ROOM FOR CHANGE

Designing For Adaptability in the Dynamic City

Hanne Bosma | P3

14 April 2026

De uitdaging: bebouwde omgeving vs. verandering

Urbanisatie

Bevolkingsgroei

Opkomst kleinere huishoudens

Werk- leefpatronen verschuiven

De uitdaging: bebouwde omgeving vs. verandering

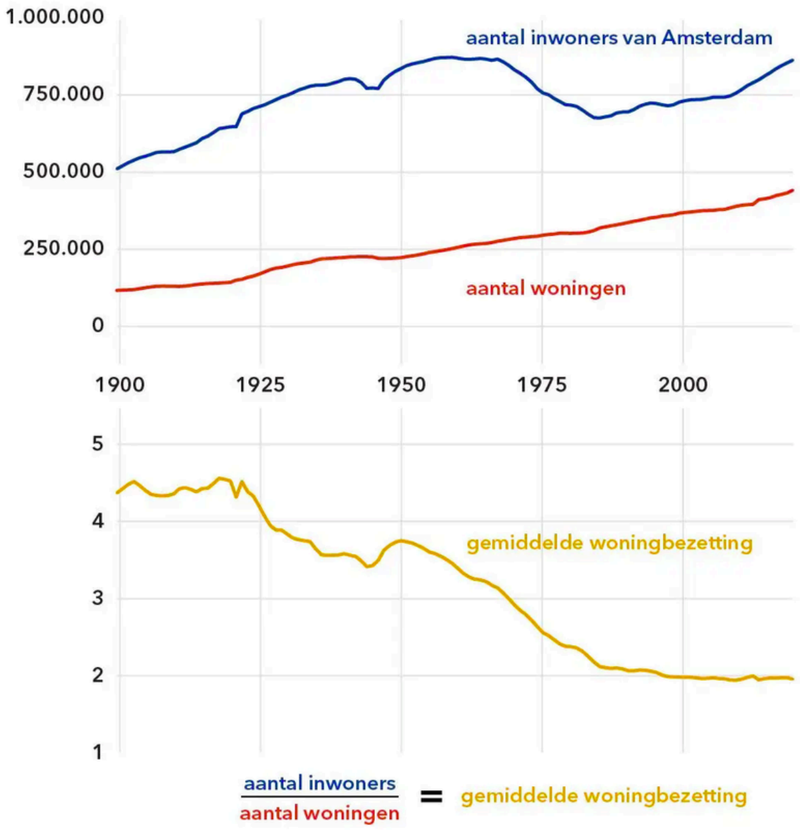
Ontworpen voor vaste functies > mismatch

Centraal Beheer Apeldoorn

voormalig kantoor CBS

De uitdaging: bebouwde omgeving vs. verandering

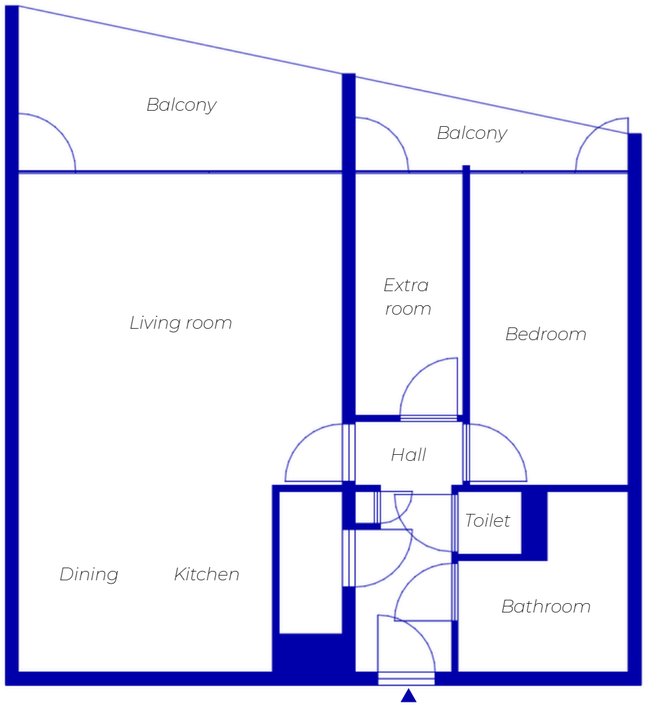
Veranderende huishouden samenstelling



(Woekeren Met Vierkante Meters | Website Onderzoek En Statistiek, 2019)

De uitdaging: bebouwde omgeving vs. verandering

Standaard plattegrond



De uitdaging: bebouwde omgeving vs. verandering

Consequenties: leegstand of sloop

Een leegstaand kantoorpand in kantorenwijk Plaspoelpolder. © ANP XTRA Lex van Lieshout

'Leegstand kantoren daalt, maar blijft structureel hoog'

nieuwsuur

Donderdag 17 april 2025, 07:00

Te weinig woningen in ongebruikte panden: 'En dat met alle leegstand'

Sloop van kantoorgebouw De Hoekstede

1 week ago Ronald Mooiman

DE WESTKRANT

Home › Nieuws

Nieuw-West Nieuws Uitgelicht Wonen

Sloop 700 woningen, nieuwbouw 1500 woningen in Nieuw-West

Ingrijpende vernieuwing met autoluwe straten in Couperusbuurt, Ruychaverkwartier en Hoekenes

Door **redactie De Westkrant** - 13 juni 2024

RTL Z

Kantoor steeds vaker gesloopt in plaats van omgebouwd tot woning

Ruben Koops · 11 juni 2024 · Aangepast: 12 juni 2024

oost-online

Nieuws en ontdekken tussen Amstel en IJ

Gebieden uit Oost #DWARS Uit in Oost Magazine 1018

Agenda Welkom Buurten Uit in Oost Sport&Fit Cultuur Stad&Natuur Rubriek Dwars Meer

Home › Overzicht › Sloop van de Van der Kunbuurt in volle gang

OVERZICHT WATERGRAAFSMEER

Sloop van de Van der Kunbuurt in volle gang

Foto van Wim Ettema.

Door **redactie** - 2 juni 2025

> "Ik vergelijk deze periode graag met de jaren vijftig en zestig, toen zijn ook snel veel woningen gebouwd. De afgelopen 25 jaar is daarvan veel gesloopt"
>
> — Dick van Gameren

Het probleem

Drijfveren van verandering:
verstedelijking - gebruikers

▼

Gebouwen zijn ontworpen voor vaste functies

▼

Mismatch in de loop van de tijd

▼

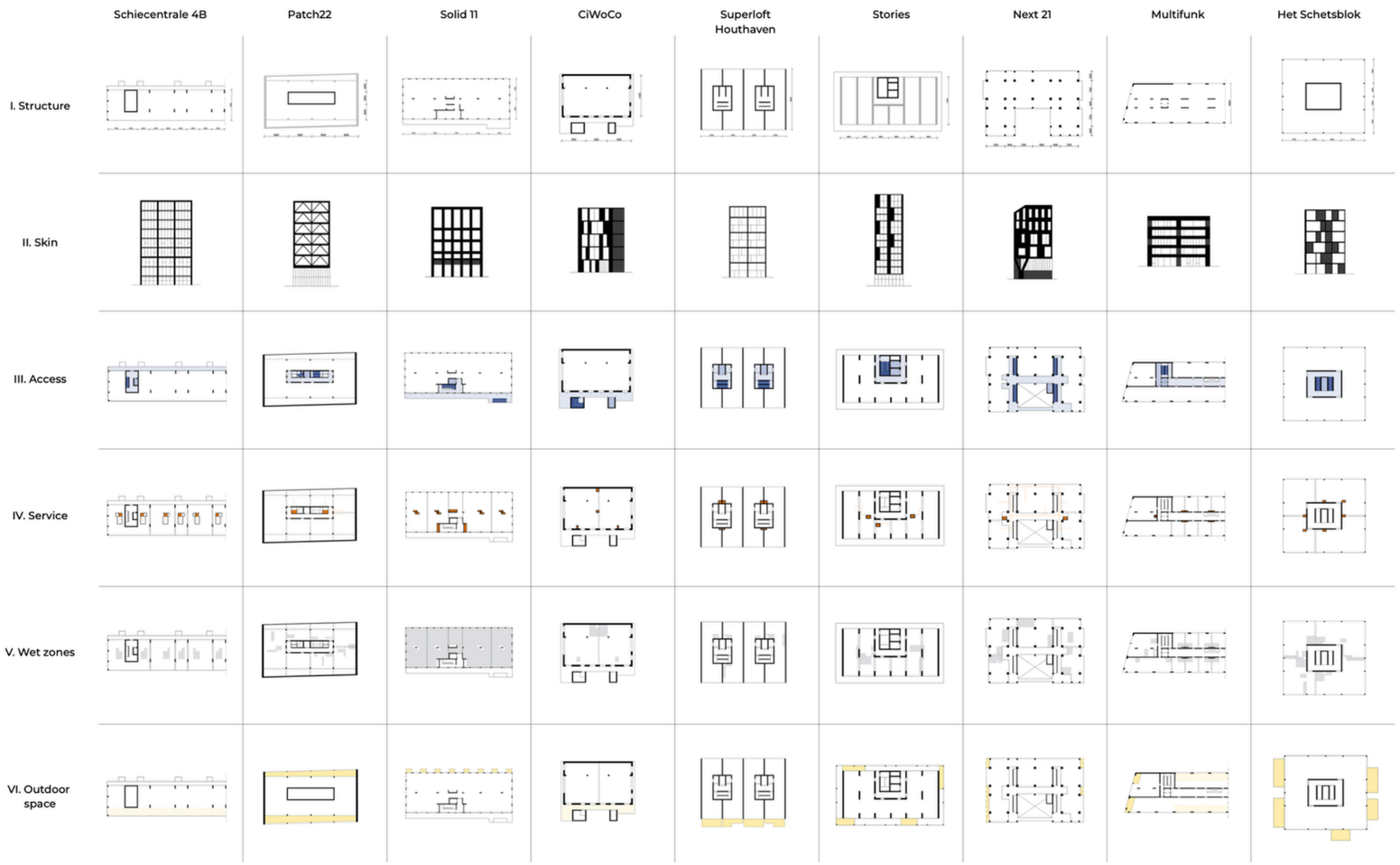
Gevolgen:
leegstand - inefficiënt ruimtegebruik - voortijdige sloop

▼

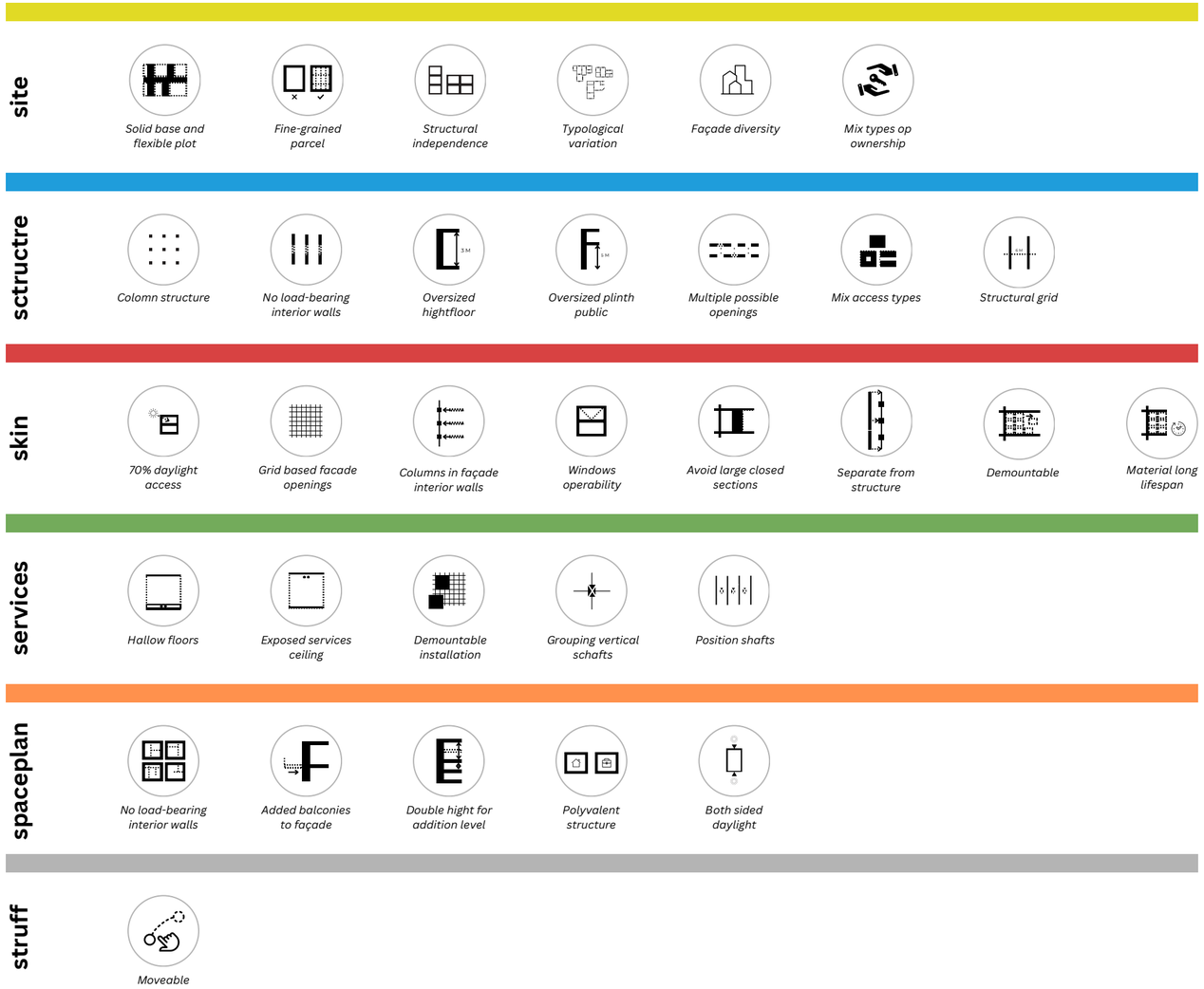
Gebouwen raken verouderd lang voordat hun levensduur eindigt

Op welke manieren kunnen ontwerprichtlijnen de **aanpasbaarheid** van een leefomgeving op verschillende schaalniveaus (directe omgeving, bouwblok en individuele woning) bevorderen, zodat deze op de lange termijn kan inspelen op **maatschappelijke ontwikkelingen**?

Casestudies



Design guidelines

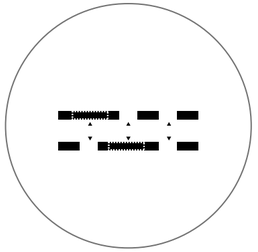


Ontwerpstrategieën aanpasbaarheid

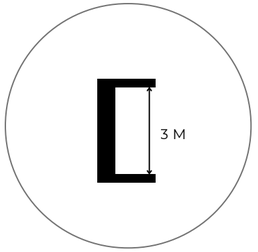
1. Stimuleer multifunctioneel gebruik van ruimtes
2. Maak toekomstige splitsing van woningen mogelijk
3. Houd de lagen (6 s'en) onafhankelijk van elkaar
4. Maak woningen geschikt voor verschillende huishoudensvormen

Ontwerpstrategieën aanpasbaarheid

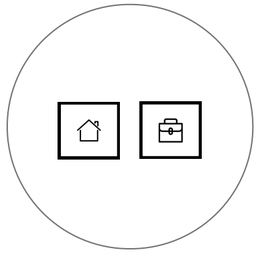
1 Stimuleer multifunctioneel gebruik van ruimtes



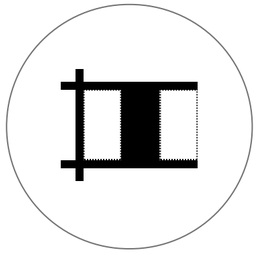
Meerdere mogelijk openingen



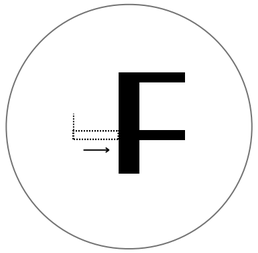
Oversized verdiepingsvloer: 3000 mm



Polyviante structuur: faciliteert meerdere vormen van gebruik



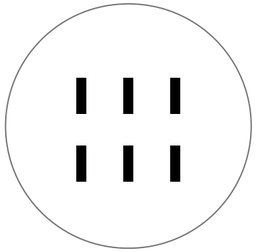
Gevel: vermijd grote dichte vlakken



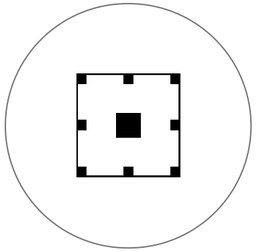
Buitenruimte op meerder plekken mogelijk

Ontwerpstrategieën aanpasbaarheid

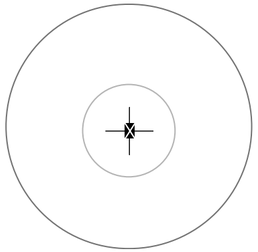
2 Maak toekomstige splitsing van woningen mogelijk



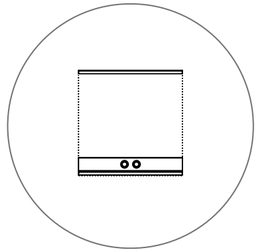
Open draagstructuur



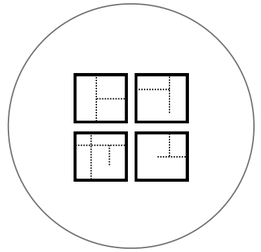
Concentreer verticale schacht in compacte kern



Bundel verticale services waar mogelijk



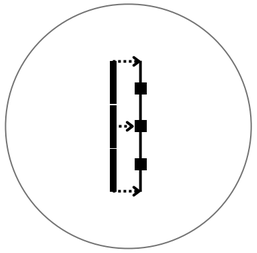
Holle vloer of plafond



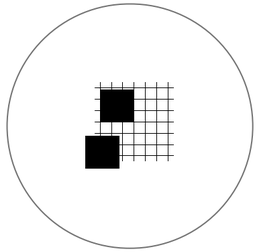
Beperk dragende binnenwanden

Ontwerpstrategieën aanpasbaarheid

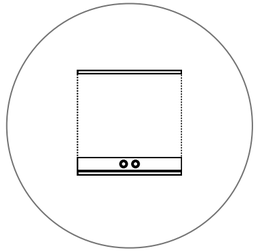
3 Houd de lagen (6 s'en) onafhankelijk van elkaar



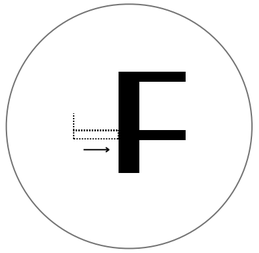
Gevel apart van constructie



Demontabele installatie



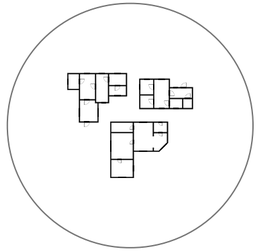
Holle vloer of plafond



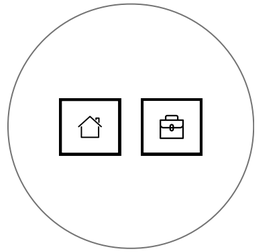
Buitenruimte op meerder plekken mogelijk

Ontwerpstrategieën aanpasbaarheid

4 Maak woningen geschikt voor verschillende huishoudensvormen



Variatie typologie

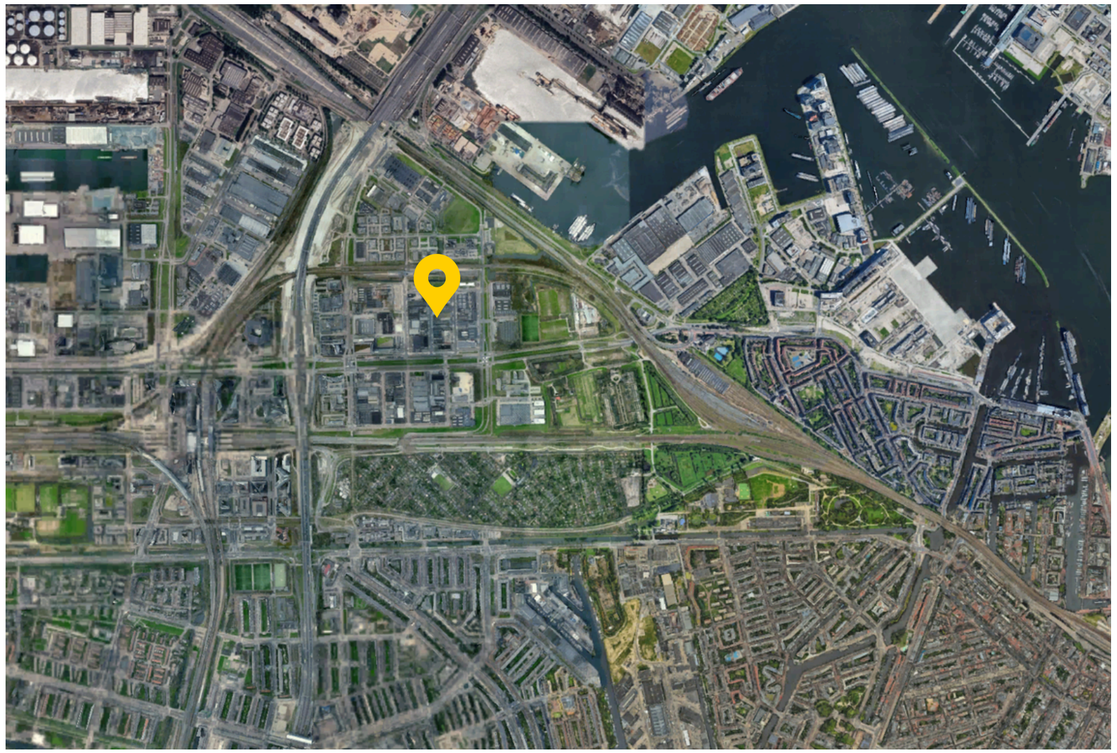


Polyviante structuur: faciliteert meerdere vormen van gebruik

ONTWERP LOCATIE

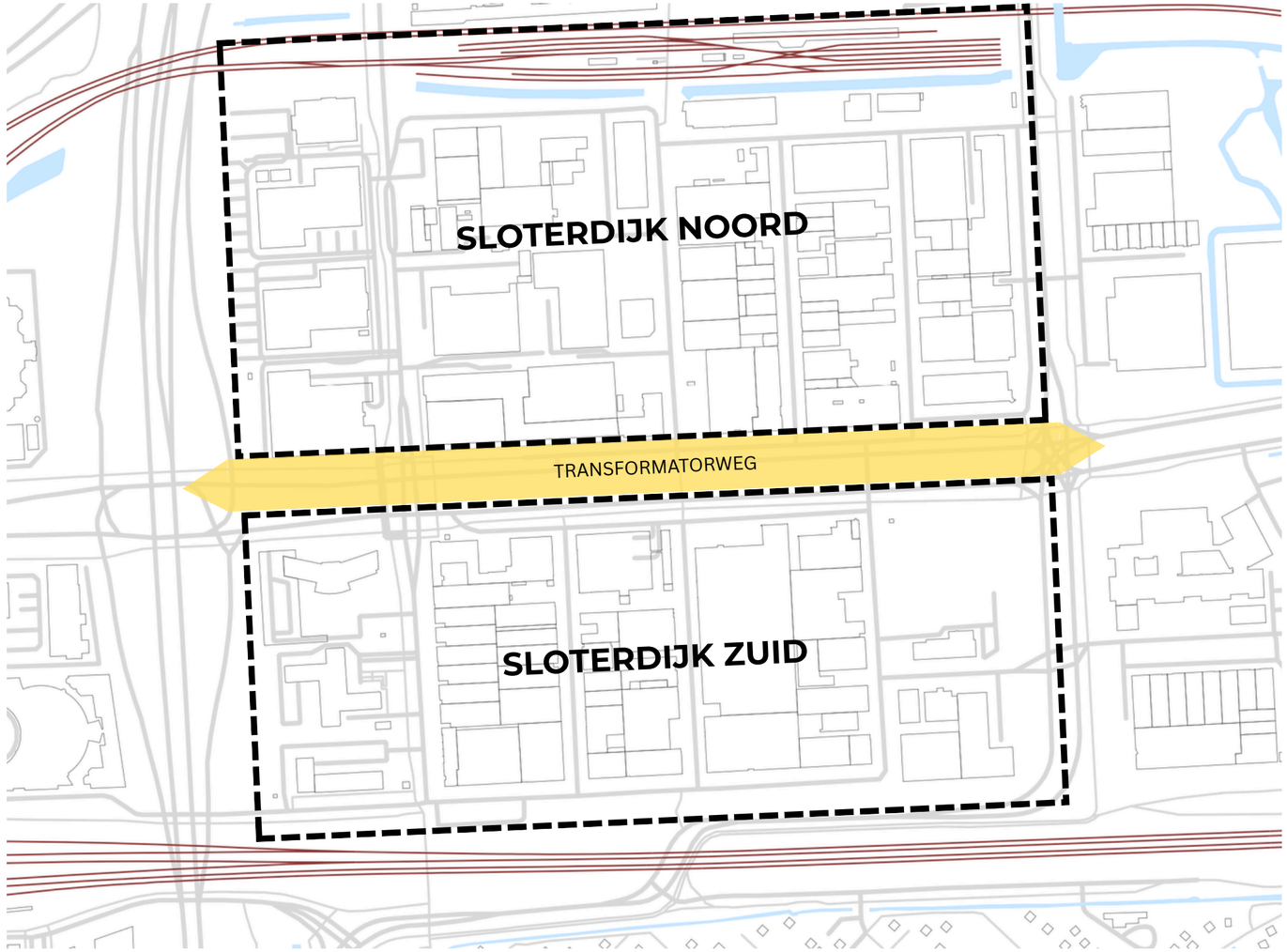
Locatie

Amsterdam, Nederland



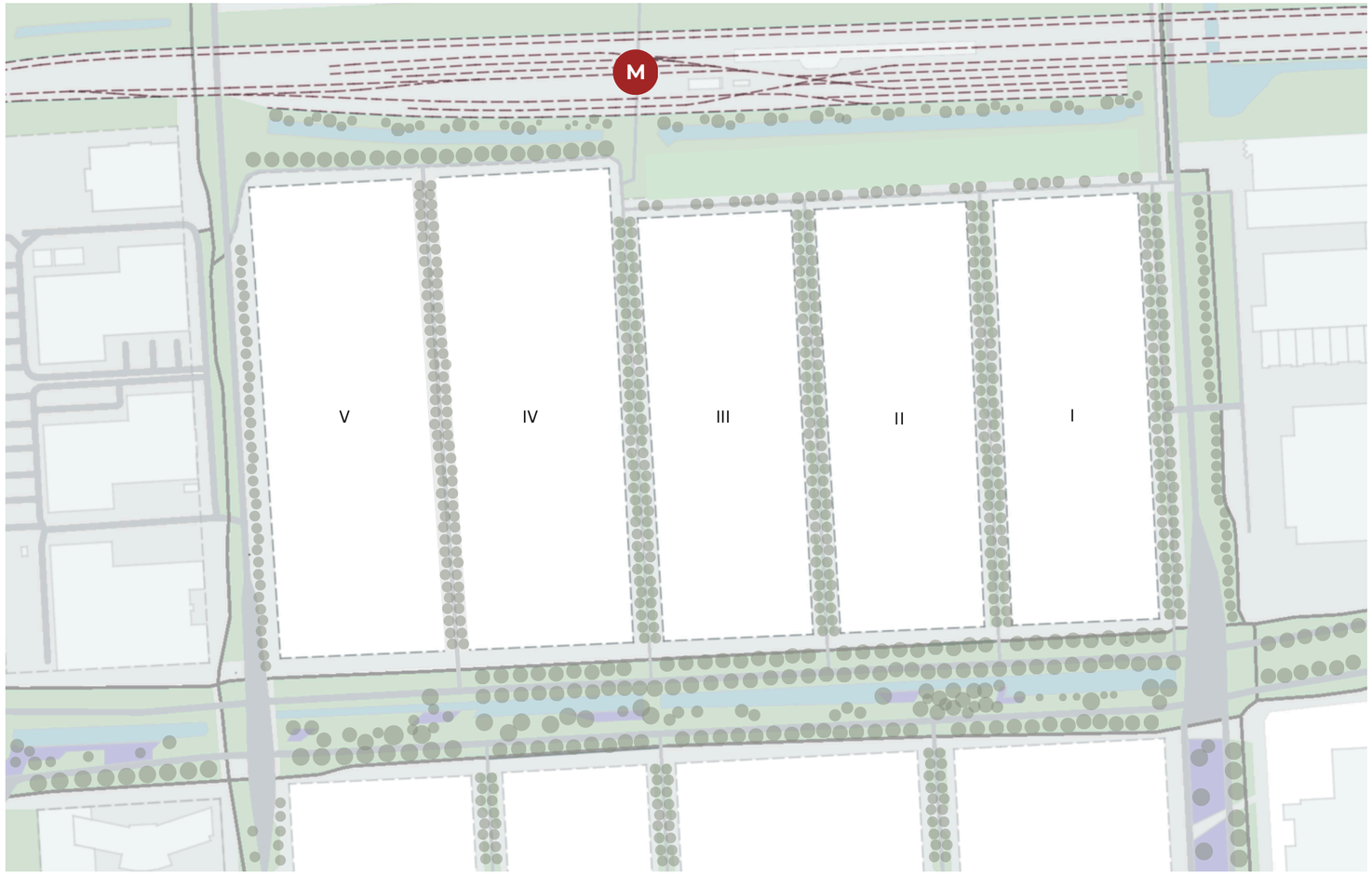
Sloterdijk Noord

Locatie

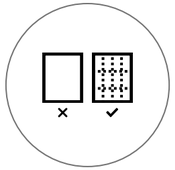


N:V
N:IV
N:III
N:II
N:I
TRANSFORMATORWEG
Z: V
Z: IV
Z: III
Z: IIa
Z: IIb

Sloterdijk Noord

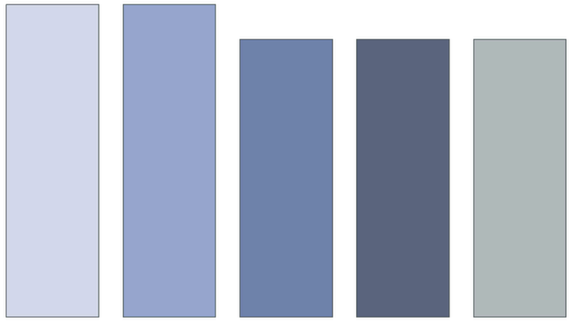


Herkaveling

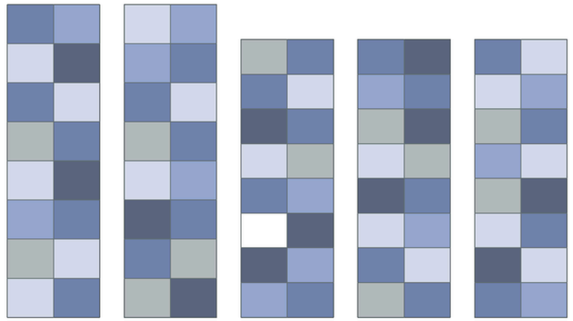


Fine-grained parcel

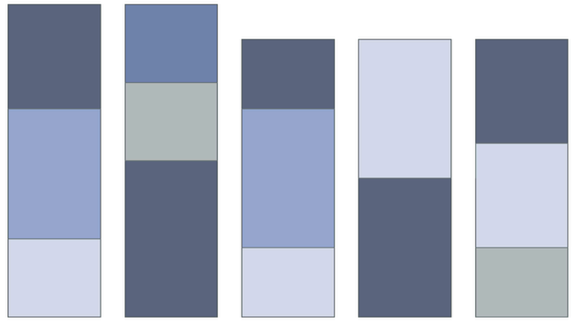
Mix types op ownership



Gehele blok



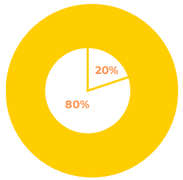
Fijnmazig



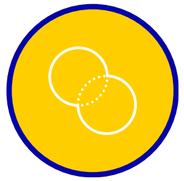
Diversiteit en medium fijnmazig

Ambities Gemeente Amsterdam

Highly urbanised area



80% residential - 20% non-residential



Mixed functions

Diverse housing supply in size

Balance between tranquility, liveliness, privacy and functionality

Diverse target groups

Lively plinth on the ground floor

Adaptive buildings and plinth

Recreation and transport on the water

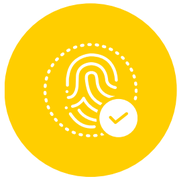
Low parking standard and out of the picture

Stimulate shared mobility

Leading role for cyclists and pedestrians

Well-connected public transport

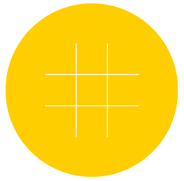
Improve the quality of green areas



Provide identity: port with raw authenticity

High sustainability standards

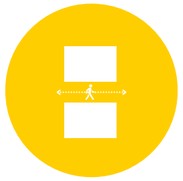
Multiple use of roof: living space, green roof, technology, solar panels and water collection



Existing street pattern and grid are largely retained

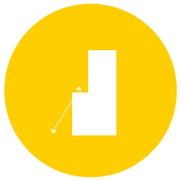
Different heights (8–20 m) and towers (30, 45, 60 m) with setbacks (5 m)

Variation in mass and form ensures rhythm, diversity and spatial quality

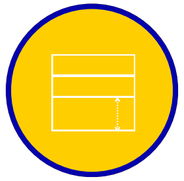


Each block is interrupted by at least one intermediate street without car traffic

Courtyards are collectively and greenly designed

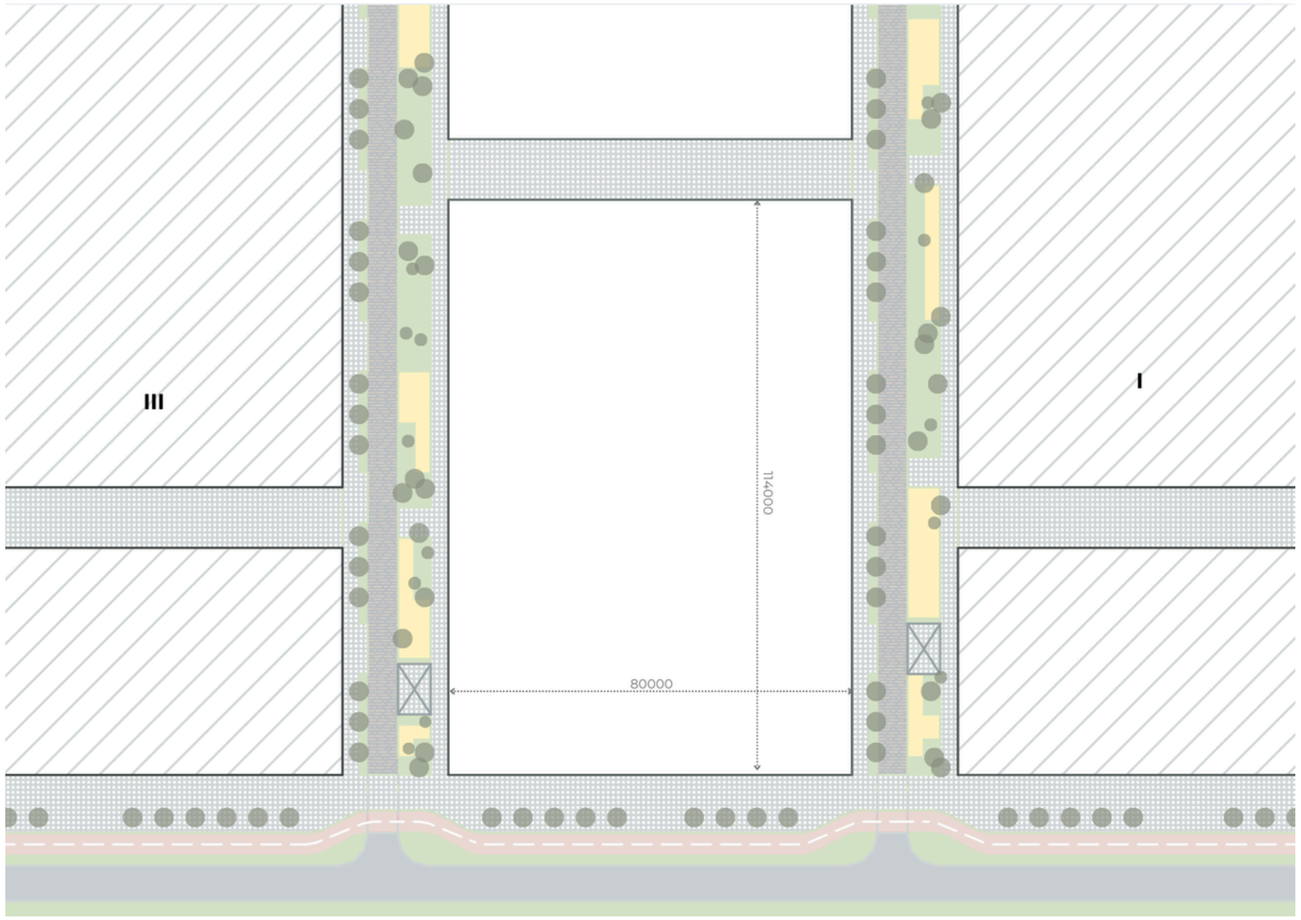


Balconies and roof terraces connect with the street or inner area

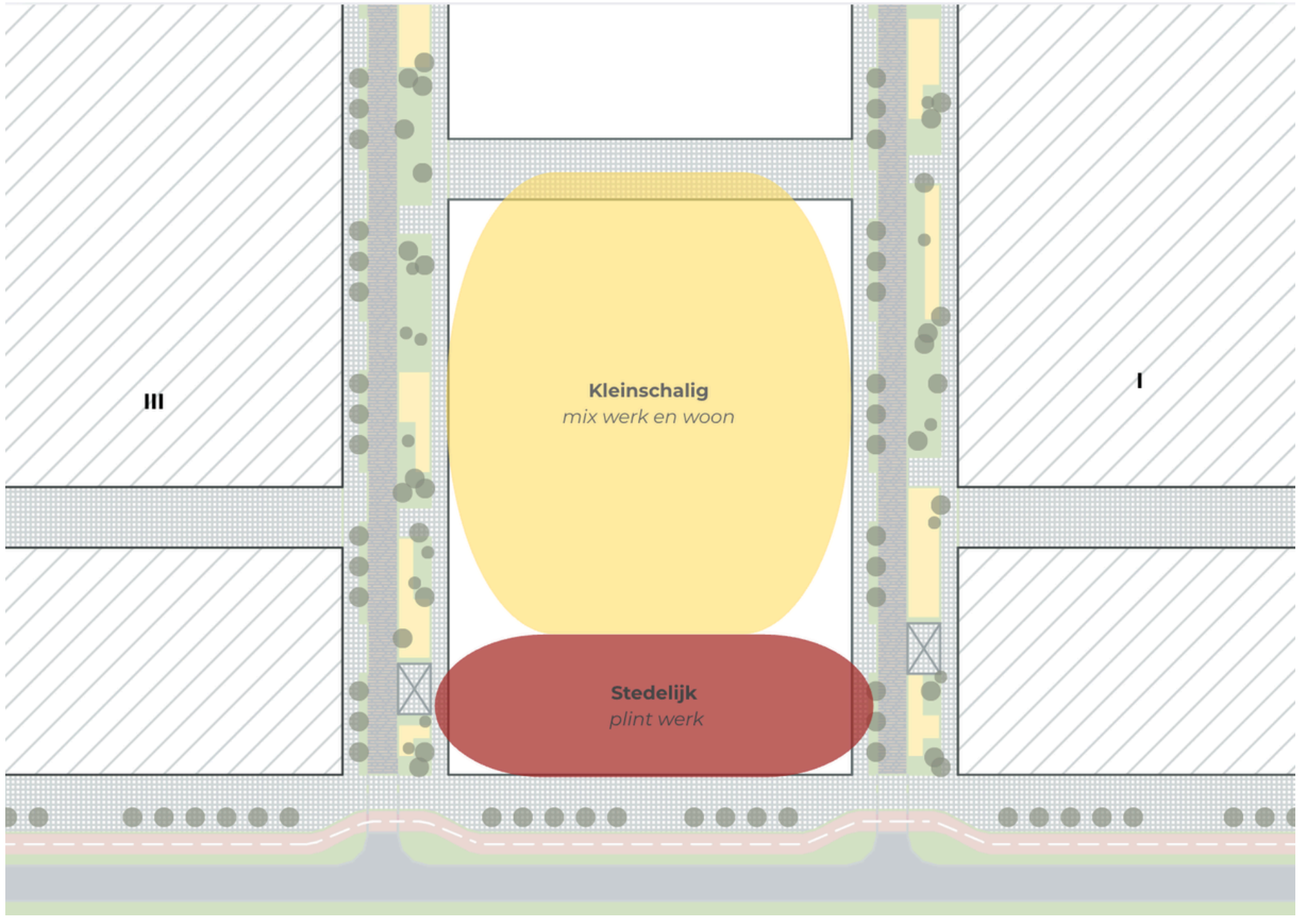


Plinths are multifunctional, flexibly deployable and future-proof

Plot

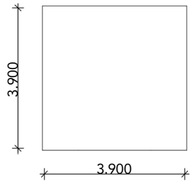


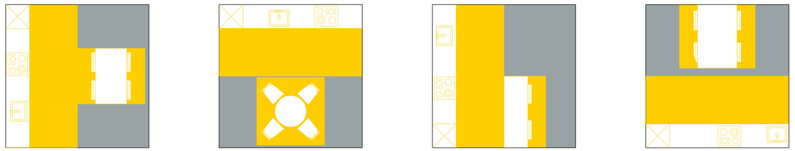
Plot ambities



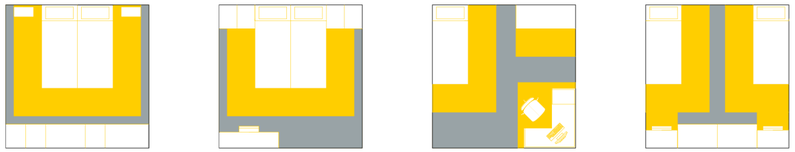
HET ONTWERP

De polyvalente ruimte

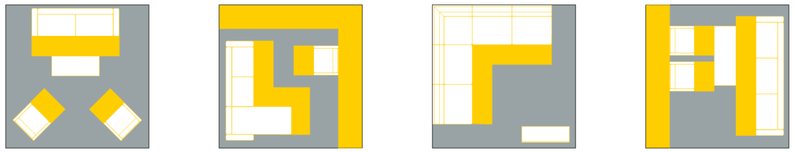




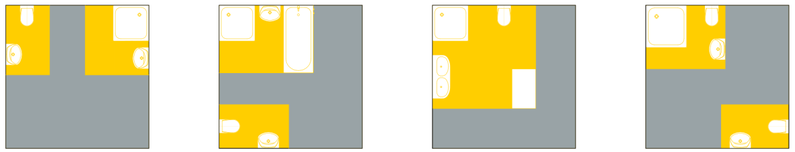
Keuken/eetkamer - koken en eten



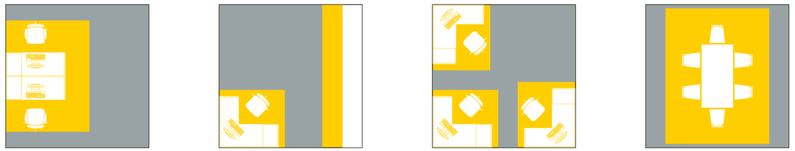
Slaapkamer - slapen



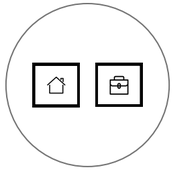
Woonkamer - samen komen



Sanitair - wassen



Kantoor - werken



Polyvalent structure

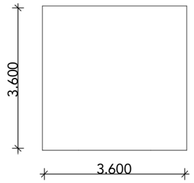
De polyvalente ruimte

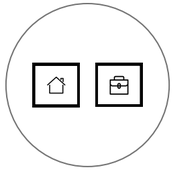
Referentie

Polyvalent structure

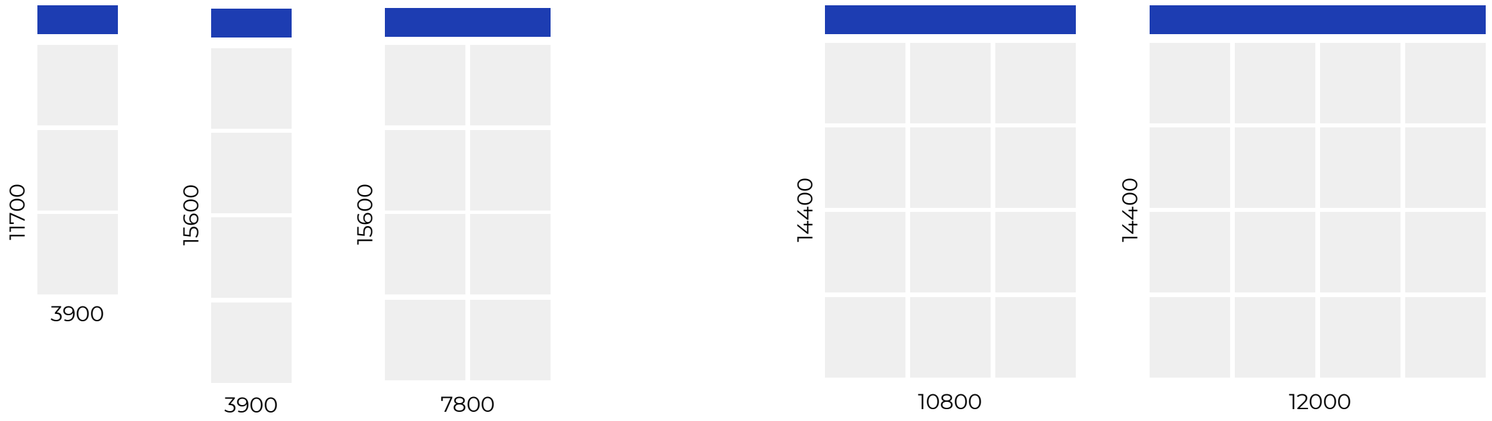
De polyvalente ruimte

Gallerij





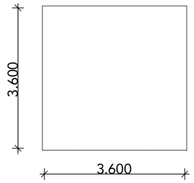
Polyvalent structure

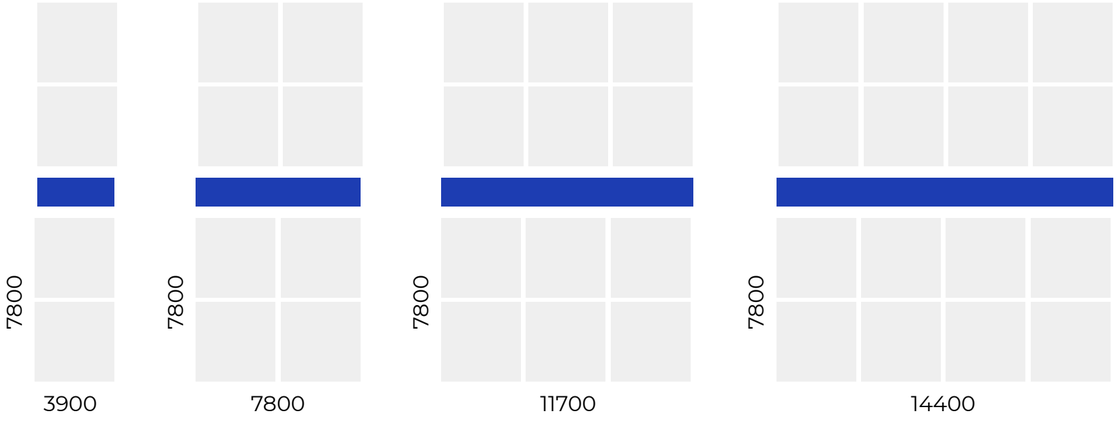


45,63 m2 | 60,84 m2 | 121,68 m2 | 138,72 m2 | 144 m2

De polyvalente ruimte

Corridor



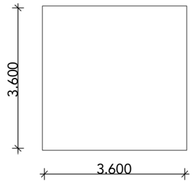


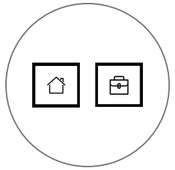
30,42 m2 | 60,84 m2 | 91,26 m2 | 92,48 m2

Polyvalent structure

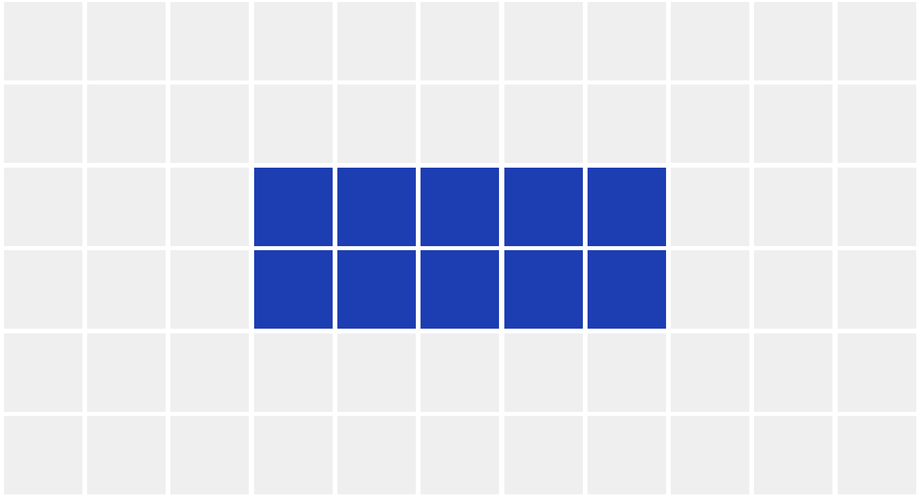
De polyvalente ruimte

Interne kern

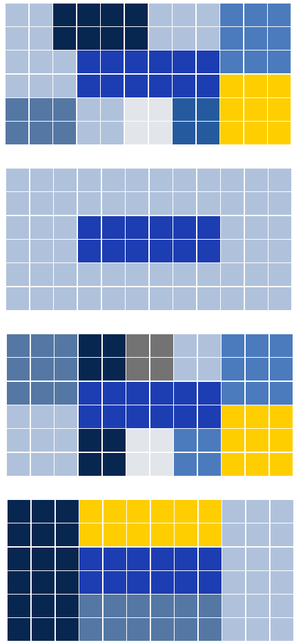




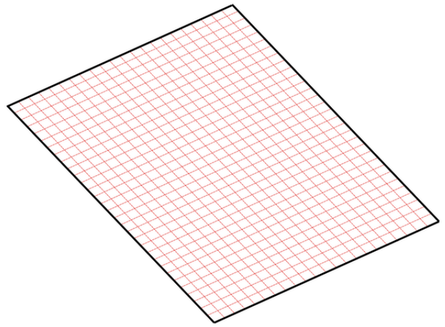
Polyvalent structure



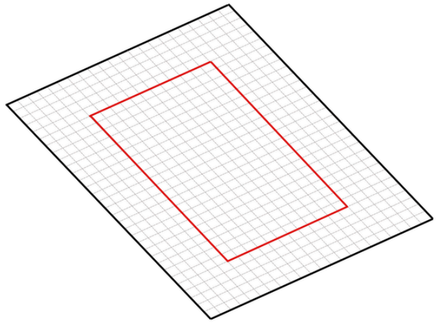
34,68 m2 46,24 m2 57,80 m2 69,36 m2 115,60 m2



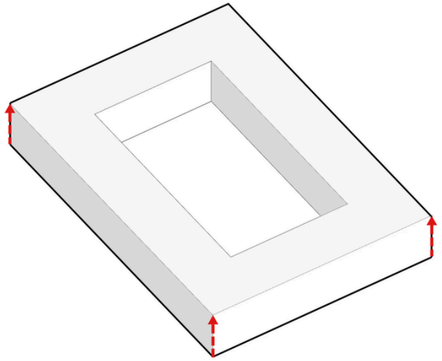
Massa



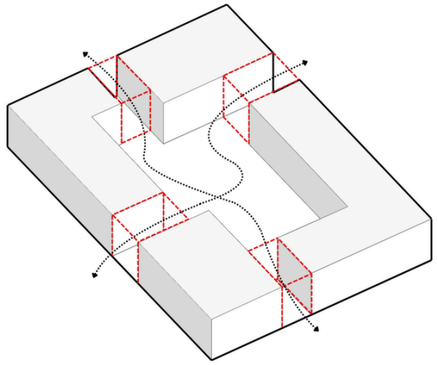
I. raster 3,6 x 3,6



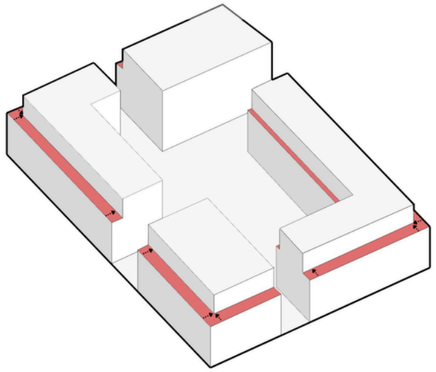
II. gebouwmodule



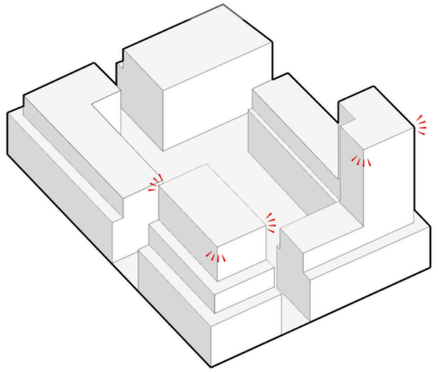
III. massa



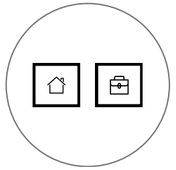
IV. openbreken en splitsen massa's



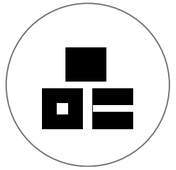
V. setbacks



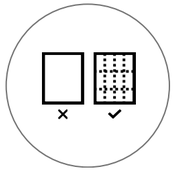
VI. hoogbouw accenten



Polyvalent structure



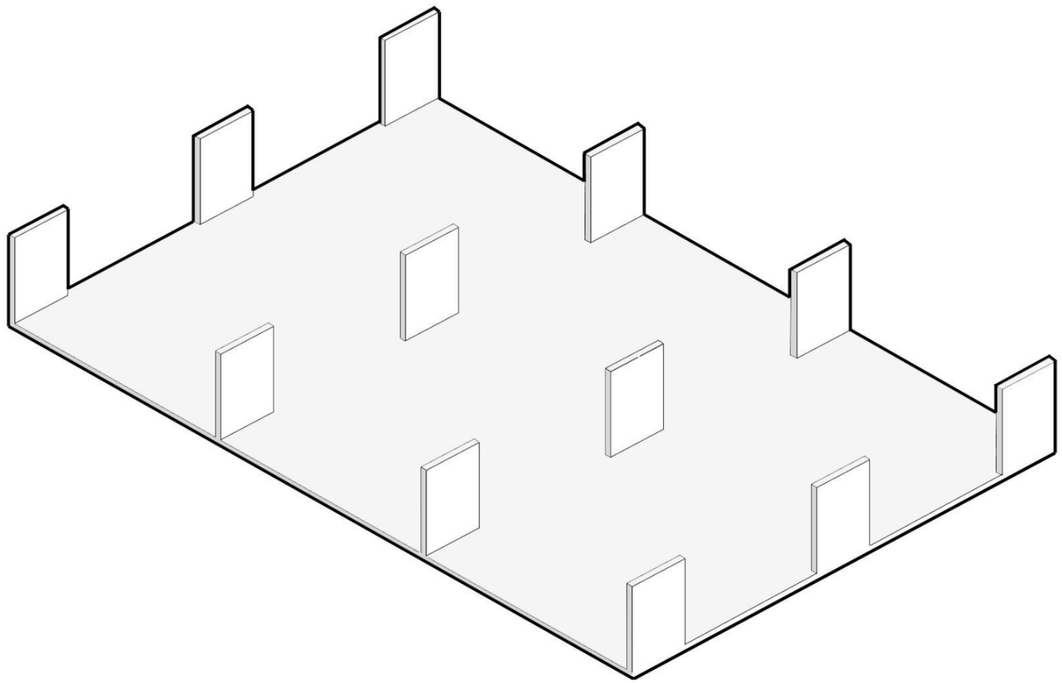
Mix access types



Fine-grained parcel

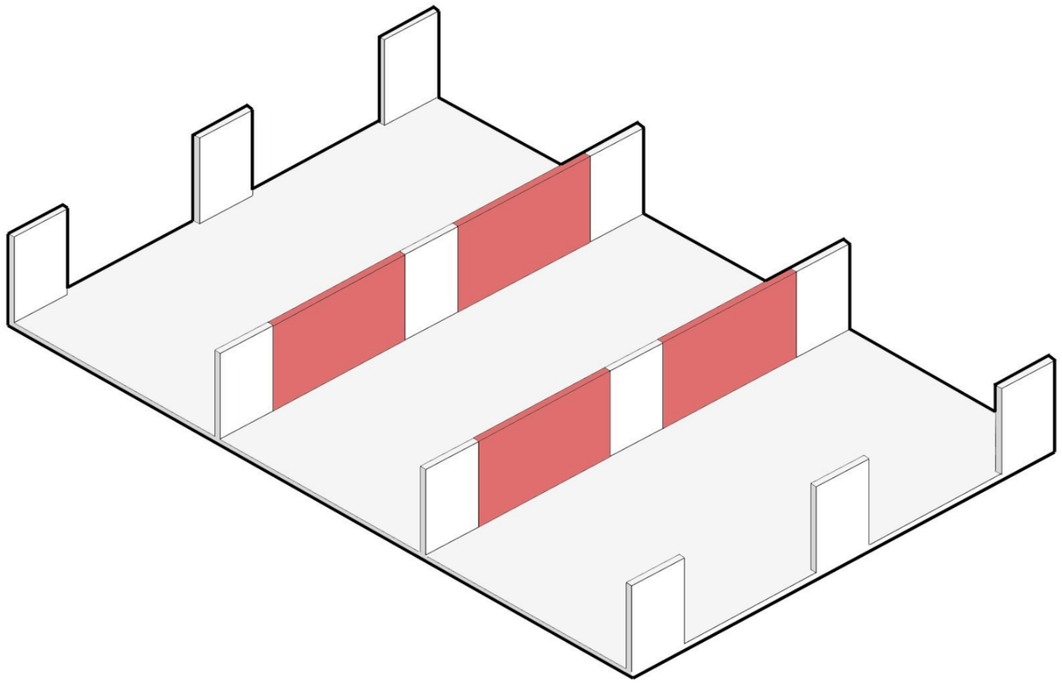
Concept schijven

BG - 2e verdieping



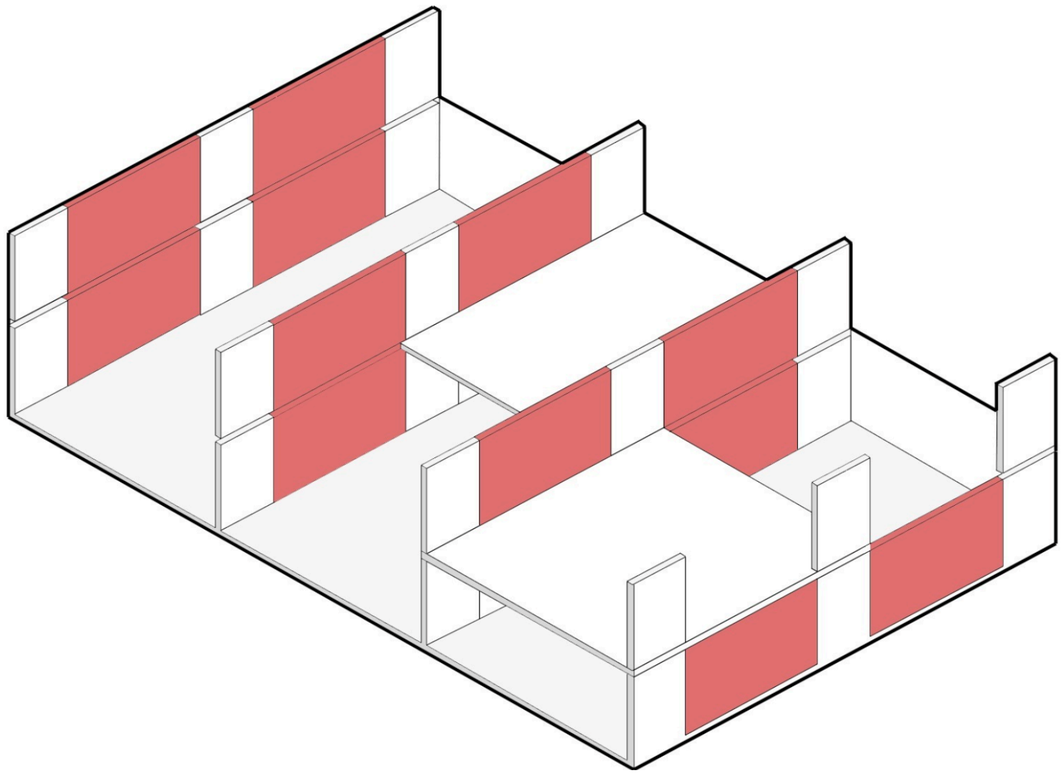
Concept schijven

BG - 2e verdieping



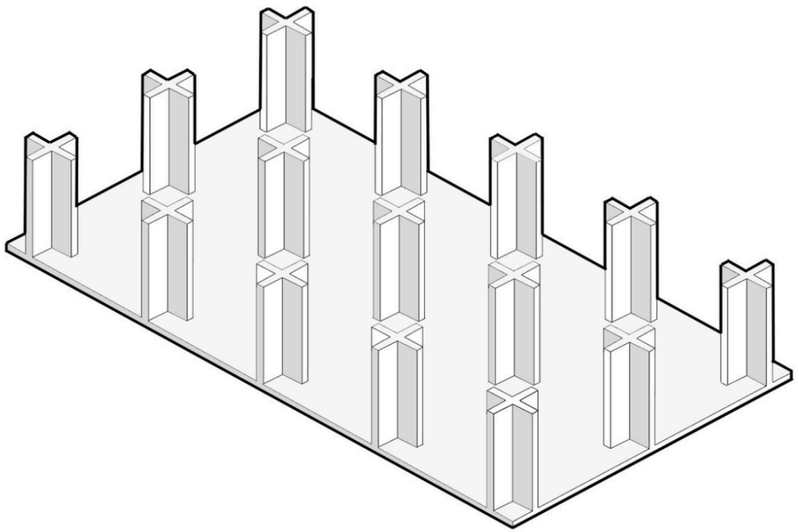
Concept schijven

BG - 2e verdieping



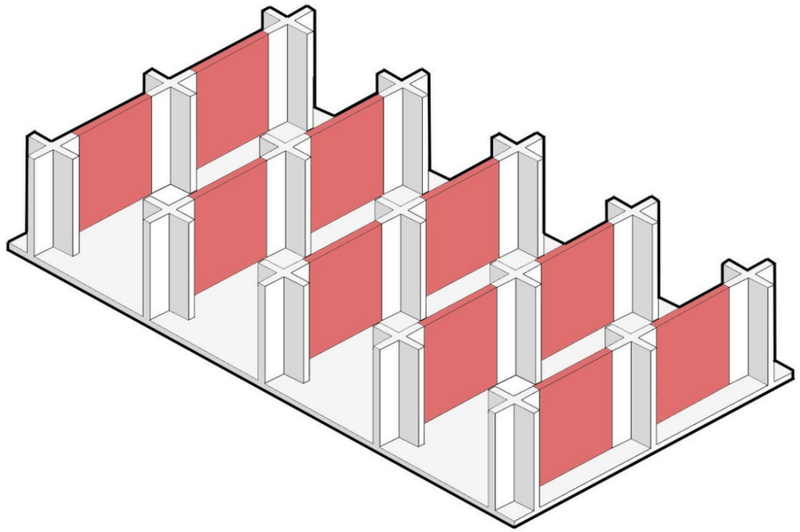
Concept kruisverband

vanaf 3e verdieping



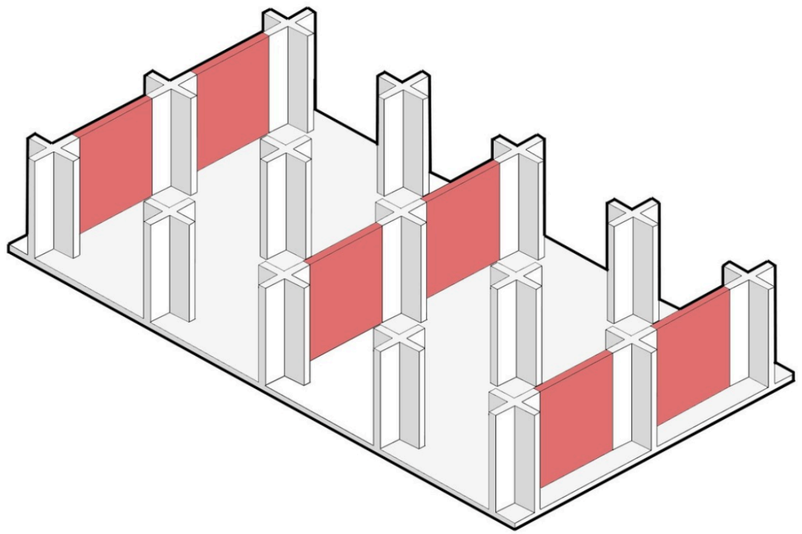
Concept kruisverband

vanaf 3e verdieping



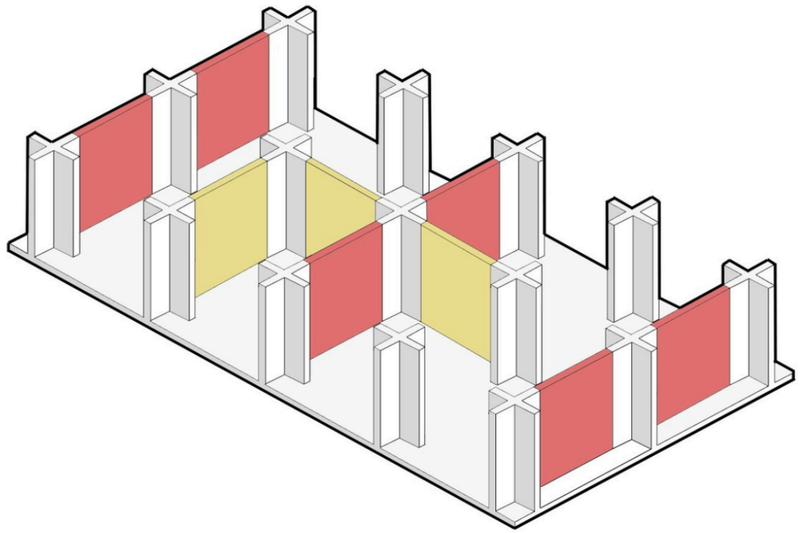
Concept kruisverband

vanaf 3e verdieping



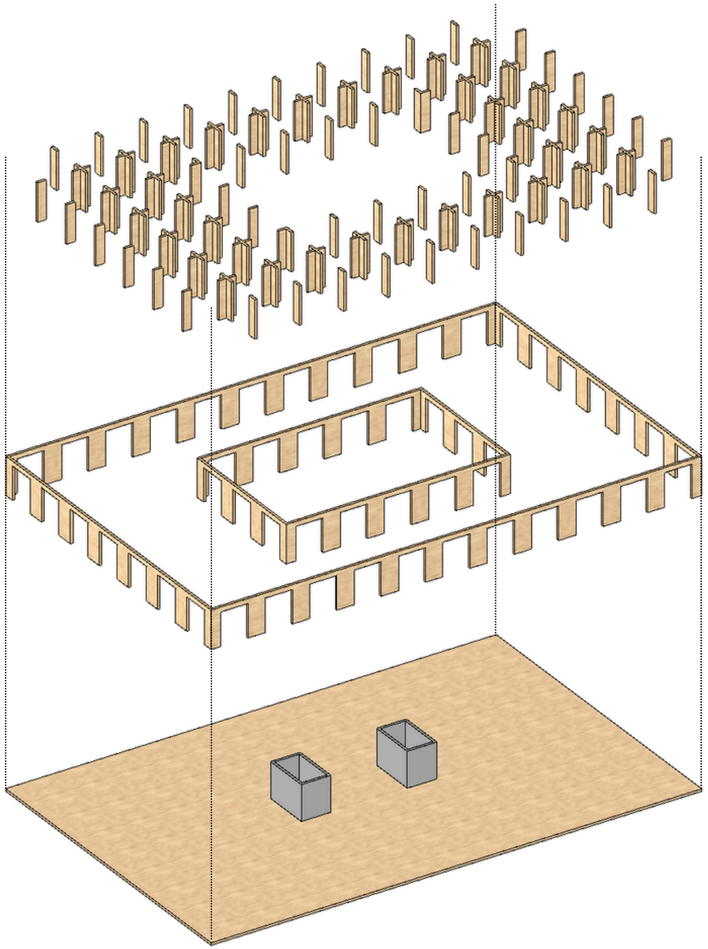
Concept kruisverband

vanaf 3e verdieping

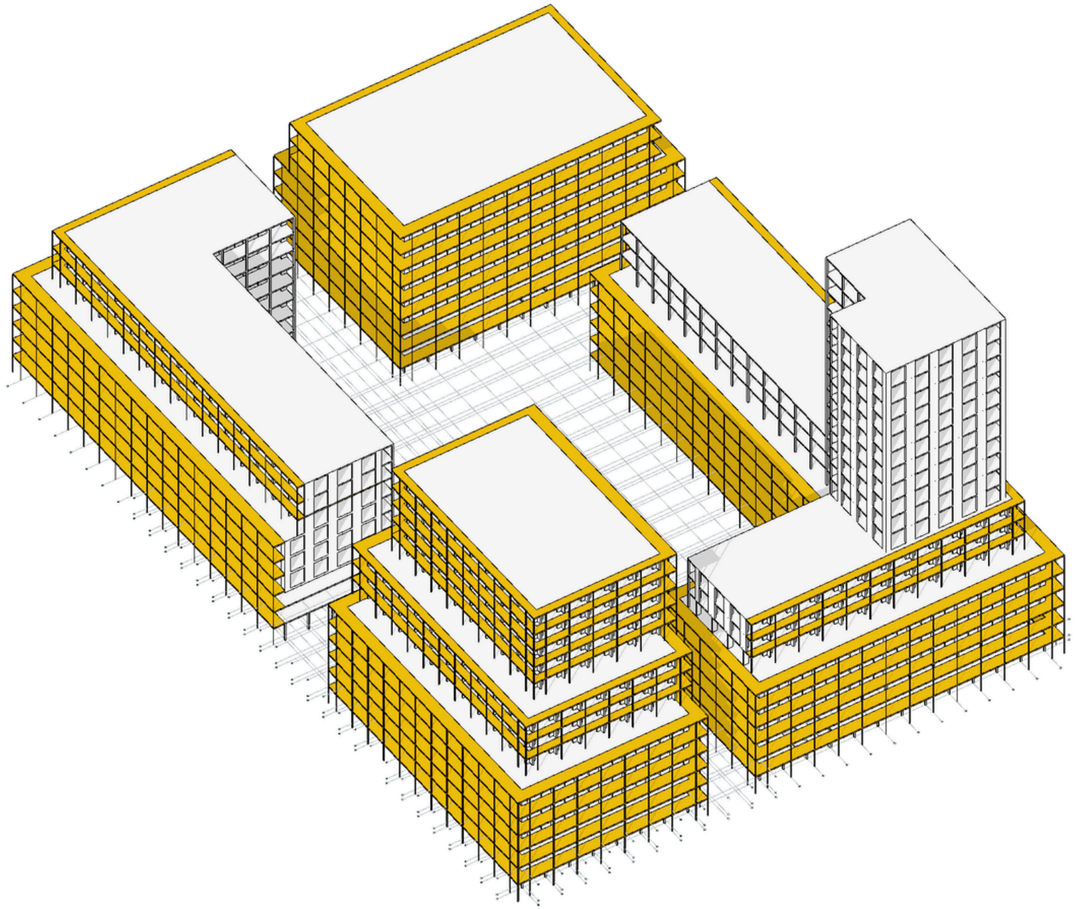


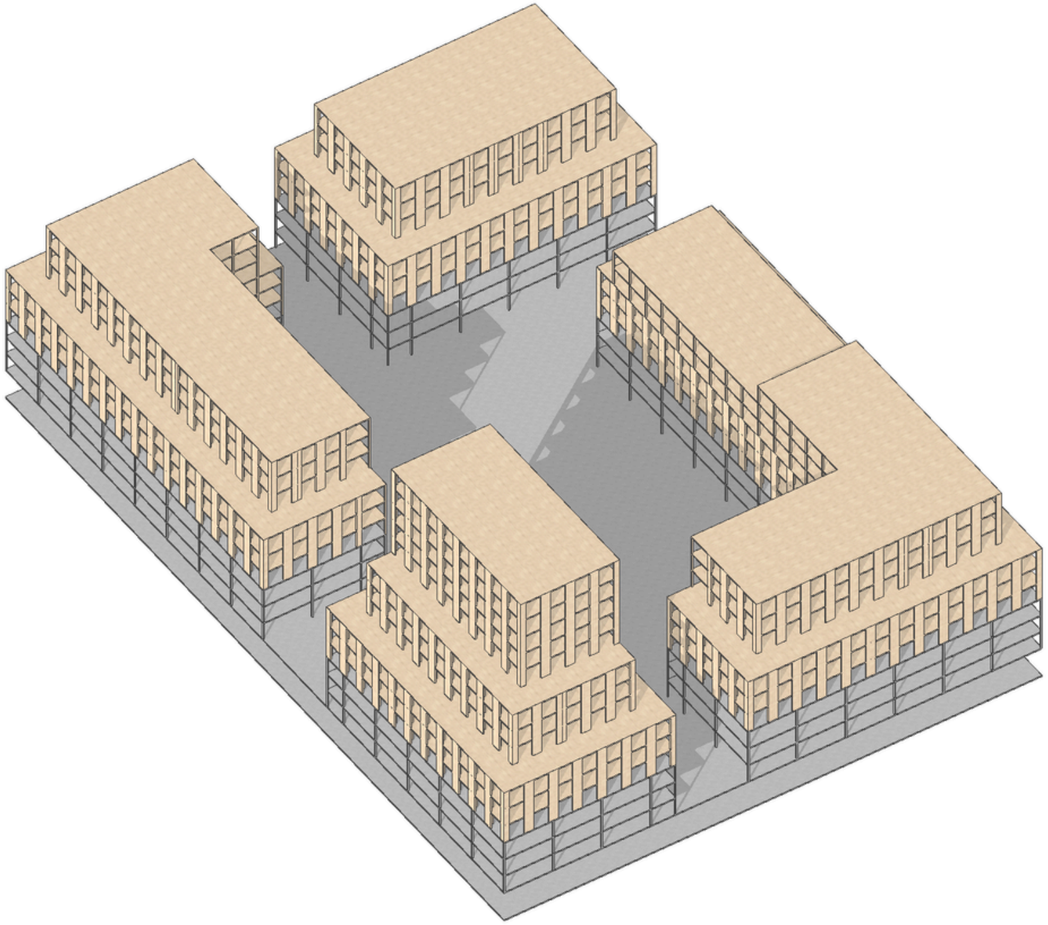
Concept kruisverband

vanaf 3e verdieping



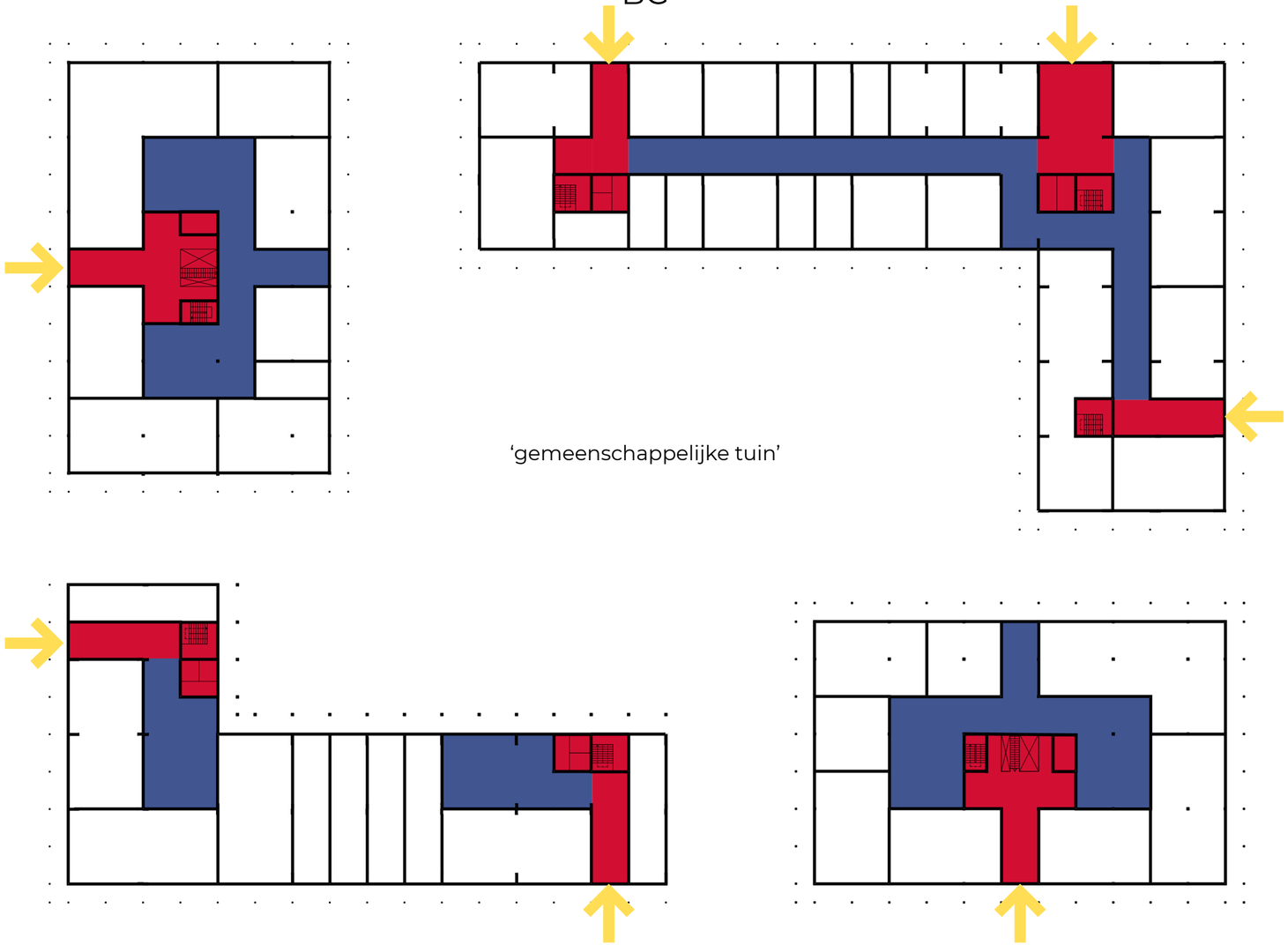
Constructie 3d





Plattegrond

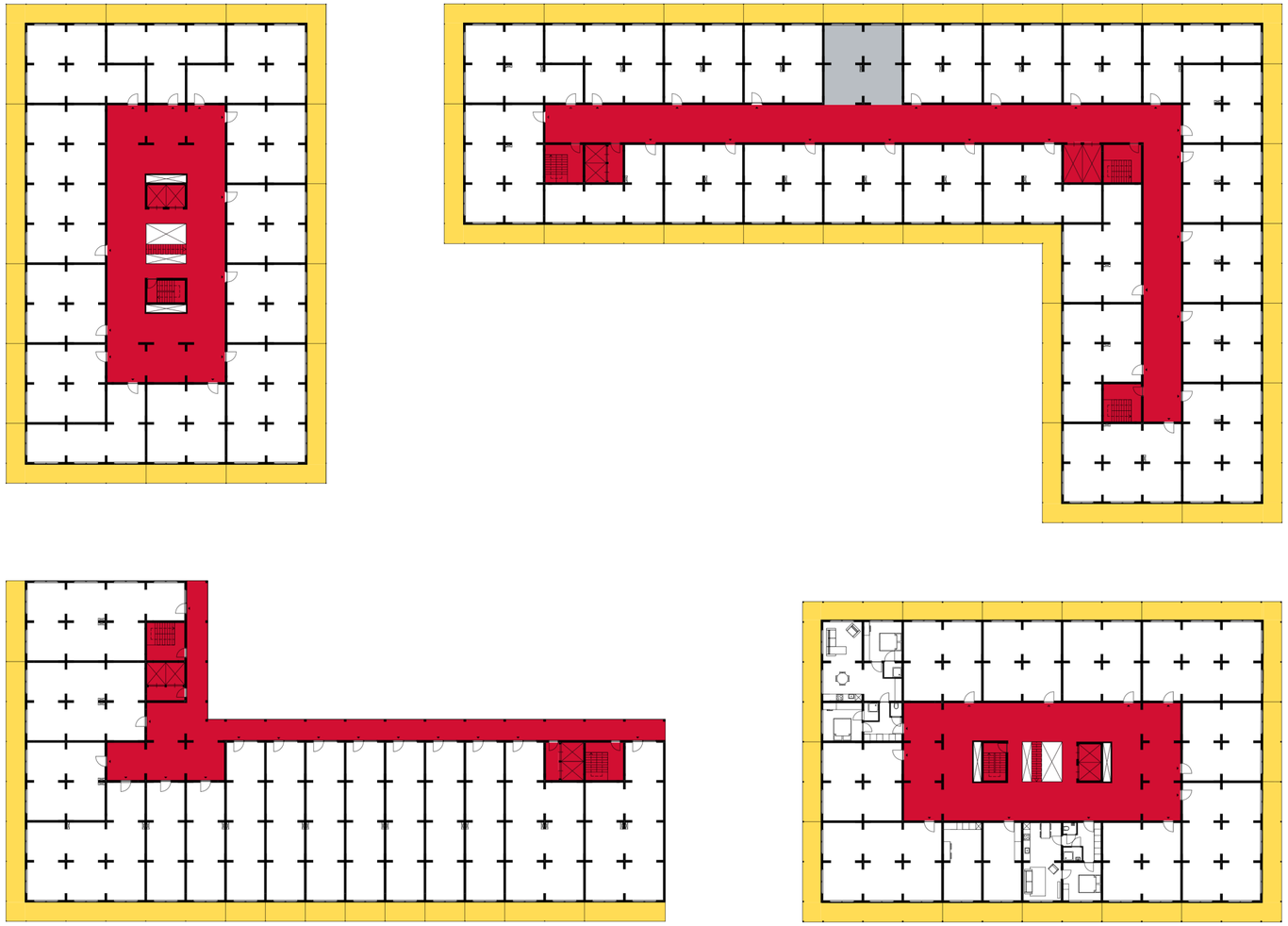
BG



Ontsluiting
Fietsen
Gemeenschappelijk

Plattegrond

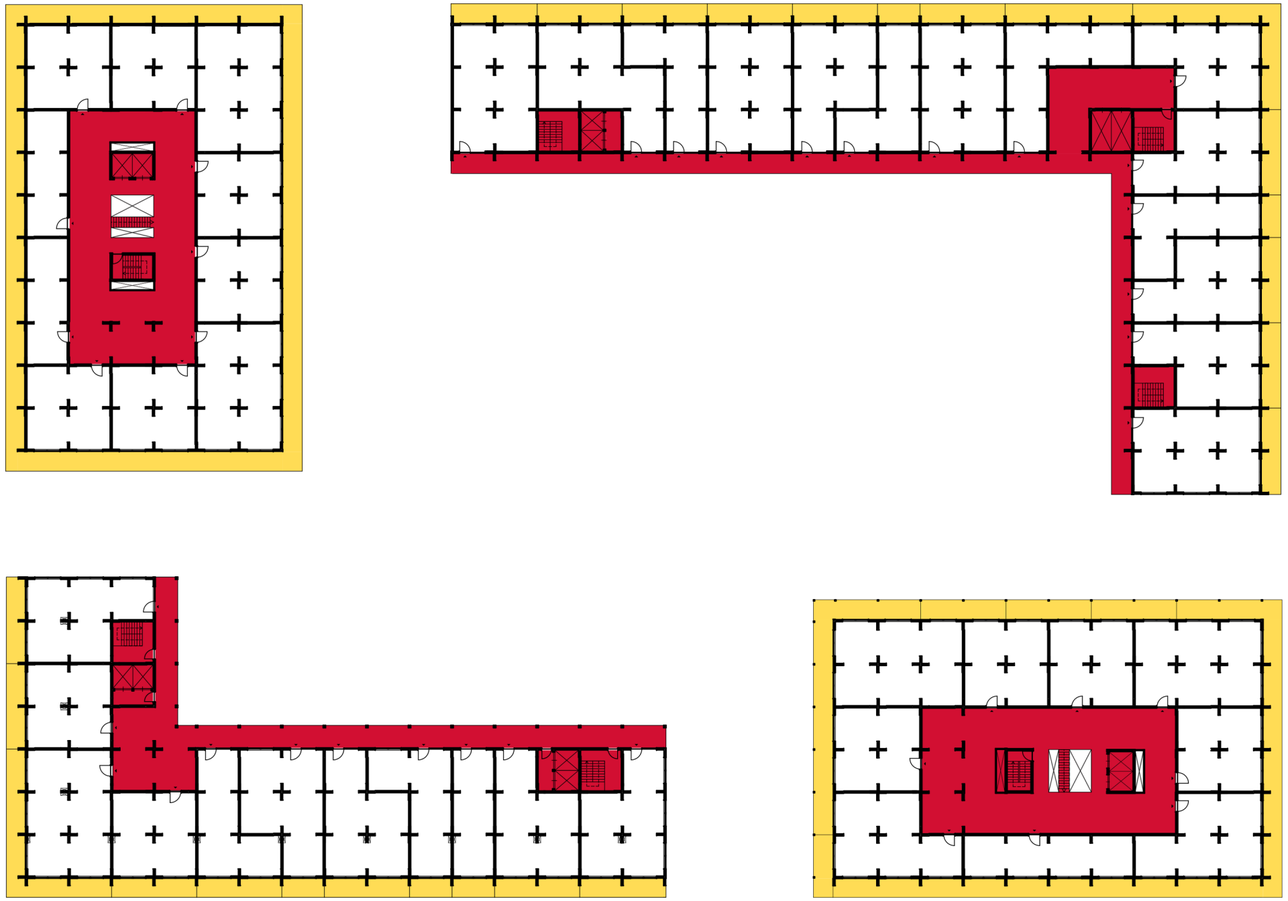
4e verdieping



Ontsluiting
Buitenruimte
Gemeenschappelijk

Plattegrond

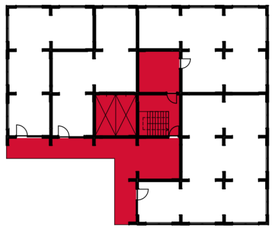
7e verdieping

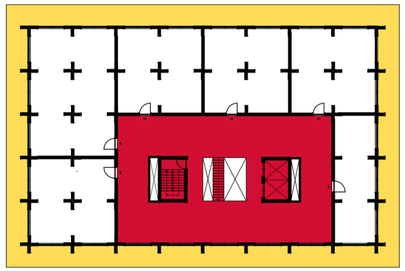


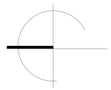
Ontsluiting
Buitenruimte
Gemeenschappelijk

Plattegrond

10e verdieping

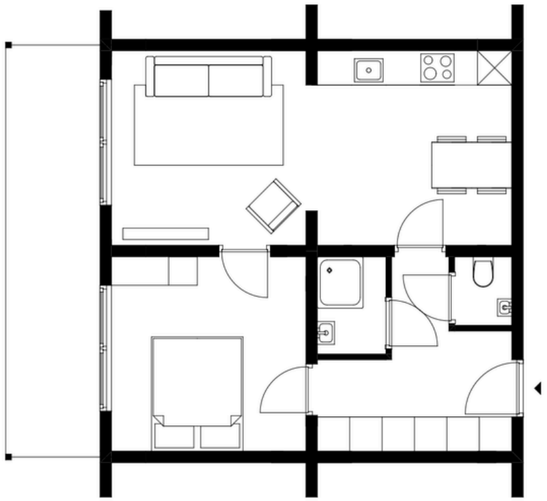




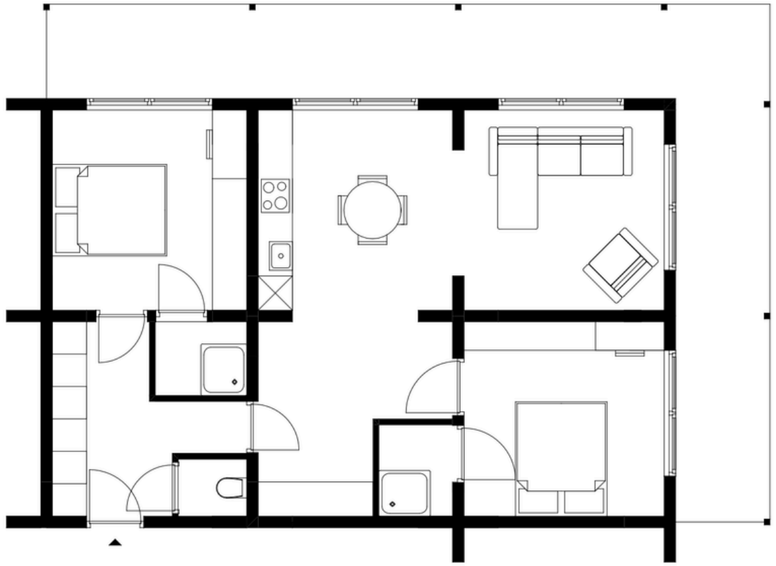


Ontsluiting
Buitenruimte
Gemeenschappelijk

Woning plattegrond

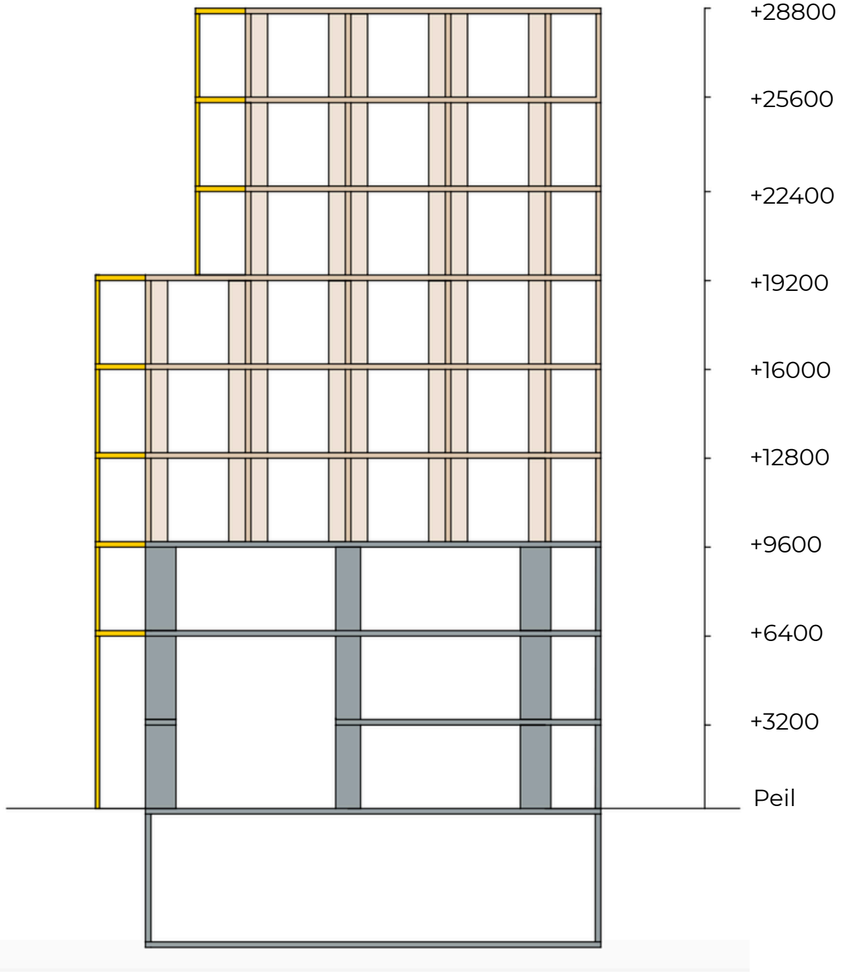


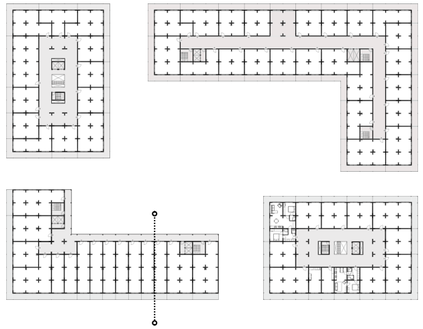
46,24 m2



69,36 m2

Doorsnede





Gevel?

HAVENSTAD - ROBUUST - STOER - MENSELIJKE MAAT - DIVERSITEIT - FUNCTIONEEL - RAUW - VERANDERBAAR - OPEN