

**CONCEPT**

**BUILDING THE FUTURE**

**EUROPAHOUSE AWARD 2009**



# Piazza Céramique®, Boschcour, 2221 JR, Maastricht



**Principal:** Vesteda Project bv Maastricht

**Owner:** Vesteda Project bv

**Architect:** Jo Janssen Architecten - Wim van den Bergh

**Urban planner:** Jo Coenen

**Structural engineering:** Ingenieursbureau Palte Valkenburg aan de Geul

**Electrical and mechanical engineering:** WRI Consultant Engineers

**Housetypes and numbers:**

92 apartments from 87 to 182m<sup>2</sup> of which 27 living/working houses, separate working units and commercial space.

**Floor area (gross):**

18970m<sup>2</sup>: 13300 apmts. / 378 working units / 542 commercial space.

**Contractors, general, electrical and mechanical:**

1. Contractor Van Kan-Jongen Maastricht
2. Electro Scheppers Heerlen
3. Windows + Shutters Alhaco Aluminium Stamproy
4. Interieur Paulus Egers + Jo Janssen

**Cost data:** € 18 500 000

**Financed by:** Investment Vesteda Project bv

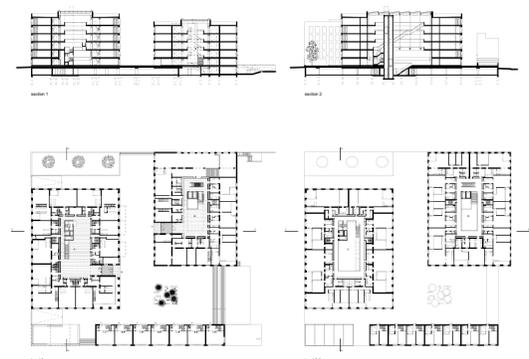
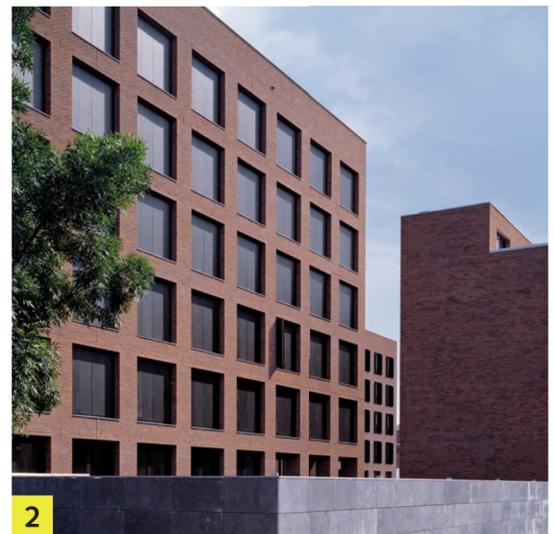
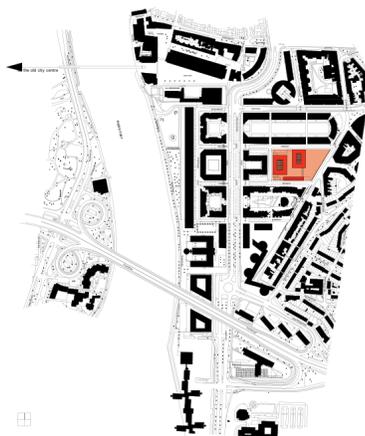
**Construction period:** 2004-2007

**Explanation illustrations:**

1. Céramique Area Maastricht © Kim Zwartsw
2. Piazza Céramique © Kim Zwarts
3. Interior © Kim Zwarts
4. Plans © Jo Janssen Architecten
5. Circulations © Kim Zwarts
6. Dutch Dance Festival © Philip Driessen

**Characteristics concerning cost saving, energy saving**

As energy concept, we opted for a low tech building employing traditional ventilation and folding shuttles as sun protection. Investments were done to provide a flexible building which could be transformed according to functional needs. During construction, the foreseen number of apartments were changed to generate the market needs.



### Design explanation

In the 'Ceramique Area' of Maastricht, the scheme opts for a spatial strategy in which urban space is opened up. By strategically placing three volumes, it not only makes the public space flow through the site, but it also involves the triangular green area to its east into this interlinking of urban spaces. The program to be housed within the block was that of an integrated form of dwelling and working characterized by the separation of entrances, leading to the public practice and the private house. Thus, one of the themes informing the design of these integrated apartments is the double entry and the psychological split between the more private space for living, and the more public space for working and receiving clients. Another result of the synergy of integrating dwelling and working within the same block is the possibility to create a more spacious entry-hall. In this case, it is a glassed atrium that acts as a sort of public lobby for both the apartments and the workspaces.

### Europahouse philosophy

Piazza Céramique, is opening the urban block and generating public space and green for quality of life. Regional materials were employed to house the mixed functions. The interior of Piazza Céramique is turned to the public space where you can feel the inhabitants organising her facade to their needs. Loggias are arranged in the strict rhythm of the facade and provide a maximum of privacy. The inside spaces are generating a reception area to welcome clients and visitors. In housing building, rationalisation often leads to a little scope for spatial flexibility. The constructive principle thought for Piazza Céramique allows a large degree of flexibility with regards to the size and layout of the houses. This lay-out flexibility has led to a realisation accommodating 92 apartments with 53 different housing typologies. This multifunctionality and adaptability is providing a sustainable building which is able to inhabit the needs of society.



### Jury report



# Introduction

## Europahouse Award for exceptional housing-building

The Europahouse Foundation was founded in 1993. Here authorities, housing corporations, property developers, building companies, producers, architects, real estate agents and consultants exchange know-how and their experiences with regard to building Europe. The participants come from Denmark, Germany, Finland and the Netherlands. Together they developed an independent European concept for the development of the (living) environment and (residential) buildings. Core values are: social stability, flexibility, multifunctionality, sustainability and future value.

### First award

It is for the first time that the Foundation presents the Europahouse Award. Starting this year, one or more building projects that fit within the philosophy of the Foundation will receive the award every two years. These are building projects in their urban development context. The winners will receive a trophy and all nominated projects are published in this special 2009 Europahouse Award book. In order to qualify for the award, the core values of the Foundation must be reflected in the projects (social stability, flexibility, multifunctionality, sustainability and future value). Furthermore, the jury examines the added value in the building project for managers and users in the form of originality. Only projects that have been realized in the past two years will qualify for the award.

## Rules Europahouse Award 2009

From every participating country, a maximum of 6 of the entries will be nominated for the award. An independent jury will choose from those 6 and present the award during the annual international Europahouse congress in Groningen on September 4, 2009.

The independent jury will present the winners with a trophy. All nominated projects, will be published in a book called; Europahouse Award 2009.

### Criteria for the judges:

The Europahouse standards and philosophy: utility for future generations as well as diversity (ecological, social, economical) Additional values for management as well as house owners and tenants for future utility and originality. Both functional and flexible. Ideas that add to the Europahouse philosophy.

### Rules:

Entry is free. Standard format (maximum of 400 words/description and a maximum of 8 drawings and/or photo's on 4xA4) The entry format is available on the website from May 21, 2009. The language is English. Entries must mention the name of the client. And all other participants must also be named and state their involvement. Every project must have been realized in the last 2 years. All European countries may send in their project.

### How to send in/ time-limit:

Entries through E-mail only. Send to: [info@europahouse.nl](mailto:info@europahouse.nl)

Closing time for all entries is: 8 June, 2009

Announcement nominations: 1 August, 2009

Announcement winner(s): 4 September 2009, during the Europahouse congress.

# The EUROPAHOUSE philosophy

## **BUILDING THE FUTURE:**

The EUROPAHOUSE philosophy

### **MISSION STATEMENT**

Europahouse is promoting environments and dwellings that keeps the balance between social consensus and individual needs and wishes, now and in the future. In Europahouse ministries, municipalities, property developers, housing associations, banks, building contractors, architects, producers of building materials, research institutes, brokers, real estate agents and firms of consultants from Denmark, Finland, Germany and the Netherlands have jointly worked on the exchange of knowledge within desining and building Europe since 1993. The Europahouse concept for environment and dwellings has been developed by the participants. This concept is characterized by high quality and a high future value combined with optimum, affordable costs of construction and management.

### **Criteria** (Objectives)

Sustainable, future-oriented planning and designing is not realized only by building and renovating in an environmentally compatible, energy-saving and maintenance-efficient way, but it is optimised by a high degree of flexibility and changeability in buildings and built environment, utilizing the best construction technologies of Europe.

- Europahouse stimulates the design of dwellings in their neighbourhood that satisfy customers in their actual and future needs.
- A built-in flexibility assures adaptable construction that can change according to different needs of people during lifecycle.
- Europahouse stimulates user influence during planning and use of dwellings.
- Europahouse stimulates municipalities to use Europahouse values in urban planning.
- Europahouse is based on high quality town planning, architecture, plans, environment, and energyconsumption.
- Europahouse projects have a higher quality than national building rules and standards require.
- Europahouse buildings have a high quality/costs ratio, based on life cycle economy.
- Europahouse stimulates the use, development and innovation of industrial building techniques that supports the Europahouse vision.

### **Strategy**

- Creating a slim and effective organisation that is based on international and national networks
- Stimulating collaboration between different professions (government, planners, architects, builders, developers, real estate agents, customers, etc.)
- Exchanging experiences on the field of environment and house building.
- Arranging workshops, symposia, and international meetings - as well as visiting sites of interest.
- Preparing guidelines and rules (awarding and certification of projects)
- Stimulating innovation in planning and building techniques and the establishing of example projects and publishing these.

### **Why participate in Europahouse**

Participation in EUROPAHOUSE is synonymous with participation in an interactive creative process which eventually results in the realization of reasonably priced European house-construction featuring high quality and future value, so that occupants feel at home there in all stages of life.

- To improve knowledge by learning from each other, using and discussing the best practices
- Social responsibility
- Raising the image of the participating organisations
- For better sales and prices for our business
- To be among the leading developers
- To develop higher qualification (internal implementation)

### **Organisation**

- International association (Europahouse International)
- National organisations
- Europahouse network

### **Working methods**

- Comparing practices, projects, benchmarking
- Development of multinational principles (criteria and rules)
- Reference projects
- Rules for certification should be kept up to date to be inspired of or to use as a guideline. The different countries can decide if

they want to use the possibility of certification.

- Europahouse award: member groups nominate the national candidates; these should be either certified or in other way recognised as Europahouse projects. Out of the national candidates, selection of the Europahouse-project of the year
- Working groups (national and international) are working out these topics.

### **Guidelines to the residential environment**

#### **Preface**

The main objective of the Europahouse thought is the production and reproduction of family-oriented dwellings, which are to integrate both social special groups, where the family life cycle becomes fair. In this request, boundary conditions concerning town construction and the typology of buildings are important, which carry on the one hand the structures of neighbourhood, in addition, make available the individual retreat areas. The guidelines are based on anthropologic basic behaviour patterns, how one regains them in all settlement cultures in inexhaustible variants.

#### **A. Relation private - public**

- The public ranges are usually gradated in
  - anonymous publicly (quarter - 3,000 to 6,000 inhabitants)
  - accommodation publicly (accommodation - 500 to 800 inhabitants)
  - neighbourhood ( - 60 to 100 inhabitants)Between this different public areas are „borders “and marked connections meaningfully, in order to affect the respective behaviour of humans. Also the education of social compatible groups is thereby facilitated. Growing up ones thereby automatically learn social behaviour.
- Between private and public sectors „thresholds are public“, „intermediate zones “from distance elements and clearly necessarily marked entrance elements.
- The building typology should ensure that if possible each dwelling has two sides:
  - one to the entrance area, thus to the development zone concerning town construction (communication);
  - one to the zone of the private, individually defined free spacesA mixture of both ranges is to avoid to secure that the inhabitants

have the choice and thus express, whether they want to communicate or to be by themselves.

#### **B. Socially sustainable and well functioning neighbourhood**

- A balanced mixture between different life styles, household types and ownerships
- Enhancing communication and networking within the neighbourhood in order to achieve social sustainability Comprehensive services (public, commercial)
- Opportunities for combining working and living (heavy industry excluded)
- Opportunities for many kinds of leisure activities

#### **C. Sustainable urban structure**

- Clear identity of urban structure (history, specific places, work of arts, etc.)
- Comfortable and aesthetic environment with connection to nature elements
- A variety of different building and dwelling types
- Adaptability within the area for all phases of life
- Well defined relation between public, semi public and private zones within housing area
- Environmentally sound infrastructure including energy systems
- Good public, private, pedestrian and bicycle transportation connections
- Well organised and aesthetically integrated car parking
- Social and physical safety

### **Guidelines for the design**

#### **Multifunctionality and general applicability**

- The structure of the building shall be capable of accommodating a variety of patterns of modern familylife, for example: conventional family, registered partnership with or without child(ren), single parents, subtenants, elderly people, communes etc.
- The building and dwellings shall be accessible to wheel chair users.
- The minimum width of bearing structures at one facade of a dwelling unit shall be at least six meters clear span, or the freedom of layout shall be obtained by spatial opportunities of the constructional grid.

## The EUROPAHOUSE philosophy

- It shall be feasible to add at least one room in dwellings of 3 rooms or larger within the floor area of the unit or extend the building with a space of at least 3 meters wide. Adding a room shall be done so that all rooms sustain the prescribed minimum dimensions.

### Lay-out adaptability

Provisions to realise three essentially different variants of layout within the floor-area of a unit shall be made. Technical solutions for realising the variants during the use of the dwelling shall be provided at reasonable costs for the occupants. Occupants get suggestions for several classifications and possible extensions, with indications for the technical development.

### Regionalism, individuality and quality

- The building shall reflect contemporary styles and be compatible with the local traditions.
- The residential building and living conditions in it shall be based on and developed for the individual demands of the users
- The design shall be of high quality, including planning of the surrounding outdoor environment.
- The architect shall produce a written description about architectural and other design targets.

### Sustainability

With regard to the sustainability the following aspects shall be applicable:

- The building should reach one class over the level of national building codes (energy efficiency certification)
- Energy from alternative, renewable sources, e.g. solar energy, shall be utilised
- The building shall include building components suitable for recycling
- Building services shall be installed independently of bearing structures so that maintenance of services and possible changes will be easy to carry out.

### Safety, health and comfort

- Construction products detrimental to health shall not find application in e.g. production, installation, use or recycling

- The house should have set indoor air quality target values. These values are better than the minimum requirements according to the national building codes. These values should lead to good quality of indoor conditions. Implementing the values should be identifiable in the design documents.
- The environment, the building and the houses must be aimed at the prevention of crime and vandalism
- The house should have a moisture control plan for construction or renovation work.
- The house should be provided with a maintenance plan and user instructions of materials and equipment

### Final reporting

If a project is awarded or certification of a project has been approved, the designer and builder/owner shall produce a report about the project. It should include general information of the building and give reasons for the choices that have been made. The report shall be suitable for publication on Europahouse website, in newsletter e.g.

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