OMMOORD, LIVING TOGETHER

Re-Housing - Luxury, Energy and Economy

MSc3 studio Heritage & Architecture

Simone Schade
STUDIO

RE-HOUSING
HERITAGE & ARCHITECTURE

SIMONE SCHADE
STUDIO
OVERVECHT

VAM
OMMOORD

ERA - SYSTEM (VAN EESTEREN RATIONELE AANPAK)
INTRO

Architect R.H. Fledderis

ERA

Lotte Stam-Beese
ANALYSIS
HISTORY OF HOUSING OF PEOPLE
ANALYSIS

HOUSING SHORTAGE
Birthwave analysis

CBS, 2017
ERA

Eesteren Rationele Aanpak

Steel tunnels

Poured concrete

Prefabricated elements
ERA

Eesteren Rationele Aanpak

Steel tunnels

Poured concrete

Prefabricated elements
ERA

Eesteren Rationele Aanpak

Steel tunnels

Poured concrete

Prefabricated elements
ERA

FLEXIBILITY IN FLOORPLAN

HABRAKEN: SUPPORT & INFILL
HISTORY OF OMMOORD
1960
CULTURE OF OPTIMISM
ANALYSIS

HEALTH

URBAN PLANNING/
ARCHITECTURE
ANALYSIS

HEALTHY CITIES
ANALYSIS

HEALTHY CITIES

UNHEALTHY CITIES
SOCIAL IDEOLOGY

Homogeneous society

Big families

Maakbare samenleving

Welvaartsstaat

Central rol of the church and ‘verenigingsleven’
LOTTE STAM BEESE

drawing by Lotte stam-beese
NO PRIVATE GARDENS

drawing by Lotte Stam-beese
LOTTE STAM BEESE

EXCELENT PUBLIC TRANSPORT & FACILITIES

drawing by Lotte stam-beese
LEEFBAARHEID

OMMOORD

BIJLMERMEER

https://www.leefbaarometer.nl
LEEFBAARHEID

OMMOORD

BUITENHOF

Leefabsbaarheidsstatus, Buurten, 2014
Gemeentegrenzen 2014

- Zeer onvoldoende
- Ruim onvoldoende
- Onvoldoende
- Zweerl
- Voldoende
- Ruim voldoende
- Goed
- Zeer goed
- Uitzondering
‘Die van dermate cultuurhistorisch belang zijn dat we er op bijzonder zorgvuldige wijze mee om willen gaan’
NOW
CURRENT ISSUES
CURRENT ISSUES

MINIMUM INSULATION

COLD BRIDGES

TRESHHOLDS

HIGH INFILTRATION RATE

NO SOCIAL CONTROL

ANNONIMITY
WHAT HAS CHANGED?
SOCIAL IDEOLOGY 1960

Big families
2017

45% single households
Analysis

Mostly elderly

- 65+: 56%
- 15-65: 31%
- 0-15: 13%

Mostly single households

- Single households: 45%
- Couple: 28%
- Couple + kids: 18%
- Single parent: 9%
SOCIAL IDEOLOGY 1960

Big families

Birth wave
2017

40% single households

An aging society
ANALYSIS

CBS, 2017
2040

4,7 MILLION

26% of the population
SOCIAL IDEOLOGY 1960

Big families

Birth wave

Central role of church and community life
2017

40% single households

An aging society

Social segregation, Individualization, loneliness
SOCIAL IDEOLOGY 1960

Big families

Birth wave

Central role of church and community life

Strong welfare state (verzorgingsstaat)
Hervorming langdurige zorg

24-uurs zorg in de Wet langdurige zorg
- Recht op zorg met verblijf in een instelling
- Permanent toezicht en 24-uurs zorg nodig
- Integraal gepaard aan zorg
- Zorg voor de meest kwetsbaren

18% nieuwe ondersteuning in Wet maatschappelijke ondersteuning (Wmo)
- Ondersteuning bij zelfinzetbaarheid
- Ondersteuning bij participatie
- Beter medewerken en opvang
- Ondersteuning menselijk werk
- Cliëntondersteuning

60% van de Wet langdurige zorg

6% nieuwe zorg in de Zorgverzekeringswet (Zvw)
- Welzijnszorg
- Persoonlijke verzorging
- Langdurige GGZ met behandeling
- Extramurale behandeling
- Extramurale palliatieve zorg
- Intensieve kinderzorg

5% nieuwe in de Jeugdzorg
- Bijna alle zorg aan kinderen tot en met 18 jaar over opvoed- en opvoedproblemen

An aging society
Social segregation, Individualization, Loneliness
Greater focus on self-reliance, closure care facilities, vacancy

2017
40% single households
THEN

- Big families
- Birth wave
- Central role of church and community life
- Homogeneous sociable society
- Strong welfare state
- Care in institutions

NOW

- To 40% of single households
- Strong aging society
- Individualization, loneliness
- Social segregation
- Greater focus on self-reliance
- Closure care facilities, vacancy
ANALYSIS

PERCENTAGE EENZAME MENSEN IN OMMOORD
HOW TO BUILD?

HOW TO TRANSFORM?
Ommoord is a perfect location for elderly:
Set in a green surrounding, located in urban environment:

Many facilities within walking distance: 300 m (Bron)

Zero step appartments
..., I just want to make new friends.

..., I want to spend less on rent and have a smaller apartment; I have too much unused space.

..., I'm often feel quite lonely.

..., I'm dependent on family but they cannot be here all the time.

..., I cannot use my balcony because of my disability.

..., I'm not able to do everything myself but I also don't want to move to a nursing home.

I WANT TO STAY BUT...
WHAT BUILD ENVIRONMENT SUITES US NOW? AND WHAT TO WE NEED FOR IT?
SO...
DILEMMAS

AGING SOCIETY
POST-WAR HERITAGE
ERA ENERGY UPDATE
How can new age-proof living typologies that enable new ways of living ‘together’ within the ERA system?

How can Ommoord and its the ERA flats facilitate in creating an age-proof living environment?

How can transformation/renovation of Ommoord to an age-proof living environment be done while preserving or improving exciting values?

Building Technology

Cultural Value

Architecture
DESIGN
UNIT

BUILDING

NEIGHBORHOOD
FLEXIBILITEIT
FLEXIBILITEIT

JOHN HABRAKEN’S IDEOLOGY. SUPPORT & INFILL

LOT OF FREEDOM IN THE FLOOR PLANS
FLEXIBILITEIT

JOHN HABRAKEN’S IDEOLOGY. CARIER & INFILL

LOT OF FREEDOM IN THE FLOOR PLANS
DESIGN

TYPE A

TYPE B

TYPE C

TYPE D

TYPE E

TYPE F
DESIGN
**Age Proof House**

1 beuk, 1 story
1 - 2 people

**Living with Students**

1/2 floor, 1 story
6 seniors, 2 students

**Senior Living Group**

1/2 floor, 1 story
10 seniors

**Kangaroo Dwelling**

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior

**Small Scale Living**

1/2 floor, 1 story
7 people who need 24h care
AGE PROOF HOUSE
Design age proof house

Origional

New
AGE PROOF HOUSE

DESIGN

DESCRIPTIVE TEXT

AGE PROOF HOUSE

DESIGN

DESCRIPTIVE TEXT

AGE PROOF HOUSE

DESIGN

DESCRIPTIVE TEXT

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DESCRIPTIVE TEXT
Design

Age Proof House

Original

New
DESIGN

AGE PROOF HOUSE

ORIGIONAL

NEW
DESIGN

AGE PROOF HOUSE

...
AGE PROOF HOUSE

ORIGINAL GALERY SLAB

THRESHOLDS
DAYLIGHT IN APARTMENT

CONSOLE

EXISTING SLAB
1.35 M 2407 KG

HIGH PERFORMANCE SLAB
1.90 M 2407 KG
DESIGN
B & C

LIVING WITH STUDENTS

SENIOR LIVING GROUP
LIVING GROUPS
WHEELCHAIR FRIENDLY KITCHEN IS OPTIONAL IN ALL APARTMENTS
LIVING WITH STUDENTS

DESIGN
LIVING WITH STUDENTS

DESIGN
Living with students
LIVING WITH STUDENTS

DESIGN

Design
D & E

KANGAROO DWELLING H.

KANGAROO DWELLING V.
KANGAROO DWELLING
KANGAROO DWELLING

1. 1 beuk, 2 story
2. 2 beuk, 1 story
3. 3 - 4 person family / 1 senior

DESIGN
KANGAROO DWELLING

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior

Design

Kangaroo dwelling
1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior
KANGAROO DWELLING

Design

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior

114
KANGAROO DWELLING

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior
KANGAROO DWELLING

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior
KANGAROO DWELLING

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior

X

X +1
KANGAROO DWELLING

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior

Design

X

X +1
KANGAROO DWELLING

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior

Design

120
KANGAROO DWELLING

1 beuk, 2 story
2 beuk, 1 story
3 - 4 person family/ 1 senior
ASSISTED LIVING
ASSISTED LIVING
1/2 floor, 1 story
7 people who need 24h care
Small scale living

1/2 floor, 1 story

7 people who need 24h care

Design
Small scale living

1/2 floor, 1 story

7 people who need 24h care
FLEXIBILITY

JOHN HABRAKEN’S IDEOLOGY. CARIER & INFILL
20 YEARS?

FLEXIBILITY

JOHN HABRAKEN'S IDEOLOGY. CARIER & INFILL
FLEXIBLE FACADE

Type A

Flexible facade design
FLEXIBLE FACADE

Type A

Flexible facade design
FLEXIBLE FACADE

Type A

G1

A, B, C, D, E, F
FLEXIBLE FACADE

HIGHER INSULATING FACADE

HR++ GLAZING

INTEGRATED NATURAL VENTILATION INLETS
PIPE SHAFT INTEGRATED IN THE FACADE
CLIMATE CONCEPT

1 PIPE SYSTEM IS REPLACED WITH A TWO PIPE SYSTEM
CLIMATE CONCEPT
GAS FREE, BUILDING CONNECTED TO CITY HEATING + HEATPUMP
ASSEMBLY
WEEK 1
ASSEMBLY
DAY 1

- Floor Protection
- Disassemble Toilet + Bathroom
- Drill Work
- Remove Radiators Balcony Side
ASSEMBLY
DAY 2

APPLY NEW PIPES
ASSEMBLY
DAY 3

WALL FINISHING IN TOILET AND BATHROOM REMOVED
REMOVE FACADE BALCONY SIDE. (APPARTMENT ACCESSIBLE VIA GALLERY SIDE)
ASSEMBLY
DAY 3

FINISHING WALLS IN TOILET AND BATHROOM
REMOVE FACADE BALCONY SIDE. (APPARTMENT ACCESSIBLE VIA GALLERY SIDE)
ASSEMBLY
DAY 4

BALCONY IS BEING REMOVED
TILE TILES IN TOILET AND BATHROOM
NEW FACADE IS PLACED
TILE TILES IN TOILET AND BATHROOM
ASSEMBLY
DAY 6

NEW BALCONY IS PLACED
RADIATORS PLACES ON BALCONY SIDE
REMOVING RADIATORS GALERY SIDE
COOKING PLATE IS PLACED
ASSEMBLY
DAY 7

FACADE GALERY SIDE IS REMOVED
ASSEMBLY
DAY 8

Facade gallery side is removed (apartment accessible via balcony)
Tile work is finished
ASSEMBLY
DAY 9

NEW FACADE GALLERY SIDE IS PLACED
TOILET AND BATHROOM ARE SEATED
SANITARYWARE IS PLACED + KITWORK
ASSEMBLY
DAY 10

NEW GALERY SLAB IS ADDED
ASSEMBLY
TYPE F
ERA AESTHETICS
ERA AESTHETICS
ERA AESTHETICS
PLINTH & FLEXIBILITY
‘CORE’
‘CORE’
‘CORE’
‘CORE’
MODERN ‘CORES’
BLOOD DEPOSITION
CARDIO
FYSIO
FLEX WORKPLACES (WIFI)
MEETING FACILITIES
HUISARTSENPOST
CATERING
DAGBESTEDING
NEIGHBOURHOOD CAFE
**Maaiveld**

- **Bestaande betonvloer**
- **Bestaande funderingsbalk**
- **Betonnen nok nieuw**
- **Nieuwe dakisolatie, dakbedekking + grind**
- **Nieuwe alu. daktrim**
- **STO Deco element**
- **STO Isoned gevelisolatiesysteem**
- **Minerale strips**
- **Bestaande spouwmuur**

**ERA**

- **100 mm cellular concrete slab**
- **80 mm Cooltherm metal sheet**
- **380 mm cavity**
- **20 mm Floor/finish**
- **100 mm cellular concrete slab**
- **80 mm Cooltherm metal sheet**
- **60 mm homatherm insulation**
- **11 mm OSB plaat**
- **170 mm isover waterkerend folie**
- **40 mm spouw houten gevel afwerking**

**D06**

- **Metal grating**
- **Ferrocement (microbeton) galerij slab**
- **Anker profiel**
- **22 mm top/finish**
- **100 mm cellular concrete slab**
- **80 mm Cooltherm metal sheet**
- **Placement space (50 mm, after filled with mineral whool)**
- **C-profiel 40 mm**
- **Wooden boarding**

**BALCONY SIDE**

- **Lichtbeton element**
- **Isolatie 50mm HWC-plaat**
- **Galerij-/balkonplaat best. beton-band**
- **100 100 100**
- **Ventilatie rooster**
- **20 mm Floor/finish**
- **100 mm cellular concrete slab**
- **80 mm Cooltherm metal sheet**
- **Ceilling 112 mm**
- **150 mm isolatie voor ophogen galerij**

**D01 D02**

- **D03 D04**
- **D05 D06**
- **D07 D08**

**GALERYSIDE**

- **Alluco alluminium zwart gevel**
- **80 x80 mm sparing**
- **ten behoeve van standleiding bekleed met reflecteerd folie**
- **Anker profiel**
- **Concrete finish**
- **100 mm cellular concrete slab**
- **80 mm Cooltherm metal sheet**
- **60 mm placement space filled with mineral whool**
- **Ceilling 112 mm**
SOFTNENING GREEN
THE NETWORK
From stroller distance

400 M
TO ROLATOR DISTANCE

300 M
USE PATHWAY SYSTEM TO ENLARGE MOBILITY OF ELDERLY
• Transformation of apartments can take place in every building.
• Transformation of the neighbourhood will provide for better mobility, accessibility, comfort and safety.
• New hotspots will be connected to a network of walking paths that runs through the neighbourhood.
- Transformation of apartments can take place in every building.

- Transformation of the neighbourhood will provide for better mobility, accessibility, comfort and safety.

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• Transformation of the neighbourhood will provide for better: mobility, accessibility, comfort and safety.

• New hotspots will be connected to a network of walking paths that runs through the neighbourhood.
• Transformation of appartments can take place in every building.

• Transformation of the neighbourhood will provide for better mobility accessibility, comfort and safety.

• New hotspots will be connected to a network of walking paths that runs through the neighbourhood.
CONCLUSION
FINDING NEW INTERPRETATIONS OF IDEOLOGY OF LOTTE STAM-BEESE FOR TODAY’S SOCIETY

BUILDING ON ALREADY EXISTING QUALITIES OF OMMOORD

OFFERS NEW POSIBILITIES FOR GALERY FLATS
REFLECTION
MAKING USE OF THE EXISTING STOCK

11,000 GALLERY APARTMENT BUILDINGS IN THE NETHERLANDS

HIGH USE VALUE:

THEY PROVIDE LOTS OF FLEXIBILITY AND CAN GIVE AN ANSWER TO THIS NEW INNOVATIVE IDEAS THAT MAKE RESIDENTIAL AREAS OF THE NETHERLANDS FUTURE AND AGE-PROOF AGAIN.
THANK YOU
HEALTHY LIVING

RENOVATION