

Renovation of three buildings in Enschede, NL

Architects Wismans & De Jong have renovated a total of 28 terraced houses in three blocks in the district of Wesslerbrink, the largest connected residential area in Enschede with 16,000 residents. The ambitious project involved structural and energy-related renovation in accordance with the passive house standard, which, in addition to considering the countless technical aspects, also set the participating parties the challenging task of integrating the residents into an open consultation process.

The district of Wesslerbrink harks back to the architect and urban planner S. J. van Embden and is a typical example of 1960s Dutch urban planning at a time when the CIAM demands for light, air and space in housing construction were adhered to. Arranged around piazza-like open spaces, so-called brinks, the rows of houses provide modern-style residential units colloquially known as 'hobby room houses'. These were designed by D. Zuiderhoek, whose three-storey blocks made serene horizontal architecture the prominent design precept for the quarter. As such, it is not the individual block that stresses the quality of the architecture, but the uniformity of the ensemble, which draws its positive overall impact from the stringent combination of urban planning, open space configuration and architecture. The prevailing high quality of living as a result of generous floor plans and pleasant surroundings is set to increase with the energy-efficient renovation to passive house standard. Above all, the upgraded dwellings and associated comfortable living conditions have increased the level of resident satisfaction. Amongst others things, one highlight of the process was the excellent cooperation between all the

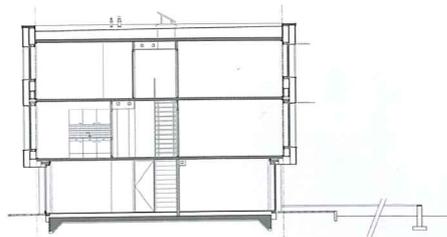
participating parties, whereby the so-called energy coaches, specially trained residents, had a particular role to play. Residents were also involved from a design perspective. Arnhem-based Wismans & De Jong, the architects' office in charge, visualised the numerous options for a potential facade layout. The original concept of a 'box on a plinth' was retained by cladding the ground floor in dark brick and the storeys above in light ceramic tiles. A rhythmically structured, perforated facade replaced the original ribbon windows, whereby the volume of glass remains high and the appeal of the rooms inside has been maintained. Adapting the residential building stock of post-war decades to meet contemporary standards is a huge challenge. In spite of all the technical possibilities, what is principally required is a meticulously conceived renovation concept and the willingness to sound out and highlight the various difficulties and possibilities in advance. This very example goes to show that it is possible to realise a modified visual identity extrapolated from this process to great positive effect. Bestowal of the Dutch Passive Building Award 2013 may be deemed the logical outcome.



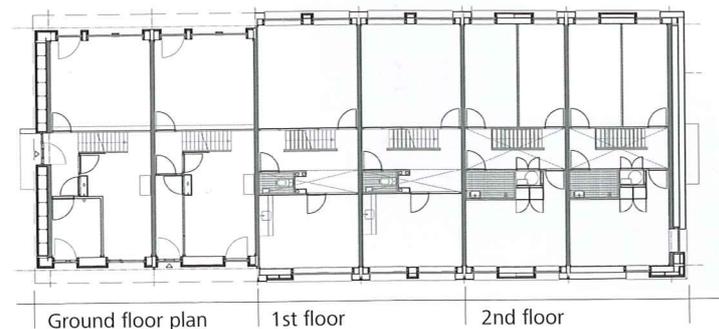
Continuous ribbons of windows characterised the blocks of houses from the 1960s. Individual windows now feature in the facade, but the horizontal architecture still dominates.



The volume of windows, colour scheme and structured access situation were all intensively discussed with the residents.



Cross-section



Ground floor plan

1st floor

2nd floor

Building owner:

Domijn housing corporation, Enschede, NL

Architect:

Wismans & De Jong Architects, Arnhem, NL

Location:

Luttebrink/Denekampbrink, Enschede, NL

Sto product:

Facade insulation system (StoTherm Vario) with ceramic cladding

Applicator:

Lenferink Schilders, Afbouw en vastgoedonderhoud, Lemelerveld, NL

Photos:

Wismans & De Jong Architects, Arnhem, NL;
Norbert Duijvelshof, Abcoude, NL