

Interiors Buildings Cities - Independent group

A public institution in the periphery

MSc4 project by Anneleen Boersma

“There is no logic that can be superimposed on the city; people make it, and it is to them, not buildings, that we must fit our plans”

Jane Jacobs

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INTRODUCTION

My graduation project started with a fascination for the periphery. An ambiguous area, which in many respects, is in a state of being in-between: between urban and rural, local and international, tradition and contemporary. An area where communities flourish and play an vital role in the daily life of people. There is a celebration of ordinariness and everyday life.

But also an area, which despite its importance for our cities and for the people that live in it, I believe is not given enough attention by city governments and urban planners.

As cities keep growing, peripheral areas are prone to becoming a playground for rapid developments. City governments seem to use it as a cupboard space for the storage of buildings and structures which they need, but do not want in the city-centre. In the process existing fabric is destroyed to be replaced by new alien structures.

I think that this centralised approach is unjust and disregards the qualities of the periphery. Therefore I believe we should look differently at the periphery. Not from above as the edge of our cities, but from within as a place with strong communal structures, nature and freedom. In her article ‘Downtown is for the People’, Jane Jacobs argues for a closer examination and appreciation of how people actually use downtown as she says: “There is no logic that can be superimposed on the city; people make it, and it is to them, not buildings, that we must fit our plans.”

Therefore this project is on one hand a research into the workings of the periphery and on the other hand a proposal for an architectural intervention which responds to its peripheral context in a sensible and meaningful way. It thus addresses the following questions:

1. What might a public institution in the periphery look like?
2. How can architecture engage in a meaningful way with the existing physical, social and political landscape?

RESEARCH

THE PERIPHERY: OVERSCHIE

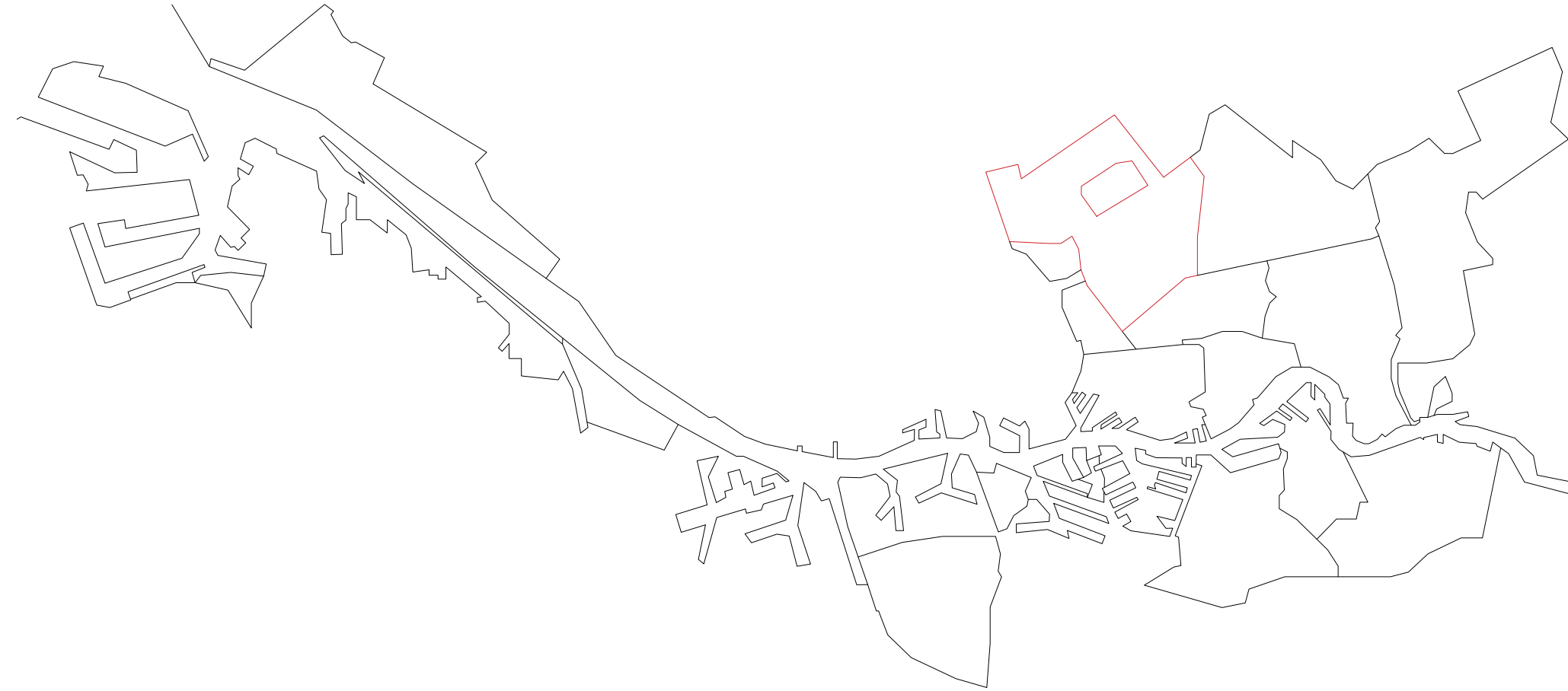
For my graduation project I selected the periphery of Rotterdam and in particular the district Overschie as a case study. While on some level my conclusions will be particular to Rotterdam and to Overschie, on another level they will reveal characteristics of peripheral areas in general.

Overschie is one of the fourteen districts of Rotterdam and is located on the North edge of the city. The district is cut through by several high ways and large roads. On the South side the A20 separates Overschie from the rest of the city and the A13 runs right through the middle of the district. In plan you can also see a lack of a clear structure. The district is made up of several smaller neighbourhoods.

By far the largest and most defining structure is the Rotterdam The Hague Airport. It's located on the edge of the built area and the polder landscape. Its enormous scale and closed-of nature, alienate it from the surrounding buildings. The wired fence that runs around the whole terrain, creates a hard line between private and public property. If you want to get in, there is only one way. You have to submit to its system of control. On the other hand, it's also a place of freedom. A possibility of leaving Dutch soil unto a new faraway destination. Unlike Schiphol, it's not a very busy airport. Occasionally a plane will take of or touch ground. Around the airport companies are located in small clusters, taking profit of the good connectivity. Except for the bank ING, these companies are mainly in the manufacturing or logistics industry. A surprising neighbour of the airport is the small neighbourhood Landzicht.

With five streets of identical single floor houses, around 380 people live in the area. This neighbourhood was initially named Nooddorp (translates into Emergency Village), because it was built in 1942 to relieve the housing shortage after the bombardments in Rotterdam. Even though it's been used for over seventy years now, it still has a temporal quality to it. As if the simple houses can be dismantled and be placed somewhere else. Upon approaching the neighbourhood, however, a gesture of a certain pride contrasts this quality. On the first corner of the neighbourhood, a small building proudly bears the name 'Landzicht' on its mossy roof and just before it in the pavement, brightly white tiles create the number 1942, its construction year. Not one of the houses is up for sale. If it's up to its occupants, this neighbourhood is here to stay.

A much more recently constructed residential area is the Vinex district in Park Zestienhoven. It's comprised of a variety of luxury dwellings alternated by trees, bodies of water and the purple of heather flowers. Surrounded mainly by parks, it's a world on its own, disconnected from the city it belongs to. This is further stimulated by its strong coherency in design and configuration. For people who work in Rotterdam, but want to have the feeling of living in a small town, this is the ideal place. The neighbourhood is still under construction and it will keep growing until in 2030 it will contain 1800 dwellings. For now little plates with numbers indicate where houses will be built and other larger posts give some information to the types of housing. Names like type New Jersey and type Illinois reinforce the idea of a suburb following American ideals of freedom.





Spread throughout the area are allotments and parks. Both contribute to the green character of the area. But whereas the parks are meant for the larger public to enjoy, the allotments are primarily for the individual or the family. Amidst an almost oppressive dense green of plants, trees and flowers small wooden houses with comfortable chairs and tables appear. Each piece of property is a little customised paradise on its own. A refuge from the city.

There is of course more to be found in the area than what I have just described. But these were the structures which seemed to have a strong presence in the area. What seems to be a characteristic that all these buildings have in common, is that they do not seek a relation with its surroundings. They are little (or sometimes quite big) entities on their own. Sometimes creating a sort of utopia disconnected from the city, like the Vinex neighbourhood or the allotments. Or in the case of the hospital, the prison and the airport it has its own logic independent from its surroundings. All structures seem to some extent to be autonomous presences in the periphery. It reminds me of the utopian experiments that were attempted in the territory surrounding large cities in America, described by Mark Pimlott in 'Without and Within'. Company Towns, suburbs and corporate regional quarters which were still connected to the city by infrastructure but apart from that, created their own world following their own ideals.























A NEW GOVERNMENTAL SYSTEM

As of the 19th of March in 2014, Rotterdam has renounced its fourteen sub-municipalities as decentralized local governments. On hand because the Dutch central government formally abandoned this fourth layer of government, and on the other hand because of an increasing unsatisfaction about the functioning of the sub-municipalities. Instead, the municipal government of Rotterdam introduced fourteen district committees with a less formal position: they have been given the role of advisor and are, as the extension of the municipal government, a representative of the city in the district.

This has resulted in a big change in the government of Rotterdam. With the new organisational model there has been a transition towards a more central and policy minded way of governing districts. The agenda of the city is imposed upon the districts, while the agenda of the districts is not well accounted for in the city. The result is an increasing gap between city and district.

To assess the workings of the system, a collaboration between Drift, Erasmus University and Groningen University has conducted a research: Een kwestie van kiezen: Naar een complementaire democratie voor alle Rotterdammers. In this research they try to answer the question: To what extent contributes the current governmental system of Rotterdam to a legitimate and effective way to a district oriented policymaking in close relation with civilians? They have taken the five Rotterdam core values as an assessment critique to what the system should comply.

Old model

Before the introduction of district committees, each district had its own sub-municipality. In 2002 the jurisdiction to appoint sub-municipalities was included in the municipality legislation. But before that sub-municipalities already existed and performed similar tasks. From 2002 onwards, the sub-municipalities had to comply with the requirements described in article 87 of the at the time applicable municipality laws. This meant that a sub-municipality was required to have a council, an executive committee and a chairman of the executive committee, much like the municipal government. In addition to the three main organs, a secretary and registrar as well as other civil servants were also part of the organisation. Because of the extensive amount of tasks and jurisdiction, article 87 also dictated that the members of sub-municipality needed to be chosen through a direct election. The sub-municipalities remained in close relation to the municipal government, there never existed a sharp line.

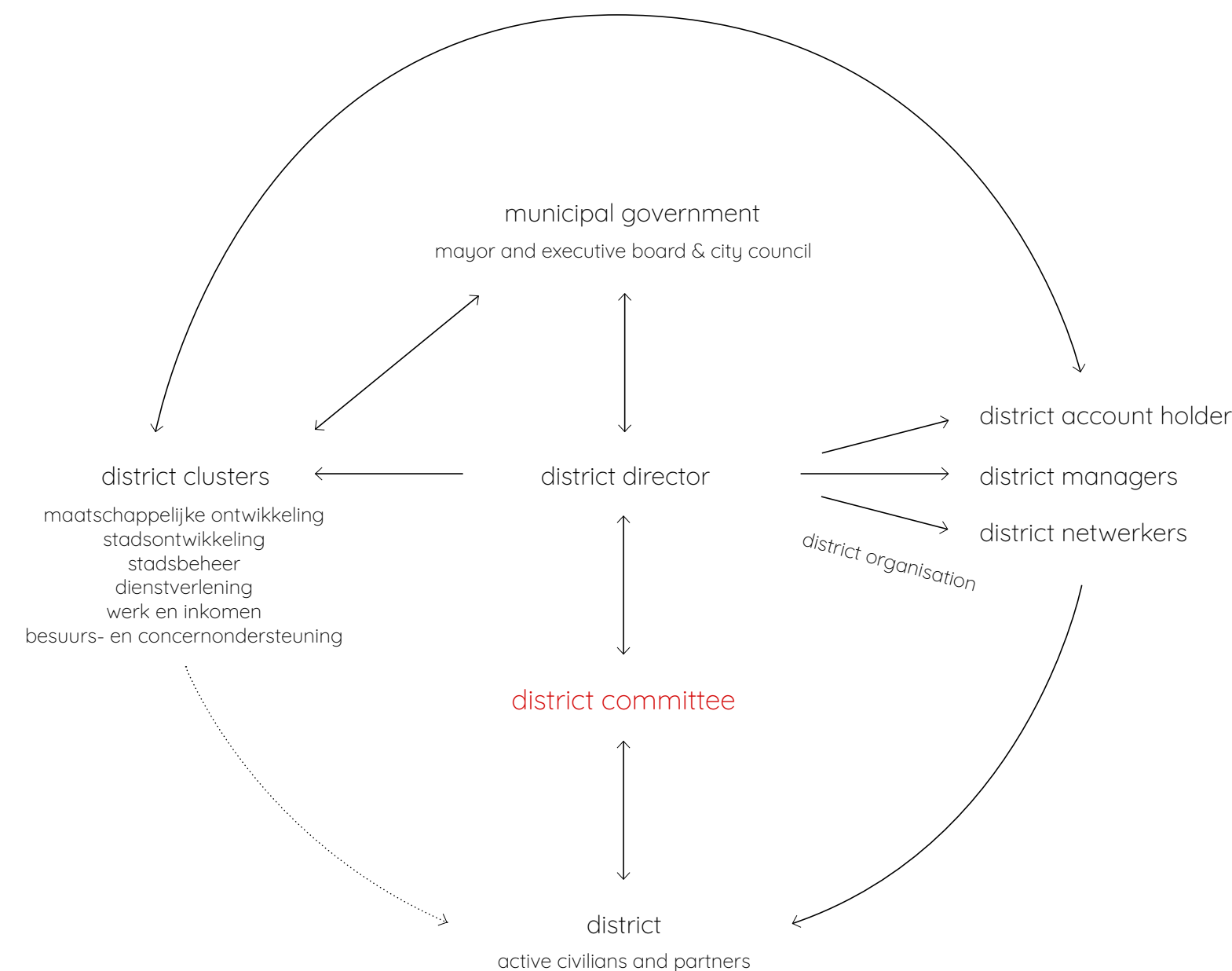
Already in 2004, however, the sub-municipalities of Rotterdam were put into question as to their effectiveness. The main reason for this unsatisfaction was that they had become too much of an independent layer of government. Instead there was a desire for a more compact governmental system. This resulted in the new steering committee BMR14+. Their first job was to analyse the current system and consequently find a new system which would come closer to the five core values of Rotterdam.... They came up with various scenarios where a completely central governmental system was one extreme

and fourteen district committees with roughly the same tasks and jurisdiction as the other extreme. They documented all their findings in the rapport ‘Verbindend van bevindingen’. In 2012 the steering committee reduces the scenarios to two models. The first model consists of a directly chosen committee for each district which is responsible for drafting and executing a district plan and for advising the city council. The second model consists of a advisory council for neighbourhoods made up from 55 neighbourhood representatives and 45 city council members. Through participation, civilians can have an influence on city policy. Accordingly these two models are proposed to civilians and organisations during consultations and eventually in 2012 the city council votes for the model with fourteen district committees.

Goal

The aim of the new system was to reduce the amount of civil servants in return for more influence of civilians. For that reason the new organisational model has to respond more to the five core values lined out in the rapport ‘Dichtbij, democratisch en divers’ 2012. These are:

- Government in proximity to civilians
- Form and content for the diversity of districts.
- Participation of the people of Rotterdam in policy and execution
- Democratic legitimacy
- An efficient and effective government



As a consequence, the new organisational model should contribute in a legitimate and effective way to a district orientated policy with close involvement of civilians. Therefore the district committee model has the following starting points:

- Civilian orientated: The residents of Rotterdam are central. They have the space for their own initiatives and the trust of the municipality for their judgement.
- A cohesive government: District committees are part of the total government of Rotterdam. It's no longer a we-them, but a we-we.
- Local perseverance: The district committees make a difference in the street, neighbourhood and district. The persistence which is needed comes from giving qualified advice and quick connections to city council.
- A compact organisation: The compact district committee focuses on matters that are relevant for the residents of Rotterdam.

Organisation

Depending on the size of the district, the size of the committee is between nine and fifteen members. The committee members are chosen through direct elections which are held every four years at the same time as the election for the municipal government election. The candidates have to be a resident of the area and are chosen by fellow residents of the area. Individuals are eligible under three categories; as a representative of a municipal political party; as a

representative of a local political party; or as a member of organisation of residents. Everybody who is chosen has equal rights within the committee. The member with the most votes becomes the chairman at first instance, but if the committee deems this person unsuitable, can chose one of the other members. The chairman has no special rights and is equal to the other members. This person is the main spokesperson and the main face of the committee to civilians and members of government. All members receive a financial contribution for their work. As such the district committee will for four years take up the task to be the local government in the district.

Tasks

Neighbourhood security, public space and neighbourhood wellbeing are the main areas in which the district committees operate. The research rapport has concluded that the district committees perform six tasks which can act as an important medium to connect residents of Rotterdam and the municipal government. These tasks are in accordance with the general tasks described in the regulation on district committees. These six tasks are:

1. Boosting and supporting civil initiatives: The committee actively stimulates initiatives from people or organisations in the district. For instance it will grant money for a Christmas dinner for elderly people or help find a location for the organisation of a cultural festival. So it not only grants subsidies, but also tries to stimulate participation through meetings.



district committee Overschie: Fred Baartman, Joost Brand, Edwin Kaptein, Kees van der Meer, Ada van Noordwijk, Cock Ouwens, Anne Snoeck Henkemans, Jeroen van der Steen, Latif Tali, Sarah Wilton and Mohammed Yousfi

2. Advising the municipal government on policies which affect the district:
As the eyes and ears of the district, the district committee is well-suited to give advice on policies of the municipal government. Often this advice is requested from the city executive board, but sometimes the committee also gives unsolicited advice about priorities in the district. The district committee has no legal power however. Therefore the city government can also put the advice aside if it desires.
3. Acting as a mouthpiece to put themes and issues of the district on the agenda: The committee is the representative of the district and as such it can communicate themes and issues in the district to the municipal government. To be successful in this, the district committee needs to be easy to find and accessible. Similarly, the committee also needs to know where to go to receive input from the district. They do so by visiting civilians, by participating in neighbourhood activities and by going to events and festivities.
4. Connecting district priorities to city policy: Through district plans, the district committee tries to mediate between city ambitions and local priorities. The district plan is used by the municipal government and its clusters as a guideline for implementing policies in the district. In reality, district plans often conflict with city plans in which case district priorities might be ignored. So at the same time district committees also sometimes seem to function as the face of the government in districts, in which role they are the communicators of city policy in the district.
5. Protecting the interests of the district: When the municipal government introduces a new policy which has a negative impact on the district, the district committee will try to act in the interest of the district to prevent these plans. While district committees are regulated to act as a controlling force for the policy of the municipal government, it has been given no legal power to do so.
6. Mediating during conflicts in the district: When there are conflicts in the district, the committee will try to stimulate a dialogue between the conflicting parties. It also has a formal side to it as it also revolves around granting permits.

While all district committees perform these six tasks, it differs to which extent. In some districts there might be a strong emphasis on boosting civil initiatives, while in other all time is spent on advising the municipal government on city policy. According to the research these differences can be explained by the different contexts. Each district has unique qualities and problems and similarly each district committee has unique qualities and problems. Each of the tasks seems valid in the aim of creating a strong and democratic government however. And therefore it's important that district committees should strive to perform in all of them.

Problems

They have neither the legislative power or the physical means required to effectively govern their district. Its only power is to advise, promote and protect. I talked to Fred Baartman, the chairman of the district committee of Overschie and when I asked him about what he thought of his role as the eyes and ears of the district, he said: We are the eyes and ears of the district, but we are also blind and deaf. We are not allowed to do anything. He explained that they for instance don't have a budget. If they want to repair a sidewalk, it has to go to the central government first. Another issue is that a district committee has no official building, or sometimes any building at all, but is supposed to operate primarily 'on the streets'. While I think that this is an admirable aim, it is not very practical. Not only will members of the committee become hard to find for most residents, the lack of a fixed building makes it difficult to arrange meetings or organise public gatherings. It is also representative of the city's lack of a democratic offer to residents. A lack of space and a lack of power makes it difficult to have agency and oppose central control. As a result the facilitating role of the district in relation to the city centre is further established.

A CONVERSATION WITH FRED BAARTMAN

At ten o'clock I have an appointment to meet Fred Baartman at the 'Publiekslocatie' of Overschie at de Burgermeester Baumannlaan 178. Fred Baartman is the chairman of the district committee of Overschie since its inception in 2014. When I approach the building, he waves at me from just behind the window. The 'Publiekslocatie' is a public service centre for matters like passports, taxes and work. Each district has such a building. He buzzes me in through the double sliding doors. Except for a man behind the counter, there is nobody in the office. Despite the new furniture and colourful carpet, it's not very inviting. In a little separated room we take our place and start our conversation.

AB: What does your week look like?

FB: At the moment my weeks are very quiet. When I was chairman of the district committee in the first period on the other hand...

AB: This was in 2014?

FB: Yes. It was practically a fulltime job. If something would happen in Overschie, I would go there. With the district committee we also had conversations with the city, with city councillors and civil servants. I'm a member of the political party Leefbaar Rotterdam, so I used to go to other people from my party at the Coolsingel quite often.

AB: Because before you were a member of the district committee, you were also a member of the sub-municipality?

FB: Yes, I was a member of the sub-municipality. It's because of that, that I've been through the whole transition from sub-municipality to district committee. It was quite something, it was a tough transition.

What else did I do during my weeks? I also went to shopkeepers, the sporting societies and all the activities that were happening. And I also did, I still do this actually, a walk through Overschie. I first go to the market, there is a market here in Overschie, and then I walk around on the market and have a chat with some vendors, but I also meet other people on the way.

AB: And do people on the street recognise you?

FB: Throughout the years, I think that 80% of Overschie will recognise my face. Because if you are present at all the activities, there are a lot of pictures taken which end up in the paper of Overschie. If there is one lying around here, you can take it with you if you want. I for instance used to go to people who are married for more than fifty years. We would go, bring some flowers and congratulations. And we also used to go to all the people who turned a hundred. Ofcourse than a photographer comes along who makes pictures and you end up in the newspaper.

But yes, it was a very busy period. A real fulltime job. I worked for around thirty hours a week.

AB: As I understand it, each committee has a chairman and a vice-chairman who work full-time. Is that right?

FB: Yes, we had two vice-chairmen. One had a bit less time on his hands, because he had a fulltime job as well. But I have all the time of the world, so that didn't matter. We made agreements on this. When we still had sub-municipalities, the members also had full-time jobs. If there would be an activity to attend, that was always very difficult, because you can't just take a day off. So it was always the same people who would go. A couple of us were already pensioned, so amongst ourselves we would ask: can you go, or can you go? And that's how we would solve it.

AB: How often do you come together with the district committee?

FB: The official meeting is once a month on a Monday. This is obligated, it has been included in the regulations. But besides that, we also meet on all the other Mondays. We call it the informal evenings. We organise conversations on current topics, so we talk for example about the building activities in Overschie. Every three months we are informed by the councillors of the city about the progress of the projects. There are quite a few projects going on in Overschie.

AB: Like Park Zestienhoven for instance?

FB: Yes Park Zestienhoven comes up, but also the Catholic Church for example. At the end of the year, they will start to create apartments on the first floor and on the ground floor there will be a restaurant or cafe. Yes, it's a nice project. It's just across the library and the front of the church is located on the shopping street. Right now it's a dead corner. So we hope this will make it more lively with terraces on the street side.

AB: Are you as the district committee very involved in such a local project? Especially as it's just one minute across from your meeting place.

FB: Not about the content. We do advise the city council. We advise for instance what is, and what is not possible, what we think is desirable, and what isn't. But in the end, the decision is to be made by the city council of Rotterdam. Because on the practical content, like how many apartments, the flight routes, how much the foundation can carry, how it will look like, all that is arranged with the professionals from the city.

AB: You are also in contact with the municipal government. How is that contact?

FB: Okay, so we have the mayor and the councillors, than we have all the clusters concerning different aspects of the city, and than you have the next step with whom we have direct contact: the district organisation. The district organisation in Overschie consists of two district employees, or networkers as they are called. They arrange all the contact between us and the clusters. If we want to know something, or if we have a complaint about something, than we let the district organisation know and they take up contact with the clusters. From the beginning on, we have been strongly against the fact that we couldn't directly contact the clusters. The city regulations was against that. However, Overschie is foolhardy of course. We want direct contact with those people, so let them come over. So no contact from me to you, to the someone else and then to someone else, but direct contact. In that case, we can ask them questions directly. In the beginning they were hesitant, but now the people in the clusters realise that this good for them as with the eleven of us, we have a lot of knowledge of Overschie. Therefore we could say 'maybe don't do that, because it will receive a lot of resistance' or 'have you thought about that'. Now it has become regular and most district committees have direct contact with the clusters.

AB: Isn't it always said that 'you are the eyes and ears of the district'?

FB: In the beginning I've said that we are the eyes and ears of the district, but we are also blind and deaf. We were not allowed to do anything. In the beginning we couldn't even come here in this building, only for meetings. I have strongly expressed myself against this. What if I have a guest like you or maybe a shopkeeper. Where do I talk to them? I would have to find somewhere else to go. I can't take someone to a café. It's absurd to take someone to a café! In the beginning I would go to my home, but that was also not convenient. But I'm foolhardy, so I would just go to this building and then I would say 'I just go and sit here with someone'. After some time it became accepted.

AB: Because this building is the 'Publieslocatie' and every district has such a building. Is it then not usual that the district committee works and has meetings in that building?

FB: Well as a chairman I have worked here almost daily. The whole Monday I would be here, because I would prepare the whole week. At the time we used to have conversations with de district director, now that is the rayon director. Together we would go through the whole week, see what activities there were planned and what meetings needed to be held. Then I would just stay here the whole day, working. I worked at my own leisure. When I wanted to work here, I worked here and otherwise I worked at home or walked around the district.

AB: So how many times do you have meetings in a week?

FB: Only on Monday, then we meet and discuss which activities are happening this month and we ask who goes where. Next week I will for instance open the sports week. From next Friday on, we have ten days of sports week. All schools and sporting societies are involved. They have a chance to promote themselves and non-members are encouraged to try new sports. The goal is to get more children to play sports. We have nice active societies in Overschie.

AB: I'm interested in that, could you maybe tell me a bit more about the societies in Overschie?

FB: Well we have very nice active societies in Overschie. We have a very big tennis club, we have soccer clubs in Park Zestienhoven, we have chess, checkers, Nordic walking. The only thing we really miss is korfbal and rugby clubs.

AB: You also have many garden societies of course.

FB: Yes, that right. We also have a very special one, a garden society for older people. That one is close to the IJskelder. It's very active and it's for people above fifty-five years. Each Thursday morning there is 'café goedgesprek', so the canteen is open and all the people can go there to have a chat with each other. The well-being committee is also present and every once in a while, they invite an expert on security, mobility or on social insurance. Those kind of things. So every Thursday there are around fifteen to twenty people. I go there myself sometimes, as a representative of the district committee.

AB: It struck me that while all those societies in Overschie are very active, a real community centre doesn't exist. Am I right?

FB: No, that's right. The community centres on their own no longer exist. We do have a house for the neighbourhood at the library. This is also where the well-being committee resides. There you can just walk in, have a chat and drink some coffee. In some respects, the garden society for older people is also a community centre, but it's not always open. In a couple of years a new project will be built and it will also include a meeting place. It comes under the heading social, because people with mental or physical disabilities will come to live there, but it's open to the rest of the neighbourhood as well. The big church also does a lot for the neighbourhood and it's very central in the community. There is a very modern priest, a woman who is young and who says that the church is not only open to believers but to everyone. Not long ago, during the monument day, the church was opened the whole day for festivities, and before that, there was a large dinner for elderly people. So what else do you want?

AB: But before, there used to be community centres in Overschie I believe? Could you tell me about them?

FB: Yes we had two community centres. They had to close. Many community centres in Rotterdam had to close. Mainly because they needed so much money. They had to be open during the evening and it would take not one, not two, but sometimes three supervisors. In those centres people sniffed up drugs, swallowed pills and drank. These days this is normal apparently.

AB: You mean young people did those things in community centres?

FB: Yes, mostly young people. Too much supervision was needed and this was too expensive. You don't want that. Some people would like to go back to those community centres, but it doesn't work. Sometimes we did have a good time though. For some time we realised a place underneath the highway for young people to go to. They really wanted a hangout, so we put some benches underneath the highway. This way, they were dry at least. But at a certain point, this was also no longer manageable. As soon as the people who were dealing drugs got on to the hangout, they would go there of course. So in the end we also removed the benches.

We do have a young people council in Overschie, officially inaugurated by the councillor. They organise activities for other young people. They use the house

of the neighbourhood. Not long ago, they cooked meals and performed karaoke in the reformed church. Elderly people were brought in by the district van, so they could watch as well. They also organise homework tutorials in the house of the neighbourhood on Friday afternoons. A youth coach from the well-being committee is also present. Young people talk to young people and that is nice, because if I do it, it's always 'what is that old man saying now'. Young people are much better at that. Also, it's a very nice mix of native and non-native who know what they are talking about. Now the only thing we still need, is to get girls on the council!

AB: You just mentioned it a bit, but how do residents communicate their problems to you? Does that happen during open meetings?

FB: Yes, sometimes. However, it is my experience that during those meetings with many people present, people don't dare to talk. They remain quiet. So what do they do instead is come up to me when I walk through the neighbourhood. Then they do have the nerve. When I'm on the streets, they say 'Oi Fred, darn it, those guys are sniffing and smoking underneath the bridge again!'. In which case I will inform the district organisation and they will send an district officer and the problem is fixed in no time.

AB: Do people come here sometimes? To talk to you?

FB: Not a lot. Most that happens here is done by arranging a meeting. The problem is that the information and advice centre and the neighbourhood team are also located in this building. This creates a boundary for people. Because what if someone at the other side of the street is watching you enter. Someone might say 'What is he doing? The information and advice centre is here, but also the debt committee, he will probably have problems.' On the street, really, you hear and see the most.

AB: In policy documents it is often mentioned that district committees have been created to increase civilian participation. How do you achieve that as a member of the district committee?

FB: If you compare the sub-municipality and the district committee, there has not been an improvement in civilian participation. What they aimed for, the district committee as the eyes and ears of the city, this was something

that the sub-municipality also already did. And also, the people who chose the sub-municipality are the same people who chose the district committee. The idea that there are now more active citizens in the district committee, who are not part of an existing political party, is also not true. Because political parties campaign and the elections for the district committees are held at the same day as the elections for the city council. So what you see here in Overschie is that political parties organise meetings on the street with tables full of folders, buttons and pens. We have balloons for the children and immediately we have a conversation going on. Go and try doing that as a one-man party. You need budget and you need time. As a one-man party you can receive a small contribution of the city, but that doesn't weigh up.

Well participation... The people who wanted to participate, already came to the sub-municipalities, so now they come to the district committees. In my opinion the new organisational system has failed to achieve its goals. As a one-man party, you also miss the feedback from the city. Look, if I see something that I'm not happy about in Overschie, I take up contact with someone from my party in the city council.

AB: So you have direct lines to the municipal government?

FB: Yes, I can say to them 'do you know what's going on Overschie?' This way I can give direct feedback to the councillors. I say 'Come to Overschie and see how it is'.

AB: As compared to sub-municipalities, are district committees more able to integrate local issues into city policy? Or is it that city policy is exercised on Overschie?

FB: Yes, well you can apply some nuances, but in general when advice is asked from all the district committees, in the city they make a mix of it. We always say, it's a compromise on a compromise. That doesn't work. Most of all the city exercises its own policy. The first year of the district committee was very difficult. Slowly they realised in the city, that we as district committees do know what we are doing. They start to listen more and more. We sometimes invite council members to talk about some of the issues here. We say at those times 'well you might think this and this, but we don't agree, it doesn't suit Overschie, because Overschie is like a village.'

AB: Park Zestienhoven, that was an plan from city policy wasn't it?

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FB: Yes, it's one of the biggest projects of the city. 13.000 people will come to live there. It is a city project. We have given our advice, in particular about the organisation of the park. At the time, as the sub-municipality, we had to approve the plans. From that standpoint we were able to conserve a large part of the park. The 'Buitenplaats' is a beautiful hiking area.

AB: Is there something you would like to change in the way district committees function?

FB: I still think we should have more control as a district committee. We now give advice which goes to the Coolsingel. We sent it to the councillor and he sends it to other civil servants, which is understandable because he can't know everything. But as a district committee we have very little influence on the whole process. I've always said, when I give advice and the person to whom I give it ignores it, I want to know why. If you think our advice is wrong, come and explain it to us, because than we can talk about it and we can try to persuade you of the contrary. You don't need to have the same policy everywhere in the city. But that is something I haven't been able to get through. The rules have been set. At least you always get an answer nowadays. It used to cost five, six or seven months before you would receive an answer. And then they would say, yes it's very busy right now and I have a staff shortage. Then don't ask advice! If you can't give me a reply, then don't ask for my advice. It will save you and me both time. Because before we give advice, we will first participate: we go to people, organisations and we put quite some time into it. Sometimes they will come with a question and ask us to give advice within four weeks. No way that will work, you will have to postpone. Because we can't make that work.

AB: Don't you miss a place where you as a district committee can welcome people to? You now talk about going to that person or to that organisation, but don't you miss a place where people can come to and just walk through the doors?

FB: Yes, that's something I do miss. Actually we are sitting here illegally. Officially this meeting has to be noted, but I'm stubborn and I refuse to do these things. I'm not an errand boy, I'm a chosen representative. Do I have to go to the bar with people. Or invite them to my home? That is not an organisation. Look

around you, there is not even an coffee machine here. You have to go three floors up, isn't that crazy? I can't even log on to the system here. I first have to go to the neighbourhood manager who will give me a code and then I can work here. Why should I not be allowed to work here? I'm a chosen representative. The city says, no I don't want that, the district committee should be out on the streets.

AB: As a sub-municipality, did you have a space?

FB: Yes, on this location. Before we were in the old townhall on the Dorpsstraat, but afterwards this became the official location for the sub-municipality. We had an official council room in the basement.

AB: Thank you for talking to me. So this is a district committee.

FB: This is my last period. When this period is finished, I will have turned 74. About the influence the district committees have over the last five and half year since we exist, I'm not happy. We have booked some progress. I've always said, give the district committees some budget. To do things like to repair a sidewalk. Now it has to go to the neighbourhood manager, to the cluster and to the head of service. This will cost three to four weeks in this way. We have a good budget for participation initiatives, but give district committees also some budget to be able to solve things themselves. But that they really don't want anymore. There have even been some thoughts to transfer the civilian participation program to the city. Well if you do that, you can just do way with the district committees all together.

AB: Yes, then you would have central politics.

FB: Yes and this is local politics.



VTV BLIJDORP

On my first visit to VTV Blijdorp, I joined one of the half-yearly meetings. Seated at the back of the large room in the community building, I had a good view of everything that happened in front me. Around seventy people were seated in neat rows of wooden fold-out chairs, waiting. Some eating a biological soup and others fries with mayonnaise from the canteen. In the front of the room, old pictures of the community, a flag with the logo and two old plates depicting rural scenes are pinned to the wall. At two o'clock board, member Jan Wielaard opened the meeting.

This meeting was for me the essence of an allotment garden association. It not only showed the extensive organisation, its democratic system and its traditions, but it also showed the great dedication and care of the members for its community. 'There are people here that can do that, why would we let someone else do it?' 'In my time it used to be like this' 'I think the best thing is that everybody is welcome here'. People are talking all at once during the meeting and Jan Wielaard has to hold on to his microphone. People don't always agree with one another, but the fact that they are here voicing their opinions, unifies them.

Already this first encounter led me to believe that the community of VTV Blijdorp is very similar to a society. My returning visits only increased this view. Moreover, it seemed to me that this was an ideal sort of society; all decisions are made democratically; everything is done according to a 'by the people for the people principle'; people live in harmony with nature; and there is a great

social infrastructure. Therefore I set out to learn from this community and to document its principles and its structure.

85 years at the garden

In 1934 a large piece of land became available at the Abraham van Stolkweg for the development of allotment gardens. Many unemployed people found work there as volunteers. They had to dig ditches, set out gardens and create paths. When they had helped for ten days, these men were rewarded to make use of a garden for free for two years. Through hard manual labour, a new garden complex of 900 gardens arose out of the wet grassland. To establish some order, an organisation was called to life, the 'Vereniging van Volkstuinders Blijdorp'. With a board, meetings and member contributions, it became possible to do things collectively. For instance buying seeds and tools for common use, organising activities and making rules to improve the overall conditions and comfort of the garden and its members.

After all this hard work, it was unfortunate that the garden complex had to be dismantled in 1939. The municipal government of Rotterdam reclaimed the ground to build a hospital. However, the association VTV Blijdorp was given the opportunity to start anew at the Zestienhovensekade. This is where it's still located nowadays. The organisation not only had to pay for all the costs of constructing a new garden complex, but they also had to work the land themselves. As the desire for having their own garden complex was large

1941

WERKUREN CIRKA 250 PER PAAR



DIT WERD DE VROEGE PLaan

INKOOPLOOS

1941

Two beginn weg



HR. MEKEREN AAN T. WERK

PADEN AANLEGEN

VERENIGING van VOLKSTUINDERS
„BLIJDDORP“

enough, this was no hindrance. Three kilometres of ditches were dug and three bridges and a dam were built. On the 6th of June in 1942 VTV Blijddorp was opened.

The first years after its conception were difficult years. During the war the gardeners were obligated to supply the devastated city with food. The municipal government of Rotterdam ordered the gardeners to grow potatoes and brown beans, but these would not grow well on the wet land. Some of the wooden buildings and structures were taken apart to be used for heating. It was after the war that the community could really start to take its form and grow. Bridges, a shop and a playground were built. In 1952 all the members were asked to pay a contribution of 25 guilders for the construction of a community building. VTV Blijddorp thrived and in 1969 the waiting list for a garden was two years. While initially the garden complex was mainly used for food production for poor families, it increasingly became a place for relaxation and a new way of living within nature. Throughout the following years rules would change board members would come and go, the amount of members would go up and down, but the solid foundation laid down in 1942 is still visible today.

Allotment gardens and the city

The relation between the allotment garden associations and the municipal government of Rotterdam is tense. The ground of VTV Blijddorp is property of Rotterdam. Therefore they can reclaim the ground if they need it. As of 2018

the municipal government has outsourced the management and rental of the gardens to SVIN (Stichting Volkstuinen in Nederland). The organisation SVIN rents the ground from the municipal government and they lease it out to the allotment garden associations who in turn lease it out to their members. This new organisation system fits with the more central and policy minded way of governing the city. Although the city is not actively involved, they can collect rent and impose rules on the communities. For instance, members are only allowed to spend the night in their garden from April 1 to October 1 and the canteen of a community centre is not allowed to compete financially with surrounding restaurants and cafes.

As allotment garden associations rent the ground of the municipal government, their existence is under a constant lingering thread. Rotterdam starts reaching its boundaries and ground becomes increasingly valuable. To make the city more compatible, there is a desire for more luxury housing developments and business parks. Unsurprisingly, eyes quickly turn to the almost unbuild grounds of garden complexes. In 1992 this resulted in an ambitious redevelopment plan for the North edge of Rotterdam. The existence of five community gardens, among which VTV Blijddorp, and several sporting clubs was under threat. After an active campaign by residents and communities and the proposal of alternative plans, most of the garden complexes remained intact. VTV Blijddorp had to sacrifice 24 of its 194 gardens. Although this time the danger was avoided, there remains a dread for the next plan which provides the city with a more direct profit than allotment gardens.



On the other hand the city recognizes the qualities of allotment gardens. While there was a slight incline in the popularity of allotment gardens in the seventies and eighties, nowadays there is a great renewed interest. It started with immigrants, who used to cultivate their own vegetables and fruits in their homeland and wanted to do the same in the Netherlands. Also more young people started to take interest. They saw having an allotment garden as an idyllic way of life within nature and as a good place for children to grow up. This meant that garden communities suddenly became an important asset in making the city more attractive for young urban professionals. In addition, by opening the garden communities up to the public, the garden complexes became part of a large green carpet. So through shared recreation, not only members could enjoy the gardens, but people walking and cycling through the area could do so too.

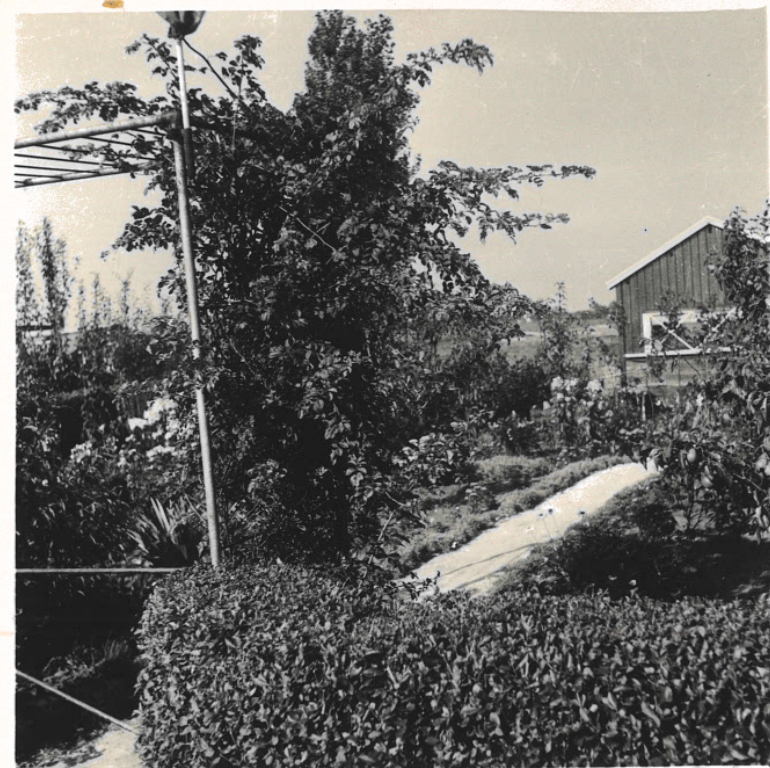
For every hobby a club, for every task a committee

Although the city plays a part in the rules and usage of garden communities, most of it is controlled by its own independent organisational system consisting of a board, committees and clubs. Since its conception, VTV Blijdorp has had a board of members to oversee the money flows, the leasing out of the ground, rules and many other activities. The board consists of seven chosen members of the garden community. In the beginning this used to be a very formal occasion. The board, initially consisting only of men, wore jackets and

ties. During community meetings they would sit on a raised platform behind a large table to address the other members. Times have changed however. Nowadays the board members are unrecognisable from the other members of the community and during the meetings they stand.

If community members have questions or encounter problems, they can address them to the board every two weeks on a Saturday morning. Other than that, there are half-yearly meetings where the community comes together to listen to new developments, problems or festive announcements. It is also an ideal moment to share opinions. This is done with great vigour and enthusiasm. People mumble or shout their disapproval and quite often there is disagreement between the older and newer group of gardeners. About, what to outsiders might seem as trivial topics, the most animated discussions arise. Take for instance the replacement of the old water taps, which have become rusty, by new plastic ones. This resulted in a critique of the committee member who proposed it for outsourcing it to another company and a repeated arguments starting with 'we used do...'. It shows the dedication and care for the community.

The board is not the only organisational tool. Like the magazine for its 75th anniversary pronounces: 'For every hobby a club, for every task a committee'. From the very beginning VTV Blijdorp has many clubs and committees. These have changed throughout its history, depending on the interests and trends of the time. Some interesting ones which have ceased to exist, are the Ladiesclub,



TUINEN. op BLIJDDORP.

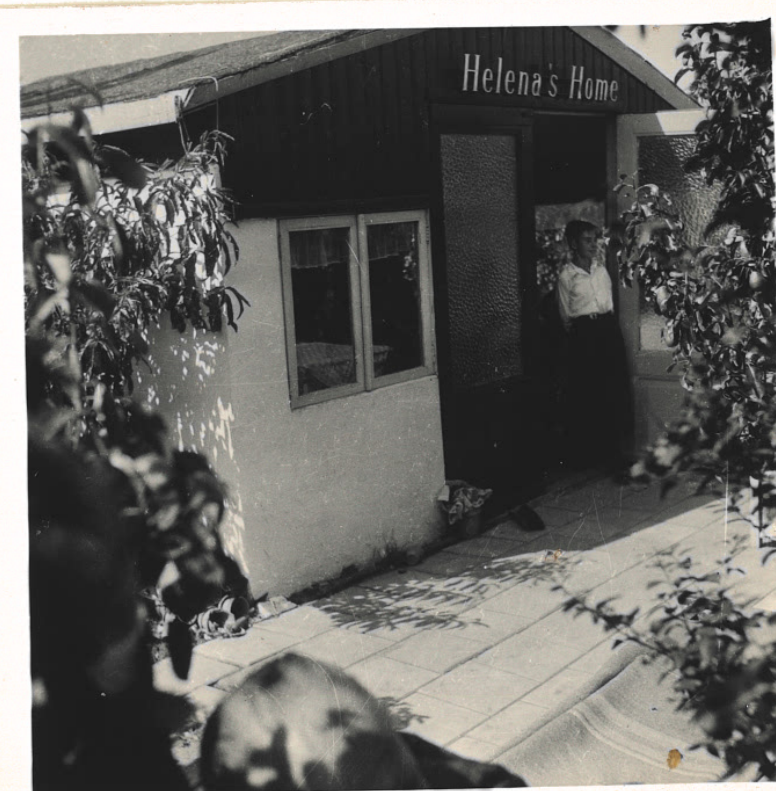
1942



H.R. V.D AREND - VANST - SNOEKEN



H.R. BEZOUEN - SR



VERENIGING VAN VOLKSTUINDERS
"BLIJDDORP"



the Chrystantclub, the Mandolineclub, the Propaganda committee, the saving committee, the creacub and the list goes on. It is evidence of the extent of the community into the lives of its members. Besides it also shows how active members are. Having an allotment garden is more than just maintaining a garden and sitting on plastic chairs, it's also maintaining a community.

The little green book

Even though the general assumption is that allotment gardens are for relaxation, this is only partly true. As a member of a garden community, you have to follow its specific code of conduct. In the case of VTV Blijddorp, the rules which have been developed throughout the years, have been neatly compiled into 57 pages of the so-called 'Het groene boekje'. Most of the rules are common to any community; don't be of nuisance to other members; don't destroy common property; pay the contribution at the specified regular intervals. However, the extent of the rules goes further than the general comfort and use of common spaces. There are for instance quite specific rules describing the state of your property; the hedges are allowed to reach a maximum height of 50 centimetres and a width of 20 centimetres; the surface of the cottage can be no more than 10% of the total surface of the garden; and rooms in the cottage should have a minimum surface of 4 square metres.

To make sure that the rules are being followed and to see if the gardens and houses are kept according to standard, several committees have been brought

to life. If your hedge is higher than 50 centimetres, a pruning commission will prune it for you and leave a fine of 25 euros in return. If your garden is not according to the criteria which are available on the website, the inspection committee will mark your garden as insufficient. If your garden is marked insufficient multiple times, a member of the board will come and visit and if there is still no improvement, you are kindly asked to leave the community. As a member of the community you have right to enjoy a piece of land, but with that right come obligations necessary for harmony and well-being of the community. As a part of the community you either accept to follow its rules, or leave.

Question hours, the Blijddorp Stars and composting

Members of VTV Blijddorp are united by an interest in nature and a desire for communal life. They are thus motivated to work not only for their own benefits, but also for the benefits of the community and the landscape. Old documents and letters from VTV Blijddorp testify of the active involvement of members within the community. Aad Arbman, a board member from 1936 till 1956 and a carpenter, has had a hand in the construction of bridges, a shop, the community building, several houses and an enormous wooden slide. Hanna Zwaan-Houder describes that when she was younger she always would keep a watch on the other children in the playground. Jans Lievenoggen is still available for a question hour about plants and garden maintenance each second Saturday of the month with Aad Neven and Ria Lenferink.



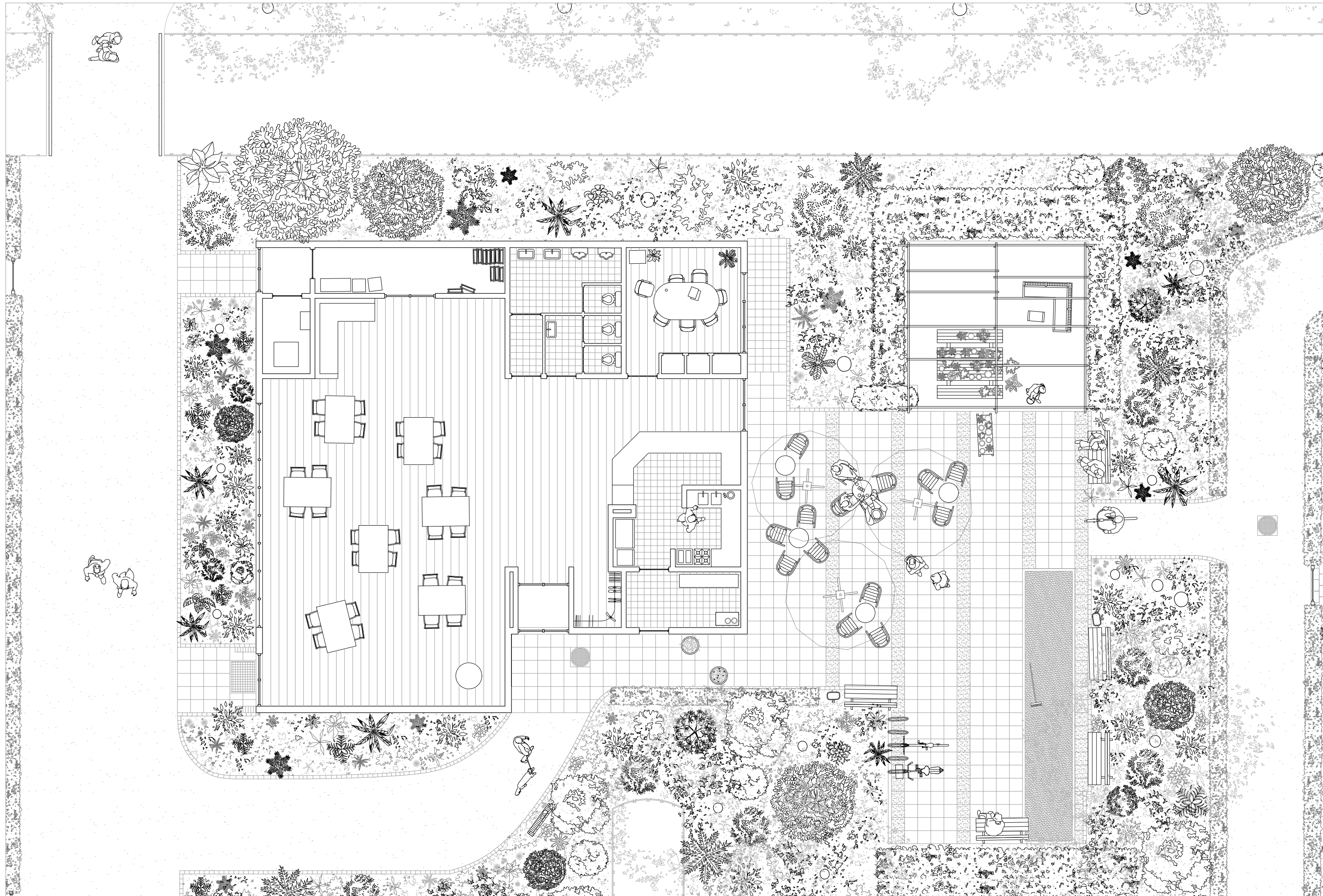
This care and involvement extends beyond the garden community. In the beginning, the community of VTV Blijddorp was interwoven with the communal structures of Overschie. For instance during the 15th anniversary, the local fanfare would march to the garden complex and the mayor would give a speech. Exhibitions of vegetables and fruit would be organised open to the public. People of Overschie who had difficulties walking, would be picked up to be brought to watch a show of the theatre club of VTV Blijddorp and in the fifties and sixties, the band the Blijddorp Stars led to long queues at the gate of the garden complex. Nowadays only half of the members are residents of Overschie. Instead more people from the inner-city, who lack a proper garden, join the community garden. The result is that the strong bond with the neighbourhood has somewhat diluted.

Communities like VTV Blijddorp have a strong relationship with the landscape. Not only because many of the gardeners cultivate their own food in the garden, but also because of their knowledge and care for the landscape. Some of the gardeners set the trend of ecological gardening. Instead of buying compost, they use manure of the horses from the stables not far from the community. Using chemical sprays is a no go. Instead one of the community members thinks about collecting the snails for consumption. There are also gardeners who organise the collection of garden waste to be turned into compost and they also give workshops for gardeners who want to learn more. From its very beginning VTV Blijddorp developed a close relationship with the landscape. Throughout the years the community has gained a vast body of knowledge through experience. Gardeners know which plants will thrive and which will perish soon due to the wet ground.

Conclusion

Through the years, VTV Blijddorp has changed from influences from within and without. The result is garden community which has found a flexible role in the city of Rotterdam and has established a strong and resilient communal structure. As a community VTV Blijddorp might be dependent on the municipal government, its organisation remains autonomous. Everything that needs to be decided or organised within the community, is done by its members. This has resulted into a strong code of conduct particular to this community. If new members want to join this community, they are expected to follow this code of conduct. This ensures that a certain continuity and uniformity between the members is established and maintained. In any case, its members are already united by an interest in nature and a desire for communal life. They are thus motivated to work not only for their own benefit but also for the benefit of the community.

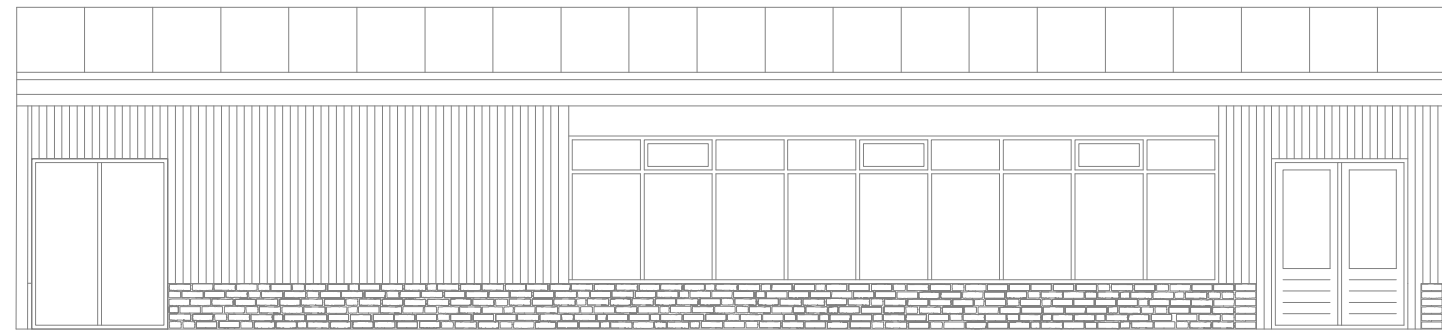
When I meet and talk to the people of VTV Blijddorp, it is evident that they are really happy within the community. In many ways the community offers a simpler way of life and this is what appeals to people. It is similar to a small village, where you know everybody and you can have a hand in how it is governed. The community has its own social and democratic political infrastructure which is bound to the landscape it occupies. It is part of the city of Rotterdam, but it is not completely dependent on it. I think this is very valuable and is something that could benefit not only communities, but entire city districts as well. As the city of Rotterdam is more centrally governed, city districts become increasingly dependent on the municipal government. As a consequence it takes on a facilitating role. A strong political and social infrastructure particular to its own landscape, could counteract this tendency. City districts and its people can regain some autonomy and like VTV Blijddorp can take care of its own community.



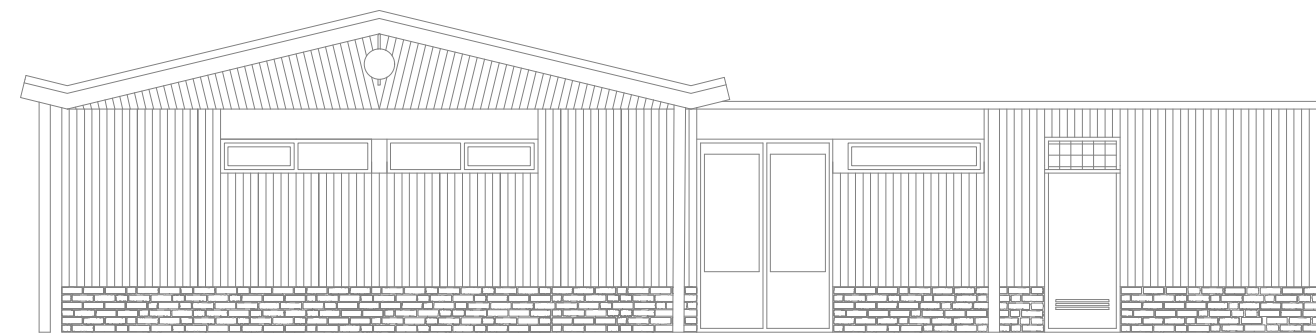
COMMUNITY BUILDING

Like most other communities, VTV Blijdorp has a community building. It is a multi-functional building and is changed and used according to the needs of its users. It functions as the decorum for big and small meetings, parties, fruit and vegetable exhibitions, musicals, card-game evenings, weddings, theatrical performances, dinners and many other occasions.

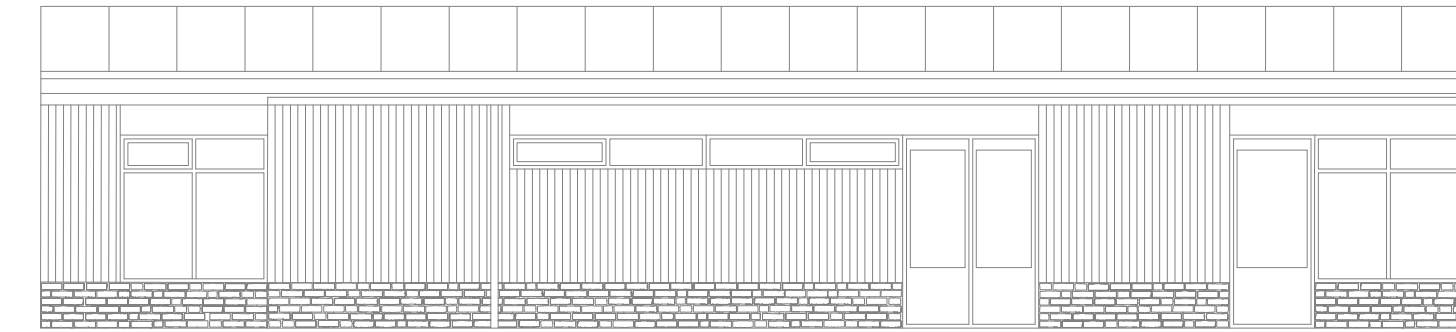
It is a simple wooden and brick building which has been modified several times through the years. It starts in 1952, when every member of VTV Blijdorp is asked to contribute 25 guilders for the construction of a community building. In 1953 work commences. Adrie Arbman, the eleven year old son from the secretary of the board, puts down the first stone. All the masons, carpenters, tilers and stucco workers of the community help with the construction. On the 8th of May in 1954, mayor van Walsum opens the building. However, already in 1960, an extension is added to the community building because it has become too small. Again in 1964 the community building is extended. This is the last of the big transformations and only small modifications are made. The last change is the addition of a wooden awning to provide for shade in front of the building.



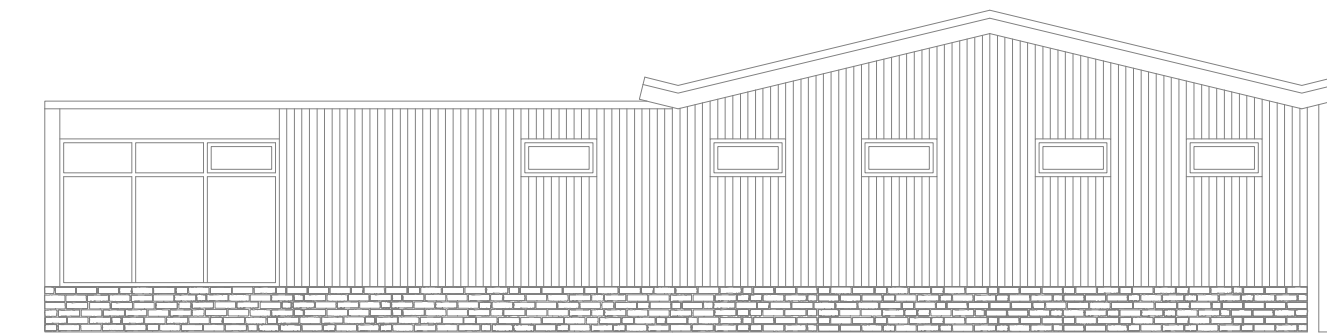
elevation South-West 1:100



elevation South-East 1:100

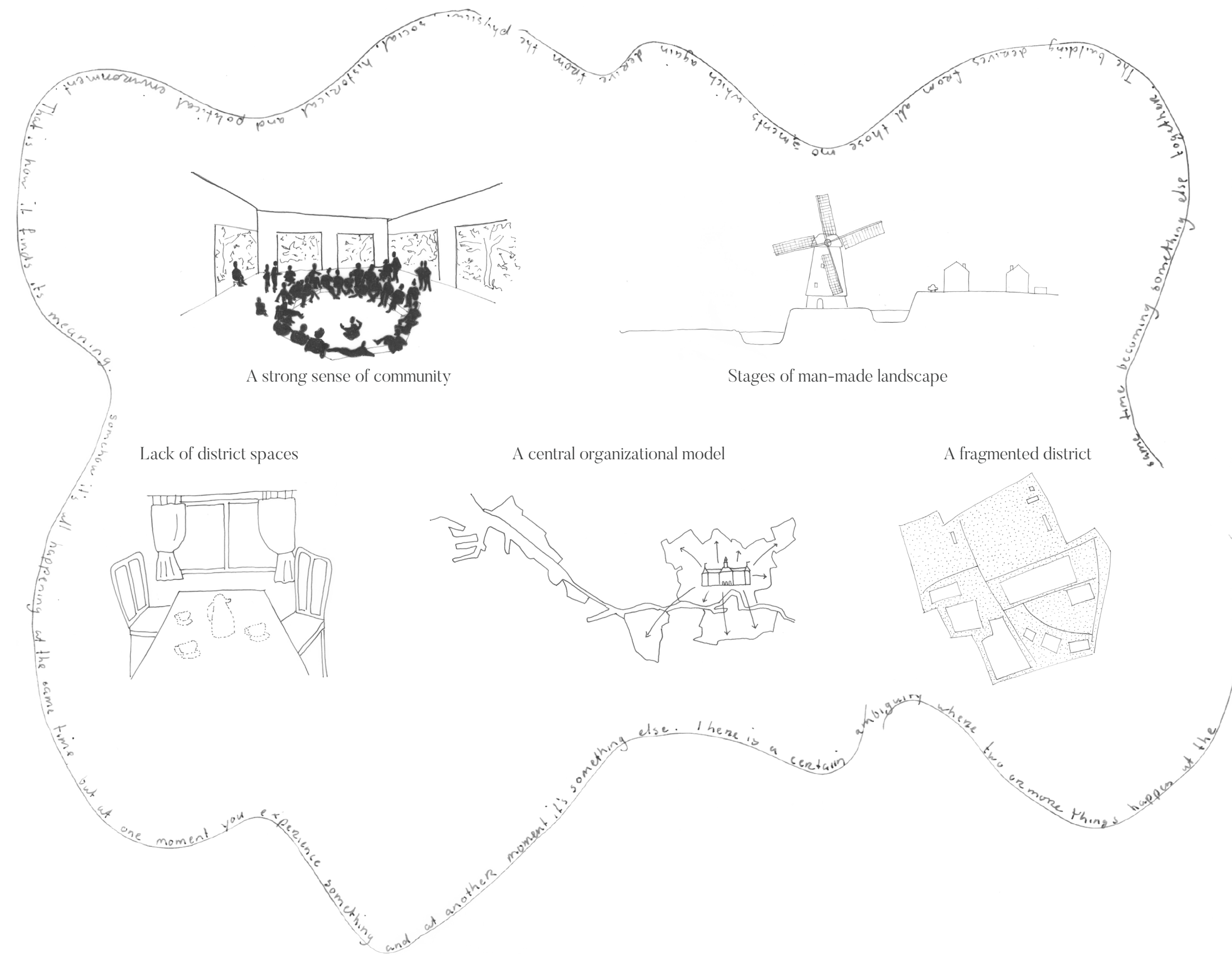


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PROJECT



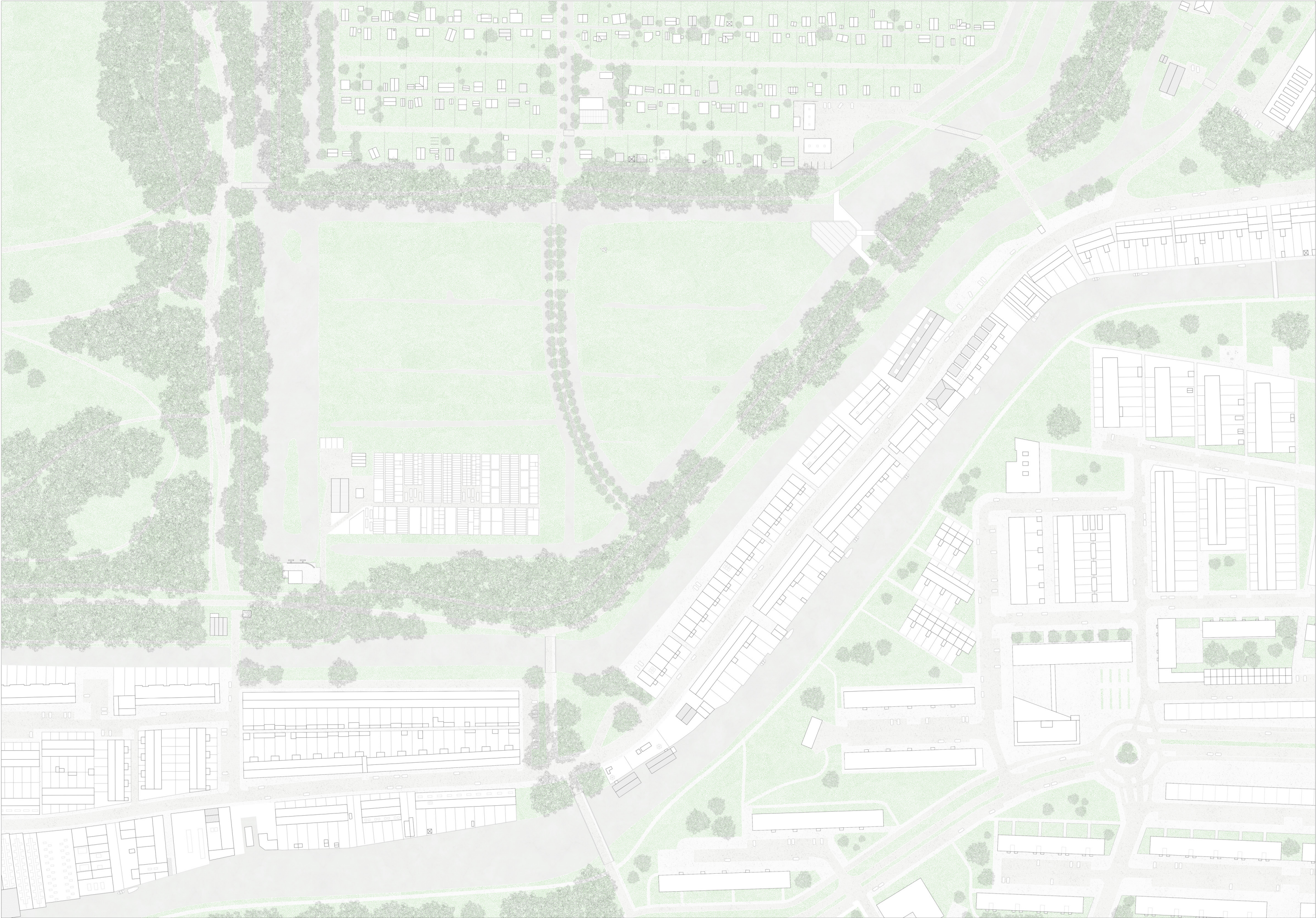
INTERVENTION

From my research I concluded that Overschie is a place that is controlled not from within, but from without. On one hand the central administration has a strong yet distanced influence on Overschie while on the other hand a lack of a represented unified district makes this possible. The boundary making up Overschie seems to be administrative rather than indicative of an actual unified space. Therefore I propose a public institution in the periphery that can act as a starting point for overturning the perception and treatment of Overschie solely as a part of the periphery of Rotterdam, but as a place in itself.

To make that possible I think it is important to build from the qualities of Overschie and how people actually use it. Two characteristics stand out in that regard. Firstly, the strong presence of its agricultural past with its strong relation between landscape and human appropriation. And secondly, its rich community life. In particular the community buildings are interesting and serve as a model of inspiration. Although they are very simple constructions, they provide a space for gathering, organisation and identification. They become a node around which social life of a community organises itself.

The public institution I propose should function in a similar way, but on the scale of the district. Therefore it should achieve three aims:

1. Provide the means for local self-government
2. Mediate between district and city
3. Give identity and significance to a district



1:5000

map IJskelder



1:1000
section IJskelder



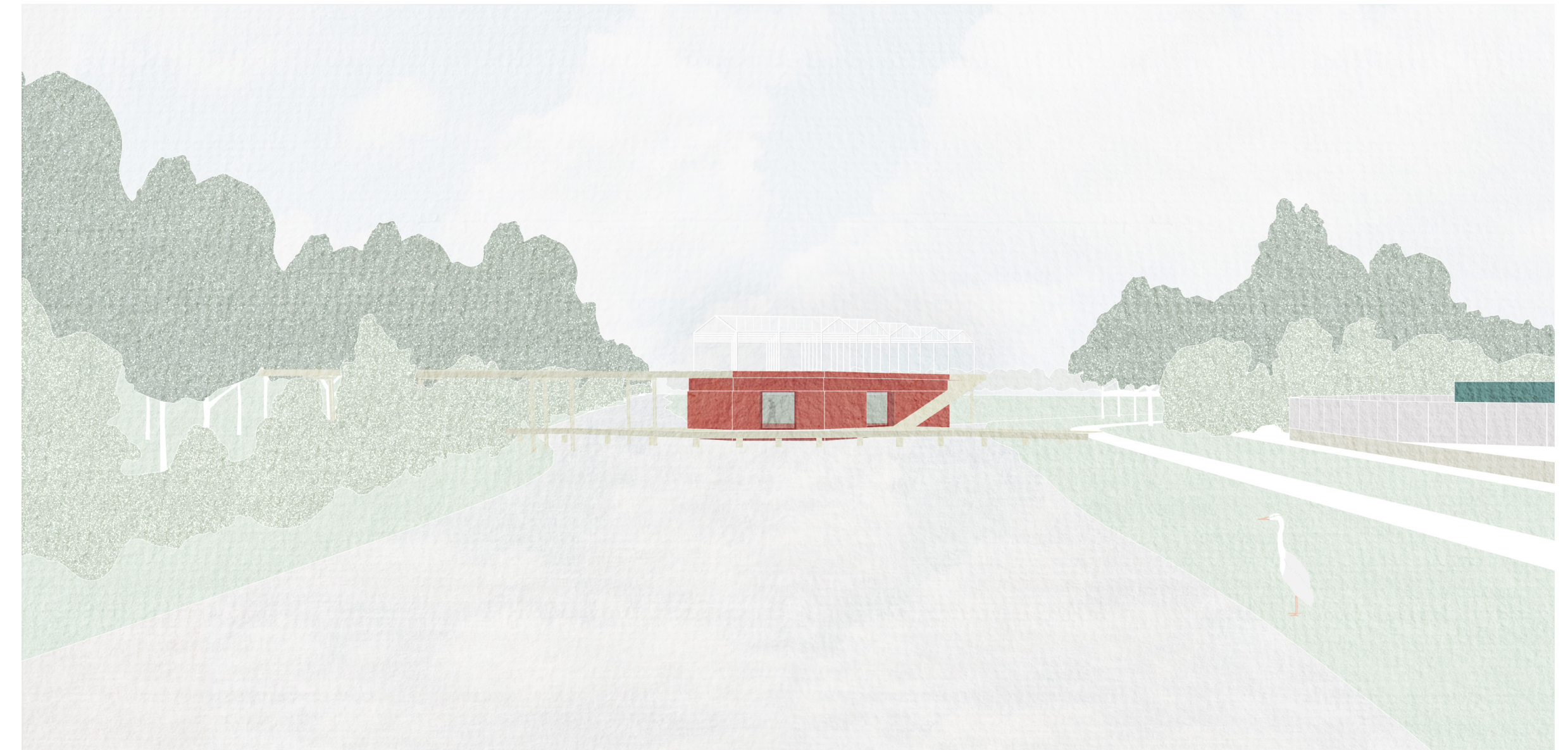






A FIGURE IN THE LANDSCAPE

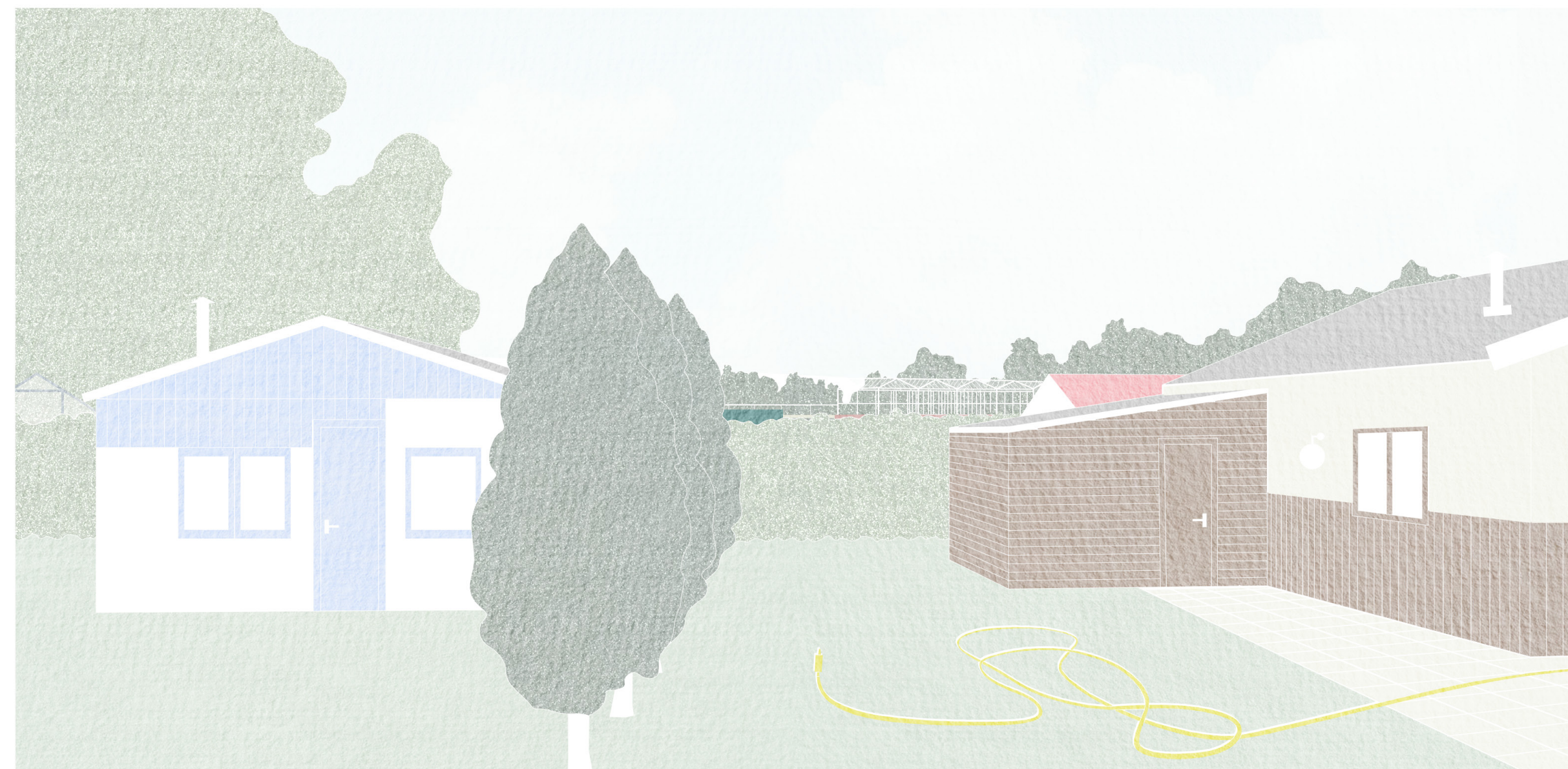
In a way the building also acts as a landmark. It not only marks this specific site as an important piece of landscape and as a place of social gathering, but also gives significance to Overschie as a district. It marks the place from where Overschie will be governed, where important decisions are made and where the district is represented in the city. As such I believe the building needs to have a strong presence and a public character.



As seen from the water the building is a monumental heavy structure rising out of the land, marking the beginning of the land. Like one of the Dutch waterworks it sits in the water while bridges latch on to it and go around it. Its solidity suggest permanence. As you're walking there, you might be tempted to walk in or onto it.

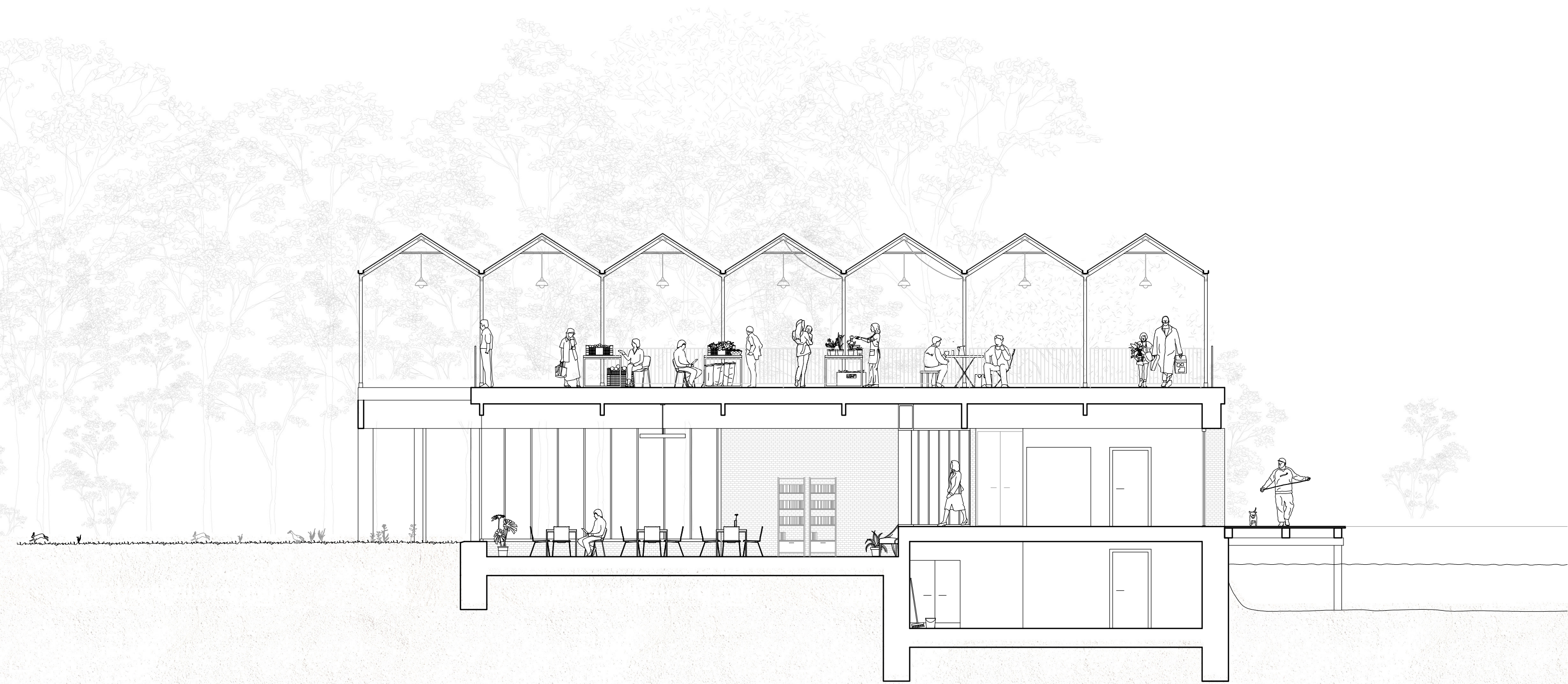


From the level of the dyke, a slight shimmer of the top construction between the trees reveals its presence. And you might just see some people congregating there. It attracts the attention and acts as an invitation to have a look.

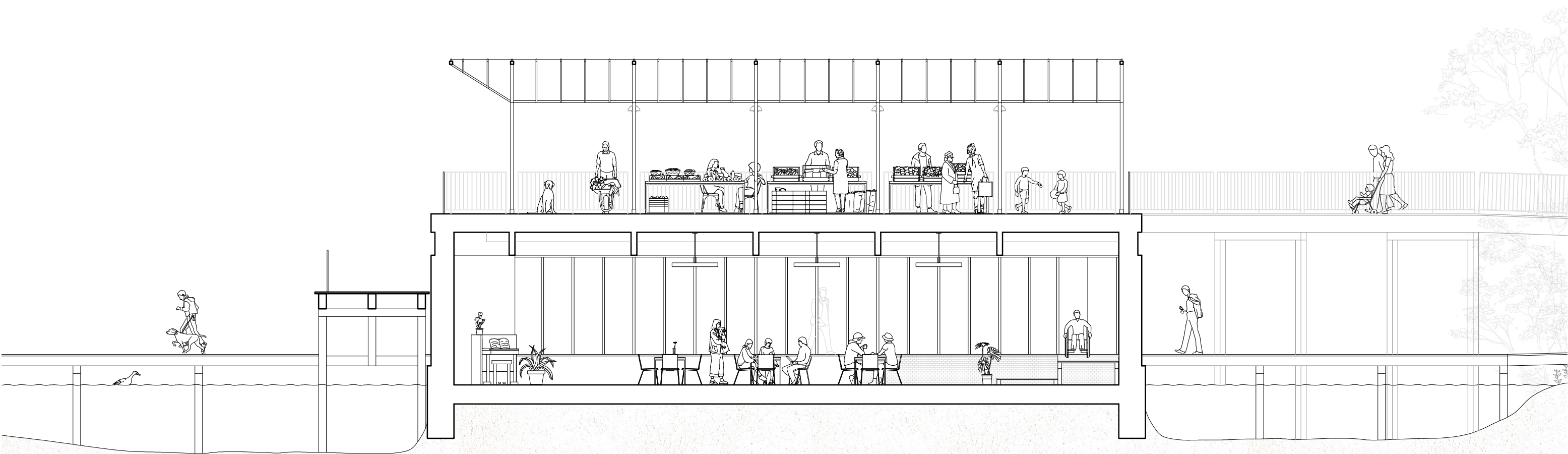


From the community centre the light top structure is reminiscent of another greenhouse, but slightly raised and with people in it. It becomes in a way an extension of the garden community and offers them two large rooms.

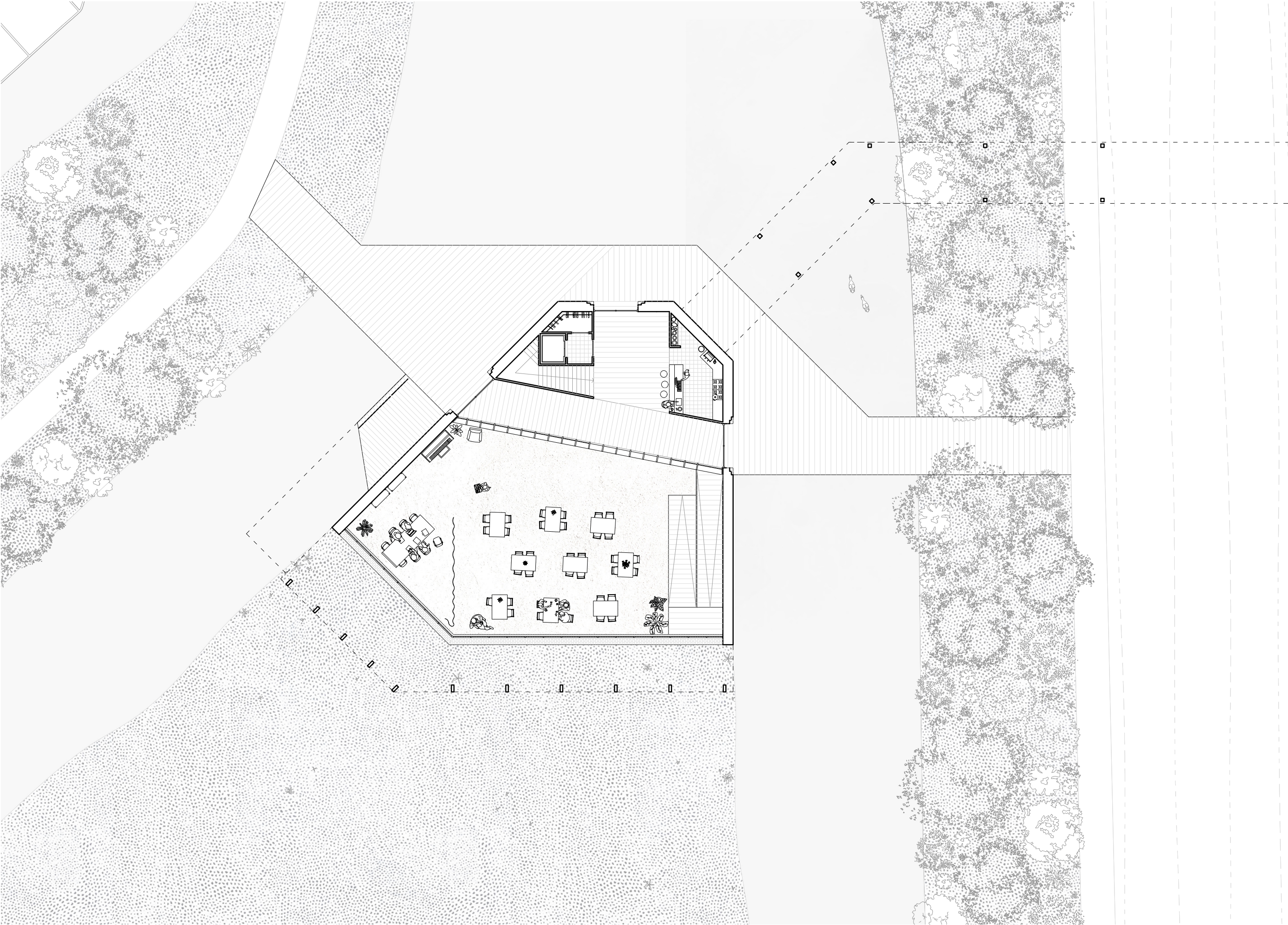
PROJECT DRAWINGS



1:100
section East West



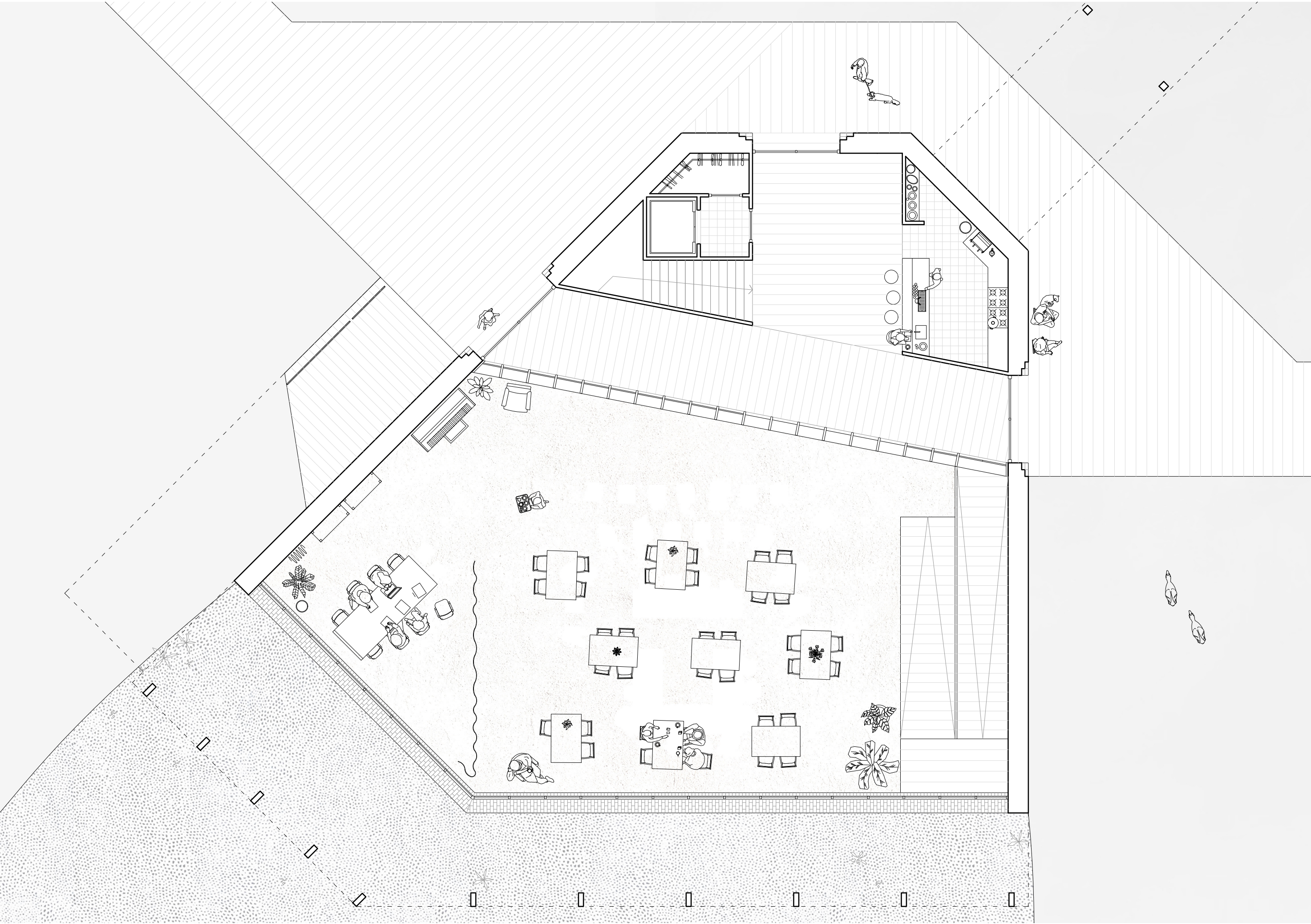
section North South



Normal day

It is a regular weekday, somewhere in the afternoon. Two volunteers are present. One is tending the bar and serves coffee, tea and an occasional beer. The other is putting a reservation for the main room from the local dementia foundation into the schedule. They would like to use the space for a day of dancing and making music for dementing people to train their memories.

At the large table, two members of the district committee are discussing the yearly sporting day in Overschie together with the headmaster of the primary schools. A curtain provides them with some privacy and quiet. On the other side, three older ladies have come together to play their favourite game UNO. While in the comfy chair by the window, a man is drinking a beer, he is almost home from his walk.



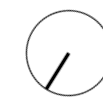
Monthly meeting

It is a Thursday evening, the monthly district meeting is just about to start. All the district committee members of Overschie are present and are waiting for the last people to settle down before the chairman will open the meeting. There is a lot to discuss. Some residents are still cleaning up their dinnerplates, they decided to eat here to do some last-minute preparation. They hope that their initiative for a new playing field in their neighbourhood will be accepted.



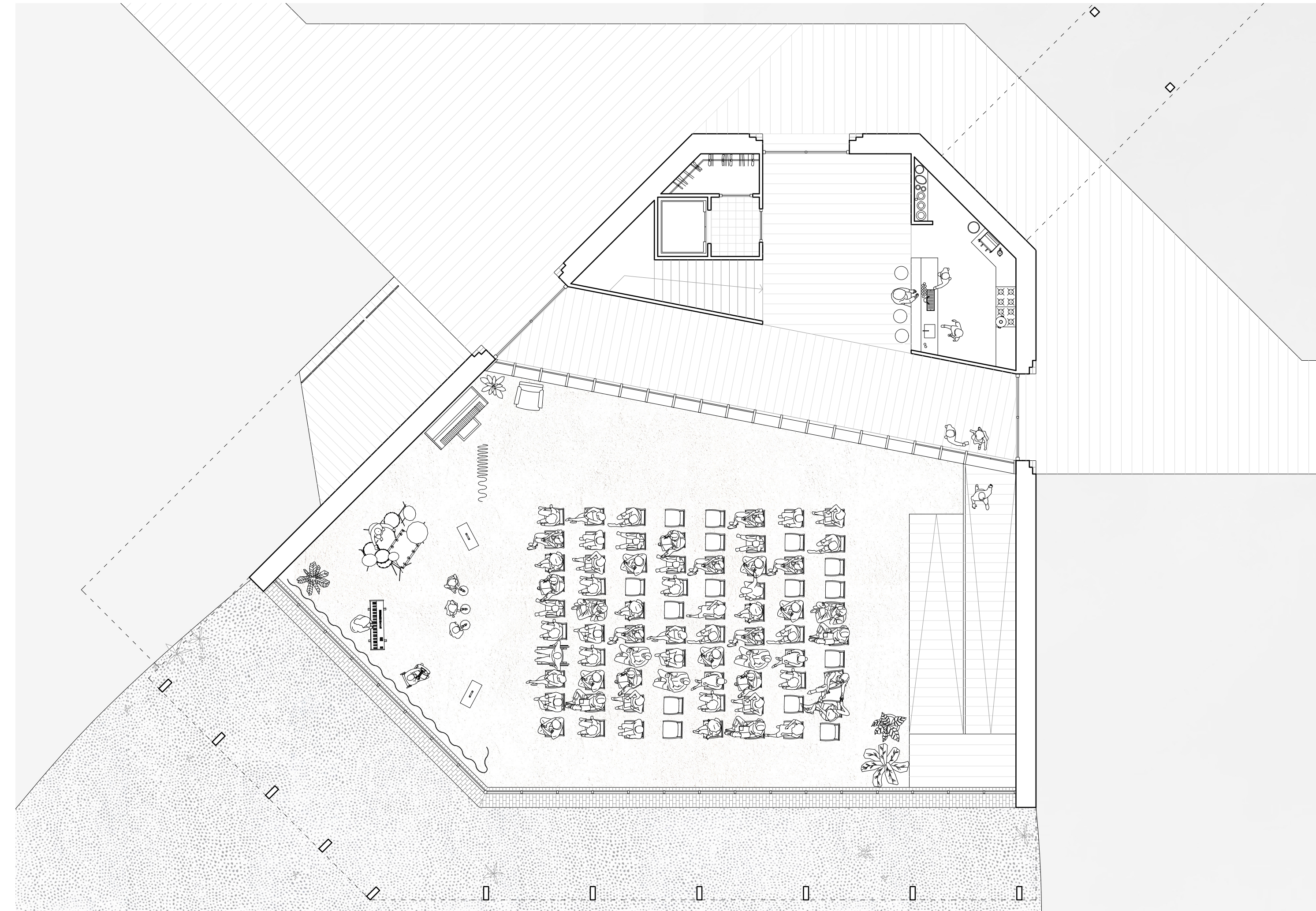
Musical performance

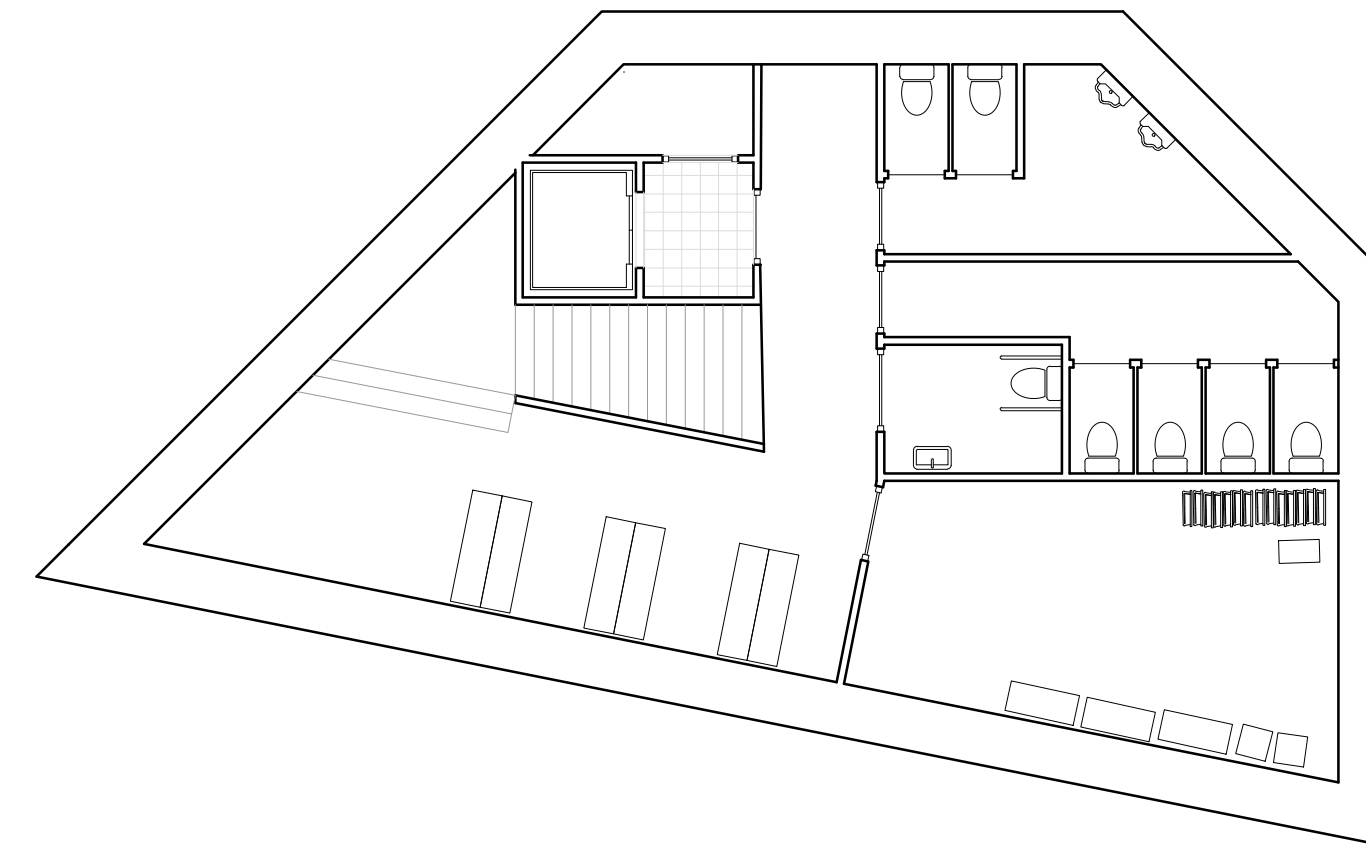
It is a Saturday evening and a local musical group is performing. Most people in the audience are in some way connected to the band members, family, neighbours or friends. However, there are also some music enthusiasts or people who are looking for a night out. After the performance some people will linger to have another drink and chat with friends.

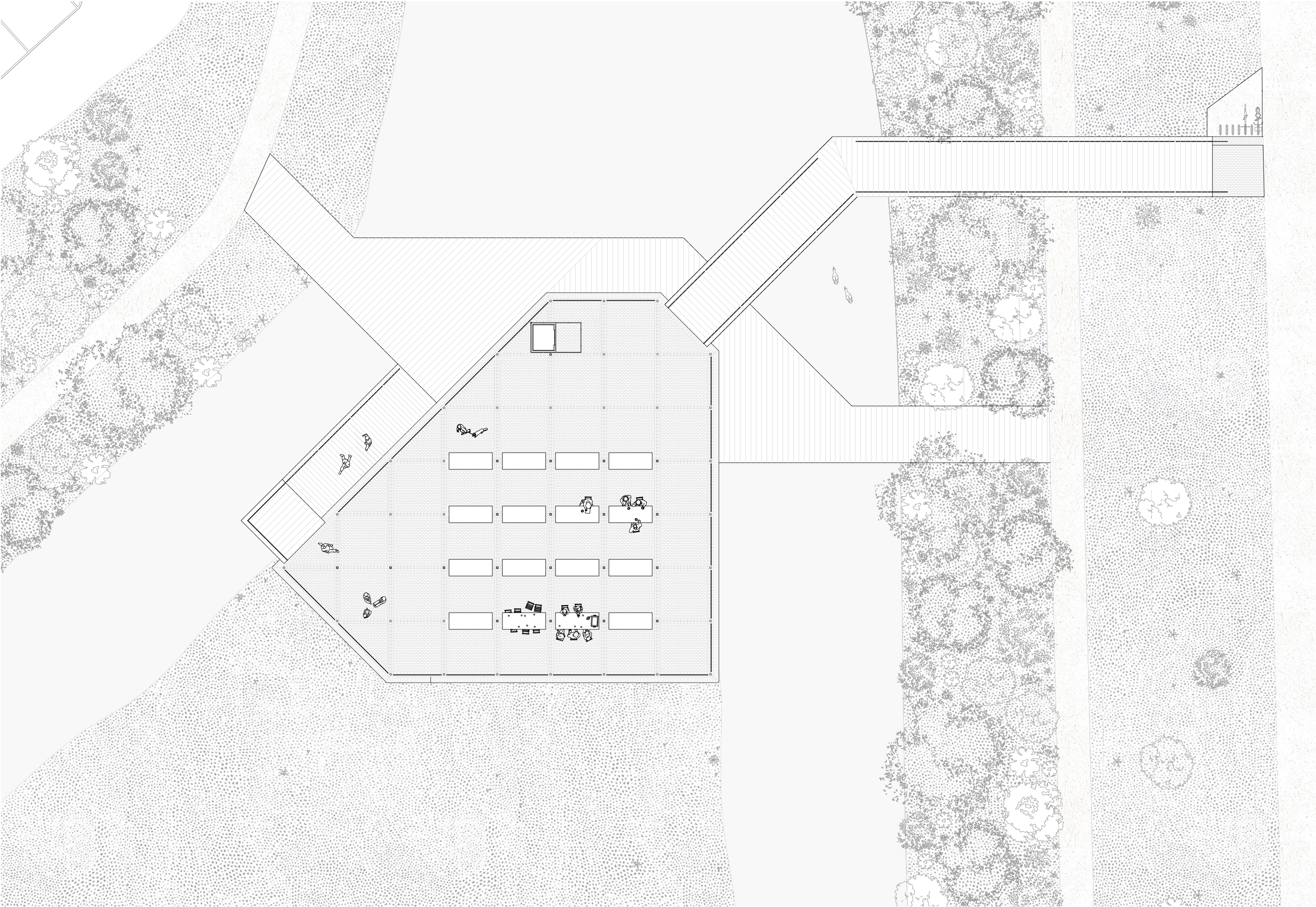


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floorplan ground level

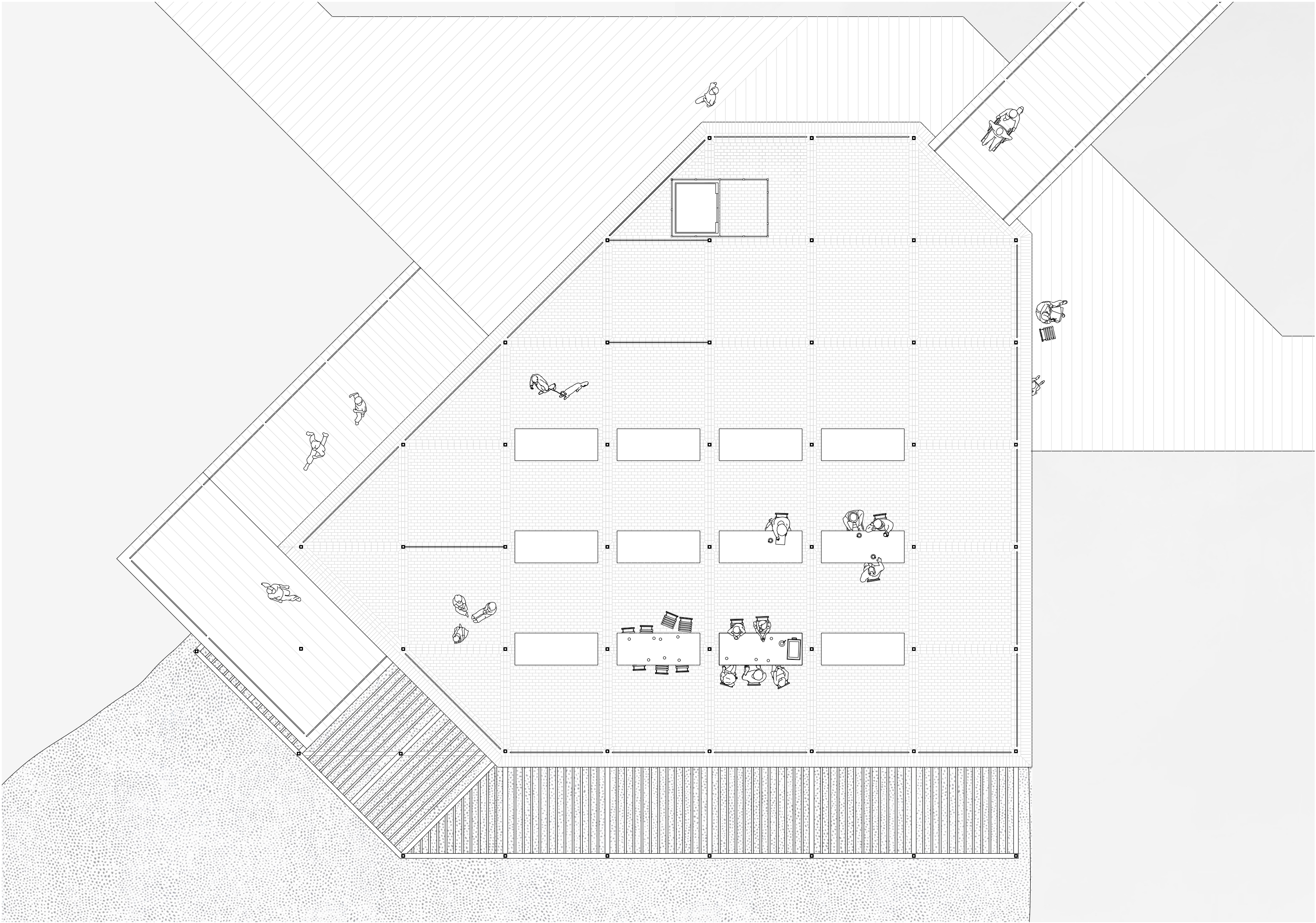






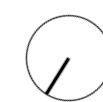
Normal day

It is a fine summer's afternoon. Two families, living not very far from here, have taken their kids with them for a picnic. While the kids are playing around in the area, the parents have time to relax and have a drink. A couple of table's further on, three older man are having discussions like they always do. One of the volunteers has decided to come up and finish his task there. There is such a nice breeze blowing.



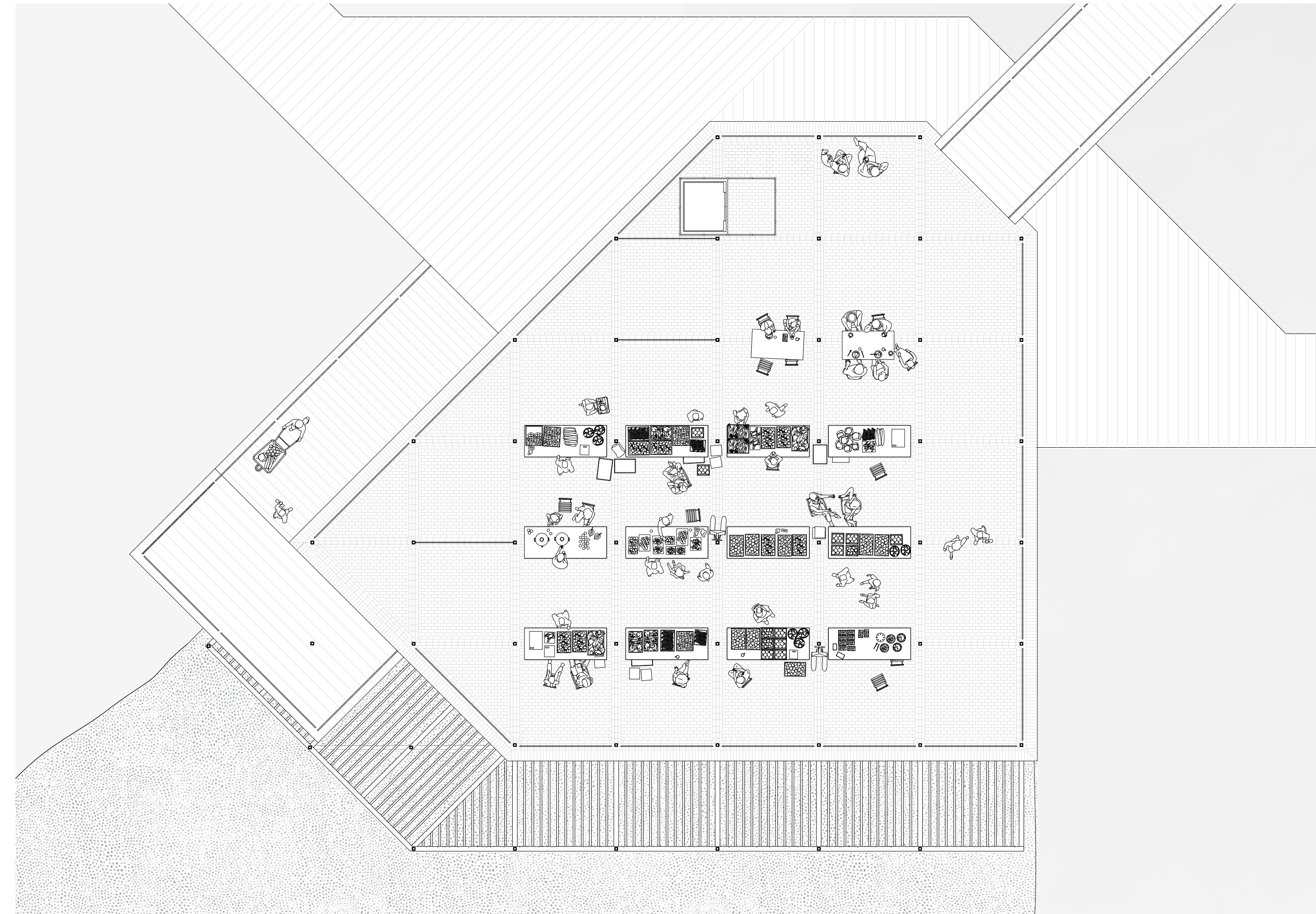
Weekly market

It is Saturday, ten o'clock in the morning and the weekly market is starting to get going. Everybody has set up: gardeners from VTV Blijdorp selling their excess harvest, some farmers with batches of their less perfect fruit, local residents selling home made products and ofcourse, there is always a stand with coffee and tea. Two residents have taken a table and some chairs from the storageroom below. They are now enjoying a cup of coffee and some cake: the Saturday market is always a good time to run into people you know in the neighbourhood.



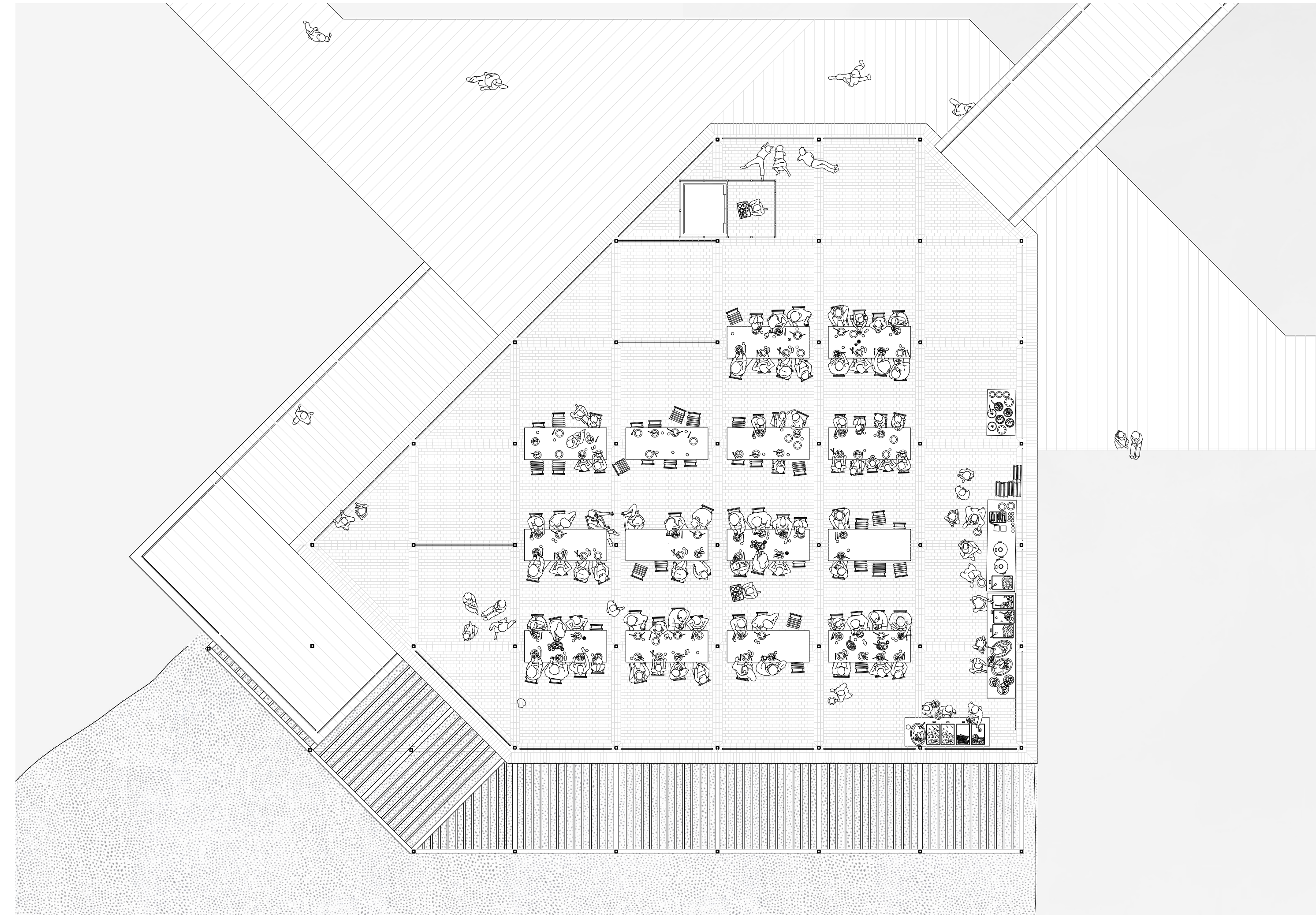
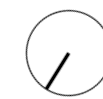
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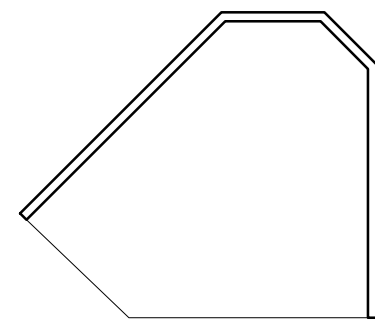
floorplan first floor



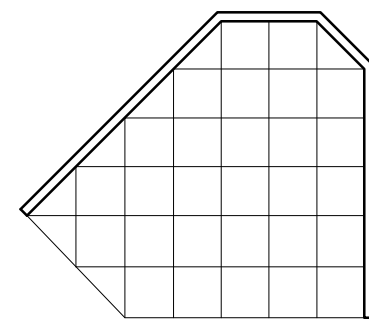
Community dinner

After weeks of preparation and a team of volunteers, the Overschie community dinner is in full swing. Most of the kids are already done with eating and sitting at the table and are instead running around and playing games. The grown-ups will have to commit a bit longer, the food is not nearly finished and there is dessert too! Especially the cakes made by Maria from the local bakery are something to look forward to. The sun is slowly setting and the sky is colouring from red to dark blue. In some minutes the lights will be put on, illuminating this festive scene.

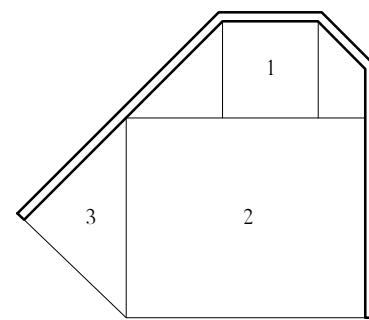




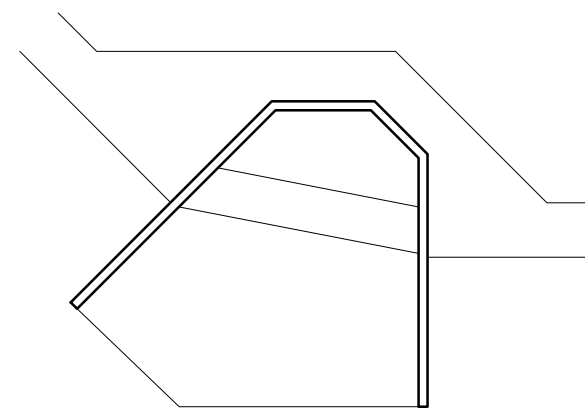
1. retaining wall



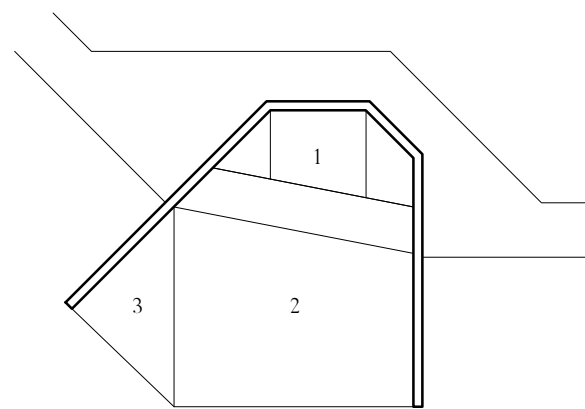
2. grid of structure



3. three spaces

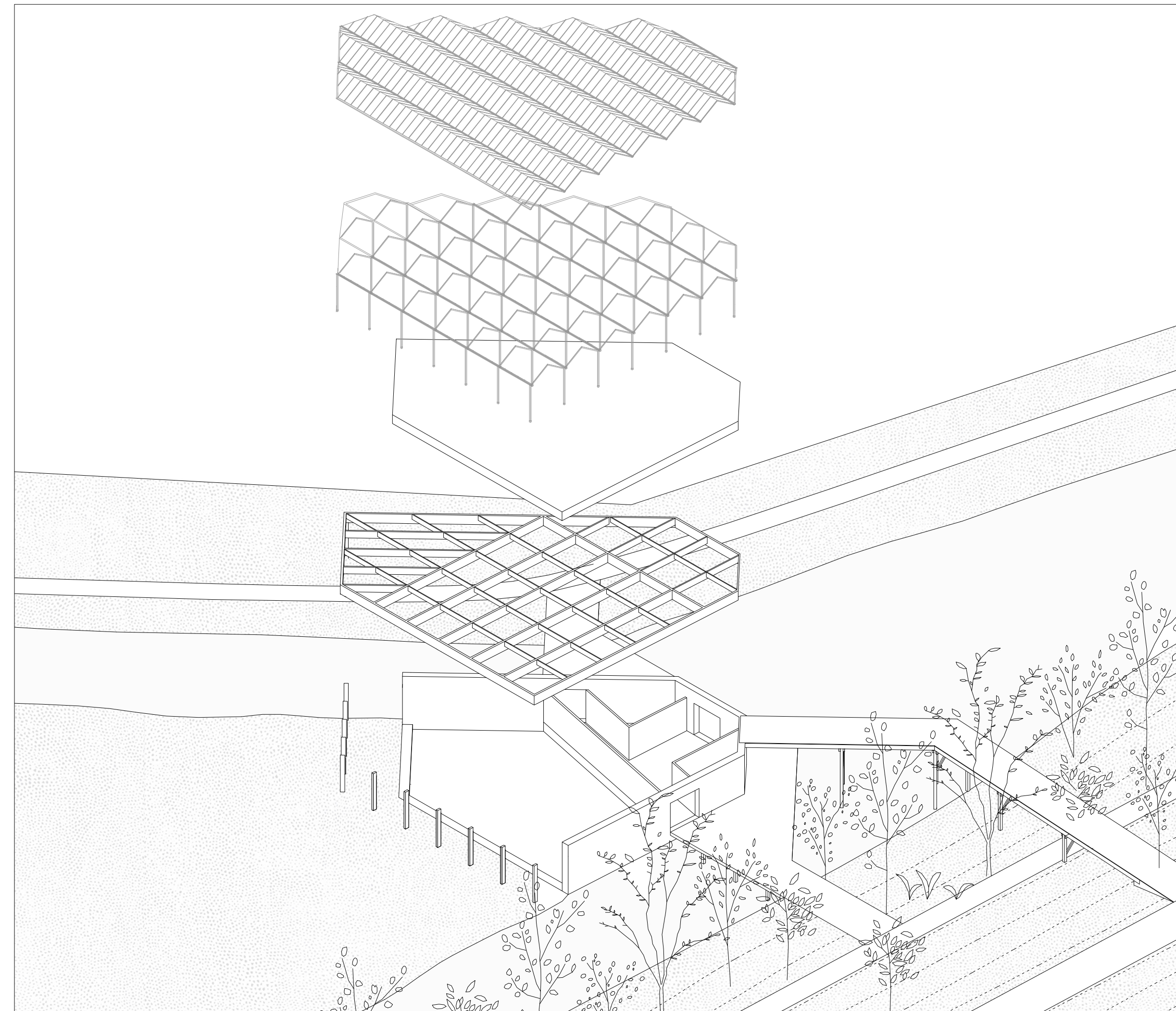


4. bridge



5. logic of space

exploded axonometric construction





approaching the entrance



looking out

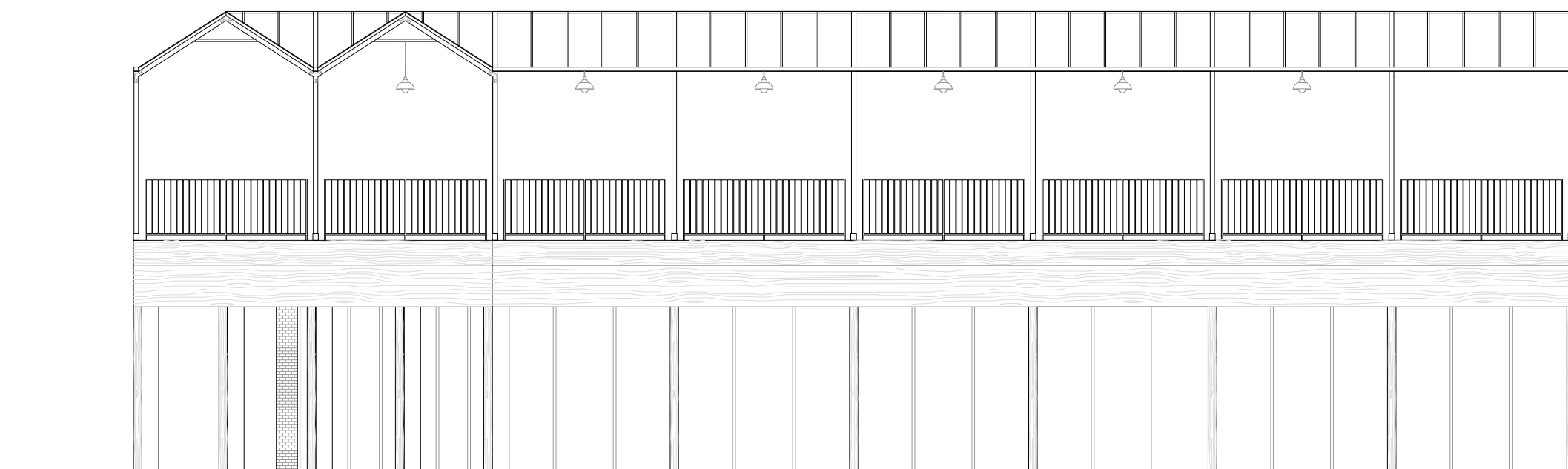


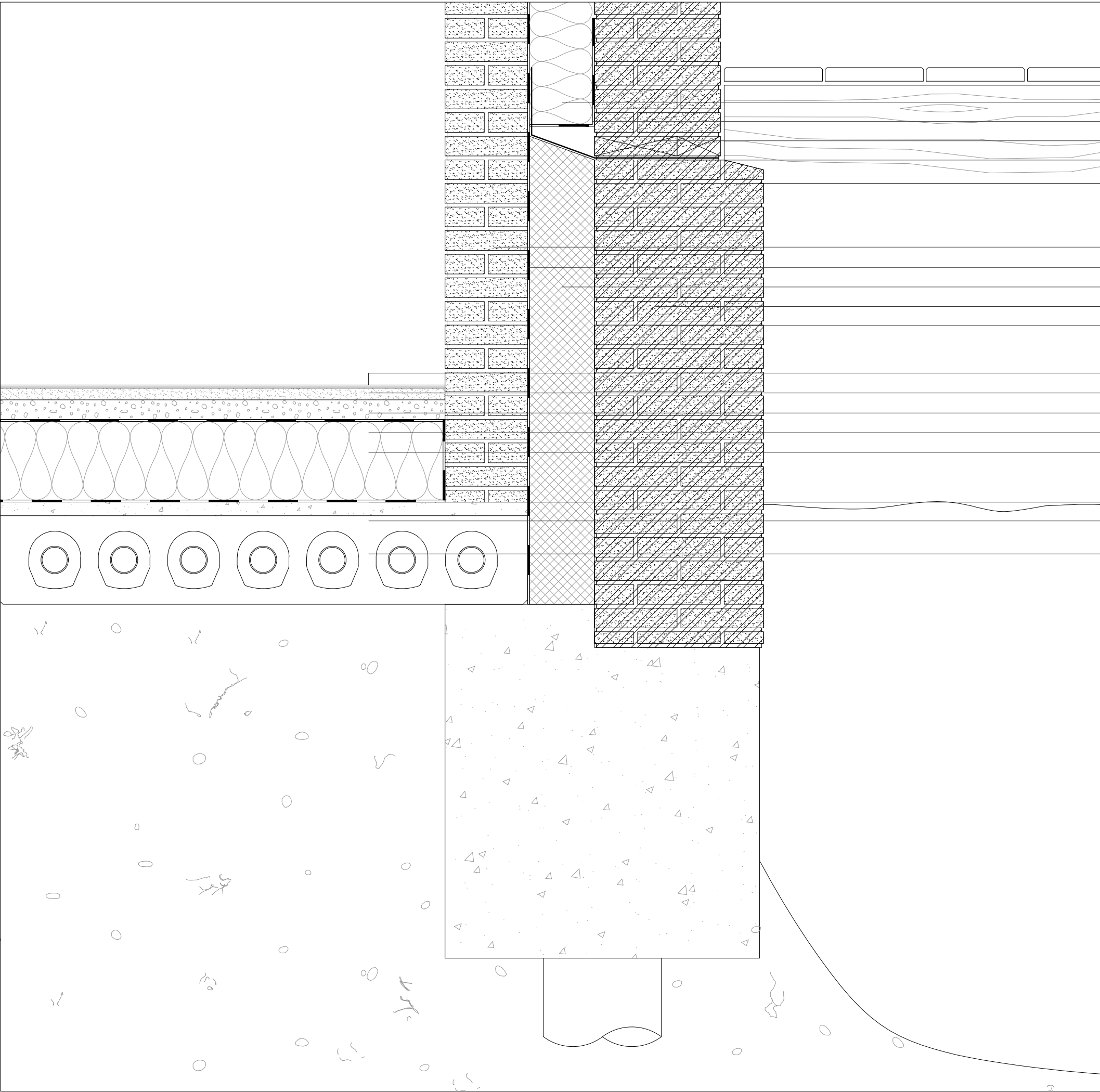






West elevation





rigid insulation 200mm
water air resistive membrane
weep hole
flashing

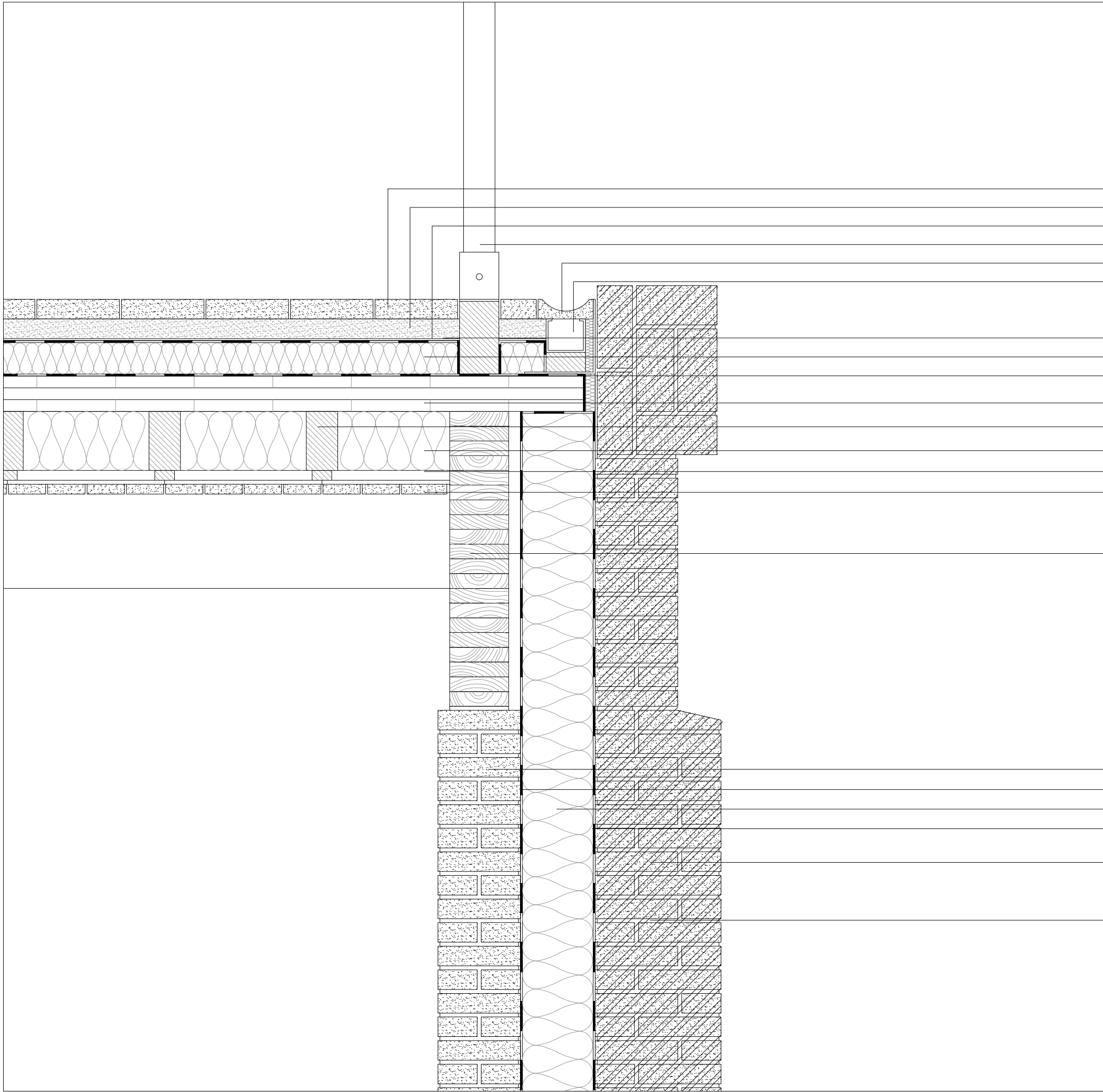
solid masonry 200mm Waalformaat
vapour resistive membrane
foam glass
solid masonry F2-D 300 mm Waalformaat klinker
masonrymortar type I concave joint

finish two layers of linseed oil
earth mortar 30mm
earth concrete 50mm
vapour resistive membrane
rigid insulation 250mm

water air resistive membrane
cement screed 35mm

hollow concrete floor 250mm with air ducts

1 : 10
detail wall foundation



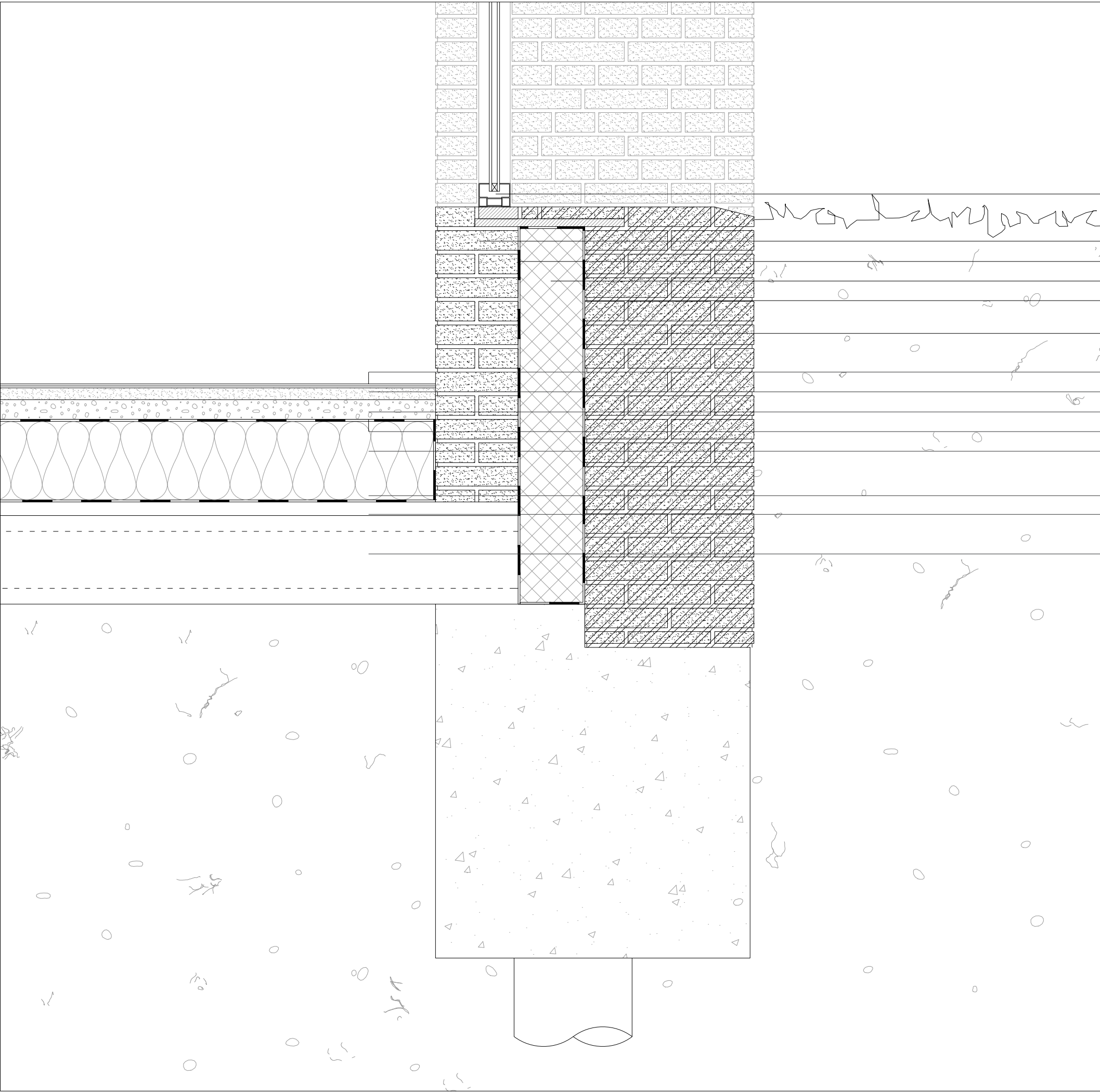
solid masonry F2-D 300 mm Waalformaat klinker
sand 50mm
protective layer
white powdercoated steel column U-prifile 80x80x3mm
drainage brick
gutter

air water resistive membrane
rigid insulation 80mm
vapour resistive membrane
clt panel 90mm
timber joists 80x150mm
rigid insulation 150mm
ventilation gap
masonry stone strips panel

glulam beam 750x150mm

solid masonry 200mm Waalformaat
vapour resistive membrane
rigid insulation 200mm
water air resistive membrane
solid masonry F2-D 300 mm Waalformaat klinker
masonrymortar type I concave joint

1 : 10
detail wall roof



double glazing aluminium frame 60x80mm

solid masonry 200mm Waalformaat
vapour resistive membrame
rigid insulation 200mm
water air resistive membrame

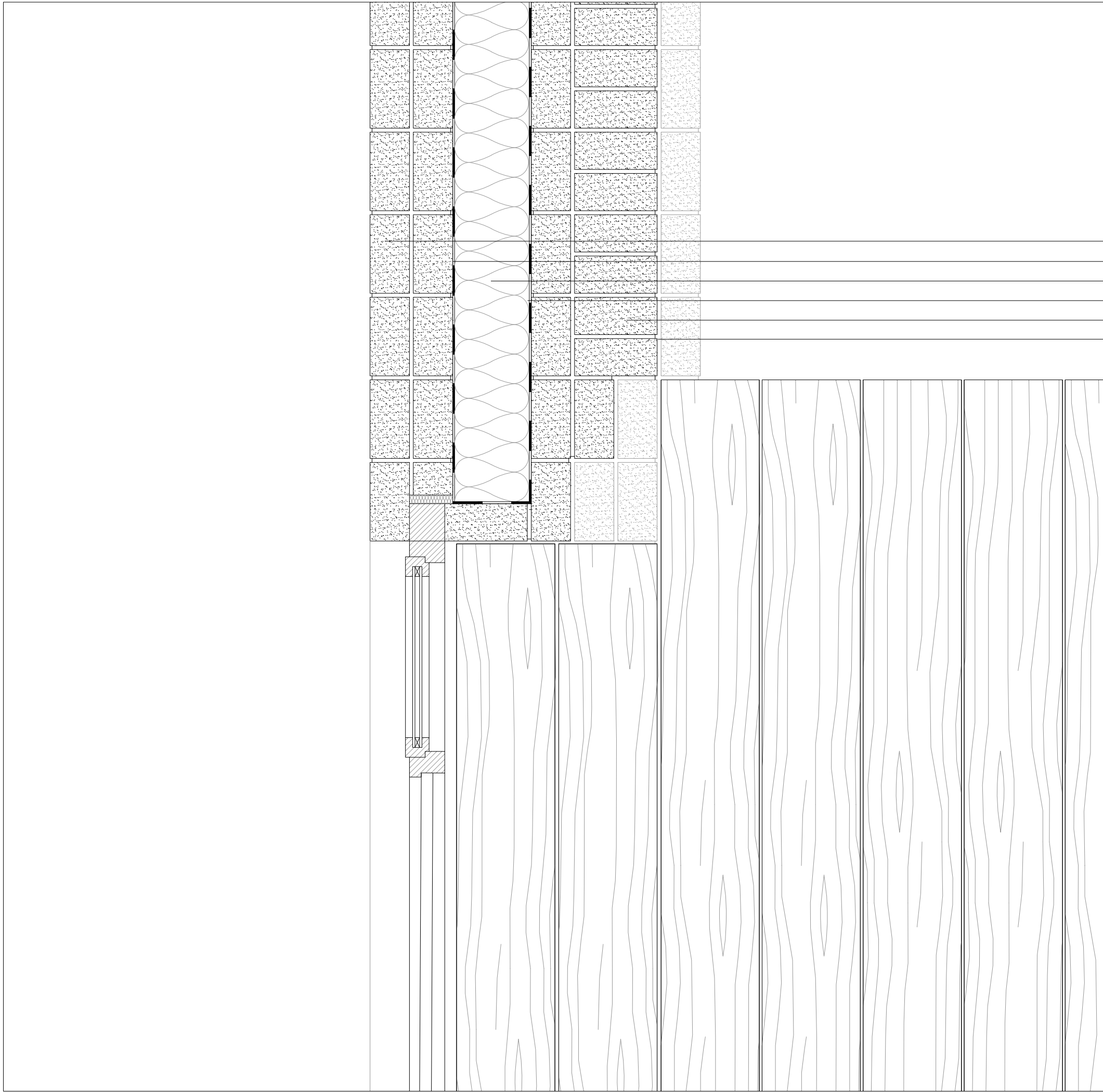
solid masonry F2-D 300 mm Waalformaat klinker

finish two layers of linseed oil
earth mortar 30mm
earth concrete 50mm
vapour resistive membrame
rigid insulation 250mm

water air resisitive membrame
cement screed 35mm

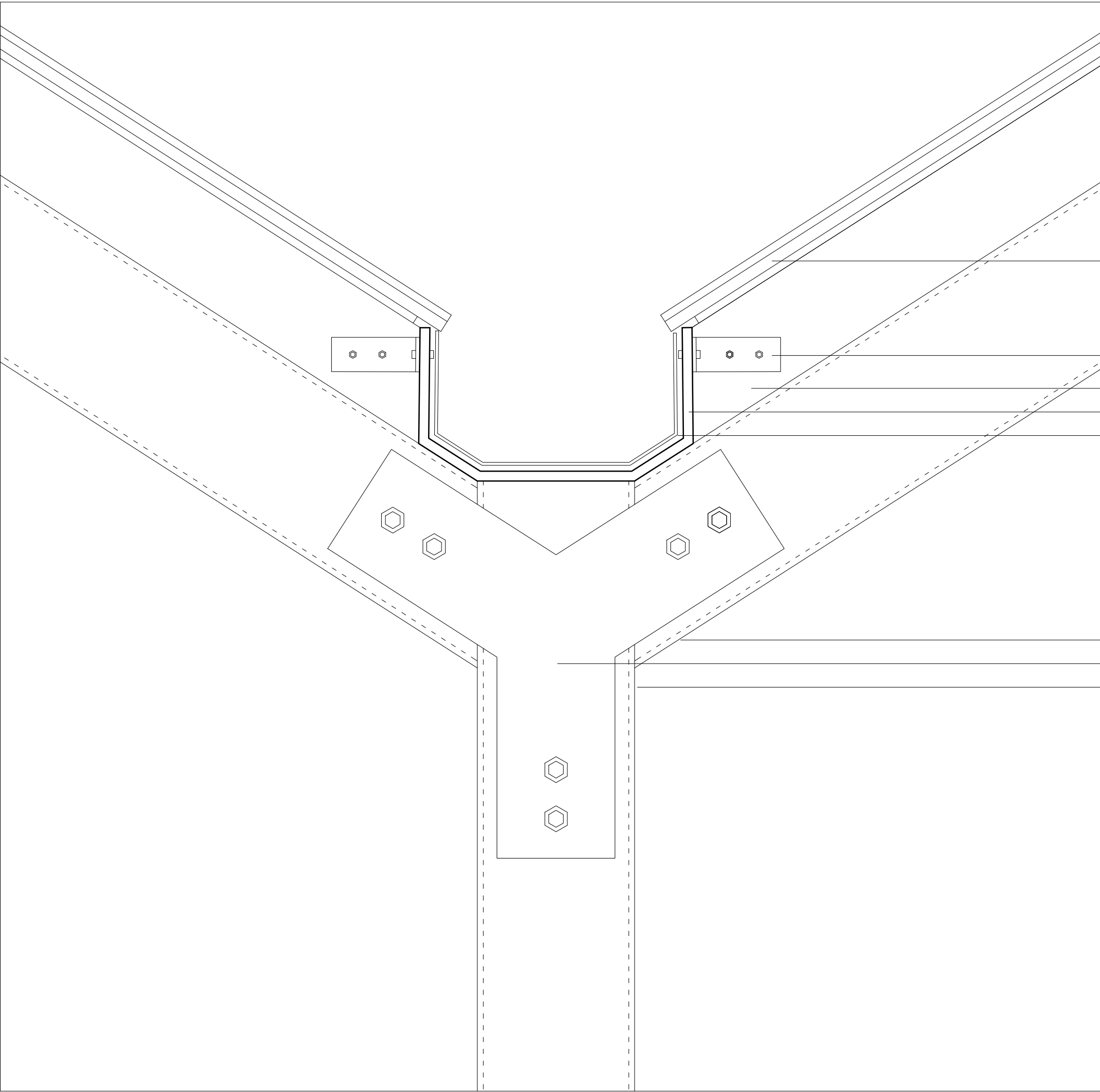
hollow concrete floor 250mm with air ducts

1:10
detail wall window



solid masonry 200mm Waalformaat
vapour resistive membrame
rigid insulation 200mm
water air resistive membrame
solid masonry F2-D 300 mm Waalformaat klinker
masonrymortar type I concave joint

1:10
detail wall opening



glazing in aluminum frame

white powdercoated coupling plate

white powdercoated steel U-profile 50x35x2mmmm

white powderdoated steel profile 3mm

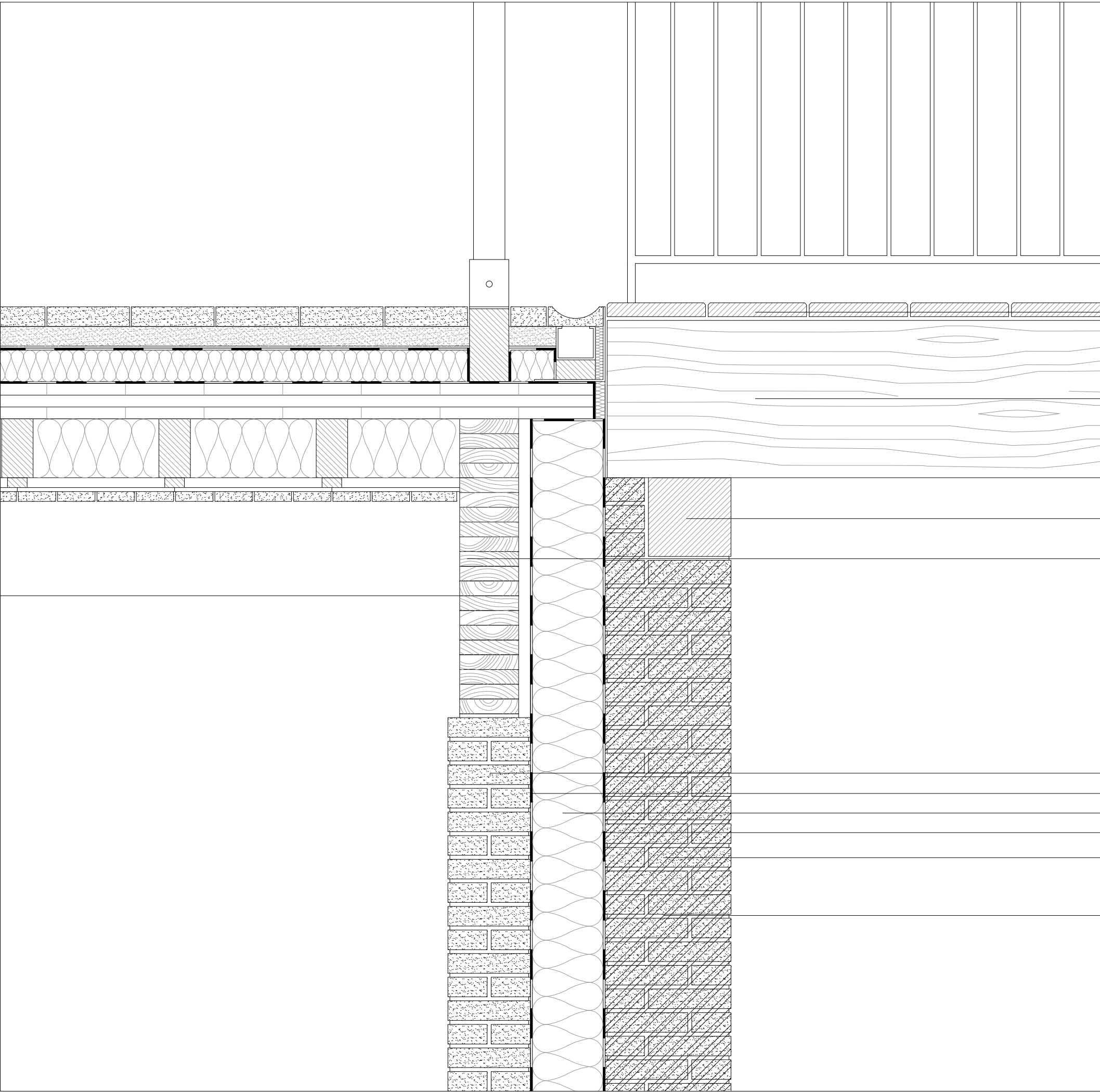
zink gutter

white powdercoated steel U-profile 80x80x3mm

white powdercoated steel couplingplate

white powdercoated steel U-profile 80x80x3mm

1 : 2
detail steel connection



oak timber planks 300x35mm

oak timber beam 200x400x6400mm

oak timber beam 200x200mm

glulam beam 750x150mm

solid masonry 200mm Waalformaat

vapour resistive membrane

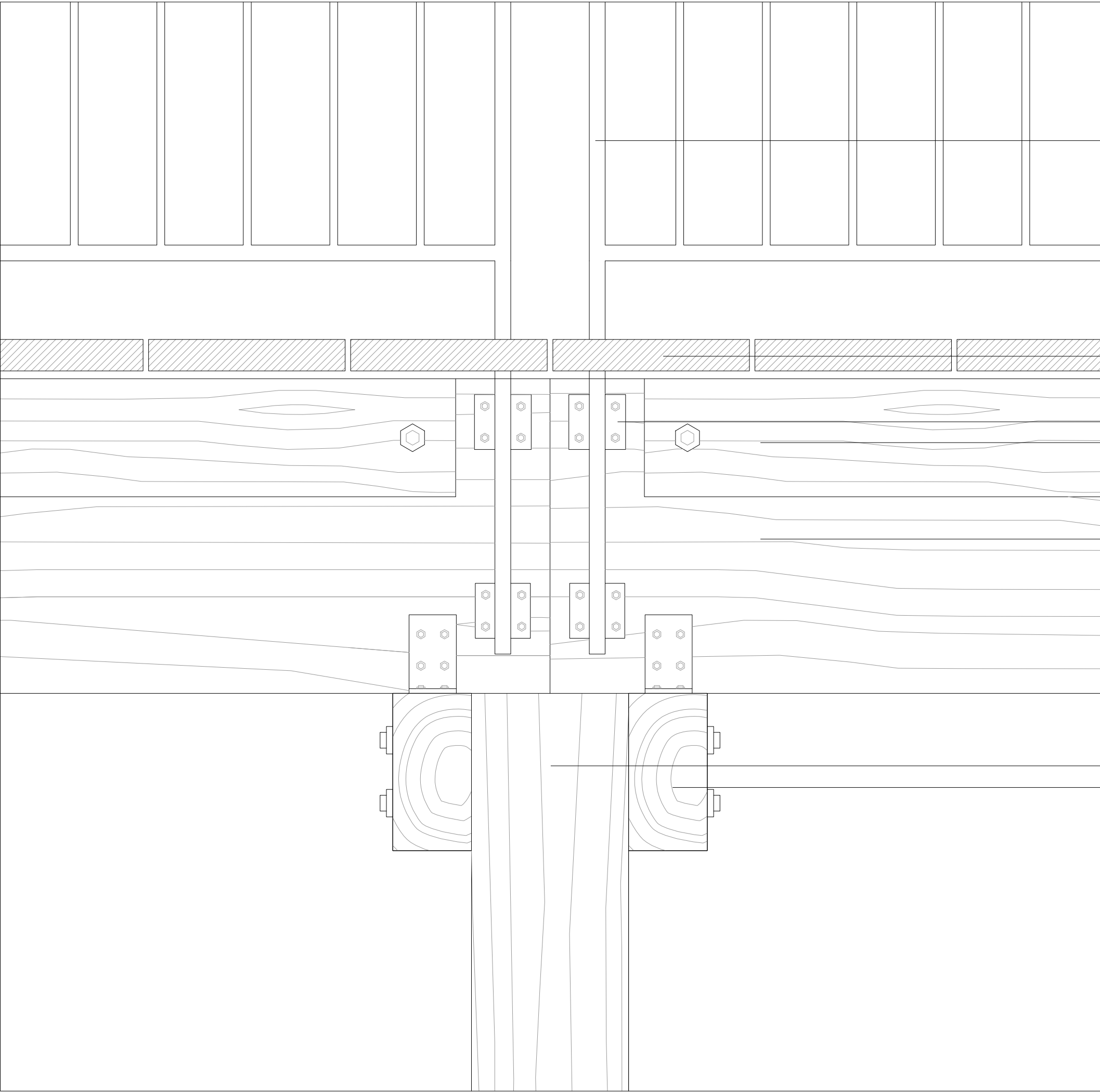
rigid insulation 200mm

water air resistive membrane

solid masonry F2-D 300 mm Waalformaat klinker

masonrymortar type I concave joint

1 : 10
detail wall bridge



white powdercoated steel balustrade 1100x3200x30mm spacing

oak timber planks 300x35mm

steel coupling plate

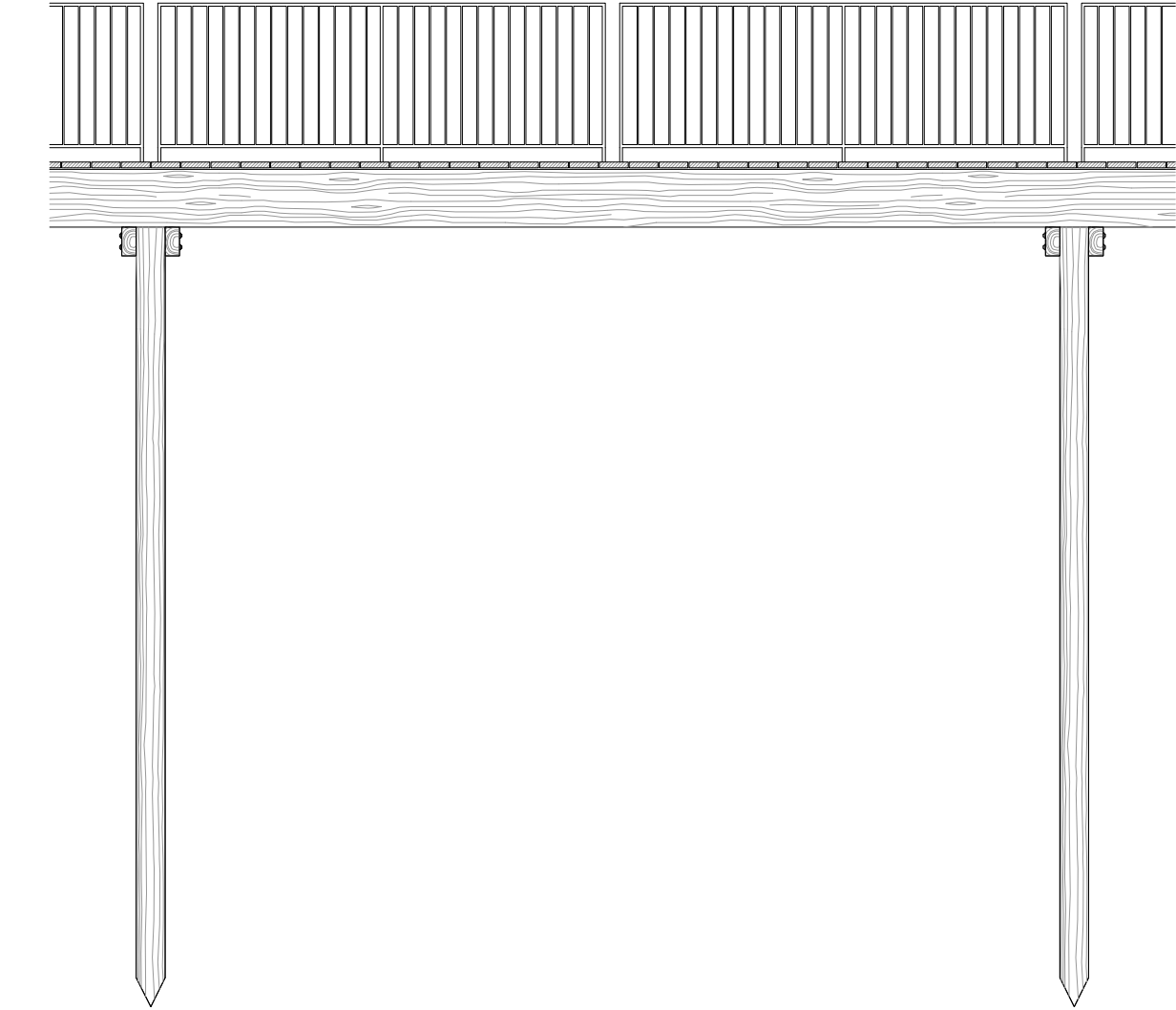
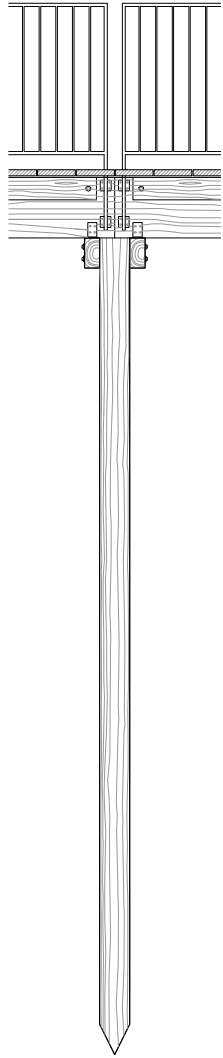
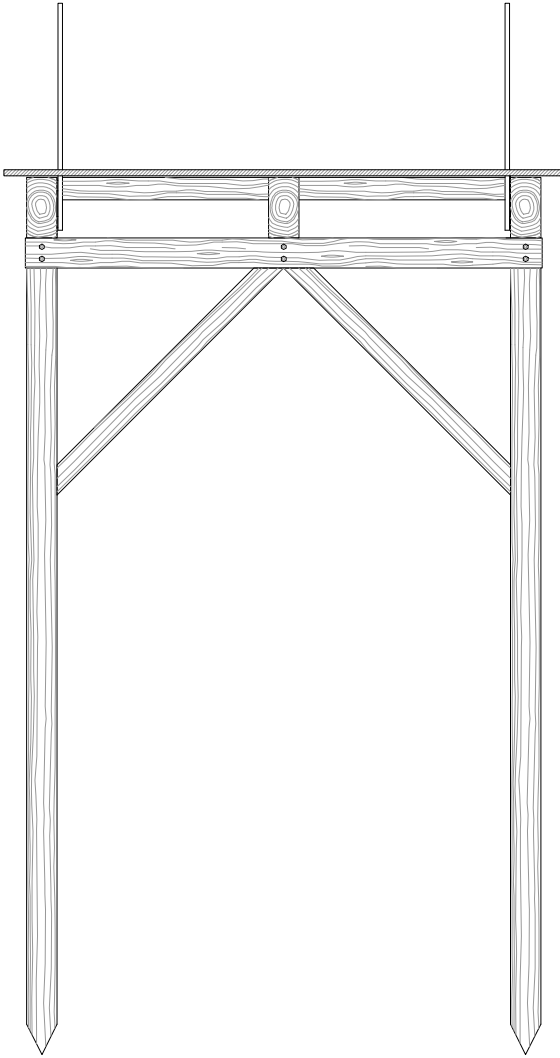
bracing oak timber beam 100x150mm

oak timber beam 200x400x6400mm

oak timber column 200x200x5500mm

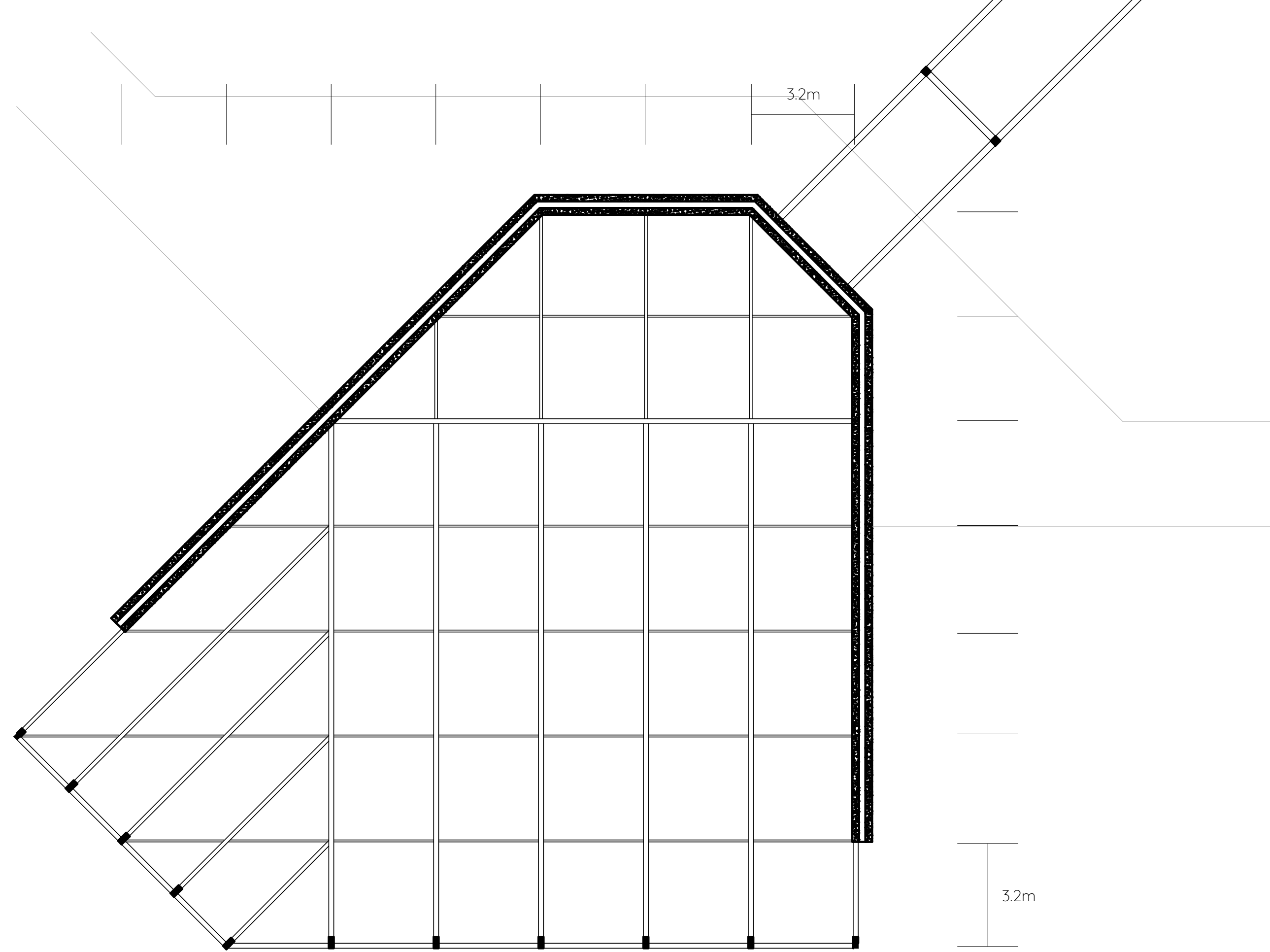
oak timber beam 100x200x3600mm

1:5
detail wood connection

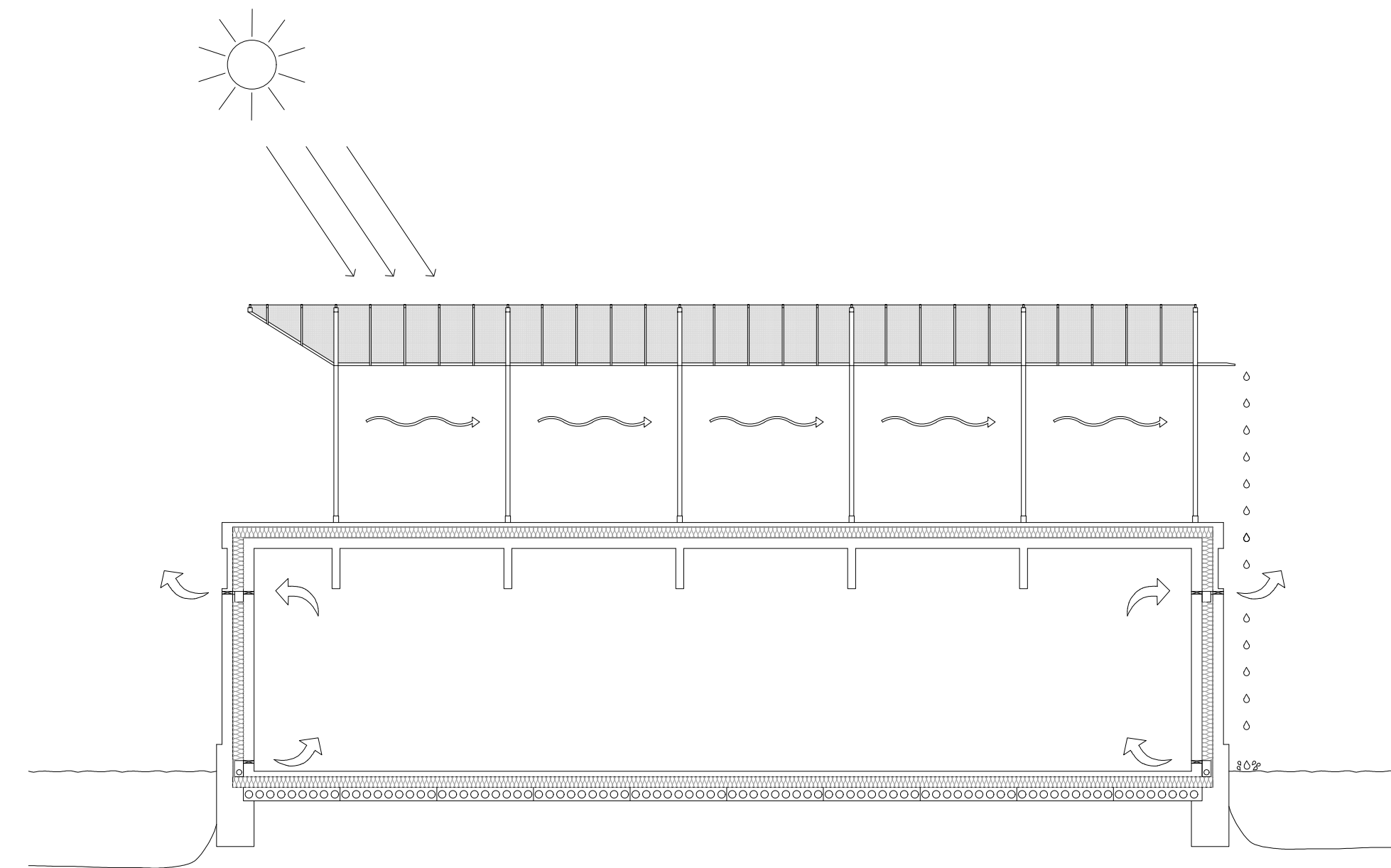


125

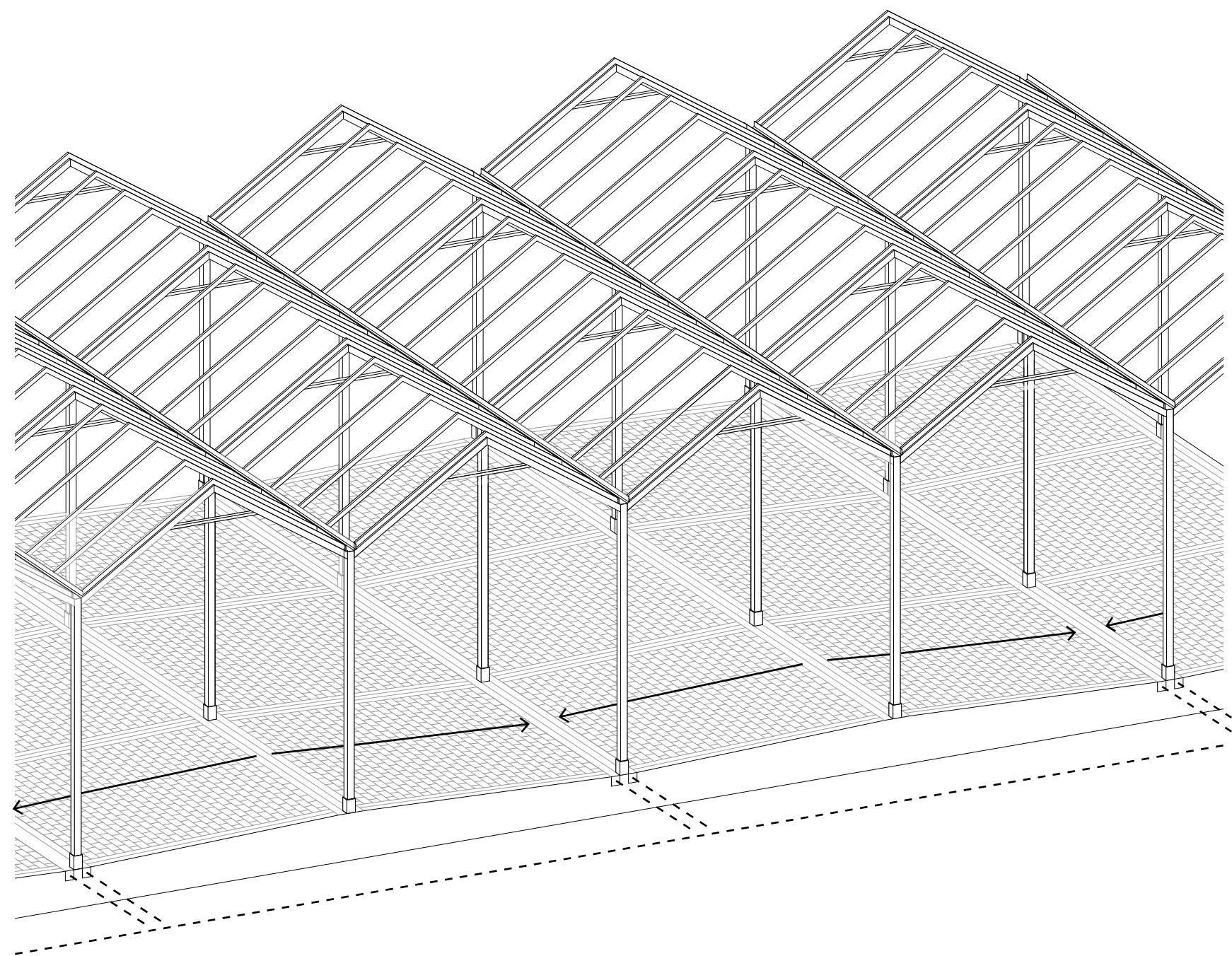
1:50
detail bridge



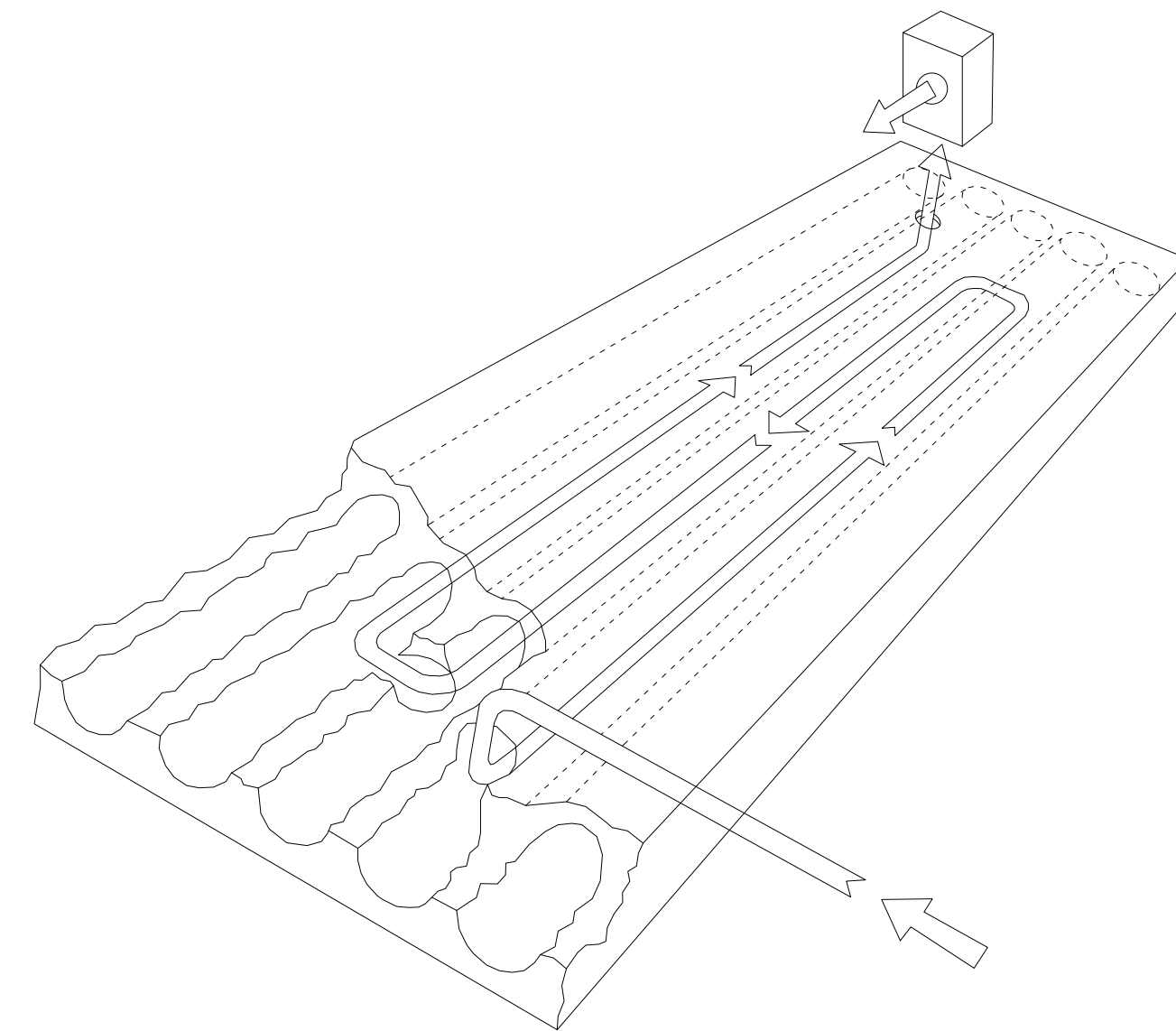
1:100
construction floorplan



climate system



water drainage system



preheated ventilation through hollow concrete floor