

serge
schoemaker
architects

Fort Kudelstaart

In 2020, Aalsmeer town council approved a change to its zoning plan, paving the way for the transformation of Fort Kudelstaart into a vibrant and pioneering hub for water sports: Sailing Fort Kudelstaart. Serge Schoemaker Architects is responsible for the master plan.

Fort Kudelstaart, part of the Defence Line of Amsterdam, was constructed in 1906 to protect the Herenweg and Westeinderplassen. Designated a national monument, the fort has also been listed as a UNESCO World Heritage Site since 1996. Surrounded by a moat, the fort island is framed on the northwest by a ring-dike that separates it from the lake.

An opening in the dike connects the moat to the Westeinderplassen, the largest lake in the province of Noord-Holland. This direct link makes the fort island an ideal base for water sports, especially sailing. While the moat already functions as a small harbour, the fort will be extensively renovated and expanded to create a true Sailing Fort — while preserving both its green character and monumental heritage.

The master plan outlines the transformation of the 60,000 m² site into a high-quality nautical centre, featuring new moorings and harbour facilities, hotel rooms, spa and wellness amenities, and flexible meeting spaces. It also envisions a restaurant, café, and small museum. To safeguard the site’s cultural-historical value, all extensions are embedded into the surrounding embankments and covered with earth.

The fort will be opened to the public as a venue for cultural and sporting events, all centred on water-related themes. Beyond its unique location, Sailing Fort Kudelstaart will also showcase water innovations — from sustainable energy generation to purification, polder water management, and the Dutch Water Defence Lines — making it both a destination and a living laboratory.

LOCATION	Kudelstaart, Netherlands
YEAR	2020-2023
STATUS	On hold
CLIENT	Zeilfort Kudelstaart BV
PROJECT TEAM	Serge Schoemaker, Maiara Camilotti, Andrew Choptiany, Henrik Holte, Pedro Magalhaes, et al.









