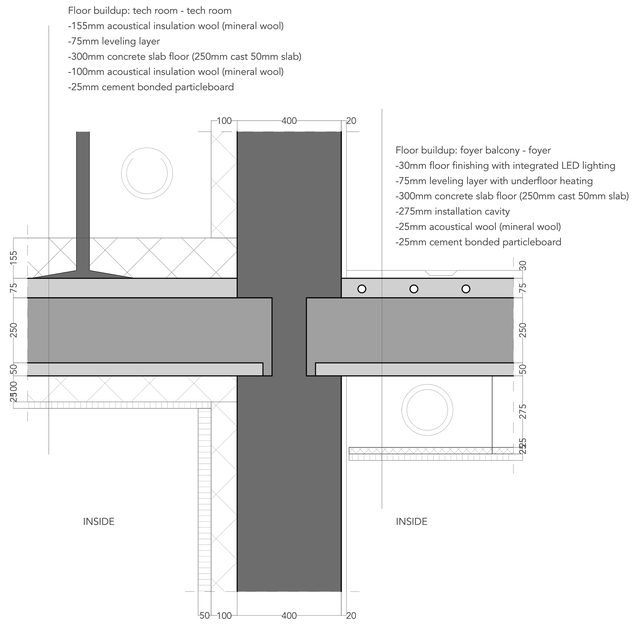


First floor plan - back of house

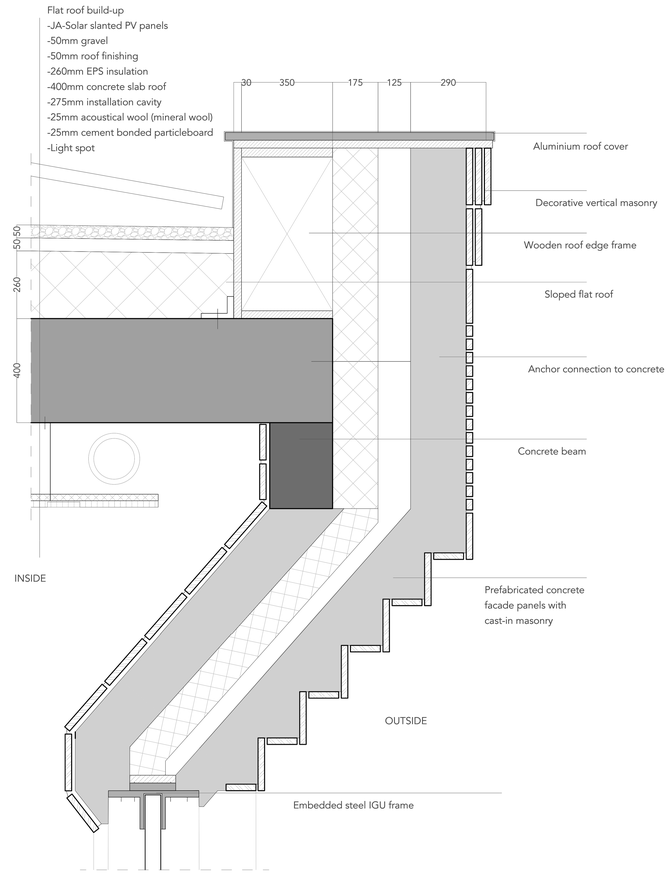




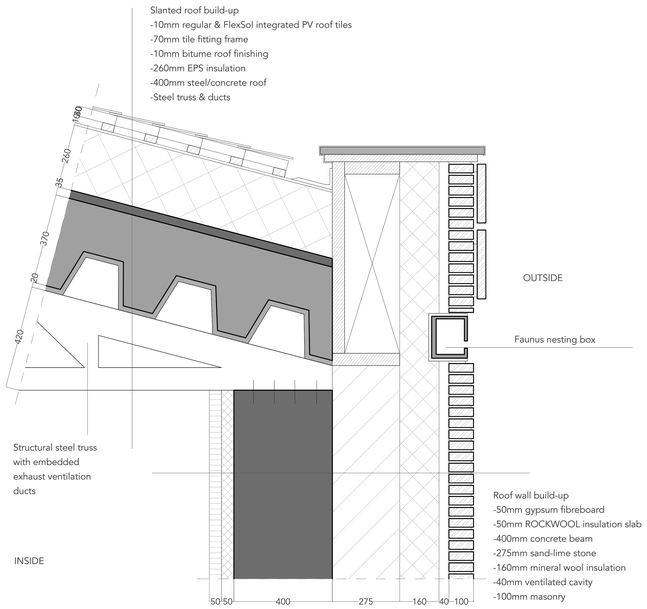
First floor plan - back of house zoom in on dressingrooms & zuster



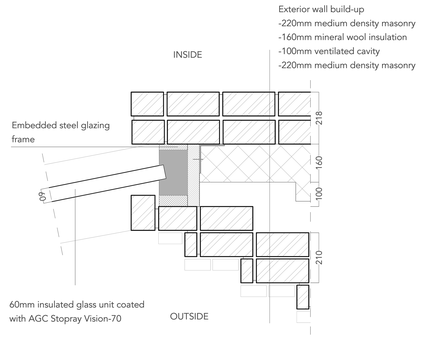
Subject: Partition wall & floor	Subject: De Baaierd	Sheet nr.: V01
Description		Section
In situ cast concrete wall		
In situ cast concrete floor		
Concrete floor slab		
Concrete floor finishing		
Cement bonded particleboard		
Acoustical wool (mineral wool)		



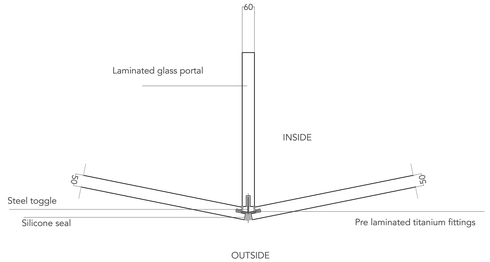
Subject: Roof edge #1	Subject: De Baaierd	Sheet nr.: V02
Description		Section
In situ cast concrete		
Prefabricated concrete floor		
Prefabricated concrete facade element		
Concrete floor finishing		
Cement bonded particleboard		
Insulation		
Masonry		
Steel		
Wood		
Gravel		



Subject: Roof edge #2	Subject: De Baaierd	Sheet nr.: V03
Description		Section
In situ cast concrete		
Prefabricated concrete roof		
Sand-lime stone		
Wood		
Cement bonded particleboard		
Insulation		
Masonry		
Steel		



Subject: Exterior wall & glazing frame	Subject: De Baaierd	Sheet nr.: H01
Description		Section
Insulation		
Masonry		
Steel		
High efficiency insulation filling		

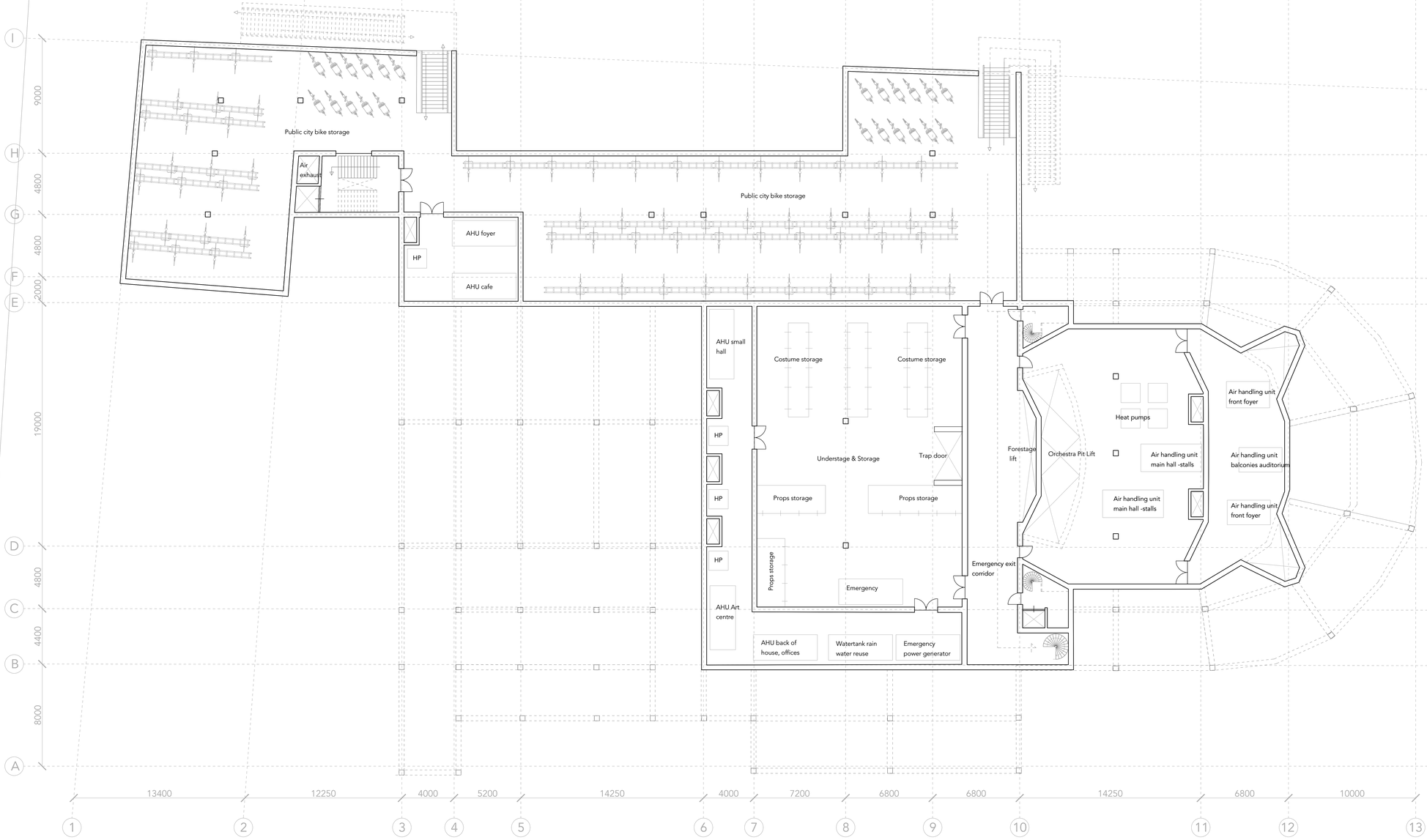


Subject: Glass connections	Subject: De Baaierd	Sheet nr.: H02

Plans & Sections

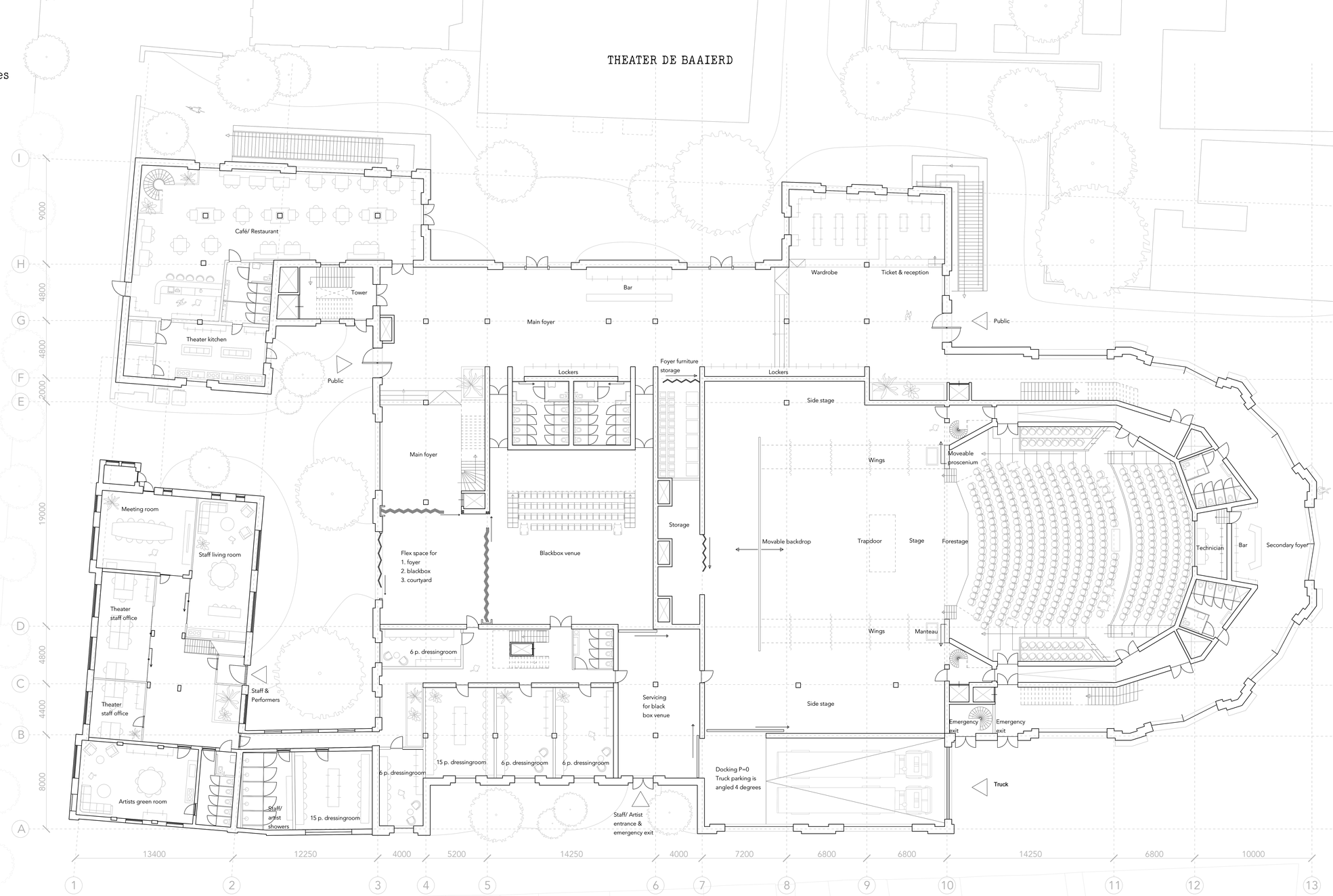
THEATER DE BAAIERD

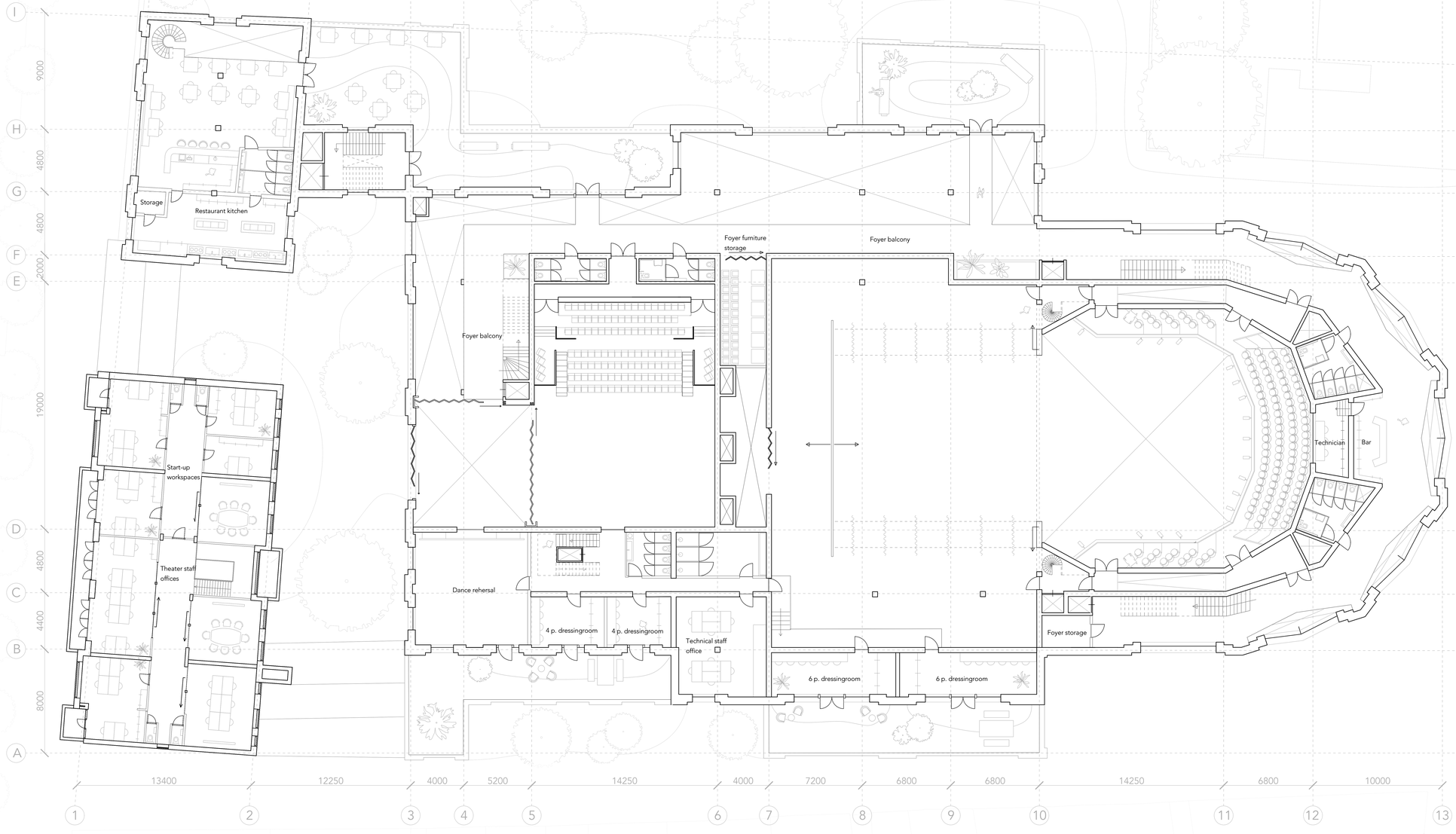
Chantal Booi 5213290

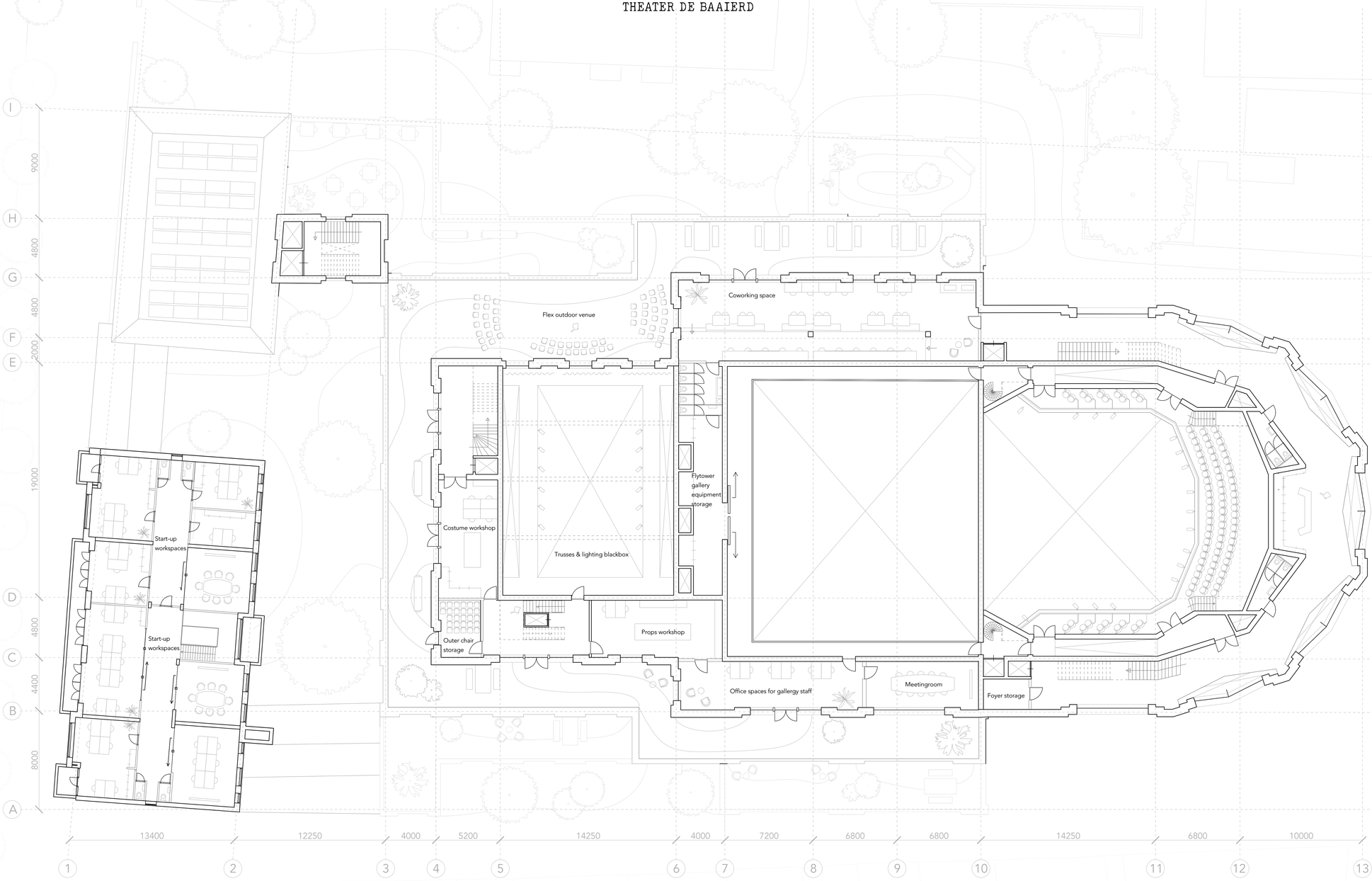


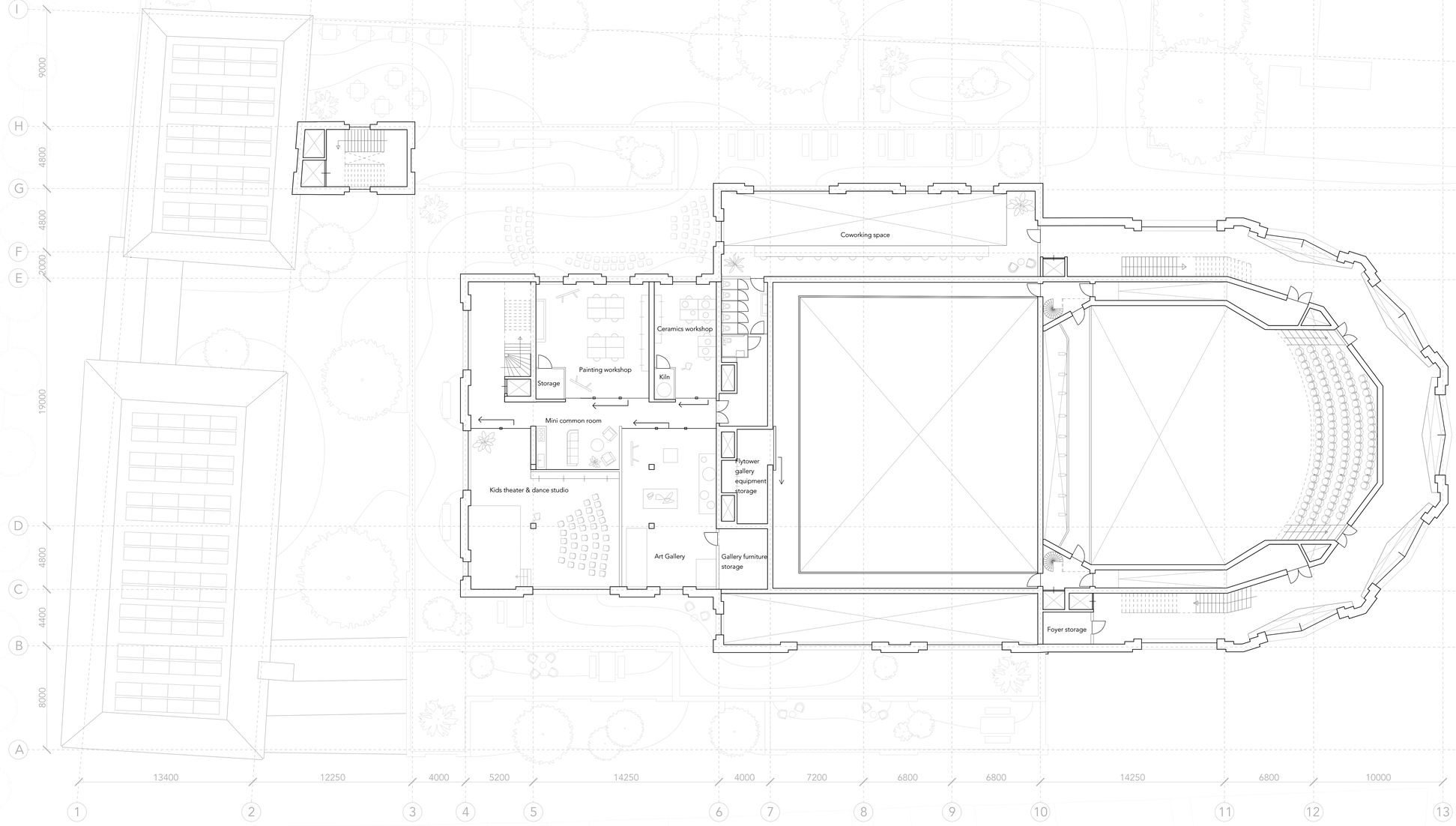
THEATER DE BAAIERD

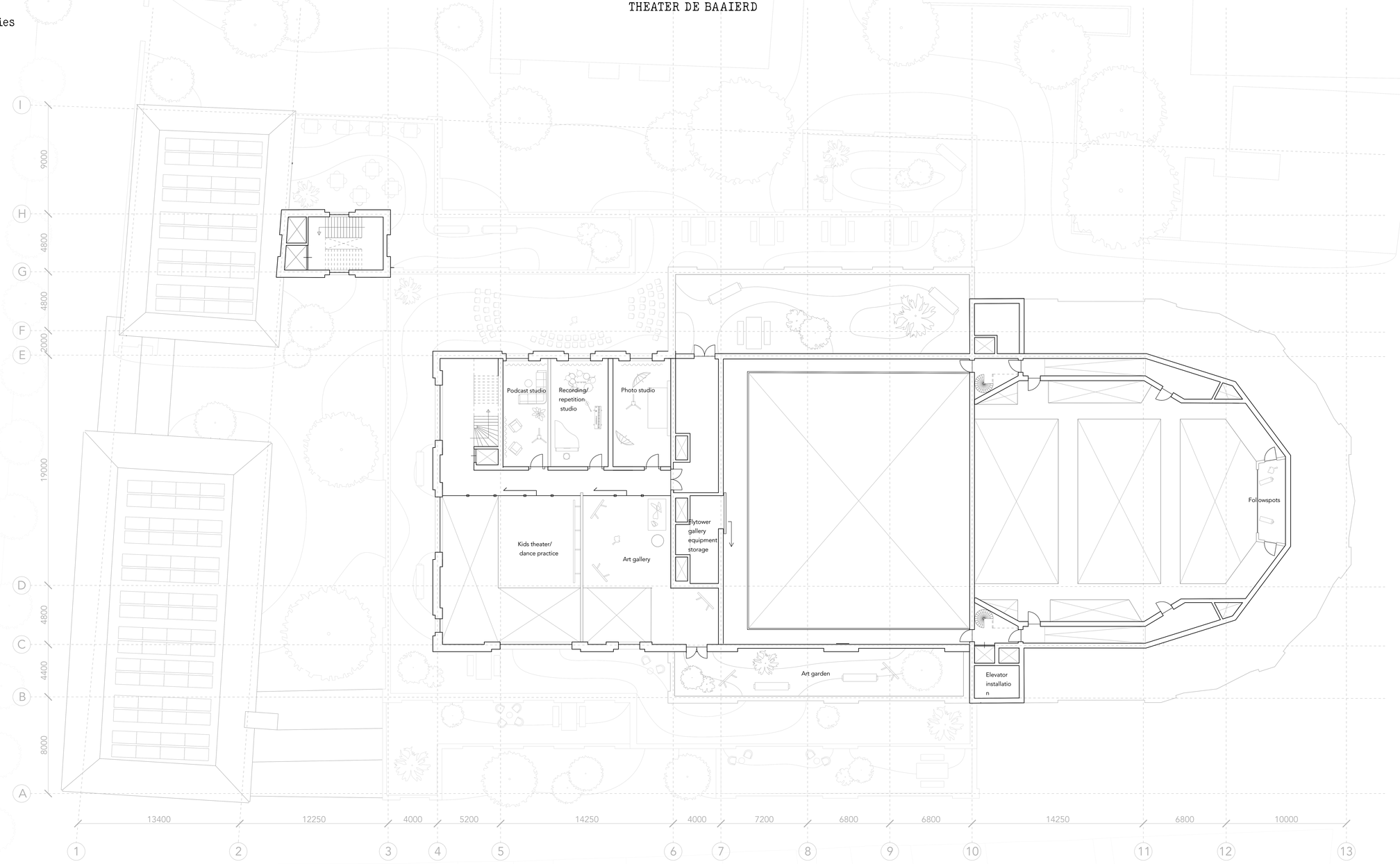
Chantal Booi 5213290




Storage
Restaurant kitchen
Foyer furniture storage
Foyer balcony
Foyer balcony
Start-up workspaces
Theater staff offices
Dance rehersal
4 p. dressingroom
4 p. dressingroom
Technical staff office
6 p. dressingroom
6 p. dressingroom
Foyer storage
Technician
Bar
I
H
G
F
E
D
C
B
A
9000
4800
4800
2000
19000
4800
4400
8000
13400
12250
4000
5200
14250
4000
7200
6800
6800
14250
6800
10000
1
2
3
4
5
6
7
8
9
10
11
12
13

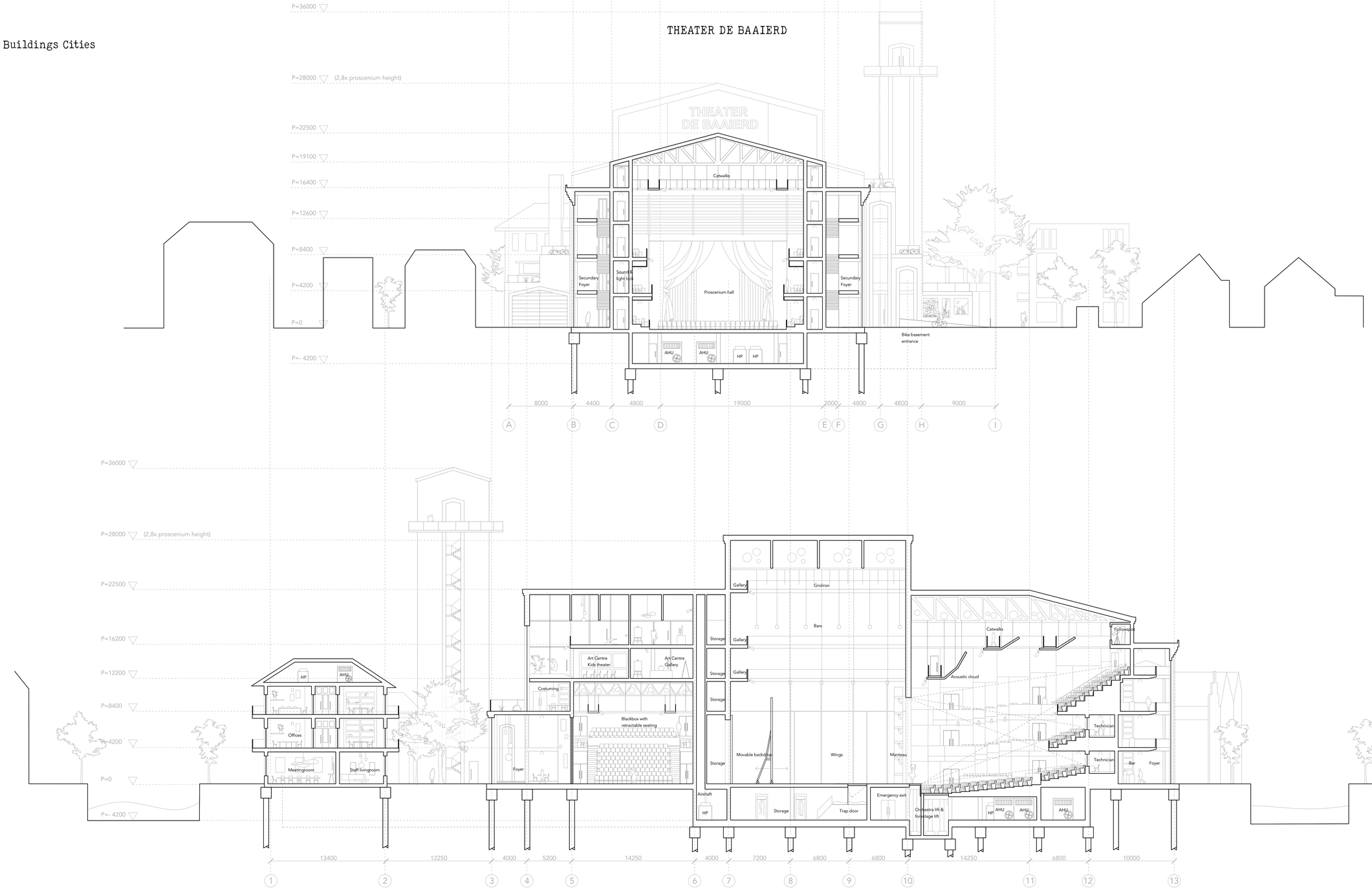

Flex outdoor venue
Coworking space
Start-up workspaces
Start-up workspaces
Costume workshop
Trusses & lighting blackbox
Flytower gallery equipment storage
Outer chair storage
Props workshop
Office spaces for gallergy staff
Meetingroom
Foyer storage
I
H
G
F
E
D
C
B
A
9000
4800
4800
2000
19000
4800
4400
8000
13400
12250
4000
5200
14250
4000
7200
6800
6800
14250
6800
10000
1
2
3
4
5
6
7
8
9
10
11
12
13

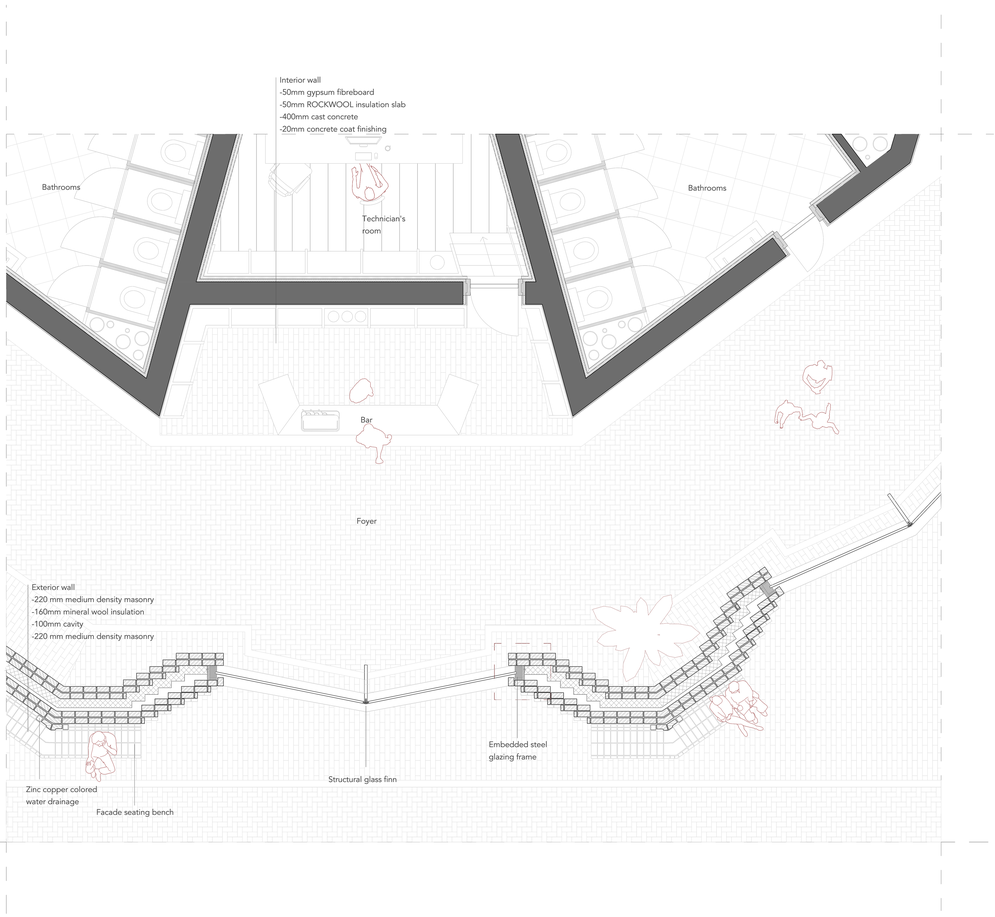

I
H
G
F
E
D
C
B
A
9000
4800
4800
2000
19000
4800
4400
8000
13400
12250
4000
5200
14250
4000
7200
6800
6800
14250
6800
10000
1
2
3
4
5
6
7
8
9
10
11
12
13
Coworking space
Ceramics workshop
Painting workshop
Kiln
Storage
Mini common room
Kids theater & dance studio
Art Gallery
Flytower gallery equipment storage
Gallery furniture storage
Foyer storage

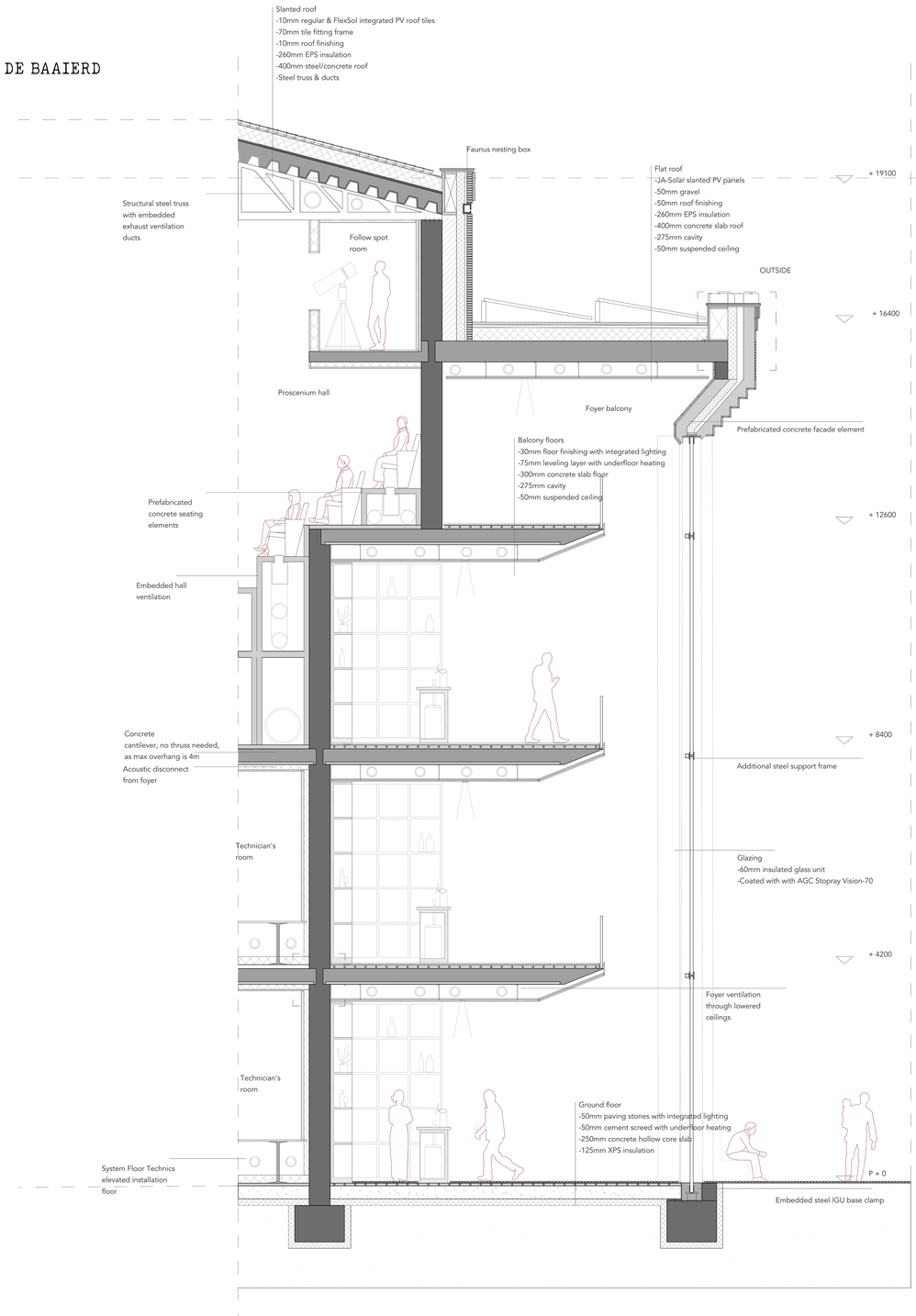

I
H
G
F
E
D
C
B
A
9000
4800
4800
2000
19000
4800
4400
8000
13400
12250
4000
5200
14250
4000
7200
6800
6800
14250
6800
10000
1
2
3
4
5
6
7
8
9
10
11
12
13
Podcast studio
Recording/ repetition studio
Photo studio
Kids theater/ dance practice
Art gallery
Flytower gallery equipment storage
Art garden
Followspots
Elevator installatio n

THEATER DE BAAIERD

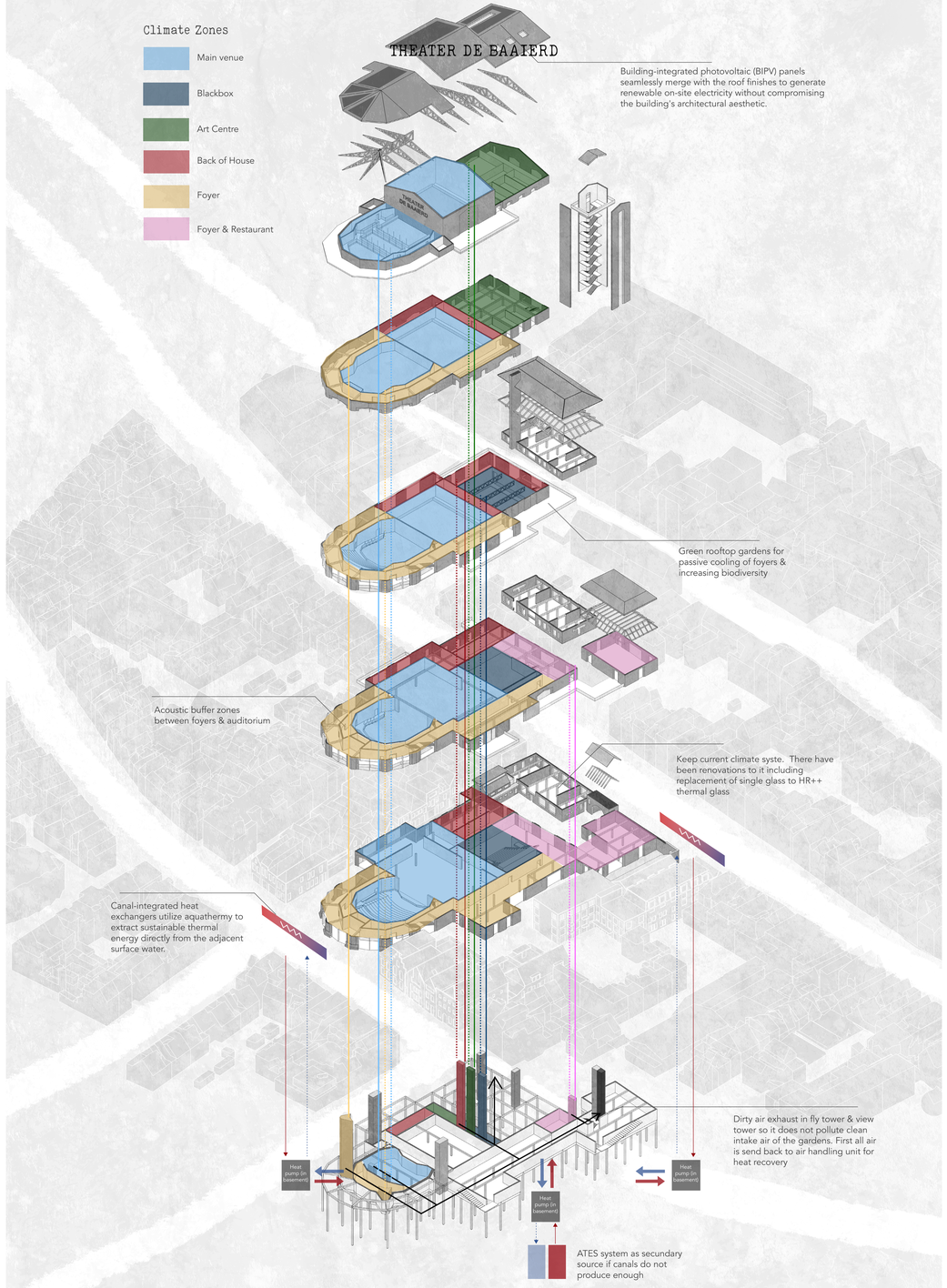
Chantal Booi 5213290

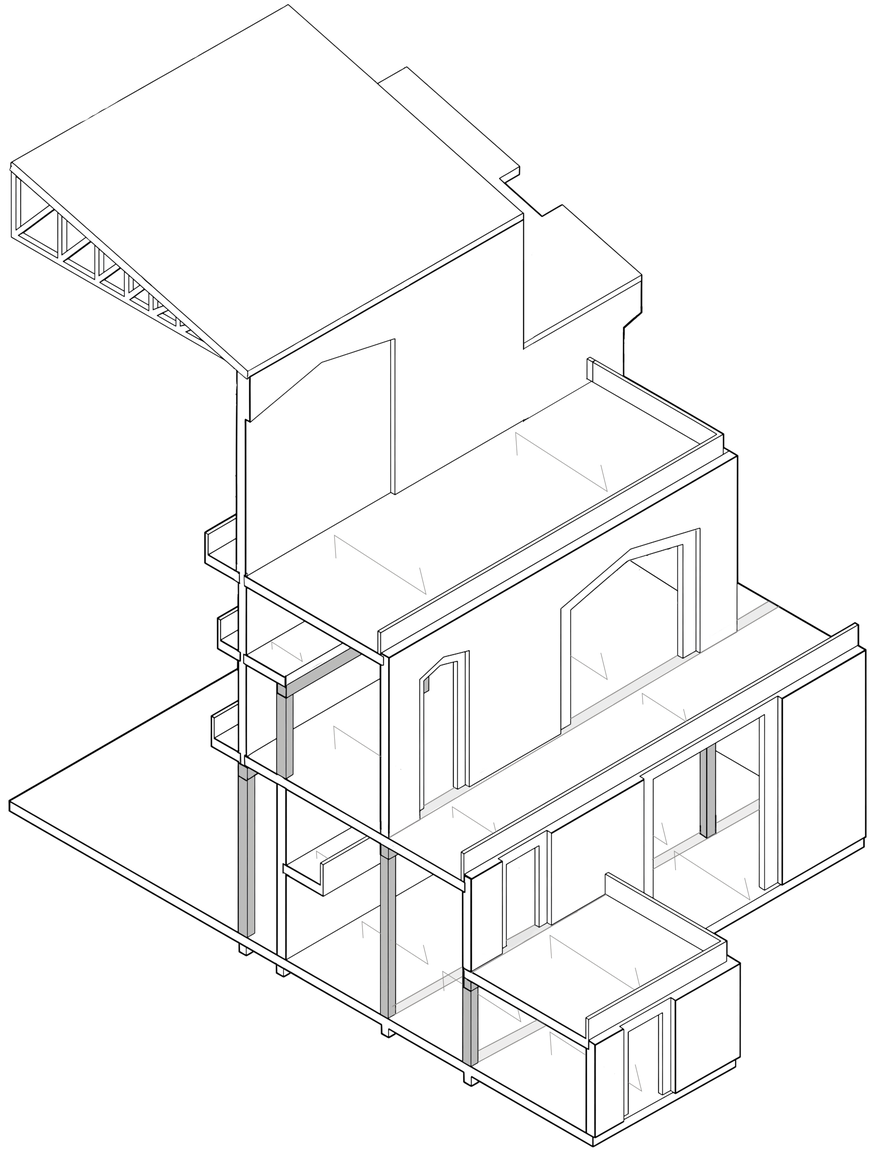



Interior wall
-50mm gypsum fibreboard
-50mm ROCKWOOL insulation slab
-400mm cast concrete
-20mm concrete coat finishing
Bathrooms
Technician's room
Bathrooms
Bar
Foyer
Exterior wall
-220 mm medium density masonry
-160mm mineral wool insulation
-100mm cavity
-220 mm medium density masonry
Embedded steel glazing frame
Structural glass finn
Zinc copper colored water drainage
Facade seating bench


Slanted roof
-10mm regular & FlexSol integrated PV roof tiles
-70mm tile fitting frame
-10mm roof finishing
-260mm EPS insulation
-400mm steel/concrete roof
-Steel truss & ducts
Faunus nesting box
Flat roof
-JA-Solar slanted PV panels
-50mm gravel
-50mm roof finishing
-260mm EPS insulation
-400mm concrete slab roof
-275mm cavity
-50mm suspended ceiling
+ 19100
Structural steel truss with embedded exhaust ventilation ducts
Follow spot room
OUTSIDE
+ 16400
Proscenium hall
Foyer balcony
Prefabricated concrete facade element
Balcony floors
-30mm floor finishing with integrated lighting
-75mm leveling layer with underfloor heating
-300mm concrete slab floor
-275mm cavity
-50mm suspended ceiling
Prefabricated concrete seating elements
+ 12600
Embedded hall ventilation
Concrete cantilever, no thruss needed, as max overhang is 4m
Acoustic disconnect from foyer
+ 8400
Additional steel support frame
Technician's room
Glazing
-60mm insulated glass unit
-Coated with with AGC Stopray Vision-70
+ 4200
Foyer ventilation through lowered ceilings
Technician's room
Ground floor
-50mm paving stones with integrated lighting
-50mm cement screed with underfloor heating
-250mm concrete hollow core slab
-125mm XPS insulation
System Floor Technics elevated installation floor
P + 0
Embedded steel IGU base clamp

Chantal Booi 5213290

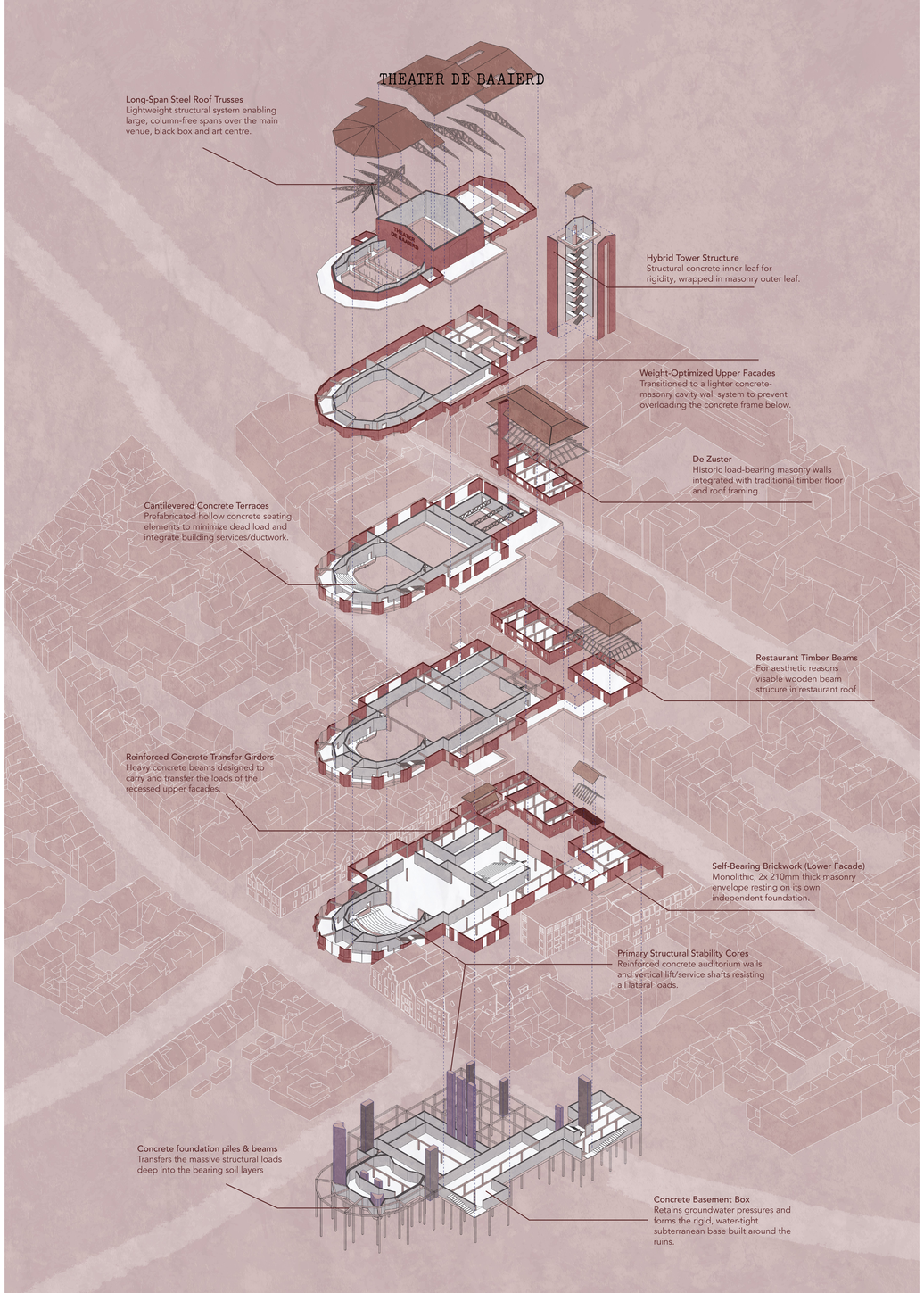


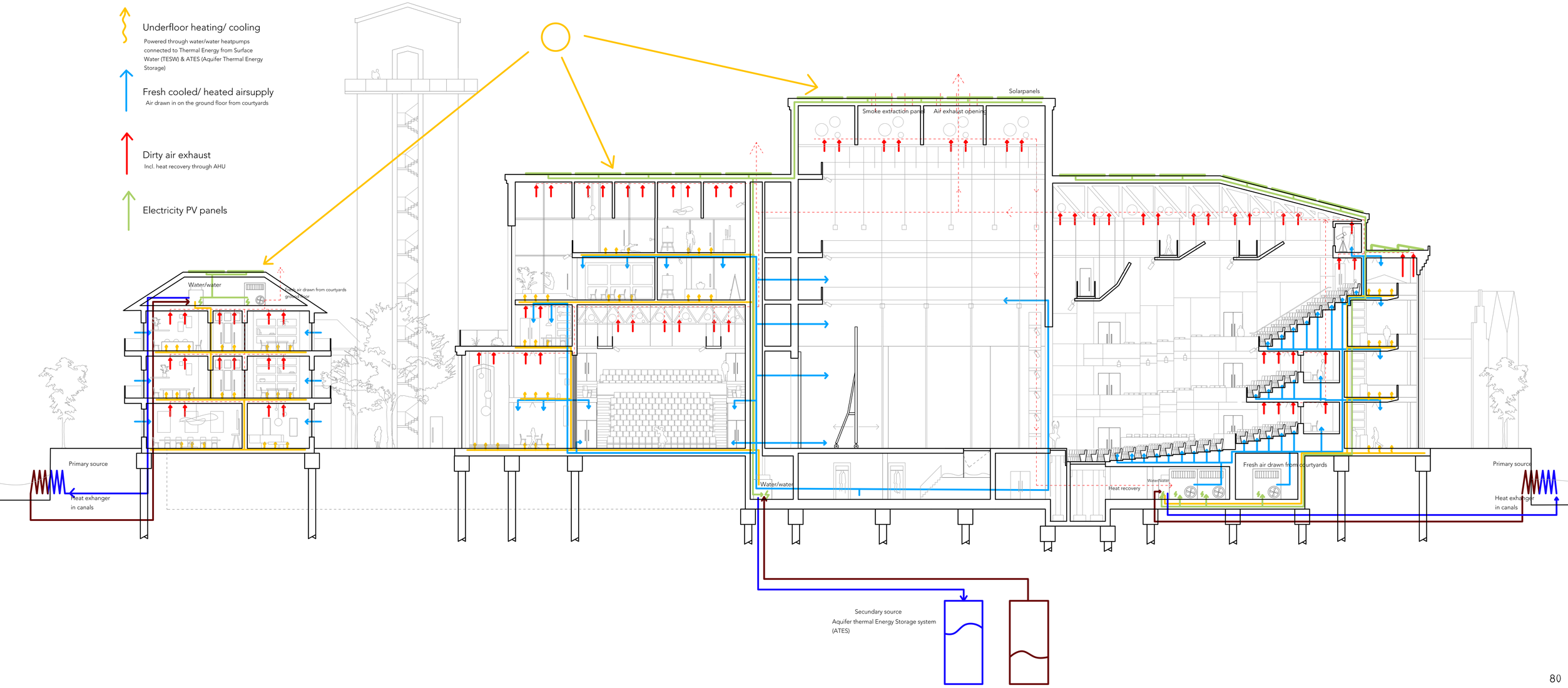


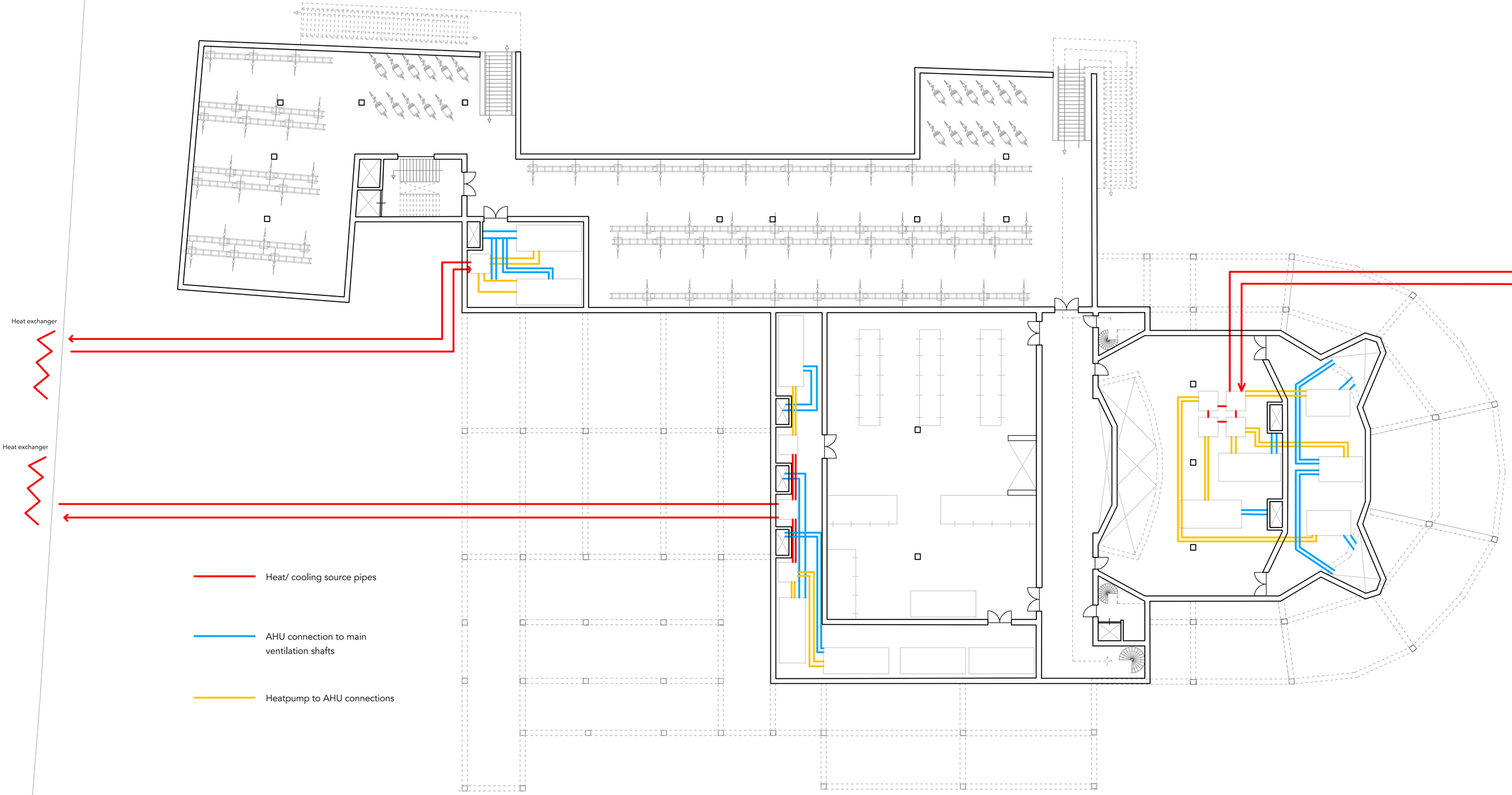
Construction diagram concrete Colonnade in foyers

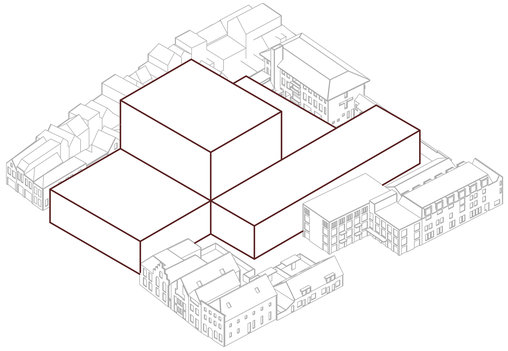
Chantal Booi 5213290

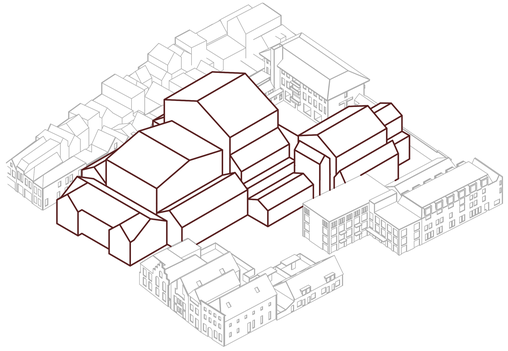
THEATER DE BAAIERD

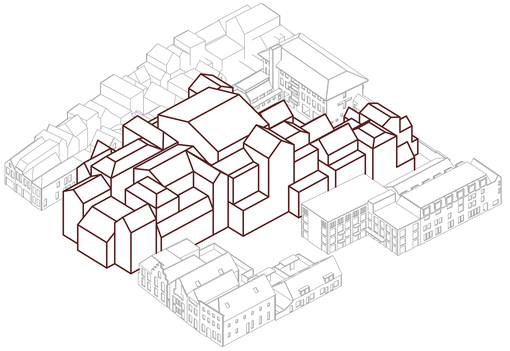


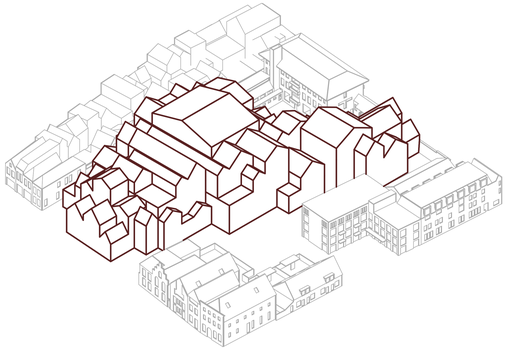

Underfloor heating/ cooling
Powered through water/water heatpumps connected to Thermal Energy from Surface Water (TESW) & ATES (Aquifer Thermal Energy Storage)
Fresh cooled/ heated airsupply
Air drawn in on the ground floor from courtyards
Dirty air exhaust
Incl. heat recovery through AHU
Electricity PV panels
Solarpanels
Smoke extraction panel
Air exhaust opening
Water/water
Fresh air drawn from courtyards ground floor
Primary source
Heat exhanger in canals
Water/water
Heat recovery
Water/water
Fresh air drawn from courtyards
Primary source
Heat exhanger in canals
Secundary source
Aquifer thermal Energy Storage system (ATES)

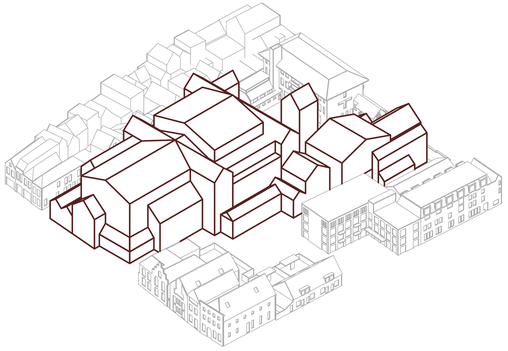

Heat exchanger
Heat exchanger
Heat exchanger
Heat/ cooling source pipes
AHU connection to main ventilation shafts
Heatpump to AHU connections

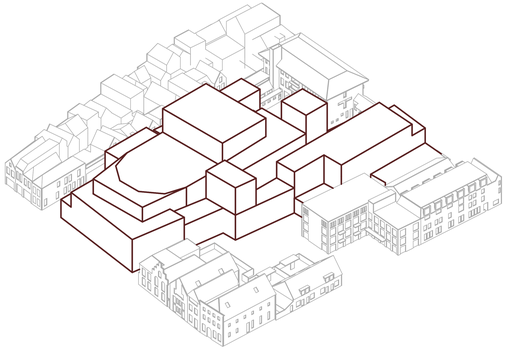


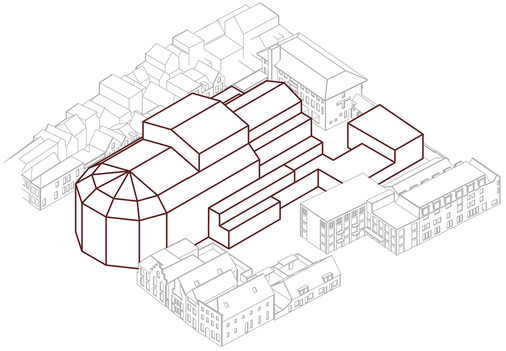


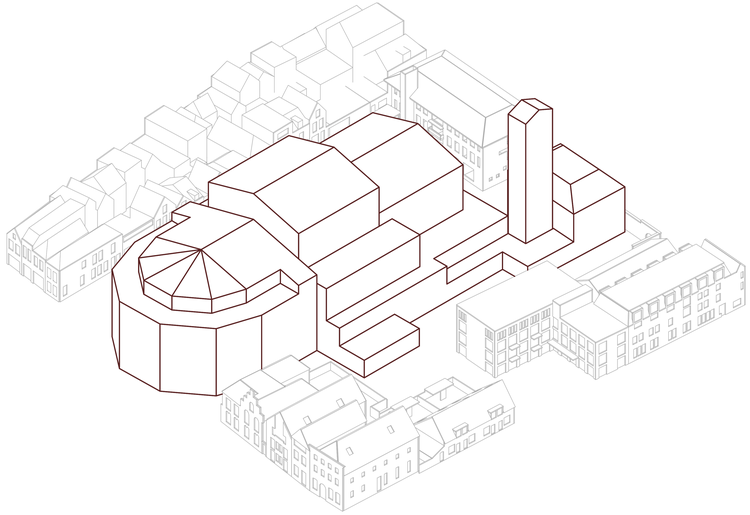










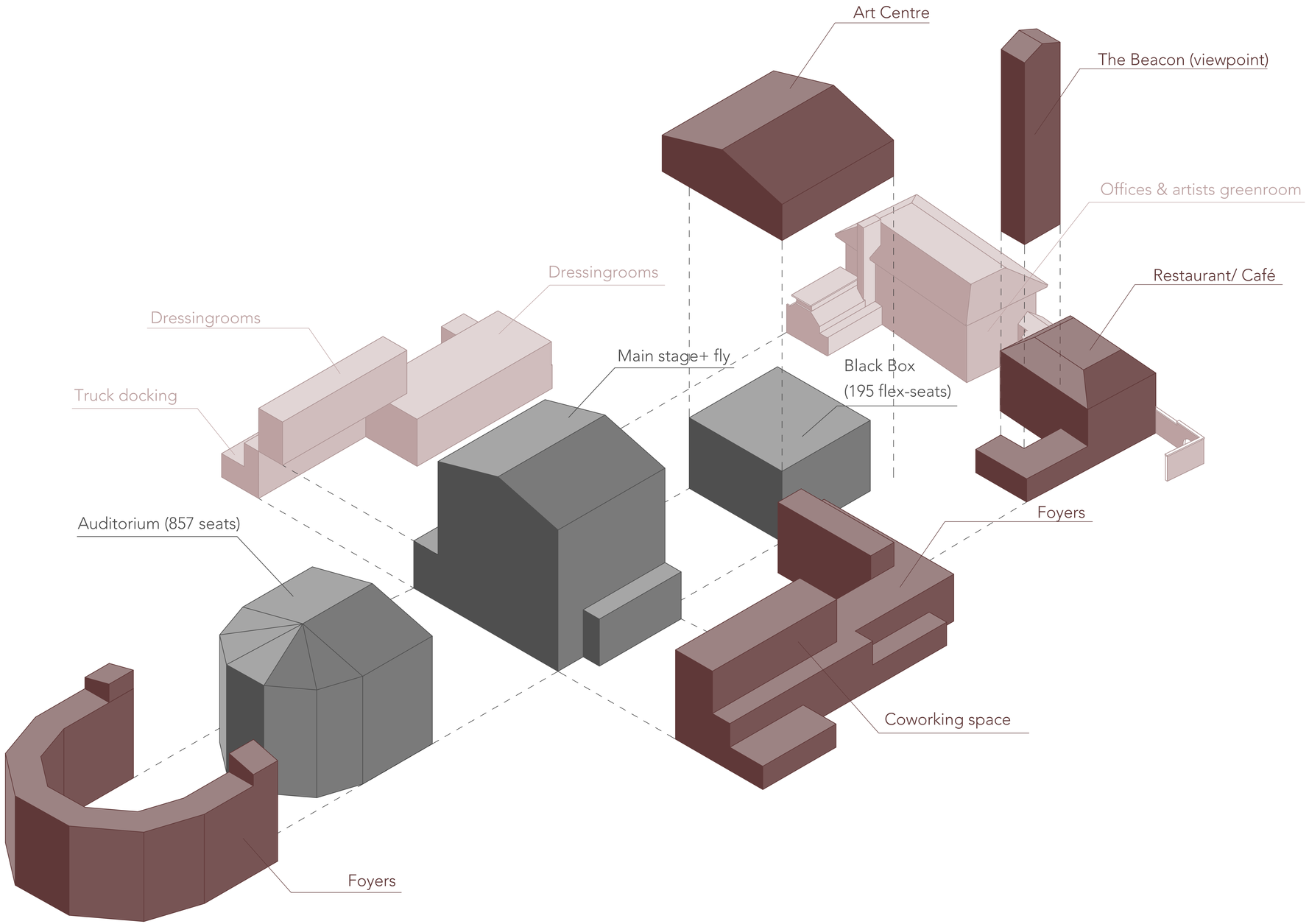




Typical Delft rowhouse structure (Gemeente Delft, 2026)






Art Centre
The Beacon (viewpoint)
Offices & artists greenroom
Dressingrooms
Restaurant/ Café
Dressingrooms
Main stage+ fly
Black Box
(195 flex-seats)
Truck docking
Foyers
Auditorium (857 seats)
Coworking space
Foyers


DE ZUSTER



Gemeente Delft stak bijna 9 ton in De Zuster, maar groot deel staat leeg: ‘Overlast hangjongeren’



Antoinet Bouman vrijdag 10 april 2026 14:21 **Politiek** **Binnenstad**

Bijna de helft van De Zuster staat leeg, nadat de gemeente bijna 900.000 euro pompte in het pand aan de Gasthuisplaats. Dat schrijven burgemeester en wethouders (B&W) in antwoorden op schriftelijke vragen van Marcel Koelewijn (PVV).



Paper headline (Bouman, 2026)



OPENBARE RUIMTE | PARKEREN

Weinig perspectief op oplossen fietsparkeerprobleem

21 april 2024

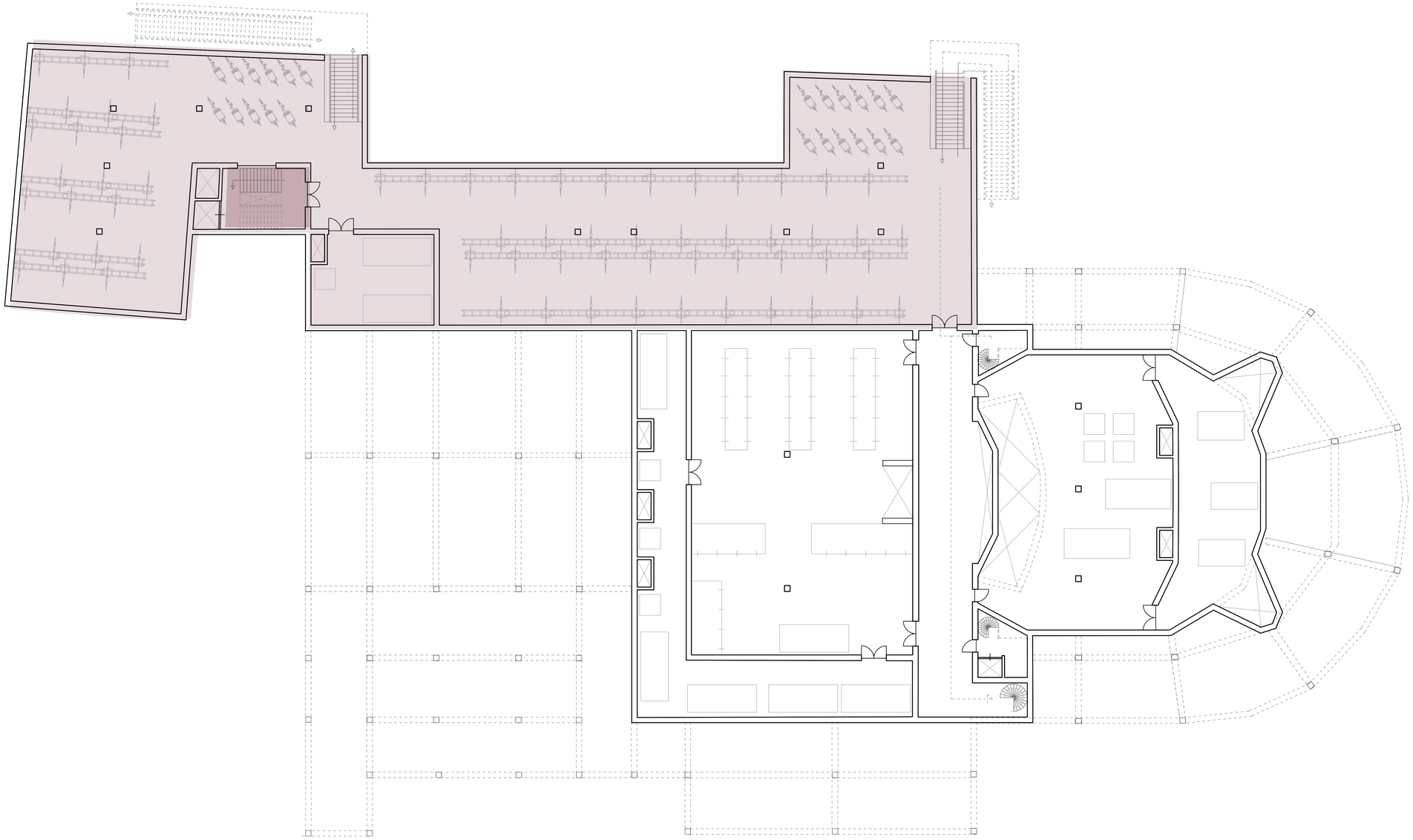
In het ‘Toekomstbeeld fietsparkeren Delft’ is door onderzoeksbureau HaskoningDHV inzichtelijk gemaakt wat de huidige en toekomstige fietsparkeerbehoefte is voor de binnenstad. Deze opgave is fors. De inschatting is dat er in de binnenstad richting 2040 een tekort van 8.000 fietsparkeerplaatsen zal zijn. Het huidige tekort is circa 2.000 fietsparkeerplaatsen. Naar aanleiding hiervan heeft het college vorig jaar het

Paper headline (Binnenstad Noord, 2024)



Delftse fietsparkeerchaos: College negeert eigen rapport al drie jaar

Paper headline (Stoop, 2025)



Basement plan



