



MAISON DE LA MISERICORDE
RESEARCH BOOKLET

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“Do not conform to the pattern of this world, but be transformed by the renewing of your mind. Then you will be able to test and approve what God’s will is- his good, pleasing and perfect will.”

- Romans 12:2

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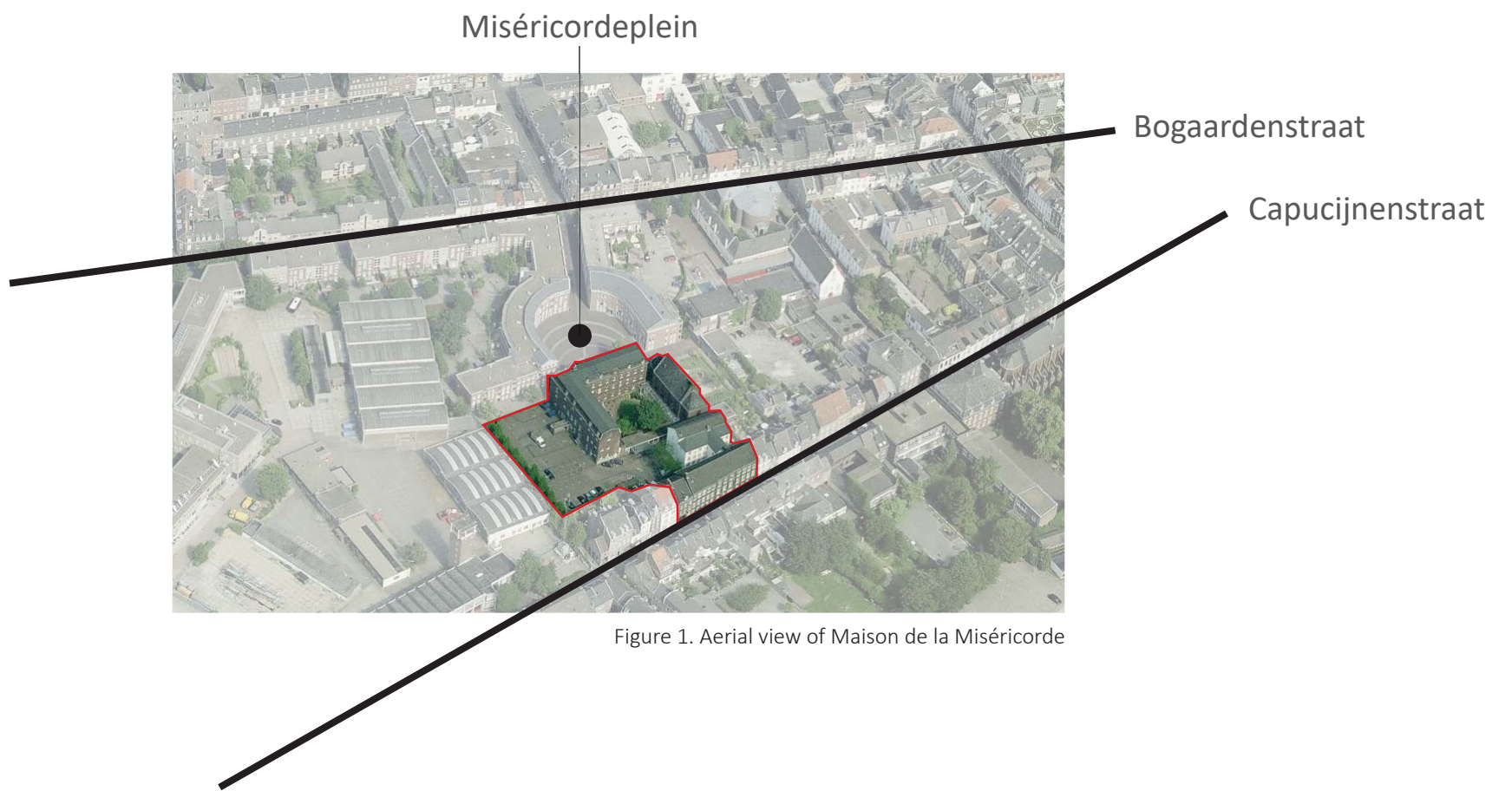


Figure 1. Aerial view of Maison de la Miséricorde

INTRODUCTION



Figure 2a. Location of Maastricht within the Netherlands

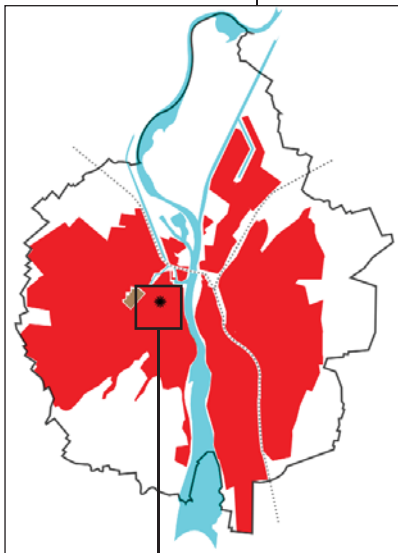


Figure 2b. Location of the site within Maastricht

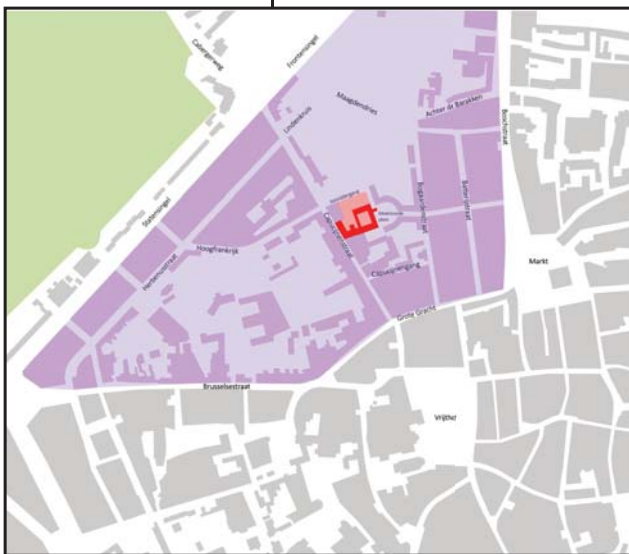


Figure 2c. Location of Maison de la Miséricorde within the Statenkwartier

Heritage and mostly the re-use of heritage is a topic that is currently a main focus in architecture. There are so many vacant buildings that the demand for a good re-use is high. Re-use can be done in various ways, some buildings simply need a new function and no other changes are necessary. However, that is mostly not the case. When a function leaves a certain building it might need a transformation. This entails that the building has to adapt to the new function and mostly a lot of changes have to be made.

This research report is a collection of data about a former convent called “Maison de la Miséricorde” located in Maastricht, and their analysis.

Maastricht is a city in the South of Limburg, a province of the Netherlands. Maastricht can be subdivided in several districts and every district is subdivided in neighbourhoods. Maison de la Miséricorde lies in the centre district of the city. In this district the convent lies in a neighbourhood called the Statenkwartier (visible in purple in figure 2c).

This neighbourhood was erected in the Middle Ages when there were still a lot of convents and monasteries in the city of Maastricht. During this period the houses along the Capucijnenstraat, that will later be the first part of the convent, are built.

The former convent of Maison de la Miséricorde lies in a city block which is clamped between the Capucijnenstraat and the Bogaardenstraat. The entrance of the building complex comes out on the Capucijnenstraat and the complex borders on the Miséricorde plein on the backside as can be seen in figure 1.

Project

The convent itself isn't from the same time period as the creation of the Statenkwartier but has developed from 1856 till 1973. This convent was run by a congregation called the “Sisters of Mercy” and started in Maastricht through the purchase of the houses along the Capucijnenstraat and over the years the congregation built several additional buildings. The Sisters left the convent in 1973 and the building was redeveloped for a community centre in 1979. The community centre used the building complex until 2013 and then left the complex. Ever since then Maison de la Miséricorde has been left empty.

The building complex of Maison de la Miséricorde is formed through various building parts. These building

parts all have different characteristics and qualities. The oldest part of the former convent is the part along the Capucijnenstraat. The buildings in this part, named the Capucijnenstraat wing in this report, used to be houses and one by one they were included to the convent. The second part lies behind the Capucijnenstraat wing and consists of a building cluster including a chapel that was meant for the Sisters of the congregation. This part is called the part with the Sisters chapel in this report. Behind the Sisters chapel lies another building part which is called the Laymen's chapel.

North of the Laymen's chapel lie two building parts that look very much alike. These are the laundry and ironing wing and its extension from 1908. Between the extension and the Laymen's chapel an entrance hall was built in 1979, when the complex was used as community centre.

On the backside of the Laundry and ironing wing and standing on the Miséricorde plein stands a small pavilion. This building used to be part of a monastery nearby but was included to the complex during the redevelopment to community centre.

Problem statement

Ever since the community centre left the building complex in 2013 it has been left vacant. Vacancy is dangerous for buildings due to a couple of reasons. It can be easier inhabited by squatters, vandalism and break-ins are more likely to happen because there is less social control and the livability of the direct environment grows less. But most importantly, for the technical state of the building, vacancy will mean a direct neglect of maintenance. This neglect can cause frost damage and several other types of degradation. Degradation, next to vacancy, is also apparent in this building complex. The worst degradation can be found in the building part the Laymen's chapel, cracks and damages caused by moisture can be found throughout this building. The other building parts are in better shape than the Laymen's chapel but also have some small forms of degradation. The technical state of the buildings can form a challenge in making a new design for the former convent.

Another challenge may lie in the difference of landmarks present within the building complex. Some parts of the complex have been labelled as national landmarks and other parts have been labelled as municipal landmarks. This means that different parts of the complex should be dealt with in different ways.

Research question

All these characteristics and problems come together in this project and there is a need to know what they mean for this building complex. This is especially necessary to know in order to develop a new plan for the complex. Therefore the following research question has been formulated:

“How can the Miséricorde complex be adapted for re-use without losing its essential architectural qualities?”

To know what the “essential architectural qualities” of the building complex are, the complex has to be analysed and researched thoroughly. The research question has to answer for the past, present and future. The answer to this question can be found within the chapters in this research report.

This project is about the qualities and opportunities of Maison de la Miséricorde. To know where these lie within the building and its surroundings research has been done on a number of scales.

Method

The first chapter will start with the history of the location of the building complex, Maastricht. Following that comes the second chapter of the analysis on an urban scale.

This is followed by chapter three which is about the history of Maison de la Miséricorde and the way the building has been used over time.

Chapter four is composed of some analysis with architectural themes and chapter five is focussed on the building technology of all the building parts of the complex.

Chapter six will tell something about the differences of the landmarks and regulations in general. Chapter seven, will be a conclusive chapter wherein also a value assessment can be found.

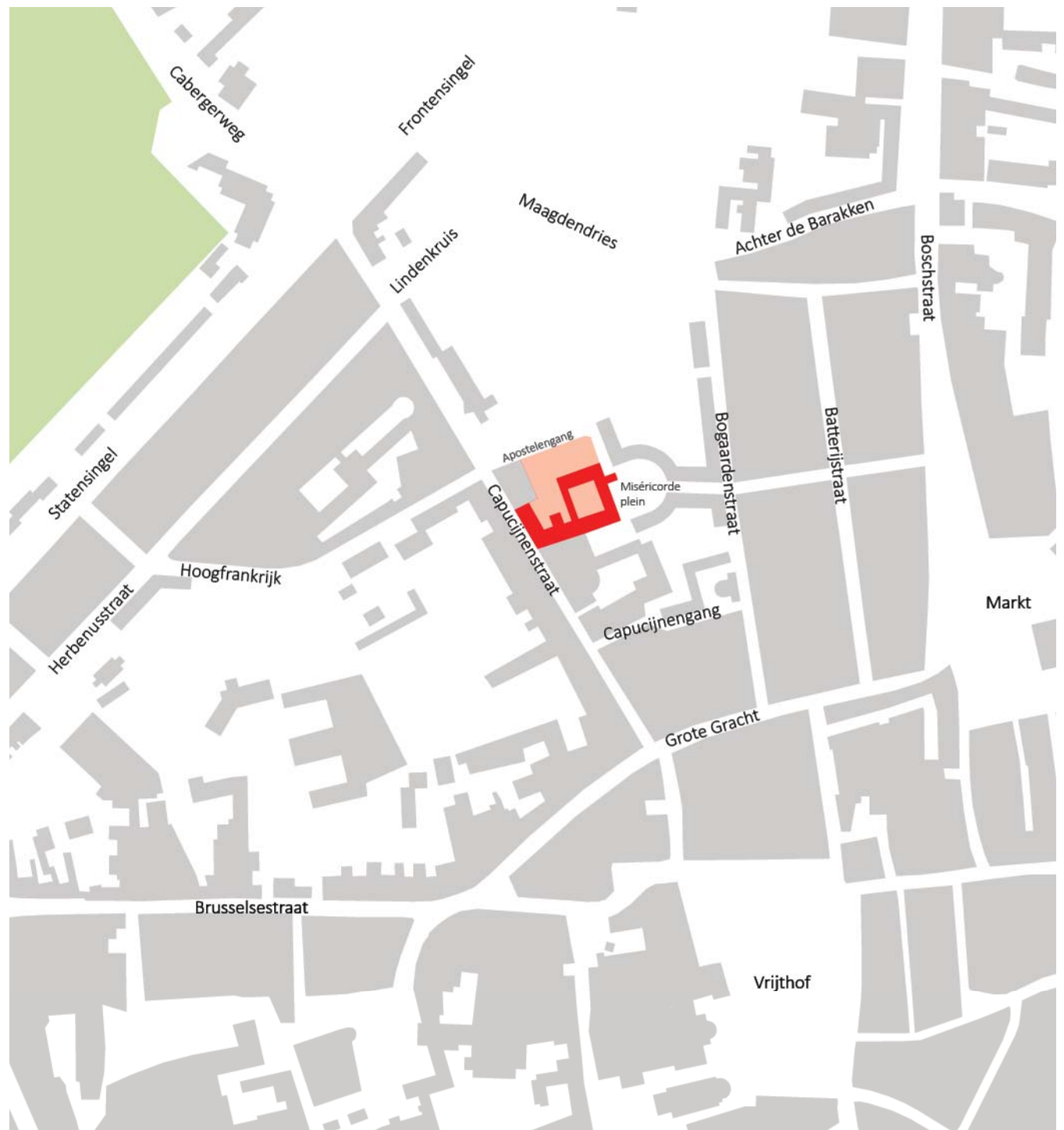


Figure 3. Location of Maison de la Miséricorde within the Statenkwartier

Side note: the sources of the figures will return in the list with literature, which can be found in the end of the report.

I_MAASTRICHT

To understand the history of Maison de la Miséricorde, it is best to understand the history of the place where the building is set.

Maastricht is a city in the South of Limburg, a province of the Netherlands. The city can be divided in five districts. Each district has their own neighbourhoods, as can be seen in figure 3.

This chapter roughly tells the history of the city of Maastricht from its origin until the present. After this general history of the city we zoom in on the history of the city block wherein Maison de la Miséricorde lies.

LOCATION OF MAASTRICHT



Figure 4. Blank map of the Netherlands

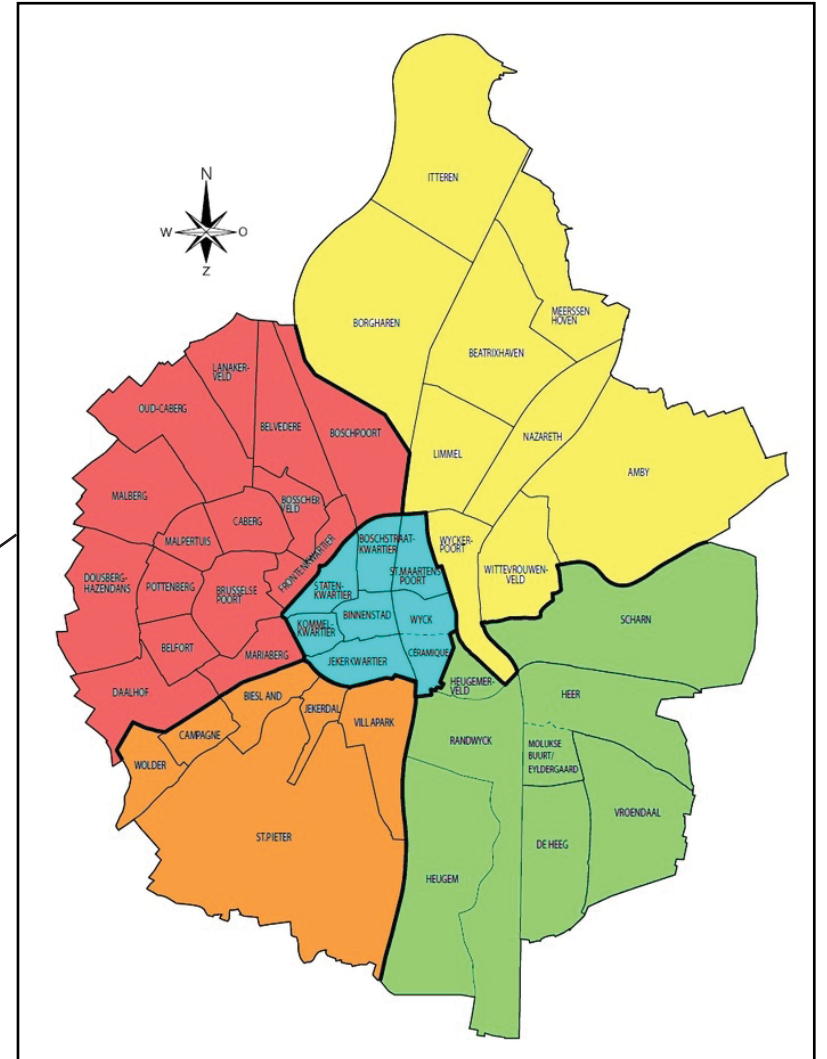


Figure 5. Map of the five districts of Maastricht and all the neighbourhoods

III HISTORY OF MAASTRICHT

There are no written sources present from the first thousand years of the history of the city of Maastricht. However, there are plenty of contemporary sources that write about this time period. The legitimacy that Maastricht is an old city, is the work of archaeologists. A lot of research has been done in the Maastricht soil archive. Archaeology has demonstrated the continuity of the late antiquity to the early Middle Ages.

Origin of Maastricht and the Roman Empire

Around the middle of the first century BC the Romans conquered, under leadership of Julius Caesar, Gaul; the present France and Belgium. Between 16 and 31 BC, the stepsons of Emperor Augustus built a large number of army camps (the "limes") along the west bank of the Rhine to protect Gallia Belgica against invasions from the north and east. Köln was an important logistical point and the largest Roman city north of the Alps. Since Cologne was so great the Romans made sure that roads were built that lead there. One of these roads ran from Bavay, Northern France, to Köln. At the place where the river Jeker flowed into the river Maas a ford (a crossing) arose, the Romans decided to cross the river Maas here. The road became more important and this required a permanent connection, thus a bridge was built here. The Romans settled on the natural elevation of the west bank and built a bridgehead here. They named this place "Crossover" (in Dutch: Oversteekplaats), in Latin "Trajectum". Later, this name evolved into "Tricht", "Treit" and finally to "Maastricht".



Figure 6. The St. Servaasbridge is located a little north of the original crossing of the river Maas

In the first century AD the settlement on the western bank of the river Maas stretched from the north of the Stokstraat area to the south of the Bernardusstraat. Archaeological research has shown that people lived up to the Vrijthof in this period of time. The Roman road and the bridge over the river Maas made sure there was a constant stream of people that

came through the small settlement, this made it a very convenient location for a settlement.

From the beginning of the second century the small settlement began to change. The habitable area had grown considerably by artificial soil embankments. New buildings were mostly built of stone and most of the houses that were built in this period consisted of two floors. In addition to these homes several public buildings were also built during this period. This allowed the small settlement to obtain a more urban character, although it remained a vicus and would not grown into a real Roman city.

The limes that the Roman had built in the mid-second century was attacked by Germanic and Frankish tribes. This led to the destruction of the entire system of the Romans. During the third quarter of the third century, Maastricht was thoroughly destroyed, even the bridge over the river Maas got smashed. This was determined by archaeological research. After this destruction Maastricht was rebuilt, albeit on a smaller scale.

In defence of this bridge the Romans built a "castellum" on the west bank of the river Maas in the second quarter of the fourth century. The walls of this castellum remained long after the fall of the Roman Empire and were only destroyed around the ninth or tenth century.



Figure 7. A model of the late Roman period in Maastricht

The late Roman fortress of Maastricht was built during the reign of Constantine the Great, known as the first Christian emperor of the Roman Empire. Later, during the reign of another Roman Emperor in 395 AD, Christianity received the status of state religion. Meanwhile, this religion spread in northern Gaul. The castellum, built for invasions, probably also ensured that the bishop of Tongeren, Servatius, sought refuge in Maastricht. The moved the diocese to Maastricht, founded a Christian community and

built a church inside the fortress.

The castellum also ensured that more and more local carers and craftsmen came to Maastricht, they settled here and this 'vicus' became the basis for the current Maastricht. The name Wyck is, moreover, a degeneration of the word "vicus".

During the fifth century, mass migration started to get going, the Romans could not resist this pressure on the borders of the Empire. They slowly retreated and the Germanic Franks took the reign of Maastricht from them.

The religious Middle ages of Maastricht

A while after Bishop Servatius had arrived in Maastricht he fell ill and died from the effects of a fever in 384. The Vrijthof, which name is a degeneration of the German word for 'cemetery', was during the Roman period a burial place along the exit routes outside the settlement. Therefore the grave of Servatius also lies in this place. At this time people worshipped St. Servatius at his grave.



Figure 8. Vrijthof, present day

Between 717 and 722 the bishop's seat was moved by Bishop Hubertus from Maastricht to Luik. As a result, one would expect that Maastricht would grow be less important with respect to the region. The diocese, however, continued to hold assets in Maastricht, which at the time was accompanied with influence on the residents of the city. This way the Bishop had the say in Maastricht, even though the city fell under the control of the German kings/emperors.

Maastricht was sacked and destroyed by the Normans in 881; about 10 years later Emperor Arnulf, who reigned over the kingdom of Lorraine (visible in figure 7), put an end to this due to the battle of Dyle. The battle may have been fought but the peace had not yet been restored, the nobility opposed against them and sought support from the Church. These were favoured and in the tenth century, the Bishop of Luik had the right to coin and toll (in Dutch: "munt en tol") in Maastricht, the so called 'Heerlijke Rechten'. This translates roughly into 'Delicious Rights', they could

either be a loan or an allodium.

A conflict for the throne arose in 1198 in the German Empire and the two opposing candidates rushed to seek allies. The Duke of Brabant, who was seeking to extend his power to the east, took part. In 1202 he received the royal and imperial rights in Maastricht.



Figure 9. The kingdom of Lorrain in the 10th century

Under pressure from the political and military practice of the late Middle Ages, the Duke of Brabant decided in 1229 that the collegiate grounds (in Dutch: "kapittelgronden") surrounding the Shrine of St. Servatius and of the city of Maastricht should be merged within a common enclosure. This first city wall surrounded the city in a semicircle at the river Maas, as visualized in figure 10.

Obviously the expansionism of the Duke of Brabant came upon the interests of the other regional powers. The Bishop of Luik and the Count of Loon attacked the city in 1204 and 1229, destroying the fortifications and demolishing the wooden bridge over the river Maas in their doing.

To avoid repetition, the Duke of Brabant built a stone tower on the Wyck side of the river Maas in 1248. The townspeople of Luik march against Maastricht for a third time in 1267, the defence tower was destroyed



Figure 10. The former Franciscan monastery shows the place (scar) of the first walling of Maastricht. Figure 11. Across the 'scar' in the former Franciscan monastery a part of the first walling is still intact

after a short siege and the bridge over the river Maas was also demolished, again.

The German king forced the Bishop to repair the bridge and made a deal about the influence of the two rulers of the territory of Maastricht. This arrangement was made permanent in 1283, which is the formal start of the so-called 'divided rule' (in Dutch: "tweeherigheid"). The arrangement ensured that Maastricht could function as a city-state. By not having to take sides for either of the two men, the city had good reason to keep out of any conflict whatsoever. This turned out to be extremely beneficial to the economic climate of the city.

The construction of a stone bridge over the river Maas was started in 1280 and was completed in 1289. This bridge consisted largely of stone arches of

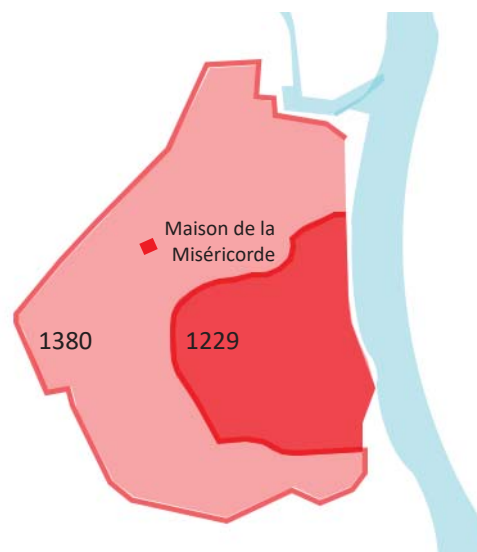


Figure 12. First and second walling of Maastricht

Namur stone (in Dutch: "Naamse steen") but on the Wyck side of the river Maas the arches were made out of wood. This way the wooden part of the bridge could be broken down easily in times of war. The maintenance of this bridge was so high that on April 23rd 1349 it was decided that each year when the river Maas stood at its lowest two men would inspect the bridge. The collegiate would pay a quarter of the costs and the city would pay the rest. In exchange for the payment of the city the collegiate donated a considerable sum of money to finish building the city walls and reinforcements.

The second city wall of Maastricht probably took place around 1380. This wall was, much like the first walling, place in a semicircle at the river Maas, also visible in figure 10.

During the Middle Ages the Western Christianity underwent a development whereby seeing relics of saints became increasingly important. Thus in 1391 a festival was born in Maastricht where holy relics were presented to the people. The name of this festival was eventually degenerated to 'heiligdomsvaart' which roughly translates to 'holy way'. It was custom to celebrate these festivals with a certain regularity and because Maastricht fell under the duchy of Lorraine, a seven annual return was usual.



Figure 13. Monks carry relics during the 'Heiligdomsvaart'

Garrison city

Late fifteenth century Maastricht sought a solution in the shift of the river Jeker, further south, so that a better defensible wall could be built outside the first. They did this very efficiently by winning clay for the brick makers and thus creating a new channel.

In the recovering city a tax was levied in 1580 of goods in the city, either from manufacturing or debit. The proceeds of this were so high that a part of it could have been used to restore the fortifications.

In 1632, after the conquest of Maastricht, the States-General of the United Provinces (in Dutch: “Staten-Generaal der Verenigde Provinciën”) took over the role of the Duke. They acknowledged the divided-rule and promised to comply with them, which prevented major problems with the population. However, there were some problems with some monastic orders which were thus forced to leave the city.

The French Sun King Louis XIV, conquered Maastricht in 1673. While storming the city wall the life of Charles de Batz de Castelmoré, Count of d’Artagnan, (1611-1673) first musketeer in the army of Louis XIV, comes to an end.



Figure 14. A statue of D’Artagnan in a park in Maastricht. Shortly before the conquest of the city the construction of the new city hall by Pieter Post (1659-1664) was finished. The building was built in symmetry that imitated the divided-rule of the city. The building had a part for Luik and a part for Brabant, each section equal in size. The building also got a double staircase that made sure that the dignitaries of Luik and Brabant would not have to give each other a priority on the stairs.

After the siege of Maastricht in 1794, which took four weeks and a bombing of four days in November 1794, Maastricht was taken over by the French Republic. At the time of the founding of the French Republic (September 21st, 1792) the French stripped the city of their divided rule in 1794 and gave all the inhabitants of the city French citizenship. After the French domination the Sovereign Principality of the United Netherlands (in Dutch: “Soeverein Vorstendom der Verenigde Nederlanden”) was born on November 20th 1813. This involved only the Northern Netherlands, the association with the Southern Netherlands took place in 1814. After that the prince took the title “King

of the Netherlands” and on the 16th of March 1815 the Kingdom of the Netherlands was a fact.

The infrastructure within Maastricht was also addressed at this time, from a medieval city Maastricht was transformed into a modern city. The Zuid Willemsvaart was constructed between 1817 and 1824, this channel had to connect the industrial precocious Belgium with the Northern Netherlands, and the Bassin was completed in 1826 as an inland port.

Industrial city

With the purchase of the first steam engine, the glass and ceramics manufacturer Petrus Regout, who was born in Maastricht, laid the basis for the Dutch industrialisation in 1830.⁹ He laid the foundation for what became a huge industry, producing among other things sanitary facilities.

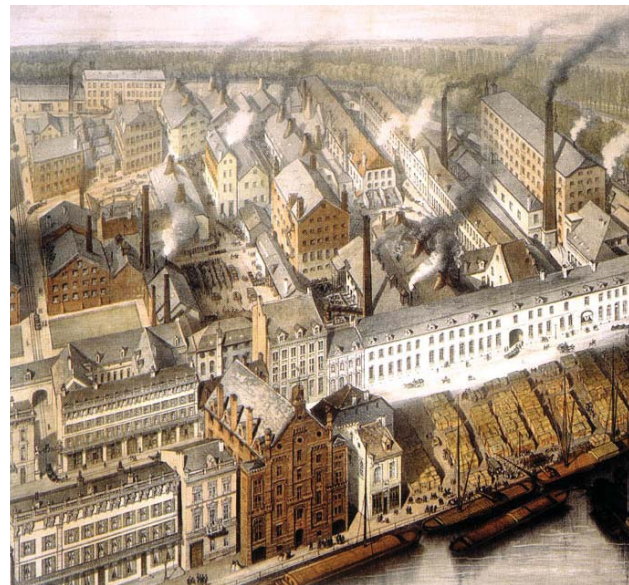


Figure 15. The terrain of the factory Sphinx, owned by Petrus Regout

In addition to the construction of a train track and the first (wooden) station in 1853, several streets were widened in the 1850’s to ensure a better traffic flow. By Royal Decree of 1867 the fortification status of Maastricht was lifted. The numerous remaining walls, towers and gatehouses were demolished. First, the industry threw itself on the ground just outside the walls. The Sphinx, Lhouest and Céramique bought large plots from the National Domains (in Dutch: “Rijks Domeinen”) in order to expand their factories. The demolition of the fortifications created a new belt around the old city centre where new city expansions could take place.

‘Modern day’ Maastricht

The municipality of St. Pieter was annexed by the city of Maastricht in 1912. Even though the village lies very close to the city it is not surprising that it took a long time before the municipality was considered to be a part of Maastricht. Before 1912 the municipality of St. Pieter had always lain outside the city walls and was therefore considered a weakness in the defence of the city.

In 1976, the University of Limburg was founded in Maastricht with the goal to breathe new life into the economy of Limburg after the closure of the mines.

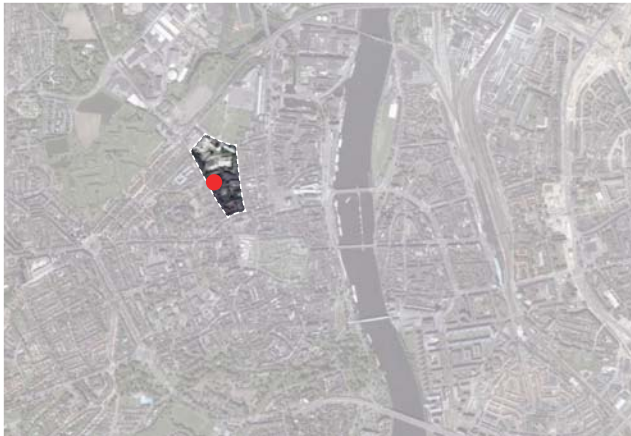
Céramique was created on the site of the former ceramics factory ‘Société Céramique’ in the early 1990’s, this factory had been used from 1850 until 1985 mainly for the production of tableware. When this area was put up for sale in the late 1980’s architect Jo Coenen developed a master plan for the area.

The Sphinx factory closed in 2006, ever since that time people are working on the redevelopment of this area, taking into account that the new arrangement of this area should fit the city and at the same time add something that is not there yet.



Figure 16. The “Eiffel” one of the industrial buildings from the former Sphinx factory, present day

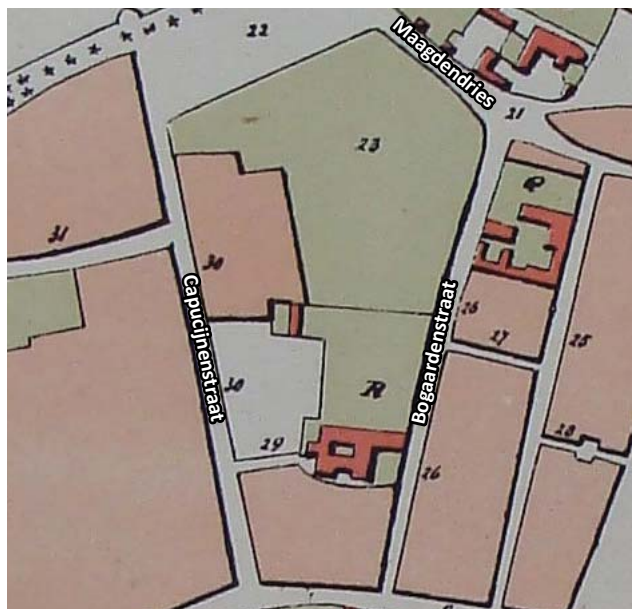
I-III HISTORY OF THE CITY BLOCK



● Location of Maison de la Miséricorde

Figure 17. Location of the city block in present-day Maastricht

The Capucijnenstraat used to be one of the arterial roads out of medieval Maastricht. The first wall originates from 1229 and the second city wall was built in 1380. It is likely that the first buildings or houses along the Capucijnenstraat were built between 1229 and 1380. The city block wherein Maison de la Miséricorde lies is framed between the Capucijnenstraat and the Bogaardenstraat. It used to be the ground of the Capuchin monastery. In figure 18 is shown how this city block looked in 1770. It is clear that the biggest part of this block used to be orchards or gardens for the monasteries that were built in Maastricht.



📍 Figure 18. Part of the city plan of Maastricht from 1770
The Capuchin monastery was founded in 1609 even though at that time it was prohibited to erect new monasteries or convents. The Capuchin monks were an exception because they were willing to take upon them the spiritual care for victims of the plague, they

did so during the two epidemics in 1633 and 1664. A part of the northern gardens was used for the burial of the plague victims.

During the French Revolution, that started with riots on the 27th of April 1789, the Capuchin monastery was one of the monasteries that was eliminated. The buildings were used as barracks and later as school buildings.

On a cadastral map of 1827 is visible how the plots were divided, at this time, inside the city block between the Capucijnenstraat and the Bogaardenstraat.



Figure 19. Cadastral map from 1827



Some plots appear to be bigger than other plots but that might be because the bigger plots could have been subdivided through the years.

When you zoom in on this map you can recognize the plot of the later Maison de la Miséricorde.



Figure 20. Part of the cadastral map from 1827



In this time in history these plots were used for housing. The letters 'A' till 'E' in figure 20, which I added to the original map, show the plots that were later owned by the Sisters of Mercy.

The letters 'A' till 'C' show plots that can still be recognized in the structure of the houses along the Capucijnenstraat today. 'D' shows the pavilion that is

currently a part of the Miséricorde complex and 'E' is a former building of the Capuchin monastery, also visible in figure 18.

In the 19th century the northern part of the city of Maastricht was developed on a huge industrial scale. The same happened with the city block wherein Maison de la Miséricorde lies. The northern part of the city block, which used to be the burial area for plague victims, was crammed with industrial buildings. The use of these buildings have changed through the years. They started as a gas plant to fuel streetlights, but because this became too dangerous in this area the gas plant was moved in 1912. After the move of the plant the gasholders were left in place and still used by the gas plant.

For a small period of time this parcel was used for the storage of garbage trucks and later the municipal transport companies parked their busses and trams here. Finally the plots were used for the utility companies.



Figure 21. Aerial view of the industrial area north of Maison de la Misericorde in 1965

In the end of the 20th century the industries that stood on the plots next to the Miséricorde complex and behind the fire station were torn down to make place for a sustainable residential area that is currently in development.

The plots on the backside of Maison de la Miséricorde, which were at this time still leftover space from the gardens of the Capuchins orchards, were transformed into housing blocks and a Belgian architect, Bruno Albert, made a design for a semi-circular public space. The Miséricordeplein, as it is today, was created.



Figure 22. Aerial view of the city block in 2015



I LIV GROWTH OF MAASTRICHT - BETWEEN 1850 AND 2015

Figure 23 till figure 34 show how the city of Maastricht developed based on historic maps, between 1850 and 2015. The times of the figures are in line with the years of the maps that were available.

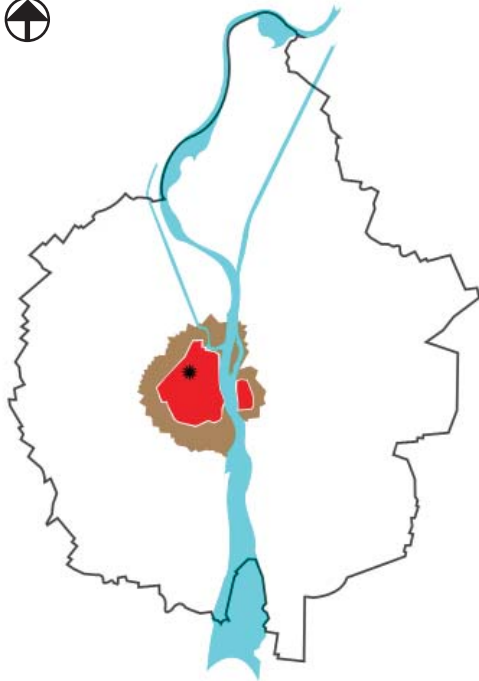


Figure 23. 1850

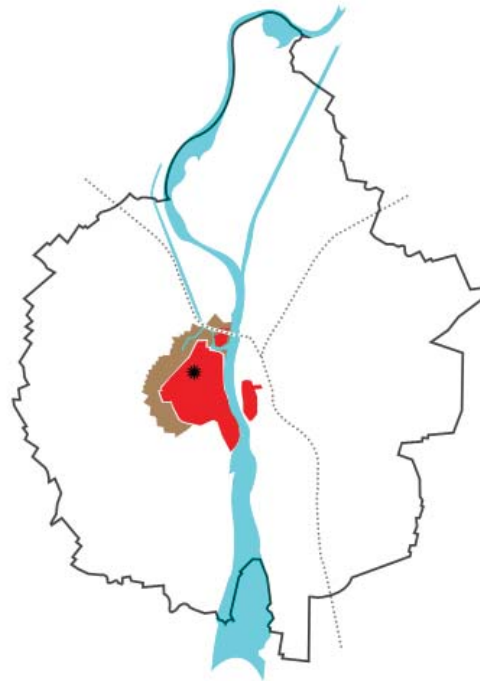


Figure 24. 1864

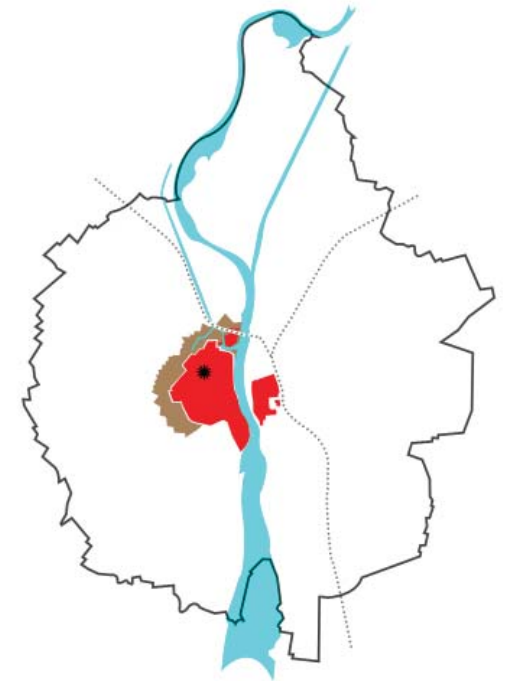


Figure 25. 1902

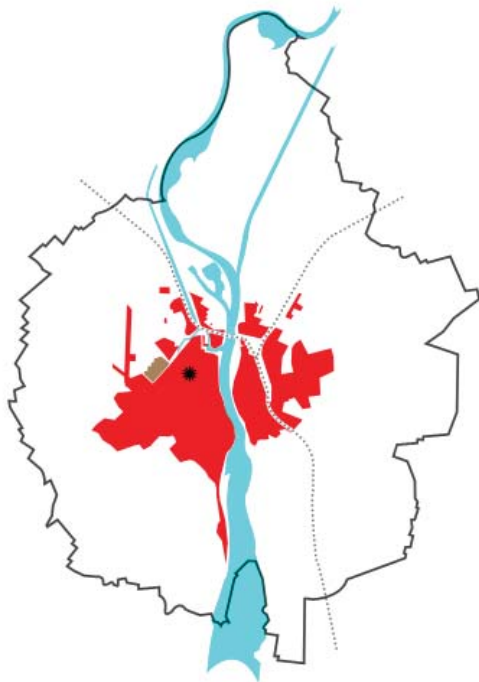


Figure 29. 1954

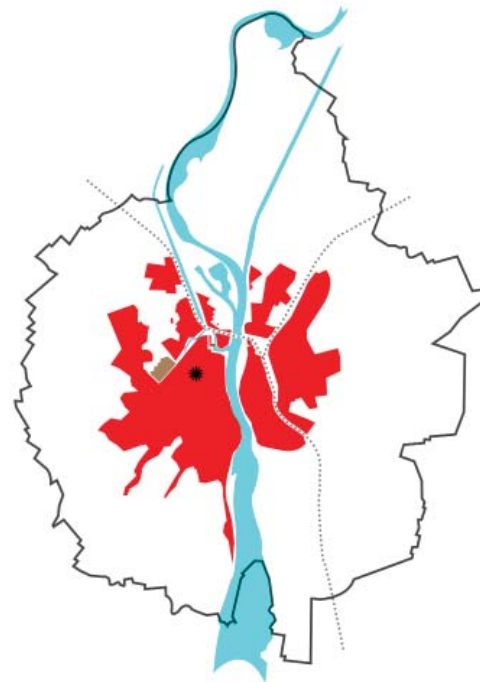


Figure 30. 1959

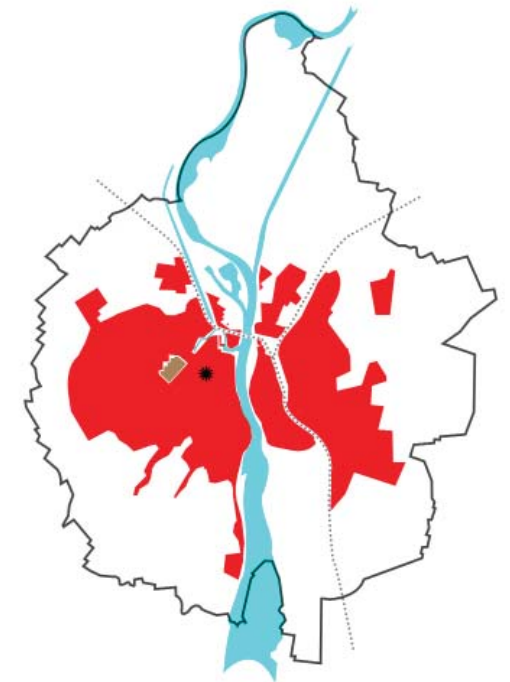


Figure 31. 1968

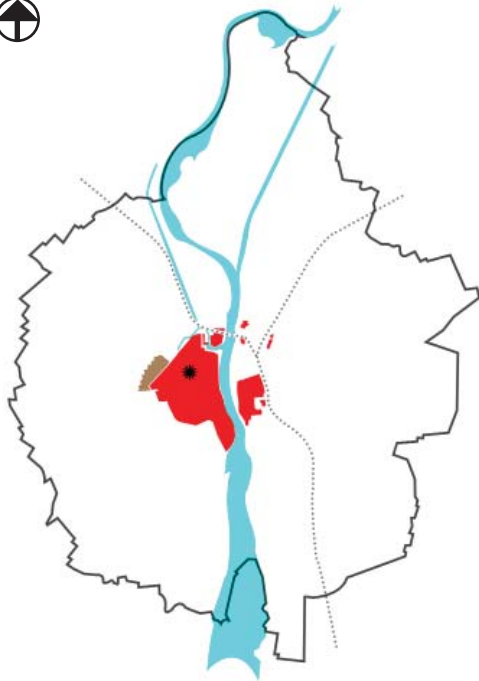


Figure 26. 1911

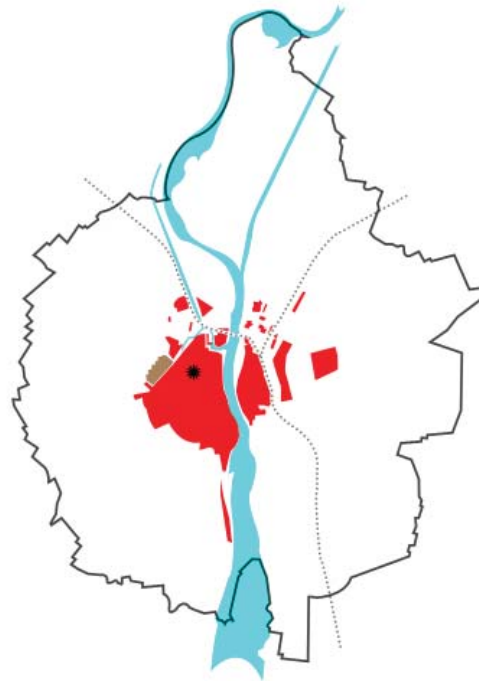


Figure 27. 1924

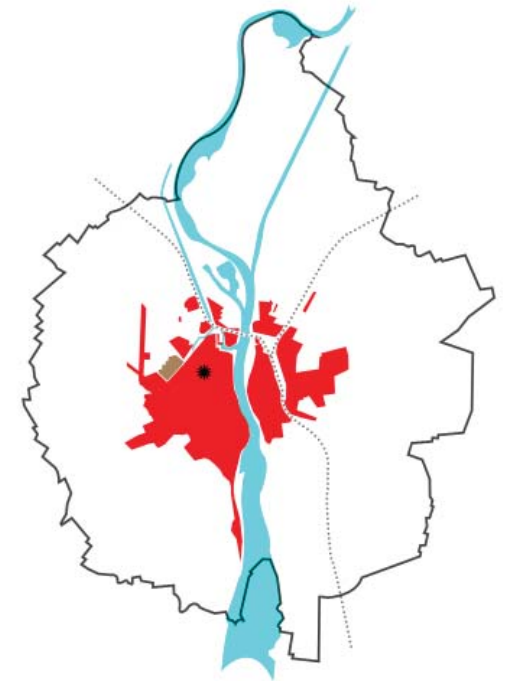


Figure 28. 1938

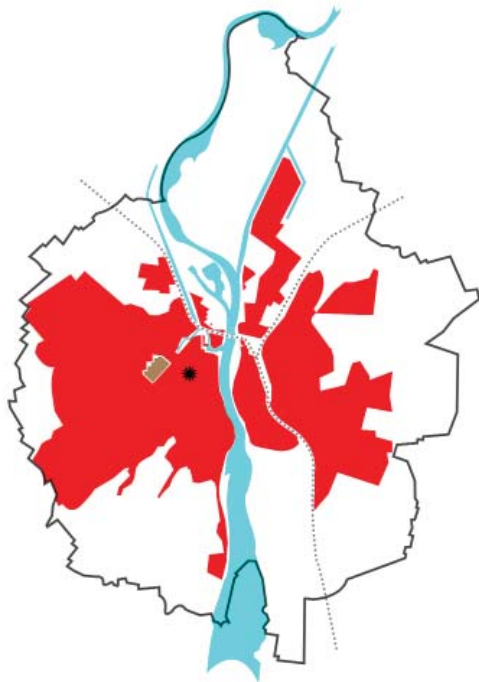


Figure 32. 1979

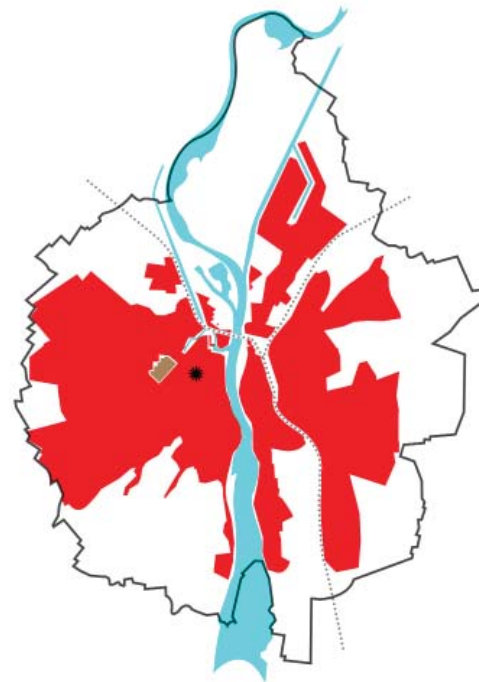


Figure 33. 1989

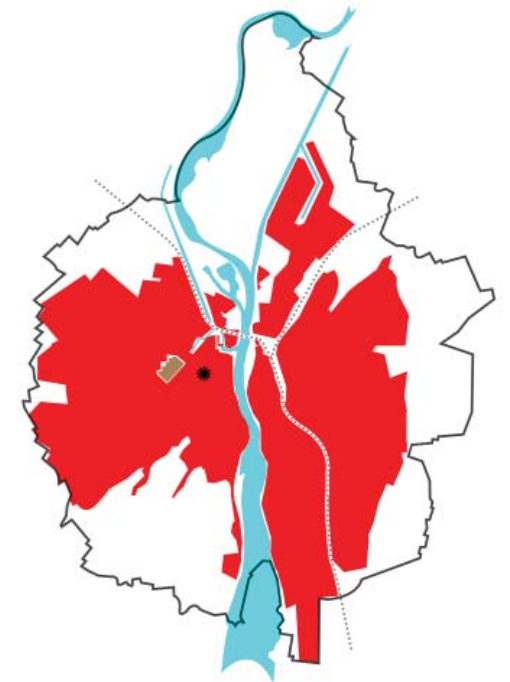


Figure 34. 2015

Scale 1:220.000
* Location Railway Rivers Built-up area Fortifications

II_URBAN CONTEXT

This chapter shows the present of the neighbourhood surrounding Maison de la Miséricorde.

The neighbourhood wherein the Miséricorde building lies is called the “Statenkwartier”. This area lies between the city centre to the south, which still has a medieval street pattern, and the larger-scale blocks to the north, which have an industrialised character, the Belvédère area.

The Statenkwartier has a triangular form which ranges from the Boschstraat, which runs from north to south, to the Statensingel in the west and the Grote Gracht, which becomes the Brusselsestraat later on, in the south.

In the second half of the 14th century a second medieval city wall was built. The houses that had already been built outside the first city wall were included to the city by the addition of the second medieval city wall. Next to these houses, some monasteries and convents had already established here. They owned large gardens and orchards. Some of these buildings and/or gardens can be visible in the structure of the city nowadays.

The northern part of the neighbourhood further developed in the 19th century when Petrus Regout built a vastly growing industrial complex, the so-called Sphinx factory which is part of the Belvédère area.

II_1 LOCATION

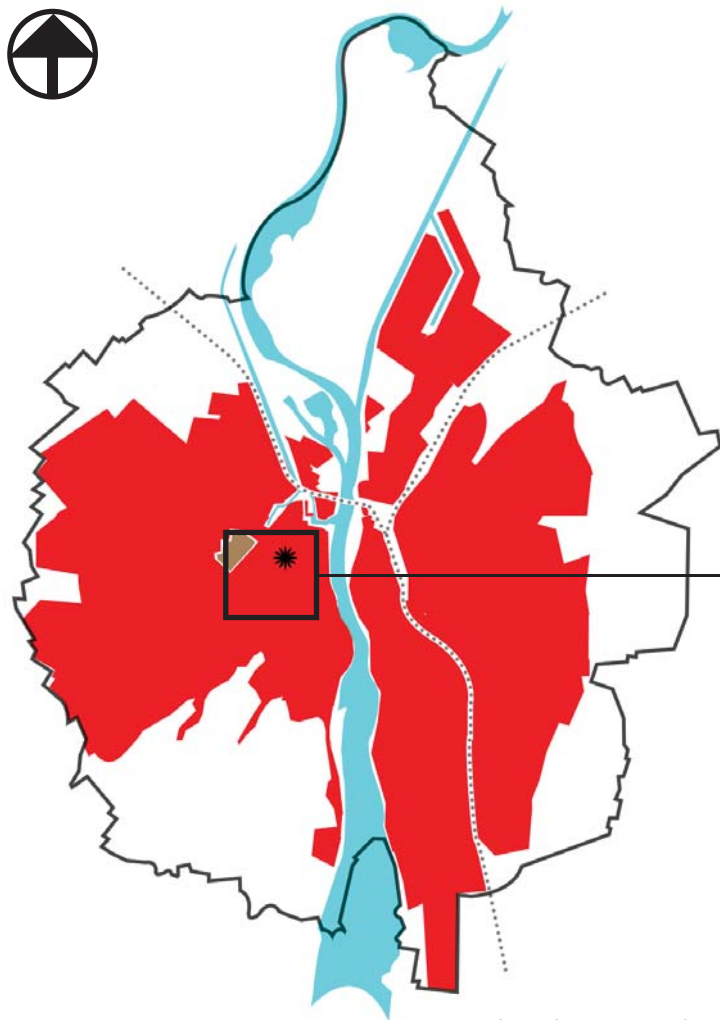


Figure 35. Modern day Maastricht

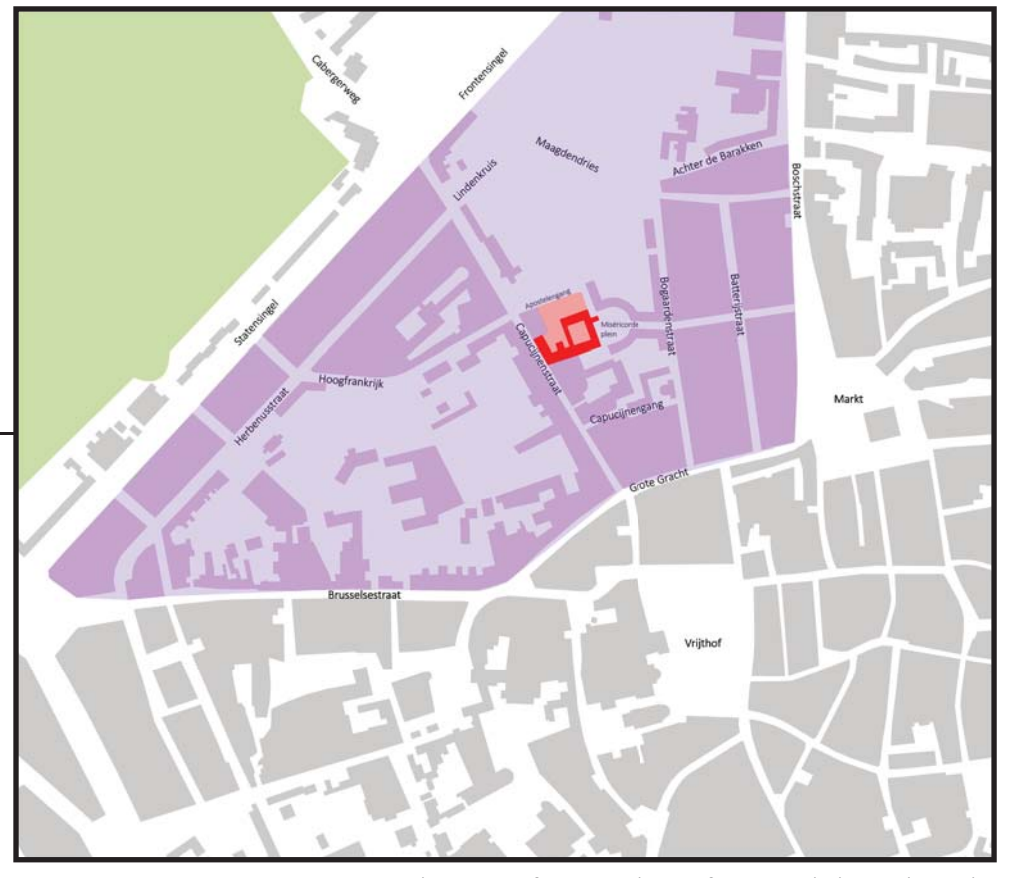


Figure 36. Topographic map of surroundings of Maison de la Miséricorde, the purple outline shows the Statenkwartier

II_II URBAN FABRIC

Every city consists of private buildings, public buildings and private places, public places and the interaction between all of these. These interactions take place in places or buildings that have functions that are in a way public and in some way considered private, the generic term for these kind of spaces is called collective space.

Streets and parks are often public but gardens and homes are private. Shops and churches are functions that pose an example that can in some ways be seen as both private and public.

As one of the oldest cities of the Netherlands it is no surprise that Maastricht has quite a lot of landmarks. The Netherlands has a systems that subdivides landmarks in two or three categories, depending on the provinces. The province Limburg, where Maastricht lies, only has two categories. National landmarks and municipal landmarks (in Dutch: "Rijksmonument" and "Gemeente Monument"). Figure 38 shows where the national landmarks are located within the city.

Something that immediately catches the eye is the pattern that the landmarks seem to form. The centre of the city and some arterial roads seem to be highlighted by the landmarks.

Maison de la Miséricorde lies on the border of the pattern that the landmarks form. Around the Middle Ages, the Capucijnenstraat used to be an arterial road. So the buildings that were built here are seen as valuable to the structure of the city and its history. The reason that the Miséricorde complex lies beyond the border could be due to the fact that everything to the north has been demolished recently.



Figure 37. Nolli map of the surroundings of Maison de la Miséricorde



Figure 38. National landmarks in the city

II_II URBAN FABRIC

Figure 39 shows the green structure of the area surrounding the Miséricorde property. Something that stands out in this analysis is how little public green there is in total in the city of Maastricht.

Apart from the “Hoge Fronten” park, visible in the top left corner of figure 39, and some temporary green next to the former Sphinx factory there is nearly no greenery to find.

The exception lies in the former convent gardens of the “Beyart” (the former convent is marked ‘A’ in figure 39, the convent gardens surround this structure). These are the only former convent gardens that are still visible in the green structure of today’s Maastricht. Unfortunately these gardens are private to the retirement home that is housed now in the Beyart.

This means that a big part of the green in Maastricht is not accessible to the public.

Maastricht has a densely built historical inner city and if this city would have a lot of (public) green it would be out of place. The stony ambience of the city has a certain historical quality because this hasn’t changed over time.

Maastricht has a very sloping terrain. Figure 40 roughly shows the variation in heights that can be found in the area surrounding Maison de la Miséricorde.

The closer the boundaries of the colours are, the steeper the terrain is.

The figure shows that the old centre of the city is mostly built on the same terrain height and that with every city expansion the city grew more into the hills.

The Herbenusstraat and Hoog Frankrijk (marked ‘A’ and ‘B’ in figure 40) are two steep roads where this variety in height is tangible.

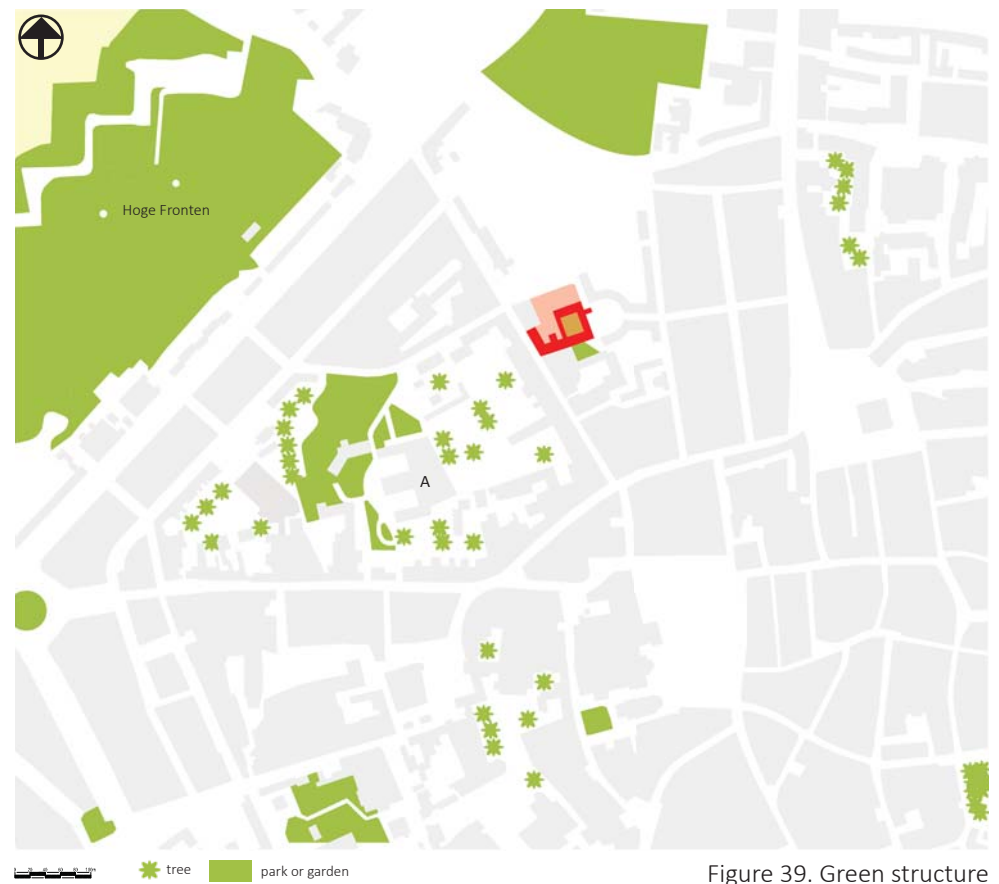


Figure 39. Green structure

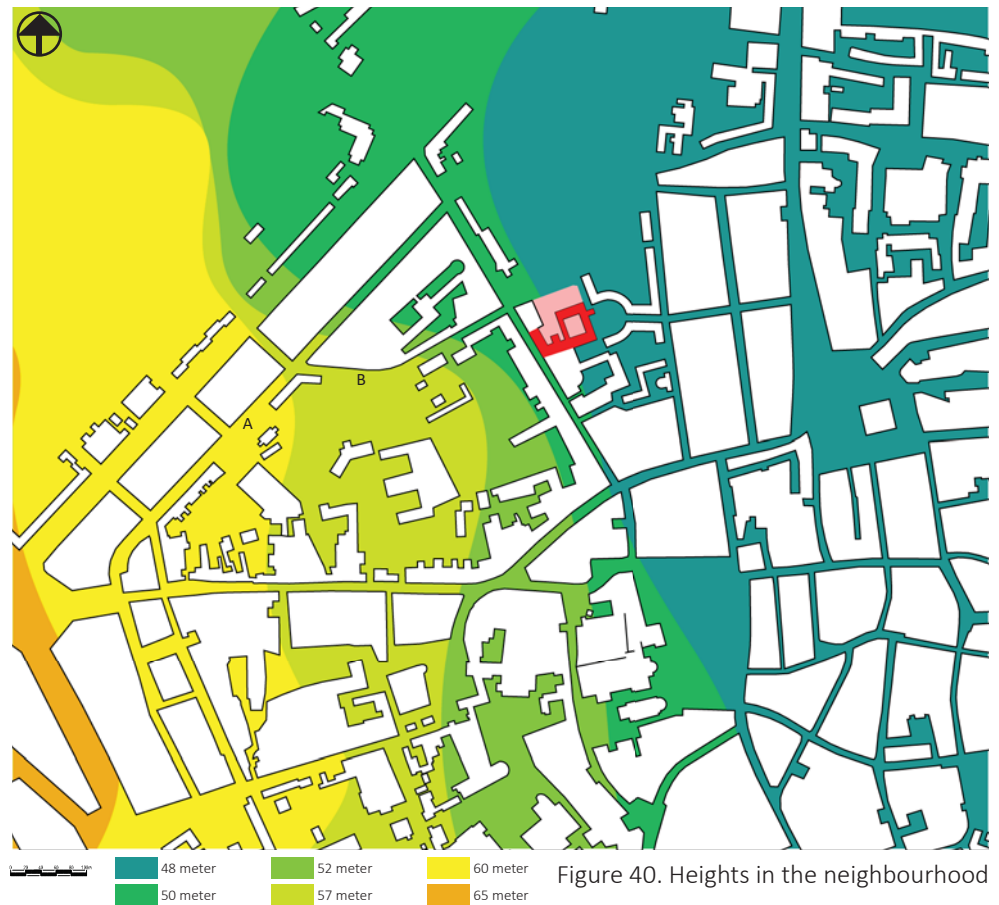


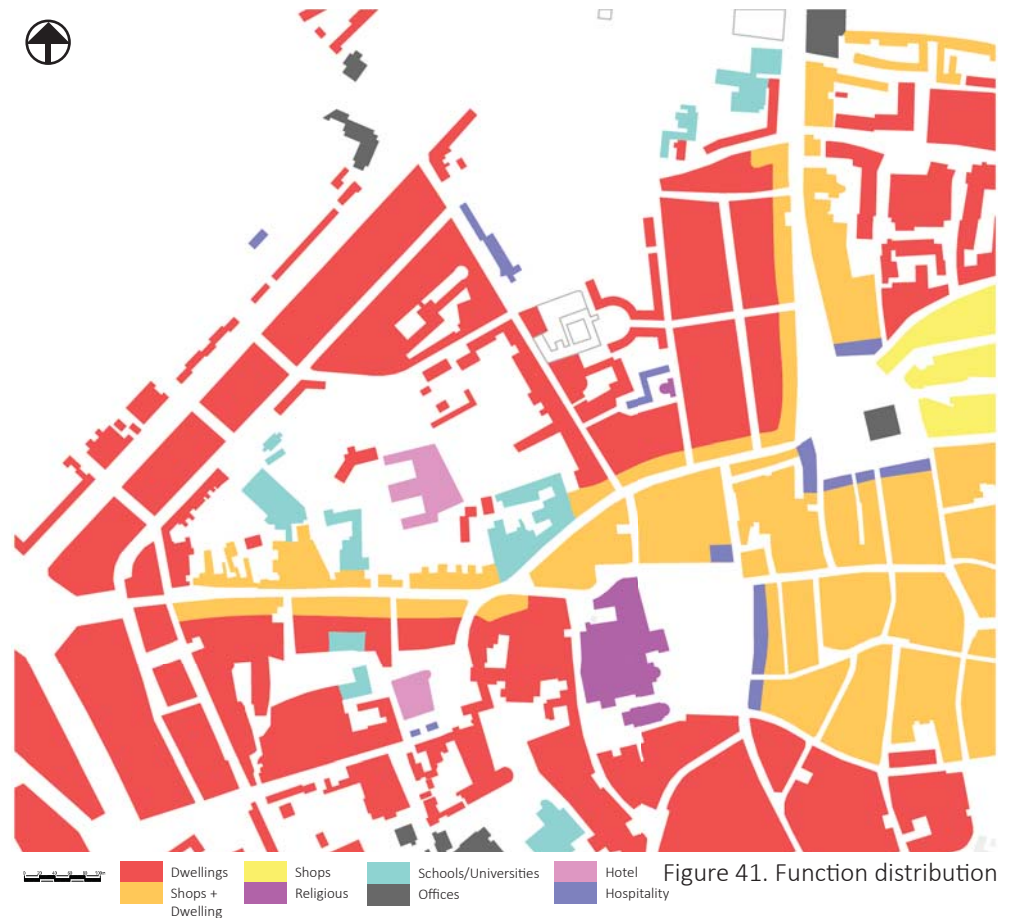
Figure 40. Heights in the neighbourhood

II_II URBAN FABRIC

Since the centre of Maastricht is very old most streets are very narrow and therefore only accessible to pedestrians. The city centre is not very big so everything is easily within walking distance.

The Statenkwartier mostly consists of housing. The borders of the Statenkwartier to the south and east are lined with shops, these are the arterial roads of medieval times that led out of the city. Nowadays they are busy shopping streets that lead from the city centre. The north of the Statenkwartier is momentarily vacant due to the departure of the Sphinx factories. The centre of Maastricht primarily consists of buildings with shops on the ground floor and dwellings on the upper floors.

Something that catches the eye in figure 42 is the big white space across the Capucijnentraat from the Miséricorde complex, marked 'A'. This space also popped up in the green structure analysis of the Statenkwartier and covers the "Beyart" with its former convent gardens.



II_II URBAN FABRIC

A lot of roads in Maastricht are one-way traffic roads. Figure 43 shows which way the roads, that are accessible to cars, can be used.

The larger the arrows are, the bigger the road and more traffic can drive on that road.

The biggest arrows are the arterial roads of the present. These are two-way roads, with a single lane for each direction.

The medium sized arrows are the arterial roads of medieval times and are one-way roads, but they are still a lot broader than the roads shown with the even smaller arrows.

The smallest arrows of figure 43 indicate the somewhat narrower streets, more or less used for local/destination traffic.

Even though the Capucijnenstraat used to be one of the arterial roads in the Middle Ages, currently it is no longer of such great importance. Still the street is quite busy, which could be because there is no connection through the great building block to the west of the Capucijnenstraat, resulting in a lot of traffic along the perimeter of that block.

The area of the Statenkwartier is currently very well accessible by bus. Multiple bus lines drive in the pattern shown in figure 44 and it shows that the Miséricorde complex lies in some kind of centre around which the busses go. The arrows in the figure show which ways the busses drive because of all the one-way roads.

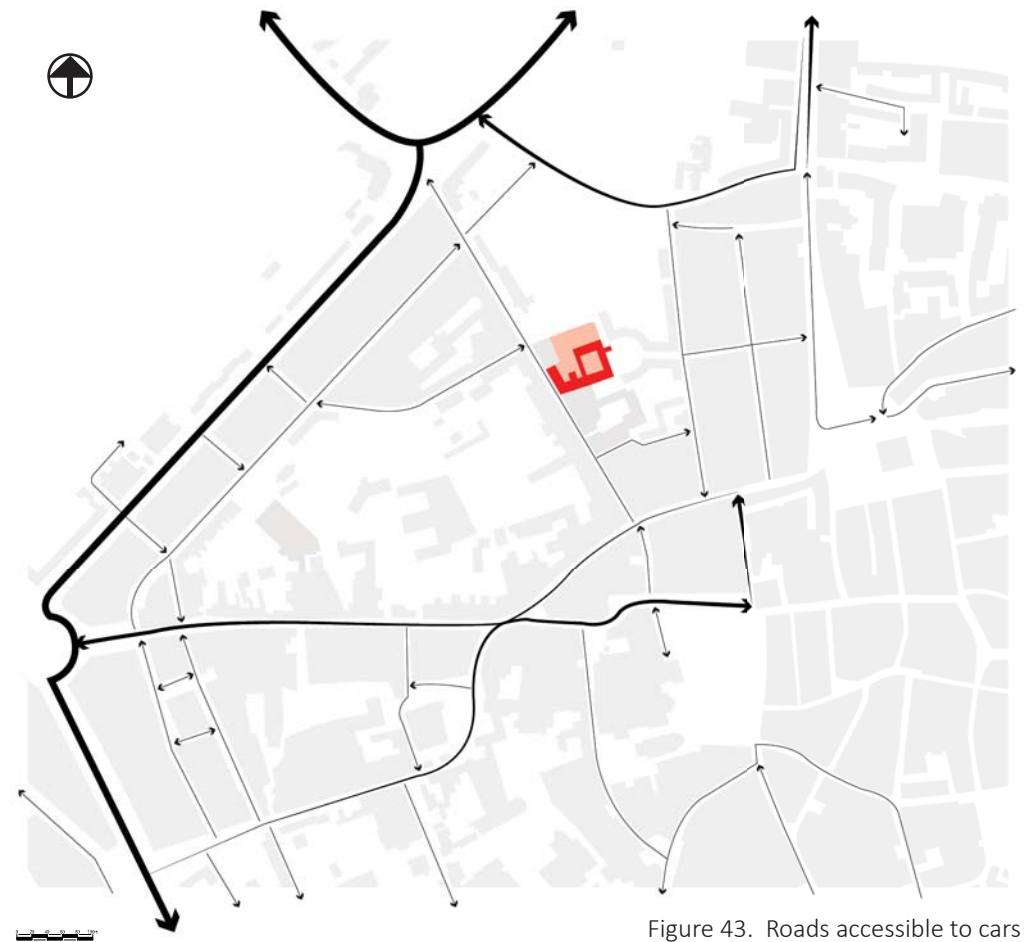


Figure 43. Roads accessible to cars

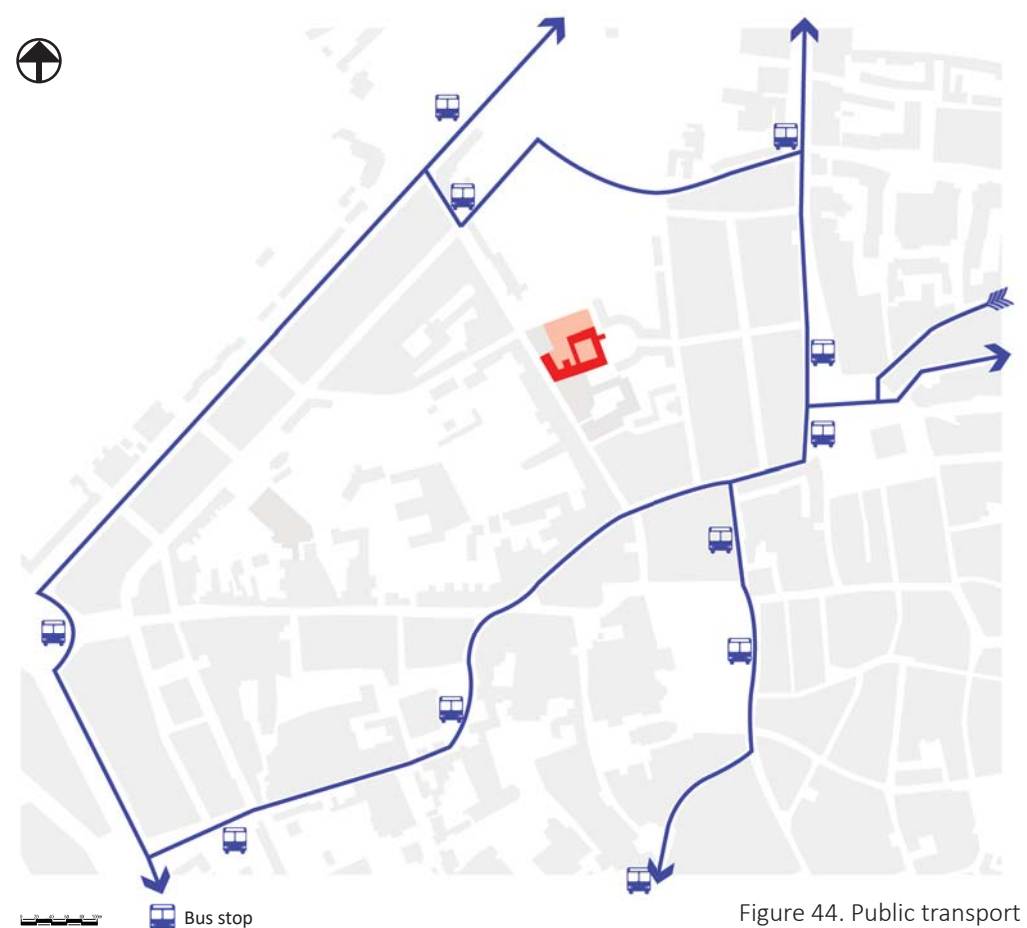


Figure 44. Public transport

II_III FUTURE PLANS

Due to the departure of the Sphinx factories the northern most part of the Statenkwartier has become vacant. Figure 45 shows the plan of the new housing development of this area, marked "A". When these plans will be developed is yet unknown.

Directly to the north of the location of the Miséricorde complex lies a vacant area, marked "B". This land has become vacant because of the departure of the utility companies that were situated there.

The plans for this area also involves housing and this area is currently in development. This neighbourhood is called Lindenkruis and will be a sustainable residential area. Figure 46 gives a more in depth view of the Lindenkruis neighbourhood.

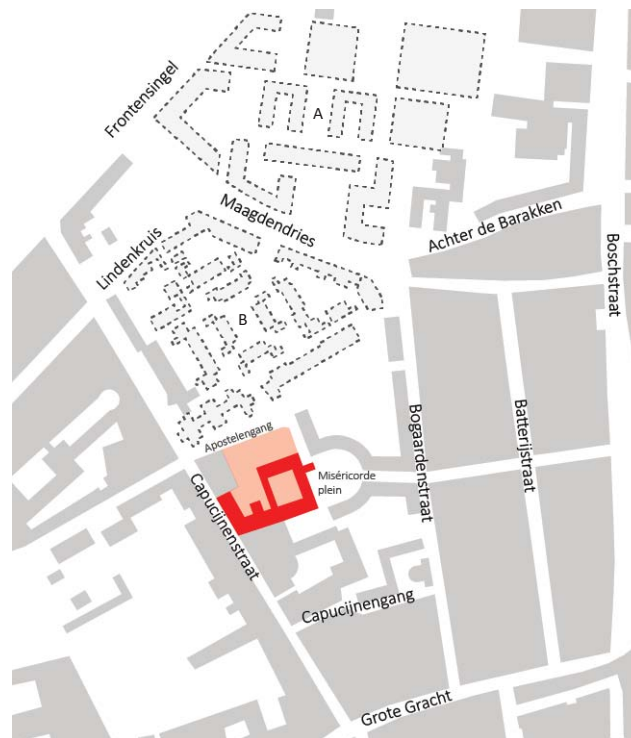


Figure 45. Future development surrounding the site

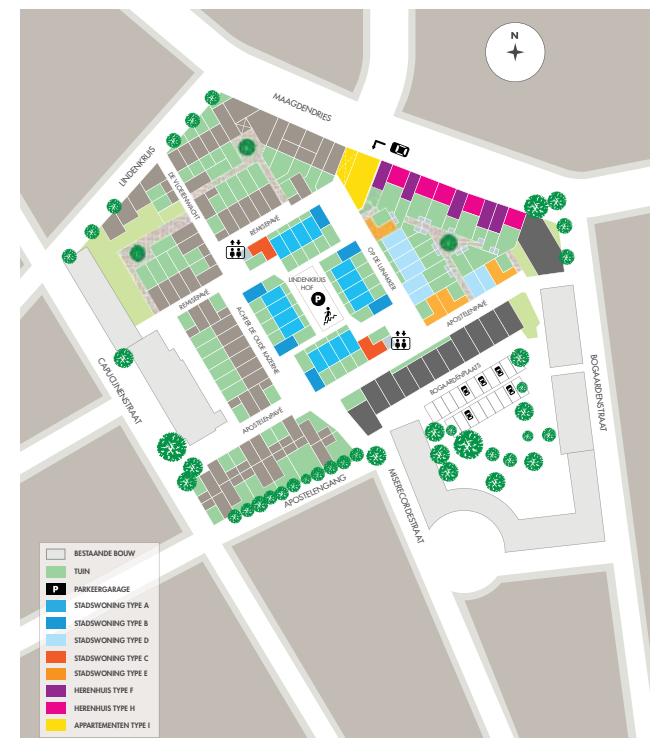


Figure 46. Lindenkruis plan

The public transport in Maastricht is currently limited to the use of train and bus. There is a plan to build a tramline from Hasselt (Belgium) to Maastricht. These plans originate from 2008 and the tramline would be finished in 2015 but so far they haven't started building it yet due to a lot of discussion of the subject between the Belgium government and the Dutch government.

This tramline will go from the train station of Maastricht to the train station of Hasselt and in Maastricht will cross the Maas over the Wilhelminabrug and turn right, pass the Belvédère area and then on out of the city, this can be seen in figure 47.

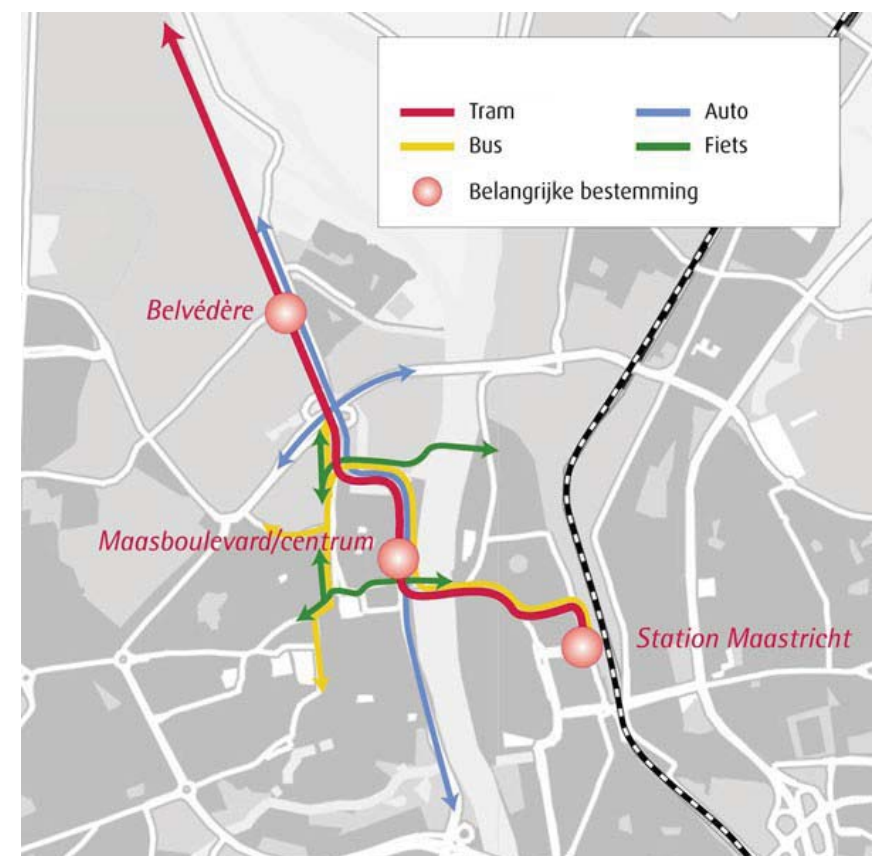


Figure 47. Future tramline

III_MAISON DE LA MISERICORDE

Maison de la Miséricorde has a long-standing history. The beginning of its history lies in Belgium, Luik, where the congregation of the Sisters of Mercy was formed. The Miséricorde complex started as a single house that was bought from the head of the Freemasons by the congregation of the Sisters of Mercy in 1856. As the congregation began to grow so did Maison de la Miséricorde. This chapter tells how these developments took place and about all the alterations that were done.

This chapter is also about the history of the congregation of the Sisters of Mercy and concludes with the function that took its place in 1979, the City Centrum.

III | HISTORY OF MAISON DE LA MISERICORDE

From when the houses along the Capucijnenstraat originate is hard to say. Seeing the cadastral map from 1827 the assumption can be made that the first of the houses were already there.



➔ **Figure 48.** Part of the cadastral map from 1827. The letters 'A' till 'C' are the houses along the Capucijnenstraat. Between letter 'A' and letter 'B' lies a gap on this map, this was probably a passageway to the building marked with the letter 'E'. This building, as stated in the chapter called "Maastricht", used to be a part of the former Capuchin monastery. If this building was ever used by the Sisters of Mercy is unknown.

When the first Sisters of Mercy came to Maastricht, on the 14th of August 1856, they were given a house by a priest of Maastricht, reverend Rutten. This house used to be the home to the head of the Freemasons of the city of Maastricht. It is unclear which of the five houses that are part of the convent nowadays this is. Whichever house the Sisters owned, soon they had to expand as the congregation grew incredibly fast. This happened in 1866 and in 1867 the Sisters bought the adjacent house which had a big garden.

In 1870 a chapel was built on the premises of the Sisters of Mercy, this is the chapel that is presently known as the Sisters' chapel. The Sisters' chapel is situated on the first floor and was built on an already existing structure, from which the exact time period is unknown.

The next known expansion of the complex is the construction of another chapel in 1896. That can be stated with certainty because the date "10 août 1896" is carved into a natural stone slab in the front façade of the building. This chapel was built for people from outside the Miséricorde convent and is therefore named the 'Laymen's chapel'. Folk would enter the

convent from the east-side of the chapel, which was the rear of the building, and entered the chapel using the front façade which was facing west. The interior of the chapel was painted in vibrant colours which was later painted over in a completely different style, when this second layer of paint was added is unknown.

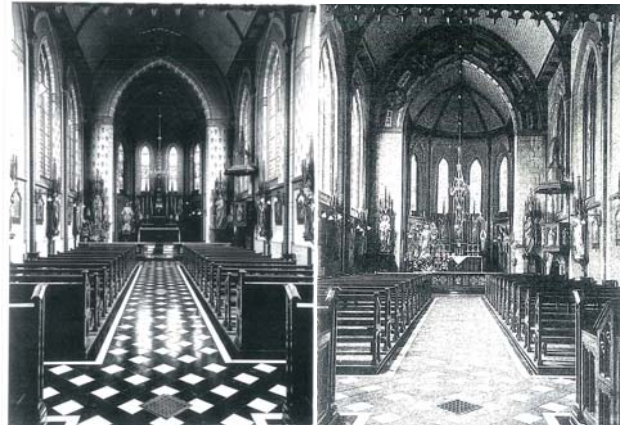


Figure 49. The original and the later added paint layer of the Laymen's chapel, time unknown

Around 1896 another building has been constructed, namely a bakery. This bakery was increased by a floor that was designed by architect H. Houx.

The building marked 'E' in figure 48 had been removed from the premises in 1898 and the construction of another new building had begun. This building would be known as the laundry and ironing wing. On the ground floor of this building the Sisters kept machines for washing clothing and upper floors were used for ironing.

The laundry and ironing wing got an extension in 1908 which looks very similar to the first wing. The design of the wing was made by architect W. Sprenger, a Dutch architect that was born in Maastricht. The ground floor of this extension became a mess hall and the first floor was used for repairs of clothing. The second floor used to be a dormitory with an attic above.

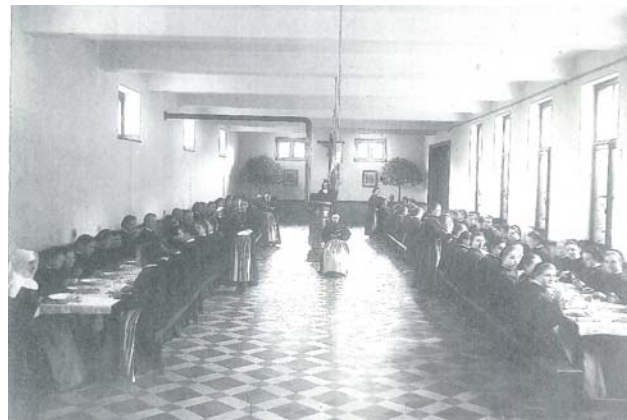


Figure 50. The mess hall in the extension from 1908

Due to the construction of this extension an inner courtyard came into existence.

Around 1924 the Sisters bought some more houses along the Capucijnenstraat to enlarge the Miséricorde complex. A small addition to the complex was made in 1926, when a concrete balcony was constructed against the extension of the laundry and ironing wing from 1908.

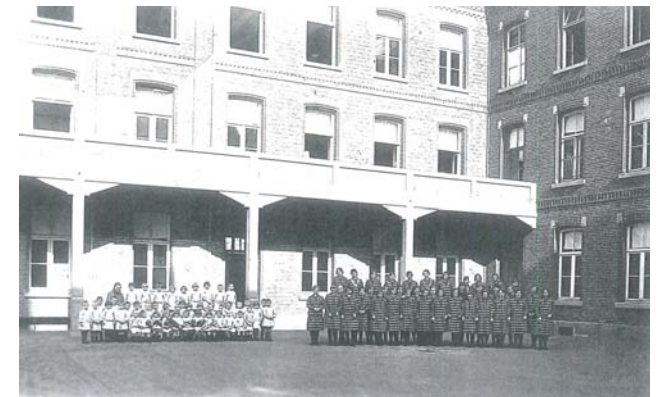


Figure 51. The balcony from 1926

After the Second World War things changed, also within the Roman Catholic Church. This is especially visible around 1950-'60 when the Sisters of Mercy had to admit they couldn't continue their work anymore. They were forced to bid the house at the Capucijnenstraat farewell in 1973 and left for one of their other departments.

The premises of Miséricorde wasn't left empty for a long period of time, the municipality bought the complex and for some years squatters inhabited the building complex. During this time they demolished a great deal of the interior of the Laymen's chapel and the houses at the Capucijnenstraat. They were forced to leave the complex late 1976 because the municipality of Maastricht had new plans for Maison de la Miséricorde and the squatters were in their way.



Figure 52. Damage after the squatters had a farewell party

The complex was hired by the 'City-Centrum' a function that formed some kind of community centre for the city. The construction to transform the former convent started almost immediately after the squatters left. The architectural firm of Arno Meijs, a Dutch architect, took the job to make a design for the refurbishment of the convent complex.

The complex underwent interior and exterior changes. In the exterior happened some major changes. The bakery was demolished as well as all the canopies that lined the inner courtyard. If the bakery was in extremely bad condition or that the building was standing in the way of the plans of the City-Centrum is hard to say. When the bakery was demolished though, it opened up the inner courtyard to the gardens of the convent on the north of the extension of 1908. This space would be used as a parking space for the City-Centrum. One of the houses along the Capucijnenstraat, number 43, was completely demolished. On the place of the building arose a building with a wide gateway, opening the complex to the Capucijnenstraat, and from the first floor the building looked like the building that had stood there before but it really wasn't. The rhythm of the windows aren't exactly in the right place where they used to be and the whole interior of the building has changed.

But it didn't stop here, there was also an addition to the Miséricorde complex. The concrete balcony of the extension from 1908 was closed off in a way it could be used as an internal passage way. At the same time an entrance hall was created that functions as a connecting piece between the Laymen's chapel and the extension from 1908 thus parting the inner courtyard in two areas. The old laymen's entrance to the convent on the east of the complex was also closed.



Figure 53. The new entrance hall that divides the courtyard

The interior changes were quite rigorous. The houses along the Capucijnenstraat were converted to a couple dozen offices and were completely crammed with gypsum walls. On the ground floor of one of the houses an elderly club was created, this is quite a spacious room with a bar and a couple of columns. In all of the rooms within the old houses suspended ceilings were placed.



Figure 54. The elderly club along the Capucijnenstraat

The Sisters' chapel also underwent a transformation. All original roof structures were removed, including the vaults. This structure was replaced by steel HEA or IPE beams. A suspended ceiling was made here as well and red, purple and white paint covers the original paintings of 1870.

The Laymen's chapel was made into an activity room and got a suspended ceiling, probably to be able to keep the room in a preferable climate.

The laundry and ironing wing, and its extension from 1908, received a lot of gypsum walls to divide the large plans into smaller rooms. The upper floors of these wings were given suspended ceilings, causing the roof structure to be out of sight.

When all these refurbishments were done the Miséricorde complex could once again open their doors. The City-Centrum moved into the Miséricorde complex in 1979.

Around 1990 a lot happened on the site on the east side of the Miséricorde complex. These plots were until now leftover gardens from the Capuchins orchards

from 1610. Around 1990 these were transformed into housing blocks and a square which was designed by an architect from Luik, Belgium, called Bruno Albert. The pavilion, which was once part of the Capuchins monastery, has been restored between 1989 and 2000. This can be determined based on photographs of this time period. Further documentation of this restoration could not be found.



Figure 55. The pavilion before restoration

It is likely that the connection between the pavilion and the laundry and ironing wing has been constructed in the same time. The connection was made via the first floor of the pavilion to the first floor of the laundry and ironing wing. In this time the pavilion became part of the Miséricorde complex.

The façade of the laundry and ironing wing that faced this new square, the Miséricordeplein, received an opening to the square.

Some other additions to the convent were most probably also made during this period such as a glass walkway from the laundry and ironing wing, along the Laymen's chapel, to the entrance hall from 1979.

The municipality of Maastricht put the Miséricorde complex up for sale in 2013. The City-Centrum couldn't afford their rent anymore because of significant investments in overdue maintenance and fire safety.

III_II TRANSFORMATION OF THE BUILDING COMPLEX

Figure 56 shows how the Miséricorde complex changed in appearance based solely on the plan of the building(s).

It is visible how the terrain becomes more and more enclosed throughout time. Until the adaptive re-use of the complex in 1979.

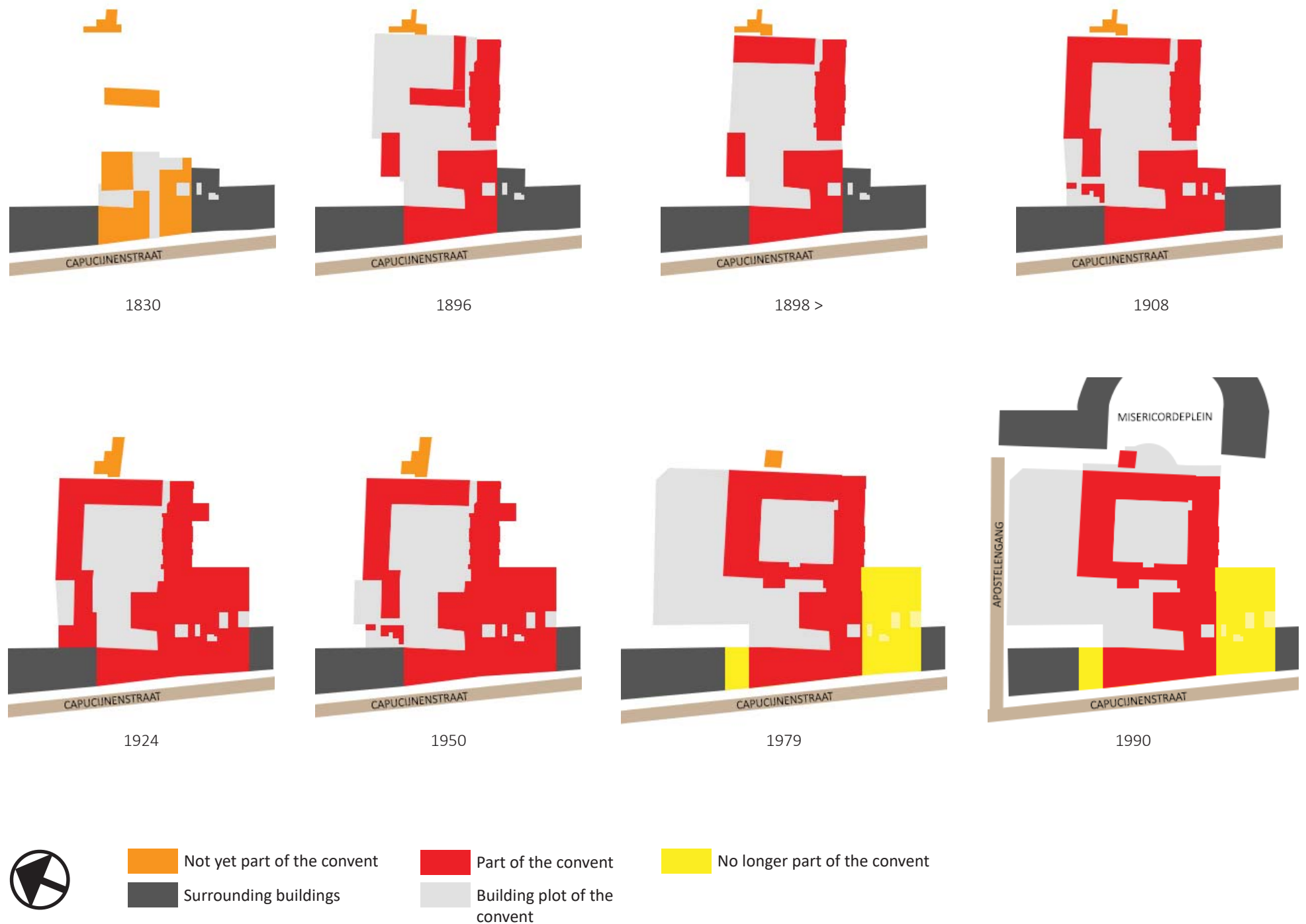


Figure 56. Modification of the plan of Maison de la Miséricorde
Scale 1:1700

III_II THE SISTERS OF MERCY

Anna Johanna Groenenscheldt was born in Luik, Belgium, on the 21st of July in 1771. When she was 24 years old she joined the Kanunnikessen van Herckenrode as choir sister. When the French Revolution reached Belgium she was then forced to return back to Luik, the abbey of Herckenrode was partly destroyed. After a while she became friends with miss Henrardt, also born in Luik and also raised in a convent.

At the same time there lived in Luik a holy priest called Martinus Paschalis Monon. He was an almoner at a prison and some hospitals and saw everyday how many girls were heading for their eternal misfortune. At first priest Monon searched for individuals who would take care of the girls but, when that didn't work he wanted to found a establishment for these kind of girls. He approached the ladies Groenenscheldt and Henrardt with these plans and asked if they were interested.

The 23rd of June 1819 the ladies moved to the Rue St. Rémy in Luik, a house that priest Monon had bought for them. It is here that Anna Groenenscheldt founded her society, even if she didn't know that at the time. The purpose for which they worked was saving the 'fallen girls'. To help these poor children who would want to do good but were caught up in the passion of life and give them a way back to God and at the same time learn them some kind of handicraft, so they would be able to earn a living later on in life.

The first couple of years were hard on the two women. Firstly because of the great poverty that faced them at the Rue St. Rémy, they had to earn a living from their own work. They started going into town collecting baskets full of laundry and mending. It was also hard on the two women because they were used to a life away from the seductive world and now they were forced to live in the midst of sin. They also had to teach the love of God and the practice of virtue to girls who barely knew God, let alone loved Him.

In 1821 the priest Monon died. His successor bought the house on the Rue St. Rémy for the society of the women out of his legacy. More and more girls signed up in order to be included. Some young girls joined miss Groenenscheldt and miss Henrardt as fellow educators. The house at the Rue St. Rémy soon becomes too small and they are able to buy the adjacent building.

Until now the ladies weren't wearing uniform clothing but it was in the best interest of the foundation that they decided to wear equal clothes. This way the

Sisters could be recognized by outsiders and were equals amongst each other. At the same time the women decided to start calling each other "Soeur" (Sister). Anna Groenenscheldt took the name of Soeur Xavier but because she was mother superior she was called Mère Xavier (Mother Xavier).

Because the income of the labor didn't cover the expenses of the household Mother Xavier decided to keep the girls with the society for a longer time so they could earn some money for them and started taking in children that, although innocent, were living in an environment that endangered their virtue.

In 1835 the Sisters bought a terrain where a bigger building was built because the houses at the Rue St. Rémy became too small.

The bishop of Luik, sir van Bommel, saw that the society of the Sisters had earned the trust of the people and he had already expressed his desire to transform the society to a religious congregation. Mother Xavier postponed this for a long time because she feared when the women also had a religious duty they would forsake to take care of the children.

The 11th of February 1844 the bishop officially transformed the society into a religious congregation.



Figure 57. Mère Thérèse

They were now officially part of the Roman Catholic Church. Mère Xavier died two days later of a stroke.

On 24 September 1845 the Sisters held their first profession, the congregation of the Soeurs de la Miséricorde (Sisters of Mercy) became a fact.

Their work continued to grow and made new extensions possible. In 1856 the first establishment in Maastricht was founded.

The reverend sir Hubertus Rutten, a Maastricht priest, had already founded three convents in Maastricht and wanted to raise a fourth one as a resort for "fallen girls". He turned to sir Neven, the rector of the houses of the congregation in Luik, and eight months later they signed a contract. Rutten donated a house at the Capucijnenstraat to the Sisters of Mercy.

At 14 August 1856 Mère Thérèse, the mother superior at the time, came to Maastricht with four other Sisters. The next day the reverend Rutten held the first Holy Mass in the house at the Capucijnenstraat.

Fourteen days later the Sisters had already begun their work in the city of Maastricht. The first three orphaned children, girls of Maastricht, had been placed under their care.

There was an apparent need for their work in Maastricht and this need seemed to grow as the years progressed. The house was expended in 1866 and in 1867 an adjacent house with a big garden was bought by the congregation. In 1870 they also built a chapel. They continued to grow and on the 30th of June 1898 the first stone was placed for a new building. This building was made to be a laundry and ironing facility. So the Sisters and the children had space and machines to work.

The congregation was growing so fast that around the same time that a new building was built at the Capucijnenstraat the Sisters bought another establishment in Maastricht in the Jekerkwartier, in the south of the centre of Maastricht, at the Pieterstraat, marked "2" in figure 60.

The Maastricht society of the Sisters was at the start also a resort for 'fallen girls' but this changed over time. This change was due to a change of times but mostly because of the child laws that were introduced in 1901. It was therefore that the division of Maastricht became more and more a reformatory.

It became a sanctuary for minors who went there because of their own shortcomings or because of faulty upbringing.

In the years after the new building was built the number of children had grown exponentially. In 1898 the Sisters took care of 69 children and in 1911 this had grown to 279 children at the establishment at the Pieterstraat alone.

The child laws made it possible that the congregation of the Sisters of Mercy could help children from all over the Netherlands, not only children from Maastricht. The only downside was that this enormous growth led, once again, to a lack of space. That is why on the 31st of July 1912 that estate "Severen" was bought for the use of the congregation. This estate was located on the eastside of the Maas in a village called Amby



Figure 58. Estate "Severen"

that nowadays is part of Maastricht, this location is marked "3" in figure 60. This estate was used to accommodate children that were still going to school. Here they were free to play outside in the wild and the surrounding park. Here they wouldn't feel trapped or shut off of the rest of the world but would be able to develop themselves under the care of the Sisters.

In the years following the expansion to the estate "Severen" the congregation of the Sisters opened another accommodation in the Netherlands. They bought another estate in Oisterwijk, a town nearby Tilburg, where they applied a different approach. In Oisterwijk the Sisters took in children from mothers who couldn't care for them temporarily, because of sickness or any other reason.

Until this point all the Sisters had come from Belgian homes but the extreme growth of the congregation of the Sisters of Mercy made sure this wasn't possible anymore. Therefore, with the approval of the Papal Government, a postulate was erected for Dutch girls who wanted to devote themselves religiously to take care of poor girls. The postulate was a great success, in 1939 almost all the Dutch homes were led by Dutch Sisters.

It goes without saying that the children that the Sisters took in were divided over a couple departments. The smallest children, who weren't old enough to go to school yet, were accommodated at the Capucijnenstraat in Maastricht. When the children were old enough to go to school they were transferred to the estate "Severen", the Sisters had their own school there. Children that again were to old to go to school were accommodated between the two houses in Maastricht; at the Capucijnenstraat or the Pieterstraat. To the latter a household school was attached where children were taught to be a domestic worker. Every house has their own subdivision in children, every subdivision forms a 'family' and has a Sister that functions as their mother.

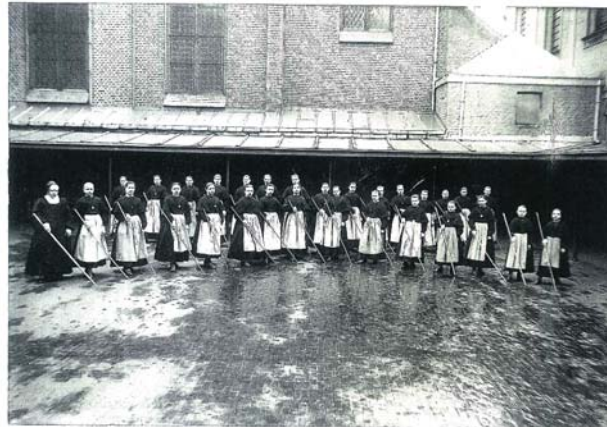


Figure 59. Children on the courtyard, probably working

The Sisters did not only teach these children the ways of God and a way of life but they also gave them plenty of time for relaxation. There were a lot of toys available for the children and on holidays the Sisters took the children out on walks and days trips. Next to this the Sisters made sure the children had a gradual return to society. The girls would be placed in daytime shifts in actual decent families and would be summoned home for the nights and would for some time stay under the protection and care of the Sisters.

After the Second World War a lot of things changed, this also happened with the Roman Catholic Church and all of their religious institutions. This is especially visible around 1950-'60 when numerous churches and convents were demolished. It is around this time that the Sisters of Mercy had to admit they couldn't presume their work anymore, not as it had been before then. They had to hire laymen to be able to resume their work and with a certain sorrow they were forced to bid the house at the Capucijnenstraat farewell in 1973.

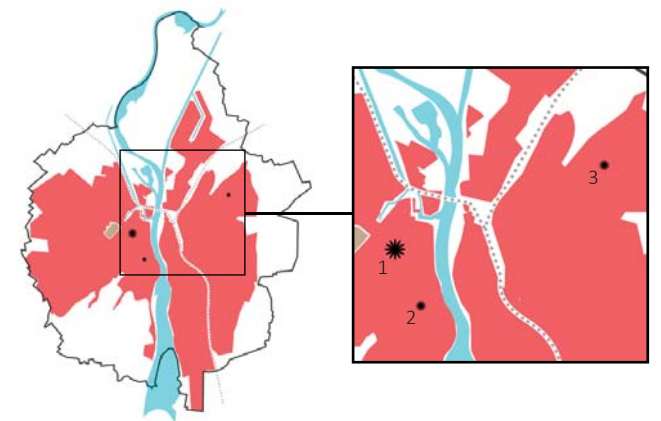


Figure 60. Map with all the establishments in Maastricht



Figure 61. Some of the "fallen girls"



Figure 62. Sisters working with the washing machines



Figure 63. Sisters working in the kitchen

III_III CITY CENTRUM

After the Sisters left in 1973 Maison de la Miséricorde went through a big change. First squatters started living throughout the whole complex and demolished a great deal of the interior of the Laymen's chapel, the floor tiles yielded a shot of hashish per piece and the pews were burnt for warmth or sold, and at the Capucijnenstraat wing. Late 1976 the squatters were removed from the Miséricorde complex.



Figure 64. Capucijnenstraat wing after the squatters left

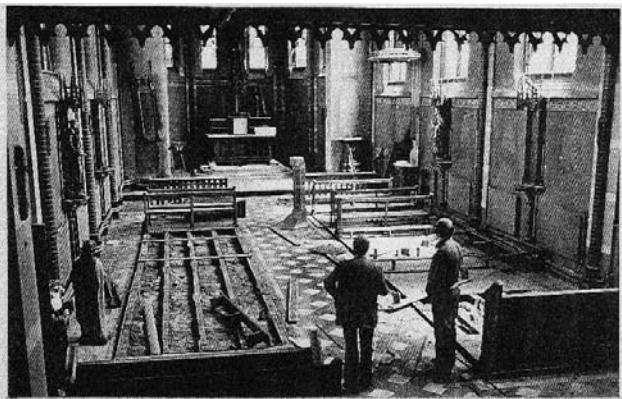


Figure 65. Laymen's chapel after the squatters left

After the squatters were removed the municipality started the construction work of the transformation of Maison de la Miséricorde. The premises was sold to the City-Centrum that was previously housed in an old ruined building along the Boschstraat-Oost. By placing the City-Centrum here emerged the largest centre for socio-cultural work in the south of the Netherlands. The City-Centrum got 90 rooms and classrooms for all kinds of activities.

The City-Centrum was opened in 1979 by the mayor of Maastricht who called it the 'livingroom of the inner city'. The citizens of Maastricht had the opportunity to take a look at the new City-Centrum during an open day.

The activities of the City-Centrum were various; all kinds of sports, crafting, art, culture, theater, music, cooking classes and more. The City-Centrum didn't focus on just one target audience either. There were activities for young and old, group activities and for individuals.

There were also programs you could follow, for example: families that learned how to raise their children or a program especially for pregnant women about breast feeding and giving birth.



Figure 66. Advertisement of a program at City-Centrum

In 1987 the City-Centrum merged with four other organisations into one: Trajekt.

At the 25th of november 2011 the City-Centrum location of Trajekt received a certificate for its accessibility for people with disabilities.

Trajekt rented the Miséricorde complex until January 1st 2013. After some research the municipality of Maastricht discovered that redevelopment and exploitation of the City-Centrum wasn't possible due to the significant investments that were needed in overdue maintenance and fire safety. Therefore the municipality decided to put the Miséricorde complex up for sale.



Figure 67. Stockfoto of the City-Centrum in 1979

IV_ARCHITECTURE

Maison de la Miséricorde consists of multiple buildings. Each building has its own measurements, heights, structure, appearance, routing, materialization and use of colour and therefore their own shortcomings and qualities.

This chapter shows the architectural analysis concerning Maison de la Miséricorde. Where all these topics will be discussed.

IV_1 MASS OF THE BUILDING

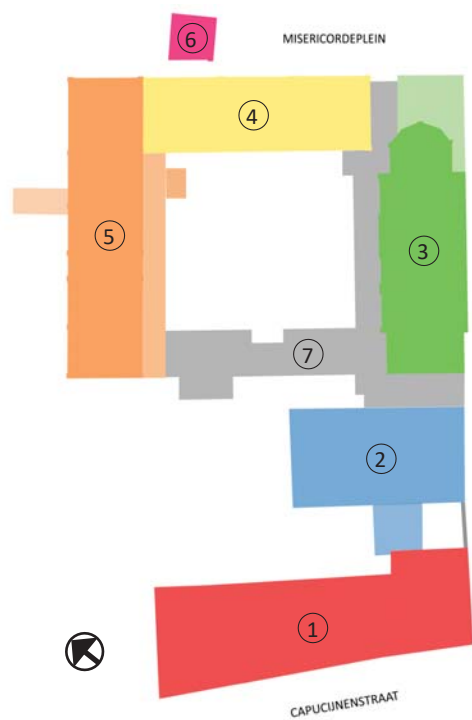
Maison de la Miséricorde can be subdivided in seven building parts, all these parts have their own mass and relation to their surroundings.

The red mass exists of five different houses that belong in the same building part. Therefore this mass has a different look than the other masses.

Figure 69 and figure 70 give some idea how the volumes and masses of the buildings are distributed within the building complex.

Nearly all the buildings are two to three storeys high. The exception lies in the height of the entrance hall, added in 1979, with a height of only one storey.

Maison de la Miséricorde is composed of several bigger masses which are connected with each other through smaller masses. Seen from the courtyard this creates a pattern that can be seen in figure 71.



1. Capucijnenstraat wing	+/- 1700
2. Part with the Sisters' chapel	1856 - 1870
3. Laymen's chapel	1896
4. Laundry and ironing wing	1898
5. Extension of the laundry and ironing wing	1908
6. Pavilion	+/- 1500
7. Extension of 1979	1979

Figure 68. Building parts of the Miséricorde complex

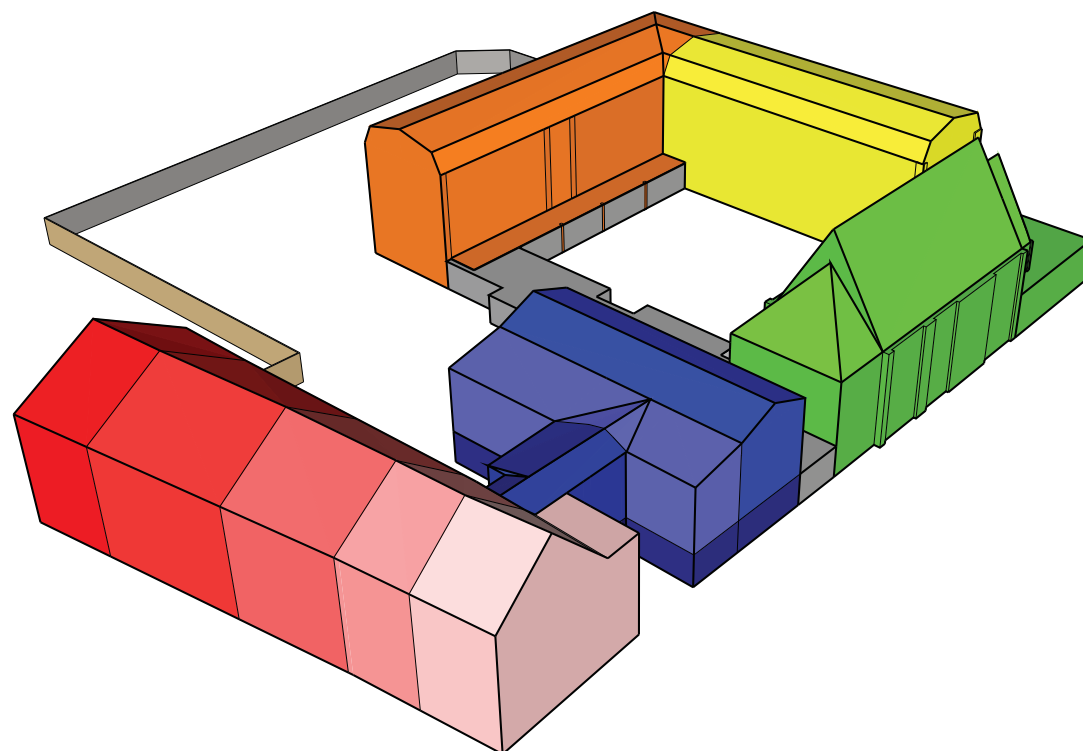


Figure 69. Bird-eye perspective of the complex seen from the Capucijnenstraat

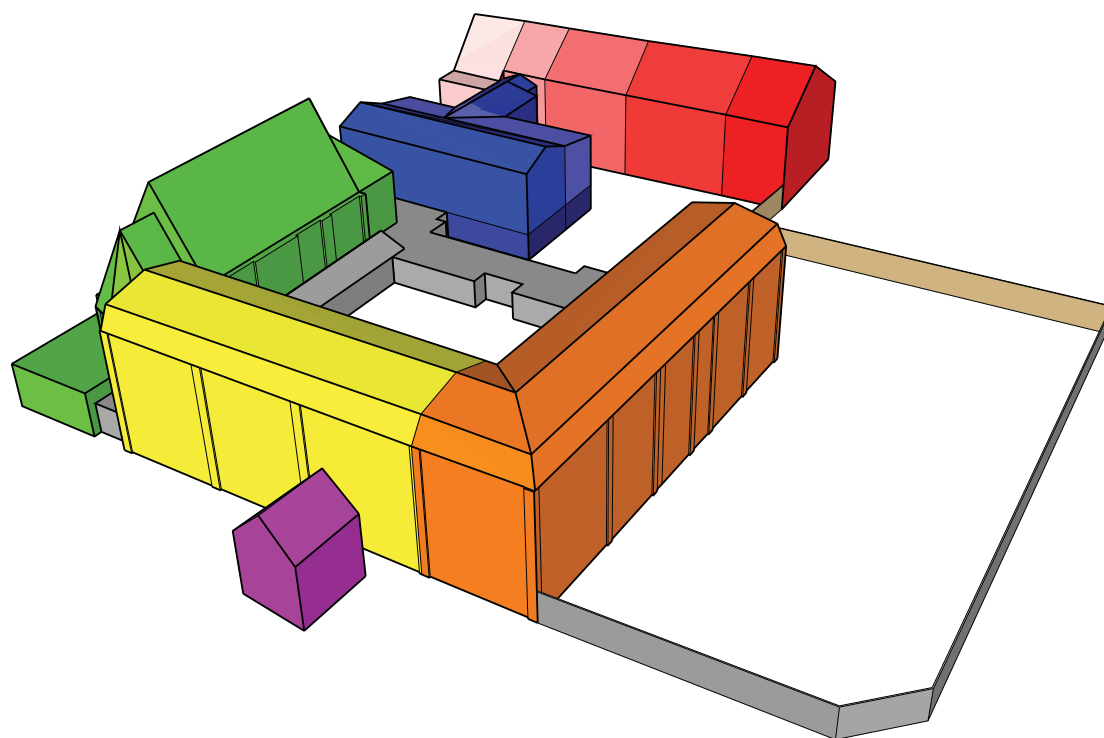


Figure 70. Bird-eye perspective of the complex seen from the Miséricordeplein



Figure 71. View of the building parts from the inner courtyard

IV_II CONVENT TYPOLOGY

Maastricht has an extensive religious period in history wherein a lot of monasteries, convent, chapels and other religious buildings were constructed. The map of figure 72 shows the glory days of this time period in the city in 1770.



Figure 72. Map of religious institutions in Maastricht in 1770

Since then, a lot has happened to Maastricht (as can be read in the history chapter) and nowadays only four functioning monasteries and/or convents are still present.

Most of the other religious buildings have been preserved over time but their use has been changed since their building period. Also Maison de la Miséricorde, the former convent was redeveloped in 1979. Several building parts were demolished and other parts have been added to the complex. To determine the particularity of the ensemble it is interesting to see how the former convent was structured in comparison to other (former) religious institutions close by.

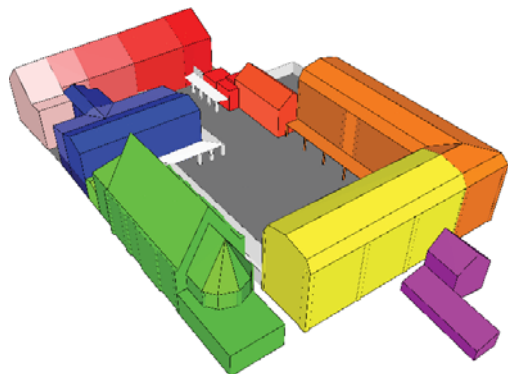


Figure 76. Overview of the Miséricorde convent in 1924

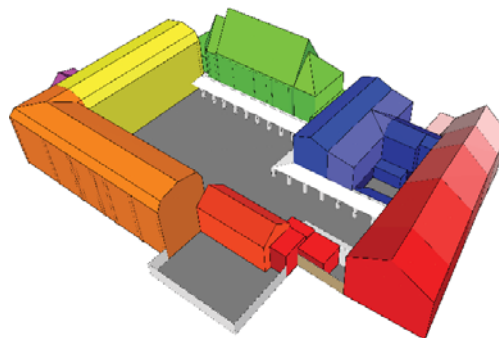


Figure 77. Overview of the Miséricorde convent in 1924

Figures 73 and 74 show two former monasteries from Maastricht and their composition, these structures still stand today and have been redeveloped. Figure 75 shows the composition of the Miséricorde complex.

All of the complexes seem to have an inner garden with some form of cloister situated around them. The inner gardens of the Franciscan monastery have been divided into two inner gardens and thereto the cloisters of this monastery are more extensive. The cloister of the Crosiers monastery seem to be rather small but this could be because this monastery has a rather small inner garden.

The cloister of the Miséricorde complex consists on one side of the inner garden of a small canopy along the former bakery and the space underneath the concrete balcony (which is still existing today). On the other side of the inner garden the cloister exists of a canopy that goes along a wall and goes around the part with the Sisters' chapel and the Laymen's chapel towards the Laundry and ironing wing. This is further explained on page 45.

Striking is the second chapel of the Miséricorde complex. Both of the other religious buildings only have one chapel. Since the Miséricorde convent focussed solely on the rescue of the "fallen girls" this second chapel was most likely used by these girls as well. The chapel is named the "Laymen's chapel" for a reason and either these laymen were ordinary people from outside the convent or these layman existed of the girls that lived and worked in the convent. The latter is the most likely, the congregation would have wanted to keep the girls within the compound as much as possible and with them attending church they could 'find their salvation' and fill up their time at the same time. Making sure they would not try to run away or come into contact with their former lifestyle.

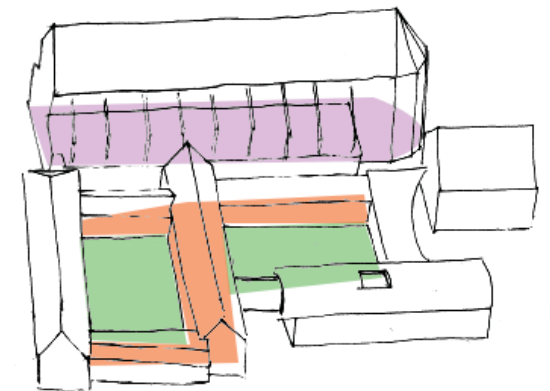


Figure 73. Franciscan monastery

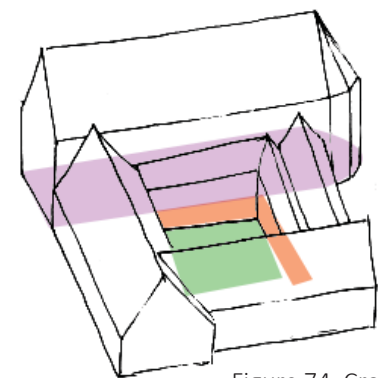


Figure 74. Crosiers monastery

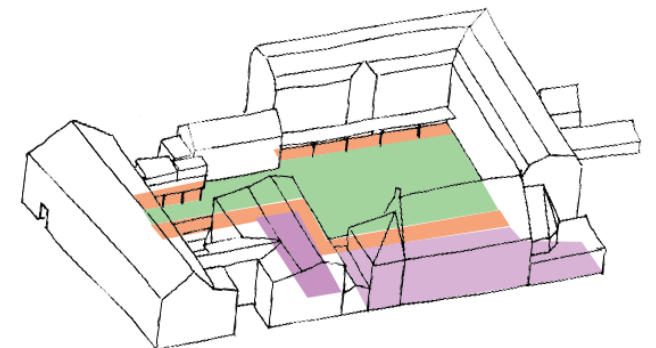


Figure 75. Miséricorde convent

Inner garden Chapel Cloister

IV_III INTROVERT CHARACTER

The direct surroundings of the convent has been different in the past. For the longest period of time the area behind the convent existed of (monastery) gardens, meaning that these façades used to be the borders of the convent and acted as this as well. The buildings faced away from these borders and focused on the inside of the building complex. This situation changed around 1990 when the Miséricordeplein was developed and the façades of the Laundry and ironing wing together with the extension from 1908 became prominent façades on this new square and in the newest development to the new housing development in the area.

Due to the work of the congregation of the Sisters of Mercy the building complex was focused inwardly. They watched over the girls and made sure they stayed within the compound. This, together with the surroundings of the complex, entailed that the building complex was completely focused on itself and did not bother with its surroundings. Even now, with a different composition of building parts, the introvert character of the complex is present.

This theme of openness against a closed character is the most evident in the architecture of the Laundry and ironing wing and the extension of that wing from 1908.

These two buildings possess an immense difference in the appearance of the front and back façade. This difference is due to the orientation of the building parts and because of the history of the surroundings of the complex.

The front façades of these buildings are facing the inner court. There is some gradation of fine detailing in the masonry and also in the division of rhythm in the façade. These façades have big window openings and the windows really stand out because of the difference in colour of the masonry surrounding the openings.

The back façades have a lower gradation in the rhythm of the façade and no fine detailing in the façade at all. The backsides, in general, have much smaller windows apart from a few exceptions.

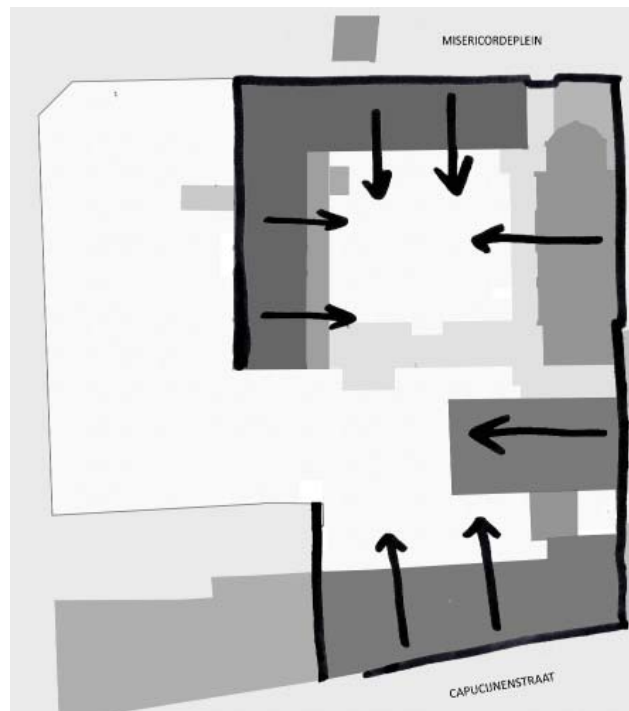


Figure 78. The building complex focuses on the inside



Figure 79. Front side from the Laundry and ironing wing



Figure 80. Backside from the Laundry and ironing wing

The development of the Miséricordeplein in 1990 changed not only the surroundings but also the appearance of the convent. An opening was made in the façade of the Laundry and ironing wing, facing the square. The architect that designed this wall opening gave it a completely different detailing level than the other openings in this façade have. Thereby has the opening received a colour difference around the opening, something that was done on the façades facing the courtyard, not in the façades of the backside. Therefore this opening stands out in the façade, solely seen from an aesthetic point of view.

This opening is not only an opening though, it is an entrance to the building complex. It therefore disrupts the whole character of this façade. The façade was never intended to be into full frontal view let alone be used as an entrance. The architect that designed this probably wanted to create a sight line for the square to focus on but probably didn't realise what this 'small' intervention means for the whole building complex. In stead of an 'innocent' opening in this façade this opening is a disruption of the introvert character of the back façades of the Laundry wing and the extension.



Figure 81. The opening in the otherwise closed character of façade of the Laundry and ironing wing

IV_IV ORIENTATION

The buildings that make up the Miséricorde complex are all differently oriented.

The front façade of the houses along the Capucijnenstraat are oriented southwest, this is the 'sunny side' of the Capucijnenstraat.

The part behind the Capucijnenstraat, where the Sisters' chapel is a part of, doesn't really have a front or a back façade but the mass of this part is oriented almost in the same direction as the houses along the Capucijnenstraat. This entails that the chapel on the first floor has it (former choir) oriented towards the north, which is quite uncommon.

The Laymen's chapel is oriented so that the choir is facing east. It is common for places of worship, in the western world or at least the Netherlands, that the most holy part is oriented to the east so the people that visit that place will pray toward the east. The east in this case stands for the direction of Jerusalem.

The front façade of the Laundry and ironing wing is also oriented to the southwest, the extension of this wing which makes a 90 degree angle with this wing is oriented to the southeast.

The front façade of the pavilion is oriented to the northwest.

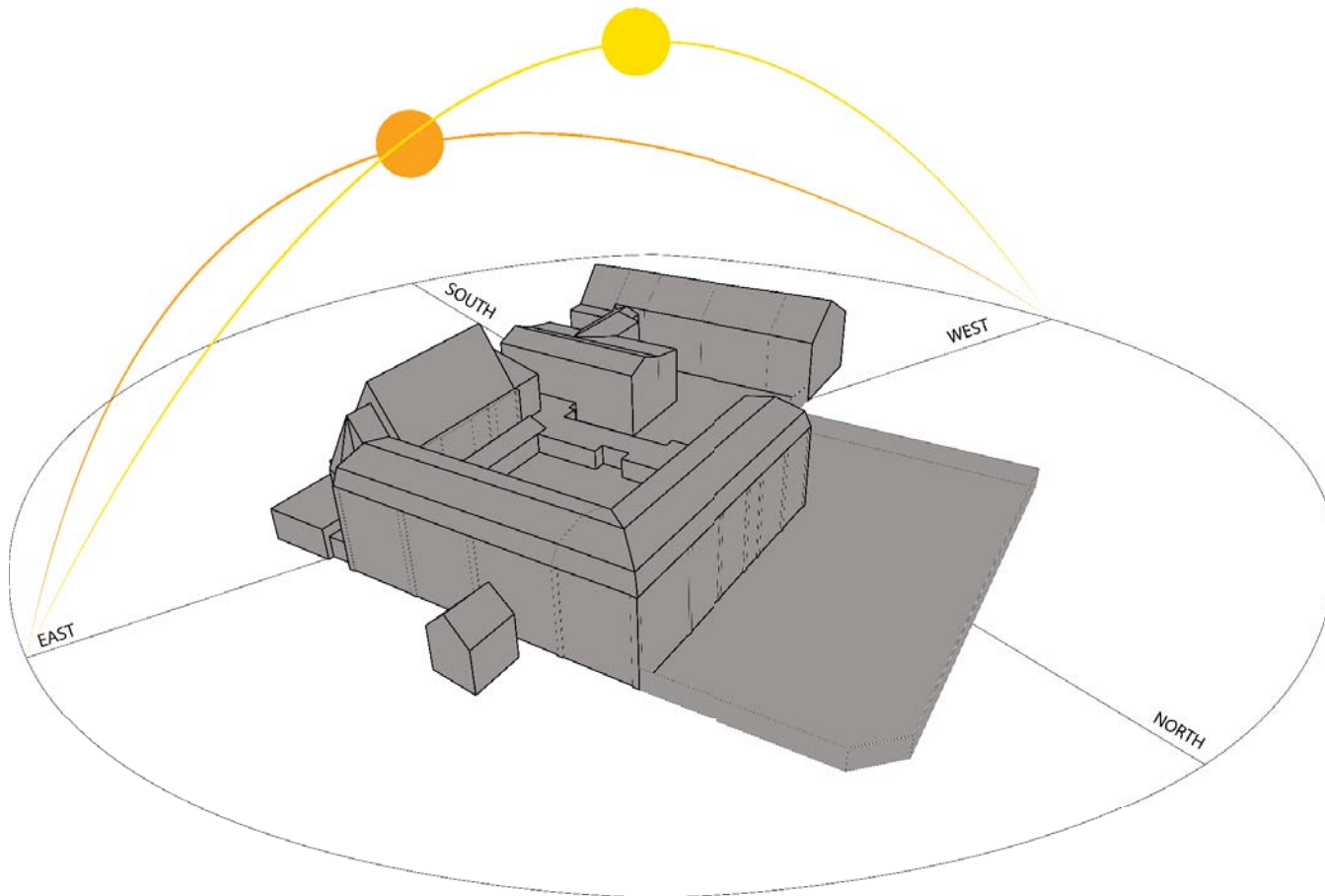


Figure 82. The orientation of the sun in regard to the Miséricorde complex

IV_V DAYLIGHT

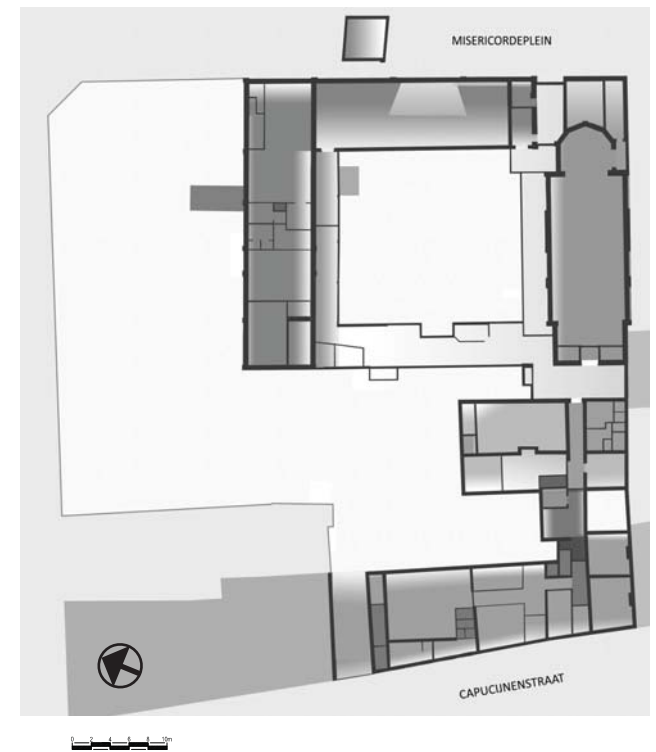


Figure 83. The access of daylight shown on the plan of the ground floor of the complex

Figure 83 shows how daylight influences the plan of the ground floor. The figures 84 till 89 show how daylight influences the individual building parts. The entrance hall from 1979 is a remarkably light space in comparison to the rest of the Miséricorde complex.

Since the windows in the south façade of the Laymen's chapel were closed off with wooden panels and the addition of the extra floor in 1979 the ground floor is a rather dark space. The chapel has some openings to the north, allowing a little light to come in from this side.

The houses along the Capucijnenstraat have bright spaces this is due to the large windows that can be found along both the front façade and the back façade.

The space beneath the concrete balcony is a very bright space, this is due to the large glass surfaces and its orientation to the sun.

The location of the patio between the houses along the Capucijnenstraat and the part with the Sisters' chapel make the hallway look like a much nicer space because it ensures a lot of daylight.

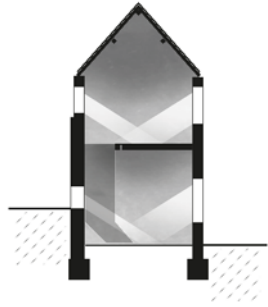


Figure 84. Section of the Pavilion; daylight

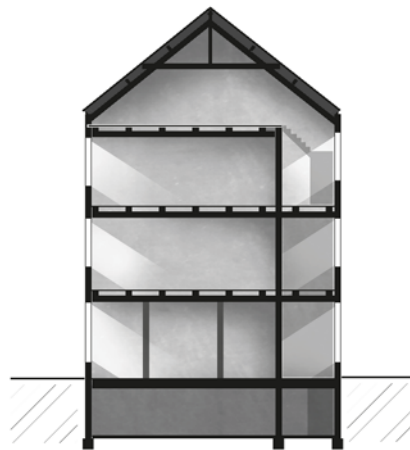


Figure 85. Section of the extension of the Laundry and ironing wing; daylight

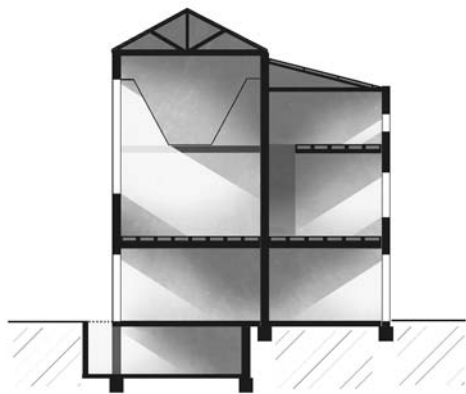


Figure 86. Section of the Sisters' chapel; daylight

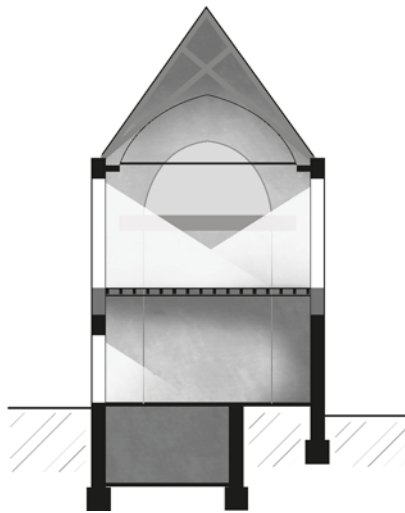


Figure 87. Section of the Laymen's chapel; daylight

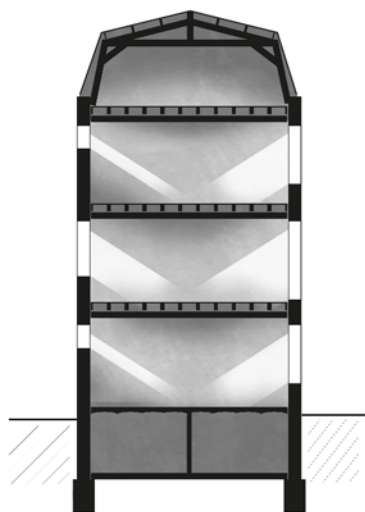


Figure 88. Section of the Laundry and ironing wing; daylight

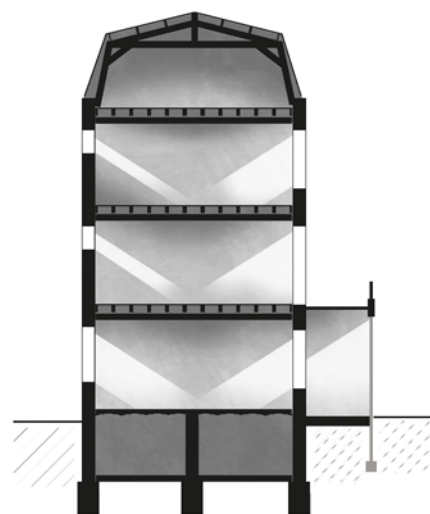


Figure 89. Section of the extension of the Laundry and ironing wing; daylight



Figure 90. Ground floor of the Laymen's chapel



Figure 91. Ground floor of the houses along the Capucijnenstraat



Figure 92. Beneath the concrete balcony from 1926

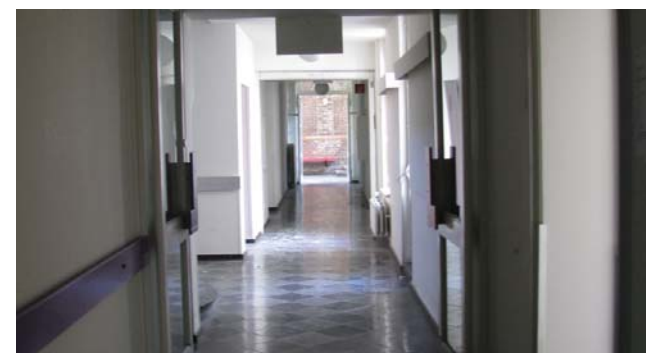


Figure 93. The hallway that connects the houses along the Capucijnenstraat and the part with the Sisters' chapel

IV_VI THE PERIPHERY

There are several places on the borders of Maison de la Miséricorde. These places have an effect on the periphery of the complex, it is therefore important to know what they are and what their influence is.

1. Capucijnenstraat
2. Miséricorde plein
3. Playground

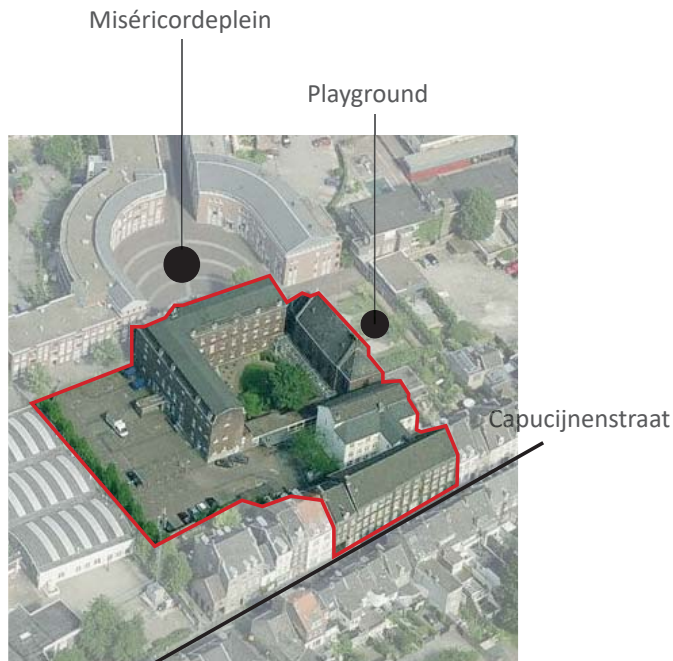


Figure 94. Aerial view of Maison de la Miséricorde

1. Capucijnenstraat

The place where the entrance to Maison de la Miséricorde lies is the Capucijnenstraat.

This street is a typical Maastricht street, meaning a one way street with parking spaces to one side of the road and with little to no green.

The interior of the street seems rather narrow. This happens due to the width of the street and the pavement and is magnified by the height of the aligning buildings.

The buildings along the Capucijnenstraat are mostly two to three storeys high. They have been built from brick work and have natural stone window frames.

The colours of the façades differ greatly from each other whereby a colour pallet is created from all natural colours and whites and blacks.

All these buildings have large window openings. This, together with the narrowness of the street makes this a pleasant cosy street.

2. Miséricorde plein

This square on the backside of the laundry and ironing wing is formed like a half circle. Multiple elements in this square are formed like half a circle trying to create an ensemble.

On the first place there is the form of the square itself, the new entrance to the laundry and ironing wing, the steps leading up to this entrance and the pattern of the pavement all work together in the visual language of this square.

Surrounding this square are several buildings of three to four storeys high. The façade of the laundry and ironing wing has a very closed character to this side whereas the other buildings surrounding the square are very open. These buildings are used for dwellings and have a lot of window openings and balconies facing the Miséricorde plein.

On the square stand the pavilion, a tree and some flower pots. These little elements make the square seem lively. It is a pleasant square and a shame that it is namely used for passing through and not for recreation.

3. Playground

On the south side of the Laymen's chapel lies a small playground. You can enter this playground through an iron gate, mostly this gate is locked.

Enclosed on three sides this place feels even smaller than it truly is. On the north side of the playground stands the Laymen's chapel, on the south and west side it is enclosed by garden walls.

There seems to be more green than there actually is due to the gardens behind the garden walls which can be seen from the playground. The playground still has a fair amount of green, several trees and hedges and a little grass.

This small playground has a pleasant atmosphere but on the other hand feels for the wrong place for a playground. The place is so secluded that children playing here would have to be supervised because the playground is not visible from anywhere unless you are standing in front of the gate.



Figure 95. The Capucijnenstraat, looking south



Figure 96. The Miséricorde plein, towards the complex



Figure 97. The Miséricorde plein, away from the complex



Figure 98. The playground next to the Laymen's chapel

IV_VII OUTDOOR SPACES

Next to the mass of the building complex, Maison de la Miséricorde owns a lot of outdoor space. These are four spaces in total.

1. The first courtyard
2. The second courtyard
3. Patio behind the houses along the Capucijnenstraat
4. Parking lot

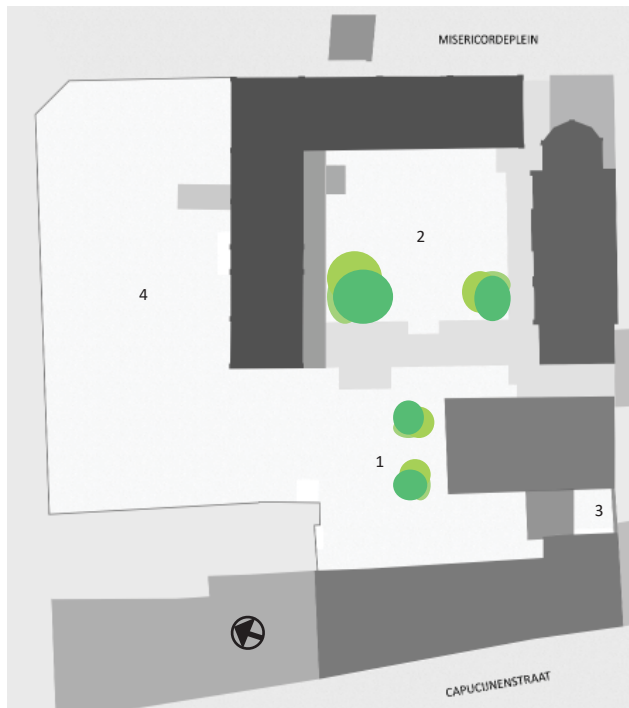


Figure 99. All outdoor spaces of the Miséricorde complex



Figure 100. First courtyard, seen from the parking lot



Figure 101. Second courtyard, looking to the entrance hall

1. The first courtyard

This outdoor space is enclosed by the back façade of the houses along the Capucijnenstraat, the façades of the Sisters' chapel and the front façade of the entrance hall extension from 1979. This space is not enclosed on the northern side. Here, the space flows over into the parking lot that is situated there.

All buildings enclosing the courtyard have window openings that look out over this space, the size of these openings vary. The Sisters' chapel also has windows but is on this side limited to a mere two or three small openings. The houses along the Capucijnenstraat have big window openings which makes these buildings look more open.

The flooring of this courtyard is solely made of greyish brickwork. There are two small trees standing in the direction of the Sisters' chapel but they are so small they are easily overlooked.

This doesn't feel as a very nice place to dwell in, this could be because there is nearly no greenery in this outdoor space or because this is merely a leftover space and was never really intended for a longer stay than five minutes.

Something that is nice about this space is that it is really quite spacious this is emphasized because there is no border on the north side.

2. The second courtyard

This area is entirely enclosed by buildings. On the east and north by the Laundry and ironing wing and the extension thereof from 1908, on the south by the Laymen's chapel and on the west by the entrance hall from 1979.

All the buildings surrounding this courtyard have large window openings toward it. All buildings are three storeys high except the entrance hall from 1979 which is only one storey high. This ensures that you feel enclosed, which makes you feel safe and comfortable and on the other hand you can look over one part and see the backside of the houses along the Capucijnenstraat, creating some depth in your view.

This enclosure feels comfortable. This could be because of the heights of the buildings or because of the greenery that can be found in this space. The glass passageway along the Laymen's chapel, even if not detailed to fit the most beautiful solution, seems a perfect point from where this place can be overlooked. This courtyard has a lot of grass and some pathways which are done in red greyish clinkers. Within the courtyard there are some bushes and two trees. A small tree and one big willow which are hard to miss.



Figure 102. The patio, seen from the first floor of one of the houses along the Capucijnenstraat

3. Patio behind the houses along the Capucijnenstraat

Even though this area is too small to receive any direct sunlight, this area creates a lot of spacious feeling from inside the building. This happens because of the indirect sunlight that touches the rooms surrounding this outdoor area.

The flooring is greyish brickwork, even if most of this is presently covered in moss, which gives this space a very hard exterior. That doesn't make this an unpleasant place though because everything is very close by and therefore tangible.

4. Parking lot

The parking lot of the complex is enclosed by the extension of the laundry and ironing wing from 1908. This building has smaller and larger window openings in this façade, making it not very explicit. On the other sides this area is enclosed by iron fences.

This outdoor space is floored with grey brickwork. This space feels dreary, unfinished even. The fences don't enclose this area making it feel like the space doesn't belong to the complex at all. It faces only backsides and through total lack of green the feel of this space is unpleasant to say the least.



Figure 103. The Parking lot, seen along the extension from 1908

IV_VIII ENTRANCES, ROUTING AND CIRCULATION

Maison de la Miséricorde has one main entrance but to get to this main entrance you have to go through a gate first. This gate is visible in figure 104.



Figure 104. Gate leading to the main entrance of Maison de la Miséricorde



Figure 105. Main entrance to the Miséricorde complex

Behind the gate lies a courtyard from which the main entrance is visible, as shown in figure 105.

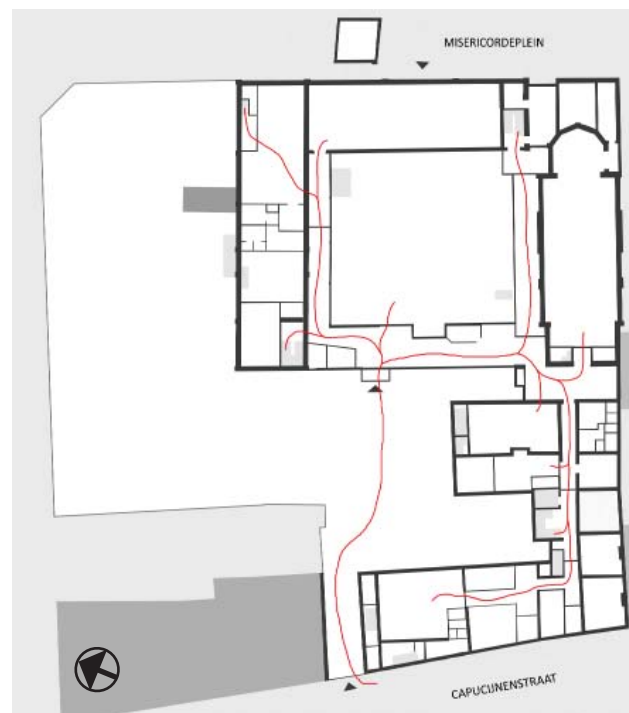


Figure 106. Routing on the ground floor

Possible routing



Figure 107. Circulation areas

Staircase

Staircase to cellars

Elevator

The gate at the Capucijnenstraat leads to an inner courtyard. From this courtyard the entrance hall can be accessed. This hallway leads to several points in the buildings. First, it leads directly outward again onto a second courtyard. Second, the hallway leads left toward the extension of the Laundry wing which can be entered here and the hallway leads to a passage underneath the concrete balcony. This passage lies along the second courtyard and ends in the open floor plan of the Laundry wing.

The hallway of the entrance also leads to the right in the direction of the Laymen's chapel. In front of the chapel is another junction, to the left lies a glass passage leading along the side of the chapel towards the Laundry wing and to the right lies a small in-between area. From this area the Laymen's chapel can be accessed and the building part with the Sisters' chapel can be accessed.

From the inside of the Laymen's chapel leading to the choir an opening leads to several rooms behind the

choir. Near the entrance of the chapel, a staircase is located which leads to a platform where the organ used to be.

The area before the Laymen's chapel leads to the other side to the building part with the Sisters' chapel. The area goes on to a hallway where multiple rooms pass by on the right and left. An elevator and staircase are located halfway the hallway and on the other side a patio can be seen which provides a lot of daylight in this inner hallway. This circulation points leads to the Sisters' chapel and the higher floors of the building part with the houses along the Capucijnenstraat.

The hallway leads on toward the houses that stand along the Capucijnenstraat. Here, the hallway comes to a dead end and another passage can be taken to the right, entering one of the houses.

Following this house the passage widens and a former carriage entrance is visible to the left and right. From this former entrance the hallway continues and ends in a big open room.

IV_IX CIRCULATION AROUND 1924

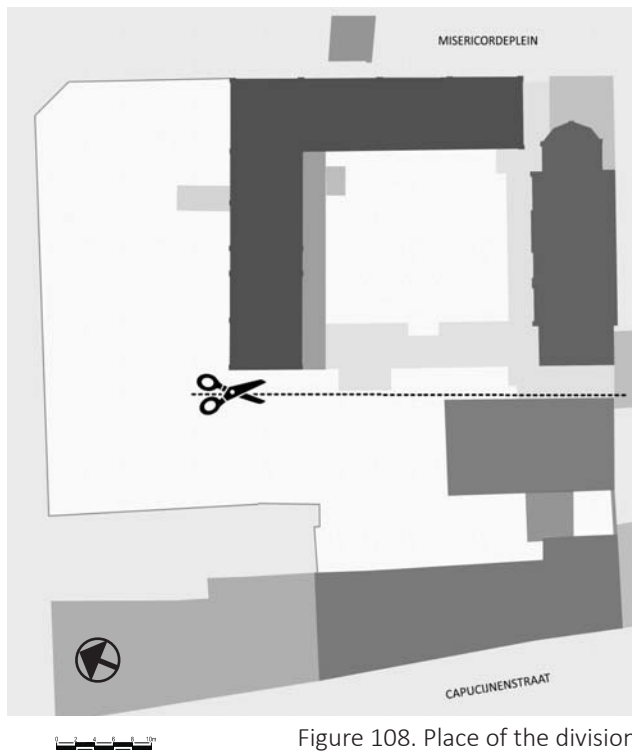


Figure 108. Place of the division

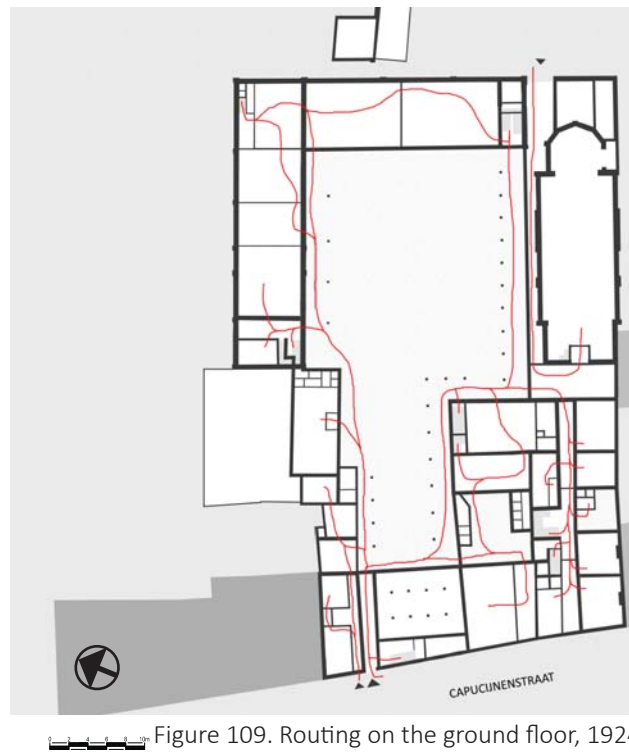



Figure 109. Routing on the ground floor, 1924

 Possible routing

Next to the routing, figure 106 shows something else which is striking. The entrance hall, which was made as an entrance to the whole complex and as a place where different routes start and come together, divides the convent in two parts.

The part with the houses along the Capucijnenstraat together with the part with the Sisters' chapel has been excluded from the other building parts of the complex, as can be seen in figure 108.

The complex used to be a unity, with the exception of the Laymen's chapel (see the chapter about convent typology). This unity was thus destroyed by the redevelopment of the convent in 1979.

The routing through the building before the redevelopment in 1979 was very different. Several buildings that have been demolished in 1979 were still existing in this period which made the composition of the complex completely different.

Figure 109 shows how the composition forms an inner courtyard that is defined with canopies going around the edges. Another big difference in this period is the Laymen's chapel. The chapel is completely excluded from the rest of the complex by a wall. It is possible for laymen to enter the chapel without setting foot or even seeing anything else of the building complex. As previously stated, it is most likely that the laymen that attended this chapel were the girls that lived and worked in the convent.

The routing through the complex is characterized by the canopies and the inner courtyard. Entering the building via Capucijnenstraat 43 leads through a small passage to the courtyard, where the passage ends a canopy begins and the courtyard enfolds. To the left lies the bakery and to the right of the courtyard a part has been closed-off by a wall, this space is used for outdoor toilets. A canopy lines this wall and goes around the part with the Sisters' chapel and continues along the wall that excludes the Laymen's chapel.

Figure 111 shows that the canopies and the courtyard play a vital role in the routing within the complex on

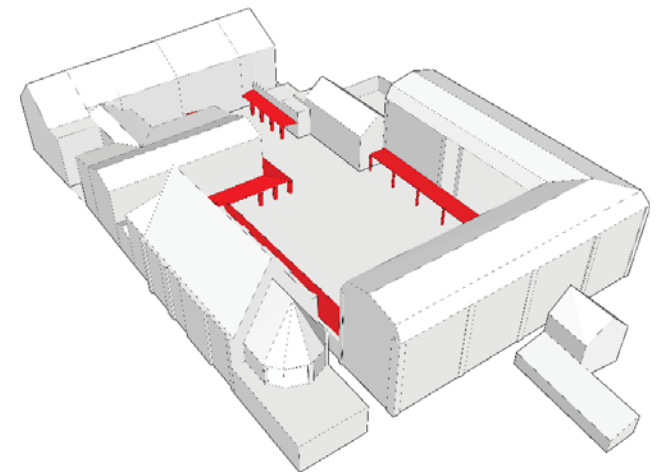


Figure 110. Bird-eye perspective of the complex seen from the east, as it were in 1924

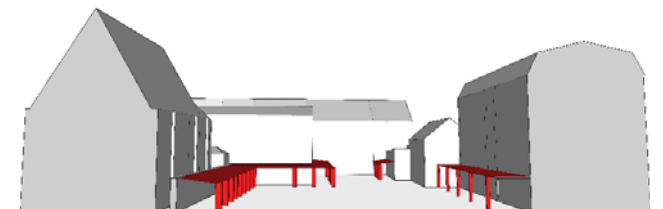


Figure 111. Section along the complex, showing the relation of the buildings and the canopies to the courtyard

ground floor level. These canopies made sure the women stayed dry while the rain lasted and gave a certain direction to the complex. The canopies also roughly showed where the entrances of the individual buildings were located. Parts that have no canopy going around had no entrance from the courtyard and could be accessed through other building parts.

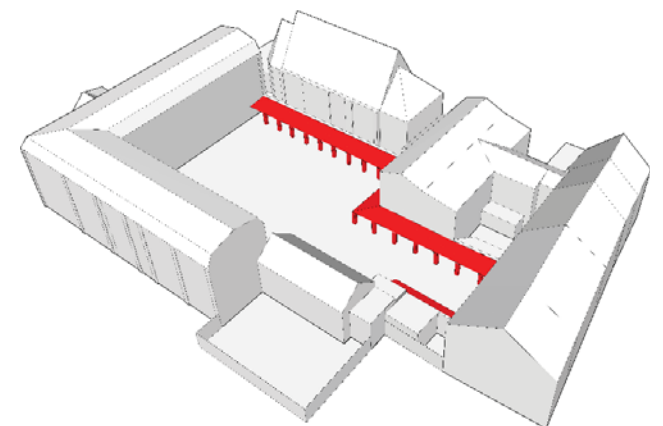


Figure 112. Bird-eye perspective of the complex seen from the north, as it were in 1924

IV_X CHANGES IN THE FRONT AND BACK FACADE

The front façade

Starting as separate façades of five houses the front façade has known multiple appearances. At one point in history, the exact time is unknown, from four of the five houses the façades were made into one design. Whether three façades were made to look like another or the whole of the façade was changed in one go, is unknown.

The changes that were made in the façade during the development of the convent to City Centrum are known due to the drawings that were made of before and after the renovation.

In these drawings is visible how the appearance of the left-most house has changed. It was torn down and later rebuilt, somewhat in the same style.

From the ground floor to the roof, the whole composition of the building changed. The rhythm of the windows on the first and second floor look like the one of the original building but at closer inspection seems to be a little different nonetheless. The windows don't line the way they used to do and the windows above the door have different proportions altogether. On the roof a dormer has been placed in the centre of the building whereas it used to be a little more to the right. Also the new dormer was built in a completely different style as the dormer that sat at the old roof. The ground floor of this building has changed the most. In the past a passage was made through this building. This passage was as broad as a standard hallway, meant only for people to cross. To the left of this passage was the entrance to the house where the passage went through.

Wanting to make the courtyard accessible for cars the new building received a passageway on the other side from where it was. The plan of this level has been mirrored, roughly said.

The four other houses have changed less rigorously than the one with the passage. Only small changes can be found in these houses. The one thing that catches the eye when figure 113 and figure 114 are compared to one another are the windows that seem to have been left out in figure 113.

Looking at the photograph of figure 115 it can clearly be seen that the windows were sealed shut. Some parts of some of the windows could be opened but most of them were completely sealed.

The renovation of 1979 changed this. New windows were placed in the façade, making the façade a unity once more.



Figure 113. Front façade of the Miséricorde complex, prior to 1979



Figure 114. Front façade of the Miséricorde complex, present



Figure 115. Front façade of the Miséricorde complex, 1962

The back façade

The back façade of the Miséricorde complex has grown over time to look the way that it does now. At first only the east façade of the Laymen's chapel and later the east façade of the Laundry and ironing wing was added to this image. Shortly after, the extension of this wing made this façade a little wider to the right. The façades of the complex are mostly designed on the inside of the convent, in combination with the empty leftover orchards of the Capuchin monastery that lie on this side of the building, making this side really a backside of the whole. Therefore the buildings have but small window openings in this façade.

After the industries on the north side of the city block wherein Maison de la Miséricorde lies left the premises, the municipality of Maastricht put plans into motion to transform this area into a sustainable residential area. The old monastery gardens that were left untouched until now had to make place for housing blocks and a square, the Miséricordeplein.

Due to this development on the backside of the building complex the backside of the former convent, which had never directly faced anything but the empty leftover orchards of the Capuchin monastery, faced a place for people to dwell in.

From this moment on, the back façade received a lot more attention because of this rather big urban change. During the development of the Miséricordeplein in 1990, an entrance was added to the Laundry and ironing wing. This opened the façade up which is contradictory with the rest of the façade. That is not the only change though, the Laymen's chapel seems to have gotten a little shorter without its steeple. Making this view very different because the height differences that were here have become minimalistic.

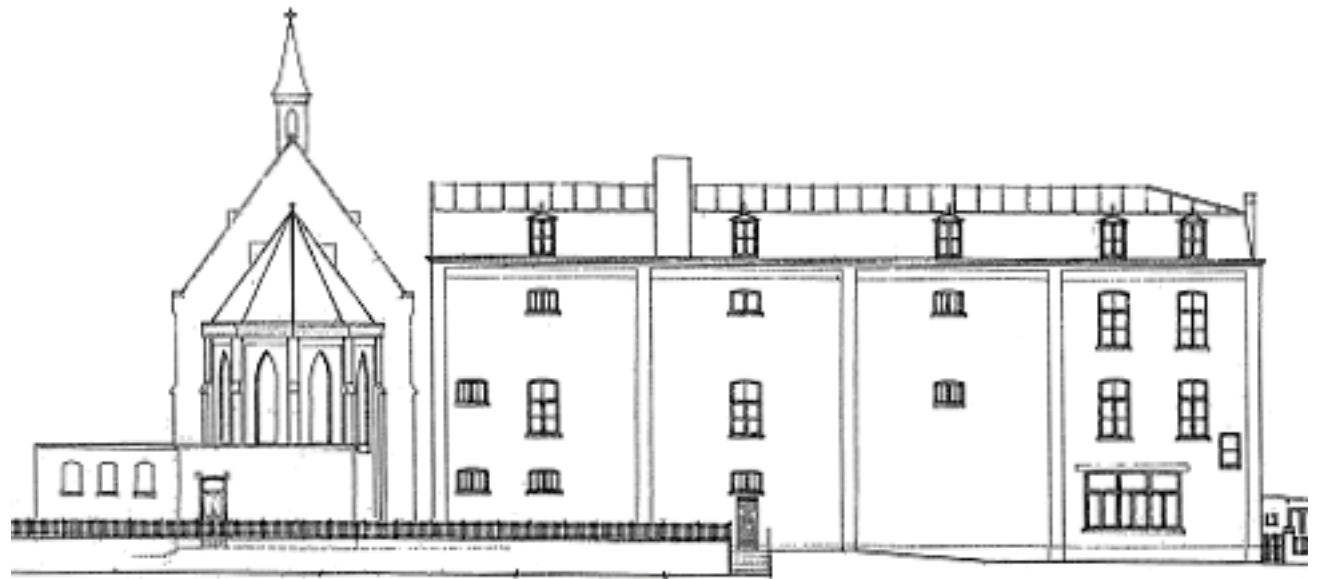


Figure 116. Back façade of the Miséricorde complex, prior to 1979

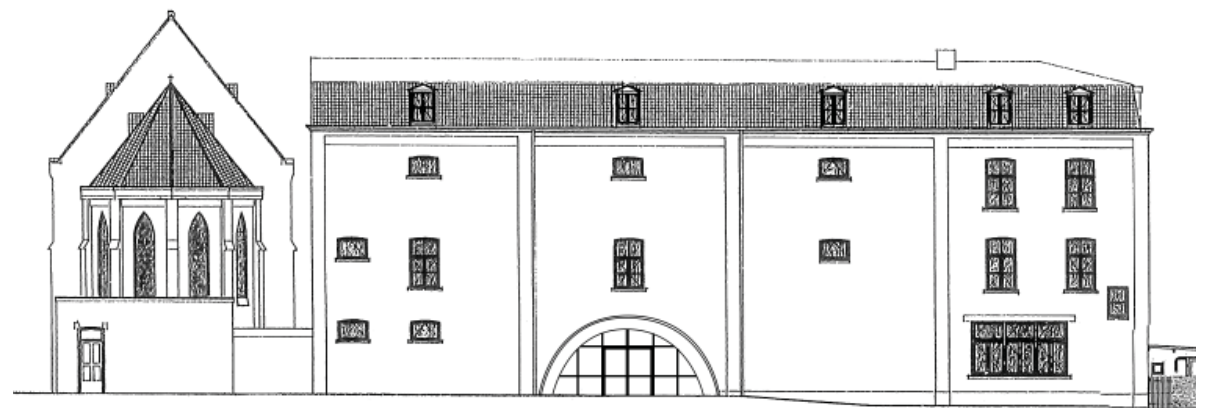


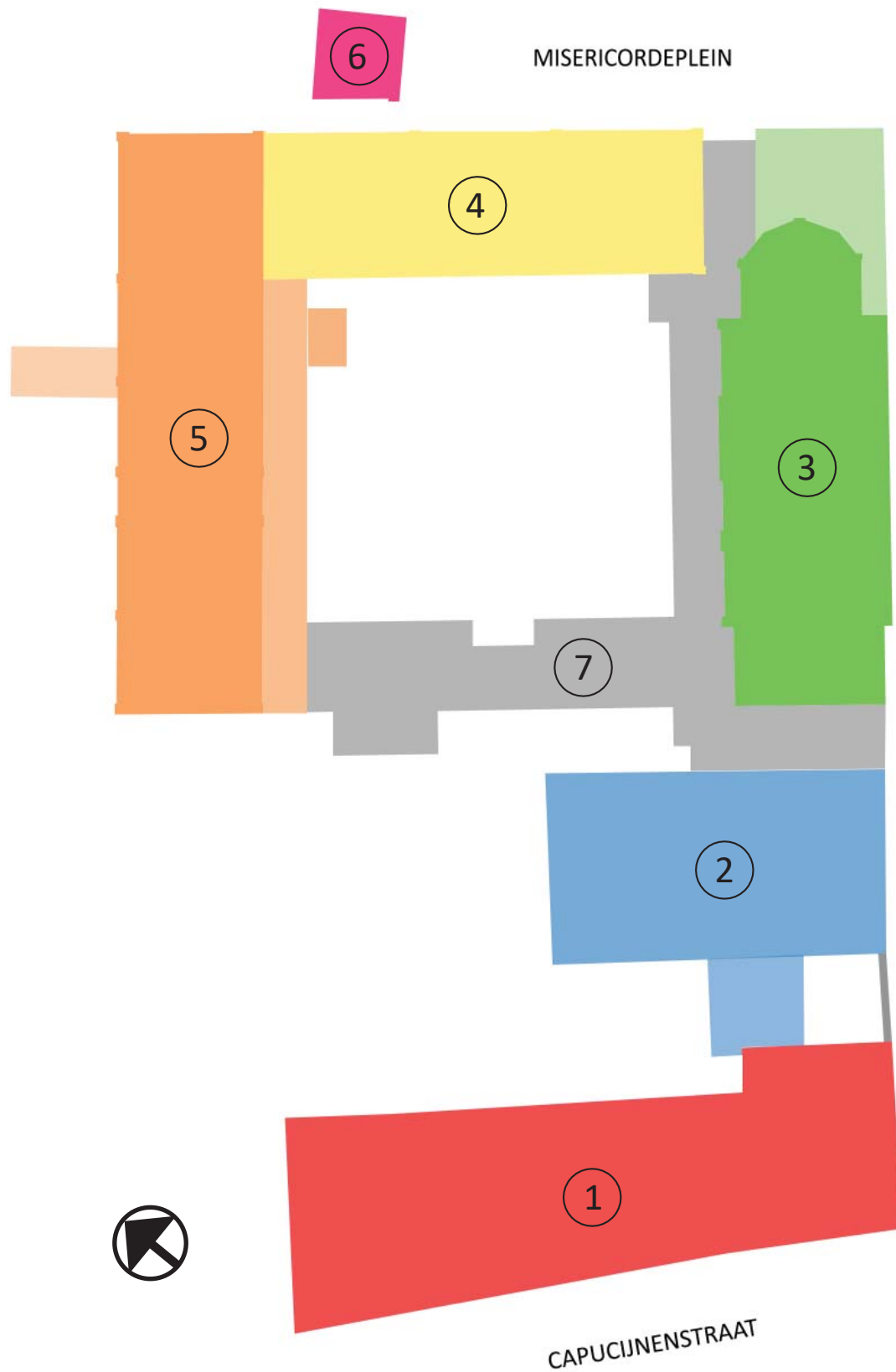
Figure 117. Back façade of the Miséricorde complex, present

V_BUILDING TECHNOLOGY

Maison de la Miséricorde consists of multiple building parts. All those parts have a different appearance and a different structure. Two building parts are building clusters, the structure of these two are a little more difficult to extract than the other parts of the building complex.

This chapter shows the structure of all the different buildings parts in plans, cross sections and longitudinal sections.

V_I STRUCTURE OF THE BUILDING COMPLEX



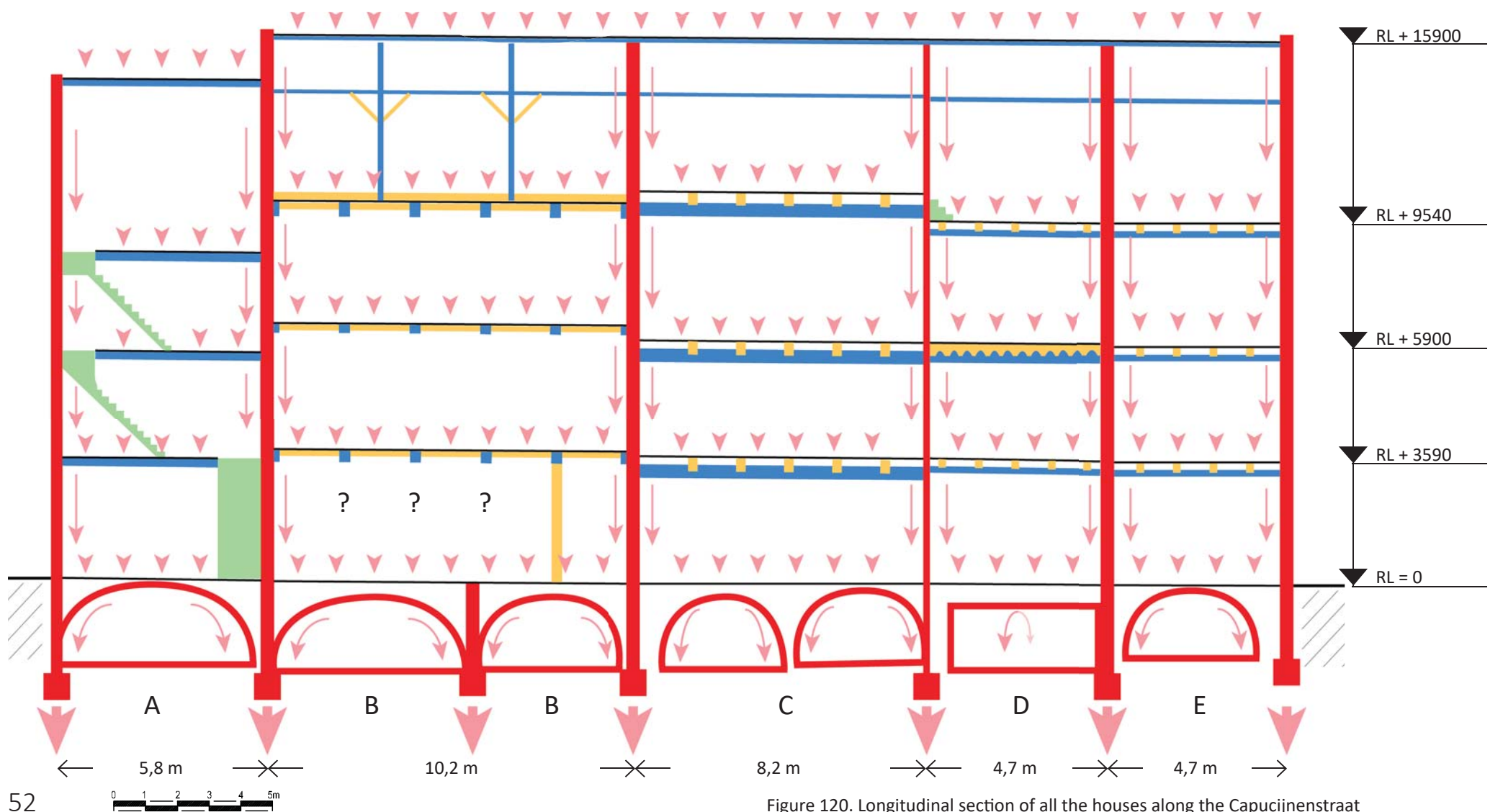
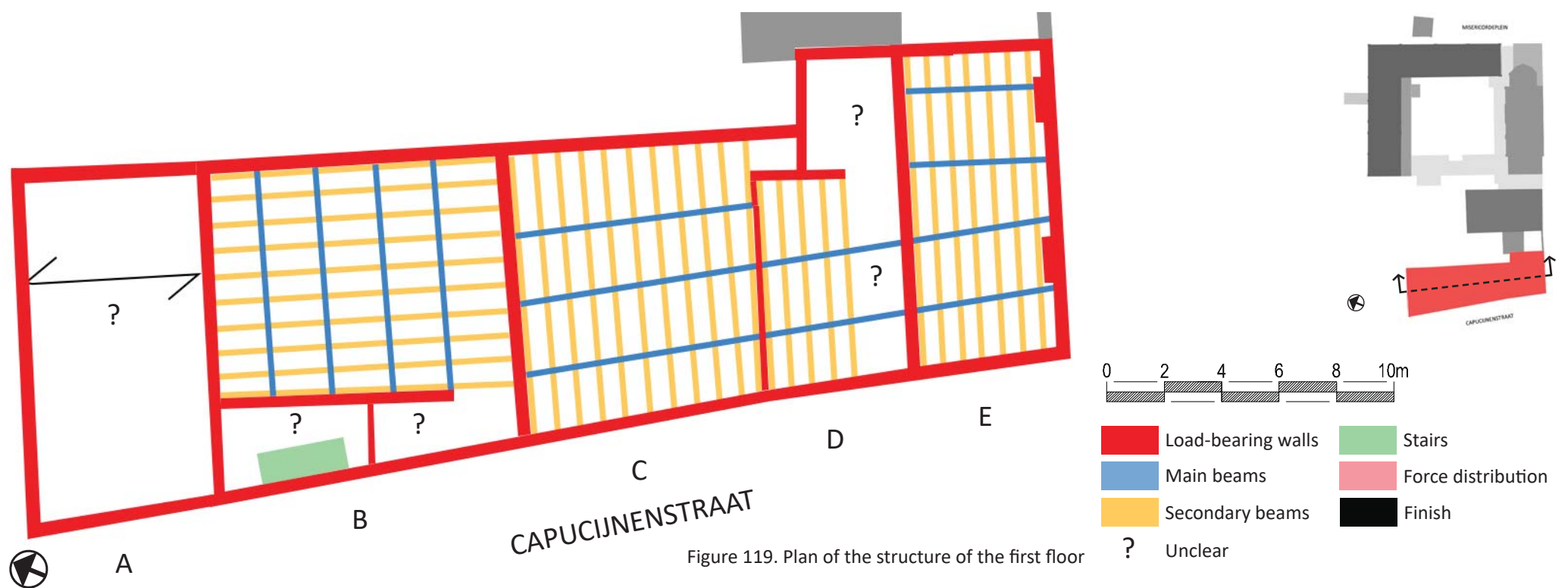
The building complex can be subdivided in seven building parts. Figure 100 shows how these parts can be recognized in a plan of the Misericorde complex.

Because the building parts were all constructed at different times, they all have different measurements.

1. Capucijnenstraat wing	+/- 1700
Total length: 36,28 m	
Total width: 12,79 m	
Total height: 15,90 m	
2. Part with the Sisters' chapel	1856 - 1870
Total length: 19,95 m	
Total width: 11,46 m	
Total height: 12,90 m	
3. Laymen's chapel	1896
Total length: 29,13 m	
Total width: 9,85 m	
Total height: 17,0 m	
4. Laundry and ironing wing	1898
Total length: 26,91 m	
Total width: 8,96 m	
Total height: 15,52 m	
5. Extension of the laundry and ironing wing	1908
Total length: 34,83 m	
Total width: 8,85 m	
Total height: 15,52 m	
6. Pavilion	+/- 1500
Total length: 5,18 m	
Total width: 5,18 m	
Total height: ?	
7. Extension of 1979	1979
Total height: 2,82 m	

Figure 118. Building parts of the Misericorde complex

V_II STRUCTURE CAPUCIJNENSTRAAT WING



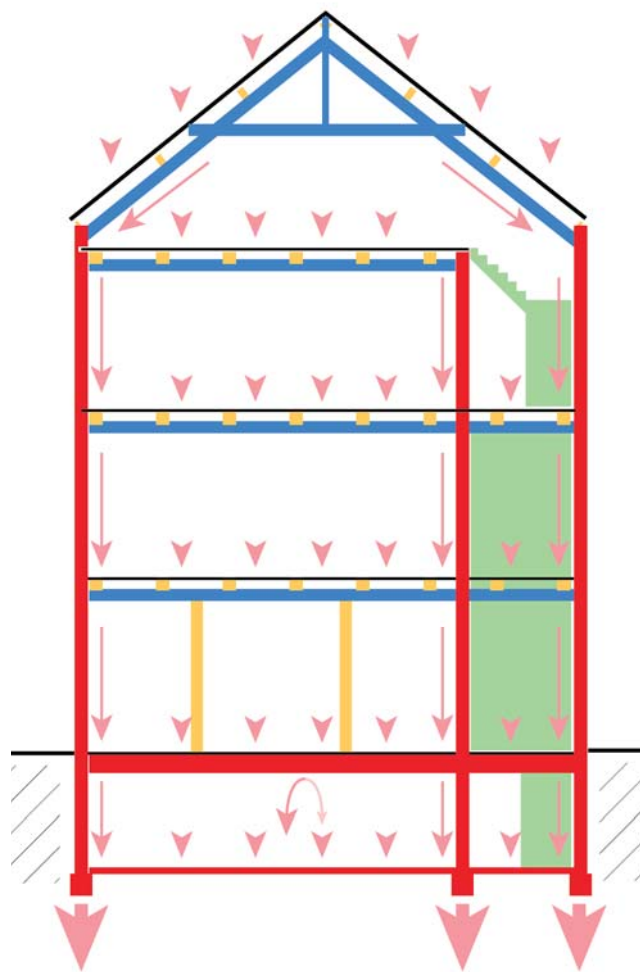


Figure 121. Cross section of house B

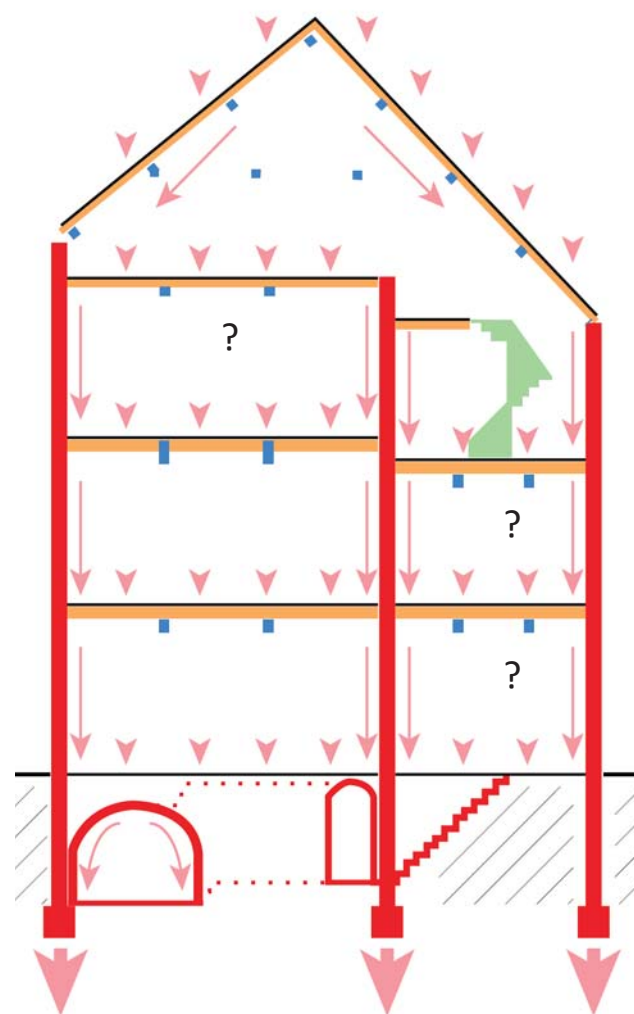
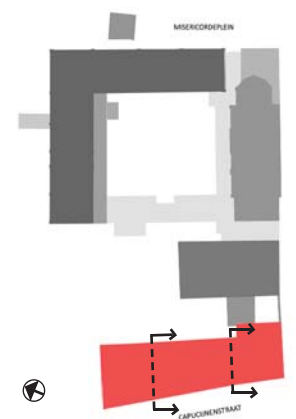
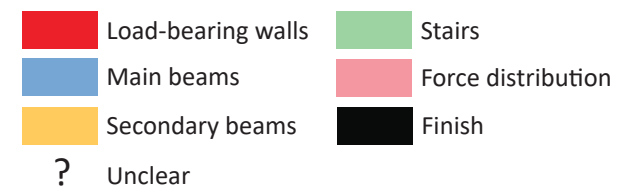
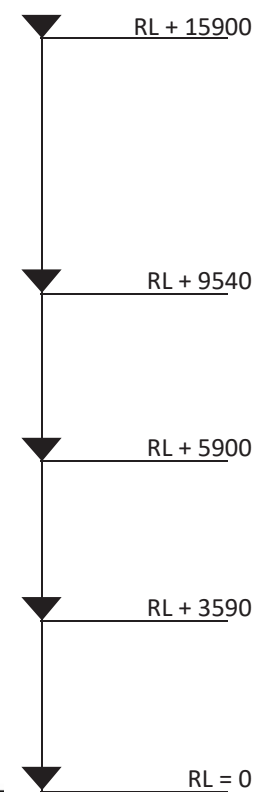


Figure 122. Cross section of house D



The houses along the Capucijnestraat used to be five separate houses before they were combined into one wing of the Misericorde complex.

The structure of the houses are different from each other, which is not surprising since they were constructed at other times.

This division can still be recognized from the original partition walls of the houses, as can be seen in the plan of figure 119. "A", "B", "C", "D" and "E" are all different houses. This division is also translatable from the cellars, the oldest parts of these houses. The cellars are constructed in the form of barrel vaults and all the vaults, except dwelling D, are oriented from east to west (front façade to back façade) as can be seen in the longitudinal section of the houses. The barrel vault of house D is oriented perpendicular thereto.

The complete structure of the dwelling with the mark "A" is unknown since this dwelling was rebuilt during the transformation of the Misericorde complex for the use of the City-Centrum and there are no drawings available. This house is deeper than it is wide and therefore the assumption can be made that the span of this house is the same as the houses marked "C", "D" and "E".

The structure of the house marked "B" is perpendicular to the other houses along the Capucijnestraat and span from the front façade to the back façade. On the ground floor this house has two columns, on older drawings can be seen that there used to be six more columns in this house but apparently they weren't necessary anymore since they were removed. This could either be because the three beams that were supported by these columns were strengthened in another way or because another layer of beams

was made underneath main beams of this floor. Unfortunately due to all the suspended ceilings this is only an assumption.

The main structure of the houses marked "C", "D" and "E" spans from one partition wall to the next partition wall. Even though they aren't visible on any drawings or when you are actually there, all these houses have suspended ceilings, the centre to centre size of the beams is so wide that it would be impossible if there wasn't any secondary structure.

The roofs of the houses differ just as much as the rest of the structure of the houses. The house marked "B" has a completely different roof structure than the house marked "C", "D" and "E", as visible in the figures 121 and 122. The basic difference in roofs is this: House "B" has a rafter roof (in Dutch: "spantenkap") and the other houses have a purlin roof (in Dutch: "gordingenkap").

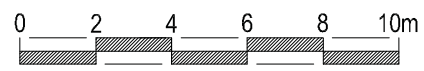
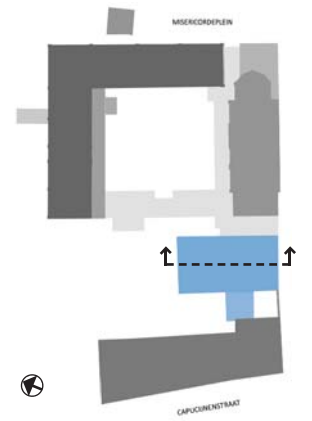
V_III STRUCTURE SISTERS' CHAPEL



Figure 123. Plan of the structure of the ground floor



Figure 124. Plan of the structure of the first floor



- █ Load-bearing walls
- █ Main beams
- █ Secondary beams
- █ Stairs
- █ Force distribution
- █ Finish
- ?

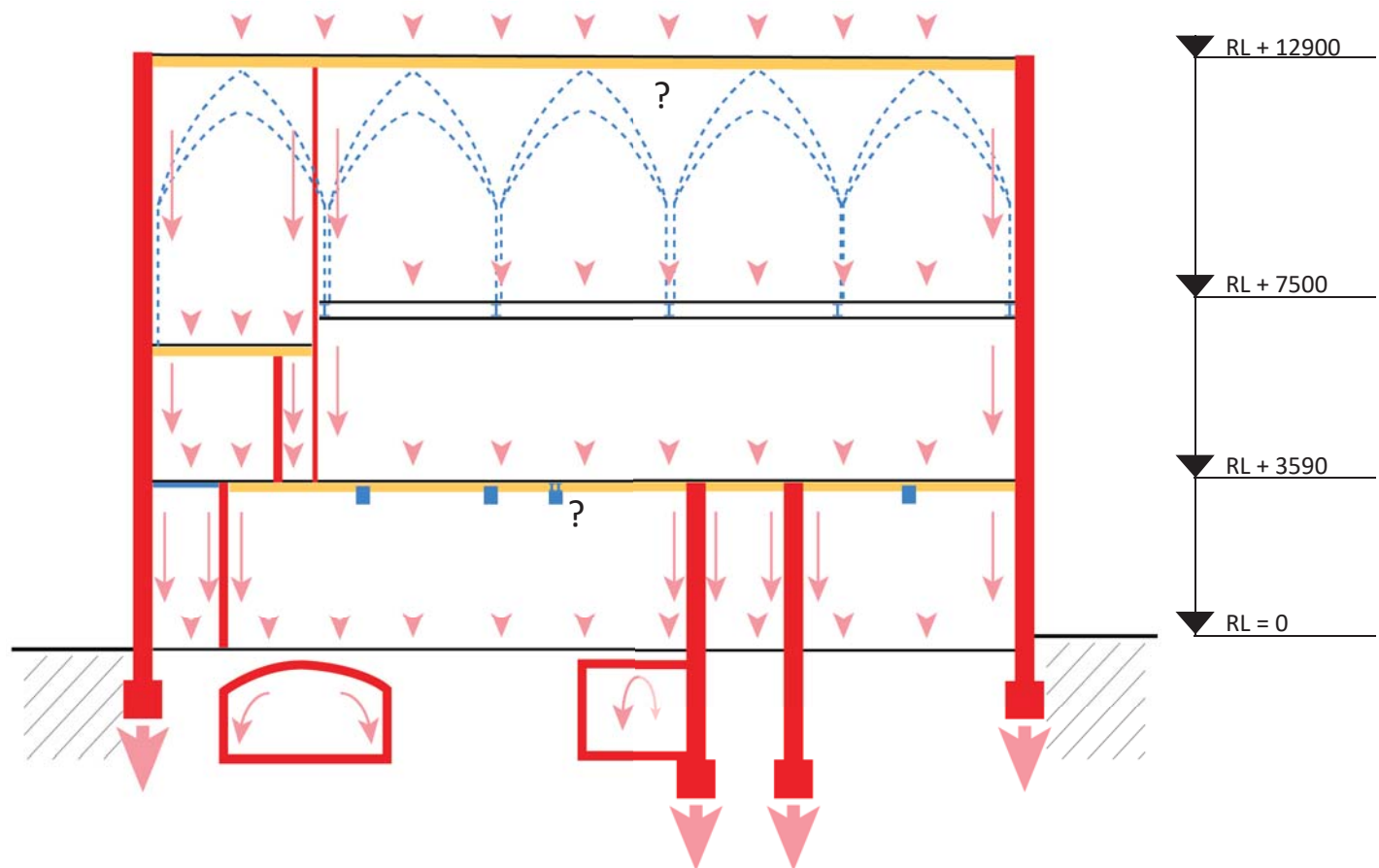
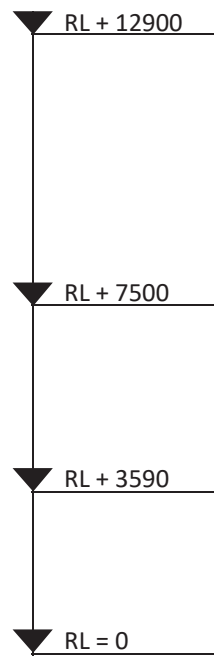
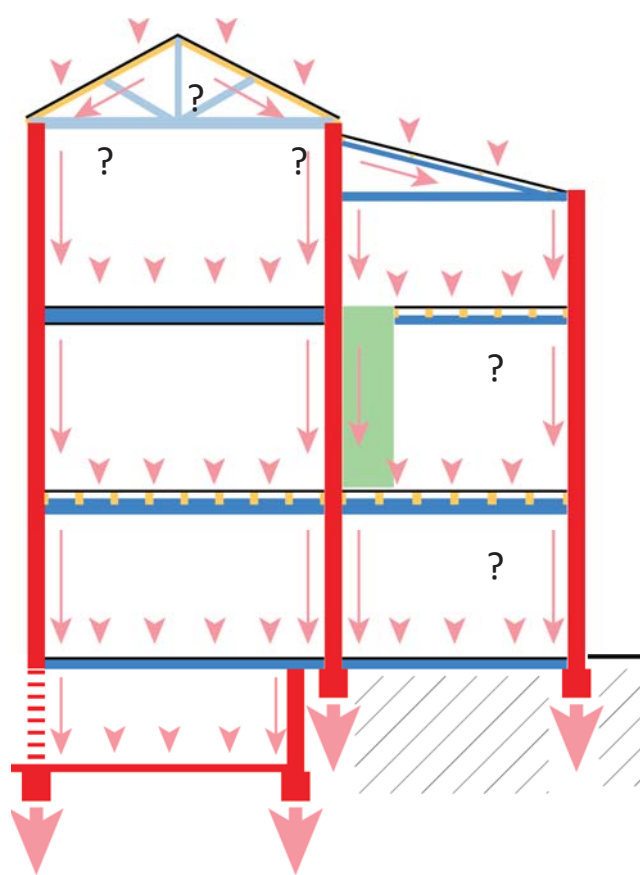


Figure 125. Longitudinal section of the part with the Sisters' chapel



- █ Load-bearing walls
- █ Main beams
- █ Secondary beams
- █ Stairs
- █ Force distribution
- █ Finish
- █ ? Unclear

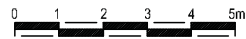


Figure 126. Cross section of the part with the Sisters' chapel

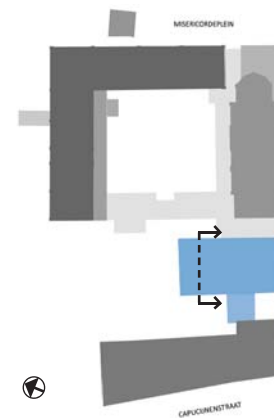


Figure 127. From the small outdoor area different building periods can be seen



Figure 128. Steel column visible from the room next to the Sisters' chapel

The part with the Sisters' chapel is a building cluster that has been formed through various steps. This is clearly visible when looking at the plan of the ground floor and the plan of the first floor that these storeys weren't built in one time period.

Looking at the brickwork of the ground floor it is visible that between two parts another measure was maintained. It can be assumed that these parts were constructed in a different period of time.

The Sisters' chapel, located on the first floor, has a completely different rhythm in its structure than the parts on the ground floor. Therefore it can be assumed that this part was later built on top of the lower structures.

The hallway that leads through the whole of the ground floor and through a part of the first floor was also built in different periods of time. This can't be found in drawings but the building itself has shown

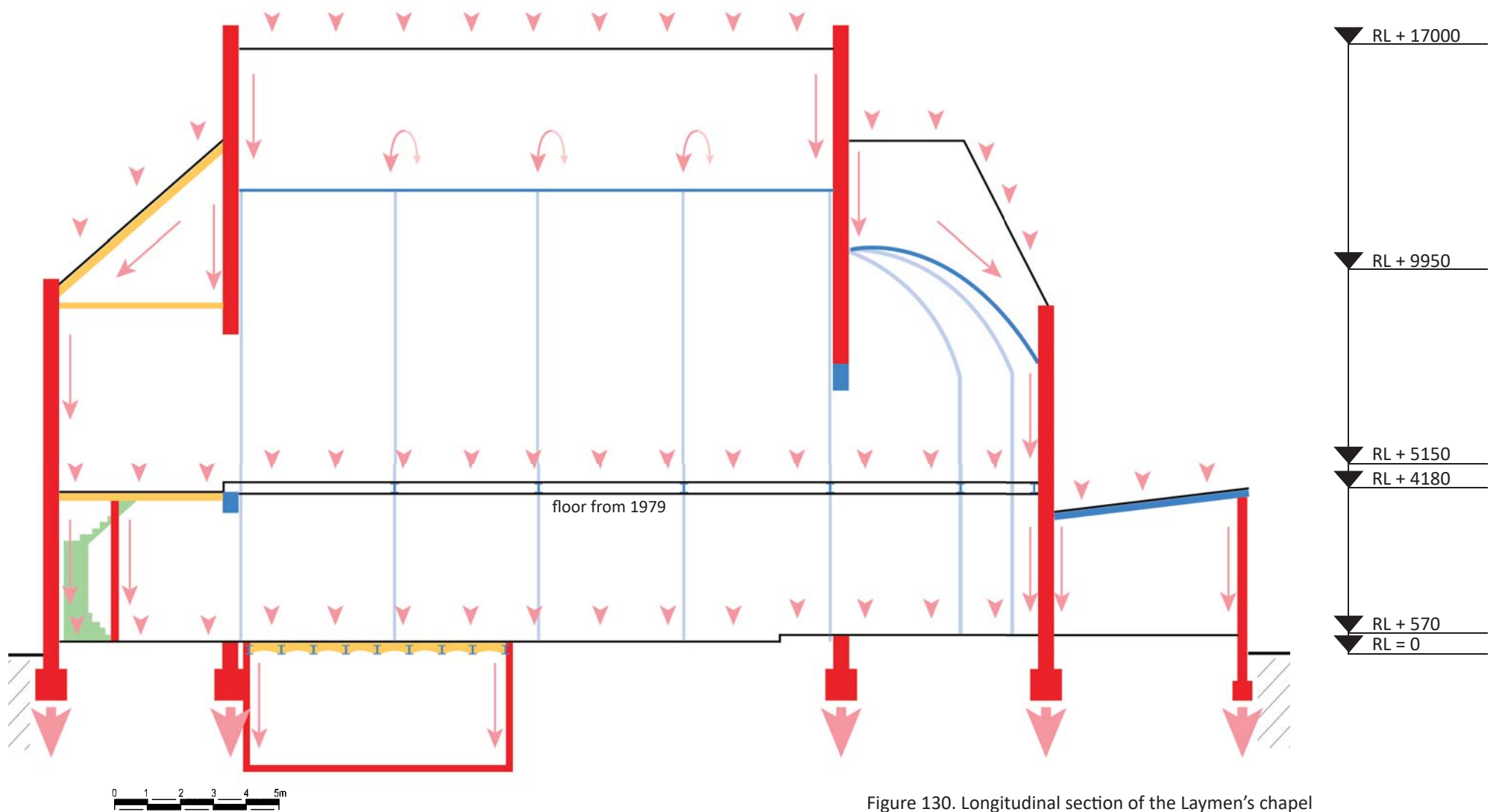
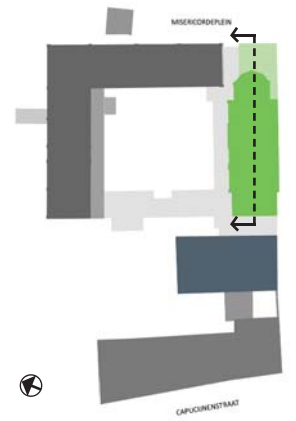
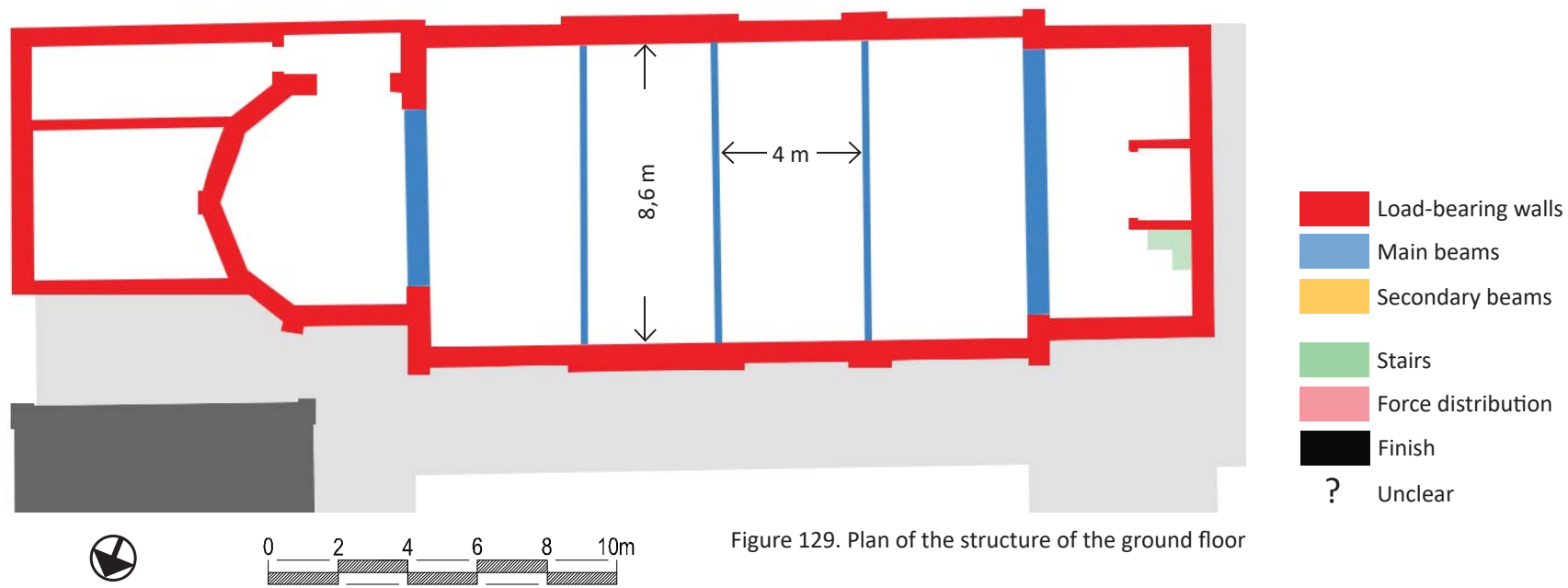
that this is the case. The photograph from figure 109 was taken at the patio between the houses along the Capucijnestraat and the part with the Sisters' chapel, the photograph is taken towards the part with the Sisters' chapel with the hallway on the left. In the corner, next to the ventilation outlet, can a remnant of a wall tie plate (in Dutch: "balk anker") be seen. Of this wall tie plate is only half is visible, meaning that the upper part of the hallway was constructed later than the Sisters' chapel.

It is possible that the hallway was constructed in one go but in the same photograph a beam is visible between the ground floor and the first floor, this beam is partly covered with a lead slab and might suggest that the first floor was later constructed than the ground floor. The numbers "1", "2" and "3" in figure 127 suggest the possible building order.

The main structure of all the parts within this building cluster are spanning from the east façade to the west façade. The centre to centre size differs between the building parts and even within those building parts. The Sisters' chapel has a consistent centre to centre size which, roughly, is 3,55 meters.

During the transformation of the Misericorde complex to be used as a City-Centrum the Sisters' chapel took quite a change, the original vault were demolished and replaced by steel columns and beams. There is no documentation of this intervention and therefore it is unknown how this is currently constructed. It is known that this change has been done because one of the steel columns can be seen from the upper room next to the Sisters' chapel.

V_IV STRUCTURE LAYMEN'S CHAPEL



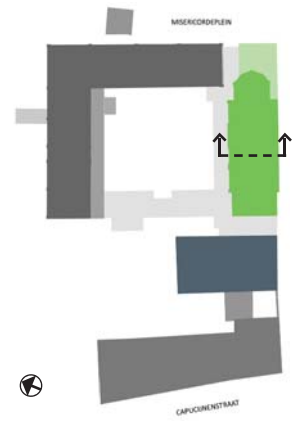
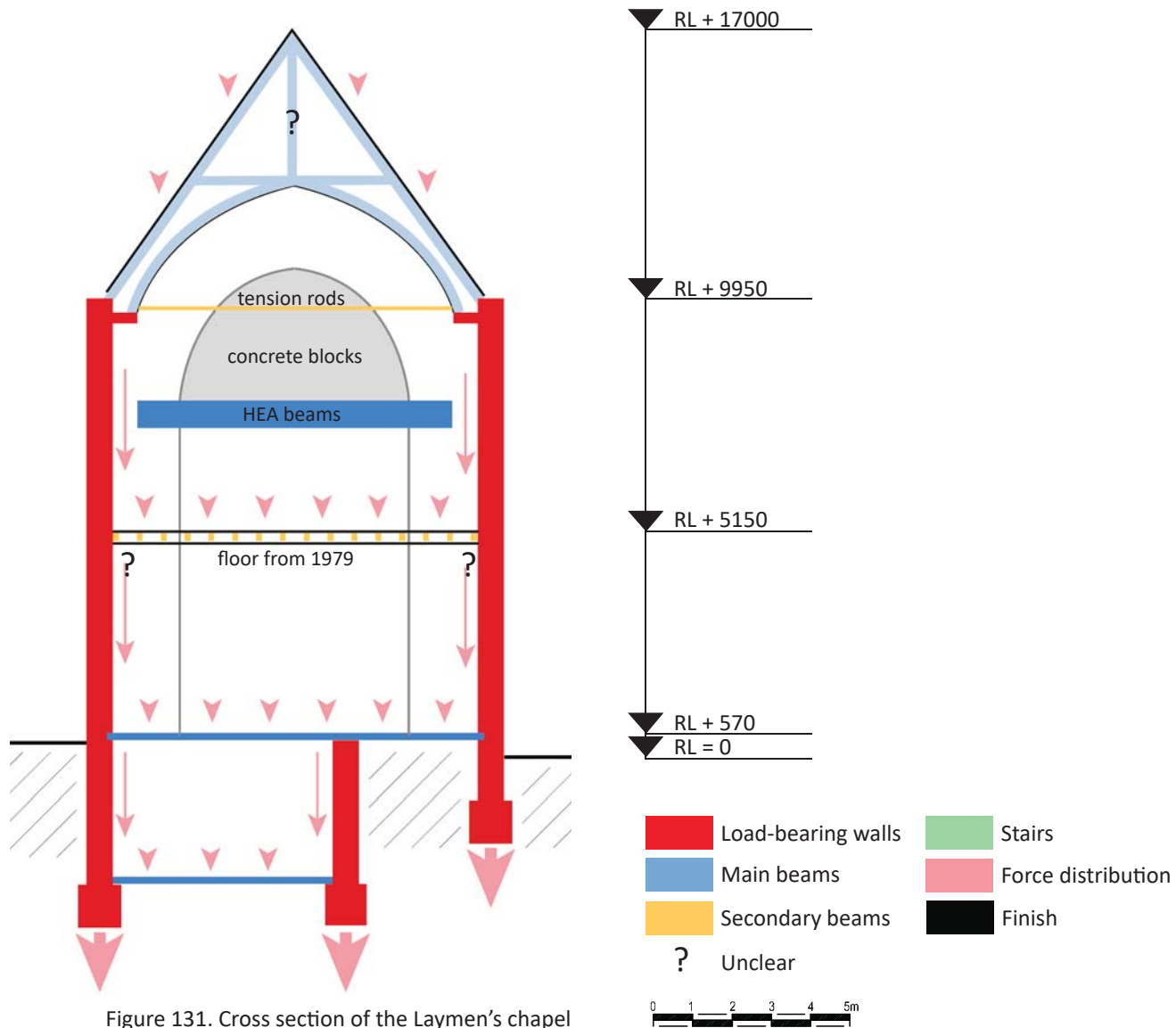


Figure 131. Cross section of the Laymen's chapel

The structure of the Laymen's chapel is self-evident. The north and south walls are load-bearing and the barrel vaults of the ceiling transfer their forces in these walls.

The transformation of the Misericorde complex to the use of City-Centrum barely changed the structure of this building. A new floor was added, as can be seen in the cross section of the building in figure 131, and is constructed of steel beams. It is unknown whereupon this floor rests, a new or old structure or perhaps clamped into the load-bearing walls.

The structure above the barrel vaults is also unknown, these are still the original structures. This can be stated because in old drawings of the chapel the filling above the vault was left empty. Indicating that the author didn't know the structure as well, not being able to get there.

At a certain moment in time two HEA beams were added to the masonry of a vault between the choir and the nave. The masonry of this wall seems to be very poor having come to this solution. Later still, concrete blocks were used to fill in the space between the steel beams and the masonry above, making sure nothing would collapse.

It is possible that in the same period of time the tension rods were added to the barrel vaults ensuring the chapel would be spared. The damages of this chapel can be found in an additional chapter.

Underneath the chapel is a cellar, used for cokes, which has a ceiling with trough vaults.

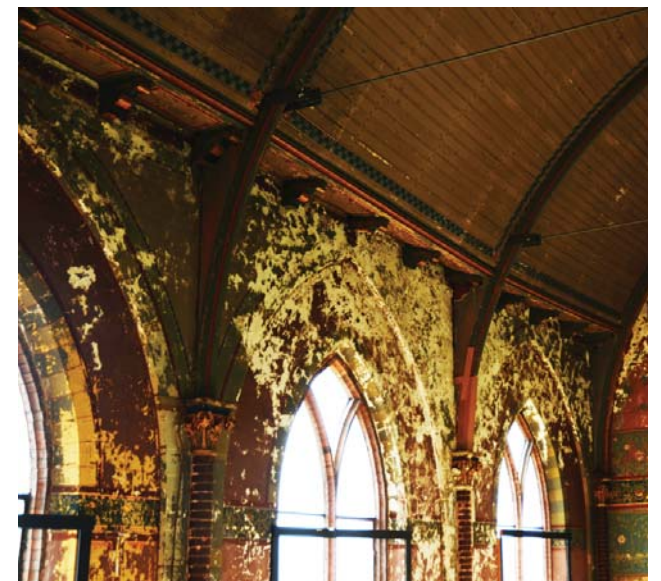
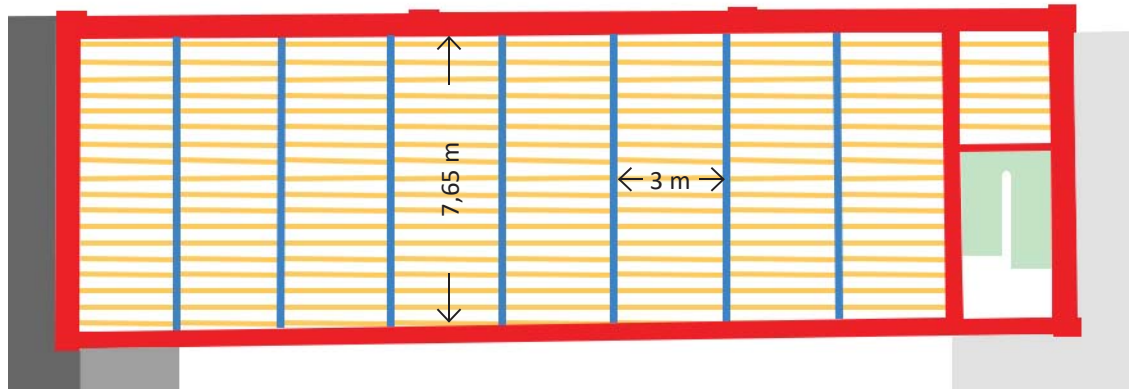


Figure 132. The roof structure of the Laymen's chapel

V_V STRUCTURE LAUNDRY AND IRONING WING



- Load-bearing walls
- Main beams
- Secondary beams
- Stairs
- Force distribution
- Finish
- ? Unclear

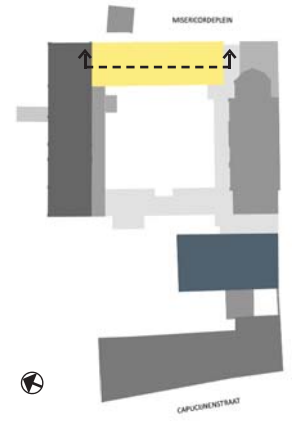


Figure 133. Plan of the structure of the first floor of the Laundry and ironing wing

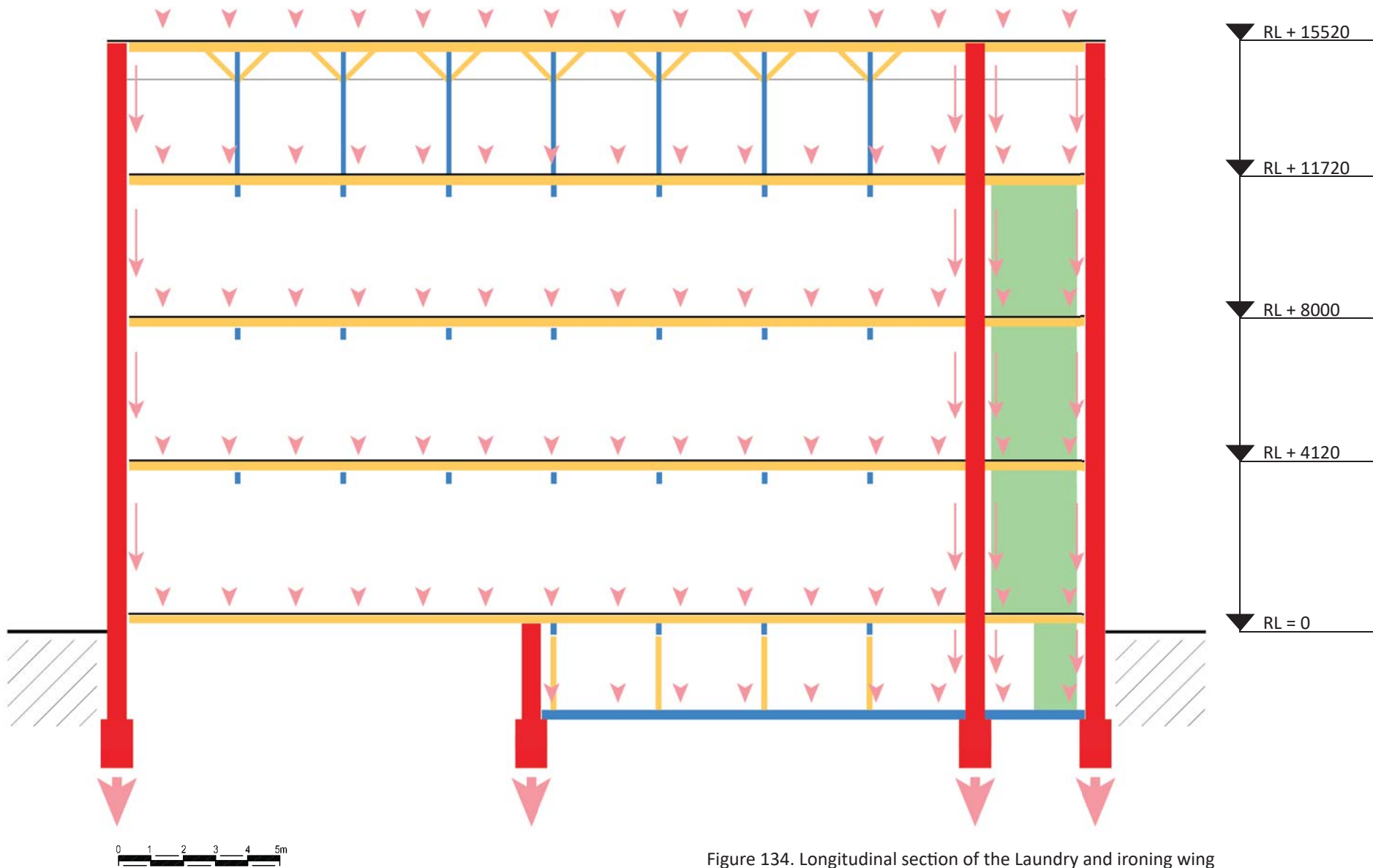
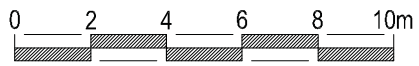


Figure 134. Longitudinal section of the Laundry and ironing wing

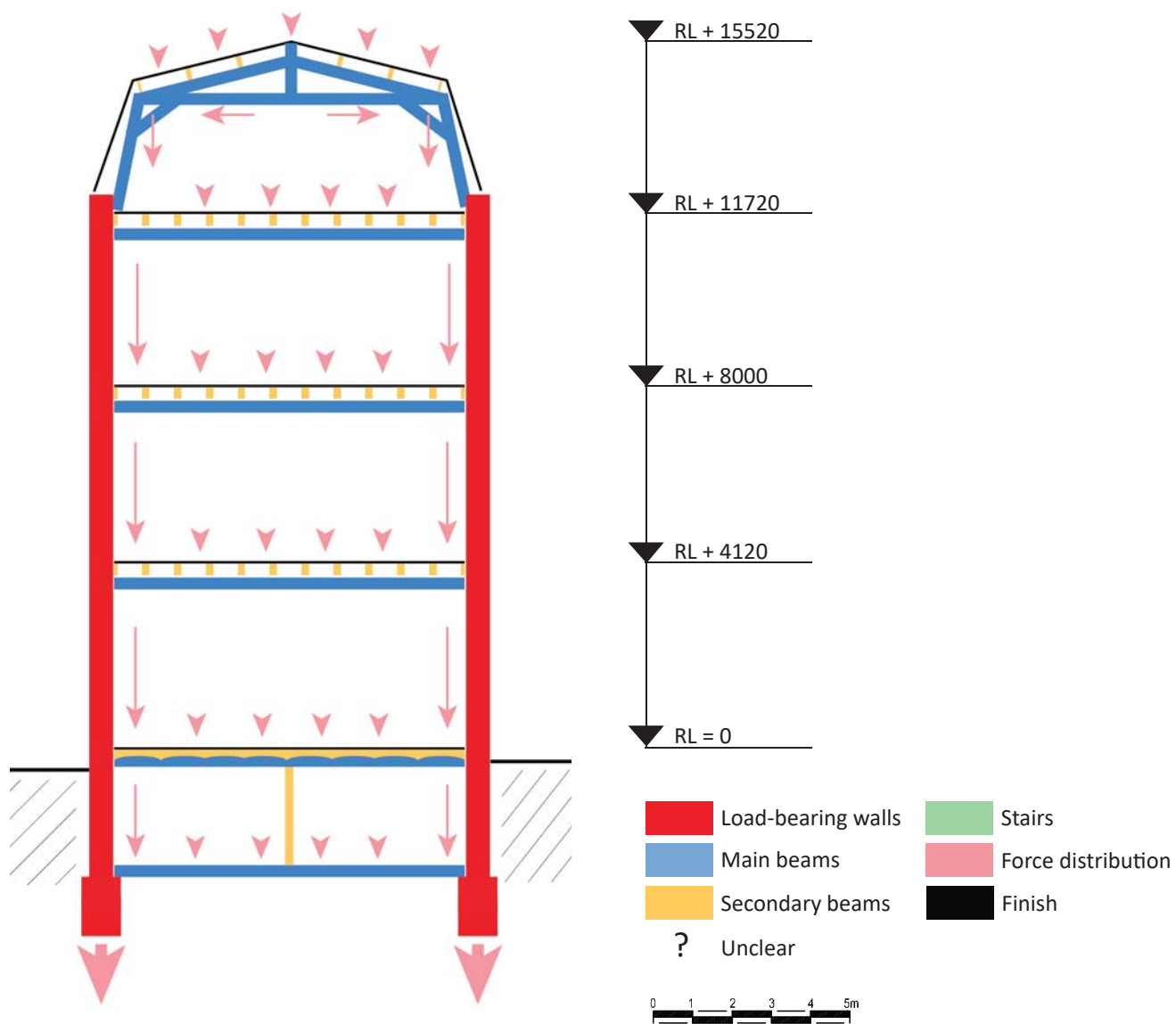


Figure 135. Cross section of the Laundry and ironing wing

Like the structure of the Laymen's chapel, the structure of the Laundry and ironing wing is self-evident. The front and back façades are load-bearing and the floors distribute their forces along them to the foundations and into the ground.

The ground floor of this wing is constructed differently than the other floors above it. The ground floor was reserved for the heavy machinery and to that end this floor was constructed heavier, to bear the machines.

The cellar of this building is most probably constructed with trough vaults. The earliest drawings of this building part shows a structure of steel beams spanning the width of the building with a secondary layer of steel beams on top of them. Later drawings however show trough vaults and in the latest drawings these cellars have received struts. The assumption that these cellars have trough vaults in stead of just the steel beams derives from the truth of the drawings. Later

drawings tend to have more knowledge of the building and seem to have more detail. The first drawing can be a proposal which was decided to be built but turned out to be too expensive, or another reasoning, and some budget cuts were made. Resulting in differences between the proposal and the actual built object. On higher levels the same principle was used with timber, in that case: main beams and bridging joints (in Dutch "kinderbint").

The top of the building is constructed with a mansard roof. This structure stands upon the timber beam of the attic but it is nearly invisible due to all the gypsum walls that were placed here with the transformation of the Miséricorde complex.

Underneath this building is a cellar and drawings from 1979 show that struts were placed here at some time.

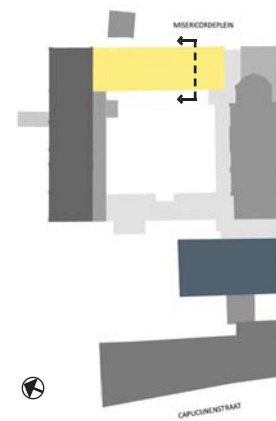


Figure 136. A part of the roof structure of the Laundry wing

V_VI STRUCTURE EXTENSION OF 1908

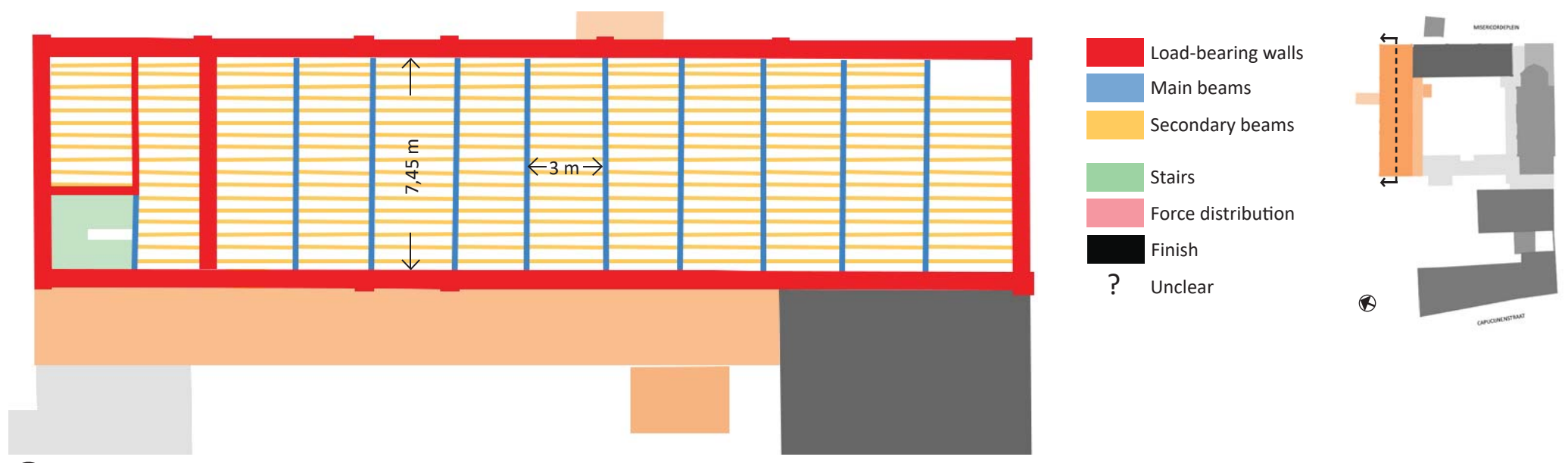


Figure 137. Plan of the structure of the ground floor

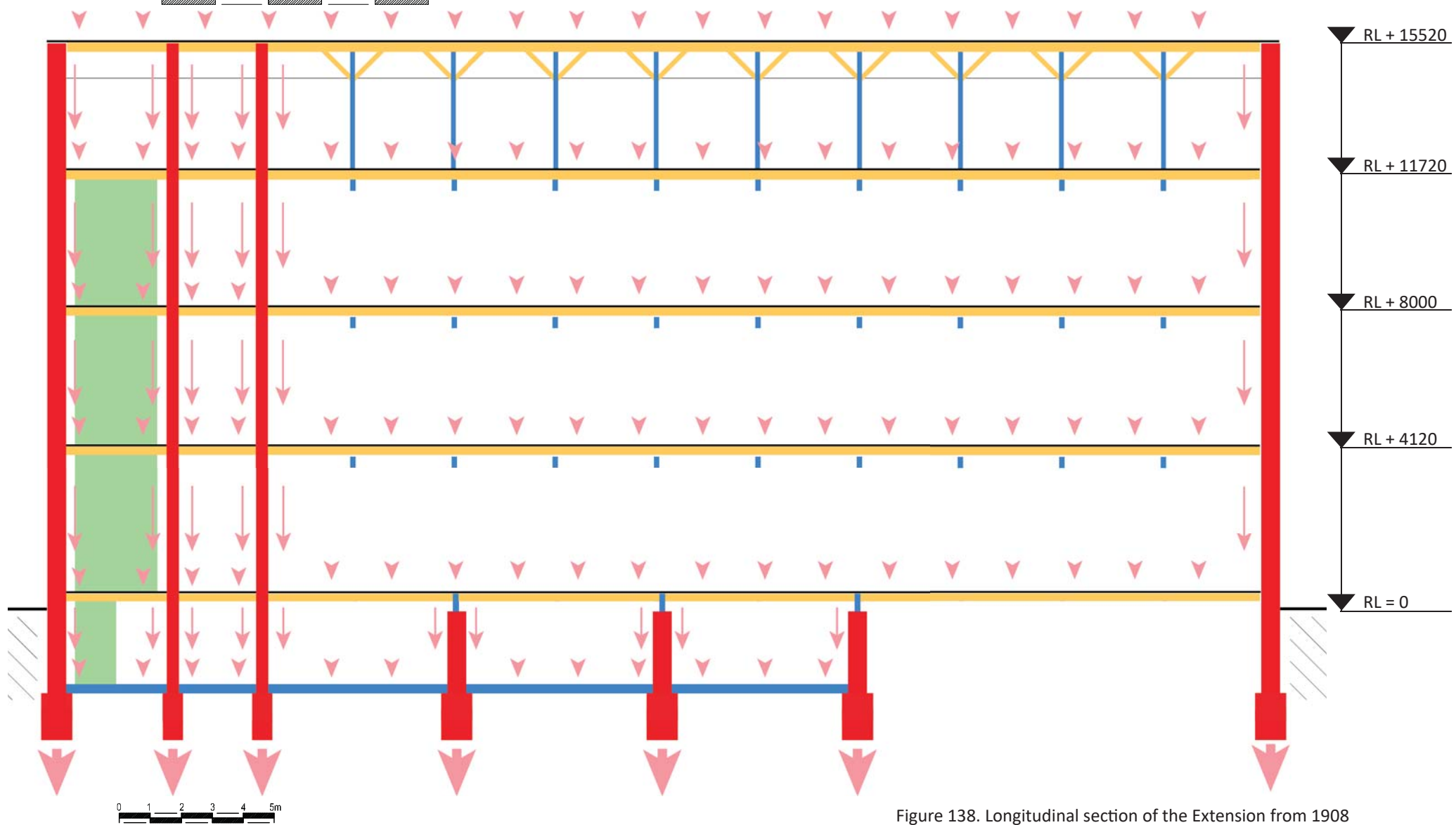


Figure 138. Longitudinal section of the Extension from 1908

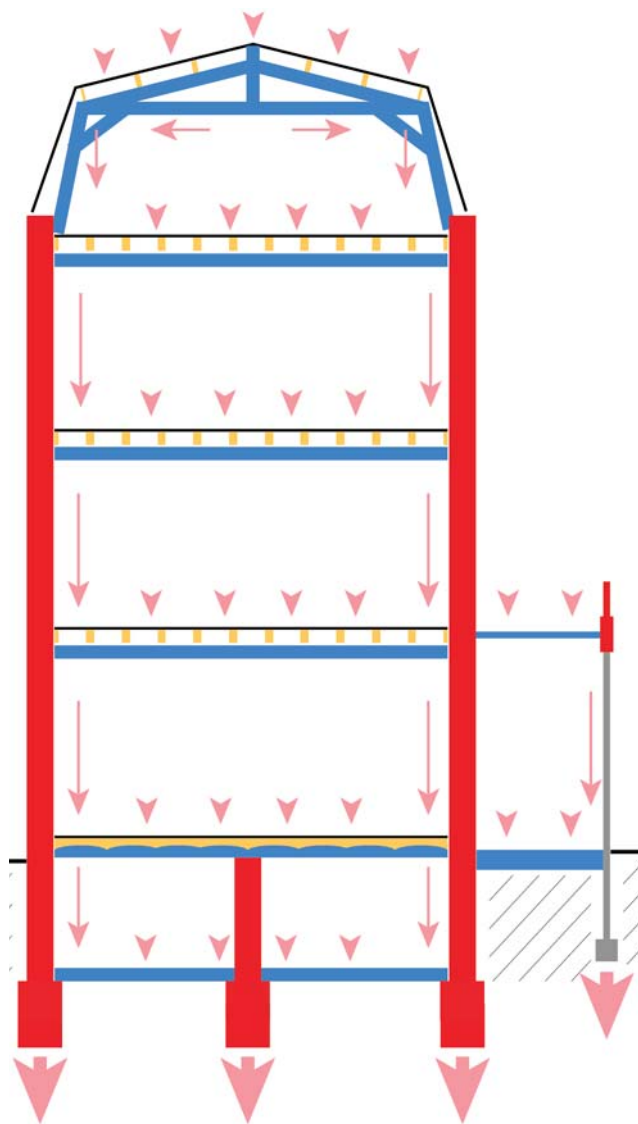


Figure 139. Cross section of the Extension from 1908

The structure of the extension of the Laundry and ironing wing is nearly identical to its brother but with a couple subtle differences.

One of these differences is the length of this building part. It is exactly the width of the Laundry and ironing wing longer, making the two wings appear identical from the outside.

The head end of the building part, where the staircase is located, is structured a little differently than the head end of the Laundry and ironing wing. Next to the load bearing walls of the staircase this part has another load bearing wall next to it, this wall lies in the grid of the main beams of the floors.

The ground floor of the extension from 1908, the ceiling of the cellar is constructed of trough vaults. These trough vaults are supported by brick footing, which stands in the centre of the cellar underneath.

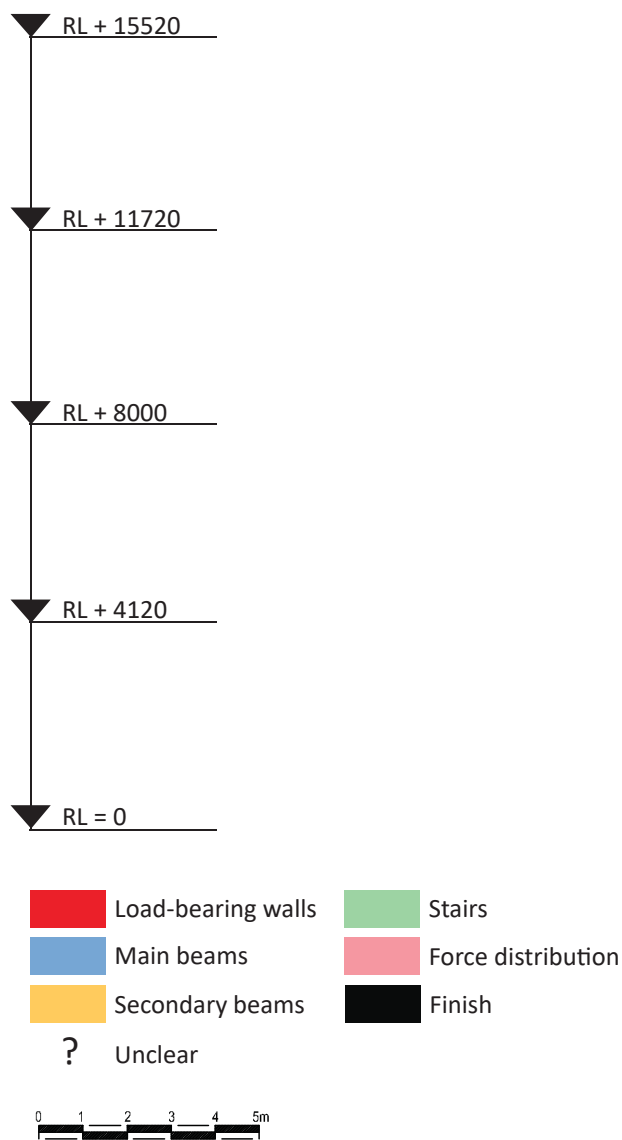


Figure 140. The structure of the building part on the second floor, looking towards the west; The blue 'columns' that are visible on this photograph are no load-bearing columns but rather an architectural addition to the room

The higher levels are constructed just like the Laundry and ironing wing, out of timber spanning from the front façade to the back façade with bridging joints in between.

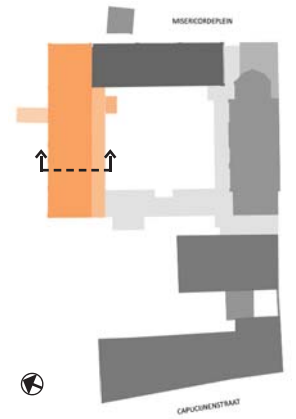
The top of the building is also constructed with a mansard roof. This structure stands upon the timber beam of the attic but it is nearly invisible due to all the gypsum walls that were placed here with the transformation of the Miséricorde complex.

Another difference is the balcony that was placed against this building part in 1926. It is a very slender structure constructed from reinforced concrete.

During the transformation of the Miséricorde complex to the use of the City-Centrum the space underneath the balcony was closed with, presumably, wooden frames which obscure the beauty and slender of the concrete balcony.



Figure 141. The concrete balcony seen from the inner courtyard



V_VII STRUCTURE PAVILION

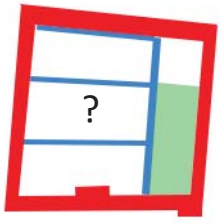


Figure 142. Plan of the structure of the ground floor

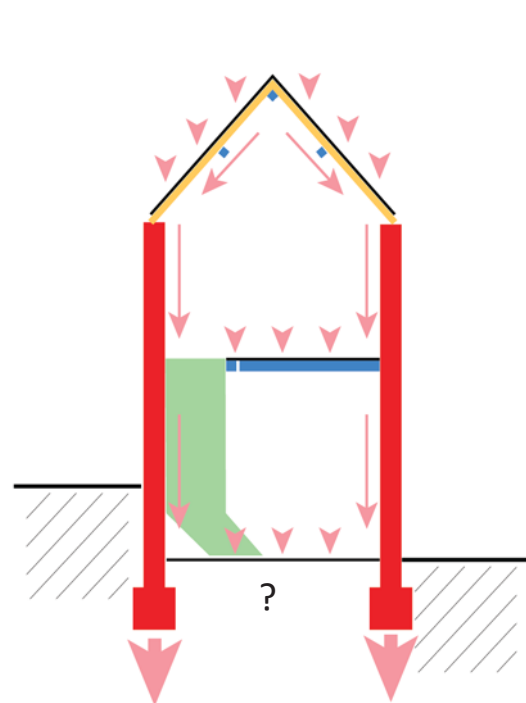
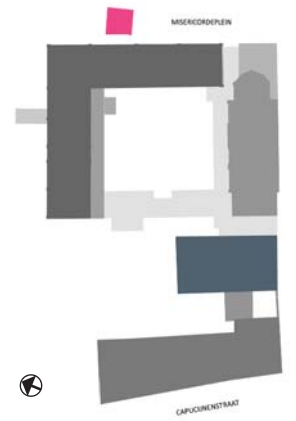
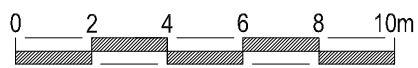


Figure 143. Cross section of the Pavilion

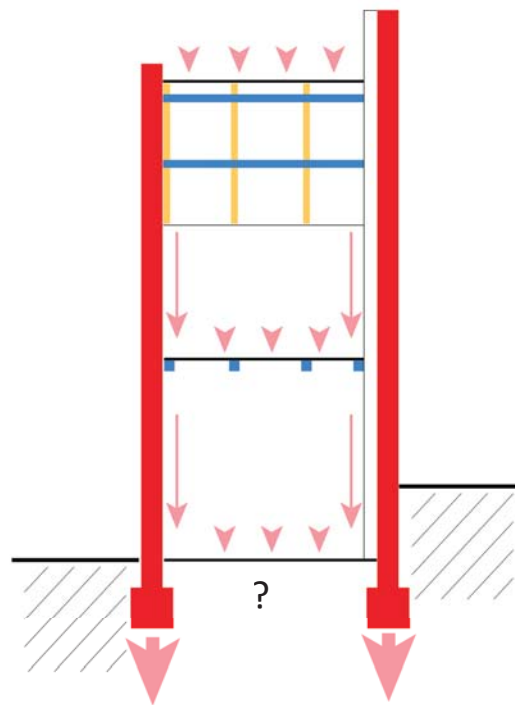


Figure 144. Longitudinal section of the Pavilion



- | | |
|---|--|
| ■ Load-bearing walls | ■ Stairs |
| ■ Main beams | ■ Force distribution |
| ■ Secondary beams | ■ Finish |
| ? Unclear | |

Of the pavilion are no drawings or other documents available. This makes for a mysterious setting. It is therefore that these drawings and conclusions are made at my own discretion.

The building has a cellar but nothing is known about it and since I haven't been there I wasn't able to make any assumptions about it.

The building has one floor with timber beams that span from partition wall to, I presume, another timber beam perpendicular to the other beams because of the staircase.

On top of everything the small building has a purlin roof, as can be seen in the cross section of figure 143 and the photograph of figure 145.



Figure 145. The purlin roof of the Pavilion

V_VIII MATERIALIZATION OF THE STRUCTURES



Figure 146. Cellar



Figure 147. Trough vaults



Figure 148. Wooden structure



Figure 149. Timber roofing



Figure 150. Steel structure



Figure 151. Steel column



Figure 152. Cellar

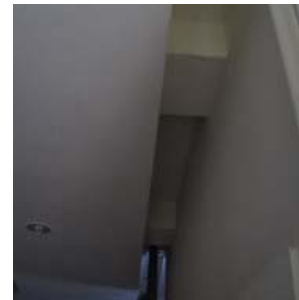


Figure 153. Wooden structure



Figure 154. Tension rod



Figure 155. Outset of vault



Figure 156. Wood panelling



Figure 157. Concrete blocks above HEA beams

Capucijnenstraat wing - figure 146 till figure 149

The cellars of all these former houses were structured with brick barrel vaults. In some parts the vaults are made from marl blocks.

The upper floors of houses B till E are mostly materialized with wooden beams as main structure and secondary timber structure. Except for some rooms that are structured with trough vaults. These trough vaults are made from steel beams with brickwork in between them.

The houses B, C, D and E have a timber roof. These roofs are different in structure but are all built up from timber.

House A was rebuilt in 1979 and has no original structure left. The floors are most likely reinforced concrete floors as drawings say "composite floor" in this part. The materialization of the roof of this house is unknown but because it was rebuilt in 1979 and the floors are made in concrete the roof will be made modern as well, it is still possible though that the roof structure is made of timber.

The Sisters' chapel - figure 150 till figure 153

Like the cellars underneath the former houses along the Capucijnenstraat the cellar underneath the part with the Sisters' chapel is built from bricks and marl blocks.

The first floor has a timber structure, this is visible in old drawings of the building and above the suspended ceilings. This timber structure consists of timber main beams and secondary timber structure.

The exception here lies in the structure that can be found in one room on the first floor. The former Sisters' chapel was once constructed with stone vaults but were (partly?) removed to make way for steel columns and steel beams.

The other rooms on this floor however are again structured with the use of timber. The lower part next to the chapel has a simple pent roof, made of timber.

Laymen's chapel - figure 154 till figure 157

Underneath the Laymen's chapel lies a cellar that has a roof with trough vaults. These trough vaults are, like the trough vaults in the houses along the Capucijnenstraat, made from steel beams with brickwork between them.

The structure of the Laymen's chapel is hidden from sight by the original wood panelling of the barrel vaults on the ceiling. It is most likely though, based on the time perspective, that the roof structure is a timber one.

The material of the ribs along the barrel vault is unknown but can either be timber or natural stone. The outset of the vaults have a brickwork base and a natural stone Corinthian capital.

The wall between the nave and the choir has a very poor state and therefore two steel HEA beams were placed there to give some support to the building. Concrete blocks were used to fill up the empty space above the steel beams. Apparently the beams weren't enough support.

The new floor that divides the chapel in two storeys has a structure of steel beams that span the width of the chapel.



Figure 158. Timber roofing



Figure 159. Timber roofing



Figure 160. Timber roofing



Figure 161. Timber roofing



Figure 162. Span structure



Figure 164. Wood structure



Figure 163. Build-up ceiling



Figure 165. Concrete balcony



Figure 166. Timber roofing



Figure 168. Timber roofing



Figure 167. Width wall



Figure 169. Width wall

Laundry and ironing wing - figure 158 till figure 161

The cellar of this building has a cement floor, resting directly on the soil. The floor of the ground floor is constructed a little heavier than the rest of the building due to the heavy (washing) machines that stood here. Steel beams span the width of the building with upon them a secondary layer of steel beams that carried the weight of the machines.

The struts that were placed in the cellars underneath this floor seem to be made of wood on a drawing from 1980. This can not be said with certainty.

The structure of the higher levels are all timber beams spanning the width of the building. These main beams have a timber secondary structure.

The top of the building is constructed with a mansard roof. These rafters stand upon the timber beam of the attic, and not on the load bearing walls of the building, and is completely made of timber.

Extension from 1908 - figure 162 till figure 165

Like the Laundry and ironing wing, the cellar of this building has a cement floor. The ceiling of this cellar is constructed with trough vaults. These trough vaults are made from steel beams with brickwork in between them.

The rest of the materialization of this building is identical to the materialization of the Laundry and ironing wing.

The balcony that was built against this building in 1926 is constructed in its entirety of reinforced concrete.

The pavilion - figure 166 till figure 169

The building has a cellar but nothing is known about it and since I haven't been there I wasn't able to make any assumptions about it.

The building has one floor with timber beams that span in the width of the building.

On top of this the small building has a purlin roof with timber beams.

V_LIX DEGRADATION IN THE BUILDING COMPLEX

There are several forms of degradation that can be found in the Miséricorde complex. Figure 170 shows several cases of the damages that are visible in the building complex.

1. Cracks

It is quite common for older buildings to possess a (larger) amount of small cracks in the load bearing walls. Therefore it is not surprising that the building complex has an innumerable amount of these.

However, there are some extensive cracks present in the Laymen's chapel. The south facing wall and the wall that divides the nave and the choir in particular are in bad shape, this will be explained further on.

2. Salt efflorescence

The efflorescence of salt can be found in more places than one but is most abundant in the cellars of the Capucijnenstraat wing, the salt efflorescence lies thickly on these floors.

3. Rainwater

Some of the buildings show the effects of wind and rainwater on the façades. The extension of the Laundry and ironing wing from 1908 shows this very well. A distinctive line can clearly be seen where water in combination with wind wipe past a part of the façade. This results in being able to be a sensitive spot for the building, especially when thinking of salts.

4. Dry rot (wood)

Along the whole complex some of the wooden window frames are subjected to dry rot. The gutter of the Laymen's chapel is also in a bad shape due to wood rot, as can be seen from the inside as well as outside the building.

5. Corrosion (and expansion because of it)

A lot of the natural stone window frames have had shutters in the past. The steel connections in the natural stone have begun to rust through their contact with rainwater.

6. Damage done by renovation(s)

A big part of all the damages that can be found along Maison de la Miséricorde has been done by human hands. Some of the greater damages are for example: The paintings in the Laymen's chapel as well as the Sisters' chapel have been painted over. The vaults of the Sisters' chapel has been removed in the recent past to make place for steel beams and columns. Unfortunately there are many more examples.

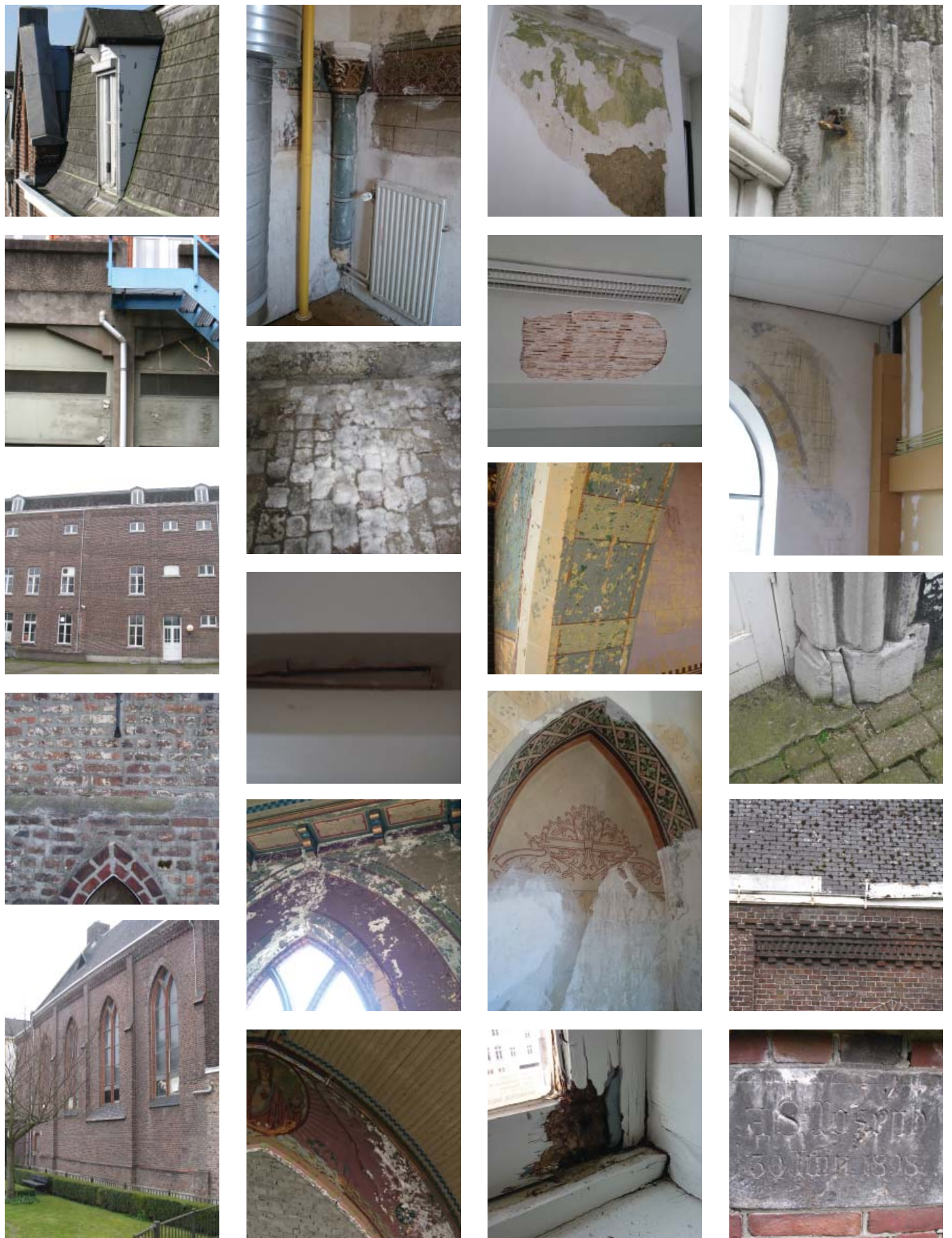


Figure 170. Several degradation processes can be found in Maison de la Miséricorde

VI_X STRUCTURAL DAMAGE

All the damages that have been described form a certain threat to the building complex. Some of these damages do little harm to the buildings, this can for example be the peeling of paintwork, whereas other damages can have disastrous consequences for the building if they are left as they are right now. One of these disastrous consequences is the current structural condition of the Laymen's chapel.

Figures 171 till 177 show why these damages appeared and where they came from.

Figure 171 shows the original structure of the Laymen's chapel. This section shows the load-bearing walls, the barrel vault and the force distribution in the building. In this first phase no horizontal connection was made between the two load-bearing walls.

This kind of connection is made to keep the walls rigid. The forces that are apparent in the construction of the roof are distributed down to the walls and outwards. Usually these outward forces are contained with a direct connection between two opposing walls. This way these walls will not undergo any tension and will stay upright.

Missing this vital connection, the walls of the chapel began to expand/bulge outward. This is shown in figure 172. The expansion/bulging of the walls caused major fractures in the load-bearing walls and in the wall between the nave and the choir.

Around the period of the redevelopment of the convent in 1979 the biggest damages in the chapel were strutted, visualized in figure 175. Two steel HEA beams were added under the arc in the wall between the nave and the choir. Later the filled the space between the beams and the masonry with concrete blocks, ensuring the wall wouldn't collapse.

The latest addition to the structure of the chapel are tension rods. These tension rods make the horizontal connection between the two load-bearing walls. In theory this would re-establish the balance of the force distribution of the walls. In practice, it is unknown whether the tension rods have actually done this.

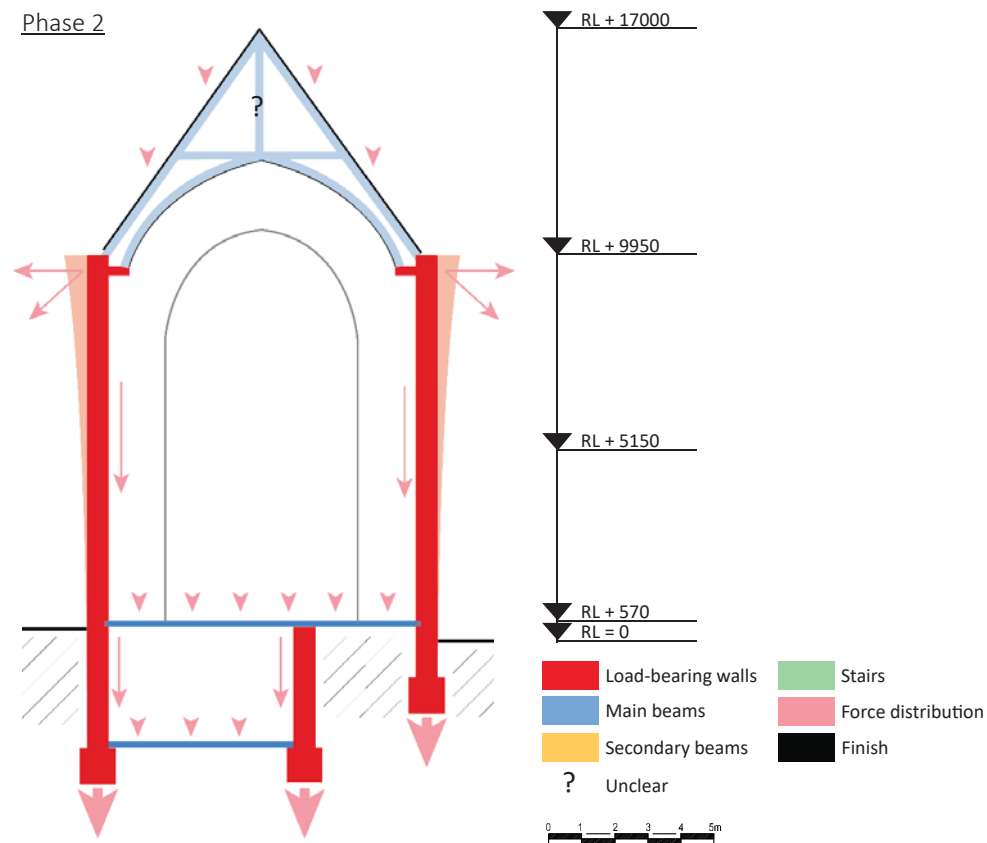
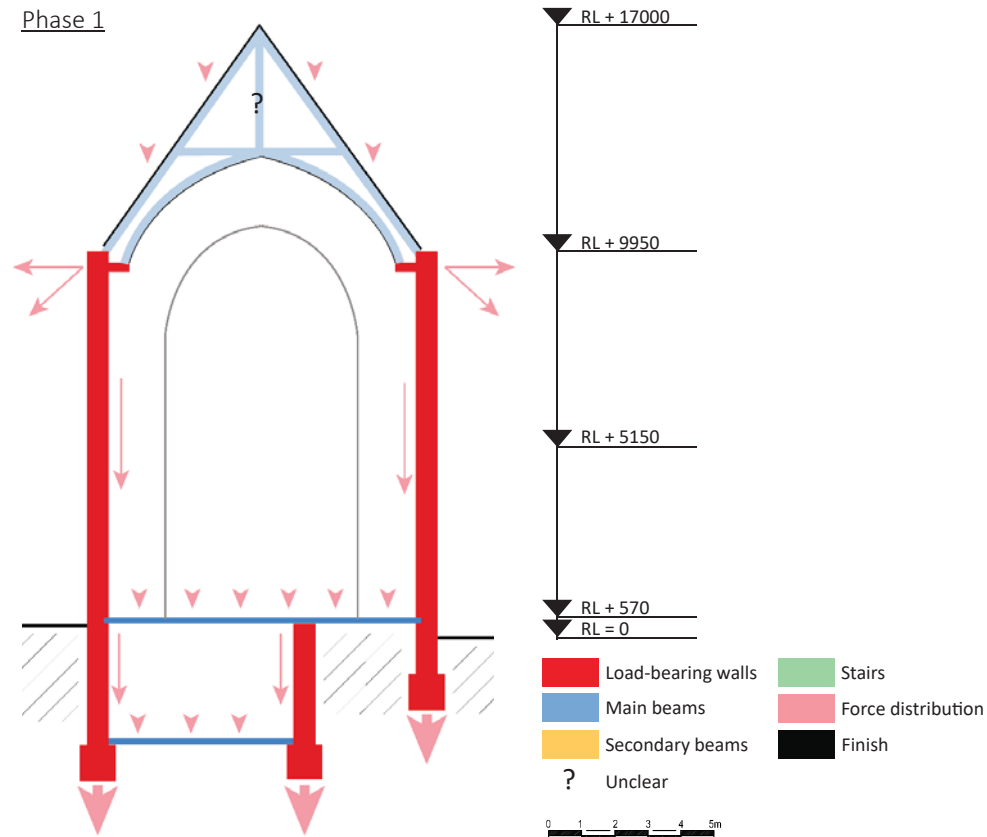


Figure 173. Crack in load-bearing wall

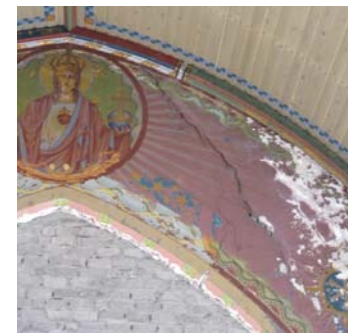


Figure 174. Crack in wall between nave and choir

Phase 3

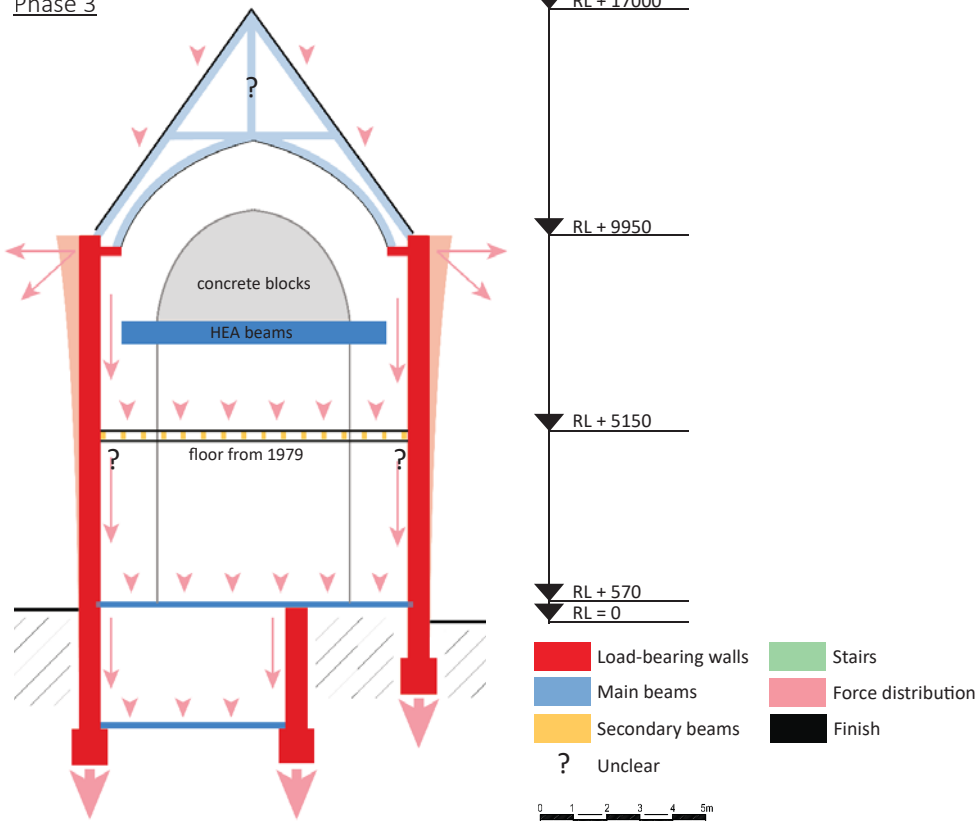


Figure 175. First repair attempt



Figure 176. Damage control

Phase 4

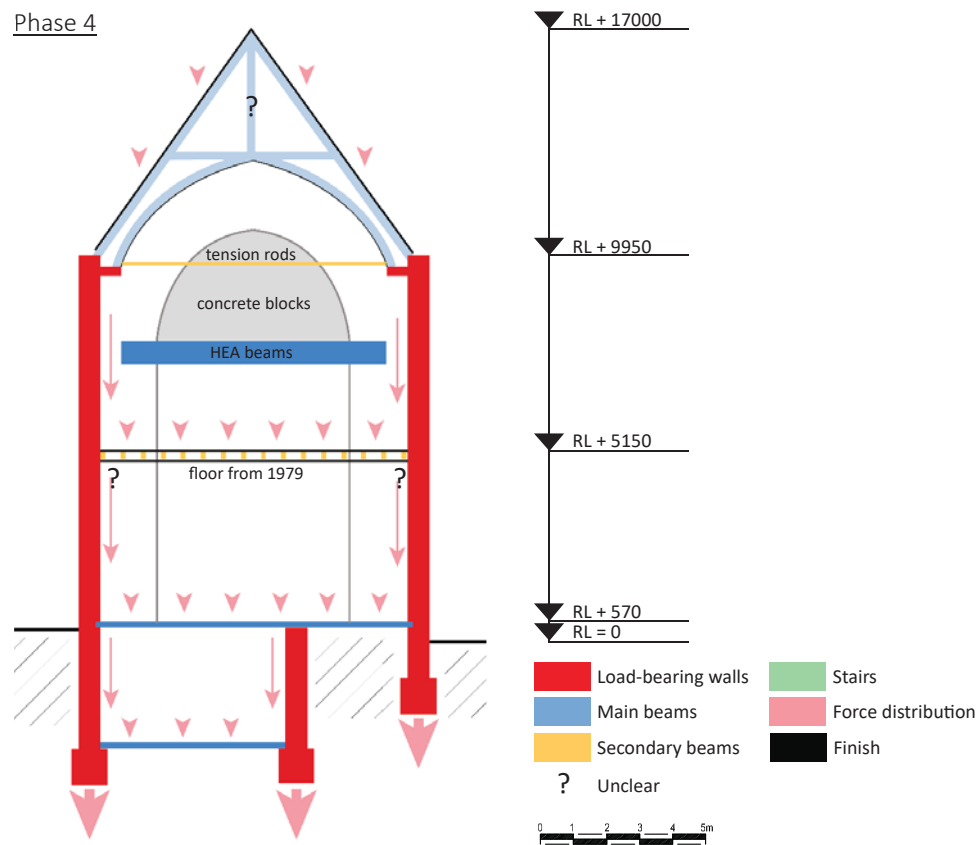


Figure 177. Present situation



Figure 178. Tension rod

V_XI DETAILING OF THE EXTENSION FROM 1908

The front façade and the back façade of the extension of the Laundry and ironing wing from 1908 are very different from one another. The front façade has more refinement in materialization and the window openings are strikingly bigger than the back façade. This is also apparent in the detailing of the building.

I have chosen to draw the detailing of the extension of the two convent wings because of the concrete balcony that was placed here in 1926. Creating some extra interesting details to the building.

In turn, I have chosen three of the most representative details in the façade of this building part: the connection of the roof with the load-bearing walls, the connection of the concrete balcony to the front façade and the connection on the ground level where the floors are made up of trough vaults.

For now, only the front façade of this building part has been detailed. The other façade will be added here later on.

Detailing of the other building parts will be added later on.

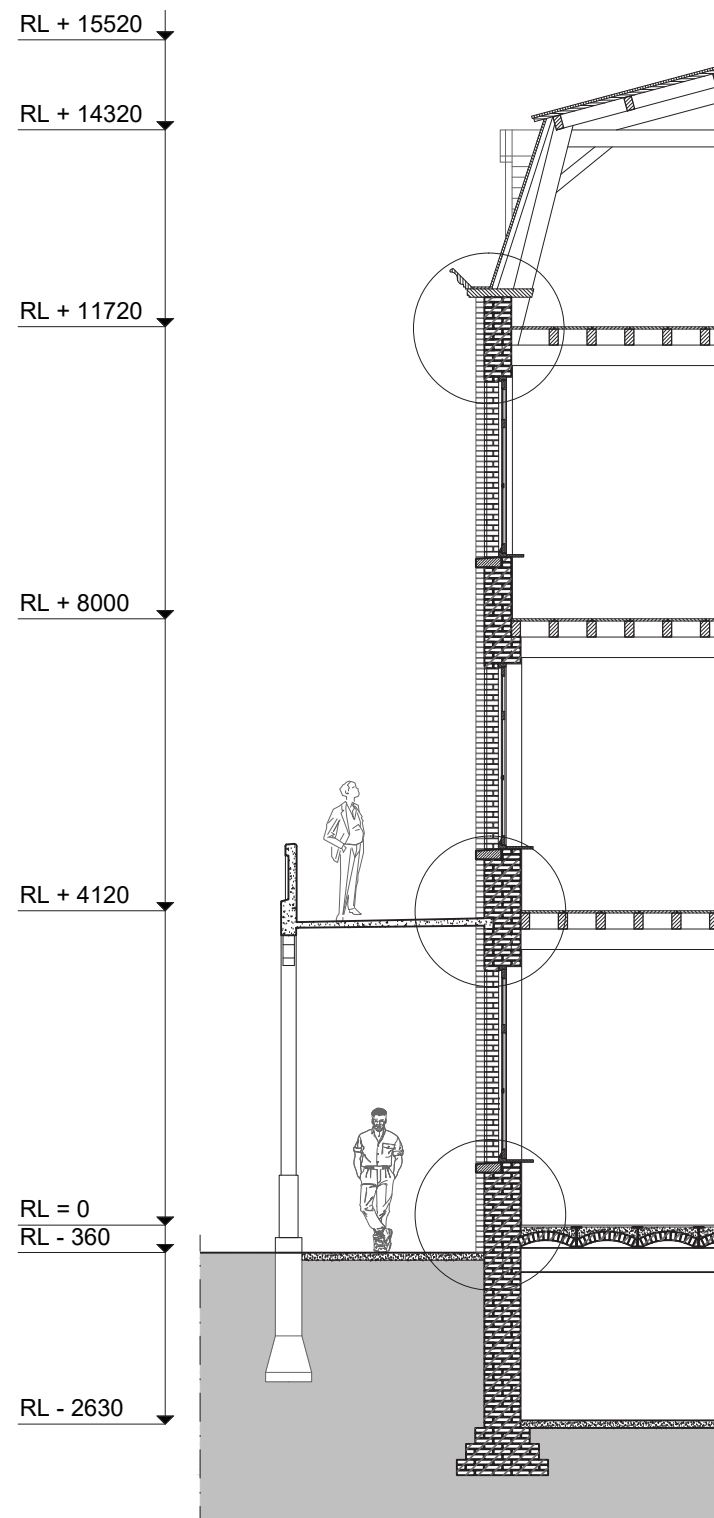


Figure 179. Section of the front façade of the extension from 1908

Scale 1:100

V_XI DETAILING OF THE ROOF GUTTER; 1:10

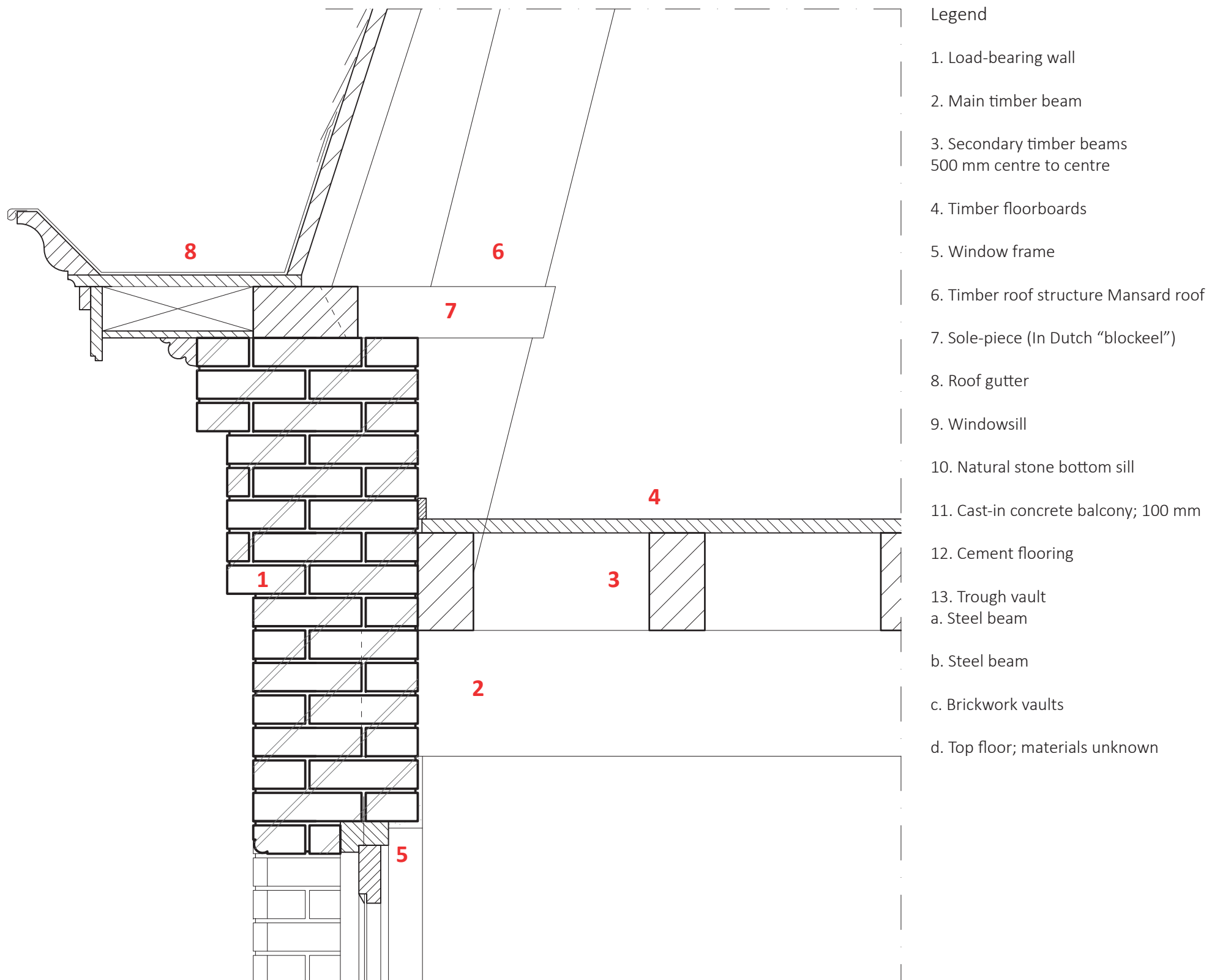
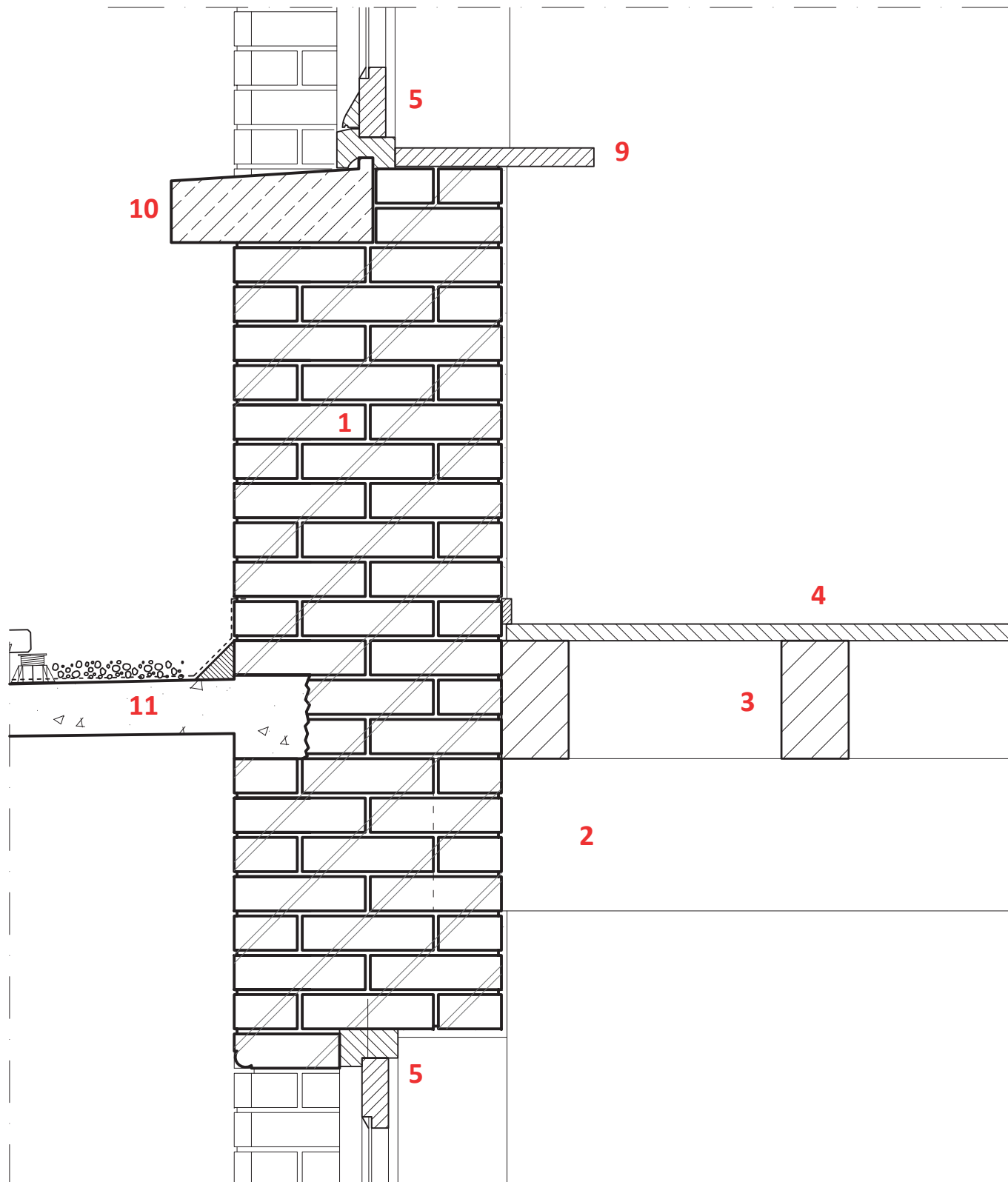


Figure 180. Connection of the roof structure to the load-bearing walls
Scale 1:10

V_XI DETAILING OF THE CONCRETE BALCONY; 1:10



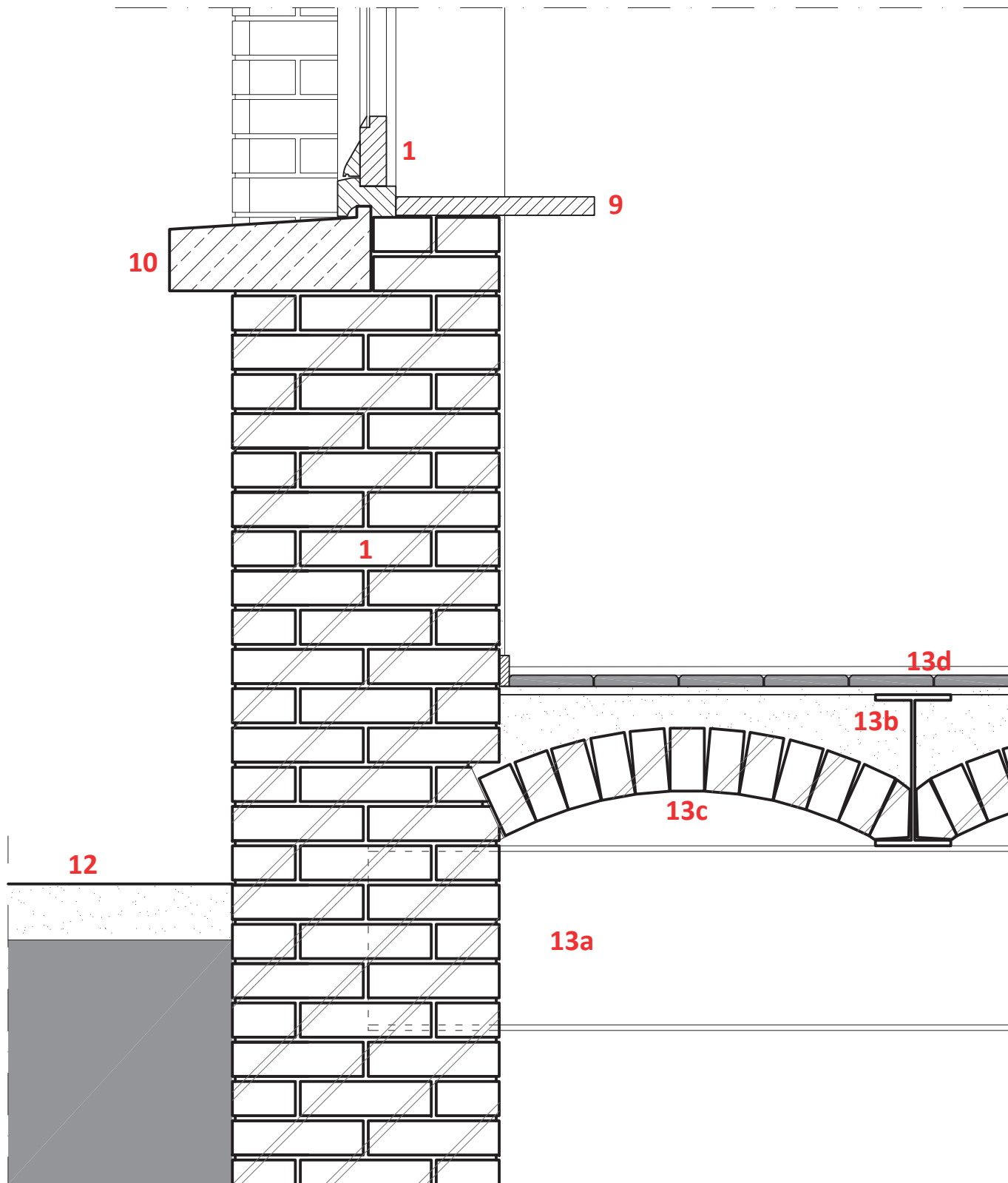
Legend

1. Load-bearing wall
2. Main timber beam
3. Secondary timber beams;
500 mm centre to centre
4. Timber floorboards
5. Window frame
6. Timber roof structure Mansard roof
7. Sole-piece (In Dutch "blockeel")
8. Roof gutter
9. Windowsill
10. Natural stone bottom sill
11. Cast-in concrete balcony; 100 mm
12. Cement flooring
13. Trough vault
 - a. Steel beam
 - b. Steel beam
 - c. Brickwork vaults
 - d. Top floor; materials unknown

Figure 181. Connection of the concrete balcony to the front façade of the extension from 1908

Scale 1:10

V_XI DETAILING OF THE TROUGH VAULTS; 1:10



Legend

1. Load-bearing wall
2. Main timber beam
3. Secondary timber beams
500 mm centre to centre
4. Timber floorboards
5. Window frame
6. Timber roof structure Mansard roof
7. Sole-piece (In Dutch "blockeel")
8. Roof gutter
9. Windowsill
10. Natural stone bottom sill
11. Cast-in concrete balcony; 100 mm
12. Cement flooring
13. Trough vault
 - a. Steel beam
 - b. Steel beam
 - c. Brickwork vaults
 - d. Top floor; tile work

Figure 182. Connection of building with the trough vaults

Scale 1:10

VI_RESTORATION AND REGULATIONS

The Netherlands has a division in importance of its landmarks. There are mostly national landmarks and municipal landmarks. Two provinces in the Netherlands have provincial landmarks, Drenthe and Noord Holland.

Maastricht has a subdivision in national landmarks and municipal landmarks. Besides that Maastricht has made its own guidelines for restoration within the city.

This chapter tells the difference between the two kinds of monumental statuses and tells, in short, what the guidelines for restoration in Maastricht stand for and what this means for Maison de la Miséricorde.

VII LANDMARKS IN THE NETHERLANDS

In the Netherlands there are four possibilities to protect landmarks and/or historic structures.

The first are the national landmarks (in Dutch: “Rijksmonumenten”). These national landmarks are either buildings or objects that are significant on a national scale. They are listed because, for example, their beauty or the history of the building for the Netherlands. The Netherlands has nearly 62.000 national landmarks on the moment.

The second possibility are the municipal landmarks (in Dutch: “Gemeentelijk monument”). The buildings that fall under this category have a special meaning for a city, town or region. In this case the municipality can place this building on the municipal heritage list. The municipality wherein the landmark stands has its own guidelines.

The third are the buildings that can be placed on the provincial heritage list. The only two provinces that currently have provincial landmarks are Drenthe and Noord-Holland. Buildings will be put onto this list if the province thinks that they have a special meaning on a bigger scale than just the municipality.

The fourth possibility to protect landmarks are protected towns or villages. These are areas with a particular cultural historical character. By protecting these areas the cultural historical character is preserved. The Netherlands has roughly 400 protected towns and villages.

Maison de la Miséricorde has several building parts that have been labelled as landmarks. Four of the five houses along the Capucijnenstraat and the pavilion are nationally landmarks whereas the part with the Sisters’ chapel, the Laymen’s chapel and the two laundry wings have been labelled as municipal landmarks. Figure 183, shows how the differences in labels are divided through the complex. The building complex has multiple labels, national landmark parts, municipal landmark parts and parts that are not listed at all. It is therefore necessary to understand how these

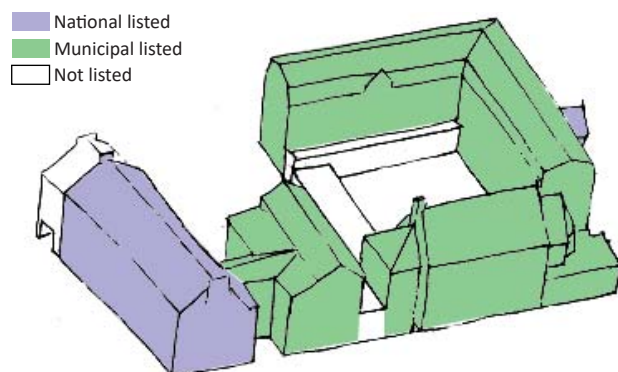


Figure 183. Differences of landmarks in the complex

buildings are seen through the organizations that put them on the list.

The Cultural Heritage Agency (in Dutch: “Rijksdienst voor het Cultureel Erfgoed”) is an organisation that is concerned with national landmarks. This organisation designates which historical buildings should be national landmarks, they grant subsidies for restoration and maintenance and they advise on licensing in relation to restoration and maintenance.

Along with the designation of the national landmarks, the Cultural Heritage Agency administers a national buildings register. In this register the name of the building is stated, the number on the list of national landmarks and a short description of the building (part).

Cultural Heritage Agency

The parts that have been coloured blue in figure 183 of the former convent of Maison de la Miséricorde have been labelled as national landmarks since 1966. The building received number 26934. The description reads as follows:

“Capucijnenstraat wing with very wide cornice, featured with windows in natural stone frames composed of elements of former cross windows, XVIII. Carriage gate in a carved frame of Namur stone with straight lintel and a fanlight.

In the area behind a house, XVI, with a window in Namur stone with ogee arch on the first floor. Entrance and downstairs windows with segment arches in Namur stone. Stone tablet with black dog.”

The Cultural Heritage Agency has their own guidelines for restoration and redevelopment of a national landmark. These guidelines form a helpful basis where to a design can be successful.

With protected municipal or national landmarks all parties concerned have the task to ensure that changes that are made will suit the building within its cultural-historical and urban context. The Cultural Heritage Agency sees a successful design as a design that is high quality, shows and perpetuates the historical significance and the development history of the building and guarantees the sustainable conservation of the building.

The Cultural Heritage Agency has translated this philosophy into six general principles for design.

1. Do justice to the cultural-historical significance
The major task in redeveloping and refurbishing landmarks is doing right with the new design with the present cultural-historical significance. Characteristics, significance and context should be leading in the adaptation of the building. The new program will have to relate to the cultural-historical values.

2. Strive for preservation of historical building substance

Very often the important monumental values are implicit in the historical ‘building substance’. Old building materials and historical building technologies are rare and can not be brought back once they have been lost. Therefore, it is important to seek preservation of these elements.

3. Attention to special features

Elements of special values may be involved in the planning process as signifying references that reflect best in their own environment or an environment in which they are designed. They strengthen the identity of that environment.

4. Customization (In Dutch: “Maatwerk”)

The possibilities of redevelopment and the way that a new function can be fitted into a building, are dependent on several factors, including the age and the type of building. The right balance must always be sought - meaning customization. Each case has to be viewed separately, there is no general rule to establish.

5. Reversibility

Reversibility implies that an addition can be made undone. Old and new parts remain separate, in terms of materiality and visually. A reversible intervention is often preferred over ‘fixed’ structures because the intervention can be undone in a few years. If a new (reversible) intervention has to last for a longer period of time, the intervention itself must have sufficient quality and relate to the cultural-historical values of the building.

6. High quality of design and craftsmanship

To tune the new function to the building, to make the impact of the changes visible and the repairs only where they are necessary and executed with sense, craftsmanship and knowledge of historic buildings and historic building technologies are required. Therefore it deserves recommendation to work with qualified and experienced architects, developers and contractors.

Municipality of Maastricht

The parts that have been listed as municipal landmarks have number GM1277. The description of the buildings parts by the municipality is as follows:

“The building is ‘dominant’ appreciated for its historical and spatial coherence, historic architecture and cultural historic values and in particular because:

- the object is part of the late nineteenth-century convent of the Sisters of Mercy, whose original spatial structure is still recognizable;
- the object is spatially determined and/or striking for the environment;
- the object has architectural historical significance because of the aesthetic quality of the design of the façades;
- it is a local manifestation of an important rural architectural style, namely the Gothic Revival;
- of the particular use of materials, special detailing and special ornamentation such as decorative plaster of the chapel and the decorative brickwork of the Laymen’s chapel and the convent wings;
- the object has significance to local history as an expression of social and spiritual development;
- the complex was built as a shelter for underprivileged youth, ‘fallen’ girls and women and was run by the Sisters of Mercy.

Valuable elements that contribute to the above valuation include:

- The decorative plaster work of the chapel*;
- The decorative tabernacles of the chapel*;
- The natural stone ornamental elements and window frames of the chapel*;
- The marl stone corner chain of the chapel*;
- The ornamental masonry of the Laymen’s chapel;
- The ornamental masonry of the convent wings.”

The municipality of Maastricht has its own guidelines that should be used when renovating or maintaining a municipal landmark. These guidelines help to ensure the preservation of cultural heritage for future generations. They have set six guidelines for design.

1. Conservation before renewal

Historic structures and building materials provide an important monumental and historic value. Due to their presence the history and development of the building can be seen. By replacing or modifying these structures of materials the monumental or historical value are lost. These values should be treated with respect.

2. Conservation through careful development and innovation

Additions should be established in such a way that the historic values of the property are affected as little as possible. A contemporary design is preferred, whereby modern materials are a possibility. These interventions should be considered carefully and designed in harmony with the landmark. They need to add value to the historical layers of the landmark.

3. Respect for historic structures

Main external structures should be treated with respect; this applies to the front and back alignments of the façades and the visibility of the building volumes.

Interventions in the structure should be done with the utmost care, with optimal connection to the original concept. The internal structure should remain intact as much as possible and the intervention should be made so that the original structure is still recognizable.

4. Respect for historic material

Prior to the replacement of historical materials research will have to be conducted to see if technical repairs of the affected material is a possibility. If replacement is a necessity a material is to be selected that is similar to the material that is to be replaced. If this turns out to be impossible an appropriate solutions that fits the historical material is to be sought.

5. Respect for authenticity

Upon restoration, one must respect the historical stratification and the readability of the past within the design, structure and use of materials. The transformation process, that happens by change of use or function, has historical value. A landmark derives its value partly through the building history. If the original material has been lost completely, that doesn’t call for reconstruction but rather for a contemporary design so that history remains readable.

6. Respect for details

The quality of landmarks is often determined by the presence of historic construction details. The original detailing must be fully respected.

If there are any contemporary interventions their detailing should, in terms of size and scale, be in harmony with the historic nature of the historic building.

* which chapel is meant here is not stated, but because the Laymen’s chapel is named afterwards this source presumably talks about the Sisters’ chapel

VII_CONCLUSION ANALYSIS

This chapter answers an important part of the research question by describing what the essential architectural qualities within Maison de la Miséricorde are.

“How can the Miséricorde complex be adapted for re-use without losing its essential architectural qualities?”

The chapter is divided in three parts.

The first part is composed of the architectural qualities that can be found in the former convent of Maison de la Miséricorde. These values are based on usability, daylight, and other architectural qualities or weaknesses.

The second part describe the technical deficiencies of the building complex. These deficiencies make up the value of the building complex based on technical aspects as the load-bearing structure, insulation and more.

The third part of this chapter describes the cultural values within the complex. These values can be made up through urban historical elements, the user history and the values within the individual building parts. This comes together in the cultural value assessment.

VIII ARCHITECTURAL QUALITIES

Every building has its own architectural qualities. These qualities are what makes a building special. Without these qualities the building loses some of its identity and meaning. These qualities can be found in terms of spaciousness, daylight, ambience of a space, materialization and more. First all the present qualities within the complex will be described followed by the essential qualities which identify this complex.

Ensemble

Maison de la Miséricorde is composed of several bigger masses which are connected with each other through smaller masses. Seen from the inner courtyard, the buildings form a certain pattern. A bigger mass is always followed by a smaller, connecting, mass. This makes for an iconic image by which the complex can be recognized. It is therefore an important aspect of the complex.

Even though a lot has changed since the complex changed from a convent into the City Centrum the composition of the former convent can still be recognized. Both the chapels can be recognized in their outer form as well as the courtyard and a part of the former cloister (the concrete balcony). The two laundry wings also play an important role here, because in them the barrier (to outside) can be seen clearly as well as their functionality for the congregation. These elements are important for the architectural expression of the whole of the complex.

Introvert

The building parts of the former convent are formed around an inner courtyard and the buildings are creating a barrier between the outside world and the inside world. The idea of a barrier is intensified through the appearances of the outer and inner façades. The façades facing the inner courtyard have regular and big window opening whereas the façades facing outside the complex have irregular and small window openings. Emphasizing the introvert character of the former convent, which is a typical and recognizable aspect of the Miséricorde complex.

This introvert character is breached by the opening in the façade of the Laundry and ironing wing facing the Miséricordeplein. This opening is shaped like the square and was materialized with the same sort of brick as the newer buildings surrounding the square. Furthermore, the opening has a different level of detailing than the rest of this façade. All this makes this opening a disturbing element in this façade.

Materialization

All the building parts have their own appearance even though they were all materialized with brick. All have a brickwork load-bearing structure. Since the building parts were all constructed in different moments in time all the building parts were constructed with different kinds of brickwork. This gives the complex a variety in different sizes, colours and bonds.

The façades of three of the building parts have been covered in a layer of white paint, setting them apart even more from the rest of the complex.

The real odd-one out is the entrance hall. With its plywood façade finish it stands out against the other building parts with their brickwork façades.

The building parts all have a different appearance but on some level there is material equality. This material equality is an aspect that keeps the complex together and is therefore important.

Circulation

The gate at the Capucijnenstraat leads to the inner courtyard of the former convent. From here the intention is to enter the complex through the entrance hall, however standing in the inner courtyard the entrance hall is not in the least inviting to enter. This happens because all the other masses around the entrance hall are more dominant and therefore it disappears against its surroundings. The materials whereof the entrance hall is constructed are neither inviting or aesthetic in any way. The only way of telling that this is the spot to enter the building is because of the roof overhang.

The entrance hall leads to several places within the Miséricorde complex. This seems like a good aspect but it ensures that the whole complex is depended on this space. This actually creates a division within the complex and that isn't a positive aspect at all. It severs the inner courtyard into two separate spaces, making one enclosed and relatively pleasant but making the other part into a traffic space wherein nothing happens. This makes the entrance hall a disturbing mass within the building complex because it ignores all the positive qualities that the complex has to offer.

The different heights of the building parts, the introvert character of the complex and the former convent that can still be recognized together with the differences within the materialization all adds to the non-cohesive architectural whole within the complex.

Outdoor spaces

The first courtyard is entered via the gate from the Capucijnenstraat. This space is enclosed on all sides except to the north where it flows over into the parking lot. The buildings surrounding this space are all three to four storeys high, except for the entrance hall, ensuring an enclosed atmosphere. The ground is paved with a greyish brick and two small trees stand near the Sisters' chapel but they add little to nothing to the atmosphere of the place. From this space the two laundry wings and the Laymen's chapel are visible behind and over the entrance hall, creating a field of depth wherein you can see every building part of the complex. The space has potential of becoming a pleasant and useful space but presently this is not used as such.

The second courtyard lies behind the entrance hall and is enclosed from all sides. All surrounding buildings, except for the entrance hall, are three to four storeys high creating a complete enclosure. Since the entrance hall is only one storey high it is possible to see over it towards the other side of the Miséricorde complex, again creating a field of depth. This space is shaped as a garden. Grass, flower beds and some large trees are all present. The whole makes for a pleasant space but it seems forced and fake because none of the other outdoor spaces have been designed like this. Therefore it feels out of context. This space has clearly a lot of potential and if it were connected to something more than the entrance hall it would be much better.

The patio is the smallest outdoor space within the Miséricorde complex. The space itself isn't spacious, it is surrounded on all sides by brick walls of at least two storeys high, the ground is paved with a greyish brick and it doesn't get any direct sunlight making the space very monotone and not very pleasant to stay in.

With a lot of windows facing this space the location of the patio allows for a lot of sunlight and daylight in one of the houses along the Capucijnenstraat and a piece of the building cluster with the Sisters' chapel making these spaces significantly more pleasant to stay in. Making it an overall positive space for the building complex.

The parking lot lies behind the extension of the Laundry and ironing wing and on the other borders is surrounded by iron fences. It is the largest outdoor space present at the Miséricorde complex. One seemingly lost streetlight stands on an otherwise deserted paved field. Behind the fences lies a walkway and behind that begins a residential area that is under

development, this is all a bit further away making it seem the space isn't enclosed nor part of the complex. The space doesn't receive a lot of sunlight due to the height of the extension of the Laundry and ironing wing. It is spacious but nothing is done with it. This is a space with a lot of potential that isn't used. Now it is a worthless and unpleasant space.

Building parts

Every building part was constructed in a different period and therefore has its own architectural qualities.

Pavilion

A small building with painted white brickwork and natural stone window frames, standing on the Miséricorde plein with the mass of the Laundry wing on the background looming over it. The pavilion is the smallest part within the complex with only 40 m² surface in total. Due to several windows in all the façades the spaces inside are light. Together with the high ceilings this makes for pleasant spacious spaces. The image of Jesus Christ together with the chimney are a focus point within the small building.

Houses along the Capucijnenstraat

Both the front and the back façade of this building part have big and regular window openings. All the openings in the front façade have natural stone frames. This creates an iconic look for this part. In the front façade some pieces of Marl can be found. The back façade of this part has been painted white.

The cellars underneath this building part are made mostly from natural stone and are barrel vaults. The airshafts provide a little daylight in the cellars but are mostly very dark. The ceilings are very low, making a person stoop getting from cellar to cellar. This makes them not useful.

The floors in this building part receive a lot of daylight thanks to the big windows in the front and back façades. A part of this light is blocked by the suspended ceilings that hang everywhere in this building part. The interior space is packed with a lot of small rooms which makes the interior of this part unclear and not useful.

The attics of the houses are all linked together, except for the attic of the house that was reconstructed. This is a very dark space because there are no dormers or windows in the roof. The old timber structures have a large impact on this space, they are big and take up a lot of space. The timber structures create an ambience for these attics, it smells musty and because there is nothing else the structures work as an ornament. The attic is spacious and even though there is no daylight it is a pleasant space.

Building cluster with the Sisters' chapel

Already from outside it is clear that the chapel is located on the first floor of this building part. This is visible in the façade toward the Laymen's chapel. Between the ground floor and the first floor lies a natural stone layer. Above this layer the façade changes drastically, church windows, several ornaments, yellow coloured stone and the words "Domus mea domus orationis vocabitur" (translated from Latin: "My house shall be called a house of prayer") all make sure the façade of the chapel stands out from the rest of this building part.

The rest of the façades of this building part are very plain. The brickwork has been painted white, except for the natural stone elements of the chapel which are painted yellow.

The end wall only has four smaller windows and one door opening. This façade is orientated to the north of the complex. The other façade facing north also only has three smaller windows although it can be seen that several openings have been walled.

The façade facing the backside of the houses along the Capucijnenstraat has a lot of big window openings, two smaller openings and a door. The alternation between the large and small openings creates a little more playful façade.

The interior spaces on the ground floor of this building part vary from being very light to being rather dark, depending on its position. The patio ensures a lot of light for some spaces within this part. The suspended ceilings do not help, they block daylight in various spaces.

The Sisters' chapel can't be recognized from the interior of the space. Only the church windows and the height of the space are traces that this was originally a chapel. The walls are painted white and the enormous suspended ceiling blocks a great deal of daylight entering the chapel. The floor is covered with a carpet and the structure is hidden out of view by plywood carpentry. This carpentry has been painted orange and red. Creating a colour scheme that is completely misplaced here. This space has a lot of potential but this is not used now.

Laymen's chapel

With its big church windows and the form of the mass this building part is recognizable as a place for prayer. The entrance of the chapel is on the west side but there is also a door toward the gallery to the north. The interior of the ground floor of the Laymen's chapel is not what would be expected of this chapel. The floor is covered with linoleum, the walls are white and triangular shapes cover the pillars that go up to the roof. The roof is not visible from here due to a new storey that was constructed during the redevelopment of the building complex. This new floor blocks the church windows from the ground floor, making this a very dark space. Daylight only enters from the north side of the chapel, through two smaller windows and one door. Since it is very dark in this space the ceiling seems to be low, which in reality it is not. All these elements together provide for a very unpleasant space.

The first floor of this chapel is a completely different world. Sunlight comes streaming in through the church windows and the barrel vault roof is fully in sight. This space also displays various kinds of paintings on all the walls and going up the barrel vault. These paintings are very colourful and in combination with the amount of daylight and the height of the space this is an amazingly pleasant space.

Laundry and ironing wing (+extension)

The two laundry wings are at a 90 degree angle in relation to each other. To the inside of the Misericorde complex they have large and regular window openings with red brick decorating and accentuating the openings. Small strips of ornamentation can be found in the brickwork of these façades.

The other side of these wings, facing outside the complex, have smaller and irregular window openings. These façades have very little to no ornamentation. Creating a lot of difference between the front and back of these wings.

The difference of openings can also be noticed on the inside of the wings. The big openings ensure a lot of daylight whereas the smaller windows do not offer this. Daylight mainly comes from one side, which also happens to be the direction of the sun. The smaller windows are also placed higher whereby the view

outside is only of the sky, whereas the big windows create a grand view over the inner courtyard.

The interior of these wings are packed with a lot of smaller rooms. Due to the size of the storeys this makes for unclear and messy interior spaces. These wings have a lot of potential that isn't used at present.

Concrete balcony

The height of the balcony in combination with the transparency of the façade makes the space underneath the balcony very pleasant. The concrete has a rougher texture in some places and other places is more smooth. The balcony is mainly designed as a functional element but in the design functionality meets ornamentation.

The shape of the windows and the materialization of the later added façade underneath the balcony are conflicting with the architecture of the balcony. Converting it from a subtle elegant form to a thick inconsistent mass. The balcony is a good addition to the complex whereas the façade underneath is disturbing the balcony.

Entrance hall

Being only one storey high the entrance hall doesn't draw a lot of attention. Mainly made of glass, this mass is very transparent and receives a lot of daylight. The other materials of which the entrance hall was constructed are not inviting or aesthetic, which would be expected of a place of entry. The interior space is only used by ways of traffic and is further meaningless. Together with the feature that it divides the former convent in two the entrance hall is a disturbing mass for the Misericorde complex.

Additions of 1990 and later

The glass gallery, the big cellar underneath the parking lot and the opening in the façade facing the Misericorde plein are all the additions from 1990 and onwards.

The gallery receives a lot of daylight because the whole gallery is made of glass. This makes for a nice spacious effect because the second courtyard seems to belong to this space even though it can't be reached from this side. Material wise it is detailed very rough which doesn't fit in with the other building parts, they are

much finer to the inner courtyard. It is the right place for this gallery and spatially it works but how it was made doesn't live up to the potential of the gallery.

The cellar underneath the parking lot is spacious, especially in height. The division of the spaces is irregular and not useful.

The opening in the façade facing the Misericorde plein is shaped like the square which is faces, like half a circle. The brickwork that forms the arc looks like the brickwork that was used for the residential buildings on the other side of the square. The opening relates to the surroundings of the complex but to nothing of the building or complex where it is now a part of. This makes the opening a disturbing element.

Essential architectural qualities

Overall the building complex offers a lot of qualities, but some qualities are essential in understanding the Miséricorde complex.

These qualities can be divided into two scales, qualities of the ensemble and qualities of the individual building parts.

Ensemble

The different masses of the building parts in relation to the smaller masses of the connecting parts make for an iconic image within the complex.

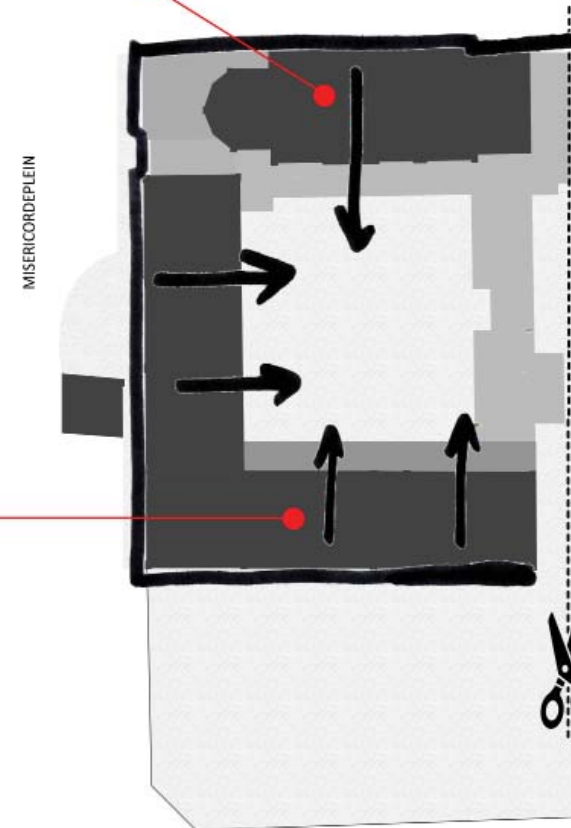
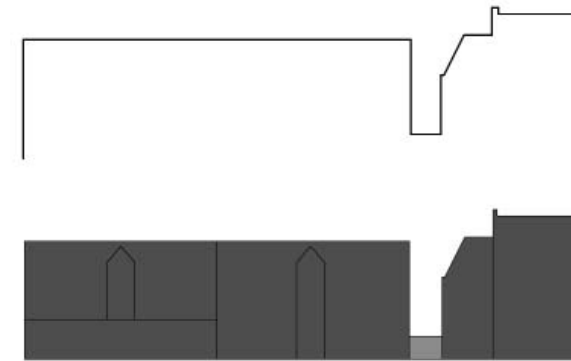
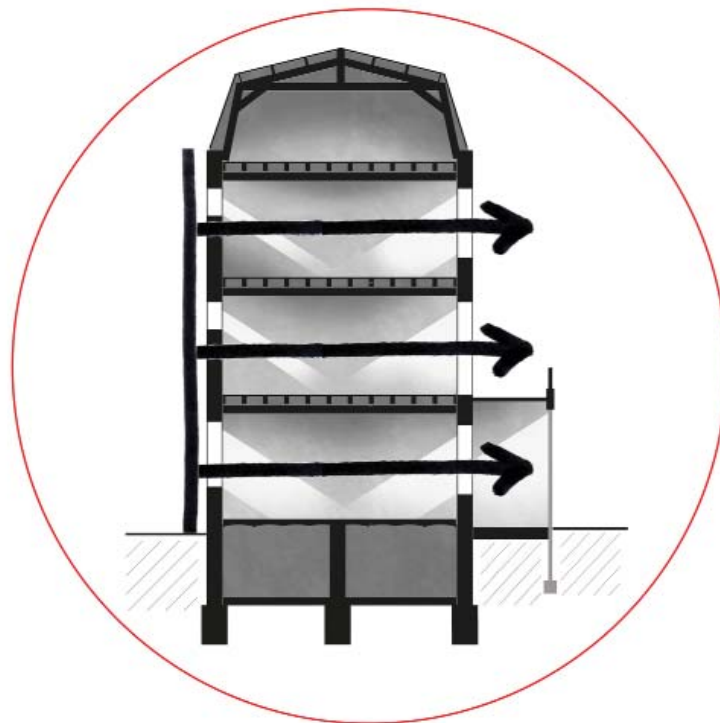
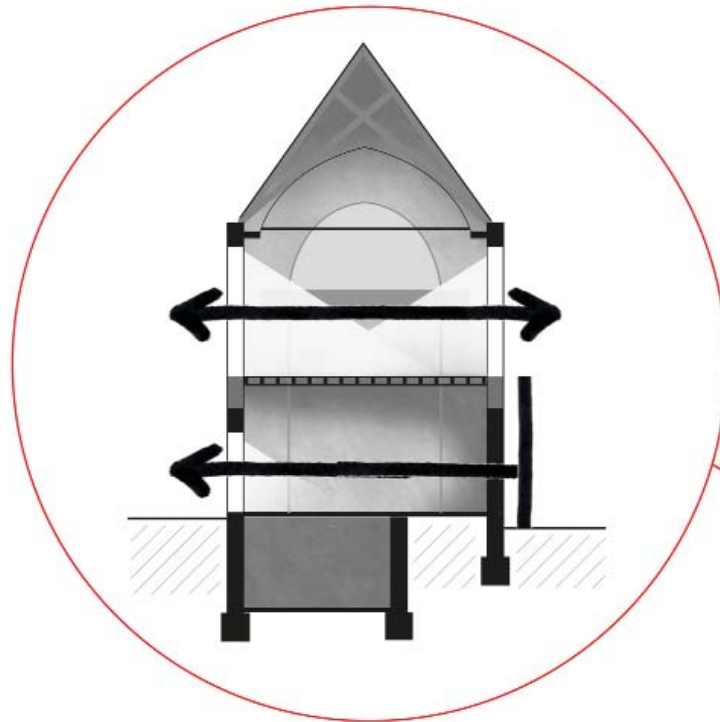
The building parts are formed around an inner courtyard and create a barrier to the outside world which is intensified through the appearance of the façades of several building parts. This introvert character is also tangible from the inside of the building because there is no sight to outside the convent.

The present placement of the entrance hall and the circulation it creates through the complex results in a division and not in an unity within the former convent.

This all adds to the non-cohesive architectural whole that makes up the Miséricorde complex.

Building parts

Since there is little to no cohesion between the building parts the individual buildings and their own architecture play an important role in the appearance of the ensemble.



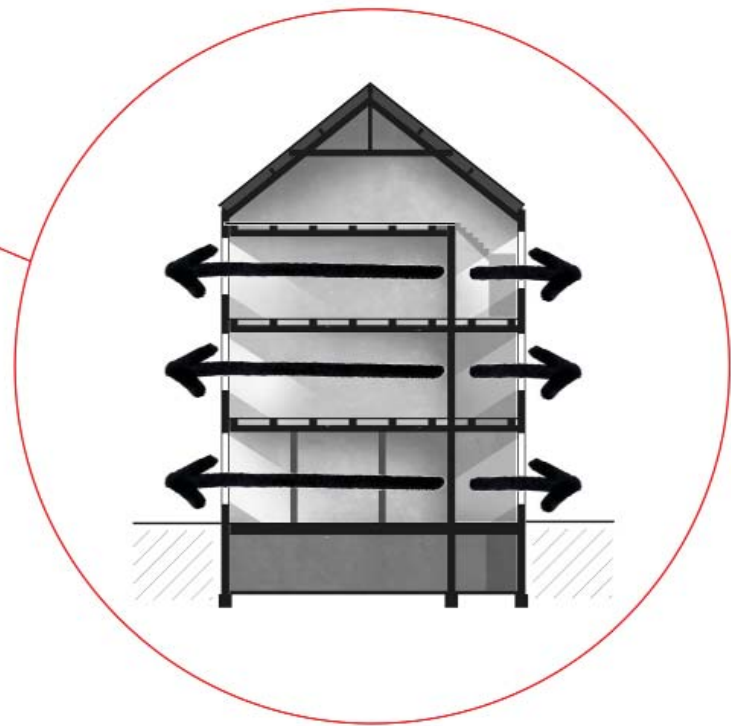
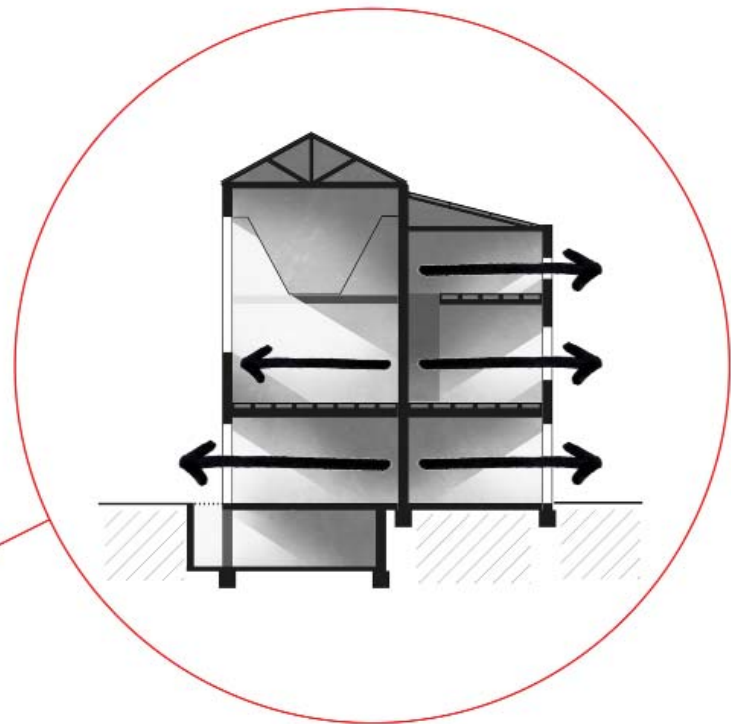
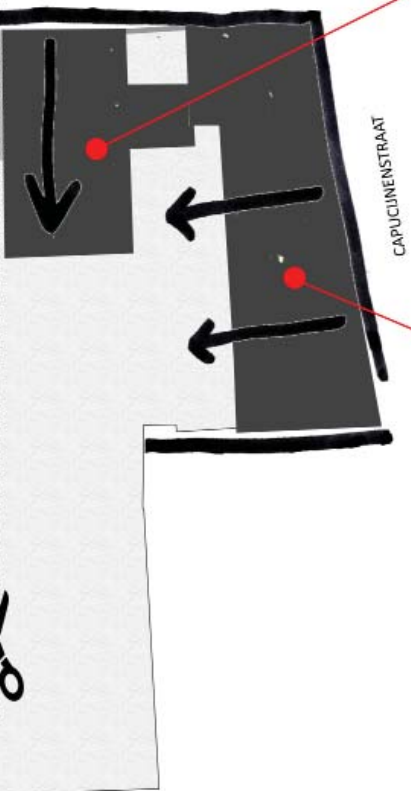


Figure 184. Essential architectural qualities

VII_II BUILDING TECHNICAL QUALITIES

Every existing building has building technical challenges. This can range from small cracks in the partition walls to major constructive cracking, leaking roofs, walls that are not insulated or salt efflorescence in effect to moisture.

This chapter describes the technical deficiencies that can be found in the Miséricorde complex.

The description has been divided by technical deficiency, not by building part. As to give an overview what kind of technical challenges are present in the complex.

The deficiencies are visualized on the right page.

Load-bearing structure

Pavilion

- The load-bearing structure of the pavilion is in good condition due to the recent restoration.

Houses along the Capucijnenstraat

- The condition of the wood structure is unknown. Parts of the wood structure have been replaced due to damage by fungus or the deathwatch beetle.

Building cluster with the Sisters' chapel

- There exist different structures within the cluster. The condition of the wood structures is unknown because of the suspend ceilings that hide the structures from view.

- The steel structure of the Sisters' chapel is assumably in a good condition, it is covered and therefore hard to make an assumption but since it was only placed in 1979 the structure should be in a good condition.

- Original pillars of the Sisters' chapel are mostly destroyed because of the redevelopment of the complex. This was most likely done in the period that the steel structure was placed in the Sisters' chapel.

Laymen's chapel

- Load-bearing structure in bad condition resulting in a bulging wall and major constructive cracks.

- This also shows in the wall separating the nave and the choir, this wall is near to collapse. In the past two steel beams and concrete blocks were placed as to stop this wall from collapsing.

- The barrel vault looks to be in a good condition.

Laundry and ironing wing and its extension

- The load-bearing structure of these two wings is in good condition.

Cracks

Houses along the Capucijnenstraat

- Cracks in several of the Namur stone window frames assumably due to corrosion.

Building cluster with the Sisters' chapel

- Several cracks can be found in the load-bearing structure.

- Cracks in the Namur stone frame assumably due to corrosion.

- The suspended ceilings are in bad condition, some of them are loose and are coming down.

Laymen's chapel

- Major constructive cracks all over the chapel.

Asbestos

Houses along the Capucijnenstraat

- On some of the pipe work in the cellars pollution amosite (brown asbestos) can be found together with several asbestos seals.

- There is also two forms of asbestos inside the central heating system located on the second floor; pollution amosite and pollution chrysotile (white asbestos).

- The inside of the mailbox within one of the houses next to the old carriage passage is also made of asbestos.

Building cluster with the Sisters' chapel

- In the space on the first floor in front of the Sisters' chapel asbestos seals and board can be found.

- Around the installation of the elevator can also be found several seals of asbestos.

Laymen's chapel

- The roof slates of the roof are made of asbestos.

- The floor that originally was constructed for an organ contains asbestos.

- The stairs that lead to the organ also contains asbestos.

- The soft sealing material and the hard sealing material, inside and outside, of the church windows contain asbestos.

- The cladding inside the cold storage is made of asbestos.

Laundry and ironing wing and its extension

- The roof slates of the mansard roof are asbestos slates.

Insulation

None of the building parts have any form of insulation. This is evident in the single glazed windows or the lack of wall insulation in every building part.

Moisture

Houses along the Capucijnenstraat

- The cellars of this building part are filled with places with (heavy) salt efflorescence.

Building cluster with the Sisters' chapel

- There is salt efflorescence present in the space between the building cluster and the Laymen's chapel, this efflorescence is also pushing the layer of paint off the brickwork.

- The beer cellar underneath the Sisters' chapel has also some patches of salt efflorescence.

Laymen's chapel

- There is a lot of salt efflorescence present above the new floor from 1979, this is pushing the layers of paint off the walls.

Laundry and ironing wing and its extension

- Some of the timber window frames of the dormers are rotting. This is probably caused by negligent maintenance of paintwork, this caused rainwater to be able to reach the timber and cause dry rot.

Concrete balcony

- Some algae growth can be found on the exterior of the balcony, most likely due to the rough texture of the concrete in combination with rainwater.

Entrance hall

- The materials used for the construction of this building part are cheap and in dire need of maintenance. Algae are growing on the plywood façade finish.

Conclusion

Even though this chapter only seems to describe that there is a lot wrong with the buildings of Maison de la Miséricorde but most of it are minor problems that can be solved easily. Only the load-bearing structure of the Laymen's chapel forms a bigger challenge, but the state of the structure is not in such a dire state that it is on the point of collapse.

Overall the buildings are in a good condition and need minor alterations.



Figure 185. Cellars; Technical deficiencies



Figure 186. Ground floor; Technical deficiencies

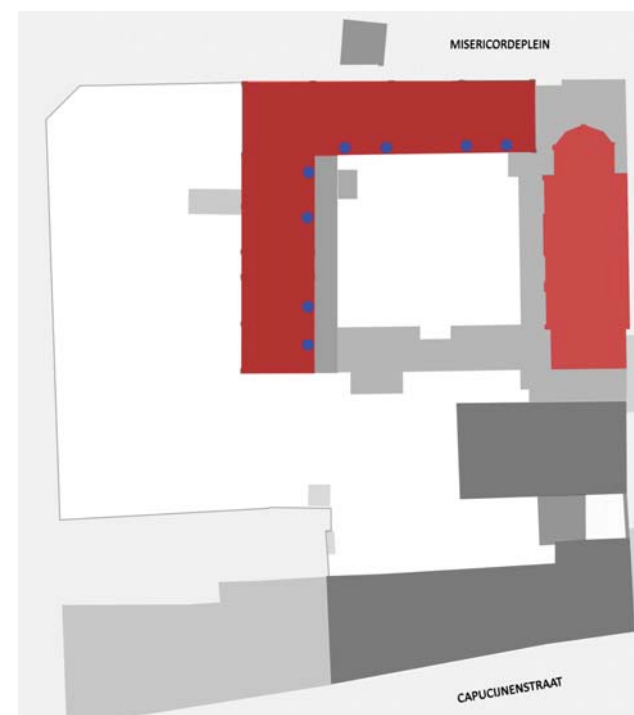



Figure 187. Roof; Technical deficiencies

 Load-bearing structure

 Cracks

 Asbestos

 No insulation

 Moisture

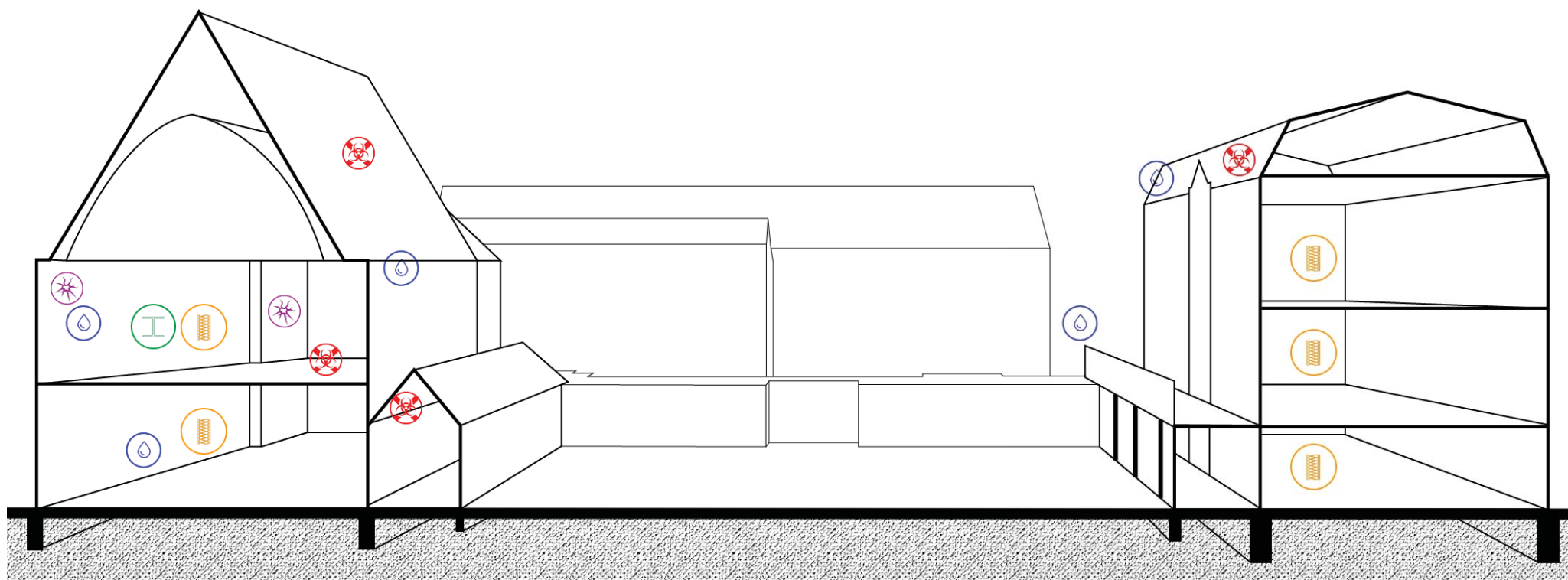


Figure 188. Section through Laymen's chapel and extension of laundry and ironing wing; Technical deficiencies

VIII CULTURAL VALUES

Every building has certain cultural aspects. All these aspects are of value to the building. Cultural values can be found in historical elements in or around the building complex and the characteristics of the complex and the individual buildings. These values can only be acknowledged by a person and therefore are always subjective. The values in this report have been assigned by me.

The criteria that was used to appoint certain values in this report are in accordance to the publication “Richtlijnen bouwhistorisch onderzoek” of the State Agency for Cultural Heritage.

These criteria are as follows:



These cultural values can be found on different scales. First there are values on an urban scale, on a scale of the building, including the ensemble, the individual buildings, the outdoor spaces surrounding the buildings and even values related to the former use of the complex.

Urban historic values

The building complex is located in a city block that was constructed after the second walling of Maastricht. The parcels from the 1800's can still be recognized in the structure of the building complex today. This is the oldest link to the past and the structure of the complex is of high value because of it. The rectangular form of the parcel in which the buildings were constructed is clearly visible. It is evident that the building were placed as much as possible to the edge of the parcel the Sisters owned.

The old carriage passage functioned as an alley in the 1800's and is therefore also of a high value.

Ensemble

Maison de la Miséricorde is a building complex that grew to be an ensemble over the course of time. Every building part within the building complex represents a different time layer. The buildings that make up the original convent ensemble have a high value. Building parts that are disrupting the ensemble of the convent have been valued disturbing and building parts that do not interact or interfere with the ensemble have been valued indifferent.

User history values

The buildings along the Capucijnenstraat used to be houses before the congregation bought them. This can still be recognized in this part of the convent through the structure and the circulation of the individual houses.

The building complex has been used as a convent for 123 years. The congregation that housed here took upon them the care for ‘fallen girls’. This kind of institution is nonexistent or very rare in the present of the Netherlands. The memory of this function is still tangible in parts of the building complex and the complex carries the intangible of this function with it as well. The religious aspect of the convent is most tangible as well as intangible in the two chapels. One chapel for the girls and one for the Sisters.

Religion was not the focus of this convent, saving these ‘fallen girls’ was. These girls learned a profession here and worked. This is the most tangible in the two laundry wings. The structure of the ground floor of these wings were reserved for heavy machinery and to that end this floor was structured heavier, to bear the machines. The floors above are lighter, the girls only ate and slept there. The structure is a remaining element of the use of these wings and are valued high.

The introvert character is also derived from the use of the convent. The girls that were accommodated here were most likely not allowed to leave the premises. The building parts are composed in a way that the girls would not be able to leave easily. The whole convent focussed mostly on the inside rather than the outside of the complex, because of this the girls wouldn't be distracted by the outside world but could focus completely on their life and education within the convent. The introvert character therefore has a high cultural value based on the use of the convent.

Outer periphery

The periphery of the building complex touches some outdoor spaces.

First there is the Capucijnenstraat, this is an arterial road through Maastricht and has been since its construction in the Middle Ages. This outdoor space has a strong connection with the history of the city and therefore has a high cultural value.

The convent touches the Miséricordeplein with its backside. This square was added to the urban situation in 1990 and has a disturbing cultural value in relation to the convent. The focus of the convent nowadays lies more on the backside whereas the focus used to lie on the front side, the Capucijnenstraat.

Next to the Miséricordeplein lies a small playground, created in the 1990's. It has no relations whatsoever with the building complex or the urban historic situation. This space has an indifferent cultural value in relation to the former convent.

Outdoor spaces

There exist several outdoor spaces that belong to the building complex today.

The patio is a historical feature from the period that the part along the Capucijnenstraat were still functioning as houses. It is the oldest outdoor space within the complex and existed already before the place became a convent. From this space several time layers within multiple building part are visible. Through this rich history this patio has a high cultural value.

The first and second courtyard together form the original courtyard of the convent as it was until the redevelopment of the complex in 1979. They have a very strong historical connection to the convent and therefore have a high cultural value.

On the backside of the extension from 1908 lies a parking lot, this piece of land was added to the premises during the redevelopment of the complex in 1979. It has no connection with the convent and therefore has an indifferent cultural value.

Buiding parts

Every building part was constructed in a different period and can therefore be seen as a unique layer of time within the convent. Maison de la Miséricorde presently has nine time layers.

Pavilion

The oldest building of the Miséricorde complex as it is today is the pavilion. This building belonged to the Capuchins monastery and was never part of the Miséricorde convent until the restoration of this building around 1990. The technical state of the building was very poor at the time and a lot of historical/original material is lost.

However, not all original material is lost. The building has a gable of a black dog, original tile work with an image of Jesus Christ and small parts of original paintwork.

Houses along the Capucijnenstraat

The second oldest part of the complex are the five buildings along the Capucijnenstraat. These former houses were bought one by one by the Sisters and mark the start of the convent. Making this thus the actual oldest part of the convent.

The houses were built within the expansion of Maastricht between the first and second walling, this occurred between 1229 and 1380. The main structure of the buildings are the only things left from this period. Somewhere in the past the different façades of the buildings were demolished and the four houses that belong to number 45 received one jointly façade. The fifth house, number 43 along the Capucijnenstraat, was demolished for the redevelopment in 1979 and reconstructed to look alike the building that stood there before the redevelopment.

Underneath this building part the original natural stone barrel vault cellars can still be found. These cellars show the original structure of the houses together with the wooden roof structure.

Within the houses along the Capucijnenstraat are some more traces of when the complex was a convent. There is an old carriage passage and an original mailbox.

The spaces of this wing were subdivided during the redevelopment of the complex into the City Centre.

Building cluster with Sisters' chapel

This building part is the only cluster of buildings present within the former convent. It was developed bit by bit, something that can be seen in the façades

facing the patio. This is also evident in the structure of this part, every room or floor has another structure.

The cluster has the Sisters' chapel located on the first floor, this is recognizable as a chapel through the height of the space and the shape of the windows because everything else has disappeared. Even the original roof structure was demolished and replaced by steel beams and columns.

A remnant of the original paintings from 1870 can be found in a small space that presumably housed the organ. A great deal of these paintings have been painted over. The stained glass of this chapel has been replaced for regular glass. During the redevelopment of the complex a suspended ceiling was placed in the chapel.

The façades are very characterizable for this building, the chapel clearly lies on the first floor and is accompanied with several ornaments and the words "Domus mea domus orationis vocabitur" (translated from Latin: "My house shall be called a house of prayer").

Underneath the building cluster lies the original beer cellar together with another cellar of which the original use is unknown. Both are intact.

Laymen's chapel

The Laymen's chapel was built for the religious purposes of the girls that lived and worked in the former convent. Religion was not the most important aspect of their education here but it was part of their daily routine.

The original structure of the chapel can still be recognized. The barrel vault and the division between nave and choir are still intact.

During the redevelopment of the complex a new storey was constructed in the chapel, dividing the space in two. This change hides the barrel vault and the windows out of view from the ground floor. Resulting in a space that doesn't show any sign of being in a chapel.

The original paintings from 1896 are covered by another layer of paintings from a later period. The original paintings can be seen on the first floor through the second layer. On the ground floor these paintings

have been covered by layers of white and purple paint. The stained glass windows were replaced for frosted glass during the redevelopment in 1979.

The façades are characterizing for a religious building, mainly because of the height of the mass and the shape of the windows.

Underneath the chapel lies a cellar, used for the storage of coles. The chute toward the cellar is also still intact.

Laundry and ironing wing & extension from 1908

These two wings have very characterizing façades, the façades towards the courtyard have big window openings and the façades facing outside the complex have fewer and smaller openings.

The opening in the Laundry wing facing the Miséricordeplein was placed around the time the square was developed. It was placed in one of the more closed façades and therefore disrupts the original concept of the building.

Another part that belongs to the original concept of the building are open floor plans. The floors were used for working, a refectory and a dormitory. All these activities took place in one space.

These floors were subdivided during the redevelopment of the complex into the City Centre, losing the intention of the design.

Concrete balcony

This concrete balcony from 1924 is the only left over part of the former cloister of the complex. It is not completely intact due to the redevelopment in 1979 when a fire escape was placed against the balcony.

Entrance hall

The entrance hall was added to the complex in 1979 and never belonged to the complex while it was a convent. It divides the complex and the original courtyard in two.

Additions of 1990

These are the newest parts of the complex and consists of a glass gallery along the Laymen's chapel and a big cellar underneath the parking lot.

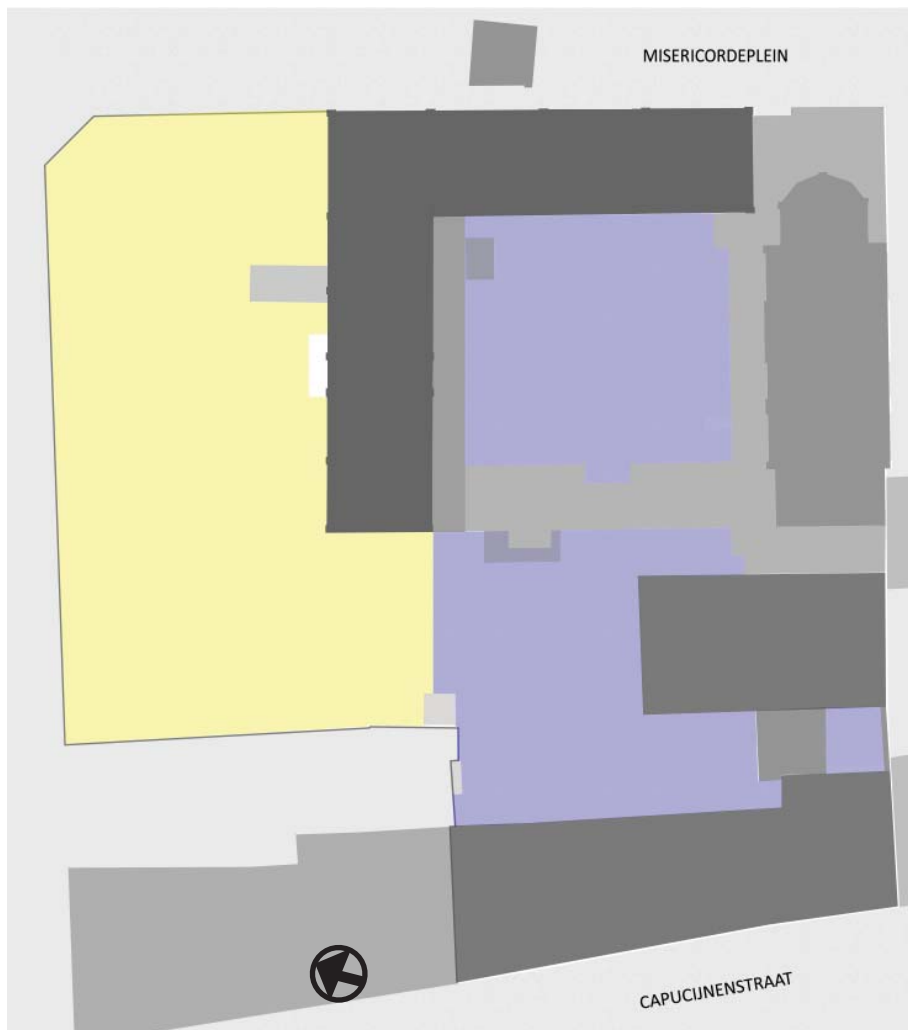


Figure 189. Outside spaces

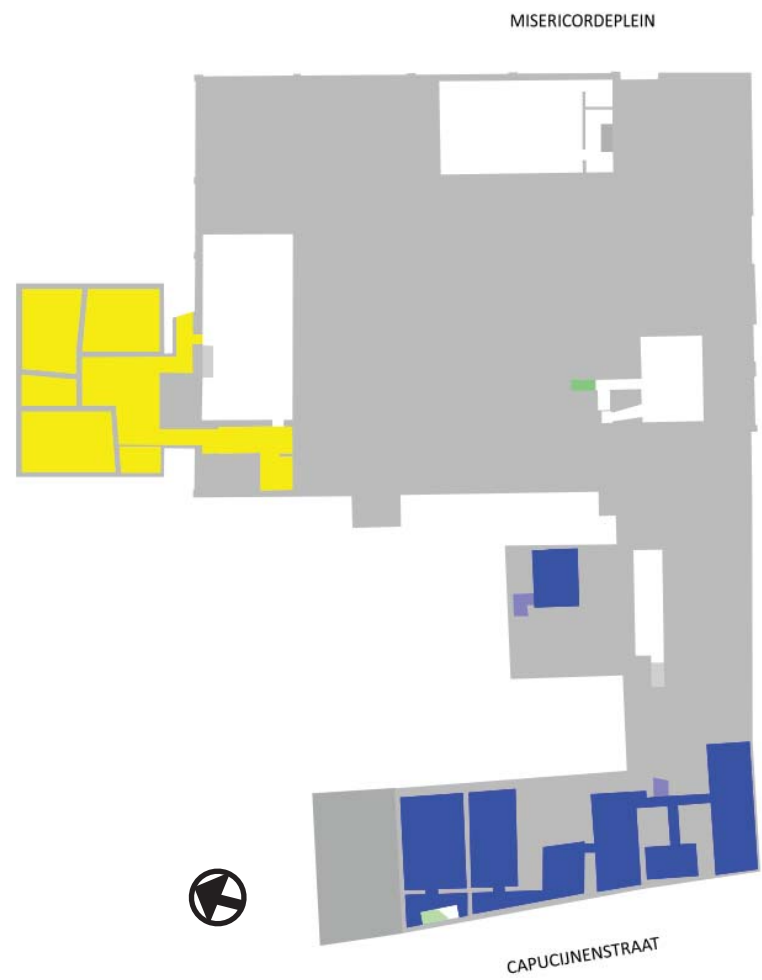


Figure 190. Basement plan; Object value

The spaces that have been left white have not received a value because there is no data on these cellars and it was impossible to visit them.



Figure 191. Ground floor plan; Object value



Figure 192. First floor plan; Object value



Figure 193. Third floor plan; Object value



Figure 194. Top floor plan; Object value



Figure 195. Front façade; Capucijnenstraat

Front façade

The façade of the houses along the Capucijnenstraat is mostly still intact from the period the complex functioned as a convent.

The house mostly to the left, number 43, was demolished and rebuilt with the redevelopment of the complex. This reconstruction uses a similar material and rhythm of the windows but doesn't completely show the building as it was. Only the mass of this building functions as the building used to do, as a gate.

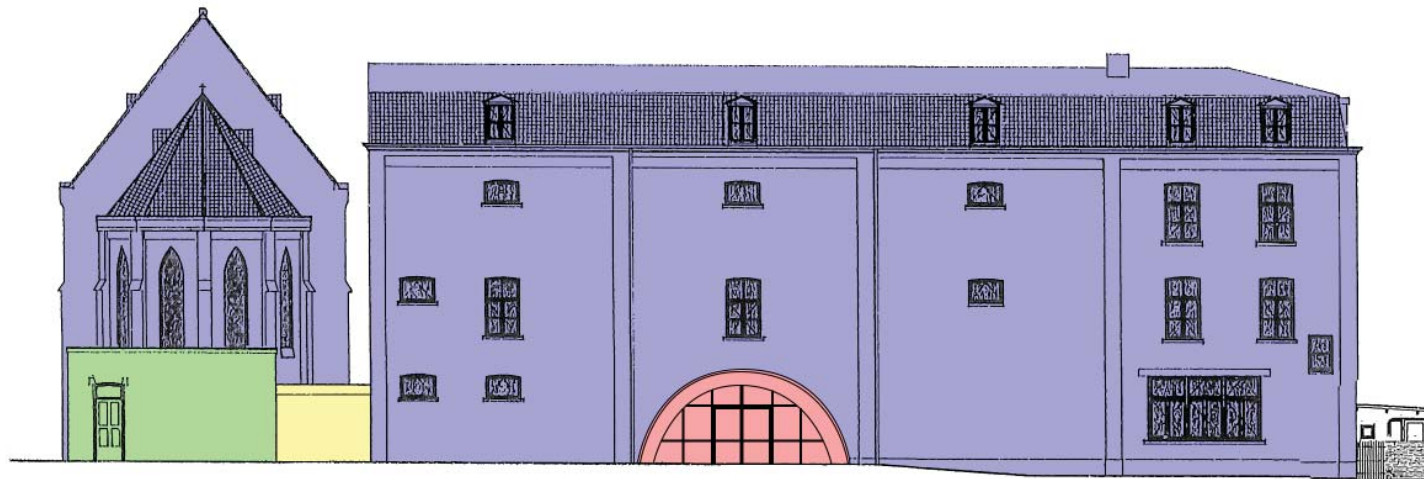


Figure 196. Back façade; Miséricordeplein

Back façade

The east façade of the Laundry and ironing wing and the east façade of the Laymen's chapel put together make a highly characteristic image seen from the Miséricordeplein. They still convey how the complex must always have looked from this side.

The opening in the Laundry and ironing wing to the Miséricordeplein is disturbing because it disrupts the original concept of this building part.



Figure 197. Façades facing inner courtyard; Laundry wings and Laymen's chapel



Figure 198. Façades facing inner courtyard; Sisters' chapel and houses along the Capucijnenstraat

Façades facing inner courtyard

The façades of the building parts facing the courtyard create a characterizing image. This image conveys how the complex looked during the period it was a convent.

The façades underneath the concrete balcony disrupt the original idea of the cloisters that the balcony belonged to.

The stained glass windows of the two chapels were replaced by frosted or normal glass during the redevelopment of the complex. This change doesn't disrupt the whole concept of the chapels and neither has any cultural value which makes that these windows have an indifferent cultural value.

VII_IV CULTURAL VALUE ASSESSMENT

Position

My position in regard to giving certain values is that there are historical elements that are crucial in telling the history of the convent, without them important parts of history are lost. Some elements have a greater or smaller part in the story within the history of the complex than others and can therefore be valued higher or lower.

High value

All the elements that are of crucial importance for the meaning of the complex.

This includes all the main structures of the time layers that were present while the complex was functioning as a convent.

The houses along the Capucijnenstraat, they represent the start of the convent and make up the first time layer.

The cellars underneath the houses along the Capucijnenstraat, most likely the oldest part of the convent. Through its plan the medieval parcels can be translated.

The building cluster of the Sisters' chapel, the second time layer of the convent. This part shows in structure and in the façades that it was constructed over a span of time. The chapel that was used by the Sisters is located on the first floor.

The cellars underneath the cluster of the Sisters' chapel, of which one is a beer cellar. This shows that this cluster was not constructed at once and that the chapel is a later addition to this building part.

The staircase towards the Sisters' chapel, emphasizes that the chapel is located on the first floor and accessible directly from outside.

The Laymen's chapel, the third time layer of the convent. The second chapel of the convent, meant for the girls that worked and lived here.

The Laundry and ironing wing and its extension, the fourth and fifth time layer of the convent. These wings show how the girls were housed and put to work in the convent.

The concrete balcony, represents the sixth time layer and is the last remaining part of the gallery that lined the courtyard.

The patio, the oldest outdoor space of the convent. From here several time layers within multiple building parts are visible.

The courtyards, put together have a very strong historical connection to the convent.

Positive value

All the elements that are of importance for the meaning of the complex.

This includes staircases of building parts, they indicate the former circulation of the complex and are important for the structure.

Some secondary masses, they are part of the total composition of the convent.

Some of the windows of the houses along the Capucijnenstraat, they were replaced but are in line with the original windows.

Indifferent value

All the elements that have no cultural value but neither conflicts with other historical elements that do.

This includes house number 43 along the Capucijnenstraat, it was demolished and reconstructed during the redevelopment of the building complex.

The parking lot, this piece of land was added to the complex during the redevelopment in 1979 and never belonged to the convent.

The cellar underneath the parking lot, this cellar was added in 1990.

The windows of the Sisters' chapel, the stained glass windows were replaced by regular glass.

The windows of the Laymen's chapel, the stained glass windows were replaced by frosted glass.

The connection piece between the Laundry wing and the Pavilion, this was added in 1990 and connects the pavilion to the complex. Making this small building a part of a complex which it never belonged to.

The Pavilion, it was never part of the Miséricorde convent but belonged to the Capuchins monastery.

Disturbing value

All the elements that have no cultural value and disturb other historical elements that do.

This is including the entrance hall because it divides the complex. The opening in the laundry and ironing wing facing the Miséricordeplein, it disrupts the concept of the building. The façades underneath the concrete balcony, it disturbs the concept of the gallery the balcony was part of.

The partition walls throughout the whole complex that were added during the redevelopment of the convent into the City Centre, they hide the original structures and design of the convent.

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Front page
Photograph made by the author on 16-02-2016

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http://www.zichtopmaastricht.nl/onderwerpen/maasbrug/dossier/uitgebreide_tekst consulted on 21-02-2016

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[org/wiki/Huis_Severen#/media/File:Severen_\(2\).JPG](org/wiki/Huis_Severen#/media/File:Severen_(2).JPG) consulted on 29-08-2016

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