

GENERAL INFORMATION

Name of the project: Hakfort Huigenbos Amsterdam
Architecture office: DE architecten bna b.v., Delft
Client: Delta Forte Amsterdam

1

EX-ANTE RENOVATION

Construction: '70s
Sector: 100% social rented



EX-POST RENOVATION

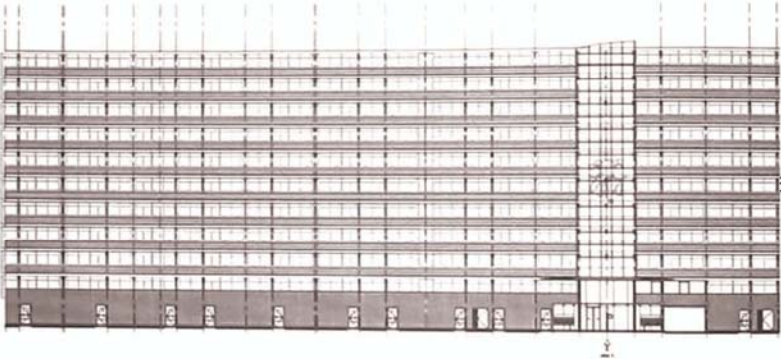
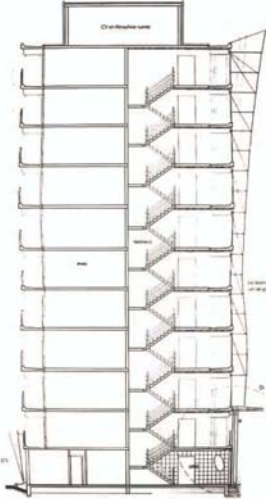

Renovation: 2007
Sector: 100% social rented



GENERAL DATA

Number of dwellings: 810
Target group: low-income groups
Average surface of dwellings: na

Number of dwellings: 810
Target group: low-income groups
Average surface of dwellings: na

PROBLEMS	MEASURES
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Bad condition of all the dwellings</p> <p>APPEARANCE Not inviting entrances and stairwells, lack of recognizability and orientation.</p> <p>SUSTAINABILITY Not considered</p> <p>SOCIAL ASPECTS Not considered</p>	<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Adaptation of dwellings to current requirements. Selective demolition of walkways on first floor and additional cladding to the top-end of the building</p> <p>APPEARANCE Interiors of entrances transformed by using coloured masonry and improving 'visual transparency' (holes in the walls). Better recognizability of single entrances by changing shape and material the of stairwells' envelope: glass, paintings and coloured lightings from the inside. Bottom both of front and back side differentiated respectively with coloured masonry) and climbing plants on stell grids ('vertical gardens').</p> <p>SUSTAINABILITY Not considered</p> <p>SOCIAL ASPECTS Not considered</p>
	
	
	



GENERAL INFORMATION

Name of the project: Die Delfgaauwse Weije, Delft
Architecture office: Van Schagen architecten, Rotterdam
Client: -

2

EX-ANTE RENOVATION

Construction: 1955
Sector: housing for elderly and medical care



EX-POST RENOVATION


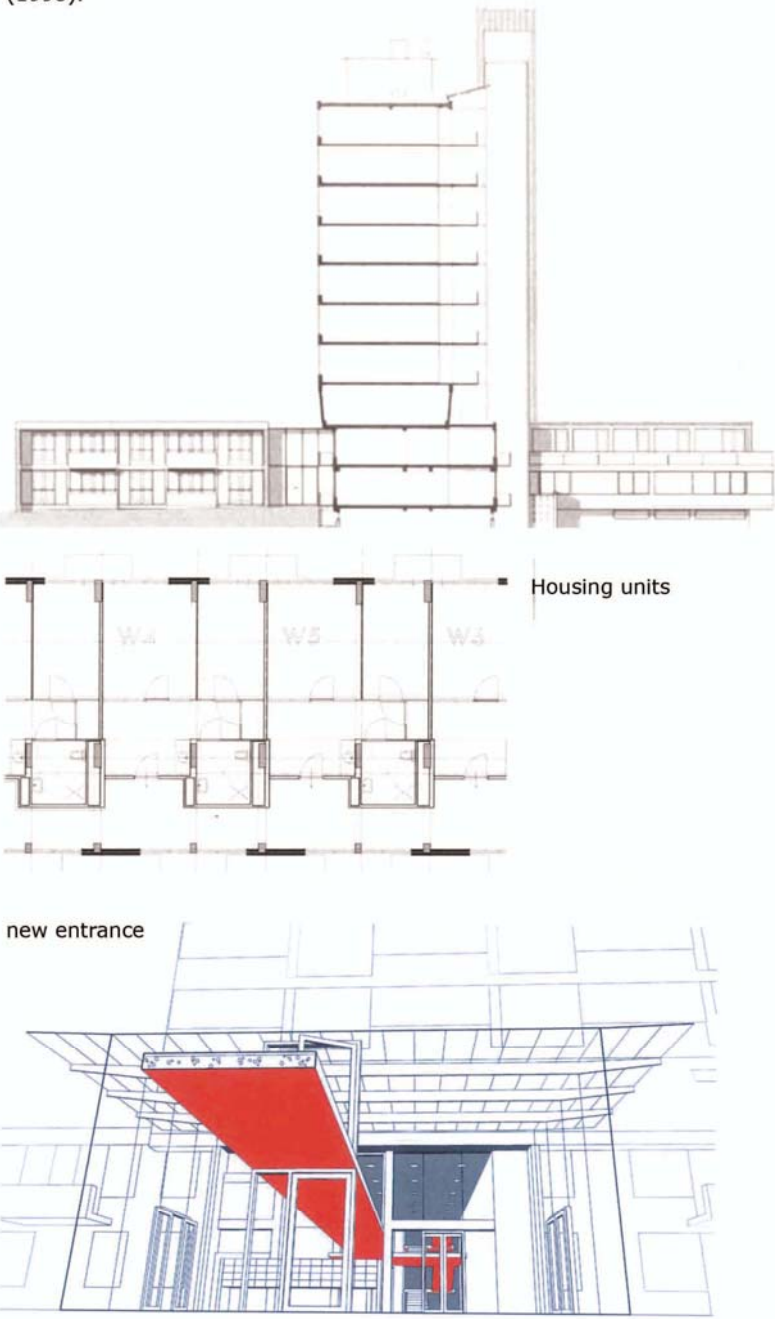
Renovation: 2005
Sector: housing for elderly, medical care and education



GENERAL DATA

Number of dwellings. At the bottom there were: 3000m2 nursing home and related facilities, 300m2 community center, 150m2 physiotherapy. On the upper floors: 36 dwellings of which 26 with two rooms and 12 with one room
Target group: elderly and people in need of medical care
Average surface of dwellings: na

Number of dwellings. At the bottom there are: 370m2 community centre, 335m2 day nursery, 125m2 after-school activities, 65m2 care info-point, 150m2 physiotherapy, 660m2 rented office, 30 flats Ipse foundation (50-60m2), 4 flats (110m2). On the upper floors: 49 dwellings for elderly
Target group: elderly and people in need of care. Facilities for mixed groups (children, local community and private enterprises)
Average surface of dwellings: na
Average sale prize per dwelling € 105.000

PROBLEMS	MEASURES
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Housing and facilities deteriorated and in the need of update to current standards, especially for sitting and future elderly. Required school facilities on local level.</p> <p>SUSTAINABILITY Not considered</p> <p>APPEARANCE Not considered</p> <p>SOCIAL ASPECTS Not considered</p>	<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Combination of housing units on upper floors and major repairs. Dwellings provided with new installations. Existing window system changed to fit new requirements. School facilities added to the South bottom of the block. Rented offices and special housing added at the bottom at the Northern side. At the front, added an extra glazed entrance. It connects to all the building areas.</p> <p>APPEARANCE Interventions on the facade respect initial architectonic characteristics The new window system fits the original appearance.</p> <p>SUSTAINABILITY PV panels on the top floor and on the South facaded. On the top, they also serve as a shelter for the galleries.</p> <p>SOCIAL ASPECTS Residents participated in the development of a plan for the whole area (1998).</p>
 <p>renovation project</p>	 <p>Housing units</p> <p>new entrance</p>

notes: Around the two high-rise buildings new one family housing is built (also by Duinker van der Torre) Fleerde is part of a new building block.






GENERAL INFORMATION

Name of the project: Fleerde en Frissenstein, Bijlmermeer, Amsterdam, ZO
Architecture office: Duinker van der Torre samenwerkende architecten, Amsterdam
Client: Era Bouw BV

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EX-ANTE RENOVATION


Construction: 1968
Sector: 100% social rented





EX-POST RENOVATION


Renovation: 2004
Sector: homeownership - mid price







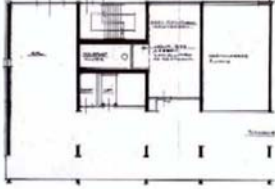
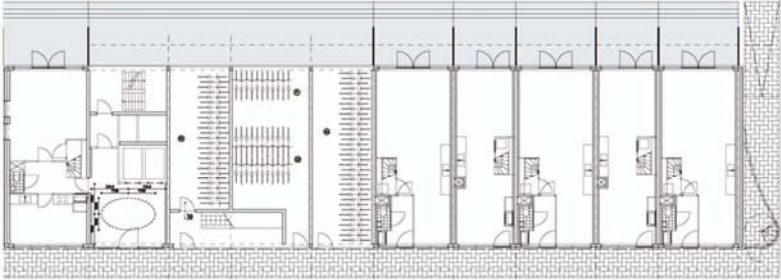
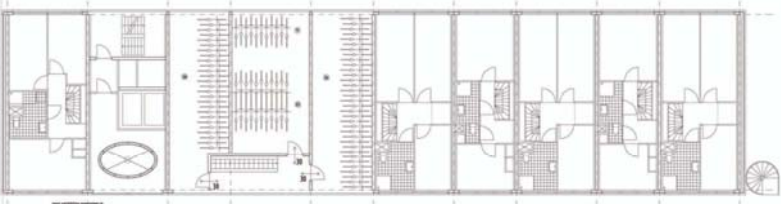
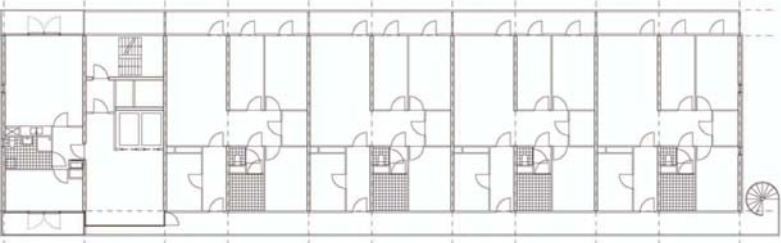




GENERAL DATA

Number of dwellings: Fleerde 146, Frissenstein 146
Target group: low income people - small families and elderly
Average surface of dwellings: 87 m2 (netto)

Number of dwellings: Fleerde 50, Frissenstein 47
Target group: low- middle income people who believe in the qualities of the Bijlmermeer
Average surface of dwellings: 97 m2 (netto)
Average sale prize dwellings € 146.500

PROBLEMS	MEASURES
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Physical decay and ageing of building components and installations</p> <p>APPEARANCE Enormous and anonymous blocks</p> <p>SUSTAINABILITY Insufficient performances of the façade</p> <p>SOCIAL ASPECTS Very good floor plan of dwellings but, because of the storages at the ground floor and the inner walkway on the first floor, there was a serious lack of social safety</p>	<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Give the blocks a second youth by radical transformation and place dwellings on a different market position (affordable homeownership) 2/3 of the high-rise blocks are demolished and 1/3 renovated. The ground and first floor are combined to get maisonettes. All dwellings are provided with new installations, bathrooms and kitchens. Additional storages are provided in external volumes added to the building. Inner space of entrances is renovated. General attention for details. To the Fleerde are attached new courtyard low-rise</p> <p>APPEARANCE Coloured parapets, blue for the Frissenstein and green for the Fleerde</p> <p>SUSTAINABILITY Additional insulation of the existing facade. Savings on energy costs: 30%.</p> <p>SOCIAL ASPECTS It is expected that safety nearby the block would be improved by dwellings overlooking the street. During the process informal meetings were arranged together with potential buyers to get a product fitting their future requirements</p>
	
	Ground floor
	
	First floor
	
	Upper floors

Notes: around the two high-rise buildings new low-rise are built (also by Duinker van der Torre)





GENERAL INFORMATION

Name of the project: Osdorperhof, Amsteram Osdorp
Architecture office: Duinker van der Torre samenwerkende architecten, Amsterdam
Client: Woningstichting Patrimonium

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EX-ANTE RENOVATION

Construction: 1969
Sector: social rented housing for elderly people in need of medical care and medical facilities



EX-POST RENOVATION

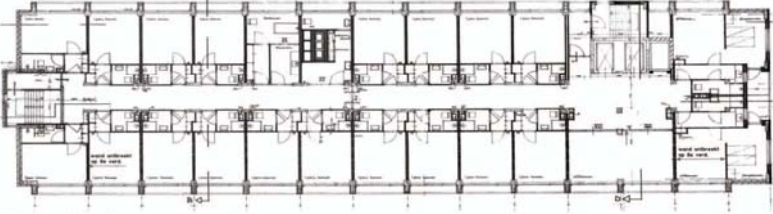
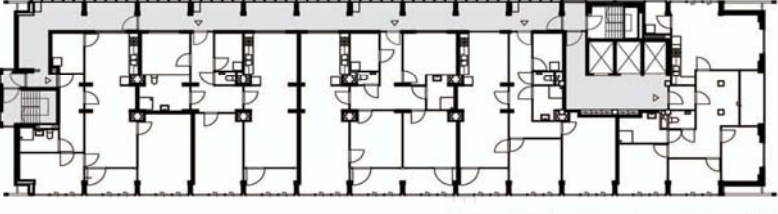
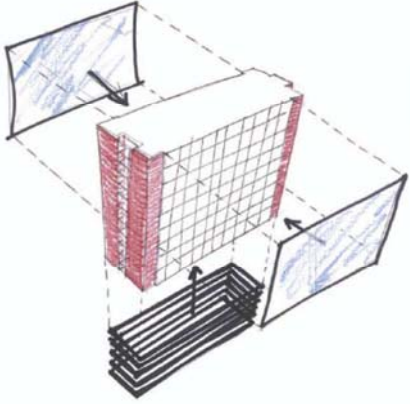
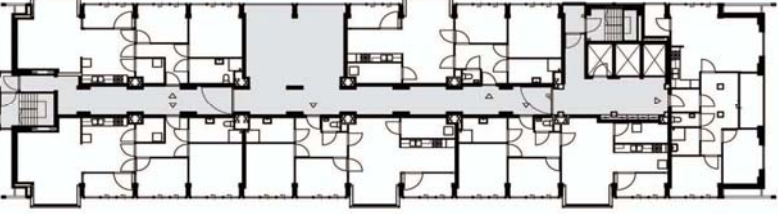
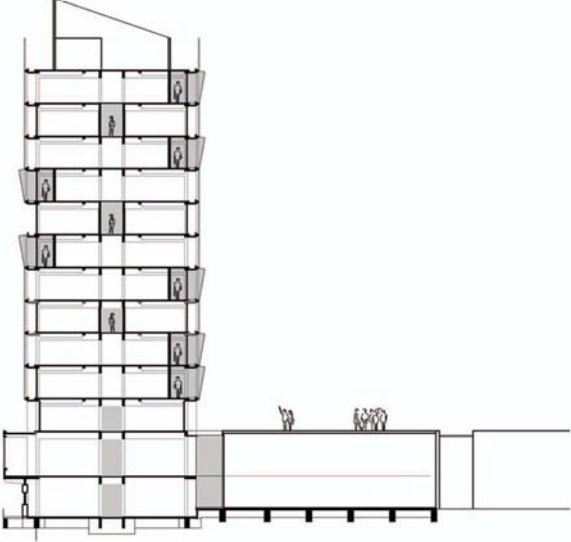









Renovation: 2001
Sector: social rented housing for elderly people in need of medical care and medical facilities



GENERAL DATA

Number of dwellings: 245 rooms in nursing home
Target group: elderly people in need of medical care
Average surface of dwellings: 18 m2

Number of dwellings: 50 dwellings + facilities
Target group: elderly people in need of medical care
Average surface of dwellings: 72 m2

PROBLEMS	MEASURES
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Small housing units with common facilities: the building layout does not suit modern need for independent living of elderly people. Facilities out of date and physical decay</p> <p>APPEARANCE Need of a fresh image. The appearance of the '60s was not appreciated.</p> <p>SUSTAINABILITY Little insulation</p> <p>SOCIAL ASPECTS Lack of social relationships between the elderly housed in the block and people living in the area.</p>	<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Four housing units are combined into one 2 bedroom dwellings New entrances and additional facilities (medical and recreational). Change the accessibility to the dwellings: corridors and galleries alternated</p> <p>APPEARANCE New glazed façade makes the building more distinctive in the neighbourhood. The block is now a recognizable landmark amidst 2/3 storey housing.</p> <p>SUSTAINABILITY The new facade was realized by keeping the casco structure. It has higher technical characteristics, like more thermal insulation. Considerable energy savings fater renovation</p> <p>SOCIAL ASPECTS The volume attached at the bottom containing recreational activities is open once a week to host kids from the school nearby. Sitting residents did not participate in the new design.</p>
 <p>Floor plan housing units</p>	 <p>Floor plan 'gallery housing units'</p>
	 <p>Floor plan 'corridor housing units'</p>
	
	
	
	
	
	



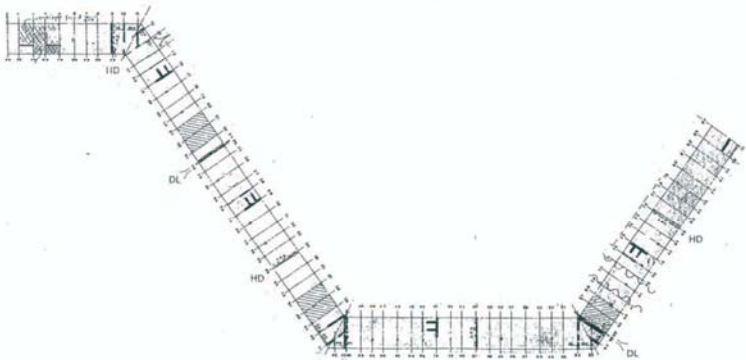
GENERAL INFORMATION

Name of the project: Geldershoofd, Bijlmermeer, Amsterdam
Architecture office: ANA architects, Amsterdam
Client: Woningsticjting Ons Belag

5

EX-ANTE RENOVATION

Construction: 1965
Sector: 100% social rented



EX-POST RENOVATION

Renovation: not yet implemented (project 1997 - 2000)
Sector: homeownership and social rented



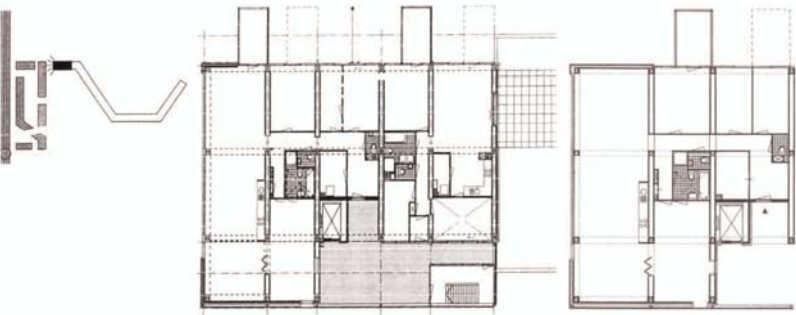
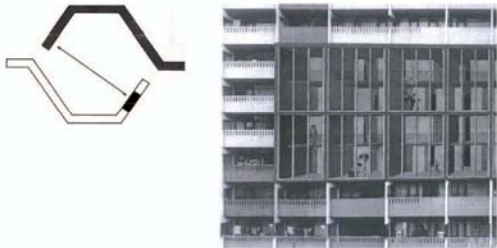
GENERAL DATA

Number of dwellings: 502
Target group: low income people
Average surface of dwellings: -

Number of dwellings to be implemented: 145
Target group: mix of tenants and homeowners. Cheap and expensive flats.
Average surface of dwellings: -

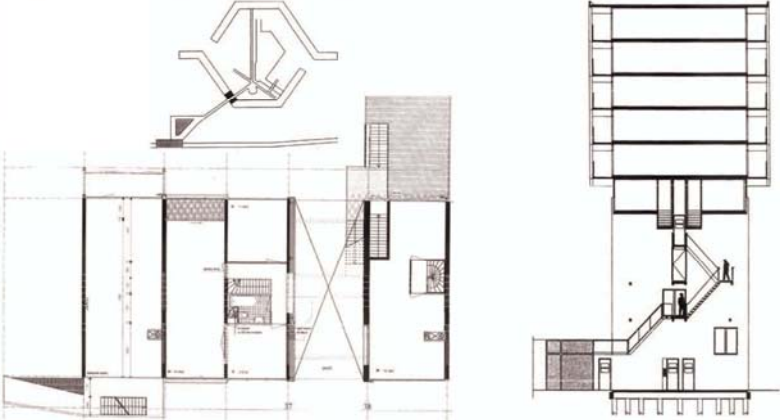
PROBLEMS

PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL)
Differentiate existing housing types
APPEARANCE
The block is monotonous and unattractive
SUSTAINABILITY
Not considered
SOCIAL ASPECTS
All the social problems present the Bijlmermeer before renovation



MEASURES

PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL)
New types: 'top-end', 'high archway', 'loggia', 'courtyard', 'atrium', 'drive-in', 'car-lift', 'shop-windows', 'oriel window', 'terrace apartment'.
'Top-end' are luxury flats for elderly (onestorey executed as steel truss cantilevered on the roof, the other are two suspended from it).
'High Archway' are dwellings above the gate (flats split by 5 storeys high space. The parts are connected by semitransparent corridors)
Shop-window' are maisonettes on upper floors which surface is extended by adding balconies then covered by transparent facade.
APPEARANCE
Improved by a radical change the initial architectonic characteristics: many housing types, differentiation of the facade, better relationship of the building with the public spaces.
SUSTAINABILITY
Not considered
SOCIAL ASPECTS
Improvement of identity would contribute to social safety





GENERAL INFORMATION

Name of the project: De Leeuw van Vlaanderen, Amsterdam
Architecture office: dhr. Egon Landskroon, Amsterdam
Client: Far West

6

EX-ANTE RENOVATION

Construction: 1958
Sector: 100% social rented



EX-POST RENOVATION

Renovation: 2005
Sector: social rented and homeownership



GENERAL DATA

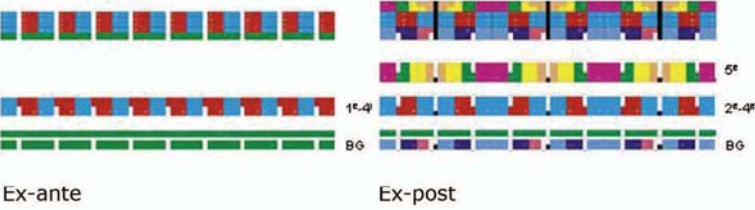
Number of dwellings: 96
Target group: lower income families with children and elderly
Average surface of dwellings: 72 m2

Number of dwellings: 54 social rented and 42 homeownership
Target group: families with children, elderly and disabled
Average surface of dwellings: 86 m2
Average monthly rent 670€

PROBLEMS

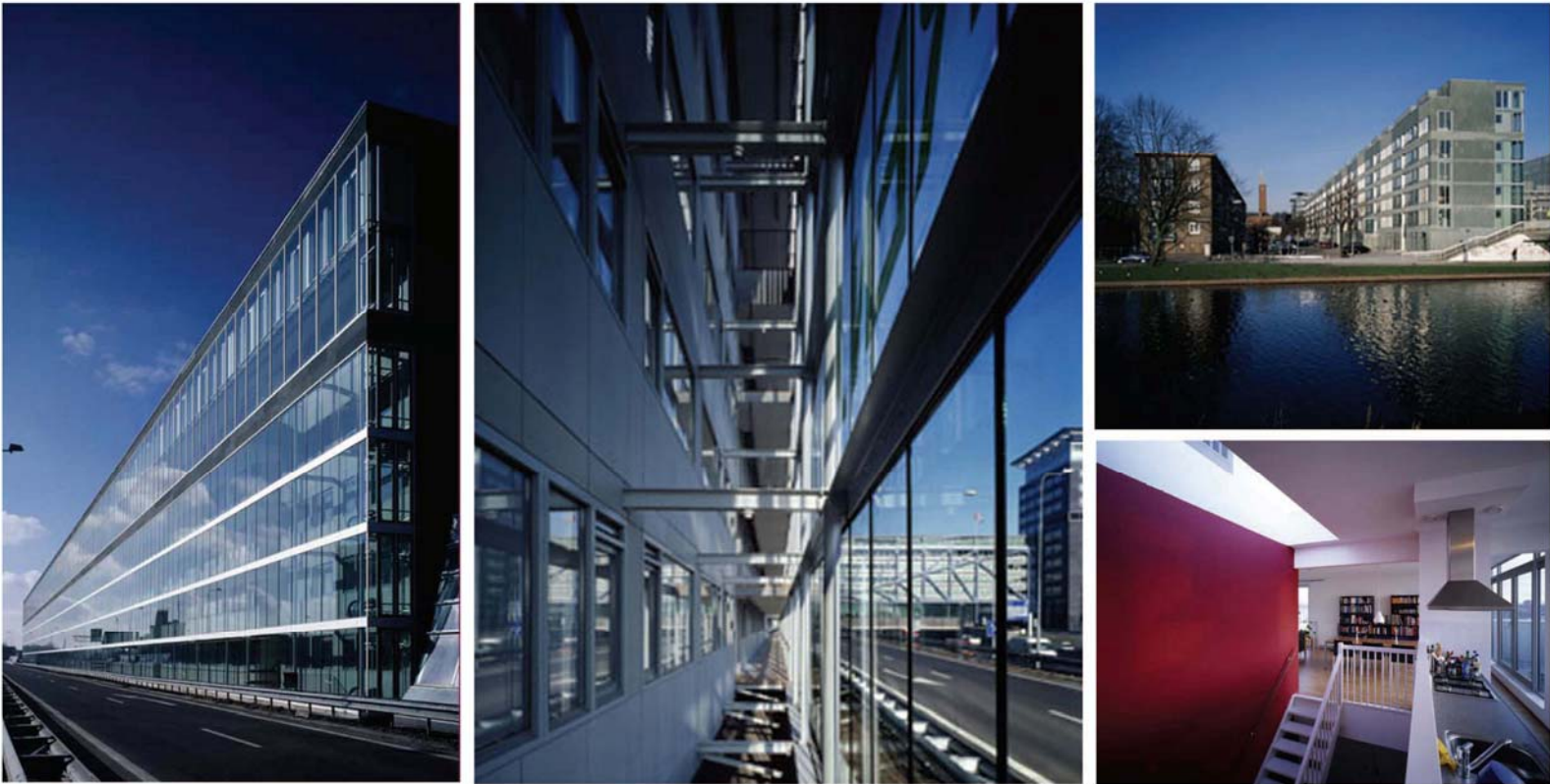
PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL)
Lack of differentiation of housing types.
Noise problems because of the highway nearby (<3m from the block)
APPEARANCE
Not considered
SUSTAINABILITY
Not considered
SOCIAL SAFETY
Improvement of social safety nearby the block

HOUSING DIFFERENTIATION SCHEME



PROBLEMS

PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL)
Housing differentiation : 2 types of maisonette (top and ground floor - home-ownership) and 2 types of dwelling by combination of two existing units.
Double glazed façade for noise protection. New elevator and galleries.
APPEARANCE
Fashionable galzed facade functions as 'window' for restructuring projects in the neighborhood
SUSTAINABILITY
Not considered
SOCIAL ASPECTS
Improved by addition of maisonette at the ground floor overlooking the space around the block. Better collective spaces within the building.
Inhabitants had influence. The plan has been developed according to the points of departure of the 'social plan park city', set up by the city, Far West and representatives of the inhabitants.





GENERAL INFORMATION

Name of the project: Enschedelaan, Den Haag Zuid West
Architecture office: Van Schagen architecten, Rotterdam
Client: Vestia Den Haag Zuid-West/Ceres Projecten, Den Haag

7

EX-ANTE RENOVATION

Construction: 1954
Sector: 100% social rented



EX-POST RENOVATION

Renovation: 2003
Sector: homeownership and social rented

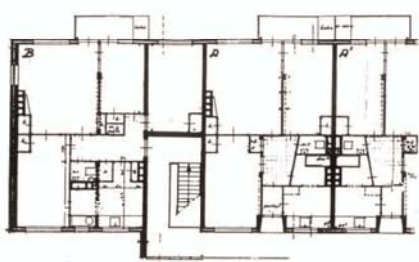
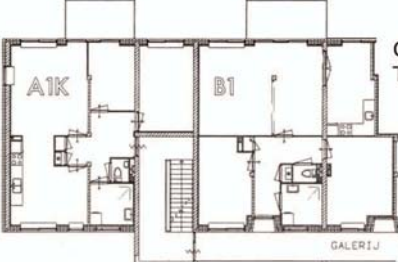
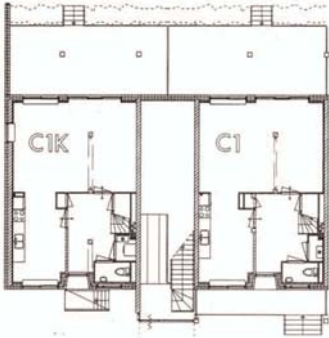




GENERAL DATA

Number of dwellings: 239 three rooms gallery dwellings in one block
Target group: lower income groups
Average surface of dwellings: 55 m2 (netto)

Average monthly rent € na
Average sale prize existing dwellings € na

Number of dwellings: 124 in two blocks of which 79 renovated (31 maisonnettes, 48 gallery apartments), 84 new construction.
Target group: lower income groups - elderly, large families - homeownership
Average surface of dwellings: 88m2 (netto)
Average monthly rent: € 460

PROBLEMS	MEASURES
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Lack of differentiation: no housing for elderly and large families. Small dwellings. Old technical installations, no elevators.</p> <p>APPEARANCE Not considered</p> <p>SUSTAINABILITY Little thermal insulation</p> <p>SOCIAL ASPECTS Not considered</p>	<p>PHYSICAL ASPECTS (TECHNICAL - FUNCTIONAL) Differentiation of existing gallery apartments by vertical and horizontal combination: - 31 maisonettes for large families on the ground floor (120-135 m2). Two storeys with individual entrance; - 48 gallery houses on top floor (90 m2). Two storeys on top floor reached by central stairwell and elevator. Improvement of sound insulation. Addition of elevators.</p> <p>APPEARANCE Minimum adaptations to get the lowest alteration of the initial characteristics dating from the '50s.</p> <p>SUSTAINABILITY Strong improvement of energy consumptions by additional thermal insulation. Savings on energy costs: 70%</p> <p>SOCIAL ASPECTS Sitting tenants had an important role in deciding whether to go for demolition or renovation. Their opinions were investigated in the initial steps of the process and considered in the next phases.</p>
<div><div><p>Gallery dwellings Type B and A, A'</p></div><div><p>Gallery dwelling Type A, B (2nd and 3rd floor)</p></div><div><p>Maisonette - private entrance Type C (ground and 1th floor)</p></div><div><p>Back elevation</p></div><div></div></div>	

Notes: in 2003, Court Loevesteijn won the urban renewal price 'Living City' of the province South Holland. Wishes of present inhabitants, future value, available finances were among the main succesful aspects of the project. It has been nominated by the NRP in 2005.





GENERAL INFORMATION

Name of the project: Siersteenlaan - Vinkhuizen, Groningen
Architecture office: DeZwarteHond, Groningen
Client: Nijestee

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EX-ANTE RENOVATION

Construction: 1971
Sector: 100% social rented



EX-POST RENOVATION

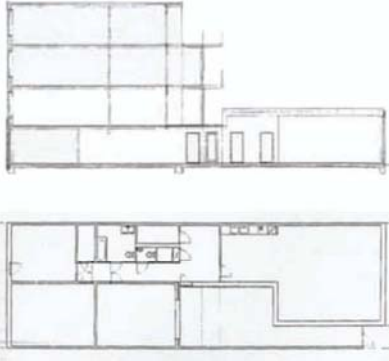

Renovation: 2003
Sector: social rented and homeownership



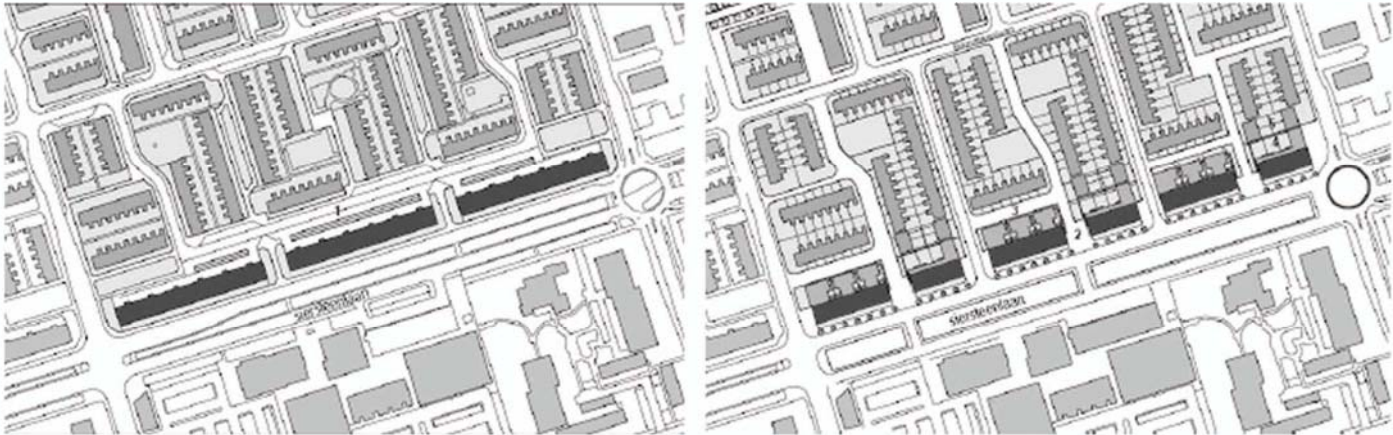
GENERAL DATA

Number of dwellings: 108 three bedrooms apartments
Target group: lower income groups - elderly
Average surface of dwellings: 101 m2 (netto)

Number of dwellings: 105. 1 or 2 floors dwellings and gallery flats
Target group: homeownership and lower income groups. Families with kids and elderly couples
Average surface of dwellings: 123 m2 (netto)
Average price after renovation: 170.000 €

PROBLEMS	MEASURES
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Need of more functional dwellings suitable for wider groups. Lack of connections with the shopping centre nearby the blocks (opposite Siersteenlaan). Prefabricated system were used for the facade (Rottinghuis); wooden window and doorframes, and electrical conduits incorporated in the walls and façades. Elements needed to be substituted due to the putrefaction of the wooden structures</p> <p>APPEARANCE Need to improve the appearance of the blocks</p> <p>SUSTAINABILITY Not considered.</p> <p>SOCIAL ASPECTS Need to improve social safety, especially in the street behind the blocks (vandalism, crime and drug).</p>	<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Opening new passageways by splitting the 3 large blocks into 6 smaller ones. Housing differentiation by little changes to reduce costs. Addition of one elevator per block to let elderly people reach the smaller gallery apartments on upper floors (former stairs system was changed into galleries by placing additional steel structure). Equipments were changed on request and exchanged for higher rents. One floor dwellings with private gardens and store-room in the larger blocks. Two floors dwellings with kitchen, living room and patio attached to the smaller blocks (combination with the first floor).</p> <p>APPEARANCE Single localized measures improved whole appearance (also new coloured paintings for existing façades)</p> <p>SUSTAINABILITY As much as possible preservation of existing casco by selective demolition.</p> <p>SOCIAL ASPECTS Double orientation of dwellings on the ground floor overlooking the street behind the block. According to the blocks, the street has been split as well. The developer and the Municipality consulted the sitting tenants. They had a say on reducing the percentage of demolition (50% less what was planned by West8)</p>
	<div><div><p>Patio apartment in larger blocks Section and floor plan</p></div><div><p>Two floors apartment in smaller blocks. Section and floor plan</p><p>Gallery system</p></div></div>

Notes: The project won the NRP in 2003 for the category innovative housing renovation. Actions on the blocks of Siersteenlaan were part of a larger urban scheme aiming to restructure the entire neighborhood of Vinkhuizen





GENERAL INFORMATION

Name of the project: Huize Patrimonium, Amsterdam
Architecture office: Van Schagen architecten, Rotterdam
Client: Woningstichting Patrimonium, Delta Forte, Amsterdam

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EX-ANTE RENOVATION

Construction: 1960
Sector: social rented (elderly)



EX-POST RENOVATION

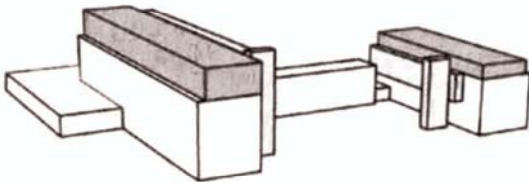

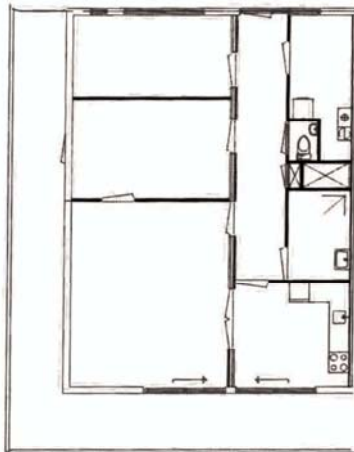
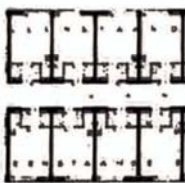
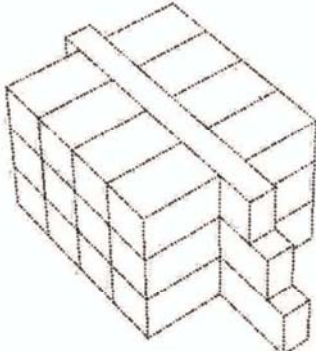
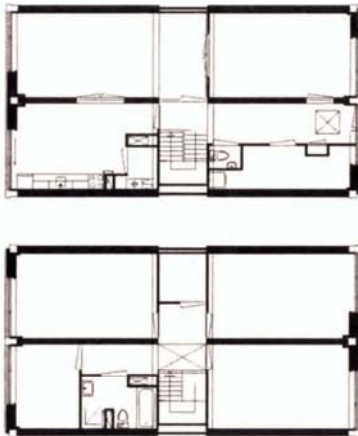
Renovation: 2001
Sector: social rented (elderly)



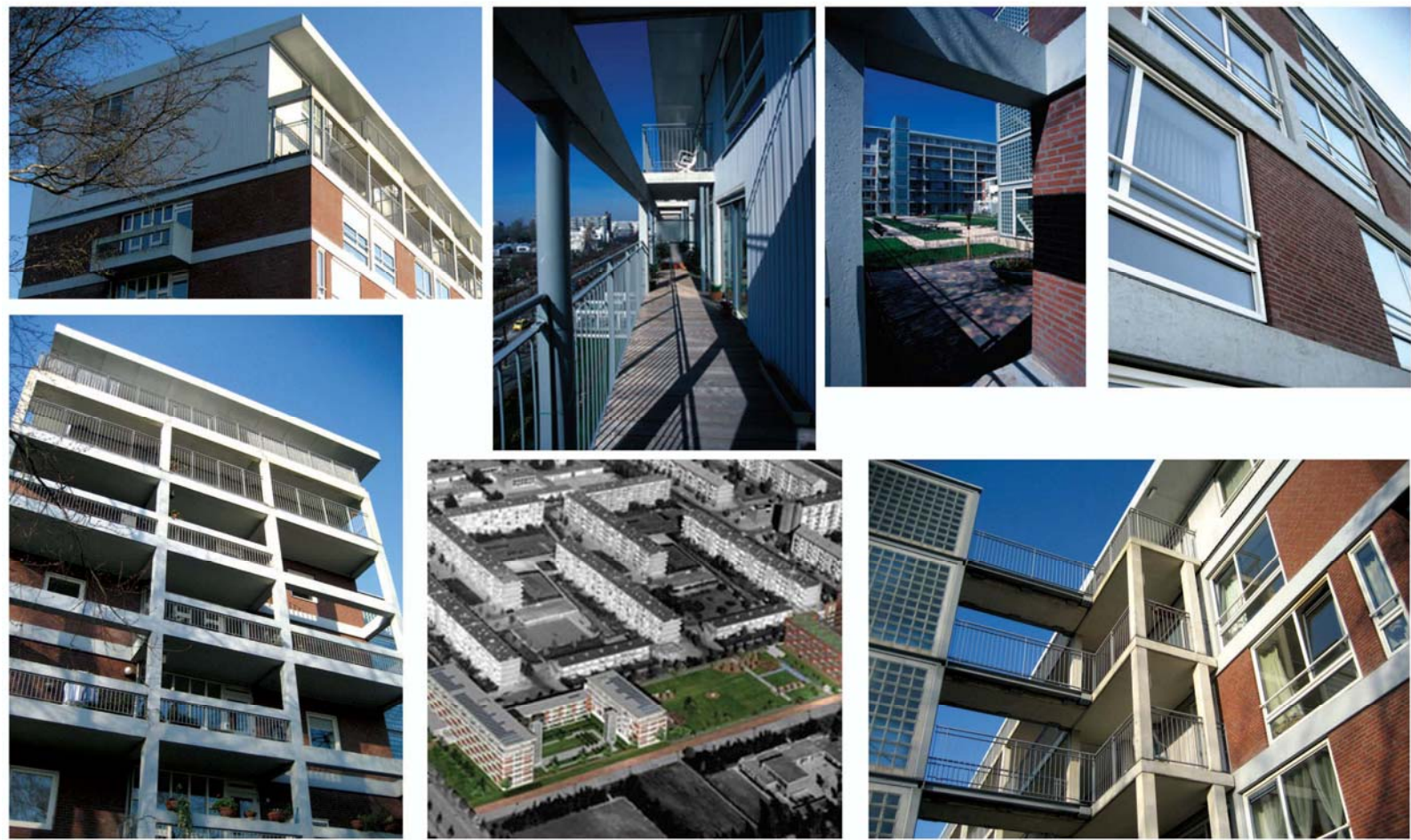
GENERAL DATA

Number of dwellings: na
Target group: elderly people
Average surface of dwellings: na

Number of dwellings: 76 for elderly and 2500m2 rooms for rent
Target group: elderly people
Average surface of dwellings: between 80-160m2

PROBLEMS	MEASURES		
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Small and repeated housing units. Need to improve current quality of dwellings for sitting tenants.</p> <p>APPEARANCE Adapt the blocks respecting the original physical characteristics.</p> <p>SUSTAINABILITY make use of renewable energy sources</p> <p>SOCIAL ASPECTS Strengthen the Overtomse Field-South area Strengthen presence (symbolic value) of the blocks on neighbourhood level by mixing housing for elderly with other functions.</p>	<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Improved diversification and quality of housing supply. Combination of social housing for elderly and room for rent (inhabitants organization on neighbourhood level) Optopen by wooden structure: two storeys of gallery apartments. Combination of existing units (low-rise: vertical combination of existing 17m2 units).</p> <p>Better and more safety accessibility to the dwellings, by means of new gallery layer , stairwells and elevators. ('box into box' concept) High sounds insulation</p> <p>APPEARANCE Required adaptations fitting the existing architecture. Optopen integrated in the existing block. Changes in the opening system of the windows according to original layout.</p> <p>SUSTAINABILITY Make use of existing casco structure. Added 250 m2 pv-panels on the roof. High thermal insulation (energy saving decreased living costs).</p> <p>SOCIAL ASPECTS Residents had an influence on the project. Their wishes were considered for the renovation of the dwellings and the construction works.</p>		
<p>Renovation scheme</p> 	<p>Optopen - gallery dwelling</p> 		<p>Optopen - Corner gallery dwelling</p>
 <p>Low-rise dwellings</p> 		<p>Low - rise dwellings by vertical combination</p>	

Notes: the project won the Nationale Renovatie Prijs in 2003, in the category 'Innovatie' because of the reuse of the casco structure.





GENERAL INFORMATION

Name of the project: Lederambachtstraat, Amsterdam Osdorp
Architecture office: Van Schagen architecten, Rotterdam
Client: Woningbouwvereniging Het Oosten, Amsterdam

10

EX-ANTE RENOVATION

Construction: 1958
Sector: 100% social rented



EX-POST RENOVATION


Renovation: 2000 - 2004
Sector: social rented and homeownership



GENERAL DATA

Number of dwellings: 250 to be renovated
Target group: low-income households, families, elderly people and starters
Average surface of dwellings: 72 m2

Number of dwellings: 250 renovated and 400 new dwellings
Target group: sitting low-income households, families, elderly, starters
Average surface of dwellings: 86 m2

PROBLEMS	MEASURES
<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Uniformity of the dwellings layout did no longer meet the needs of the households. Blocks were 5 storeys high without elevator Low technical quality of the blocks: lack of acoustic and thermal insulation. Need to raise the whole quality keeping dwellings affordable for sitting low-income households.</p> <p>APPEARANCE In 1993, a research reported that 40% of the tenants wanted to move out. Improving attractiveness of the blocks was a requirement.</p> <p>SUSTAINABILITY Deterioration of the 'energy quality' of the dwellings, they were not equipped with central heating.</p> <p>SOCIAL SAFETY Lack of social safety in the streets</p>	<p>PHYSICAL ASPECTS (FUNCTIONAL - TECHNICAL) Added maisonettes on top floor (light prefabricated wooden frame). Existing dwellings on the ground floor enlarged combining them with those on the first floor (addition of private gardens). Elevators up to the new maisonette on the top-floor made the dwellings on the lower floors accessible for elderly. Existing portals enlarged to connect to the park nearby.</p> <p>APPEARANCE Better appearance by combining solutions for housing differentiation with improvements of the existing façade.</p> <p>SUSTAINABILITY Material savings by reusing the skeleton. Maisonettes and renovation existing units meant increasing life cycle of the building of 50 years. In terms of energy and water saving, the houses were upgraded to today's standards. New façade: grid of prefabricated concrete, wood and glass to solve thermal problems.</p> <p>SOCIAL SAFETY Different types of housing have their own entrance to avoid social conflicts in collective stairwells. Participation: architects shared ideas with residents (especially about energy). Specialized professionals have been involved as intermediaries between tenants - architect. The majority of people did indeed return to their dwellings after the renovation, which is unique.</p>
	
Urban plan - enlarging portals	
	
Front and back ex-post renovation	
	
Maisonette ground floor	
	
Scheme housing differentiation	

notes: concerning sustainability the approach was considered experimental: process - new organizational models and product - physical innovations. The project received the status 'Example Project Sustainable and Energy-saving Building' by the Steering Group Experimental Housing. New approaches are now in Dutch Environmental Policy (like 'Area Based Development': the whole area - dwellings, surroundings, available facilities, infrastructure, nature and environment - is redesigned in an integral way, involving all relevant parties). In 2001, Complex 50 won the National Renovation Award.

