

Capturing wishes

Translating personal housing requirements
into affordable housing for young
adolescents in Rotterdam Zuid

Ir. J. A. Vink
Main mentor

Dr. ir. M. van Dorst
Research mentor

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Building technology mentor

Problem statement

Nationaal Programma
ROTTERDAM ZUID

Uitvoeringsplan 2019-2022



Problem statement

“ De goedkope woningvoorraad heeft een aanzuigende werking op kansarmen en mensen met een laag inkomen. ”

Problem statement

“



Afbeelding 5: Aanwezige bebouwing binnen plangebied.

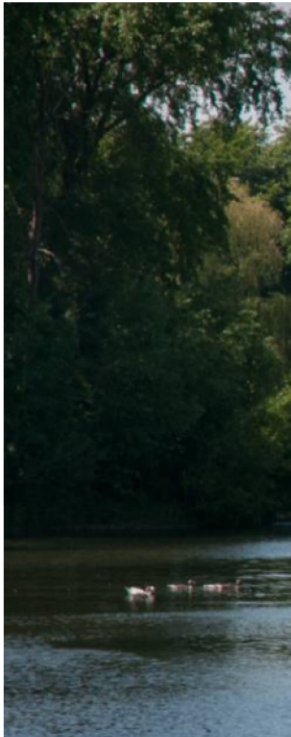
3.2

Projectbeschrijving

De Tarwewijk is één van de wijken die onderdeel uitmaken van het Nationaal Programma Rotterdam-Zuid. Dit programma is erop gericht om de sociaal-economische achterstanden op Rotterdam-Zuid in 2030 op een vergelijkbaar niveau met het gemiddelde van de vier grote steden te krijgen. Het zwakke imago van de Tarwewijk wordt onder andere bepaald door de Mijnkintbuurt. De woningvoorraad bestaat hier namelijk voor een groot deel uit kleine verouderde, gestapelde woningen. De buurt ken een hoge omloopsnelheid, waardoor de sociale binding met de wijk ontbreekt. De concentratie van het type woningen en haar bewoners brengt ook sociale problemen met zich.

”

Problem statement



Regiodeal Rotterdam Zuid

1. Wat willen we bereiken?

In de periode 2018 tot en met 2025 vindt een versnelling plaats op vijf thema's, waarvoor een integrale aanpak wordt nagestreefd om tot het grootste maatschappelijk effect te komen. De te behalen doelen van deze thema's zijn:

- School: het aanpakken van onderwijsachterstanden, het vergroten van de ontwikkelkansen van kinderen en het toerusten van jongeren voor de arbeidsmarkt met name richting Techniek en Zorg. Hiertoe wordt onder meer de verlengde schooltijd in Rotterdam Zuid uitgebreid naar andere wijken buiten de Children's Zone en investeren we in onderwijshuisvesting van het voortgezet onderwijs.
- Werk: het vergroten van de arbeidsparticipatie van bewoners van Rotterdam Zuid, waardoor het aantal mensen dat structureel afhankelijk is van de bijstand wordt verminderd.
- Wonen: ingrepen in de verouderde woningvoorraad van Rotterdam Zuid moeten ervoor zorgen dat gemengde woonmilieus gerealiseerd worden, zodat woonruimte beschikbaar komt voor sociale stijgers uit Zuid. Bij dit alles is verduurzaming een belangrijk uitgangspunt.
- Veiligheid: het effectiever signaleren, voorkomen en aanpakken van ondermijnende activiteiten.
- Cultuur: het verhogen van het voorzieningenniveau en het gebruik ervan, ter bevordering van de cultuurparticipatie, de aantrekkelijkheid van de leefomgeving en van de economische activiteit in Rotterdam Zuid.





NIEUWS REGIO SPORT SHOW VIDEO PODCAST PUZZEL

Slechts in vier Europese landen stijgen de huizenprijzen nóg harder

Huizenprijzen in Nederland zijn vorig jaar bijna twee keer zo hard gestegen als gemiddeld in de Europese Unie. In slechts vier landen gingen de prijzen nog harder omhoog.

Ton Voermans 12-04-22, 00:01

Design location



Design principles

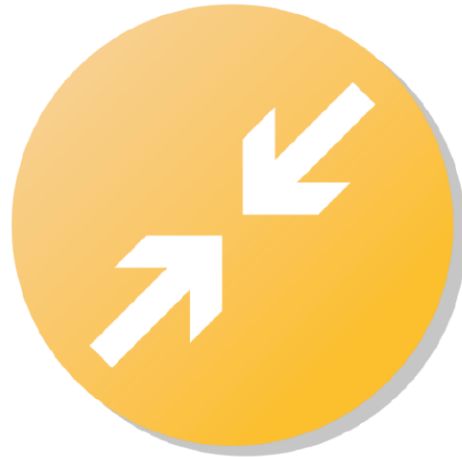
The starter homes need to be fitting, compact and affordable, so the young adolescents in Rotterdam South can flourish.

De starterswoningen moeten passend, compact en betaalbaar zijn, zodat de jong volwassenen van Rotterdam Zuid zich kunnen ontplooien.

Design principles



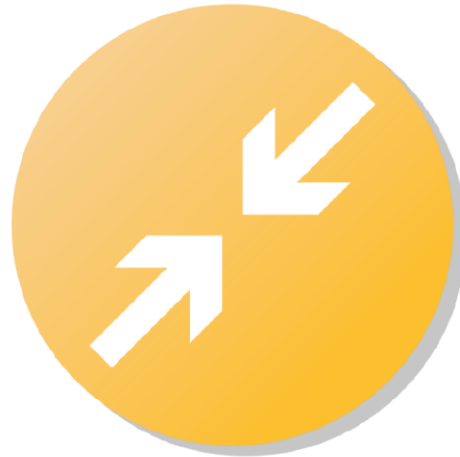
fitting



Design principles



fitting



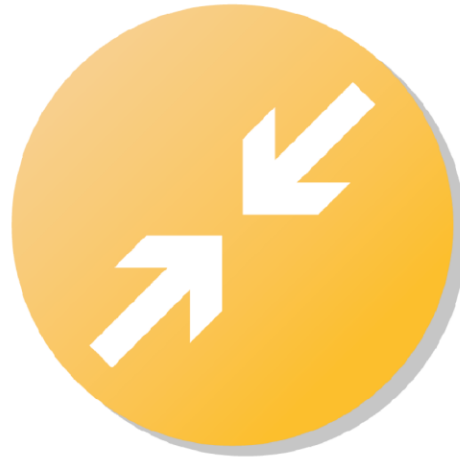
compact



Design principles



fitting



compact

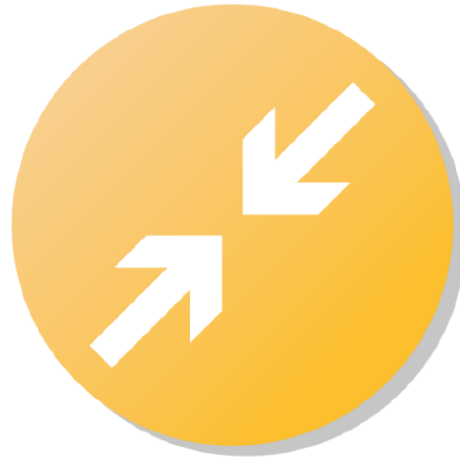


affordable

Design principles



fitting



compact

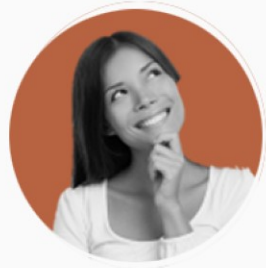


affordable

An architectural rendering of a modern building complex. The main building is a multi-story structure with a central courtyard. A yellow rectangular box highlights a specific area on the upper floor of the main building. The surrounding area includes landscaped green spaces and other building structures.

| de steiger |

de plek waar je wil aanmeren



sarah_yilmaz

Volgen



8 berichten

323 volgers

138 volgend

Sarah Yilmaz

📁 BERICHTEN

📷 GETAGD

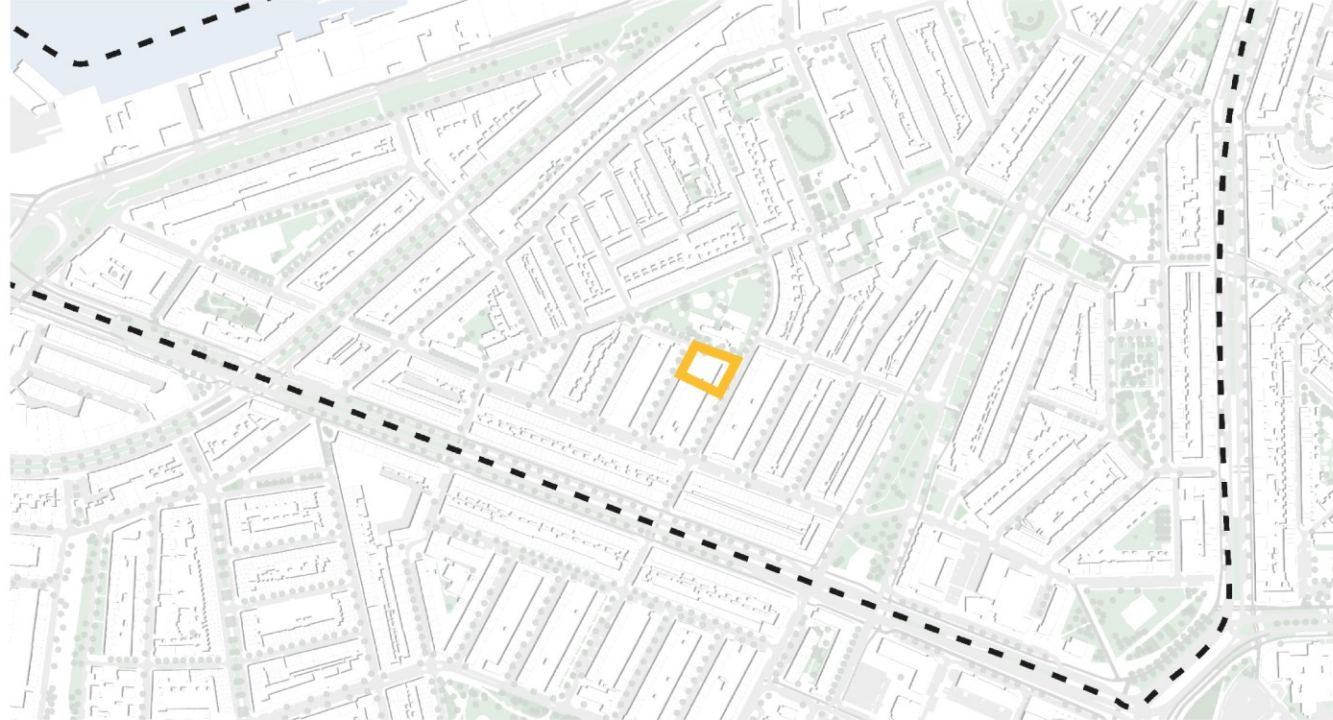




Urban situation



Urban situation



Urban situation



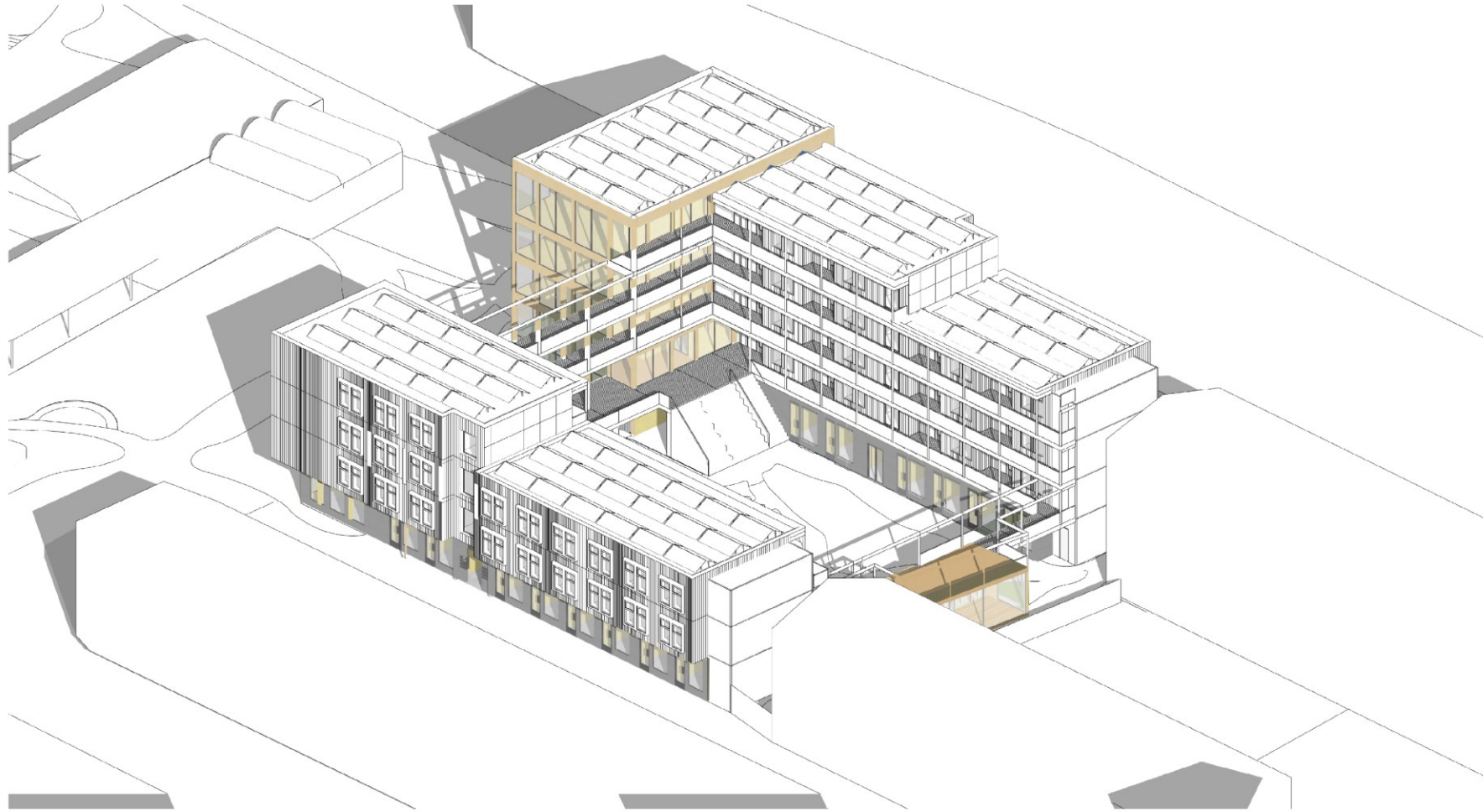
Urban situation



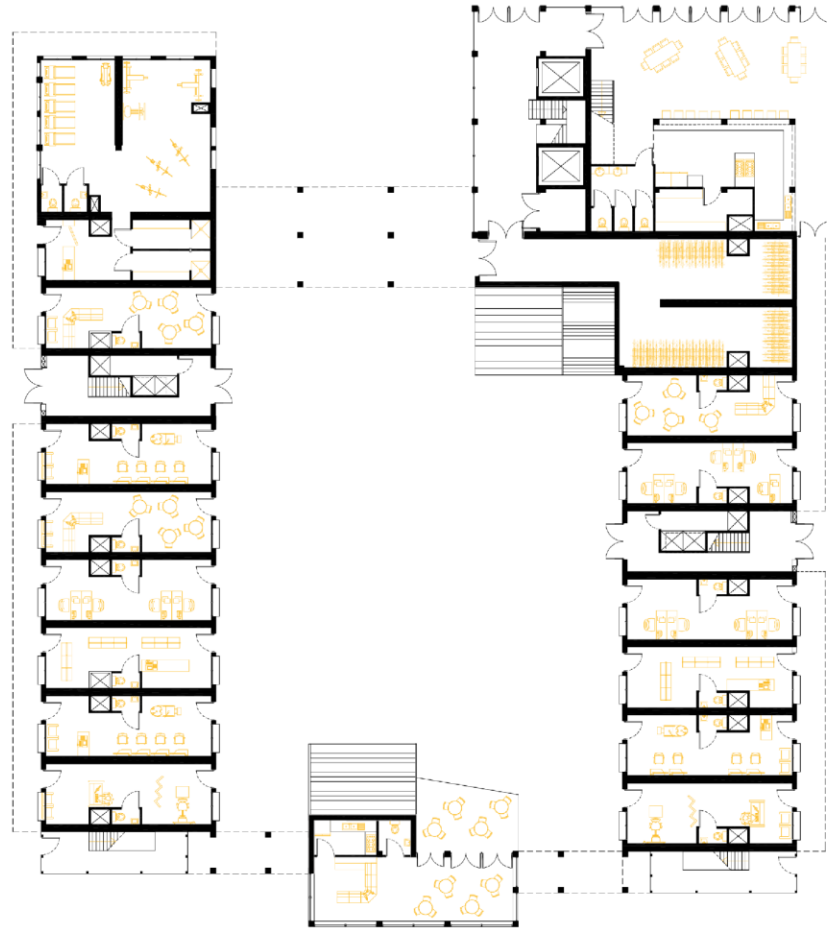
Sarah's dagboek



Stores/offices



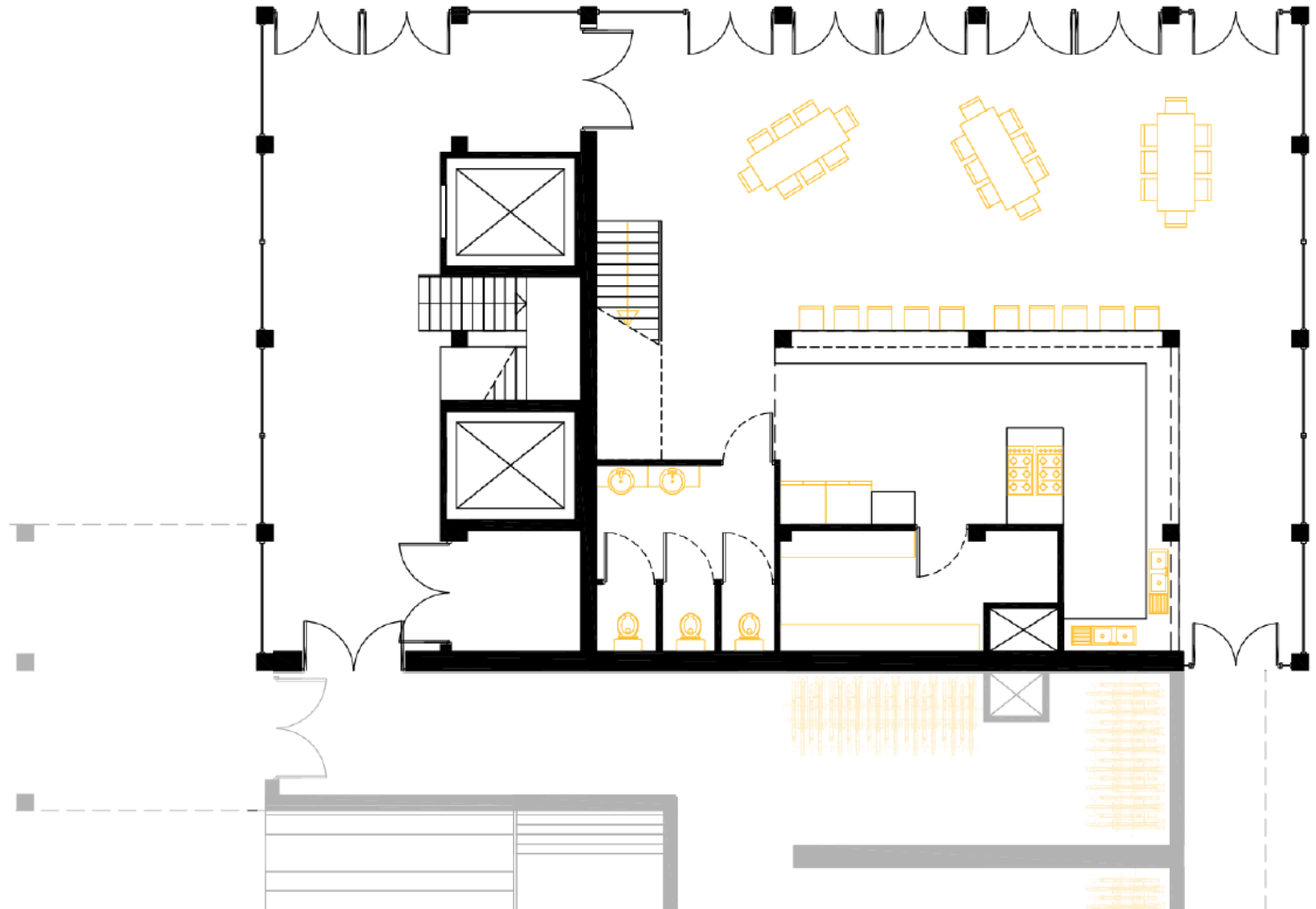
Stores/offices



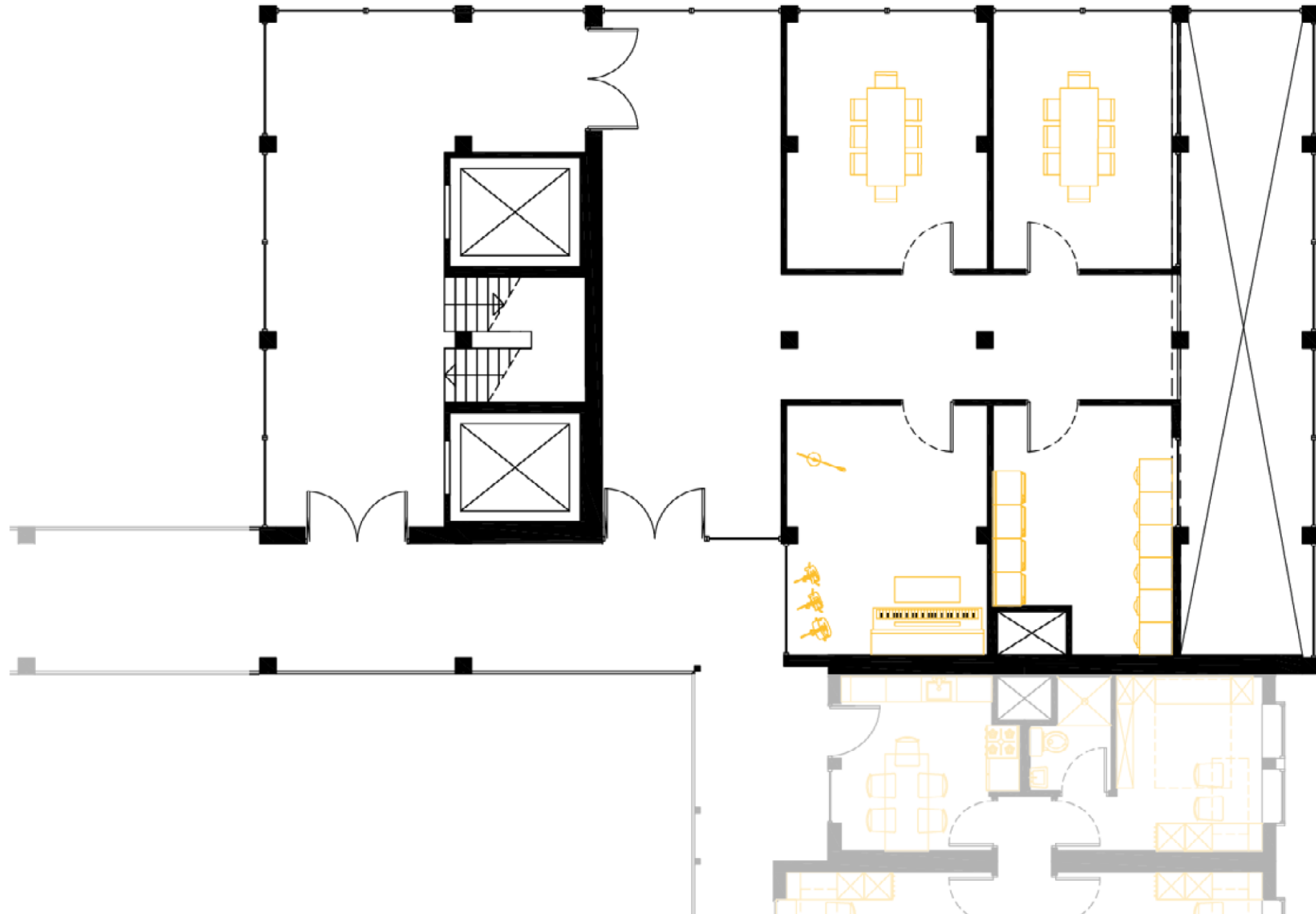
Sarah's dagboek



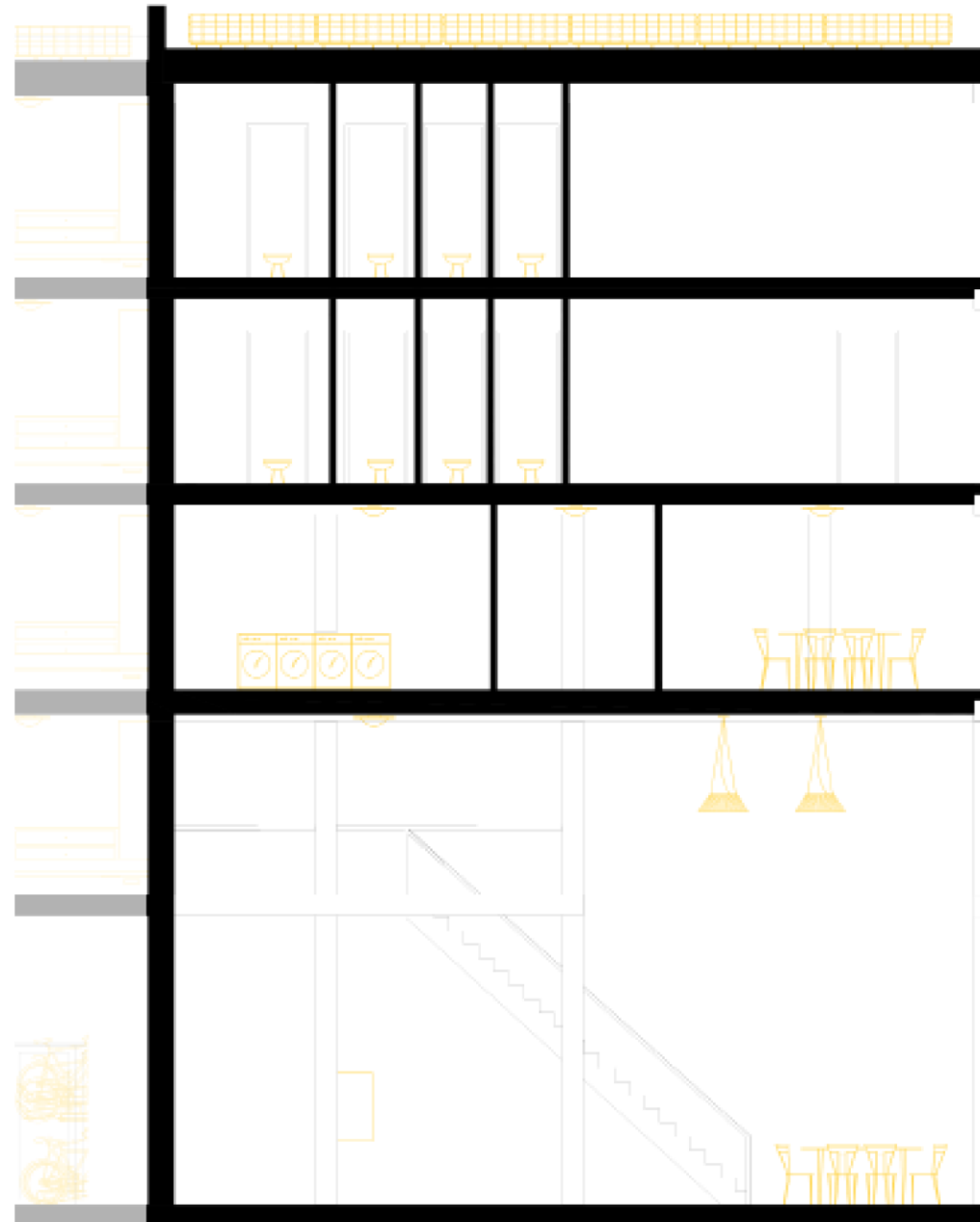
Community-hub



Community-hub



Community-hub

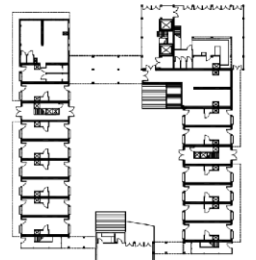


House of Hope

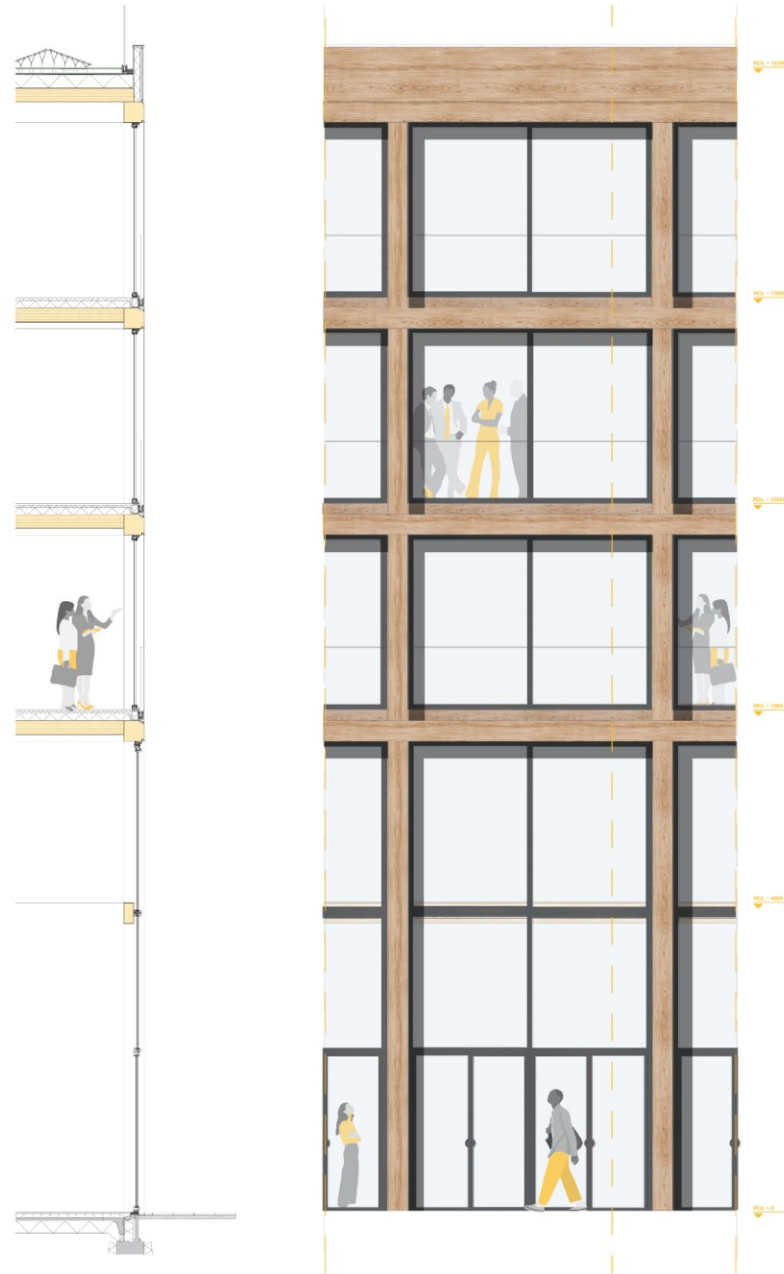
House of Urban Arts

Resident functions

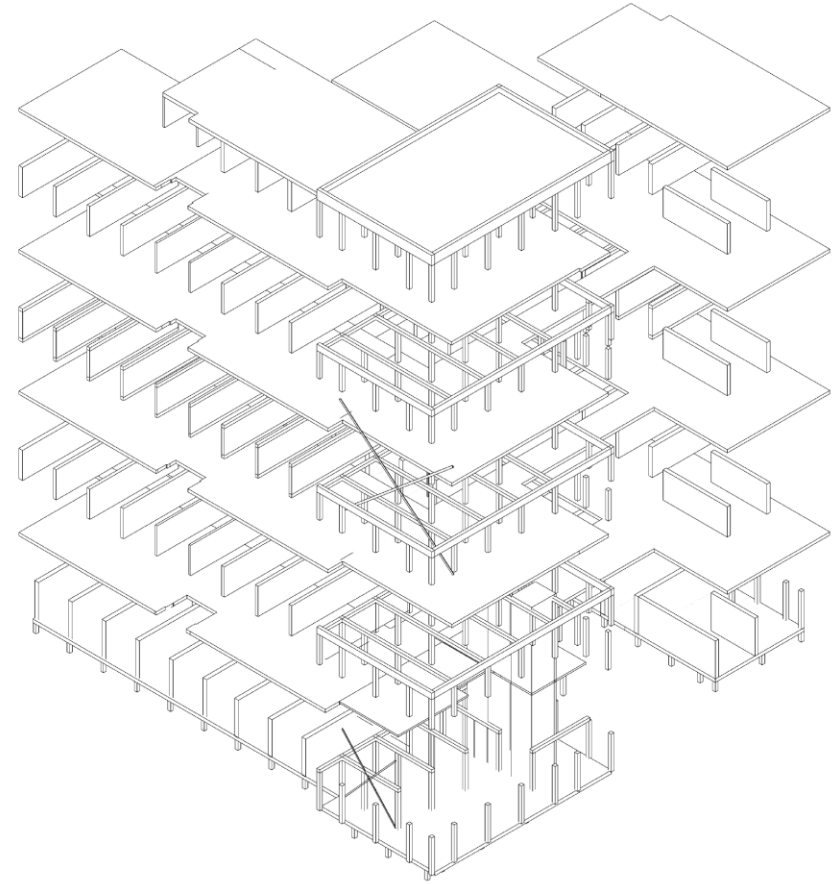
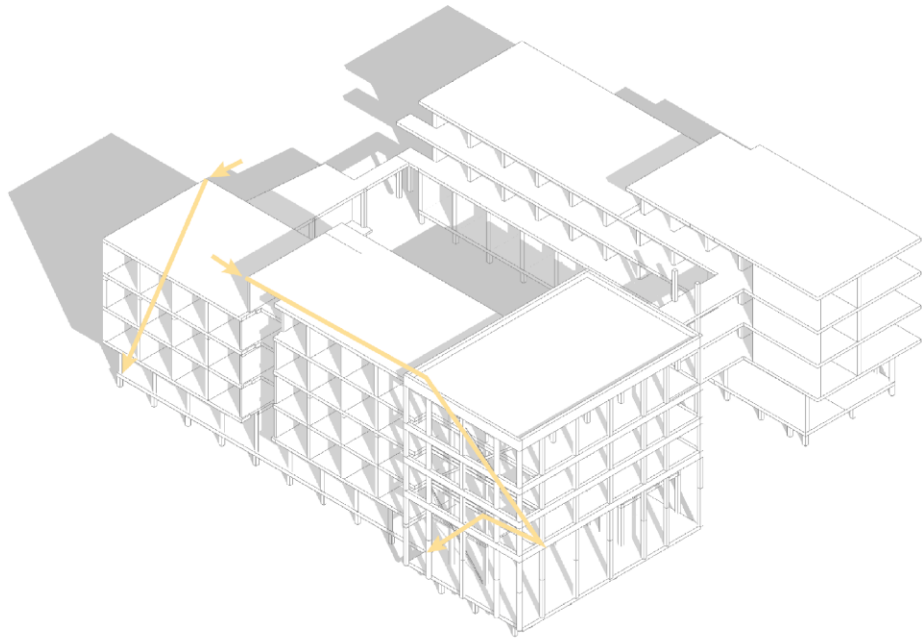
Community space



Community-hub



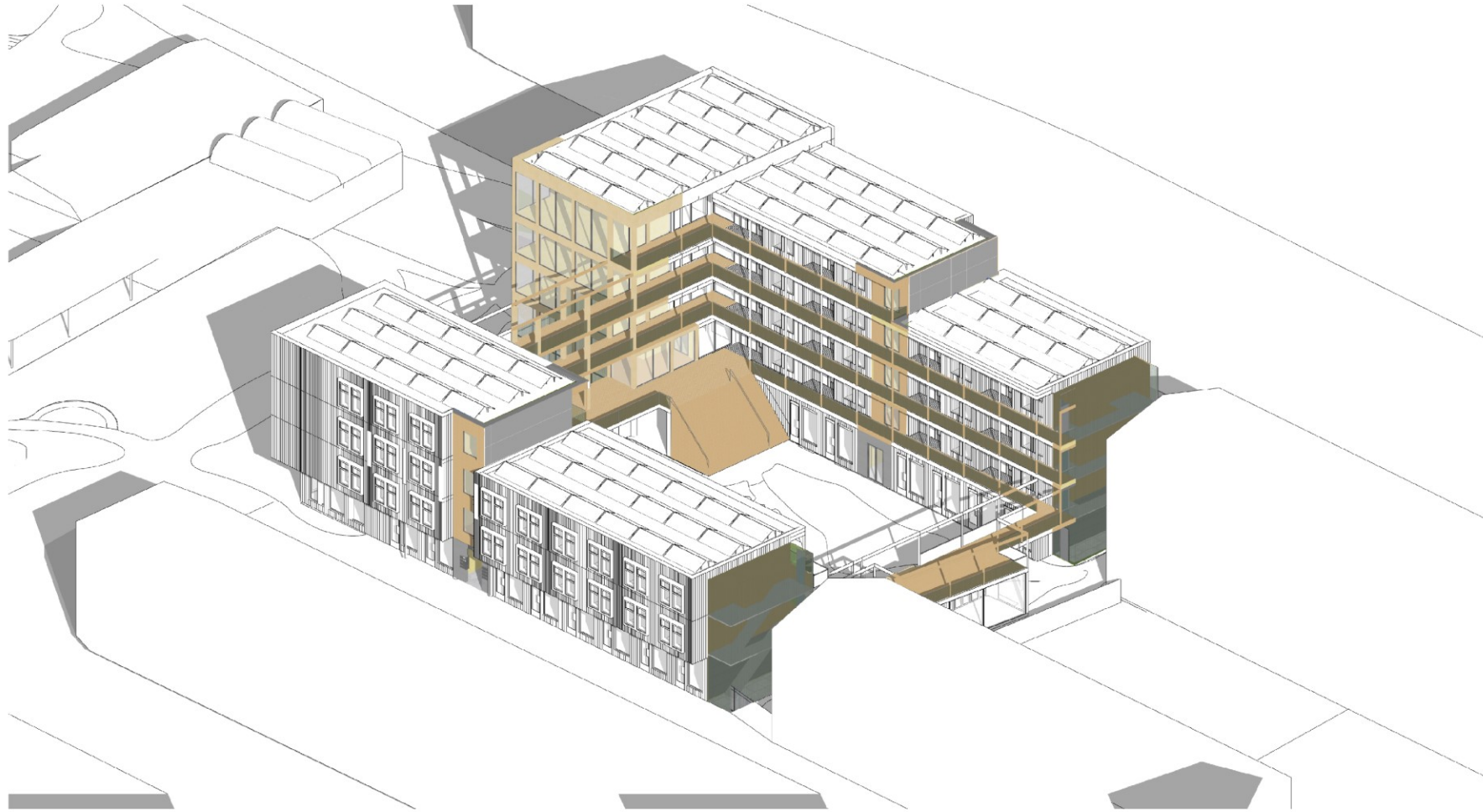
Community-hub



Sarah's dagboek



Routing



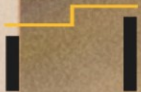
Routing



Routing



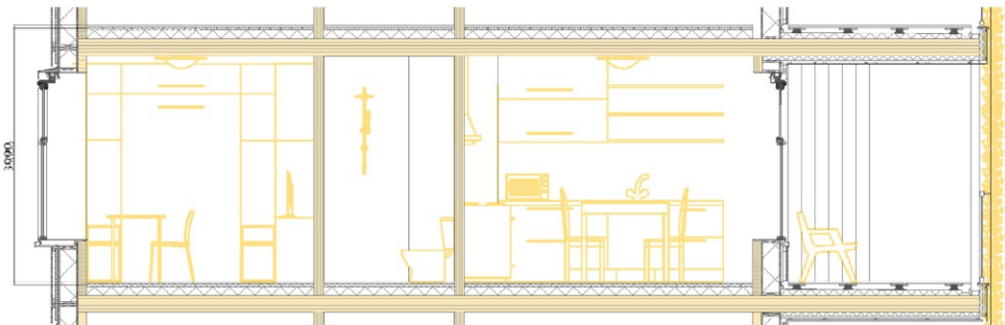
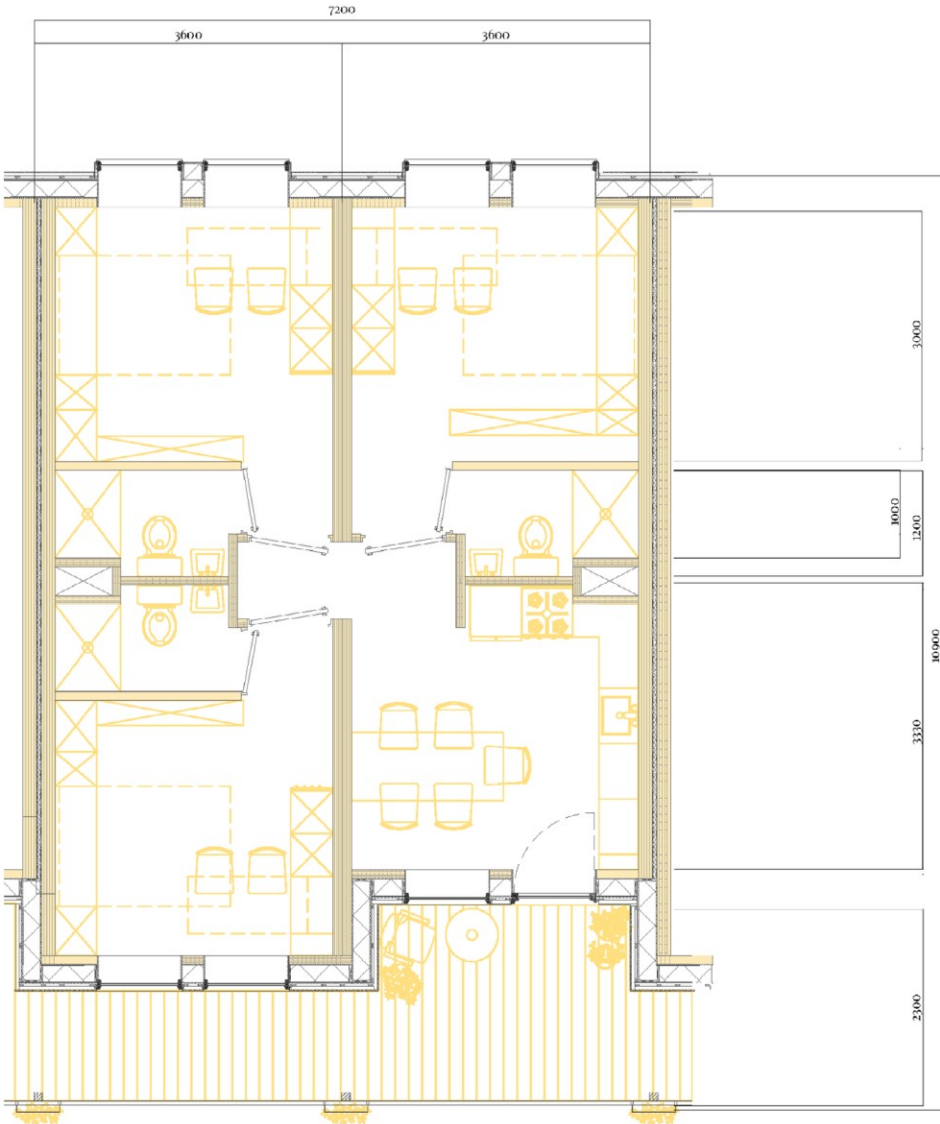
Sarah's dagboek



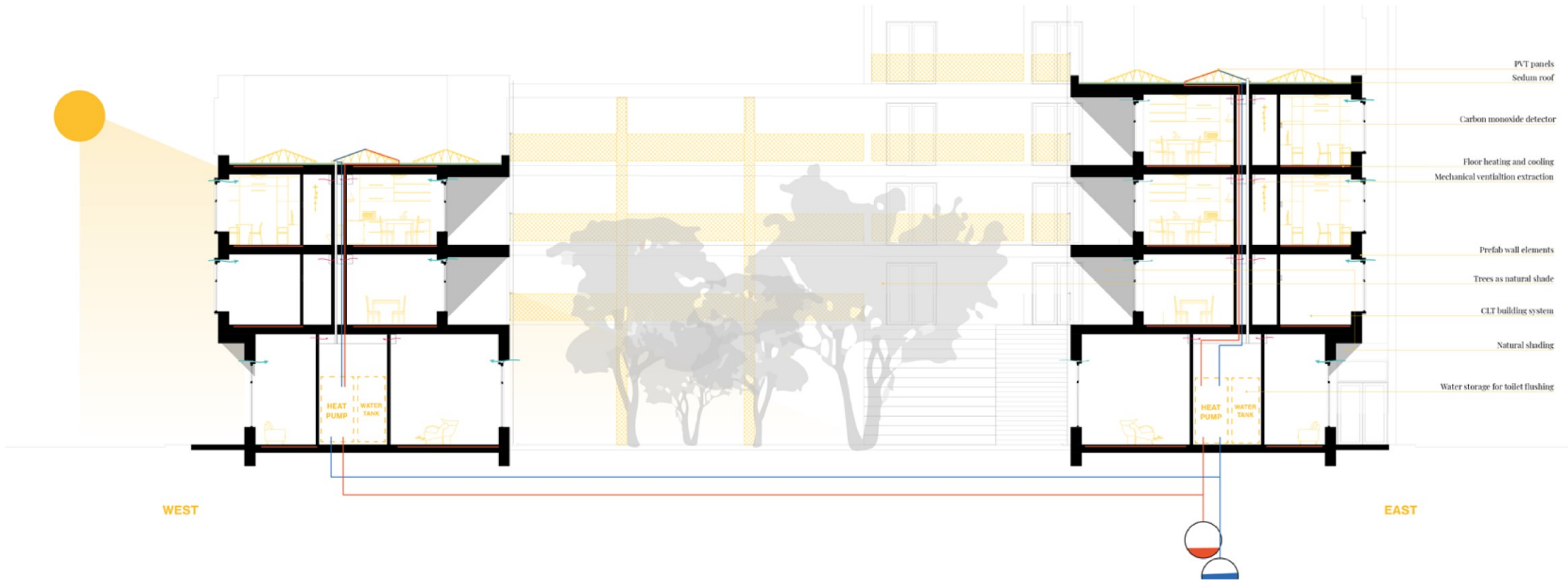
Dwellings



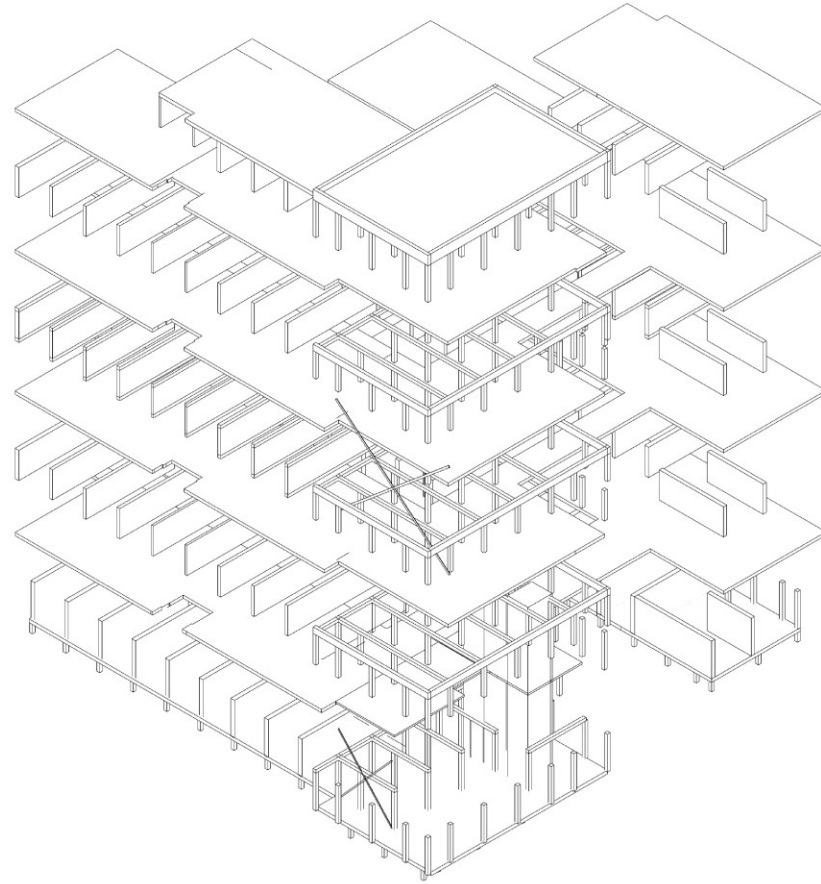
Dwellings



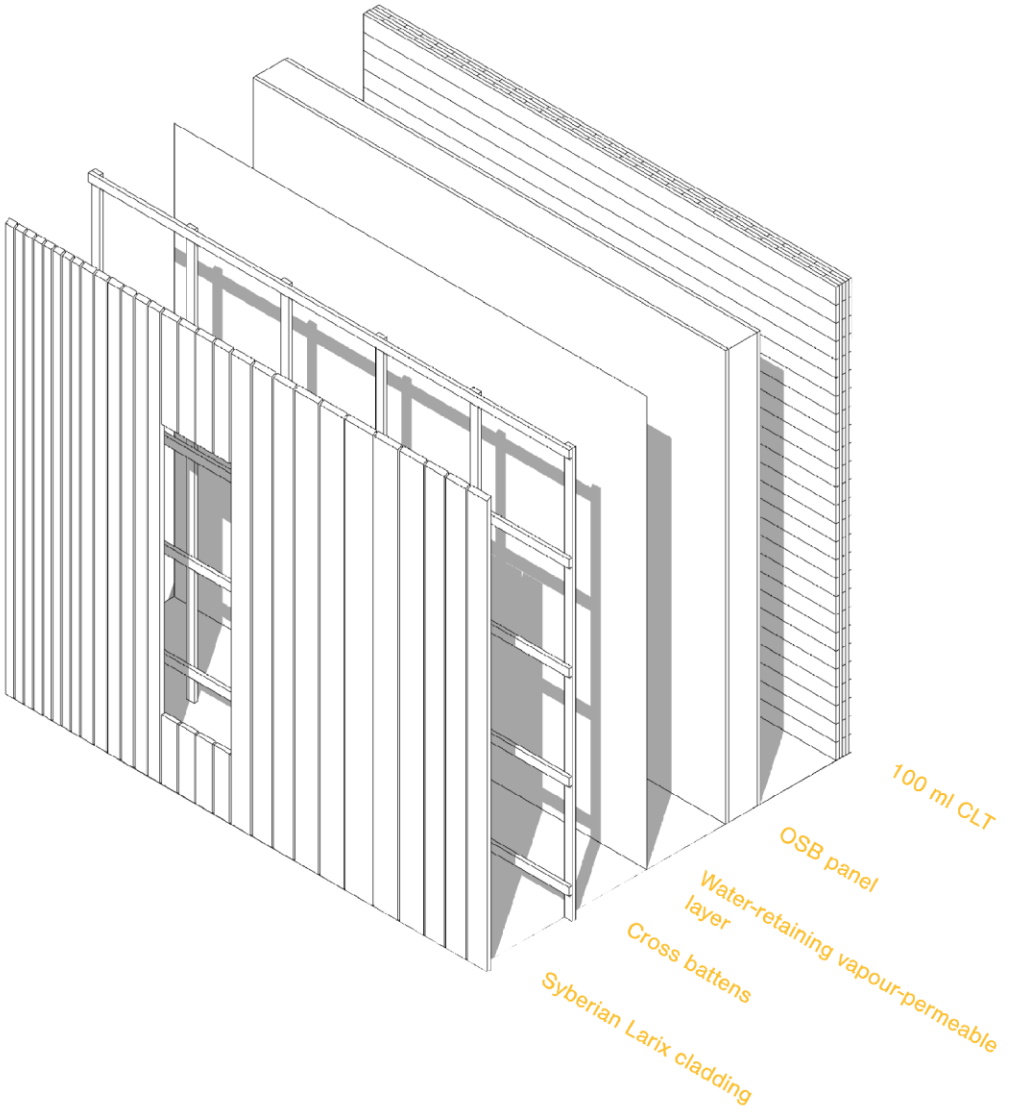
Dwelling



Dwellings



Dwellings



Facades



Sarah's dagboek



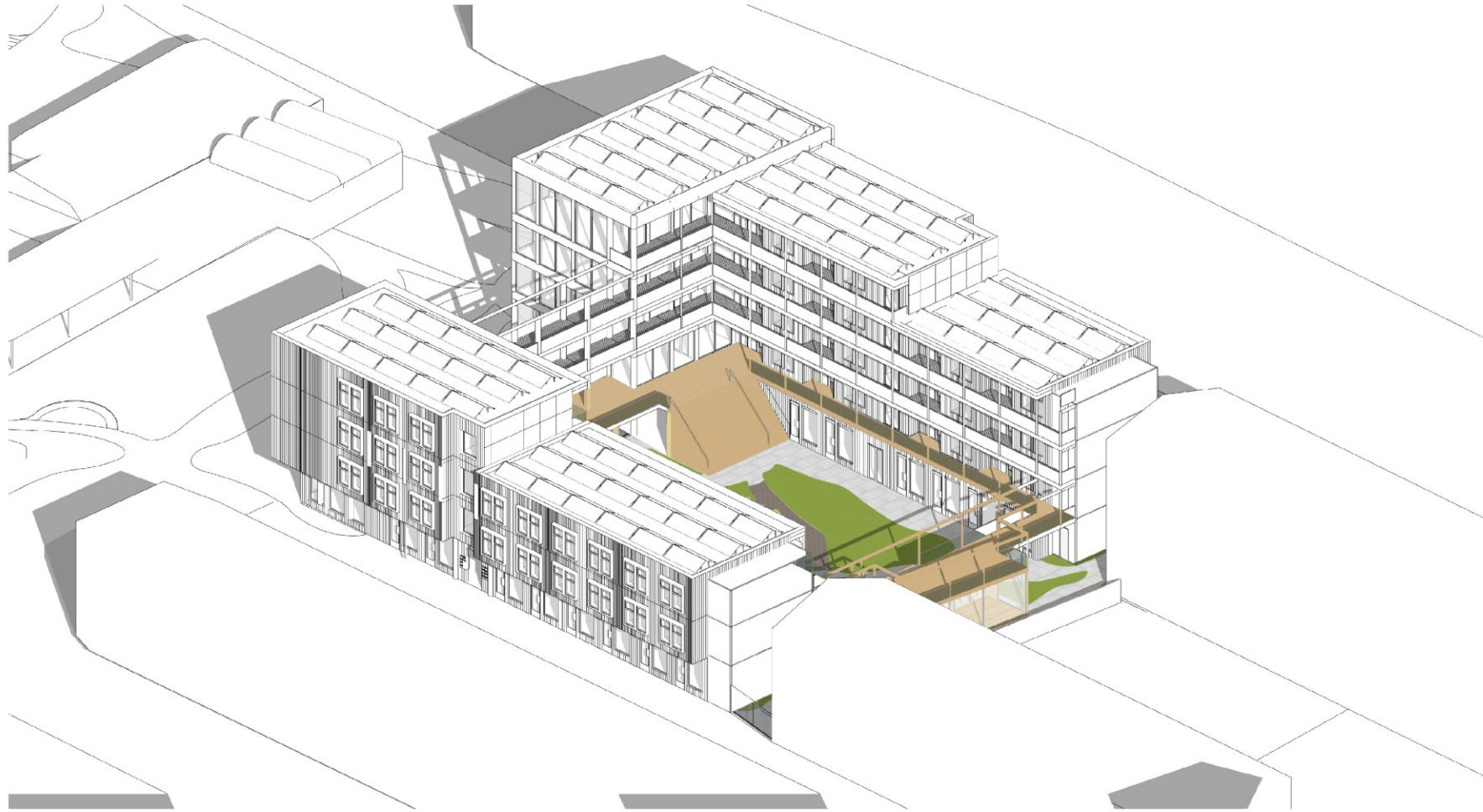
Capturing wishes

Translating personal housing requirements
into affordable housing for young
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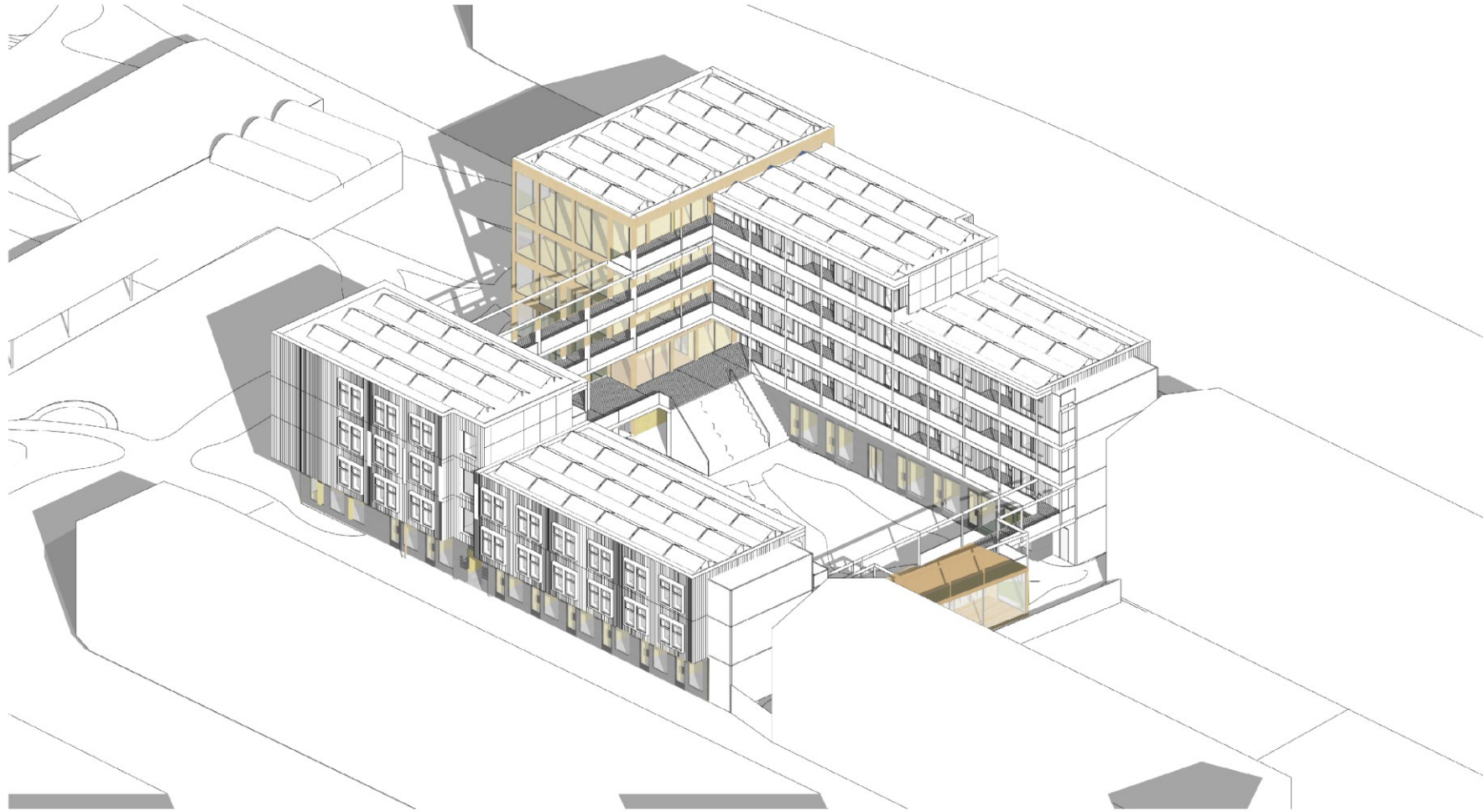
Research

What are the housing needs of young adults (age 18 to 27) with a low income, planning to live around Zuidplein in Rotterdam and how can affordable housing include these needs?

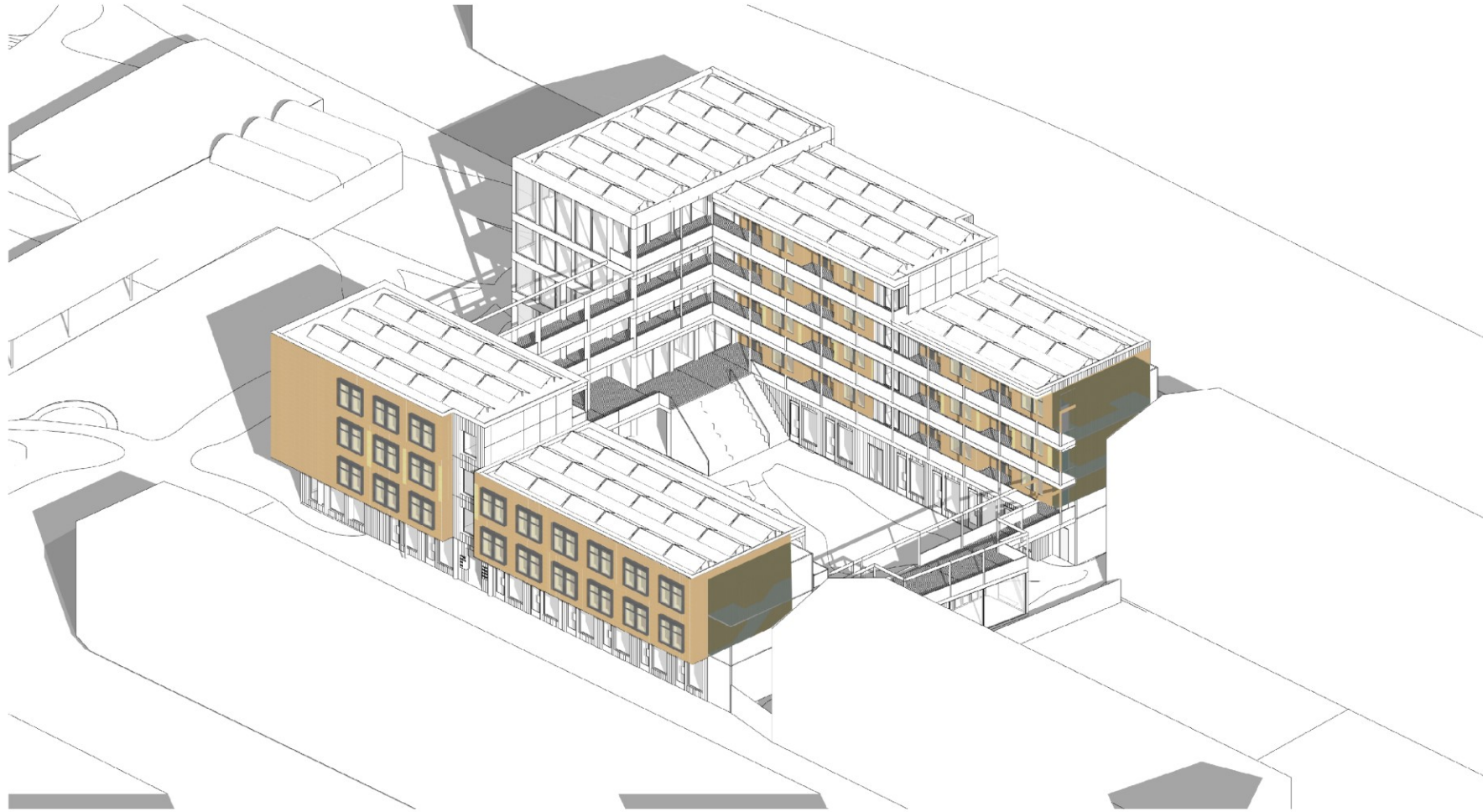
Urban Masterplan



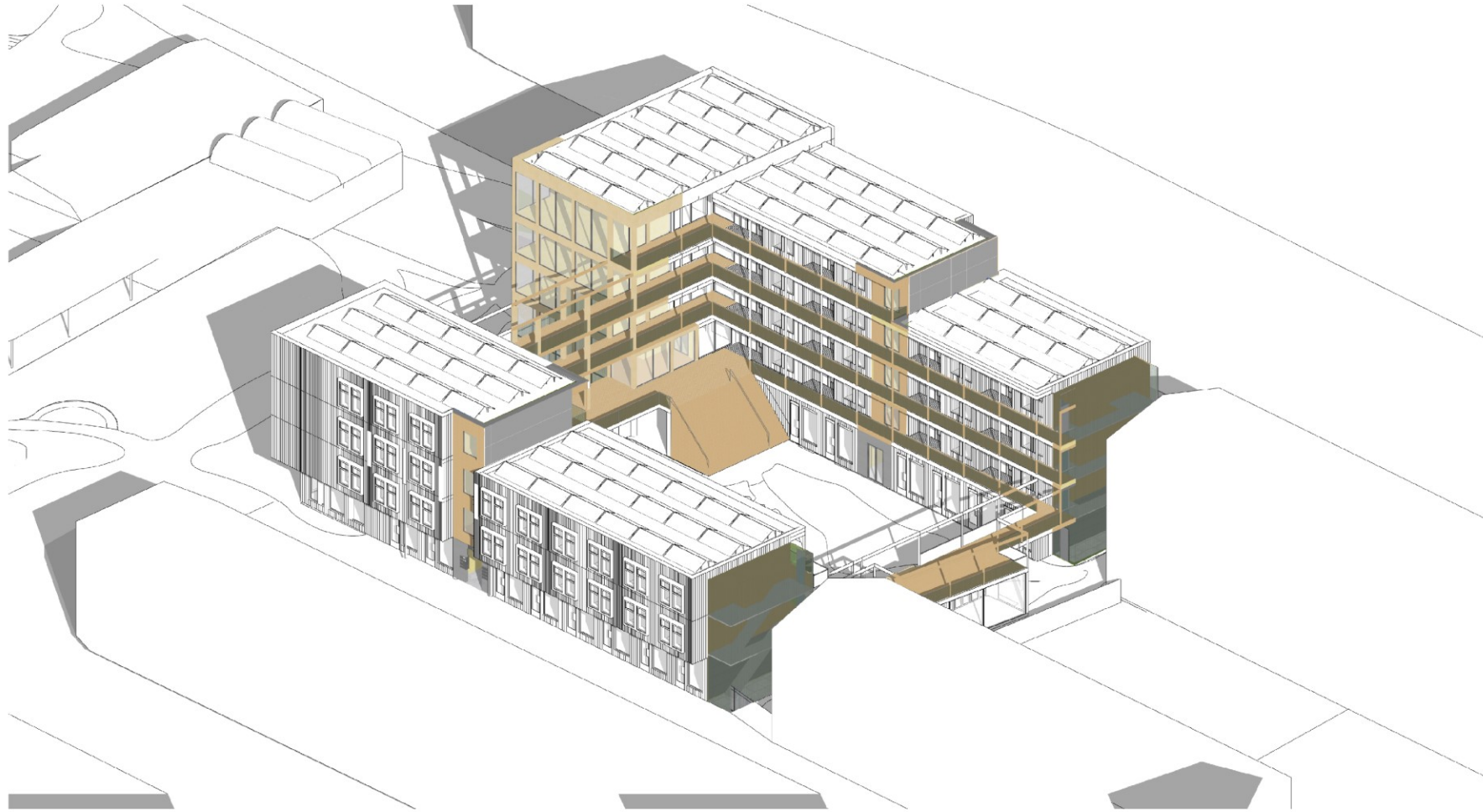
Urban Masterplan



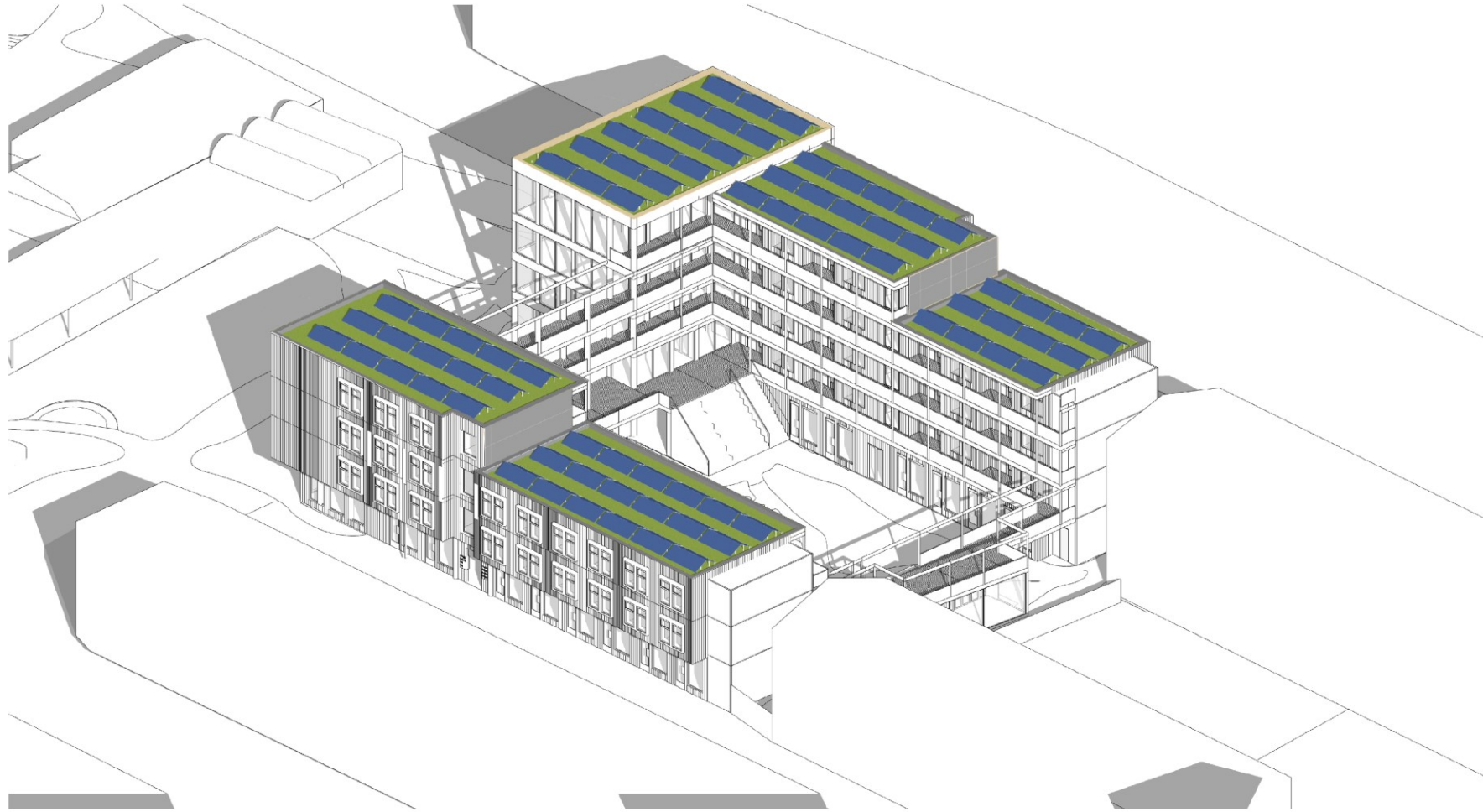
Urban Masterplan



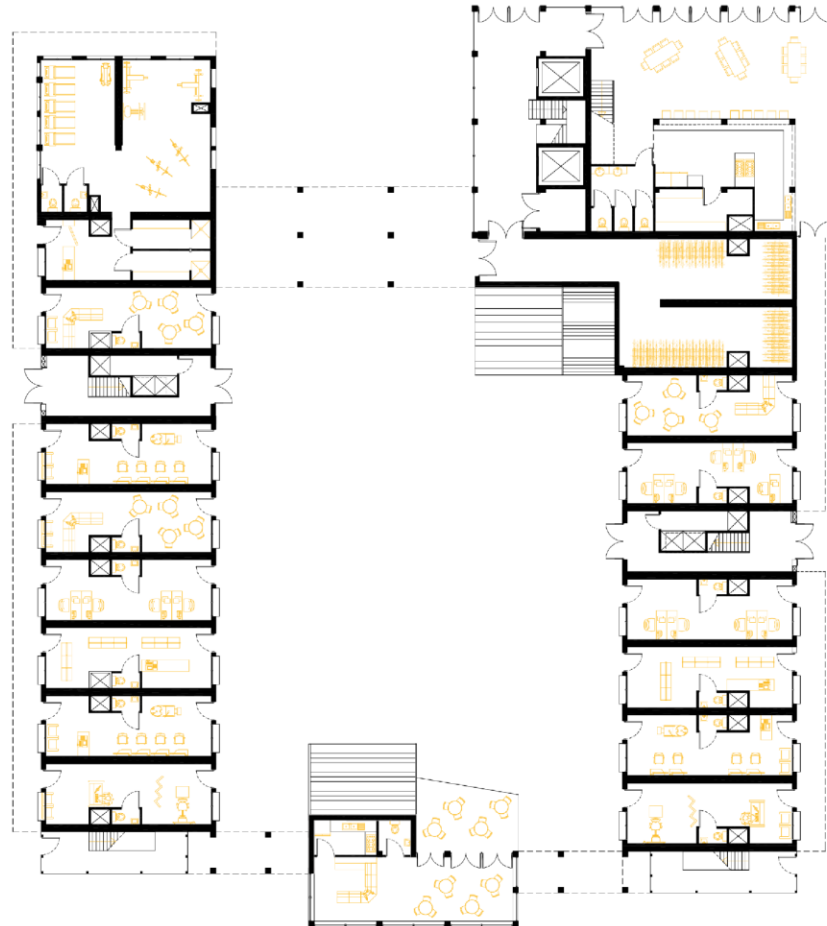
Urban Masterplan



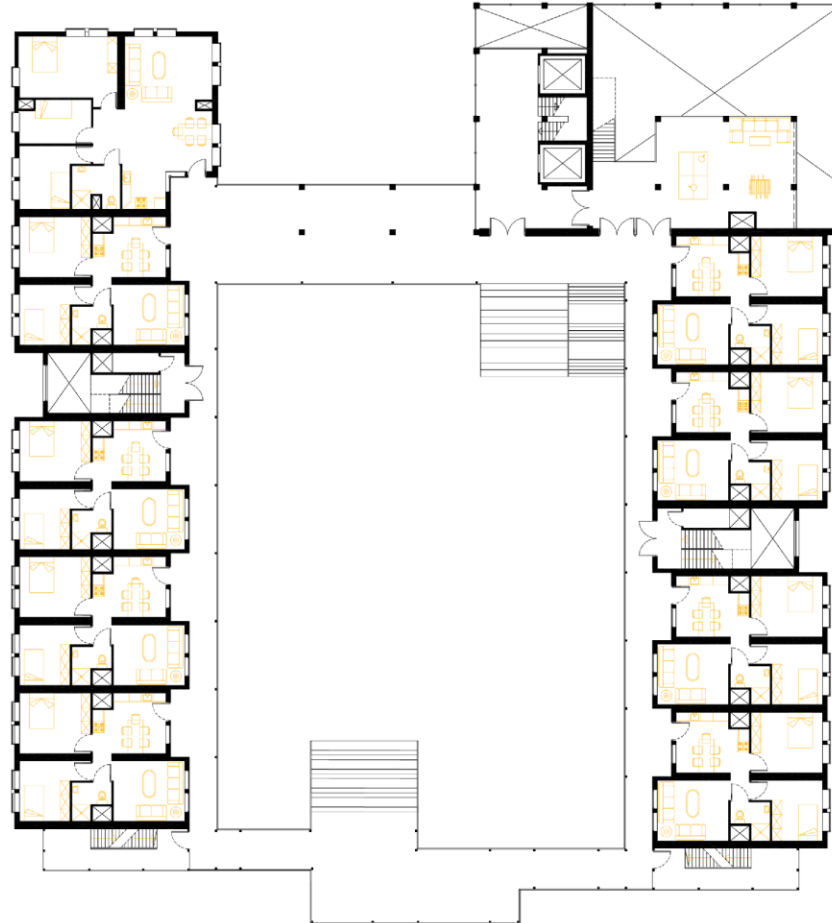
Urban Masterplan



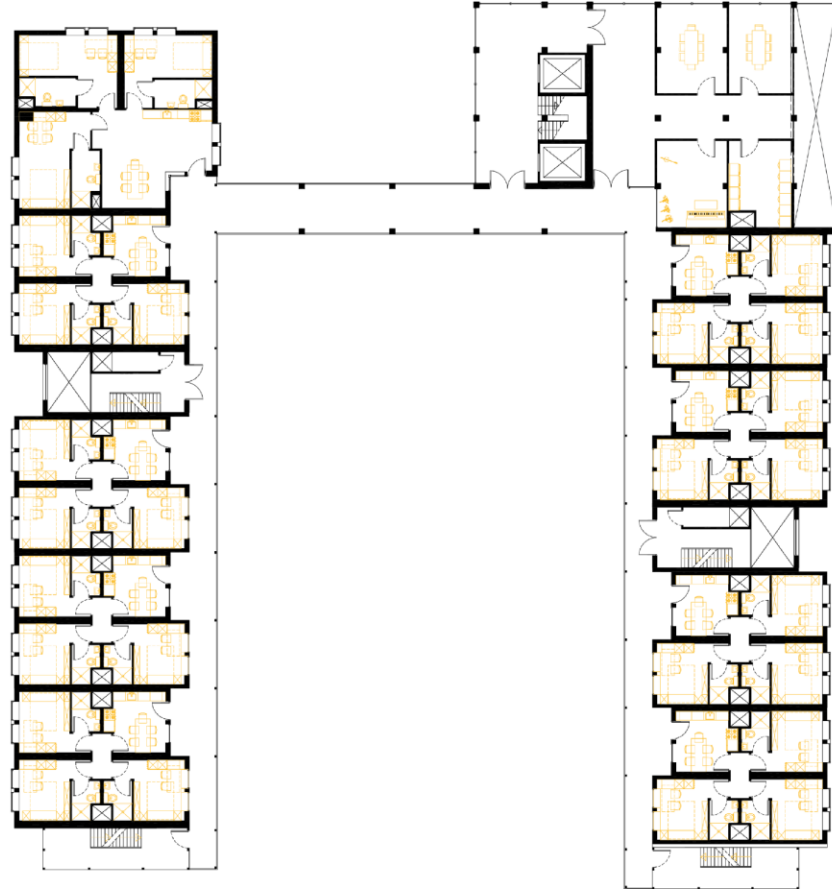
Floorplans



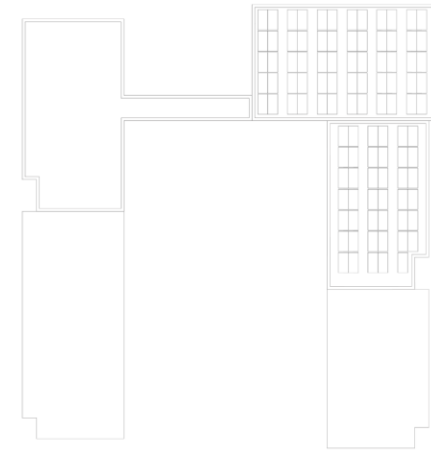
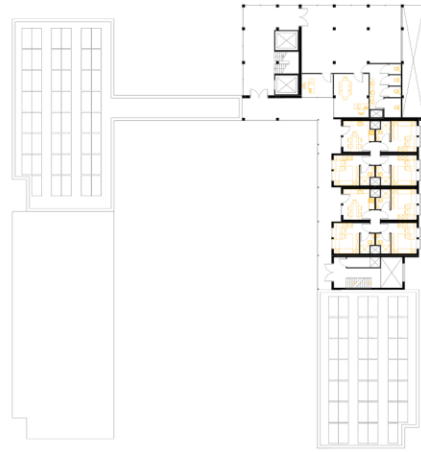
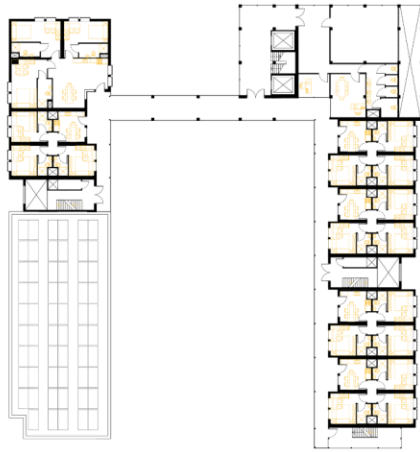
Floorplans



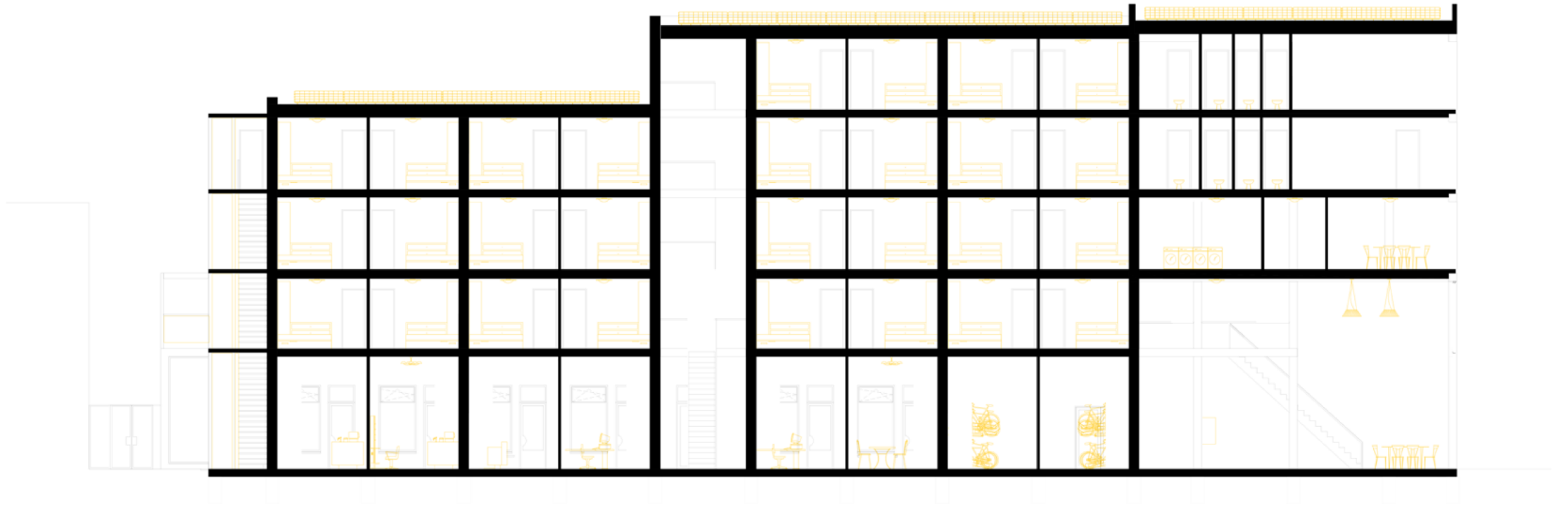
Floorplans



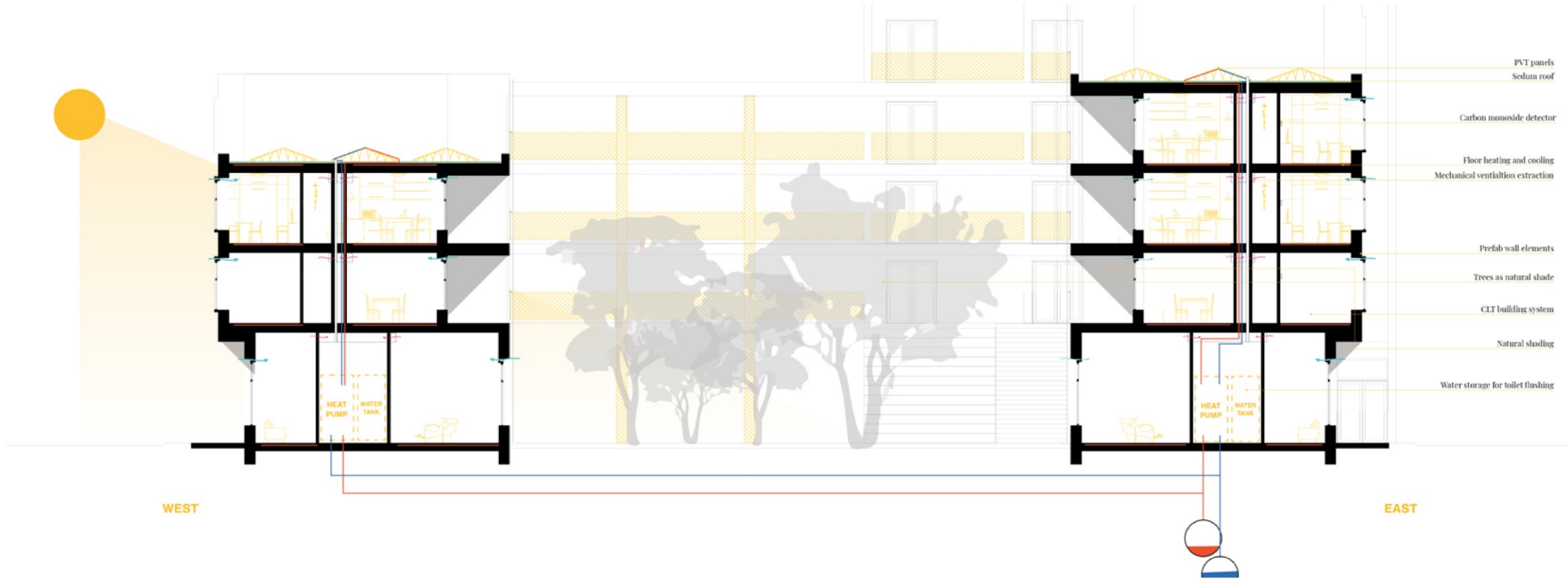
Floorplans



Section



Climate



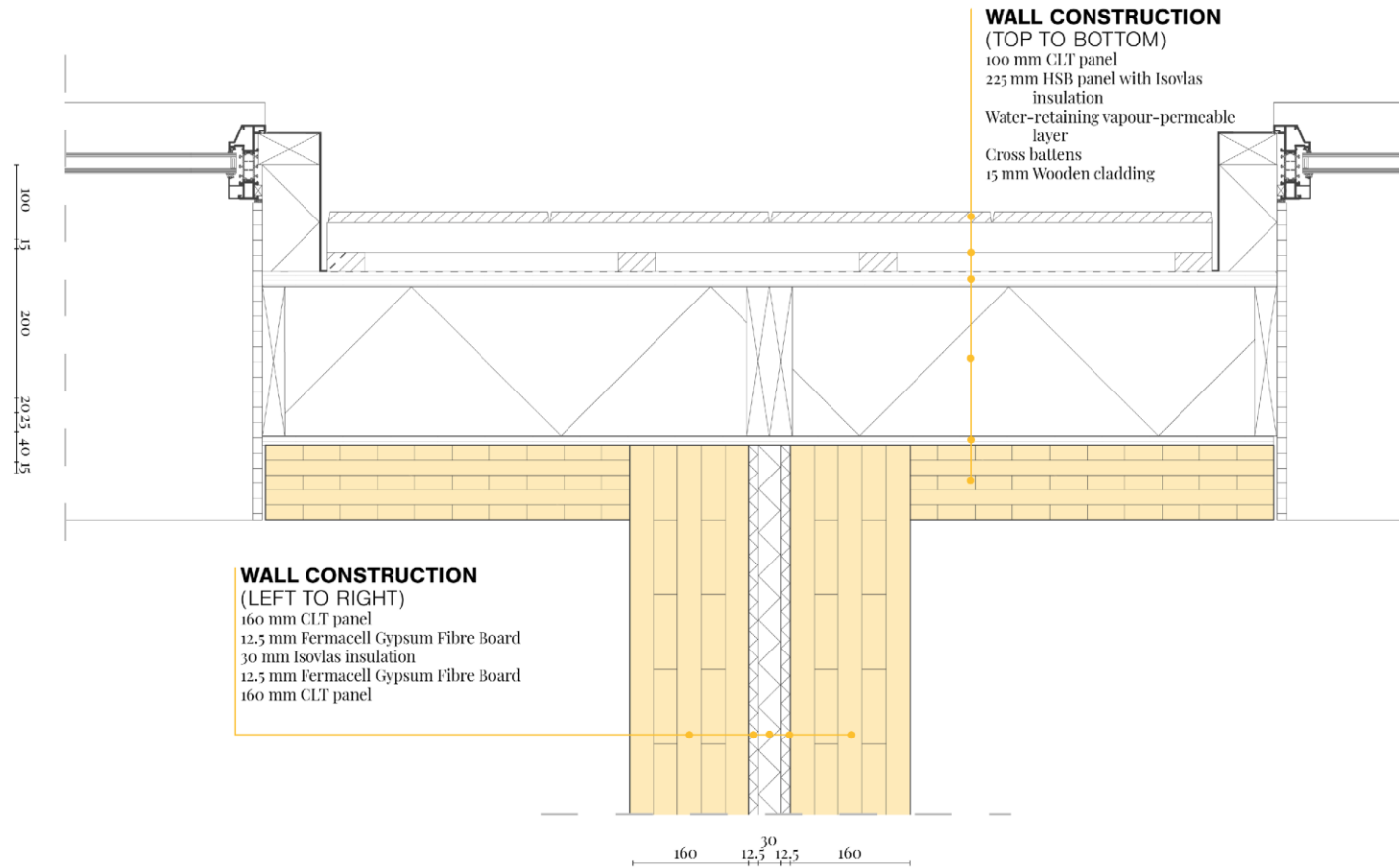
Facades



Facades



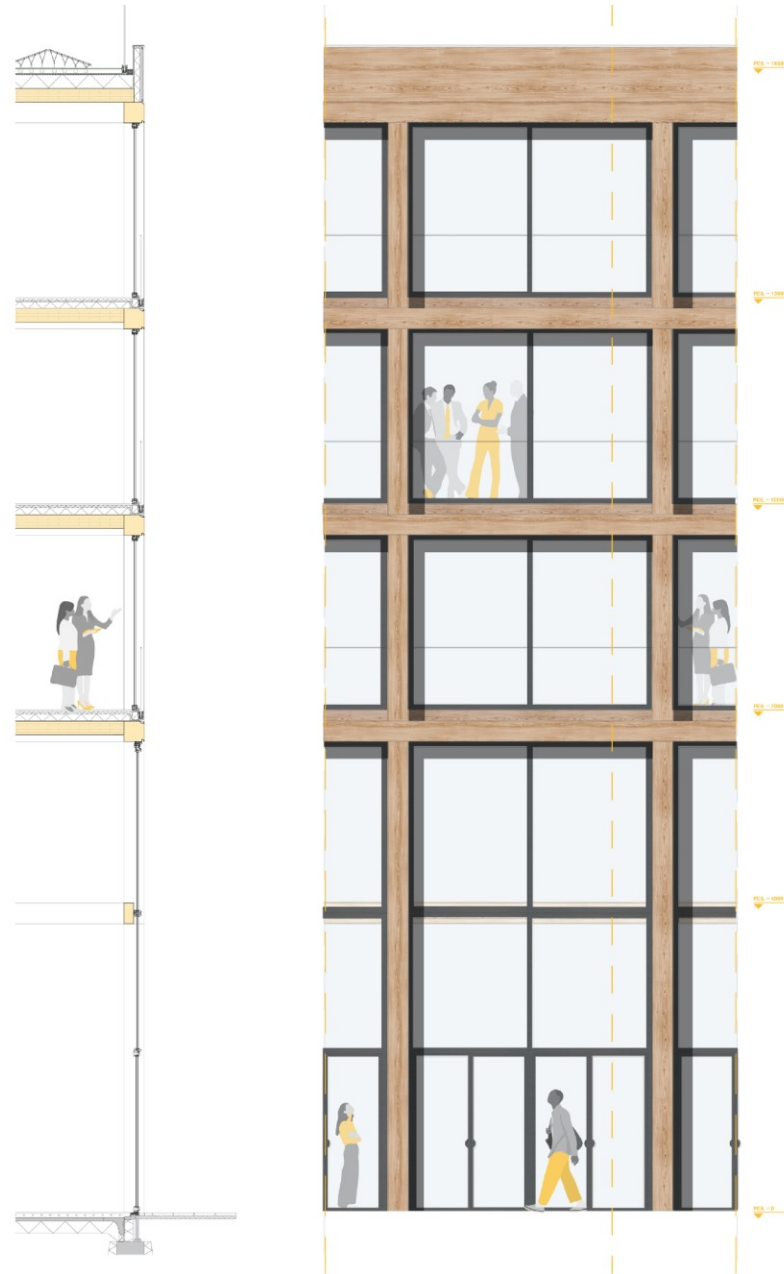
Detailing



Community-hub



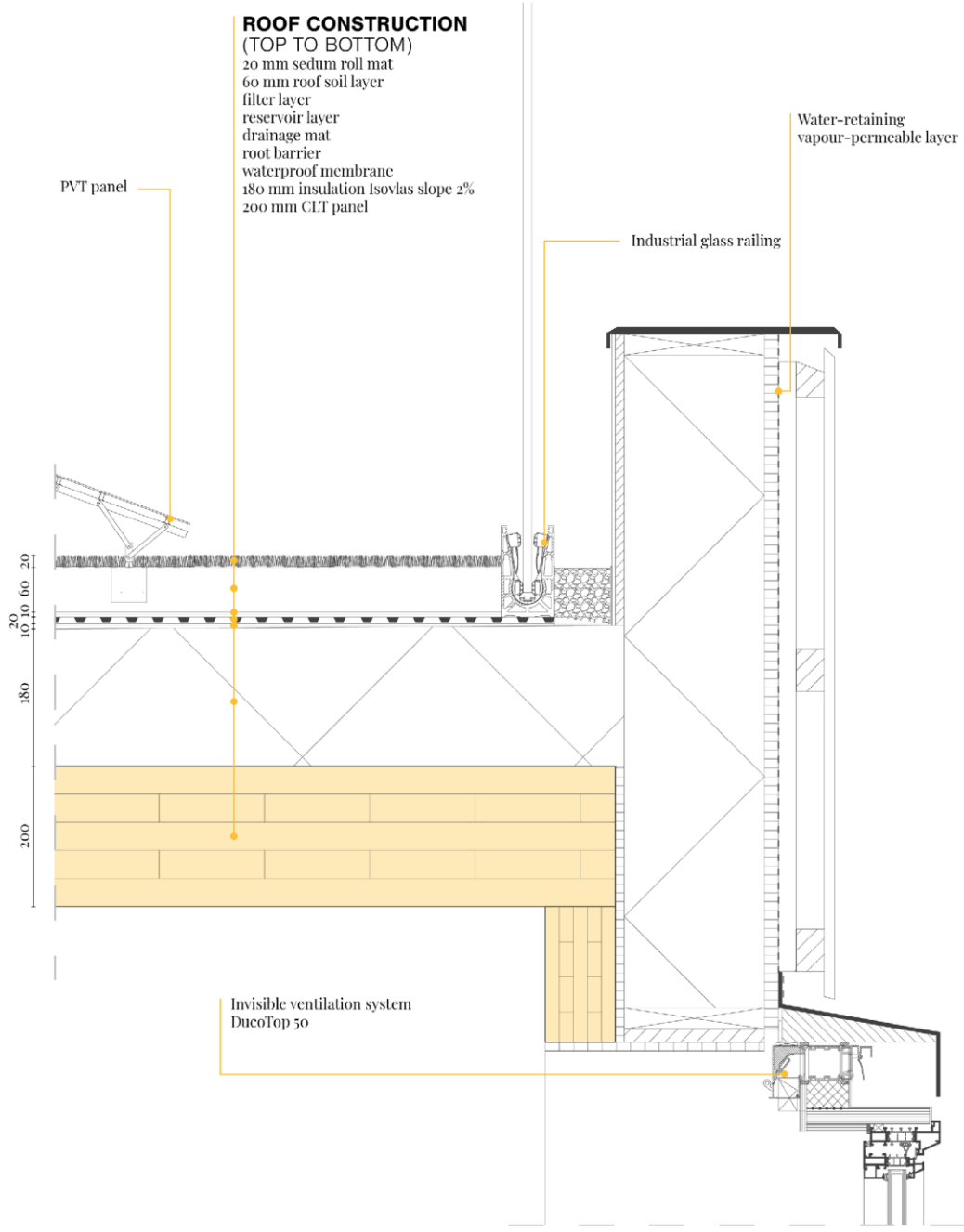
Community-hub



ROOF CONSTRUCTION

(TOP TO BOTTOM)

- 20 mm sedum roll mat
- 60 mm roof soil layer
- filter layer
- reservoir layer
- drainage mat
- root barrier
- waterproof membrane
- 180 mm insulation Isovlas slope 2%
- 200 mm CLT panel



PVT panel

Water-retaining vapour-permeable layer

Industrial glass railing

Invisible ventilation system
DucoTop 50

FLOOR CONSTRUCTION
(TOP TO BOTTOM)

- Floorecover
- 2 x 12.5 mm Fermacell Gypsum Fibre Board with floor-heating
- 60 mm Fermacell EPS 150 kPa
- 40 mm Fermacell honeycomb system
- 200 mm CLT panel

Piping within insulation layer

WALL CONSTRUCTION
(LEFT TO RIGHT)

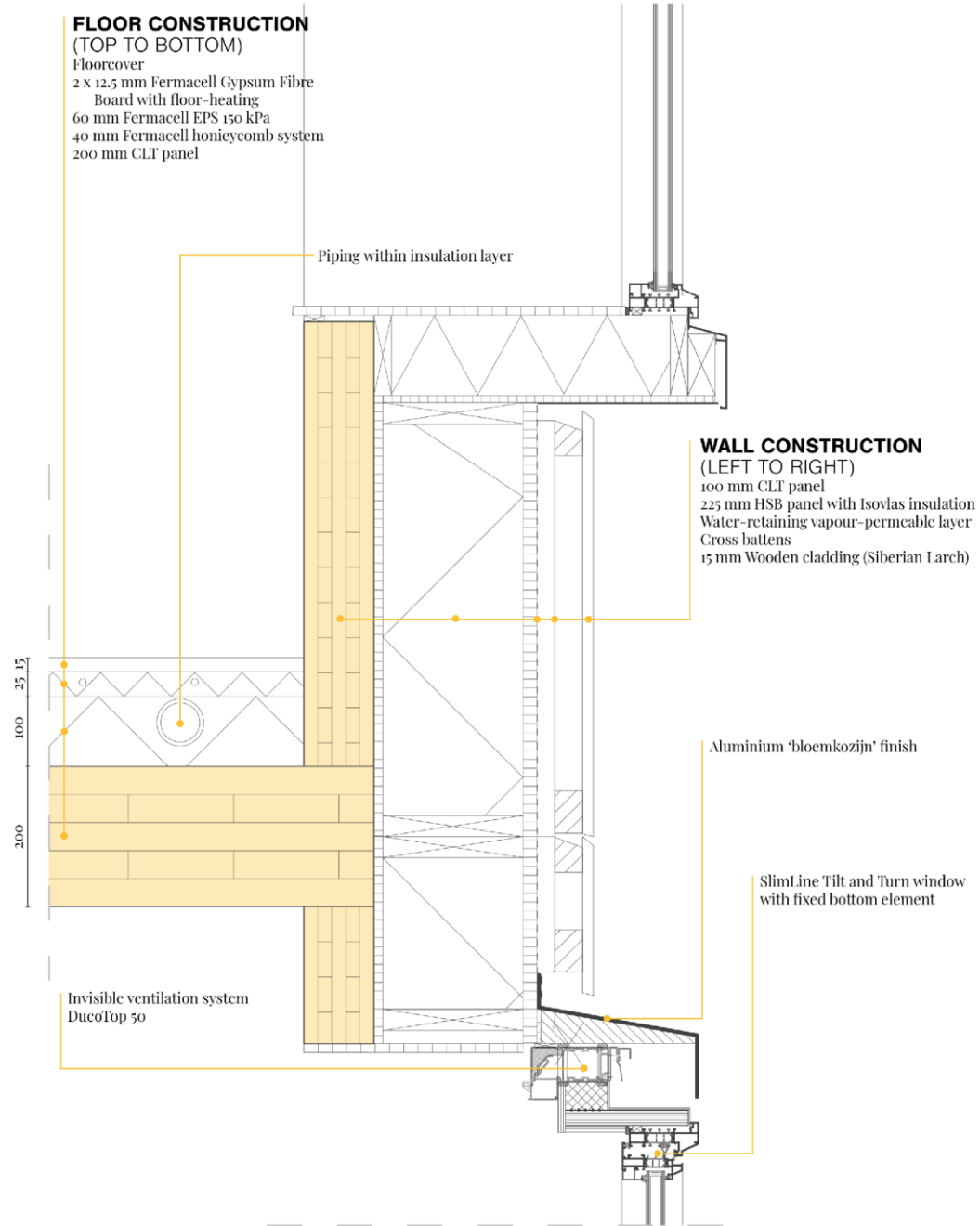
- 100 mm CLT panel
- 225 mm HSB panel with Isovlas insulation
- Water-retaining vapour-permeable layer
- Cross battens
- 15 mm Wooden cladding (Siberian Larch)

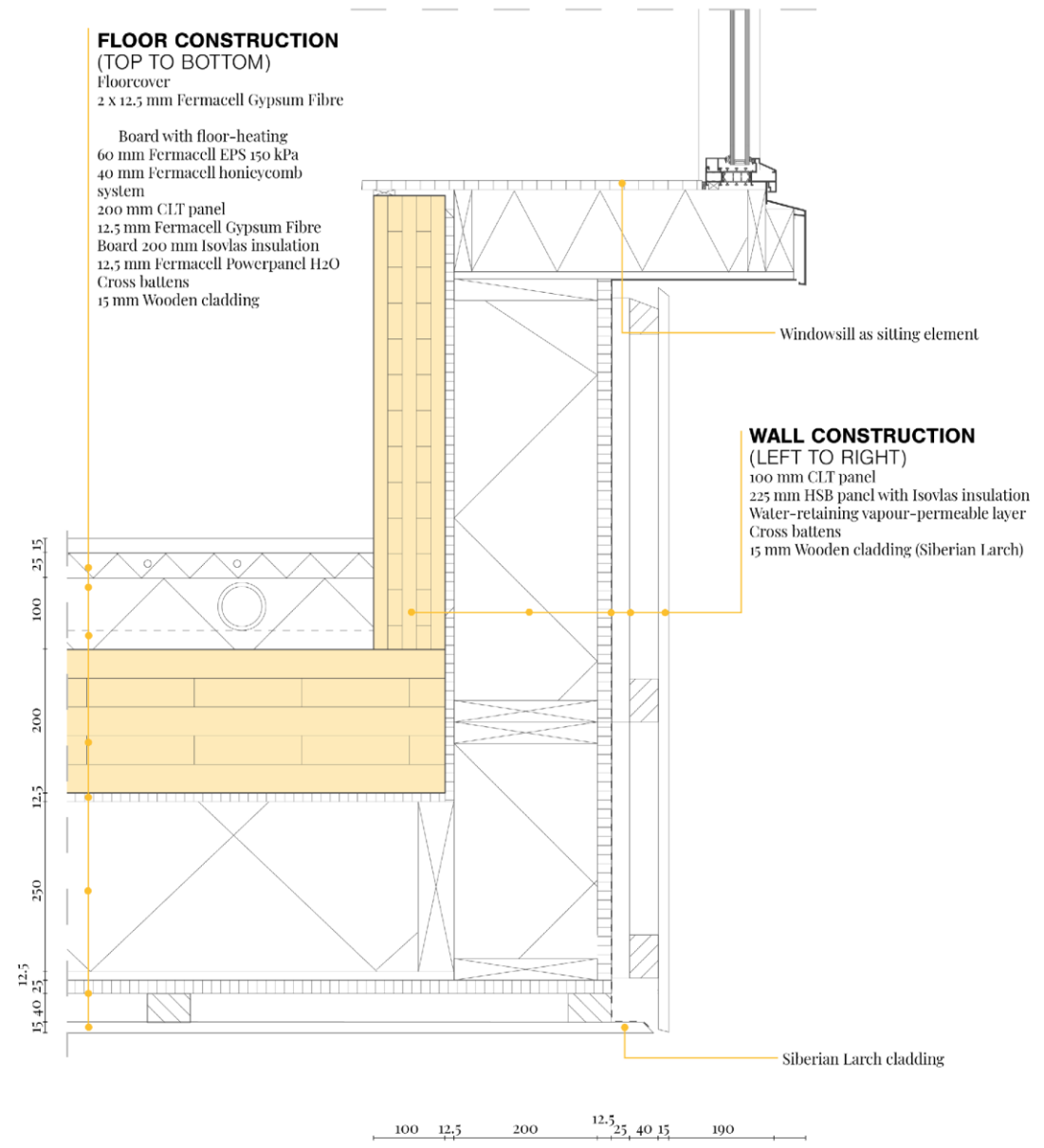
15
25
100
200

Aluminium 'bloemkozijn' finish

SlimLine Tilt and Turn window
with fixed bottom element

Invisible ventilation system
DucoTop 50





FLOOR CONSTRUCTION

(TOP TO BOTTOM)

Floorcover
2 x 12.5 mm Fermacell Gypsum Fibre

Board with floor-heating
60 mm Fermacell EPS 150 kPa
40 mm Fermacell honeycomb system
200 mm CLT panel
12.5 mm Fermacell Gypsum Fibre
Board 200 mm Isovlas insulation
12.5 mm Fermacell Powerpanel H2O
Cross battens
15 mm Wooden cladding

Windowsill as sitting element

WALL CONSTRUCTION

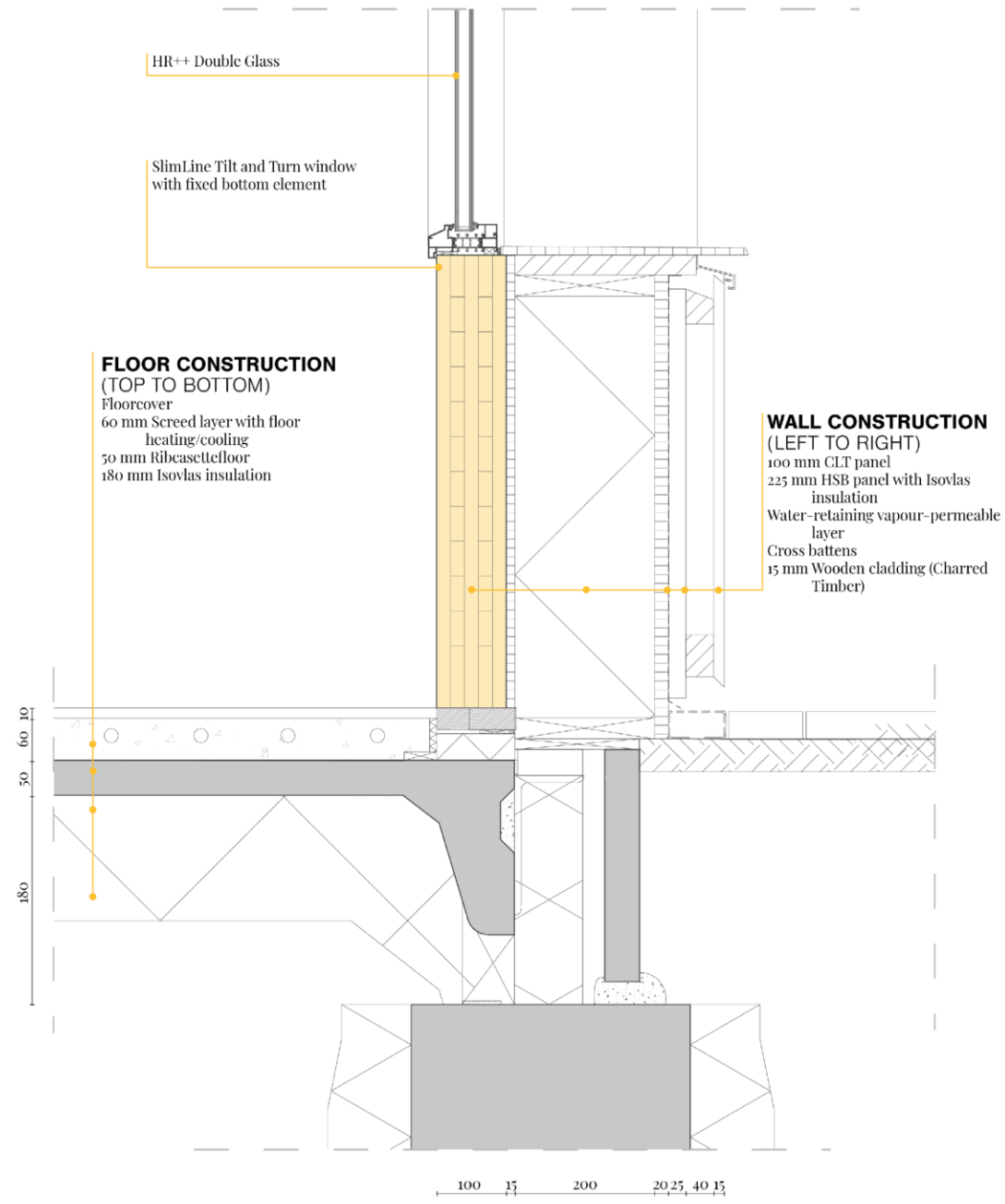
(LEFT TO RIGHT)

100 mm CLT panel
225 mm HSB panel with Isovlas insulation
Water-retaining vapour-permeable layer
Cross battens
15 mm Wooden cladding (Siberian Larch)

Siberian Larch cladding

12.5
15
40
25
250
12.5
200
100
25
15

100 12.5 200 12.5 25 40 15 190



HR++ Double Glass

SlimLine Tilt and Turn window
with fixed bottom element

FLOOR CONSTRUCTION

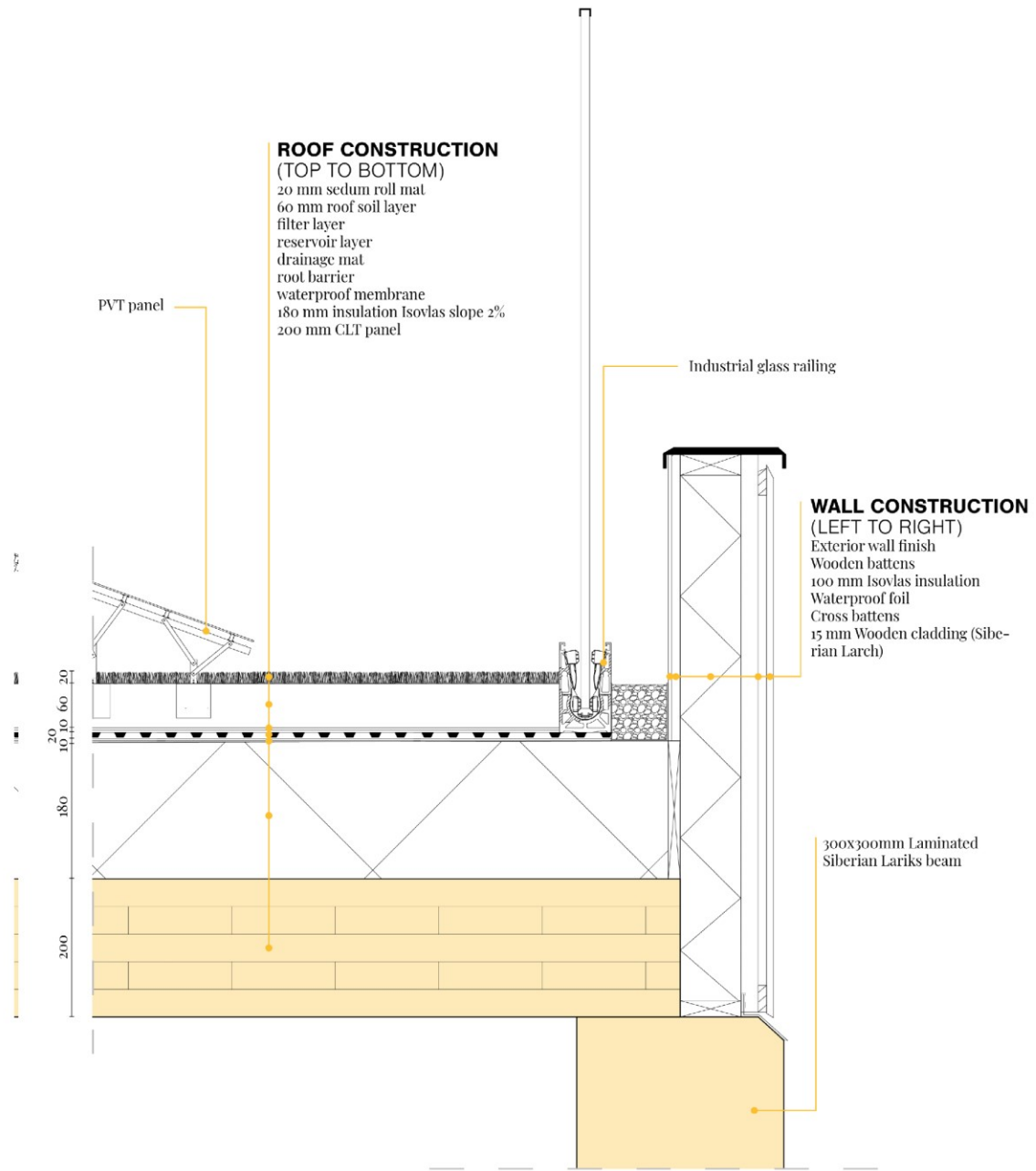
(TOP TO BOTTOM)
 Floorcover
 60 mm Screed layer with floor
 heating/cooling
 50 mm Ribcasctefloor
 180 mm Isovlas insulation

WALL CONSTRUCTION

(LEFT TO RIGHT)
 100 mm CLT panel
 225 mm HSB panel with Isovlas
 insulation
 Water-retaining vapour-permeable
 layer
 Cross battens
 15 mm Wooden cladding (Charred
 Timber)

10
60
50
180

100 15 200 20 25 40 15



ROOF CONSTRUCTION

(TOP TO BOTTOM)

- 20 mm sedum roll mat
- 60 mm roof soil layer
- filter layer
- reservoir layer
- drainage mat
- root barrier
- waterproof membrane
- 180 mm insulation Isovlas slope 2%
- 200 mm CLT panel

PVT panel

Industrial glass railing

WALL CONSTRUCTION

(LEFT TO RIGHT)

- Exterior wall finish
- Wooden battens
- 100 mm Isovlas insulation
- Waterproof foil
- Cross battens
- 15 mm Wooden cladding (Siberian Larch)

300x300mm Laminated Siberian Lariks beam

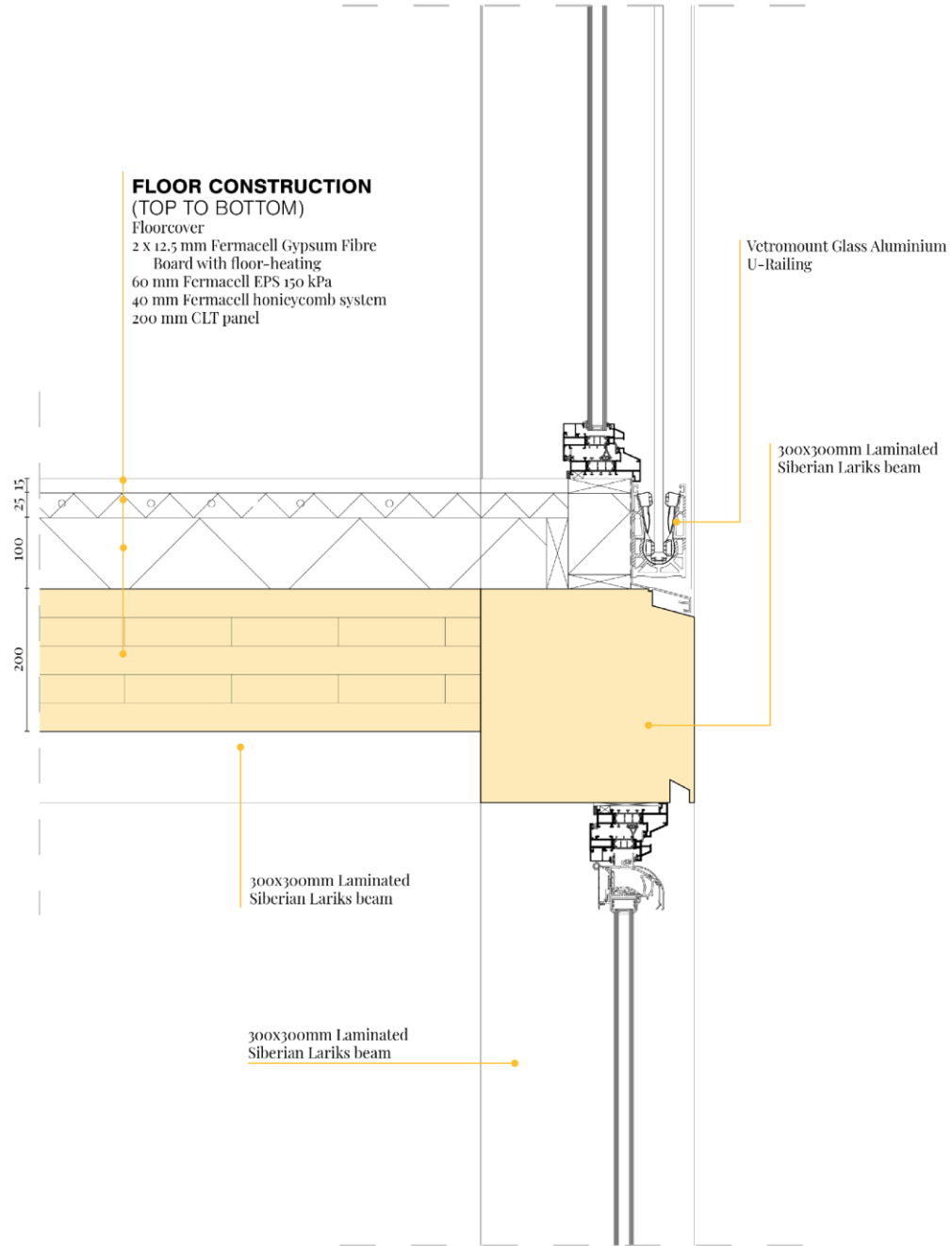
mm

20
10
60
20
180
200

FLOOR CONSTRUCTION

(TOP TO BOTTOM)

- Floorcover
- 2 x 12.5 mm Fermacell Gypsum Fibre Board with floor-heating
- 60 mm Fermacell EPS 150 kPa
- 40 mm Fermacell honeycomb system
- 200 mm CLT panel



Vetromount Glass Aluminium U-railing

300x300mm Laminated Siberian Lariks beam

300x300mm Laminated Siberian Lariks beam

300x300mm Laminated Siberian Lariks beam

FLOOR CONSTRUCTION

(TOP TO BOTTOM)

- Floorcover
- 60 mm Screed layer with floor heating/cooling
- 50 mm Ribcasettefloor
- 180 mm Isovlas insulation

