urban acupuncture on the Binnengasthuis area;

KISSING AWAKE THE SLEEPING BEAUTY
HERITAGE & ARCHITECTURE

CULTURAL IDENTITY & HERITAGE
DESIGN & HERITAGE
TECHNOLOGY & HERITAGE

HERITAGE AND HOUSING

GENERIC
HOUSING IN
HISTORIC INNER CITIES

SPECIFIC
HOUSING PROJECT WITHIN
THE BORDERS OF THE UVA
CAMPUS IN A’DAM
MORE THAN HALF OF THE WORLD’S POPULATION LIVES IN CITIES AND THIS IS STILL INCREASING...

1913: 10% of the world’s population lived in cities.

2013: 50% of the world’s population lives in cities.

2050: 75% of the world’s population will live in cities.
THE APPRECIATION FOR THE CITY IS HIGH AND SO IS THE DEMAND FOR HOUSING

LITTLE MONEY DUE TO ECONOMIC DECLINE DEVELOPERS DON’T TAKE ANY RISKS
NO LONGER EXPANDING THE CITY IN THE TRADITIONAL WAY OF LARGE-SCALE PLANNING

new ways of densifying the city!
17th Century Canal Ring: UNESCO World Heritage
Binnengasthuis in Bufferzone
HISTORIC INNER CITY OF AMSTERDAM

ONE OF THE FEW EXCEPTIONS IN STRUCTURE & SCALE
SUPERBLOCK IN URBAN TISSUE
BINNENGASTHUIS AREA

OVER TIME: MONASTERY - HOSPITAL - MIXED UVA CAMPUS ENCLAVE WITH A LOT OF HISTORY
“More than just the isolated floor surfacing. Way in which we experience the cities in what we call the ‘public realm’. The Floorscape includes, besides the street surface, as well the plinths of buildings and everything (furniture) that can be seen at eye level. The social/historical context is as well as intangible aspect taken into account.”
DUTCH STOEP AS INTERMEDIATE

THE STOEP

DUTCH VERSION

FRENCH VERSION (TROTTOIR)
HOW DO WE EXPERIENCE THE BINNENGASTHUIS AREA NOWADAYS?
AS A PLACE FULL OF HIDDEN PEACEFUL COURTYARDS?
AS A PLACE FULL OF POETIC MYSTERIOUS GATES?
Fairy tale?
not yet!
NEGLECTED SPOTS!
SPECIFIC

RESIDUAL SPACES!
Kissing awake the sleeping beauty
extensive, large-scale masterplans with long standing developments

small, specific defined interventions on strategic locations

based on the present social and spatial characters of the areas!
AMSTERDAM HAS A DELICATE CITY STRUCTURE
one binnengasthuis gate

four squares/‘voorplein’ (new urban typology)

four added volumes (housing)

three deleted volumes
A/DAM BEAUTY #01
MATERIALISATION

SPECIFIC

2.900
1.150
1.590
690
FIRST/SECOND FLOOR
NORTH FACADE
SOUTH FACADE
NORTH FACADE
NEW DESIGN IN HISTORIC SETTINGS

SITE SPECIFIC ARCHITECTURE:

A LOT OF POSSIBILITIES CAN BE MADE!

WHAT I CONSIDERED SUCCESSFUL?
- TAKE AT LEAST ONE OF THE MOST CHARACTERISTIC EXISTING ELEMENTS FROM THE ENVIRONMENT AND TRANSLATE THEM IN THE NEW DESIGN
- CREATE A QUALITATIVE INTERMEDIATE SPACE BETWEEN THE HOUSE AND THE CITY AND USE IT TO POSITION THE BUILDING IN ITS EXISTING URBAN FABRIC
before:

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<th>deleted:</th>
<th>1151 m²</th>
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<td>onbebouwd</td>
<td>43%</td>
<td></td>
</tr>
<tr>
<td>bebouwd</td>
<td>57%</td>
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dcclusion:
The urban acupuncture strategy keeps the ratio between the footprint of the built parts and the footprint of the vacant parts almost equal.

after:

<table>
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<tr>
<th>footprint</th>
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<th>794 m²</th>
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<td>44%</td>
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<td>bebouwd</td>
<td>56%</td>
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| 129 m²     | 65 m²  |
| 937 m²     | 20 m²  |
| 0.03% / total footprint |

| 170 m²     | 180 m²  |
| 264 m²     |        |
| 0.02% / total footprint |
**Conclusion:**
Despite the fact that the built footprint of the area is not being enlarged, the area is nevertheless densified in gross floor area by the urban acupuncture strategy.

**Before:**
- Gross floor area deleted: 1504 m²

**After:**
- Gross floor area added: 2376 m²
conclusion:
The urban acupuncture strategy does not change the ratio of the different functions enormously.
WHAT IF YOU WOULD ADD DWELLINGS IN THE SAME WAY TO THE HISTORIC CITY OF A’DAM?

HOW MANY SQUARE METERS CAN BE ADDED TO THE HISTORIC CITY OF A’DAM?

TOTAL: 432,000 m²
of which
ADDITINAL FUNCTIONS: 87,000 m²
RESIDENTIAL: 345,000 m²

4300 DWELLINGS!
DENSIFYING ON A SMALL SCALE, CONCENTRATED AND EQUALLY DISTRIBUTED OVER THE WHOLE AREA

ELEMENT-SCALE
IN QUANTITY AND FUNCTIONALITY IT MAKES A CHANGE!
UPGRADING OF “NON-PLACES”

AREA-SCALE
IN QUANTITY AND FUNCTIONAL DIVERSITY IT MAKES VERY LITTLE DIFFERENCE
(JUST 3% ON THE AREA SCALE)
IN QUALITY IT MAKES A DIFFERENCE!

CITY-SCALE
IF YOU WOULD APPLY THIS STRATEGY ON THE WHOLE CITY CENTER OF A’DAM IT MAKES AS WELL A DIFFERENCE IN QUANTITY!

HOUSING IS A TOOL BUT A GOOD FUNCTION FOR THIS STRATEGY BECAUSE OF ITS
- SMALL SCALE
- 24-HOURS FUNCTIONING (LIVELY AREA)
- HIGH DEMANDS
LESS RISKS FOR THE DEVELOPERS (BECAUSE SMALL SCALED)
NEW ARCHITECTS CAN HAVE THEIR CHANCE ON THE MARKET
BUILDINGS RE-ACTIVATE THE URBAN STRUCTURE
ADDING DWELLINGS TO THE EXISTING

AND... THIS STORY CAN BE CONTINUED...

WOULDN'T THIS BE A TRUE FAIRYTALE?