

P5: Max Mellink. Tutors: Hilde Remøy & Peter de Jong

achieve more
by changing less...

a study of social value in adaptive reuse projects

20th of June 2023

content

**introduction and
problem**

research question

methodology

results

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discussion

introduction

introduction



introduction



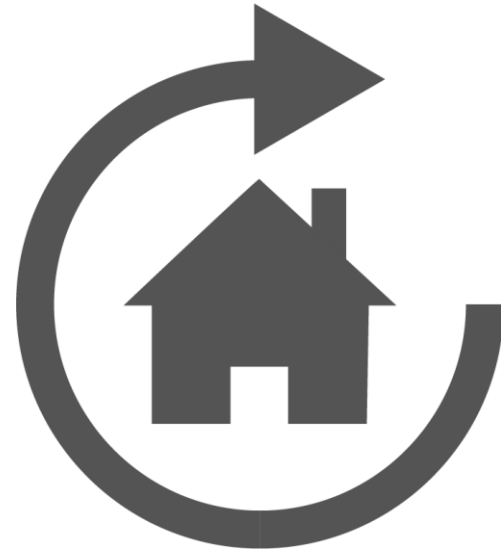
introduction



introduction



introduction



problem statement

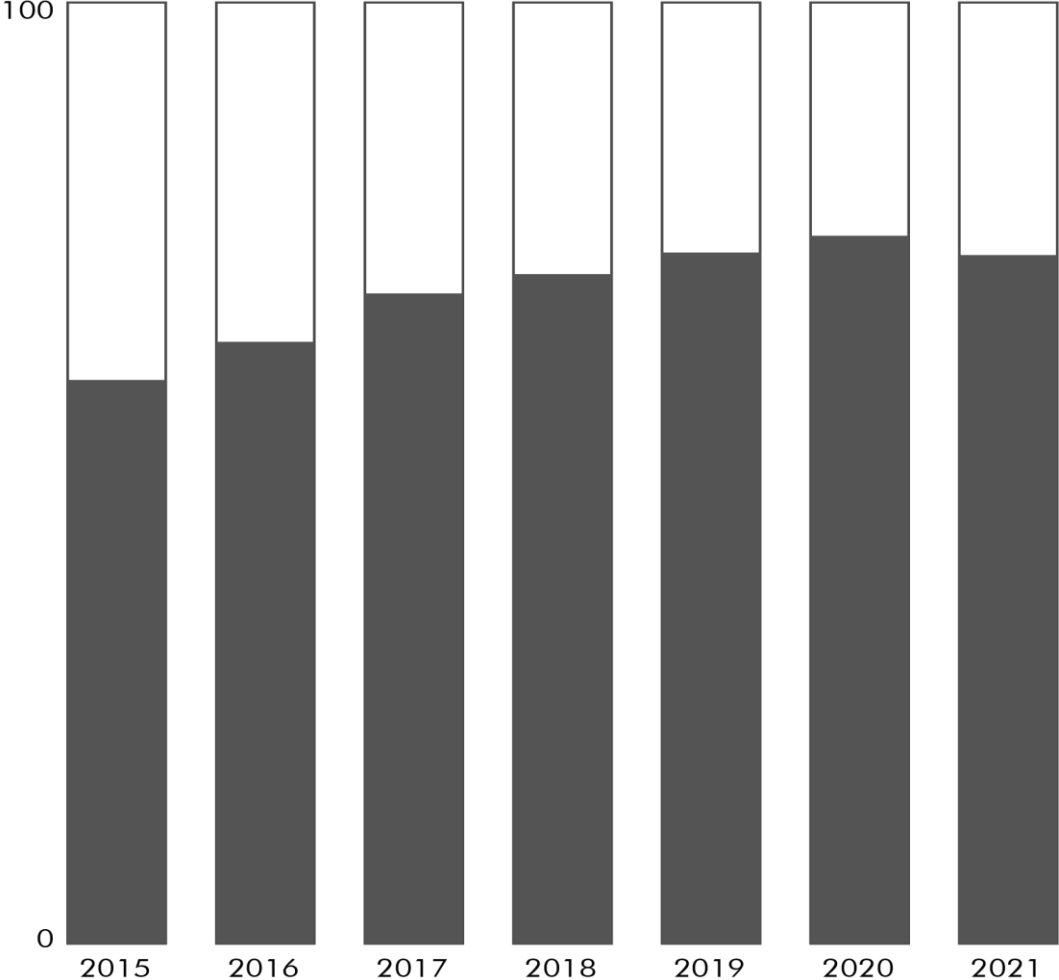
unexplored social dimension



unexplored social dimension

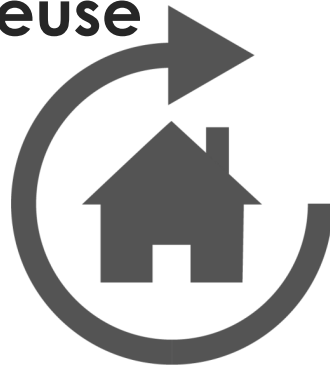


stagnating adaptive reuse industry

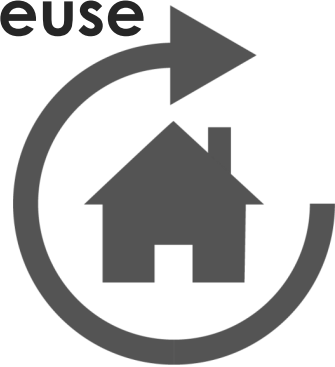


share of new construction in yearly built housing

**adaptive
reuse**



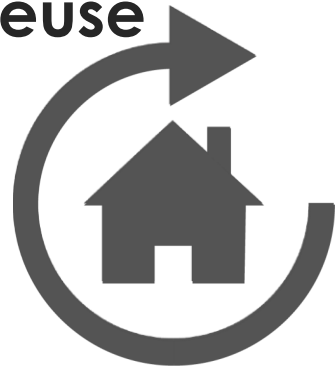
**adaptive
reuse**



social sustainability



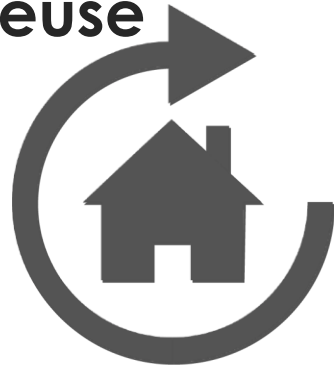
**adaptive
reuse**



social sustainability



**adaptive
reuse**



social sustainability



in practice

**adaptive
reuse**



social sustainability



in practice

costs

research question

research question

How is social sustainability included in the practice of adaptive reuse and how does it impact the costs?

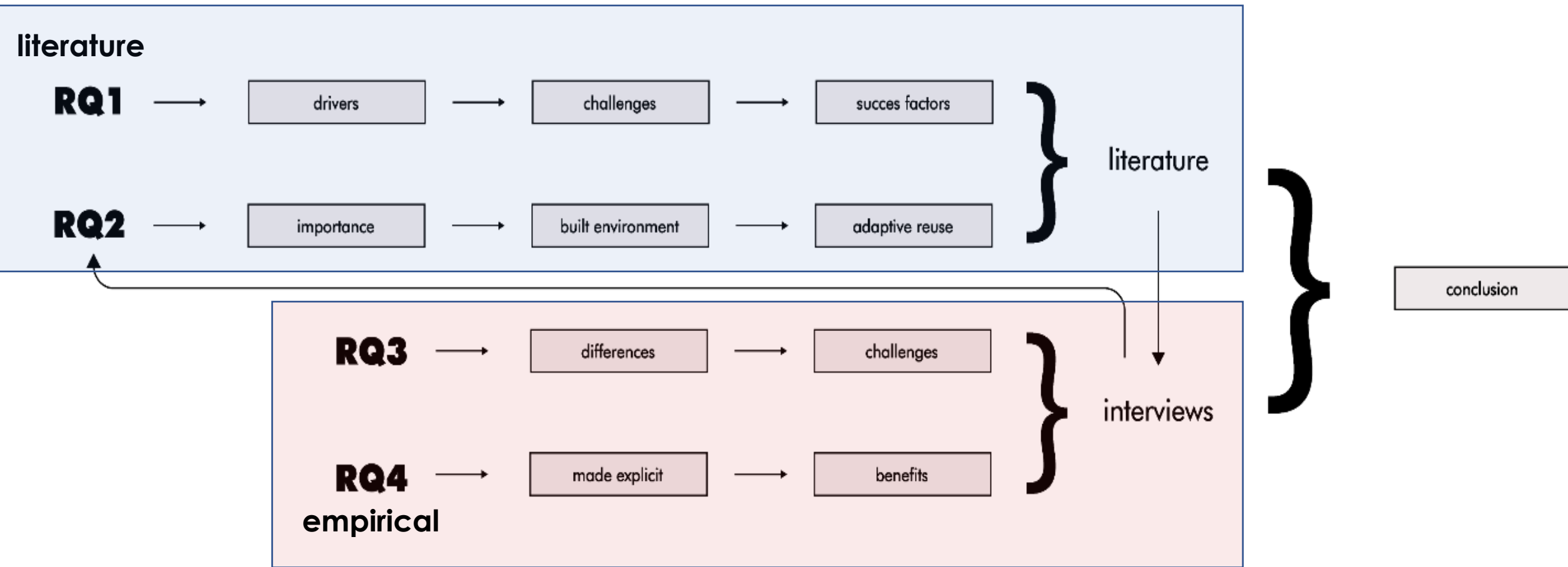
subquestions

sq 1: what is **adaptive reuse**?

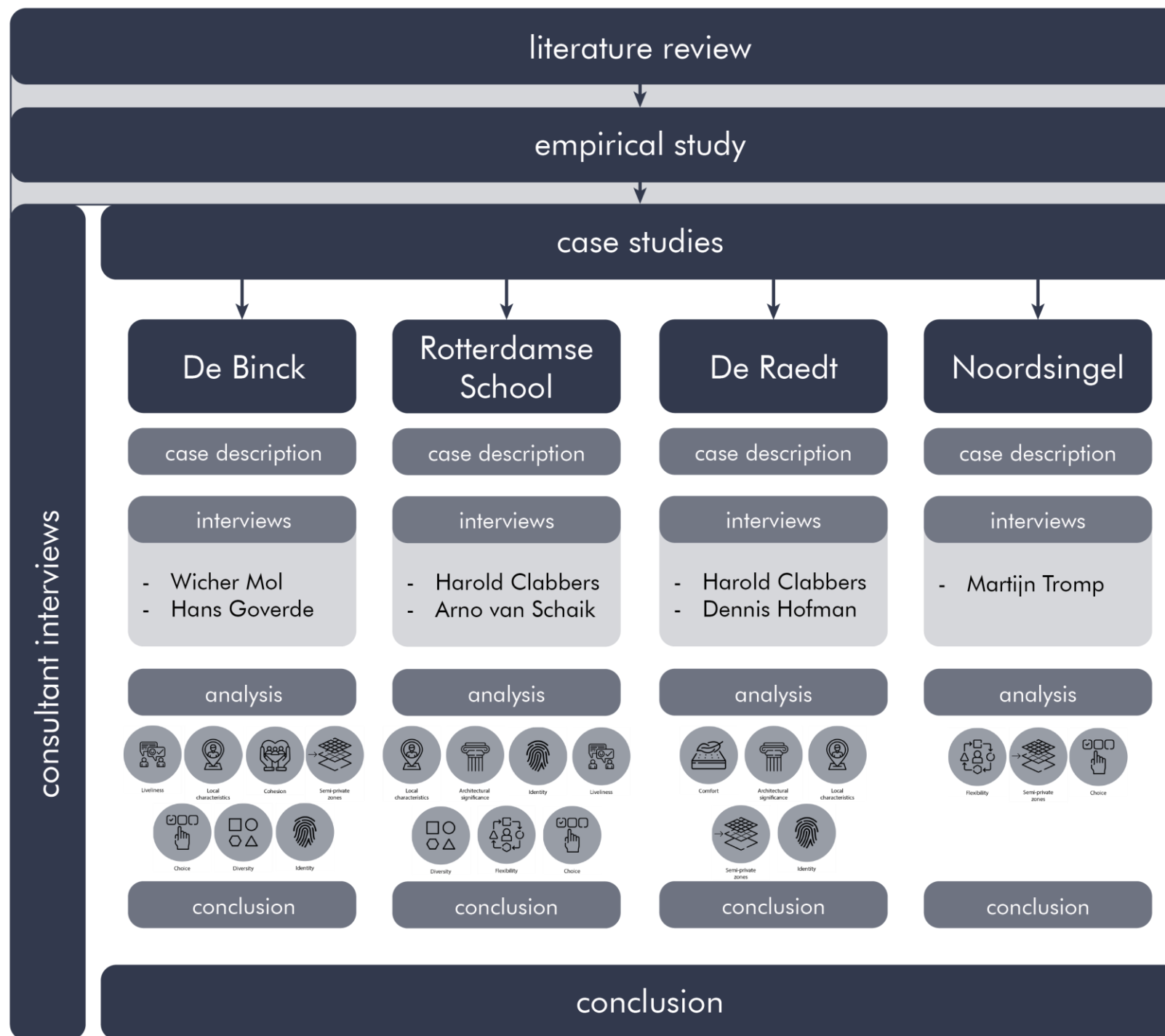
sq 2: what is **social sustainability** and how is it related to adaptive reuse?

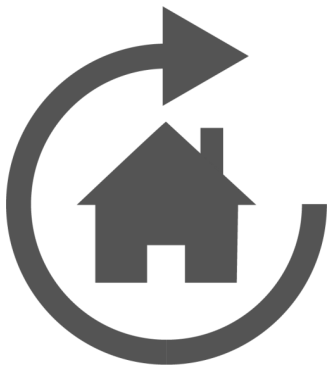
sq 3: how do **practitioners** incorporate social sustainability in adaptive reuse?

sq 4: how are **costs** related to social sustainability and adaptive reuse?



methodology





sq 1: what is adaptive reuse?



R WEST

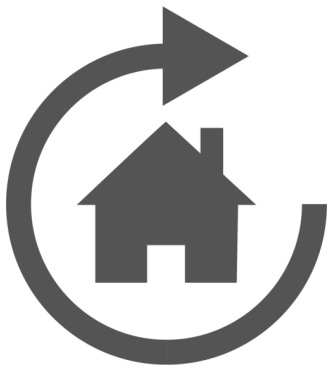
OOST ↗



FLOWERS

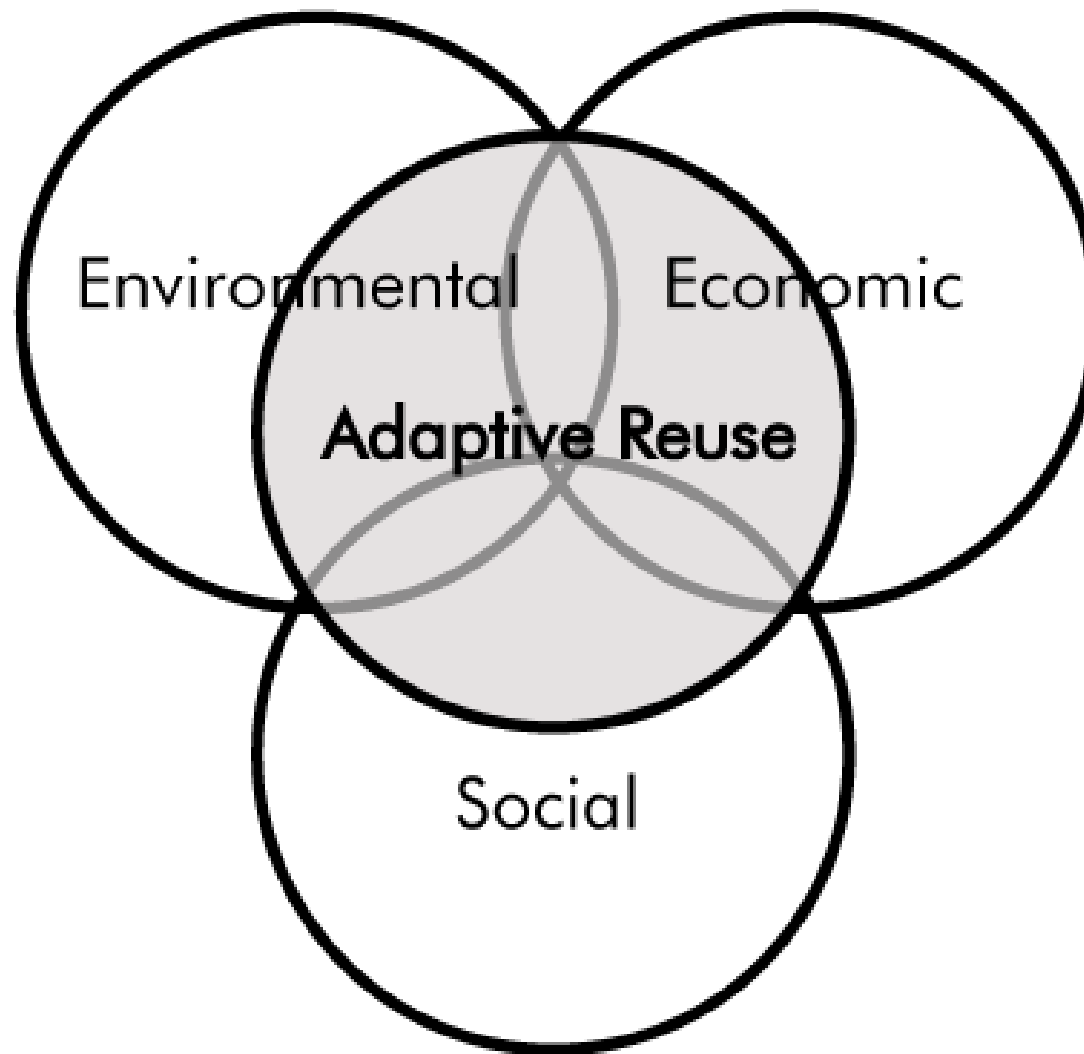
COFFEE
BROOKS

C&B
COFFEES



sq 1: what is adaptive reuse?

- subverting obsolescence
- challenging
- less pollutive
- inherent premium qualities



sustainable development, adapted from Dyson et al. (2016)



sq 2: what is social sustainability and how is it related to adaptive reuse?

- protection of sociocultural values
- social interaction and control
- adaptive reuse offers more meaningful forms



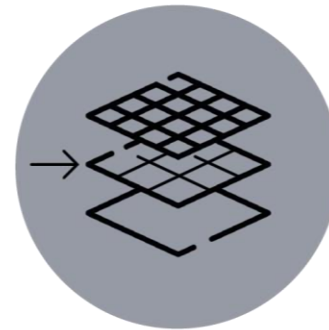
Identity



Architectural
significance



Local
characteristics



Semi-private
zones



Cohesion



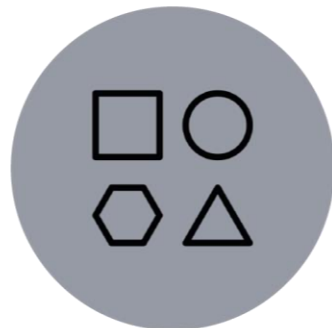
Liveliness



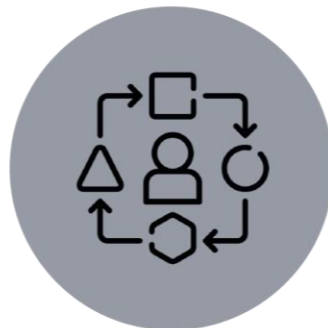
Health



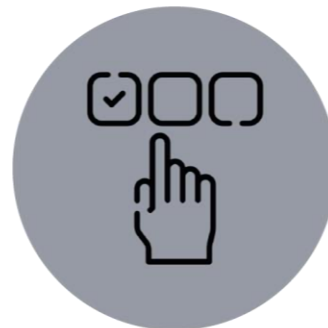
Safety



Diversity



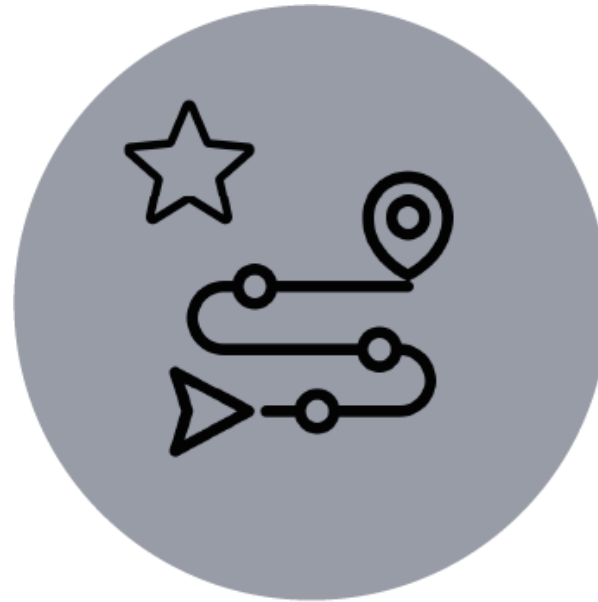
Flexibility



Choice



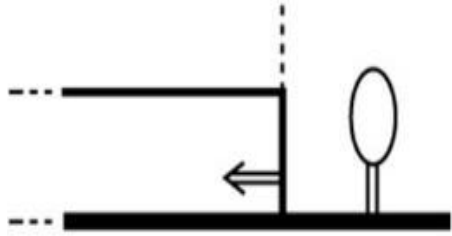
Comfort



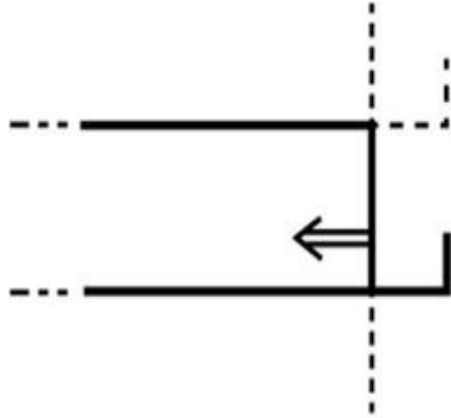
Quality
circulation space



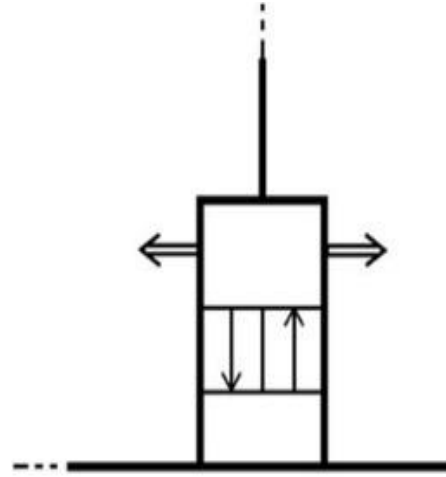
Quality
circulation space



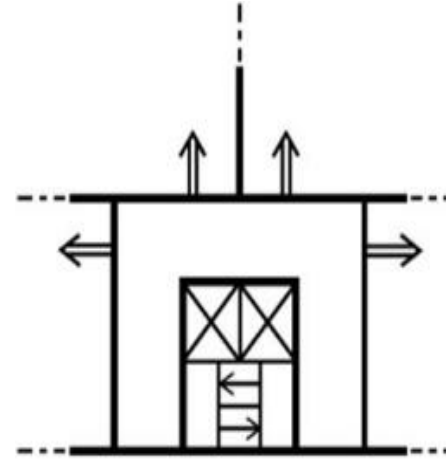
STREET



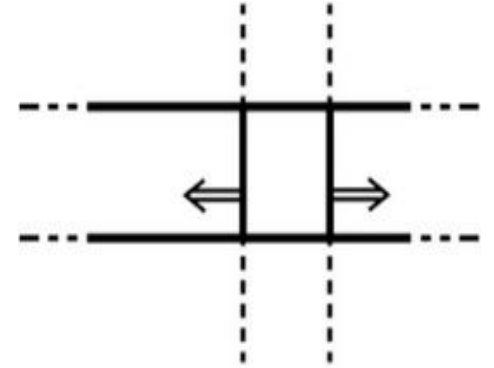
GALLERY



STAIRCASE



LIFT



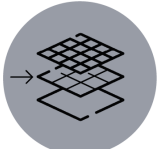
CORRIDOR

case studies

- De Binck
- Rotterdamse School
- De Raedt
- Noordsingel



Cohesion



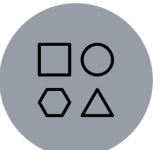
Semi-private zones



Local characteristics



Identity



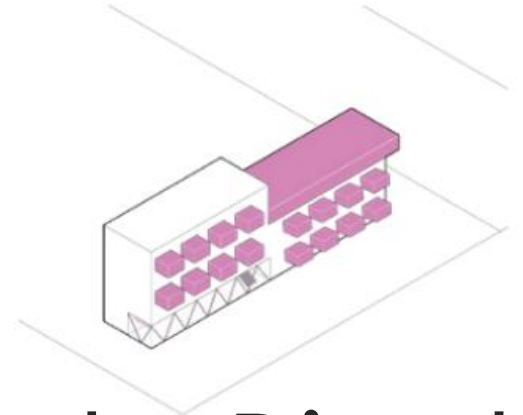
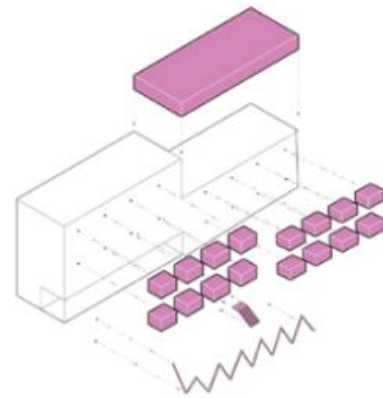
Diversity



Choice



Liveliness



de Binck

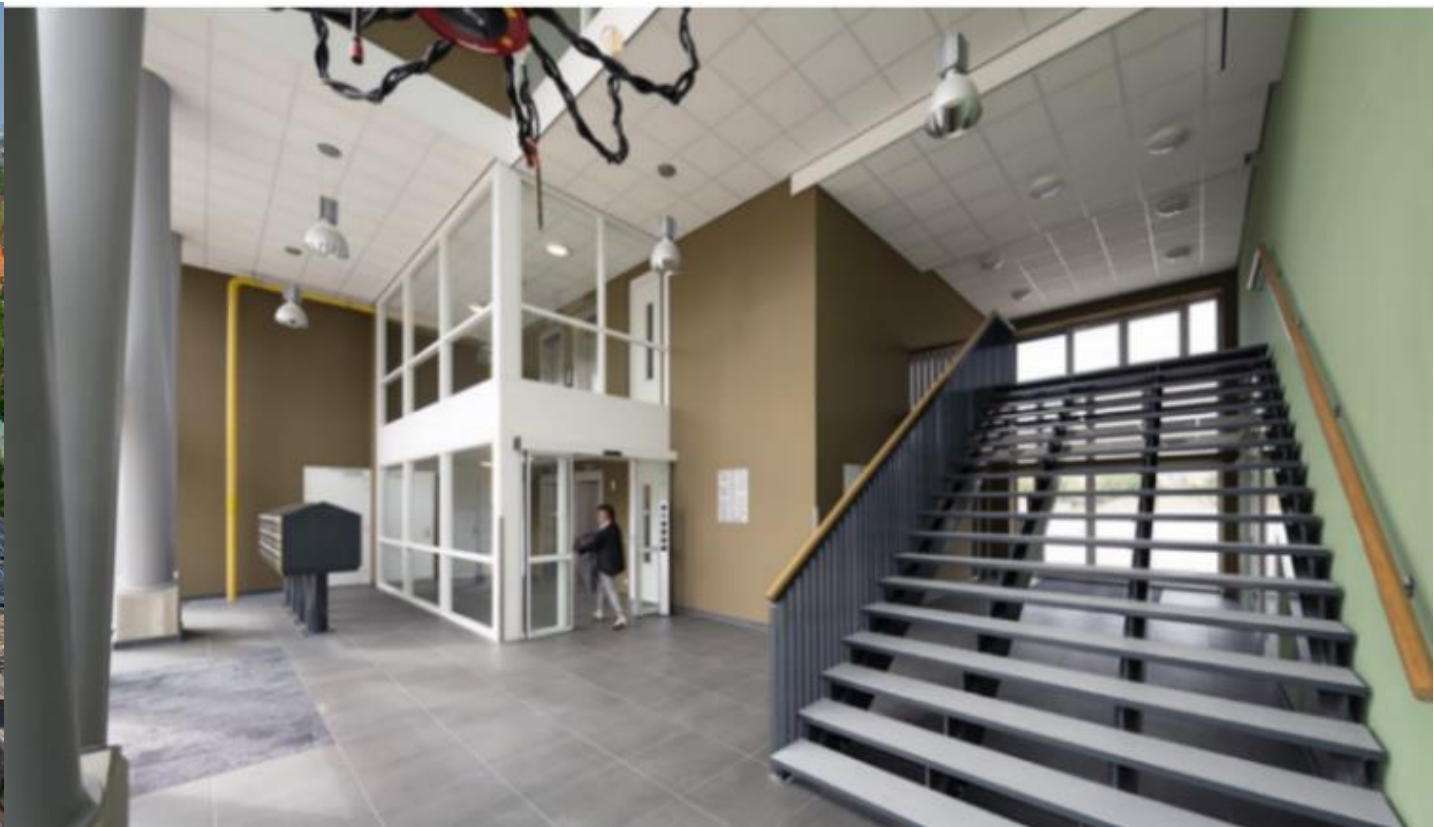


1e verdieping (huur)

ENTREE



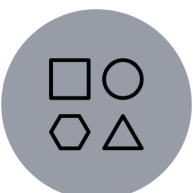
begane grond (huur)



Liveliness



Choice



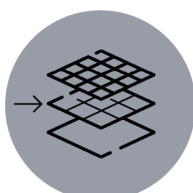
Diversity



Cohesion



Identity



Semi-private zones

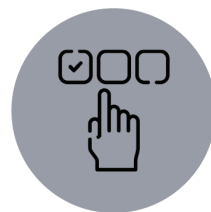


Local characteristics

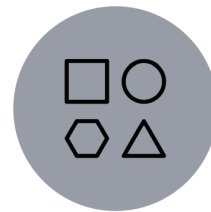
de Binck



Liveliness



Choice



Diversity



Cohesion



Identity



Local characteristics



Architectural significance



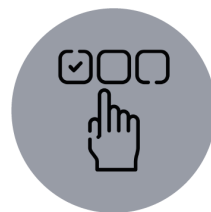
Rotterdamse School



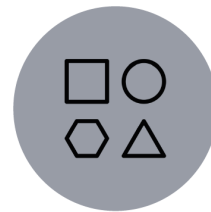
Rotterdamse School



Liveliness



Choice



Diversity



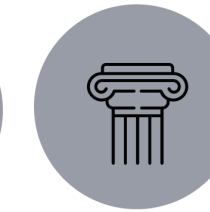
Cohesion



Identity



Local
characteristics



Architectural
significance



Rotterdamse School



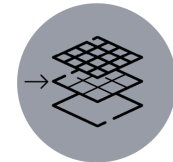
de Raedt



Comfort



Identity



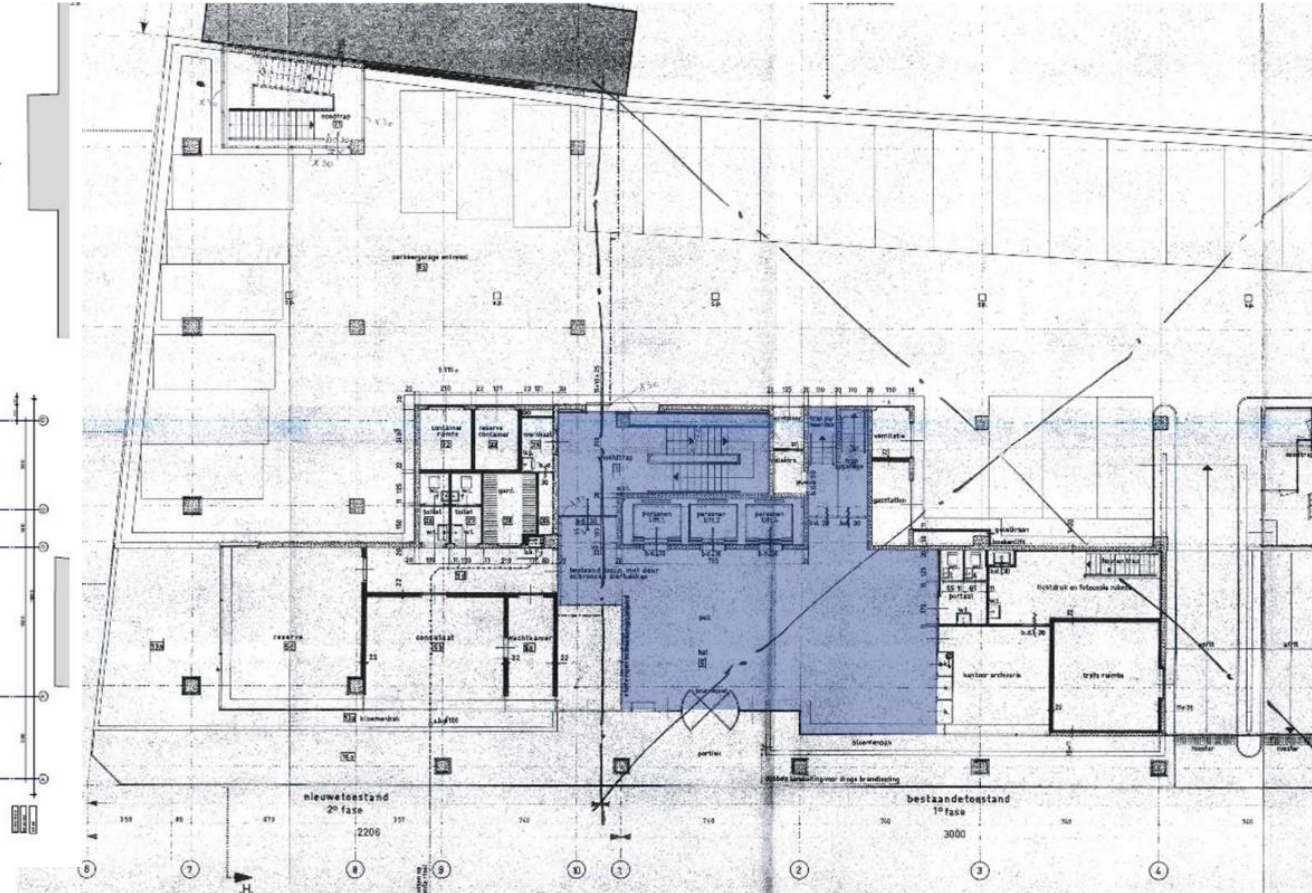
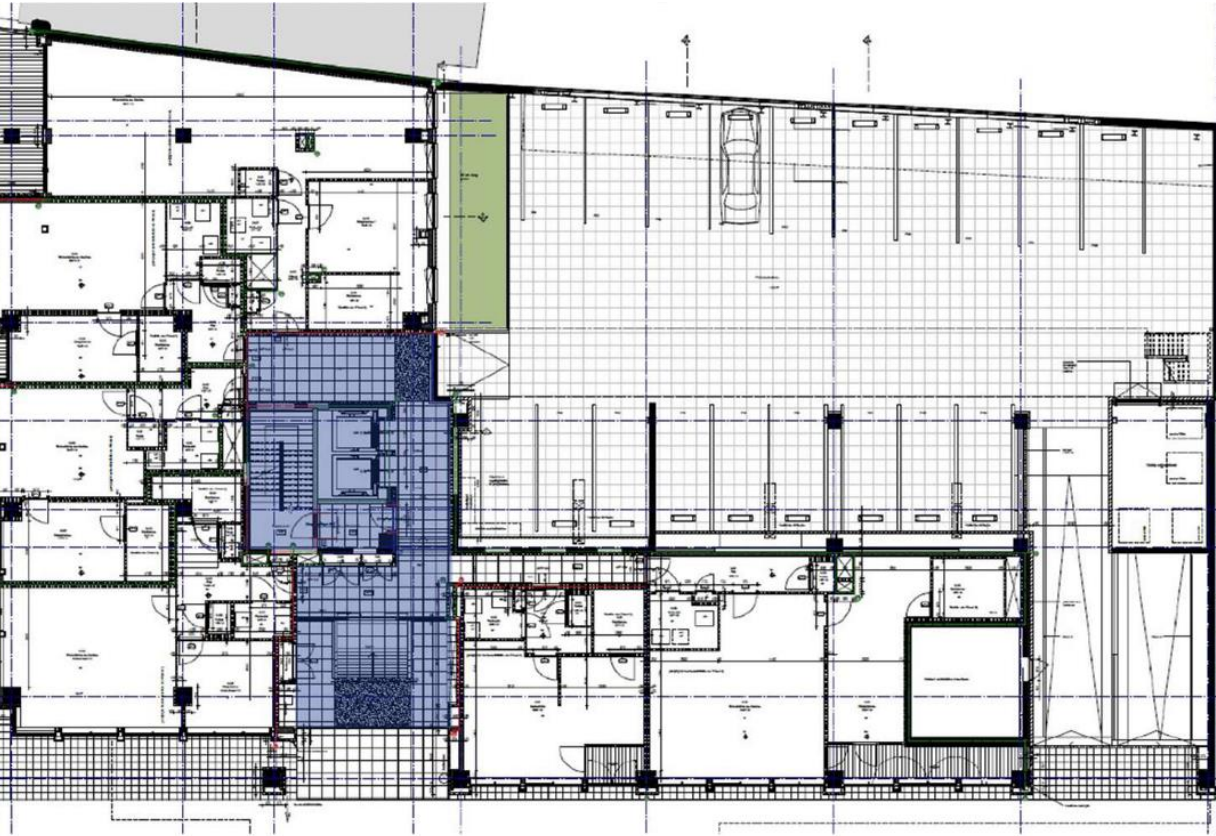
Semi-private
zones



Local
characteristics



Architectural
significance



de Raedt



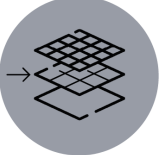
de Raedt



Comfort



Identity



Semi-private zones



Local characteristics



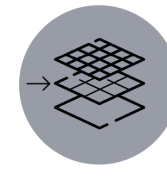
Architectural significance



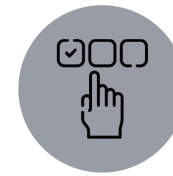
Comfort



Identity



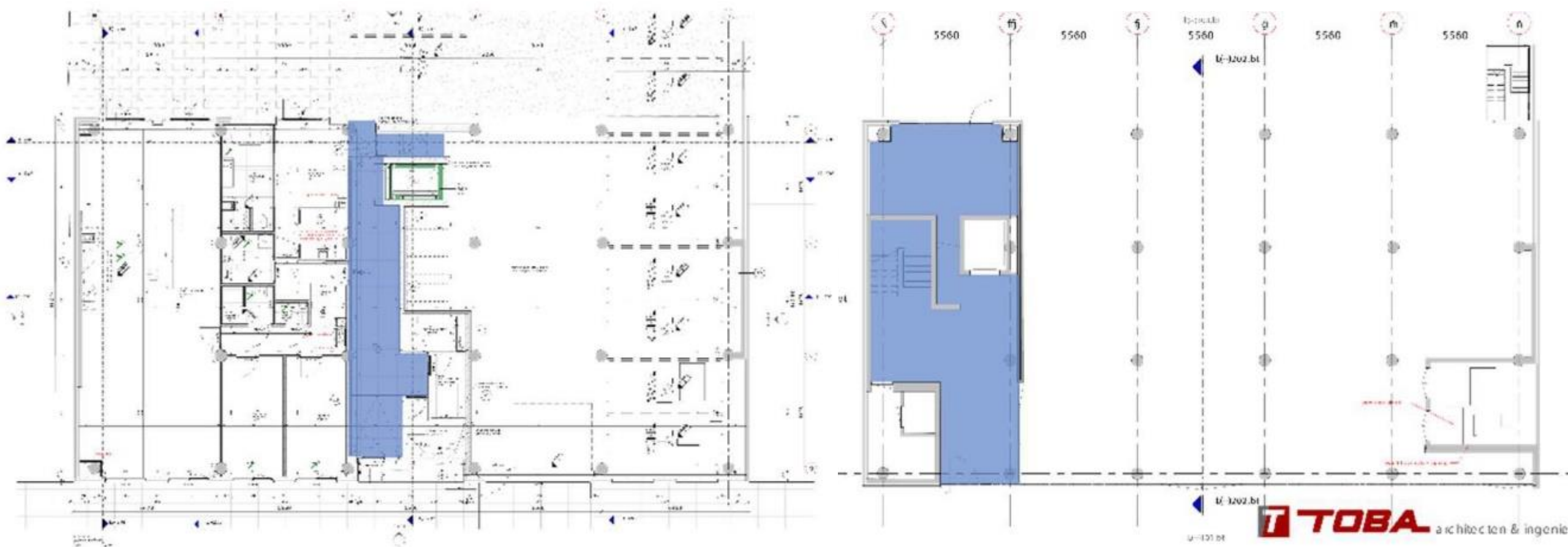
Semi-private zones



Choice



Noordsingel



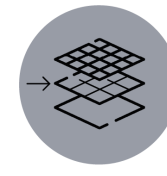
Noordsingel



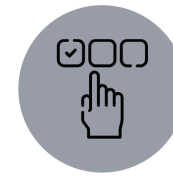
Comfort



Identity



Semi-private zones



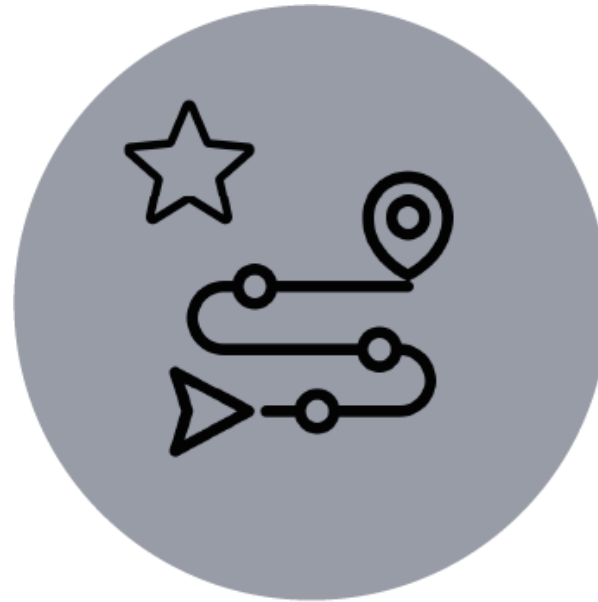
Choice



Noordsingel

key take-away

key take-away



Quality
circulation space

key take-away

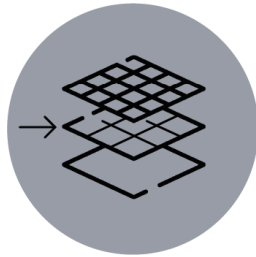


Quality
circulation space

key take-away



Quality
circulation space

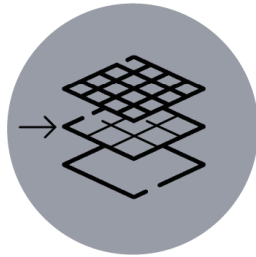


Semi-private
zones

key take-away



Quality
circulation space



Semi-private
zones



Architectural
significance

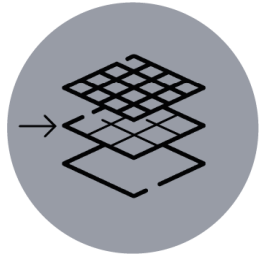


Local
characteristics

key take-way



Quality
circulation space



Semi-private
zones



Architectural
significance



Local
characteristics

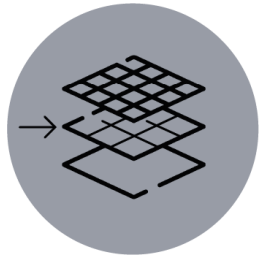


Cohesion

key take-away



Quality
circulation space



Semi-private
zones



Architectural
significance



Local
characteristics



Cohesion

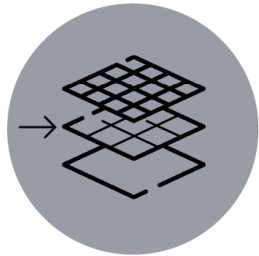


Identity

key take-away



Quality
circulation space



Semi-private
zones



Architectural
significance



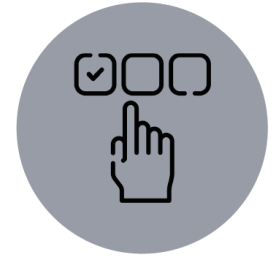
Local
characteristics



Cohesion



Identity

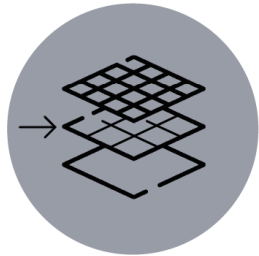


Choice

key take-way



Quality
circulation space



Semi-private
zones



Architectural
significance



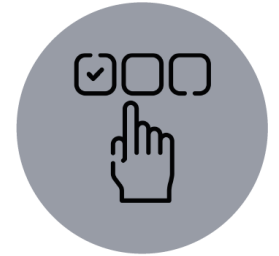
Local
characteristics



Cohesion



Identity



Choice



Comfort



Health

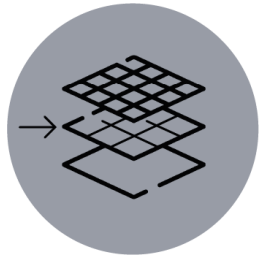


Safety

key take-away



Quality
circulation space



Semi-private
zones



Architectural
significance



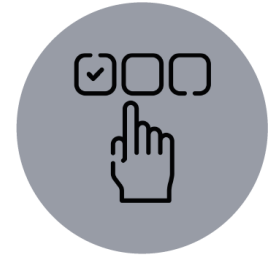
Local
characteristics



Cohesion



Identity



Choice



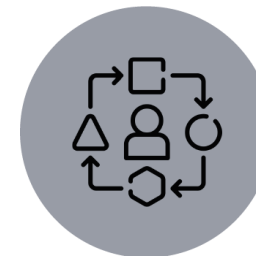
Comfort



Health



Safety



Flexibility

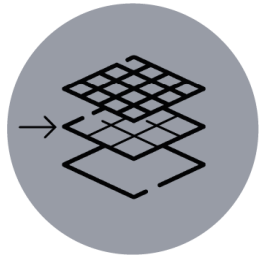


Liveliness

key take-away



Quality
circulation space



Semi-private
zones



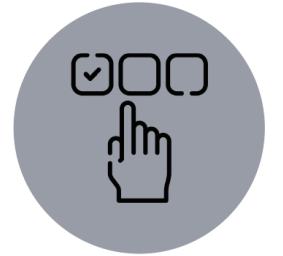
Architectural
significance



Local
characteristics



Cohesion



Choice



Identity



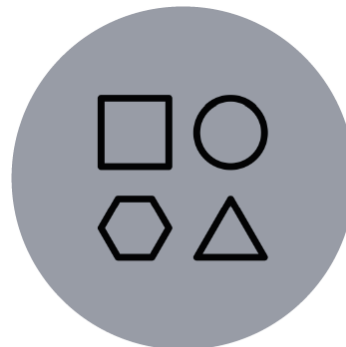
Comfort



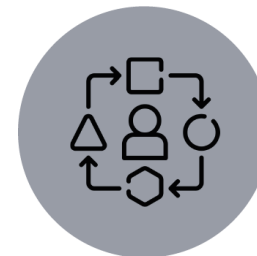
Health



Safety



Diversity



Flexibility



Liveliness

subquestions

sq 1: what is **adaptive reuse**?

sq 2: what is **social sustainability** and how is it affected by adaptive reuse?

sq 3: how do **practitioners** incorporate social sustainability in adaptive reuse?

sq 4: how are **costs** related to social sustainability and adaptive reuse?

sq 3: how do practitioners incorporate social sustainability in adaptive reuse?

sq 3

collective space



sq 3

individualisation



sq 3

inherent qualities



SQ 4: how are costs related to social sustainability and adaptive reuse?

- difficult space optimisation
- costs can be high
- costs are already explicit
- design choices need to be better informed

SQ 4: how are costs related to social sustainability and adaptive reuse?

- many economic benefits
- yet often apparent in other markets

conclusion

How is social sustainability included in the practice of adaptive reuse and how does it impact the costs?

conclusion

- minimal change advances social sustainability
- participation and unprescriptive architecture
- serendipitous development and activity
- adaptive reuse supplies more meaningful form
- beneficial to the economy

discussion

- not costs, but social value is unknown
- human behaviour needs an empathic approach
- experts more effective than a random population sample
- experts basing decisions on gut feeling

discussion

future research could entail:

- economy premiums of cohesion and other social values or;
- desegregation on the building level;
- involving sociologists and regular people;
- involving housing corporations and contractors

thank you

for listening!

