HOW TO SERVE A LIVING BUILT ENVIRONMENT
DISTINCTION OF LEVELS OF INTERVENTION DISTRIBUTION OF DESIGN CONTROL PARTIAL CHANGE AND RENEWAL OVER TIME are what Open Building is about

they also are conditions that stimulate scarcity design acts as listed in the seminar announcement
The shopping center

Two levels of design intervention: individual and collective
Design of an urban scale framework
Commercial office bldg.

Effective distinction of two levels of intervention.

Following a well established financial and legal model.

Not invented by architects
MEXICO CITY, example of world wide informal urban growth
Clear distinction of individual and collective. No professional involvement on either level.

Subsidised housing in the same area. Professional control on both levels.
PRIVATE APARTMENTS IN MOSKOU
TWO LEVEL INTERVENTION IN RESPONSE TO BUYER’S DEMAND

Plotkin Deva Architects of the base building
a new architecture possible
NEXT21, OSAKA, JAPAN; 3D URBAN DESIGN
architects working on both levels
KATWIJK INNER HARBOR. Hans van Olphen arch.
urban development and architectural coordination
An earlier attempt, the screen facade shown
distribution of
design control
INO Intensive Care Hospital in Bern, Switzerland. Client was the Bern Kanton building office, directed by arch. Giorgio Macchi, initiator of the OB approach. Two distinct competitions: one for the base building, another for the fit-out.
Base Building. Design Peter Kamm arch.
Double facade with glass outside and adaptable wood panel facade inside.
Between eaoour columns openings in floors for circulation and light. Drain pipes with each column.
INO intensive care

Fit-out competition by ten invited design firms.

The two-level approach has now become standard for all projects of the Kanton Building Office.
long time use
Frank Bijdendijk, director of the not for profit housing corporation ‘Stadgenoot’ in Amsterdam, initiated what he calls ‘SOLIDS’: Tenants can lease free floor space and fit out their own. Any function, either residential or commercial is allowed.

This project in Amsterdam West, designed by Tony Fretton. Occupancy varies from small hotel filling an entire floor to a small student apartment of 60M2.
Another SOLID project, near Amsterdam. Designed by Ditmar Eberle, Baumschlager Eberle, arch. Seven base buildings filling an urban block planned of which two have been built.

Base buildings are expected to stay for at least a century. Long term investment allows for higher initial costs and therefore higher standards of quality.
LAW PASSED BY THE JAPAN CONGRESS to encourage a lifetime for residential construction of up to two centuries. Owners of homes that meet the technical requirements get a tax break.

The law was passed late 2009. Per 1 Jan. 2013 more than 400 thousand units were accepted. Now large real estate developers also build to meet the requirements.
Alle USA military hospitals world wide

The Pentagon asked prof. Stephen Kendall to lead a study group for the possibility of the OB approach in hospital maintenance. Their recommendations were accepted in the new 5 year plan.

Kendall has now been asked to work out proposal for implementation.
new industrial opportunities
nextINFILL, fit-out industry

First initiatives in Japan. Serving new construction as well as renovation of existing stock.

A entirely new industry, comparable in potential market with the automobile industry
replacing subsystems: preserving load bearing frame
Singapore, 60 Robinson road
Teh JooHeng, Architect

re-use of structural framework and utilities.
Singapore,  137 Market Street, Re-use of structural framework and utilities.  Teh Jooheng arch.
singapore, 137 Market Street

re-use of structural framework and utilities.
Venice, 16th Century
Load bearing walls

from: Venezia é una città, by Franco Mancuso.
replacing sub-systems: preserving the shell
Singapore, Emerald Hill

traditional town houses,
New interior fit-out
Teh JooHeng, architect
singapore, 65 Emerald Hill.
Teh JooHeng, architect

preserving the shell and various floor segments.
Singapore, 65 Emerald Hill, new fit-out
team work,
sharing form
Westbroek Polder project. 1500 dwelling units. Henk Reijenga urban and architectural coordination
Urban variation: orientation of house fronts towards water or towards street
No parking on public space at all
VARIATION AND COHERENCE.
distribution of design tasks

12 different ‘house types’ were defined.
5 architects
each architect designed two variants on each type
The distribution of the variants in the site was decided by the coordinating architect / urbanist

repetition of a same type variant was done with different colors in brick masonry and with other detail variations.

Result: each of the 1500 houses was different.
agreements among architects

all roofs 45 degrees
6 different brick colors to choose from
three kinds of roof tiles
all window and door frames in the facades in wood.
roof end details free and variable
all wood painted off-white
5 types of front door frames
3 colors of front doors
DESIGN PRINCIPLES? BOTTOM UP MOVES?

• EXTEND
• RECYCLING
• SUBSTITUTE
• IMITATE
• REPAIR
• PROTECT

• RESILIENCE
• REDUCE
• SHARE
• INFORM
• MULTI-USE, RE-USE
• COLLAGE