HOPTILLE 2.0

" A research study into livability of Hoptille, Amsterdam "

GRADUATION REPORT *4627350* *REBWAR OBEID*

source: own illustration.

Project Summary

Introduction

This research in New Heritage is concerned with buildings and areas that are comparatively young and not usually regarded as heritage - the H neighbourhood study. The research's assumption is that these areas can be seen as part of our future heritage, with characteristics, values and problems that are potentially misunderstood, forgotten or overlooked. Therefore, it is essential to include the perspectives of academics, professionals as well as users in order to gain a better understanding of the complexity in these new heritage areas. Furthermore, the social relevance of the research topic is the contribution to design challenges in residential areas, such as deterioration (technical, social), insufficient energy performance, negative image and aesthetics, need for densification, mismatch of building types and demography.

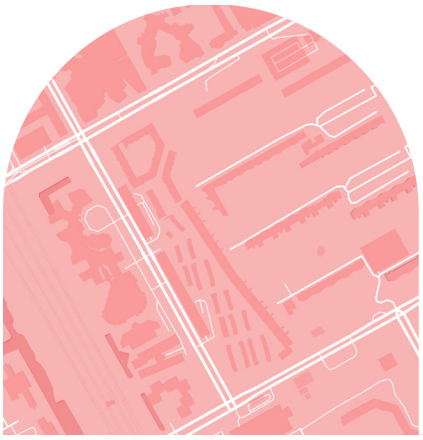
In order to study the potential of the existing urban structures as well as buildings in creating better living environments which are resilient and sustainable, this research focuses on dissecting what the values and attributes of the case study are. The process of developing the research methodology, collecting the data and interpreting the data is a collective iterative process.

As mentioned, the research is about attributes and values. The attributes are aspects people value. These attributes can be tangible, for example greenery, infrastructure, bicycle parking and so on. These aspects can also be immaterial, for instance the atmosphere, the feeling of community and so on. The reasons these aspects are valued are the values, for example a bicycle parking facility may be valued for its use value, while the community feeling may be valued for its social value.

All attributes are not valued equally, some are more valued than others. To distinguish between those values, the attributes were given a high, medium or low value, based on the survey. A high value is the most valued and considered positive, while a low value is the least valued and considered negative.

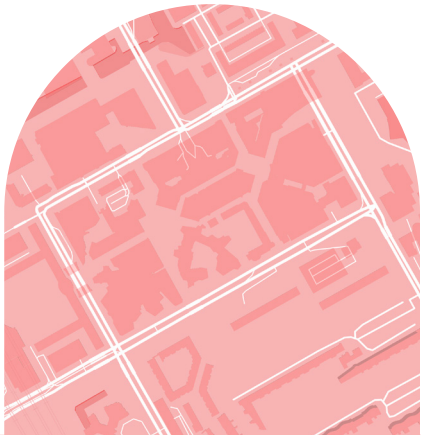
Atlas. ti was used for extracting the values and attributes from the raw data. With this programme, the data was "coded", which essentially means that keywords, or "codes", were added to the quotes in the text. The programme then makes it possible to carry out different types of analysis on the basis of these codes.

source: H-Buurt collective research, p3.



HOPTILLE

HEESTERVELD



BIJLMERPLEIN

source: own illustration.

Location

In the capital city of the Netherlands, Amsterdam, 872,779 people are currently living. (dd. 1 Jan. 2020) There are 99 large neighbourhoods within the city limits and 479 smaller areas of which the H neighbourhood is part of.

The main focus of the research is spread over three different areas in the H-Buurt; Bijlmerplein, Hoptille and Heesterveld. The aspect that these locations have in common is the predominantly 80's architecture housing that is built here. The question that we are asking ourselves in this graduation studio is the following: "Can we state that this is considered to be New Heritage?" and "How could renovation, replacement and/or densification strengthen the qualities and help solve current problems without compromising heritage values and identities, where these exist?".

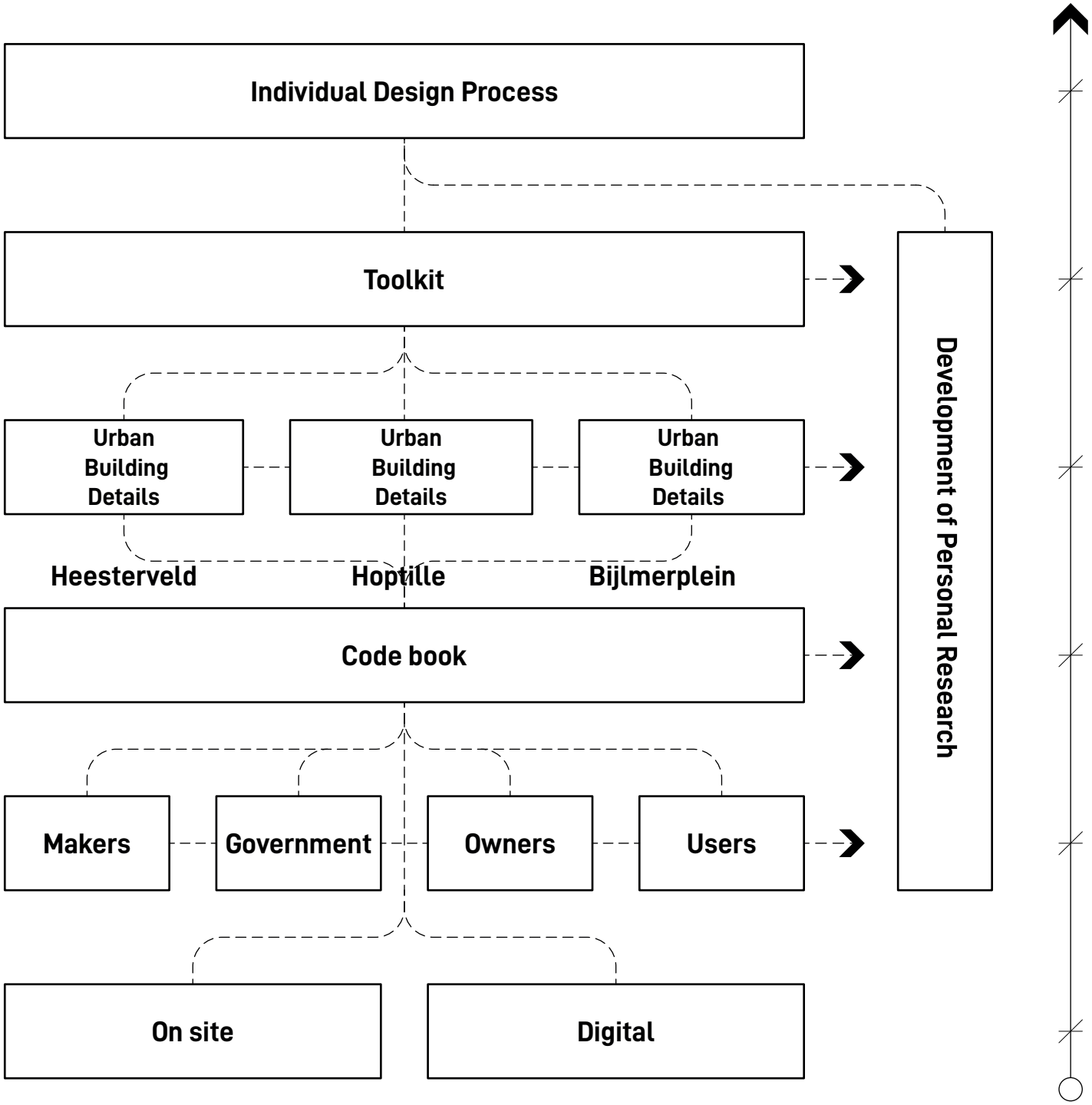
The Bijlmerplein area is closest to the city centre of Amsterdam and with direct access to Bijlmer Station, the stadium and a range of shops, we could consider it the most dense and urban location of the three.

The Hoptille area consists of an elongated medium-height residential building, low-rise residential blocks and an area of greenery in between. On the street side, the side where the middle-rise is located, the area has a private character. The bicycle path and walking path next to the location function as a passageway. The high level of crime, which has been a problem from the start, has been drastically reduced following large investments in both safety and building renovations over several years.

The Heesterveld location underwent a huge transformation in 2013 when the façade was painted in bright colours by an artist. As a result, not only the appearance of the location changed, but also the residents and the use of some of the indoor spaces. A café and other smaller businesses are now co-located with the housing. The bad image that the area had has been changed into a more positive one for the majority of stakeholders.

These three locations were the starting point of the main research.

source: H-Buurt collective research, p13.



source: H-Buurt collective research, p23.

Methods and Results

For the main research of the H neighbourhood, the research was divided into four individual groups. They were based on the Heritage Markets of Howard (2003). These are six different markets; makers, academics, government, owners, insiders, and outsiders, owners, insiders, and outsiders. The markets are intended to bring all the different perspectives to bear on the within the area. The markets were divided as following: Makers & Academics, Government, Owners, and Users (insiders & outsiders).

This chapter is divided into five sub-chapters. First four subchapters are stakeholder chapters in which the per stakeholder, where the methods and and results per stakeholder. A collectieve approach was used across the groups to have the same focus throughout the week. the same focus throughout the week. The fifth chapter contained the translation of all these different these different stakeholders to a collective method, which was used to methodology, which is used to make it possible to compare the outcomes of all four to compare the results of all four stakeholders. In this chapter the main findings are written down.

Explaining the collective approach All the groups followed a group strategy in which each group had its own sources and methods of collecting information from their participants. The collective approach is based on weekly schedules in which the cohesive focuses of all the stakeholder groups are identified every week.

Exploration: First step for all stakeholders group was to explore their field of research and understand the views of the stakeholders. All stakeholders used several methods to do this. They are explained in the sub-chapters of the stakeholders.

Interviews: Following this initial research and exploration process, a set of pictures and questions was established with the entire group. These set of photos were used by all stakeholder groups used in the interviews. This was called the photo-elicitation (Harper, 2002).

It was agreed that the photos needed to be full of elements, so there were many subjects for an interviewee to respond to. The photographs were panorama photos to make sure of this. The aim of the overall photo set was to represent the different areas of the research case study: Bijlmerplein, Hoptille and Heesterveld.

With each photo, the same first question was addressed to all stakeholders: Can you please describe this photo to me? The interviewed people were then asked to point out positive and negative elements within the photo as an additional question.

PHOTO 1 | BIJLMERPLEIN

PHOTO 2 | BIJLMERPLEIN

PHOTO 3 | HOPTILLE

PHOTO 4 | HOPTILLE

PHOTO 5 | HEESTERVELD

source: H-Buurt collective research, p25.

source: H-Buurt collective research, p45.

Introduction Makers

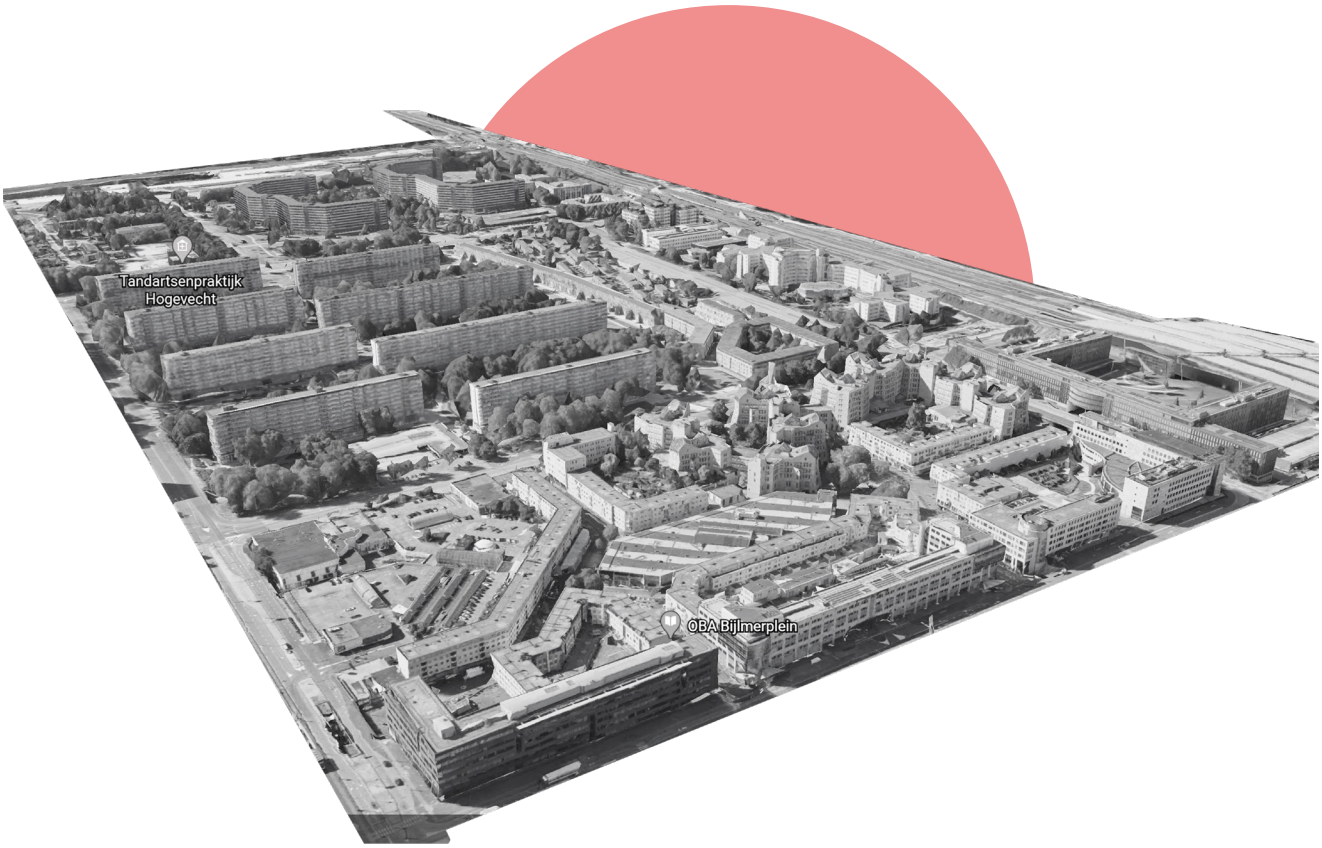
Makers & Academics
The makers and academics group researched makers and academics according to Howard's (2003) table. Makers were originally architects, urban planners and redesigners. Academics were specialists in architectural heritage, urban planning and housing. The research was built in different sections over a period of five weeks in order to find out which attributes or values can be found from the makers' and academics' perspectives.

The first section involved a site visit, a literature study and other secondary sources to familiarise ourselves with architecture and context of the first idea of the Bijlmer to date. The result was a summary of the literature and a timeline for a comprehensive overview. The following step was to prepare and conduct interviews with the architects and academics themselves in order to find out the characteristics and values of each of them. To this end, each of the interviewed people was shown a series of photographs to respond to, which were followed by more in-depth questions about their project/speciality. By showing the same photos to different Interviewees, results could be compared and commonalities or conflicts could be sought. The in-depth question provided personal insight.

The outcomes of these interviews were converted into transcripts. These transcriptions are the basis for using qualitative and quantitative coding to find out about the values and characteristics, barriers and mismatches.

source: H-Buurt collective research, p48.

Conclusion of Makers



Various ideas and concepts have been applied to Bijlmerplein, Hoptille and Heesterveld. Bijlmerplein was intended to be a mixed use shopping street and housing. The stretched out Hoptille was intended to differentiate between high-rise and single-family dwellings. Heesterveld, with its differences in height, was aimed at intimate courtyard space. These different identities create different neighbourhoods, but still have the same concept as CIAM's heterodox.

The larger problem of the Bijlmermeer is far to complex to be changed by these three buildings. Furthermore, the larger problems of the Bijlmermeer overshadow these neighbourhoods and pulled them down with similar social problems. Various attempts were made to improve the conditions of these 3 Heterodox. In Hoptille, renovation was done by removing the problematic interior corridor to different controlled entrances. Heesterveld by accentuating to have a creative personality by renovating the face of the building to be more colourfull. The Bijlmerplein also faced a similar problem in its elevated decks, and it is now in the process of renovating these decks to provide a better atmosphere.

Now that the problems have not been solved, Bijlmerplein, Hoptille and Heesterveld face new challenges. These three neighbourhoods have poor building qualities and result in poor insulation and lack of maintenance. The biggest similarity in these neighbourhoods is a lack of ground floor connections, which will become a challenge in future renovations. In addition, demographic dynamics and the housing shortage in The Netherlands provide greater challenges, regardless of the potential of these neighbourhoods.

Challenges in General H-Buurt

- Three neighbourhood area too small to make a difference
- Separated infrastructure
- Poor quality of building of 70s - 80s (Poor insulated)
- Lack of ground floor connection
- Lack of public space quality
- The dynamic of Housing Market and Demography
- Multicultural neighbourhood

source: H-Buurt collective research, p55.

Conclusion of Makers

Bijlmerplein

The Bijlmerplein is the only neighbourhood to have a mixed typology, with the retail area on ground level. The elevated dwellings on top of the shopping area try to have a connection with the elevated street level in the wider neighbourhood. This mixed use typology was an innovative approach in which the entrances of the dwellings are placed on the shopping street side in such a way as to create uninterrupted shopping façades. Bijlmerplein also had its own public squares surrounding the "Sandcastle" which were appreciated.

Challenges

- Vacancy of shops
- Lack of greenery and too much paved surface
- Elevated decks have no quality for residents
- Poor connection between square and dwellings

Hoptille

The Hoptille is an attempt to create a more pleasant environment by halving the height of Straight H Neighbourhood. The stretched block had a concept of creating an indoor corridor to create interaction between the dwellings, but this ended up with more difficulties. However, the stretched building is being translated into a barrier and a bridge between the 11-storey Straight H Neighbourhood and the single family dwellings. It is also intended to enhance interaction in the shared public spaces between the stretched building and the single-family dwellings. The façade of the stretched building has the aesthetic idea of a classical façade in an attempt to accentuate the public space in front of it. It is in line with modern CIAM's idea of flat façades. The single-family houses, on the other hand, were a result of the community's involvement in the design process, which resulted in a more attractive housing type and less problems.

Challenges

- Elongated building separates area into two atmospheres/ zones
- Lack of mix use and mix functions
- No distinction between public and private spaces
- Lack of ownership
- Greenery is not personalized and humanized
- Swapped "Front" and "Back" side which the opposite direction from the initial idea.

source: H-Buurt collective research, p61.

Heesterveld

The concept of 4-5 storey buildings is aimed at a more human environment. Furthermore, the enclosed building design is appreciated for creating more intimate space in the courtyard. These attempts are also based on a more traditional typology of mid-rise buildings in contrast to the Bijlmer idea. Furthermore, the façade had an architectural rhythm through the use of the prefab concrete panels, which were quite innovative for the time. The new colours highlight the creation of a new identity for Heesterveld. The new colours of the renovation, on the other hand, are considered to hide the values of the innovative precast concrete panels and to be out of keeping with the grid rhythm of the façades.

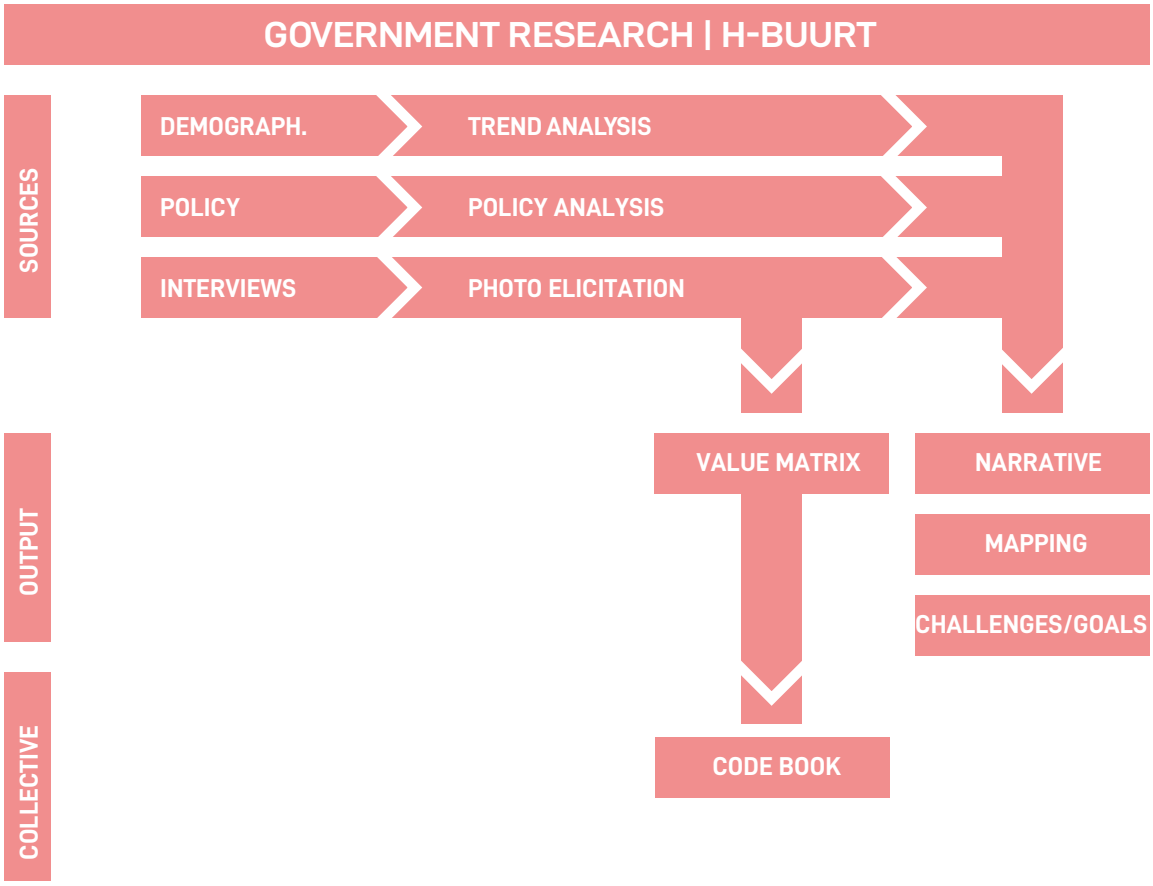
Challenges

- Renovation that improves the identity but still align with the initial idea of the architectural intention
- Poor connection with public realm
- Ground floor is not personalized
- Lack of different functions

source: H-Buurt collective research, p75.

source: H-Buurt collective research, p78.

Methods and Results



Policy and demography cross-section

The aim of the research was to locate and test the effectiveness of policy programmes in Amsterdam's past with regard to South-East and H-neighbourhood. By creating a parallel study of statistical data. With the hope of binding that certain policies or interventions would show a change in the progression of social parameters, such as for example: income or unemployment.

For the past policies, we have used two sources: Anonymous (2016) and Project Bureau Renewal Bijlmermeer (2014), which both laid down a complementary list of events which, for the research, summarised well enough the different developments that Zuidoost and H-neighbourhood had been through.

The statistical analysis involved going as far as possible in time to follow the developments from the beginning of the Bijlmermeer until now. What we eventually found were annual statistics called Amsterdam in Figures, every edition from 1980 to 2019.

Only for the information on the immigration peaks we consulted other sources.

This information made it possible for us to do cross-research [show a diagram of how that works] and to find correlations between certain events or policies that took place and their resulting effects on the population of Zuidoost.

Mapping policies

The second methodology was to locate the aims and objectives of existing plans and policies for the current and future state of H-neighbourhood. By going through the area planning of Amsterdam (Municipality of Amsterdam, 2018 and 2020) and listing all different policies, we managed to structure this by area and attributes and buildings. This way we could find specific locations that are directly influenced by these policies, which we then marked in a 3D map of the 3 segments of the H-neighborhood which will be the case study locations for all our studio design projects: Bijlmer-Centre, Hoptille and Heesterveld.
The lists of policies could then be further subdivided into three themes: 1. social policy, 2. development plans and 3. citizens' initiatives. Respectively indicated with red, yellow and blue.

source: H-Buurt collective research, p84.

Introduction Government

Government

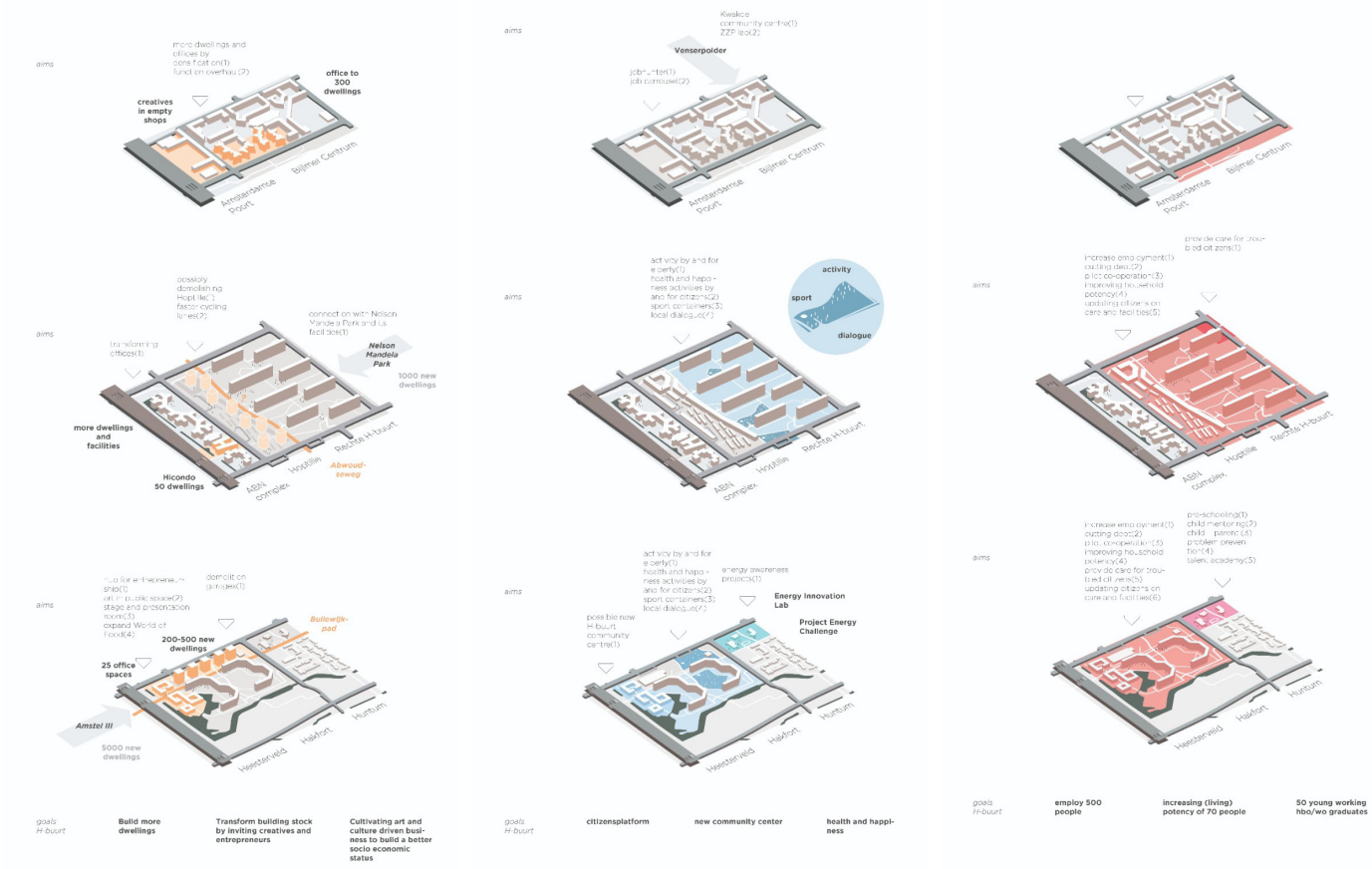
The stakeholder group of the government focused on the policy and perspective from various levels of the Amsterdam government. The key sources for the research were desk research and research through interviews using the group method by eliciting statements by presenting each interviewees with the same set of photographs of the H-neighbourhood. Statements which would then be coded for "values" over all stakeholder groups.

Overview of data

There are 4 distinct data sets that were used as input for the research.

- Narrative of past policies in South East
- Demographics from both Southeast and Amsterdam
- The policy focused on the South East and H neighbourhood which is part of the current governments planning for those areas. Interviews transcribed.
- One with Marnix van der Dussen, a project manager with the municipality of Amsterdam and Paul Chin, the neighbourhood coordinator of H-neighbourhood.

source: H-Buurt collective research, p91.



source: H-Buurt collective research, p104.

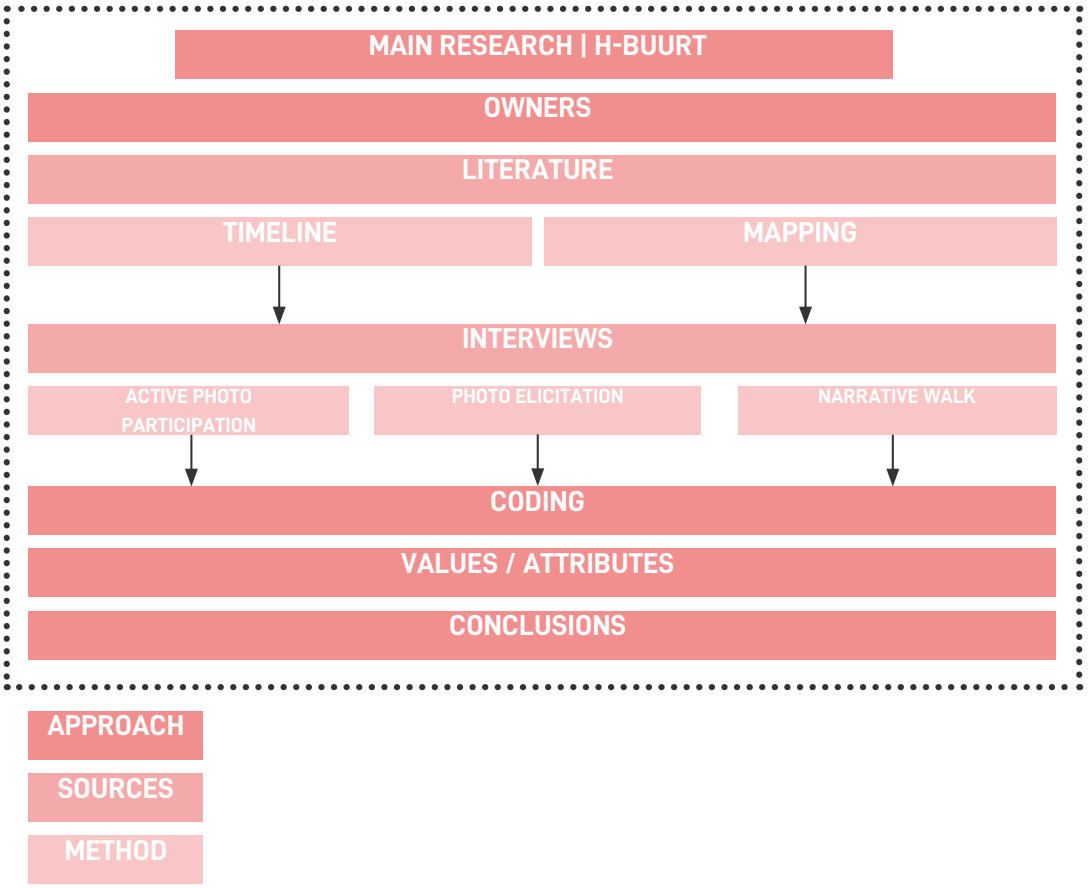
Conclusions Government

The conclusion of the findings is that there are many challenges in the H neighbourhood. But other challenges such as crime are decreasing. Crime is perhaps not so much a consequence of the neighbourhood, but more of a problem for Amsterdam in general. It is becoming less of a problem as a result of the higher employment rates.
To a certain extent, Amsterdam knows this, which is the reason why it is so focused on employment in its neighbourhood development plans (Ontwikkelbuurten). As is a focus on the level of education. In the knowledge that this would improve the economic situation of citizens and would give them the best chance of not having to move because they cannot afford to live in Zuidoost. Because it is certain that Amsterdam will densify and Zuidoost will change to accommodate more people, and to have a better mix of living and working.

Besides the challenges of H-neighbourhood(straight H-neighbourhood) there are many possibilities for growth and progress(Heesterveld). By encouraging small businesses and youth. And by helping people in difficulty to find a better position in society, Amsterdam is aiming to close the socio-economic gaps between the Amsterdam and South-East neighbourhoods.

source: H-Buurt collective research, p106.

Methods and Results



The research is structured in two parts. The first part is exploratory background research. It is followed by interviews to collect data from the stakeholder directly. Three different methods were used during the interviews. These were then analysed and led to conclusions.

The background research project is desk research and covers two subjects. The first is research on the practices and visions of social housing corporations through history in the Netherlands. The second subject is about ownership in the H neighbourhood: Who owns which building and what kind of building is it? This research formed the basis on which the interviews could be conducted.

Five in-depth interviews were conducted with different job titles within Ymere. The techniques for the in-depth interviews was based on the text from Hennink, et al. (2020a). In preparing the interviews, tips for formulating questions and structuring an interview were used. To put the interviewee at ease and to get the interview going, the interviewers were asked to bring three photos of the H-neighbourhood (icebreaker interview question) These photos related to their personal connection with the neighbourhood and gave direct insight into their important issues.

The interviewed persons were asked to describe the photographs and to point out negative and positive elements. The goal was to get a personal reaction to the photos shown. These responses allowed us to gather valuable information on possible points of interest related to the owner. Only the first five photos of the collective photo set were used. The reason for this was that the first two interviewees had nothing to add about Heesterveld after discussing photo five. The sixth photo did not provide any new information. The interviews were concluded with a question to the interviewee about his or her future vision of the H neighbourhood.

The following data collection step was a physical, narrative walk with three of the interviewees. The purpose of the walk was to confirm the values mentioned in the earlier interview and to gather more in-depth information. The route of the walk, and thus the important elements, had to be decided by the interviewee. During the walk, photographs were taken of key elements mentioned by the interviewee. This was a good documentation tool and gave more insight into their perspective, including individual values and characteristics (Gabrielle, 2005).

source: H-Buurt collective research, p115.

Introduction Owners

This section focuses on the stakeholder Owners. It is one of the six heritage markets, derived from Howard (2003). According to Howard, owners are concerned with the built environment and objects, in other terms; tangible elements. Owners are not only private parties or individuals, they may also be governments and organisations. This market is concerned with economic stimulation of an area and gentrification. Other important issues are privacy, security and finance (p.104).

In this study, the owners are defined as owners of the real estate, not the public space. In the H neighbourhood, the public space is owned by the municipality of Amsterdam and this will be discussed in the Stakeholders' Government chapter. The research is also focused on the H neighbourhood's five different neighbourhoods, including Bijlmerplein.

For the research it was necessary to interview from different stakeholder perspectives. In this manner, the interviews included different professional - and even personal - backgrounds in order to, hopefully, include all the reactions, the opinions and, therefore, values from the perspective of the owner.

All interviews were held with staff members of Ymere. This housing corporation owns the houses in Bijlmerplein, Hoptille and Heesterveld. It is an important stakeholders in the area. The intention was to interview staff of other owners in the area as well such as for example CBRE, but due to time constraints it was not able to schedule the interviews.

The chapter starts with the applied methods and then moves on to the results. Most raw results are included in the Appendix. After the results, this chapter will conclude with some stakeholder conclusions.

source: H-Buurt collective research, p118.

source: H-Buurt collective research, p120.

Conclusions Owners

After analysis of all data gathered through the various methodologies, the value matrices and the narrative walks, it becomes clear that the owners have three main themes that preoccupy them most:

1. (Dis-)Connection:
A. The different typologies are highly appreciated by the owners. The human scale of Hoptille, as represented by the single family houses, seems to be particularly significant. The diversity of housing types, on the other hand, lacks an overall vision that connects the three neighbourhoods.

B. The connection of the three identities within H-neighbourhood seems to be of great significance without a good solution to the issue. The missing concept can be discussed in connection with the transition of public and private space.

C. The disconnection of the public space in the neighbourhood is a problem in the eyes of the owners, which seems to be connected to the lack of responsibilities of the municipality.

3. (Mis-)communication:
A. The final theme works on a social level. Both in the interviews and during the narrative walks, there was a feeling of concern about the misuse of the public space. Defined as "hangouts" this leads to a social problem within the neighbourhood. Owners see the use of public space as problematic and as an opportunity for the neighbourhood.

B. Social disruption is also related to trust issues between different parties. It seems that the communication between owners and the municipality could be enhanced and could offer solutions to some problems.

C. The mentioned disconnection between private and public space can also lead to security problems. Mentioned were especially closed plinths, which do not allow "eyes on the street", which should be modified.

In general, it can be said that public spaces are of great importance to owners, even though they do not have a direct impact on them. The quality of housing depends on the quality of public spaces, their interconnection and the way they can be used. Therefore, a good communication between the owners and the municipality is needed to make any changes, but also the owners' communication to the residents and other stakeholders is crucial, so that they will become "Bijlmer Believers" and will be involved in creating a vision for H-neighbourhood.

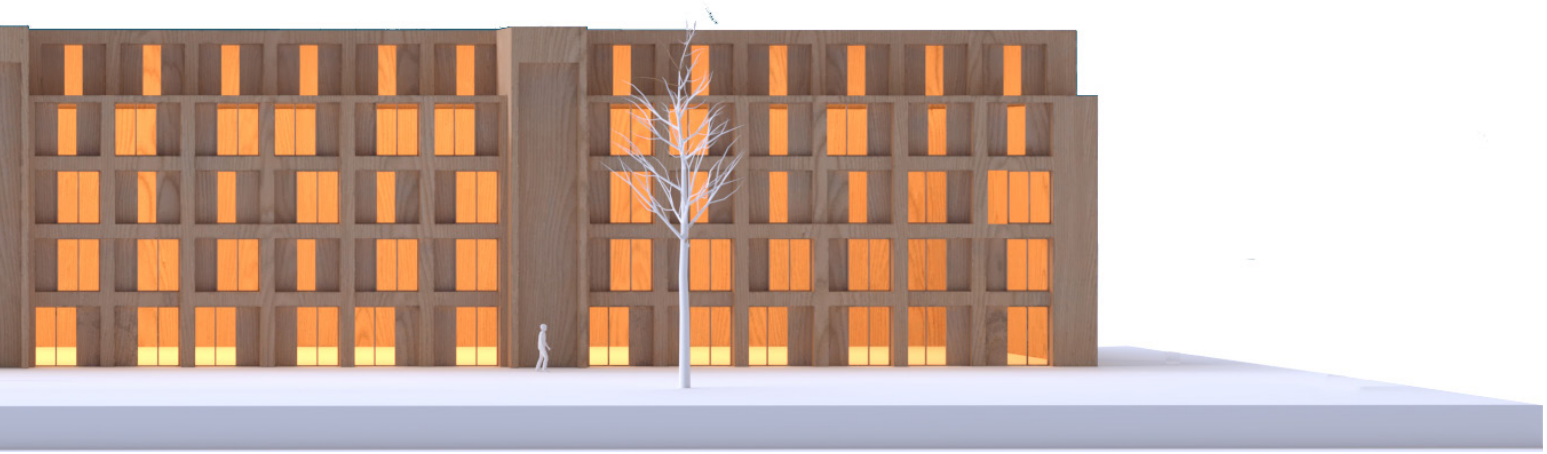
2. Appearance:
A. The second theme is about the appearance of the neighbourhood. The greenery is often mentioned as being not used, there is no clear concept and the spaces are badly maintained. All these issues have been discussed by the Owners and are not valued, even though the amount of greenery is there.

B. A lack of both green space and variety in materiality of buildings seems to be important to the Owners. A lot of paved ground, brick facades are not valued and would like to be changed.

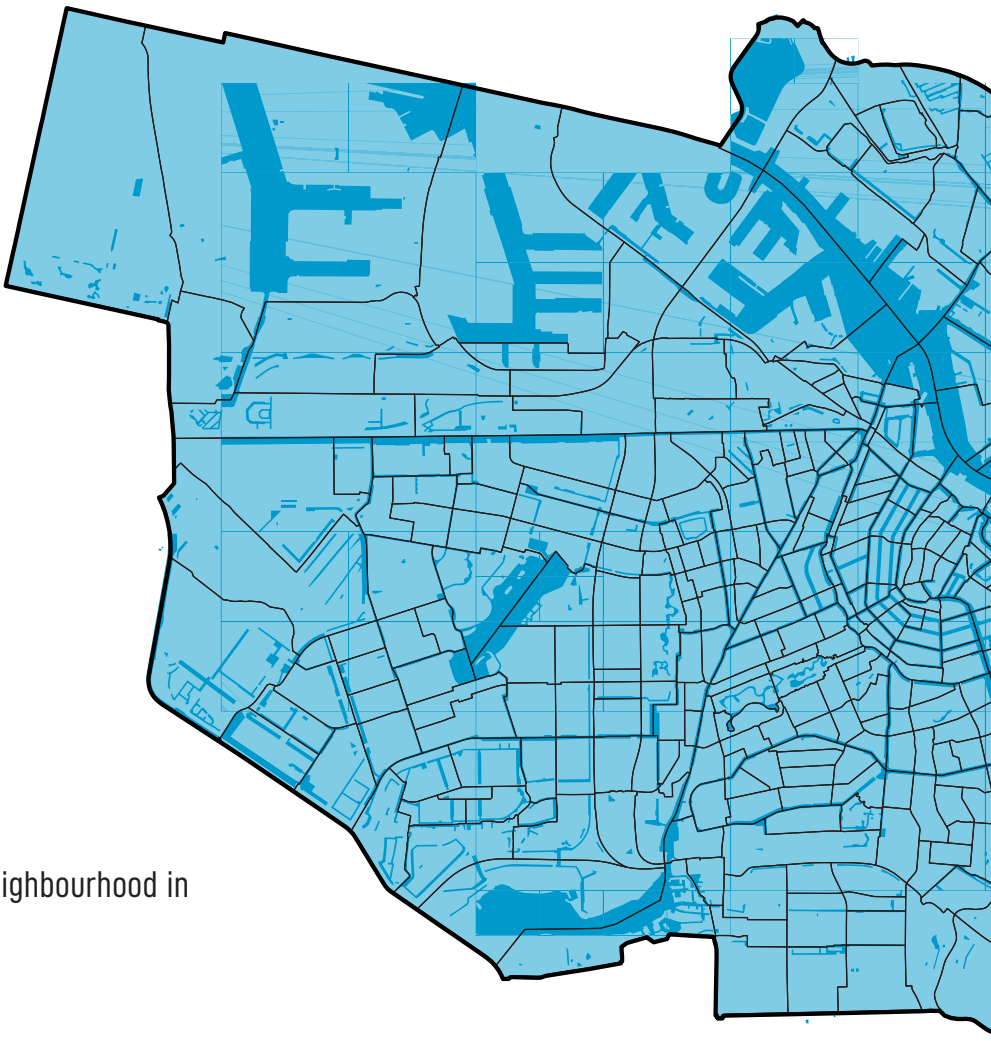
C. The existence of wastebaskets in the neighbourhood is highly valued, but the placement is considered rather critical. The location next to houses or even in the middle of the pavement is not optimal and gives opportunity for improvement.

source: H-Buurt collective research, p125.

DESIGN PROPOSAL

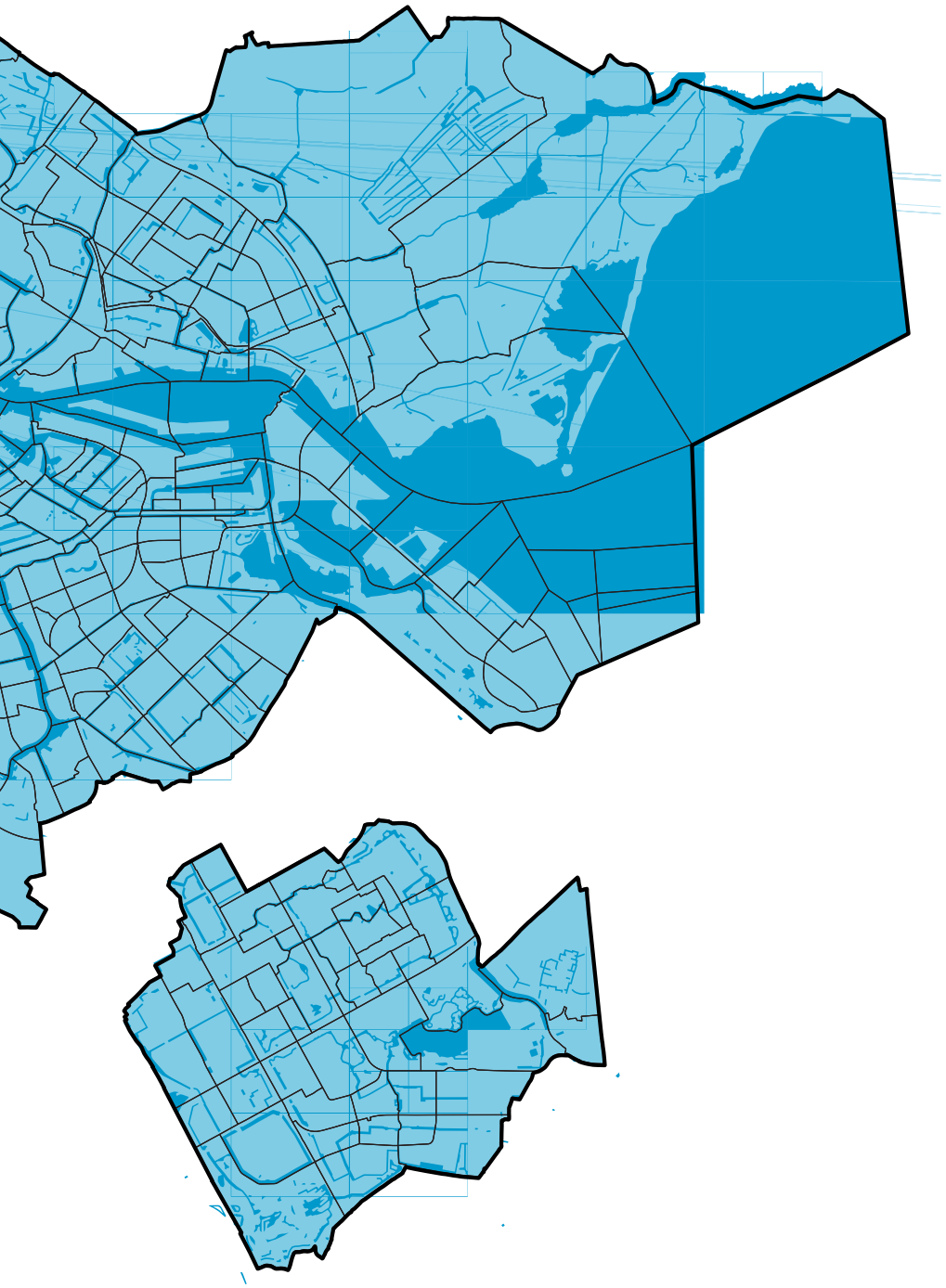


A. Research



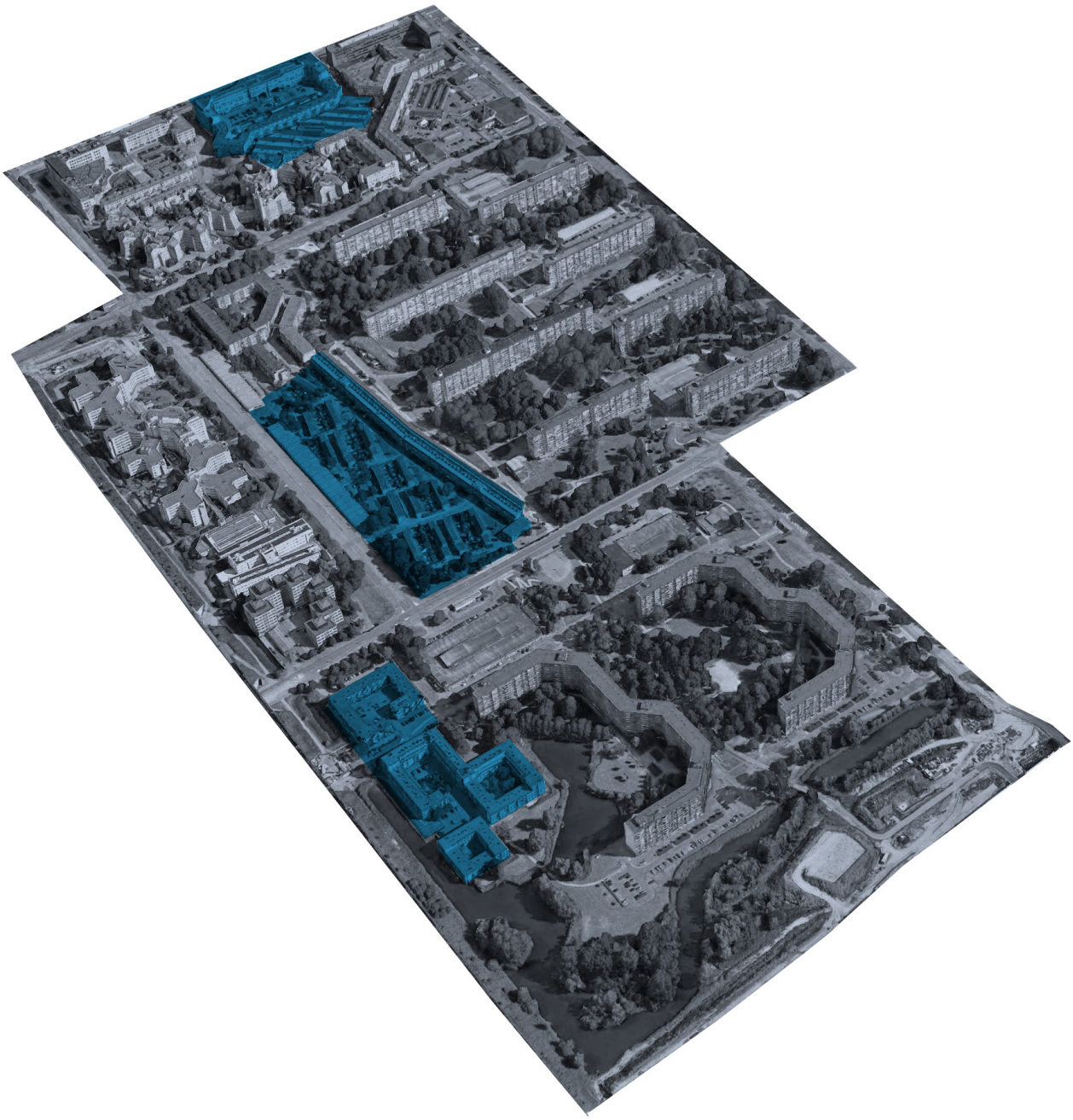
This studio will focus on the H-neighbourhood in Amsterdam South-East.

Location: Southe

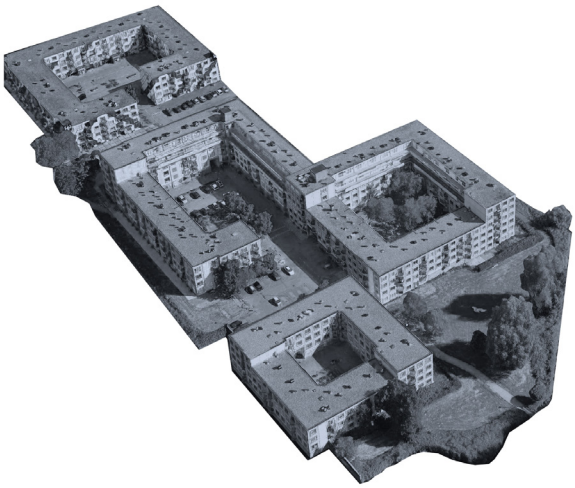


east, Amsterdam

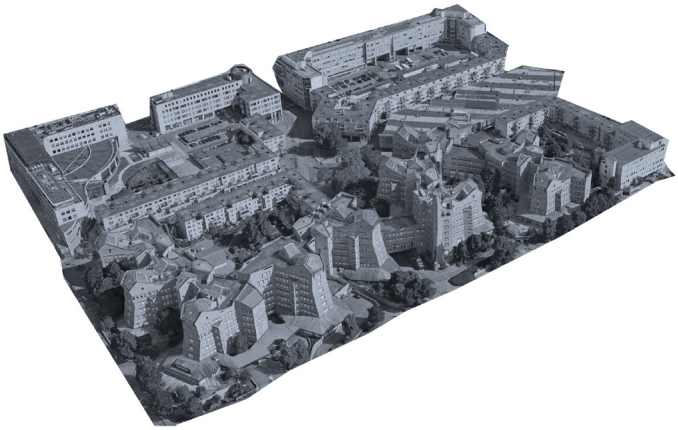
In this studio we focus on the H-neighbourhood in Amsterdam The H-neighbourhood is divided into several areas, including Bijlmerplein, Hoptille and Heesterveld. All three districts have an 80s architecture and can possibly be seen as heritage.



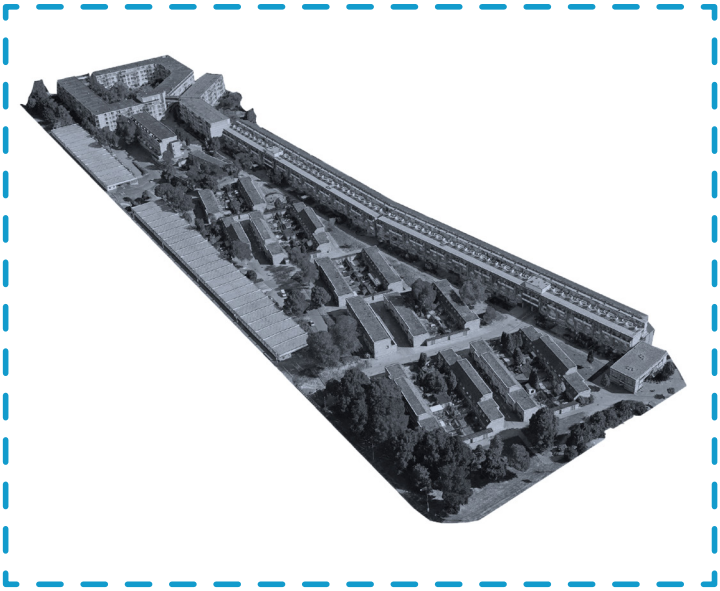
Rechte H -Neighbourhood, Amsterdam



“ Heesterveld ”



“ Bijlmerplein “



“ Hoptille “

“Ihaveconcentratedontheneighbourhood of Hoptille, a neighbourhood designed by Sjoerd Soeters. I have chosen this neighbourhood because it is the most abandoned one. I see a great opportunity to develop a good project for it.”

RESEARCH QUESTION

" How could renovation, replacement and/or densification strengthen the qualities and help solve current problems without compromising heritage values and identities, where these exist? "

METHODOLOGY WITH THE GROUP

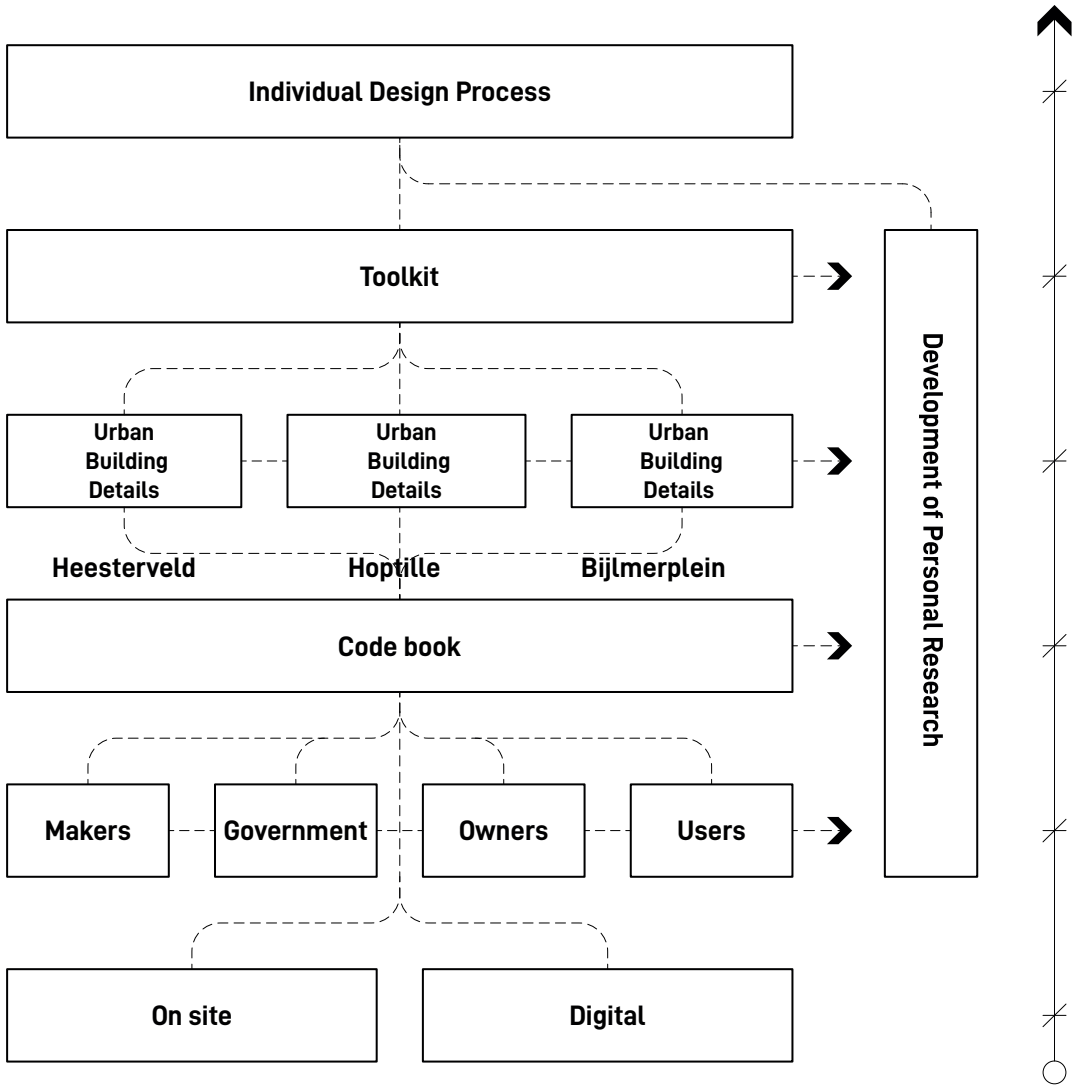


Diagram studio HA

The research consists of two parts, a collective part and an individual part. The collective part focussed on the H-neighbourhood as a whole, while the individual part focused on one of the sub-areas in the form of design research.

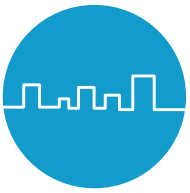
The collective research aimed to analyse and define the characteristics and values of the H-neighbourhood. This was done using four stakeholders, Government, Makers, Owners and Users, and a wide range of themes.

source: H-Buurt collective research, p87.

THEMES

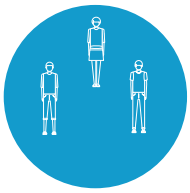
01 | 80's Architecture

02 A | Diversity in public space



02 B | Diversity dwelling scale

02 C | Diversity in function



02 D | Diversity in cultural

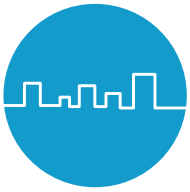
03 | Elevated level

04 | Feeling of safety

05 | (In)formal economy

06 A | Greenery lack of quality

06 B | Greenery Abundance



07 | Low - mid - high-rise

08 A | Maintenance - building

08 B | Maintenance - urban

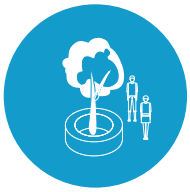
09 | Mistrust

10 | Nuisance of garbage

11 | Sense of ownership

12 | (Street)art

13 | Three distinctive identities

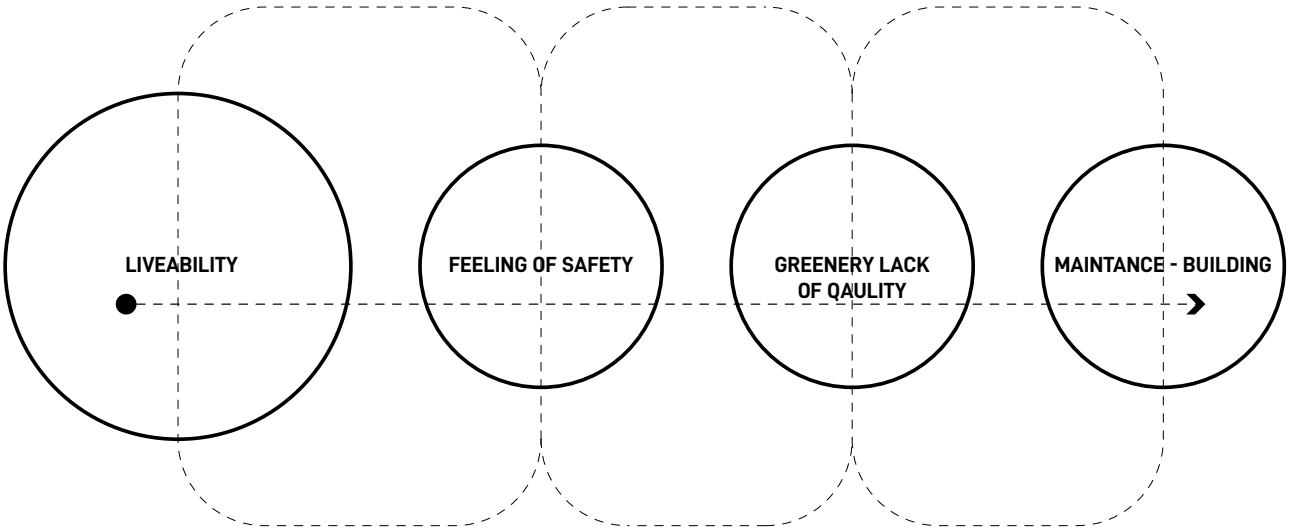


14 | Unintended use of public space

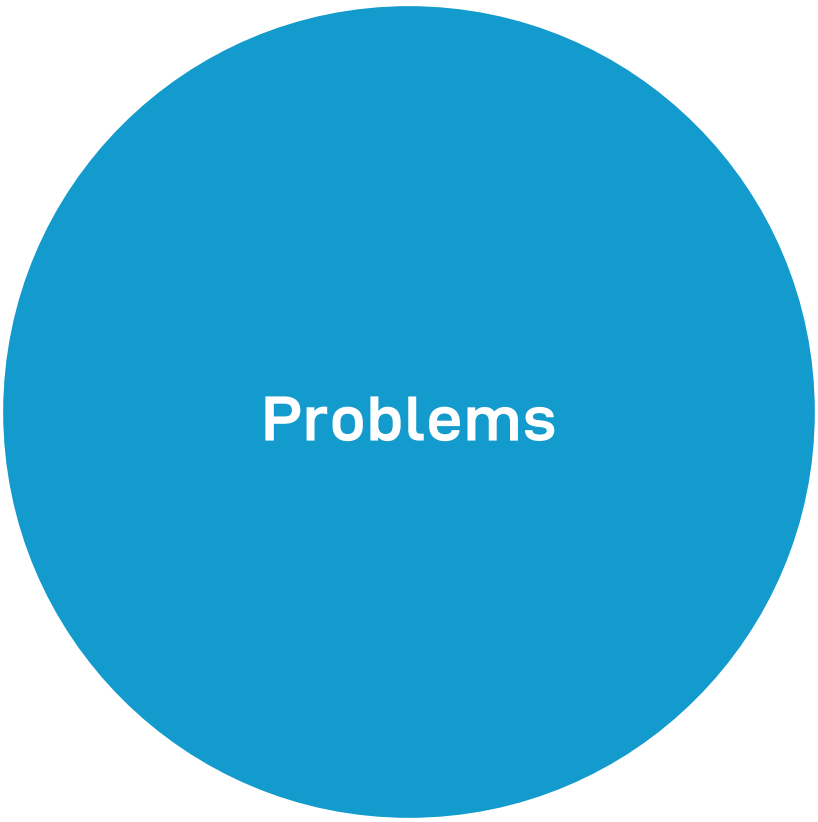
Those are the themes that will be investigated. I will cover them in greater detail in the new approach.

source: H-Buurt collective research, p97.

THEMES - LIVEABILITY



The main theme I am focusing on in this project is the liveability of the Hoptille neighbourhood. Liveability is a very broad concept and can include many different things. To be able to better understand it and work with it, I have made it into the following three items


Problems

THEME - Feeling of safety

04 | Feeling of safety

Male, age 40-59,

Community Police Officer

" It's a nice neighbourhood, just every now and then there is a shooting." – volunteer at the Handreiking "

Times mentioned: 5

MAKERS

Especially Hoptille with the inside corridor created an unsafe feeling within the residences. Visual connection between dwellings and public spaces is important for surveillance to enhance the sense of safety.

OWNERS

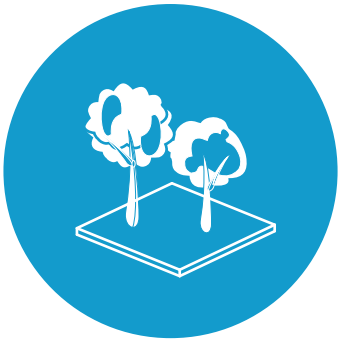
In the eyes of the owners, the feeling of safety is of great concern. The topic is strongly connected to social issues and unintended use of spaces. Unclear sightlines, a lack of transparency of spaces and "no eyes on the street" turn many spaces into problematic areas. The owners are concerned with drug dealing, a nearby addiction clinic in the neighbourhood, and "hidden corners" connected to (green) public space. A lack of sufficient street lighting resulted in serious day-night-problems within the district.

source: H-Buurt collective research, p121.

Each theme was viewed from the standpoint of the makers, owners, government or users, or a combination of these. The sense of safety showed that both makers and owners are concerned about safety in the neighbourhood. There are lots of hidden corners, little sightlines and visual connections, and many unused spaces. These points lead to Hoptille becoming a place where criminality brews.'

source: H-Buurt collective research, p123.

THEME - Greenery lack of quality



06 A | Greenery lack of quality

GOVERNMENT

A lack of qualitative greenery is seen as a maintenance problem. In the past, the budget for maintaining greenery was cut. The government now realised that this led to large, open spaces, where people do not feel at ease.

OWNERS

This theme is mostly mentioned within the ecological value and is mentioned within all photos. Owners highly valued the presence of greenery in general, but they have been very critical when it comes to the responsibilityof the maintenance of the greenery. They have seen this as a lack of action and vision. In the eyes of the owners, this responsibility lies with the government. For them, this lack of vision resulted in green areas without any usage, due to safety issues and a general lack of quality.

USERS

Overall, not all users thought that there is a lack of qualitative greenery. Especially for Hoptille and Heesterveld, there has been a great appreciation for the greenery in the area. It is often mentioned in the interviews.

source: H-Buurt collective research, p147.

The second theme concerns the greenery in the neighbourhood. From the analysis it appears that there is a lot of green, but that there is a shortage of good quality green. This is partially due to the fact that there is no maintenance of this green space.

source: H-Buurt collective research, p157.

A | Maintenance - building

MAKERS

The buildings lacked financial support, which is reflected on the building quality. In the eyes of the stakeholder, it is no surprise that buildings (such as Hoptille) suffer from technical problems, due to poor building materiality and insulation.

OWNERS

The long building of Hoptille seemed to have serious maintenance problems, especially in regards to leakages, acoustic problems and insulation, which are, as mentioned before, hard to resolve.

USERS

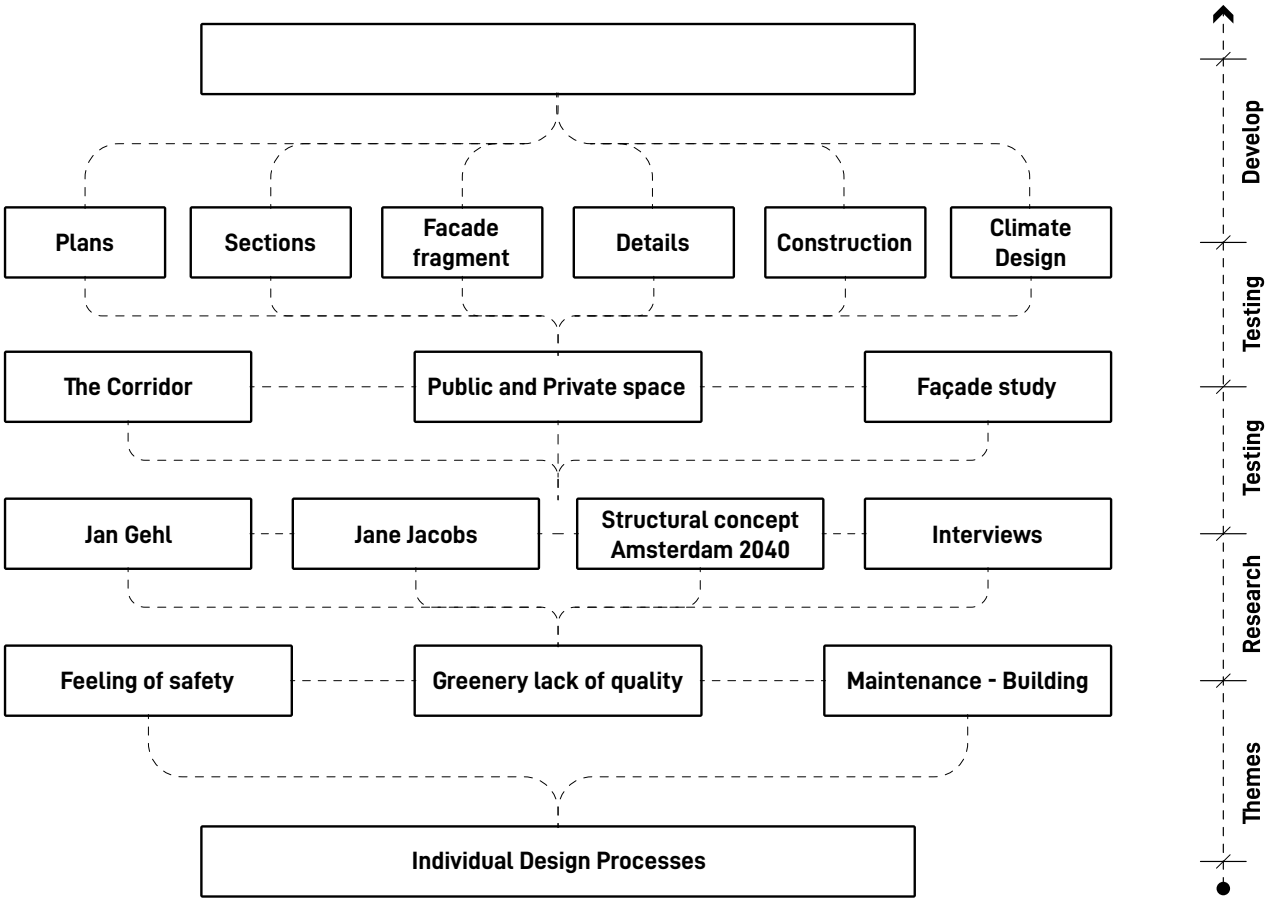
Users are particularly dissatisfied with Hoptille; both the appearance of the outside (rear) and the quality of the building on the inside. The building of Hoptille has problems with the drainage resulting in odor nuisance. In addition to this, residents on the ground floor have noise nuisance from toilets flushed by neighbours above. The community police officer, who is familiar with many buildings in the area, stated that housing associations play a major role in building maintenance. Involved residents also offer a contribution to the buildings. This is possible with owner occupied homes.

source: H-Buurt collective research, p154.

Third and last, the maintenance of the buildings. Both the exterior and the interior of the buildings are poorly maintained. There is very little financial support, so the quality of the buildings is not good and is increasingly deteriorating. The long building block has many maintenance problems, such as leakages, acoustic problems and cold bridges.

source: H-Buurt collective research, p155.

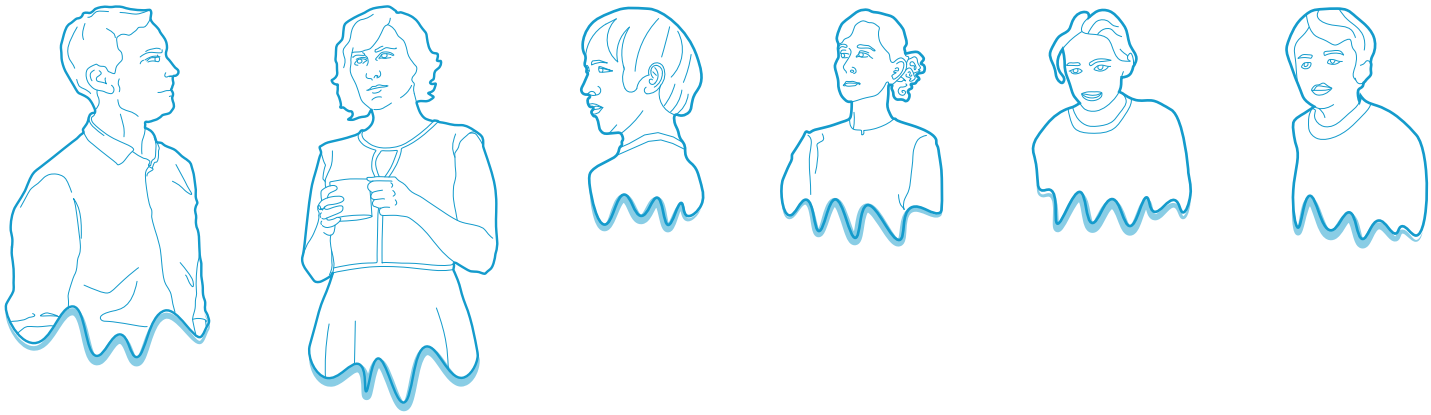
METHODOLOGY PROPRIETARY



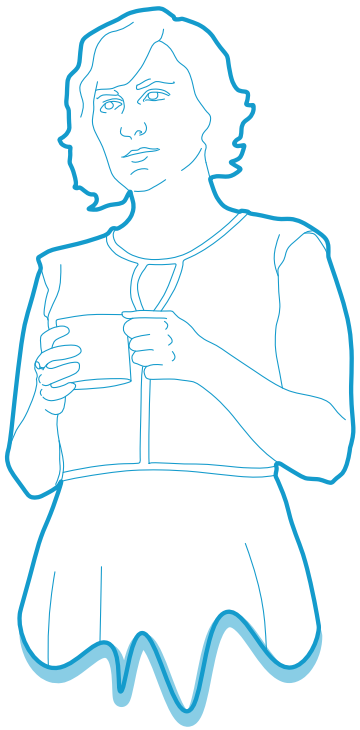
Definition of the methodology: what ar
order to make Hop

re the strategies which can be used in
tille “ LIVEABLE “?

Interviews



LIVEABILITY is not yet clear for me, so I interviewed the residents again.
I interviewed different residents, today I will introduce three of them.

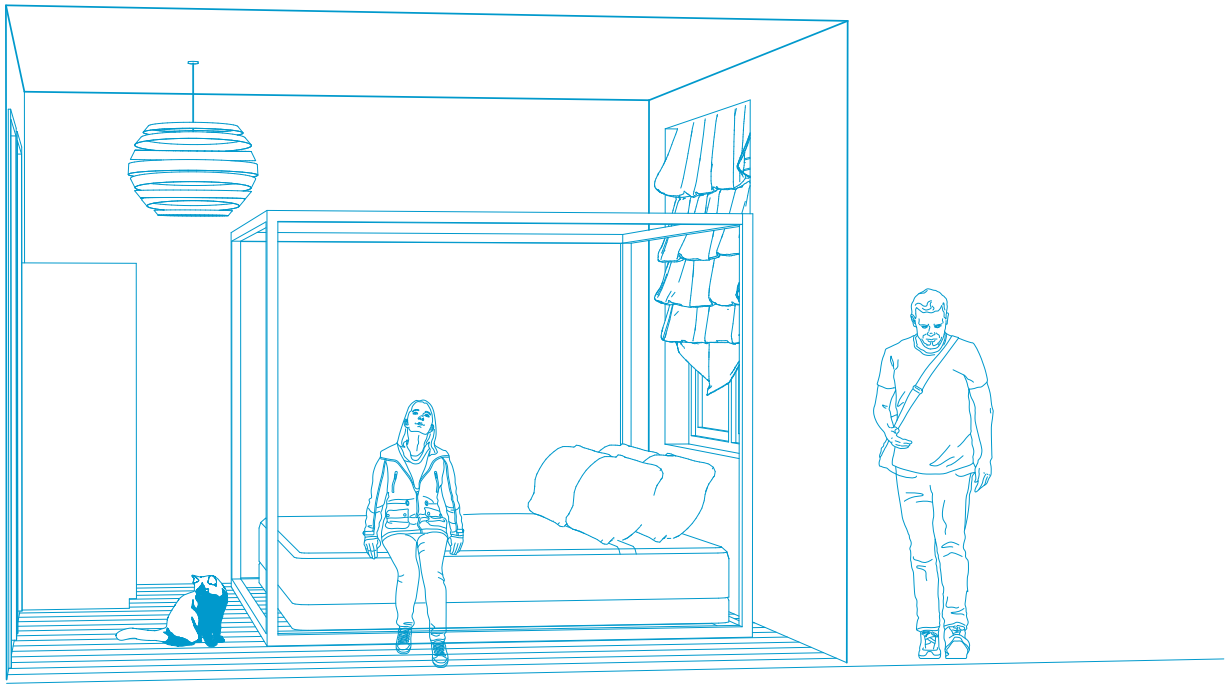


Name:	Maud
Age:	24
Residence:	Hoptille (mid-rise)
Family	Cat
Education:	Social work and services (HVA)
Work:	Cashier at Albert Heijn (part-time)

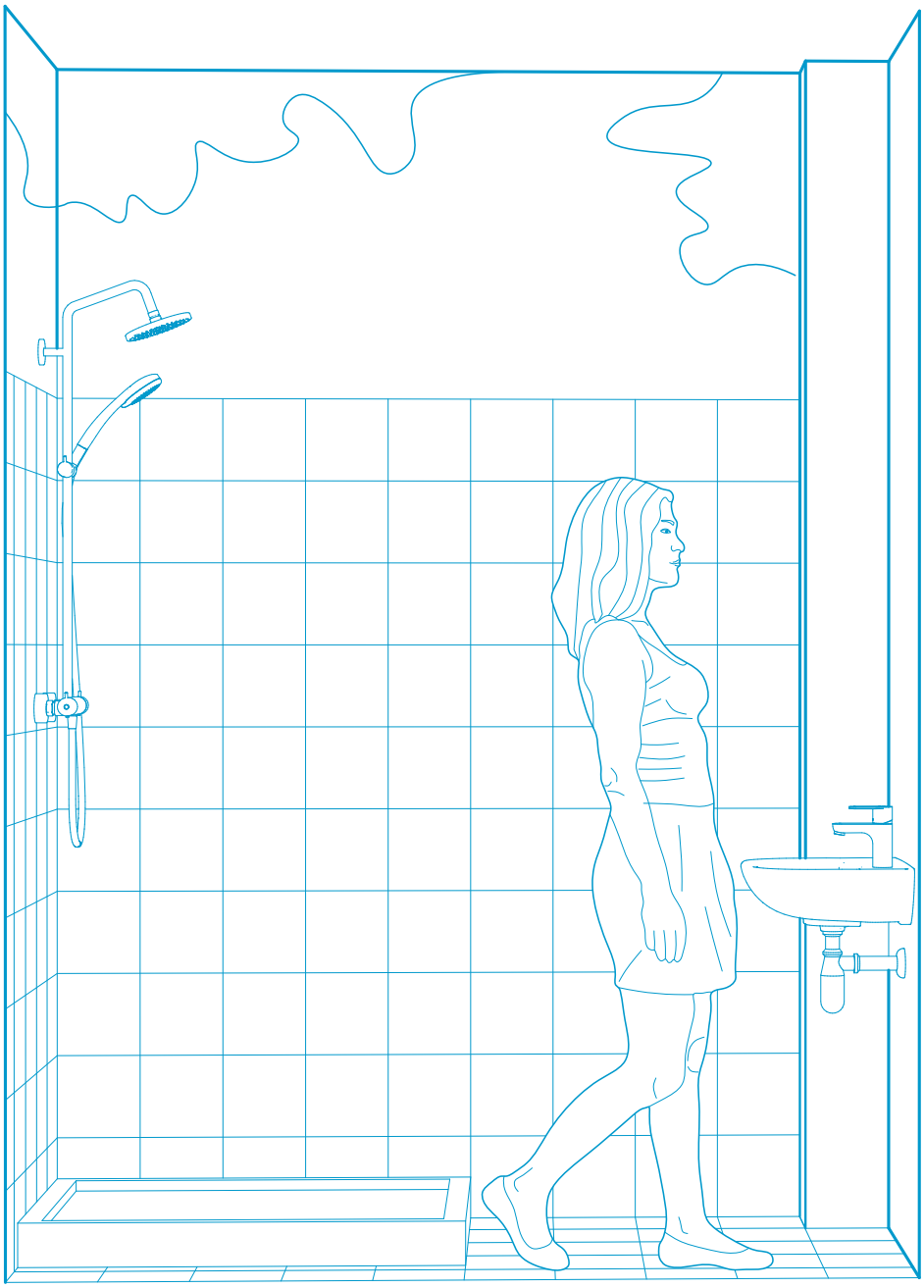
1 : 100

60 m² Ground floor dwelling

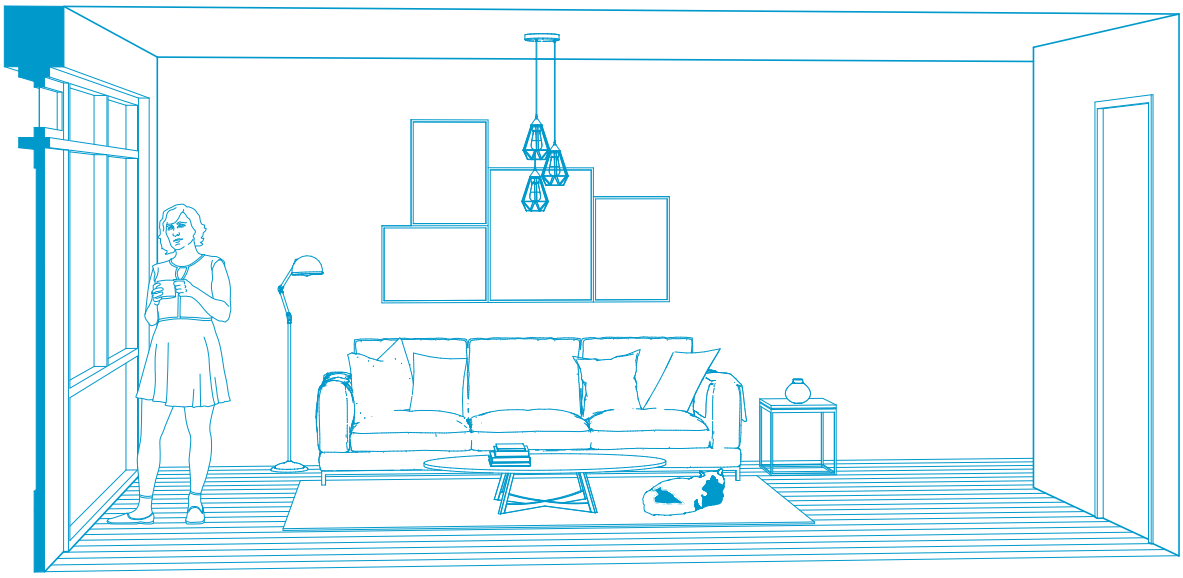
My bedroom window is adjacent to the public space, so I have little privacy



The bathroom is poorly ventilated, wich causes mold

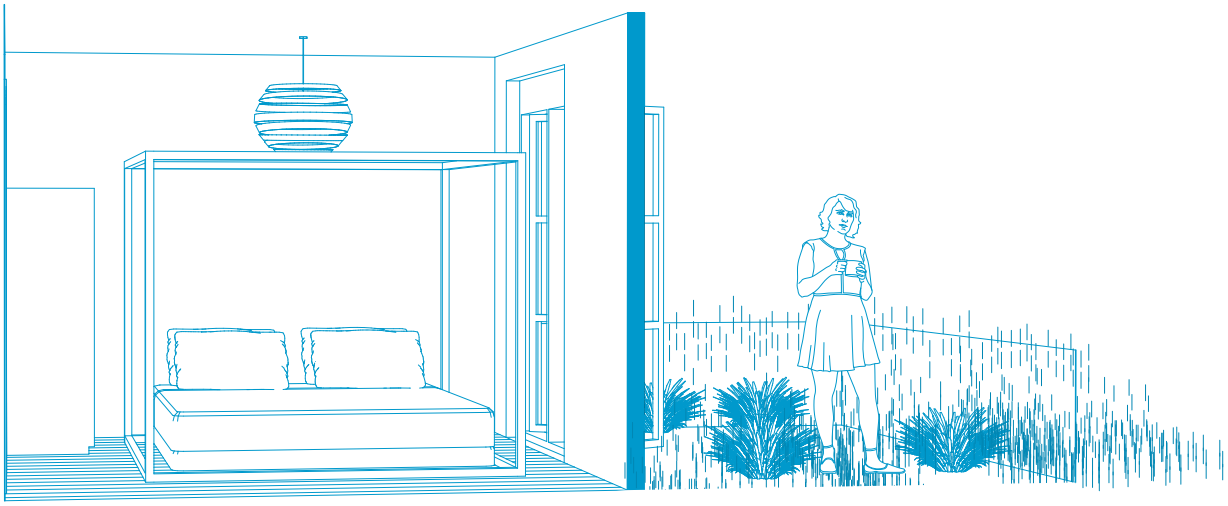


Hoptille's courtyard is poorly designed and there is very little to do, creating an unpleasant atmosphere

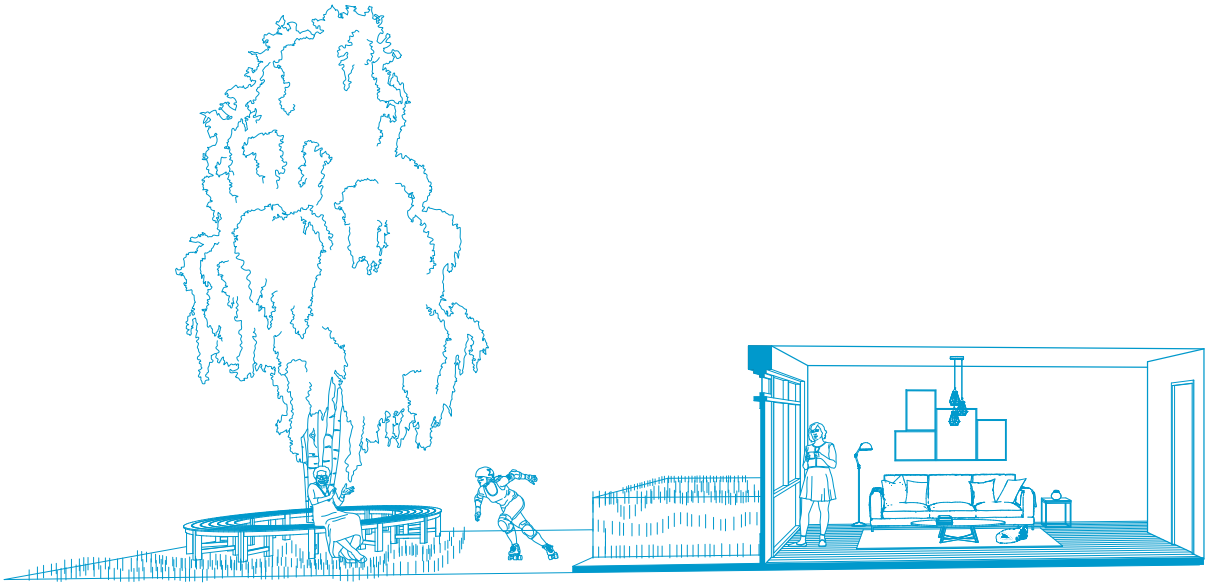


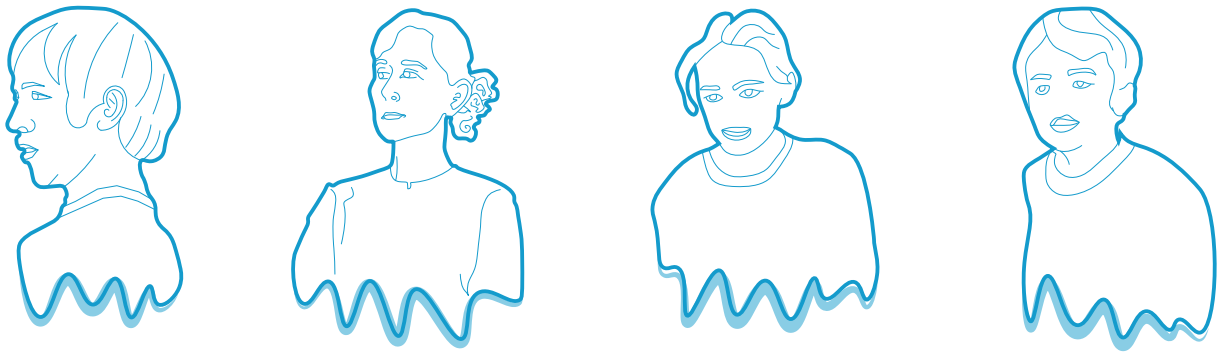
What must happen to improve the liveability of Hoptille ?

A clear separation between private and public. This can be easily created with a planter box in front of the facade/windows

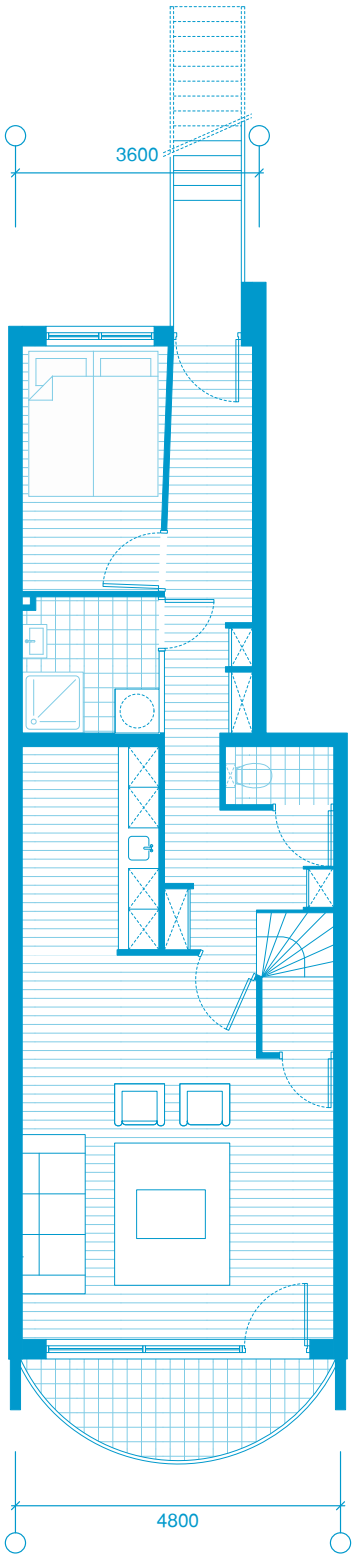


By placing public benches in the courtyard of Hoptille, a community feeling can be created.

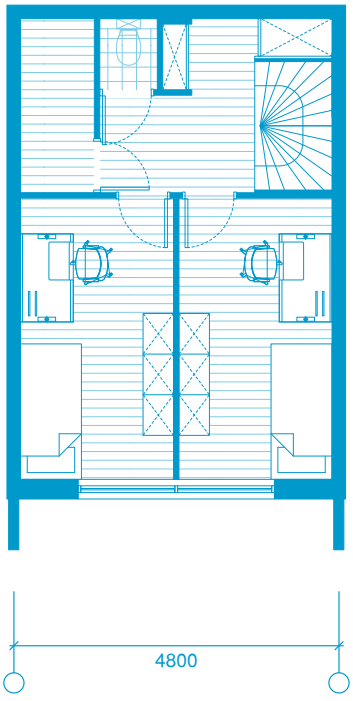




Name:	Family Kwamina
Age:	48, 41, 10, 8
Residence:	Hoptille (mid-rise)
Family	Two young children
Education:	High school
Work:	Warehouse employee at Schiphol (full-time)



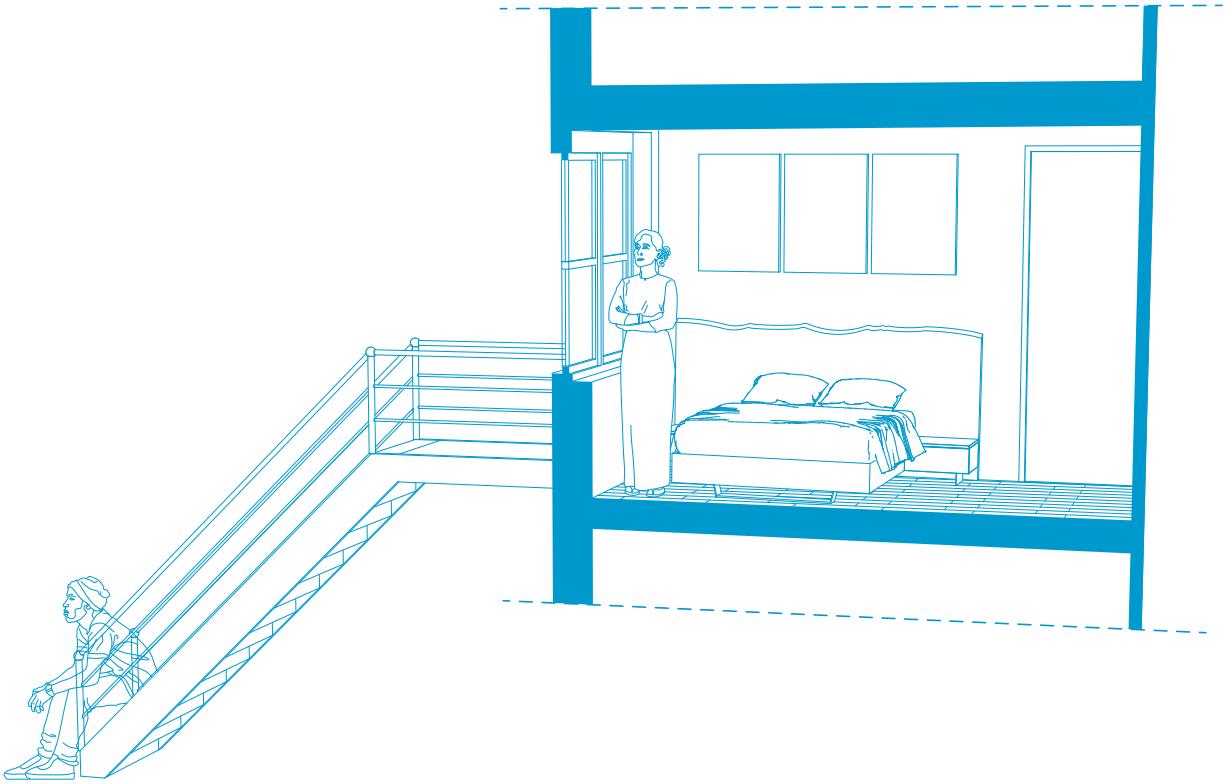
1 : 100



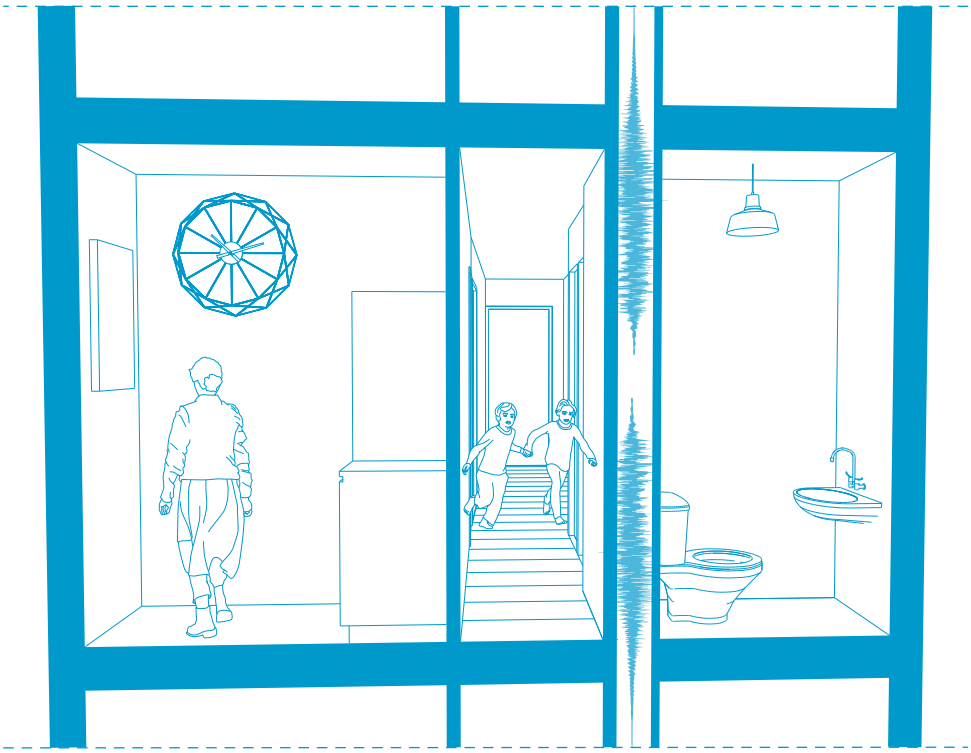
1 : 100

90 m² Maisonette dwelling

The stairs that give direct access to the front doors, are often being used as gathering spots by non-residents, which causes unpleasant and sometimes unsafe vibes for the residents

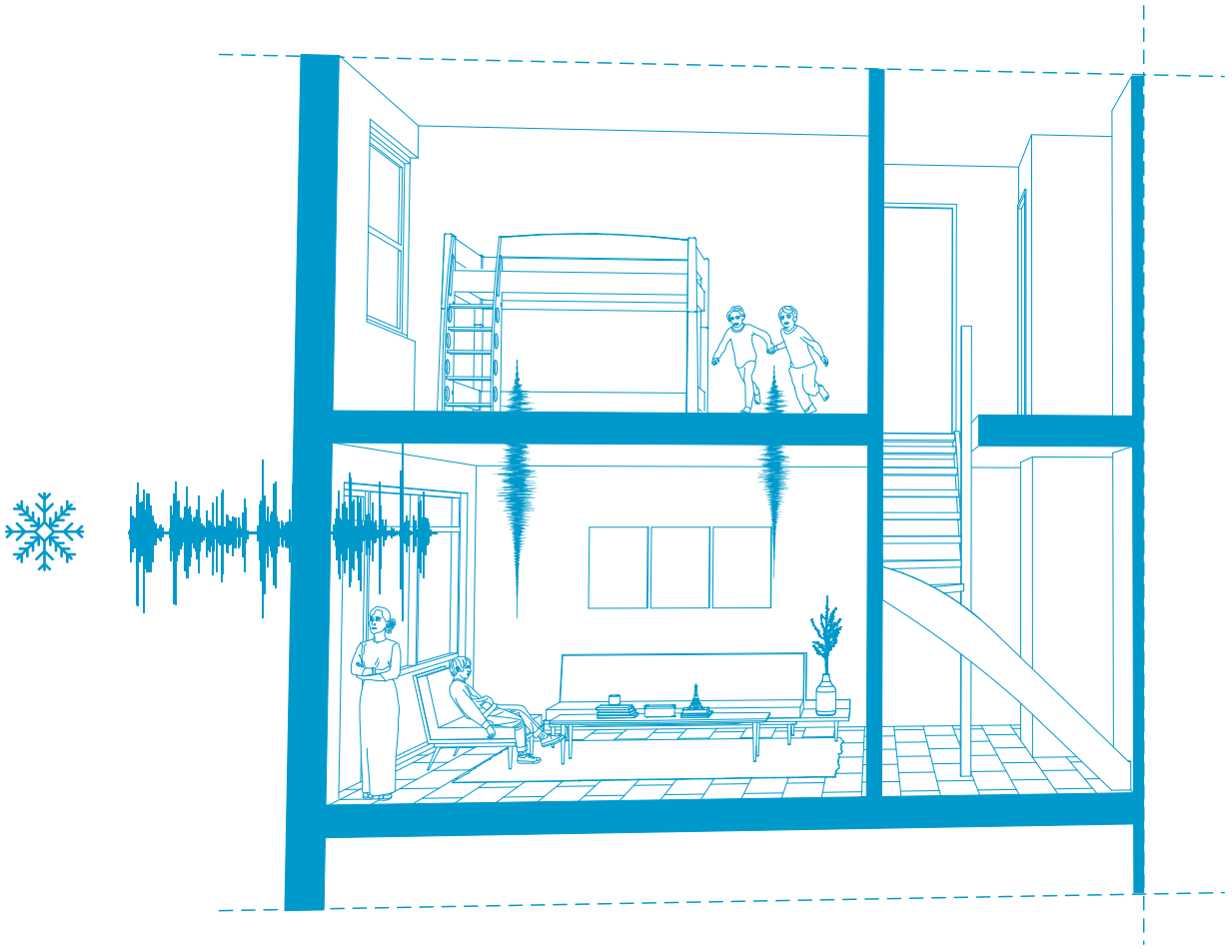


The (leidingschacht) are poorly isolated against noise, which causes a lot of noise pollution when, for example, residents flush their toilets or take a shower.



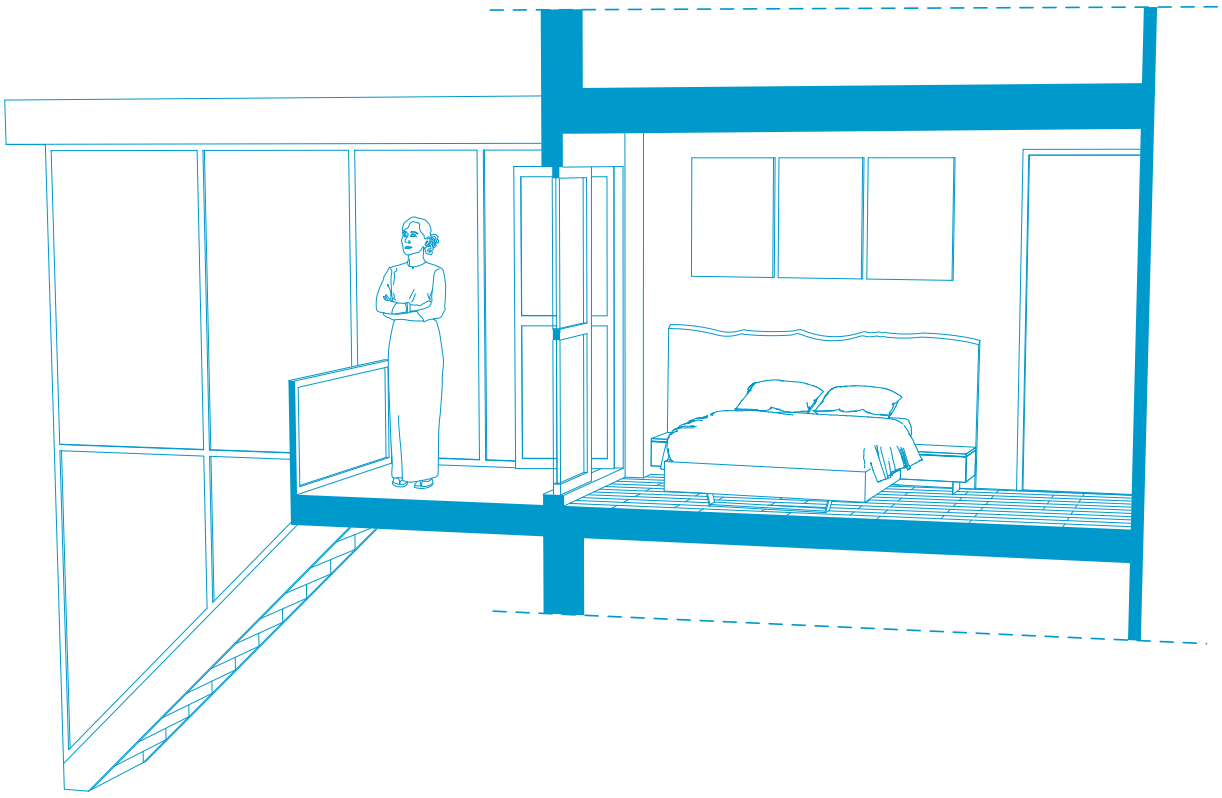
The constructionelements, like the floors and walls, let a lot of noise through caused by poor insulation.

Therefor in the winter it gets very cold and in the summer it gets very hot.

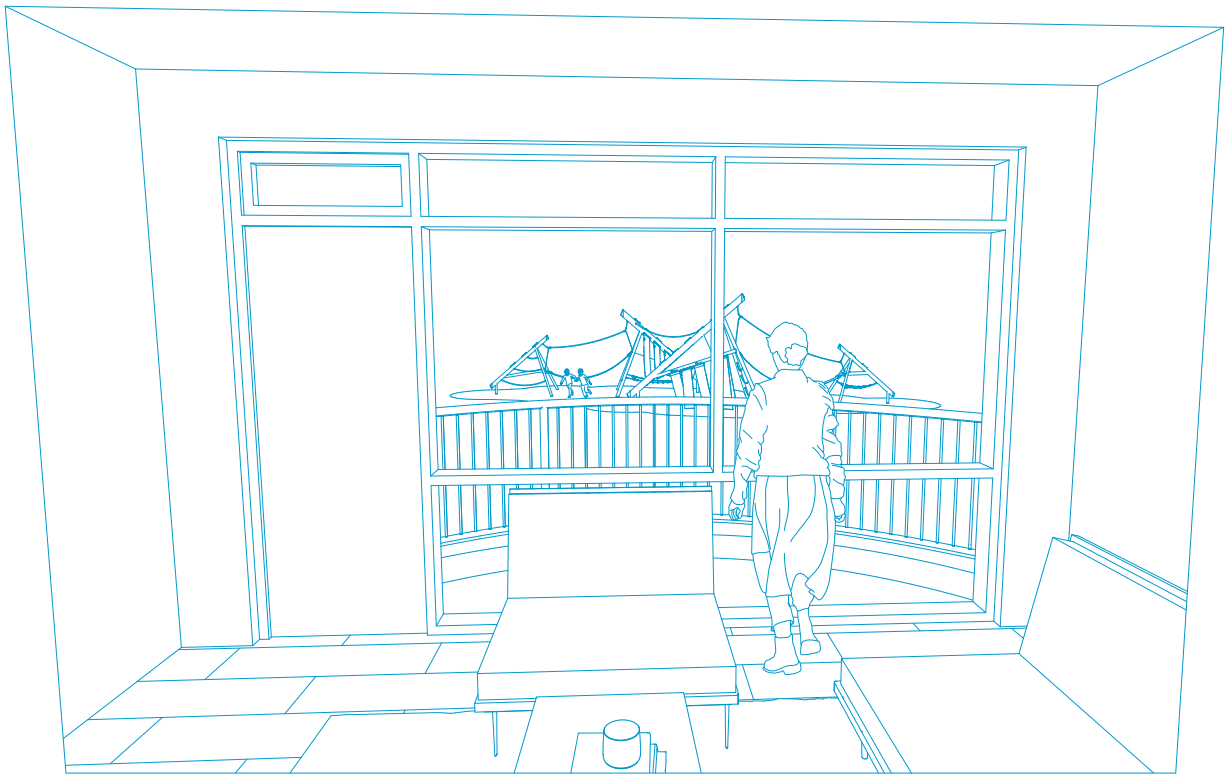


What must happen to improve the liveability of Hoptille ?

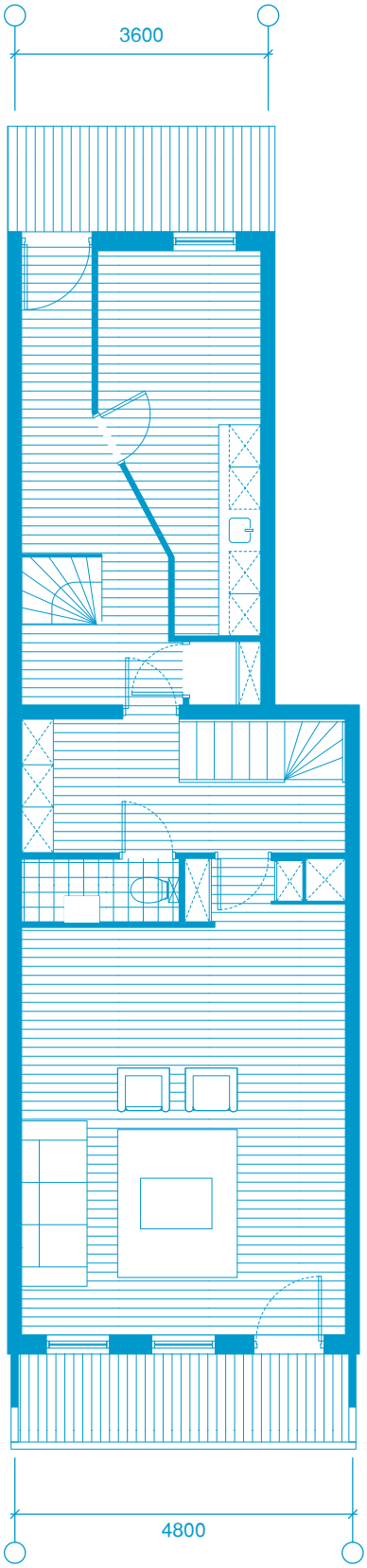
a separate entrance to my home that nobody can access or who sits at my house to guluur And it will do well if there is applied a small balconies on the front of Hoptille than I honor social control.



The back of Hoptille there is quite little to do particularly for children. The living room of my apartment is at the back. I would be super if the back would have more livability for the kids so I could have more visibility on them.



Name:	Clifton
Age:	42
Residence:	Hoptille (mid-rise)
Family	-
Education:	-
Work:	Car mechanic (Full-time)



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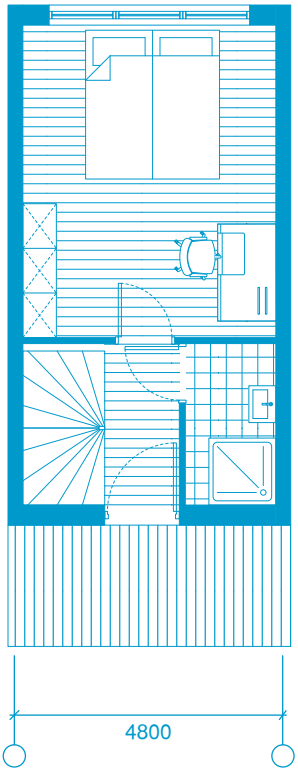
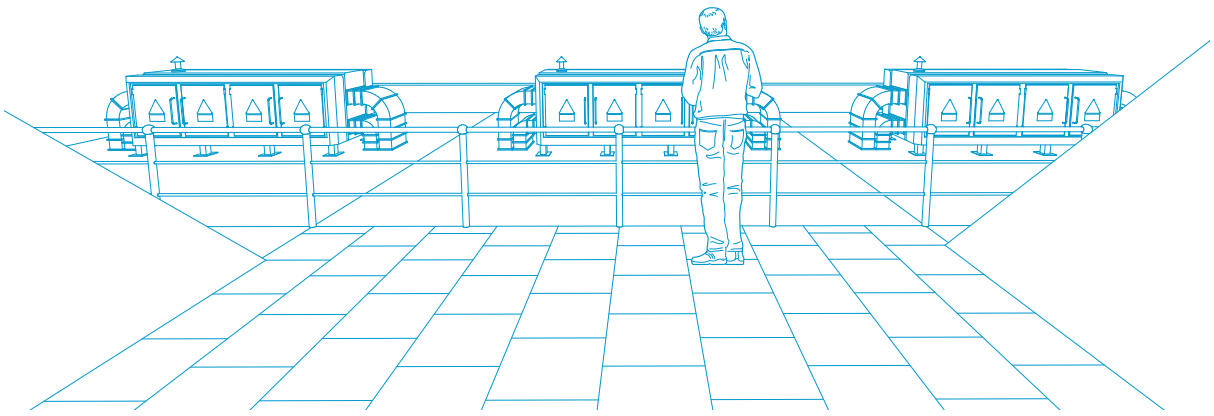


1 : 100

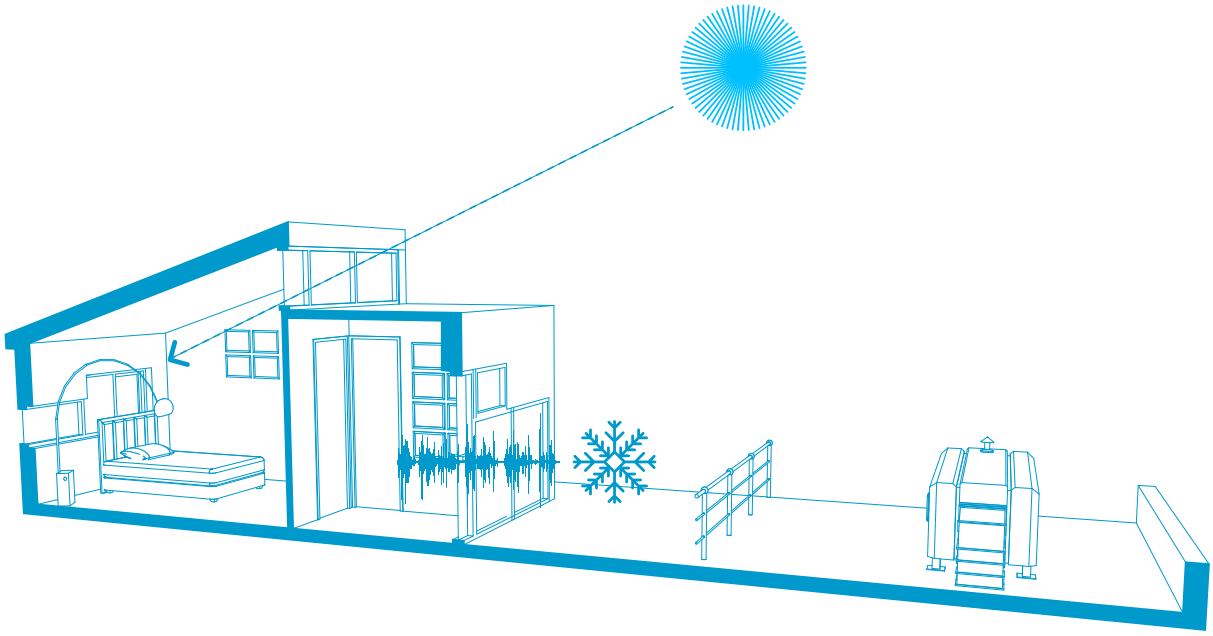
90 m² Maisonette dwelling

The corridor has a unsafe atmosphere People from outside of Hoptille enter into the corridor to chat or dealing of drugs. Most of the time, lights are off in the evening because the lamps were broken and it is rarely repaired by the Housing Corporation.

On the balcony of my apartment are air handling units and that makes a lot of noise and it smells bad. The atmosphere is very somber due to air handling unit.



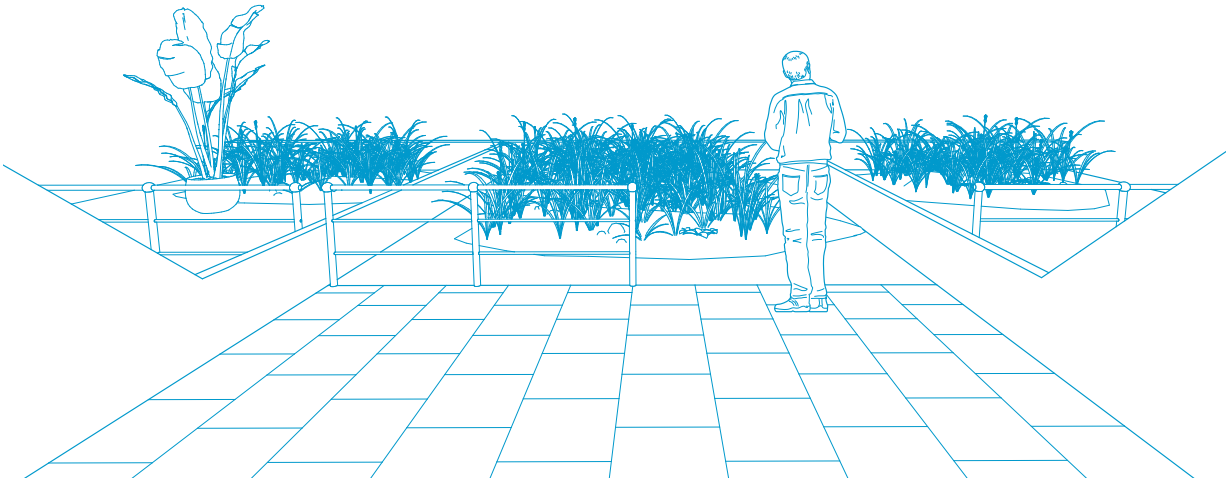
In winter it is absolutely freezing because of the bad isolation, but in summer it is the other way around, it is very hot in the bedroom, especially with the sun shining on it.



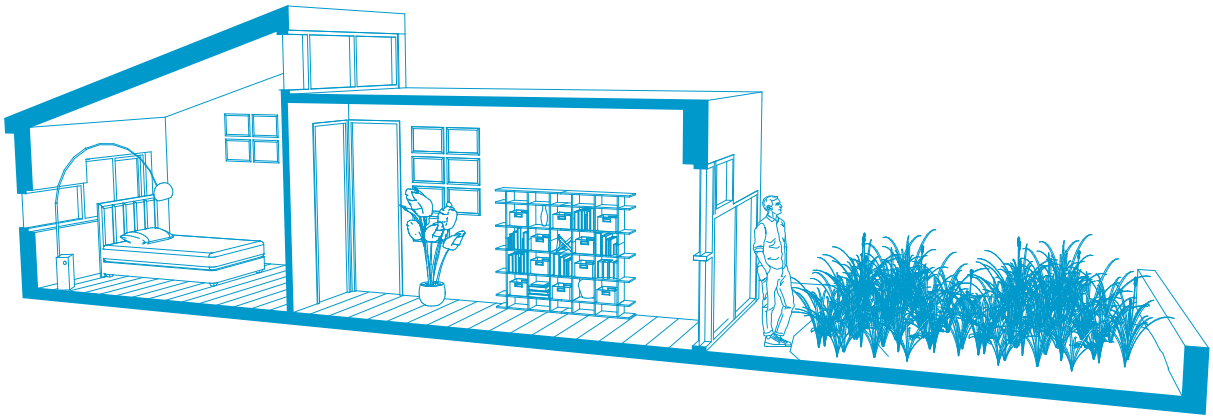
What must happen to improve the liveability of Hoptille ?

I would like to see the air handling unit taken out. And make it a vegetable garden so that people will save money if they grow the vegetables themselves

Through a vegetable garden you can also have more visibility and you create better relationships with your neighbours



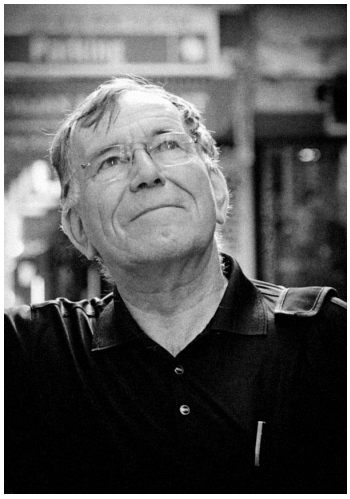
Currently, the rooftop has a large area and it is not used well. I believe if you increase the penthouse area, it will be better utilised

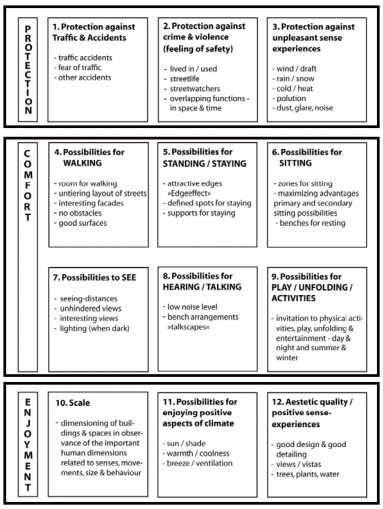


Applying the strategies from the liveability literature

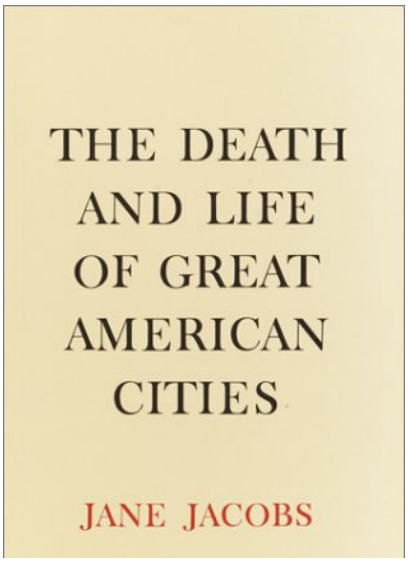
LITERATURE STUDY

Jan Gehl





Jane Jacobs



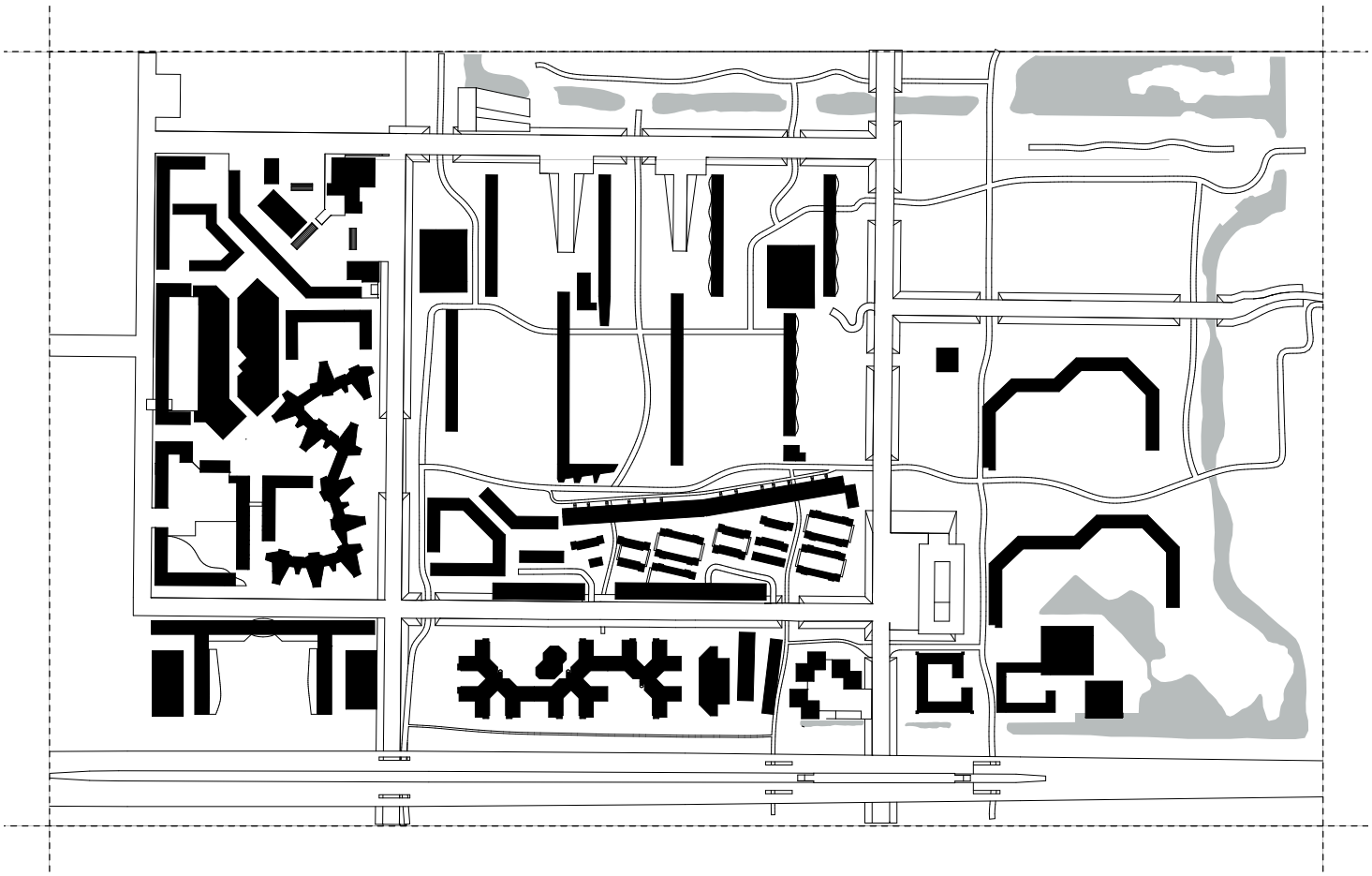
I looked at the book Cities for People by Jan Gehl, in which he describes how to design a city based on people's needs and what criteria are needed to do so. Jan Gehl explores the different scales at which city design can be approached. During Modernism the emphasis was mainly on the urban scale and not on the individual but on the whole. This was characterised by many high-rise buildings surrounded by greenery.

The design of these neighbourhoods was partly made from a helicopter. From this point, the neighbourhood seemed very beautiful and well-functioning. At eye level, however, things were different. The human scale was completely neglected in this way of designing. The way in which the district would be used and the social needs of the residents were disregarded.

Future needs

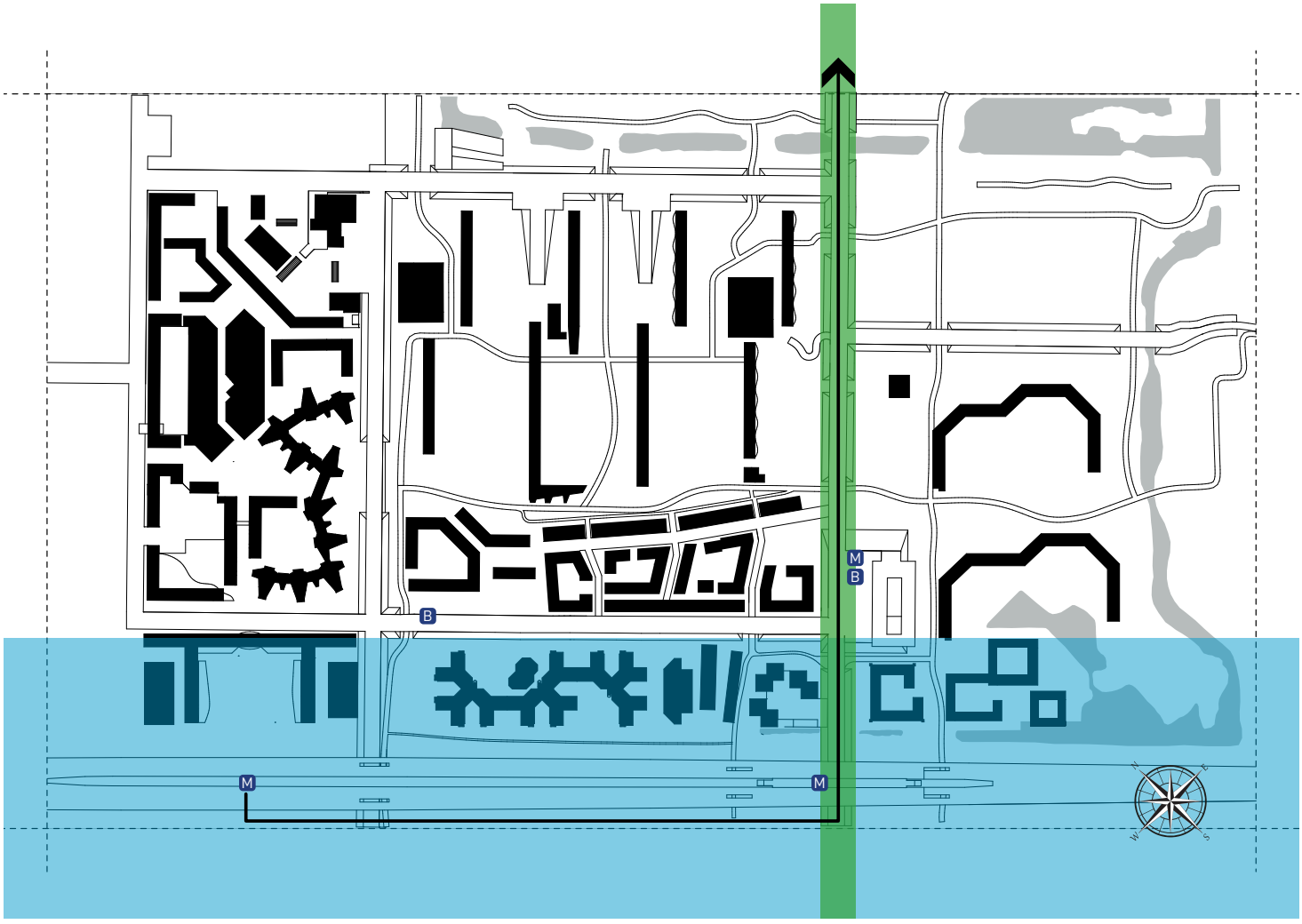
The design for this neighbourhood is not only for the present, but will also have to respond to the needs of Hoptille in the future. For these so-called Future Needs, I looked at the Structural Vision 2040 of the City of Amsterdam.

Current situation

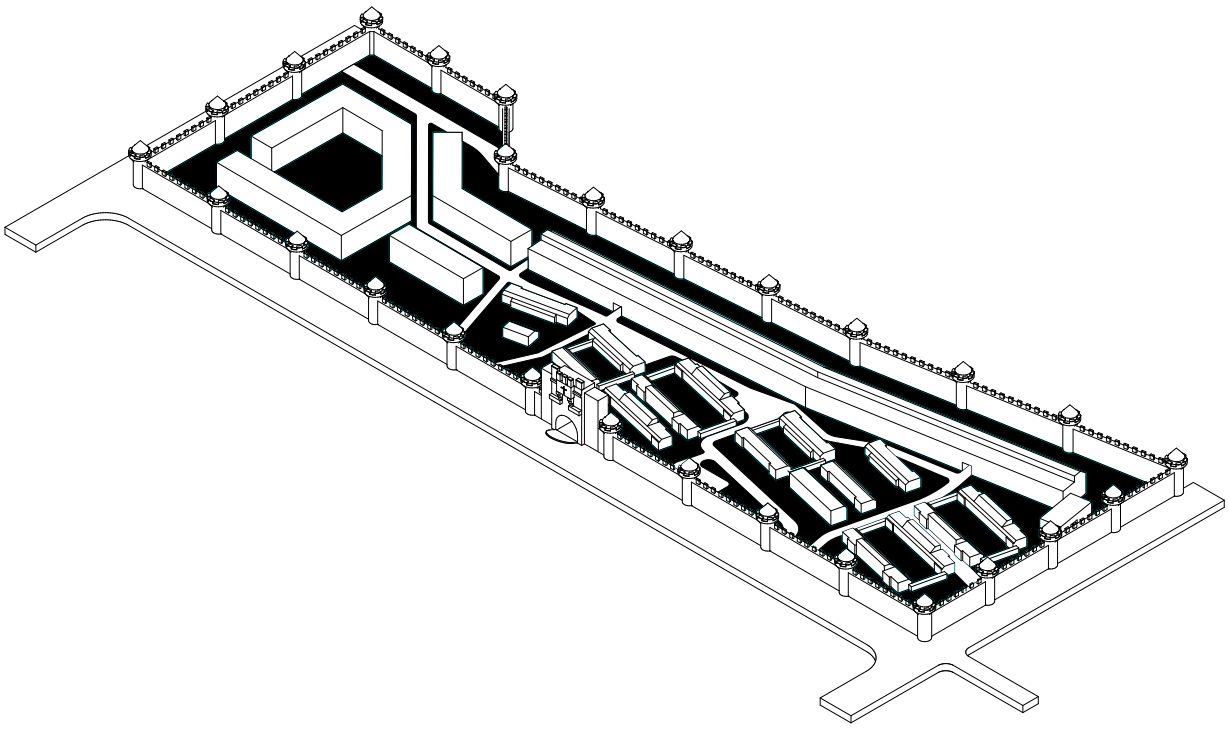


From this vision, it became clear that Hoptille is located in an area where a lot of developments will take place in future. All these developments can be seen on this map. The new green structure, the metro line and the areas that will be demolished or renovated. This shows that Hoptille is located in a place that is a potential future hotspot for the city of Amsterdam. "

In the future

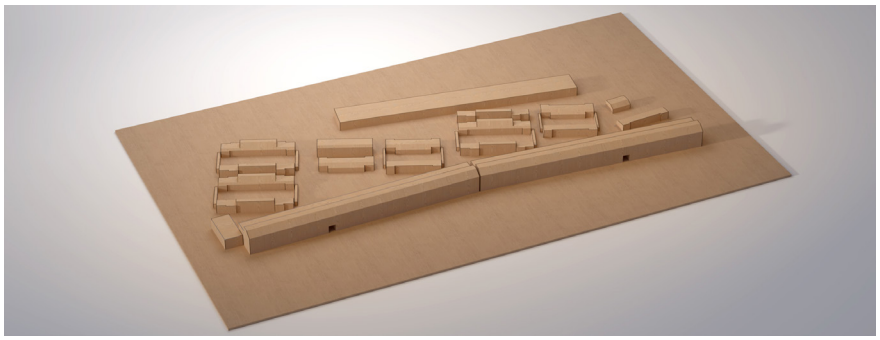


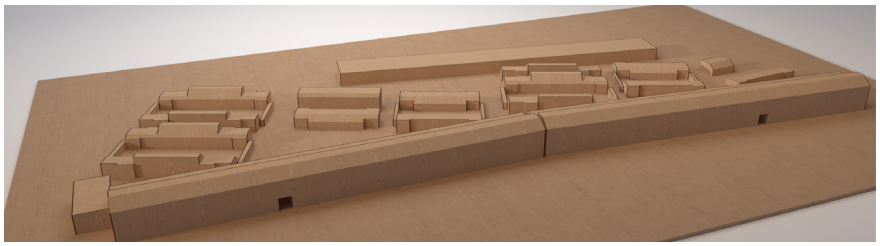
LITERATURE STUDY



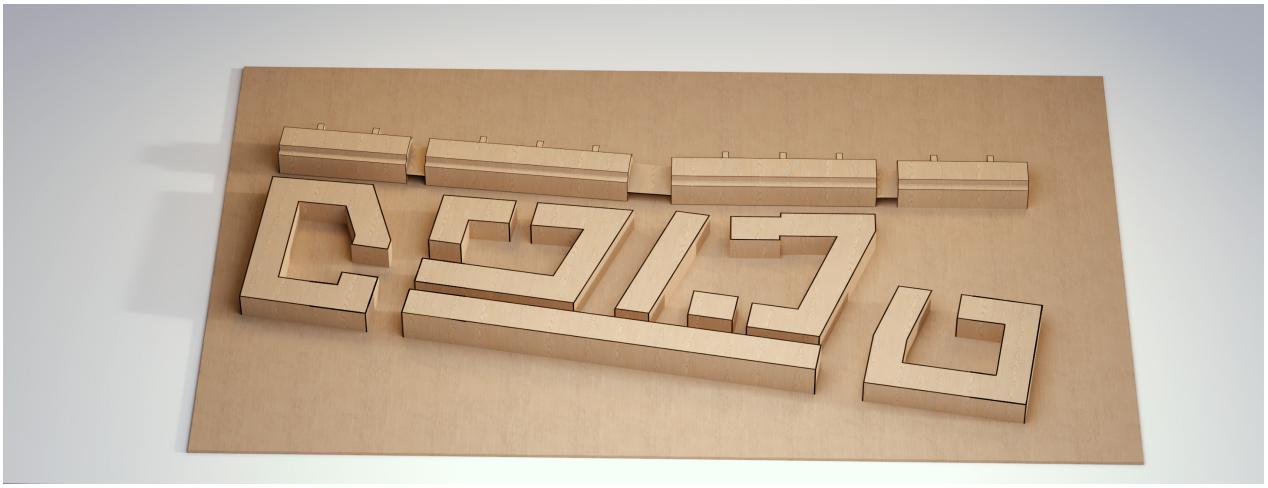
Liveability has to do with urban structure, because due to the urban structure there are few eyes on the street at the moment and this is why you create these claves. That's why the urban structure has to be adjusted and that's why I started working on the urban structure. The urban structure. Is a big problem here because Hoptille was once designed to actually turn its back on the city. That has caused a lot of problems. We also have the sustainability question from the City of Amsterdam: Hoptille must be made sustainable.

CURRENT SITUATION

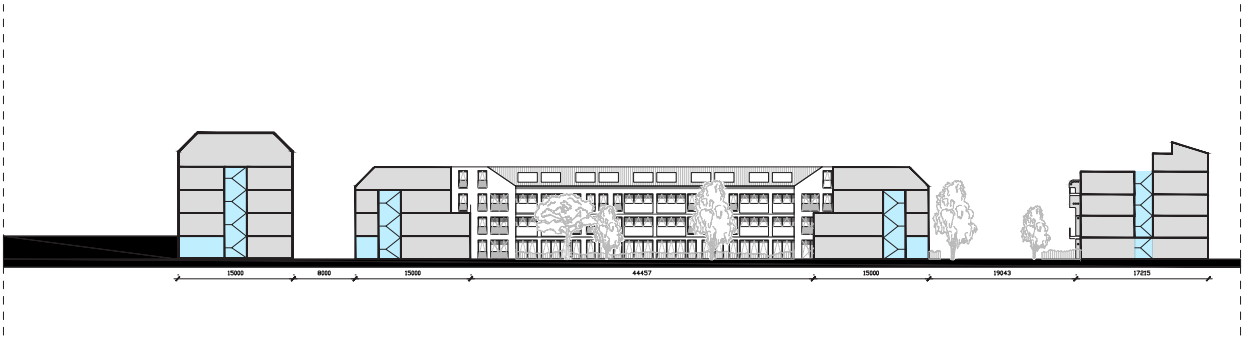




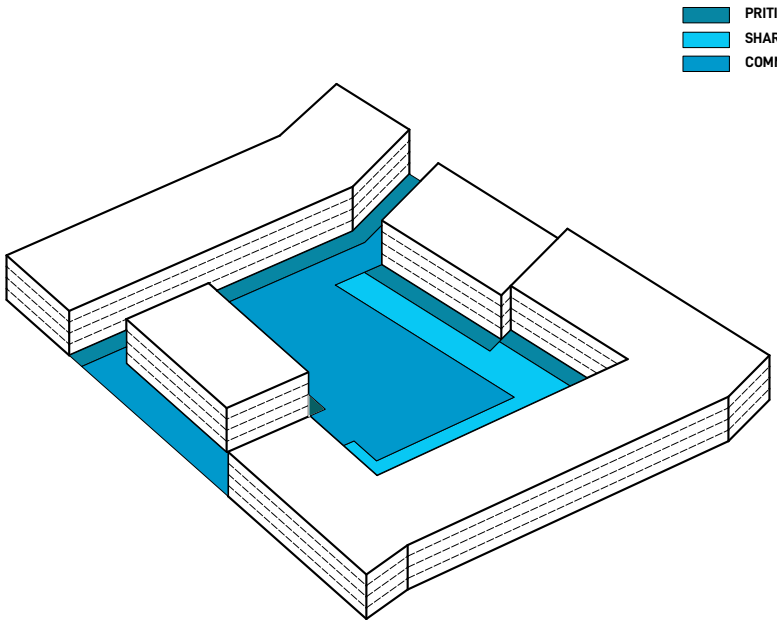
First, it is important to determine and define what is considered heritage and what is not. The municipality's vision shows that much more new housing will be needed in the future. I have to respond to this. This means that certain houses will have to be demolished. I have chosen to demolish the low-rise in this area and renovate the long block. I made this choice because the low-rise does not meet current requirements and is not appreciated by the residents. They see it as a 'bad design'. Moreover, the long block is characteristic of the area and has elements of 1980s architecture. That's why I regard it as heritage.



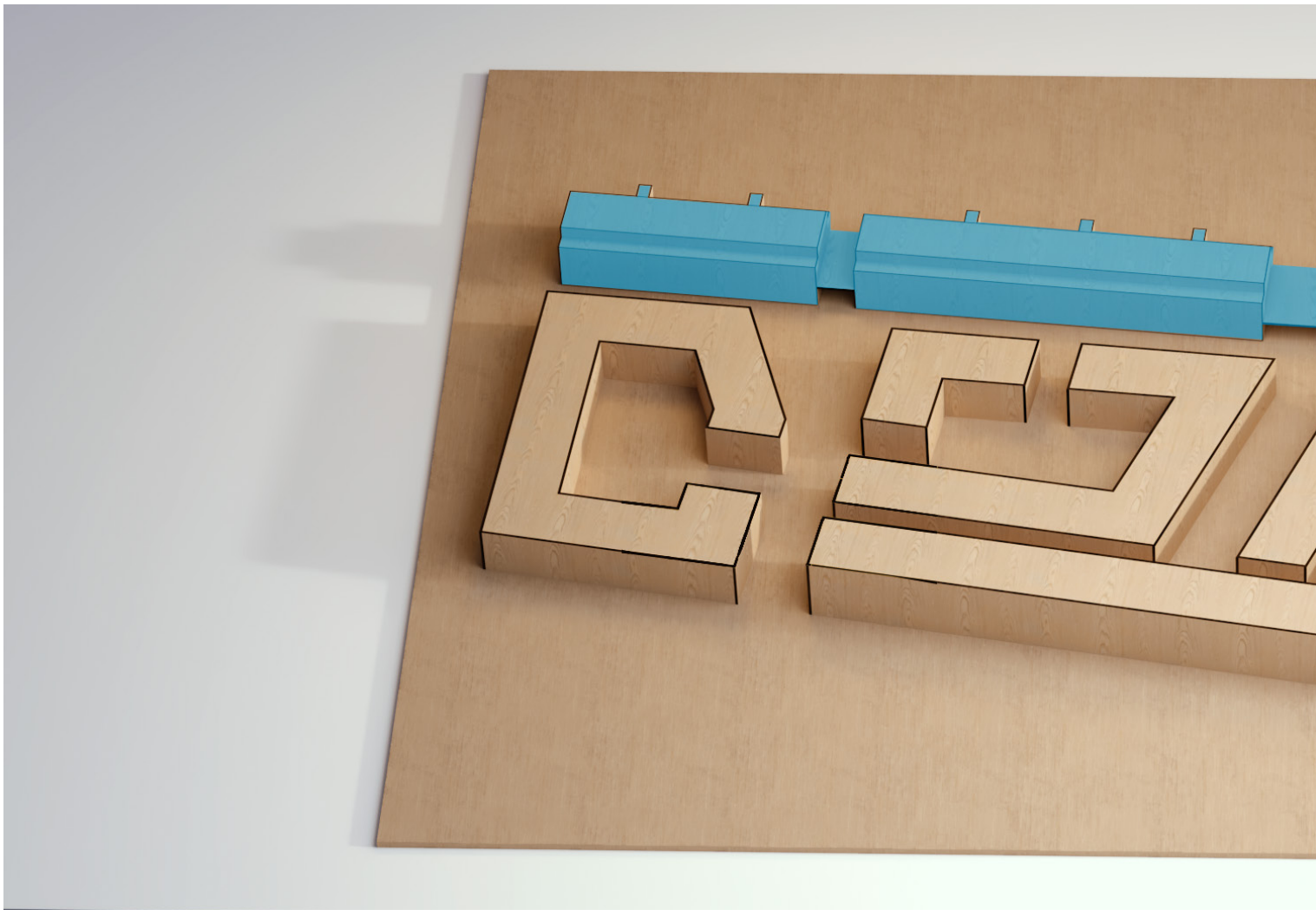
I created a lot more qualitative greenery. For the rest, I actually kept the original structure of the urban development. But I adjust it in such a way that there is a lot more transparency and passage and much better gradation of public space to private space.



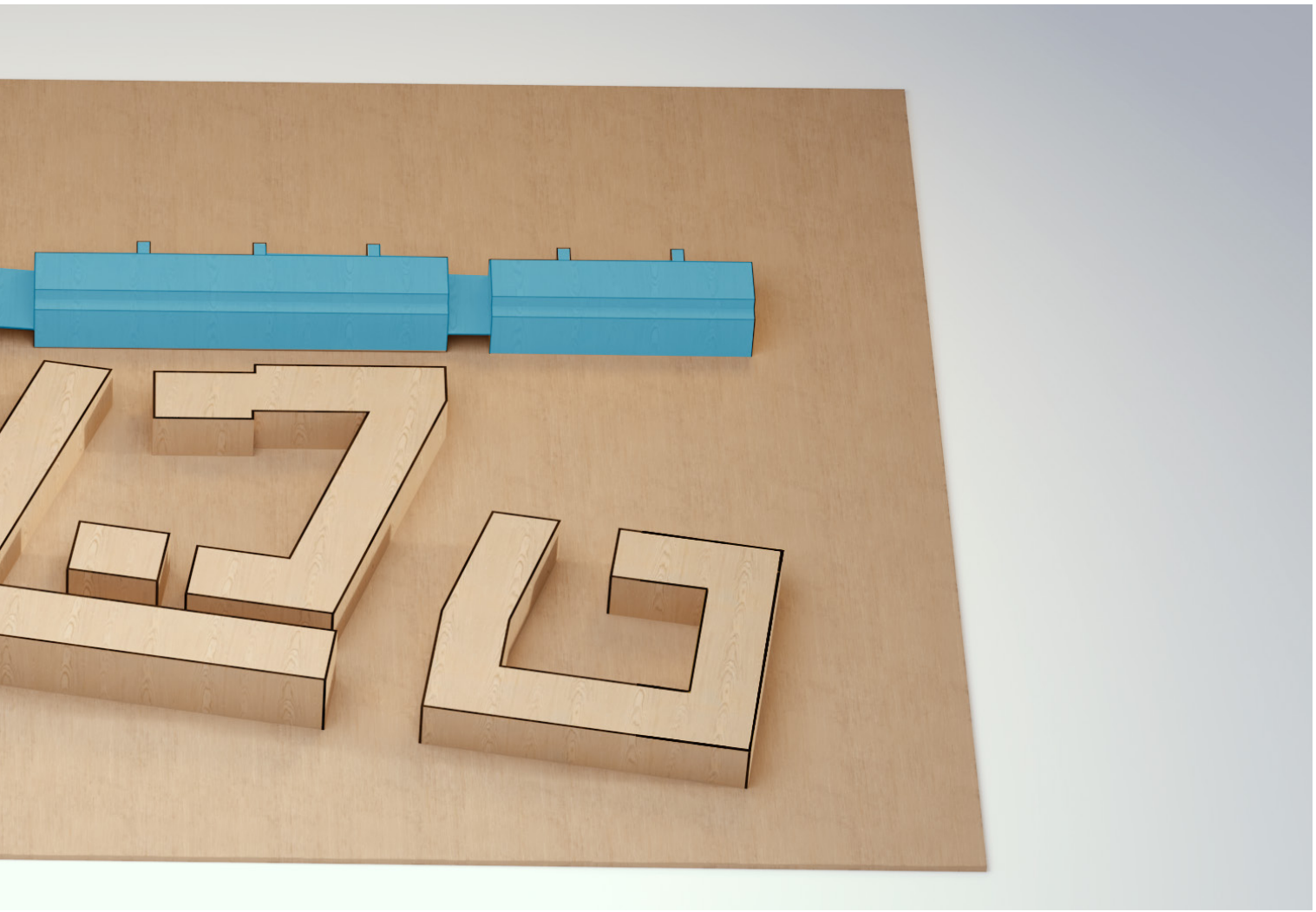
In this section, we have created interaction between the building blocks and have not closed them off completely from each other. Courtyards make it possible to place more functional greenery. And to get more sightlines and social control in the neighbourhood. All this improves liveability in the neighbourhood.



The research by Jan Gehl and Jane Jacobs shows that the courtyard should not be closed, but open in order to be used as much as possible. At the same time, there should be a clear boundary between private and public space.



It is my starting point to do this as an assignment of a housing corporation, in which I want to show what is legitimate and as realistic as possible. The important thing is to look at the high-rise buildings and adjust them where necessary to improve liveability. This is therefore also the block I would like to concentrate on.



What are challenges of the m

04 | Feeling of safety

06 A | Greener

The Corridor

nid-rise building of Hoptille ?

ry lack of quality

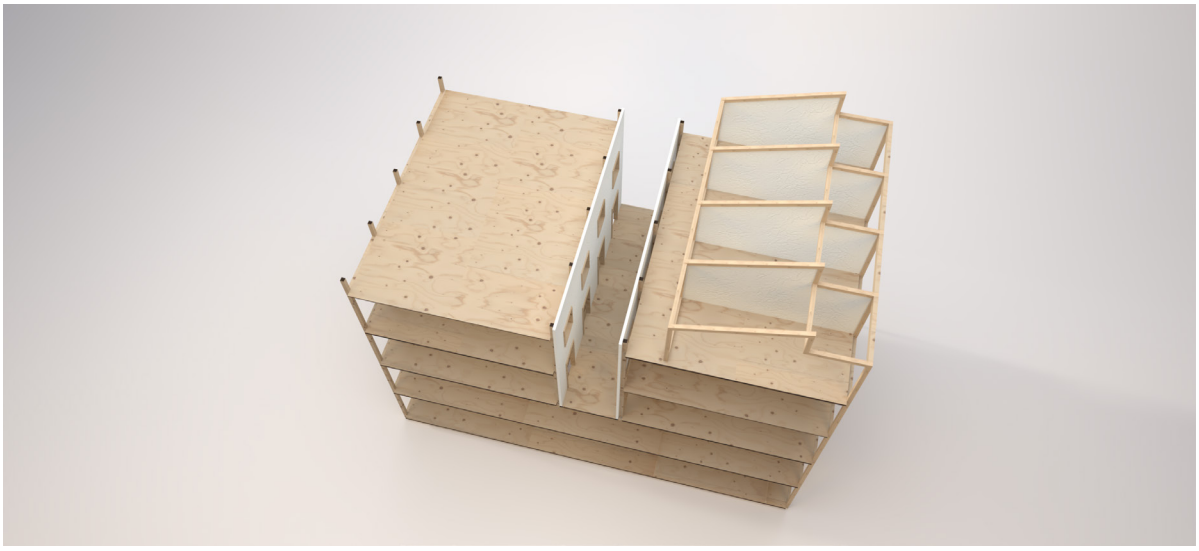
A | Maintenance - building

A clear demarcation between public and private space

Safety was a major issue when it was first delivered. This is something that has been dealt with time and again, but no result so far.
The first starting point is the corridor. The corridor provides a lot of trouble in the building. Because people outside Hoptille come to the corridor to use or deal drugs, but mostly to chill with friends.
The second principle I want to address is the clear boundary between public and private. When this building was built, the idea was that there should be a good relationship between inside and outside, but unfortunately because the building was turned, there was no connection between the back façade and the rest. The front doors were turned and suddenly the back facade was the front door, so there was no relationship between inside and outside.

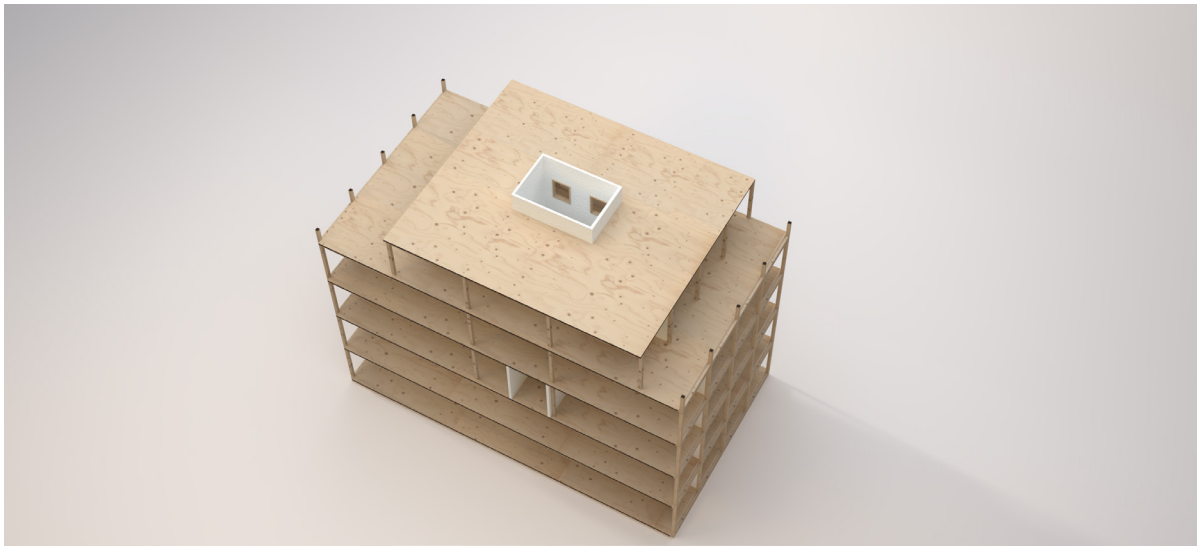
Current Situation

Option One



I made several models to test the interventions I made during the process. This is the situation in the corridor of the Hoptille. It is a very long corridor with no sightlines, so there is no control over who is in the corridor. The first option focused on demolishing the floors above the corridor, allowing more daylight to enter, but it soon became clear that this would cause major problems. Firstly, the diversity of housing types, but also the privacy due to the façade openings facing each other.

Option Two



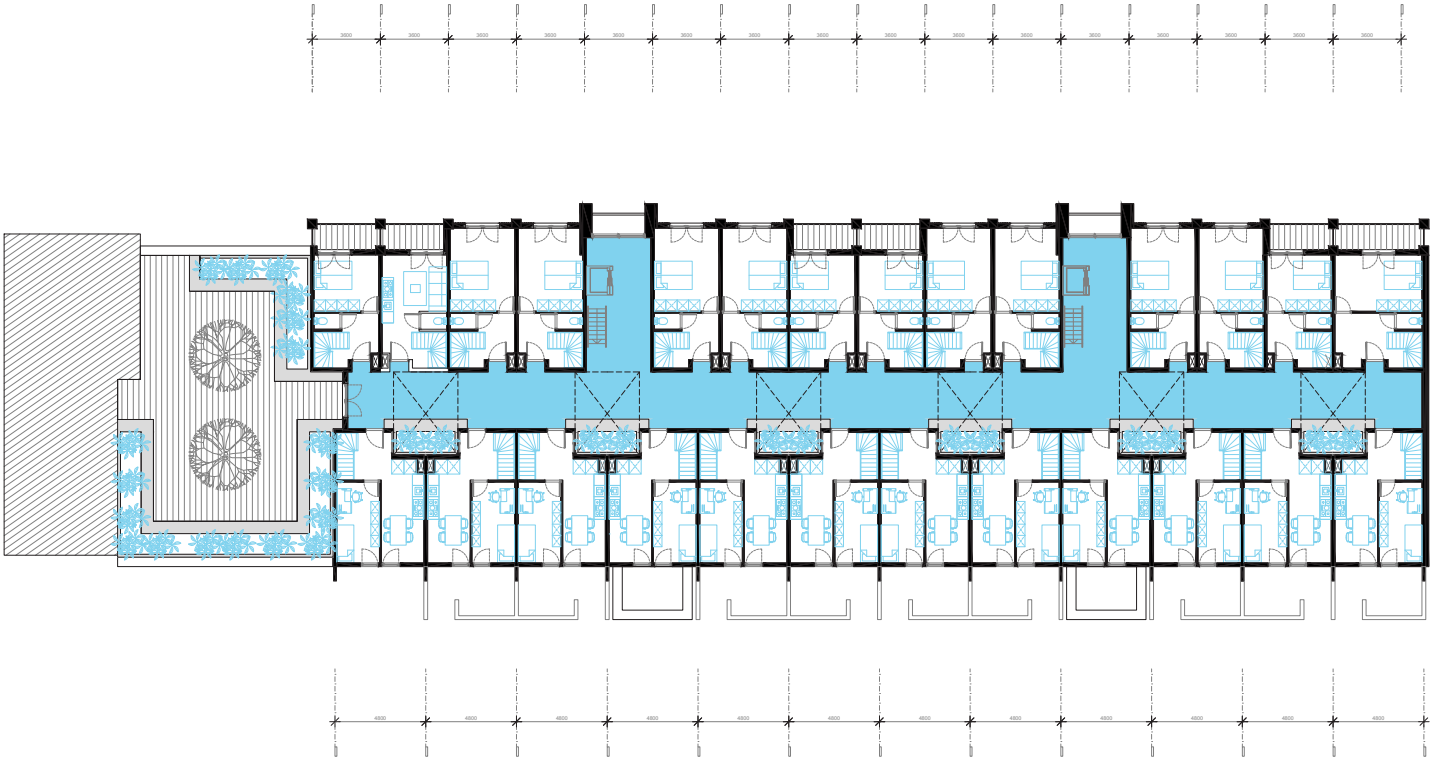
The courtyard brings more daylight into the corridor. It also creates a place for the neighbours to get together and have a chat, which enhances social control and cohesion in the block.

Courtyard

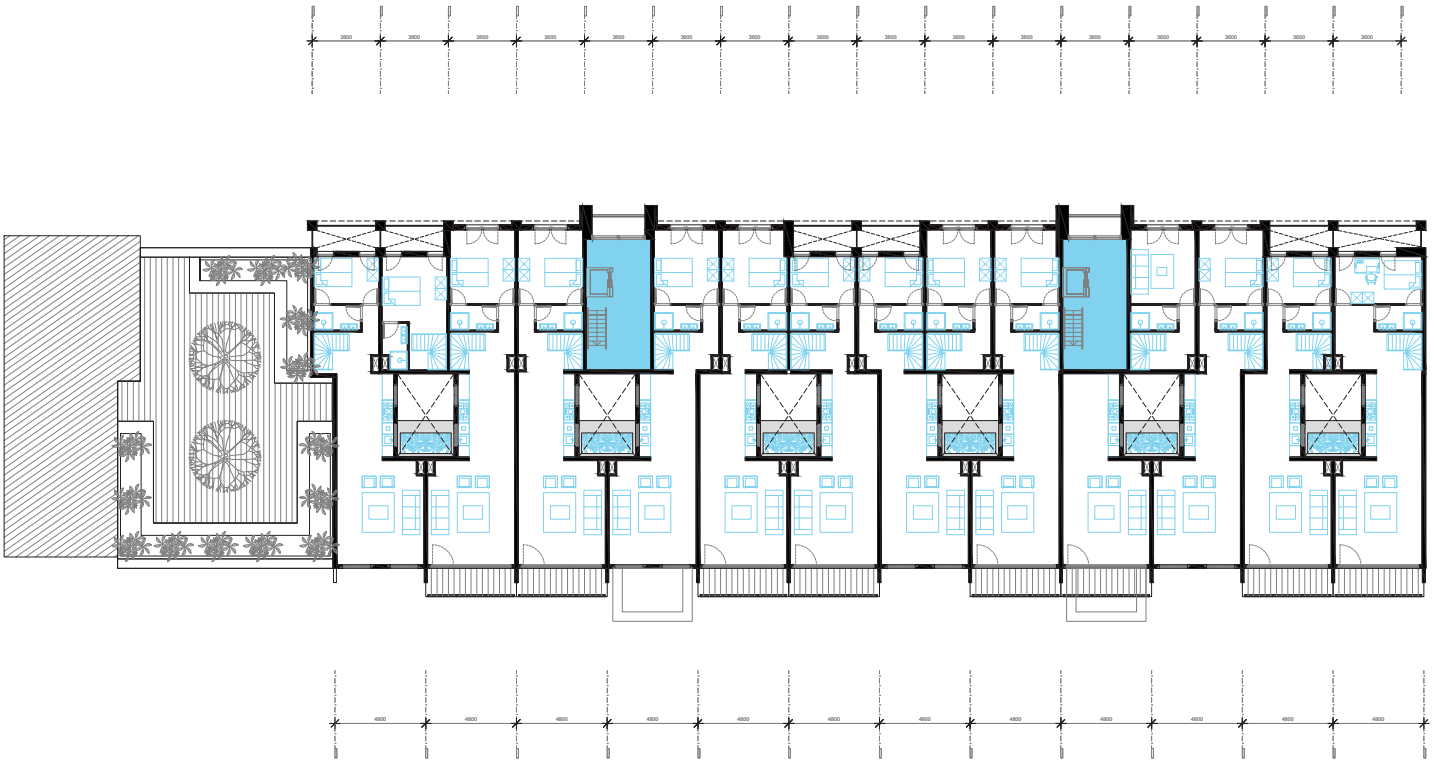
Eyes on the corridor

The kitchens are placed behind this façade opening. By placing the kitchen in this way, you can see the corridor in both directions. If the windows had been on the other side, you wouldn't have that view. So no eyes on the street.

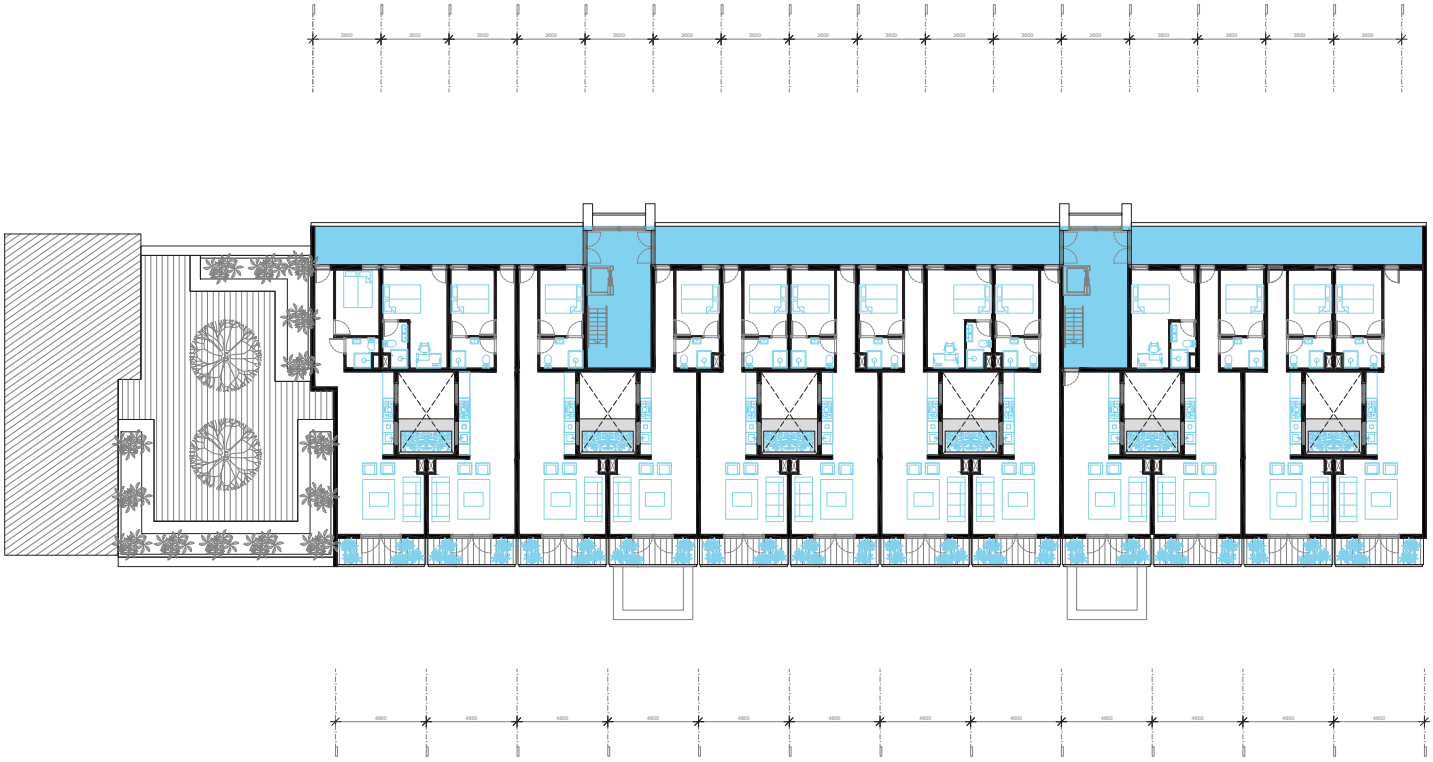
Second Floor



Third floor



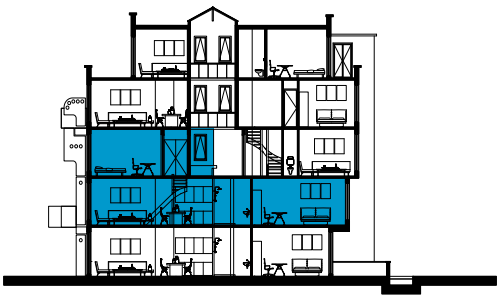
Fourth floor

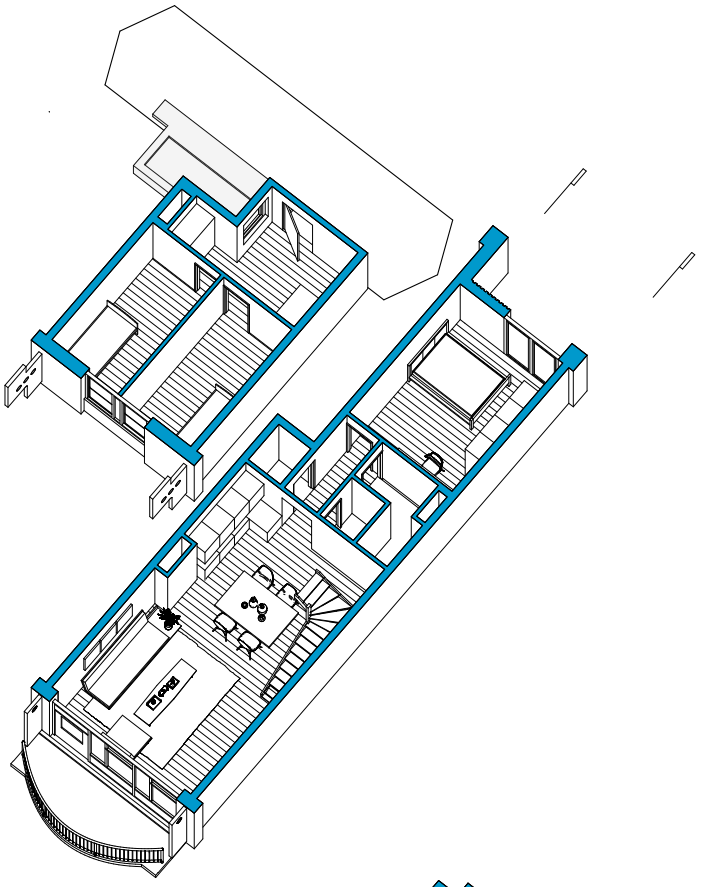


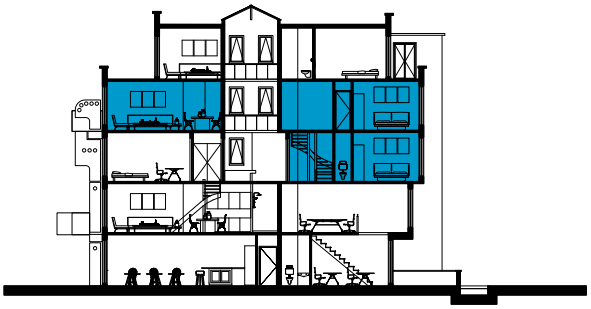
04 | Feeling of safety

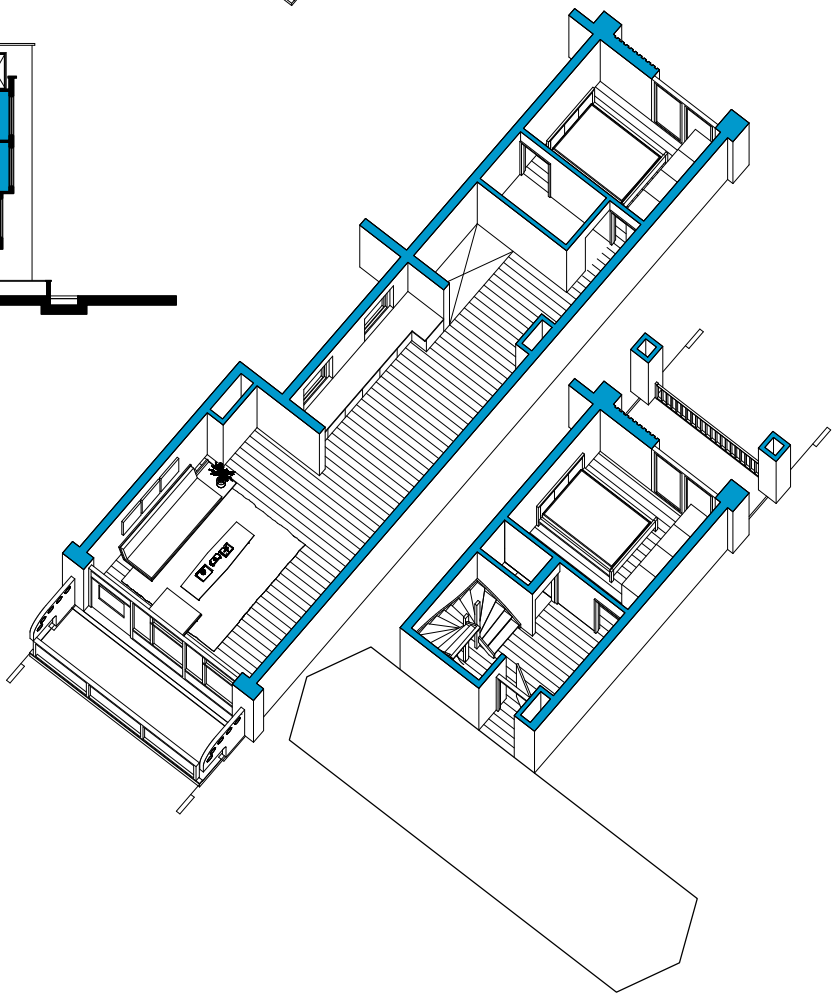
06 A | Greenery lack of quality

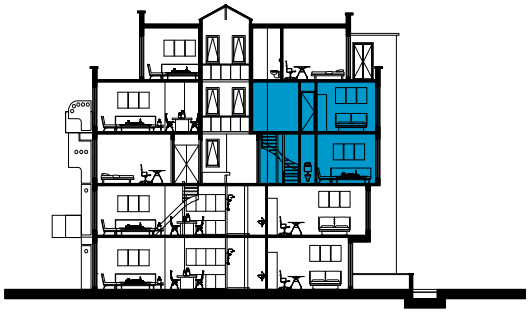
A | Maintenance - building

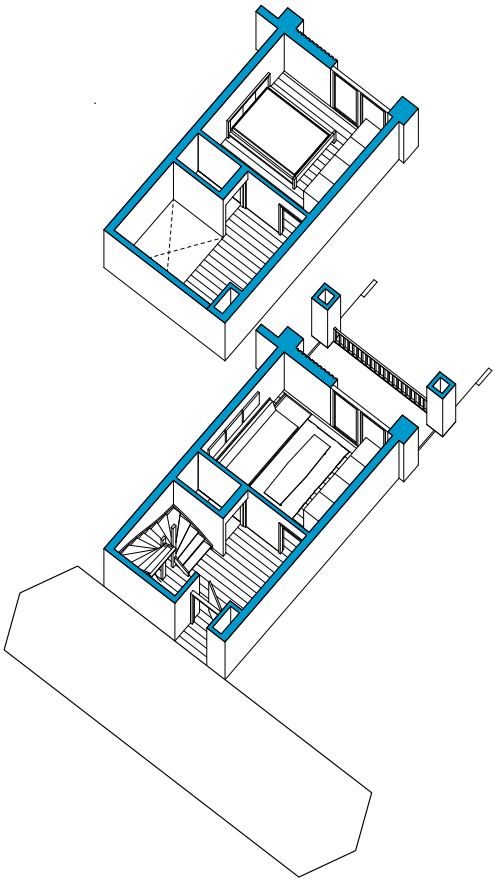


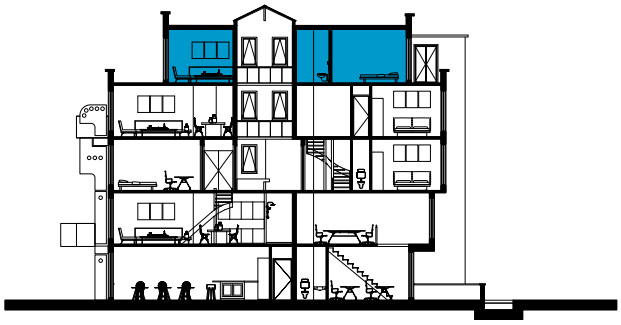


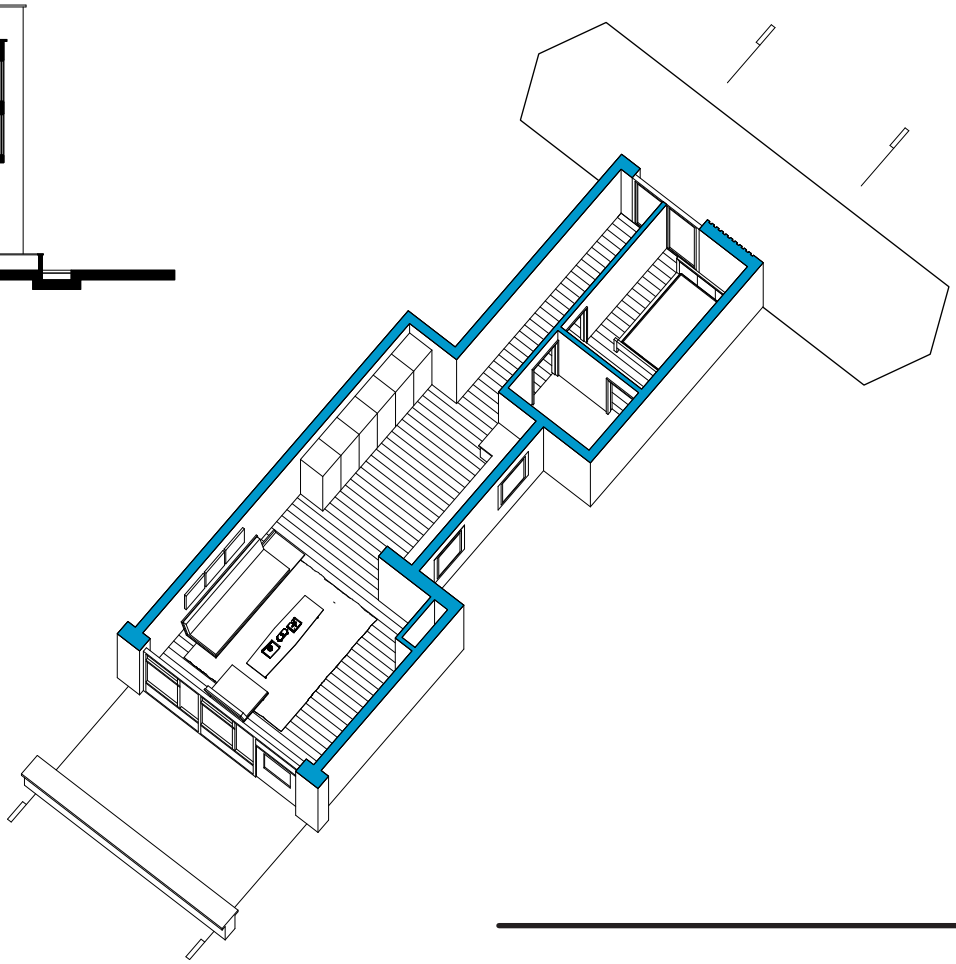


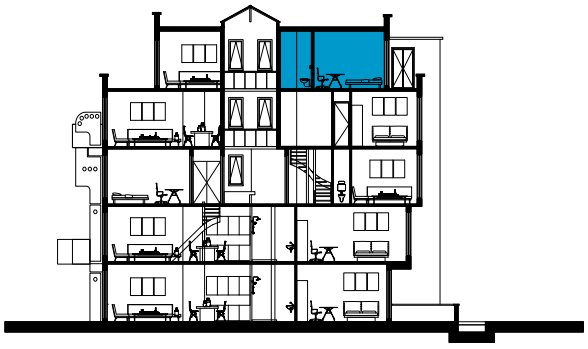


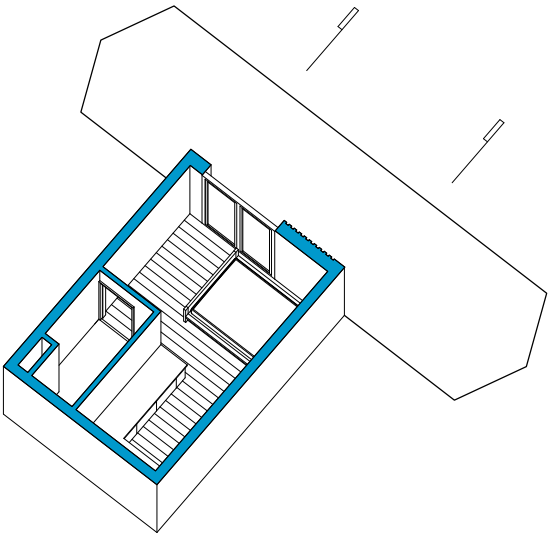








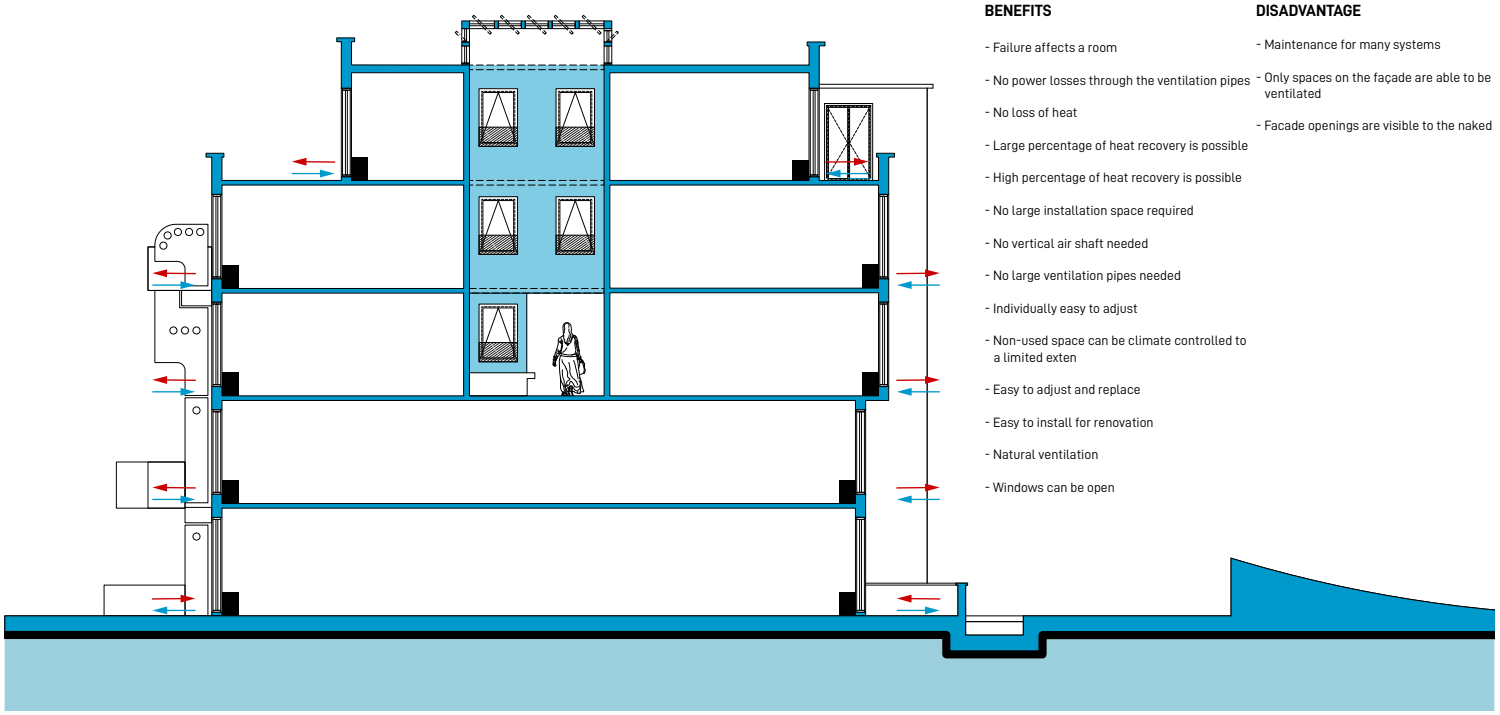




A | Maintenance - building

Climate installation concepts

DENCENTRALIZED



BENEFITS

- Failure affects a room
- No power losses through the ventilation pipes
- No loss of heat
- Large percentage of heat recovery is possible
- High percentage of heat recovery is possible
- No large installation space required
- No vertical air shaft needed
- No large ventilation pipes needed
- Individually easy to adjust
- Non-used space can be climate controlled to a limited exten
- Easy to adjust and replace
- Easy to install for renovation
- Natural ventilation
- Windows can be open

DISADVANTAGE

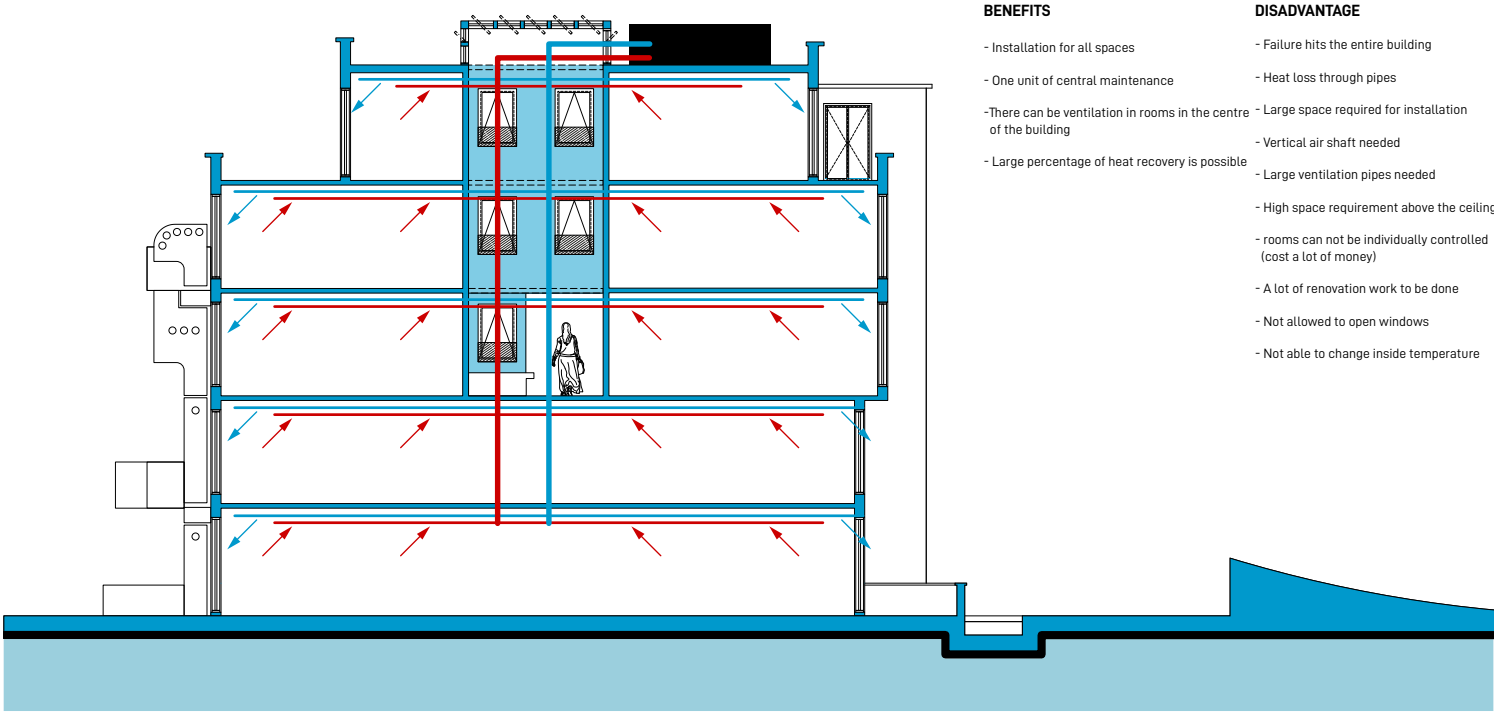
- Maintenance for many systems
- Only spaces on the façade are able to be ventilated
- Facade openings are visible to the naked

"The decentralised installation would initially be more beneficial in a
transformation project. because you can install a heating radiator at the bottom of the window frames that brings fresh air in from outside.
However, that is not a useful idea if you want to use a heat and cold
storage system.

The central installation is simpler, in the current situation there are already ventilation channels. And for heating the houses, underfloor heating was chosen because it can be connected to a heat exchanger and use the heat stored in the ground "

Climate installation concepts

CENTRAL



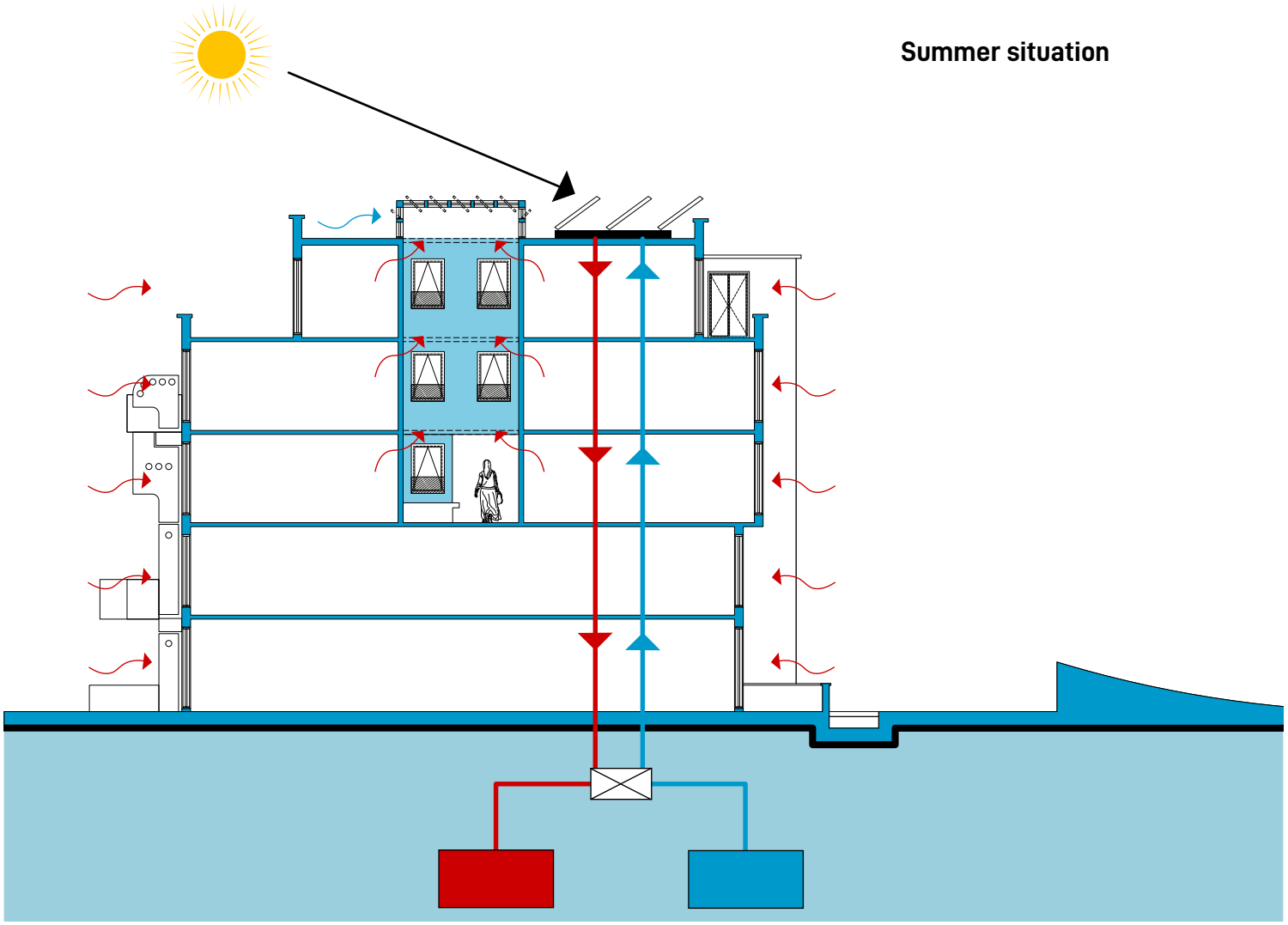
BENEFITS

- Installation for all spaces
- One unit of central maintenance
- There can be ventilation in rooms in the centre of the building
- Large percentage of heat recovery is possible

DISADVANTAGE

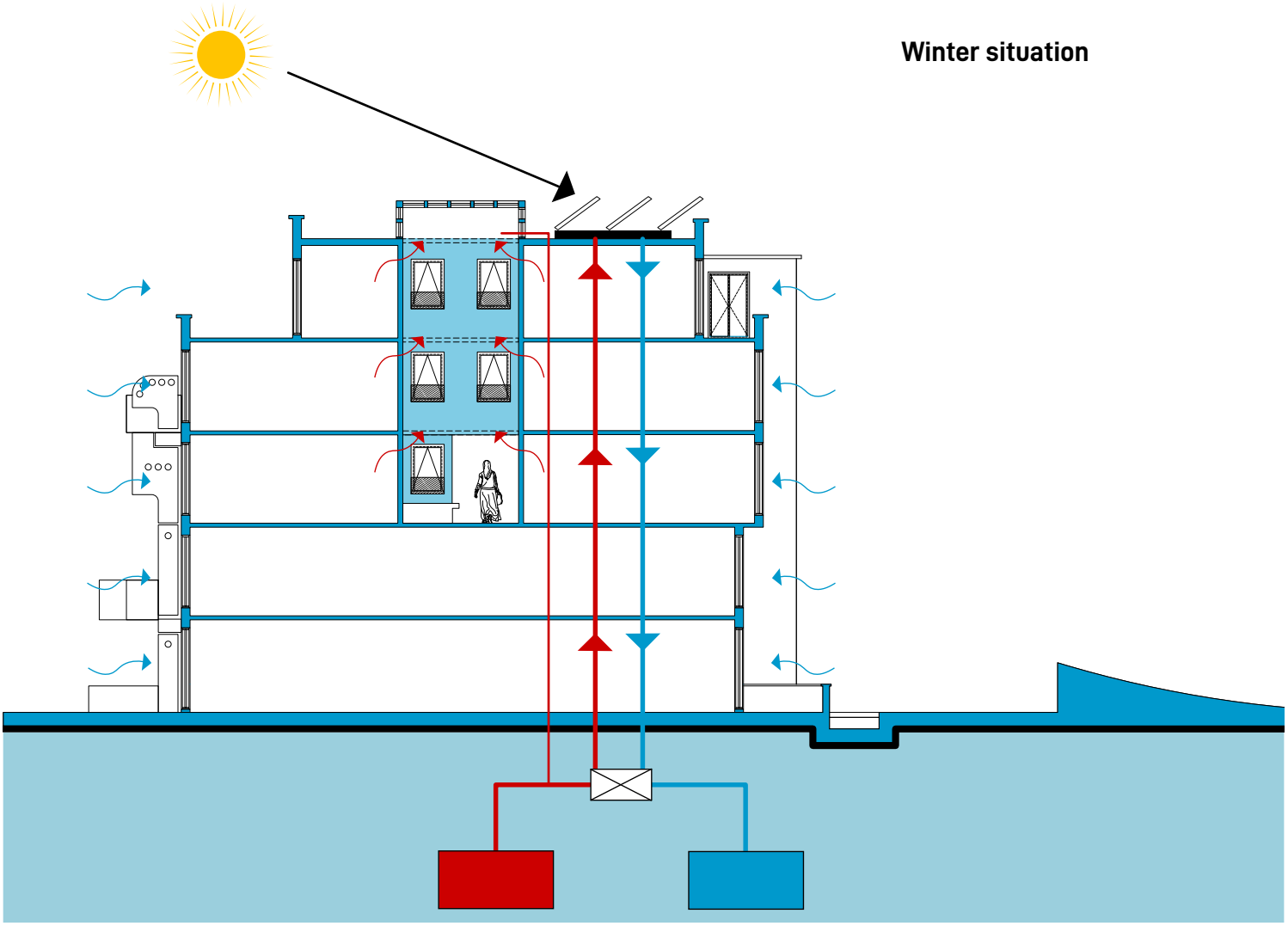
- Failure hits the entire building
- Heat loss through pipes
- Large space required for installation
- Vertical air shaft needed
- Large ventilation pipes needed
- High space requirement above the ceiling
- rooms can not be individually controlled (cost a lot of money)
- A lot of renovation work to be done
- Not allowed to open windows
- Not able to change inside temperature

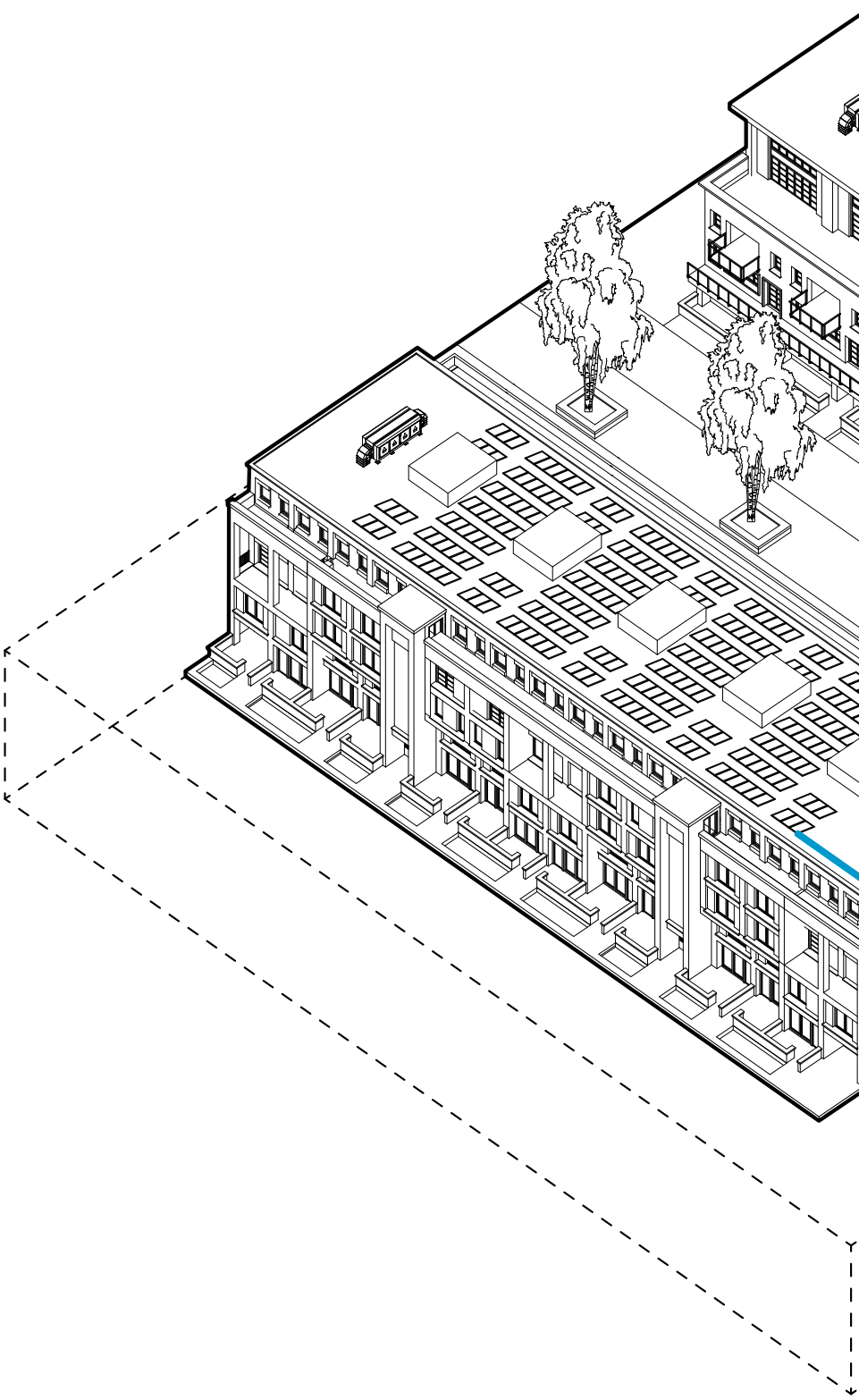
A | Maintenance - building

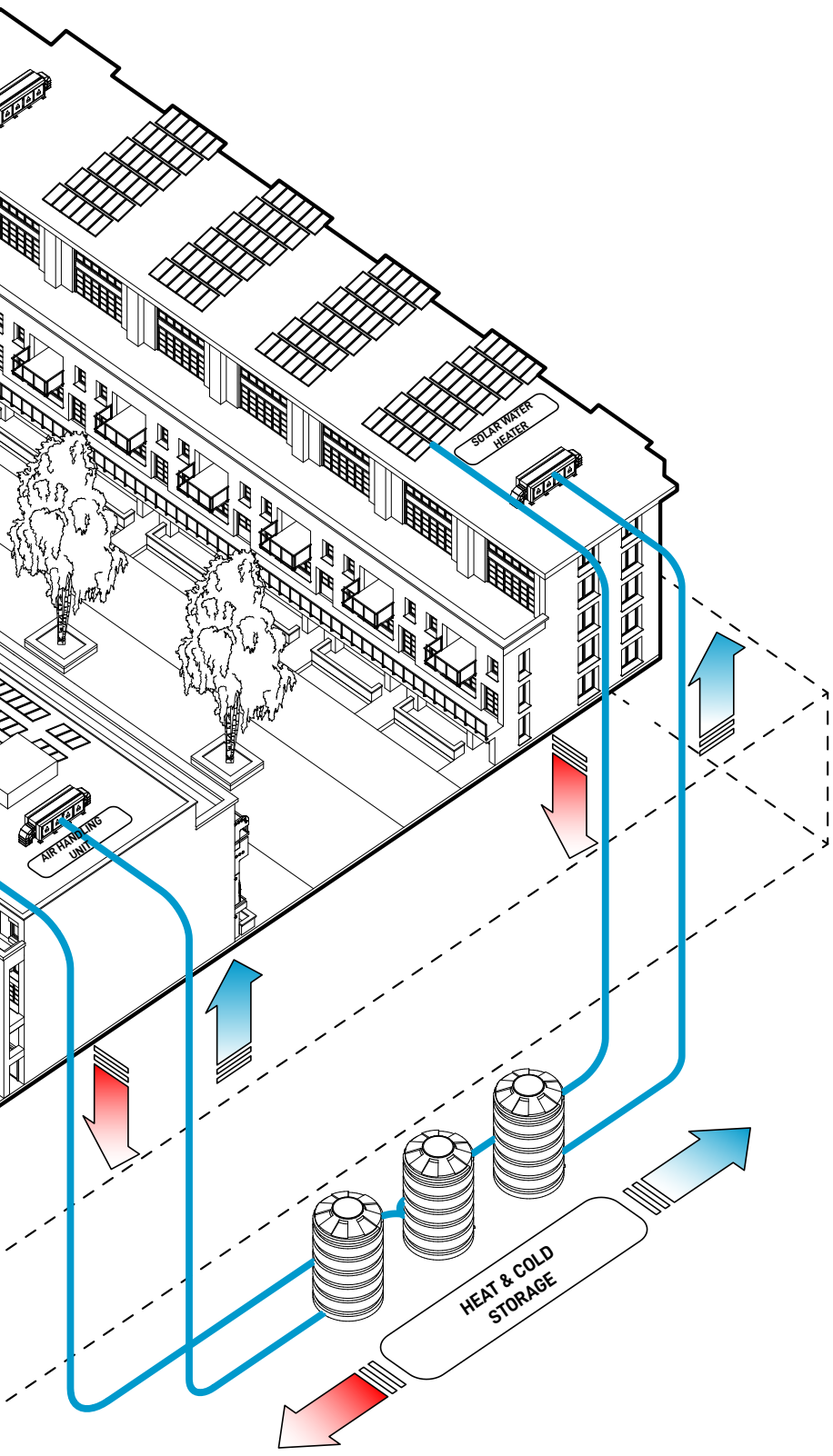


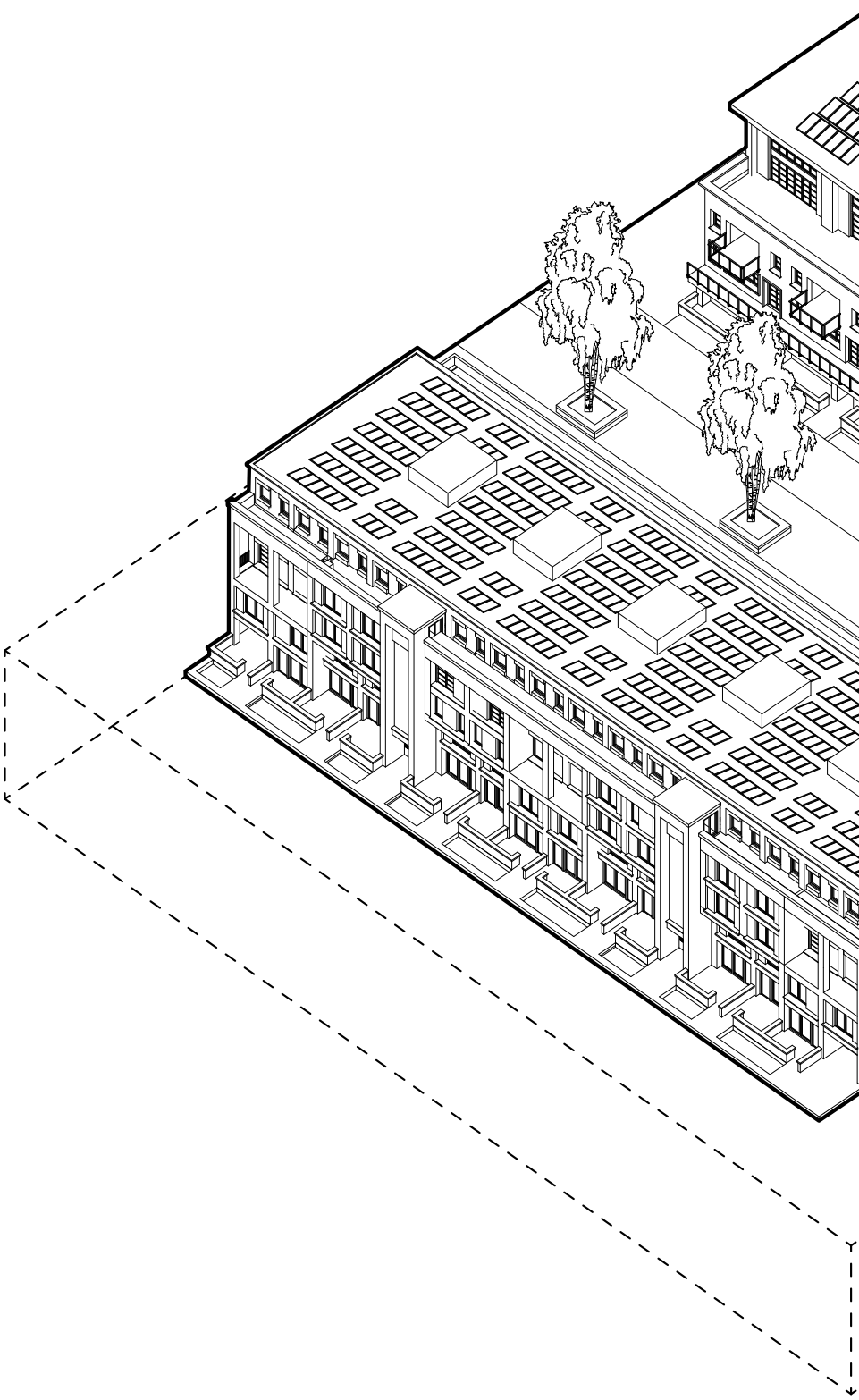
This situation is a summer situation. The courtyard has the benefit of roof windows that open in the summer and allow the houses to be ventilated in a natural way.
There are also solar panels on the roofs and solar water heaters. The solar panels produce electricity and the solar boilers store heat and cold in the ground to make the dwellings more sustainable. The energy costs can also be kept low in this way.
In winter, the opposite of the summer situation is happening: the courtyard is provided with skylights that close in order to store heat.

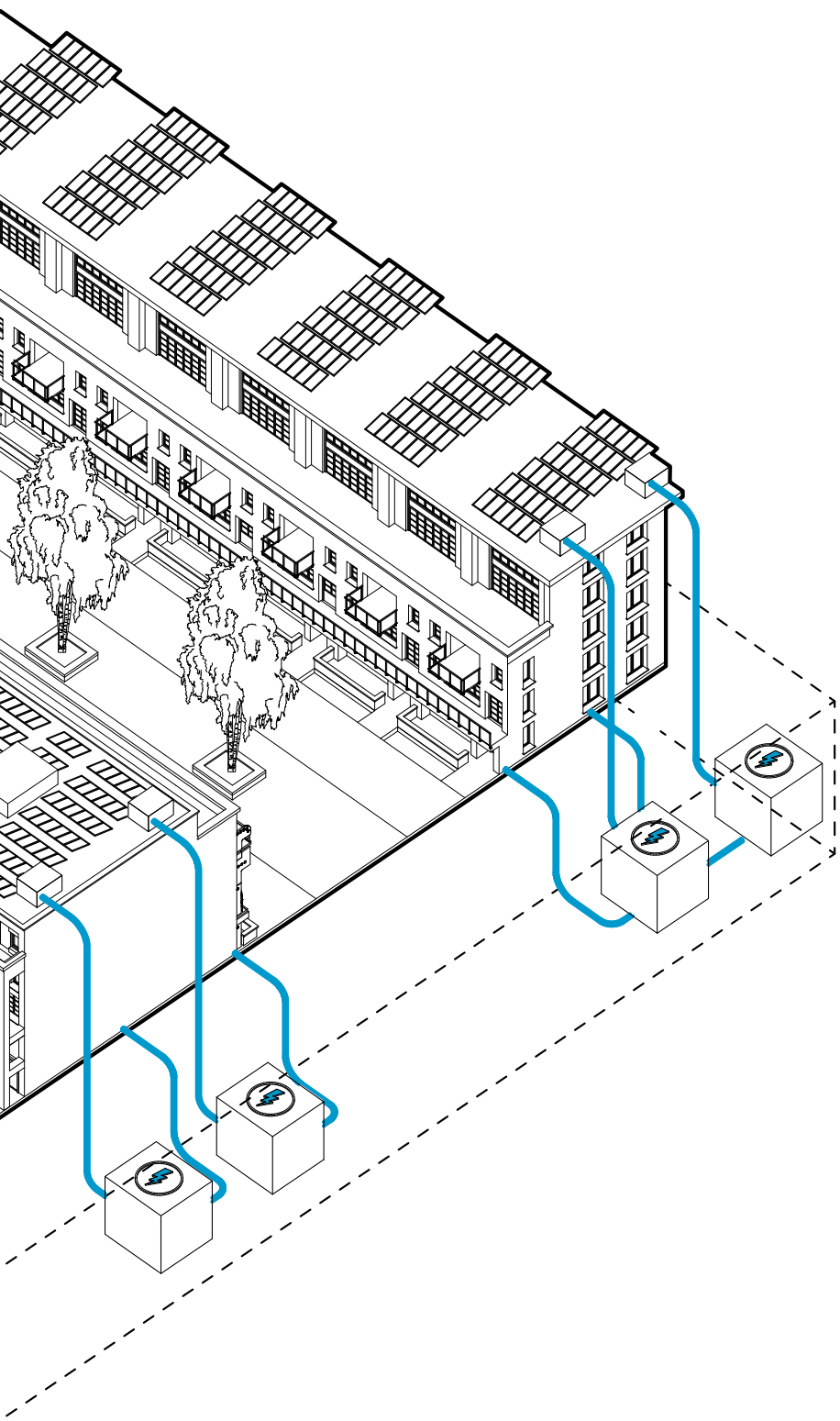
Winter situation



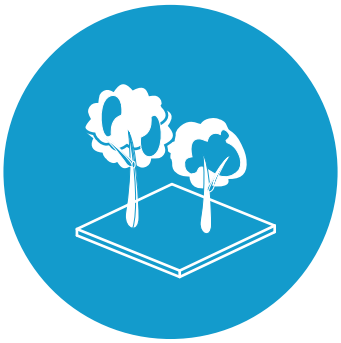



SOLAR WATER HEATER
AIR HANDLING UNIT
HEAT & COLD STORAGE



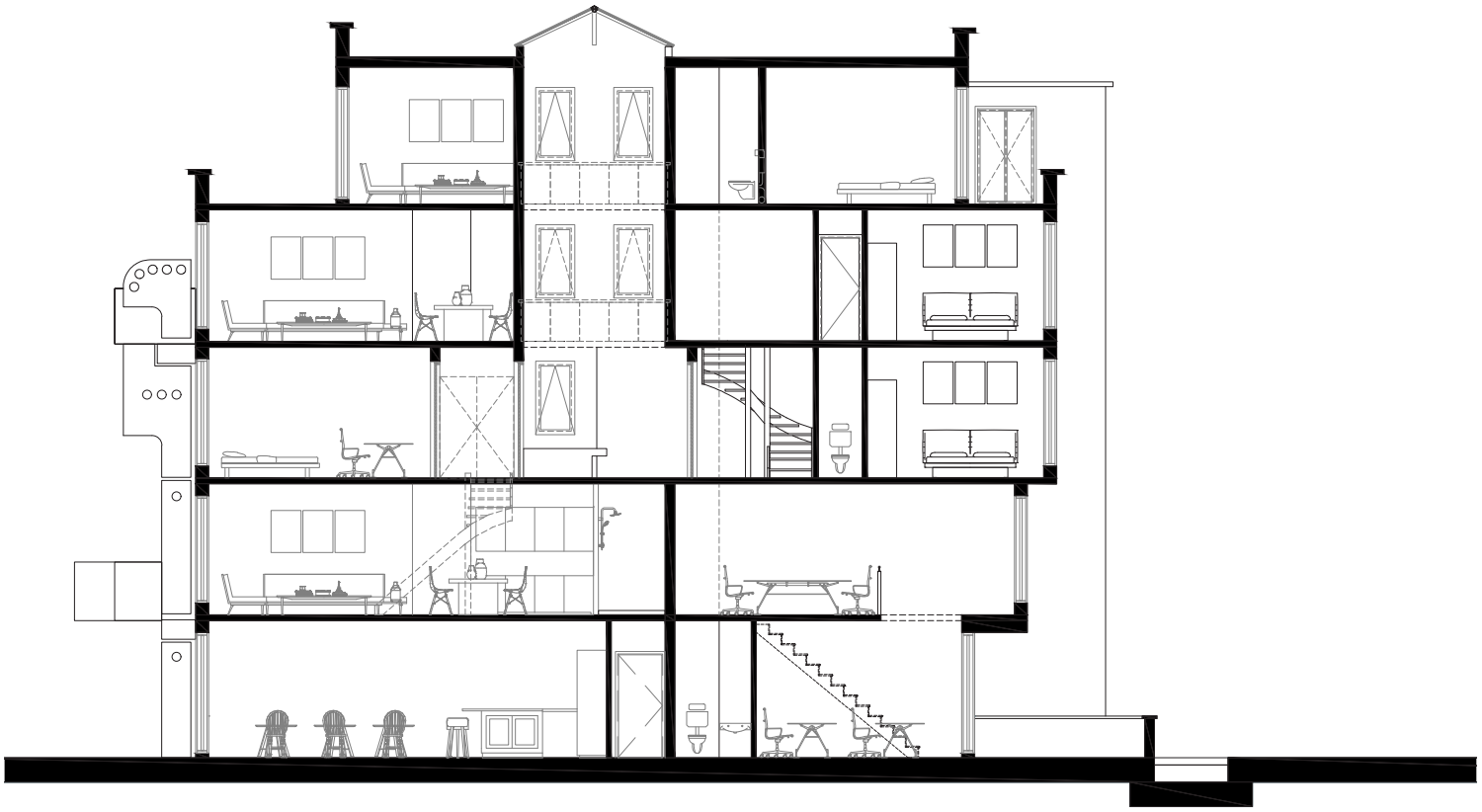


04 | Feeling of safety



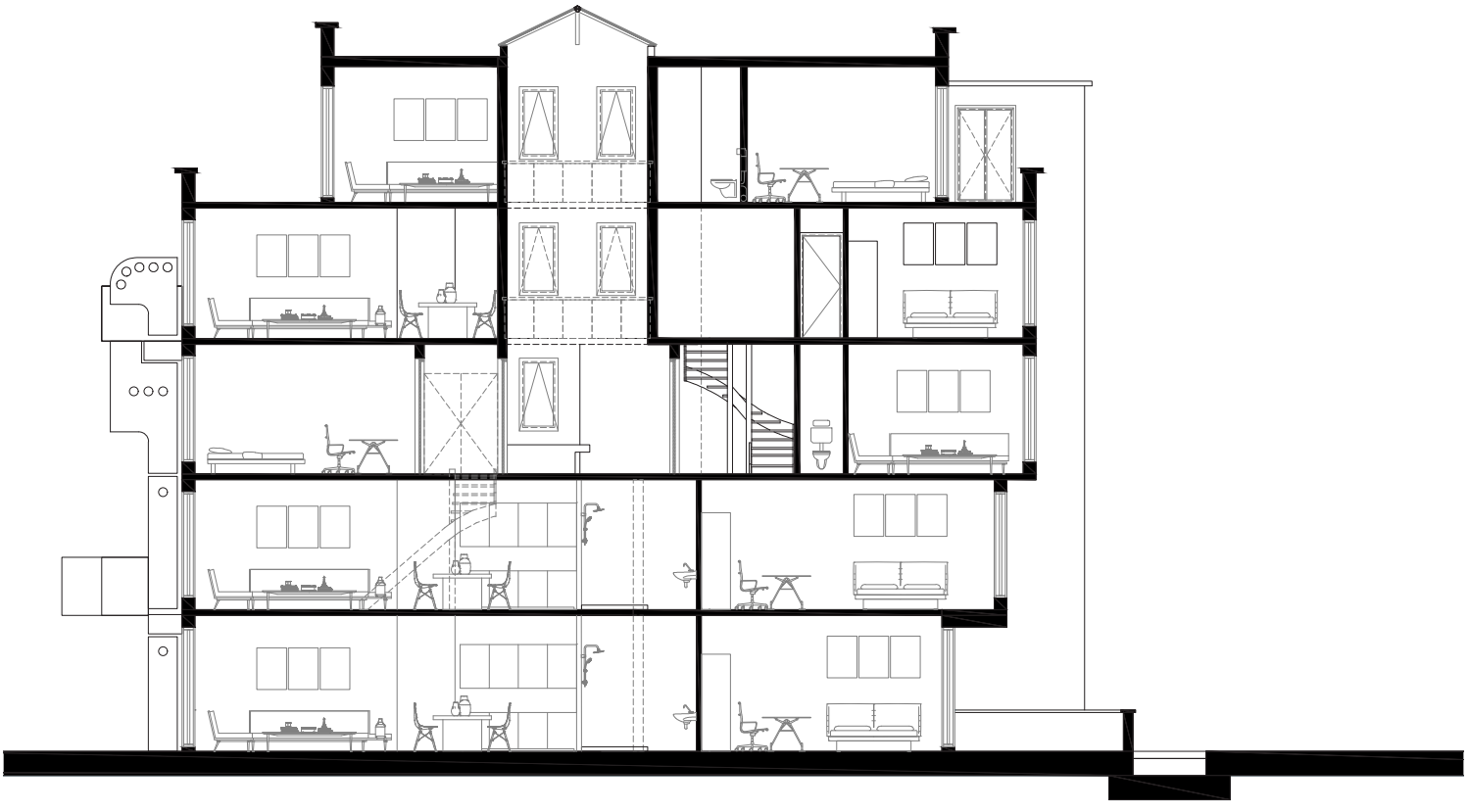
06 A | Greenery lack of quality

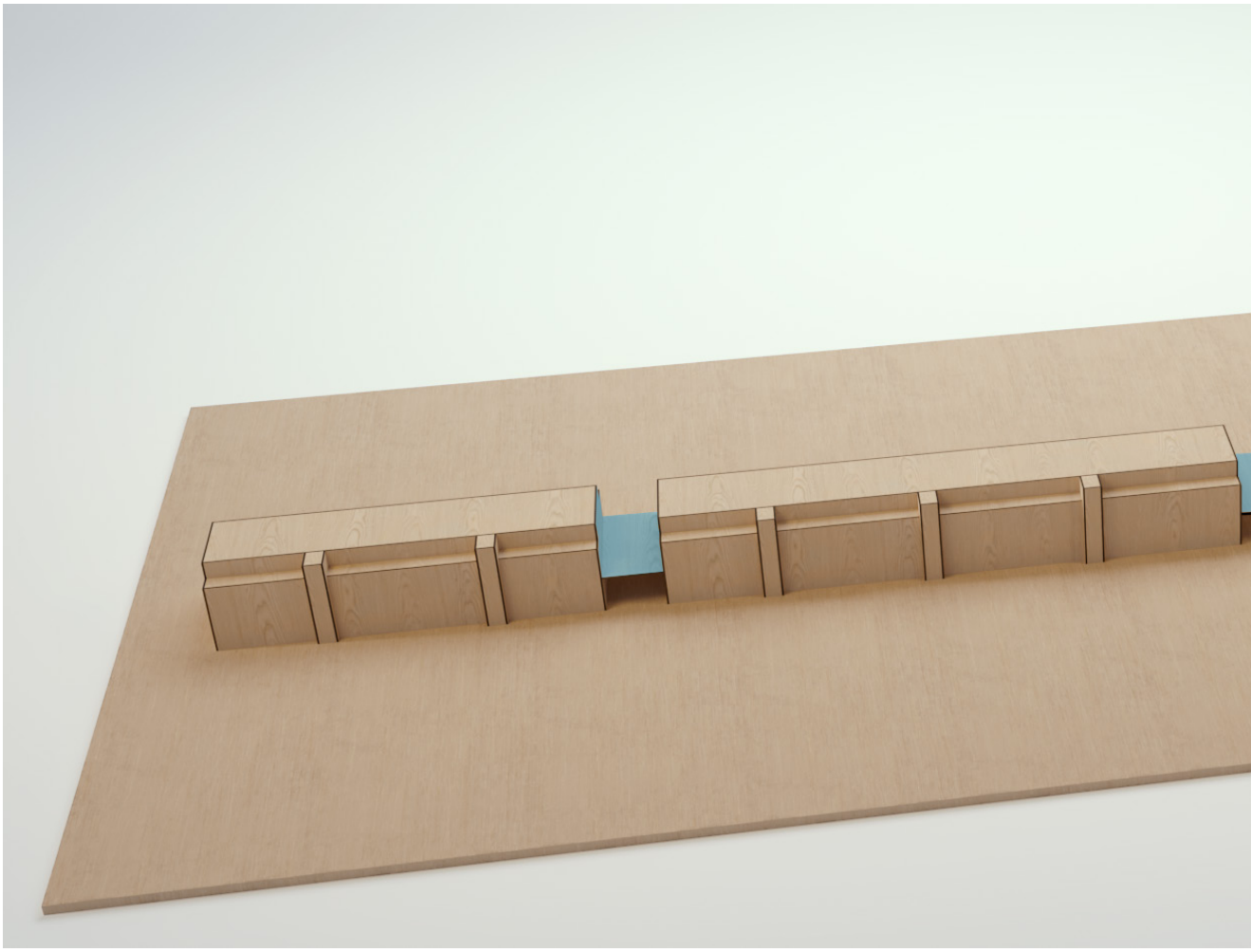
Section A - A



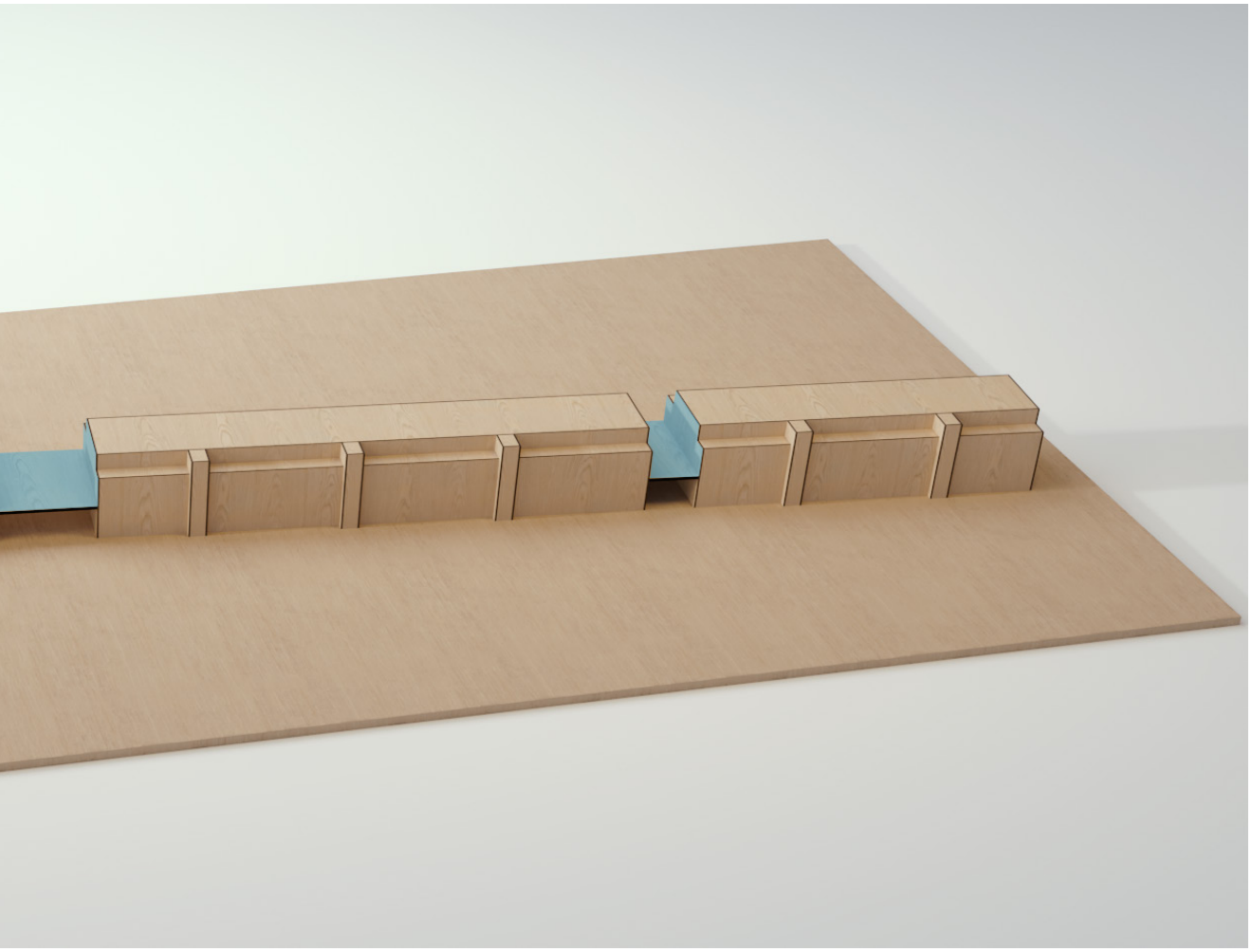
It is my goal to offer different types of dwellings. This is in order to attract people from different social and economic backgrounds and so get more diversity in a block. The most significant thing about this cross-section is that there are different dwelling typologies, such as studios, maisonettes, split-level houses, and so on.

Section B - B





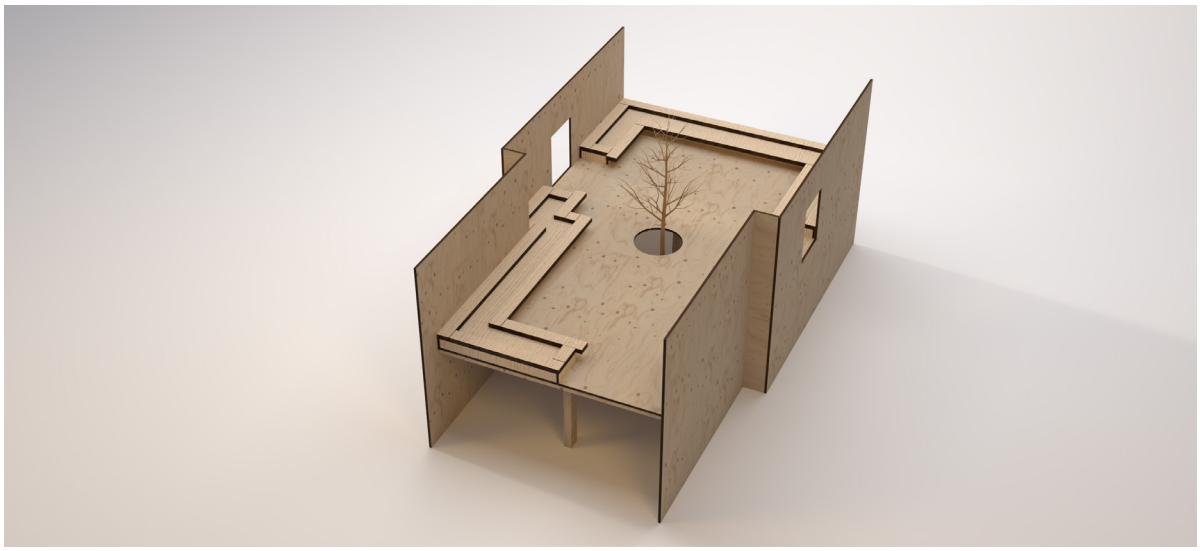
" Community spaces also have a function, firstly to get more eyes on the street, and secondly to offer viewers a space where they can come together. And the bins provide quality greenery. The idea is that residents can get together for barbecues, for example, and children can play there, while parents can observe the children. "

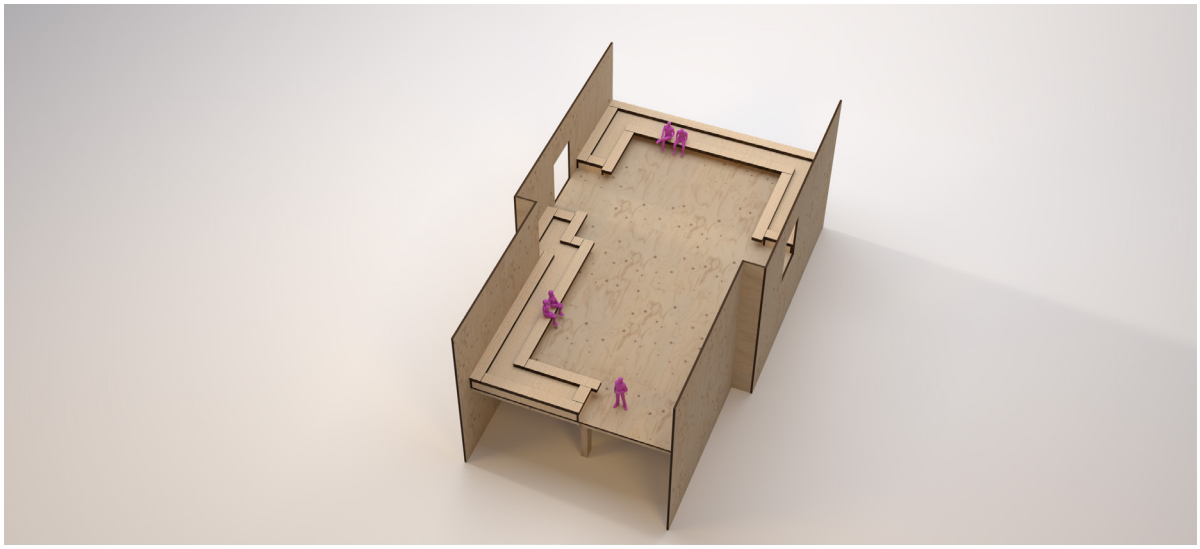


eeling of safety

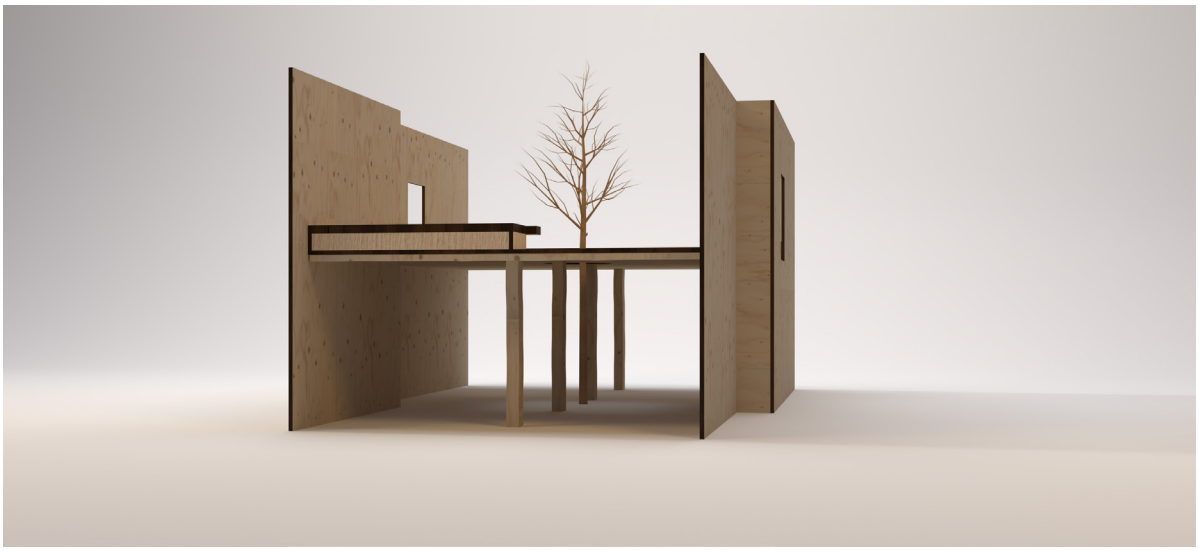
06 A | Greenery lack of quality

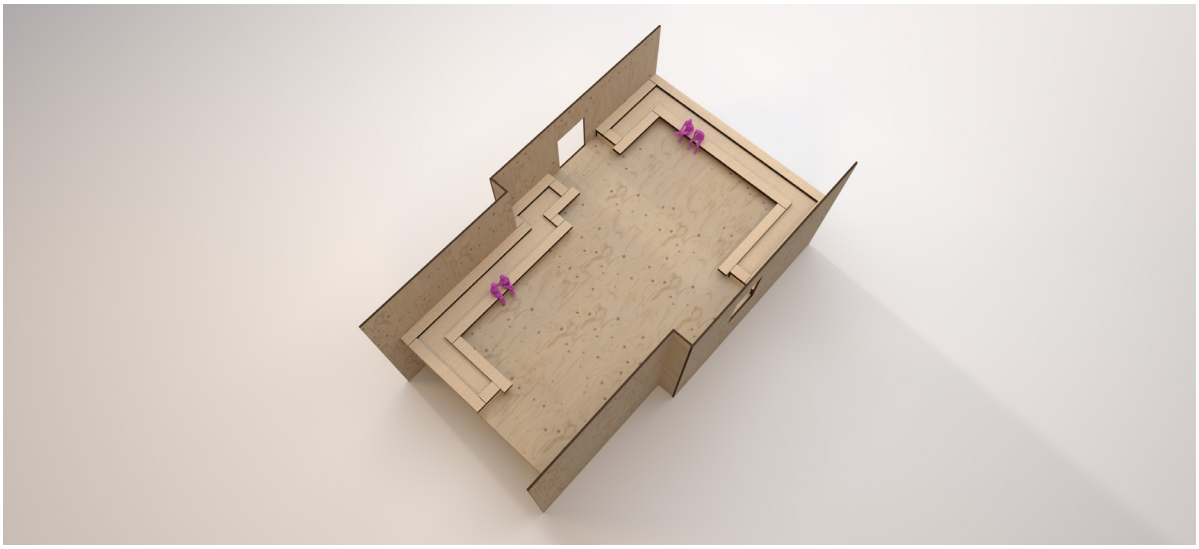
A | Maintenance - building



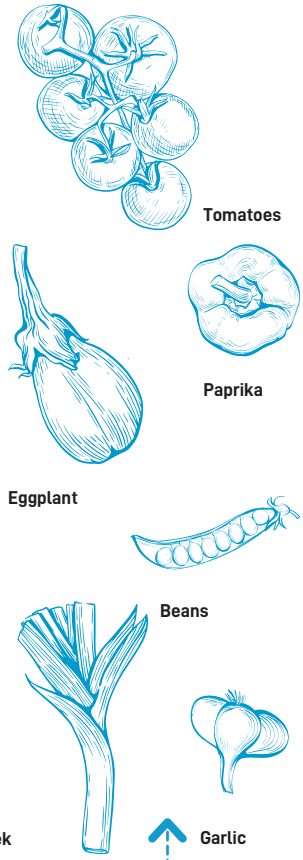


Community spaces also have a purpose, first to get more eyes on the street, and secondly to provide residents with a place to meet.



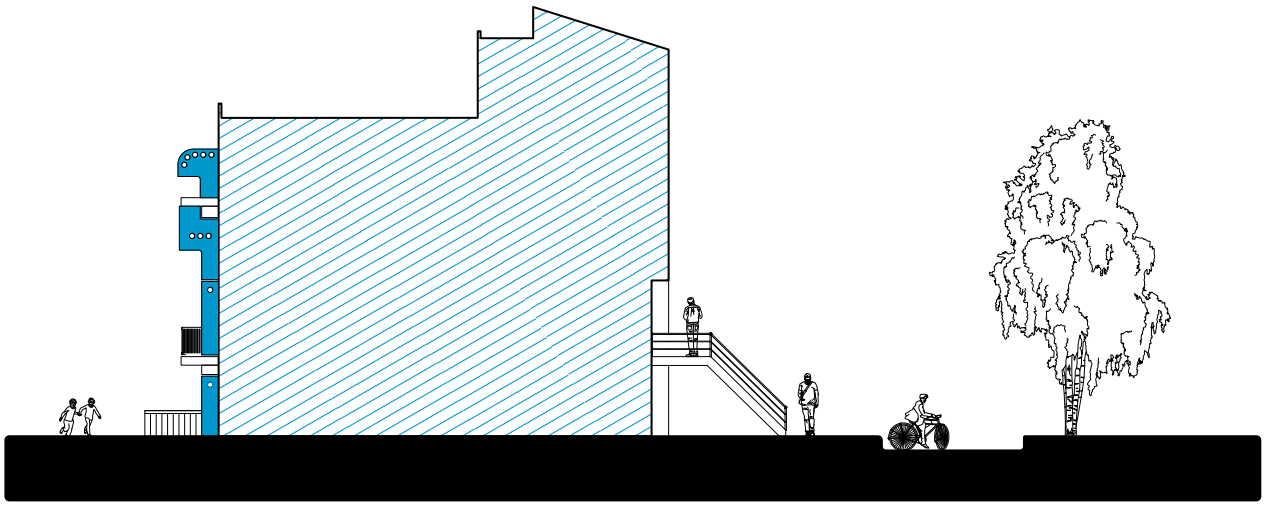


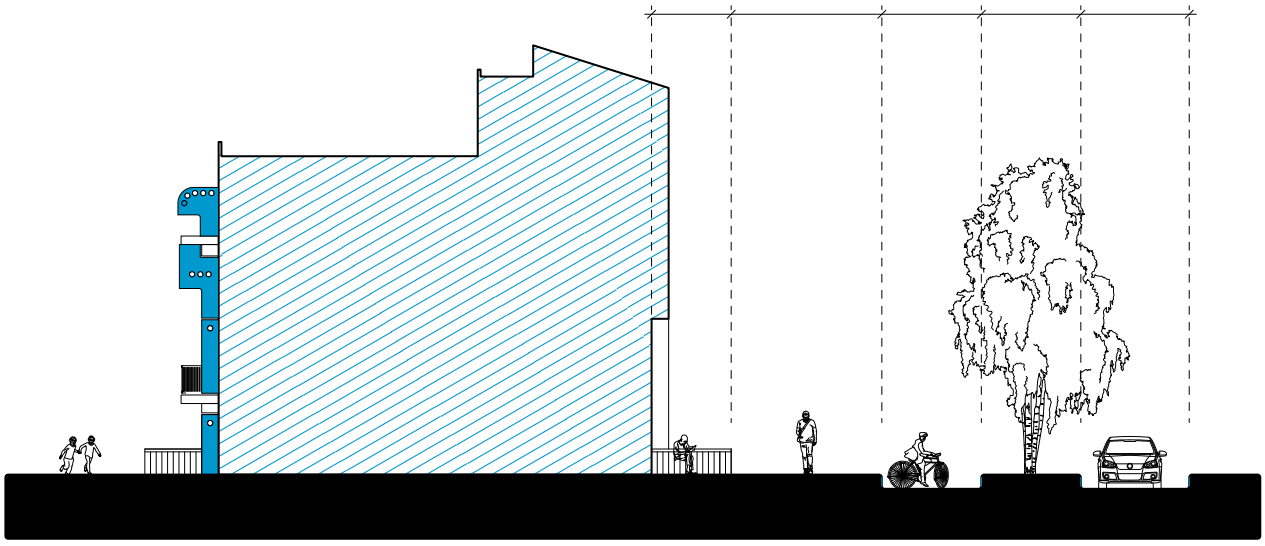
The planters provide high-quality greenery. The concept is that residents can come together to have BBQs, for example. And that children can play there, while parents look after their children.



This area also provides the residents with a place to grow vegetables, which also improves the liveability.

A clear demarcation between public and private space



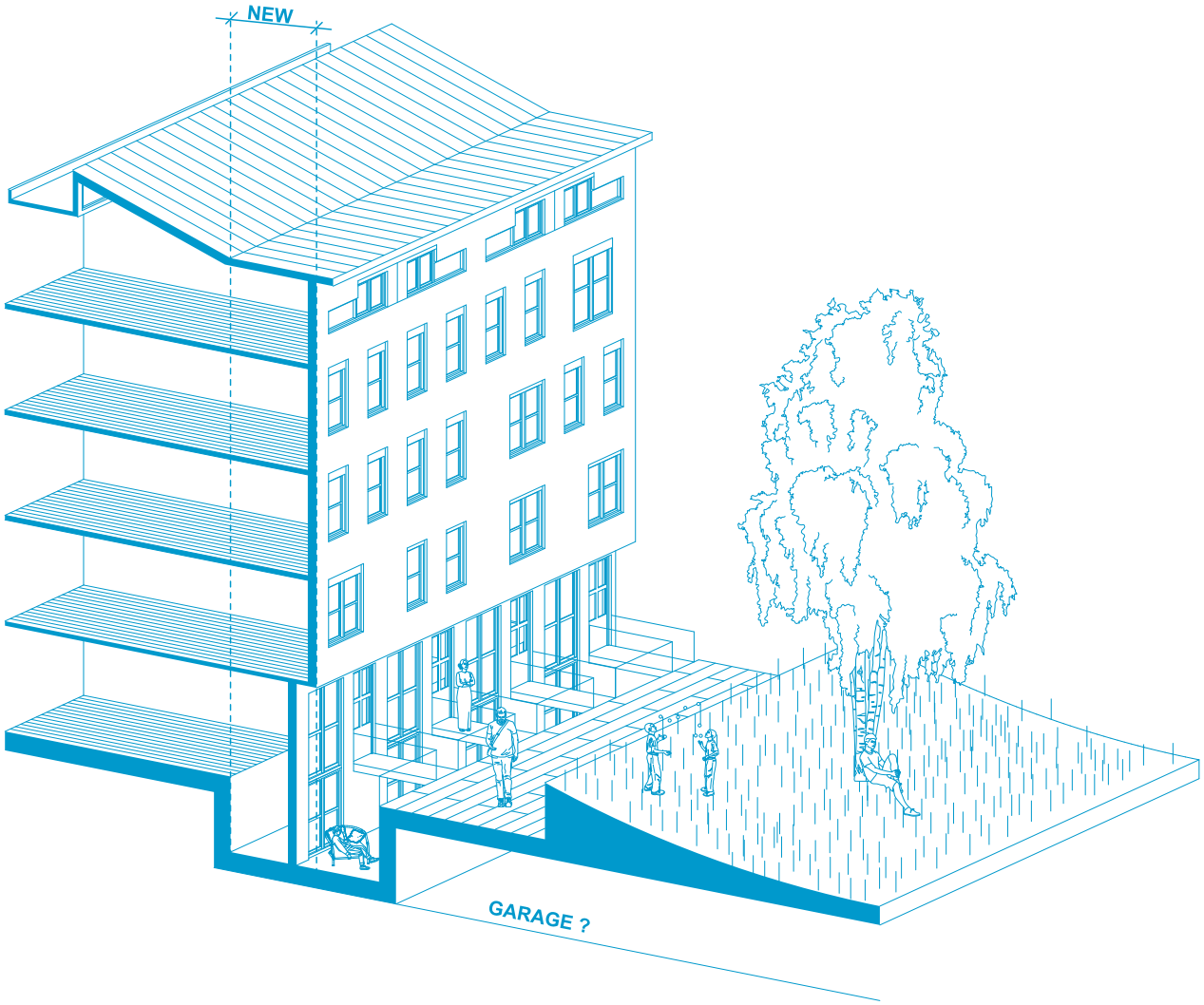


The book by Jan ghel and jane jacobs, but also the inhabitants, clearly indicate that a boundary must be created between private and public to improve liveability. There is currently no clear dividing line, but this clearly illustrates how a clear distinction needs to be made between private and public.

Option One

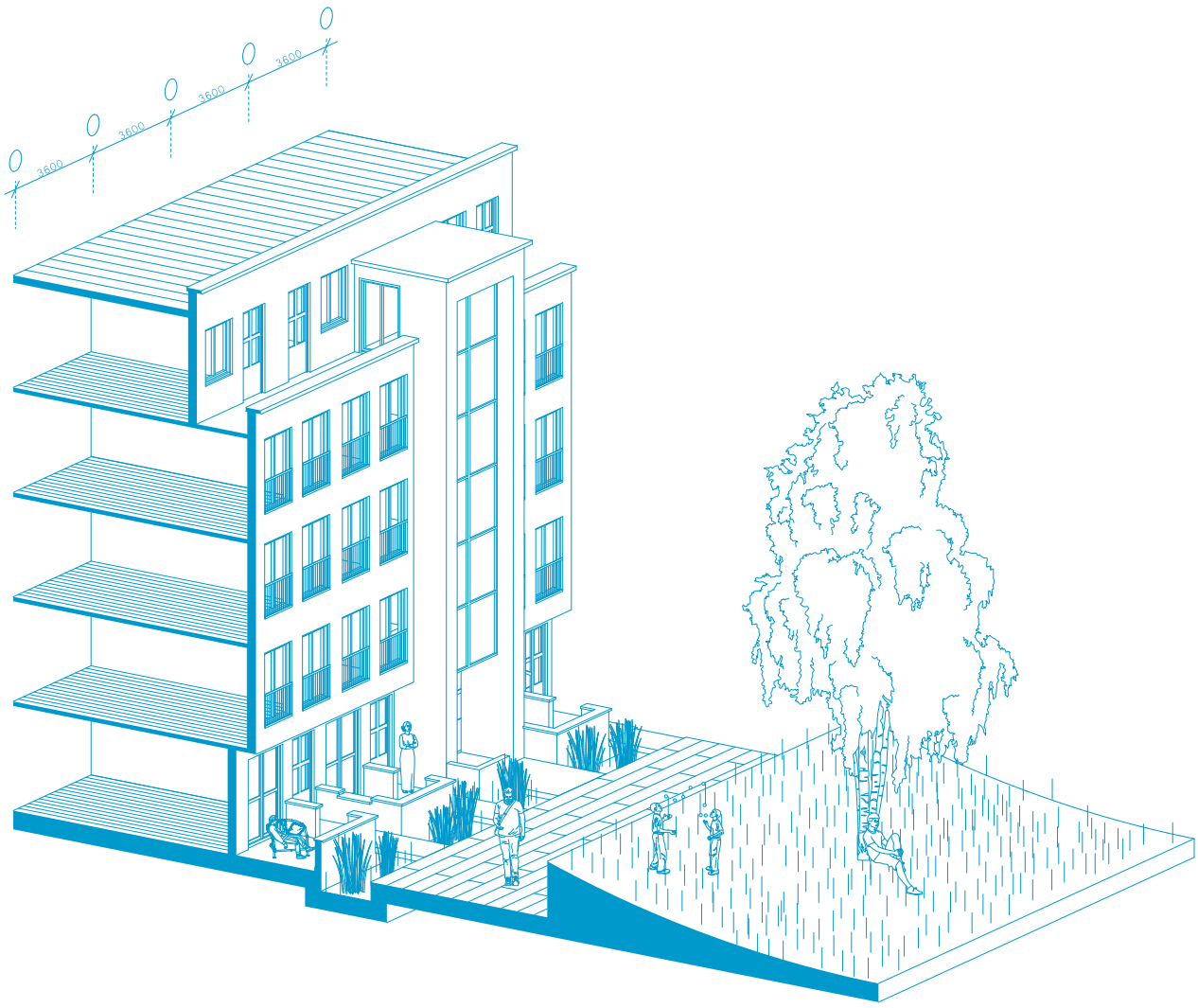
I have considered several options and suggest a few. The first is a small front garden on the north-eastern façade, but this seems to me too simple and there is no clear separation between the public and private areas.

Option Two

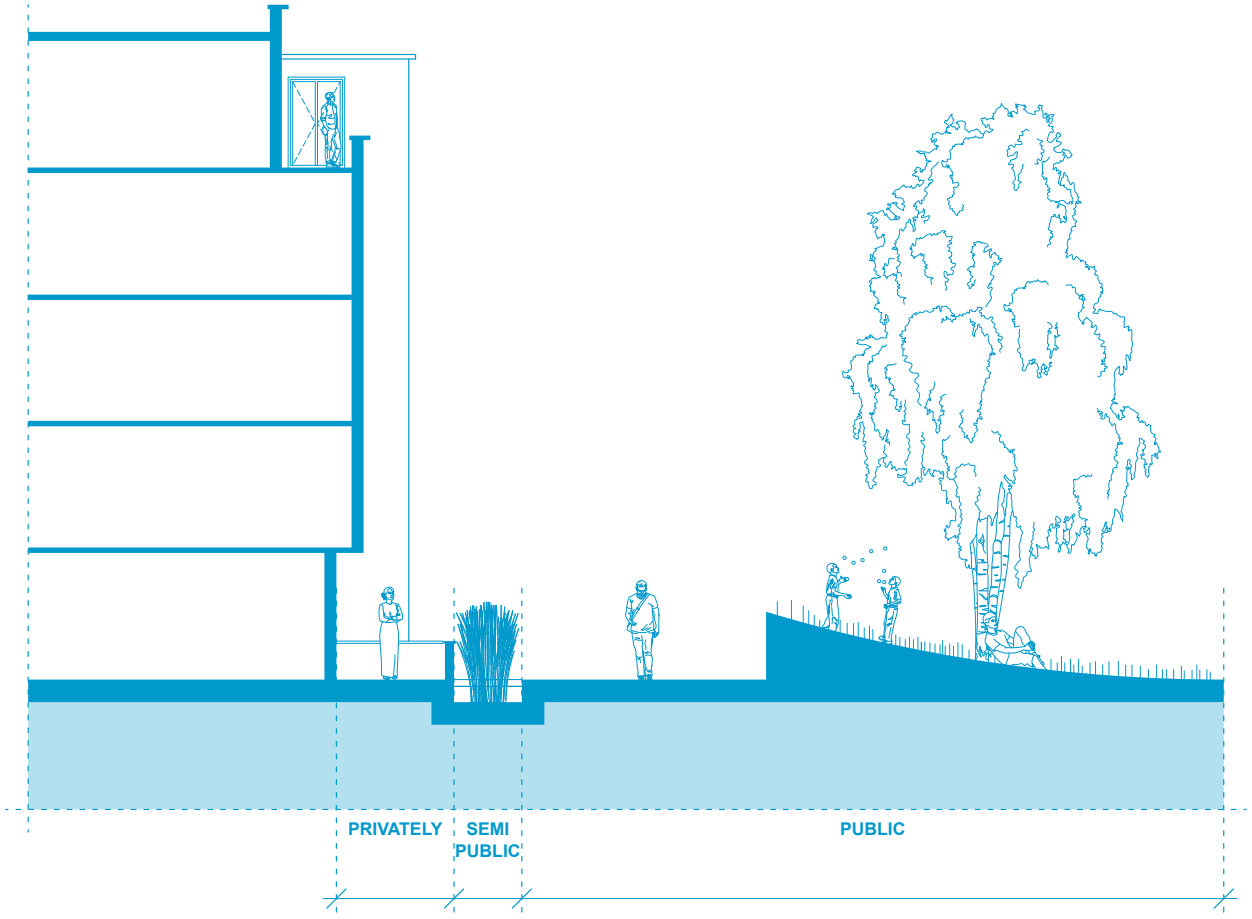


Option number two is to build a basement which, through the recesses in the floors, creates a hard separation between private and public, but the big question mark here is that this is social housing and a housing corporation is the owner, so it is very expensive to realise. This type of intervention will also lead to an increase in the rent.

Option Three

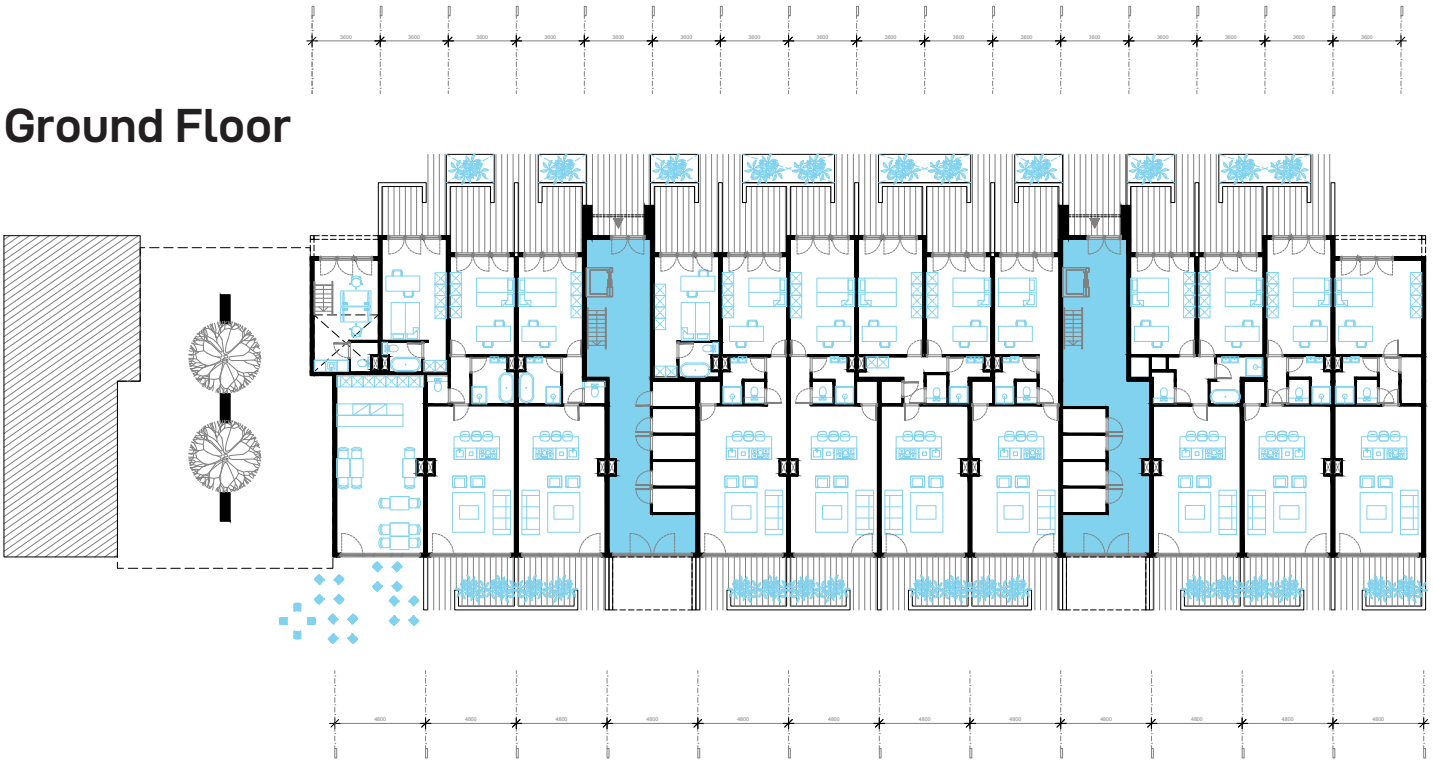


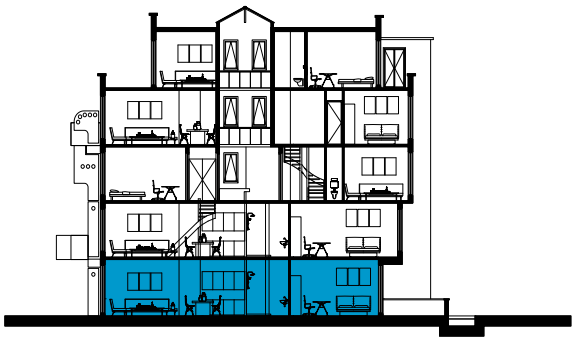
The third option is, in my opinion, a very good one, because instead of a basement with openings in the floors, there would be a water-storage green space which would provide for the capture and re-use of rainwater.

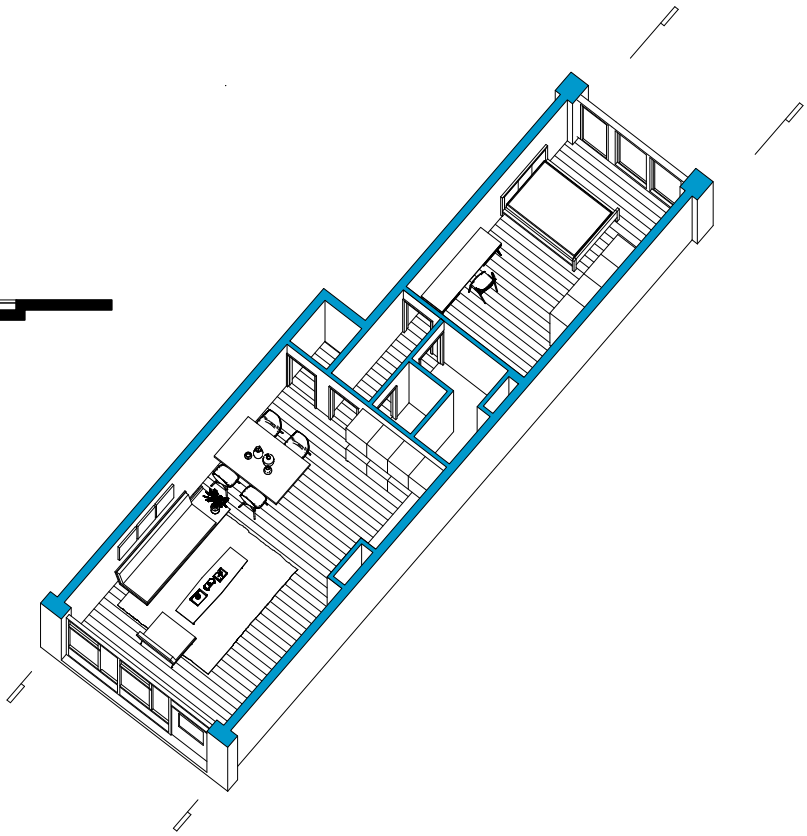


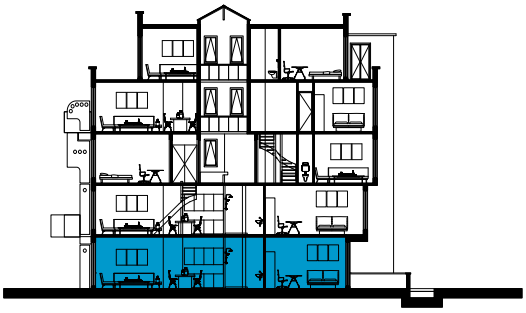
Here we see a clear dividing line between private, semi-private and public.

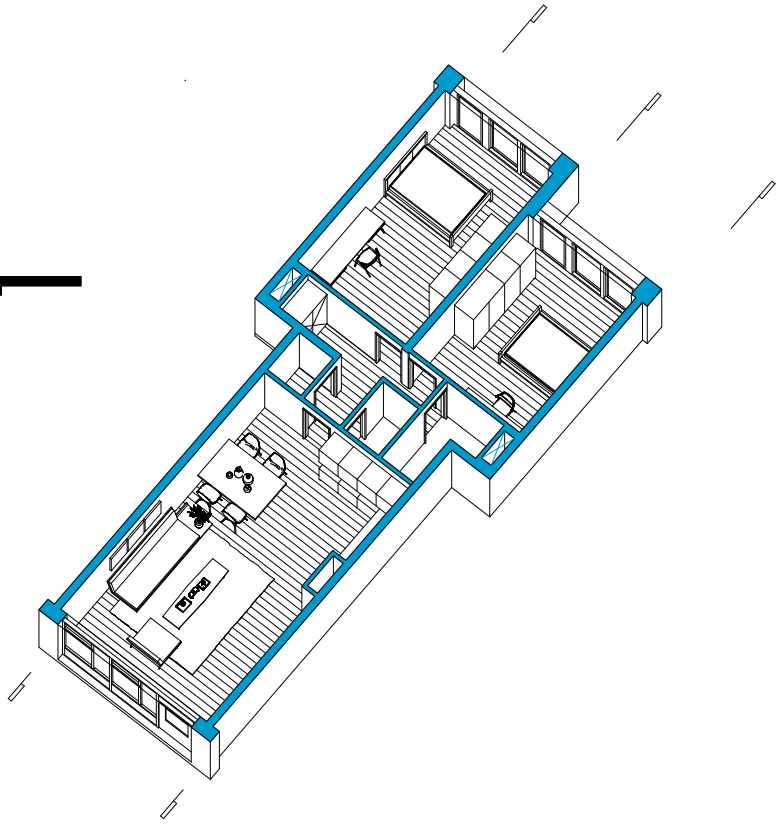
Ground Floor

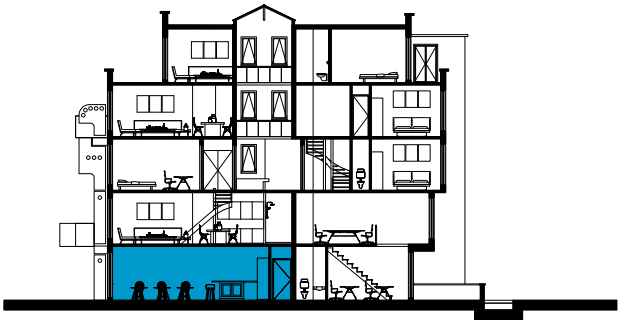


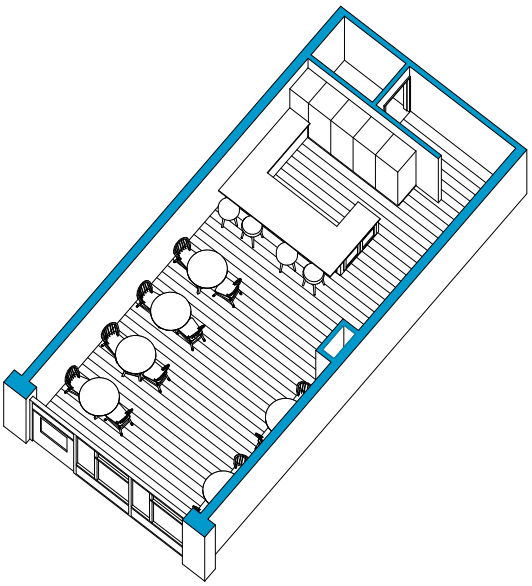


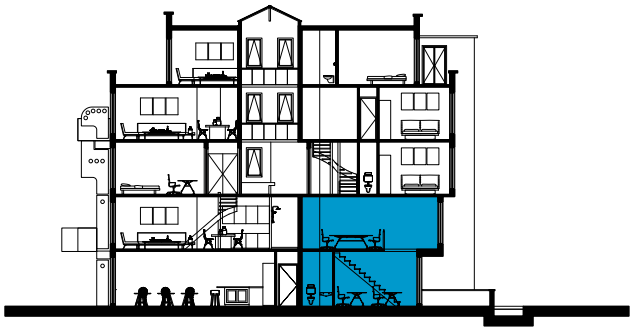


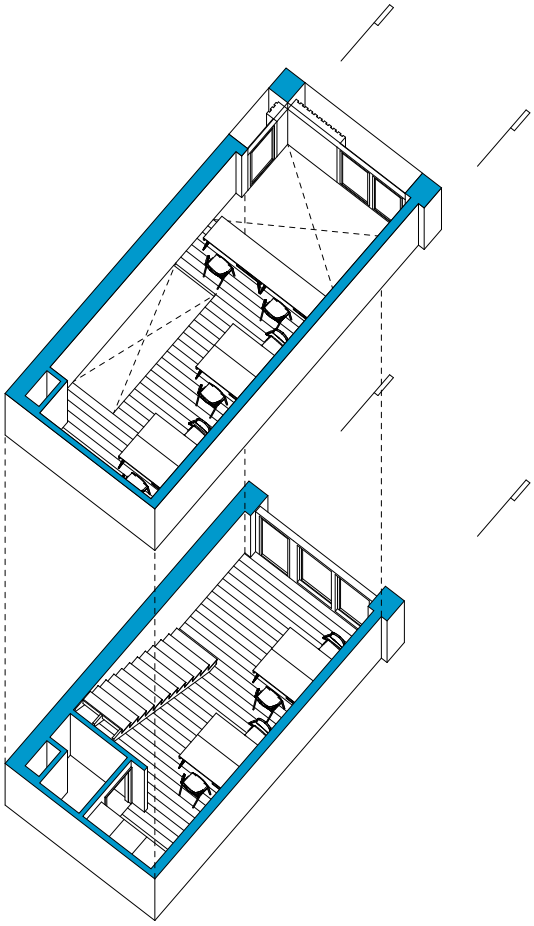


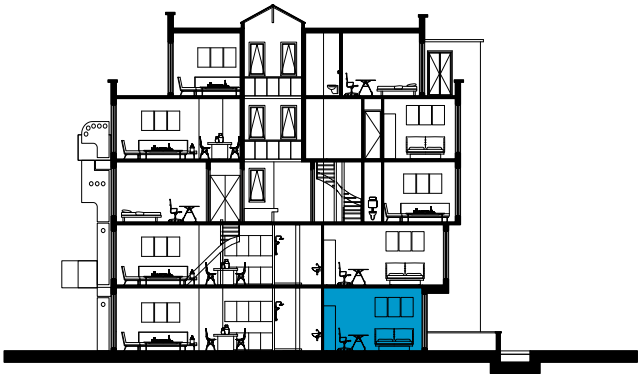


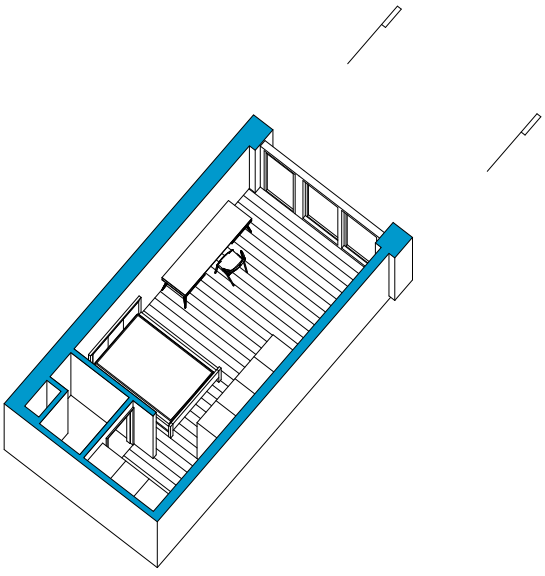


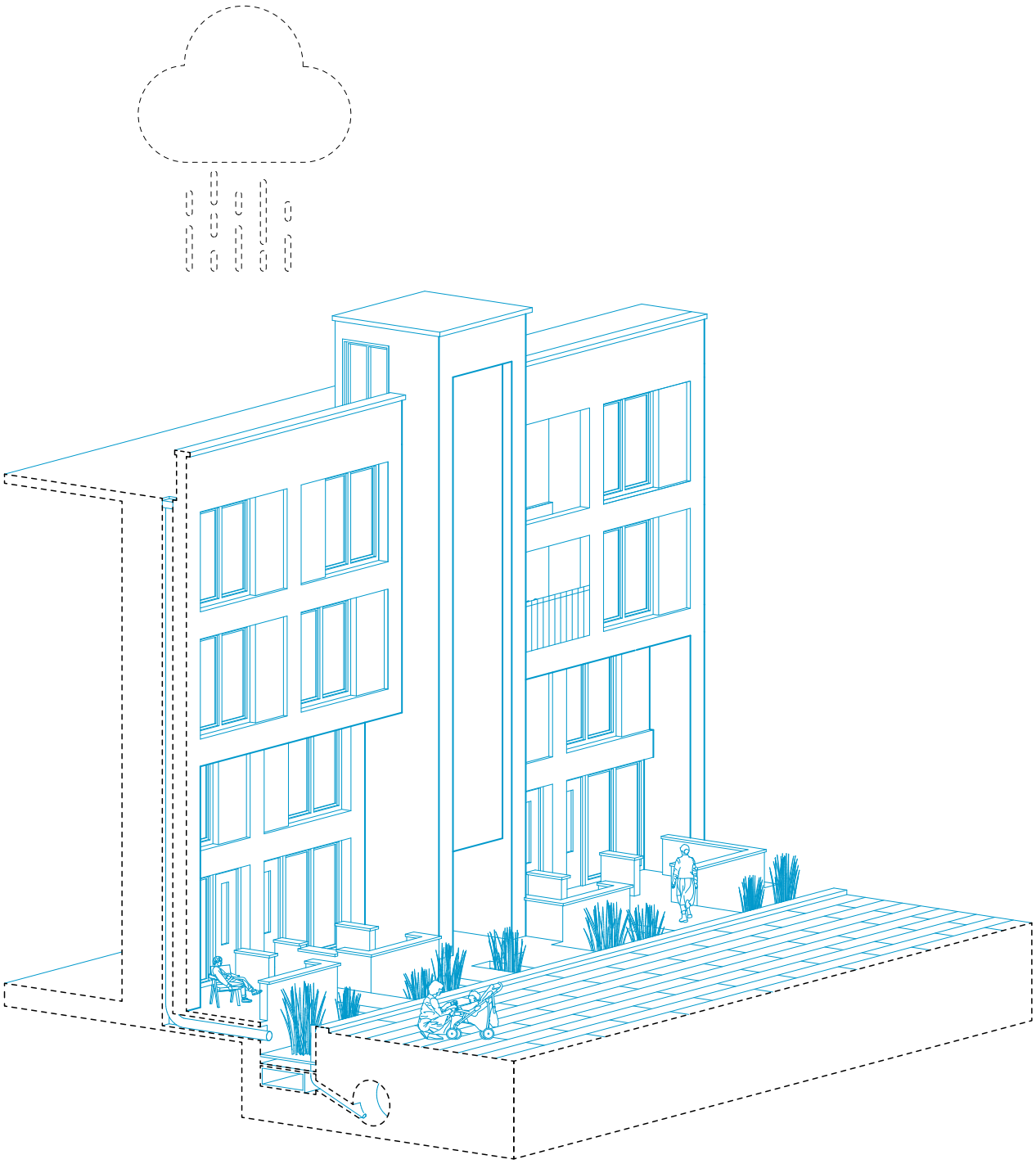




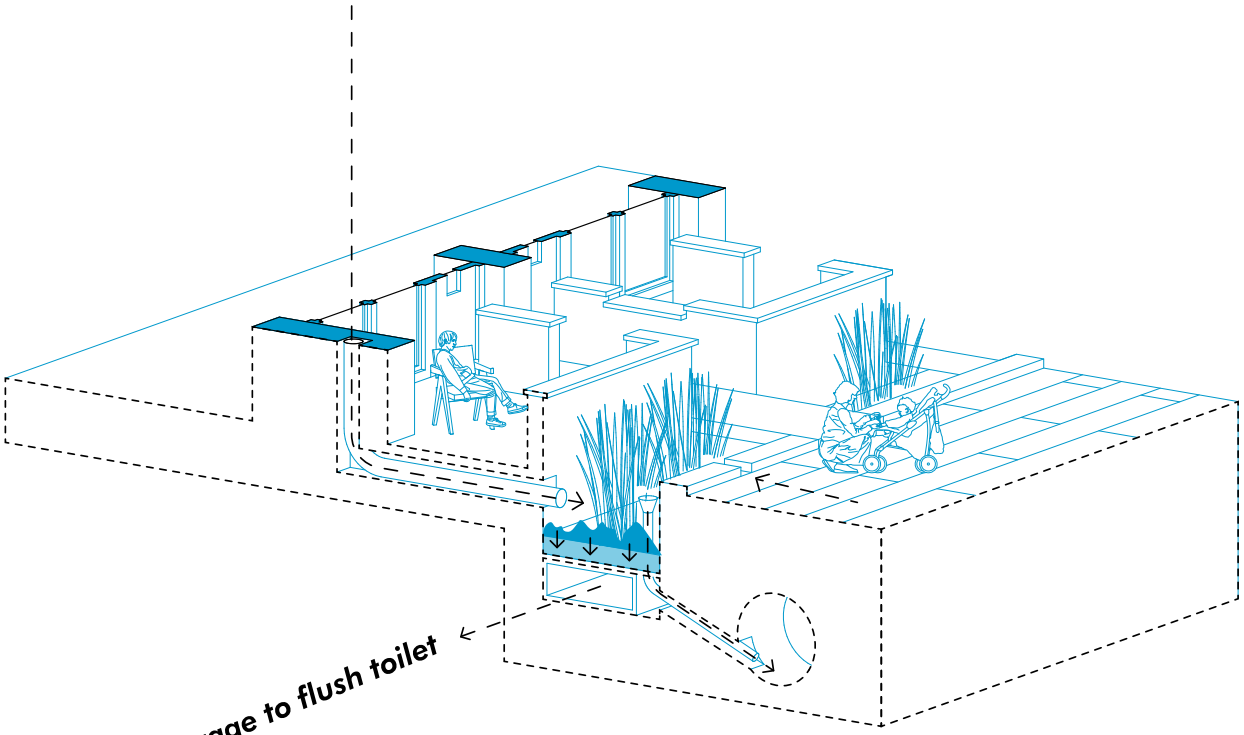


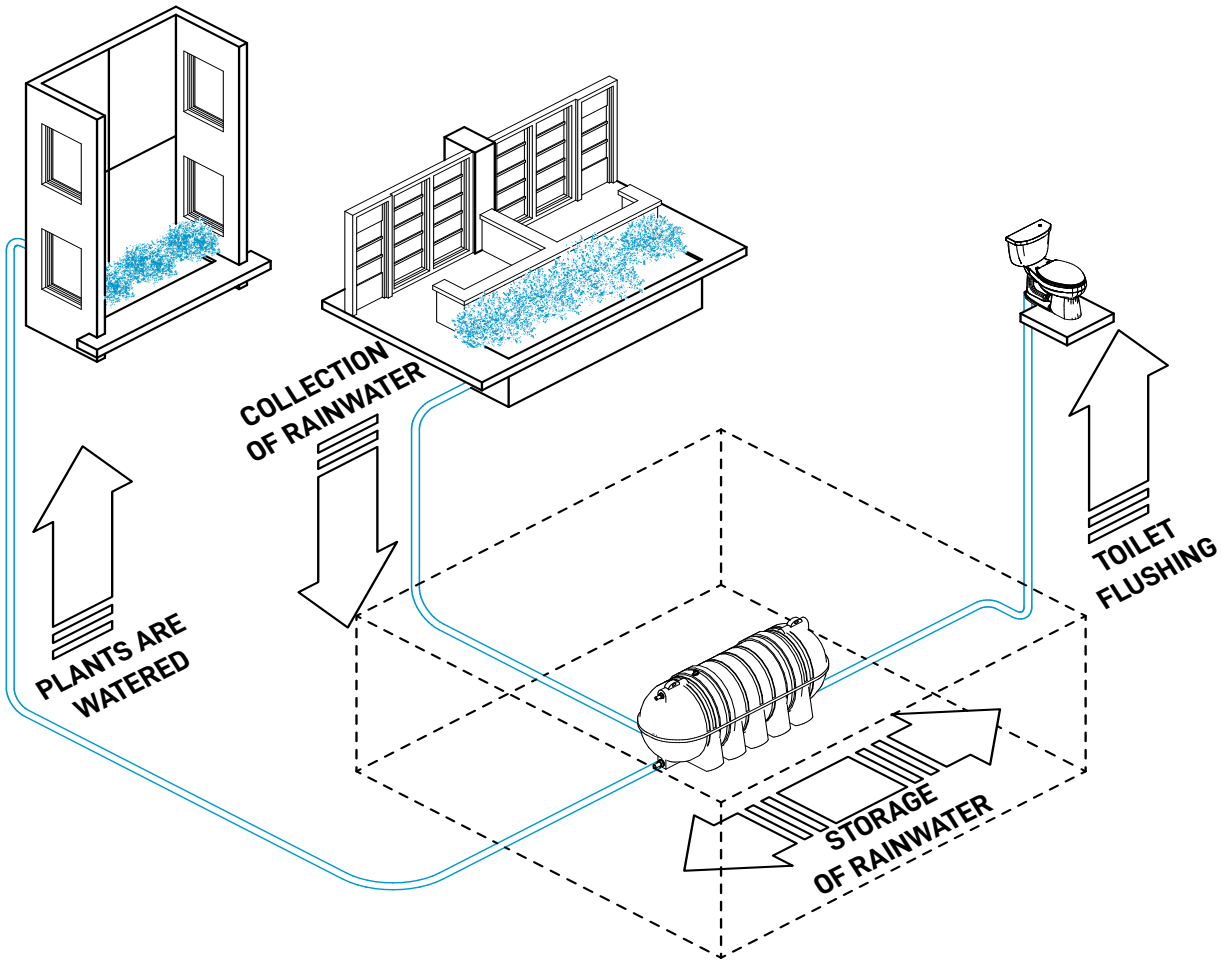


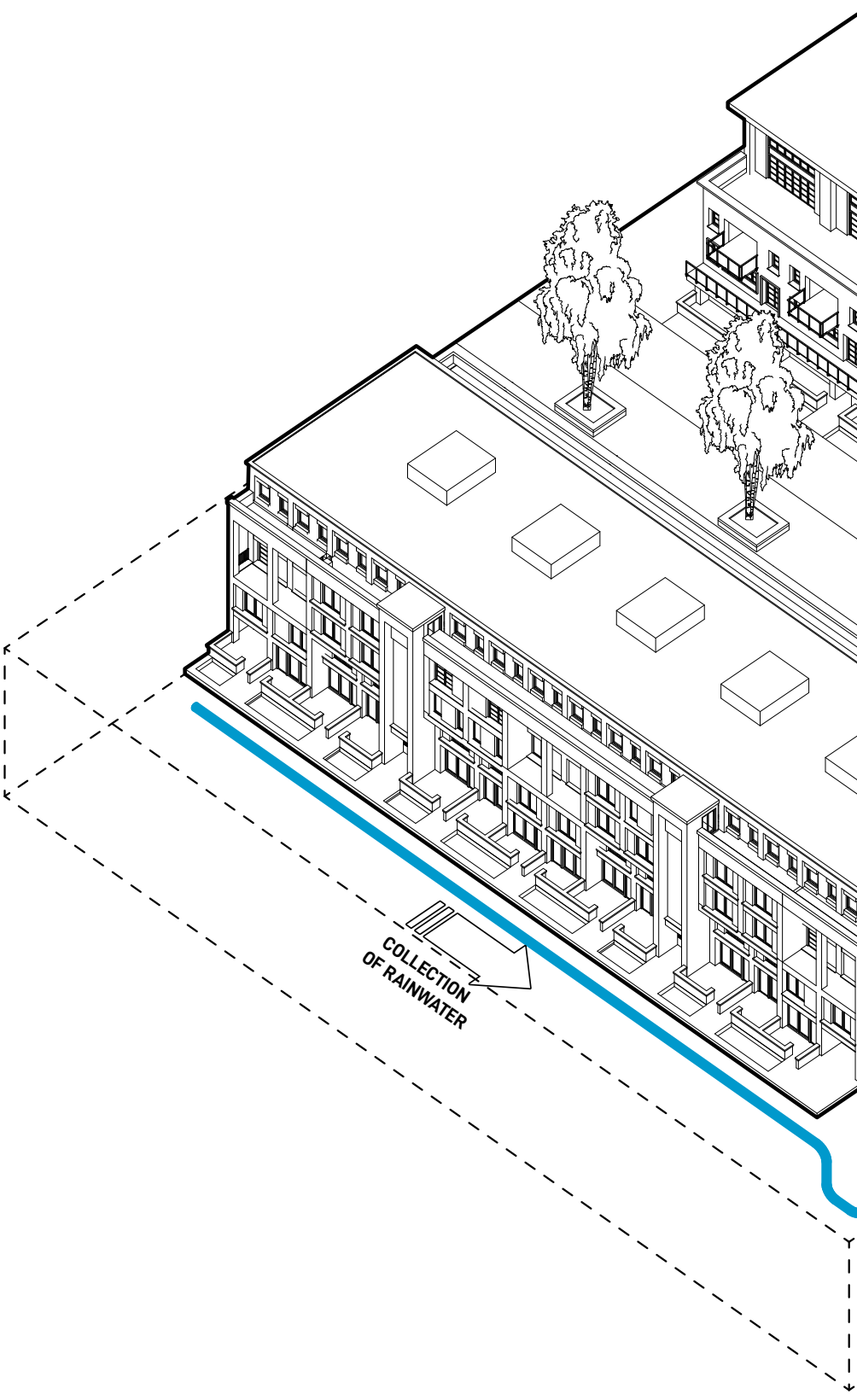


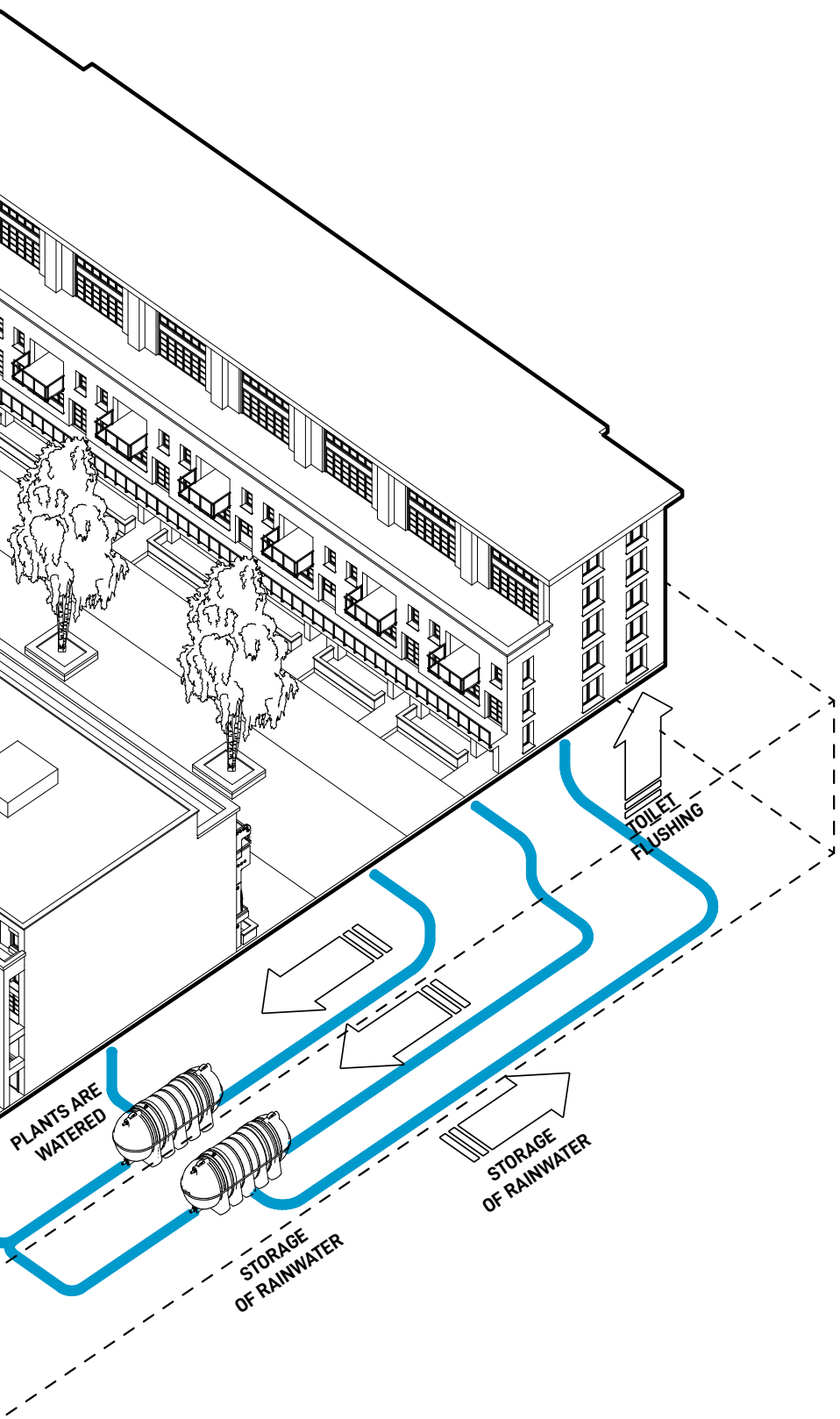


Since the intense rainfall of 28 July 2014, there has been more attention for making the city rainproof. The Amsterdam Rainproof project of Waternet is helping to do this by connecting all sorts of initiatives. The aim is to make the city rainproof by 2030. I also applied these at Hoptille to reuse rainwater.
Water can be reused to flush the toilet, but the vegetable gardens in the communal areas also get rainwater when needed.



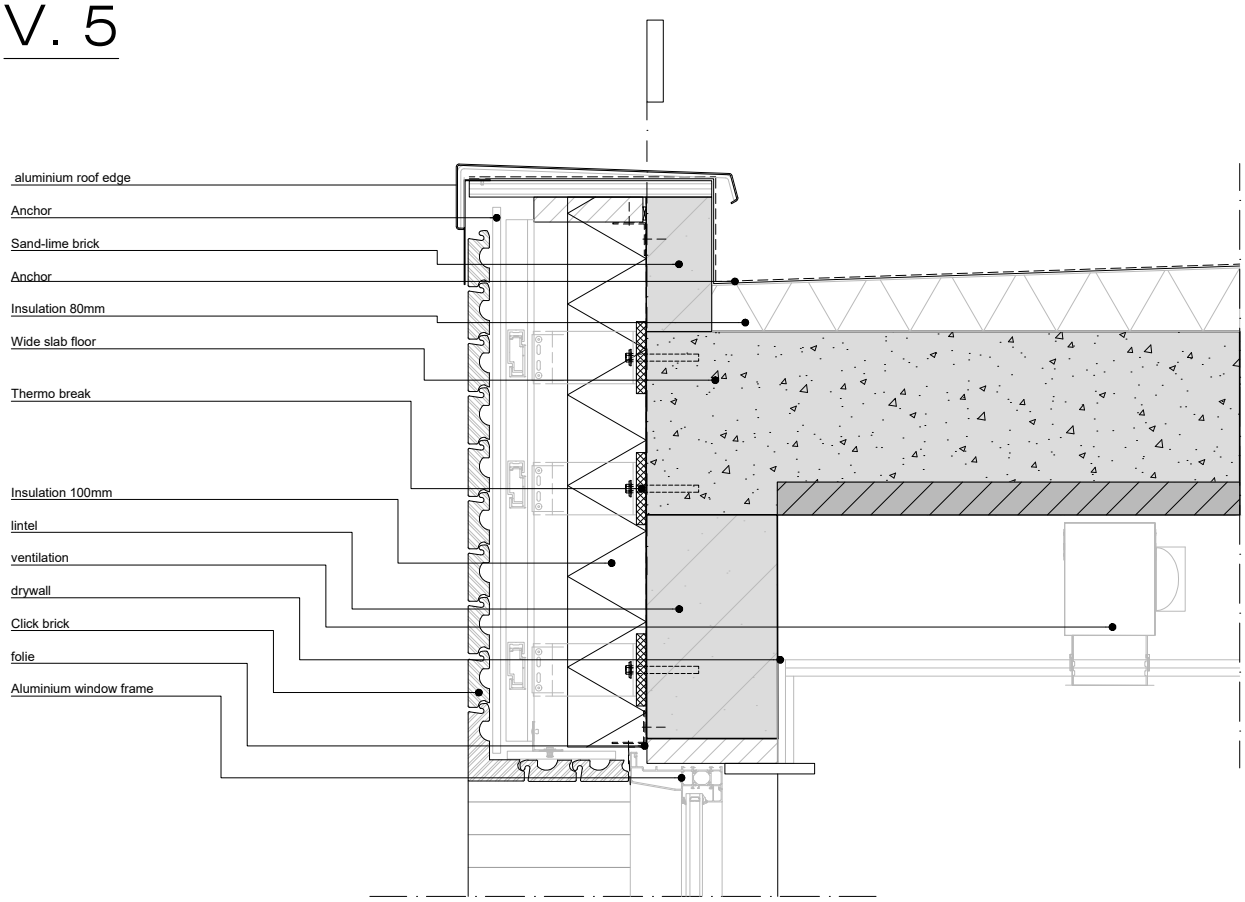

COLLECTION
OF RAINWATER
PLANTS ARE
WATERED
TOILET
FLUSHING
STORAGE
OF RAINWATER


COLLECTION
OF RAINWATER

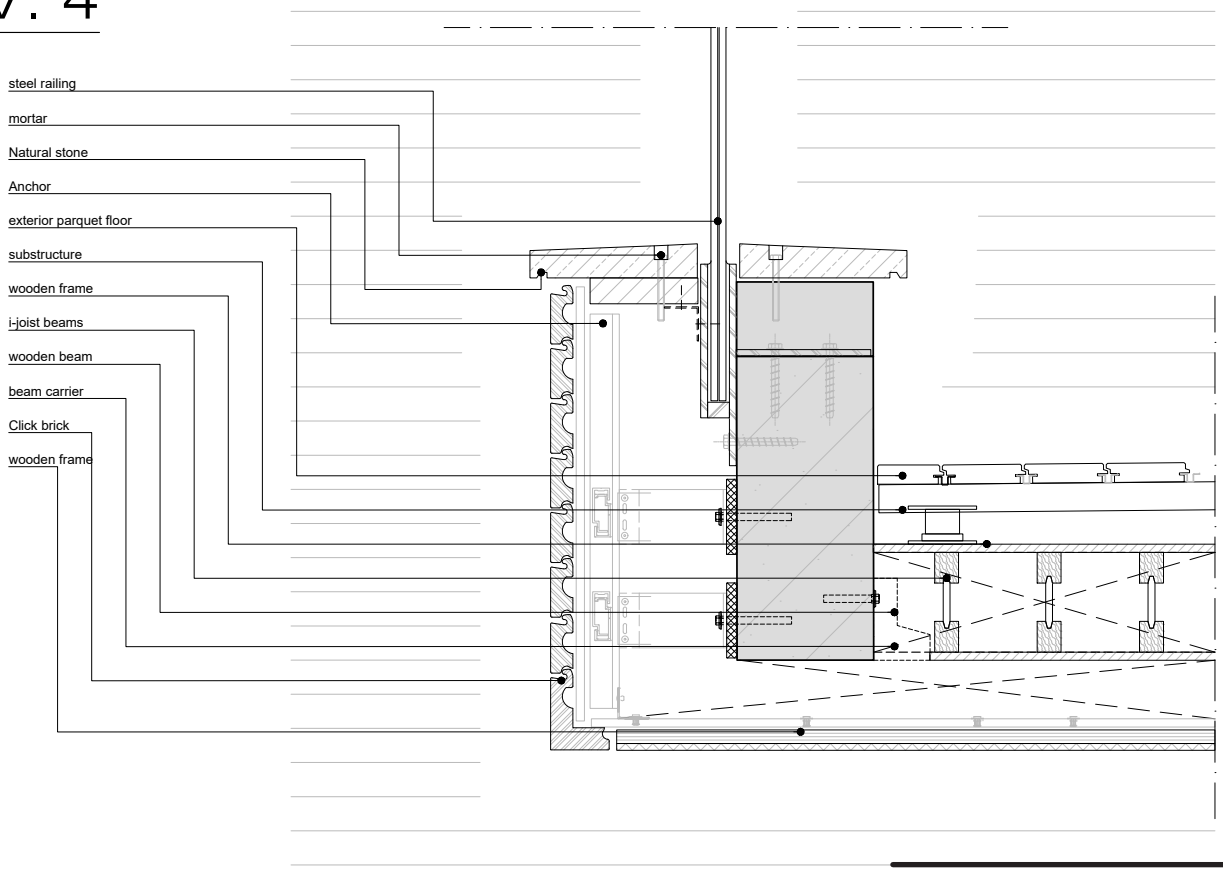

TOILET
FLUSHING
PLANTS ARE
WATERED
STORAGE
OF RAINWATER
STORAGE
OF RAINWATER

3600
3600
3600
V. 5
V. 4
V. 3
V. 2
V. 1
3600
3600
3600
H. 2
H. 1

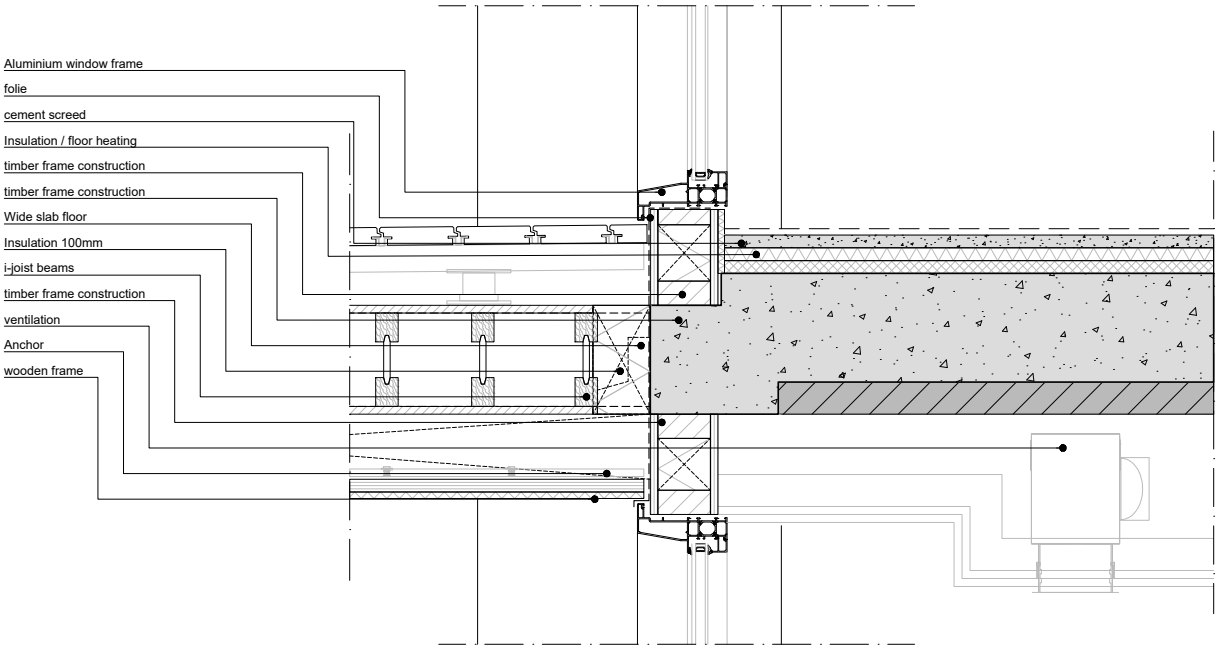
V. 5


aluminium roof edge
Anchor
Sand-lime brick
Anchor
Insulation 80mm
Wide slab floor
Thermo break
Insulation 100mm
lintel
ventilation
drywall
Click brick
folie
Aluminium window frame

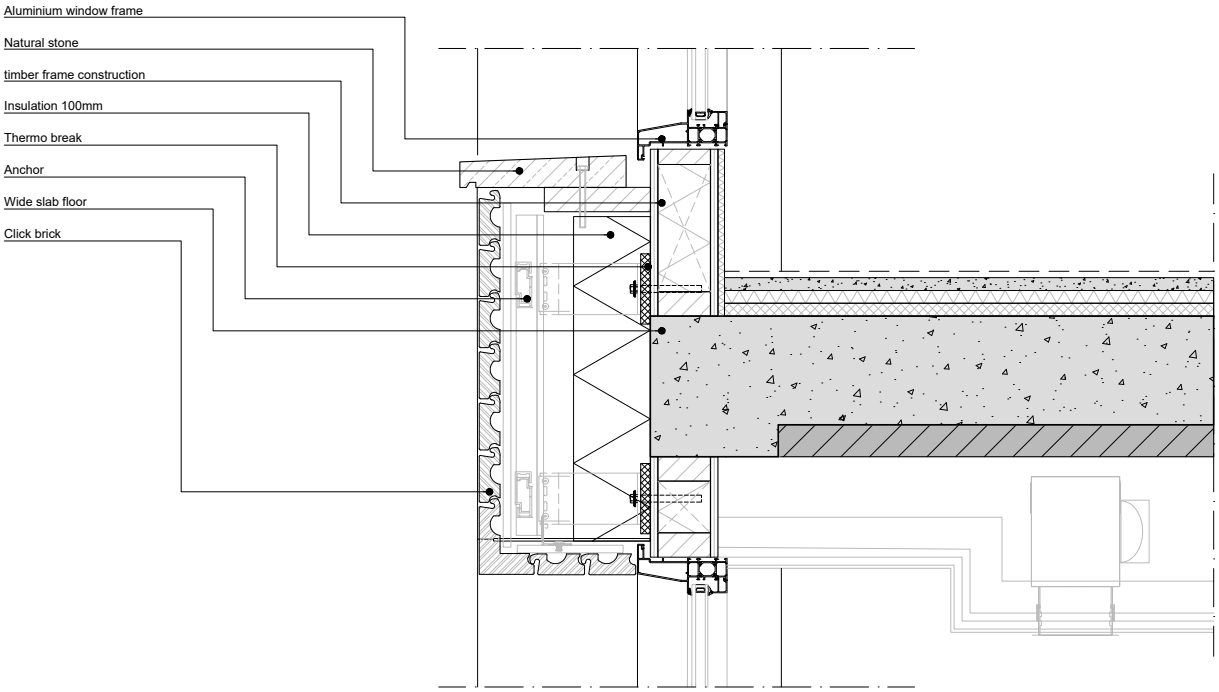
V. 4


steel railing
mortar
Natural stone
Anchor
exterior parquet floor
substructure
wooden frame
i-joist beams
wooden beam
beam carrier
Click brick
wooden frame

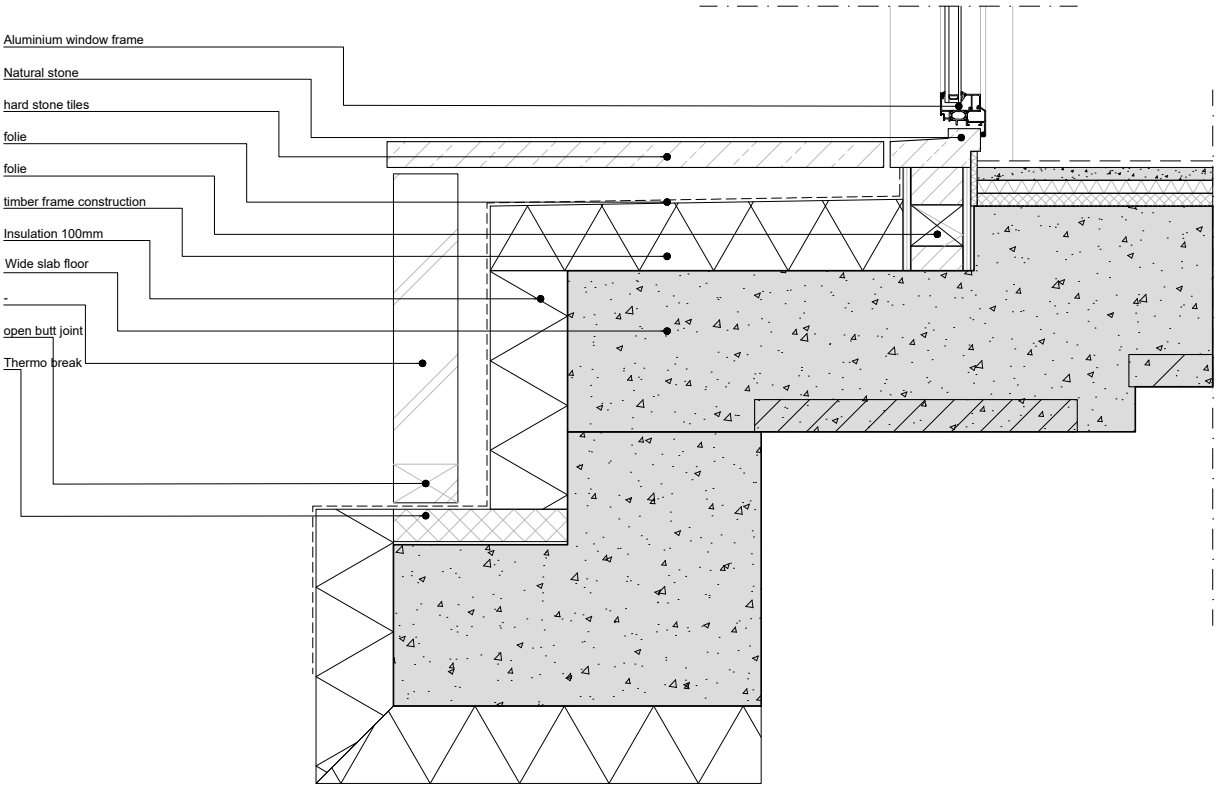
V. 3


Aluminium window frame
folie
cement screed
Insulation / floor heating
timber frame construction
timber frame construction
Wide slab floor
Insulation 100mm
i-joist beams
timber frame construction
ventilation
Anchor
wooden frame

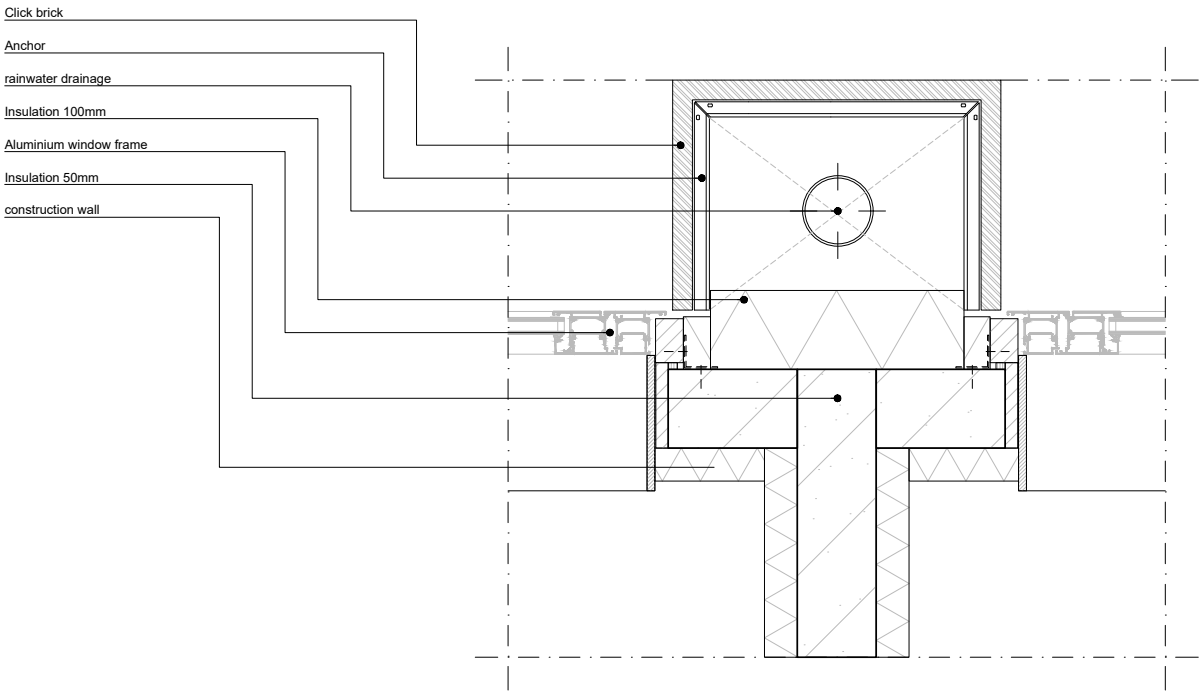
V. 2


Aluminium window frame
Natural stone
timber frame construction
Insulation 100mm
Thermo break
Anchor
Wide slab floor
Click brick

V. 1

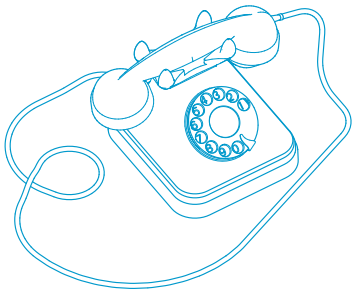

Aluminium window frame
Natural stone
hard stone tiles
folie
folie
timber frame construction
Insulation 100mm
Wide slab floor
-
open butt joint
Thermo break

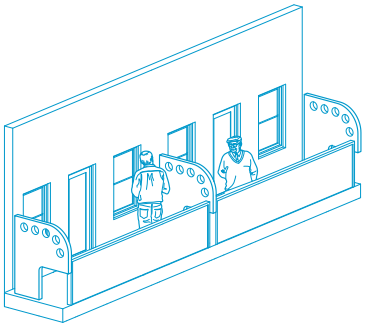
H. 2


Click brick
Anchor
rainwater drainage
Insulation 100mm
Aluminium window frame
Insulation 50mm
construction wall

New Heritage ?

In the interview with Sjoerd Soeters, it turns out that he mainly makes jokes about the backside of the façade in architecture of Postmodernism.





Sjoerd Soeters was looking at a household telephone from the 1970s and 1980s, and especially at the circles, and you can see that in the façade. The intention was that people would communicate with each other with this. As I mentioned at the beginning, this long building block has characteristic elements of 1980s architecture that can be seen as heritage.

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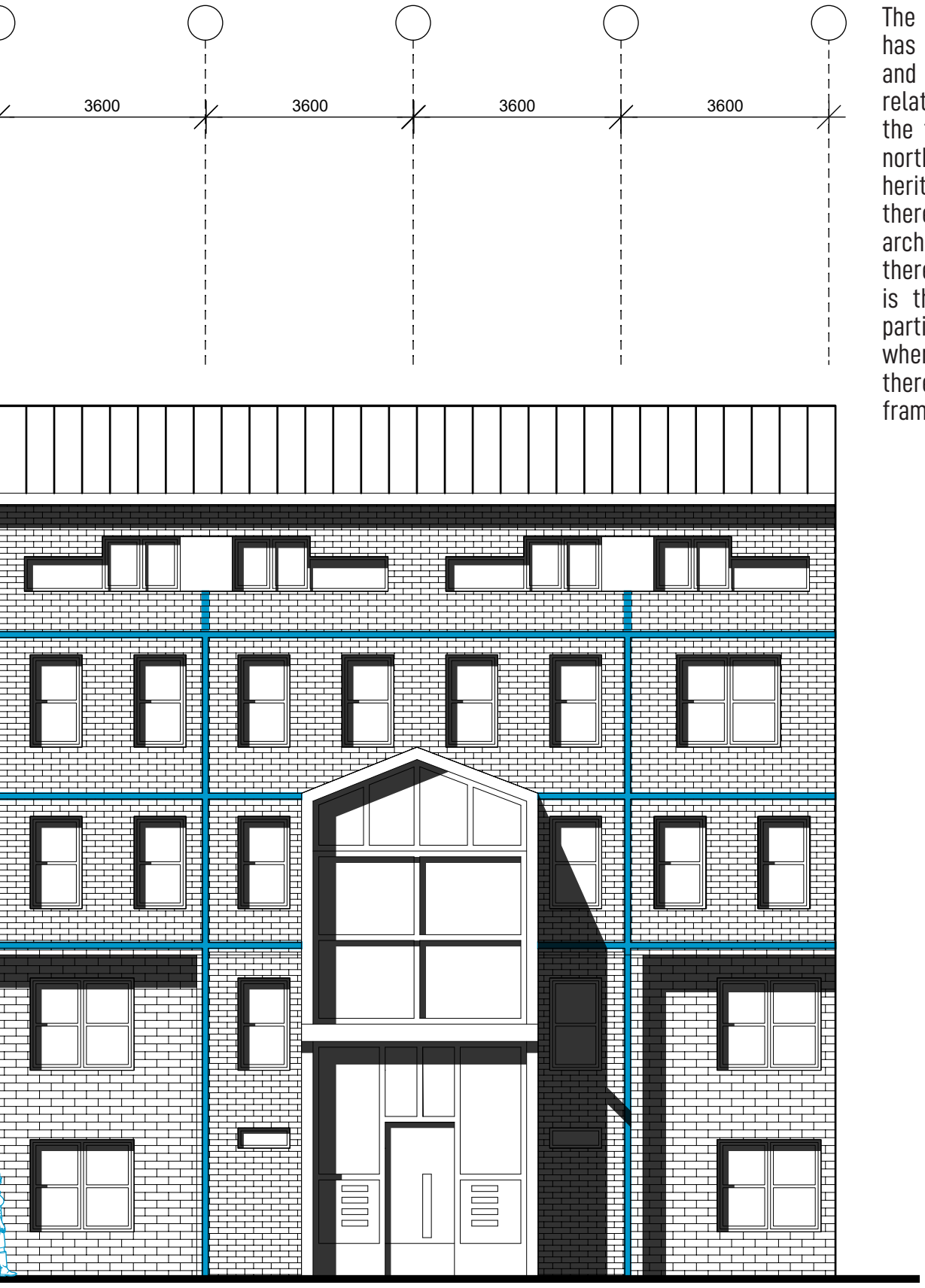
3600



The north-eastern façade has two types of façade and to me there is no relationship between the two. I do not see the north-east façade as heritage either, because there is no postmodernist architecture to be found there. What is connected is that there is framing, particularly at the bottom, where you can see that there is a setback of two frameworks.

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The other type of north-eastern façade causes many problems, as shown in the interviews, as there is no clear boundary between private and public.

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4800

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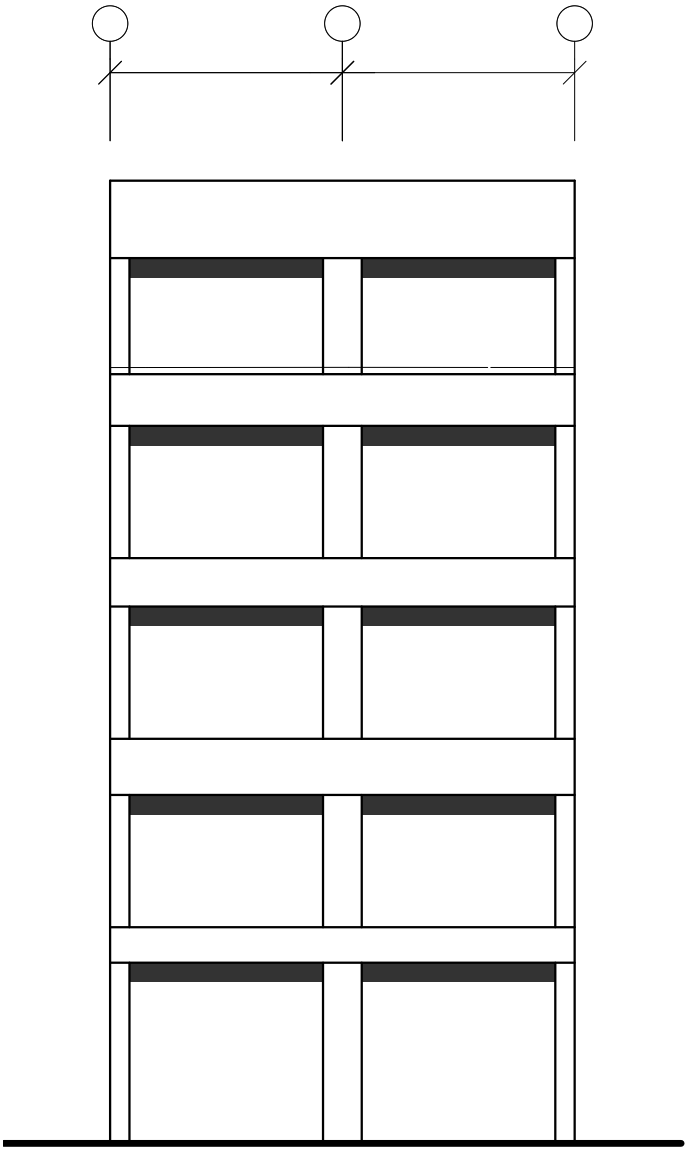
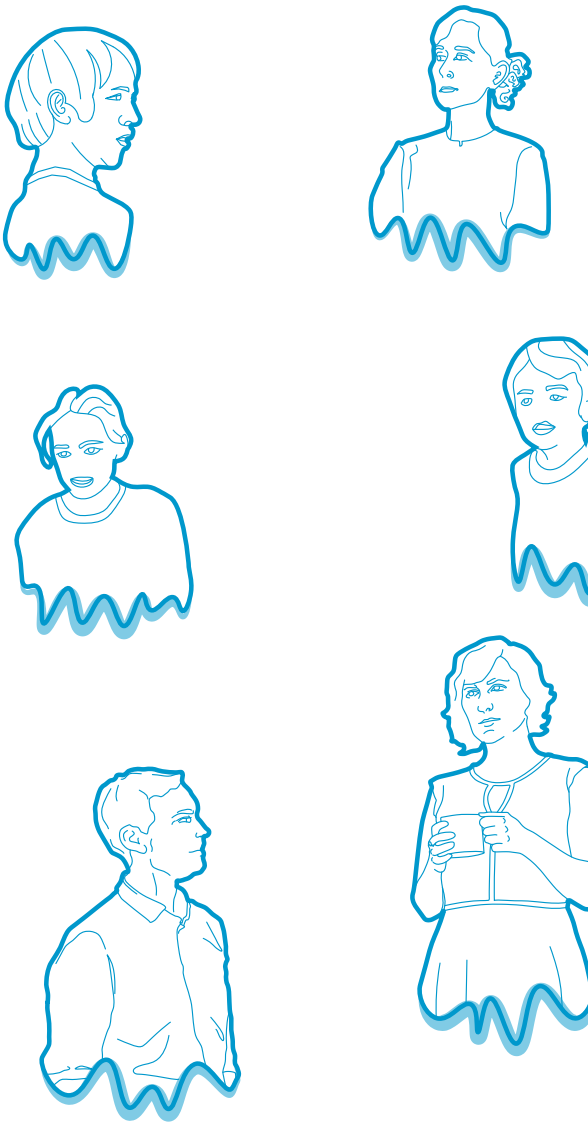
4800
4800
4800

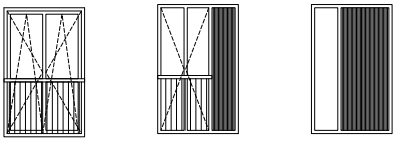


FRAMEWORK



FOR THE PEOPLE

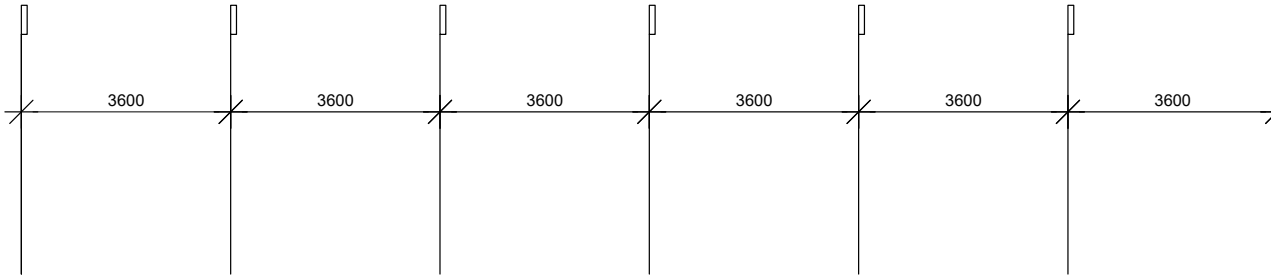
Since I have a frame for each type of façade. I have discovered the flexibility of being able to separate the plans from the façade.



LIVING ROOM BED ROOM BATH ROOM

FREEDOM

TYPE


3600
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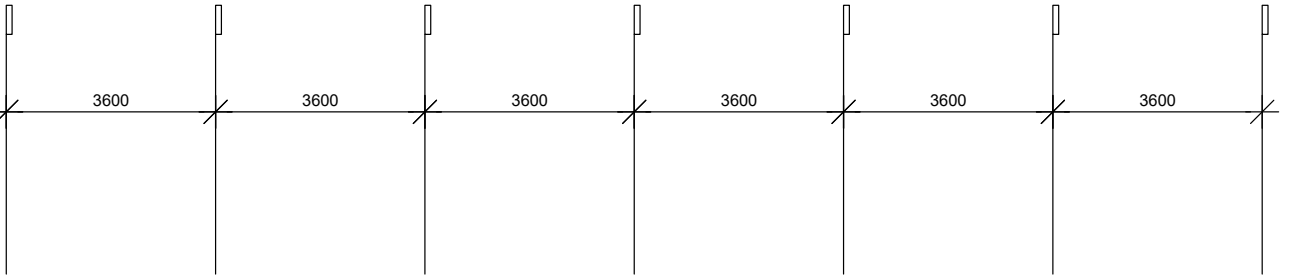
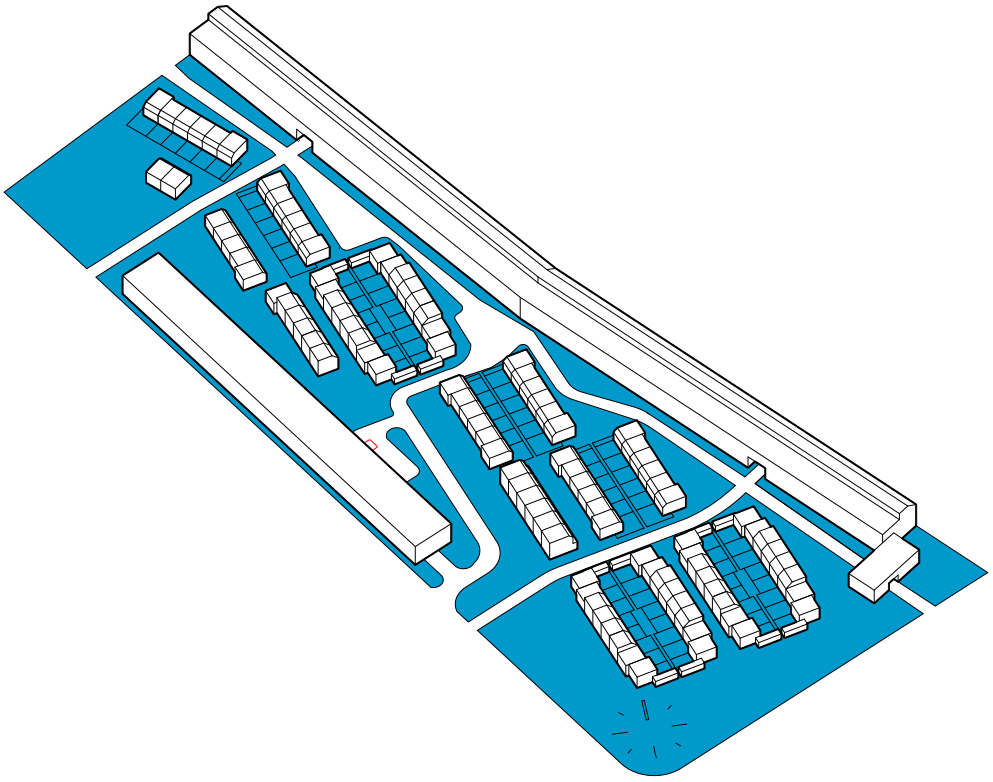
This shows the new north-east façade, which has the same principles as the framework and preserves the set-back sections. On the ground floor, the same circles are visible again as those by Sjoerd Soeters in Postmodernist architecture, which were supposed to connect the residents.



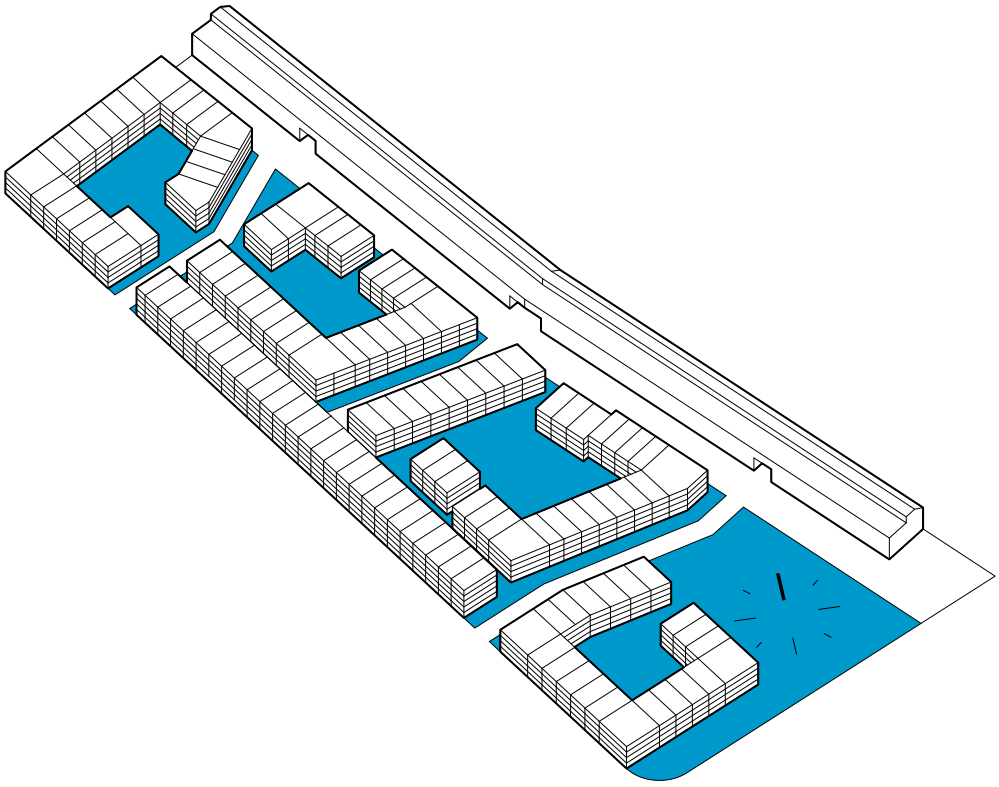
This rendering shows that I kept to the framework and chose for French balcony, but also for outdoor balconies. In this way I am creating more eyes on the street.

The south-western facade has elements of post-modern architecture. I want to approach it with respect, so I have made very few changes. The biggest change is the new entrance's design.

" The new design will create more dwellings, in order to meet the requirements of the municipality of Amsterdam. I enhance the liveability, by creating sightlines and therefore improving safety, and by adding functional greenery that improves the living environment and social cohesion. "



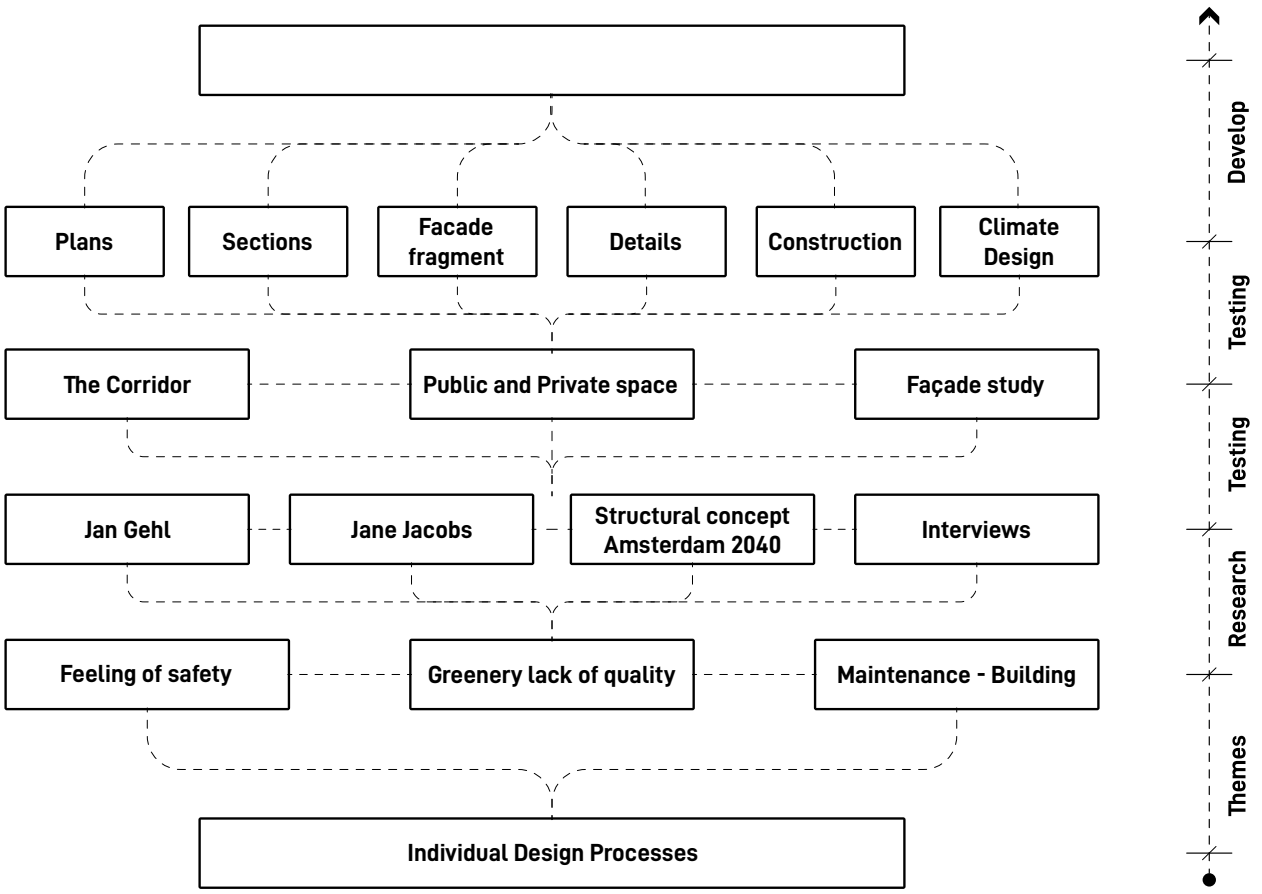
102 DWELLINGS



± 380 DWELLINGS

MORE 50% DWELLINGS

D. Reflection


Plans
Sections
Facade fragment
Details
Construction
Climate Design
The Corridor
Public and Private space
Façade study
Jan Gehl
Jane Jacobs
Structural concept Amsterdam 2040
Interviews
Feeling of safety
Greenery lack of quality
Maintenance - Building
Individual Design Processes
Develop
Testing
Testing
Research
Themes

Ymere

wonen, leven, groeien

When looking back on the project, it is good to see how my methodology can be used not only for this project, but also for other projects such as Ymere's. Ymere has to deal with a lot of 1970s/80s/90s architecture and often these have post-modernist architectural elements.
My methodology shows that it is by no means always necessary to demolish a building. But that you can respect the heritage values by retaining a number of characteristic elements, for example.
The benefit of my methodology is that Ymere can see my project as a reference for how you can build a good project that can meet current requirements, especially in terms of liveability, while preserving postmodern architecture. Moreover, it is cheaper to renovate the current block than to demolish the whole one.