

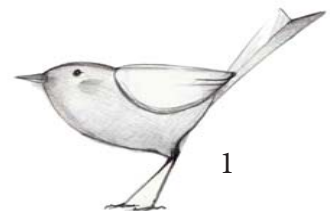


Collective solutions in the Vogelbuurt: MSc3 Research Report

Saskia Hesselink 4010655

Tutors: Wido Quist, Lidwine Spoormans, Pieter de Graaf

November 14th, 2013

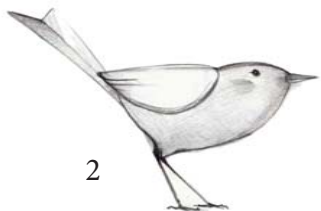


Foreword

This report is the result of research performed for the first part of the graduation project for the Master of Architecture at the TU Delft, department [®]MIT. The year long graduation project is split into three main sections. The first eight weeks consist of research and analysis of the current situation and history of the location and existing buildings.

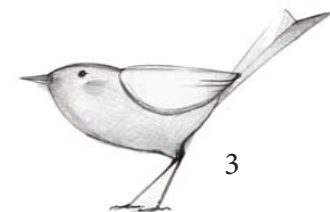
Leading from this research will come a proposal and concept design. This design concept will be worked out further in the last semester of the project, leading to a detailed proposal for the regeneration of the neighbourhood. The location chosen for this project is a small neighbourhood called the Vogelbuurt in Rotterdam Zuid.

Housing heritage from the reconstruction period after the second world war is a very current topic in the Netherlands, because so much of the housing built during that time is in need of regeneration. I am fascinated by the social and collective aspect of the topic, especially with regards to ownership setup and how this can encourage a collective solution which would not be possible if everyone were to work apart.



Contents

1.	Introduction and location delineation	4
2.	Problem statement and research questions	6
3.	Methodology	8
4.	Location overview:	10
	a. History	10
	b. Urban context	12
	c. People of the Vogelbuurt	14
	d. Building types	19
	e. Conclusion	26
5.	Overview and history of Homeowners associations	27
	a. The VvE	28
	b. History of collective solutions and actors	31
	c. Forms of collective housing	34
	d. Case studies	39
6.	Current situation Vogelbuurt	
	a. VvE's vogelbuurt and surrounding	49
	b. VvE and size	48
	c. VvE and rental	56
	d. VvE and contribution	58
	e. SWOT VvE	60
	f. Expansion of apartments	63
7.	Conclusions and recommendations	73
	Bibliography	74
	Appendix A	76
	Appendix B	78



1. Introduction

The Vogelbuurt is a quiet neighbourhood in Rotterdam Zuid with mostly rows of apartment buildings directed more or less North-South. The neighbourhood is bordered in the North by the Gruttostraat, in the South by the Roerdomplan and East and West by the Dorpsweg and the Lepelaarsingel, respectively. While the neighbourhood as a whole is not in terrible shape, there is some overdue maintenance and many of the apartments are either for sale or are sitting empty.

The high percentage of vacancy in the area is concerning both for the residents and for the city and the borough of Charlois. The once flourishing neighbourhood stores at the ends of the streets now stand mostly empty and give the neighbourhood an abandoned feeling. The homes in the neighbourhood were all built around the same time, and with similar floor plans. This means that even though there are three different types of building in the neighbourhood, the housing stock is one sided. The apartments are all small with regards to contemporary housing wishes, between 55 and 65 m² for a two to three bedroom apartment. The apartments were designed for a maximum of efficiency which was needed during the housing shortage following the second world war, but which is undesirable in today's housing market.

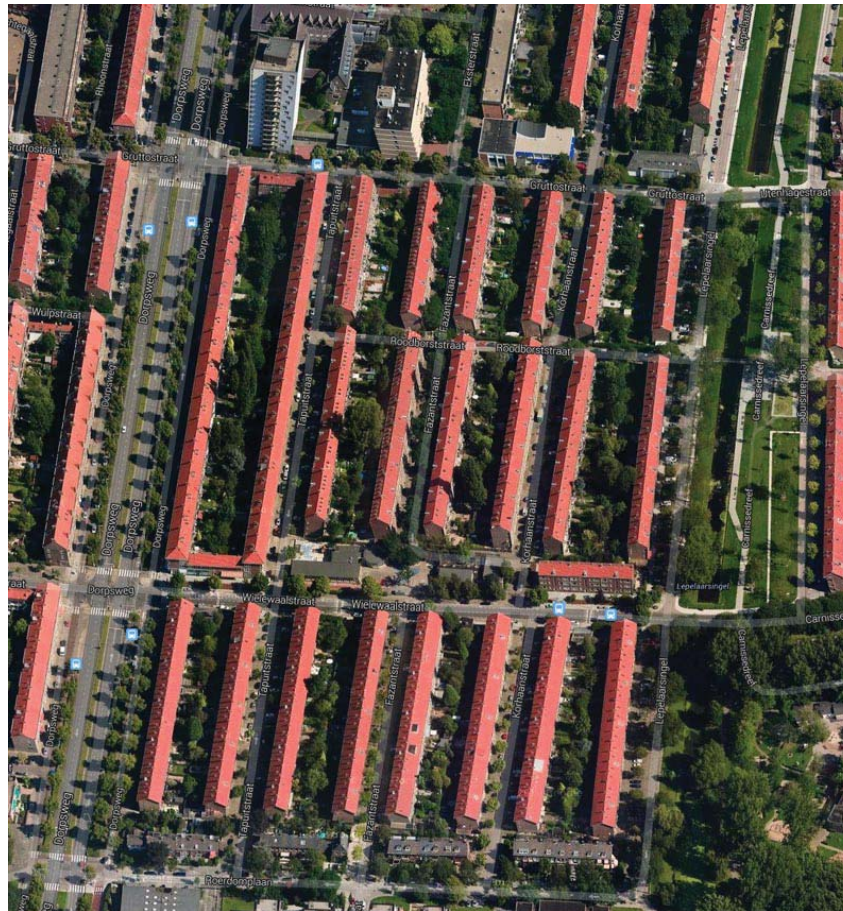
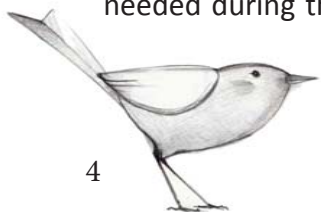


Fig. 2 : birds eye view of the Vogelbuurt (maps. google.nl)

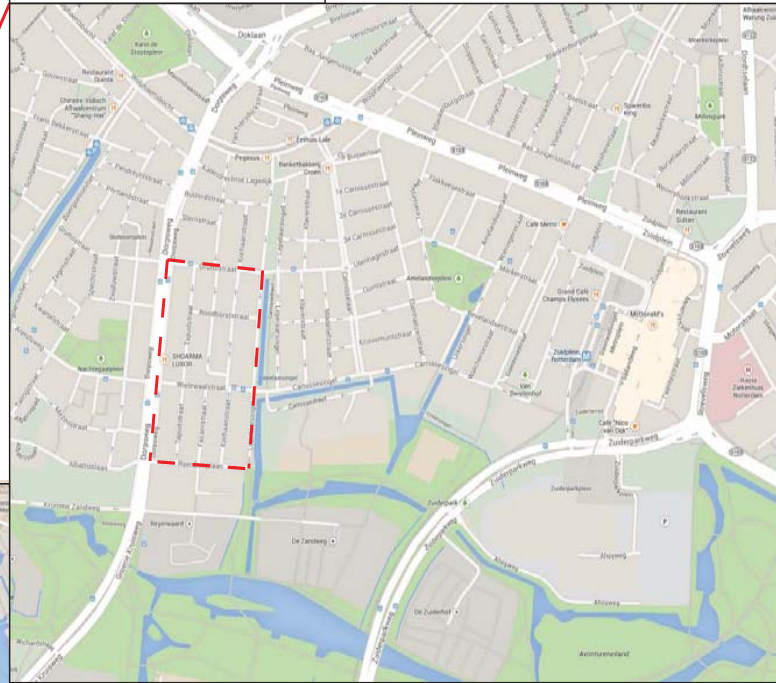
Fig. 3 (top right): view on the Roodborststraat. (photo by the author)

Fig. 4 (right): zooming in over Carnisse (maps. google.nl)

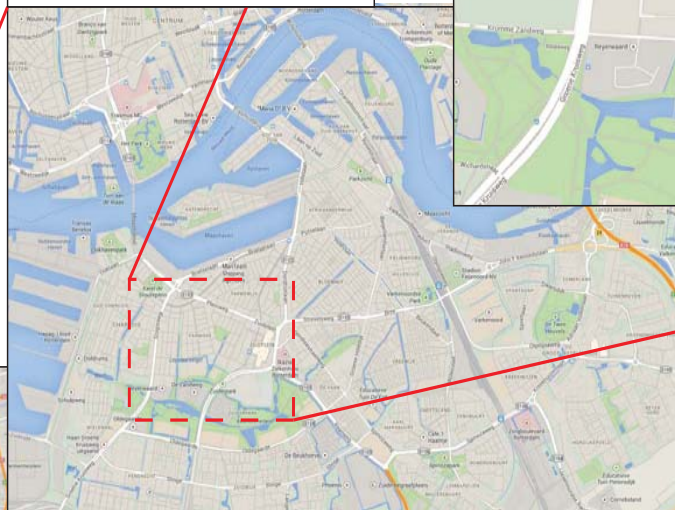
Fig. 5 (far right) : view of the backside of houses in the Vogelbuurt. (photo by the author.)



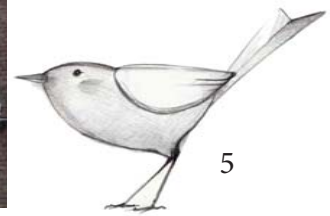
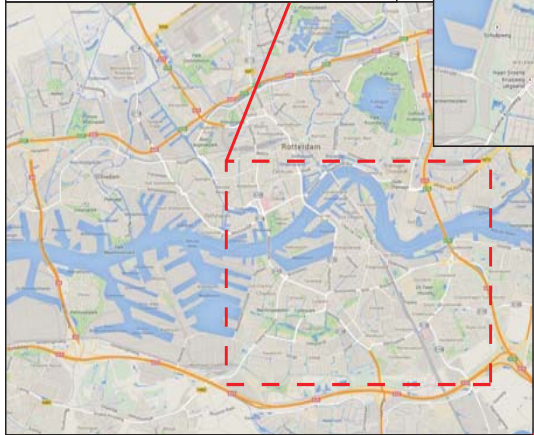
Vogelbuurt in Carnisse



Carnisse in Rotterdam Zuid



Rotterdam Zuid in Rotterdam



2. Problem Statement

In the decades after the Second World War a housing shortage in the Netherlands gave impetus for a huge housing boom. Quantity was valued over quality, as the main goal was to get every family their own home. In the last decade, there has been a shift from growth to stagnation and in some instances even shrinkage with regards to the housing market, especially in certain “sensitive” locations (ABF Research, 2009). With this shift, people are no longer satisfied with the small apartments which were built during the time of shortage, and many of these perfectly good apartments remain empty.

The challenge at this time is to update and upgrade these homes in order to make them attractive to residents to stay in over the long term. In the case of the Vogelbuurt in Rotterdam, one of the issues is that residents who buy apartments in the neighbourhood don't stay more than five years (Zwebbe et al, 2002). This can lead to a one sided neighbourhood and problems with upkeep of the houses. Added to this is the fact that many of these houses are smaller than what is today seen as desirable, with limited possibility for expansion.

When all the houses are owned by one owner, then one solution can be decided upon and executed. The challenge arises when, as in the Vogelbuurt, the houses are owned by many different entities, some by the residents, some by housing associations and others by for-profit rental agencies. In this case each party has its own interests and ideas about what they would like to do with the apartment. The different owners

and, in some cases, homeowners associations will want to act independently and in their own interests. This creates the need not for one far reaching solution, but for a number of smaller solutions from which a homeowner or association can pick and choose.



What are the physical and architectural ramifications of a particular size or type of homeowners association?

When apartment buildings in the Netherlands are split, an automatic homeowners association (or VvE) is created to oversee the upkeep of the collective parts of the building (Vegter, 2012). These can vary greatly in size and activity, which can have a huge effect on the state of the building. An active VvE can be good for the liveability of a building, but its possible that this can also have a negative effect on the heritage, or the architectural unity of the street.

Is a larger VvE better for the upkeep of a building?

In this question I will look at the liveability of a building, but also the heritage and architectural aspect. The presumption is that a large VvE is better for both the liveability and the architectural unity both because a large VvE has more financial means and because it represents a larger number of the dwellings in a street. Because this leads to more changes, it is likely that the heritage aspect

of these buildings will have a lower score.

What are other possible setups for collective building management?

Although the automatic setup from a legal standpoint is the VvE, but this is not the only option. Since the 1970's people have been seeking other, more inclusive solutions to take care of their living situations (van der Woude, 2012). In this question I would like to explore these and to compare them to the more traditional VvE model.

How are the current VvE's in the Vogelbuurt organized and is there a link between the size or monthly contribution and the state of the shared facilities?

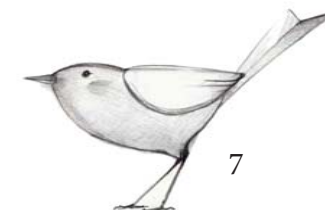
Because of the different periods in which different parts of the Vogelbuurt were split into apartments and sold individually, there is a great diversity of sizes of VvE's (GIS Rotterdam, 2013). As each VvE can also choose its own monthly contribution, it can be presumed that each VvE is unique in its working. This part will explore and compare the different ways in which these VvE's function.

What kind of changes and/or expansions are people already doing with their apartments and what is the role of the VvE?

The one-sided apartment stock coupled with small apartment sizes in the Vogelbuurt has led a number of owners to expand or at least re-arrange their dwellings (funda.nl, 2013). This part will inventory the current changes to the apartments as seen from apartments which are for sale in the Vogelbuurt.

Is there a difference between the state of owner occupiers, private rental or social rental of the dwellings?

Here the presumption is that private renters are less willing to invest in the upkeep and especially improvement of their property as they see less immediate benefit from it than the homeowners themselves.



Research
 Mapping
 Interviews
 Sketching
 Drawing
 Site visits
 Value assessment
 Literature review
 Statistics/demographics
 Analysis
 Plans
 Case studies

Fig. 6: word cloud of methodology (own illustration)

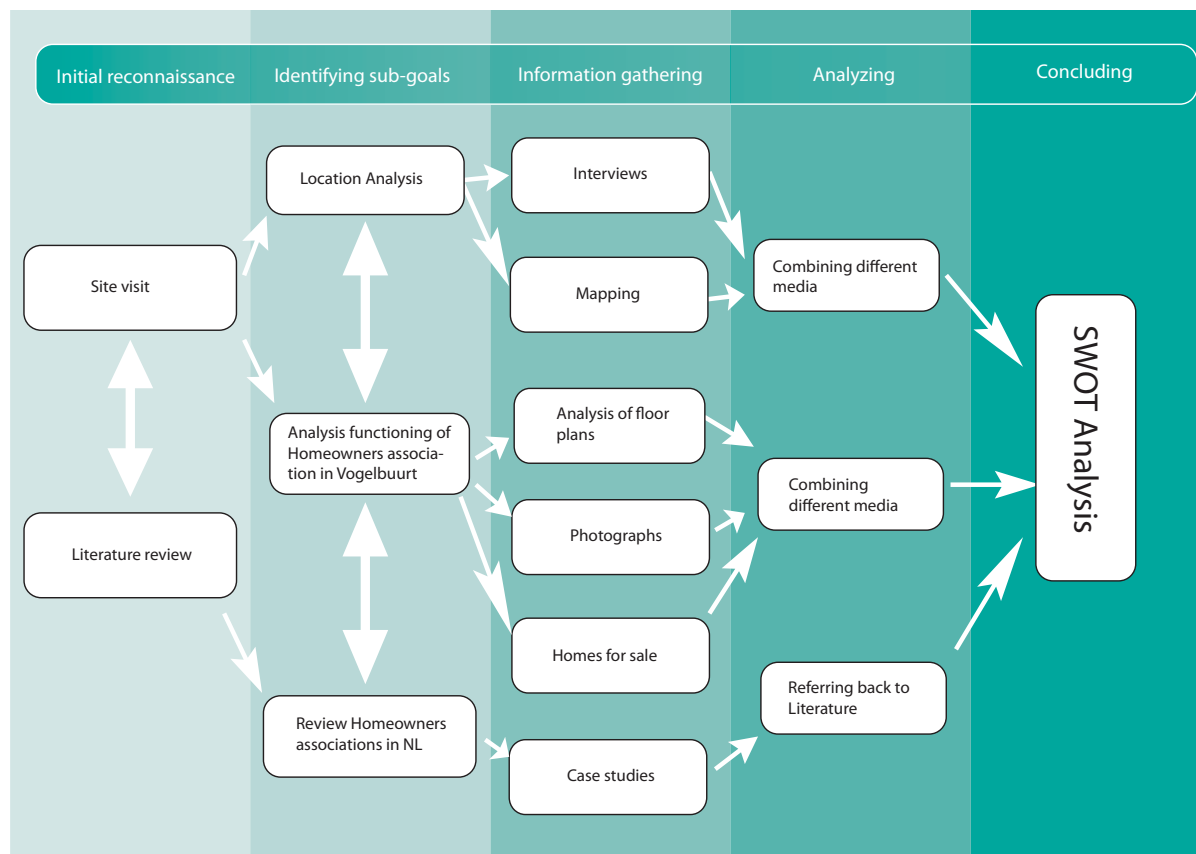
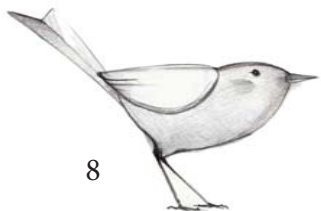


Fig. 7: diagram of methodology (own illustration)

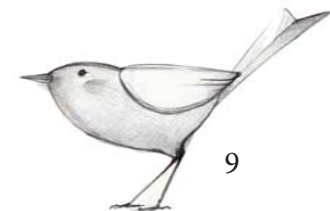


This research report is the first step in a year long graduation project for Master of Architecture at the TU Delft, which will culminate in a design for the renewal of the Vogelbuurt in Rotterdam Zuid. The goal of this initial research into the neighbourhood is to gain insight into the workings of the housing and its history and to provide a starting point for the design. The research questions have to do with the neighbourhood itself, but also to examine other organizational setups which could possibly be used in the redesign of the Vogelbuurt.

There are essentially three sections to this research report. The first section contains information about the Vogelbuurt, its history and architecture and finishes with a value assessment. The second section focuses on the homeowners association, the VvE, and other collective solutions, giving a brief overview of different possibilities and examining three case studies. Finally, the third section looks at the Vogelbuurt in particular and the how the

VvE is functioning in the neighbourhood. The last two sections close with a SWOT analysis to determine how the information can be used for the Vogelbuurt.

The research started with an initial reconnaissance of the neighbourhood, followed by identifying the sub goals. For each of these sub-goals, different methods were used (see fig. 7). Once the information was gathered for each of these sub-goals, the information could be combined to reach conclusions, and further these sub conclusions combined to reach conclusions for the entire document.



4a. History

The Vogelbuurt in Carnisse was conceived as part of the expansion of Rotterdam to the South in the early twentieth century. The urban plan was begun long before the second world war, but at that time the area which now holds the Vogelbuurt and Carnisse was still mostly pasture and small villages. The area was conceived as a living neighbourhood for the labourers working in the nearby port (Blom, et al, 2004).

The urban plan for the area was first designed by Granpre Moliere, and later the architect W.H. Witteveen expanded and finished this plan, which is the one which was carried out (see fig. 11, Meijel et al, 2008).

On May 14th, 1940, the Germans bombed Rotterdam to the ground. Shortly thereafter, the design competition for the Vogelbuurt was sent out. The city of Rotterdam knew that they would need to start building fast and with few resources, so the most important thing which would be taken into consideration for the winning of the prize would be ease of construction and savings on materials, especially wood and steel (Rotterdamsch Nieuwsblad, 1940). Within a few months, the winners for the design competition had been chosen. The winning architects were

ir. H. Kramer, ir. J. A. Brinkman and ir. J. H. v. d. Broek, ir. W. Vermeer and H. Sutterland (De Maasbode,



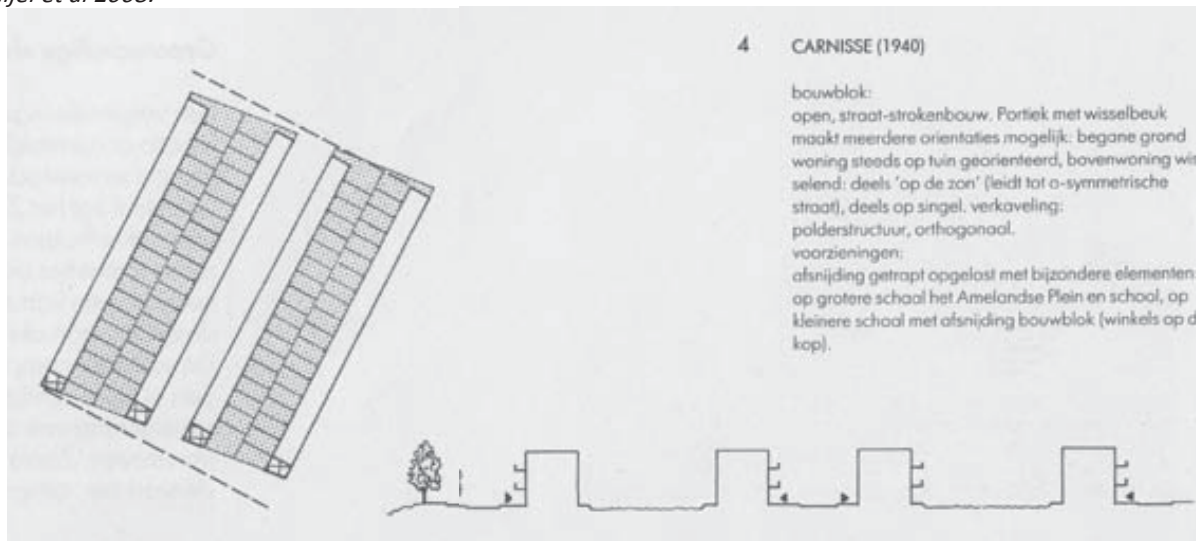
Fig. 8,9,10: Historical pictures of the Vogelbuurt.



Fig. 11: Urban design Witteveen, ca 1938 From: Meijel et al 2008.



Fig. 12 : Half-open building blocks and street section. From: Meijel et al 2008.

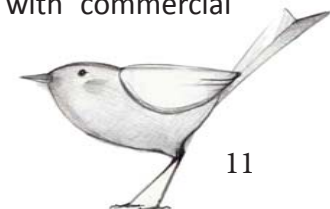


1940). Although the prizes were given out quickly, the houses themselves were only actually built after the end of the war.

Though there were technically three different housing typologies, each was similar in the use of materials, the setup of the building in six apartments around one portico and the size of the apartments. The façade and floor plans were the way in which each architect could express his ideas, though even these were very restricted in their freedom, as evidenced by the similarities between the three plans.

The three housing blocks in what in this report is referred to as the Vogelbuurt were from H. Sutterland (closed block Dorpsweg and Tapuitstraat), W. Vermeer (Northern open blocks along Tapuit-, Fazant-, and Korhaanstraats) and Van den Broek (Southern open blocks along Tapuit-, Fazant-, and Korhaanstraats).

Jo van den Broek in particular had done extensive research into the way to build labourers housing which he published in his *Algemeen Belang I* and *II*. His idea was to build houses which were all oriented for optimal sunlight and to implement the open building block with commercial areas at the ends of the blocks (de Meijel et al, 2008).



4b. Rotterdam Zuid

The city of Rotterdam is shaped by the river Maas which runs through it and has made it one of the largest and most important port cities in the world. For most of its history, Rotterdam was confined to one side of the river (the rechteroever). However, due to explosive population growth in the late nineteenth and early twentieth centuries, Rotterdam had to expand to the South. At the turn of the twentieth century, Rotterdam had already expanded South to Feyenoord and dug the Rijn- and Maashavens. But this was far from enough to cover the growth, and over the span of the next century the city made major expansions to the South.

The land where Rotterdam Zuid was built was originally polder, with irregular dykes surrounding depressions which were in use as agricultural land (see fig. 13). Here and there were small villages of no more than a few houses and in a few cases some slightly larger villages, namely Charlois and Katendrecht. The dykes were in place to protect the land from flooding, but they also served as roads connecting the villages.

Although the first plans for this expansion were drawn up as early as 1903, the expansion itself came slowly and in spurts throughout the twentieth century (de Meijel et al, 2008). Over the next few decades, different architects drew up revised



Fig. 13: Map of Rotterdam zuid, circa 1900. From: Meijel et al 2008.

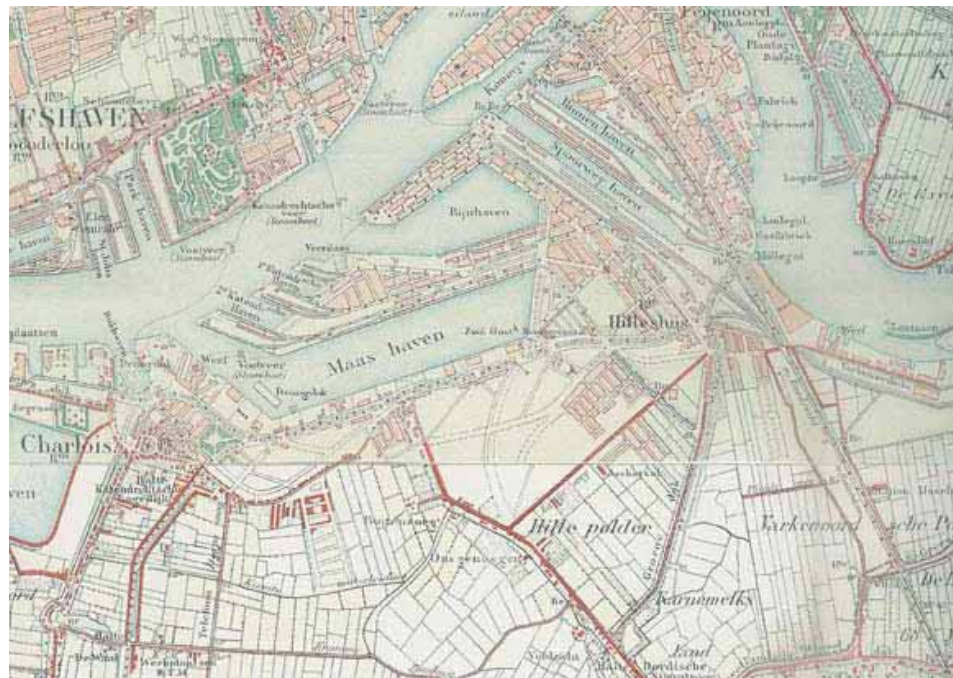


Fig. 14: Map of Rotterdam zuid, circa 1920. From: Meijel et al 2008.





Fig. 15: Map of Rotterdam zuid, circa 1938. From: Meijel et al 2008.

plans expanding as far south as the current Zuidpark. The expansion plans sometimes used the existing structure of the area, with the dykes and depressions, and sometimes ignored this in favour of a wholly new structure. With the building of the Maashaven, for example, the village of Katendrecht was wiped from the map (see fig. 15).

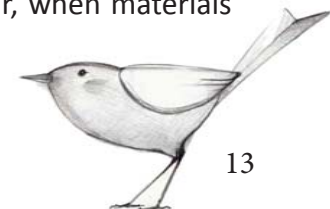
The structure of the current Vogelbuurt was given form by Witteveen in his 1938 design for the expansion (see fig. 11). In this map the streets and building blocks of the Vogelbuurt in Carnisse can be seen in the way they are currently situated.



Fig. 16: Map of Rotterdam zuid, circa 2009 From: www.plattegronden.nl

During the second world war, building in Rotterdam slowed almost to a standstill. Once the war finished, the government named the housing shortage as the number one enemy of the people. Over the next decades the city of Rotterdam and the country as a whole struggled to keep up with the continued demand for housing as Rotterdam zuid slowly took form (de Meijel et al, 2008).

The buildings in the Vogelbuurt were some of the first built after the war, when materials were still scarce. By 1948 the housing in the Vogelbuurt was complete as we see it today.



4c. People of the Vogelbuurt

There are two main types of residents in the Vogelbuurt. The first is people who have live their all there lives and the second is the starter who only plans on living there for a few years (Zwebbe, et al 2002). With the one-sided housing market and the relatively small areas of the dwellings, few residents stay once they start to make more money or want to have a family. The short stay for many residents can have a detrimental effect on the neighbourhood because people planning on moving do not want to invest in improvements which will only be profitable in the long term. On the other hand, because many of the new residents are starters, they tend to be more enthusiastic about fixing up their dwellings (Dujardin and van der Zanden, 2011).

The following maps have been created using data collected in the GIS Rotterdam information system. All data have been collected by the city of Rotterdam and are correct to the best of our knowledge. The age categories reflect the available data and are therefore not necessarily the most relevant for the current project.

The most recent demographic information was collected in 2008 (except the unemployment) and this is therefore what has been used in these maps. While it can give an indication of the state of affairs, much has happened in the last five years in the



Fig. 17: People of the Vogelbuurt (Photos by the author and Roel van Tatenhoeve)



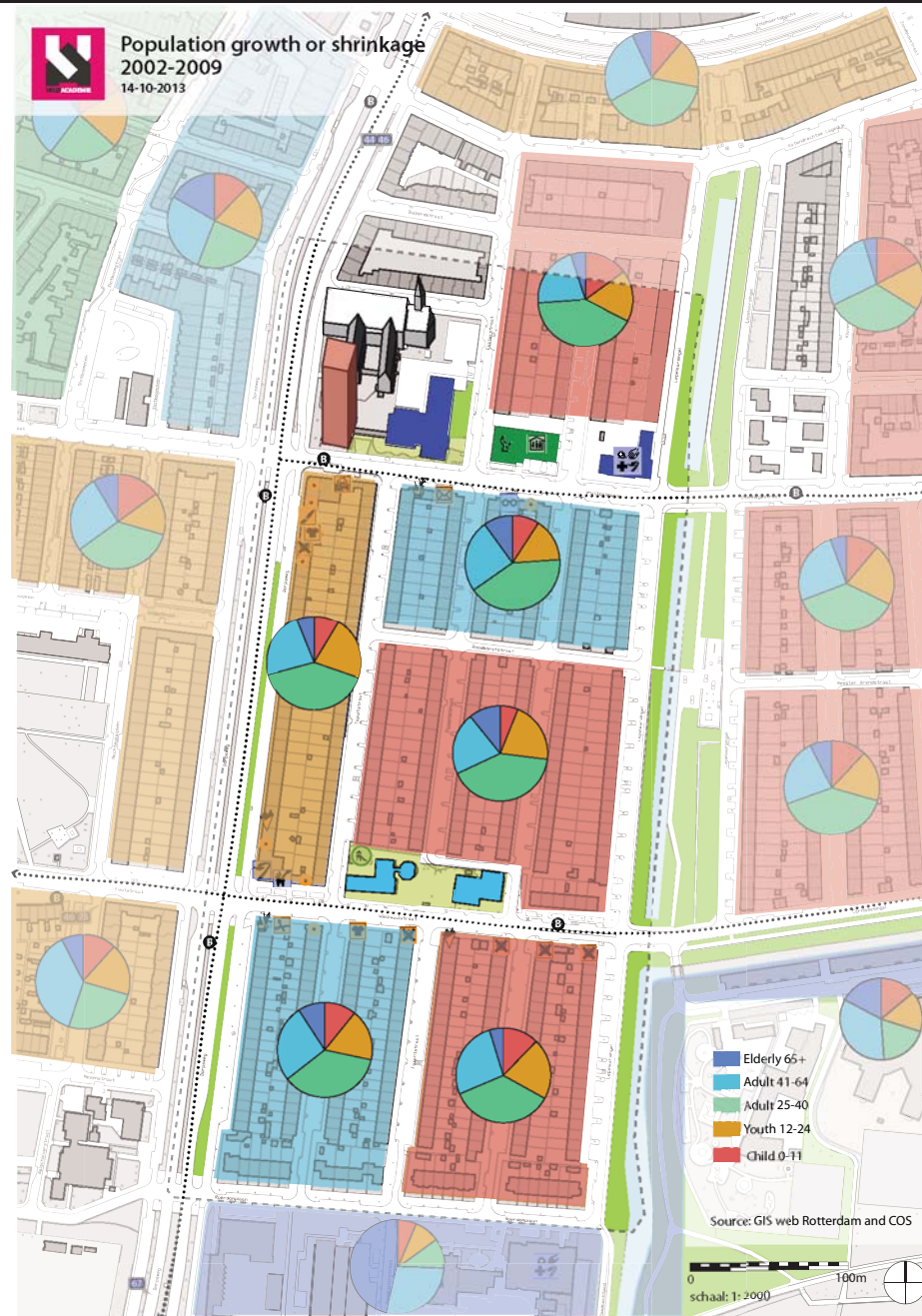


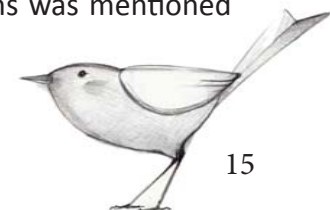
Fig. 18: Ages of residents in the Vogelbuurt (own illustration)

Netherlands. There have been two important changes which have taken place since these statistics were taken and which could have a large impact on the data.

The first is the financial crisis (which hit the Netherlands at the end of 2008) and for this purpose has had an impact on individuals' ability to buy houses (therefore leading to more empty apartments). Because of this it is likely that the population has continued to decline, and possibly steeply decline, in these neighborhoods.

The second recent development is the change in status of Poland and Eastern European nations from being part of the European Economic zone to being part of the European Union. This change has brought a wave of immigration from (especially) Poland (Dujardin and van der Zanden, 2011). This new immigration wave may have had an effect on the demographic makeup of the neighborhood, especially since new immigrants tend to settle first in "cheaper" neighborhoods.

During visits to the neighborhood this new influx of Eastern Europeans was mentioned repeatedly, usually in a negative sense. Unfortunately we were not able to interview any.



One of the most acute problems in the Vogelbuurt is the large number of empty houses. While the Vogelbuurt has long been categorised as a potential problem area, until the financial crisis of 2008 there was at least no problem with vacancy. Residents didn't stay long, but they could easily sell their houses when they left (Zwebe et al, 2002). Now as of October 2013 there are no fewer than 73 apartments for sale in the Vogelbuurt (www.funda.nl), almost 6% of the total housing stock. Besides the houses which are for sale, a number of houses are vacant without actually being on the market. This may represent homeowners who have not been able to sell their property and have given up, or it may represent foreclosures. A small percentage may also be recently bought houses or rental properties with no tenants.

The map to the right shows the population growth or shrinkage in the Vogelbuurt over a seven year period, before the financial crisis. In this short period there was already a significant drop in the population of the Vogelbuurt, though whether this has to do with shrinking household size or vacancy is not known.

With the high number of vacant apartments now found in the Vogelbuurt, it is assumed that this trend towards shrinkage has continued.



Fig. 19: Population growth in the Vogelbuurt (own illustration)



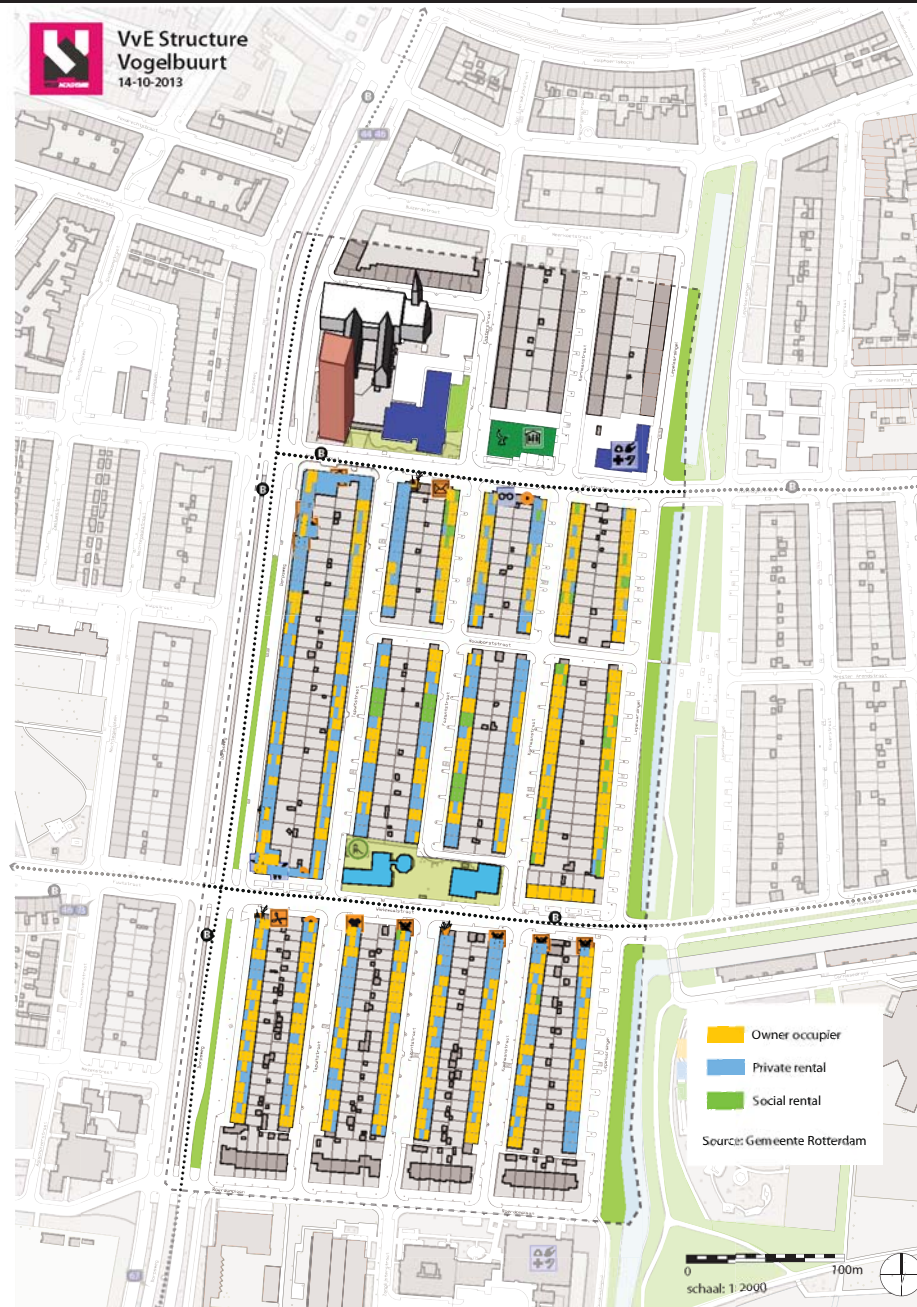


Fig. 20: Rental versus owner occupiers in the Vogelbuurt (own illustration)

While many apartments are owner occupied, this map shows that there is still a significant number of rental properties in the Vogelbuurt. The overwhelming majority of the rental properties are private rental, with a small number of social rental properties, mostly concentrated in blocks at the Lepelaarsingel and the Fazantstraat. In these same blocks, although most of the apartments are privately owned, they are still social apartments, sold by the housing associations at a discounted price on the condition that the owner resell the apartment to the association when he/she decides to move, and often sharing in the profit or loss (www.huiskopenmetkorting.nl).

The diversity of ownership in the Vogelbuurt can pose a challenge when designing a strategy for the urban renewal of the neighbourhood. This is because there are so many different parties with different interests. A rental company with 100 houses will have different ideas and interests than one with only a few. These are in turn also different from social housing associations and owner occupiers. Among the owner occupiers are also a diverse group of people, some willing to invest in the neighbourhood and others just using it as a stepping stone.



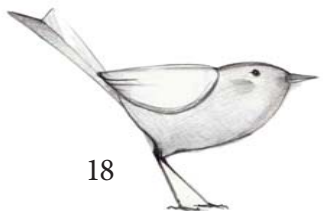
This map shows the state of maintenance for the (facades) of the dwellings in Carnisse. While it is a very simplified overview, it shows what the state of the buildings in the vogelbuurt is not particularly bad compared to the rest of Carnisse. Also, the buildings at the edges, along the Dorpsweg and the Lepelaarsingel are in better shape than those in the middle. While the map may be correct in the bigger picture, the overview nature of this map makes it an oversimplified, and therefore not always accurate, portrayal of the neighbourhood.



Legend

- Poor condition
- Mediocre condition
- Reasonable to good condition

Fig. 21 : State of maintenance of the dwellings in Carnisse. (Hartman, 2012)



4d. Building types



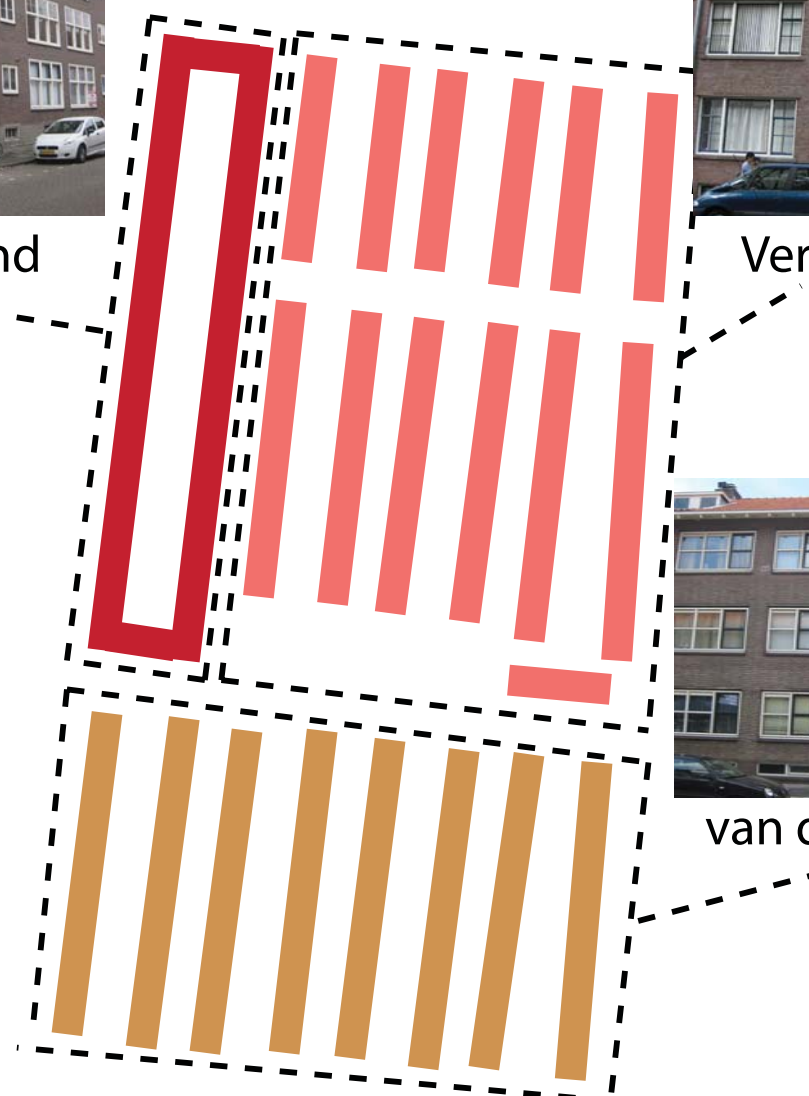
Sutterland



Vermeer



van den Broek



While there are three distinctly different housing blocks which make up the Vogelbuurt, upon closer inspection the differences between them are only in the details. All of the houses consist of a similarly arranged floor plan, with small balcony and two to three bedrooms (the exception to this rule being eight houses in the Vermeer blocks with an extra beam, so two extra bedrooms). The area of the

floorplans are also similar, as are the porticos, red brick facades and clay pan roofs.

Thus the typology for the whole neighbourhood can be described as being portico dwellings with six apartments per portico spread over three floors. In the basement of each portico is a small storage space for each of the apartments as well as a communal space for parking bicycles.

The buildings of the Vermeer and van den Broek blocks are in strips while the Sutterland block is made up of a closed building block.

In the following chapter the distinctions between the building blocks will be discussed arranged according to the specific feature: facade, floor plan, portico and materialisation.



Fig. 22 : overview of the different blocks of the Vogelbuurt. Own illustration.

Facades

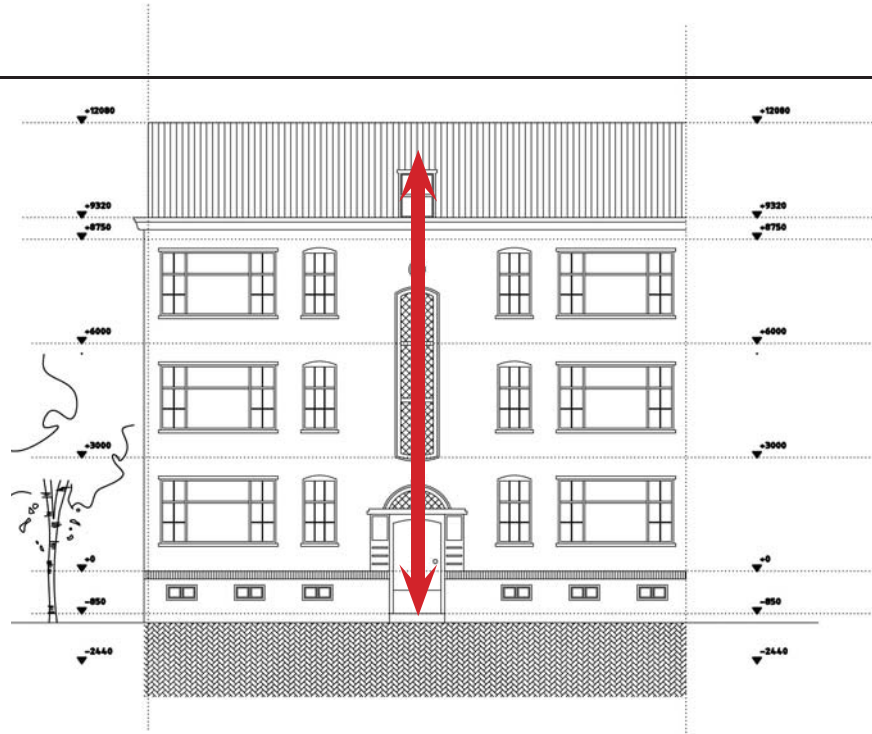


Fig. 23 : Front facade Vermeer block, 1:200

Because the floor plans are so similar, the facades of the three different building blocks have a similar rhythm and typology. Each block of six dwellings is symmetrically arranged around the portico, with a large window, small window followed by the portico and the mirror image of this. Only the van den Broek block is not completely symmetrical, with the front door and mailbox slots jarring the otherwise perfect symmetry.

The orientation of the three blocks, on the other hand is different. The Vermeer block is very vertically oriented, with one thin window for the portico and the side windows also much taller than they are wide. The Sutterland block has a more diamond pattern with the shifted windows for the portico creating diagonal lines in the facade. The van

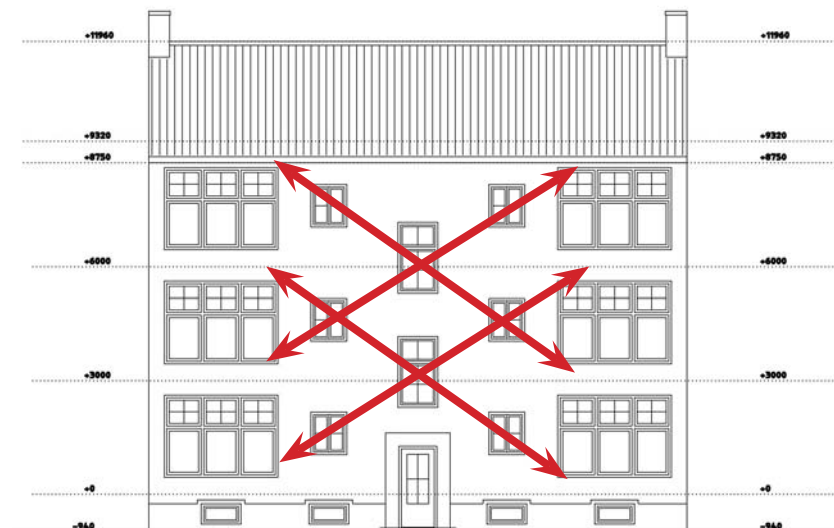


Fig. 24 : Front facade Sutterland block, 1:200

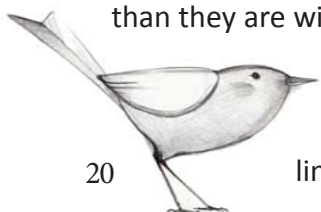


Fig. 25 : Front facade
Brinkman and vd Broek
block A, 1:200

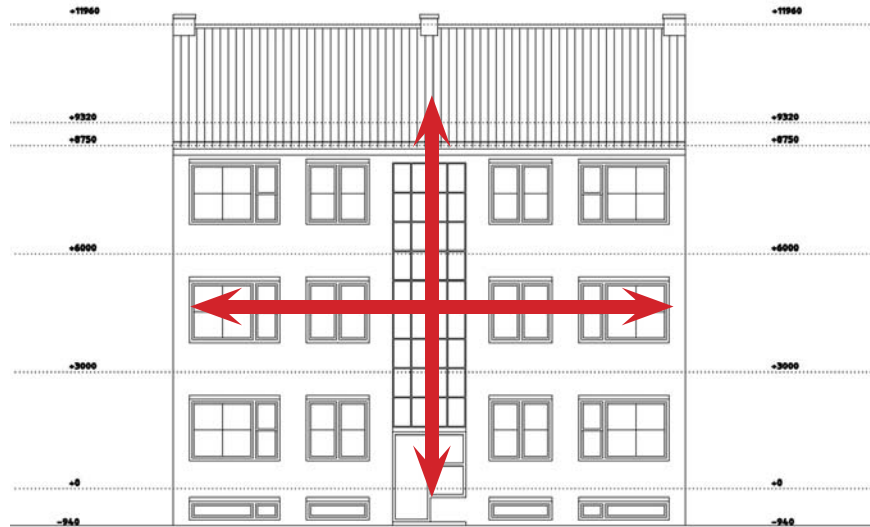


Fig. 26 : Front facade
Brinkman and vd Broek
block B, 1:200



der Broek block has a square facade, with the weight of the vertical and horizontal elements balancing each other out.

The van der Broek block is the facade with the most variation, because he created two separate floor plans oriented towards the sun so that the living room would always be on the side of the building with afternoon sun. For this reason, some of the apartments have balconies facing the garden and some have balconies facing the street. In the other two typologies the balcony is always facing the garden.



Plans

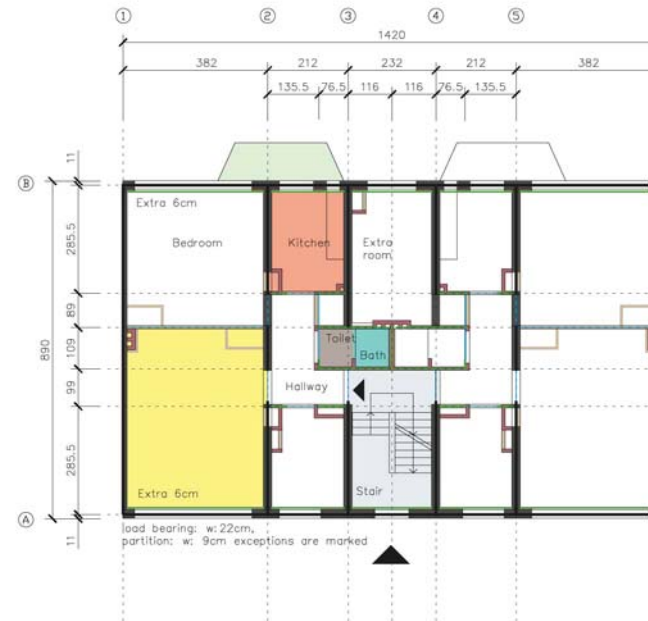
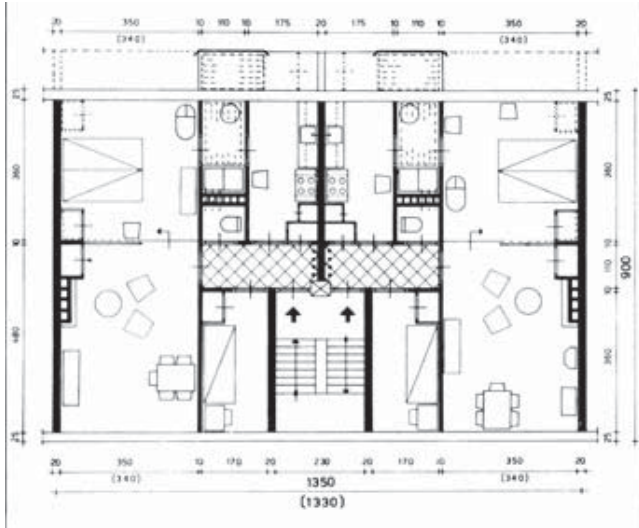


Fig. 27 (far left): Study of a standard floor plan for a family dwelling by "studiegroep efficiente woningbouw" 1947. (from Blom et al, 2004)

Fig. 28 : Vermeer floor plan. Drawing by Chi Yi Lau based on archival floor plans.

Fig. 29 : Sutterland floor plan. Drawing by Chi Yi Lau based on archival floor plans.

In the years during and shortly after the Second World War, the housing shortage in the Netherlands was acute. This, coupled with the shortage of raw materials, caused the architects of the time to seek the most efficient plans for living accommodations. A sort of standard arrangement was developed from this research (Blom et al, 2004 see figure 27), and the Vogelbuurt plans represent a typical example of a practical application. The standard arrangement is most like the floor plans of Vermeer and van der Tak, with the difference being the wisselbeuk system present in all the plans of the Vogelbuurt. This difference is that the apartments side by side are not exactly mirror images of each other, but one has an extra bedroom in the beam of the stairwell.

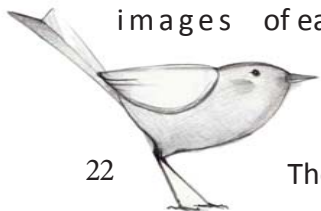


Fig. 30: Van den Broek floor plan A. Drawing by Chi Yi Lau based on archival floor plans.

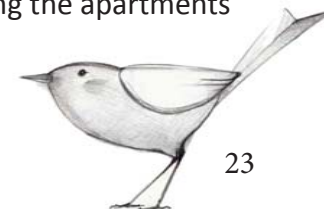


Fig. 31 : Van der Broek floor plan B. Drawing by Chi Yi Lau based on archival floor plans.



was to design a fully functional apartment for a family on quite a small area. Because of a number of specifications stipulated by the committee reviewing the plans, they all have about the same setup. One stipulation set by the committee was that all rooms in the apartment should be accessible from the hall (NAi archive BROX 648). In the end, a few exceptions were made to this rule, namely that the master bedroom in the Vermeer and van der Tak block is only accessible from the living room, and that the kitchen in the van der Broek block is also only accessible from the living room. One practical difference between the different floor plans is the size of the kitchen. Vermeer shifted the load bearing wall to make a larger kitchen at the expense of the master bedroom. Van den Broek shifted the load bearing wall to make the secondary bedroom slightly larger. Sutterland, on the other hand has all the load bearing walls in one line.

While these plans were standard for the time, and even seemed quite spacious, for contemporary standards the spaces are cramped. For example, the kitchen in the Vermeer block is the largest of the three, but is smaller than the currently accepted minimum space of 1800x3600 mm (Haak, 2005). In order to bring the apartments up to current standards the spaces will need to be rearranged and enlarged.



Entrance/Portico

While at first glance the porticos seem to be very similar, and they are all materialised with the same tiles, floors and railings, the actual size and setup of each portico is unique.

In the Vermeer block the door is situated in the middle with the stairs going up to your right. To reach the living spaces, this is a comfortable setup, however, if you want to take your bicycle down to the basement to park it, then the door is in the way.

With the Sutterland block the opposite is the case, although the extra width compensates slightly for this.

Van den Broek, on the otherhand, has not placed the door in the middle of the portico, but to one side. In this way no space is lost when the door is open because the door is then against a wall, and both the apartments and the basement are easily accessed.

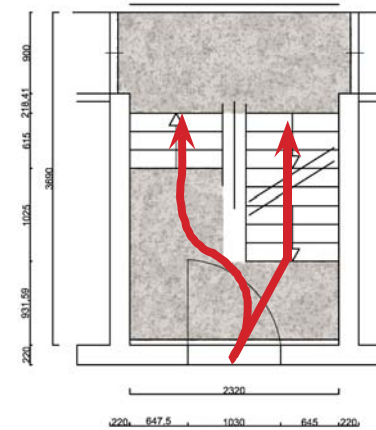
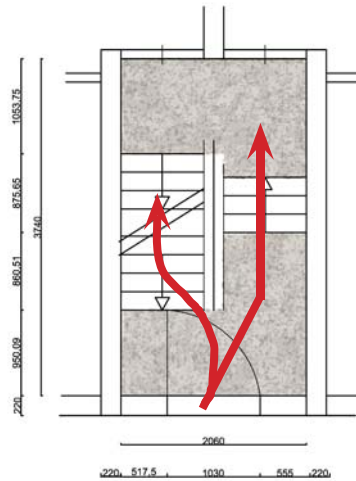


Fig. 32 : Entrance and portico of the Vermeer Block. (Drawing by Thomas Dobken, with added annotation)

Fig. 33: Entrance and portico Sutterland block. (Drawing by Thomas Dobken with added annotation)

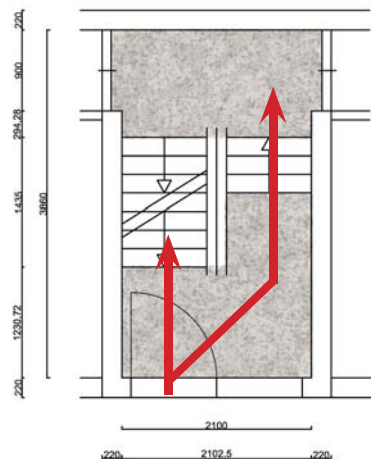


Fig. 34: Entrance and portico of van der Broek block. (drawing by Thomas Dobken with added annotation)



Materialisation

Fig. 35 : Clay pan roof is shared by all the blocks. (photos by the author)



Fig. 36: left: brickwork Sutterland block, far left: brickwork Vermeer and van der Broek block. (photos by the author)



While the materialisation of the three different blocks was meant to correspond and give continuity to the neighbourhood, there are some subtle differences. For example, while the Vermeer and van der Broek blocks both have brickwork in monk bond, Sutterland's block is in English bond.

Similarly, the detailing of the doors is also slightly different, of which van der Broeks door is the only asymmetrical one, and they all show different materialisation. These differences are highlighted even more through the changes brought about by residents over the years. Below you can see three very different doors of the three different blocks.

Fig. 37 : Doors of Sutterland, van der Broek and Vermeer, respectively. (photos by the author)



4e. Conclusion

The borough of Charlois in Rotterdam Zuid, where the Vogelbuurt is located, was designed as a new beginning for society after the devastation of the Second World War. Each building, each neighbourhood, was meticulously designed with plans backed by years of research. The acute housing shortage coupled with a shortage of skilled labourers and materials, however, led to repetitive and simplified building blocks (Blom et al, 2004). Today a walk through Charlois shows repetition on many different scales. Over the whole neighbourhood plans, facades and urban layouts are repeated, with minor deviations. The changes over the years have brought diversity to the borough, but the small Vogelbuurt has been spared most of these upgrades. The Vogelbuurt is thus a small time capsule to the ideals of the Reconstruction, to the construction of a “modern” society built by architects.

Though the ideals for society as a whole may not have changed much, the desires of individuals have. Today the apartments in the Vogelbuurt feel cramped and small. Contemporary housing searchers are looking for more spacious living quarters and a comfortable climate (ABF Research, 2009). The current residents of the Vogelbuurt thus often leave when financial mobility allows for it, leaving the neighbourhood with a shrinking population.

The three different building blocks of the Vogelbuurt were designed by three different architects but still show many similarities. Some differences discussed, such as the orientation of the façade, are more an observation than a value judgement (the façade is discussed with a more detailed value judgement in chapter 6). Others, such as the entrance to the portico, show clearly that one solution works better than others. The small differences between the buildings have been analysed in this chapter both to determine how best to proceed and to give an overview of the neighbourhood.



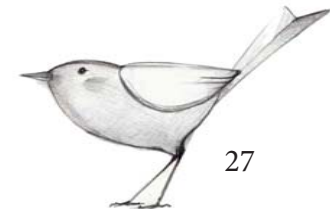
Starting in the industrial revolution people in the Netherlands started moving en masse to the cities where they could find work in factories. Because of the lack of public transport, they had to live close to their work, and so neighbourhoods were built to accommodate these new residents. The high rate of growth and relative poverty of these factory workers created inner city and periphery slums, the result of which was disease and a low standard of living. Recognizing that the free market would not correct this, the government stepped in with the *woningwet* of 1901 (Gruis, 2005). The *woningwet* laid the groundwork for *volkshuisvesting* on the basis of subsidised housing associations which would dominate the housing market for the next century. Possibly because the government intervention in the housing market, the Netherlands has always had a relatively low percentage of owner occupied housing. In 1947 only 28% of homes in the Netherlands were owner occupied (Elsinga, 2004).

After the Second World War there was a great need for affordable housing. Much of this was for the rental sector, but the sale sector also had a need for affordable housing. Apartments was the most logical choice also for the lower income sale sector, as less space and less materials were necessary per housing unit. At this time there was no legal way

to buy a horizontal section of a building, because of the difficulty of the ownership of the communal spaces. To deal with this the government enacted the *Apartmentsrecht* in 1952, allowing a single building to be legally horizontally split into units and setting up a legal premise for the common areas and amenities. Before this law was passed, there were some instances of owner occupied apartments, but these more closely resembled a cooperative (Mertens, 2006).

Shortly hereafter, the Dutch government started to encourage homeowners in the form of subsidies. During the 1950's, the government became a guarantor for mortgages, and each few years saw a revision in the way the government stimulated the buying of homes, especially for lower income families (Elsinga, 2004). Though the results of each effort were mixed, homeownership continued to rise over the next decades, and currently stands at around 50% (www.CBS.nl, 2012). The average for Rotterdam is significantly lower, at only 35%, but the Vogelbuurt is an outlier with almost 60% of homes owner occupied (GIS Rotterdam). Because of the high rate of owner occupied apartments it is important to examine how this ownership of homes affects the homes themselves and also the neighbourhood. Even for the rental properties, most of the houses have been split into apartments and therefore there is still a homeowners association in place.

5. Overview and history of homeowners associations



5a. The VvE

In the Netherlands most homes are not free-standing. That means that a group of dwellings share certain facilities, such as the entrance, façade, roof and foundations. In order to manage these shared facilities and make the necessary repairs, a homeowners association is formed, with each member (homeowner) contributing to a fund for necessary repairs. The most common form of homeowners association in the Netherlands is the Vereniging van Eigenaars, or the VvE. In this system each owner owns his or her apartment, with the shared spaces being owned by the sum of all the owners, and managed by the above mentioned association. Essentially this means that the homeowners association in itself has no ownership of the building, rather that the individual members each have a share in the building.

The Netherlands has around 129.000 VvE's, mostly concentrated in the four biggest cities and with 80% being smaller than 10 apartments. However, only around 85.000, or around two thirds of them are registered in the Kamer van Koophandel, with smaller VvE's being less far less likely to register than larger ones. (Companen Advisors, 2012, see fig. X).

The way the homeowners association is set up is that when a building is built, it

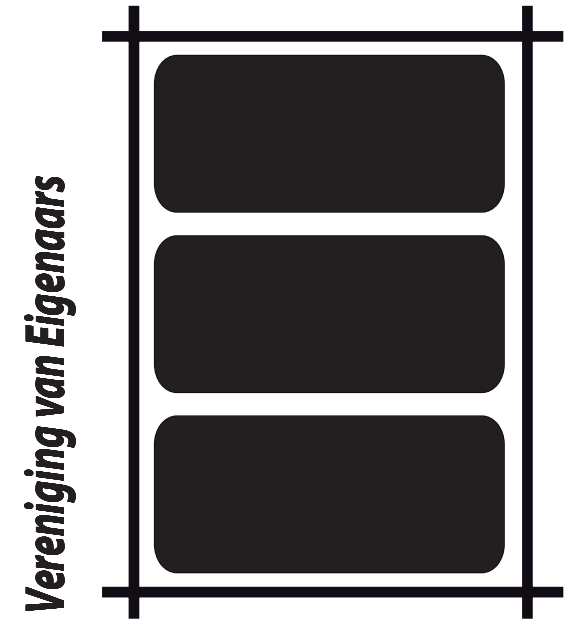


Fig. 38: diagram of VvE. Own illustration.

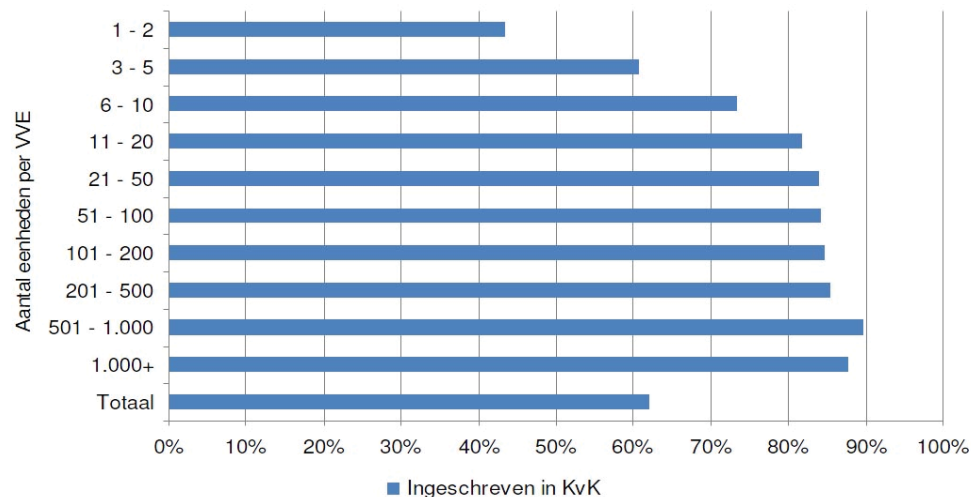
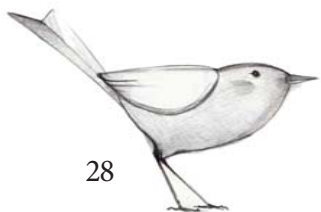


Fig. 39: graph showing activity in VvE's. Companen adviseurs, 2012.



is legally one piece of property. In order to sell individual apartments, a notary has to split the building into apartments (*akte van splitsing*). The *splitsingsakte* delineates which parts of the building are private for the individual homeowner and which are shared. Usually shared facilities include the roof, facades, load bearing construction, sewer system, balcony and portico, among others (Vegter, 2012).

Once this is done, the individual apartments can be sold, and the sum of all the owners of the individual apartments make up the VvE. At the time of the splitting, a by-law model (or *model reglement*) is chosen, usually with referred to by the specific year in which it was written, in 1972, 1983, 1992 or 2006. Apartments which were split before 1972 were not required to set up a VvE. These are then referred to as “fictive” VvE’s, currently estimated to be around 2000 in the whole country (Companen, 2012).

While a VvE can be active or “sleeping,” it legally always exists. In order to be considered an active VvE the members should meet at least once per year to assess the technical condition of the house and pay monthly or quarterly dues to cover maintenance costs (Companen, 2012). In the last decade there has been a broad campaign by the government to encourage the maintenance of buildings. One of the methods used is to require by law that the VvE’s be active

in a few key ways: it should have a collective insurance of the superstructure, a savings account for maintenance of the building (since 2005) and be registered in the chamber of commerce (since 2010).

Many homeowners have outsourced the management of the VvE to a specialized firm. This firm will take care of such things as a long-term maintenance plan (*Meerjaren onderhoudsplan* or MJOP). The MJOP is then used to estimate how much the monthly contribution should be by each of the members.

This campaign to increase awareness of homeowners to their rights and duties has made great progress. However, as of 2012 only 65% of VvE’s were registered at the chamber of commerce, with larger VvE’s (bigger than 50 apartments) being more likely to be registered.

While the formal functioning of a VvE can contribute to the activeness, and has certainly helped homeowners become aware of their rights and duties, according to research done by Vegter (2012), the informal workings of a VvE tend to be more telling of the state of maintenance of a building than the formal aspects. She found, for example, that the collecting of a monthly contribution had absolutely no effect on the state of maintenance of a building. According to her research, the top four factors determining

the state of maintenance of the building were the following, in order of most to least relevant:

1. Type and size of the building,
2. Length of residence of the owner occupiers,
3. Presence of a long-term maintenance plan (MJOP)
4. Living environment.

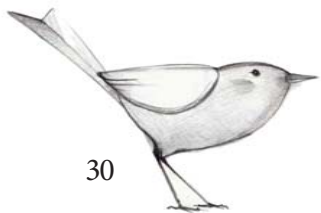
(*ibid*, p.185)

Only number three is part of the “formal” functioning of a VvE.

Another important finding was that members of medium sized VvE’s were the least satisfied with their VvE and the state of the building. Medium sized being with between five and fifty members (*ibid*, p.184).

Therefore, while the campaign to register and activate the sleeping VvE’s in the Netherlands is working overall, this doesn’t necessarily mean that the overdue maintenance is being done.





30

*Fig. 40 (right) : Habrakens
rejection of Plan Libre.
(Habraken, 1961)*

5b. History of collective solutions and actors

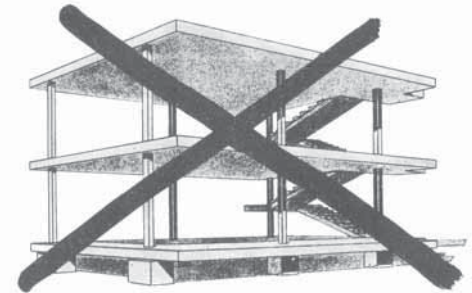
Historical Perspective

The origin of the modern collective solution started in the late 1960's. It was a time of political and social activism, in many different fields. The increased activism of the citizens flowed over into architecture as well.

The beginnings of the change in the field of architecture were somewhat earlier, starting in 1953 with the (future) group Team X questioning and objecting to CIAM's dogma for the rational city. They openly criticized the separation of the four functional categories of the city: living, working, recreation and commute. The idea of the all knowing architect who could design society by designing the buildings and public space was starting to unravel. In its place was a user oriented architecture acknowledging that the wishes of the users of a building were as diverse as the users themselves. In the Netherlands this reaction was called structuralism, which focused on the relationship between elements (van der Woude, 2012).

At the same time, beginning with the Woningwet from 1901 the Dutch government, in the form of social housing associations, was more and more involved with the business of housing people. With

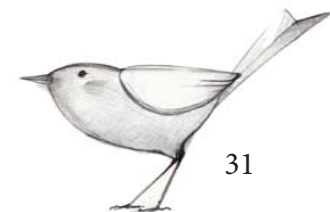
the aesthetic idealism of the architects and city planners of the first half of the twentieth century, the housing they were building was drifting further and



further away from the end user (van der Woude, 2012).

In his 1961 book *De dragers en de mensen*, John Habraken argued for the end of mass housing, promoting instead a form of building by which the structure (the façade) remains as much as possible separated from the infill, giving the user freedom to use it as he/she sees fit.

By the late 1960's some architects and users were collaborating starting from the early stages in the design process. Input from users also gave rise to collective living situations, with the nuclear family no longer being the thing which the house revolved around. Rather it was a collective "village" with close interrelationships between the dwellers (van der Woude, 2012).



International perspective

The civil rights movement of the United States in the 1960's brought about fundamental changes not only for minorities, but also for the way architects and urbanists saw their role in the process of the built environment.

In his influential article from 1965, Paul Davidoff criticized the conventional model of planner trying to project his own values upon society. He then makes the case for a new kind of planning, advocacy planning, which starts with a thorough research into the situation, rather than a value judgement, and looks especially to include the underprivileged in the plan and the process.

This newly coined advocacy planning became the basis for theory and practice in urbanism, and still today is seen as one of the most influential treatises in planning (Angotti, 2007). The concept of advocacy planning also influenced grass roots activist Jane Jacobs, who adopted the term for her activism (van der Woude, 2012).

While Davidoff was primarily concerned with urban planning, his article and method also have ramifications for architecture, especially collective architecture. The two most important things to learn from this type of planning is the including of underprivileged and making a conscious effort not to project your own values upon the design, but rather to start from research perspective.



Fig. 41: Recently executed example of advocacy planning: the High Line in New York. It was an old rail viaduct which was turned into a park by and for the residents. (www.thehighline.org)

Types of collectives

Collective living solutions come in all shapes and sizes. They can be classified according to certain characteristics. These classifications can give insight into the workings of a collective or the reasons why particular people might be attracted to a particular solution.

Location: for example urban, suburban or rural

Setup: in one building, consecutive buildings, or spread out over the street or neighbourhood.

Social services: group spaces, cluster spaces, project spaces, other activities

Ownership: can be rental or owner occupier or a combination

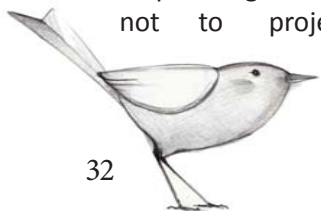
Special services: for example healthcare services

(Stichting Nederlandse Federatie, 2005)

Actors in collective housing

Collective solutions come in many different forms of partnership. Below are a few which may have relevance for the Vogelbuurt. (Selection from van der Woude, 2012)

- **Renters collective** – A renters collective is usually backed by a housing association. Many Centraal Wonen collectives in the Netherlands have been built by housing associations to the designs of future residents.
- **Economic collective** – The economic collective is when the main drive for doing something collectively is for financial reasons. Sometimes, as in the Wallisblok in Rotterdam, in the end they share more than just savings,
- **Public-private partnership** – When a group of individuals get involved in what is usually public domain, ie the urban plan, then you can have a public-private partnership. This kind of partnership aims to be mutually beneficial: the municipality has enthusiastic citizens who want to help with a plan, and the residents get to see their ideas come to fruition.
- **Neighbourhood partnership** – In this type of collective a group of people build a neighbourhood with shared facilities because they want to have more contact with one another and share more than just a hallway.
- **Ideological collective** – Ideological collectives are collectives where the driving factor behind setting up a collective is an ideological one, be it religious, environmental or cultural.



5c. Forms of collective housing

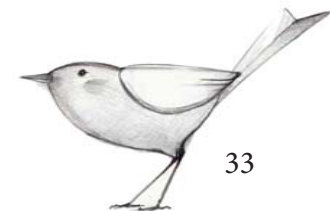


Collective Cycles

As with many trends, the trend for collective living is not new. According to sociologist Katusha Sol of Placemakers (2013), the concept of participation and collective projects is an old concept whose popularity depends on the political climate. With the trend from globalisation to localisation, the political climate is also ripe for more collective projects.

In the early 1970's there was the oil crisis, now the financial crisis, in these times of economic difficulty, people can look to each other for support in the form of collective solutions.

Many of the different types of collective above could be relevant for the Vogelbuurt, the most important thing is to find out what the residents themselves want and are willing to work for. Another option is to find a group of people from outside of the Vogelbuurt who are interested in building a community there and are attracted by the low housing prices.



Housing Cooperative

In the cooperative system there is no separate ownership of the particular apartments. Rather, the cooperative owns all apartments and people who want to live there buy shares in the cooperative and essentially rent their apartments from the cooperative. While the Netherlands is no stranger to collective living situations, the housing cooperative as owner of the building with residents as members buying shares is not very common here (Brandsen and Helderma, 2009b).

The term cooperative is actually an umbrella term for a wide variety of different types of living situation. From a small group of only a handful of people getting together to buy a house they wouldn't be able to afford apart, to the many thousands strong cooperatives in Germany, which function more as social housing associations than a cooperative in the strict sense of the word. In Germany the housing cooperatives take care of the physical (and sometimes social) part of the building/community, but not freedom of choice, providing services to the residents nor sharing in the profits (Brandsen and Helderma, 2009a).

Housing cooperatives are also very popular in large cities in the United States, most famously New York. These cooperatives usually don't function as a community so much as like a normal apartment complex, though they may have shared amenities such as a gym or swimming pool. In this case the main

difference between buying into the cooperative and buying an apartment is that the existing members have veto rights for

new residents (Skillings, 2013).

In the case of the Vogelbuurt this type of ownership form could lead to more social control, the spreading out of financial burden due to the fact that the cooperative as a whole would be responsible for profit or loss when a house is sold.



Housing Cooperative

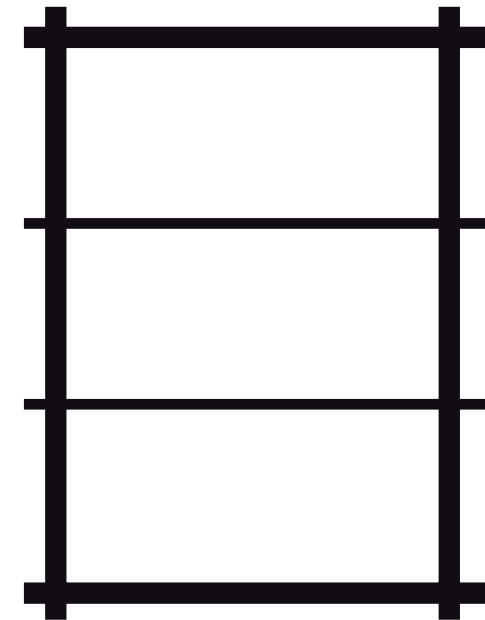
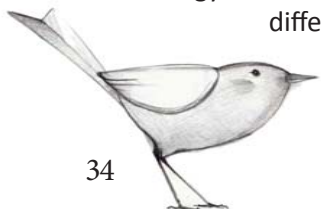


Fig. 43: diagram housing cooperative. Own illustration.

Fig. 44: Overview photo of De Refter, a housing cooperative situated in an old nunnery and boarding school near Nijmegen. The association (who was already living in the building) bought the building from the bank after the previous owner went bankrupt. Photo credit: derefter.nl



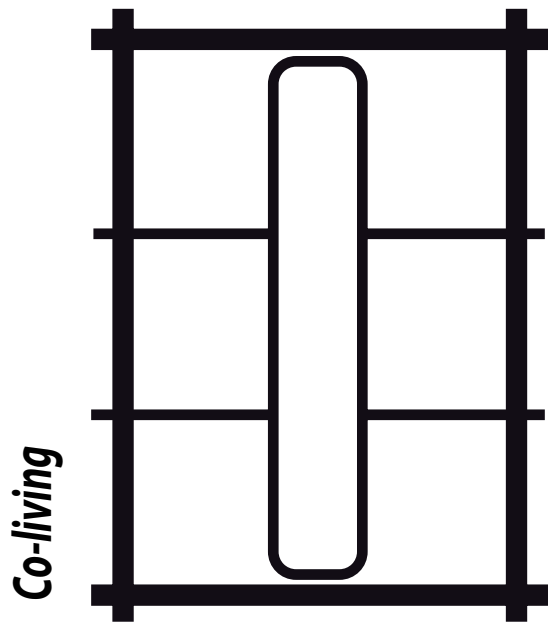


Fig. 45: diagram cohousing.
Own illustration.



Fig. 46: photo credit: www.hofvanhedenhoogvliet.nl. photograph of recent cohousing project in Hoogvliet, Rotterdam. This project combines rental and sale units to have a more diverse population. As with most cohousing in the Netherlands, it was realised by a housing association as developer.

Cohousing or *Centraal Wonen* has a similar principle to the cooperative system, but puts more emphasis on the shared facilities of the housing unit, often with community space such as a living room. The cohousing movement in the Netherlands began around 1970, and was a national initiative to change the way people looked at their living situation. The idea was to have something between the “family” and the “commune,” and to get the best of both of these ideas. Cohousing was seen as a way to give people another option than the traditional “settle down, get married, have kids,” but which was not as extreme as a commune (Vereniging Centraal Wonen Delft, 1986).

There are three main philosophical movements in cohousing, though most projects are oriented towards all three, to some degree:

1. To use cohousing as a way to bring about positive changes for society as a whole.
2. That cohousing should be a springboard to personal enrichment by developing close relationships with individuals outside the family.
3. That cohousing is the most efficient and useful way to live.

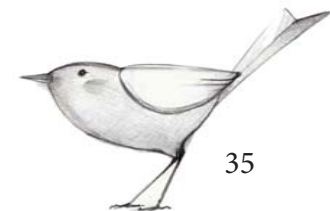
(*ibid.*)

With the ideals of cohousing come these three main elements:

1. Privacy: everyone has their own space and respects that of others.
2. Self responsibility: everyone has a say in what happens and how it happens.
3. Involvement: common functions, amenities and activities.

(Stichting Nederlandse Federatie, 2005)

Usually cohousing is split into groups or, with larger complexes, clusters and groups. These can be quite large, sometimes with upwards of a hundred residents in one complex. The difficulty arises in the larger complexes, because it is hard to know so many people intimately, and that is in principle what cohousing is all about. For a neighbourhood such as the Vogelbuurt this would only be a part of the solution, possibly being a springboard for getting the neighbourhood to become more involved.



“Spotted” living

With existing buildings its not always possible for the cooperative to buy up all the apartments, but that does not make co-living or cooperative living impossible. Even when apartments are not side by side, a cooperative organization can be set up as support for the people who want it. In this case a VvE would also be present since there would need to be an overall association for common amenities.

So called *gestippeld wonen* was invented in the 1990's along with its sister, *harmonica wonen*, by the architect and consultant Nico van den Dool. The idea was that the fact that the apartments were not next to each other doesn't have to hamper the community. In van den Dool's model, the organisation is more important than the architecture. Architecture should serve the organisation rather than create it (Kromwijk, 2008).

Gestippeld wonen groups always use existing buildings, usually because financial reasons prohibit a community from building their own building. So far it has always been about new people moving in to an existing building, usually starting with just a few members and growing over time (*ibid.*). However, there is no reason that the community can not be made up of existing residents who would like to be more involved with each other and the neighbourhood. This type of model can work very well for special groups, forming a support network within the community for people with a handicap, elderly

or gays, without being in an exclusive neighbourhood. One helpful characteristic of this sort of community is the flexibility of the size of the group. Since not all the apartments in a complex have to be part of the collective, it can grow or shrink as meets the demand. Also, the spreading of people over the whole building or buildings gives the people of the collective more chances to integrate and have contact with people from the rest of the building (de Jong, 2006).

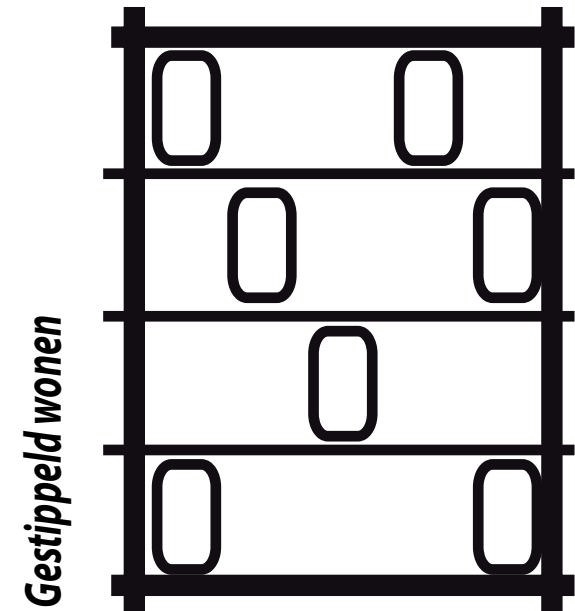
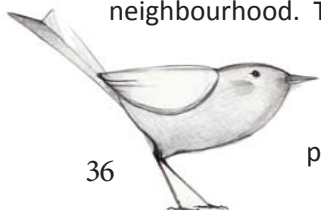


Fig. 47: diagram *gestippeld wonen*, own illustration.

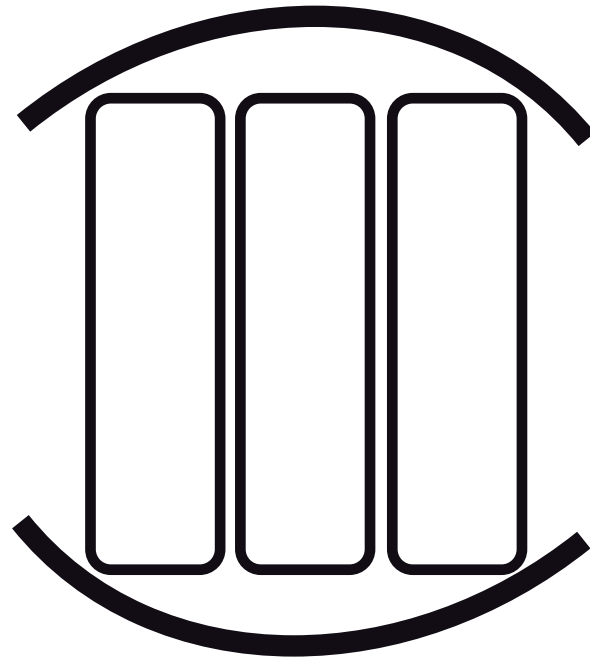


Fig. 48 : *Ventose flat* in Eindhoven. photo credit Eindhoveninbeeld.com. This project consists of apartments with workspace for creative people in an old cigar factory. Shared facilities include hobby space, where they can organise activities. (www.eindhoveninbeeld.nl)



Collective Private Patronage

Collectief Particulier Opdrachtgeverschap



Trying to finance a large project can be difficult for a private party, but in the past decade or so a new movement has made it possible for individuals to accomplish projects far greater than usually possible. In this form of collaboration, different private parties with similar goals pool their resources to get the most out of what they have.

This can be in the form of putting renewable energy systems in the neighbourhood or building a new apartment complex, the main binding tie is that private parties get together to achieve something they could not have on their own, for their own use, without looking to make a profit, and at their own financial risk (van der Woude, 2012). In order to accomplish this, a group of people will usually

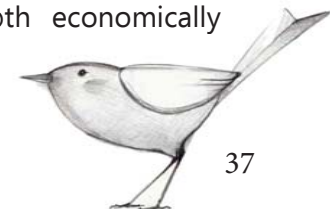
organise into a legal entity, usually a foundation, and this foundation in turn has the responsibility for the project at hand. In this way it is much like a cooperative, with the difference being that once the project is over, the foundation ceases to exist and the individuals, rather than the organization, are owners of their particular part of the project (Bijlsma et al, 2007). In this way it is a much more temporary collaboration than the other solutions described above.

One of the most important facets of CPO developing is that the future users have all the say in the final outcome of the building or project. This characteristic is what sets CPO apart from traditional development, where the final user of a building has little or no say in the size or shape of the apartments, nor the collective amenities (Pullens, 2013). Because it is often not possible to sell all of the apartments before the building is built, many times a housing corporation will act as a financial net to take on the burden of any unsold apartments (see case study Vrijburcht, Pullens, 2013).

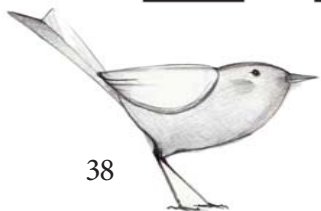
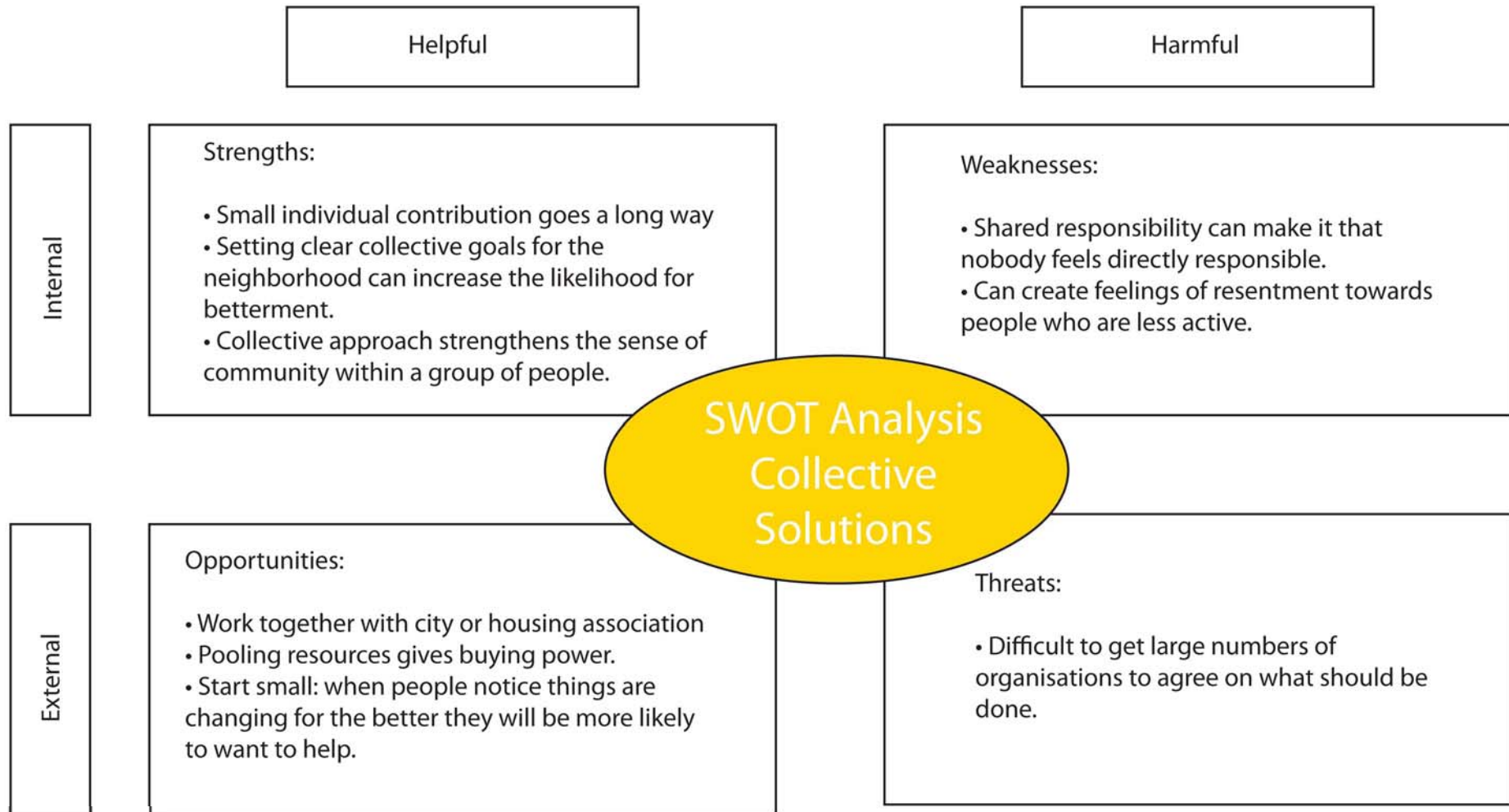
While the buildings in the Vogelbuurt are already there, the system of CPO can be put into place to make larger changes which would encompass whole building blocks or even the whole neighbourhood. Due to the larger purchasing power this could be both economically advantageous for the residents and good for the neighbourhood as a whole.

Fig. 49: diagram collective private patronage, own illustration.

Fig. 50: credit: Hulshof Architecten. The Wallisblok in Spangen, Rotterdam was a dilapidated pre-war housing block, until the City of Rotterdam decided to give it away on the condition that the new owners would invest in their new homes. Out of this came an unexpected and serendipitous collaboration.



Conclusions collective solutions

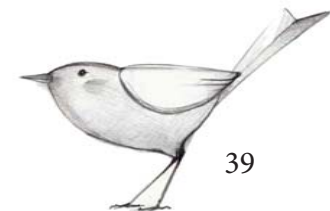


5d. Case Studies

In order to better understand the different forms of collective living situations, this chapter gives a more in depth analysis of three collective solutions which were realised and can be considered “successful” in that, a. they still exist and b. the residents are satisfied with their living situation and there is no or very little vacancy.

The decision of which housing projects to examine started with a general search into collective housing. From here three projects were chosen, looking for diversity in the size, location and type of collective solution. The original three projects were in Amsterdam, Delft and Rotterdam. The collective in Amsterdam was relatively new (completed in 2008) and is a model using the VvE as the collective engine. In Delft ex-squatters had organised to create a housing cooperative, and in Rotterdam a group of also ex-squatters is renting a nineteenth century port building.

However, contacting the collectives proved to be more difficult than originally anticipated, with phone calls and e-mails which were not returned. In the end, the first two projects, Vrijburcht and the Nieuwelaan, were willing to show me around and answer questions. Various phone calls and e-mails to 3 different housing collectives in Rotterdam yielded no results. In the end another plan was chosen, this one also in Delft, Centraal Wonen Delft. While this plan is also in Delft, it did represent a living model which was not covered in the first two case studies, namely the cohousing model backed by a public housing association, which is a very common model for collective living in the Netherlands, and as such an important addition to the case studies.



Vrijburcht, Amsterdam



Fig. 51 (far left): location of Vrijburcht on IJburg. (VLUGP architects, n.d.)

Project name: Vrijburcht Foundation
Architect: Hein de Haan
Location: IJburg, Amsterdam
Size: 49 apartments
Year completed: 2008
Shared facilities: Garden, greenhouse, theater, boat dock, cafe, guest bed rooms.

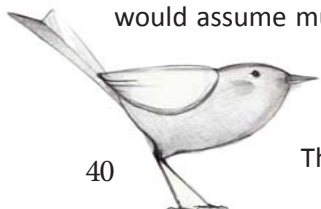
Fig. 52: Photo of VrijBurcht cafe and theater, as seen from the bicycle bridge (VLUGP architects, n.d.)

Vrijburcht in Amsterdam is the brain child of three couples who wanted a different way of living. In 2000 the city of Amsterdam was looking to diversify the building stock on its newly created Steigereiland and opened a competition for a concept for collective projects that included around 50 homes.

The project of the three couples was chosen and this grew into the Vrijburcht which we see today. They worked together with De Key housing association who would assume much of the financial risk and rent any apartments which couldn't be sold.



Fig. 53 Photo of the apartments as seen from the water (VLUGP architects, n.d.)



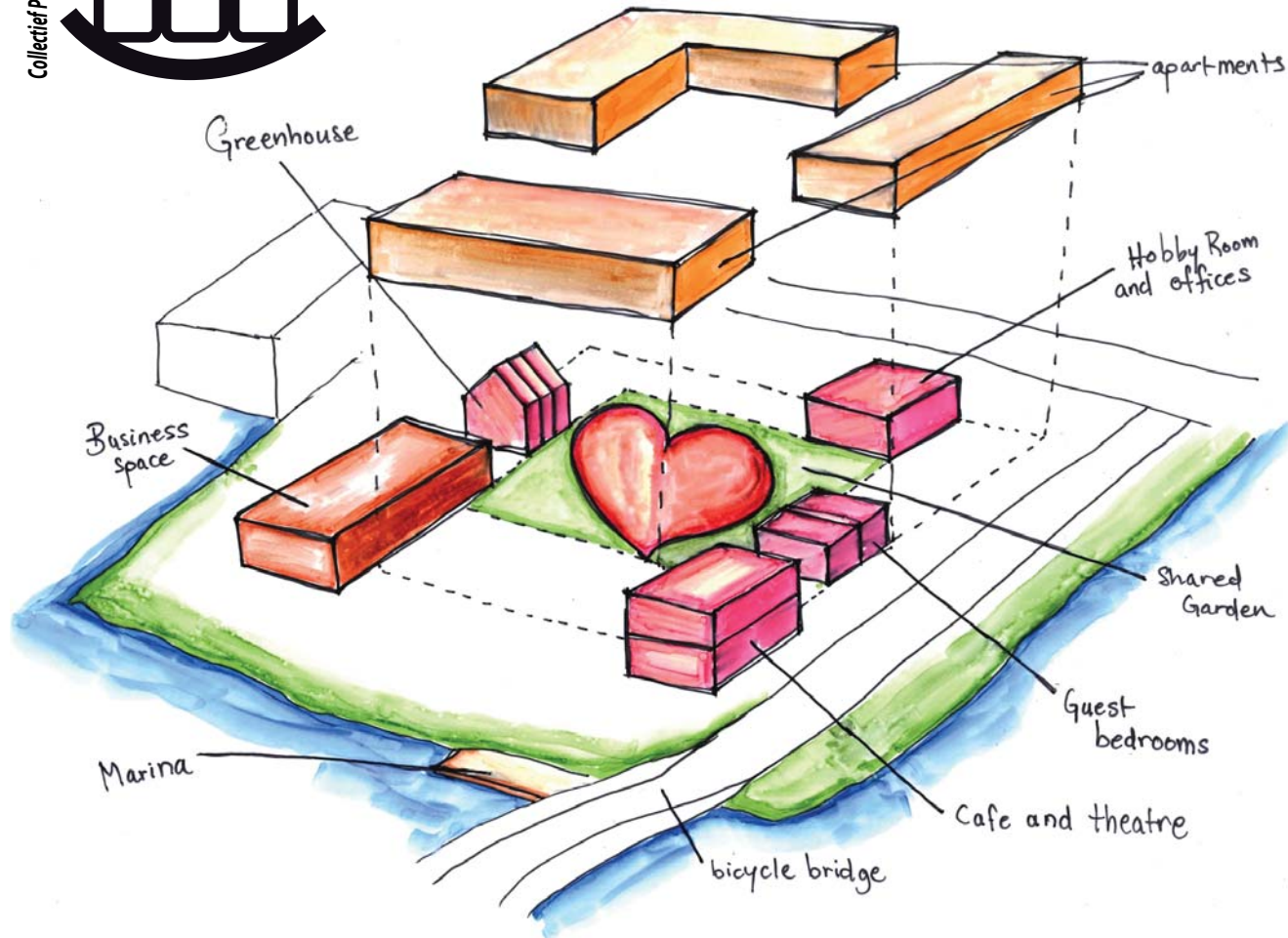
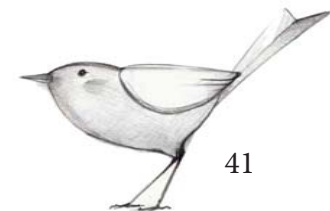


Fig. 54: Exploded view of the different functions. (own illustration)

a Collective Private Patronage (CPO), so the ownership of the individual homes rests with the resident, and not the foundation who built it. This means that in this type of situation there is still a VvE. However, in reality it is a VvE in name only, because it functions more as a cooperative, with many shared amenities, and a working-together-for-the-greater-good-mentality (de Haan, 2013).

The building is situated on a western corner of the man made island of Steigereiland. The plot is surrounded on two sides by water. Only one side of the building has car traffic, which encourages the users to use all sides of the building. The diversity of functions and types of living spaces is one of the main reasons the City of Amsterdam chose this concept (Vlug, 2008).

The building houses a theatre, café, crèche, and some office space as well as apartments for people with lower incomes, a shared living unit for six mentally handicapped youths, living/working apartments, and apartments for senior citizens. The residents enjoy many shared facilities, a hobby room, bicycle shed, greenhouse, underground parking garage, a dock in the water for boats and guest rooms. All of these functions are clustered around an intimate enclosed courtyard which is kept up by volunteers and functions as the heart of the building.



De Nieuwelaan, Delft



Project name: Woonvereniging de Oude Nieuwelaan
Architect: Ramses Germain and Marieke Sleijpen
Location: Nieuwelaan, Delft
Size: 33 units/rooms
Year completed: 2006
Shared facilities: Garden, living room/ kitchen, bathrooms, eetcafe

The Nieuwelaan in Delft is a textbook example of what the bottom up method can accomplish. It started in 1981 with the squatting of some empty professors housing at the periphery of the center of Delft. Twelve years later they organized themselves into the Oude Nieuwelaan association. The city of Delft was planning to demolish the buildings to make room for new ones, but the organization succeeded in convincing the city to change its plans by offering an alternative solution (www.denieuwelaan.nl).

The fruits of their labours are visible today when you see the new building straddling the older terrace houses (See fig 56). In 2005 and 2006 the



Fig. 55 (far left) : map showing location of Nieuwelaan in Delft. (maps.tudelft.nl)

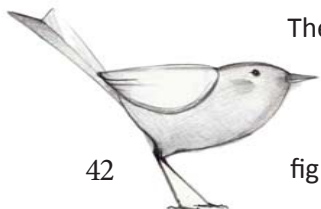
Fig. 56 (left): photo of scale model for the renovations (www.nieuwelaan.nl)



Fig. 57 : photo of the facade (www.nieuwelaan.nl)



Fig. 58: historical photo from when the houses were squatted. (www.nieuwelaan.nl)



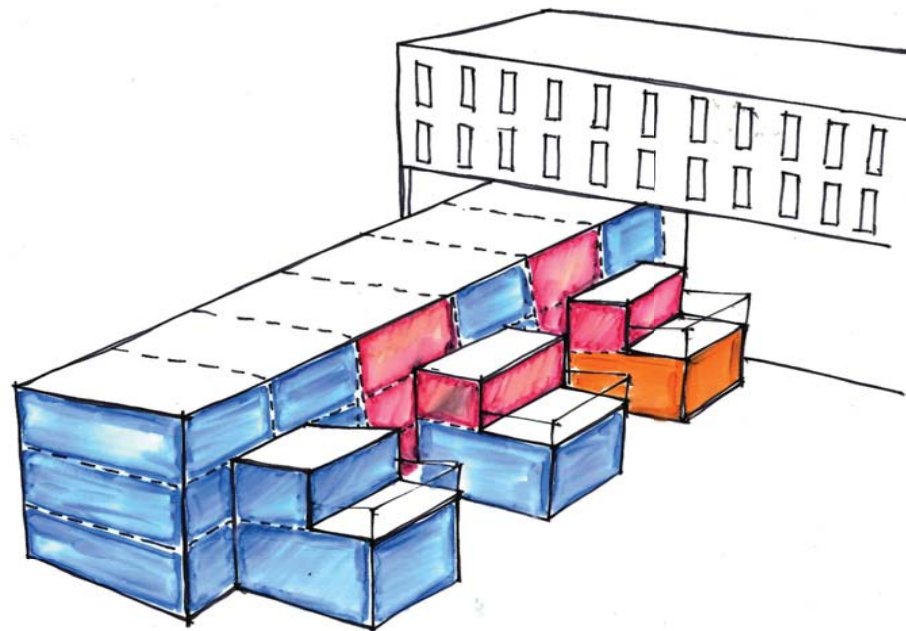
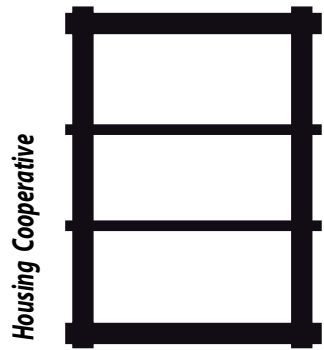


Fig. 59: overview of groups in the houses on the Nieuwelaan. (own illustration)

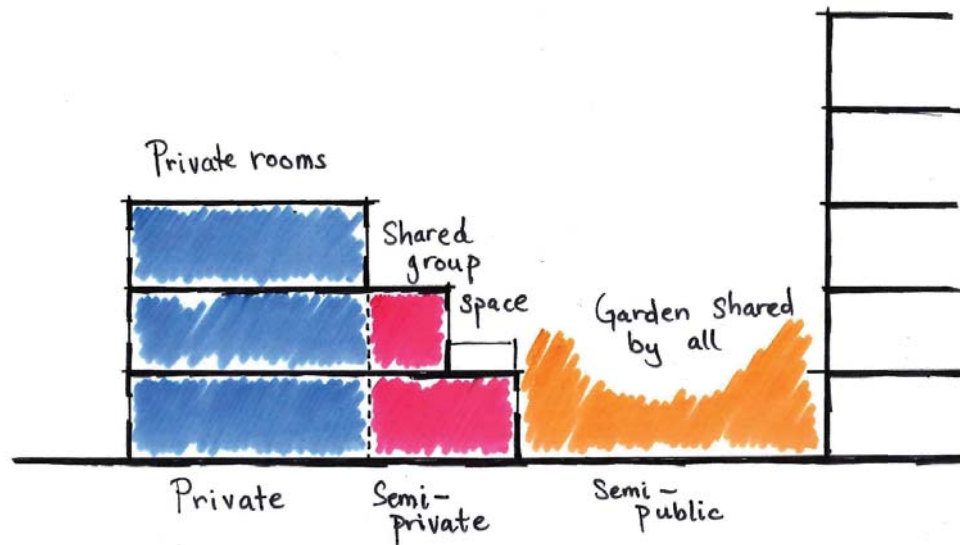


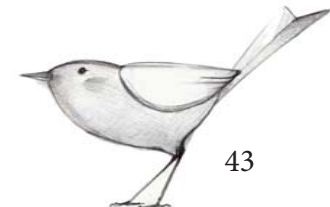
Fig. 60: Section showing private, semi-private and semi-public spaces. (own illustration)

houses were completely renovated using mostly elbow grease from the residents. The organization is a cooperative, bought and paid for with a mortgage covering all the buildings in the name of the organization (van den Herik, 2013).

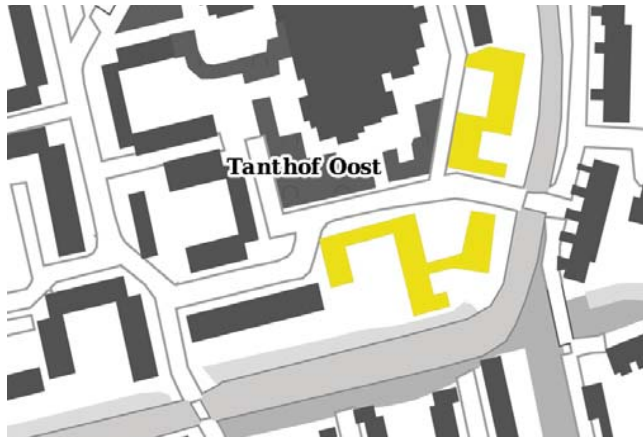
Each member pays a monthly fee, part of which goes to the mortgage, part goes to the upkeep of the organization as a whole and part to their own group. If renovations need to be done, they can get the basic amount from the main bank account. For extra quality, they can use their own group fund for nicer materials (*ibid.*).

The monthly fee which pays for the mortgage is also technically an investment. Therefore, once the mortgage is paid off, the principle is that the former residents will get a cut of what they have paid into it (Arnold, 2013).

Within Nieuwelaan, there are four separate living groups, two large and two small. Each group shares facilities like living room, kitchen and a large garden at the back of the house. There is also a central living facility shared by members of all the groups, dubbed the “eetcafe,” where dinner is served for everyone on Sunday evening. Each living unit consists of between one and two of the old terrace houses, with an addition at the back serving as the communal living and kitchen facilities. The residents also access to shared tools and can use these in the *eetcafe*.



Centraal Wonen, Delft



Project name: Centraal Wonen Delft
Architect: Flip Krabbendam and Astrid Wiebinga
Location: Fuutlaan, Delft
Size: Around 115 living units
Year completed: 1981
Shared facilities: With group: kitchen, living room, bathroom. With cluster: garden, "cluster room." With whole complex: hobby rooms, bar, professional kitchen.

The cohousing association Centraal Wonen Delft is located in the Tanthof in Delft, a neighbourhood dating from the late 1970's and early 1980's. It is one of few surviving cohousing associations from the heyday of cohousing from the 1970's. While it was only actually realised in 1981, the plans for this living association started in 1970 (Vereniging Centraal Wonen Delft, 1986). As with many projects where the organizers have more enthusiasm than money, it took a while to get off the ground and convince a housing



Fig. 61 : location of Centraal Wonen Delft. (maps.tudelft.nl)

Fig. 62: Perspective drawing of Centraal Wonen Delft. (Informatieboekje Centraal Wonen Tanthof Delft)

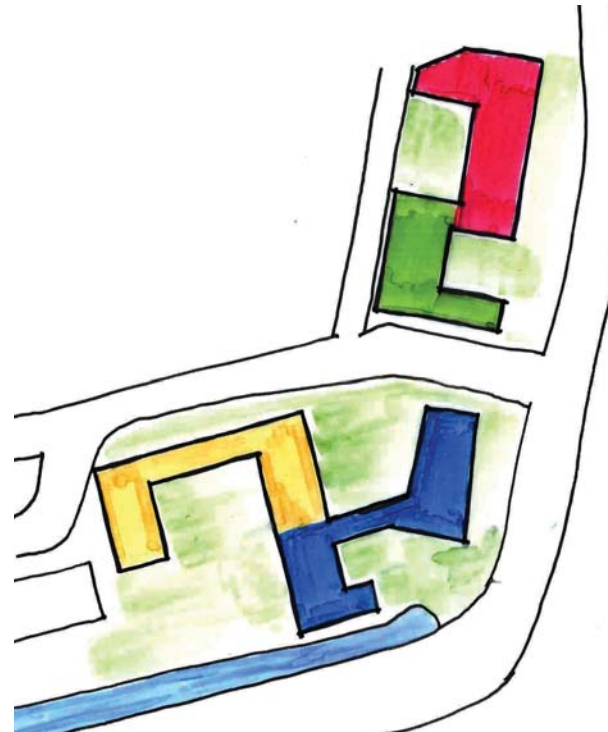
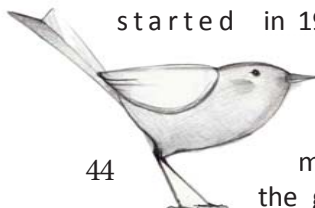


Fig. 63: Illustration of the different clusters. Own illustration



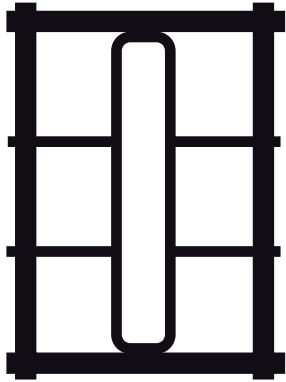


Fig. 64(below) : Photo of Blue cluster houses. (www.centraalwonendelft.nl)

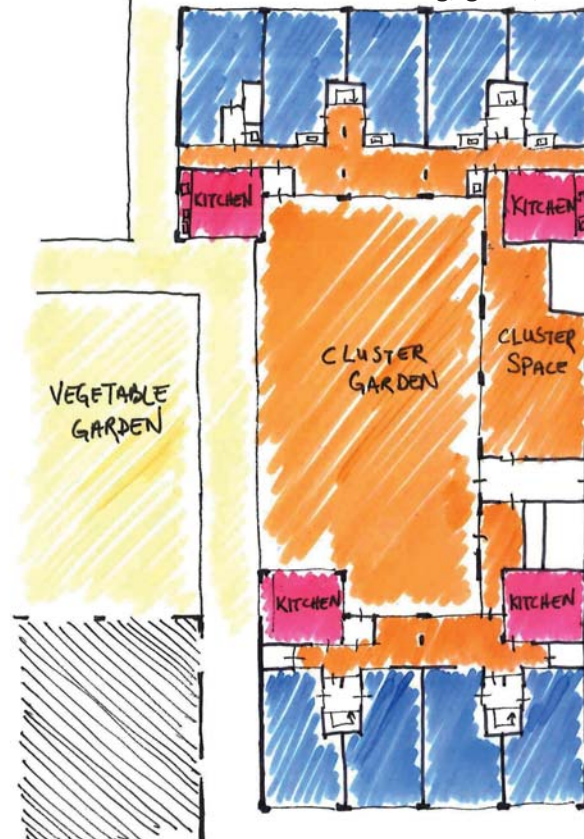
Fig. 65 (right): Yellow cluster plan with private, semi-private and semi-public spaces. (own illustration)



association to invest in their new form of collective living.

In 1975, the then student Flip Krabbendam drew up a plan for what would become Centraal Wonen Delft for his graduation project. This was further worked out over the years as more people joined onto the group, and finally built in 1981. He still lives in the complex (Dobken, 2013).

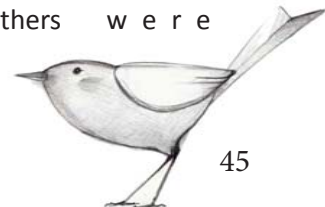
The complex is divided into four “clusters,” each named after the colour of their building, green, red,



blue and yellow. Each cluster is further divided into four groups, each group consisting of between 8 and 12 residents. Groups share living, bath and kitchen facilities. In some cases, two groups have joined their living facilities (but not the kitchen) together to create one big living room. Each cluster has a garden which is accessible to all the people in their cluster. There is also a bar, professional kitchen, vegetable garden, and two hobby rooms which are shared by all the clusters. The clusters are situated across from each other, with the garden forming a courtyard in between (Vereniging Centraal Wonen Delft, 1986).

The original idea of the architect was that the complex would be a sort of central point in the neighbourhood, where not only residents of the complex, but also of the greater neighbourhood, would come together to roast a pig like Asterix and Obelix. To this end he designed a triangle shaped grass area in the centre of the complex, bordering on a public road, so that it could be seen. In the end it didn't work out that way, and today it is just a triangular piece of grass separating the buildings (Dobken, 2013).

Upwards of a hundred people live in the Centraal Wonen complex in the Tanthof. Even with the subdivisions into clusters and groups, it is difficult to know everyone. Some of the residents complained that there was too little involvement on the part of the residents, but others were perfectly happy with the core group of people plus the periphery who are active in the community.



Conclusions Case studies

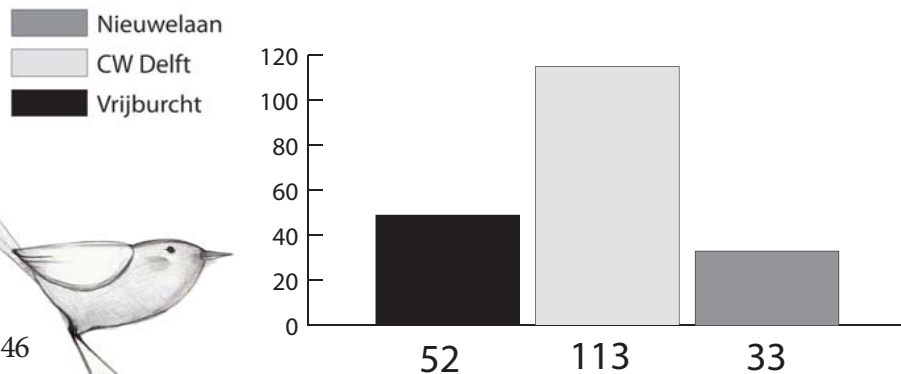
These three cases represent three different types of collective living situations. Vrijburcht is a situation in which every resident remains owner of his or her particular living space, Nieuwelaan is a true cooperative and CW Delft is an example of coliving as a rental unit, backed by a housing association. While they are all very different, they do have many similarities.

The Nieuwelaan and CW Delft each have rooms for rent, rather than independent living units. In this way they share many of the same characteristics. However, since CW Delft has been backed by a housing association, and was built especially for a coliving situation, the amount of collective space (as compared to the amount of private space) is far higher

	Cafe	Bathroom	Yard	Vegetable garden	Hobby room	Swimming locale	Theater	Guest beds	Kitchen	Living room
Vrijburcht	✓		✓	✓	✓	✓	✓	✓		
Nieuwelaan	✓	✓	✓					✓	✓	✓
CW Delft	✓	✓	✓	✓	✓			✓	✓	✓

Fig. 66(above) : comparison of the collective functions through the case studies. Own illustration

Total number of living units



Ratio (indoor) collective space to private space.

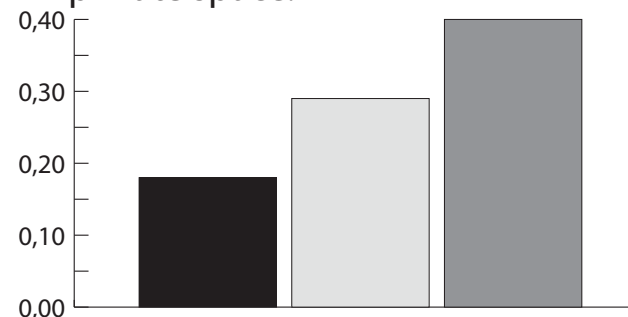
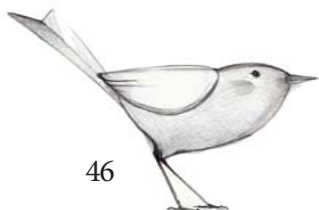


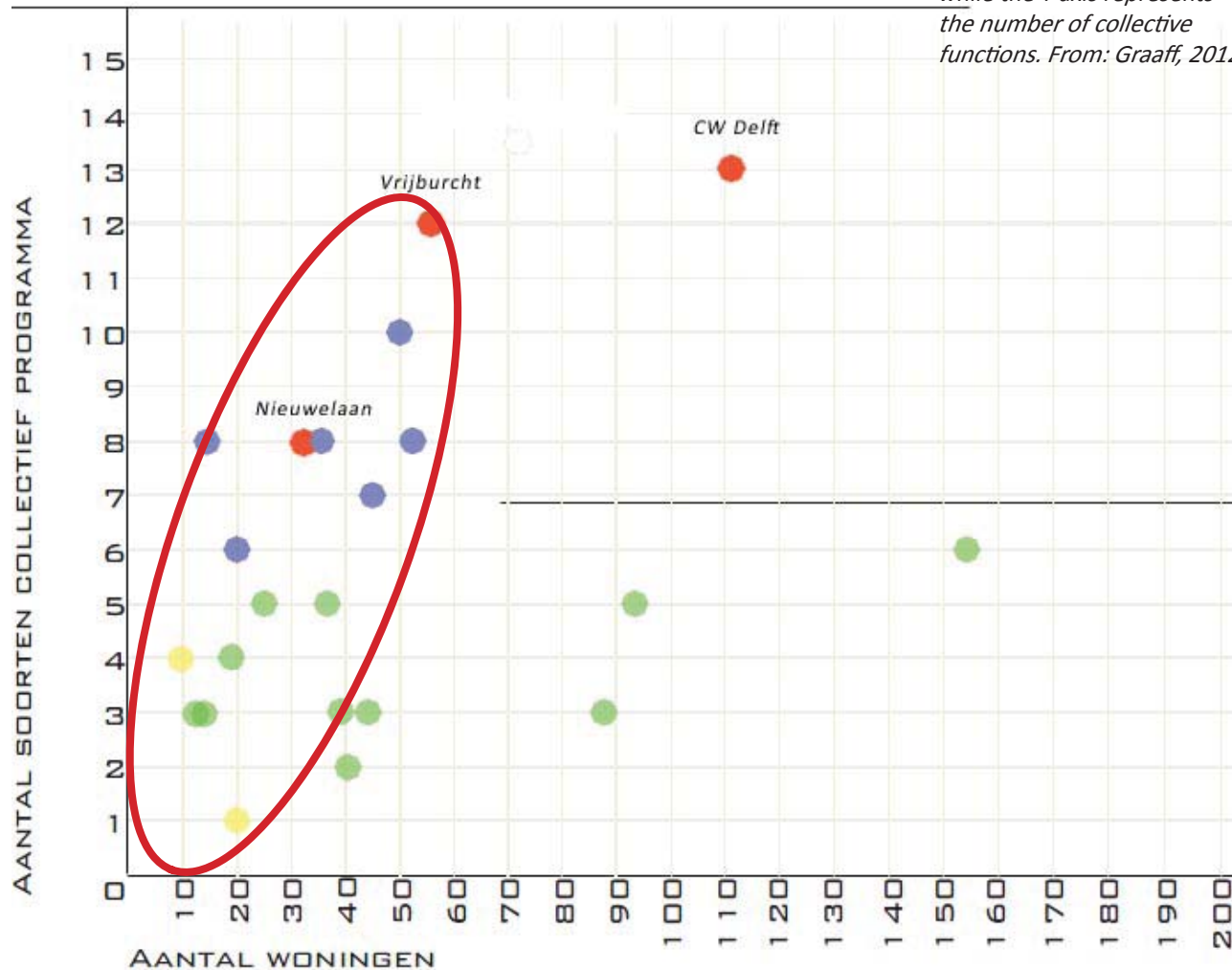
Fig. 67 (far left) : graph with the total number of living units of the three case studies.

Fig. 68 (left) : Graph comparing the amount of collective space (m2) per square meter private space.



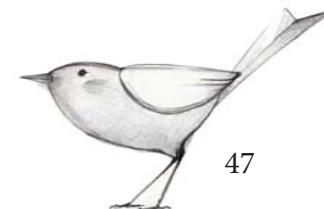
- Commercial developer
- Centraal Wonen
- CPO project
- Case study

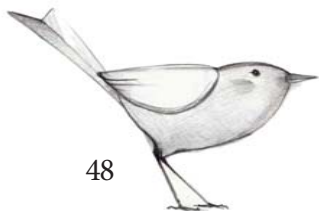
Fig. 69 (below) : The three case studies placed in a graph comparing Commercial projects, CPO's and coliving situations. X axis represents the number of living units while the Y axis represents the number of collective functions. From: Graaff, 2012



than for either of the others, which were completed with only private investment. While Vrijburcht has little collective space inside the building, most of the collective functions are “outdoors.” Therefore the ratio in the graph (fig. 68) may be slightly misleading: the garden, greenhouse and jetty are the main collective spaces but are only used when the weather permits.

In order to try to place the case studies within a broader range of collective solutions, I have used a graph published in Pieter Graaffs 2012 book about his graduation project for the TU Delft and the Veldacademie. In it Graaff analysed a number of different housing projects and categorised them according to the concept behind the plan: coliving, CPO or private (for profit) developers. He used 24 collective functions as criteria and mapped each project out on this graph. The trend for collective housing situations can be seen as a linear function of the number of living units to the number of collective functions. Only CW Delft does not fit within this linear relationship, probably because the number of collective functions will top out somewhere (possibly turning the graph into a logarithmic function). This information can be helpful when examining what sort and how many collective functions to use for the design of the Vogelbuurt.





6. Current situation in the Vogelbuurt



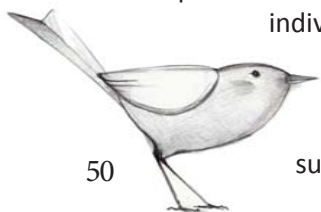
Fig. 70 : VvE's and selected facades.

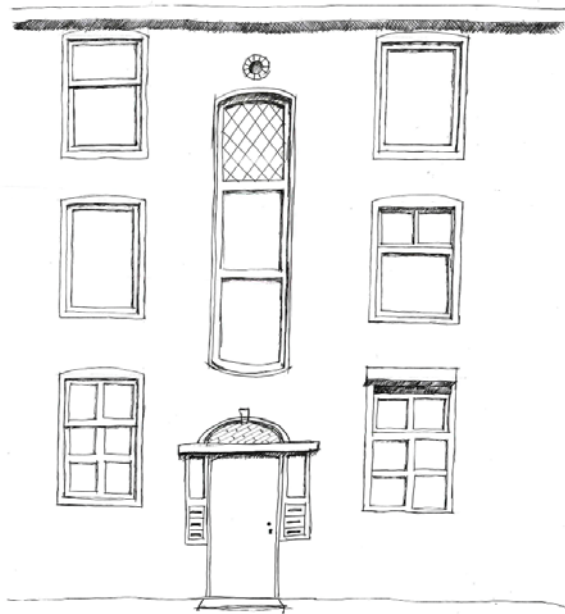
6a. VvE's in the Vogelbuurt

Currently in the Vogelbuurt all apartments are part of a VvE, or have never been split and are therefore owned by one owner (GIS Rotterdam). These VvE's vary in size from one portico of six apartments to a whole block with upwards of a hundred apartments. While there is a big variation in the size of the VvE's, most of them consist of one portico with six flats. A few porticos are owned by one owner and therefore a homeowners association is unnecessary. In a small number of cases (6) two portico's together form one VvE, and in three cases more than two make up a VvE. On two streets (the Tapuitstraat and the Fazantstraat) the whole street has joined together in one VvE, and at the Lepelaarssingel and Korhaanstraat a whole block of flats have joined to make one VvE.

The variation in size of VvE's has to do with the original ownership of the apartments. If one owner originally owned a large number of apartments side by side, they would be split as a whole whenever this owner decided to sell off some or all of the apartments (Vegter, 2012). The size and formation of a VvE is difficult to change once it has been made and therefore it is unlikely that the larger VvE's joined together in a later stage.¹

Another difference which should be taken into consideration is the periodical contributions each homeowner makes for the upkeep of the building. In the Vogelbuurt, this can vary between 25 and upwards of 100 per month. Even within a specific VvE, the individual contributions can vary wildly. The cause of this has not yet been ascertained. Because the monthly contribution is supposed to be used for current





maintenance, but also as a piggy bank for future (large) renovations, a (too) small contribution is telling of the willingness of the owners to invest in their property.

A third variable which should be taken into account is the proportion of rental units versus owner occupier units within a single VvE. The general consensus (Vegter, 2012, Companen, 2007, 2010) is that landlords renting their property are less willing to invest in improvements than owner occupiers because they will see less return for their investment (often, raising the rent to pay for an improvement is not desired by the renter).

These three variables will be discussed in this chapter, using specific cases within the Vogelbuurt.

But first, the objects for which the VvE is responsible will be broken down and analysed on the basis of these three variables.

In comparing the VvE's to one another, usually the visual characteristics of the front facade were used, purely because this was only shared facility which could be accessed for all of the buildings. Where possible the back facade was also considered, and also the portico.

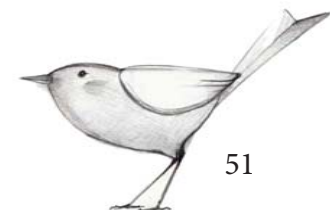
Windows and front facade

One of the first things that one notices walking through the Vogelbuurt is the windows. The state of the windows can give a good indication of the way in which the VvE works, how much they work together and how much they leave up to the discretion of the individual homeowner. Of course, care should be taken to make sure that the state of the façade and windows does not reflect a previous state of affairs (for example, a recently active VvE may have plans for repairs/replacements but not yet have the funds to carry them out).

Although all the houses were built at the same time and with the same window frames, over the years many have been replaced or renewed. The differences in windows, many times within a single block of six apartments, is striking. Normally, the housing association is responsible for the envelope of a building (Rijssenbeek Advocaten, 2011). This includes all windows and frames in the façade or facing shared space, meaning that (usually) the windows in a particular block of apartments would

be changed at the same time. This can pose a challenge when, as in the Vogelbuurt, many VvE's have only recently become active. While legally the VvE is responsible for the upkeep and replacement of the windows, in practice the individual owners have been taking care of this themselves. The difficulty arises when a new owner comes to the VvE and demands the replacement of their windows. The inactivity of the VvE is thus more likely to be the reason for the diversity of windows within the same portico in the Vogelbuurt. The other option, that they were explicitly excluded in the by-law, is a less likely reason (van Lek, 2013).

At the moment the new activity of the VvE's is becoming apparent. Since 2009 the windows have been replaced in the Lepelaarsingel/Korhaanstraat, and will be replaced in the near future for the Tapuitstraat. This large scale upgrading from the windows suggests that the city's initiatives to increase the activity in the Vogelbuurt is succeeding. This is especially apparent for the larger VvE's, but many smaller ones are still behind. In the following chapter the different aspects of the VvE's in the Vogelbuurt will be analysed and compared to each other in order to determine whether the research which has been done on a national level also applies to the Vogelbuurt.



Aspects of Maintenance

The workings of the VvE in the Vogelbuurt will be examined in the following parts, but it is important to first make a distinction between the three blocks on an architectural level, and also to discuss which parts of maintenance have been examined and been found to have significance.

First of all, the front façade has been used in most instances to determine the workings of the VvE. The reason for this is that it is the only common part of the building which was always accessible, and therefore far more instances are available for comparison. Moreover, the front façade of a building is the face which is shown to the outside world and thus more likely to be taken care of.

At right and on the following page the specific characteristics of the three building blocks are examined for advantages or disadvantages in the maintenance of the building. They are here placed in order of ease of maintenance: the Sutterland block façade is most easy to maintain, followed by the Vermeer block, with the van der Broek block being most difficult because of the many parts on the façade and the large area which the portico window covers, causing it to need more maintenance and have a larger impact upon the appearance of the façade if maintenance was overdue. Balconies at the front façade also had a big effect, not only from the balconies themselves, but also from the garbage or other things stored on the balcony and the rain pipes which run parallel to the portico window.

The following is a list of features taken into account, their

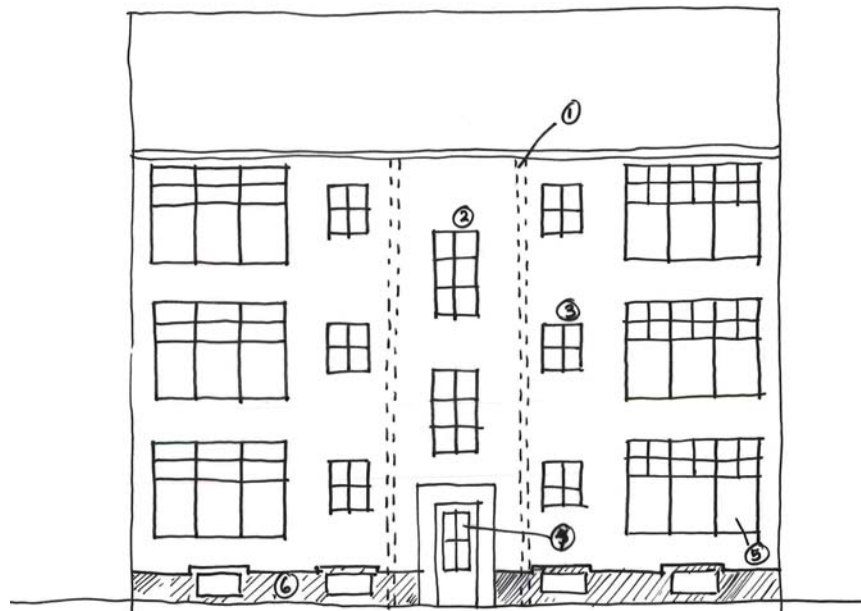


Fig. 72 : facade of the Sutterland block.

1. gutters built in to the facade: low maintenance and gives facade cleaner look.
2. Regular (not custom) windows in stairwell easier/cheaper to replace.
3. Wooden frames need periodic paint job.
4. Glass in door can break.
5. No picture window makes replacing glass easier.
6. Concrete plinth resistant to rising damp.

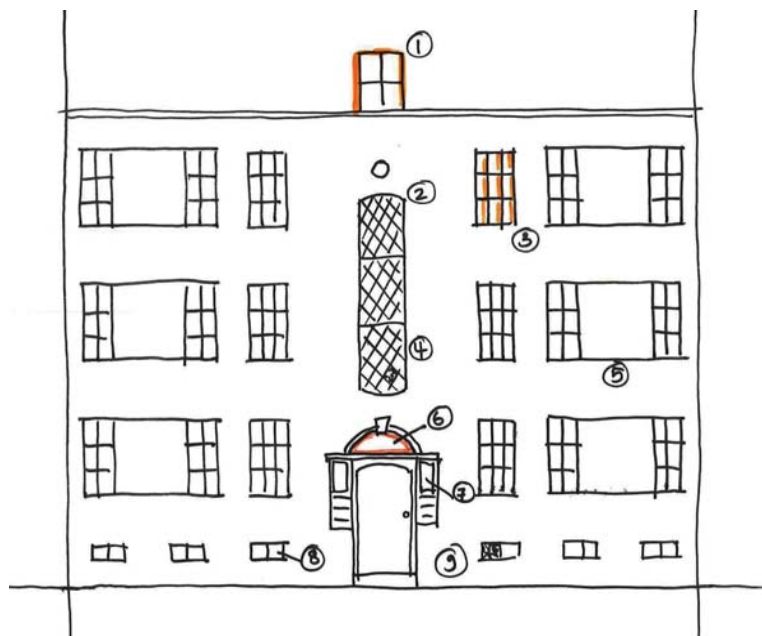


Fig. 73 : Facade of the Vermeer block.

1. Dormer window lets light into stairwell but is difficult to reach for maintenance.
2. Small glass panes harder to break but must be replaced all at once, and custom made.
3. Wooden frames need periodic paint job.
4. Smaller glass surface easier to clean.
5. Brick facade relatively low maintenance.
6. Probably originally glass, but replaced in all instances with brick or concrete.
7. Glass next to door needs periodic cleaning.
8. Low basement windows susceptible to breakage.



Fig. 74: van der Broek with balcony at the rear.

1. Large glass surface needs more cleaning but lets in more sunlight.
2. Wooden frames need periodic paint job
3. Gutter placed between houses and is not obvious.
4. No large picture window so easy to replace.
5. Steel frames need paint/maintenance to avoid rusting.
6. Window next to door needs regular cleaning.
7. Low basement windows susceptible to damage.

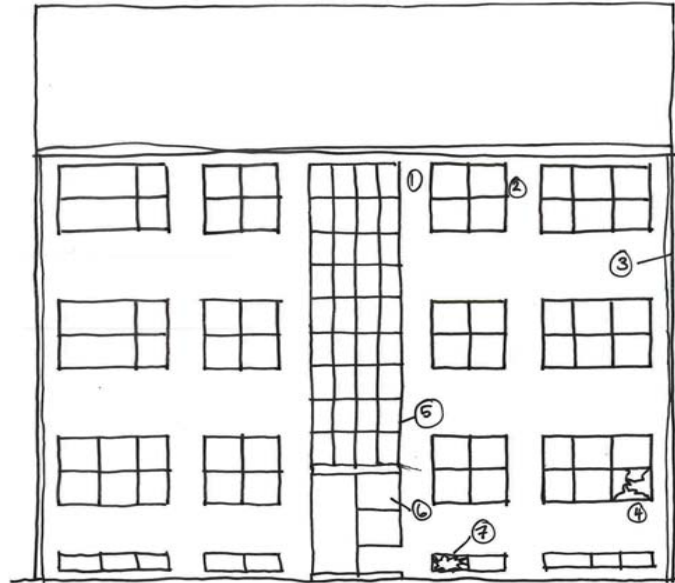
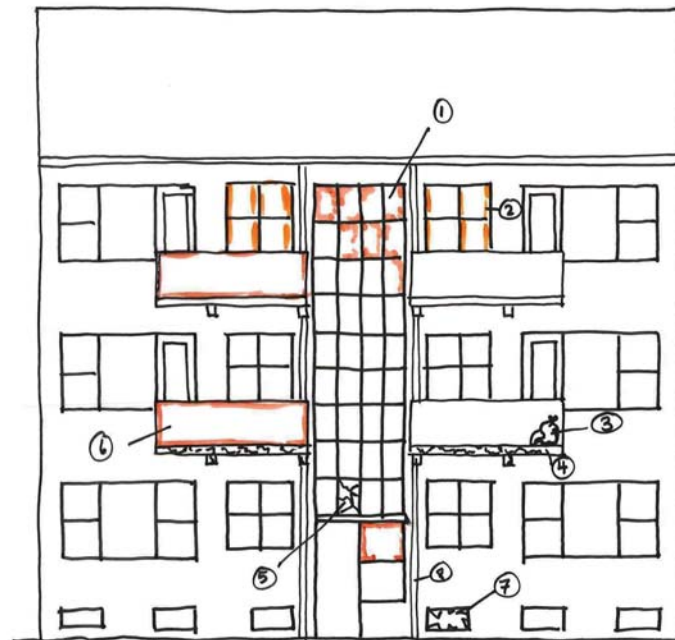


Fig. 75 : van der Broek with balcony at the front.

1. Large glass surface needs more cleaning but lets in more sunlight.
2. Wooden frames need periodic paint job
3. Garbage/storage placed on balcony can give messy appearance
4. Concrete for balcony can get moldy and needs regular maintenance.
5. Steel frames need paint/maintenance to avoid rusting.
6. Steel from balcony railing can rust.
7. Low basement windows susceptible to damage.
8. Exterior drainage needs maintenance and can look messy.



significance, and how these features were evaluated:

1. Brickwork – brick masonry is a fairly maintenance free façade material. It also covers the most area of the façade and therefore can have a big impact on its appearance. Possible maintenance aspects include: cleaning discoloured bricks, removing graffiti, and replacing damaged bricks or mortar.

2. Front door – As the entrance to the complex and being at eye level, the front door is the most visible feature of the façade. A door which needs to be painted can give the whole façade a shabby look but is a relatively simple thing to do. Also, for doors which have been replaced, multiple similar doors along the same street (but different VvE's) indicates some sort of working together.

3. Window frames – the original window frames were wooden and need to be periodically painted. Window frames in need of paint can indicate a lack of involvement on the part of the VvE. Similarly, when all window frames have been replaced with the same window, this indicates activity in the VvE.

4. Mailboxes – though a minor thing in the overall appearance of the façade, no names on the mailboxes can indicate a temporary aspect of the house, whereas a clean mailbox area, possibly with intercom system, shows attention to detail.



5. Number plates – similar to the mailboxes, this has little bearing on the overall appearance of the building but shows attention to detail: Some house number plates are missing or faded to the point of being illegible.

6. Dormer window – this only applies to the Vermeer section because it is the only block with dormers above the stairwell. As the dormer is difficult to access, the window frames were in almost every instance in need of paint, even in otherwise tidy facades.

7. Basement windows – at street level, these windows are not very noticeable and are quite vulnerable to stray objects. Many of these windows were cracked or broken, so this became a significant factor in the assessment.

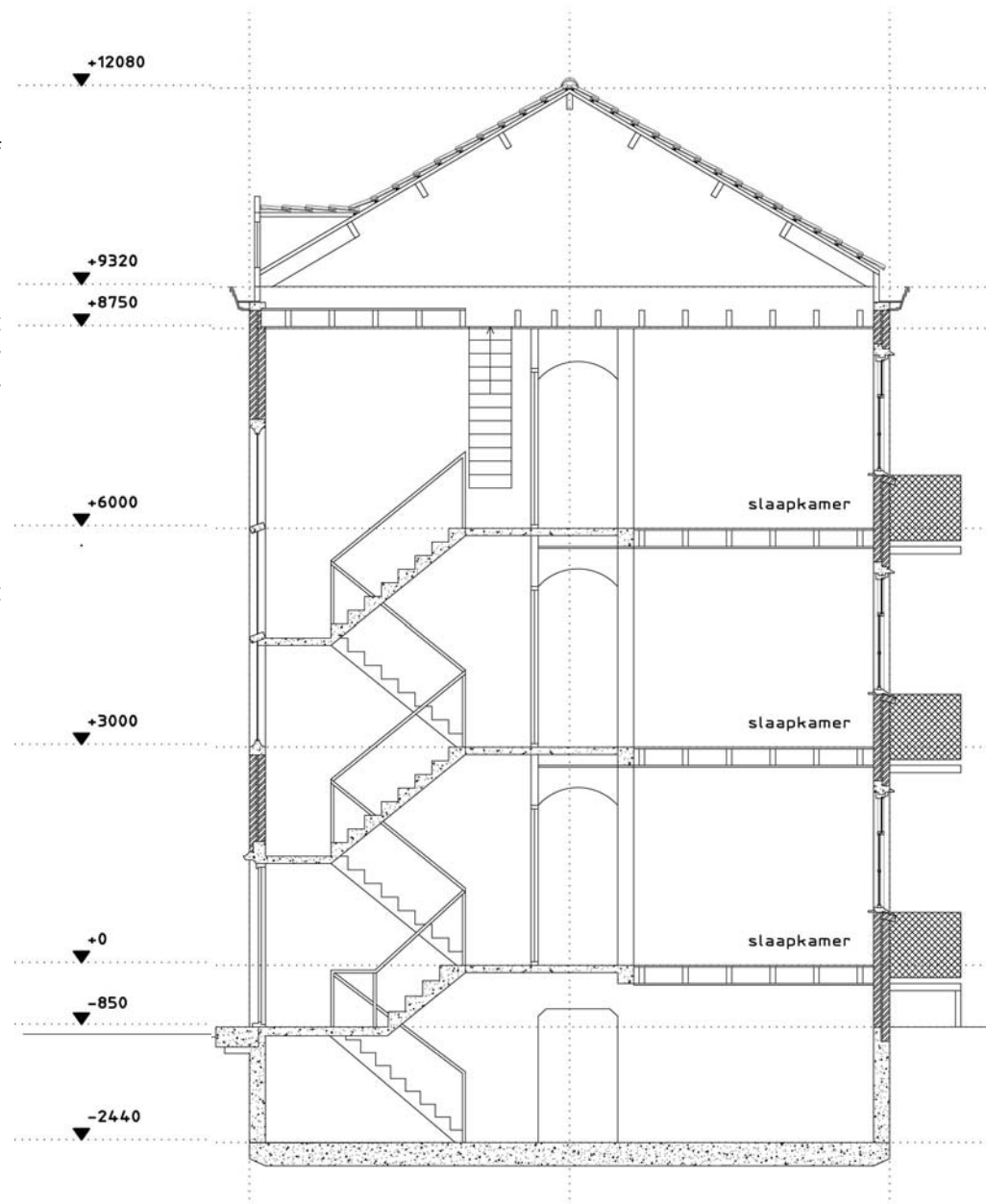
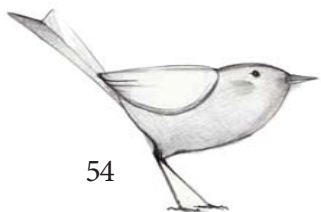
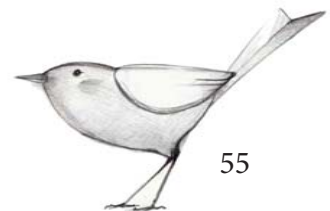


Fig. 76 : Facade of the Vermeer blocks, 1:100. Drawing by the author.



Analysis of the VvE



6b. Size of VvE

The size distribution of VvE's in the Vogelbuurt is about consistent with the national average (figs 80 and 81). However, the large differences within one block or building type is less usual (GIS Rotterdam). This distribution of different sizes of VvE within the neighbourhood makes it easy to analyse how a particular VvE works, based on size.

According to Vegter (2012), members of medium sized VvE's were the least satisfied with the state of maintenance of their building and the transparency of the VvE. All but three of the VvE's in the Vogelbuurt fall into this category. The three larger VvE's are situated on the Korhaanstraat/Lepelaarsingel (2) and on the Tapuitstraat. Of these, two have strong influence from the housing corporation (Woonbron) who sells many of the houses as "social bought" and rents the small number of social rental units in the blocks. The two from Woonbron are in similar states, with new windows, doors and mailboxes with intercom system. The VvE on the Tapuitstraat no influence from housing corporation, but will soon replace the windows on the front side of the building, with optional replacement at the rear.

Taking this into consideration, 100% of



Fig. 77 : photo by the author. Front facade of VvE with 36 households in the Fazantstraat



Fig. 78 : Photo by the author. Rear facade of VvE with 36 households in the Fazantstraat



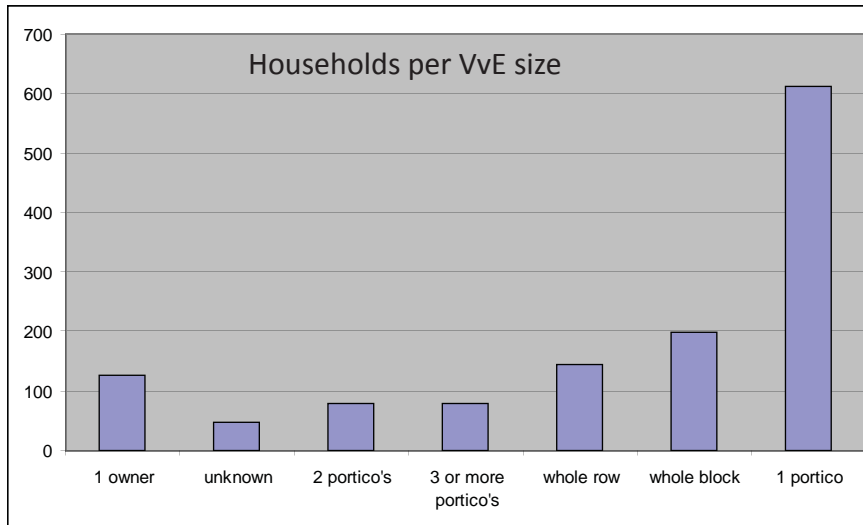


Fig. 79: own illustration.
Households per VvE size.

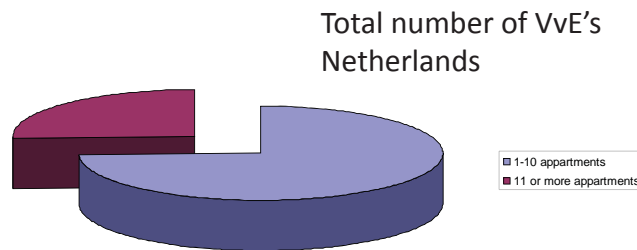
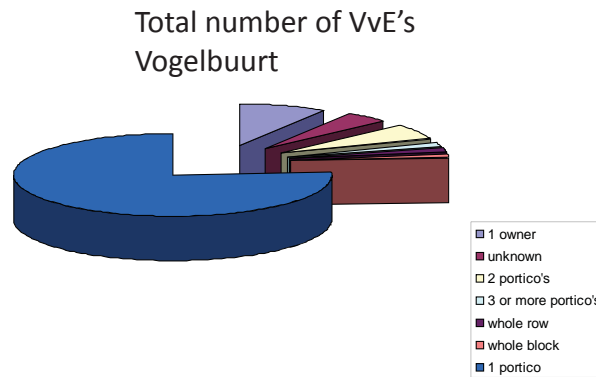


Fig. 80 and 81: Pie charts showing distribution of VvE sizes in Vogelbuurt and in the Netherlands. (GIS Rotterdam and Vegter, 2012)

the large VvE's in the Vogelbuurt are active. The fourth largest (36 households) is also active, and has a facade with similar state to those influenced by Woonbron.

While certainly not all small VvE's have overdue maintenance on the facade, there are certainly many which do. The small VvE which has matching windows and clean facade (front and rear) seems to be the exception rather than the rule. Thus it seems that in the Vogelbuurt, the size of a VvE plays an important role in the likelihood that the VvE will be active and take care of all the maintenance of a building.

It is possible to change the make up (size) of a VvE, either by fusing two or more VvE's or splitting larger VvE's into smaller ones, but this requires changing the *splitsingsakte*, which requires a notary and 100% of the VvE members to vote for this change (see introduction this chapter). For this reason, the size of a VvE is basically fixed.



6c. Monthly Contribution

The national average for monthly contributions is 67 (Companen, 2012). According to the onderhoudsmeter on Rijksoverheid.nl (2013) the contribution for an apartment in the Vogelbuurt should be between 32 and 36 per month.¹ The actual average contribution of VvE's: is 63,15.²

While this is below the national average, it is well above the government recommendation. Martijn van Lek, VvE advocate at VvE 010 in Rotterdam (2013) recommends a contribution of above 75.

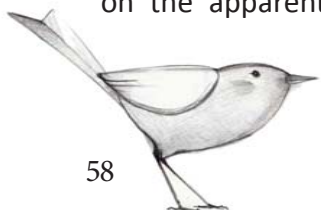
The monthly contribution of a VvE is the most volatile, as it is fairly easy to change. Depending on the rules of the individual VvE, a simple majority vote at the yearly meeting can accomplish this.

Also, the monthly contribution may not be the only contribution a homeowner makes to the VvE. In some cases, an extra amount may be required for certain improvements, such as new windows, or a major repair (interview with homeowner, 2013).

Perhaps because of the ease of changing the rules for this particular variable, the amount of the monthly contribution seems to have little bearing on the apparent maintenance of the facade and shared facilities. Two examples of this are two large VvE's (both of which



Fig. 81 (top) and 82 (bottom): Photo by the author. Though the monthly contributions of one is almost twice that of the other (top around €90 bottom €47) both have similar new window frames, new mailboxes and buzzer, and clean looking facade. Possible reason for this discrepancy is large repair or improved insulation, but





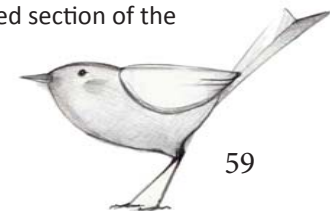
*Fig. 83 (top) and 84 (bottom)
: Photos by the author.
Top Fazantstraat 135-137.
Windows in the portiek are
still the original, window
frames all different, needs
pain job and some roof tiles
replaced, also one window to
the basement is cracked and
needs to be replaced. Bottom:
Korhaanstraat 131-133: newly
replaced portico windows,
door, and mailboxes, windows
not all the same but in same
style and paint is in good
state. Brick facade is clean.*

encompass a whole block, and two smaller VvE's. The large VvE's located both located on the Lepelaarsingel and Korhaanstraat. They are generally similar in their appearance: both have new windows, matching doors and in general a well kept appearance. However, one has a monthly contribution of 46,67 and the other 87.

In the other example, two VvE's with similar contribution are in very different states of repair. The first (Address: Korhaanstraat 131-137, contribution: €72), has recently updated the portico with new windows. The facade is in good shape, clean and recently painted. The other (Fazantstraat 135-137, contribution: €94) is only one street over and the facade is in disrepair (see fig. 83 and 84) .

¹ The governmental website Rijksoverheid.nl uses the following variables for calculating the sum of the VvE contribution per apartment: Year built (1940-1969); number of storeys in the complex (up to 4); floor space (60m²); and region (within the Randstad).

² This average was calculated using data found for houses which were for sale on Funda.nl. Because the only data available is for houses which are for sale, this may represent an imbalanced section of the VvE's (the activity of a VvE can be considered a selling point for an apartment and may be played up).



6d. Rental versus owner occupier

Although most of the homes are privately owned (that is, not owned by a social housing association or other foundation) many are still rental properties (see fig 89). This can pose a challenge within a VvE, especially when the majority of properties are rental properties as landlords have a reputation of being less willing to invest in the upkeep and improvement of their properties.

Because a VvE needs a majority of votes to come to a decision on maintenance or improvements, if a particular VvE has a majority of rental properties then the hypothesis is that VvE's with more than half rental units will be less maintained than VvE's with a majority of owner occupiers.

While there are certainly landlords who neglect their properties (see fig 86), many owner occupiers do the same, either from lack of financial means or because they don't care. In some cases properties with only rental units were in far better shape than other properties with a strong majority of owner occupiers (see fig 87 and 88).

In the end, there was no clear relationship between whether a VvE was made up of mostly owner occupiers or mostly rental units and the state of maintenance of the facade.



Fig. 85 (top) and 86 (bottom): Photos by the author. Rear facades which face each other. Top is Fazantstraat 80-82 (equal amounts owner occupier and rental units) and bottom is Korhaanstraat 61-63 (one owner occupier in whole VvE. The owner occupier unit is not visible in this picture, but has new windows and clean rear facade.

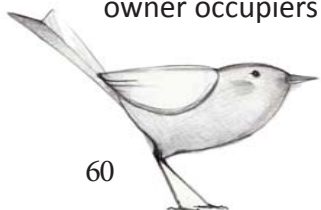


Fig. 87(right top) : photo by author. This VvE has a weak majority of owner occupiers. Note the dormer in need of paint, graffiti and window frames in need of paint.

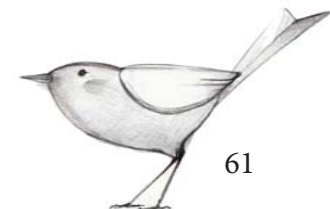
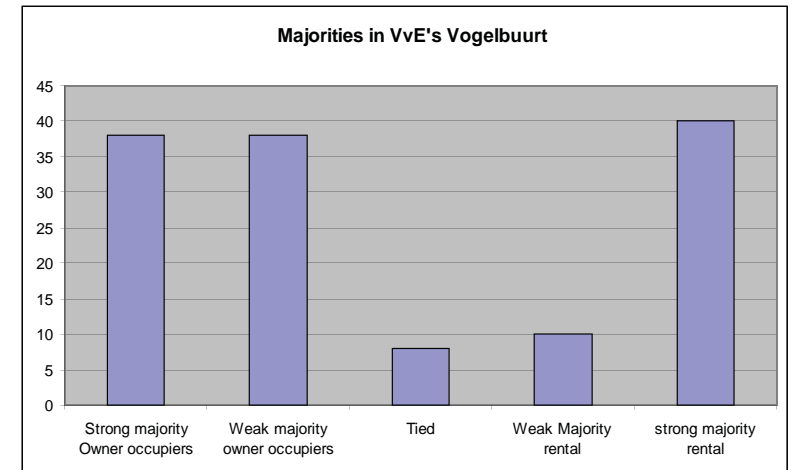
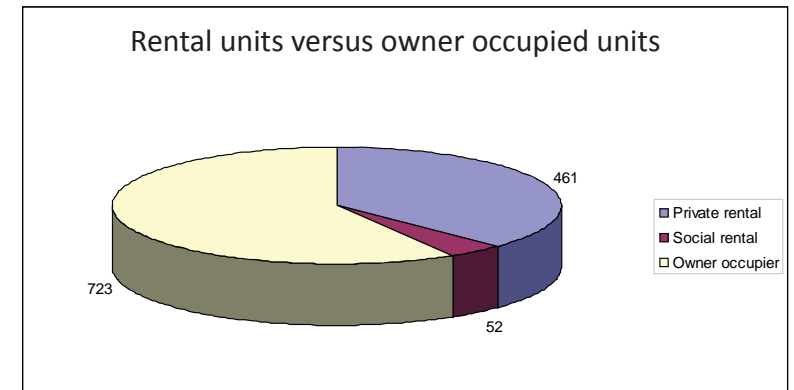


Fig. 88 (right bottom): photo by the author. This photo shows an important exception to the hypothesis that landlords take worse care of their buildings than to owner occupiers: This building is owned by one landlord, who has changed all the windows (front and rear) for double glazing and the facade is clean and well cared for.

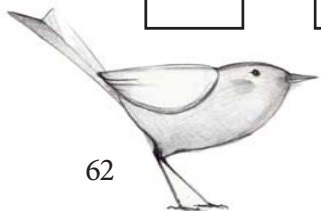
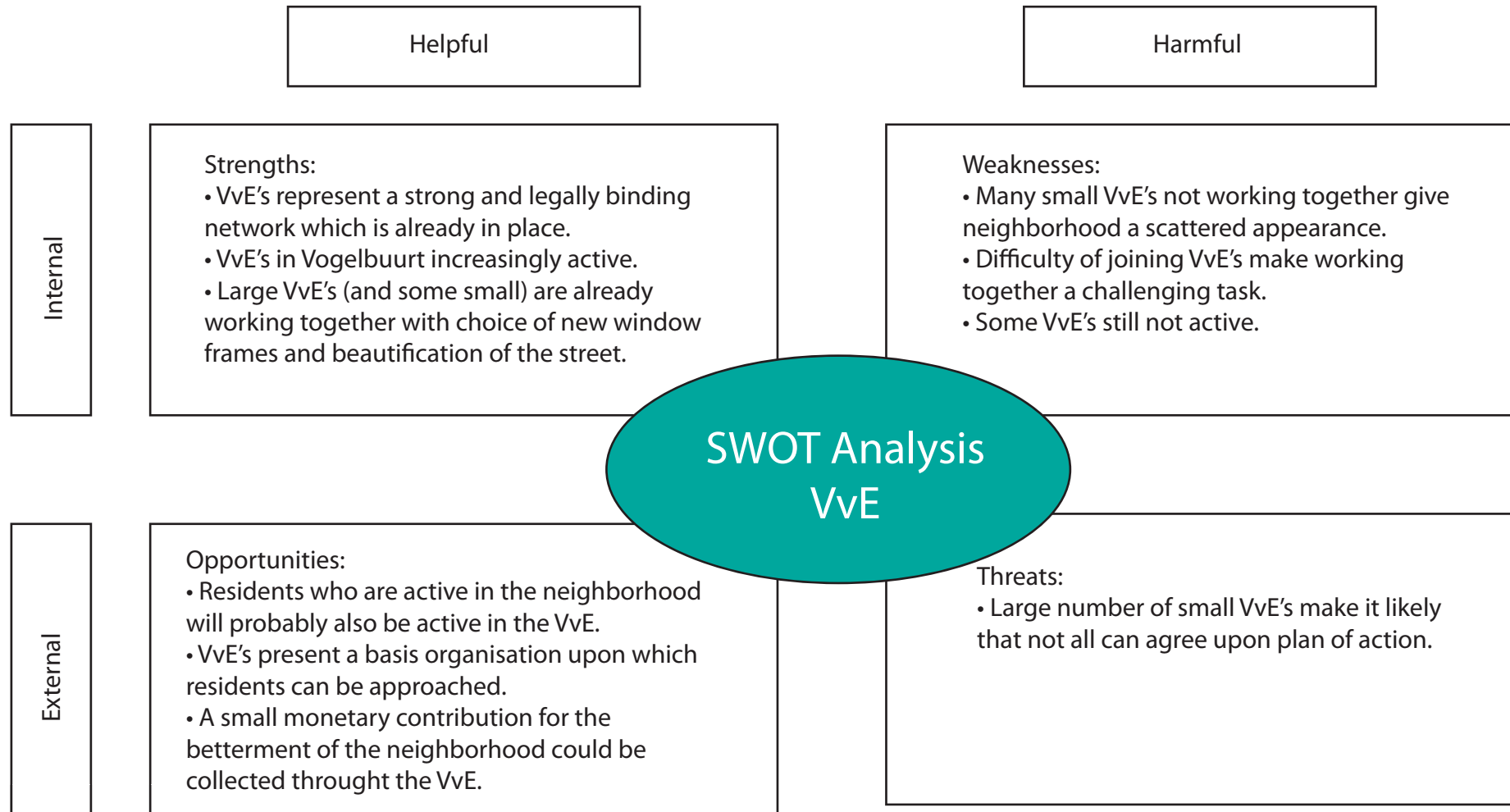


Fig. 89 (far right top): Rental units versus owner occupied units in the Vogelbuurt. The majority of homes in the Vogelbuurt are owner occupied. Data from Gemeente Rotterdam.

Fig. 90 (far right bottom): Majorities in VvE's in the Vogelbuurt. Own illustration. This table shows that most of the VvE's in the Vogelbuurt have a majority of owner occupiers. However, when there are still a large number of VvE's with a strong majority of rental units.



6e. VvE SWOT analysis



6f. Upgrades and the VvE

The one sided housing stock in the Vogelbuurt has already lead to residents making extensive changes to their dwellings (funda.nl). In this chapter some of these expansions will be examined, concentrating on the housing in the Vermeer section of the neighbourhood. The houses outlined in the following pages were found for sale on the internet, mostly from the popular website funda.nl.

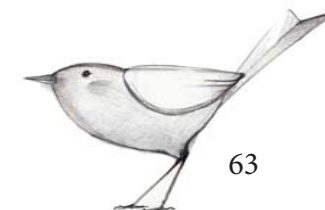
As these dwellings are all apartments which are part of a VvE, sometimes that association has a say in what a resident can or cannot do. In principle, all upgrades to the inside of your own apartment is not the business of the VvE. However, in order to expand an apartment, the resident often has to expand into spaces which are technically common property. One such example is the attic. In the original design of the building, the attic was closed off and had no specific function. The fact that there was a slanted roof had to do with the urban design, rather than the effectiveness of the roof. However, people soon found out that there was perfectly usable space under the roof and many have made new rooms there. That the space is common makes getting the permission of the homeowners association necessary.

While many residents have thus expanded their apartments into the attic, the space remains common property. This is because of the cost

and bureaucracy involved in actually buying the space from the homeowners association. In this case a notary would have to change the akte van splitsing (see introduction this chapter). Therefore while the attic is physically part of the dwelling, it is not legally part of the dwelling. It is not known whether the owner paid monetary compensation for the use of the attic.

The case for expansion into the basement is a bit simpler. This is because in the basement each dwelling has a storage space to which they have exclusive access (and are “owner” of). In this case attaching the storage space to the apartment by means of a staircase has fewer implications for the homeowners association.

In the Vermeer section of the Vogelbuurt there have been no known cases of two apartments being joined into one. One reason for this is that the economical value for two apartments separate is higher than for one which is twice as large. In the van den Broek section there are a few cases of this happening (see van Tatenhoeve report for more on the expansions in the van den Broek area).



Construction considerations for expansions

The original brief for the design competition for the Vogelburt specified that the use of materials (or rather the sparing thereof) would be taken into consideration when the winners were decided, because of scarcity of especially wood and metal during and shortly after the war (Rotterdamsch Nieuwsblad, 1940). Thus the drawings show a brick masonry load bearing construction with small wooden beams placed close together for the floor structure. Only the floor in the hall and the “wet” rooms (kitchen and bathroom) is from reinforced concrete. For this reason, making expansions above or below are relatively simple and do not cause major structural interventions. Breaking open a wall, however, is slightly more complicated, since most of the internal walls are also load bearing. With modern techniques, however, this can be done with not all too much effort: only a lintel beam should be placed to transfer the weight to either side of the opening and the opening itself should not be too large. Since the load bearing construction runs perpendicular to the façade, removing walls running parallel to the façade (ie: wall between master bedroom and the living room) is the most simple form of adaptation. Probably for this reason, this adaptation is the most common (funda.nl, 2013).

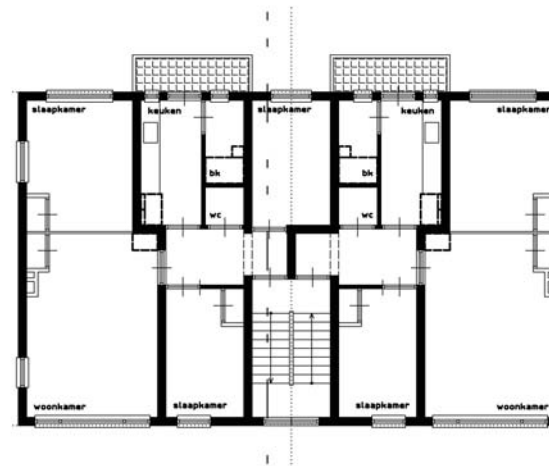


Fig. 91(left) : Original floor plan. Drawing by the author.

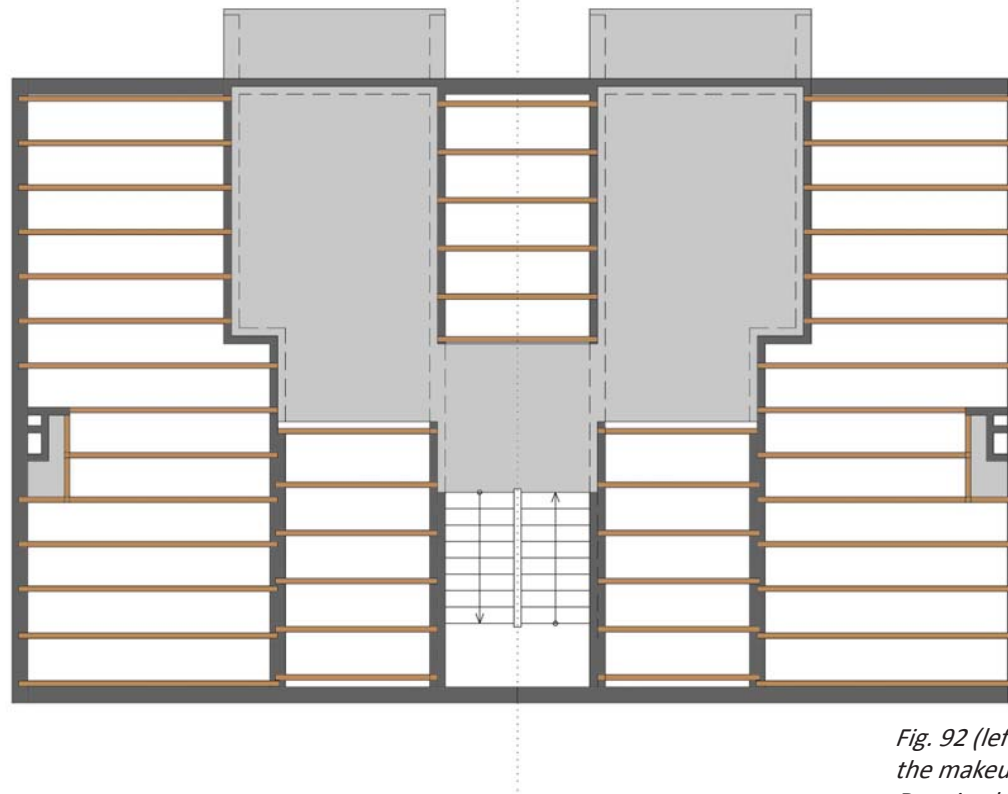
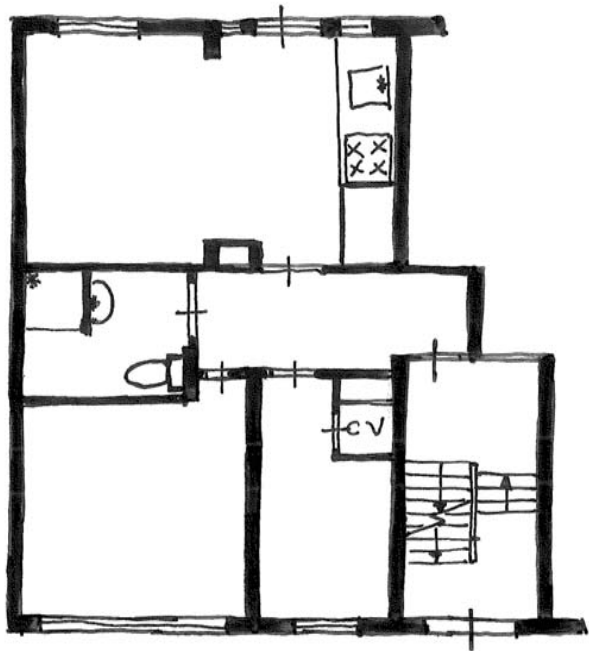


Fig. 92 (left) : Diagram of the makeup of the floor. Drawing by the author.

Upgrades to apartments



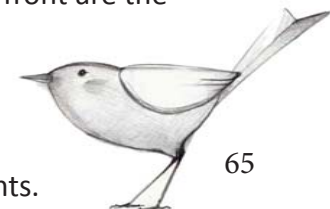
Fazantstraat 76A

Asking price: €119.000

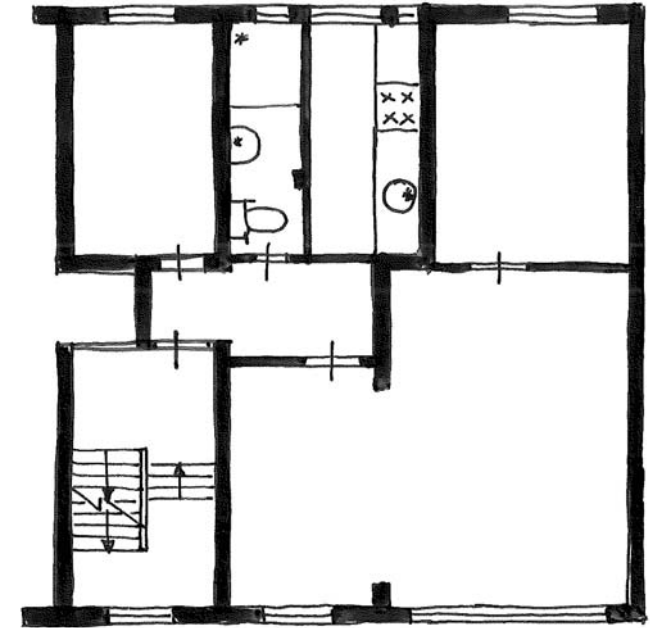
VvE Contribution: €50,81

Major changes to floor plan, but no extra space added. High quality renovations, if a bit illogical. The facade is well maintained, all windows at the front are the same, therefore likely replaced at one time.

VvE consists of the six apartments.



Figs. 93-96 this page: Floor plan based on photos from Funda.nl. Interior photos from Funda.nl. Exterior photo by the author.



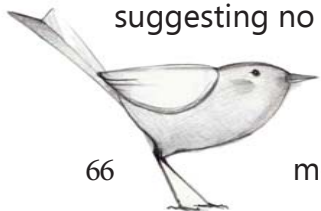
Korhaanstraat 97A

Asking price: €99.500

VvE Contribution: €75

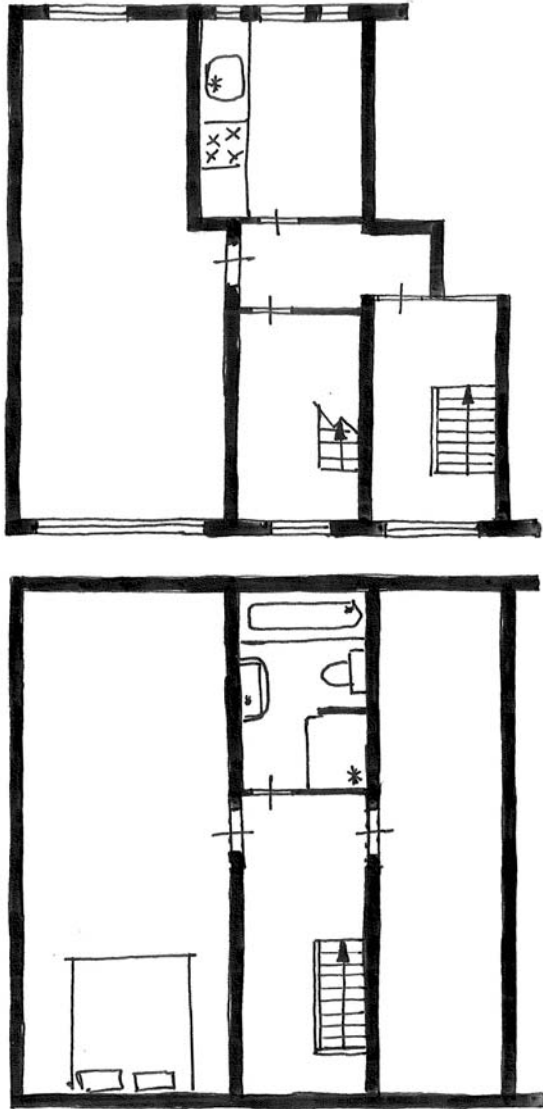
Interior changes include attaching bedroom at front to the living room and removing wall in bathroom so that toilet and shower are one room. Portico windows have been changed and all apartment windows are different, even the color of the frames suggesting no prior agreements.

VvE consists of 6 apartments and contribution is medium to high.



Figs. 97-101 this page: Floor plan based on photos from Funda.nl. Interior photos from Funda.nl. Exterior photo by the author.

Expansion to attic



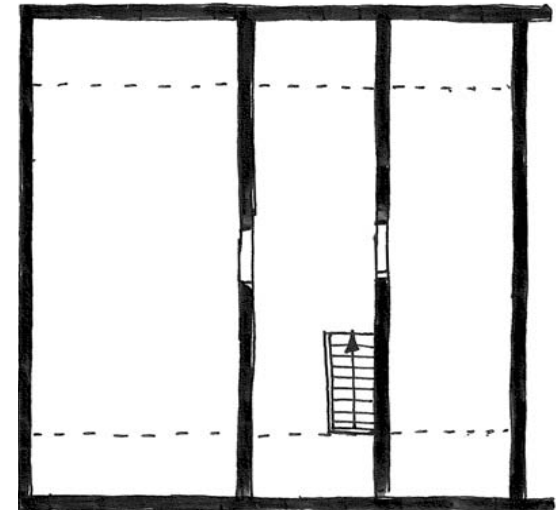
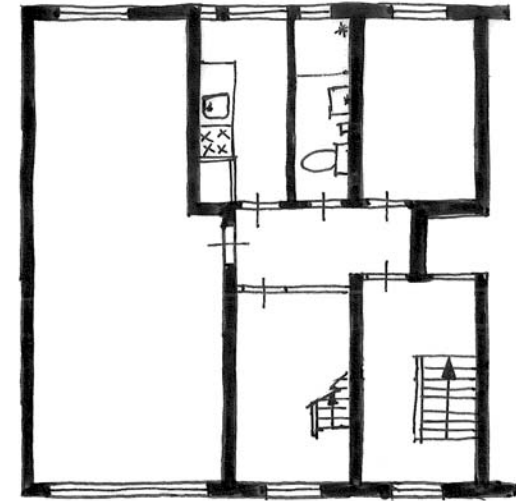
Fazantstraat 79C
Asking price: €115.000
VvE Contribution: €67

Major renovations include fully finished attic with bathtub and shower and two large bedrooms, expanded kitchen. Exterior windows are all the same, suggesting replacement by and active VvE. The VvE consists of 6 apartments with a medium monthly contribution.

Facade is in good shape, stained glass replaced.



*Figs. 102-106 this page:
Floor plan based on photos
from Funda.nl. Interior
photos from Funda.nl.
Exterior photo by the
author.*



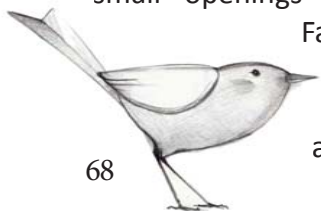
Fazantstraat 55C

Asking price: €63.000

VvE Contribution: €84,10

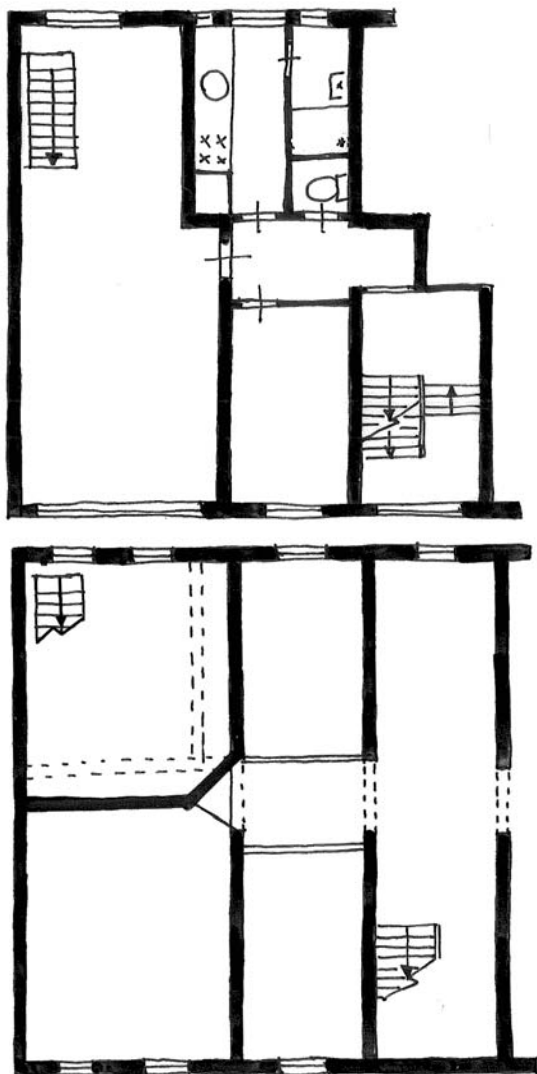
Apartment is semi-finished with new looking bathroom. Expansions into the attic is also semi-finished, with small openings to other rooms.

Facade is in good condition with an active VvE and new windows.



*Figs. 107-111 this page:
Floor plan based on photos
from Funda.nl. Interior
photos from Funda.nl.
Exterior photo by the
author.*

Expansion to basement



*Figs. 112-116 this page:
Floor plan based on photos
from Funda.nl. Interior
photos from Funda.nl.
Exterior photo by the
author.*



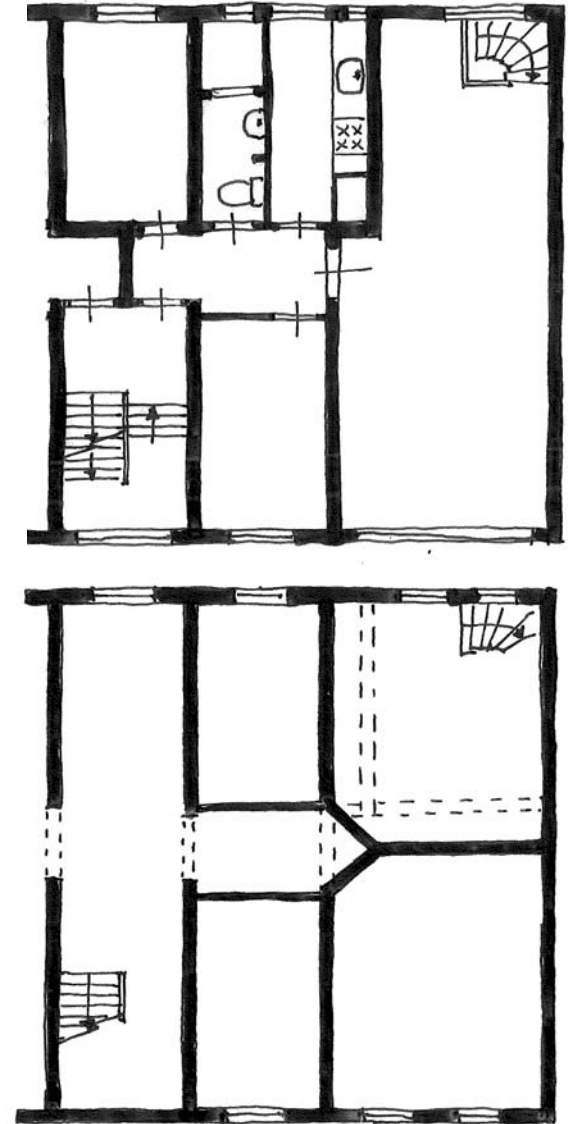
Fazantstraat 90A

Asking price: €107.000

VvE Contribution: €48,50

A trap door in the living room leads down to a bedroom in the basement. For the rest the apartment is moderately well kept. The facade shows many different types of windows, even within the same apartment. VvE is with two blocks of apartments, contribution moderate.



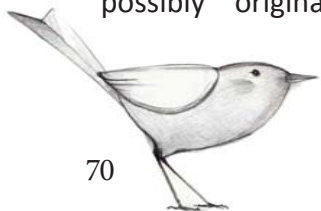


Tapuitstraat 54A

Asking price: €95.500

VvE Contribution:€63

Extra bedroom added by spiral staircase to basement. No access to shower from kitchen. Facade looks well maintained, but windows were changed at different times, some possibly original. Medium VvE contribution, VvE consists of 6 apartments.



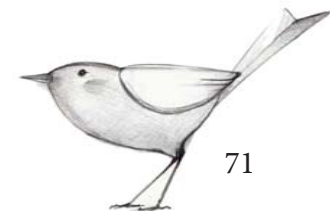
*Figs. 117-121 this page:
Floor plan based on photos
from Funda.nl. Interior
photos from Funda.nl.
Exterior photo by the
author.*

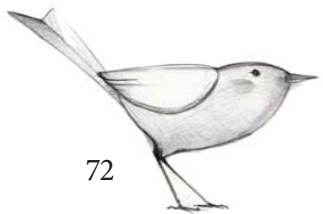
Conclusions Expansion

While there are many cases of upgrades or expansions within the Vogelbuurt the majority of the housing stock remains in the original or slightly altered state (no extra space added). The expansions which have been done have been the best the residents could do with the means they were given, but often have a haphazard and cramped feel to them, though being cramped was precisely the thing they were designed to alleviate. In order to create comfortable living situations for larger households, a true extension to the living space is necessary. This can be in the form of upward expansion (a true dormer or the like), backward expansion (into the garden) or in the form of combining multiple apartments. Due to the lack of financial means of many of the residents, these expansions will probably be too costly, which is why they have opted for the above outlined expansions in the first place.

In real estate the old adage “location, location, location” is key to the housing price. The only way to make expansions financially viable is to make the whole neighbourhood a more attractive place to live. The difference in housing prices between a desired neighbourhood and a less desired neighbourhood can be huge (funda.nl). A recent example of this is the Spangen neighbourhood

in Rotterdam. Ten years ago it was in far worse shape than the Vogelbuurt is today, and now it is an up and coming neighbourhood in Rotterdam. Thus the key to upgrading the dwellings in the Vogelbuurt is to upgrade the image of the neighbourhood.





7. General conclusions and next step

At first sight, there is nothing especially wrong with the Vogelbuurt. Walking through the streets one doesn't get a feeling that one is walking through the slums. Upon closer inspection however, the small irregularities start to add up. Homes for sale, empty homes without for sale signs, broken windows, windows covered with newspaper and unkempt balconies. These are the subtle signs of a neighbourhood in decline: a place to which people move only as a last resort. There is no one reason for the decline of the neighbourhood, but signs point to a number of things.

For one, all the homes in the Vogelbuurt were built at the same time and with similar, small floor plans. Opportunities to expand the houses are limited and thus when owners start earning more money or expanding their families, they search elsewhere for a new house. This makes the Vogelbuurt a city of starters, with many people staying less than five years, and moving as soon as they get a chance. The age of the homes and their poor climate can be another reason for people to move away.

Another possible reason for the run down nature is a lack of community feeling for the neighbourhood. Some residents have family in the neighbourhood, but not much contact with the other residents beyond that. The VvE's in the neighbourhood can be a springboard towards a collective solution, for everyone's benefit.

The research which has gone into this report is a first step to a comprehensive design for the renewing of the Vogelbuurt. The analysis of the buildings, the ownership and organisational forms and the

expansions in the neighbourhood are all done with the intention of gathering information to form a starting point for the design of the Vogelbuurt making use of collective solutions.

As shown in chapter 5a, the structure of the VvE's are fairly fixed. Therefore combining VvE's to form a larger VvE is not really an option. On the other hand, the VvE's can still be a point of contact and of distribution of information within the Vogelbuurt. Aside from working together on the neighbourhood level, interested residents who would like to have more contact with their neighbours or take advantage of the benefits of collective solutions could work together. A project like this would likely start small, growing in membership as their projects become known around the neighbourhood or the whole area.

The benefits of collective solutions for the neighbourhood are manifold. On the one hand there is the financial aspect of working together: buying power. When individuals or VvE's work together to improve the quality of their situation they can get quantity discounts. Not only this, but certain sustainable solutions which are not possible or profitable for an individual to implement could be implemented when residents work together. Possible examples include heat pump systems for heating or generating renewable energy (van der Woude, 2012).

There are also benefits for the residents on a social level. Having community space will of course allow the residents to get to know each other, but another benefit from this is that this community space can be

used for private gatherings as well, say for a birthday party or a knitting circle.

The hope is that these small actions will have a snowball effect, and that the energy that is put into the neighbourhood by the collectives will create a feeling of identity and concern on the part of other residents. Which in turn will make the Vogelbuurt a more desirable place to live.

But not only the collective places will need to be made more attractive to current and future residents. The plans in chapter 6 illustrate that there residents are already doing a lot to upgrade their homes. Unfortunately, there is not much extra space to expand into, and therefore the apartments remain small. In this way as well a collective solution could be the answer in the gap between the value of two apartments separate and these two combined into one. This could be in numerous ways, for one a collective would have more means to spread the financial burden, but also it would be possible to combine three apartments into two without going through the expensive procedure of changing the *splitsingsakte*.

The next step for this graduation project will be to examine what sorts of collective functions would be desirable for the residents and to examine possible ways to set up a collective. Possibilities for expansion will also be examined.



Bibliography

ABF Research (2009). "Het wonen overwogen: De resultaten van het WoonOnderzoek Nederland 2009." Research report made for VROM and CBS.

Angotti, T. (2007). "Advocacy and Community Planning: Past, Present and Future." From: www.plannersnetwork.org. Retrieved on 29-10-2013

Bijlsma, L., Broek, L. van den, Dammers E. and others. (2007). "RPB-studie Particulier opdrachtgeverschap in de woningbouw." Den Haag: Ruimtelijk Planbureau.

Blom, A., Jansen, B., van der Heide, M. (2004). "De typologie van de vroeg-naoorlogse woonwijken" Research report written for Projectteam Wederopbouw van de Rijksdienst voor de Monumentenzorg.

Branden, T., Helderma, J.K., (2009a). "Coöperatieven, een alternatief?" Tilburg: Onderzoek uitgevoerd in opdracht van Futura Wonen.

Branden, T., Helderma, J.K., (2009b). "Betrokken belangen: zelforganisatie en de coöperatieve woonvorm." Tilburg: Onderzoek uitgevoerd in opdracht van Futura Wonen.

Companen Advisors (2012). "Het functioneren van VvE's:

update 2012 en Verbetervoorstellen" Research report for the Ministerie van Binnenlandse Zaken en Koninkrijksrelaties / Directoraat-Generaal Wonen, Bouwen en Integratie.

Davidoff, Paul (1965). "Advocacy and pluralism in planning." *Journal of the American Institute of Planners*. Vol. 31, Iss. 4, 1965

De Maasbode (1940). "Rotterdam prijsvraag 'woningen 1940.' De beslissing van de jury." Publisher: GW van Belle. 17-12-1940.

Dujardin, M., Zanden, W. van der (2012). "Komen en gaan 2011." Onderzoeks rapport van Centrum voor Onderzoek en statistiek in opdracht van Stadsontwikkeling Rotterdam.

Elsinga, M. (2003). "Encouraging low income home ownership in the Netherlands; policy aims, policy instruments and results." Paper presented at ENHR conference 2003 in Tirana, Albania.

Graaff, P. (2012). "Ingestorte Idealen: Snoozen in een utopische probleemwijk." TU Delft graduation report for Master of Architecture.

Gruis, V. ed. (2008). "Van initiatief tot beheer, sturen op goede huisvesting van mensen en organisaties." Delft: Publikatieburo faculteit bouwkunde.

Haak, A.J.H. (2005). "De menselijke maat." Delft:

Delft University Press.

Habraken, J. (1961). "De dragers en de mensen: het einde van de massa woningbouw." Amsterdam: Scheltema & Holkema.

Hartman, J. (2012). "Carnisse-Verkenning." Graduation research report for Erasmus University.

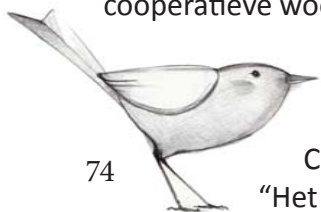
Kromwijk, W. ed (2008). "Gestippeld en Harmonica wonen: gemeenschappelijk woonvormen." Rotterdam: SEV

de Jong, E. (2006). "Bijzondere woonvormen in gewone woningen, woongroepen van allochtone ouderen in Rotterdam." Rotterdam: Steunpunt Wonen.

Meijel, L. van, Hinterthur, H., Bet, E. (2008). "Cultuurhistorische verkenning vooroorlogse wijken Rotterdam-Zuid." Onderzoeksrapport in opdracht van gemeente Rotterdam, dS+V, Bureau Monumenten.

Mertens, R.F.H. (2006). "Apartementen." Deventer: Kluwer.

Pullens, N. (2013). "Collectief Particulier Opdrachtgeverschap. Een onderzoek naar CPO bekeken vanuit de corporatie, woonconsument en gemeente." Graduation thesis for Master Geomatics at the University of Utrecht.



Rijssenbeek Advocaten (2011). "De Kozijnen; wat moet de VvE daarmee?" in VvE Magazine. November, 2011.

Rotterdamsch Nieuwsblad (1940). "Rotterdamsche bouwers schrijven prijsvraag uit Voor nieuwe woningbouwconstructies." A.W.Slijthoff : Rotterdam. 11-10-1940.

Skillings, P. (2013). "NY Real estate 101 - Condo's vs Coops." From: About.com/manhattan. Retrieved on 23-10-2-13.

Stichting Nederlandse Federatie (2005). "Handreiking gemeenschappelijk wonen." Utrecht: Gemeenschappelijk Wonen.

Vegter, N (2012). "De Vereniging van Eigenaars, Lust of last?" Den Haar: Boom Juridische Uitgevers.

VLUGP Architects (n.d.). "Vrijburcht Collective and Private Patronage – also for public space" Informational brochure about Vrijburcht.

Vereniging Centraal Wonen Delft (1986). "Informatieboekje Centraal Wonen Tanthof Delft" Delft: Vereniging Centraal Wonen Delft.

van der Woude, H. (2012). "Community Architecture in Nederland." Bussum: Uitgeverij THOTH.

Zwebe, H., Hulten, F. van, Brandsma, R., Gofers, P., Atay, A. (2002). "De rollen omgedraaid: Case studie naar de mogelijke bijdrage van particuliere woningeigenaren aan leefbaarheid." Rotterdam: Onderzoek uitgevoerd in opdracht van Steunpunt Wonen.

Websites:
[http://www.rijksoverheid.nl/onderwerpen/koopwoning/appartement-kopen-en-vve/vve-onderhoudsmeter\](http://www.rijksoverheid.nl/onderwerpen/koopwoning/appartement-kopen-en-vve/vve-onderhoudsmeter)

<http://www.plattegrond.nl/rotterdam>

<http://maps.tudelft.nl>

<http://www.centraalwonendelft.nl>

<http://www.funda.nl>

<http://www.nieuwelaan.nl>

<http://www.hofvanhedenhoogvliet.nl>

<http://www.eindhoveninbeeld.nl>

<http://www.hulshof-architecten.nl>

www.derefter.nl

GIS Rotterdam Database

www.huiskopenmetkorting.nl

Interviews:

Arnold, J. (2013). Interview by the author. Delft, the Netherlands. October 20.

Dobken, T. (2013). Interview by the author. Delft, the Netherlands. October 21.

de Haan, H. (2013). Interview by the author. Amsterdam, the Netherlands. October 12.

Herik, J. van den (2013). Interview by the author. Delft, the Netherlands. October 28.

Lek, Martijn van (2013). Interview Veldacademie on October 15.

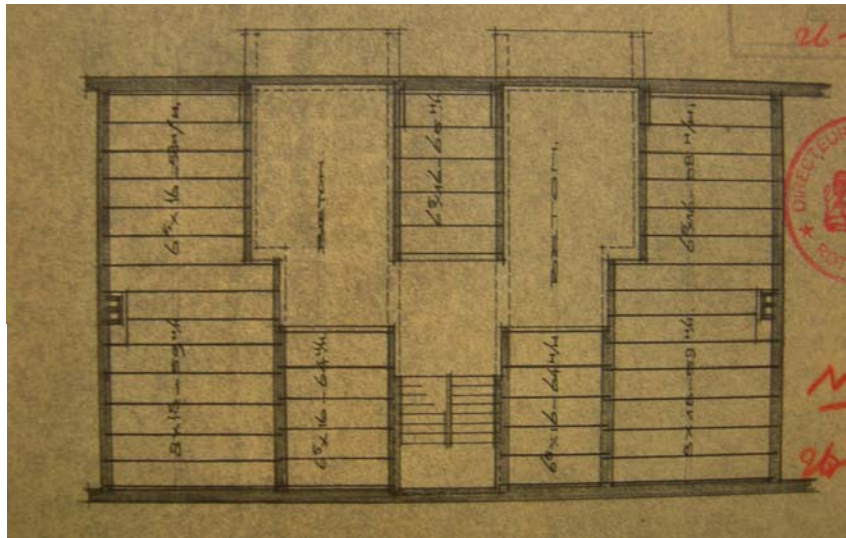
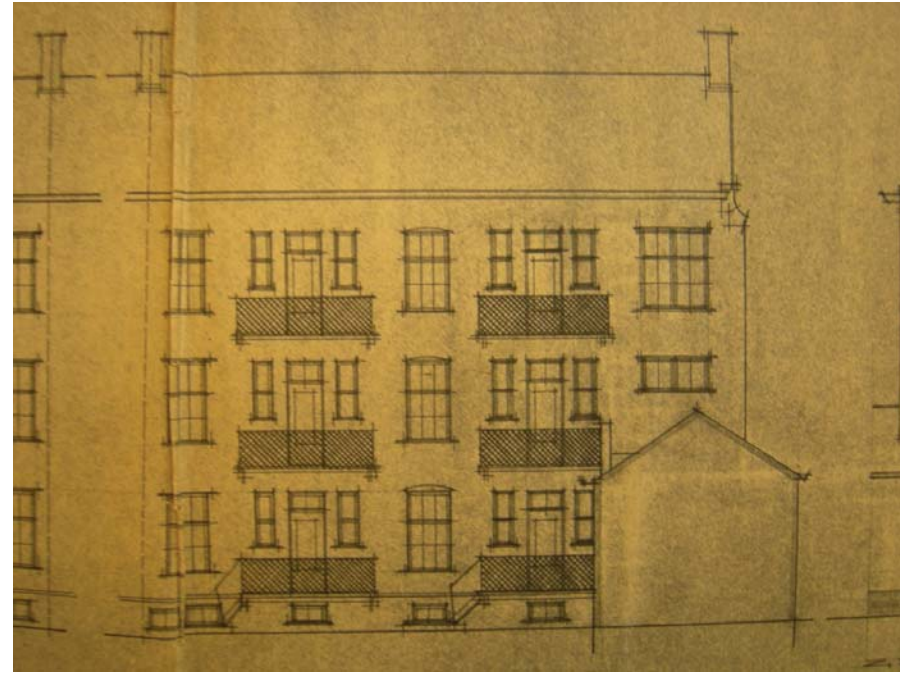
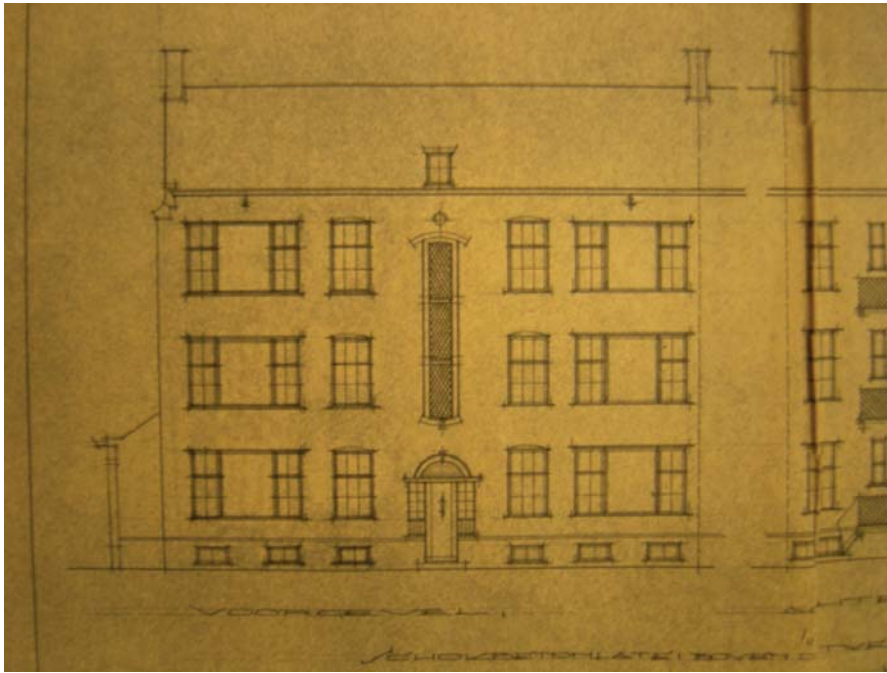
Sol, K. (2013). Lecture and discussion at the TU Delft Faculty of Architecture on November 13.

Archives:

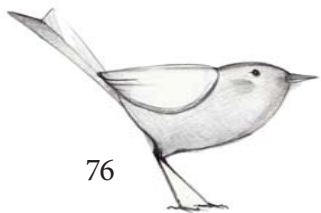
NAi Archief. BROX 648.



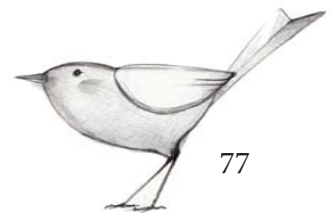
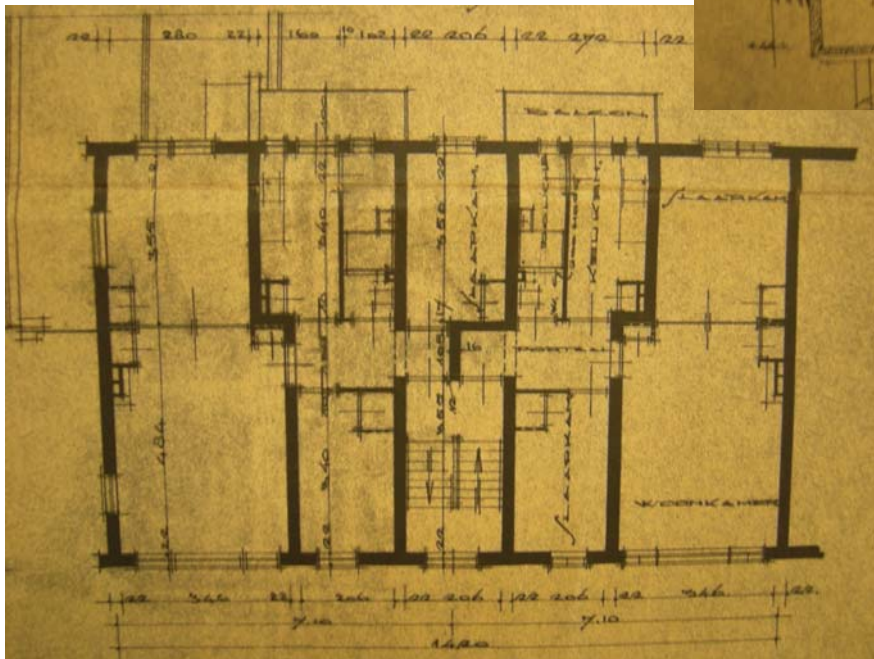
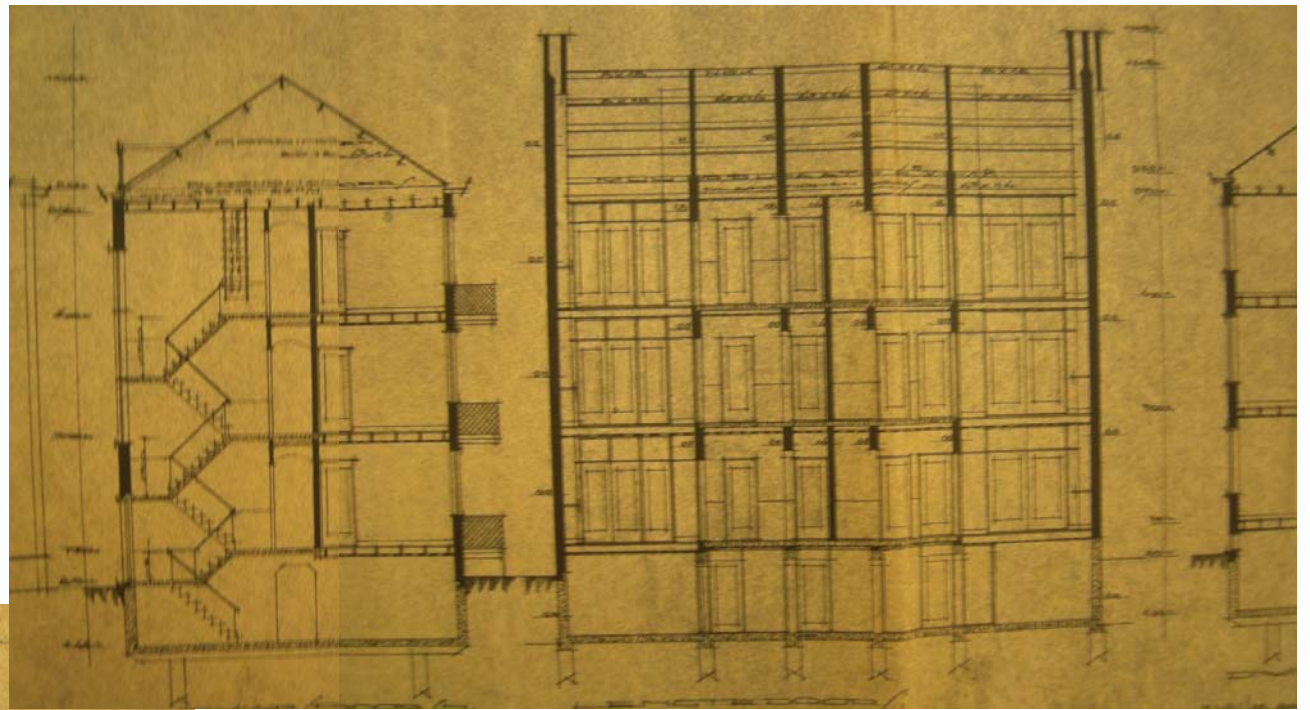
Appendix A: original drawings



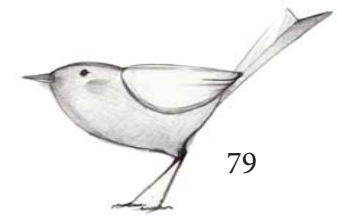
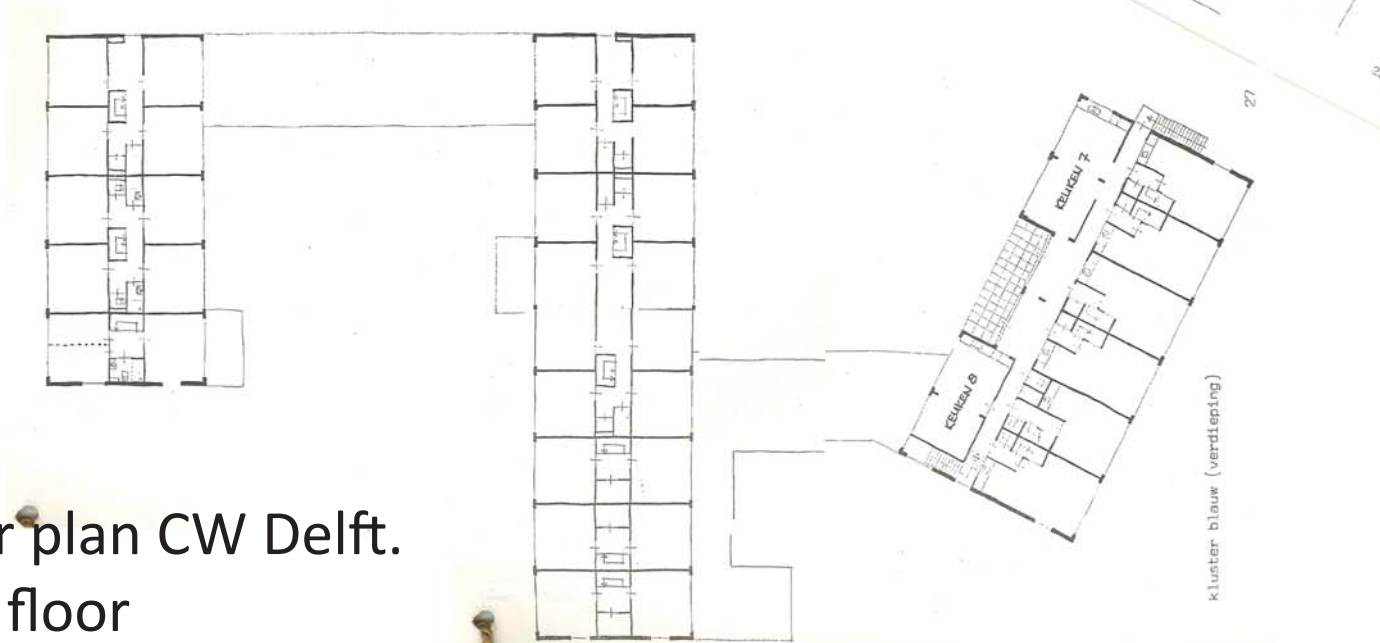
Front and rear facade,
floor construction plan
Vermeer block.



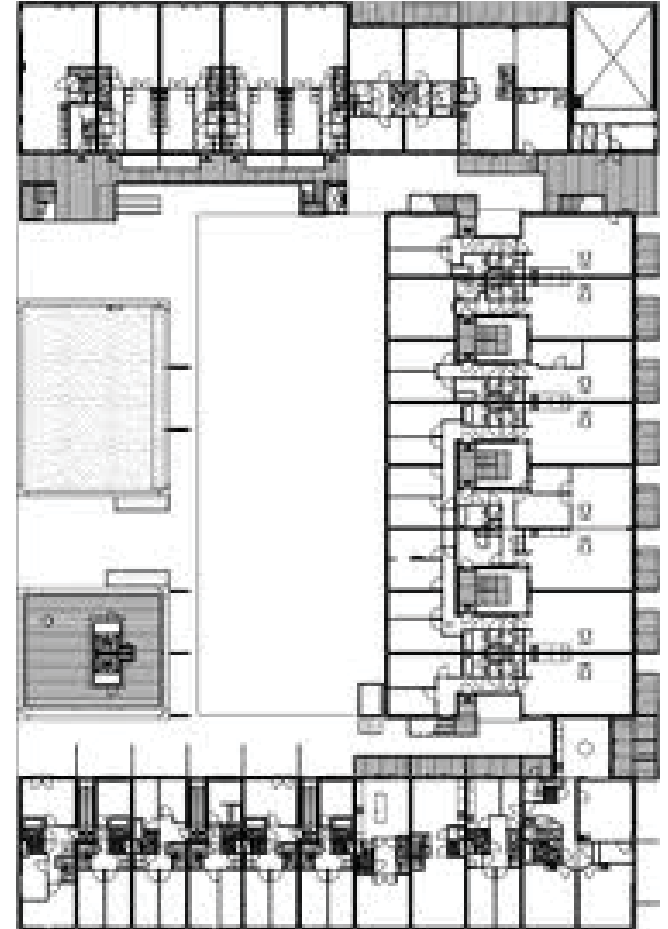
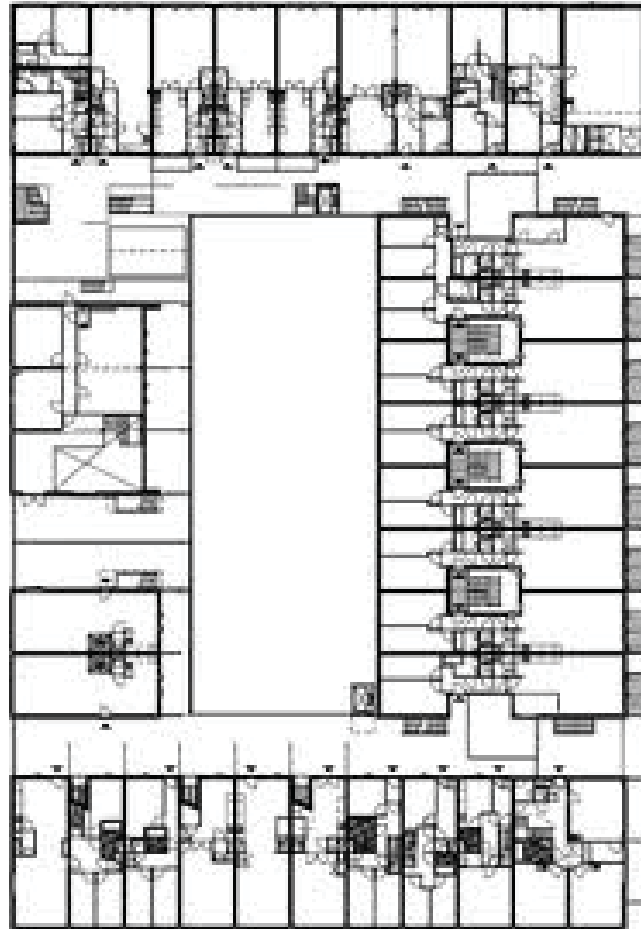
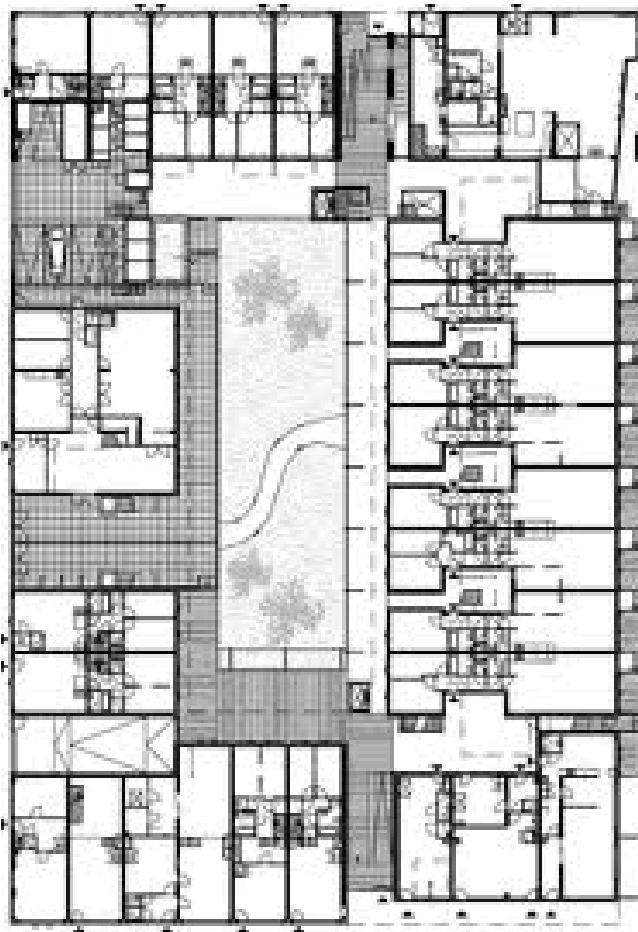
Short and long section,
floor plan Vermeer block.



Floor plan CW Delft.
First floor



Appendix B: floor plans for case studies



Floor plan Vrijburcht.

