THE GREEN POWER OF THE GARDEN CITIES

“The functional block”
LOCATION STATISTICS

Stadsdeel west / Bos en Lommer

Kolenkitbuurt

Opstandings Kerk
segregation
verloedering in de Kolenkitbuurt / degradation at Kolenkitneighborhood

* In vergelijking met andere Vogelaarbuurten van Amsterdam
In comparison with other Vogelaarbuurten (neighborhoods)
<table>
<thead>
<tr>
<th>Minima Household</th>
<th>Social Housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Structure</td>
<td>Self Employed/ Small Business</td>
</tr>
<tr>
<td>Black schools</td>
<td>Unemployment</td>
</tr>
</tbody>
</table>
past
The Western Garden Cities formed the link between city and countryside.

and

present
The renewal is in progress.

Transformation
past
- Migrants
  Pull of families from
countryside to urban
- Immigration: Netherlands-Indie

and

present
Immigrants
large families

new citizens
(nieuwe stedelingen)
WESTERN GARDEN CITIES: Kolenkit

past
small families
large families
dwellings:
50-70 m2
is no longer adequate

and

present
large families
small spaces

Density
large families in small houses
WESTERN GARDEN CITIES: Kolenkit
WESTERN GARDEN CITIES: Kolenkit

**Past**
- Green public purpose.
- Broad streets.
- (Semi) public structure between buildings.
- Open city structure

**And**

**Present**
- Decrease in public spaces
- Closed courtyards.
- Closed city structure

*decrease in public spaces*
Theme Research // Gentripuncture
“When a bunch of white people move to the ghetto and open up a bunch of cup cake shops”

“the buying and renovation of houses and stores in deteriorated urban neighborhoods by upper- or middle-income families or individuals, thus improving property values but often displacing low-income families and small businesses.”

“The restoration and upgrading of deteriorated urban property by middle-class or affluent people, often resulting in displacement of lower-income people.”

source: Urban Dictionary
PROBLEM STATEMENT

Some scientific publishers state that the ideals of mixed districts, like mixing economical classes, are ready to be rejected. They fail to take in account what problems mixed districts can prevent. If they don’t acknowledge this, the isolated Kolenkit district will continue to highly segregate. This area shows segregation processes on different levels: religion, by high unemployment, ethnicity and social housing. These markers are the result of the deprivation, pauperization, and impoverishment of this problem area. The increasing of segregation will follow in further ghettoization. To prevent the segregation-process, a gentripuncture project –as discussed before- will be realized. This will give an impuls to a change in social mix in a neighborhood.

RESEARCH QUESTION

How can one establish cohesion between the existing residents –mainly low economical class- and the higher middle class in the Kolenkit district and give an impuls to upgrade the neighborhood?

Grinsven, Anne van and Zandstra, Arjen., Gestuurd mengen: Het ideaal van de gemengde wijk (Rotterdam 2011)
Grubbehoeve, Bijlmer Amsterdam

Le Medi, Bospolder Rotterdam

Zaandammerplein, Spaarndammerbuurt Amsterdam

Wallisblok, Sengen Rotterdam
GRUBBEHOEVE: BUY YOUR OWN BIJLMER
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Appartement A:
working groundfloor and living firstfloor.

Appartement B:
working groundfloor and living firstfloor, and groundfloor.

facade park side

facade side courtyard

appartement A

appartement B

flat storages

covered gallery (droogloop)
GRUBEHOEVE: BUY YOUR OWN BIJLMER
The essence of the AUP concept of Van Eesteren is the strict segregation of the four main activities housing, work, recreation and transportation.
Focus on residents: social category
For the existing residents and for the new introduced middle class.

What leads to variation in housing typology.

Focus on buildings: typology
Transform of building typology changes are introduced at the scale of the building. They will influence the dwellings.

Focus on space: use of public space
SITE

BUILDING FRAME
MASSING CONDITIONS

‘EXISTING’ STRUCTURE
BUILDING BLOCK:
MONOTONE
HOUSING TYPOLOGY

VARIATION IN
HOUSING TYPOLOGY
WORKSPACE 92 SQUARE METERS

GROUND FLOOR
WORKSPACE 92 M2
GROUNDBOUND LIVING+WORKING

SECOND FLOOR LIVING

FIRST FLOOR WORKING
MAISONETTE DWELLING

FOURTH FLOOR

THIRD FLOOR
MAISONETTE DWELLING
third + fourth floor

LIVING + WORKING
first + second floor

WORKPLACE
ground floor
DESIGN

07
HEATING
PRIVATE

PUBLIC
Total facade panels FILTER 7200 mg/year
Detail A

- substrate layer
- drainage layer
- brick slips 22mm or precast concrete elements 15mm
- fixing grants, anchors
- steel console attachment of cladding screen
- bamboo facade panels, blinds, privacy screens
- folding windows
- single sound-absorbing glazing
- acoustic glazing
- soundproof glass 70-A2
- safety fail protection