SOCIAL(HOUSING)HOLLAND
THESIS PROJECT, DEPARTMENT OF ARCHITECTURE, LUND UNIVERSITY, BOJAN AFOLTER

S O C I A L (H O U S I N G) H O L L A N D

THESIS   PROJECT,   DEPARTMENT   OF   ARCHITEC-
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Content

Abstract

This thesis project is working with the theme of the Dutch housing market. During my time in The Netherlands I have wanted to discover and explore the urban and residential pros and cons with the dutch housing. What differentiates the dutch from the Swedish and other European nations in terms of housing the least privileged ones of us? How big is the social housing market and how integrated is it in the society? What is good and what could be better? What are the future development plans and how is the building tradition?

During the research I have come across articles and facts about the benefits of the social mixtures in the cities. How can we integrate people better in our society? Can we find a way to live together despite our differences in income, ethnicity , skin colour? Is there a way of combining social mixture and densification of our cities through socially mixed housing projects?

During the research I have picked a suiting site in the area of central city of The Hague (Den Haag) to make my own suggestion for improvement. I have also visited and documented some similar examples of the dutch architecture catalogue. The final project reflects and works with the theme of social mixing architecture and traditional dutch dwelling. By combining different target groups, respecting boundaries and offering a mutual meeting platform I hope to contribute to the dutch housing market and the city of The Hague.

Introduction

The fall of 2014 I had the opportunity to attend an exchange program at TU Delft, Department of Architecture. I attended a dwelling studio for one semester where I learned a lot about the history of dutch housing and even more about the current state and the building tradition. The studio I attended worked a lot with the topic of future housing on water, due to the threat of the rising sea level all over the world, not to mention, The Netherlands. Tough an extremely valuable experience I was some-what disappointed in the direction that the studio took. Exciting , flashy, floating houses with a nice view, targeted the premium side of the housing market. My mind was set on the less attrac-tive, regular housing, that after all delt with bigger problems and definitly bigger target group. Therefor I decided to extend my stay and devote my thesis project to the topic to dutch housing.

Background

The Dutch are world famous for some of their housing projects througout the history. The canal houses of Amsterdam, Borneo Sporenburg, Ijburg and Funen Park are some of these. Although the high standard and excecution of these, other dwelling projects that are far less sucessful are painting the skylines of dutch cities. Cheap, prefabricated solutions are being raised all over the country to meet the increasing demand on housing. I wanted to work with the social housing sector and find possibilities of decreasing this gap between the premium and the ordinary.

In order to do that I needed to find out more about the Dutch social housing market.

To the left; Borneo Sporenburg, Amsterdam Harbour, in-spired and defined by the canal houses of Amasterdam. Above: Examples of archicture bordering to my chosen site.

The dutch social housing market

The social housing in The Netherlands is run by more than 345 social housing organisations that are non-profit sector associations or foundations. Their interest is to provide the households with lower income with affordable housing. They also invest in the quality of life in neighbourhoods, cities and regions across the countries. The social housing organisations also stand for about 60% of the new constructed dwellings in The Netherlands.
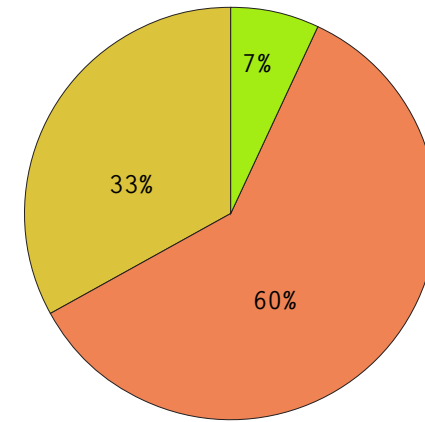
- **OWNER OCCUPIED**
  PRIVATELY PURCHASED HOMES

- **SOCIAL RENT**
  RENTED THROUGH A SOCIAL HOUSING ORGANISATION

- **PRIVATE RENT**
  RENTED THROUGH A PRIVATE LANDLORD

The Dutch housing market in numbers

For whom and how?

The target groups of the social housing sector are those who can not afford or find suitable housing themselves. This mainly targets the households with lower income, disabled people, elderly , immigrants, the permanent and temporarily homeless. The target group is people who basically are in all different phases of their life, from young to old, from sick to healthy. The social housing sector owns a great range of dwellings of different sizes and prices. Sometimes also more expensive rented homes and cheaper owner-occupied dwellings for sale. These are not covered by the state aid but are used as a great resource for people who can afford to move in, freeing up dwellings for those more in need.

How does it work?

Dwellings owned and managed by the social housing organisations are reachable through different point systems such as urgency, income, family situation, of tenancy or registration. The social housing organisations are obliged to provide good quality of the dwellings, guarantee financial continuity of the enterprise and contribute to the quality of life in the neighbourhoods and communities they manage.

How much does it cost?

Since the European commission and the private investors have criticised the size of the dutch social sector, they are now required to let 90% of their vacant social dwellings (rent level below 681 €) to households whose income is lower than 34,229 €/year. This means that only 10% of the dwellings owned by the social housing organisations is eligible for other target groups not related to income.

This situation is still very special since the income threshold does not take into account the size of the household. Comparing to other European countries such as Belgium where only 7% of the market is classified as social housing and France where the rent thresholds can be up to twice as high.

The average rent in the social housing sector is € 434 excluding the costs for energy and other utilities. The rent is based on a point system that includes the location of the dwelling, floor space and facilities. The maximum rent of a social housing dwelling is €681 per month according to law.

Tenants with an income lower than €29 000/ year are entitled to housing benefits from the state. The threshold is lower for younger and elderly, € 21 000/year.

2.4%

7.2%

23.2%

67.1%
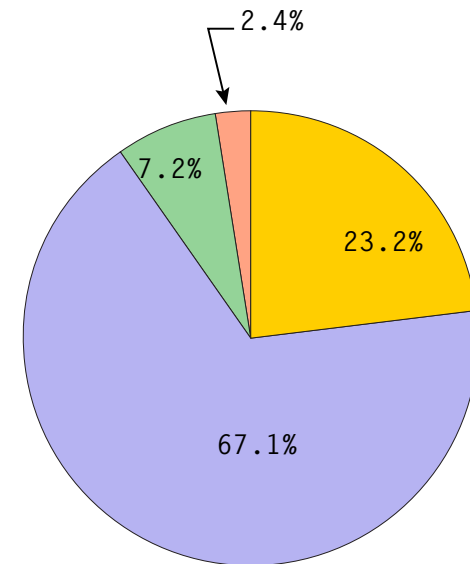
AFFORDABLE
(€362- €555)

CHEAP
(<€362)

RENT UP TO THE HOUSING
BENEFIT THRESHOLD
(€555-€653)

RENT ABOVE THE HOUSING
BENEFIT THRESHOLD

(>€653)

Monthly rents in the social housing sector

The dutch housing market in numbers

Type	High-rise flats	Low-rise flats(1-4 floors)	Single family houses	Total
Social rented	269,600 (62.9%)	1,017,000 (62.2%)	1,153,100 (25.3%)	2,439,600 (36.8%)
Commercial rented	64,900 (15.1%)	285,000 (17.4%)	245,400 (5.4%)	593,300 (9.0%)
Owner occupied	94,300 (22.0%)	331,800 (20,3%)	3,165,900 (69.4%)	3,592,000 (54.2%)
Total	428,800 (100%)	1,633,700 (100%)	4,564,400 (100%)	6,626,900 (100%)

DWELLING STOCK AND OWNERSHIP

	Social rented housing stock %	Whole housing stock %
Planning to move*	32	25
Satisfied with dwelling	80	89
Dissatisfied with dwelling	8	4
Satisfied with surroundings	77	84
Dissatisfied with surroundings	12	8
Graffiti	24	18
Fear of harassment or robbery in neighbourhood	14	9
Many contacts within neighbourhood	40	45
Fear of harassment or robbery in neighbourhood	14	9

SATISFACTION AND MOVING TENDENCY AMONG SOCIAL HOUSING RENTERS AND THE REST OF THE HOUSING STOCK

The social housing stock is mostly occupied by high (above 5 floors) and low rise flats (under 4 floor).

The tenants of the social housing sector are overall satisfied with their dwellings. This is due to very high standard among the dutch social sector. The highest standard in the EU.

The dutch housing market in numbers

	Home ownership	Social rental	Private rental	Total households
Non-Western	23,4%	67,7%	8,9%	565999
Western	52,7%	36,4%	10,9%	735055
Unknown	36,6%	52,8%	10,6%	341784
Non minorities	59,1%	32,3%	8,6%	4984040

DEMOGRAPHY AMONG TENANTS ON THE DUTCH HOUSING MARKET

The social housing market is highly represented by tenants with a none western background and different types of minorities.

	Home ownership	Social rental	Private rental	Total households
First generation	33,4%	56,6%	10,0%	1184277
Second generation	54,3%	35,2%	10,4%	458561
Non minorities	59,1%	32,3%	8,6%	4984040

DEMOGRAPHY AMONG TENANTS ON THE DUTCH HOUSING MARKET

First and second generation of immigrants are more likely to be tenants of a socially rented dwelling in The Netherlands.

The dutch housing market in numbers

	Social rented housing stock	Whole housing stock
Number of units (thousands)	2,440	6,627
Rent (€ /month)	€353	€365
Number of rooms in dwelling (mean)	3,55	4,23
Family houses*	47%	69%

CHARACTERISTICS OF THE SOCIAL/PRIVATE SECTOR OF DWELLINGS

The dwellings of the social housing stock are relatively smaller in comparison to the whole housing market and are less likely to be a family home.

	Social rented housing stock	Whole housing stock
Size of household (mean)	1,9	2.3
% single	47	32
% with children in household	28	38
% complete families*	17	31
% over 65 years	29	22
% working**	48	65
% two-job households**	28	45
% on benefit	21	11
% in the two lowest income deciles***	35	20
% non-Dutch****	34	25

COMPERISSIVE CHARACTERISTICS ON THE DUTCH HOUSING MARKET

The social housing households are often represented by a single family unit or elderly. 34% of the tenants have a none Dutch background.

What could be improved?

The dutch rental housing sector is the biggest in Europe. This is due to several different facts, among them hard regulations and lack of interest of private investors to gamble on such a controlled market. The biggest issue at the moment is the lack of available dwellings for lower middle class which does not fall under category of the social rented accommodation. According to the European commission the unfavourable housing market has a negative impact on the overall dutch economy and the dutch are advised to slowly reform their housing market with a commercial renting market of a sufficient size. The EU is also advising that the social housing organisations should be less influential and take care of those most in need while the social housing organisations think that the dutch mortgage depth crisis would have been even higher if not the size of the social renting sector.

The dutch are one of the few European nations meeting the housing demand of its young and elderly. However the construction is today not in line with the demand of increasing number of households and the building industry has, as well as the country itself, taken a pretty big hit by the economical crises starting 2008.

Bullet points

*   The highest rent level allowed is €681

*   Dwellings for households who earn less than €34,229/year. No matter how big the household is.

* The quality of the housing is the highest in EU. People living there are pretty satisfied.

*   The tenants are more likely to have a none dutch or western background

*   The dwellings are usually smaller then the rest of the housing market

*   More likely to be a single person household or dwellings for elderly.

* Lack of housing for the lower middle class
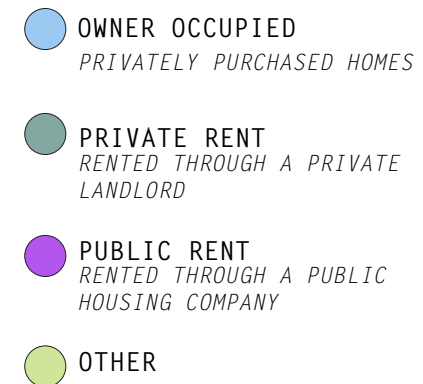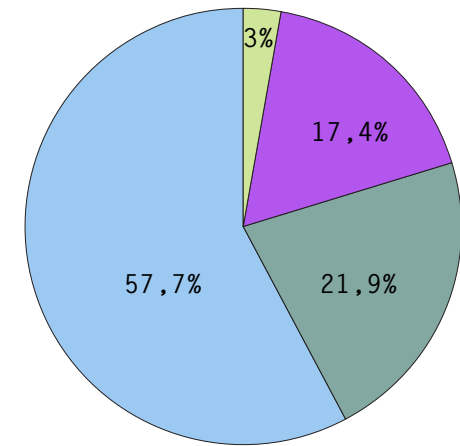
Other European nations

Comparing

To put things in perspective I shortly wanted to compare the Dutch housing market with some, for me, familiar countries and cities.
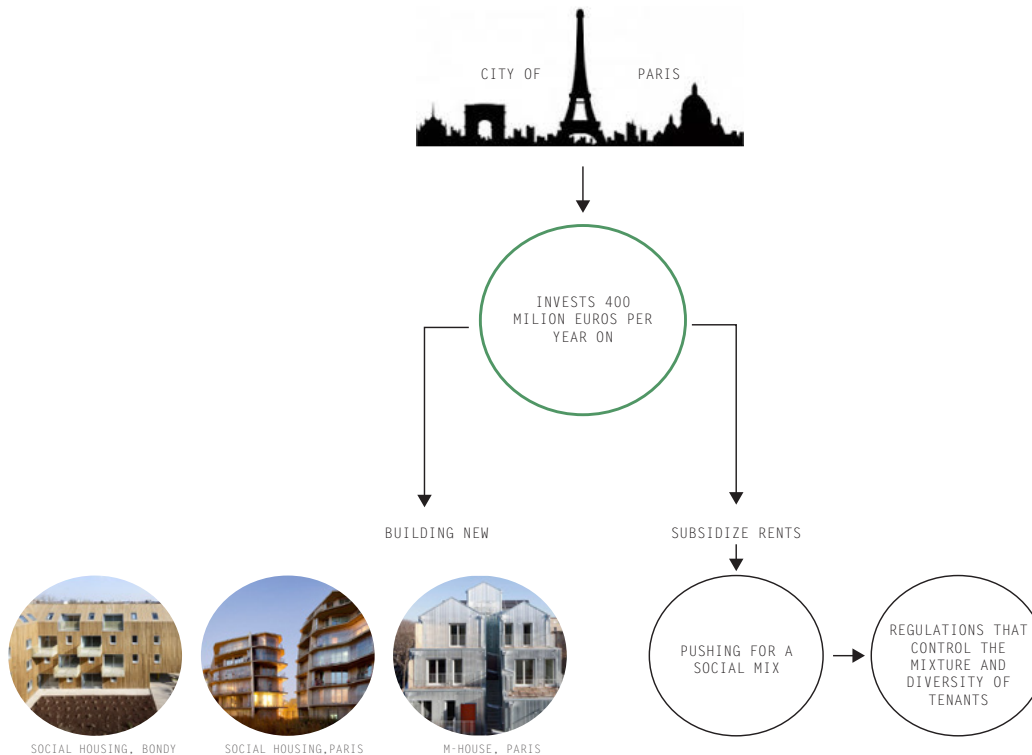
France

The french are in a deep housing crisis where one can not meet the growing demand on housing. Growing homelessness is becoming a serious issue in a lot of french cities. This depends on the complex governance of local housing actors and a lack of a national housing policy. The social sector however is on the other hand very strong and directly financed by a public bank. The french are also known for their exciting social housing projects.

OWNER OCCUPIED
PRIVATELY PURCHASED HOMES

PRIVATE RENT
RENTED THROUGH A PRIVATE LANDLORD

PUBLIC RENT
RENTED THROUGH A PUBLIC HOUSING COMPANY

OTHER

French housing market in numbers

Other European nations

The french capital has been fighting for a social mix for a long time. One of the biggest expenses that the city of Paris has is to build new affordable housing projects and subsidize rents for tenants in the inner city. This is all done to avoid a socially segregated city.

CITY OF PARIS

INVESTS 400 MILION EUROS PER YEAR ON

BUILDING NEW

SUBSIDIZE RENTS

PUSHING FOR A SOCIAL MIX

REGULATIONS THAT CONTROL THE MIXTURE AND DIVERSITY OF TENANTS

SOCIAL HOUSING, BONDY

SOCIAL HOUSING, PARIS

M-HOUSE, PARIS

Miljardprojekt luckrar upp Paris

Publicerad 2015-03-26 06:00

Paris"Först trodde jag att de skojade" säger Patrick LeGall som varit bostadslös i flera år och som fått en subventionerad lägenhet i 16:e arrondissementet.   Foto: Anullina Savolainen

I Paris har politikerna i över hundra år gjort en medveten satsning på social mix i bostadspolitiken. Det är kostsamt, men nödvändigt

ANNONS:
Sverige på knä för Hitler
Förödande blixtkrig hotade

Dagens Nyheter, 2015-03-26

The story about Patrick LeGall, a homeless man who was given a two roomer in the 16th arrondissement of Paris, now a neighbour to Carla Bruni, the wife of the former french president.

Other European nations

Germany

Germany has a very stable housing market with a large rental housing sector and was not severely affected by the economic crisis. The quality of the dwellings is high and social housing is easily subsidised by the actors on all levels, municipal or private.

4.2%

45,4%   50,4%

● **OWNER OCCUPIED**
PRIVATELY PURCHASED HOMES

● **RENTAL SHARE**
RENTED HOMES TO MARKET PRICE

● **SOCIAL HOUSING**
HOUSING SUBSIDISED BY THE GOVERNMENT
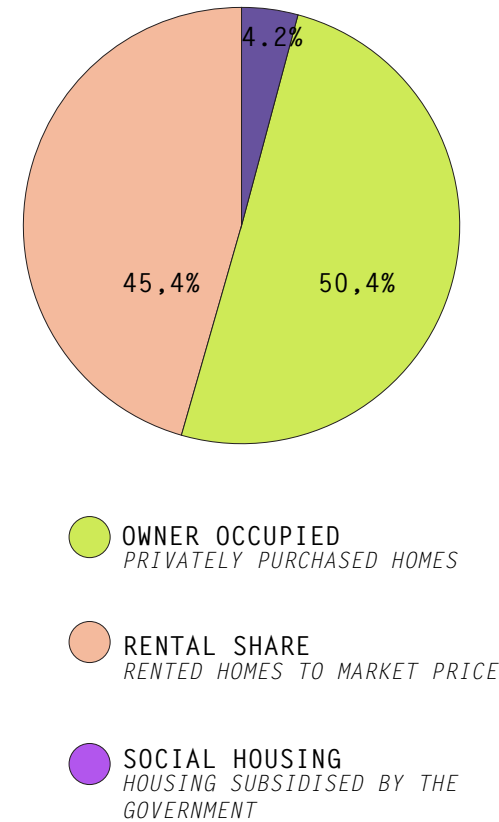
German housing market in numbers

Other European nations

Sweden

Sweden has a lot of different types of ownership but no social housing per definition. Most of the rental housing is owned by the municipality whose goal is to be able to offer dwelling to all of its citizens no matter the social background or state. However Sweden is suffering from a severe lack of housing, especially in the urban regions and for the younger ones. The building costs are the highest in EU.

40%

19%

19%

22%
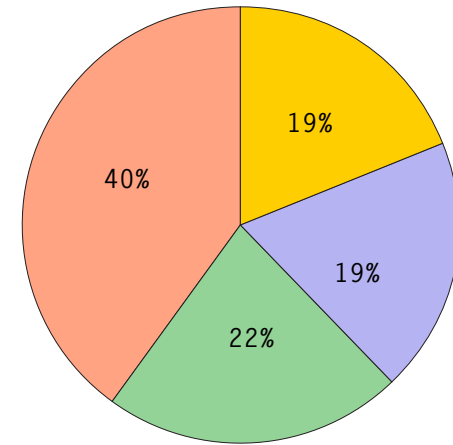
○ **OWNER OCCUPIED**
PRIVATELY PURCHASED HOMES

○ **TENANT OWNERSHIP**
HOMES OWNED BY TENANT OR-GANISATIONS

○ **PUBLICY RENTED**
HOUSING RENTED BY THE MU-NICIPALITY

○ **PRIVATLY RENTED**
HOUSING RENTED BY PRIVATE ORGANISATIONS

Swedish housing market in numbers

Social mixture

A city is benefited by a social mixture of its inhabitants. After looking into a few different cases of countries I have experience from and/or have read about I managed to target some possible pros and cons about their social wellbeing and possible cause of the housing market.

For example, the Swedish market does not have a clear social/none social division which I think leads to a more equal chance on the common rental market. However, due to mistakes from the past satellite cities were created, forcing the least fortunate to move outside of the city core where the rents are lower. This has over the years created very segregated cities.

In Paris the municipality is subsiding rents in very central areas of the city, pushing for a social mixture and diversity in all of its areas.

In The Netherlands however, the social housing market is very big, where social housing projects very often have a central location and are quite well integrated in the city itself. The problem is created with a lack of dwelling for middle class that is occupying social housing that can be used by other in greater need.

SWEDEN

PROS

NO DIRECT SUBDIVISON IN SOCIAL / NON SOCIAL DWELLINGS

NO CLEAR DIVISON OF PEOPLE ACCORDING TO CLASS

CONS

SEGREGATED LOCATIONS, SATELITE CITIES

LEADS TO INTEGRATION PROBLEMS

PARIS

PROS

REGULATIONS FORCING THE DIVERSITY IN THE CITIES

MAKING MORE UNITED AND MIXED CITIES

CONS

LACK OF AFFORDABLE HOUSING

THE POOR ARE LEFT OUT

THE NETHERLANDS

PROS

SOCIAL DWELLINGS ARE OFTEN INCLUDED IN THE CITY

LESS SEGREGATION

CONS

THE LOWER MIDDLE CLASS IS LEFT OUT

OCCUPYING HOUSING THAT OTHERWISE COULD BE USED BY THE ONES MORE IN NEED

SOCIAL MIXTURE IN THE CITIES

SOCIAL HOUSING

MIXED
SOCIAL HOUSING

DEFINED
TARGET GROUP

RE -DEFINE AND WIDEN THE TARGET GROUP IN ORDER TO PROVIDE A SOCIAL MIX AND ALSO BE ABLE TO AFFORD A HIGHER BUILDING COST AND A HIGHER STANDARD

RE -DEFINED
TARGET GROUP

LOW STANDARD AND EXECUTION

HIGHER STANDARD AND EXECUTION. AN INVESTMENT FOR THE CITY

MIX LOW AND MIDDLE INCOME TENANTS/APARTMENTS.

SIMPLE SOLUTIONS THAT OFTEN LEAD TO SEGREGATION AND DISARMAMENT

MORE COMPLEX SOLUTIONS THAT WILL LEAD TO A SOCIAL MIXTURE AND RISE THE QUALITY OF THE AREA

SHELDESTRAAT, DEN HAAG

ANTONINI DARMON, FRANCE

Social mixture is a very important factor to consider when building new housing. A vibrant and mixed city gives a lot to its inhabitants. Both in terms of satisfaction of the occupants and the value of the housing itself.

Social housing in The Netherlands has started to become an excuse to build cheap and repetetive solutions that are forming the cities all around the country. By redefining the target group and mix the social tenants with the middle class I hope to give a possibility for a higher standard and execution of the housing. Since the middle class is able to pay a little bit more and in some cases even buy their homes the social housing organisations would be able to afford building new social housing. And the middle class finally becomes a proper target group in the dutch housing market. The building will then hopefully become an investment for the city as its new social mixture will lift the area. Everybody benefits!

Context
The Hague

The Hague is one of the largest cities in the country. With its 500 000 inhabitants, The Hague is the administrative capital of The Netherlands housing the Dutch parliament and all other governmental institutions. It is also an internationally known city mostly because of being the home town of the international court of justice. The city of The Hague is an international peace symbol with a very diverse local and international population. Hosting over 150 international organisations, The Hague is, next to Amsterdam probably the most international city in The Netherlands.

It is also a very interesting city in terms of architecture, mixing all types of scales, traditions and exciting new projects. The central city core contains a few worldwide known architectural projects, such as Rem Koolhas dance theatre and Richard Meyers city library.

Current building projects in the city include an OMA renovation of the ministry of defence, situated next to central station. A new building for the international court of justice and a newly opened office building on the parade street of The Hague.

Context
The site in perspective
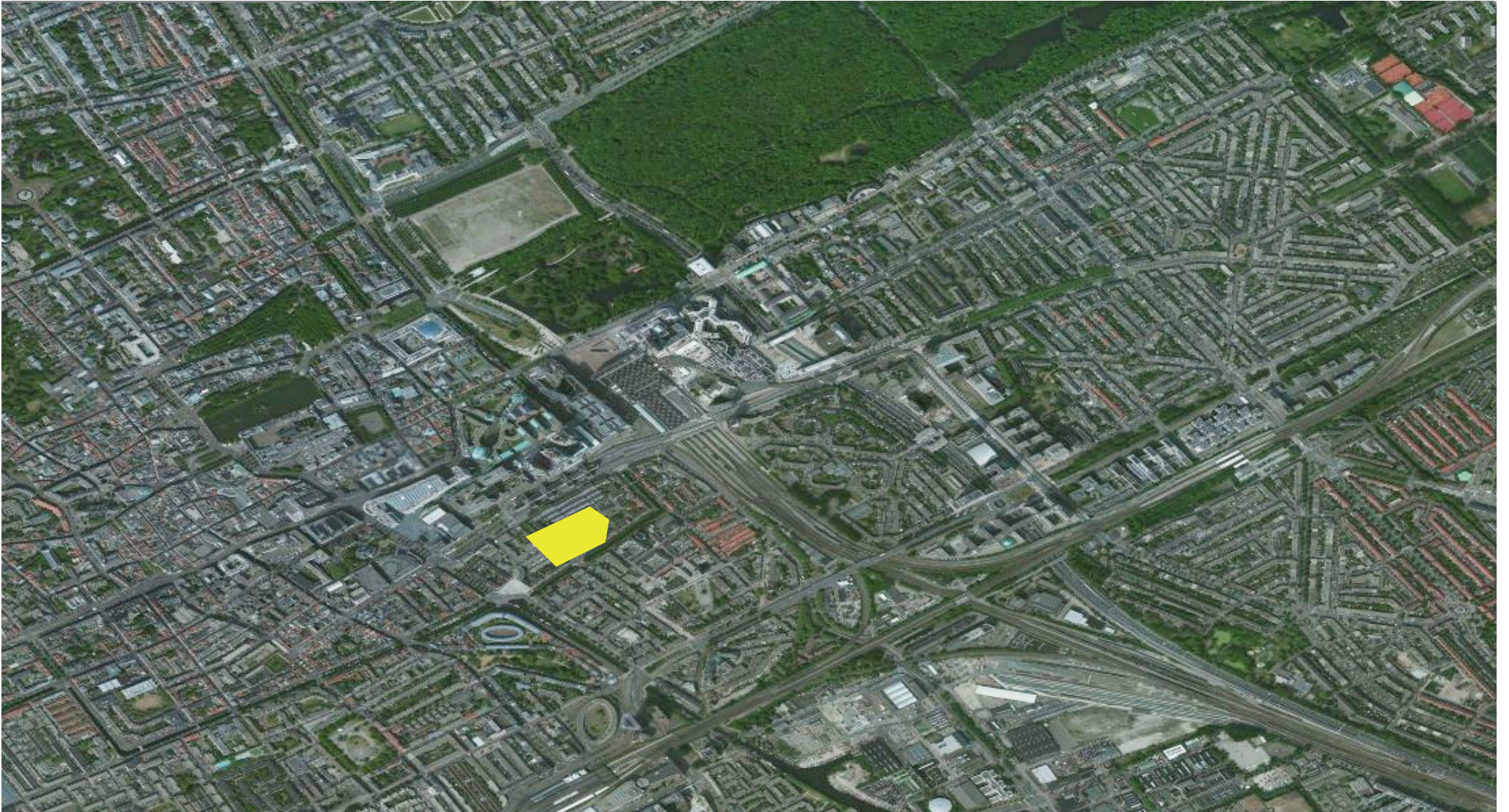
Context

The site

The site I have chosen is situated in a very central part of the Hague, crossing between Maasstraat and Schelderstraat. The central station of The Hague is only five minutes walking from here and the eastern corner of the site is facing a very heavily trafficked street, mostly in terms of train traffic but also a four lane car stream. A two direction tram line is also passing by on the lower east corner of the site, connecting to the The Hague HS train station, towards Amsterdam and Rotterdam.

Towards northwest a more peaceful walk towards the city centre is offered, passing the very diverse neighbourhoods of city.

Northern part of the site is connected to the very central recreational park of the city, Haagse Bosh and a pretty heavily trafficked highway leading around the city.

Across the train tracks there is a bridge connection to the financial district of the city, hosting most of the administrative office buildings built in the 80s.

Context
The site in close up

TRAIN
CAR
TRAM
CANAL

PARK/NATURE

SITE AREA

Context

The site 1:4000
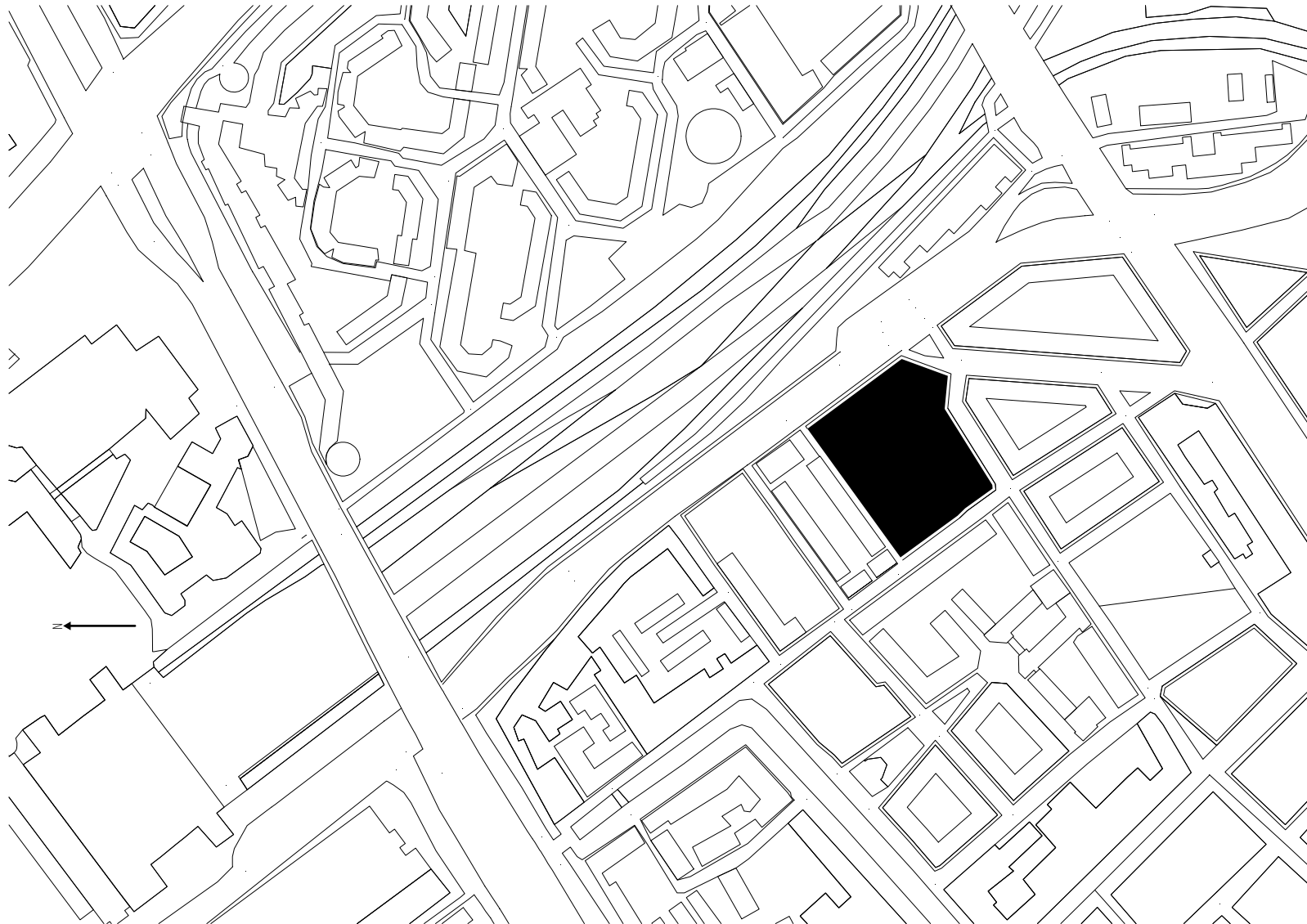
Context

Images of the site, Maasstraat/Schelderstraat

35 social housing units were completed in the be-
ginning of 2015, north side of the site. Addition-
al 75 will be added on the site by the end of this year.

Context

The reality and the future

Current plans for the area is to build additional 75 social housing units on the site. The vision is to close the courtyard and have smaller outdoor spaces like these.

Context

Traffic flows in and around The Hague

CAR TRAFIC

Legend

— inter(national) main road
— regional main road
— urban main road
— district road
— international ring
— centre ring

BICYCLE TRAFIC

Legend

— star route
— main biking route
— recreational route
←---→ searching area, main bike route

←---→ searching recrational bike route
● bike parking
● bike parking at or near a station

Context
Building history diagram
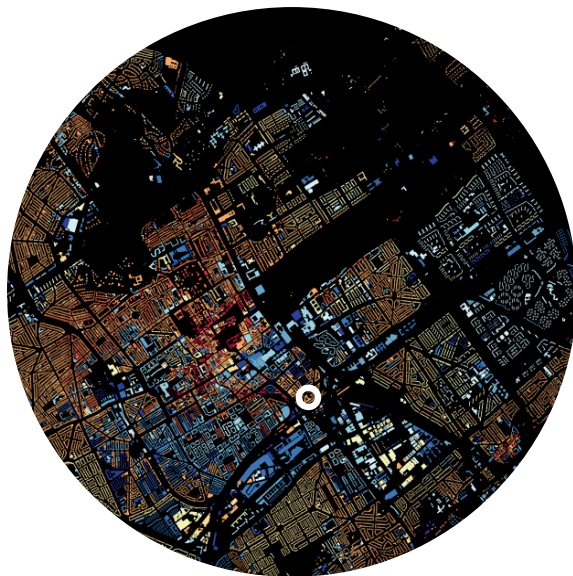
THE HAGUE AREA

THE CENTRAL HAGUE

SITE AREA

■ < 1800	■ 1850 - 1900	■ 1945 - 1960	■ 1975 - 1985	■ 1995 - 2005
■ 1800 - 1850	■ 1900 - 1930	■ 1960 - 1975	■ 1985 - 1995	■ > 2005
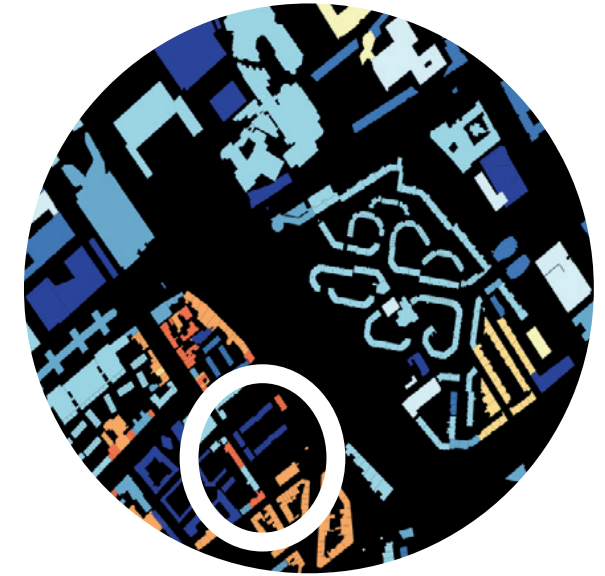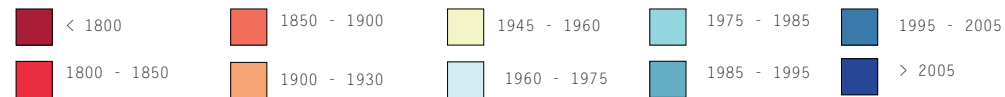
The building mass of the city offers an extreme variation. Especially in the central city core where turn of the century buidings are neighbouring with 200 meter skyscrapers.The eastern side across the site is formed by an office complex mostly built in the 80s and 90s.

The very neighbouring buildings to the site are a mixture of 40s and 50s typical dutch architecture and newly completed social housing projects over the past decade.

Context
A walk through the neighbourhood

1
OUTDOOR SEATING
MADE BY NEIGHBOURS

2
NEWLY BUILD
TOWER, SHELDERSTRAAT

3
SHELDERSTRAAT

4
CARSHOPS AND RESI-
DENTS, SHELDESTRAAT

5
WALKING ON SHELDESTRAAT

6
ENTRANCE AND ELEV-
ETAION, REGGESTRAAT

7
RESIDENTIAL HOUSE
LEEKSTRAAT

8
NEWLY BUILT RESIDEN-
TIAL HOUSE CHRISTOF-
FEL PLANTIJNSTRAAT

9
INTERSECTION ON
SCHELDESTRAAT

10
VIEW FROM LEEKSTRAAT

Context

In numbers

ETNICITY, RIVIERENBUURT-NOORD COMPARED TO THE REST OF THE HAGUE, 2014

dutch

turkish

maroccan

surinaam

the dutch carribian

the rest of non western origin

the rest of the western oigin

☐ RIVIERENBUURT-NOORD   ☐ STADSDEEL 5 CENTRUM   ☐ MUNICIPALITY OF THE HAGUE
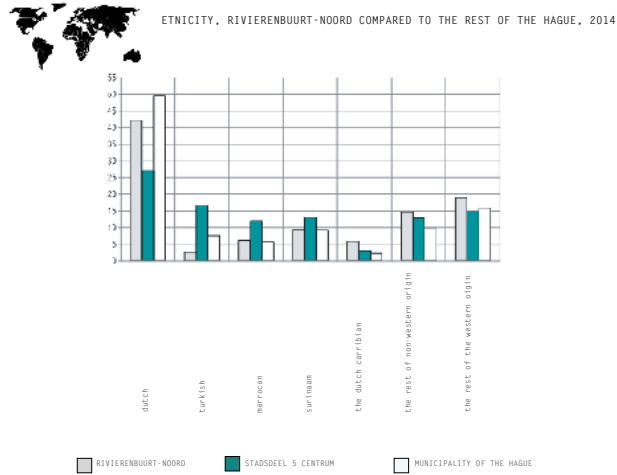
The population of Rivierenbuurt Noord has a higher numbers of non dutch and western inhabitants compared to the rest of The Hague. Most of the population has a turkish, maroocan or surinaam origin.
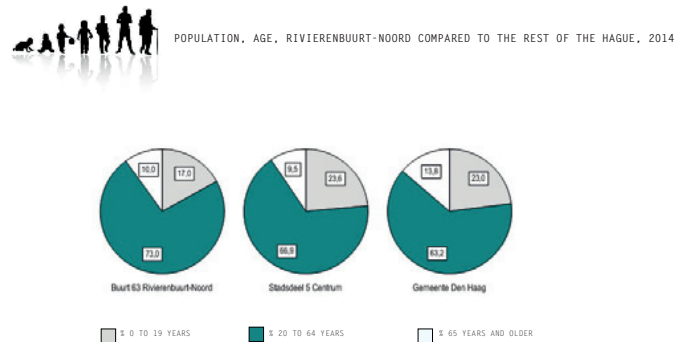
The population of the neighbourhood has been increasing over the past few years and is slightly younger than the rest of the city

POPULATION, AGE, RIVIERENBUURT-NOORD COMPARED TO THE REST OF THE HAGUE, 2014

Buurt 63 Rivierenbuurt-Noord   Stadsdeel 5 Centrum   Gemeente Den Haag

☐ % 0 TO 19 YEARS   ☐ % 20 TO 64 YEARS   ☐ % 65 YEARS AND OLDER

POPULATION RIVIERENBUURT NOORD, 2013 - 2014

POPULATION HAS INCREASED WITH 3% BETWEEN THE YEARS ABOVE

	2013	2014
Buurt 63 Rivierenbuurt-Noord	11.203	11.559
Stadsdeel 5 Centrum	77.624	75.517
Gemeente Den Haag	251.500	260.125

Context

In numbers

EMPLOYMEENT, RIVIERENBUURT-NOORD COMPARED TO THE REST OF THE HAGUE, 2014

	Buurt 63 Rivierenbuurt-Noord		Gemeente Den Haag	
	2013	2014	2013	2014
55 years and older	15,3	22,8	15,7	16,8
25-29 years	16,2	14,1	11,9	12,5
40-44 years	9,9	12,6	13,6	13,2
50-54 years	10,8	12,3	12,2	12,2
45-49 years	11,7	12,0	13,4	12,7
35-39 years	14,0	11,7	12,5	11,7
30-34 years	12,6	9,6	12,8	12,8
20-24 years	7,2	5,1	6,9	7,4
0-19 years	2,3	0,0	0,9	0,7

UNEMPLOYMEENT AMONG OLDER AND YOUNGER CITIZENS IS HIGHER THAN THE REST OF THE CITY OF THE HAGUE

Unemploymeent among older and younger citiziens of the neighbour-hood is higher then the average of the city

HOUSEHOLD SIZE, RIVIERENBUURT-NOORD COMPARED TO THE REST OF THE HAGUE, 2014
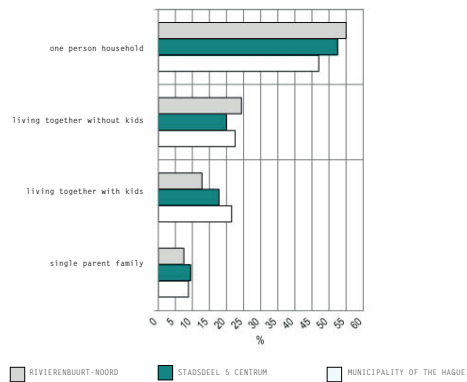
Comparing to the rest of the city it is more common with a one per-son household in the neighbourhood.

one person household

living together without kids

living together with kids

single parent family

0 5 10 15 20 25 30 35 40 45 50 55 60
%

RIVIERENBUURT-NOORD   STADSDEEL 5 CENTRUM   MUNICIPALITY OF THE HAGUE

References

Dick van Gameren architects, Funen Park Amsterdam.

A residential project layered according to its inner function. The glazed part are the common areas of the facility whilest the more closed ones in the facade are private dwellings.

Funen Park Amsterdam.
Various architects

A residential area situated in the north part of Amsterdam facing a trainrail. The area is sealed off and protected by a massive volume, enclosing a big variation of exciting urban housing projects.

References

VMX Architects, Ijburg Amsterdam

A residential project where social dwellings are combined with more expensive rental housing. Rental housing entrances by the side while the social dwellings are stacked in height and acessed by a separete inner staircase. Common (unused) garden.

Dick van Gameren architects, Ijburg Amsterdam

A residential projects also combining social/rental housing with separate entrances.

The traditional dutch stair

The dutch stair have a very old and traditional role in the history of the dutch dwelling. The history goes back to the canal houses of Amsterdam where the division was made in height, accessing all different level of the house. This way one could divide the house into different residents, living/working space but still have a direct access to the street. Something that the dutch have carried with them and cherished for centuries.

Process

I have been working with the
process of finding a suitable
typology solution for the area
through the tools of psychical
and 3D models. Numerous tries
of different typologies and
movements through the area have
been tested. By photographing
these during the process I have
been able to go back and forth
with the possible pros and
cons of the different options.
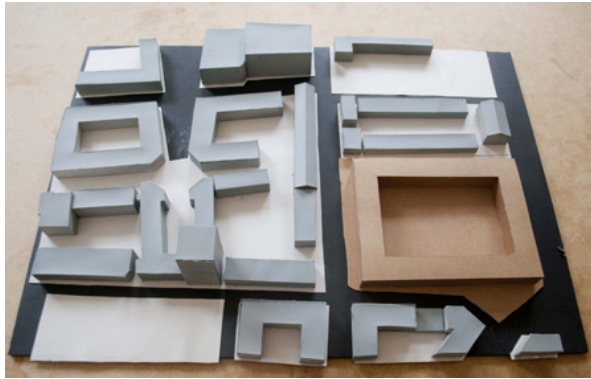
Brutal, Too big in scale and enclosing in volume
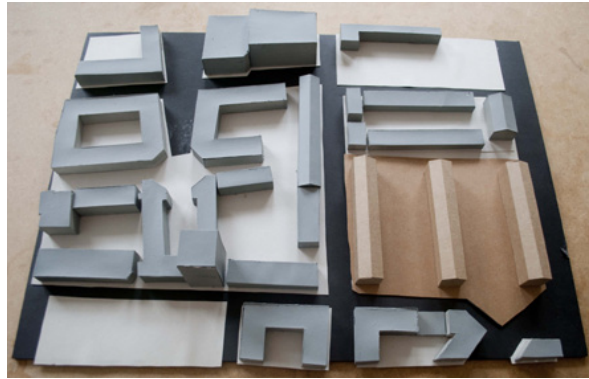
Very defining yet big scaled solution
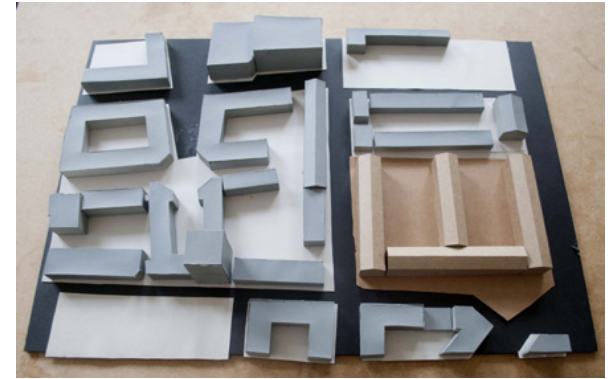
Enclosing, yet a bit statical and traditional
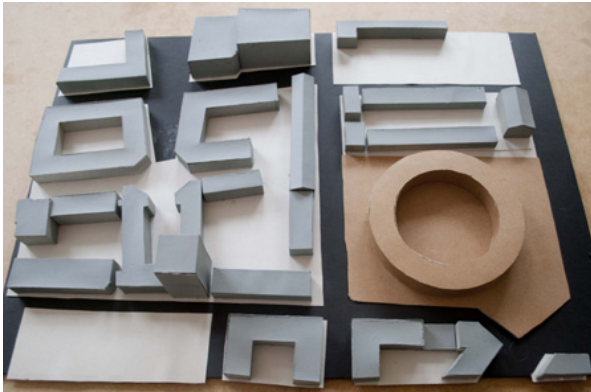
Determined yet soft and embracing solution. Too much   space in the surroundings.

Another scaled down version with smaller spaces in between and variations in height. Unclear urban purpose and dwellings space.
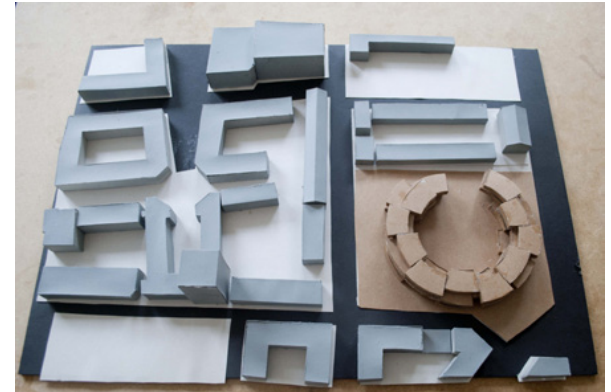
Exciting solution with good potential in dwelling volumes. Difficult on urban scale and building cost for a social housing project.
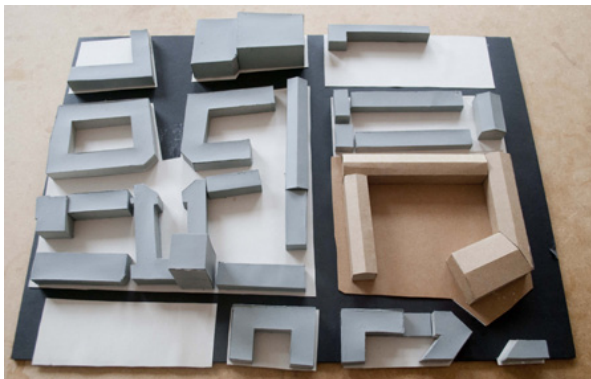
Fitting the surrounding by acting as a continuation of the existing typology. Too much focus in the north.

Inviting yard potential. The volume acts as a big enclosure.
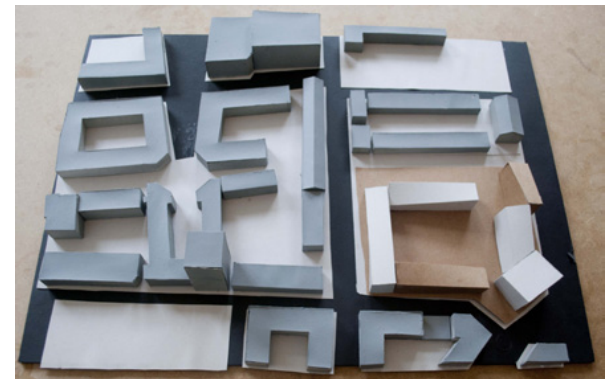
Exciting solution with good potential in urban movement. Unclear purpose of the courtyard and zig zag volume in the east.
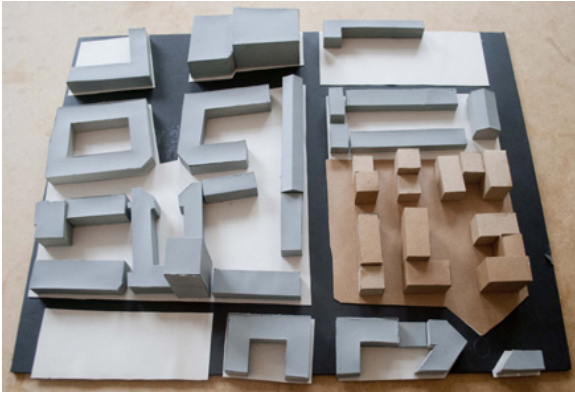
Different solution on a smaller scale. Inviting urban space. Not enough enclosure towards the rail.
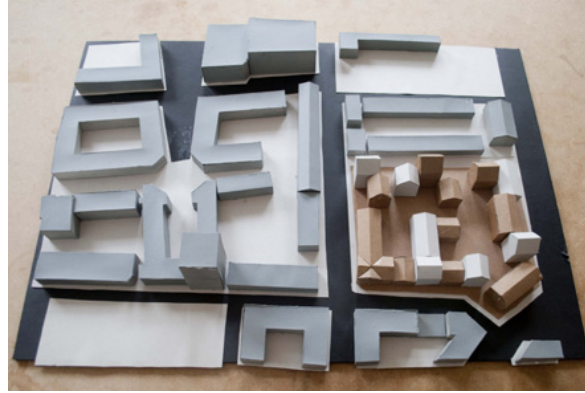
A continuation of the previous version. Enclosing and exciting urban volume. Too expensive for social housing?
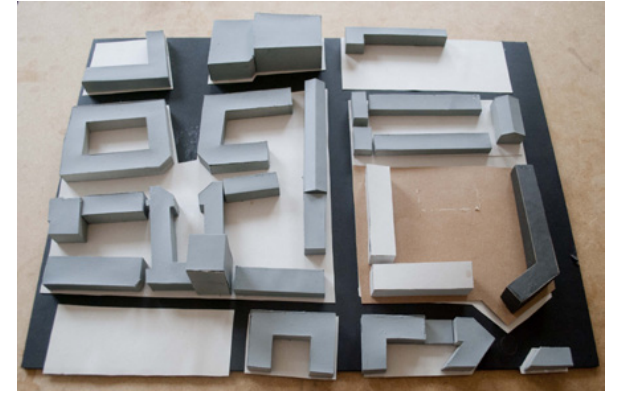
Fitting enclosure towards the rail in the east and a defying corner in the west. The courtyard is too big. Function?
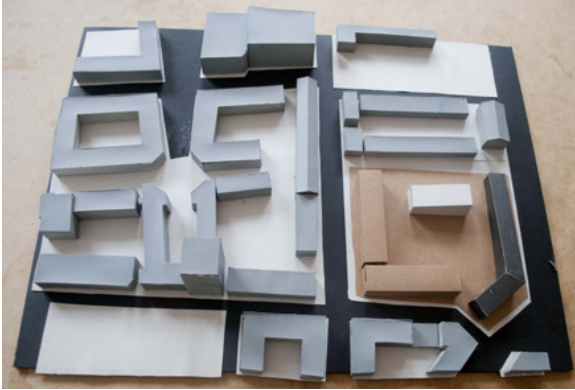
Enclosing volumes on all sides. Common yard in the middle. Can something else be done?
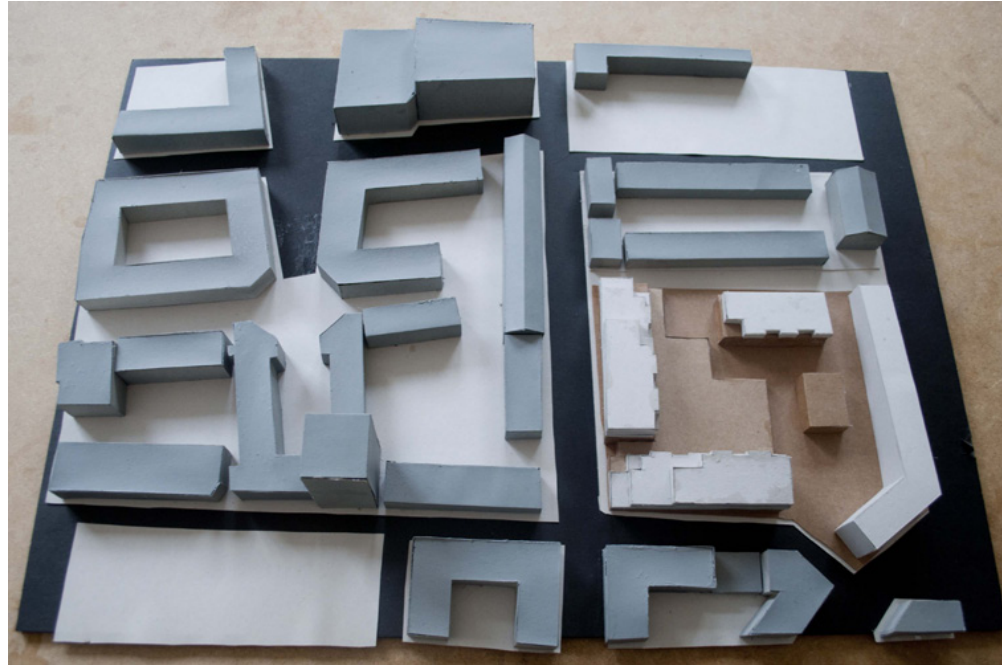
The final one of the sketchmodels. Combying the pros of enclosure and definition of the previous versions and adding a public function on the ground level that is enhancing the movement towards the city.

Process

COMMERCIAL SPACE FOR SERVING / RENTING FOR EVENTS. SKYLIGHTS WITH SEATING ON TOP

COMMON ELEVATED LANDSCAPE TO BE USED AS A PLAYGROUND FOR ALL. BIKE PARKING UNDERNEATH

MIXED SOCIAL HOUSING WITH RENTAL HOUSING

GROWING IN HEIGHT TO FIT IN THE NEIGH- BORHOOD AND CREATE A NOISE BARRIER TOWARDS THE RAIL

N

SMALLER SHOPS TOWARDS THE STREET (CAR SHOPS/SERVICE BOUTIQUES)

RENTAL HOUSING WITH AN OWN ENTRANCE AND DIRECT "DUTCH" ACCESS TO THE STREET

SOCIAL HOUSING WITH AN OWN STAIRCASE AND ACCESS FROM THE COMMON YARD.

PARKING GARAGE

COMMON FESTIVE FACILITY FOR RENT

NEW CONNECTION TO THE CITY CENTRE

SOCIAL HOUSING UNITS ONLY. FIRST FLOOR RESERVED FOR OFFICE/SHOPS

ENTRANCE TO THE COMMON YARD

The 3D model has been a continuos extension tool for the psychical model allowing me to define my project more in detail. The version above con- tains a serving function in the very strong diago- nal connection. The eastern volume has also been adjusted in height to fit the surrounding and the concept of the social mixing housing introduced.

By lifting the residential area one floor up there is a possibility of having a parking space beneath without having to dig down one storey. This on the other hand creates a level difference between the two typologies requiring more from the central activity.

38

Result
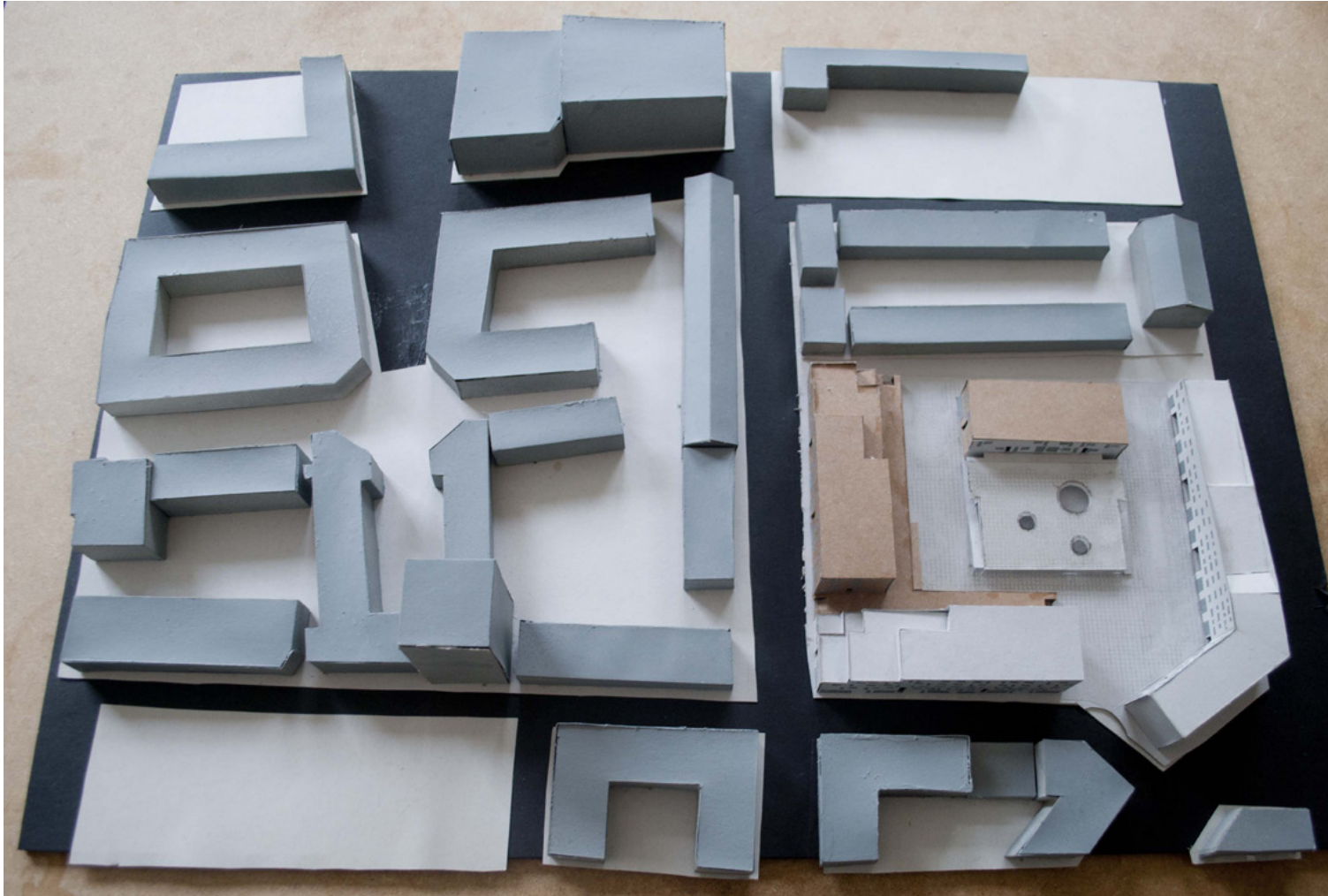
The final project consists out of two different types of housing. One regular social housing project and one mixed social housing project. Together they frame the site around a central function for the locals which is a small local library branch. The library serves as a place where people from different backgrounds and social status can meet. The roof of the library is walkable and can either be used by the locals or by the ones passing by on their new shortcut to the city. The library serves as a daytime activity. Therefor the facade is glazed all the way around to have the possibility to have the lights turned on during night time, providing a secure and useful environment.

Result

Social mix and division

The mixed social housing is divided into two types of dwellings. The regular rental housing is reached directly from the street and plays with the traditional dutch stair principle. The social housing dwellings are on the other hand reached from the courtyard side by an own entrance.

The reason this division is being made is the fact of respecting the boundiries and offering different types of dwellings to differnt target groups under the same roof. The connections and meetings inbetween these are on the other hand made on common area of the library and first floor entrance area.

ENTRANCE TO THE SOCIAL HOUSING

ENTRANCE TO THE RENTAL HOUSING
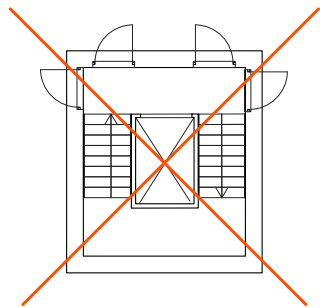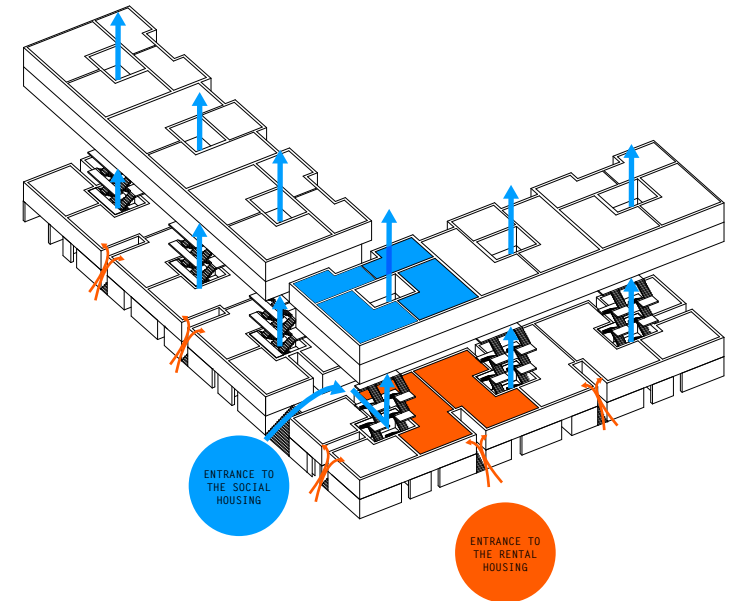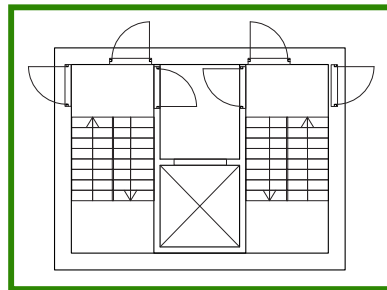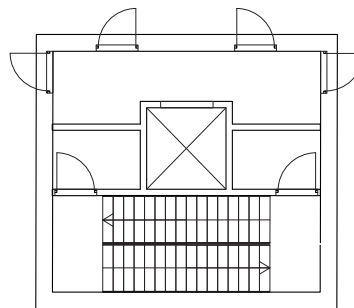
Option 1

Option 2

Option 3

Dutch fire regulations

Due to very strict fire regulations in The Netherlands single staircases are not allowed for more than two entries per storey. (as opt. 1) This is due to the fact that in case there is a fire in one apartment one should not have to pass by another door in reach for an available staircase. Option 3 is used in many built projects where there are over 4 apartments per storey. I have chosen to use option 2 because it consumes less space.

Result
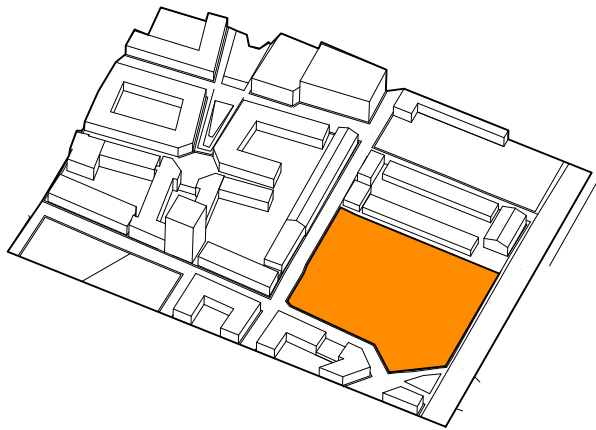
THE SITE AREA
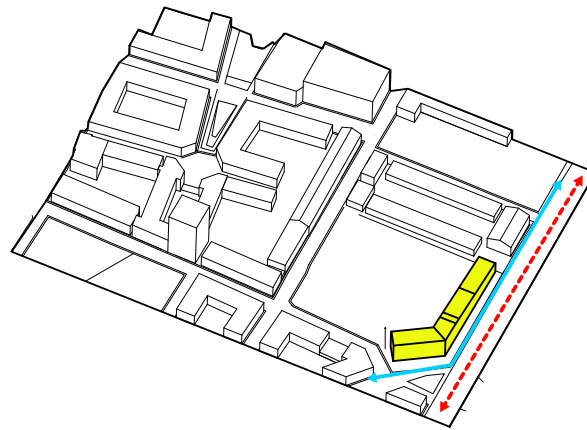
A BIGGER VOLUME CONTAINTING ONLY SOCIAL HOUSING DWELLINGS IS FUNCTIONING AS A SOUND BARRIER TOWARDS THE HEAVY CAR AND TRAIN TRAFIC. ITS ALSO ENCLOSING THE BLOCK AND ADAPTING TO ITS SURROUDINGS IN TERMS OF HEIGHT.
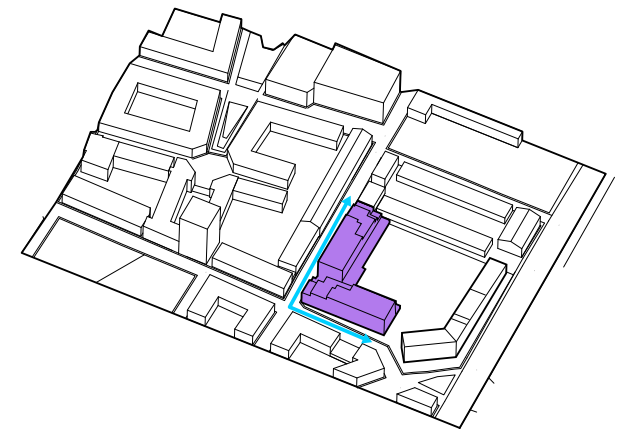
THE MIXED SOCIAL HOUSING IS DEFINING A CORNER ON THE WEST SIDE OF THE SITE, ALSO GROWING IN HEIGHT AND WORKING WITH ITS SURROUDINGS IN TERMS OF SCALE AND PASSAGE.
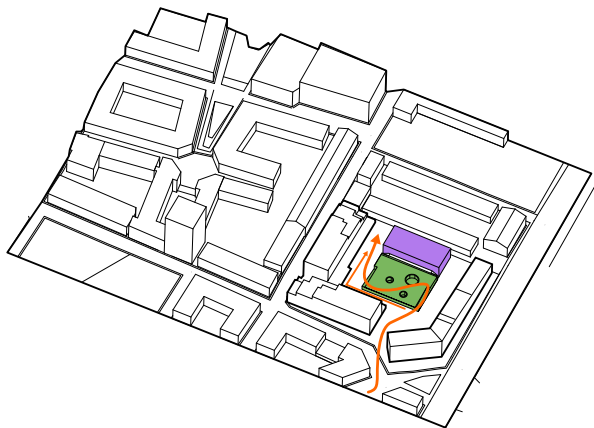
THE BLOCK IS ENCLOSED FROM THE NORTH BY ADDITIONAL MIXED HOUSING DWELLINGS AND A SMALLER, CLIMBABLE LIBRARY BRANCH, STILL PROVIDING THE NECESSERRY CONNEC- TION TO THE CITY.
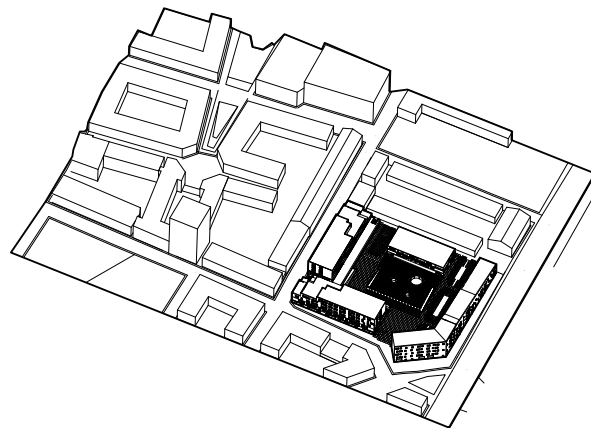
CONTINIOUS CONCRETE PAVEMENT IS APPLAYED WITHIN THE BLOCK, SERVING NECCECARY MOVE- MENTS AND OFFERING SMALLER GREEN SPACES WITH SEATINGS. THE PAVEMENT IS CONTINUOS ON THE ROOF OF THE LIBRARY UNDERLINING ITS PUBLIC FUNCTION.

Urban context

The project is generating quali- ties on the urban scale by of- fering a vibrant and mixed typol- ogy in combination with a suiting activity for the area. This way the city benefits on both the lo- cal and urban scale. The bigger volume towards the east makes it possible to have a sealed off and relatively silent environment   in a very heavy trafficked   street.

41
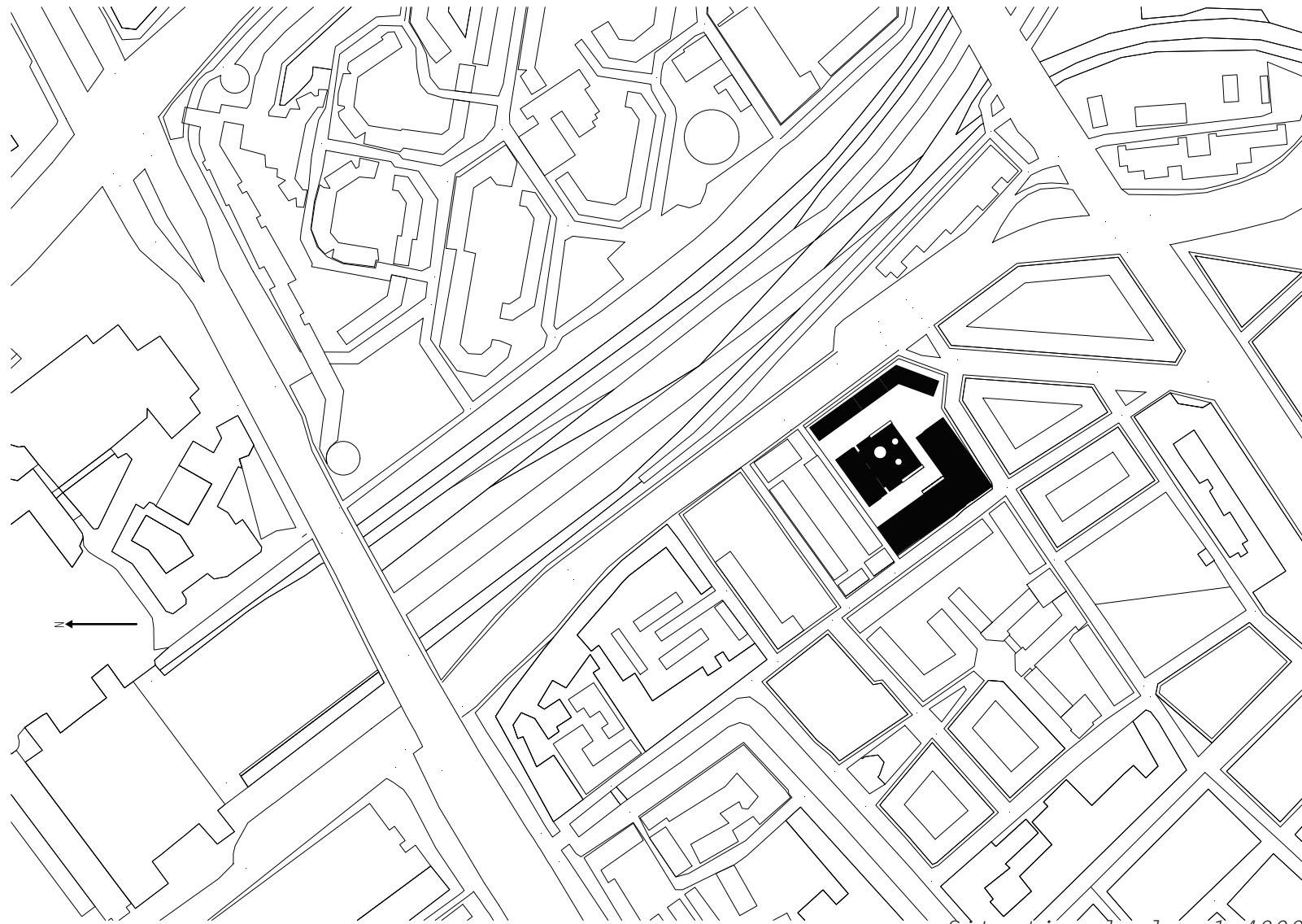
Result

Situational plan 1:4000

Result
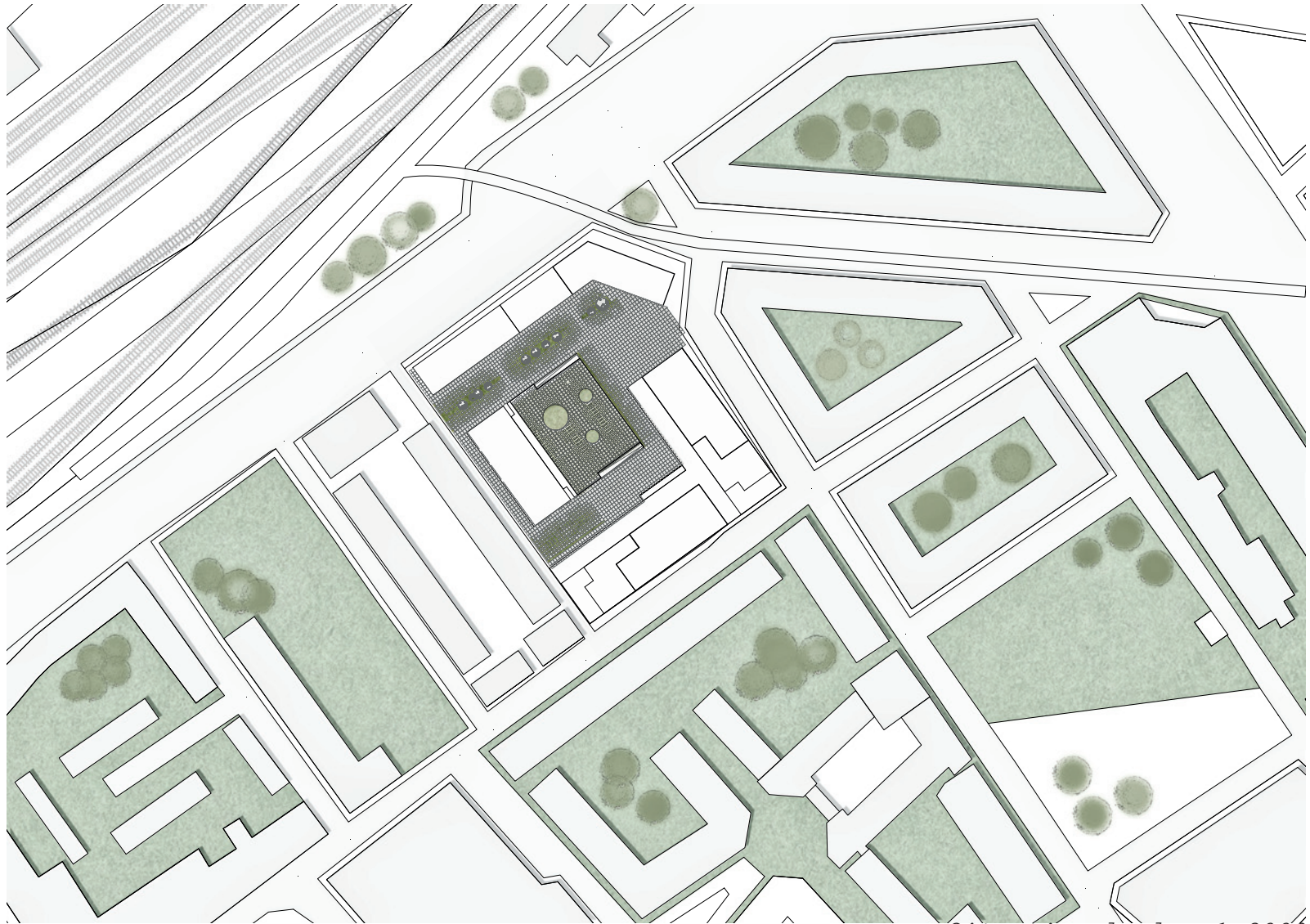
Situational plan 1:2000

Result

Plan ground 1:500

COMMERCIAL SPACE

COMMERCIAL SPACE

COMMERCIAL SPACE

COMMERCIAL SPACE

COMMERCIAL SPACE

PARKING

PARKING

STAFF ROOM

CAFÉ

WC

WC

WC

WC

RECEPTION

LIBRARY ENTRANCE

SEATING AND ENTRANCE AREA

SEATING AREA

ACESSABILITY RAMP 1:20

ACESSABILITY RAMP 1:20

SEATING AROUND THE GARDEN

SEATING FOR THE RESIDENTS

PARKING

PARKING

ENVIRONMENT STATION

SEATING FOR A SERVING

WC

COMMERCIAL SPACE

COMMERCIAL SPACE

COMMERCIAL SPACE

COMMERCIAL SPACE

Result

Plan 2, 1:500

Result
Plan 3, 1:500
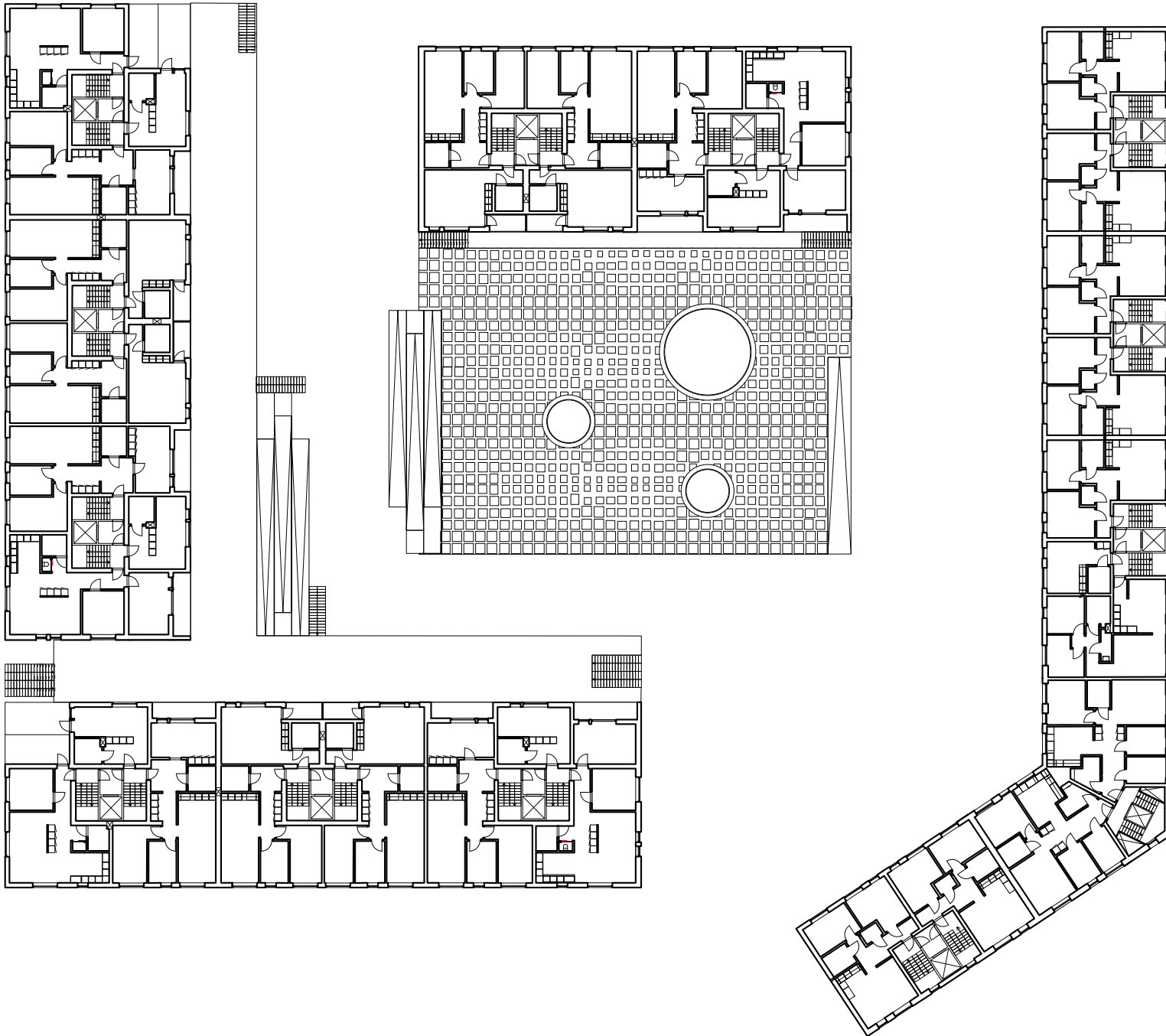
Result

Plan 4, 1:500
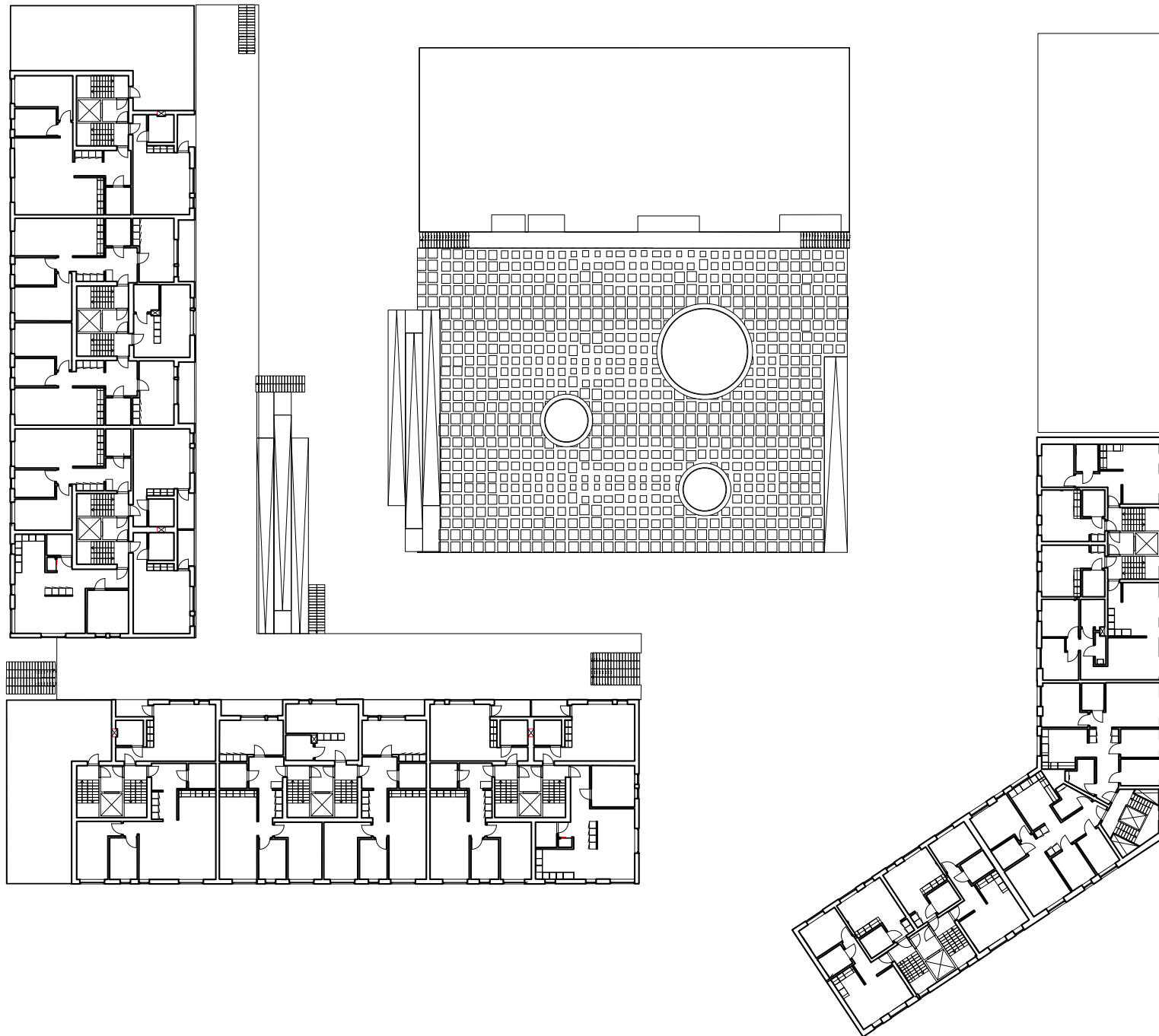
Result

Plan 5, 1:500
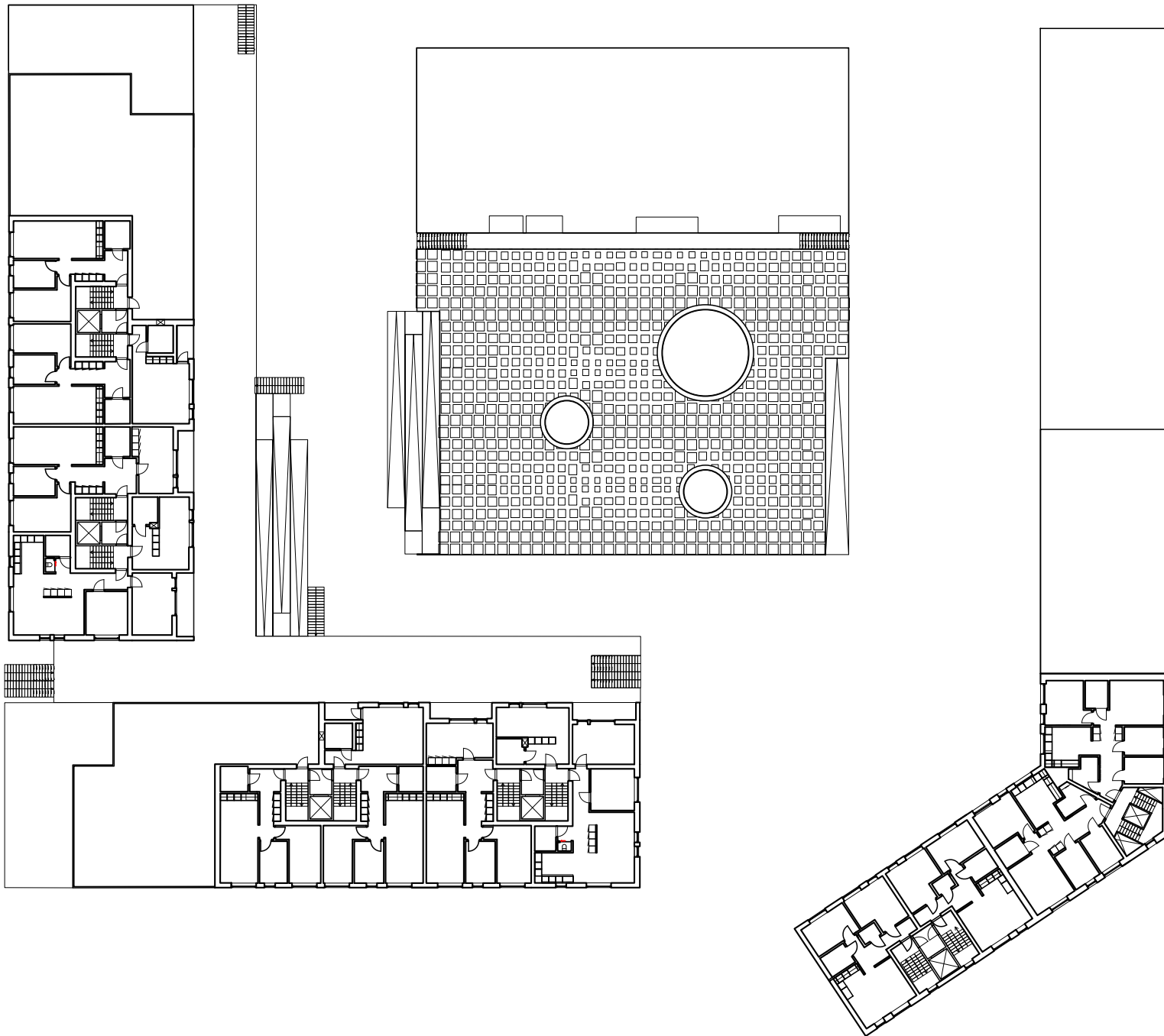
Result

Plan roof, 1:500
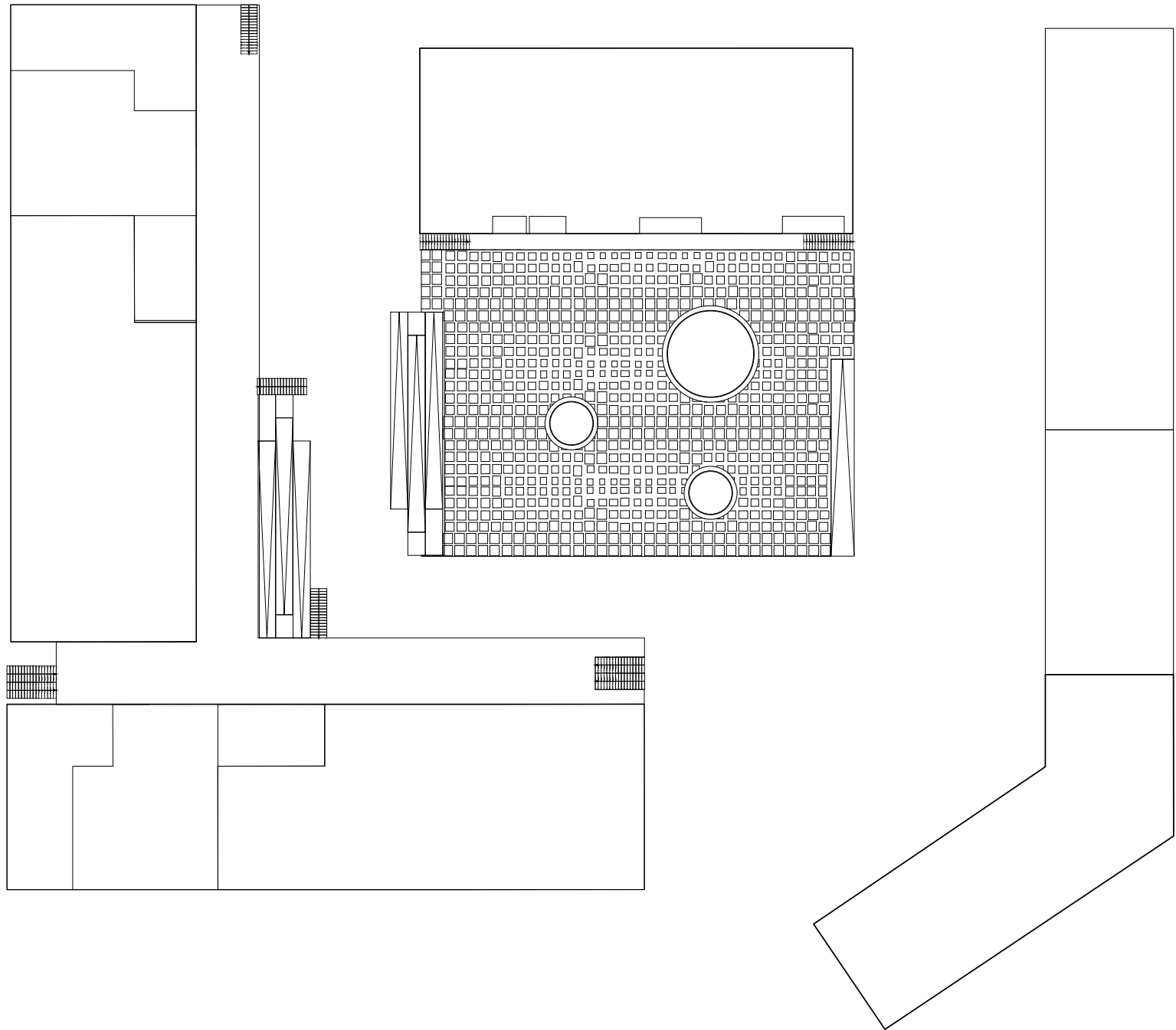
Result

First floor

The entrance levels of the area are thought of being a space for smaller local retail such as haridressers, corner shops and shoemakers. The parking garage is reachable through an entrance in the west and there are additional short term parkings around in connection to the retail facilities.
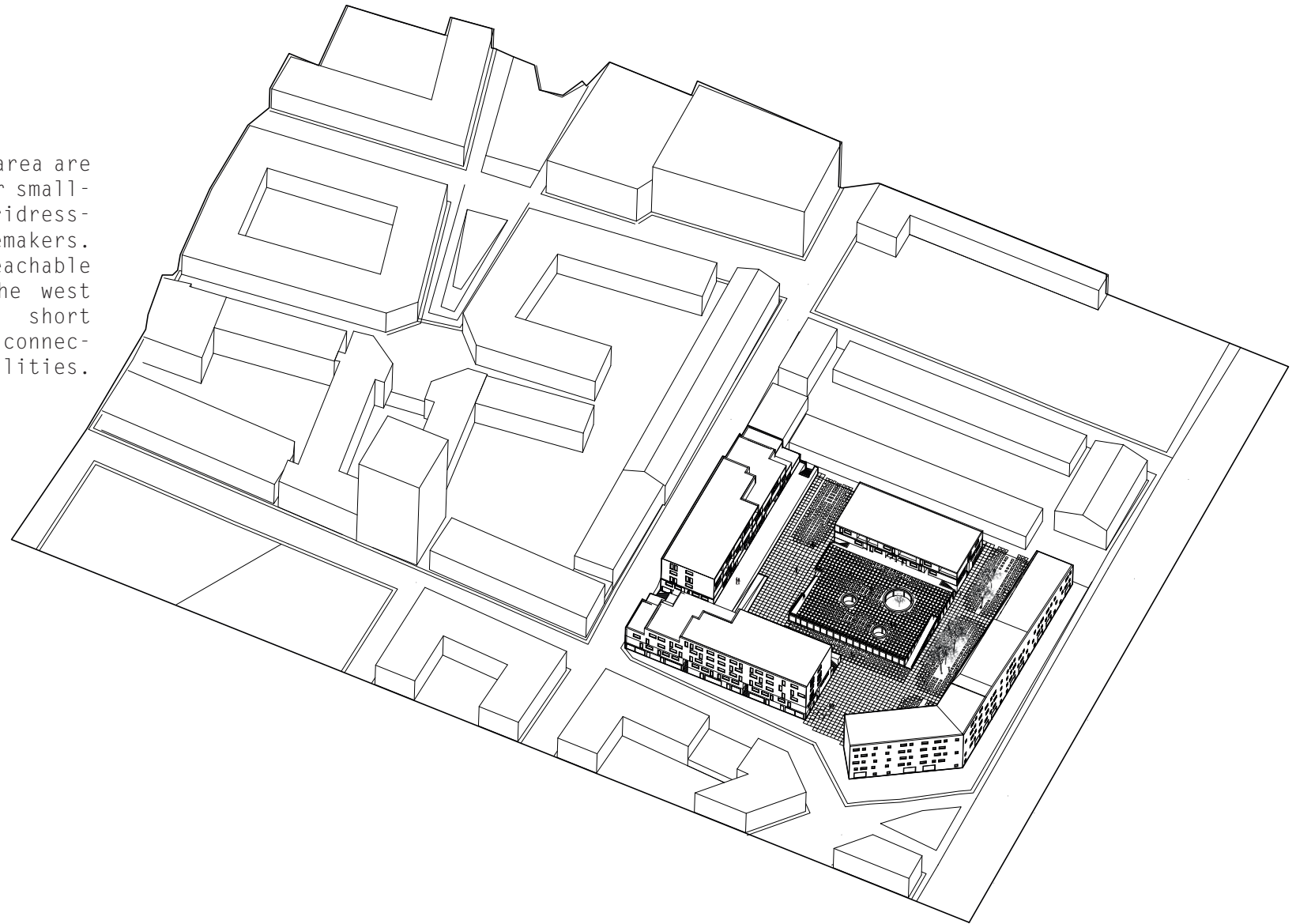
Diagram illustration over the area

Result

Apartment close ups

The whole area consists of 125 apartments. 103 of these are to be rented as traditional social housing dwellings while the other 22 are to be rented at a higher price to a bit more wealthy target group. There is also a possibility of selling these apartments later.

The size of the apartments varies from one to three roomer. The apartments for the middle class are slightly bigger and have a direct access to the street with a patio on the street side and balcony towards the quite side. These apartments are also more luxurious in terms of material.

It is also possible to increase the size of some apartments and adjust for future needs of family growth.

Result
Apartment close ups, Rented housing
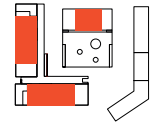
1:100

FOUR ROOMER 95m2

Four room apartment for a middle class family. Balcony access on both sides. Wooden floors, bathtub and fully tiled bathroom and kitchen. Double bathroom access.

Built-in bookshelf

Built-in bookshelf

FOUR ROOMER 95m2

Four room apartment for sharing with friends. Balcony access for everyone in two directions. Wooden floors, bathtub and fully tiled bathroom and kitchen. Double bathroom access.
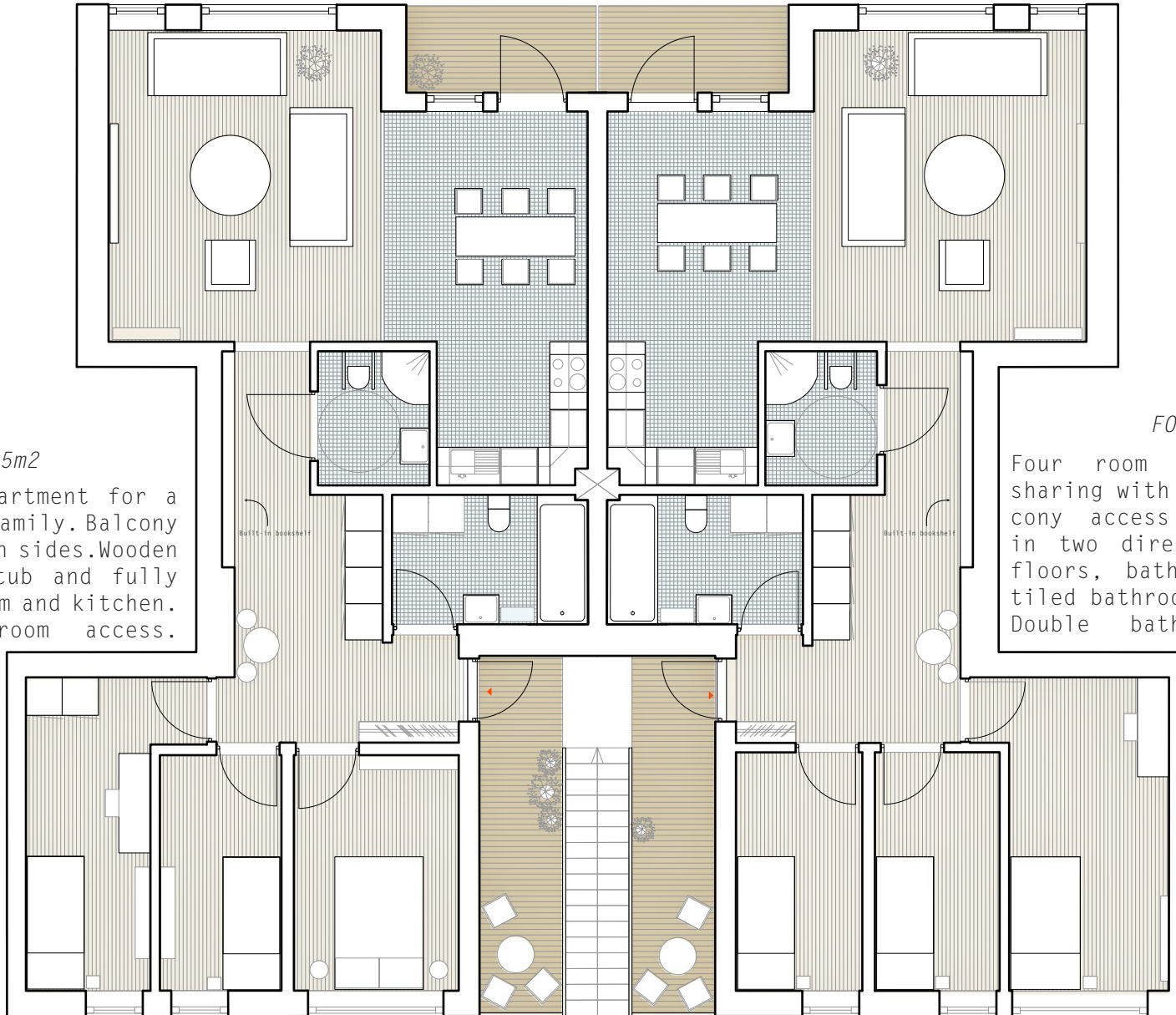
Illustraion: Four roomer to be shared with friends. Common facilities.
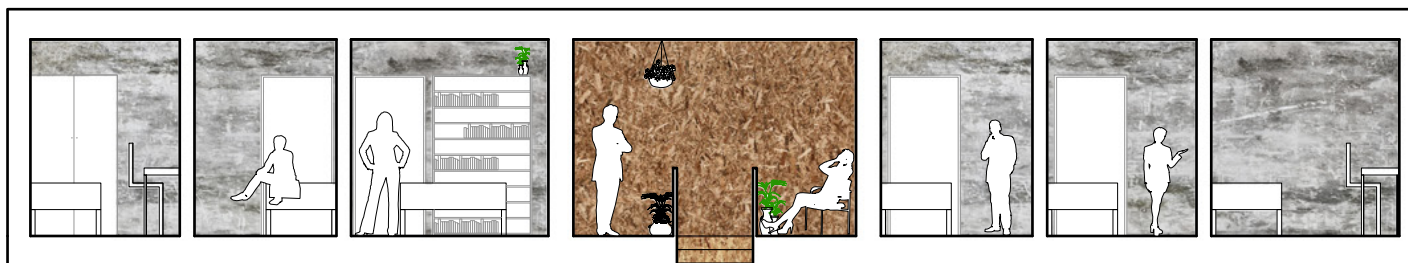
Entrance situation where two patios are facing each other across the entrance stair. Chat and get to know your neighbour!

Apartment and entrance section 1:100

1:50

TWO ROOMER 44m2

Two roomer as a starter apart- ment for a sin- gle person or a couple of young professionals. Wooden floors, bathtub and ful- ly tiled bath- room and kitchen.

Result

1:50

ONE ROOMER 42m2

Single room apart-
ment with a balco-
ny. To be used as a
startes apartment
for young profes-
sionals.   Wooden
floors, bathtub and
fully tiled bath-
room and kitchen.
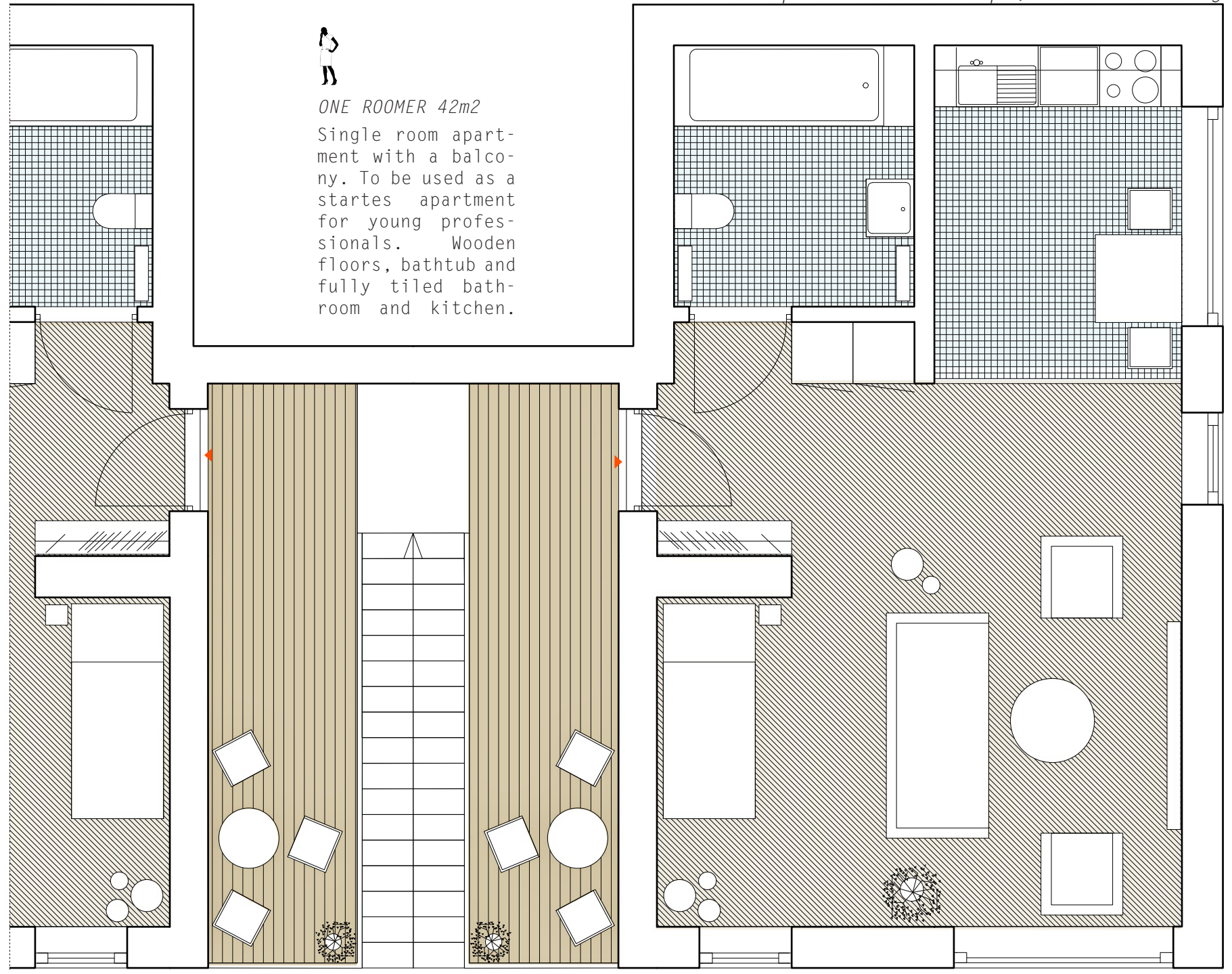
Result
Apartment close ups, Social rented housing
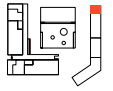
TWO ROOMER 41m2
Small start-
ers apartment
for a couple
or two friends.
Simple mate-
rial execution.

ONE ROOMER 24m2
Small studio
apartment for
one person. Good
starter apart-
ment for those in
need. Small but
functional space.
Simple mate-
rial excecution.

THREE ROOMER 65m2
Small three room
apartment for
a beginner fam-
ily. A childroom
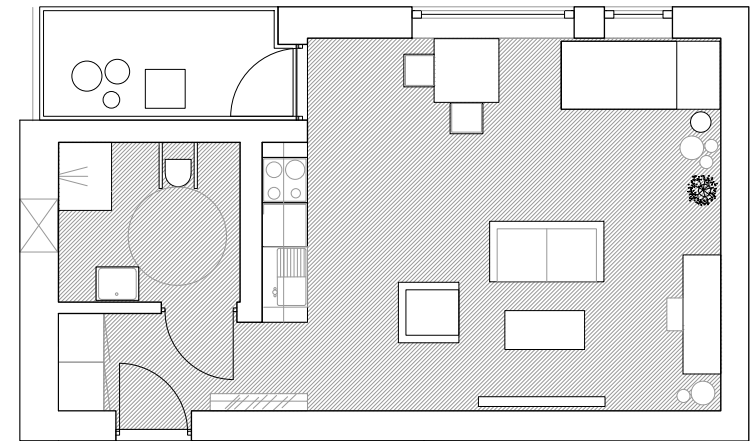to be shared for
the sibilings.
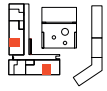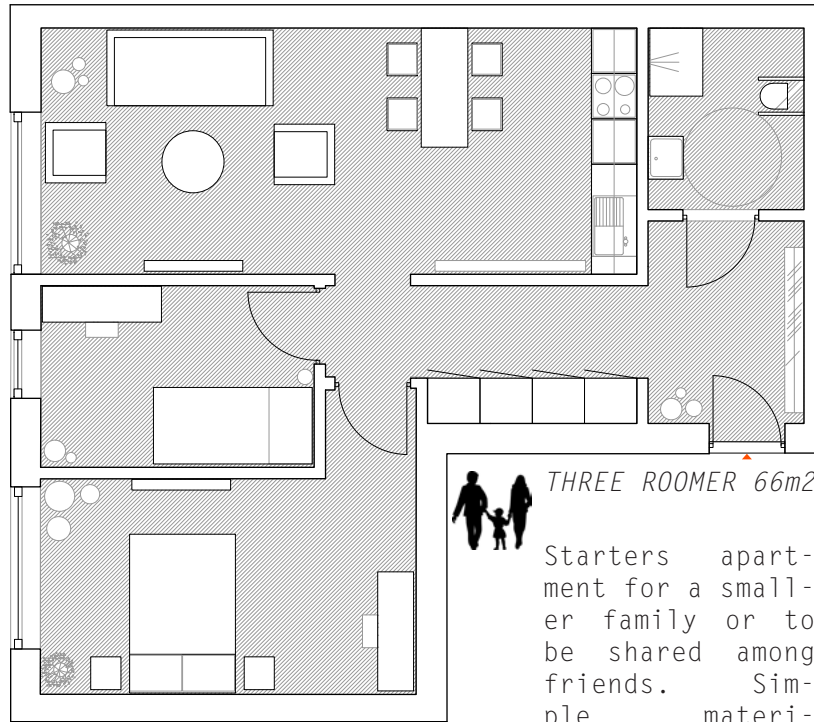
1:100

1:100

THREE ROOMER 66m2

Starters apartment for a smaller family or to be shared among friends. Simple material execution.
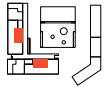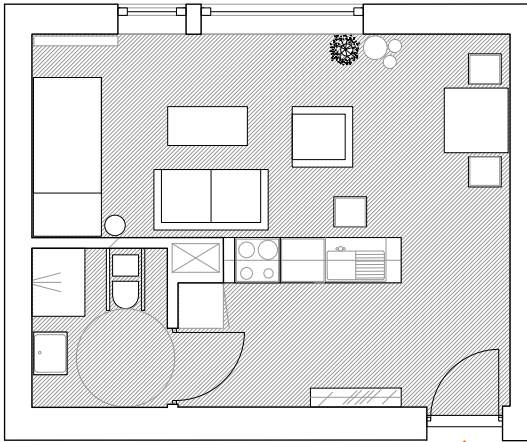
ONE ROOMER 36m2

Studio apartment with access to a smaller balcony. Suitable as a first apartment for one person or a couple.Simple material execution.

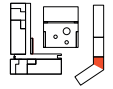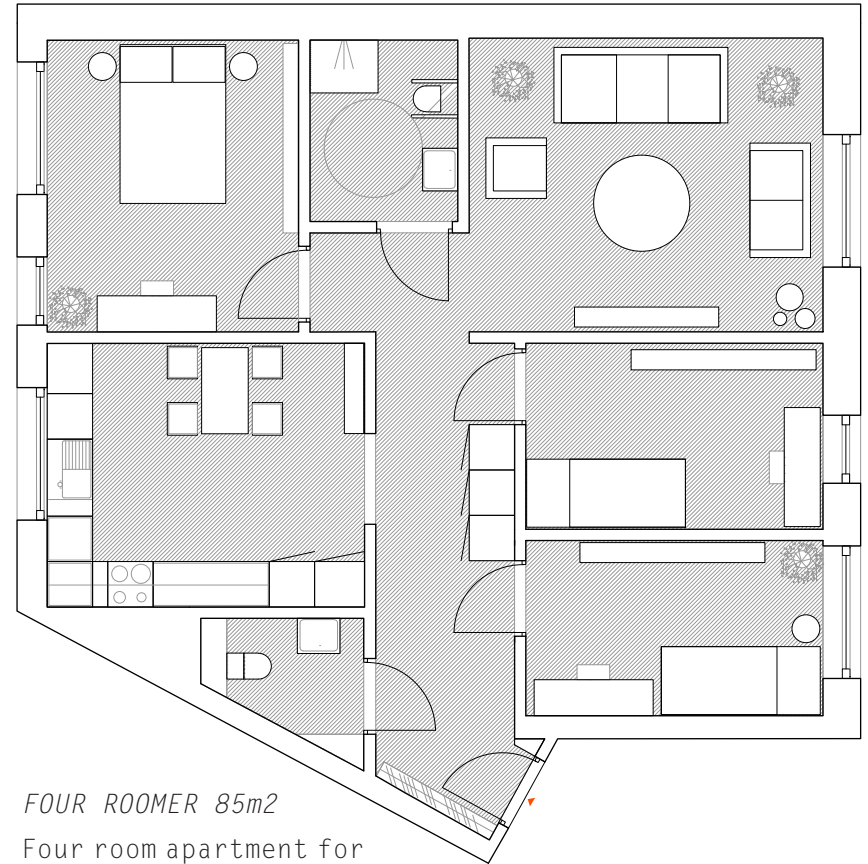# Result
Apartment close ups, Social rented housing

1:100

1:100

ONE ROOMER 28m2

Studio apartment for one person. Suitable as a starters apartment. Simple material execution.

FOUR ROOMER 85m2

Four room apartment for a bigger family with separate rooms for the young ones. Can also be used as a collective apartment.Simple material execution.
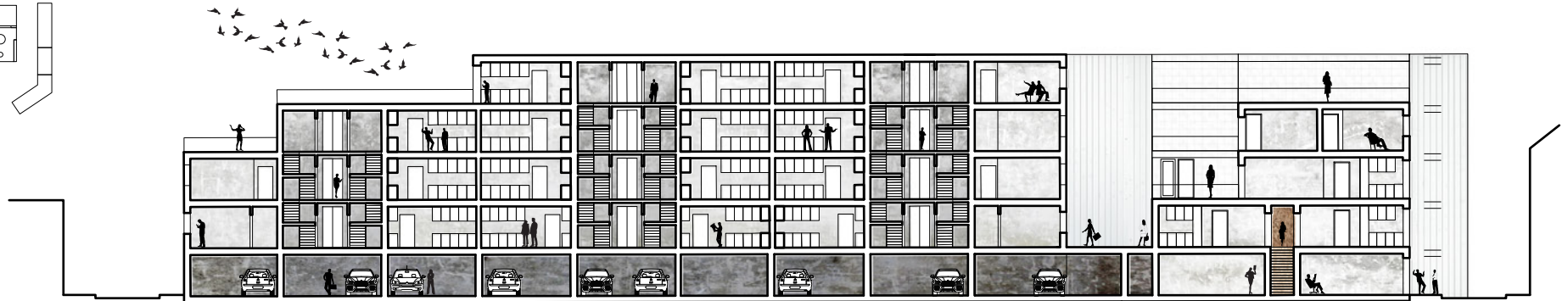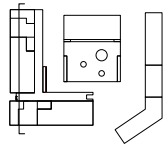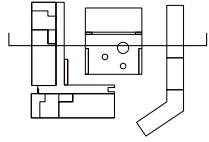
Illustraion: Four roomer for a family. Living room.

Result
Sections 1:400

+ 15025mm
+ 14063mm

+ 12140mm
+ 11164mm

+ 9000mm
+ 8570mm

+ 6000mm
+ 5621mm

+ 3000mm
+ 2614mm

Result
Facades

Facade East

Facade West

Facade North

Facade South

Facade South East

Facade East

Facade West

Facade South West
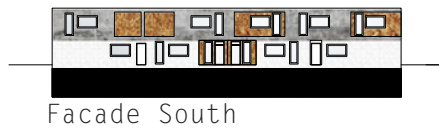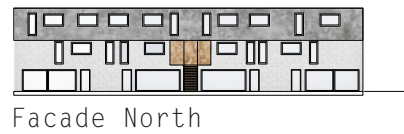
Facades, Mixed housing 1:800

Facades, Social housing 1:800

Result
Image from the corner of Maastraat/Schelderstraat

Result
Image of the common public space in the middle

Result
Image from the train rail

Result

Image on top of the library looking towards the mixed housing

Result

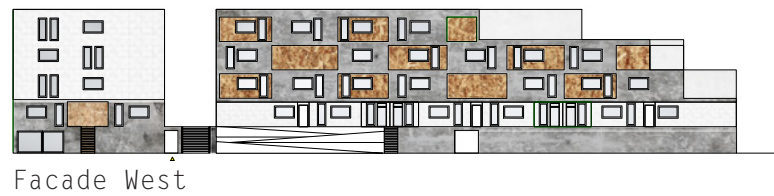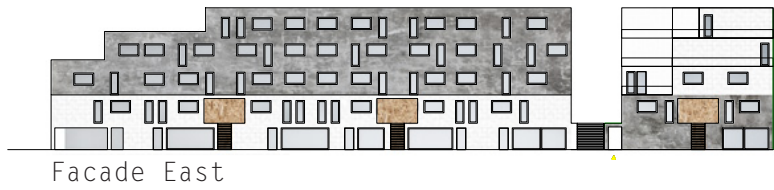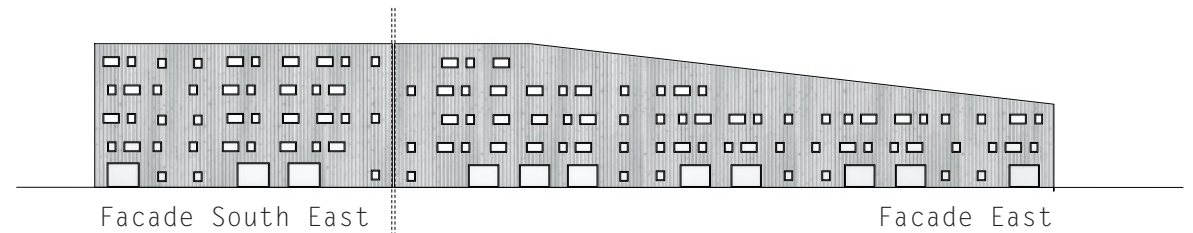*Image from inside the library*
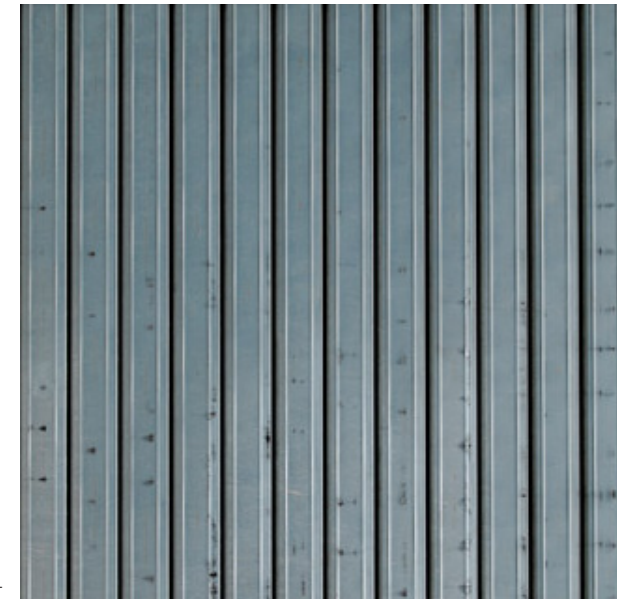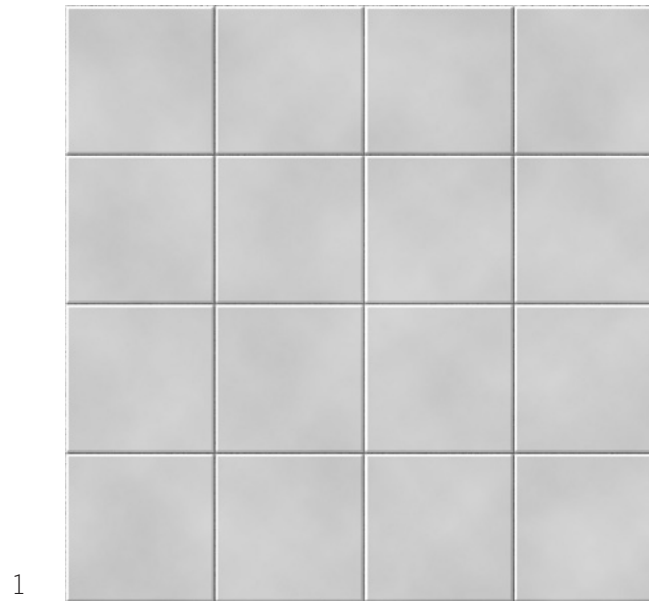
Result
Materials and construction

The materials are divided into two categories for the two different types of housing. The mixed housing consists out of a combination of raw concrete and white ceramic tiles. These are inverted on the duplex volume (see facade drawing) to avoid connecting one material to the more expensive type of housing.

The eastern volume towards the rail is getting an aluminium facade to enhance its difference and also give a slight shimmer, making the whole area visible from the train.

A common complementary material, plywood, is being used for entrances and balconies to show the unity of the area.

The construction of the two different housing types varies due to the different excecutions and purposes. The mixed housing project has a prefabricated conrete beam structure with a sandwhich element wall construction. This makes it possible to have two different finishes on the facade but the same structural material under the shell.

The social housing project has a different, more simple constructional metod fitting the united purpose.

1

2

3

4

1. White ceramic tiles 20x20 cm

2. Raw concrete

3. Plywood board

4. Bent aluminium

CONTINUATE OUTER CONRETE LEAF 100mm

WHITE CERAMIC TILES 200X200mm

12014MM

11164MM

TIMBER ELEMENTS AS GROUND COVERAGE 40X20mm

THERMAL INSULATION 70mm R=4

HARD ,SILVER PAINTED INSULATION

HEATING DURING THE WINTER

ATTACHMENT HINGE

WHITE CERAMIC TILES 200X200mm

9000MM

8570MM

WHITE PLASTER BOARD 25mm

TRIPPLE GLAZED WINDOW WITH ALUMINIUM FRAME

COOLING DURING THE SUMMER

FLOOR HEATING SYSTEM

6000MM

5621MM

CONCRETE OUTER LEAF 100mm

STAINLESS STEEL TRUSSES

3000MM

THERMAL INSULATION 15mm

2614MM

CONCRETE INNER LEAF 230mm

PREFAB.CONCRETE ELEMENT 1200X260mm

SILVER PAINTED, HARD INSULATION

THERMAL INSULATION 90mm, R=4

THERMAL INSULATION 60mm, R=4

0MM

OUTER CONCRETE LAYER

THERMAL INSULATION 60mm, R=4

POURED CONRETE

DRAINAGE

Detail section,1:50

Facade fragment 1:50

Plan fragment 1:50

Result
*Detail drawing,
social housing type*

CONTINUANTE ALUMINIUM PLATE
AS RAILING

TIMBER ELEMENTS AS
GROUND COVERAGE
40X20mm

TRIPPLE GLAZED WINDOW WITH
WOODEN FRAME

VAPOUR PROTECTION, FOILE

BOWED ALUMINIUM PLATE,
FACADE CLADDING

AIR GAP

HORISONTAL TIMBER ELEMENT
40X40mm

VERTICAL TIMBER ELEMENT
WITH THERMAL
INSULATION 240mm

LIGNATUR BOX ELEMENT WITH
ACOUSTIC INSULATION, 280mm
RASTERMASS 200mm

MOISTURE PROTECTION, FOIL

HORISONTAL TIMBER ELEMENT
60X240mm

MOISTURE PROTECTION, FOIL

HORISONTAL TIMBER ELEMENT
60X240mm

HARD SEATABLE INSULATION

FOIL,OUTER MOISTER PROTECTION

LIGNATUR BOX ELEMENT

THERMAL INSULATION 60mm, R=4

POURED CONRETE

DRAINAGE

Facade fragments 1:50

Detail section,1:50

Plan fragment 1:50

Result
Economic building

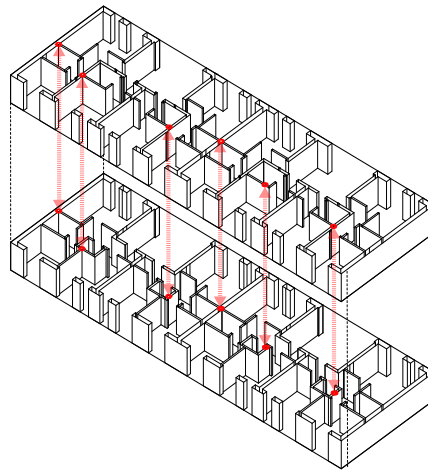
KITCHEN   KITCHEN

WC   WC
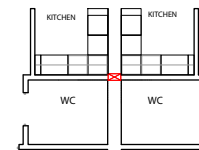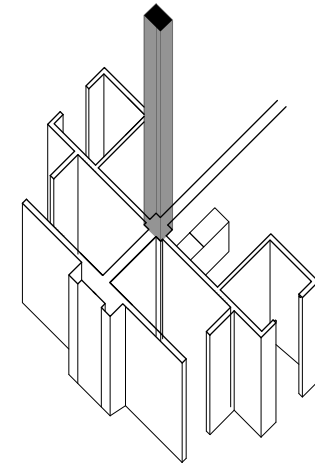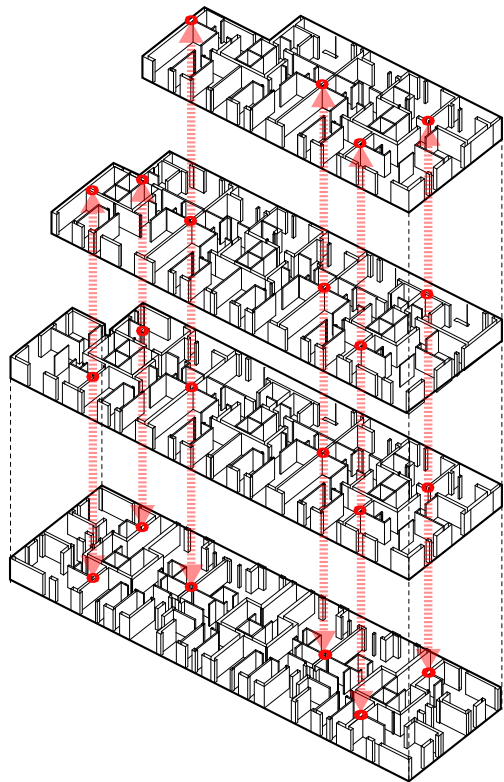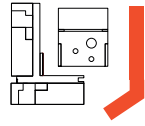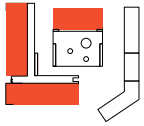
All the residential buildings are made with economy and efficiency in mind. All the shafts for sewage in the apartments are placed right above each other in every storey yet still offering a range of apartments per floor.

The sanitary rooms of the residents are clustered to be able to share the same shaft. This way the same shaft can be used by a number of apartments allowing for a cheaper and faster way of building.

Reflections and discussion

Social (housing) Holland is a project based on my own curiosity and will to change the all more profit based residential architecture. An increasing demand on housing should not only be equal to cheap, fast and short termed solutions, which unfortunately is the case all across Europe. I believe in the will off people wanting to interact and live with others not totally similar to them. I also think that in order for this to happen the circumstances have to be right and suiting the area with its surroundings. That is the main reason this project is based in a big Dutch city where the integration of different cultures is slightly better then for example Sweden. Having the possibility of offering a central location means a lot when trying to attract the middle class citizens into an area. Even though the situation is somewhat unique in this area of The Hague, there are other social mixing projects in the country working in a similar way. The missing link very often is a functional meeting space. The case of VMX Architects example in Amsterdam I think deals greatly with a social mix but fails to integrate the different groups. The common yard functions more as a separation than a gathering.

By offering a suitable function to the area I believe I have managed to decrease the gap between the different groups yet still offer different qualities on both residential and urban scale. Besides the proportions borrowed from the Amsterdam canal houses, the main success of the area of Borneo Sporenburg is its variety in material and character. By exploring a variety of housing types and materiality together with social mixture I believe in the positive growth of this neighbourhood. I also believe in its long term investment for the city as it will lift the area. Having to get to know the dutch housing market I have also managed to contribute to its benefit by targeting the middle class. Projects like these would hopefully make it easier for this group to find housing, freeing up necessary social housing units for those in need. According to Aedes, Dutch association of social housing organisations, the future of the dutch social housing lies in the ability of selling some of its real estate to be able to afford building new social housing projects. I think that this future should go towards a social mixture , where we not only provide shelter but also a socially sustainable urban environment.

References

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