The UNGATED COMMUNITY

Transformation of the PI Haarlem, into a Live/Work Community, realized in collective private ownership

Marije Ruigrok
PS Presentation
16th of December 2014
The UNGATED COMMUNITY
The UNGATED COMMUNITY
DEMOCRATIC TRIANGLE

STATE 
LAWS & RULES

CIVIL SOCIETY 
MEANING TO INSTITUTIONS 
& STRUCTURES

MARKET 
TRADE & INDUSTRIES

SHIFT

CIVIL SOCIETY 
MEANING TO INSTITUTIONS 
& STRUCTURES

MARKET 
TRADE & INDUSTRIES

STATE 
LAWS & RULES
BIG SOCIETY
PARTICIPATORY SOCIETY
30 gevangenissen en tbs-klinieken sluiten deuren

VERWANT NIEUWS

- Kabinet gaat 26 gevangenissen sluiten
  22/03/13
- Kabinet bespaart 340 miljoen op gevangeniswezen
  22/03/13
- Kabinet wil gevangenissen sluiten
  22/03/13

MEER OVER

Gevangenissen  Criminaliteit
THE GROWING AMOUNT OF (MONUMENTAL) REAL ESTATE IS IN DISBALANCE WITH THE DEMAND AND (FINANCIAL) CAPACITIES OF THE TRADITIONAL ACTORS.
RESEARCH QUESTION
ASPECTS OF CPO

- Great diversity in housing;
- Own dream house;
- Financial security;
- Social cohesion with neighbors;
- Cost shared thus saves money;
- Benefits of sharing common areas;
- Collective durability plan;

‘Beter een goede buur dan een verre vriend’
CPO traditional

BOUWGROEP → ARCHITECT + BOUWBEGELEIDER → AANNEMER

CPO 2.0

ARCHITECT + BOUWBEGELEIDER → BOUWGROEP → AANNEMER

source: de Hoofden
CPO WITH LEASE CONSTRUCTION

Combination of owning and renting

MONTHLY RENT

COOPERATION
CASE STUDY
PANOPTIC PRISON HAARLEM
### PRISONS FOR SALE

#### 23 gevangenissen sluiten

<table>
<thead>
<tr>
<th>Penintentiële inrichtingen</th>
<th>Justitiële jeugdinrichtingen</th>
<th>Detentiecentra</th>
<th>Forensische zorg (TBS)</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Table: Locations and Details

<table>
<thead>
<tr>
<th>LOCATION/address</th>
<th>NAME</th>
<th>Bruto-vlak op</th>
<th>Grund - Bejaardappi 't Monument</th>
</tr>
</thead>
<tbody>
<tr>
<td>12 Schoonhoven, Klaarwerkstraat</td>
<td>Achterhoek_Kruisberg</td>
<td>8.315 m²</td>
<td>13.165 m²</td>
</tr>
<tr>
<td>13 Uithoorn, Wijersrijd</td>
<td>Weerterpolder</td>
<td>8.194 m²</td>
<td>11.088 m²</td>
</tr>
<tr>
<td>14 Woudenberg, Zuid-98</td>
<td>Tilburg koning willim II</td>
<td>25.737 m²</td>
<td></td>
</tr>
<tr>
<td>15 Eindhoven</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>16 Amersfoort, Westpoortweg</td>
<td>Onroer beg. (Eijsvogels)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17 Amsterdam, Westpoortweg 10</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18 Apeldoorn, Karspelweg 4</td>
<td>Apeldoornsemeren Haarloem</td>
<td>20.854 m²</td>
<td>18.935 m² - 8.485 m²</td>
</tr>
<tr>
<td>19 Arnhem, NoordNijlandweg 16</td>
<td>De Berg</td>
<td>16.055 m²</td>
<td>20.547 m² - 6.659 m²</td>
</tr>
<tr>
<td>20 Haarlem, Waterkantweg 30</td>
<td>Haarlemseweg (Hoogvliet)</td>
<td>27.329 m²</td>
<td>22.021 m² - 18.000 m²</td>
</tr>
<tr>
<td>21 Utrecht, Landstraat 22</td>
<td>FPC Veldhout</td>
<td></td>
<td></td>
</tr>
<tr>
<td>22 Utrecht, Landstraat 22</td>
<td>FPC Land, Particulier richting</td>
<td></td>
<td></td>
</tr>
<tr>
<td>23 Zoest, Utrechtweg 37</td>
<td>De Veenstrage 20</td>
<td>12.378 m²</td>
<td>23.846 m² - 9.087 m²</td>
</tr>
</tbody>
</table>
Fotos: Ros FLoor
Spaarnoogplan_ reconstruction workers’ quarter 2005
Quarter ‘Molen de Adriaan’ 19th century
Scheepmakerskwartier currently under construction
Waardepolder _industry
Legenda
- row housing
- canal-side houses
- bigger building units

Source: De Key, Masterplan Scheepsmakerswartier, july 2011
PROGRAM

Affordable housing  Public functions  Green spot
PRESERVATION MONUMENTAL VALUE

INTEGRATION WITH CITY AND SURROUNDINGS, YET MAINTAINING EXCLUSIVE POSITION

INVERTING PANOPTICON; FROM ABSOLUTE ISOLATION TO INTENSE COMMUNICATION

FROM DEJECTED ENVIRONMENT TOWARD A QUALITIVE RESIDENTIAL AREA

INCORPORATION INTO CIVIL POPULATION (PARTCIPATION SOCIETY)

FINANCIALLY SOUND
Hidden Landscapes
the metropolitan garden and the genius loci

Proefschrift

Ter verrijking van de graad van Doctor aan de Technische Universiteit Delft op zgez. van de Rector Magnificus prof. dr. K.C.M. Selles voorzitter van het College van Promoties in het openbaar te verdedigen op maandag 16 juni 2014 om 11.30 uur

door

Saskia Brink de Vries
landbouwkundig ingenieur
geboren te Drenthe (Onderland)
MONUMENT: ELEMENT OF PERMANENCE

*Formal Permanence >
physical sign/symbol of the past

*Vital permanence >
able to change functions over time
continue participating in the city
MONUMENT: ELEMENT OF PERMANENCE

*Formal Permanence >
physical sign/symbol of the past

*Vital permanence >
able to change functions over time
continue participating in the city

“In this case it becomes more than a sign of history or collective memory. It continues to have a meaning for the city of today and becomes more than a symbol”
National monument
Built before 1950 with high rated architectural value for the cityscape
Built before 1950 with different rated architectural values. The facades constitute to the streetscape but individually don't own special architectural or urban value
Built after 1950
Planned for 2014-2015
PROGRAM
DWELLINGS
APARTMENT OR STUDIO
OFFICE SPACE TO RENT
SECOND FLOOR
ACCES TO THE COURTYARD
ACCESS TO THE COURTYARD
OPEN STRUCTURE OF THE DOME
INITIAL STARTING POINTS

1902 ABSOLUTE ISOLATION

2016 INTENSIVE COMMUNICATION

DEPRESSIVE ENVIRONMENT

HAPPY OASE

UNDER CONTROL

TAKING CONTROL
REFERENCE TO THE ‘HAARLEMSE HOFJES’
DOME FUNCTIONS AS LANDMARK
ADAPTING CELLS
SCHEME FOR ADAPTING CELLS IN PAIRS OF TWO
CONNECTION NEW TO OLD
FLEXIBILITY OF NEW BUILDING

EXAMPLE THIRD FLOOR
FLEXIBILITY OF NEW BUILDING

EXAMPLE FOURTH FLOOR
FLEXIBILITY OF NEW BUILDING

ROOF
SUN SCHEME
SUN SCHEME
SUN SCHEME
“shortage affordable housing to rent free sector”

source: PvdA haarlem 2012

“more interest in CPO than available locations; in search for new possibilities and locations”

source: Gemeente haarlem 2013
PROJECT COSTS

PURCHASE

DEMOLITION + PREPARATION CONSTRUCTION

INTERVENTIONS OLD BUILDING + NEW CONSTRUCTION

PI HAARLEM_ 1900
20.054m²
f 500.000,- = E 6.300.000  in 2012

PI NOORDSINGEL_ 1863
26.232 m²
f.1.000.000 = E10.000.000 in 2012

If we can compare the inflation of the prisons, PI Haarlem could cost. E2.900.000,-
PROJECT COSTS

Demolition + Preparation Construction

- 20 €/m² BVO
- 4290 m²
- Making area ready for construction
- 35 €/m²
- 14500 m²

Estimation: €742,000,-

New Construction

- 25 parts of 4 layers
- 100 units
- 35000 €/unit
- €5,100,000,-

Alterations Old Part

- Interventions
- €2,900,000,-

Dome

- €940,000,-

Garden and Surrounding Terrain

- €4,200,000,-

Estimation: €13,140,000,-

PI Haarlem

- 1900
- 20,054 m²
- €500,000, = €6,300,000 in 2012

PI Noordsingel

- 1863
- 26,232 m²
- €1,000,000, = €10,000,000 in 2012

If we can compare the inflation of the prisons, PI Haarlem could cost. €2,900,000,-

Source: RVOB

Reference Project

PI Noordsingel Rotterdam

+/- €3,000,000

+/- €1,000,000

€17,000,000,-

+/- €13,000,000

+/- €13,000,000 Euro

E. 17,000,000,-
COOPERATION

MONTHLY RENT

€
€ 17.000.000,-
FUTURE HABITANTS
DEPOSIT ACCORDING TO M2
>€ 850,000

5%
DEPOSIT ACCORDING TO M2

FUTURE HABITANTS
E 850.000

FUTURE TENANTS ENTREPRENEURS
E 2.500.000
FUTURE HABITANTS
DEPOSIT ACCORDING TO M2
>€ 850,000

FUTURE TENANTS ENTREPRENEURS
DEPOSIT ACCORDING TO M2
>€ 2,500,000

BANK
80%

5%

15%
DEPOSIT ACCORDING TO M2
- Future Habitants
  - 5%
  - Deposit according to M2
  - >€ 850,000
- Future Tenants Entrepreneurs
  - 15%
  - Deposit according to M2
  - >€ 2,500,000
- 80%

?
DEPOSIT ACCORDING TO M2

FUTURE HABITANTS
Deposit according to M2
>€ 850.000

FUTURE TENANTS ENTREPRENEURS
Deposit according to M2
>€ 2.500.000

30% - 50%

>>> THE CROWD <<<
SHARE: STARTING FROM 500 EURO >>>THE CROWD<<<
DEPOSIT ACCORDING TO M2
>€ 850,000
FUTURE HABITANTS
5%
BANK
>>>THE CROWD<<<
>€ 2,500,000
15%
FUTURE TENANTS ENTREPRENEURS
DEPOSIT ACCORDING TO M2
30% - 50%
25-50%
* EXPLOITATION GARANTEED
* NO LEASE CONTRACT GROUND (ERFPACHT)

30% - 50% >>>THE CROWD<<<
<table>
<thead>
<tr>
<th>VARIABLES</th>
<th>Value</th>
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<tbody>
<tr>
<td>interest</td>
<td>4.0%</td>
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<tr>
<td>duration morage</td>
<td>30</td>
</tr>
<tr>
<td>maintenance costs</td>
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<tr>
<td>cost increase</td>
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<tr>
<td>inflation</td>
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<tr>
<td>rent</td>
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<tr>
<td>rent increase</td>
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<td>value increase</td>
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<tr>
<td>start value</td>
<td>17,000,000</td>
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<tr>
<td>vacancy</td>
<td>5.0%</td>
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<tr>
<td>vacancy increase</td>
<td>0.0%</td>
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Conclusion
QUESTIONS?