Complex Regeneration of Postwar Neighborhoods.
Lombardijen renovation project.
Rotterdam-Lombardijen

source: Google Earth
Problem statements

Physical environment
- Lack of identity
- Lack of design
- Physical degradation

Social environment
- Ethnic clustering
- Impoverishment
- Fast rejuvenation

Intervention strategy

Giving identity

Diversification of the dwelling stock

Attraction of new target groups

Identity
- Diversification
- Preservation
Rotterdam's historical development

Rotterdam after WW2

[Image: Rotterdam after WW2]

Rotterdam now

[Image: Rotterdam now]

http://wamhaus.ru/38214/
Homerusbuurt historical development

Homerusbuurt as it was built

Homerusbuurt now
Post War and modern Dutch society

Netherlands, May 9, 1945

Rotterdam, Lombardijen 2012

Lieut. G. Barry Gilroy, photograph, Netherlands, May 9, 1945
Lombardijen ethnic make-up

- Ethnic clustering

Graphs showing the population distribution by ethnicity from 2000 to 2010 for various groups:
- Native Dutch
- Antilles
- Other Western
- Suriname
- Cape Verde
- Turkey
- Morocco
- Other Non-Western
- Other EU
Fast rejuvenation
Lombardijen.
Average disposable household income 2002-2008.

- **Impoverishment**

  - 0-29200 Euro
  - 29200-34300 Euro
  - 34300- more

  - **2002**
    - 37% 54% 9%
  - **2004**
    - 36% 55% 9%
  - **2006**
    - 34% 57% 9%
  - **2008**
    - 35% 57% 8%
Problems of place identity in the Homerusbuurt borough

Courtyards

Side facades
ID Cells
Homerusbuurt.
Accessible by public transport
Homerusbuurt.
Accessible by public transport
Homerusbuurt.
Green environment.
Courtyard development strategy

VS

[Images of courtyard development strategies]
Development strategy for the courtyards

- Children playground
- Community park
- Sport park
- Urban park

- Social interaction
- Entertainment
- Play
- Competition
- Recreation
- Community feeling
Intervention. Children playground
Intervention. Community courtyard
Intervention. ‘Sport’ park
L
Intervention. ‘Urban park’
Courtyard accessibility principle

- Strong community feeling
- Safety feeling

- Interaction
- Diversity

Night

Day
Intervention. Supportive facilities
Intervention. Archway
Existing state
‘Dura-Coignet’ dwelling blocks
Facade assembling principle
Design Goals

- Adding of identity
- Adding of the safety feeling
- Diversification of the dwelling stock
- Adjustment of the interior space to higher living standards
- Attraction of new inhabitants to the neighborhood
- Diversification of the public domain
- Increased number of apartments
- Solving of parking problem
L
Intervention. Floor plans (2nd-5th fl)

Interior changes done by inhabitants

Redesign proposal

3 bedroom apartment

2 bedroom apartment

Living room
Bed room
Kitchen
Hallway
WC
Balcony
Intervention. Floor plans. Elderly dwelling
Intervention. Floor plans (Gr.fl - 1st fl.)
 Intervention. Floor plans. Roof typology

Juxtaposition of the vertical and horizontal movements
Intervention. Floor plans. Dwelling + Office
Intervention. Dwelling + Office facade

Courtyard facade

Street facade

Section A-A
Intervention. Facade treatment
Intervention. Facades

Courtyard facade

Street facade
Intervention.
Street facade materialisation
Intervention.
Courtyard facade materialisation

Bay window extension axonometric view

Detail - C

Detail - D

Facade materialisation samples
Terracotta finish  Aluminium finish  Recycled metal finish
Intervention. Deck and buildings relation
Intervention. Courtyard with deck
Design Goals

- Adding of the identity
- Adding of the safety feeling
- Diversification of the dwelling stock
- Adjustment of the interior space to the modern living standards
- Diversification of the public domain
M

Intervention. Facade treatment

Courtyard facade

Street facade
Design Goals

- Adding of identity
- Adding of the safety feeling
- Diversification of the dwelling stock
- Adjustment of the interior space to higher living standards
- Diversification of the public domain
Intervention. Facade renovation.
The End