# Preserving Tangible and Intangible Values and Attributes in Heritage Housing in Amsterdam New-West

Maurizio Brenna
AR3AH105
4718143

Uta Pottgiesser
Paddy Tomesen
Telesilla Bristogianni
Pierijn van der Putt

01. Design Case

Introducing the Knijtijzerpanden
‘The Wall’
Site analysis
Building analysis

02. Research

Fascination
Approach
Research
Conclusions

03. Concept

From Research to Design
Design Topics, Process and Goals

04. Design

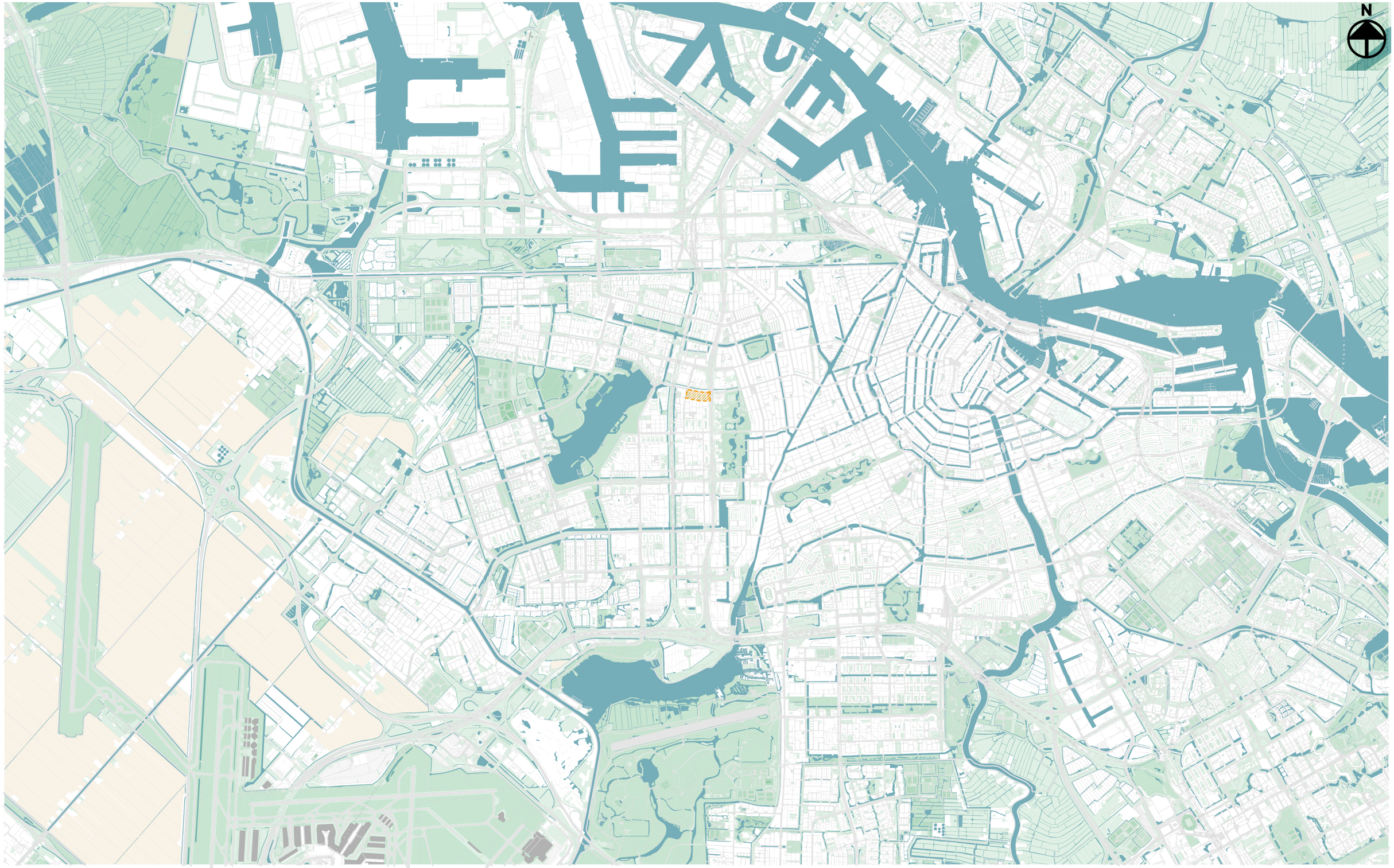
Masterplan
Floor Plans, Elevations and Sections
Details

05. Conclusion

# Design Case

# 01

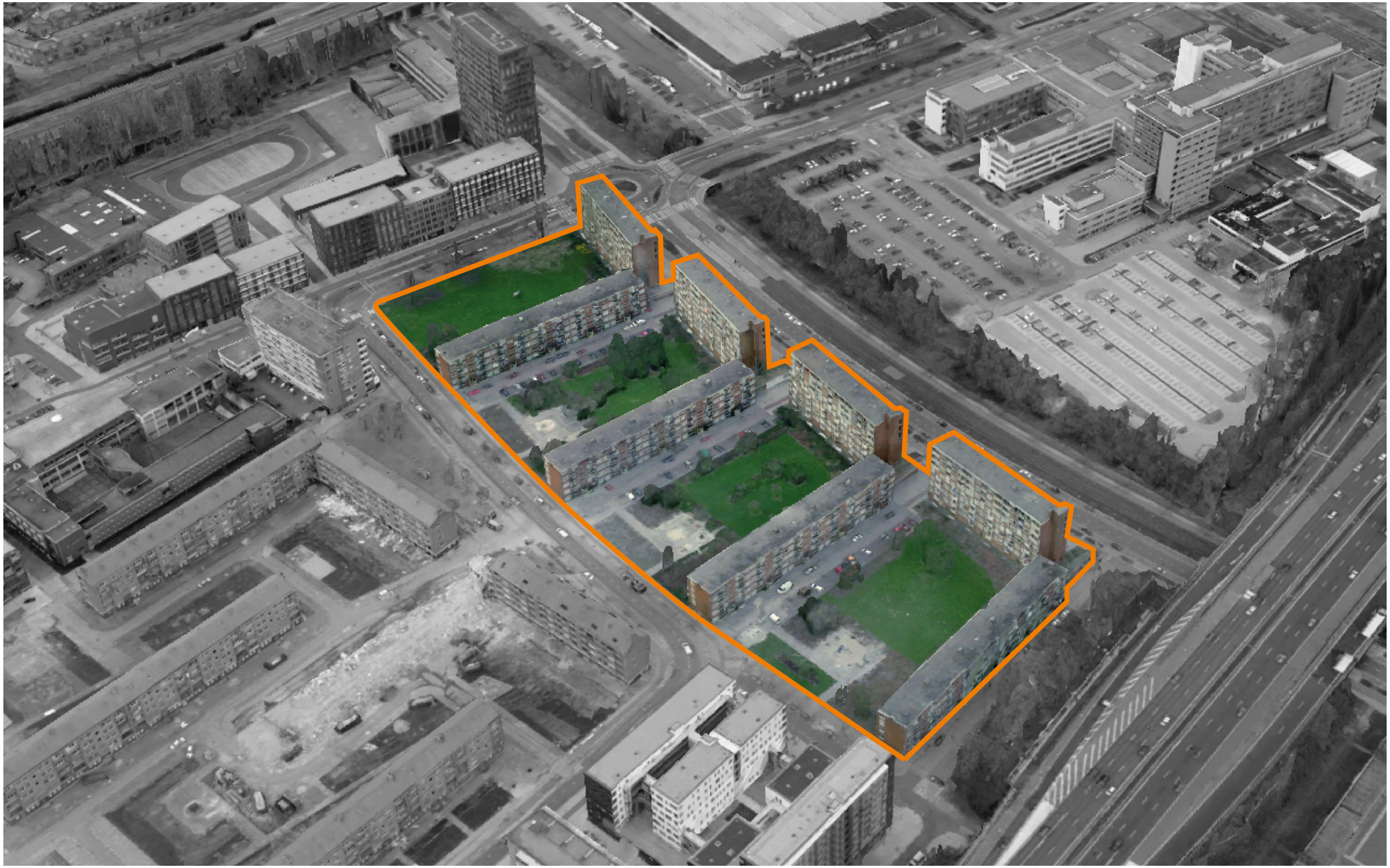
# Introducing the Knijtijzerpanden



# Introducing the Knijtijzerpanden

# Introducing the Knijtijzerpanden

# Introducing the Knijtijzerpanden



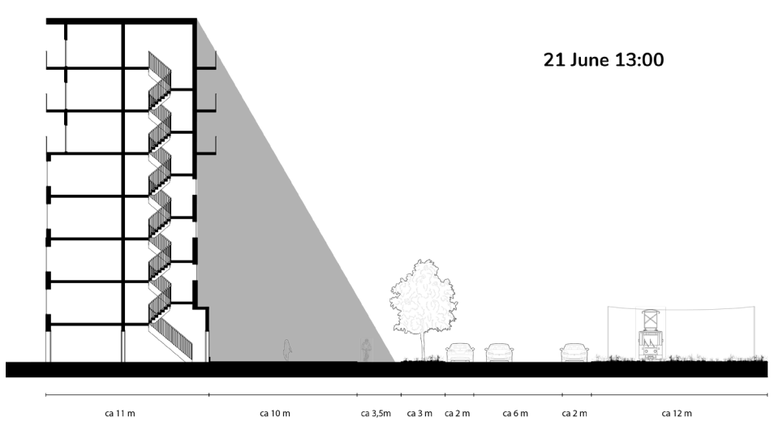
# Introducing the Knijtijzerpanden

# Why??

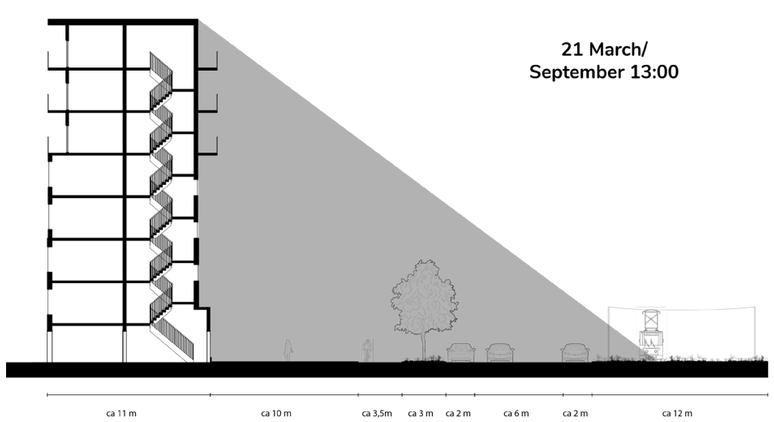
# ‘The Wall’

# ‘The Wall’

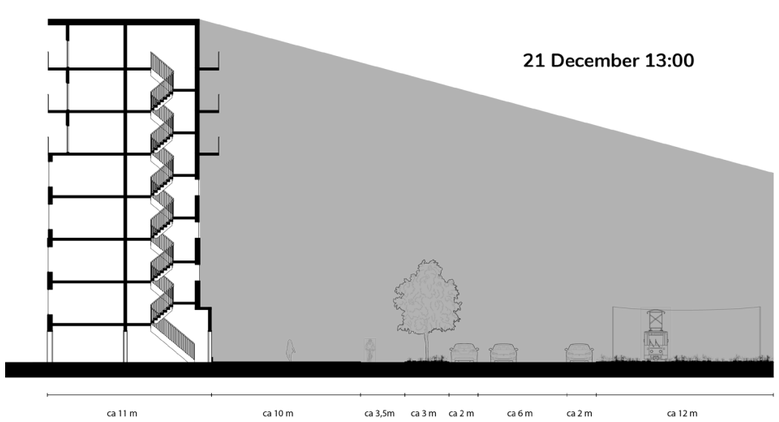
## 21 June 13:00



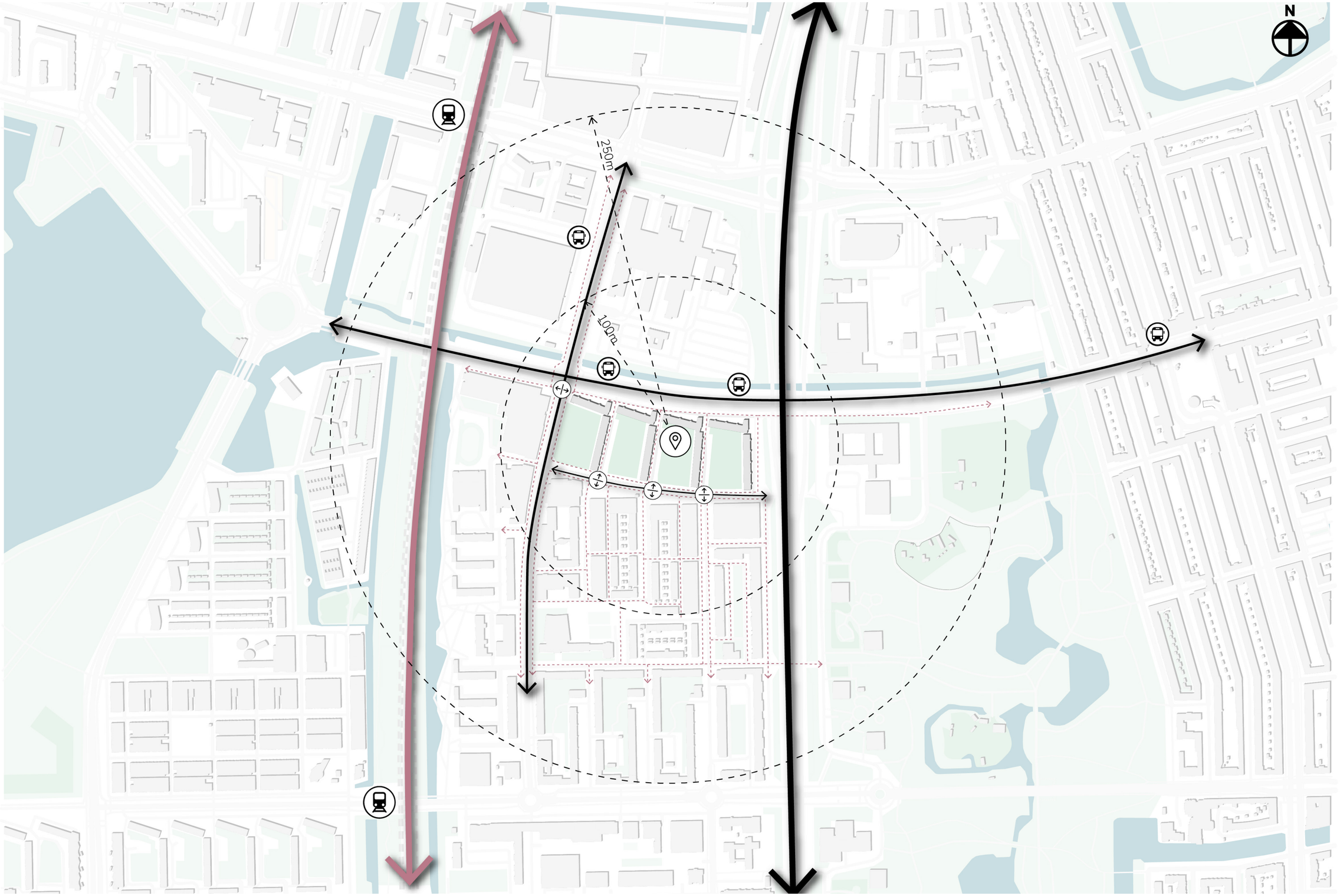

## 21 March/September 13:00



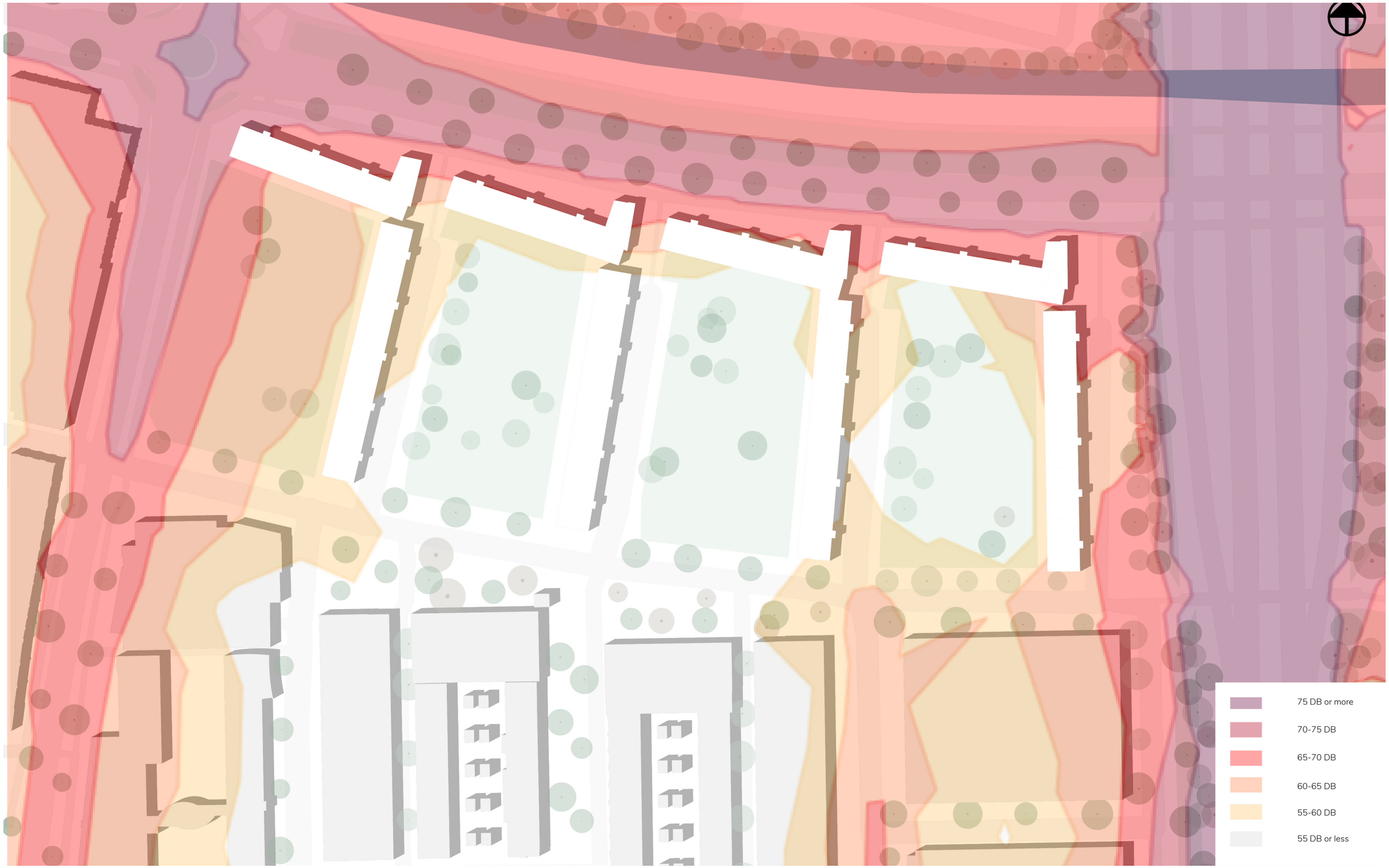

## 21 December 13:00



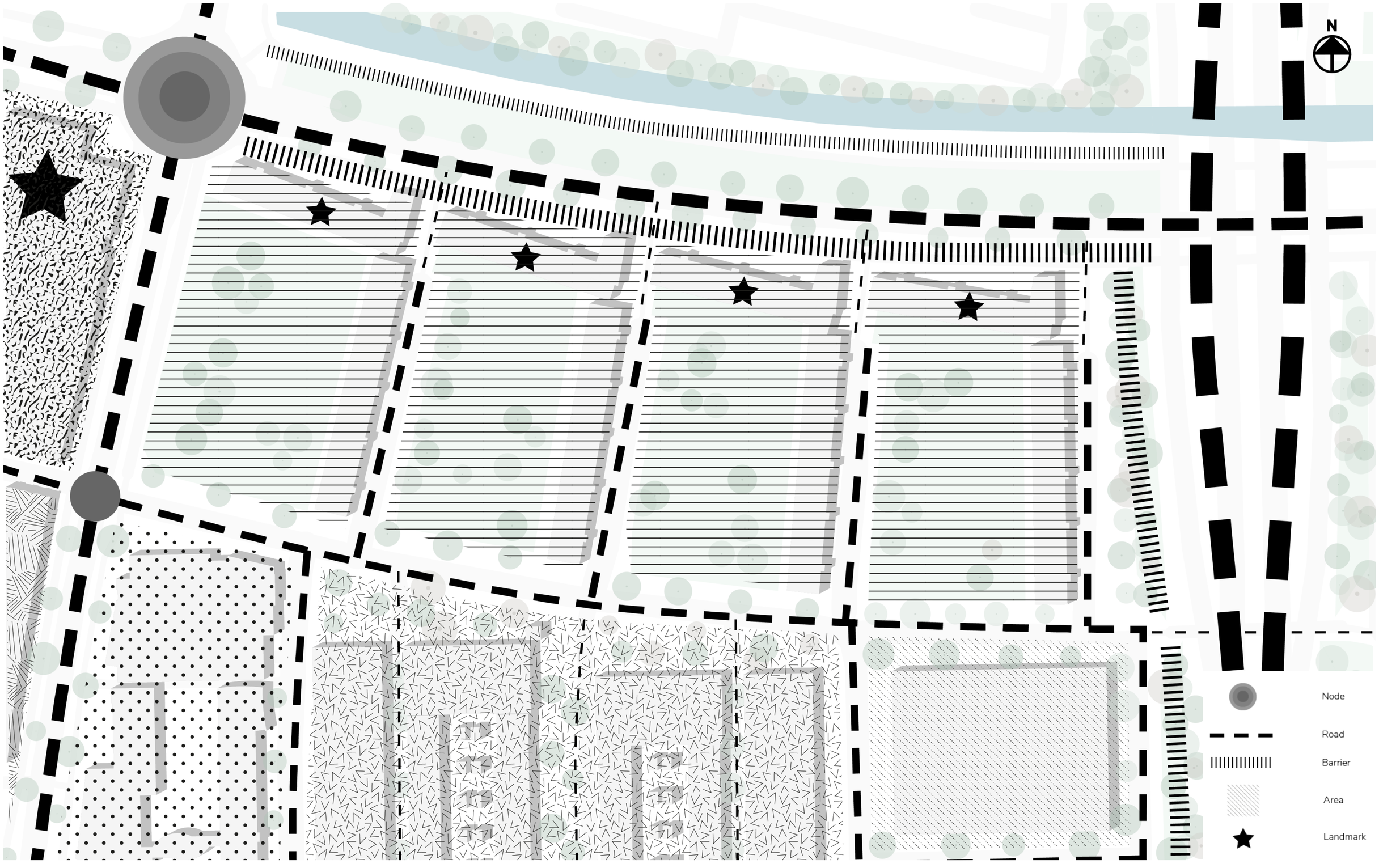
# Site Analysis



# Site Analysis



# ‘The Wall’



# ‘The Wall’

# ‘The Wall’

# ‘The Wall’

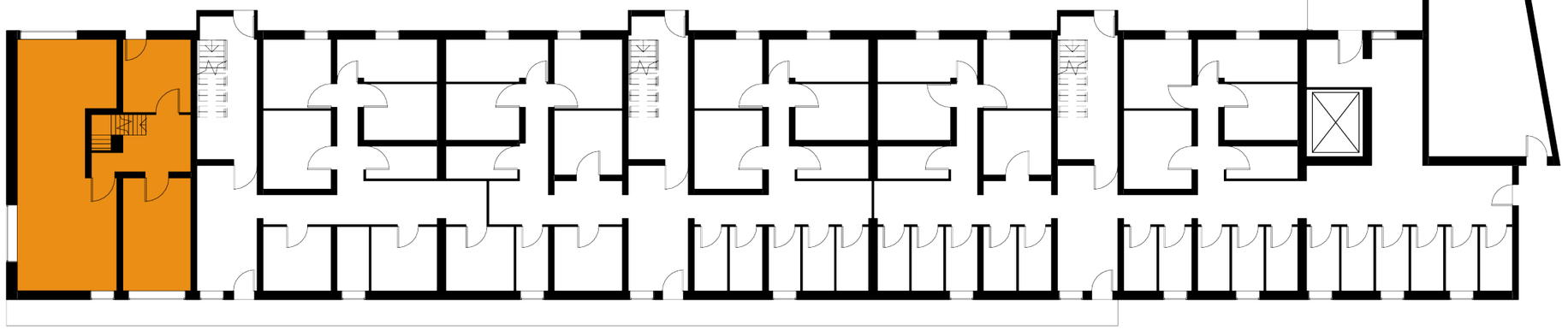
# ‘The Wall’

# However...

# Dwelling typologies

vergroot de tekst op de dia.

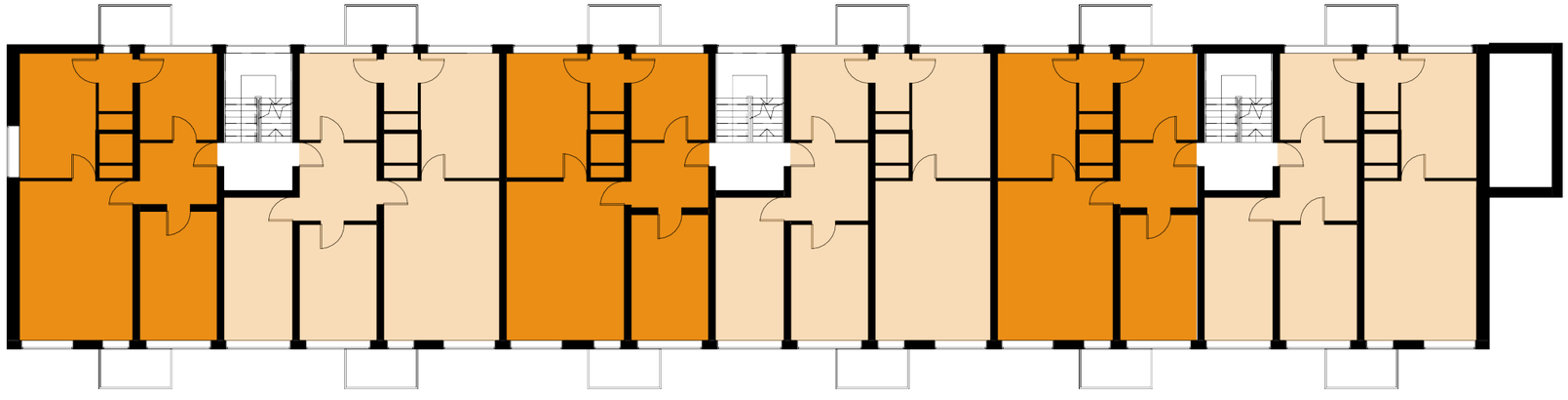
**Retail**



**Type A**

Maisonette:
+/- 125m2

**Storage**



**Type B1**

Family apartment:
+/- 63m2

**Type B2**

Family apartment:
+/- 75m2

**Type C1**

Singles apartment:
+/- 50m2

**Type C2**

Singles apartment:
+/- 50m2

**Type C3**

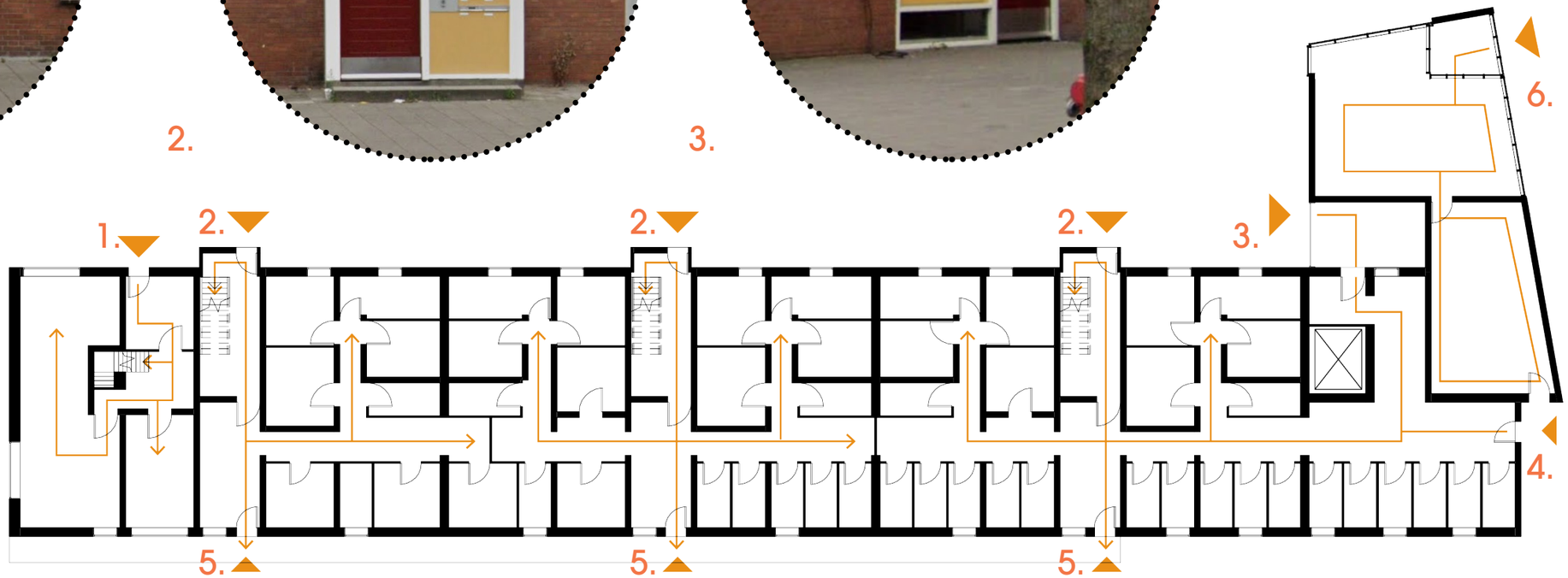
Singles apartment:
+/- 40m2

# Entrances & Circulation

1.

2.

3.




Primary entrance

Secondary entrance

5.

4.

6.

# Other Existing Problems

Closed of ground floor facade

Non-Functional Courtyards

Street Waste

Garage Boxes as street level facade

# Research

# 02

# Research Fascination - Monumental Status

Bron: https://maps.amsterdam.nl/ordekaart/

# What does this mean?

"...an architectural unit, based on typology, a special and/or characteristic architectural design, its position in an allotment and/or its contribution to an allotment, has the status of a national or municipal monument or qualifies as one."

"...the valuation of the building complex determines the manner in which the built heritage may be altered or adapted. The higher the valuation, the stronger the existing architectural and technical characteristics have to be respected."

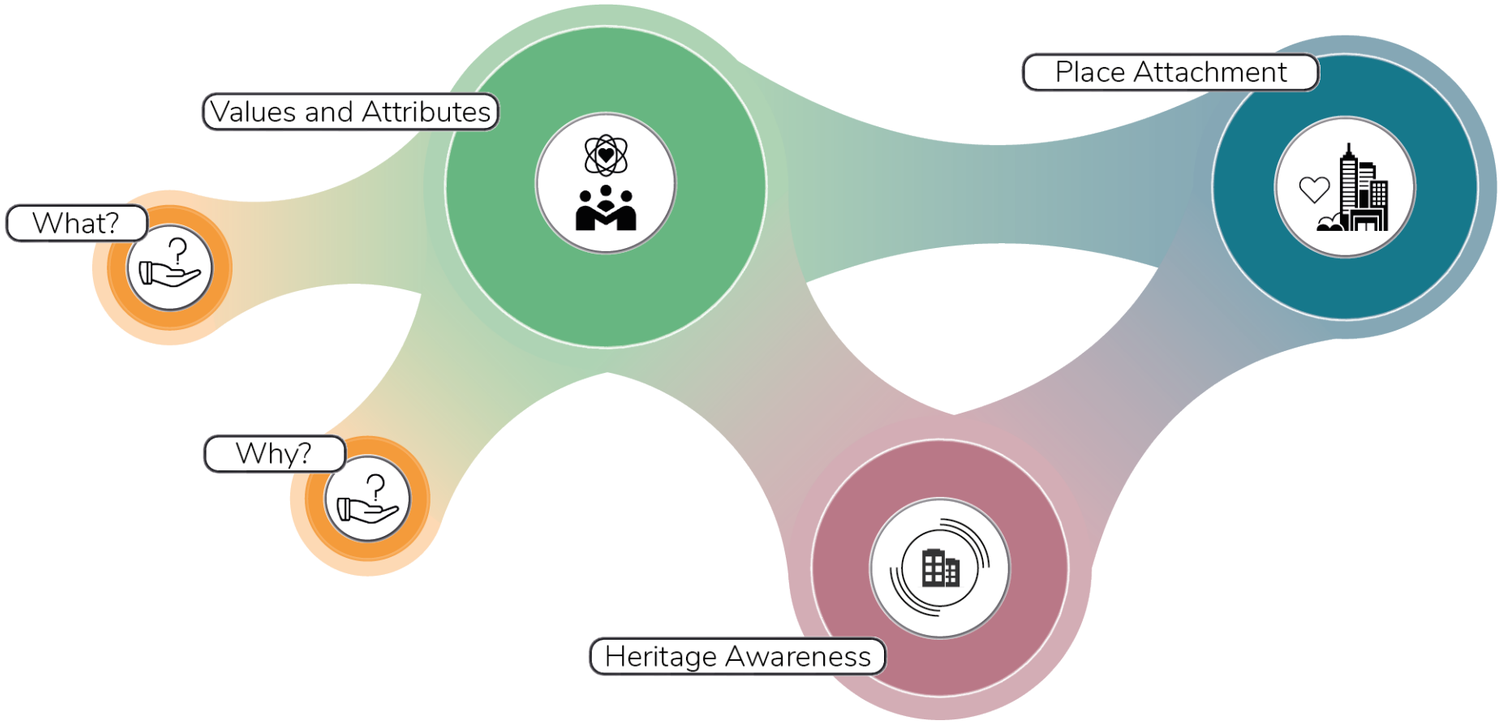
- Gemeente Amsterdam (2010)

# Research Approach

Interview Flyer, own image

"Strong emotional responses are triggered when people believe to be in places of significance."
- National Trust (2017)

# Research Topics




Research Topics, own image.

## Topic I: Values and Attributes

*What are intangible cultural heritage attributes embedded in residential architecture, and how can these be accurately identified and documented?*

## Topic II: Place Attachment

*Does place attachment play a role in the way people value heritage and housing?*

## Topic III: Heritage Awareness

*Does awareness about the monumental status of residential heritage create place attachment and therefore change the way people value the building and its attributes?*

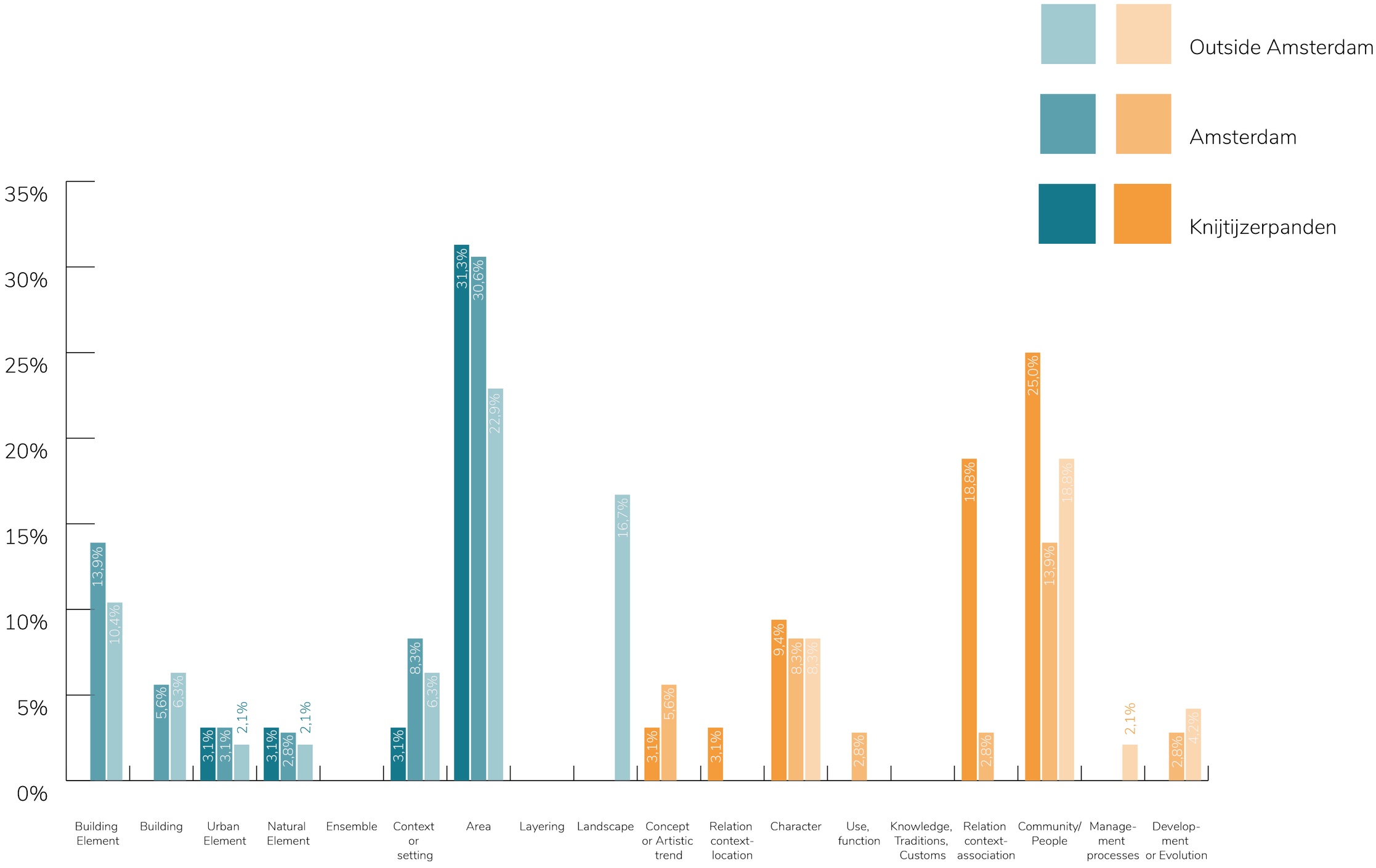
# Theoretical Framework

| Tangible | | | Intangible | | |
|---|---|---|---|---|---|
| Asset | Area | Landscape | Asset Related | Societal | Process |
| Building Element | Ensemble | (urban or natural) Layering | Concept or artistic trend | Use, function | Manage-ment process |
| Building | Context or setting | Everything (significance based) | Relation context - location | Knowledge, traditions, customs | Develop-ment or evolution |
| Urban Element | Area | | Character | Relation context - association | |
| Natural Element | | | | Community /people | |

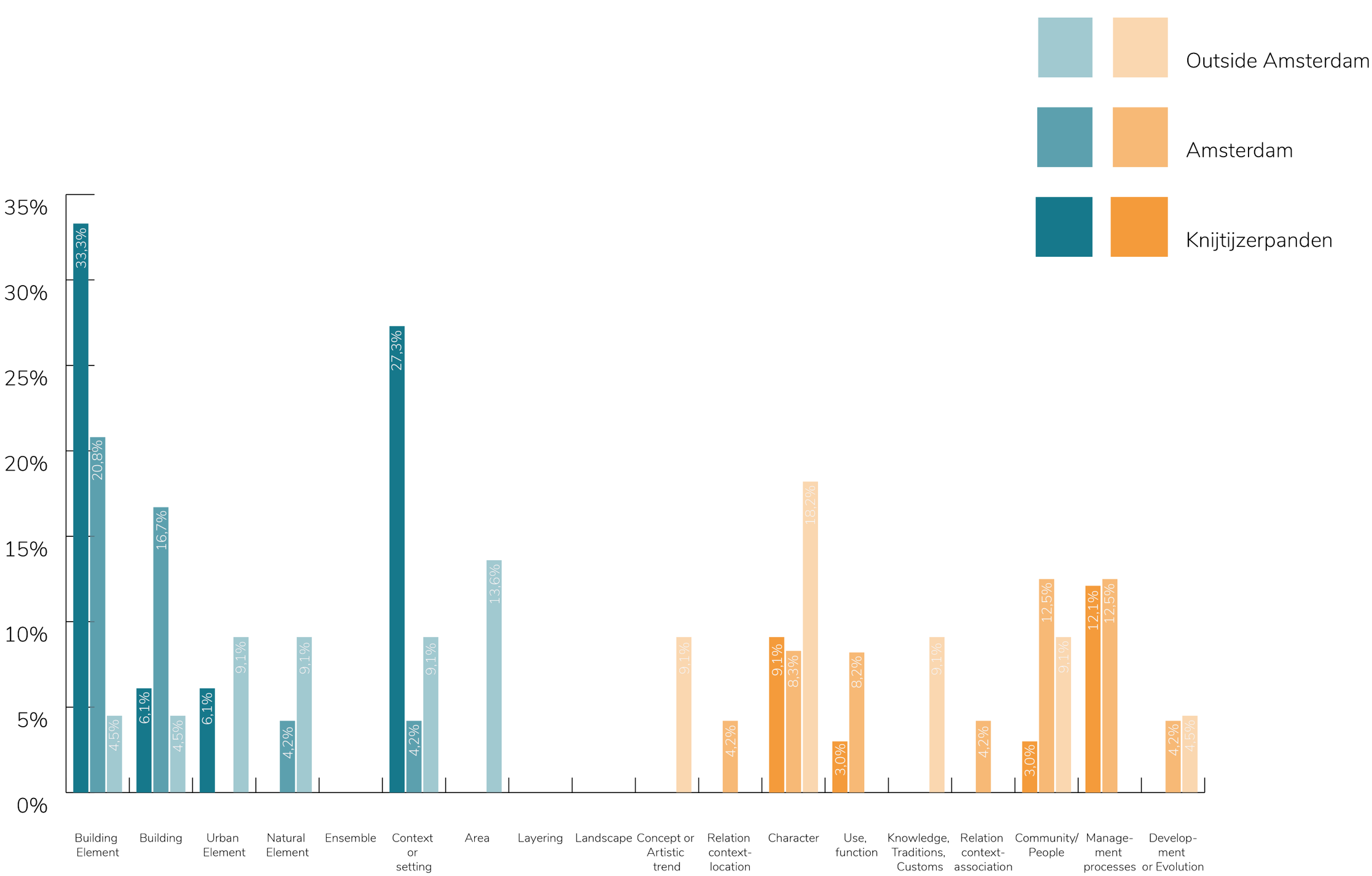
The 'taxonomy of atributes'. Adopted from Veldpaus (2015).

The 'Values framework'. Adopted from Tarrafa Silva and Pereira Roders (2012).

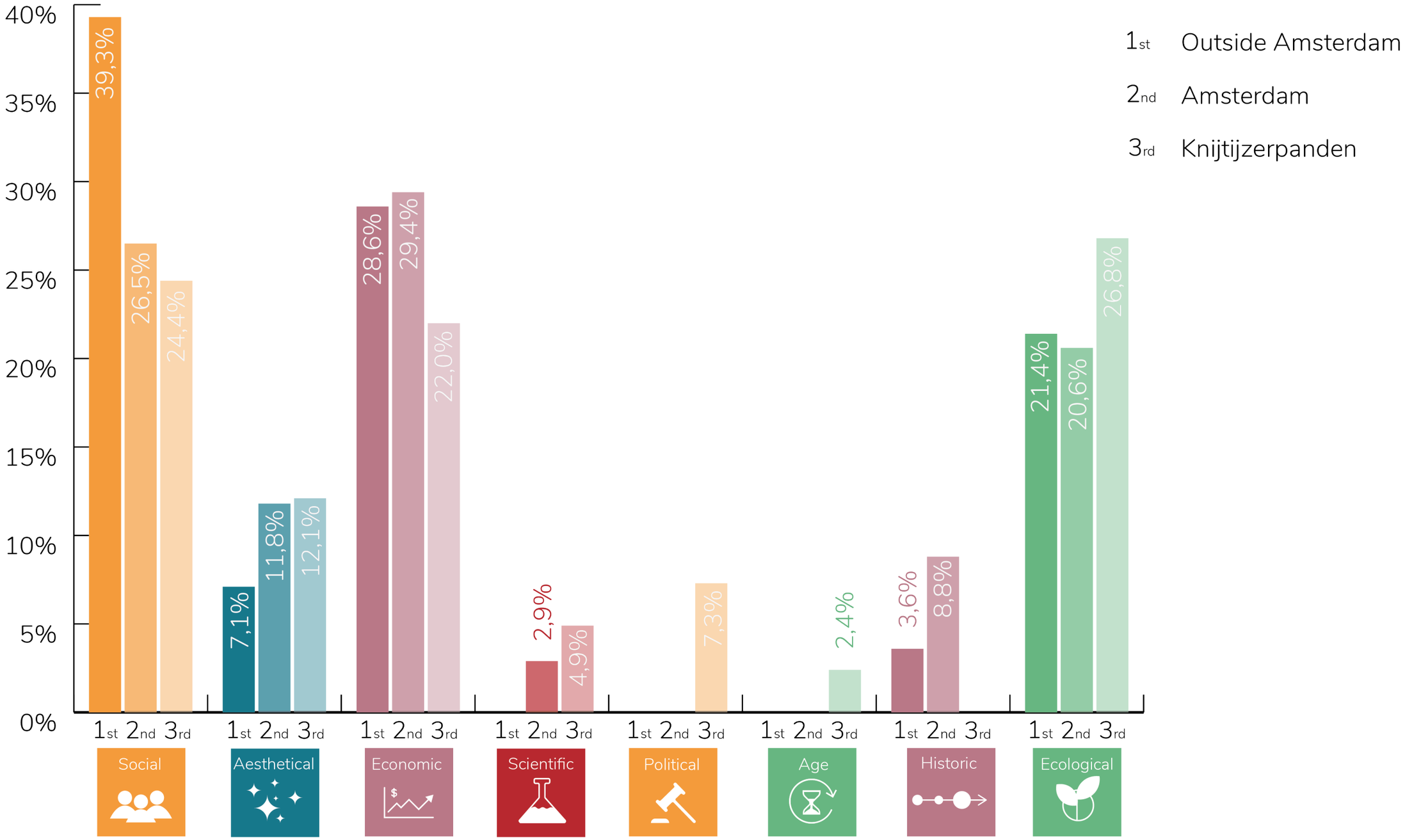
# Most Valued Attributes



# Least Valued Attributes



# Most Valued Value Types

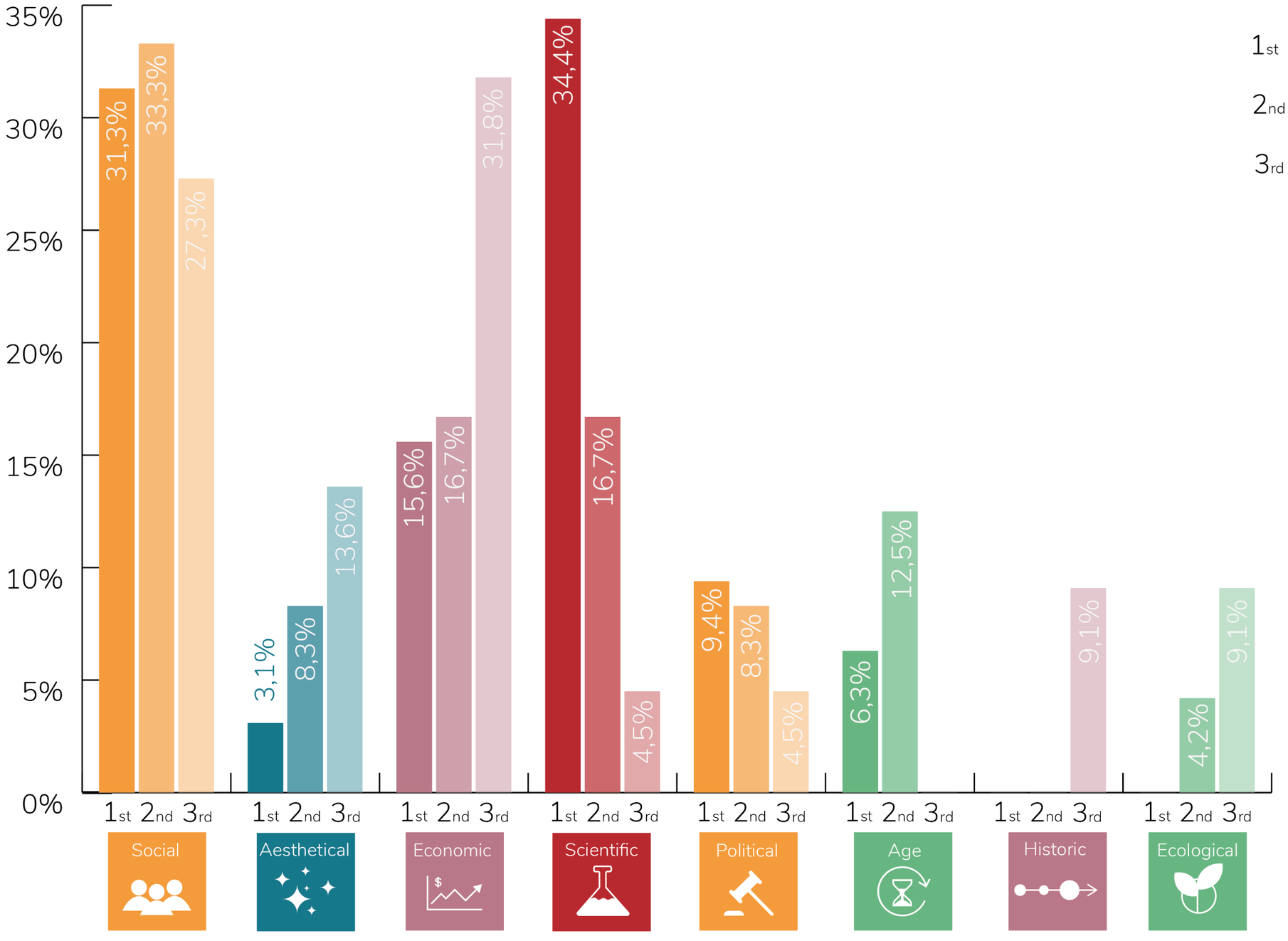



1st Outside Amsterdam

2nd Amsterdam

3rd Knijtijzerpanden

# Least Valued Value Types

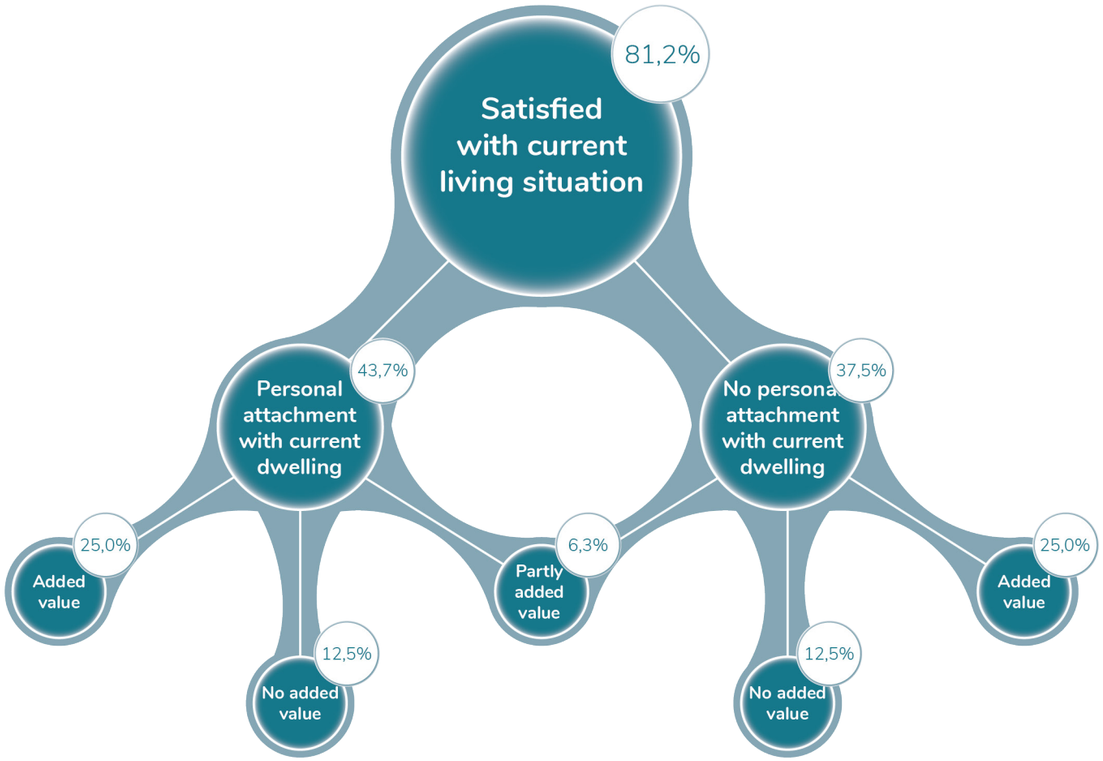


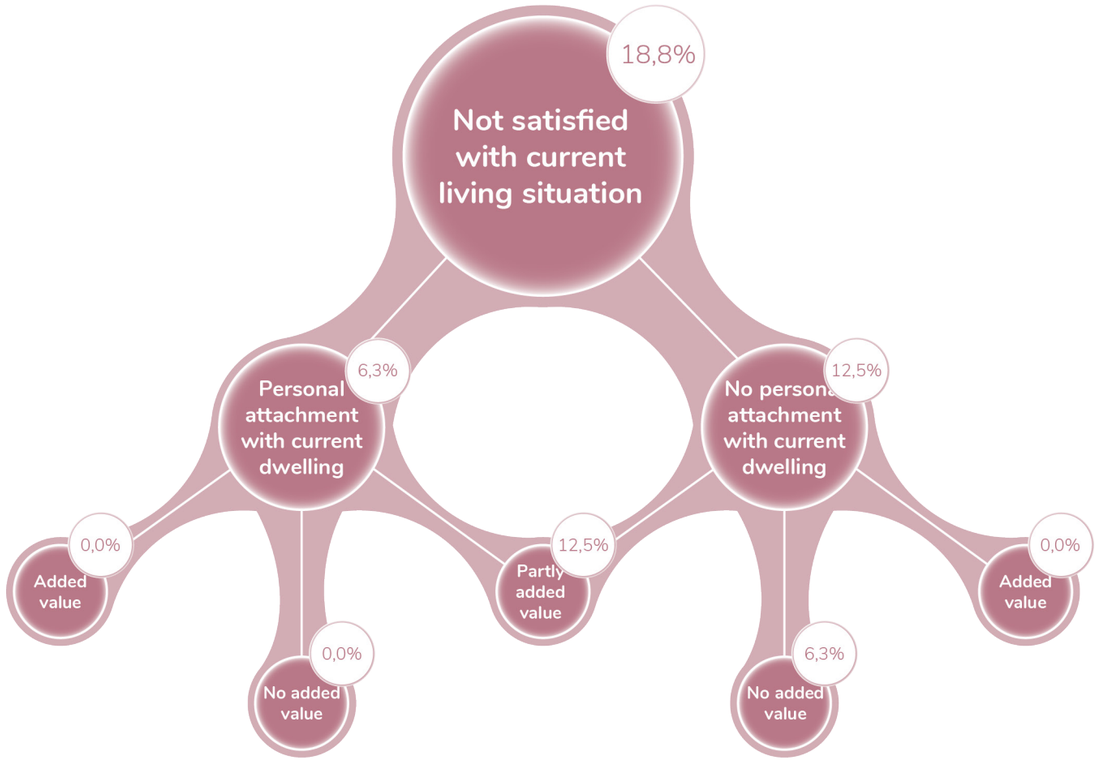

1st Outside Amsterdam

2nd Amsterdam

3rd Knijtijzerpanden

# Place Attachment & Heritage Awareness




Only 43,7% feel personal attachment to the building

50% of the residents think the building would increase in value if a monument

18,8% do not feel personal attachment to the building

31,3% of the residents do not think the building would increase in value if a monument

# Research Conclusions

## Topic I: Values and Attributes

- Values and attributes are site specific.

- Building elements were the least valued attributes for scientific reasons. Community/people were the most va lued attributes for social reasons.

## Topic II: Place Attachment

- The quality of life and (lack) of personal memories are the main reasons people would not feel attached to the building.

- Therefore, to create place attachment, the building should play a role in the creation of personal memories and have a positive influence in the quality of life.

## Topic III: Heritage Awareness

- Monumental status does not create place attachment on a personal level. However, most people do believe the building to have more value when having monumental status.

- When place attachment occurs, monumental status becomes irrelevant, as the building value is personal.

# Concept

03

# How to continue?

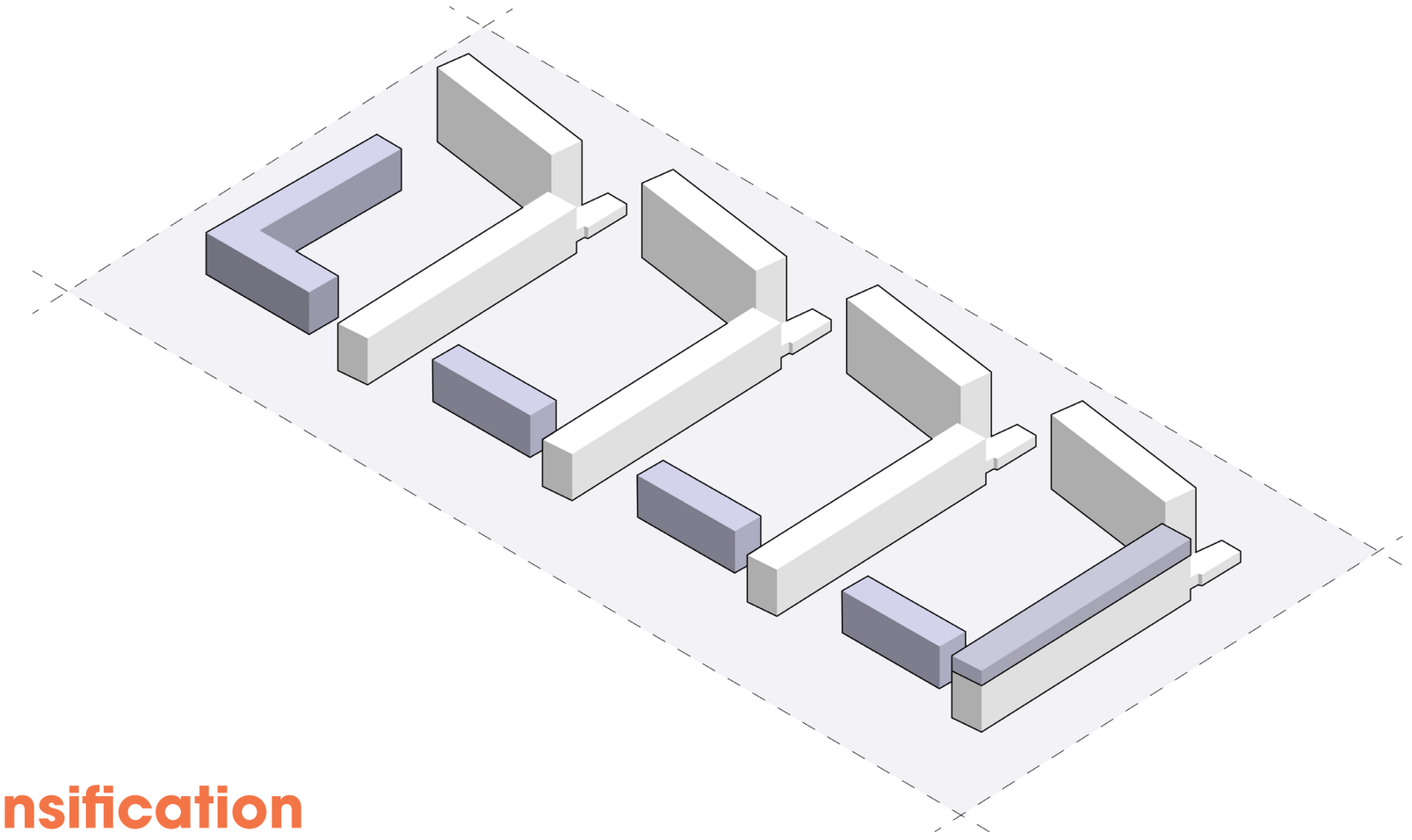
Research to Design

C
CONNECTIONS
M
M
SUSTAINABILITY
DENSIFICATION
INSIDE / OUTSIDE
INTERACTION
DIVERSITY

# Masterplan 1:1000

# Densification

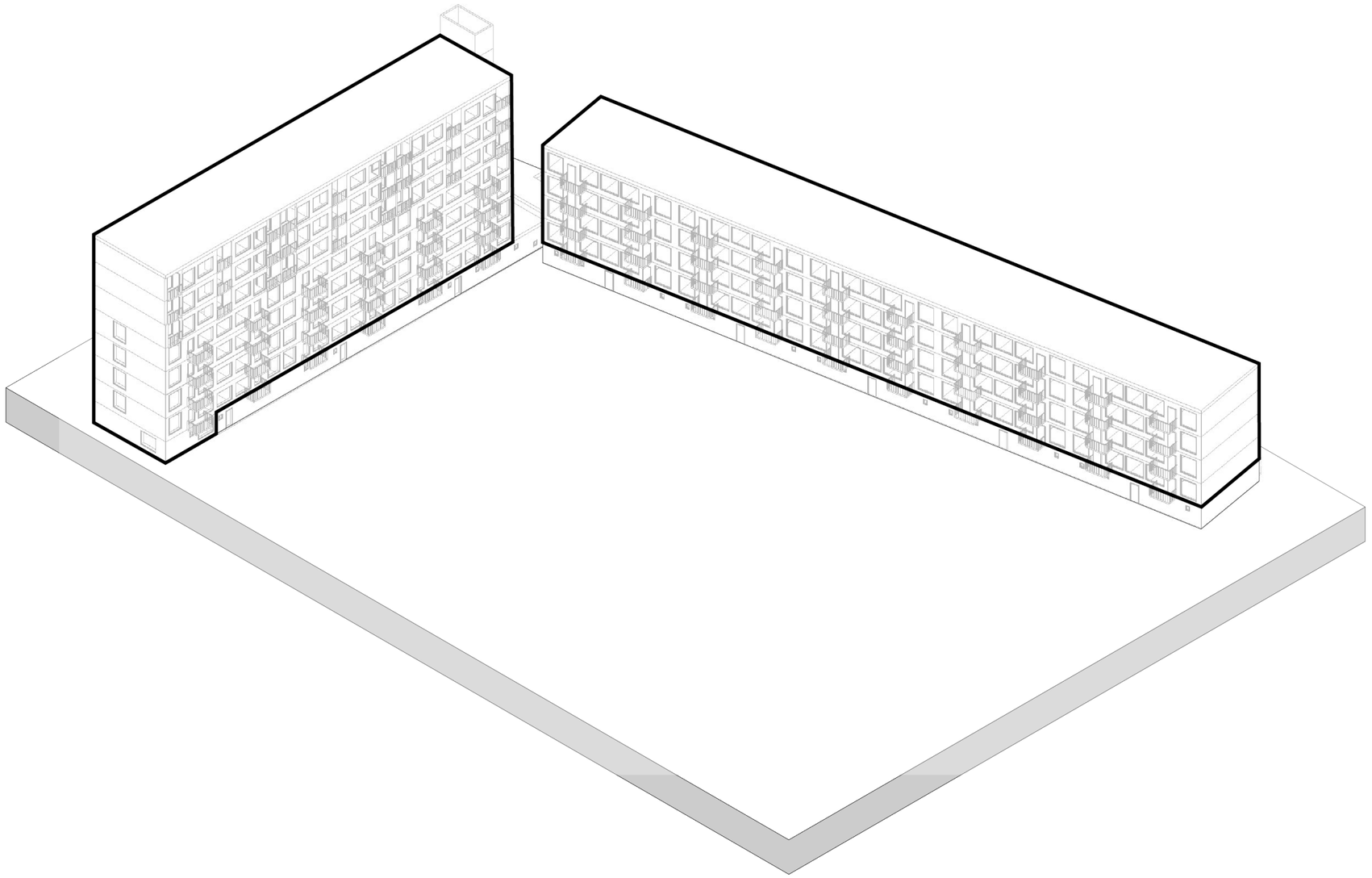
Densify but also protection



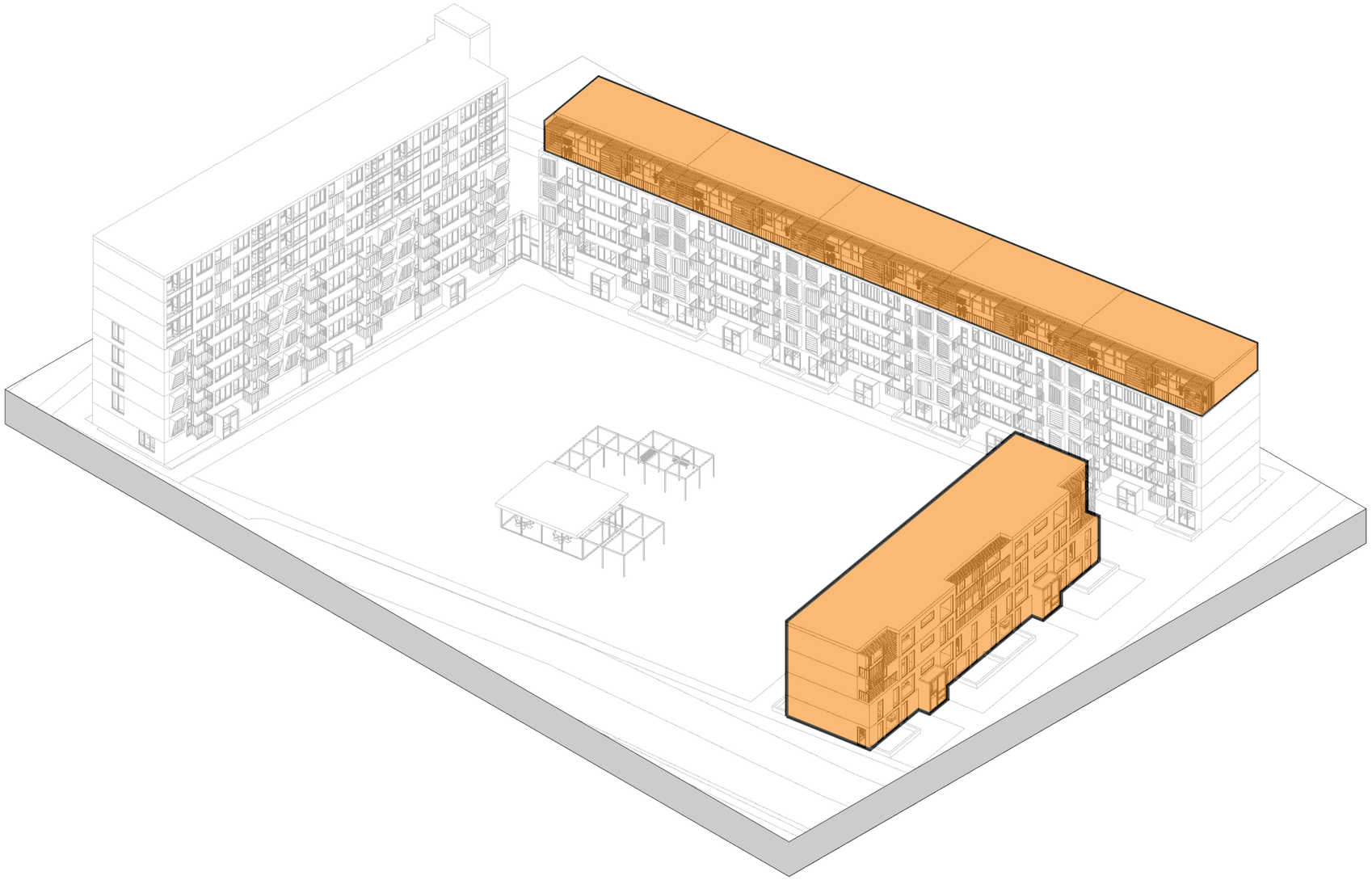
## Densification

- Help with the existing housing shortage.
- Create more intimicy by closing off the courtyards with the desnification.

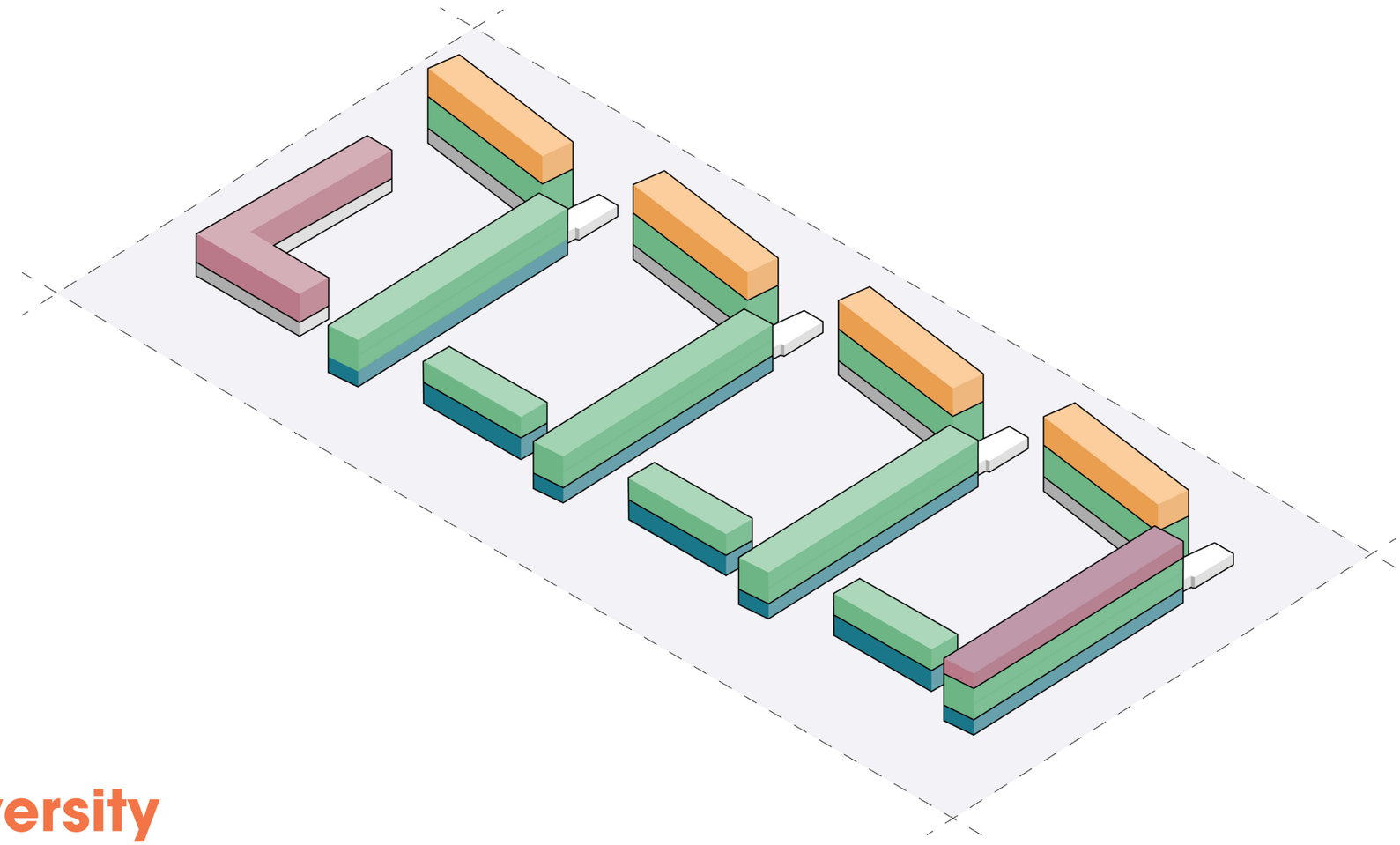
# Densification



# Densification



# Diversity



## Diversity

- Create more diverse dwellings
- Through diversity create a more inclusive neighbourhood

# Diversity

### Type A

Maisonette:
+/- 125m2

### Type B1

Family apartment:
+/- 63m2

### Type B2

Family apartment:
+/- 75m2

### Type C1

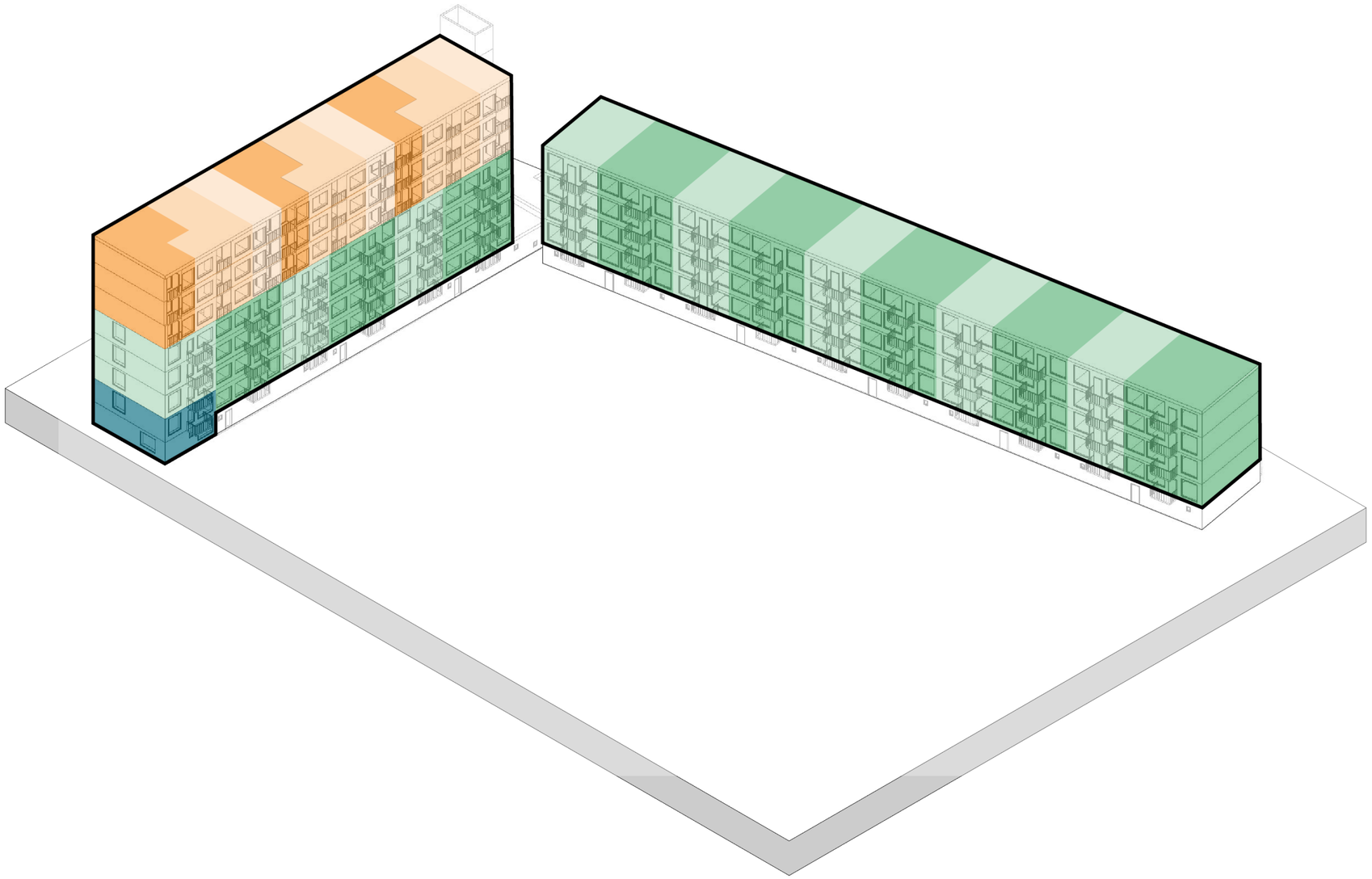
Singles apartment:
+/- 50m2

### Type C2

Singles apartment:
+/- 50m2

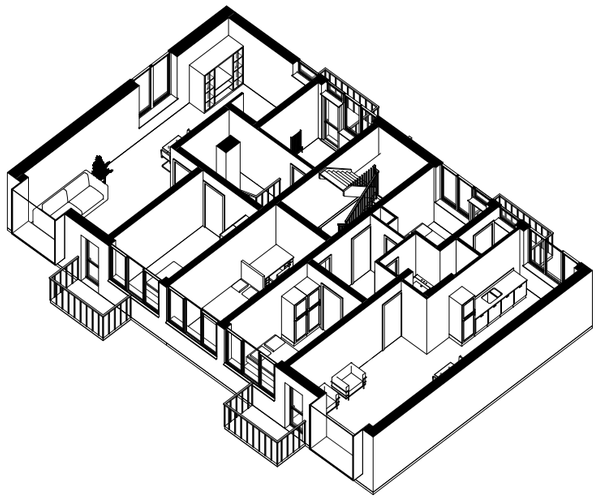
### Type C3

Singles apartment:
+/- 40m2

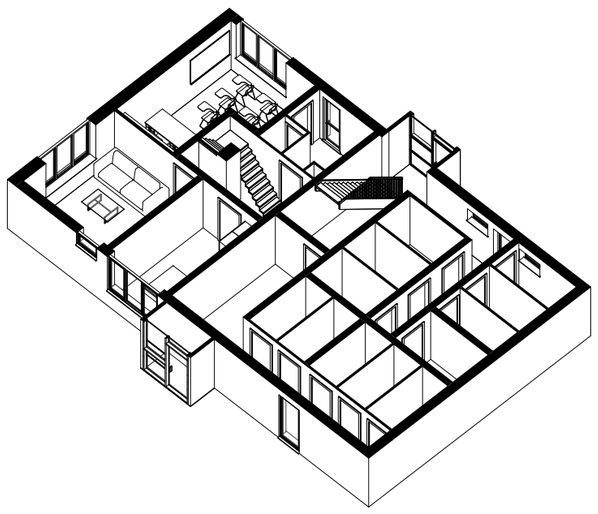


# Diversity

A1

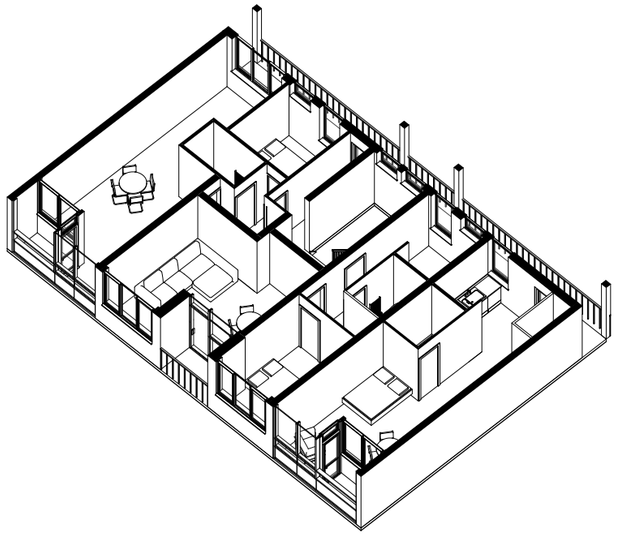


## Level 01



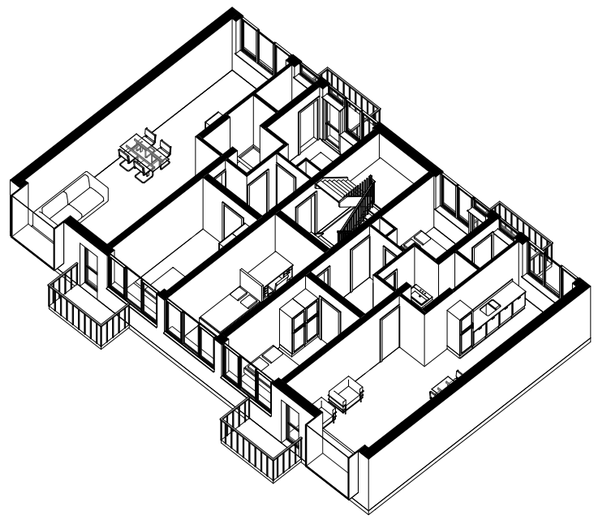
## Level 00

C



## Level 05-07

B



## Level 02-04

# Diversity

### Type A

Maisonette:
+/- 125m2

### Type A2

Family apartment
/ 110 m2

### Type B1

Family apartment:
+/- 63m2

### Type B2

Family apartment:
+/- 75m2

### Type C1

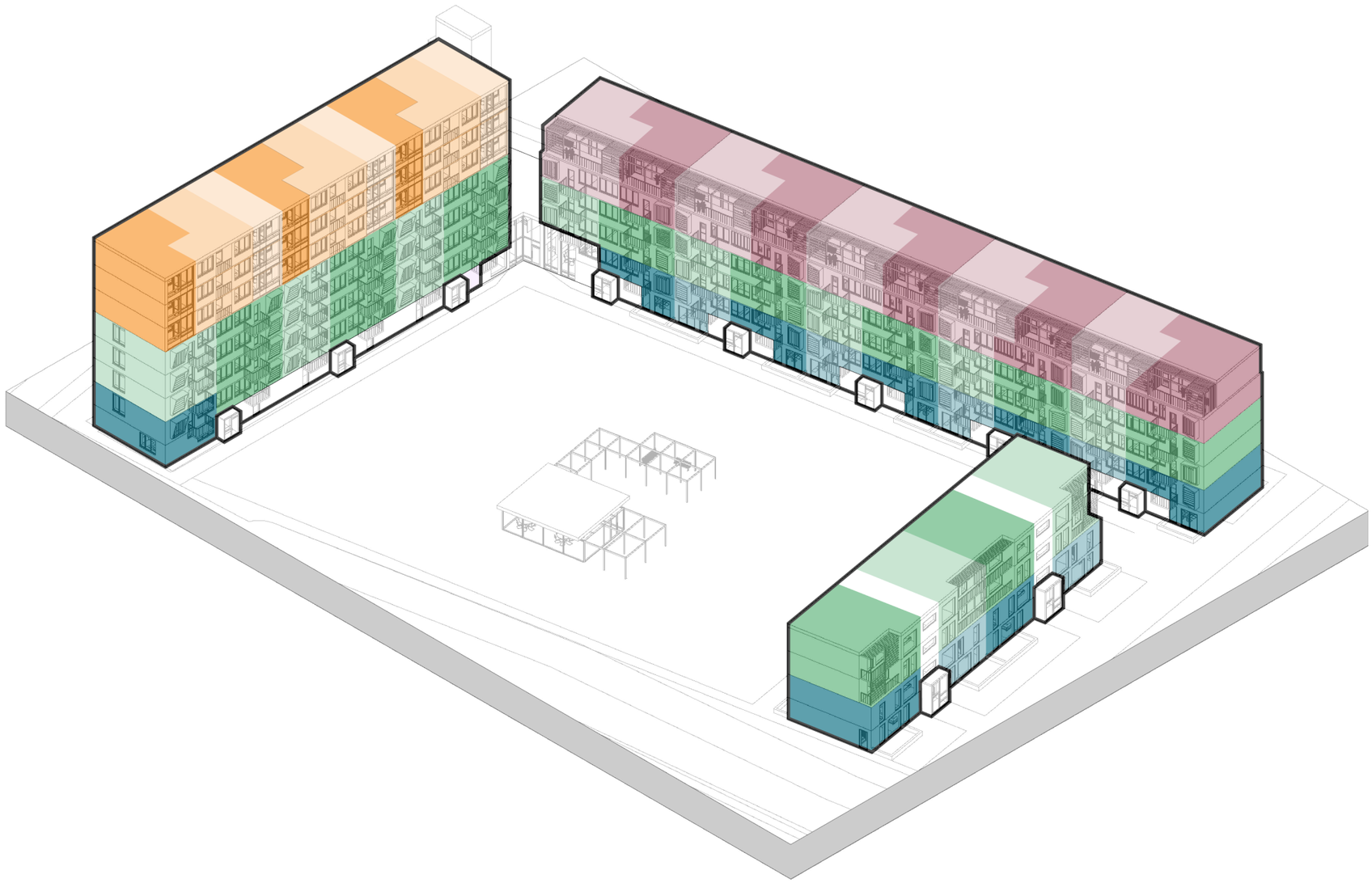
Singles apartment:
+/- 50m2

### Type C2

Singles apartment:
+/- 50m2

### Type C3

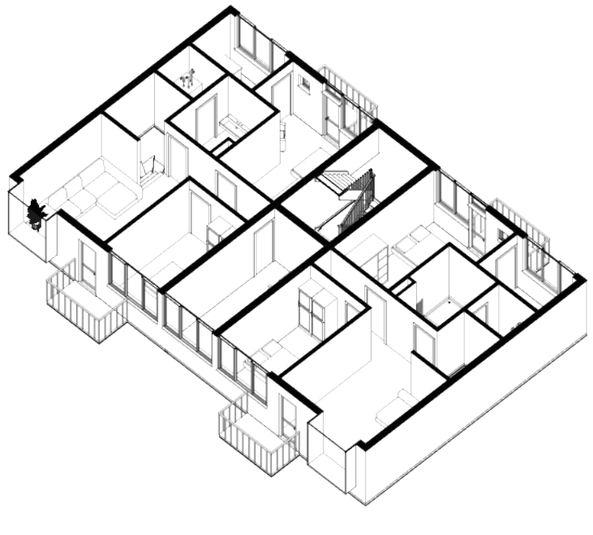
Singles apartment:
+/- 40m2



### Type D1

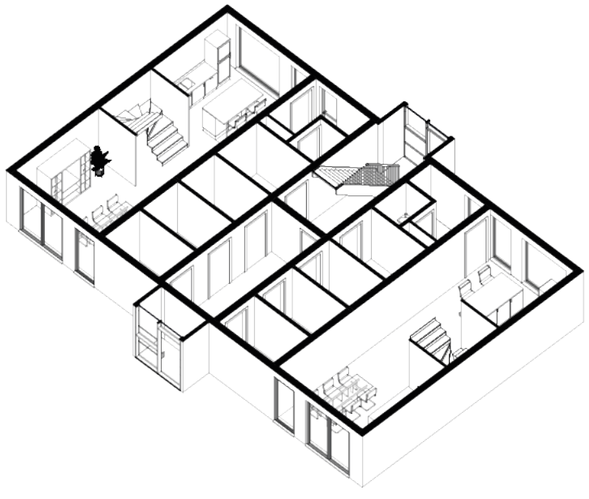
Family apartment
/ 125m2

# Diversity

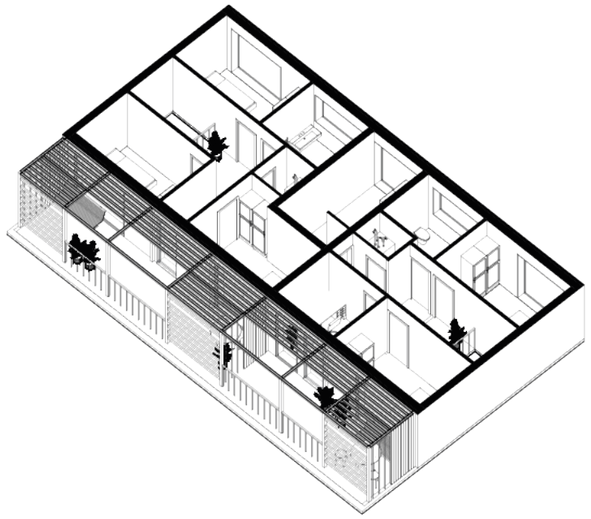


## Level 01

A2

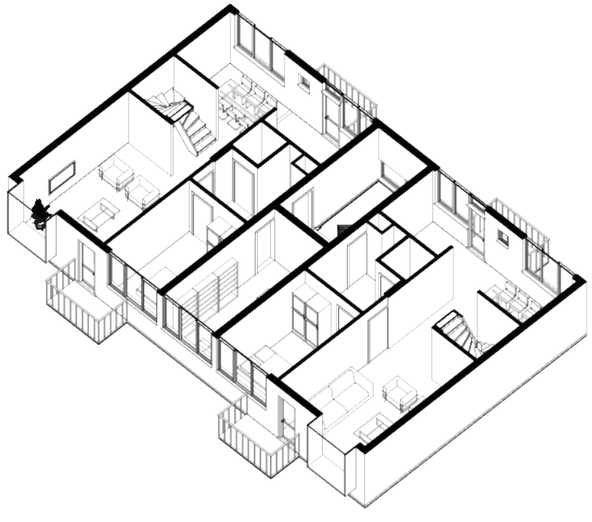


## Level 00



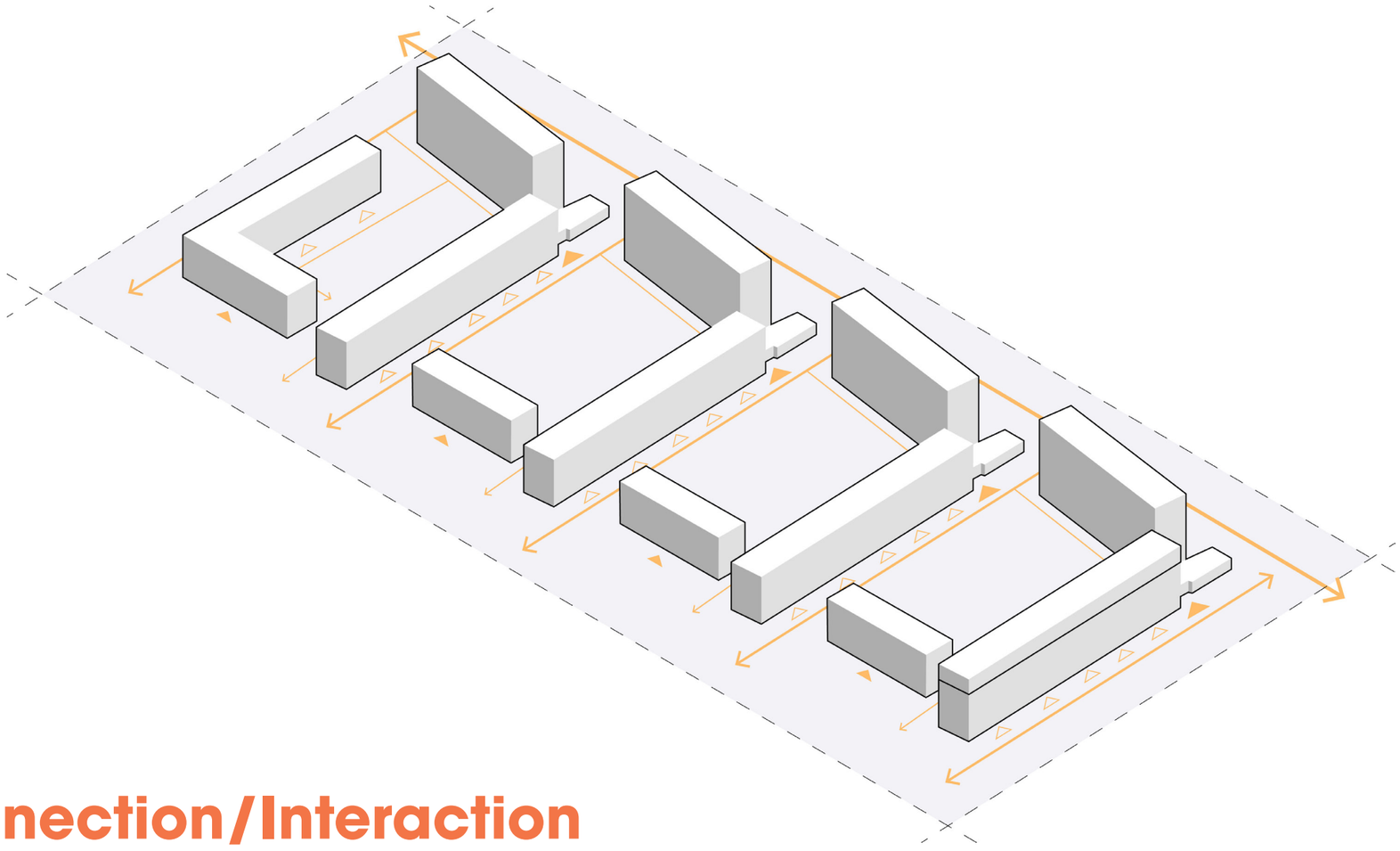
## Level 05

D



## Level 04

# Connection & Interaction



## Connection/Interaction

- Create more interaction with the building and the surroundings.
- Improve the entrences of the building complex

# Connection & Interaction

# Connection & Interaction

# North Facade

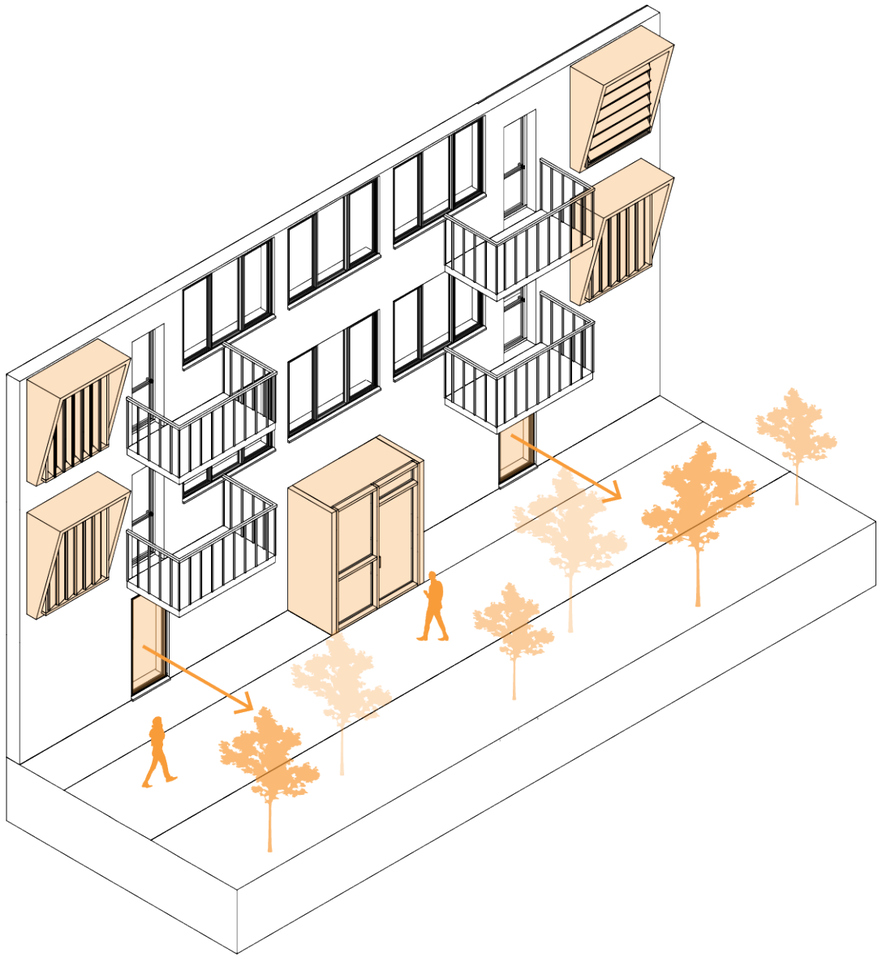
## Interaction

## Softening/Buffer

# Connection & Interaction

# South Facade

## Interaction & Connection

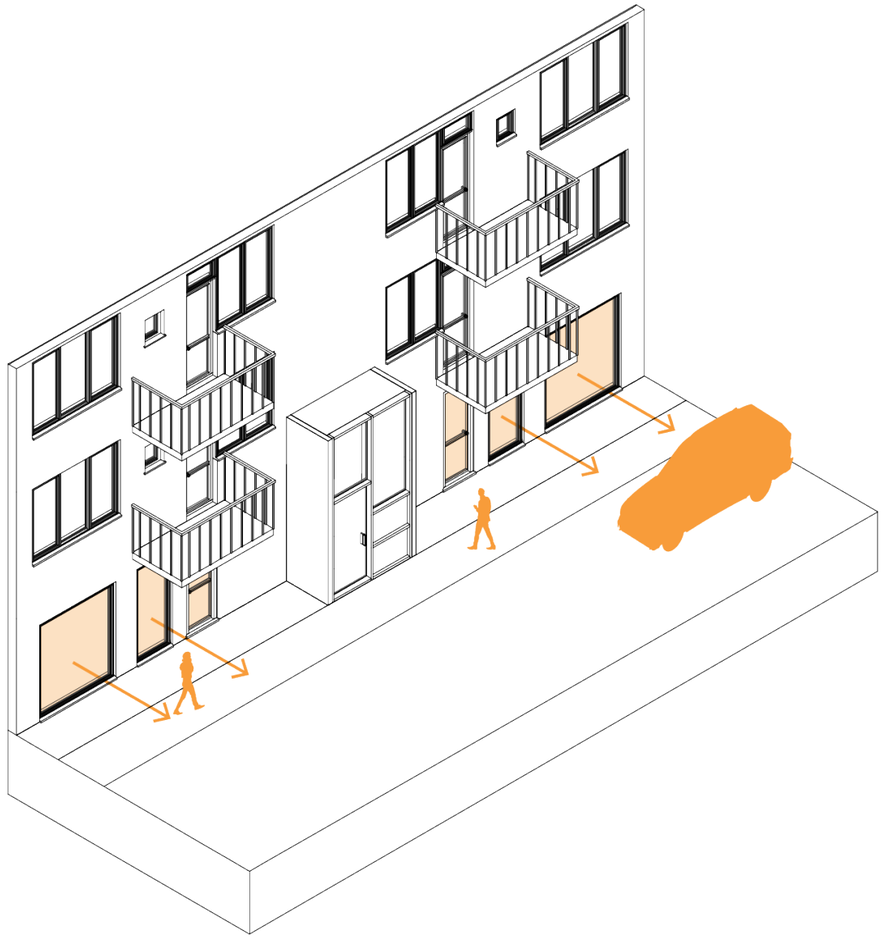


## Softening/Buffer

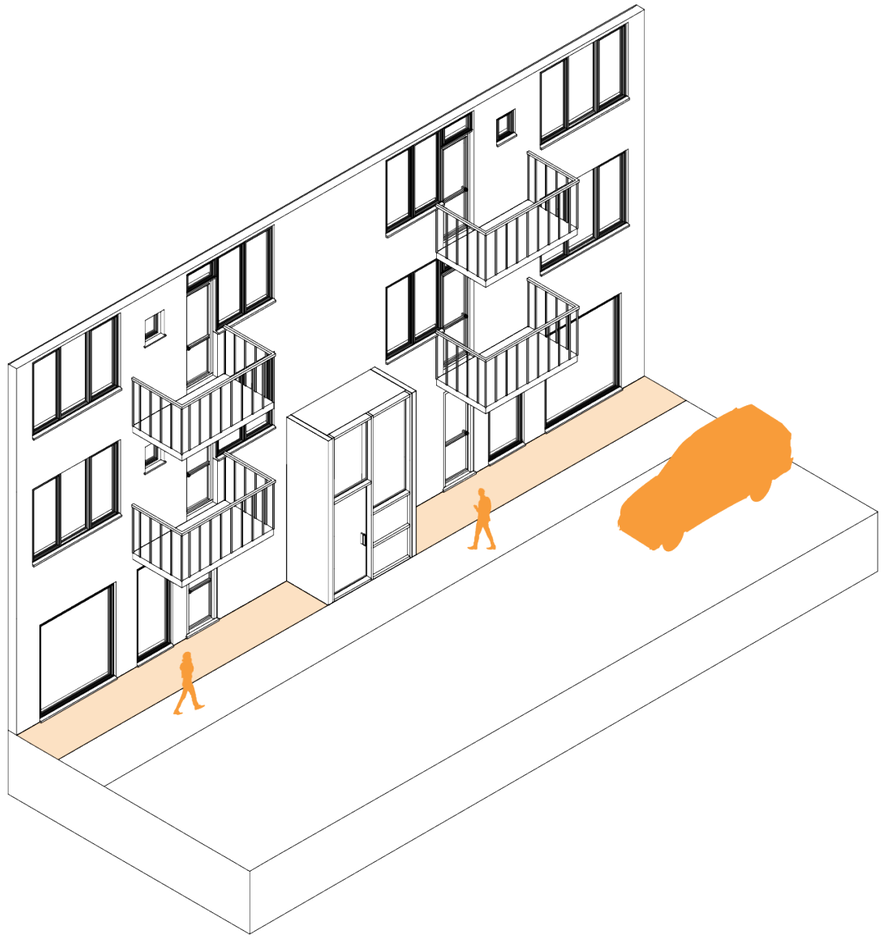
# Connection & Interaction

# East Facade

## Interaction



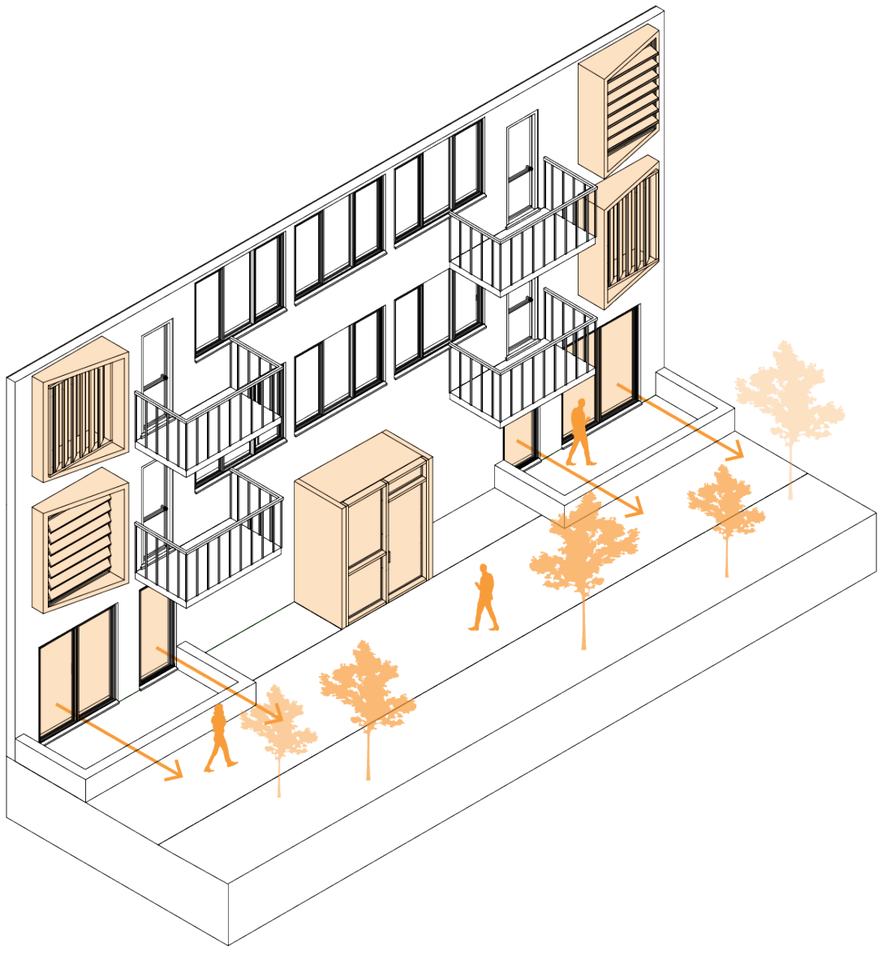
## Softening/Buffer



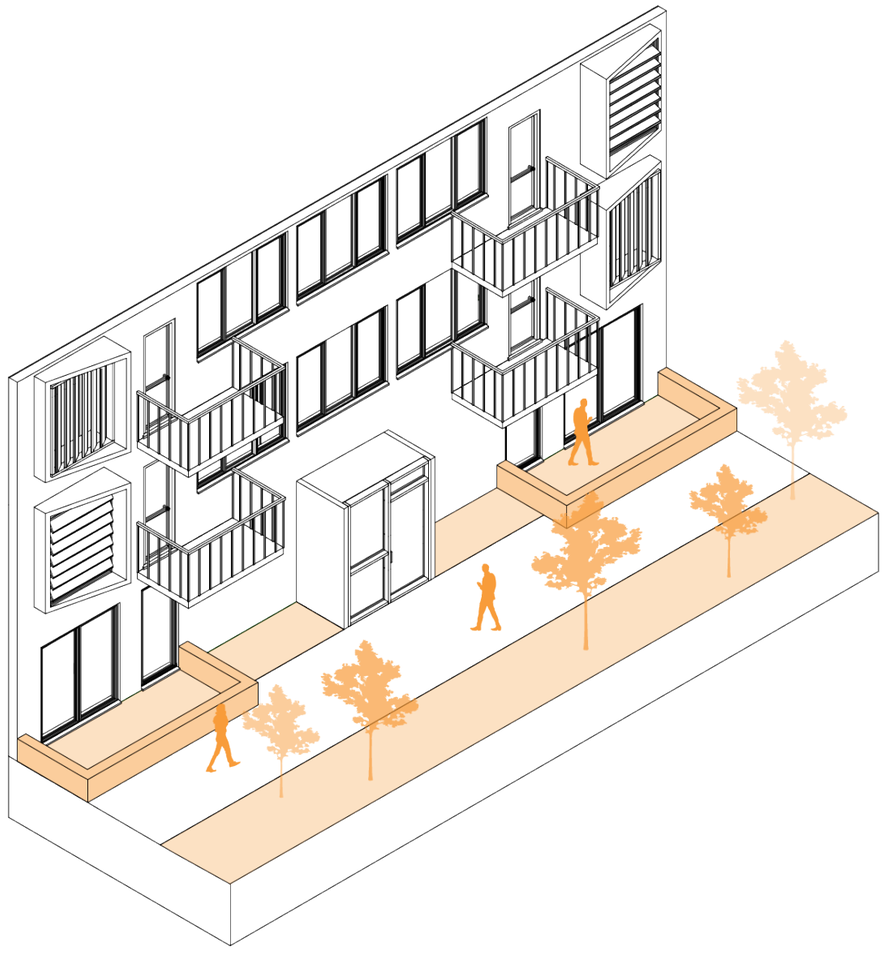
# Connection & Interaction

# West Facade

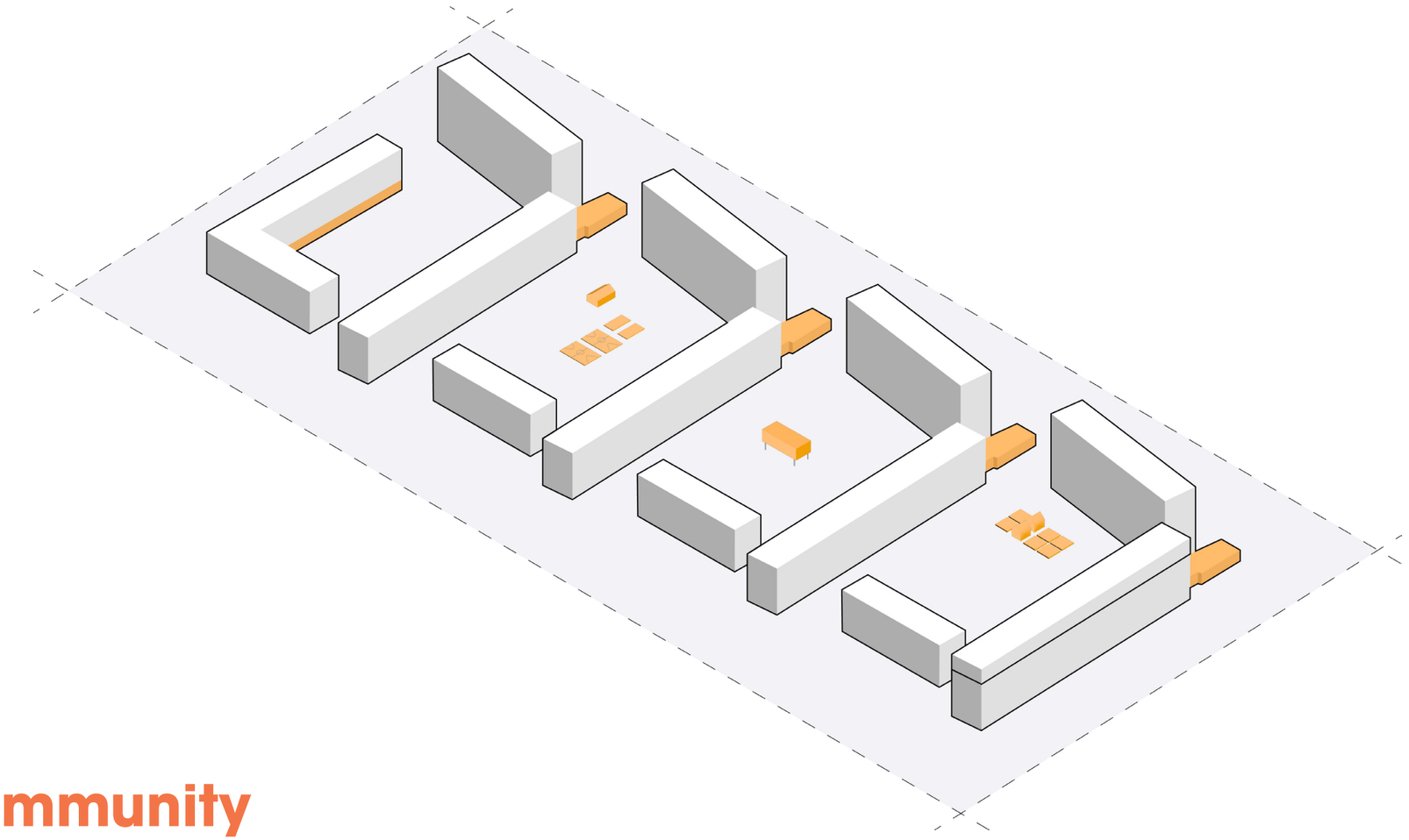
## Interaction & Connection



## Softening/Buffer



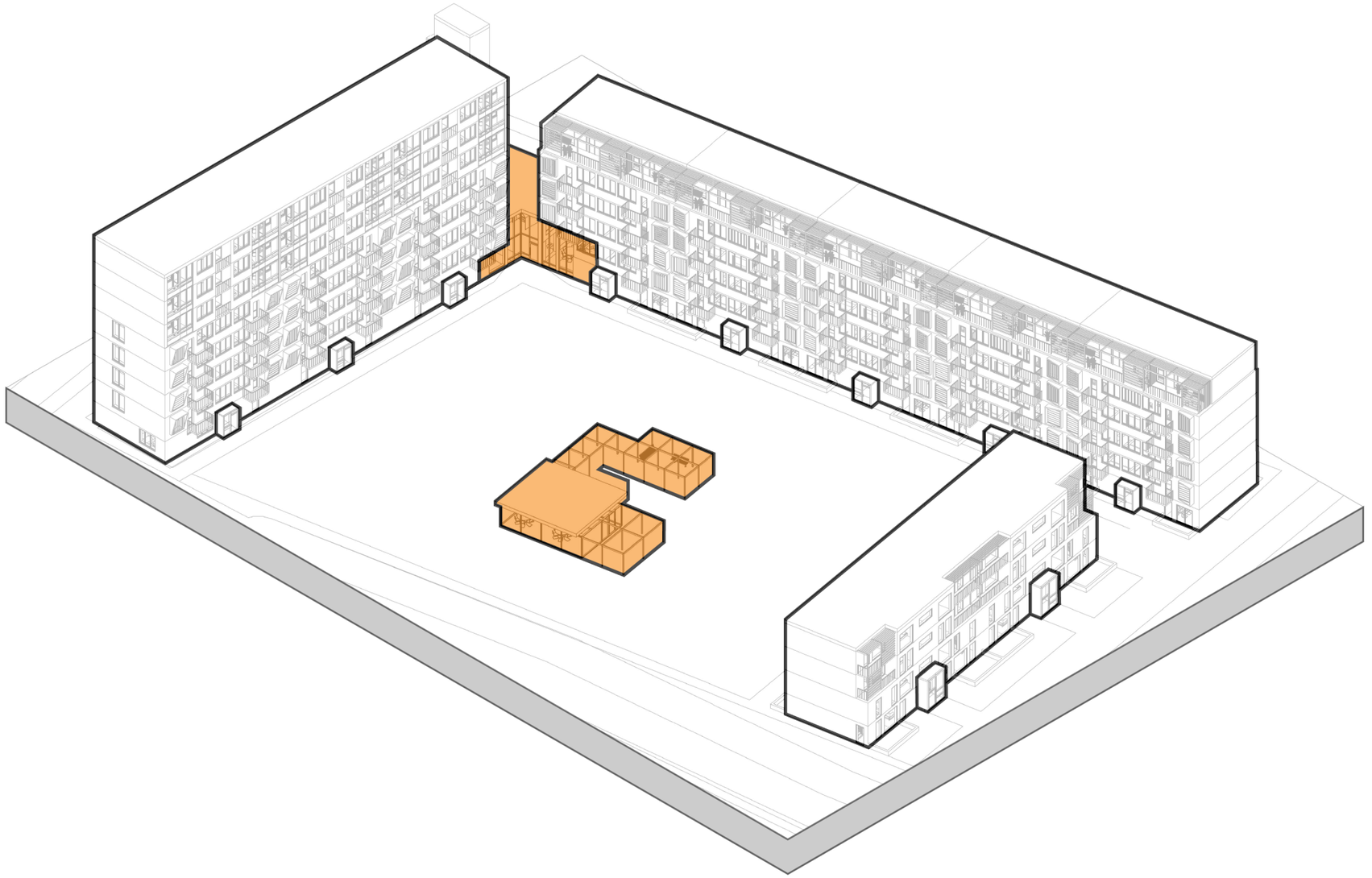
# Community



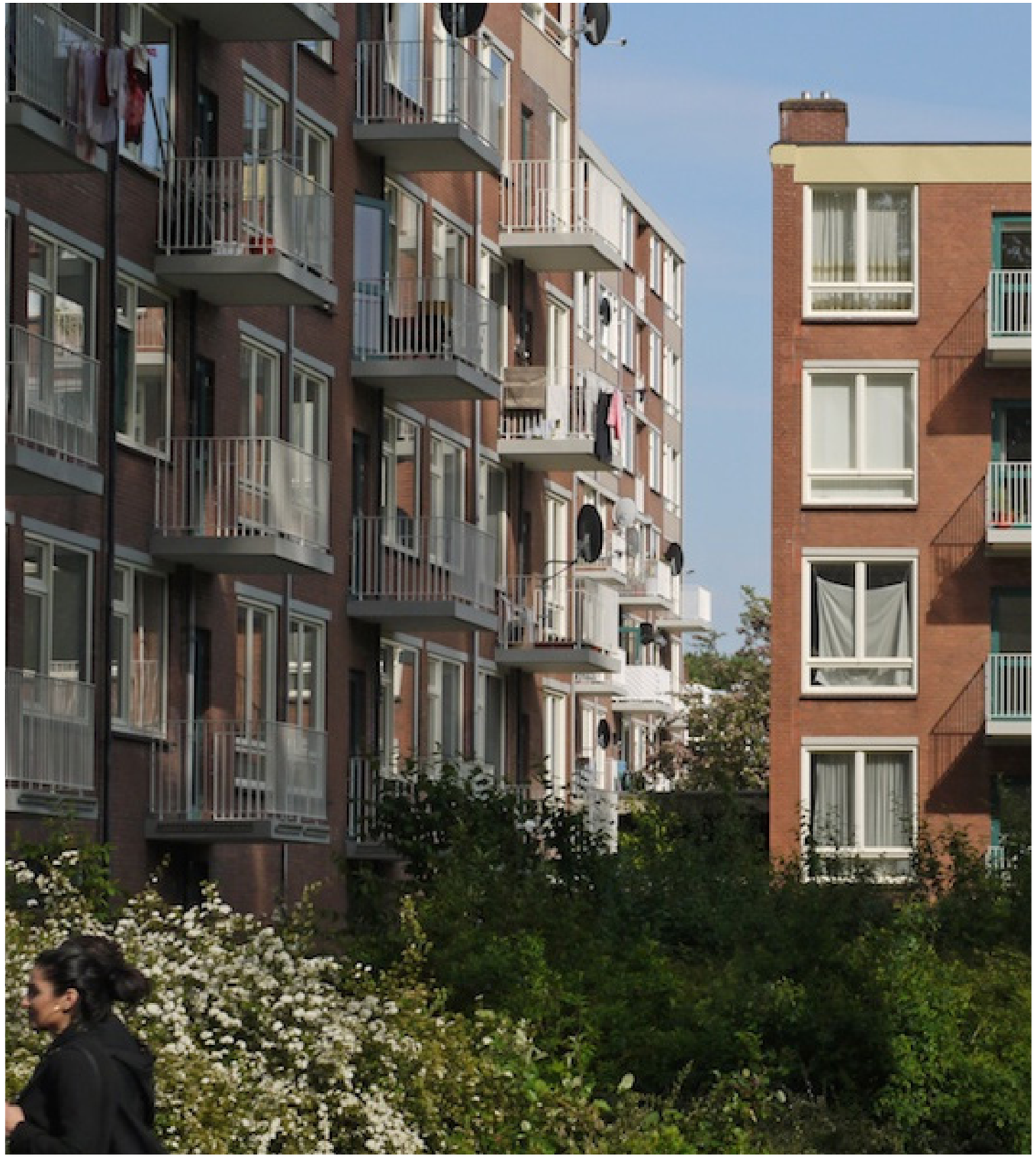
## Community

- Create spaces for inhabitants of the design case to meet eachother
- Improve the quality of live through social connections with the neighbourhood.

# Community



# Community



# Community

## New Situation

# Community

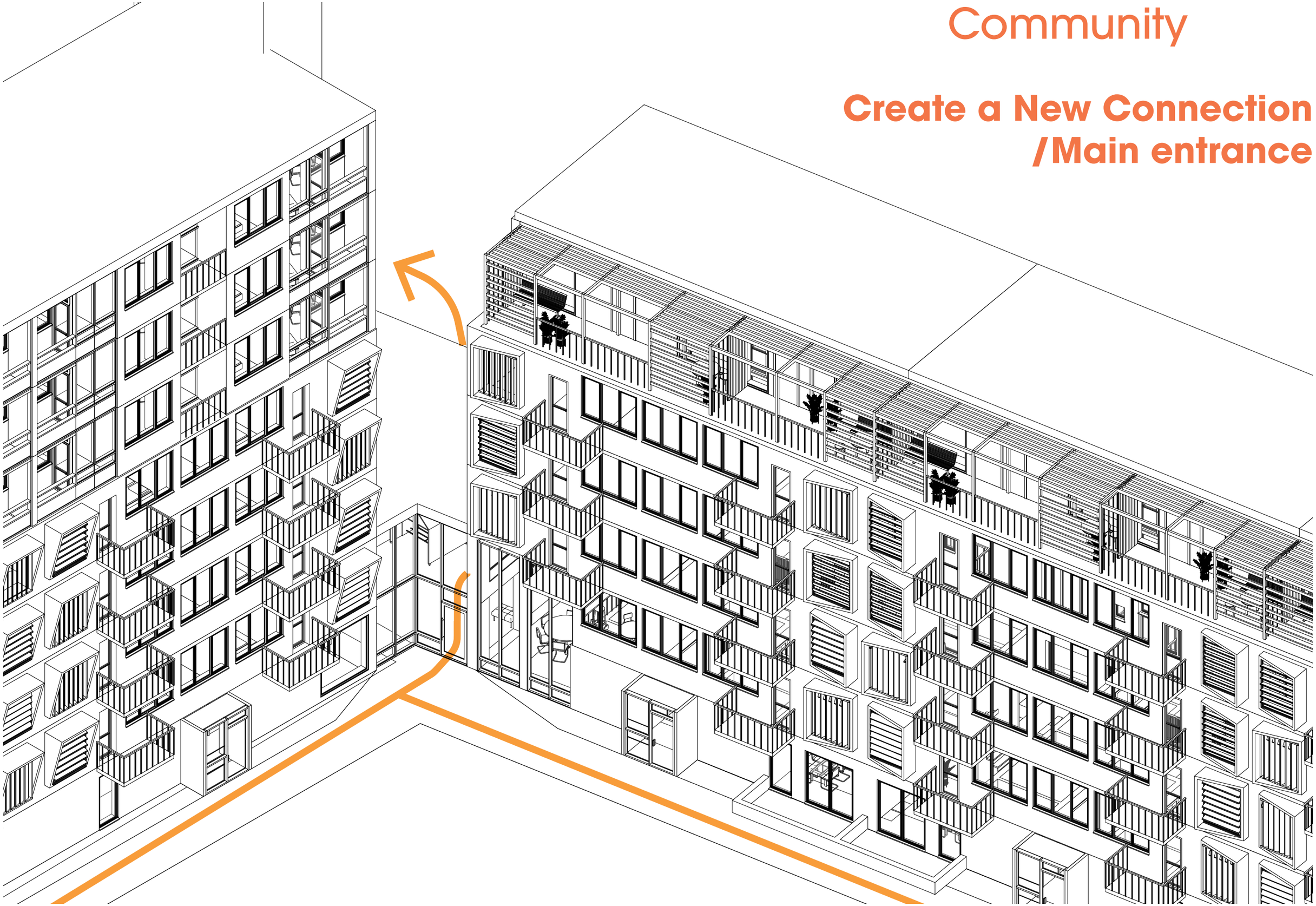
## Lifting the Roof

# Community

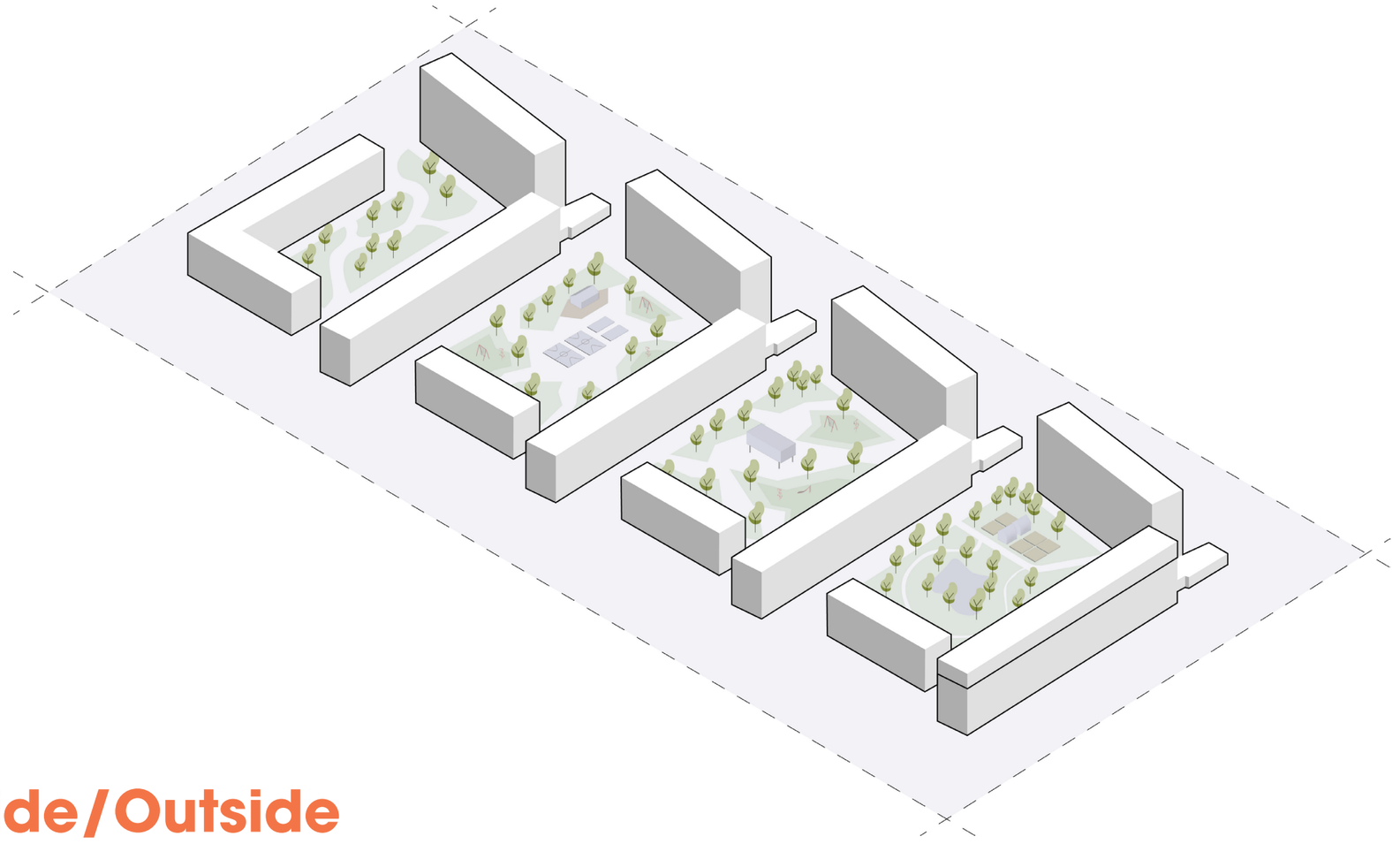
## Shared Space

# Community

## Create a New Connection /Main entrance



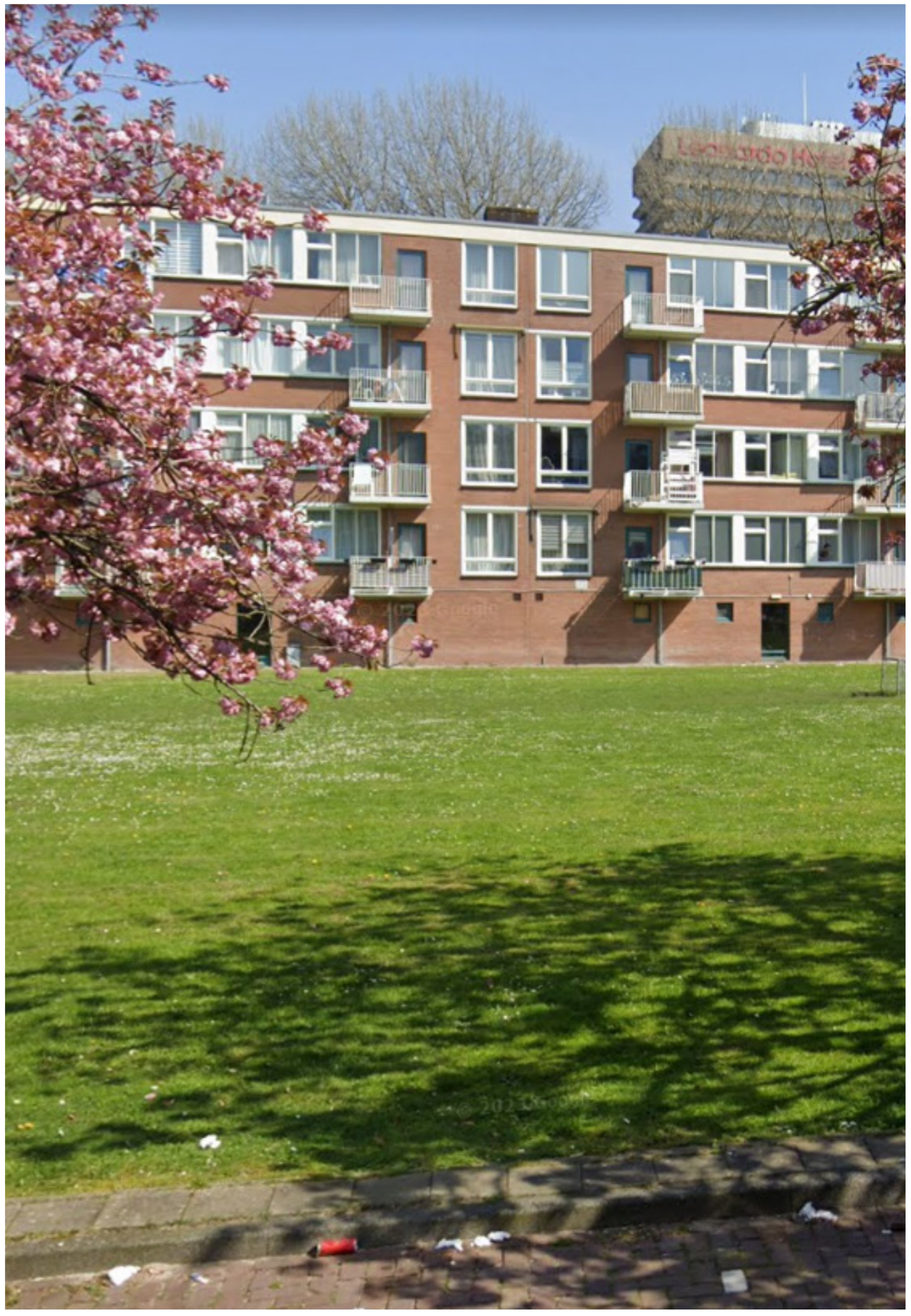
# Inside/Outside



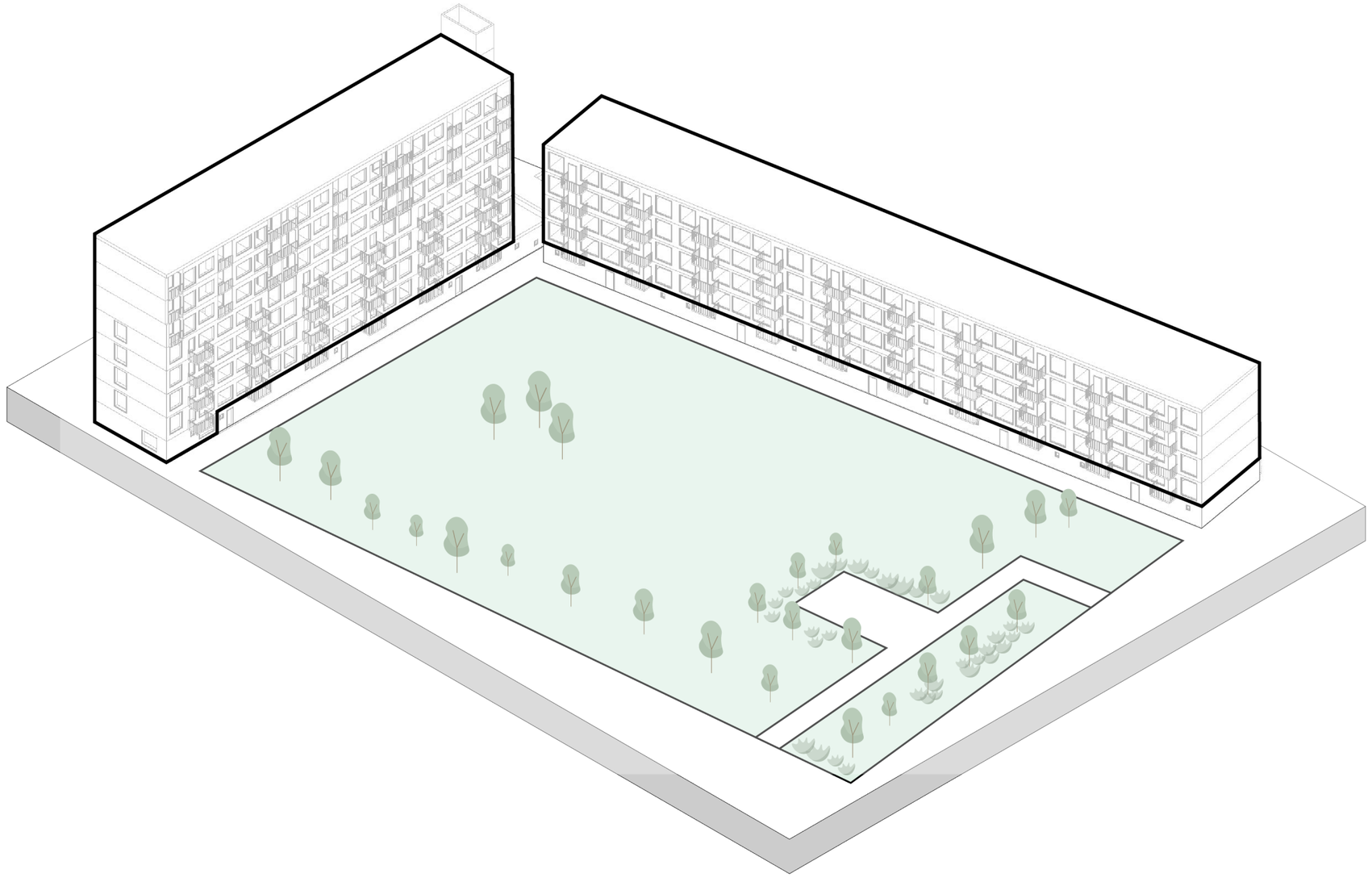
## Inside/Outside

- Functional courtyards to increase social interaction/ -control between residents and the neighbourhood
- Transform the ‘dead space’ by creating lively courtyards

# Inside/Outside



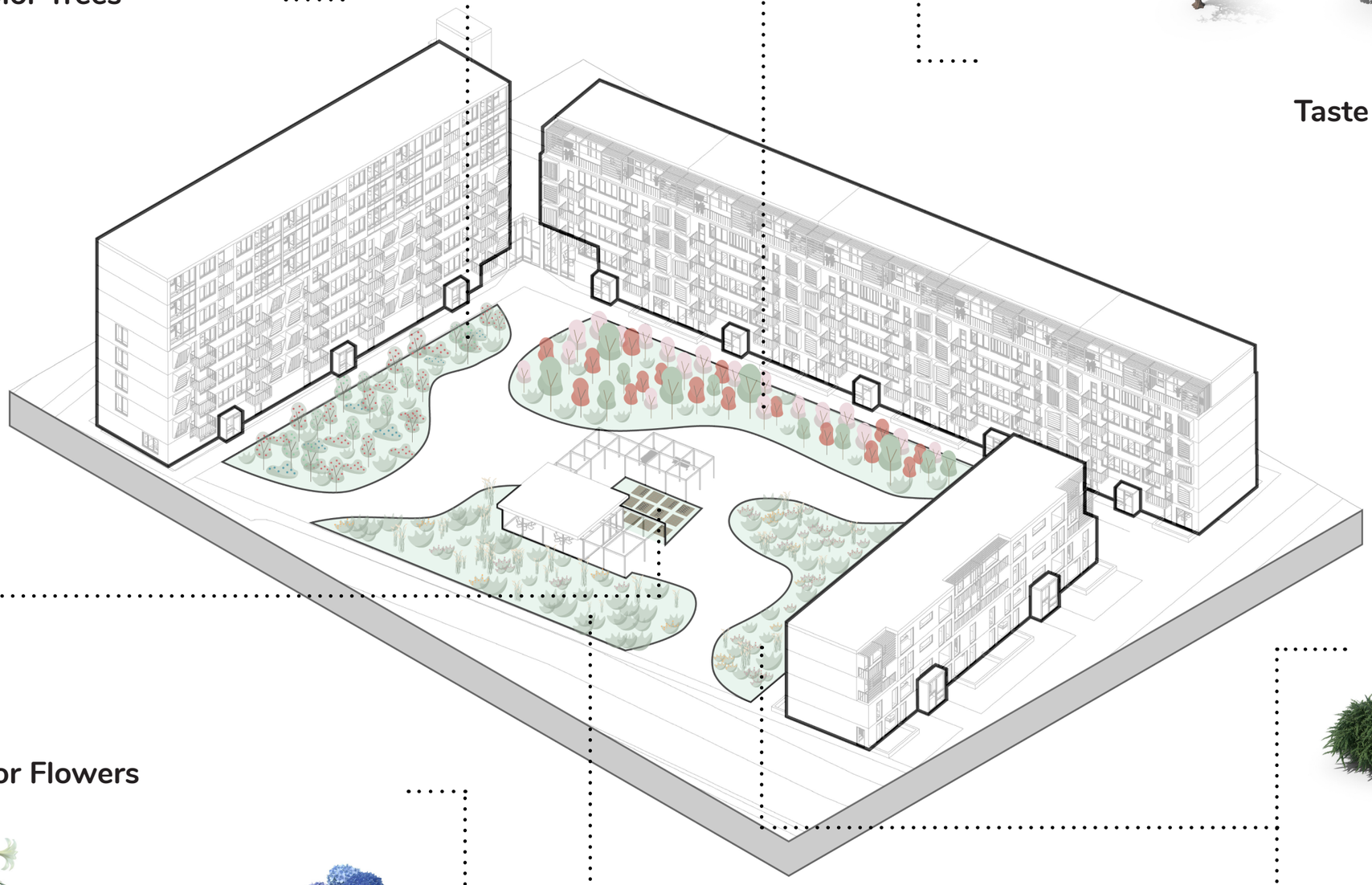
# Inside/Outside



# Inside/Outside

Color Trees

Taste

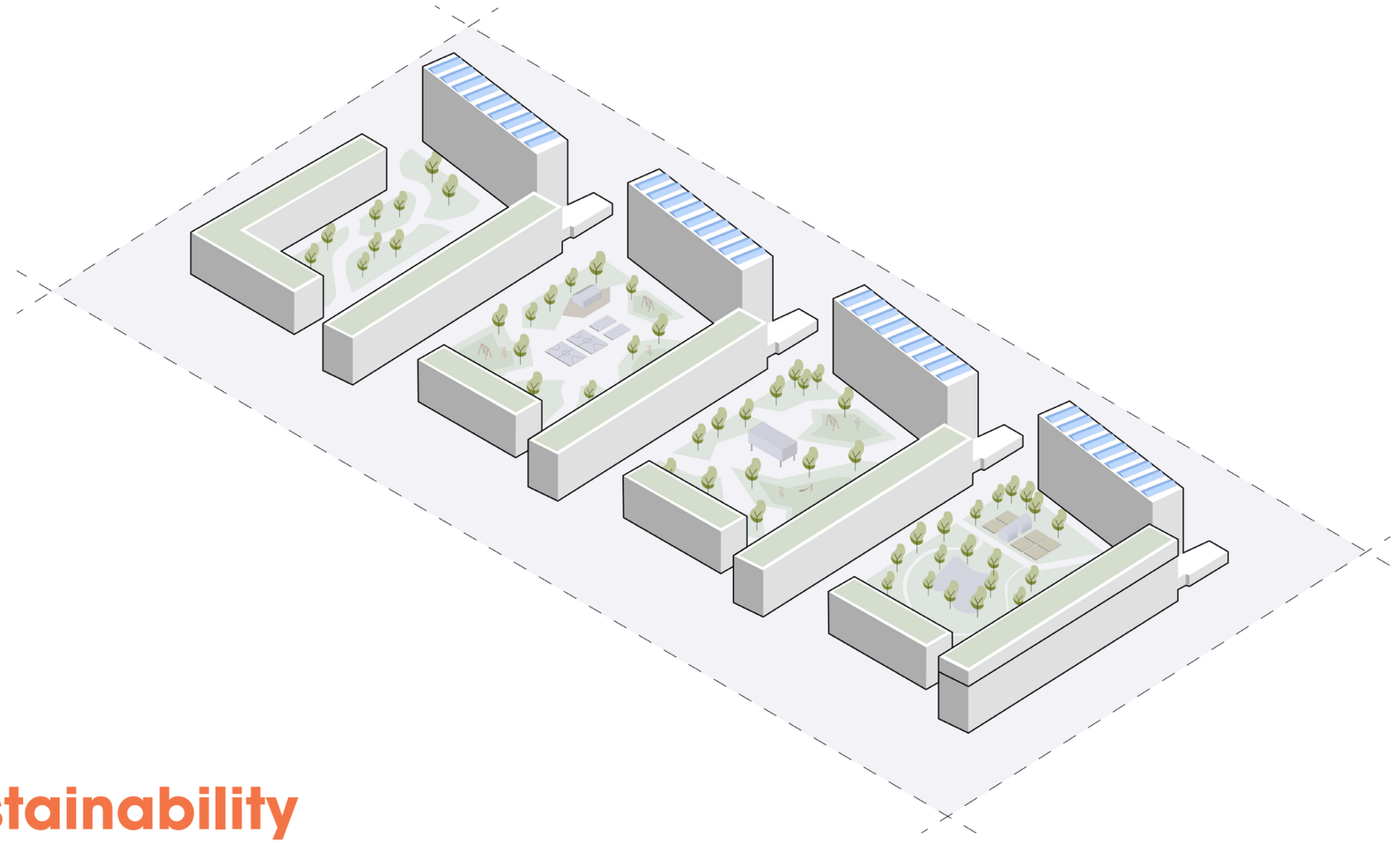


Urban Farming

Color Flowers

Smell

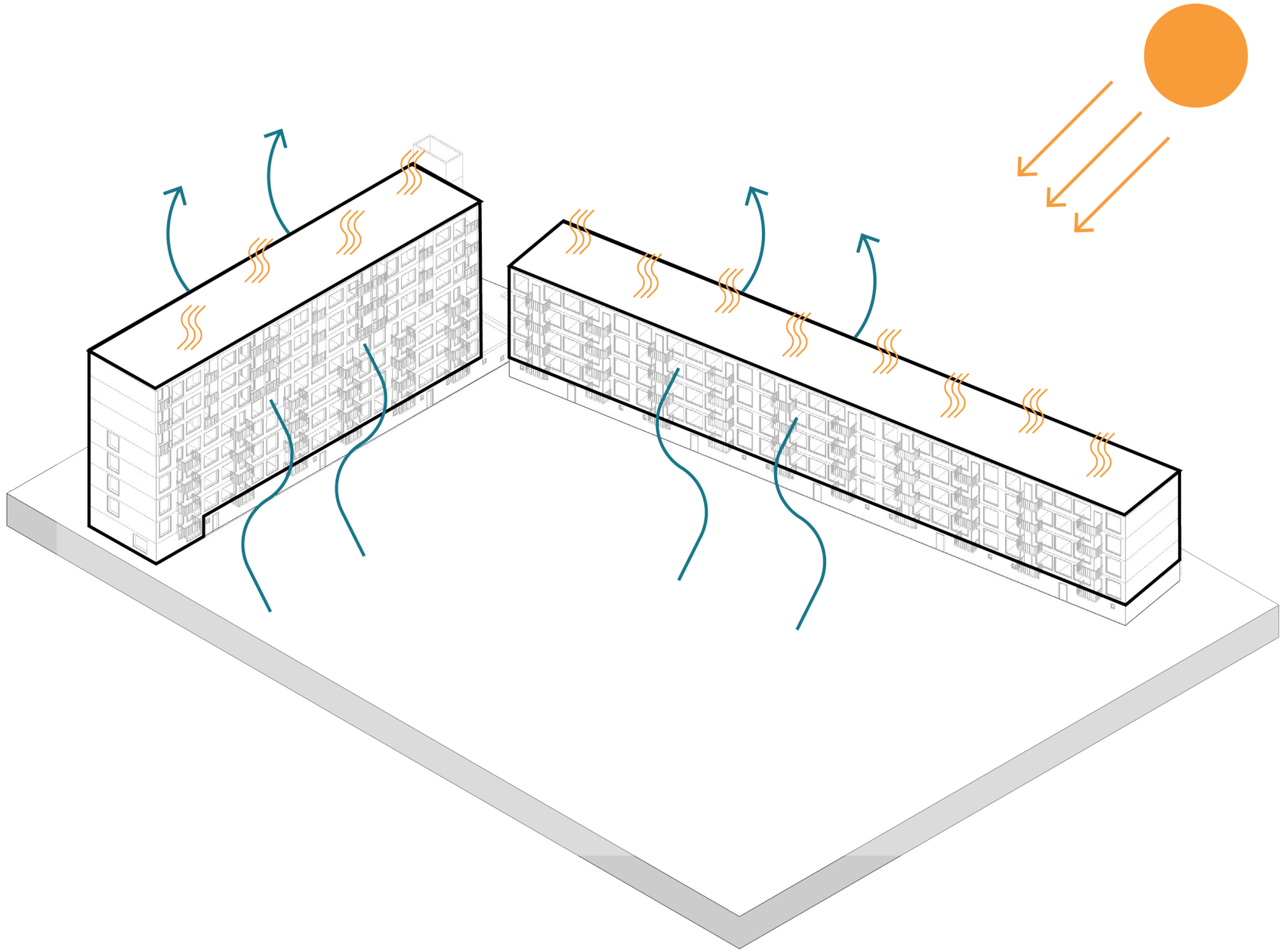
# Sustainability



## Sustainability

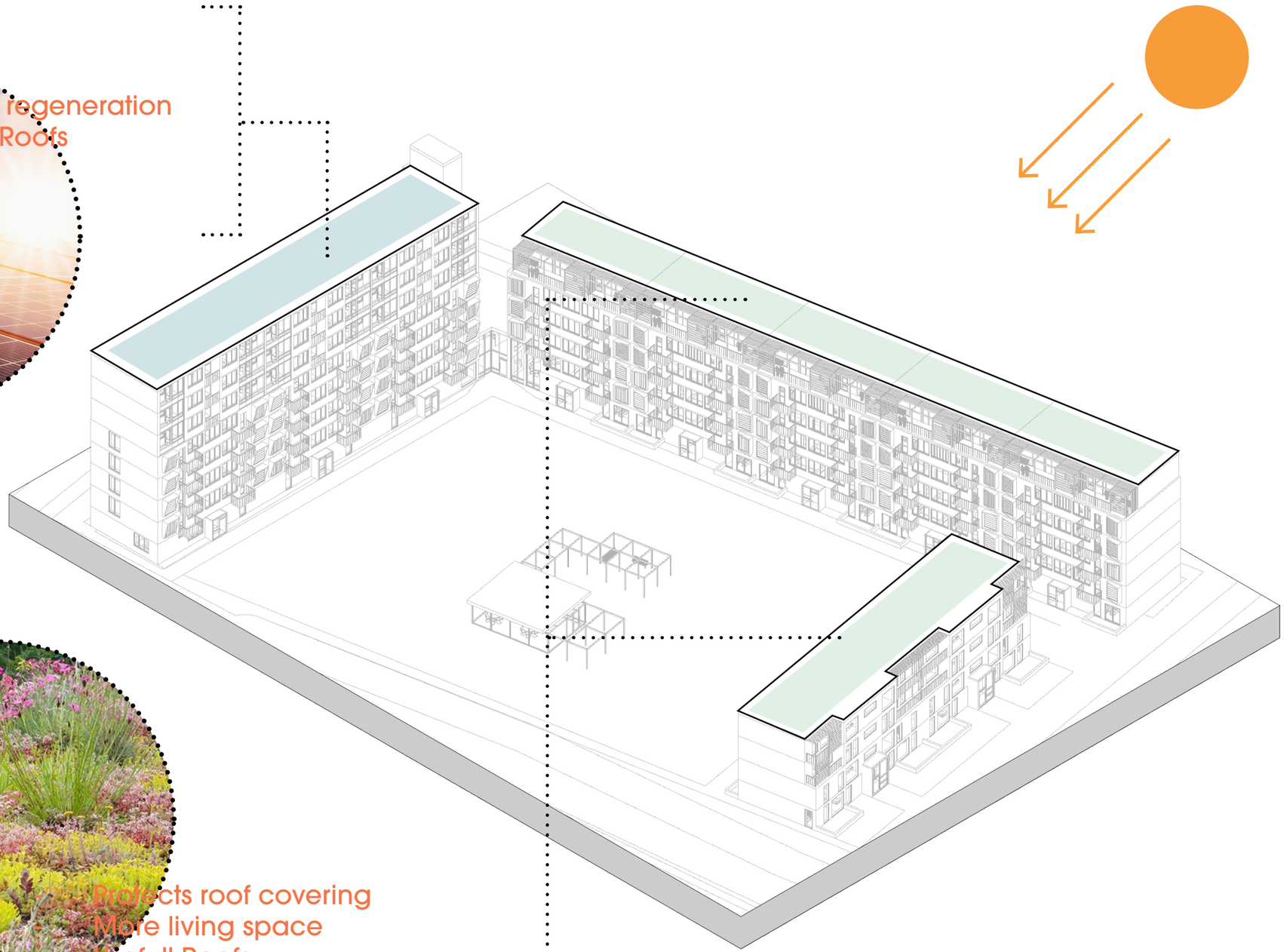
- Functional roofs either as green roofs or for generating energy
- Improve the quality of life through creating a more pleasant inner climate

# Sustainability



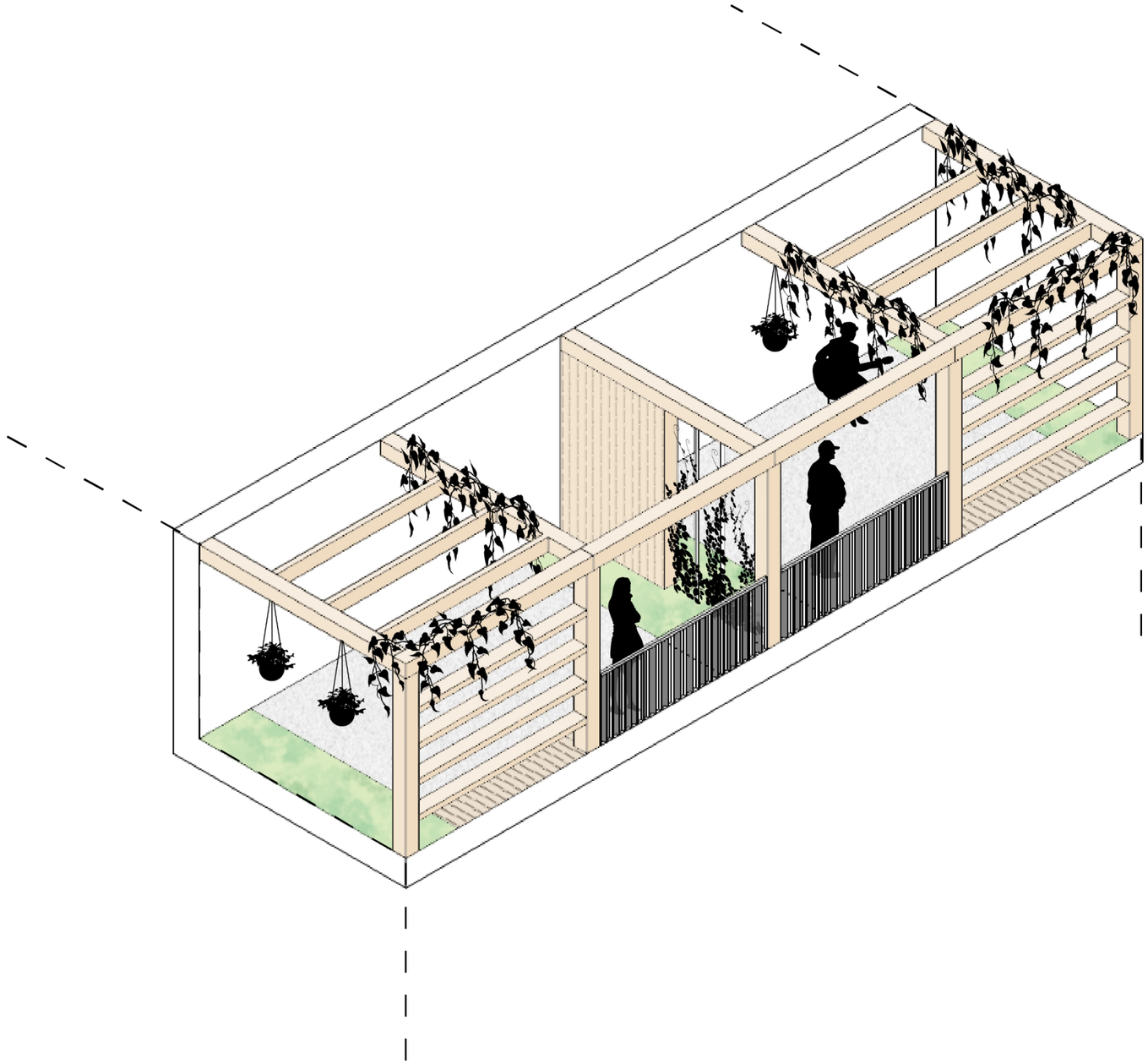
# Sustainability

- Energy regeneration
- Usefull Roofs



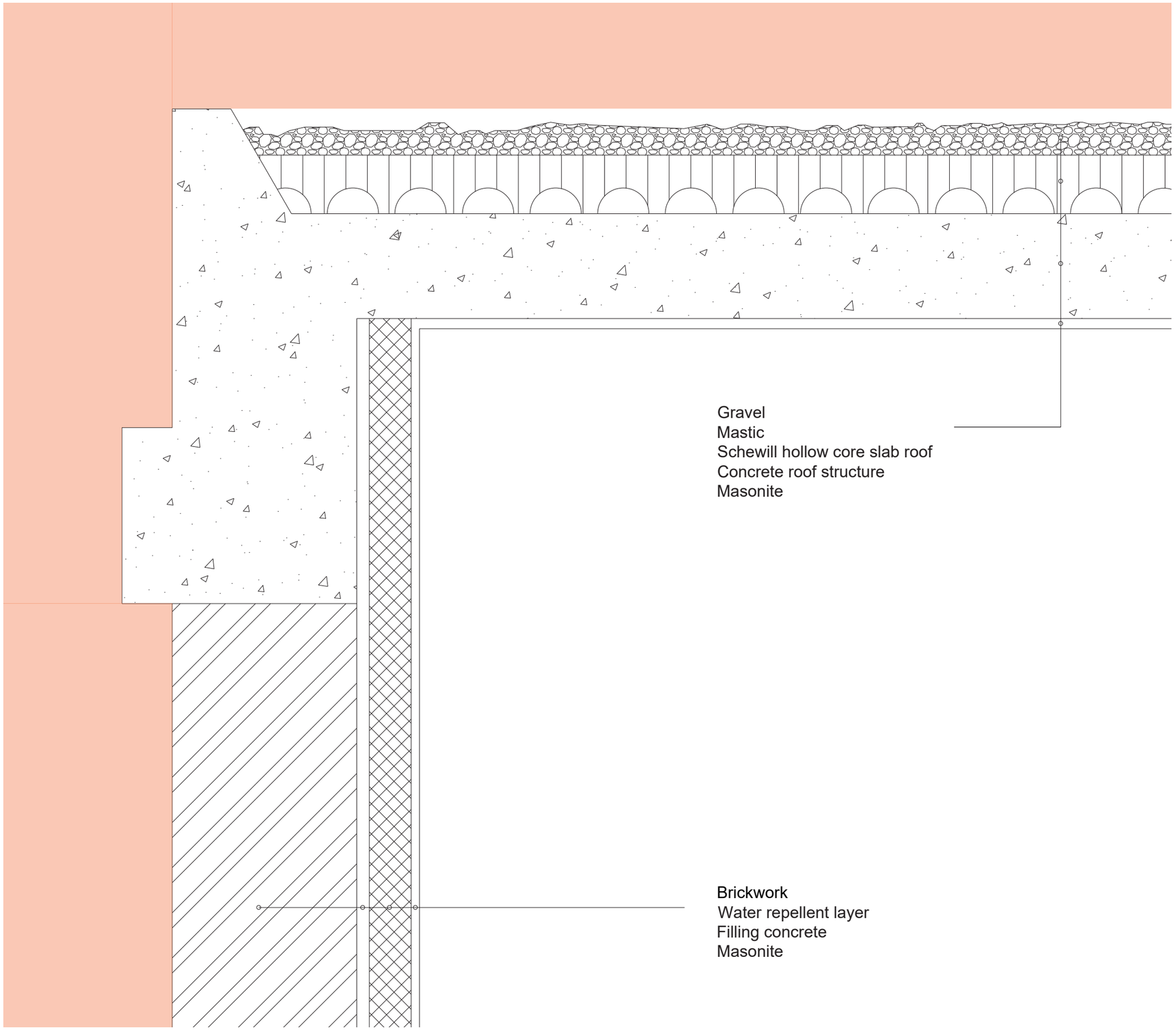
- Protects roof covering
- More living space
- Usefull Roofs
- Water retention
- Thermal insulation
- Sound insulation

# Sustainability



- Include Sun Shading in the Pergola Design
- Implement greenery in the Topping Up as part of the green roof area
- Use greenery to suggest more private areas

# Sustainability

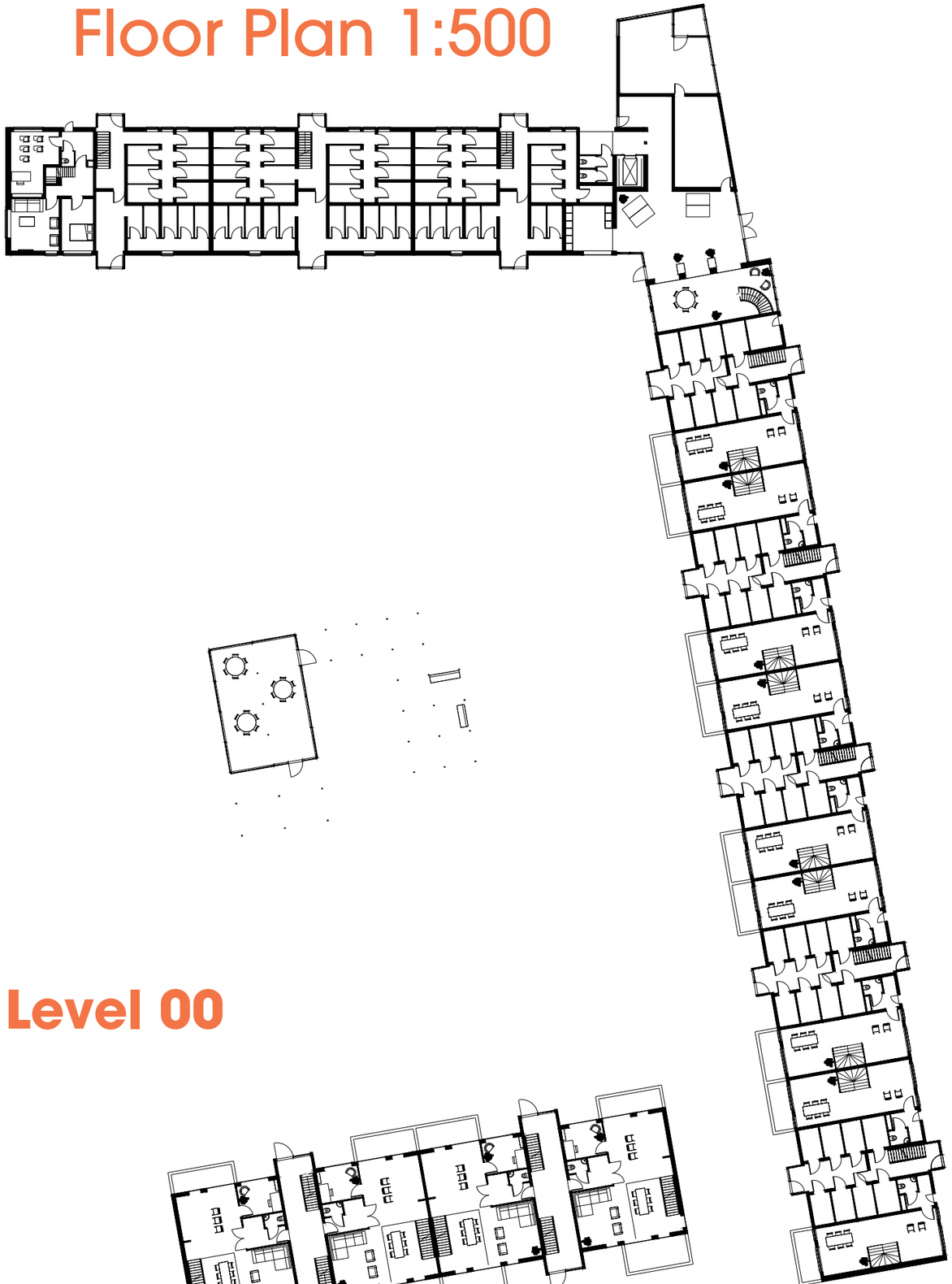


# Design

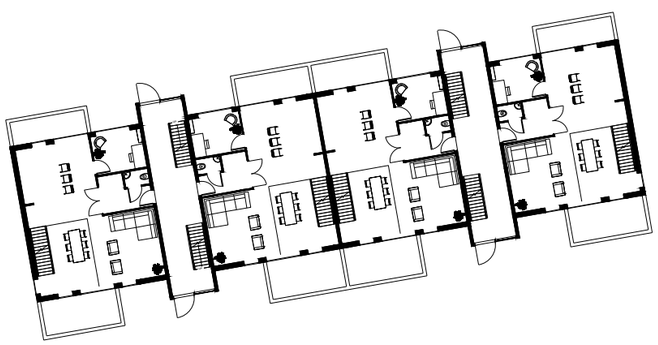
# 04

# Masterplan 1:1000

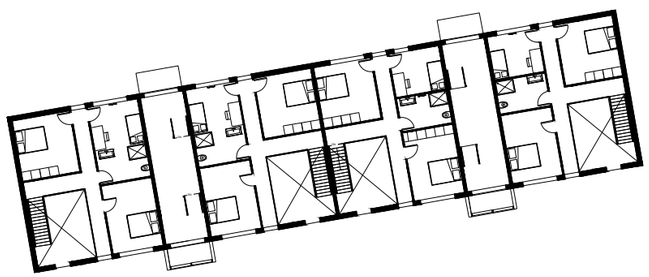
# Floor Plan 1:500



## Level 00



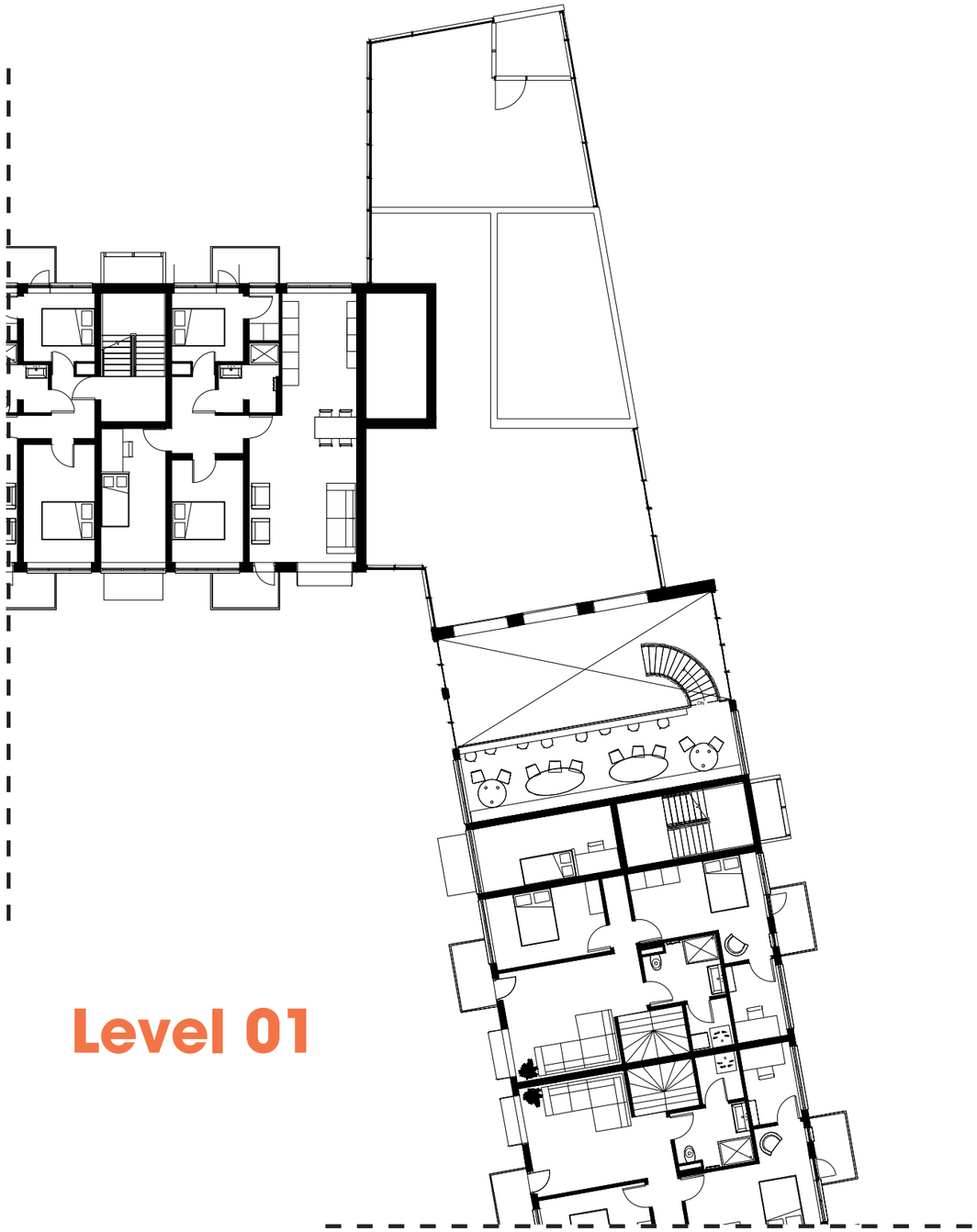
## Level 01



# Floor Plans 1:150

# Corner Building

Level 00

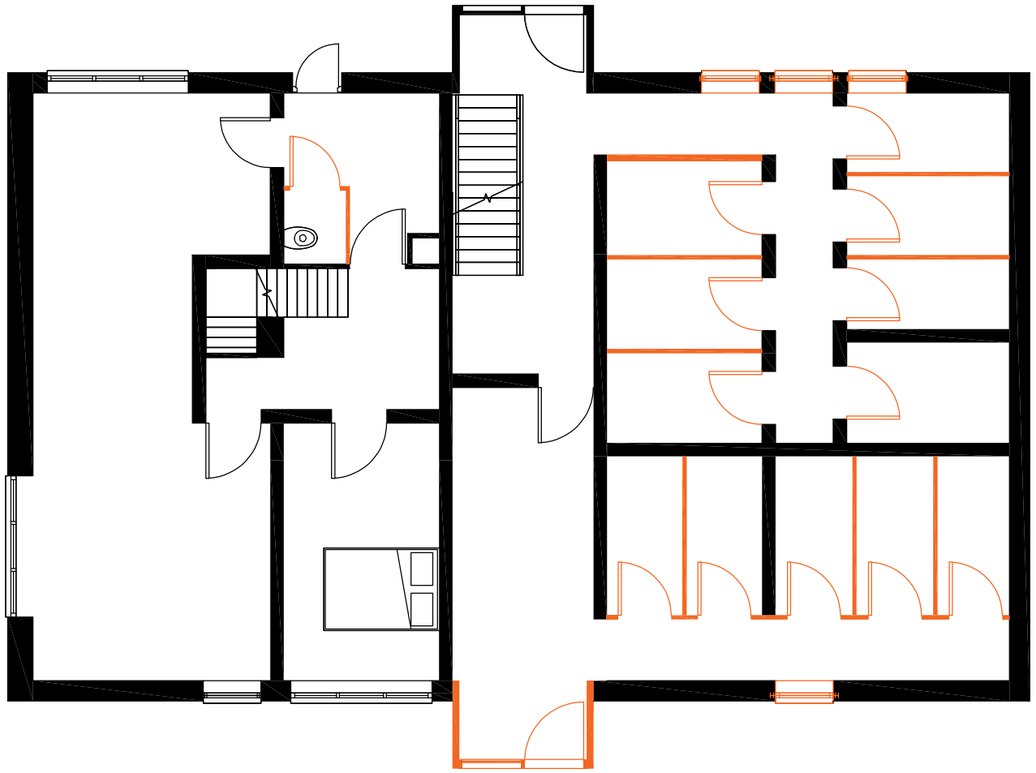


Level 01

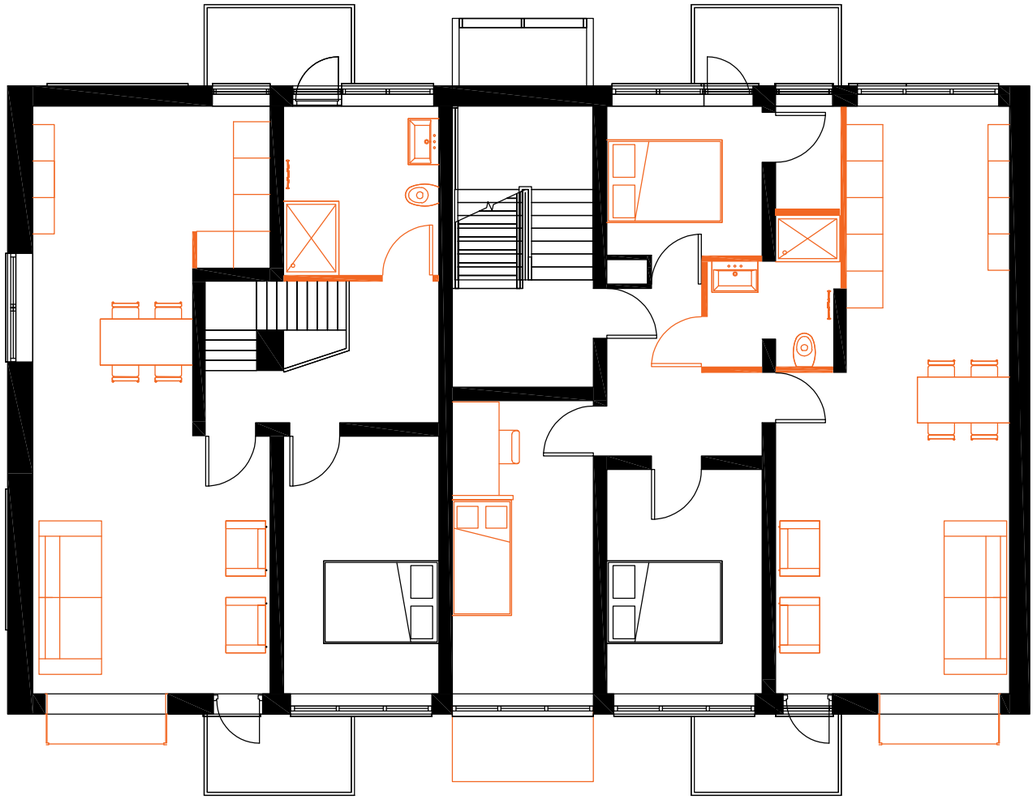
# Floor Plans 1:100

# High Building

A1



## Level 00

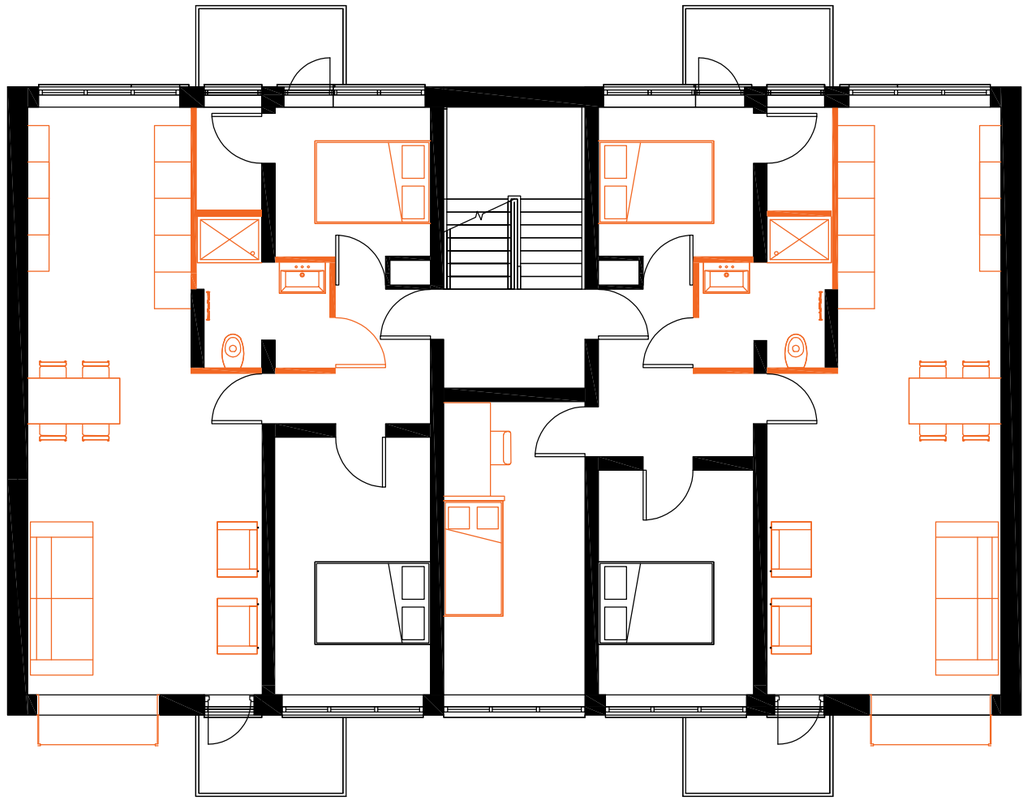


## Level 01

# Floor Plans 1:100

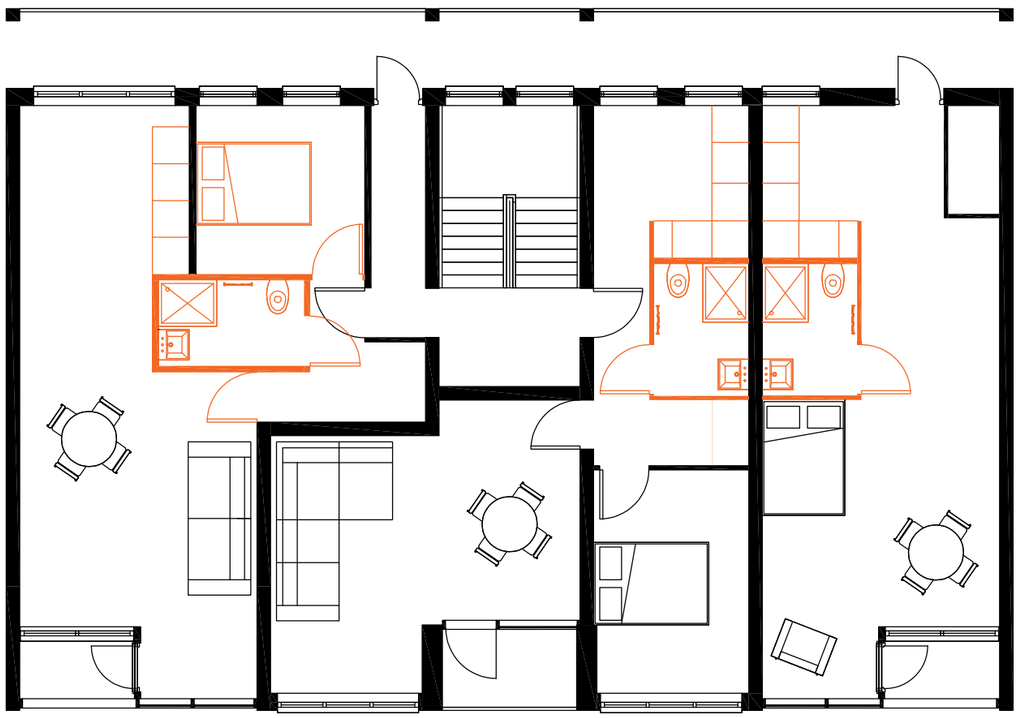
# High Building

B



## Level 02-04

C

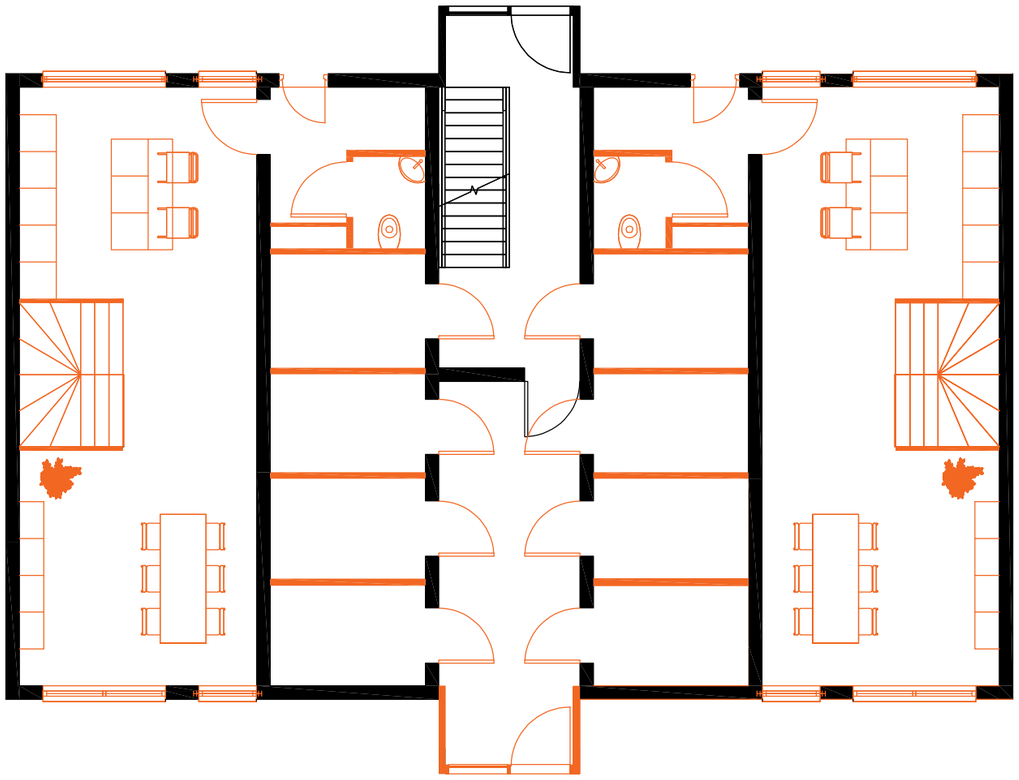


## Level 05-07

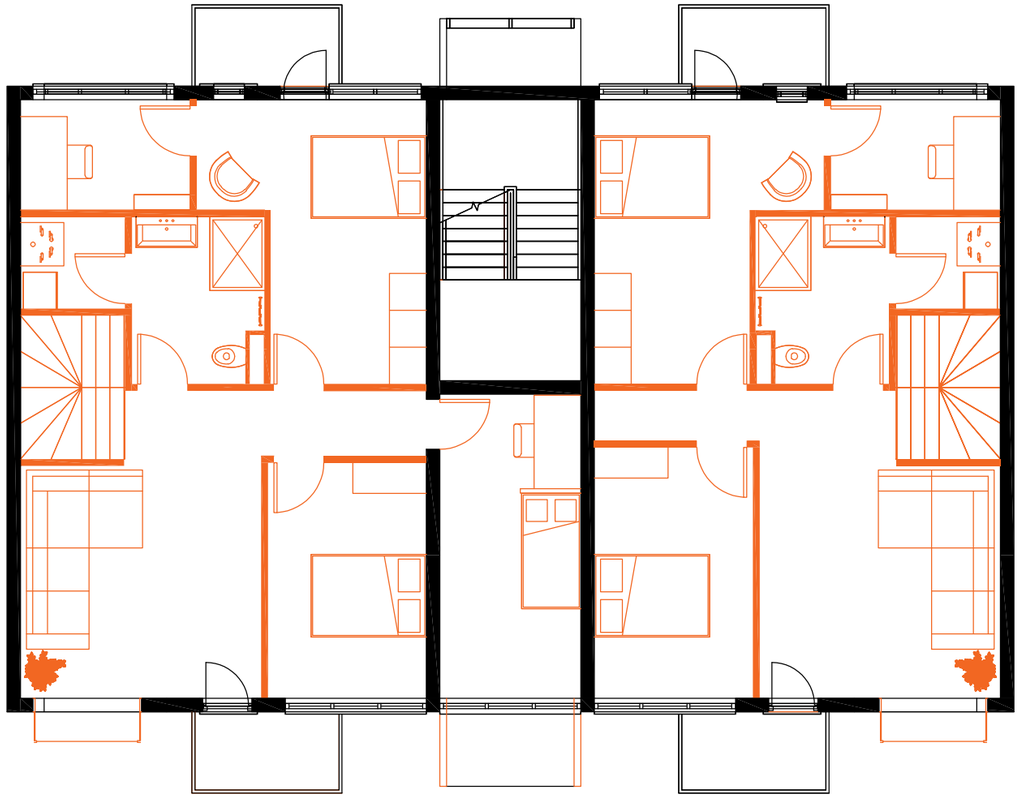
# Floor Plans 1:100

# Low Block

A2



## Level 00

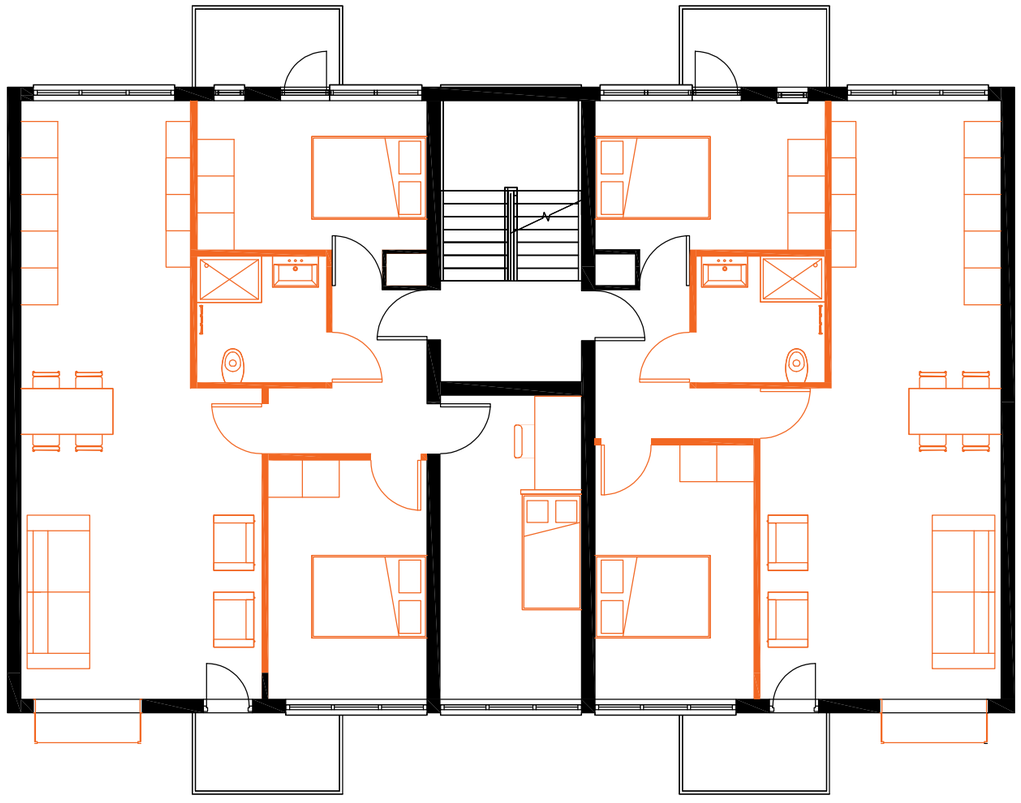


## Level 01

# Floor Plans 1:100

# Low Block

B

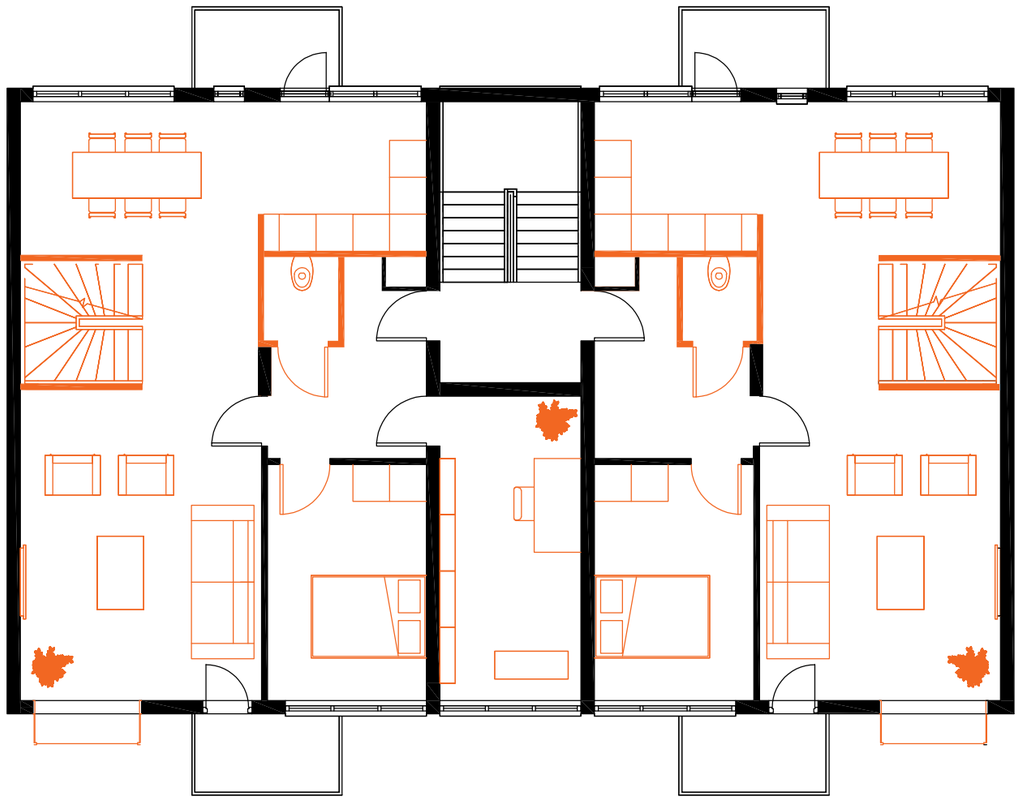


## Level 02-03

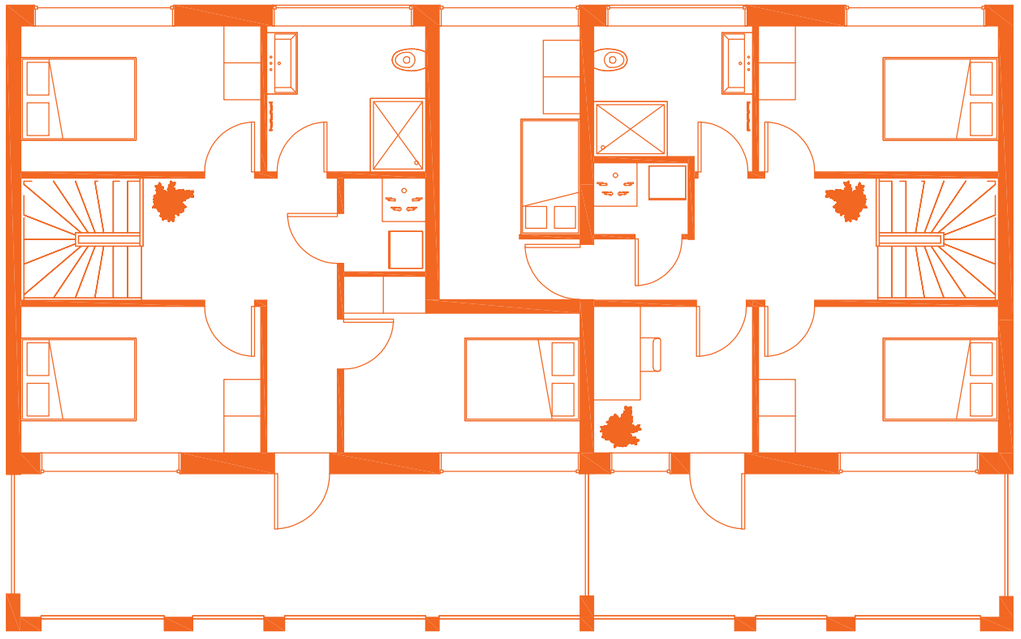
# Floor Plans 1:50

# Low Block

D



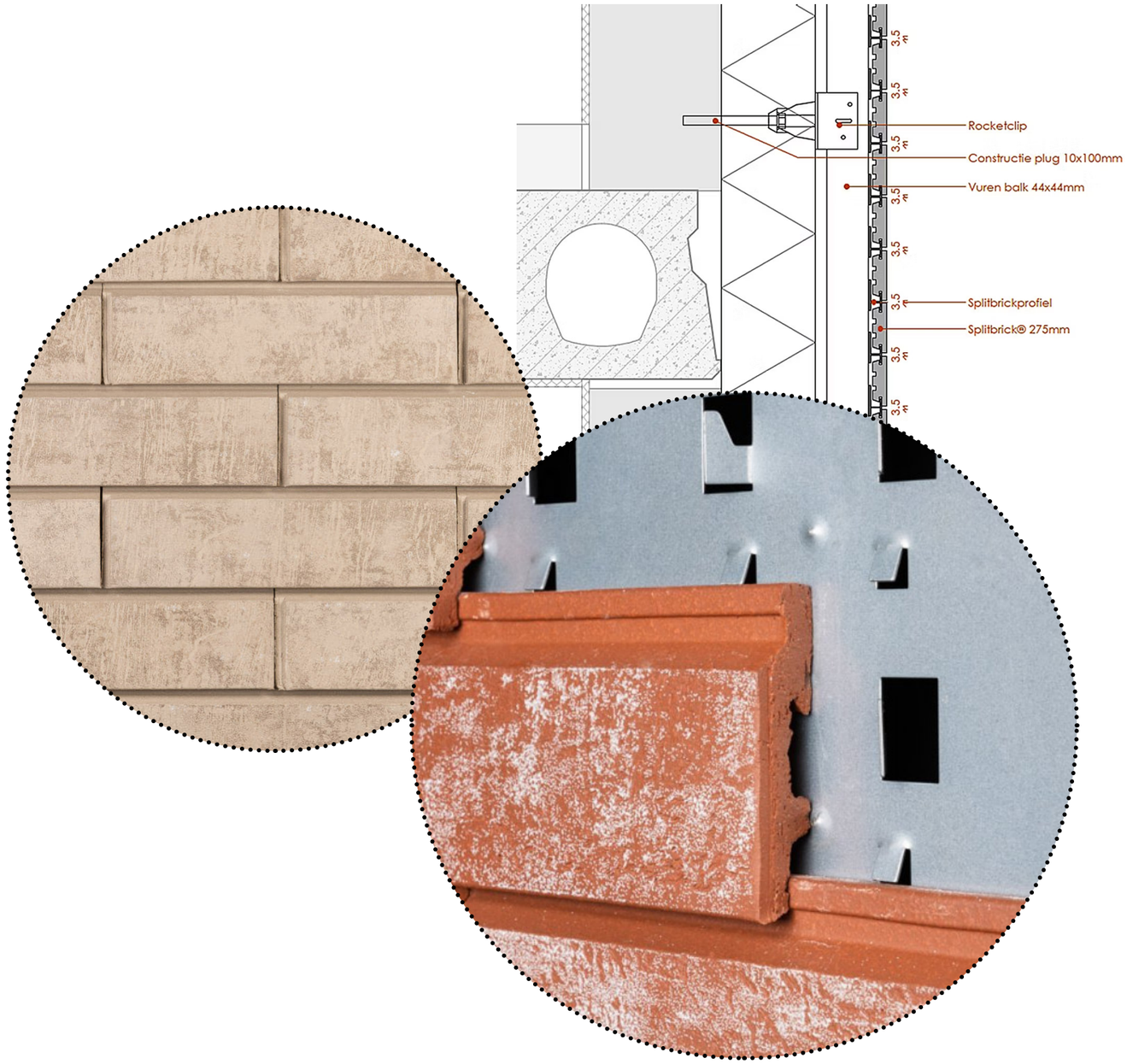
## Level 04



## Level 05

# Materialisation

# A-Brick




## Brick Re-use

- Re-use the brick of the interventions and re manufacture them as brick slips
- Get remaining necessary brick slips from other re-used brickwork
- Easily mountable/dismountable for future re-use

# Materialisation

# Xyhlo Finish Wood

XYHLO®
BIOFINISH

## Xyhlo Biofinish

- Matt black wood finish
- Low maintenance
- Self repairing material
- 100% Circularity
- Natural look
- Organic, protective membrane
- Base coating of natural oils and second (biological) coating of nature-activated and harmless fungus

# Materialisation

# Green Roof/Pergola

## Green Roof

- Protects the roofing against UV rays, heat, old and against hailstones
- Prevents restriction and provides new living space for plants and animals
- Extra usable space for more quality of life
- Retains rainwater
- Reduces heating and cooling costs
- Improved noise reduction

# Elevations 1:200

# North - East

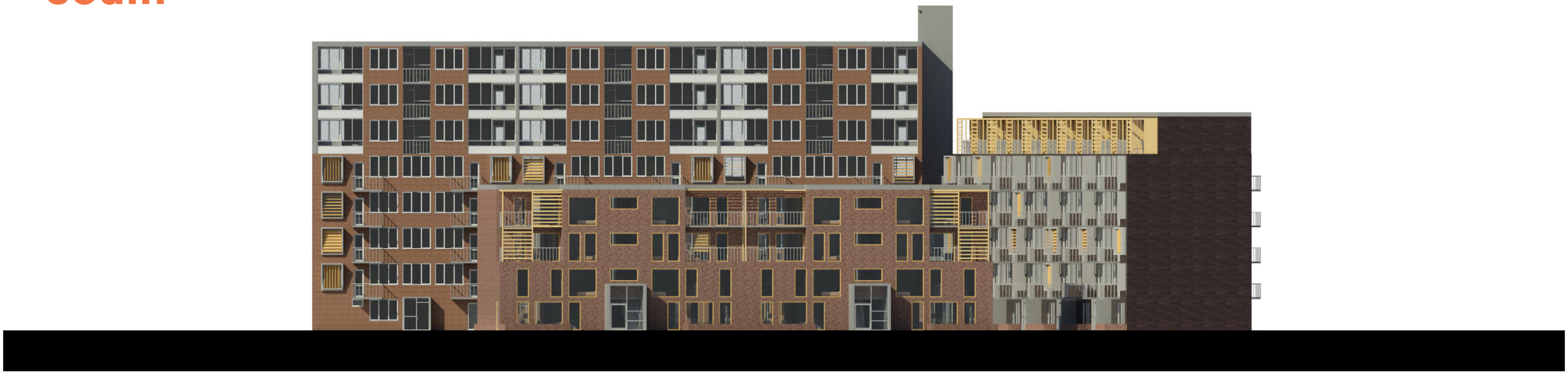
## North

## East

# Elevations 1:200

# South - West

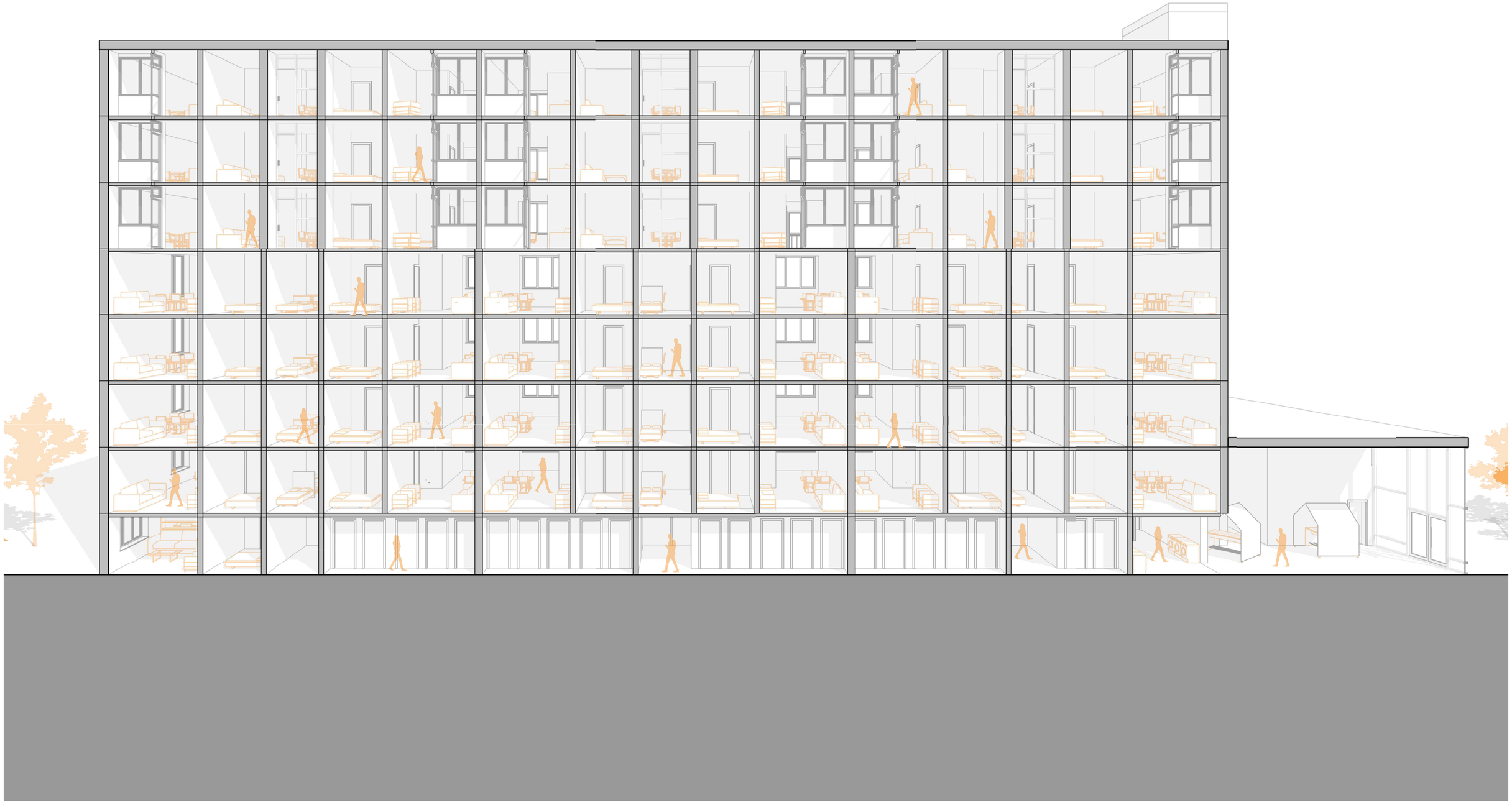
## South



## West

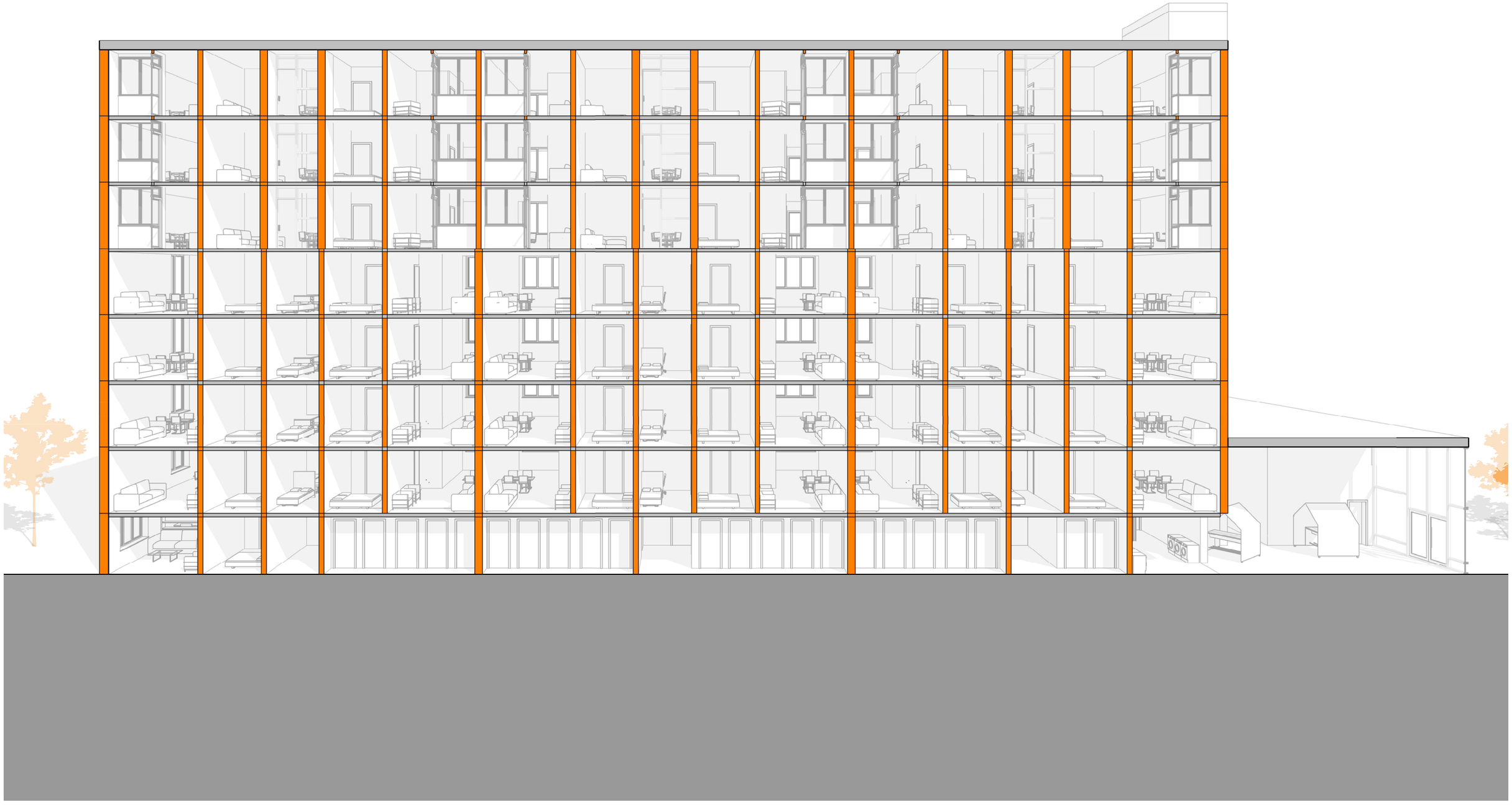
# Section 1:200 (Scaled to fit)

# High Building (South View)



# Section 1:200 (Scaled to fit)

# High Building (South View)



# Section 1:200 (Scaled to fit)

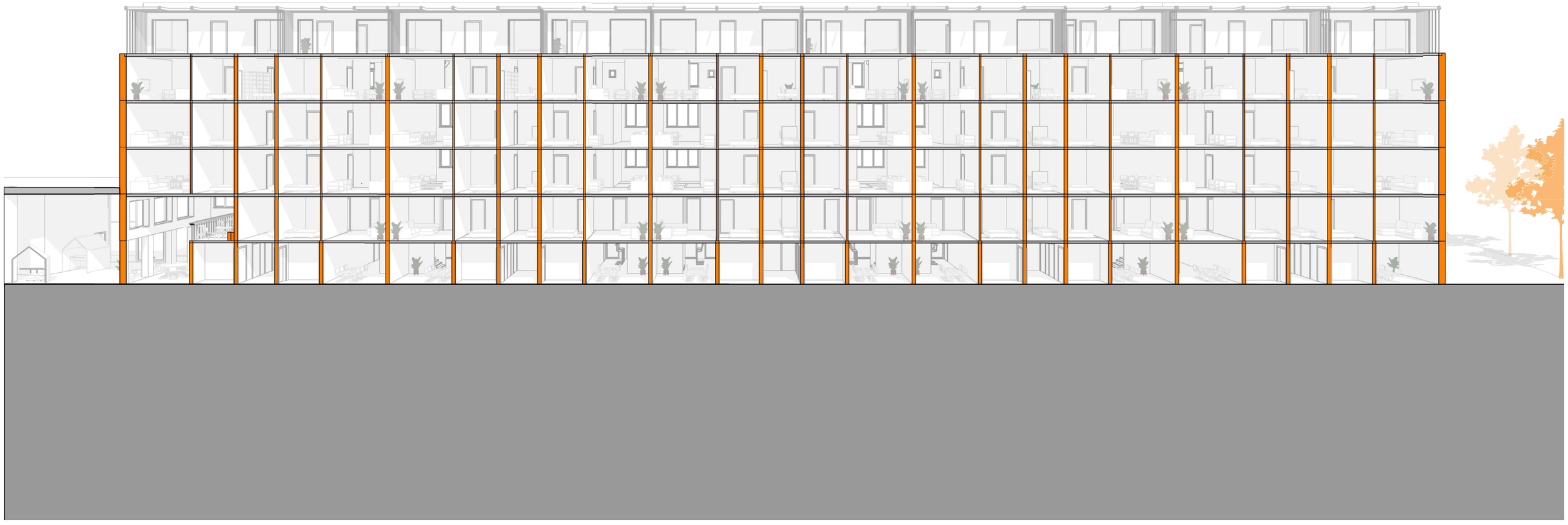
# High Building (South View)

# Section 1:200 (Scaled to fit)

# Low Building (West View)

# Section 1:200 (Scaled to fit)

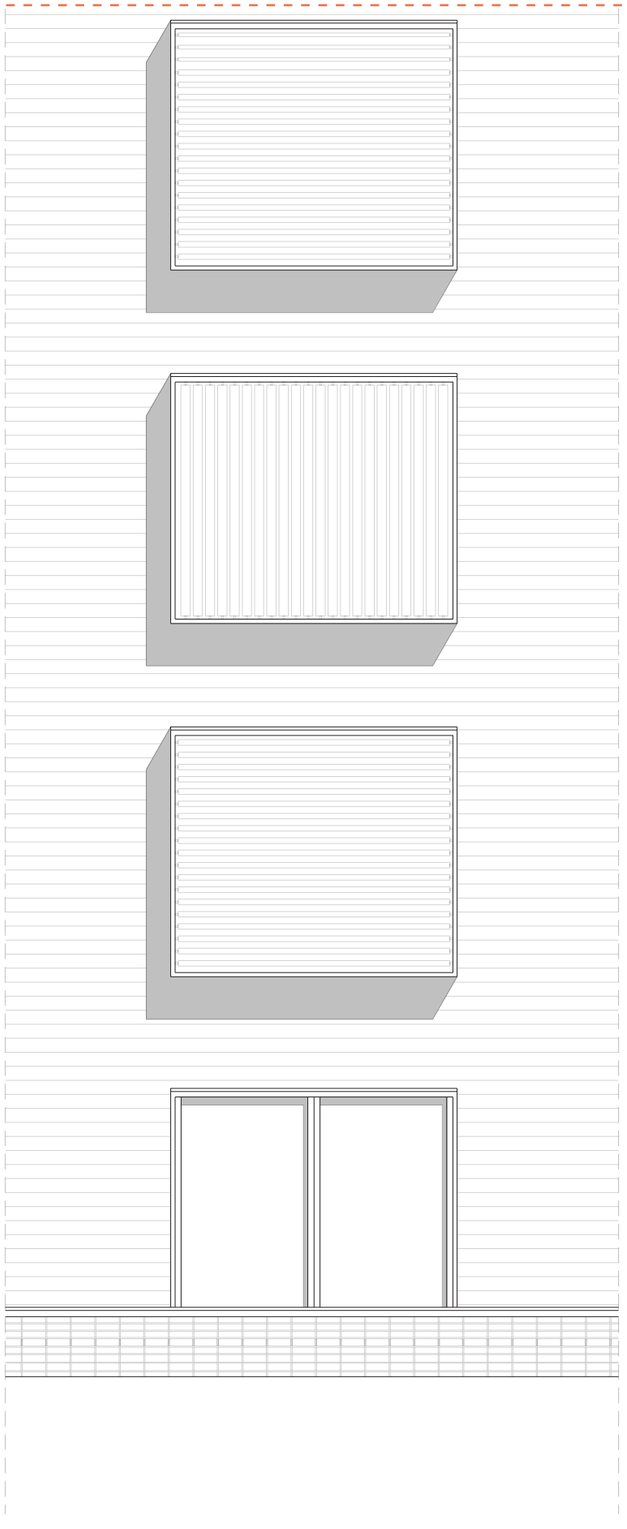
# Low Building (West View)



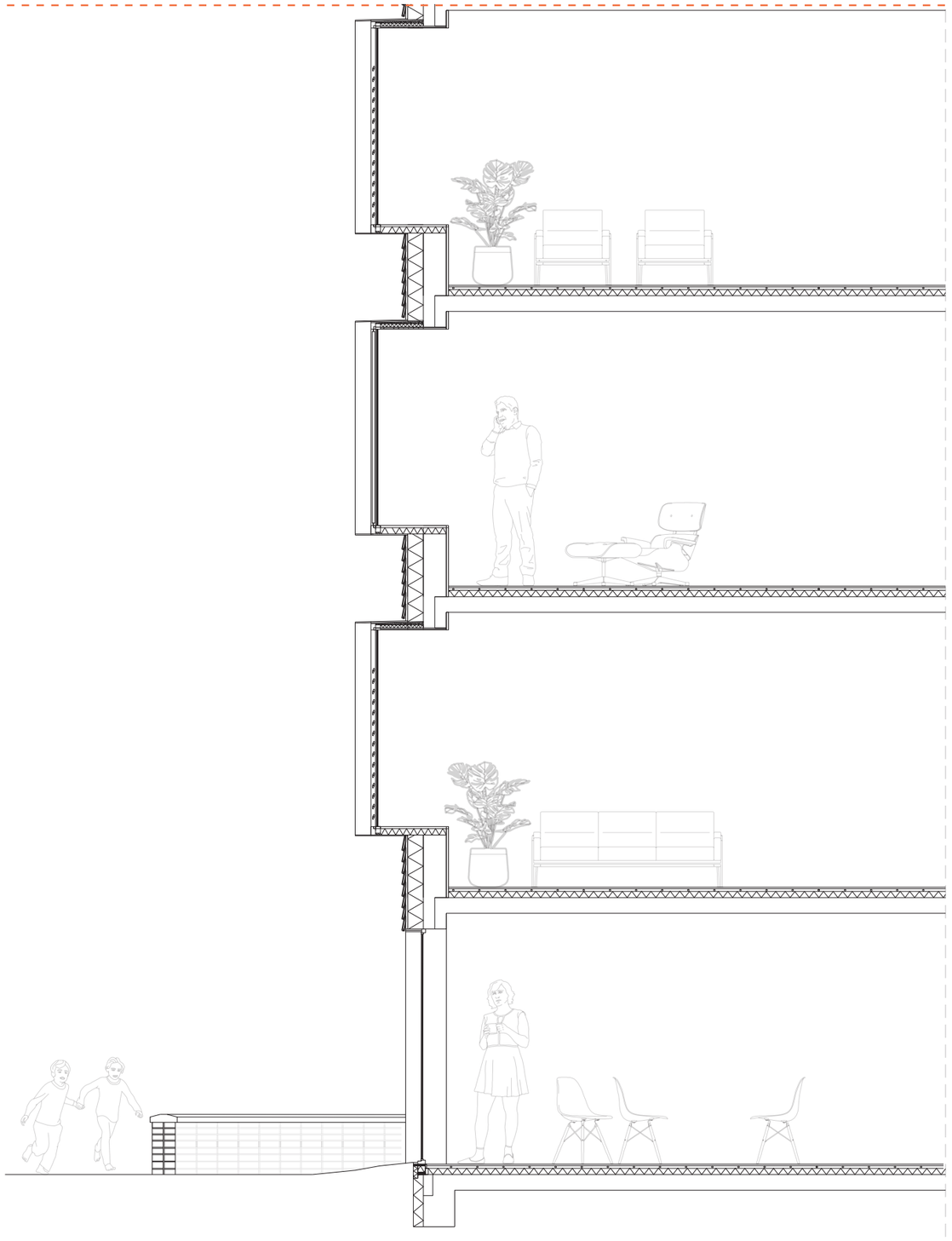
# Section 1:200 (Scaled to fit)

# Low Building (West View)

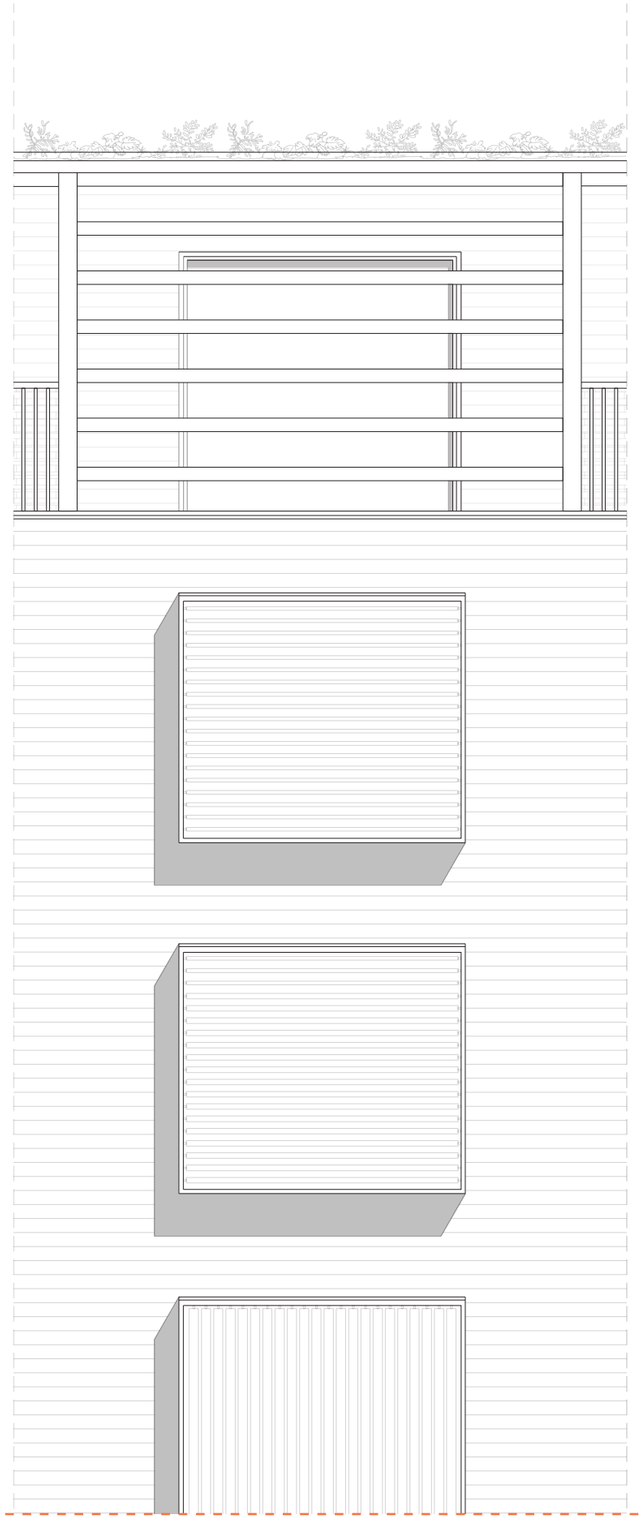
# Section 1:50



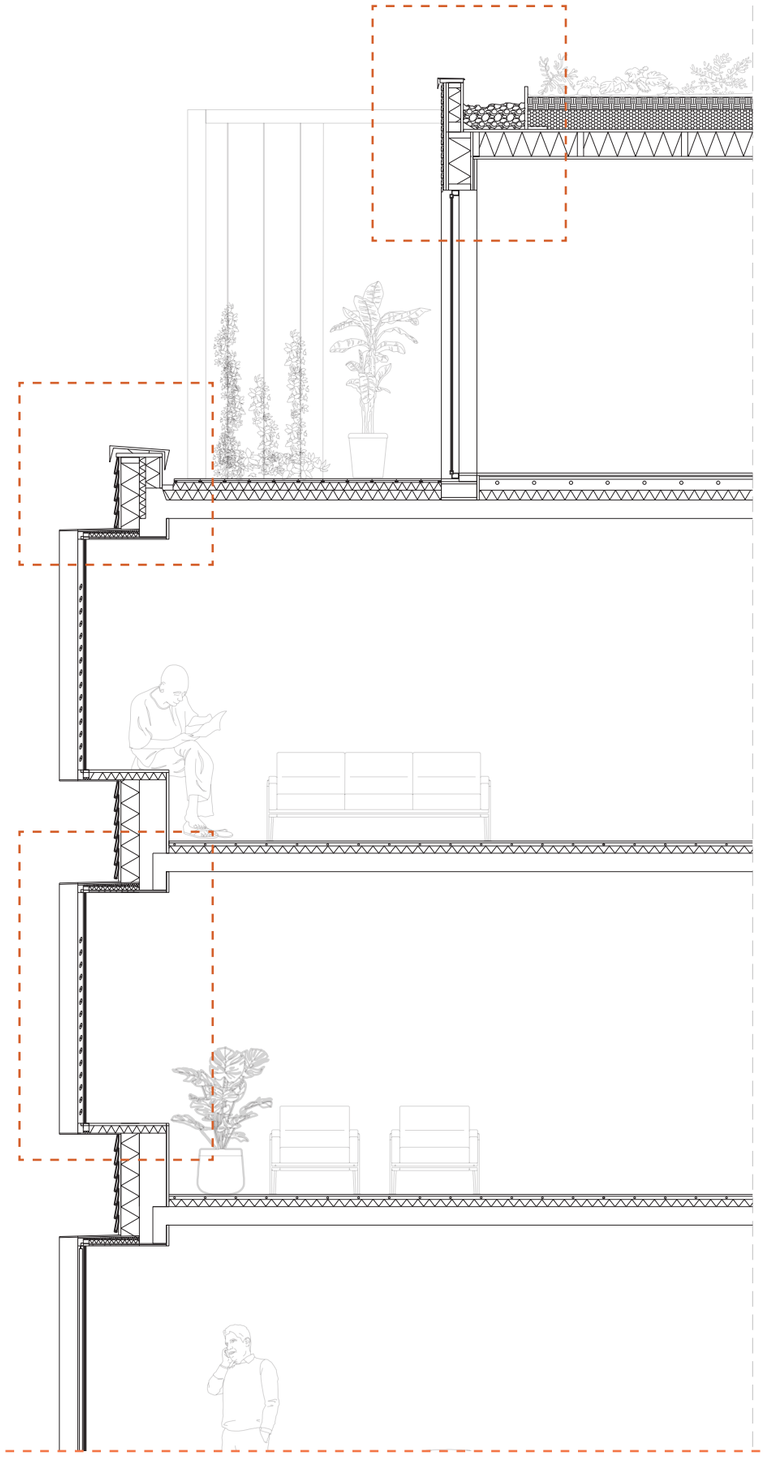
# Facade



# Section 1:50

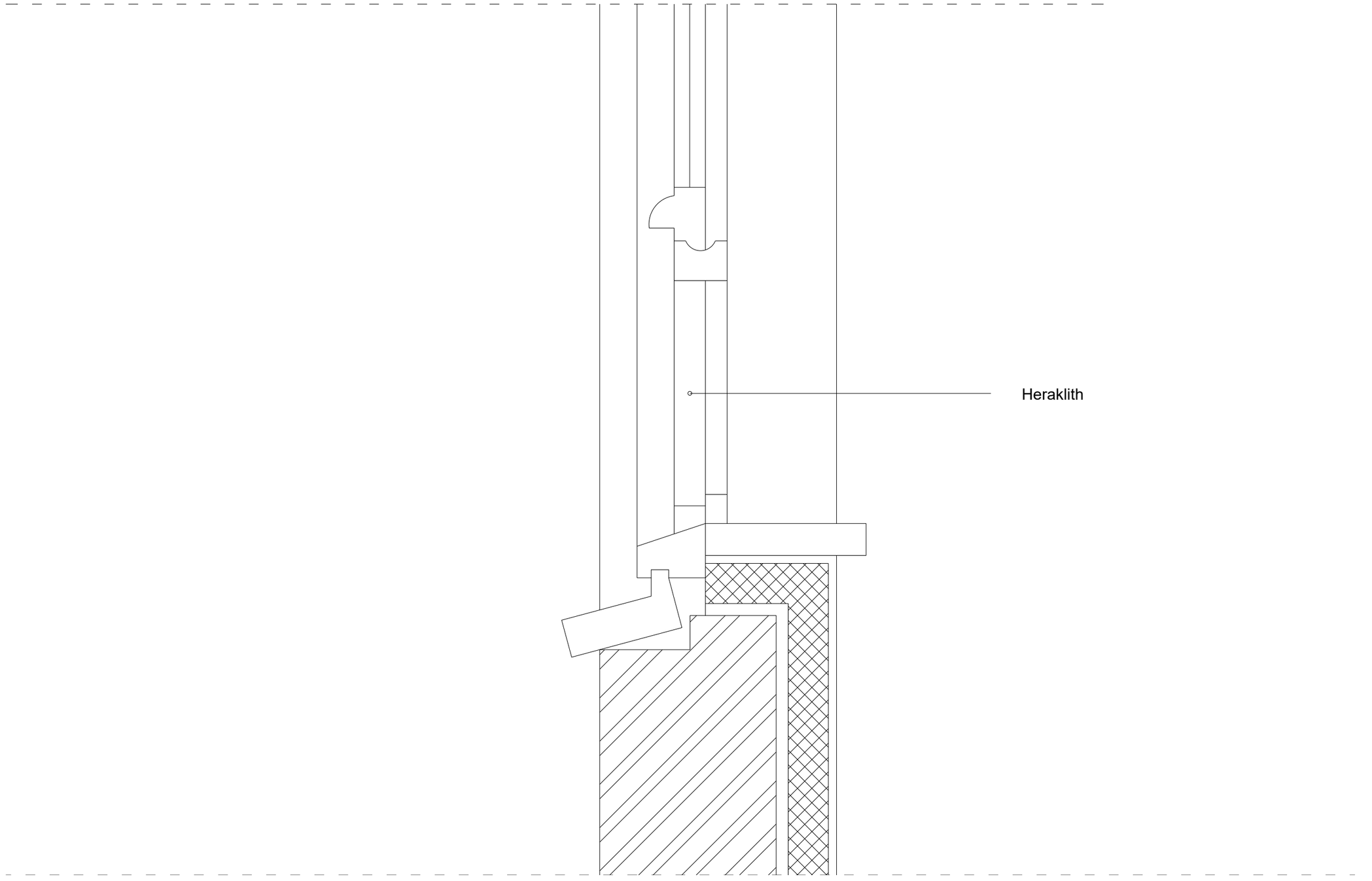


# Facade



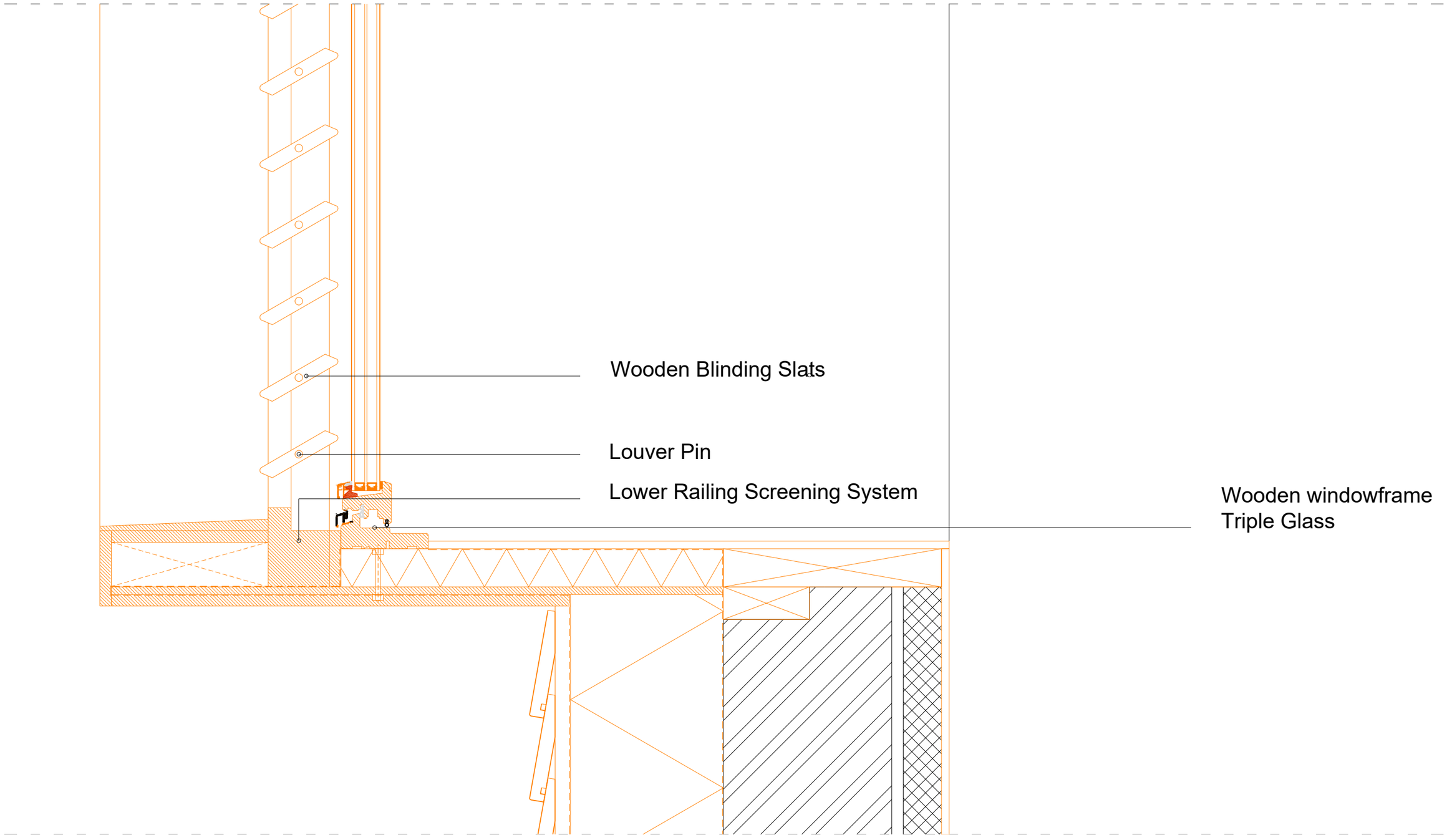
# Section 1:5

# Existing Window



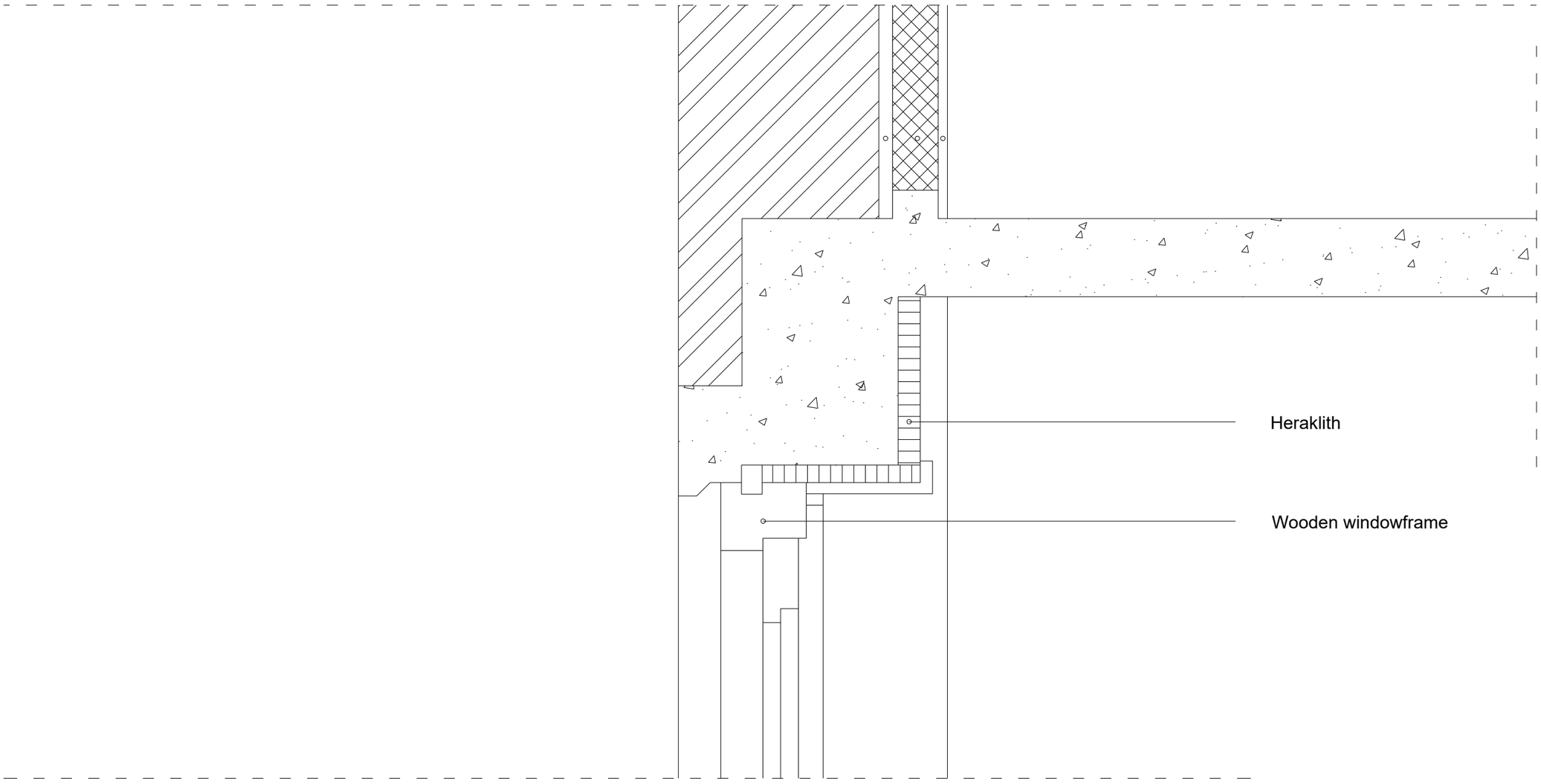
# Section 1:5

# New Window



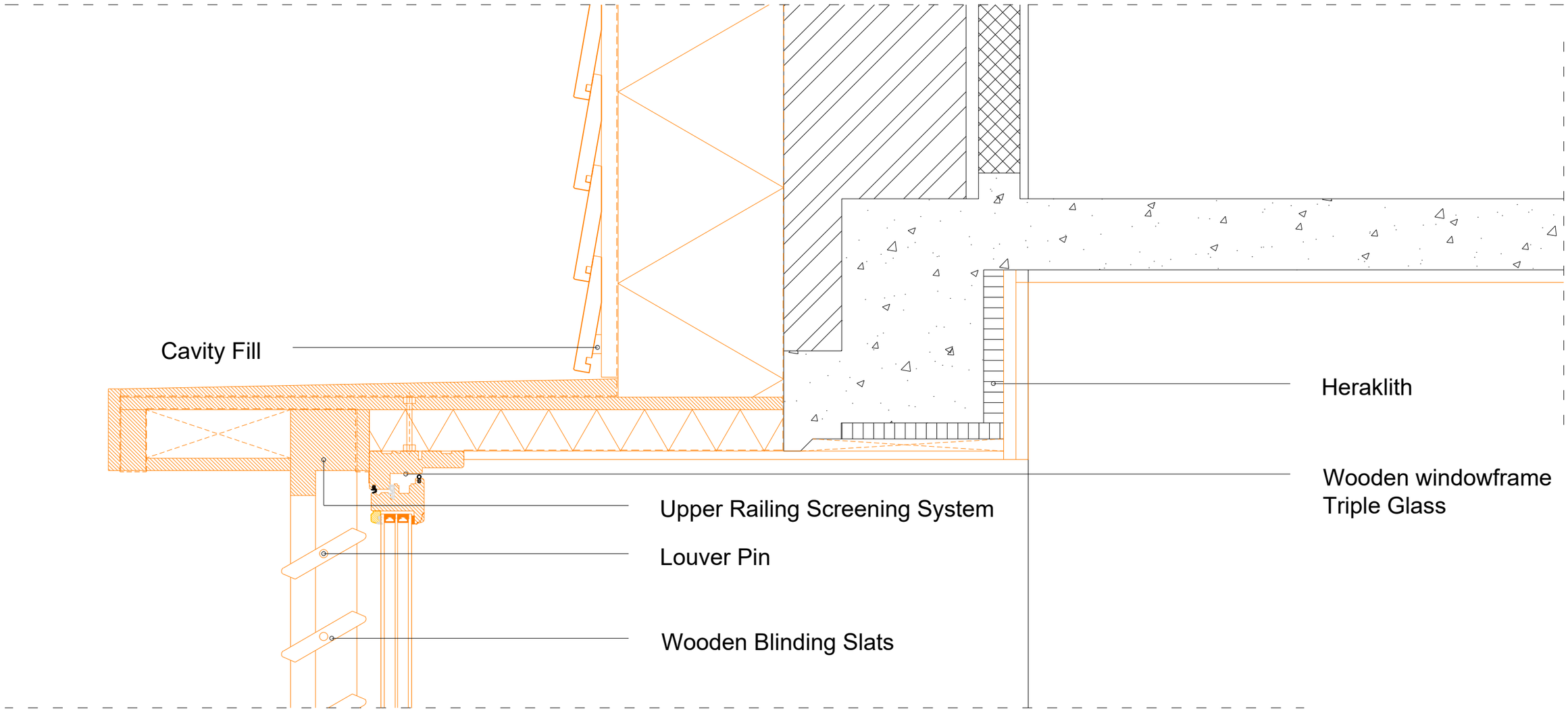
# Section 1:5 (Scaled to fit)

# Existing Window



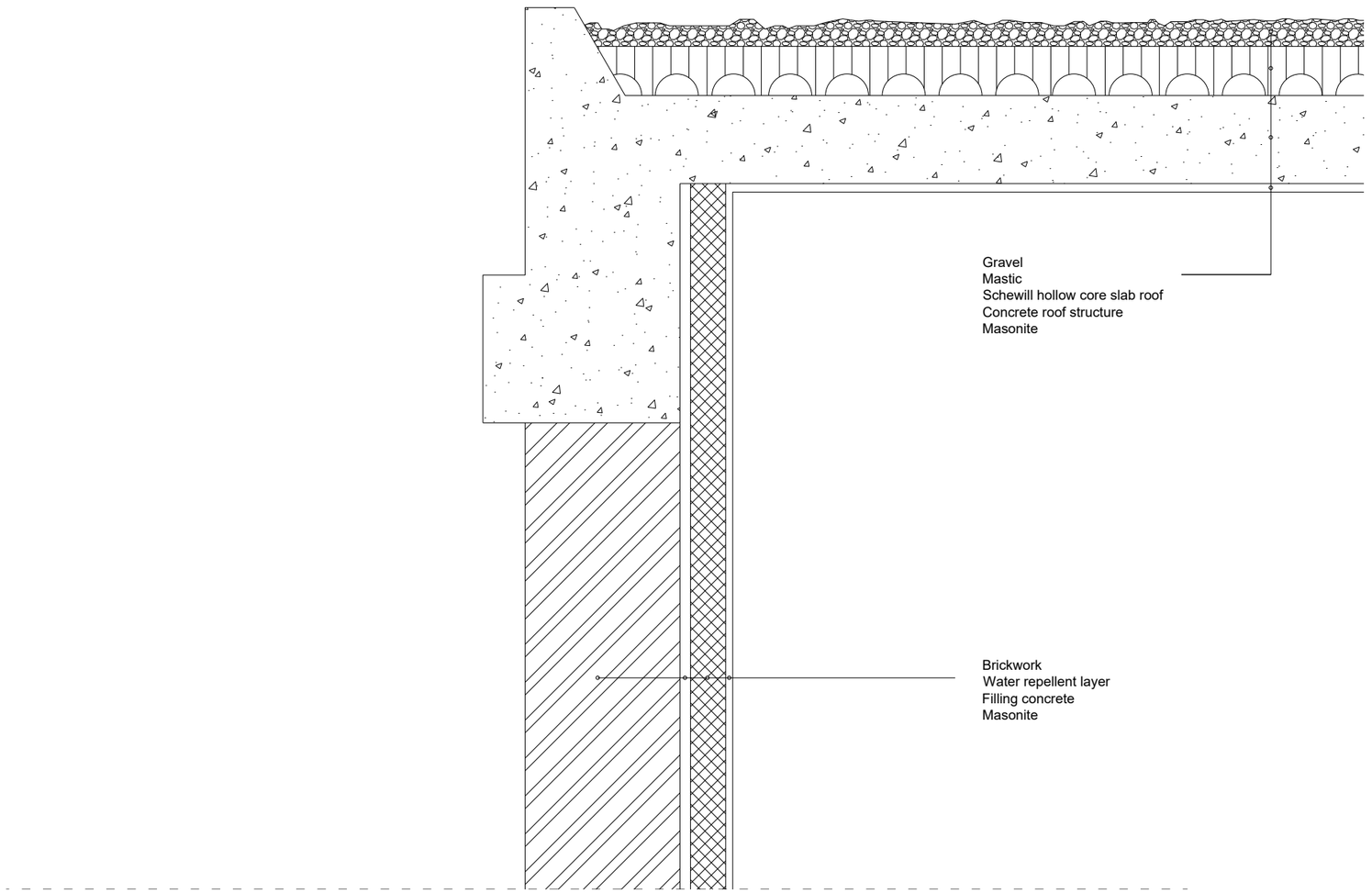
# Section 1:5 (Scaled to fit)

# New Window



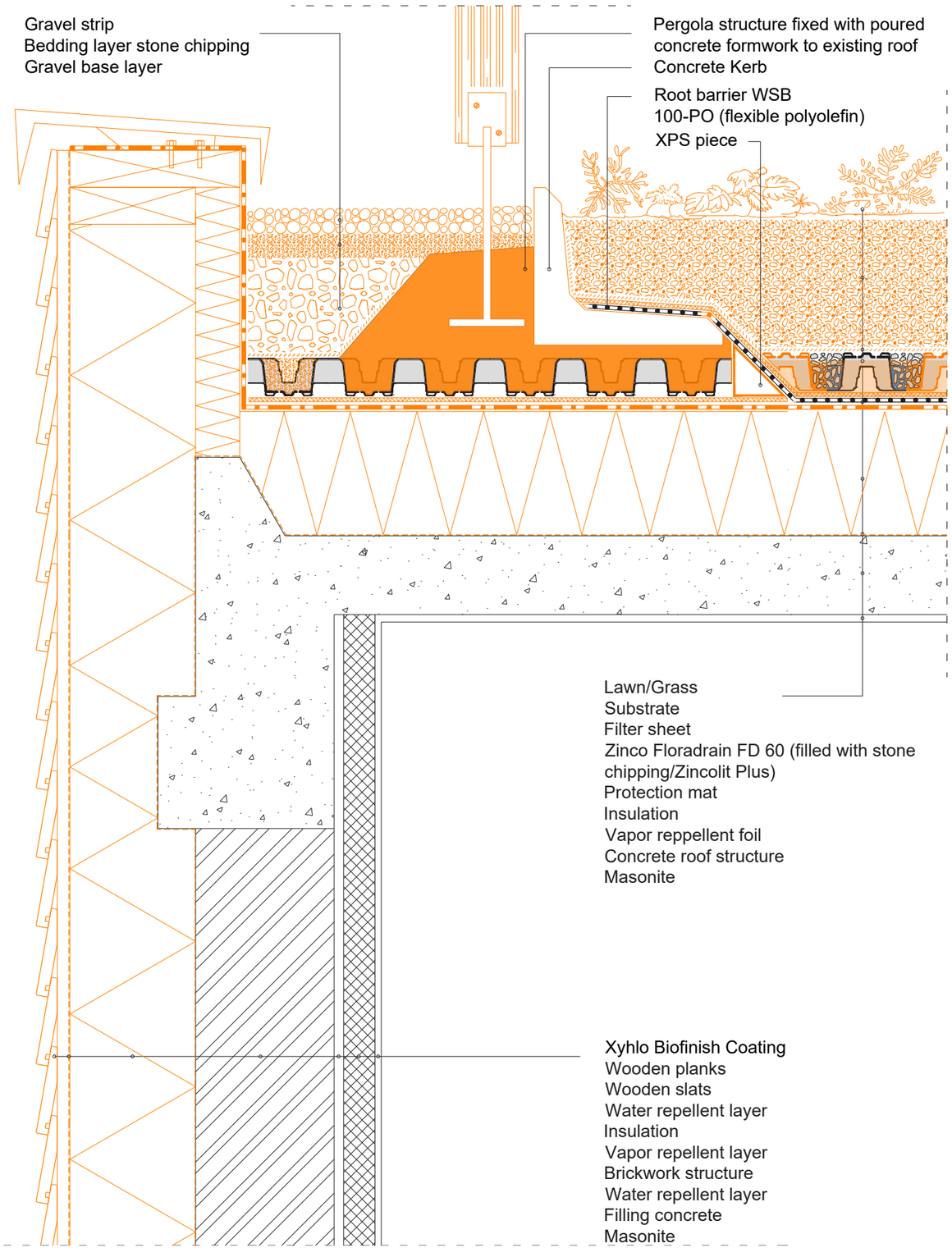
# Section 1:5 (Scaled to fit)

# Existing Roof



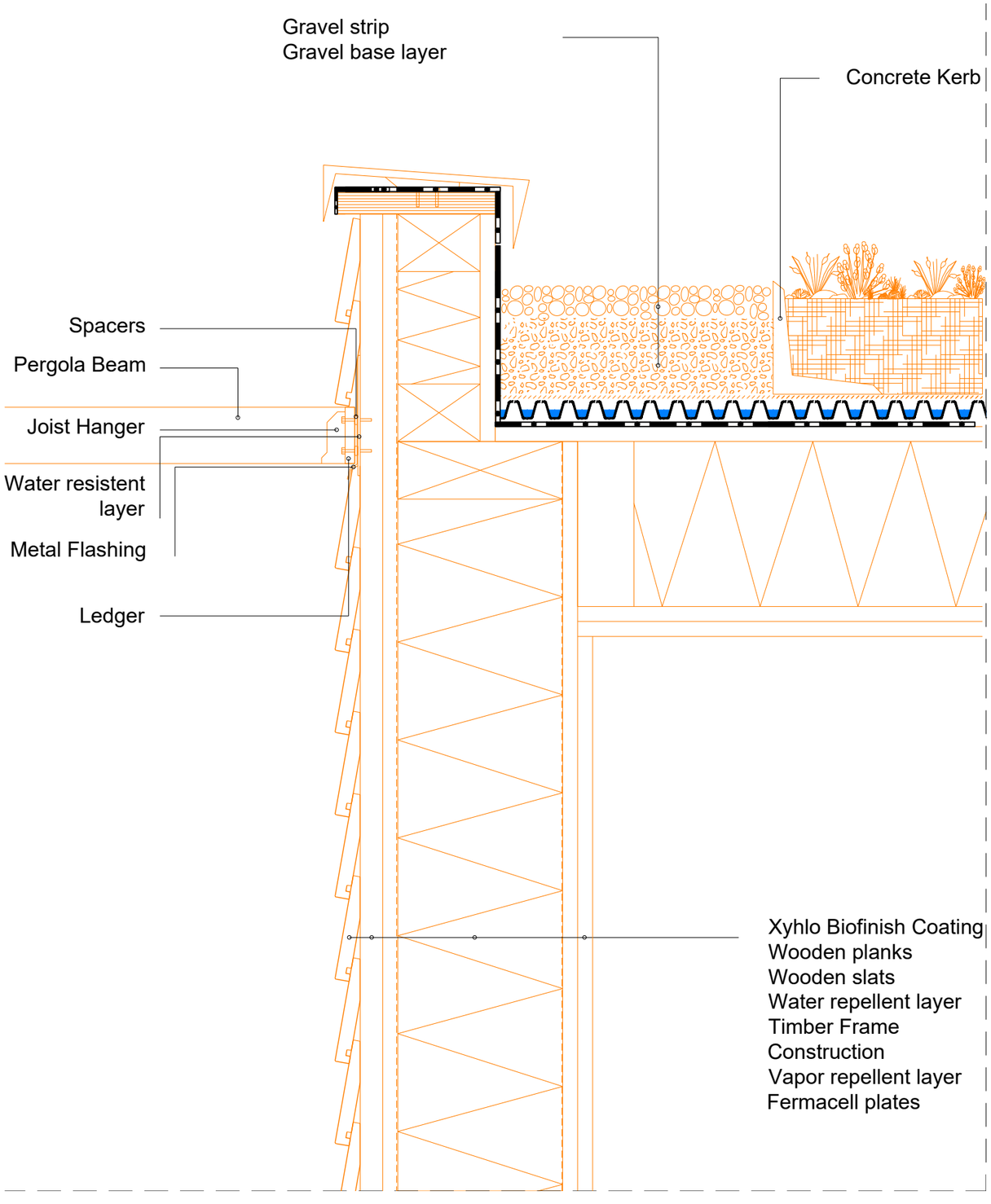
# Section 1:5 (Scaled to fit)

# Roof Terrace



# Section 1:10

# Topping Up Roof



# Conclusion

05

# The Wall

# Old Situation

# New Situation

# North View ‘The Wall’

# New Situation

# New Situation