

reassess of the transition zones

providing places in the Lodewijk van Deysselbuurt that enable the residents to appropriate, modify and participate in their built environment

- + problem statement
- + objective
- + design question

- + research question
- + method & research
- + conclusions

- + condition 1
- + condition 2
- + condition 3

- + what is next





▲ Het gaat naar verwachting niet lukken om met nieuwbouw het woningtekort in Nederland in te halen. © Shutterstock

Woningtekort blijft nog tot zeker 2030 groot probleem

De woningnood waar we momenteel in Nederland mee te kampen hebben blijft nog zeker tien jaar duren. In 2030 zijn er nog steeds 200.000 woningen te weinig. Met name in de Randstad blijft de situatie nijpend. Dat blijkt uit onderzoek van [ABF Research](#) in opdracht van het ministerie van Binnenlandse Zaken.

source: <https://www.ad.nl/wonen/woningtekort-blijft-nog-tot-zeker-2030-groot-probleem~a8f338e6/>



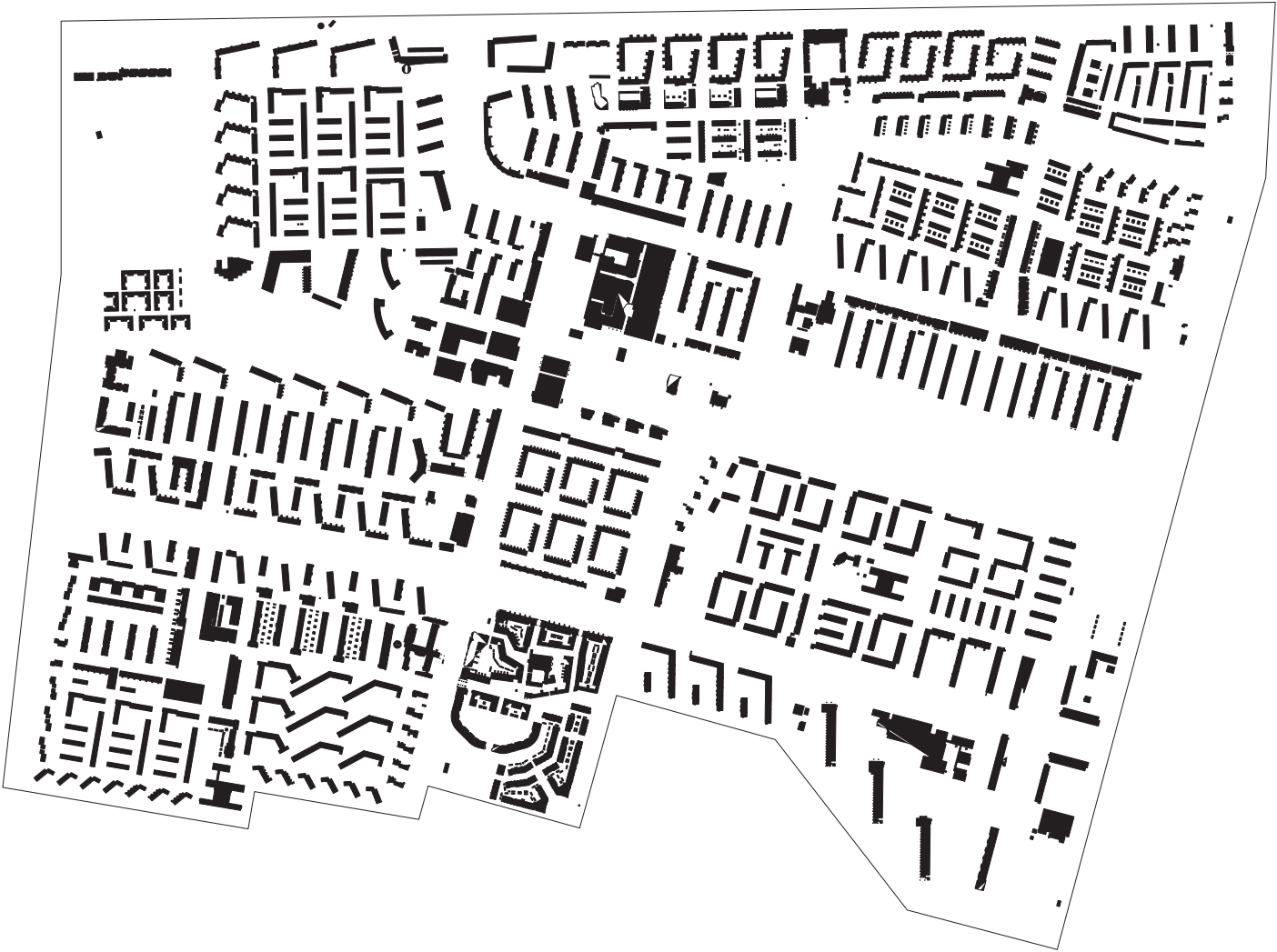
source: Google Earth



housing shortage



densify



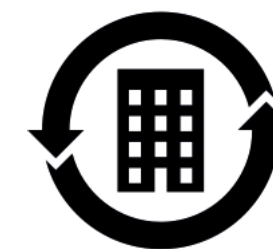
densify
objective



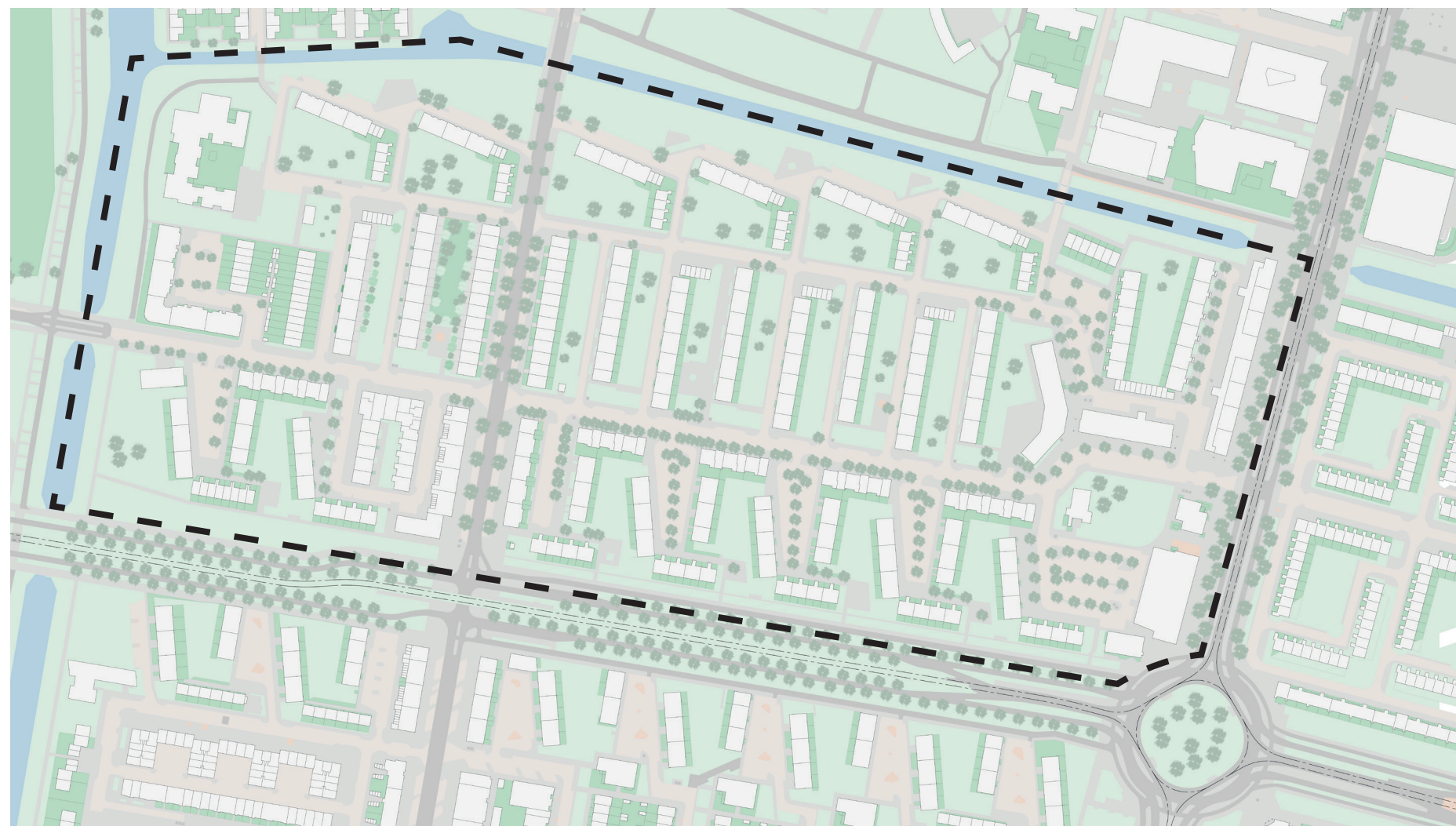
source: Van_Deysselkrant_5-voorjaar_2018



deteriorated
neighbourhood
of the 60's



revitalize



source: <https://rijnbout.nl/portfolio/lodewijk-van-deysselbuurt/>

revitalize
objective



disabling residents



enabling



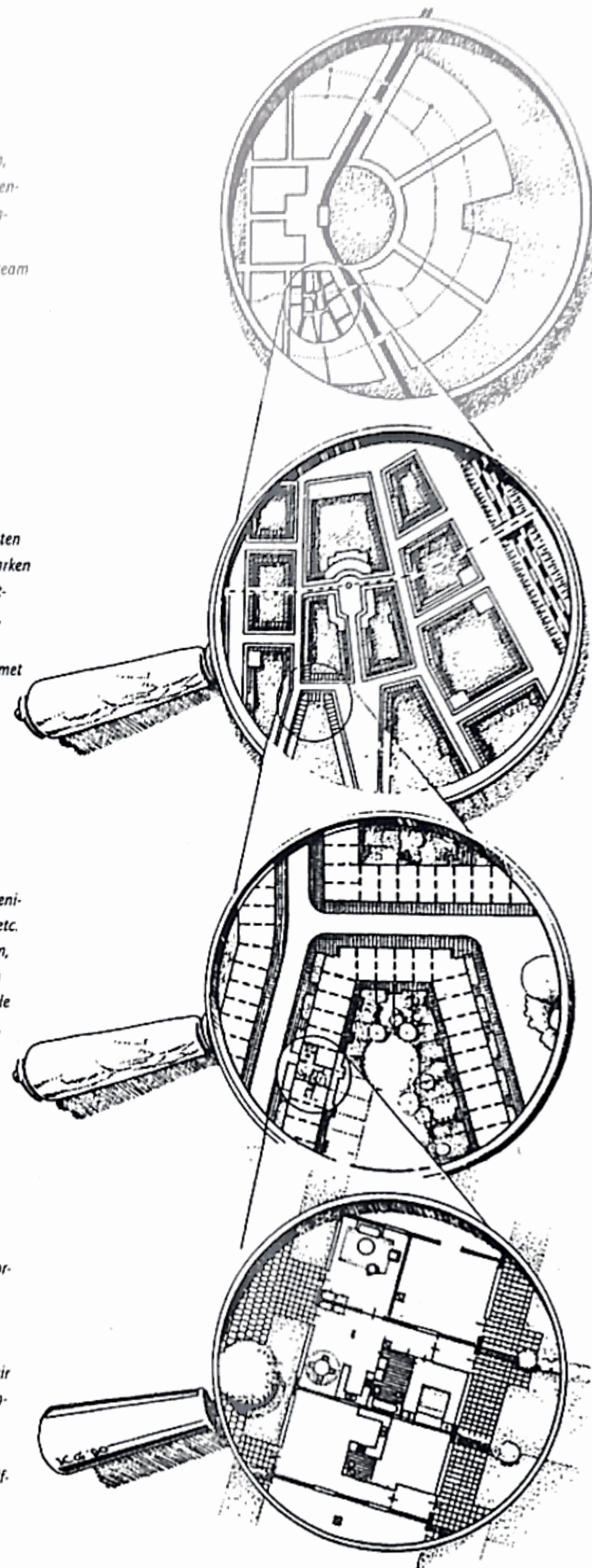
enabling
objective

Niveau 1
 Stadsstructuur
 Domein: de totale gemeente
 Eindbeslissing: gemeenteraad
 Ontwerpelementen: stadswegen, groenzones, wijkgrenzen, stadscentrum, universiteit, stadspark, stadion, spoorbaan, etc.
 Ontwerper: Stadsontwikkelingsteam
 Schaal: 1:10.000

Niveau 2
Weefsel
 Domein: een wijk
 Eindbeslissing: gemeenteraad
 Ontwerpelementen: buitenruimten zoals straten, hoven, pleinen, parken en bebouwingszones; ook marktplaats, sociaal-cultureel centrum, scholen, etc.
 Ontwerper: stedenbouwkundige met Stadsontwikkelingsteam
 Schaal: 1:1000

Niveau 3
Drager
 Domein: bouwterrein
 Eindbeslissing: woningbouwvereniging, ontwikkelaar, particulier, etc.
 Ontwerpelementen: funderingen, dragende muren, vloeren, daken en vaste gevelelementen, centrale leidingenkoker, trappenhuis, etc.
 Ontwerper: architect
 Uitvoering: aannemer
 Schaal: 1:100

Niveau 4
Inbouw
 Domein: een woning, een kantoreenheid, winkel
 Eindbeslissing: gebruiker
 Ontwerpelementen: scheidingswanden en binnendeuren, sanitair en keuken, gevelelementen, leidingen, etc.
 Ontwerper: bewonersconsulent
 Uitvoering: toeleveranciers en zelfbouw
 Schaal: 1:50 en 1:20



source: van der Werf, F. (1993)



source: Stichting Architecten Research. (z.d.)

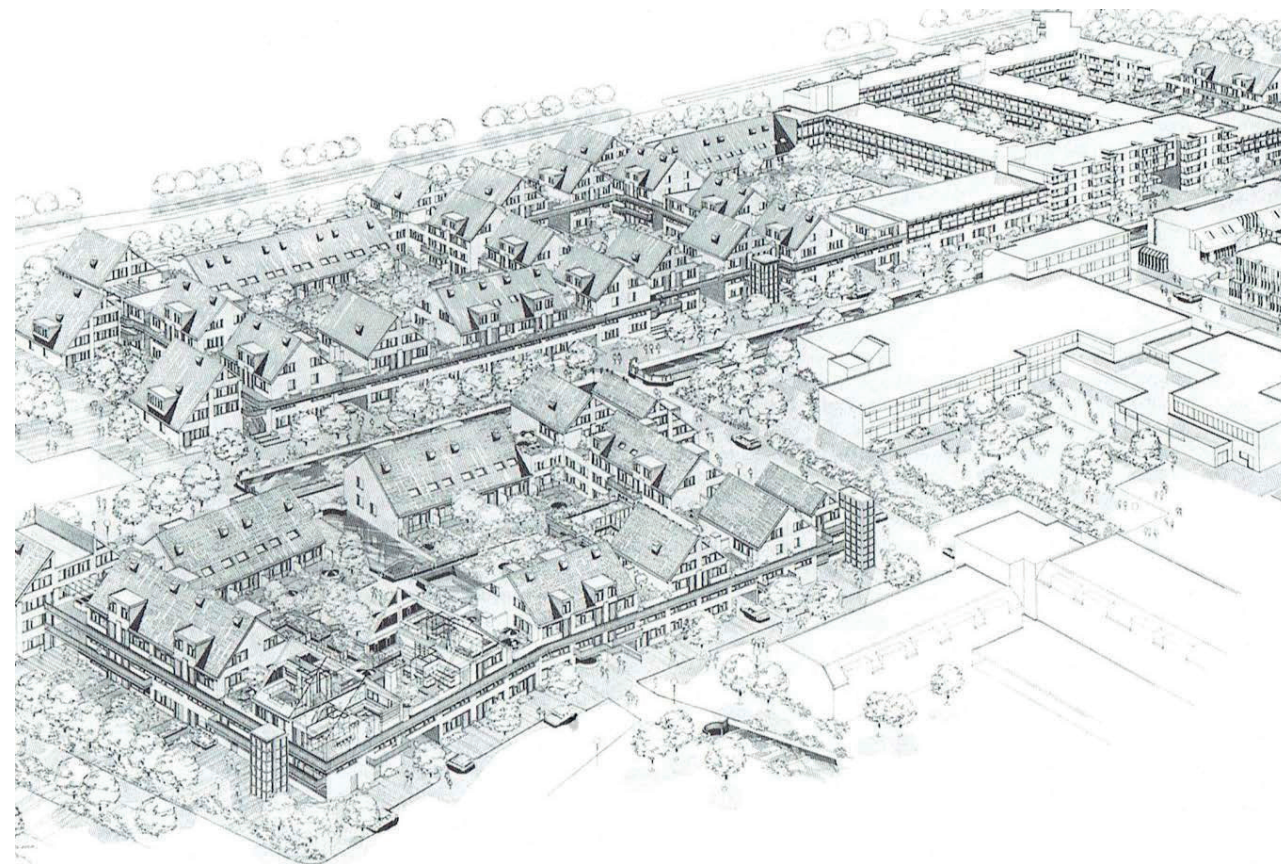
Open Building

'How could the design of new transitional zones between the private and public domain of the infill, support and tissue level, enable and encourage appropriation, modification and participation in the Lodewijk van Deysselbuurt, in order to improve the solidarity between current and new residents and their attachment with the built environment?'

design question

'How is the Open Building concept over time enabling and encouraging residents to appropriate, modify and participate in the transition zones of the support and tissue level?'

Lunetten 4D, Utrecht, 1983
Frans van der Werf



source: van der Werf, F. (2017)



Gespleten Hendrik Noord, Amsterdam, 1996
J. De Jager, W. van Seumeren and E. van der Werf

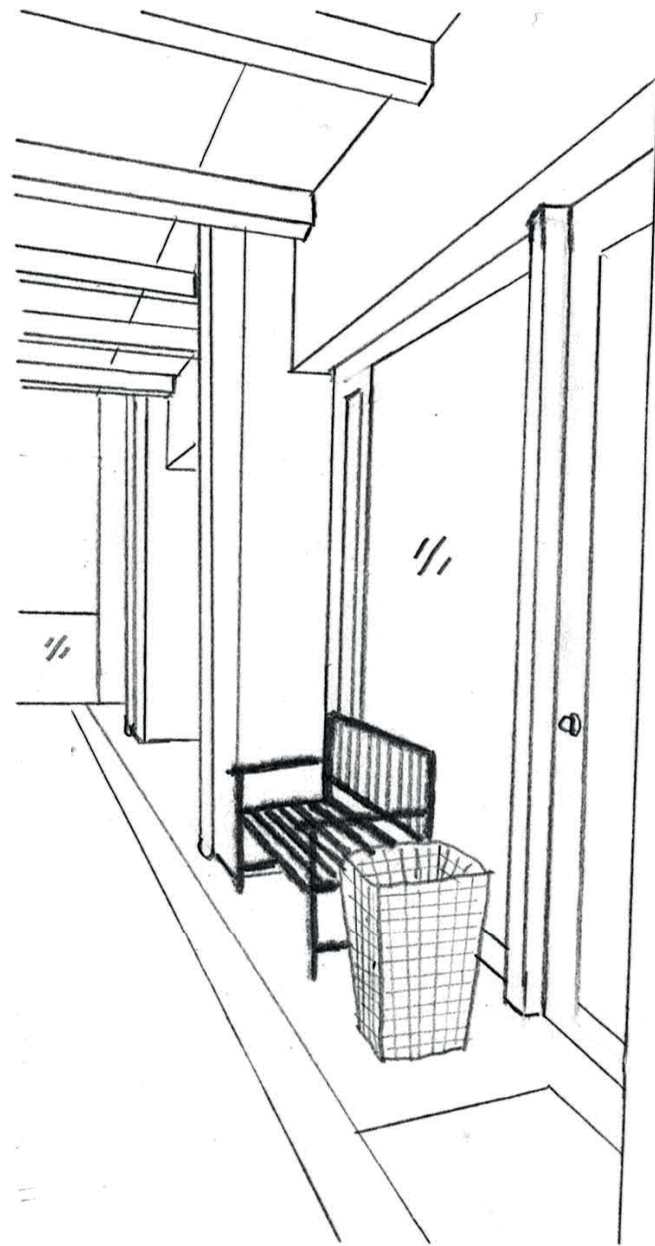


Solids 11, Amsterdam, 2011
Tony Fretton

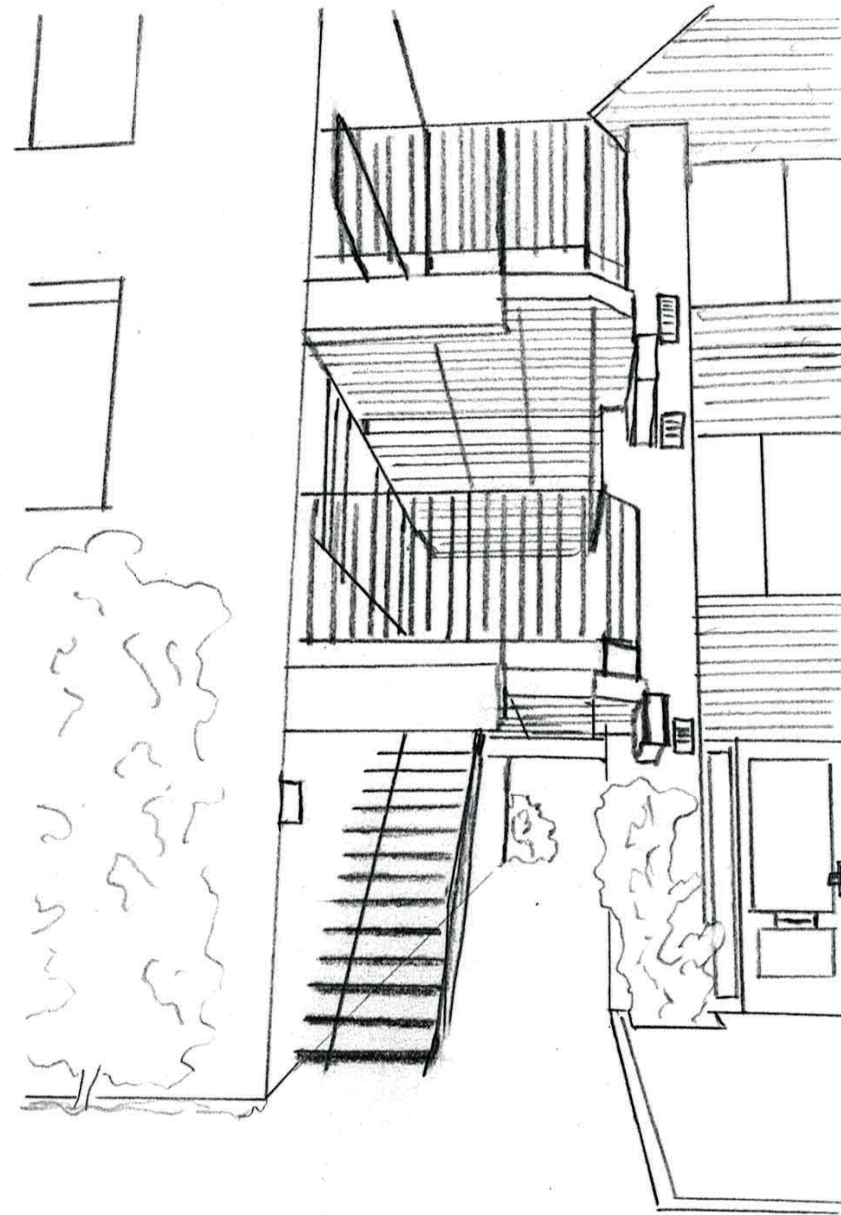


source: <https://www.dearchitect.nl/projecten/solid-aan-de-constantijn-huygensstraat-in-amsterdam>

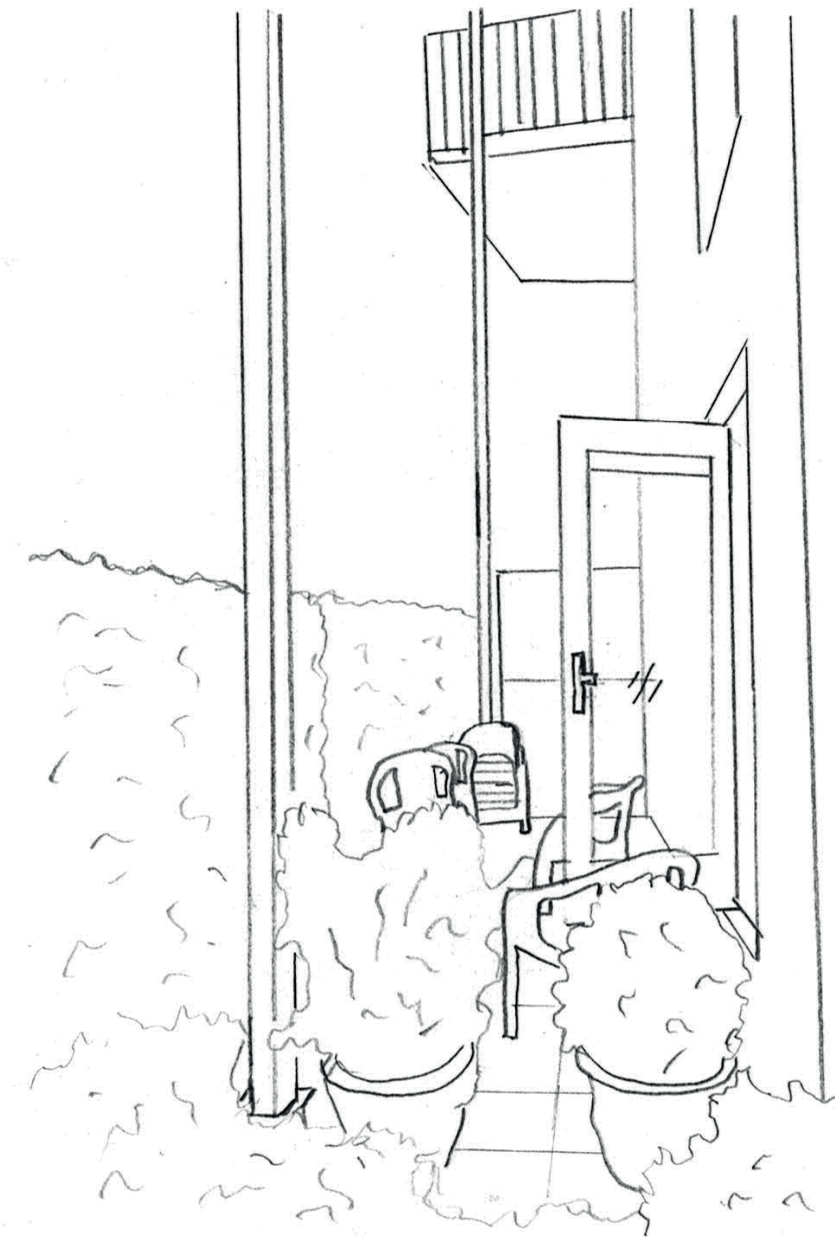




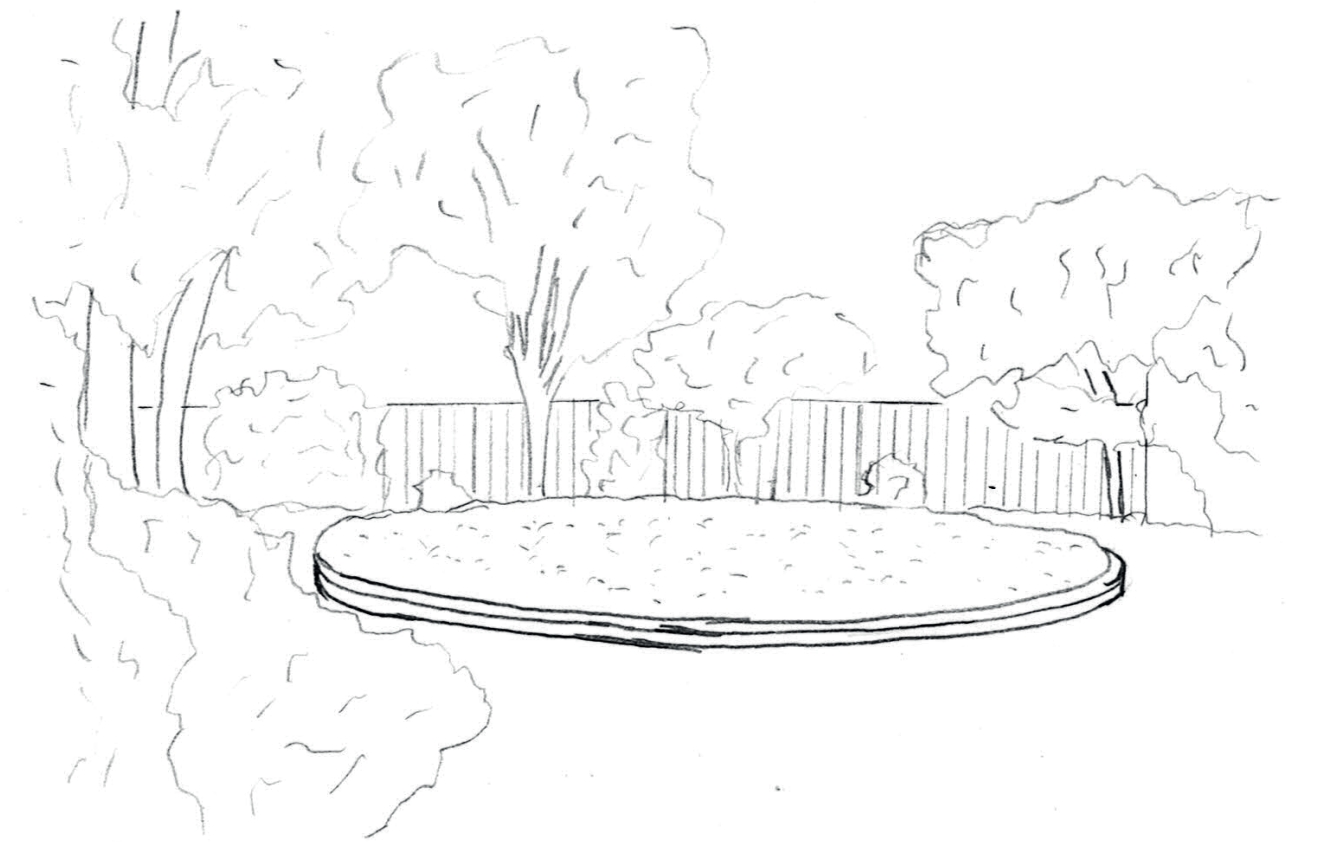
entrance



circulation



outdoor



collective

reassess transition zones
research & method



source: <https://thematicdesign.org/open-building-experience-2-lunetten-4d-utrecht-the-netherlands-1981-82/>



back gardens and green bed (1983)

- ownership: private - municipality
- user: residents
- use: private outdoor space
- enabled zone: private gardens and bed
- thresholds: property border is marked by pavement and fencing
- modified: n/a
- appropriated: n/a
- privacy / interaction: the little fence is there for some privacy between the gardens. Nevertheless, a lot of interaction is possible

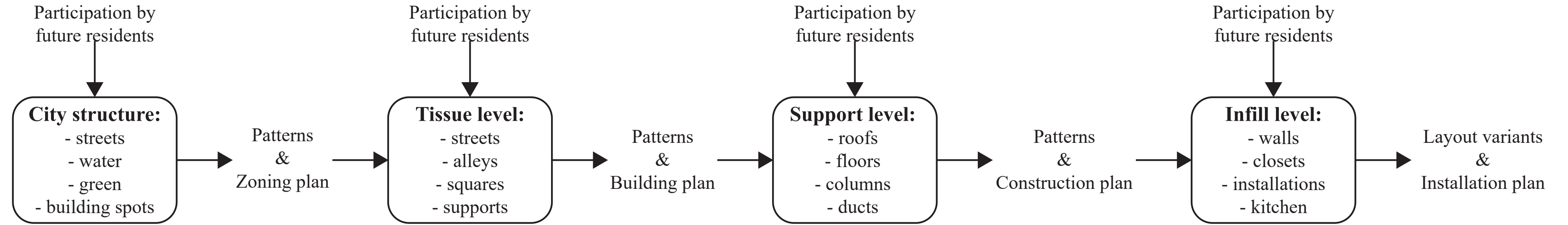


back gardens and green bed (2020)

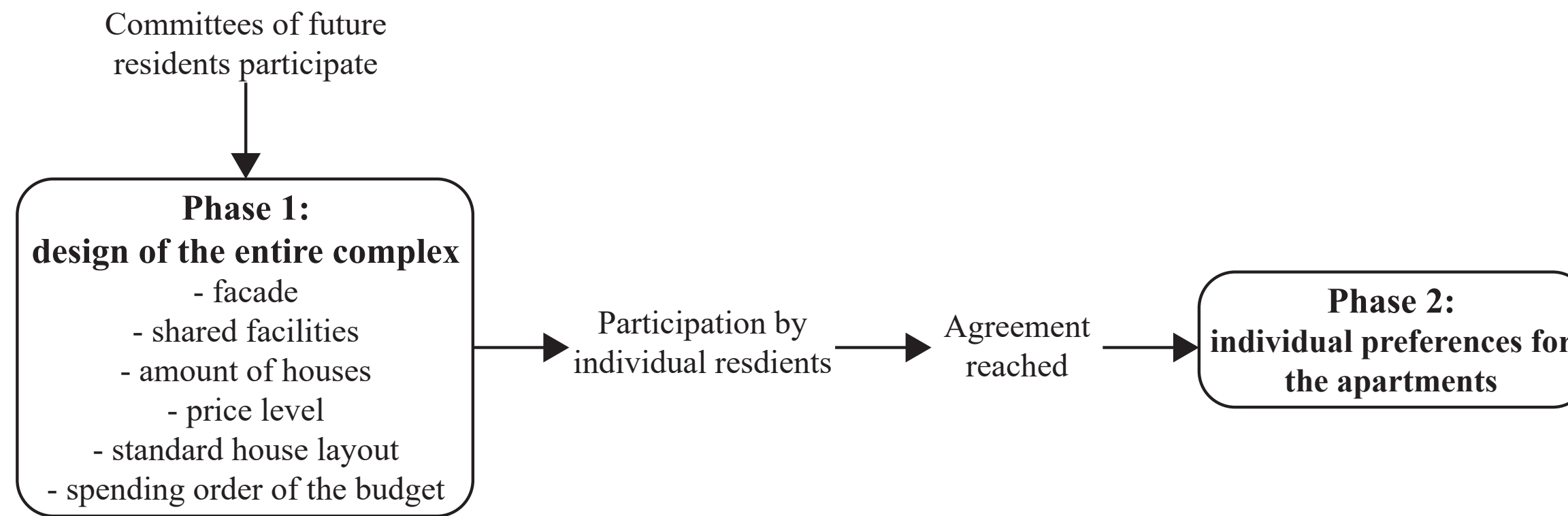
- ownership: private - municipality
- user: residents
- use: private outdoor space
- enabled zone: private gardens and bed
- thresholds: property border is marked by pavement and fencing
- modified: most gardens are all fenced off. More green has grown.
- appropriated: bench and bicycle shed on side of the house
- privacy / interaction: most of the private gardens are fenced, possibility to interact decreased

rephotography
research & method

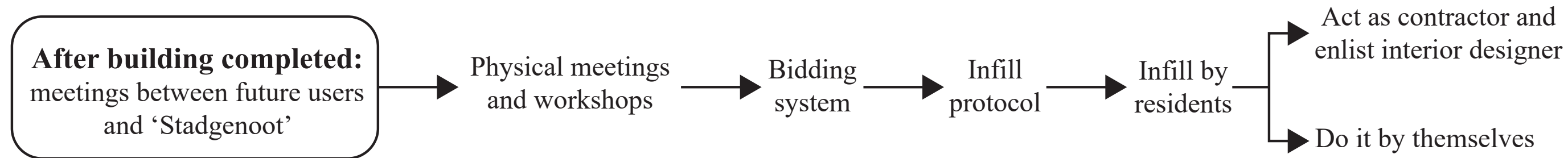
Lunetten



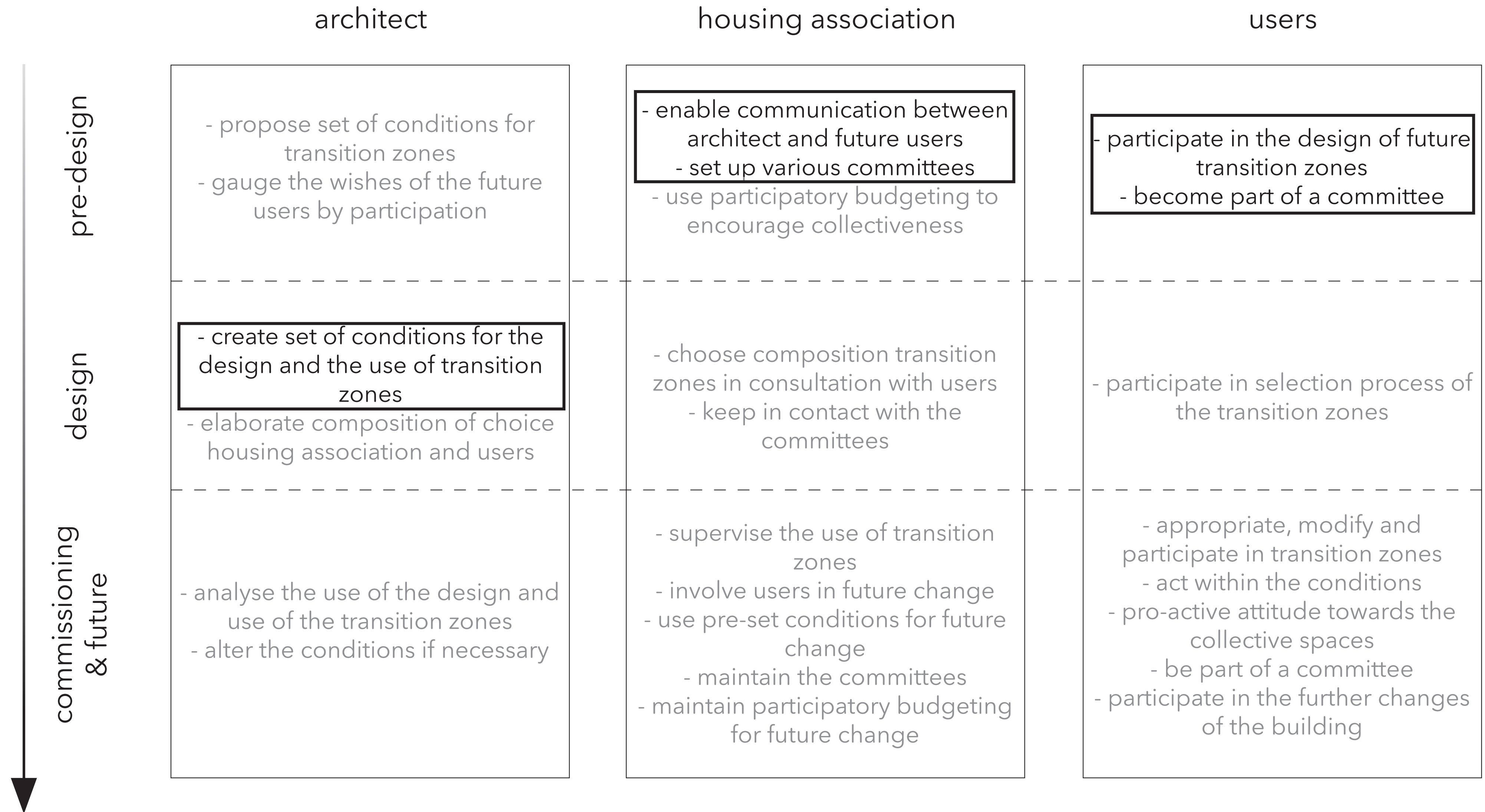
Gespleten Hendrik Noord



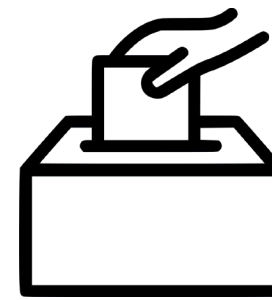
Solids 11



- participating level changed from all to only infill
- privacy and private domain became more important
- transition zones became more rigid
- less valuation to collectiveness
- appropriation of shared zones is dependent on the degree of use of the zone and the policies of the owners



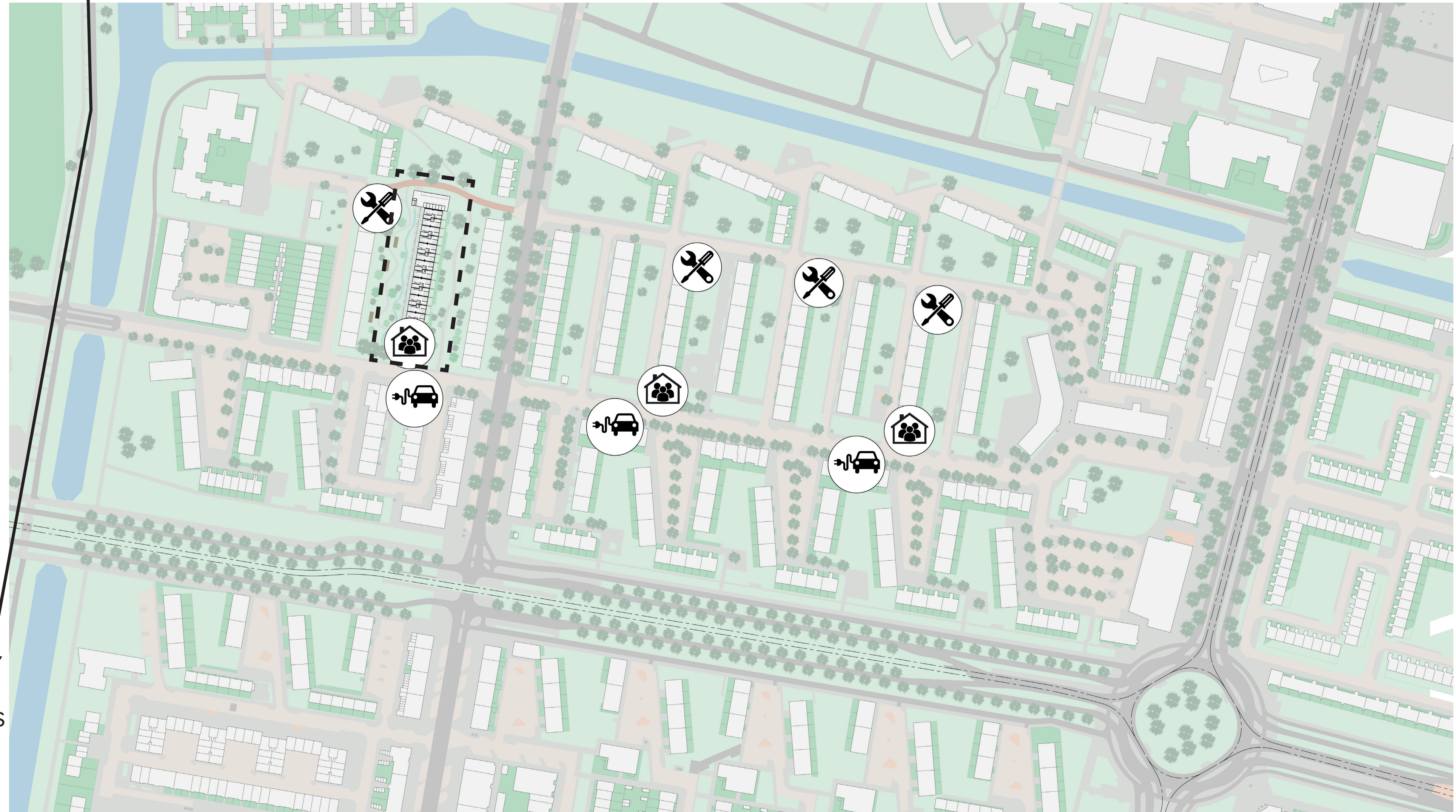
possibilities & responsibilities
research



early involvement and participation
on multiple levels will clarify ones
responsibilities and possibilities
within that framework

Brettenzone / Sloterdijk

Sloterplas



public

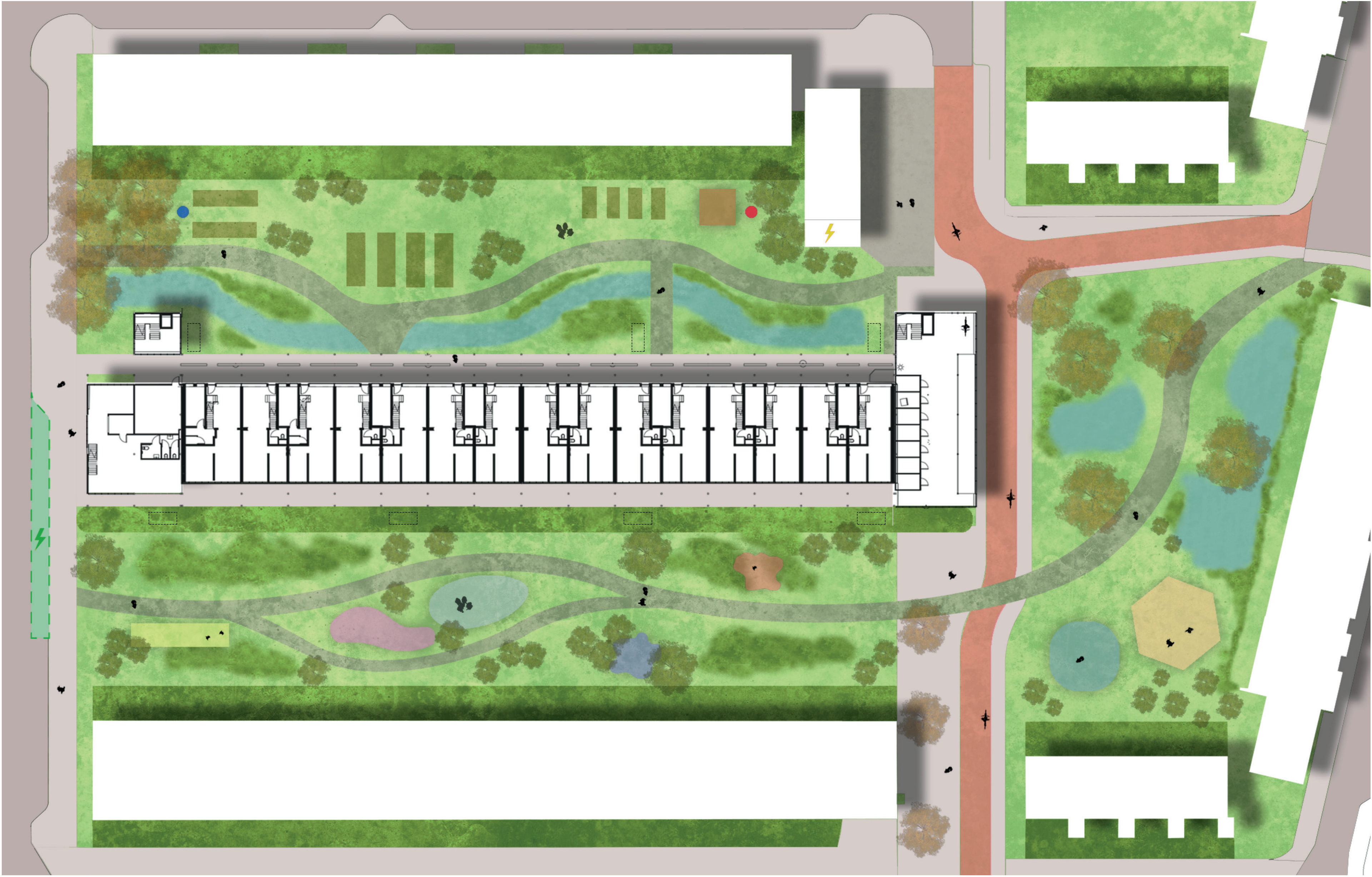


private

N



urban plan
research & design

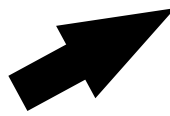


public

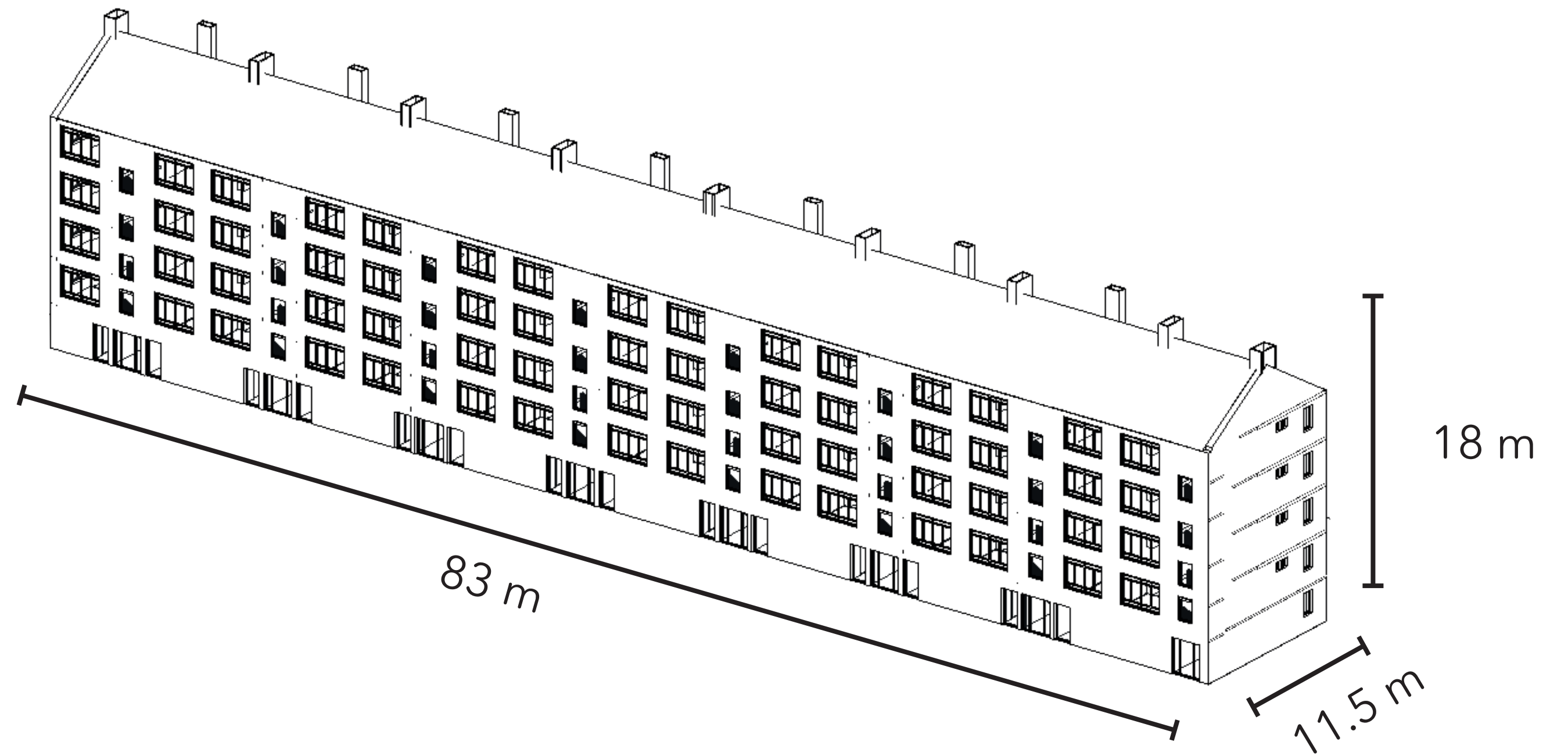


private

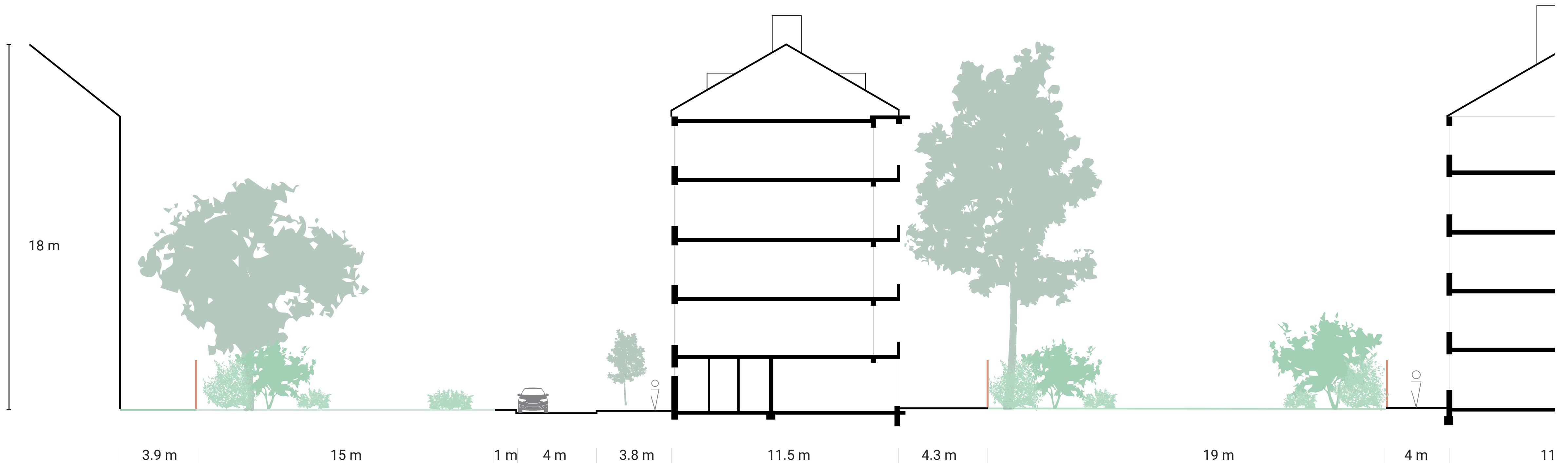
N



site plan
research & design



existing situation
research



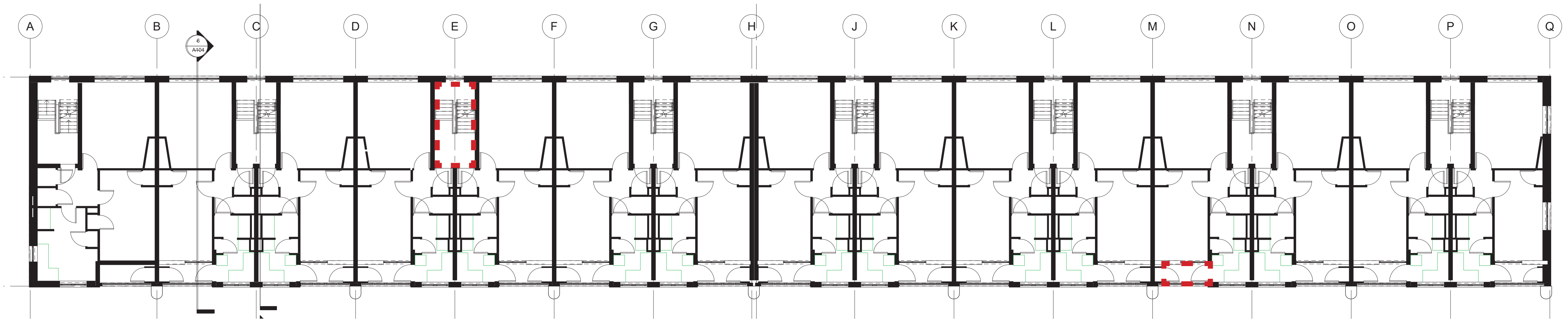
- closed plinth
no eyes on the street/interaction

- residents not enabled or
encouraged

- unused public space
no interaction

- unclear and closed
transition zones

reassess transition zones
research



- small circulation and entrances
no interaction

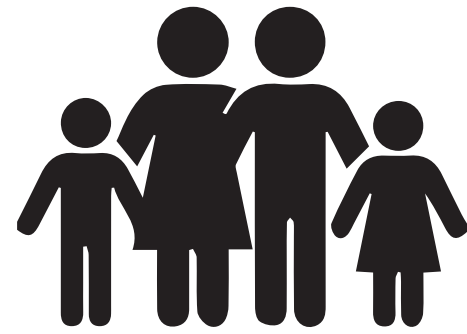
- small outdoor spaces

- poor physical condition
not healthy

- no place for bonding, mixing and
connecting with other residents



reassess transition zones
research

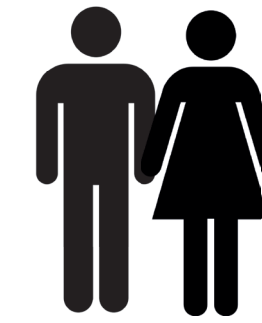


families

15 small duplex houses
70 m²

- lacking diversity in residents and
housing typologies

- big families in small houses



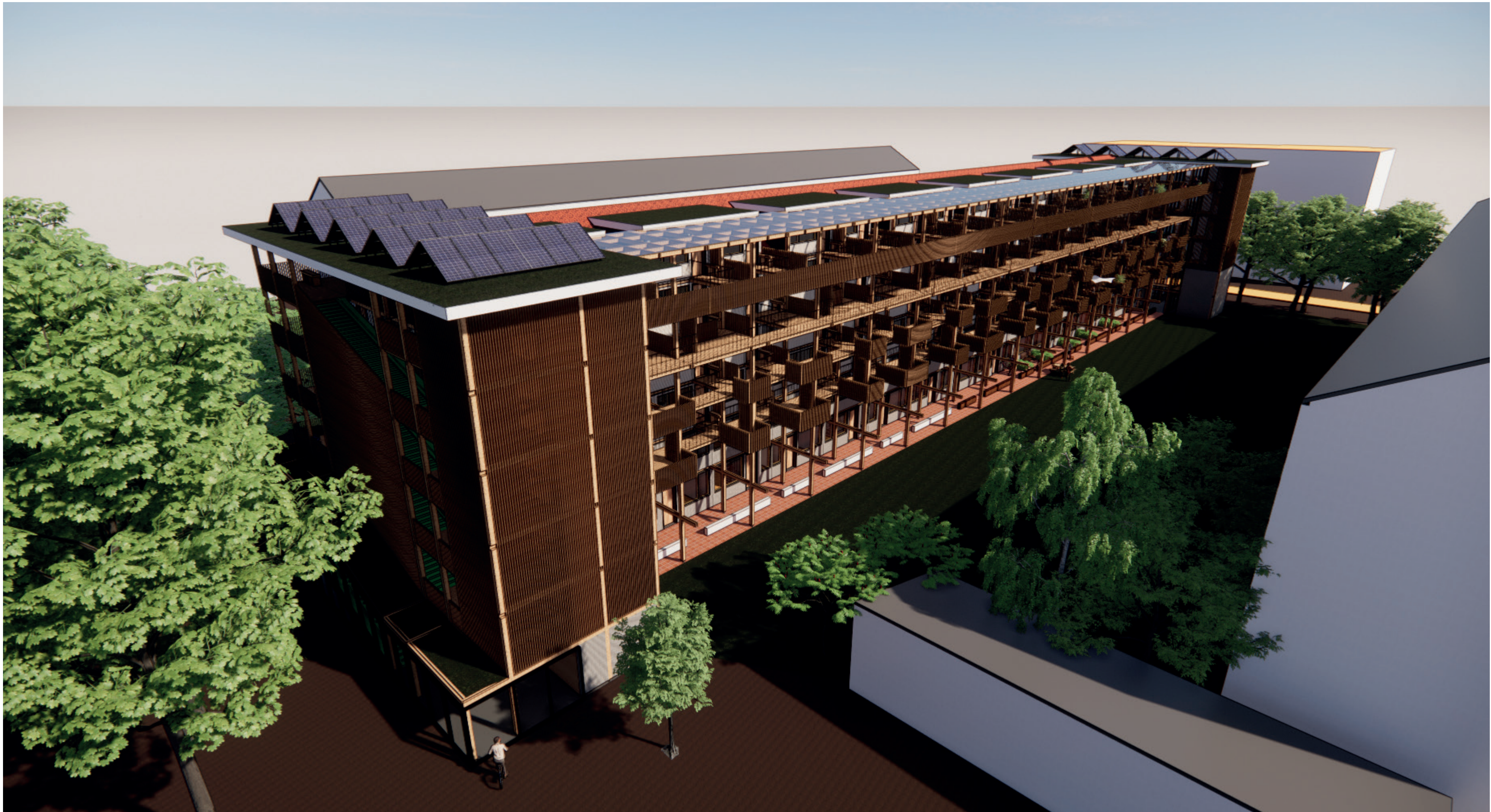
starters/singles

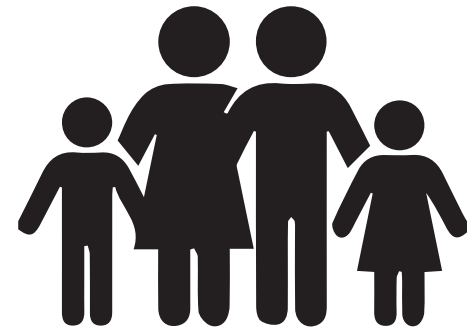
45 apartments
50 m²

- 100 % social housing

- 36 % urge to move out

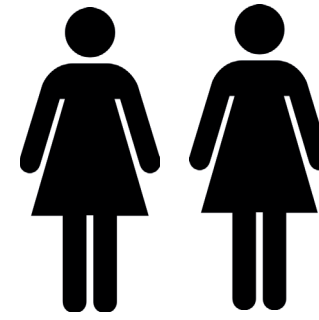
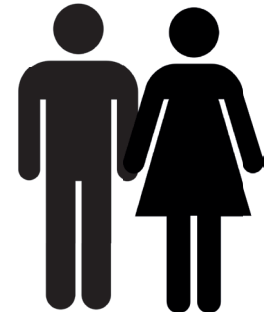
existing residents
research & design





families

• 15 x 90 - 130 m2 houses



starters - singles - friends

• 45 x 60 - 90 m2 apartments



youngsters & students

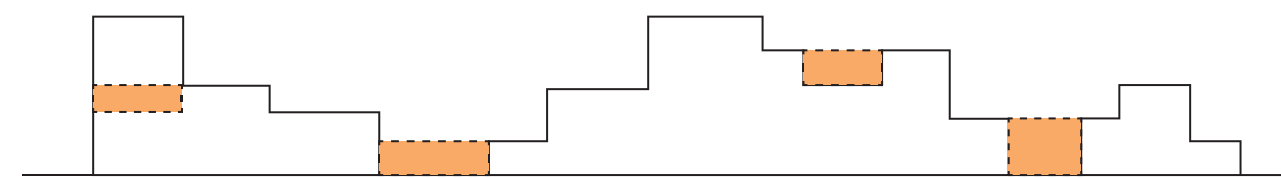
• 15 x 30 - 33 m2 studios

- 50% social / 50 % mid sector

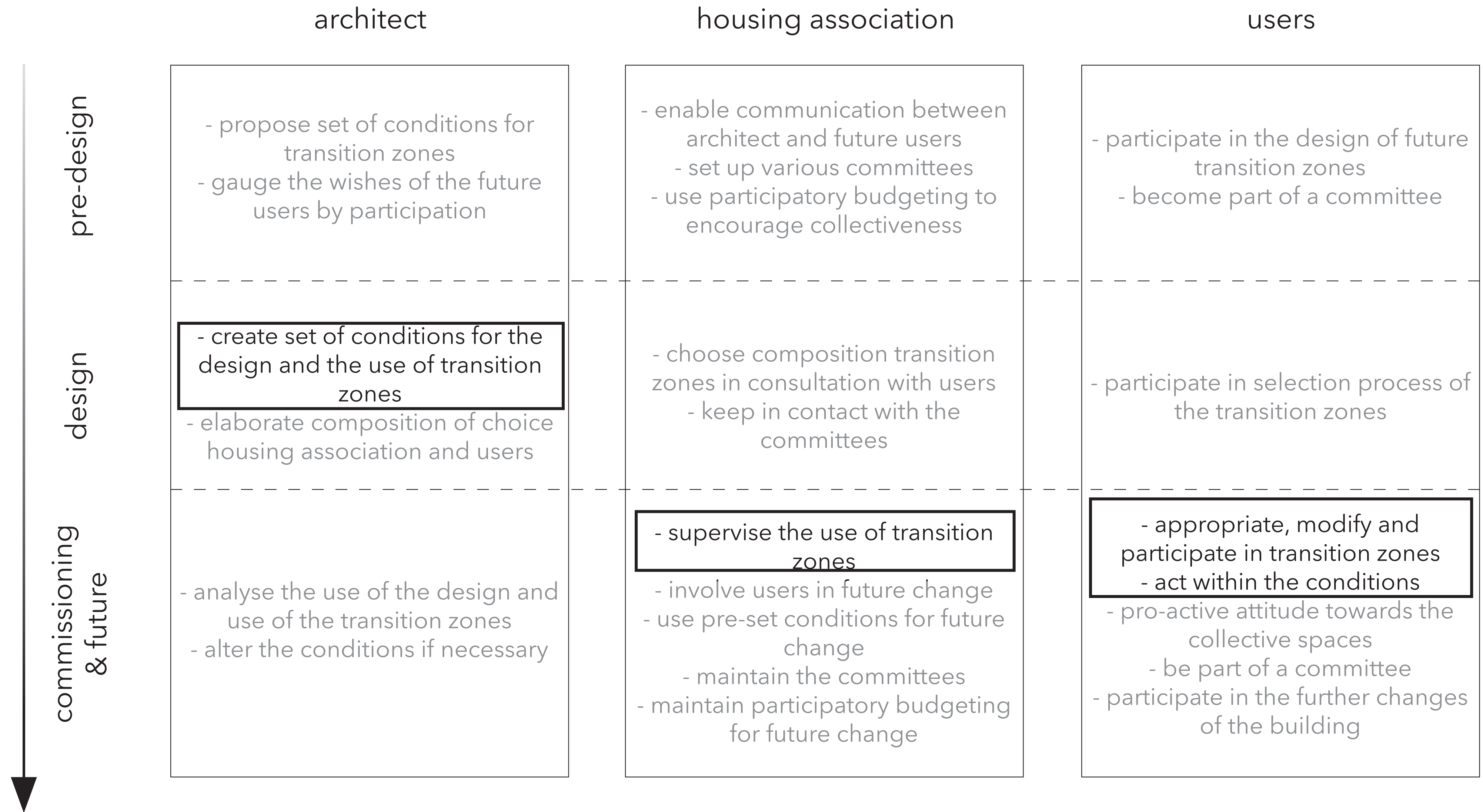
- variety in layout plans

- providing place for divorced
people and single parent families

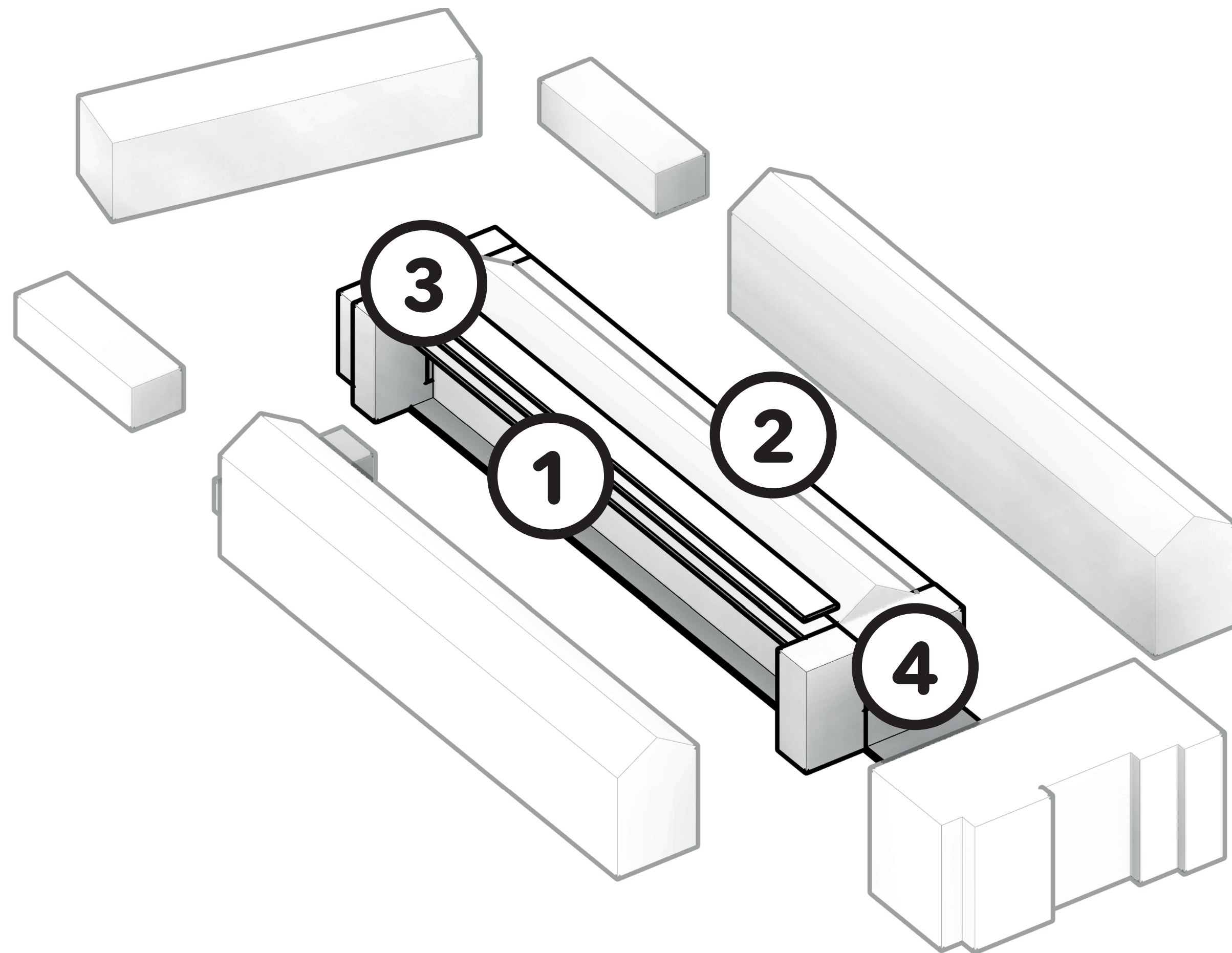
- include various ages



create predestined transition zones
with pre-designed frameworks that
are subjected to policy



possibilities & responsibilities
research & design



spaces

①

**circulation
entrance
outdoor**

②

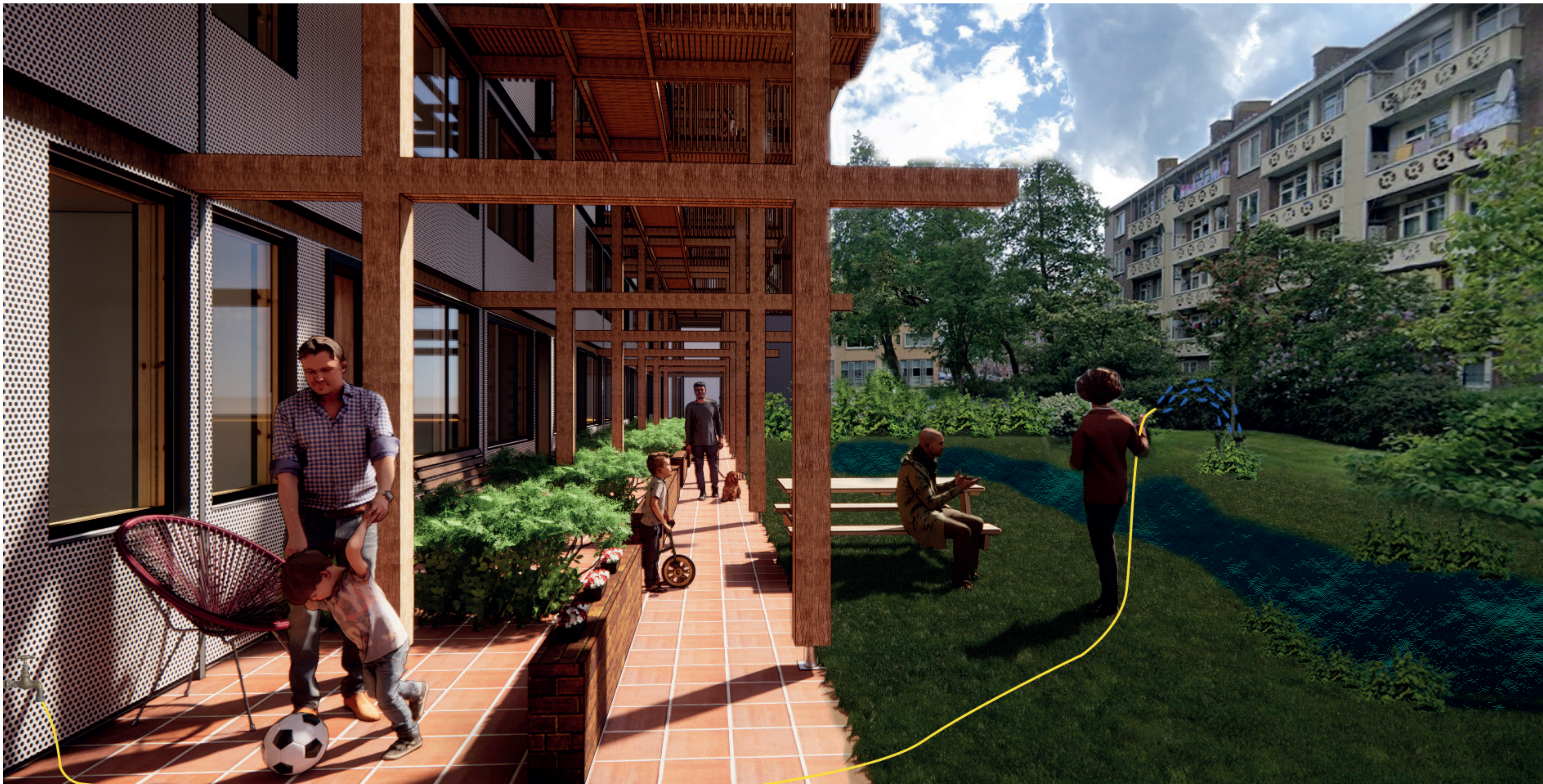
outdoor

③

circulation

④

collective

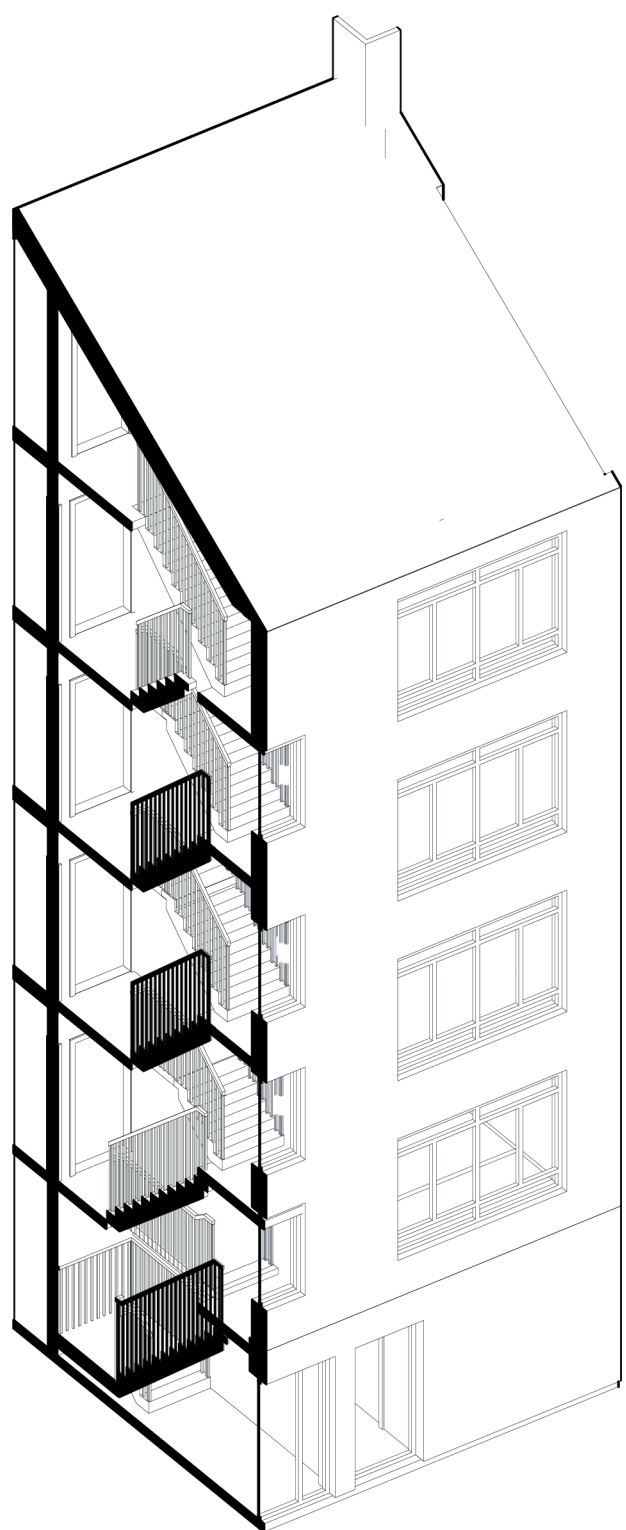


public

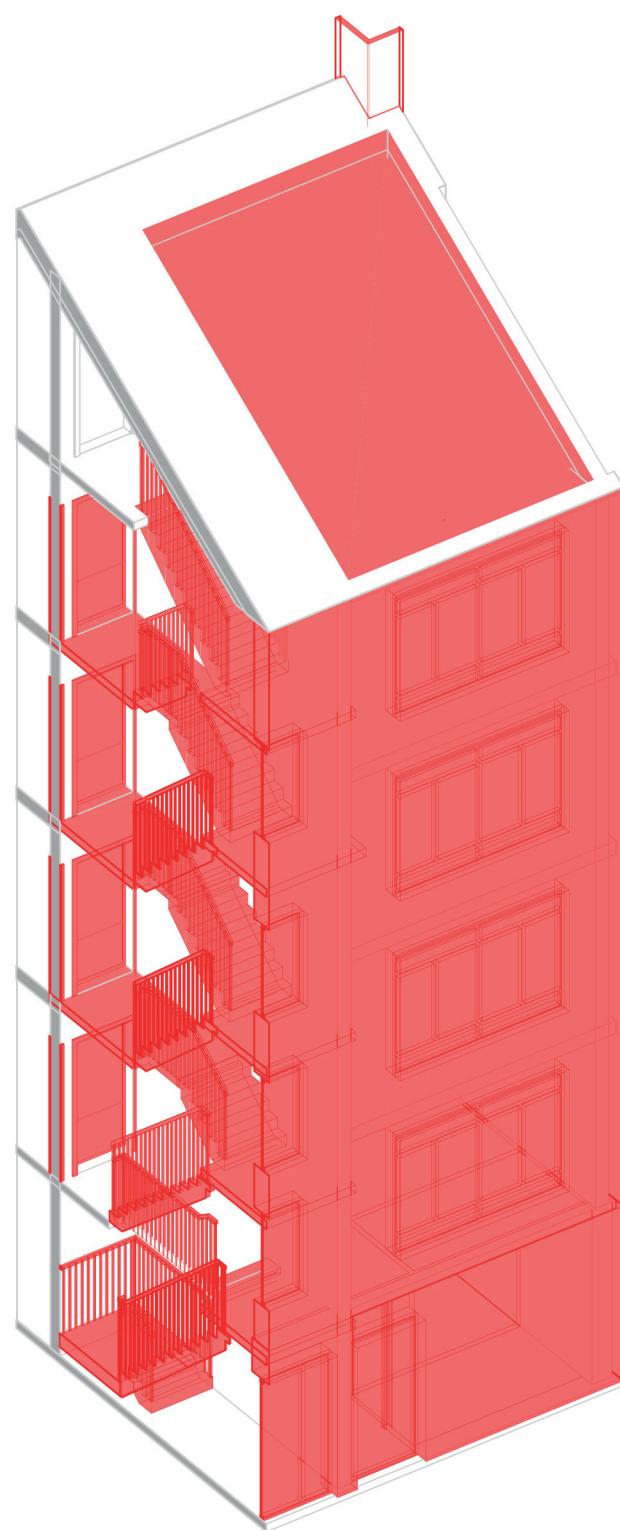


private

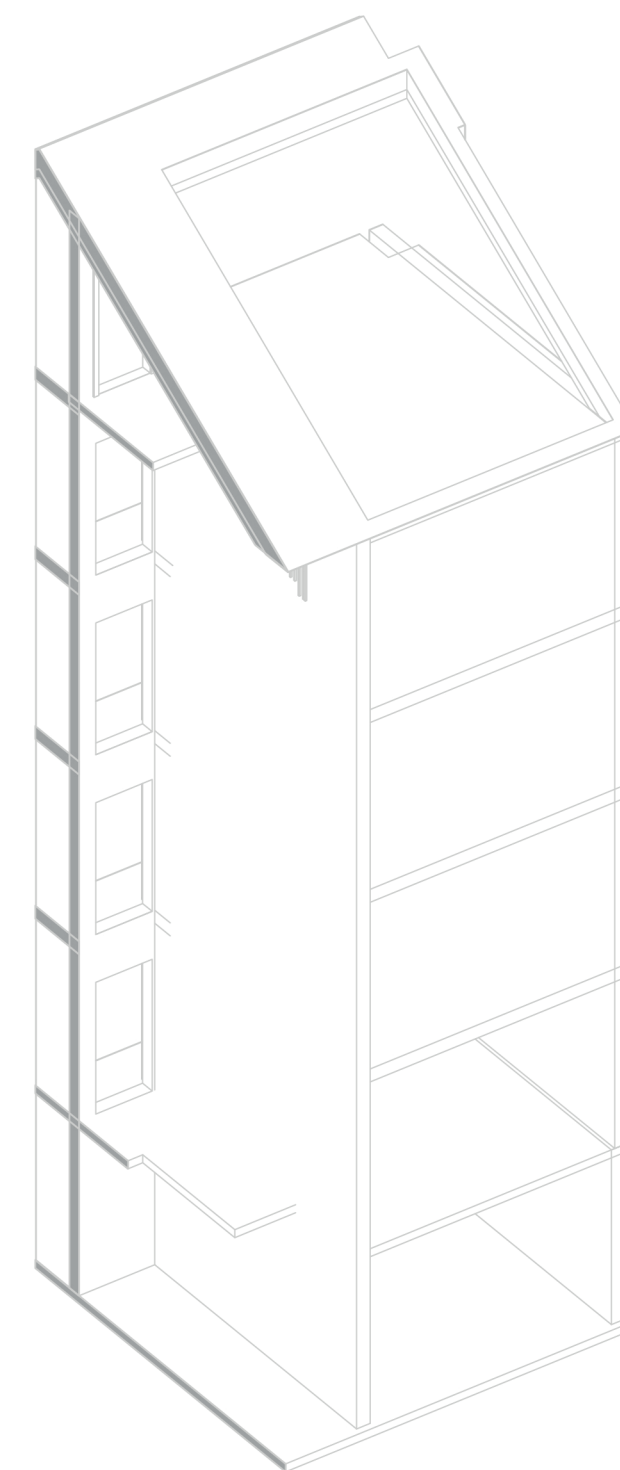
front - collective garden
entrance



existing

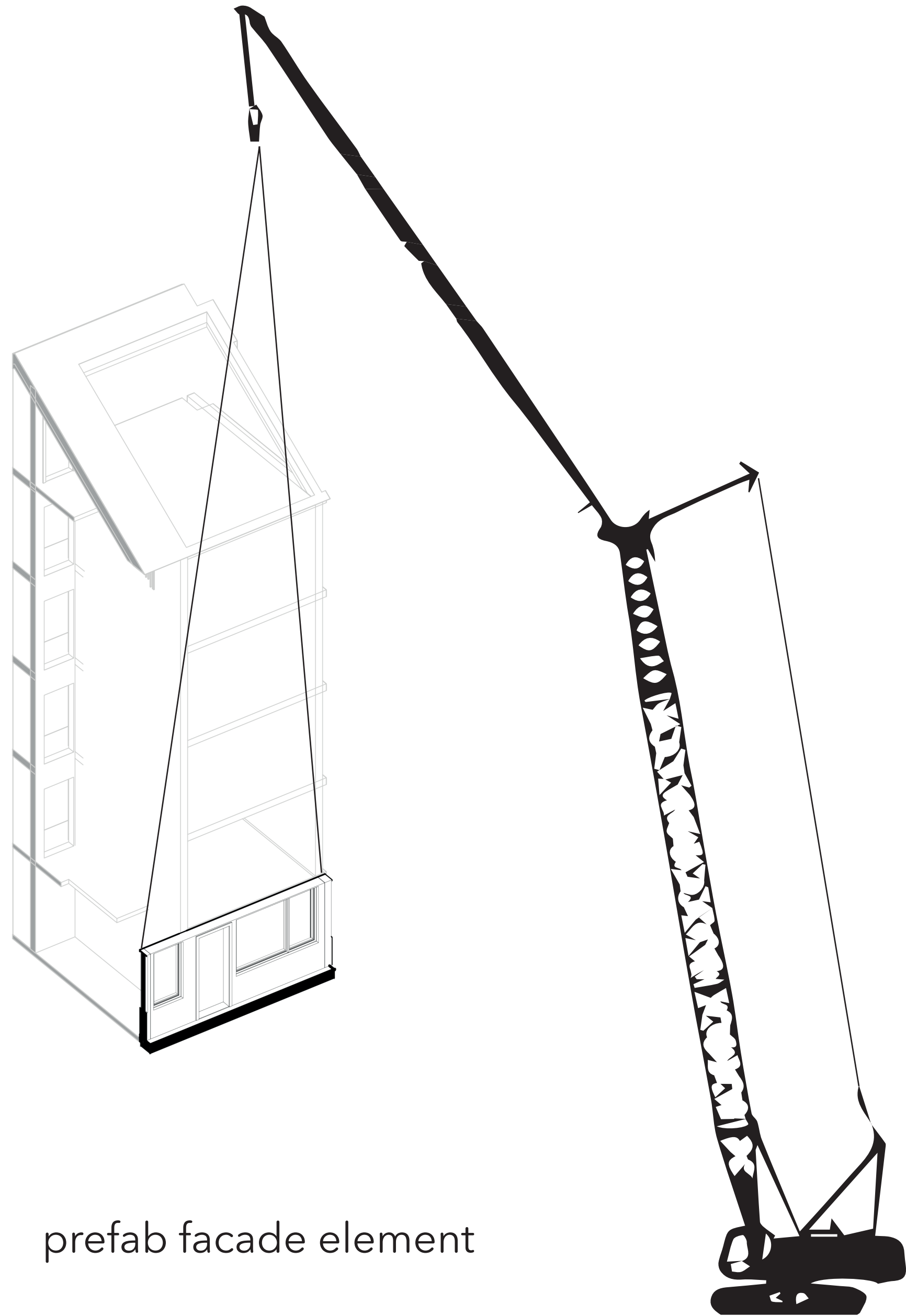


demolished

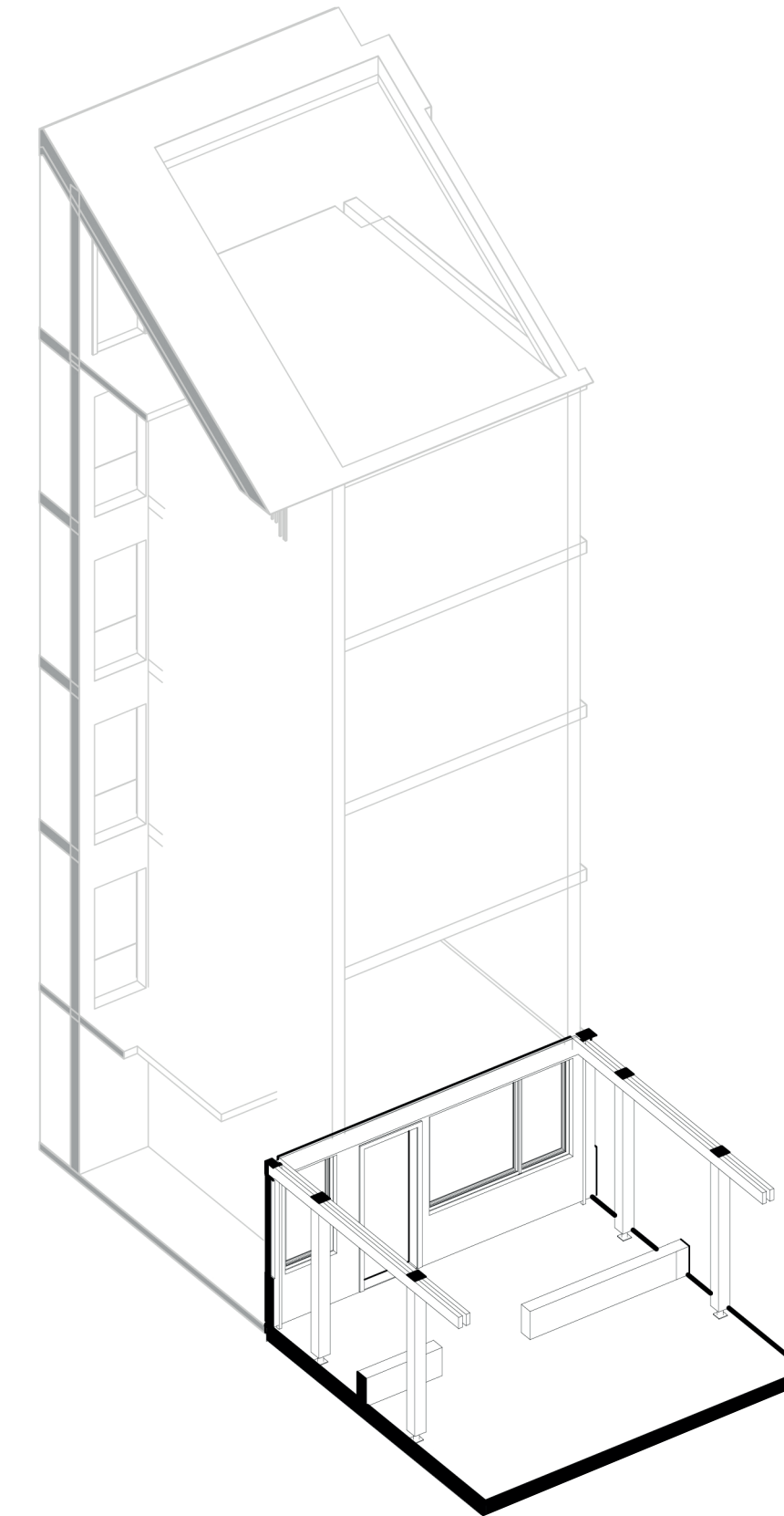


casco

build sequence
circulation, entrance and outdoor space

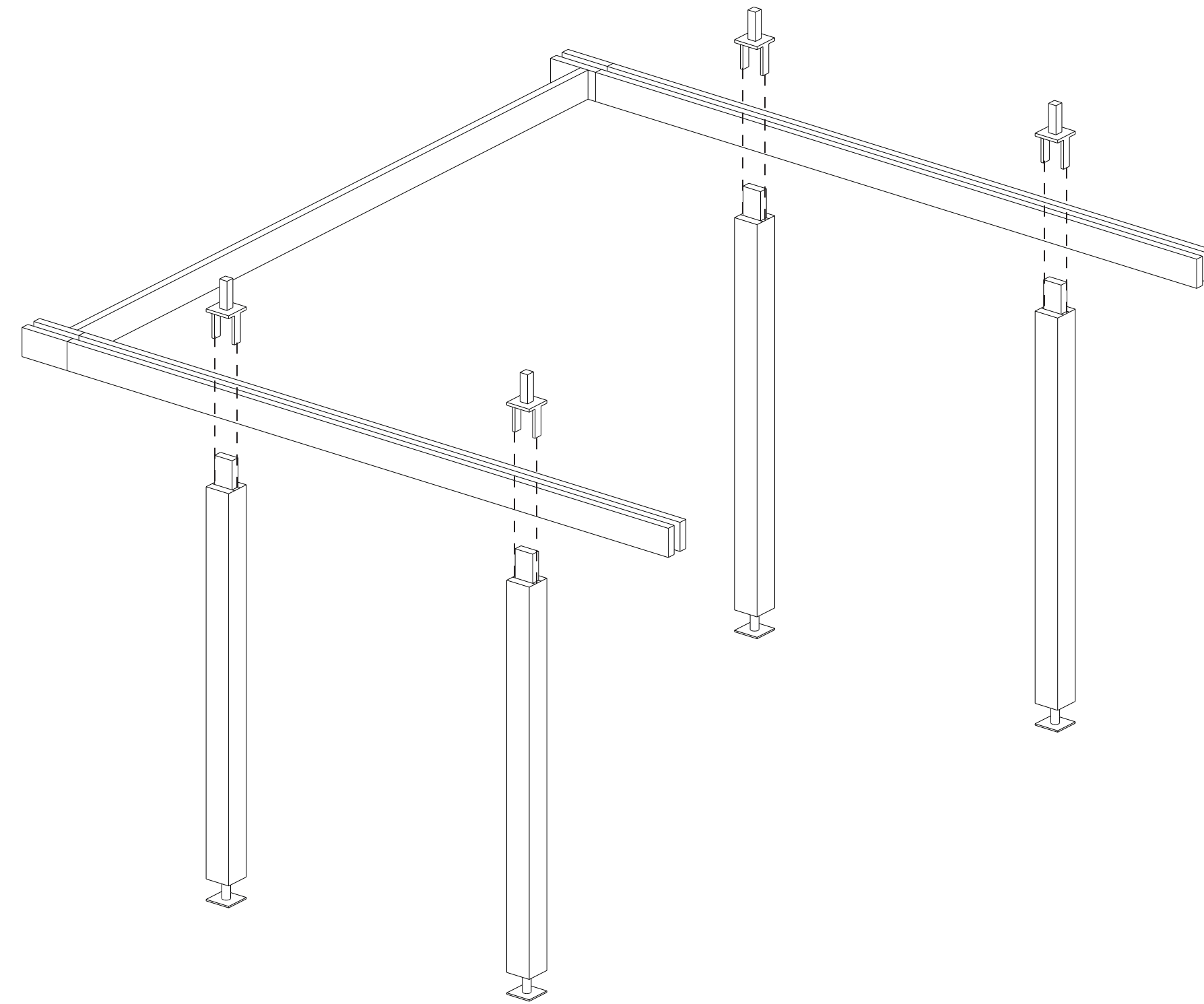


prefab facade element

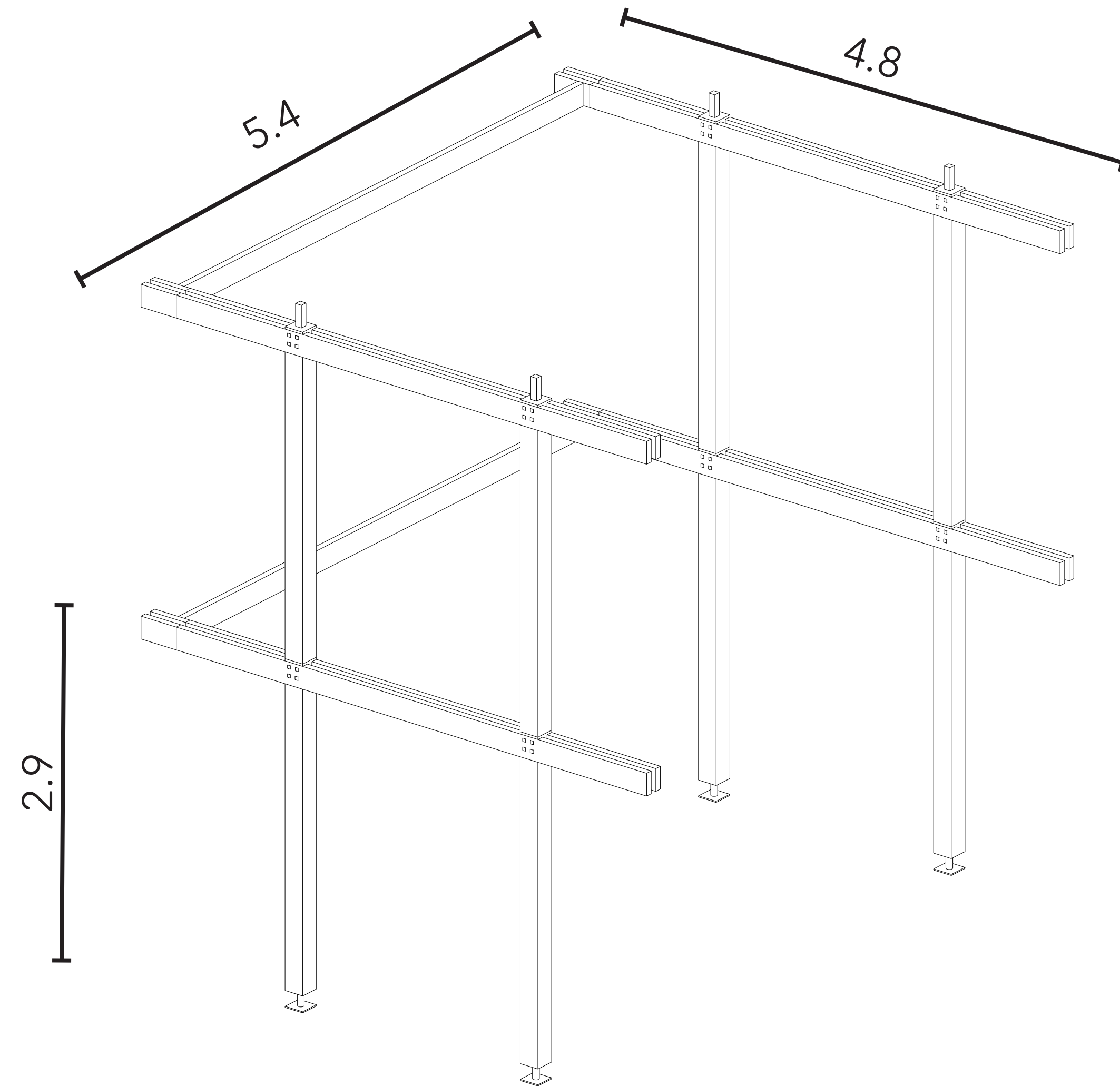


columns and beams

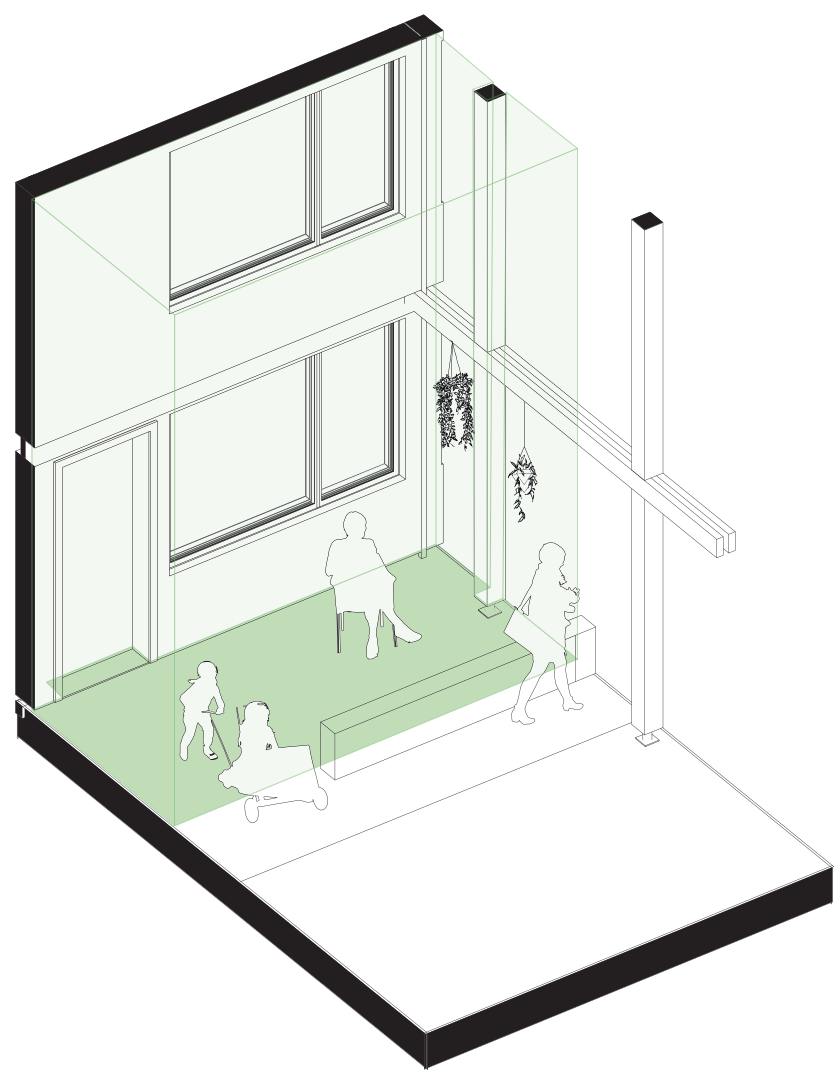
build sequence
circulation, entrance and outdoor space



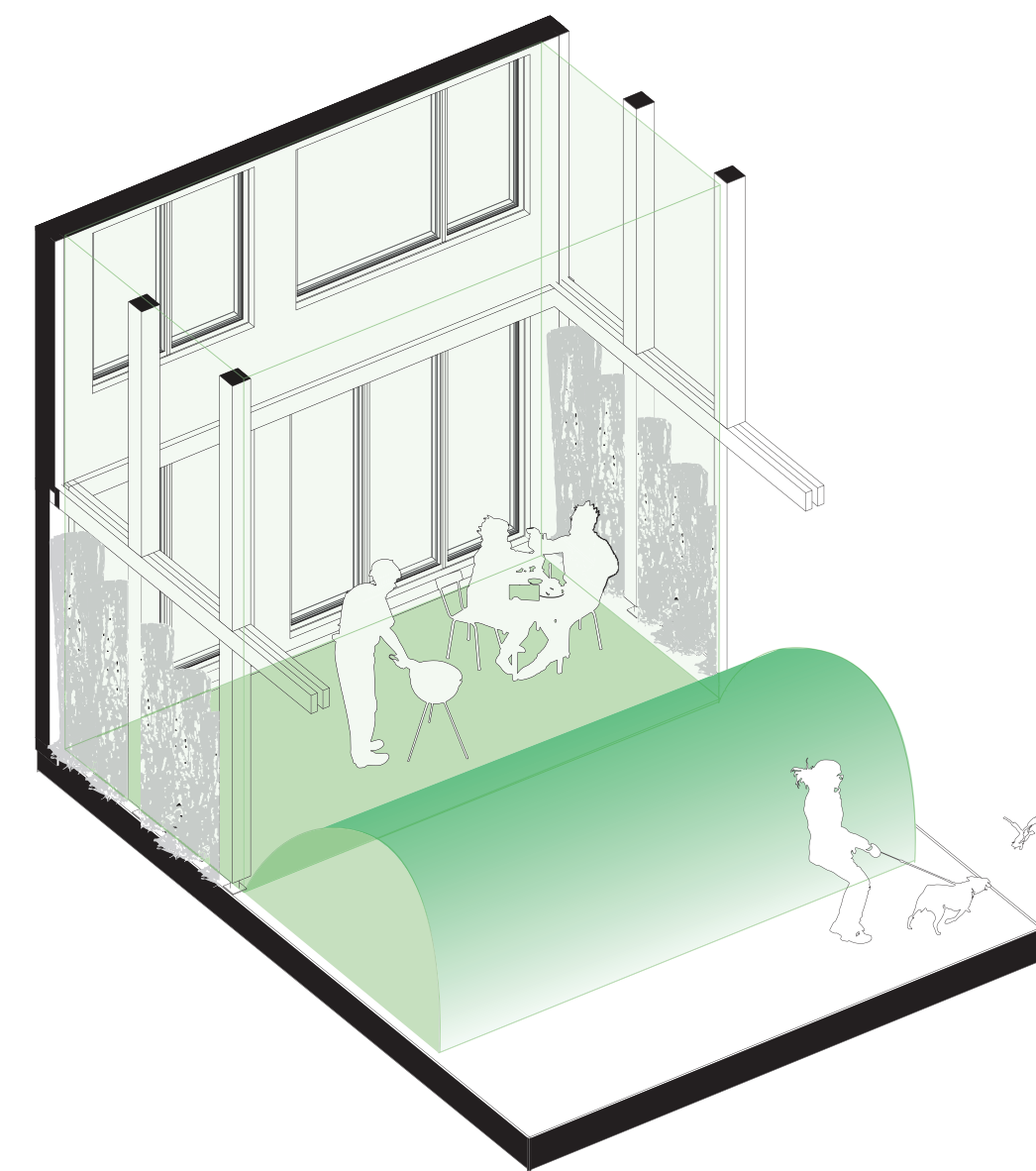
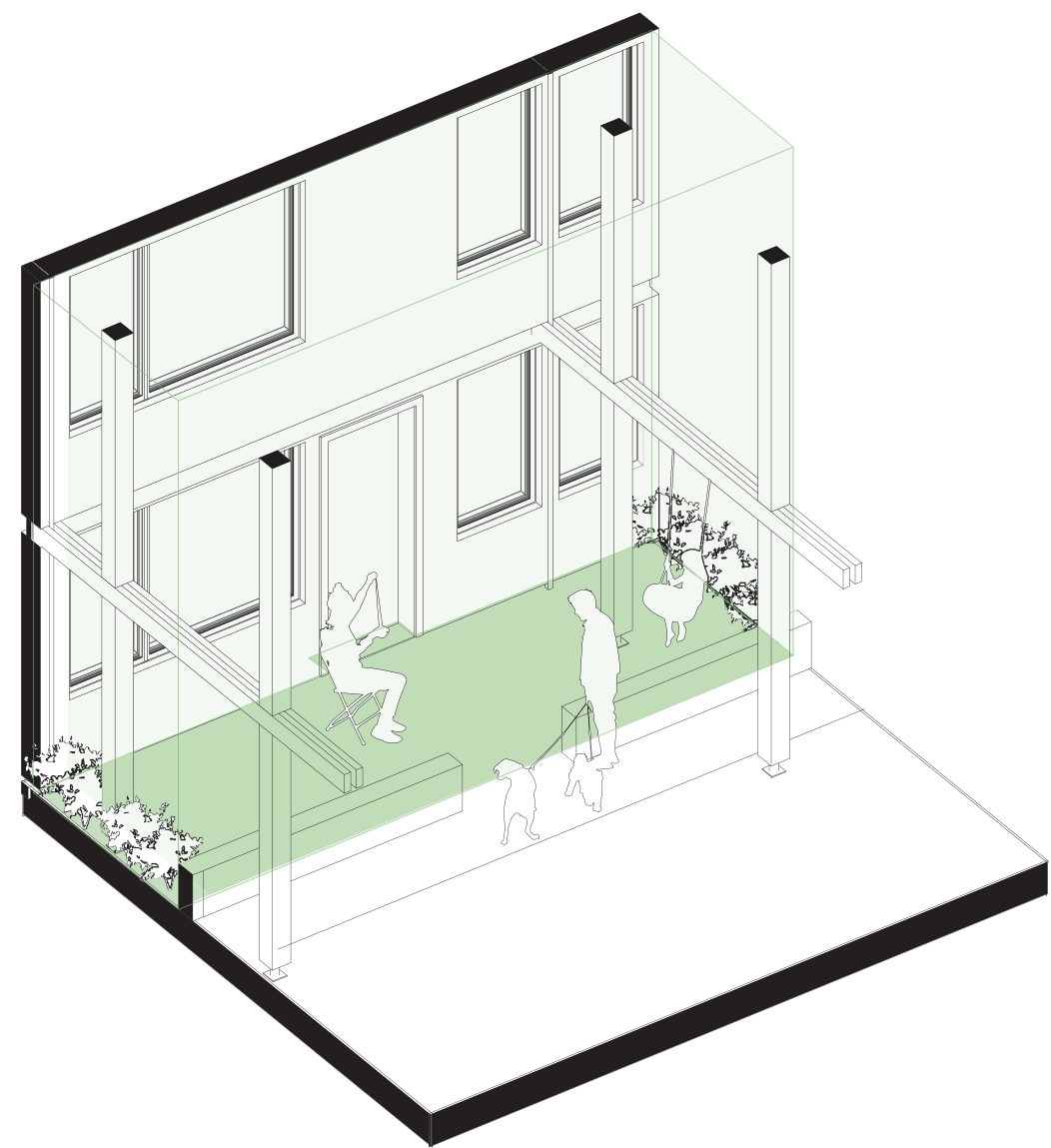
basic structure
circulation, entrance and outdoor space



basic structure
circulation, entrance and outdoor space



front garden



back garden

public



private

framework
family duplexes

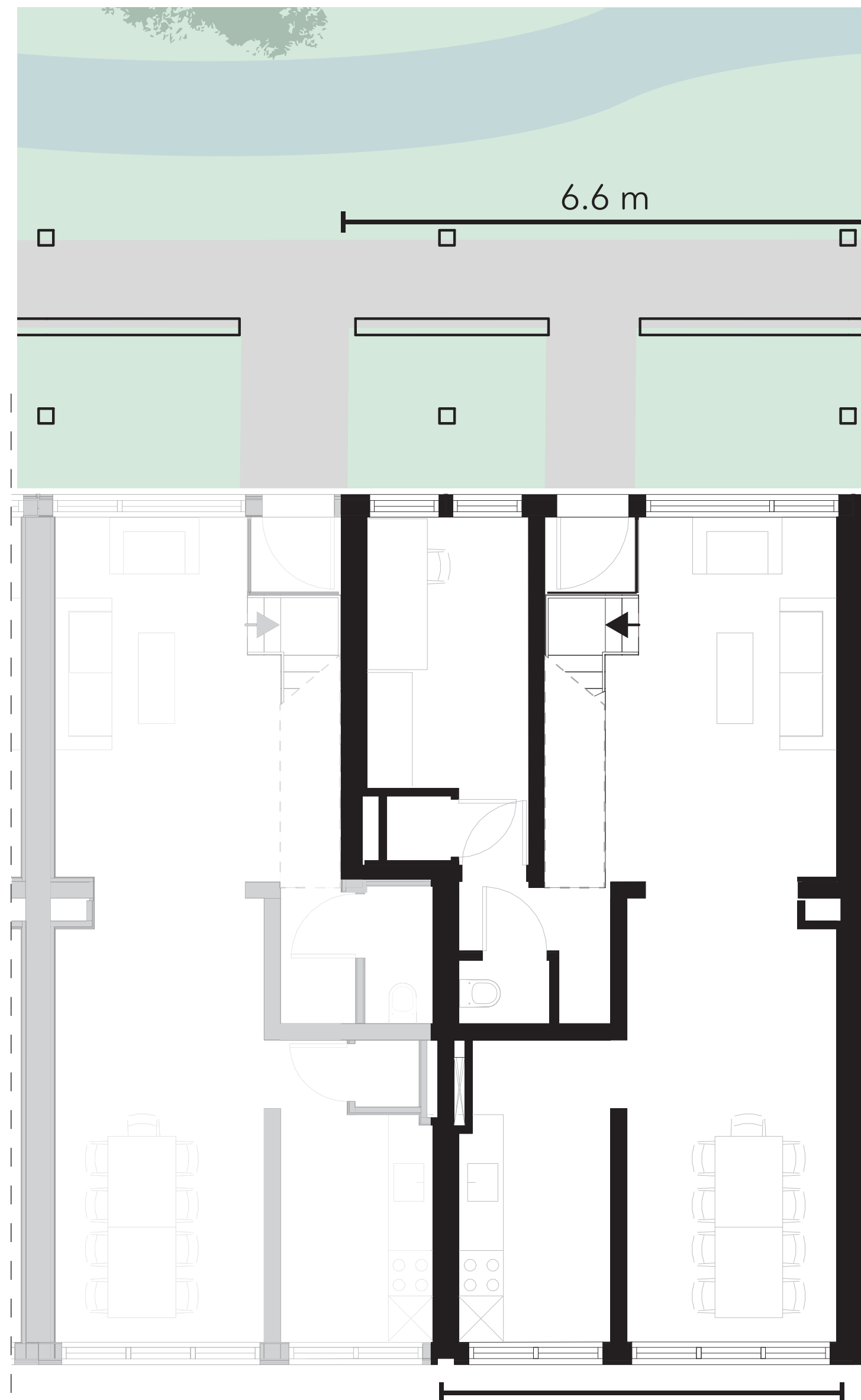
XL-1

7 x
110 m²
6 rooms
- 6 people
14m² outside
14m² entrance

public



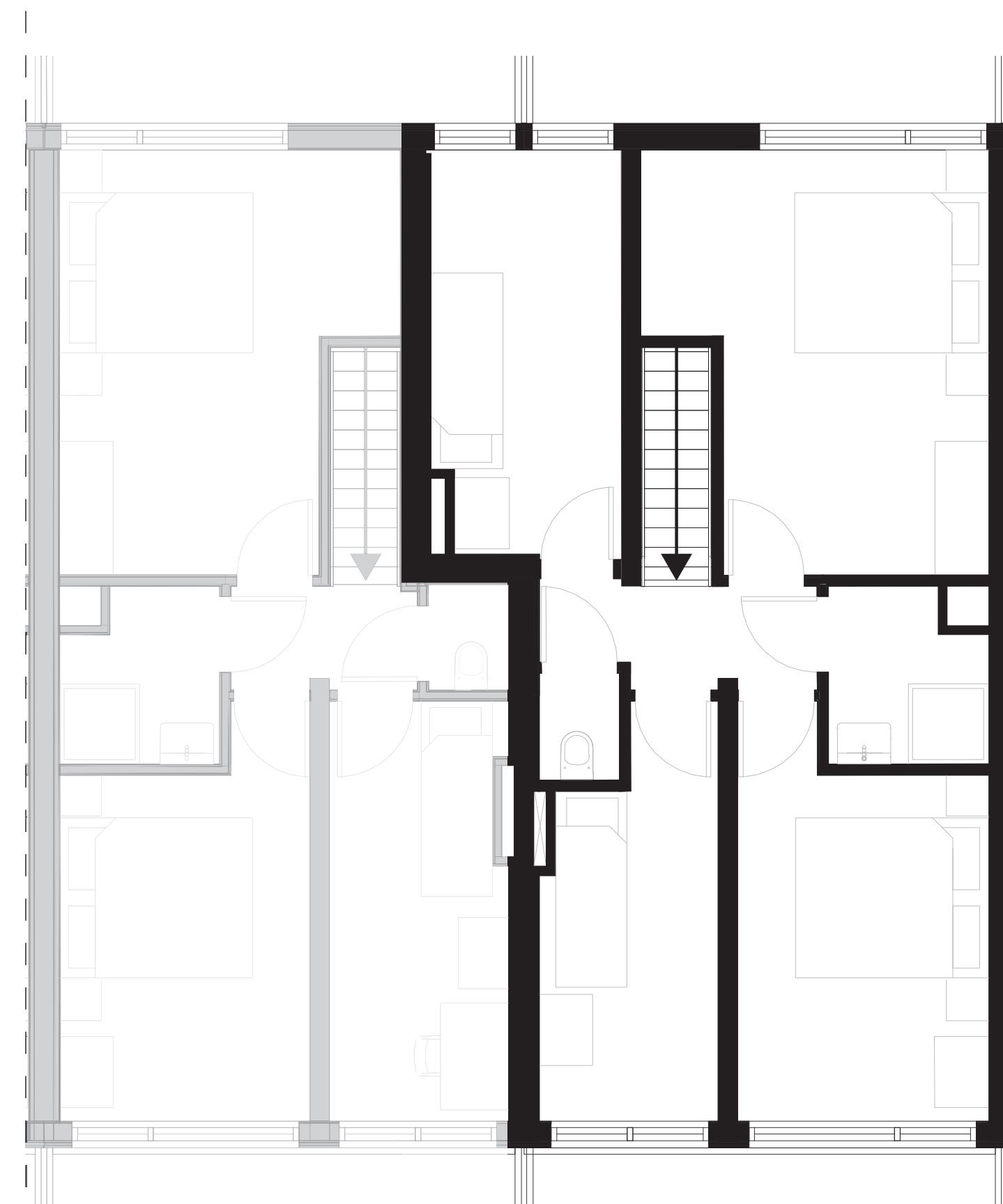
private



ground floor

5.4 m

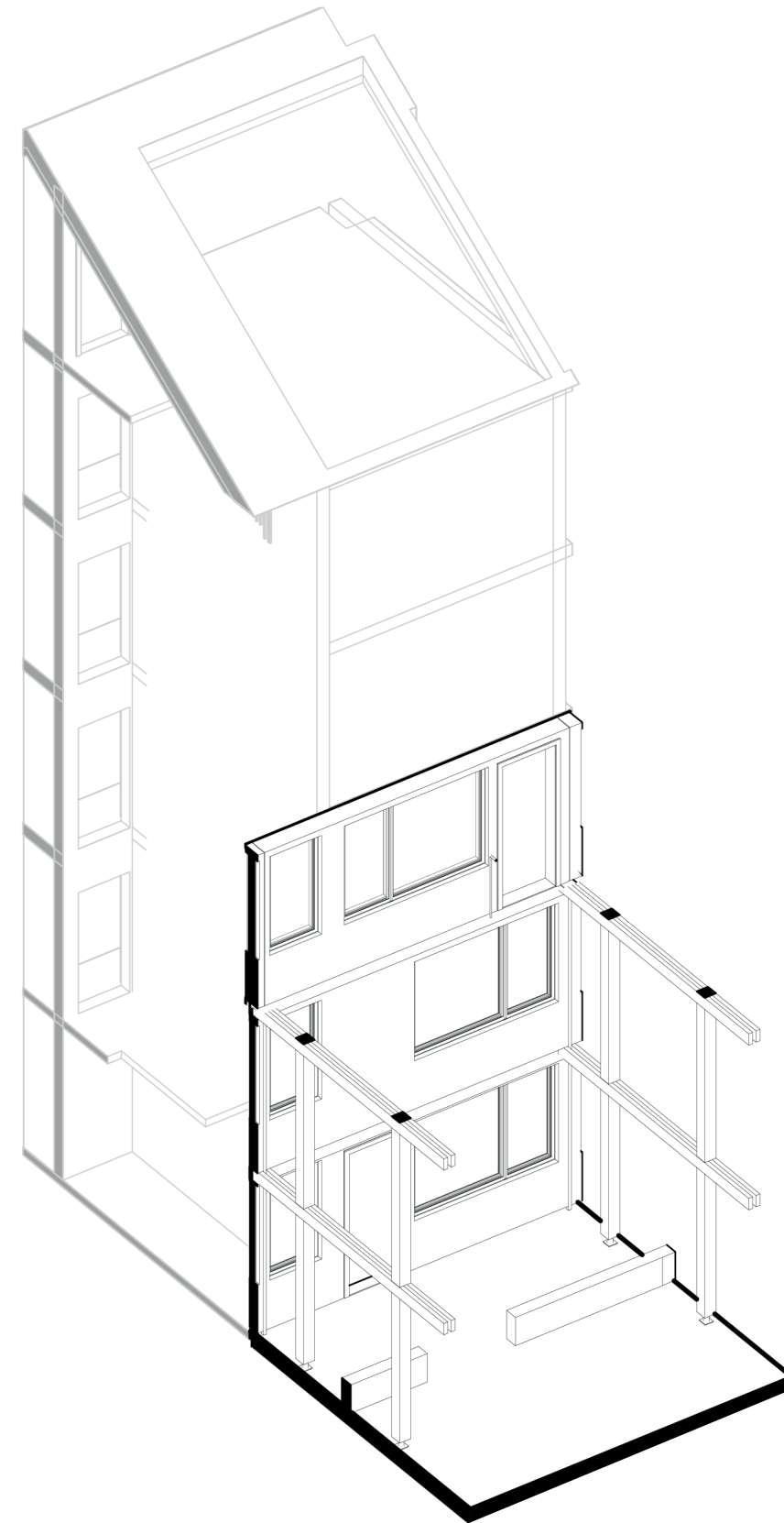
N



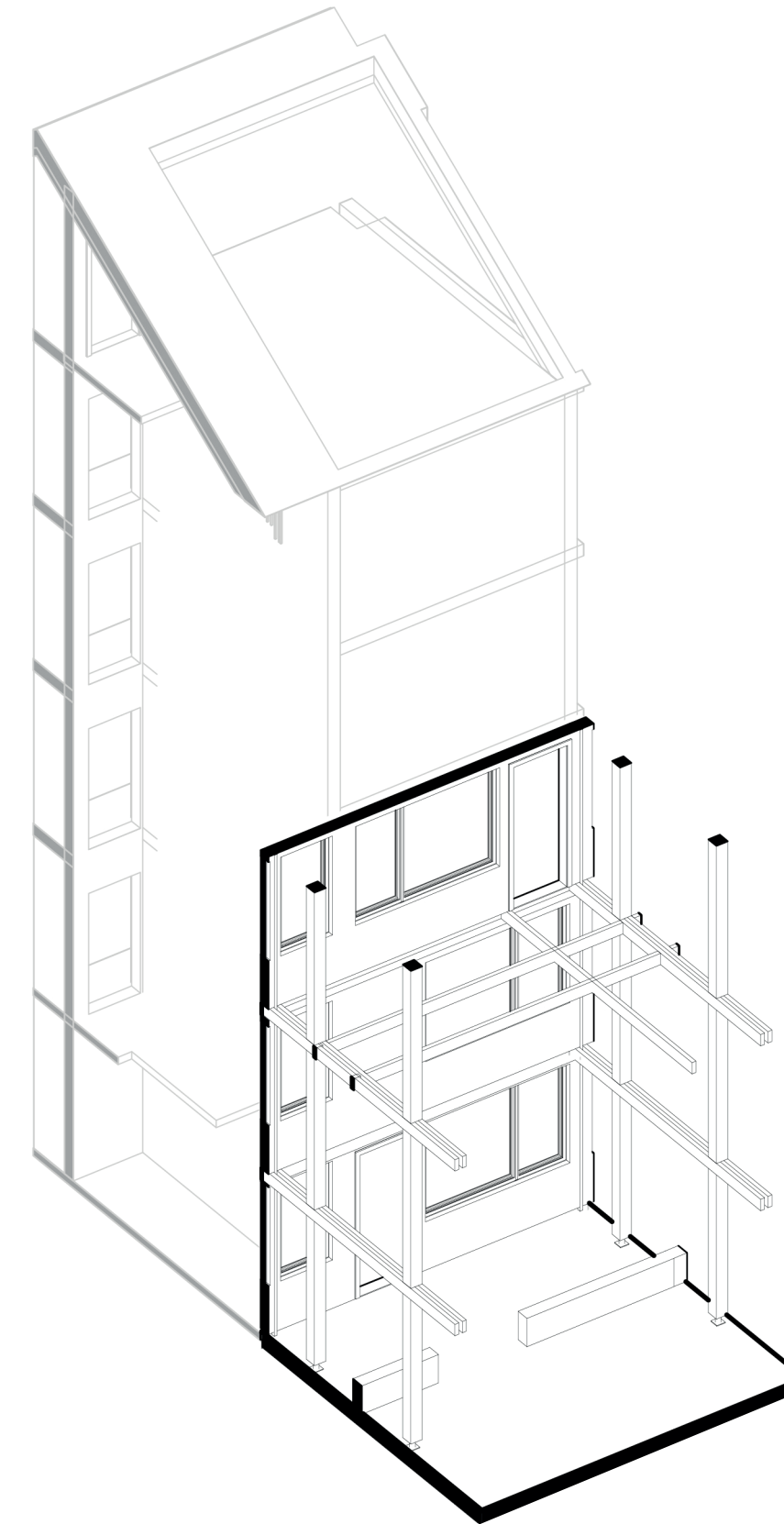
first floor

11.4 m

type XL-1
family duplexes

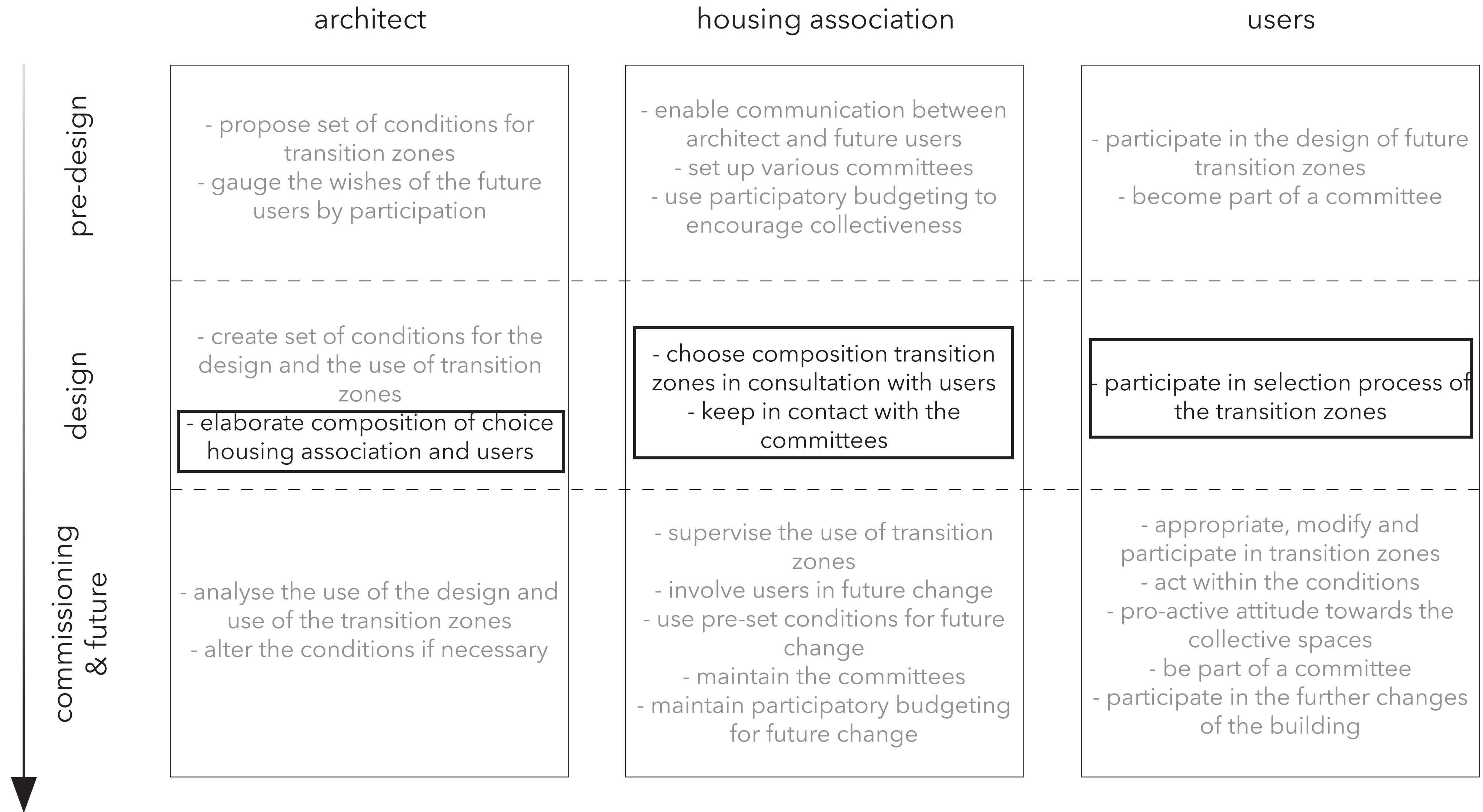


prefab facade elements



columns and beams

build sequence
circulation, entrance and outdoor space



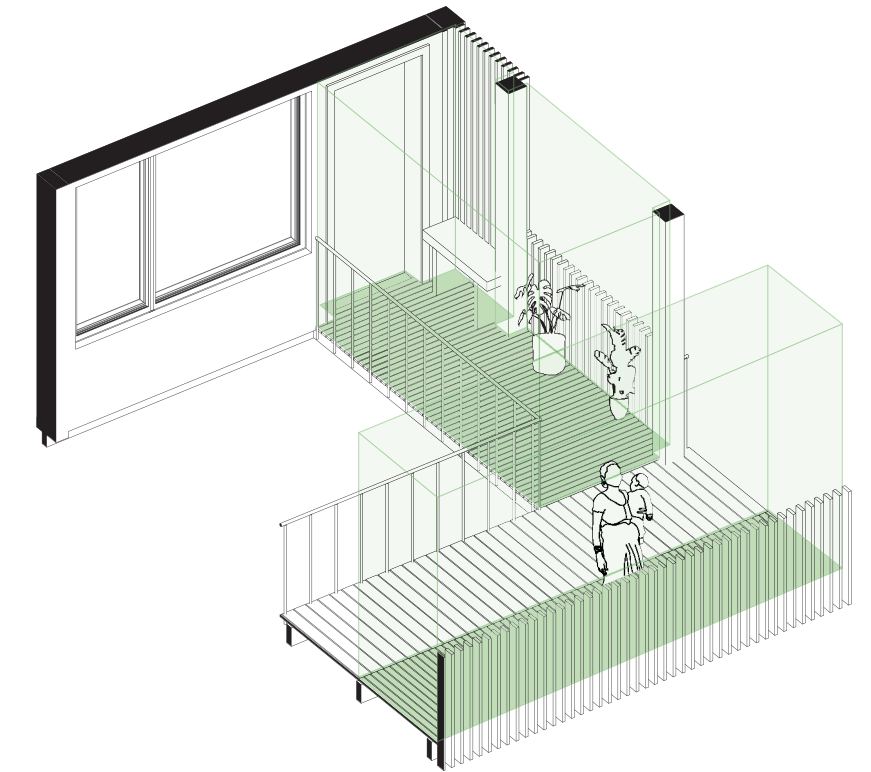
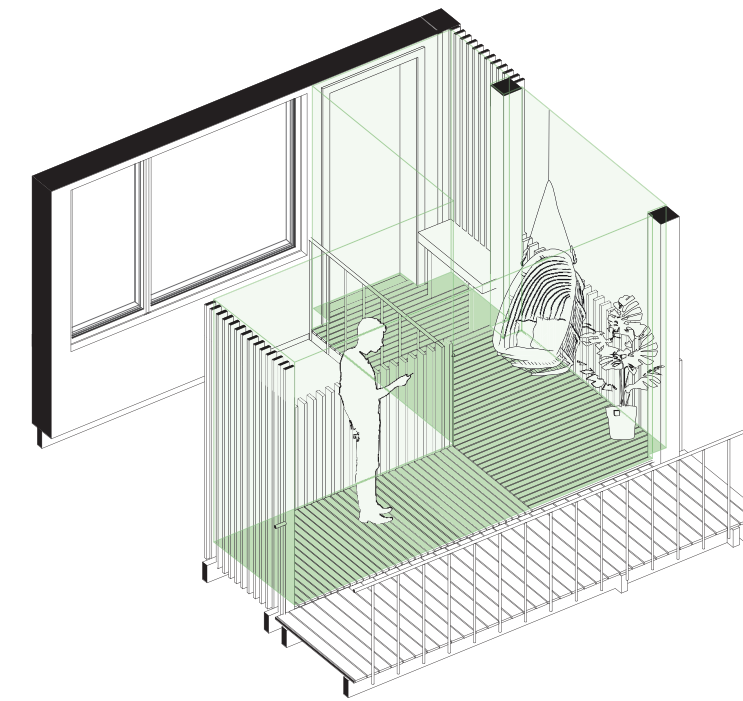
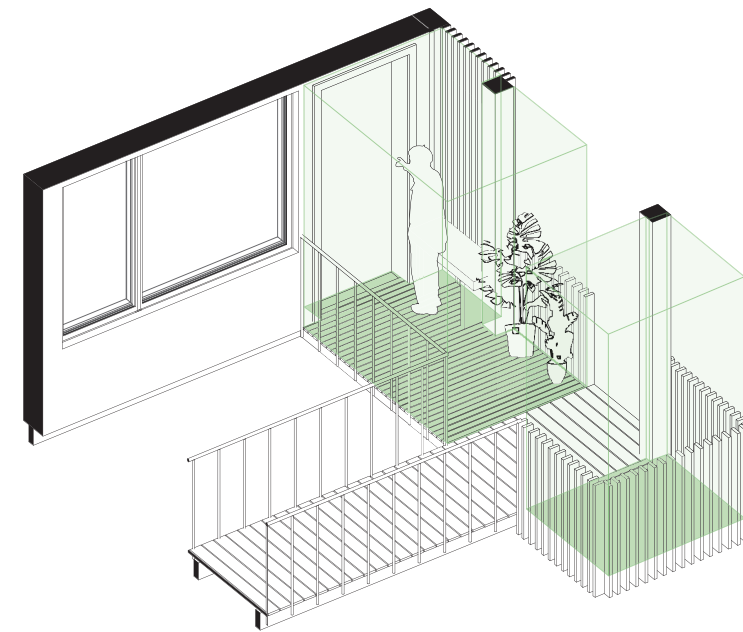
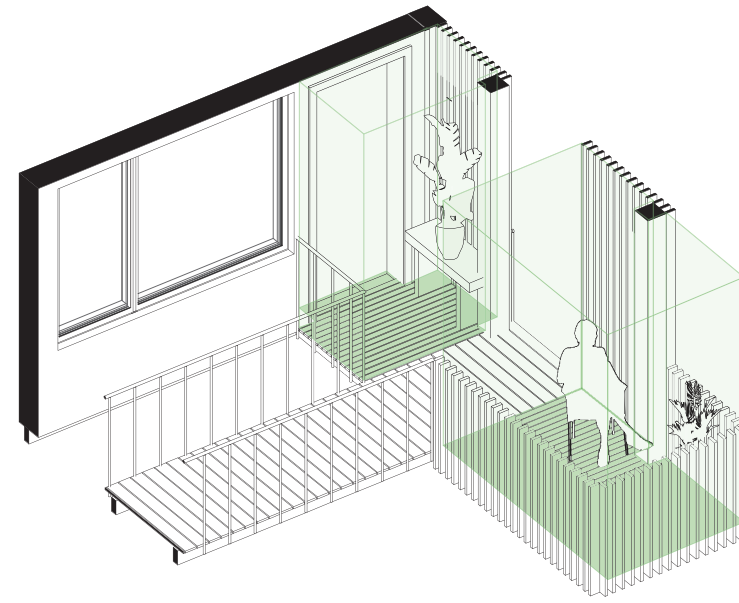
possibilities & responsibilities
research & design

1.2m

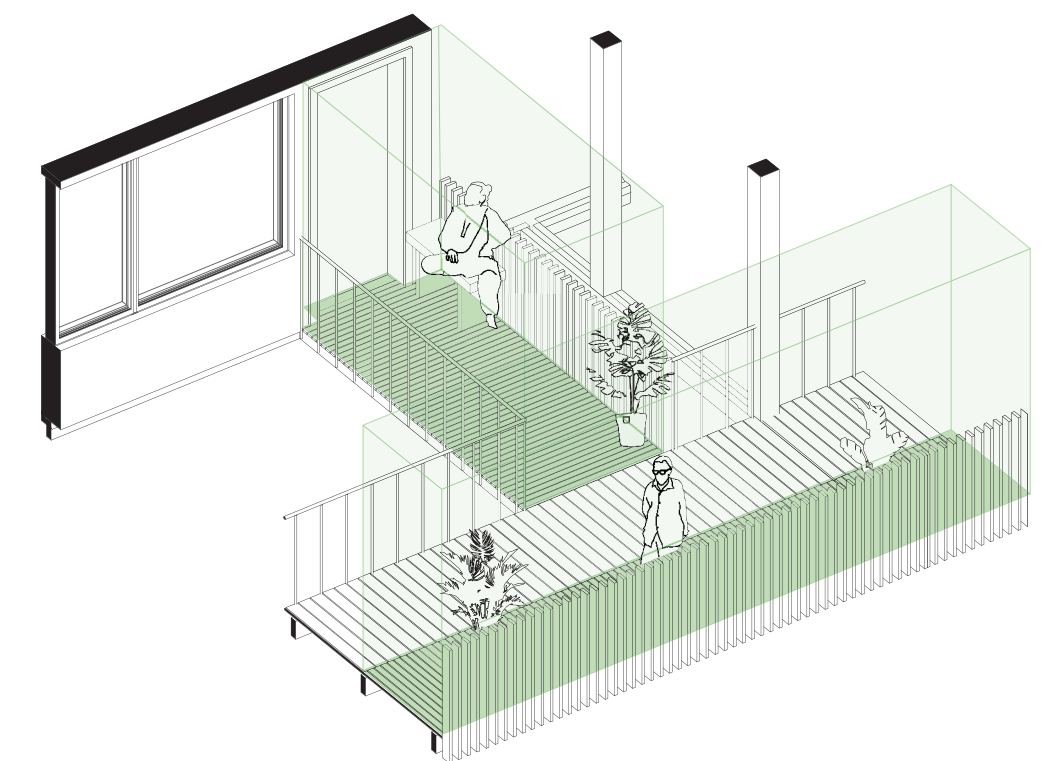
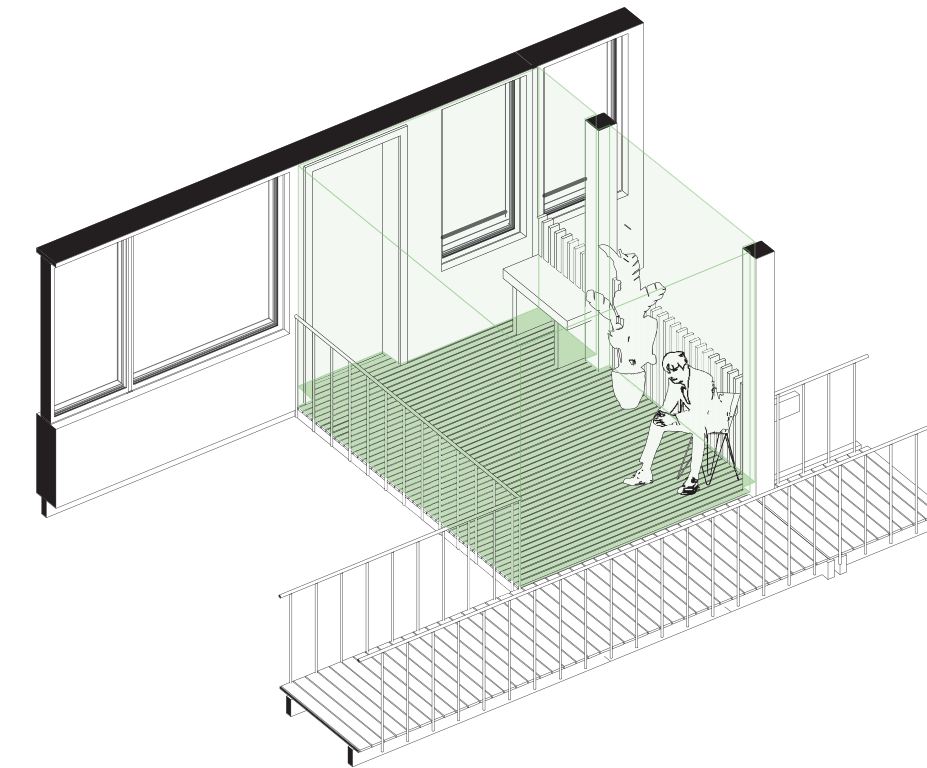
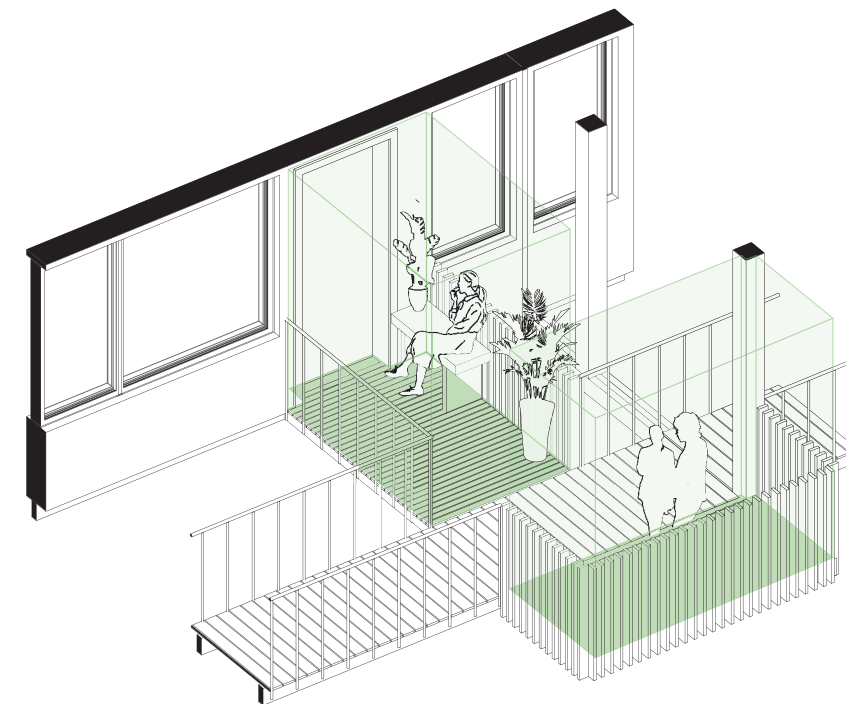
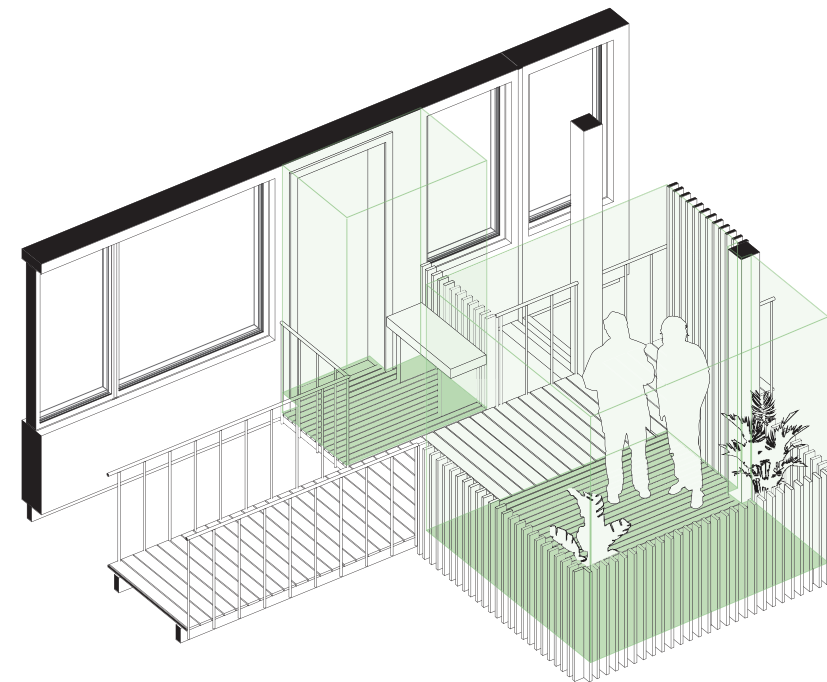
away from facade

4.8m

small



large

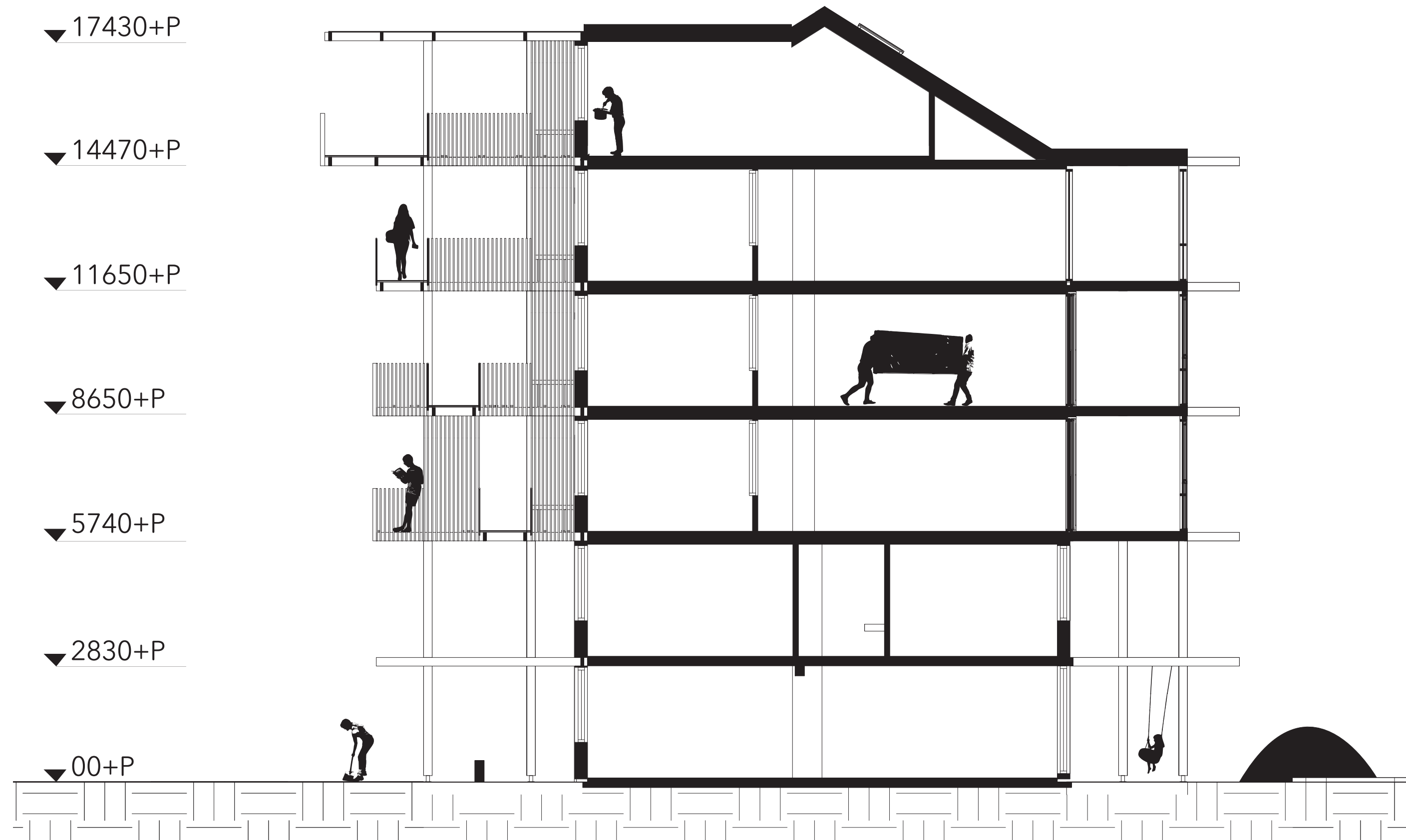


public



private

options & framework
circulation, entrance and outdoor space



section AA

public



private

composition
circulation, entrance and outdoor space

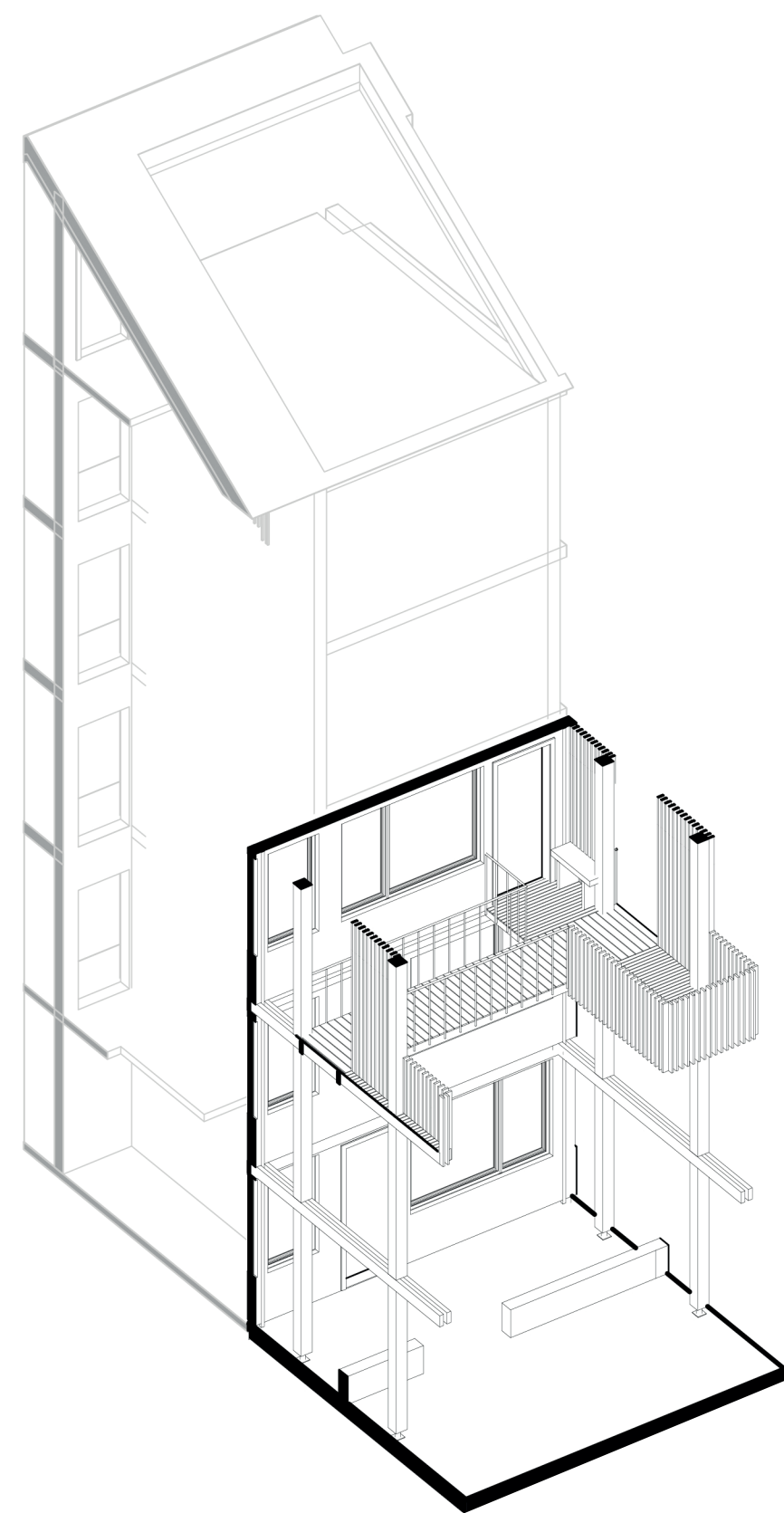


public

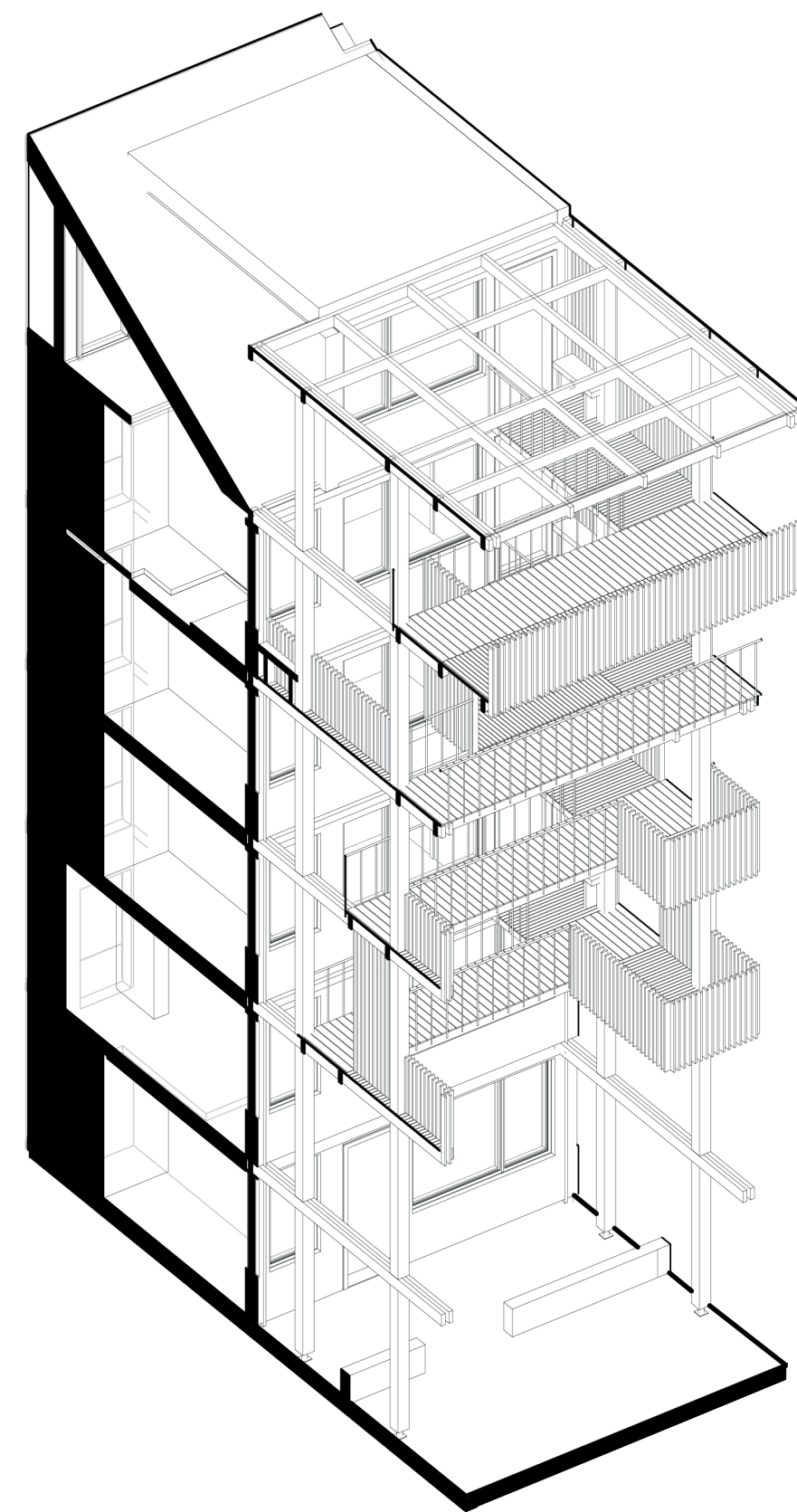


private

gallery
circulation, entrance and outdoor space



entrance + outdoor + gallery



total composition

build sequence
circulation, entrance and outdoor space

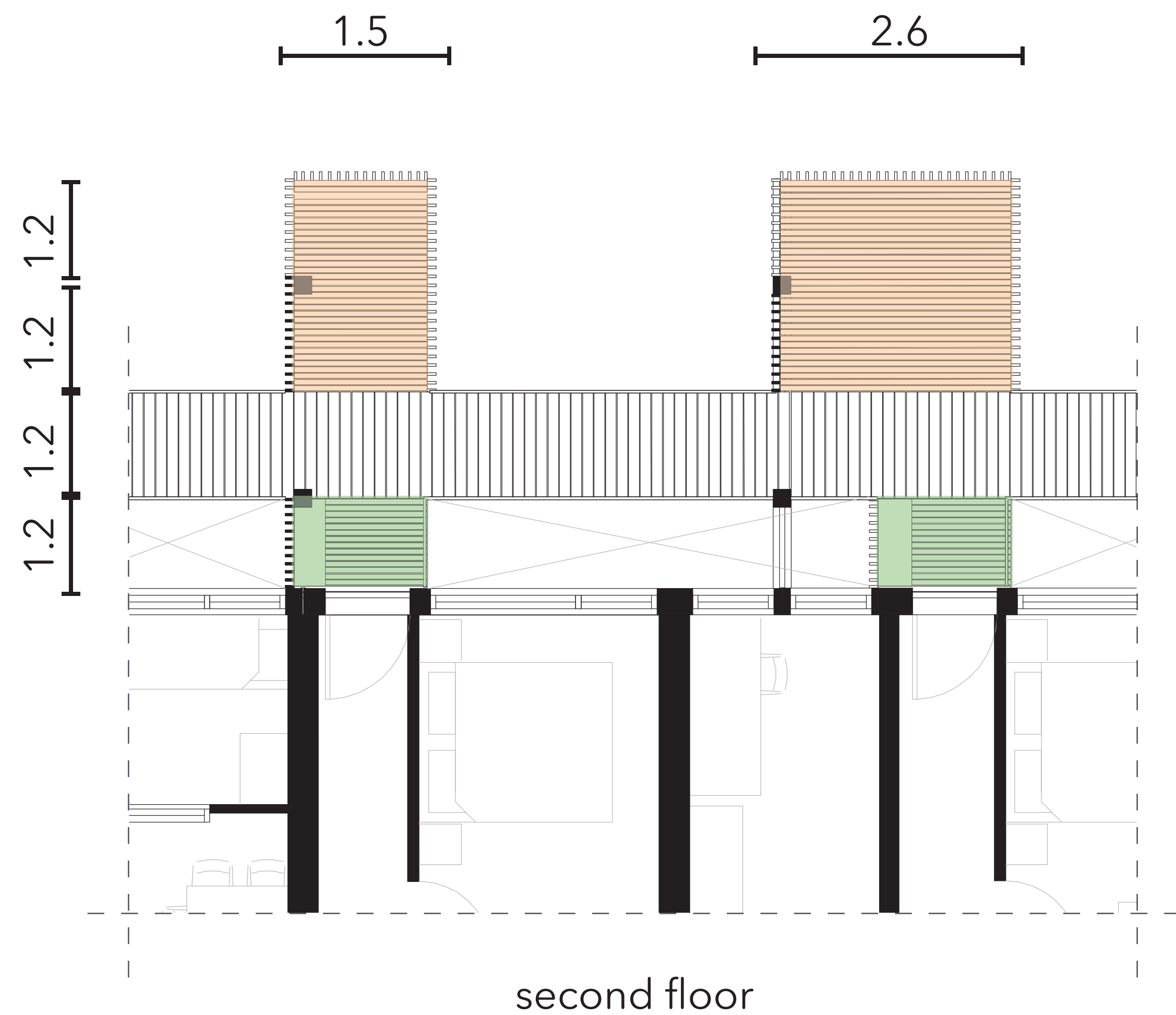


public



private

transition zone
circulation, entrance and outdoor space



public



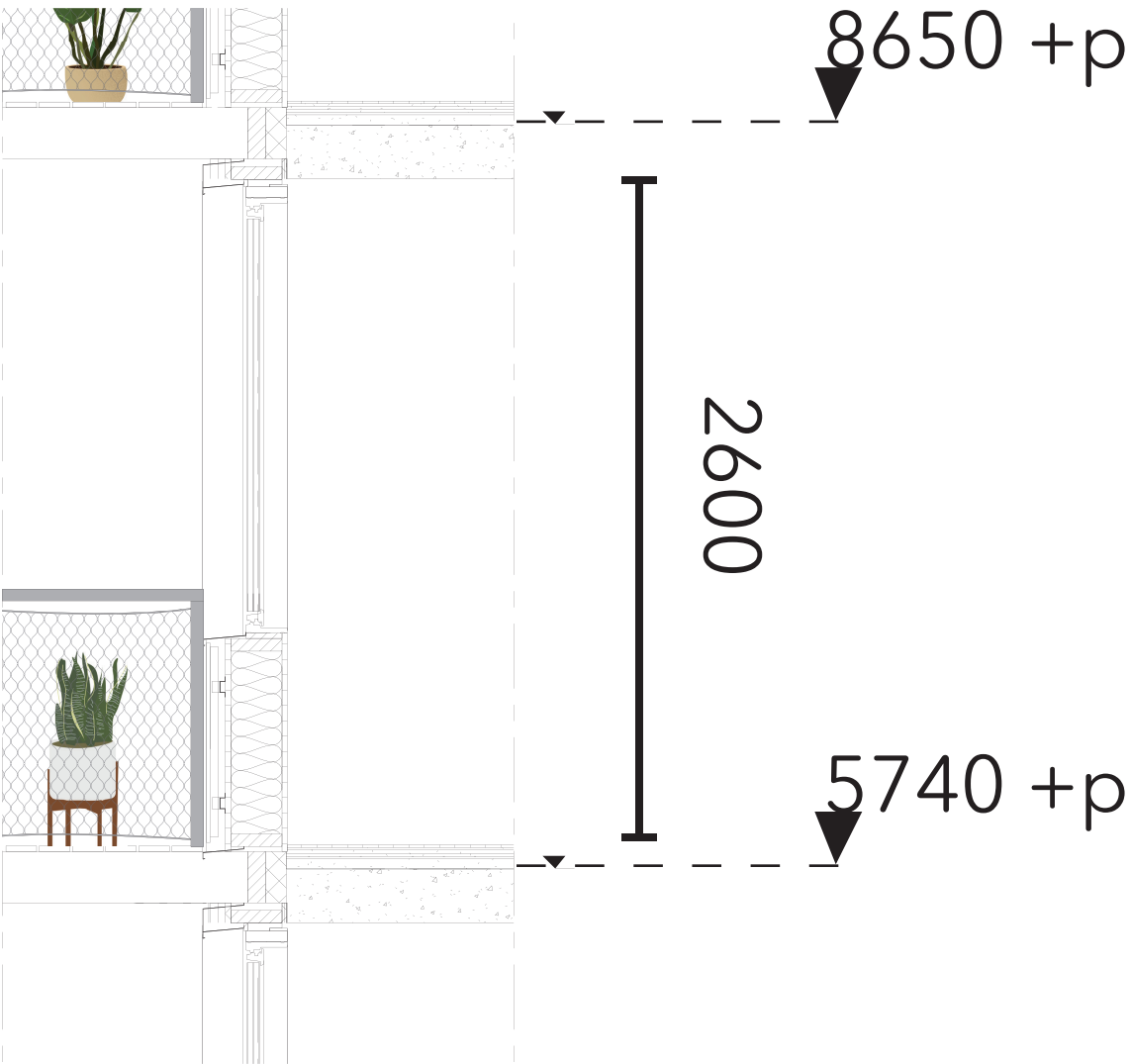
private

transition zone
circulation, entrance and outdoor space

elevation second floor



5400

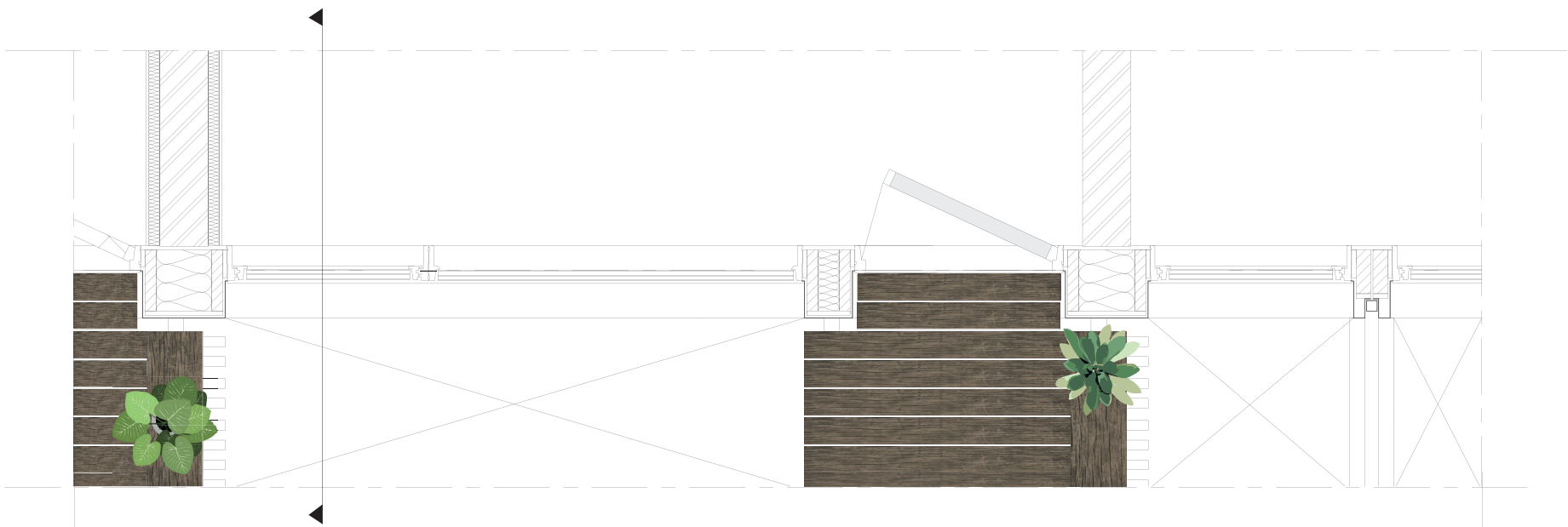


8650 +p

2600

5740 +p

section second floor



plan second floor

2800

1500

110

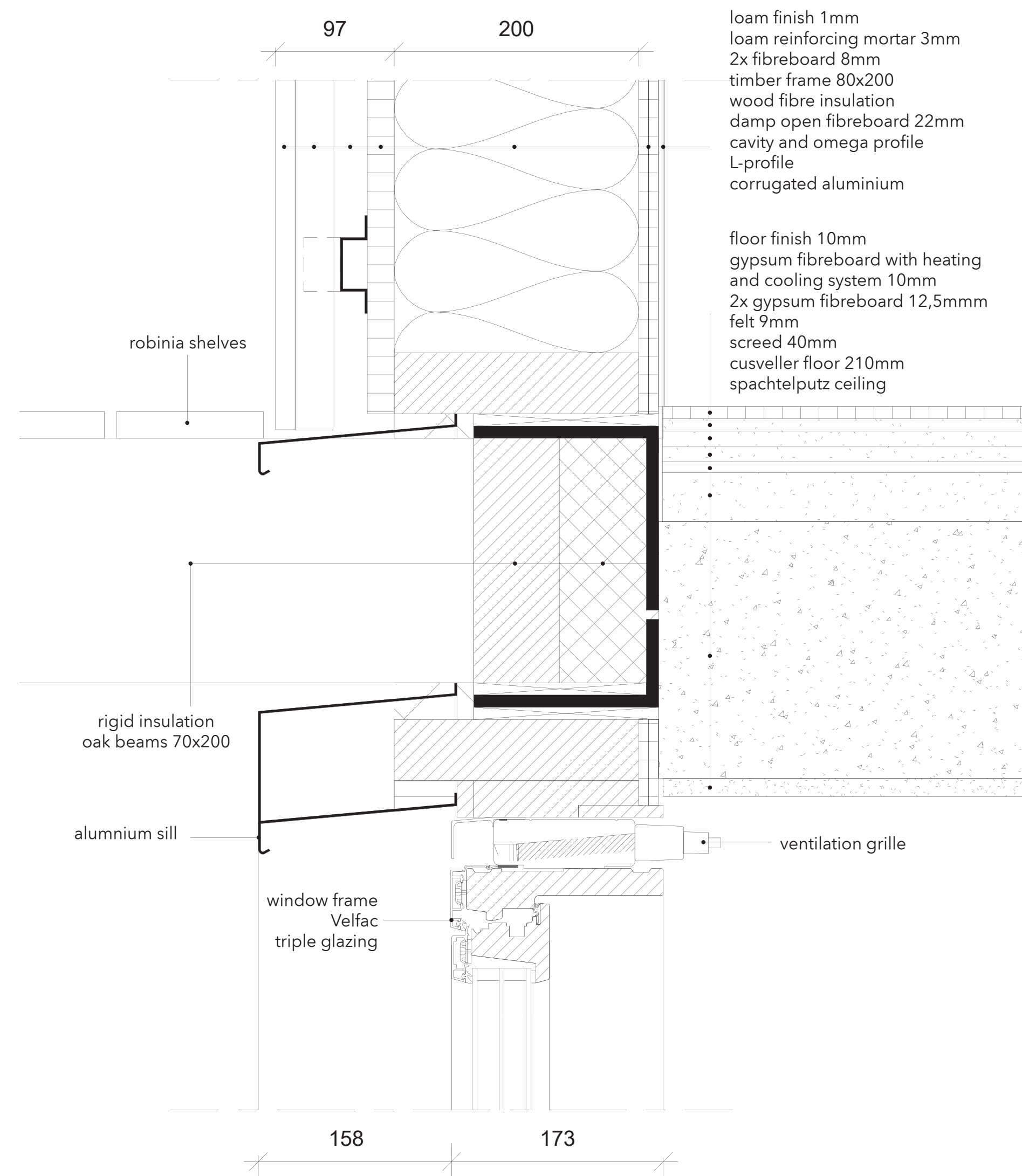
public



private

facade fragment

circulation, entrance and outdoor space

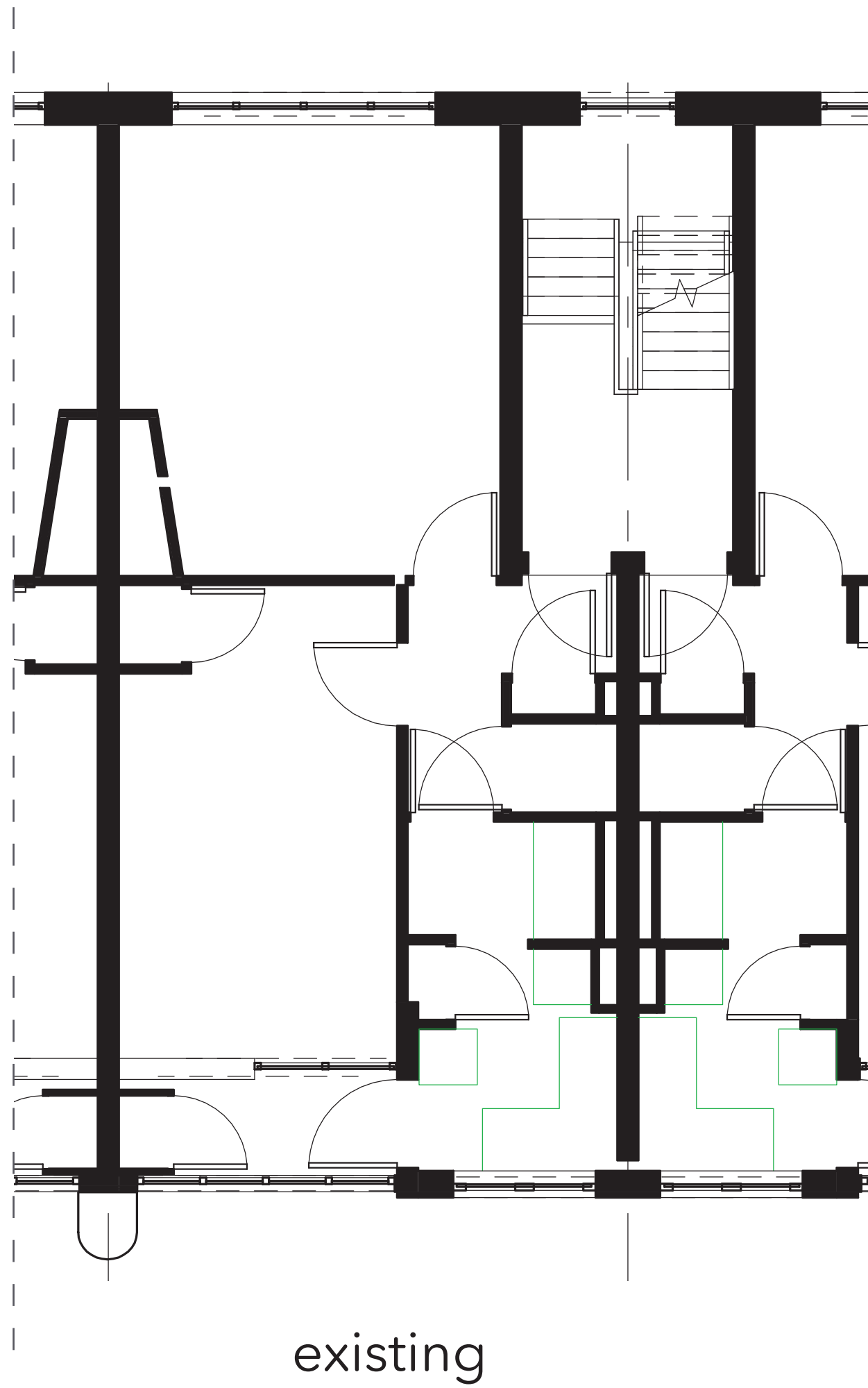


public



private

detail storey floor
circulation, entrance and outdoor space

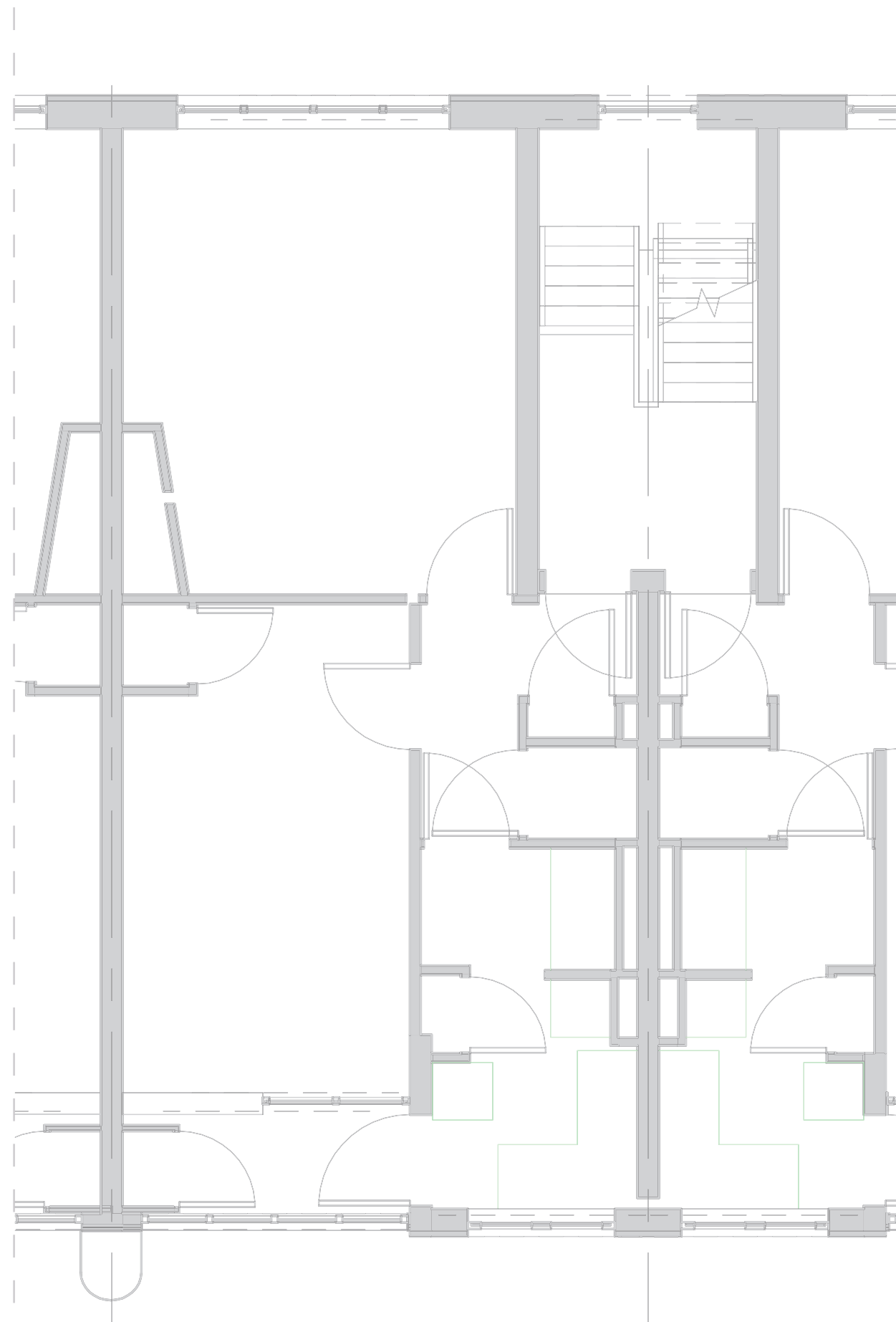


public

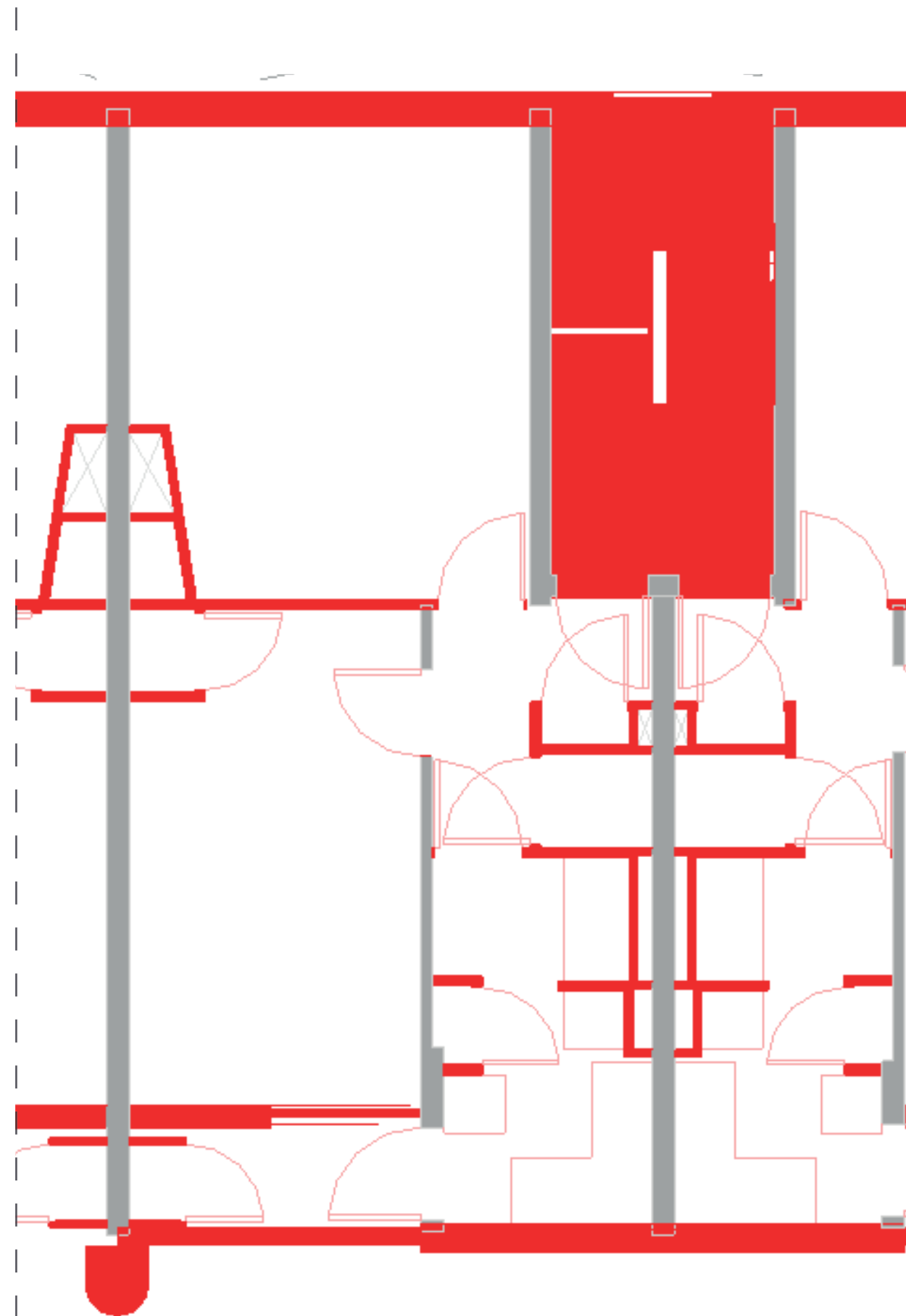


private

framework
apartments



existing



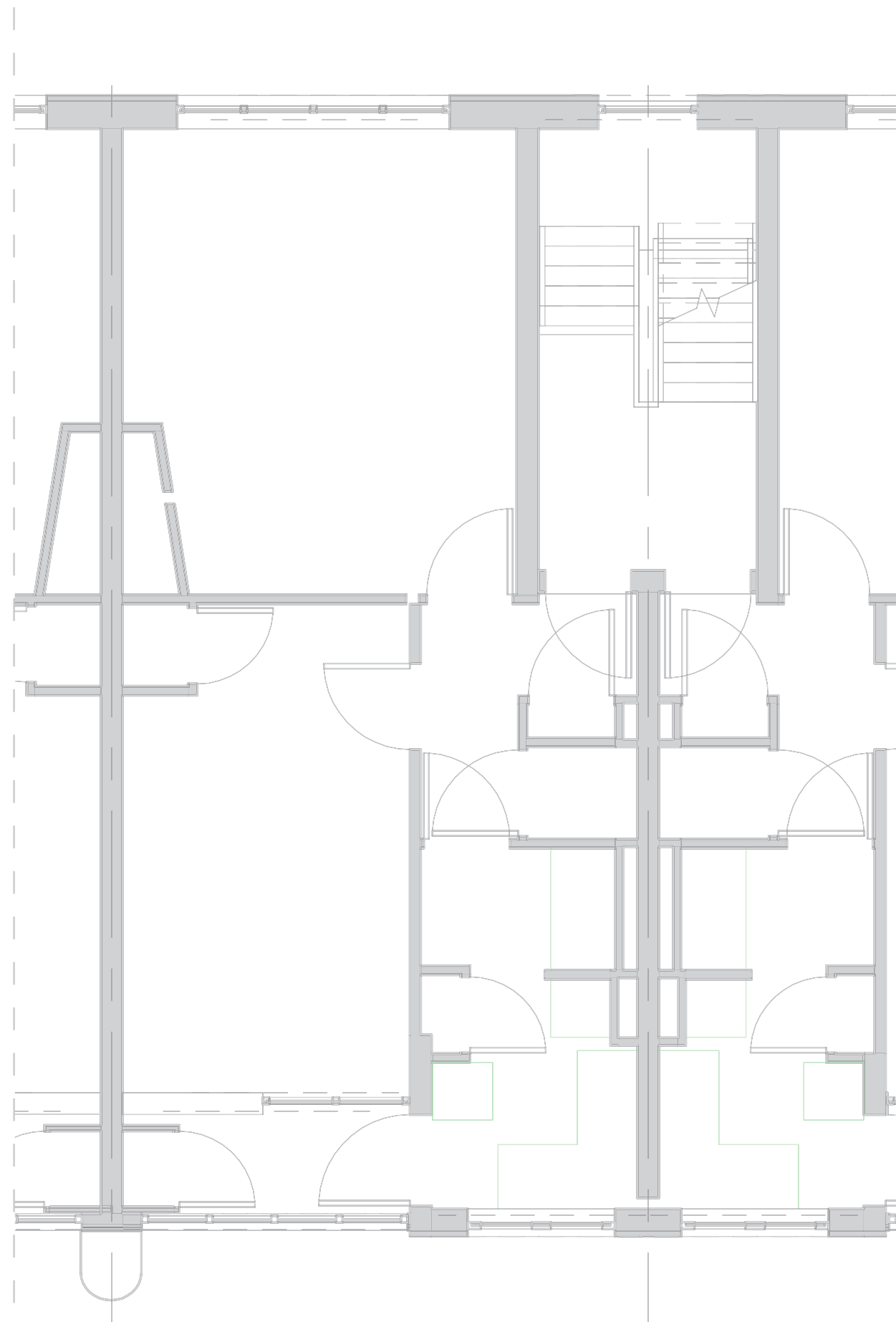
demolished

public

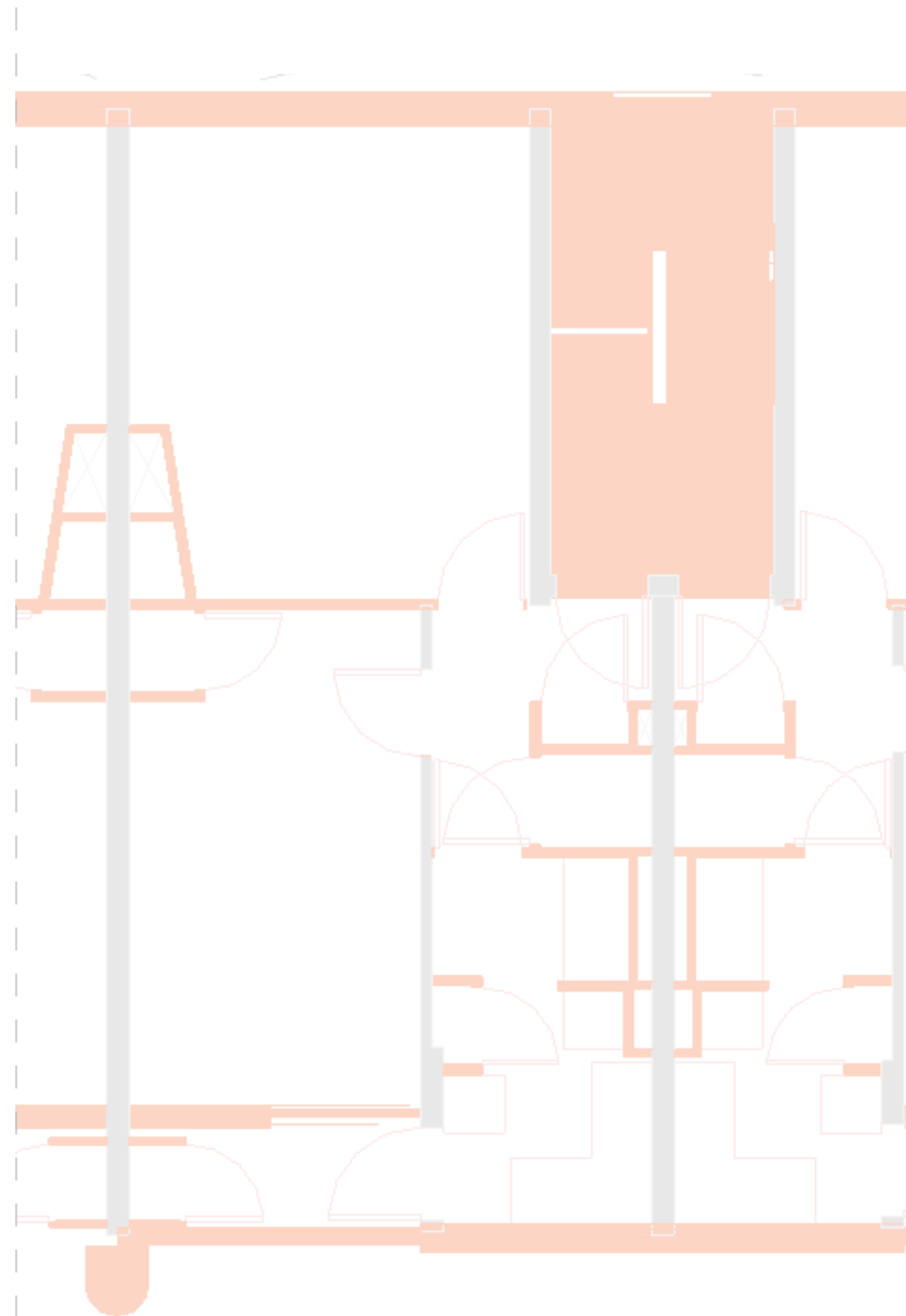


private

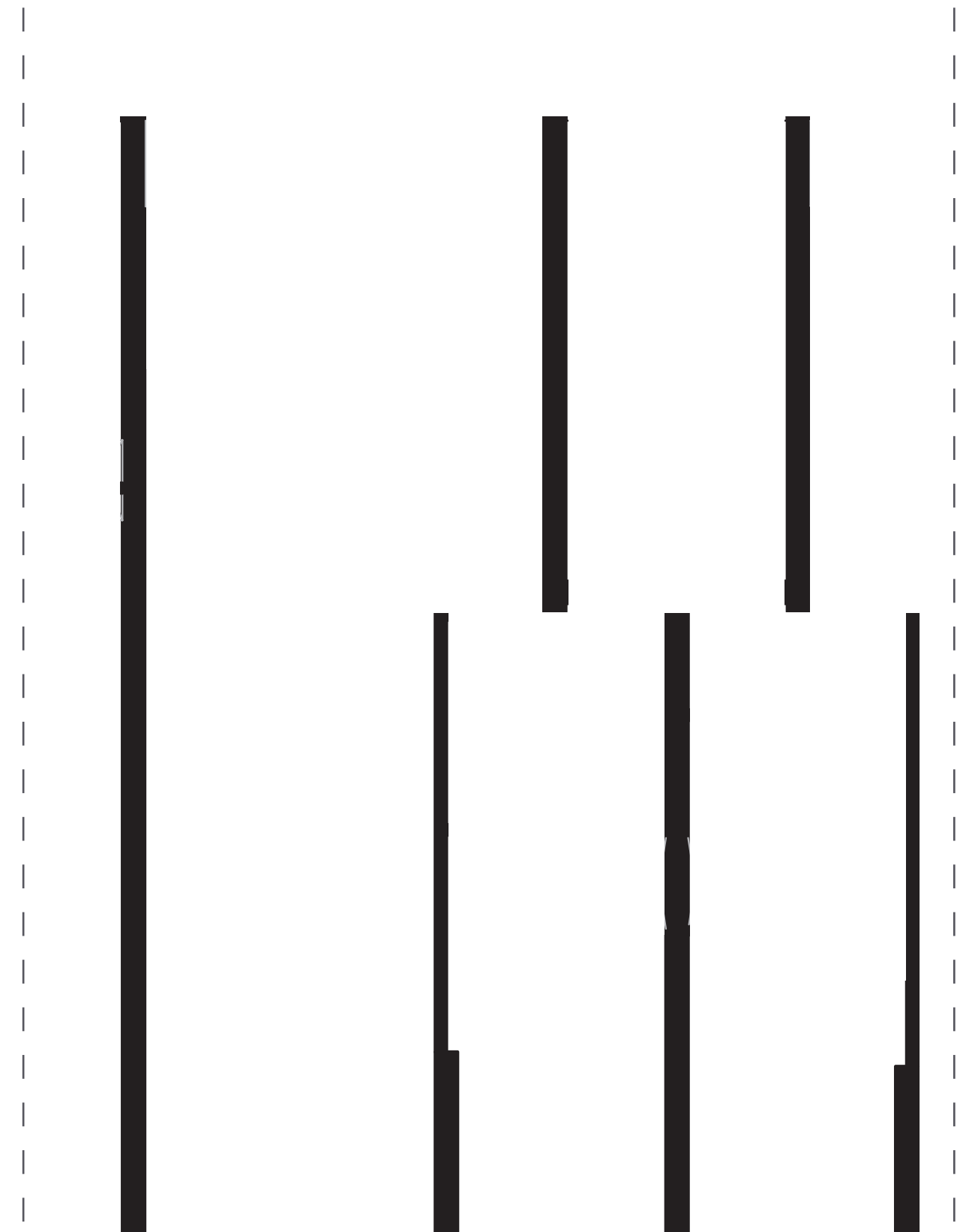
framework
apartments



existing



demolished

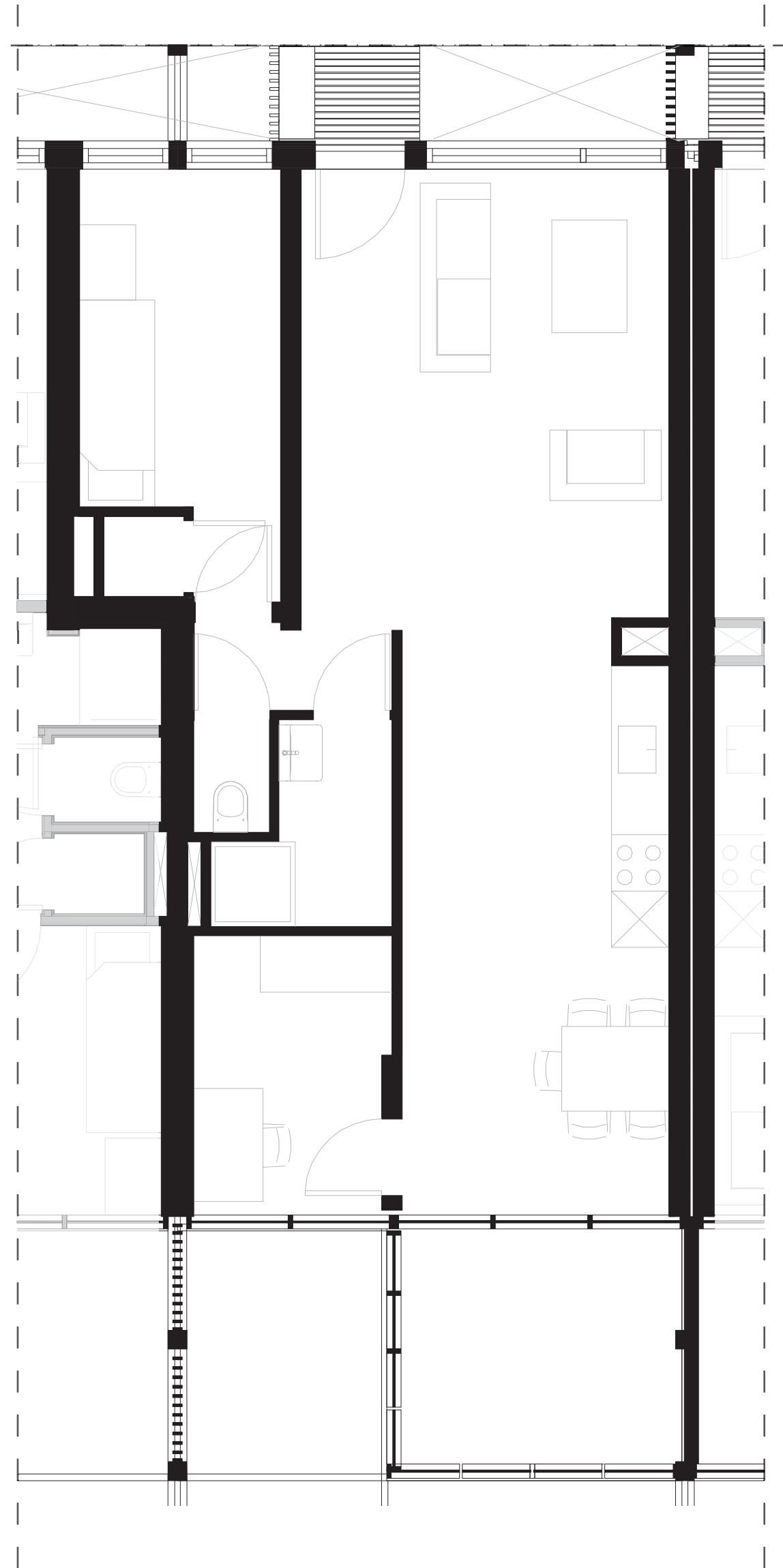


casco

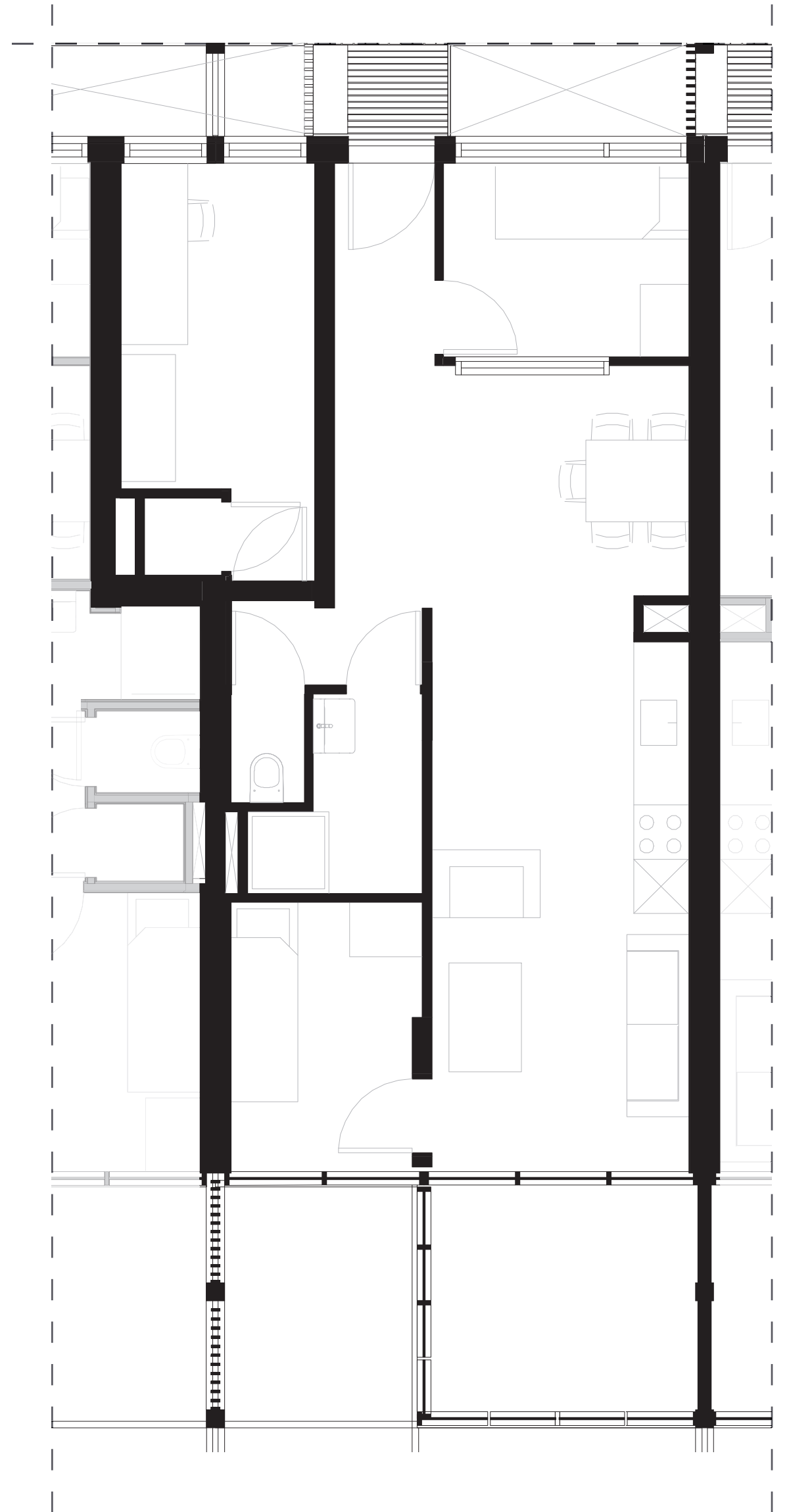
public  private

framework
apartments

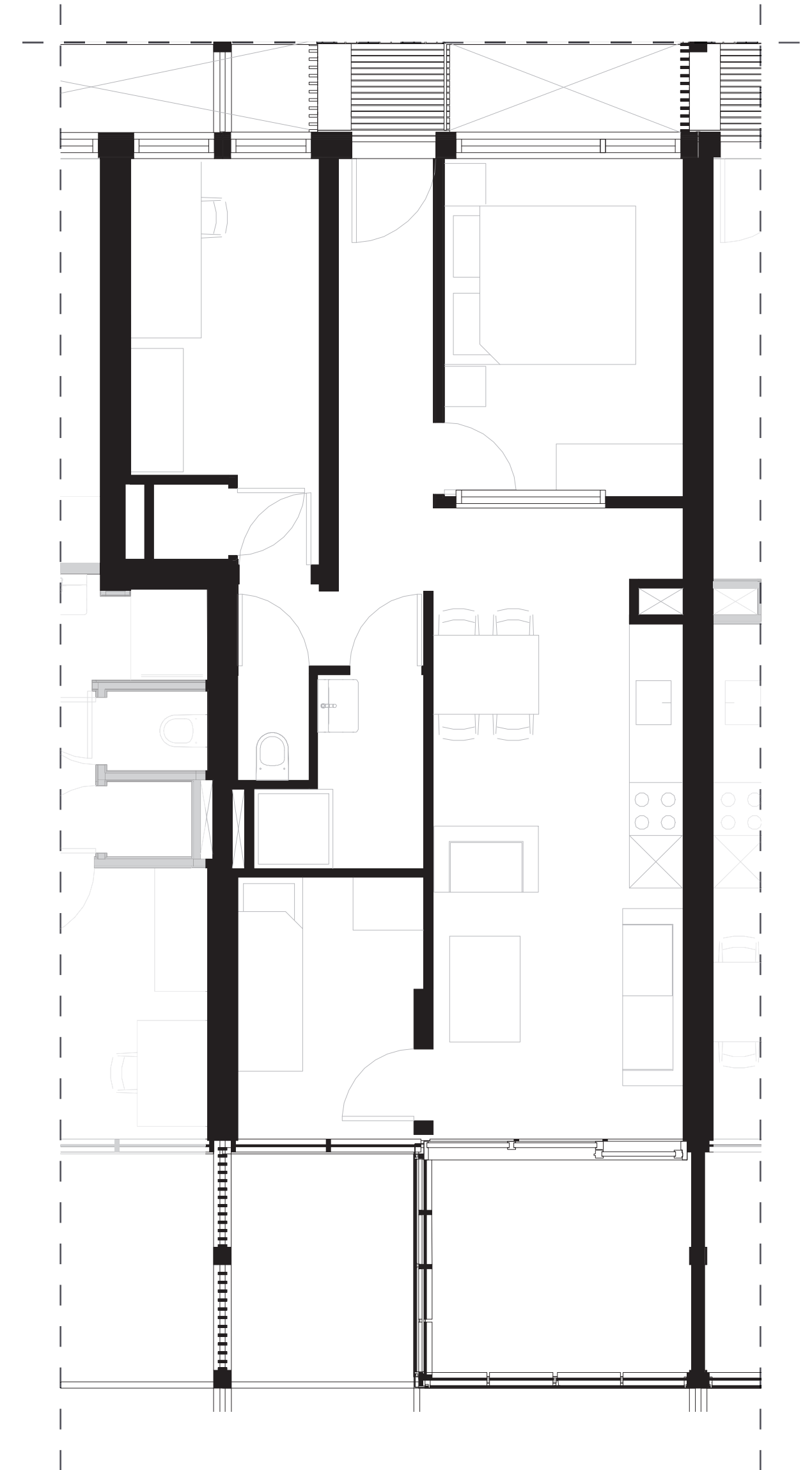
3 x
75+16 m2
3-4 rooms
- 4 people
3.1-6.2m2 outdoor
1.8-5m2 entrance



open space



extra small room



extra big room

public



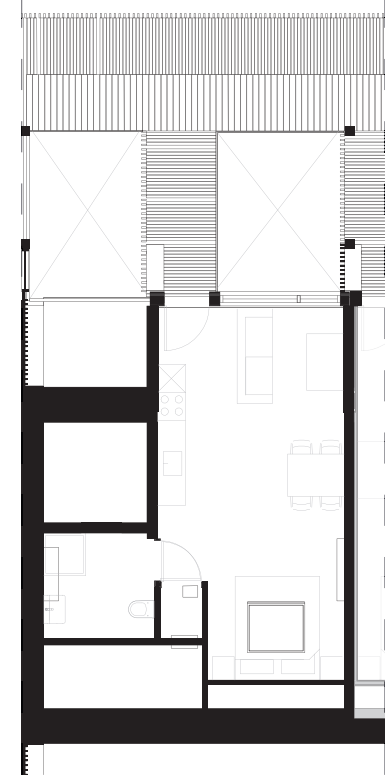
private

type M-1
layout variations

TYPE XS

XS-1

14 x
30 m2
1 room
1 person



TYPE S

S-1

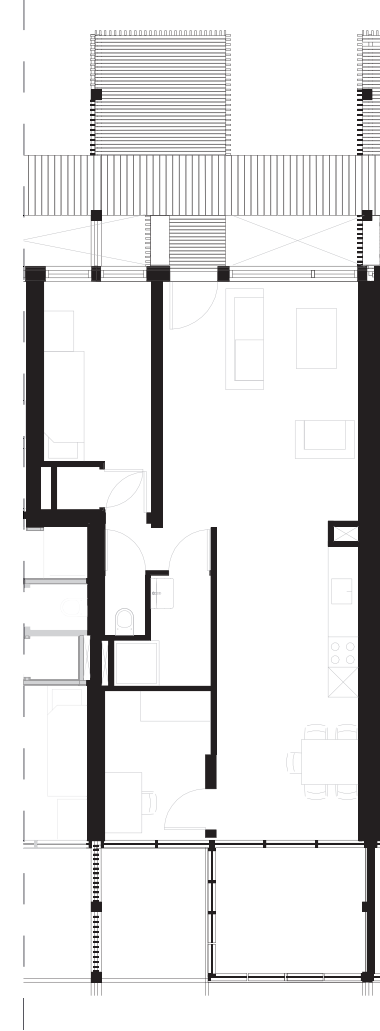
21 x
50+12 m2
2-3 rooms
- 3 people



TYPE M

M-1

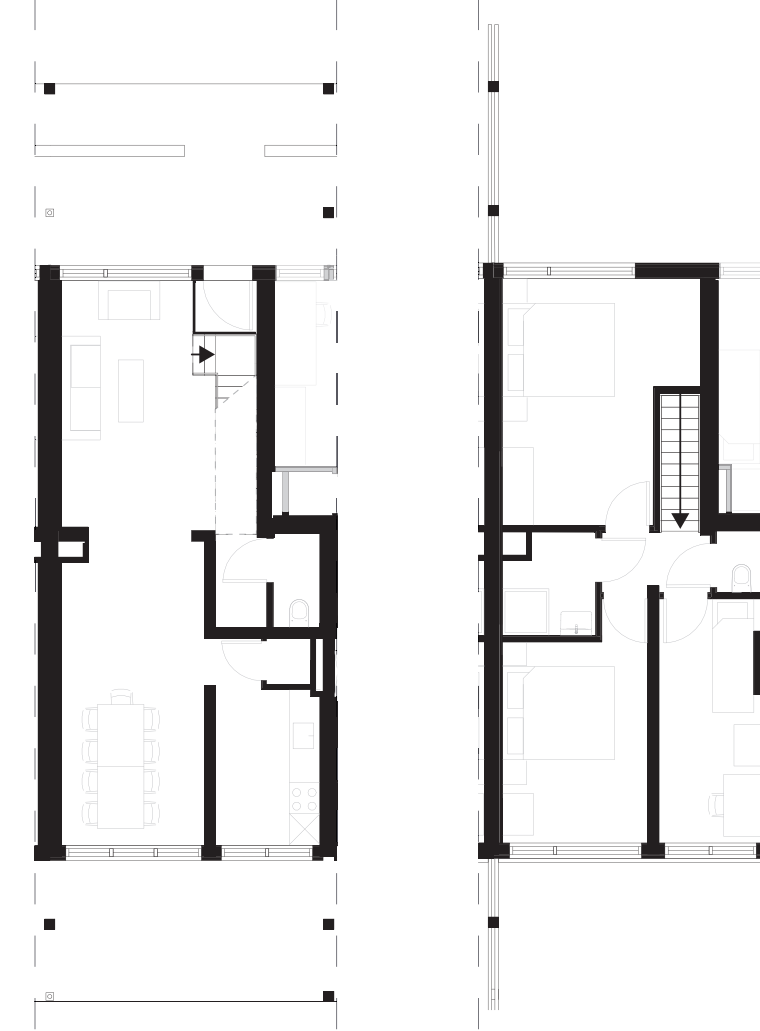
21 x
60+12 m2
3-4 rooms
- 4 people



TYPE L

L-1

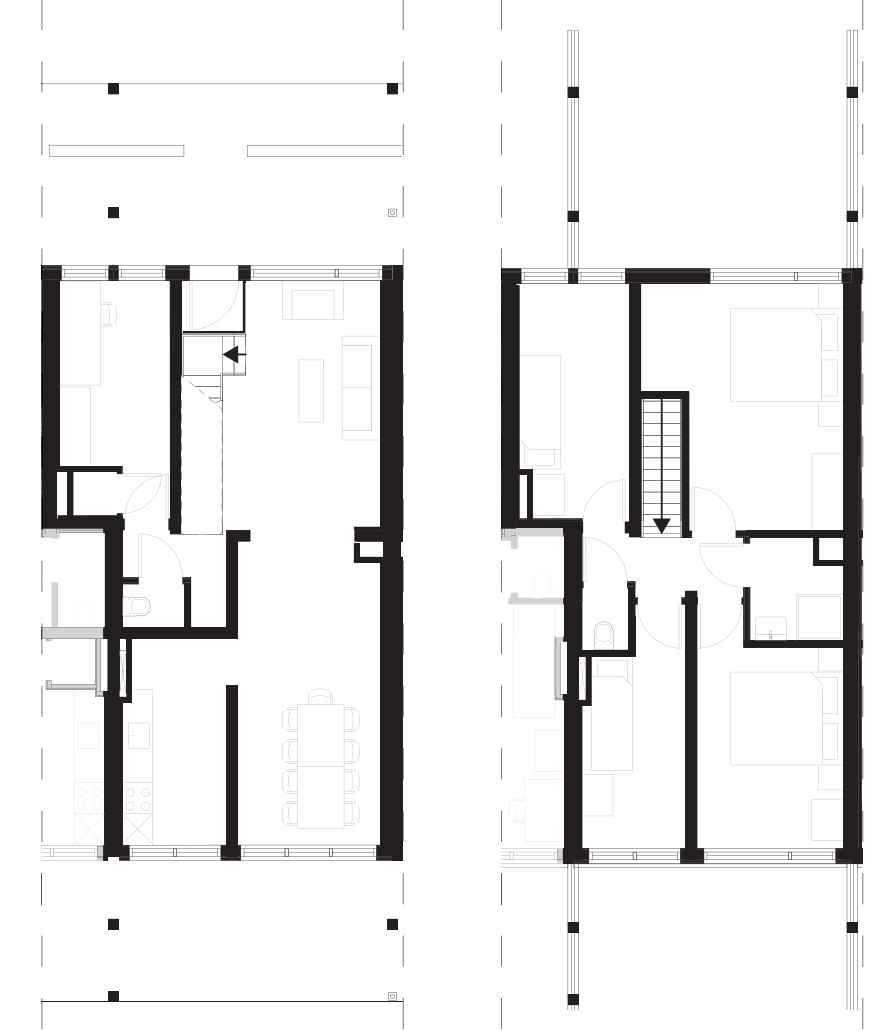
7 x
90 m2
5 rooms
- 5 people



TYPE XL

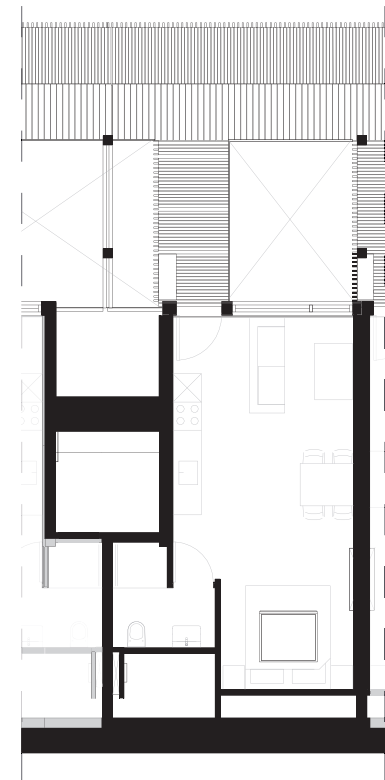
XL-1

7 x
110 m2
6 rooms
- 6 people



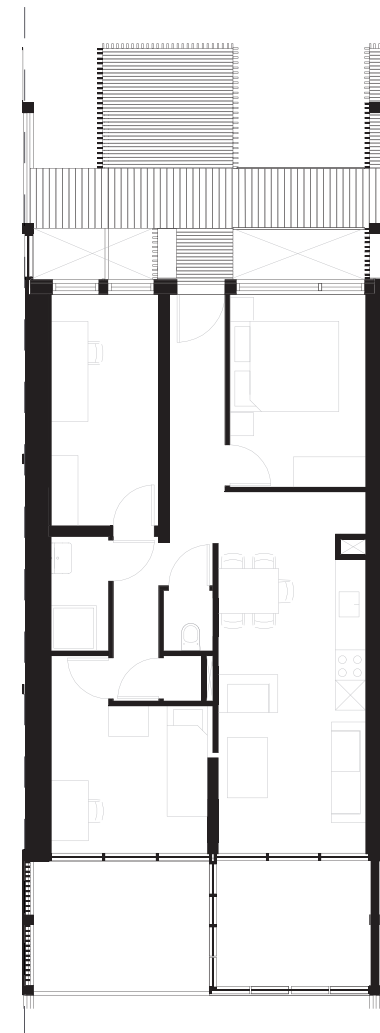
XS-2

1 x
33 m2
1 room
1 person



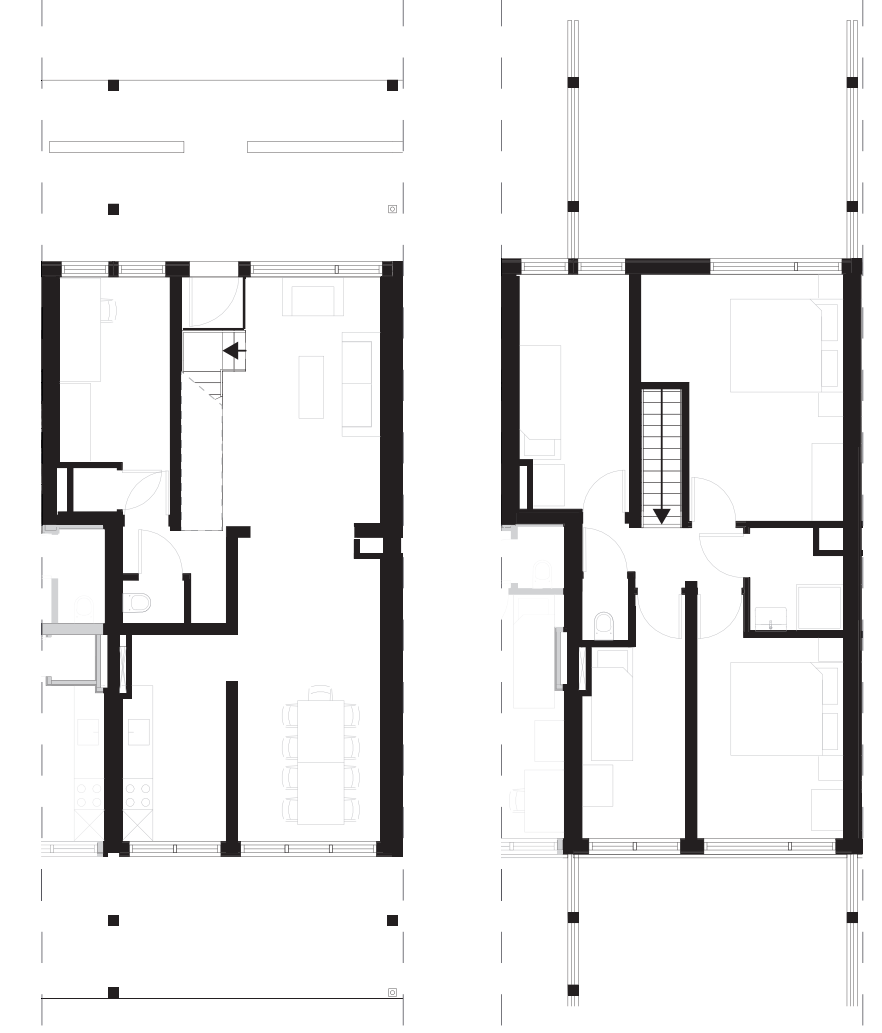
M-2

3 x
75+16 m2
3-4 rooms
- 4 people



XL-2

1 x
130 m2
6 rooms
- 6 people



public  private

apartment types



public

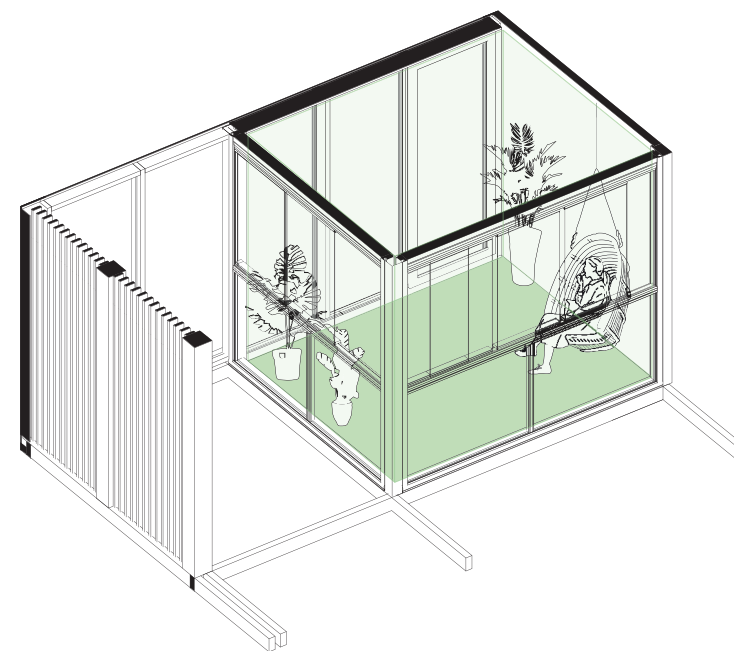


private

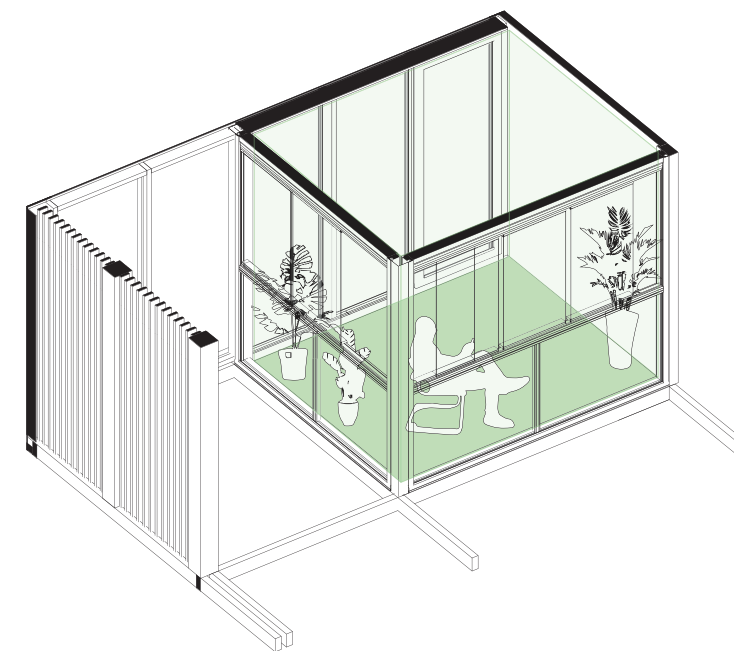
wintergarden
outdoor space

	architect	housing association	users
pre-design	- propose set of conditions for transition zones - gauge the wishes of the future users by participation	- enable communication between architect and future users - set up various committees - use participatory budgeting to encourage collectiveness	- participate in the design of future transition zones - become part of a committee
design	- create set of conditions for the design and the use of transition zones - elaborate composition of choice housing association and users	- choose composition transition zones in consultation with users - keep in contact with the committees	- participate in selection process of the transition zones
commissioning & future	- analyse the use of the design and use of the transition zones - alter the conditions if necessary	- supervise the use of transition zones - involve users in future change - use pre-set conditions for future change - maintain the committees - maintain participatory budgeting for future change	- appropriate, modify and participate in transition zones - act within the conditions - pro-active attitude towards the collective spaces - be part of a committee - participate in the further changes of the building

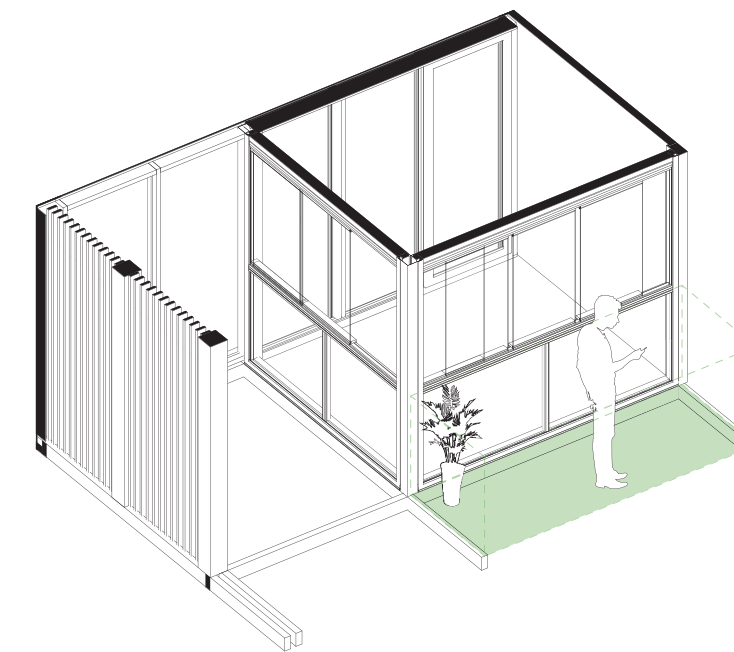
possibilities & responsibilities
research & design



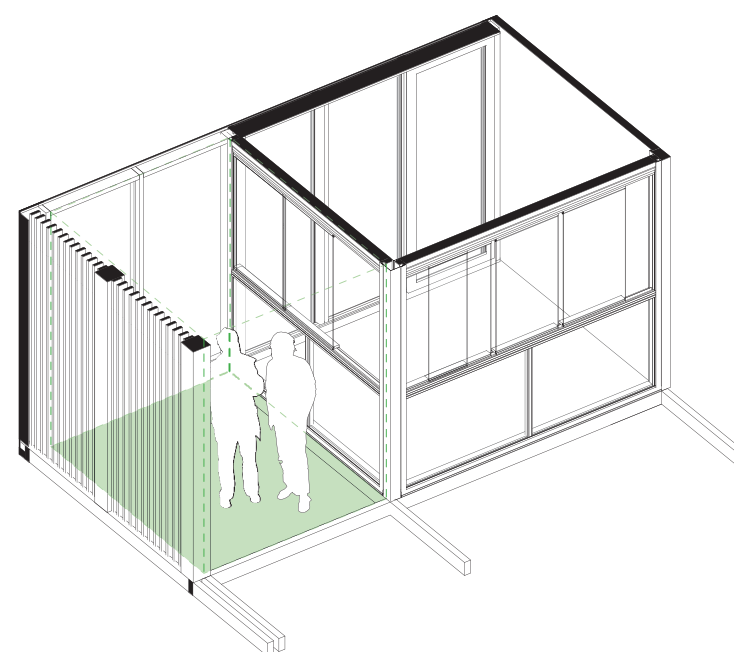
+ large wintergarden



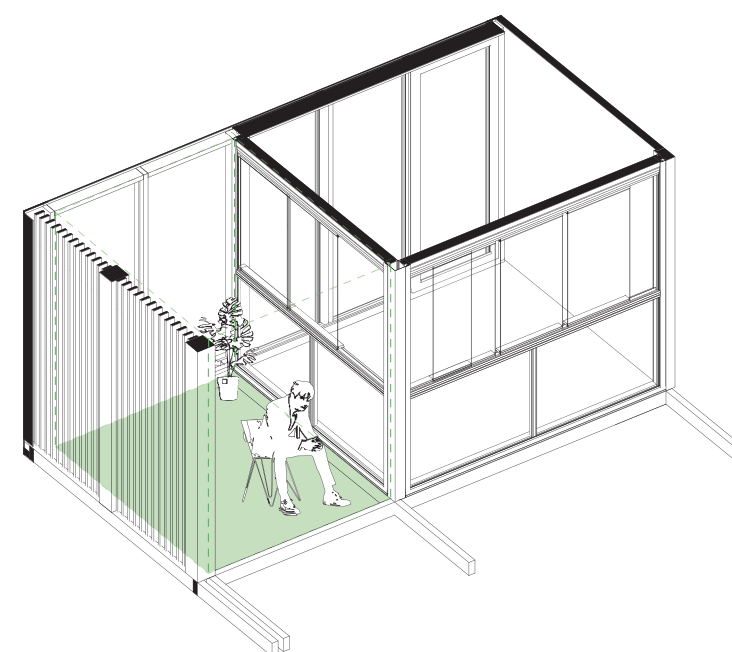
+ large indoors



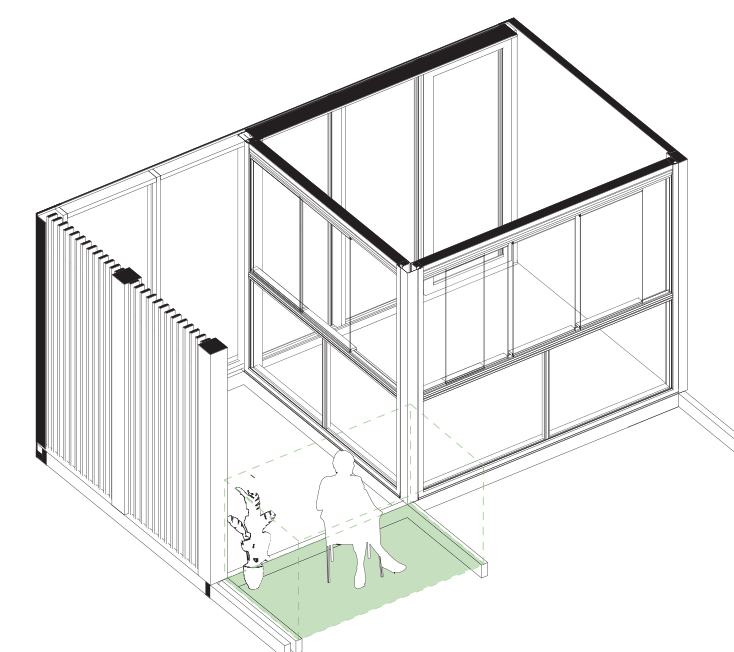
+ large balcony



+ small wintergarden



+ small indoors



+ small balcony

public



private

options & framework
wintergarden

public

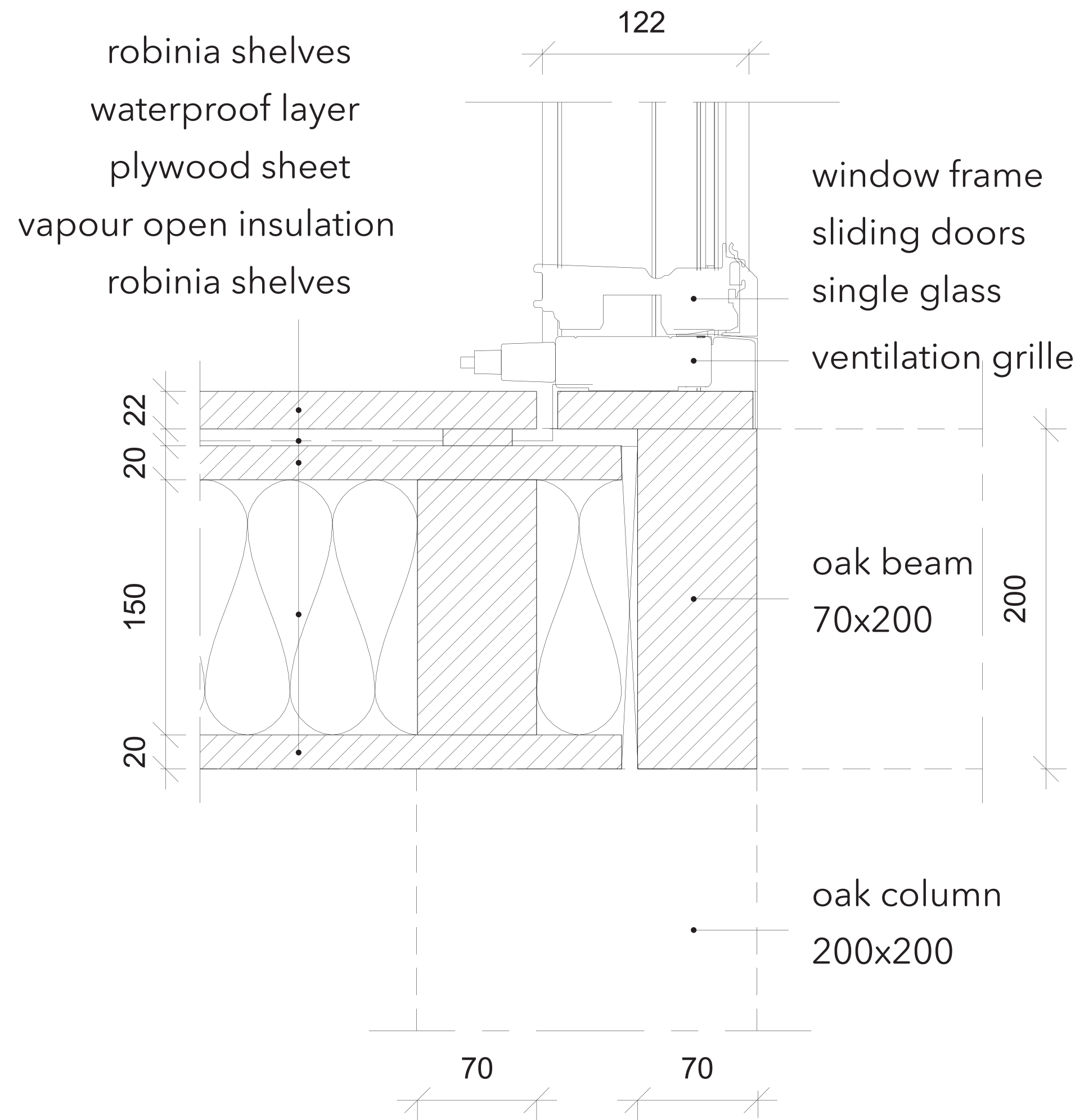


private

or



facade fragment
wintergarden

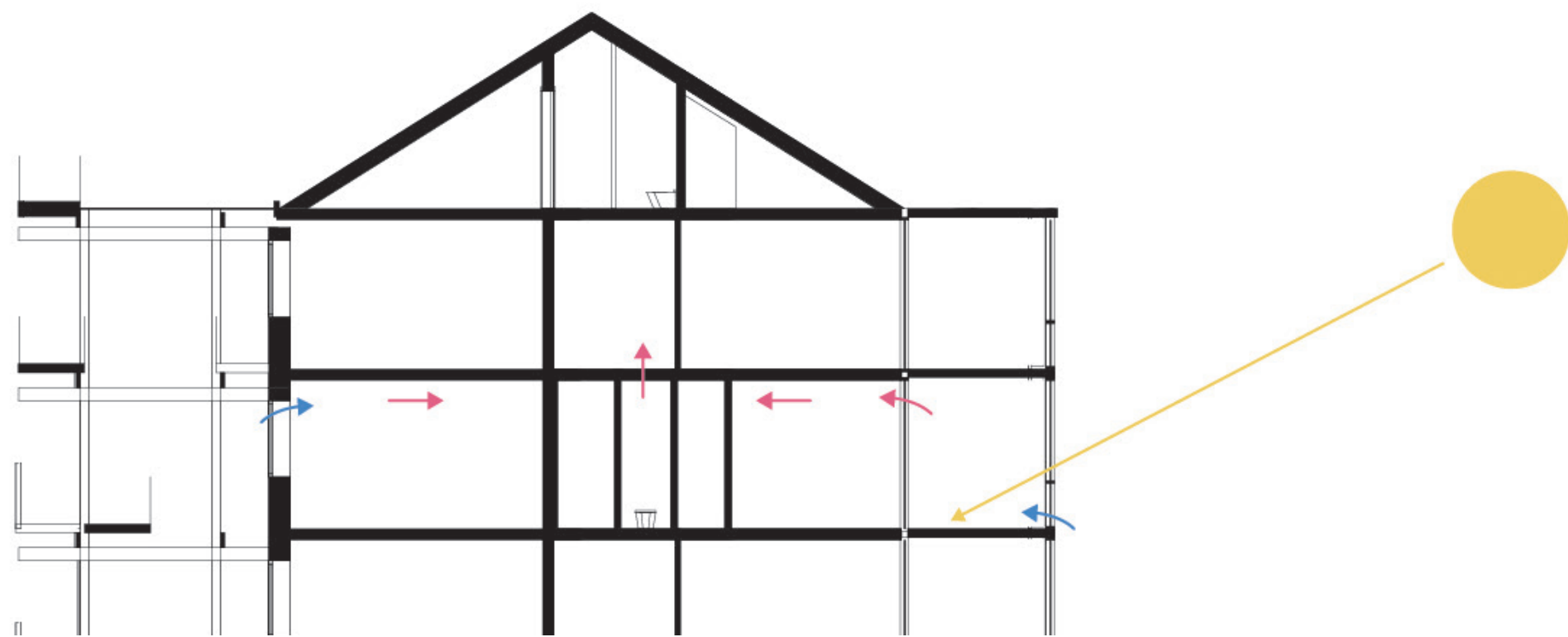


public

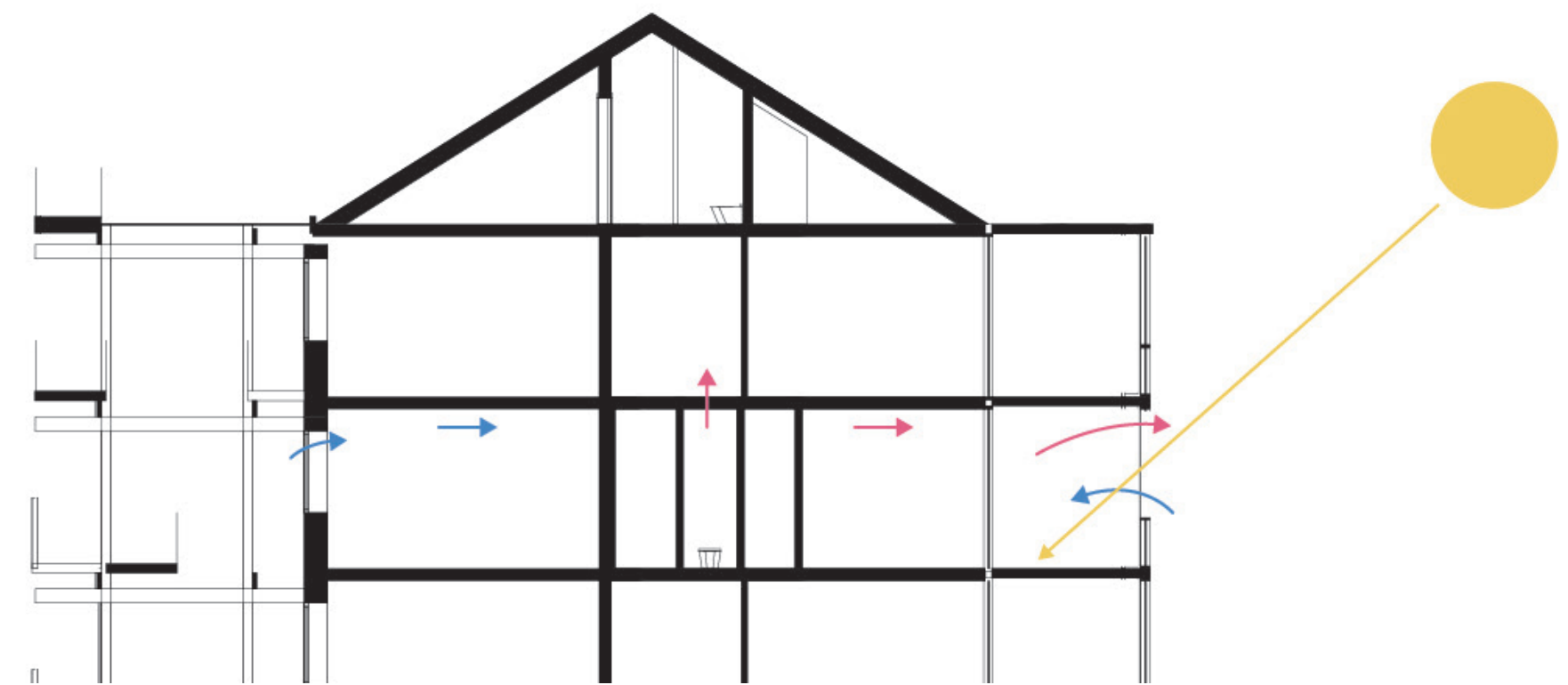


private

detail
wintergarden

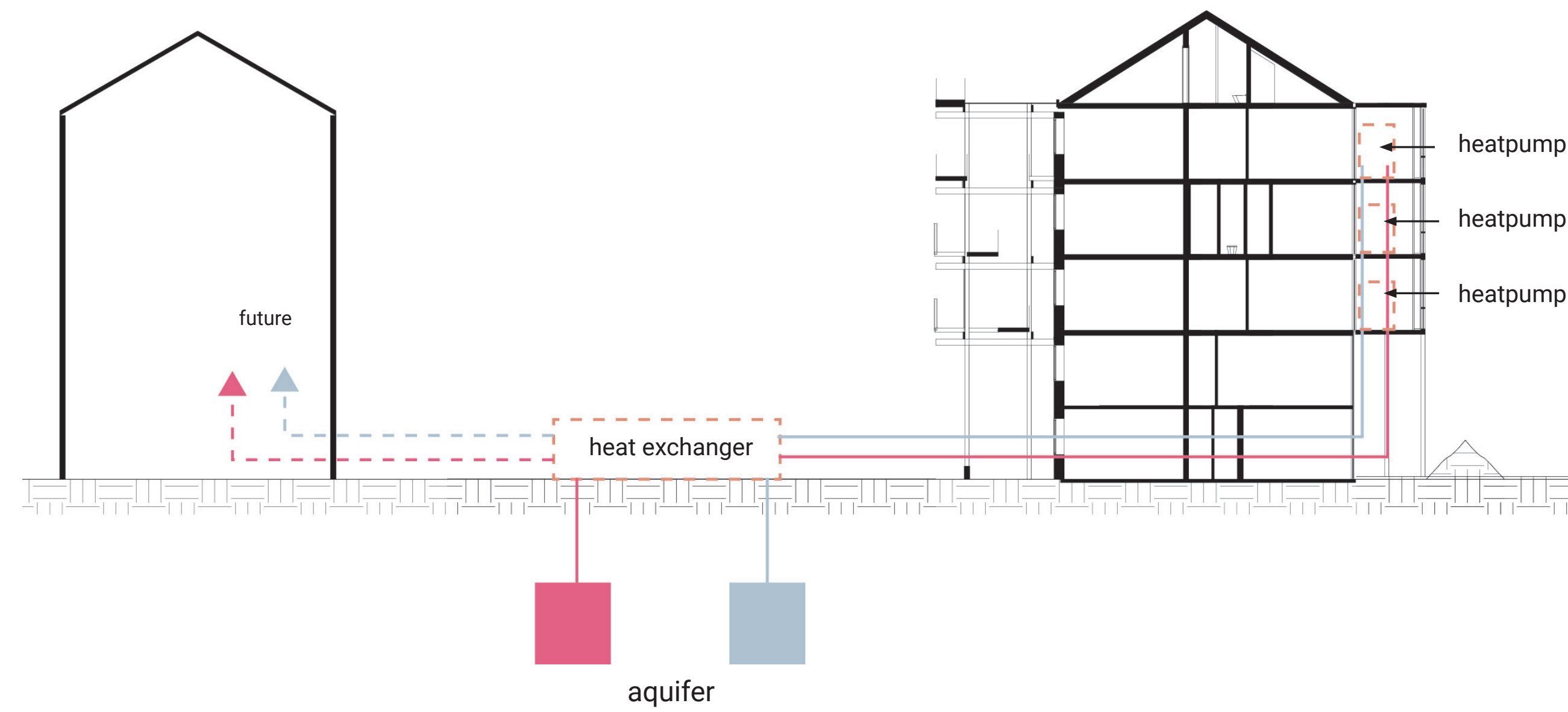


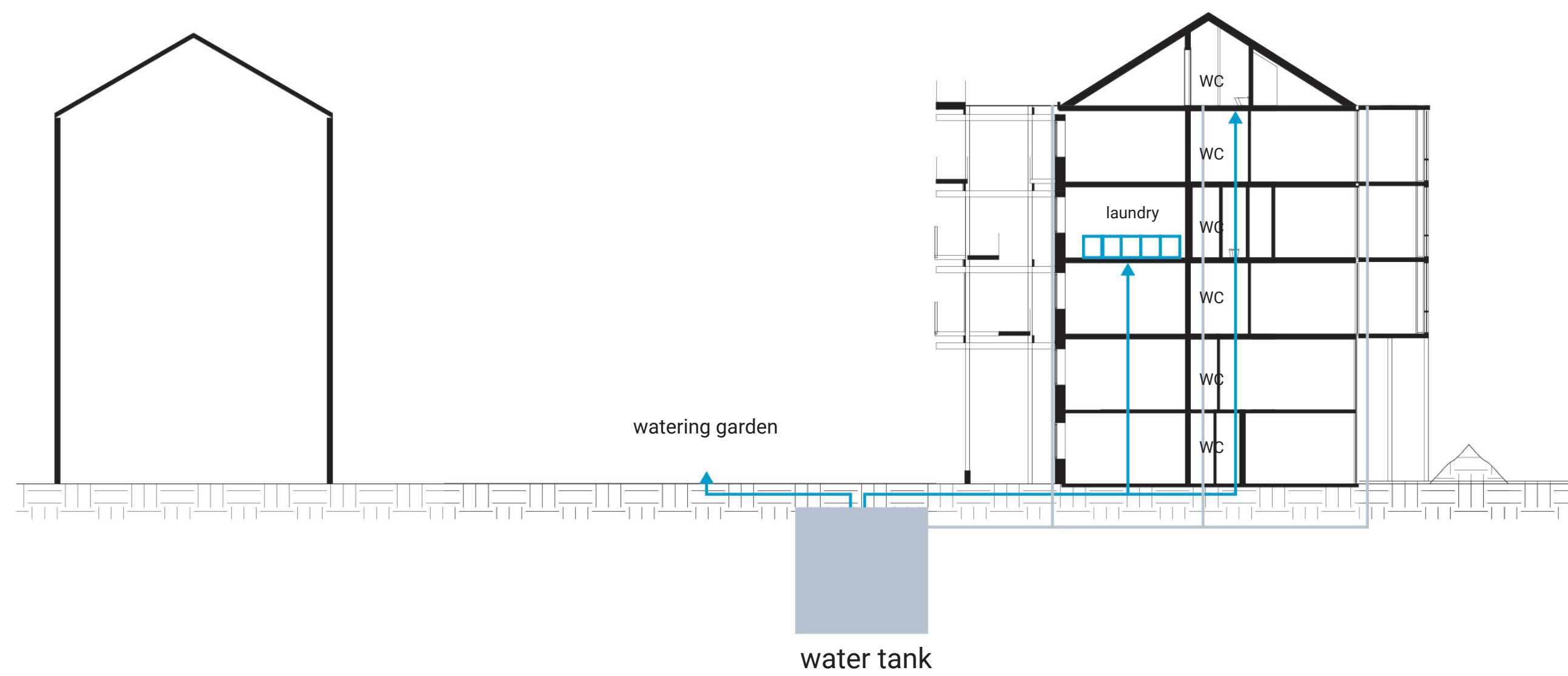
winter



summer

wintergarden
outdoor





installations
building

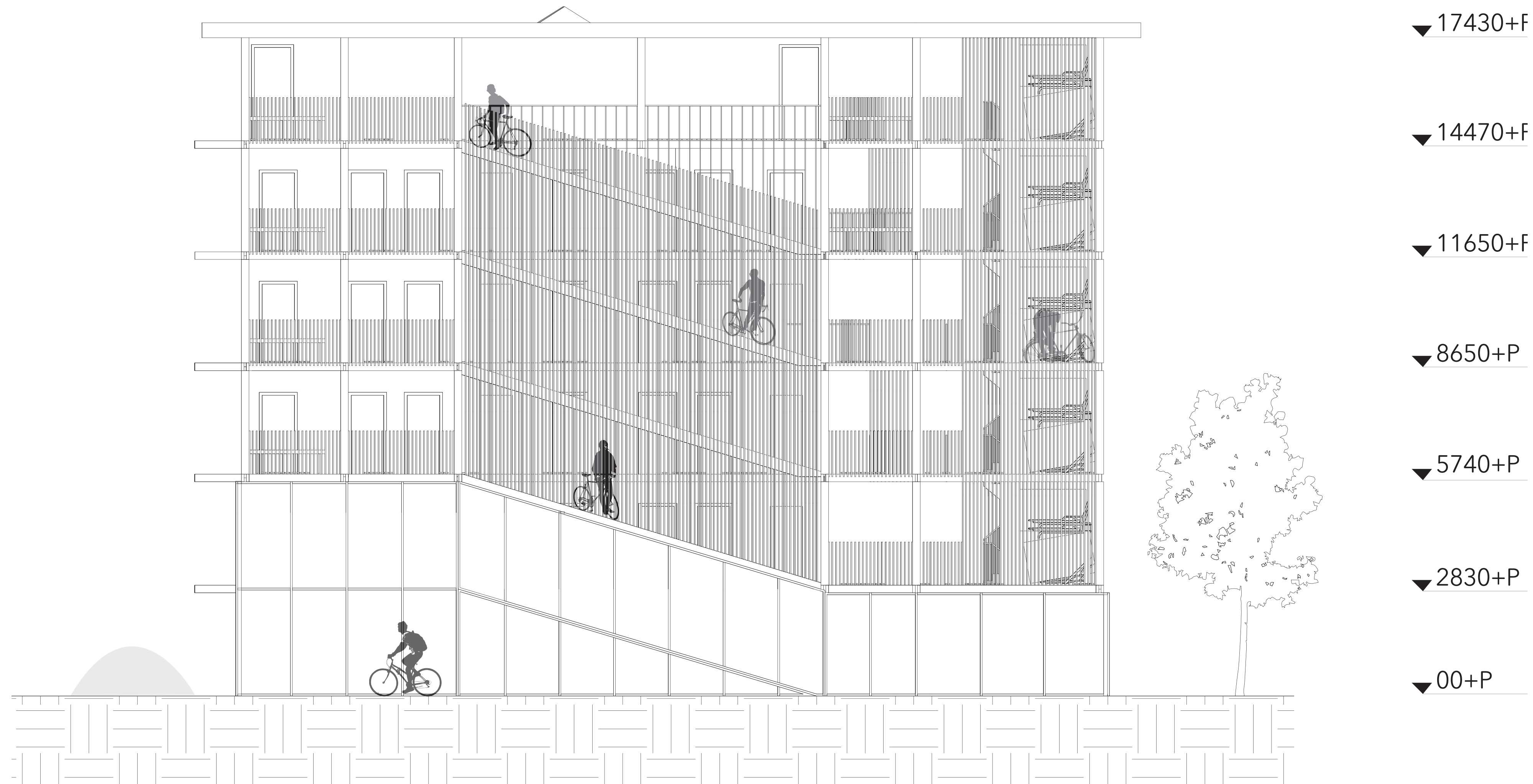


public



private

bicycle tower
circulation space



north elevation

public



private

bicycle tower
circulation space



public



private

bicycle tower
circulation space

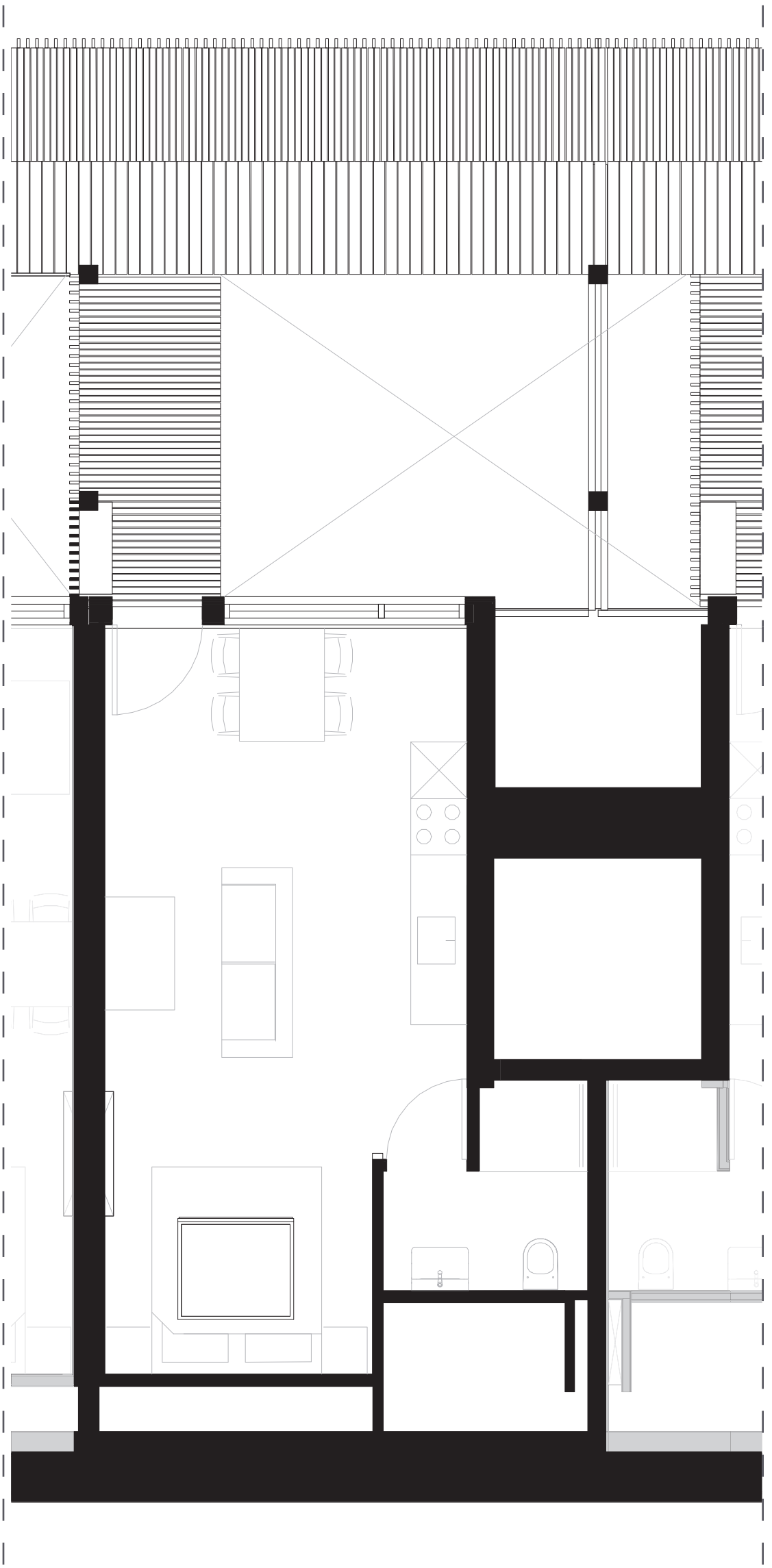


public



private

collective gallery terrace
circulation, entrance and outdoor space



14 x
30 m2
1 room
1 person
5m2 entrance

type XS-1

public



private

studio's

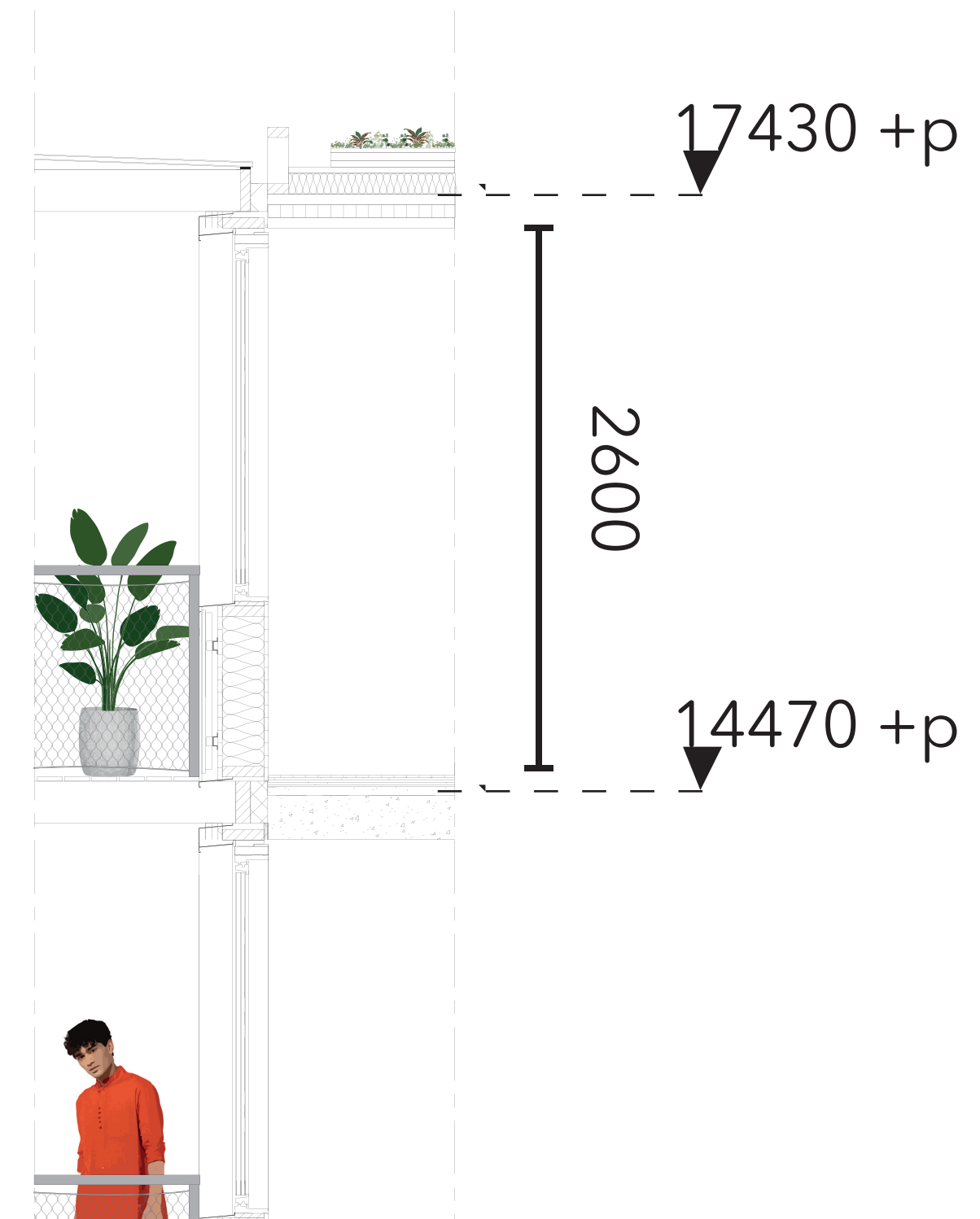


5400
elevation studio

public

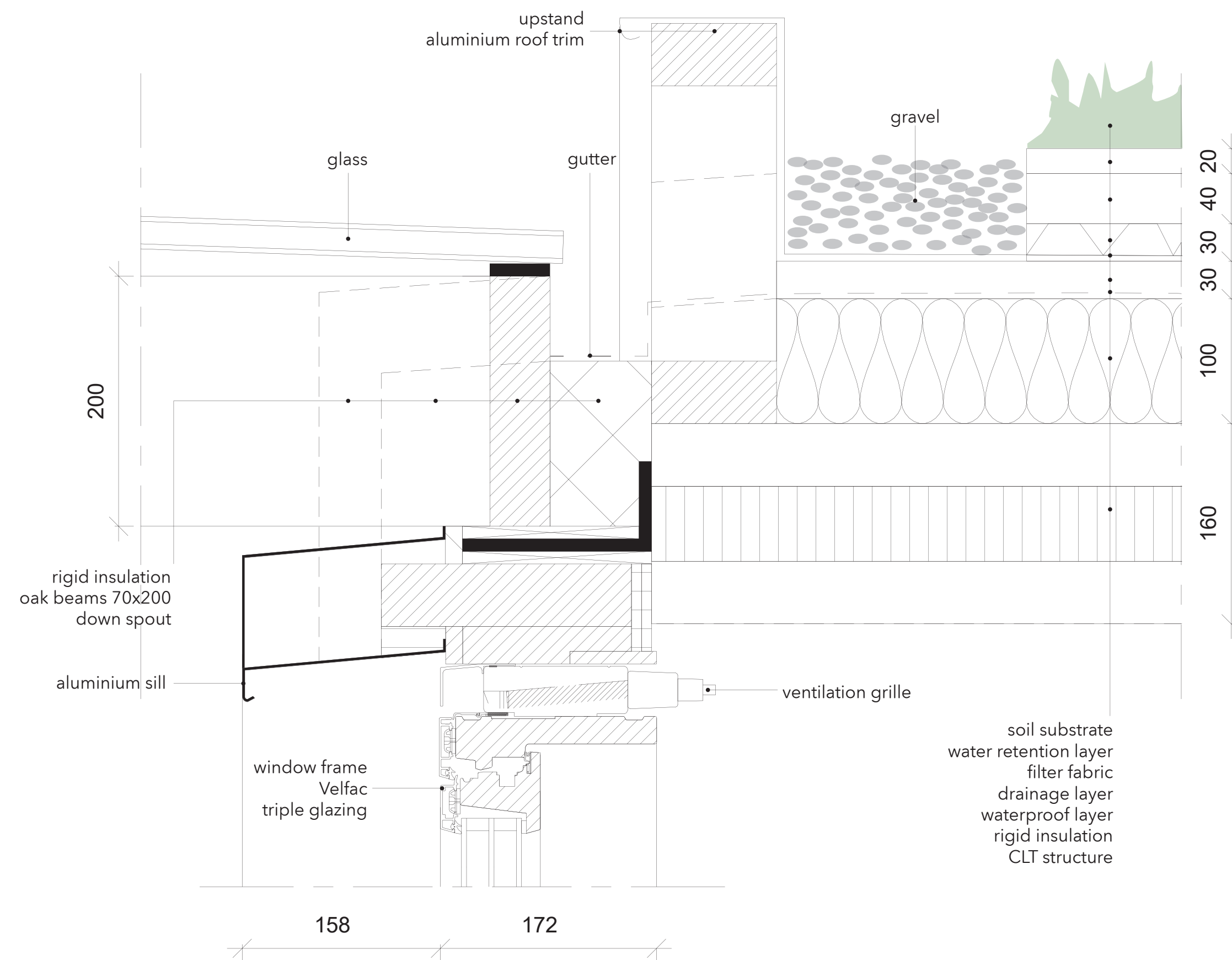


private



section studio

facade fragment
studio



public

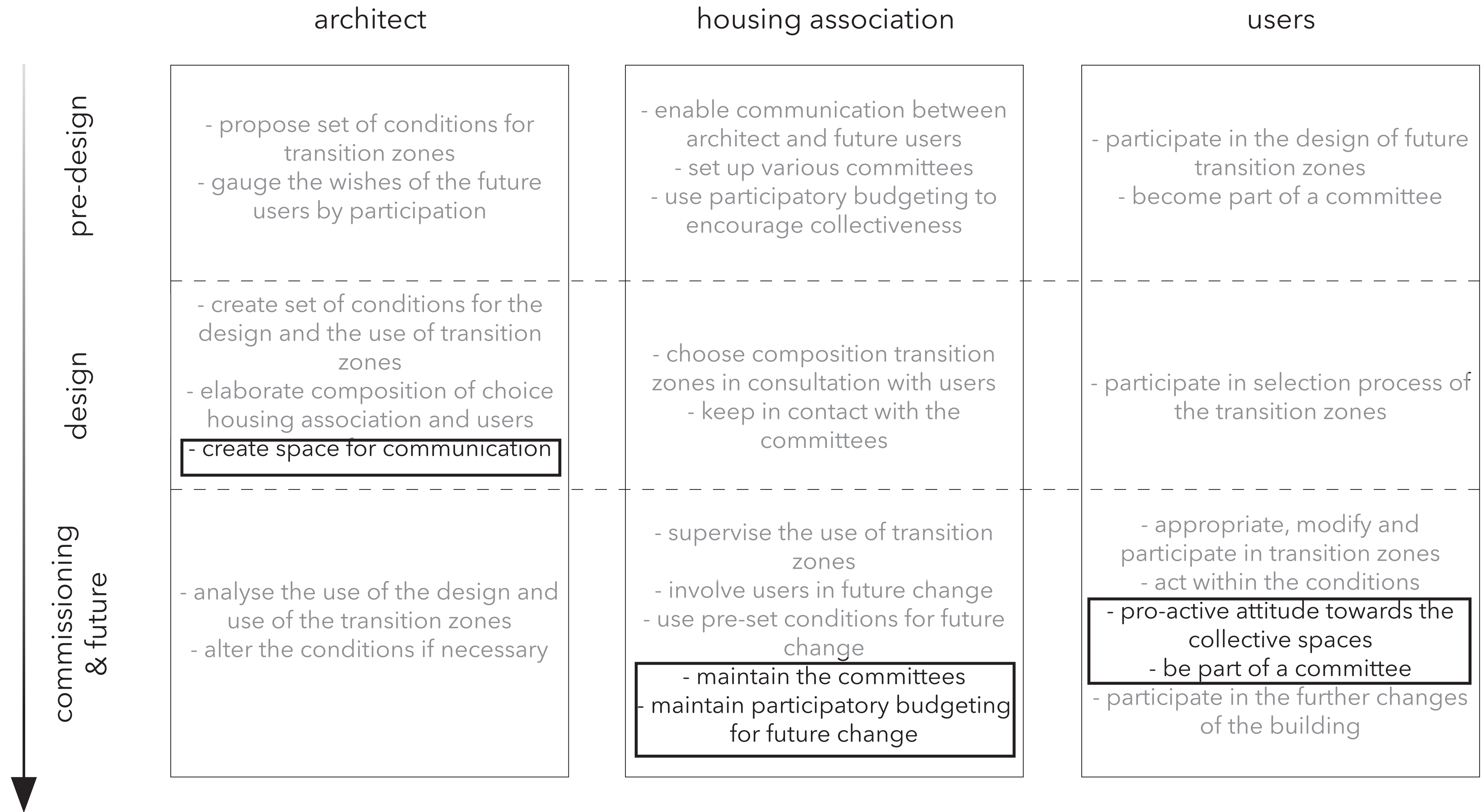


private

roof detail
studio



communication between owners,
users and committees lead to a
shared valuation and affinity of
collectiveness, that will result in
a balance between privacy and
interaction that originates from the
users themselves



possibilities & responsibilities
research & design

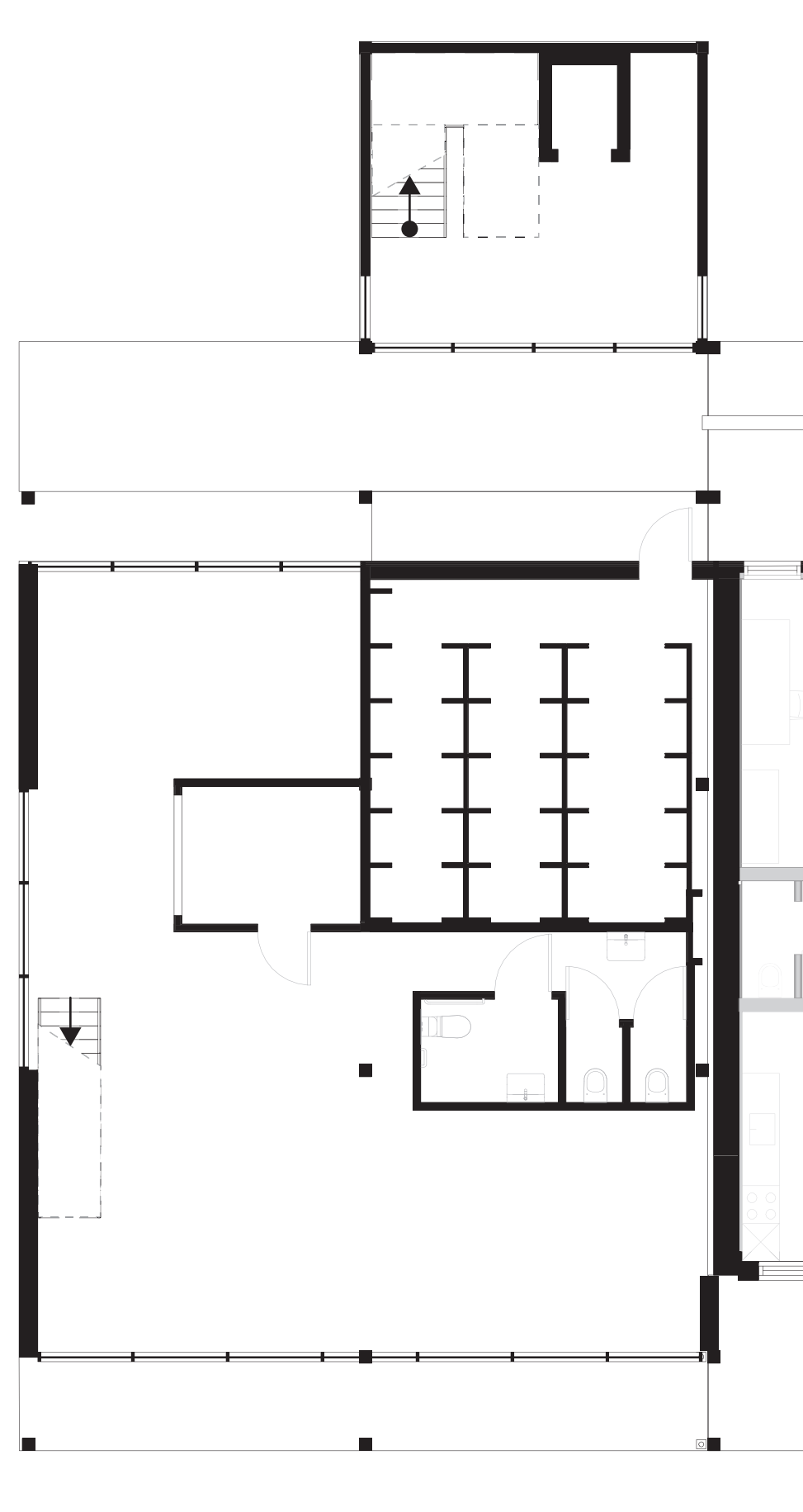


public

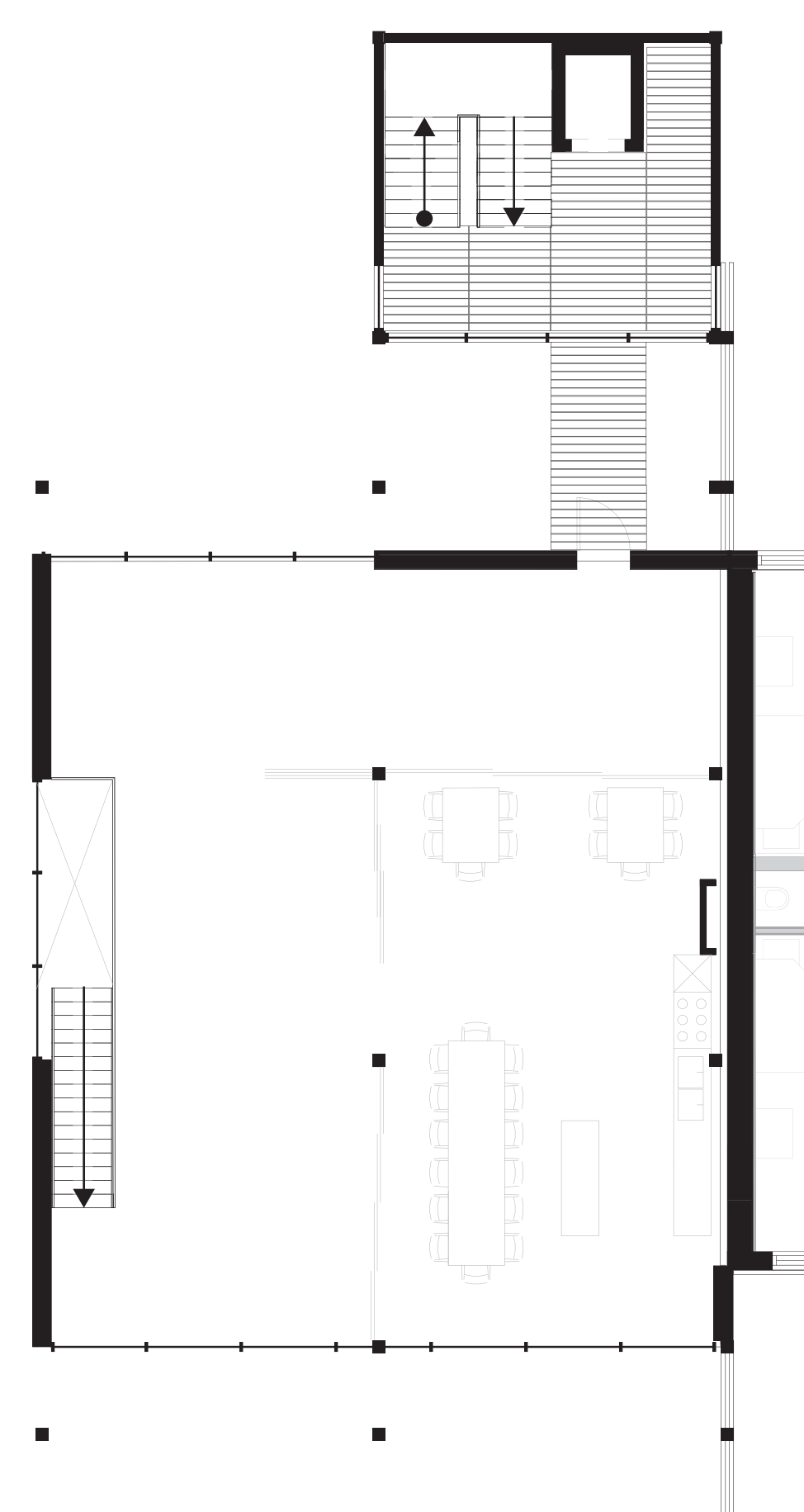


private

neighbourhood home
collective space



ground floor



first floor

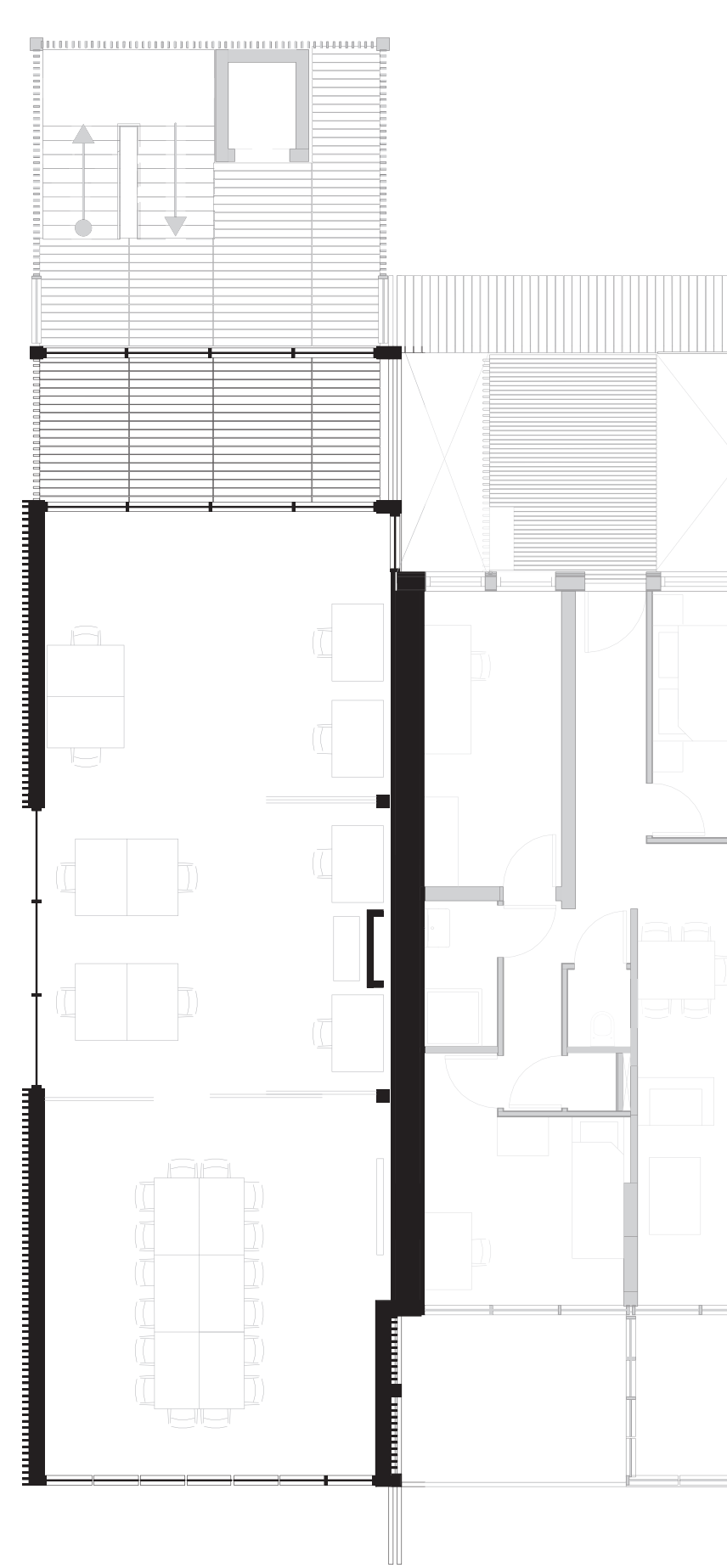
public



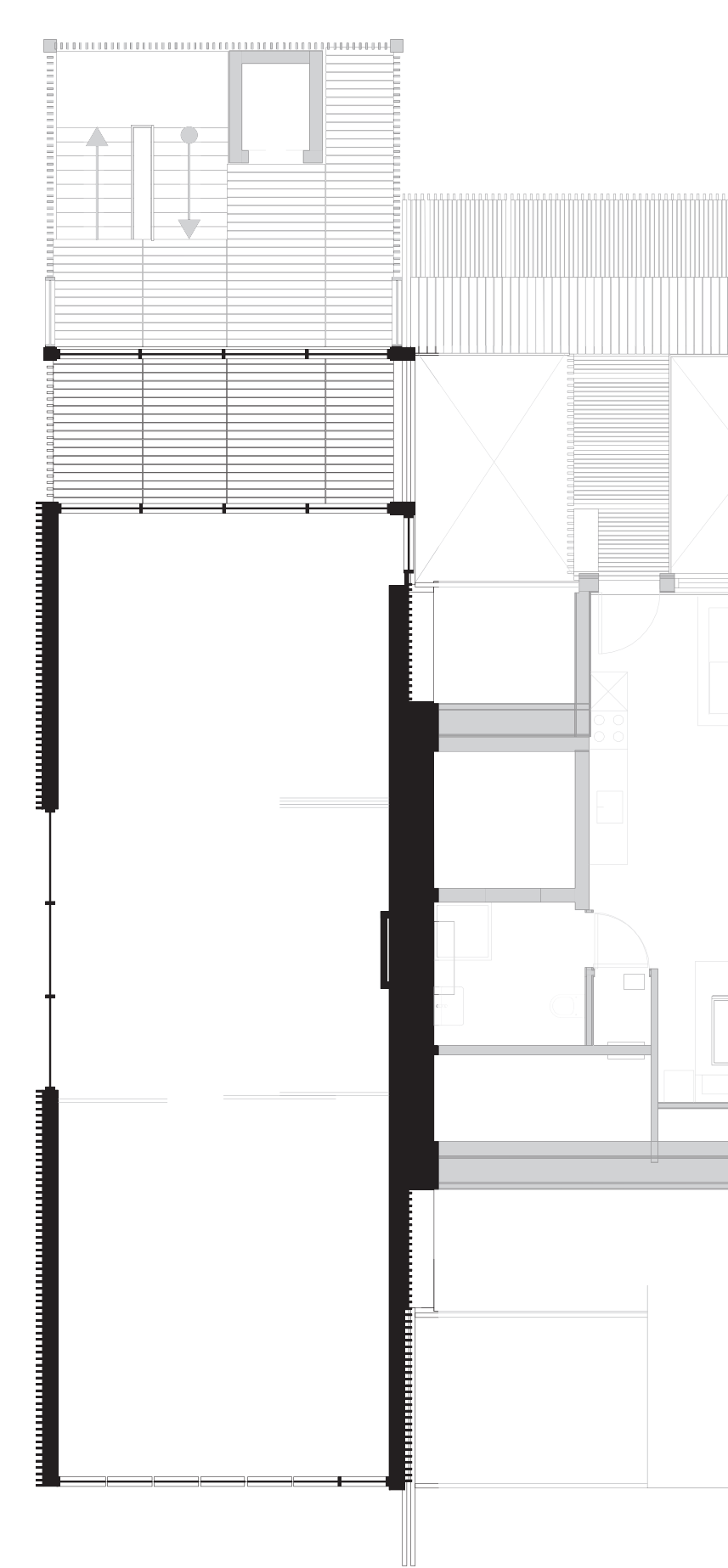
private



neighbourhood home
collective space



fourth floor



fifth floor

public



private

N



facilities
collective space



public



private

washtainment
collective space

what is next?

