

Complex Regeneration of Postwar Neighborhoods.
Lombardijen renovation project.





Rotterdam-Dordrecht railroad

Lombardijen borough

A 15 highway

Problem statements

- ▶ Physical environment
 - ▶ Lack of identity
 - ▶ Lack of design
 - ▶ Physical degradation

- ▶ Social environment
 - ▶ Ethnic clustering
 - ▶ Impoverishment
 - ▶ Fast rejuvenation

Intervention strategy



Rotterdam's historical development

Rotterdam after WW2



Rotterdam now

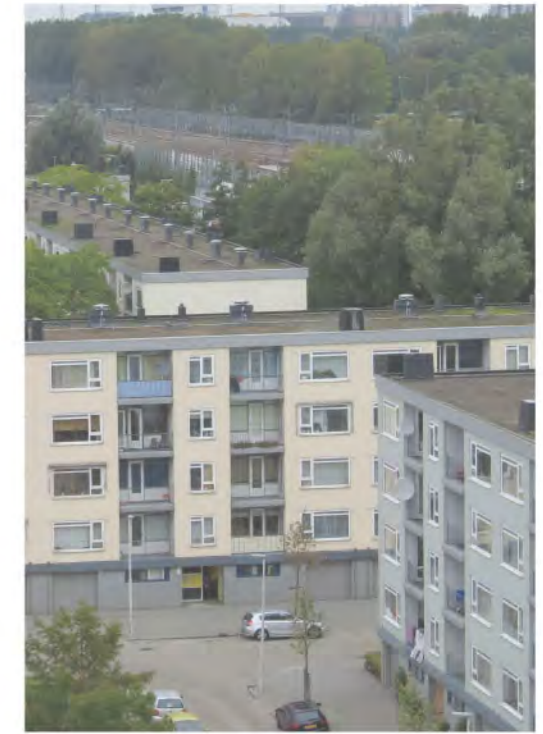


Homerusbuurt historical development

Homerusbuurt as it was built



Homerusbuurt now



ire



Post War and modern Dutch society

Netherlands, May 9, 1945

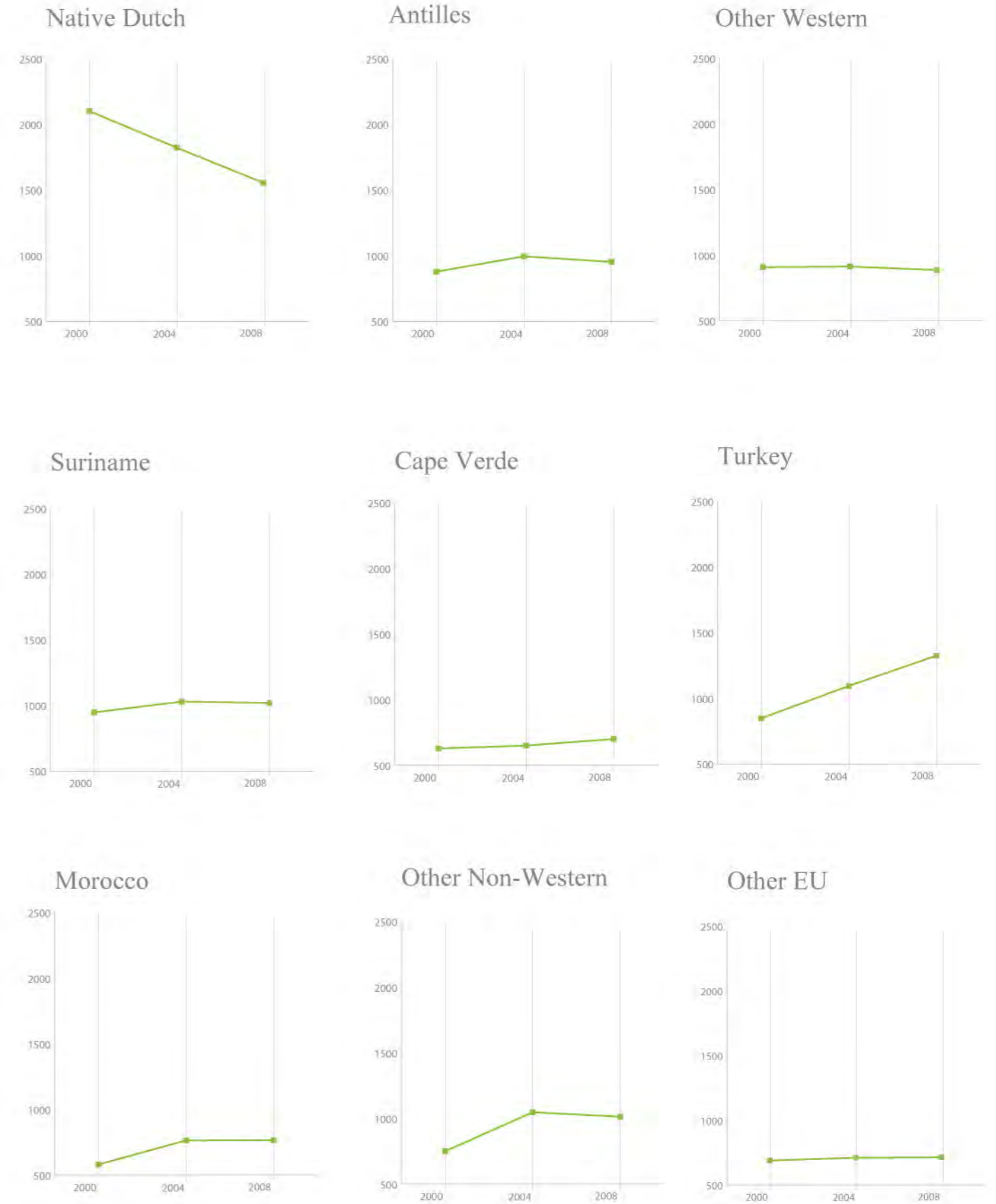
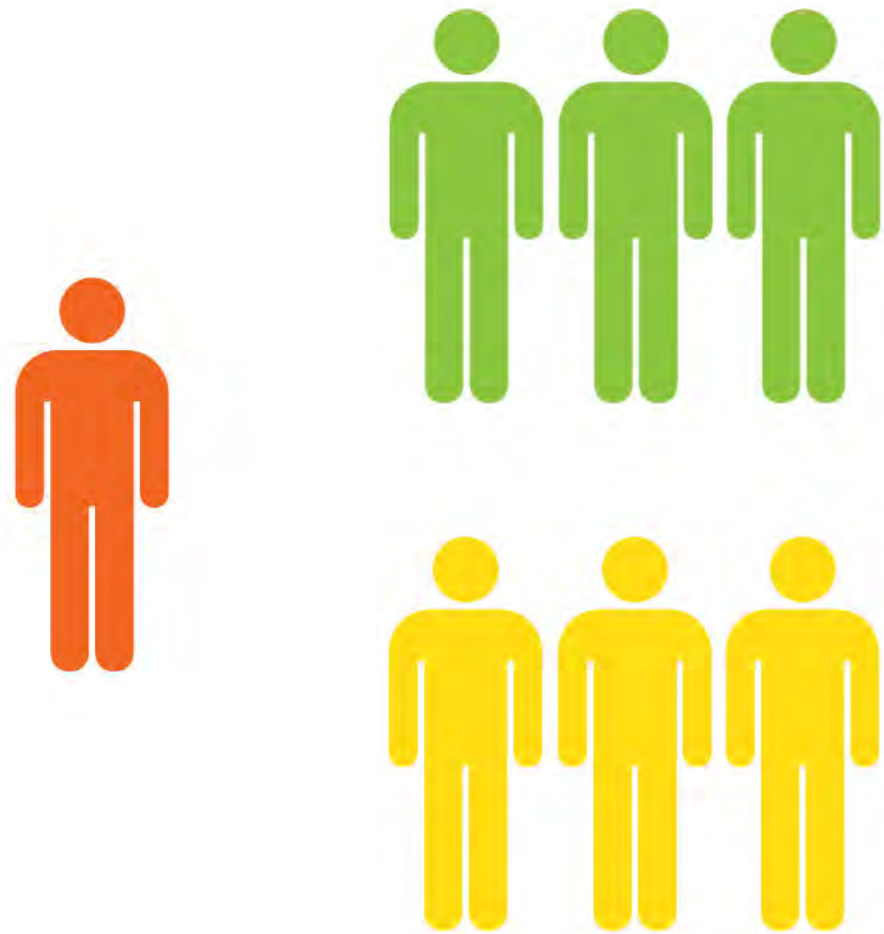


Rotterdam, Lombardijen 2012



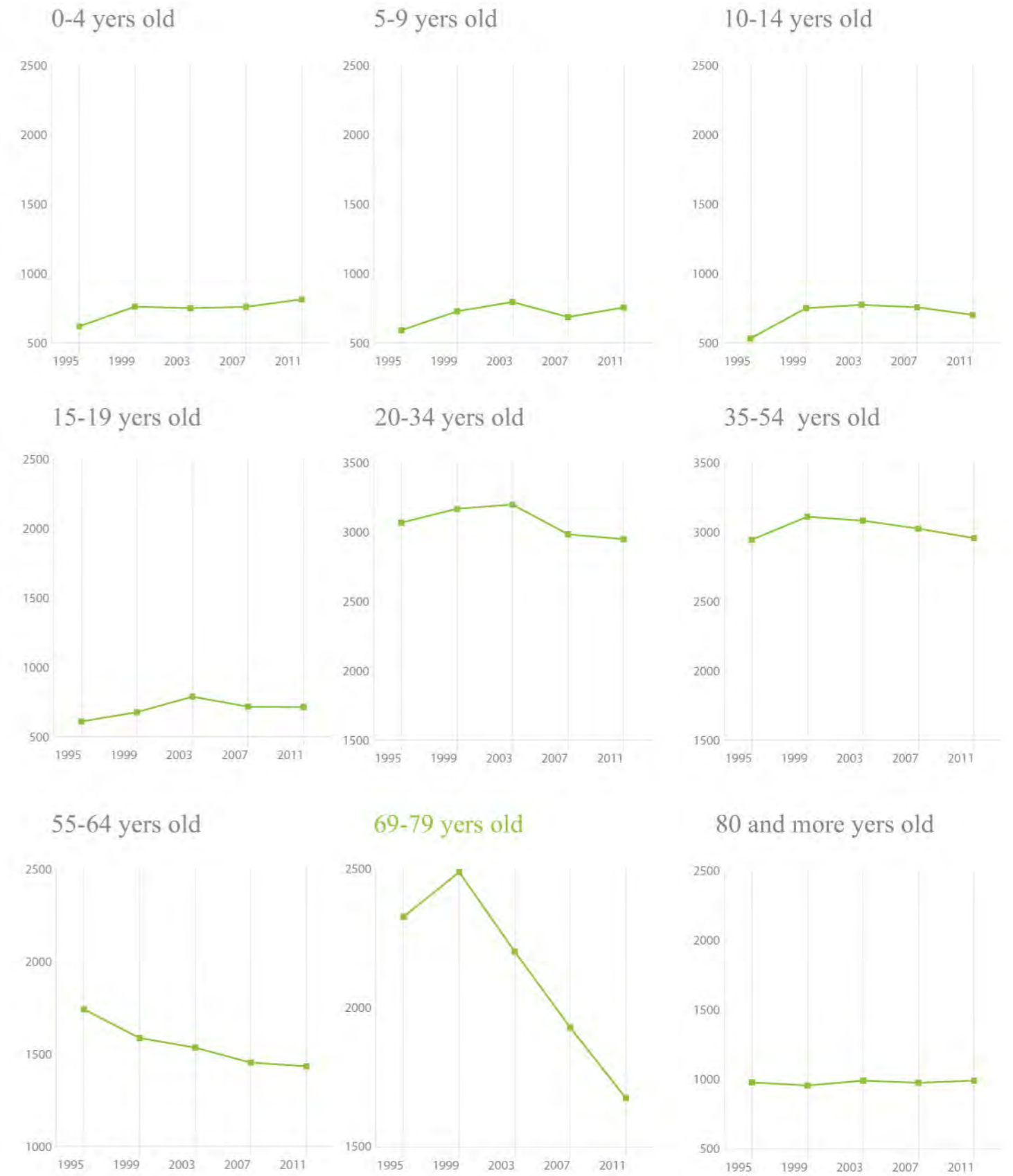
Lombardijen ethnic make-up

► Ethnic clustering



Lombardijen age groups

► Fast rejuvenation

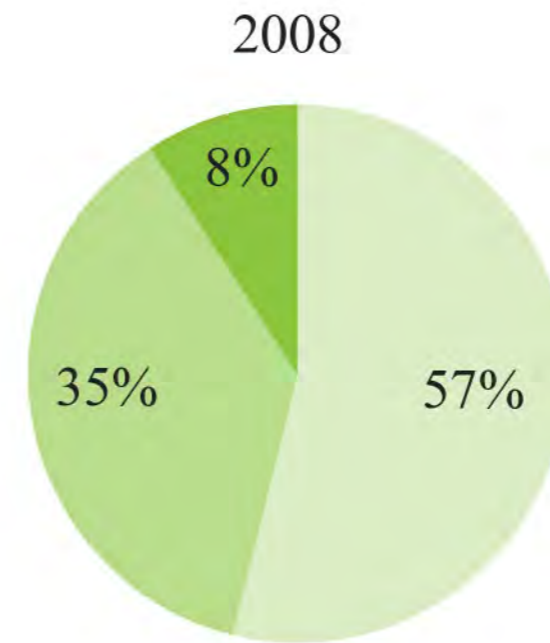
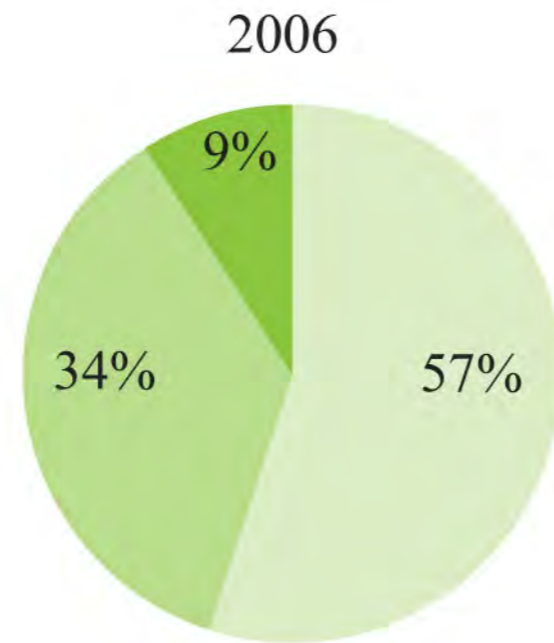
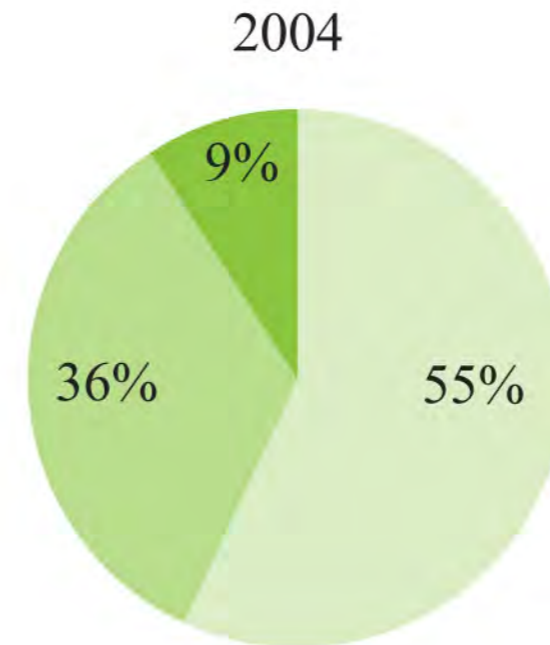
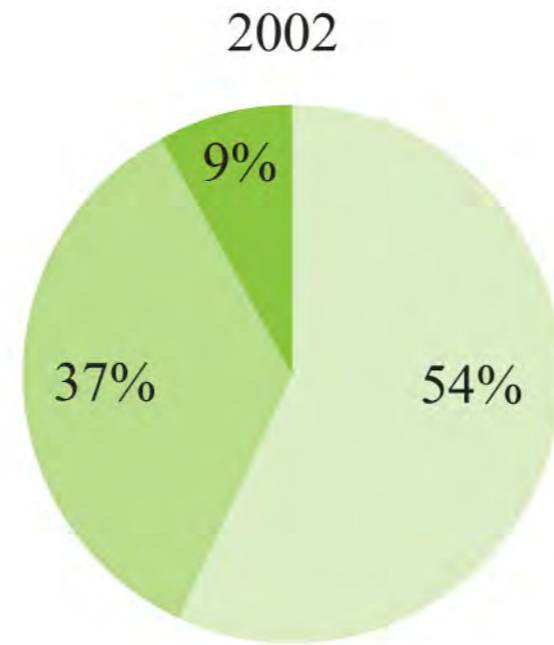


Lombardijen.

Average disposable household income 2002-2008.

► Impoverishment

- 0-29200 Euro
- 29200-34300 Euro
- 34300- more



Problems of place identity in the Homerusbuurt borough

Courtyards



Side facades



ID Cells



Lombardijen-Homerusbuurt



Homerusbuurt.
Accessible by public transport



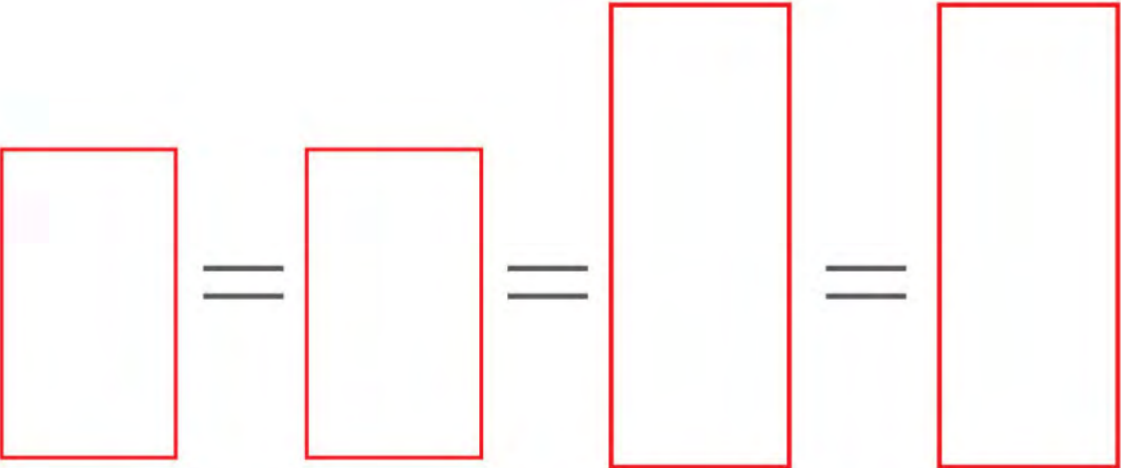
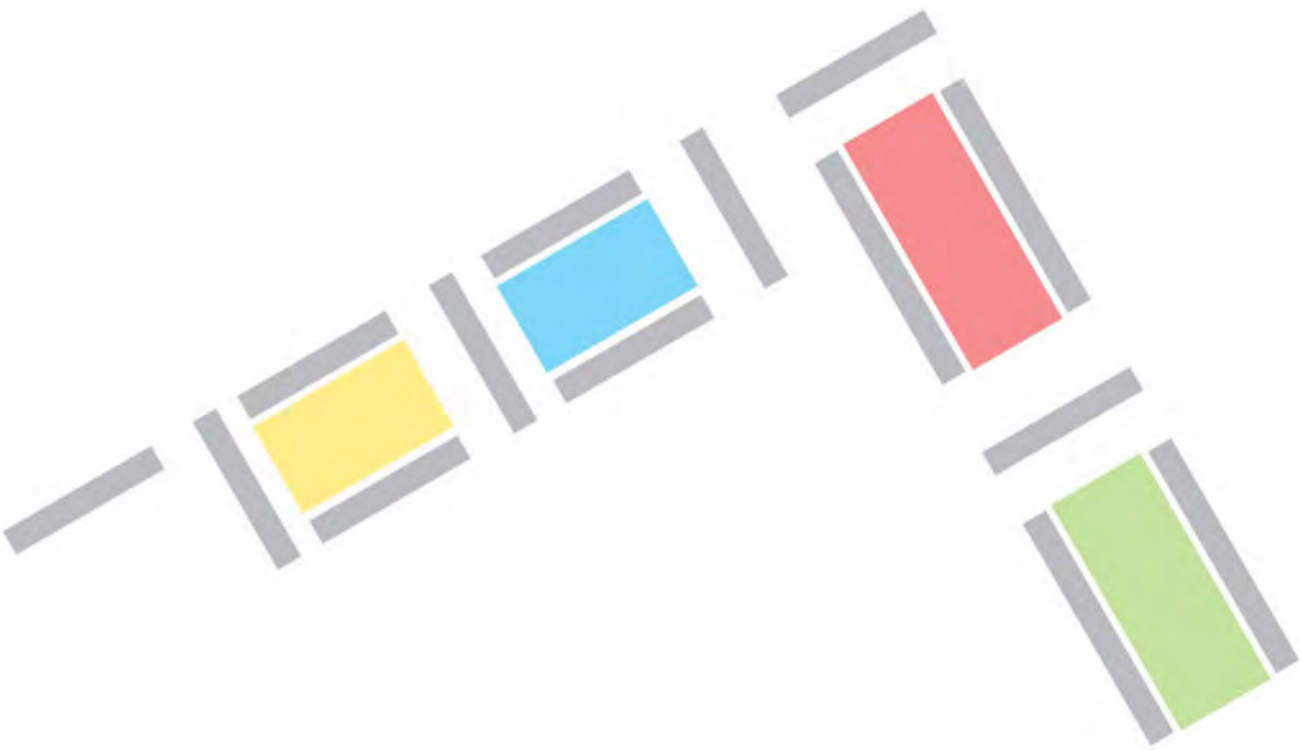
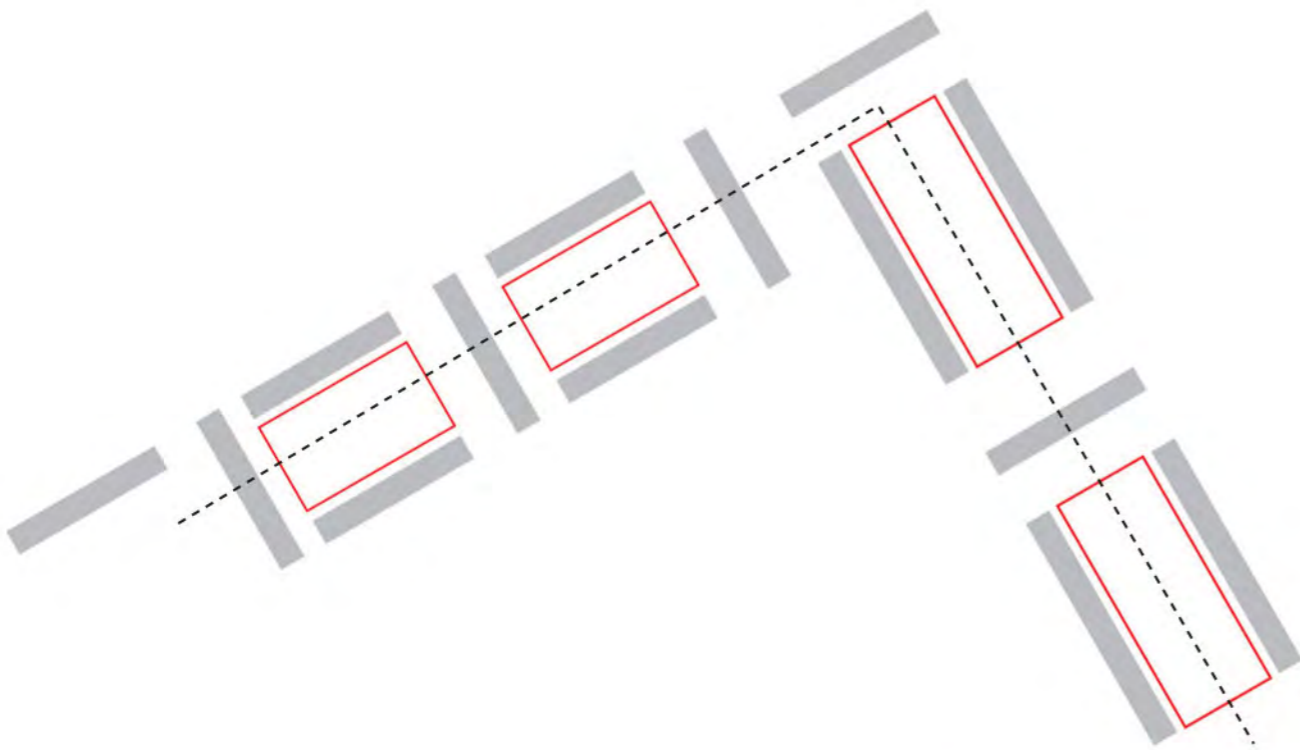
Homerusbuurt.
Accessible by public transport



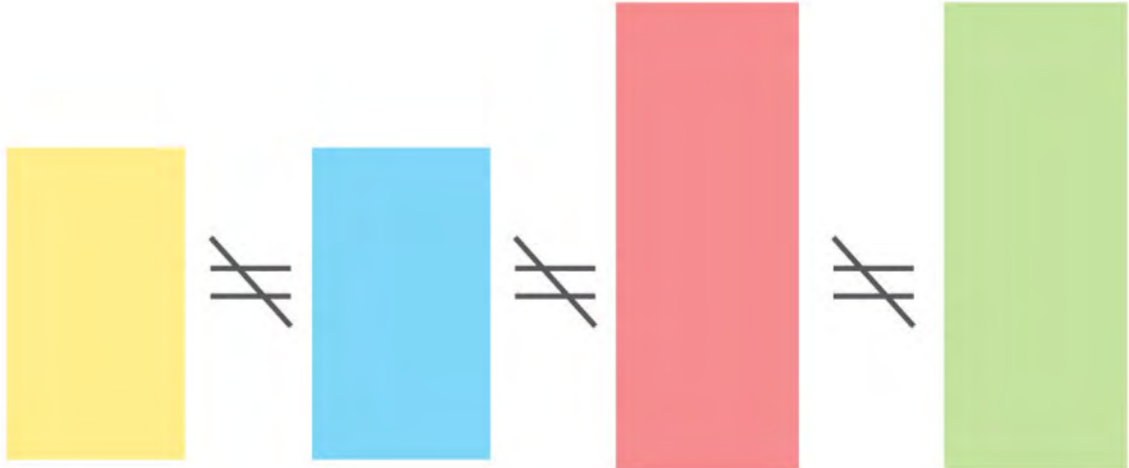
Homerusbuurt.
Green environment.



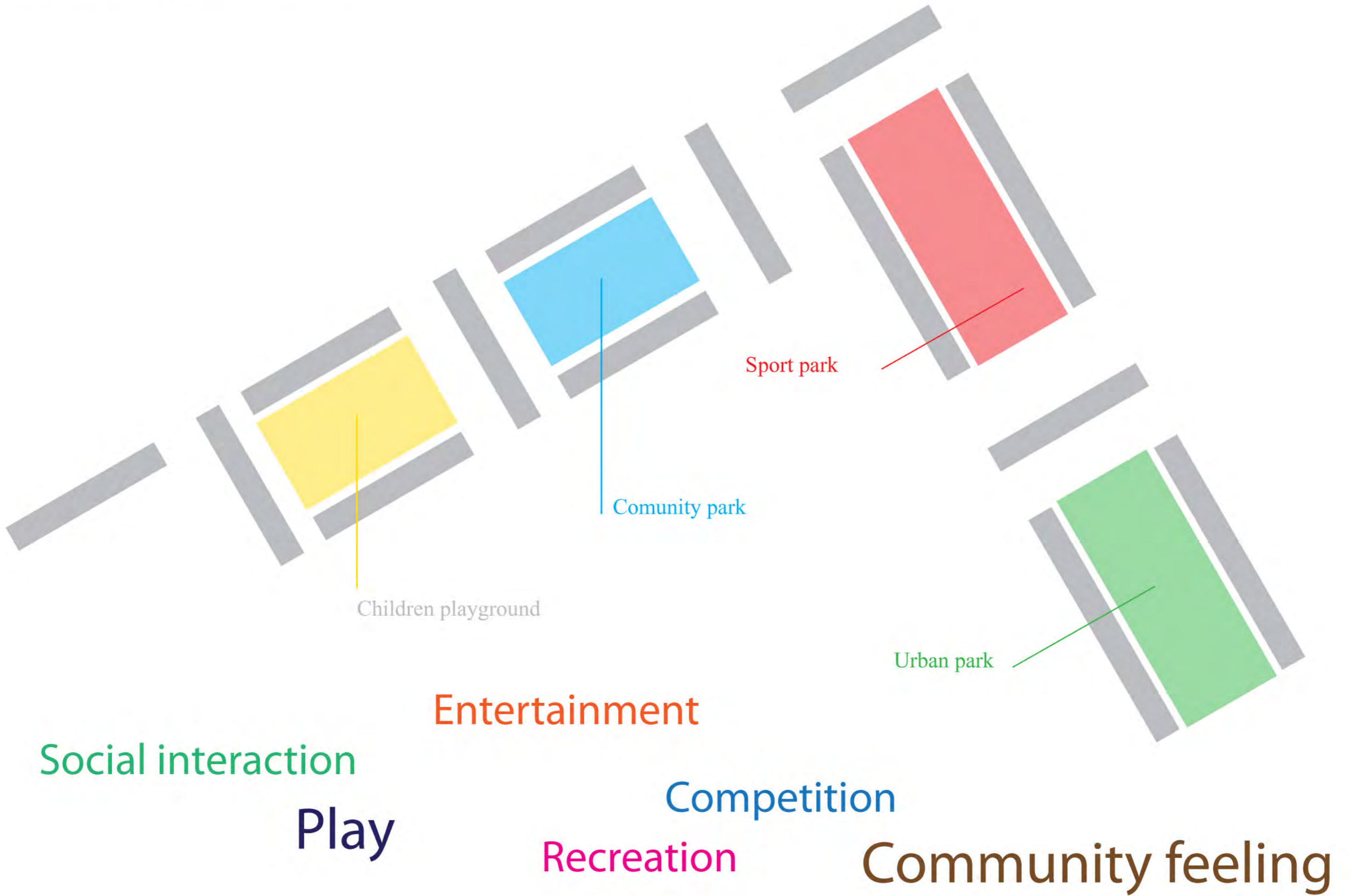
Courtyard development strategy



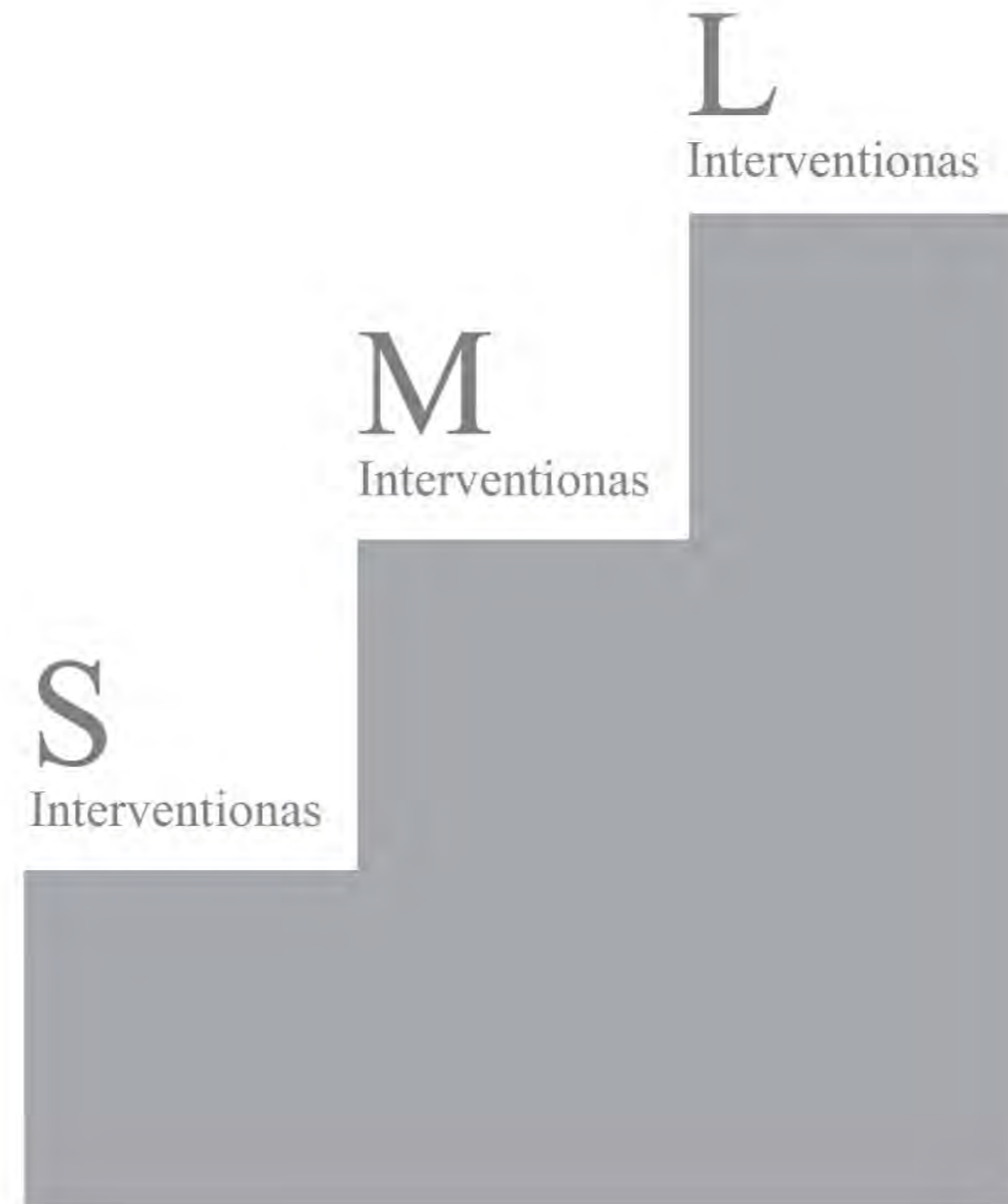
VS



Development strategy for the courtyards



Intervention strategy



L

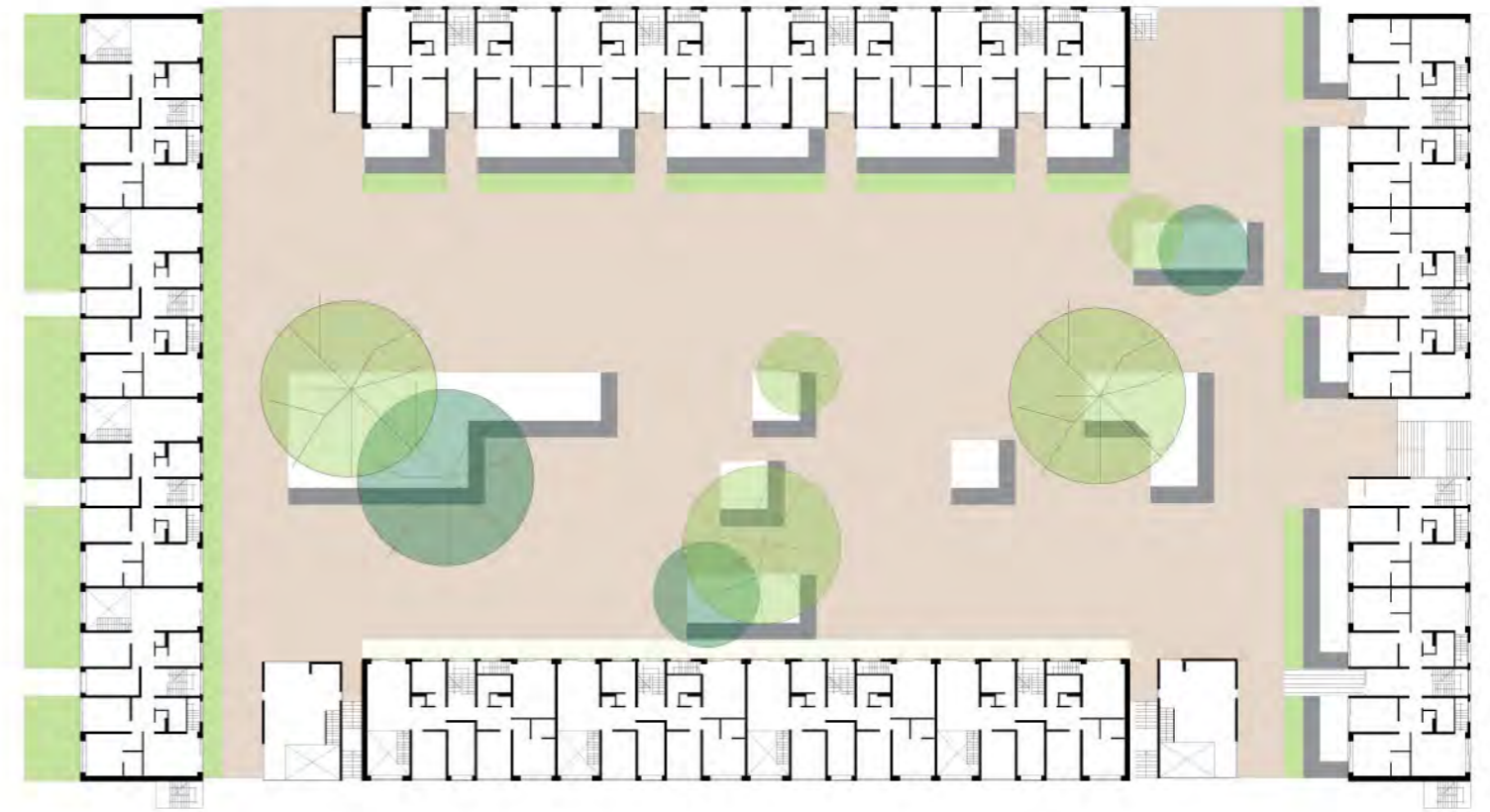
Intervention. Children playground



Ground floor plan

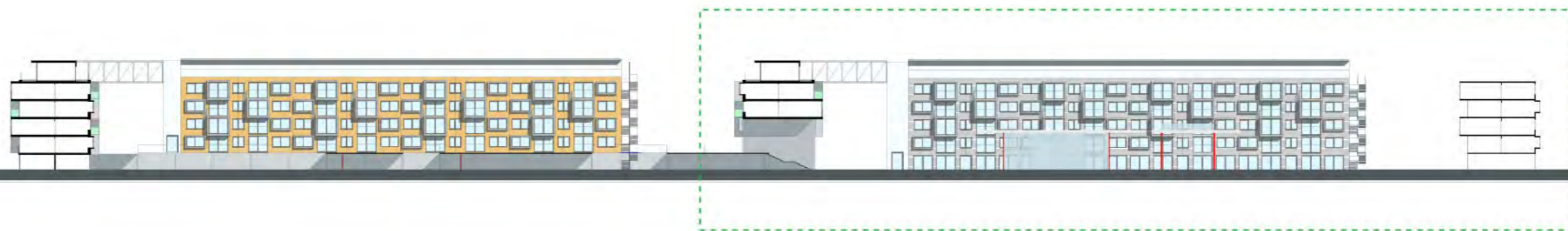
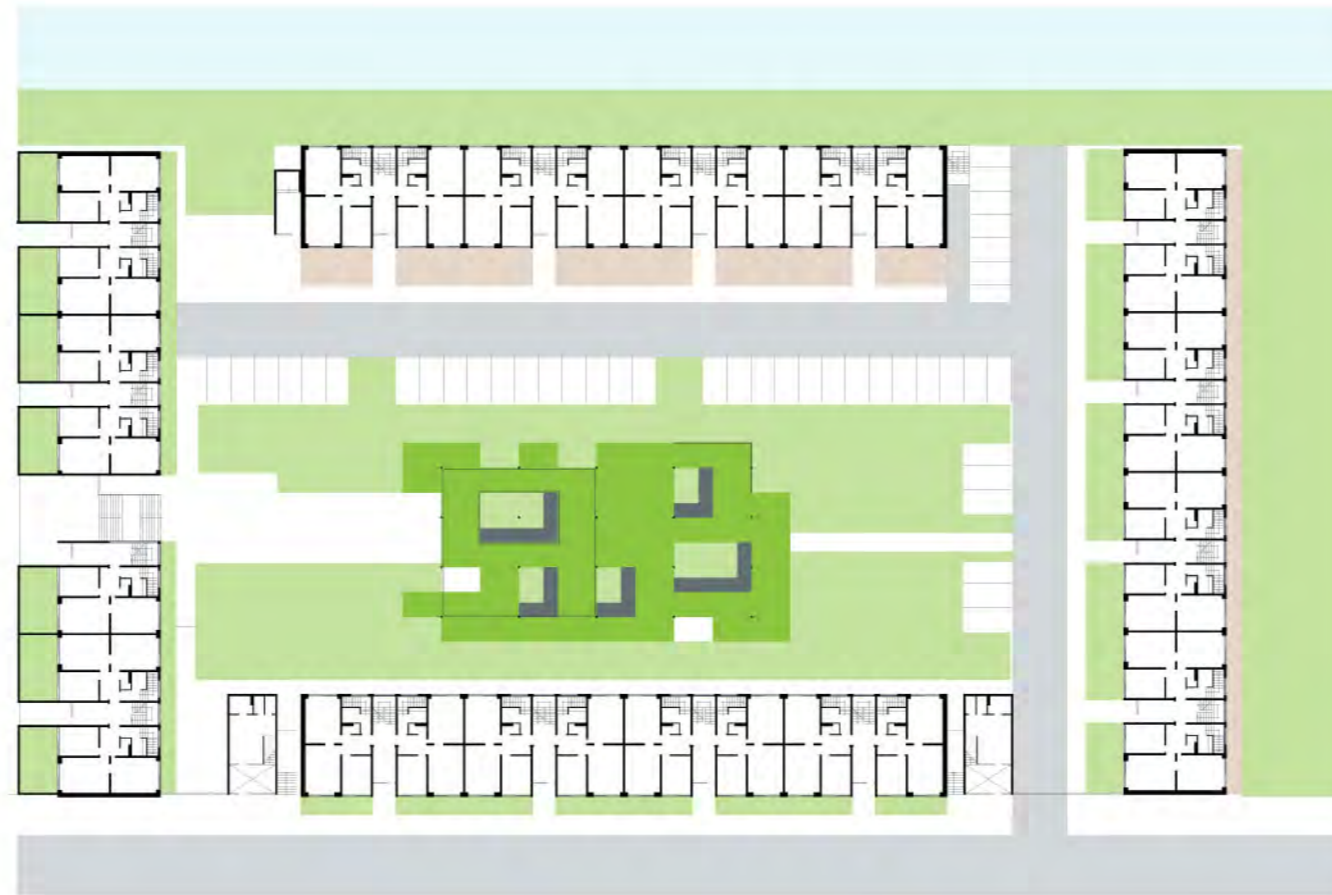


First floor plan

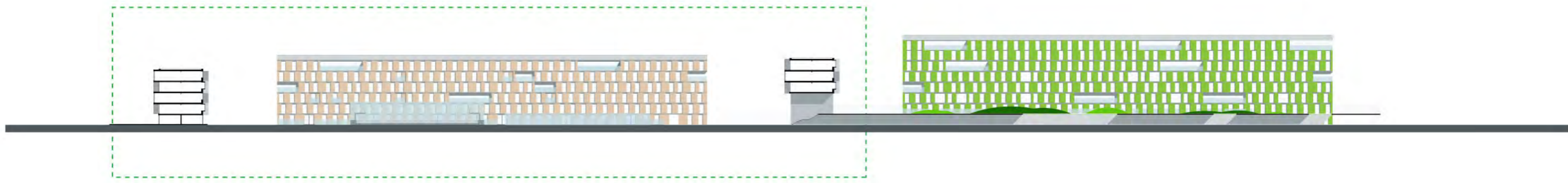
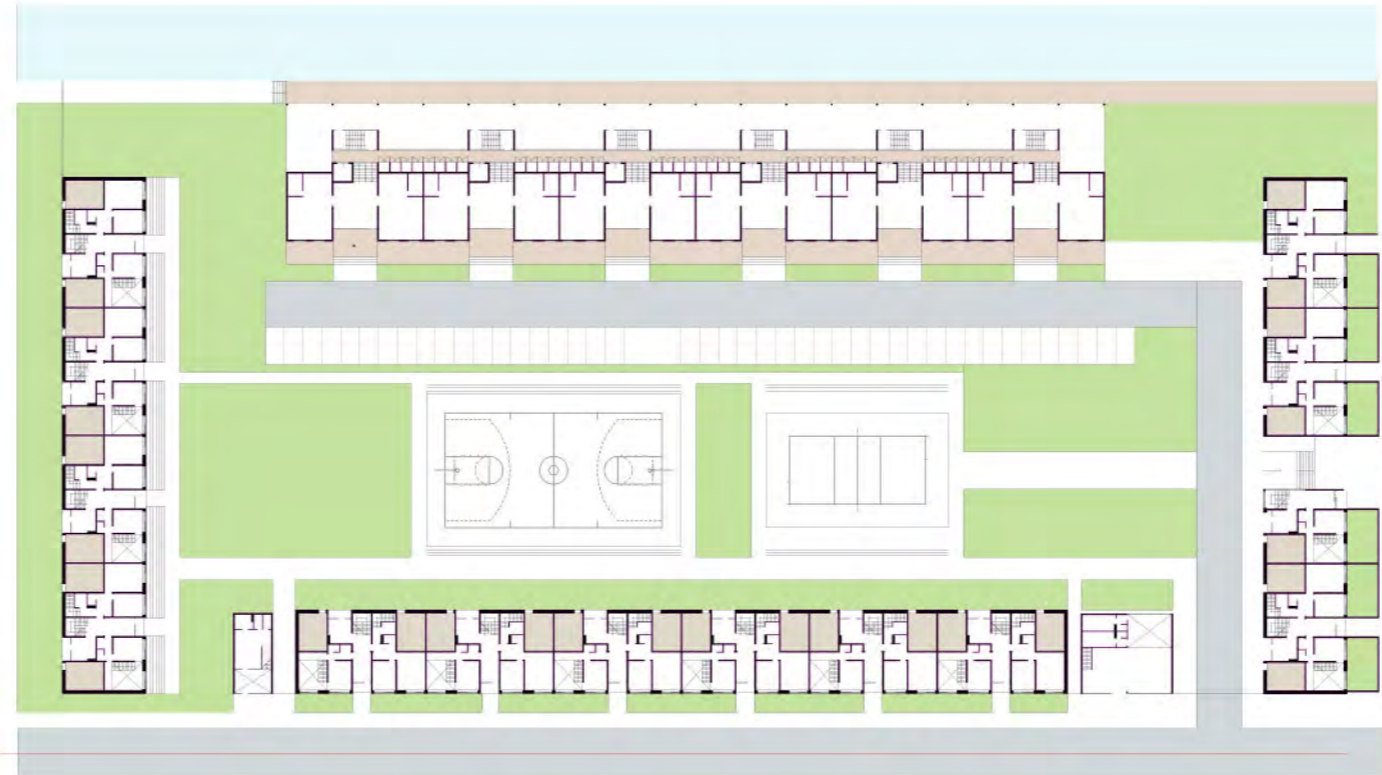
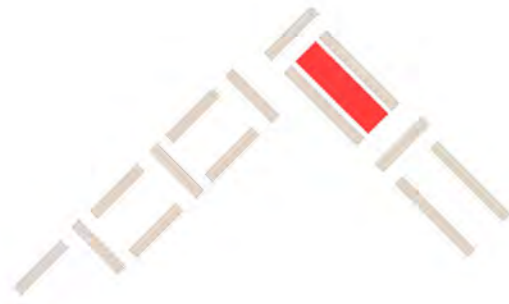


L

Intervention. Community courtyard



L
Intervention. 'Sport' park



L

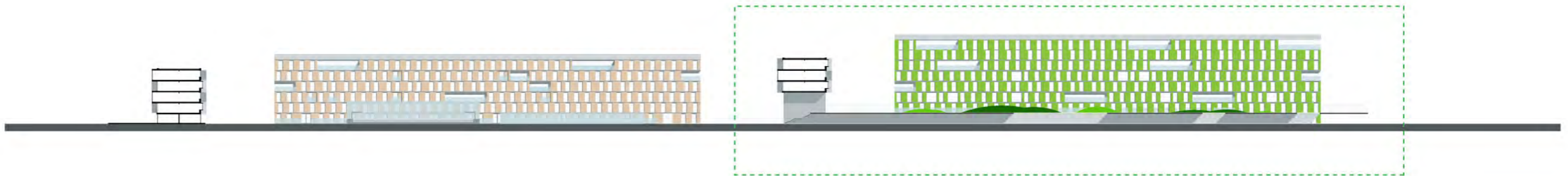
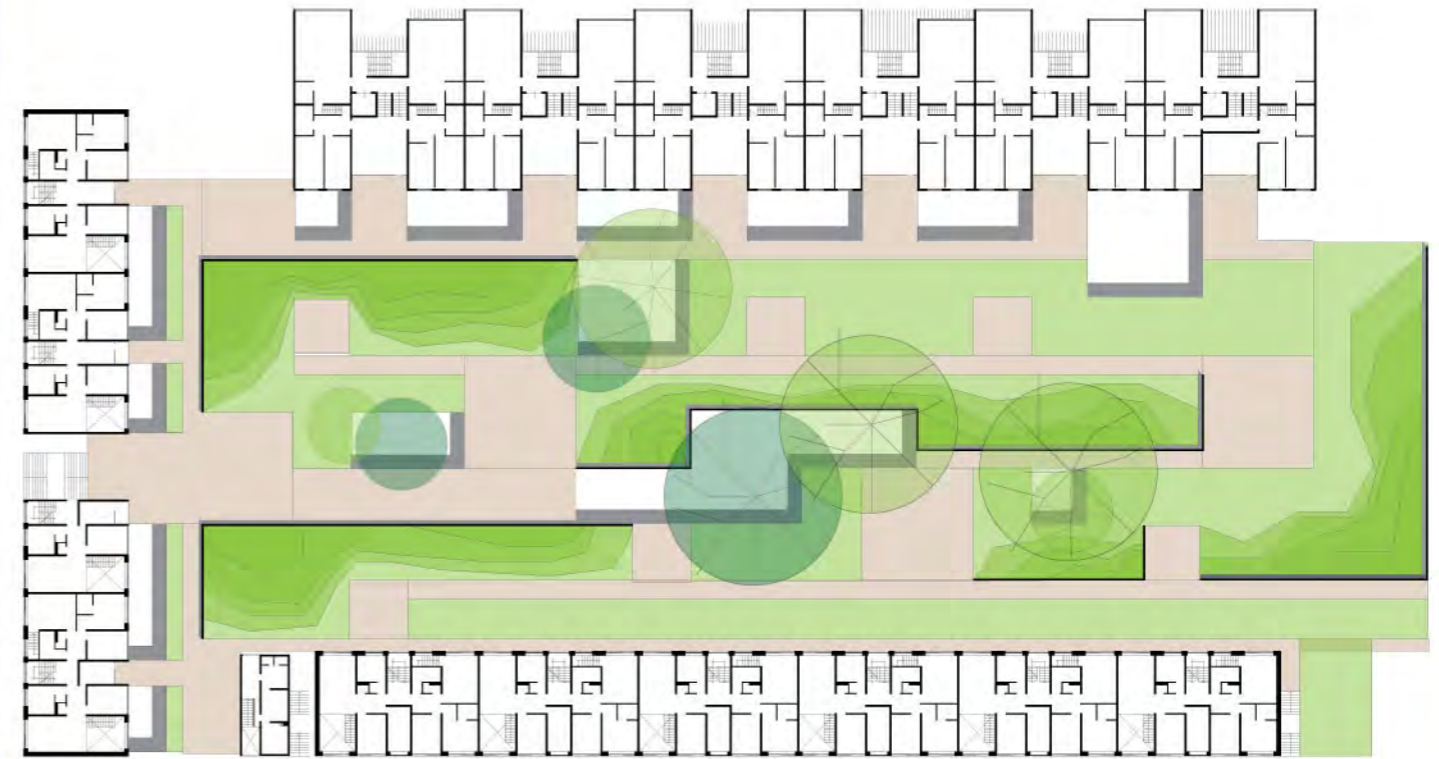
Intervention. 'Urban park'



Ground floor plan



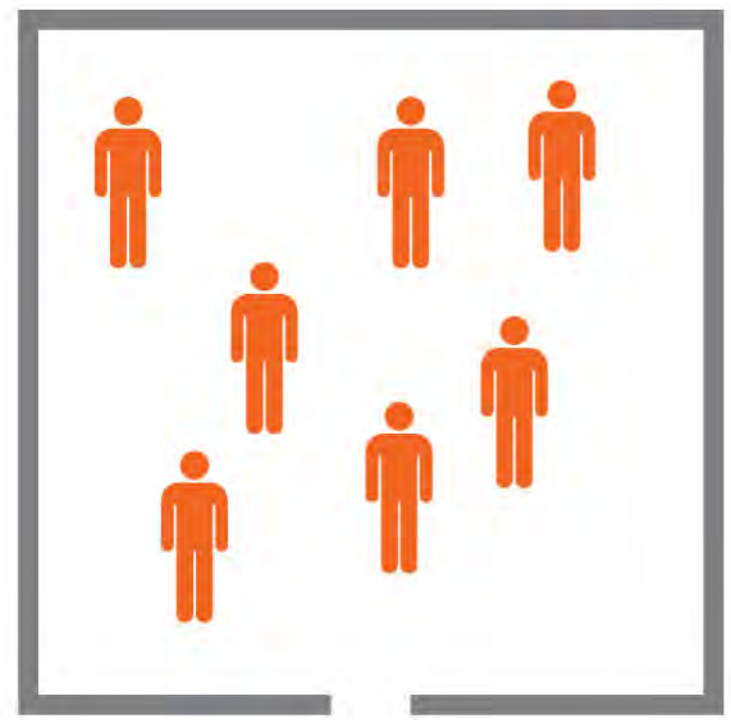
First floor plan



Courtyard accessibility principle

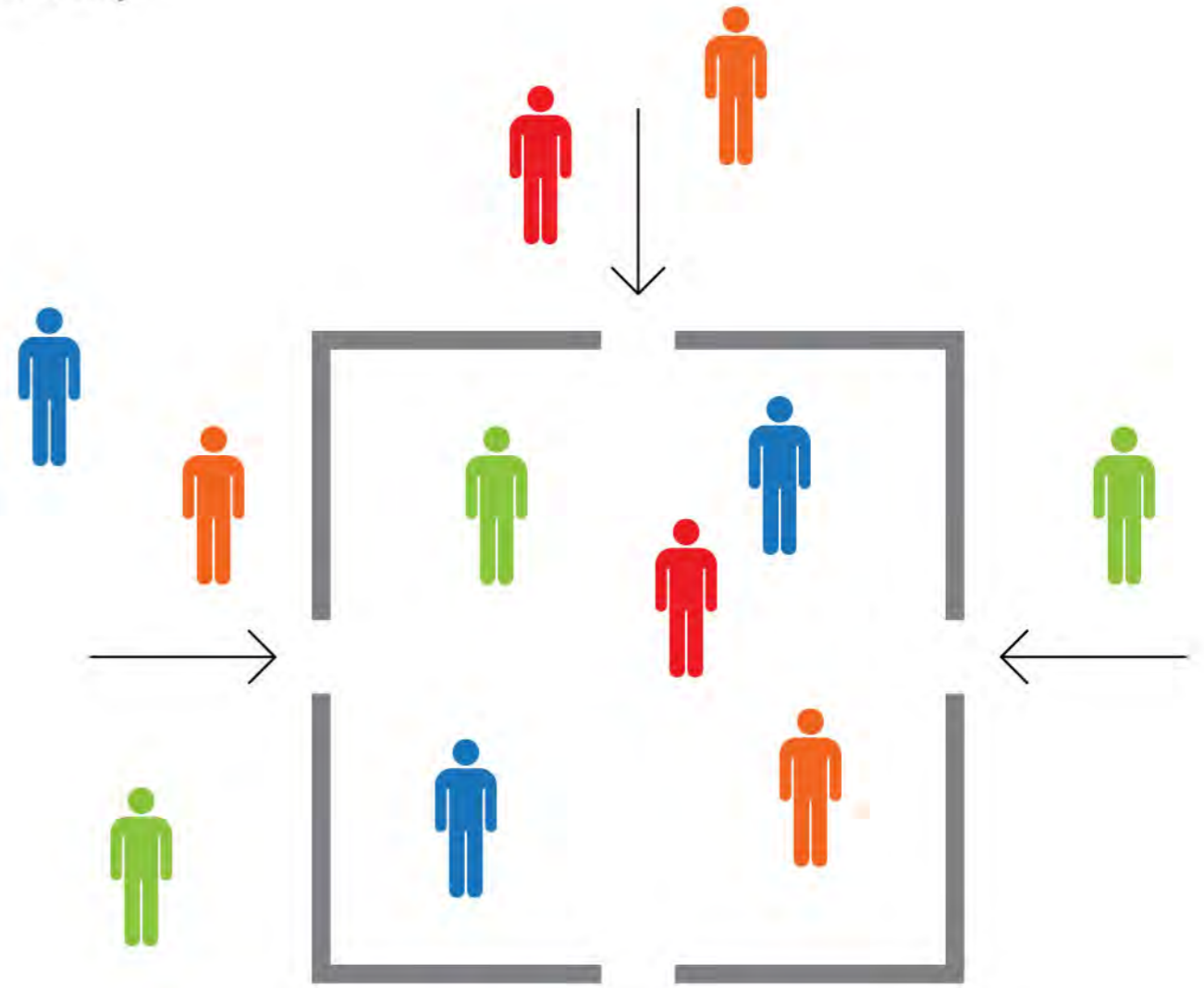
- ▶ Strong community feeling
- ▶ Safety feeling

- ▶ Interaction
- ▶ Diversity



↑
Night

+



↑
Day

L

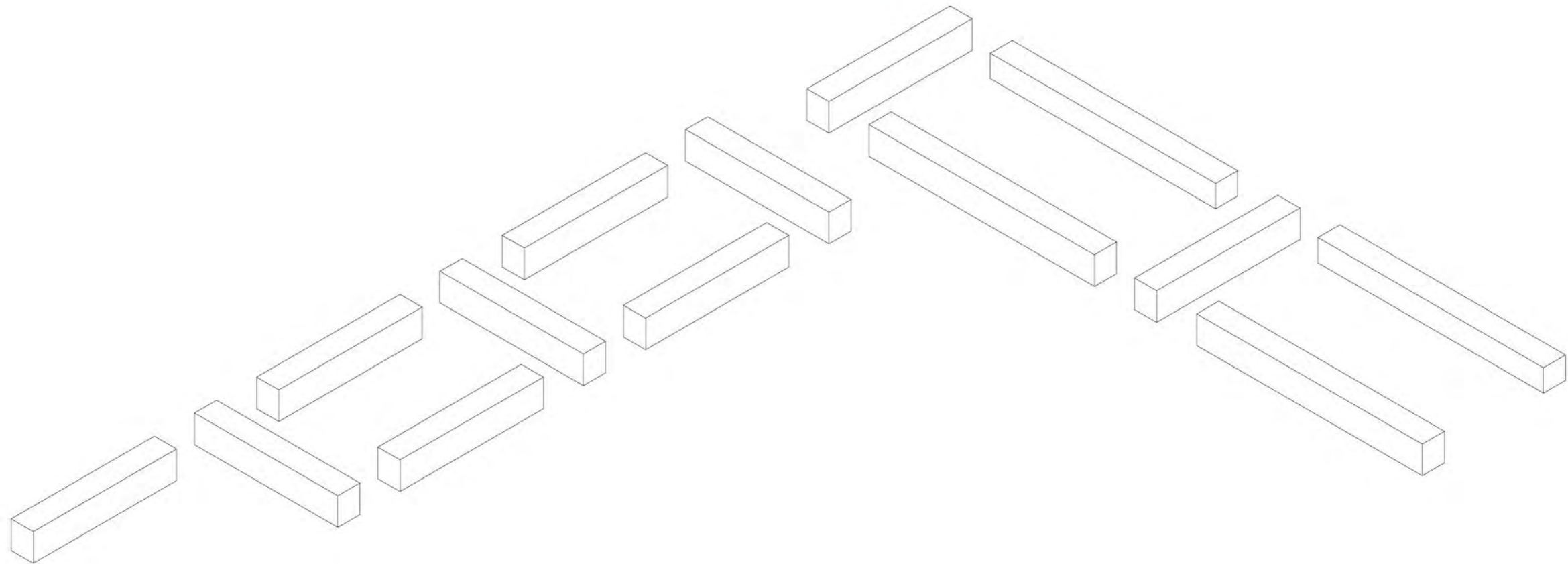
Intervention. Supportive facilities



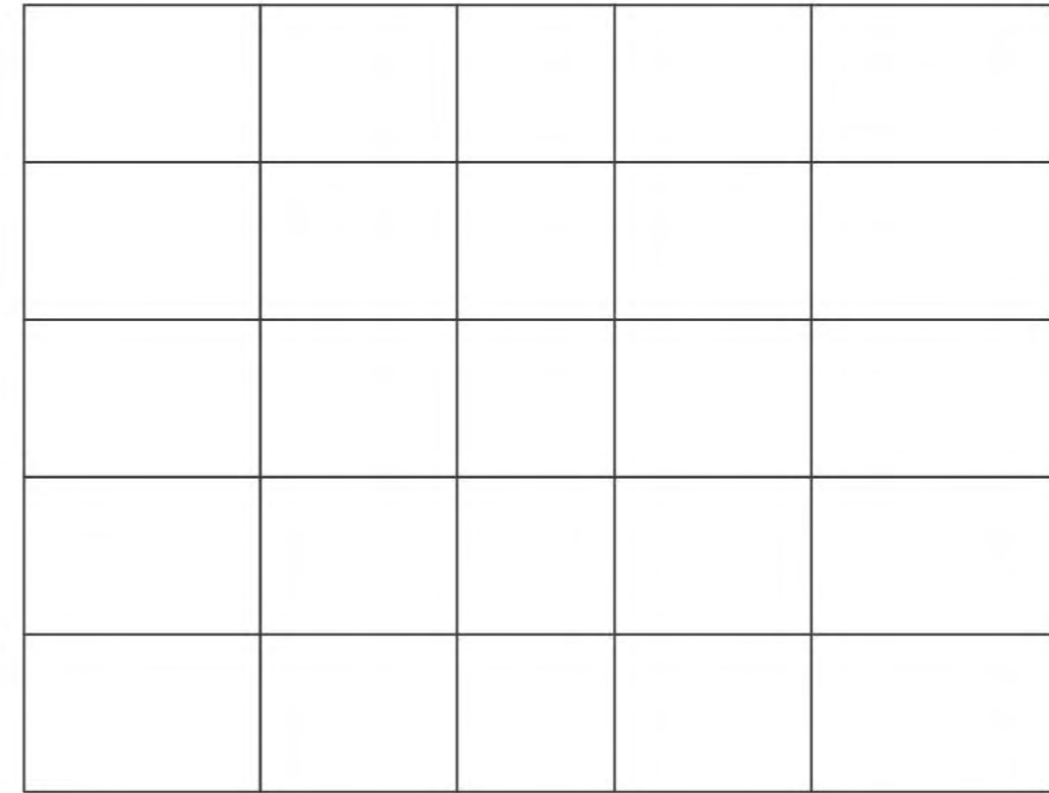
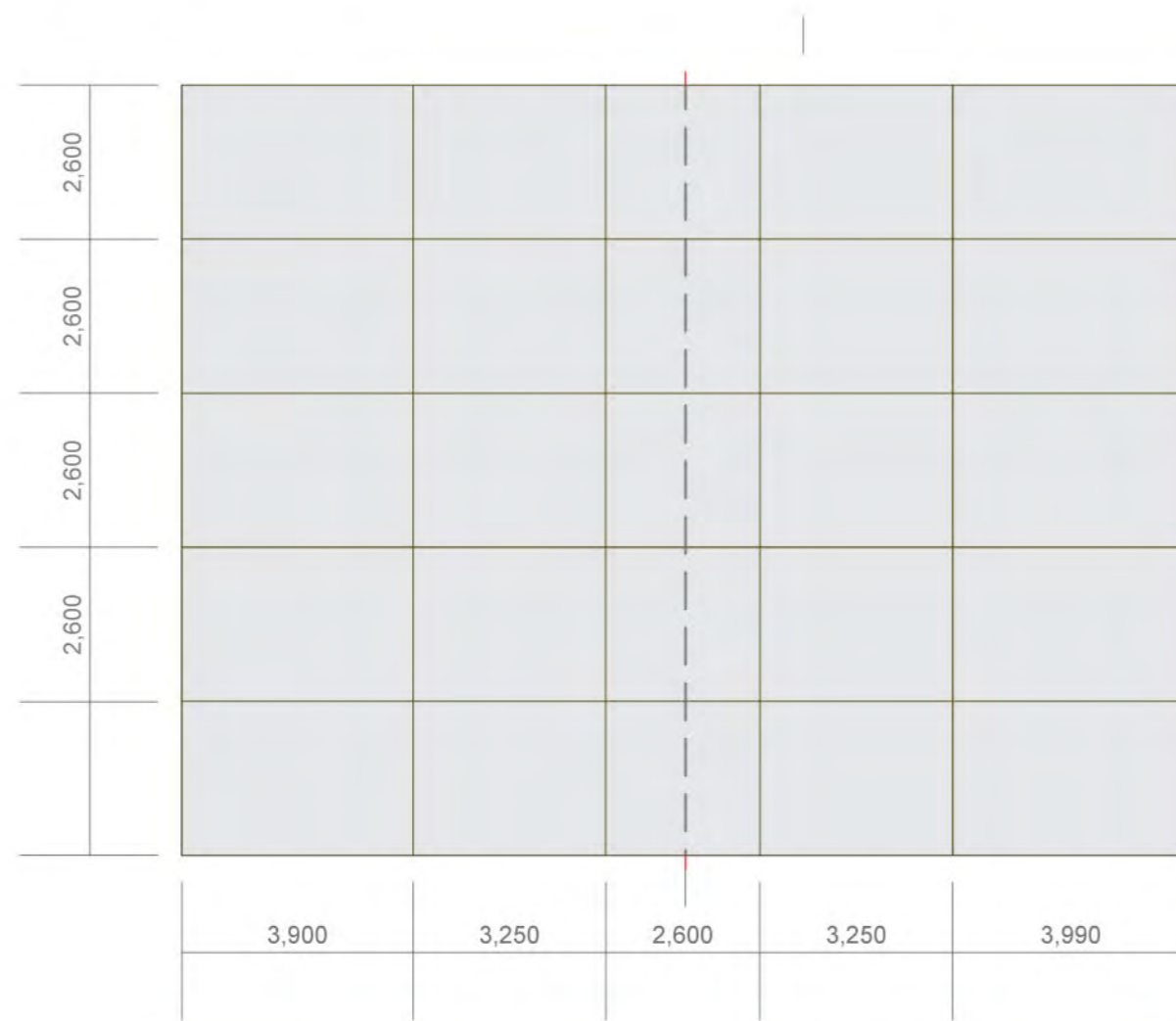
L
Intervention. Archway



Existing state
'Dura-Coignet' dwelling blocks

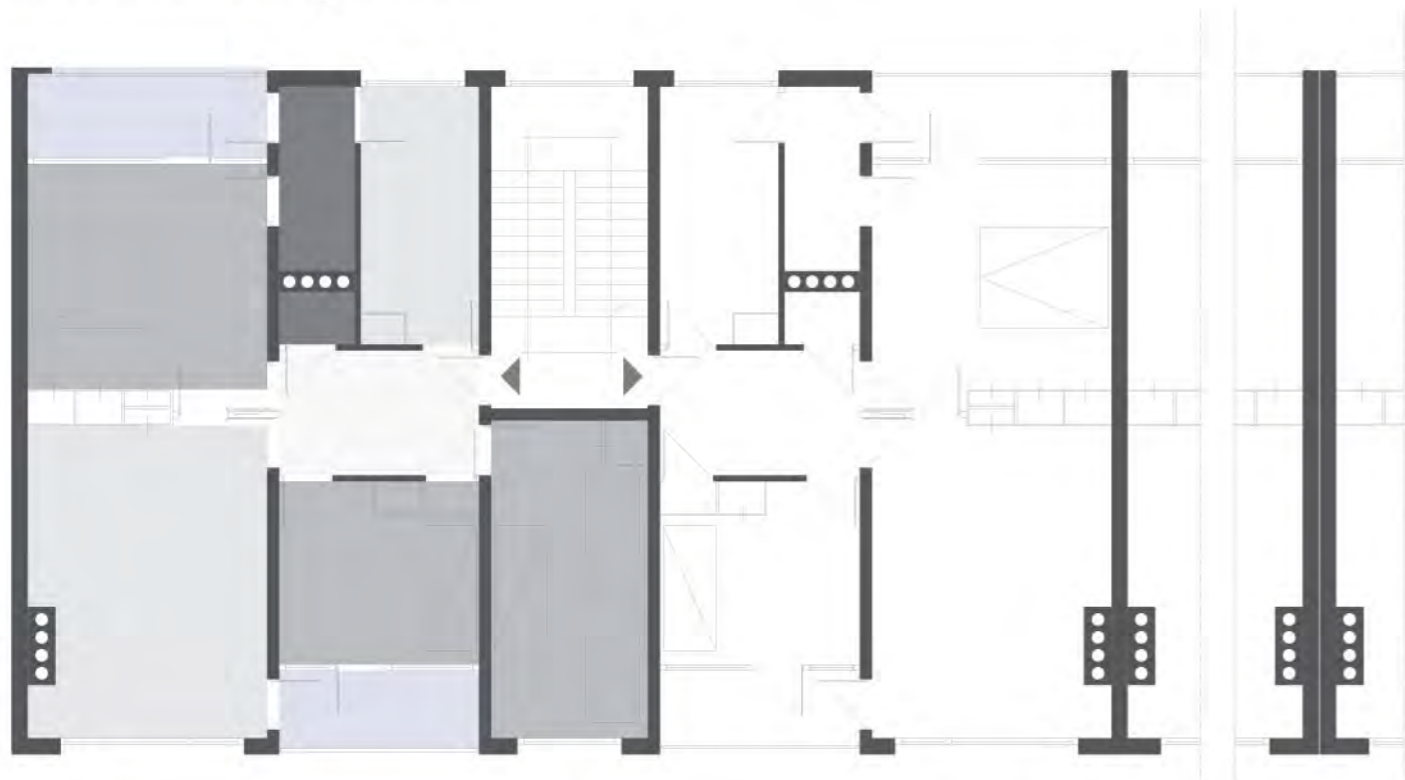


Facade assembling principle

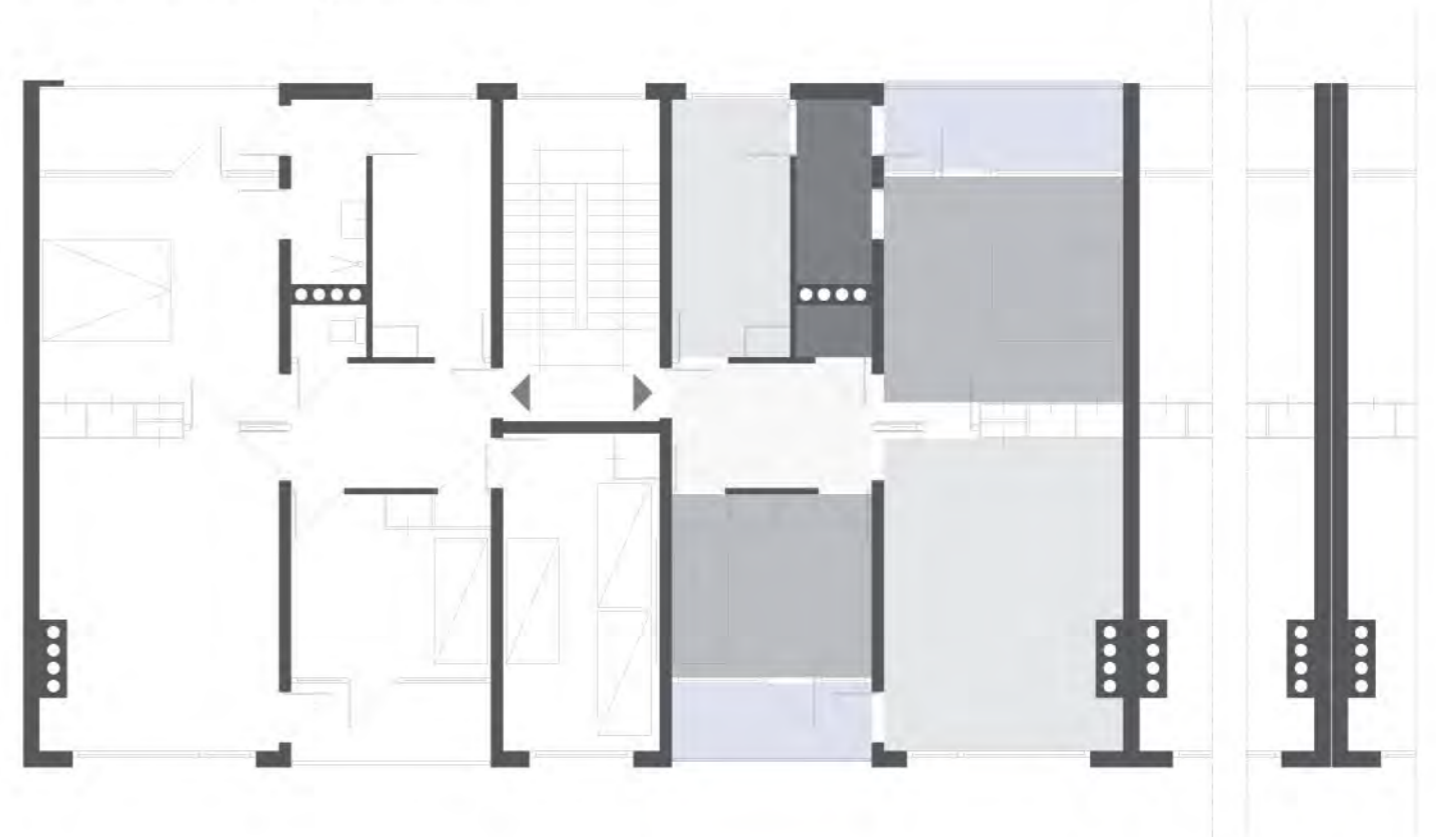


Existing floor plans

Three bedroom apartment



Two bedroom apartment

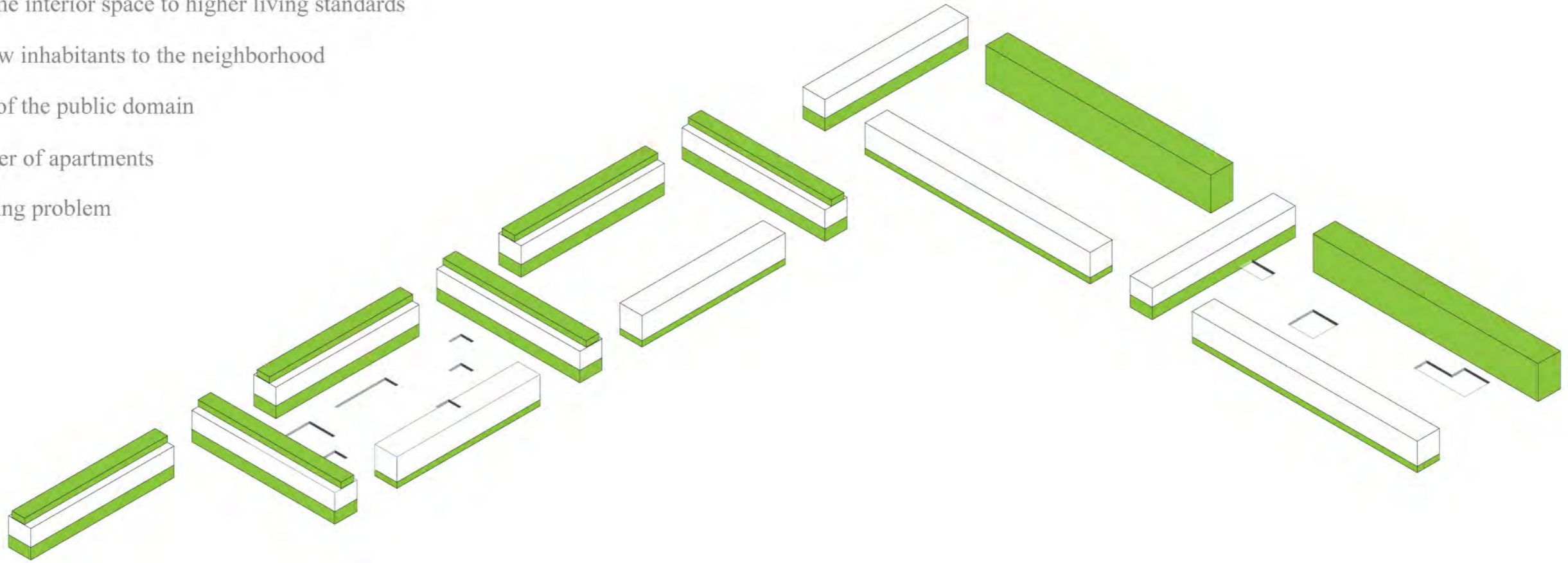


- Living room
- Bed room
- Kitchen
- Hallway
- WC
- Balcony

L Intervention

Design Goals

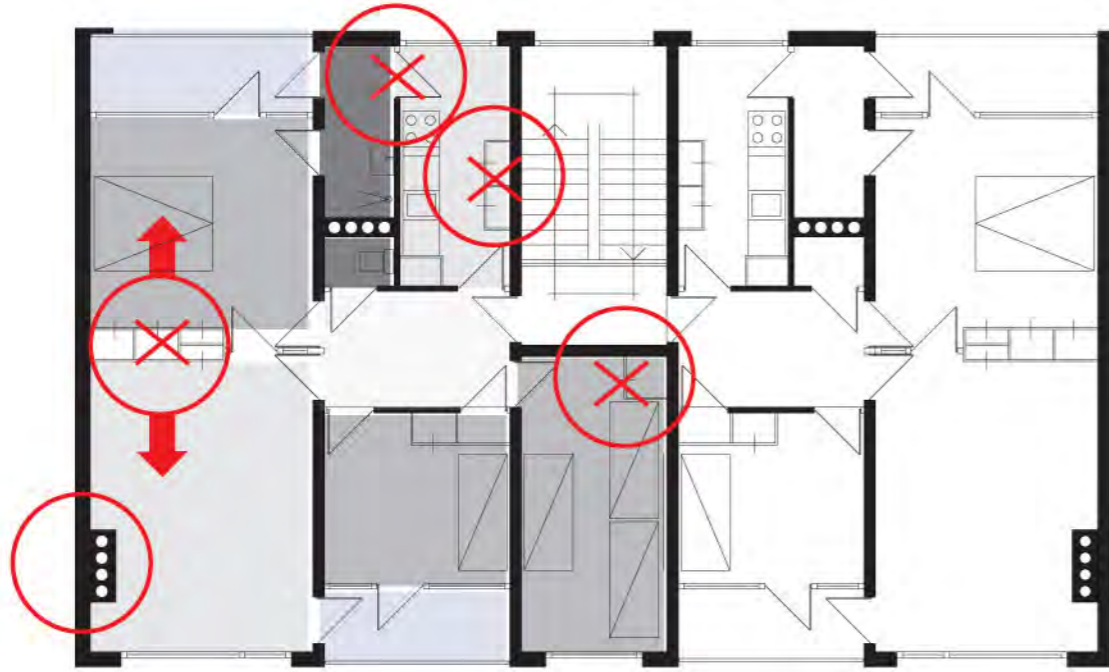
- ▶ Adding of identity
- ▶ Adding of the safety feeling
- ▶ Diversification of the dwelling stock
- ▶ Adjustment of the interior space to higher living standards
- ▶ Attraction of new inhabitants to the neighborhood
- ▶ Diversification of the public domain
- ▶ Increased number of apartments
- ▶ Solving of parking problem



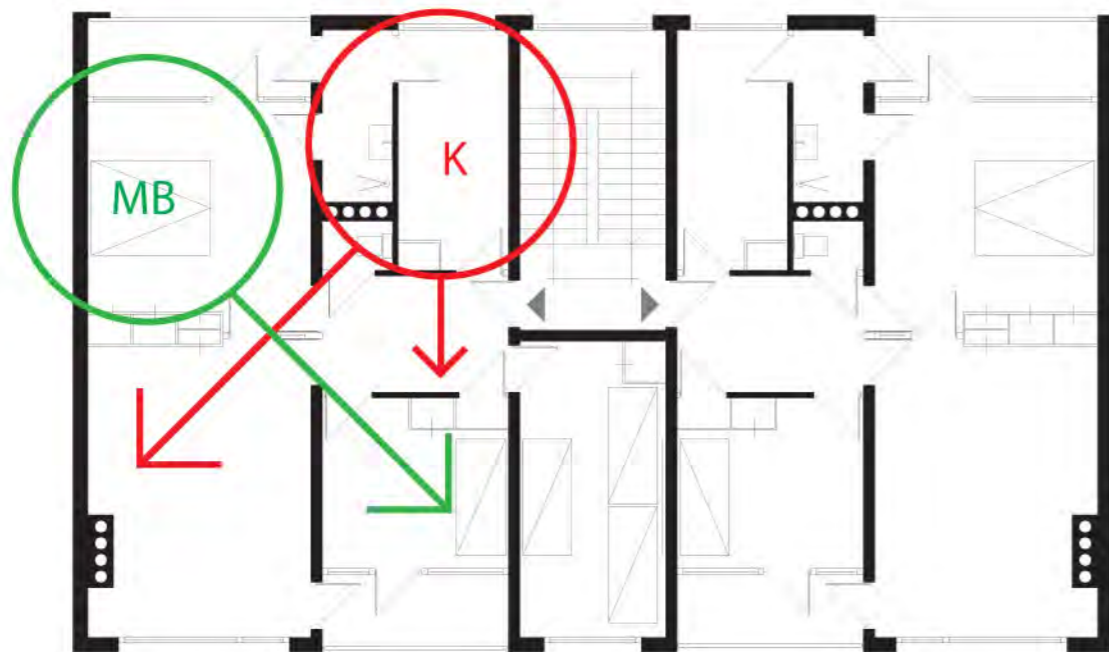
L

Intervention. Floor plans (2nd-5th fl)

Interior changes done by inhabitants



Redesign proposal



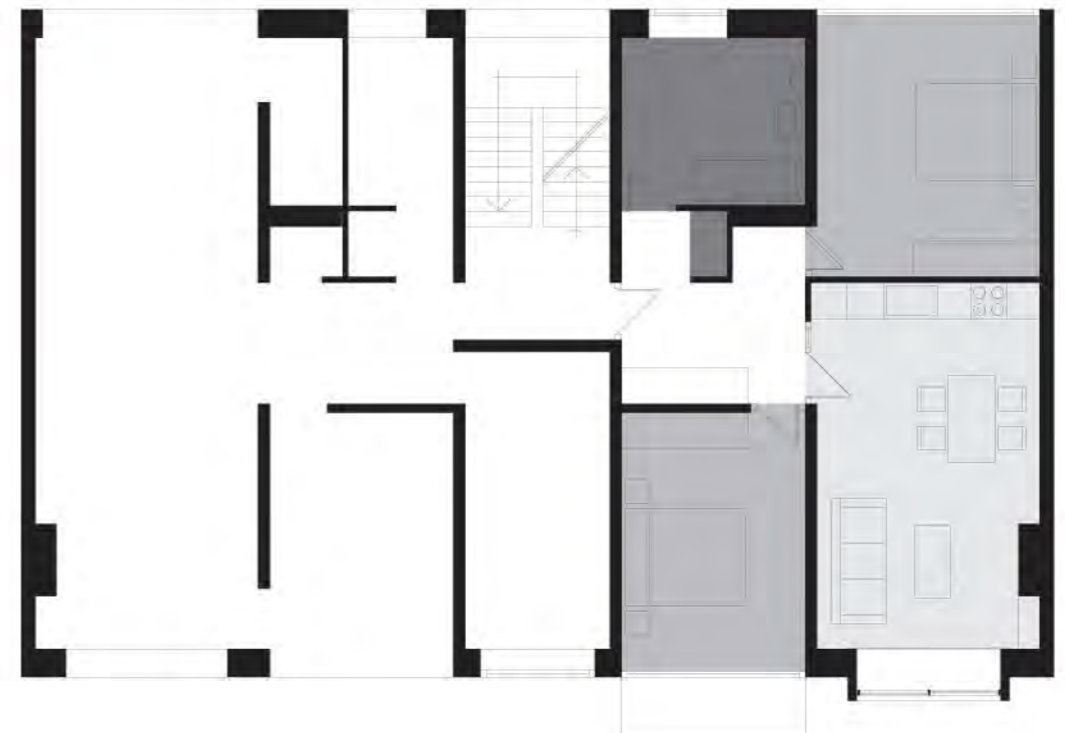
- Living room
- Bed room
- Kitchen
- Hallway
- WC
- Balcony



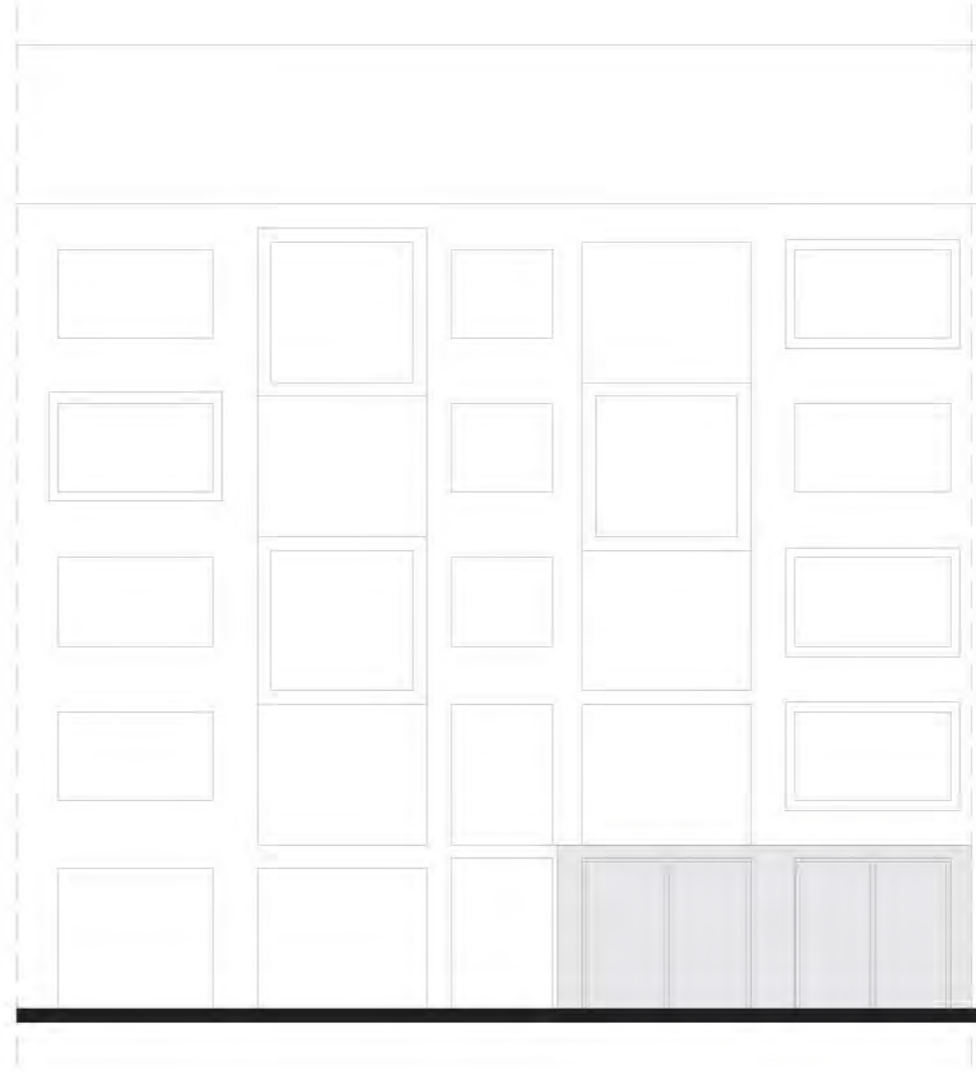
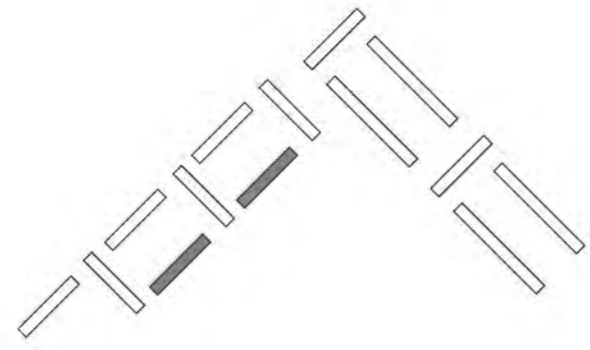
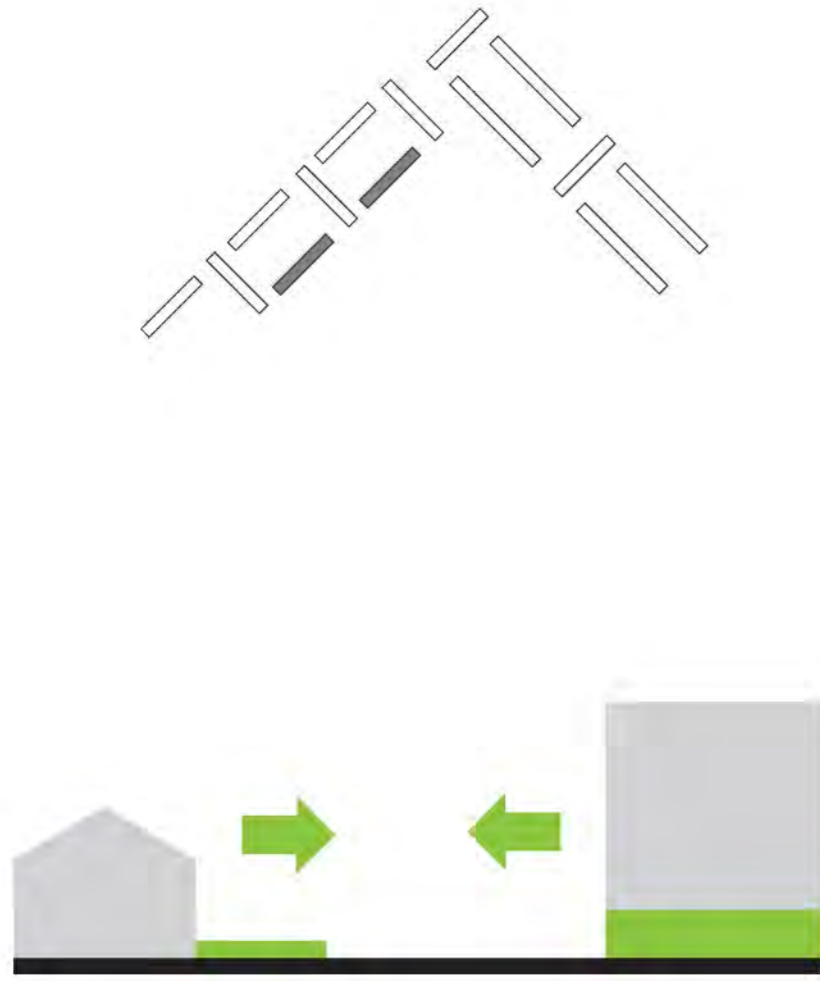
3 bedroom apartment



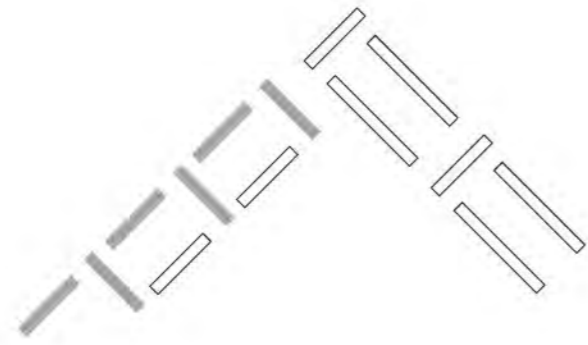
2 bedroom apartment



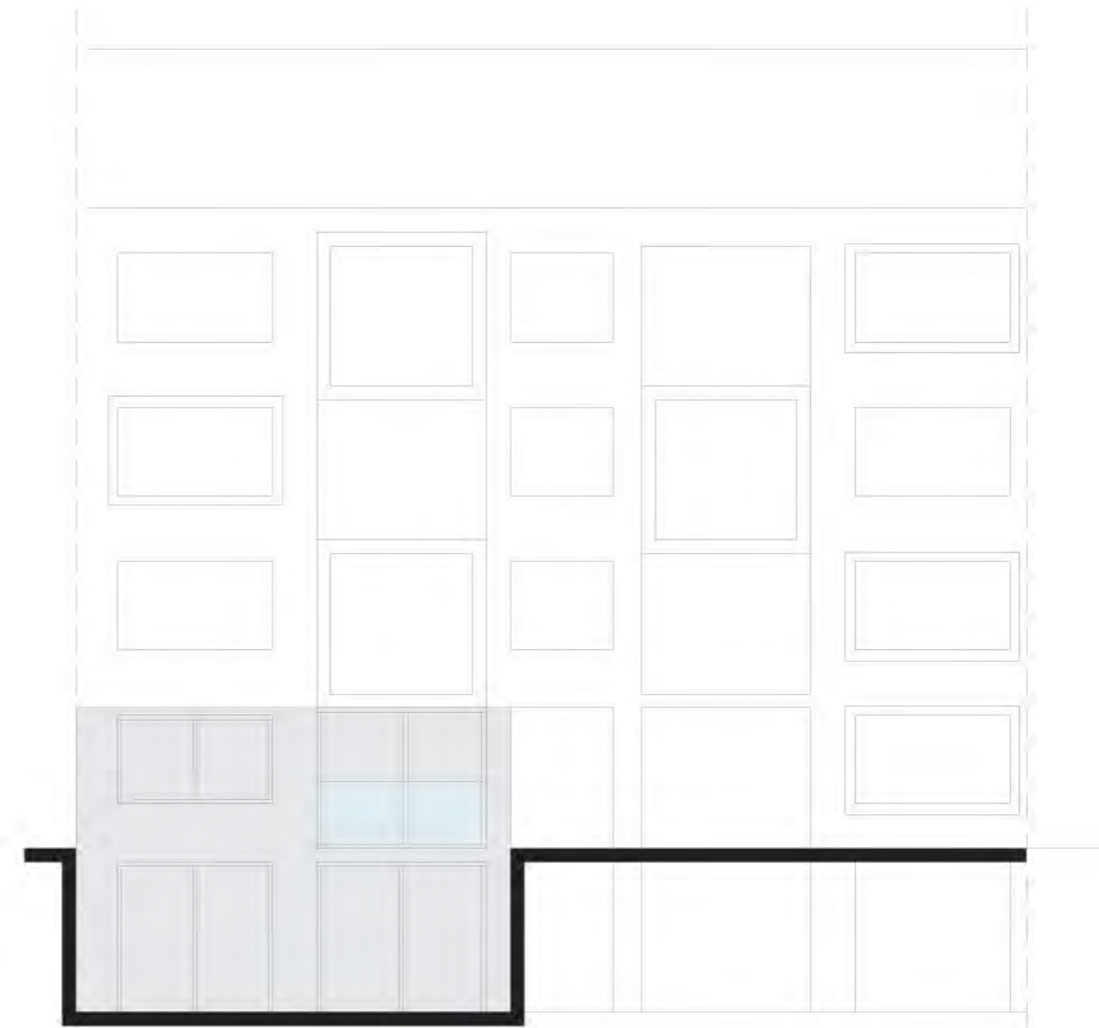
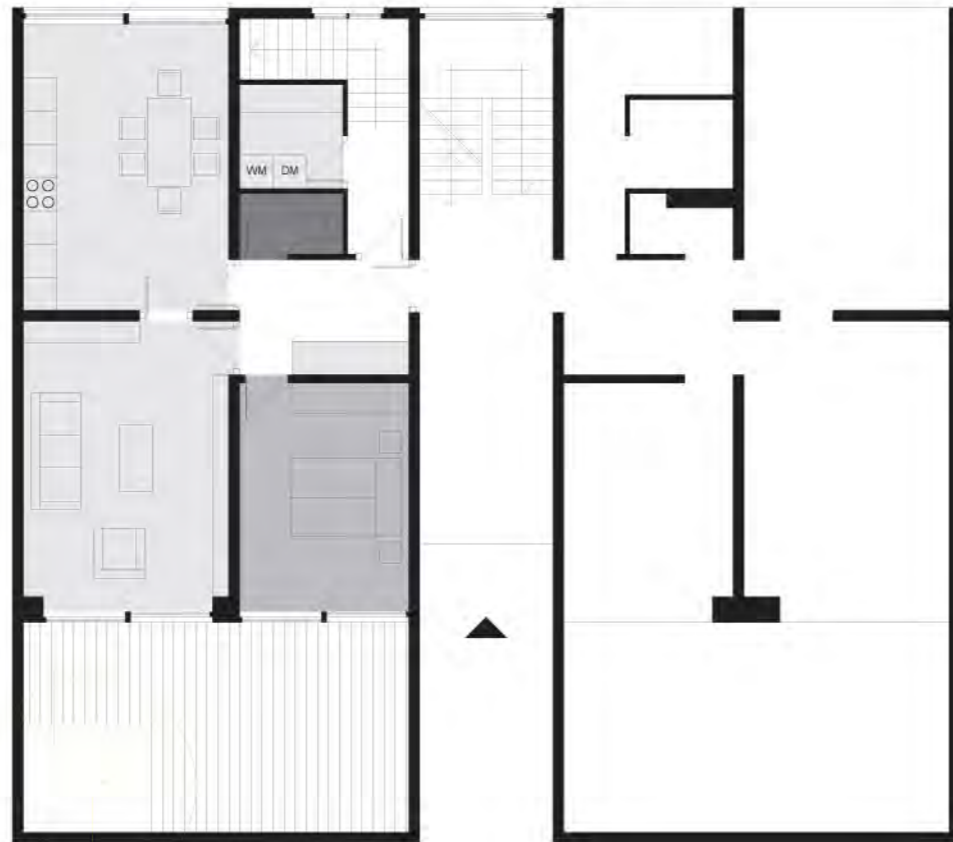
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Intervention. Floor plans. Elderly dwelling



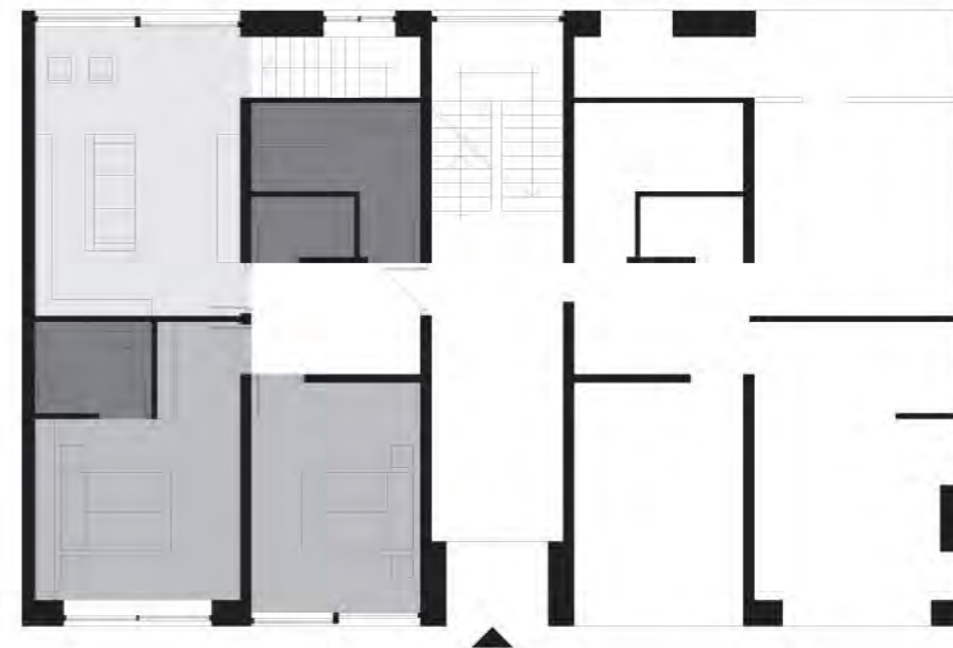
L
Intervention. Floor plans (Gr.fl - 1st fl.)



Ground floor plan

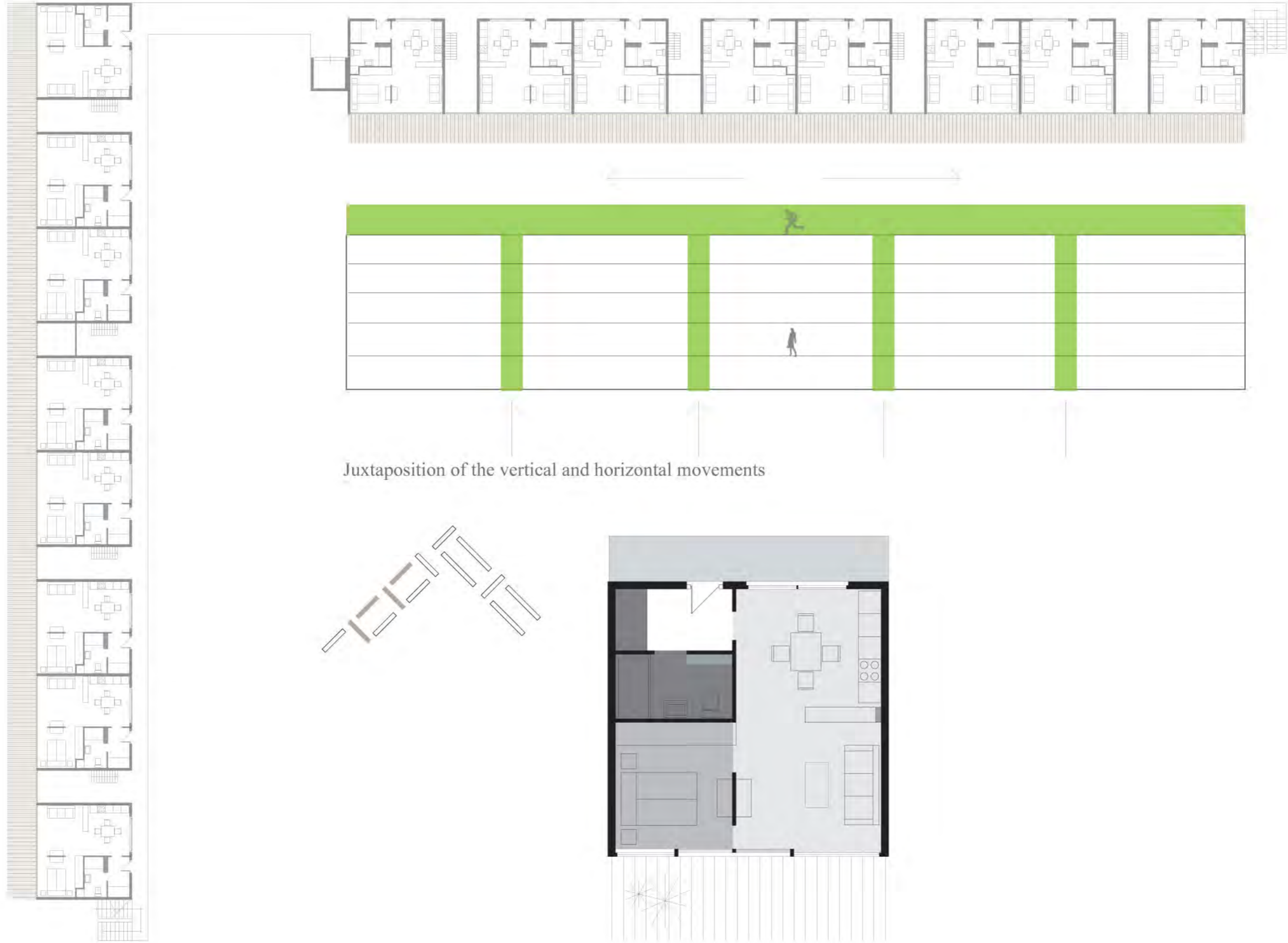


First floor plan



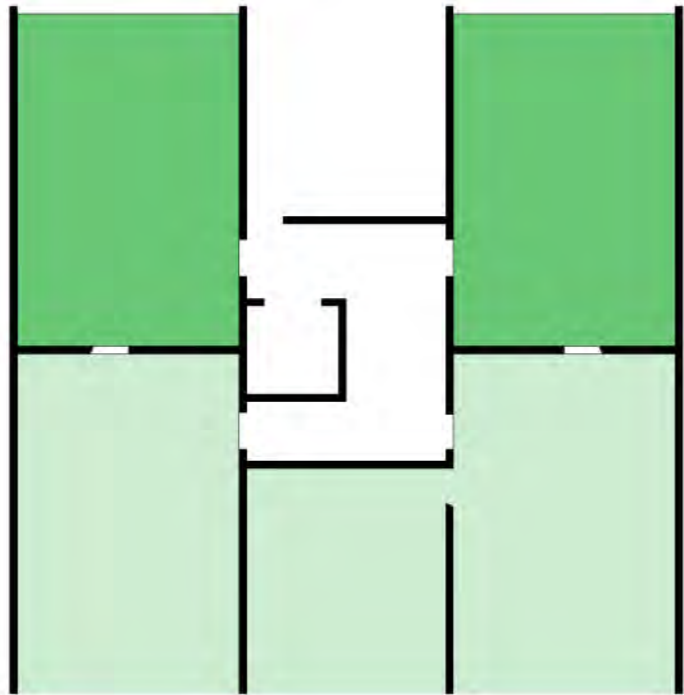
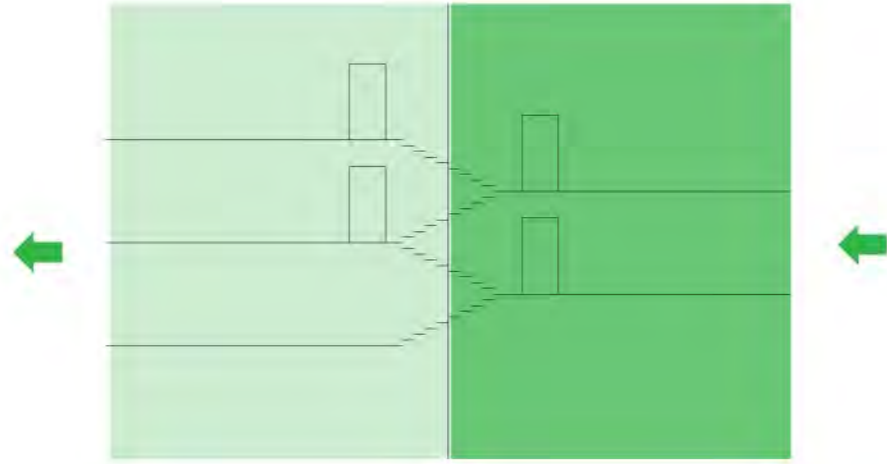
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Intervention. Floor plans. Roof typology

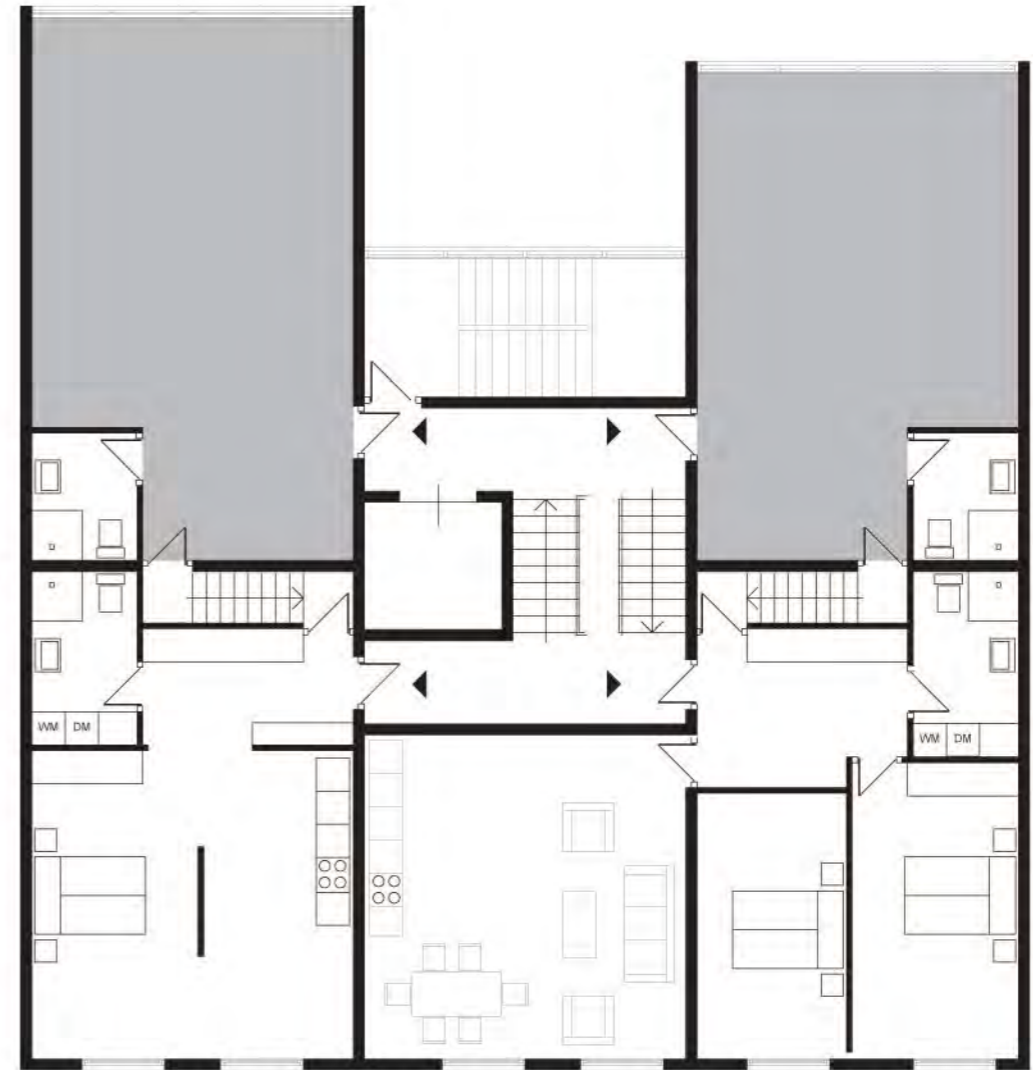


L

Intervention. Floor plans. Dwelling + Office



Dwelling + office
Typical floor plan

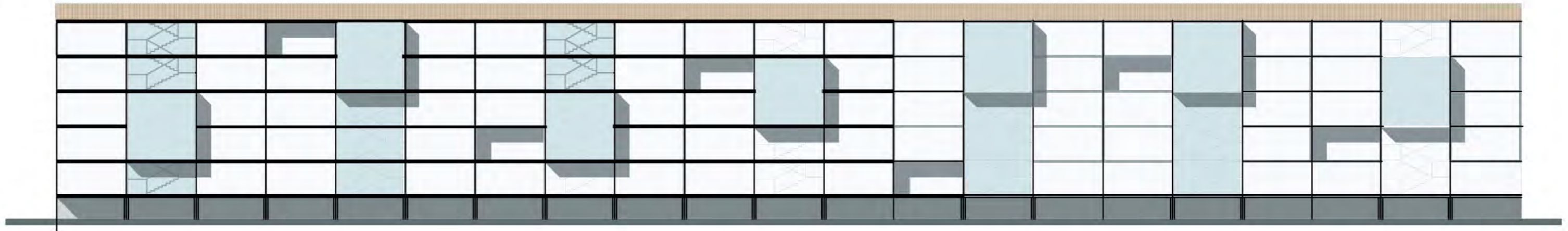


L Intervention. Dwelling + Office facade

Courtyard facade



Street facade



Section A-A



L

Intervention. Facade treatment

Courtyard facade



Street facade



L
Intervention. Facades

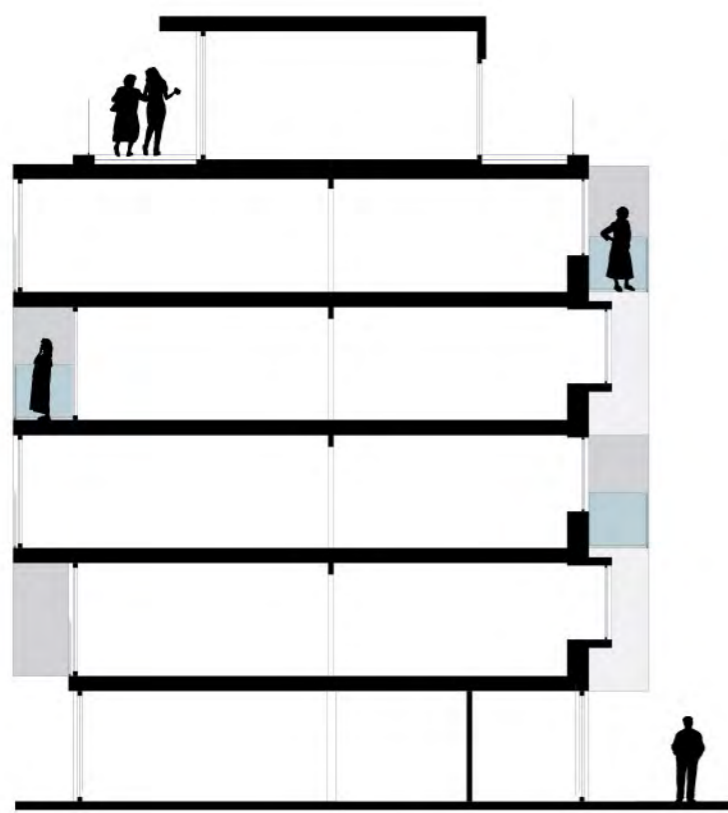
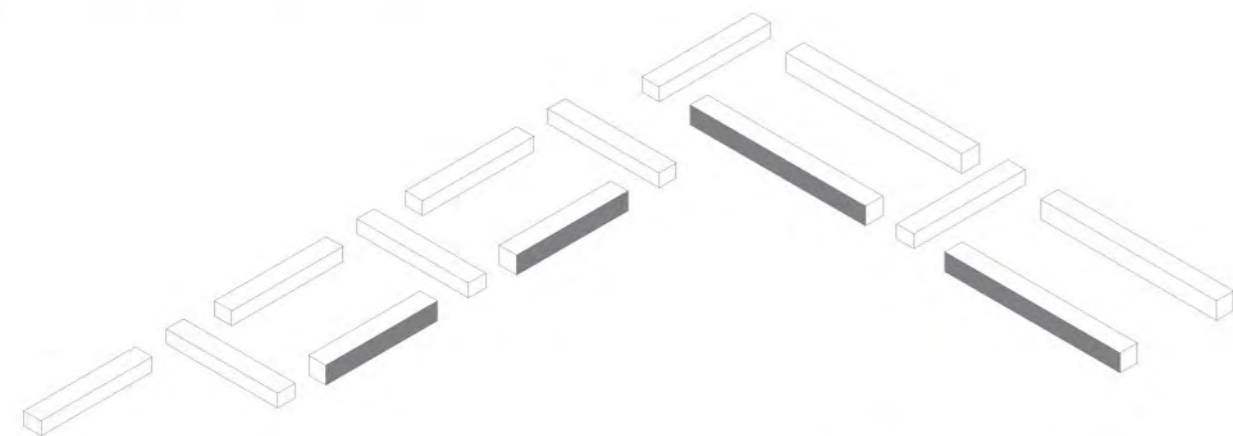
Courtyard facade



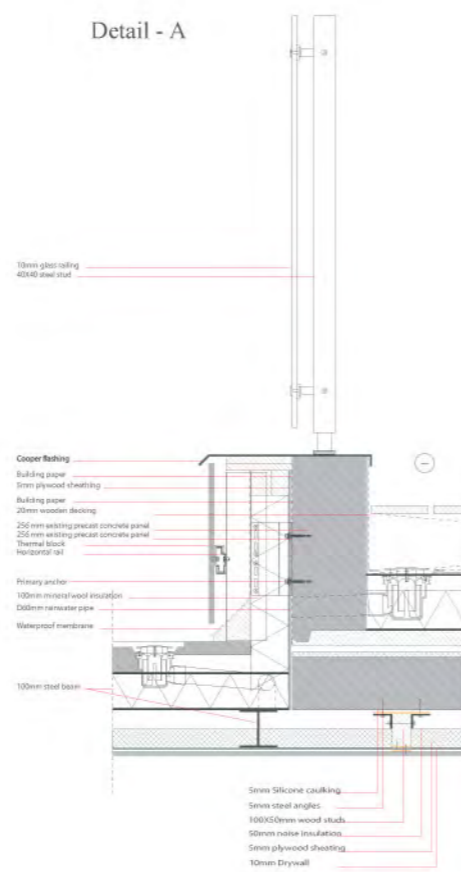
Street facade



L
Intervention.
Street facade materialisation



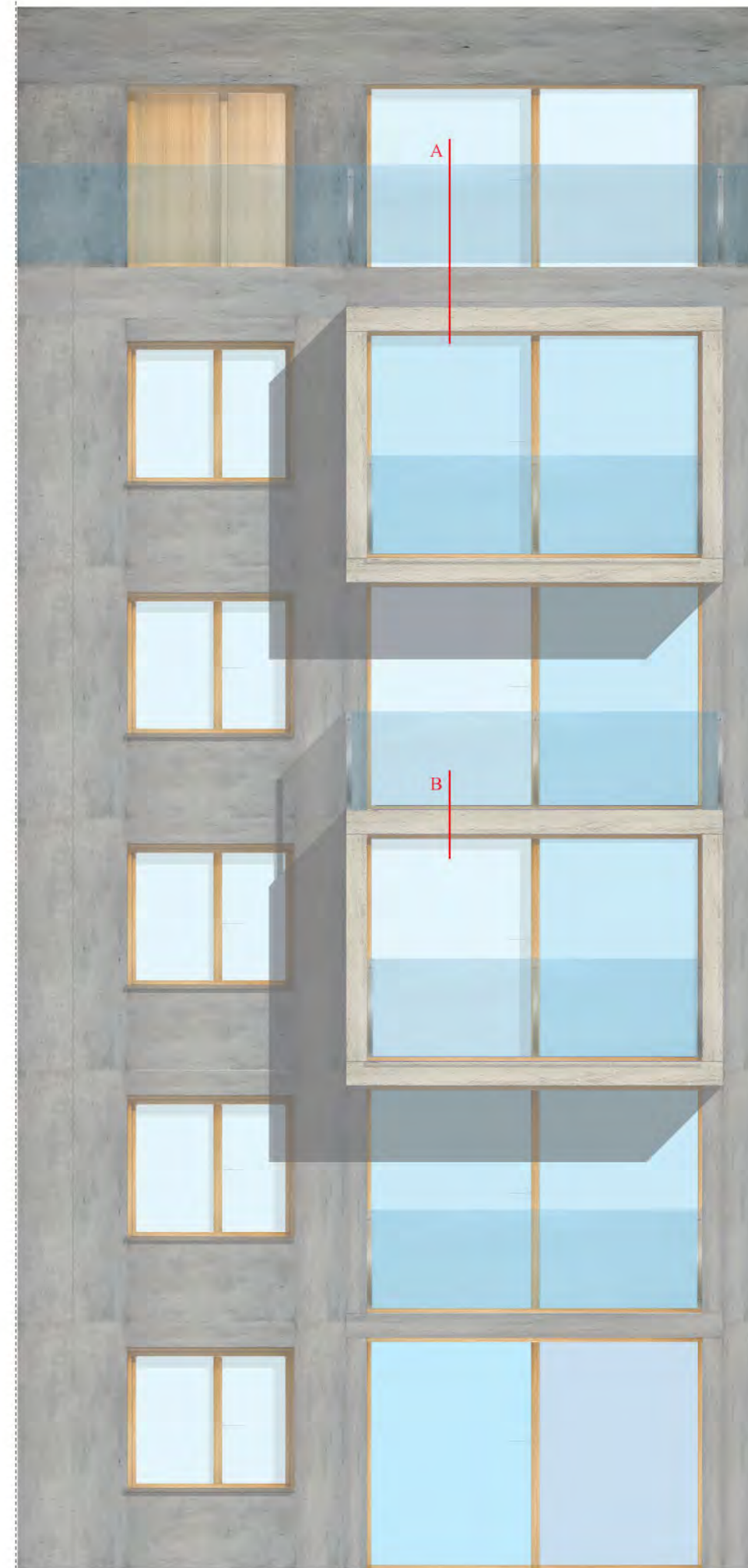
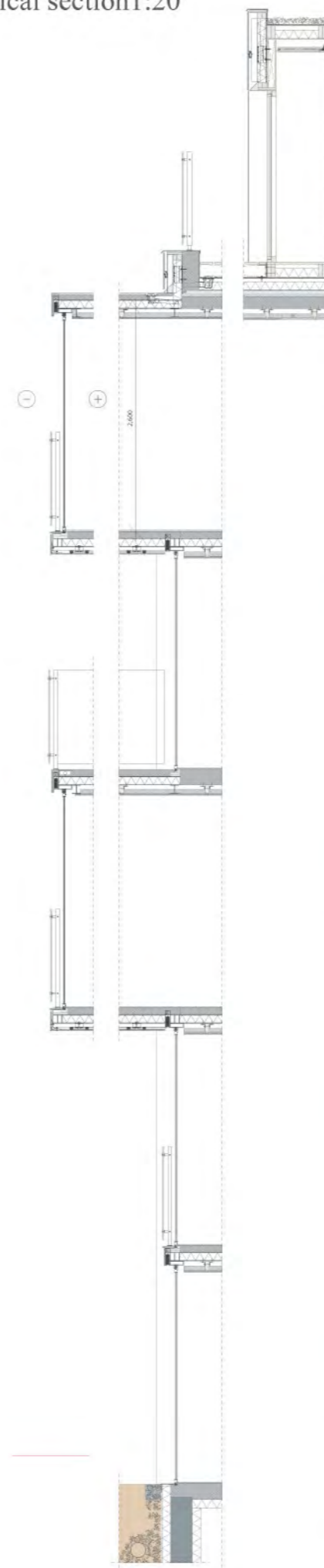
Detail - A



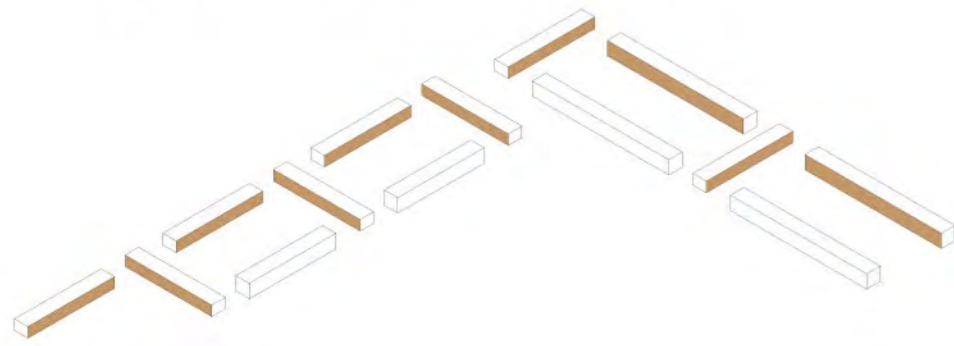
Detail - B



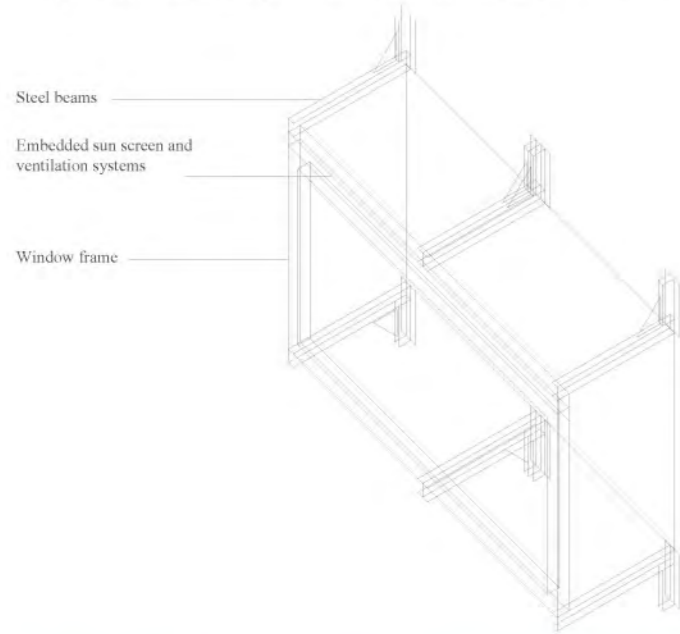
Vertical section 1:20



L Intervention. Courtyard facade materialisation



Bay window extension axonometric view



Facade materialisation samples

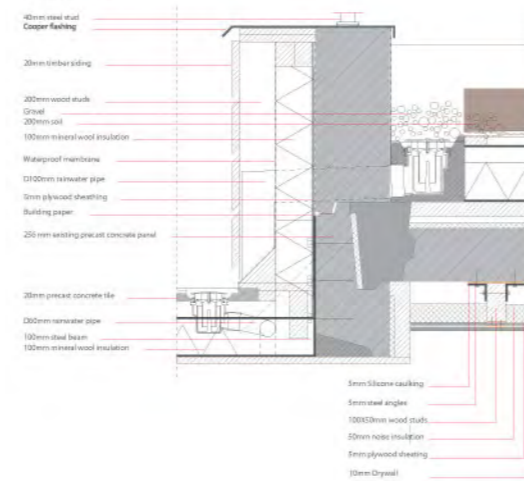
Terracotta finish

Aluminum finish

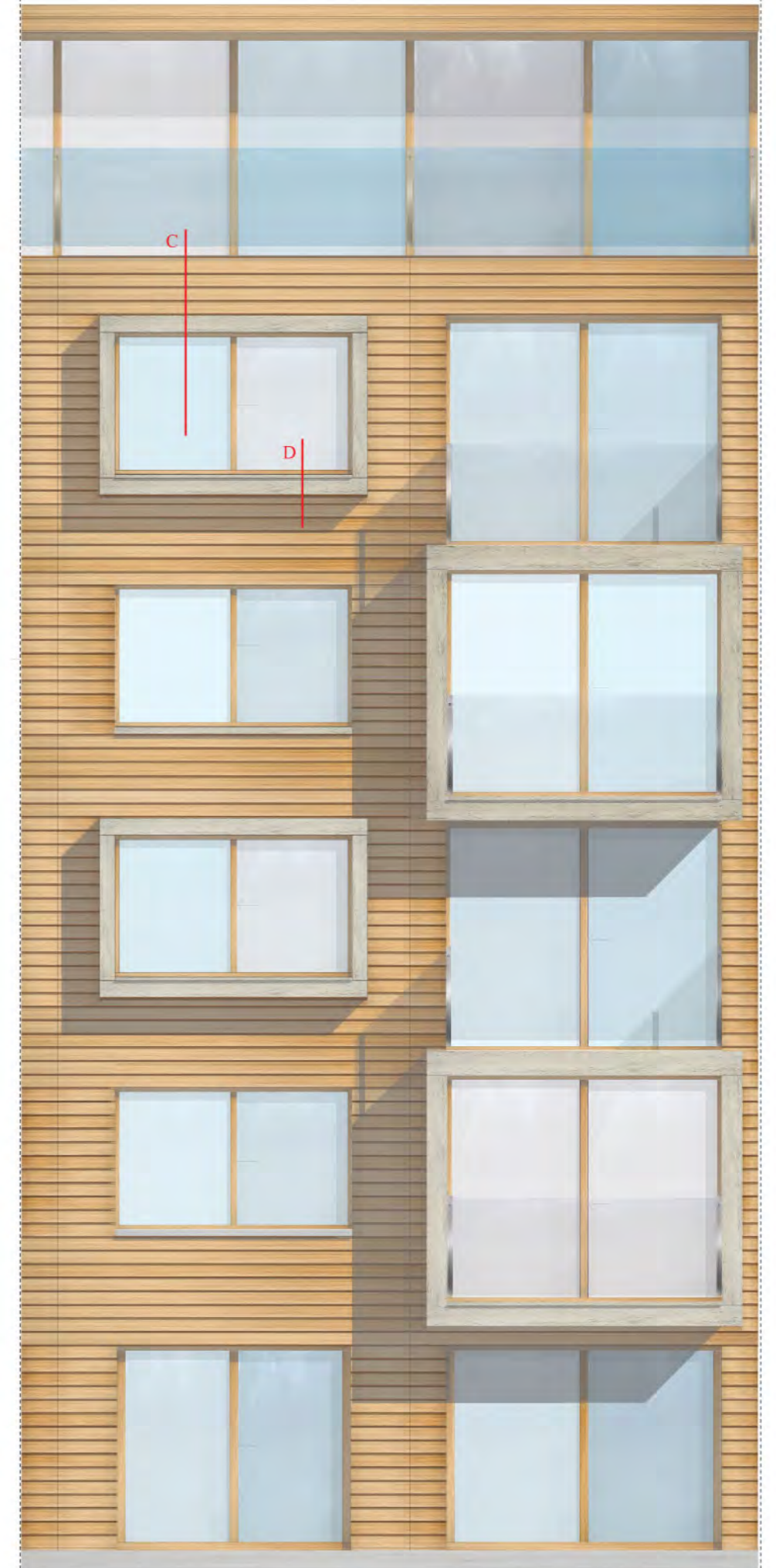
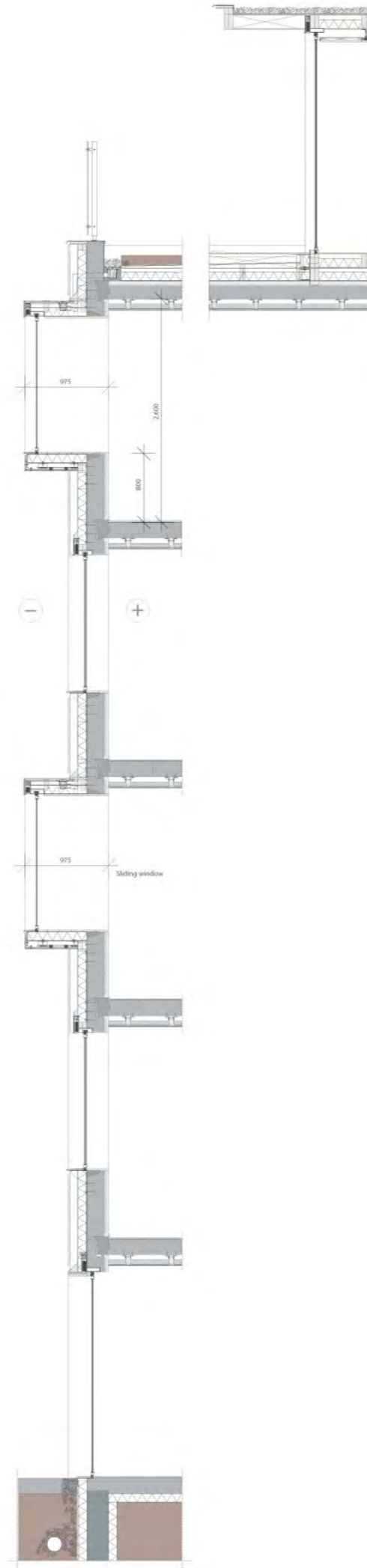
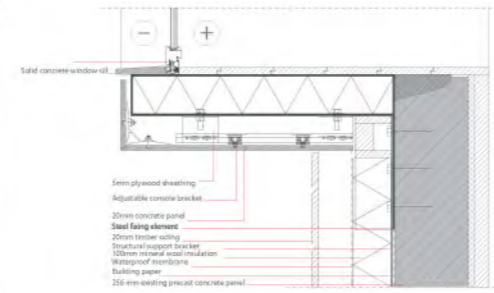
Reused metal finish



Detail - C



Detail - D



L
Intervention. Deck and buildings relation



L

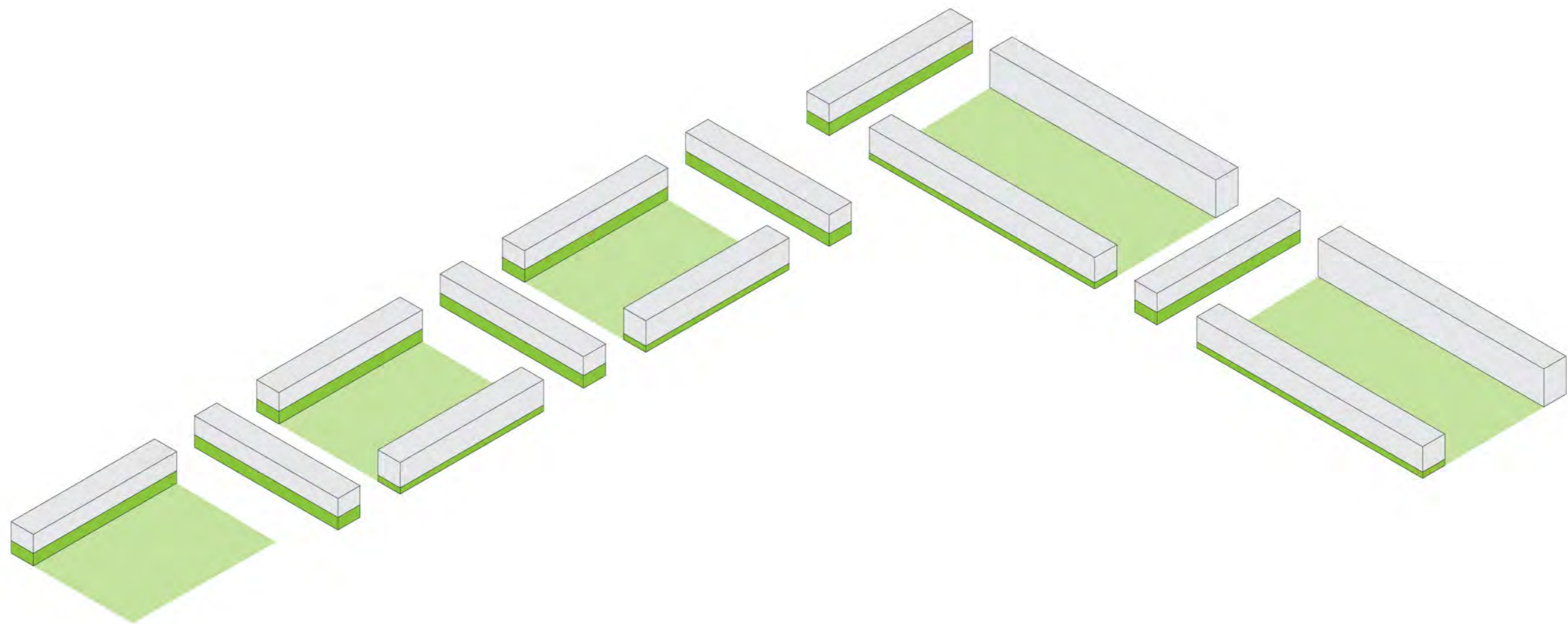
Intervention. Courtyard with deck



M Intervention

Design Goals

- ▶ Adding of the identity
- ▶ Adding of the safety feeling
- ▶ Diversification of the dwelling stock
- ▶ Adjustment of the interior space to the modern living standards
- ▶ Diversification of the public domain



M

Intervention. Facade treatment

Courtyard facade



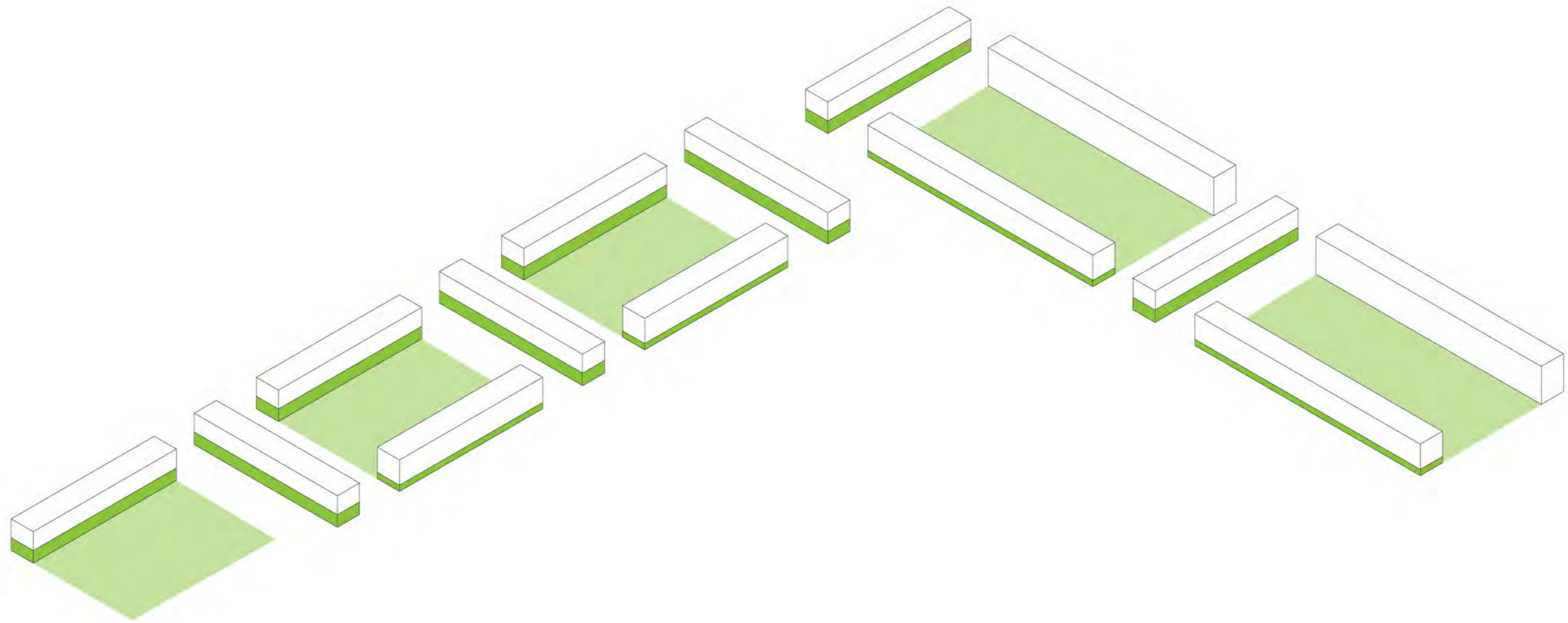
Street facade



S Intervention

Design Goals

- ▶ Adding of identity
- ▶ Adding of the safety feeling
- ▶ Diversification of the dwelling stock
- ▶ Adjustment of the interior space to higher living standards
- ▶ Diversification of the public domain



S

Intervention. Facade renovation.

Courtyard facade



Street facade



The End