All for one or one for all?
‘..The Dutch Housing Studio, engage(s) in design assignments that are ... characterized by inner city interventions and transformations, and a more direct relationship between client(s) and architect.’

Chair of Dwelling, TU Delft
... and yet it [domestic architecture] embodies the origins of a dilemma... that of the tension between housing as provision, and housing as a commodity.

“The classical welfare state is slowly but surely evolving into a ‘participatory society’, one, that is, where citizens will be expected to take care of themselves, or create civil-society solutions for problems such as retiree welfare.”

KING WILLEM-ALEXANDER

“They’re talking about a ‘participatory society’. That means effectively, you’re on your own, [The government] should have been talking about making investments in order to create certainty and security in the economy.”

ARNOUD BOOT, AMSTERDAM UNIVERSITY

Foreign investors eye up Dutch rental housing market

Foreign investors, mainly American, British and German, are likely to invest €3bn in Dutch rental properties this year, according to investment advisory group Capital Value.

The company bases its claim on research carried out at 50 major property investment groups which are actively looking for projects in the Netherlands.

In 2013, there were no foreign investors involved in the Dutch rental market but by last year, investments had gone up to €800m – around 26% of total investments.
Future developments of the Oostelijke Eilanden are shown above. Next pages of this chapter elaborates on some of these developments.

**Future developments in the Oostelijke Eilanden**

- 'Central Harbour area' by inhabitant Joost Adriaansz
- 'Magic Route' by inhabitant Onno Warns
- 'Connecting identities' by inhabitant Susanne Heering

Reference: [Scenario's for the Oostelijke eilanden by its inhabitants](https://www.amsterdam.nl/gemeente/organisatie/ruimte-economie/ruimte-duurzaamheid/ruimte-duurzaamheid/anders-ontwikkelen/oostelijke/)

On the islands, there are only a few places to visit for the residents. The residence hold their picnics on the Java island and not on their own islands. The employees of the newspapers on Oostenburg go to the Czaar Peter Straat and not to Wittenburg because there is no connection. The magic route of cyclists and walkers on the islands is not focused on large-scale tourist flows, but on the residents and workers of the area. The islands are more interesting and more accessible through the 'foodies' among tourists. The bicycle/pedestrian route is from Nemo to the Funen. There are several mixed use places along the route. For example a neighbourhood in the heart Oosterkerk, a boat shed or a covered job market. Furthermore, there are a plenty of public spaces along the water.

The main idea is to bring back the harbour feeling that now is missing with more water and better passages. The plan includes ports instead of courtyards, ramps and the separated island will be visible from the islands boulevard.

The water and harbour are also programmatically more important. The historical VOC which belongs to this area, and which is moved to the Lelystad, will be back. The Wood and Meubileringscollege would have a good place here as well. In this plan, a part of the Marineterrein will be loose and become an island as well. The other part will be a park and get involved with Kattenburg.

The different (small) identities, which are in the area (of the knife sharpener in the Czaar Peter Street to the Music area on the IJ) are reinforced and better linked. Kattenburgerstraat is an urban street with programs in the baseboards. Kattenburg remains a green residential island. The Piet Hein Kade is now empty and there are only traffic roads on it. The Dijksgracht remains rough. There will be a new drive into the corner and buildings (workshops and industrial) along the embankment. The island character is strengthened, especially in Oostenburg. There will be more stores on Wittenburg. Furthermore, the square will be better equipped with a function.
MARINE TERRAIN REDEVELOPMENT
GENTRIFICATION: DO YOU KNOW WHO YOU ARE?
GENTRIFICATION: DO WE KNOW WHO THEY ARE?
GENTRIFICATION: DO THEY KNOW WHO YOU ARE?
GENTRIFICATION: DO YOU KNOW WHO WE ARE?
GENTRIFICATION: DO WE KNOW WHO YOU ARE?
GENTRIFICATION: DO THEY KNOW WHO WE ARE?
GENTRIFICATION: DO THEY KNOW WHO THEY ARE?
GENTRIFICATION: DO YOU KNOW WHO THEY ARE?
GENTRIFICATION: DO WE KNOW WHO WE ARE?
Greetings From The Welfare State

Kattenburgerkruisstraat looking East, Amsterdam

FAILED UTOPIA
Beter een goede buur dan een verre vriend.

Kattenburgerkruisstraat looking East, Amsterdam
ONE FOR ALL

- Some tenants have lived on site for 50+ years and are fearful of future on site.
- Municipality has provided affordable housing on this site for generations but is now considering releasing to the open-market.
- Displacement would be to areas on the fringe of city, or other cities.
- Housing standards are higher in estate than newer affordable housing elsewhere.

RESIDENTS

ALL FOR ONE

- Site surrounded by new development areas and wish to capitalise on sale of site to open market.
- Close proximity to centre and low value. Large potential profit margin.
- Remove all existing residents to maximise value.
- Redevelopment of marine terrain adds pressure on Nieuw Kattenburg for redevelopment.

DEVELOPER
Can regeneration benefit existing residents and new speculative actors?
DENSITY TO MATCH DEMAND

RETAIN AFFORDABILITY

TECH/STARTUP HOUSING

AMELIORATE EXISTING AND FREE SPACE FOR NEW UNITS

USE FREE SPACE TO PROVIDE NEW HOUSING FOR NEW TARGET GROUPS

REVENUE FROM LAND-LEASE REINVESTED IN AFFORDABILITY
‘A community land Trust (CLT) is a local non-profit organisation created to act as the steward of land and buildings, on behalf of a community, holding it ‘in common’ so it can remain permanently affordable.’
“I GET THE CHANCE TO HAVE A SAY OF WHAT’S GOING ON IN MY AREA NOW. I KNOW PEOPLE WHO HAVE BEEN MOVED OUT OF THEIR HOMES AND HAD TO CHANGE EVERYTHING ABOUT THEIR LIVES. I DON’T WANT TO SEE THAT HAPPEN AGAIN.” — LISA, 16, MEMBER OF THE DESIGN TEAM

COMMUNITY LAND TRUST
HOMEBAKED CLT, LIVERPOOL
Municipality gives site ownership to residents

Residents lease land/structure to market

Community Land Trust

Speculative Developer

Trust reinvests earnings in opportunities for residents + affordability

Architect

Proposes new situation

Market leases structure to provide additional housing
RISE & FALL

A SPATIAL ANALYSIS OF ANTI-SOCIAL BEHAVIOUR AND TRANSFORMATION STRATEGIES WITHIN POST-WAR COUNCIL HOUSING

JANUARY 2016
SHEA MCGIBBON
DENNIS BOON
When Trellick Tower was built, a two-storey partially submerged carpark was also constructed. This carpark is located on the southside of the tower and contains a large number of parking spaces for the inhabitants. On top of this garage, a publicly accessible deck is present. In contemporary architecture, carparks are still a source of crime and criminal activity. This is caused by a large amount of dead spaces and a total lack of control. Today that is countered by making carparks increasingly transparent. In Trellick Tower, however, this was far from the case. The dual-layered carpark has a total height of well over 5 meters and has blind concrete walls on all sides, in keeping with the Brutalist style of the building. This, in combination with the roof and deck, resulted in a very unsafe place within the complex due to the lack transparency or surveillance and was a known hotspot for crime in the area.

The Western Block of the tower is intentionally separated from the collective space on top of the carpark. This allows access to the rear of the shops for deliveries and the doctors surgery. By offering a public frontage only to Golborne Road it causes a large disconnection from the public street and collective deck space. The buildings layout, an L-shape flanking the collective space, further disconnects the ground floor and the carpark from the public street. Combined with the highly isolated dwellings above it becomes clear there is poor boundary definition on the ground floor of the complex.
ONE FOR ALL

ALL FOR ONE

DWELLING TYPES
'Cus where we live yea, you gotta think we’re here… and we ain’t got much and we’re seeing all these rich people and they got all their things. And people that live in the flats that’s what they want. So they’re gonna go out and get that, either legally, or more than likely, illegally.'
RESIDENT AS OWNER, RESIDENT AS GUEST
MINIMUM INTERVENTION
SEVENTH FLOOR - 190M² 3 BEDROOM, 4 PERSON
SEVENTH FLOOR - 190M² 3BEDROOM, 4 PERSON
EIGHTH FLOOR - 2X110M² + 1X 240M²
NINTH FLOOR - 2X110M²X1X240M²
TENTH FLOOR - 1X240M² + 1X 177M²
MUTUAL BENEFIT: SHARED LOBBIES
MUTUAL BENEFIT: GROUNDFLOOR COMMONSPACE
WALL ASSEMBLY
18mm Precast concrete cladding panels (attached to secondary structure via cladding rails)
20mm Air gap
2mm Waterproof membrane
100mm Lightweight metal secondary construction (Rigid foam Insulation fitted within build-up and covered with 10mm rock-wool insulation mat)
152x152x23mm UC Steel Column
75mm internal lightweight metal studwork
Vapor barrier
2x25mm plasterboard sheeting
Internal finish

TRANSFER STRUCTURE
3100mm Steel truss
2xUC (152x152x23mm steel welded box section flange
UC 152x152x23 mm Steel I-section web (welded to flange
Bolt fixed steel angle bracing connected by welded flange

WINDOW SYSTEM
Schüco AWS 65 HI Slide opening window with Ventotherm heat exchange integrated into window lintel

ROOF CONSTRUCTION
Structural Steel Deck
Waterproof membrane
10mm Protection course
15mm Rootbarrier
10mm Drainage layer
100mm thermal insulation
15mm Aeration layer
15mm Moisture retention layer
65mm Reservoir layer
2mm Filter fabric
130mm Engineered soil

FLOOR CONSTRUCTION
Single skin 12.5mm plasterboard ceiling
Metal purlins for ceiling
80mm rigid foam insulation
152x152x23mm UC steel beam
Trapezoidal steel deck for composite slab
50-90mm insitu poured concrete slab
Waterproof membrane
16mm impact insulation
85mm covering screed (with integrated underfloor heating)
Internal floor finish
CONCRETE CONSTRUCTION
CLIMATE PRINCIPLES
VENTILATION