



# A Home within Concrete, Brick, and Steel Walls

TMSN HOUSE BY BLAF ARCHITECTEN  
SINT-NIKLAAS, BELGIUM  
WAREHOUSE AND RESIDENCE → COWORKING SPACE AND HOME



tmSN House is a coworking space and residence that preserves aspects of the underlying industrial building. A reinvigorated structure and floorplan was built among fragmented brick walls and structural steel beams that remain as indicators of this home's manufacturing history. Built inside a former warehouse and residence with very little open space, the complex was opened up and inverted: what was once the row house residence that abuts the street now hosts the coworking premises, and the adjacent L-shaped warehouse has been converted into a private residence and courtyard.

Within the sturdy structure of concrete, brick, and steel, the internal living spaces are airy and playful, featuring polished concrete floors, light timber accents, and ample windows overlooking the new courtyard. The main living spaces are on the ground floor. On the upper floors, rooms are situated around a central spiral staircase and timber beams corkscrew out from around the stairwell, which begins equidistant to its metal guards.

(Opposite) Patches of paint, vines, and decay cover the external brick courtyard of tmSN House. New masonry was added or entirely removed where damage was irreparable.



Simple furniture proves that beautiful, cost-effective decor is possible, such as the Ikea Tobias chairs seated near a timber dining table and a custom-built timber window bench (opposite).

