



RESEARCH REPORT HOPTILLE

NEW HERITAGE
H&A

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Intro	3
Problem statement	3
The Bijlmer	4
Hoptille	5
Cohousing as a tool	6
Research Question	6
Methodology	7
Economic Benefit	9
Social Benefit	10
Ecological Benefit	11
Variation among projects	12
Urban Activation	13
Results stakeholder analysis	16
Conclusion	18
Evaluation	18
Reflection	19
Sources	22

HERITAGE

As part of the studio "Heritage and Architecture" at the TU Delft faculty of Architecture this graduation project goes into the redevelopment of 80's housing in the Netherlands. With particular focus on post-modernist architecture.

The idea of one generation old buildings being regarded as heritage might appear conflicting. But the goal is to approach transformation through the knowledge that heritage practice has accrued regarding how we treat existing structures that have ascribed to them particular values. These can be age, social, economical etc (Riegl, 1903). So the goal within heritage practice is to transform within a transformation framework that articulates the significance of the building, so we can transform a building whilst preserving its presence, qualities and inherent values.

Enabling to identify the concerns and adapt to new living standards and react to present day challenges in a precise way.

PROBLEM STATEMENT

This project is situated in the neighborhood Hoptille, in the H-buurt of the southeast district of Amsterdam called Zuidooost.

And a major development going on here is the increase of economic value in this area while it has a history of being a vulnerable neighborhood. Remnants of this status are still found in disproportionate low income, illiteracy, high immigrant background, and poorer achieved levels of education among the residents compared to the rest of Amsterdam (O&S, 2022).

So the challenge in this area now has become how to deal with a big demand for expansion within the borders of the district, while also creating quality living space for new and existing residents.

Generally this area undergoes many of the pressures of the current housing crisis as well. And starters having a hard time finding a home. A portion of the current houses in H-buurt are subjected to "verkaveling", splitting apart of homes to be rented out.

Lots of the homes are too big(over 100 m2), and some too small(under 40 m2). Being rented to 1 or 2 people often. Creating an imbalance.

The demographic of Hoptille shows that the majority(70%) is single person households. And that the inhabitants are relatively young.

There is enough cause to restructure the buildings. And to an extent this has been done. Hoptille mid-rise, the long 300m+ long building, has undergone interior changes in the past to ameliorate some of the problems.

Right now the problem is mainly technical. Insufficient performance on energy conservation, and insufficient installation operability (Gemeente Amsterdam, 2019).. The building therefore is also at risk of demolition. While most of the time transformation is a better strategy.

Asking the right questions regarding what is needed so that you don't make the same mistakes in redevelopment. Plus most of the time it will save on costs. Without dismissing that transformation can be expensive still.

Demolition can also lead to a loss of cultural identity and increased housing costs because of the costs of building new. When housing becomes unaffordable because of these reasons given, then people are forced to move to other cities. The more wealthy taking the place of current residents, called gentrification.

When given the opportunity most people will choose to continue to live around the neighborhood they currently live in. Because this is where their social contacts are strong. And this increase in segregation is also against city policy. Therefore solutions need to be offered.

This situation should be seen as an opportunity to change the current set-up and infrastructure. Hoptille and H-buurt, despite having lots of green flanking the high-rise of Rechte H-buurt, has mostly low quality public space. And a low function variety. There is a school and shop center just outside of H-buurt but not within H-buurt. So a functional segregation. And at the same time many of the dwellings are quite inward and lack any relation to the outside.

This also shows in the index for Hoptille and H-buurt with high rates of loneliness.

When studying Jan Gehl(2010) for example the benchmarks for a healthy urban fabric that is people oriented, that is the opposite of what Hoptille is. His findings advocate for mixed-use, chances to meet, chances to be active within the space you live. Where the community is central and projects are built around communities. Little pockets of social communities should interconnect throughout a city and this is very crucial to the lives of the people in a city.

THE BIJLMER shift in philosophy

The Hoptille neighborhood stands in H-buurt flanking the elevated road deck of Foppingadreef. And on its opposite side it is met with the high-rise buildings of Rechte H-buurt.

But for context, the H-buurt was built as part of a larger project called the Bijlmermeer project. The high rise concept which was applied was that of Le Corbusier's La Ville Radieuse, or the Vibrant City. The strict separation of car and pedestrian, plus towers within lush parkland was his solution to low-income districts.

But the history of the Bijlmer has shown that it was not particularly a local success. Since its opening in 1968 problems started occurring in the honeycomb shaped towers.

But during the 80s the major exit happened where anyone that could afford to move went to the new housing projects in Almere. Leaving much of the low income inhabitants stranded in the Bijlmer. This was accompanied with more immigrants being housed in the Bijlmer that came over for example after the Surinam independence of 1975.

The trends that existed then gave rise to the idea by architect Kees Rijnboutt to create Hoptille. The critique that the high-rise planning was under, plus extra demand for single family housing played a significant role in choosing to make this long row of mid-rise. Which essentially cut off the typical high-rise concept by half and then positioned the remaining dwellings behind "the wall". Achieving the same effective living space per area that the high-rise did.

So it was a strong direct reaction against these high-rise buildings. A concept that Rijnboutt himself was not against fundamentally. So this Hoptille seemed more like a response than a course of action. But what actually did it solve?

In the same way, on a larger scale, the government responded to the failure of the Bijlmer by deciding to demolish and renovate a large portion of the high-rise. About a third of those buildings are now demolished and nearly all have had some renovation/changes. Around 30% of those living in the Bijlmer now live in a building raised since 1995.

The key question of the Bijlmer is: what caused the problems of social unrest? Was it the demographic living there, or are there other things to point to?

A clue to the answer lies in how different parts of the Bijlmer have changed after the redevelopment of the last two decades. While others have not changed all that much. Especially around crowded areas north of the Bijlmer, the experience seems to have become better. People feel safer. Diversification of typology, adding housing types, sports fields, recreational and cultural facilities. And quality businesses in the shop zones. And also a lot of effort has been put in surveillance, social assistance and financial programs to help people find a job/education.

This seems to me like solutions to ameliorate the problem that exists/existed. Namely that of separation and isolation. So a lacking interconnectivity. New building typologies work better because they are generally less stringent than the high rise buildings, and planned with mixed use in mind.

Thus this is the critique. Around better performing areas there is: better public space, sports and cultural facilities, mixed use, high activity zones, better capacity of infrastructure and it is safer. This activity also automatically is more opportunity for participating in activity and access to markets and industries, so opportunities to develop. The solution is integration of these things within existing housing areas. For which Hoptille seems a good candidate.

Despite clear improvements that are made in the Bijlmer, a portion of these solutions seem top-down instead of bottom up. Social services having to reach into an area to target individuals to be able to help them seems intensive and counterproductive. Perhaps there is a bottom up solution to make people part of a social network that then enables them to navigate and maneuver their way to services much quicker. What would that look like?

HOPTILLE

morphology

In its set-up Hoptille is socially introverted. There are 2 bicycle roads running through it, of which one is cut-off by a vegetable garden, and the other moving into a business park. Neither roads have facades oriented towards them. The mid-rise building of Hoptille is oriented towards the Abcouderpad, a bicycle route on one side. But the windows on that side are small, no balconies, and the protruding staircases allowing access to the top floors block all the light and sight for anyone living in between two of these. The relation to outside of the neighborhood thus is poor.

Combined with an initial set-up within the mid-rise building of a central hall leading into the dwellings on the top floors, much like the high rise buildings. This central hallway went through the whole building and was a place of vandalism. Both in the mid-rise as in the surrounding high-rise. It's a place that isn't surveilled. It is also not a fun place to stay. So this was altered in later renovations to the building.

The low-rise dwellings have their own backyards which are often neglected. Relation to public space outside is poor. As the front door is connected to a brick street in between two housing blocks. With no other functions on the ground floor.

Apart from balconies on one side of the mid-rise that allow for sight and views overlooking the Hoptille neighborhood the ability to engage to the outside is far too little.

The only other structure in the neighborhood is the parking garage flanking the Foppingadreef. This area that is largely empty during the day is again a place that needs surveillance which naturally is absent in Hoptille.

COHOUSING AS A TOOL

bottom up living

After identifying the problems of Hoptille, regarding the general context, the Bijlmer project and its morphology, it appears that a big reason for the failing of this area is the lack of bottom up, community based planning. Where the buildings fail to create connections to outside. Where there is no destination apart from a home to visit. And where the surroundings are not inviting to spend time either individually or together.

So, knowing that urban activation is necessary to transform this neighborhood for the better the question is: what strategies already exist?

And looking at community based housing, cohousing prominently presents itself as a rising trend for this exact problem.

Now, there have been many studies done on the personal benefits of cohousing to individuals but not much on how cohousing can actually improve the city on a scale beyond the community or the neighborhood.

This research is based on finding out the potential benefits of cohousing for the city. And to really explore cohousing as a potential urban activation strategy.

RESEARCH QUESTION

How can co-housing in Hoptille help to invigorate the district: Bijlmer in Amsterdam, socially, economically and ecologically?

METHODOLOGY

This study is aimed at creating a framework for:

1. the potential benefits of cohousing to the city, and
2. determining a performance deficit in the designated area.

By putting the two side by side the opportunities for cohousing to benefit the designated area become clear. This is how this research can inform areas that consider cohousing as a strategy to benefit their part of the city.

The cohousing framework will be gathered through literature research about the benefits of cohousing for the city within the three pillars of sustainability(Elkington, 1997) : economic -, environmental -, and social sustainability. These are then compared to the assessed performance deficit of the area of the case study. To see if improvements can be made.

The assessment of performance will be done by checking reports on the area and by a self conducted stakeholder research.

This mapping of values is done through on site research and digital research. Which are then compiled and processed into a list of "tags" or "hits".

Which result in themes/values that are significant depending on the quantity of entries to the list.

This method has been used by the studio Heritage and Architecture before when studying Almere Haven. So that can be regarded as pilot study to test the methods. And this method was then further used for H-buurt by the group of students for New Heritage of which this project is included. After testing the following order was suggested for future use. Which will be further explained in the "onsite" strategy.

1. Questionnaire
2. Photo elicitation
3. Drawing
4. Open conversation

The group of students would split themselves up to question their respective target group. The 4 target groups to question about the area of H-buurt are: government, makers, owners, and users. The method used for all of these target groups consists of on-site and digital methods. The results of which were later compiled.

on site

One method to gather values from was the onsite method. Which exists out of a questionnaire and photo elicitation. And to a degree open conversation. A lesser used method was drawing.

Questions can target certain topics or they can be open and non-specific. And this is effective at evoking in-depth conversation and thus input. Photo elicitation requires the

person to react to what they see. And in this case people would react to photos of the area that the project is located in, which they were asked to react to openly. Open conversation is used to further try and get people to give information about the area that is not set up by the interviewer. That tries to evoke topics that are not mentioned or targeted by the interviewer from the start. Another method would be to let a person draw how they feel about a topic or area. But this has not been used for the H-buurt questioning. Both drawing and open conversation requires more interpretation after the fact. And thus lends itself least for mapping of values since it is quite prone to selection bias.

digital

The digital method is a social media analysis and historical research. This would work for the users of areas to see what the occurrence of this area is on social media and so to derive both qualitative and quantitative information from. But for the target group government this is much harder to do. So the digital research became a narrative about the past, present and future of H-buurt. And there were values that could be distilled from that, in terms of priorities given by the target group to specific aspects of the H-buurt.

mapping

From both of these approaches the data collected from the on-site and digital research was compiled and put into Atlas.ti that would score for hits on which aspects were mentioned the most. So this would quantify the attributes and adjectives coupled with the attributes, and list them. Giving a selection of terms that could be translated into domains of value. Which would then be translated into themes.

themes by S/E/e potential or deficit

These themes would then present a list of values and problems or significant points of interest that help understand the needs and opportunities for the area. And when that is a negative we can even ascribe a deficit to the status when we identify it lacks the necessary attributes in the form of organization principles, facilities or infrastructure.

targeted implementation of urban strategies.

By then understanding the benefits of cohousing for the city regarding social, economic and ecological value, one can differentiate the different urban strategies related to cohousing. And one can discern through describing the phenomena what its potential benefit is to the social, economic and ecological value of the city. And then also discern whether that is local or regional.

Allowing anyone to see these urban strategies as potential cures to the current deficit as is identified through the research done on the area of in this case Hoptille.

In this study what is important to understand is how cohousing can benefit the social, economic and ecological structure of the city. And thus the effect of implementing cohousing on the social, economic and ecological performance of the city can be assessed. And that is the goal here. To then compare that against the case study by identifying current local or regional issues and assessing the performance deficit. To then be able to propose implementation of urban activation strategies to remedy that established deficit.

ECONOMIC BENEFIT

economic phenomena influenced through communities

1 networks of social and economic activity

Cohousing will establish new facilities and infrastructure that enables community living and activity. This network of people knowing each other is the “social capital” of individuals. This can also be described as the access they have to each other and to information and services. In this day and age of information there is a lot of isolation and it makes it so that this access is limited. Reintroducing bottom up living will revitalize areas and increase local activity. And where there is local activity there is also a possibility for economic activity. Local business or combining cohousing with mixed use zoning can be mutually beneficial. And this creates an even richer and more elaborate network of interaction and perhaps even dependency for services and social interaction. This can be local but it can also spread to other pockets of the city. Creating a social interconnectivity between parts of the city that further results in economic potential.

2 local economies and differentiation

Moreover, when these communities are not insulated but rather in contact with each other there can be a form of differentiation starting to occur. Where one community is more focussed on providing a certain type of activity or service. Or perhaps even a type of manufacturing can sprout.

Through this type of differentiation there arises quality and thus a greater demand. Entrepreneurial individuals get opportunities to take on organization roles and they naturally become communicators and managers. Giving individuals an ideal training ground. Perhaps these small businesses can be accommodated by government support when they have non-profit planning etc. Further stretching the local and perhaps regional network of economic activity.

3 diversity through regulated access

Through cohousing the building group or owner can choose residents based on certain specifics. When a community shares ownership it is common for them to decide who joins as resident.

Larger buildings can be communally owned or even when they are not they can be targeting specific demographics to live there. Or they can have strict restrictions and or requirements. The way it is often regulated is to enable the more vulnerable demographics to be able to afford residency. This enables the city to retain citizens and to not have them be subject to increasing housing prices making them have to move elsewhere. Retaining people from different industries within the city is called: economic diversity.

In terms of economic mobility, increased tax revenues for the city, competition between cities and opportunities for entrepreneurship and innovation it benefits to have a diverse economy and population. And cities often have it in their policies to retain people from all levels of society within their city.

4 responsibility for shared space increases its value

Due to the nature of cohousing people sacrifice some personal space for quality shared spaces. Leading to an increase in property value in that area because it is well-kept and well maintained. Because of either a sense of responsibility or because of organized shared responsibility. Especially when the community shares ownership. And additionally there often is a long term plan for the location. This creates stability. This is seen in the lower turnover rates within cohousing communities. **SOURCE**

5 cohousing could attract inhabitants

Cohousing is a growing trend in Europe. Countries like Sweden, Norway and Denmark already have a longer history with this communal living. Countries like the Netherlands, Germany, the UK, France and Belgium are exploring this to see if it is an alternative style of living that might be attractive in their countries as well. Having cohousing projects might attract a particular demographic and give the city a competitive edge.

6 relieve stress on city capacity - minimalist living

The support structure from living in a cohousing community can have many benefits both socially and in terms of convenience. Living close to other people and sharing facilities can have health benefits to people of the older generation. Plus, in certain situations they might be able to rely on the community for services that used to require the help from government institutions. And in that way reducing the municipal costs whilst also establishing more freedom of choice for how they wish to meet their needs. Of course the community will not replace all social and medical services, but there are many services that might not be needed as much when a person can rely on its environment.

This kind of relief of stress on centralized infrastructure is also true when cities expand. In the future when the stress on city infrastructure increases, having this bottom up living in the city can proportionally reduce stress on the network.

SOCIAL BENEFIT

1 social network - part of a group

A clear reason for people to live in cohousing would be for the social network. Meeting and living with people. There are degrees to which cohousing forces people to engage with each other. Privacy and autonomy are often just as valuable to an individual. But, houses in cohousing are built around a collective infrastructure. To meet and share activities and services with each other. The social network is important for personal psychology and biology, and crucial in a person's individual development. This network is important in sharing information and giving people access to information. Which is crucial in learning.

2 social infrastructure

The common rooms and spaces to meet each other inside and outside are all part of the social infrastructure. This inherent goal in cohousing is also what sets it apart in its organizational structure. The spaces and the services are meant to be engaging and enable meeting, groups getting together and organizing events.

3 shared/group responsibility

Group responsibility is not just taking care of shared ownership, but once a group of inhabitants knows each other well they can take on tasks together. Relieving a bit of the burden to have to individually manage the everyday things in life. By taking responsibility for them collectively.

Especially people with extra needs can find it important to be able to rely on a support network. And in some cases special cohousing groups directed to specific target groups are established for this very reason. Enabling for example older people to not need to go into a nursing home right away.

4 no need to own everything yourself. quality of life.

Helping each other can be regarded as sharing of services. In the same way, cohousing is also about sharing resources. Gathering spaces, utility spaces that are meant for everyone and often co-owned as well. Creating a shared financial responsibility. This sharing enables the individual houses to have less utilities. Investing in quality shared space and utility together means that you can communally afford to own a much better accommodation and quality of use. But of course this also means that agreements need to be made among owners about how spaces and resources are used. And routines will need to be made.

5 activities and behavior - healthy communities

This social network will instigate social interaction but also organize activities. and house social programs. Which can be eating together, sporting together, organizing games together, or even educational. Through this creation of local activities in the block or in the area the place becomes lived in, active and dynamic.

People's attachment to the place grows and they start to identify themselves as part of the group that lives there. And another benefit is that this activity and the knowing of each other creates a very safe environment. The activity will create eyes on the street and an active social control. A healthy environment.

6 skill learning and social resilience

Lastly, skill sharing can be a social benefit as well besides purely individual. The collective capacity of the group grows when individuals grow. The potential for new creativity comes from adaptation and learning. When that is done together it enhances that process.

And by doing those things together, and by figuring things out together the ability to rely on each other grows. Increasing the social resilience of the whole community.

ECOLOGICAL BENEFIT

1 centralized energy systems

What can often be found in new cohousing projects is collective energy systems. Collective technology for both electricity and heating/cooling. Many durable sources of energy work better on a larger scale. Multiple houses generating and using from the same source. Spreading supply and demand more evenly and effectively. And because cohousing offers this opportunity it has the potential to at least locally really boost the performance of durable energy. And create self-reliance.

2 waste reduction. effectiveness of resources

Shared use of services and resources can lead to more efficient consumption. It is unclear whether general consumption is less per person in a cohousing project or when it is not. But if groups organize their time and resources together chances are that resources are used more effectively and less is wasted.

3 integrating green in communal shared spaces

Even though it is not an inherent trait of cohousing, these projects very often integrate greenery. In the form of a shared park, communal garden, urban agriculture, or green roofs and use of plants within the structure of the building. This biodiverse trend is very often included in cohousing. Creating quality green spaces close to the living spaces. So it becomes a health benefit in the daily lives of people (Beatley, 2010). This green also reduces the city's heat island effect.

4 opportunity for local sustainable practices like circular, local food, education

Collective living also creates opportunities for sustainable local practices like circular, local food and sustainability education. Some of these involve a catered infrastructure to make that happen. Especially something like growing your own food etc. But in agreement with everyone else this has more chance of success in a collective community then when the responsibility was split. So, when in agreement a lot of sustainable initiatives can sprout from cohousing communities with a chance of spreading regionally as well.

POTENTIAL BENEFITS OF COHOUSING

variation among projects

So even though cohousing sounds like a uniform approach, it actually consists of many strategies and variabilities that do not all contribute to the same effects. And thus the effect on the city can be different. It is therefore necessary to assess this effect for the social, economic and ecological fabric of a city.

clusters

So the first deciding factor is the target group. And a great observation for this is made by Laszlo Barz(2023) describing the different target groups for cohousing. Splitting the options into 5 target groups: couples, students, singles, elderly and families

This then resulting in different **subgroups**:

1. single housing student
2. living at home student
3. student in group housing
4. elderly group housing
5. single elderly
6. supported elderly living
7. elderly living with family

8. singles with children
9. single empty nester
10. starter single
11. starter couples
12. family with kids
13. empty nester.

This then resulted into combined groups or **clusters**: care cluster, student/starter cluster, supported nesting cluster, elderly cluster, starter cluster and supportive mix cluster.

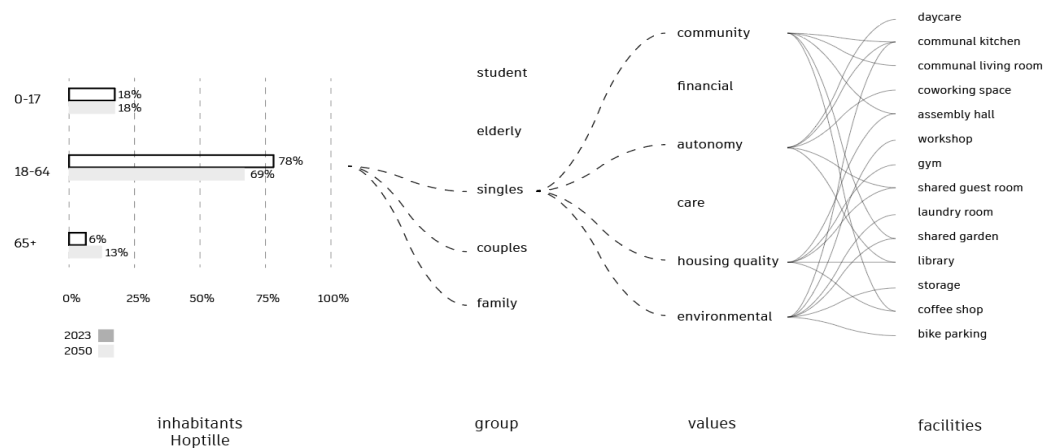


figure 1 facilities for the target group derived from values that the group prioritizes.

facilities

In the figure above the situation for Hoptille can be seen. Showing how the demographic of mostly single person households and relatively young age would fit a cluster prioritizing singles couples and families.

And that this would put their values towards: *community, autonomy, housing quality and environment*. Together with the facilities that fit those values.

URBAN ACTIVATION

how cohousing can reach beyond the project

There are many facets to cohousing that can have their own particular effect.

Therefore we split cohousing apart into different urban strategies and assess per segment their potential influence on the social, economic and ecological fabric of the city.

And also differentiate local effects from potential district wide effects.

Most simply the effect is measured through: potential for meeting/social network (S), potential for industry(E), potential for lowering ecological footprint(e).

1 Target Group facilities ++ S ++e

Every target group can require different facilities. This accommodation can sometimes be achieved through generic spaces or through specific ones. But mostly they ensure engagement from a particular target group. The success of this activity is what sparks the social interaction between residents and creates the networks between them. Secondly these collective facilities have the potential to be sustainable and lower the consumption of residents.

2 Shared Community Green ++ S ++e

This is the green that dwellings can be located around. This area is used by the surrounding residents and is there to provide their shared outside space. This is also a potential place to integrate biodiversity and to implement ecological systems for the community (Durrett & McCamant, 2011).

3 Semi private access ++ S

By creating semi secluded or semi-accessible entry points to different groups of the housing project the different groups or clusters become more closely linked. And relationships are more intimate. Dunbar's number is an example of this: the maximum number of people one person can remember. But it relates to a maximum group number where everyone feels included. Groups of 20-30 seems preferred. But no quantitative studies for cohousing really exist.

4 Central heating/Central energy generation ++e

Cohousing provides potential for central energy systems.

5 Central Grey Water system ++e

Cohousing provides potential for central gray water collection and usage.

6 Community Sports facilities ++S

Sports facilities that are specifically for the residents can be a great way to bond with each other on a personal level. Knowing each other stimulates feeling comfortable in a surrounding designed to put you in shape. It can be a great benefit to target groups that are prone to health risks or where environmental factors cause restrictions on exercise.

7 Integrated Commercial Services ++S ++E

Services like a restaurant or a bar/café can be great hotspots for meeting each other. These can be just for the community but if there is aim for profit then it will want to attract a wider audience. Especially great when cohousing is combined with mixed use functions. Mixed-use will make the place vibrant and active (Jane Jacobs, 1984)

8 Green Public Park ++S ++e

Larger park to attract a larger range of people within the district. A great place to connect transportation nodes, as well as a place where different streams of people meet and engage with each other. Plus has potential for sustainability efforts.

9 Business Space/Park Integration ++S ++E

Larger office space for various types of businesses to locate themselves within the area. When cohousing can be incorporated into a mixed use area it can be a mutually beneficial relationship. And feed each other. As both can spark social interaction and economic activity.

10 Manufacturing Integration +S ++E

Similar to the Business Park, adding manufacturing within the city can be complementary to cohousing and feed each other as well. Creating social and economic activity.

11 Public seating areas ++S

Public seating areas and purposeful seating areas in spaces that are meant to attract people and engage them. Create seating places where people are invited to spend a lot of time. Enjoy the surroundings or the services there and allow for those moments where people meet each other and enjoy the space.

12 Pedestrian + Bike facilities +S ++e

Creating infrastructure that enables the use of bikes and walking are very beneficial in inner cities. To make the city for pedestrians and not for cars.

13 Public Transport connection ++e +E

Finding adaptable ways for slow traffic to connect to fast traffic through nodes or parking in an efficient way can be good for accessibility of the area and also benefit the experience of the spaces. By giving an alternative to the car the city can improve its footprint but pollute a lot less toxic gasses.

14 Area wide sports facilities ++S ++E

Large sports facilities to attract people from around the area can help to connect clusters of social networks. These areas can be very popular and active and potentially socially and economically beneficial to a wider area.

15 Area wide Event space ++S ++E

Large event spaces can have the same connecting effect and bring together clusters of social networks. These areas can be very popular and active and potentially create meaningful social and economic activity.

RESULTS STAKEHOLDER ANALYSIS

Through assessing the current situation of the case study we can determine a deficit regarding urban activation. When an area is missing the urban components that lead to social and economic activity then that absence means they lack these opportunities and so they are at a deficit comparatively.

So to determine this, a study is done on the area of Hoptille to identify what is missing in terms of social, economic and ecological values in the built environment.

types of data

Research on Hoptille was done in cooperation with groups researching nearby areas of Heesterveld and Bijlmerplein, students of the New Heritage studio of Heritage and Architecture. In researching there were two types of data gathered. One was digital and one was on site. Both were split into 4 stakeholder groups, each group responsible for a digital and onsite information gathering.

The onsite portion was meant to engage participants/stakeholders of the area. Categorised in government, makers, owners and users. By asking questions or by asking them to react to pictures of the area people would respond. The purpose of this being to gather their most prominent ideas, and thoughts about the area and so to distill from that the most important “keywords”. That can then pertain to a significant aspect or value regarding the site.

To gather general information a framework was used for questioning that is meant to ask as broad as possible questions leaving space for the other person to fill in. For the first half this methodology of Hennick, Hutter & Bailey (2020) was used. After which the respondent was shown the five pre-selected images of the H-buurt that were used by all groups to gather information about the area through photo elicitation. The interview responses were then coded and added to the rest of the stakeholder interview results.

Coding was done for all the stakeholder groups using Atlas.ti. The interviews were all transcribed and combined to map for “tags”. These tags were then listed and in some cases merged when they meant the same thing and then concretised to confirm what attribute or quality they referred to.

The tags were then linked to their domains: social or economic, etc. The frameworks of Silva & Roders(2012) were used for the cultural values and Brand(1994) for the attributes. These combined values and attributes were then shown per stakeholder within the photos that were used for the photo-elicitation during the research. And the combined lists of values and attributes per stakeholder were compiled and from that relevant themes were distilled. Themes were the most important outcome for this research pertaining to distilling significant values from the relevant stakeholders about this are (figure 2). The group also went further to create scenarios for intervention regarding these themes but this is steering it more into solutions that don't pertain to cohousing and therefore they are not relevant to this research.

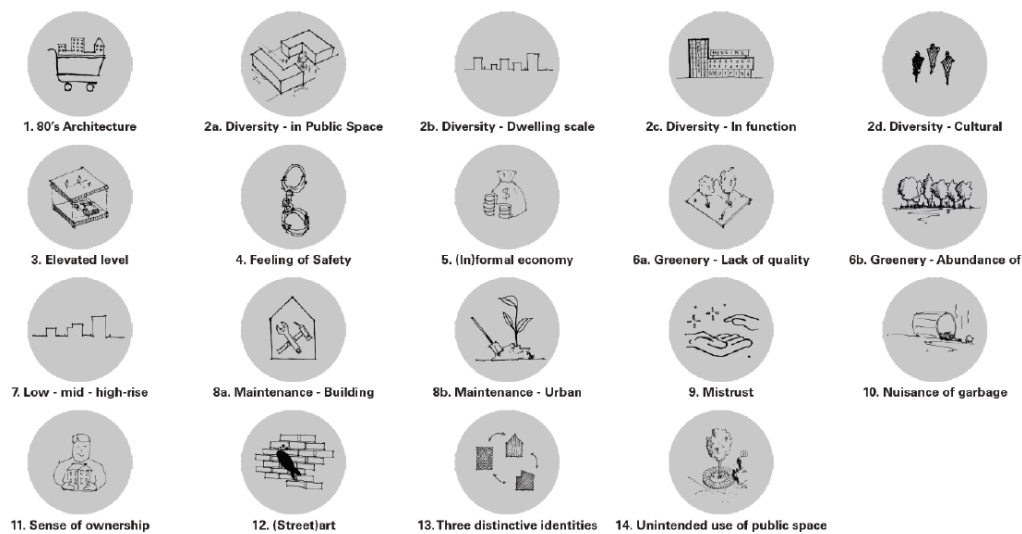


Figure 2. Themes derived from the stakeholder data

The ultimate goal of this was to discover the values or problems of the area through the stakeholders. As a stepping stone to gather scenarios to benefit the area or to offer solutions or build on opportunities that were presented through these findings. For this research it is only a part of the information that went into assessing Hoptille and the deficit of its current state regarding social, economic and ecological viability of the urban fabric of Hoptille.

assessing deficit in Hoptille

1 no economic opportunity or mobility --E

There is an absence of business in Hoptille and H-buurt that would offer potential economic mobility. There is no economic activity that can open up residents to an industry or that connects them to other opportunities nearby. Low income status of the people living here and little opportunity to change this situation.

2 no mixed function --S --E

The dominant housing functionality creates low urban activity. There are almost no services for outsiders or residents to use in this area.

3 low quality public space --S --e

Chances to meet are almost non-existent. Buildings are introverted. There are no real gathering places apart from the occasional small playground. Vegetation is not well kept and sometimes blocks visibility. General maintenance is low and many are unhappy about the public space. 50% of residents would prefer to move.

4 there are no facilities or outside infrastructure for activity --S --E

There are no facilities to meet or participate in activities with residents. Neither are there places to host larger events or sports activity. Nor are there small shops or bars. There is not one place that can be regarded as a destination to meet fellow residents. Loneliness,

depression and anxiety are at high risk in the area. And people feel like they have little control/agency over their lives.

5 feeling unsafe --S --E

Even though the number of people that say they have been a victim of crime has gone down, the feeling of safety especially at night in H-buurt is still low 37% saying they feel unsafe sometimes.. Social cohesion is low and social resilience is low(5,8).

6 air quality -S --e

City air quality is not the greatest with still a large focus on the car. Infrastructure like storage for bikes seems to not exist. The area is not very pedestrian friendly. At least not around Hoptille. Throughout Rechte H-buurt and Bijlmer Centrum this is better: more places to sit etc.

CONCLUSION

Judging from the deficit, a community driven form of housing would be incredibly beneficial to the residents of Hoptille. It would allow them to grow their social networks. Increase the livability of their area.

It would enable them to organize activity and accommodate resources and services for specific target groups.

And combined with more mixed use in the area, all kinds of potential for social and economic activity can be created.

Collective living can also enable sustainable programs and systems that would otherwise be harder to organize. All these things contribute to quality public space and quality living.

EVALUATION

This study has particularly been a qualitative research study on the potential for cohousing to function as an urban activation strategy. And through assessing its effect on the three important pillars of sustainability for a city: economy, social structure and ecology the different aspects could be differentiated.

In that sense it is more of a qualitative than a quantitative study. There are not many facts on the actual effects of cohousing projects on a city. Many records on cohousing are anecdotal. And the actual net benefit is not always clear. Therefore it was marked as potential.

Regarding stakeholder analysis, it would have been better to ask pointed questions for this research. To ask about social, economic and ecological values and problems in the area. And perhaps even to have the stakeholders raise potential solutions. So to be able to expand on possible opportunities raised by them.

The stakeholder research was done through the studio of Heritage and Architecture with many students on individual projects. And it functioned more as a tool to gather potential points of interest, and to respond to those with proposals and scenarios, than to gather the status of the area based on its social, economic and ecological performance. Asking pointed questions and then going into mapping of keywords would have been a more effective result.

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