ANALYSIS

RETREAT ESTATES

REUVERSWEERD & THE HAMMEN
This is a analysis of the Reuversweerd farm and the Hammen farm. In this analysis the arms will be analysed on three different subjects: Architectural Design, Building Technology and Cultural Value. The subject are used as different chapters, first discussing Architectural Design, followed by Building Technology, followed by Cultural Value, and closing of with a research on the family business values.

In each of the subjects the Reuversweerd site will be discussed first, followed by the Hammen site. Overall the analysis will start at the larger scale following into the smaller scale, so from surroundings to site to the main house.
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INDEX
INTRO
The estate of Reuversweerd is located close to Cortenoever, between the cities of Zutphen and Brummen. It is in the middle of a big agricultural area between the two cities, rendering it fit for escaping the urban scenery. The family of F.C. Colenbrander bought the house with this purpose in 1815-1817, and managed to build the Reuversweerd house in 1849. The original building had a rectangular shape and was the summer house of the family. The original function of the farm was also kept and around 1921 the family decides to make an addition to the building with the help of architect J.G.A. Heineman. The addition is in the same style, adding functions like an administration office for the farm and personnel rooms. In 1941, after three successful generations of the Colenbrander family, the Reuversweerd estate is sold to the Van Sytzama family. In the second World War, the house is seized by Germans and given the house function of a radio monitoring station. This radio station is later attacked by the Canadians, resulting in extensive damage to the house. This damage and the death of the owner will result in the abandonment of the house until today (BBA, 2018, p. 6-10).
The Hammen farm or "Hamwoning" is located in the city of Delft. The site is on the Rotterdamseweg which connects the city with Rotterdam. The area used to be rural but is now part of the TU Delft Campus. The owner of the site, Claes Arentsz, was also owner of a brewery called "De Ham", which is where the name of the estate comes from. The original Hammen house was built around 1550 and most probably destroyed during the opposition to the Spanish Duke of Alva, trying to enter Holland. Multiple farmhouses were then demolished to prevent him from seizing the city. After that the house was later the monumental entrance with the ham figures was added in honour of the owners wife, who passed away. Around the middle of the 19th century the house was extended with another house in different style. In 1927, the owner of the house wanted to demolish the existing house, and rebuild a new house. He got permission for this intervention, but only if he would rebuild the new facade in the original historic style, which the owner agreed to. (Kegel & Smits, 2011, p. 4-6).
SURROUNDINGS
To truly understand the history and changes of the Reuversweerd and Hammen site it important to look at the development of the surrounding area. The way the surroundings change and develop might have an impact on the building sites, and changes made to the buildings site might be influenced by the changing context. Hence it's important to have a good understanding of the history of the buildings surroundings.
**DEVELOPMENT**

**Location**

Reuversweerd

**Development of the buildings surroundings**

- **1700 (Kadaster, n.d.)**
- **1800 (Kadaster, n.d.)**
- **1850 (Kadaster, n.d.)**
DEVELOPMENT
Development of the buildings surroundings

Location
Reuversweerd

1900 (Kadaster, n.d.)
1935 (Kadaster, n.d.)
1950 (Kadaster, n.d.)
Development of the buildings surroundings

Location

Reuversweerd
Development of the buildings surroundings

The location of the Reuversweerd Estate is between Zutphen and Brummen. Zutphen is one of the oldest cities located in the middle of Gelderland next to the river IJssel. The city was one of the first ones in the whole country to receive rights and autonomy. It has helped in the development of the area and the neighbouring cities. Brummen is a much smaller city on the south of Zutphen.

Reuversweerd is located in the rural area between the two cities very close to the river. On one side the site is bounded by the Brummense Bandijk and on the other by the road Piepenbeltweg. The site with the farmers barns has always been used for agricultural purposes and later was utilized as the countryside for the summer house of the owners.

The two cities kept growing the last two decades and changing forms but have never reached the site, allowing it to keep its rural character. Zutphen has a population of around 45 thousand while Brummen around 20. The two cities are part of two different municipalities with their names. (BBA, 2018, p. 4)

The Reuversweerd site is an area where a lot of estates can be found. The Engelenburg resort is a very close example of transformation of an estate to a modern hotel function. There are a lot of castles, farms and estates in the province of Gelderland from which many are being reused today. Zutphen, being one of the oldest cities, uses the historical past to form the city’s today’s attraction point (Storms, 2018) (Erfgoed Centrum Zutphen, 2018).

The City of Zutphen has managed to preserve a lot of the old buildings in the city centre because of the minimum damage during the war. The city is an example of reuse of heritage architecture with special institutions regarding the protection and research concerning the heritage of the city. There are even remains of the old city walls and the towers form the new skyline of the city (Erfgoed Centrum Zutphen, 2018).

Maintaining the agricultural function, in combination with the estate and the gardens, is possible due to the big size of the site and the distance from other buildings. Water and trees are important for the setting and the landscape of the estates, they are part of the relaxing experience.

The summer houses (buitenplaatsen) will play an important role in the recreation of the wealthy citizens of the cities. Trying to avoid the bad conditions of cities in summer, they would spend their time in the rural areas where it was much nicer. The houses in these sites would not only accommodate the residents but also represent the status of their owner.
Water and trees are very important for the site. The site is very close to the river IJssel and next to the Brummense Bandijk. Today the dyke is drawn back and more space is given to the river for the possible overflow every twenty-five years. The two green areas next to the estate are small forest islands. The three trees framing the view of the estate are visible in a lot of the historical photos. There was a park designed around the buildings and the estate but it is not present today in order to complete our image of the landscape together with the trees and the water of the site. The stream, Reuversbeek, on the front side, was extended to a pond as part of the landscape design, in order to reflect the estate. The area around the estate has been slightly heightened in order to give a prominent position to the building. (BBA, 2018)
DEVELOPMENT

Development of the buildings surroundings

Location

The Hammen

1700 (Kadaster, n.d.)

1800 (Kadaster, n.d.)

1850 (Kadaster, n.d.)
Development of the buildings surroundings

1900 (Kadaster, n.d.)
1935 (Kadaster, n.d.)
1950 (Kadaster, n.d.)
The city of Delft is one of the oldest cities in Holland. Starting as a landlord court around the 11th century, the city had multiple periods of growth and development to reach today’s form. In 1572, Willem van Orange took a residence in the city and defended it against the Spanish forces that October. The city walls helped defend the city and rendered it the capital of the newly independent Netherlands (Isgeschiedenis.nl, 2011).

Willem van Orange was shot dead in 1581 in the hall of the Prinsenhof and was buried under the Nieuwe Kerk changing the traditional royal burial place from Breda to Delft. The city would excel in trading through the Delfshaven (today in Rotterdam), something still visible in the buildings of the city centre, with the immediate connection to the canals. (Kegel & Smits, 2011, p. 4-6)

Culture and painting were prominent during the Dutch golden age with the city featuring some important artists like Vermeer. The city is until today famous for its ceramics. Styled after the Chinese imported porcelain, the city produces a huge range of porcelain products with the typical Delft blue style being the most famous (Isgeschiedenis.nl, 2011).

The city still has and uses many of the old buildings in the city centre. In combination with the canals in the old city, this creates a picturesque image and attracts a lot of local and international tourists. The site is on the south side of the city next to the Delftse Schie, where the agricultural area between Delft and Rotterdam will transform to urban landscape.

Next to the site, the Technical University of Delft will develop enough to engulf it. The big amount of students arriving in the city to study in TU, has changed and continues to change the city, not only through the changes in the campus, but also through the huge need of housing for students and teachers. There is constant need of new housing and new educational buildings.

The years after WWII, the city of Delft was expanding and the site subsequently became part of the areas designated for the development of the campus. The area would change function and the original function of the farm would end. In the area a lot of new buildings were built for the needs of the University and the functions closely related to it. (Van der Hoeven, 2015)

The University has a Real Estate department that is responsible for the protection of the campus heritage and the accommodation of the educational functions. The University today facilitates around 25 thousand students and 5 thousand teachers. There is constant need of more space, not only for education and research but also for the companies related to modern sciences.

Across the Schie there are some small companies and some commercial buildings and then a big residential area of the city. The future plans for the area propose a bridge to connect these two areas and improve the accessibility of the campus from the west side of the city. The bridge will be very close to the site of Hammen. (Kerkhoven, 2018)
In the site of the Hammen there is an urban landscape instead of a rural one. Green, is in the form of trees that are present in and around the site and the playground adjacent to it. The evolution of the campus has had a big effect on the site of Hammen. Being a heritage object with the agricultural function inside one of the most technically innovative spaces creates big contradiction. The area was rural at the time the Hammen was built and used but that is not recognizable in the current landscape. The water ditch surrounding the site is indicative of the transportation means of the past and the way the site was connected to the city.
CONCLUSION DEVELOPMENTS

Both sites started out having an agricultural function, and were therefore located in more rural green areas. However through time the sites surroundings started to change, and the nearby townships and cities started to grow. The growing of these places has only had a minor impact on the direct surroundings of the Reuversweerd site, but at the Hammen Farm it has changed the entire context. The growth of the Technical University has completely swallowed up the entire Hammen site.

As a result of those changes, the Reuversweerd site could still function as originally intended, as a farm. The Hammen site has however completely lost it's agricultural function, as there are no longer farmlands surrounding the plot.

Both the Reuversweerd site and Hammen site are planned to be repurposed in the near future. To get an idea of what kind of function would fit in these places, it is meaningful to get an idea of what kind of functions are already present in the area. It is also meaningful to look at the accessibility of the sites, as this also has an impact on the functions that could be housed on the sites.
The functions around the site of Reuversweerd are concentrated in the two cities next to it. Except from a few hotels that are very close to the location, the rest of the area is empty of public functions. This strengthens the position of the estate in the rural landscape, and gives the opportunity for the site to adopt one of these functions. Although functions that require a bigger amount of people seem to be inappropriate due to the little accessibility ways to the site.
The site is strongly connected to the two cities. Using the train, from Amsterdam, one needs between one and a half to two hours to reach the stations of Brummen and Zutphen. The site is not included in the public transportation network, making the bike and the car the only ways to reach it. By car the distance to Brummen and to Zutphen is around fifteen minutes, with Brummen being a bit closer. By bike one can reach Brummen in 14 minutes and Zutphen in 20. There are two bike routes next to the site, one on the old and one on the new dyke. (Google Maps, n.d.)
The site of Hammen is on one side surrounded by the university with educational buildings and housing for students. The campus is not rich in public functions, so the main concentration is in the centre of the city. Hotels, restaurants and cafes are mainly situated in the old part of the city where there is the picturesque urban landscape. It is very easy to reach the old city on foot, by bike or by using public transport.
The site is part of the urban context and is connected to the transportation network of the city. It is reachable in 20 minutes from the Central Station and in 15 from Delft Zuid. By bike it is 5 and 4 minutes respectively, while by car it is 8 and 6 minutes. The area around the site has multiple bus stops in walkable distances. The new tram running through the TU Delft campus offers one more way to access the site using public transport. The plan to bridge the Schie so close to the site will also connect it to the bike route running across the Schieweg. (Google Maps, n.d.)
CONCLUSION SERVICES & ACCESSIBILITY

Both sites are strongly dependent on the train connections around them. In the Reuversweerd site, the cities of Zutphen and Brummen are relevant and comprise most of the functions in the area. Travelling to the site is easy by car or bike, but public transportation is not available. The Hammen site has become part of the urban landscape and can be reached much easier from both train stations of the city. The functions are mainly located towards the inner city but the presence of the Technical University next to it, offers a lot of possibilities for the future use of the site.

DEVELOPMENTS:

Both farms were once located in quite rural areas. However, over time the surroundings of the farms developed, changing their context. Now the Hammen farm is located in a quite urban area, without any farmlands surrounding the plot. For Reuversweerd the developments of the surroundings have had no direct impact, as it is located much further away from any cities. Reuversweerd can therefor still practice its intended function, for the Hammen this is nearly impossible.

SERVICES AND ACCESSIBILITY

Because the Hammen farm is located in a quite urban area, it is also quite easily accessible by bike and public transportation. The close proximity to a city centre also means that many services can be found close to the farm. At Reuversweerd this is completely the other way around. As it is located in a rural area, it is more difficult to reach and not many services can be found close to the farm. These services and better connections are mainly found in the nearest cities.

It seems that the Reuversweerd site and Hammen site are very much influenced by their surroundings. For Reuversweerd this is a very rural tranquil surrounding, making it a more peaceful place, fit for escaping the city life. For the Hammen farm its surroundings are an always developing city and campus, which has totally encapsulated the farm site. The Hammen farm cannot be used anymore like it was once intended, but needs a new function that fits its new surroundings.
SITE
To understand how a building or building site has become the way it is right now, it is crucial to look at how it has developed over time. At both sites it's clear that there is a certain development, as not all building seem to be from the same time. It is therefore interesting to find out how layered the sites really are.
Somewhere half way into the 18th century the first part of the Reuversweerd farm was built. If all four barns were built at the same time cannot be determined, but a painting from 1844 shows all four barns, built in the same style.

In circa 1900 a new barn was added to the farm ensemble.

The plot looks very different in 1950. The barns from around 1750 were severely damaged in the second world war, and could not be used anymore. Another barn was added shortly after the war, next to the barns from 1900 and 1920.

The barn was bought by F.C. Colenbrander in 1813. Decades after that the new house was built, presumably between 1845 and 1849.

Around 1920 an extension was added to the house. The new wing was meant, among other things, to house servants. At the same time another barn was added to the ensemble, next to the barn built around 1900.

Around 1970 new barns were added on the open space that were the original barns used to be. From this addition on not much has changed, and so it results in the ensemble that can be seen today. (BBA, 2018)
The Reuversweerd house was built in 1849. The house was at that time built to purpose as a "summer home" to the Colenbrander family.

The house was extended in 1921. A new wing was built housing, amongst other things, an office and bedrooms for the personnel. Some spaces in the house were also altered, for example a safe was built into the original part of the house. (BBA, 2018)
In 1927 Paul Zeeuw decided to rebuild the entire Hammen house. Only the cellars (and probably a wall) were kept. The new house was rebuilt in the same location as the former house, with the front facade in the a 17th century style.

The farms barn was replaced around 1907. The new barn was placed in the same location as the former barn, and is slightly longer. The haystacks were also replaced around this time, and placed in the same location as the former haystacks as well.

Around 1960 a new concrete grass silo was added to the ensemble. The new silo was necessary, as there was a new way of preserving grass (by adding syrup) that was popular in the fifties. The new silo was used for this new was of preserving grass, in addition to the haystacks where the grass was dried.

The current situation shows that the haystacks are gone. The haystacks collapsed a few years ago due to lack of maintenance. The grass silo, barn, churn mill and house are still present, but not all in a good state. (Kegel, Smits, 2011)

This is what the Hammen ensemble looked like around 1800. The Hammen gate was built in 1608 in memory of the former owner who died. The house is a combination of a 16th century house, and an 18th century extension. The churn barn was built in the 17th century. The age of the former barn and haystacks is unknown.
As discussed before, the Hammen house has some layers to it.

The Hammen plot was bought around 1550 by Claes Arentsz, who owned a brewery in Delft. Shortly after 1550 he had a farm built on the site, which he called after his brewery the Ham.

So it is likely that the first house was built shortly after 1550 when the site was bought and made into a farm.

The house was enlarged in the 18th century. When exactly the extension was built can not be said, but a 18th century facade can be seen on older pictures of the house.

The current house was built in 1927 by Paulus Zeeuw. He wanted to built a new house, but he would only get a permit to build a new house as long as he rebuilt the front facade in the original style. The original facade was built in the a 17th century and 18th century style. The new facade was however built completely in an 17th century style.

When the house was rebuilt, the original cellar from 1550 was kept. The age of the other cellar cannot be determined. (Kegel, Smits, 2011)
CONCLUSION DEVELOPMENTS

At Reuversweerd it is clearly visible that the site grows throughout time. A house is added, two barns are added, and an extension is made. The Hammen farm doesn't show this kind of growth, at the Hammen farm it is visible that the buildings are mainly replaced throughout time. The site layout of the Hammen in 1800 and now are therefore remarkably similar, apart from the haystacks that have collapsed.

At Reuversweerd it is also visible that the Second World War stopped the natural growing development of the site. A few barns were lost in the war, and later replaced.

Both sites have developed in a different way, probably due to the facts that the farm businesses developed and grew at different rates. But the differences are also due to their different circumstances, like the war and changing context.

To get a better understanding of the size of the sites, the next chapter will discuss some practical information on the dimensions of the buildings on site.
The Reuversweerd estate is a rather large estate. The estate encompasses eight buildings, of which most are barns. The largest barn is 61.3 x 24.5 meters, which translates to ca. 1,500 square meters. The size of the buildings tell a lot about the kind of business that was driven at Reuversweerd. It is not a small farm that provides for the family and some more, but a real business with economic purpose.
The Hammen farm is a quite small ensemble. The ensemble encompasses only one barn, a churn mill, a hay silo, the house and a gate.
The Hammen farm clearly used to be a more intimate farm, probably providing for the owners, and some more to make ends meet. It doesn't seem to have been a big business with a lot of personnel.
Looking at the dimensions of the sites, it is immediately very clear that the Reuversweerd farm and the Hammen farm are completely different. The Reuversweerd estate feels more like a big business, contrasting to the more intimate and smaller Hammen farm.

In order to be able to understand how the sites have facilitated their original functions it is important to look at the connections and the relationships between the different buildings on site. The routing between them could tell a lot about how buildings are connected.
The site has a main "road" on the south-west side of the ensemble. Some of the building entrances are directly connected to this road, like the main entrance of the house and the main entrance of the original barn from 1750.

The road branches out three times to also make the other entrances reachable, like the side entrances of the main house and barn, but also of course the barns on the south east side of the plot that face in another direction than the other buildings.

The way the buildings are orientated, and how the routing works, causes divisions in the ensemble. The house and original barn form one part, the barns from 1970 another, and the three barns on the south-east side form a third part.
The routing on the Hammen farm is different from the routing on Reuversweerd. All buildings on the Hammen farm can be reached through the same central space in the ensemble. All entrances on the ensemble are focused on this space, apart from the main entrance of the house. The main entrance was however presumably only used by visitors, most people would probably use the back entrance. The main entrance is also directly connected to the back entrance by a hallway.

Because of how the ensemble is orientated, with one central space, the ensemble feels very connected to each other. This is very different from the situation on Reuversweerd. Reuversweerd is however a great deal larger than the Hammen farm, so it is quite logical that the ensemble needs to be interrupted.
CONCLUSION ROUTING

It is quite clear that the routing on the Reuversweerd site is strongly determined by the development of the site. The original buildings face the road, while the barns that were added later face another direction, with the 1970's barn placed in between. The developments also cause the main route of the site to branch off, first to the 1900/1920 barns, and then to the space between the original and the 1970's barn. This is quite contrasting to the Hammen farm, as all buildings on the Hammen farm are reachable from one central point on the site. Only the front facade of the house faces outward, but the house also has backdoors that do connect to the common space.

The difference is probably due to the size of the sites. Reuversweerd is larger, and has some smaller connecting spots, while the Hammen can fit all functions around one.

Before the site and main buildings are further discussed, it is necessary to get a better idea of what the sites actually looked like. Therefore this chapter is dedicated to giving some information on the other buildings on site.
This is the oldest building on the estate. It was used as a dwelling before the estate was built, in combination with farm storage and functions. It is also listed as a monument and is in the best condition in comparison to the rest of the buildings on site. The front part of the barn has a dwelling layout, while on the back it is more open. The building is connected to the main house via a wall with a portal.

The two different functions, house and shed, are also visible on the facade. The front has doors and windows that correspond with the house function, and have a very simple composition. The doors are marked with two low steps and the widows have shutters and a dense division. The facade is finished with plaster with two different colours. The back of the building is much more simple, with visible masonry. The doors are big relating to the shed function, and there are fewer and smaller windows are less and smaller. The two parts of the building are also covered in different rooftiles.
This building used as the main stable of the complex. It was the place where the cattle was housed and bred and is almost completely adjunct to the long stable next to it. It has a long main volume with two smaller perpendicular volumes on the back side. All the volumes have gabled roofs, on the main volume the roof is made out of panelling, while the smaller volumes have roof tiles.

The windows on the facades are made out of cast concrete "schokbeton" while the rest of the facade is made out of bricks. The bricks are heavily damaged, but give the facade a very rustic feeling in combination with the big doors, which also indicate it has an agricultural function. Parts of the facade have been closed off or replaced. (BBA, 2018, p. 43-47)
This is the largest building on site and has a long rectangular shape. This building was used for the housing of animals. The doors are placed in the front and back facades, and the two long side facades have a long horizontal opening. In combination with the openings in the roof, the interior gets quite a lot of daylight. The building feels quite high because, giving a very spacious character to the building. The roof is covered in panels that have extensive biological growth.
This building is characterized by the two big anchors on the front facade. This building was also facilitating to the farm functions and was probably used as a storage. The barn also contains an attic. The ground floor has a very open layout to house diverse functions. This building also has cast concrete windows, and is made out of bricks. It has both red and black roof tiles and the roof is jerkinhead on the back. This building has windows next to the door on the front facade, and the presence of wall anchors differentiate the facade from the rest of the barns. The side facades also have doors.

BUILDINGS ON SITE

Anchor Barn
This barn is located in the middle of the barns on the south side of the Reuversweerd site. This building was also used for the housing of cattle, and has a typical barn form. It has a gable roof with red rooftiles and the widows are from cast concrete. The main access is through the front facade, where the door is the only opening. Openings on the side facades have been closed off.

The facades are made out of bricks. The front facade shows different types of damage and different bricks with some patches that have been replaced. The facades are therefore quite interesting, as the layering of time becomes visible through the differences in brickwork.
This is the third building on the south side of the site. It was used as storage, which is quite obvious because of the completely closed facades. The building is made out of wood which is weathered, adding to the aged feeling of the whole site. It is completely different from the rest of the complex buildings not only due to the different material but also due to the height and the colour. What connects it to the rest of the buildings are its long rectangular form with the gable roof.
The gate present at the site in Hammen is important for the history of the site. It was built in 1608 in honour of the original owner's wife, Maria Duijst, after she died in 1608. The gate is decorated with two hams, to which the site now owes its name. The small bridge over the water connecting it to the Rotterdamseweg gives it a special position, but due to the lack of pedestrian space access is limited by the bike lane. The gate has recently been restored and is in a very good condition today.
This is the main barn in the Hammen site. It was used to house the farm animals and facilitate the farm functions. The horses and cows (calves, bulls) were fed and milked in this stable and there was also space for storage and machinery. The building has windows on the long facade in combination with doors. The facade is made of bricks and the windows have steel frames. It is a very long rectangular volume with gable roof and is dominating the site, due to its size.

The building’s roof has collapsed making it dangerous to enter or approach. The roof finishes are decorated and on the facades the wall anchors are visible. In combination with the arched shapes of the windows, the facade has a very distinctive farm character.

BUILDINGS ON SITE

Location

The Hammen

Barn
The small building next to the house was the place in the farm where the butter was produced. It is a brick building with two spaces and two entrances directed towards the middle of the site. The interior is completely focused on the function of the mill. The milk was brought here to be churned into butter or churned milk.

The building has a timber roof that is exposed in the interior, and which is supported by the exterior brick walls. The facades are extensively damaged and are sinking at various points. The condition of the building is not very good but it has a lot of character and is the oldest buildings on site.
Most of the buildings on the site of Reuversweerd and the main barn on the site of the Hammen are strongly reminiscent of the barn typology. These buildings are characterised by a long rectangular floor plan and a facade that is very similar to the archetypical drawing of a house. Each building is of course different, with different sizes and materials, but the principal is the same. It’s mainly a repetition of the same elements in the length of the building.

These buildings are typical in agricultural functions. The length of the building helps with having big spaces that can be used for the farm activities and also function as storage for the site. The openings, doors and windows, are placed according to the function that the building facilitates and support the functions on the interior.

These buildings usually have no representative character, resulting in very simple compositions on the facades. The materials and the construction are adjusted to the function with focus on functionality.
CONCLUSION BUILDINGS ON SITE

As discussed before, Reuversweerd and The Hammen are very different. The Hammen ensemble has a barn and churn mill, while Reuversweerd has about five barns and a house annex storage. This difference of course comes from the fact that they are two very different kind of farms, located in different contexts. The Reuversweerd farm is a more business oriented farm in a very rural area, while the Hammen farm has a way smaller production, and has always been located quite near a city. By the time Reuversweerd was built, the Hammen farm had already become part of a more densely built area, which means the Hammen farm also didn’t have the space to grow. Thereby the Reuversweerd farm was for the most time also owned by a more business oriented family, who also owned more land in the area (OOM, 2017, p.3).

This chapter confirms that the Hammen farm and Reuversweerd estate, are very different, even though they both are in essence farms.

The interior and exterior of a building are connected through views. Windows make the outside visible from the inside. Hence the context of a building might have a direct influence on the experience of the interior of the building. Therefor it’s interesting to investigate the views around the main buildings on the sites.
Reuversweerd is located in a very rural area, and that is reflected in the views around the house. The house looks out on mainly green areas.

The first view shows what is seen at the front of the house. It shows the creek in front of the house, the three trees, and the horizon seems almost endless. The view represents tranquility, it’s calm, green and in a way empty.

The second view shows more of the garden in front of the house. It shows the afforestation next to the house, and the remains of some sort of decayed shed.

The third view shows again the afforestation next to the house, as well as a road leading to the orangery.

The fourth view shows the view at the back of the house. The view again shows a lot of greenery, and an endless, tranquil, horizon.

The views at the Reuversweerd farm are very green and calming. The horizons lie in the distance, with only greenery in the foreground. These kind of views are perfect for a place where you want people to relax, or feel secluded.
The surroundings of the Hammen farm are very different from the Reuversweerd surroundings. The Hammen farm is located on the TU Delft campus, and that can be seen in the views.

The first view is from the back of the Hammen house. The view shows a little of the barn, and the some of the greenery and the grass silo in the middle of the ensemble. Through the bushes and trees some of the surrounding campus buildings can be seen. The overall view is however very green and quite tranquil.

The second view is taken a little more to the right than the first one, and again shows the green open space in the middle of the ensemble. From this point of view, none of the surrounding buildings can be seen.

The third view is taken from the open space in the middle of the ensemble, and shows that also from this angle the greenery secludes most of the ensemble from the rest of the campus.

The fourth view is taken from the side of the Hammen house, and shows the churn mill. Through the greenery surrounding the site, a student flat can be seen in the distance. This shows very clearly that the site is quite secluded from its surroundings through greenery, but not fully.

The fifth picture shows the view from the front of the Hammen house, which is very different from the rest of the discussed views. The front of the house looks directly onto the Rotterdamseweg, and a camper retailer. On this side of the house the site isn’t as secluded by greenery as it is at the other sides. The relation to the surroundings is very much visible from this point.

The Hammen farm is located in a built environment, but that isn't very visible in the views from the house. The front of the house is the only part of the site that really looks onto the built environment. The rest of the ensemble is however very much secluded by greenery. Some buildings can be seen through and over the bushes and trees, but overall the built environment isn't very present from the middle of the ensemble.
CONCLUSION VIEWS

Both sites clearly have very different views. At Reuversweerd the views are broad and almost infinite. Emitting a feeling of tranquillity, peace and quiet. For the Hammen it’s different. The Hammen is located on an university campus, but somehow this is not extremely visible. Some buildings can be seen through the bushes and over the trees, but the main thing visible on the Hammen site is greenery. The greenery surrounds most of the site and therefore blocks the view on the surrounding buildings, except at the front of the house.

Both houses look out on mainly green surroundings, but for Reuversweerd these are broad and far, for the Hammen they are very close and compact.

As discussed in the previous chapter, both sites are surrounded by green. It is interesting to find out what the function of these green surroundings are, and how they influence the site.
Reuversweerd is located in a rural area. The site is surrounded by meadows, and greenery. In the Reuversweerd site itself is also very green. As shown in the drawing to the left, the site is afforested on the sides and on the front. The afforestation consist of a mixture of different trees, and also has some lower bushes in the mix.

In front of the original barn there are also three plane trees. These three trees are more distinctive than the other trees on the plot, as they are separated from the other trees, and stand neatly in a line. The afforestation almost completely encloses the Reuversweerd site, as it comes from both sides of the site, and the front. Only the back of the ensemble is almost open, towards the dyke. At the front of the ensemble the afforestation neatly frames the front facade. The trees therefore play a big part in how the site is perceived. Driving up to Reuversweerd, the eye is drawn to the main house, as the trees cover up most of the other buildings on the site. The drawing on the left also shows how the placement of the trees creates a funnel shape that leads towards the house, open at the pond, and closing in towards the home.

The placement of the trees is therefore important to the site, and how it is perceived, and the trees were also most probably intentionally placed like they are.
The Hammen site contains quite a few important trees. The trees on the Hammen site are typical for the courtyard of a farm. One the site some 'hoogstamfruit' trees can be found, these are fruit trees where the fruit hangs quite high, so the animals walking around in the farm won’t eat the fruits. Walnut trees can also be found, which were popular farm trees, as they scare away insects. Lime trees can also be found on the site, as well as an oak tree, which is quite uncommon in places like this with high ground water levels (Kegel & Smits, 2011, p.25).

Around the plot more common trees can be found, like along the rotterdamseweg, and behind the barn.

The trees on the Hammen site are important to the ensemble, as they complete it. The ensemble now is reminiscent of when it used to be a farm, and when the TU Delft campus used to be farmlands. The trees on site, the orchard, give a more complete view of what the farm used to be like, and is therefore valuable. It completes the story.
CONCLUSION GREENERY

The functionality of the greenery is quite different on each site. At Reuversweerd there are many trees that don't seem to have a specific purpose. They do however frame the house really nicely. The Hammen however has a lot of trees remaining from the orchard, like a cherry tree, walnut trees and apple/pear trees. This difference might relate to the different farm functions. The Hammen farm was maybe more produce oriented and self-sufficient, while the Reuversweerd farm was of course used as a stud and was part of a bigger business.

CONCLUSIONS OVERVIEW SITE

DEVELOPMENTS

Both farms are very layered timewise. They are an consisting of buildings built and rebuilt overtime. Because of this, the ensemble tells a story of the site was used overtime.

DIMENSIONS

The Reuversweerd estate is quite big, especially compared to the Hammen farm which is quite small. This also indicates that the farms were used in quite different ways.

ROUTING

The sites both have quite different routings. The Reuversweerd farm is quite large, and therefore has a route that branches of to be able to reach all the barns. The Hammen farm is rather compact, with most buildings facing inwards to one central space in the plot. From this central space practically everything can be reached.

BUILDINGS ON SITE

It is quite clear that because the Reuversweerd farm is bigger, it contains more buildings. The Reuversweerd farm has about five barns, while the Hammen farm only has one barn and a churn mill. This again shows how different the use of both barns must have been. The Reuversweerd farm really used to be a business, while the Hammen farm was just a farm.

VIEWS

The views from the Reuversweerd farm are tranquil and peaceful. As it is located in a rural area, the house looks out on mostly green farmlands, that almost seem to be endless. The Hammen views are different. The Hammen farm also mainly looks out on green, but at the Hammen farm it is quite close and dense, not at all endless. Also, when one looks up over the bushes and trees, the campus surroundings are certainly visible.

GREENERY

The functionality of the greenery is quite different on each site. At Reuversweerd the trees seem to have a mainly aesthetic purpose at the current moment, as they frame the estate and the house. The trees at the Hammen farm are mostly remaining trees from the orchard, that used to provide the house with fresh produce.
HOUSE
The facade is an important part of a building. It relates to the building's function, and it determines how the building is perceived from the outside. Materialisation, style, composition and articulation of openings are all important aspects of a building's facade, and are therefore interesting to investigate.
The front facade in Reuversweerd has been the representative facade of the estate. The facade was built originally in the Empire style but changes through the years and the aging process have deprived the facade of its former allure. In the landscape design the facade was reflecting in the pond in front setting the building in its location. On the current facade we can still find the entrance, a balcony from the first floor and the clock. The facade was changed during the 1920's renovation and the decoration was reduced to create a more sober look. Clear example are the columns that used to be in Corinthian style and were changed to Tuscan style.

The front facade is covered in cement exterior plaster like the rest of the exterior of the building. Except from the damage related to the abandonment (soiling, biological growth), in lot of places the plaster is losing adhesion and falling off the building. The damage from the war events is also present here.

The composition of this facade is very symmetrical. It creates a very easily readable sequence of elements that adds to the character of the building. On the vertical direction the entrance is dominating the middle of the composition and the windows are symmetrically arranged on the two sides. On th horizontal direction, the friezes and cornices in combination with the clock, used to decorate the facade and are the ones that dictate the composition. We know that they have been reduced but they are still quite decorative.

The openings on the facade are not only practical. Of course their height and width are important for the illumination of the interior but it s clear that the positioning is part of the overall composition. There used to be decoration above them which was removed during the renovations. The frames are of high quality wood which makes restoration possible and easy. Restoration of the shutters is also needed if it is planned to keep them.

(BBA, 2018, p. 33-36)
The back facade also follows the style and composition of the exterior. We know that this facade has changed completely with the addition of the side wing. The original Empire style in less expressed on this side with less ornamentation. It seems very different than the rest of the facades due to the different placing of the windows. The result is very different than the drawings done for the extension. The stoop in front of the entrance was also added later.

The exterior is made from cement exterior plaster which is heavily damaged during the events of the WWII. This facade presents the most damage in comparison with the rest. Original holes have been filled up to make the building water and air tight.

Even though the addition was realised in the same style with the rest of the exterior, this facade has a very different look. The composition is not symmetrical and the horizontality is reduced by the placing of windows on different heights. The friezes and cornices are present on this side as well. On the vertical direction, the addition, adds a new dimension to the facade, clearly dividing it in three parts.

The asymmetrical composition of the openings, renders this facade much less representative. The frames are still present and can be restored to expand their life span. Shutters are also partially there but heavily damaged.
The south-east facade is facing the rest of the buildings on the site. This gives the facade a very different character. Considering the time it was build, this facade had to be the side entrance for the staff of the farm. The direct entrance to the kitchen offers a practical accessibility solution for the daily use of the estate. The original facade was not symmetrical and there were more windows on the drawings than what actually exists on the building.

On this facade the same material has been used (cement exterior plaster) and the same kind of damage (soiling, biological growth, adhesion problems) is to be found today.

The addition of the side wing has the same style with the old part but is a bit more symmetrical. On the vertical direction, the openings are not aligned between the two floors but the formality is balanced with a local symmetry between them. On the horizontal direction the alignment is more accurate and the friezes and cornices complete the composition.

The openings of this facade can be connected to the functions of the interior. The two doors, one to the hallway and one to the kitchen seem like an unnecessary choice today, but was very important for the routing and the use of that time. Two different kinds of entrance related to the status of the visitor. Window frames and shutters are present but not functional due to damages.
The north-west façade is also in the original Empire style and the same applies for the part of the addition. There is symmetry in the old part but the new part is not following that. The first floor of the addition misses a few openings that could bring the whole façade closer to the rest in terms of design. Decorations from the original, have been removed from this façade as well but the two middle openings and the balcony preserve some of those elements.

The cement exterior plaster is the material of this façade as well, with both damages from the abandonment and the war.

The composition of this façade on the vertical direction is quite clear. The old part has some symmetry but the openings are not aligned completely. The addition has a very incoherent placing of opening, compared to the rest of the building. On the horizontal direction the friezes and cornices are present and dictate the composition. Openings are aligned in this direction.

The balcony on the first floor and the decorations on the window right under it have remained and indicate the original character of the exterior of this building. The window frames are damaged and are no longer functional but restoration is possible due to their high quality. Parts of the shutters are also present but in a very bad condition.
The original facade was built in 1550 together with the cellar as a part of the original farmhouse. The whole house was rebuilt after it got destroyed to stop the invasion of the Spanish soldiers to the city around 1608. In 1800 the house was extended and the second part of the facade was added. The current facade was rebuilt using old bricks after the partial demolition in 1927. The facade is in Dutch Renaissance style and the addition follows the same style. The changes in 1927 have been done with respect to the original style of the facade.

The front facade was rebuilt using the old bricks. The bricks are hand moulded and they have different colours, varying from orange to violet. Darker bricks indicate longer baking time and are less porous, making them better for the lower parts of the building. Parts of the facade are plastered giving the impression of another material. The window sills are made out of blue Belgian limestone. The facade is decorated with multiple wrought iron anchors and the roof is finished with Dutch rooftiles.

The composition of the front facade is very representative of the style it belongs to. On the horizontal direction the windows are aligned and the plaster parts are creating more lines on the facade making it look longer and symmetrical. The brick is laid in cross bond and the two tops are different. One is tuigevel and the other one is trapgevel. The cornice between ground floor and first floor is also typical in this style. On the vertical direction the openings are not aligned and there is no symmetry between the two parts of the facade. Each part is symmetrical to itself but not with each other and the entrance is not positioned in the middle.

The openings of this facade have also changed during the rebuild in the 1920's. The windows on both floors have become much higher but the arches decorating them have stayed. The wooden window frames are sash-windows on the ground floor and double-hung windows on the first floor, making it possible to close them with a technology of ropes, pulleys and counterweights. The upper part of the windows is made out of stained glass. The shutters are inside the building. Above the cellar windows the bricks are laid vertically to form a lintel.
The north facade is not at all representative in comparison to the facade. It has a much more practical function and is not part of the Dutch Renaissance style. The facade is parallel to the path entering the site but has no representation value.

This facade is constructed with new brick laid in cross bond. The bricks are mud moulded and have the Waalformaat (210x100x65). Between them there is a flush pointing done in lime mortar of around 10 mm. The roof has Dutch rooftiles in red colour. The windowsills are natural Belgium bluestone.

On the vertical direction the windows are aligned with the cellar windows. On the horizontal direction, one of the windows is a bit lower. There is no symmetry in the composition and it seems that the positioning is based on practical reasons instead of esthetical. Half meter above the bottom of the facade, there is one row of bricks which is laid vertically and runs across the whole face and around the cellar windows.

The windows have wooden cases painted white and the frames are black. The cellar windows have black painted wrought iron bars in front of them. The windows are quite high and can deliver a lot of daylight to the interior. Above the openings, bricks are laid vertically and form the lintel.
The back facade is oriented towards the rest of the buildings in the site. There are two entrances, one to leading to the hallway and one leading to the kitchen and the cellar. Both have a functional character, with the one leading to the hallway being slightly more formal due to its height. The whole facade has no decorations and does not represent the style of the building or the function.

This facade is made out of mud moulded bricks laid in crossband style. The roof has Dutch rooftiles and is finished with lead. The material is damaged, with a lot of visible soiling and cracks.

There is no special character on this facade so the composition remains quite simple. There is no symmetry and no ornamentation. On the vertical direction, the openings have the same size but they are not placed on equal or proportional distances from each other. On the horizontal direction there is only a vertically laid, row of bricks that connects to the other facades and creates some differentiation.

The openings on this side are mainly practical and are high enough to deliver the needed sunlight to the interior. The cases are also wooden painted white, while the frames are painted black. The lintels on the windows and the doors are also made out of vertically laid bricks.
The south facade is the second one that is visible from the street but it also does not have a representative function. There is no composition and the construction and the positioning of the openings is purely functional.

The south facade is also made out of the same orange mud moulded brick, laid in cross bond. The same applies for the rooftiles.

On the vertical direction there is nothing happening in this facade. The windows seem to be aligned on the horizontal direction and the vertical row of bricks close to the ground is also present.

The openings are here also purely practical and have the same materialization as in the rest of the building’s exterior. The lintels are also made out of vertically laid bricks. Coloured glass covers the top parts of these windows.
Reuversweerd

The entrance in Reuversweerd is very decisive for the composition of the facade. The size of the opening immediately suggests that this the main entrance is. The columns and the friezes create a very classical impression and they frame the main entrance, making it even more notable. The columns had originally Corinthian style but it was changed to Tuscan. The stairs in front of the entrance are not only practical but also position the entrance on a higher level and give it a monumental character. The clock that is placed on top marks the facade, cause it is higher than the original building and it becomes obvious that there is no function behind it and that it is an ornamentation. Even though there are no different materials than the rest of the facade, the balcony above the entrance has decorations made out of the same material.

Hammenwoning

The entrance of the Hammenwoning has become part of the front facade after the whole facade was rebuild. In the previous versions of the facade there were only window openings. The addition of the entrance marks the facade as the front side of the building. There is no symmetry on this facade and the entrance is slightly pushed towards one side. The stairs in combination with the railing give it a direction and make it prominent by lifting it from the ground. The entrance is realised with the same materials as the rest of the facade and it follows the verticallity of the composition. The cover makes it even more formal and the glazing offers immediate daylight right behind it. In comparison to the rest of the entrances to the building, this is a very expressive entrance and it fits with the overall style of the facade. It is special enough to be representative but without becoming too striking.
CONCLUSION SKIN

Both buildings have formal facades that represent clearly the style they were built in. Articulation and composition are not only adjusted to function, but also reflect the status and wishes of the owners. The facades of Reuversweerd show a clear historical layering, with the original facade still mostly present, some stylistic changes throughout time, and the damages of the WW II. The Hammen lacks this kind of layering, as the house was almost completely rebuilt in 1927, including the facade.

Both of the facades therefore hold a story, but to be fully functional again changes will have to be made. The facades right now do not meet the modern day requirement.

AGE

It is already clear that the houses on the different sites have undergone various changes throughout time. It is important to map these changes to have a better understanding of the building, and to be able to value the building more appropriately.
The Reuversweerd house was built 1849, and most of the house still dates from this time. The house was extended in 1921, as can be seen in the drawings. The extension mainly accommodates personnel functions, like personnel bedrooms, but it also houses an office on the ground floor. The extension however is not the only change made to the building, at the same time some changes have also been made to the original interior. A safe and elevator were added to the house, and the stairwell was changed slightly. The safe is placed right next to the office, as they are relating functions. (OOM, 2017, p. 3)

Partially due to the fact that the house has been abandoned since the Second World War, no changes have been made to the house since the renovations of 1921.
As discussed earlier, the Hammen house was almost completely rebuilt in 1927. The original cellar from the 16th century is still present, but that might not be the only part of the original building that remained. (Kegel & Smits, 2011)

There is good reason to believe that one of the facades of the original 16th century house is currently used as a wall. This wall is coloured black in the drawings to the left. The reason why this is believed to be an original facade is because the wall is much thicker than the other walls in the house. The wall is ca. 22 centimetres. Opposed to ca. 11 centimetres like the others. There is no structural explanation as to why this wall would need to be that thick, and the wall is located at an place that could well be the place of the south-west facade of the original house. From this information, the logical conclusion can be drawn that the is indeed a remainder of the original house.

The rest of the house (apart from the cellar) was fully constructed in 1927. The house has been maintained through time, but no real interior changes have been made to the building. So the building layout is still as it was meant to be in 1927.
CONCLUSION AGE

The building ages are pretty self-explanatory. It is clearly visible that the Reuversweerd house has been added on to over time, while the Hammen farm was almost completely demolished and rebuilt. Both however still represent a historical layering.

ROUTING

The routing through a building tells a lot about how a building is used by people. It is therefore an interesting subject to look into, especially with older buildings. This is because houses had different demands in the past, which will probably show in routing.
Ground floor:

On the ground floor the original part of the house (from around 1849) uses a central hallway, to which most of the rooms are connected. The back of the house and extension use a different type of routing. The rooms are not connected through a hallway, but through each other. So to reach a certain room you will have to walk through another (as shown in the drawing to the left).

First floor:

The central hall on the ground floor returns on the first floor. The central hallway connect the bedrooms on the front and side of the original building. The extension also has a hallway on the first floor, connecting all the staff rooms.
Ground floor:

The central hallway of the Hammen house connects almost all the rooms on the ground floor. Only the milk cellar is connected through the kitchen or the outside, and the bedroom connected to the bathroom are not reachable directly through the hallway.

First floor:

On the first floor it is very visible that the house is divided into two. There is one stairwell, connected to the downstairs hallway, that leads up to a hall on the first floor. This hall connects the bedrooms and drying attic. A second stairwell that can be reached through the kitchen leads to the other part of the first floor. The stairwell leads directly into the maids room, without a hall.
CONCLUSION ROUTING

The routing of the houses tells a story of a different time. At both the Reuversweerd house and the Hammen separate stairs can be found for the owners and the personnel, something that is not very common anymore. At Reuversweerd also a different “maids hallway” can be found parallel to the main hallway on the ground floor. At the Hammen this is not the case, most probably as it is also a lot smaller.

The separate service routes are a nice reminder of a past time, but could be useful for a future function. The separate routes could for example be nice in an high class restaurant or hotel where you would not want your personnel to mix with the guests.

The facade is an important part of a building. It relates to the buildings function, and it determines how the building is perceived from the outside. Materialisation, style, composition and articulation of openings are all important aspects of a buildings facade, and are therefore interesting to investigate.
The floorplans to the left show how much sunlight approximately each room at the Reuversweerd house gets. Of course the south facing rooms get most daylight. These rooms are the rooms that are also in the front of the house, the style rooms and bedrooms. The kitchen and some of the workers spaces/rooms are also well lit.

An important space that doesn’t get as much sunlight is the office, which is facing north. This might however be done on purpose, as you get the most constant lighting throughout the day on the north side.

The other spaces that face north are overall not the most important spaces, like the stairwell, bathroom, and some rooms for the workers.

It is clear that the more important rooms at Reuversweerd, amongst others the style-rooms, have the most natural daylight, especially in the afternoon. The kitchen is also quite sunny, especially in the morning. It is to be assumed that this is not just a coincidence, the architect designing the building probably placed the rooms of higher importance, and that needed more light, on the south facing facades.
At the Hammen house, the sunlight admittance of the ground floor and first floor are quite different from each other. The ground floor, the most well-lit rooms are the living rooms. They also have three windows each, letting through a lot of daylight. The kitchen and washing rooms also get some daylight, but less intense.

The first floor is less well-lit. The rooms have less windows, and smaller windows. The bedrooms in the front of the house are relatively well lit. The Window in the dry-attic however is quite small for such a large room. The maids room get the least sunlight, as it faces north, and only has one window.

Again, just like at Reuversweerd, the more important rooms have better lighting. This is probably done intentionally, because the owners would spend more time in those rooms. The bedrooms are very scarcely lit, as the room was probably not used that much during the day.
The functionality of the greenery is quite different on each site. At Reuversweerd there are many trees that don't seem to have a specific purpose. They do however frame the house really nicely. The Hammen however has a lot of trees remaining from the orchard, like a cherry tree, walnut trees and apple/pear trees. This difference might relate to the different farm functions. The Hammen farm was maybe more produce oriented and self-sufficient, while the Reuversweerd farm was of course used as a stud and was part of a bigger business.

In this chapter the function, surfaces, services and dimensions for practically each room will be discussed. By analysing this for almost every space, a clear image of that space can be created. Having a clear image of the room will subsequently make it easier to get an idea of what makes the room valuable, and how the room could be used in the future.
Function

This is the cellar of the original house from 1849. The cellar was probably used as a storage.

Surfaces

The cellar walls arch into the ceiling, which is relatively low. The walls/ceilings are plastered white. The cellar floors are paved with greyish clinkers. Spaces are divided by wooden walls, painted beige.

Services

The cellar houses the elevators machinery.

Value

The cellar as a whole could be rated with a medium value. It is part of the original building, which is a monument, and therefore valuable. The cellar however isn't decorated like the rest of the house, and is therefore less representative of the 1850's style. It is however part of the original building, and is therefore rated with a medium value. This means that with good argumentation the cellar could undergo transformation.

The stuff that can be found in the cellar is not particularly valuable. Only the elevator machinery could be rated with a medium value, in combination with the actual elevator, as it is quite old, and was probably quite special in its time.
Function
This is the cellar of the 1921 extension. The cellar houses a lot of the technical equipment.

Surfaces
The cellar walls are plastered white. The ceilings are vaulted and also plastered white, apart from the exposed steel beams. The floors are paved with paving tiles.

Services
The cellar houses a lot of technical equipment, various pipes can be seen running through the cellar, as well as various kettles.

Values
The cellar as a whole could be rated as indifferent. Of course it has constructional purpose, but in the cultural value sense it does not add as much to the house as the other parts of the building do. The extension of the house is already less valuable than the original part of the house, and the cellar is even less representative and visible. It can therefore be said that this cellar doesn’t add to the value of the house. The services housed in the cellar are also not particularly special, and do not seem fit for use.
Function

This is the kitchen, which was of course used for cooking. The kitchen can be entered directly from the outside.

Surfaces

The kitchen walls are tiled to about two meters high. The tiles are mostly white glazed tiles, with an occasional decorated tile. The upper part of the wall is plastered, as well as the ceiling. Separating the tiled part of the wall and the plastered part is a decorative wooden strip. The Floor is paved with black and white stone tiles.

Services

Of course a kitchen is equipped with some services. Kitchen cabinets can be found against two of the walls. The cabinets are wooden, topped with a thick wooden countertop. There is also a stove (currently gone for maintenance), which is placed in/underneath a chimney.

Values

The kitchen in the Reuversweerd house is highly valuable. The kitchen shows a spirit of time, and is quite intricately detailed with the delft blue-tiled walls and old stove. The kitchen furnishings, the cabinets and cupboards, are rated with a medium value. As they are part of the kitchen, and certainly add value to the kitchen. They are however not as usable anymore, and not particularly special on their own. Thereby they are also less anchored to the space. But as they do complete the picture of the kitchen, they are rated medium.

High value: the kitchen as a space, and the tiling and stove/chimney
Medium value: kitchen furnishings
**Function**

This is a room of which no exact function is known.

**Surfaces**

The walls are covered in a white wallpaper. The ceiling is plastered. The wallpaper and ceiling have smoke damage, and the wallpaper is also letting loose and ripping in certain places. The floor is made out of wood boards. The fireplace is decorated with two different brownish stones, and has some quite severe damages.

**Services**

The room has a fireplace, and a portable heater is present in the room.

**Value**

This room is rated with a medium value. The room is located in the extension of the house, and is therefore less valuable. The room is also scarcely decorated, and the fireplace is also not particularly special. The room therefore doesn't have any characteristics that would make it highly valuable. The room is however part of the house, which is a monument, and is therefore still rated with a medium value.
Location
Floor
Scale

This room was formerly used as an office to sir Colenbrander.

Surfaces
The walls are covered in a brown patterned wallpaper. The wallpaper is mostly gone, which leaves a lot of walls blank with only the white plaster visible. The ceiling is again plastered. The walls and ceiling have smoke damage, due to phosphor. The paint on the woodwork in some cases also heavily damaged, like it's "caramelized". The floor is made out of wood boards. The fireplace is decorated with a grey stone, but is very damaged due to war violence. Not even half of the fireplace is left.

Services
Besides a fireplace, no services can be discovered.

Values
The office of sir Colenbrander is rated with a medium value. The room certainly adds value to the house, because of its function, and also because it is quite nicely decorated. The room is however part of the extension, and not the original building. The room is also severely damaged. The walls and ceiling have a lot of smoke damage, a lot of paint is burned of the woodwork, and the fireplace is severely damaged. The rooms qualities and characteristics are therefore not really present anymore, which is why the room is rated with a medium value. The room does still add value to the house, and had a story (being the office).
Function
This is the main hallway.

Surfaces
The walls of the hallway are covered in tiles for the first ca. 1.5 meters. Above that, the walls are plastered white. The ceiling is also plastered white, but has severe damages, which leaves most of the construction that should be covered up visible. The floor is made out of wood boards.

Services
In the hallway a radiator can be found for heating.

Values
The hallway is rated with a high value, as it is a part of the original building. Something about the hallway that is particularly special is how the height is perceived in the hallway. The narrow shape of the hallway makes the space feel really high.
Function

This room used to be the dining room.

Surfaces

The walls in this room are covered with a brown reupholstering, with a wooden panelling on the top and bottom. Both the reupholstering and panelling have severe damages. Parts of the reupholstering and panelling are gone.

The ceilings are plastered and decorated in an empire style. The floor is covered in a wooden herringbone pattern.

The fireplace is decorated with a grey stone, and is barely damaged. The masonry above the fireplace is however very damaged, due to war violence.

Services

The room has a fireplace.

Value

This room is highly valuable. The room is part of the original building, and very representative of the style in which the building was built. The ceiling is decorated with empire appliques, and the space has a very decorative fireplace. The wallcovering is sadly severely damaged, which reduces its value.
Function

This room used to be a salon.

Surfaces

The walls in this room are covered with a green reupholstering, with a wooden panelling on the top and bottom. Both the reupholstering and panelling have severe damages. The reupholstering is ripped in certain places, and parts of the panelling an walls are damaged because of the war violence.

The ceilings are plastered and decorated in an empire style. The floor is covered in a wooden herringbone pattern. The floor is also damaged due to war violence.

The fireplace is decorated with a grey stone, but is severely damaged. Not even half the fireplace is left.

Services

The room is equipped with a fireplace, and has built-in seats in the windows.

Value

This room again is highly valuable. It is one of the style rooms in the original part of the building. The ceiling of the room is decorated in an empire style, and decorated built-in seats can be found in the window.

These all add to the value of the room, as the decorations give the room a spirit of time, and is very representative of the 1850's empire style the house was built in.

The current reupholstering and fireplace are rated with a medium value. They are both damaged, especially the fireplace, but they do still add something to the room. The reupholstering is still present for a big part, and could maybe be repaired. The fireplace is heavily damaged, but the presence of a fireplace is important to the room. The fireplace also tells the story of the WW II through its damages. They are therefore rated with a medium value, as they add to the room, but need work.
Function

This space is the main hall of the house.

Surfaces

The walls and ceiling in this room are covered with a white plastering. There are empire style decorations on the ceiling, and on the walls above the door stucco reliefs have been created. Due to was damage, the walls are severely damaged in certain places. Some stucco reliefs were also struck. The floor is paved with big stone tiles.

Services

The room has no distinct services.

Values

This space is also rated as highly valuable as a part of the original building. The room is decorated with an empire ceiling, and stucco reliefs above the doors. These add to the value of the room, as they give it a more representative character.
Function
This room used to be a living room.

Surfaces
The walls in this room are covered with a yellow/beige reupholstering, with a wooden panelling on the top and bottom. The reupholstering however is partially gone and damaged. The ceilings are plastered and decorated in an empire style. The floor is covered in a wooden herringbone pattern. The room has a fireplace that is decorated with an orange/grey stone, and has a mirror and decoration above. The fireplace is very well preserved.

Services
The room is equipped with a fireplace, and has built-in seats in the windows.

Values
This space is again rated as highly valuable, as it is one of the style rooms in the original part of the house. The space and decorations are therefore rated as highly valuable. Only the reupholstering is rated with a medium value, as it is an important part of the style room, but is also severely damaged.
Function
This room used to be a bathroom.

Surfaces
The walls and ceiling in this room are covered with a white plaster. Both the plaster on the wall and on the ceiling are severely damaged. The plaster on the ceiling is partially gone, showing the construction underneath. The walls are damaged due to war violence. The floor is covered with wood boards.

Services
This room has an ensuite storage.

Values
This room is highly valuable as a part of the original house, but has no specific highly valuable features.
Function
This space is still functioning as the main stairwell.

Surfaces
The walls and ceiling in this room are covered with a white plaster. Both the plaster on the wall and on the ceiling are severely damaged due to war violence.
At the first floor arcades divide the staircase and the hallway at the first floor.
The floor is covered with wood boards.

Services
This space of course has a staircase.

Value
This space is rated as highly valuable, even though it has changed overtime, it used to be part of the building. The stairwell is quite heavily damaged due to war violence, which in this case is rated with a indifferent value. This is because the value does tell a story, but in this case also severely damaged the space. It is something to note but shouldn't necessarily be protected, as it is something that adds character, but also something that damages the original buildings aesthetic.
**Function**

This room probably used to be a bedroom.

**Surfaces**

The walls in this room are mainly covered with a light striped reupholstering. The reupholstering is quite damaged. The ceilings are plastered. The floor is made out of wooden floorboards.

The room has a fireplace that is decorated with a grey/beige stone, and has some damages.

**Services**

The room is equipped with a fireplace.

**Values**

This room is highly valuable as a space that is a part of the original building. The rest of the room however isn't that valuable. There are no specific decorations, and the reupholstering is quite severely damaged. Only the fireplace could be rated with a medium value, as it does make the room feel more complete.
Function

This room probably used to be a bedroom.

Surfaces

The walls and ceiling in this room are covered with a white plaster, but the walls used to be covered with wallpaper. A part of the wall has tiling, probably for a sanitary element. The floor is covered with wood boards.

Services

This space has a built-in decorated seat in the window frame.

Values

This room is again highly valuable as a space, as it belongs to the original part of the building. The windowsill with the seat is also highly valuable as it is representative of the empire style the building was built in. Other valuable items can not be found in the room.
Function
This room probably used to be a bedroom.

Surfaces
The walls in this room are mainly covered with a flowered reupholstering. The reupholstering is damaged in some places. The ceilings are plastered, and have an empire decoration. The floor is made out of wooden floorboards. The room has a fireplace that is decorated with a dark grey stone, and is well preserved.

Services
The room is equipped with a fireplace.

Values
The space is highly valuable as a part of the original building. The ceiling decorations are also highly valuable, as there are representative of the buildings style. The wallpaper is rated as indifferent, as it is damaged, and expected to not be original anymore.
Function
This room used to be a library.

Surfaces
The walls in this room are mainly covered with wallpaper, which is however quite damaged. The ceilings are plastered, and decorated in an empire style. The floor made out of wooden floorboards. The room has a fireplace that is pretty well preserved.

Services
The room is equipped with a fireplace, and has built-in bookcases.

Value
This space is rated as highly valuable, as it is a part of the original building. The decorations around the door and on the ceiling are also highly valuable, as they are representative of the buildings style. The bookcases in the room is valued with a medium value, as it represents the rooms function, and therefore adds to the rooms value. The bookcases are however not original, which is why they are rated with a medium value instead of high.
Function
This room used to be a bedroom, and used to have a ensuite bathroom.

Surfaces
The walls in this room are mainly covered with a white reupholstering with some delicate flowers. The reupholstering is letting loose in various places. The ceilings probably used to be plastered, but that is now gone, revealing the wooden structure underneath. The floor is made out of wooden floorboards.

Services
The room doesn't have any particular spaces. There are electrical outlets present.

Values
The space is highly valuable as a part of the original building, but no further values can be found.
Function

This space was used as a service hallway.

Surfaces

The walls in these spaces are covered in tiles for up to about 1.5 meters high. The walls are plastered above the tiles, just like the ceiling. The floor made out of wooden floorboards.

These spaces are in a good condition

Services

A toilet and storage space can be found along the hallway.

Values

This space is rated with a medium value, as it is part of the 1921 extension. The extension does add a certain value to the building, as it adds another time layer, but is not as valuable as the original house. The hallway doesn't contain any special decorative elements. The tiling however could be rated with an indifferent value, as the tiling is quite typical for the extension, but not very special on its own.
**Function**

These spaces house the rooms of the personnel of the Reuversweerd house.

**Surfaces**

The walls in these spaces are covered in various types of wallpaper, which in many cases is damaged. The floor made out of wooden floorboards, on which the wiring for the electricity is marked. The ceilings are often plastered, but in some cases the plaster has been taken off revealing the wooden structure underneath.

**Services**

Almost all spaces are equipped with a sink, with tiling around it.

**Values**

These spaces are rated with a medium value, as they are part of the 1921 extension. The spaces do not show any kind of decorative element or other aspects that could also be rated as valuable.
Function
This is the hall at the back entrance. It used to be the Milk cellar.

Surfaces
The walls in this space are plastered, they are grey for up to about 1.5 meters, and white above, divided by a wooden strip. The ceilings are made out of wooden beams, filled up in between with wooden boards. Both are painted red.

Services
There is a staircase leading down to the cellar.

Values
This room is rated with a medium value, as it isn't really representative of the style the house was built in. The room is not decorated, and doesn't contain any special elements. The cellar connected to the room is however highly valuable, as it is one of the parts that has remained from the original house.
Function

This is where the kitchen of the house can be found. Obviously used for cooking.

Surfaces

The walls in this space are tiled up to about 2 meters. Above the tiles the walls are plastered, as well as the ceiling. The tiles are mainly white glazed, but there are a few green/brown lines. There is also a decorative painted on some of the tiles.

Services

The kitchen has built-in kitchen cabinets, and a build-in wooden cupboard. The cabinets are made out of wood, and have a stone countertop.

Values

This space is rated with a high value, as it is a representative part of the interior. The tiling and kitchen furnishings have a medium value, as they emphasize the function of the space.
Function
This is the main hallway.

Surfaces
The walls in this space are tiled up to about 1.2. Above the tiles the walls are plastered, as well as the ceiling. The tiles are grey and green, and have a cloudy pattern. There are occasional decorative tiles with ships on them throughout the hallway. The plastered walls and ceilings have a colourful decoration painted on them. The floor is a black and white terrazzo floor.

Services
A toilet can be found in one of the spaces connected to the hallway, as well as storage and the staircase going to the next floor.

Values
The hallway as a space is rated as highly valuable, as it is very representative of the time it was built in, the 1920's. The tiling on the walls really portray a spirit of time, and are therefore also rated as highly valuable. The painted ceiling and wall details are rated with a medium value, as they are also very representative of the spirit of time, but less special in comparison to for example the tiling. The terrazzo floor is also rated with a medium value, as it also adds to the spirit of time, but isn't unique or special on its own.
Function

This room used to be the backroom.

Surfaces

Three of the four walls in this room are covered in a beige pattern reupholstering, and brown panelling at the bottom. The wall dividing the hallway and room is only covered in some remaining flowered wallpaper, and is further painted white. The ceiling is plastered, and has some decorative painting, but also has a crack near the chimney. The floor consists of wooden floorboards. The room also has a fireplace, that is decorated with an oxblood stone. The backroom is divided from the front room by a sliding door which has a stained glass inlay.

Services

The room has a fireplace, and storage spaces in the "walls" dividing the front and backroom.

Values

This room as a space is rated as highly valuable, as it is very representative of the time it was built in, the 1920's. The stained glass sliding doors are also rated as highly valuable, as they add to the spirit of time and are quite well preserved. The painted ceiling is rated with a medium value, as it is also very representative of the spirit of time, but is damaged in places. The fireplace is rated with a medium value as well, as it completes the feel of the room, but not necessarily in combination with the later added heater. The reupholstering is rated as indifferent, as it is in quite a bad condition, and not original anymore.
Function
This room used to be the front room.

Surfaces
The walls in this room are covered in a brown pattern reupholstering, which is damaged in certain places. The ceiling is plastered, and has some decorative painting. The floor consists of wooden floorboards. The backroom is divided from the front room by a sliding door which has a stained glass inlay.

Services
The room has storage spaces in the “walls” dividing the front and backroom.

Values
This room as a space is rated as highly valuable, as it is very representative of the time it was built in, the 1920’s. Again the same stained glass sliding doors are of course also rated as highly valuable. The painted ceiling is rated with a medium value, as it is also very representative of the spirit of time. The reupholstering is rated as indifferent, as it is in quite a bad condition, and not original anymore.
Function

This room used to be the washing room.

Surfaces

The walls in this room are covered in a white reupholstering, which is letting loose in certain places. The ceiling is plastered, and has some decorative painting.
The floor is covered with a black and white vinyl, which is not original. There is also a fireplace, decorated with a beige/brown stone.

Services

The room has a fireplace, and also currently houses the bathroom. So there is a shower and kettle present.

Values

This room is again as a space is rated as highly valuable, as it is very representative of the time it was built in. The painted ceiling is rated with a medium value, as it is also very representative of the spirit of time, but damaged in places. The fireplace is also rated with a medium value, as it completes the room, it doesn't however need the later added heater. The reupholstering is rated as indifferent, as it is in quite a bad condition, and also not original anymore.

The stuff in this room should be rated with a negative value, as it decreases the value of the room. The shower, vinyl floor covering and washer are not at all integrated in the room, and are very contrasting with the original style.
Function
This room used to be a bedroom.

Surfaces
Three of the four walls in this room are covered in a white reupholstering, which is letting loose in certain places. The fourth wall is made out wooden boards painted yellow. The ceiling is plastered.

Services
This room has no specific services.

Values
This room is rated with a medium value, as it is part of the building, but is not very representative of the building's style. There are also no decorations in this room.
The reupholstering is indifferent in this room as well, as it is not in the best state, and not original anymore.
Function
This space is the landing on the first floor.

Surfaces
The walls and ceiling in this room are made out of wooden boards painted in a light and darker yellow, and have some decorative painting. The floor consists of wooden floorboards.

Services
This space of course has a staircase.

Values
This room is rated with a high value, as it is a representative of the building and its layout. The painted walls are rated with a medium value, as the decoration adds to the spirit of time. There are no further decorations in this room.
Function
This space used to be one of the bedrooms.

Surfaces
Three of the four walls in this room are covered in a reupholstering, which is letting loose in certain places. The ceiling is made out of yellow painted wooden boards. The floor consists of wooden floorboards.

Services
This space has some built in storage spaces.

Values
This room is rated with a high value, as it is a representative of the building and its layout. The room isn’t really decorated. The reupholstering is rated with a medium value, as it is not original, and not in the best condition. Again the stuff in the room has a negative impact on how the room is perceived, as it feels very cluttered.
Function

This space used to be one of the bedrooms.

Surfaces

Three of the four walls in this room are covered in a reupholstering, which is letting loose in certain places. The ceiling is made out of greenish painted wooden boards. The floor consists of wooden floorboards.

Services

This space has some built in storage spaces.

Values

This room is rated with a high value, as it is a representative of the building and its layout. The room isn't really decorated. The reupholstering is rated with a medium value, as it is not original, and not in the best condition.

Function, surfaces, services, dimensions

High value: space
Indifferent value: the wall covering
Function

This space used to be the dry attic.

Surfaces

The lower parts of the walls are plastered white. This lower part is only about one meter high, above this part the roof starts, and so the ceiling is slanted. The ceiling/roof is finished with exposed wooden boards. The floor consists of wooden floorboards.

Services

As this space used to be the dry attic, it comes equipped with a structure on which the linen can be hung. There is also an attic space that can be reached from this space.

Values

This room is rated with a high value, as it is a representative of the building style and its layout. This space used to be a dry attic, and the structure for that is still present in the room. This structure is rated with a medium value, as it is reminiscent of the rooms former function, and tells its story. The height of the space is also quite valuable, as it makes the room spacious, and connects to an attic. The height of this room is typical for how the house was built, and therefore rated with a medium value.
Function

This space used to be the maids bedroom.

Surfaces

On two sides of the room the lower parts of the walls are plastered white. This lower part is only about one meter high, above this part the roof starts, and so the ceiling is slanted. The ceiling/roof is finished with exposed wooden boards. The walls that do not connect to the roof are fully plastered white.

The floor consists of wooden floorboards.

Services

As this space used to be the maids room, and still has an old bed. The room can be reached by a staircase that leads to the kitchen.

Values

This room is rated with a high value, as it is a representative of the building style and its layout. This space used to be a maids room, and the bedstead is still present. As the bedstead is a reminder of the former function, and tells a story, it is rated with a medium value. Again, in this room as well, the height is quite characteristic. It gives the room a unique feeling, and is therefore valued with a medium value. Decorations cannot be found in this room.
CONCLUSION SPACE

A simple conclusion on space can not be given, as it contains so much. Something that could be concluded is that in both houses the decorations can almost always be rated as highly valuable, as they are representative for the style the building was built in, and contain a certain spirit of time.

The space analysis also shows that the Hammen seems to be in a better condition than the Reuversweerd house. The Reuversweerd house contains a lot of damages, due to war damage and neglect. The Hammen house almost shows no damages, only to the wallpaper and reupholstering. This is of course due to the fact that the Hammen farm has been in use until a few years ago, which means it needed to be suitable and safe to live in.

Each building has a certain atmosphere, some more impactful than others. Before working with a building, it is important to get a grasp on this atmosphere, and to understand what a building had to offer besides its physical presence.
Already by approaching the site and the building of Reuversweerd there is a certain feeling hanging in the air. The fact that the site is quite isolated and has very little surrounding buildings enhances the feeling of abandonment. The estate has an imposing position and the front facade sets the tone for the site. The rest of the buildings have a certain age character and the materialization adds to the sphere of the whole site. The absence of people, workers or animals makes the atmosphere even stronger.

It is very obvious that at some point in time, the place was quite vibrant with a lot of movement and a lot more action, but now the silence and quietness are very dominant.

Approaching the estate in Reuversweerd, one immediately gets impressed by the damage that is still visible on the exterior. The holes from the bullets and the grenades are very obvious, and generate a impactful memory. Even without knowing the events and the story behind the estate, the damages are enough to transport one back in time, back to the battle that took place at the location. The general condition of the exterior in combination with the lack of any landscape design, indicates that the building has not been used for years and that the weathering of the time is still present and strong.

By entering the estate those feelings become stronger. The building has a spooky and scary atmosphere. In the interior there is a lot of decoration still present, offering a glimpse at the past. Many parts of the building are still are strongly damaged, giving the impression that the building has been left unused for a long time. The absence of furniture also adds to that. The spaces look very empty today and the debris from all the damages almost makes the place look like an untouched crime scene. The building has worked like a time capsule, closing off after the tragic death of the owner, it has captured all the stories of the life in the past and the events of the war. The damages on the interior are also extensive. The holes indicate the direction of the explosions that took place adding a story the building. The deterioration of the inside elements is very obvious and generate again the feeling of abandonment.

The building also has an attic space and two basement spaces. Both are very strongly connected to the eerie atmosphere. The lack of openings and the dark character that these two spaces have enhances the experience. The combination of all the original elements that transport you back in time with the current state of dust, damages and abandonment compose an eerie atmosphere in the building, reminding of times gone by.
Grasping the essence of the building
The site of Hammen is in a very vibrant part of the city. The road leading to the main gate of the site is quite busy with both bikes and cars approaching and leaving the University campus throughout the day. Passing through the gate is like entering a place in the past. In contrast to the new, modern buildings that surround the site, the facade of the estate in Hammen has a very strong stylistic connection to the past. Even though it's not the original facade, the style and the use of old bricks generate the feeling of history and age on the site.

The buildings on site are oriented towards each other giving an impression of the way the site was functioning as a farm. The grass and the trees have been left unattended and the main stable has partially collapsed, adding to the feeling of age in the site. The rest of the buildings are also quite deteriorated and have not been used for many years creating an interesting abandoned atmosphere.

When entering the house, the connection to the site and the farm function become very clear. The interior looks quite old but the presence of modern everyday stuff balance the atmosphere. Decorations and materials refer very strongly to previous times and the routes between spaces create a image of how the building was used in the past. The traces from the previous user are still present reducing the imposing character that the building itself has. The weathering of time adds a nice layer to the whole building and one can easily recreate a scene from past times. The sizes of spaces and the surfaces make this place feel very intimate and homely. In a lot of the rooms the wallpaper is still present but partially opening up, revealing the newspapers used to construct the interior finishes, where old dates and commercials of that time are visible. These elements help the building generate the character of a home even though it stands in the middle of a very busy university campus, which could be quite valuable.
Grasping the essence of the building
The atmospheres of both houses are quite different. At Reuversweerd the atmosphere is very much influenced by the war and abandonment, giving the space an eerie feeling. The Hammen farm has a more homely feel, also due to all the stuff of the previous user that still lays around the house, like books and cans of beans. The houses both tell a very different story, which is of course quite logical, due to the different histories of the houses, the different styles, and the different size. The Reuversweerd house is much bigger and imposing than the smaller more homely Hammen farm. Through interventions, these atmospheres might be changed, but these atmospheres could also function as an inspiration for the future use of the sites.

CONCLUSIONS OVERVIEW HOUSE

SKIN
Both houses are built in a quite distinct style. The Reuversweerd house was built in an empire style, and is also characterized through the damages in the back facade. Th Hammen house was rebuilt in 1927, with the side and back facade built in a style that was typical for this time. The front facade however is completely rebuilt in a 17th century style, mimicking the original facade. The front facades of both houses are therefore built in a quite representative style.

AGE
Both houses are layered through time, but in different ways. The Reuversweerd house consists of the original 1849 house, with an added extension from 1921. The Hammen house consist mainly of the newly built house from 1927, with only fragments of the original building left, like the cellar and a wall.

ROUTING
The routing in both houses shows a certain similarity, both houses namely show a division in the routing for the personnel and the owners of the house. Both houses have a service stairs, in Reuversweerd it was probably used to not bother the owners, and in the Hammen the stair leads to only the maids room. The rest of the routing in the houses is quite different, which is understandable, as the Hammen house is much smaller than the Reuversweerd house.

SUNLIGHT
Both houses are oriented in such a way that the most representative rooms get the most light. It is to be expected that this was considered when designing the layouts of the houses.

SPACE
The spaces at both the Reuversweerd house and Hammen house are mostly defined by their decorations (or lack thereof). The more representative rooms are in both cases more richly decorated, and these decorations are often also the thing that adds value to the spaces, as the houses are both valued for their representative styles.

ATMOSPHERE
Both houses vary very much in atmosphere. The Reuversweerd house feels eerie, because of the years long abandonment, the emptiness, and of course the war damages. It is a time capsule, showing you stories of a different time. The Hammen farm is more homely. It is more compact, and gives a homely feel through the fact that it is used, and books of the former inhabitants are still laying around.
The span directions at Reuversweerd are quite odd, as they are going in different directions depending on the space, and varying in length. Of course one of the reasons for this variation is that there is a difference between the original construction, and the construction of the ensemble. Another reason for why the spans and grid could be so odd, is probably because the house was just built based on the rooms and how large they should be. When the original house was built around 1850, effective and flexible building weren’t as much of a thing as they are now.

The black walls are the loadbearing walls.
At the Hammen farm, the forces are transferred to the two side facades, and a wall in the middle of the house. The wall in the middle of the house is in all probability a facade of the original 16th century house, and is therefore pretty thick and robust. The reason as to why the grid is so simple probably has to do with the fact that the house was completely rebuilt in 1921. When the house was rebuilt, it was possible to rebuild it in an simple and effective way.

The black walls are the loadbearing walls.
There is quite a difference between the way the forces are distributed at Reuversweerd compared to how they are distributed at the Hammen. The structure of Reuversweerd is not based on a grid, but based on the shape of the rooms. The span directions and their length therefore differ per space. At the Hammen this is different. The Hammen has a loadbearing wall in the middle, and two loadbearing side facades. This results in quite a simple construction plan. This difference of course partially comes from the fact that the Hammen house is way smaller than the Reuversweerd house, and therefore needs less “spans”. But it might also be due to the fact that the Hammen house was completely rebuilt in 1927. This means that they could create a more logical and efficient construction on the footprint of the original house.
The main structure of the Reuversweerd House consists of masonry walls, and wooden floors.

The walls at Reuversweerd are made out of brick masonry, and many of them are loadbearing. The walls carry the load down to the foundation. The floors are almost completely made out of wood. The floors consist of a primary and secondary timber beam structure. The floors are finished with wooden planks on top, and slats at the bottom. The floors used to be finished with another (wooden) floor, which is still visible in some of the rooms. The bottom of the floors is intended to be finished with a plaster.

The foundation of Reuversweerd is also made out of brick, as well as the basement constructions. These will also be discussed later on.
As discussed before, the floors at the Reuversweerd house consist of a primary and secondary construction, that is finished with floor planks above, and plastered slats on the bottom. This construction principle is used in the original part of the building as well as the extension, creating a coherent whole.

The structure overall seems fit for future use, as it still seems stable. There are however some damages that need taken care of before the floors could really be used again, for example to the plaster finishing. The sound insulation between the floors is also something that needs to improve for future use.
The roof construction of the Reuversweerd house is made out of wood. The roofs at the house are sloped, and therefore better constructed in wood. The roof in the original house doesn’t span all the way across the width/length of the house, but is divided in two. Probably as this is easier to construct, but also because it makes more usable spaces, and is more aesthetically pleasing.

The basement in the original part of the house is characterized by a vaulted construction. This construction is made out of bricks, with the floor construction resting on it. The voids between the masonry construction and the timber floor construction are filled with sand.

The roof in the extension of the Reuversweerd house is also made out of timber beams, but is constructed in a different way. The roof spans over the whole width of the extension, and is flat at the top, instead of pointed. There is a stability cross in the top of the roof construction. The attachment of the roof to the house looks quite similar to the original roof attachment.

The cellar construction also shows similarities to the original cellar, but is quite different. Both cellars are vaulted. But the cellar of the extension has brick vaults between I-profile steel beams. This creates smaller vaults, quite contrasting to the large vaults in the original cellar that span over the entire width of the space.

It is interesting to see that the extension uses techniques that are similar to the original building, but slightly different. It is however to be expected that the extension is built in a different way, as over 70 years had passed, and new construction methods would be available.
The construction principle of the building in Hammen is very similar to the one in Reuversweerd. The construction consists of load bearing brick walls with a wooden floor construction. The floor construction consist of wooden beams, finished with planks and plastered wooden slats. These floors carry the load to the loadbearing walls, which carry the load down to the foundation of the building.

The original 1600's cellar is still present underneath the more northern part of the house. This cellar has a cross vaulted construction, executed in masonry.
The roof of the Hammen is constructed out of wooden beams. The construction consists of two parts. At the front of the house the roof consists of the two parts, that each span half of the width of the house, and are pointed at top. At the back of the house, the roof spans across the entire width, while being as high as the front part of the roof. This results in the top of the roof being flat.

The floor of the Hammen house is quite simple. The floors construction consist of one layer of timber beams, which are finished with wooden planks at the top, and with wooden slats and plaster at the bottom.

The original cellar of the Hammen house is cross vaulted, as the fragment to the left shows. The cellar has 4 cross vaults made out of masonry, which carry the load of the floor above down to the foundation.
CONCLUSION CONSTRUCTION

The construction principles of the Reuversweerd house and the Hammen house are quite similar. Both have a man construction consisting of brick loadbearing walls, wooden floors, a timber roof construction and vaulted cellars. Differences however are of course the shapes of the roof, and the different types of vaulted cellars. Another difference is the fact that the floors at Reuversweerd consist of a primary and secondary beam structure, while the Hammen house only has one layer.

The similarities between the two houses, which are quite different in shape and size, assume that the masonry wall/wooden floor construction used to be a very typical type of construction in the Netherlands.
This is one of the most representative windows in the Reuversweerd house. These windows, with decorated empire seats, can be found in the style rooms on the ground floor of the house.
This window is the most representative type of window from the Hammen house. These windows can be found in the living spaces on the ground floor of the house. The window shown to the left is located at the back of the house, and therefore has three glass panels in the upper part of the window. The windows in the front facade do not have these three panels, but have a stained glass panel instead, which fits the more representative character of the front facade.
The Reuversweerd house is very clearly mainly heated by fireplaces (images 1 to 3). Many rooms in the house have a fireplace, which of course easily heats the room through fire. This works quite quickly, and ensures that spaces can be heated separate from each other. However, it is a fairly old-fashioned way of heating, and certainly also quite polluting. Especially if many rooms need to be heated at the same time.

A portable fireplace (image 4) can also be found in one of the rooms, which was probably used to heat the rooms without a fireplace, probably the space where the servants were working. The fireplace could be moved, and then placed in the space that needed it most at that moment.

A radiator can be found (at least) in the hallway on the ground floor (image 5). Why the radiator is placed here is not totally clear, as many more radiators could not be found (at least in the pictures). It might be placed in the hallway as it is one of the spaces the more important people, family, would use that didn’t have a fireplace. They would of course have to cross the hallway to get upstairs, and switch between the rooms, and a radiator would make the space more comfortable in the winter.
In the basement of Reuversweerd various installations can be found. In the first image the machinery of the elevator can be seen. The elevator seems to be in a good condition, but most probably doesn’t work anymore. It is also to be expected that the elevator doesn’t comply to modern norms anymore.

The second image shows what seems to be a boiler, which was probably used to heat the water for the radiator and various taps.

In the basement several different boxes can be found with switches and plugs (image 3 and 4). Probably the twenties version of the modern fuse box. The electricity of this time most probably does not comply with modern day use, and therefore probably needs to be replaced.

In Reuversweerd plumbing can be found on the ground floor and first floor. There are toilets, and taps in various rooms throughout the house. The state of the plumbing is however expected not to be as good as it should be, as the house had been out of use for about seventy years. It probably needs to be replaced.

Some electrical equipment could already be found in the cellar, but more can be found on the first floor. They again look like some sort of fuse boxes (image 7 and 8). Throughout the house various outlets and switches can be found, so electricity was used throughout the house, and electrical lighting was also present. The placement of the electrical wiring can be found painted on the first floor (image 9), dating from the expansion from 1921.

But again, to comply with modern norms, most electrical equipment should probably be replaced.
Heating

The Hammen house is mainly heated through electrical heating (image 1 and 2). The house was most probably originally heated with a fireplace, but now electrical heaters have been placed in the fireplaces. This is probably done because it was a more modern, safer and cleaner way to heat the room in the past years. The Hammen has of course been lived in until recently.

Boilers

In the Hammen house two sets of boilers can be found. In the kitchen and in the bathroom (image 5 and 6). These are exactly the places where running hot water is needed. The boilers were most probably placed as a more temporary and easy fix to make the house liveable. They are very clearly present in the room, and places closely to the function they provide for, instead of one central boiler tucked away.

Plumbing

Not only the boiler seems like a temporary easy fix, but also the shower (image 6). The shower is placed quite oddly in the big front room, next to the boilers. Again, probably placed to make the house more liveable for a while. A toilet and taps can also be found on the ground floor, with hot water in the kitchen. Plumbing can not be found on the first floor, which means that the plumbing works are not further extended upwards. This is probably because it would be too drastic of an interference, and didn't seem necessary.

Electricity

There are various plugs, switches and outlets to be found around the house (image 7 and 8). As the house was used until quite recently, it can be assumed that there is working electricity around the house. However, when making the house future proof, it might be better to replace the wiring, as it is not sure how dated the wiring is at the moment.
CONCLUSION TECHNICAL INSTALLATIONS

The state of the technical installations at Reuversweerd and the Hammen is quite different. This is due to the fact that the Hammen has always been in use, in contrast to the Reuversweerd house which was abandoned for many years. This means that the installation present at Reuversweerd are most likely all outdated. At the Hammen however, quite modern (but seemingly temporary) installations have been placed to provide for people living in the house. This however doesn’t mean that these installations are attractive, they often damage the aesthetic of the space (like the boiler and shower in the bathroom.

CONCLUSION BUILDING TECHNOLOGY

Overall the Hammen farm seems like a pretty solid building. The construction is in a good state, no mayor damages are present in the building. The simple grid of the building, with only one loadbearing wall in the middle of the building, makes the building flexible for future use. Walls could quite easily be taken down to create more open spaces, as long as it is not contradicting to the demands of cultural value.

The Hammen farm also contains some usable technical installations, like boilers and electricity. These might however not be suitable for future use, depending on the future function. The boilers thereby are also very much present in the room, which impacts the aesthetic value of the room. New technical installations of a less temporary character might therefore be needed for future use.

The Reuversweerd house is less structurally sound. The building shows various damaged throughout the interior and the facade. These damages however don’t seem to compromise the functionality of the structure. There is no danger of the structure collapsing. Only in the attic the dragged chimney is reason for concern, as it shows some serious cracks. The Reuversweerd structure is not at all flexible. Most the walls are loadbearing, and the span directions are all over the place. It is therefore a good thing that most of the room at Reuversweerd are quite spacious.

The technical installations that are currently present in the building cannot be expected to function properly anymore. They also probably don’t meet the modern day requirements. For the house to function in the future, new installations are necessary.
CULTURAL VALUE

Also relevant:

SITE
- Development
  Reuversweerd
  The Hammen p. 26 p. 28

HOUSE
- Age
  Reuversweerd
  The Hammen p.66 p.67
- Space
  Reuversweerd
  The Hammen p.75 p.94
Determining the value

CULTURAL VALUE MATRIX
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<td>Indicating the former use of the estate</td>
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The surroundings of Reuversweerd are valued with a medium use value, as the area around the Reuversweerd estate enhances the character of the estate. Reuversweerd is a farm ensemble, with various barns (see picture 1). The site is located in the middle of an agricultural area, with a lot of meadows, greenery, and other farms. The use of the surroundings is therefore valuable to Reuversweerd, as it intensifies the identity of the site, a farm located in a agricultural area.

Other value

An other value that the Reuversweerd surrounding has, is that there are more monuments near. For example the monumental farm "Laag Helbergen", just a couple of hundred meters away. The historic surroundings add to the history of the area. It is therefore rated with an indifferent value, as it is present, but the surrounding monuments do not directly influence the Reuversweerd site.
Some old trees can be found on the Reuversweerd site. The three trees that are standing in front is the original barn are very characteristic for the site, and have become part of how the estate is perceived (image 2). The trees also did not perish through time, while the house and barns decayed, the trees grew. They are valued with an indifferent value, as they are important to the building, and where not struck by time like the buildings, but are also not very special on their own.

Use value

The estate was once built with the intention of being a farm, and although a lot changed, it could still work as a farm. It might need some restoring, but the estate still it still has a number of good barns, partly due to the additions from the 70's. As discussed earlier, the surroundings are also still in agricultural use. Because of all this, the use value of the site is rated as medium, as it is still possible to use the site as intended.
Interesting about the facades is that some parts if it have aged very well, like the windowsills in the extension. These windowsills were placed in 1921, and were made of wood. It would be expected that these windowsills would have decayed through time, especially since the house was left abandoned for the majority of it, but this is not true. After sanding down the top layer, it can be seen that the wood is very well preserved and still very usable (image 1). This shows that the craftsmanship on the windows was very high, as well as the quality of wood that was used. And that means that the windowsills from 1921 can still be used today. Therefore the skin is valued with a medium age value, as it is special that this kind of aspect of the facade is so well preserved.

Historical value

The historical value of the facade is rated with a high value. This is because the facade very clearly narrates the story of what happened to the building in the second world war. The third group of pictures show the damage done to the building quite clearly. The damage is a reminder of the war violence, the guns, the grenades. The war has had a great impact on the story of the building, and therefore this reminder is also valued as important.

Intentional commemorative value

The house at Reuversweerd has quite a monumental presence. It is to be expected that the house was designed to impress (image 2 shows the front facade), and therefore it the facade is rated with an intentional commemorative value. The value is however rated as indifferent, as it doesn't tell a more special story.
Non-intentional commemorative value

The Reuversweerd skin certainly shows a non-intentional commemorative value, namely the before discussed war damage. The damage was not intended to be commemorative when "made", but it is a reminder of the war now. It is therefore rated with a medium value, it tells a story.

Use value

The use value of the facade is rated as indifferent, as it is important to notice that the war damage actually decreases the use value of the facade. Image 6 shows that it is not only impractical, but also dangerous. A big intervention is needed to make the facade fully usable again.

Art value

The facade is rated with a high art value, as it is very representative of the style it was built in, the empire style. This is visible in the composition of the facade, end the various decorative elements. The facade was altered in 1921, which makes it more sober, but adds another layer of character (OOM, 2017).

Other value

The facade was made with a lot of craftsmanship, which causes some of the facade elements to still be usable today, like the window frames. This is rated with a medium value, as it adds to the value of the house, because many of the 1921 window frames can still be used today. It also represents the craftsmanship of the time it was built in, which is also valuable.
Use value

The use value of the structure is rated as indifferent, as the structure is still in good use, but it is important to notice that the structure is quite damaged in some places. The damages are often due to war damage, but also to decay and lack of maintenance. The structure however clearly doesn't meet the needs of modern day requirements. Images to the left show some of the damages.
Historical value

The Estate in Reuversweerd is designed as a summer house outside of the city life with a recreational purpose and that is visible in the interior of the building. The succession of rooms indicates a very relaxing attitude with the focus on representation, openness and spaciousness as seen in the pictures. The space plan is therefore rated with a medium value, as it is representative for the building time and the buildings purpose. The space plan is however not particularly special on its own, and therefore isn’t highly valuable, in merely adds to the value of the house.

Use value

The use value of the space plan is rated with a medium value, as the layout of the interior is very spaciously designed. That brings the rooms much closer to modern standards and most rooms could facilitate contemporary functions due to the big sizes. The routing is typical of the time the building was designed but offers a very viable way to access the whole building. It is therefore still very usable in present time.
Age value
The main building in Reuversweerd has not been used for a very long time. A lot of the materials are therefore still present, and the fact that the house was closed off has allowed the majority of the interior surfaces to be in a very good condition considering the damage. The surfaces are therefore rated with a medium age value, as it is special that so much has remained.

Historic value
The decorations are very well preserved in the majority of the rooms and play a big part in the historic atmosphere of the house. The decorations and materials really add to the spirit of time, and are therefore rated with a medium value.

Intentional commemorative value
The more representative parts of the house are quite richly decorated, which is most probably done to impress people. The interior finished therefore have an intentional commemorative value. The value is however not very special or unique, it is only present, and therefore rated as indifferent.

Non-intentional commemorative value
The bullet holes and war damages throughout the building are a constant reminder of the WW II, and therefore tell a story that is quite important to the house. These damages therefore do hold a non-intentional commemorative value, which is rated with a medium value. This is because the story it tells is quite unique, but at the same time the damages have compromised the aesthetics of the original building.

Art value
A very big amount of the decorations are typical of the original empire style, and have a representative character. This is one of the reasons why the building is a monument, and is therefore rated as highly valuable.
Age value

The original elevator from 1921 is still present in the building, as well as its machinery. The elevator is therefore quite old, and was probably a special addition in the time in which it was built. It is however to be expected the elevator doesn't work anymore, but due to it's age it is still rated with a medium value.
Other values

The house has been almost completely cleared of stuff. This gives the building an empty feeling, but also influences the atmosphere. Due to the lack of stuff, more focus is going to the actual architecture of the building; the surfaces, the decorations, and the atmosphere. The lack of stuff isn't particularly valuable, but more something to note. It is therefore rated as an indifferent value.
As we can see in the vestibule room (image 1), the building is an untouched representation of the life in the past. The house reminds a visitor very much of times gone by, walking into the building is like walking into a different time. The spirit of place feels quite old, and is rated as highly valuable, as the age of the house plays a big part in the experiencing of it.

Historical value

The historical value of the spirit of place is rated as highly valuable, as the spirit of the place is quite special. The historic 19th century feel and the events during the WWII are the two historical layers that overlap each other throughout the whole building. They both tell a story that really influences the spirit of place.

Commemorative value

Presumably the wife of the owner had ordered to keep the clock stopped at the time of her husband’s death to commemorate him. Though the house has been abandoned and unguarded for so many years that this cannot be confirmed (image 3). This would have been an interesting commemorative value, the clock is however under restoration, what means the commemorative value is gone. It is therefore rated as an indifferent value.

Non-commemorative value

The spirit the building has now, is a spirit that was never intended. The War damages are a constant reminder of the war, and the abandonment and lack of stuff gives the building an eerie feeling (images 5 & 6). This is valued as a medium value, as it has had a big impact on the atmosphere of the building.

Rarity value

The building is like a time-capsule containing information and stories from the past. Past layers are protected by the shell of the building and haven’t been touched for so long. This is quite a unique situation, and is therefore rated as a high value. The building can really take people back in time.
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CULTURAL VALUE MATRIX

Location: The Hammen
The Hammen farm is located directly onto the TU Delft campus. Therefore the surroundings of the Hammen farm are valued with a medium Historical value, as the development of the TU Delft is important to the city of Delft, and the development of Delft in the past decades. The influence of the development can be seen on the maps to the right as well as in the areal pictures, image 1 to 4, showing how Delft was once a rural area, developed to a university campus. This development of the TU Delft campus has also had a big influence on the Hammen site.

Intentional commemorative value:

As the Hammen farm is located on the TU Delft campus, there is a lot of intentional commemorative value to be found. The campus is designed with a certain intention, and with a number of prominent buildings, such as the auditorium and the EWI tower. The intentional commemorative value of the surroundings is valued as low, as it is present, but not very special for this location.

Rarity value:

The combination of surrounding and site is quite rare. The Hammen farm is a historic farm ensemble in the middle of a fast developing university campus. The contrast between the two is remarkable, and can also be seen in the picture to the left, image 5, where the EWI tower can be seen behind the barn. Image 3 and 4 also show how the barn was once in a fitting “rural” context, and now it is come to be a part of the TU Delft campus. This is something that isn’t common, and is therefore rated as a high value.
Historical Value:

The Hammen farm site has a high historic value as it is very representative as a farm ensemble with the house, barn, churn mill, and the haystacks (which are now gone), also shown in image 2. The location of the site also tells a story about the development of the city of Delft. As it is located on the TU Delft campus now, it has become part of the urban landscape. However, the ensemble is reminiscent of a time when the current campus grounds where all farmlands. The value however is mainly linked to the fact that the ensemble is representative as a farm ensemble.

Intentional commemorative value

The site on its own doesn’t have an intentional commemorative value, but there is a part of the site that has. The Hammen gate (image 1), the entrance of the site, has a quite noticeable appearance, and was in 1606 presumably erected in honour of Maria Duijts. She was the former owner of the farm, and so after her death the gate was erected in her honour. This gives the date a medium intentional commemorative value, as it tells a story, and is a quite old kind of structure, coming from 1606.

Non-intentional commemorative value:

A non-intentional commemorative value of the farm is that the farm is now remembered as a representative farm ensemble for the area it’s in. The farm was probably never intended to be remembered as a farm, it was meant to function as one (image 3 shows the farm in its intended use). However, through time function and context changed (image 4). The farm is not in function anymore, but it does tell a story. Therefore the farm ensemble gained a non-intentional commemorative value.

Rarity value:
See rarity value of the situation.
Intentional commemorative value:

The front facade of the farm is clearly designed to impose. It is built in a neo Dutch-renaissance style, with various decorative elements (image 1 and 3). The side and back facades however are completed in a very simple fashion (image 2). This shows that the front facade was intended to be more impressive. This can be confirmed through research. The Owner who rebuilt the farmhouse in 1927 could only demolish the old house if he would rebuild the new house in the original style. The new facade was then built in a 17th century style.

The skin is therefore valued with a medium commemorative value, as it was intentionally built in a certain style, which has a historic value, as it remembers the original facade.

(relative) Art value:

The Hammen house has a high art value, as the front facade is very representative for the neo Dutch-renaissance style. This is also one of the reasons why the ensemble is classified as a monument.
Age value

The structure of the Hammen farm is rated with a low age value, because of the still present original cellar (image 1 and 2). The cellar was built in ca. 1550, and wasn't demolished when the house got rebuilt in 1927. The cellar is therefore the oldest part of the Hammen complex. The cellar is rated as a low age value, as it is present, quite old, and a reminder of the original house, but it's not very special on its own.
The interior of the Hammen house shows really shows a spirit of time. The decorations on the ceiling (image 2) and in the hallway (image 1) are very typical for the time in which the building was built. So are the terrazzo floors (image 3) and the tiles that are used in the hallway with varies decorations (image 4). As it is a very typical representation of a certain time, the interior art value is valued as a medium value.
Historical value

Because of how the Hammen site is situated on the campus, the historic value of the place can be felt really clearly. The farm ensemble feels like a little time capsule, reminiscent of another time and place, in the middle of a future focused university campus.

Non-intentional commemorative value

The farm was never intended to be remembered as a farm. The farm was built with a functional purpose. However, through time and the changes to the context, the farm became important for its function, even though it wasn’t used as a farm anymore. So the intended value was functional, but has changed to an remembrance value.

Other values

The contrast between the TU Delft and the Hammen farm is already addressed to as a value various times, and will once more. The contrast between the two is maybe most tangible in the spirit of the place. The Hammen farm feels homely and enclosed, completely different from the rest of the TU Campus with the very wide and open Mekelpark, surrounded by big buildings. Standing in the middle of the Hammen site, one is transported to an intimate peaceful enclave. But once you look up, over the bushes and trees, the busy always developing university distorts that feeling. These contrasting spirits are quite unique, and could really mean something to each other. Therefore this contrast is rated with a medium value.
The Reuversweerd house is rated as highly valuable. The house is rated as a monument, and it is representative of the neo-classical style with an monumental symmetrical facade, and is characteristic for nineteenth century architecture. There are also many nineteenth century interior elements with a high monumental value, like the style-rooms on the ground floor.

The barn from 1919 is valued with a medium value. The barn is rated as medium, as it tells a story of the development of the Reuversweerd farm, as the farm was in full use when the barn was built, but it isn't very special on its own.

For this barn from 1900, the same valuation counts as for the barn from 1919. The barn tells a story of the development of the Reuversweerd farm, but isn't special on its own.

This '70 barn is rated as indifferent for the same reason as the former '70 and '50 barn. The addition doesn't add value to the rest of the Reuversweerd ensemble, and has no particularly special aspects.

The farm next to the Reuversweerd house is also rated as highly valuable. The house is registered as a monument, which means it has valuable aspects. The farm/farmhouse is the only remaining part of a farm ensemble that was built around 1800. The barns have been destroyed in the second world war. The farm/farmhouse is the oldest remaining part of the Reuversweerd ensemble.

The barns built in the '70 are rated with an indifferent value. This is because the barn isn't very special or distinctive for it's time, and there is no clear connection between the barns and the rest of the Reuversweerd ensemble, apart from that it was built in the same location as the original barns. This is because the barns where built after the Reuversweerd ensemble lost a lot of use in the second world war. The barn therefore doesn't add to the value of the actual monumental buildings, and is because of that rated as indifferent.

For this barn from 1900, the same valuation counts as for the barn from 1919. The barn tells a story of the development of the Reuversweerd farm, but isn't special on its own.

This '70 barn is rated as indifferent for the same reason as the former '70 and '50 barn. The addition doesn't add value to the rest of the Reuversweerd ensemble, and has no particularly special aspects.

This '50 barn is rated as indifferent for the same reason as the former '70 barn. The addition doesn't add value to the rest of the Reuversweerd ensemble, and has no particularly special aspects.
The front facade has a very high value due to the age and the character it has. The facade has a very clear Neo-classical style even though there have been changes that minimized the ornamentation, the representative character is not lost. The composition is very strong and gives a formal feeling to the whole building, in combination with the notable entrance. The materials of the original facade are of high quality but are heavily damaged due to the abandonment and the war.

The frames of the windows have a very high quality wood that can be used even today after restoration has taken place. The glass cannot meet the modern standards and it has to be changed, with respect to the original image of the facade. The shutters have been exposed to the weather for so long without any maintenance that they have lost their functionality. Some parts have been destroyed and some parts are completely missing.

On this part of the building the damage from the war is the most extensive in comparison to the rest. Also it becomes very obvious that holes have been provisionally repaired and that part of this facade was added in a later moment. The openings are not positioned as it was given on the building drawings but have been like this for such a long time that they have become part of the buildings story.

The double entrance on this facade creates a very different impression and it reflects the original way of using the building. It is much less representative but the elements of that style are present. The addition is done as a continuation of the original building making it almost impossible to read that on the facade.

The part of this facade that was part of the original building has a very striking composition and displays the Neo-classical style very clearly. The part of the addition is not very symmetrical and it betrays that there is a difference between the two parts, even if they have the same decorative elements.
The highly valuable parts of the building are coloured red in the floorplan. A lot of the house at Reuversweert is valued as high. This is because almost everything out of the nineteenth century is valued with a high monumental value: the nineteenth century hull, the original neo-classicist facade, and the nineteenth century interior elements. The style rooms on the ground floor in the front of the house are especially of high value.

The twentieth century extension is valued as a medium value. The extension shows the development of the house, and with that historical layering. The extension does however interfere with the nineteenth century structure in some parts. This means that the nineteenth century vision is partially compromised by the twentieth century extension. This means that the extension is valued for the historical layering, but it isn’t as important as the original building. Hence the medium value.
The Hammen gate is rated as highly valuable. This is because the Hammen gate is listed as a monument, and is very representative of the Dutch renaissance style. The gate also has a history, as it was presumably erected in 1606 in honour of a former owner who had passed away.

The barn is also valued with a medium value. The Barn is again very valuable as a part of the farm ensemble. But the barn is also valuable because of its characteristic shape, material use, detailing, and internal layout. In the same case as with the churn mill, the barn has a less valuable rating than the house and the gate, as it is less representative, and mainly important as a part of the farm ensemble.

The grass silo is rated with an indifferent value. The silo was added to the ensemble in the '70, and is therefore less representative as a part of the farm ensemble than the other buildings.

The complete Hammen ensemble is rated as highly valuable, as it is also a monument. The ensemble is valuable as an expression of a farm ensemble, complete with the gate, house, churn mill, barn, and a yard with an orchard. As the complex has some older parts, like the churn mill and gate, it is also important as a reminder of the agricultural development along the Rotterdamseweg of Delft. The combined ensemble value is higher than any of the components.

* The haystacks are also counted as a component of the ensemble, and are an important component in the entire farm ensemble. The haystacks are however now gone.
The front facade of the Hammen building is very notable in comparison to the rest of the facades. The old bricks and the different colours give this facade a very special character, the age is visible and adds value to the overall image. The composition is asymmetrical and it reflects the changes that the building went through. The composition also reflects the Dutch-Renaissance style that the facade was build according to, with strong decorative elements. The damage is not limited to a certain place of the facade but is not destroying the impression it wants to create. It is a very representative facade and it tells a very clear story.

The windows of the building are very flexible considering the time it was build. They have systems that control the open and closed parts and they have a size that offers enough daylight to the interior. The materials of the frames are not damaged but due to the age of the building, the functionality of the windows has been compromised.

The rest of the facades of this building are very simple with a very practical character. Openings are positioned in a practical way with very little concern about aesthetics or composition. The bricks are also different from those on the front facade, making it look almost like different buildings. The back entrance is directed towards the middle of the complex and it shows how the building was utilized in combination with the barns that are present. The sober character contrasts with the richness in information that the front facade is offering.
The red colour represents a high value. The floorplan shows that a large part of the ground floor is valued as high. This is because the interior of the house is one of the reasons why the house is valued as a monument. The main shape of the building, the material use, the details, the interior and the soundness of it are all aspects of why the building is valued as a monument. Because of this the main composition of the interior is valued as high. The way the floorplan is laid out is typical for the time in which it was designed, with certain typical functions like the dry-attic. Most of the walls/rooms are also decorated with decorations that are also typical for the building time. It is therefore important to handle these parts of the building with care.

The yellow represents a medium value. In the Hammen house some walls/rooms are rated with a medium value, because they are subjected to the more important interior spaces. Spaces rated with a medium value are spaces like build-in closets. These spaces are part of the floorplan and interior, but not the representative part, and therefore rated with a medium value.
FAMILY BUSINESSES
Today the term family business often gives a traditional feeling. It sounds more intimate, more characterful and qualitative than when you think of a regular business. It is therefore a good quality to have as a business, but not every business is suitable to be a family business. It would therefore be interesting to know what makes a family business attractive, and how could that be implemented on other businesses.

For the "Retreat Estates" graduation studio we are working with two farm ensembles. The Reuversweerd farm in Brummen, and the Hammen farm in Delft. These two farms were once part of a family business, which is not strange, knowing that almost all farms in the Netherlands are part of a family business sometimes dating back centuries (Rabobank, 2014).

However, every family is different, an so is every family businesses. So Reuversweerd and The Hammen might both be farms that were parts of a family business, but that doesn't mean they are necessarily similar. Therefore the background stories of both farms will be discussed first:

Reuversweerd
The Family business of Reuversweerd dates back to 1813, when F.C. Colenbrander buys the already present Reuversweerd Farm and associated lands. He and his family won t live at Reuversweerd, but will use it as a country home. It is in 1849 that the family moves into the newly built house (BBA, 2018, p. 6). The Reuversweerd farm is in possession of the Colenbrander family for three generations. The house is used, among other things, as an administrative office for the lands and real estate owned by the family, and for the well-known stallion depot and stud. This was also the reason for the extension from 1921. Together with the extension offices and a safe were added, making the house more suitable for the families businesses. (OOM, 2017, p. 3)

In 1941 the house comes into the possession of the Sytzama family. Not much later, in the Second World War, the house is confiscated by the Germans, and used as a radio monitoring station. By the end of the Second World War, the house is taken under attack by the Canadians. Leaving the house very damaged, and uninhabitable. It remained like this until a few years ago. (OOM, 2017, p. 4)

The Hammen Farm
The Hammen Farm was commissioned in 1550, by Claes Arentsz. Arentsz was the owner of the Delft brewery "De Ham". The farm was passed on to Maria Duijst, widow of Claes Arentsz, in 1575. It was in honour of her death that in 1606 the Hammen gate was added to the ensemble. In memory of brewery "De Ham", the images of two hams were added to the gate, which is presumably the reason why the farm is called the Hammen (hams) farm (Kegel, Smits, 2011, p. 5). The family continued the ownership of the Hammen property for quite a few decades, but never lived in the house themselves. The Hammen house was used to rent it out to others. They did this until they sold the Hammen property in 1769. Between 1769 and 1927 the Hammen farm was owned by a couple of different families. In 1927 the farm was bought by Paulus Zeeuw, who also rebuilt the Hammen house. His family had ownership over the Hammen property until the '50, when the property came into the possession of the TU Delft. The remaining members of the Zeeuw family however made a deal with the TU Delft, namely that they were allowed to live in the house until they would move or die. This happened in 2010 (Kegel, Smits, 2011).

The stories of both farms are quite different, just like the parts they played in the family businesses. At Reuversweerd a lot of business took place on Reuversweerd, with the office at the house, and the stables for the stud. It is different at the Hammen. The Arentsz family doesn t make use of the farm themselves, but rent it out. The people working and living on the farm however are probably a family as well.

Both farm ensembles are however no longer part of a family business. The Reuversweerd house has been abandoned for years, and is just now redeveloping. Meanwhile the Hammen farm is in possession of the TU Delft.

Family businesses, the definition
Family businesses do not really have an origin, as a time and location can not really be pinpointed. Also because for many years, there was no unambiguous definition for the concept (Colli, 2003, p.8). However, it can be assumed that it's general knowledge that family succession in a specific craft, field or company goes back centuries. During the industrial revolution, as well as during the pre-industrial period, family firms were in an absolute majority (Colli, 2003, p.8). So it can be said that family firms have always been a part of our economic system.

As discussed before, for a very long time there was no unambiguous definition for the concept of a family business. This is however not ideal when having to research the topic, and compare different businesses. The European commission has therefore defined the concept as following (European Commision, n.d.):

"Common European definition of a family business:
1. The majority of decision-making rights are in the possession of the natural person(s) who established the firm, or in the possession of the natural person(s) who has/have acquired the share capital of the firm, or in the possession of their spouses, parents, child, or children s direct heirs.
2. The majority of decision-making rights are indirect or direct.
3. At least one representative of the family or kin is formally involved in the governance of the firm.
4. Listed companies meet the definition of family enterprise if the person who established or acquired the firm (share capital) or their families or descendants possess 25 per cent of the decision-making rights mandated by their share capital."

This definition is still quite broad, as a family business can of course occur in any field, and on different scale levels.
the influence of family businesses in the Dutch economy. Some results were that 53% of the Dutch gross national product is accounted for by family businesses, and that the majority of SME companies are actually family businesses (Matser, 2010, p. 10). This proofs that family business have always played a big part in out economic system, but they still continue to play a big part.

**The benefits and struggles of Family Businesses**

**The benefits**
The importance of family businesses is getting more and more recognized (Matser, 2010, p. 7). But what is it that makes a family business special and successful. For many years, up until in the eighties, it was perceived that successful companies would develop into listed companies, with various shareholders and separate ownership and management. Family businesses were therefore not taken too seriously as a separate domain. Because of that, research into family businesses was not done until relatively recently, only after it was proven that family businesses could stand the test of time better, and performed better than their non-family counterparts. (Matser, 2010, p. 13)

Various articles name various reasons as to why family businesses are successful. The KPMG article cites the four success factors of Miller and Le Breton-Miller: command, continuity, community and connection. Command entails the decisiveness of family businesses. Successful family businesses are more capable of making crucial decisions. Not only better as in quicker, but they are also more capable of making original and daring decisions. The meaning of the continuity factor comes down to the same as the patience benefit from the KPMG article. Continuity implies that in family businesses are more long-term focused. This means that family owned companies are able to invest in projects that might not be successful short-term, but will ultimately contribute to their long-term vision. Community. Family businesses tend to invest a lot in binding personnel. Team spirit and solidarity are crucial aspects in family business. The companies take good care of their personnel, and stimulate them to contribute to the business. The connection to it s surroundings is an important factor for family businesses. These are, on one side, the partners, suppliers and customers. These are all parties a compagnie likes to maintain a good connection with. But on the other hand the surroundings entail the actual regional environment, to which they often have a closer connection, partially due to their long-term planning. Family businesses are overall also relatively involved in charity and social projects. (Matser, 2010, p. 14, 15)

**The struggles**

As discussed, family businesses have quite a few success factors. However, running a family business doesn t only bring positives, it can actually be quite challenging. Family businesses seem to have many ambivalent characteristics, which means that one of their strong point might also be a weakness (Matser, 2010, p.15).

One of these ambivalent characteristics is communication. Family members are often well attuned to each other, and quickly know what the other person means or wants. This is great for regular meetings and decisions, but might have consequences when important and crucial decisions are also not thoroughly discussed. The strong bond between the family members might also have a negative effect on the non-familial personnel, as a separation might be formed (Matser, 2010, p.15).

One of the most important ambivalent characteristics is probably the relation between family interests and business interests. In family businesses there is of course an overlap between family matters and business matters. This means that if there are conflicts in one side, it might have a negative impact on the other. These conflicts can be large or small, and have large or small impacts. For example, when a married couple owns a successful businesses but decides to divorce, it will most likely have quite a big impact the business (Matser, 2010, p.15).

When the owners of family businesses themselves where asked what was of greatest importance and difficulty to them, they responded with:

1. Resolving conflicts among family members who are in the business
2. Formulating a succession plan
3. Developing a strategic business plan
4. Developing a retirement and estate plan.” (KPMG, 2011, p. 11)

Again family conflicts are named as an important problem in family businesses. Family members might have different views on how the business should be run, the future of the business, etc. This can result in conflicts, and makes it more difficult to develop different plans, like a succession plan (KPMG, 2011, p.11).

Again, the point where family and business overlap is quite fragile. Family conflicts may lead to company conflicts, and the other way around. And differences of opinions between family members could make managing the company more difficult.

**Implementing the Family values on Reuversweerd and The Hammen**

To be a family business, the business needs to be owned by a family. This might become the case for Reuversweerd, as it is privately owned, but that is not to be expected at this point. As the businesses aren’t owned by a family, they can’t really take on
family values, they can however learn some lessons from them:

First of all, a family business almost always has a strong brand, namely the family. The family and their views form the base of the businesses'brand. A business that isn't owned by a family couldn't create such a brand, but they could still form a strong brand, with clear views for the future.

For Reuversweerd as well as the Hammen, this brand might have something to do with the past of the ensembles. Bringing back the feeling of when the ensemble housed a well-known stud, or basing a brand on the tranquillity of farm life.

Another important aspect of family businesses is the close bond within the business, the team spirit. Family business tend to take good care of their personnel, and encourage them to come up with ideas. This is an aspect that can also be implemented by a new business.

Good care for personnel could be implemented in any business. The Hammen is however owned by the TU Delft, which is a huge organisation, that probably isn't able to bond with their personnel on a personal level. It would therefore most likely be better to manage the Hammen site separately, of course also depending on the function it gets. As Reuversweerd will be a business on its own, it is probably easier to create a strong bond and team spirit within the company.

An element that is also very relevant to apply is the connection family businesses have to their surroundings. Family businesses most times have a good connection with their regional surroundings, and this is also an interesting element to imply in a new business.

Reuversweerd had always had a close connection to its surroundings, as the Colenbrander family owned more lands in the surrounding areas. It would probably be a wise business move to deepen the ties with the region in the business concept. For example by using locally sourced products.

The same counts for the Hammen farm. At the Hammen farm however, the context has changed majorly overtime. The context used to be farmlands, and is now a university campus. The advice however remains the same, create a good connection to the surroundings. For the Hammen this probably means to create a function that responds to something that is still missing on campus.

Conclusion

Family businesses have been around for ages, and they continue to play a big part in our economy. People have become more and more interested in family businesses recently, and it turns out that that is no coincidence. Family businesses have many qualities that give them an advantage over other companies. One of those qualities of course being the fact that they have a really strong core and brand, their family. Being a family business however does not mean it's all positive all the time. Some family business values can also turn into family business challenges. For example, the fact that family members are attuned to each other, and can communicate really easily, might scare off other employees who would also like to have a say.

Qualities and negatives aside, a family business is what it is: a business run by a family. It is therefore not possible for other companies, that are not run by a family, to be a family business. They can however learn from family values, and try to implement those families into their own business.

For Reuversweerd and the Hammen the most implementable values would be to create a strong brand, create a good team spirit amongst personnel, and have to have a good connection to its surroundings. Especially creating a good connection to the sites' surroundings is an interesting value, as both sites have an interesting context. Reuversweerd is located in a rural area, and by finding local suppliers could have an interesting local business concept. The Hammen farm is located on the TU Delft campus, and could get a lot out of it when it responds to the needs of this campus' users.

By implementing those business values, Reuversweerd and The Hammen might become thriving new businesses, even without a family.
But before anything can be done on these sites, a lot of changes have to be made. In both houses the reupholstering and wallpaper are letting loose, and cracks can be found in walls and ceilings. Also the technical installations are quite a problem. As Reuversweerd has been abandoned for over 70 years, it is to be expected that its technical installations are no longer fit for use, and don’t comply with modern day regulations. The Hammen however has been used until quite recently, and therefore has some still usable technical installations. These installations however sometimes quite damaging to the aesthetic of the space, especially in the bathroom, and also in the kitchen. The boilers and shower are places in plain sight, and do not at all fit in the style of the rooms. The house would therefor become more valuable with better integrated installations.

Both sites tell a story, and deserve a new function in which their originality and uniqueness can be used in the fullest extent.

OVERALL CONCLUSIONS

Reuversweerd and the Hammen are two fairly similar but mostly very different farms. The difference is already very visible by looking at their surroundings. Reuversweerd is located in a peaceful rural area, while the Hammen farm has become part of the TU Delft campus. In the case of the Hammen farm, its context has had quite an impact on the farms functionality. The farm is no longer connected to farmlands, and therefore lost its original function. Its new surroundings may however inspire a new function for the Hammen farm which relates to the campus or the city of Delft.

The sites themselves are also quite different. The Reuversweerd farm is much bigger than the Hammen farm, which concludes in different routings, different types of greenery, and different types of buildings. The Reuversweerd farm is very big, and has five agricultural barns on site. The Hammen farm is smaller, and only has one barn and a churn mill. The sizes of the site are also important when considering a new function. The Reuversweerd farm might be used as a farm again, or it might need to downsize, resulting in demolished barns. For the Hammen farm this is not an option. The Hammen farm has a monumental status as a farm ensemble, and therefore the ensemble with the gate, barn, mill and house is protected. Changes to the ensemble might be made, but with respect to the monumental status.

At Reuversweerd only the house and original barn-annex-house are protected by a monumental status. So both the Reuversweerd house and Hammen house are protected by a monumental status. This is mainly because the houses are an important example of the style and time they where built in. The Reuversweerd house has some very representative style rooms from 1849, with empire decorations on the window frames and ceilings. On the other side the Reuversweerd house also shows many damages due to war violence. These damages might not represent the style or age of the house, but they do tell a store, and may therefore be rated quite valuable.

The Hammen house is quite different, as it looks to be much older from the outside. This is because in 1927 the facade was ordered to be rebuilt in the style of the former facade of the house. This resulted in the neo Dutch-renaissance facade that is visible today. Which is quite contrasting to the 1920’s interior of the house.

As the interior styles are important to the houses, it is important to find a future function that fits these interiors. This will be especially interesting for Reuversweerd, as it tells two stories: the empire styles 1850’s story, and the WW II story told through the damages of the house.

But before anything can be done on these sites, a lot of changes have to be made. In both houses the reupholstering and wallpaper are letting loose, and cracks can be found in walls and ceilings. Also the technical installations are quite a problem. As Reuversweerd has been abandoned for over 70 years, it is to be expected that its technical installations are no longer fit for use, and don’t comply with modern day regulations. The Hammen however has been used until quite recently, and therefore has some still usable technical installations. These installations however sometimes quite damaging to the aesthetic of the space, especially in the bathroom, and also in the kitchen. The boilers and shower are places in plain sight, and do not at all fit in the style of the rooms. The house would therefor become more valuable with better integrated installations.

Both sites tell a story, and deserve a new function in which their originality and uniqueness can be used in the fullest extent.
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