

Living or Leaving?

Towards a socially sustainable design for postwar housing blocks.

The case of Simonsterrein in Feijenoord, Rotterdam

URBAN STRATEGIES



MASTERPLAN

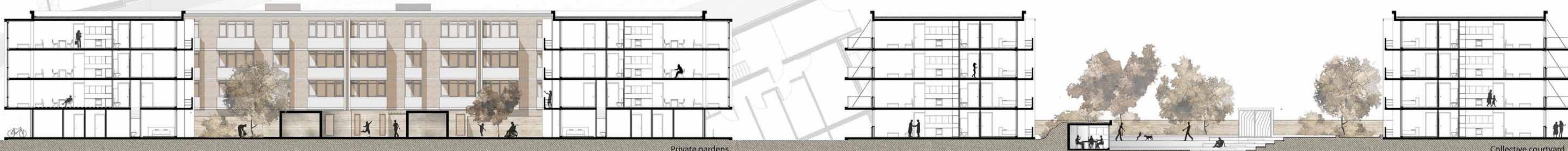
A. New functions

1. EDUCATION: Workshops
2. RECREATION: Café, Ethnic restaurant
3. COMMERCE: Small-scale grocery shop
4. TRANSPORT: Water bus station
5. SERVICE & OFFICE: Vet, hairdresser salon, Hunter Douglas office
6. SOCIAL FACILITIES: Communal rooms
7. PARKING LOT

Existing masterplan

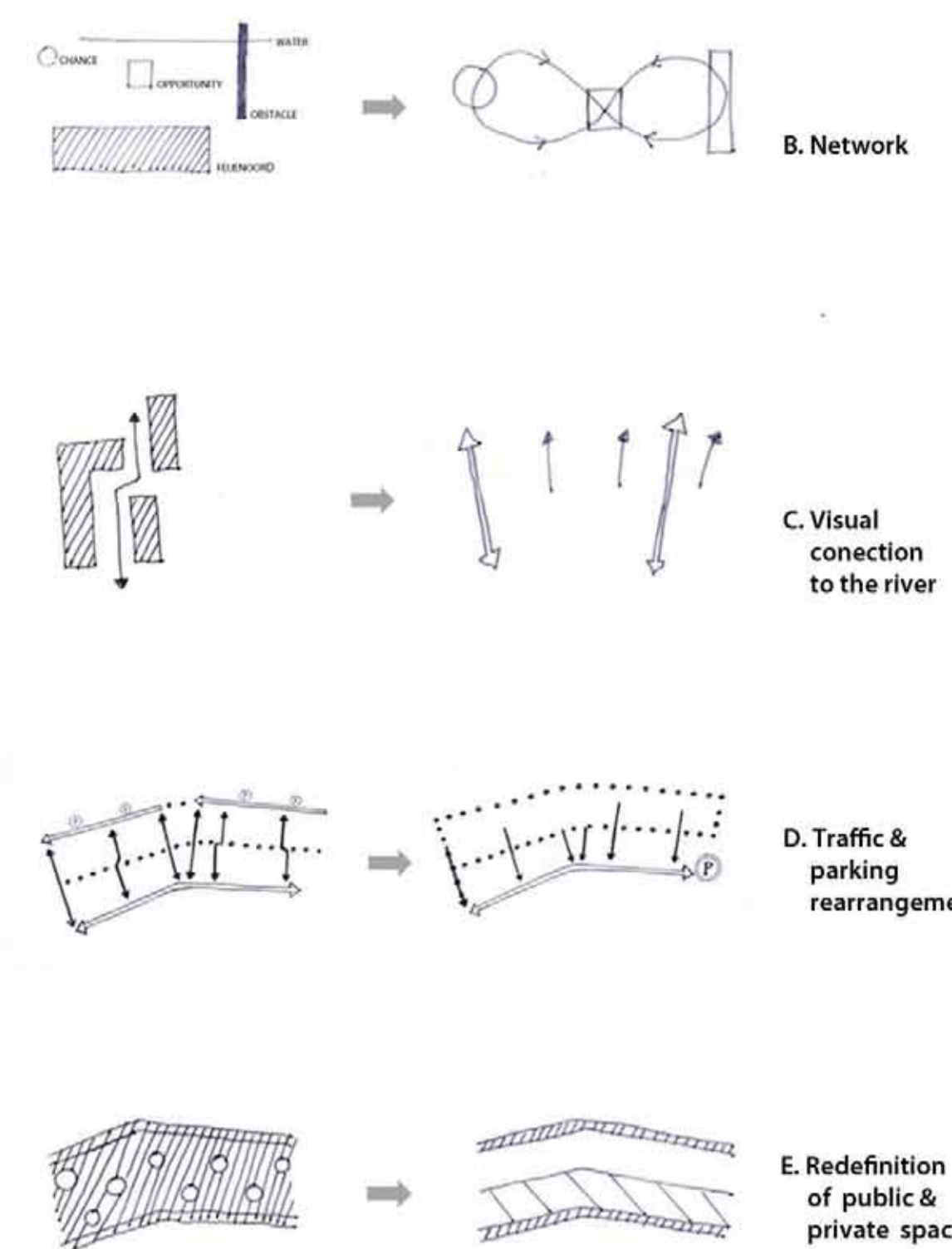


COURTYARD SECTIONS



PROJECT DESCRIPTION

The aim of this project is to explore the socioeconomic impact of a physical intervention designed with the participation of its users and the consultation of its stakeholders. The intervention deals with the case study of the Simonsterrein residential complex, located in the degraded district of Feijenoord in Rotterdam. The most important contribution of this experimental project is the formation of a process that combines social and design solutions. This process is based on the existing practice of participatory design adapted for the current twenty-first century society and its unique socio-political, economical, urban and architectural conditions. The design establishes a living quality that satisfies the demands of the local residents, strengthening socio-economic structure while making the living environment more suitable for the interaction of disadvantaged groups and middle income social strata.



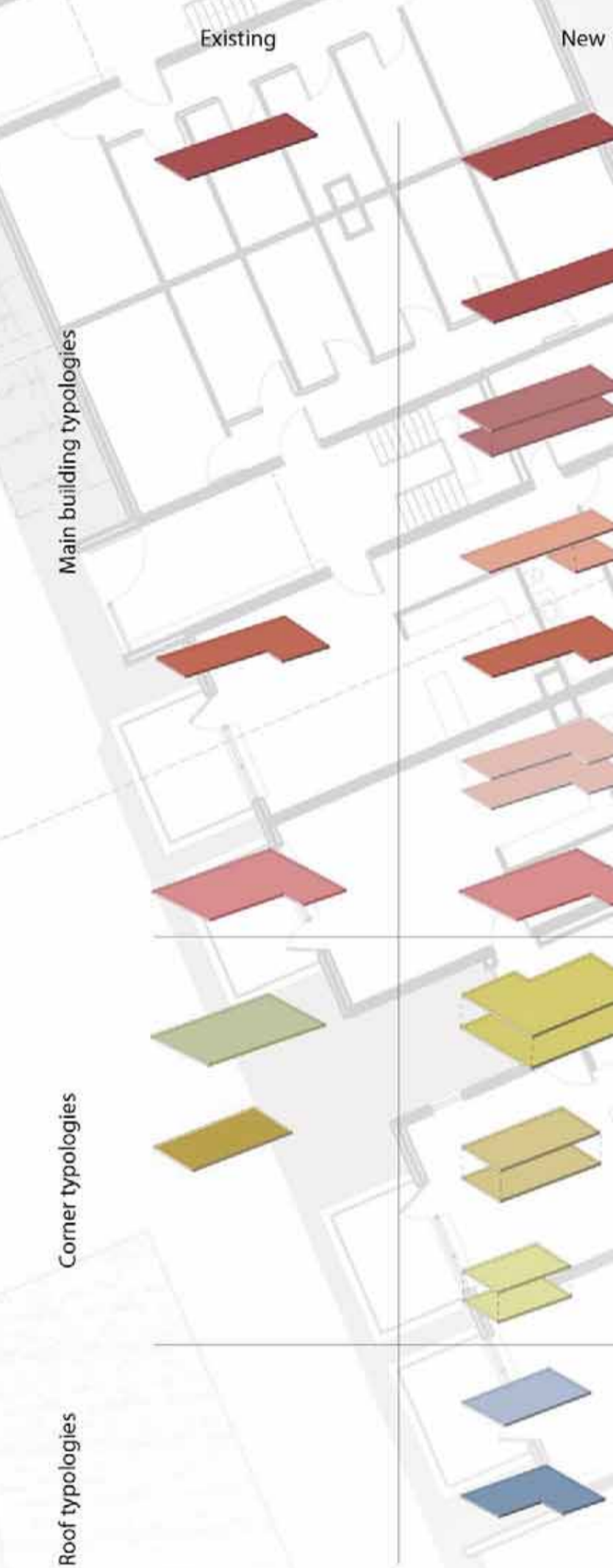
SOCIAL AND FINANCIAL IMPACT THROUGH PHYSICAL INTERVENTIONS

PARTICIPATION

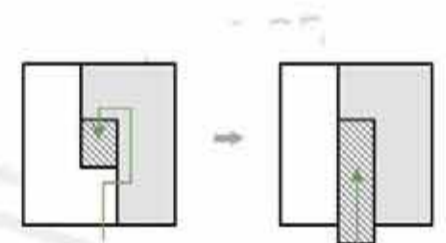
COLLECTIVE SPACE REFLECTING INDIVIDUAL NEEDS

FLOOR PLAN TYPOLOGIES

- Goals
- Wider variety of households
 - House different social groups in the same complex
 - Social mixture
 - Meet market needs

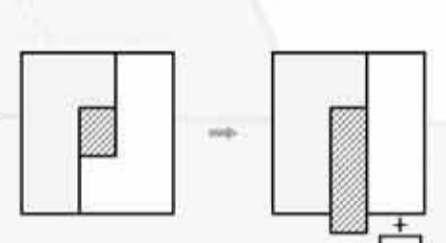


ENTRANCE HALL TYPOLOGY



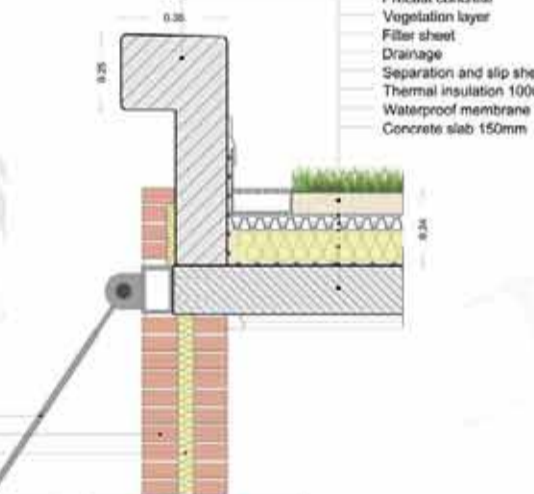
- GOALS
- Enhancement of indoor circulation
 - Emphasis and physical expression of the indoor collective space

PORTIEK TYPOLOGY



- GOALS
- Give each apartment something extra
 - Optimise functionality and comfort

D1. Green roof/Wall insulation



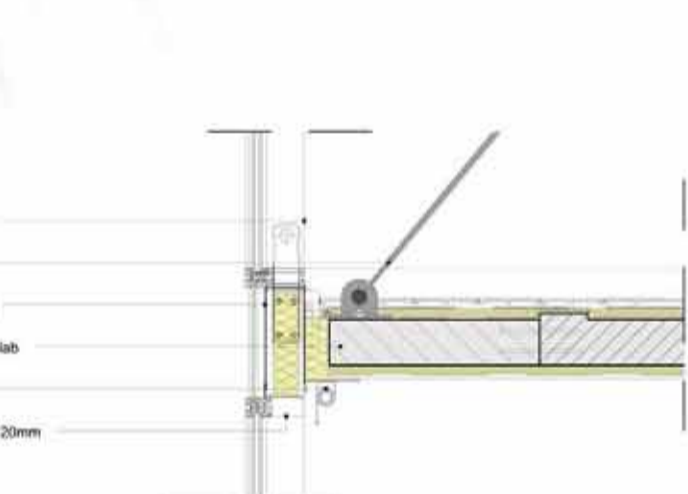
Existing -0.50



Existing +0.25



D2. Integration of balconies in the thermal envelope



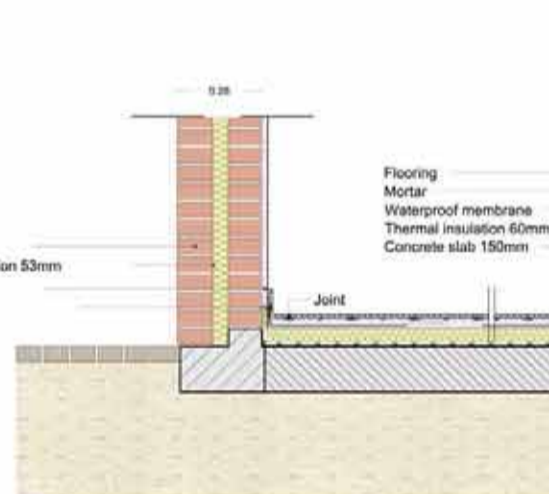
New -0.50



New +0.25



D3. Ground floor slab insulation



PARTICIPATION



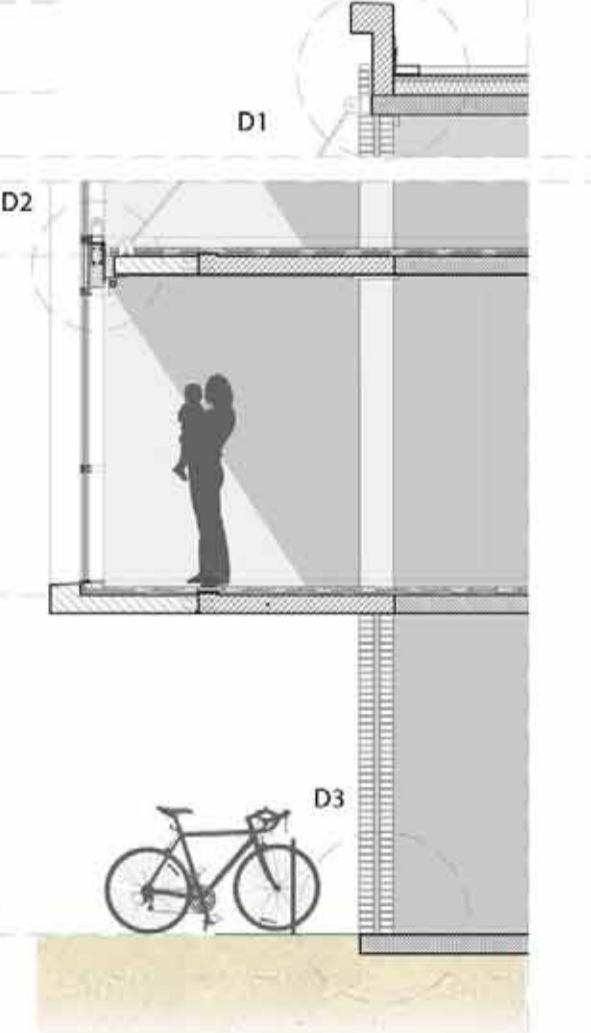
A project realised with the participation of **Simonsterrein Residents** and the consultation of:

- Housing corporation Woonstad
- Daelgemeente Feijenoord
- Residents of Neighbouring blocks
- Professionals working in the area
- The architect of Simonsterrein
- Researchers & Participation experts

REFURBISHMENT

QUALITIES

- Comfort
- Lower energy cost
- Environmentally friendly



INVESTMENTS

Stakeholders	Time & Effort	Money	Expertise & education
Residents	✓✓✓	✓✓✓	✓✓✓
New residents (middle social class)	✓✓✓	✓✓✓	✓✓✓
Housing cooperation	✓✓✓	✓✓✓	✓✓✓
Gemeente/Deel gemeente	✓✓✓	✓✓✓	✓✓✓
Professionals	✓✓✓	✓✓✓	✓✓✓
Architect	✓✓✓	✓✓✓	✓✓✓
Social worker	✓✓✓	✓✓✓	✓✓✓

BENEFITS

- Stakeholders**
- Residents
 - Better living conditions
 - Housing adjusted to their needs
 - Bonded community
 - Power and a say on their residential environment
 - Opportunities to evolve
 - New residents (middle social class)
 - High quality houses on a cheaper price
 - Housing cooperation
 - Good relations with the tenants
 - Better area status
 - Low risk of unsold property
 - Higher market value
 - Low degree of moving out
 - Profit from the maintenance assignment
 - Gemeente/Deel gemeente
 - Incorporation of minorities
 - Higher area status
 - Professionals
 - Bonds with the residents
 - Standard clientel
 - Architect
 - Ethical reward & Comissions
 - Social worker

