

GENERAL INFORMATION

Name of the project: Florijn Noord, Bijlmermeer - Amsterdam ZO
Architecture office: van Schagen Architecten, Rotterdam
Cliente: Rochdale Amsterdam

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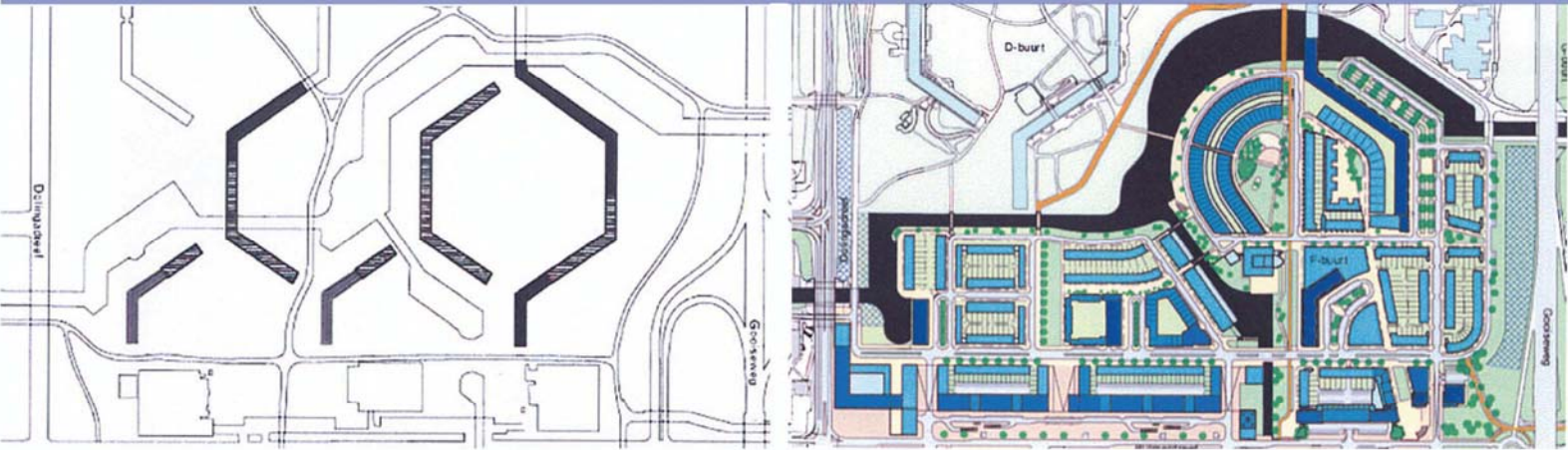
EX-ANTE RENOVATION

Construction: 1968
Sector: 100% social rented

EX-POST RENOVATION

Renovation: 2003
Sector: social rented and homeownership

URBAN LAYOUT



Main concepts : separation of functions (living, working, and recreation), separation of vehicular and pedestrian paths, wide green areas and multistorey parking garages. Emphasizing collectivity: 'social spaces would have compensated limitations of living in high-rise'. Restructuring urban plan designed in 1997. Key words: density, recognizability, safety and 'differentiation'. Increase by 10% residential incidence developing new low-rise in the social rented and homeownership sector.

BUILDING LAYOUT



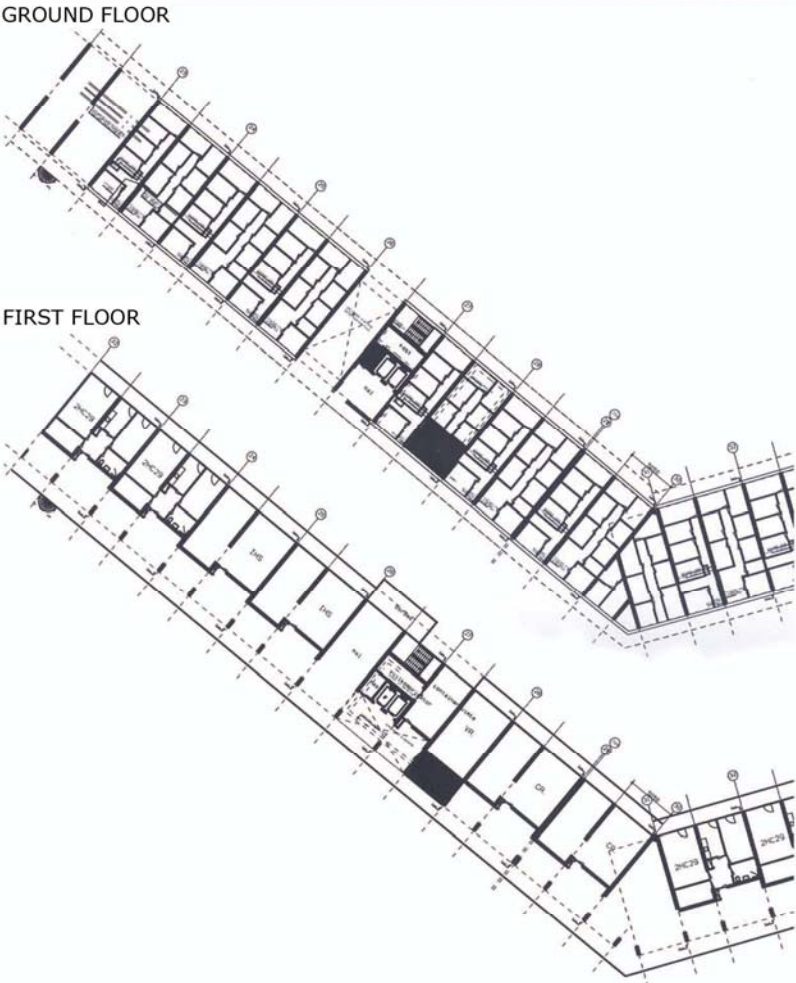
High-rise 10 storeys high mostly shaped on hexagonal pattern. Blocks up to 400 meters long. 1395 dwellings in high-rise. Renovation by building extensions at the bottom, addition of new top-end and combination of housing units. 333 social rented and 108 homeownership dwellings in high-rise

BEARING STRUCTURE

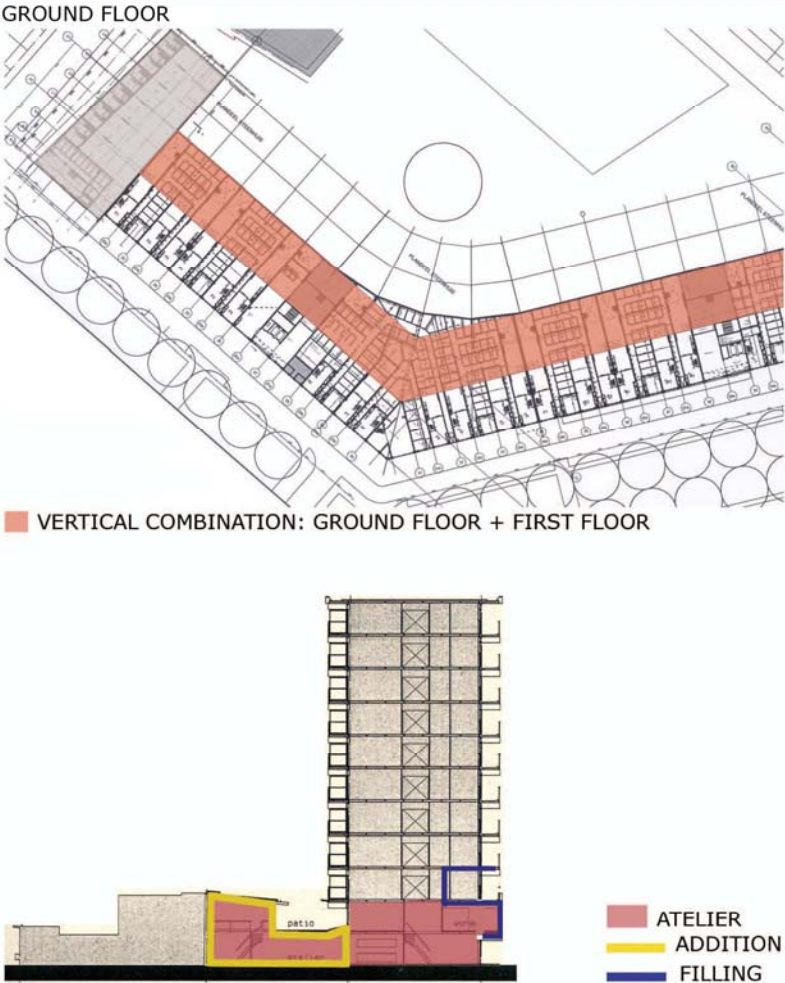


Side walls of dwellings and underside of floors were constructed by pouring concrete in a tunnel formwork, the so-called tunnel. Prefabricated cantilevered beams were placed at both ends of the tunnel formwork to support the galleries and the terraces.

HOUSING TYPES
GROUND FLOOR



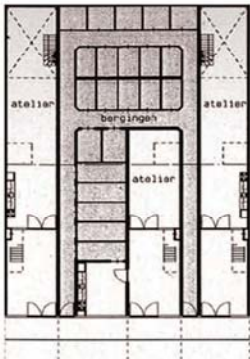
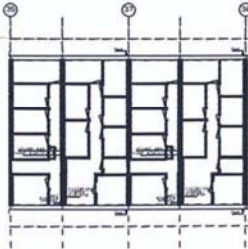
Comparing to the standards of the time, the flats were spacious (100 to 125 m2 - up to five rooms), well-lit, furnished with luxury sanitary equipments and rationally organized



Bicycle storages at the ground floor, inner walkway and small housing units on the first floor have been converted into atelier (studio- housing for artists in economic difficulties). Henk van Schagen collaborated with Roelf Steenhius to the concept of 'maisonette-with-small-garden' (patio houses backing onto studio apartment. Each patio is designed to maximize daylight and prevent looking in



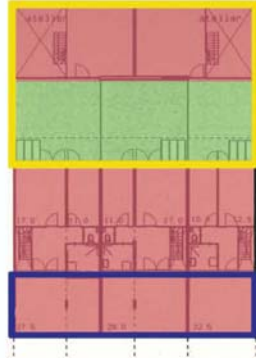
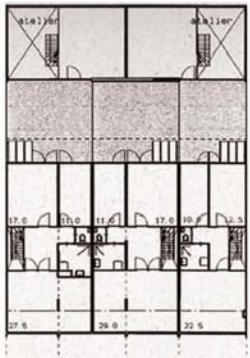
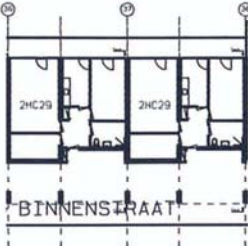
GROUND FLOOR



STORAGES



FIRST FLOOR



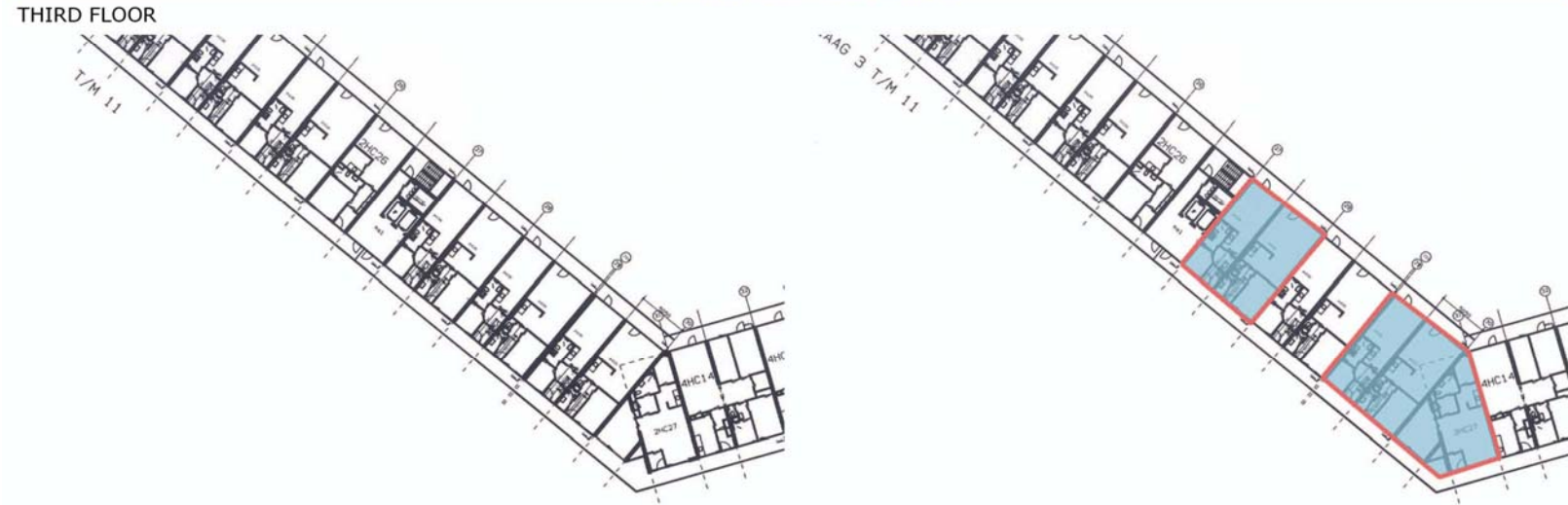
PATIO

Bicycle storages at the ground floor. Walkway, small housing units and shared rooms on the first floor

Ateliers are obtained by extending the room at the ground floor and filling the walkway on the first floor.

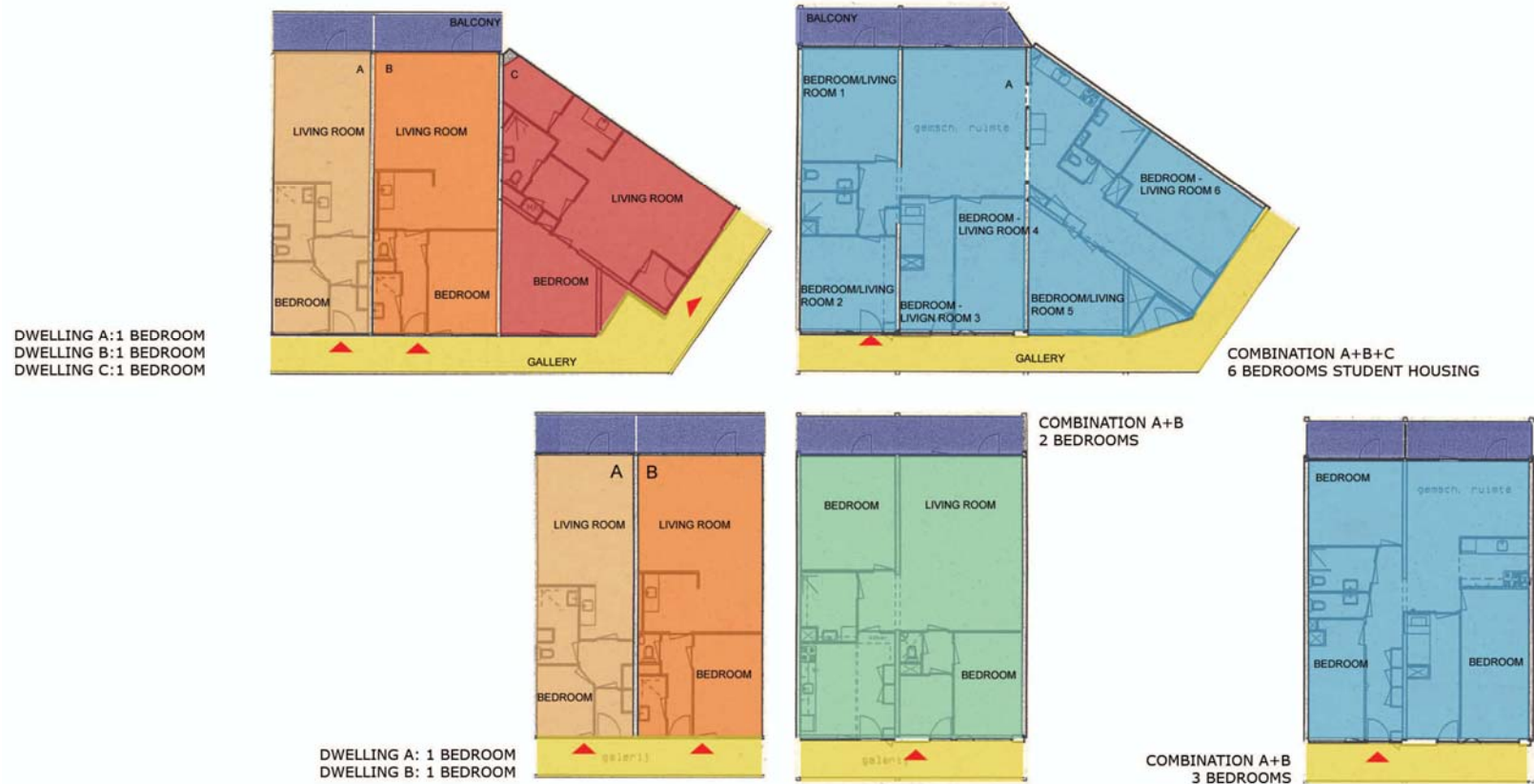
HOUSING TYPES

UPPER FLOORS



Living rooms were located on the balcony side where the wider window surface is provided. Bedrooms and kitchen were located, together with the entrance, on the gallery side where the walls are mostly composed by concrete blocks.

Housing differentiation by combination of existing units: some dwellings have been converted into student housing or bigger dwellings



The original facade is still recognizable: structural form of two-level base with a superstructure and the vertical elements.

The transparency of the walkway on the first floor was preserved: it accommodates the living room of the ateliers.

HOUSING TYPES
BUILDING HEAD - NEW CONSTRUCTION



A residential tower and a low-rise housing block are attached to the top-end

