



1950



2017

Kolenkibbuurt, Amsterdam

	2002	2017
plan area	35 ha	35 ha
number of houses	2,100	2,850 transformed newly built not renovated
		675 1.450 725
size of apartments	65m <sup>2</sup>	95m <sup>2</sup> (average)
employment and services	5,000 m <sup>2</sup>	20,000 m <sup>2</sup>
ownership	95% social housing housing corporations <a href="http://www.eigenhaard.nl">www.eigenhaard.nl</a> / <a href="http://www.stadgenoot.nl">www.stadgenoot.nl</a> / <a href="http://www.rochdale.nl">www.rochdale.nl</a>	60% social housing 20% commercial rent 20% private ownership
residents	98% immigration background low income	75% immigration background, low + middle income
Amsterdam livability index	4.4 (on 10)	6.7 (Amsterdam most luxurious neighbourhood score 7.4)

The first building is demolished



Kolenkitbuurt, Amsterdam

# IN 2002 THE KOLENKITBUURT WAS OFFICIALLY THE POOREST AND MOST UNWANTED NEIGHBOURHOOD IN THE NETHERLANDS.

lowest income range of Amsterdam

high unemployment rate (over 15%)

low education level

health problems

poor building condition

vandalism in the public space

fase 1



fase 4



fase 2



fase 5



fase 3



fase 6



THE BOTTOM LINE IS THAT  
EVERYBODY CAN STAY IN THE  
NEIGHBOURHOOD. THEREFORE  
'FIRST BUILDING, THEN DEMOLITION'  
PRINCIPLE WHICH DEFINES THE  
SPATIAL STRUCTURE AND SPEED OF  
THE PROJECT.

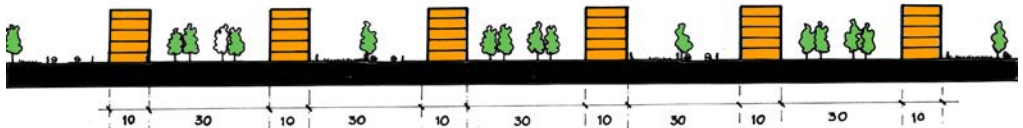
new street profile with encroachment zone



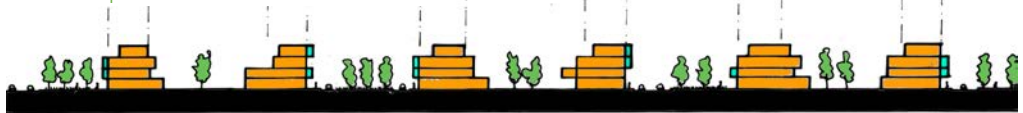
Kolenkitbuurt, Amsterdam

# ORIGINAL 'LUXURY' URBAN STRUCTURE ALLOWS THE STREET PROFILE WHERE EVERYBODY FEELS AT HOME.

original street pattern of 50's



new street profile with encroachment zone



# SCHEEF WONEN IN AMSTERDAM - WEST



Kolenkitbuurt, Amsterdam

# AMSTERDAM TRADITION: THE BEST ARCHITECTURE FOR COMMERCIAL AND SOCIAL HOUSING.

architects in Kolenkitbuurt

HEREN5

VILLANOVA

FARO

WINGENDER HOVENIER

HMADP

KORTH TIELENS

GEURTS & SCHULTZ

QUIST WINTERMANS

SLA

THIJS ASSELBERGS

DP6

MARLIES ROHMER

TANGRAM

250 (commercial) energy efficient homes | architect: tangramarchitekten



Kolenkitbuurt, Amsterdam

# COMMERCIAL PROGRAM CONTRIBUTES TO A MIXED NEIGHBOURHOOD AND FACILITATES CROSS- FINANCING.

SOCIAL HOUSING		COMMERCIAL HOUSING	
rent under 23	€590,- till €710,- max. €415,-	rent to buy market value 2017	till €900,- from €1,800/m <sup>2</sup> over €3,700/ m <sup>2</sup>

primary school | architect: Marlies Rohmer



Kolenkitbuurt, Amsterdam

A NEW HOUSE AND A NICE STREET IS NOT ENOUGH. SOCIAL & ECONOMIC PROGRAM, NEW SCHOOLS AND SPORT FACILITIES ARE A MUST TO PARTICIPATE IN SOCIETY.

More information about Kolenkitbuurt?

[www.welovethecity.eu/en/portfolio/kolenkitbuurt-amsterdam](http://www.welovethecity.eu/en/portfolio/kolenkitbuurt-amsterdam)

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