

LIVEABILITY AND THE TRANSITION ZONE

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ABSTRACT

The abundance of collective space and the undetermined transition zone have led to a deterioration of the liveability in many neighbourhoods in the Westelijke Tuinsteden. As many building clusters in this area are scheduled to be transformed, a consensus needs to be reached on how the transition zone can be adapted and thereby enhance this liveability. Four case studies of recently transformed building clusters with varying characteristics are investigated to determine potential of different approaches. It is found that while a demolition and rebuilding-approach offers great opportunities to restructure the building stock, adaptation of the transition zone and improvement of liveability can also be achieved through a less intrusive renovation-approach, thus improving the liveability of existing residents rather than of that of the neighbourhood. However, when choosing a renovation-approach it is essential to realise intrinsic changes to the transition zone to create a platform for public familiarity.

KEYWORDS: Liveability, Transition Zone, Transformation Strategies, Westelijke Tuinsteden

I. INTRODUCTION

Every city has one or more neighbourhoods which have been labelled as problematic, where the liveability is under pressure, and Amsterdam is no exception to this. In the west of Amsterdam lie the Westelijke Tuinsteden, which comprise 6 residential neighbourhoods built in the post-war period. Most of these have been classified as ‘developing’ neighbourhoods by the municipality of Amsterdam, which lag behind the rest of the city and are characterised by persistent problems such as poverty, high unemployment and an unsafe environment¹.

The Westelijke Tuinsteden were developed as part of the Extension Plan of Amsterdam (the AUP), which was designed by, among others, the urban planner Cornelis van Eesteren in 1935. The layout of the Westelijke Tuinsteden was based on a presumed way of living in which areas for living, working and recreation were separated². Delayed due to the outbreak of the second world war, realisation of the AUP commenced almost 15 years later, in a time when the need for housing was high and funds were limited. A *minimumwoning* or minimal dwelling, was designed to stipulate minimum measurements and amenities for a dwelling, however for financial reasons, it was later adopted as the standard³. Repeating residential building blocks surrounded by an abundance of green formed clusters typical for the AUP, which was based on the garden city ideals of ‘light, air and space’. Public space no longer constituted traditional streets with opposing facades, but was formed by the residual space of the composition of the building blocks, where strong communities could develop⁴.

In the following decades, residents of the Westelijke Tuinsteden gradually changed, and so did their way of living. Cars became widely used and individuality increased, undermining the careful and intricate principles of communality that the design of the Westelijke Tuinsteden was based on. The *minimumwoningen* became a magnet for people with a lower socio-economic status and social cohesion weakened as the heterogeneity of residents increased. The overall liveability in the Westelijke Tuinsteden deteriorated and neighbourhoods became problematic. Where collective spaces were designed to strengthen the community, they transformed into anonymous areas that were spatially undetermined, which few associated with or cared for⁵.

For the most part, the weak relationship between these collective spaces and neighbouring residents lies in the design of the transition zone between public and private space. While the AUP specified measurements for green areas, streets and pavements, as well as the building line; it left the design of the façade undefined⁴. Many building blocks in the Westelijke Tuinsteden are characterized by closed plinths, anonymous stairwells and receding balconies, limiting a visual connection between dwellings and the street. Although a well-designed transition zone does not necessarily provide strong social networks among residents, it facilitates public familiarity, in which residents recognise, and are familiar with each other⁴. Public familiarity allows residents to estimate their neighbours' behaviour more accurately and thus adds to a sense of security⁶.

The building clusters that make up the Westelijke Tuinsteden are now over 60 years old and are mostly owned by social housing corporations⁷. Over the past two decades, a large number of these building clusters have already been transformed due to their outdated housing stock, worn-out spatial structure and the socio-economic status of the area⁵. However, there is no clear consensus about the potential of these transformations to adapt the transition zone of building blocks and thereby improve the liveability of residents of these 'developing' neighbourhoods. Thus I intend to answer the following research question:

What is the potential of varying transformation strategies of residential building clusters in the Westelijke Tuinsteden to adapt their transition zone (between public and private space) and thereby improve the liveability of residents?

According to Van Dorst, liveability can be defined as the quality of the match between people and their living environment⁸. The living environment consists out of the physical environment, the social environment, and the natural environment which are very much so intertwined with each other⁹.

The contribution of specific environmental characteristics to liveability cannot be determined exactly as the appreciation for environmental characteristics varies per neighbourhood and per group of residents¹⁰.

Relation between people and living environment formed for great deal in the transition zone (crucial). Van Ulden finds in his research in Rotterdam that three quarters of the contact between neighbours takes place in the transition zone between public and private space⁶.

Treffers identifies five recurring spatial elements that shape the transition zone of building clusters in the Westelijke Tuinsteden: the plinth, its function and openness; the measurements and materiality of the pavement; the (horizontal) layout of the transition zone; a (vertically) receding or protruding façade in relation to the building line; and the design of the façade and balconies on higher floors⁴.

A dichotomy can be made in the transformation strategies: renovation, or demolition and reconstruction. Both strategies have their advantages and disadvantages: renovation requires a smaller investment, uses fewer materials and causes less nuisance for surrounding residents; whilst demolition and reconstruction allows for a greater change in building typology, and further improves the energy performance and living comfort¹¹. Renovation requires approval of 70% of the inhabitants whereas demolition and rebuilding can be realised without the resident's approval.

II. METHODOLOGY

To find out what the potential is of various transformation strategies of residential building clusters in the Westelijke Tuinsteden, this research investigates four case studies of recently transformed social housing projects. The selection criteria of the case studies included location (Westelijke Tuinsteden), recency (completed in the between 1 and 3 years ago), repetition (concerning multiple repeating building blocks), organisation type (instigated by a social housing corporation) and representability (cover varying transformation strategies). Two out of four case studies concern renovation projects, whereas the other two case studies cover demolished and rebuilt

projects. Furthermore, a distinction is made between high-rise and low-rise buildings, as this influences the layout of the transition zone. The transition zone of high-rise buildings comprises a semi-private space connecting dwellings to the public space, whereas low-rise buildings have a private entrance directly connected to the public space.

For each of these case studies I have analysed the transformation of the transition zone based on the five recurring spatial elements that shape the transition zone of building clusters in the Westelijke Tuinsteden as found by Treffers⁴. However, where Treffers focusses on the transition zone on the street side of the building, these analyses extend to the rear side, exploring the physical, social and natural environment surrounding the building blocks. The analyses include an investigation of the transformation of the urban layout on a scale of 1 to 5000, as well as an investigation of the transformation of the plan, section and elevation of a selected representative building in the cluster on a scale of 1 to 250. The sources used for the analyses include, where available, technical and architectural drawings, and elsewhere recent and historical material acquired from google earth and google streetview. The transformation of the transition zone is described in the results section; the analyses are added for illustration and can be found to scale in the appendix.

Besides analysing the transformation of the transition zone, I will also investigate the liveability of each case study. Liveability as defined by Van Dorst can in fact only be studied retroactively, as it is determined by how long and how happy people have lived in that environment⁸. To approach liveability in a more practical fashion, a distinction is made between presumed liveability and perceived liveability. Presumed liveability concerns the extent to which the environment meets the presumed conditions for a good match between people and their living environment while perceived liveability focusses on the appreciation of the individual for their living environment. It is thus not only dependent on the environmental qualities, but also on the resident's characteristics and socio-cultural context⁸. This research focuses on the perceived liveability, as it stems from the daily physical interaction with the physical, social and natural environment⁷. The perceived liveability is found through the use of questionnaires inquiring the residents of each of the transformed building clusters about their appreciation for their physical, social and natural environment. The questionnaire was distributed in paper version through the mailboxes of all addresses of the case studies and contained a link to an online form, where the questions could be filled out. The design of the questionnaire aimed to keep it as compact and accessible as possible, so that a sufficient quantity of data could be collected to establish trends. The questionnaire consists out of 16 questions. The first 3 questions establish the perceived liveability of residents, according to a method introduced by Van de Wardt¹⁰. Subsequently, 4 questions investigate the strength of the social environment, following which are 5 questions inquiring about the appreciation of the immediate physical and natural environment. Finally, the questionnaire contains 5 questions which ask about the respondent's situation, so that the representativity of respondents can be determined. Additionally, the questionnaire included a space to leave remarks. The results to the questionnaires can be found in the appendix.

Finally, the analyses of the transformation of each transition zone are compared to questionnaire results, so that lessons can be learned about various transformation strategies. A fact sheet is compiled for each project, containing all acquired information and can be found in the appendix.

III. RESULTS

Projects that were studied include Stadstuin Overtoom which is located in Overtoomse Veld, the Bakemabuur in Geuzenveld, Leeuwendaal in Bos en Lommer and finally the Anton Struikbuurt in Slotermeer.

3.1. Stadstuin Overtoom

Situated on the location of Stadstuin Overtoom were quintessential L-shaped *portiekflats*, or porch-accessed flats built in 1959. The social housing corporation Eigen Haard decided to have these outdated flats demolished and replaced with new building blocks between 2013 and 2018. Whilst reusing most materials from the old buildings, this transformation strategy allowed Eigen Haard to adapt the layout of the building cluster and shape a new architectural form. The new dwellings vary considerably from each other in size and ownership, ensuring that a diverse group of people will inhabit them.

Layout of buildings has changed from L shaped open building blocks to building blocks surrounding a courtyard. The plinth has been opened up considerably, where storage units have been replaced by two-floor dwellings. Access to the dwellings has changed from porch to gallery on the rear side of the building block. The green collective space that formed the residual space between L blocks has been replaced by a parking lot, covered by a walkway with hints of green.



Figure 1. Context, section and elevation before and after transformation of Stadstuin Overtoom

Although residents don't encounter a great number of people in the transition zone, there seems to be a habit of greeting each other. Residents find privacy measures adequate. Furthermore, residents appreciate green

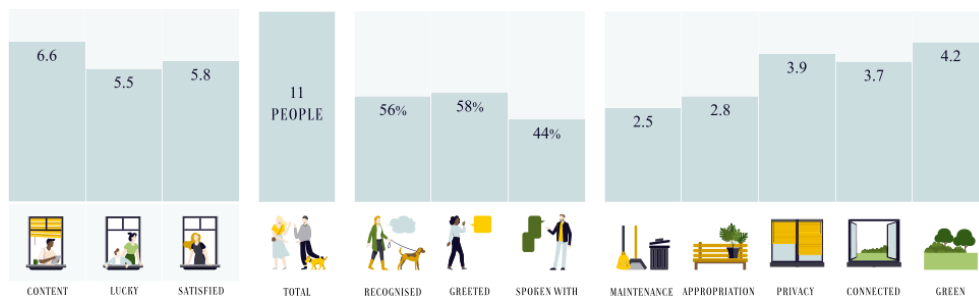


Figure 2. Residents' appreciation of the physical, social and natural environment of Stadstuin Overtoom

Accessibility from the rear of the building with courtyard creates the opportunity of an enclosed communal space, where people greet each other and enhance public familiarity.

Transformation of ground floor to living area, still enough privacy by receding the façade and creating a softer transition between public and private space

Cars under an elevation offers the opportunity to park nearby dwellings while preserving a safe walking space.

With the occasional tree or shrub, the idea of green suffices for resident's perception.

3.2. Bakemabuur

Porch flats built in 1956 have been renovated by social housing corporation Stadgenoot between 2015 and 2017. Although various strategies had been developed to merge dwelling and repurpose the plinth, the realisation of plans has remained limited. Other flats in the neighbourhood were demolished and rebuilt to enhance the diversity of residents.

The plinth of the portiekflats has been transformed extensively, opening up the entrance to the porch by adding large windows. The function of the plinth has however remained the same, with storage units being located along the ground floor. The windows of the apartments have become taller to increase the visual connection to the street. Parking moved to this side of the street and the collective garden has become more accessible by reducing shrubs.



Figure 3. Context, section and elevation before and after transformation of the Bakemabuur

The social environment of the Bakemabuur is quite extensive with residents encountering over 20 people every day, but not many neighbours greet or speak with each other. The accessibility of the portiekflat lends itself to a very limited possibility for appropriation. Green is not greatly appreciated.

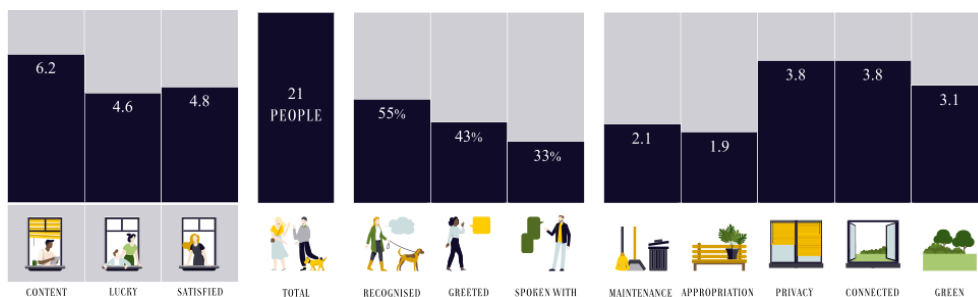


Figure 4. Residents' appreciation of physical, social and natural environment of the Bakemabuur

The visual connection to the street has improved but actual distance remains, limiting the strength of the social cohesion. Porch is limiting for appropriation and public familiarity. Although the garden is accessible for all residents, it is not used or appropriated by anyone, due to a limited physical connection, reducing the appreciation of the natural environment. although the quality of the dwellings has been improved and the plinth was opened up, too few intrinsic changes have been realised to strongly enhance the appreciation of the living environment.

3.3. Leeuwendael

This location in Bos en Lommer used to house small retirement homes: Piggelmee-dwellings, realised in 1948. Even though there were extensive protests from residents, Stadgenoot decided to demolish the outdated buildings and replace them with much larger family dwellings. The Leeuwendael-project was focused on a different audience: families; and thus the previous residents had to relocate.

The new dwellings are orientated towards each other rather than towards the south, creating a more collective space between buildings and preventing blank walls. Furthermore, the new dwellings have a front garden, to soften the transition between public and private space and offer a platform for neighbourly interaction.



Figure 5. Context, section and elevation before and after transformation of Leeuwendael

Even though the social environment of residents is very extended, a great number recognise and interact with each other. Residents feel very connected to their surroundings. The green surrounding the dwellings is highly treasured.

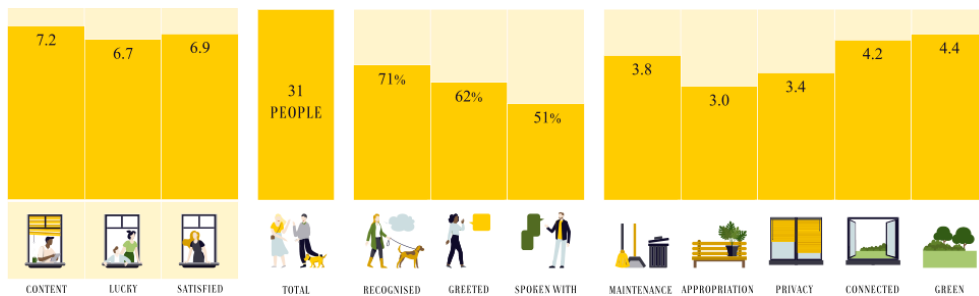


Figure 6. Residents' appreciation of physical, social and natural environment of Leeuwendael

Orientation of buildings towards each other is preferable over orientation the south, so that a collective space can be created which greatly enhances the social environment. Even a small front garden softens the transition between public and private space, so that blinds don't have to be closed to ensure privacy. Limited green with a clear function is more valuable than an abundance of unused (and unsafe) green areas. Demolition and rebuilding much larger dwellings offers the possibility to attract people with a better socio-economic status, and thus improve the liveability of the neighbourhood, albeit not that of the previous residents of said neighbourhood.

3.4. Anton Struikbuurt

The transformation of the Anton Struikbuurt comprises among others the merging of most duplex dwellings into full sized terraced houses. Although this transformation meant that most existing residents had to relocate, new apartment blocks were realised in the same neighbourhood so that the existing social cohesion could be maintained. The renovation plans, instigated by social housing corporation De Alliantie, were developed in a cooperative manner so that more than 80% of the residents agreed with the proposals.

With the merging of the existing duplex dwellings, much larger family homes were realised. The often unmaintained front gardens were transformed to parking lots so that cars are no longer parked on the street. The garden space lost at the street side of the buildings was compensated by extending the back garden. Furthermore, the street designated as a *woonerf*, a sort of residential street where pedestrians have right of way, so that a safer area surrounding the dwellings is introduced.



Figure 7. Context, section and elevation before and after transformation of the Anton Struikbuurt

The Anton Struikbuurt has a very strong social environment, where most people recognised and greet each other. The possibility to appropriate space surrounding the dwellings is considerable. Residents feel connected to the surrounding environment and appreciate the green character of the neighbourhood.

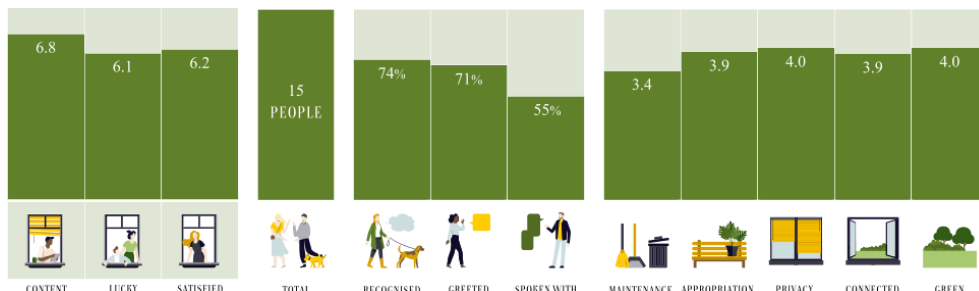


Figure 8. Residents' appreciation of physical, social and natural environment of the Anton Struikbuurt

The merging of the duplex dwellings has resulted in more families with children moving into the neighbourhood. A safer surrounding area allows especially for children to use the collective spaces, strengthening the social environment. There is a strong connection with the surrounding living environment, which offers much opportunity for appropriation. It should however be pointed out that certain people who feel less connected to the neighbourhood experience the level of appropriation as a nuisance.

IV. DISCUSSION

When interpreting the results from this research, it is essential to keep in mind the aim of the research question. One subject that needs to be discussing, is whether the aim of improving the liveability of residents is focussed on the liveability of existing residents, or that of future residents. In a project like Leeuwendaal, where dwellings are replaced by much larger dwellings, the liveability has greatly improved, but all previous residents have had to relocate (gentrification). Rooij found that the strongest indicator of a high perceived liveability within a neighbourhood is the presence of a large share of high income households. However, this concerns a consequence of a high level of liveability, rather than a cause of it⁷. While inevitably gentrification can improve the sense of liveability within a neighbourhood, this strategy should be used to a very limited extent as it relocates the problem elsewhere, rather than aiming to solve it. Besides, the demolition and rebuilding of dwellings often means that residents have to leave their neighbourhood, and from experience we can see that in the end, only a few can return. While the liveability of a neighbourhood might increase, residents often experience a deterioration of living environment⁷.

The assessment of residents' appreciation of their living environment is based on the results of the questionnaire, which yielded 10 respondents for Stadstuin Overtoom, 12 for the Bakemabuur, 9 for Leeuwendaal and 13 for the Anton Struikbuurt. The number of results was sufficient to establish existing trends within a neighbourhood, which were corroborated by unstructured interviews. It however needs pointing out that while all neighbourhoods have a significant share of social housing, a disproportionate share of respondents are home owners or rent in the free market.

Finally, the extent to which the findings can be applied needs to be considered. As the architects in charge of designing the building clusters within the AUP were restricted by the limited funds, the resulting designs were fairly similar throughout the Westelijke Tuinsteden. An equivalent situation can be found in many other post-war projects throughout the Netherlands, and thus the conclusions drawn in this research can be extended to other Dutch cities. However, as perceived liveability is not only based on environmental qualities but also on the resident's characteristics and socio-cultural context, caution should be used when applying results in foreign situations.

V. CONCLUSIONS

The demolition and rebuilding of the high-rise building cluster Stadstuin Overtoom shows the potential of creating a smooth transition between public and private space to improve liveability. The introduction of an elevated courtyard highlights the potential of a collective space to enhance residents' social environment, while it also shows that even just a few green elements prompt considerable appreciation for their natural environment. The renovation of the high-rise building cluster in the Bakemabuur reveals that although the visual connection between dwellings and the street was much improved, the transformation realised too few intrinsic changes to the transition zone to enhance the social environment and considerably improve the liveability in the neighbourhood. The demolition of the Piggelmee-dwellings and replacing with the Leeuwendaal-project shows that while increasing the size of dwellings improves the liveability within a neighbourhood, it relocates the problem elsewhere, and this strategy should only be used to a very limited extent. Finally, the Struikbuurt shows the potential of safe and green collective areas often used by children, which strengthen the social environment of the neighbourhood.

The demolition and rebuilding of residential building clusters in the Westelijke Tuinsteden offers a greater potential to adapt the transition zone than when a building cluster is renovated. However, this transformation strategy also causes a greater disturbance to the existing social environment, and often results in previous residents relocating elsewhere permanently. Since the demolition and rebuilding of building clusters does not need the approval of residents, gentrification lurks. Although renovation of these building clusters relies more on the involvement of existing residents as a 70% approval is required, to actually improve liveability of residents, intrinsic changes to the transition zone are crucial.

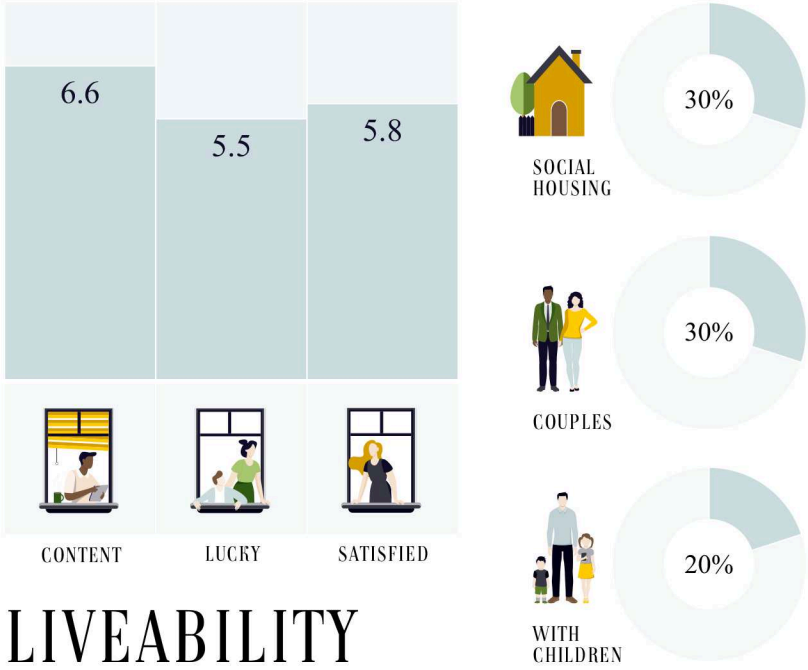
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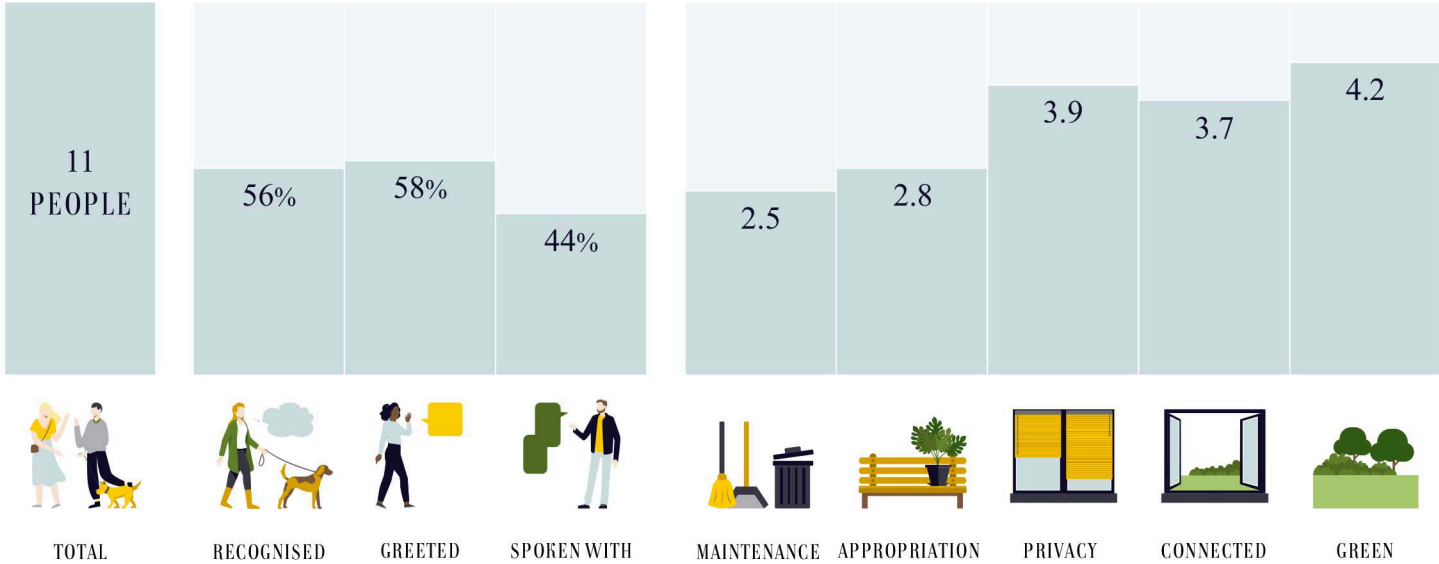
APPENDICES

- I Factsheet for each neighbourhood containing questionnaire results and analyses of the architectural and urban environment before and after the transformation
- II Leaflet inviting residents of Stadstuin Overtoom to participate in the questionnaire
- III Setup of the questionnaire, including all questions and answer possibilities
- IV Overview of all responses to each questionnaire

STADSTUIN OVERTOOM



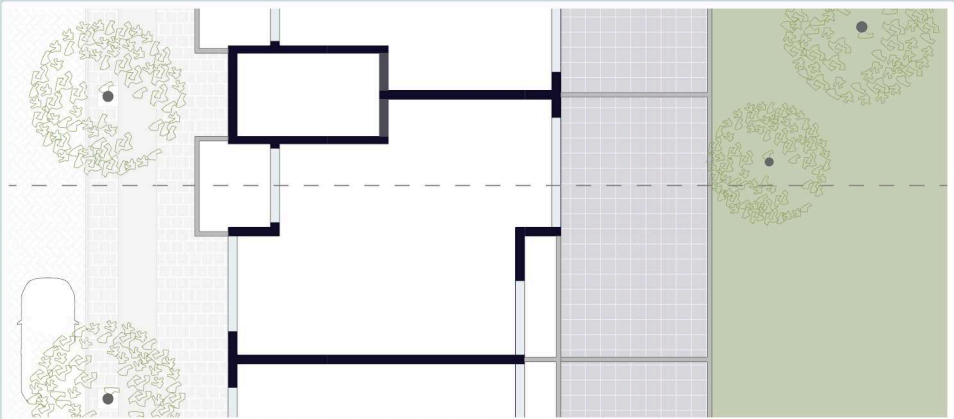
LIVEABILITY



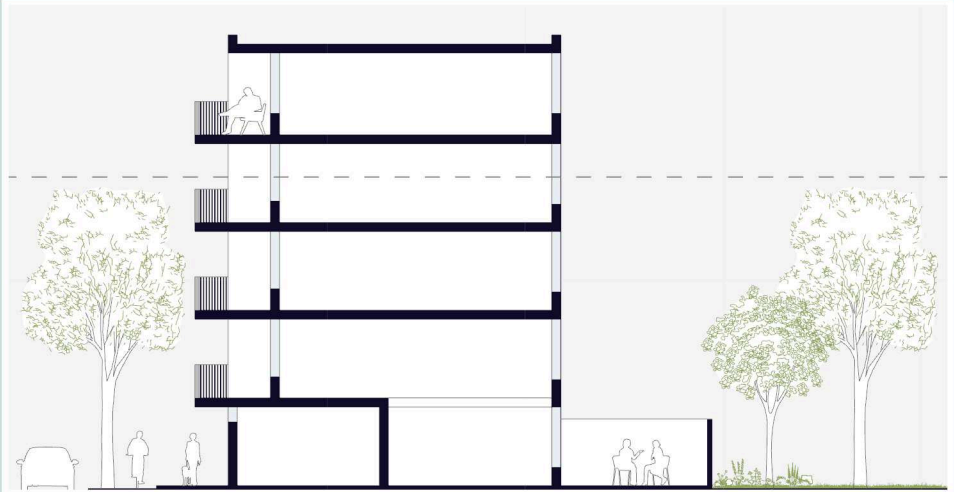
SOCIAL ENVIRONMENT PHYSICAL ENVIRONMENT

PORTIEKFLATS
BY W.F. VAN BODEGRAVEN
COMPLETED IN 1959
328 DWELLINGS
71M2 PER DWELLING
ENERGY LABEL E/F

DEMOLISHED AND REBUILT
BY ROW ARCHITECTEN
BETWEEN 2013-2018
477 DWELLINGS
78M2 PER DWELLING
ENERGY LABEL A



PLAN - 1:250 - SITUATION 2012



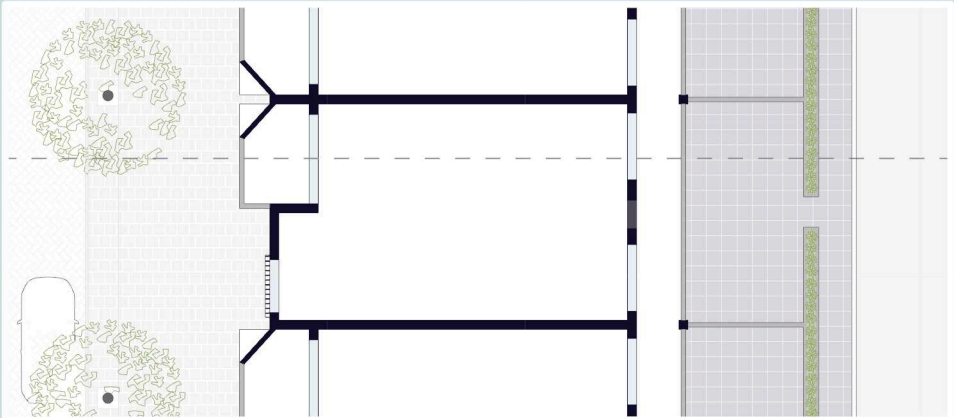
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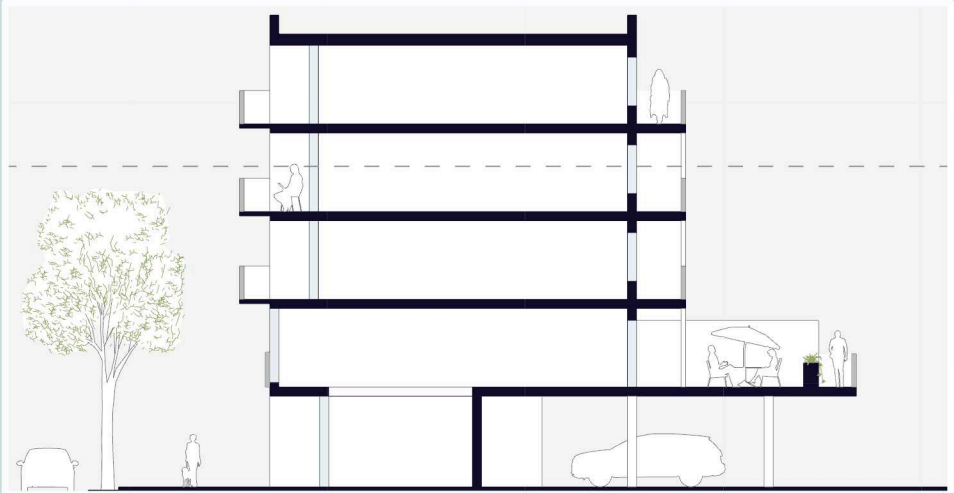
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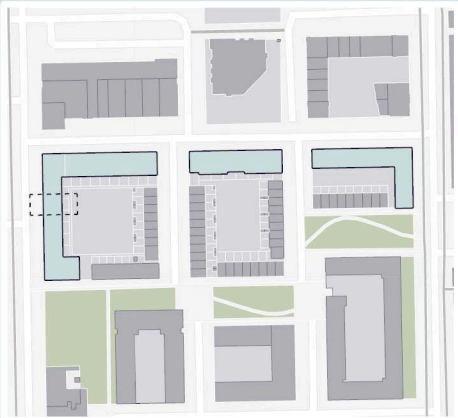
ELEVATION - 1:250 - SITUATION 2012



PLAN - 1:250 - SITUATION 2019



SECTION - 1:250 - SITUATION 2019



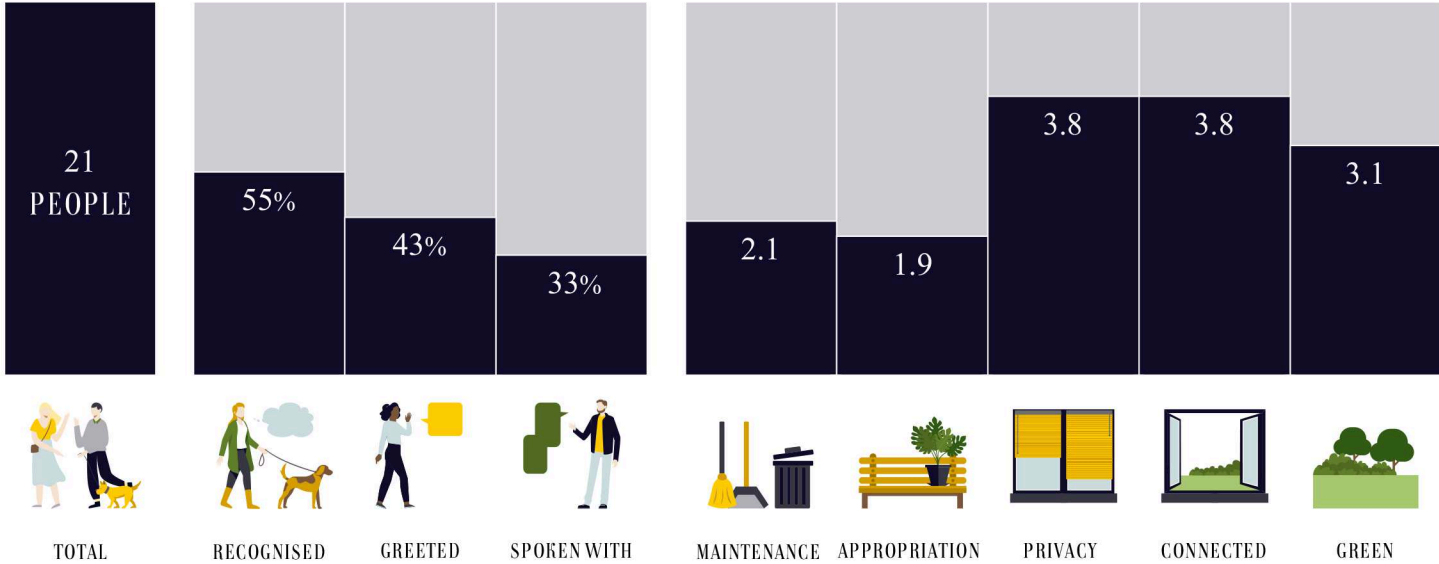
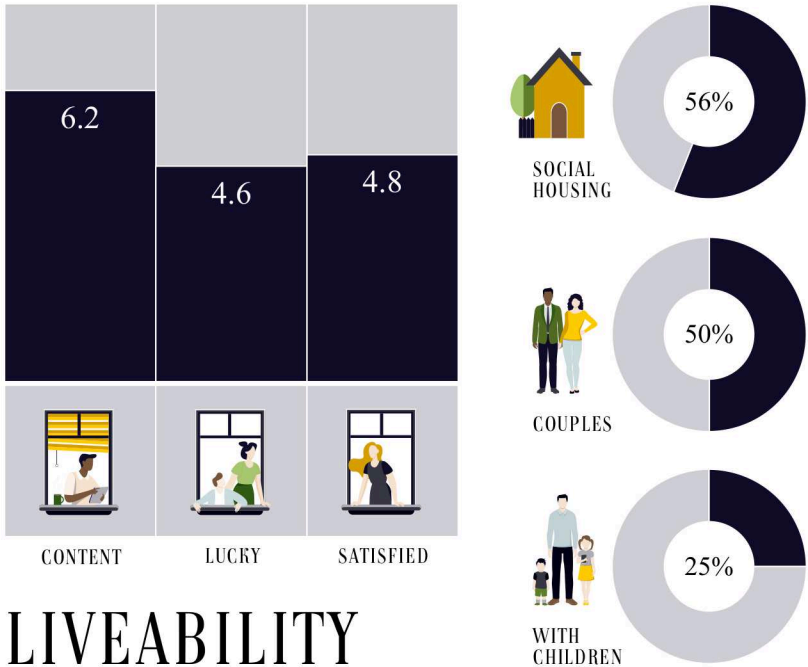
CONTEXT - 1:5000 - SITUATION 2019



ELEVATION - 1:250 - SITUATION 2019

ARCHITECTURAL ANALYSIS

BAKEMABUURT

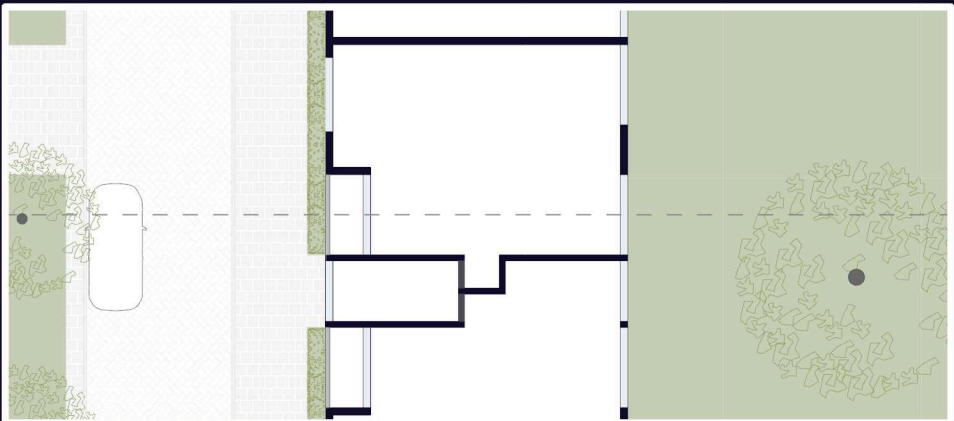


SOCIAL ENVIRONMENT PHYSICAL ENVIRONMENT

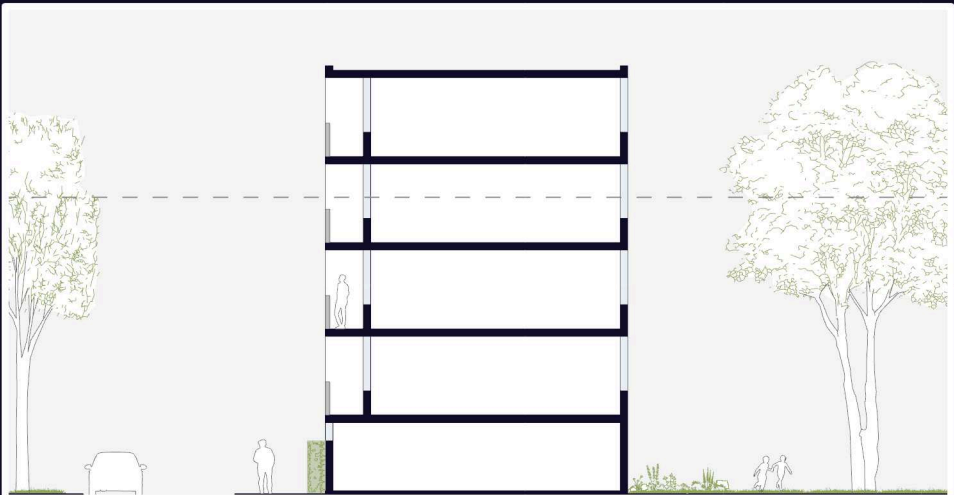
PORTIEKFLATS

BY J.B. BAKEMA
COMPLETED IN 1956
144 DWELLINGS
_M2 PER DWELLING
ENERGY LABEL F

RENOVATED
BY A3 ARCHITECTEN
BETWEEN 2015-2017
144 DWELLINGS
_M2 PER DWELLING
ENERGY LABEL A/B



PLAN - 1:250 - SITUATION



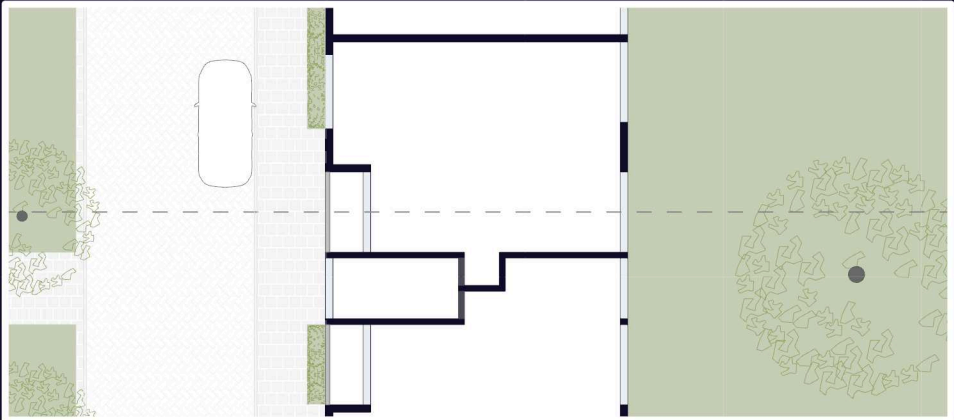
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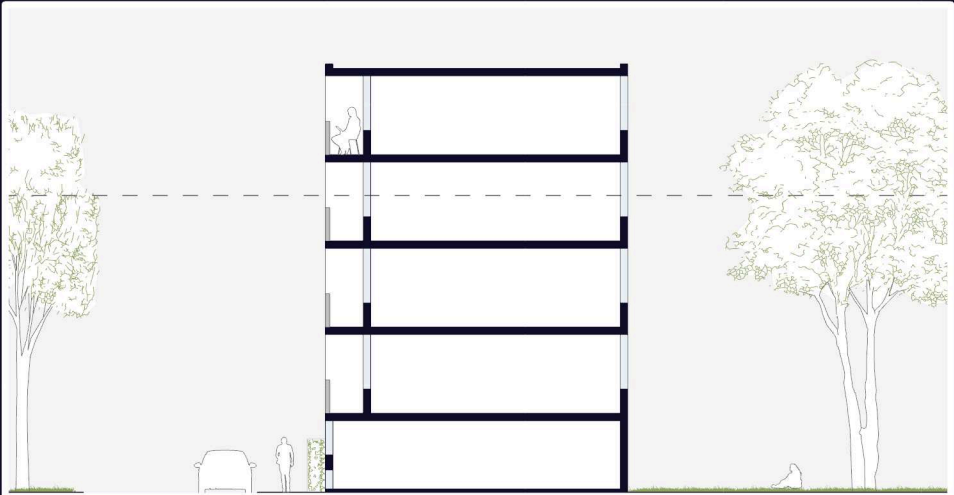
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ELEVATION - 1:250 - SITUATION 2015



PLAN - 1:250 - SITUATION 2020



SECTION - 1:250 - SITUATION 2020



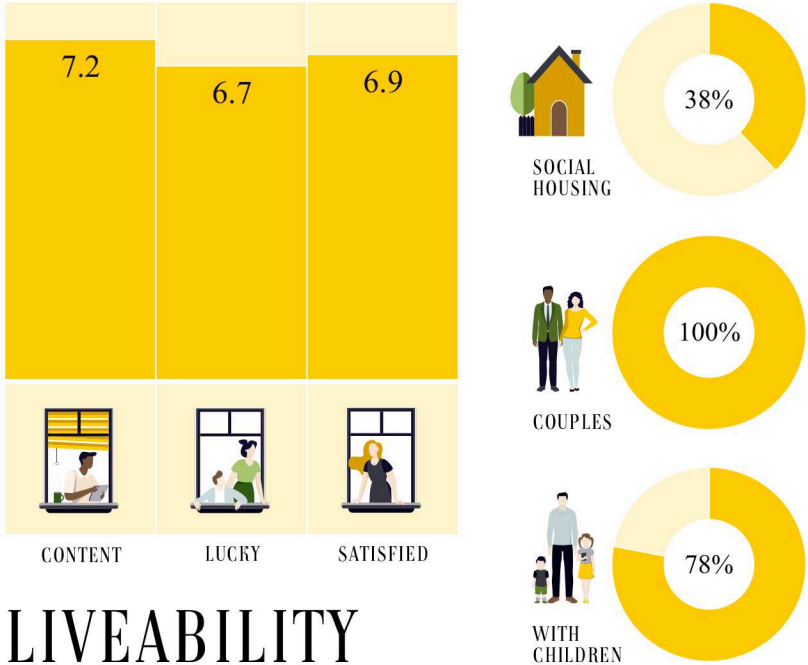
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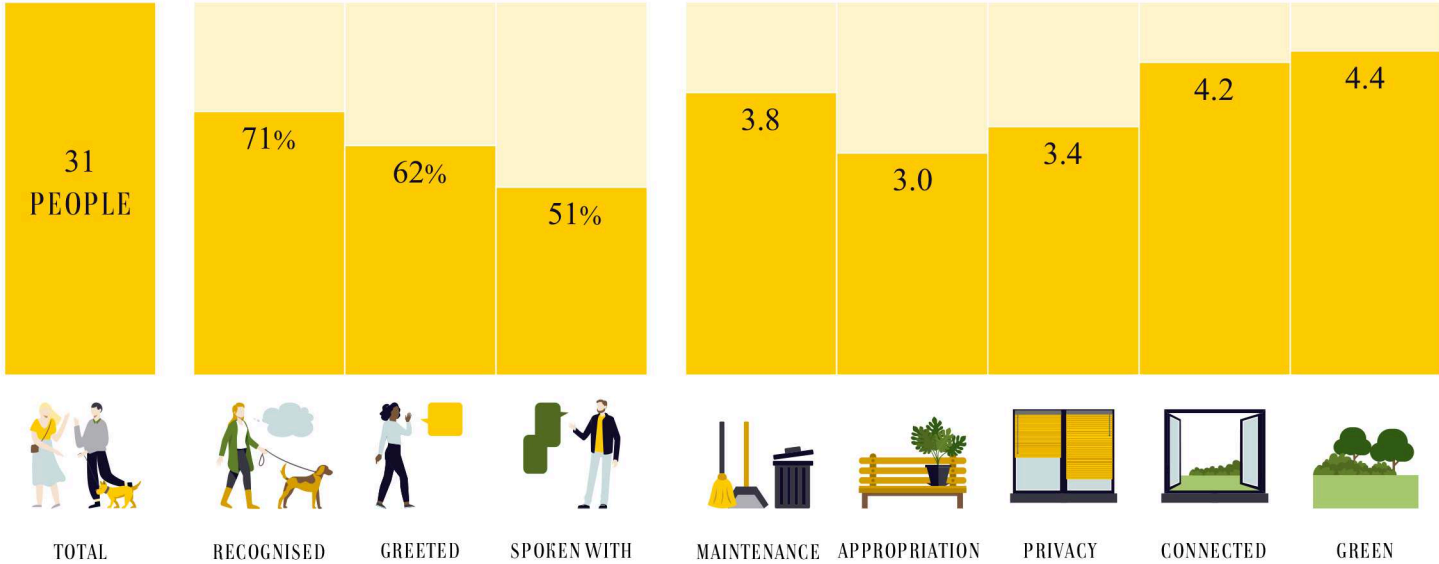
ELEVATION - 1:250 - SITUATION 2020

ARCHITECTURAL ANALYSIS

LEEUEWENDAEL



LIVEABILITY



SOCIAL ENVIRONMENT PHYSICAL ENVIRONMENT

TERRACED HOUSES

BY C. WEGENER SLEESWIJF

COMPLETED IN 1948

48 DWELLINGS

—M2 PER DWELLING

ENERGY LABEL F

DEMOLISHED AND REBUILT

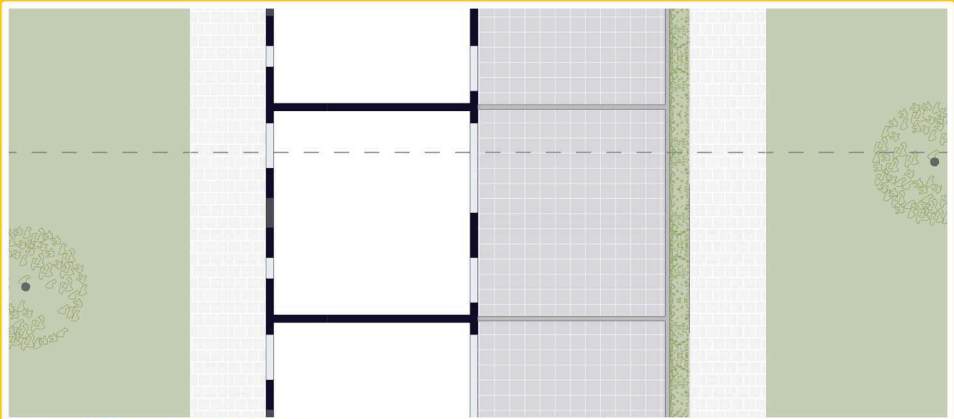
BY LSWA ARCHITECTEN

BETWEEN 2016-2018

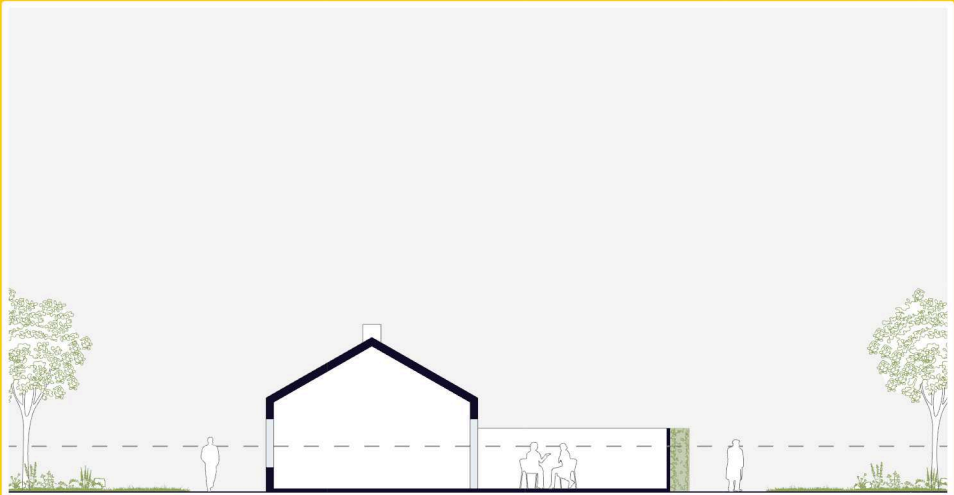
65 DWELLINGS

—M2 PER DWELLING

ENERGY LABEL A



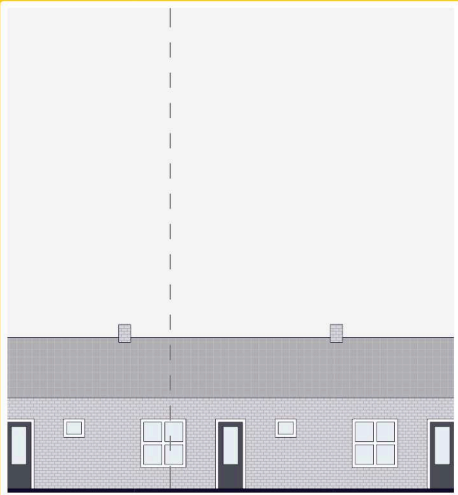
PLAN - 1:250 - SITUATION 2016



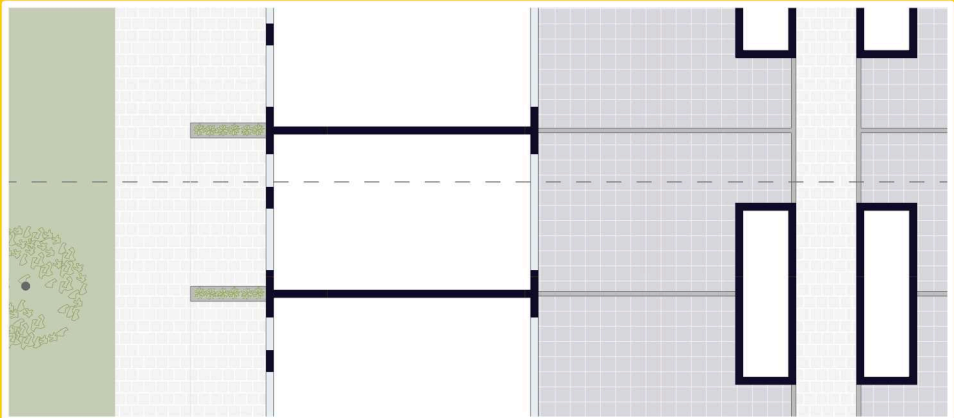
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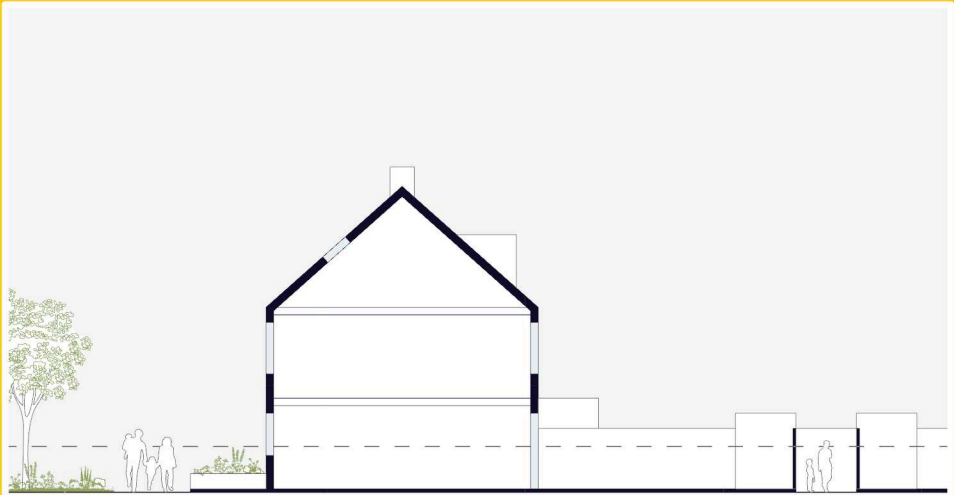
CONTEXT - 1:5000 - SITUATION 2016



ELEVATION - 1:250 - SITUATION 2016



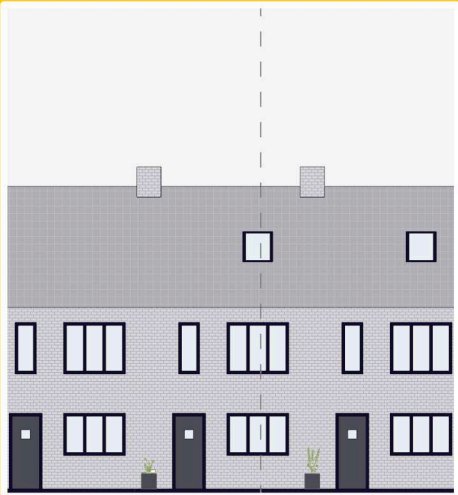
PLAN - 1:250 - SITUATION 2019



SECTION - 1:250 - SITUATION 2019



CONTEXT - 1:5000 - SITUATION 2019



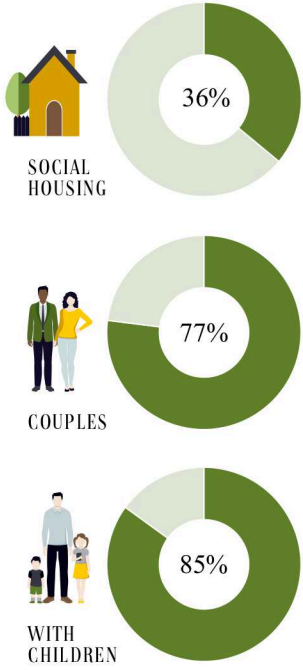
ELEVATION - 1:250 - SITUATION 2019

ARCHITECTURAL ANALYSIS

ANTON STRUIKBUURT



LIVEABILITY

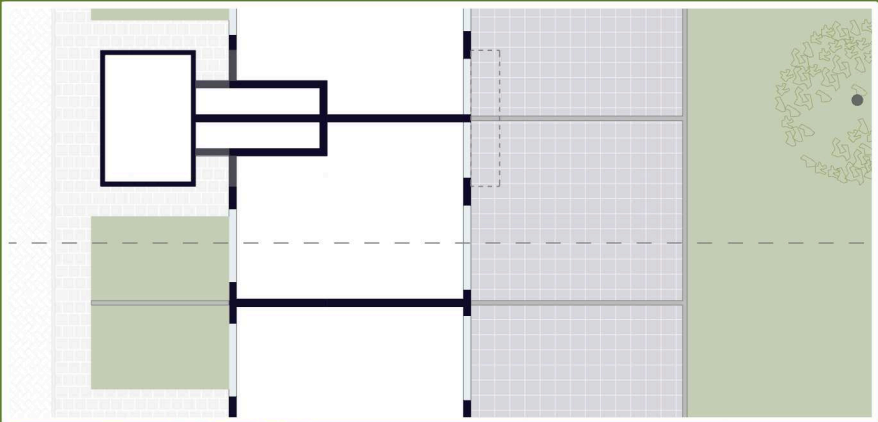


SOCIAL ENVIRONMENT PHYSICAL ENVIRONMENT

TERRACED HOUSES

BY A. BODON
COMPLETED IN 1953
288 DWELLINGS
_M2 PER DWELLING
ENERGY LABEL E/F

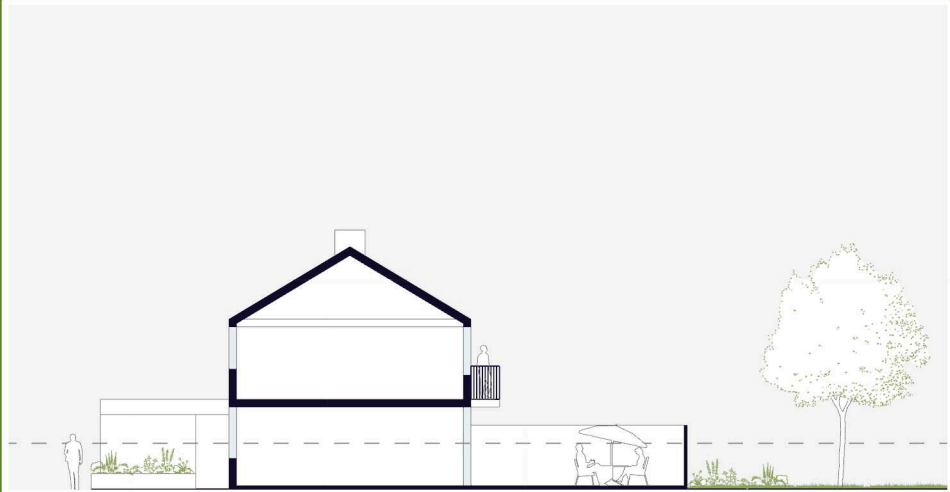
RENOVATED
BY INBO ARCHITECTEN
BETWEEN 2016-2018
230 DWELLINGS
_M2 PER DWELLING
ENERGY LABEL B



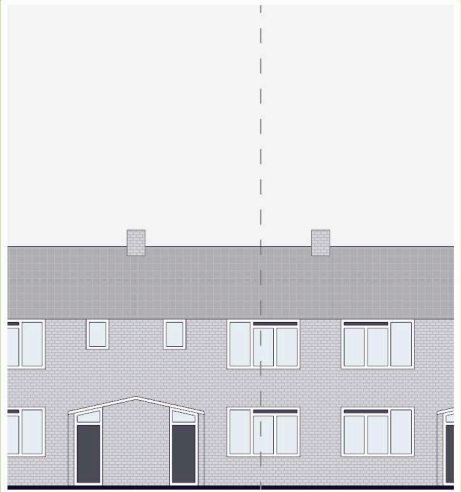
PLAN - 1:250 - SITUATION 2015



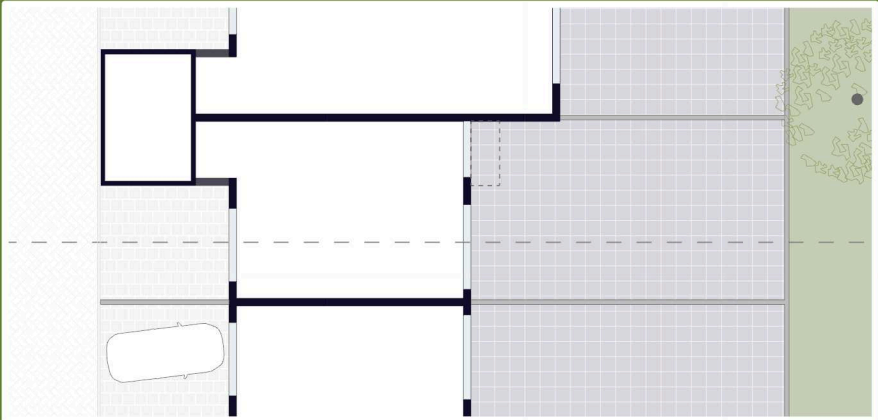
CONTEXT - 1:5000 - SITUATION 2019



SECTION - 1:250 - SITUATION 2015



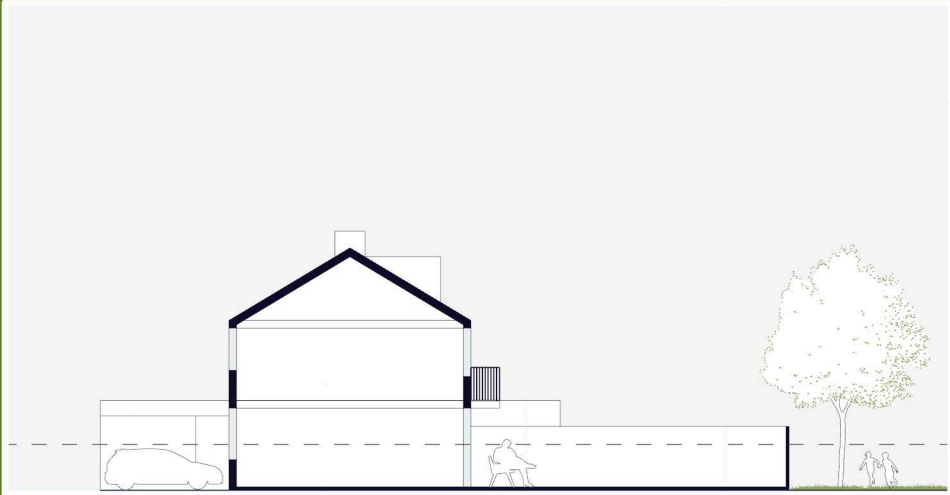
ELEVATION - 1:250 - SITUATION 2019



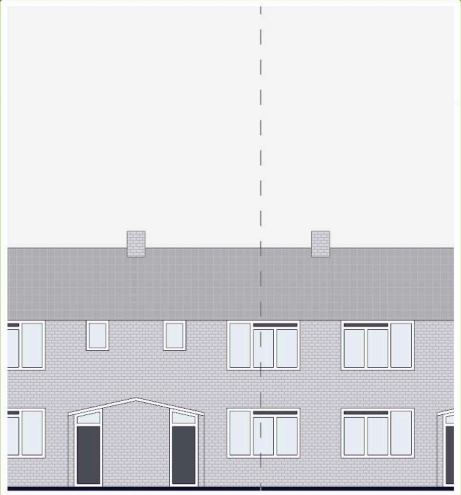
PLAN - 1:250 - SITUATION 2019



CONTEXT - 1:5000 - SITUATION 2019



SECTION - 1:250 - SITUATION 2019



ELEVATION - 1:250 - SITUATION 2019

ARCHITECTURAL ANALYSIS



Enquête leefbaarheid Stadstuin Overtoom

Beste bewoner van **Stadstuin Overtoom**,

Voor mijn **afstuderen** aan de Technische Universiteit Delft doe ik onderzoek naar verschillende transformatieprojecten in de Westelijke Tuinsteden van Amsterdam. Ik analyseer hier de connectie tussen verschillende architectonische en stedenbouwkundige ingrepen (renovatie dan wel sloop/nieuwbouw) en vergelijk deze met de waargenomen **leefbaarheid** van de bewoners, u dus.

Vanwege de huidige situatie rondom covid-19 is het voor mij lastig om in contact te komen met de bewoners van deze projecten en vandaar dat ik u graag wil uitnodigen voor het invullen van een **online enquête**. Het invullen van deze enquête zal u nog geen 3 minuten kosten en uw antwoorden blijven uiteraard geheel anoniem. Zou u de enquête voor 18 mei willen invullen?

Ter illustratie ziet u hieronder alvast de vragen. U kunt de enquête invullen via:

bit.ly/EnqueteStadstuinOvertoom

Mocht u nog vragen hebben of bent u geïnteresseerd in de resultaten van het onderzoek, dan kunt u mij altijd contacteren via d.maassen@student.tudelft.nl. Alvast enorm bedankt voor uw tijd,

Denise Maassen

Enquête

Directe leefomgeving

- Stelling: Ik woon hier naar mijn zin
- Stelling: Als je in deze buurt woont heb je het goed getroffen
- Hoe tevreden bent u met uw buurt?

Sociale omgeving

- Kunt u aangeven hoeveel mensen u ongeveer op een dag voor uw woning ziet, tegenkomt of opmerkt?
- Hoeveel van deze mensen die u ziet, tegenkomt of opmerkt kent u van gezicht?
- Hoeveel van deze mensen die u ziet, tegenkomt of opmerkt begroet u?
- Met hoeveel van deze mensen die u ziet, tegenkomt of opmerkt voert u weleens een gesprek?

Fysieke omgeving

- Stelling: De openbare ruimte rondom mijn woning wordt naar mijn mening goed onderhouden.
- Stelling: Rondom mijn woning bestaat de mogelijkheid tot toe-eigening.
- Stelling: Ik kan de mate van privacy tussen mijn woning en de openbare ruimte voldoende reguleren.
- Stelling: Vanuit mijn woning heb ik genoeg verbinding met wat er in de openbare ruimte afspeelt.
- Stelling: In de directe omgeving van mijn woning vind ik voldoende groen.

Woonsituatie

- Wat is de samenstelling van uw huishouden?
- Woont u in een sociale huurwoning, een vrije sector huurwoning of een koopwoning?
- Woonde u in een van de gebouwen die zijn gesloopt voor de nieuwbouw van Stadstuin Overtoom?
- Zo ja, bent u van mening dat de leefbaarheid verbeterd is door de nieuwbouw van Stadstuin Overtoom?
- Zo nee, waar woonde u voordat u naar Stadstuin Overtoom verhuisde?



Enquête leefbaarheid Stadstuin Overtoom

Beste bewoner van Stadstuin Overtoom,

Voor mijn afstuderen aan de Technische Universiteit Delft doe ik onderzoek naar verschillende transformatieprojecten in de Westelijke Tuinsteden van Amsterdam. Ik analyseer hier de connectie tussen verschillende architectonische en stedenbouwkundige ingrepen (renovatie dan wel sloop/nieuwbouw) en vergelijk deze met de waargenomen leefbaarheid van de bewoners, u dus.

Ik wil u daarom enorm bedanken voor het invullen van deze enquête, u helpt mij hier enorm mee. Het invullen van deze enquête zal u nog geen 2 minuten kosten. Uw antwoorden blijven uiteraard geheel anoniem.

Mocht u nog vragen hebben of bent u geïnteresseerd in de resultaten van het onderzoek, dan kunt u mij altijd contacteren via d.maassen@student.tudelft.nl

Denise Maassen

Directe leefomgeving

De onderstaande vragen en stellingen gaan over uw directe leefomgeving.

Stelling: Ik woon hier naar mijn zin *

	1	2	3	4	5	6	7	8	
Geheel mee oneens	☐	☐	☐	☐	☐	☐	☐	☐	Geheel mee eens

Stelling: Als je in deze buurt woont heb je het goed getroffen *

	1	2	3	4	5	6	7	8	
Geheel mee oneens	☐	☐	☐	☐	☐	☐	☐	☐	Geheel mee eens

Hoe tevreden bent u met uw buurt? *

	1	2	3	4	5	6	7	8	
Erg ontevreden	☐	☐	☐	☐	☐	☐	☐	☐	Erg tevreden

Sociale omgeving

De onderstaande vragen gaan over uw directe sociale omgeving.

Kunt u aangeven hoeveel mensen u ongeveer op een dag voor uw woning ziet, tegenkomt of opmerkt?

Your answer

Hoeveel van deze mensen die u ziet, tegenkomt of opmerkt kent u van gezicht? *

	1	2	3	4	5	
Vrijwel niemand	☐	☐	☐	☐	☐	Vrijwel iedereen

Hoeveel van deze mensen die u ziet, tegenkomt of opmerkt begroet u? *

	1	2	3	4	5	
Vrijwel niemand	☐	☐	☐	☐	☐	Vrijwel iedereen

Met hoeveel van deze mensen die u ziet, tegenkomt of opmerkt voert u weleens een gesprek? *

	1	2	3	4	5	
Vrijwel niemand	☐	☐	☐	☐	☐	Vrijwel iedereen

Fysieke omgeving

De onderstaande vragen gaan over de fysieke omgeving in en rondom het woonblok.

Stelling: De openbare ruimte rondom mijn woning wordt naar mijn mening goed onderhouden. *

	1	2	3	4	5	
Geheel mee oneens	☐	☐	☐	☐	☐	Geheel mee eens

Stelling: Rondom mijn woning bestaat de mogelijkheid tot toe-eigening, (door middel van bijvoorbeeld plantjes, een naambordje of een bankje) *

	1	2	3	4	5	
Geheel mee oneens	☐	☐	☐	☐	☐	Geheel mee eens

Stelling: Ik kan de mate van privacy tussen mijn woning en de openbare ruimte voldoende reguleren. *

	1	2	3	4	5	
Geheel mee oneens	☐	☐	☐	☐	☐	Geheel mee eens

Stelling: Vanuit mijn woning heb ik genoeg verbinding met wat er in de openbare ruimte afspeelt. *

	1	2	3	4	5	
Geheel mee oneens	☐	☐	☐	☐	☐	Geheel mee eens

Stelling: In de directe omgeving van mijn woning vind ik voldoende groen. *

	1	2	3	4	5	
Geheel mee oneens	☐	☐	☐	☐	☐	Geheel mee eens

Woonsituatie

De onderstaande vragen gaan over uw woonsituatie

Wat is de samenstelling van uw huishouden? *

☐ Alleenstaand

☐ Alleenstaand met kinderen

☐ 2 Volwassenen

☐ 2 Volwassen met kinderen

☐ Other: _____

Woont u op de begane grond of op een hogere verdieping? *

☐ Begane grond

☐ Hogere verdieping

Woont u in een sociale huurwoning, een vrije sector huurwoning of een koopwoning? *

☐ Sociale huurwoning

☐ Vrije sector huurwoning

☐ Koopwoning

Woonde u in een van de gebouwen die zijn gesloopt voor de nieuwbouw van Stadstuin Overtoom? *

☐ Ja

☐ Nee

Eventuele opmerkingen

Als u nog op- of aanmerkingen heeft betreft deze enquête of het onderzoek in het algemeen, kan u deze hier kwijt.

Your answer

QUESTIONNAIRE RESULTS	PERCEIVED LIVEABILITY			SOCIAL ENVIRONMENT				PHYSICAL ENVIRONMENT					SOCIAL ANALYSIS					COMMENTS	
	Stelling: Ik woon hier naar mijn zin	Stelling: Als je in deze buurt woont heb je het goed getroffen	Hoe tevreden bent u met uw buurt?	Kunt u aangeven hoeveel mensen u ongeveer op een dag voor uw woning ziet, tegenkomt of opmerkt?	Hoeveel van deze mensen die u ziet, tegenkomt of opmerkt kent u van gezicht?	Hoeveel van deze mensen die u ziet, tegenkomt of opmerkt begroet u?	Met hoeveel van deze mensen die u ziet, tegenkomt of opmerkt voert u weleens een gesprek?	Stelling: De openbare ruimte rondom mijn woning wordt naar mijn mening goed onderhouden.	Stelling: Rondom mijn woning bestaat de mogelijkheid tot toe-eigening. (door middel van bijvoorbeeld plantjes, een naambordje of een bankje)	Stelling: Ik kan de mate van privacy tussen mijn woning en de openbare ruimte voldoende reguleren.	Stelling: Vanuit mijn woning heb ik genoeg verbinding met wat er in de openbare ruimte afspeelt.	Stelling: In de directe omgeving van mijn woning vind ik voldoende groen.	Wat is de samenstelling van uw huishouden?	Woont u op de begane grond of op een hogere verdieping?	Woont u in een sociale huurwoning, een vrije sector huurwoning of een koopwoning?	Woonde u in een van de gebouwen die zijn gesloopt voor de nieuwbouw van Stadstuin Overtoom?	Bent u van mening dat de leefbaarheid verbeterd is door de nieuwbouw van Stadstuin Overtoom?	Waar woonde u voordat u naar Stadstuin Overtoom verhuisde?	Als u nog op- of aanmerkingen heeft betreft deze enquête of het onderzoek in het algemeen, kan u deze hier kwijt.
Stadstuin Overtoom	6	8	8	20	5	4	3	2	4	1	5	5	Alleenstaand	Hogere verdieping	Vrije sector huurwoning	Nee		Elders in Amsterdam	Ik heb een heel groot terras aan de binnenkant. De buren die dit ook hebben lopen hier de hele dag langs. Het is gezellig en voelt als een camping. In de zomer wel te weinig privacy. In de winter genoeg privacy. Het is hier een vakantiepark.
Stadstuin Overtoom	7	5	5	12	3	4	4	3	3	3	3	2	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Stadstuin Overtoom	7	6	6	-	4	4	4	2	5	4	4	4	Alleenstaand met kinderen	Hogere verdieping	Sociale huurwoning	Ja	4		
Stadstuin Overtoom	5	4	4	8	2	2	1	2	2	5	4	4	Alleenstaand	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Stadstuin Overtoom	8	7	7	6	4	3	1	4	1	5	5	5	Alleenstaand	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Stadstuin Overtoom	7	4	4	Ik heb niet direct zicht op straat, maar ik zie wel altijd mensen tegenover mijn galerij heen en weer lopen. Die hebben directe inkijk in mijn woning. Verder is het niet heel druk voor mijn complex, al liggen we aan een 'hoofdweg' naar de supermarkten.	1	1	1	2	2	3	2	3	Alleenstaand	Hogere verdieping	Koopwoning	Nee		Elders in stadsdeel Nieuw-west	
Stadstuin Overtoom	4	4	4	20-30 mensen	2	2	2	2	4	4	5	5	Alleenstaand	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Stadstuin Overtoom	6	5	5	7	3	3	2	2	1	4	4	4	2 Volwassenen	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Stadstuin Overtoom	8	6	7	4	1	1	2	2	1	5	1	5	Alleenstaand	Hogere verdieping	Vrije sector huurwoning	Nee		Elders in Amsterdam	
Stadstuin Overtoom	8	6	8	5	3	5	2	4	5	5	4	5	2 Volwassenen	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Bakemabuurt	8	5	6	50	5	3	3	3	4	5	5	5	Alleenstaand	Hogere verdieping	Koopwoning	Ja	8		
Bakemabuurt	7	6	5	9	4	2	1	1	1	4	3	1	Alleenstaand	Hogere verdieping	Sociale huurwoning	Nee		Elders in stadsdeel Nieuw-west	
Bakemabuurt	5	3	5	10/15	3	2	2	1	1	3	4	4	2 Volwassen met kinderen	Hogere verdieping	Sociale huurwoning	Nee		Elders buiten Amsterdam	
Bakemabuurt	6	4	4	8	2	2	1	3	1	4	4	3	Alleenstaand	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Bakemabuurt	6	4	4	40	2	3	2	2	3	4	4	3	2 Volwassen met kinderen	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Bakemabuurt	8	7	7	Meer als 20	3	2	2	3	3	4	4	5	2 volwassen met 1 kind	Hogere verdieping	Koopwoning	Ja	6		
Bakemabuurt	6	3	3	10	3	3	3	1	5	3	4	3	Alleenstaand	Hogere verdieping	Vrije sector huurwoning	Nee		Elders in stadsdeel Nieuw-west	Straat beplanting etc ontzettend vervuild slecht bijgehouden, verwaarloosd, er staan overal fietsen (op scooterplekken), ook voor de deur bij mensen met een schuur, hier wordt onvoldoende mee gedaan.
Bakemabuurt	7	6	7	20-30	2	2	1	2	1	4	4	1	Alleenstaand	Hogere verdieping	Vrije sector huurwoning	Nee		Elders in stadsdeel Nieuw-west	
Bakemabuurt	1	1	1	20	2	1	2	1	1	1	1	3	2 Volwassenen	Hogere verdieping	Vrije sector huurwoning	Nee		Elders buiten Amsterdam	
Bakemabuurt	7	6	6	8	2	2	1	2	1	4	3	4	2 Volwassenen	Hogere verdieping	Vrije sector huurwoning	Nee		Elders buiten Amsterdam	De vraag van toe-eigening was niet helemaal duidelijk. Want ik woon bijvoorbeeld op drie hoog waardoor ik afgeschermd ben van de openbare ruimte door middel van een gezamenlijke trap. Is toe-eigening dan mogelijk?
Bakemabuurt	6	4	5	30	3	3	1	4	1	4	4	4	Alleenstaand	Hogere verdieping	Koopwoning	Nee		Elders in Amsterdam	
Bakemabuurt	7	6	5	15	2	1	1	2	1	5	5	1	2 Volwassenen	Hogere verdieping	Vrije sector huurwoning	Nee		Elders in Geuzenveld	Vooral openbare en ruimtelijke voorzieningen zijn zwaar ondermaats berekend. Denk hierbij aan parkeerplekken en afvalbakken. Dit zorgt ervoor dat de buurt er erg onverzorgd uit ziet en verminderd het leefplezier.
Leeuwendael	8	7	7	15	4	4	3	4	5	5	3	5	2 Volwassen met kinderen	Begane grond	Koopwoning	Ja	8		
Leeuwendael	8	8	7	20	3	3	2	5	5	2	5	5	2 Volwassenen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Leeuwendael	6	5	7	10	5	3	3	4	2	2	5	5	2 Volwassenen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Leeuwendael	7	7	7	10	3	3	2	3	1	5	5	4	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Leeuwendael	7	7	7	10	3	3	2	3	1	5	5	4	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Leeuwendael	6	6	6	50	4	4	4	3	4	1	3	2	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Bos en Lommer	
Leeuwendael	7	6	7	100	3	2	2	3	4	3	4	5	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Bos en Lommer	
Leeuwendael	8	6	6	20	4	3	3	4	1	4	4	4	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Leeuwendael	8	8	8	40	3	3	2	5	4	3	4	5	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Bos en Lommer	
Struikbuurt	8	8	8	10	2	2	2	3	3	5	5	5	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	Zeer prettige en gezellige buurt. Enige dat mij stoort is de hoeveelheid zwervplastic, blikjes en sigarettenpeuken in het groen en de parken in de buurt.
Struikbuurt	7	6	6	10	4	4	4	3	2	4	4	3	2 Volwassen met kinderen	Begane grond	Vrije sector huurwoning	Nee		Elders in Amsterdam	
Struikbuurt	8	6	6	6/7	4	4	3	2	3	5	3	4	Alleenstaand met kinderen	Begane grond	Vrije sector huurwoning	Nee		Elders in stadsdeel Nieuw-west	
Struikbuurt	6	6	6	20	3	3	3	4	4	4	5	4	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Struikbuurt	7	6	6	10	3	3	3	4	4	4	5	5	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	Het is fijn wonen in de Struikbuurt. Het is op fietsafstand van de stad en toch heel erg ruim en groen. Perfect voor als je nog van de stad wilt kunnen genieten en je je kinderen toch veel buitenruimte gunt. Succes met je onderzoek!
Struikbuurt	8	8	7	10	4	4	3	3	5	4	4	5	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Struikbuurt	7	3	6	tien, aan de achterkant een stuk meer	4	3	3	4	4	4	4	5	2 volwassenen met een 1 kind	Begane grond	Koopwoning	Nee		Elders in Amsterdam	wel vrij veel last van katten, honden en ratten in de buurt
Struikbuurt	7	6	7	8	4	3	2	4	5	4	4	5	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Struikbuurt	8	8	8	20	5	4	3	5	5	4	3	2	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in stadsdeel Nieuw-west	
Struikbuurt	8	8	7	10	5	5	3	4	5	4	4	4	2 Volwassen met kinderen	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Struikbuurt	2	3	2	>50 ivm school	2	3	2	2	4	2	3	2	Alleenstaand met kinderen	Begane grond	Vrije sector huurwoning	Nee		Elders in Amsterdam	Er is ontzettend veel zwervvuil in de omgeving, wat op straat wordt gedumpt of van de markt uit de buurt, wat in je tuin waait en plastic zakken die in de bomen hangen. Mensen pikken openbaar plantsoen in en betrekken dit bij hun tuin of snoeien zelf bomen uit openbaar plantsoen. Er is veel overlast van een blaffende hond die dag en nacht in de tuin woont (waakhond) en overlast van rook van barbeques zelfs in de winter die door de ventilatieroosters in je huis komt. Kortom ik woon hier helemaal niet prettig. Uw vraag over toe-eigening is niet duidelijk of dit als positief of negatief wordt beschouwd en of een 1 of een 5 je antwoord vertegenwoordigt. De enquête had denk ik ook in andere talen opgesteld moeten worden als je meer respons wilt hebben (turks en marrokaans) gezien de samenstelling van de bewoners in de buurt.
Struikbuurt	7	6	6	15	4	4	3	3	3	4	4	5	Alleenstaand	Begane grond	Koopwoning	Nee		Elders in Amsterdam	
Struikbuurt	6	5	6	10	4	4	2	3	4	4	2	3	2 Volwassenen	Begane grond	Vrije sector huurwoning	Nee		Elders in Amsterdam	