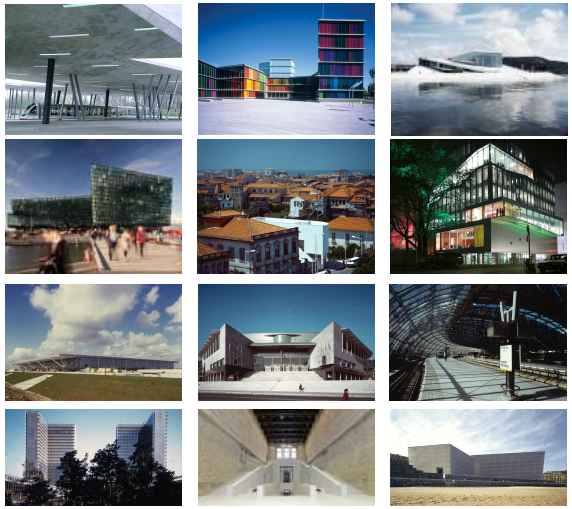
KLEIBURG

2017 European Prize for Contemporary Architecture Mies van der Rohe Award

NL Architects & XVW architectuur



1 %

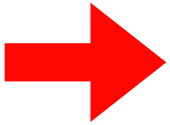
99 %

HOUSING
RE-USE

ARCHITECTURE OF THE ORDINARY

IDEOLOGY OF THE NEW

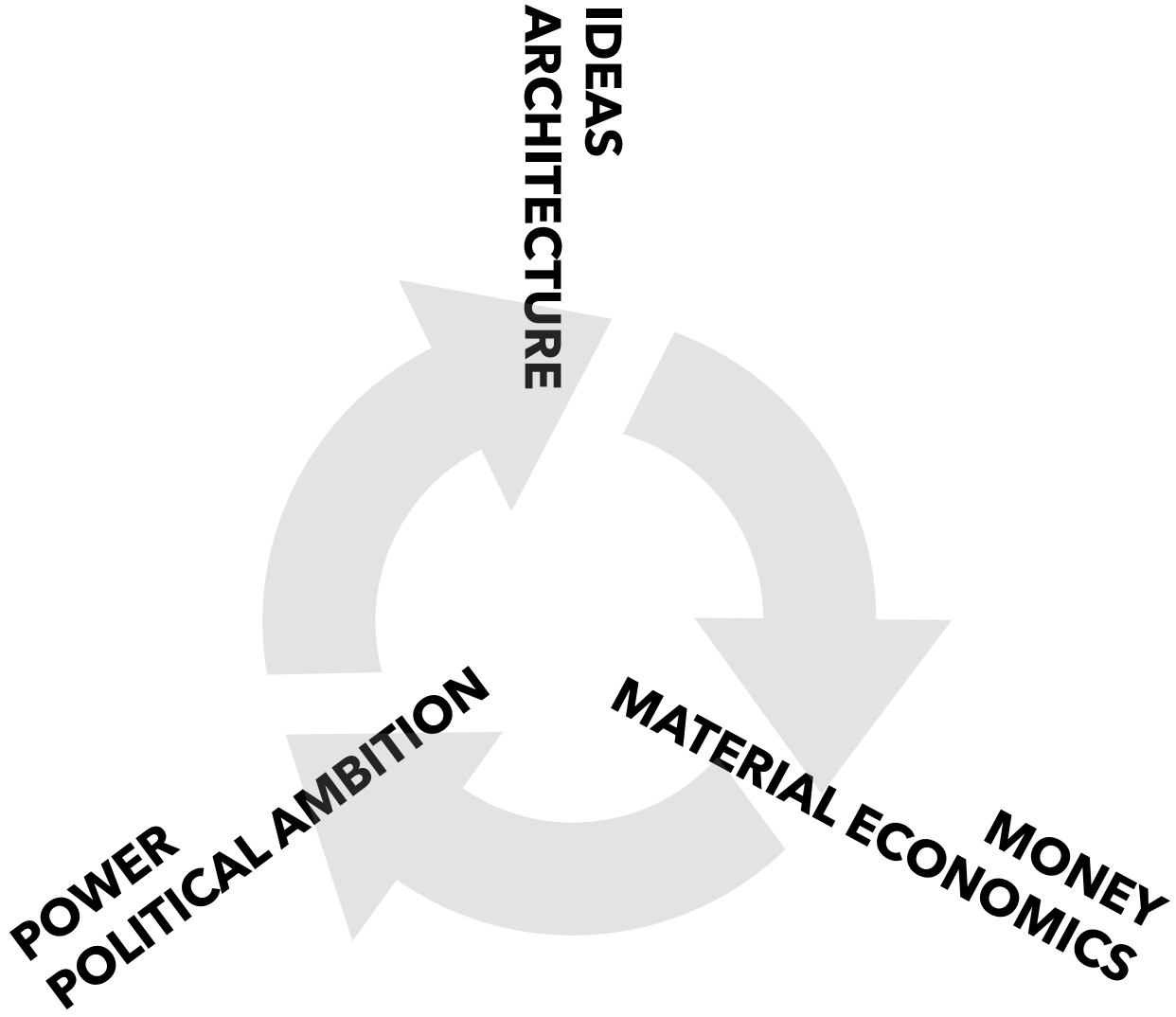
GROWTH



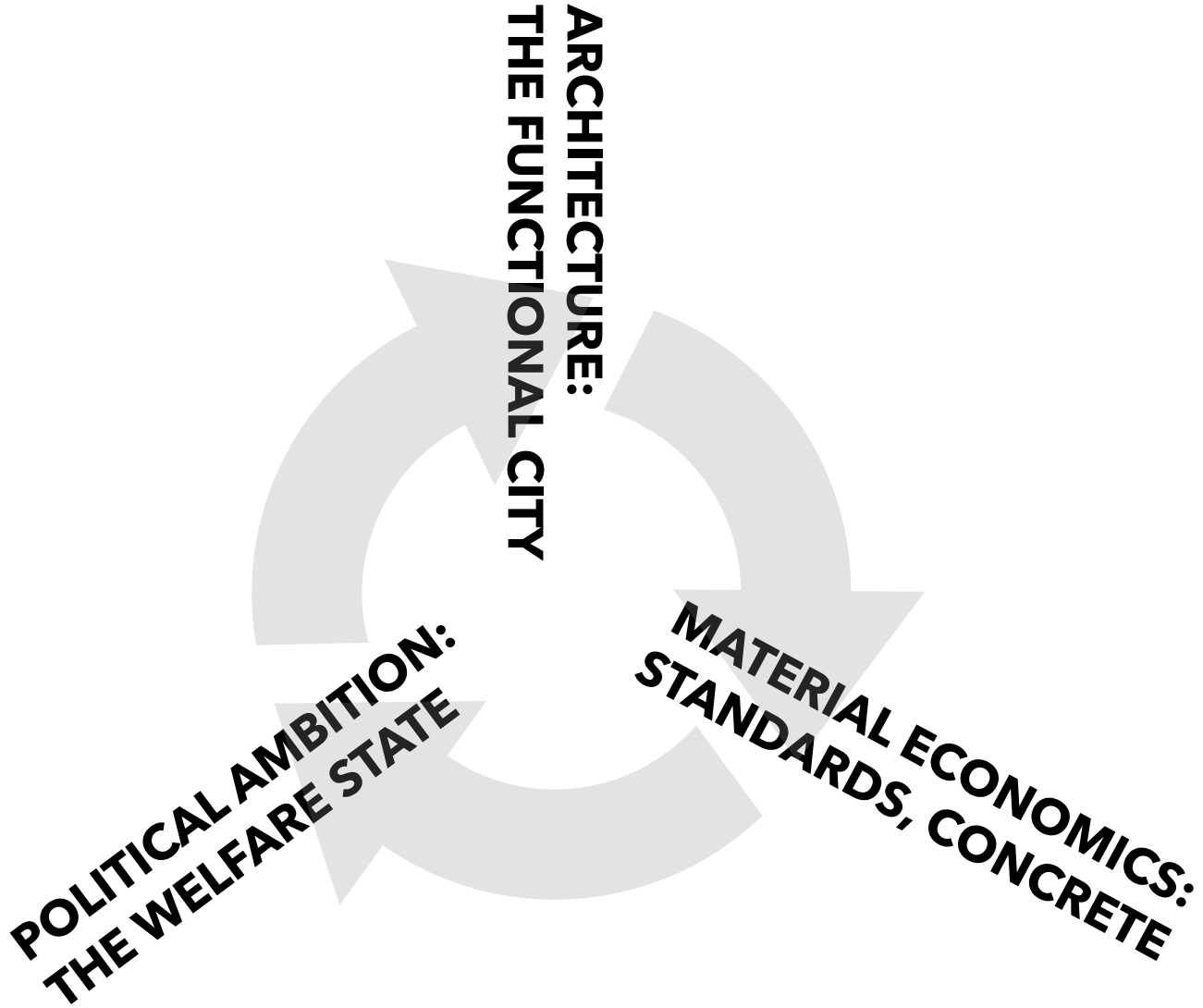
IDEOLOGY OF THE RE-NEWED

'DOUGHNUT ECONOMY'
CIRCULARITY

RE-USE: MORE THAN PRAGMATISM

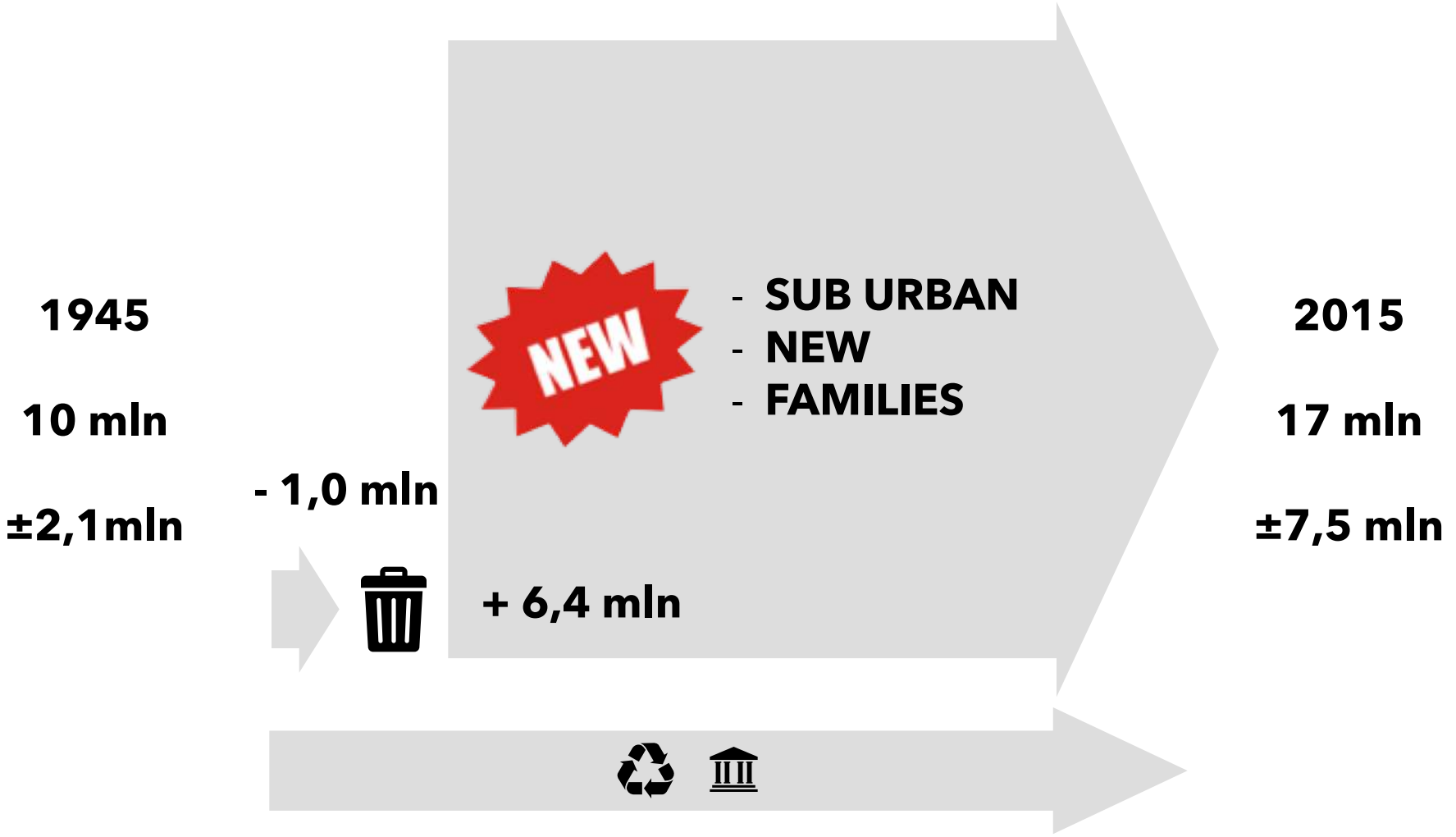


ARCHITECTURE AS PART OF BUILDING



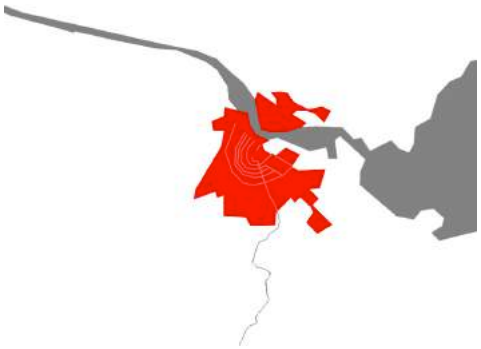
POST-WAR PERIOD: COMMON GROUND

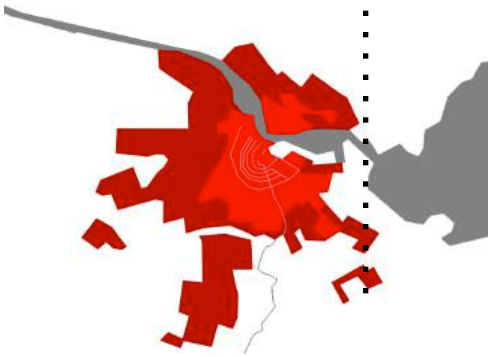
MAKE WAY: BRIGHT FUTURE AHEAD!

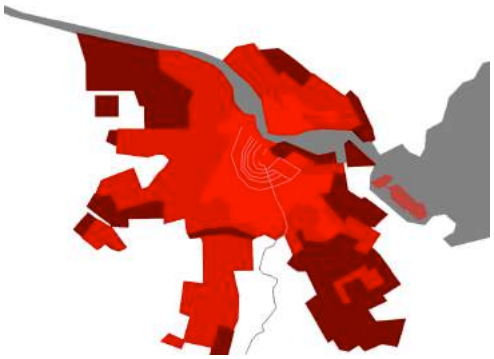


NL: 70 YEARS OF ‘NEW’

BIJLMERMEER







1945

Modernism

welfare state

1975

2000+

Post-Modernism

neo-liberal capitalism

‘EXPLOSION’ OF AMSTERDAM

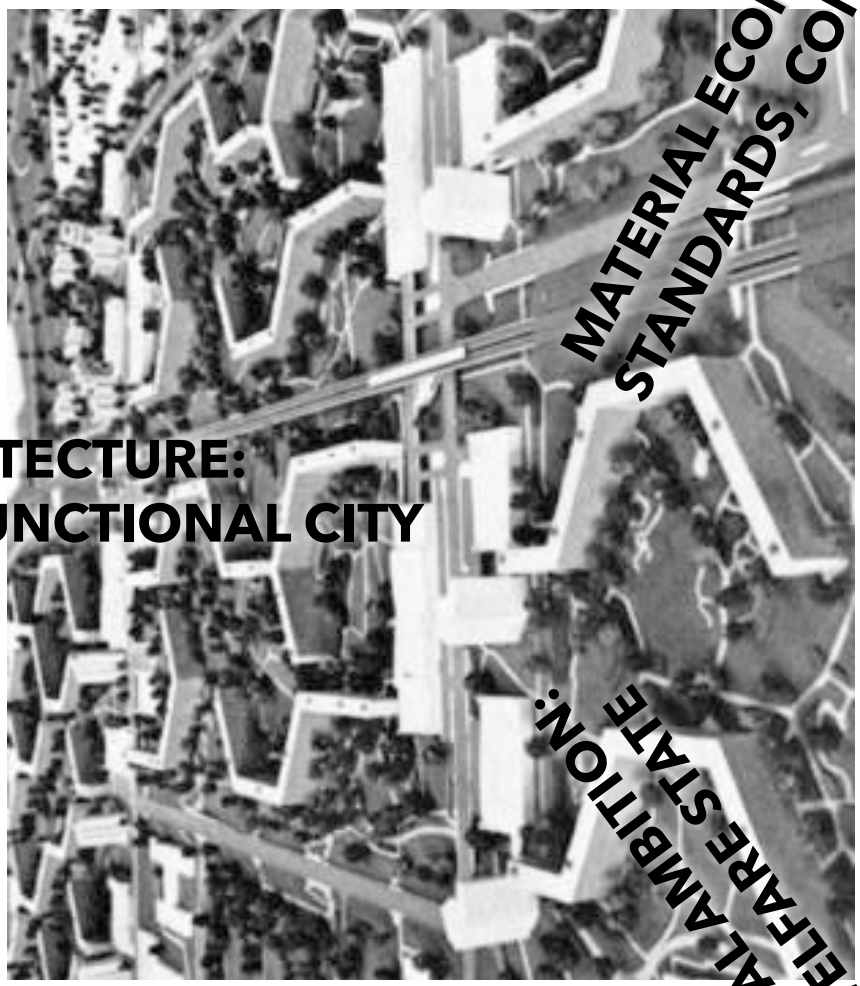
THE CITY OF THE FUTURE!

Vienna
Toulouse

Geneva
Amsterdam

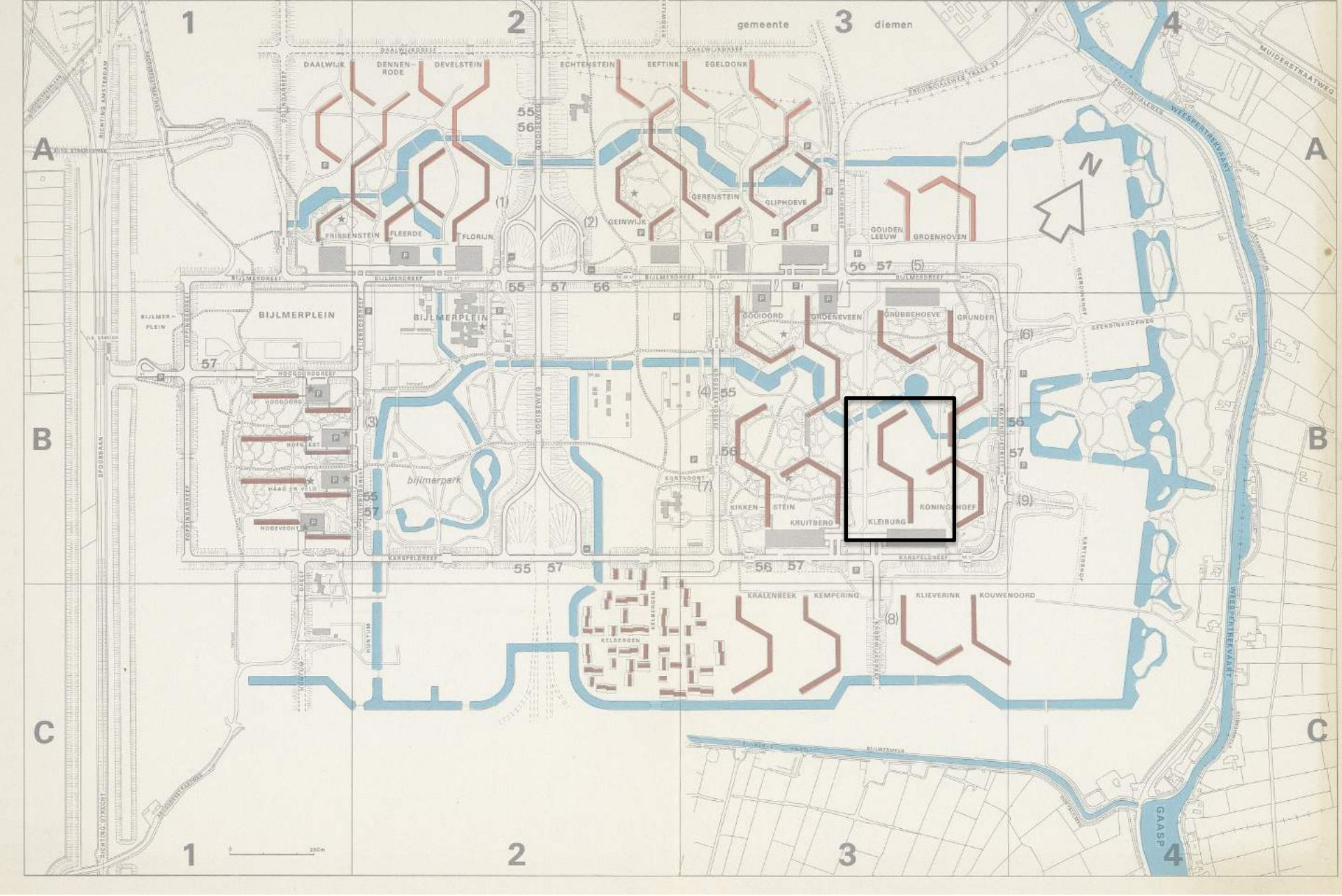
HOUSING FOR THE 99%: A EUROPEAN PROJECT

ARCHITECTURE:
THE FUNCTIONAL CITY



MATERIAL ECONOMICS:
STANDARDS, CONCRETE

POLITICAL AMBITION:
THE WELFARE STATE



40.000 UNITS, 90% HIGH RISE

Durgerdam
AMSTERI
Buiten IJ
Ouddiemen
Diemerbrug
Groot
Duiven drechtsche
Polder
Gaasperdam

TABULA RASA

337 units
23 types

995 units

40.000 units
30 types

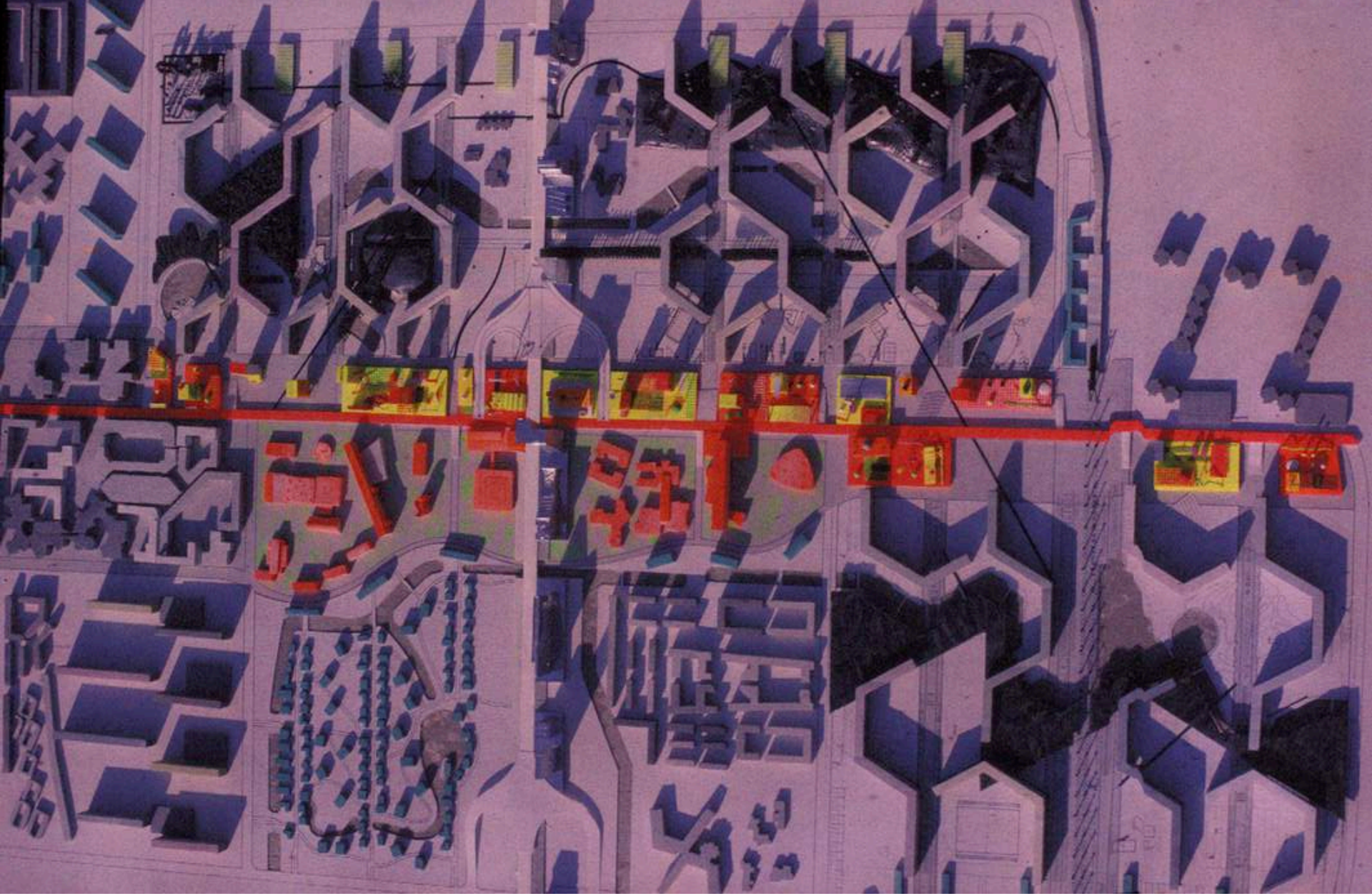
EXPERIMENT → **ECONOMY OF SCALE**

GENEALOGY OF BIJLMERMEER

KLEIBURG: 400+M LONG

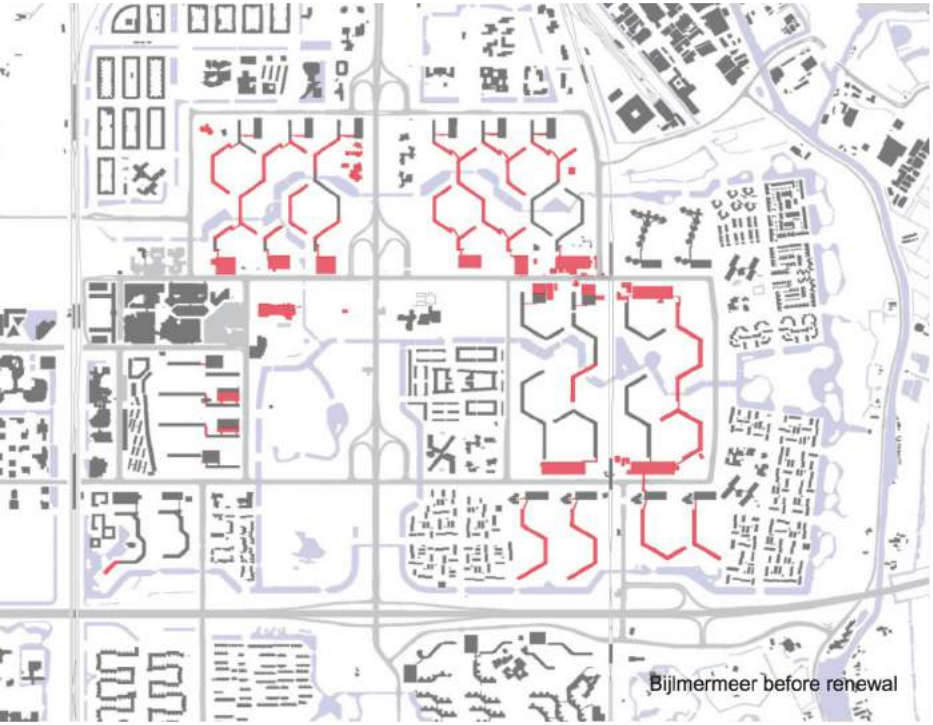
KLEIBURG'S DESIGNERS

DIFFERENT ‘FUTURE’…



ONLY 10 YEARS GOING: ‘RE-USE’?

Source: website OMA



...FOLLOWED BY CREATIVE DESTRUCTION

Bijlmermeer, Amsterdam, 1968–2010
Photograph by Sergio Felter, 2010 / sergiofelter.tumblr.com

Aylesbury Estate, London, 1977–2010
Photograph by Lewis Whyld / PA Archive / PA Images

ERASING THE FUTURE

Source: 'Four walls and a Roof' by R. De Graaf

ERASING THE CITY OF THE FUTURE: A EUROPEAN PROJECT

Verzet tegen sloop flat Kleiburg

Bijlmerflat te koop voor één euro

Bijlmermeer Akkoord dichtbij over omvormen sloopflat tot cascowoningen voor verkoop

Martijn Blom: 'We verwachten dat het tegengaan van anonimiteit de betrokkenheid bij de flat zal vergroten.' FOTO MARJOLIJNE PERQUIN

Kleiburg wordt klusflat

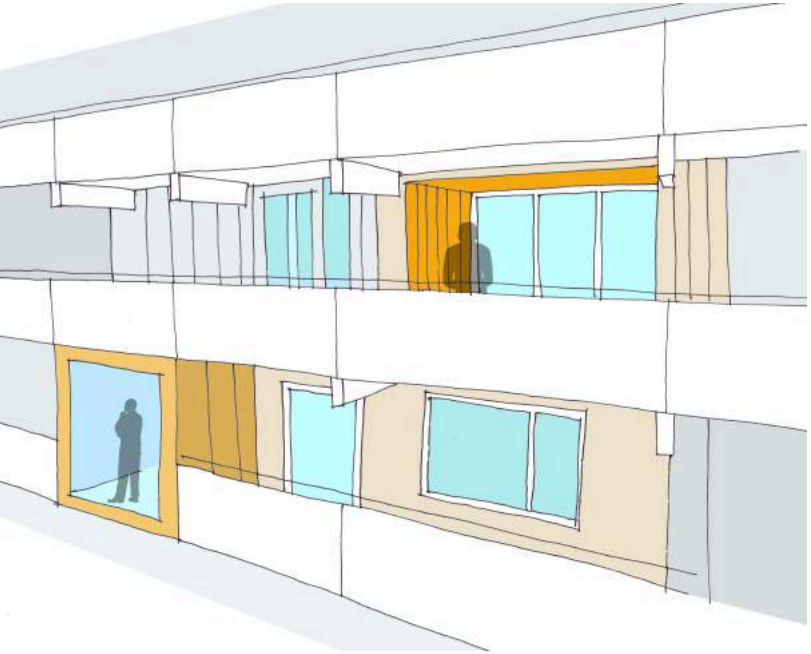
IMMINENT DESTRUCTION AVERTED

still from film by Jeroen Visser

IMAGE AND REALITY

SIMPLE BUSINESS CASE
AS AFFORDABLE AS SOCIAL HOUSING
ANYTHING IS POSSIBLE: BUILD YOUR OWN DREAM

AFFORDABLE FLEXIBILITY



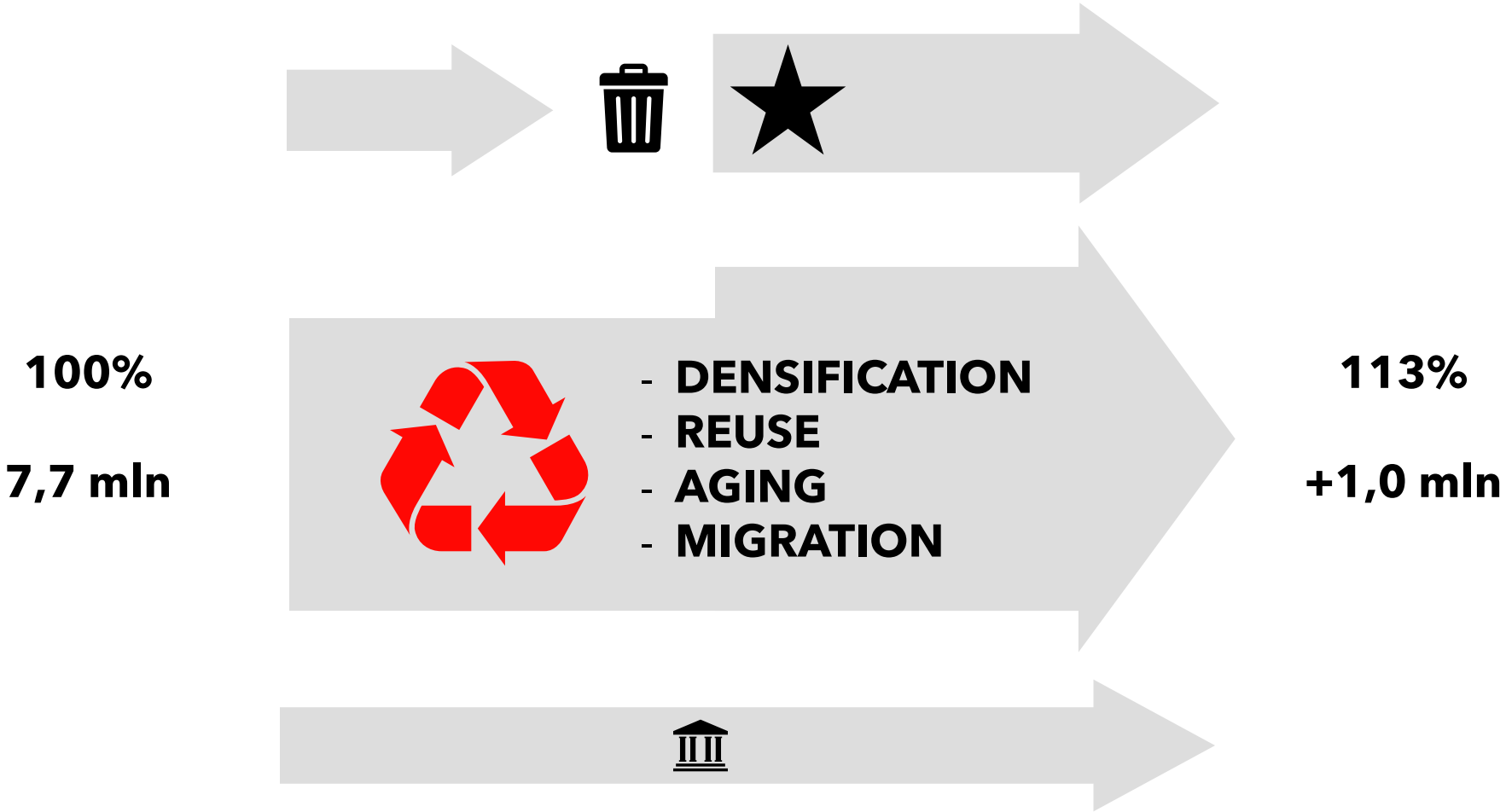
BEHIND THE FRONT DOOR:
- GREAT APPARTMENTS,
- INDIVIDUAL FREEDOM,
- DIY!

BETWEEN FRONTDOOR AND CITY:
- FIXING FUNCTIONALIST DOGMAS,
- COLLECTIVE FRAMEWORK,
- BY US!

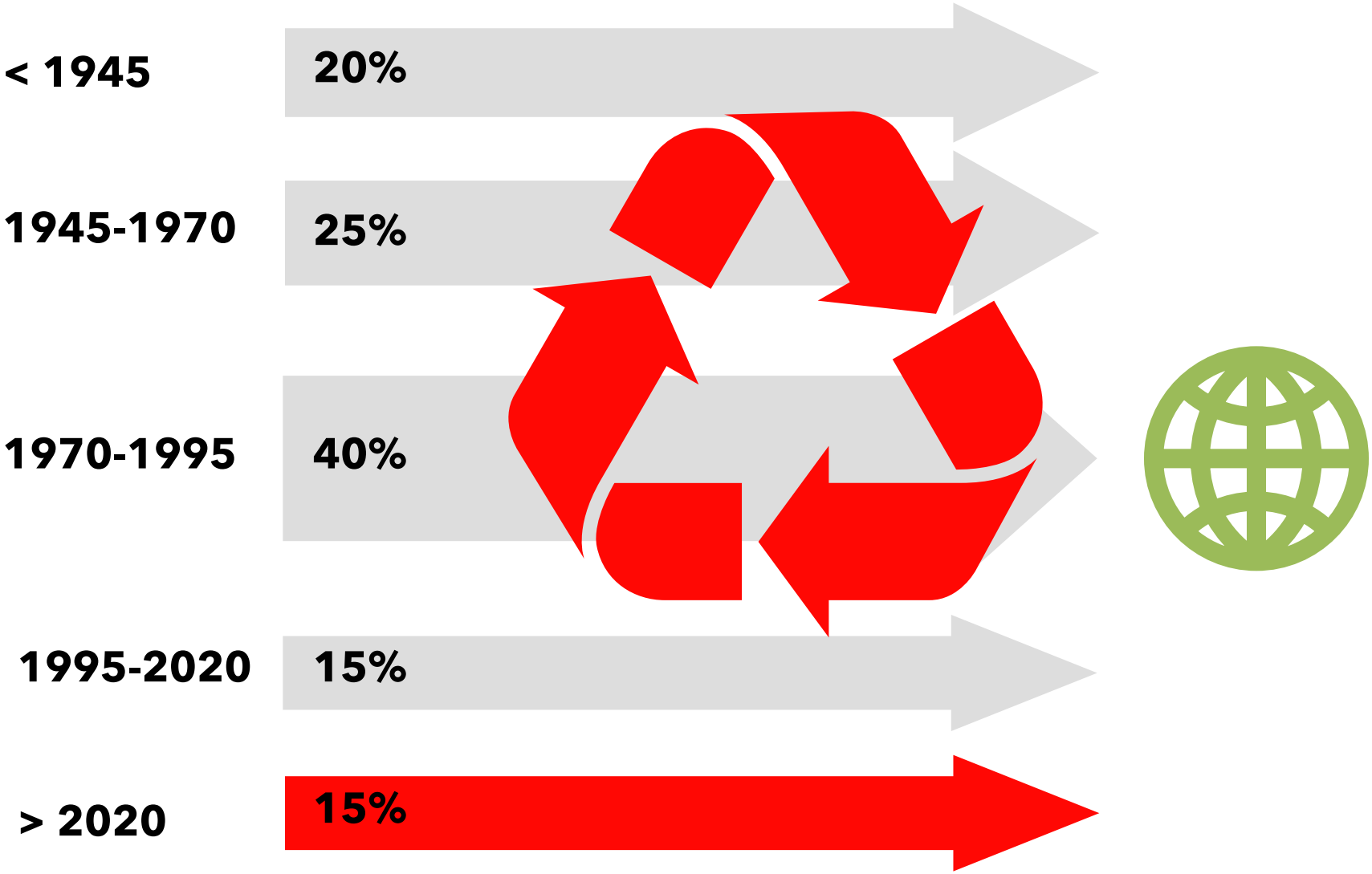
APPROACH

> ? ? ?

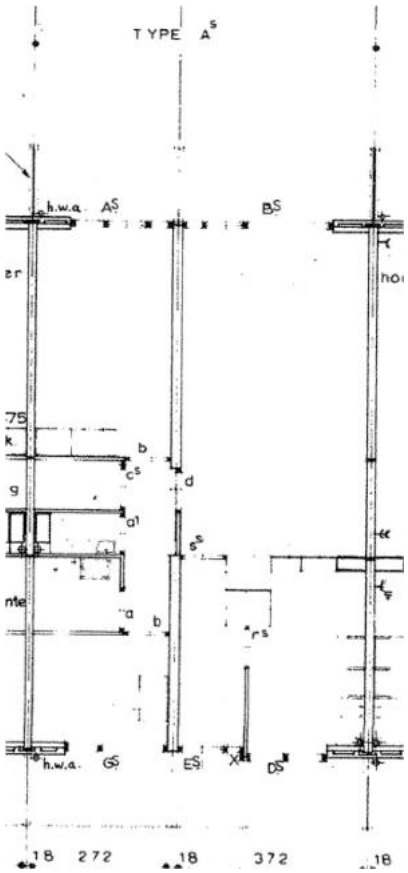
SOCIETY: RICH DIVERSITY



NL: COMING DECADE



BUILDING THE FUTURE: 85% RE-USE

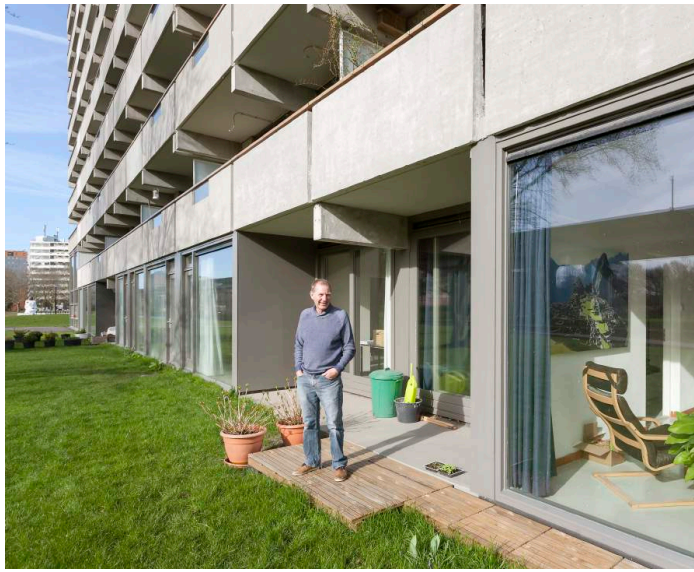


FROM IDEAL STANDARD....

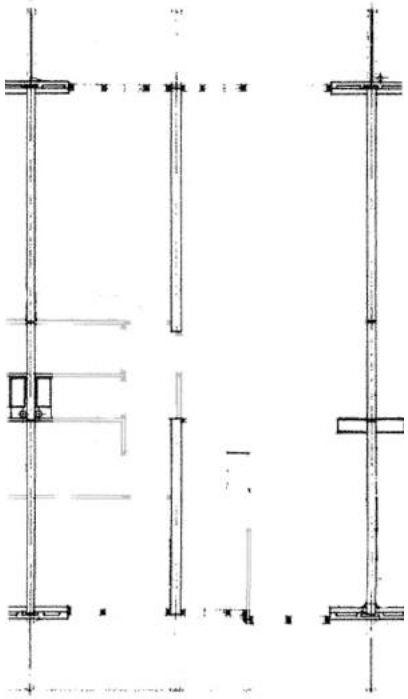
URBAN STRUCTURE

PRESENT: WORTHLESS PERFECTION

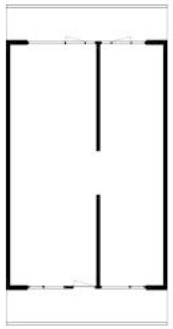
COLLABORATIVE REUSE



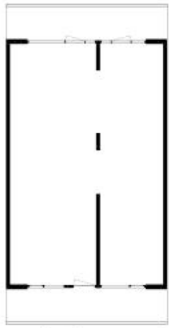
REUSE OF THE EXISTING



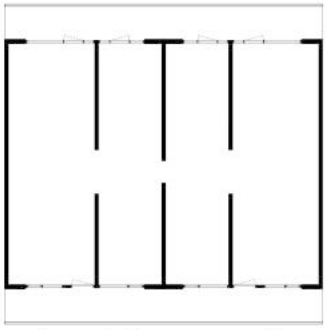
...TO OPEN FRAMEWORK



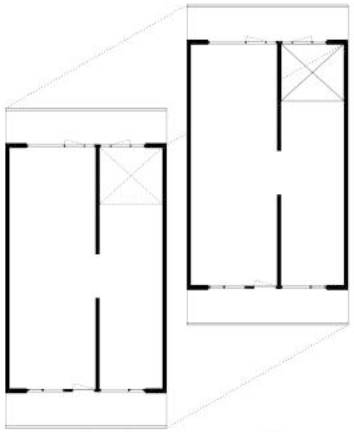
typical unit



breakthroughs



horizontal connections



vertical connections

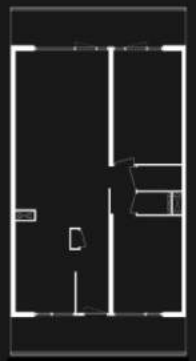
STRUCTURAL OPTIONS

WINDOW OPTIONS

1974

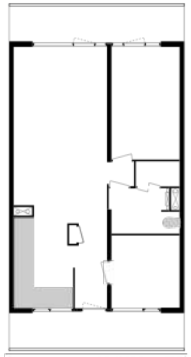
original unit

2013



delivered unit

2016



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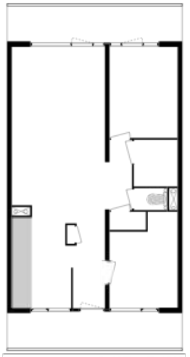

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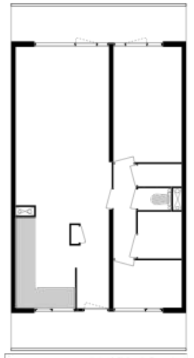

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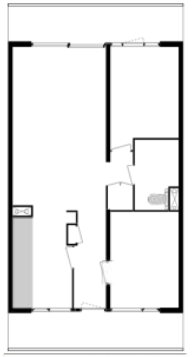

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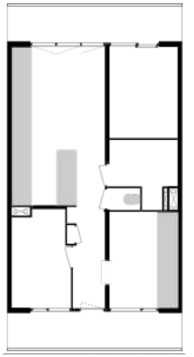

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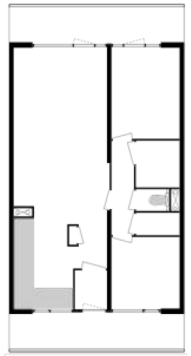

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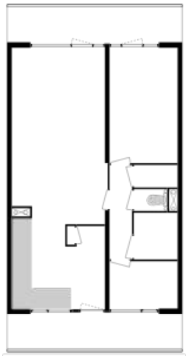

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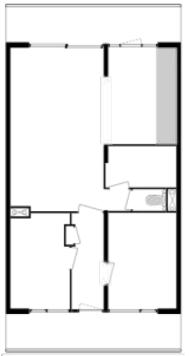

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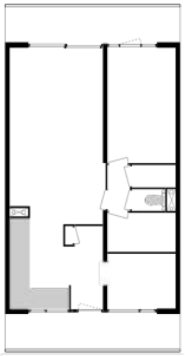

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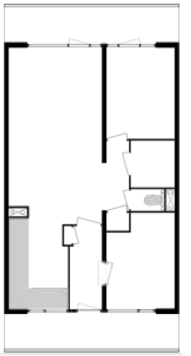

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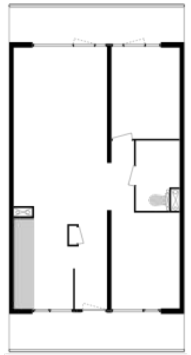

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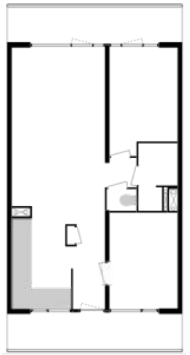

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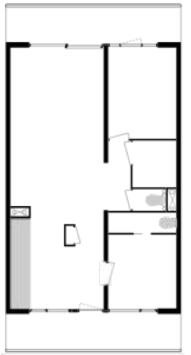

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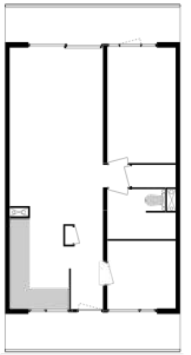

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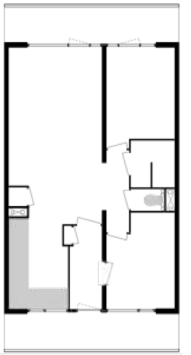

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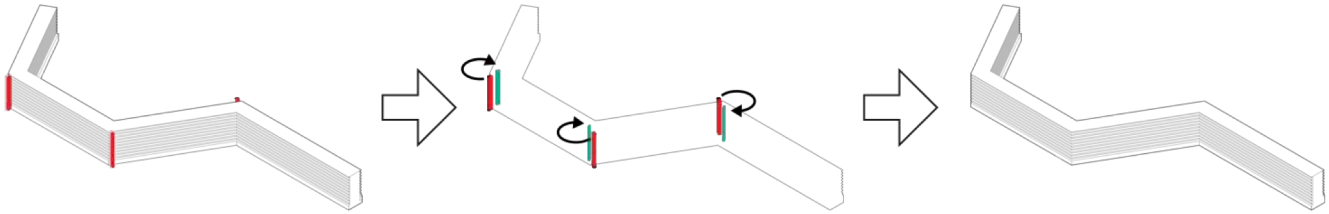
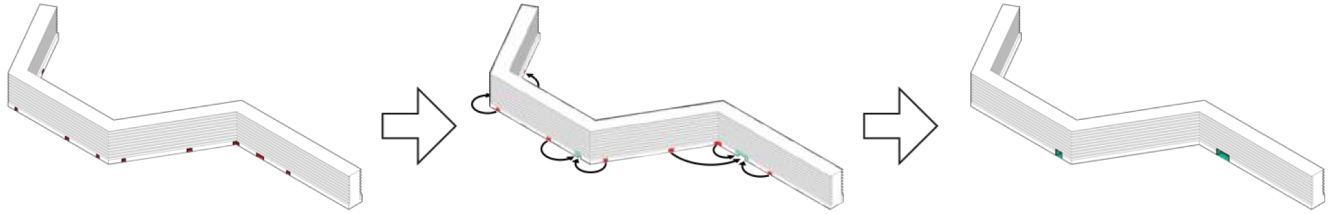
TRUE DIVERSITY



additional elevators placed in the 80s: disruptive verticality

concrete additions removed: new elevators placed inside the existing cores

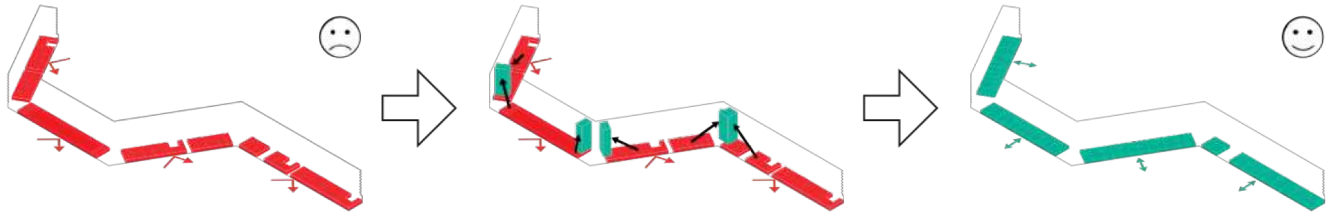
stacked ‘streets in the sky’, horizontal continuity: BLISS



many small underpasses: limited in height by the ‘interior street’ at + 3meter

interior street obsolete: regrouping of underpasses to create larger openings

new perforations: scenic and generous

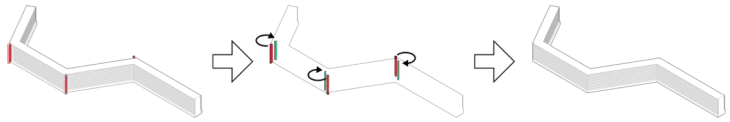


impenetrable storage spaces on ground level: ‘dead zone’ at the foot of the building

relocating storage spaces to upper levels: ground level free for more interactive inhabitation

plinth activated, dwellings and workspaces at ground level: friendly interface

COLLECTIVE INTERVENTIONS



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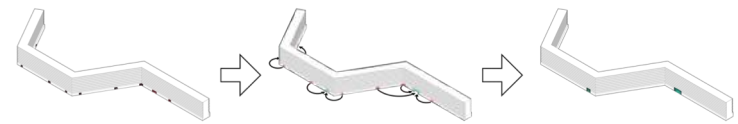

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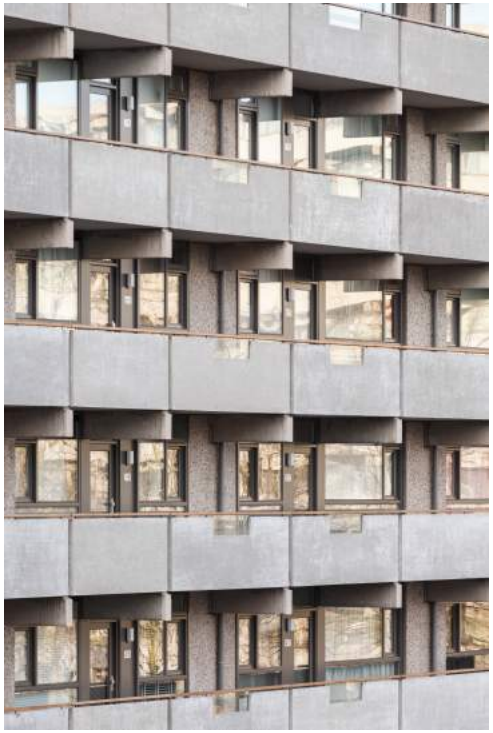
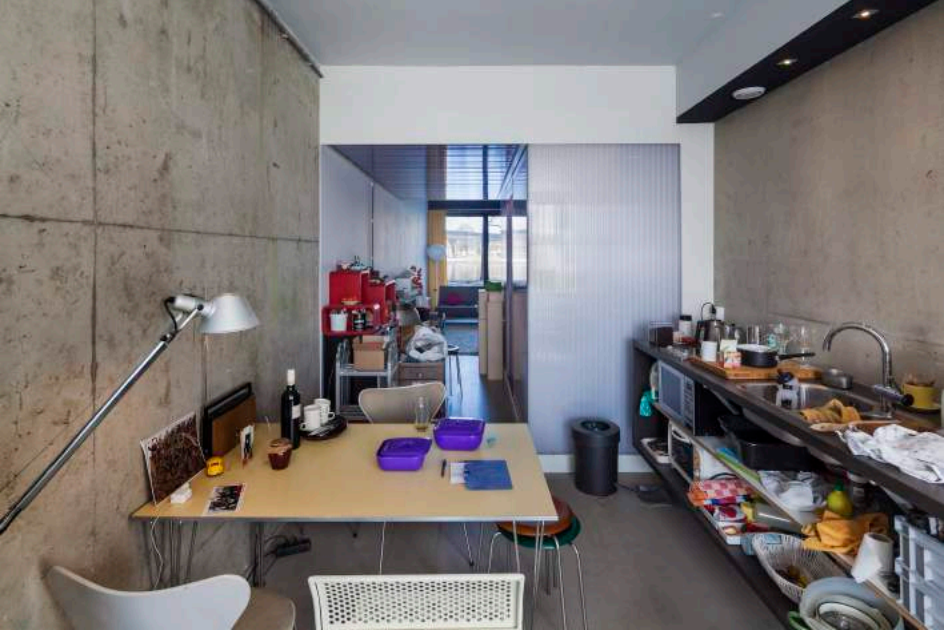


INCREDIBLE CONCRETE

DIY



LIVING THE DREAM!

Architect: Art Hoksbergen

KLEIKLOOSTER

CIAM REVISITED

DANK!

XVW architectuur
www.XVWarchitectuur,nl
@XanderXVW, @XVWarchitectuur

Photographs by Marcel van der Burg, Stijn Poelstra and Stijn Brakkee