A HOME FOR THE EXPAT AND THE CITY

An International Neighbourhood Tower

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AR3AD131 BETWEEN STANDARD AND IDEALS, The future of housing in the Netherlands

CONTENT 1.

RELEVANCE

This Msc3 research sets out to find a new ideal for housing in Amsterdam and find how this shapes the new Minervahaven quarter and the residential areas. The Haven-Stad, a large city intensification plan that is the Haven-Stad, a large city plan that is to be developed and realized between now and 2040, housing up to 75.000 dwellings in a mixed work-live environment is to be the starting point to finding. To build houses for a future generation of Amsterdammers is to find out who these people are. In search of growth the attraction of foreign workers the city of Amsterdam is inhabited with a more and more international and diverse citizen. People that from many countries and cultures are going to be living in the city.

This graduation research looks at the place of the expat in Amsterdam society, and looks for the possibility to give this temporary resident a position that can contribute to both them and the Amsterdam citizen. These people have a big impact on the current Amsterdam working and housing market while having a hard time integrating into Amsterdam cultural and social life. The expat is fairly well of, but lives a busy life, in which the use of his home is often negated by his work and participation in life in the city. Therefore, the criteria of what the expat house should consist of should be reinterpreted.

RESEARCH

To narrow down the target group, the research will focus on the 'solitary expat' because of its impact on housing market, its absolute need in the Amsterdam knowledge and technology workforce and its need to find a way of integrating into Dutch society. The main question in the research is then as followed: How can the temporarily living expats be integrated in Amsterdam public life, and can the rethinking of the tower typology as a new public realm of neighbourhood increase the chance of encounter between inhabitants in such isolated building types?

the first Chapter aims to find out how the change in migration has made for a different immigrant. The second chapter looks into the characteristic elements of the average expat in Amsterdam. This will consist of income, reasoning education. Afterwards the research will look at how expat integrate and make social contact in Dutch. The research will finish by looking at what these expats need to become a more active part of the community and what form an expat dwelling should take as temporary home as well as ensuring a comfortable living environment. The design location was then inspired by the analysis of the Hafencity and simultaneous analysis of other Amsterdam neighbourhoods that did not end up in the booklet but formed the shape of the building typologies that were used in the urban plan.

METHODOLOGY

The development of the research originated initially in the search for the conceptual manifesto surrounding the future of the city. The research and reading of literature for the manifesto led to the idea of the open city, in which the importance of both accessibility and affordability is established. As a starting point for the open city, I have set the inclusiveness and diver-

sity of the inhabitants of the city as the starting point, in which inhabitant should be able to participate, and the city should be a place for everyone. It is also important that an area, old or new, should be able to stand alone and deserve a right to exist that should go beyond living or working alone. The city must have a full use.

Subsequently, we made a site analysis for the comparable port project in Hamburg, Hafencity. The excursion that accompanied it gave a first impression of how social, historical and cultural relations, and that perception of types with regard to space and place, can give a substantive picture of a city expansion. This laid the foundation for the urban development of the new Minervahaven.

The case studies that are analysed, and were based on the composition of towers that were chosen after the P1 presentation and analysed over the functions and shared amenities that culminated into the residential tower types. The four case studies that were choses were as followed: 860-880 Lakeshore Drive and Marina City in Chicago, as well as Nagakin Capsule tower in Tokyo and Westkaai 3-4 in Antwerp. All towers were in a composition of two, of which one was further analysed. The towers were then analysed on the topic of circulation, public amenities and composition. The results of the analysis were combined into a circle diagram of building use.

The combined results made up the basis of the building concept of the new building, were initial building elements and proportions became the expansion of the building, and the literary research results of the communal and expat home typology became the initial completion of the concept building. Following the towers were put back into the building environment and through the use of the site analysis composed into the urban situation.

Today one third of humanity is on the move. The most significant form of this migration is urban migration, in search of opportunities. Cities are the places where anyone can become a part of its history. For a short term or a long term. Through migration the city is affected by population patterns and characteristics, social and cultural platforms, patterns and processes, economies and physical environments. As people move their cultural trades and ideas defuse along with them, creating and modifying new cultural landscapes. This global reality holds a great challenge for new design approaches and for designing our future environment. Our cities consider the full range of this diversity, through a design that is guided by an appropriate response to diversity.

The diversity in the city has increased due to the growing number of internationals. The largest part of this group of temporary residents belongs to the western immigrants. They hold a strong bond to their homeland and in many cases do not learn the language. The population composition of cities has thus changed in recent decades into a super-diverse community in which no clear majority groups should be distinguished, but a society in which everyone is a minority that has to take part. We should understand that the culture of a country consists not only of the heritage that is collected but furthermore as a living culture that consists of people interacting and making. For a culture to develop, a contact is needed between the main group and the other groups. For a main culture it is important to assimilate other cultures, while also being prepared to let others preserve their own. We need to find the environments in which a new shifting and ever developing culture can take place.

Diversity in cities comes through in situations of multiplicity and heterogeneity. It is often one in which the recognition of difference and the integration of migrants has been successful. As spaces of agglomeration and intersection, cities should be seen as the centre of debates on diversity. The diversity in cities comes through in both a cultural and an economic dimension. The ambivalence of the term is what makes it both so appealing and self-contradictory. The problem with such a merged understanding of diversity is that it renders what are social questions of equality and justice into debates on discourse and identity politics. Trading off redistribution for recognition distracts from the actual issues at stake and, more than that, offers a legitimation strategy for processes that even aggravate the situation for urban residents.

People increasingly seem to connect and identify with the city in which they live, and less with the country. The super diverse landscape that is present in cities creates a different experience of society. At this moment everywhere in the western world you see that urban renewal leads to the removal and destruction of what cultural neighbourhoods are. But if you focus on people who really live there, and who have a connection with the neighbourhood, these should be the essence of development and renewal. Traditional white working-class districts have determined the character of cities in the past century, but the composition of neighbourhoods

has changed since they have made way for more minorities. Meanwhile, the big cities consist of an inter-cultural society. They dominate the streets. Everyone is now a minority. Cities have a special position in this because a large part of the population has a migration background. For the inter-cultural the city is their country, and they also wear it with verve. They feel much more related to the city than to the national identity.

With more diverse cities we should focus on what binds us. In the Human Condition Hannah Arendt referred back to the 'Greek Polis', in which living, and working would take place at home, while the public realm, which was to be used for conservation and debate among the people who lived there. Our definition of place should reinvigorate the importance of recognizing this territory and the people who will take part in this territory. This has implications for our interpretation of livability. We should not wonder whether our cities should become more intercultural, as they are already becoming. Only now we should create environments that show it.

BAS MULLENERS
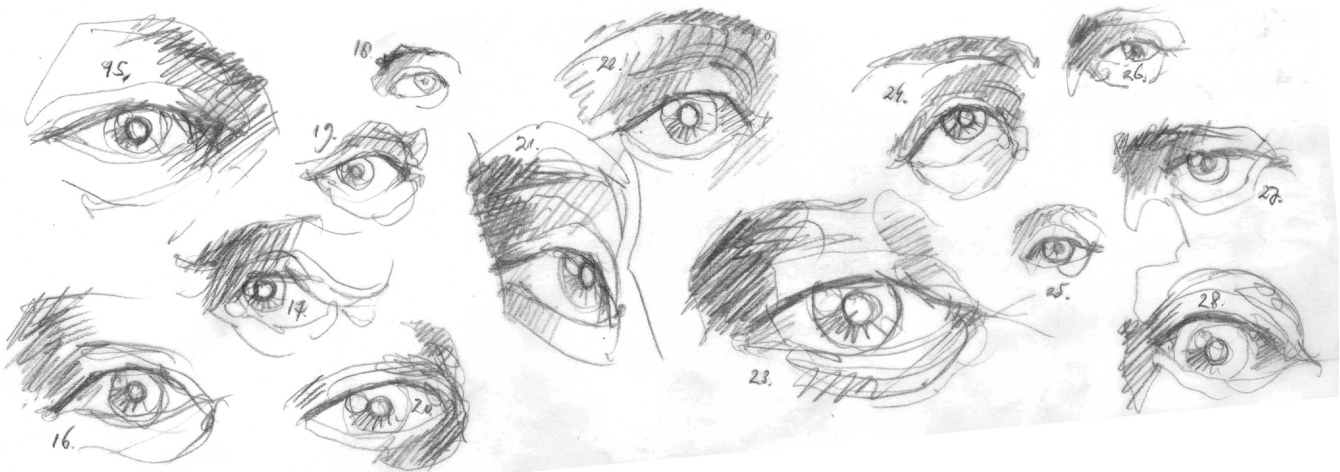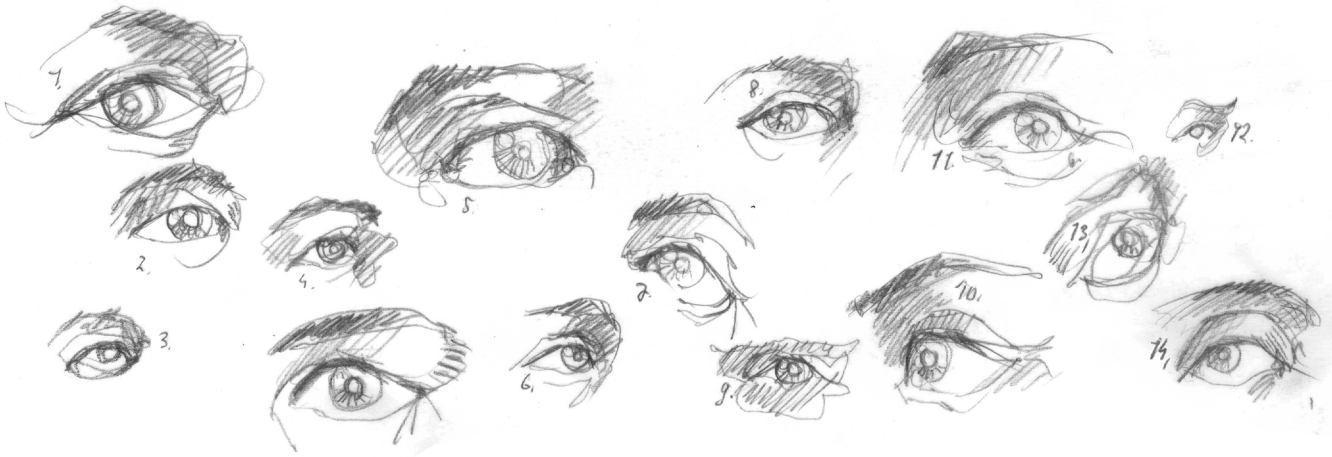
"Just for the record: if expats did not come to the city, Amsterdam would just have been one of the many shrinking municipalities in the Netherlands" (Parool,2018)

The Netherlands is becoming more and more urbanized, and Amsterdam in particular is growing fast. Around 10,000 new residents have been coming to the city every year. Half of the city's growth used to come from natural growth, while as many migrated to the Amsterdam from elsewhere. In the past two years this changed into growth that is only created by foreigners coming to the city, as the balance of domestic migration has becom negative. This is shown by an analysis of the population figures of Statistics Netherlands. (Gemeente Amsterdam, 2016)

In the period 2012-2016, the balance of foreign migration rose from virtually zero in 2012 to nearly 10 thousand in 2016 starting a new period of migration to the Netherlands. In 2016 alone, 30 thousand people settled in Amsterdam from abroad. The Indians were the largest group, followed by migrants from the United States and the United Kingdom. All other countries in the top 10 are Western European countries. The number of Indians in Amsterdam is increasing the most, closely followed by the number of Italians, British and Germans. The balance of foreign migration has increased due to immigration; the emigration remained the same. Especially twenties and thirties come to the city. Amsterdam is becoming an expat city! (CBS, 2017)

SP councillor Erik Flentge said the following about matter, "The city will become completely out of balance if the influx of expats with tax advantages continues to push up the house prices." Also pressing, "Amsterdammers who are looking for a job should have the chance and not be driven out by expats". His article on the Amsterdam website of the SP's, goes on, "Those who have been living, working or studying longer in the city should have the chance to get a job and should get priority when it comes to getting a house". (Solanki, 2019)
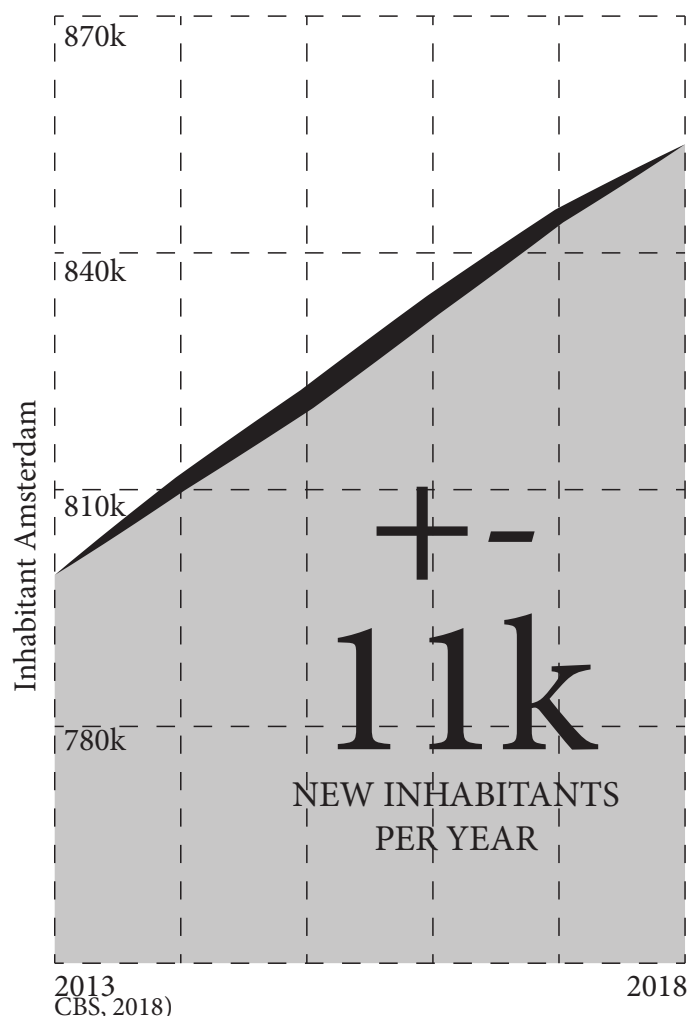
The meaning of expats for the city should consists not only

of the prosperity that the group brings with them, but also of the contact between the expats and residents of Amsterdam, finding a place expat as well as Amsterdammers in the city. The city is made possible and only really works to its full extend when it is accessible, affordable, and available. In the position that the expat takes in it is then important to find a suitable place them in Dutch society. Not only for them but for all Dutch people. (Savenije, 2010, p.10)

The main research question in the research is as followed:

How can the temporarily living expats be integrated in Amsterdam public life, and become part of the community?

To find an answer to this question, the sub subjects dealt with the different elements of that are part of the expats living in the city. First, the research asked, 'How did migration to the Netherlands change over time'. This is followed by 'What are the main characteristics of expat in the Netherlands?', 'How do expats find integrating and make social contact?'. The research finishes with the question 'What is a suitable home for expats in Amsterdam?'.

+-
11k
NEW INHABITANTS
PER YEAR

870k
840k
810k
780k

Inhabitant Amsterdam

2013   2018
CBS, 2018)

356
251

993
248

2019
1732

594
560
198
124

726
403

244
204

164
69

345
232

194
77

356
421

151
54

350
404

223
53

1951
303

175
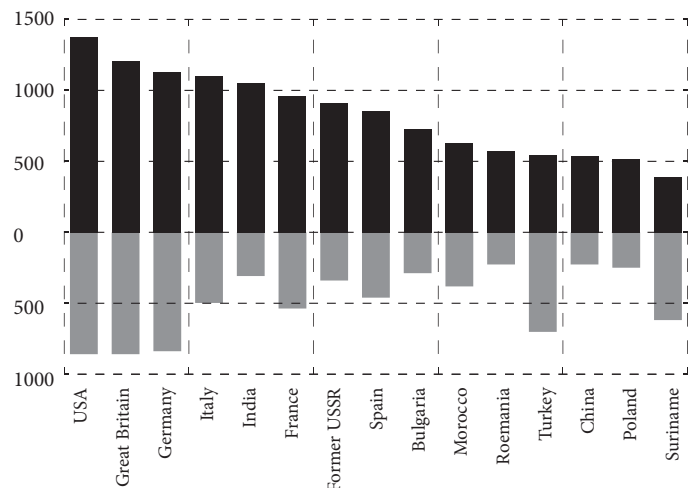173

471
166

453
378

265
160

206 NATIONALITIES IN AMSTERDAM

In recent years there has been an increasing criticism of the multicultural society and more and more request for the renewal of the way in which migrant are part of Dutch society. What should be said about this is that the multicultural society has not failed but has become passee. As the Netherlands is not a multicultural but becoming a superdiverse society that will become increasingly diverse, it is important that this city is one that is then suitable for everyone. Multiculturality refers to ethnic minorities are given a place. However, this image does not do justice to the reality of Amsterdam society, as well as many other Dutch cities.
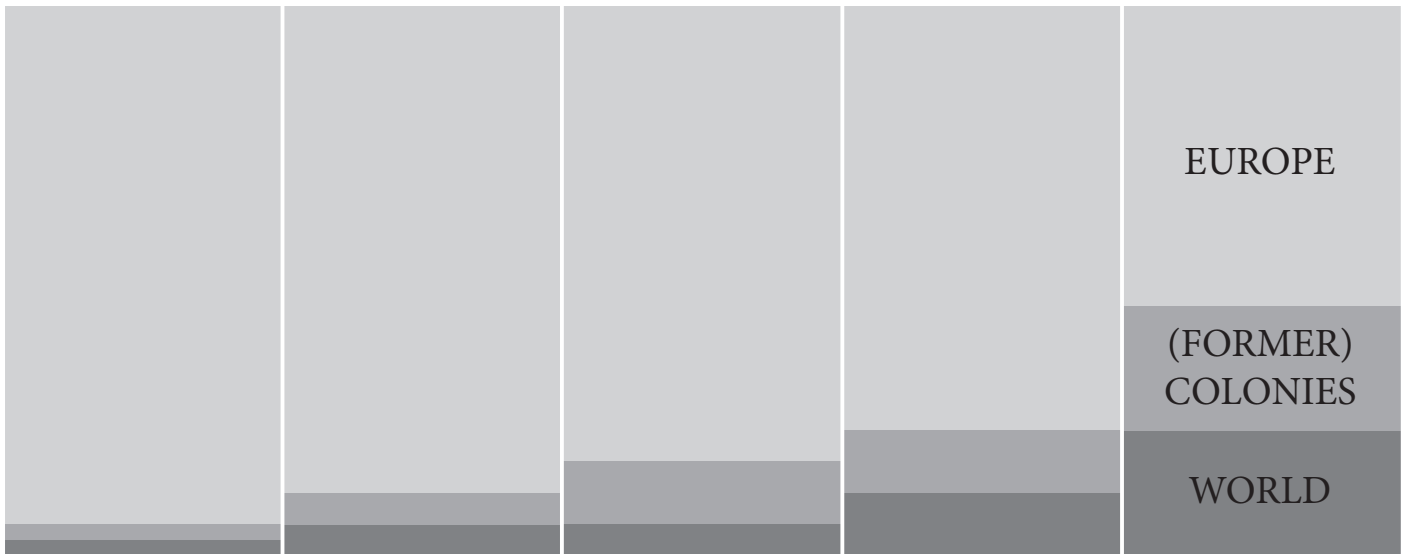
At present, about 50 percent or Amsterdammers officially (according to the CBS definition) have a migration background. Half of the cities have migrated themselves at least one parent who was born abroad. Then there is the third generation, with grandparents from Turkey or Morocco, so not between. The majority of the city consists of minorities. To this end, sociologists use the term 'superdiversity'. 'Super' is not cool or good, but the degree of complexity as the exception has become the rule.
(Liukke, 2017)

1992-2018 38%-52%

USA, Great Britain, Germany, Italy, India, France, Former USSR, Spain, Bulgaria, Morocco, Roemania, Turkey, China, Poland, Suriname

1.1 THE HISTORY OF MIGRATION

EUROPE

(FORMER) COLONIES

WORLD

1580-1700

In the 16th and 17th century, the Netherlands attracted many migrants that came for its economic prosperity and tolerant attitude towards religions. The Netherlands were under the authority of the Spanish king to which the Dutch rebelled in the 16th century. They wanted to determine the policy themselves and to allow the Protestant faith that was fiercely opposed by the Catholic Spaniards. The Dutch declared independence, which led the Eighty Years' War against Spain, which only came to an end in 1648. Now, independent, the Republic of the Seven United Netherlands, became the centre of international trade and a safe haven for people with different opinions. About 200,000 people migrated to the free, prosperous, of which the majority were Calvinistic.

1700-1800

As in earlier times, the Netherlands still attracted many migrants in the 18th century. It was not until the 19th century that their numbers declined. However, the nature and extent of the migration changed. In the course of the century the Netherlands saw the centre of international trade move to England. There the industrial revolution took place at the end of the 18th century. Incidentally, the Republic was still prosperous. Moreover, the population of the Republic declined after 1700, resulting in labour shortages in various economic sectors. Relatively, in the course of the 18th century, migrants more than before came from neighbouring Germany.

1800-1900

In the period 1800-1900 the migration to the Netherlands decreased, also due to the loss of the central position in international trade. Countries such as England, Belgium and Germany were given a head start in the field of industrialization. For example, the rapid growth of the Ruhr area in Germany was popular with migrants who had previously come to the Netherlands. The development of the faster steamship also made America an attractive country to migrate to in the second half of the 19th century. Many Dutch people also went elsewhere, farmers and farm workers. They built a new life in America, Germany and Belgium. The number of people who left the Netherlands exceeded the number of newcomers during this period.
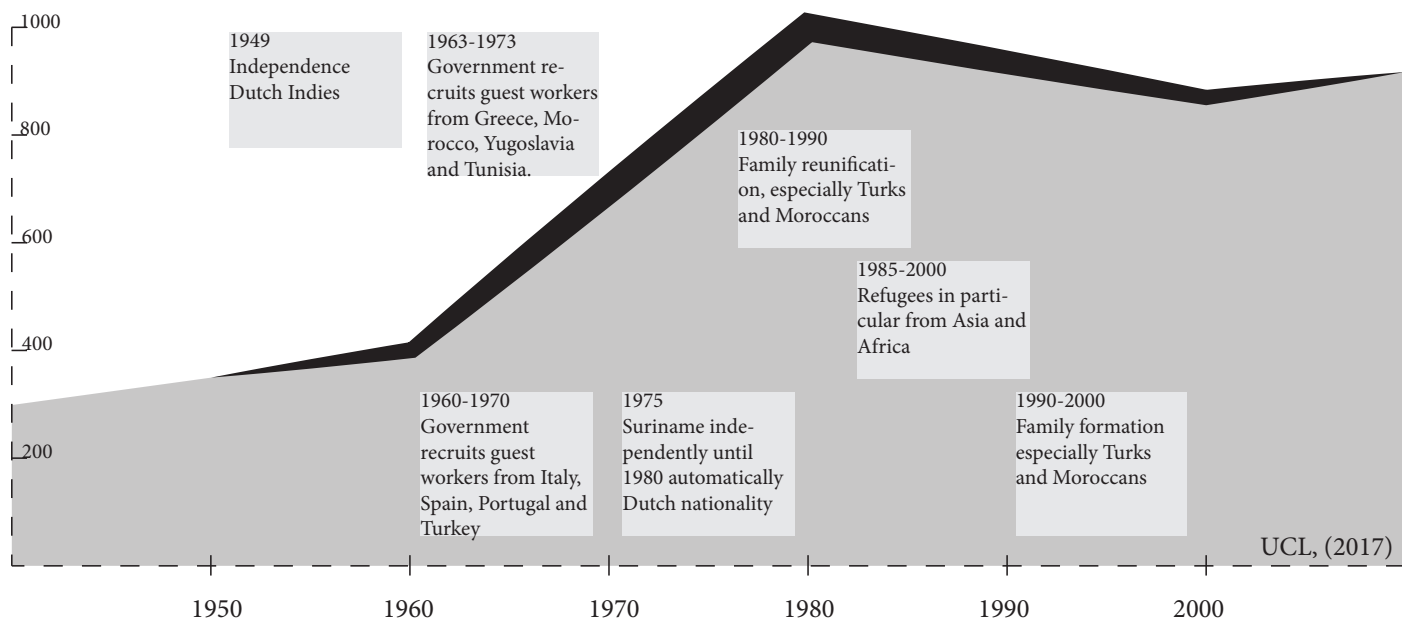
1900-1945

The first half of the 20th century, brought a sharp rise in migrants compared to previous century. Due to first world war refugees and post-war political changes in Europe. The Netherlands remained neutral during the war but caught hundreds of thousands of civilians and tens of thousands of soldiers. Most of them eventually left, but refugees before the Russian Revolution and then the Nazi regime in Germany took their place. In addition, many labour migrants came to the Netherlands. Germany was totally destitute after the First World War and the population had a hard time in that period. The situation in the Netherlands was favourable, so that many Germans moved here, as there was a great demand for labour in factories, mines and in private households.

1945-now

The number of migrants in the Netherlands increased sharply in the second half of the 20th century. At the end of the century, the proportion of migrants in the population were at the level of the Republic in the seventeenth century. A very prosperous Netherlands arose from the ruins of the Second World War, attracting migrants that came from new countries. While Germans were, for a long time, the most important group of migrants, after 1960 their numbers were only a fraction of the large group of foreigners in the Netherlands. Economic growth in the West attracted many labour migrants. They first came from European countries, then from outside Europe. Because of the independence of the colonies in East and West, many migrants from those parts of the world came to the Netherlands. Political refugees also came from all parts of the world. The development and expansion of the European Union led to the arrival of residents of other Member States.
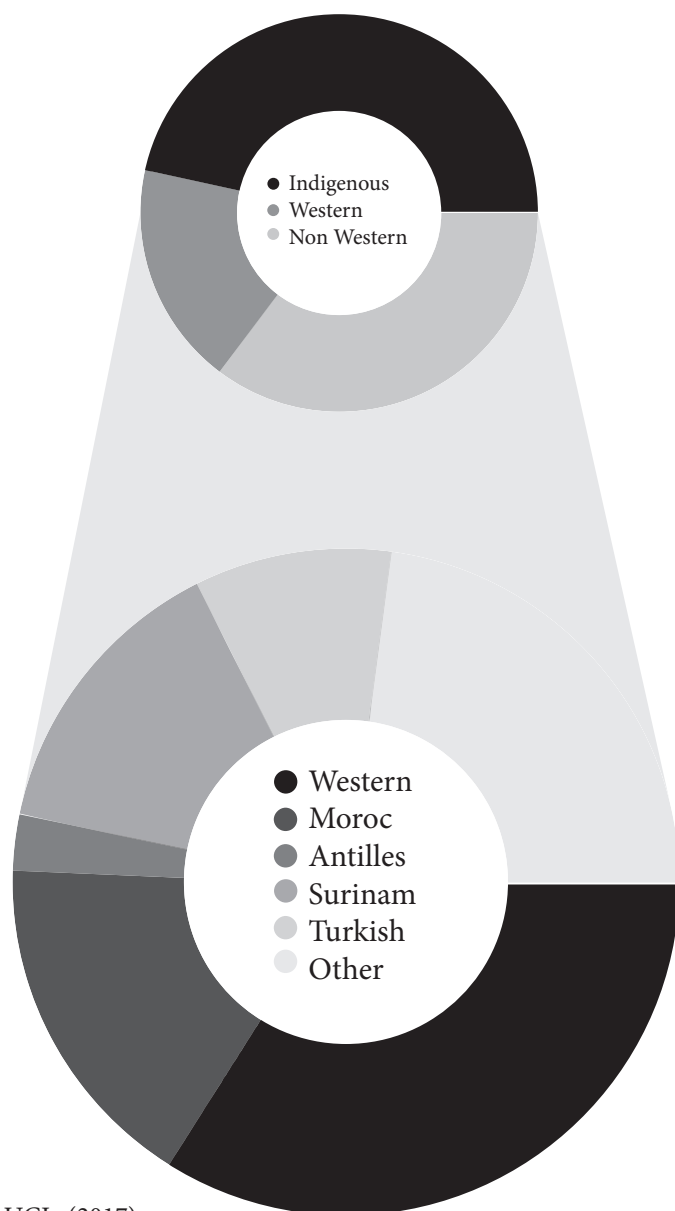
1.2 MULTICULTURAL SOCIETY

1949
Independence
Dutch Indies

1963-1973
Government recruits guest workers from Greece, Morocco, Yugoslavia and Tunisia.

1980-1990
Family reunification, especially Turks and Moroccans

1985-2000
Refugees in particular from Asia and Africa

1960-1970
Government recruits guest workers from Italy, Spain, Portugal and Turkey

1975
Suriname independently until 1980 automatically Dutch nationality

1990-2000
Family formation especially Turks and Moroccans

UCL, (2017)

To understand the recent growth in the Netherlands it is important to dig into the changes that happened in the field of migration since the second world war. Since this period the Dutch population has moved from a more European oriented towards a multicultural society.

The new groups, which we now call part of the multicultural, came to the Netherlands for colonial and economic reasons. They are big enough to hold on to their own background, and through this they can keep their own culture, history and religion within the Dutch society. The main groups in the Netherlands were of Surinam, Antilles, Turkish and Moroccan descent, and most have been here for multiple generations. The Netherlands became a country that housed all different groups of immigrants from definable background or a culture, which meant that their culture could be shared among themselves. They have become a big, self-supporting groups. Especially in bigger cities like Amsterdam these groups have become a significant part of society and different neighbourhoods are now characterised as being typically lived in by these groups. They bring their culture, food, music and colour for neighbourhoods for the better. The multicultural society in Amsterdam is omnipresent and counts up to more that half of people living there. (Weezel, 2017)

In recent years a problem that has come to Amsterdam, like many inner cities all over the world, is gentrification. Gentrification is a process of upgrading a neighbourhood or district in the social, cultural and economic areas, and attracting wealthy new residents / users and the associated expulsion of the lower classes from the district. The revaluation is accompanied by an increase in the prices for real estate and rents. (Boterman, 2012)
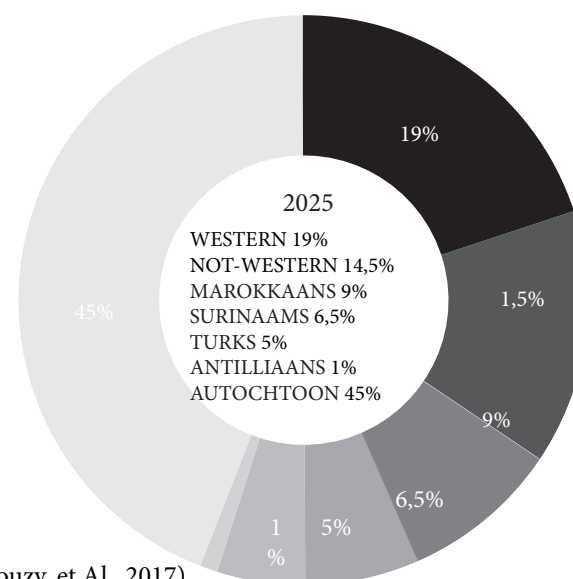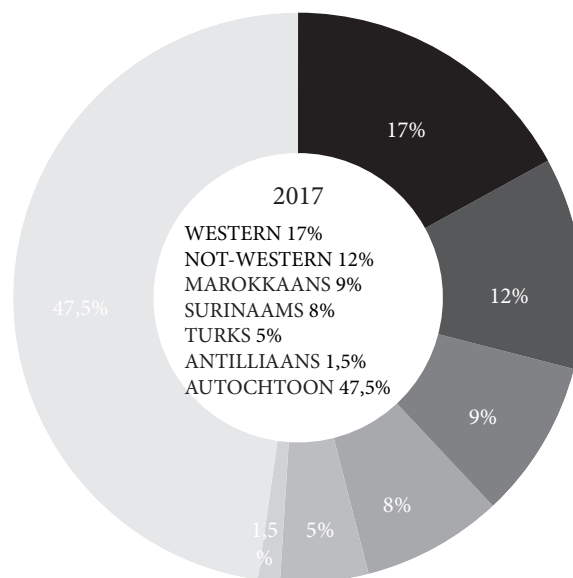
(UCL, 2018)

- Indigenous
- Western
- Non Western

- Western
- Moroc
- Antilles
- Surinam
- Turkish
- Other

UCL, (2017)

14

1.3 COMING AND GOING

Birth   Death

Settle   Departure

Immigration   Emigration

PBL, 2016,

1980 PAST   2010 PRESENT   2040 FUTURE
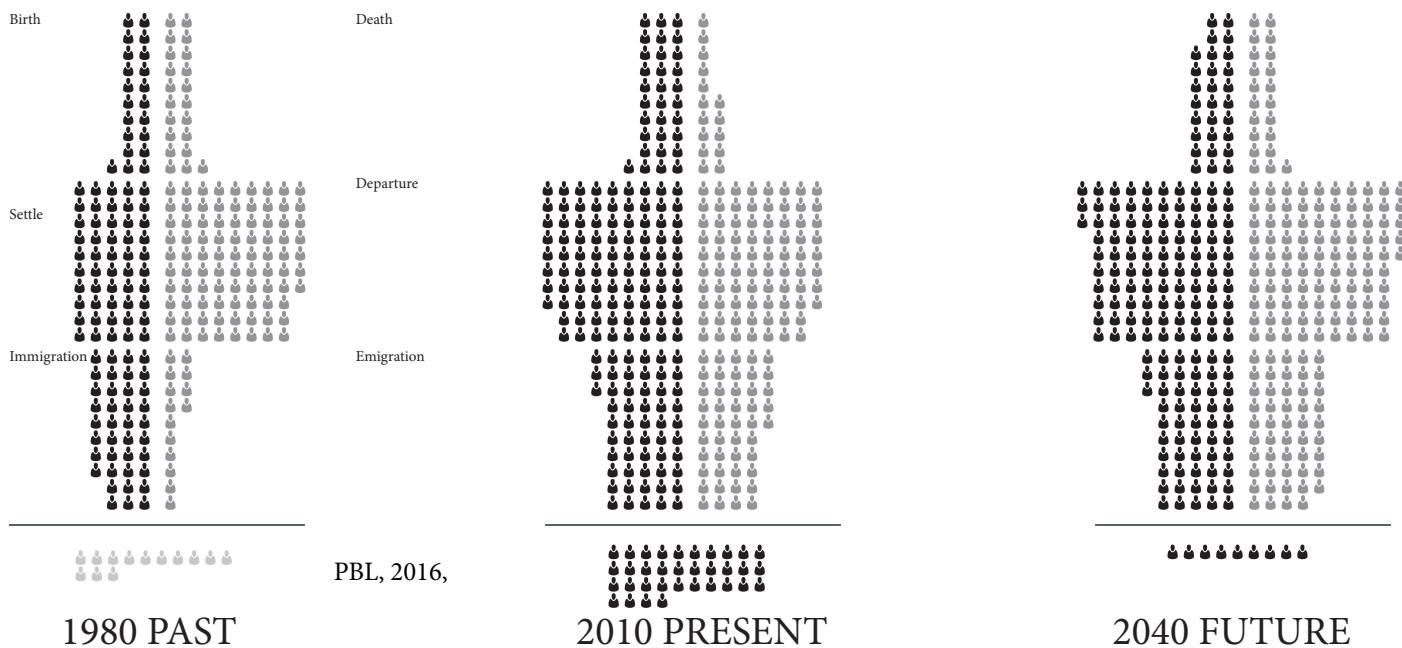
Specifically, now the city of Amsterdam is more and more becoming a place of coming and going. Then again, the composition of people living in Amsterdam has been changing for ages. When looking at the averages in the population composition through birth and death, settlement and departure, and immigration and emigration, we can recognise that the population of Amsterdam in the past decades really only grew through the import of the new. If it was not for immigrants, Amsterdam's growth would have stagnated and shrunk years ago. Amsterdam would have been like any of those cities outside of the Randstad. (PBL, 2016)

The chart to the right also shows that this will not change in the foreseen future, and that the composition of Amsterdam will become more and more to western and non-western immigrant, and lesser and lesser to the multicultural and autochthonous in its averages, as it foresees more immigrants, while extending upon a broader group. Thereby the multicultural city is becoming a superdiverse one. (Couzy, et Al., 2017)

To describe this changing reality, our concepts from the 20th century fall short. Steven Vertovec used the term superdiversity in 2007 to describe the changing migration patterns and their impact on society. Since then, the notion is increasingly being used. With this new paradigm, the focus is on two crucial changes. The starting point is the quantitative transition, with the sharp increase in the number of people with a migrant background in the past decades. In addition, there is a qualitative transition: the superdiversity of the 21st century differs from the migration of the 20th century through a fundamental change in migration patterns and the impact on our society. Diversity in diversity is the new reality. (Geldof, 2015)

2017

WESTERN 17%
NOT-WESTERN 12%
MAROKKAANS 9%
SURINAAMS 8%
TURKS 5%
ANTILLIAANS 1,5%
AUTOCHTOON 47,5%

17% — 12% — 9% — 8% — 5% — 1,5% — 47,5%

2025

WESTERN 19%
NOT-WESTERN 14,5%
MAROKKAANS 9%
SURINAAMS 6,5%
TURKS 5%
ANTILLIAANS 1%
AUTOCHTOON 45%

19% — 1,5% — 9% — 6,5% — 5% — 1% — 45%

(Couzy, et Al., 2017)

15

2. WHAT ARE THE MAIN CHARACTERISTICS OF EXPATS IN AMSTERDAM?

HIGHER INCOMES	SMALL HOUSEHOLDS	INTEGRAL	ON DEMAND	EXCHANGE	TECH KNOWLEDGE	SOCIAL	SERVICE

TEMPORARY	EDUCATION RESEARCH	HOLD ON TO BACKGROUND	INTERACTIVE	GLOBAL	REVOLVING	HOMEWORK	DEVELOP
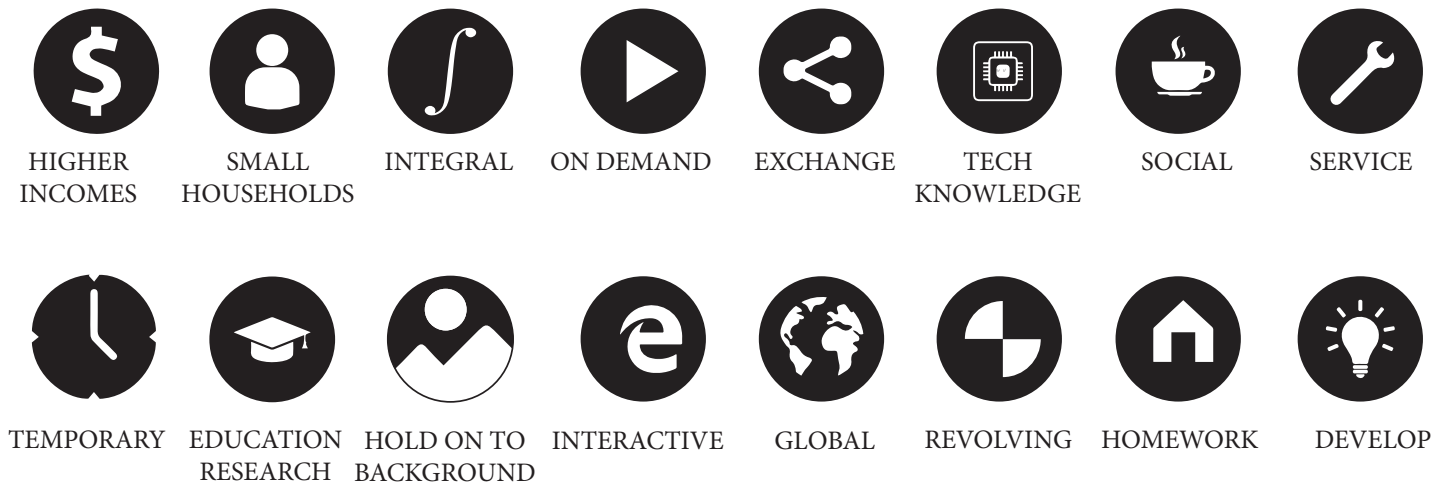
Amsterdam is one of the booming tech cities in the world, it is the place to work at this moment. Amsterdam is a magnet for tech talent. According to I Amsterdam, there are 250k tech workers in the city, which with a population of around the million, 25% of the population works in the technology. The city has become a hub for technology, with 578 international ICT companies, 170 of which have head offices. The high calibre of tech companies speaks for itself, and even many Silicon Valley companies settle in the city. Companies such as Google, Uber, Netflix, Salesforce, Double Dutch or Cisco are based in the city. In addition, a major change is about to occur with the upcoming Brexit. The large variety of companies ensure a large import of new companies that settle in the city. That increase is far from finished. (Gonzalez, 2018)

Amsterdam's knowledge industry is booming and has major shortage of tech talent and the Netherlands population is not abled to support these vacant jobs with Dutch talent. In many countries you could fill those jobs with local talents, but as the country is small this talent simply is not in present. Prosperity is obviously an important factor for migration, but in the case of the Netherlands the attraction of talent from abroad by companies is also large. This is where the expat comes in, and that is why they come to the city. They are foreign knowledge workers. Currently there are about 200,000 expats living in the Netherlands, many of whom live in and around the capital. These people come from all over the world and are in many ways similar to expats in other countries. Specifics of expats in
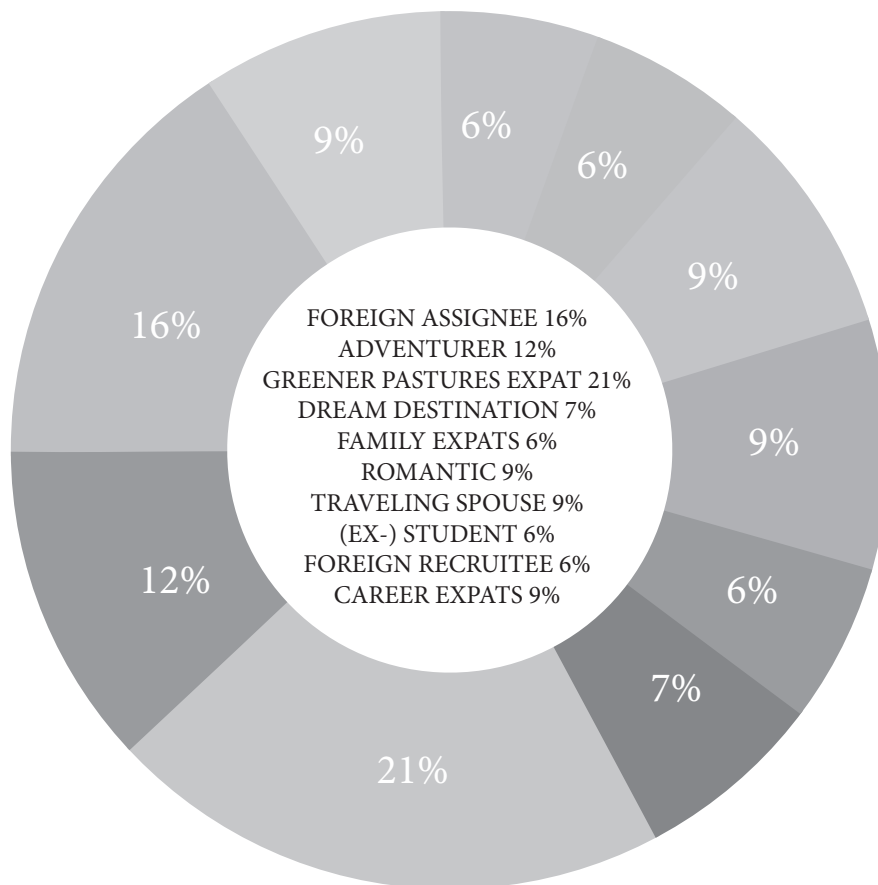
the Netherlands can be found in their work-related reasoning for being in the Netherlands.

Many sites and data collectors in the field of expats have divided different expats into different categories. These categories have to do with the different characteristics of specifics of expats. This means that in some countries certain expats are less populous than in other countries. For a fairly small country the Netherlands has a high ranking on quality of life, a good working environment and securities. For most the Netherlands is not an ideal country or their adventure destination but rather a very good country to work. It is a good destination for your career.

Because of its tech and knowledge-based industries the Netherlands ranks very high in education. 80% of expats in the Netherlands have a higher education. The industries they work in have a lot to do with research and development. This has also attracted student, that come to an interactive country in which work, education and research intermingle.

Although this means that households are fairly small we still see that spouse is often brought along, as it is ranked high in reasoning to come. Children are there but the average expat comes before or after, also shown in a low ranking of family as reasoning to come to the Netherlands.

Still, the country lacks the size to attract many of the resources for expats that go for adventure, green and romance. For many it is simply not a dream location, which is fine. The country does not have the extensive culture, language, food culture,

FOREIGN ASSIGNEE 16%
ADVENTURER 12%
GREENER PASTURES EXPAT 21%
DREAM DESTINATION 7%
FAMILY EXPATS 6%
ROMANTIC 9%
TRAVELING SPOUSE 9%
(EX-) STUDENT 6%
FOREIGN RECRUITEE 6%
CAREER EXPATS 9%

etc. that expats that go to these countries seek. Because of the Netherlands working culture, the main expat has its roots and reasoning for moving to the Netherlands in working. To further trim down the expat for the research a selection has been made for expats that are in the field of expats that are in the can be divided in the groups collected here. Further, in many cases they take their spouses along, thus making this a target too.
(Nadorp, 2017)

In the context of the development in the city it is important to see the expat in this light as a solitary and give some clarification to who the expat is that is changing Amsterdam and the new districts of the city. Amsterdam is a city that stands for technological development and knowledge. This is not only based on the economy, but also on research and education an important place. This is also in line with the idea that working is more than earning money, but it is an enervation of life. The specific expat chosen for is then the tech-minded professionals. The group we are talking about here is highly educated, working in areas with technology, trade, research and education. The following chapter will look further into the main reasonings of expat for being in the Netherlands in the Amsterdam, followed by reflecting upon the changing image of the expat, a stage into the education, then the income and expences, finishing the chapter of with their place in the housing market.

CAREER EXPATS
45% have a post-graduate degree, 14% a PhD, 18% are teachers, academic staff, or researchers Average working hours per week: 44.1 hours 71% generally agree that moving abroad has improved their career prospects 30% say that their income is now a lot higher than back home.

(EX-) STUDENT
- 24% of employees are in middel management, 16% are top management.
- Average workweek: 44.7 hours.
- 34% have an annual household income of 100.000 USD per year or more.
- 45% are mostly friends with other expats.

TRAVELING SPOUSE39%
work part-time. 60% state that giving up their previous career has been difficult for them. 49% are completely happy with their romantic relationship. 34% are raising children abroad.

(Wisbrun, 2018)

FOREIGN RECRUITEE
24% of employees are in middle management, 16% are top managers Average working hours per week: 44.7 hours 34% have an annual household income of 100,000 USD per year or more 45% are mostly friends with other expats.

FOREIGN ASSIGNEE
22% are planning to stay abroad for 1-3 years For 32% this is their first stay abroad 36% speak the local language just a little 51% are especially happy with their travel opportunities.

FAMILY EXPATS
32% are still enrolled as students while the remaining 68% stayed abroad after graduating. 32% are in a romantic relationship with someone from another country. For 38% this is their first stay abroad. 49% speak the local language very well; 41% speak four or more languages altogether.

2.1 MAIN REASONING

The Netherland is its smallness is very adaptable to others, thus on first instance it is very easy to come into the country. Dutch people speak multiple languages, with fluent English, as well as French and German in School. Also, the Netherlands is small but still houses all facilities and functions that a metropolis would have. Furthermore, infrastructure and short distances also make Amsterdam and the Netherlands approachable as a city compared to city like London or Paris. Especially when you realize that in terms of size and scale Amsterdam does not fit in with these cities, and yet has international reachability. (Weeda, 2009)

The main motivation to move to the Netherlands is work. People find jobs, are send by employers, come to be educated. As the Netherland is a small country with a knowledge economy is motivated to bring people into the country. Love can also be counted as a top motivator for a move to the Netherlands. This has to do with the work of partners or family. We can see that motivations that more to do with social and cultural elements have less to do with the move as wanting to move, politics, religion, traveling and traveling score low. (Grossmann, 2015)

Enhancing upon the main reasons to relocate in addition to relationships we find education and jobs. When combining these to employment and sector we can see that research and technology is of dire importance to Amsterdam.

Amsterdam has been declared Innovation Capital of Europe 2016-2017 and is one of the most popular locations for start-ups in Europe. Worldwide, Amsterdam is in 5th place when it comes to technology, innovation and entrepreneurship. There is no shortage of start-ups, accelerators, colleges and universities. They form the ideal climate for budding (inter)

national entrepreneurs and companies, which establish themselves there en masse.

The Netherlands is also praised for its multicultural society and its of tolerance. Tolerance or tolerance used in a social, cultural or religious context that indicates the extent to which deviant behaviour or members of certain groups are not discriminated against in spite of their deviant and dejected behaviour or dissenting opinions. Tolerance is derived from the Latin 'tolerare' that means to endure. This is an image that is strongly connected with the Netherlands and Amsterdam.

Much has been said about tolerance since the 1970s: the freedom of values. From 2002 there was a strong turnaround and a call for values and norms, where suspicion was taken of forms of tolerance. In response to an earlier period. According to a survey among Dutch people from 2006, 53% of the Dutch are ashamed of the lack of tolerance in the Netherlands. On the other hand, 25% of the Dutch are proud of Dutch tolerance.

For many the Netherlands is a country that very favourable for the financial arrangements that have been made for expats, with is direct tax exemption of 30% of their salary. In addition, expats do not pay tax on net assets and are eligible for mortgage interest relief. In addition to the various tax advantages, the Netherlands is good worldwide when it comes to foreign work experience due to its large knowledge culture.

MAIN MOTIVATION:

FOUND JOB	15%
SEND BY EMPLOYER	13%
LIVE IN PARTNERS COUNTRY	11%
QUALITY OF LIFE	9%
PARTNERS JOB/EDUCATION	9%
ADVENTURE	6%
SCHOOL/UNIVERSITY	6%
OTHER	6%
RECRUITED BY LOCAL COMPANY	5%
FAMILY REASONS	4%
WANTED TO LIVE HERE	4%
FINANCIAL REASONS	4%
LIVING ABROAD	3%
START BUSINESS HERE	3%
POLITICS/RELIGION/SAFITY	2%
VOLUNTEERING	1%
IMPROVING LANGUAGE	1%
TRAVELING/EXTENDED VACATION	1%

REASONS TO RELOCATE

MOVED FOR LOVE	17%
FOUND JOB ON YOUR OWN	15%
SCHOOL OR UNIVERSITY	12%

MAIN EMPLOYMENT

EMPLOYEE / MANAGER	47%
LOOKING FOR WORK	14%
FREELANCER	7%

MAIN SECTOR

IT/SOFTWARE/TECH/INTERNET/GAMES	14%
EDUCATION/ RESEARCH/ TRANSPORT	13%
AGRICULTURE/MINING/OIL	8%

(Grossmann, 2015)

2.2 CHANGING FORM

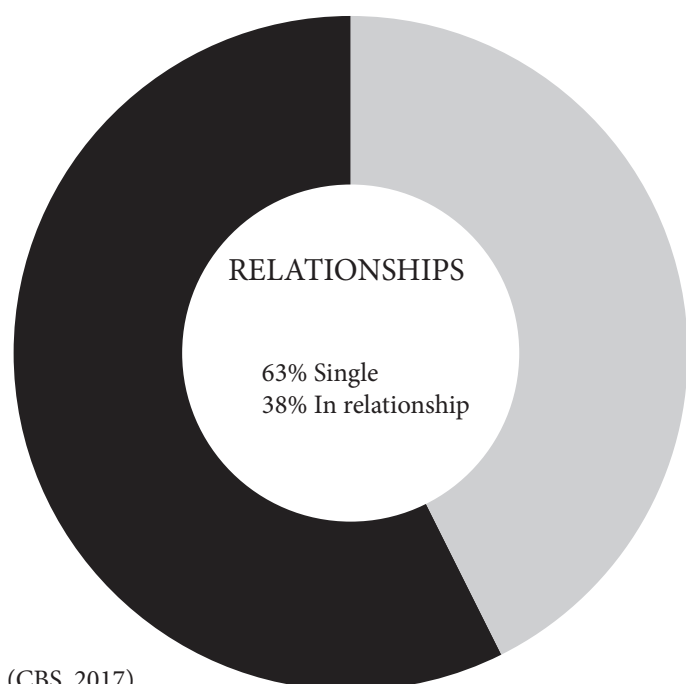| 5%	14%	16%	14%	23%	28%
25-	26-30	31-35	36-40	41-50	51+

AVERAGE AGE 36
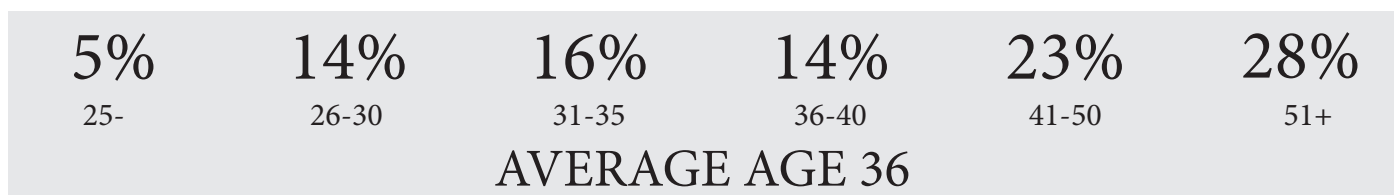
The term 'expat' comes from the English language and is an abbreviation for expatriate, someone who lives and works abroad for an international organization for a longer period of time, but this profile of expats is changing. (Grossmann, 2015) In the Netherlands, this short stay expat is in decline. Coming for a few months is being replaced by longer stay expats. This is a higher average than in many other countries. (CBS, 2015)

The image of the expat as rich foreign workers who live in a big and beautiful apartment at the expense of their boss and also enjoy all kinds of tax advantages is dated. In our global society it is far more reasonable to stay for shorter stay, for a few years, to make a career, to study, to travel or to see some. Whereas most immigrants in the past would stay forever, or for a full career, one can now go anywhere for an extended time and return home or go to a next destination. The new immigrants come for a different reason to the Netherlands. They are fairly young, at an average of 36. They come here to study or work. (Grossmann)

The number of expats in Amsterdam is growing. According to various estimates, there are now up to 57,000 expats in the Netherlands. They are often highly educated (3.4) and have higher incomes (3.5). Over half stays in the Netherlands for a maximum of five years, the rest longer.

The Expat these days are divided in two categories. The first group is in their twenties and early thirties with few years of experience, who are not yet weighed down with property or children in their homeland. The second group are middle-aged senior ad executives, who are brought in for a lot of money. If they have children, of which 18% have, they usually go to an international school. Few have the intention to stay in the Netherlands forever. Furthermore, of expats in the Netherlands 62% are single, while only 38% in relations. (CBS, 2017)

RELATIONSHIPS

63% Single
38% In relationship

(CBS, 2017)

STAY

5% Less than a year
20% 1-3 Years
22% Longer than 3 years
31% Possibly forever
23% Undecided
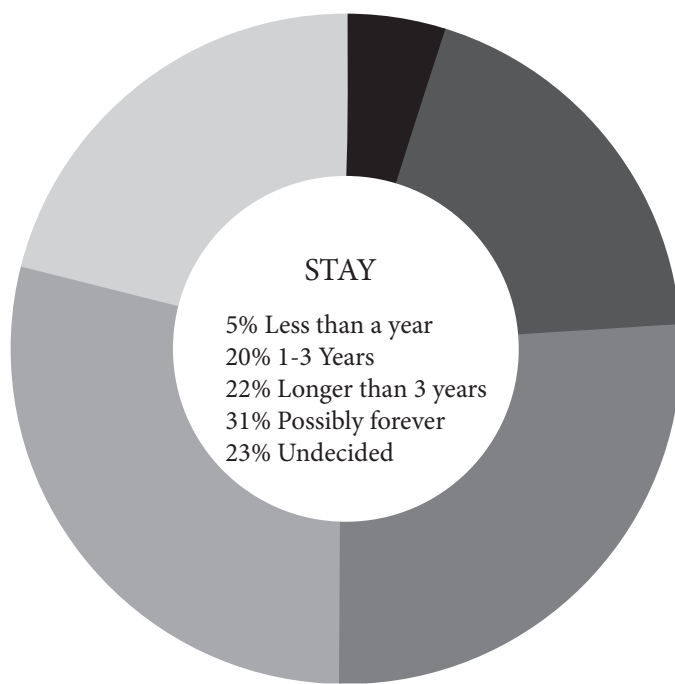
2.3 INCOME AND EXPENSES

12%	20%	25%	18%
75-100K	50-75K	25-50K	LESS THAN 25K

Amsterdam becomes richer. The amount of high incomes is growing, while the group of low incomes stagnates. Amsterdam's popularity means the cost of living is significantly higher than many other parts of the country, with rent prices higher than comparable cities in Europe, although it depends on which neighbourhood in Amsterdam you choose. Living in Amsterdam's central areas is particularly expensive, pushing many existing residents to seek out accommodation in Amsterdam's suburbs and other cities. Compared to the countries average many people in Amsterdam are rich, and of the population 1 in 4 make two times the countries modal income. Comparing this to expats one can see that 1 in 3 make 2 times the modal income. Which gives many of them, and more than the average Amsterdammer. The expat in Amsterdam is seen as one that can buy out this recent housing market, while driving up the prices, as he is in the position of being able to buy and rent houses upmarket.

Yet, this image is we have to understand that this is not the average expat, and while some of them make a good income, looking at their income status they come from all over the spectrum.
(Expatica, 2018)

4,19 %   4,06 %

6,72 %

8,02 %

8,29 %

ACCOMODATION 45,66%
EATING OUT 23,07%
GROCERIES 8,29%
TRANSPORTATIONS 8,02%
APPARAL 6,72%
RECREATION/LEISURE 4,19%
UTILITIES 4,06%

45,66 %

23,07 %

As expats come from abroad, and are there when searching for a new home, they will ask less questions in rent prises and specifications for houses. This in many cases results in them living in houses that are not specifically suitable for them. Living in apartments that are too big, in the wrong parts and with the wrong specifications, not furnished etc. Furthermore, are expats interesting for the housing market because they pay more. Sometimes a company hires or buys the houses for its employees, but often the expats get a compensation from their employer. Rent in Amsterdam is not particularly cheap as more and more houses in the city are being bought up and then rented to expats. As many companies settled in the city last years, with staff often coming from abroad, this has ensured that the rental to expats is currently extremely lucrative. This is also seen in the expenditure of expats in Amsterdam, as they spend most on accommodation.

In addition, a lot is spent on eating out. The expat works on average a lot and also finds his social contacts outside the door instead of at home.
(Buurman, 2016)

In the Personal Finance Index, the Netherlands is positioned at the 41st place - 65% are content with their financial situation, which is the same as the global average. Only half the expats approve of the cost of living, and one-quarter even goes so far as to say that their disposable household income isn't enough
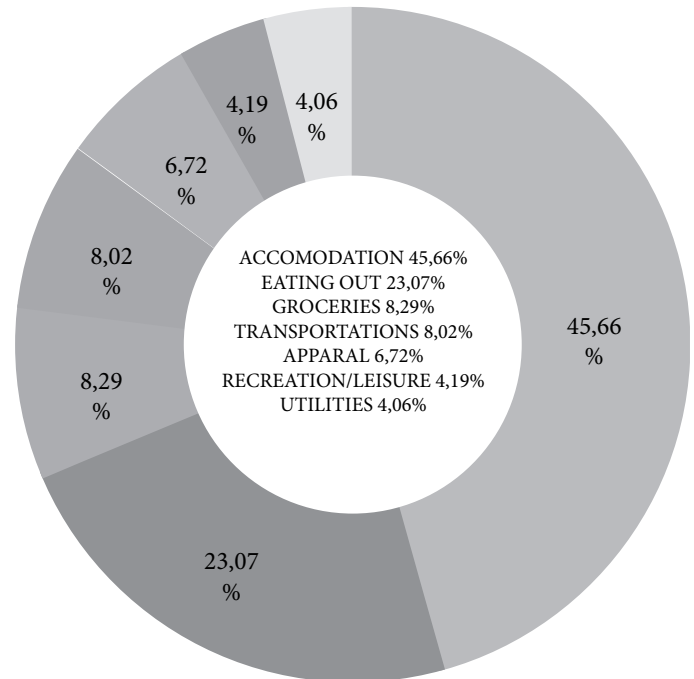
to get by.

Although the expat has this rich reputation that he is abled to afford al these expense. The expat from the middle class has become the victim of this image. Although they can afford to pay somewhat by the tax benefits, they are also the most expat, but simple starters who, as the start of their career, make the crossing to the Netherlands to try their luck. To approach him as a millionaire is not the way to go.

2.4 EDUCATION AND TRAINING

| 3%	8%	34%	34%	41%	6%
No degree	High school	Commercial/ Technical	Bachelor's degree	Postgraduate/ Masters degree	PhD
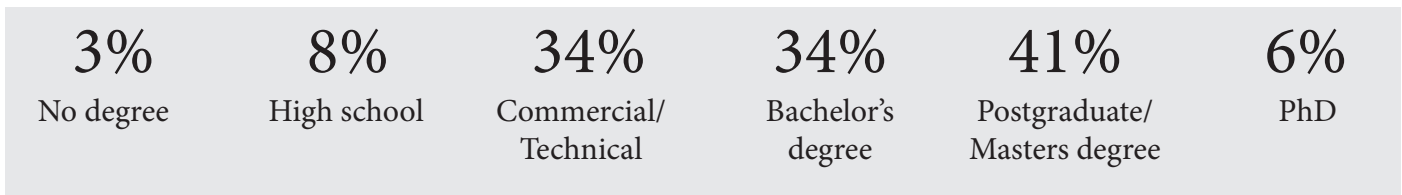
The Netherlands is increasingly becoming a knowledge economy. The Netherlands will belong to the group of small countries that can no longer rely on a self-evident industrial base, but which are only attractive to international business and global capital if there is high-quality and relevant knowledge. This is a major transition for the Netherlands because a brief retrospective shows that we have relied on a broad industrial base throughout the last century. (Toren, 2009)
Through this number of highly educated immigrants has increased significantly over the past decade: by 70 percent. This has to do with a change in workforce. While in the past the Netherlands attracted workers for jobs that people did not want to do, these days they are attracted for jobs in the Amsterdam's technology and knowledge driven industries. This means that the group of expats working the Netherlands can be recognised as highly educated. (Hermans, 2018)

By the influx of international businesses and a further extending focus on technology and knowledge, this has also had its influence on the field of research and education. There have never been many international students in the Netherlands. In the academic year 2016-2017, more than 112,000 international students studied. That is the conclusion of Nuffic, the Dutch organization for internationalization in education. (Wisbrun, 2018)

Over 81,000 of the international students follow a full study, the rest comes for a shorter stay, for example for an exchange. The largest group came from Germany with 22,000 students, followed by China with 4,300 students. In total there were 164 different nationalities. There are on average more international students in the Netherlands than in other countries, with 2 in every 100 students. This is due to the quality of education, the large number of English-language programs and because education is affordable. (Heibron, 2017)

These students will also be coming into our living market in the future and as Amsterdam was in Amsterdam named 3th most liveable cities for students in 2018, many surely will. These students are in the fabric of the city, and many are already starters in the city.

81% UNIVERSITY EDUCATED
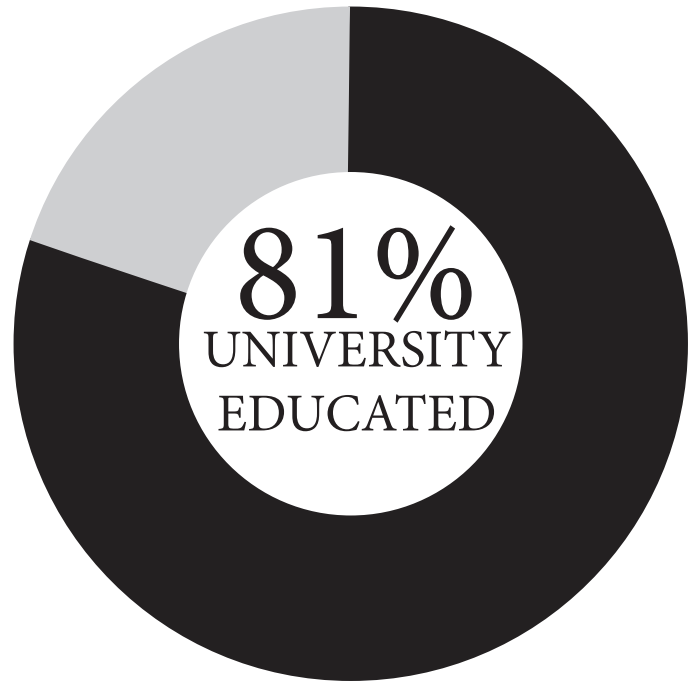
11th MOST INTERNATIONAL STUDENTS 2016
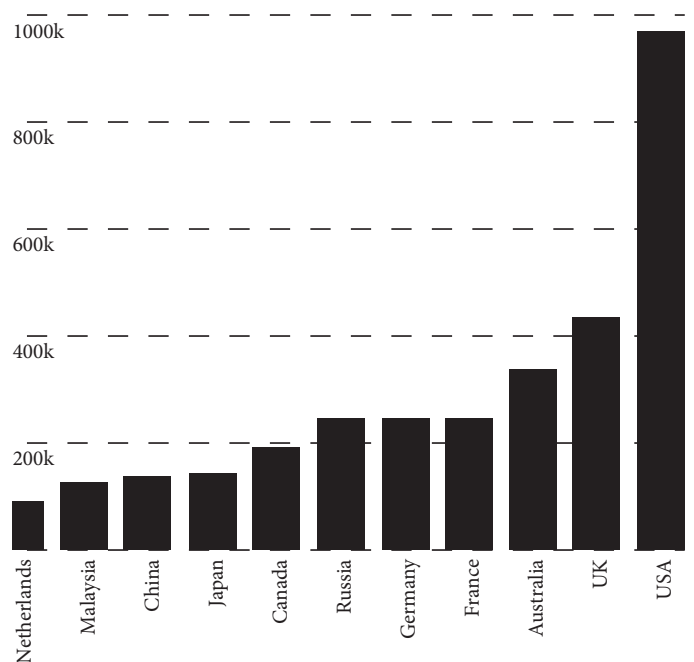
(Redactie Trajectum, 2018)

2.5 HOUSING EXPATS

The Amsterdam housing market is not in balance. There is insufficient housing supply that matches the demand. The most important problems arise with couples with children and low or middle incomes, single-parent families, single-dwellers older than 35 with a low income and households of five or more people. As a result, these groups are currently also the groups leaving the city. The social debate is rather divided about expats. Expats would push up the heated housing market, as buyers of scarce homes, but also as target audiences of real estate entrepreneurs who can rent homes with a hefty rent to expats, rent that expats can easily pay. (AT5, 2016) (Parool, 2017) On the other hand, expats are seen as an incentive for the economic growth of the city. It is said that expats have a disruptive effect on the Amsterdam housing market. In doing so, they are not only displacing the Amsterdammers looking for a different home, but also the households that want to start on the Amsterdam housing market.

Expats are a diverse group of people who stay in the city temporarily, including foreign workers from international companies and organizations. The employer or a broker of the employer can in many cases arrange accommodation for this group of expats. On the other hand, it concerns international students or researchers who come here to study or work with a scholarship. International employees of smaller 'young' companies, startups, also form part of the expats, zo not all live a high life. Expats could also be vulnerable to undesirable rental behavior or even abuse by landlords.

About half is living alone and a quarter is a couple, the other expats form an (one-parent) family. 55% of expats live on an area of up to 60 m2. The expats therefore form a group that in terms of household composition and available living space is a reflection of all Amsterdam households. Relatively fewer incomes and more high incomes are among this group than among all Amsterdam households. Nevertheless, the income distribution shows that this group, unlike the image that is sometimes outlined in the social debate, does not consist entirely of 'rich' foreigners who displace Amsterdammers in the housing market.

Bottlenecks encountered by expats probably run the same way as for the Amsterdam residents. Recent research carried out under the direction of the AFWC(Amsterdamse Federatie van Woningcorporaties) shows that for all expats the bottleneck on the housing market seems to be in particular finding a suitable home for a longer period of time. Young professionals from abroad also seem to move a lot after coming to Amsterdam, in their search for a home that meets their needs. (AFWC, 2017) In this respect, this group does not differ from other young Amsterdam households. (Rekenkamer, 2017)

EXPAT DWELLING TYPES

APPARTMENTS   HOMES

SINGLE   COUPLE

SHARED/COLLECTIVE   FAMILIES

3. HOW DO EXPAT INTEGRATE AND MAKE SOCIAL CONTACT?

For the integration of the expats it is important that the society surrounding them is focused on mutual respect and solidarity, with equal opportunities and an acceptable standard of living for everyone, where diversity actually strengthens. As expats come from abroad there is a lot to be said about their living experiences and role in the Netherlands. Both satisfactions and disatisfactions within Dutch life are then importent.

On average expats are happy in the Netherlands. Dutch cities rate very highly in quality of life. In a global pol on satisfaction for expats the Netherlands comes out as a country that has a very high quality of life. Most of the positive elements of living in Amsterdam have to do with the working environment. Amsterdam has a very good working environment as Amsterdam is counted as one of the best places to work in the world. This has to do with the security that working in the Netherlands. Furthermore the work gives possibilities to grow. Also the social life within work ranks high and getting around in the city and from city to city is also very favourable.

Social integration is about feeling part of a community, connected by a shared identity and shared values. Matters that often contribute to satisfaction in life often have to do with problems. Poverty is one of the main reasons why people can feel excluded. Not having access to health care, social services or work can also contribute to social exclusion. You can always feel that you are not part of it, regardless of your financial situation or education. Social exclusion not only affects people who have less to spend, and that's what the expat is about.

Interestingly, people have a very hard time settling in the Netherlands. The Dutch are nice but not open, and will keep to themselves. Feeling at home, having friends, and personal happiness score low here. In part their integration into Dutch society has little development and many expats have to stick to their more international community.

(Ameron, 2012) (Savenije, 2010)

81% GENERALLY SATISFIED

13%	33%	34%	12%	4%	3%	1%
VERY SATISFIED	SATISFIED	MOSTLY SATISFIED	NEUTRAL	LESS SATISFIED	NOT SATISFIED	UNSATISFIED
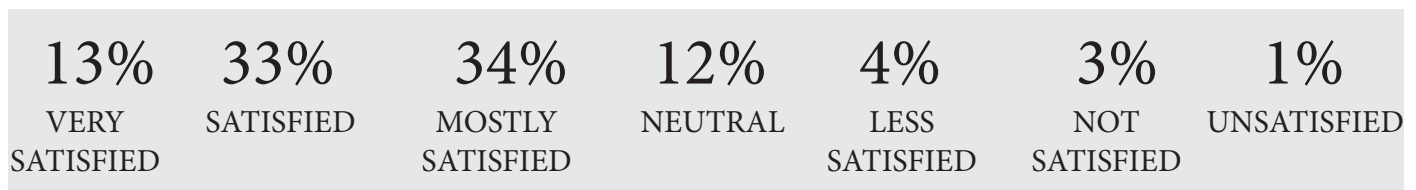
POSITIVE:
- OVERAL INDEX
- QUALITY OF LIFE
- WORKING ABROAD NR5
        ECONOMY AND JOB SECURITY, WORK & LEISURE, CAREER PROSPECTS & SATISFACTION
- TRAVEL AND TRANSPORT
- SAFETY AND SECURITY
- DIGITAL LIFE
- LANGUAGE

NEGATIVE:
- EASE OF SETTLING IN FRIENDLINESS, FEELING AT HOME, FINDING FRIENDS
- FAMILY LIFE
- PERSONAL FINANCE
- COST OF LIVING
- HEALTH AND WELLBEING
- PERSONAL HAPPINESS
- LANGUAGE

3.1 SOCIAL CONTACT

PASSIONATE & OUTGOING

RESERVED & CALM

(chart with countries: Israel, Argentina, Brazil, Colombia, Nigeria, Greece, Spain, Italy, Mexico, Malta, Cyprus, South Africa, Peru, Turkey, Philippines, USA, Romania, Kenya, Ireland, Panama, Ecuador, Costa Rica, Bahrain, UAE, Portugal, India, Australia, Ukraine, Uganda, Russia, France, New Zealand, Vietnam, Chile, Kazakhstan, Kuwait, Qatar, Oman, Malaysia, Indonesia, Canada, Thailand, Cambodia, Saudi Arabia, South Korea, Hungary, Taiwan, Poland, Hong Kong, China, Netherlands, Myanmar, United Kingdom, Singapore, Belgium, Czech Republic, Austria, Luxembourg, Germany, Denmark, Switzerland, Japan, Finland, Norway, Sweden)

The Expats, the foreign knowledge workers who move to the Netherlands for work in more specific jobs, are often seen as a separate type of foreigner, but just like 'traditional' migrants, they often have a hard time feeling at home in the Netherlands. Integrating in a practical sense (areas of living, working and community life) usually work fairly well, but just like Surinam, Turkish and Moroccan migrants, expats experience the Netherlands as a fairly closed community. This makes it difficult for them to really feel at home here. (Bochove, 2012)

Research shows that it is extremely difficult for expats to make friends in the Netherlands. Approximately 60 percent of the slightly more than 1100 people who responded said that it is virtually impossible to become friends with a Dutch person. The main reason is that Dutch people meet with friends they have known for years. As an outsider it is difficult to intervene. Also, more than half of the respondents indicated that they did not feel part of the local community. In contrast to the popular image of the cosmopolitan expat who travels around the world without any problem, these 'knowledge migrants' often have trouble adjusting to their new environment. (Amerom, 2012)

Dutch people's need to make new friends is not that big. The average age of expat is 34 years old and often looks for friends in the same age category. People between 30 and 40 in the Netherlands often have their friendships already formed, they go on average in three different groups of friends and therefore have less time and need for new friendships. (Melchers, 2016)

A language barrier is a problem in every country, but the Dutch lift it just a little higher. The Dutch speak English so well that their own language is left behind when expats join in. This is opposed to the integration process of the newcomers, says Jacob Vossestein, the author of 'Dealing with the Dutch', who for years provided cultural training to expats coming to the Netherlands. According to him, that integration is much smoother if the expat is forced to learn the local language. A contradiction is thus found use of language in the Netherlands. Initially the broad use of English makes it possible for the expat to make a fast start in the Netherlands, but in the long run it means that many expats are not really abled to intergrade properly. (Vossestein, 2016)

The social relationship with the Dutch is often minimal among expats. The social contacts with Dutch people who are present often remain superficial because of the language barrier. This also affects the feeling of solidarity with Dutch society. They connect to the 'expats bubble', and usually not very connected to society. (Lewis, 2017)

HOW EASY IS IT TO MAKE FRIENDS?

1	16,6%	IMPOSSIBLE
2	43,1%	
3	23,4%	-
4	11,1%	
5	5,8%	EASY
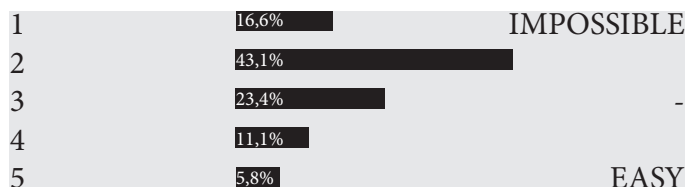
SOCIAL CONTACT FOR EXPATS?

WORK	53,3%	
SPORTCLUBS	45,6%	
CAFE	37,5%	
SCHOOL	30,6%	
ONLINE	12,4%	
VOLUNTEER	9,5%	(RTL Nieuws, 2016)
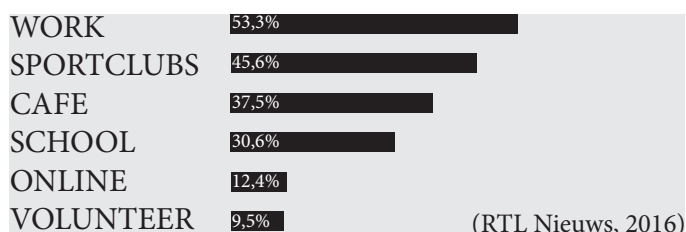
The social relations of expats thus are generally relationships with other expats. The circle of friends of many consists exclusively of people who also come from abroad and their social life takes place in this so-called 'expats bubble'. Expats migrate to each other because they are in the same situation, which allows them to identify faster with each other. (Vossestein, 2016)

It is a strange feeling that the group struggling to get feet in the city is the very group that makes the most use of what the city has to offer. Work, bars, cafes, school are hotspots for people to meet one another, but only supply for internationals among eachother. Among their community this also doesn't work in that manner, als living in row house appartments in Amsterdam is not really a contender for social life in the street or the neighbourhood anymore. This is not really expat specific but also goes for the Dutch among each other.

The feeling rises that if you want to change the position and place in the city, the Dutch are not going to make it happen. Rather the expat himself must become the initiator. On the other hand, the creation of a more international expat oriented environment could initiate the Dutch to come to the expat. Maybe the position of the expat as an invisible passenger should change into a more clearly defined group that has a more clearly defined value for the city. To change the opinion on the expat from a group that is rich and takes, to a group that adds a quality to the city.

3.2 LIVING WITH MULTIPLE CULTURES

In building for expats and a multicultural society it is important to be able to understand differences in culture as well as interacting with different cultures. By repeatedly making mistakes one learns to avoid them. In this case one needs to expect that the world abroad will be different from the one they had imagined. Hard experience rearranges your mental maps and expands the boundaries on that maps.

Expats with a cosmopolitan mind-set will understand that different cultural norms have value and meaning to those who practice them. Companies that send the right people abroad have identified individuals who respect diverse viewpoints. When expats interact with foreigners, the potential for conflict is bigger than when they are deal with fellow countrymen. Different cultures can hold different expectations about the way interacting should be conducted. Thus, a collaborative style, which can be important enough in business at home, becomes absolutely critical abroad.

It is very important that people go to local restaurants, shopping areas, and side streets and observes people's behaviour. How do you approach the strange and unusual sights, sounds, smells, and tastes with curiosity? Do you try to communicate with local shopkeepers or do they hustle back to the your own? (Stewart, 1999)

Expats come in many sizes and from a different cultures and disciplines, so it is important when making international assignments, they will focus on the creation of knowledge and global leadership development. Many companies send people abroad to reward them, to get them out of the way, or to fill an immediate business need, but in good assignment process people are given foreign posts for two related reasons: to generate and transfer knowledge, to develop their global leadership skills, or to do both. This means that an expat, as much as a native, are often not really capable to understand where they are and how they can adapt to the place and culture. (Molinsky, 2016)

The first thing most of us do when working with people from a new culture is to learn about differences. And there are very sensible reasons to do so. It helps you avoid cultural faux pas. But focusing on differences alone can have its downsides. For one thing, there's a decent chance you'll be wrong.
When interpreting the differences between you and someone from another culture that when you need to remember — that you're not supposed to do X, Y, or Z and that the other one might think A, B, or C, and each of these behaviours has a specific meaning in that culture that's different from yours. That doesn't work. Especially when considering the variety of different cultures that have to work in the context that is going to be designed. Reflecting upon your own culture, you wouldn't do that either. You don't approach people thinking about all the potential ways you could be different, you naturally gravitate to similarities. You find out things that you might have in common to form the basis of a relationship.
In 1976, Hall developed the iceberg analogy of culture. If the culture of a society was the iceberg, Hall reasoned, then there are some aspects visible, above the water, but there is a larger
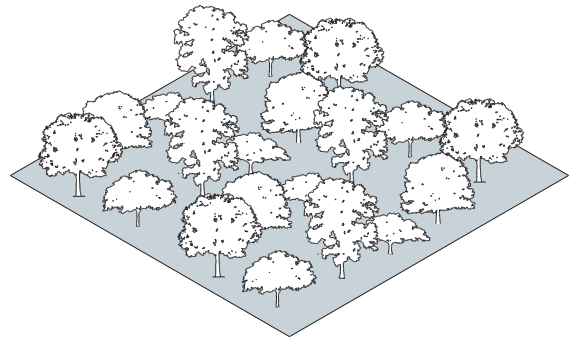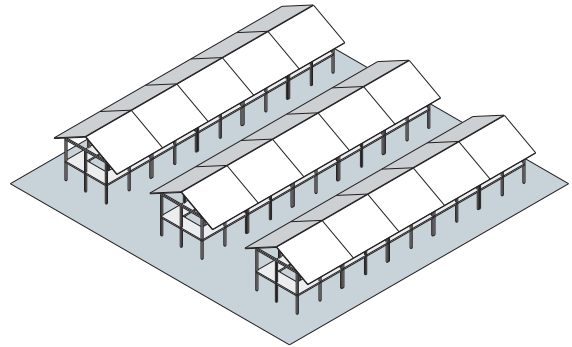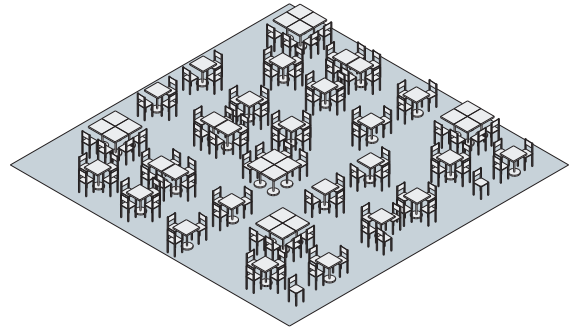
portion hidden beneath the surface. Hall suggests that the only way to learn the internal culture of others is to actively participate in their culture. When one first enters a new culture, only the most overt behaviours are apparent. As one spends more time in that new culture, the underlying beliefs, values, and thought patterns that dictate that behaviour will be uncovered. What this model teaches us is that we cannot judge a new culture based only on what we see when we first enter it. We must take the time to get to know individuals from that culture and interact with them. Only by doing so can we uncover the values and beliefs that underlie the behaviour of that society. (Hall, 1976)

To make it possible for people of many cultures to live together then, it is important to create a living environment in which people interact with each other. This environment can be created by introducing places that are made up of overlapping elements, that are familiar to anyone, thus creating places where people can intermingle. The solution is made in gathering places that are recognisable and useable by the masses. One can than think of park, or a square, a market or a restaurant, a good kitchen or a viewpoint. Meeting points.

25

4. WHAT IS A SUITABLE HOME THE EXPATS

To introduce the home for the expat, is to introduce the idea of an open city. The idea of an open system is often associated with Niklas Luhmann, and more specifically with his idea of 'auto-poiesis'. A term that indicates the conviction that through mutual exchange, man creates the systems of value through which they live, and that the more one exchanges with one another, the more individual one becomes. (Luhmann, 1990). In his/her life in Amsterdam the expat is in a strange position. Although many of them live in Amsterdam and can be seen as the big user of what Amsterdam has to offer as a city, it is difficult for expats to find ties with Amsterdammers. In their work-oriented presence in Amsterdam, they are is not necessarily of any importance to the average Amsterdam citizen either because at this point companies pick the grapes from him. In addition, his position in the housing market is a problem for many as the expat is in the waters of many a citizen of Amsterdam. All this makes it particularly difficult to become a part of Amsterdam in a more social and cultural area, which is sin. And it is precisely within these absences and present elements in the life of the expat is where we should start to be drawing on its new life situation. By combining Public and common spaces with smaller dwellings, you can make living in Amsterdam more accessible to the life of the expat. It also ensures that the housing market in Amsterdam is taxed to a lesser extent by the arrival of more expats and the growth of the city.

Abundance and expansion are good for the city. The city should the place where socialising is easily possible as you are surrounded by people, colleagues, classmates and different social groups. It should be the perfect place to integrate with others and to communicate with others. Socialization is crucial for people, it is a need that must always be met. Whether at work, at school, in hospitals or on the street, there is always the possibility to participate in an exchange with other members of society. Social interaction and integration are healthy, and unlike other remote areas, city life is characterized by the hustle that keeps the city alive day and night. In such a rich and busy environment, socialization thrives, and personalities gradually develop. (Florida, 2018)

The most precious of the city are those social interactions and diversity of cultures that are present in cities. The city not only offers culture in the form of people, but it is also expressed in the form of food, music and readings and lectures. Life in the city brings benefits in terms of development, education and technology. That is why there is an influx and migration of expats to the city. There is an immense and unique attraction in the city that attracts people. Comfortable living, cultural uniqueness, different commercial activities and economic benefits give a sense of new life and modernity, as well as constant aspiration to live a good life and therefore attracts people of all classes to migrate to cities. The city gives its residents well-being by giving them access to all basic living facilities. Transport to facilities is readily available at affordable prices, which is why accessibility for such areas is of benefit to all city dwellers. That is why city life is characterized by its accessibility and affordability. (Sennet, 2018)

FESTIVALS & EVENTS

INTER CULTURAL

PARKS & SQUARES

MIGRATION
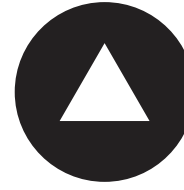
NO CLASS

INFORMAL CULTURE

EDUCATION

OPPURTUNITIES

ACCESS

ART SCENE

INTERMINGLE

WORK

Dynamics is the core of city life, it remains the ultimate resort when it comes to the application of economic and social activities. People become active and dynamic when it comes to lifestyle of large cities where everything is accessible and within reach. On streets that are full of people going to work or schools in the morning, you have no choice but to become active and hard-working, which offers a golden opportunity to continually learn from and contribute to society. Being active is something that cherishes city life and gives a boost every day through its productive and vital character. In any case, life is participating, doing and inventing; city is the context in which all these aspects are feasible. The grandeur of city life embodies the life it offers.

The city makes it possible for opportunities to be realized. Benefit from a wide range of services that provide urban life, such as education, health and administration. An abundance of companies and factories in cities creates many jobs, whether part-time or full-time. The contrast of peace in the countryside, entertainment is another option that the city puts at our disposal. Through its many clubs, resorts, gardens and green parks, you get the chance to practice hobbies, meet friends and colleagues and have fun in stress-free rooms.

(Right, 2014)

4.1 TOOLS FOR THE EXPAT BUILDING

According to Jan Gehl enhancing upon cultural and social life in the city start with being among others, seeing and hearing others, receiving impulses from others, imply experiences. All that is alternate to being alone. One is not necessarily with a specific person, but one is nevertheless, with others (Gehl, 1987/2011). The integration and change in acceptance of expats into Amsterdam can only be originated by putting them into a situation which they add something to their surroundings in a manner that is not specifically work related but can be put into a social daylight. This means we have to put the qualities of the expats in Amsterdam on a pedestal through the use of their collective and by the use of their building. By using communal living as a versatile tool to programming, design and managing the building, it can build values, inspiration and the potential to the local community, with the intention to create public spaces that promote the additions to both groups. (Sennett, 2017)

By reflecting upon the expat through what they do, as opposed to what they don't do we can than make a residential building that add to its environment. As the expats work much and spend their time outside, it is logical to make smaller dwellings, and make more public amenities. This not only gives them more value to their home but can also give to others.
The philosophy of placemaking works from the philosophy that making a place is about people, not about stones. Where it used to be customary in the Netherlands for the government to determine everything, placemaking investigates to what extent the community can take matters into its own hands. In this case the expats are the firepower. Enhancing upon the qualities of expats as being highly educated in technology and development, a place should be able to be created that meets the wishes and needs of the whole community. Through the introduction of communal needs of expats as visualised above a platform can be created for both the expats and the neighbourhood. (Samuel, F., et Al., 2014)

Living in apartments has many advantages for life in the city, because it involves many advantages of both small living and community When selecting the type of dwelling and designing the homes for expats, the needs and lifestyle of the expats must first be considered. The expat lives in Amsterdam from his work. As a result, it is difficult to make time for the expat to find a place in Amsterdam society, has a small household, and the expat only remains for a limited period of time. The expat in his free time makes little use of his home and will leave the house earlier. For the expat it is important to realize that he / she will only temporarily use his home and his interior, and in his free time should have the space to make use of what the city has to offer. It is important that this flow is also integrated in the design proces. The houses designed for the expat must be unique and ready. This means, this house is a private house that has already been designed. The device has already been designed and included in the design process.
For research, a number of smaller residential projects were examined that create homes with modular elements that, per home as well as with their own interpretation, have their own unique character.
(Social pinpoint, 2017)

The tower typology will be a new landmark for the city, that reflects this new part of history and immigration. A reflection of the new technological power that Amsterdam is to be. Themes were introduced to define different functions in the building. These functions are there to specify and distinct and give a program to the building. The themes are as followed: LIVING, WORKING, EDUCATION, LEISURE, SUPPORT AND PUBLIC AMENITIES, and are to reflect the people living in the building.

By dividing the building in clusters of 'neighbourhoods' that are built up from different size dwellings and binding them through collective spaces 'living rooms' in which the dwellers can meet, work, lecture, exhibitions, libraries, and reading. Events that can be organised by the expats themselves and their expertise. The different clusters themselves are then divided by public amenities through 'plateaus' that are outsourced to other companies. These functions can give to the lives of expats that they want around them but have to be organised by others. Here one should think of Fitness, Wellness, Restaurant, Cafe, Theatre, Cinema, Viewpoint, Garden, Office space, a Bookstore or a supermarket.

(Engbersen, et AL., 2018)

BENEFIETS OF THE COMMUNAL

SHARED FACILITIES
- BIKE/ CAR/ MACHINES
- GREEN/SQUARE/PUBLIC SPACE
- DINING / SPORTING / FACILITY PLACE / RESTAURANT / CAFE
- POSSIBLE CLOSER BONDS
- EASIER FLOW THROUGH
- SELF CONTAINING FACILITIES
- LESS RESOURCES SPEND
- LOWER CARBON FOOTPRINT
- LOWER ENVIRONMENTAL IMPACT
- CONTRIBUTION 1/3 OF GLOBAL GREEN HOUSE HOUSE EMISSIONS
- LESS TRASH

FITNESS	2.5
STUDY AREA	3.7
COMPUTER LAB	3.9
COFFEESHOP/E-CAFFEE	4.1
THEATER	5.3
CHEFS KITCHEN	5.6
READING ROOM	5.7
GAME ROOM	5.8
BIKE STORAGE	6.9

4.2 TOOLS FOR EXPAT HOME

Home can be seen as a domestic and a material place, the house with its homeliness and the well-known material as the device, which makes a house a home. Home-making practices form the link between public and private space (Cieraad 1999: 7-8). The home of an expat can be seen as the private space in which outsiders and networks have limited access. The meaning of a home can be interpreted in different ways, it has both a material and a psychological meaning. The material meaning of home is the tangible, the building itself. However, the psychological significance of the house continues, it is the value of the interior, the house as an imagination and the house as a safe stable port, which makes a house a home. I speak about the house which is seen as being at home because of the psychological meaning it receives from (im)material objects. Because home is independent of geographical boundaries, it is one of the few stable aspects in the life of an expat. At home is something that can remain the same and on which the expat himself can exert influence and thereby gain an important value. For the expat, a home by the material and immaterial aspect is an explicitly dynamic process, in which the actions of imagination, the creation, breaking down, losing and moving home play a role (Walsh 2006: 126). This dynamic process means that home-making practices of an expat are formed by a home as material, which ensures that materialization feeds the home-making practices of an expat. The introduction of this thesis starts with an interview fragment that clearly shows that two material artefacts, namely the rug and the painting, make it possible to quickly create a home anywhere in the world.

Walsh (2004) deals in her article with the role of material artefacts in the life of an expat. Walsh (2004) quotes David Ley, who states that 'materialization of landscape' is actively recharged memories of home 'and,' in an important sense, transferred home to unfamiliar and distant territory '(Walsh 2004: 125). Walsh (2004) wants to demonstrate that the materialization of the environment "refreshes" the memories at home and to a large extent provides a feeling of being taken home in an unknown and remote area, as Janine also describes. With expats these memories often arise from the different cultures that are always taken over the border when the expat moves. Material artefacts create a sense of "imagination" to the different countries through which an expat experience this as (transition) place. Because of the significance an expat gives to the material artefacts, and the situation or place that the material represents, it creates a sense of home as described by constructivism, all artefacts reflect a piece of home of an expat. (Boonstra, 2014)

For the design of a home for the expat it is important to infiltrate all the needs of the expats, while keeping the home unique to the expat. This can be done by introducing different dwelling sizes, shapes, interiors, colours, view, routings. This place also has to be able to take some adaptability to the expats uses. Furthermore, it is important that the resident can make small enhancements and additions to make himself at home. To design a building that is both working for the inhabitant as well as the neighbourhood and the city, it was also important to make a statement towards other cities and the world.

       To create a high-density apartment in the city that

is repeatable, like a hotel room while, being the same. As the expat doesn't stay forever we cannot expect the expat to bring a full interior.

BENEFIETS OF THE SMALL

EASY MAINTANANCE
LESS TIME SPEND CLEANING
MONEY SAVING
MORE TIME FREEDOM
LESS DEBT
POSSIBLE CLOSER BONDS
EASIER FLOW THROUGH
LESS M2 IS BETTER FOR ENVIRONMENT
LESS RESOURCES SPEND
LOWER CARBON FOOTPRINT
LOWER ENVIRONMENTAL IMPACT
CONTRIBUTION 1/3 OF GLOBAL GREEN-
HOUSE HOUSE EMISSIONS
LESS TRASH
USEAGE OF THE WALLS
LESSER DOORS
MULTI-FUNCTIONAL FURNITURE
NEUTRALITY
MIRRORS
ARRANGEMENT

INTERIOR	UNIQUENESS
- FINISHED	- COLOUR
- UNIQUE	- SHAPE
- ADAPTABLE	- SIZE
- SPECIFIC	- ORIENTATION
ADDITIONS	- ADDITIONS
-	- WINDOWS
-	- HEIGT
-	-LEVELS
-	-FLOORS

ARRANGEMENT	ADAPTION
- BED/COUCH	- PICTURES
-TABLE/WORKSPACE	- PAINTINGS
- STORAGE/WALL	- PICTURES
- BATHROOM/ TOI-	- PHOTOS
LET	- LIGHT
-	- COLOUR

5. RESEARCH CONCLUSION

The main research question in the research was as followed:

How can the temporarily living expats be integrated in Amsterdam public life, and become part of the community?

To find an answer to this question, the sub subjects dealt with the different elements of that are part of the expats living in the city. First, the research asked, 'How did migration to the Netherlands change over time'. This is followed by 'What are the main characteristics of expat in the Netherlands?', 'How do expats integrate and make social contact?'. The research finishes with the question 'What is a suitable home for expats in Amsterdam?'.

Migration in the Netherlands and Amsterdam has undergone many changes in recent years. Its gone from a population that can be described as multicultural to a society that is evert more intercultural. Whereas in the past immigrants stayed in the Netherlands for a full career or settled permanently, the new immigrant no longer stay permanently. This especially for Amsterdam means that a big part of its population has become fluid.

In its reasoning for being in the Netherland work is the basis. The country is prosperous, and its economy is good. The quality of life in the Netherlands is one of the best in the world and this provides good statistics in the areas of work and income, health care, equal opportunities, education and freedom. His economy is the driving force for many expats who come to the Netherlands to make a career, find jobs, start companies. Also, in the field of language it is very easy to enter the Netherlands as everyone speaks the language. In addition, the Netherlands is becoming one of the major innovative leaders in Europe and the world at the moment, and as a country a major attraction for knowledge and technology. It also attracts many people for education and research.

The position of expat in terms of satisfaction and integration also seems good at first. The above reasoning for leaving for the Neth-erlands means that there are few countries in the world where you can go as an expat. The problem lies with many expats who are in Amsterdam in social integration with the Amsterdammers themselves. The contact hangs in itself within the own expat bubble, in which the expat is located. They make friends and meet people, but this happens more at work, in the cafe, or in the gym which are many superficial friendships that many Dutch people do not like. Furthermore, social contact does not develop in one's own. This has the consequence that it prevents expats in their own lives from being lonely and unhappy.

In the finding of a suitable solution for living and dwelling for expats in Amsterdam the solution is found in their diversity of the group. In order to find a solution for the life of the expat, both as an individual and collectively in the city, a solution must be found for his absence in the city, and his spread over the city. The social contact between expats among themselves and with Amster-dammers can only develop if a breeding ground is created in which place is given for the creation of common agreements of the different cultures. It is precisely for this reason that it is important to bind the expat in his capacity as a group in common cultural bridging functions. Because that is where the understanding of each other begins, and the integration of the expat in the city.

For this it is important that the expat as a group can get a place, and with that living in collectively important. In order to give shape to such functions, it is important to find a unity in the qualities of the expats as well as to understand that what expats now do with their time should serve as the basis for its design. You can live in this composition and with this group of people can best be seen as a culmination of working, living and living. In a way like a city. In the first instance, you can look at the introduction of facilities such as catering, sports facilities, exhibition and reading rooms. This is also where a building for expats can be of interest to the Amsterdam community. Subsequently, a reduction in scale can also be made of living in a community where living together is central. In addition, smaller communal areas in which work opportunities and interaction between each other can be made possible. Through this a 'home' is made of the 'house' of an expat.

As a result of the common interpretation of the building of the expat, a more generic approach can be introduced within the home itself. Since the expat is a temporary resident, it is important to create a house and a home that functions for a resident, but sooner or later it can also be a home for another resident. The room must be unique, but also the same. By creating a 'hard' toolbox of ad-justments, an architect can create a plan in which every home works, while configuring this toolbox of standard parts creates apartments that have different sizes, shapes, views, etc. In doing so, you give the expat the opportunity to do the expat 'soft' ad-justments to the plan. You can think of lighting, color, smaller additions to the interior such as photos, posters, pictures, rugs and a unique piece of furniture.

PUBLIC

COMMUNITY

Green
Square

Cafe
Restaurant

Educational
facilities

Fitness
Wellness

Books
Magazines

Lecture
room

Exposition
Art

Shop
Market

COLLECTIVE

NEIGHBOURHOOD

Green
Views

Profesional
kitchen

Shared
Workspace

Shared
Amenities

Services

Bicycle
storage

E-cars

Lockers
Storage

PRIVATE

HOME

15-50
M^2

Small
appartments

Adaptable
lighting
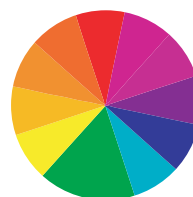
Adaptable
colours

Furnished
appartments

Flexible
interiors

Modularity
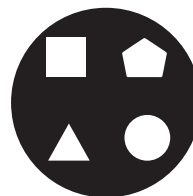
Original
Forms

Temporary
Inhabitation

30

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Today one third of humanity is on the move. The most signifi-
cant form of this migration is urban migration. The movement
to cities in search of opportunities. Cities are the places where
those without powers can become a part of history. In his book
Arrival Cities, Doug Sauders states that cities largest migrations
create new urban spaces that are this centuries vocal point of
conflict and change. So migration affects population patterns
and characteristics, social and cultural platforms, patterns and
processes, economies and physical environments. As people
move their cultural trades and ideas defuse along with them,
creating and modifying new cultural landscapes.

Our global reality holds a great challenge for a new design ap-
proach or for designing our future environment, that considers
the full range of our human diversity. A design that is guided
by an appropriate response to our diverse population. Migra-
tion is only solved collectively, by inclusive means. Otherwise
there will be only active integration or exclusion.
Diversity in live comes through in situations of multiplicity
and heterogeneity, but often one in which the recognition of
difference and the integration of migrants have been successful.
As spaces of agglomeration and intersection, cities are often at

the center of debates on diversity.

The diversity in cities comes through in both a cultural and
an economic dimension. The ambivalence of the term is what
makes it both so appealing and ultimately self-contradictory.
The problem with such a conflated understanding of diversity
is that it renders what are essentially social questions of equa-
lity and justice into debates on discourse and identity politics.
Trading off redistribution for recognition distracts from the
actual issues at stake and, more than that, offers a legitimati-
on strategy for processes that even aggravate the situation for
urban residents.

The basis for the new city was in the case of the Minervahaven
drawn from creating a neighbourhood that would stand on
itself, while giving the oppurtunity for other to make use of the
qualities of the neighbourhood.

FRAMEWORK FOR A NEW CITY PART
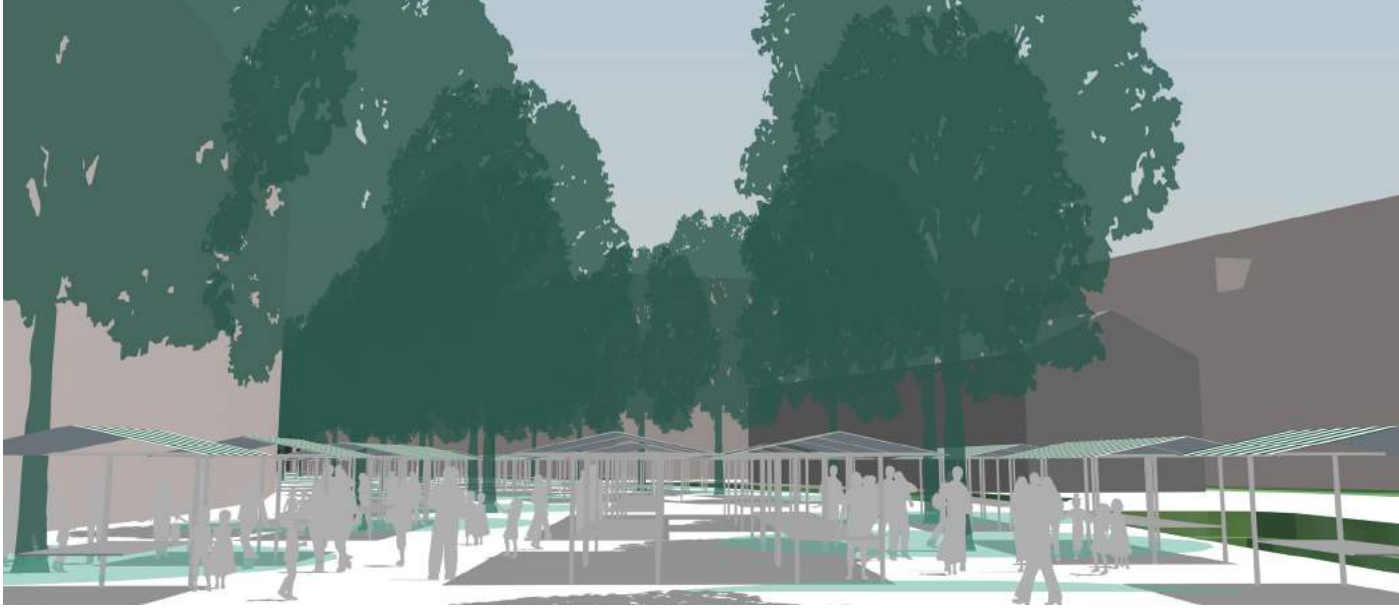
'Above all, the bourgeois public sphere must be understood as the atmosphere: private individuals come together as an audience (...). The medium of this political confrontation was remarkable and without historical precedent: that people used their public. " (Havermas, 1962, p.27)

In our vision cities should be formed by a smaller and bigger number of independent quarters, finite, and a neighbourhood should be part of one of these quarters. The city probides these funtions which overburden and overcrowd the daily life of the one city. These activities should be placed in parks, squares, halls and malls, which seperate these different metropolitan quarters. Within the ever extending metropolis that is Amsterdam, place must be reserved for bounderies, that connect and distance different quarters.

A quarter should consist of a countable amount of neighbourhoods. Thus is can provide the functions that are needed for any within a reachable distance. Activities should take place within the centre of these neighbourhoods, and between these quarters. They must have a centre.

For the new expansion and restructuring of the Minervahaven area, we have set out various elements for bottumup that are important for the use and occupation of a neighborhood. From this line of thought and with the starting point to create life in this new neighborhood, we have decided to built upon tge historical essentials of the neighbourhood which consists of a lively soft industry of developers and businesses and adapt our new neighbourhood upon the local local economy that is present in the Area. This becomes the identity and history in the area.

We enhanced upon that by introducing what is in our opinion missing in the area, a diversity in use. This meant that the area is not only for working, but should now also become important for dwelling and living. This has to do with a human scale, urban vitality, active facades, public spaces, green and places to activate social contact.

DIVERSITY OF USE   ACTIVE FACADE   URBAN VITALITY   HUMAN SCALE   LOCAL ECONOMY
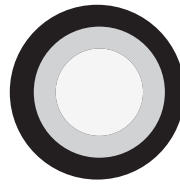
IDENTITY HISTORY   PUBLIC STREETS   GREEN   SOCIAL COHESION

34

URBAN DESIGN TOOLS

FORM	IDEAL	TARGET GROUPS	PLANNING PHASING	SCALE	STREET	DWELLING TYPES	ACCESS	AESTETICS
Building block Tower Accent (Inner city)	Create community spirit. - Mixed-Use - Social equality - Inclusiveness - Diversity Ideal	Target audience: - Everybody Family stages: - Starters - Single people - Elderly - Small / large family	- Large-scale urban expansion (inner city) - Building block projects (inner city) The development will be spread over a few decades, in which the large-scale urban expansion will gradually be added to the city on the basis of building block projects.	Design: District level - Unity - Rehearsal Design Living level - The (closed) Building Block - No repetition	- The street is no longer the domain of the car - Social interaction also takes place within the blocks - The street as a collective domain	Multi-family homes for singles and families 0 Different Household types.	Collective porch, own front door or gallery. Open access possibilities - Expansion - Porch - Open Gallery - Private front door Closed access possibilities - Indoor porch - Corridor - Private front door	Monumental collectivity - Building block / Association central - Courtyard / Individual centrally District Central / Neighborhood is Unit

For the morphological interpretation of urban design, we have set up a program that could provide an interpretation of the city both visually and informatively, and attempted to create a form that could be repeated without making total copies in the cityscape.

In doing so, we have set up an ideal image that should apply to the entire district, with everyone being welcome in the neighborhood. This not only means that there is room for everyone within the neighborhood, and a varied and social environment is created, but aminities are also realized that could be of interest to outsiders. This involves, among other things, that this unique location on the IJ should be there to share.

In the planning and phasing (which will be talked about later) we took into account that this is an area that is in use. This means that we have to understand which value the area has to the city at this point, and what we destroy when take away different functions in the area. For the city this means the different industrial as well as creative and knowledge based companies

that are stationed in the Minervhaven. To this account we found it important to keep most of these characteristic companies or give them a new place in the redevelopment.

Toward creating a more living and dwelling friendly environment we tried be more selective in carstreets and create a more pedestrian and bycicle friendly street in which the car is mostly a visitor. Through this we produced places that became more varied for living and dwelling and different scales of publicity in the area. This also made it possible to give the quarter different neighbourhoods and building areas that define the area.

For the building typology we sought a form that enhanced the idea of the collective an individuality in the area. The buildings should be monumental wholes as part of the whole Minervahaven, while the courtyard make it possible to create more privatised individual zones for the dwellers there.

CITY BLOCK TYPOLOGY

URBAN ORGANISATION

PUBLIC ROAD	ATTACHING PUBLIC SPACE	ATTACHING PUBLIC SPACE WITH CLOSED CHARACTER	THE RESIDENTIAL BUILDING			
			COLLECTIVE COURTYARD	MEETING MULTIPLE DWELLING ACCESS	PRIVATE OUTSIDE SPACE	PRIVATE HOUSE

Public road
Road users

Public
Pedestrians

Public with closed character

Collective
For everyone

Collective with private character

Private
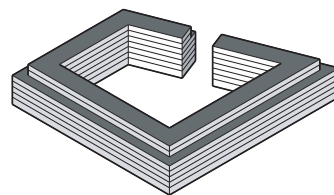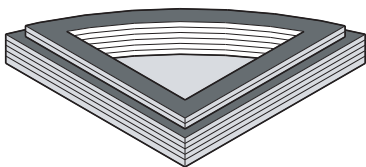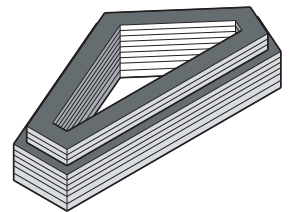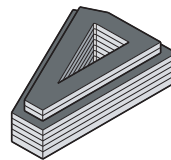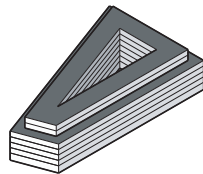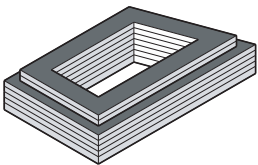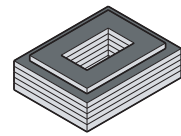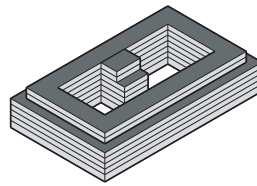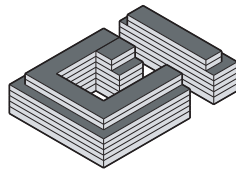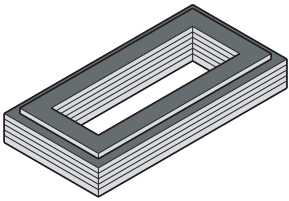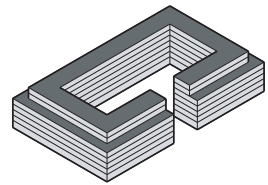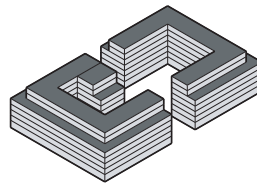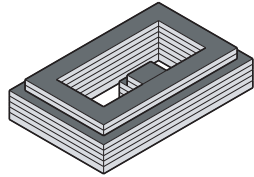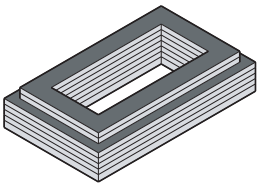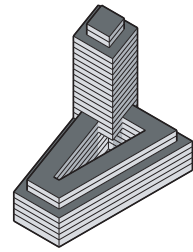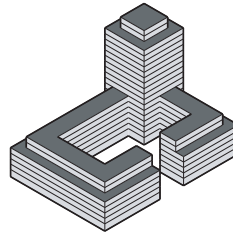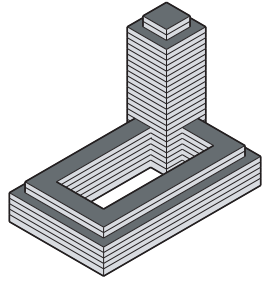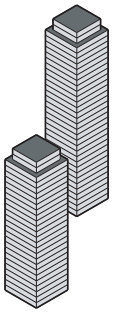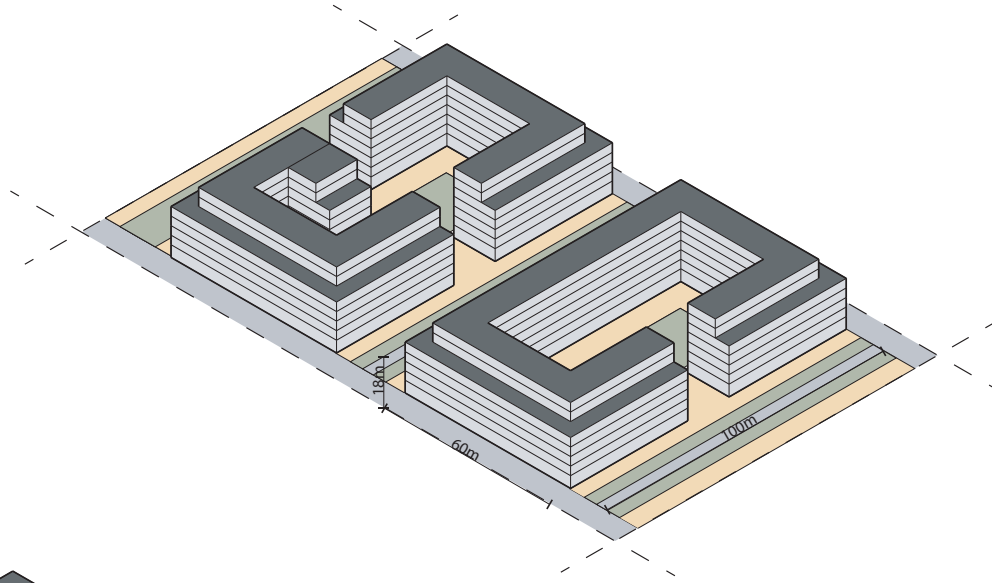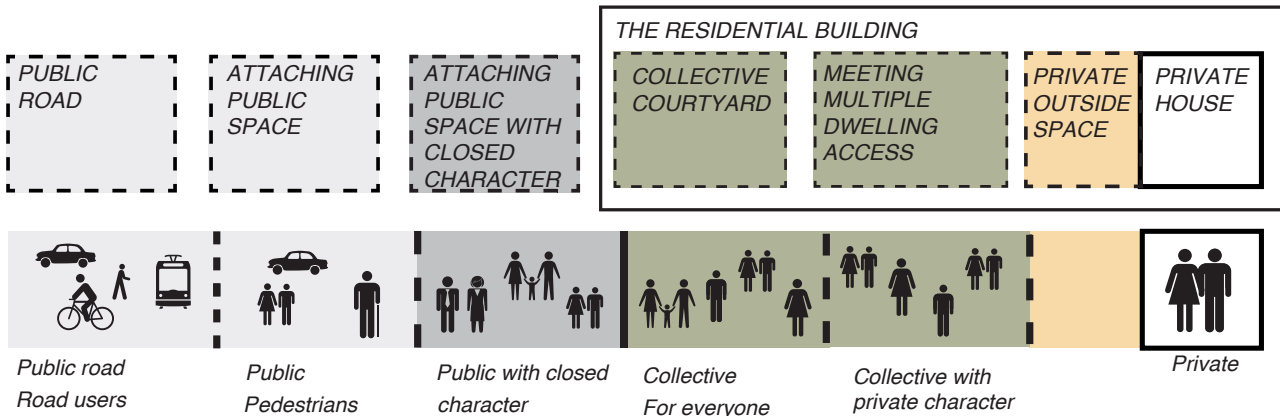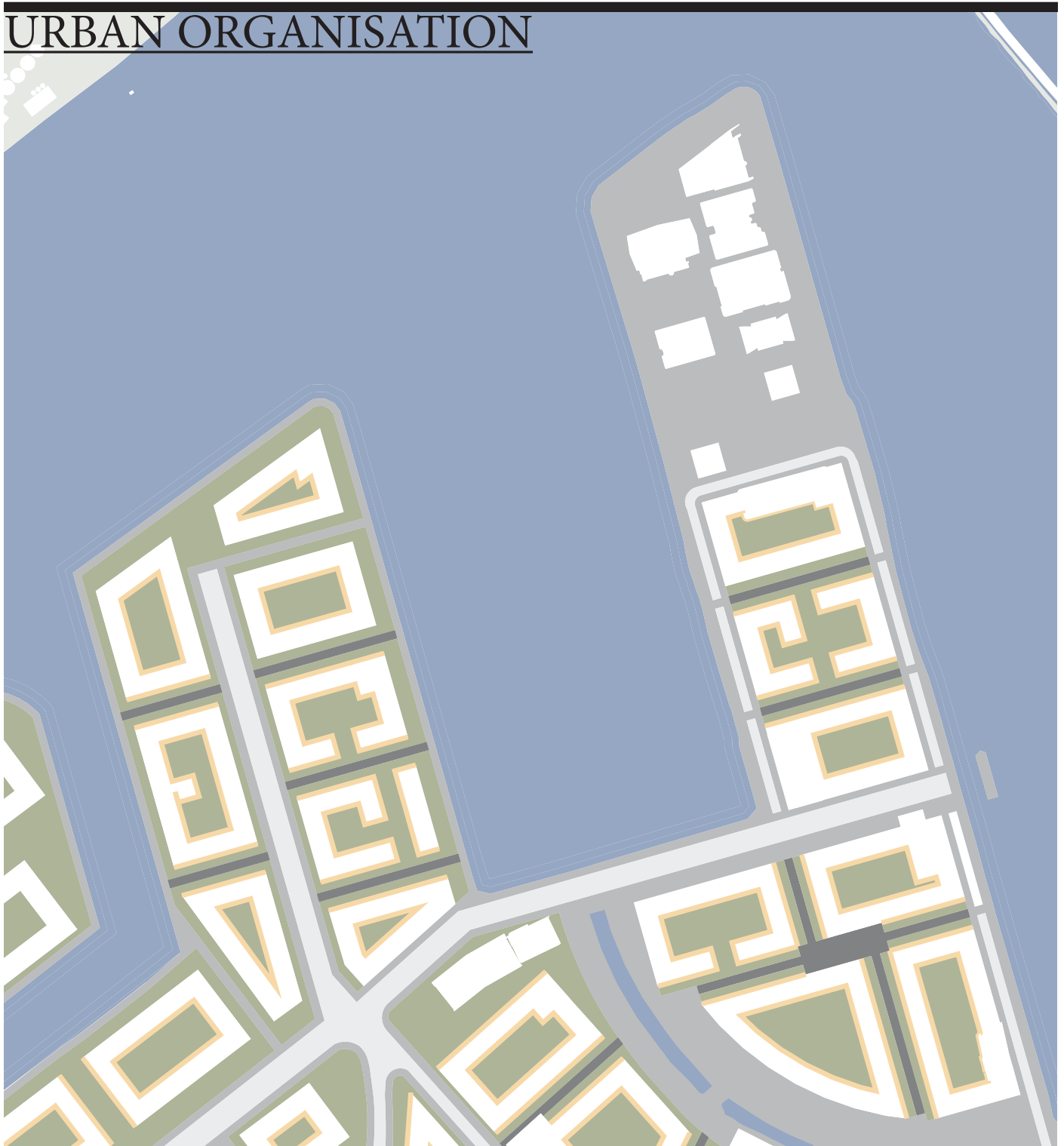
PHASING

With regard to the implementation of this urban plan, this will take place in a number of different phases. The idea is that the current structure of streets and buildings has been taken into account as much as possible, so that the execution can be simplified. Since there is still an existing industry in the area that could actually remain, it is important to gradually replace it through the new urban plan. In this way the neighbourhood does not lose its current identity and can also be retained in the long term. By maintaining this industry from an early stage, the attraction to the neighbourhood remains and the public domain stays activated also during the day. In a first phase it is about keeping the current industry, in the phases after that a new industry will be attracted. By keeping several buildings at various strategic points in the plan, the history and the various architectural expressions through history will be remained but at the same time the new residential buildings will blend in.

2018

2020

2030

2040

100m

Verkeer

▨	voetgangers & fietsers
▨	autoweg (autoluw)
▪	hoofdweg
Ⓟ	parkeergarage
Ⓜ	metro

Parkeren

Ⓟ	parkeergarage
Ⓟ	parkeergarage optie
▨	parkeernorm: 0,2 p.w
▫	bestaande gebouwen

▫	woningen
▨	bestaande gebouwen
▪	bedrijven in de plint
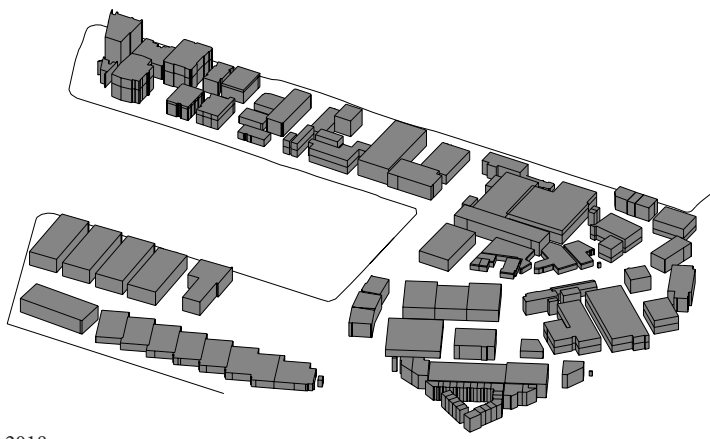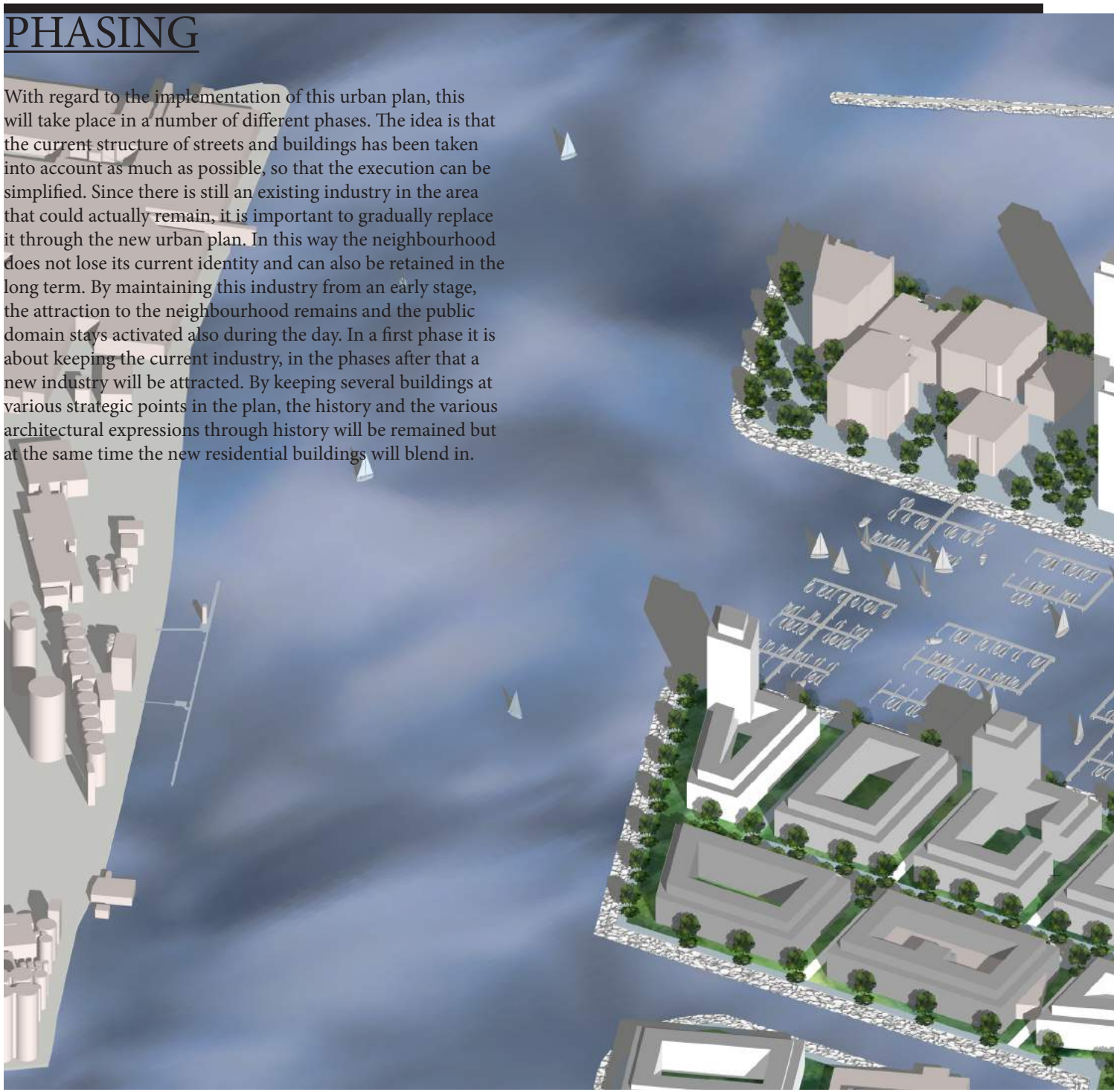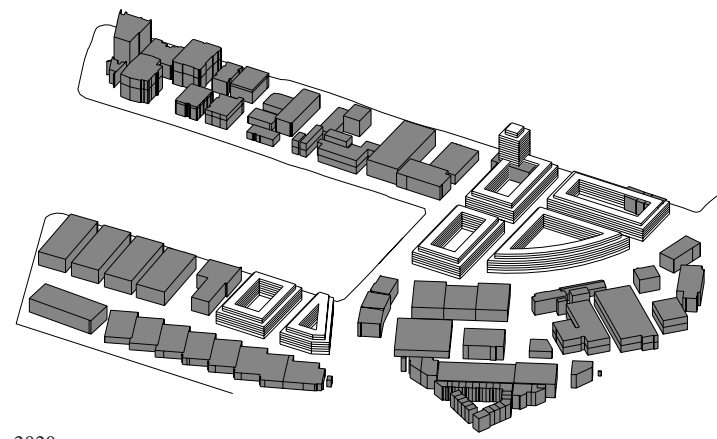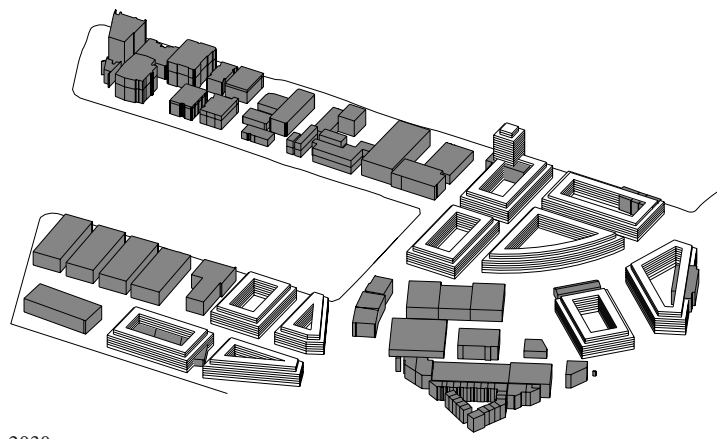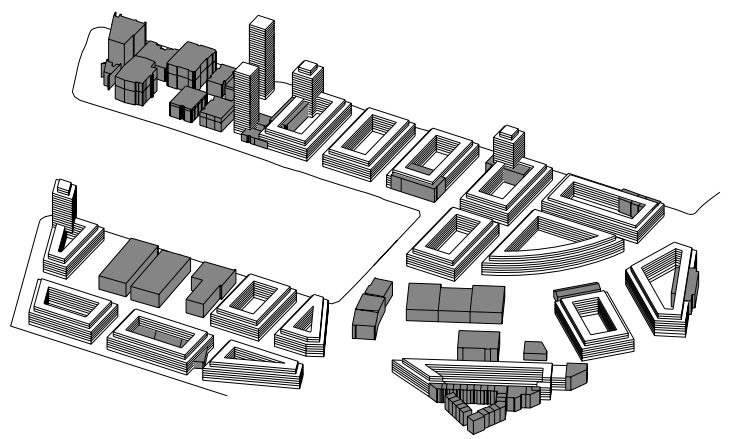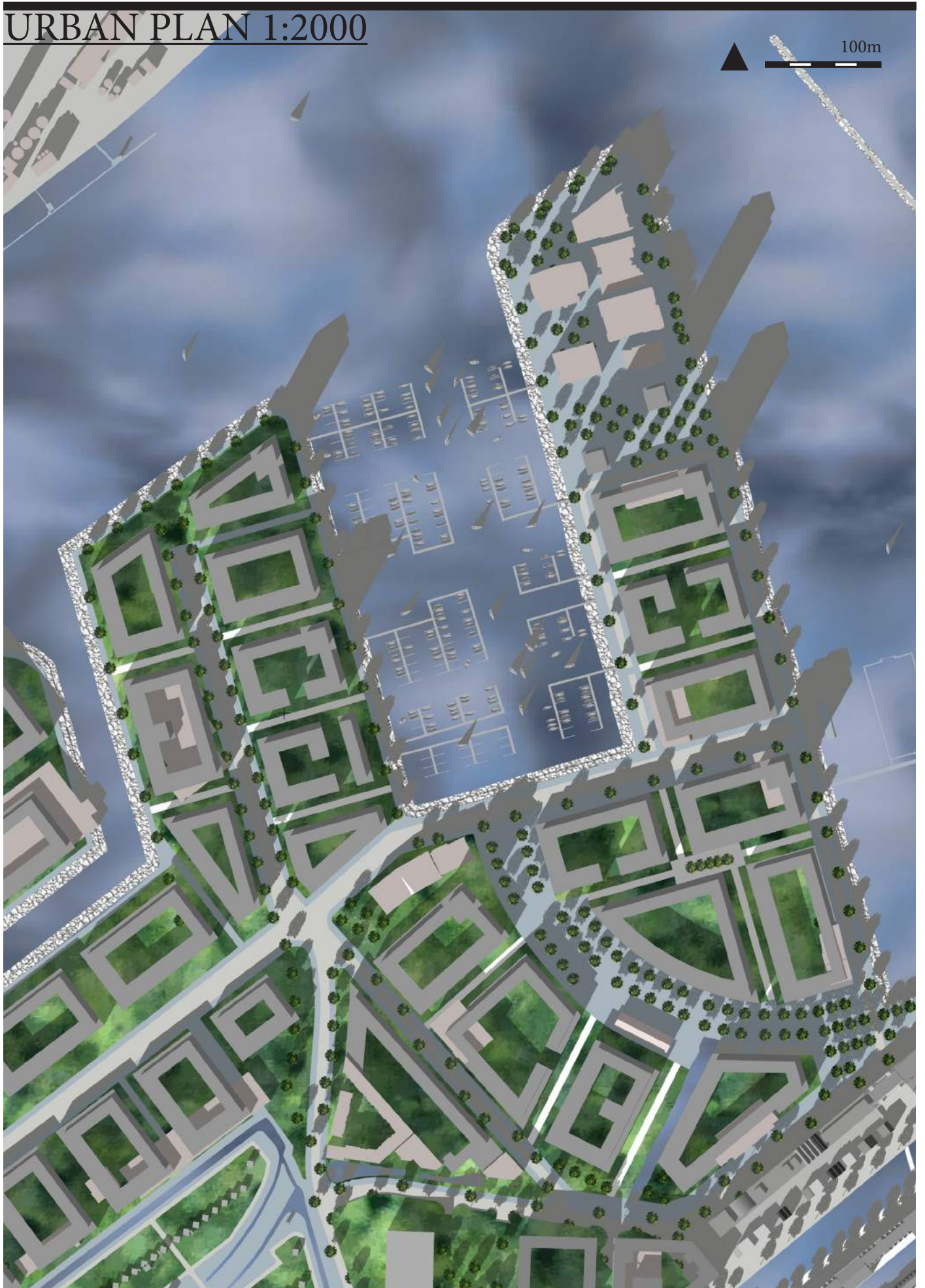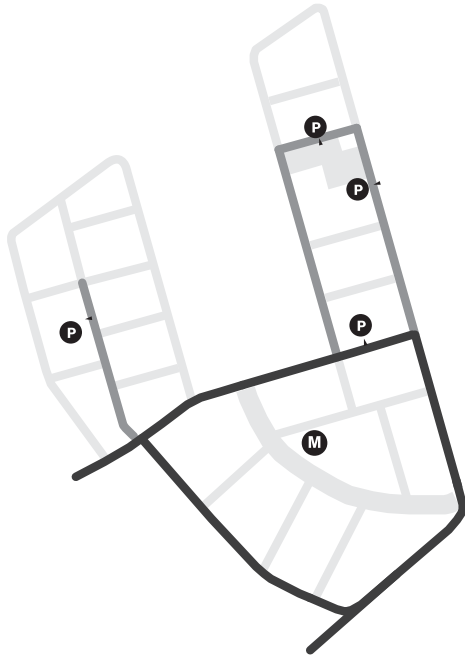
Dwellings

Block	Area per level in m2	nr of levels	total area in m2	avg dwelling size in m2 netto 80	avg dwelling size in m2 bruto 104	nr of dwellings
1	625	21	13,125	80	104	126
2	3,977	5	19,885	80	104	191
3	3,900	5	19,500	80	104	188
4	400	30	12,000	80	104	115
5	400	26	10,400	80	104	100
6	625	25	15,625	80	104	150
7	3,375	5	16,875	80	104	162
8	3,900	5	19,500	80	104	188
9	3,900	5	19,500	80	104	188
10	625	16	10,000	80	104	96
11	3,375	5	16,875	80	104	162
12	3,900	5	19,500	80	104	188
13	4,500	5	22,500	80	104	216
14	8,309	0	0	80	104	0
15	4,769	5	23,845	80	104	229
16	3,749	5	18,745	80	104	180
17	4,833	5	24,165	80	104	232
18	3,900	5	19,500	80	104	188
19	2,831	5	14,155	80	104	136
20	3,451	5	17,255	80	104	166
21	3,451	5	17,255	80	104	166
22	3,451	5	12,485	80	104	120
23	2,497	5	3,125	80	104	30
24	625	19	68,381	80	104	658
25	3,599	5	19,500	80	104	188
26	3,900	5	16,610	80	104	160
27	3,322	5	19,420	80	104	187
28	3,884	5	19,420	80	104	187
		Total area	509,146		Total nr of dwellings	4,896
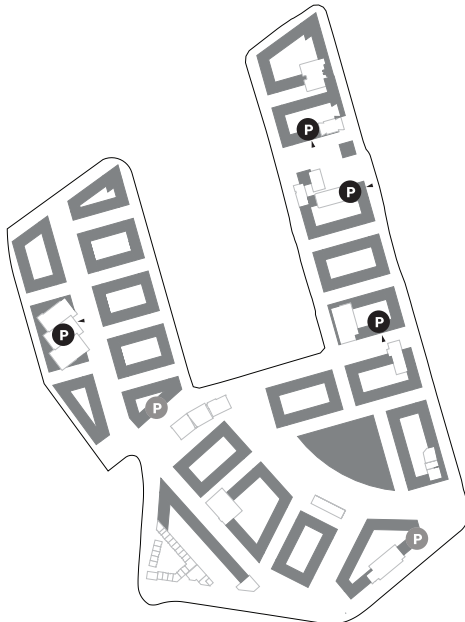
Businesses

	Area per level in m2	nr of levels	total area in m2
1	625	1	625
2	2,926	1	2926
3	1,800	1	1800
4	400	1	400
5	400	1	400
6	625	1	625
7	1,413	1	1413
8	1,800	1	1800
9	2,850	1	2850
10	625	1	625
11	1,413	1	1413
12	2,175	1	2175
13	2,475	1	2475
14	8,309	2	16618
15	2,091	1	2091
16	1,800	1	1800
17	2,655	1	2655
18	2,850	1	2850
19	2,018	1	2018
20	1,800	1	1800
21	1,800	1	1800
22	1,800	1	1800
23	1,440	1	1440
24	625	1	625
25	1,459	1	1459
26	1,500	1	1500
27	1,425	1	1425
28	2,767	1	2767
Bestaand	17,309	4	69236
	3,884	Total area	131411

	Area in m2	
Area whole terrain	294868	
Area with no buildings	204886	69.48%
Built area	89982	30.52%

% Dwellings	% Businesses
79.48%	20.52%

Nr of dwellings per hectare
166

FSI
2.17
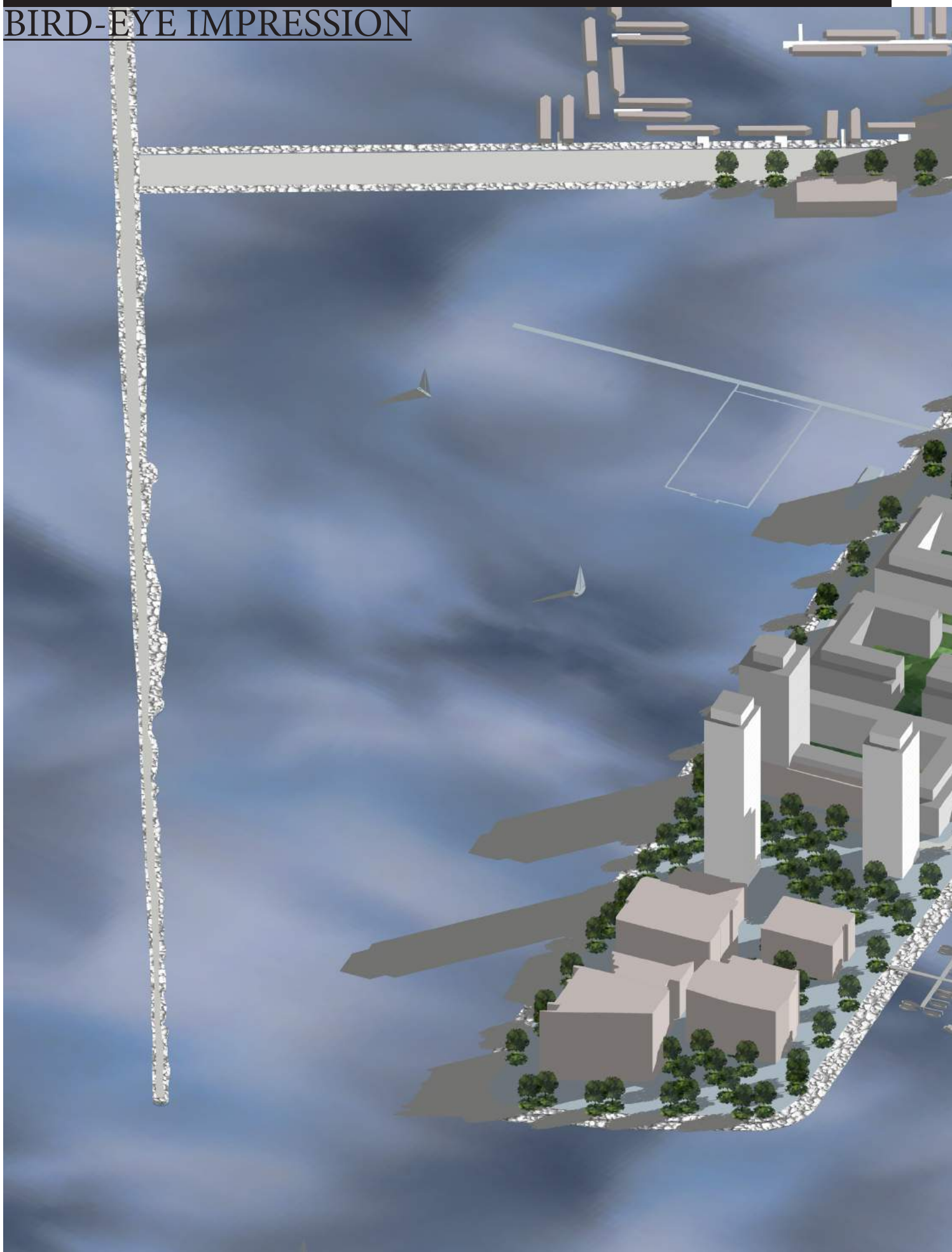
Amsterdam has thousands of people moving to the city over the coming decades, while the city is restricted by its size and limited possibilities on urban growth. To preserve green space outside of the city and prevent further sprawl of the city it is important to find new means of living in the city and densifying the centre. Furthermore, through this growing scale the image of buildings in the city might have to change. Can the rethinking of the tower typology as a new public realm of neighbourhood increase the chance of encounter between inhabitants in such isolated building types?

For buildings with these ever-extending sizes and evermore inhabitants it is important to understand not every inhabitant will have the same connection to their surroundings. The higher one lives in the building, the bigger the scale of its connection to the public space. Richard Sennett in his book 'Building and Dwelling' talks about this human relation to the street. Only the lower floors will have a direct connection to the street. The floors above to the neighbourhood as a whole, and the top floors to the city. This needs to be understood and used to the advantage of the building. (Sennett, 2018)
Enhancing upon the subject Jan Gehl said the following:
"I would say that anybody living over the fifth floor ought generally to be referring to the airspace authorities. You're not part of the earth anymore, because you can't see what's going on the ground and the people on the ground can't see where you are". It is important to take such opinions at hard when design into the sky. (Gehl, 1978)

TOWER COMPOSITION 1:1000

The historic towers and big scale building of many European cities have a visual as well as a binding factor. It is an orientation and a meeting point in the city. It shows a square or a park at a greater distance, a public function such as a shopping centre, a town hall or a church is made clear. It indicates the importance of specific buildings and thus gives clarity to the street scene. Towers in the city are actually nothing new at all.

Examples of introducing common goals start becoming more and more familiar in Amsterdam. Buildings like the A'dam toren and the Volkshotel introduce different public amenities that attract People to these higher levers in the city through restaurants and cafes. To keep the city of Amsterdam a place for more than only the rich and keep the possibility for the many to keep living within the city limit, the idea of higher building should be rethought as a possibility and not as a curse.

  Also, the student hotel can be seen as a form of housing shorter stay inhabitants into the city while creating different form of funtions and amenities surrounding living in the city.

For buildings with ever expanding sizes it is important to understand that not every inhabitant will have the same connection to their surroundings. The higher one lives in the building, the bigger the scale of its connection to the public space. Only the lower floors will have a direct connection to the street. The floors above to the neighbourhood as a whole, and the top floors to the city. This needs to be understood and used to the advantage of the building.

  Hannah Arendt in her book 'the human condition' made an analogy on the 'Greek Polis', in which living and working took place at home, while the public realm was to be used for conservation and debate among the people who lived there. To refer this to the expats in Amsterdam, their work is their home, while they do not really have the time, bonds or the amenities to take full part in the public realm. To refer back to the manifest that started this research, the definition of place should recognize the importance of location or territory and people that who will come to live in these places have to reflect each other. The building has to reflect what expats have to offer Amsterdam as well as make it possible for expats to start take part of Amsterdam. (Arendt, 1958)

The hypothesis 'rethinking the tower typology as a new public realm of the neighbourhood would then increase the chance of en-counter between the inhabitants of such isolated building types' was the starting point of gathering a large group of individuals in a building, and introducing amenities that bind, exacerbate and reflect the inhabitants of the building.
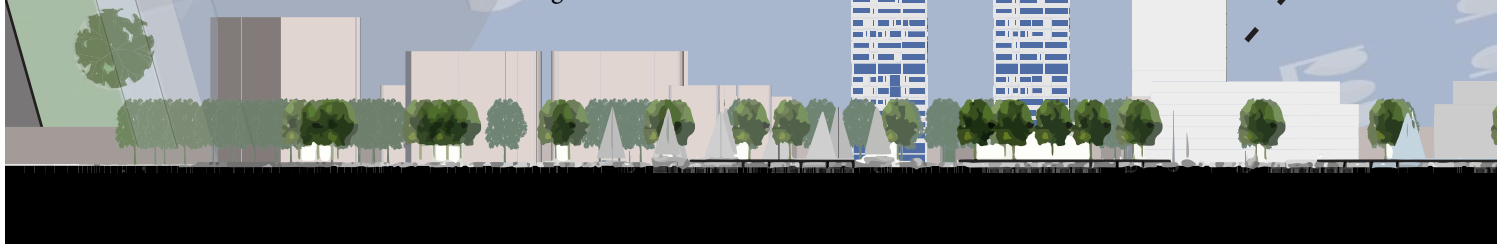
AMSTERDAM WEST

Sunset 6:06pm

5pm

AMSTERDAM CENTRE

ZAANDAM

THE INDUSTRY, AND THE CITY

THE HARBOUR

Sunrise 6:30am

8am

AMSTERDAM
NOORD

12:!4pm

100m

47

Old district of Hamburg
Location HafenCity Hamburg
City border Hamburg
Boroughs of Hamburg
Duty free port area Hamburg
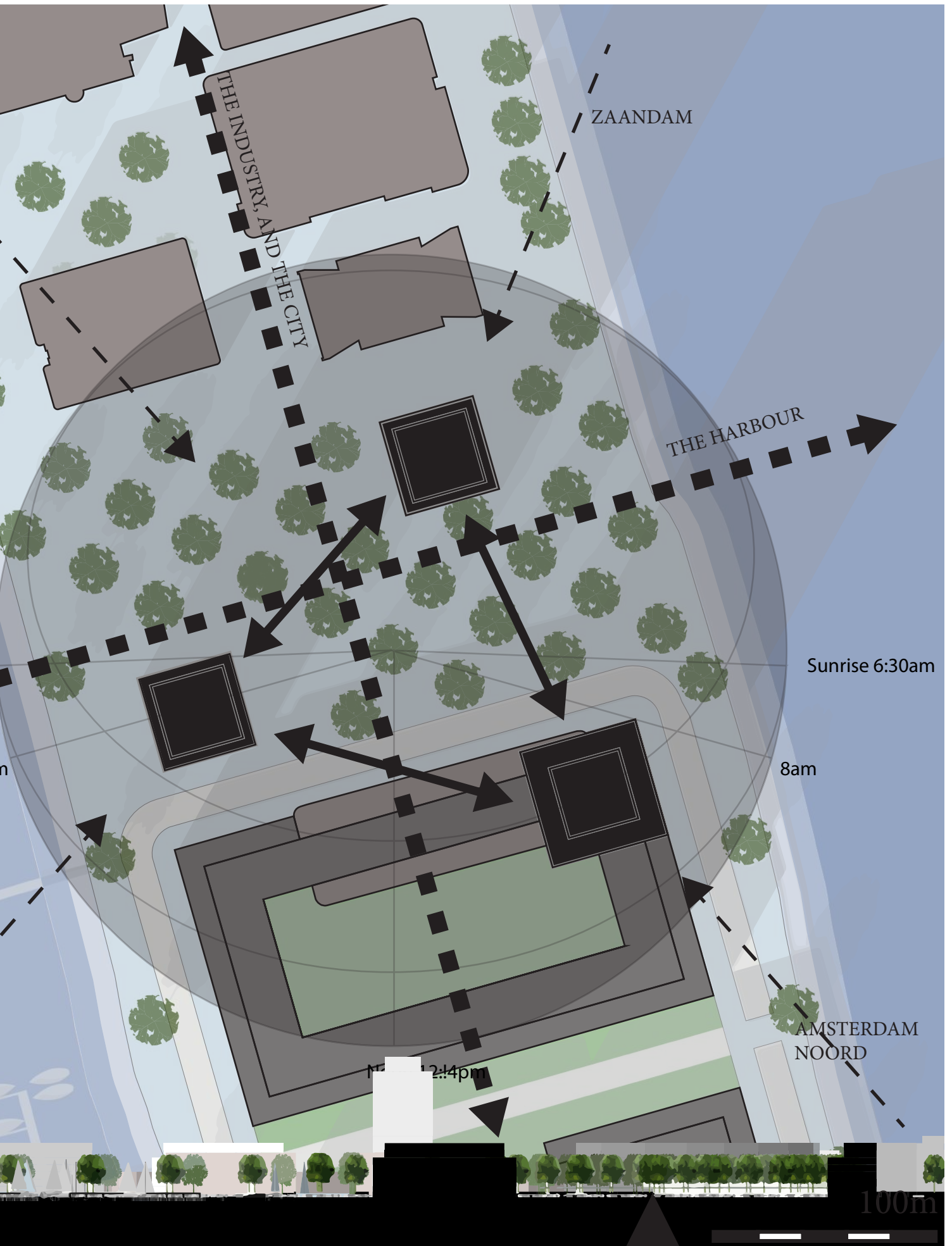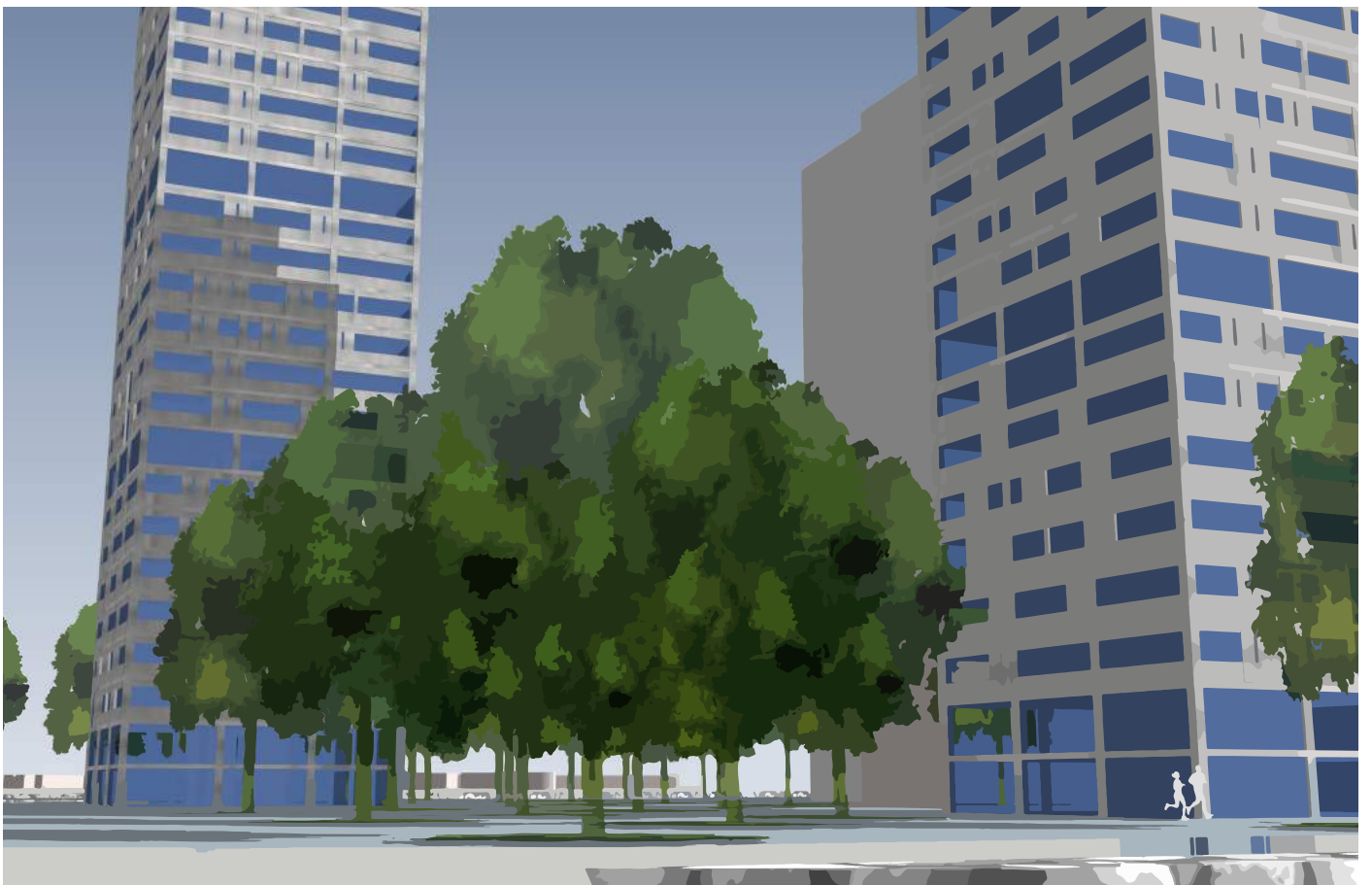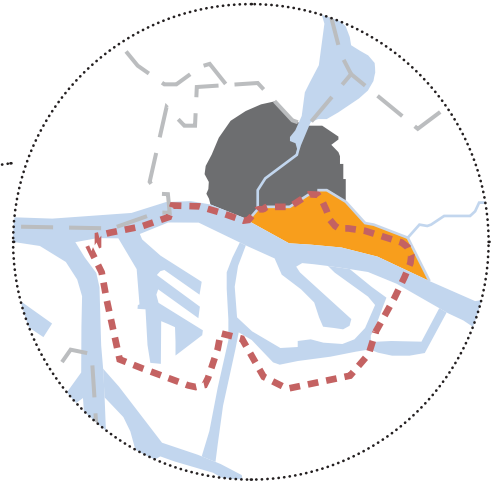
Figure 01: Hamburg, development overview of the city.

HISTORICAL OVERVIEW

In the Eighth Century a settlement emerged on a tributary of the river Elbe from which the city of Hamburg originated. This settlement started to grow, especially in the 12th Century, when trade in Northern Europe began to develop. The Elbe became a trade route and Hamburg was able to grow into a port city due to the exemption from customs duties that the city received in 1189. The harbour and the city of Hamburg have always been closely linked. This was recognizable in the merchant houses in which living and working was combined.

Throughout the years the city and the harbour kept growing. New port basins had to be developed because the freight volume increased. This created the characteristic structure of water basins that now form HafenCity. In the course of this development also the port docks were raised and new infrastructural connections were created.

The exemption from customs duties originally applied to the entire city of Hamburg. However, in 1870 the government decided to move the border to apply the exemption only to the port area. The duty-free zone was separated from the old town by the Zollkanal. This development changed the relationship between city and port. The focus here shifted to facilitating storage space. The classic merchant houses were demolished and replaced by warehouses in the late 19th century forming the Speicherstadt. Mainly lower storage sheds were built where HafenCity is located now.

This situation remained up to the Second World War. During this period, large parts of the port were destroyed by bombings. After the war they started quickly with the reconstruction. However, it became clear that the part of the harbour that forms HafenCity no longer met the requirements for the new ships. The harbour basins were too small and too shallow. The harbour moved to the South bank of the Elbe, which made way to the development of HafenCity from 1997.

Figure 02: Historic picture of the Grasbrook (1920)

Figure 03: Kaispeicher B HafenCity

Figure 04: Map of HafenCity around 1900
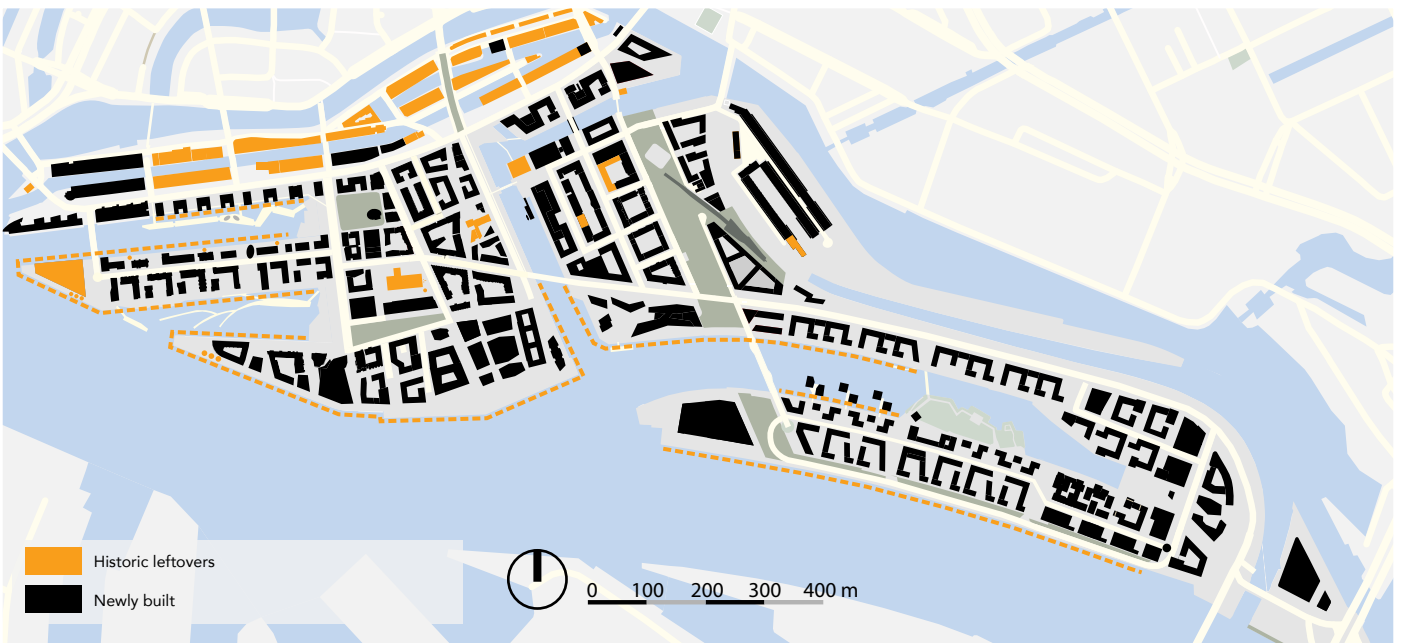
Figure 05: Map of HafenCity around 2030

A REFERENCE TO HISTORY

At the end of the 20th Century, the development of HafenCity started. For this purpose, part of the old harbor was transformed into an area with a mixture of living, working and leisure. In the plan for HafenCity however, some elements can clearly be recognized from history.

First of all, the characteristic outline of HafenCity has been kept from the former harbour basins. Although some were shortened, they still exist by retaining the quay walls and are used for recreational purposes.

Also multiple harbour cranes next to the piers refer to the history of the former harbour area.

In addition, several historic buildings have also been preserved. A large number of warehouses are still present in the Speicherstadt. Some were destroyed in the Second World War, but were rebuilt after. In HafenCity just a few historic buildings are still present. Examples are a merchant house in Brooktorkai, a warehouse in Elbtorquartier and the base of the Elbphilharmonie building at Am Sandtorkai. To preserve this building the function was changed. Finally, it can be recognized that the lines of building blocks have been retained. However, this did not happen by applying the same strip-shaped building volumes but by placing smaller volumes in the same line. This is mainly recognizable along the remaining harbour basins.

THE 10 DISTRICTS OF THE HAFENCITY

01 AM SANDTORKAI/DALMANNKAI
work places: 2.700
no. of people living: 1.567

02 STRANDKAI
work places: 4.770
no. of people living: 1.539

03 AM SANDTORPARK/GRASBROOK
work places: 2.600
no. of people living: 584

04 BROOKTORKAI/ERICUS
work places: 3.350
no. of people living: 63

05 ELBTORQUARTIER
work places: 3.700
no. of people living: 777

06 ÜBERSEEQUARTIER
work places: 6.140
no. of people living: 2.310

07 AM LOHSEPARK
work places: 4.700
no. of people living: 1.365

08 OBERHAFEN
work places: 500
no. of people living: -

09 BAAKENHAFEN
work places: 4.500
no. of people living: 4.620

10 ELBBRÜCKEN
work places: 2.310
no. of people living: 1.100

DISTRICTS AND DEVELOPMENT

The Hafencity Masterplan is divided into ten districts of different characters which are going to be executed and planned from west to east in a time span of about 25 years.

The first new buildings were planned directly next to the existing Speicherstadt around the Sandtorhafen which already attracted tourists from the nearby attractions and the construction of the Elbphilharmonie.

The masterplan is meant to be adapted to the conditions over time and serves as a general guideline. There are two quarters that serve as business and commercial hubs, the Überseequartier and Elbbrücken.

Generally all quarters have mixed functions providing working and living facilities as well as cultural or recreational facilities.

In total there are 730 companies and 40 bigger firms in the Hafencity which are going to provide up to 45.000 jobs of which 35.000 in offices.

Figure 07: map of development of the districts

Figure 08: map of the functions per building

CULTURAL FACILITIES

01 Elbphilharmonie concert hall

02 International Maritime Museum Hamburg

03 Automobile prototype museum

04 Oberhafen creative quarter in old train shed

05 designxport, exhibition and event center for contemporary design

06 documentation center denk.mal Hannoverscher Bahnhof

OTHER

07 Cruiseship Terminal

08 ecumenic church

EDUCATIONAL FACILITIES

09 Katharinenschule (elementary school)

10 education and family center Baakenhafen with elementary school and day-care center

11 school campus HafenCity

12 HafenCity Univerity

13 KLU Kühne Logistics University

14 MSH Medical School Hamburg

15 International School of Management

16 Frankfurt School of Finance and Management

17 6 day-care centres for children that are active, 2 more planned

WHO LIVES IN THE HAFENCITY?

HafenCity and the inner city of Hamburg in general have an image of being only affordable for rich people. There are certainly some very luxurious and expensive apartments within the area but there are even more government-funded or price restricted rented flats. This is meant to ensure a mix of people instead of an elite in the new part of the city.

Government-funded flats are priced 6,50€ or 8,60€/ m², while price restricted rented flats are around 11,50 -13 €/ m². Cooperative housing is also quite popular at around 9,50 - 14€ / m². In the free market, rented flat are at a range between 12 -20€ /m² and sold apartments from joint building verntures between 3.500-4.000€ / m², developers flats above 4.000-6.000€ / m² and high-end housing up to 6.000-10.000€ / m².

Families and people who do not need a car are favored for funded flats. The percentage of families of 22,7% is already higher than the average of 17,3% in Hamburg.

THE SOCIAL IDEA OF THE HAFENCITY

The Hafencity Gmbh supports and suggests initiatives by the citizens of HafenCity. They are motivated to engage and participate in the planning of public places like parks and playgrounds.

There are several associations amongst the people who live there that have formed, for example the "Friends of the Lohsepark" who encourage activities in the park. For the design of the big playground in the Grasbrookpark children from the elementary school next to it were asked for their wishes and ideas which were then taken into account.

People who live in the Hafencity meet in coffeehouses and bars mainly on the Überseeboulevard which "feels more like a village than a big city", according to people who have already lived there for several years. It seems that the sense of the community grows strong because a completely new part of the city is forming which causes some own challenges for its first inhabitants.

INFRASTRUCTURE

HafenCity has a mobility concept which is attractive to pedestrians and cyclists with short and appealing routes as well as a network of bicycle rental stands.

Between HafenCity and the city there is a barrier formed by the East-West orientated Speicherstadt, the waterways and the big road Willy-Brandt-Straße. In order to connect the HafenCity better with the city an underground connection was needed. Three new subway stops were placed in the area of HafenCity. On top of that, HafenCity is well connected by other forms of public transportation, such as the rapid transit connection towards the East at Elbbrücken, a bus transportation system and serveral ferry stops connecting to the Landungsbrücken.

Also, the mobility concept stimulates car sharing with electric vehicles. Thereby, less parking space is needed, which reduces buildings costs and adds to the character of the area.

main car connection   temporary car connection

0   100   200   300   400 m
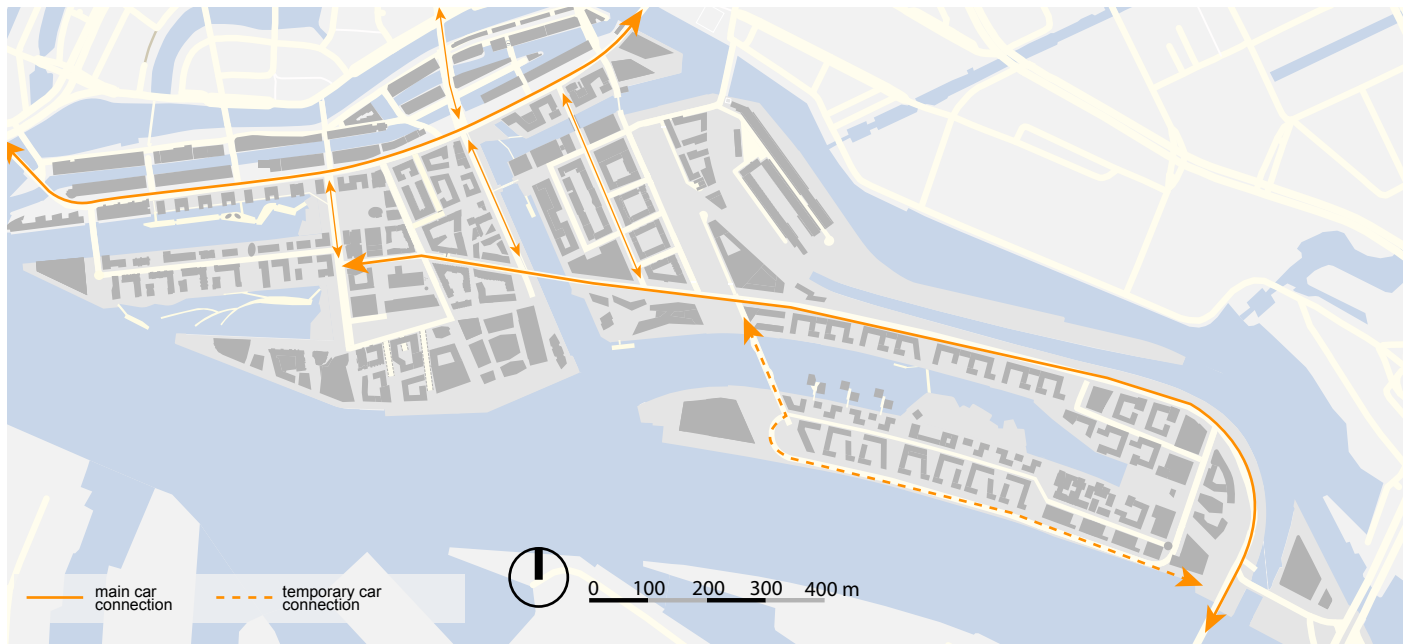
Figure 09: map showing car traffic, bike lanes and footpaths

ferry   busline
s-bahn   u-bahn

Elbphilharmonie

HafenCity University

Elbbrücken

0   100   200   300   400 m
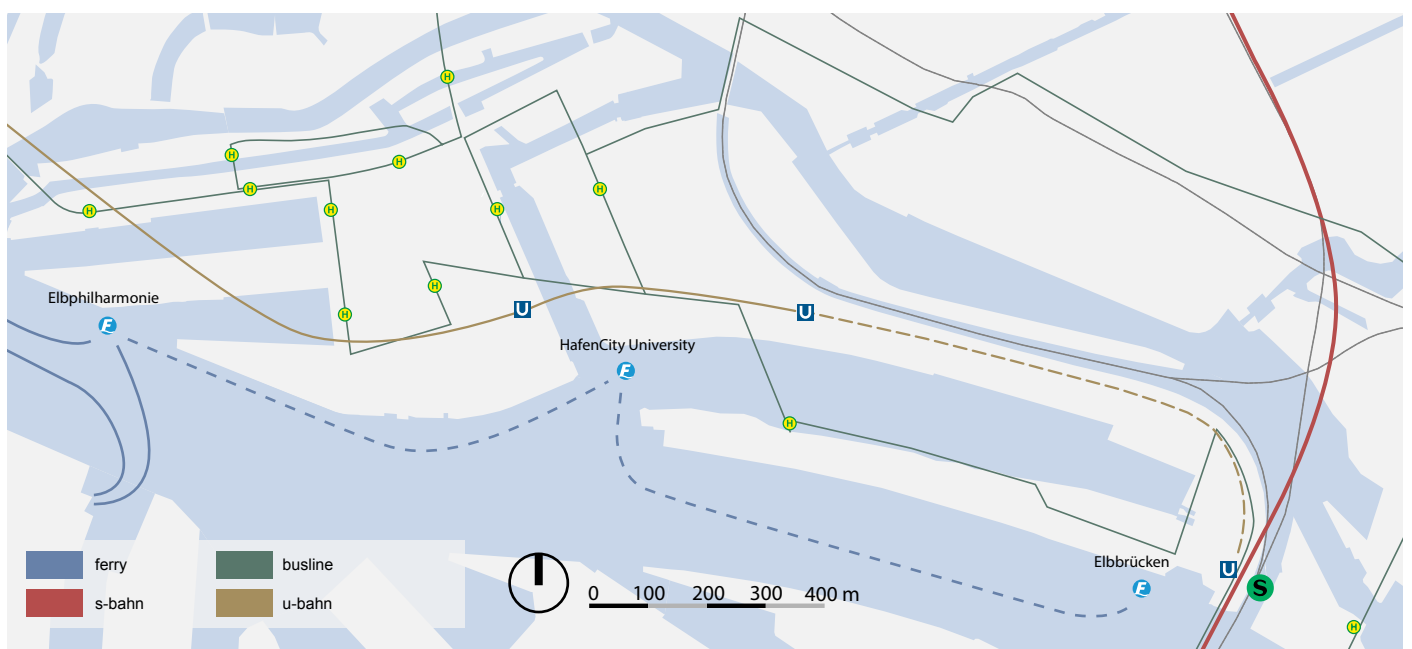
Figure 10: map showing public transportation routes
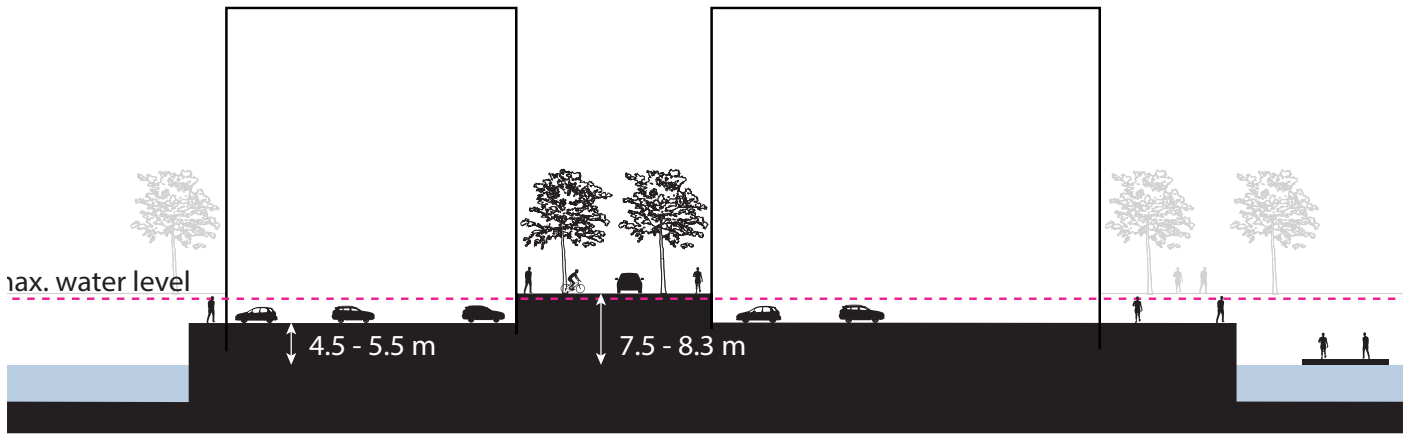
Figure 11: diagrammatic section between two former harbour basins

max. water level

4.5 - 5.5 m

7.5 - 8.3 m

dyke line

flood secure roads

4.5 - 5.5 meters
above sea level

floating boulevard

5.5 - 8.3 meters
above sea level

0   100   200   300   400 m
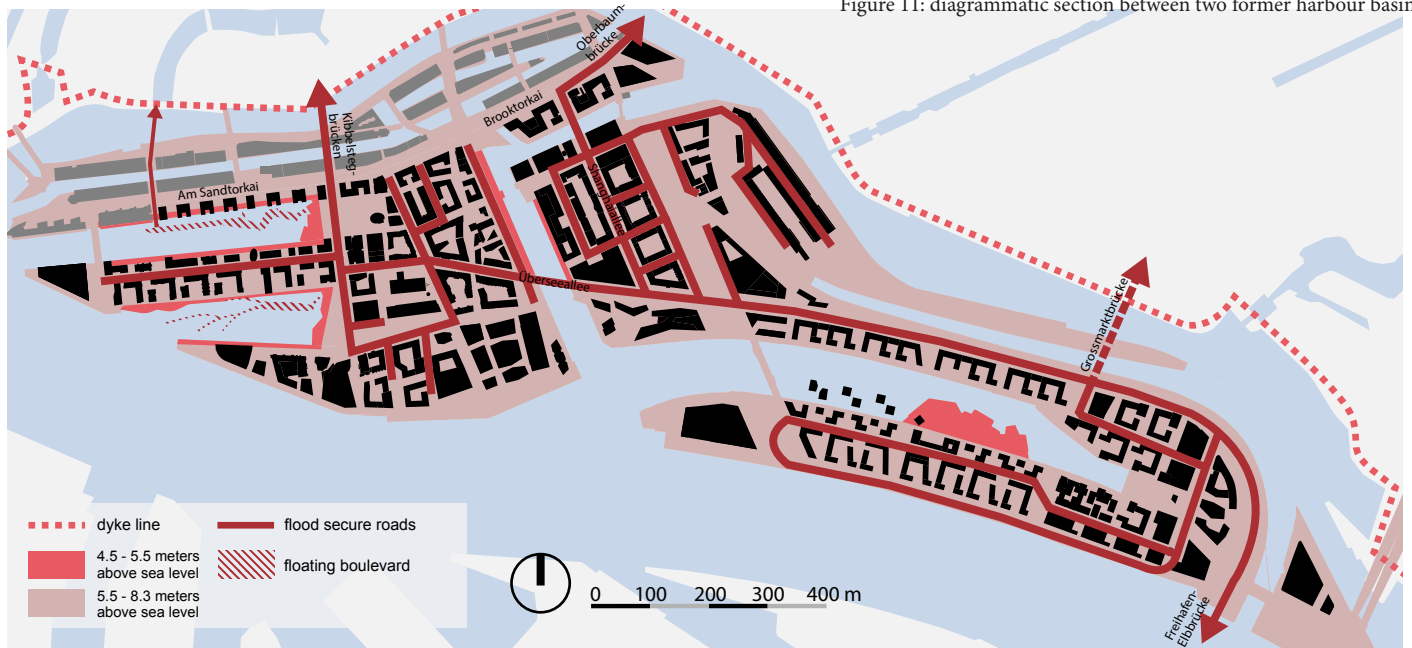
Figure 12: map of heights and evacuation routes

PREVENTION FROM FLOODING

The river Elbe connects the North Sea with the inner city of Hamburg. Even about 70 km landwards, Hamburg has to deal with a changing water level due to the tides. HafenCity is located outside of the area protected by dykes as shown in figure 12. To prevent Hafencity from flooding and at the same time not to block the views towards the water by a dyke the whole area is raised. In addition, by raising the area the development could take place per district instead of the whole construction of a dyke, which would have been necessary beforehand. Flood-protected parking garages are situated in the basement of the buildings and in the plinth public premises with flood doors and walls are situated. In order to prevent the infrastructure from flooding new infrastructure has been constructed at a flood save level of 7.5 to 8.3 meters above sea level. New flood secure bridges are built and older bridges are raised and renovated. There is one exception, namely the East-West orientated road Am Sandtorkai/ Brooktorkai which, due to it's close position to the Speicherstadt and its

historic buildings, has not been raised. Besides, new flood-secure accesses connecting HafenCity to the inner city, needed to be created. The Kibbelstegbrücke, crossing the road Am Sandtorkai/ Brooktorkai, provides the connection of HafenCity towards the area North of Speicherstadt. Under normal circumstances the bridge provides a route for pedestrians and cyclists - in case of flooding it provides access for emergency vehicles. In the East a flood proof connection is made via the Oberbaumbrücke, Brooktorkai, Shanghaiallee and Überseeallee. Public buses can use this route in case of flooding. In the South, a flood proof connection is made via the Freihafen-Elbbrücke. Additionally, a flood secure connection will be made via the Grossmarktbrücke, which has not been build yet. The promenades along the water will remain at the previous lower level of the port of 4.5 to 5.5 meters in order to give people a close connection with the water and to function as a water buffer.

PUBLIC SPACES

The Hafencity is full of public squares and parks of different but always quite urban character.

Generally, most of the squares like the Marco Polo or Magellan Terraces are concipated to step down towards the water, which means that they will flood partly from time to time but on the other hand bring the public spaces closer to the water. The floating platforms in eg. the Sandtorhafen add to this by providing a pedestrian connection right on top of the water.

The parks provide some green spaces and playgrounds for children and at the same time form a link between the neighbourhoods. The spaces towards the water are more urban and invite to sit down and relax while the park areas suggest activities.

Figure 14: Swimming platform in Sandtorhafen

Figure 15: Marco Polo Terraces

Figure 16: Dalmannkaitreppen

Figure 17: Playground in Grasbrookpark

Figure 18: Square close to the Elbphilharmonie concert hall

Figure 19: Promenade in Sandtorkai Quartier

Figure 20: materials within one neighbourhood

DIVERSITY IN EVERY NEIGHBOURHOOD

Each neighbourhood has its own name and identity in HafenCity. This identity creates diverse characters in the neighbourhoods because each one has a large range of buildings functionally and concerning the material. In a dynamic way the building volumes are composed by solids and voids. Each volume then has its own appearance through materials and textures. This was deliberately chosen, because a large number of project developers and architects were involved in the process.

FORM AND FUNCTION

The urban structure revives the tradition of the block with an internal courtyard, which recalls the building density of the nearby historic city centre of Hamburg. The design intent is to make a lively urban addition that draws the main lines of growth and scale from the historical city. Through ingenious techniques of connection, the various urbanists and architects working on this project are able to comprise of different forms of blocks and shapes by making variations and combinations of the same basic form.

HafenCity blends in with the cubature and building height of Hamburg's existing downtown instead of dominating the cityscape as a modern, vertical city. Thus, most of the new buildings consist of 7-8 floors. Only a few buildings, placed in scenic and significant positions, will reach bigger heights, and on certain panoramic viewpoints public functions have been situated. These will be part of the new points of reference within the urban profile. This method leaves the icons of the city with their original relevance while providing some orientation points in a dense area.

In this typology research the focus is drawn to the actually built environment in the West of the HafenCity, leaving out what is under construction or to be built in the future. The typologies in HafenCity can be defined by the areas in which they are placed. The waterside areas have more open and semi-open blocks, while the othrr neighbourhoods are domintated by enclosed blocks that are more street oriented.

The axis in HafenCity correspond to the building types with extended heights on the crossroads to enhance the views in the area. The highrises are situated freestanding on the top of the dock through the Elbphilharmonie, and to a lesser extend in more spa-

TYPOLOGY
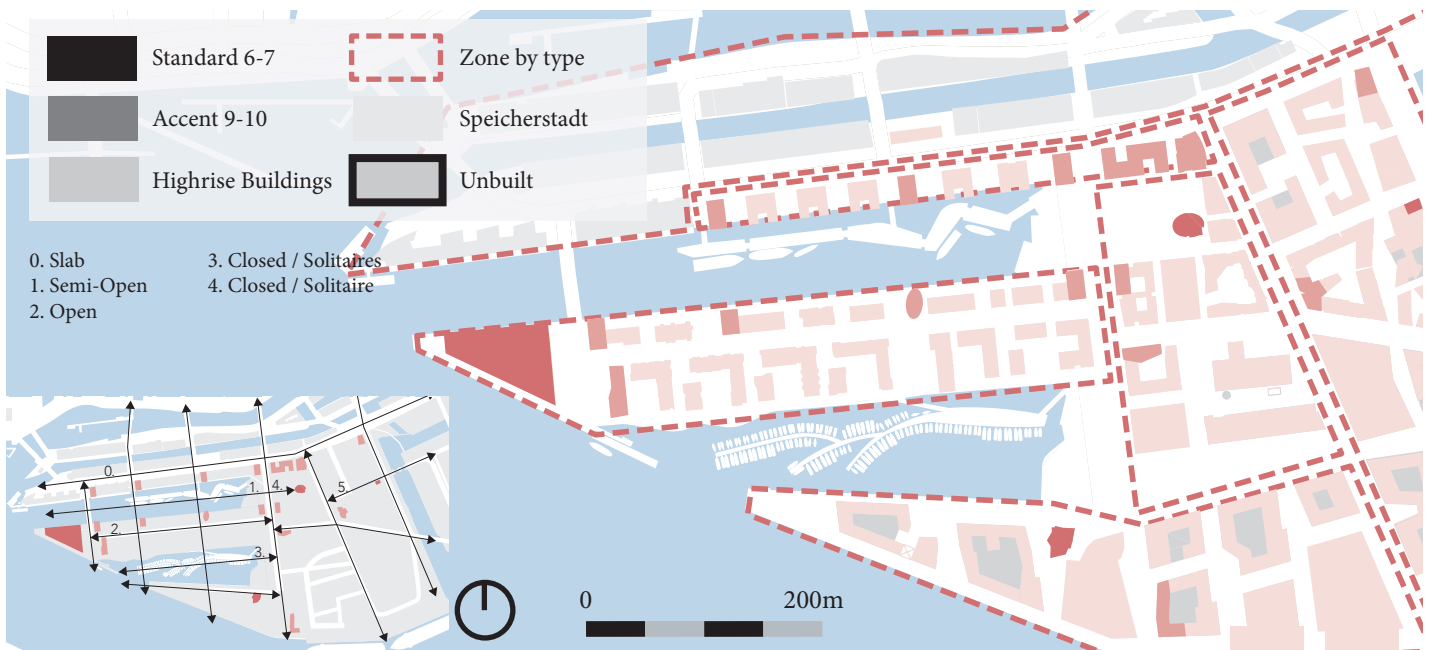
Figure 21: Map showing typezones, accents and highlights

cious areas as recognition points.

EXECUTION

Sandtorkai makes an instant distinction from the original slab warehouses of the Speicherstadt by changing the urban fabric to semi-open buildings. The interrupted structure also keeps an "open" character in the otherwise enclosed street, giving it a spacious ambiance instead of seeming endless.

This is also enhanced in the second peninsula to the South, which makes use of open blocks, while introducing a new type. The fabric of the combined forms is bigger, while keeping its spaciousnes. The inner street to this peninsula still keeps an open view to the waterside and to the neighbouring districts.

The third peninsula again scales up the buildings leaving more space in between. The function of these buildings is more commercial and public. These buildings can be seen through a more solitary lense, as they have undefined forms.

Between the peninsulas a scale difference can be recognised of the open spaces between the buildings. While the inner areas are defined by their roads and the height of the buildings, the waterside renders these buildings much smaller to its site.

The Graasbrook and Überseequartier areas are defined by a more urban and eclosed character, combining living, working and commercial functions. Thus the area's buildings scale up in width, focusing mainly on the closed block. The focus here lies on a high density that fits the gathering of mixed functions and its urban context, as opposed to the spacious and open character of the watersides.

The buildings are much bigger creating an urban character through form rather than height. Here they do make incisions in the building above the plint, creating semi-private spaces above ground.
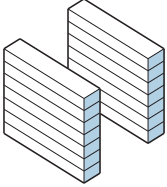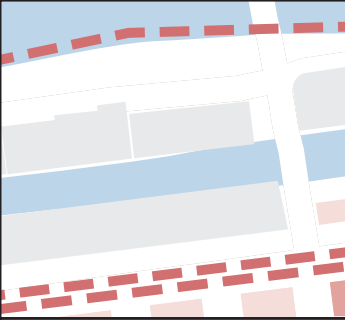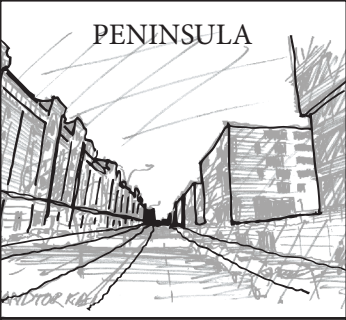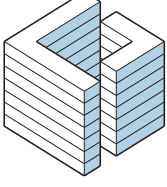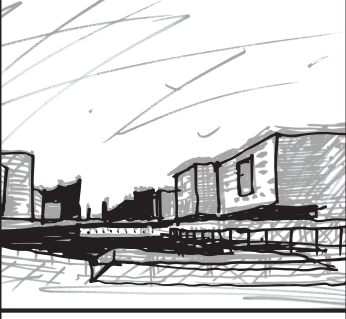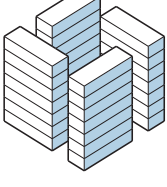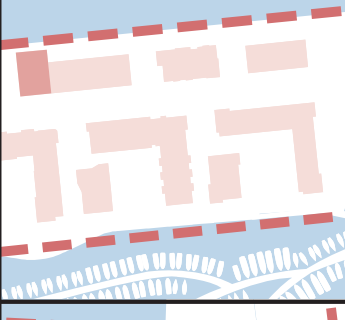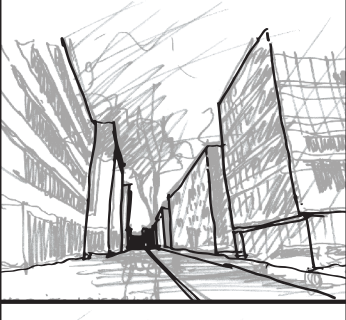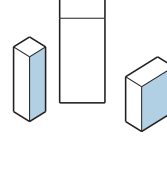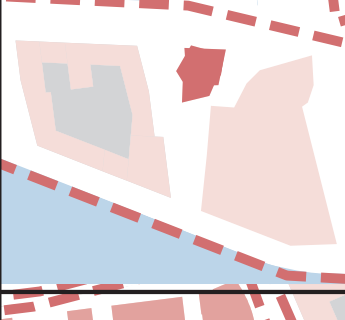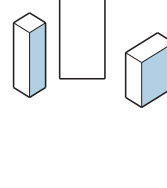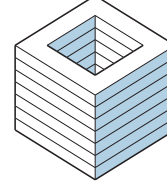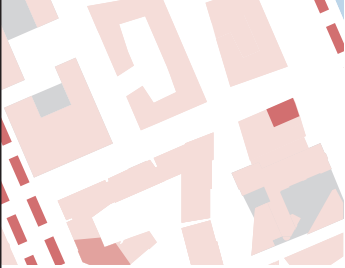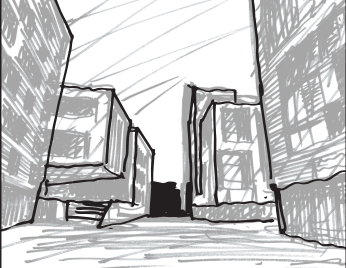
0. SPEICHERSTADT	SLAB		PENINSULA
1. SANDTORKAI	SEMI-OPEN		
2. DALMANNKAI	OPEN		
3. STRANDKAI	SOLITAIRE (CLOSED)		
4. GRAASBROOK	SOLITAIRE CLOSED		CITY
5. MAGDEBURG	CLOSED (SOLITARY)		

Figure 22: Typology Matrix

LITERATURE SITE ANALYSIS

Figure 01: own illustration.

Figure 02: HHLA. "Historic picture of the Grasbrook." Consulted on September 6, 2018. https://www.hafencity.com/en/overview/on-historic-ground.html

Figure 03: Bildarchiv Hamburg. "Ansicht Kaispeicher B in der Hamburger Hafencity – alte kaimauer im Magdeburger Hafen." Consulted on September 26, 2018. https://bildarchiv-hamburg.com/album/kaispeicher-b-internationale-maritime-museum-hamburg

Figure 04: own illustration.

Figure 05: own illustration.

Figure 06: own illustration.

Figure 07: own illustration.

Figure 08: own illustration.

Figure 09: own illustration.

Figure 10: own illustration.

Figure 11: own illustration.

Figure 12: own illustration.

Figure 13: own illustration.

Figure 14: https://www.mimoa.eu/projects/Germany/Hamburg/Harbour%20Cube/

Figure 15: http://www.mirallestagliabue.com/project/marco-polo-terrassen-hafencity-public-spaces/

Figure 16: https://hamburgfotos.de/hamburg_hafencity_neu/pages/bz00585.htm

Figure 17: https://www.hafencity.com/upload/images/listitems/z_listitems_de_1391__T717451_k.jpg

Figure 18: https://www.hafencity.com/de/konzepte/stadt-der-plaetze-parks-und-promenaden.html

Figure 19: https://www.hafencity.com/de/konzepte/die-freiraeume-der-westlichen-hafencity.html

Figure 20: own illustration.

Photo 20.1: Iwan Baan. "Elbphilharmonie, Hamburg – Herzog de Meuron." Consulted on September 26, 2018. https://iwan.com/portfolio/elbphilharmonie-hamburg-herzog-de-meuron/

Photo 20.2: Meurer Architektur + Stadtplanung. "Head Office Garbe Group, Hamburg." Consulted on September 26, 2018. http://www.meurer-architekten.com/?portfolio_page=head-office-garbe-group-hamburg

Photo 20.3: Sascha. "Hamburg – Am Kaiserkai 56." Consulted on September 26, 2018. https://mapio.net/pic/p-10627322/

Photo 20.4: Dirkverwoerd. "Oval, Hamburg, Deutschland, architect: Ingenhoven Architekten." Consulted on September 26, 2018. http://www.architectural-photographer.eu/wordpress/wp-content/uploads/2012/08/oval2.jpg

Photo 20.5: BuildingButler. "Kaiserkai 47." Consulted on September 26, 2018. http://www.buildingbutler.com/bd/APB-Biesert,-Wilkens/Hamburg/Kaiserkai-47/4944

Photo 20.6: Oliver Heissner. "Vanmeer." Consulted on September 26, 2018. https://www.area-arch.it/en/bf21-vanmeer/

Photo 20.7: HG Esch. "Yoo Apartments." Consulted on September 26, 2018. http://www.hgesch.de/commissioned-works/architecture/overview/

Photo 20.8: Anke Müllerklein. "Am Kaiserkai 1." Consulted on September 26, 2018. http://www.tchobanvoss.de/projekt.php?id=74&lang=EN

Figure 21: own illustration.

Figure 22: own illustration.

In this plan analysis an attempt is made to gain insight into the design of high-rise buildings in the city. The subject on which the plan analysis is based is finding a relationship that finds a culmination of dwelling and living in the tower typology.

Cities have to deal with an ever-expanding urbanization. Amsterdam, as well as other cities in the Randstad, expand to such an extent that they grow against each other, and the open landscape disappears further and further. To postpone this sprawl it is important to revise life in these cities and to look at other possibilities for creating greater densities, and to review how a tower should be functionally and socially classified.
The analysis of different tower types is therefore an extremely suitable subject.
In the study into the life of expats in the city, it emerged that finding new bindings for residents of the city could be an important starting point for the better integration of both expats and Amsterdammers in the city. It is important that when living larger groups in residential buildings and between increasing diversity in diversity leads to loneliness of residents and a difficult integration process. As a result of the research, the importance of meeting opportunities and facilities between the residents becomes important.

As the basis of the plan analysis in for the research and the following project the secondary research question was taken as the starting point. The question 'rethinking the tower typology as a new public realm of neighbourhood would then increase the chance of encounter between the inhabitant of such isolated building types '.

The plan analysis research addresses the question of the consequences of the distribution of homes, jetty centers, circulation and public facilities and provisions on the ratios within high-rise buildings. The subjects that were then analysed were urban morphology, vertical ascension and appartment distribution. These images were then overlapped with circulation and public amenities. Attempts have been made to give a picture of these subjects on different scales, horizontal, vertical, axonometries and typologies. The topics discussed were first, urban composition and public amenities in the axonometry. circulation, rising cores and dwelling types. Followed by vertical assention of functions and finishing with horizontal plans of standard floor and groundfloor (where possible) that show circulation, rising cores, dwelling configuration and shared amenities.

PUBLIC AMENITIES

SHARED AMENITIES

ORGANISATION AMENITIES

CIRCULATION

RISING

DWELLING TYPES

FIXED INTERIOR

OUTDOOR SPACE

MARINA CITY, CHICAGO

1. Top Desk
2. Laundry/Storage
3. Parking
4. Restaurant
5. Boat Pickup
6. Theater
7. Office
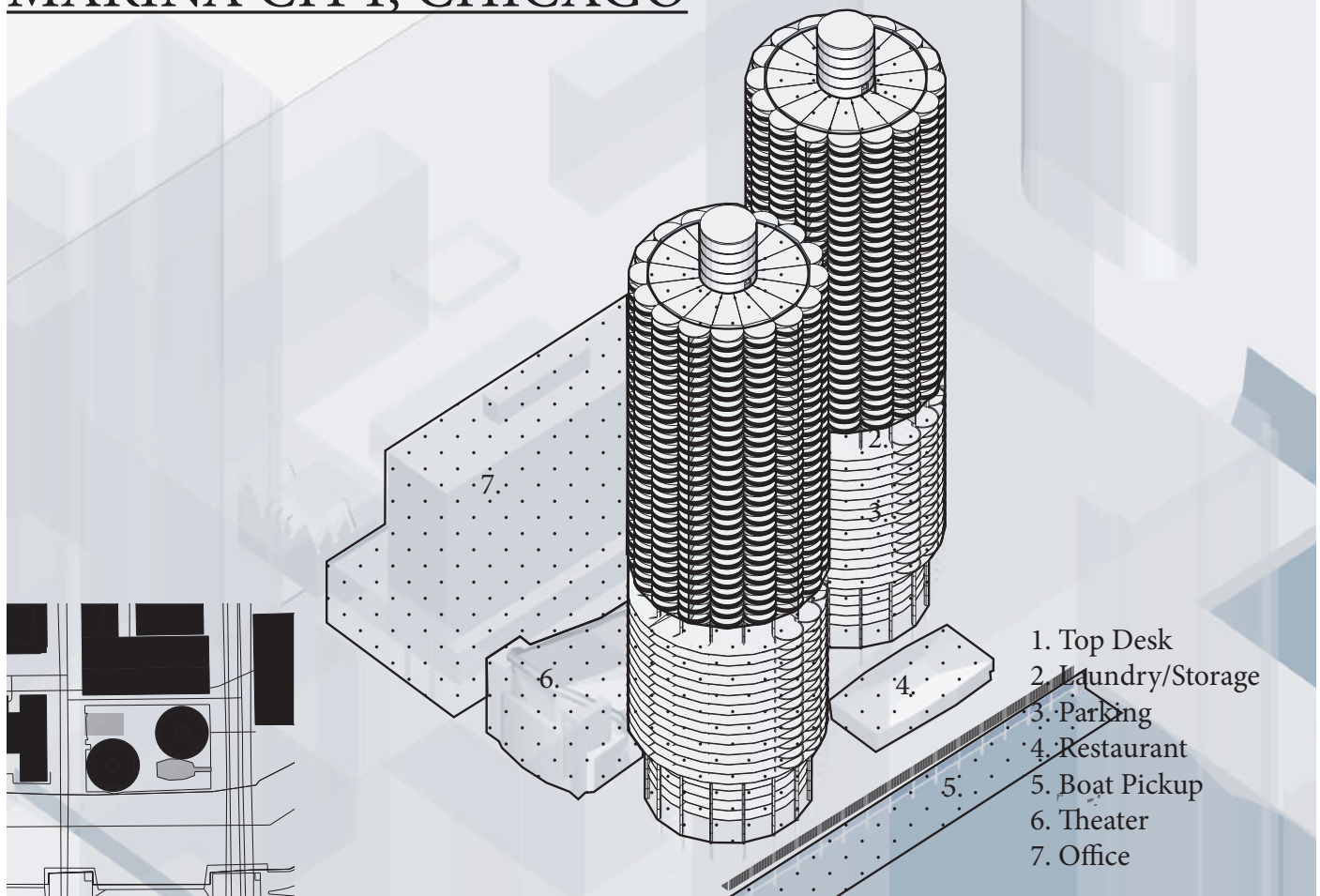
The Marinatower is an interesting example of the tower typology. Envisioned as an American city the building houses many of ones needs in life. Raising over a parking and public area the building the towers are positioned as solitaries toward the far corners of its plot. Because of it car oriented focus the dwelligns are essentially raised above the public rain.

The position then of the public amenities of roofdesk on top and laundry and storage on the 'bottom' floor are the basis of the vertical core of the building. With these facilities in these places an attempt is made to introduce encounters in the high-rise between the different residents.

45m

171m
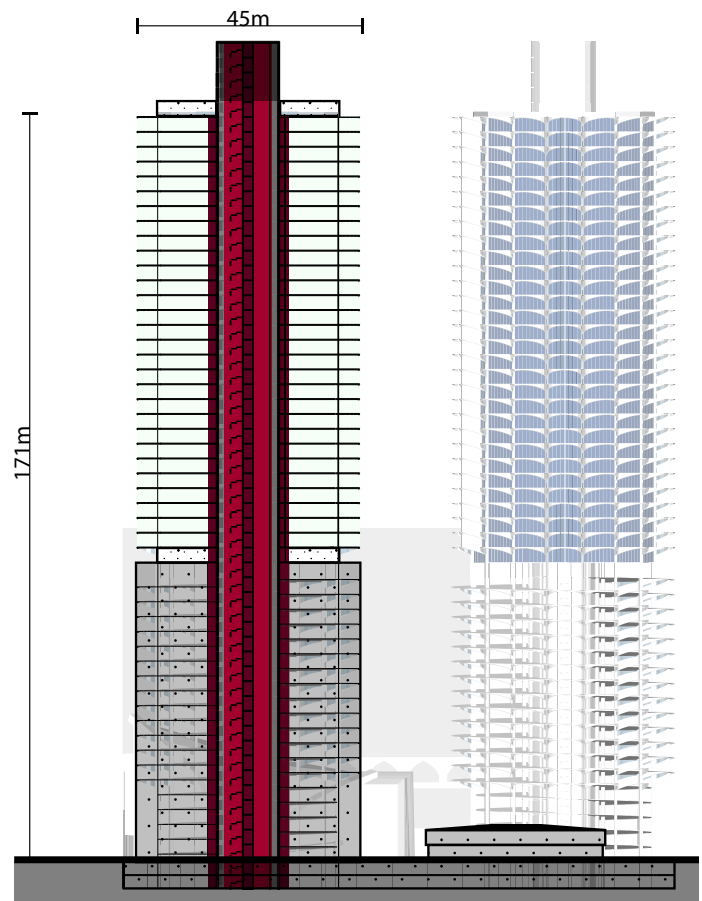
The residential levels of the Marina city have connect up to sixteen dwellings to a circular core. In the circulation of the floor a distinction is made. A cut is made though the centre of the core that connects to staircases and lift. This gives a distinction between the circular hallway towards which the residents are organised, creating a circumstances in which people can meet their neigbours, while also creating hallways that are not only used by one dwelling, but the whole floor.

PROGRAM SUMMARY

62 Floors	Total 83.030m2
Dwellings	51.200m2
Circulation	6.600m2
Rising Core	4.560m2
Parking	17.280m2
Shared Amenities	1.920m2
	5.370m2

7,5m

5m

5m

15m

15m

10M
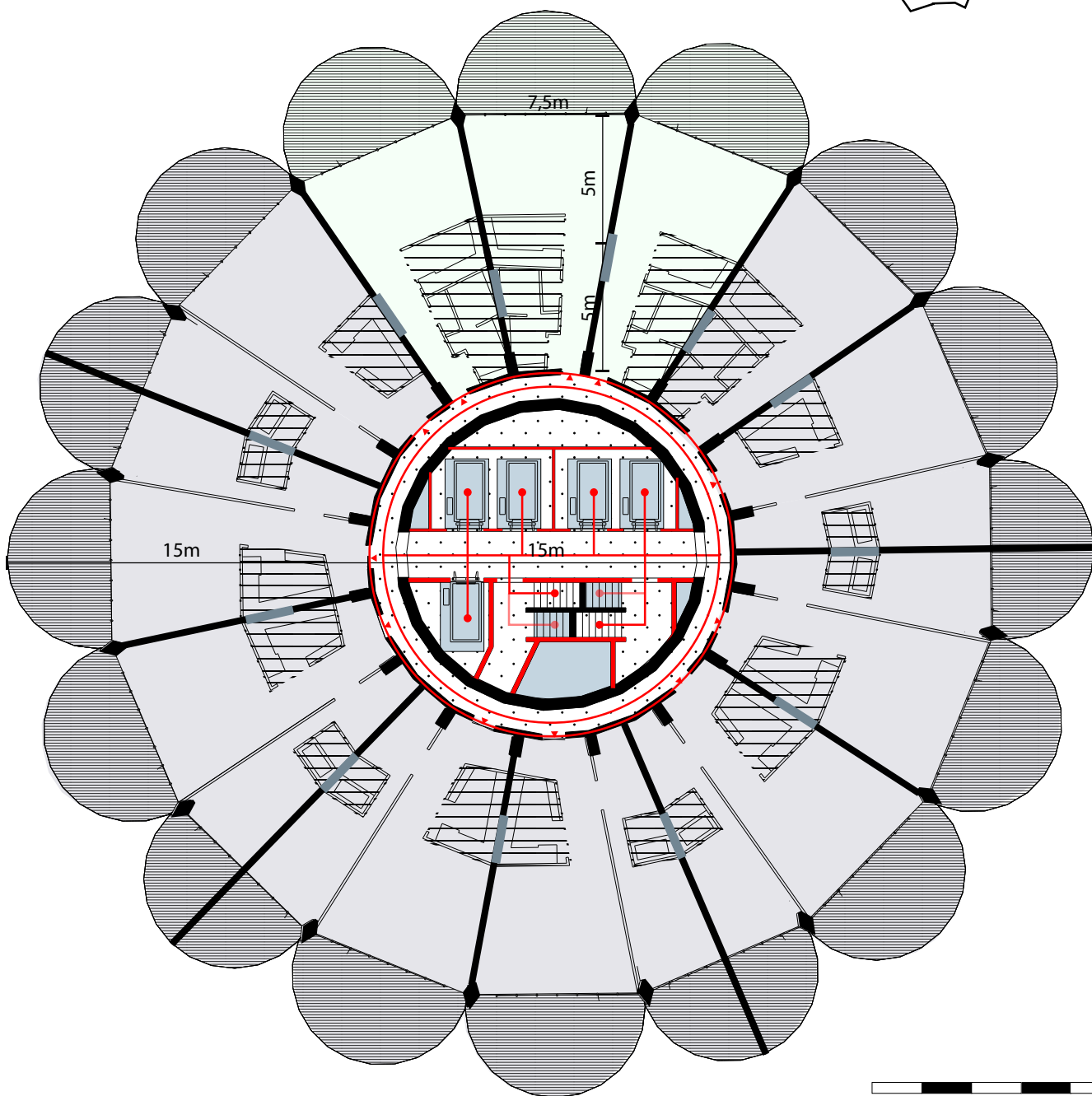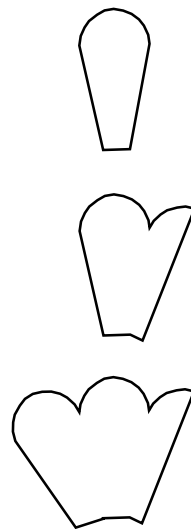
WESTKAAI 3-4, ANTWERP

1. Shop
2. Restaurant

1.

2.
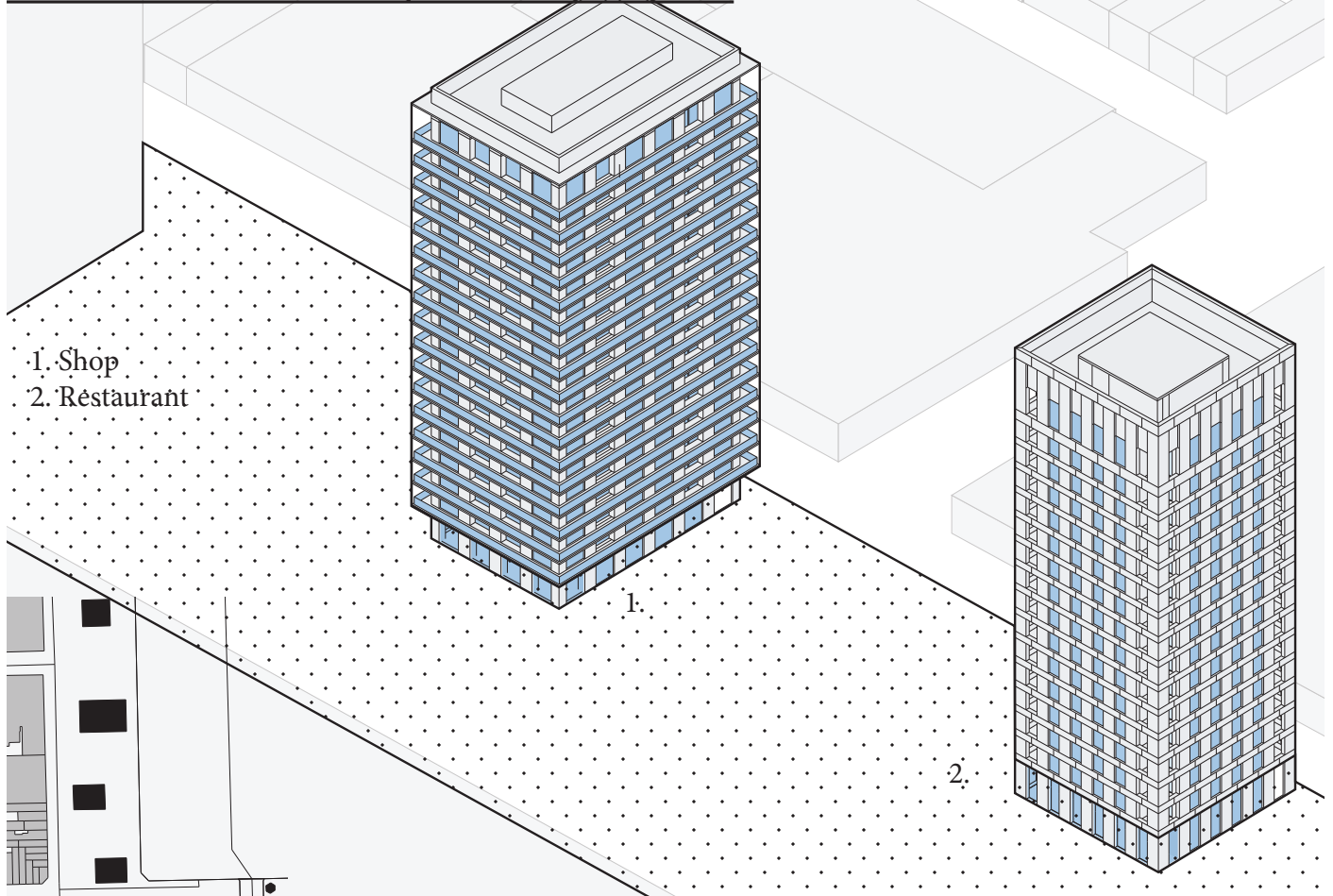
The setup of the Westkaai building is alligned by the waterway in an old industrial area in Antwerp. Although the setup of the two towers in made by one architect, and in interaction with the other building, their distance make for a broader connection that connects them to the other towers in the street too, creating a full picture from the city. Different public functions are located on the public floor, which gives the boulevard a more vibrant character.

The dwellings are positioned free standing on the boulevard, that crosses through colonades that connect to the street. This introduces the sidewalk there into the building and creates a clear point of reference to the enterance of the building, wile the building itself keeps its static facade. This also gives the distinction of the public side to the water, while the residents orient towards the roadside.

Vertically, only the groundfloor houses public functions, with it rising core only leading toward the dwellings. The topfloors functions are there for different services for the building, while there is no topdesk to go toward.

21,5m

51m
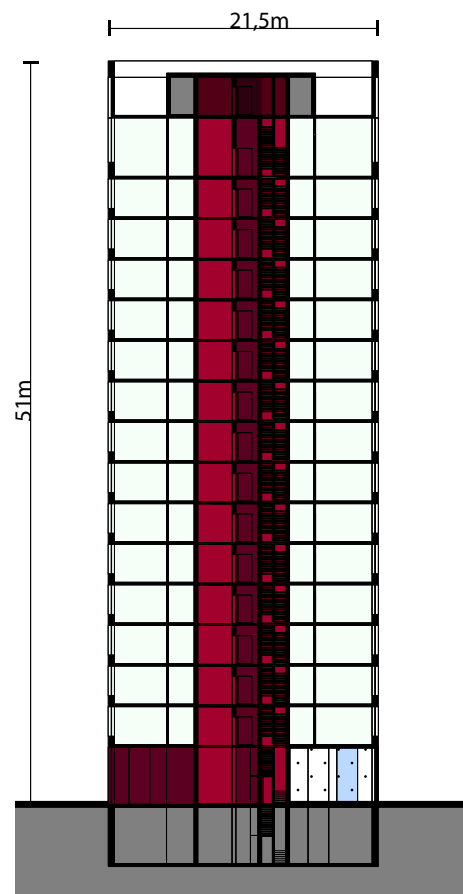
The groundfloor of the building organised the lobby toward the roadside. The connection toward the vertical core makes it possible to wrap the public amenities around the core, opening it up toward three sides of the boulevard. In the case of this building a clearer organisation of the escape routes toward the main routing is created, as the escape route leads directly toward the road while not achaising the lobby or the entrance of the building.

The circulation and rising core are in the centre of the building, with a central hallway going to the appartments. The rising core and circulation are neetly packed in between the four appartments leaving as much appartmentspace as opposed to shared hallways.

PROGRAM SUMMARY

|	
17 Floors	Total 7.400m2
Dwellings	5180m2
Circulation	233m2
Rising Core	555m2 m2
Shared Amenities	296m2 m2
Amenities	1036m2

10M
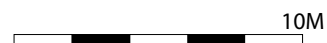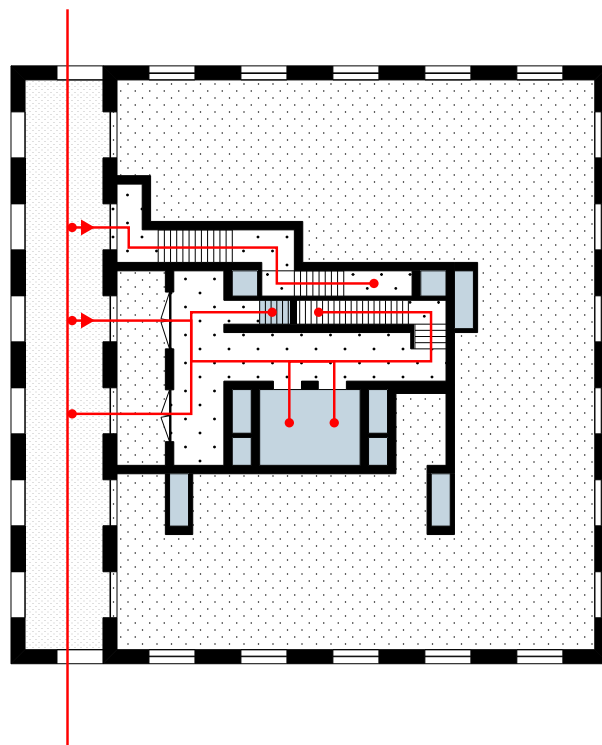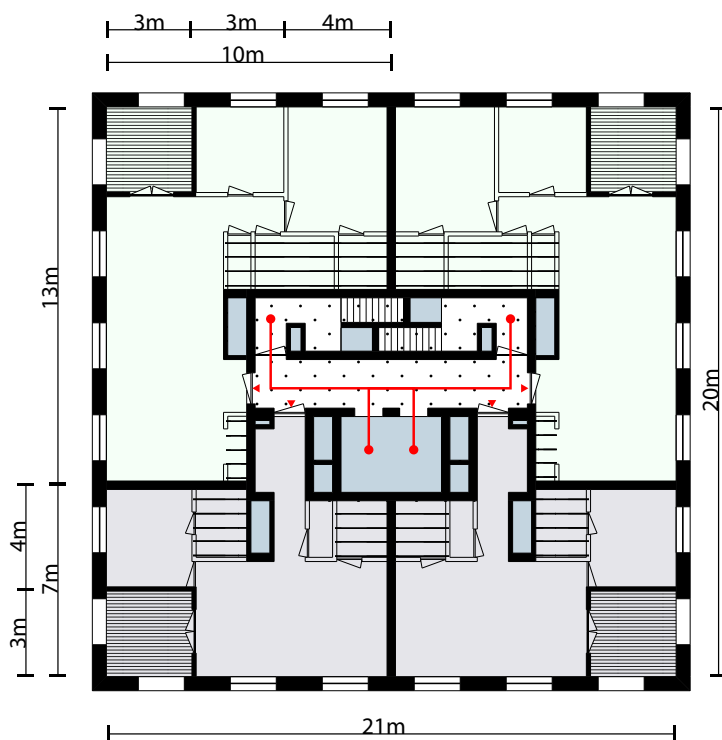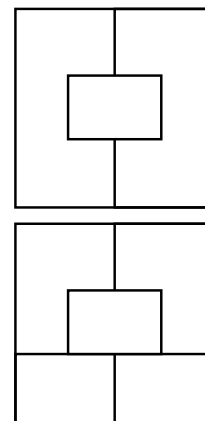
860-880 LAKESHORE DRIVE, CHICAGO

1. Parking

1.
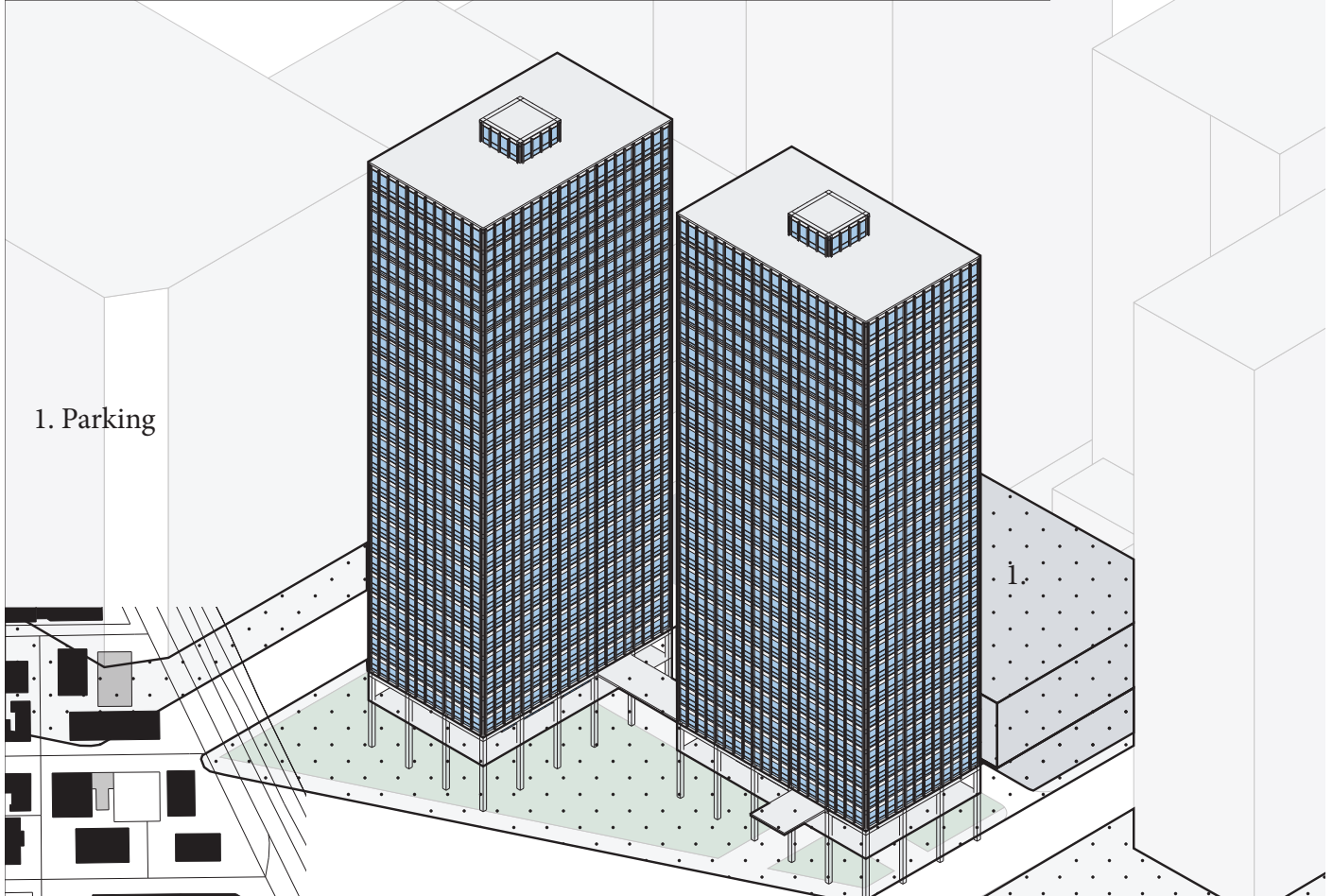
The Lakeshore Drive project by Mies van der rohe uses a
north-south and a west-east orientation to position the
highrise buildings op the plot. The buildings that are in essence
copies then are displaced in view from a different perspective,
and give a more broad experience of the two towers.
Through the addition of the orientations, the public space is
opened up. Throught his method creates an open public area
surrounding it lobby, while opening up towards the highwaty-
and the lake Chicago.

The building site is surrounded by other buildings that also
follow that x-y planning, which further opens up places that
open up different uses for the area. These emnities also create a
distance between the buildings that creates a for a spaciousness
inbetween the high buildings.

On the right a vertical section is displayed through which one
can see the centrain placing of the rising cores in the building
site. In vertical section the rising cores are displayed. through
the erection of the building the lobby is place in the open,
public environment. One can recognise here that the public
amenities make up only the groundfloor with the lobby and
its shared amenities. The the rising cores and innerbuilding
circulation thus only reach the appartments, and are only there
for the inhabitants of the building.

33m

19,8m

66
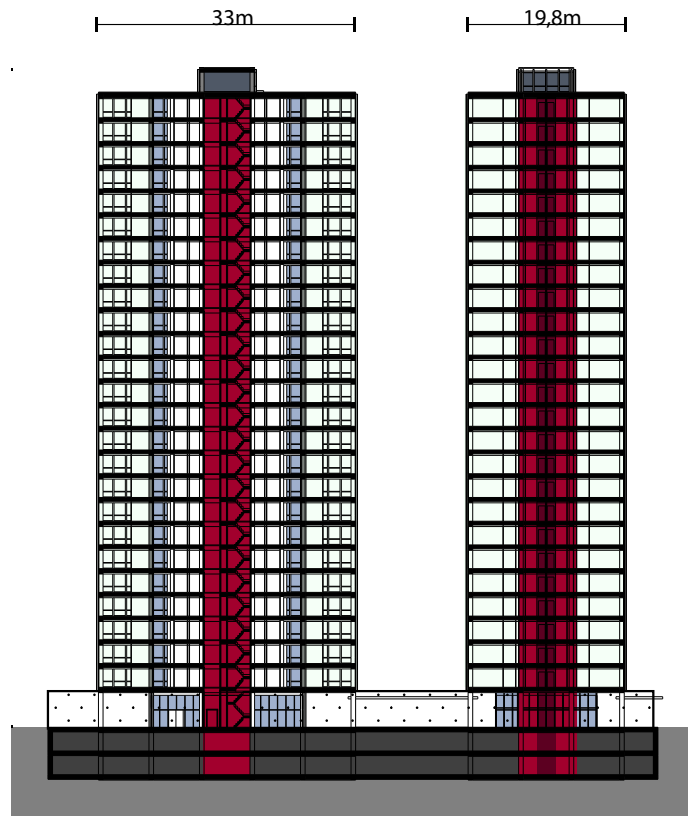
On horizontal level we can further see the open entrance to the buildings transended by the building which creates a collonade around the lobby and the shared amenities. A distinction on the groundlevel between the service staff and the residents who have their own entrance into the building. The residents go throught the lobby, which accompanies the road that is orientated toward the side of plan area. The stall circulation follows the central road inbetween the two buildings. Their is located on the side and back of the building, and goes direct toward the staircase or the service spaces of the building.

The residential floor of the building are in their setup meant for only the residents. The circulation follows the shape of the building, reaching a possible appartments. The entrances to the appartments are clustered with four appartments meeting. Modern rules for escape routes would apply as the appartments only have route to get toward the two rising cores that are positioned in the buildings.

PROGRAM SUMMARY

26 Floors	20.411,1m2 Total
Dwelling	15.200 m2
Circulation	1.176,12m2
Rising Core	755,04m2
Shared Amenities	1.711,78m2
Amenities	261,36m2
Parking	1.306,8m2

10M
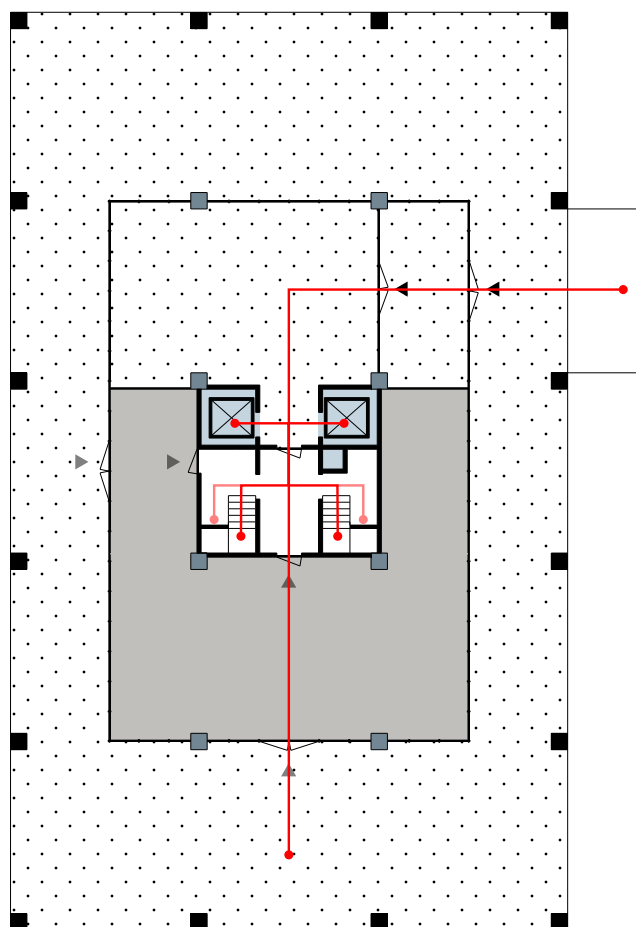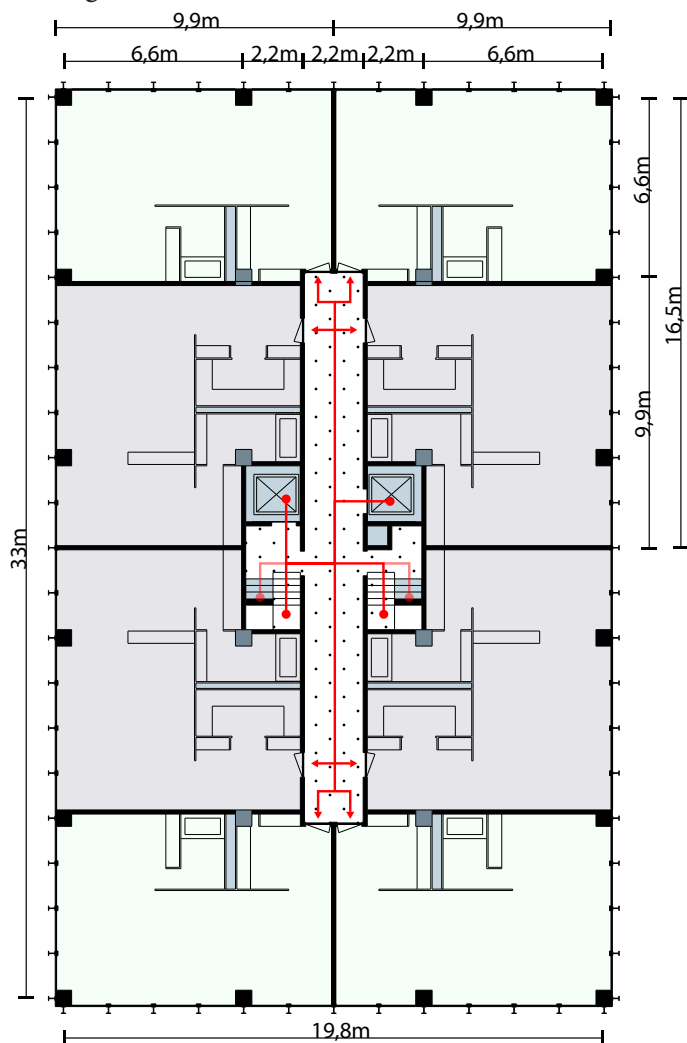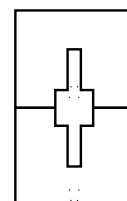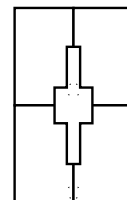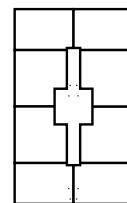
NAGAKIN CAPSULE TOWER, CHICAGO

1. Supermarket
2. Office
3. Vending machines
4. Storage
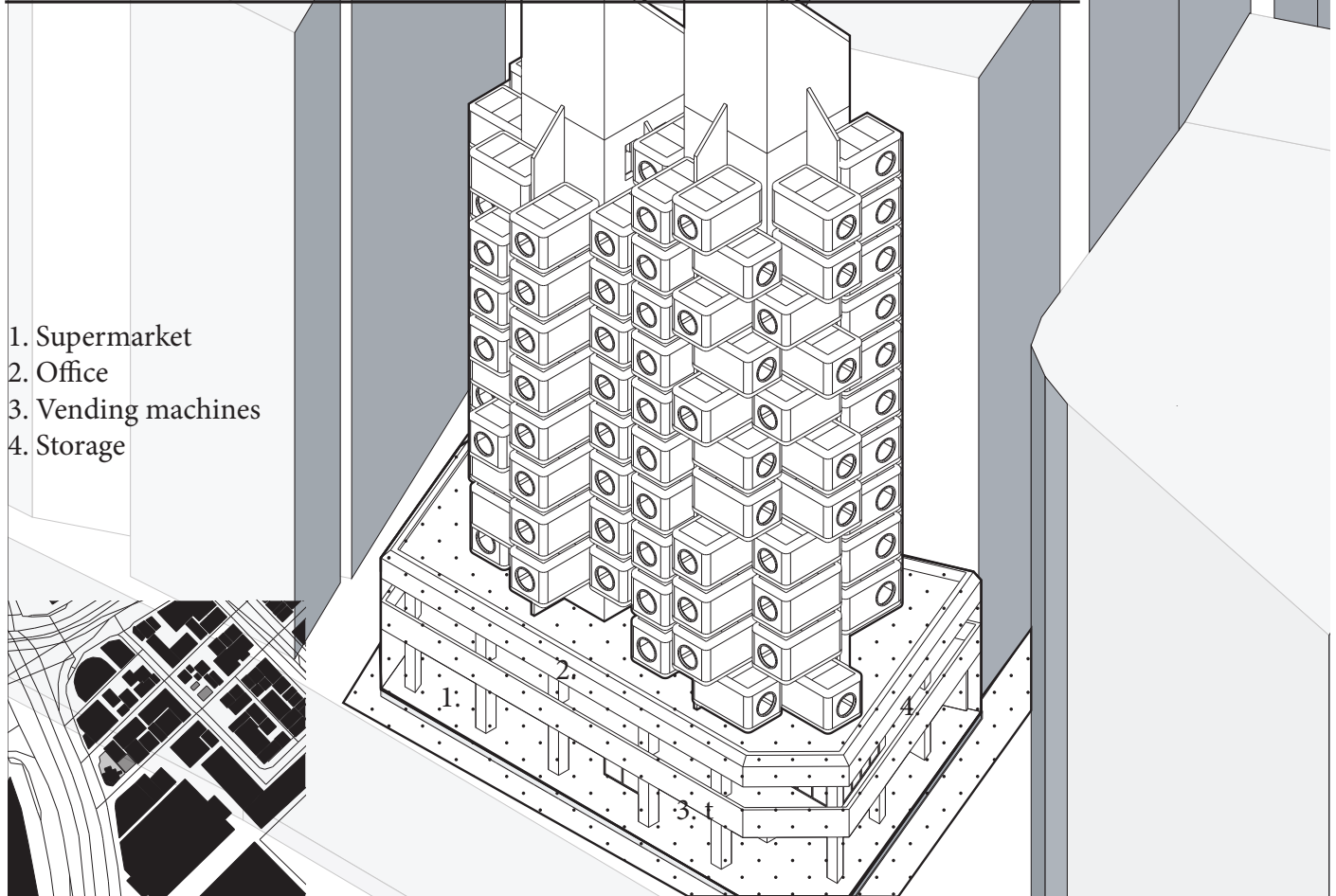
The Nagakin Capsule tower was designed by Kisho Kurokawa according to is metabolism principle. The towes are located in a very dense area of Tokyo, which the architect played with by introducing the tower typology. Through the towers build upon an office block, a spaciousness is perserved that many other buildings in the area could not sustain. Furthermore the raised platform creates a public rooftop on the second floor that looks over the road. The composition of the building platform than follows the urban setup toward the raised road and the street, while the towers follow a perpendicular axis that is followed by the buildings. A setback on the groundfloor articulats the public amenities and the that lobby on the groundfloor through a colonade that introduces the sidewalk under the building.

The vertical section on the right displays the integrated circulation and rising cores in the building. Through the staircases that are surrounding the lifts different levels of living are introduced that give the building its peculiar image. The different staircases are also connected through this setup that leaves open different bridges from the one tower to the other. Through this method the two staircaises atain a certain level of openness and connection to the outside, while otherwise being totally isolated. Also, they provide the needed two escape routes in the towers
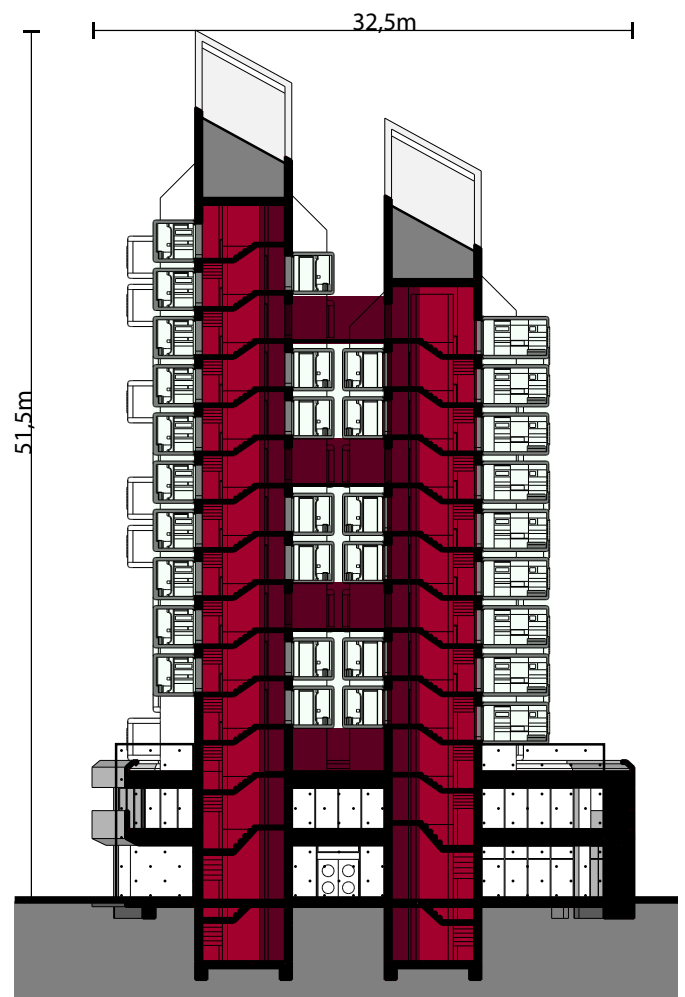
The groundlevel introduced different public amenities though the setback of the facade. This, like Lakeshore drive, creates public spaces in which machines are placed where people can buy provisions according to Japanese customs. Furthermore a supermarket and the lobby toward the office and appartments is located here.

The residential levels circulation rises with the core of the building creating a platform for every appartment in the building. While the building creates a fairly compact system of circulation and rising on first notice, there are two of these rising cores, connected to very small appartments, with very specific orientations. This culminates in a very low percentage of dwellings compared to circulation and rising.

PROGRAM SUMMARY

15 Floors	Total 4.317m2
Dwellings	1050m2
Circulation	1300m2
Public Amenities	600m2
Rising Cores	945m2
Amenities	422m2
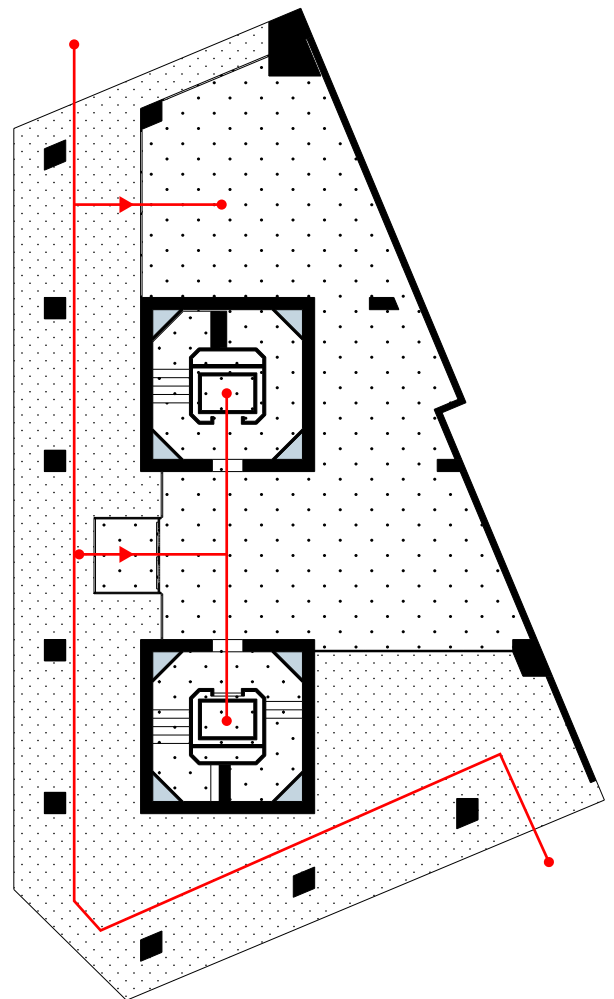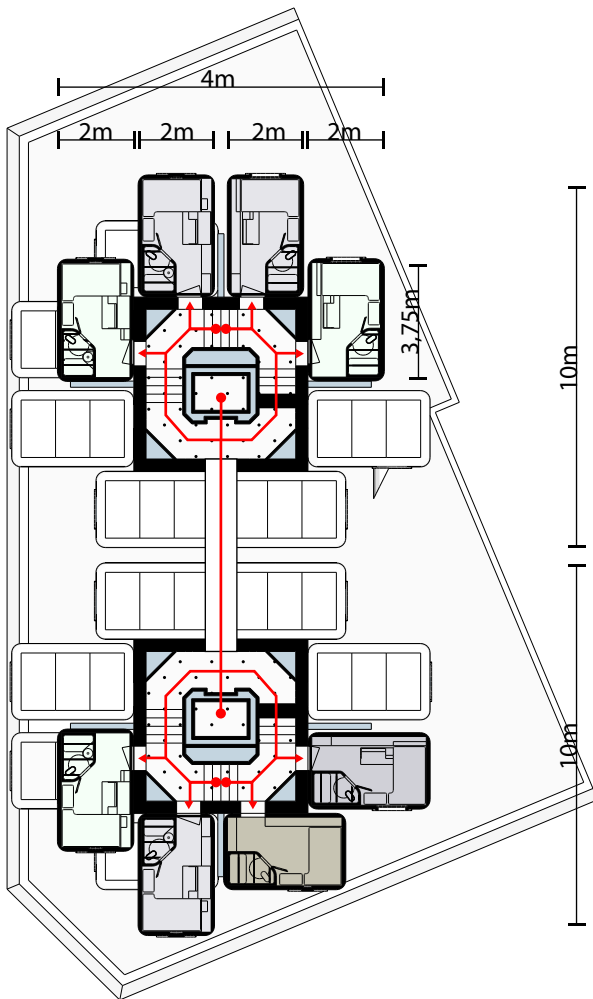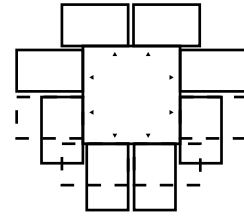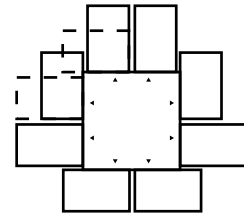
CONCLUSIONS

MORPHOLOGY

The morphology of the buildings toward the site has shown many interesting interpretions of reacting to the site, while enhancing upon the quality of working with two towers. The composition of the buildings make it possible to perceive the building as a whole, or pertains the spaciousness with such colosal buildings. The use of composition can creates spaciousness while enhancing upon the site with which it works. It creates different spaces, and routing that are off quality for the organisation of the program. This adds value to the building as well as its environment.

SHARED AMENITIES

The use of the public amenities that are housed in the towers have an effect in its functional qualities. While the function of a lobby alone at the base of a tower, like Lakeshore Drive, is a legit solution to building, the main quality of this functions leaves the space to a certain extend unused, and make the groundfloor into something that is only used by its inhabitant. There is no reason to be there for other. Furthermore, the quality of the building is than only found in its appartments.

The introduction of communal functions gives something to the inhabitants of the building as whole, as a community. It takes away from the individuality of living in the isolated building typology. In its setup these amenities can then be placed anywhere in the building and do not have to be a purely public function like a restaurant or a terras, but also work in the for of a shared laundry space of a storage place.

CIRCULATION AND RISING CORE

The tower in many cases has a very enclosed form when it comes to circulation. The only reasoning for ending up at a certain floor or a certain hall is an appartment on the end of the hall. It has a very cul-de-sac like form of the organisation, which results in hallways and staircases that suit no more that one purpose.

The exception to this comes in the form of the Marina City, in which the roof of the building suits a communal purpose. Furthermore the laundry and storage floor on the 18th floor introduces another usefull meetin point.

The second point to be made concerning circulation is circular hallways that are on the appartment floors. These have coinsidal meeting between dwellers on the same floor possible as opposed to hallways appartment that are really only used by a single or two appartments.
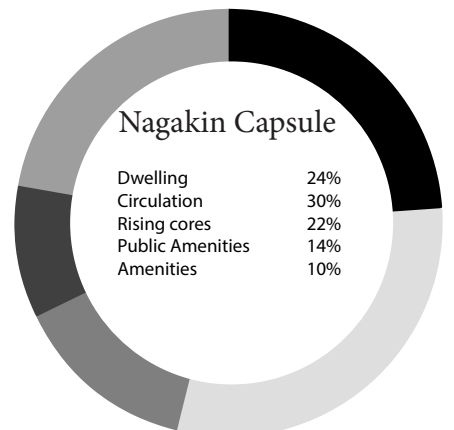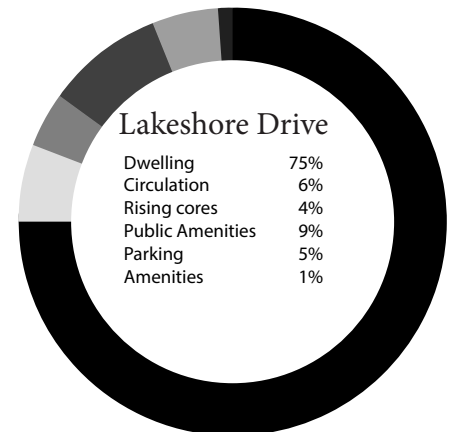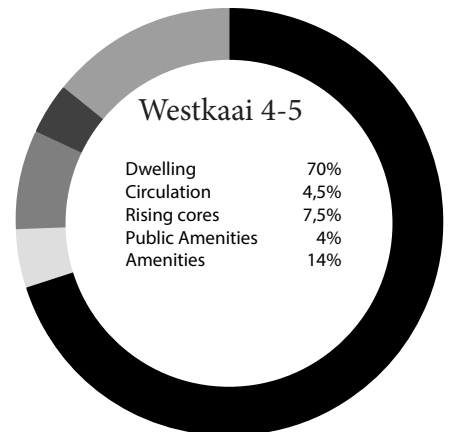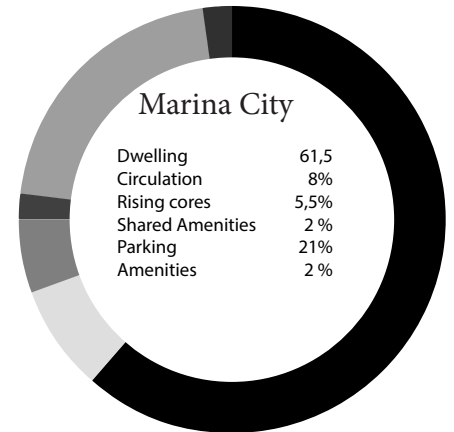
CONCLUSION

To conclude diagrams have been made to understand the way in which the differen vertical and horizontal circulations affect the space used, and to give a starting point toward the tower type that will be used in the project.

The use of public amenities and circulation in the Marina City supplies a good division of routing and functions, without the loss of dwellings. It creates a building that connects the residents to his neighbours while, also being functional for the further city. Furthermore, the building makes use of the bottom as well as the bottom of the building, which takes way a certain level of monotomousness in the building.

The setup Nagakin Capsule has culminated to diminshing of the dwelling that are housed in the building. The ratio between dwelling and functions seems to be totally lost in circulation and rising.

To reflect upon the Westkaai its qualities are found in recognising the qualities of the appartments, when not working with public amenties. This also counts when reflecting upon its groundfloor, which reverses dwelling to entrance and public amenities on its boulevard.

Marina City

Dwelling	61,5
Circulation	8%
Rising cores	5,5%
Shared Amenities	2 %
Parking	21%
Amenities	2 %

Westkaai 4-5

Dwelling	70%
Circulation	4,5%
Rising cores	7,5%
Public Amenities	4%
Amenities	14%

Lakeshore Drive

Dwelling	75%
Circulation	6%
Rising cores	4%
Public Amenities	9%
Parking	5%
Amenities	1%

Nagakin Capsule

Dwelling	24%
Circulation	30%
Rising cores	22%
Public Amenities	14%
Amenities	10%

The appartments are in this brief calculated from a devision that houses appartments that are simplefied into 224 20m2, 105 40m2 and 70m2 appartment, which in total makes up 399 appartments in the combined buildings. The collective of appartments in the further plan will provide different appartment sizes, in which slightly smaller and bigger forms will be introduced. Through an equal division of this appartment size we conclude upon a the following amount of appartments. All appartments together come upon 16.200m2. The dwellings that will be designed are thus small to middle size rental appartments for single and couples from the expat communion. The appartment size that is based on the idea that spaces that are not used are exchanged by public and shared amenities. The shapes of the appartments unique in size and form, but have surfaces that extend from approximately 25 to 50m2. The appartment are furnished, with the ability to a certain extend change the setup, and the possibility to add certain small characterisations.

Dwellings	55,5%
Circulation	13%
Rising Cores	12%
Shared Amenities	16,5%
Amenities	3%
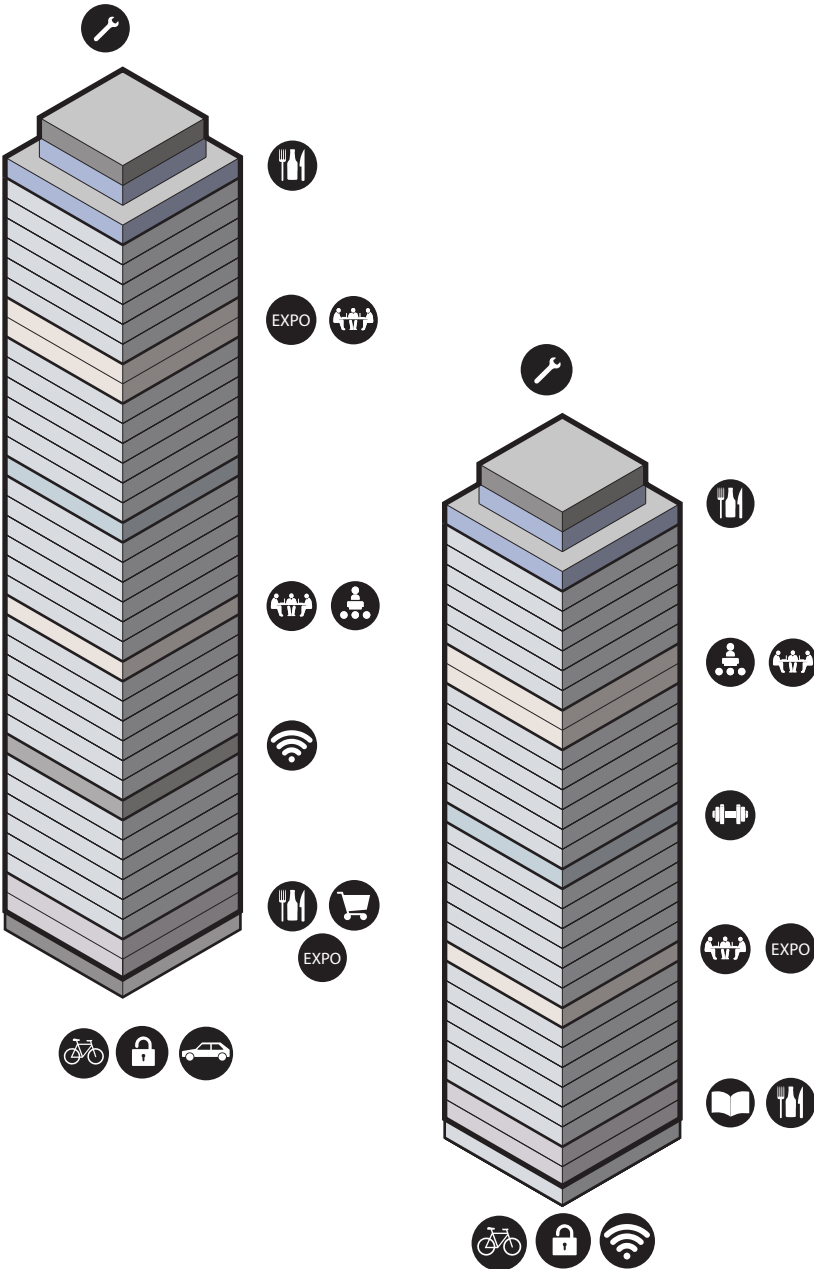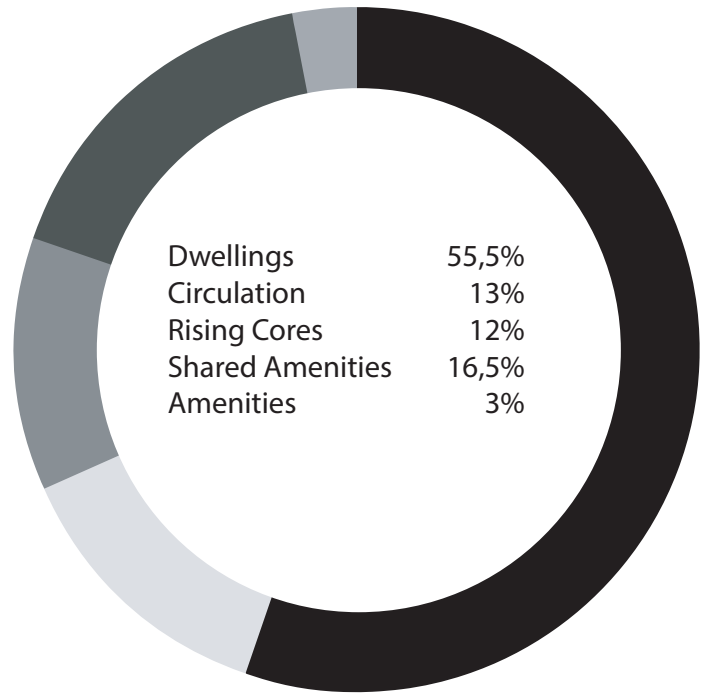
PROGRAM SUMMARY

73 Floors	Total 29.200m2
Dwellings (42fl,	16.200m2
Circulation	670m2
Rising Cores	630m2
Public Amenities	4.800m2
Amenities	900m2

AMENITIES
EDUCATION
        Mini Cinema
        Theater/Music
        Bookstore
        Mini Library
        Discussion area
LEISURE
        Gardening
        Sky park
        Sport area
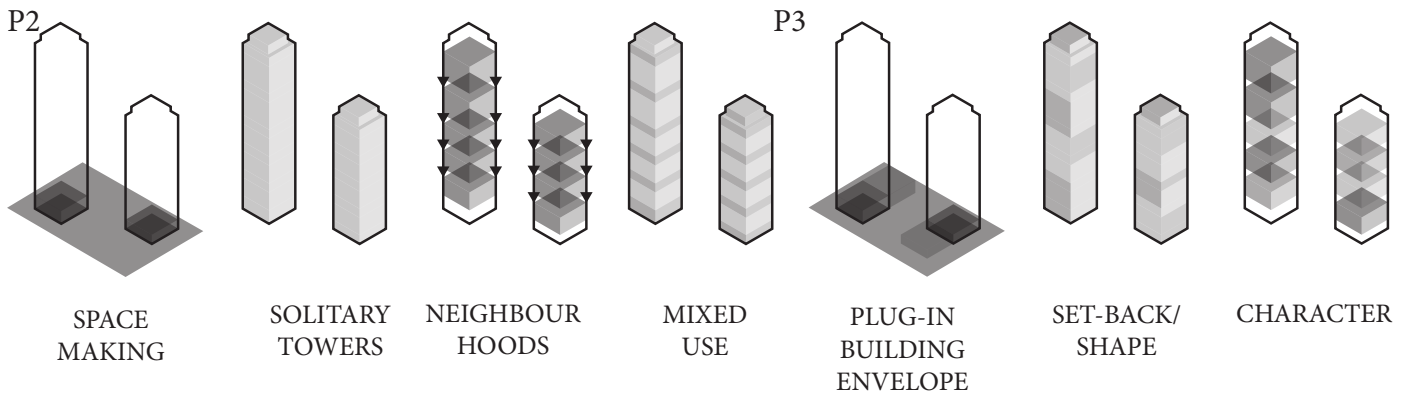SUPPORTING FACILITIES
        Kitchen/ Foodcourt
        WC restroom
        Mecanical & Electrical Spaces
        Storage
   Laundry
PUBLIC AMENITIES
        Transportation (bikes, e-cars, bus/taxi pickup)
   Grocery/Market
        First Aid
RESTAURANT / CAFE
CULTURAL SPACE

P2

P3

| SPACE MAKING | SOLITARY TOWERS | NEIGHBOUR HOODS | MIXED USE | PLUG-IN BUILDING ENVELOPE | SET-BACK/ SHAPE | CHARACTER |

The design for the tower is in concept a re-interpretation of the the city. It houses a collective of functions between different neighbourhoods. different levels of public and private are defined by these functions. By deviding the floors of the towers into clusters of dwellingfloors, inbetween which different public amenities are formed, we can create certain forms of collectiveness into the massive tower type. Through the forming of there neighbourhoods the surrounding community can be parts of the qualities and functions of the building, and take away from the isolated element and solitarity of the typology.

- GREEN/ RESTAURANT
- FITNESS/WELLNESS
- WORKPLACE/CULTURE
- RETAIL
- DWELLINGS
- AMENITIES
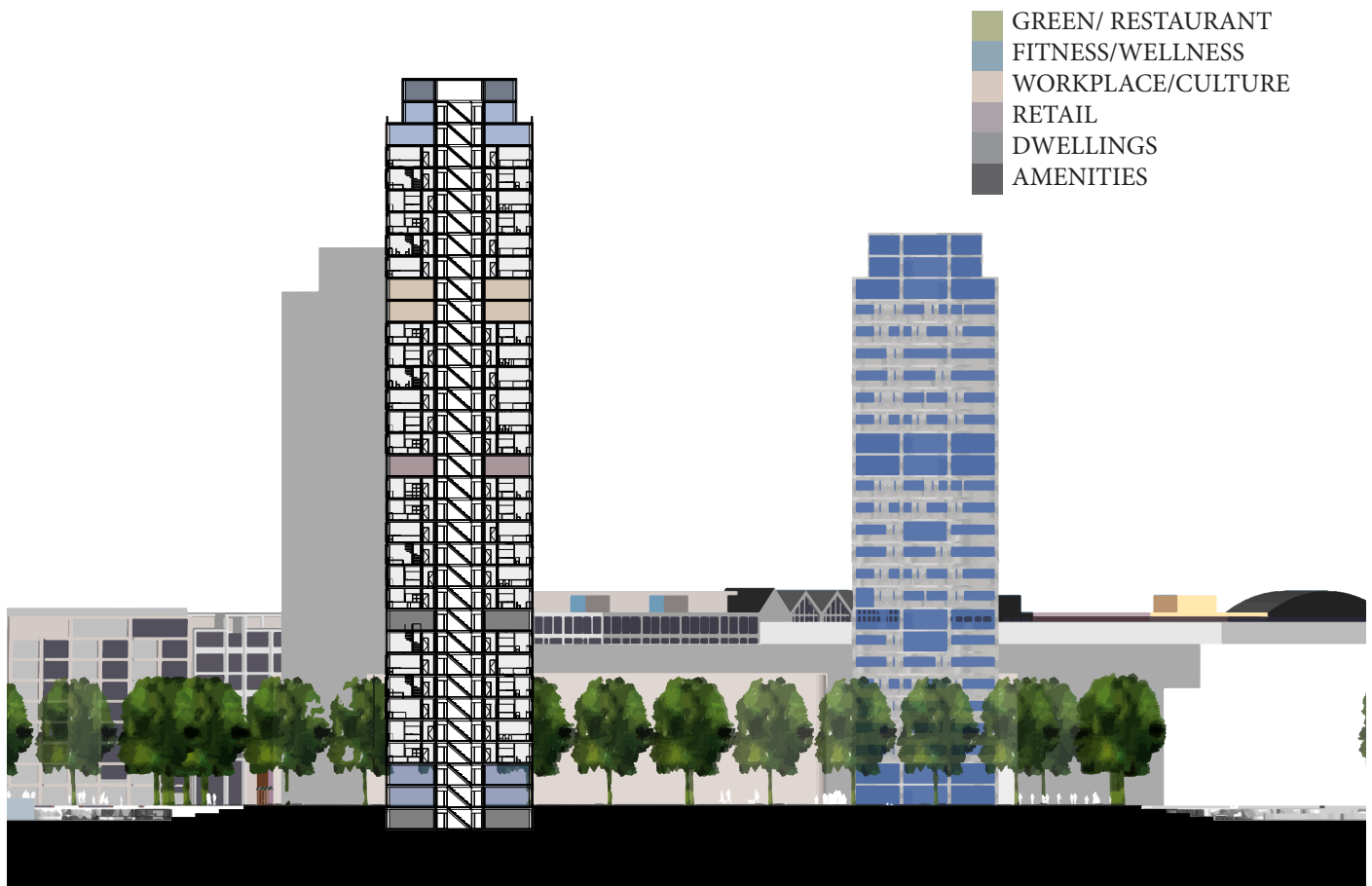
UNIQUE CLUSTER AND DWELLING
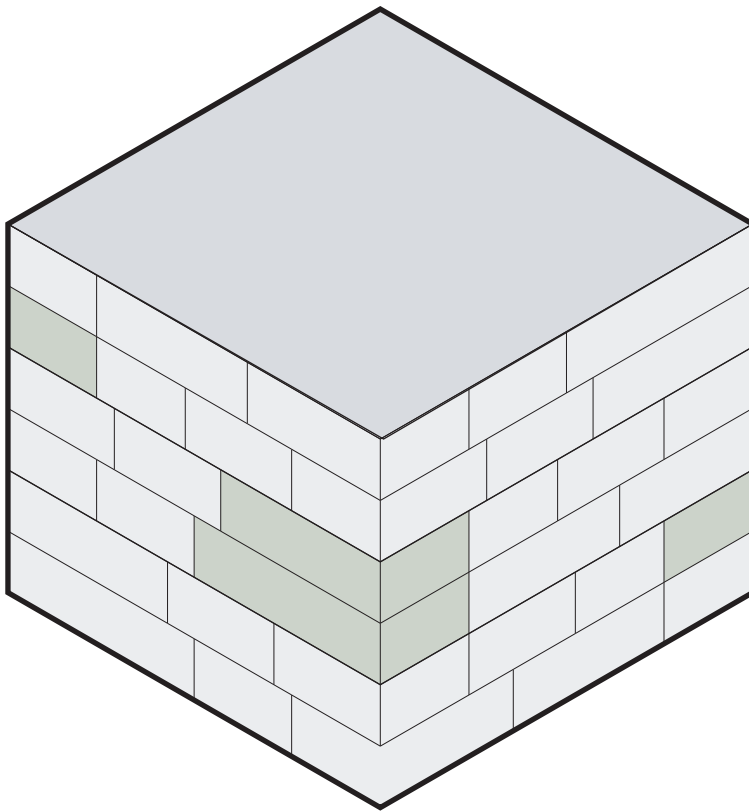
The appartments in the building are clusters in groups of 6 floors that are then devided in three neighbourhoods that are collected through a collection of unique shared 'livingroom'. This living room is purposed as a space that people can use as a extention of their home. Through the shared space they have the oppurtunity to extend their home, work, hobbies and sparetime in the building, and exchange with the neighbours.
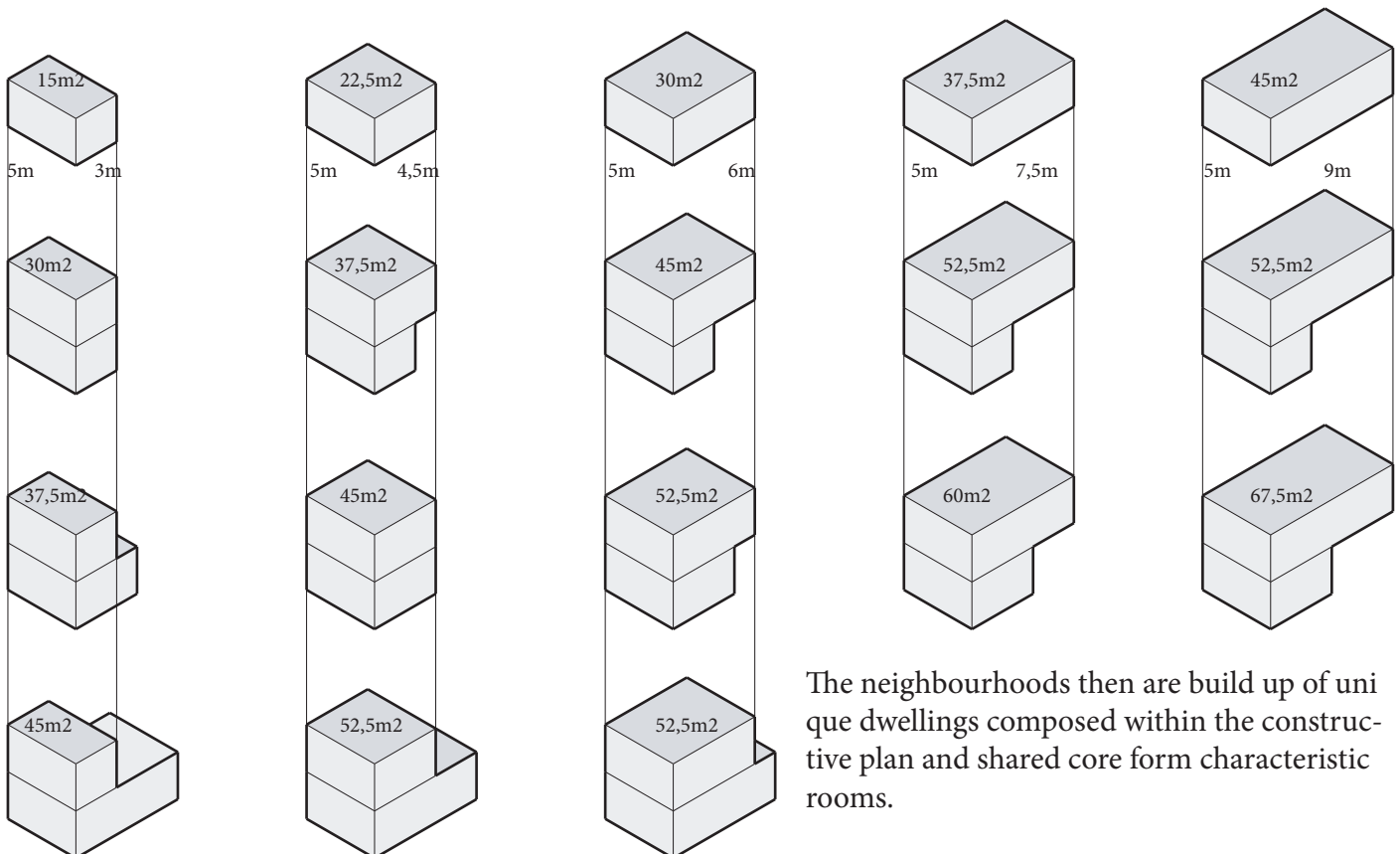
The neighbourhoods then are build up of unique dwellings composed within the constructive plan and shared core form characteristic rooms.
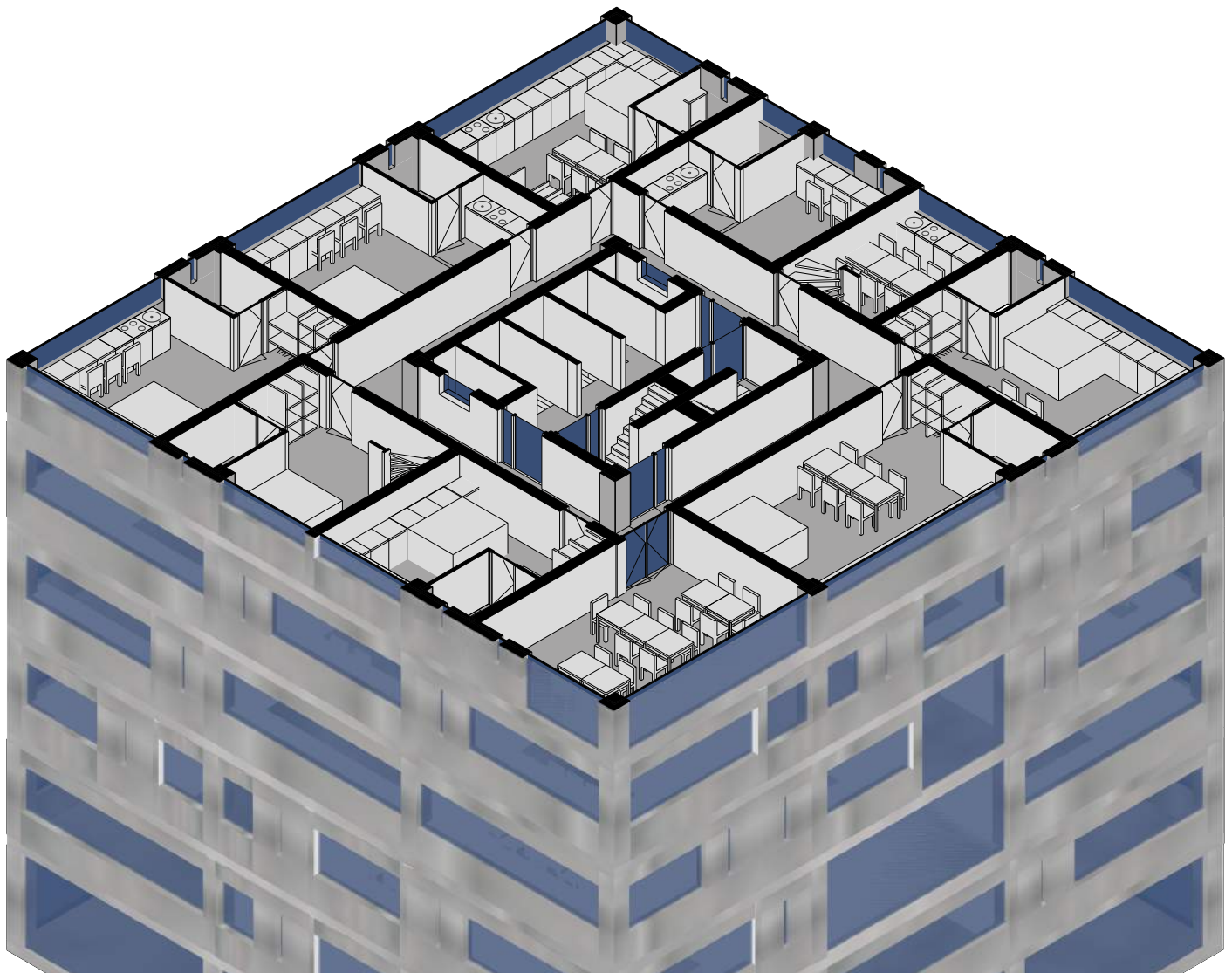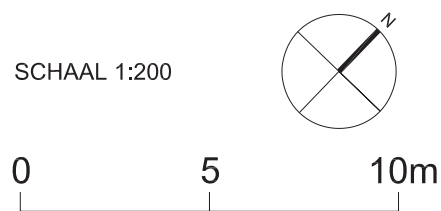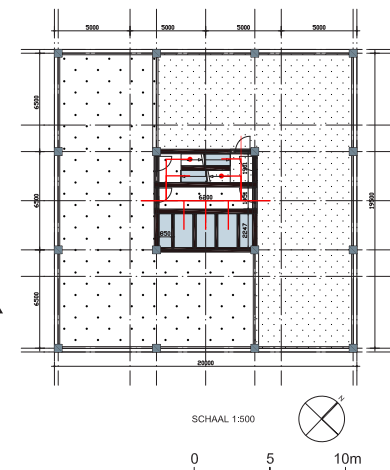
PLAN CONCEPT

6,5m 5m

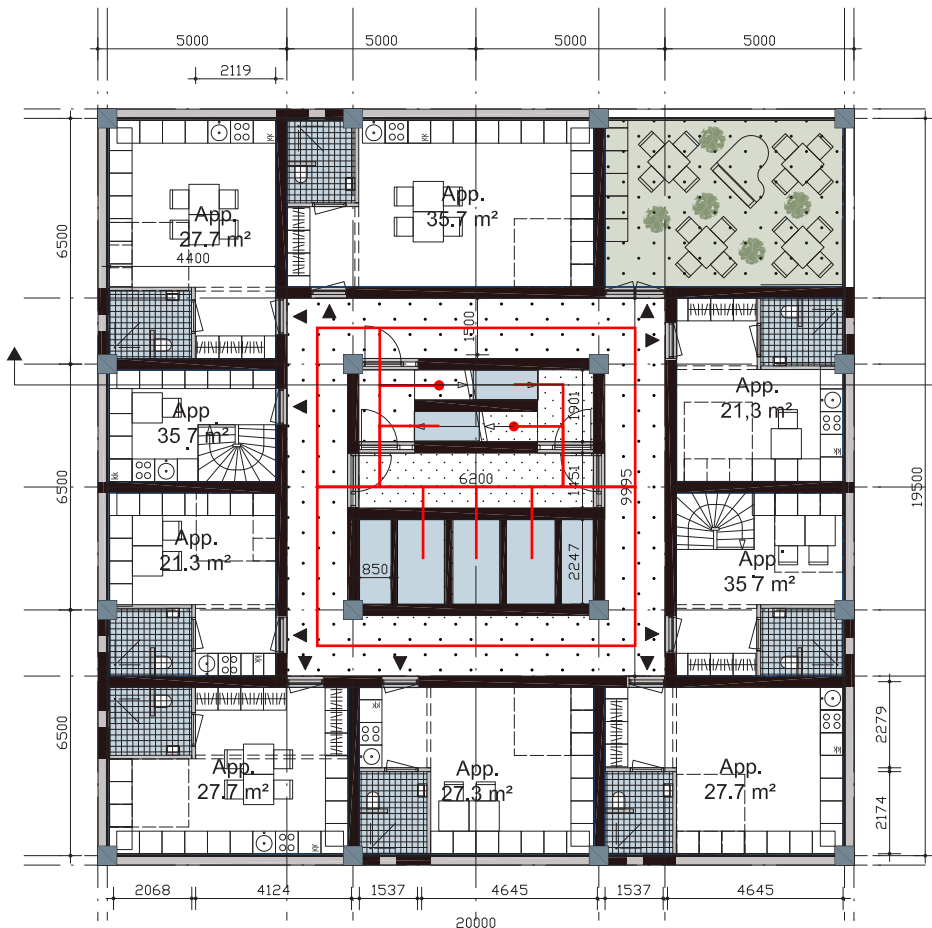| CONSTRUCTION | ZONING | ENTRANCE | PROGRAM | PROGRAM2 | ROOMS |
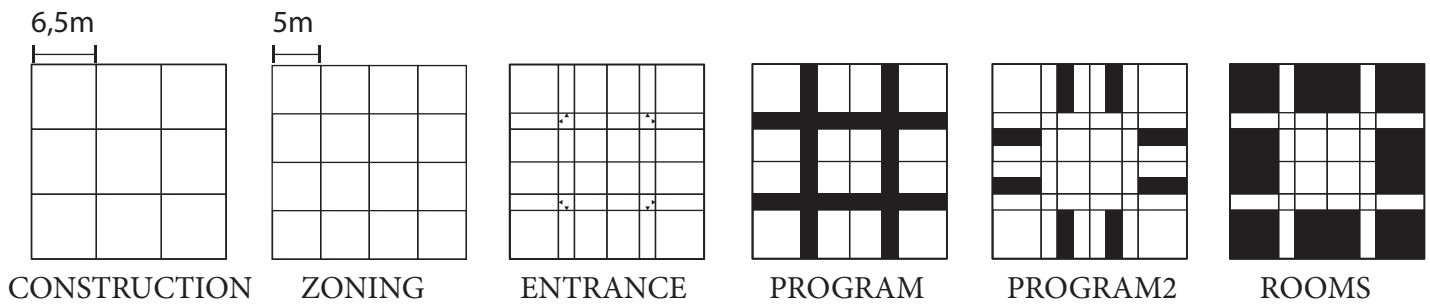
The plan of the tower typology collects the shared circulation and rising cores that are normally spreach over a full appartments building. The interpretation that mas made here is the introduction of a double stramine that combines 5m with 6,5m, through which the collection of different functions and the circulation through the building can be intergrated in one plan.

By clustering the different functions (bathroom, Kitchen, Garderobe, Entrance) between these grids, clear spaces aredefined in the appartments, without breaking into the useable square meters that make up the appartments.

PLAN/SECTION 1:200

App. 27.7 m²

App. 35.7 m²

App. 21.3 m²

App. 35.7 m²

App. 21.3 m²

App. 27.7 m²

App. 27.3 m²

App. 27.7 m²

SCHAAL 1:500

0   5   10m

SCHAAL 1:500

0   5   10m

SCHAAL 1:200

0   5   10m

Graduation Plan

Master of Science Architecture, Urbanism & Building Sciences
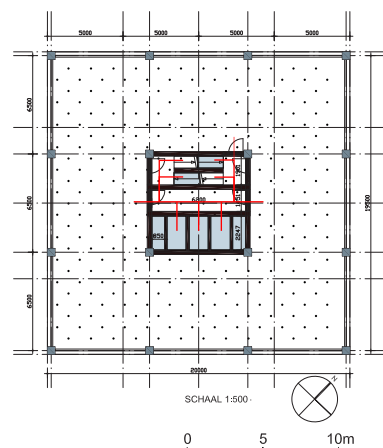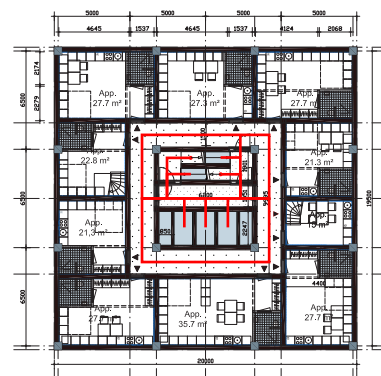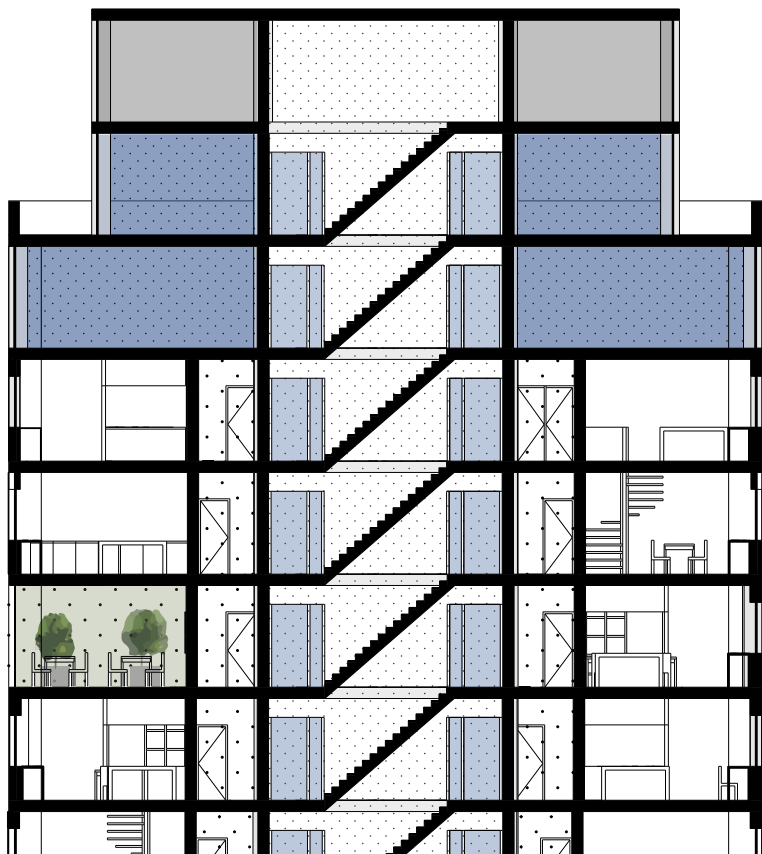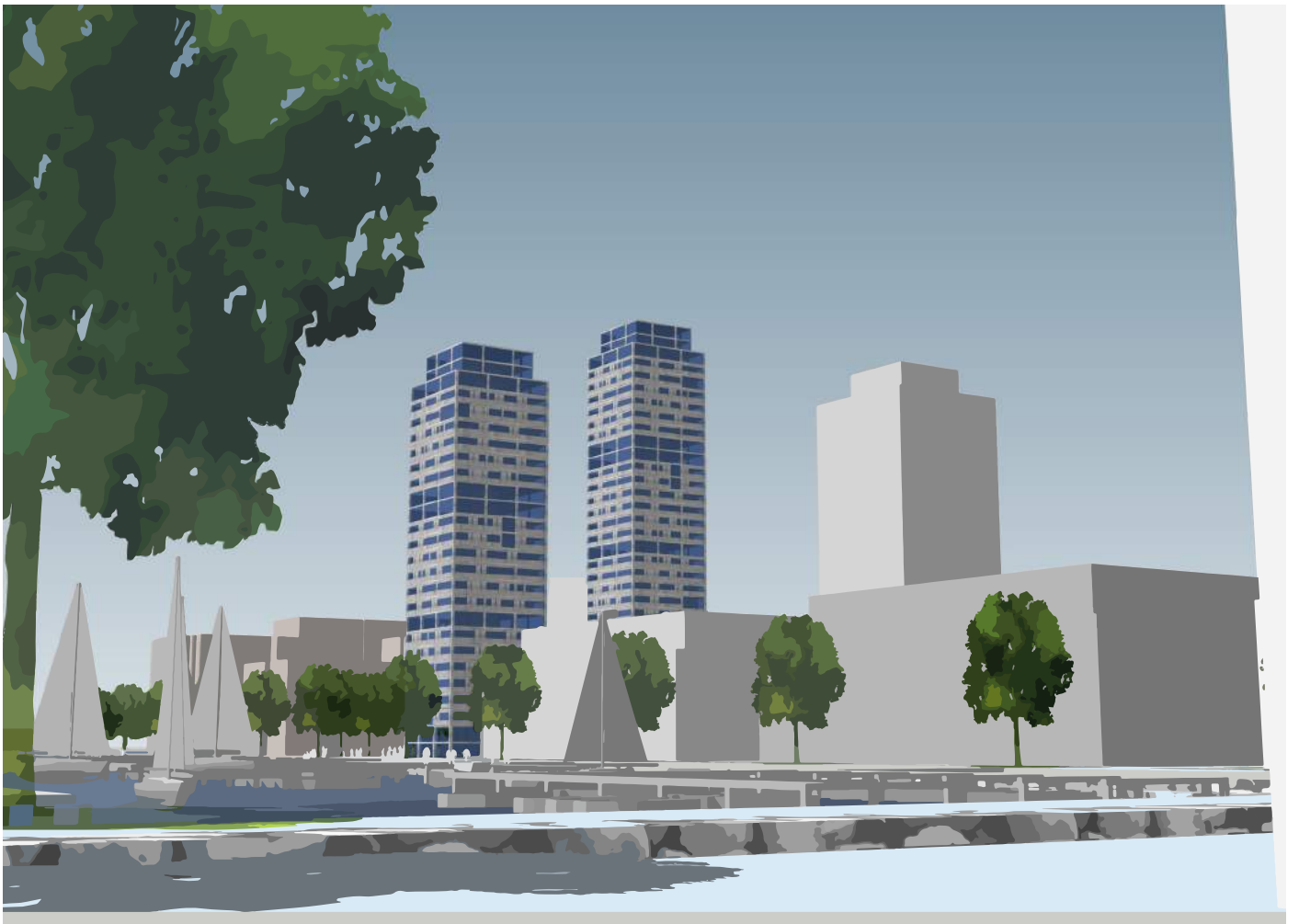
Graduation Plan: All tracks

Submit your Graduation Plan to the Board of Examiners (Examencommissie-BK@tudelft.nl), Mentors and Delegate of the Board of Examiners one week before
P2 at the latest.

The graduation plan consists of at least the following data/segments:

Personal information	
Name	Bas Mulleners
Student number	4192923
Telephone number	06-17469663
Private e-mail address	basmulleners@gmail.com

Studio	
Name / Theme	Dwelling Studio / Dutch Housing
Teachers / tutors	Pierijn van der Putt, Theo Kupers
Argumentation of choice of the studio	Finding a quality in life for everyone in a city in which any and everyone is abled to take part in life is one of the most important element in the development of culture. From a personal point of view this social element architecture was always one of my key interests i designing. Thought and research on subject like densification, housing shortage, diversity and variety in housing makes It possible for the masses to live in the city.

Graduation project	
Title of the graduation project	An International neighbourhood tower A home for the expat and the city
Goal	
Location:	Danzigkade, Minervahaven, Amsterdam
The posed problem,	The expat in Amsterdam is inevitable. The city i growing and the Expat is the biggest cause of this. He also has a major influence on the growth of the economy and business, and without his presence the city would even shrink Forecasts of population growth in the near future suggest that the city will grow even further as a result of this newer immigration. Nevertheless, his position also involves problem at the moment. There is a housing shortage in Amsterdam, and as a result the expat gets the position of a new yup. He can pay the native Amsterdammer out of the market when it come to housing. He also has major problems to take a place in the social field. Because of his shorter stay, he will not learn the language or fundamental cultural elements. Also, the expat workt a lot, which is ofcourse his purpose in Amsterdam. Thirdly, Dutch citizens are mostly to themselfs

	consequence, that the expat fin and therefore has difficulty integrating.
	The expat, as an evergrowing element of Dutch society, is very important for Amsterdam, on both social, economical and cultural bases. It is thus important for the city to give the expat a place to become part of Dutch society without inflicting in the existing base of the city.
research questions and	**Main Question** -How can the temporarilly living expats be integrated in Amsterdam public life?
design assignment in which these result.	A collective tower in which community, neighbourhoods and home are created through collective and private amenities. The design assignment that follows will consist of two mixed-use towers around a public square. The buildings are built around a number of residential units connected to a number of communal, private and collective functions in the towers. By placing the expat towers centrally in the public space, the expats in the business area are tried to give a first impetus to the new neighborhood and to give a place in the new city. With this boost, + -300 new homes will be added to the district, providing a number of functional tools to provide the district with a number of new connections that will give a new attraction to the district.

Process

Method description

The methodology for the development originated initially in the search for the conceptual manifesto surrounding the future city. The research and reading of literature for the manifesto led to the idea of the open city, both accessibility and affordability. This inevitable led to the idea of a city of coming and going. A city with a fluid population built op with a temporary population of expats. Which became the topic that was research further through investigation of literature, reference projects and the news. Subsequently, we made a site analysis for the comparable port project of Hamburg, Hafencity. The excursion that accompanied it gave a first impression of how social, historical and cultural relations, and the perception of types with regard to space and place, can give a substantive picture of a city expansion. This laid the foundation for the urban development of the new Minervahaven.

The casestudies that were analysed in were based on a couple of towers that were chosen after the P1 presentation, to get a further inside into living the tower typology. The four casestudies that were choses were as followed: 860-880 Lakeshore Drive and Marina City in Chicago, as well as Nagakin

Capsule tower in Tokyo and Westkaai 3-4 in Antwerp. All towers were in a composition of two. The towers were then analysed on the topic of circulation, public amenities and composition.

The combined results made up the basis of the building concept of a new building, were initial case projects' elements and proportions became the expansion of the building, and the literary research results of the communal and expat home typology became the initial completion of the concept building. The culmination of this information made it possible to set out a program for the public collective and private elements of the building design.

Literature and general practical preference

Gehl, J., (2011) Life between buildings: using public space, Island Press

Arendt, H., (1958) The Human Condition, University of Chicago Press

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Komossa, S., (2009) Hollands bouwblok en publiek domeinmodel, regel, ideaal, TU Delf

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Savenije, G., (2010) Beoordeling en betekenis van het contact: Interactie tussen bewoners en expats in Amsterdam

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Molinsky, A., Jang, S., (2016) To Connect Across Cultures, Find Out What You Have in Common, https://hbr.org/2016/01/to-connect-across-cultures-find-out-what-you-have-in-common

Reflection

1. What is the relation between your graduation (project) topic, the studio topic (if applicable), your master track (A,U,BT,LA,MBE), and your master programme (MSc AUBS)?
2. What is the relevance of your graduation work in the larger social, professional and scientific framework.

To built houses for a future generation of Amsterdammers is to find out what makes the city grow. In search of growing knowledge and technology economy the city of Amsterdam has attracted many international companies. This has culminated in the coming and going more and more international and diverse citizens, the city cities population has become fluid. At this point there are not enough and no clear homes for this inhabitant, which has had the consequence of them entering the realm of other inhabitants of Amsterdam. Thereby the expat inhabits the homes many Amsterdammers in a overheated housing market

It is important to look at the place of the expat in Amsterdam society, and looks for the possibility to give this temporary resident a position that can contribute to both them and the Amsterdam citizen. These people have a big impact on the current Amsterdam working and housing market while having a hard time integrating into Amsterdam cultural and social life. The expat is fairly well of, but lives a busy life, in which the use of his home is often negated by his work and participation in life in the city. Therefore, the criteria of what the expat house should consist of should be reinterpreted.

3.

Professors
Studio
Pierijn van der Putt
Theo Kupers

Crash Course
Mo Sediq

———————————

MSc Architecture
Autumn Semester 2018

TU Delft