

EKA SUUREMAHULISE RENOVEERIMISE NÄITSIID MAAILMAST



Kaasrahanud
Euroopa Liit

Andres Ojari_EKA Arhitektuuriteaduskonna professor
Tartu planeerimiskonverents 2024

A black and white photograph of a city street. In the foreground, a road curves to the left. A person stands near a pile of material on the left side of the road. In the background, several tall, multi-story apartment buildings are visible. A construction crane is positioned behind one of the buildings. The sky is overcast.

hardware+software+orgware

Crimson Architectural Historians: Michelle Provoost and Wouter Vanstiphout

An aerial photograph of a city, likely Helsinki, showing a mix of residential and commercial buildings, green spaces, and a network of roads. A large, semi-transparent circular graphic is overlaid on the center of the image, containing the text 'Annelinn'.

Annelinn

1969-1973
elanikke umbes 26 755 (2012)
4955 in/km²

An aerial photograph of the Lasnamäe residential area in Helsinki, Finland. The image shows several high-rise apartment buildings, a complex highway interchange, and surrounding urban infrastructure. A large white circular graphic is overlaid on the center of the image, containing the name 'Lasnamäe'.

Lasnamäe

1972-1982
elänikke 117 194 (2019)
4267 in/km²

The Pruitt-Igoe

1954

1954
elannekkes 10 000
2870 korterit





Park **Hill Estate**

1957–1961
elanikke umbes 3500
1160 korterit



Gellerup

1968–1972
elanikke 11 406 (2012)
2448 korterit



Bijlmermeer

1965–1975
elannekkes umbes 100 000
3800in/km²

Korterid olid mõeldud keskklassile ja ükski korter ei olnud teisest „parem”. Iga inimene oleks oma ligimesega võrdne.

Ühel hetkel tegi **Pi de Bruijn** ettepaneku ehitada maapealsed korterid, kuid juhtiv arhitekt **Siegfried Nassuthil** ei võtnud seda nõu kuulda. Maapind pidi olema modernismi põhimõtete järgi kollektiivne ruum kõigile.

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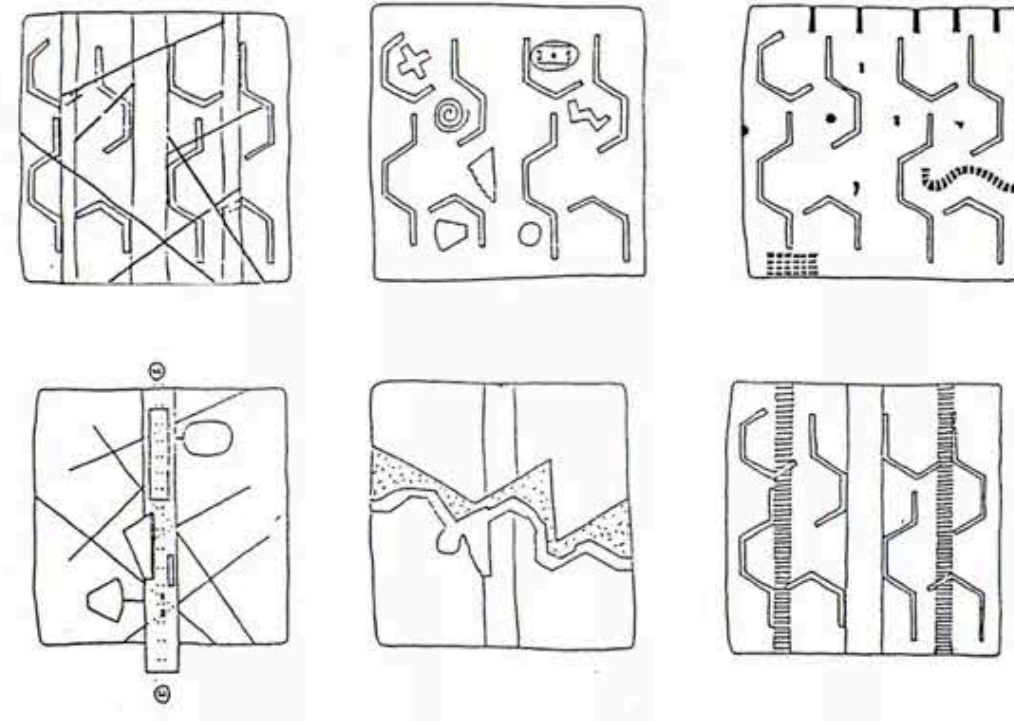
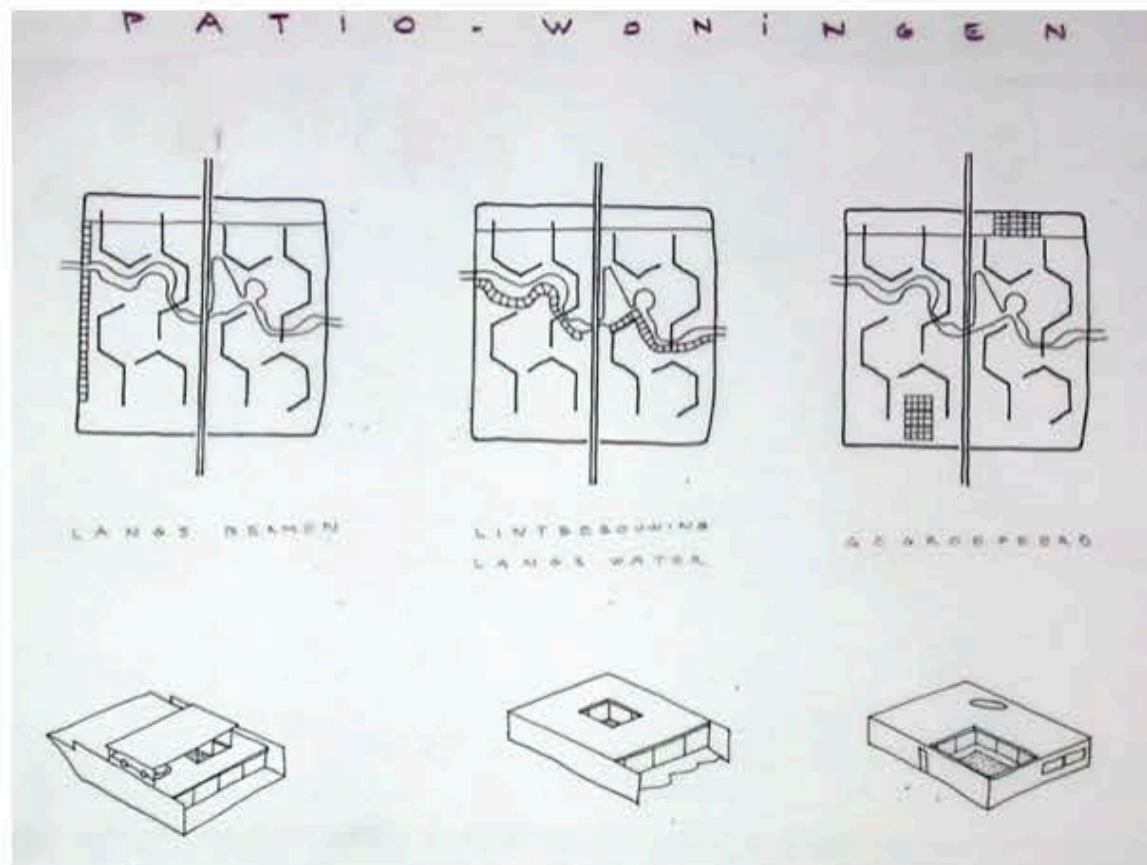
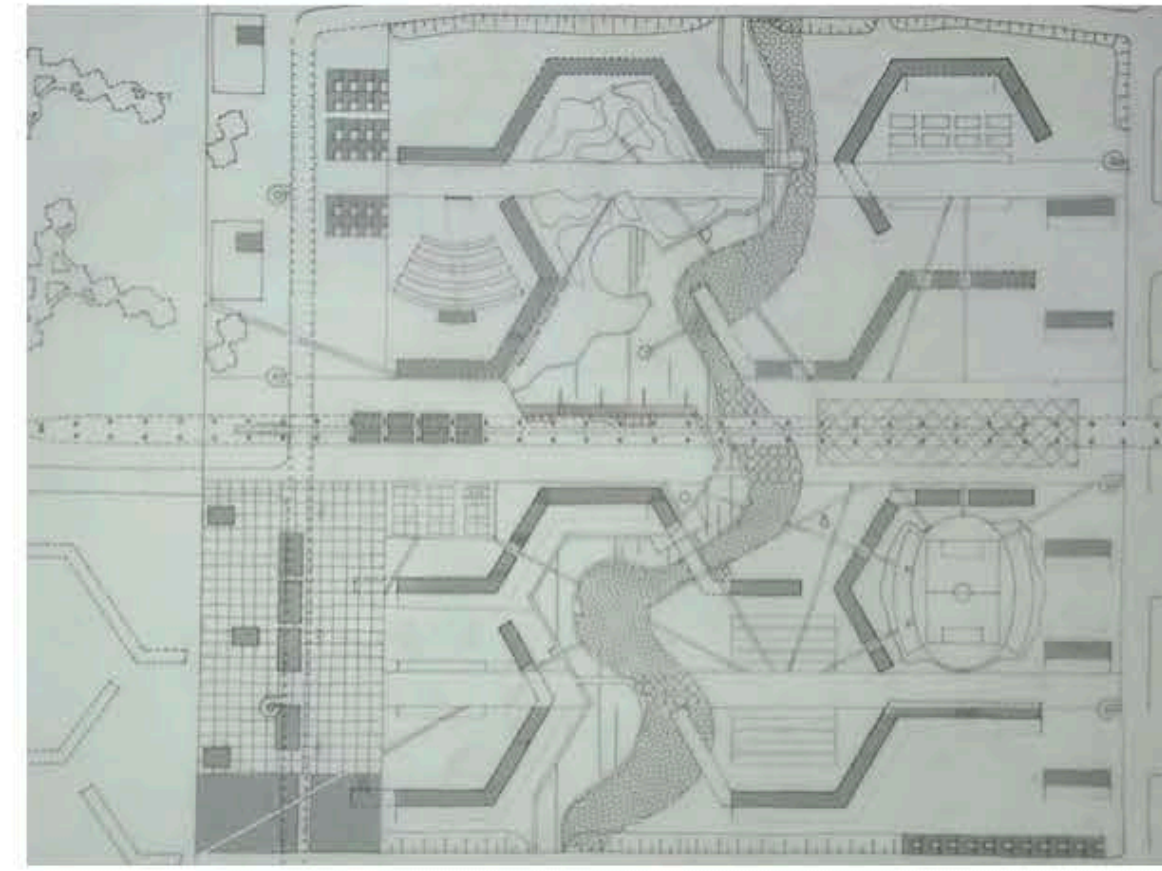


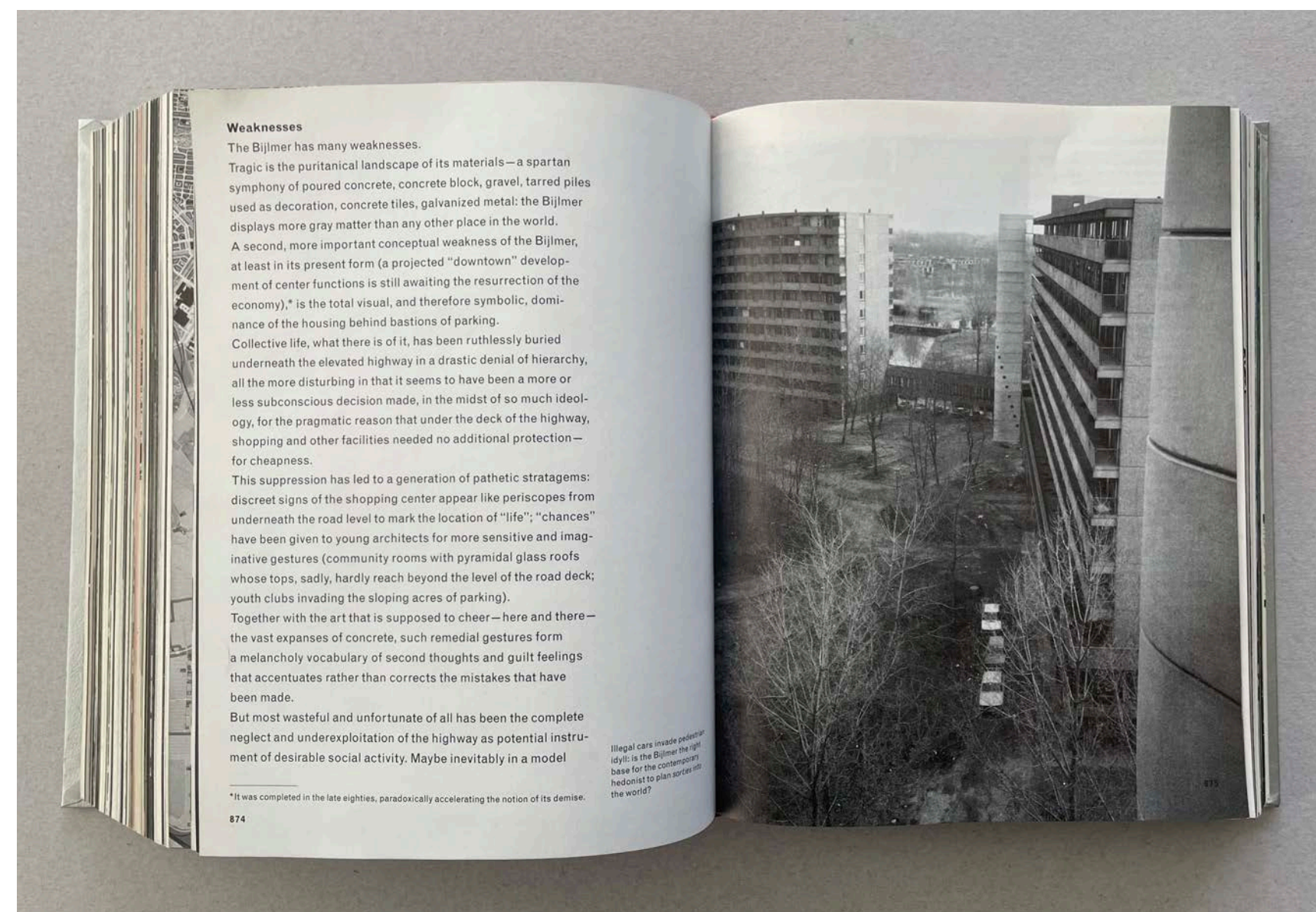
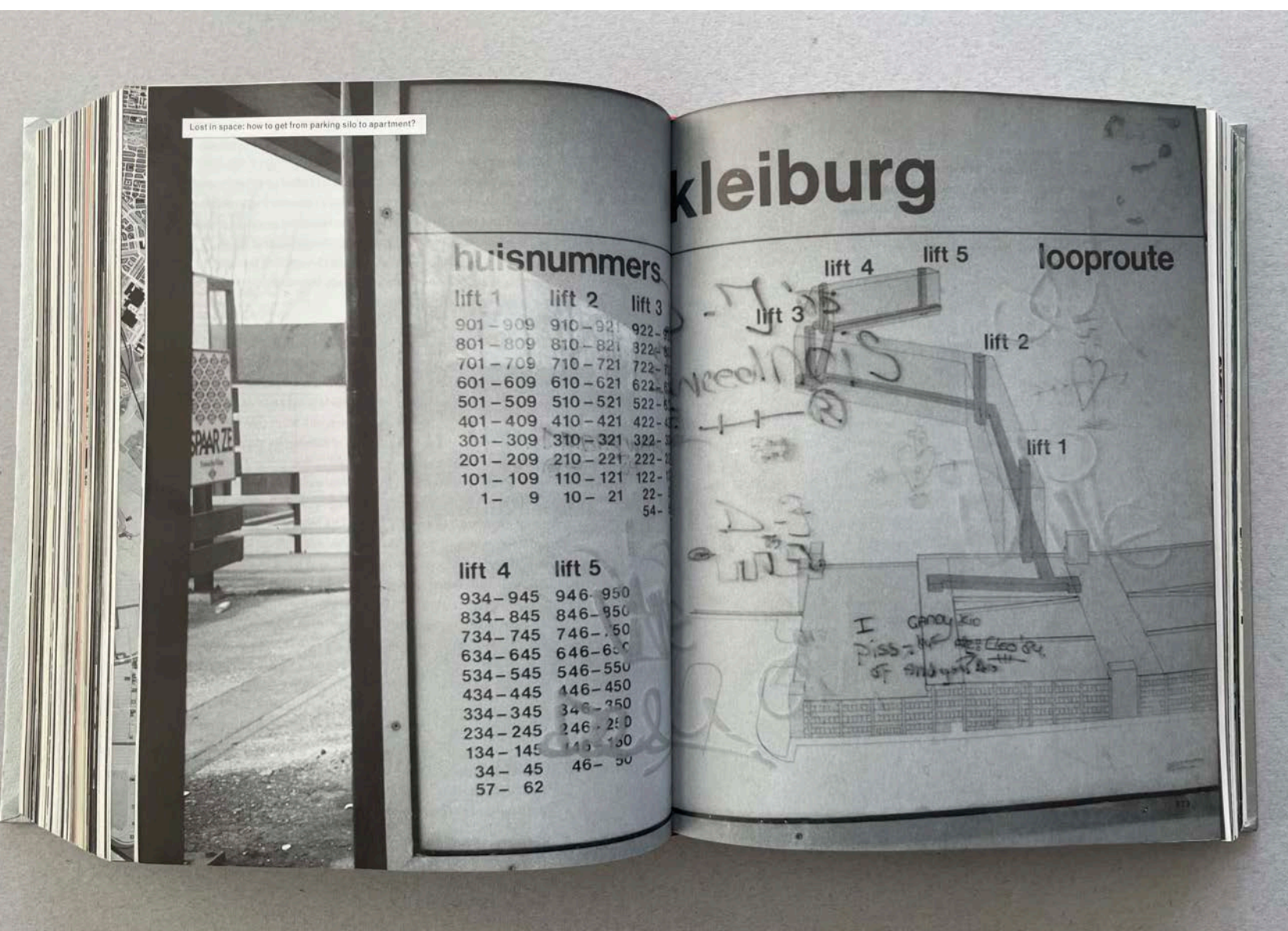
Kuninganna Juliana Bijlmer'i rõdul Amsterdamis. Jaanuar 21 1971.

OMA OFFICE WORK SEARCH



1986

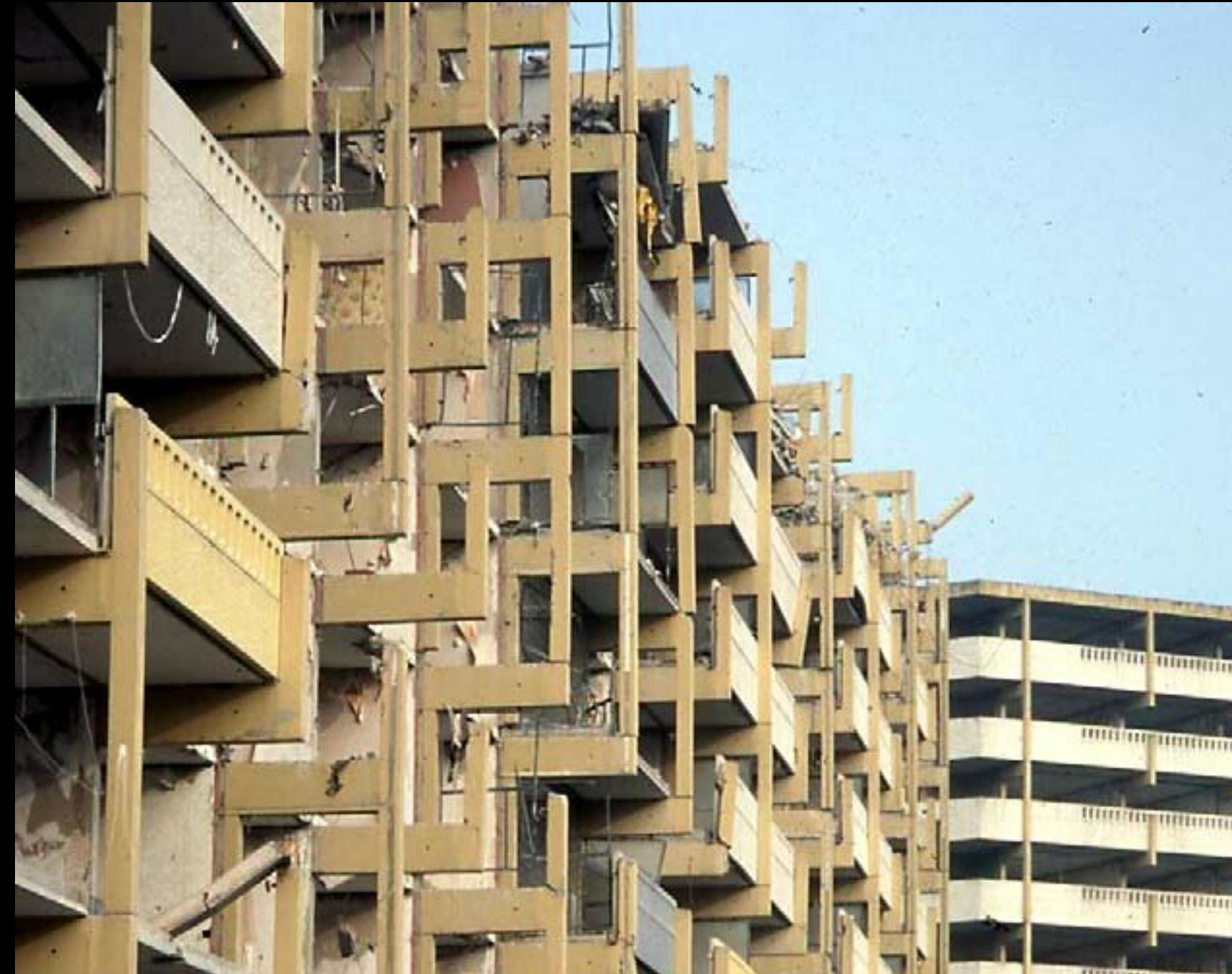




S,M,L,XL_1995

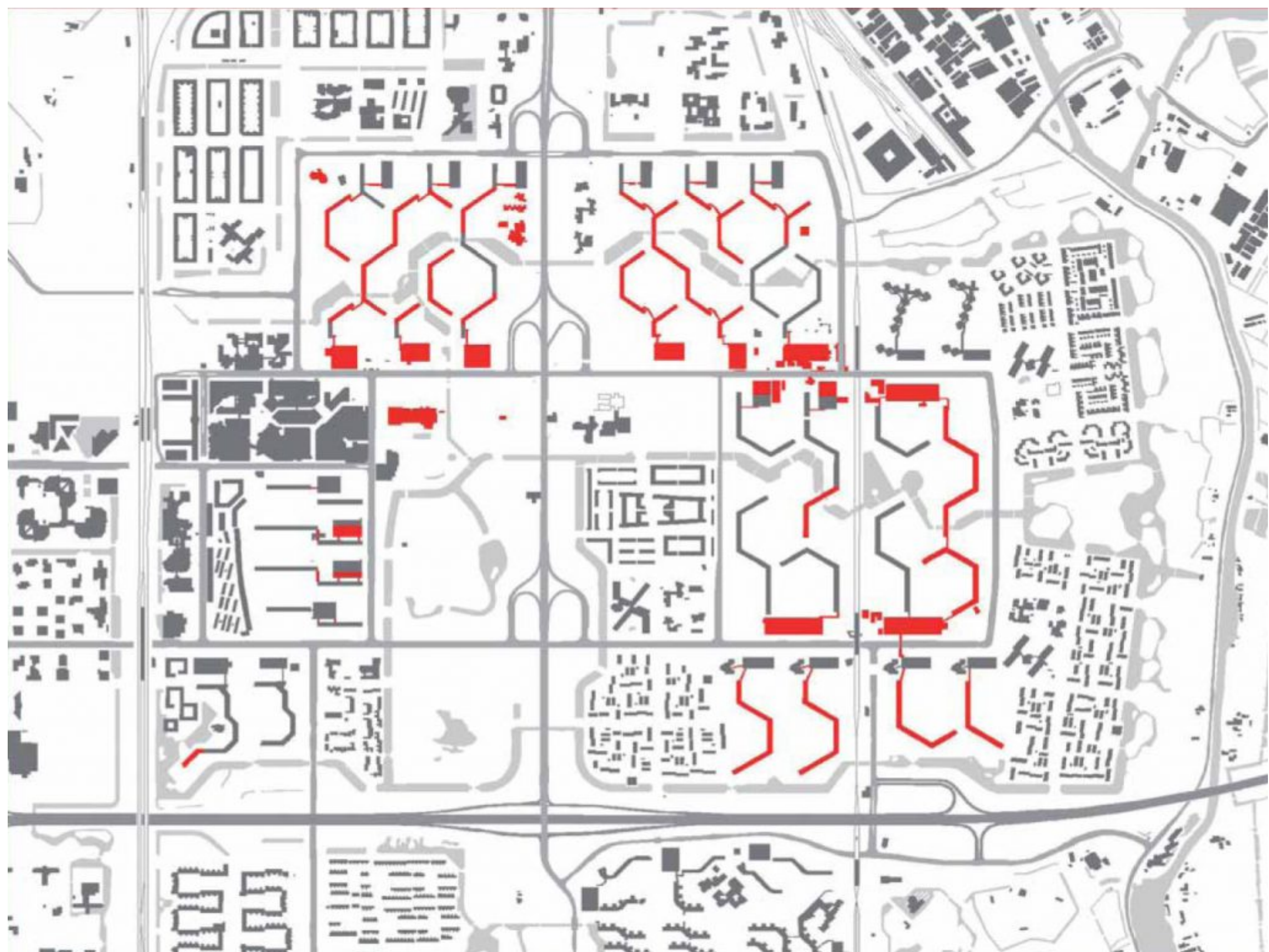


1992



Half of the 13,000 dwellings are demolished.









B

P
♿

9-XST-99

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2



Housing Corporation Rochdale, however, had plans to demolish Kleiburg. They calculated that a thorough renovation would cost about 70 million Euro...

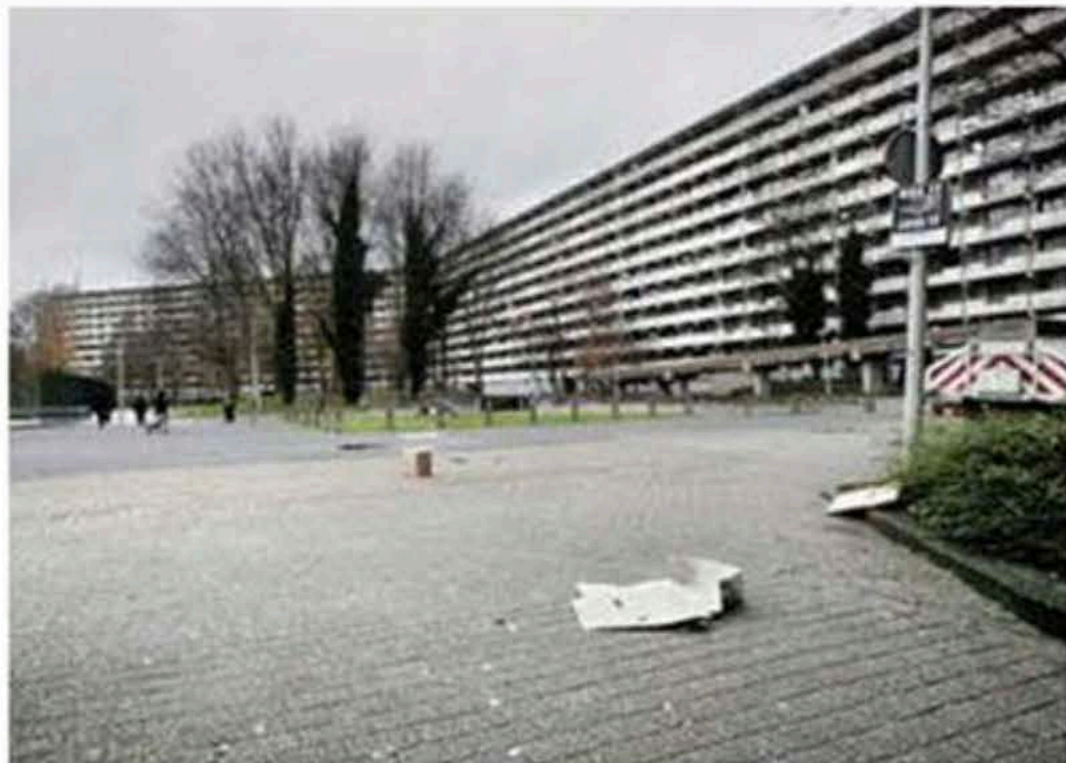
But bulldozing the masterpiece by architect Fop Ottenhof would lead to a collapse of the magnificent urban composition: an unbearable thought.

In anticipation to the fierce resistance by 'believers' and pressure by the local government, that hoped to avert demolition, Rochdale launched a campaign to rescue the building: Kleiburg was offered for ONE EURO in an attempt to catalyze alternative, economically viable plans.

2012-2016

07-01-2011 | Nieuws | 2

Bijlmerflat Kleiburg te koop voor 1 euro



Welke projectontwikkelaar durft het aan om de Bijlmerflat Kleiburg in Amsterdam voor een euro te kopen en voor ongeveer 70 miljoen te renoveren? Woningcorporatie Rochdale is bereid de flat te verkopen voor het symbolische bedrag. Een woordvoerder heeft dit in Het Parool bevestigd.

De vijfhonderd woningen zijn in slechte staat. Renovatie kost ongeveer 70 miljoen euro en Rochdale ziet financieel geen mogelijkheden om de flat overeind te houden. Rochdale benadrukt dat er nog geen definitief besluit is genomen en dat er nog geen sloopvergunning is aangevraagd.

De corporatie zegt nog met enkele partijen te praten over een alternatief voor de sloop, maar verwacht daar weinig van.

ANP

Laatst gewijzigd: | 07-01-2011

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NIEUWS

BLOGS

PROJECTEN

▸ **Agendatip: congres over rol stedebo...**

10-10-2012

▸ **Site met verhalen van opdrachtgevers**

10-10-2012

▸ **Nederlander slaapt meer in Nederlan...**

10-10-2012

▸ **'Rol belegger bij gebiedsontwikke...**

10-10-2012

▸ **Agendatip: Ontdek Haagse Havens**

09-10-2012

[Meer nieuws](#)

LEES OOK

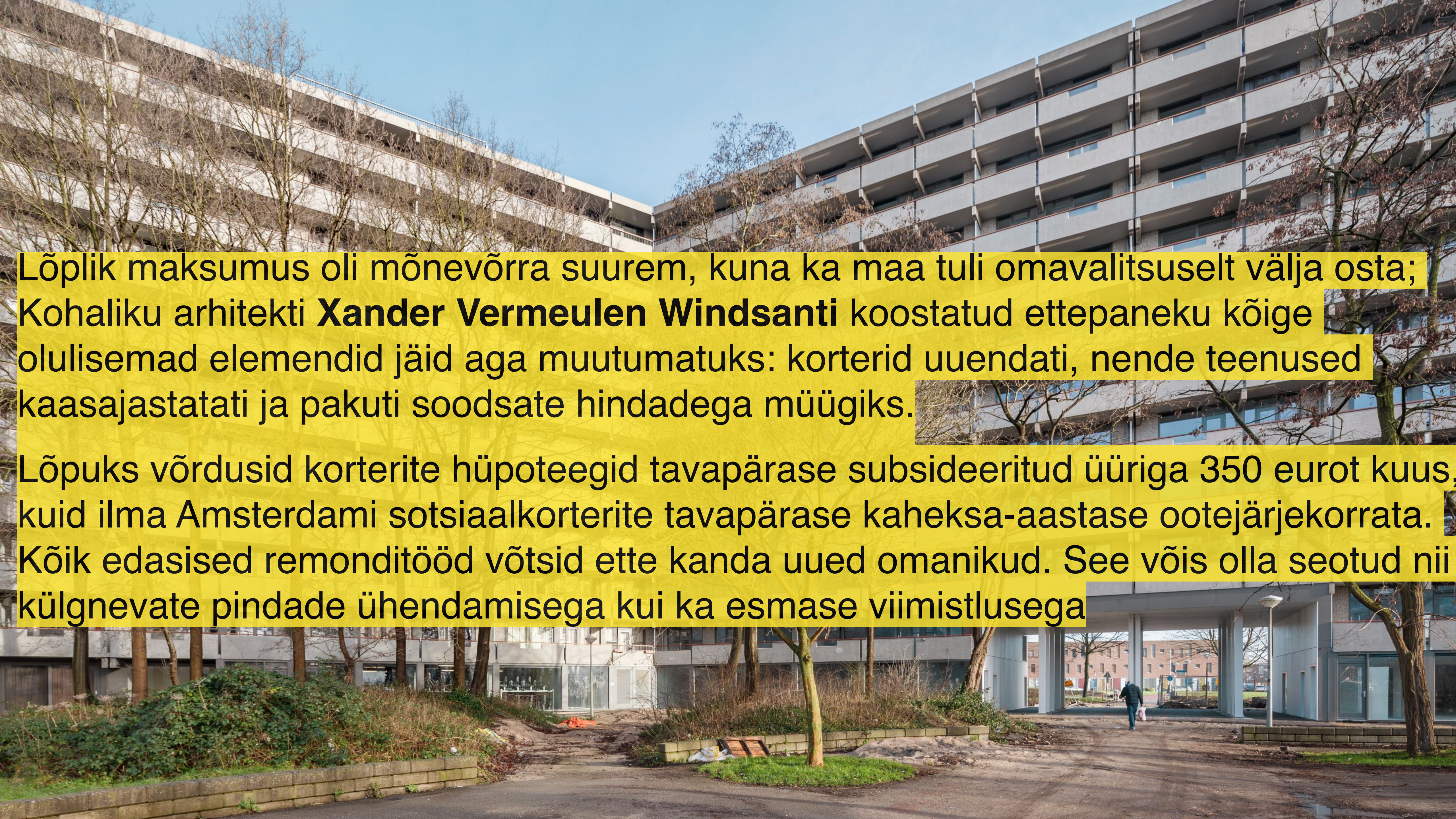
▸ [Bijlmerflat Kleiburg gaat plat](#)

Hoge absorptie
Energiebesparende voordelen
Duurzame oplossingen
100% recyclebaar
Natuulijke grondstoffen
Gezond binnenmilieu



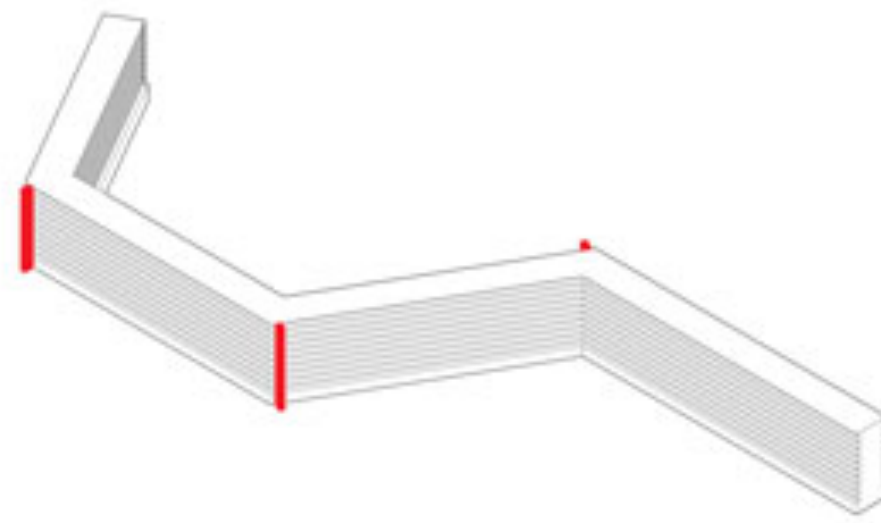


DeFlat / NL Architects + XVW architectuur

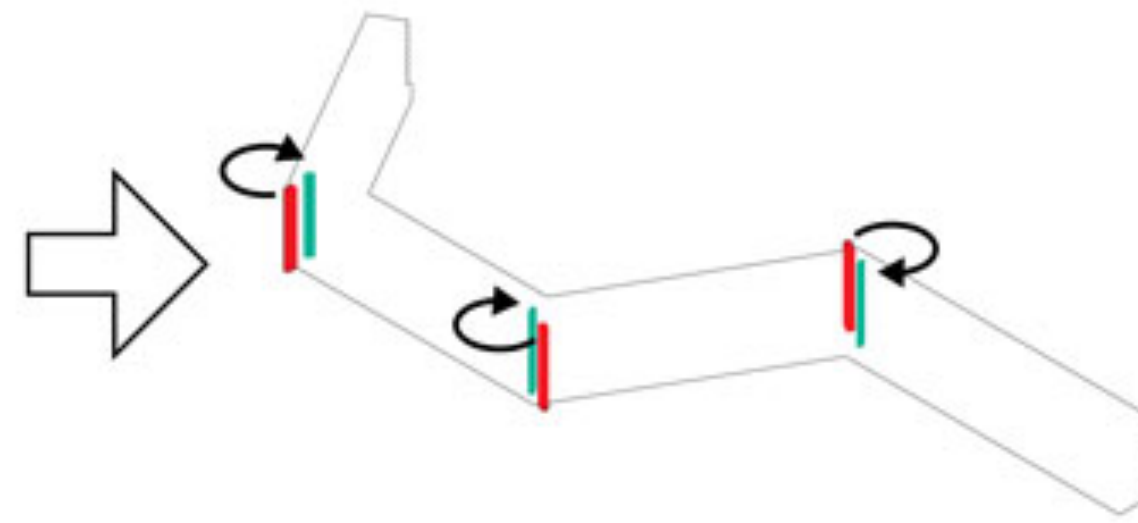


Lõplik maksumus oli mõnevõrra suurem, kuna ka maa tuli omavalitsuselt välja osta; Kohaliku arhitekti **Xander Vermeulen Windsanti** koostatud ettepaneku kõige olulisemad elemendid jäid aga muutumatuks: korterid uuendati, nende teenused kaasajastatati ja pakuti soodsate hindadega müügiks.

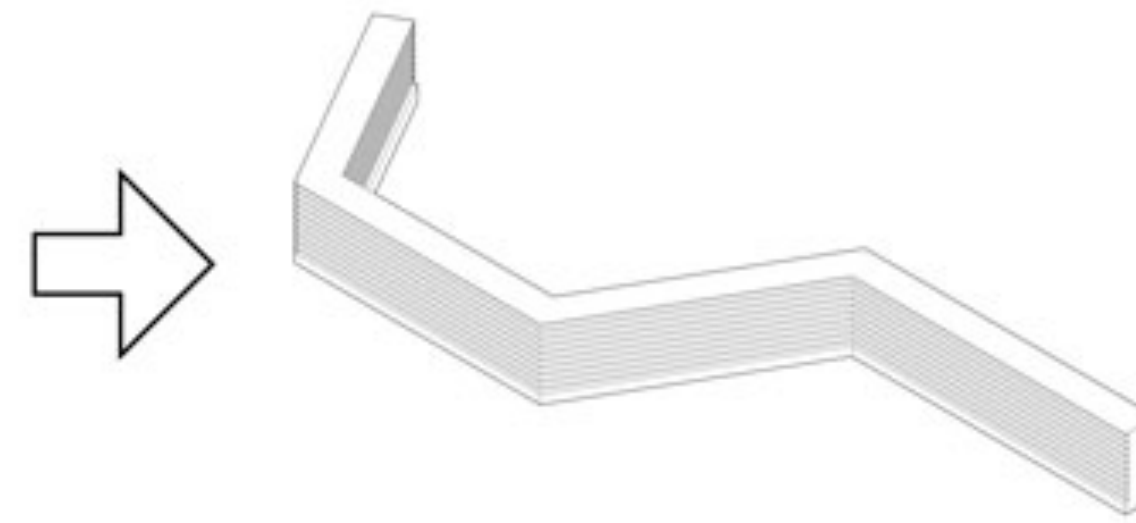
Lõpuks võrdusid korterite hüpoteegid tavapärase subsideeritud üüriga 350 eurot kuus, kuid ilma Amsterdamisotsiaalkorterite tavapärase kaheksa-aastase ootejärjekorrata. Kõik edasised remonditööd võtsid ette kanda uued omanikud. See võis olla seotud nii külgnevate pindade ühendamisega kui ka esmase viimistlusega



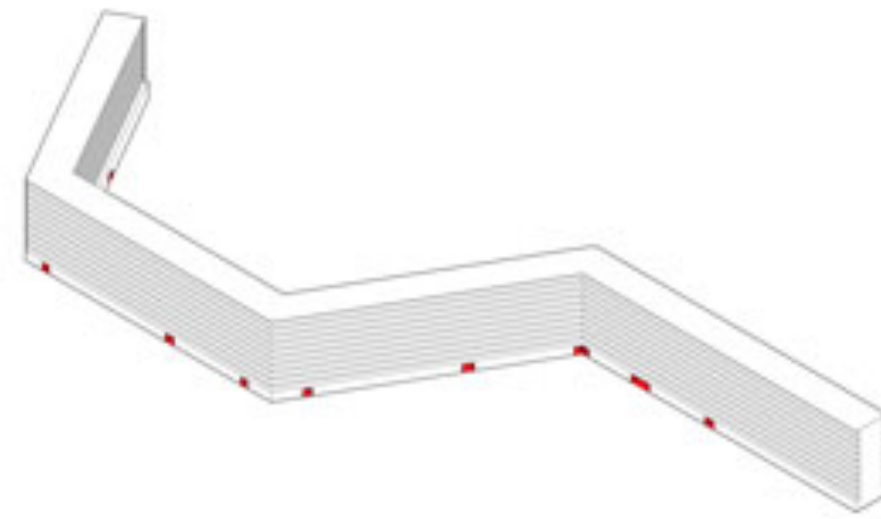
additional elevators placed in the 80s:
disruptive verticality



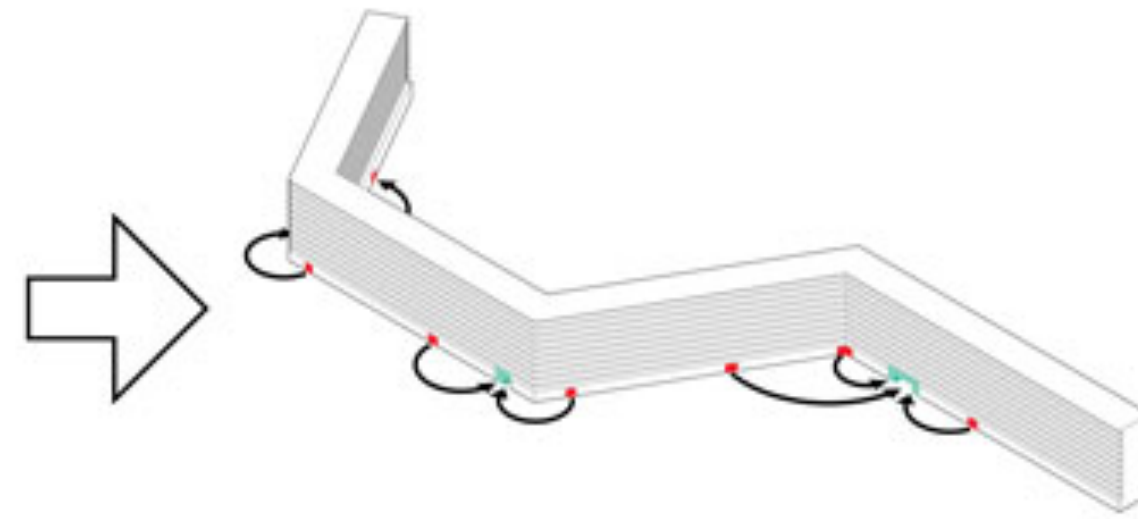
concrete additions removed: new elevators placed
inside the existing cores



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



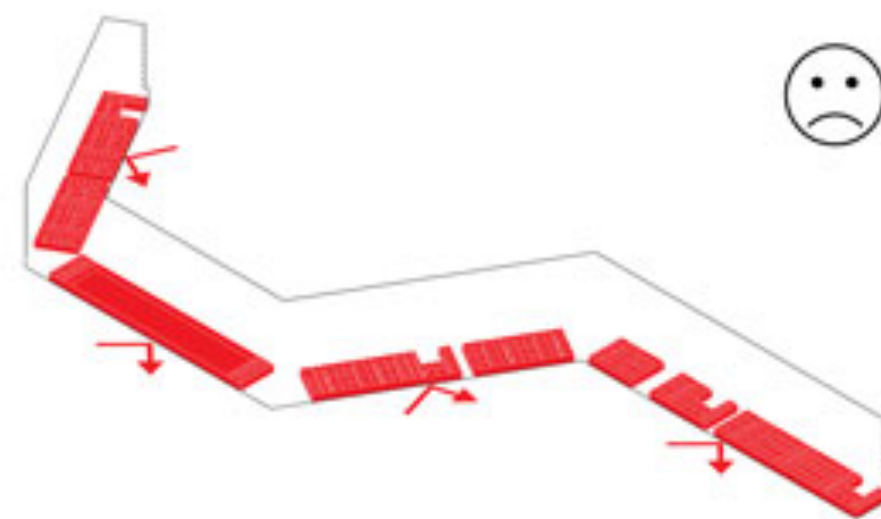
many small underpasses: limited in height by the
'interior street' at + 3meter



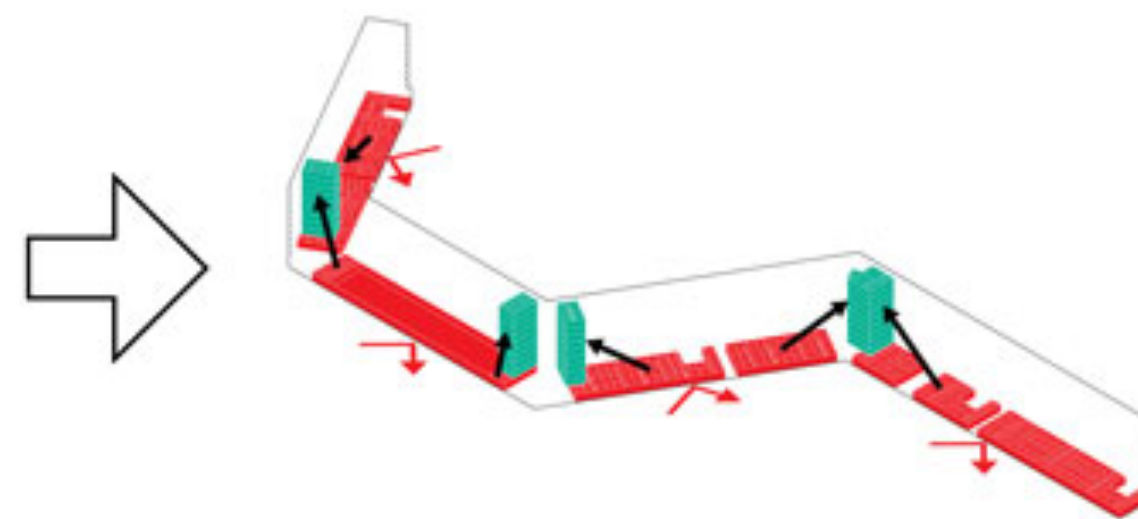
interior street obsolete: regrouping of underpasses to
create larger openings



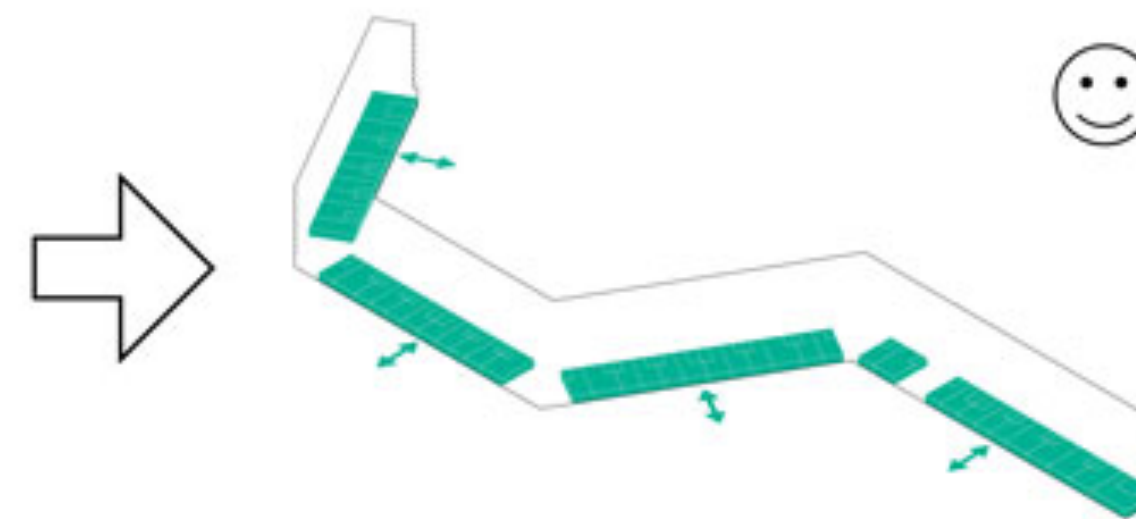
new perforations: scenic and generous



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

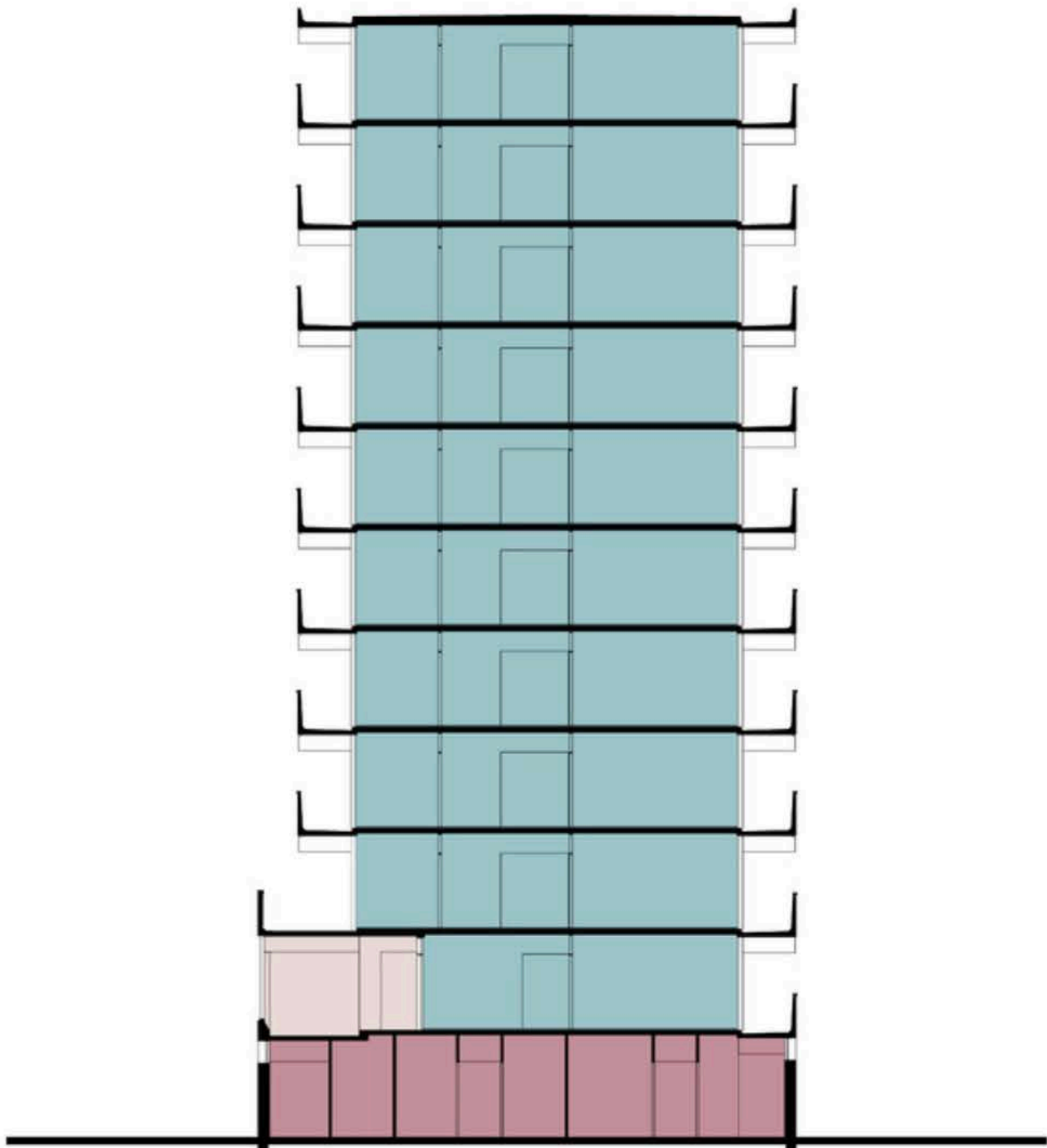


relocating storage spaces to upper levels: ground
level free for more interactive inhabitation

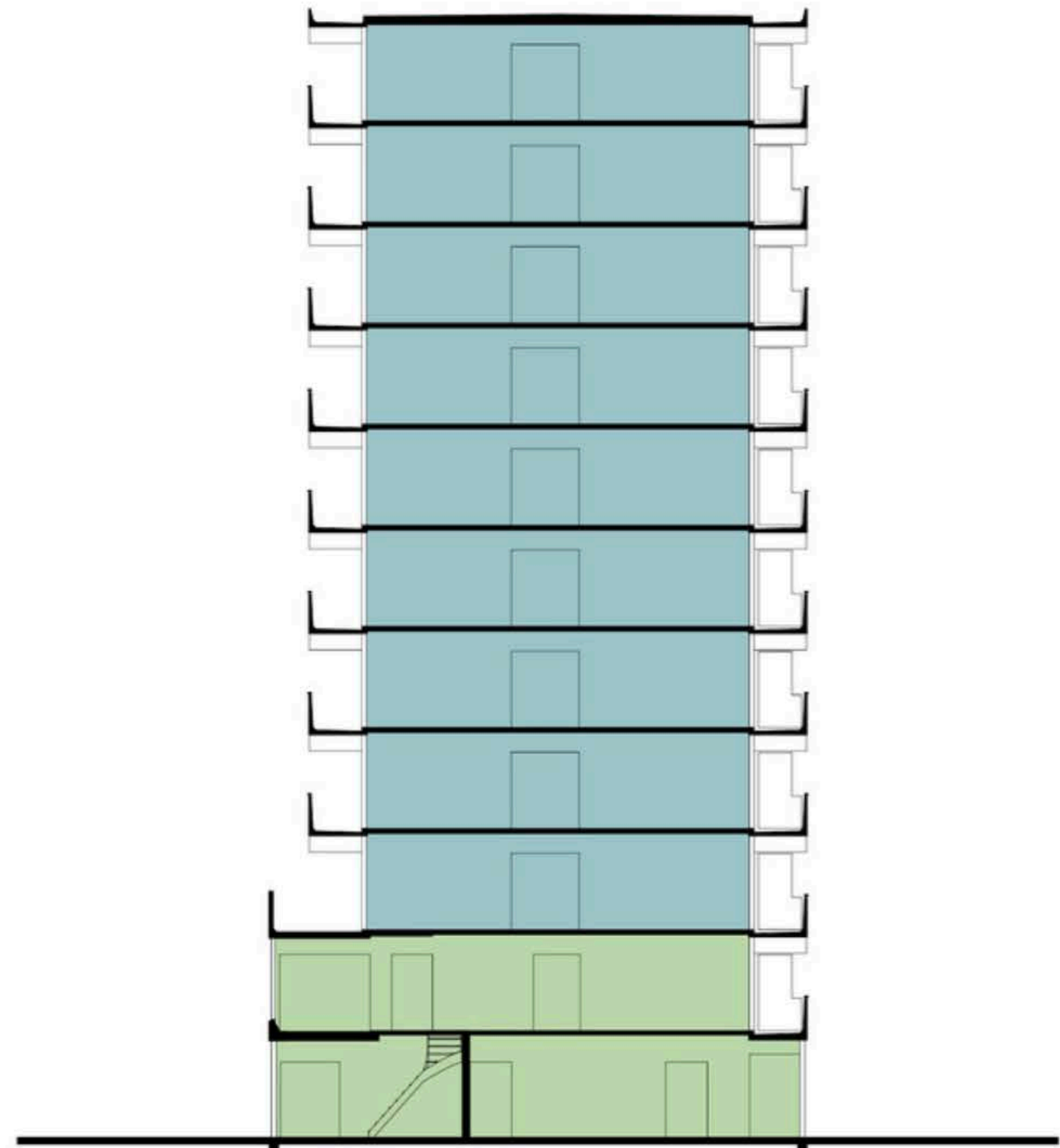


plinth activated, dwellings and workspaces at
ground level: friendly interface

BEFORE



AFTER



Live / work units Apartments Interior "street" Storage / technical spaces

Cross section




Storage spaces on ground level








1974



original unit

2013



delivered unit

Unit type A



mutations

1974
original unit

2013
delivered unit

Unit type B

2016

 H# 538	 H# 103	 H# 305	 H# 505	 H# 338
 H# 129	 H# 838	 H# 403	 H# 405	 H# 906
 H# 138	 H# 526	 H# 703	 H# 803	 H# 117

mutations



Individual choice: floor heating or radiators?

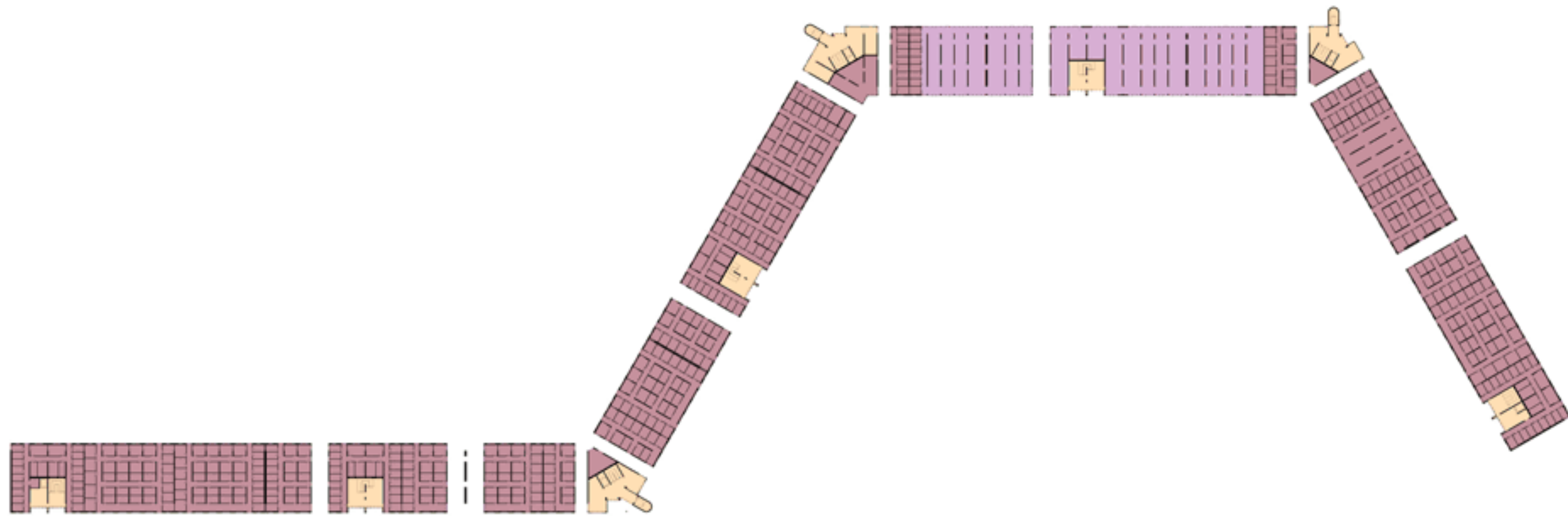


Double bath?

one slide back (66 left)







■ Apartments

■ Circulation

■ Commercial / shared facilities

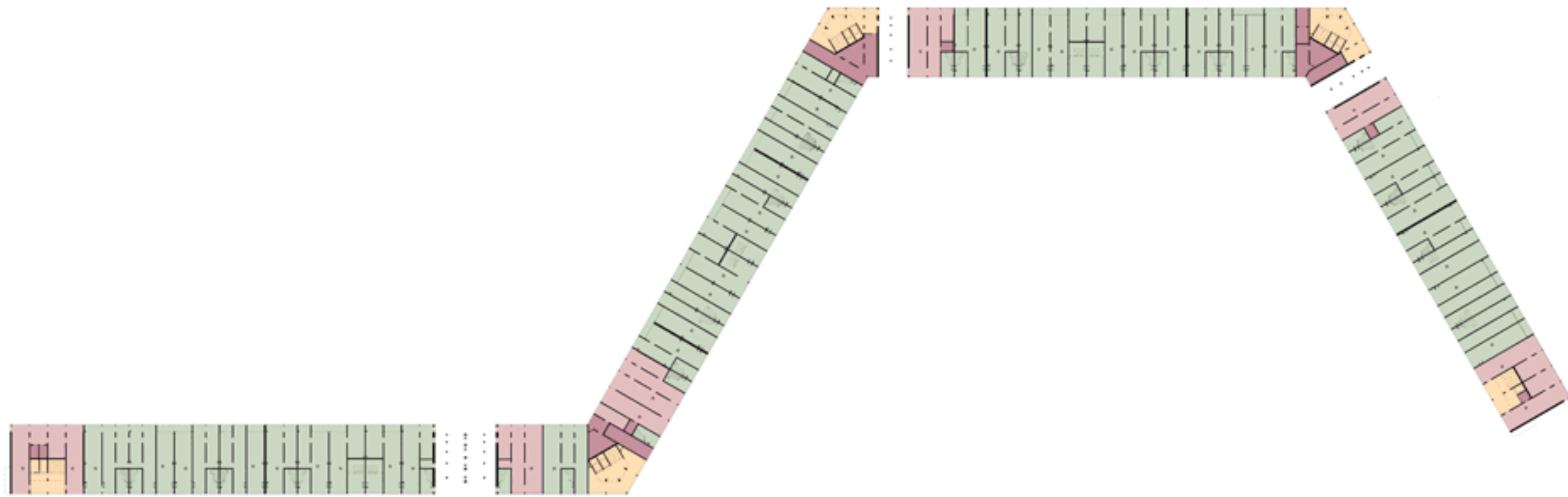
■ Storage / technical spaces

■ Live / work units

■ Interior "street"

■ Bike parking

Groundfloor: before



■ Apartments

■ Circulation

■ Commercial / shared facilities

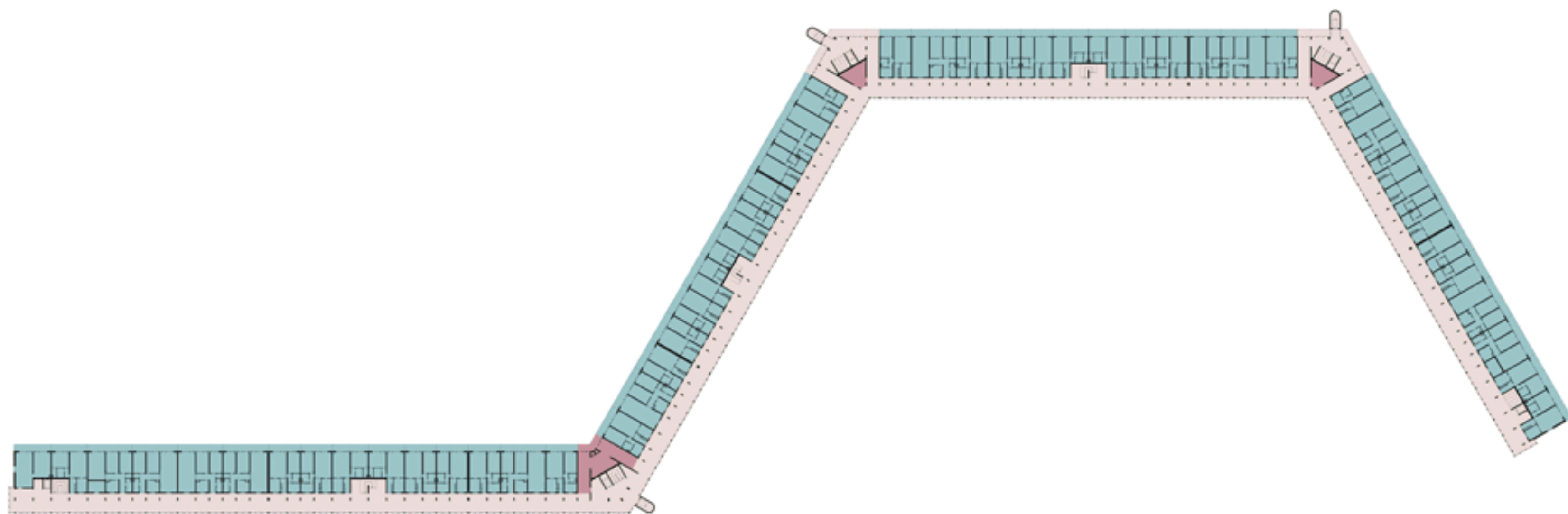
■ Storage / technical spaces

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■ Interior "street"

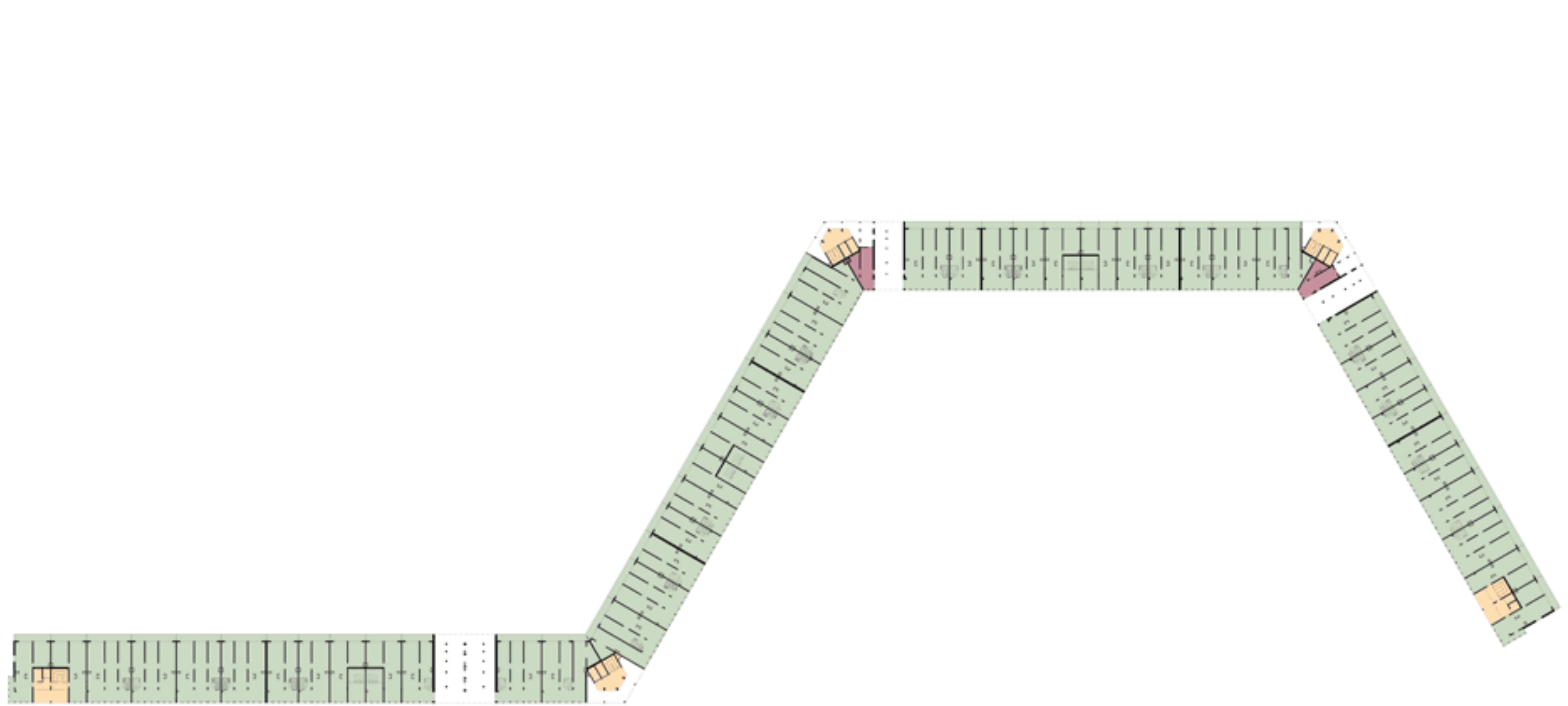
■ Bike parking

Groundfloor: after



- Apartments
- Circulation
- Commercial / shared facilities
- Storage / technical spaces
- Live / work units
- Interior "street"
- Bike parking

1st floor: before



■ Apartments

■ Circulation

■ Commercial / shared facilities

■ Storage / technical spaces

■ Live / work units

■ Interior "street"

■ Bike parking

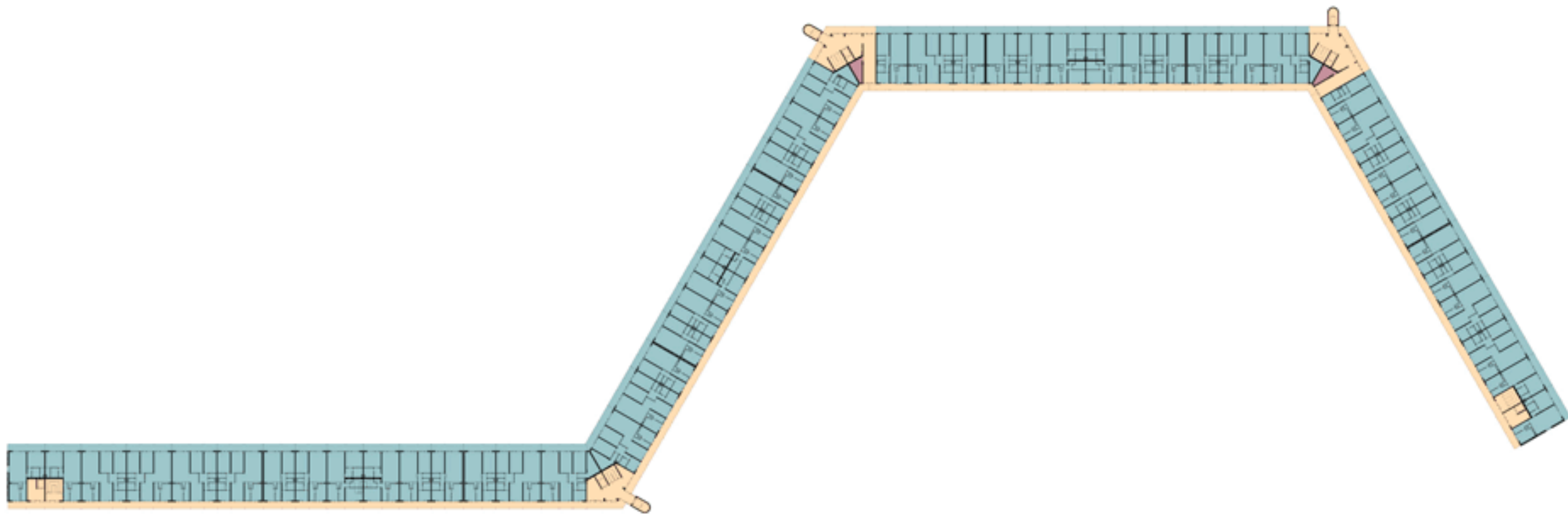
1st floor: after



Foto Stijn Poelstra



Foto Marcel van der Burg



■ Apartments

■ Circulation

■ Commercial / shared facilities

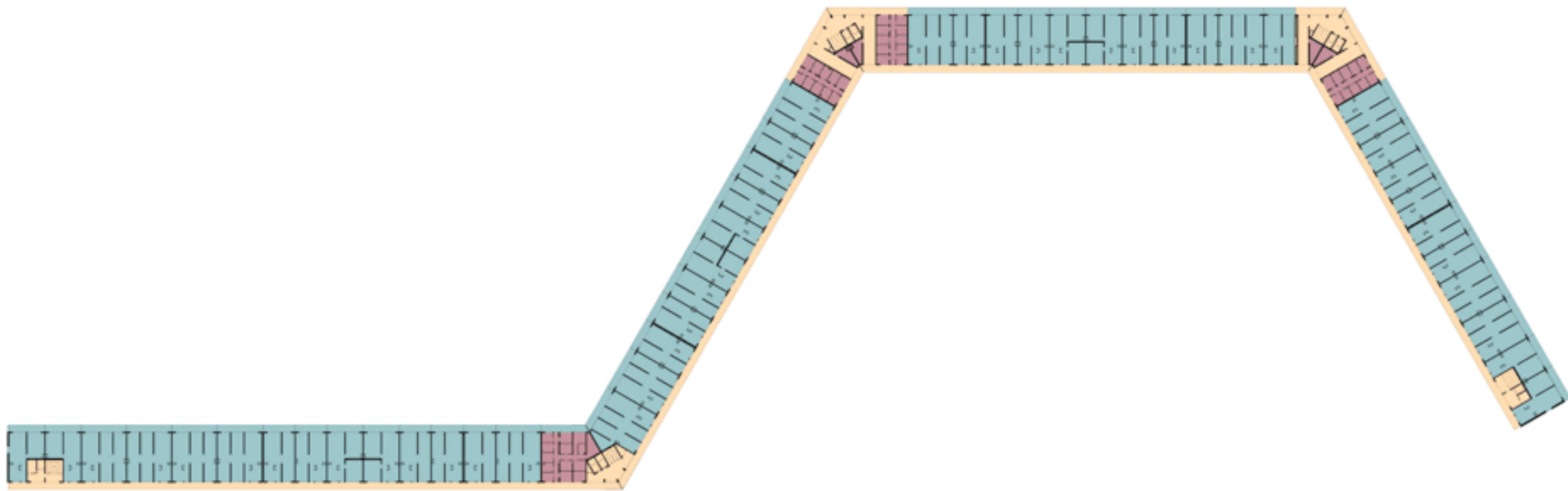
■ Storage / technical spaces

■ Live / work units

■ Interior "street"

■ Bike parking

Typical floor: before



■ Apartments

■ Circulation

■ Commercial / shared facilities

■ Storage / technical spaces

■ Live / work units

■ Interior "street"

■ Bike parking

Typical floor: after











Stijn Brakkee

1960. aastate lõpus ootamatult esile kerkinud eluasemeprobleemide lahendamiseks algatas ja rahastas **Brabrand Housing Cooperative** Gellerupi arenduse. Selle kujundasid arhitektid **Knud Blach Petersen** ja **Mogens Harbo**, keda mõjutasid Le Corbusier' funktsionalistlikud ideed.

Gellerup

1968–1972
elanikke umbes 10 000
1776 korterit

Geto

2010. aastal kehtestatakse Taanis geto nimekirja kriteeriumid:

- 1) üle 40% 18–64-aastastest elanikest ei tööta ega omanda haridust,
- 2) üle 2,7% 18-aastastest ja vanematest elanikest on kuriteos süüdi mõistetud
- 3) mittelääne päritolu immigrandide ja nende järeltulijate osakaal üle 50%.

Seda mõistet kasutati seaduslikult mõnevõrra muutuva määratlusega kuni 2021. aastani.

2013. aastal lisati kaks täiendavat kriteeriumi:

- 4) suhteliselt madal sissetulek
- 5) madal keskmine haridustase

Gellerupparkeni linnaosa täitis 2014. aastal kõik 5 geto nimekirja kriteeriumi:
80% olid sisserändajad või mitte-lääneriikidest pärit migrantide järeltulijad
52,3% olid töötud,
4,76% oli karistusregistriga
30–59-aastastest oli 57,1%-l ainult algharidus

Geto

NEJ TIL NEDRIVNINGER
FINDENDE UD
VORES HJEM
RIVNINGERNE
BILDER ALMENE BILDER
VI FLYTTER
IKKE

Nimekirja 2017. aasta uuendamisel täitis Gellerup viiest kriteeriumist 4.
Valitsuse vastusena 2018. aasta linnaosa allakäigule otsustati lammutada üheksa hoonet, mis kuuluvad
600 korteriga elumajade kompleksi.
Elanikud on sunnitud kolima ning asemele ehitati uued kodud elupinna- ja ärikinnisvaraks.





JENBOLIG

P-OLESEN.DK

P-OLESEN.DK

JENBOLIG

P-OLESEN.DK

Foto: Betina N. Garcia.



WE Architecture + JaJa Architects

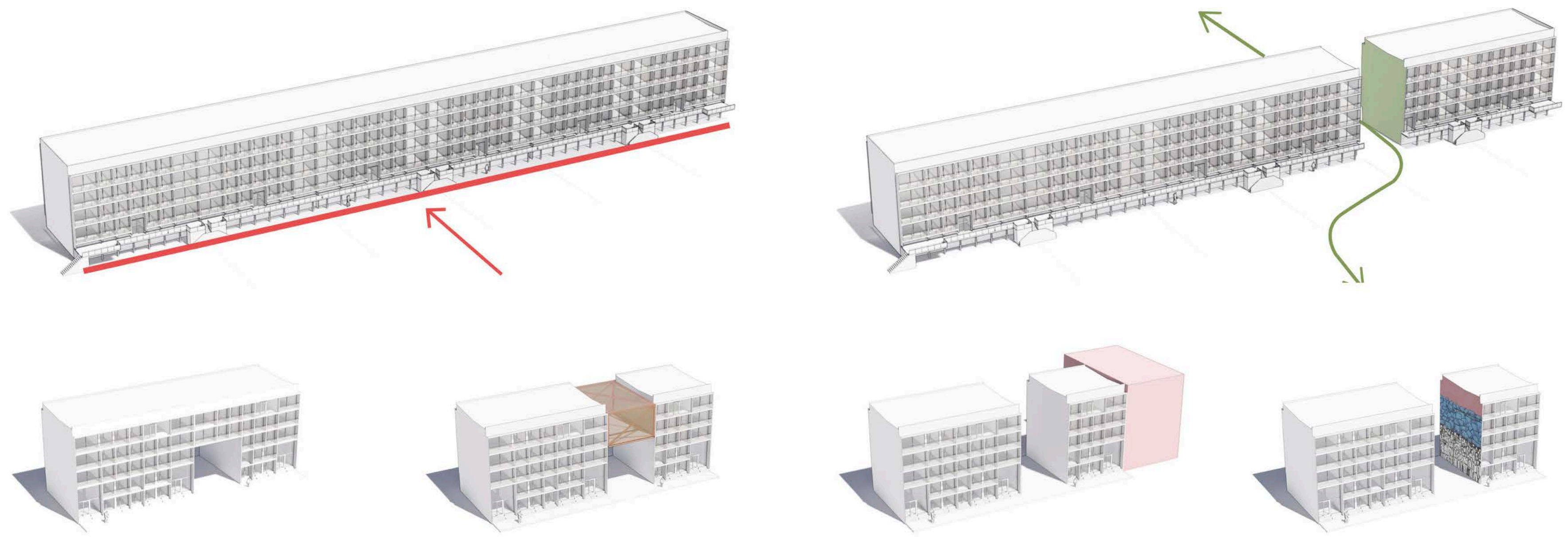
Foto: Helene Høyer Mikkelsen



1. Luua uus teedesüsteem, mis kõrvaldab ummikud ja mastaapsed parkimisalad
2. Tihendada ala uute ehitusmahtudega
3. Tutvustada inimlikku mastaapi linnaruumis
4. Mitmekesistada uute eluruumide tüpoloogiatega
5. Määratleda linna väliruumid
6. Rakendada sekundaarsed jalg- ja jalgrattateed
7. Luua rohkem avalikku linnaruumi
8. Modelleerida olemasolev maastik, et see oleks paremini ligipääsetav
9. Luua koos eluasemega arendus koos kaubandus- ja jaemüügifunktsioonidega.



Kõik erinevad tüpoloogiad, nagu ridaelamud, korrusmajad, ridaelamud ja punktmajad, suurendavad perede, vallaliste, paindlike perede ja pensionäride kogukondade ülalpidamist ja kasvatamist. Olemasolevate hoonete muutmise atraktiivseteks tüpoloogiateks katusekorterite ja kahekorruseliste korteritega loob elu ja mitmekesist tüpoloogiat korruste lõikes. Paljud erinevad algatused, nagu spordi- ja kultuurilinnak, hakkavad toimima sotsiaalse epitsentrina, millel on avalikud funktsioonid, nagu raamatukogu, rahvamaja, kommunaalne maja, avalik vann ja tegevusrajalised, aga ka uus päevahoid, munitsipaalärihooned, noortekeskus ja kolledžid.



“More private and retracted backyards are in close connection to the residencies providing green areas with barbecue areas, outdoor kitchens, playgrounds and other everyday activities nurturing communities across apartments.”



This huge variation of ownership, typologies and functions combined with a rich offer in cultural attractions, public spaces and green paths, backyards and private gardens creates an unpredictable and vibrant neighborhood with space for privacy, social engagement and communities. All of it cultivated by its own residents and in close connection to the rest of Aarhus.



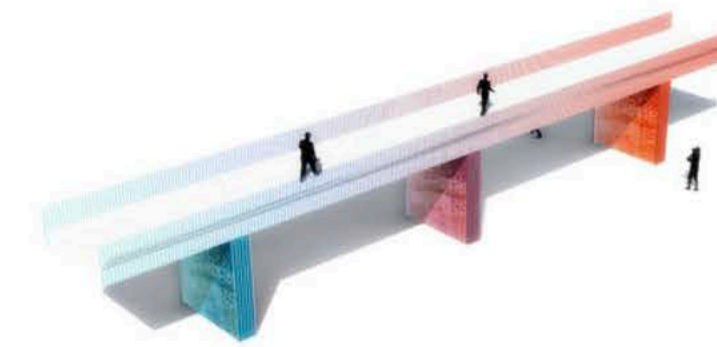
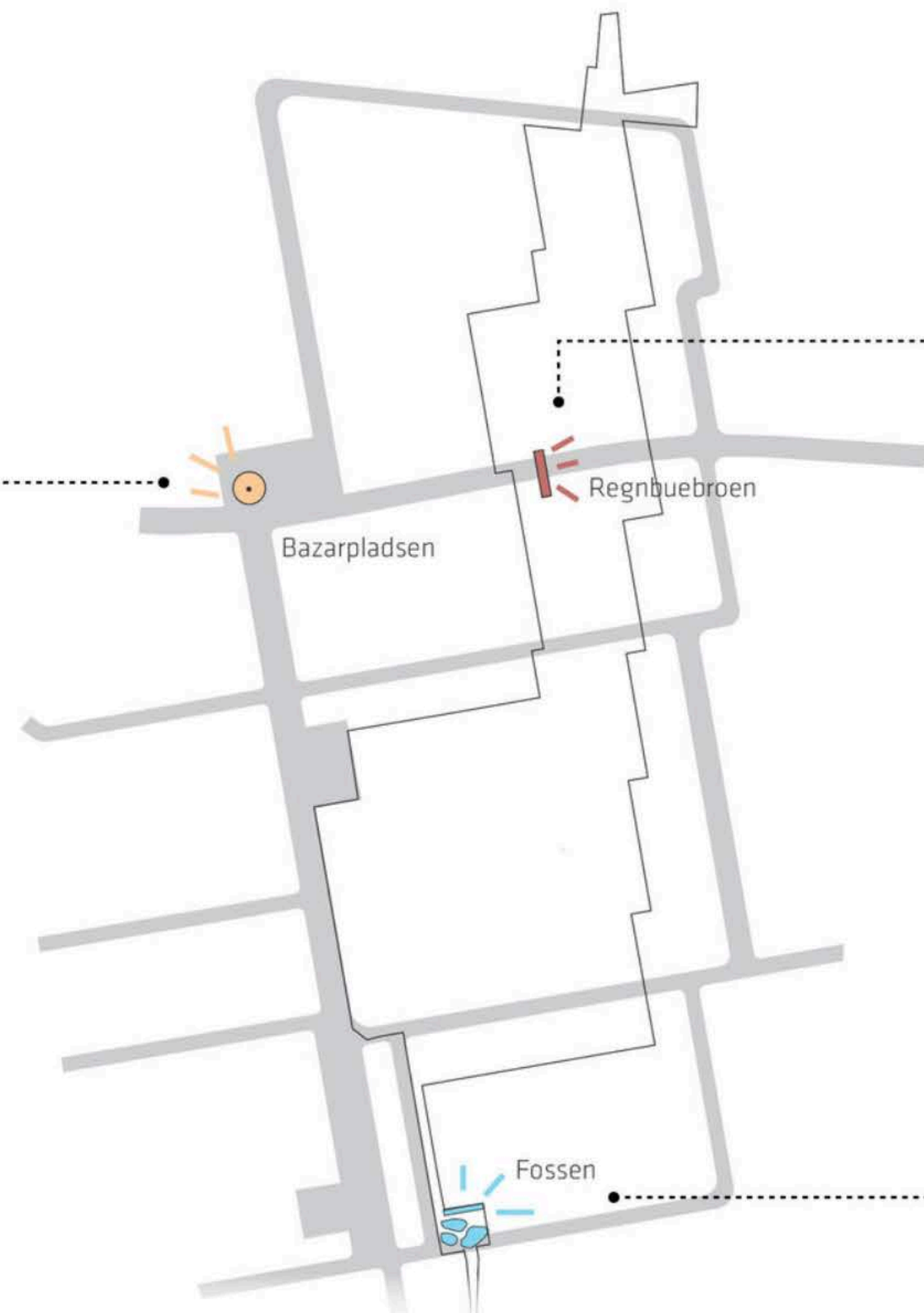
EFFEKT

news work office



THE BAZAR PLAZA

The plaza in front of the local bazar is designed as an oriental living room. The waste-to-heat building is given a new corten shell which contains storage, food stands and places to sit. On top, a new LED halo acts as interactive lighting and communication about local events, and becomes an illuminated landmark for the neighborhood.



THE RAINBOW BRIDGE

The existing bridge will be renovated and becomes a new landmark portal in Gellerup, signifying change and diversity in the neighborhood to the 17,000 people that pass through every day.



THE CASCADE

The change in elevation in the topography is taken advantage of to create a falling water cascade of accumulated rainwater. The water meanders over multiple levels, creating small play ponds, life and sound of nature and water.

New Entrance Portals

As part of the overall strategy to open up the area to the surrounding neighborhoods and integrate Gellerup into the city of Aarhus, new portals (in addition to the "Golden Gate") are placed at key areas that are visible to the surroundings, signifying openness, vibrancy and diversity in the area.



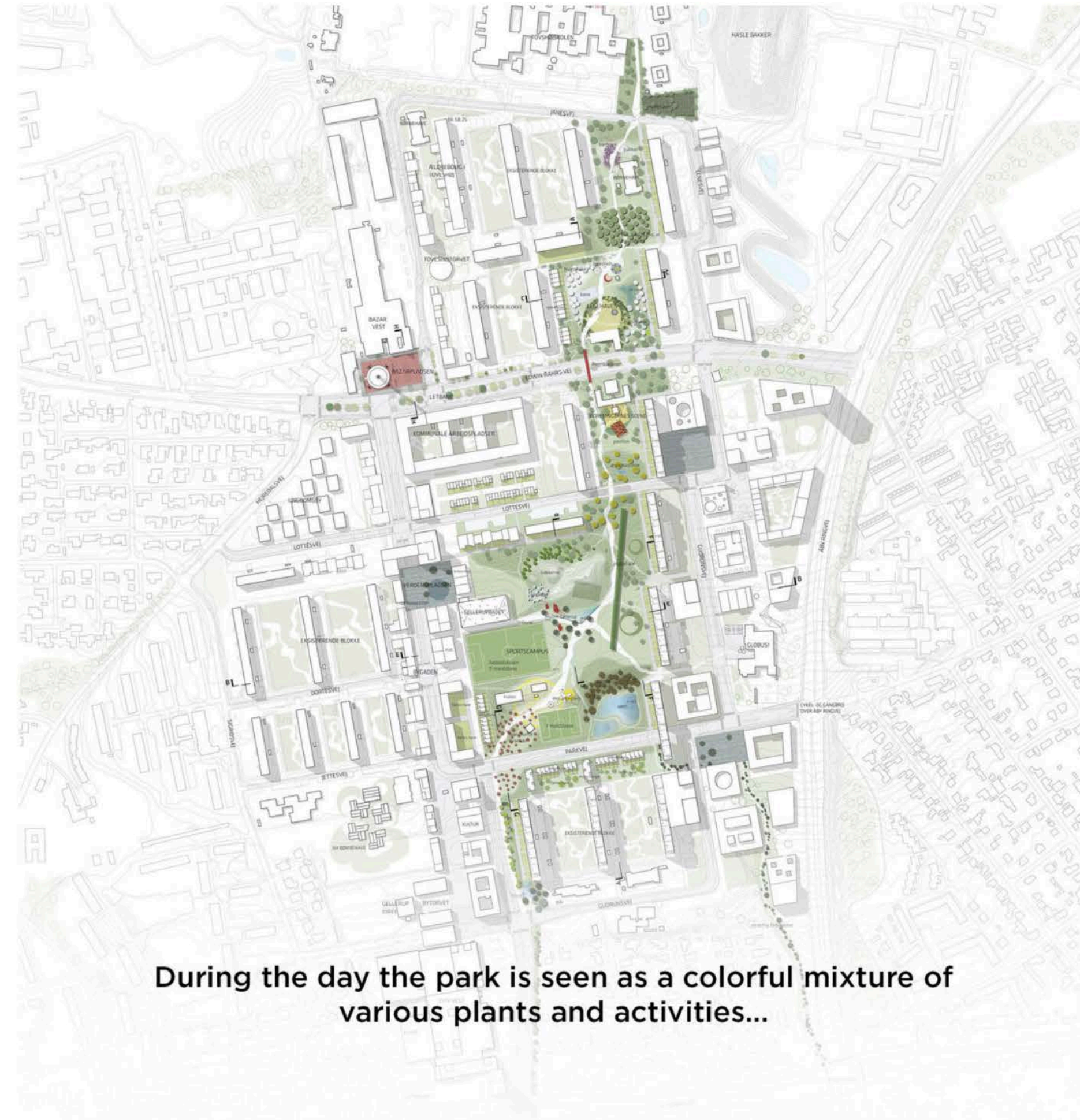
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During the day the park is seen as a colorful mixture of various plants and activities...

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BEFORE



AFTER



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BEFORE

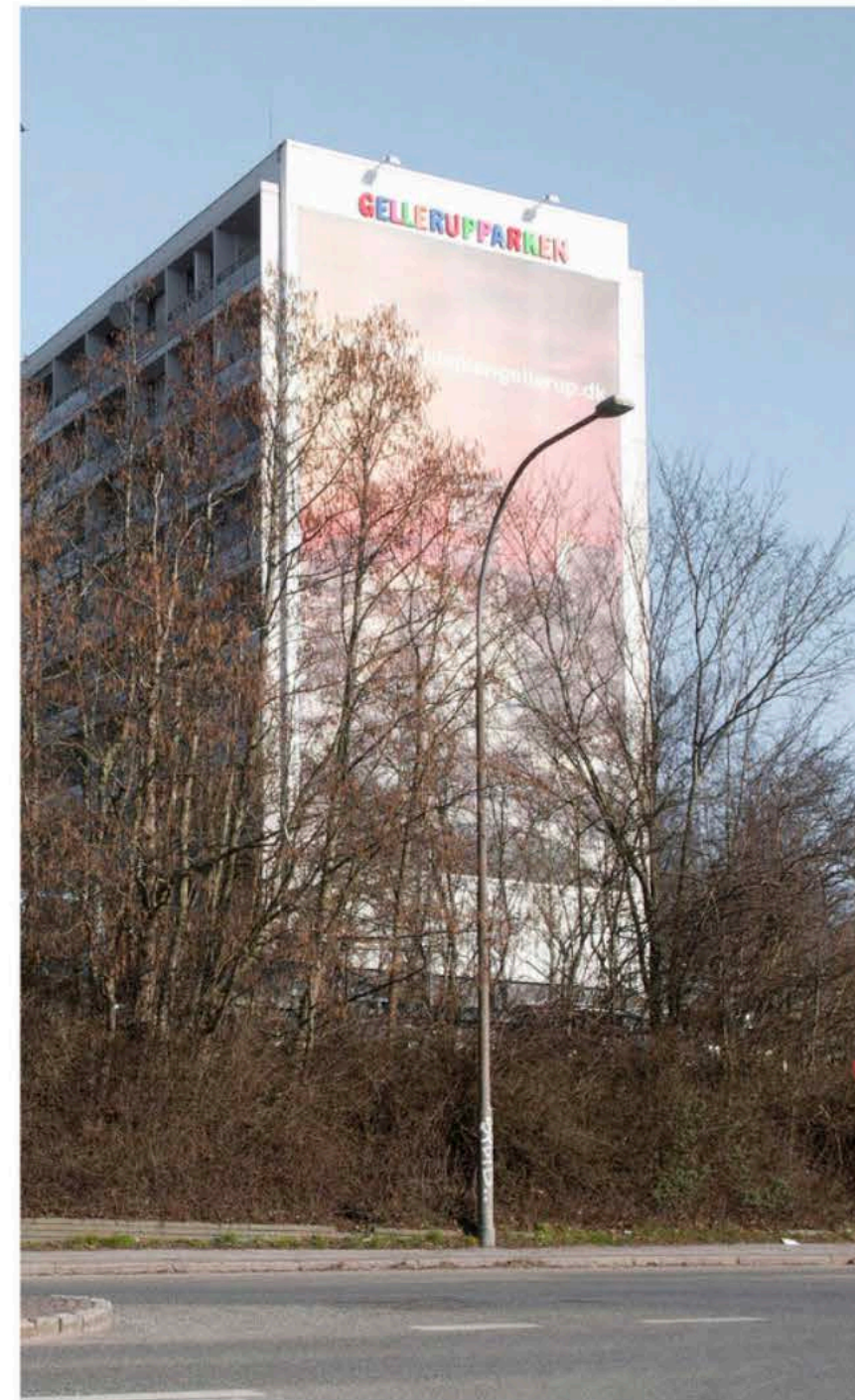


AFTER



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BEFORE



AFTER

The Cascade

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Aarhus

Why hundreds of families are to be moved out of Aarhus suburb



The Local Denmark - news@thelocal.dk
Published: 7 May, 2019 CET. Updated: Tue 7 May 2019 12:40 CET



EKA SUUREMAHULISE RENOVEERIMISE NÄITSID MAAILMAST



Kaasrahanud
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