

REPORT ON THE SOLIDS / Amsterdam

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The development company Stadgenoot has built two SOLIDS projects in recent years in Amsterdam. The SOLIDS is the concept of Frank Bijdendijk. The first is called SOLIDS 11 and is located in Amsterdam at Oud West, Eerste Constantijn Huygensstraat 38. The second is SOLIDS 1+2, Ijburg, Ijburglaan 467-479. The former is fully occupied by several hotel “chains” and by a number of private residences. The architect was Tony Fretton Architecture London. The latter, the first two buildings of seven planned to fill an entire city block on the Ijburg, is now being filled in. The architect was Baumschlager Eberle.

The principle economic concept is that occupants rent space and buy their infill. The principle architectural concept is that the building will be energy efficient, adaptable and lovable: SOLID! Occupants have maximum freedom to choose the use they put the space to, its layout, equipment and the amount of money they want to spend.

SOLIDS 11



SOLIDS 11



The open-to-the-sky courtyard



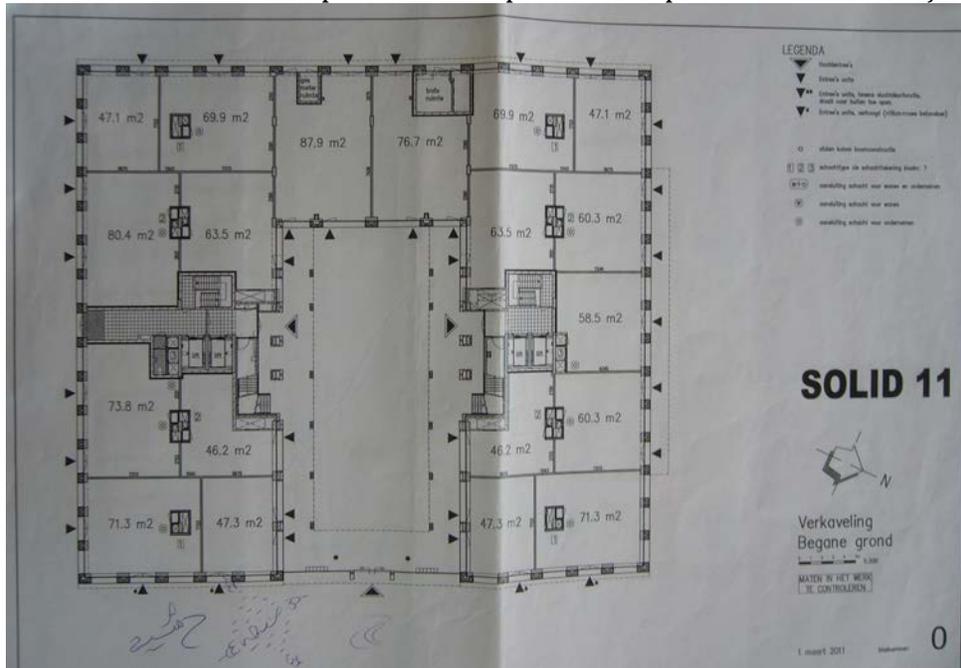
The lower level of the courtyard



The facades of the occupied "retail" space



Examples of use of the façade zone

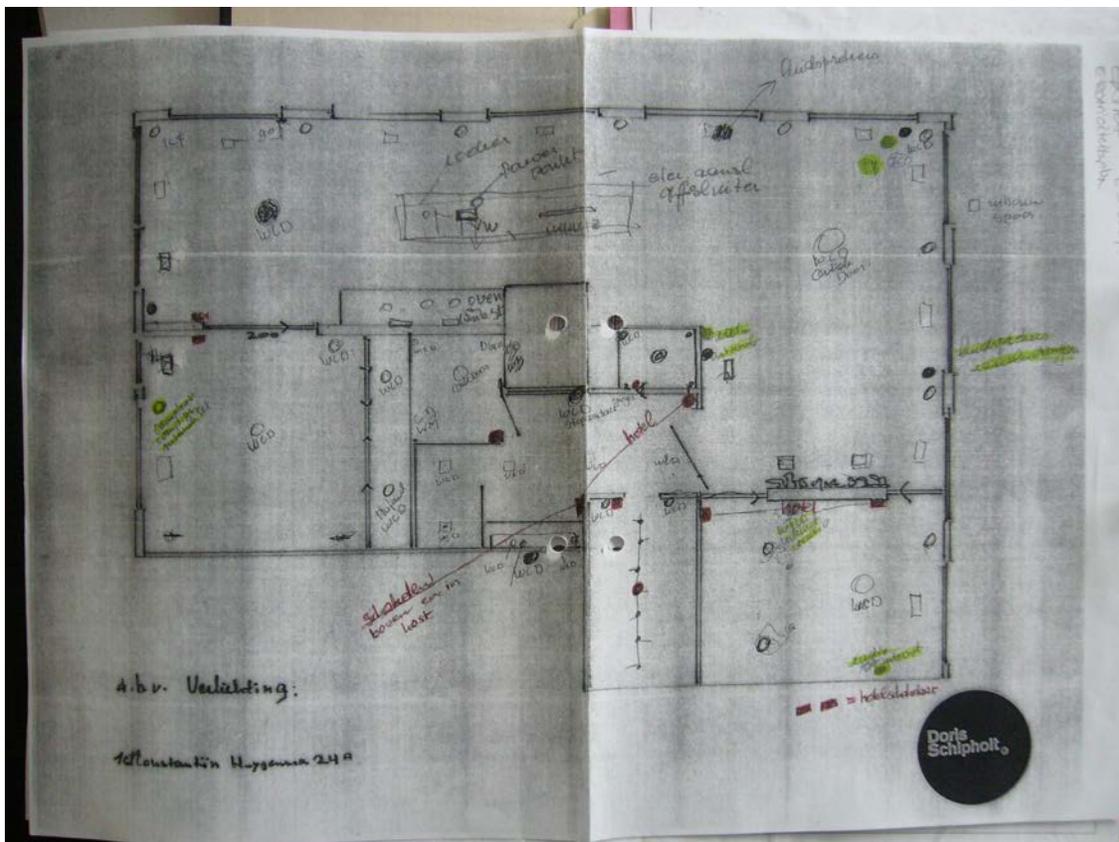


Plan of the SOLIDS 11 at ground level

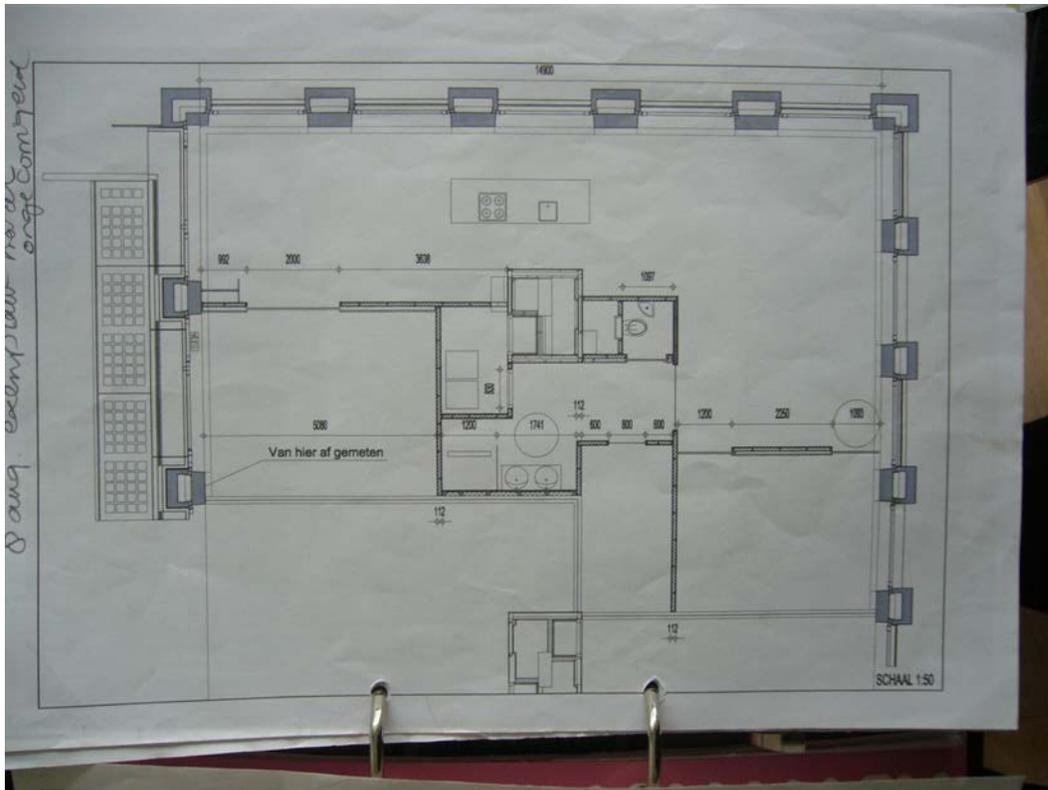
The base building is of high architectural and constructive quality – solid materials, excellent windows, well-lit courtyard open to the sky, and a ground-level courtyard that is currently empty but in time may be surrounded by shops. Underground parking is provided.

Dwelling Unit A

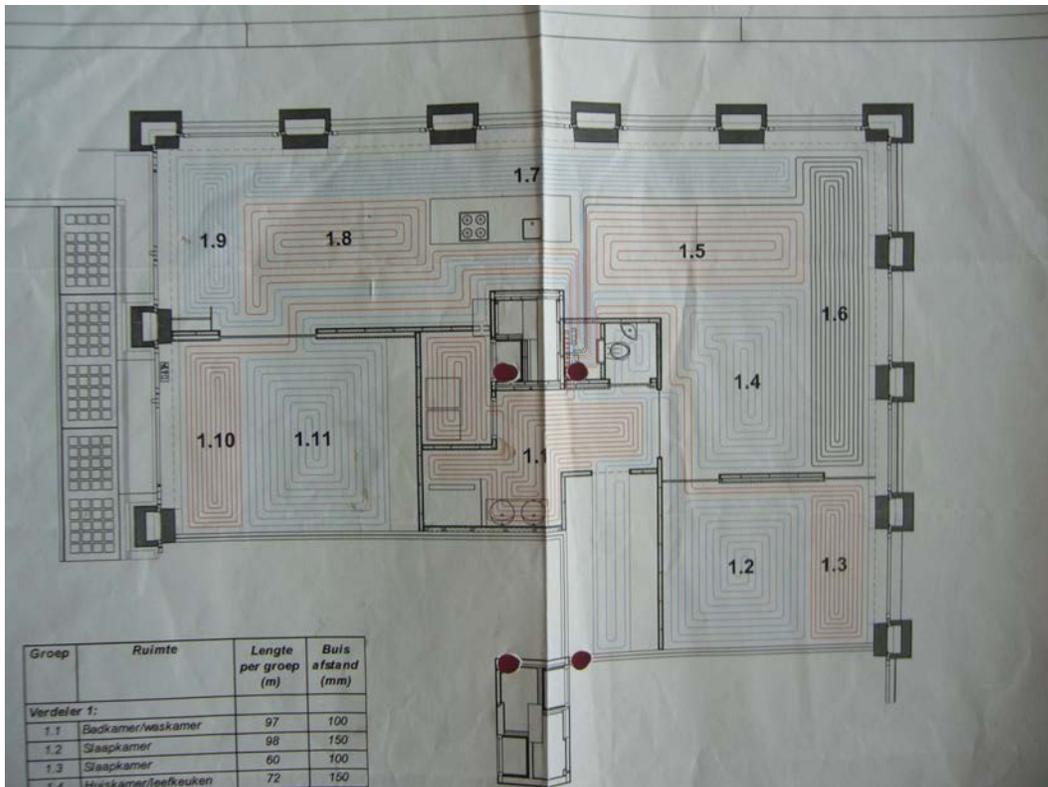
We visited one dwelling occupied by a well-to-do couple. We learned that the decision-making for designing their space had been supported by a friend with interior design experience, and once the design was completed, the space was fitted-out in four months. The couple acted as the general contractor. They complained that the development company (Stadegenoot) had assured them that the building would be largely occupied by families, but that in fact, more than 30% is occupied by several different hotel chains. Nevertheless, they liked living there. We were able to record several drawings showing their first rough floor plan sketches, the finished layout, a diagram of floor heating, and details of the raised floor.



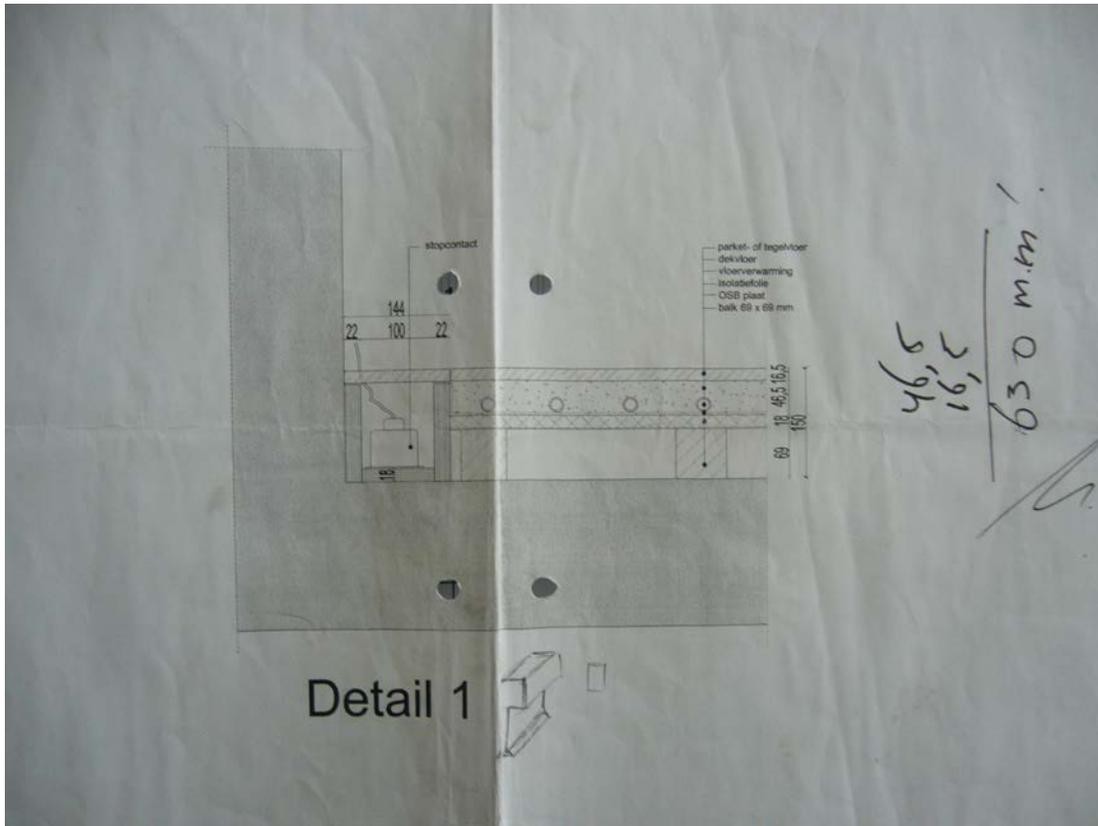
An early sketch of the space; the only fixed base building element was the pipe shaft situated almost in the center of the space.



The definitive floor plan and equipment plan



The floor-heating layout (part of the fit-out raised floor – see next diagram).



A detail of the raised floor and the perimeter wiring raceway



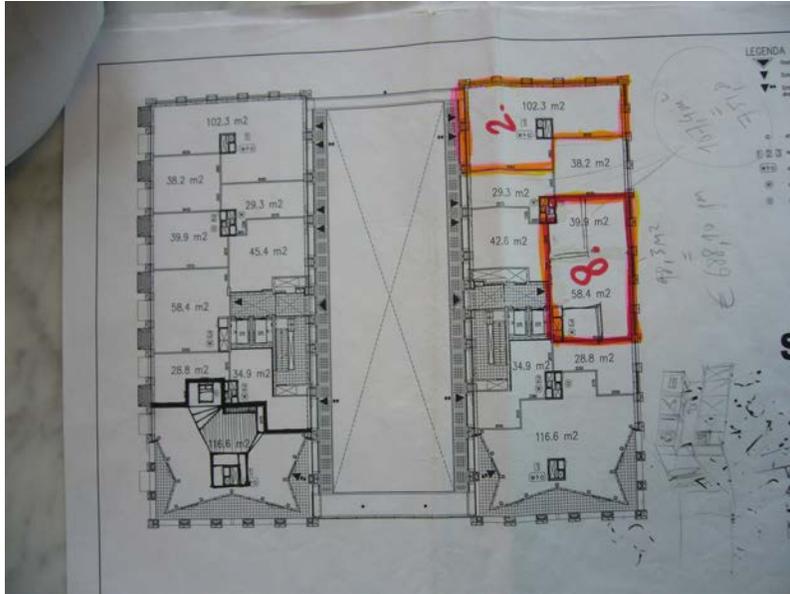
The living and kitchen area



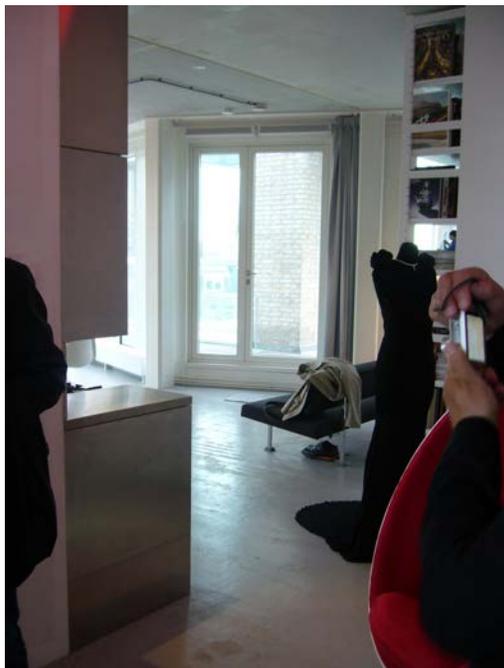
The home office

Dwelling Unit B

This unit is larger than most. It has an irregular shape (see below diagram – not the area indicated in red but the irregular shape lower right). Few wanted it in the bidding process – thus the renter could get it at a surprisingly lower rent cost. The occupant has his business there as well as his dwelling. He decided not to install a raised floor everywhere, but only in the bathroom. There are no partitions except around the bathroom. The kitchen is in the middle.



Drawing showing some of the eight spaces he “played” in the bidding process.



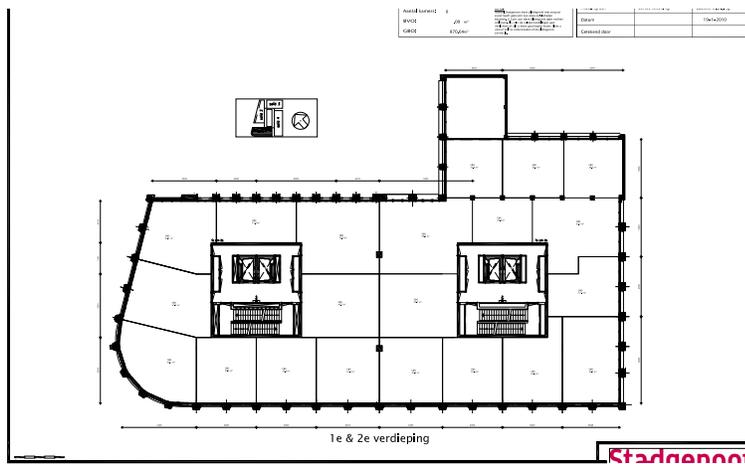
Part of the living space – kitchen cabinets at left; the raised floor of the bathroom

SOLIDS 1+2

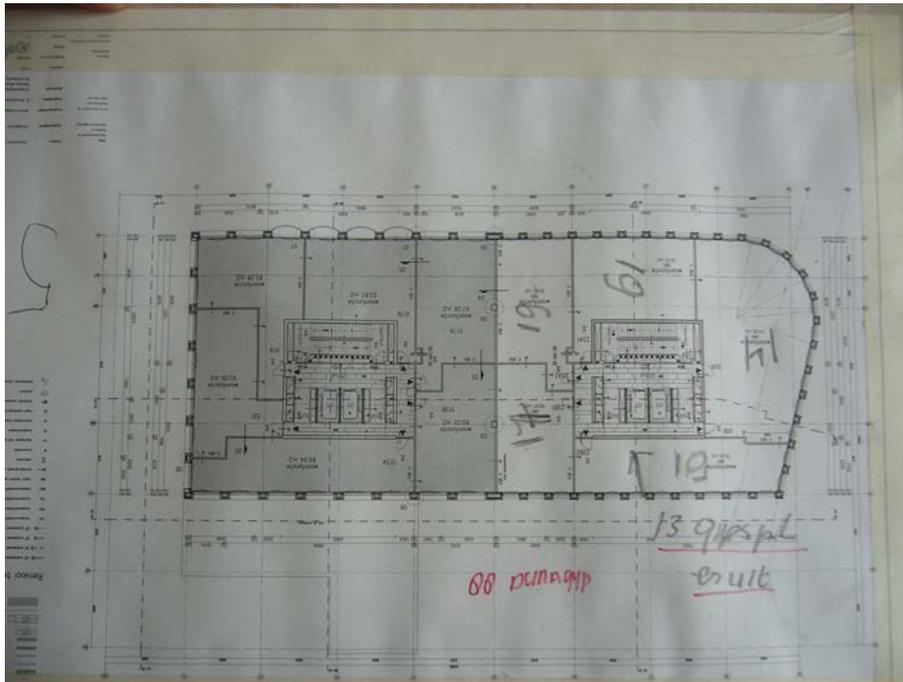


The SOLIDS 1+2

The ground floor is occupied by commercial functions. The main entries to the upper floor rental spaces are from the “back” and “side.”



The base building plan; all the vertical pipe shafts and meters are contained in the two “cores” each also containing two elevators and two fire stairs. The public corridor floor level is 18cm higher than the “fit-out” space. The meters and base building utility connections are accessible from the elevator lobby on each floor.



A drawing showing the subdivided base building – 11 rental spaces – on this floor.



(To the left, the entry to one unit – ventilation ducts above the door, floor heating pipes and drain pipes below the door)



Construction materials for fit-out in the main entry lobby; typical balcony detail)

If all units in the Iburg Solids are the smallest possible (60 sq meters) then the building can accommodate 72 units; more likely there will be between 35-40 units in the building. Plans are that 85% are “market rate;” 15% “social housing.” Estimates are that a “standard” fit-out package from one of the “preferred” contractors will cost about 15,000 Euro. No inspections of fit-out will be made, by agreements between Stadgenoot and the city. The initial occupant is responsible for the safety of the installation work, and can go back to the contractor for satisfaction.

On the visit to SOLIDS 1+2 on June 13, 2013, we learned that the bidding process had not produced sufficient rental contracts, and that many of the units will be finished in a conventional process and rented to users already fitted-out.

We also learned that the logistics of fit-out are being handled by moving building materials into rented spaces in two ways; thru the front door of the building, into the elevators, and then into the rented spaces; or (we did not see evidence of this) by use of equipment also used for exterior window-washing – a boom running around the roof of the building on a track, which can lift a container from the ground to be unloaded into the rented space via the French balcony door (by removing the railing). The Stadegenoot representative giving us the tour was not familiar with how this works, especially in light of the winds at the site that could cause the lifted container to damage the building’s façade. I told him about the long boom trucks used in Korea to lift large items into balcony doors up to 10 floors above the ground. He had not heard of this possibility.