

Proposals for this type of building include the addition of an additional two storeys under a Mansard roof. The hope is that Upper City input can generate a shared feeling and understanding that such development increases the value of the area and the buildings, especially if plans are developed together with the communities. Other pilots include *Feyenoord*, a structure on top of existing factory buildings of the former Unilever butter plant (Figure 11.14).



Figure 11.14
Feyenoord, 'De Brug' with a new office structure under construction by DURA-Vermeer.



Figure 11.15
Proposals for an Upper City in part of the 'Laurens' quarter in Rotterdam. (Source: Hulshof Architects.)

Conclusion

It has been argued here that Rotterdam needs an addition of 3000–6000 houses to make the city centre survive and constitute a viable, full grown centre with a sufficient number of residents to enable a thriving society to develop. But it is not only design that creates the urban environment: the people who live and work there make it a fully functioning city. The Upper City concept can add to the social structure of urban areas by increasing the number of people living in the areas to be developed, and by ensuring they participate in the development process from the start. The practice has drawn up a scenario for Rotterdam to illustrate a new approach to the development of roofs that could also be used in other Dutch cities (Figure 11.15). It represents a potential opportunity for the Delta Metropolis to increase density and preserve open space through respect for the existing natural environment.

Notes

1. Hulshof Architects is a practice of six architects, with support staff, specializing in housing design, development in urban areas and the refurbishment of old buildings. Throughout the text of this chapter Hulshof Architects will be referred to as ‘the practice’.
2. The conference, in Dutch called ‘Luchtgebonden Bouwen’, was held in September 2001 at Bamboo Summit City and Rotterdam University. The sponsors were ‘Stichting *Bovenstad*’ (Upper City Foundation), SEV – Stichting Stuurgroep Experimenten Volkshuisvesting (Steering Committee for Housing Experiments), and Stichting Bouwen met Staal. (Foundation for Building with Steel.)
3. The partners involved in the Upper City Foundation include: (i) developers, building companies and housing developers; DURA-Vermeer, Proper Stok, Bouwfonds, ERA, ING Vastgoed (Real Estate). (ii) Social housing consultants and corporations; SBS, WBR. (iii) Local government; OBR (Ontwikkelings Bedrijf Rotterdam), the department for development and land use. (iv) Architects, including Eric Vreedenburgh, Hella Straatman, Cees Reijs, Henk van Schagen, Gert Jan te Velde and the author. (v) Urban design and sustainability consultants; BOOM. (vi) Foundation for intensive and multi-purpose land use; Habiforum.

References

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