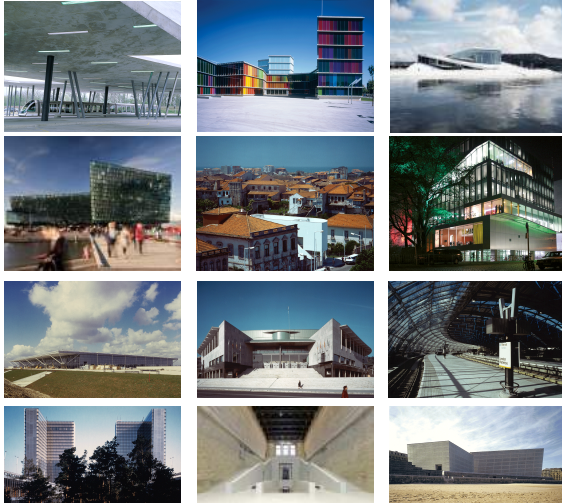


# KLEIBURG

2017 European Prize for Contemporary Architecture Mies van der Rohe Award

NL Architects & XWV architectuur



**1 %**

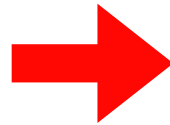


**99 %**

**HOUSING  
RE-USE**

**ARCHITECTURE OF THE ORDINARY**

**IDEOLOGY OF THE NEW**

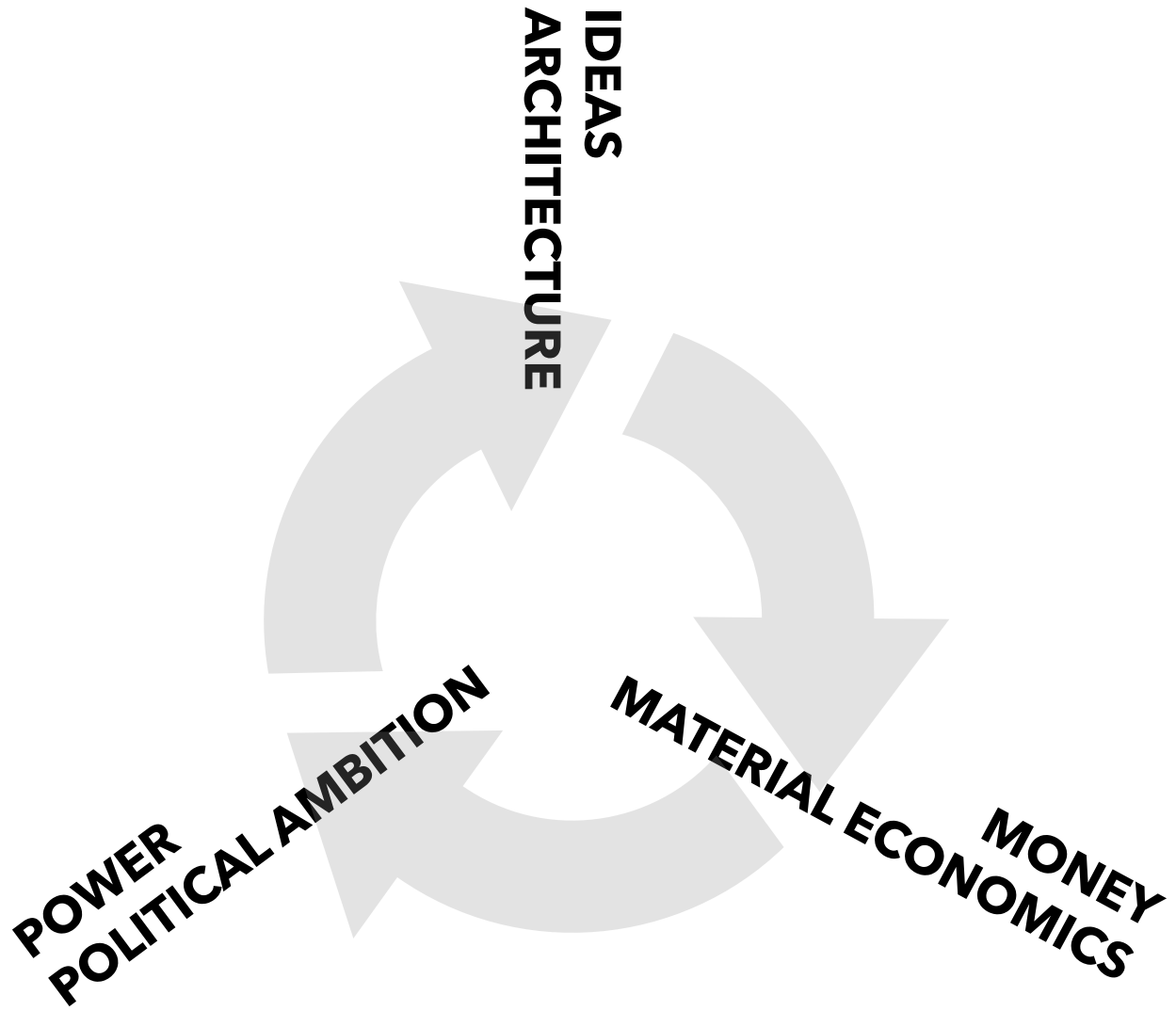


**IDEOLOGY OF THE RE-NEWED**

**GROWTH**

**'DOUGHNUT ECONOMY'  
CIRCULARITY**

**RE-USE: MORE THAN PRAGMATISM**



**ARCHITECTURE AS PART OF BUILDING**

**POLITICAL AMBITION:  
THE WELFARE STATE**

**ARCHITECTURE:  
THE FUNCTIONAL CITY**

**MATERIAL ECONOMICS:  
STANDARDS, CONCRETE**

**POST-WAR PERIOD: COMMON GROUND**



**MAKE WAY: BRIGHT FUTURE AHEAD!**

**1945**  
**10 mln**  
**±2,1 mln**

**- 1,0 mln**



- **SUB URBAN**
- **NEW**
- **FAMILIES**

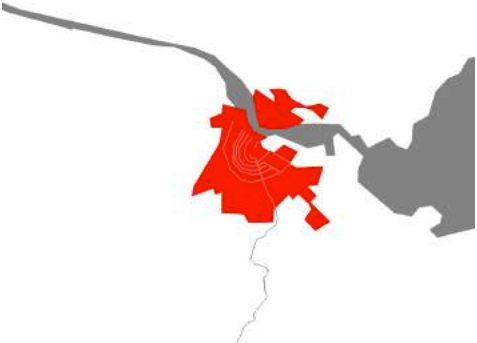
**+ 6,4 mln**

**2015**  
**17 mln**  
**±7,5 mln**



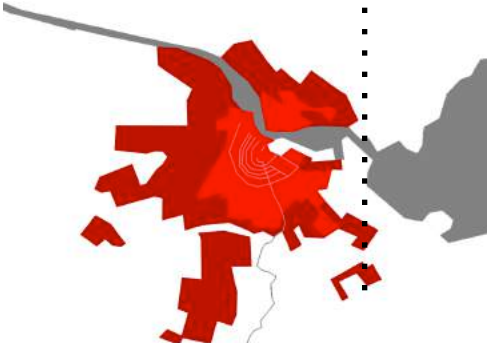
**NL: 70 YEARS OF 'NEW'**

**BIJLMERMEER**



**1945**

Modernism  
welfare state



**1975**

Post-Modernism

neo-liberal capitalism



**2000+**

**'EXPLOSION' OF AMSTERDAM**





**THE CITY OF THE FUTURE!**



Vienna  
Toulouse



Geneva  
Amsterdam



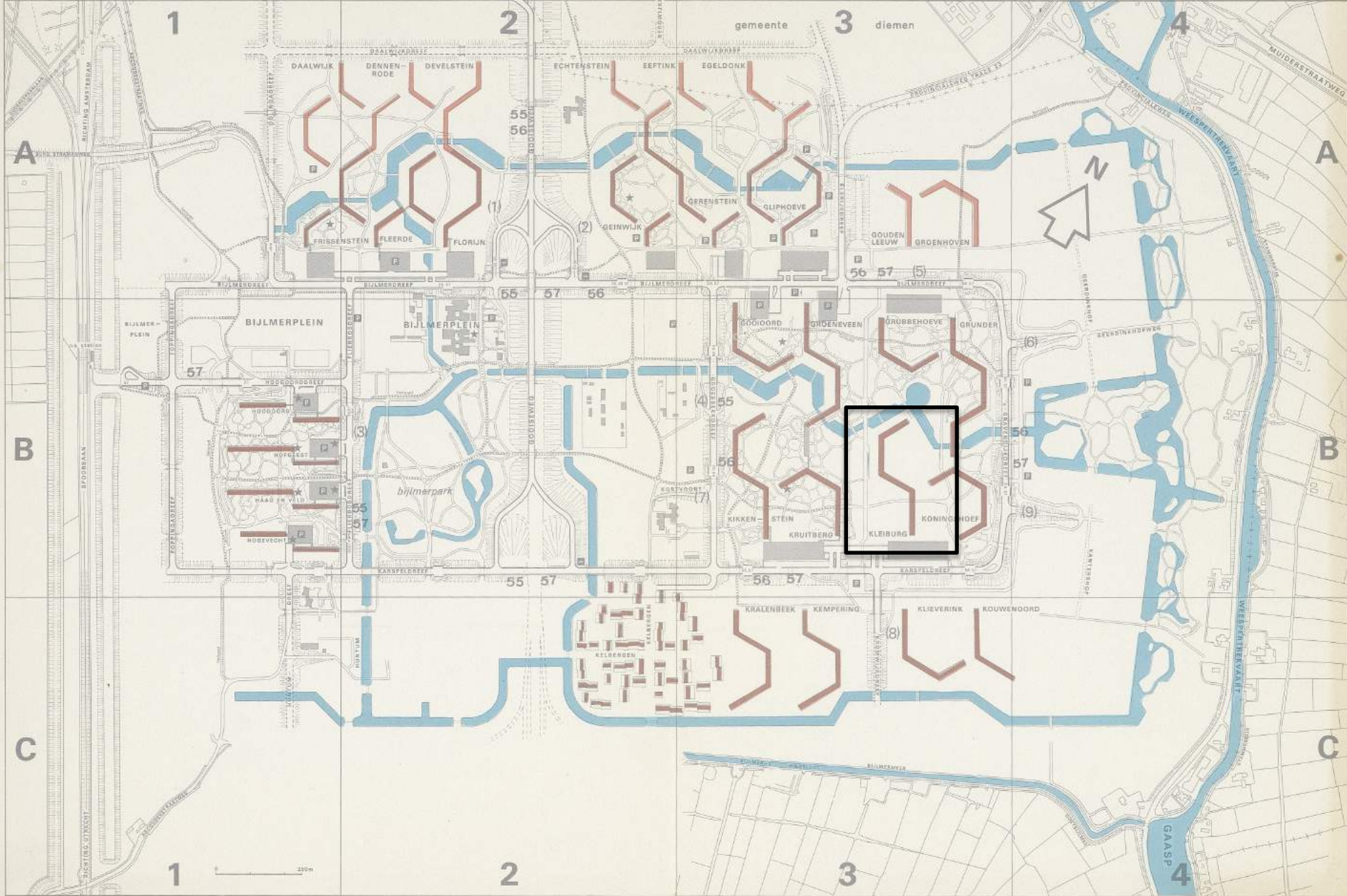
## **HOUSING FOR THE 99%: A EUROPEAN PROJECT**

**ARCHITECTURE:  
THE FUNCTIONAL CITY**



**POLITICAL AMBITION:  
THE WELFARE STATE**

**MATERIAL ECONOMICS:  
STANDARDS, CONCRETE**



**40.000 UNITS, 90% HIGH RISE**



**TABULA RASA**



337 units  
23 types



995 units



40.000 units  
30 types

**EXPERIMENT** .....▶ **ECONOMY OF SCALE**

## **GENEALOGY OF BIJLMERMEER**



**KLEIBURG: 400+M LONG**

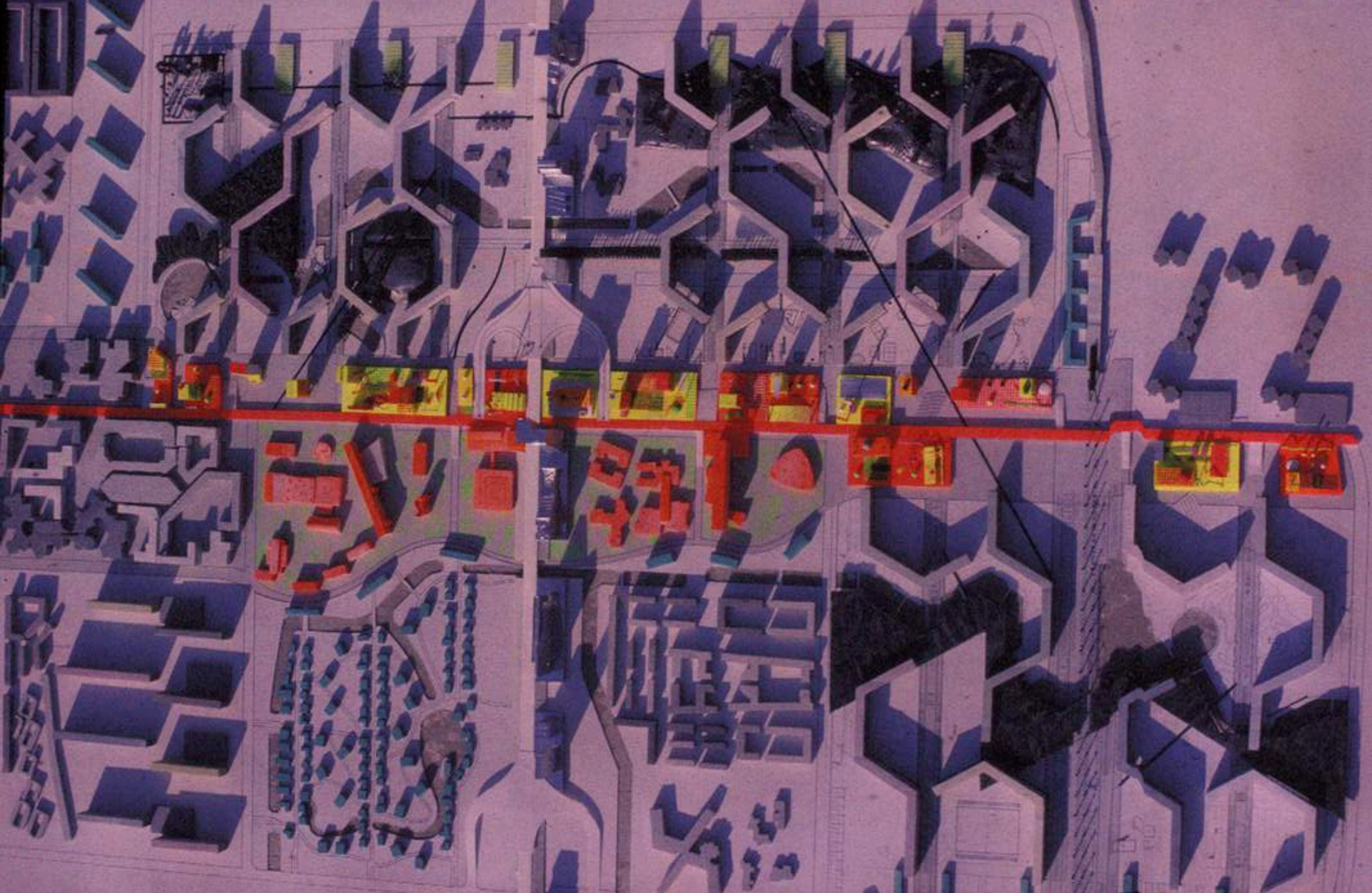


## **KLEIBURG'S DESIGNERS**

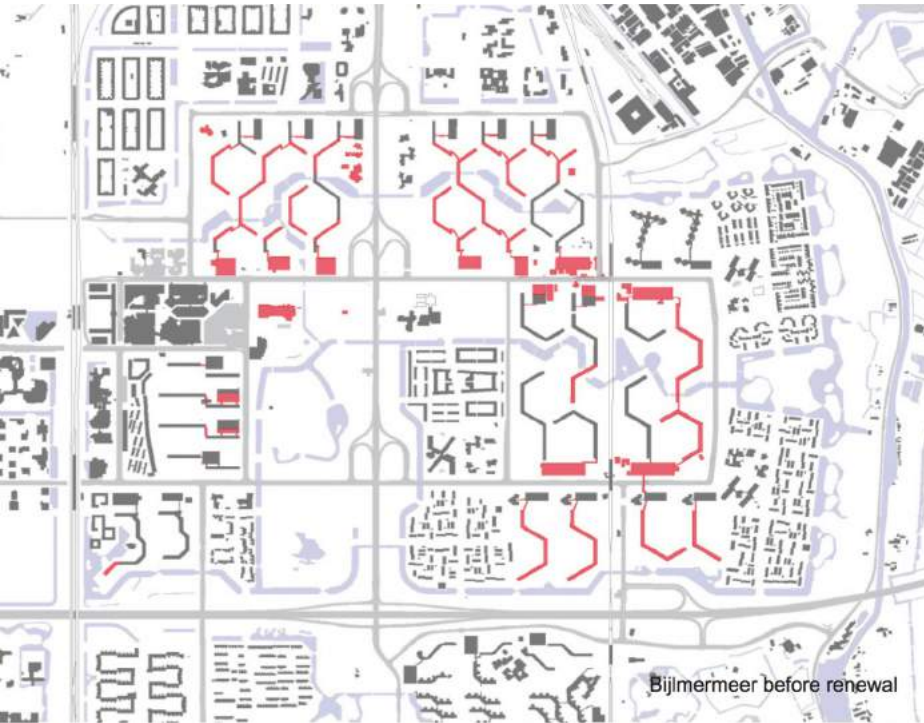




**DIFFERENT 'FUTURE'...**



**ONLY 10 YEARS GOING: 'RE-USE'?**



**...FOLLOWED BY CREATIVE DESTRUCTION**



Bijlmermeer, Amsterdam, 1968–2010  
Photograph by Sergio Felner, 2010 / [sergiofelner.tumblr.com](http://sergiofelner.tumblr.com)

448 PROGRESS



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

IN MEMORIAM: A PHOTO ESSAY 449

## ERASING THE FUTURE



Joseph Plankard Tower, Baltimore, 1961-1962  
Photograph by Steve Lubowicz/Art Archive/Art Images

007 PROGRESS



Stadskontorbygget, Stockholm, 1970-1971  
Photograph by Sören Svane/Art Archive/Art Images

010 MEMORIAL & PHOTO ESSAY 017



La Cité Radieuse, Marseille, 1951-1952  
Photograph by G. G. Anderson/Art Images

007 PROGRESS



Stady Street Block, London, 1961-1962  
Photograph by David Lauder/Art Archive/Art Images

010 MEMORIAL & PHOTO ESSAY 018



Chrysler City Center, New York, 1960-1961  
Photograph by Spencer A. Burton/Art Archive/Art Images

007 PROGRESS



Stappleton, Lyon, 1960-1961  
Photograph by Sören Svane/Art Images

010 MEMORIAL & PHOTO ESSAY 019



Edingway Tower, Baltimore, 1961-1962  
Photograph by Steve Lubowicz/Art Archive/Art Images

007 PROGRESS



Stadskontorbygget, Stockholm, 1970-1971  
Photograph by Sören Svane/Art Images

010 MEMORIAL & PHOTO ESSAY 020



Robert Taylor Homes, Chicago, 1954-1955  
Photograph by Scott Olson/Art Images

007 PROGRESS



St. Vincent Hospital, Dallas, 1960-1961  
Photograph by Don Brown/Art Images

010 MEMORIAL & PHOTO ESSAY 021



La Touraine, Paris, 1961-1962  
Photograph by Alan Duncan/Art Images

007 PROGRESS



Stadskontorbygget, Stockholm, 1970-1971  
Photograph by Sören Svane/Art Images

010 MEMORIAL & PHOTO ESSAY 022



Bayou East of New Orleans, 1961-1962  
Photograph by Philip Turner/Art Images

007 PROGRESS



Chrysler House Office, New York, 1961-1962  
Photograph by David Lauder/Art Images

010 MEMORIAL & PHOTO ESSAY 023



Trump Place, New York, 1961-1962  
Photograph by Maurice Saper/Art Images

007 PROGRESS



Via F. Nigini, 1961-1962  
Photograph by G. G. Anderson/Art Images

010 MEMORIAL & PHOTO ESSAY 024



Stadskontorbygget, Stockholm, 1970-1971  
Photograph by Sören Svane/Art Images

007 PROGRESS



La Touraine, Paris, 1961-1962  
Photograph by Philip Turner/Art Images

010 MEMORIAL & PHOTO ESSAY 025

# 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



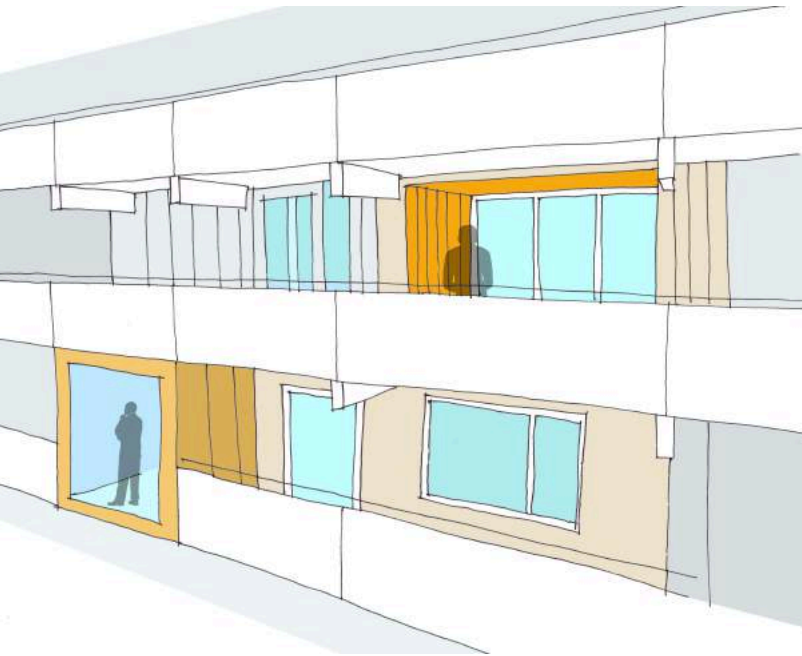
## IMAGE AND REALITY



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

**AFFORDABLE FLEXIBILITY**





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



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

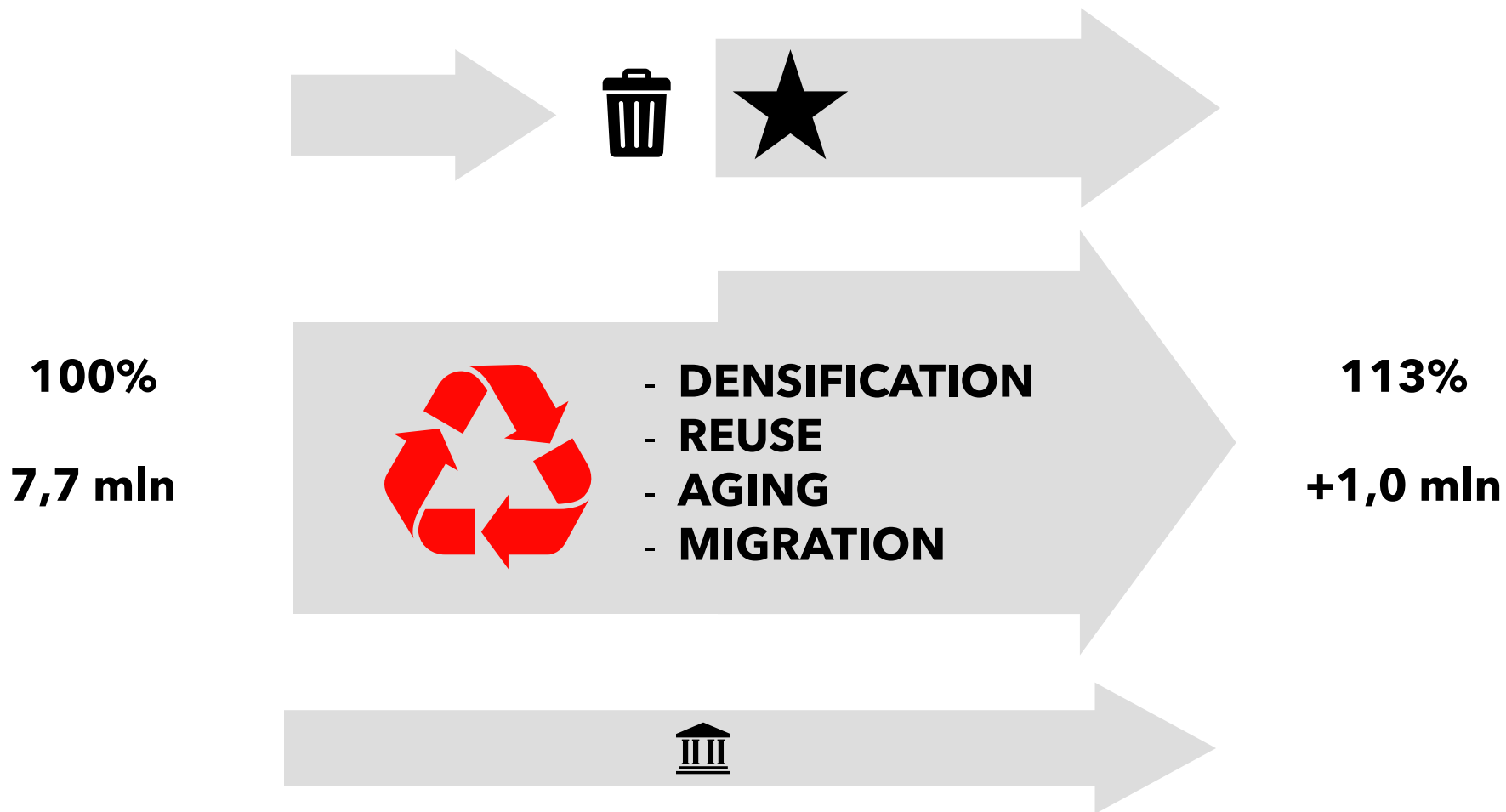
**APPROACH**



v

?  
?  
?

**SOCIETY: RICH DIVERSITY**



**NL: COMING DECADE**

**< 1945**

**20%**

**1945-1970**

**25%**

**1970-1995**

**40%**

**1995-2020**

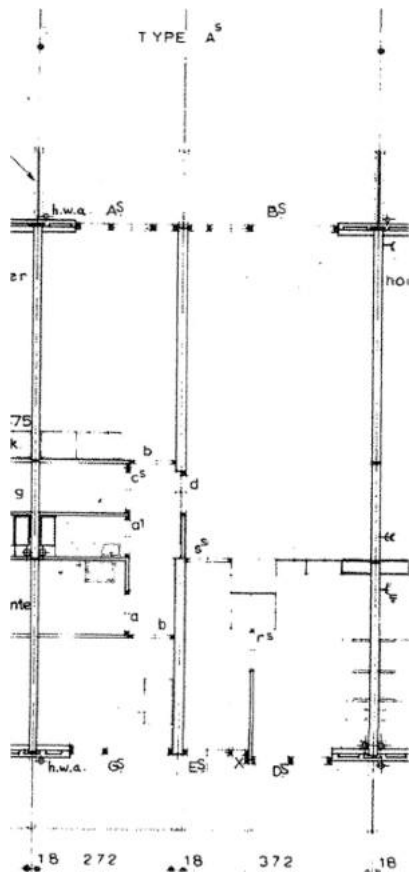
**15%**

**> 2020**

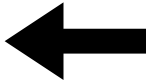
**15%**



**BUILDING THE FUTURE: 85% RE-USE**



**FROM IDEAL STANDARD....**



**PRESENT:  
WORTHLESS  
PERFECTION**



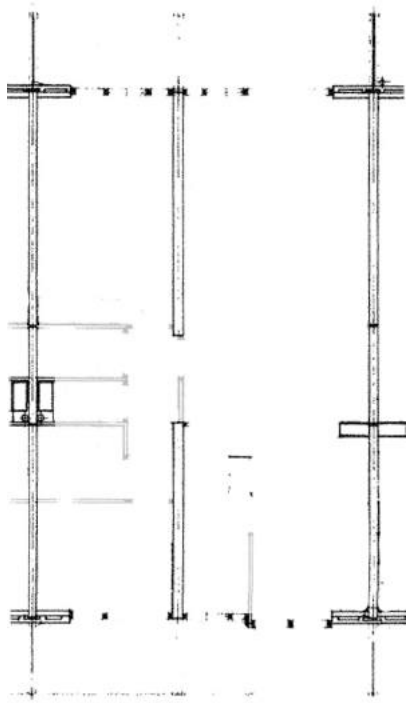
**URBAN  
STRUCTURE**



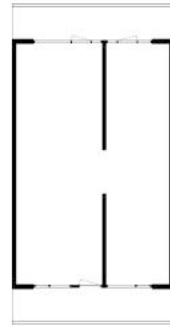
**COLLABORATIVE  
REUSE**



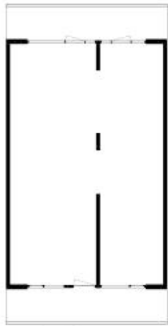
**REUSE OF THE EXISTING**



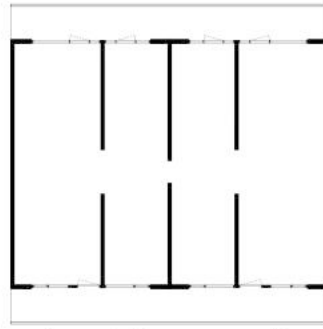
**...TO OPEN FRAMEWORK**



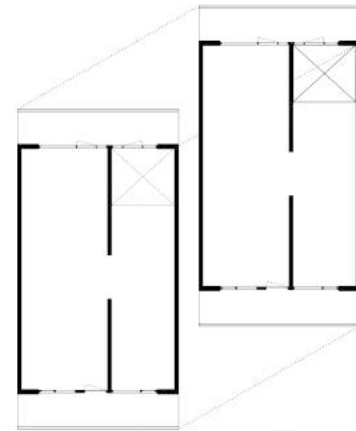
typical unit



breakthroughs



horizontal connections



vertical connections

## STRUCTURAL OPTIONS



GALLERY SIDE

BALCONY SIDE

original  
windows:  
closed panels



new standard:  
original frames  
all glass



additional  
options



**WINDOW OPTIONS**

1974



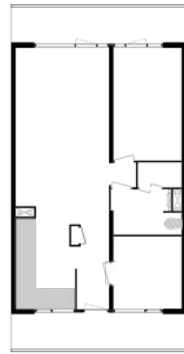
original unit

2013

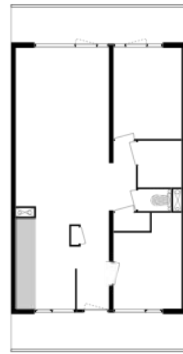


delivered unit

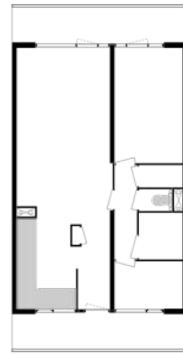
2016



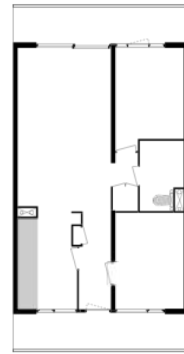
H# 507



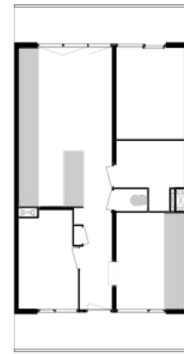
H# 308



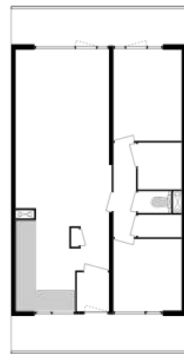
H# 907



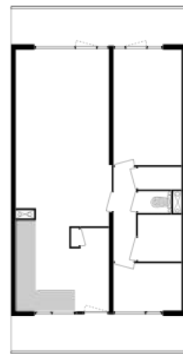
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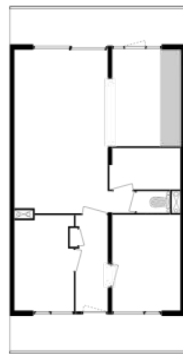
H# 311



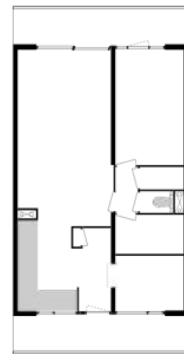
H# 132



H# 535



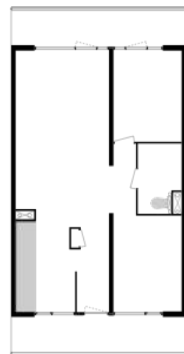
H# 735



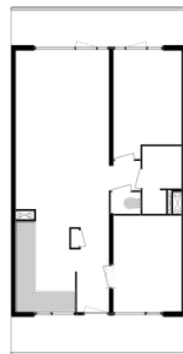
H# 118



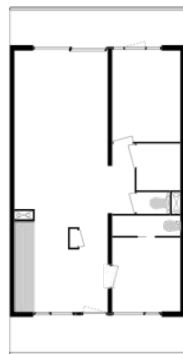
H# 312



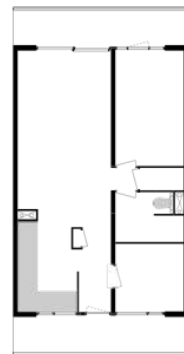
H# 230



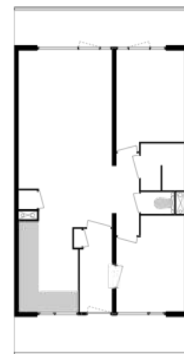
H# 137



H# 824

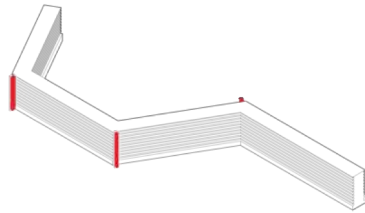


H# 118

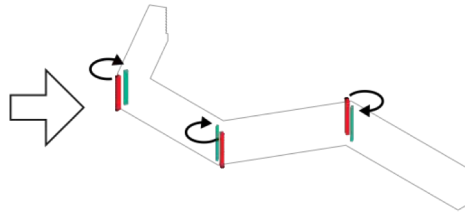


H# 718

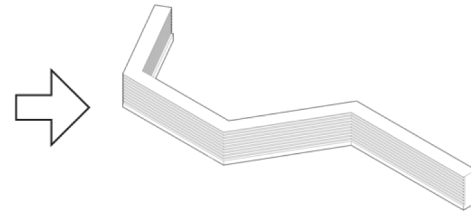
**TRUE DIVERSITY**



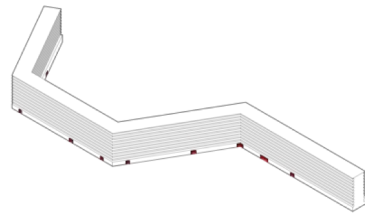
additional elevators placed in the 80s:  
disruptive verticality



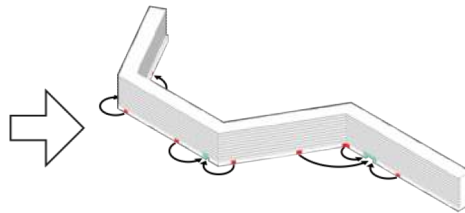
concrete additions removed: new elevators placed  
inside the existing cores



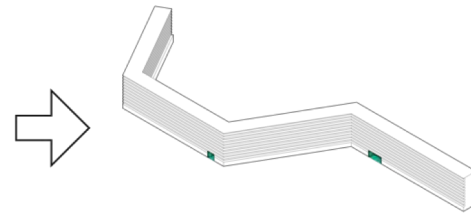
stacked 'streets in the sky', horizontal continuity:  
BLISS



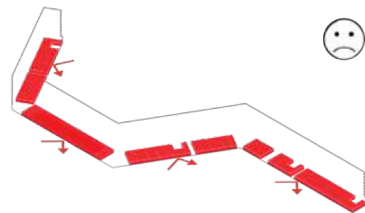
many small underpasses: limited in height by the  
'interior street' at + 3meter



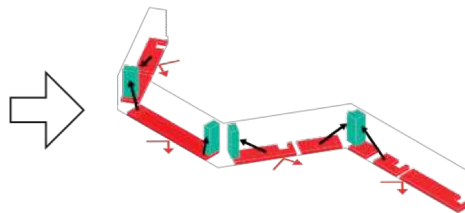
interior street obsolete: regrouping of underpasses to  
create larger openings



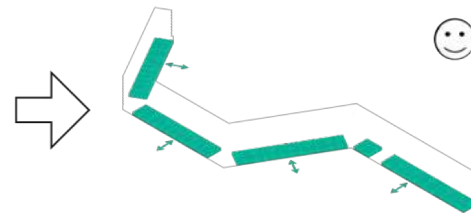
new perforations: scenic and generous



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

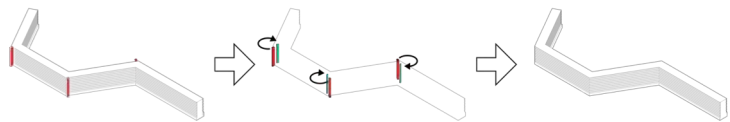


relocating storage spaces to upper levels: ground  
level free for more interactive inhabitation



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

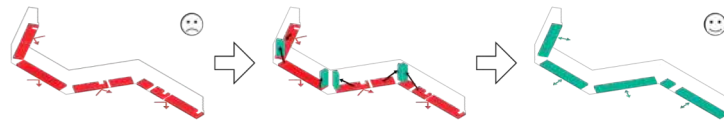
## COLLECTIVE INTERVENTIONS



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



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

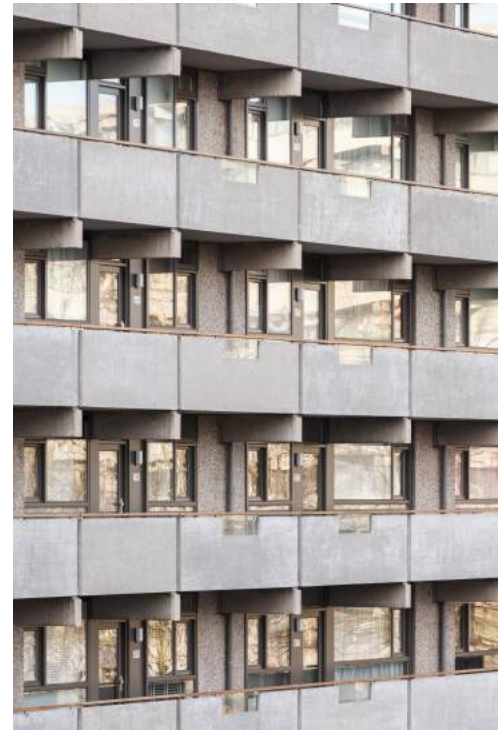
plinth activated, dwellings and workspaces at ground level: friendly interface



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



**INCREDIBLE CONCRETE**



**DIY**





**LIVING THE DREAM!**



Architect: Art Hoksbergen

# KLEIKLOOSTER









**CIAM REVISITED**



**DANK!**

XVW architectuur  
[www.XVWarchitectuur.nl](http://www.XVWarchitectuur.nl)  
@XanderXVW, @XVWarchitectuur