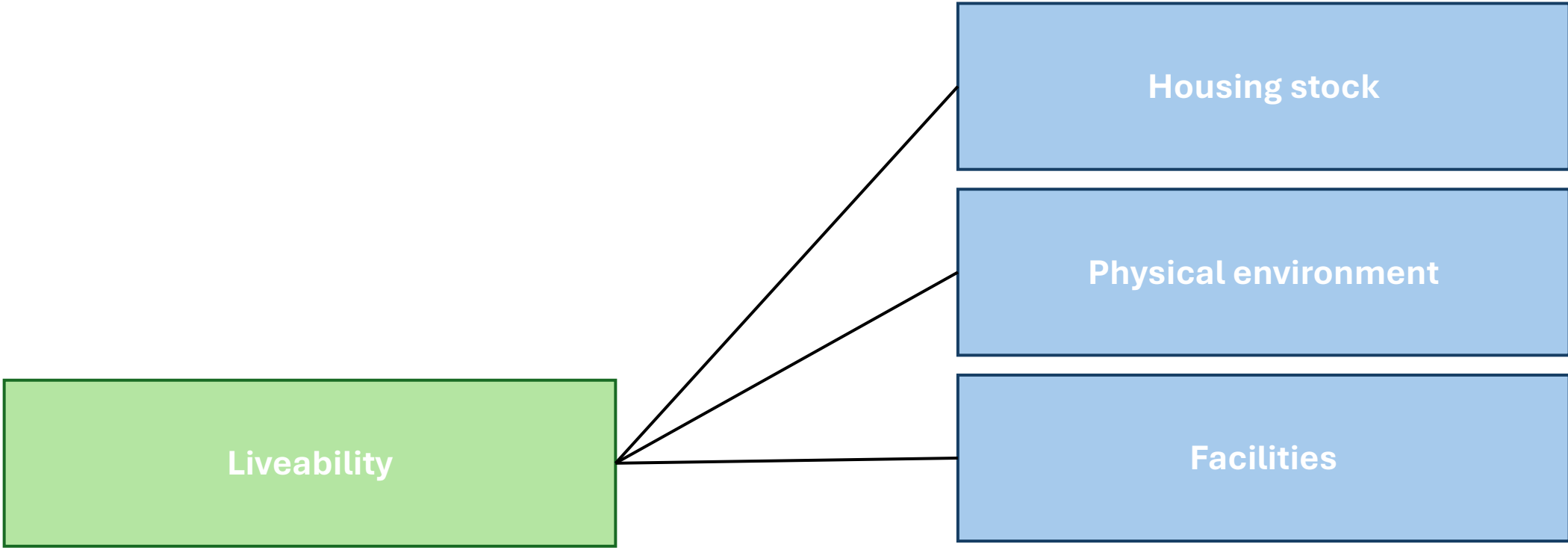


From acces to interaction:

a healthy living environment

**A Study of Perceived Safety, Social Interaction and Informal Social Control in
Historicibuurt, The Hague**



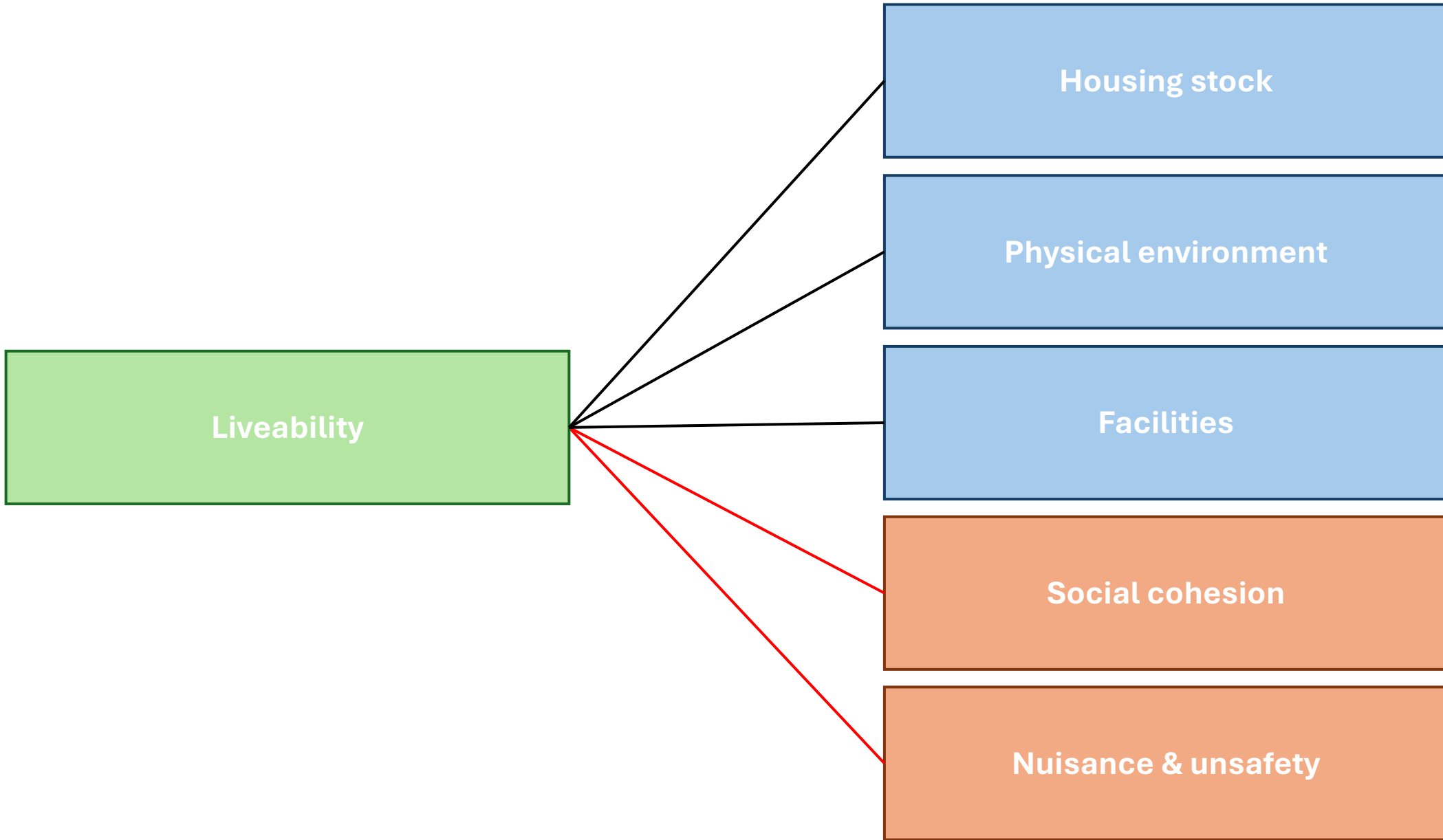


Liveability

Housing stock

Physical environment

Facilities



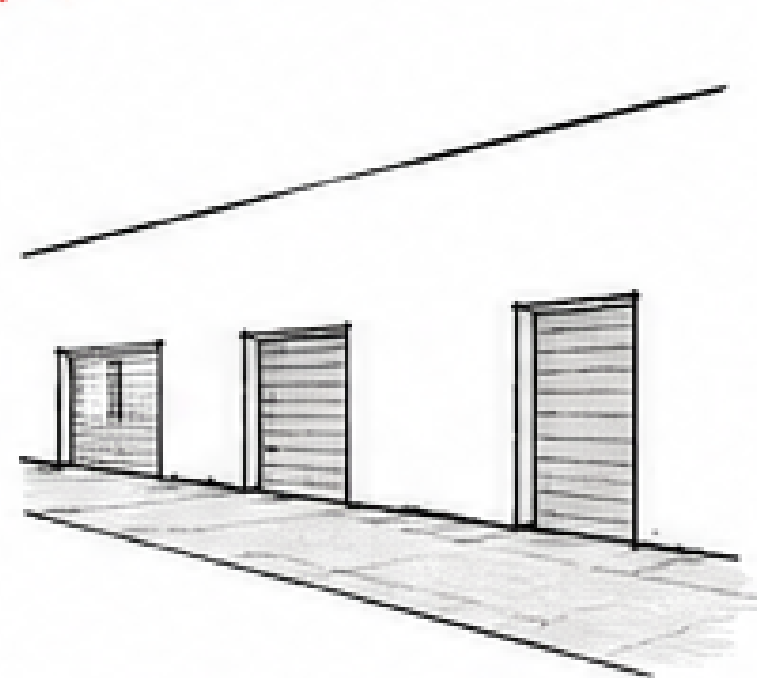
Perceived safety

Social interaction

Informal social control

Perceived Safety

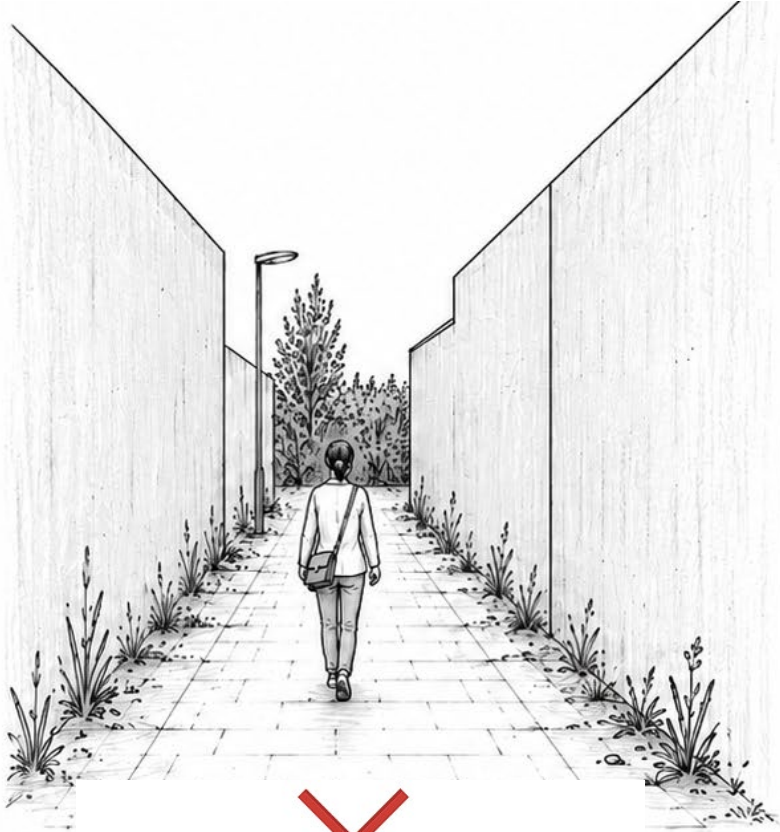
Active ground floors and edges



Activate ground floors with entrances, transparent façades, shared functions, and fine-grained edges that generate pedestrian presence and make streets feel inhabited.

Perceived Safety

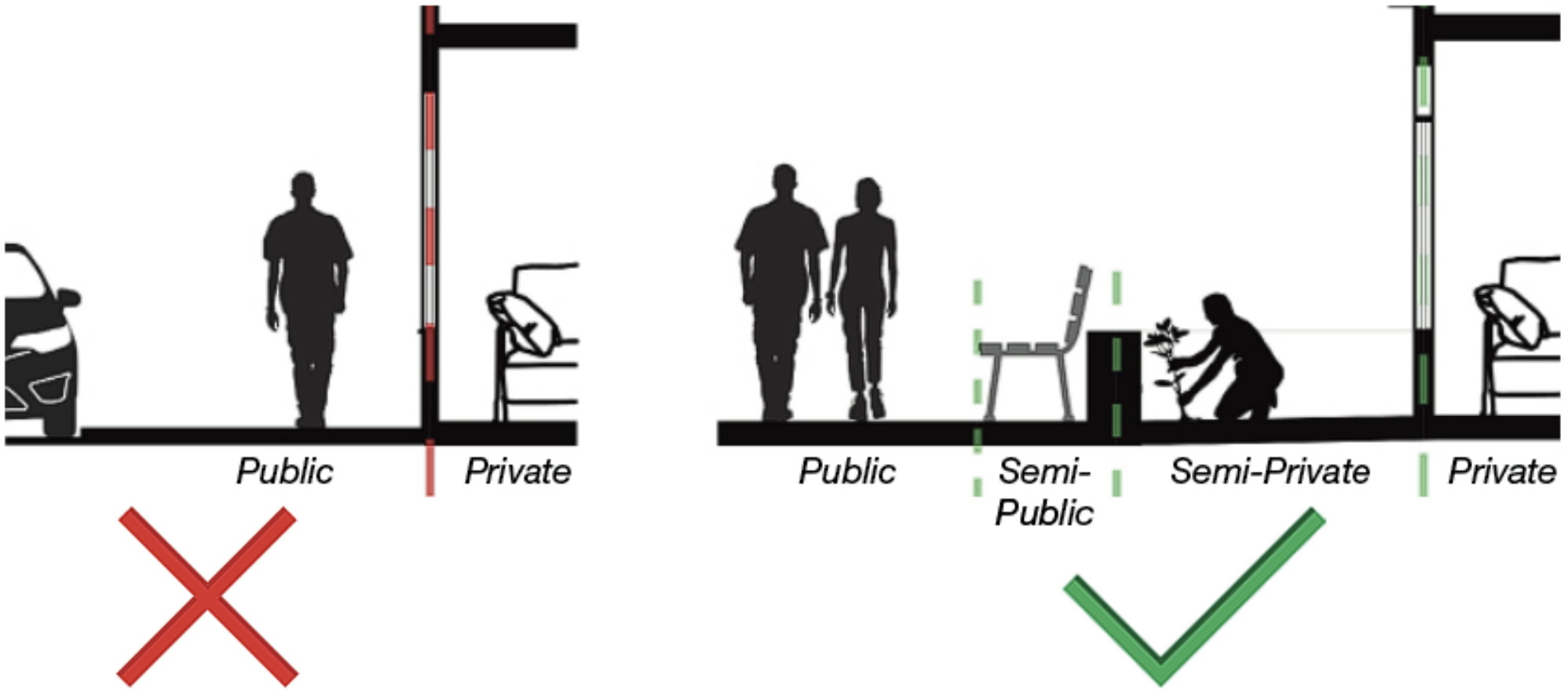
Natural surveillance



Design shared and vulnerable spaces so they are casually overlooked by residents during everyday activities, strengthening visibility and reducing spatial ambiguity.

Perceived Safety

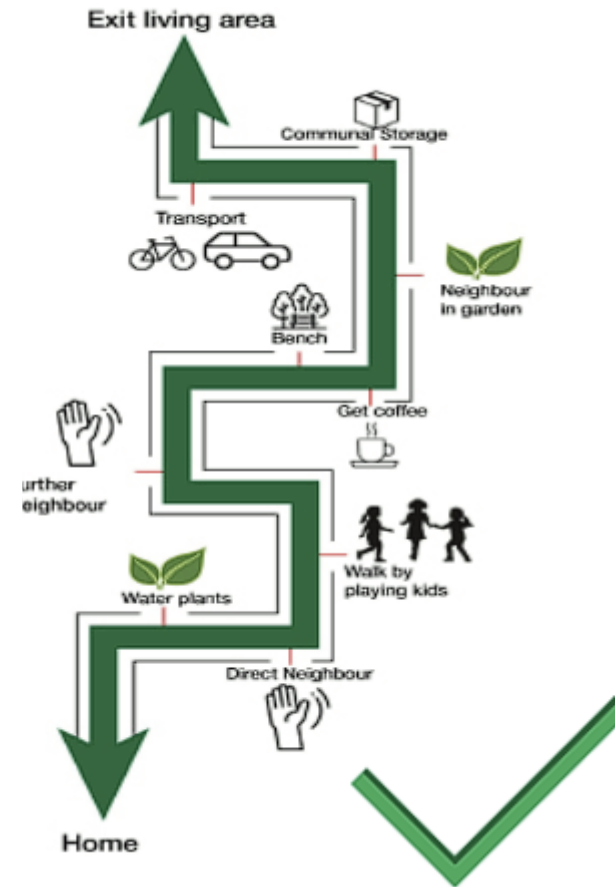
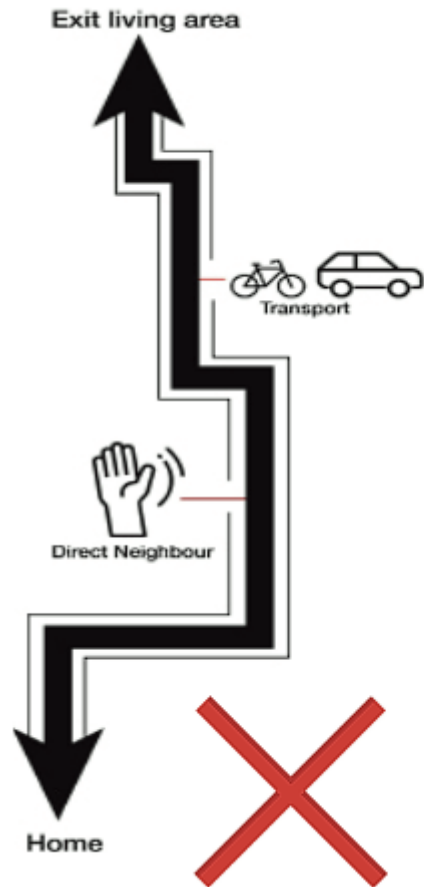
Legible public-private transitions



Create clear but soft transitions between public, collective, semi-private, and private space so users can understand ownership, access, and belonging.

Social Interaction

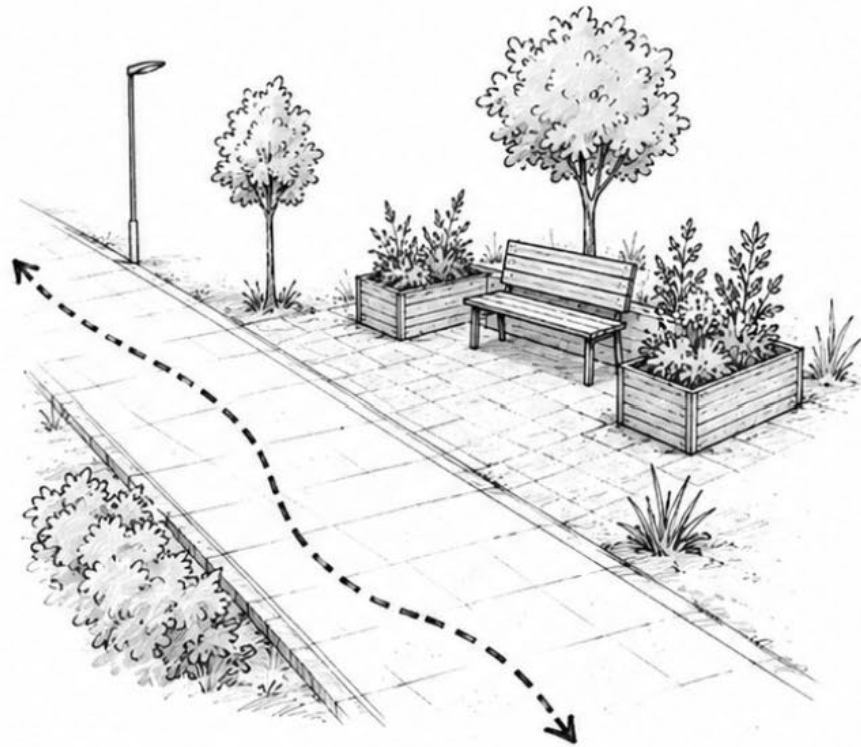
Everyday encounter spaces



Provide low-threshold spaces such as entrances, gardens, seating areas, and shared amenities where repeated everyday encounters between residents can occur naturally.

Social Interaction

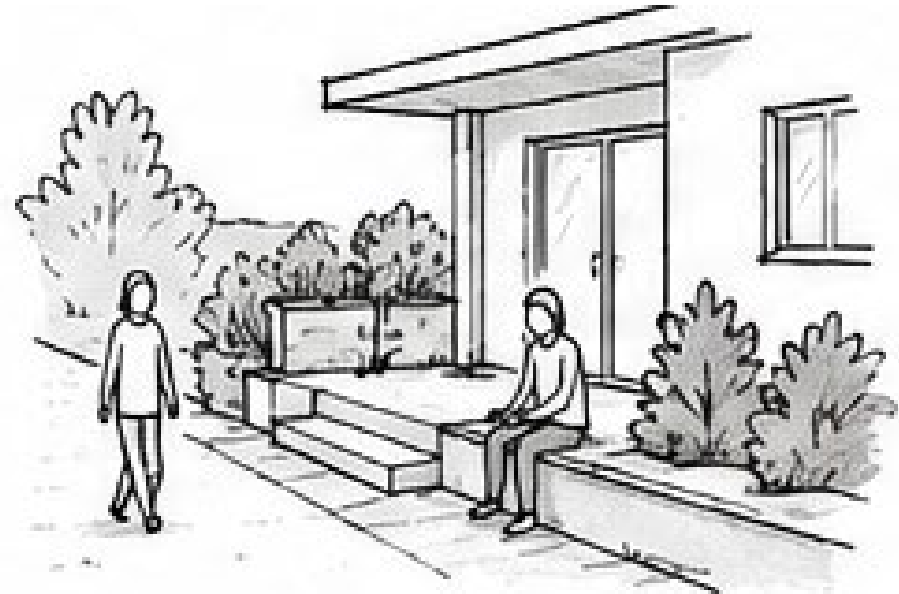
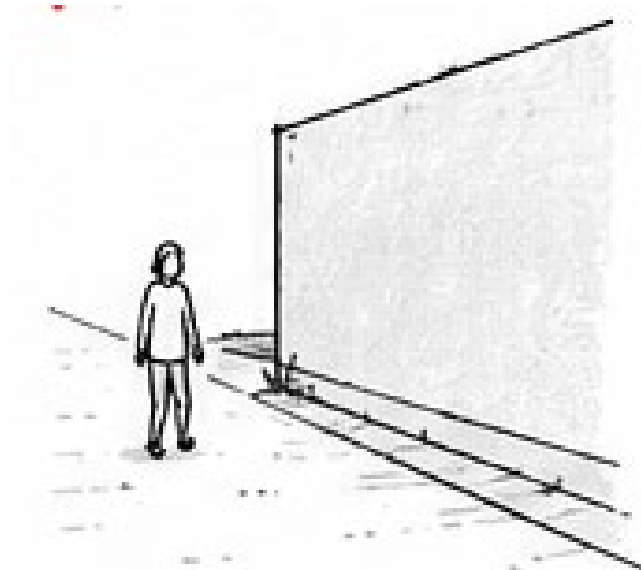
Social spaces on daily routes



Position communal spaces along residents' daily routes so social interaction becomes part of ordinary movement rather than a separate or forced activity.

Social Interaction

Soft edges and places to stay



Design stoops, benches, porches, front gardens, and sheltered thresholds that allow residents to pause, observe, greet, and interact at their own pace.

Informal Social Control

Visibility combined with legitimate activity



Combine overlooking with everyday uses such as play, gardening, sitting, entering, and cycling so shared spaces are both visible and actively inhabited.

Informal Social Control

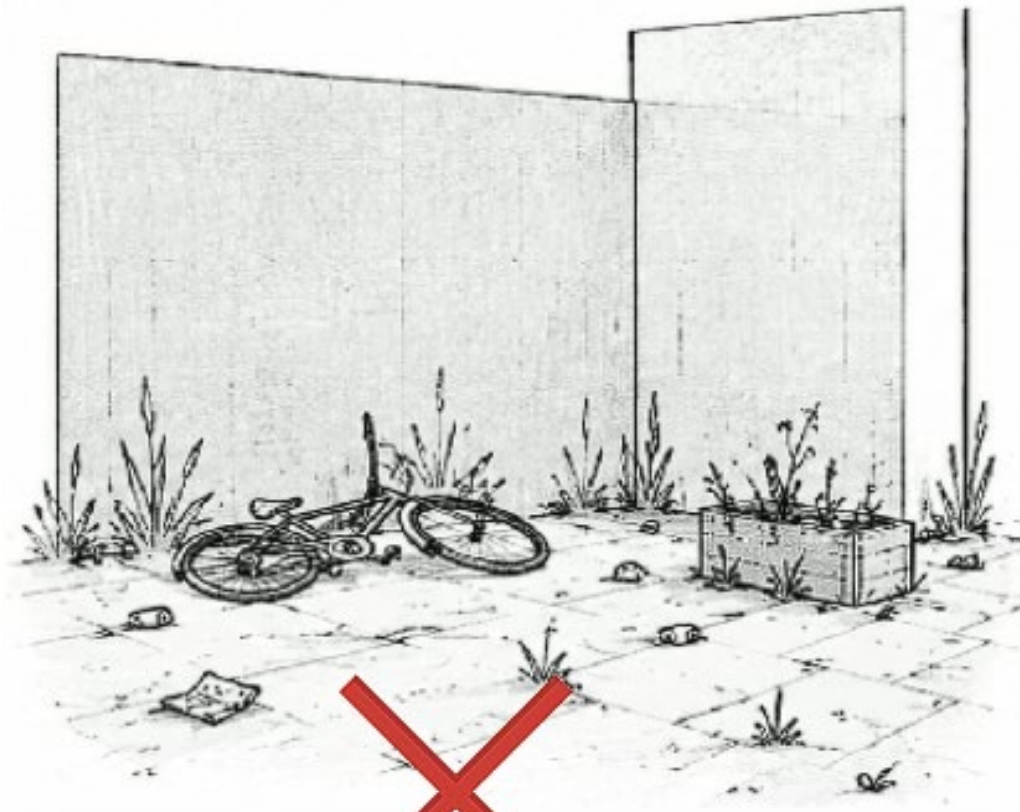
Legible and predictable routes



Make routes clear, visible, and purposeful by reducing hidden shortcuts, confusing backspaces, and ambiguous access points.

Informal Social Control

Communal responsibility

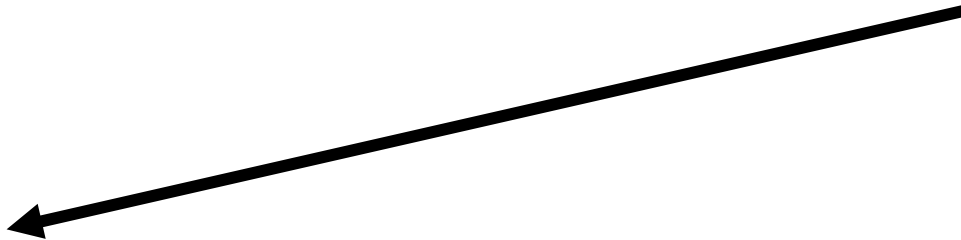
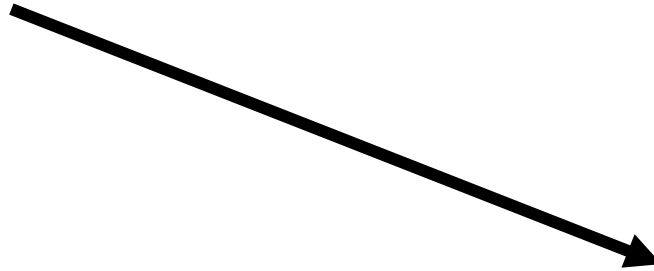
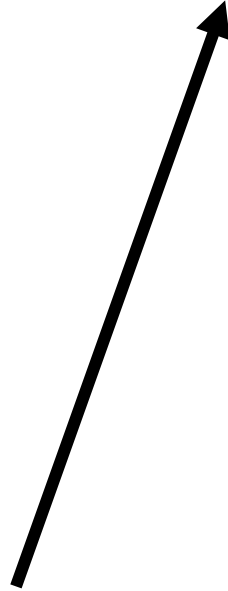


Design collective spaces with clear responsibility, durable materials, planting, lighting, and maintenance cues that communicate care and encourage resident stewardship.

Social Interaction

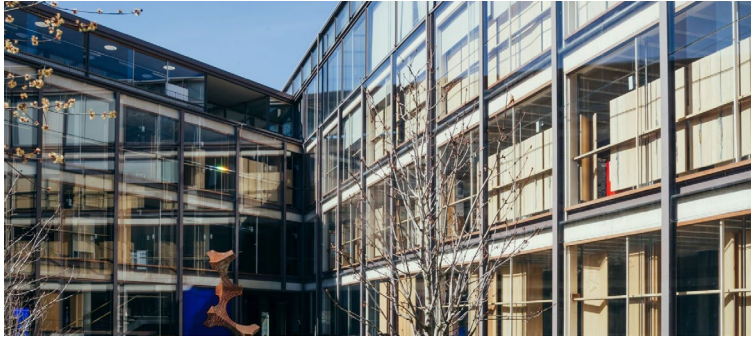
Social Control

Perceived Safety



Perceived Safety

Natural surveillance



Active ground floors and edges



Legible public-private transitions



Social Interaction

Everyday encounter spaces



Social spaces on daily routes



Soft edges and places to stay



Informal Social Control

Visibility combined with activity



Legible and predictable routes



Communal responsibility



Historicibuurt, Houtwijk, The Hague

Houtwijk
centrum

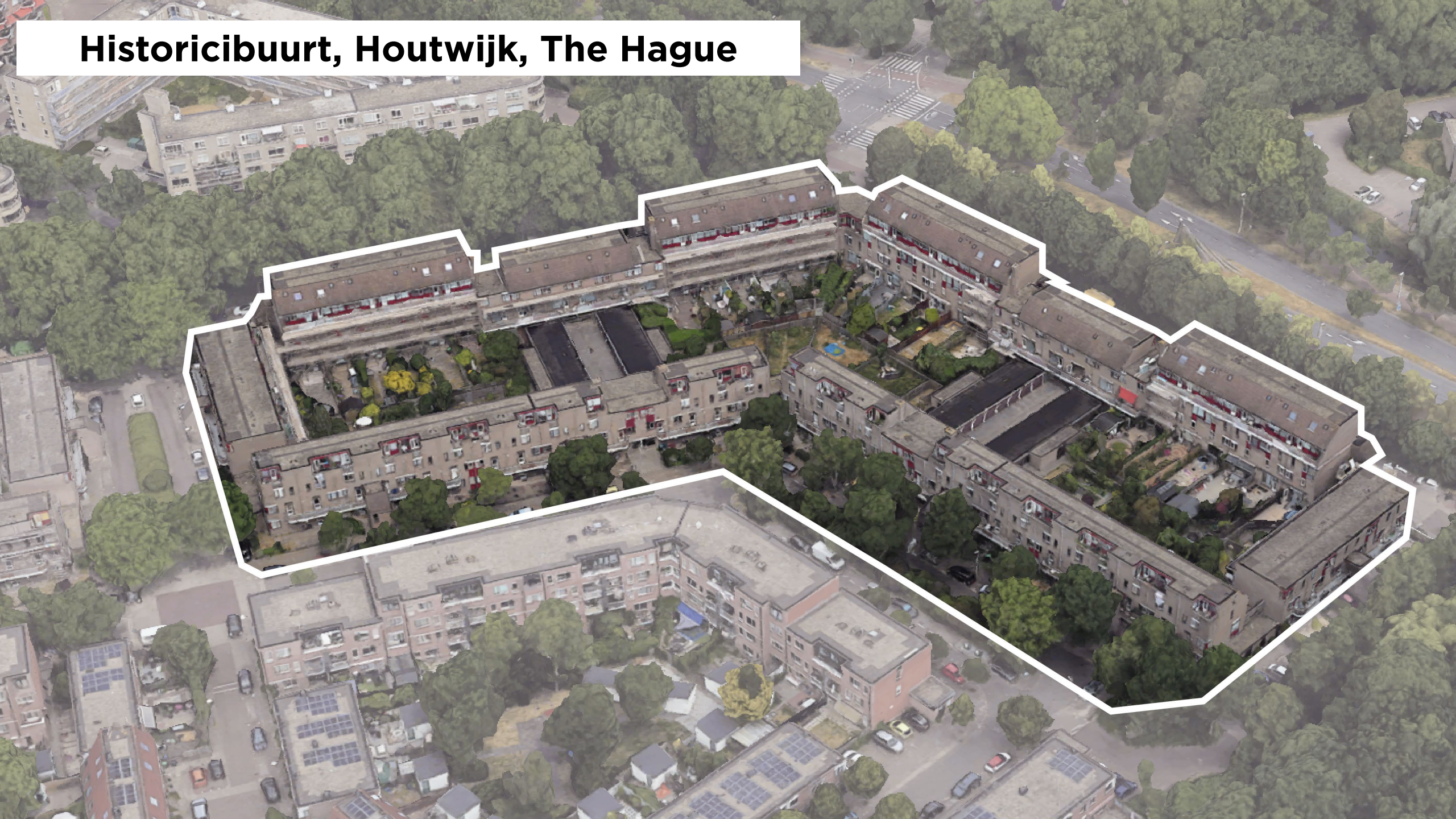
HISTORICIBUURT

Bokkefort

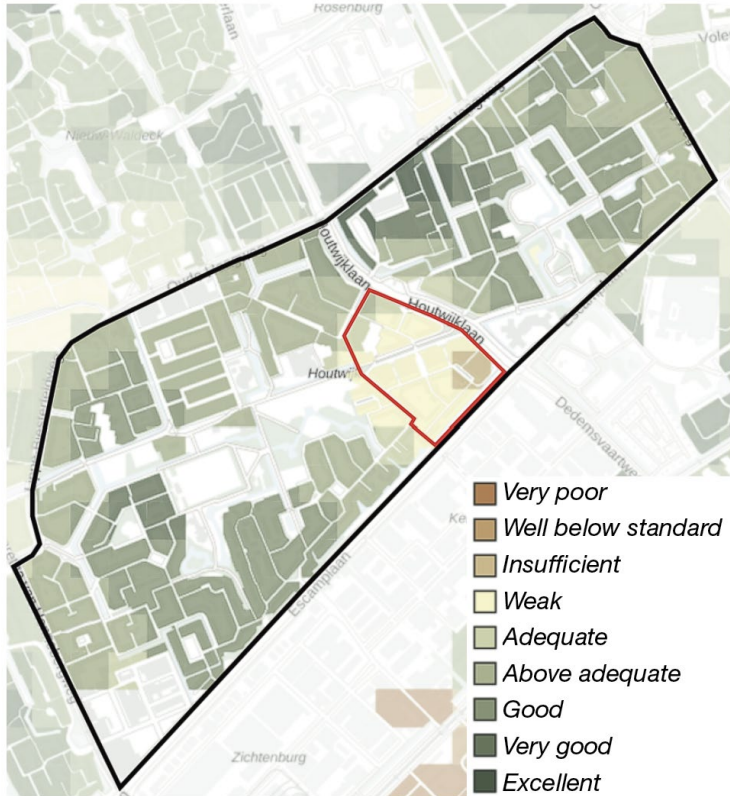
Escamplaan



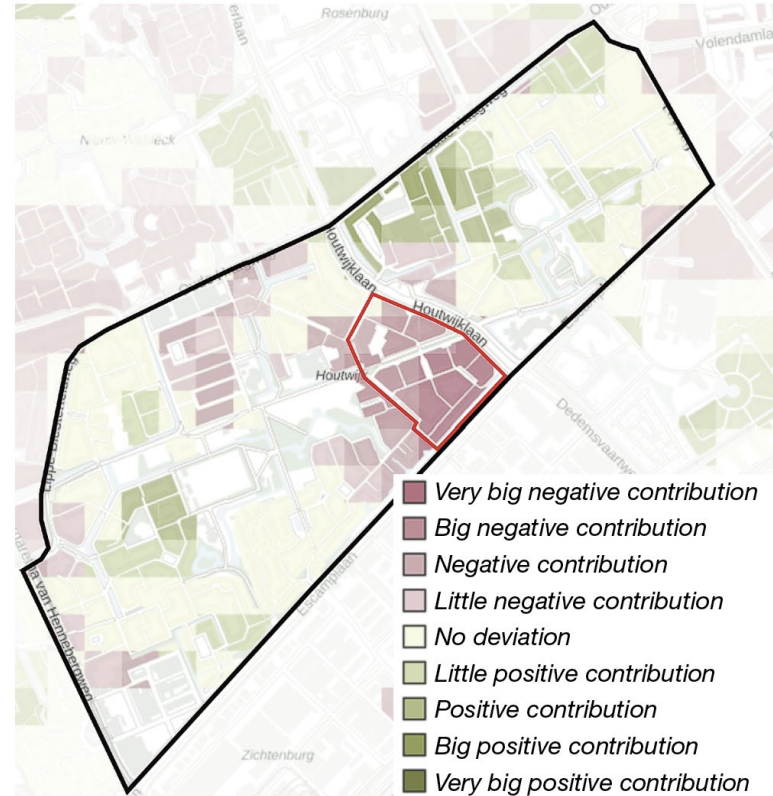
Historicibuurt, Houtwijk, The Hague



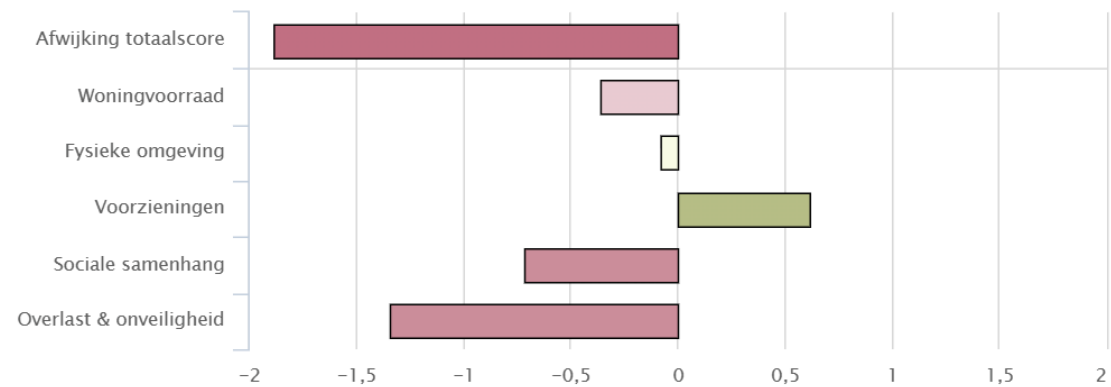
Liveability



Liveability of Historicbuurt (BZK, 2024)



Deviation in liveability of Historicbuurt compared to the national average (BZK, 2024)



Blind facades



Storage alleys



Hidden corners



Entrances



Outdoor space



Sidewalks



Not overlooked



Anonymous spaces



Unresponsibility





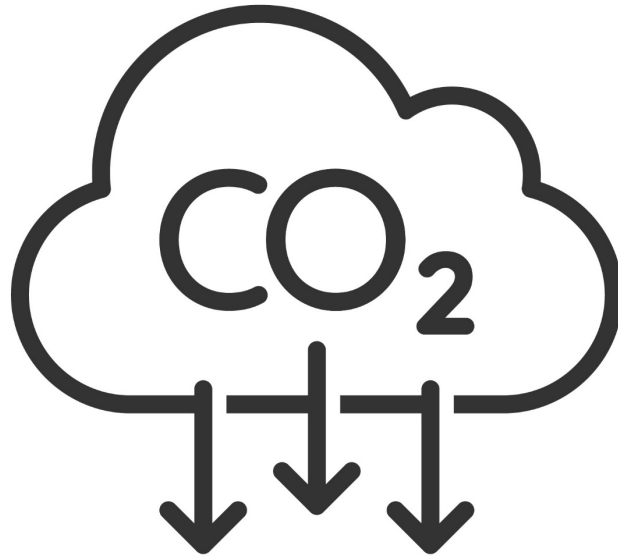
1

Green Design



1

Green Design



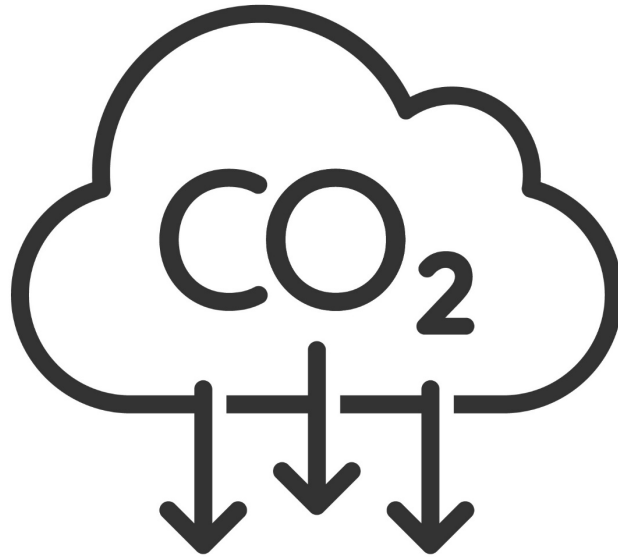
2

Low as possible CO₂ footprint



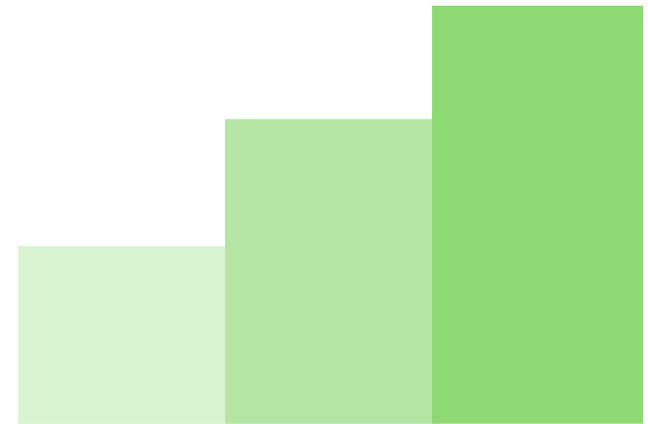
1

Green Design



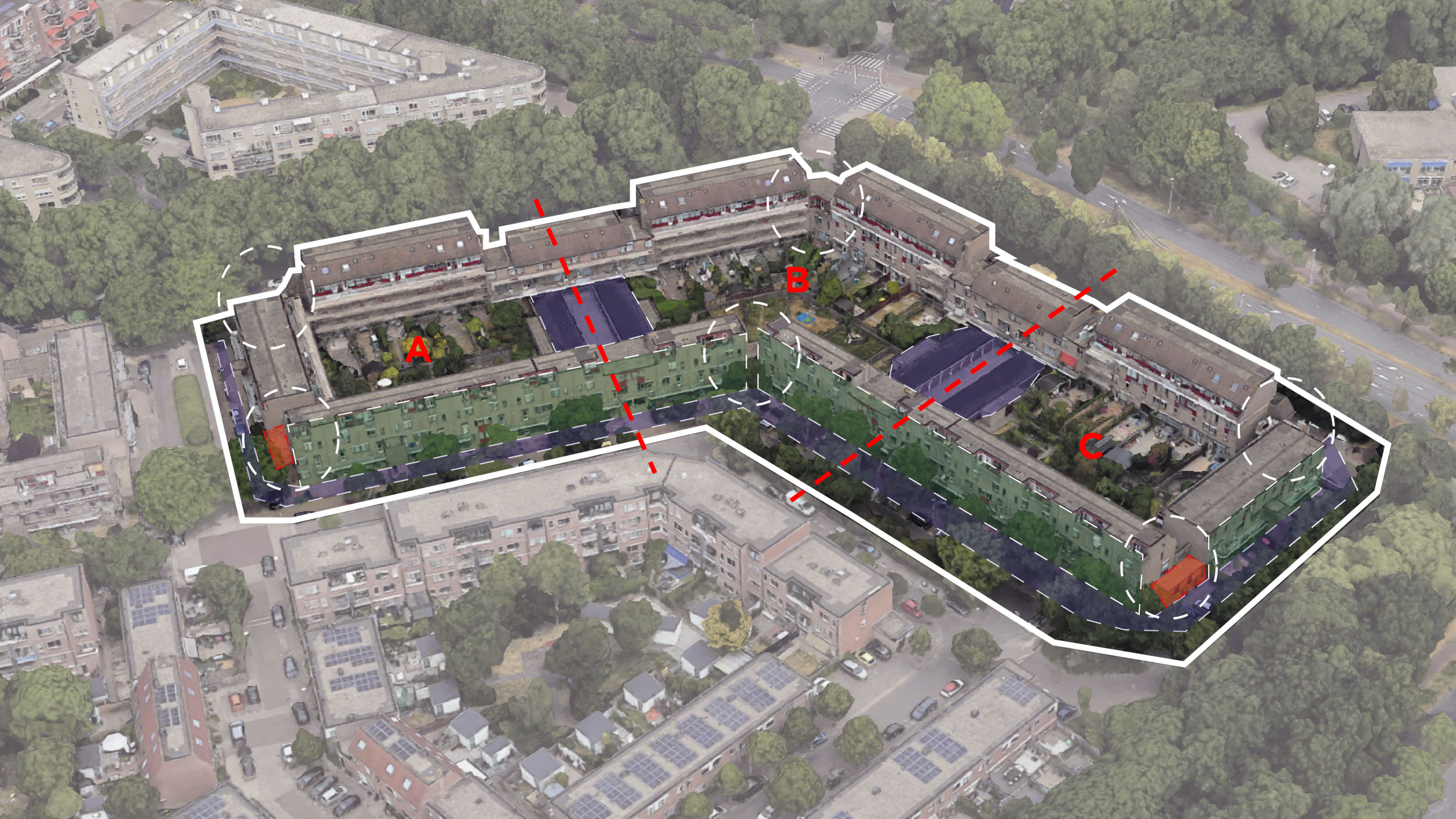
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Low as possible CO₂ footprint



3

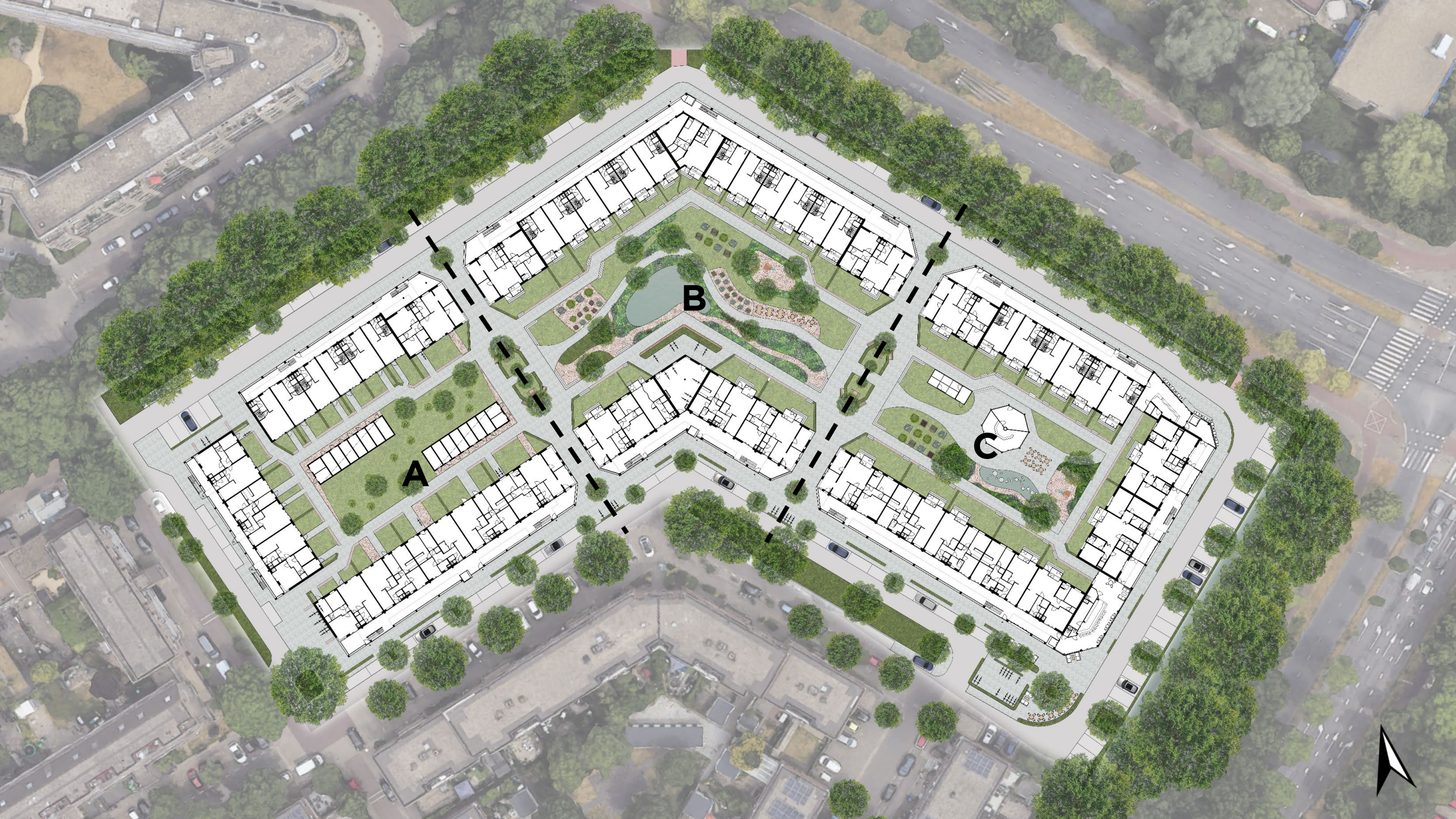
Multiple intervention levels



A

B

C



A

B

C



A - Minimum Intervention

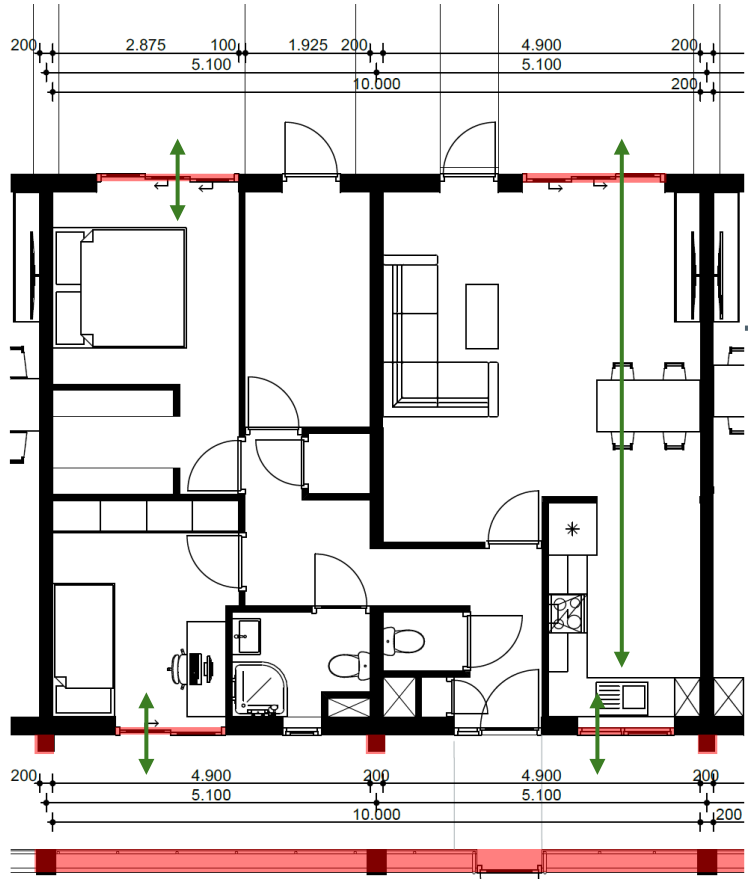




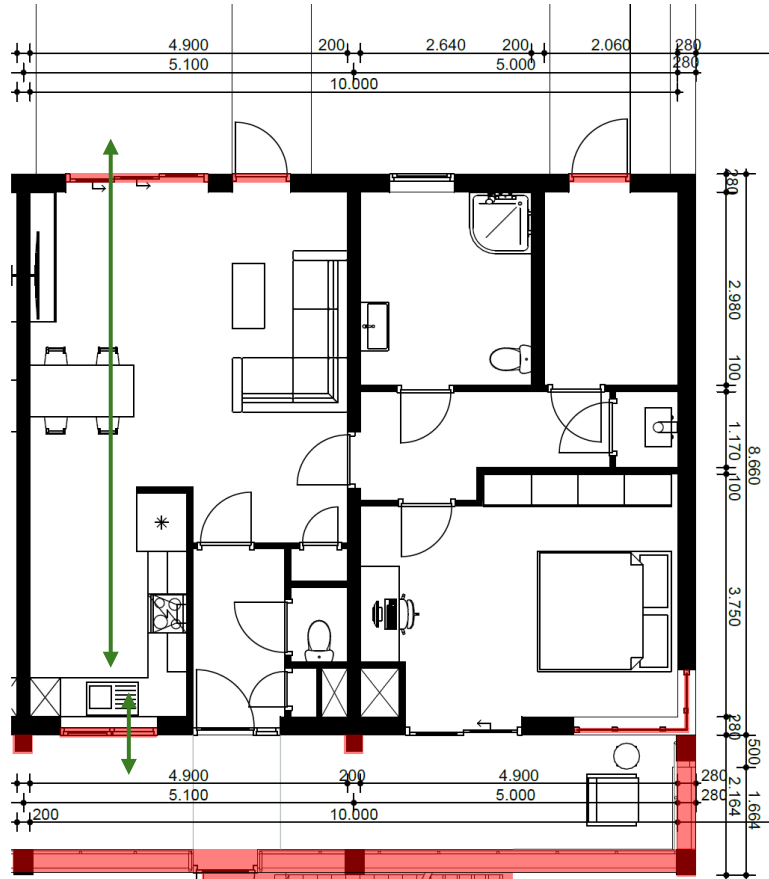
Renovated dwellings

NEW

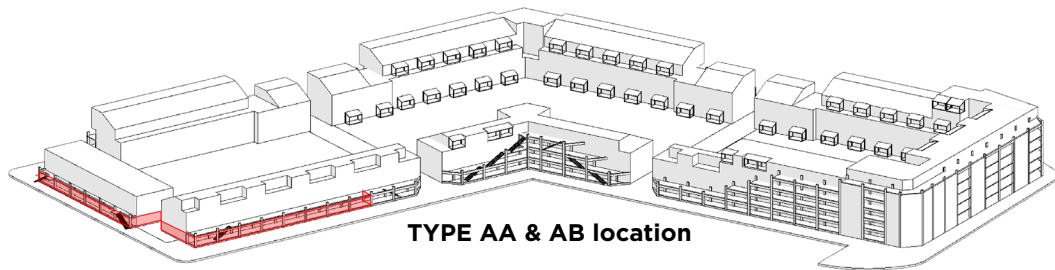
DEMOLISHED



TYPE AA - Middle Dwelling



TYPE AB - Corner Dwelling



TYPE AA & AB location



NEW FACADES - A



Current Facade



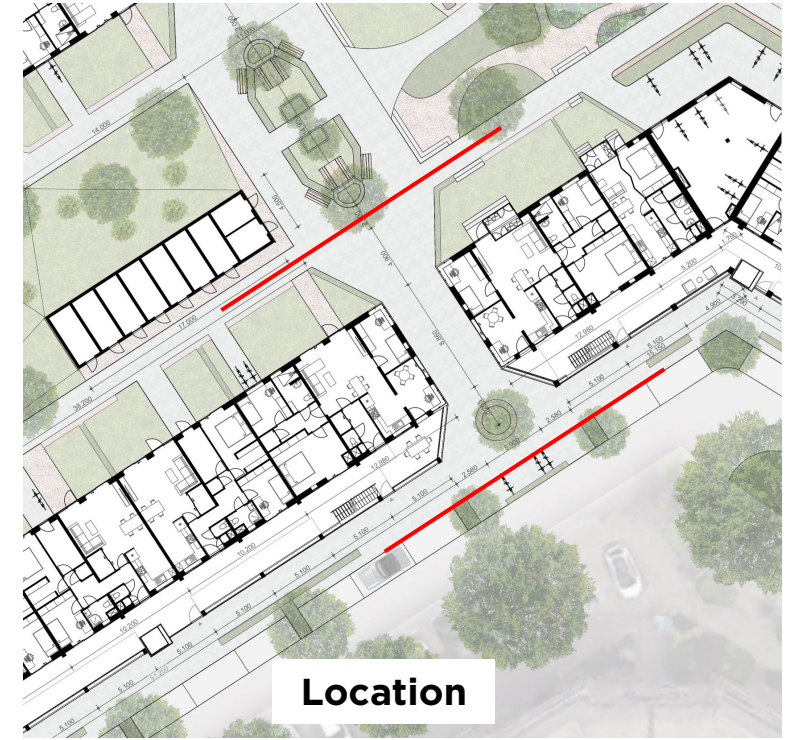
NEW Facade

NEW FACADES

A > B Front



A > B Back



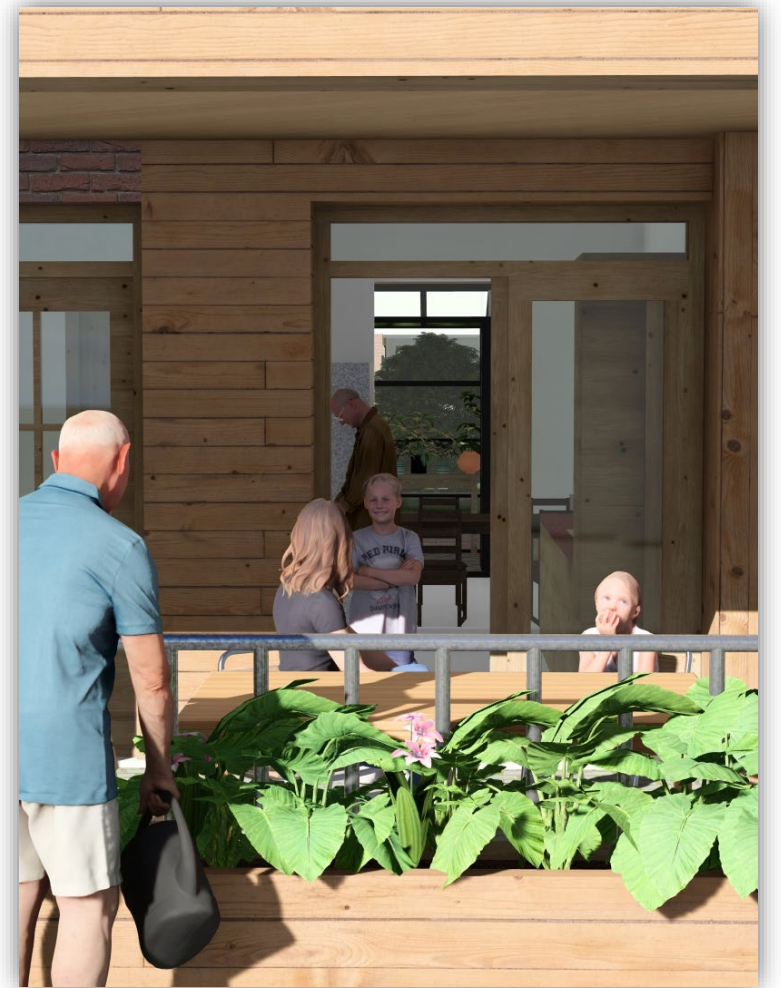
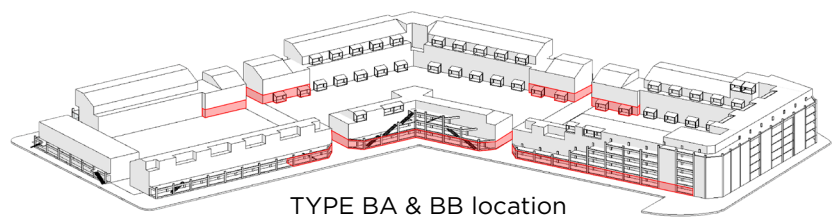
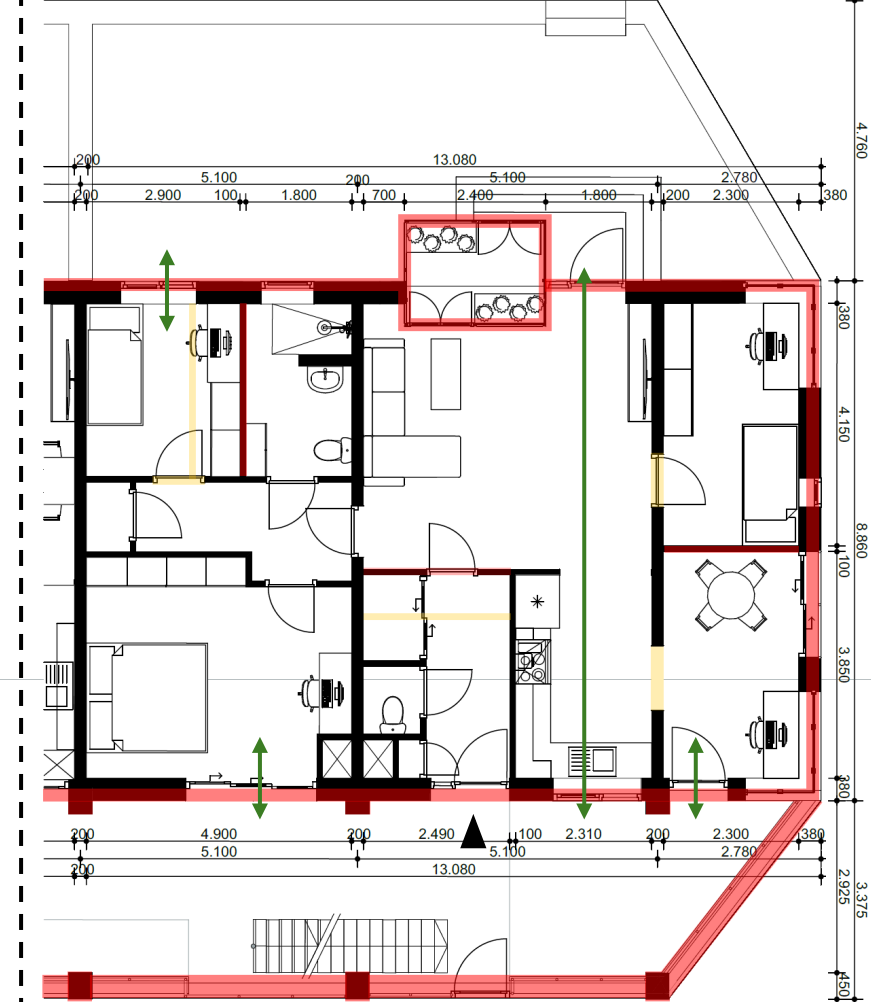
Location



Current Facade



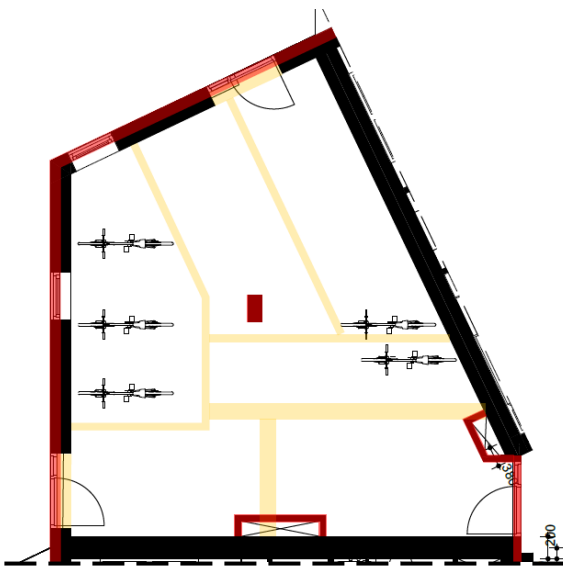
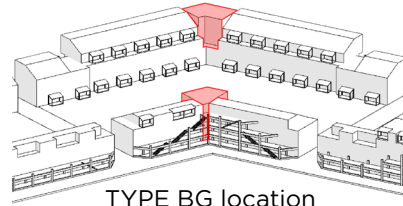
Improved dwellings



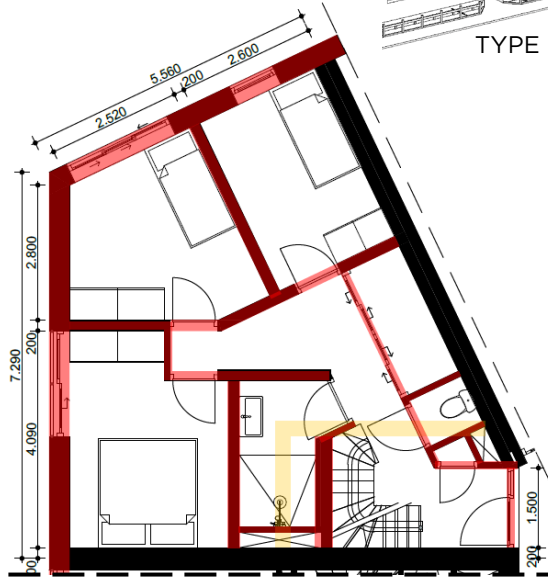
Corner transformation

NEW

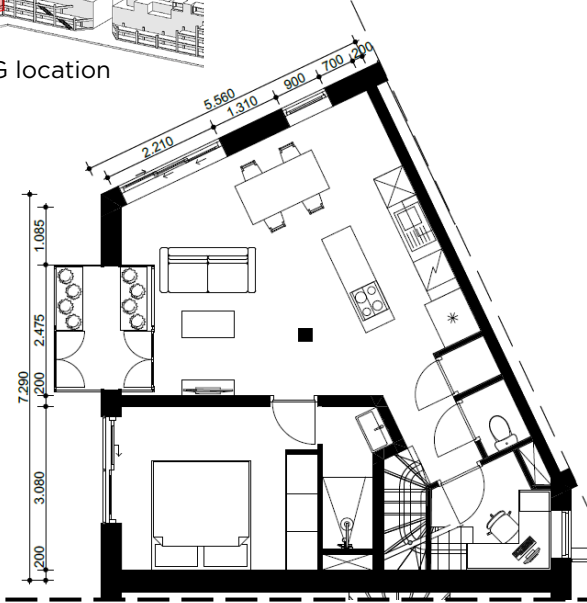
DEMOLISHED



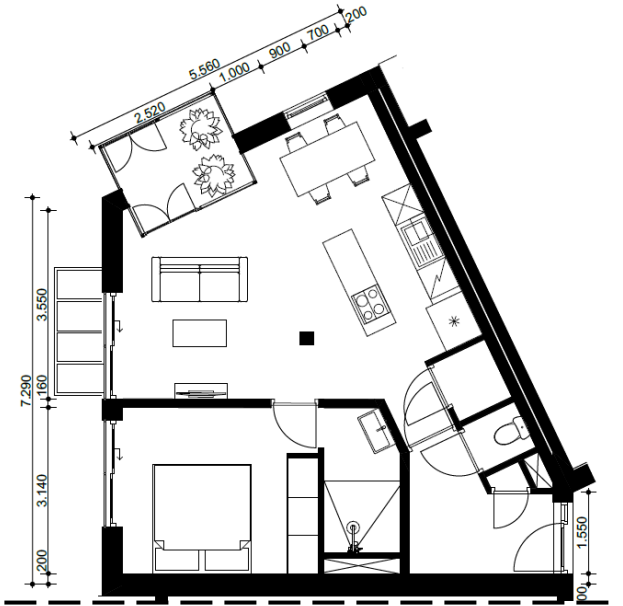
Communal bicycle storage (1st floor)



TYPE BG - Corner dwelling (Large families/2nd floor)



TYPE BG - Corner dwelling (Large families/3rd floor)



TYPE BG 2 - Corner dwelling (Studio/4th floor)



NEW FACADES



B > C Front



B > C Back

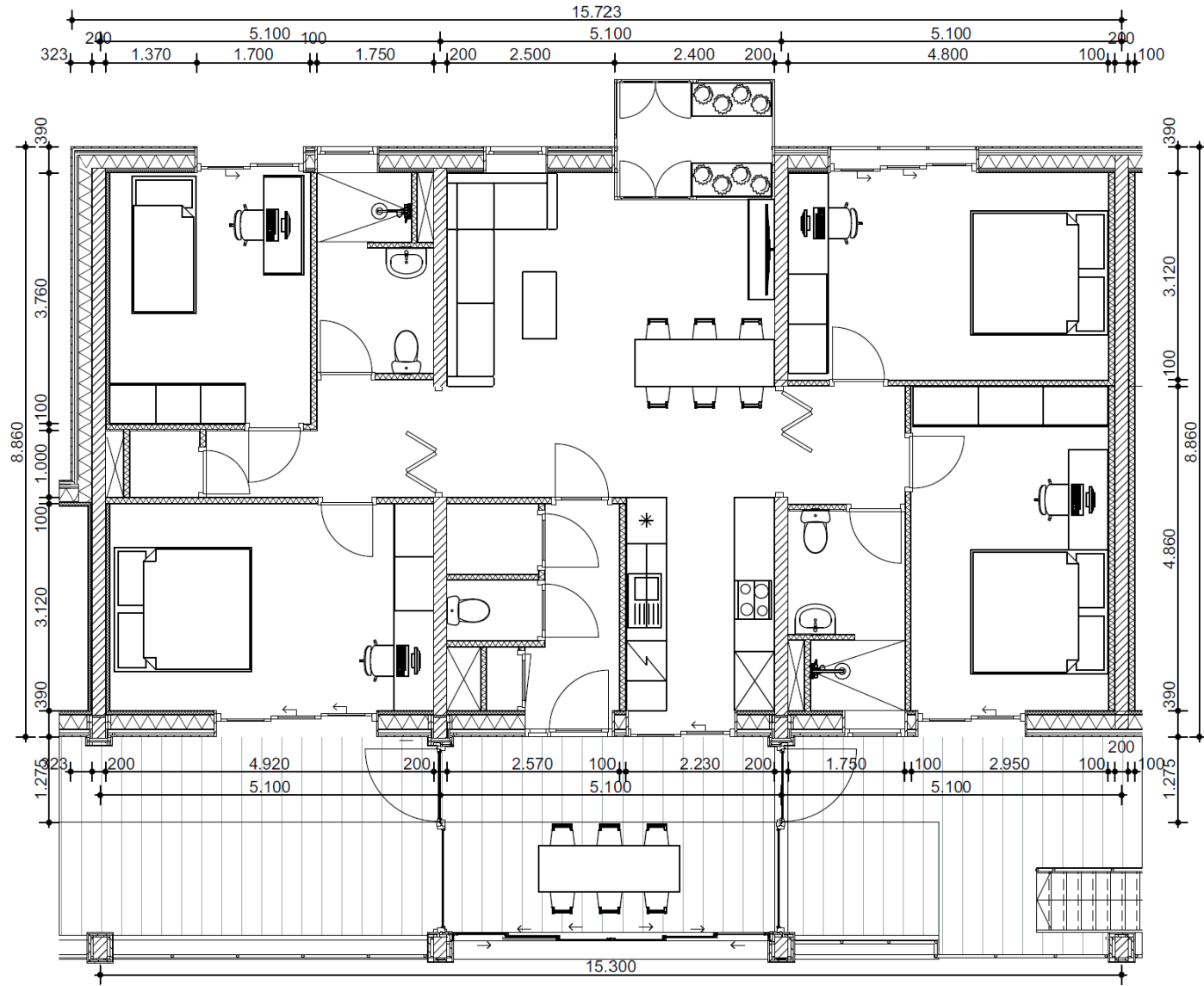


Current Facade

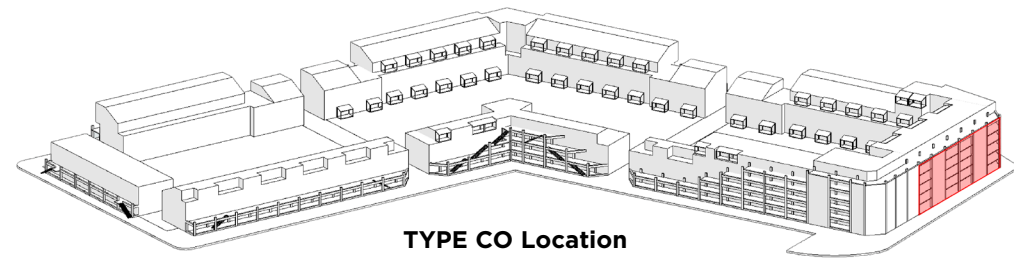
C - Future living



New dwellings

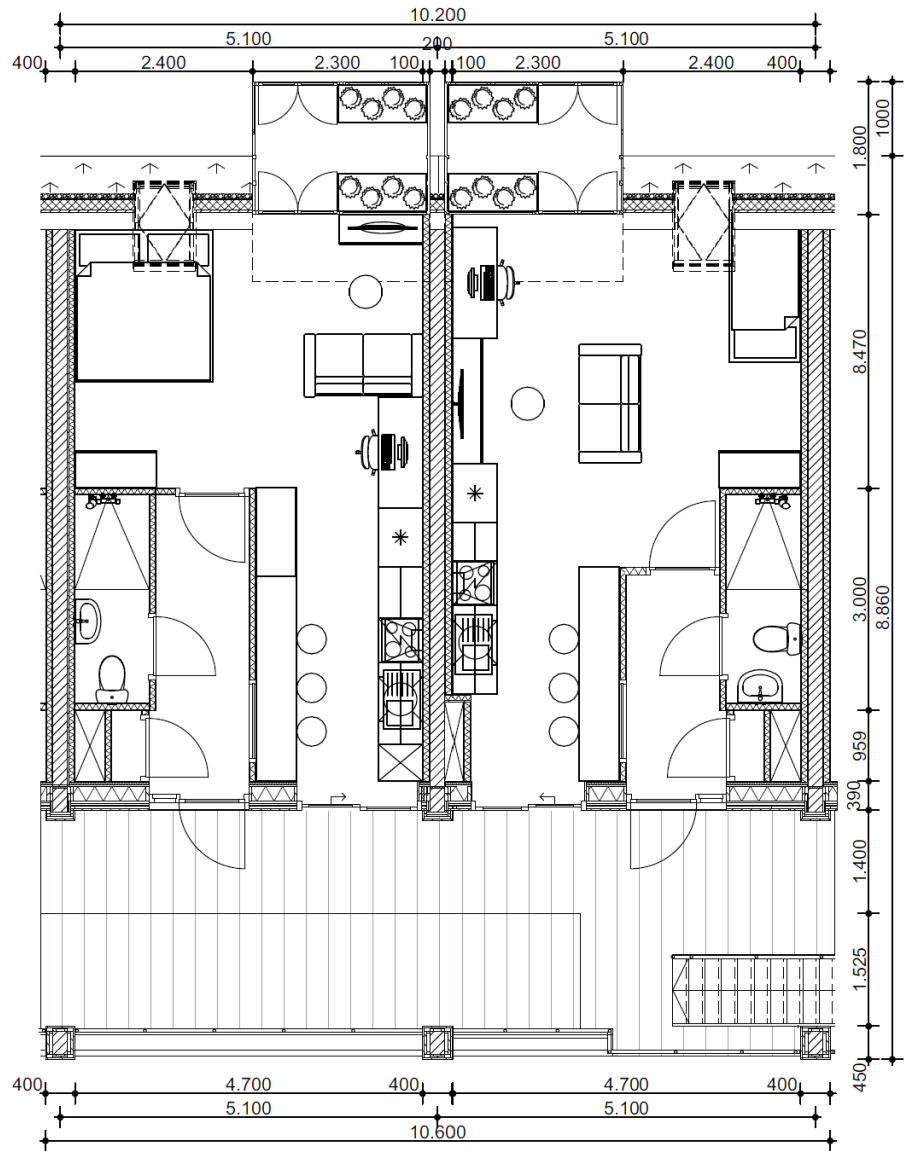


TYPE CO - living dwelling
NEW

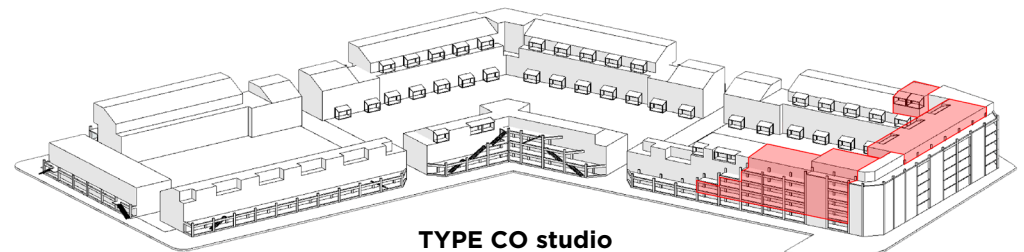


TYPE CO Location

New dwellings



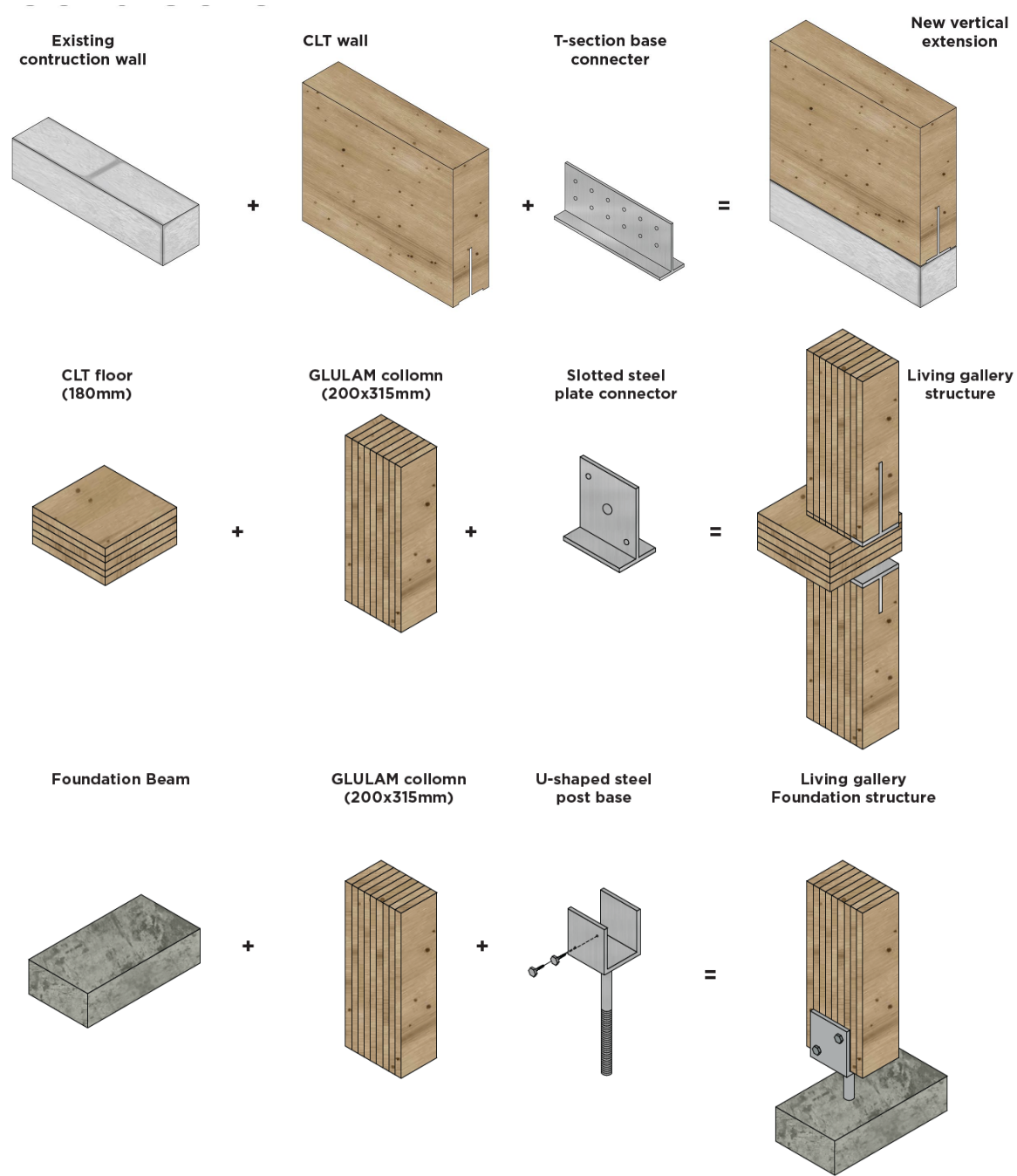
TYPE CO - Studio
NEW



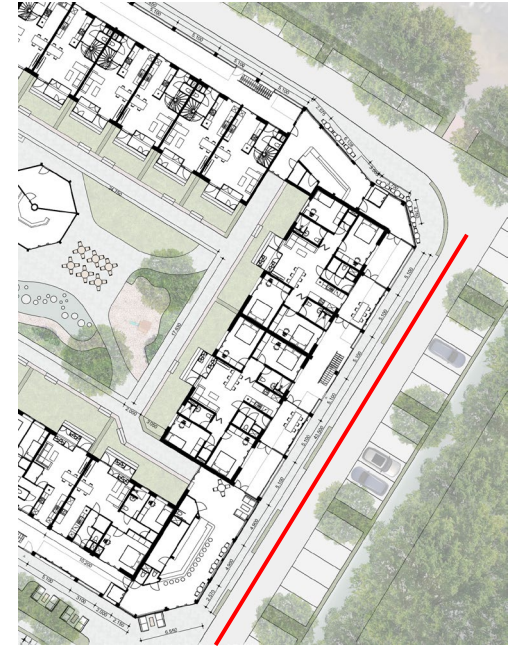
TYPE CO studio
Location



Construction



NEW FACADE
Header facade Block C

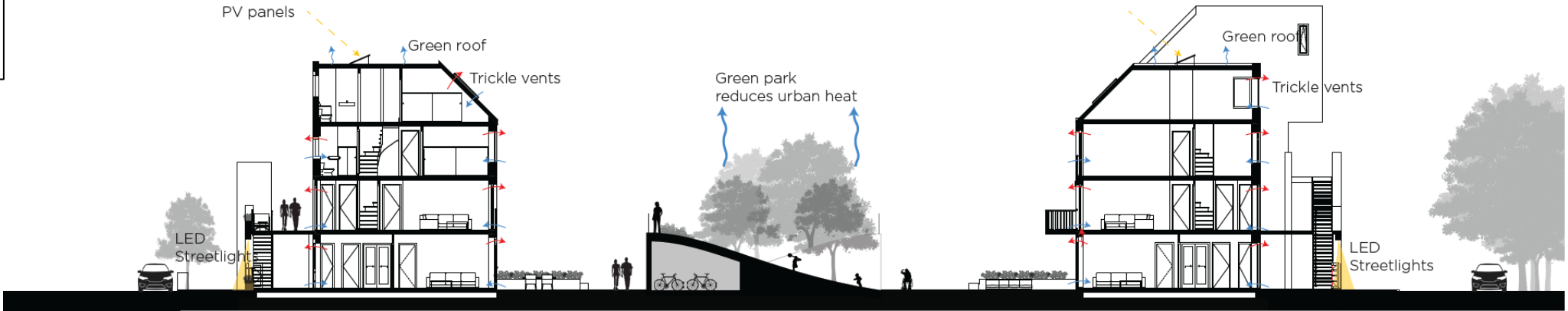


Header facade Block A

Technical section per intervention level

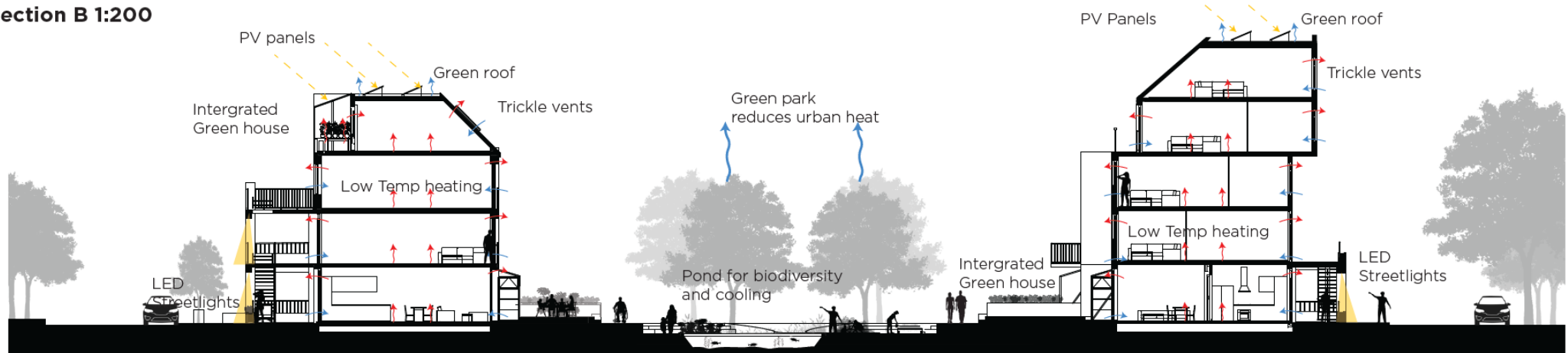
- Brick with Wood
- Passive ventilation
- Gass and electricity
- LED lights

Section A 1:200



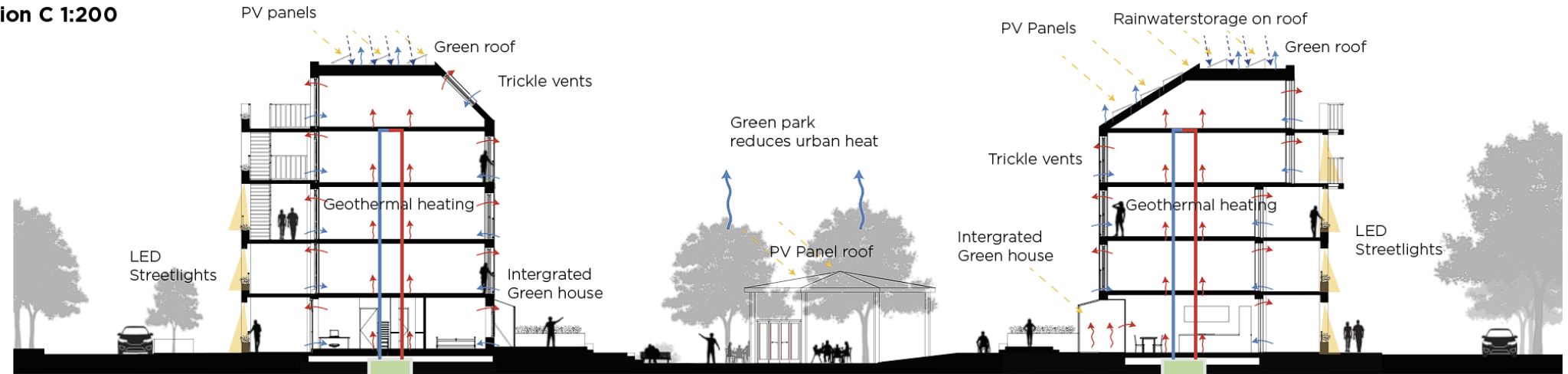
- Brick & wood
- Passive ventilation
- Elektricity and gas
- LED lights
- Low temperature heating systems

Section B 1:200



- CLT, Glulam & timber frame construction
- Passive ventilation
- Elektricity
- LED lights
- Rainwater usage
- Geothermal temperature regulation

Section C 1:200



SITE PLAN 1:250

Block A

- Families & Elderly



- Increased visibility
- Open garden, fenced with hedge and seating
- Open corners, access to inner park
- New Living gallery remountable access route
- Storage park
- Renovated facades and roofs
- Clean bricks
- New insulation (EPS bead cavity wall insulation)
- Green roof
- Led lights
- few PV Panels

Block C

- Big families, Starters, Small families
Elderly, Students, Divorces, Bereaved partner ETC.



- Co-living
- Communal/public services
- Bakery
- Coffee corner
- laundry rooms
- Study rooms
- Communal living rooms
- Extra storage rooms
- Increased visibility
- Raised open garden, fenced with hedge and seating
- Integrated green house in dwelling
- Public function corners
- Communal nature park (gardening/biodiversity/social)
- New Living gallery remountable access route (wintergarden)

Block B

- Big families, Starters Elderly



- Increased visibility
- Raised open garden, fenced with hedge and seating
- Integrated green house in dwelling
- Open corners, access to inner park
- New Living gallery remountable access route
- Nature Park (gardening/biodiversity)
- Partially new facade
- Vuren cladding with new insulation
- Renovated facades and roofs
- Clean bricks
- New insulation (EPS bead cavity wall insulation)
- Green roof
- Led lights
- PV panels
- Natural ventilation
- Low temperature heating

- New Facade
- HSB walls with Vuren cladding with new wood fiber insulation
- Green roof
- Waterstorage on roof
- Led lights
- PV panels
- Natural ventilation
- Geothermal Heating



