



All for **one**  
**or..**  
**one** for all?

**‘..The Dutch Housing Studio, engage(s) in design assignments that are ... characterized by inner city interventions and transformations, and a more direct relationship between client(s) and architect.’**

Chair of Dwelling, TU Delft



... and yet it [domestic architecture] embodies the origins  
of a dilemma... that of the tension between housing as  
provision, and housing as a commodity.

Jonathan Sergison, On continuity. Harvard GSD, 2014.



KATTENBURG: LOCATION





KATTENBURG: LOCATION









**“The classical welfare state is slowly but surely evolving into a ‘participatory society’, one, that is, where citizens will be expected to take care of themselves, or create civil-society solutions for problems such as retiree welfare.”**

**KING WILLEM-ALEXANDER**

**“They’re talking about a ‘participatory society’. That means effectively, you’re on your own,[The government] should have been talking about making investments in order to create certainty and security in the economy.”**

**ARNOUD BOOT, AMSTERDAM UNIVERSITY**

**SOURCE: FINANCIAL TIMES, 2013.**





**BEACON**  
GLOBAL ADVISERS

**U.S. FATCA COMPLIANT INVESTMENTS**

WEDNESDAY  
25<sup>th</sup> May

In collaboration with International Amere  
Apollo Hotel Almere City Centre  
Koetsierbaan 2  
1315 SE ALMERE

19:00 - 21:00

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Friday 06 May 2016

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## Foreign investors eye up Dutch rental housing market

[Housing](#)  January 13, 2016



Photo: Picasdre - Wikimedia Commons

Foreign investors, mainly American, British and German, are likely to invest €3bn in Dutch rental properties this year, according to investment advisory group Capital Value.

The company bases its claim on research carried out at 50 major property investment groups which are actively looking for projects in the Netherlands.

In 2013, there were no foreign investors involved in the Dutch rental market but by last year, investments had gone up to €800m – around 26% of total investments.

Daily newsletter

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### Features

- ▶ Dutch designer Aziz Bekkaoui pops up in Nieuw-West
- ▶ The TTIP is bad for agriculture and environment
- ▶ 'Dutch nature is so planned out but bike parking is totally random'
- ▶ Ebru Umar's wretched columns are a small price to pay for press freedom
- ▶ A suitcase full of secrets found in Amsterdam's Jewish quarter after 70 years



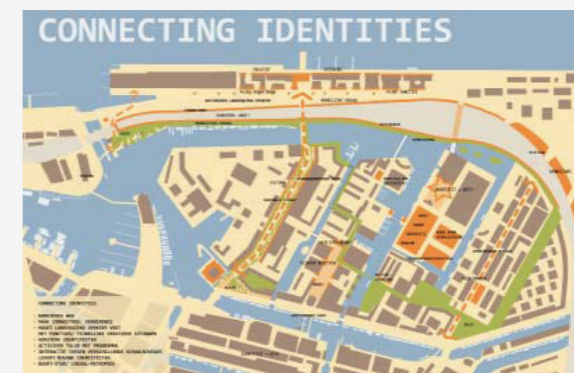
Future developments in the Oostelijke Eilanden



'Central Harbour area' by inhabitant Joost Adriaansz



'Magic Route' by inhabitant Onno Warns



'Connecting identities' by inhabitant Susanne Heering





MARINE TERRAIN REDEVELOPMENT

GENTRIFICATION: DO *YOU* KNOW WHO *YOU* ARE?  
GENTRIFICATION: DO *WE* KNOW WHO *THEY* ARE?  
GENTRIFICATION: DO *THEY* KNOW WHO *YOU* ARE?  
GENTRIFICATION: DO *YOU* KNOW WHO *WE* ARE?  
GENTRIFICATION: DO *WE* KNOW WHO *YOU* ARE?  
GENTRIFICATION: DO *THEY* KNOW WHO *WE* ARE?  
GENTRIFICATION: DO *THEY* KNOW WHO *THEY* ARE?  
GENTRIFICATION: DO *YOU* KNOW WHO *THEY* ARE?  
GENTRIFICATION: DO *WE* KNOW WHO *WE* ARE?





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FAILED UTOPIA





Beter een goede buur dan een verre vriend.

Kattenburgerkruisstraat looking East, Amsterdam



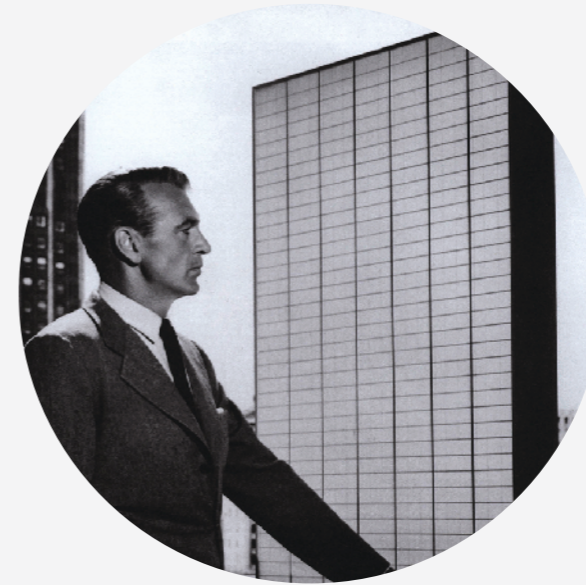
**ONE FOR ALL**



**RESIDENTS**

- Some tenants have lived on site for 50+ years and are fearful of future on site.
- Municipality has provided affordable housing on this site for generations but is now considering releasing to the open-market
- Displacement would be to areas on fringe of city, or other cities
- Housing standards are higher in estate than newer affordable housing elsewhere

**ALL FOR ONE**



**DEVELOPER**

- Site surrounded by new development areas and wish to capitalise on sale of site to open market
- Close proximity to centre and low value. Large potential profit margin
- Remove all existing residents to maximise value
- Redevelopment of marine terrace adds pressure on Nieuw Kattenburg for redevelopment.

**ALL FOR ONE,  
OR ONE FOR  
ALL?**

**CAN  
REDEVELOPMENT  
FULFIL BOTH  
ASPIRATIONS?**

Can regeneration benefit existing residents and new  
speculative actors?



**DENSITY TO MATCH  
DEMAND**

**RETAIN AFFORDABILITY**

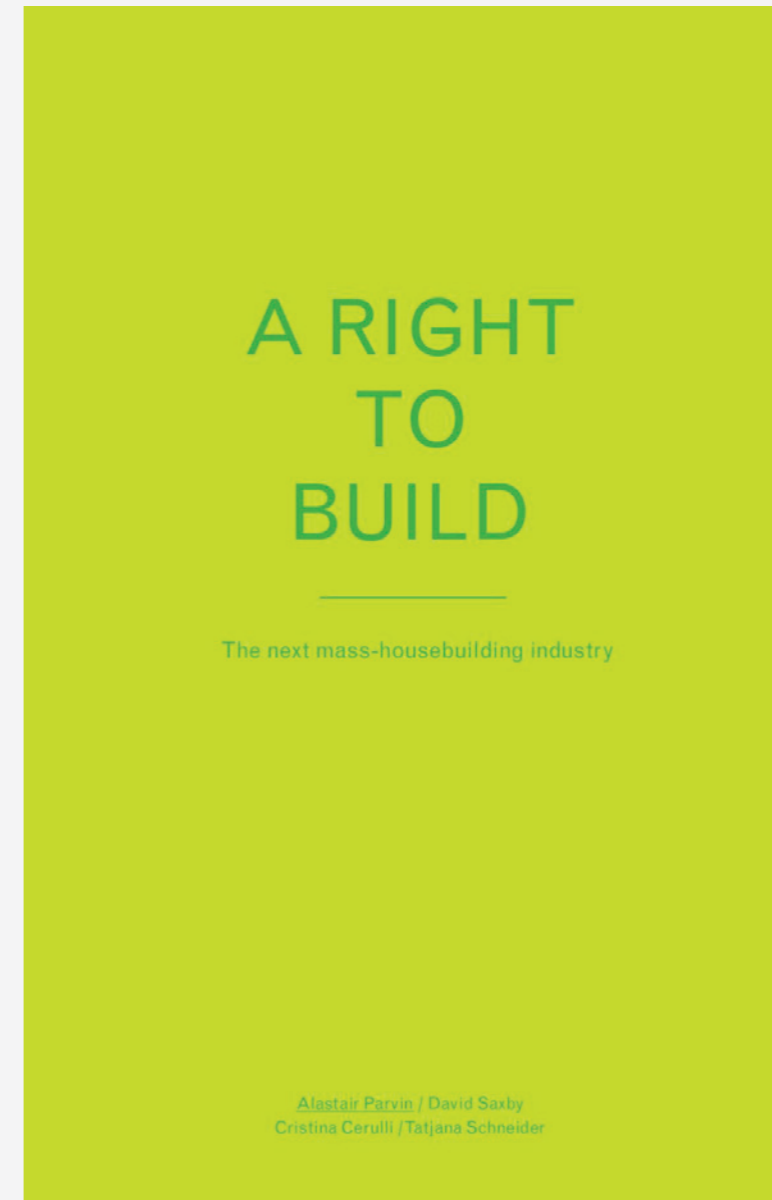
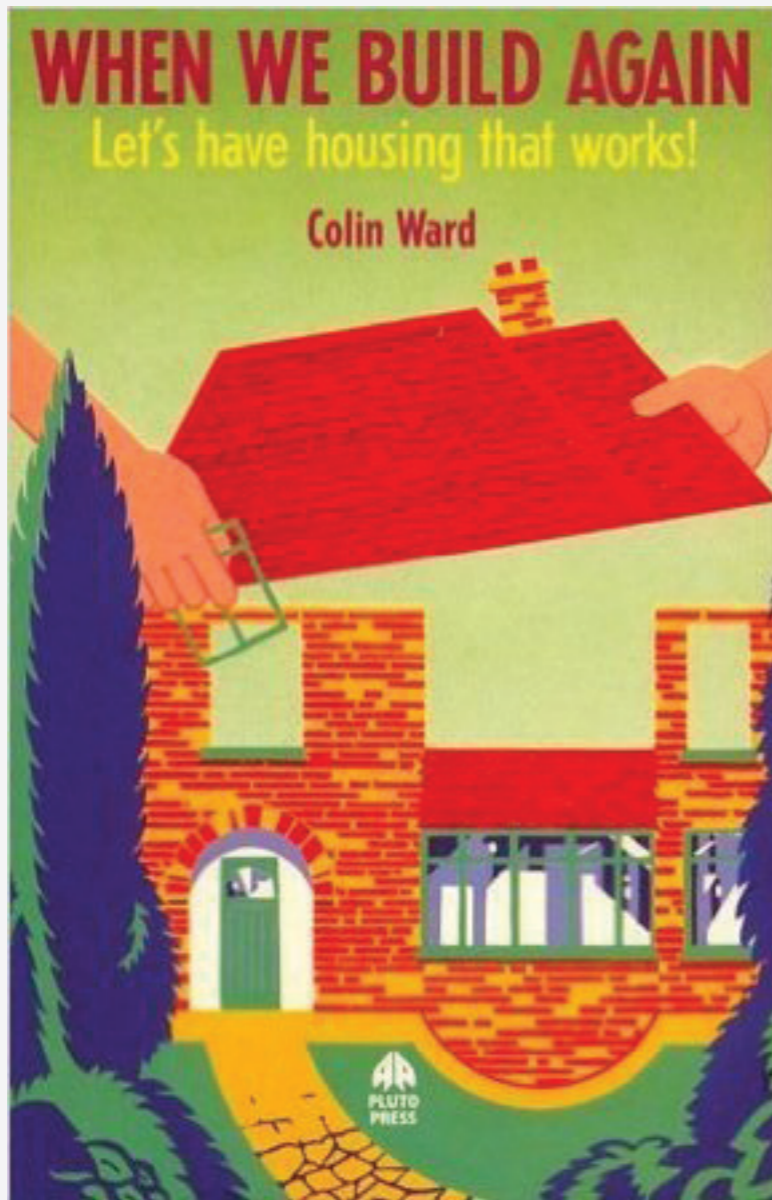
**TECH/STARTUP HOUSING**

**AMELIORATE EXISTING  
AND FREE SPACE FOR  
NEW UNITS**

**USE FREE SPACE TO  
PROVIDE NEW HOUSING  
FOR NEW TARGET  
GROUPS**

**REVENUE FROM  
LAND-LEASE  
REINVESTED IN  
AFFORDABILITY**





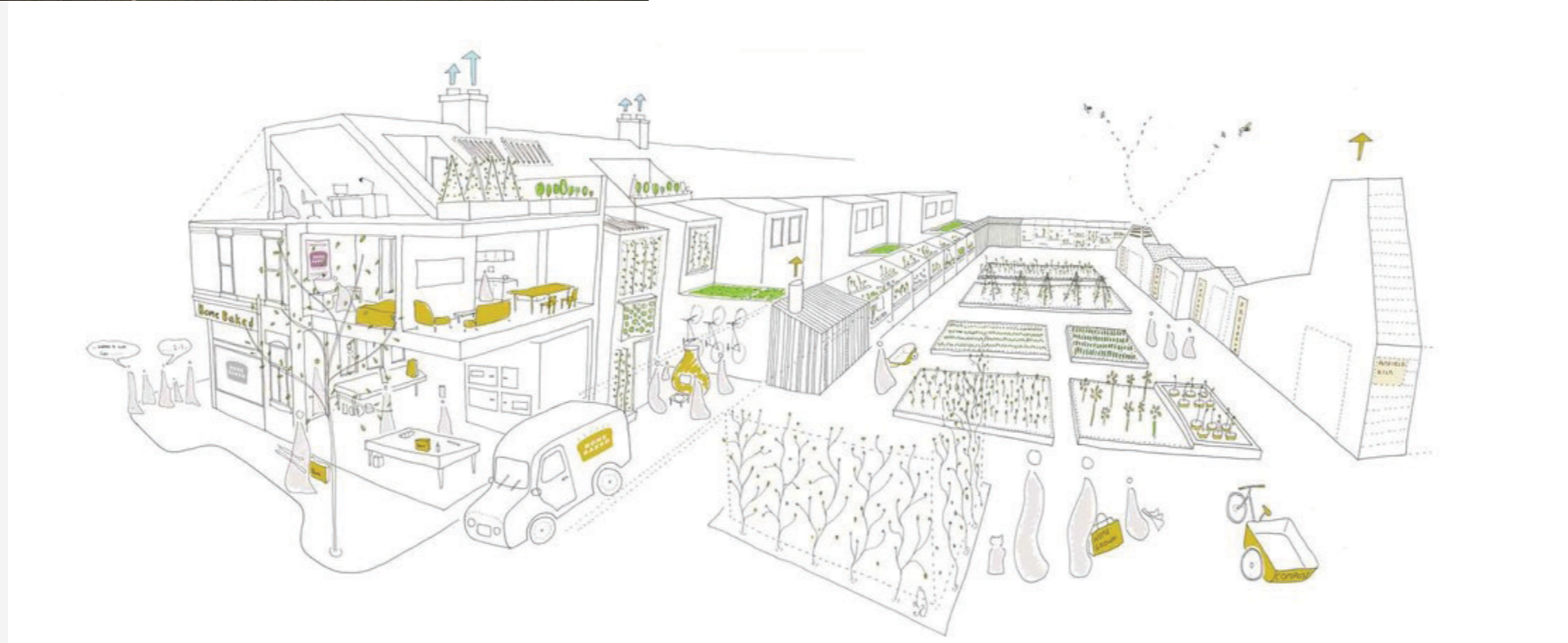
**‘A community land Trust (CLT) is a local non-profit organisation created to act as the steward of land and buildings, on behalf of a community, holding it ‘in common’ so it can remain permanently affordable.’**





“I GET THE CHANCE TO HAVE A SAY  
OF WHAT’S GOING ON IN MY AREA  
NOW. I KNOW PEOPLE WHO HAVE BEEN  
MOVED OUT OF THEIR HOMES AND  
HAD TO CHANGE EVERYTHING ABOUT  
THEIR LIVES. I DON’T WANT TO SEE  
THAT HAPPEN AGAIN.” —

LISA, 16, MEMBER OF THE DESIGN  
TEAM



COMMUNITY LAND TRUST  
HOMEBAKED CLT, LIVERPOOL



Municipality  
+ Housing-  
Corporations



01. Municipality gives site ownership to residents

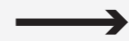


Community Land  
Trust



04.

02.  
Residents lease  
land/structure to  
market



Speculative  
Developer

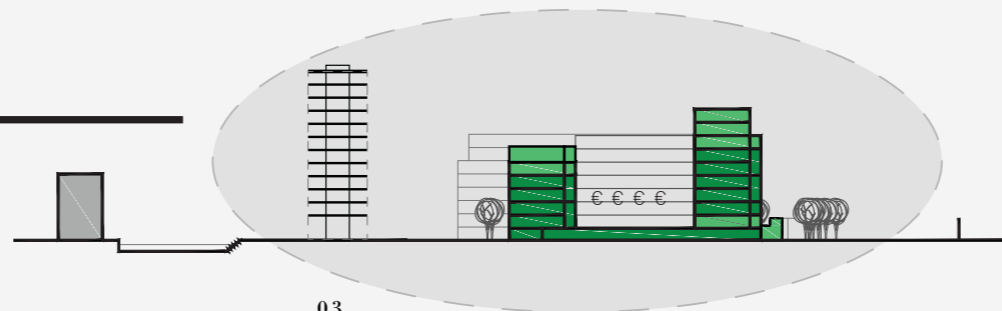


Trust reinvests earnings in  
opportunities for residents +  
affordability

Architect

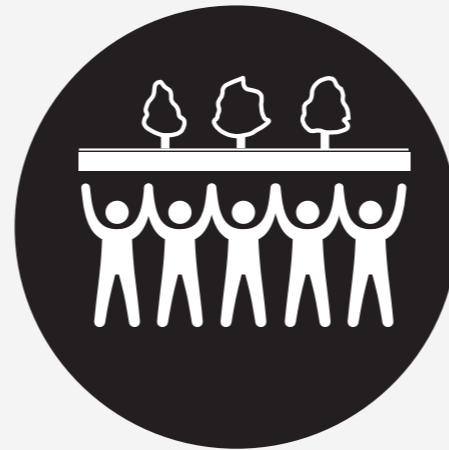


03. Proposes new situation

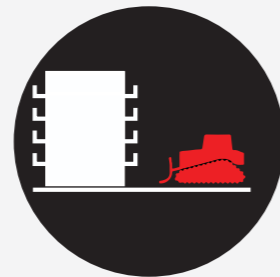


03.

Market leases structure to  
provide additional housing



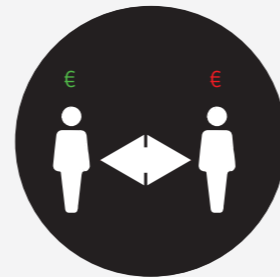
Community Land Trust



Minimum Demolition



No Displacement



Integrated Incomes



Adaptive Re-use



Affordability





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RESEARCH REPORT

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A SPATIAL ANALYSIS OF ANTI-SOCIAL BEHAVIOUR  
AND TRANSFORMATION STRATEGIES WITHIN POST-  
WAR COUNCIL HOUSING

RISE  
&  
FALL



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JANUARY 2016

SHEA MCGIBBON  
DENNIS BOON





Figure 3.42: Blind walls  
Source: <http://www.ldngraffiti.com>



Figure 3.43: Inactive ground floor  
Source: <http://www.astarix.co.uk>

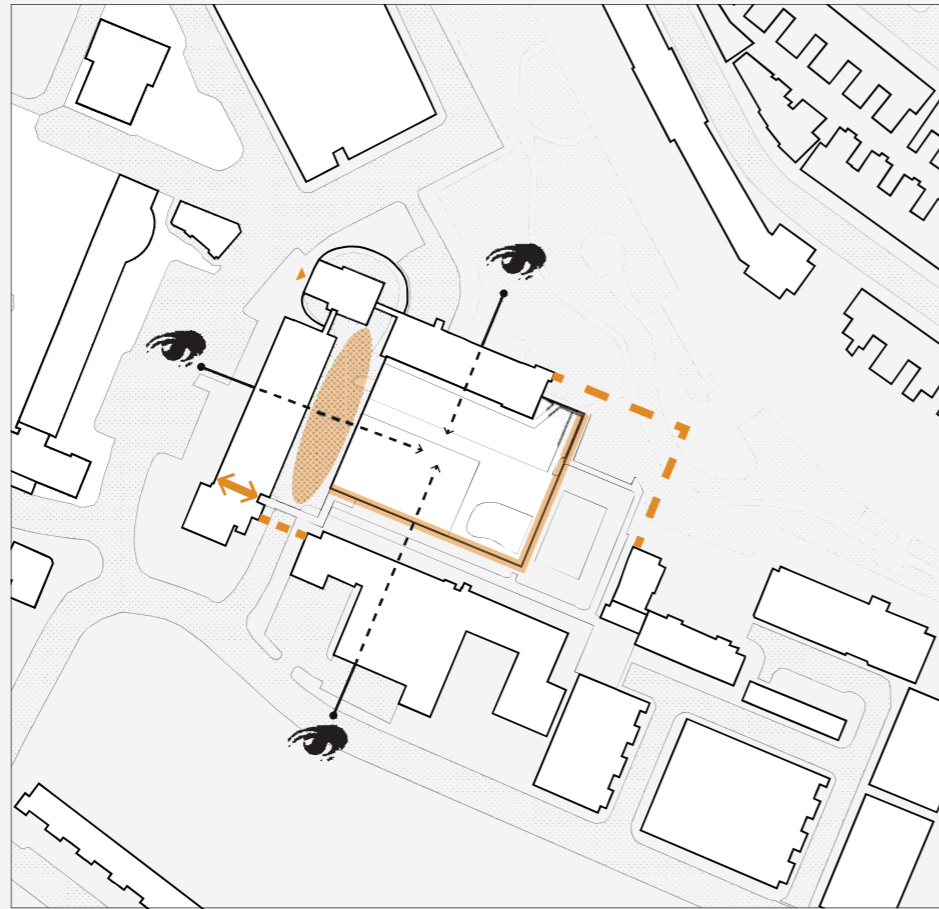


Figure 3.44: Ground floor plan

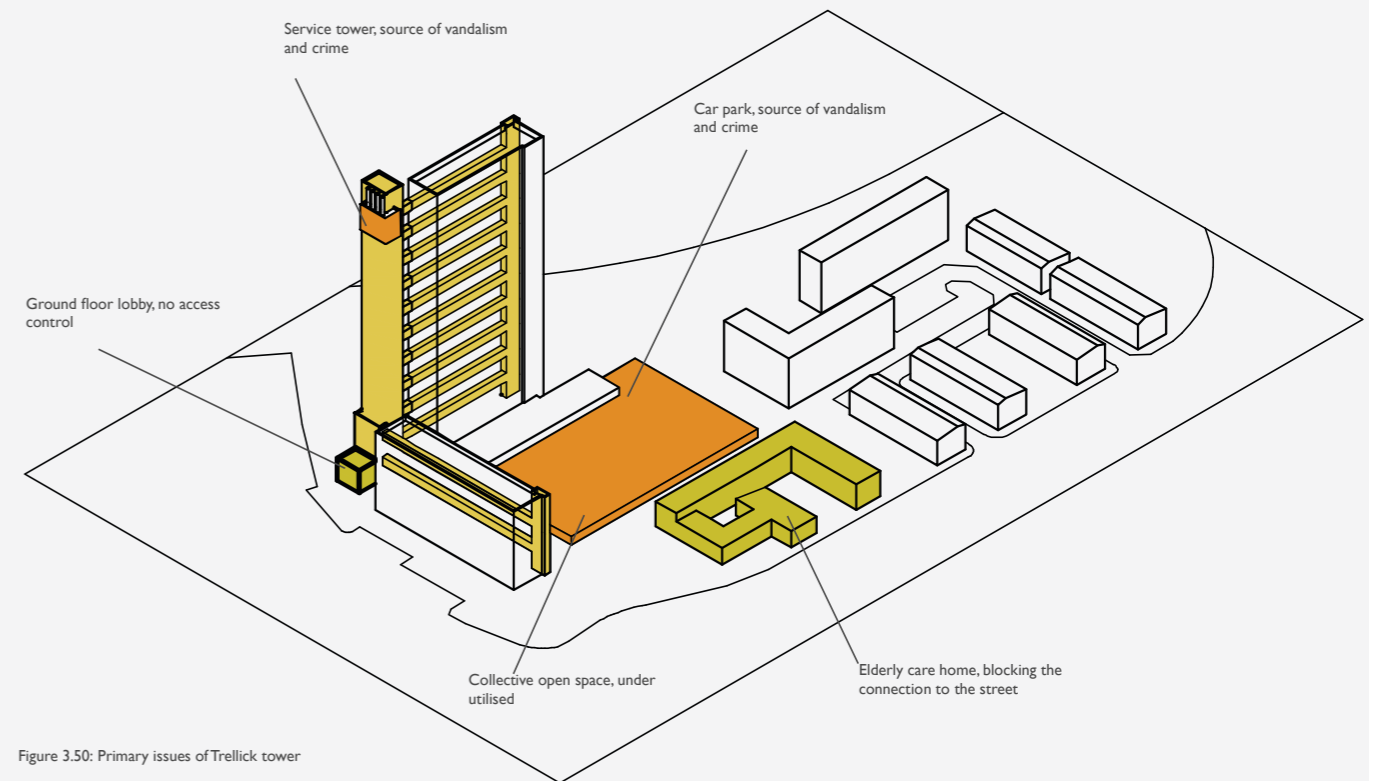
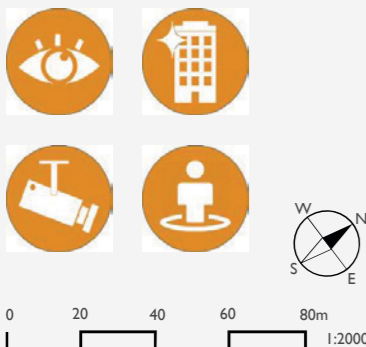


Figure 3.50: Primary issues of Trellick tower

When Trellick Tower was built, a two-storey, partially submerged carpark was also constructed. This carpark is located on the southside of the tower and contains a large number of parking spaces for the inhabitants. On top of this garage, a publicly accessible deck is present. In contemporary architecture, carparks are still a source of crime and criminal activity. This is caused by a large amount of dead spaces and a total lack of control. Today that is countered by making carparks increasingly transparent. In Trellick Tower, however, this was far from the case. The dual-layered carpark has a total height of well over 5 meters and has blind concrete walls on all sides, in keeping with the Brutalist style of the building. This, in combination with the roof and deck, resulted in a very unsafe place within

the complex due to the lack transparency or surveillance and was a known hotspot for crime in the area.

The Western Block of the tower is intentionally separated from the collective space on top of the car park. This allows access to the rear of the shops for deliveries and the doctors surgery. By offering a public frontage only to Golborne Road it causes a large disconnection from the public street and collective deck space. The buildings layout, an L-shape flanking the collective space, further disconnects the ground floor and the carpark from the public street. Combined with the highly isolated dwellings above its becomes clear there is poor boundary definition on the ground floor of the complex.





















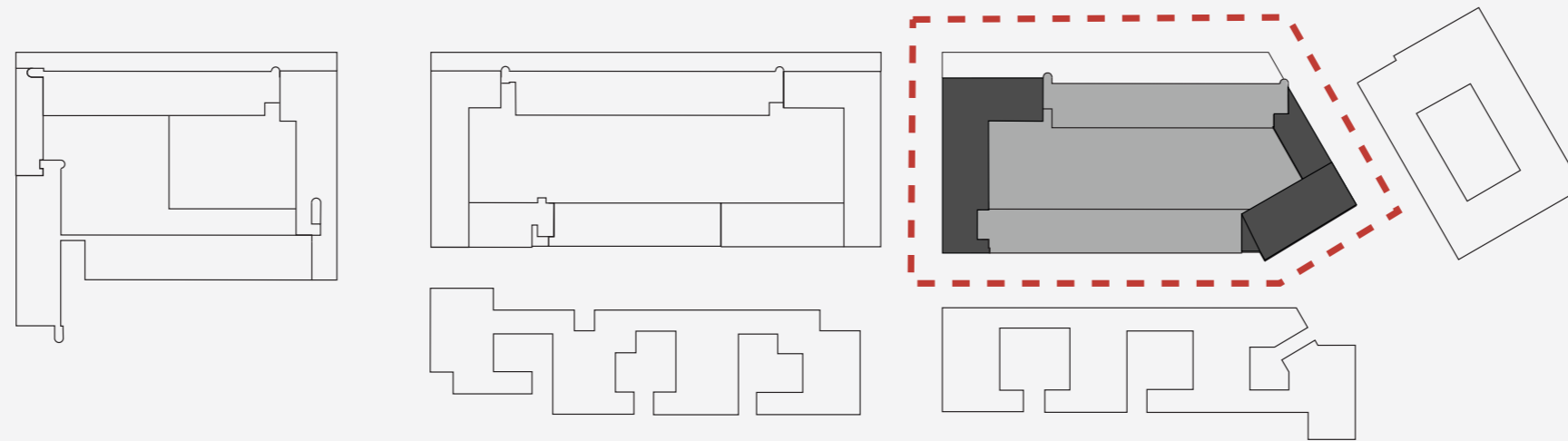




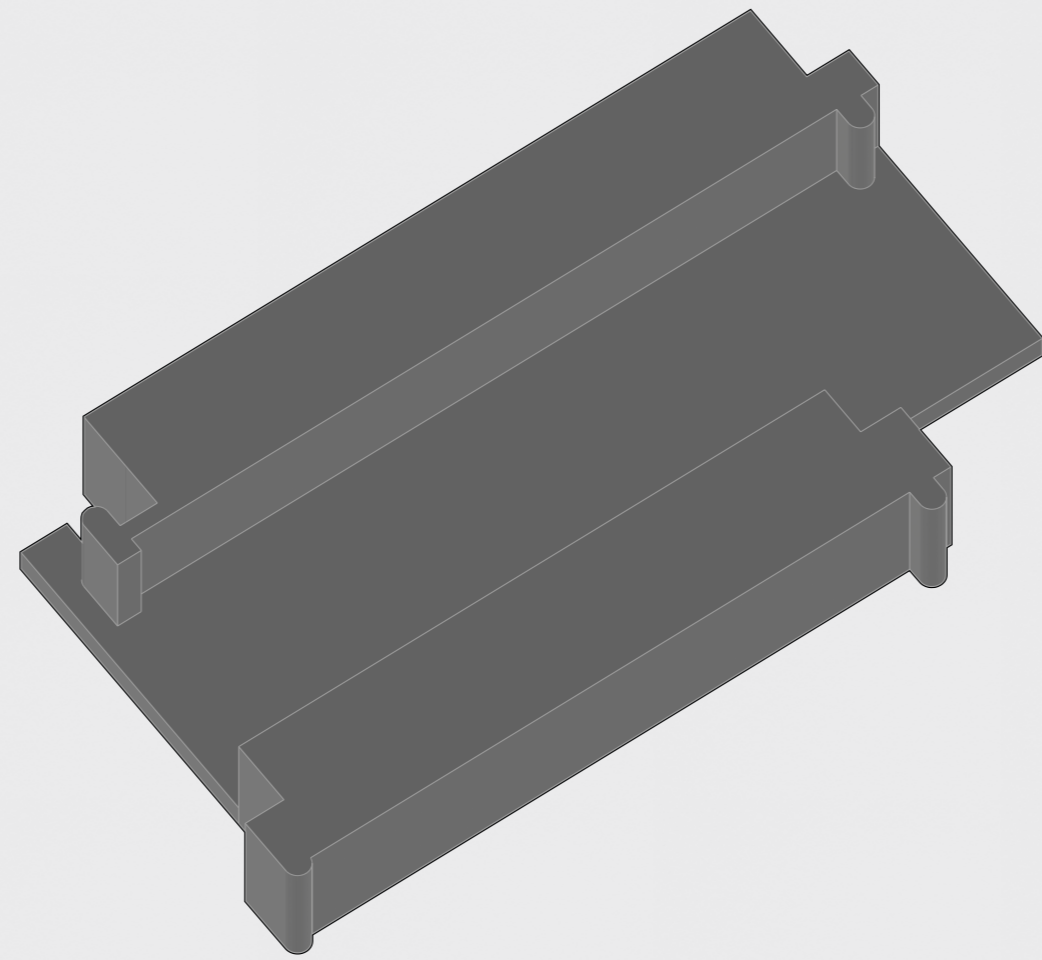


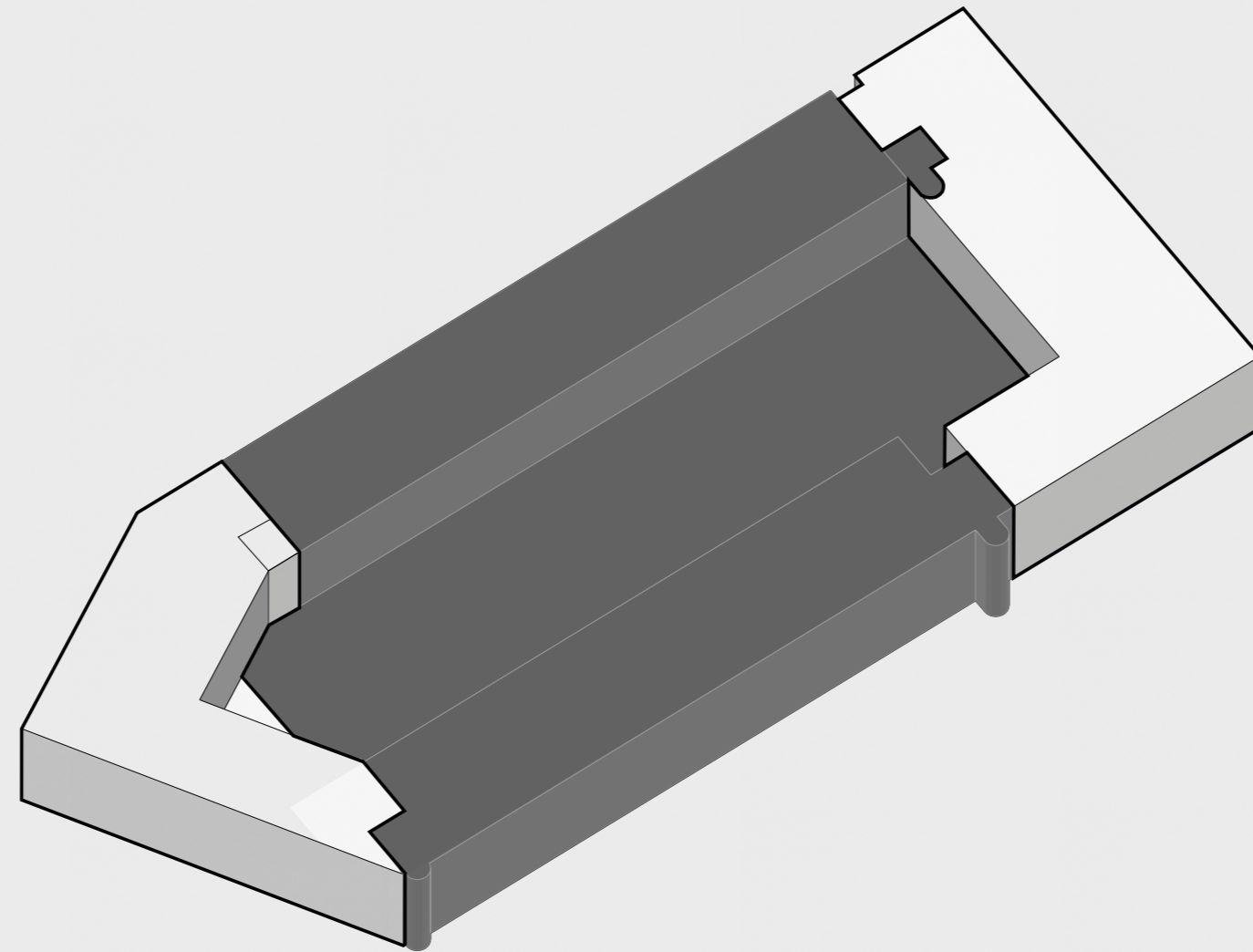


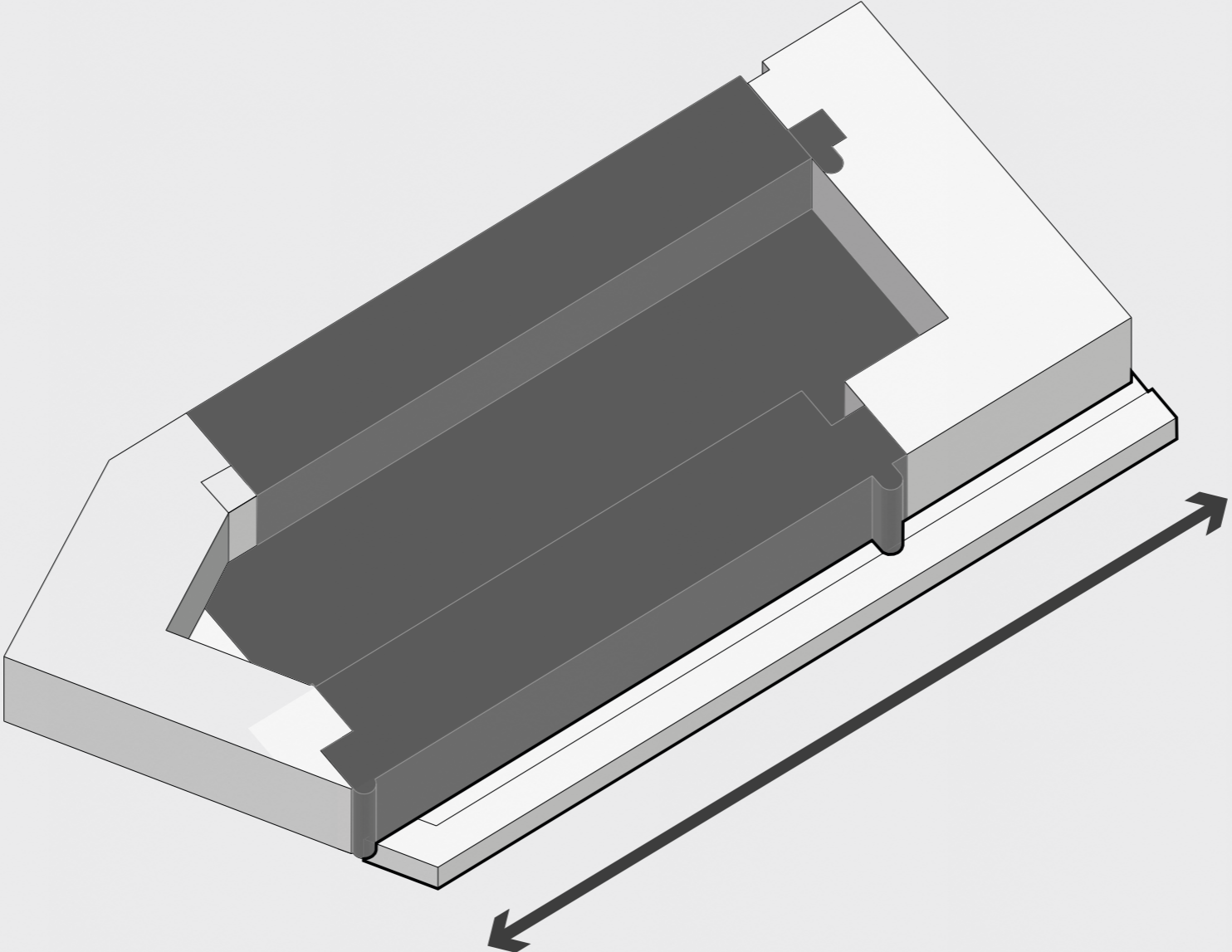




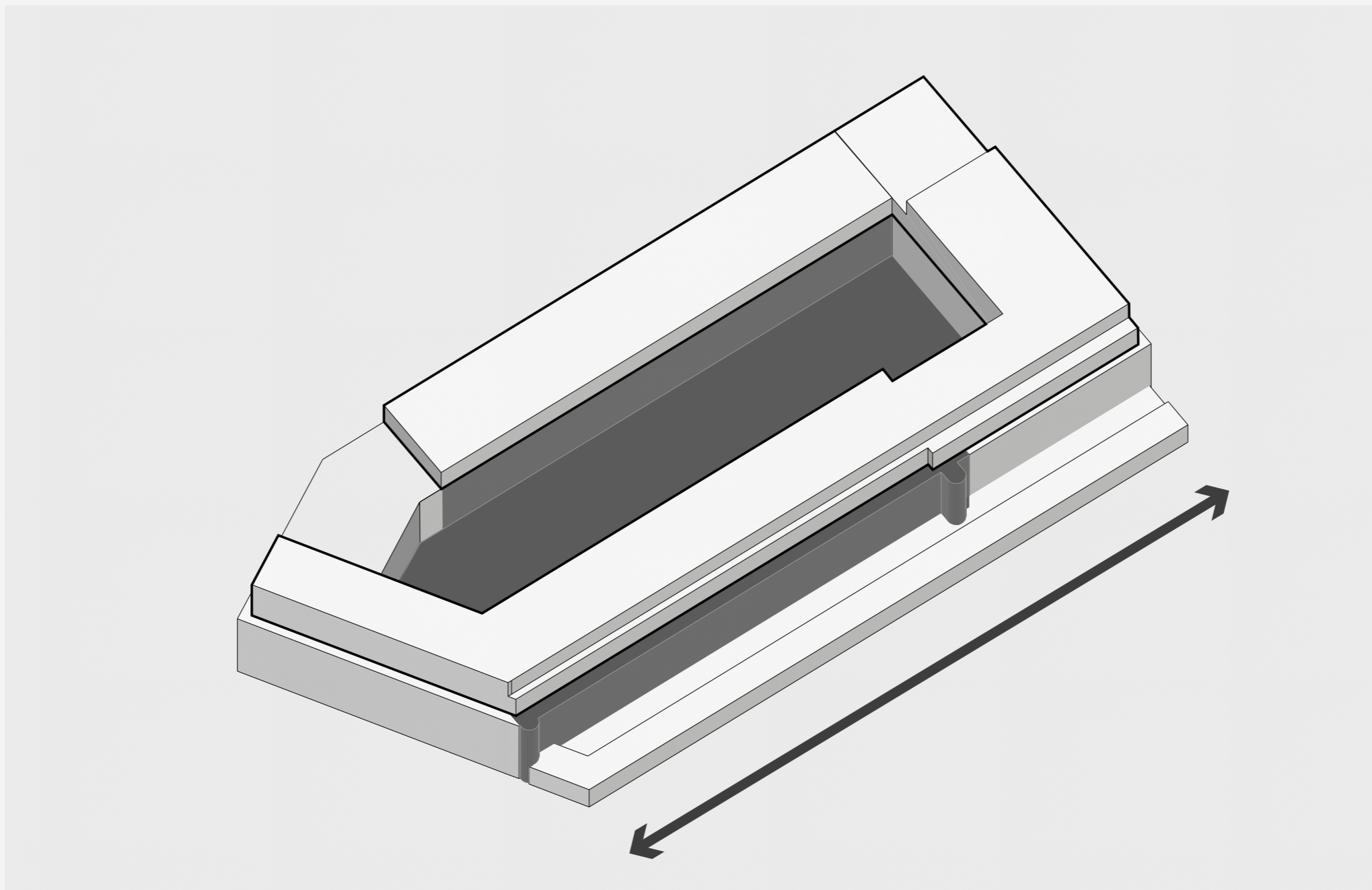


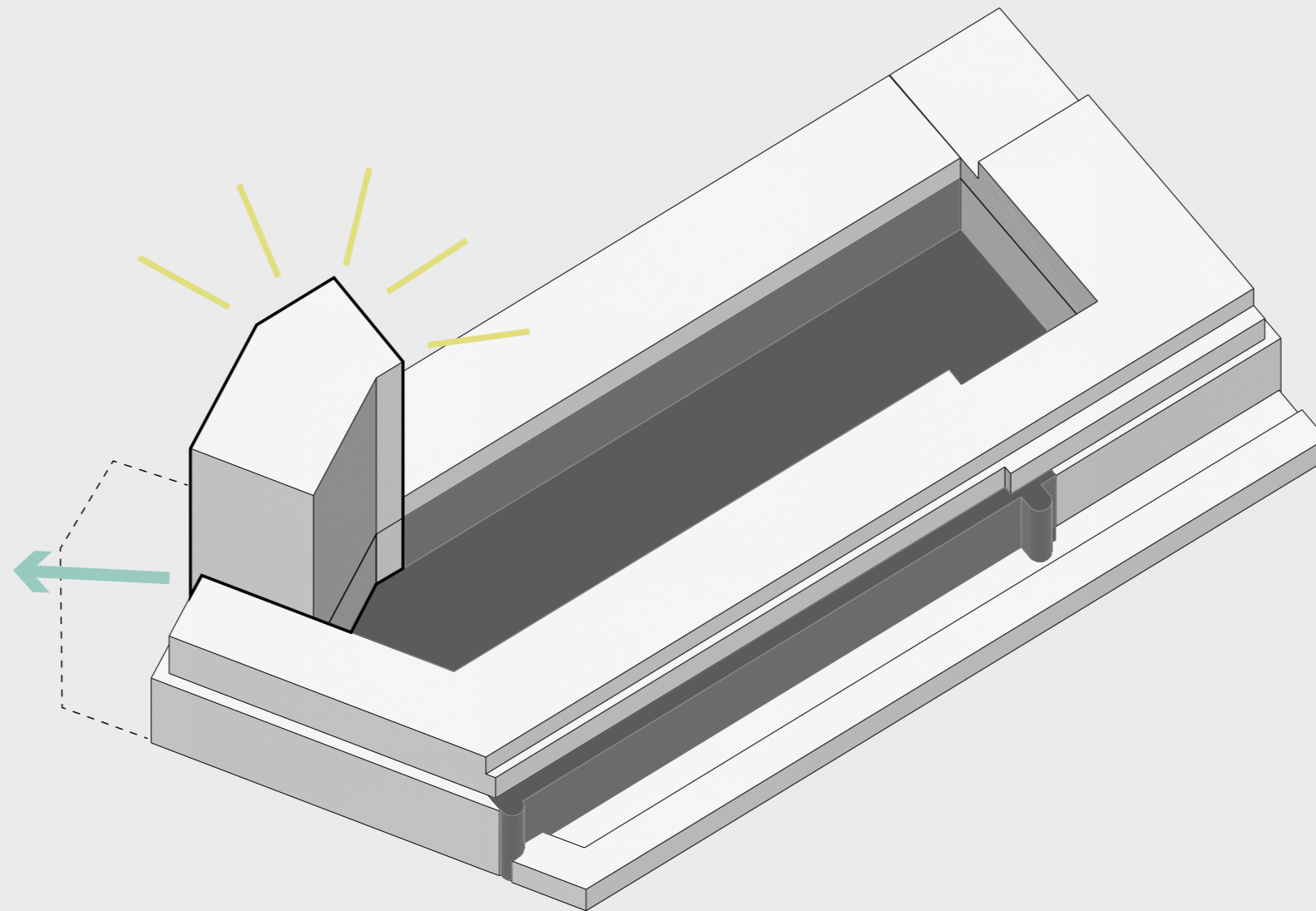






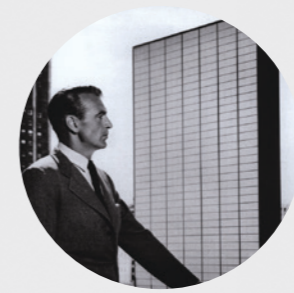




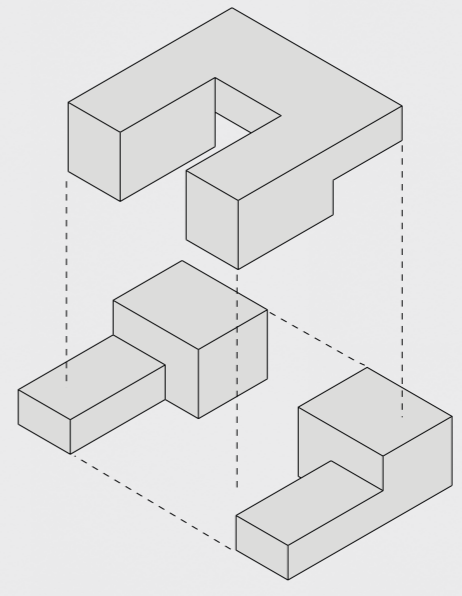
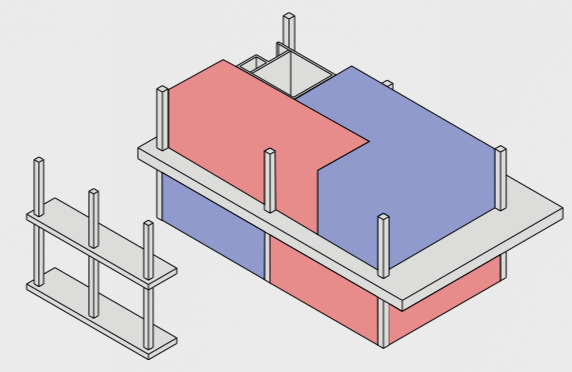
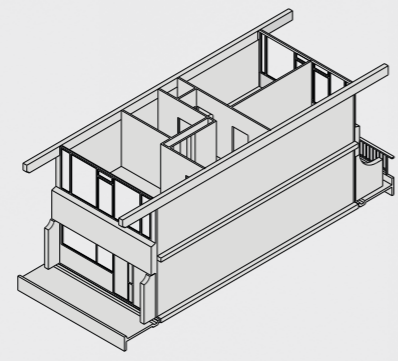




ONE FOR ALL



ALL FOR ONE



DWELLING TYPES



*'Cus where we live yea, you gotta think we're here... and we ain't got much and we're seeing all these rich people and they got all their things. And people that live in the flats that's what they want. So they're gonna go out and get that, either legally, or more than likely, illegally.'*

Figure 4.1: Source: Youth Voices - London Estates' accessed 28 November 2015,

<https://www.youtube.com/watch?v=C0-nOkXdk8>.

DECK AMENITY

GARDENS



RESIDENT AS  
OWNER

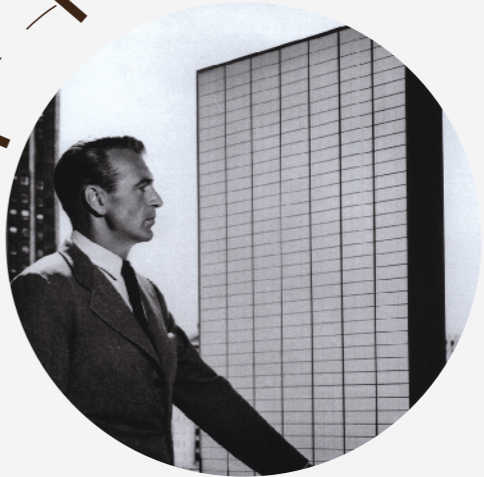
COMMUNITY FACILITIES

WORKSPACE

LOBBY

STARTUP SPACE

INCUBATOR

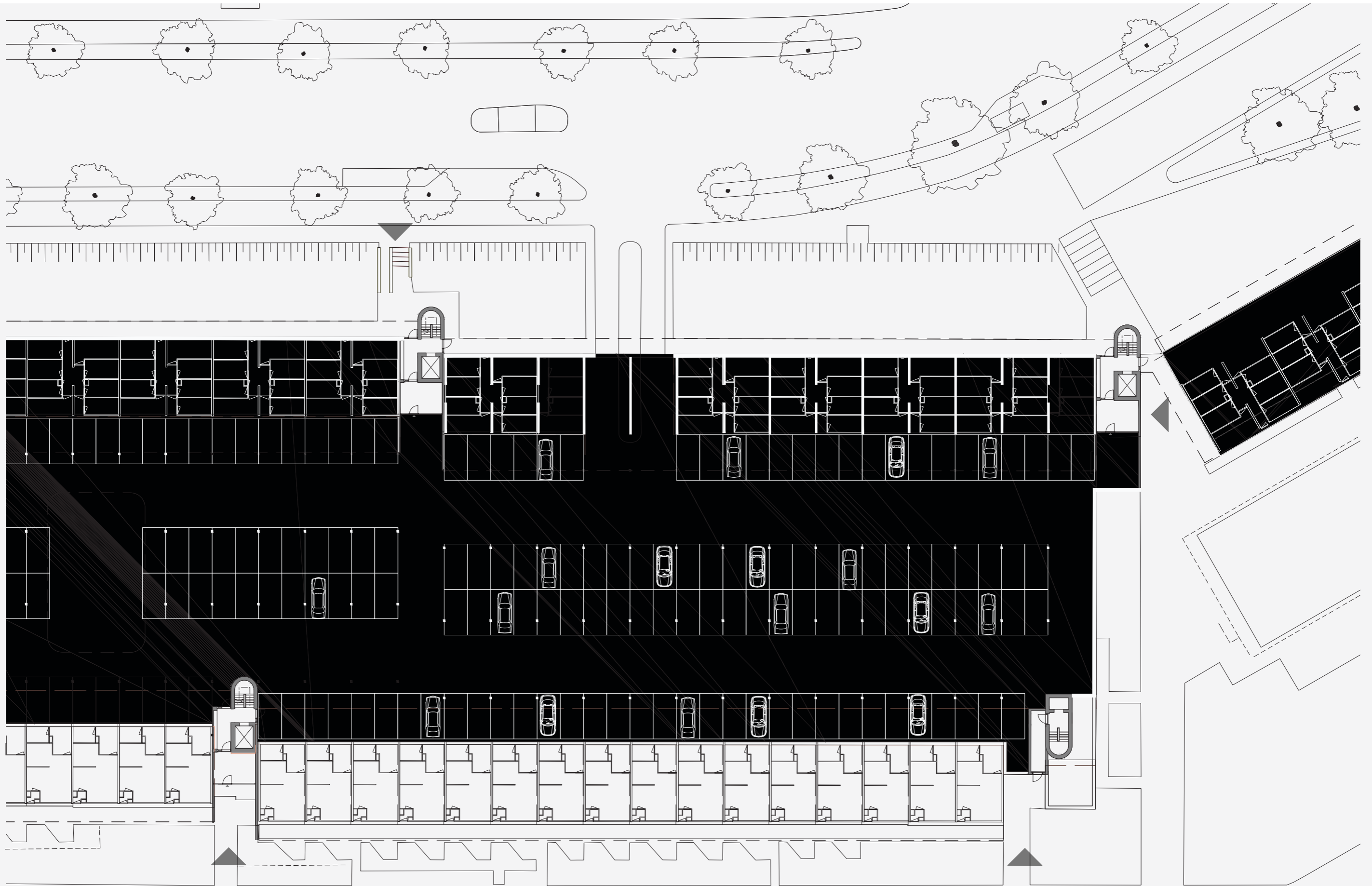


RESIDENT  
AS GUEST

CARPARK

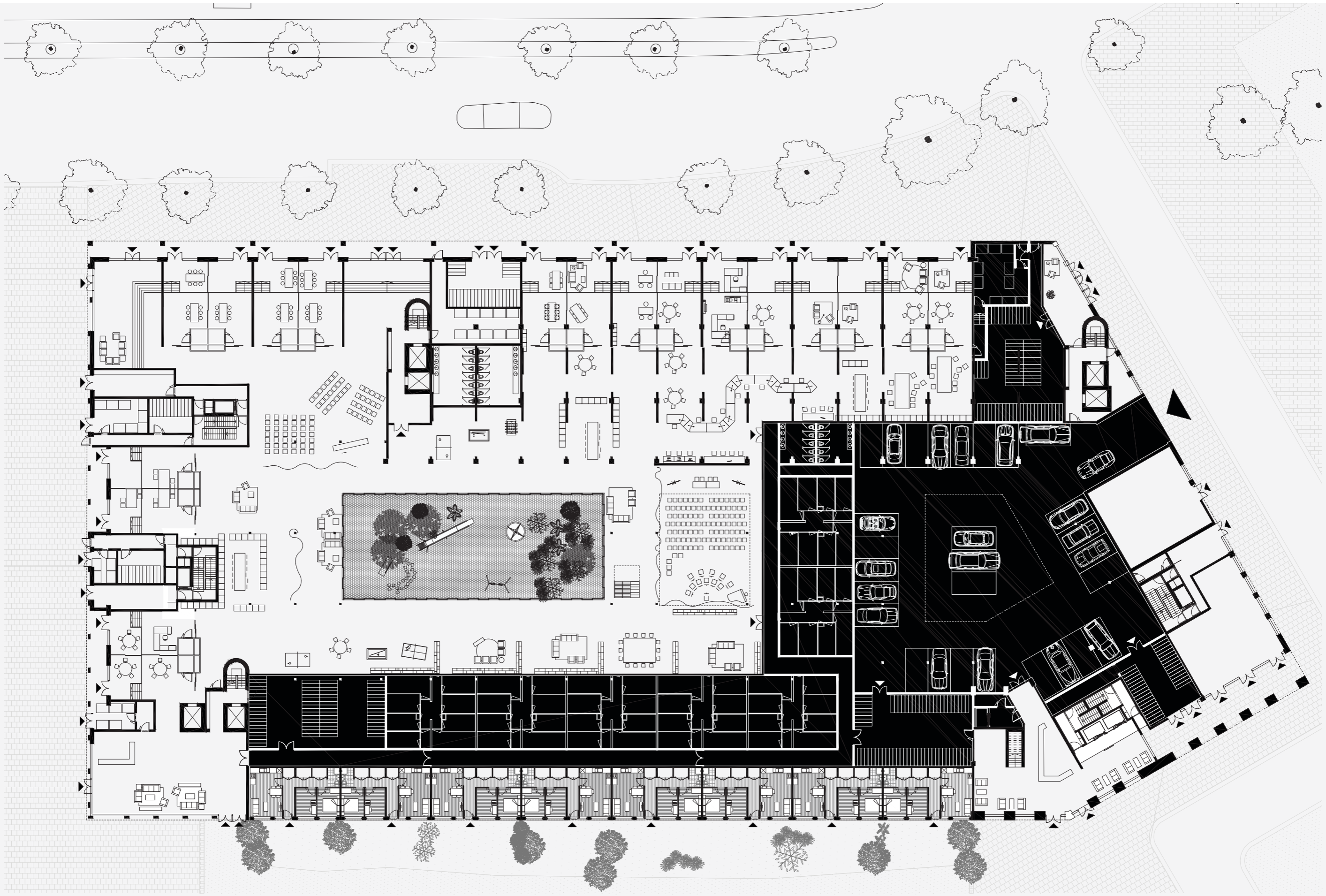
PRIVATE AMENITY

RESIDENT AS OWNER, RESIDENT AS GUEST

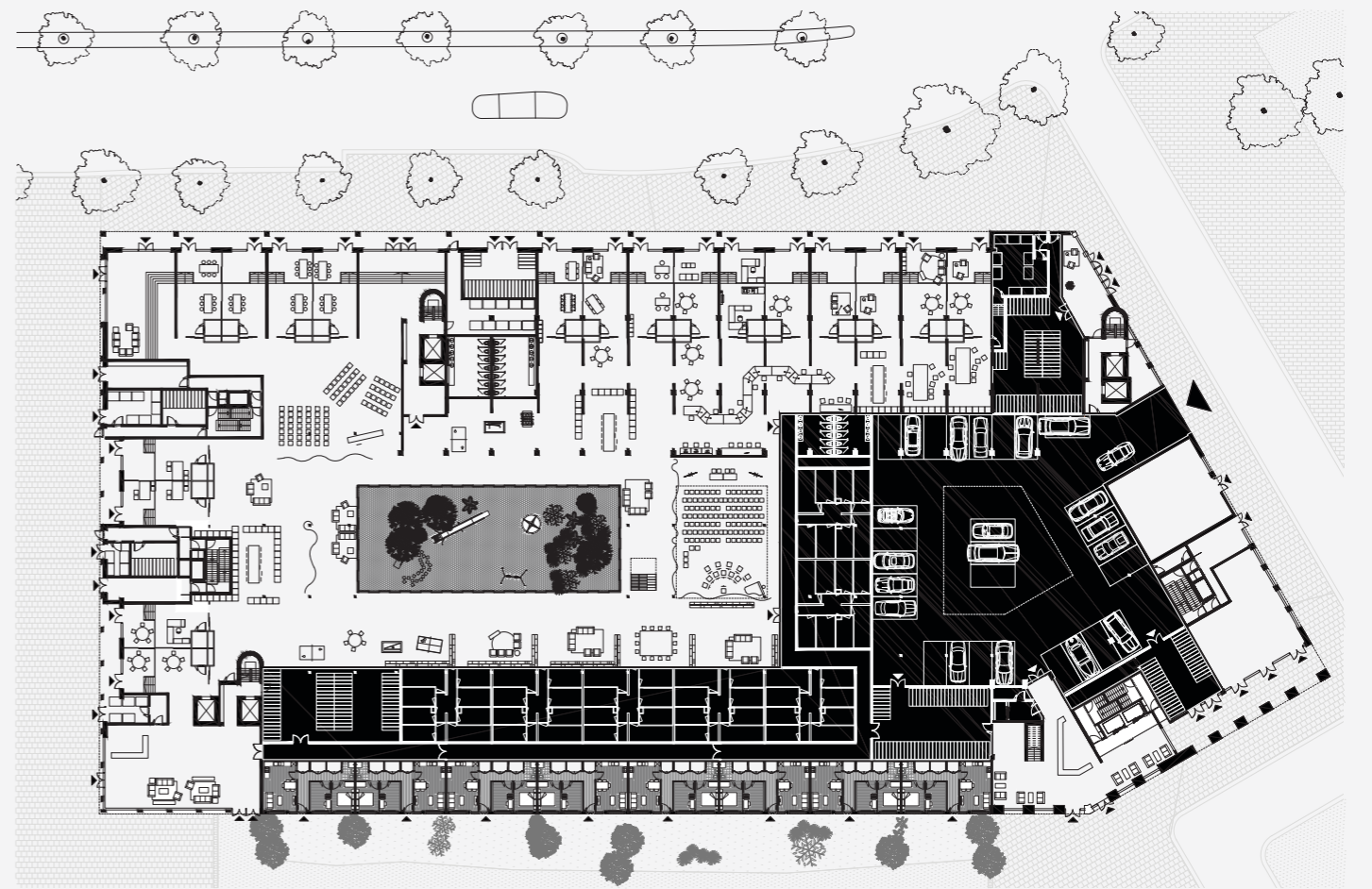
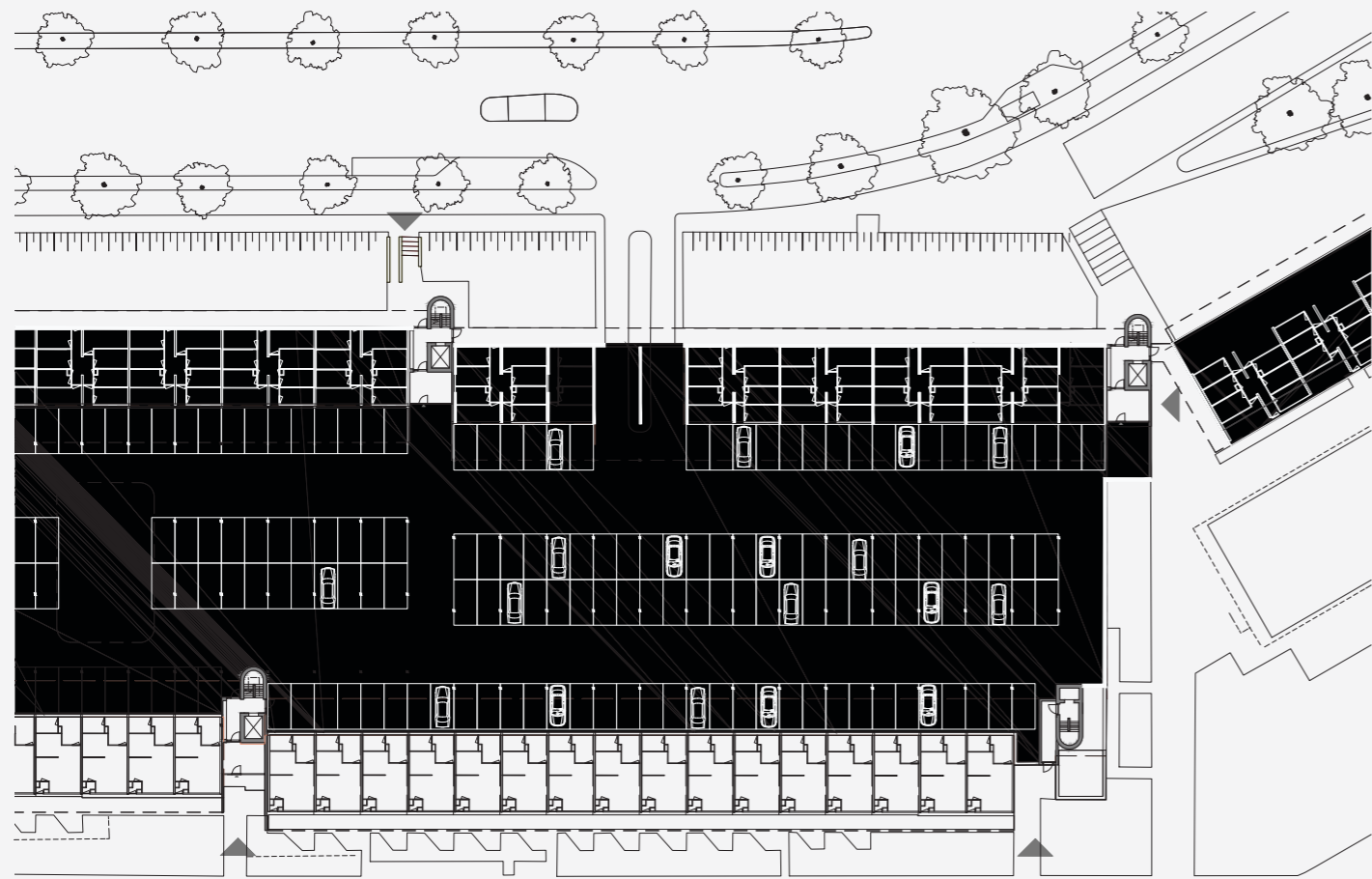


EXISTING GROUND FLOOR

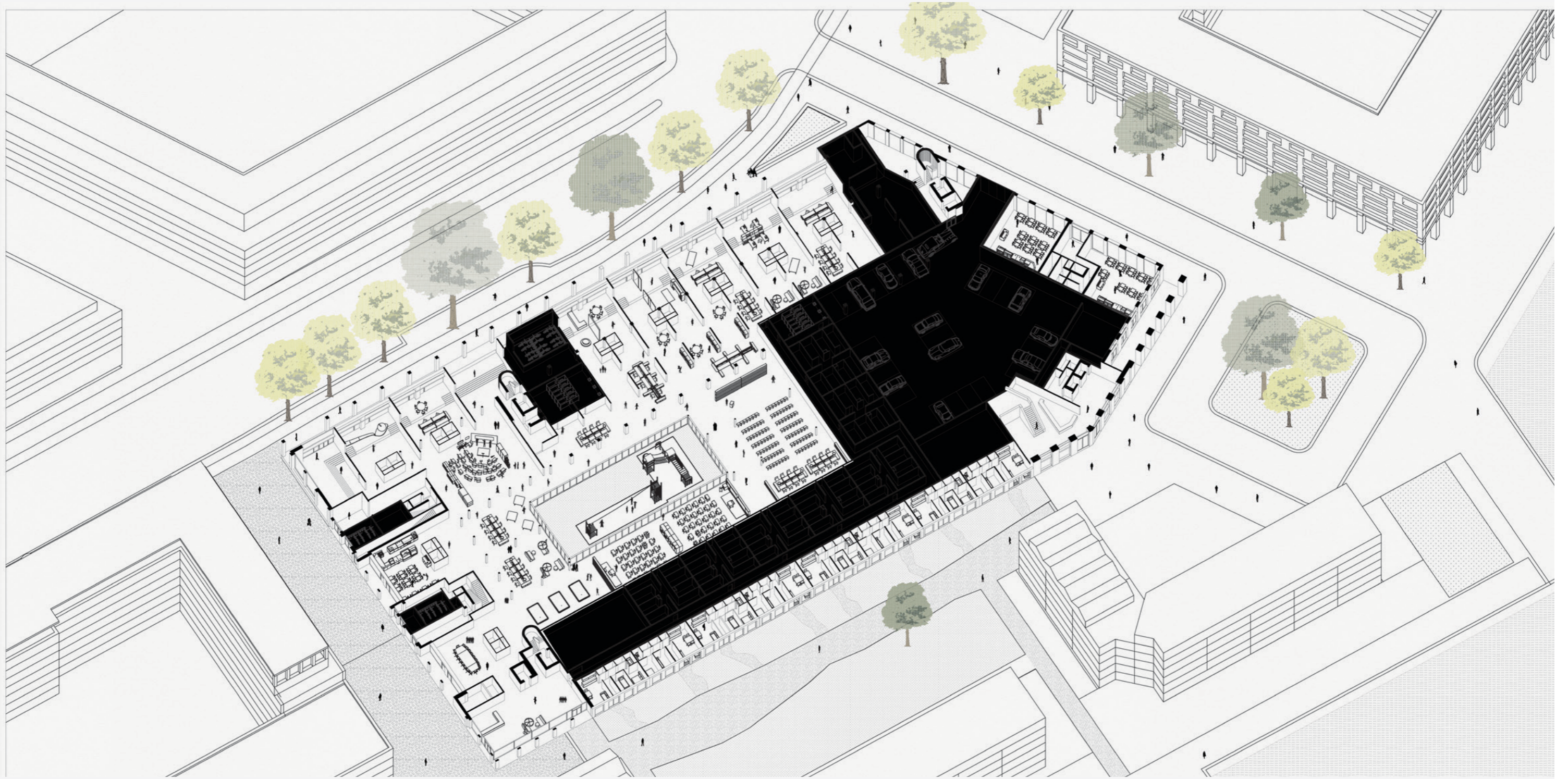




PROPOSED GROUND FLOOR







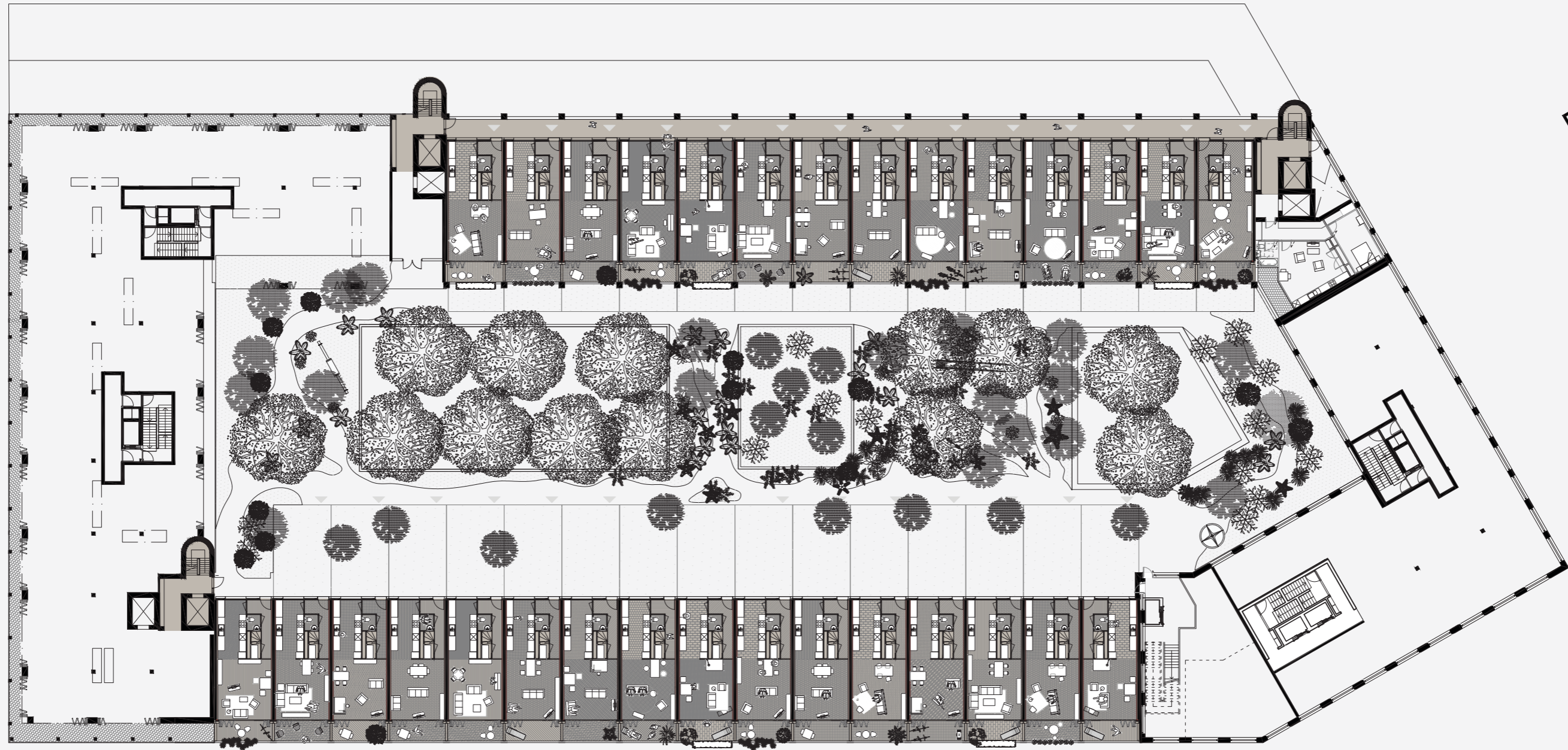






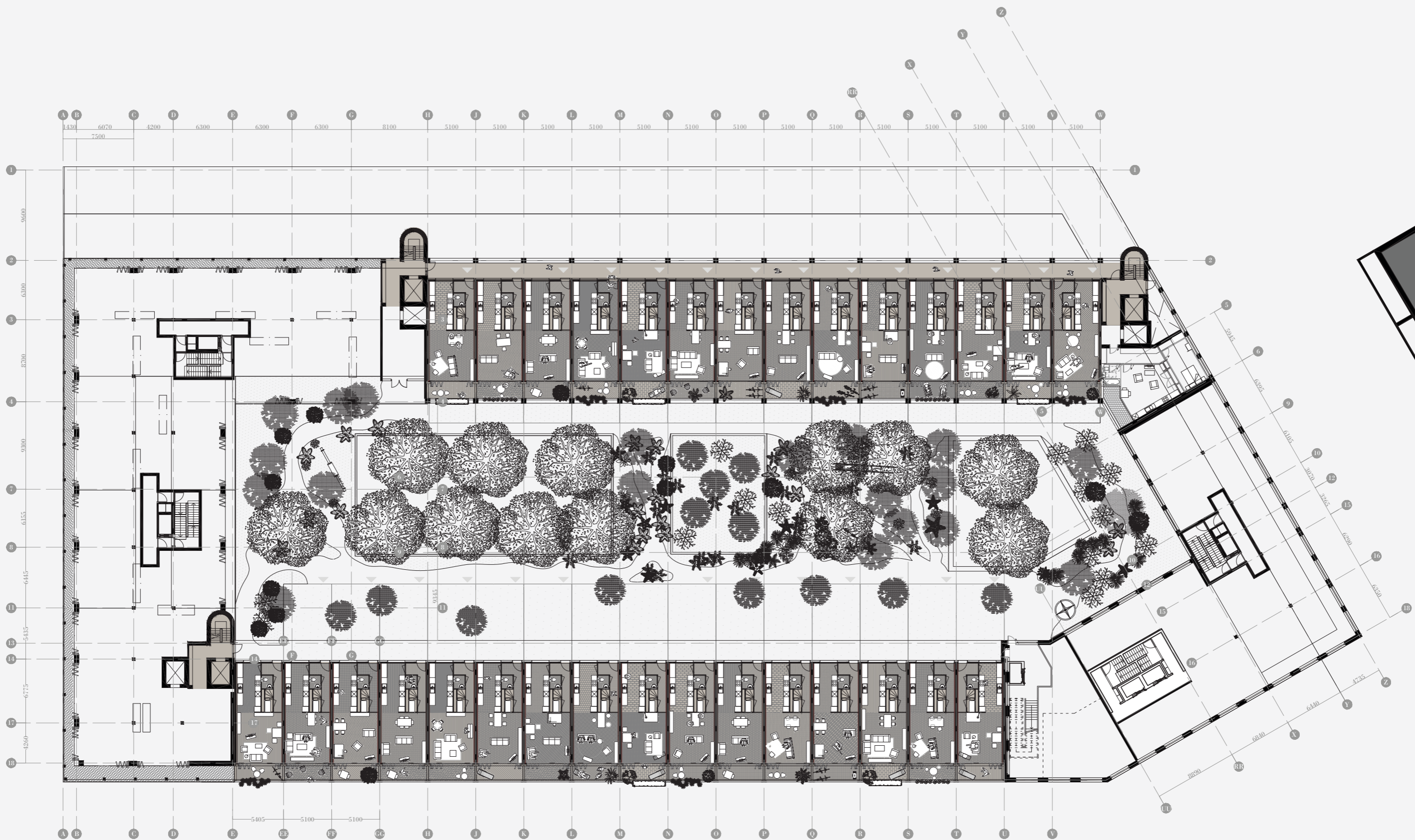




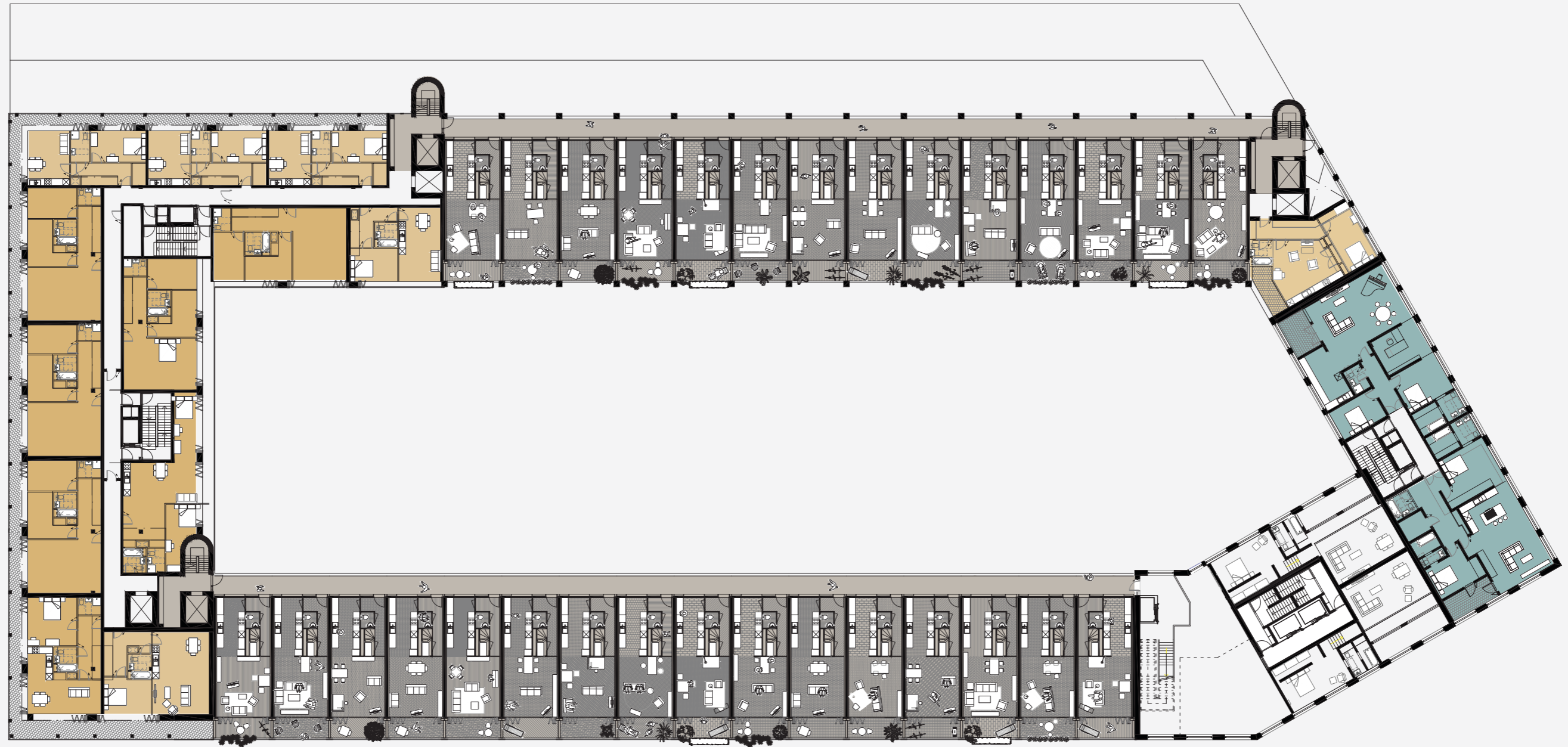


FIRST FLOOR

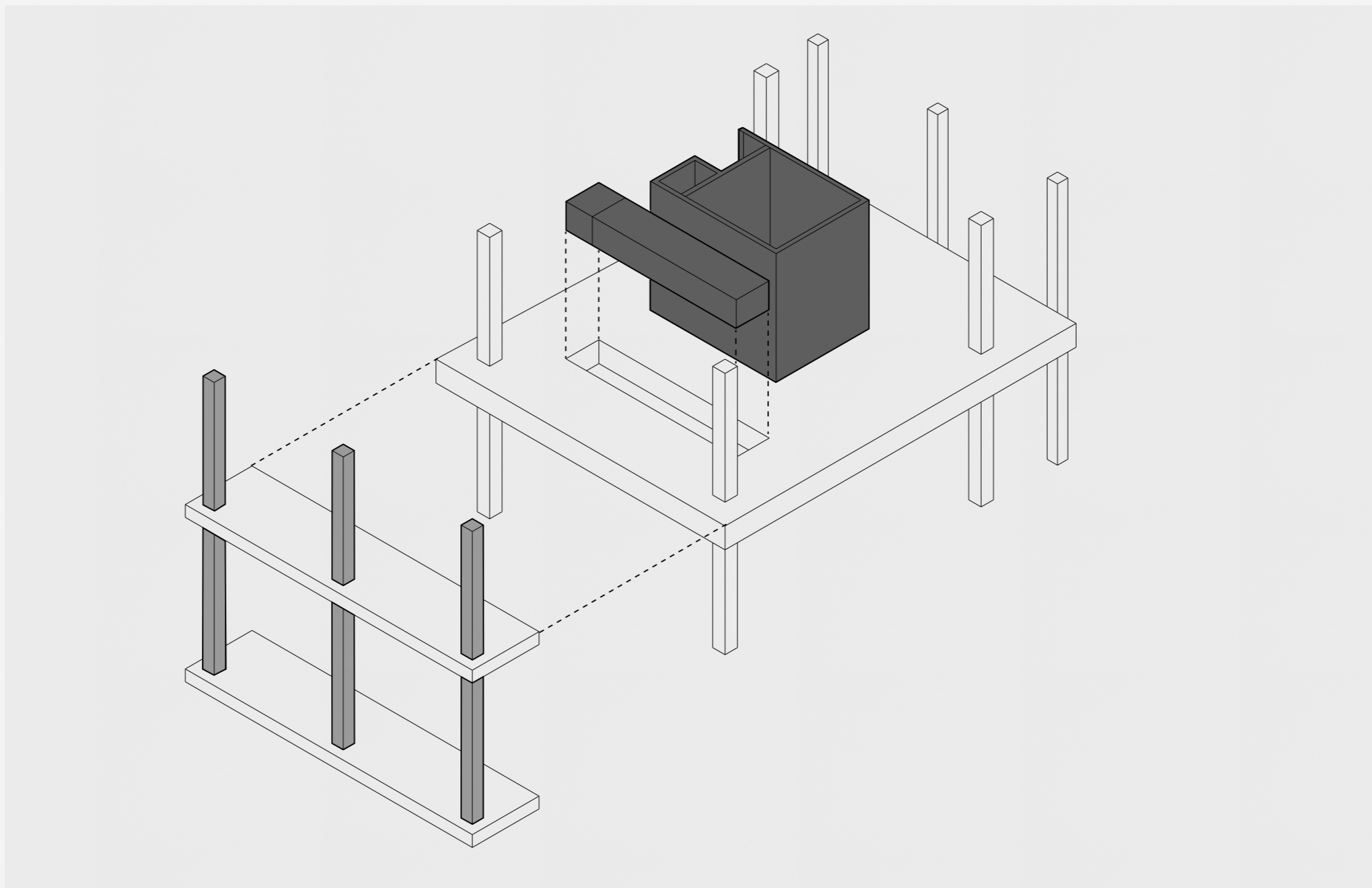






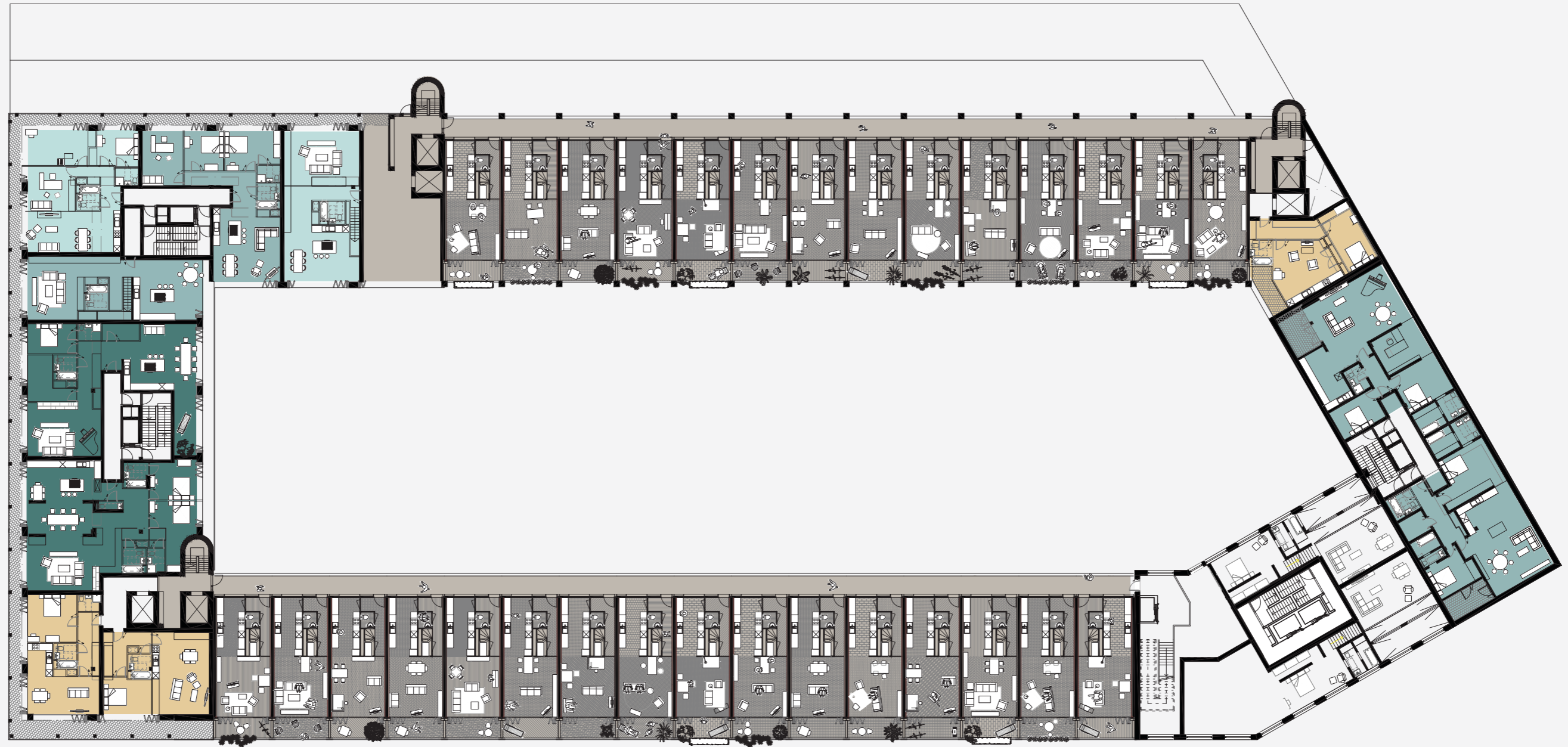


TYPICAL FLOOR

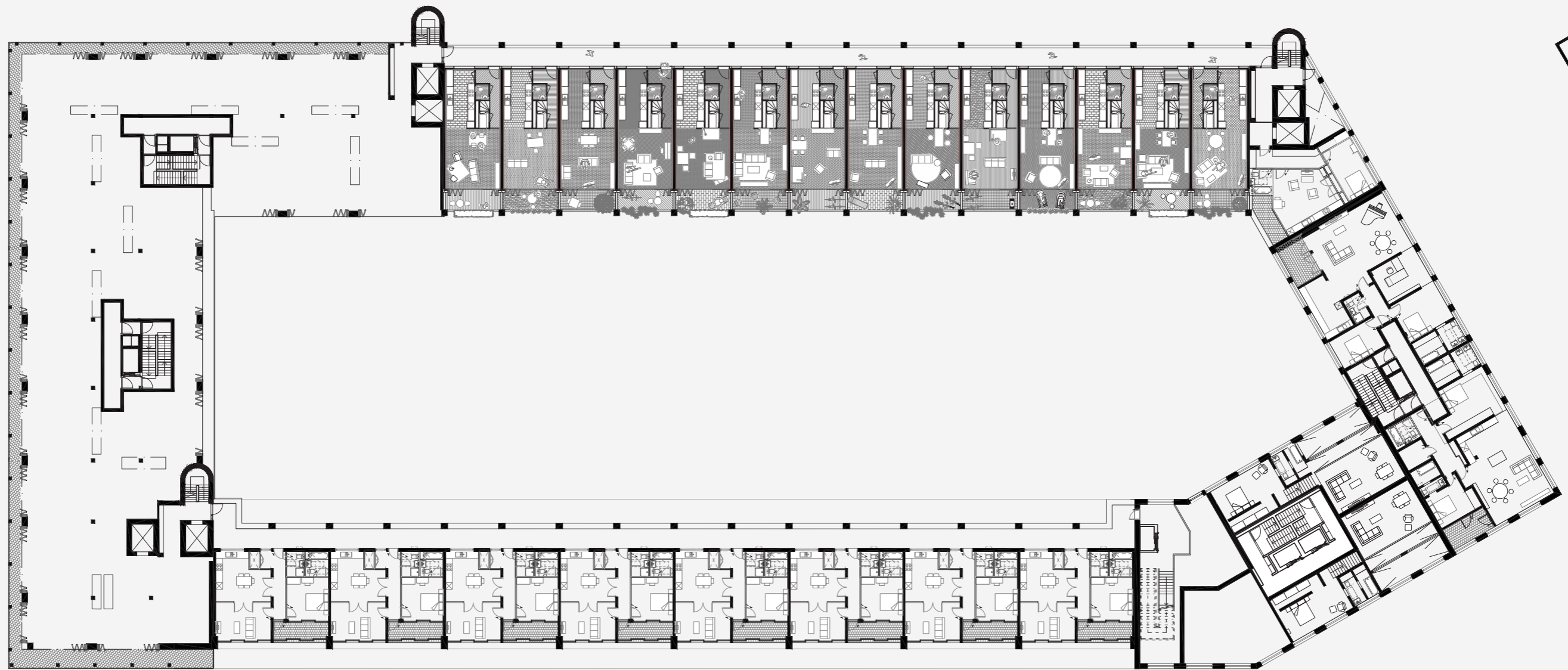


**CONFIGURABLE FREEDOM**



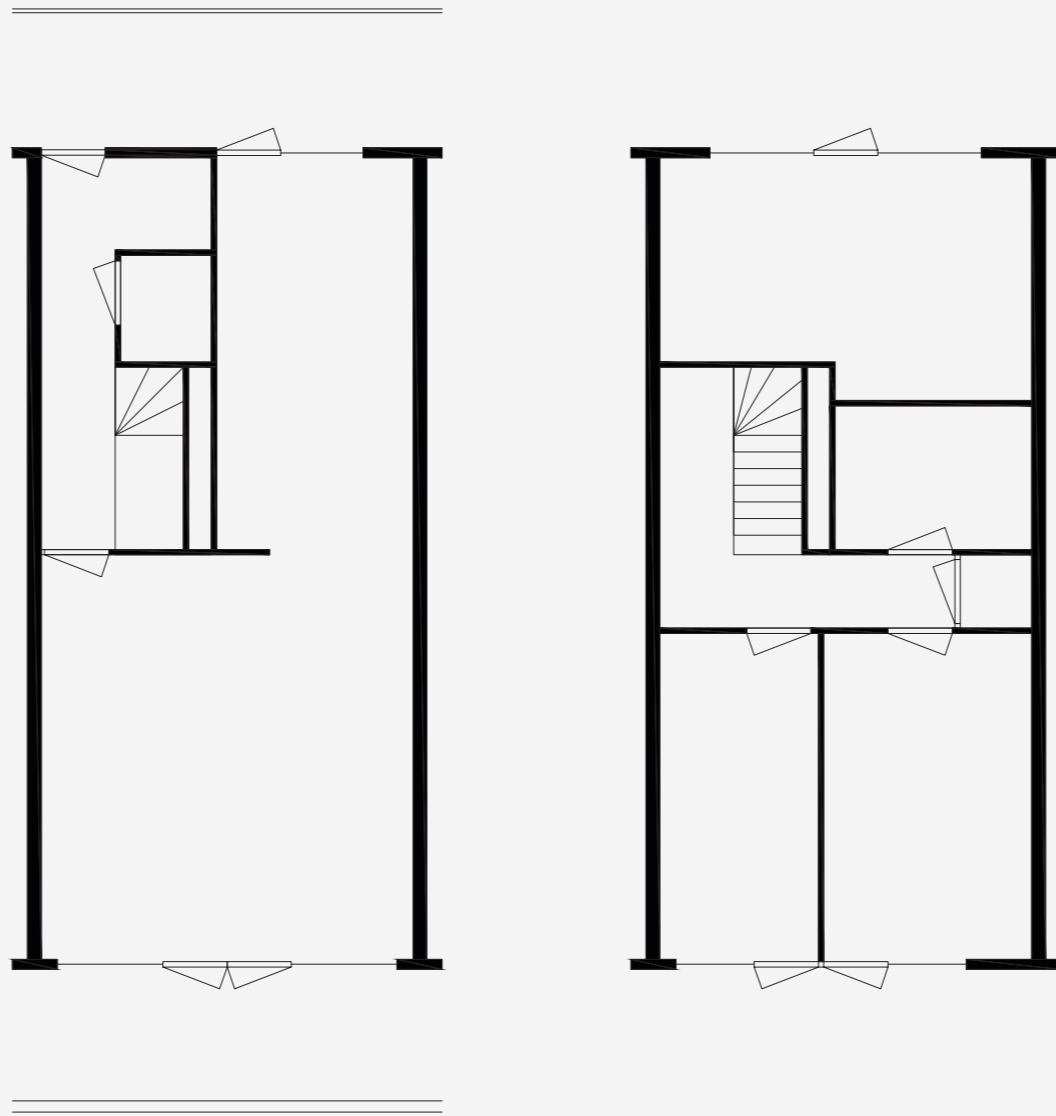


TYPICAL FLOOR

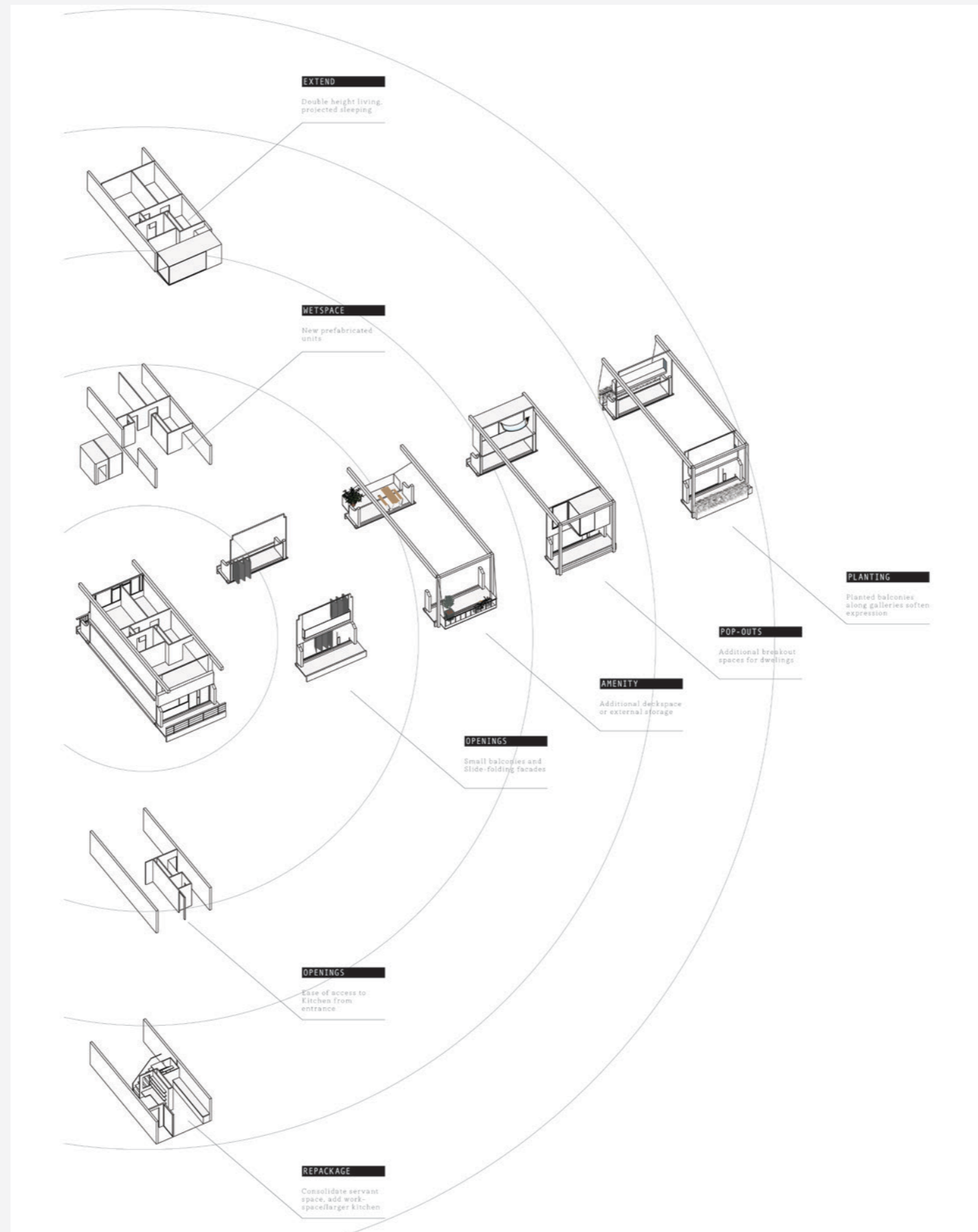


FIFTH FLOOR



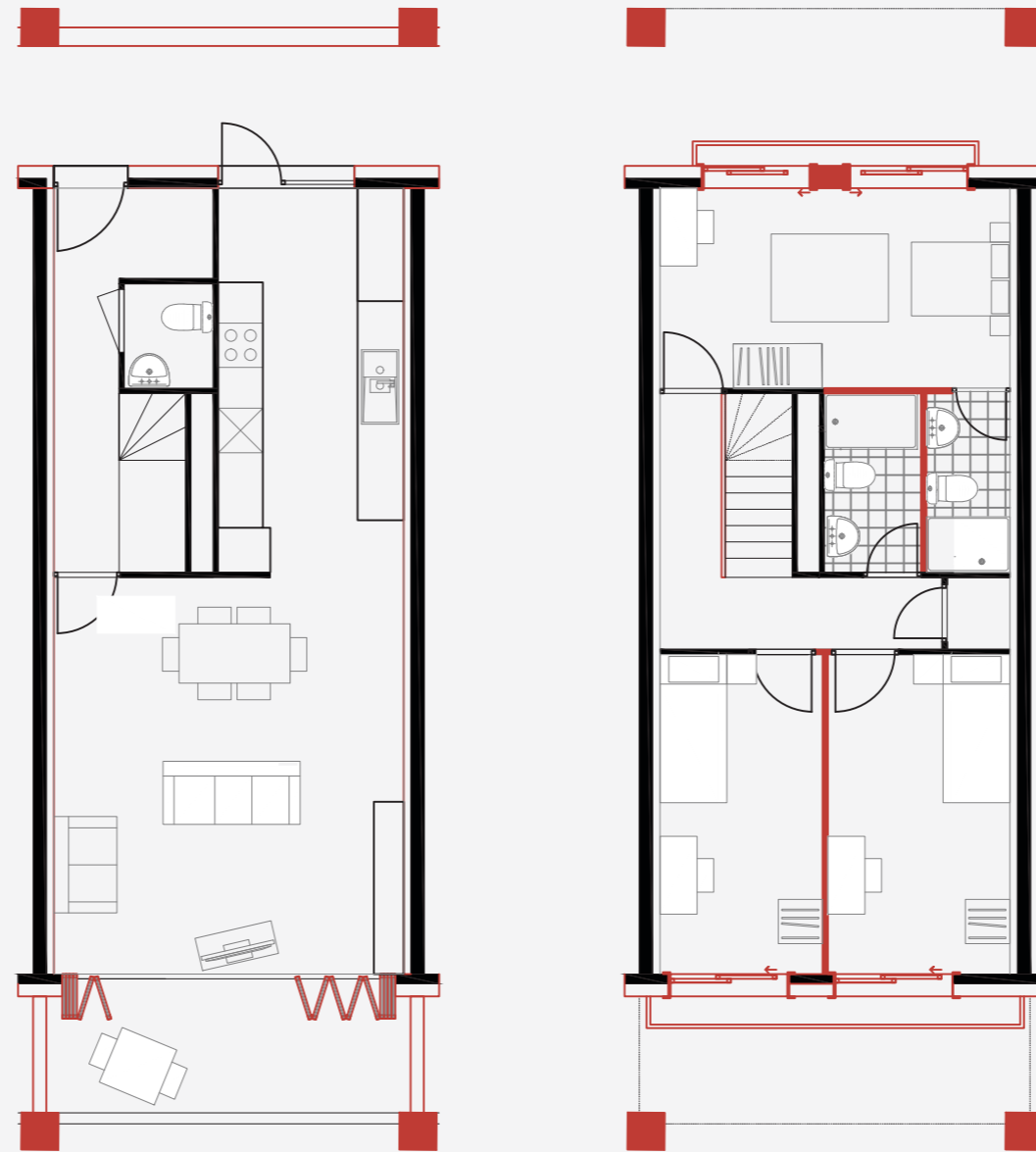


EXISTING DWELLING



**ITERATIVE ADAPTATION**

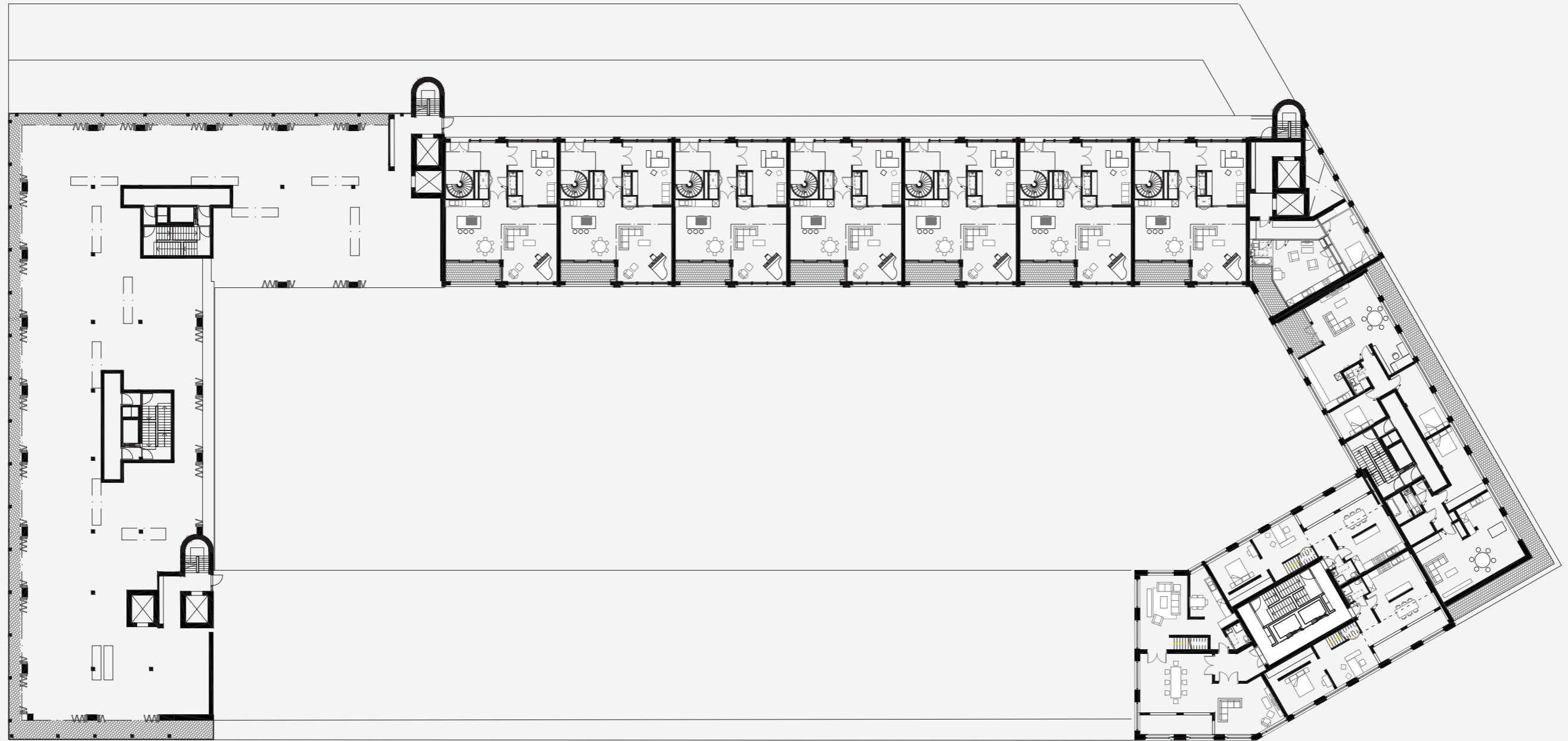




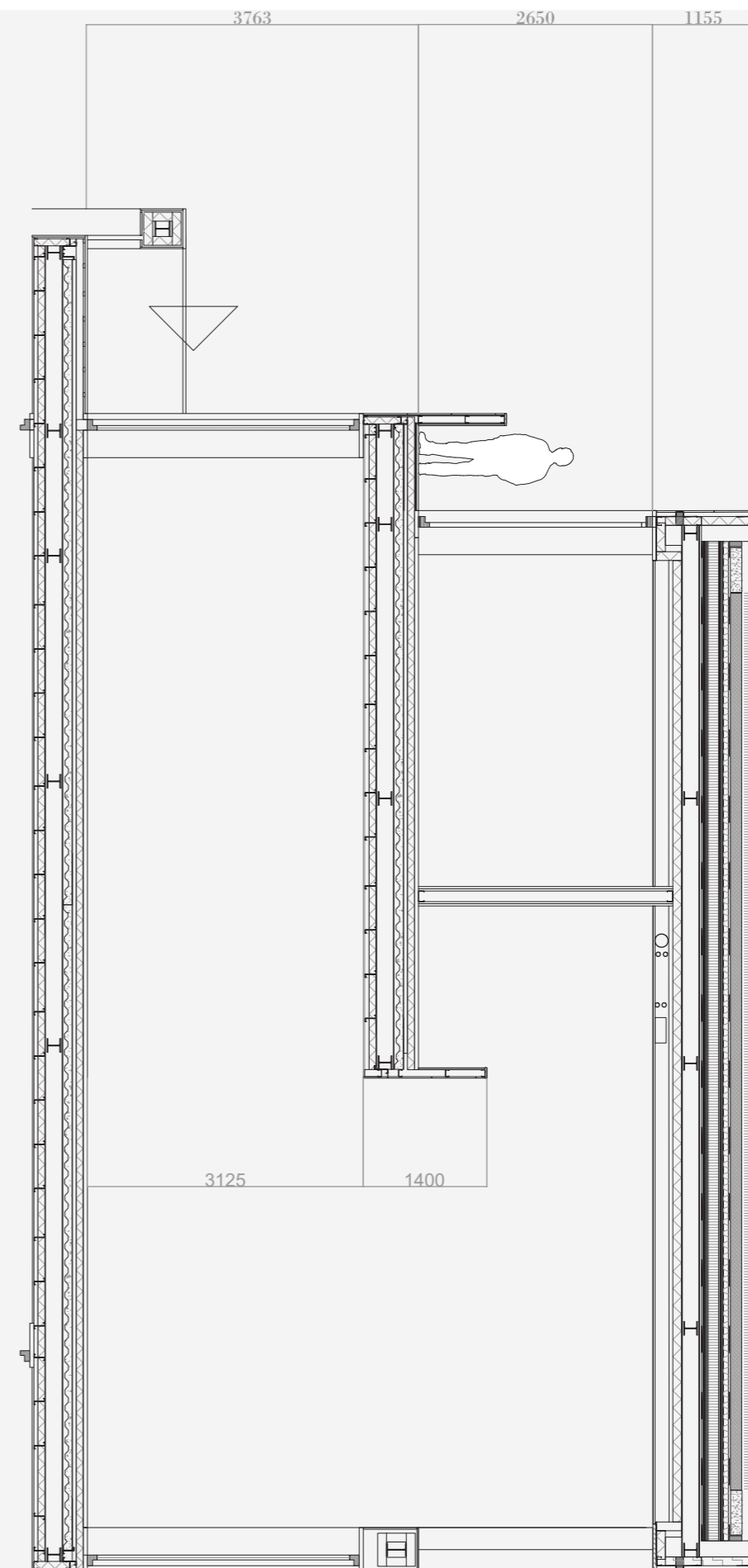
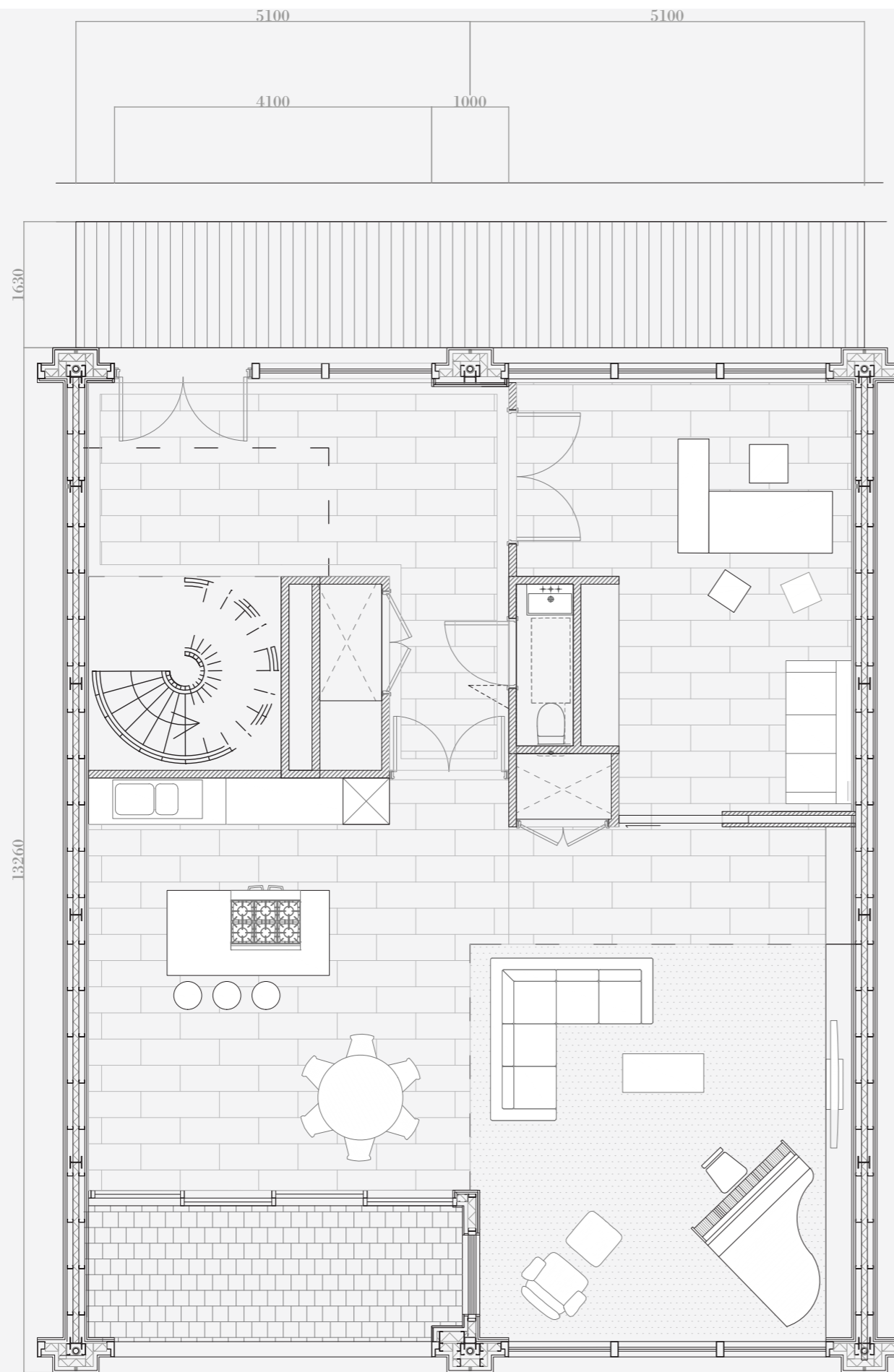
MINIMUM INTERVENTION





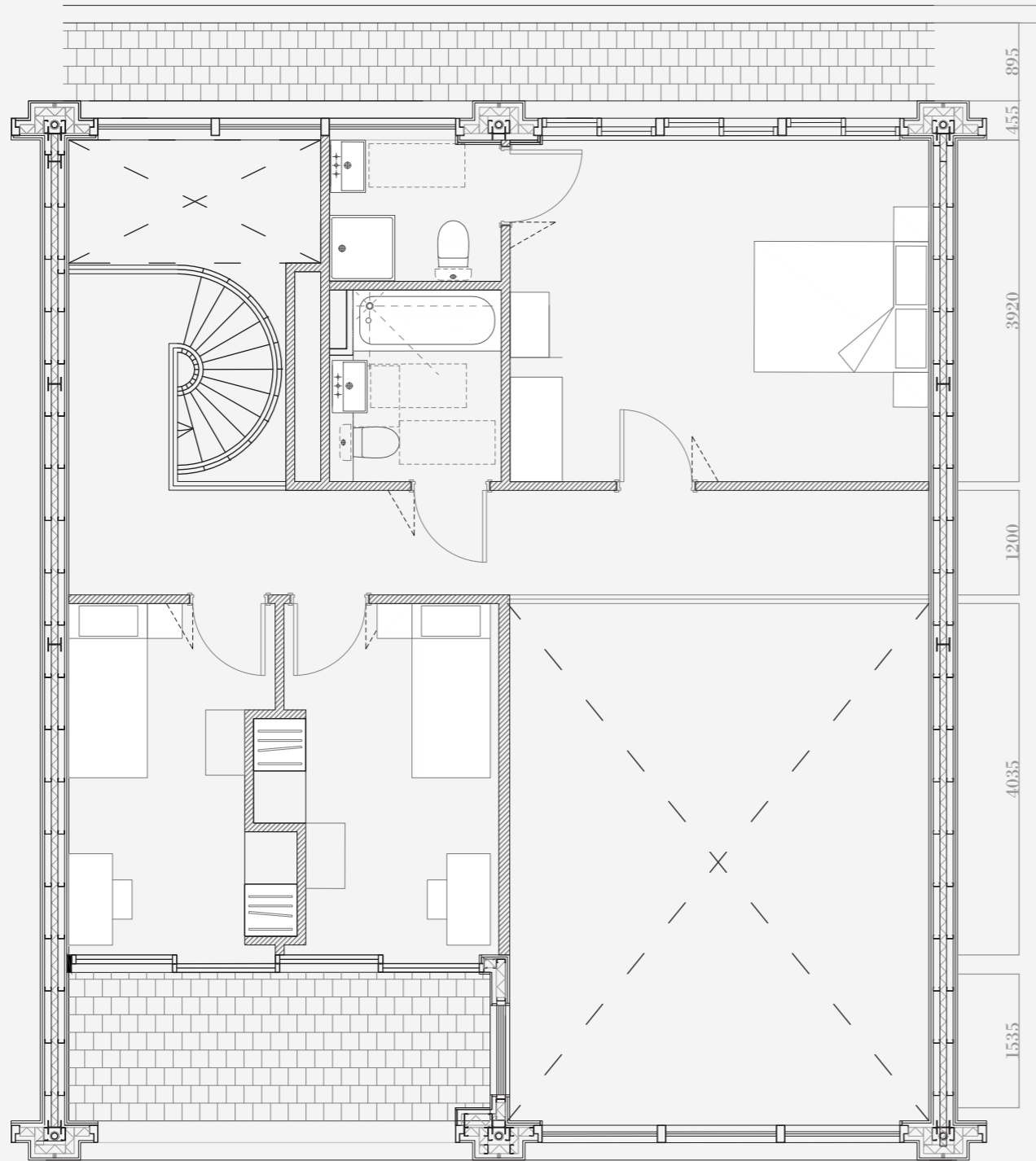


SEVENTH FLOOR

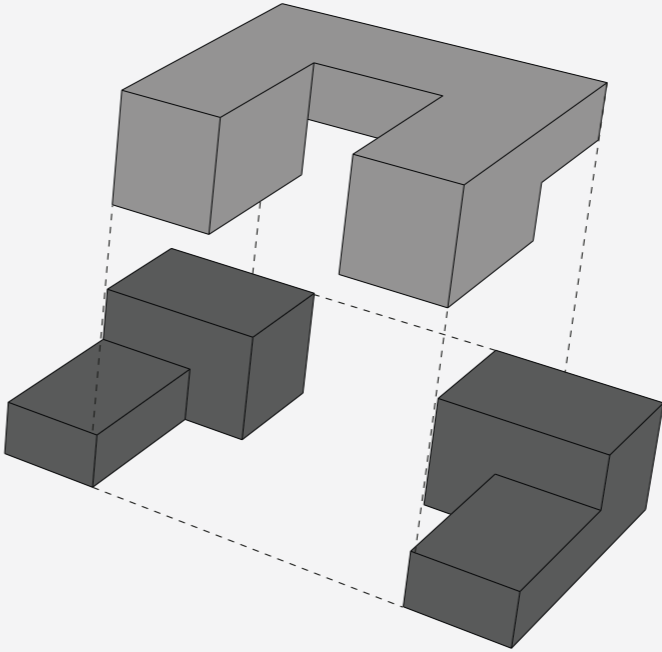
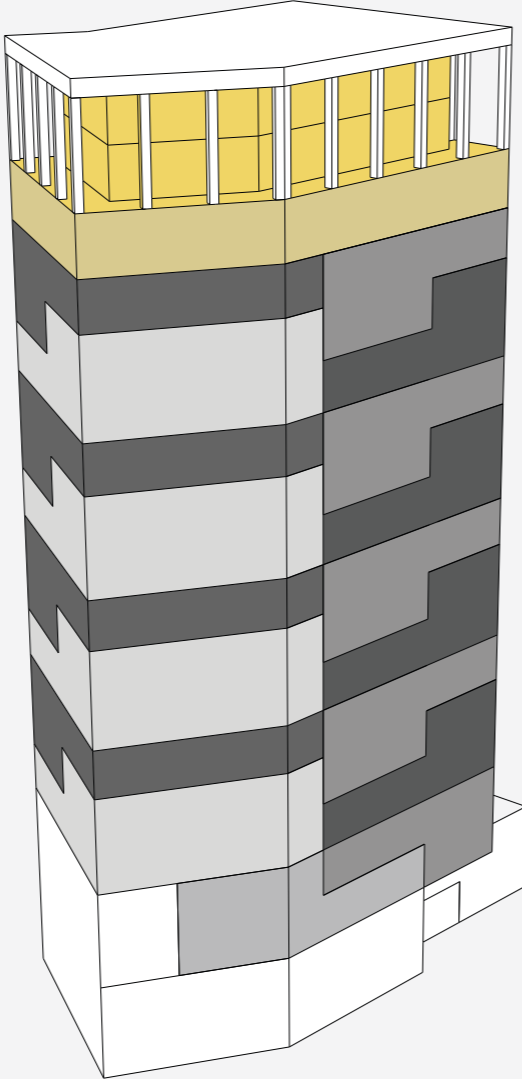


SEVENTH FLOOR - 190M<sup>2</sup> 3BEDROOM, 4 PERSON

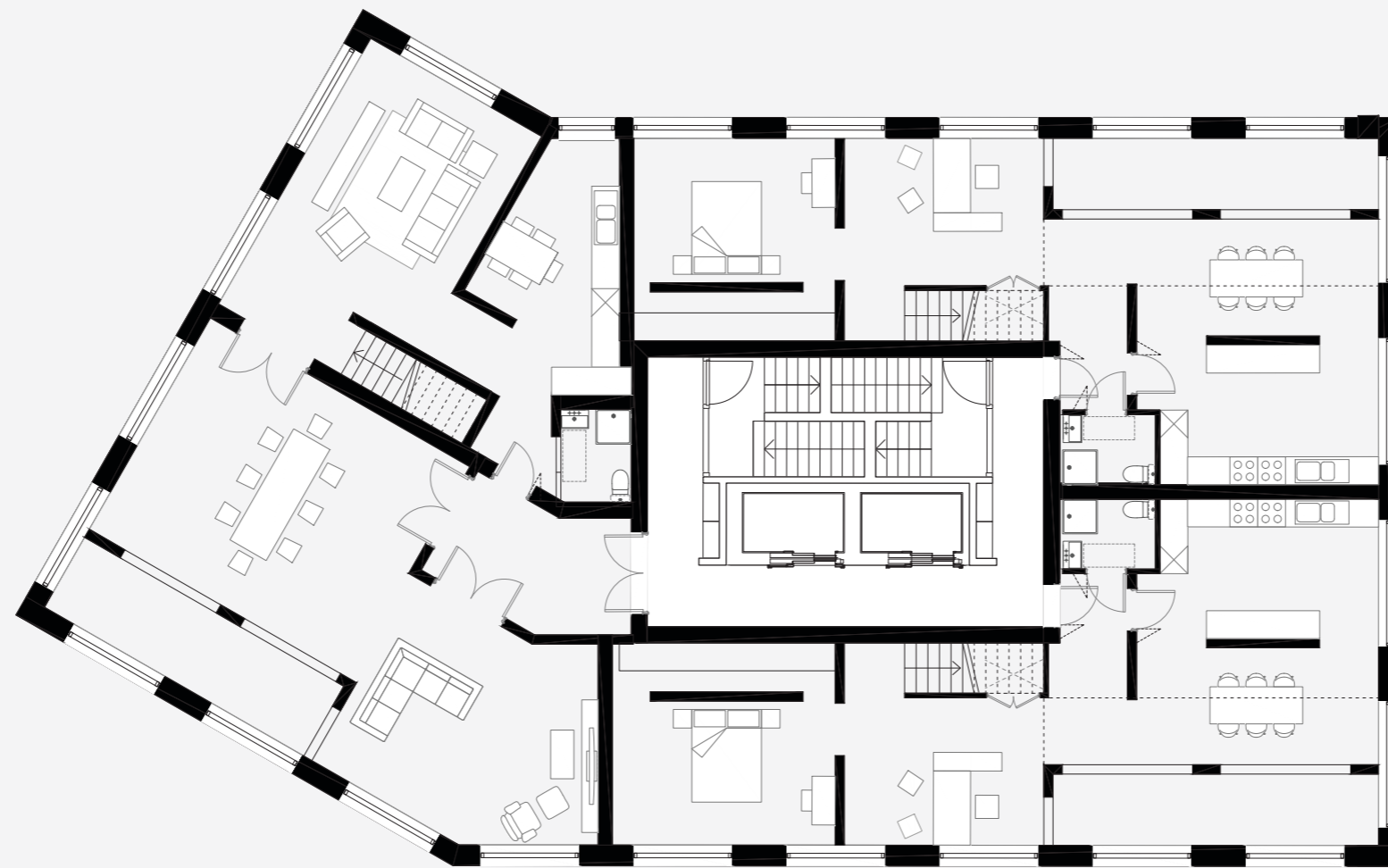




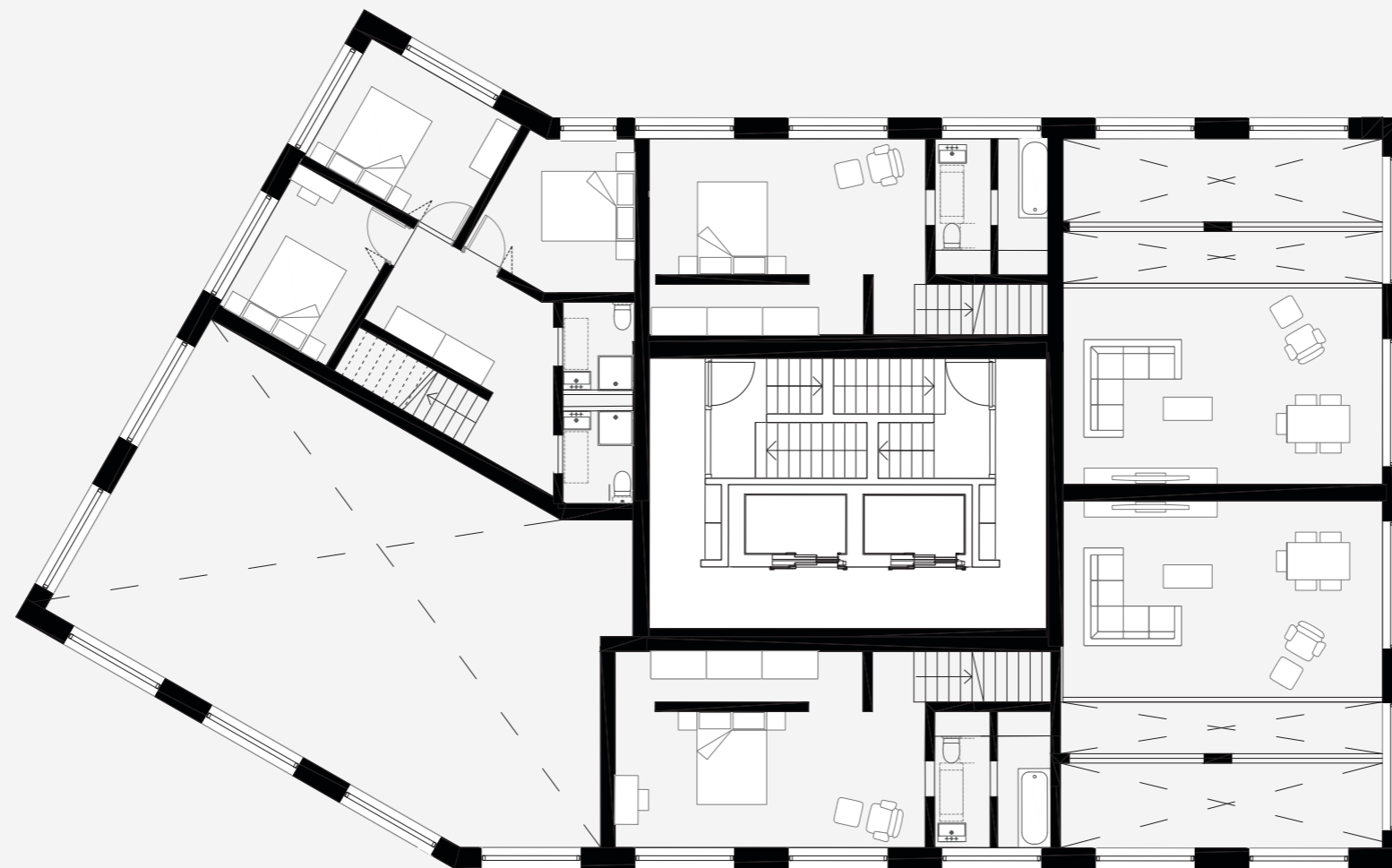
SEVENTH FLOOR - 190M<sup>2</sup> 3BEDROOM, 4 PERSON





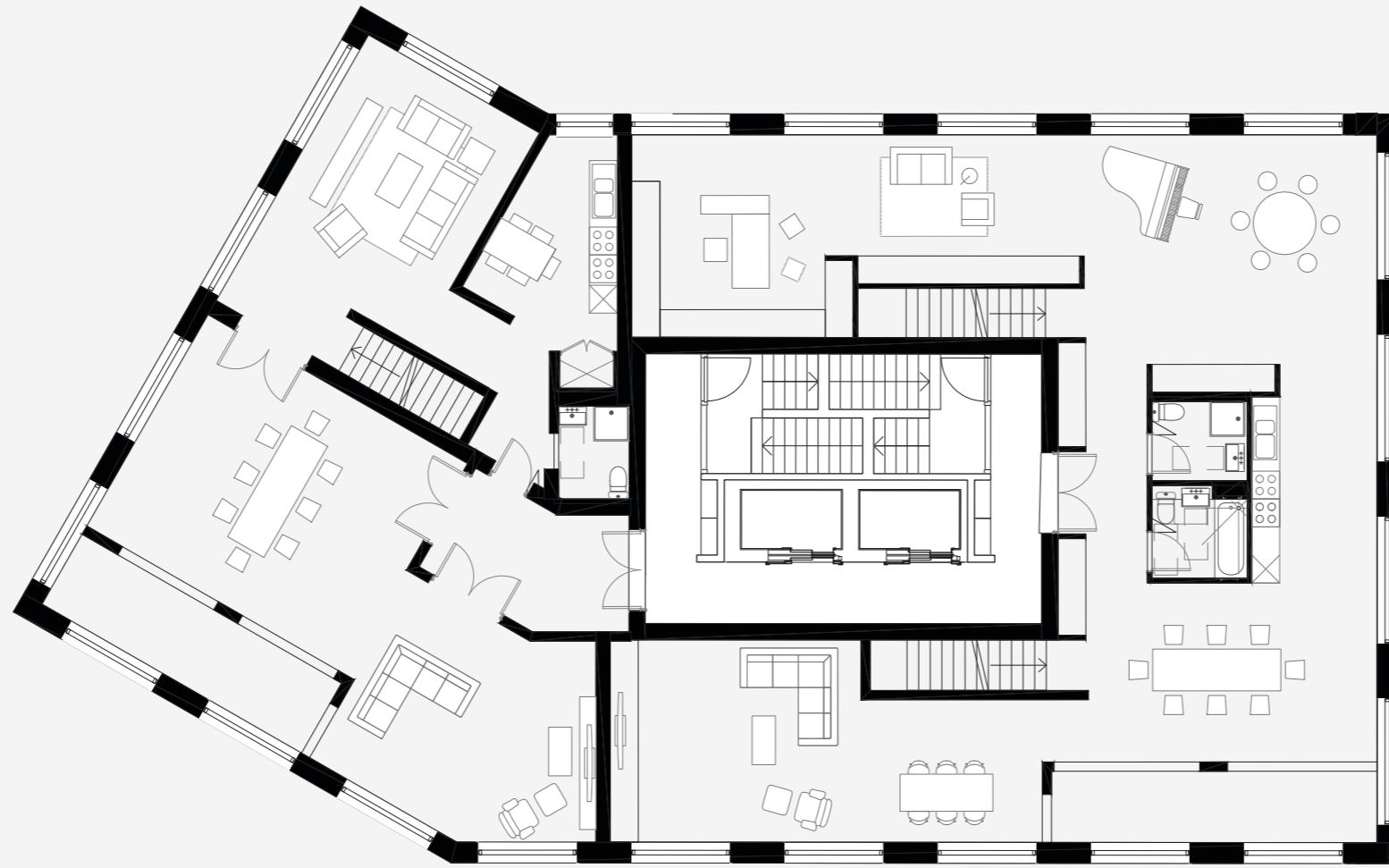


EIGHTH FLOOR - 2X110M<sup>2</sup> + 1X 240M<sup>2</sup>

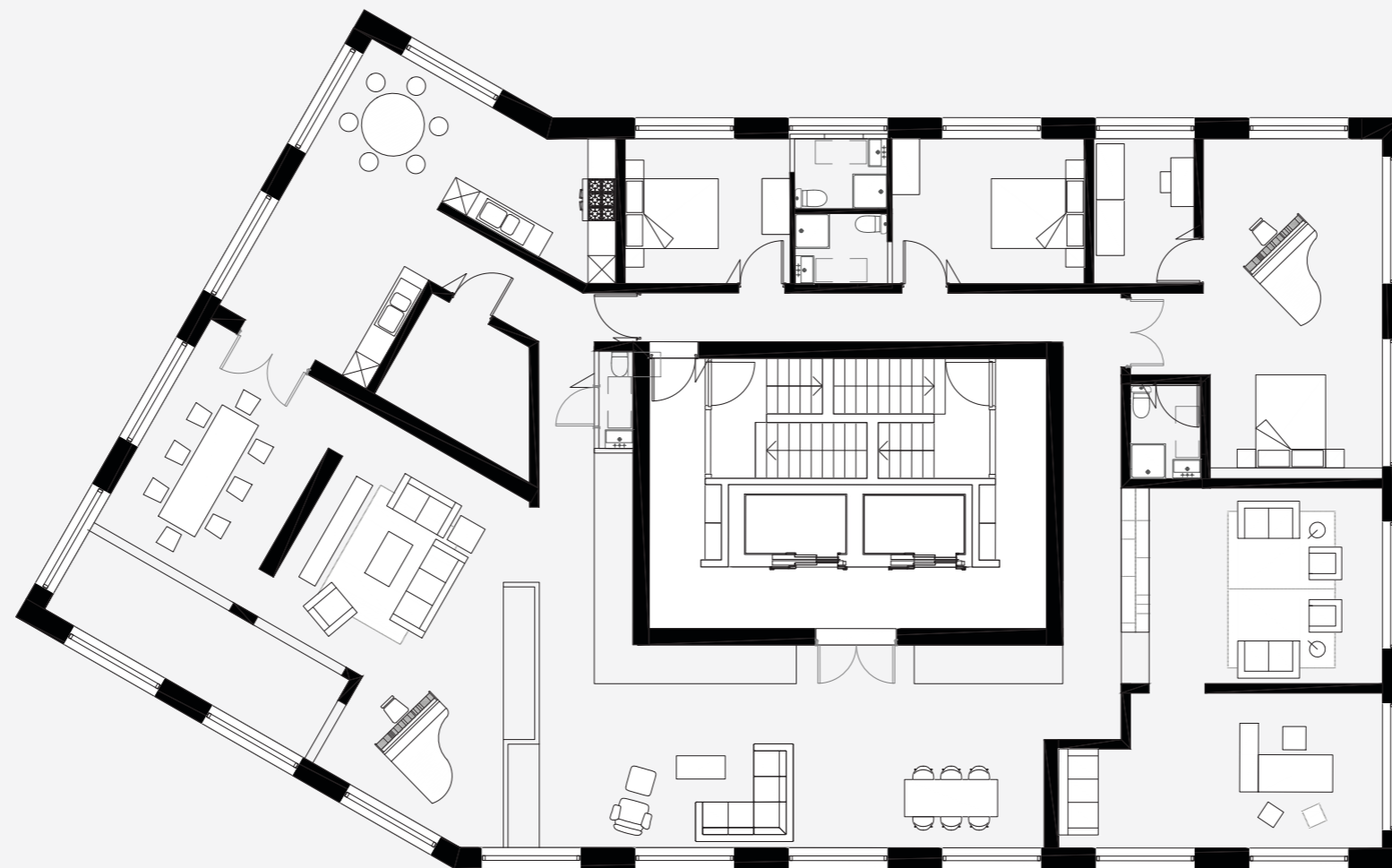


NINTH FLOOR - 2X110M<sup>2</sup>X1X240M<sup>2</sup>



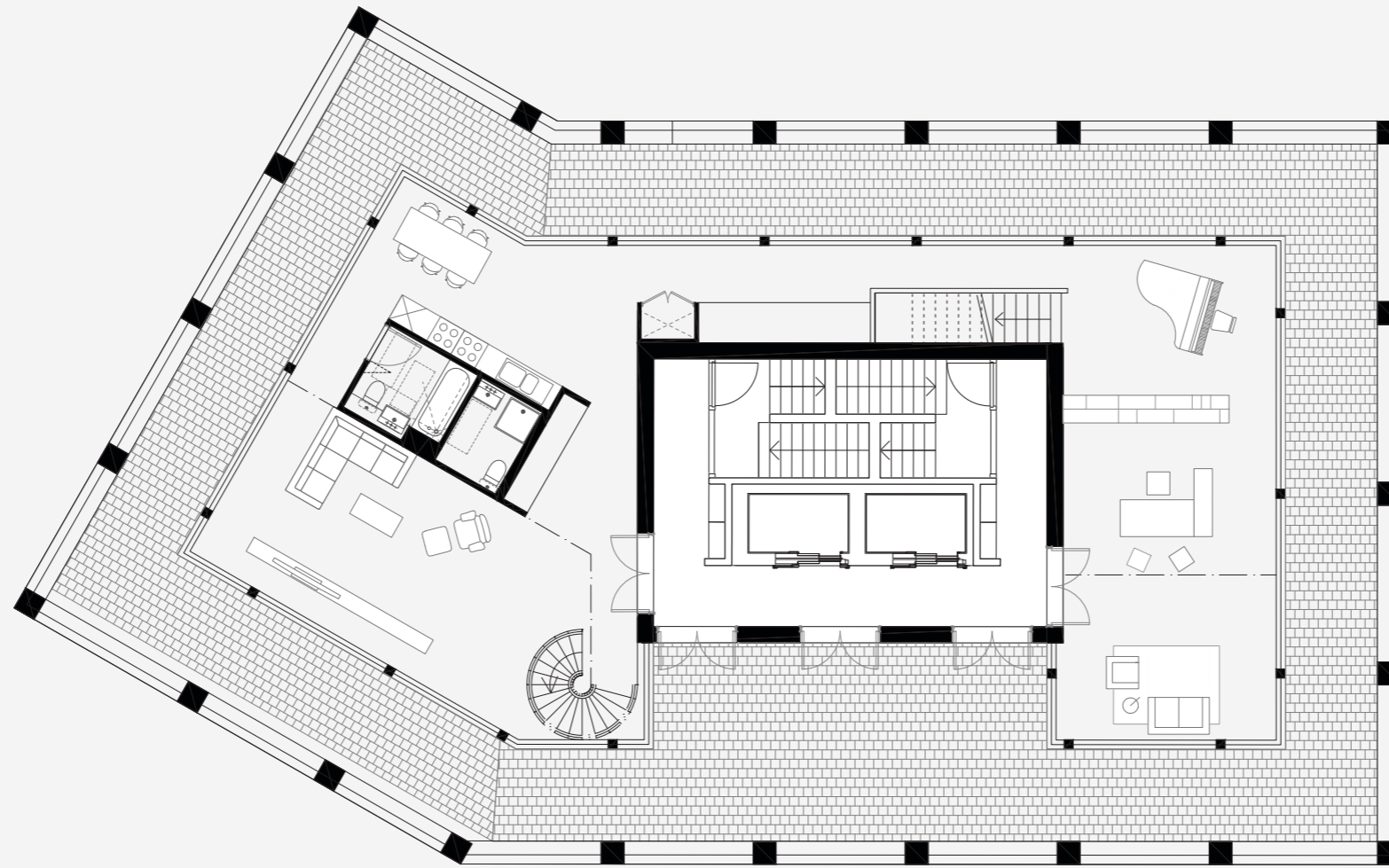


TENTH FLOOR - 1X240M<sup>2</sup> + 1X 177M<sup>2</sup>

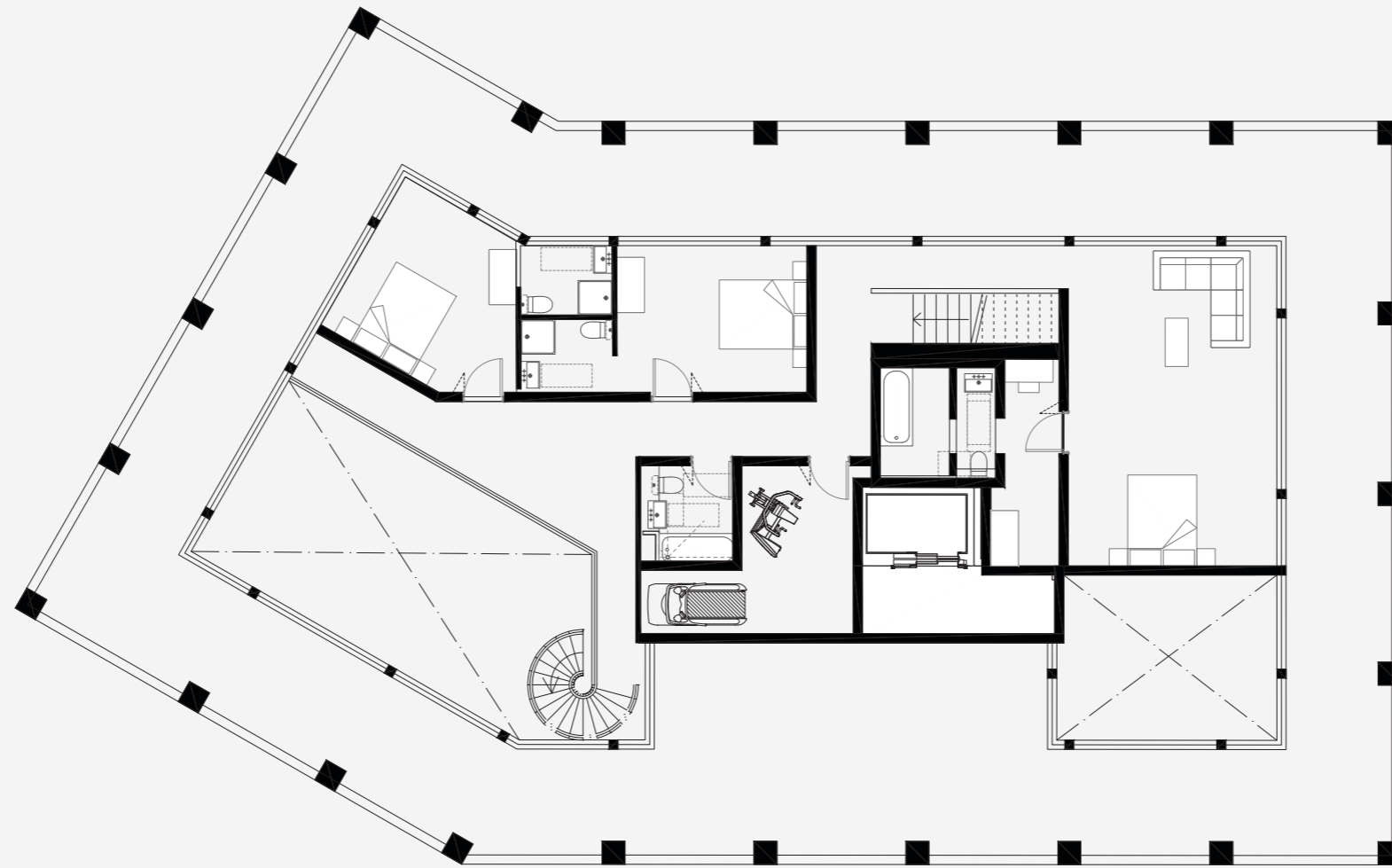


FOURTEENTH FLOOR - 315M<sup>2</sup>



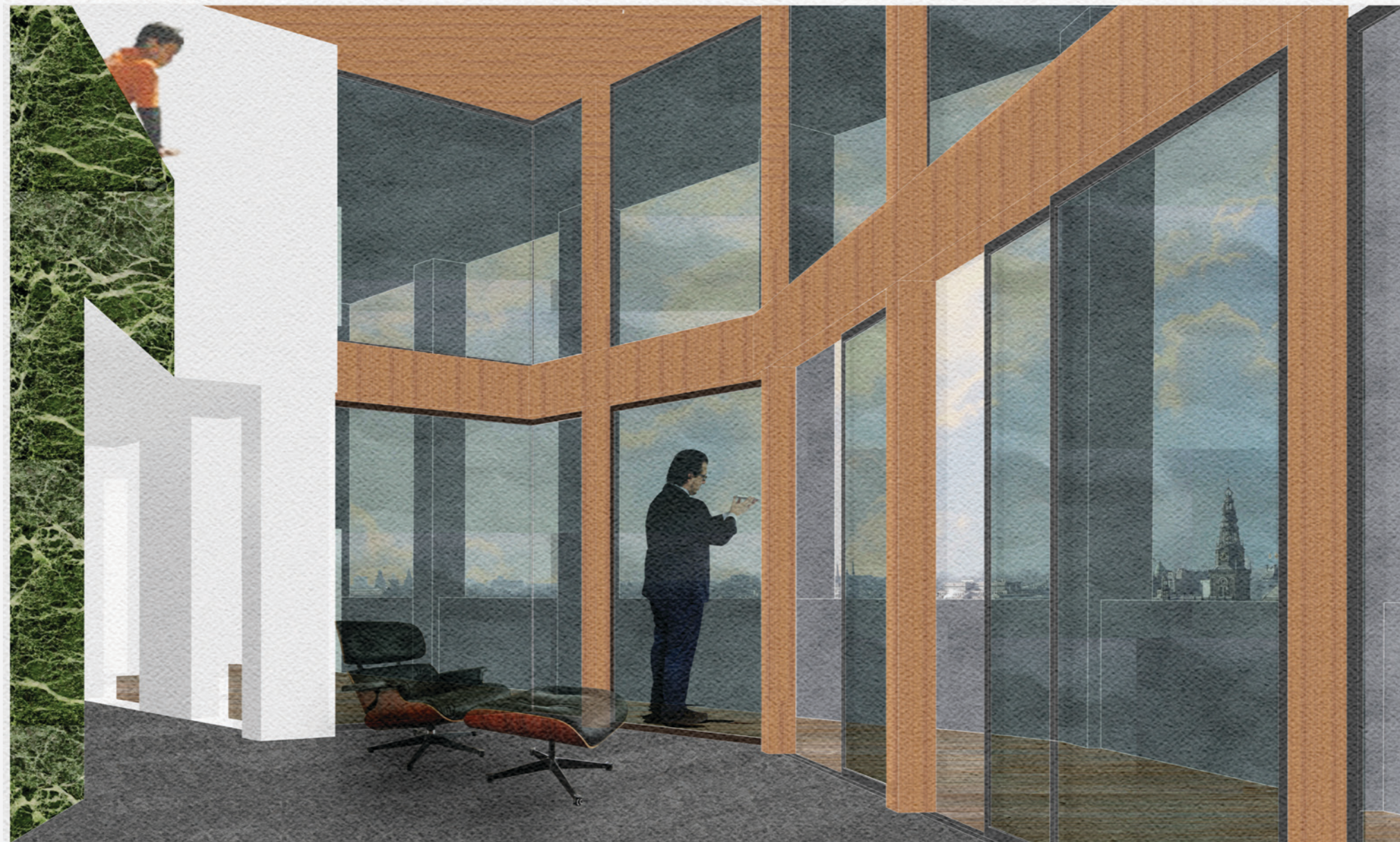


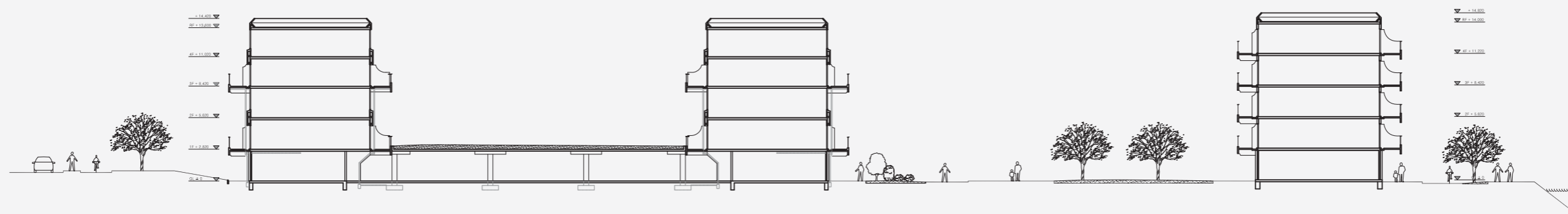
FIFTEENTH FLOOR - 325M<sup>2</sup> 4BED 8 PERSON



SIXTEENTH FLOOR

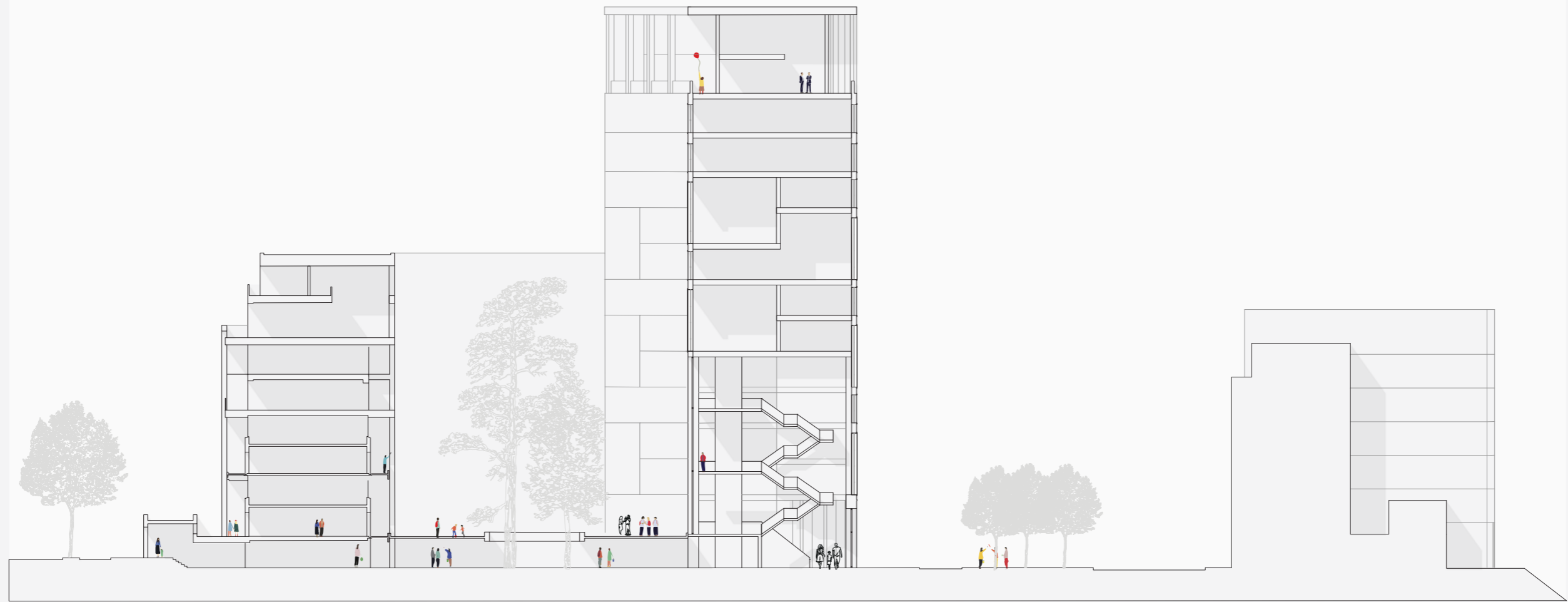
















MUTUAL BENEFIT: SHARED LOBBIES





**MUTUAL BENEFIT: GROUND FLOOR COMMONSPACE**

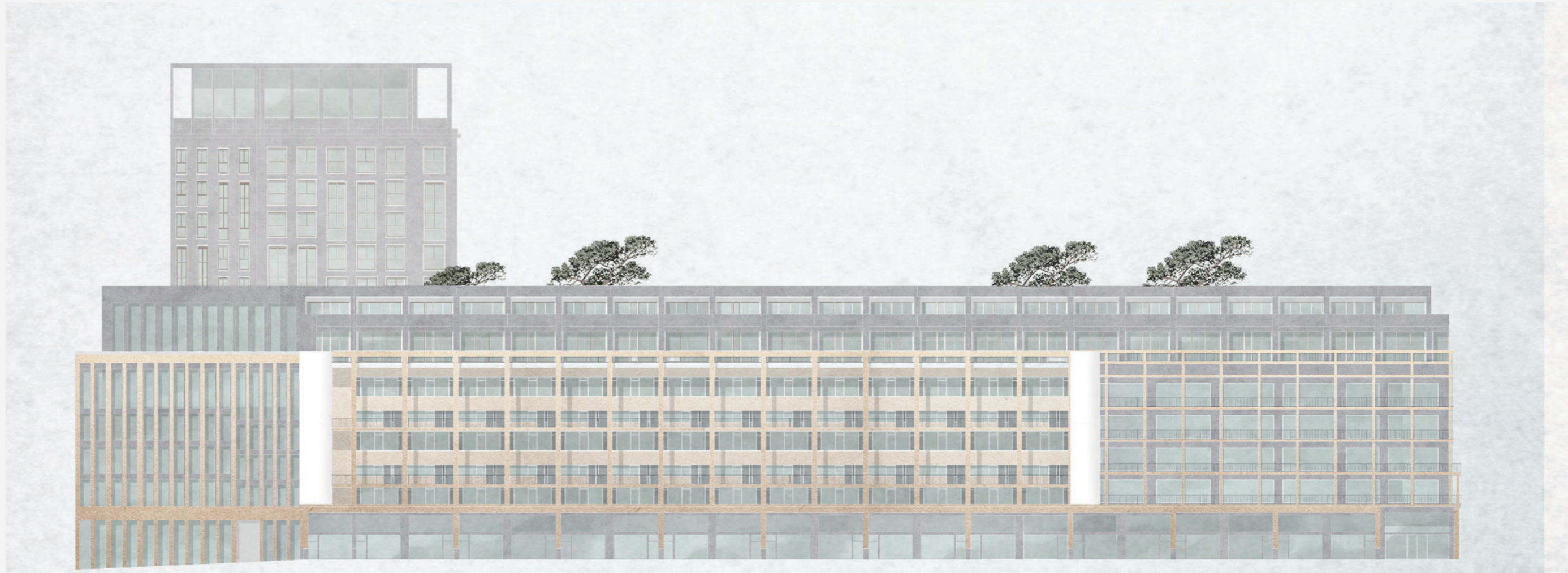








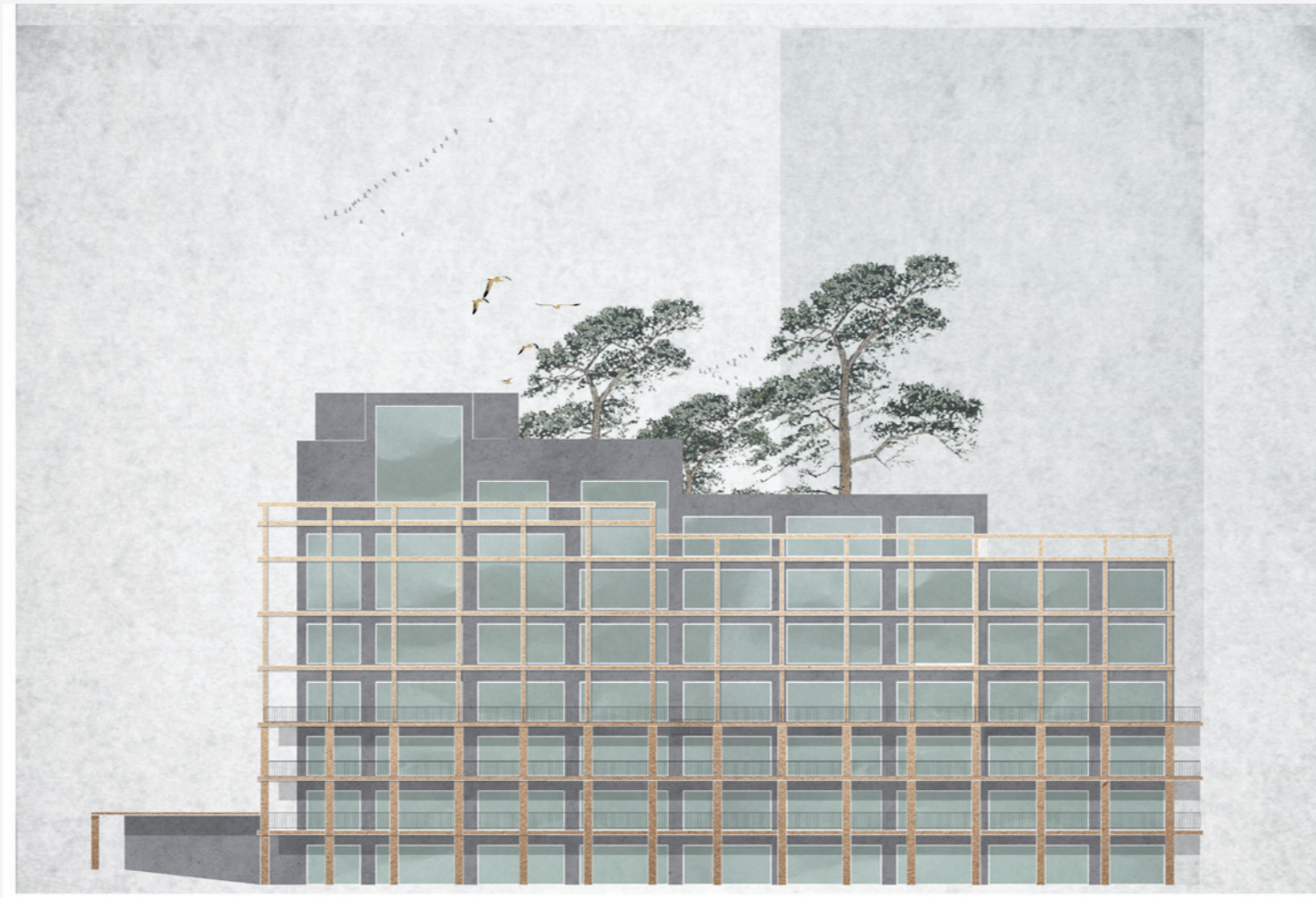


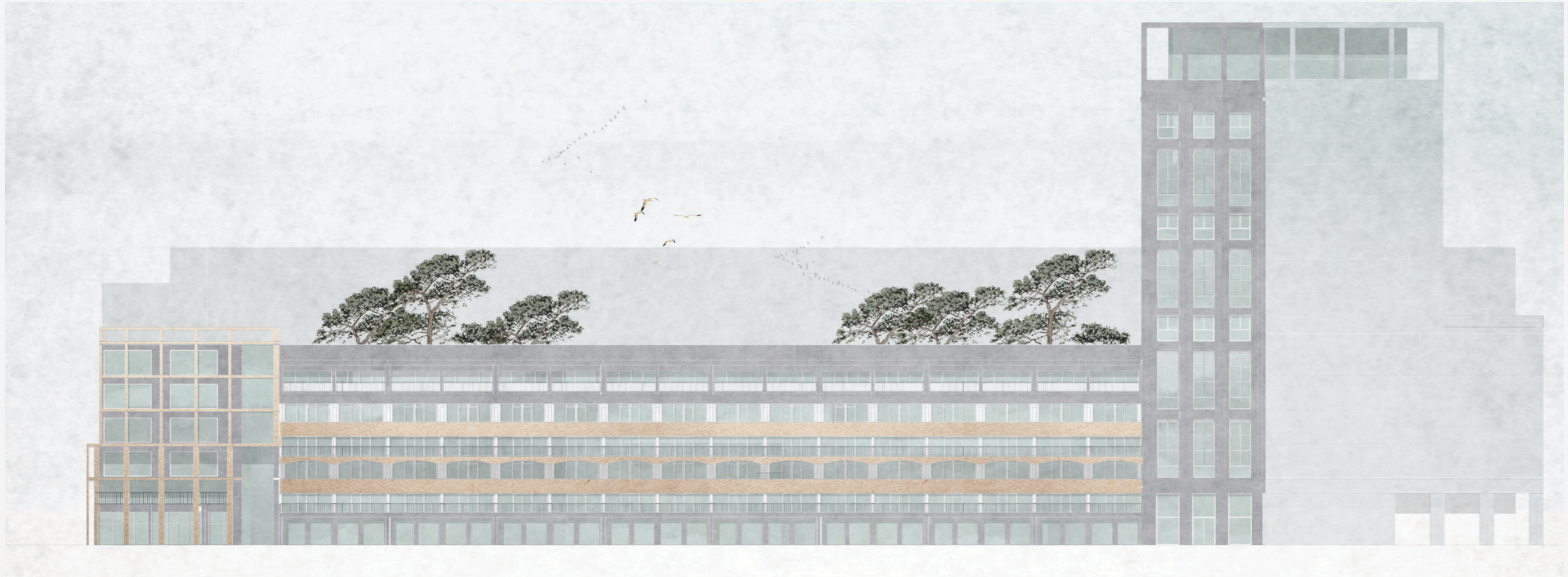
















RF + 28.095 ▼

RF + 24.280 ▼

7F + 20.530 ▼

6F + 17.330 ▼

5F + 14.080 ▼

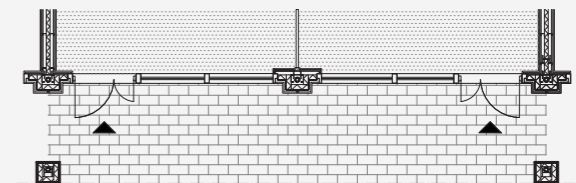
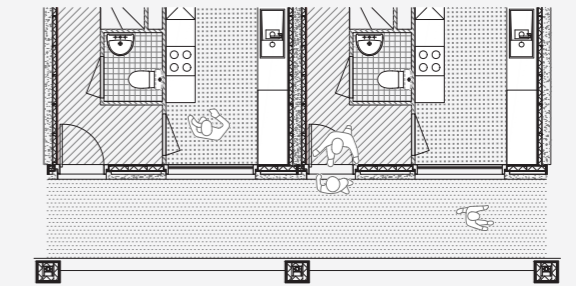
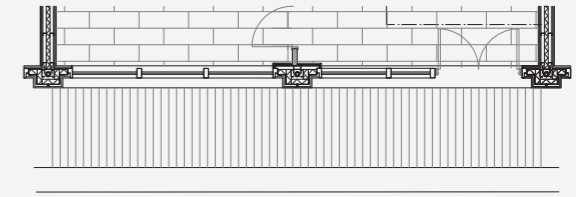
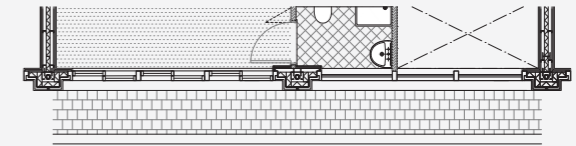
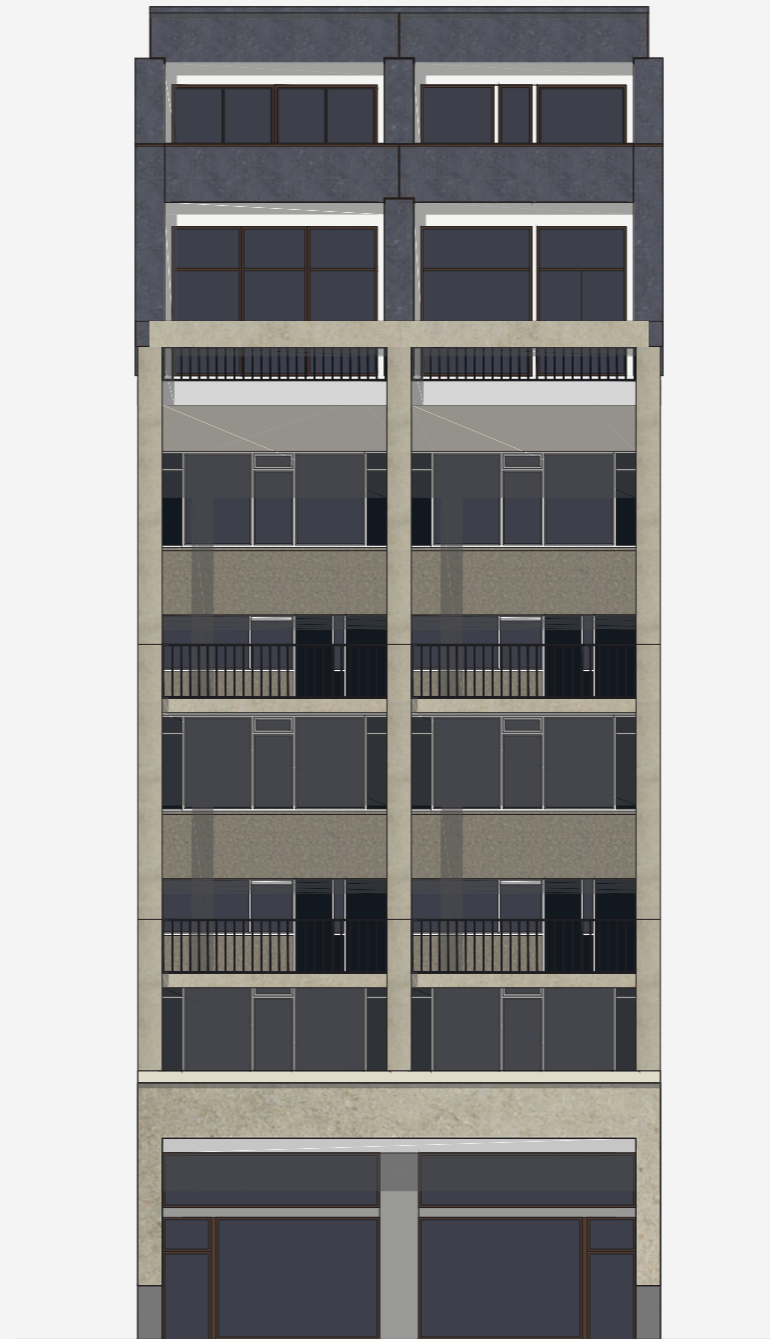
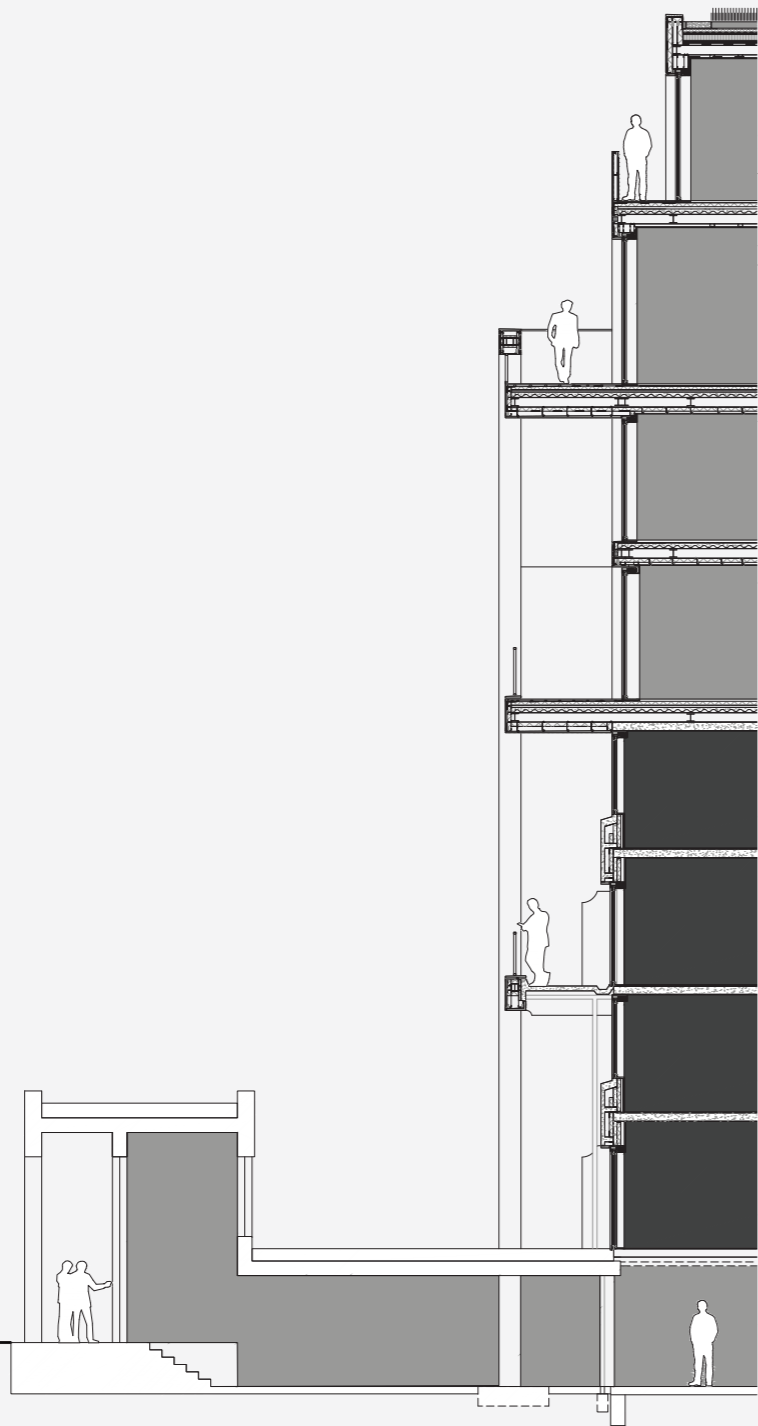
4F + 11.020 ▼

3F + 8.200 ▼

2F + 5.620 ▼

FF + 2.820 ▼

GL + 0 ▼





## WALL ASSEMBLY

18mm Precast concrete cladding panels (attached to secondary structure via cladding rails)

20mm Air gap

2mm Waterproof membrane

100mm Lightweight metal secondary construction (Rigid foam Insulation fitted within build-up) and covered with 10mm rock-wool insulation mat

152x152x23mm UC Steel Column

75mm internal lightweight metal studwork

Vapor barrier  
2x25mm plasterboard sheeting

Internal finish

## TRANSFER STRUCTURE

3100mm Steel truss

2xUC 152x152x23mm steel welded box section flange

UC 152x152x23 mm Steel I-section web (welded to flange)

Bolt fixed steel angle bracing connected by welded flange

## ROOF CONSTRUCTION

Structural Steel Deck  
Waterproof membrane  
10mm Protection course  
12mm Rootbarrier  
15mm Drainage layer  
120mm thermal insulation  
18mm Aeration later  
15mm Moisture retention layer  
55mm Reservoir layer  
2mm Filter fabric  
130mm Engineered soil

## WINDOW SYSTEM

Schüco AWS 65 HI+ Slide-opening window with Ventotherm heat exchange integrated into window lintel

## FLOOR CONSTRUCTION

Single skin 12.5mm plaster-board ceiling

Metal purlins for ceiling  
80mm rigid foam insulation

152x152x23mm UC steel beam

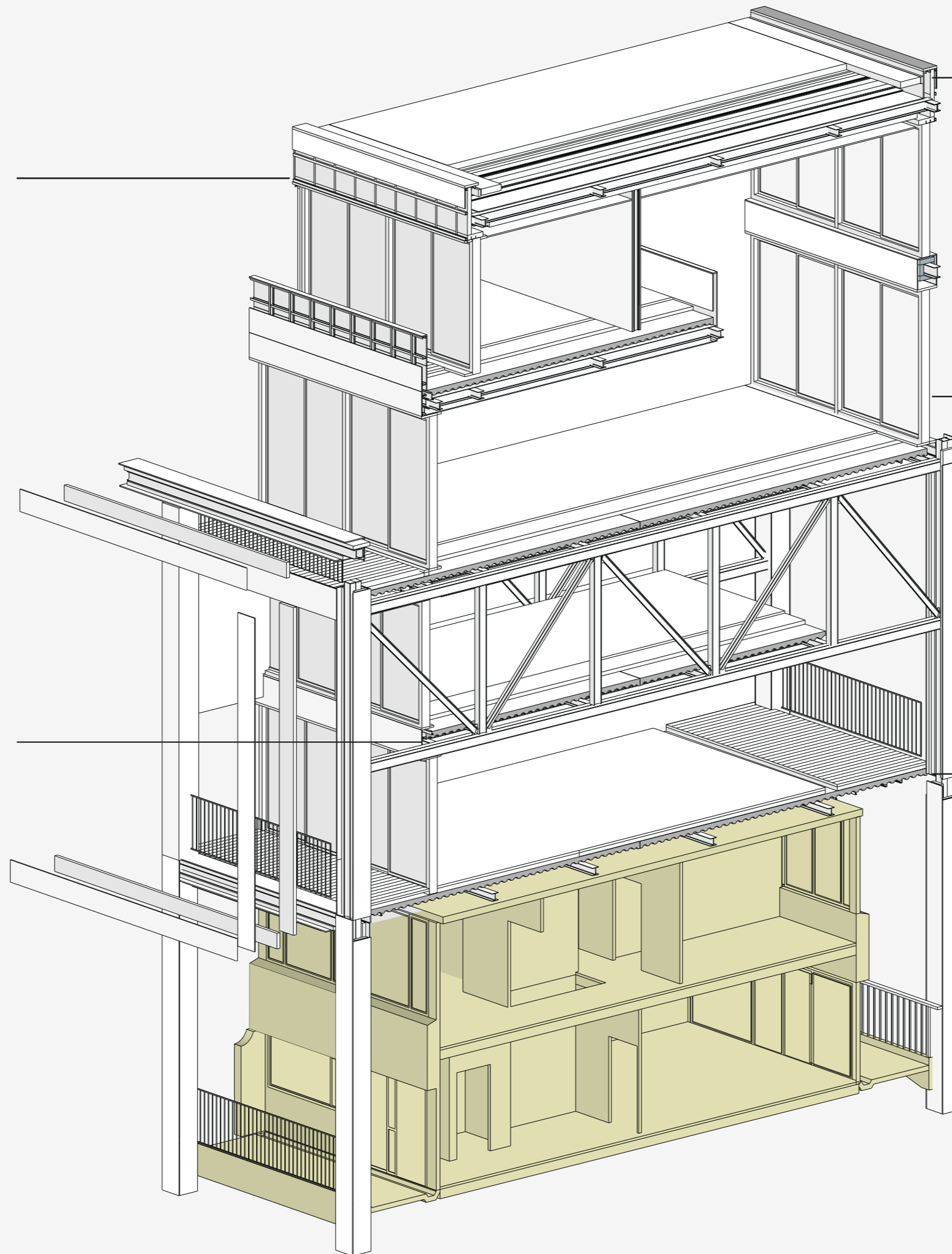
Trapezoidal steel deck for composite slab

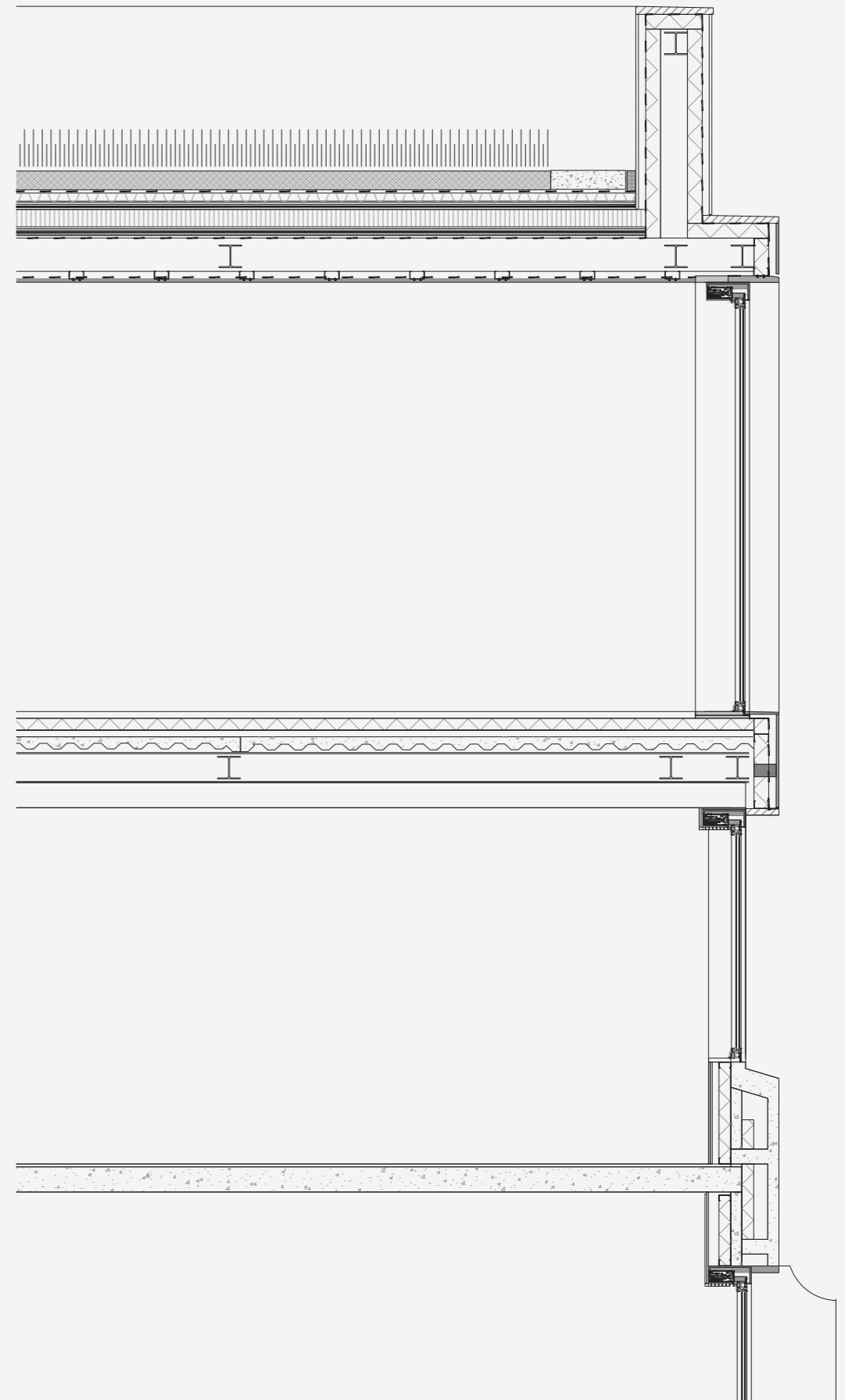
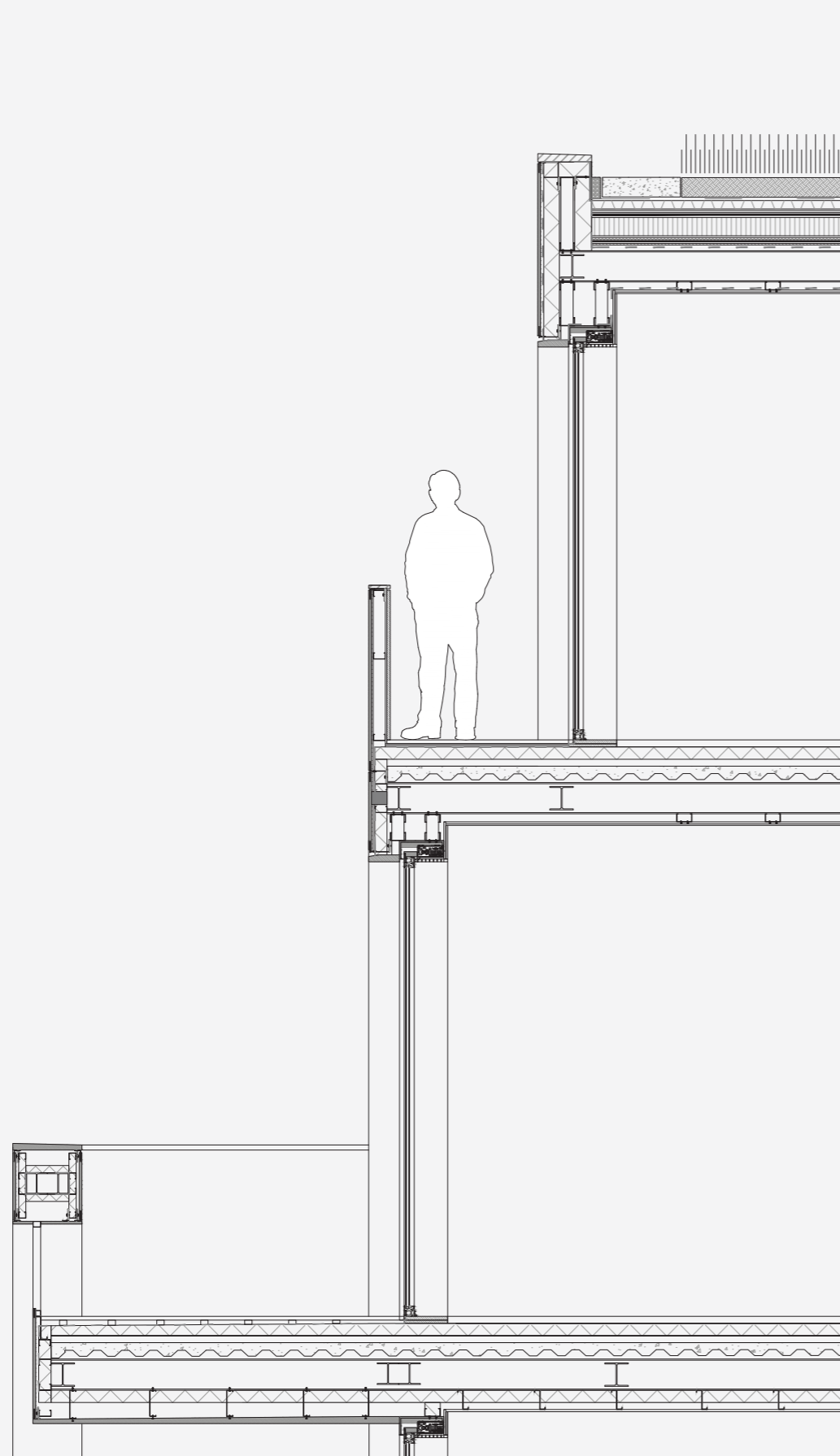
50-90mm insitu poured concrete slab

Waterproof membrane  
16mm impact insulation

85mm covering screed (with integrated underfloor heating)

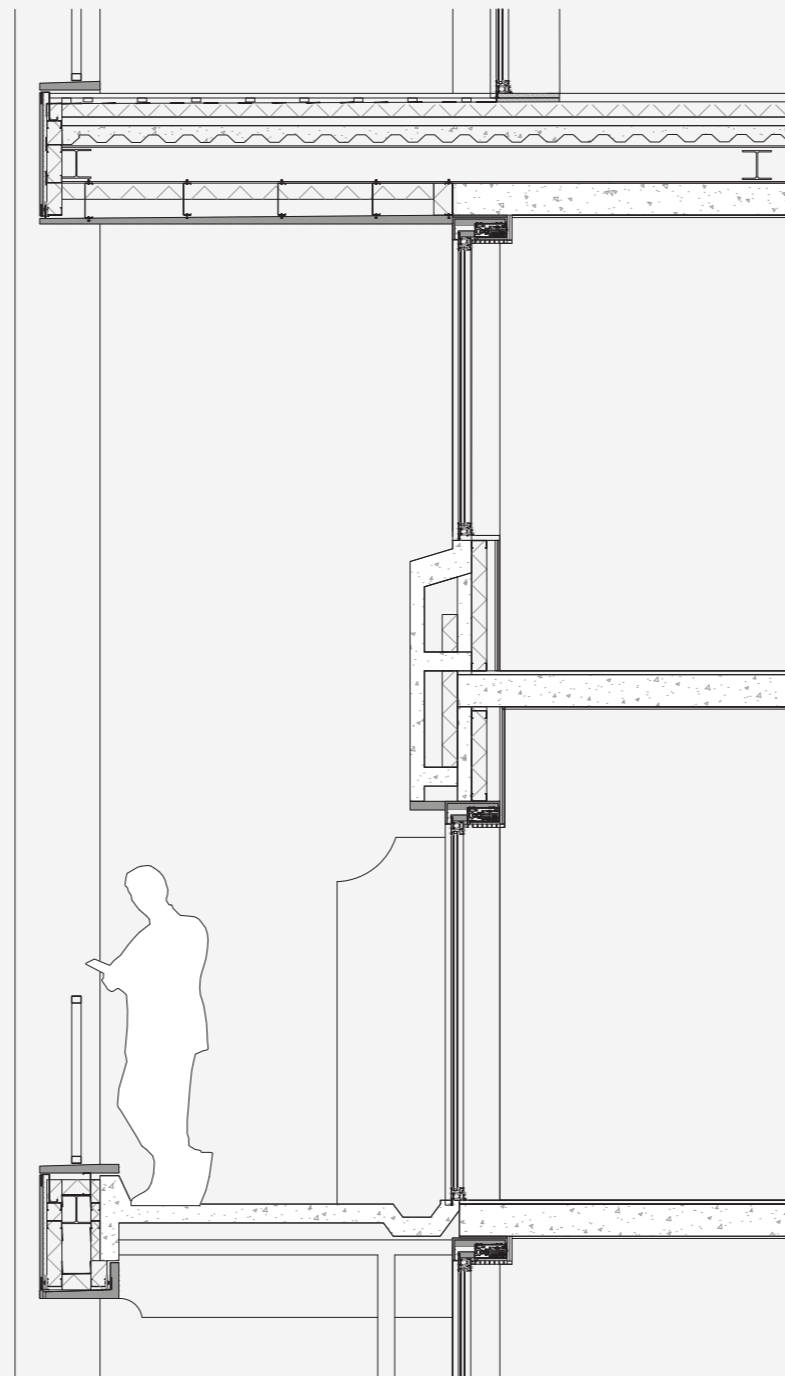
Internal floor finish



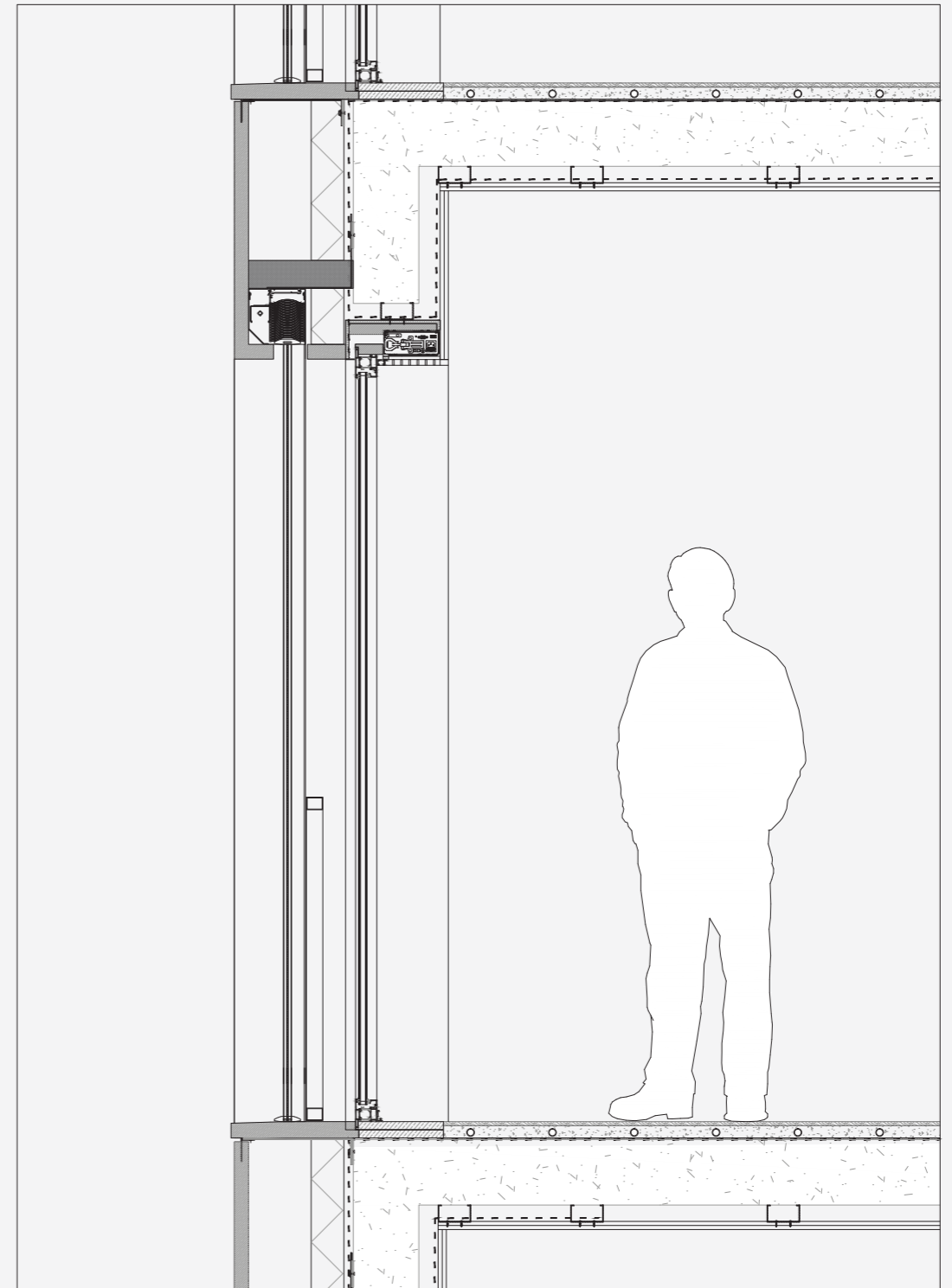
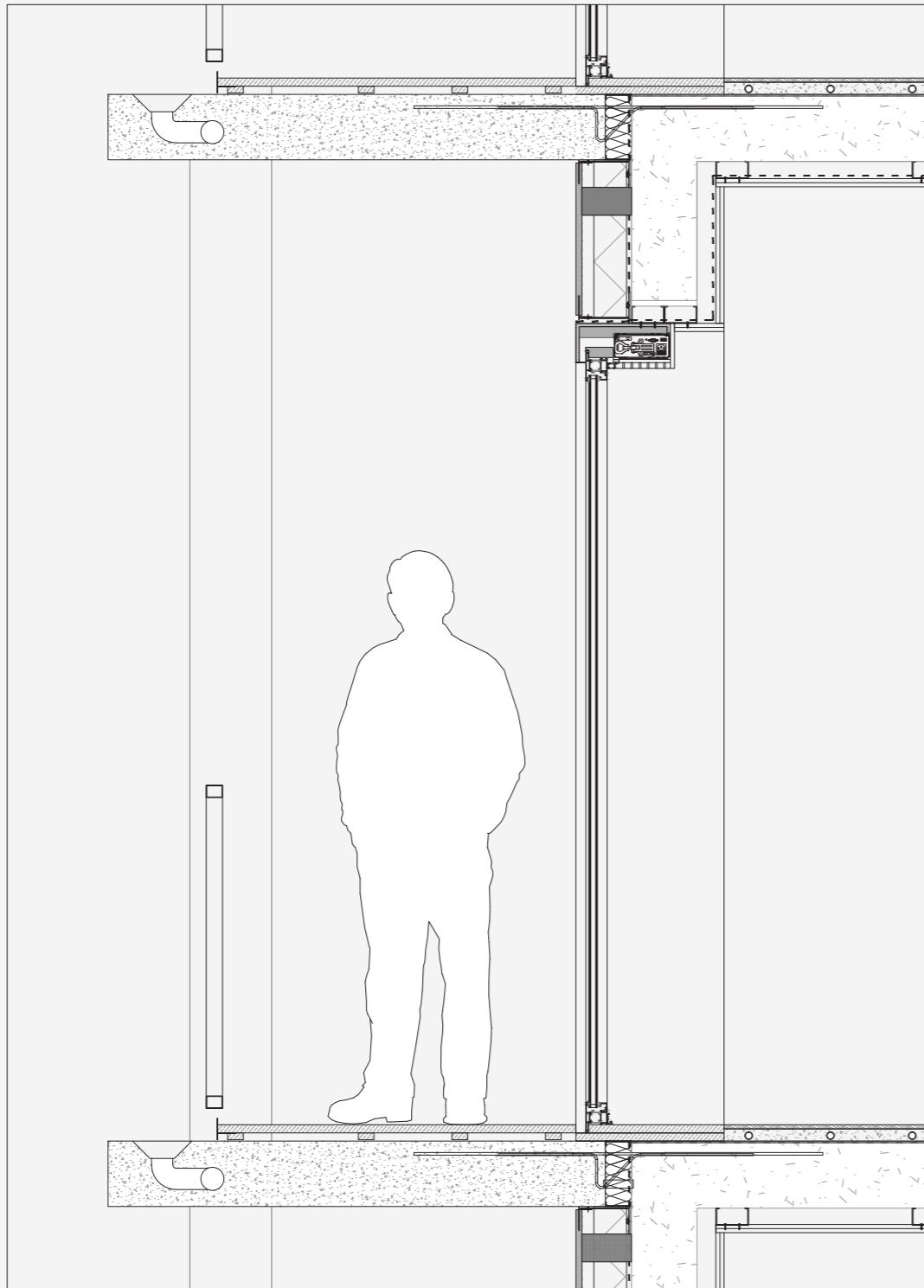


STEEL TOPPING-UP CONSTRUCTION



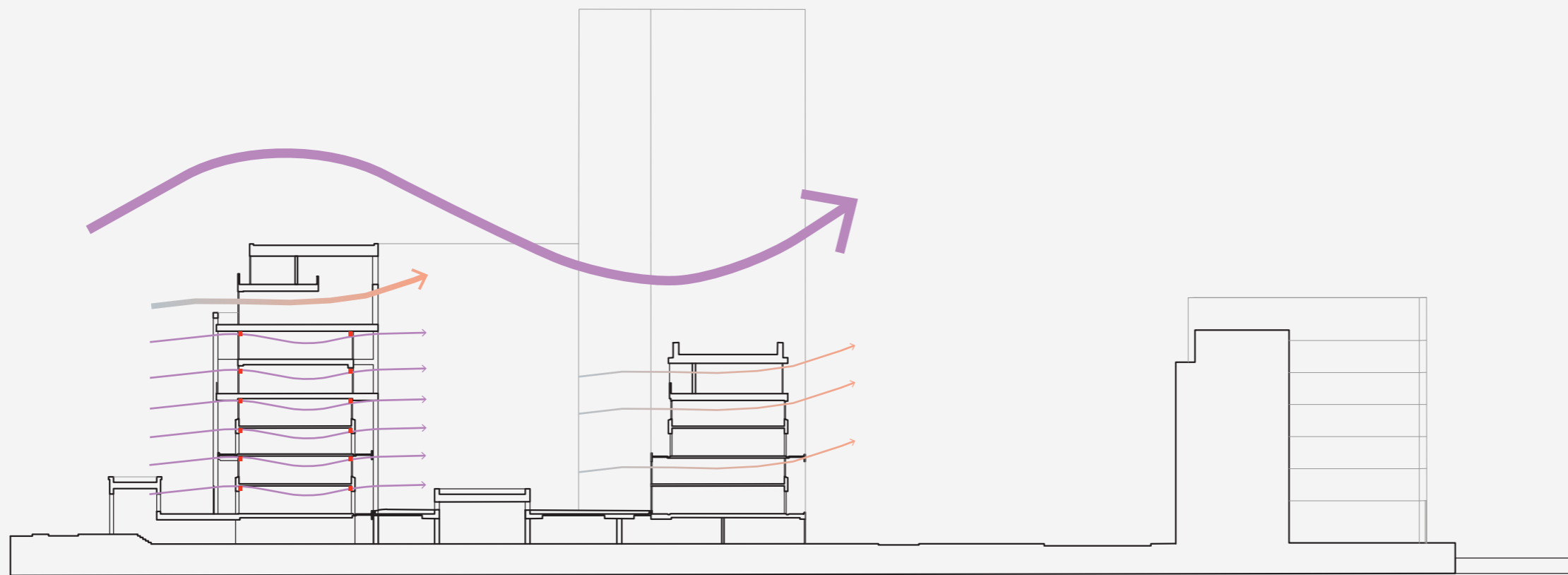


EXISTING & NEW CONSTRUCTIONS

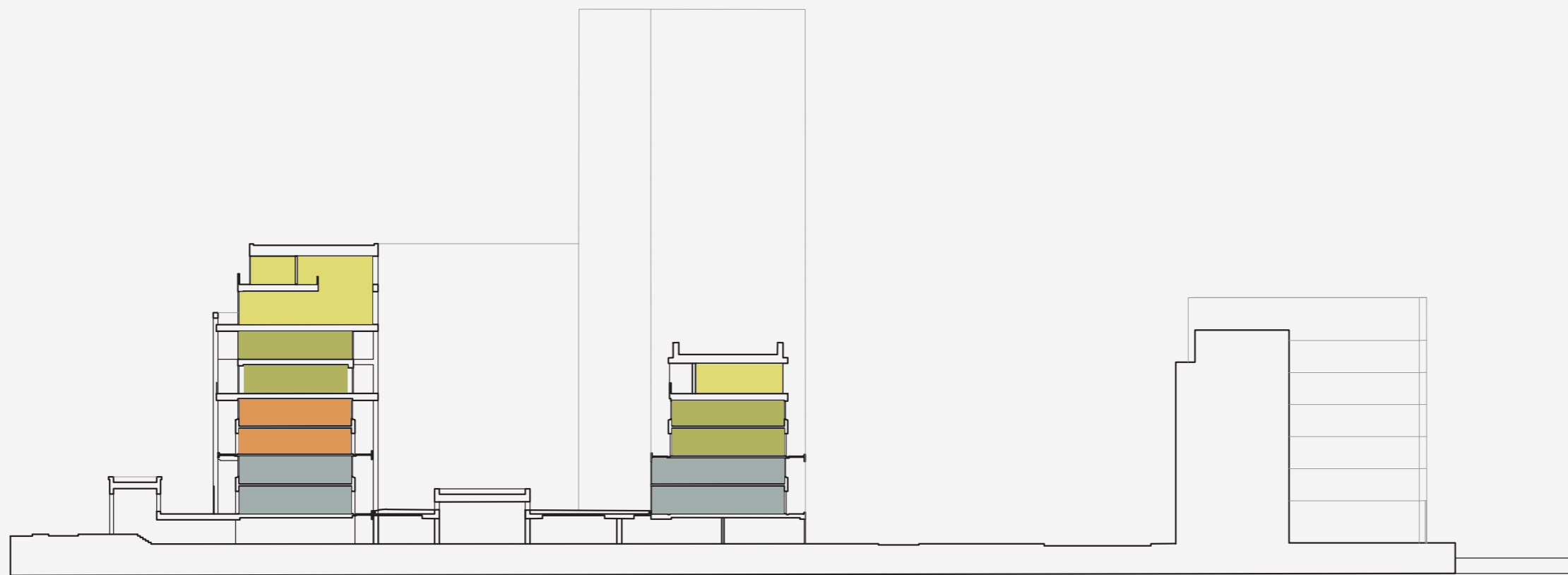


CONCRETE CONSTRUCTION



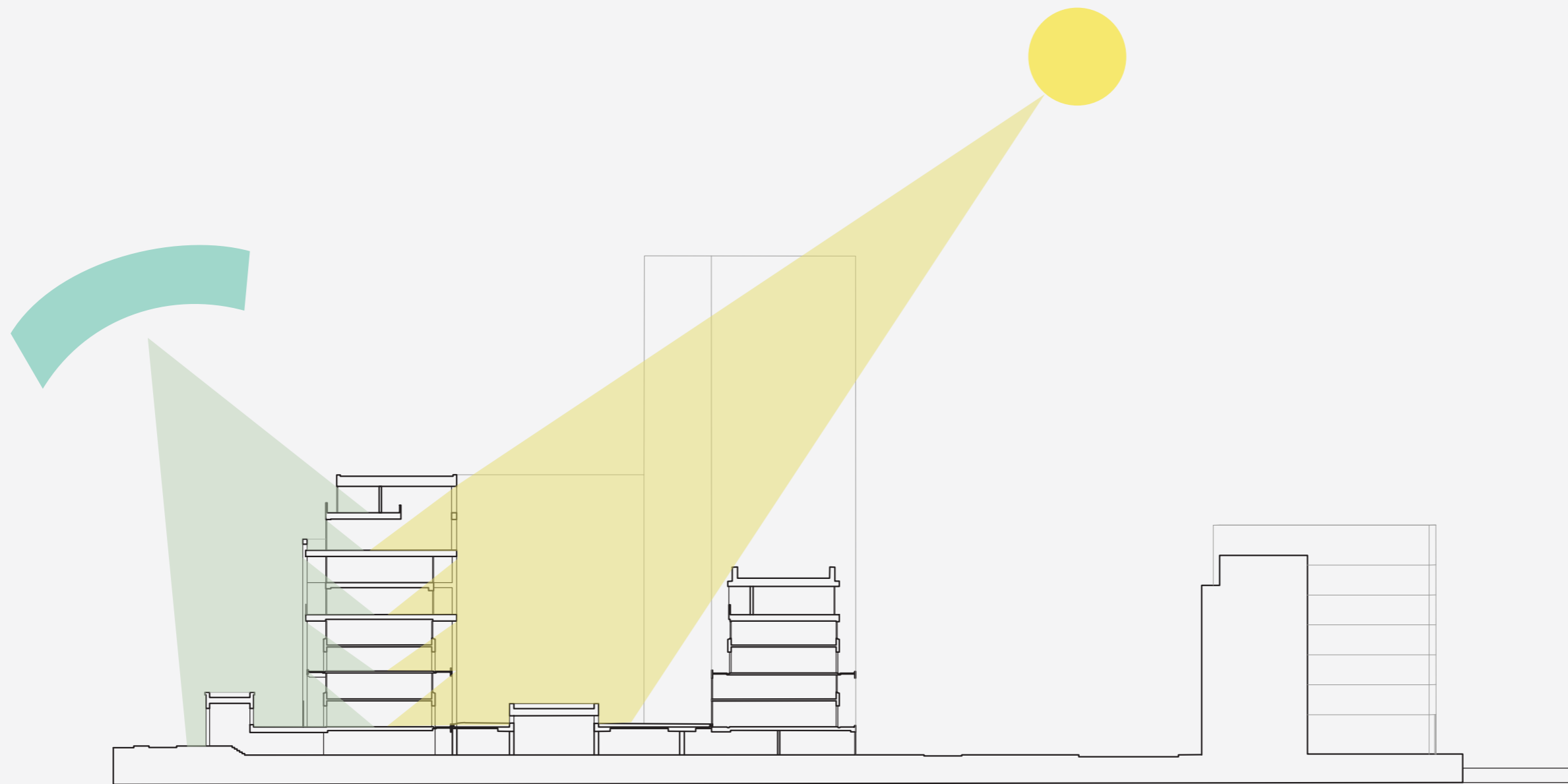


CLIMATE PRINCIPLES  
VENTILATION



CLIMATE PRINCIPLES  
HEATING/COOLING





CLIMATE PRINCIPLES  
DAYLIGHTING

