

Hoptille

Preserving and future proofing a community

Exploring possible transformations
for the Low-rise at Hoptille



AR3A010 – Research Plan

Sophia Vrisekoop
4032942

MSc Architecture, Urbanism and Building Sciences
Chair of Heritage & Architecture, “New Heritage: Amsterdam / Almere”

Tutors:
dr. N. J. Clarke
ir. L.G.K. Spoormans

1 Introduction

If an existing neighbourhood community is confronted with social issues; such as an unsafe feeling during the night, a lack of social interaction and loneliness, one of the first reactions is that the build environment and its direct surroundings no longer meet the needs of that community.

When the Dutch communal housing company, located in city of Amsterdam, assigned the architecture firm of Kees Rijnboutt to design Hoptille. in 1979, the ambition was to create a social and architectural reaction to the large scale city expansion plan of the Bijlmer. (Ibelings, 1996) Hoptille was one of a few experimental locations within the Bijlmer area where a progressive mix of tenants devised by the Amsterdam housing company (a governmental organisation) was put together to form a new community. Within the first year of completion, the crime rate in all experimental locations was so high that the owners of the buildings where forced to make changes to improve the safety . (Verlaan, 2013) The combination of the mixed inhabitants and the architecture immediately caused an amplification of anti-social behaviour.

During the years, new development strategies for Hoptille were presented. Multiple architectural changes, such as the change of entrance to the building and the change of the inner street, where executed but none of them managed to structurally improve the feeling of safety. (Ibelings, 1996) Eventually Ymere, the owner of the Hoptille buildings, decided to demolish and develop new housing. This got cancelled due to the economic crisis. (Bijlmermuseum, 2017)

The New Heritage graduation studio aims at a value-based design by generating proposals from existing values. The aim is to maintain these values and potentially develop them further. The main design question is: "What can the existing values of the H-Buurt contribute to the sustainable future of living environments in Amsterdam? (Spoormans,& Clarke, 2020)

The architectural, cultural and technical values of the Hoptille low-rise buildings are researched from the perspective of different stakeholders and analysed in order to find the best possible solution for three topics; Preservation, Community and Future Proof.

Using these values, design decisions and choices can be clearly communicated, augmented and tested in a systematic way in order to lead to "heritage-conscious" interventions.

Besides literature research and case studies there will be an investigation on how to preserve this existing community and how to meet the needs of the nation wide demands on energy neutral buildings.

By anticipating on the prospected growth in the aging population and by investigating the buildings environmental position, within the nations demand, the final design proposal will not only be a better fit for the existing community, it can also be considered to be future proof.

2 Problem statement

On the 13th of December 1966 the mayor of Amsterdam, Gijs van Hall, symbolically started the construction of the Bijlmer. An expansion of the city was needed to provide housing for the growing population. The Bijlmer was a big scale urban housing project based on the functional city-ideas founded by CIAM. (Verlaan 2013) In an urban scale this would roughly translate to high-rise living spaces so that the ground-level would remain open for recreation and separate collective spaces. Apart from architectural interventions the social aspect of the user demands, such as personal development and interaction, were realised by investing in the interaction between municipality and residents. (Zonneveld, 2020)

The Hoptille building ensemble was a reaction to the high-rise apartment buildings of the Bijlmer and consists of a 365 meter long, five storey high apartment building and multiple two and three storey high clustered buildings. (Verlaan, 2013)

Within the first year of completion the first architectural changes were implemented to improve the safety that was lacking due to the high crime rate in the area. (Gemeente Amsterdam, 2019)

The small entrance gate to the ensemble and the internal street within the mid-rise building turned out to be the biggest cause of the problems and transformation was needed. (Bijlmermuseum, 2017)

Despite the high crime rate, and the direct implement of architectural changes this required, the social atmosphere amongst the residents has always been good. Especially the Low-rise building blocks are considered to be of high value to the people that live there because of the small scale setup and the interaction amongst neighbours. Residents of the mid-rise and the low-rise buildings feel part of a community. (Wassenberg, F. personal interview, 2020)

As was stated by Koster (1982), Hoptille was one of the first projects executed as an inclusive design and the aim of the project had an important social origin. Part of the history of Hoptille is that it has always been a social housing project. Even though this feeling of unsafety is present, a lot of people actually like living here and feel part of a community. (Streetinterviews, 2020)

Today, the Hoptille buildings still deal with social issues such as an unsafe feeling during the night and the lack of overview in the outside spaces of the low-rise. (Streetinterviews, 2020) On top of the social issues they also face a lot of technical issues, such as heat control, ventilation issues and noise disturbance. (Ymere, 2019) The simplest way to deal with all issues would be to demolish the buildings. However, by demolishing the buildings the embodied energy of the buildings would be lost and potentially the existing community as well.

Another reason for considering demolition was the opportunity to contribute in a better, more efficient way to the nation-wide demand for 1 million more homes in 2030. (Gemeente Amsterdam, 2020)

The city of Amsterdam is currently growing 21% in population each year. The Hoptille area houses currently houses around 2000 people and the vast majority of the residents is aged from 15 to about 45 and lives alone. What stood out is the low amount of 65 and older group and the low amount of families. (Gemeente Amsterdam, 2020)

Besides the migration to the city, the increase in life expectancy of the population will result in one third of the population to be sixty-five years or older in 2040. (Laan, 2020) Resulting in a higher demand for (elderly) housing in the near future. The current units are approximately 90 m² whilst the majority of the residents already live alone, with the anticipation of the growing aging community and the increase in demand for bigger units the layout of all apartments need to be examined further.

The framework of the research has been made visible on in image 2. The three main themes of the research; Preservation, Community and Future Proof are all connected and/or dependant on each other but from different angles.

- Preservation will have a focus on the buildings, the architecture and the values associated. It can help in maintaining and potentially strengthen the community and should be future proof in meeting the nation wide zero energy demands.
- Community will have a focus on the social aspects and those values associated in the architecture. By preserving the existing community and attending to its current and future needs by anticipating on the growth in the aging population.
- Future Proof is anticipating the future demands for buildings and the future demands of the users. In contrast to the other topics this topic is assisting and more open to change leading from research findings coming from the other topics.

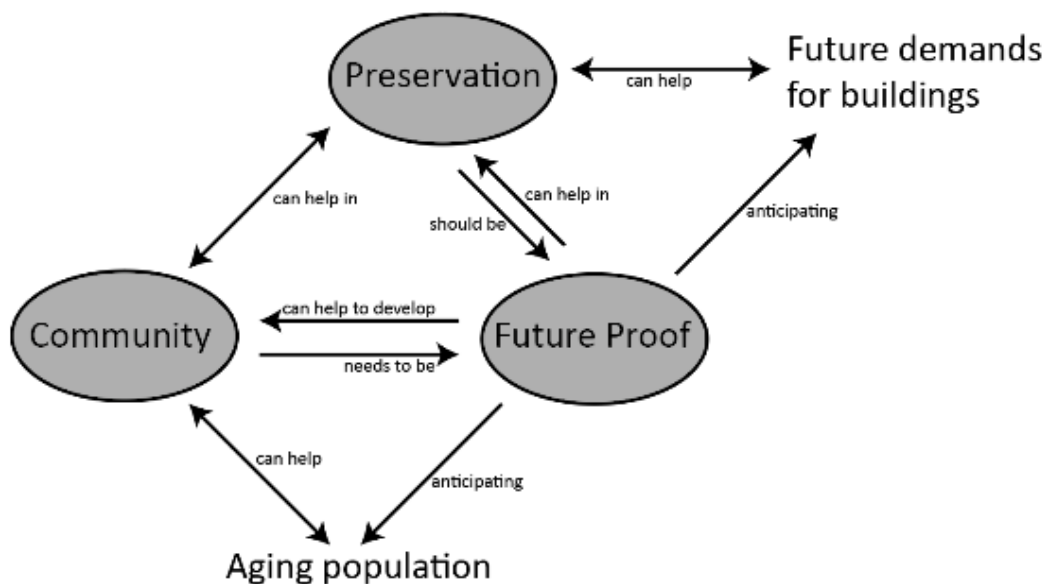


Image 2. Research scheme (Own drawing, 2021)

The research will be based on the broad research question; How can the residential area of Hoptille be transformed into a sustainable future proof housing complex, by strengthening the present social community and preserving its architectural values?

The following sub questions will be researched:

- What are the current architectural values and qualities of the Hoptille buildings and how can they be strengthened?
- How can the existing community of Hoptille contribute in the social interaction and sustainable exploitation of the design?
- How can the redevelopment of Hoptille anticipate on the future housing demands of the aging population and the future zero energy demands?

3 Frame of reference

The frame of reference for this report is a dialogue between literature, research methods and the research that has been conducted by the different stakeholder groups.

The books of Kuipers (2017), Gehl (2011), Brand (1994) and Lynch (1979) were used together with the scientific papers of Pereira Roders (2007) and Bonsignori et al. (2007) to form the theoretical framework. The other sources of information used in this report were the article of Jacoby (2015), the interviews conducted by the users and the makers group and the in-depth personal interviews conducted by the author of this report.

Preservation

The Hoptille buildings are, at the moment, not considered to be of any value for both the owner and the users. However, there are intangible qualities such as the community feeling. The buildings themselves and their direct surroundings will be investigated to map out all potential qualities. As a tool, The layers of Brand and the questions from "Designing from Heritage" by Kuipers (2017) will be used to achieve a systematic study of the buildings and their elements. By mapping the possible changes and the values of the building and relating them to historic timelines, the significance of these aspects becomes evident while the dilemma's, the opportunities and the obligations for a future intervention are formulated.

In the first method she uses the shearing layers of change from Brand, which have in origin six topics, Site, Skin, Structure, Services, Space plan and Stuff. (Brand 1994) Another layer was edited; Souls, where the experience and feeling of users is taken into account. (Image 3) The purpose of this approach is to systematically analyse a building from the outside in. By adding the 'souls' layer the investigation on the community feeling can be expanded. All layers have a description and the typical lifespan/activity is mentioned to specify the building even more into detail. (Stankovic et al. 2017. P. 752) During analysis the lifespan of the Hoptille low-rise buildings will become clear and can be taken into account during the design process. For instance the structure's lifespan depends on the materials used. By mapping the building systematically like this, a value matrix scheme can be made to give a good and thorough overview of the building. The value matrix is based upon the theory of both Brand and Riegl. It can be applied to most building types and buildings with different ages. The goal is to observe and investigate a building from as much angles as possible so that possible design decisions can be explained and substantiated.

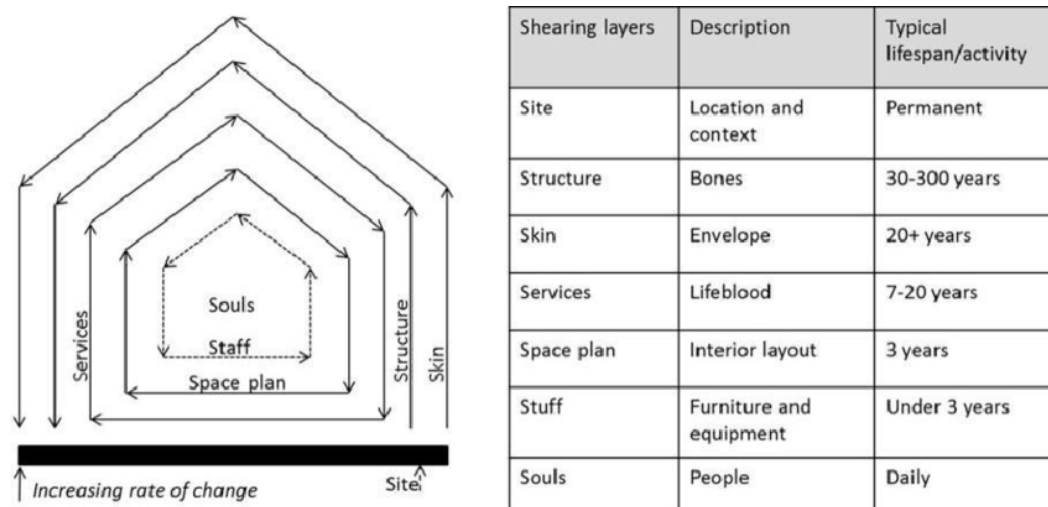


Image 3. The 7 Shearing layers of change and explaining scheme (interpreted by Stankovic et al. 2017. based on the Shearing layers of change by Brand 1994.)

Community

When designing a building or making a redesign for a building ensemble, the interaction and perception of the buildings to the user is one of the most important things to consider.

As Lynch (1979) describes in his book *'the city image and its elements'*. Not only the mayor access lines but also the concentration of activity and special use is important. (P.48) People need to be able to feel part of something, for instance a community. Characteristic spatial qualities can strengthen the image of particular paths. Important feature is that the path is continuous. (P.54) a sequence of 'landmarks' or nodes along the path and the marking of regions.

The expression in a design closely relates to how it is conceived and produced in relation to its context and purpose. A built object should also inform and express the principles of its programmatic, structural, material and spatial qualities. A user should be able to perceive and understand how it serves and fits its purpose and should be able to use the building as it was designed for. Adaptive re-use can be considered a durable approach, nevertheless in some cases the quality of the building asks for complex solutions or even completely rebuilding a building that is in its original conception too 'tailor made' to get a proper new use. (Kuipers, 2017).

Literature research can be a valuable source of information, because of the availability of a wide range of sources (Lucas, 2016). One of the main sources used is the work of Gehl, an architect that focusses on the topic of community and discusses the connection between people in the direct surroundings of their homes. Gehl states that there are five essential components to enhance the interaction within a neighbourhood. 1. No walls, 2. Short in between distances, 3. Low Speed, 4. One level, 5. Face- to face interaction. Maintaining contact between neighbours also can be achieved using some key points from Gehl. The encounter among neighbours can maintain well-being and the feeling of safety. (Gehl, 2011)

Another main source is interviews. In the group research a combination of streetinterviews with users and in-depth interviews with other stakeholders provide current social information specifically for the community research. (DPS, 2007), (Gemeente Amsterdam 2019) and (Gemeente Amsterdam 2020) In addition to these interviews an in-person interview was conducted with a social worker and a resident of the Hoptille low-rise where it became clear that people like living in Hoptille and feel part of the Hoptille community but the current buildings and direct surroundings need a designers attention.

In case studies of successfully designed communities, the community aspect will be investigated upon more from a technical and architectural point of view.

Future proof

After the building analysis, the interviews and the literature research, the information provided by the owners and government and an online research will be an angle for further documentation and structured interpretation. The intention is to provide a substantiated distinction between general and crucial features that make a building valuable and to give the design an environmental position. To substantiate what values should be safeguarded for the future. Typology research and literature study emphasize the use of diagrams to investigate. In addition to the method that Kuipers provided, Jacoby describes the use of architectural diagrams as a tool when analysing the typology. (Jacoby 2015). Jacoby states that: *"While the architectural diagram is regularly explained as a generic and generative description, it can equally be defined as a typological diagram specific to the architectural discipline and its production of knowledge."*

By clarifying the concept of type and paralleling that with ideas and diagrams, a broader spectrum of tools can be used that effectively link to each other. While Kuipers approaches from a heritage point of view, where the building and its history is the starting point of the research. Jacoby approaches from a more general point of view and generic architectural position.

4 Research methods

Throughout the whole design process research is used to support decisions. The research consists of various phases and varies between collective research and personal research. In the scheme, read from bottom to top, the conducted research for this particular proposal is shown in grey. (Image 4.)

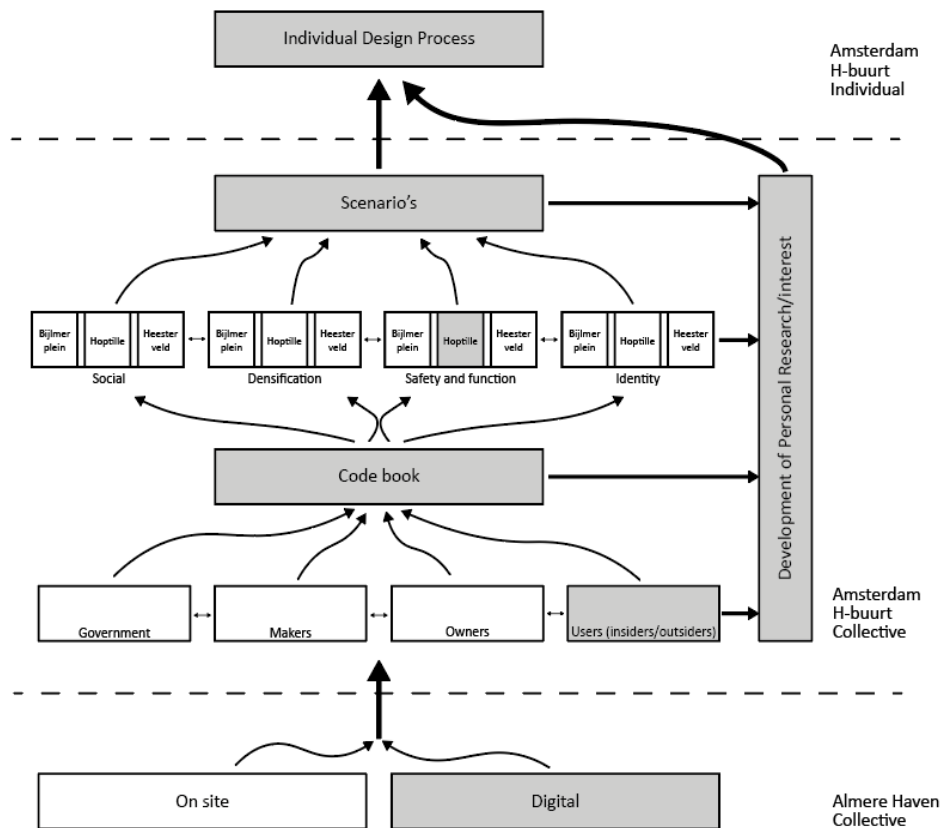


Image 4. Research structure collective research (adapted from collective to personal, 2020)

4.1 Collective research

The pilot research in Almere Haven is used as an experiment, before diving into the research in the H-buurt. During this experiment, the goal is to test and adapt the research methods and to extract the attributes and values from the opinions of residents. It consists of two approaches, a digital one and an on site one. Both methods explore residents' experiences, memories, opinions and perceptions, as well as opinions on social media. After this pilot research, the different test methods were discussed and the best methods are used in the H-buurt research.

Almere Haven Digital

The first method being used in Almere Haven is the social media research. Several sources are being used for this method, like Facebook, Instagram, Flickr and books/articles about the vision. First, the raw data of all the sources is collected and documented. After documenting this raw data, the data is interpreted and translated into values assigned to the various attributes. In this phase, quantitative and qualitative approach is used. In the quantitative study, a list of attributes and values is composed. In the qualitative study, the past, present and future perspective is collected with the corresponding attributes and a comparison study is conducted. Lastly, the input data is used for making hotspot maps, mind maps and a Sankey diagram. The hotspot map indicates the distribution of the locations where people took photos. The mind maps provide information about the attributes at the various locations. The Sankey diagram is used to compare the different stakeholders and whether their values correspond.

Almere Haven On site

The second method is the on site method. This involved street interviews of different kinds and several site visits. In total four different methods were used for the interviews: A; open conversation, B; drawings, C; pictures and D; A questionnaire. Each method has its own goal and specifics.

- Method A is used during the first site visit. The method is open and based on a conversation. Its goal is to gain a variety of information about the interviewees and their experiences, without leading them into specific directions.
- Method B is also open, but visual instead of textual. The goal is to obtain information about personal, intuitive, and specific attributes/opinions.
- Method C is more specific and visual as it aims to direct and acquire specific information within a framework without the influence of personal interpretation.
- Method D is textual. The goal of this method is to obtain comparable information and opinions about specific subjects of the research(question).

In addition to the information gathered through one of the methods, the following base information is acquired: Age, gender and how long the interviewee has lived/worked in the area.

The analysis consisted of colour coding the data in order to extract Values, Opportunities, and Challenges (non-values). From these first interpretations of the data different graphs and maps were made to summarise the results.

Translating the research to the H-buurt

In order to learn from the Almere-Haven research, the group will need to reflected on all methods used.

For the media group, there are a few methods that worked quite well for gaining quantitative data. The sources Facebook, Instagram and Flickr, are most useful for the research. The hotspot and tag maps show where photos are being taken and which tags are used. This combination results in a quantitative study with a qualitative map to illustrate.

The on site group decided on a top four of the tested methods and a list of recommendations. For each method, the main goal is established. Each method has its own reflection.

This reflection is not only focused on the execution of the method but also on the documentation and the first analysis of the data. Both groups will combine their research into small booklets and present them to each other to share the gained knowledge. This is focused on the methods used and their (dis)advantages. The research method tested in Almere created a frame of reference for H-buurt. For the H-buurt, there will be more time and multiple stakeholders.

Amsterdam H-buurt Collective

In the start of the H-buurt research, the group will be divided into four smaller groups. Each was appointed a Maker according Howard (2003) in order to cover different perspectives in the area. The division is as followed: Insiders/Outsiders, Owners, Academics/Makers, and Government.

A collective strategy and method are developed to create comparable results across all groups. The strategy follows a weekly schedule with the same focus for each group per week. Within this, different methods can be used by the groups to achieve this focus.

The first week is for exploration and in the second week a similar method is used by all groups, photo elicitation (Harper, 2002). Seven photos are selected and shown to all interviewees along with a collective question. These answers are then compared in week three.

The fourth week is used to gather more in-depth information and/or the processing of the data.

The method for processing of the data will be equal for all groups. The program Atlas.ti was used to code the data to be analysed later on. For coding, an inductive strategy is chosen. This approach requires reading the data and identifying codes throughout the process. It is not clear which codes will be included in the final code book beforehand. This ensures that the codes reflect the issues of importance from the interviewees, not the preconceived notions of the researchers. (Hennik 2020) The specific method per subgroup is described below.

Government

The government group is focussing on the perspective of the government on the H-Buurt. This includes the municipality, the national service for cultural heritage, but also organizers on the neighbourhood scale. The research consists of two parts, both spread out over five weeks. The goal is to identify the values in the H-Buurt, from the perspective of the government.

The first part of this research is desk research. This provides an overview of the area, in the form of demographics and plans & policies. The demographics include topics such as income, population or migration background. Demographics reflect trends and how those trends developed over time. Through analysis of these statistics we can identify events and societal change (passive influences) and policy change (active influences). These influences might represent certain values that are held. Added to that, an overview of government plans tells where challenges are in the area.

Makers

The *maker/academic* group did research upon the makers and academics according to the table of Howard (2003). Makers are the original architects, urban planners and re-designers. Academics involved specialists from architectural heritage, urban and housing fields. The research is built up in several parts during five weeks to find out what attributes and values could be found from the maker and academic perspective.

Research consist of site visiting, studying literature and other secondary resources to get familiar with the architecture and context of the Bijlmermeer initial idea till now. As a result summarized literature and a timeline provide for a comprehensive overview.

In the interviews with the architects and academics, attributes and values for each of them became clear. By having the same pictures shown to different interviewees, outcomes can be compared and can be for common grounds or conflicts. The in-depth question provide a personal insight.

Owners

The *owners* group focuses on the real estate property within the five neighbourhoods of H-Buurt. There are 5 steps within the research phase, which built up on each other and could be combined in one in-depth research on the attributes and values out of the owner's perspective.

Overview maps and a timeline of the history of Housing Associations will be created through online research, literature and mapping.

The gained knowledge of week one enables the group to set interviews with the stakeholders themselves. Interviewees are asked to bring photos of the neighbourhood and explain their personal relation to them. A short personal introduction is followed by the six collectively picked photos of different areas within the H-Buurt. The goal is to get a personal reaction to the photos shown. Those reactions will allow the researcher to gather valuable information of possible owner related focus points. It is important to gather information from diverse sources, in the interviewees case with different professional - and even personal - backgrounds to get a wide range of reactions, opinions and therefore values. A physical narrative walk with some of the interviewees should back those values up. During the walk, photos will be taken of important elements to the interviewee and give more insight into their perspective. Finally, those values in the form of transcripts, will be coded to be of further use in research.

Users (Insiders/Outsiders)

The users group focusses on the perspective of the people who live or work in the H-buurt or visit the H-buurt for a different reason. The aim is to understand the attributes current users value, so these can be taken into consideration for future designs. For the research three sources are used, which are approached in similar ways.

For the first source, interviews, four types of interviews are conducted: In the first week a basic set of questions will be used to get a general idea of the opinions about the area. This information will be used to create a more detailed set of questions and a collective set of photos, which are used for

the online questionnaire in week two as well as the in-depth interviews. This collective photoset will be simultaneously used for the street interviews.

For the second source, social media, information is gathered on Flickr, Instagram, and Facebook. The information consist of pictures with hashtags and comments.

For the third source, research done by others, information is gathered from scientific sources on the users' perspectives specified to Bijlmerplein, Hoptille and Heesterveld.

All information will be coded in separated files which can be translated into a heat map, word map and an overview of attributes and values.

Codebook

From the conclusions on all the perspectives provided by all stakeholders, the collected data is transcribed into a codebook. This codebook highlights the collective nineteen themes that are considered to be of high importance. From those nineteen theme's, five are selected to be investigated upon more in the following steps of the personal research. (image 5)

The themes;

- Cultural diversity; named in the stakeholders interviews . (Streetinterviews, 2020), and municipality documents (Gemeente Amsterdam 2019),
- The feeling of safety; named in the studied literature (Gehl 2011) and emphasized as being important to the stakeholders. (Streetinterviews, 2020) (Wassenberg, F. 2020)
- The lack of qualitative green; named by all stakeholders during interviews and became clear after the green analysis in the neighbourhood.
- The Low- Mid-High rise; The contrast with the highrise of the Bijlmer named by the Architect Rijbout. (Verlaan 2013)
- Maintenance of the building; named by Ymere, the residents and the municipality of Amsterdam as important (Gemeente Amsterdam, 2019) This last theme can also help in making the design future proof.

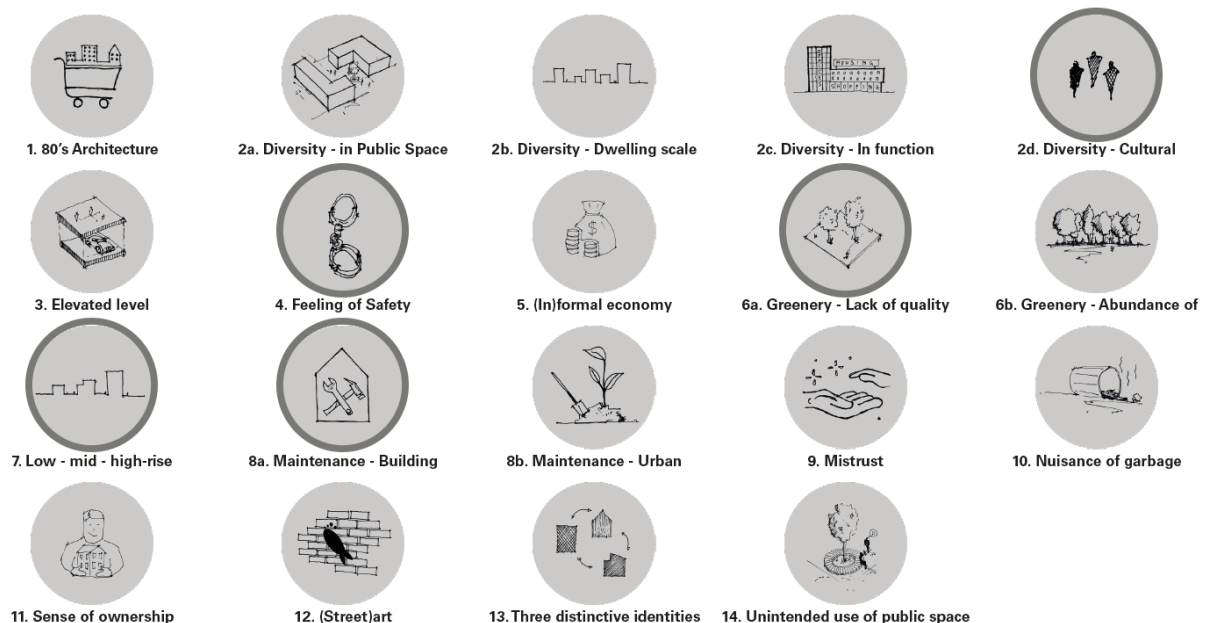


Image 5. Conclusions of the codebook in drawings (adapted from collective to personal, 2020)

Scenario's

The collective and overall conclusions and all stakeholders perspectives are translated into sixteen scenario's from the perspective of sub-groups.

In one of these scenarios; a clear route (from Bijlmerplein to Heesterveld) is implemented through a series of plazas. The scheme below shows the impact of this scenario and the likeliness of this impact. By translating the results into a scheme, it is made possible to compare different options and ideas and to see overlap. This scheme shows that this scenario has extreme impact.

Hoptille



SPATIAL	AESTHETIC COHESION	INFRASTRUCTURE	NATURE	SOCIAL
1. Lack of overview 2. Inside space not busy (Hoptille back) 3. Outside space busy (Hoptille front) 4. Nooks and cracks, places to hide. 5. Entrances underneath the building	6. Buildingfront with staircases and entrances 7. Backside with green character and lowrise buildings	8. Separated routes for the public and residents	9. Some present, inside boudiers and designated areas 10. Mostly stone	11. Meeting spaces provide social surveillance 12. Quiet on the backside of residential blocks 13. Criminality during nighttime
1. Somewhat affected (extreme impact, very likely) 2. Lack of interaction (substantial impact, likely) 3. Lack of interaction (substantial impact, likely) 4. More overview possibilities (substantial impact, likely) 5. Crime (substantial impact, likely)	6. Demolish/redesign (extreme impact, very likely) 7. Increase of character (severe impact, likely)	8. Existing separated routes will remain but scatter (substantial impact, likely)	9. Possibility of increasing the 'nature' (severe impact, likely) 10. Even more stone, when chosen in the redesign (severe impact, likely)	11. More people pass by, increase in overview of the public functions, more eyes are on the street, (severe impact, likely) 12. More activities will happen on the squares and on the route itself, this brings noise (substantial impact, not likely) 13. Eyes in the street and better social control (severe impact, likely)

Image 6. Impact scheme of the proposed scenario on Hoptille (own drawing, 2020)

4.2 Individual design process

After the collective research a personal research will be conducted. This started from a personal interest in designing for the future; specifically future proofing the existing. This personal interest developed during the collective research into a tree folded strategy; community, preservation and future proof. In the scheme (image 7) the route to come to these themes is shown. This is based on the findings of additional literature research and additional personal research where more in dept interviews were conducted with locals and elderly people.

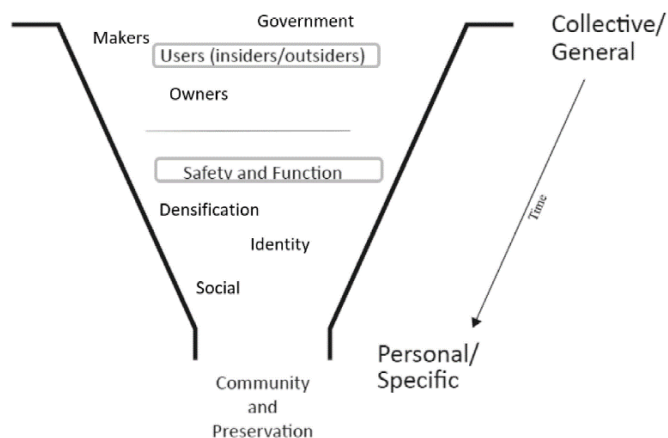


Image 7. Transition from collective to individual research (adapted from collective to personal, 2020)

From the collective research, the green analysis of the neighbourhood and the in dept interviews it became clear that Hoptille's building ensemble is almost ideally situated. There are public transportation options within close proximity, there is parking and there are amenities close by. After re-investigating the group research (on-site, literature and online) and combining that with personal research (on-site, focussed on the elderly and after studying future plans for the city). A scheme with values and challenges is made to highlight the most important elements. (Image 8)

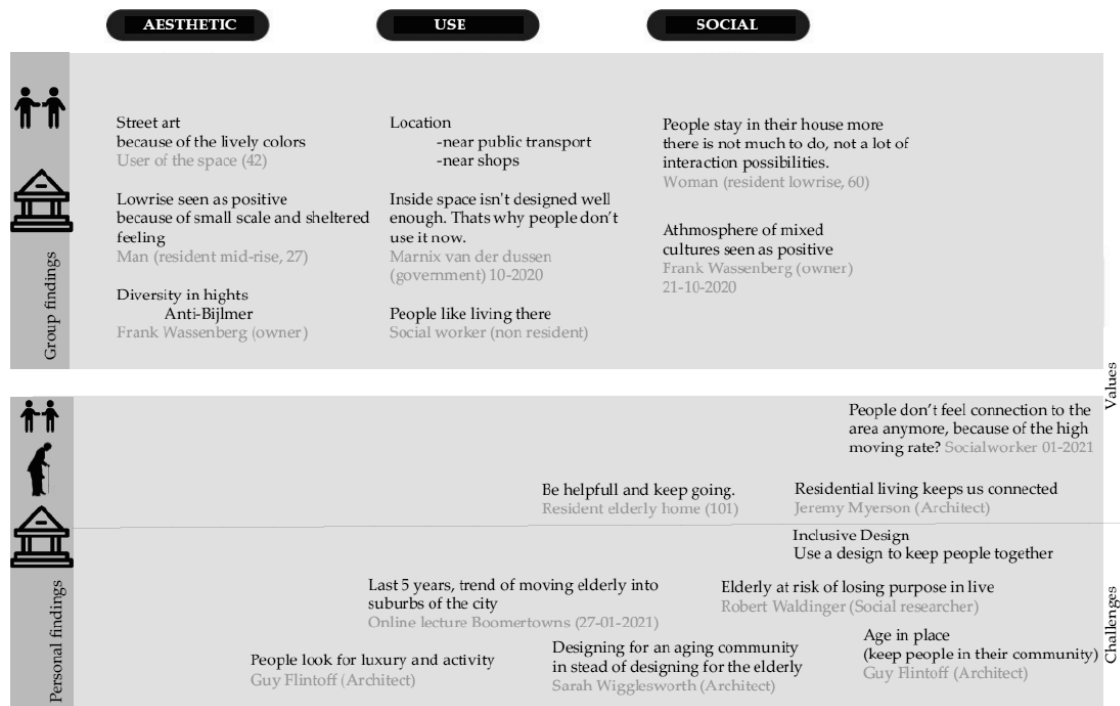


Image 8. Values and Challenges scheme Hoptille (own drawing, 2020)

The most important values that are mentioned in the scheme are: That the Lowrise building blocks are seen as positive because of their small scale and sheltered feeling they provide. People like living in Hoptille because of the still existing atmosphere of mixed cultures. These values represent the starting themes of the design.

One of the main challenges is; designing for an aging community. In stead of designing for the elderly it is proven to be better to design something where people can age in place. (Krabbedam, 2020)

The last important outcome of the research is that the elderly are at risk of losing purpose in live. As mentioned previously, the elderly (65plus) community is growing rapidly. In 2040 (that's in 20 years) one third of the world population will be 'elderly'. Within this aging population, there is an extremely high demand for the community living. (Krabbedam, 2020)

There are lots of different forms for that but the main reasons for this demand cannot be found in the architecture but is found in the social aspects. Besides the aging population, government regulations (revised in 2015) state that elderly people are expected to keep living independently as much as possible. Only after doctors approval can one be placed in a care home.

In order to function independently elderly people need: Suitable housing (preferably 1 level or adapted to care needs); Amenities close by (max 450m) and social interaction. (Laan, 2020)

When mapping the current populations age for the Hoptille area, the elderly group (50+) is underrepresented. (Bijsterveld 2021) According to a social worker and the 60 year old resident, that where interviewed during the collective research, there are 4 possible reasons for this.

The elderly either: go back to the land of origin; they relocate to a nursing home and needed more care; they relocated to more suitable housing in another city or they relocated to be closer to family for assistance and interaction.

In an ongoing research study on happiness, started in 1938 by the university of Harvard and now lead by psychiatrist Robert Waldinger, a group of 724 men is monitored each year on their happiness. In the beginning of the studies almost all men believed that Wealth was the key to happiness but it turns out that the secret to happiness is: “good relations keep us happier and healthier”. Social connections are really beneficial for us and loneliness kills. Good relationships don’t just provide safety they also keep our brains happy. (Waldinger, 2015).

Case studies

Alongside literature studies, on-site study and the study on the aging target group, a study on the possible typologies for the low-rise residential building blocks was conducted. This led towards the typology of courtyards. The building blocks in plan already look like courtyards and the community feeling in courtyards is one of the main reasons people want to live in courtyards. (Krabbedam, 2020)

Courtyard housing is a building type with a number of qualities; The form of the courtyard with a central outdoor space enclosed by dwellings is already present and it holds the natural expression of 'community': with small individual houses being part of a bigger collective and oriented to a garden. As previously mentioned in the frame of reference the courtyard housing would be a logical transformation for the low-rise building blocks.





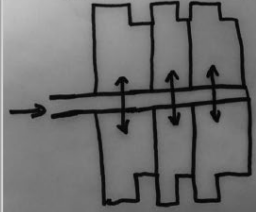
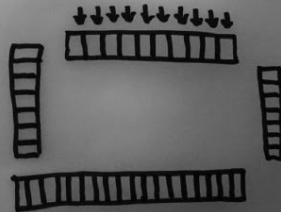
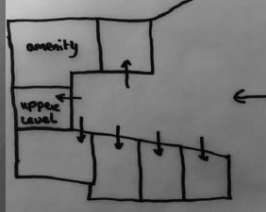
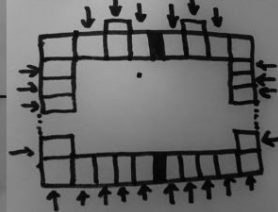
	ZONNEHOF	DE 3 HOVEN	JOHAN ENSCHEDE HOF	KNARRENHOF ZWOLLE
Case studies				
				
	Dreumel (countryside) 2018 Low-rise prefab containers 6 High-care units. (24h care) Own kitchen/bathroom/small outsidespace No need to leave house High demand, buy	Haarlem (sub-urb) 2007 (transformation) 3 layer buildings, mixed users 3 separate courtyards 40 senior units, 12 maisonnetts, 36 family houses, 8 co-housing units Private garden, Shared garden shared amenities, community support Green environment High demand	Haarlem (city center) 2008 3 layer building behind facadewall 10 appartements for 50+ shared garden, community Amenities in walking distance High demand, social housing	Zwolle (sub-urb) 2018 Low-rise single housing 48 future proof units. Own kitchen/bathroom Shared garden/shared amenities Green environment Very high demand (500 people on waitinglist)

Image 9. Case study on courtyard building type (own drawing, 2020)

For the case study four courtyard references were selected based on:

- The presence of elderly housing; the location and newness.
- The variety in dwelling types; The entrances to the dwellings and the presence of a main entrance.
- The diversity in residents; are they mixed or specific and the overall demand for the houses.

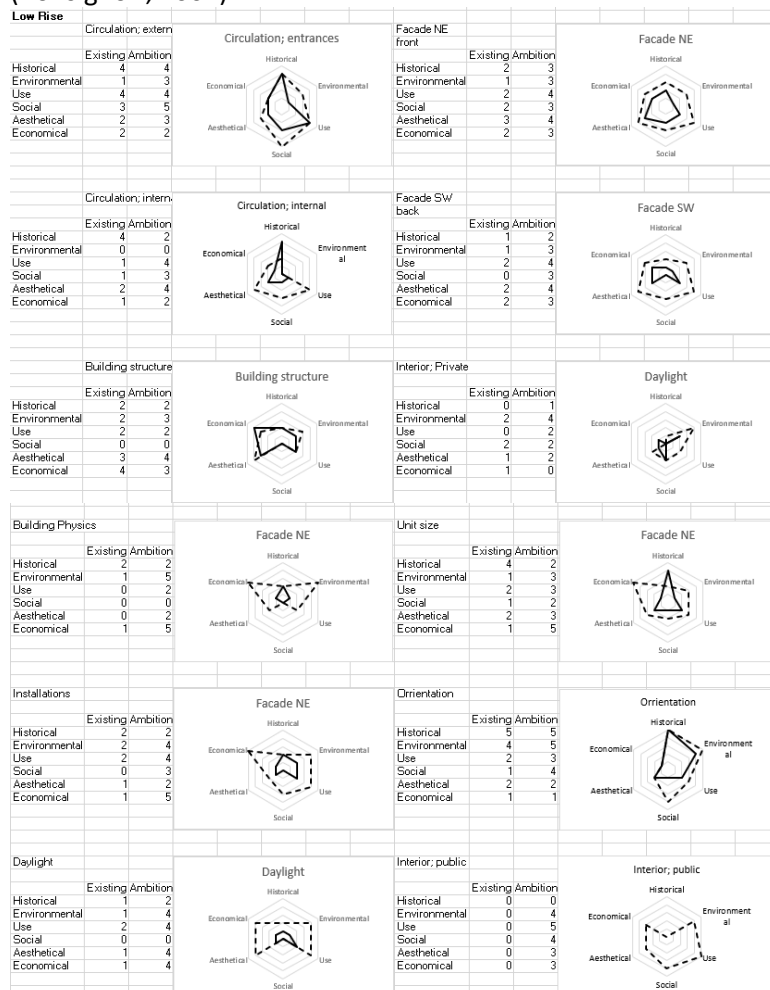
They are analysed based on criteria distilled from personal interviews with residents and elderly people and criteria coming from the research on Gehl. Enhancing and maintaining contact amongst neighbours through community living. (Gehl, 2011):

The case study concludes that all cases that are situated around green are perceived as very positive by the residents, there is a high demand for the communal living within a courtyard setting. There is no 'right way' to enter dwellings or courtyard as public and private entrances differ. All projects are successful for all users whether they provide social housing, higher segment housing or buy. Next steps in the research process will be to investigate more on a building level scale. A more in-depth investigation into the social aspects of the target groups and the clear definition of the aging population group. A last step would be to investigate the future by speculating on existing trends and prospects relating energy neutral housing and zero-energy communities.

Ambitions

The last step before the start of the design is to map out the ambitions. By making a significance assessment using spiders diagrams (image 10), it is possible to evaluate the current values of the project (indicated in a black line and based on the interviews with stakeholders) and to project the ambitions of the design (indicated in a dotted line and based on the personal ambition of the designer combined with the demands of the owner and future demands). In the last phase of the design process the spider diagrams will show a third line indicating the values of the design. This approach is based on the approach presented during the World Building Congress in 2007.

(Bonsignori, 2007)



The project aims to present a respectful and worthy redesign for Hoptille so that in the future the building ensemble can be observed as being of high value. Even though Government, Makers, Owners and User not consider Hoptille to be of value at the moment.

5 Relevance

Innovation in architecture is extremely important, but preserving and restoring the existing housing stock is also important because they are not only the reflection of our history, they also help us to understand and respect the people that live there. Currently about 30 percent of the housing stock consists of housing that is built between 1965 and 1985 (CBS, 2020). By improving part of this typical 80s architecture not only examples of this time period will continue to exist, the embodied energy of those buildings will be preserved, improving the quality of the housing in a sustainable way (Pereira Roders, 2007).

The design is anticipating on the growing elderly community by contributing to the happiness of residents with a save, green and enclosed but interactive environment. This not only prolongs live, it also is proven to be beneficial to health as well. When preserving, and improving, the community by enabling the elderly people to stay in the community by providing suitable accommodations. The accommodations and the community will be future proof in providing the basic needs but can be used for the future energy demand as well.

The main goal of the graduation studio is to do research on how to deal with a potentially 'New Heritage' project. This research plan addresses the issues though the scope of Community, Preservation and Future proof. The academic discussion on Community, Preservation and Future Proof in association with (potentially new) heritage is already being held but a combination of the three is not. As either of those three topics is considered to be of high importance to a potential design for 'New Heritage' the combination is most definitely worth investigating upon more.

“There may have been a time when preservation was about saving an old building here or there, but those days are gone. Preservation is in the business of saving communities and the values they embody” - Richard Moe, National Trust for Historic Preservation.

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Image list

Cover page photo. Vriskoop, S. Hoptille Low-rise (Own picture, 2020)

Image 2. Research scheme (Own drawing, 2021).

Image 3. The 7 Shearing layers of change and explaining scheme (interpreted by Stankovic et al. 2017. based on the Shearing layers of change by Brand 1994.) Retrieved 8 April 2021, from

https://www.researchgate.net/publication/282479535_Reconditioning_and_Reconstruction_A_Second_Wind_for_Serbian_Kindergartens/download

Image 4. Research structure collective research (adapted from collective to personal, 2020)

Image 5. Conclusions of the codebook in drawings (adapted from collective to personal, 2020)

Image 6. Impact scheme of the proposed scenario on Hoptille (own drawing, 2020)

Image 7. Transition from collective to individual research (adapted from collective to personal, 2020)

Image 8. Values and Challenges scheme Hoptille (own drawing, 2020)

Image 9. Case study on courtyard building type (own drawing, 2020)

Other sources

Wassenberg, F. Interview conducted by Owner group in 21-10-2020 with Frank Wassenberg, senior project developer for the municipality of Amsterdam.

In-dept interviews with a resident of the Low-rise (60) and a Hoptille social worker (non-local) conducted by Sophie Vriskoop on 31st of January 2021.

Ted Talk Robert Waldinger (2015) on the secret of a good life. Watched on jan 31 on:

https://www.ted.com/talks/robert_waldinger_what_makes_a_good_life_lessons_from_the_longest_study_on_happiness?language=en