The cultural values of the Camera Obscuradreef Utrecht.
Cultural value statement
The cultural values of the
Camera Obscuradreef Utrecht.

Studio Re-Housing
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Introduction

In front of you lies the report that includes the Cultural Value of the Intervamflats at the Camera Obscuradreef in Utrecht Overvecht.

This report was written in response to the research into non-traditional-building methods of the Netherlands in the studio Re-Housing. In this studio the possibilities for this sometimes dated buildings are investigated. In order to avoid any unnecessary loss of cultural value this report is made.

**Method:**
To determine the architectural and cultural historical values the ideas of Brand\(^1\) and Riegl\(^2\) are used. First of all the 6 ‘Shearing Layers’ of Steward Brand will be applied to the project site. These ‘Shearing Layers’ are provide with a conclusion and the dilemma of the values.

To organize these values in a scheme the CultMatrix has been developed. The elements of a heritage site according to the 6 ‘Shearing Layers’ of Steward Brand are placed on the y-axis: Site, Structure, Skin, Services, Space Plan and Stuff. Story is added to refer to a summary of the reception of the place in collective memory.

Relevant heritage values according to Riegl are placed on the x-axis: Conflict, Age, Historical, Artistic, Commemorative, Use and Newness. Values as Social and Dilemma are added for values which couldn’t be placed under the topics and for possible dilemmas that are existing now or that can be faced in a renovation.

The CultMatrix will be guided with a justification and a position statement whereby cultural/historical values are indicated with High(red), Medium(orange) or Low(green).

**The project:**
Camera Obscuradreef is a street in Utrecht Overvecht with 312 portiekflats built in the VAM-system in 1964 by Intervam. The system is a prefabrication system that is developed after WOII to meet the housing shortage with the aim to produce quality housing based on light, air and space. In 2020 these apartments have to meet the new legislation on sustainability, energy label B. Some of the apartments are at the moment, 2017, renovated others will be renovated later on. The buildings have their own story and architectural and cultural historical values. In the design of the studio all architectural and cultural historical values must be interpreted and translated into a new design, which gives the houses the comfort and technical performances according to the legislation.

Site

Utrecht Overvecht’s urban design is of Wissing & Spruit (figure 2) based on the ‘Wijkgedachte’. Briefly, the idea is that the city should be decentralized. The city should be divided into districts that are organized hierarchically around the life of man. With a diverse mix of people and dwelling types. A district should be around 20,000 people and should have a neighbourhood center. Every neighbourhood in the district has a community center. The neighbourhood could be compared with a village. The distance of the facilities is determined to the basis of average use. There is a little shop around the corner and a larger shopping center within walking or cycling distance. On the next page an example of the Catholic ‘wijkgedachte’ is displayed (figure 3) and the neighbourhood of Camera Obscuradreef (figure 4). The neighbourhood where Camera Obscuradreef is located has therefore a lot of facilities within short distance. The housing block was planned according to the modern principles of light, air, space and greenery. The blocks are placed with a certain distance between each other whereby the building blocks won’t affect each other by shadow (figure 5). Between the blocks private gardens are placed, playground, communal outdoor space and local shops. The 60s was based on openness and transparency, which can be seen in the urban scale by the spatial placement of the buildings the passage under need the building but as well in the open plinth and open sight lines of the gardens (figure 6, 7 & 8).

Conclusion

The site was based on the ‘Wijkgedachte’. An idea of how the area should be arranged, at the time it was widely used. Overvecht is no prime example of the ‘Wijkgedachte’ like Pendrecht, 1949. And the spatial placement of the buildings in the stamp has been used before in Mensfort Eindhoven (figure 4). And has therefore no significant Cultural value.

The housing block was planned according to the modern principles of light, air, space and greenery. These factors where upcoming items at that time and resulted in building regulations as we know it now as ‘Bouwbesluit’. These factors where of importance for the Dutch building industry but this location was one of the many buildings that where constructed on these ideas. Buildings like ‘Van Nelle factory’ and the ‘Bergpolderflat’ were pioneers in this area and therefore of significant

Overvecht-Zuid

Figure 2 urban planning Overvecht zuid
value. The Intervamflats at Camera Obscuradreef where a result of this and has therefore no significant Cultural value. The spacial placement of the buildings is however characteristic for Overvecht and therefore marked as high value for the area.

**Dilemma**

It is advisable to make interventions in the design because by change of society, parts of the ‘wijkgedachte’ doesn’t function anymore. Thus, most small local shops where pushed out by larger supermarkets. Whereby the small store block at the square are almost vacant. But as well the living ideals have changed. Openness and transparency are replaced for privacy. The low hedges are replaced with high fences, gardens are poor maintained, the passage has been closed because of safety issues and the open plinth is blocked by curtains (figure 8). This result in discomfort in various places such as the garage blocks, the small square and paths behind the building.
Structure

The houses are built in the VAM system. One of the prefabricated systems that are developed after WOII to counter the housing shortage. The system consists of heavy mounting elements which were prefabricated in the factory and assembled on site with a crane (figure 9). The connection between two slabs is a wet connection (figure 10). For one house four trucks with prefabricated elements were needed. With two cranes 4 to 5 homes could be built each day. Ten people (half of them unskilled) were needed to put a building together. By using the VAM system a saving of 53% on man hours on the construction site can be obtained. The total number of man-hours for one property (including factory production and on-site construction) is 1000, in comparison the average was 1600 hours (Van Nuenen, 2013). Which was unique for a heavy prefab element system. The aim of this system was to produce quality housing based on light, air and space. The house met these requirements at that time. The VAM flats built by Intervam from this period are characterized by repetition, a minimum set of 250 dwellings had to be build whereby the minimum of 100-150 per construction site to make it financially viable.

With this system a lot of experiences gained in the ‘woningwetbouw’. A total of 14,000 Intervam apartments have been built in 1962-’70s. All portiekflats of 4 or 10 stories high.

Conclusion

The VAM system got some Cultural value because it is one of the systems used in the ‘woningwetbouw’. However it is not the only developed prefabricated big element system it is worth keeping the system. Many of them where build and therefore the VAM system used in the Camera Obscuradreef is not unique. For example, the same construction can be found in Kanaleneiland. The structure at Camera Obscuradreef has therefore no significant Cultural value.

Dilemma

Because the prefabricated load bearing walls and the floors are poured together by a wet connection where the wall the partly is supported by the floor (figure 10). Elements such as floors and load bearing walls cannot be easily be removed, which limited the flexibility of the building and may lead to the design concessions.
Skin

To be able to produce quickly in the VAM factory, repetition was important. This is also visible in the facade. Not only the ‘portiek’ is an exact returning fragment (figure 11) but the window fronts* within the fragment are repetitive as well (figure 11). The VAM flats built by Intervam from this 1964 are characterized by repetition and the prefab concrete beams in the facade that follows the structure. Within this strong grid of the facade a pattern can be recognized, A, B, C, B’, A’, which together form the ‘portiek’. Exception in this system is the ground floor. Different functions are housed here which is visualized by a different fronts. The ground floor has been poured in situ and has different dimension than the rest of the floors, the result of this are differed sizes of the fronts compared to the upper fronts.

Light, air and space can be seen in the facade by the big surfaces of glazing and the ability to open windows.

In 1984 the wooden window frames have been replaced by plastic window frames. The elegance of the thin styles and depth of the wooden frame are thus allayed. The prefab concrete beams are painted through the years with different colours, but not removed or modified.

Conclusion

The facade is typical Intervam product from 1962-1964. In this period the facade was constructed with the grid. However, Intervam is a mass product and therefore many of these buildings can be found. For example in Kanaleneiland. In Overvecht-Zuid the 5 storey Intervamflat is the only complex left. However, the facade is not unique and does not have such high value to be of Cultural value. For Overvecht it is one of the many distinctive buildings where the district has been constructed of at that time. The characteristic elements are the building volume and the repetition which is enables by the grid in the facade. To conclude the Skin has low Cultural value but the building volume and the grid is distinctive and valuable to the district.

Dilemma

Because the Cultural values are low there is no dilemma in the Skin.

*Window front = Pui
Service

The Intervamflat was built during an energy transition in the Netherlands. In 1959 gas was discovered in Groningen and a gas network was built. Coal stoves were replaced by gas heaters. Hot water was supplied by gas boilers (CBS, 2016). On the drawings of Camera Obscuradreef from 1962 ‘kolenkisten’ coal boxes where still drawn on the balconies connected to the kitchen (figure 16). It is unknown if those were changed to gas heaters in the period between 1962 and 1964 when the building were built. If this was the case the gas heater was installed in the living room at the chimney. The gas boiler for hot water was placed above the sink in the kitchen. Over time most gas heaters and gas boilers are replaced by a ‘cv ketel’ and radiators because the demands for comfort changed. The renovation was not centrally controlled therefore there is a variety of systems.

Because of new legislation buildings of housing corporations must have on average energy label B in 2020 and in 2050 every house should be energy neutral (SER, n.d.).

Mitros, the housing corporation, has started in 2016 a pilot project with one portiek. The 8 apartments, which are located in the portiek, will be renovated to zero energy housing (nul-op-de-meter woningen). In this project, no fossil fuel will be used to heat the dwelling. These homes are inhabited for a period and the results will be analyzed. If the results are according to the concept of ‘zero-to-the-meter’ another 40 properties will be renovate according to the same principal as can be seen in figure 17 (Mitros, n.d.).

Conclusion

For heating and ventilation of the house no innovative systems are used or old systems with age value are present. Service has therefore no Cultural value. However, this may arise in the future if it turns out that the pilot project of Mitros reach the ambition. This would be the first Intervamflat that has been transformed into a zero energy building. The system could be applied to all the Intervamflats which could be a newness Cultural value.

Dilemma

Because there are no Cultural values there is no dilemma in the Service.

Figure 16 ‘kolenkisten’ coal boxes
Figure: Het Utrechts Archief

Figure 17 Energy zero system
Figure: Mitros. (n.d.)
The aim of Intervam was to produce quality housing based on light, air and space. The house met these requirements at that time. Which resulted in spatial light floor plans. The apartments had at least 68 m², big windows, two balcony’s, a kitchen and a separate bathroom, which was a luxury for 1964 (figure 18).

To make the apartments suitable for contemporary and future use, the apartments has to be renovated. Currently the floor plan meets no longer the modern requirements. The bathroom is only accessible through the kitchen or bedroom (figure 19) and the kitchen, and balconies are too small to use for multiple purposes and the possibility of an open kitchen is not present (figure 20). In addition, the garden, which is accessible for the lower apartments, can only be reached through the bedroom or by stairs from the balcony (figure 21 and 22). The living room and kitchen are not located on the ground floor. But the bay and the height of the structure are fixed and can't easily be changed or increased.
Conclusion
The floor plan was planned according to the modern principles of light, air and space. These factors were upcoming items at that time and resulted in building regulations as we know it now as ‘Bouwbesluit’. These factors were of importance for the Dutch building industry but this location was one of the many plans that were constructed on these ideas. The Space Plan has therefore low Cultural value.

Dilemma
From the structure part can be made up that floors and load bearing walls cannot be easily be changed. This limited the flexibility of the space plan and may lead to the design concessions.
Stuff & story

Over the years Camera Obscuradreef changed as visible in the time line on the next page. In the ‘50 and ‘60 the ‘polder’ landscape transformed into a residential area. The first design was of Wissing and Spruit based on the ‘wijkgedachte’. Changes in the neighbourhood were made to built more efficiency. In the ‘80 the green spaces in between the neighbourhoods were built with more facilities. In this period the first renovation took place for the Camera Obscuradreef the wooden frames where replaced by plastic frames. Middle class families moved away to terraced houses and the community changed slowly to a multicultural low income group. The society changed as well from more communal to a more individual society. Small shops were pushed out by the rivalry from the bigger supermarkets. In 2008 plans were made to demolish the buildings and criminality became worse. In 2009 the passages were closed and used for social project. Social activities came back to the neighbourhood and due to the financial crises demolition plans were cancelled. In the meantime, students housed the apartments. Currently, 2016-2017, a pilot project is tested. One portiek is renovated to energy zero building. If this test has good results more Intervamflats can be renovated by this concept.

Conclusion

In the Stuff and Story part no exceptional events happened at Camera Obscuradreef who qualify for the states of Cultural value. Stuff and Story has therefore no Cultural value.

Dilemma

Utrecht Overvecht Zuid has a bad reputation caused by high crime rates, high unemployment, young people hanging around and integration problems (figure 23), (Gemeente Utrecht, n.d.). As architects we can not solve social problems but they can have mature influence on the quality of living of the residents. By connecting people and make interaction possible people can learn from each other, which can contribute to the solutions. However, control of the social scene is impossible. But as architects we can plan the crossing points, remove barriers, and make the meeting places useful and attractive whereby these interactions can happen.

<table>
<thead>
<tr>
<th>Afbeelding 9. Criminaliteit (totaal misdrijven) per 1.000 inwoners+arbeidsplaatsen in Overvecht en Utrecht, in 2015</th>
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</thead>
<tbody>
<tr>
<td>Wijk Overvecht</td>
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<tr>
<td>criminaliteit per 1000 inw+arb</td>
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<tr>
<td>woningbranden per 1000 woningen</td>
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<tr>
<td>autoblok per 1000 inw+arb</td>
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<td>geweld: totaal per 1000 inw+arb</td>
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<td>Totaal</td>
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<thead>
<tr>
<th>Afbeelding 12. Werkzoekenden, WW en blijstand</th>
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<tr>
<td>Wijk Overvecht</td>
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<tr>
<td>% werkzoekenden (nww) [2014]</td>
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<tr>
<td>% werkzoekenden 15-24 jaar (nww) [2014]</td>
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<tr>
<td>% werkzoekenden (nww) [2011]</td>
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<thead>
<tr>
<th>Afbeelding 10. Door bewoners ervaren overlast van jongeren en het gevoel van onveiligheid (in eigen buurt) in 2015</th>
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<tbody>
<tr>
<td>Wijk Overvecht</td>
</tr>
<tr>
<td>% vaak last van jongeren op straat in de buurt</td>
</tr>
<tr>
<td>% voelt zich wel eens onveilig in eigen buurt</td>
</tr>
<tr>
<td>% voelt zich vaak onveilig in eigen buurt</td>
</tr>
<tr>
<td>% voelt zich wel eens onveilig algemeen</td>
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<tr>
<td>% voelt zich vaak onveilig algemeen</td>
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<tr>
<th>Afbeelding 17. Bewonersaandeel woonomgeving in aandelen, 2015</th>
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<tr>
<td>Wijk Overvecht</td>
</tr>
<tr>
<td>% omstredige buurt</td>
</tr>
<tr>
<td>% veelt zich niets buit in buurt</td>
</tr>
<tr>
<td>% niet getroffen aan de buurt</td>
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</table>

Figure 23 statistiks of Overvecht zuid
**24 April 1958**

Sketch plan of Overvecht

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**Time line**

- **1958** Urban design of Wissing & Spruit based on ‘wijkgedachten’
- **1958** ‘Gemeentelijke woningdienst’ municipality designed neighborhoods which was able to build fast (subsidized houses)
- **1963** Start building Intervam flats
  - In the period ‘63-’67 6275 Intervam flats where build in Utrecht
- **1963** Start building Intervam flats
  - In the period ‘63-’67 6275 Intervam flats where build in Utrecht
- **1970** Passages were closed and used for social projects. Thereby social activities came back to the neighborhood
- **1984** First renovation (wooden frames replaced by plastic)
- **2008** Demolition plan, most residents left students moved in
- **2008** Demolition plan, most residents left students moved in
- **2009** Passages were closed and used for social projects. Thereby social activities came back to the neighborhood
- **2016** Test with energy zero buildings (1 portiek, 8 houses)
*1965-1970 two-storey residential-commercial housing block
*1984 wooden window frames of the facade (before the renovation)
*1983 art sculpture by David van de Kop
*1965-1970 public outdoor space between housing blocks
*1973-1978 public library in Vader Rijndreef 84
*1984 plastic window frames of the facade (after the renovation)
*2013 paintings on the wall by artist Jan is de Man and children in the neighborhood.
*after 2008 the open passage on the Taagdreef was closed by the request of the residents and filled with community programs.

Source: *Utrecht Archive
** NAI
*** Mitros. (n.d.)
To organize architectural and cultural historical values in a scheme the CultMatrix has been developed. The elements of a heritage site according to the 6 ‘Shearing Layers’ of Steward Brand are placed on the y-axis. Relevant heritage values according to Riegl are placed on the x-axis.

In the 6 ‘Shearing Layers’ of Steward Brand and Riegl not a lot of high valued cultural/historical values can be found at the Camera Obscuradreef. The building system is widely used and many similar buildings can be found in for example Kanaleneiland Utrecht (figure 25). However for Overvecht, the complex has added value because it is the only Intervam five-storey building block that is left in Overvecht-Zuid (figure 24). Another complex with the same appearance has been demolished (figure 26, 27).

The facade is typical Intervam product from 1964. However, the facade is not unique and does not have such high value to be of Cultural value. For Overvecht it is one of the many distinctive buildings where the district has been constructed of at that time. The characteristic elements are the building volume and the repetition which is enables by the grid in the facade. These values are the most interesting values of Camera Obscuradreef.
<table>
<thead>
<tr>
<th>Value System</th>
<th>Conflict</th>
<th>Age</th>
<th>Historical</th>
<th>Artistic</th>
<th>Commemorative</th>
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<td>Skin</td>
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<tr>
<td>Services</td>
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<td>Space Plan</td>
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- **Conflict Age Historical Artistic Commemorative Use Newness Social Dilemma**
- **Structure**
- **Skin**
- **Services**
- **Space Plan**
- **Stuff**
- **Story**

### Site Details:
- 1965: Completion
- 1984: Renovation
- 2016: Current

### History:
- **1958**: Urban design of Wissing & Spruit based on 'wijkgedachten'.
- **1963**: Start building Intervam flats.
- In the period '63-'67, 6275 Intervam flats were built in Utrecht.
- **1983**: Stadsverdiching (Cropping the urban gaps).
- **1984**: First renovation (wooden frames replaced by plastic).
- **2008**: Demolition plan, most residents left.
- **2009**: Passages were closed and used for social projects, thereby social activities came back to the neighborhood.
- **2016**: Test with energy zero buildings (1 portiek, 8 houses).

### Facilities:
- 4-12 year: Daycare
- 12-16 year: Squash
- Playground
- Community center
- Small shops
- Shopping center
- Overvecht 1 km
- Bus stop trainstation 1 km

### Value:
- **Social**: Good location near city centrum Utrecht, public library, church, open passage.

### Construction Details:
- Sealing strip
- Screw sleeve in concrete and mounting pin
- Poured fixing pin
- Red brick
- Concrete wall
- Concrete grid
- Wooden window frame
- Floating screed
- Prefab floor
<table>
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<th>Newness</th>
<th>Social</th>
<th>Dilemma</th>
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<td><img src="image27.png" alt="Image" /></td>
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1965: Completion
1984: Renovation
2016: Current

'50 '60: Polder (grassland) transformed into an urban plan
1963: Start building Intervam flats
In the period '63-'67: 6275 Intervam flats were built in Utrecht

1958: Urban design of Wissing & Spruit based on 'wijkgedachten'
'Gemeentelijke woningdienst': municipality designed neighborhoods which was able to build fast (subsidized houses)

1983: Stadsverdiching (Cropping the urban gaps)

Low income group: multicultural society

Individuality: Middle class, family

Communal spirit: Facilities moved away

Time: 1984: First renovation (wooden frames replaced by plastic)
2016: Test with energy zero buildings (1 portiek, 8 houses)
2008: Demolition plan, most residents left, students moved in
2009: Passages were closed and used for social projects. Thereby, social activities came back to the neighborhood

4-12 year: Daycare
12-16 year: Squash

Daycare center, small shops, shopping center, overvecht 1 km from location near city centrum Utrecht, public library, church

Open passage

Sealing strip

Screw sleeve in concrete and mounting pin

Prefab floor

Red brick

Concrete wall

Concrete grid

Wooden window frame

Floating screed

Value: Social

Good location near city centrum Utrecht

Figure 28 CultMatrix images
<table>
<thead>
<tr>
<th>Value System</th>
<th>Conflict</th>
<th>Age</th>
<th>Historical</th>
<th>Artistic</th>
<th>Commemorative</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site</td>
<td>Urban design of Wissing &amp; Spruit based on 'wijkgedachten' Gemeente/12 woningdienst' municipality designed neighborhoods which was able to build fast (subsidized houses)</td>
<td>The InterVamflats are prefabricated houses which built around 1960s 5/6 houses a day to meet the housing shortage</td>
<td>The sculpture done by artist David van de Kop in 1983 is still remained in the playground.</td>
<td>The concrete grid of the facade reveals the aesthetic value of prefabricated concrete structure. Repetition of the module is important value of Intervamflats.</td>
<td></td>
</tr>
<tr>
<td>Structure</td>
<td>The concrete grid of the facade which is one of the most significant characteristics of InterVam is well preserved.</td>
<td>The paintings on the wall was drawn by artist Jan Is De Man collaborated with children in the neighborhood.</td>
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<tr>
<td>Skin</td>
<td>The old chimney was still remained in original state. Its appearance also characterize the housing in this neighborhood.</td>
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<tr>
<td>Services</td>
<td>The large window in each room brings the natural daylight and fresh air inside and provides nice view.</td>
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<tr>
<td>Space Plan</td>
<td>See time-line in the right column.</td>
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<tr>
<td>Stuff</td>
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<tr>
<td>Story</td>
<td>(1) The work of sculpture was placed on the playground in 1983, At the time the playground was opened to the public but now the fence is crossing between the sculput. (2) The Stichting Seguro which offers shelter to homeless people who don't have residence permits arranged various community programs in Utrecht such as the paintings on the wall and planting box on the outdoor space.</td>
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<td>Use</td>
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<td>(1) How were ample parks, good sports facilities, a swimming pool, an ice rink, a shopping center, ample parking and a hospital in Utrecht (2) The housing block was planned according to the modern principles of light, air, space and greenery. There is a mix of housing, amenities and recreation. It is designed to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
<td>The original concrete structure is still remained in a good state.</td>
<td><strong>(1) Large green outdoor space vs feeling unsafe with stranger hanging around.</strong> (2) Privacy vs communal space. <strong>The construction method applied extensively to solve the urgent requirement of the housing shortage at the time, but the lack of knowledge caused the difficulty of quality control (e.g. thermal bridge, insulation).</strong></td>
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<td><strong>The system can have many variety in the facade which makes the system flexible in the appearance</strong></td>
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<tr>
<td>The portiek serves only 8 apartments which can provide the possibility of social cohesion</td>
<td>The portiek serves only 8 apartments which can provide the possibility of social cohesion.</td>
<td>The first attempt to make sustainable Intervamflat that could apply to all other Intervamflats.</td>
<td><strong>(1) During renovation process tenants want to stay in the dwellings, which limits the choice of insulation and heating systems.</strong> (2) Insufficient space for bicycles due to the increase of student tenants.</td>
<td></td>
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<tr>
<td><strong>time</strong></td>
<td>(1) There were ample parks, good sports facilities, a swimming pool, an ice rink, a shopping center, ample parking and a hospital in Utrecht. (2) The housing block was planned according to the modern principles of light, air, space and greenery. There is a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</td>
<td>The external stair on the balcony of the first floor connects the private garden to use it more effectively.</td>
<td>Due to the residents with different cultural background, lifestyle, income and education, they did not mix well together.</td>
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<tr>
<td>Flexible use of ground floor in different period of time</td>
<td>Flexible use of ground floor in different period of time.</td>
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<td>In the period of 1959-1966 is mainly built of high-rise buildings to accommodate as many people as possible. In the 80s many residents in Utrecht went to find family houses with garden in Maarssenbroek and Laren. The new residents were mainly low-income groups. These days, the area offers housings for people from diverse cultural background.</td>
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</tbody>
</table>

**Matrix with texts**

<table>
<thead>
<tr>
<th>Time</th>
<th>Social Dilemma</th>
<th>Newness</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>Test with energy zero buildings</td>
<td>(1 portiek, 8 houses)</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
</tr>
<tr>
<td>2009</td>
<td>Passages were closed and used for social projects. Therby social activities came back to the neighborhood</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
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<tr>
<td>2008</td>
<td>Demolition plan, most residents left students moved in</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
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<tr>
<td>1984</td>
<td>First renovation (wooden frames replaced by plastic)</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
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<tr>
<td>1983</td>
<td>Stadsverdiching (Cropping the urban gaps)</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
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<tr>
<td>1963</td>
<td>Start building Intervam flats</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
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<tr>
<td>1958</td>
<td>Urban design of Wissing &amp; Spruit based on 'wijkgedachten'</td>
<td><strong>Overvecht-Zuid was constructed on the 'neighbourhood unit concept', a neighbourhood with a mix of housing, amenities and recreation helps residents to find everything they needed close to home. Camera Obscurred of openness, transparency and facilities on the ground floor and contributed its part to the close-knit communities.</strong></td>
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</tr>
</tbody>
</table>

**Middle class family**

- **Communal spirit**
  - municipality designed neighborhoods which was able to build fast (subsidized houses)
  - ‘Gemeentelijke woningdienst’
- **Facilities moved away**
  - Low income group + multiscalar social projects
  - Individuals moved away

**Time**

- **Figure 29 CultMatrix text**
Conclusions

Camera Obscuradreef has limited cultural value. The building, the system, the facade, the spatial placement of the building and the ideals on which the neighbourhood and the building are based on are not unique. The building system is widely used and many similar buildings can be found in for example Kanaleneiland Utrecht. However for Overvecht, the complex has added value because it is the only Intervam five-storey building block that is left in Overvecht-Zuid. The spatial placement of the building is characteristic for Overvecht and therefore important to conserve.

The facade is typical Intervam product from 1964. However, the facade is not unique and does not have such high value to be of Cultural value. For Overvecht it is one of the many distinctive buildings where the district has been constructed of at that time. The characteristic elements are the repetition which is enables by the grid in the facade. The grid shows the Intervam system by following the contours of the structure. And therefore important to conserve for the appearance of the building.
Bibliography

Sources:

Analyse report P1 and the matrix:


Illustrations

All figures are own figures unless otherwise stated