



INTERVAM

Camera Obscuradreef Utrecht

Cultural value statement

*The cultural values of the
Camera Obscuradreef Utrecht.*

Graduation Studio - Heritage & Architecture - Re-Housing
- Rick Hoofd -

Photo: Het Utrechts Archief

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Heritage and Architecture Graduation Studio (2016-2017)

Studio Re-Housing

TU Delft: Delft University of Technology

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Introduction

In front of you lies the report that includes the Cultural Value of the Intervamflats at the Camera Obscuradreef in Utrecht Overvecht.

This report was written in response to the research into non-traditional-building methods of the Netherlands in the studio Re-Housing. In this studio the possibilities for this sometimes dated buildings are investigated. In order to avoid any unnecessary loss of cultural value this report is made.

Method:

To determine the architectural and cultural historical values the ideas of Brand¹ and Riegl² are used. First of all the 6 'Shearing Layers' of Steward Brand will be applied to the project site. These 'Shearing Layers' are provide with a conclusion and the dilemma of the values.

To organize these values in a scheme the CultMatrix has been developed. The elements of a heritage site according to the 6 'Shearing Layers' of Steward Brand are placed on the y-axis: Site, Structure, Skin, Services, Space Plan and Stuff. Story is added to refer to a summary of the reception of the place in collective memory.

Relevant heritage values according to Riegl are placed on the x-axis: Conflict, Age, Historical, Artistic, Commemorative, Use and Newness. Values as Social and Dilemma are added for values which couldn't be placed under the topics and for possible dilemma's that are existing now or that can be faced in a renovation.

The CultMatrix will be guided with a justification and a position statement whereby cultural/historical values are indicated with High(red), Medium(orange) or Low(green).

The project:

Camera Obscuradreef is a street in Utrecht Overvecht with 312 portiekflats built in the VAM-system in 1964 by Intervam. The system is a prefabrication system that is developed after WOII to meet the housing shortage with the aim to produce quality housing based on light, air and space. In 2020 these apartments have to meet the new legislation on sustainability, energy label B. Some of the apartments are at the moment, 2017, renovated others will be renovated later on. The buildings have their own story and architectural and cultural historical values. In the design of the studio all architectural and cultural historical values must be interpreted and translated into a new design, which gives the houses the comfort and technical performances according to the legislation.

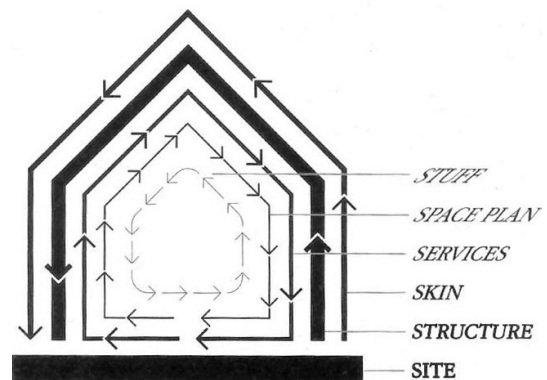


Figure 1: The 'S'-system of Steward Brand (Steward Brand, 1994)

¹Brand, S. (1994). How Buildings Learn: What happens after they're built. New York: NY: Viking.

²Riegl, A., 'The Modern Cult of Monuments: Its Essence and Its Development', in: Stanley Price, Nicholas, Mansfield Kirby Talley & Alessandra Melucco Vaccaro (eds.)(1996), Philosophical Issues of Cultural Heritage, Readings in Conservation, Los Angeles: Getty Conservation Institute, p. 69-83.

Site

Utrecht Overvecht's urban design is of Wissing & Spruit (figure 2) based on the 'Wijkgedachte'. Briefly, the idea is that the city should be decentralized. The city should be divided into districts that are organized hierarchically around the life of man. With a diverse mix of people and dwelling types. A district should be around 20.000 people and should have a neighbourhood center. Every neighbourhood in the district has a community center. The neighbourhood could be compared with a village. The distance of the facilities is determined to the basis of average use. There is a little shop around the corner and a larger shopping center within walking or cycling distance. On the next page an example of the Catholic 'wijkgedachte' is displayed (figure 3) and the neighbourhood of Camera Obscuradreef (figure 4). The neighbourhood where Camera Obscuradreef is located has therefore a lot of facilities within short distance. The housing block was planned according to the modern principles of light, air, space and greenery. The blocks are placed with a certain distance between each other whereby the building blocks won't affect each other by shadow (figure 5). Between the blocks private gardens are placed, playground, communal

outdoor space and local shops. The 60s was based on openness and transparency, which can be seen in the urban scale by the spatial placement of the buildings the passage under need the building but as well in the open plinth and open sight lines of the gardens (figure 6, 7 & 8).

Conclusion

The site was based on the 'Wijkgedachte'. An idea of how the area should be arranged, at the time it was widely used. Overvecht is no prime example of the 'Wijkgedachte' like Pendrecht, 1949. And the spatial placement of the buildings in the stamp has been used before in Mensfort Eindhoven (figure 4). And has therefore no significant Cultural value.

The housing block was planned according to the modern principles of light, air, space and greenery. These factors were upcoming items at that time and resulted in building regulations as we know it now as 'Bouwbesluit'. These factors were of importance for the Dutch building industry but this location was one of the many buildings that were constructed on these ideas. Buildings like 'Van Nelle factory' and the 'Bergpolderflat' were pioneers in this area and therefore of significant

Overvecht-Zuid

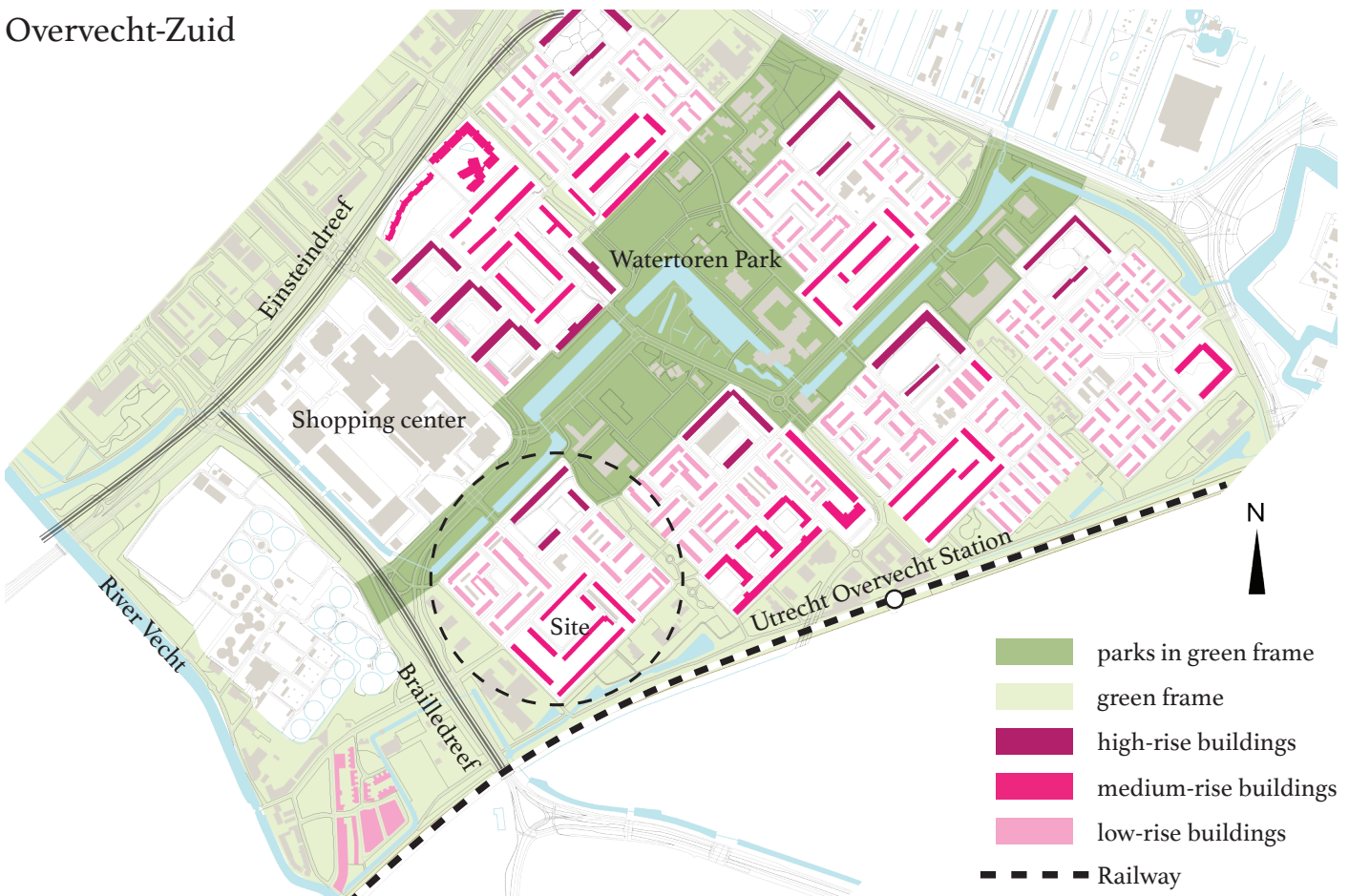


Figure 2 urban planning Overvecht zuid



Figure 3 Catholic version of “Wijkgedachte”
 (image link: <http://www.bestaandewoningbouw.nl/begrip-van-het-verleden-biedt-kansen-voor-de-toekomst/>)

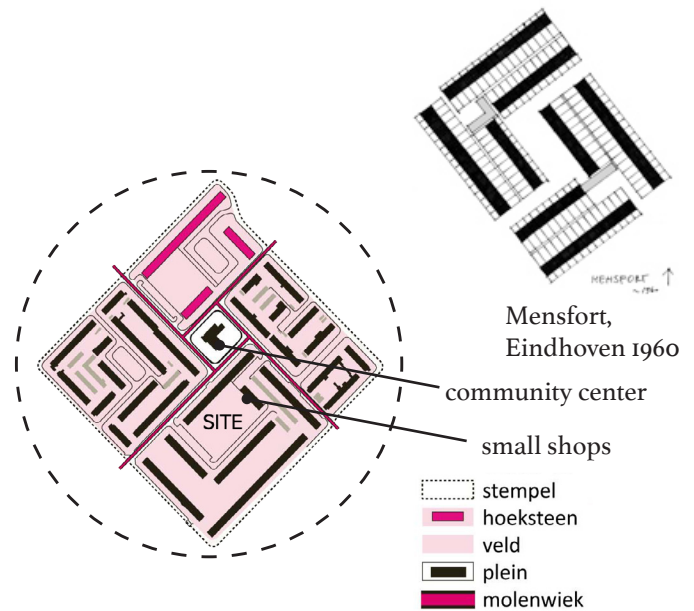


Figure 4 structure of the neighborhood
 (image link: http://ro-online.robheer.nl/0344/8F29C843-19C2-41E8-AB55-A18699DF96DD/t_NL.IMRO.0344.BPOVERVECHTNSR-0601_3.2.html)
 (http://www.bestaandewoningbouw.nl/wp-content/uploads/2011/05/stempels-wonen-in-60s-schets_1000px.jpg)

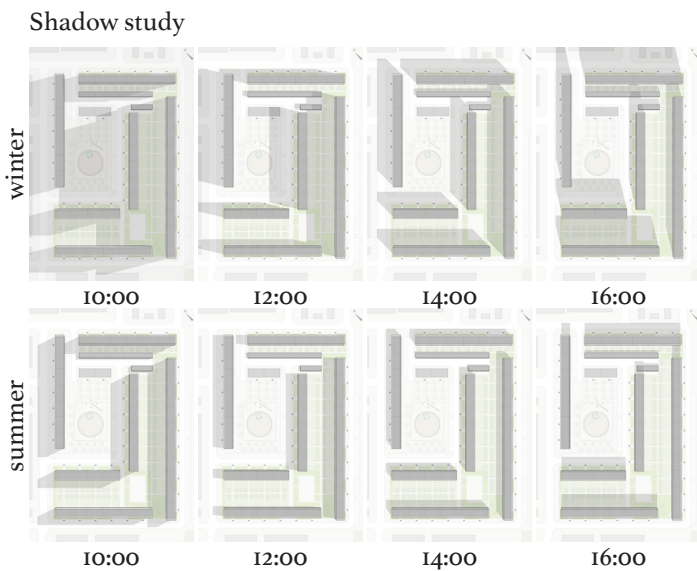


Figure 5 Block placed according to modern principles light, air, space and greenery

value. The Intervamflats at Camera Obscuradreef where a result of this and has therefore no significant Cultural value. The spacial placement of the buildings is however characteristic for Overvecht and therefore marked as high value for the area.

Dilemma

It is advisable to make interventions in the design because by change of society, parts of the ‘wijkgedachte’ doesn’t function anymore. Thus, most small local shops were pushed out by larger supermarkets. Whereby the small store block at the square are almost vacant. But as well the living ideals have changed. Openness and transparency are replaced for privacy. The low hedges are

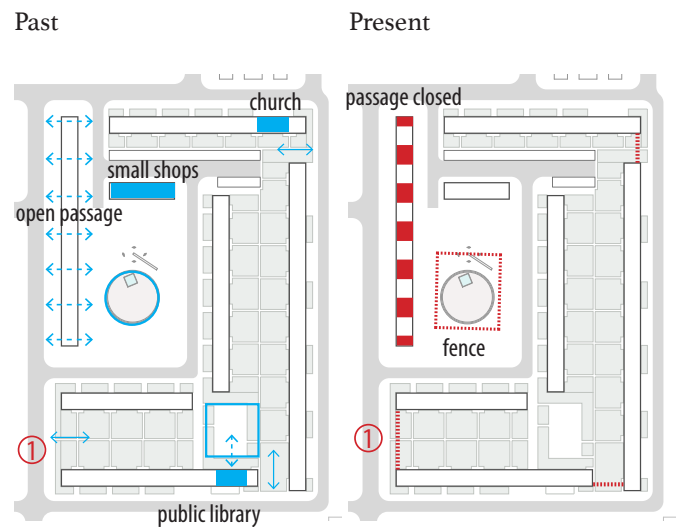


Figure 6 openness and transparency,



Figure 7
 1. Past: The boundary between public street and private garden was not clearly defined. The housing blocks are more open to public space. (Photo: Utrecht Archive)



Figure 8
 1. Present: The width of the edge is 33m. The tall trees and green bushes are blocking the sight. The fence around edge is mostly closed.

replaced with high fences, gardens are poor maintained, the passage has been closed because of safety issues and the open plinth is blocked by curtains (figure 8). This result in discomfort in various places such as the garage blocks, the small square and paths behind the building.

Structure

The houses are built in the VAM system. One of the prefabricated systems that are developed after WOII to counter the housing shortage. The system consists of heavy mounting elements which were prefabricated in the factory and assembled on site with a crane (figure 9). The connection between two slabs is a wet connection (figure 10). For one house four trucks with prefabricated elements were needed. With two cranes 4 to 5 homes could be built each day. Ten people (half of them unskilled) were needed to put a building together. By using the VAM system a saving of 53% on man hours on the construction site can be obtained. The total number of man-hours for one property (including factory production and on-site construction) is 1000, in comparison the average was 1600 hours (Van Nuenen, 2013). Which was unique for a heavy prefab element system. The aim of this system was to produce quality housing based on light, air and space. The house met these requirements at that time. The VAM flats built by Intervam from this period are characterized by repetition, a minimum set of 250 dwellings had to be build whereby the minimum of 100-150 per construction site to make it financially viable.

With this system a lot of experiences gained in the 'woningwetbouw'. A total of 14.000 Intervam apartments have been built in 1962-'70s. Al portiekflats of 4 or 10 stories high.

Conclusion

The VAM system got some Cultural value because it is one of the systems used in the 'woningwetbouw'. However it is not the only developed prefabricated big element system it is wort keeping the system. Many of them where build and therefore the VAM system used in the Camera Obscuradreef is not unique. For example, the same construction can be found in Kanaleneiland. The structure at Camera Obscuradreef has therefore no significant Cultural value.

Dilemma

Because the prefabricated load bearing walls and the floors are poured together by a wet connection where the wall the partly is supported by the floor (figure 10). Elements such as floors and load bearing walls cannot be easily be removed, which limited the flexibility of the building and may lead to the design concessions

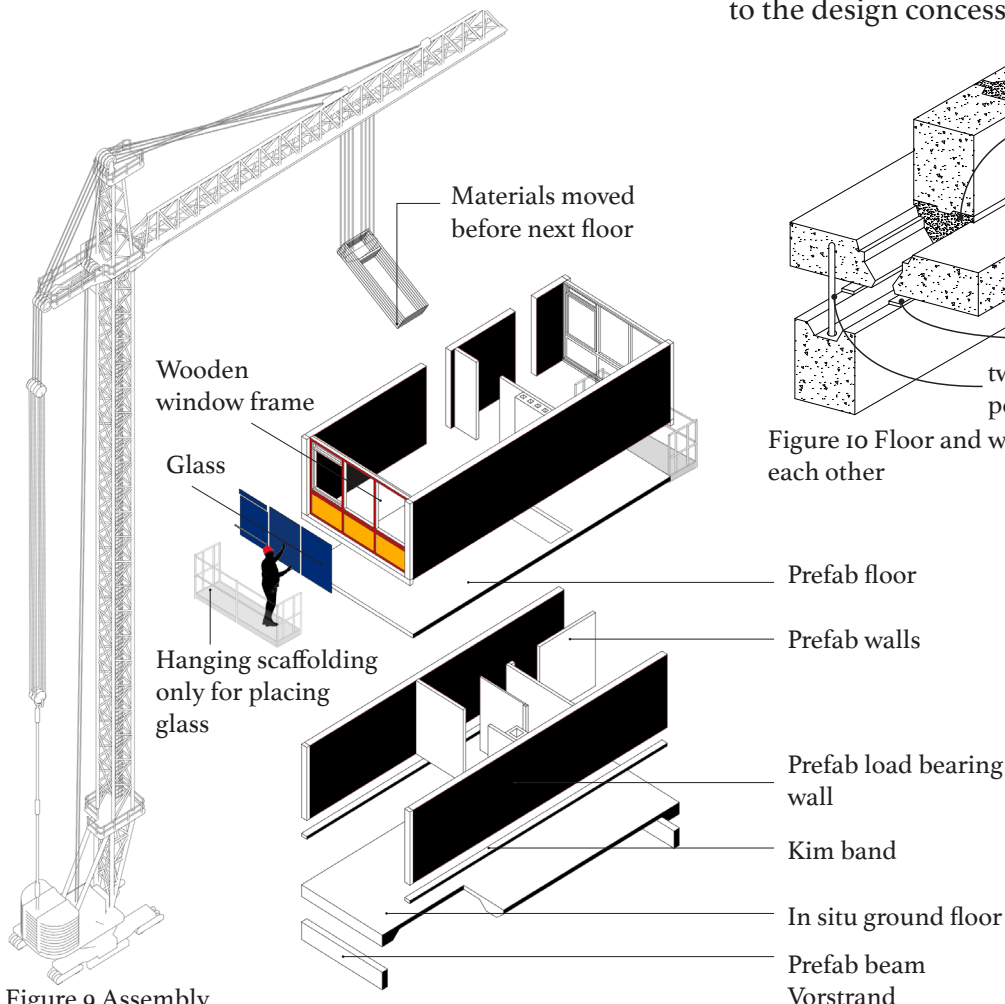


Figure 9 Assembly

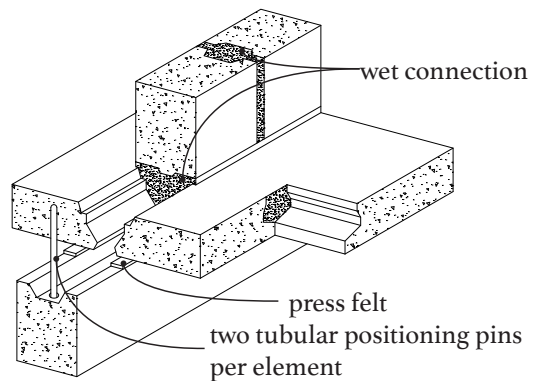


Figure 10 Floor and wall structurally connected to each other

Skin

To be able to produce quickly in the VAM factory repetition was important. This is also visible in the facade. Not only the 'portiek' is an exact returning fragment (figure 11) but the window fronts* within the fragment are repetitive as well (figure 11). The VAM flats built by Intervam from this 1964 are characterized by repetition and the prefab concrete beams in the facade that follows the structure. Within this strong grid of the facade a pattern can be recognized, A, B, C, B', A', which together form the 'portiek'. Exception in this system is the ground floor. Different functions are housed here which is visualized by a different fronts. The ground floor has been poured in situ and has different dimension than the rest of the floors, the result of this are differed sizes of the fronts compared to the upper fronts.

Light, air and space can be seen in the facade by the big surfaces of glazing and the ability to open windows.

In 1984 the wooden window frames have been replaced by plastic window frames. The elegance of the thin styles and depth of the wooden frame

are thus allayed. The prefab concrete beams are painted through the years with different colours, but not removed or modified.

Conclusion

The facade is typical Intervam product from 1962-1964. In this period the facade was constructed with the grid. However, Intervam is a mass product and therefore many of these buildings can be found. For example in Kanaleneiland. In Overvecht-Zuid the 5 storey Intervamflat is the only complex left. However, the facade is not unique and does not have such high value to be of Cultural value. For Overvecht it is one of the many distinctive buildings where the district has been constructed of at that time. The characteristic elements are the building volume and the repetition which is enables by the grid in the facade. To conclude the Skin has low Cultural value but the building volume and the grid is distinctive and valuable to the district.

Dilemma

Because the Cultural values are low there is no dilemma in the Skin.

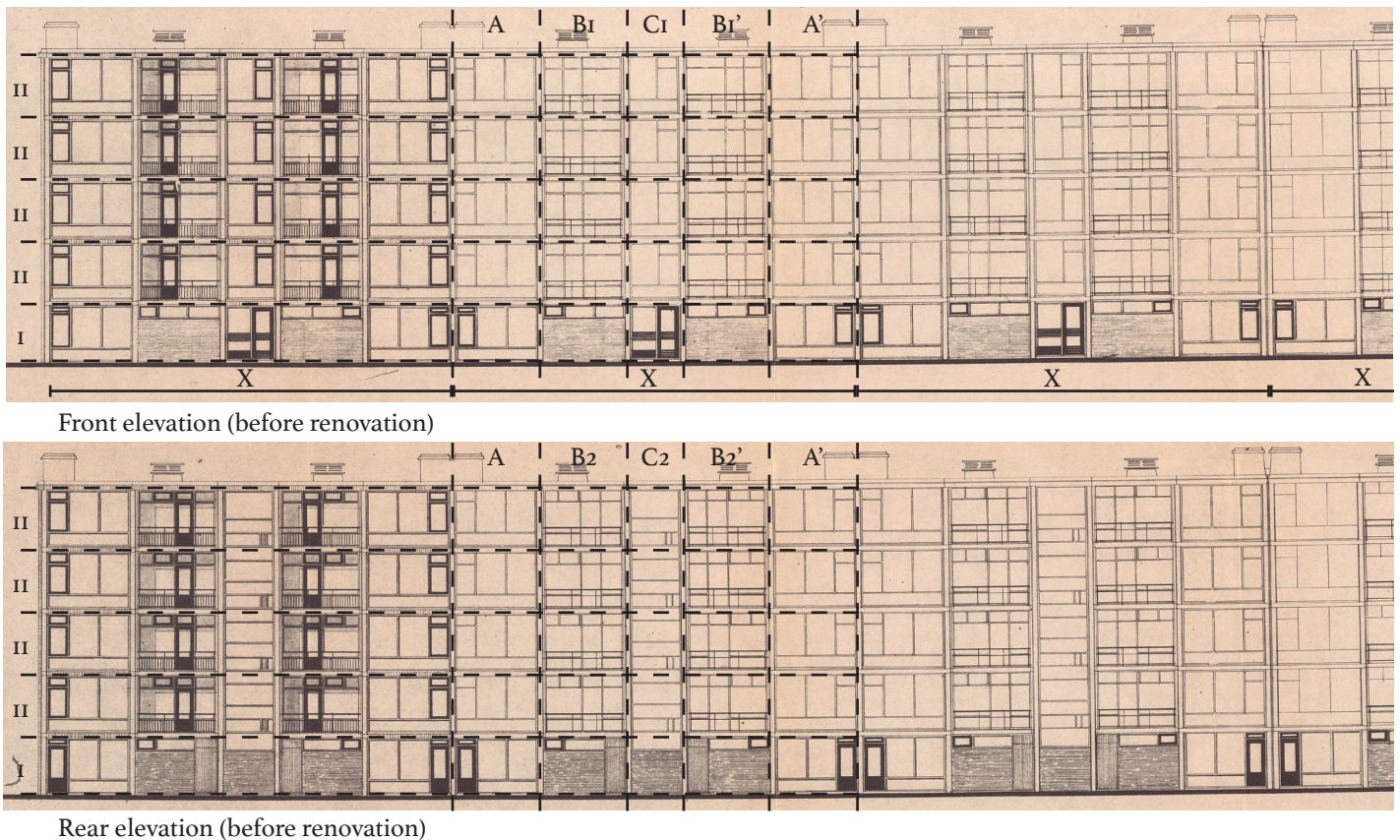


Figure 15 repetition and the prefab concrete beams in the facade that follows the structure (Image: Utrecht Archive)

*Window front = Pui

Service

The Intervamflat was built during a energy transition in the Netherlands. In 1959 gas was discovered in Groningen and a gas network was built. Coal stoves were replaced by gas heaters. Hot water was supplied by gas boilers (CBS, 2016). On the drawings of Camera Obscuradreef from 1962 'kolenkisten' coal boxes were still drawn on the balconies connected to the kitchen (figure 16). It is unknown if those were changed to gas heaters in the period between 1962 and 1964 when the building were built. If this was the case the gas heater was installed in the living room at the chimney. The gas boiler for hot water was placed above the sink in the kitchen. Over time most gas heaters and gas boilers are replaced by a 'cv ketel' and radiators because the demands for comfort changed. The renovation was not centrally controlled therefore there is a variety of systems.

Because of new legislation buildings of housing corporations must have on average energy label B in 2020 and in 2050 every house should be energy neutral (SER, n.d.).

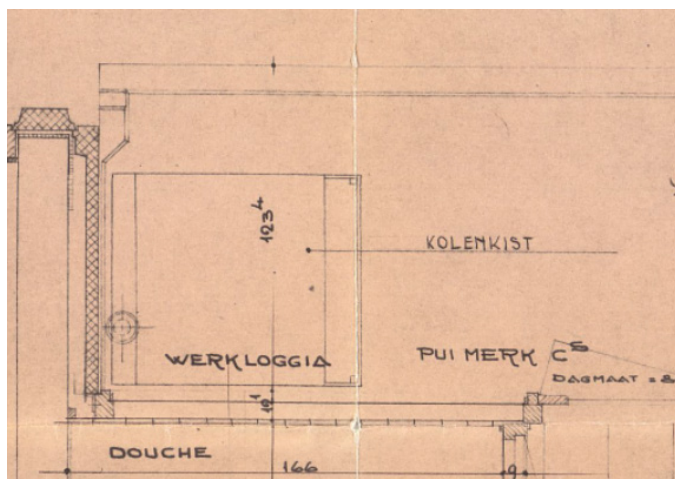


Figure 16 'kolenkisten' coal boxes

Figure: Het Utrechts Archief

Mitros, the housing corporation, has started in 2016 a pilot project with one portiek. The 8 apartments, which are located in the portiek, will be renovated to zero energy housing (nul-op-de-meter woningen). In this project, no fossil fuel will be used to heat the dwelling. These homes are inhabited for a period and the results will be analyzed. If the results are according to the concept of 'zero-to-the-meter' another 40 properties will be renovate according to the same principal as can be seen in figure 17 (Mitros, n.d.).

Conclusion

For heating and ventilation of the house no innovative systems are used or old systems with age value are present. Service has therefore no Cultural value.

However, this may arise in the future if it turns out that the pilot project of Mitros reach the ambition. This would be the first Intervamflat that has been tranformed into a zero energy building. The system could be applied to all the Intervamflats which could be a newness Cultural value.

Dilemma

Because there are no Cultural values there is no dilemma in the Service.

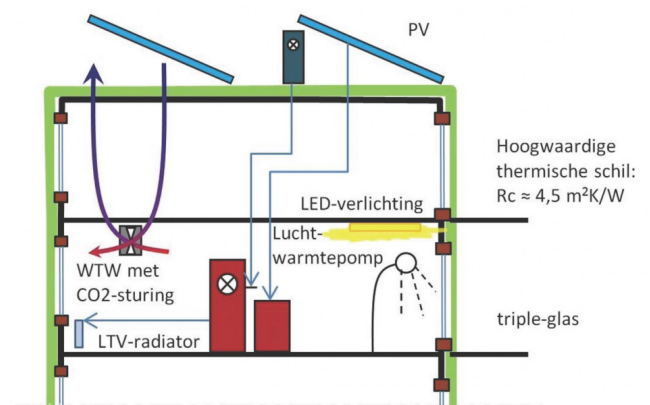


Figure 17 Energy zero system

Figure: Mitros. (n.d.).

Space plan

The aim of Intervam was to produce quality housing based on light, air and space. The house met these requirements at that time. Which resulted in spatial light floor plans. The apartments had at least 68 m², big windows, two balcony's, a kitchen and a separate bathroom, which was a luxury for 1964 (figure 18).

To make the apartments suitable for contemporary and future use, the apartments has to be renovated. Currently the floor plan meets no longer the modern requirements. The bathroom

is only accessible through the kitchen or bedroom (figure 19) and the kitchen, and balconies are too small to use for multiple purposes and the possibility of an open kitchen is not present (figure 20). In addition, the garden, which is accessible for the lower apartments, can only be reached through the bedroom or by stairs from the balcony (figure 21 and 22). The living room and kitchen are not located on the ground floor. But the bay and the height of the structure are fixed and can't easily be changed or increased.

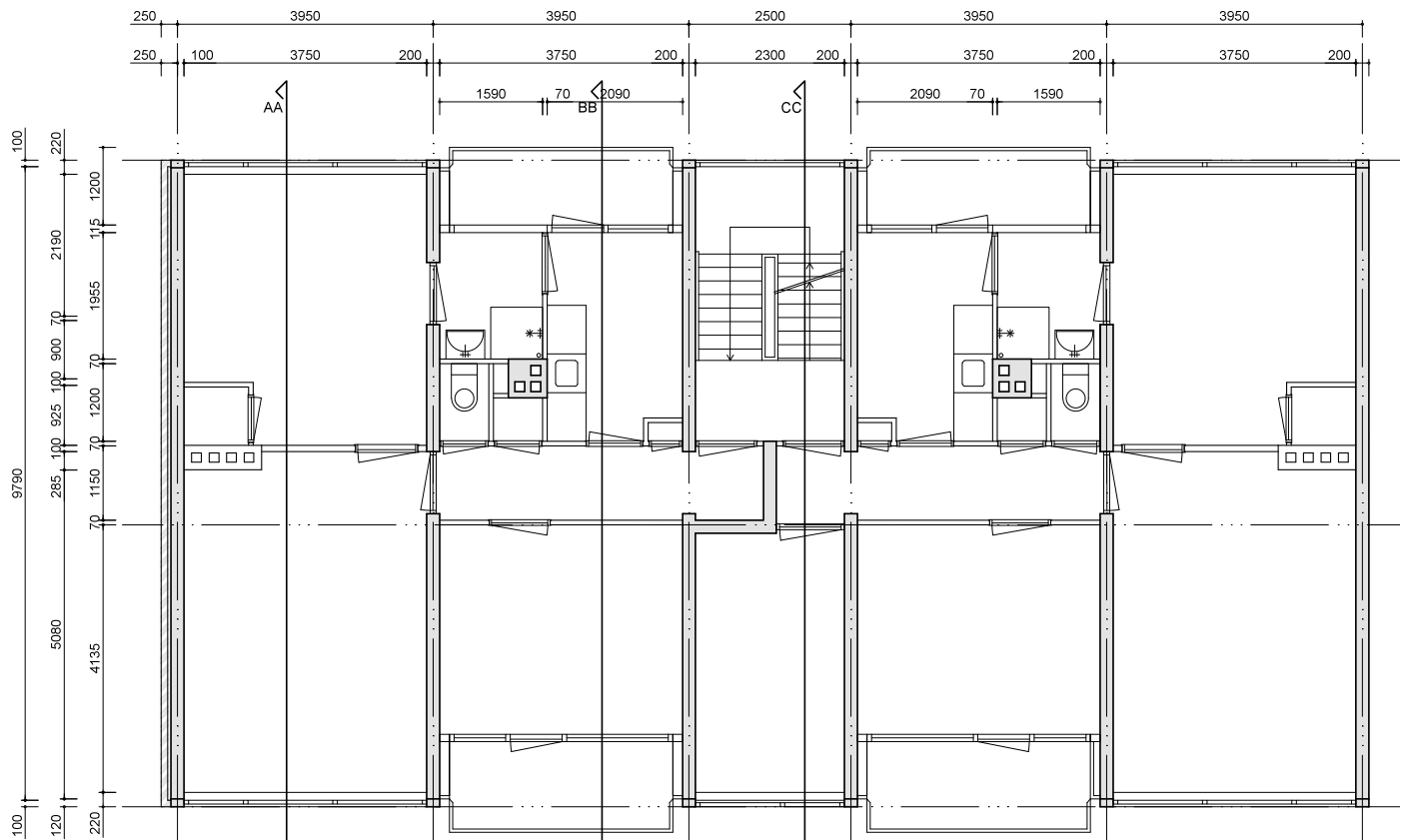


Figure 18 floor plan apartment and fixed bearing walls (grey)

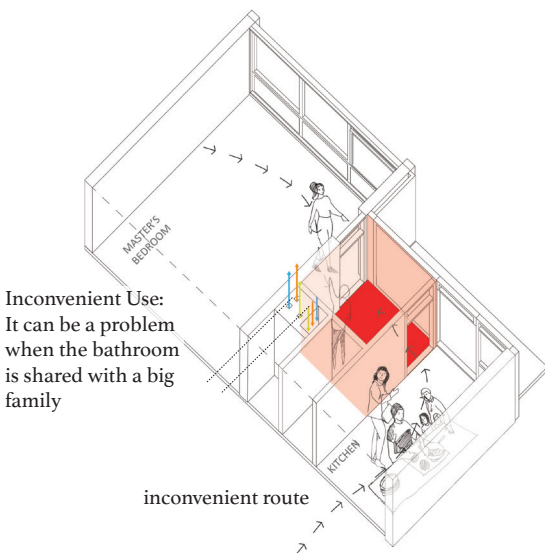


Figure 19 Inconvenient routing bathroom

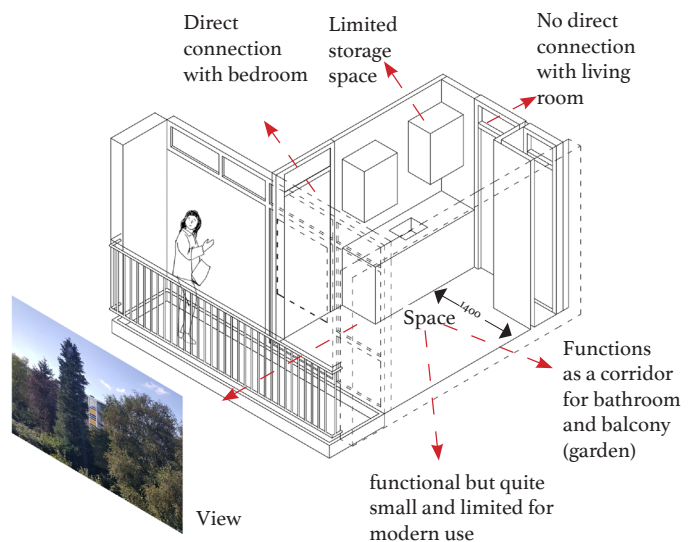


Figure 20 Small kitchen and balconies

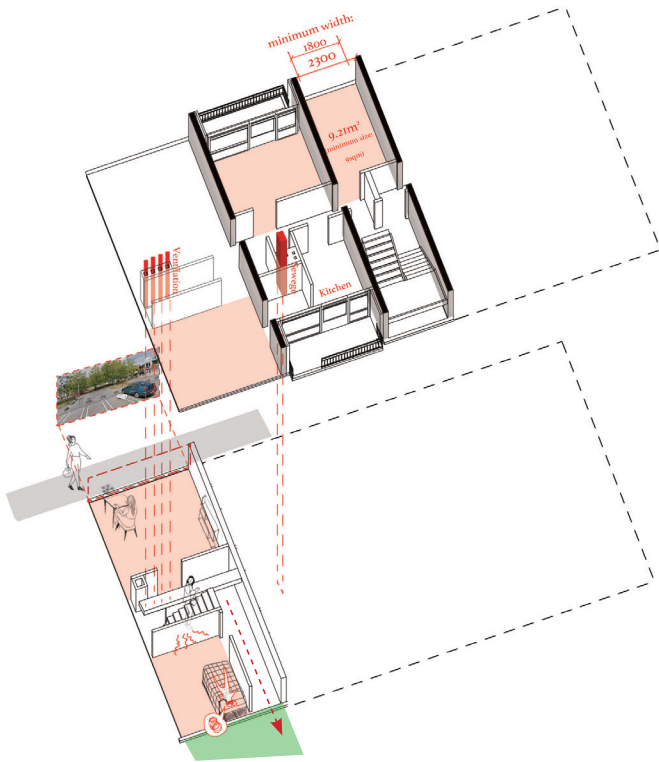


Figure 21 Inconvenient accessibility garden and inconvenient location of the kitchen and living room

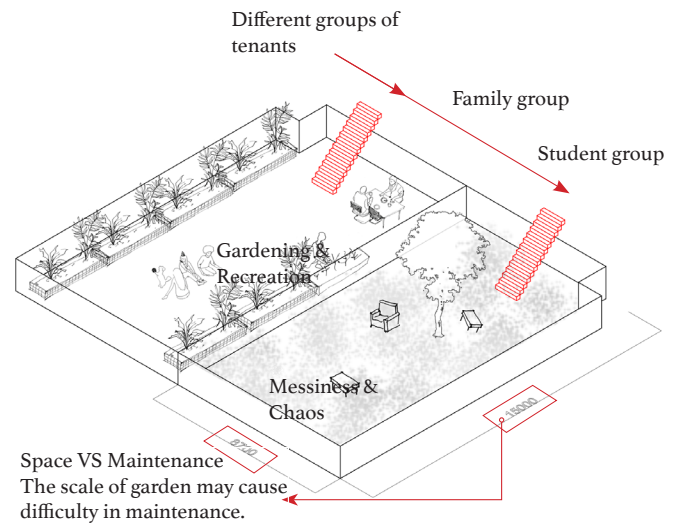


Figure 22 Inconvenient accessibility garden and inconvenients location of the kitchen and living room

Conclusion

The floor plan was planned according to the modern principles of light, air and space. These factors were upcoming items at that time and resulted in building regulations as we know it now as 'Bouwbesluit'. These factors were of importance for the Dutch building industry but this location was one of the many plans that were constructed on these ideas. The Space Plan has therefore low Cultural value.

Dilemma

From the structure part can be made up that floors and load bearing walls cannot be easily be changed. This limited the flexibility of the space plan and may lead to the design concessions.

Stuff & story

Over the years Camera Obscuradreef changed as visible in the time line on the next page. In the '50 and '60 the 'polder' landscape transformed into a residential area. The first design was of Wissing and Spruit based on the 'wijkgedachte'. Changes in the neighbourhood were made to built more efficiency. In the '80 the green spaces in between the neighbourhoods were built with more facilities. In this period the first renovation took place for the Camera Obscuradreef the wooden frames where replaced by plastic frames. Middle class families moved away to terraced houses and the community changed slowly to a multicultural low income group. The society changed as well from more communal to a more individual society. Small shops were pushed out by the rivalry from the bigger supermarkets. In 2008 plans were made to demolish the buildings and criminality became worse. In 2009 the passages were closed and used for social project. Social activities came back to the neighbourhood and due to the financial crises demolition plans were cancelled. In the meantime, students housed the apartments. Currently, 2016-2017, a pilot project is tested. One portiek is renovated to energy zero building. If this test has

good results more Intervamflats can be renovated by this concept.

Conclusion

In the Stuff and Story part no exceptional events happened at Camera Obscuradreef who qualify for the states of Cultural value. Stuff and Story has therefore no Cultural value.

Dilemma

Utrecht Overvecht Zuid has a bad reputation caused by high crime rates, high unemployment, young people hanging around and integration problems (figure 23), (Gemeente Utrecht, n.d.). As architects we can not solve social problems but they can have mature influence on the quality of living of the residents. By connecting people and make interaction possible people can learn from each other, which can contribute to the solutions. However, control of the social scene is impossible. But as architects we can plan the crossing points, remove barriers, and make the meeting places useful and attractive whereby these interactions can happen.

Afbeelding 9. Criminaliteit (totaal misdrijven) per 1.000 inwoners+arbeidsplaatsen in Overvecht en Utrecht, in 2015

	Wijk Overvecht	Utrecht
criminaliteit per 1000 inw+arb	74,9	52,0
woninginbraken per 1000 woningen	14,1	11,2
autokraak per 1000 inw+arb	14,7	10,0
geweld: totaal per 1000 inw+arb	6,5	4,0
Totaal	110,3	77,2

Afbeelding 12. Werkzoekenden, WW en bijstand

	Wijk Overvecht	Utrecht
% werkzoekenden (nww) [2014]	15,3	7,4
% werkzoekenden 15-26 jaar (nww) [2014]	6,4	3,0
% werkloosheidsuitkeringen [2011]	2,5	1,9

Afbeelding 10. Door bewoners ervaren overlast van jongeren en het gevoel van onveiligheid (in eigen buurt) in 2015

	Wijk Overvecht	Utrecht
% vaak last van jongeren op straat in de buurt	41	20
% voelt zich wel eens onveilig in eigen buurt	50	32
% voelt zich vaak onveilig in eigen buurt	10	3
% voelt zich wel eens onveilig algemeen	54	39
% voelt zich vaak onveilig algemeen	8	3

Afbeelding 17. Bewonersoordeel woonomgeving in aandelen, 2015

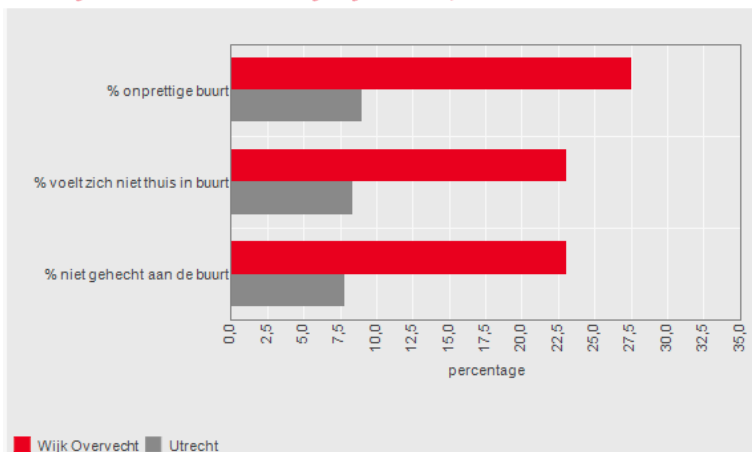
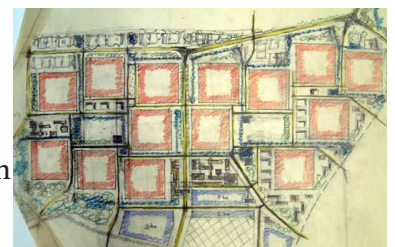
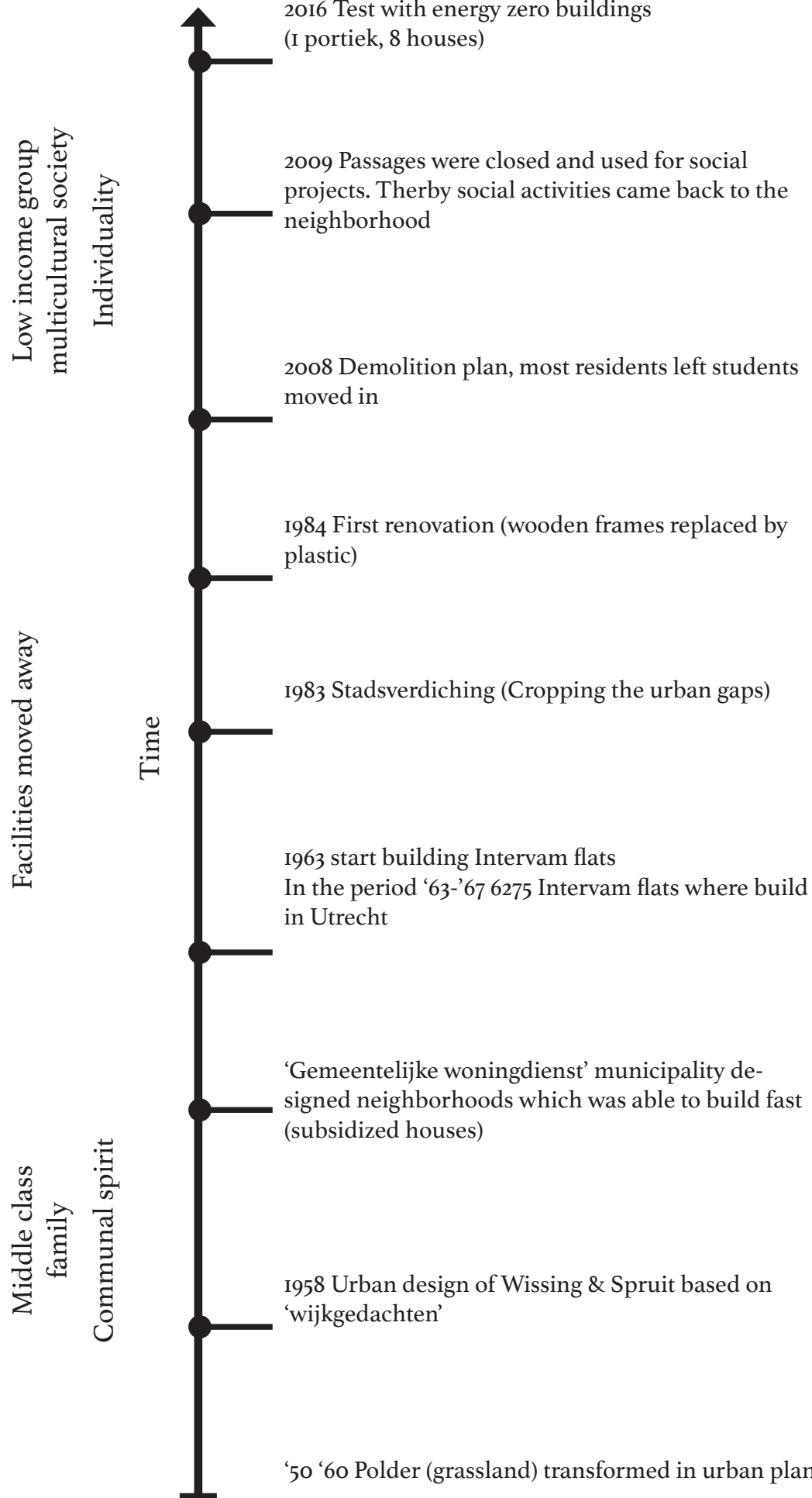


Figure 23 statistiks of Overvecht zuid

figures: Gemeente Utrecht. (n.d.). Overvecht bij de Hand. Retrieved from <https://utrecht.buurtmonitor.nl>

Time line



**24 April 1958
sketch plan of Overvecht



*2013 paintings on the wall by artist Jan is de Man and children in the neighborhood.



*after 2008 the open passage on the Taagdreef was closed by the request of the residents and filled with community programs.



*1984 wooden window frames of the facade (before the renovation)



*1984 plastic window frames of the facade (after the renovation)



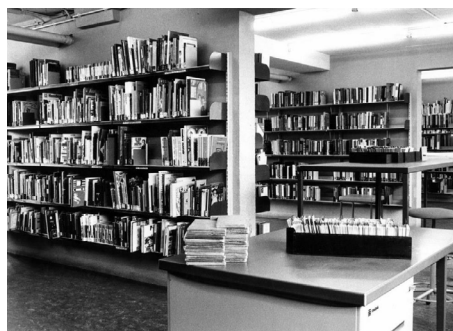
*1965-69 two-storey residential-commercial housing block



*1983 two-storey residential-commercial housing block



*1965- 1970 public outdoor space between housing blocks



*1973-1978 public library in Vader Rijndreef 84



*1983 art sculpture by David van de Kop

Source: *Utrecht Archive
 ** NAI
 *** Mitros. (n.d).

CultMatrix

To organize architectural and cultural historical values in a scheme the CultMatrix has been developed. The elements of a heritage site according to the 6 ‘Shearing Layers’ of Steward Brand are placed on the y-axis. Relevant heritage values according to Riegl are placed on the x-axis.

In the 6 ‘Shearing Layers’ of Steward Brand and Riegl not a lot of high valued cultural/historical values can be found at the Camera Obscuradreef. The building system is widely used and many similar buildings can be found in for example Kanaleneiland Utrecht (figure 25). However for Overvecht, the complex has added value because it is the only Intervam five-storey building block

that is left in Overvecht-Zuid (figure 24). Another complex with the same appearance has been demolished (figure 26, 27).

The facade is typical Intervam product from 1964. However, the facade is not unique and does not have such high value to be of Cultural value. For Overvecht it is one of the many distinctive buildings where the district has been constructed of at that time. The characteristic elements are the building volume and the repetition which is enabled by the grid in the facade. These values are the most interesting values of Camera Obscuradreef.



Figure 24 Camera Obscuradreef
(photo by domtoren, link: <http://www.skyscrapercity.com/>)










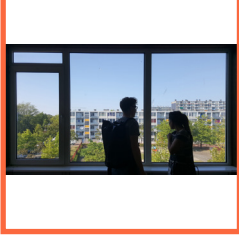

Figure 25 Medium-rise Intervam flat in Kanaleneiland
(photo google streetview)



Figure 26 Demolition of the Intervam flat in Donaudreef.
(Photo link: <http://mapio.net/sl42073773/>)



Figure 27 Intervam flats in Overvecht-Zuid

Value System	Conflict	Age	Historical	Artistic	Commemorative
Site					
Structure					
Skin			 <p>1965: Completion 1984: Renovation 2016: Current</p>		
Services					
Space Plan					
Stuff					
Story			<p>Low income group moved away multicultural society individuality</p> <p>↑ Time ↓</p> <p>2016 Test with energy zero buildings (1 portiek, 8 houses) 2009 Passages were closed and used for social projects. Thereby social activities came back to the neighborhood 2008 Demolition plan, most residents left students moved in 1984 First renovation (wooden frames replaced by plastic) 1983 Stadsverdikking (Cropping the urban gaps) 1963 start building Intervam flats In the period '63-'67 6275 Intervam flats where build in Utrecht 'Gemeentelijke woningdienst' municipality designed neighborhoods which was able to build fast (subsidized houses) 1958 Urban design of Wising & Spruit based on 'wijkgedachten' '50-'60 Polder (grassland) transform in urban plan</p> <p>Middle class family Communal spirit</p>		

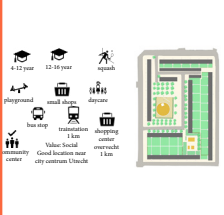
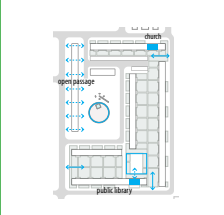

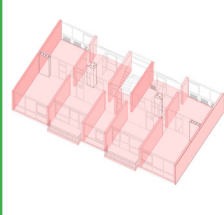
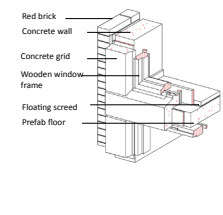
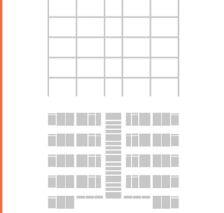
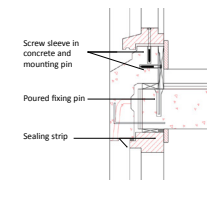
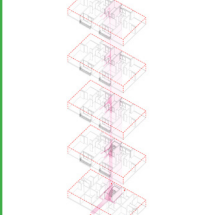
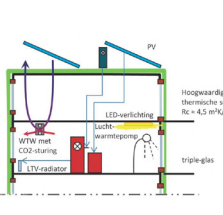
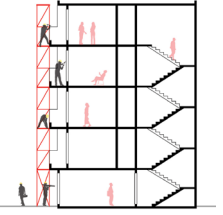
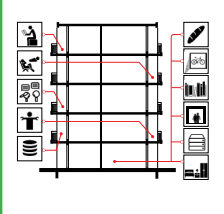
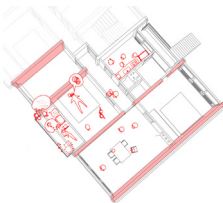
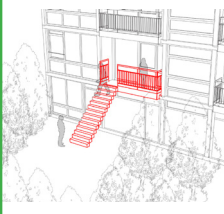



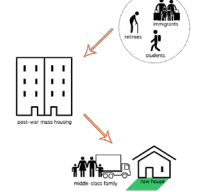
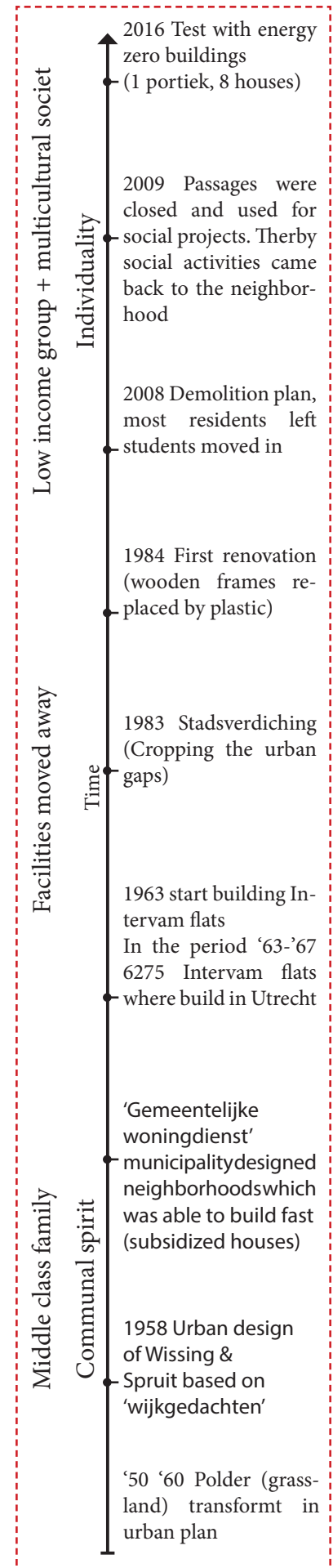
Use	Newness	Social	Dilemma
			
			
			
			
			
			
			

Figure 28 CultMatrix images

Value System	Conflict	Age	Historical	Artistic	Commemorative
Site			Urban design of Wissing & Spruit based on 'wijkgedachten' 'Gemeentelijke woningdienst' municipality designed neighborhoods which was able to build fast (subsidized houses)	The sculpture done by artist David van de Kop in 1983 is still remained in the playground.	
Structure			The InterVamflats are prefabricated houses which built around 1960s. 5/6 houses a day to meet the housing shortage	The concrete grid of the facade reveals the aesthetic value of prefabricated concrete structure. Repetition of the module is important value of Intervamflat.	
Skin			The concrete grid of the facade which is one of the most significant characteristics of InterVam is well preserved.	The paintings on the wall was drawn by artist Jan Is De Man collaborated with children in the neighborhood.	
Services				The old chimney was still remained in original state. Its appearance also characterize the housing in this neighborhood.	
Space Plan				The large window in each room brings the natural daylight and fresh air inside and provides nice view.	
Stuff					
Story			See time-line in the right column.	(1) The work of sculpture was placed on the playground in 1983. At the time, the play ground was opened to the public but now the fence is crossing between the sculpture. (2) The Stichting Seguro which offers shelter to homeless people who don't have residence permits arranged various community programs in Utrecht such as the paintings on the wall and planting box on the outdoor space.	

Matrix with texts

Use	Newness	Social	Dilemma
(1) There were ample parks, good sports facilities, a swimming pool, an ice rink, a shopping center, ample parking and a hospital in Overvecht. (2) The housing block was planned according to the modern principles of light, air, space and greenery. There is private gardens, communal outdoor space on the corner and children's playground and local shops.		Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscuradreef with openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.	(1) Large green outdoor space vs feeling unsafe with stranger hanging around. (2) privacy vs communal space
The original concrete structure is still remained in a good state.			The construction method applied extensively to solved the urgent requirement of the housing shortage at the time, but the lack of knowledge caused the difficulty of quality control (e.g. thermal bridge, insulation)
The system can have many variety in the facade which makes the system flexible in the appearance			The value of the original skin vs energy efficiency
The portiek serves only 8 apartments which can provide the possibility of social cohesion	The first attempt to make sustainable Intervamflat that could apply to all other Intervamflat.		(1) During renovation process tenants want to stay in the dwellings, which limits the choice of insulation and heating systems. (2) Insufficient space for bicycles due to the increase of student tenants.
(1) According to the original plan, there was open passage on the ground floor to link housing block with main street Taagdreef, but the space was filled with community programs. (2) The flexible use of ground floor. It is used for storage, small shop or housing. (3) Each house has two balconies and it is used for all sorts of reasons (enjoying, playing for children, drying laundry ect).			(1) The load-bearing walls in Intervam flats prevent the flexibility of the floor plan. (2) The balcony is used by residents for many reasons but it also cause the safety problems. (3) The short-term tenants such as students who live on the first floor did not put much efforts to maintain the private garden. (4) The position of the balcony did not match well with the present day lifestyle
The external stair on the balcony of the first floor connects the private garden to use it more effectively.			Due to the residents with different cultural background, lifestyle, income and education, they did not mix well together.
Flexible use of ground floor in different period of time		(1) Urban theory 'wijkgedachten' applied to Overvecht Zuid: Neighbourhood units were designed to meet social, administrative recreational and service requirements for a healthy community and satisfactory urban existence. (2) Social projects through time (library, language lessons, art gallery, free hop etc) tried to strengthen social cohesion and bonds within the neighborhood. (3) Camera Obscuradreef, first as a welfare state and later the multicultural society has its socio-economic potential which could be adopted for shaping its identity and future.	In the period of 1959-1966 is mainly built of high-rise buildings to accommodate as many people as possible. In the 80s many residents in Overvecht went to find family houses with garden in Maarssenbroek and Lunetten. The new residents were mainly low income groups. These days, the area offers housings for people from diverse cultural background.

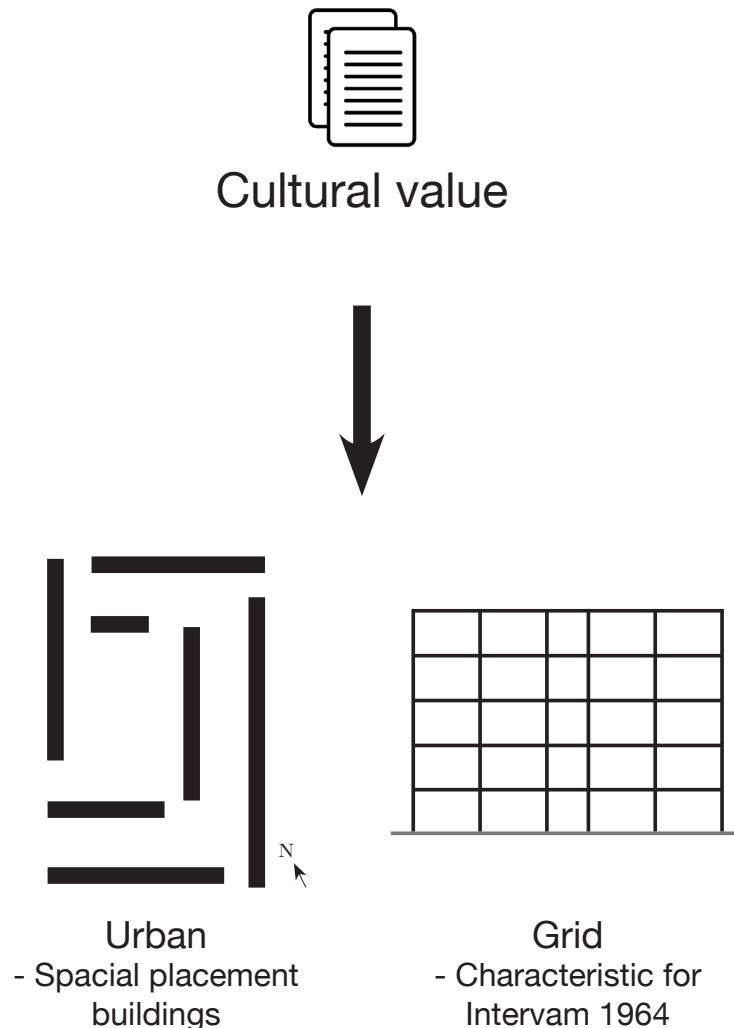


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Figure 29 CultMatrix text

Conclusions

Camera Obscuradreef has limited cultural value. The building, the system, the facade, the spatial placement of the building and the ideals on which the neighbourhood and the building are based on are not unique. The building system is widely used and many similar buildings can be found in for example Kanaleneiland Utrecht. However for Overvecht, the complex has added value because it is the only Intervam five-storey building block that is left in Overvecht-Zuid. The spatial placement of the building is characteristic for Overvecht and therefore important to conserve.

The facade is typical Intervam product from 1964. However, the facade is not unique and does not have such high value to be of Cultural value. For Overvecht it is one of the many distinctive buildings where the district has been constructed of at that time. The characteristic elements are the repetition which is enabled by the grid in the facade. The grid shows the Intervam system by following the contours of the structure. And therefore important to conserve for the appearance of the building.



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Illustrations

All figures are own figures unless otherwise stated