Sustainability and maintenance Anslijnflat

In 2024 the Home Owners' Association will start making the Anslijnflat more sustainable. In this information brochure you can read what we are going to do.

West facade

Dutch version:flatmeerenvaart.nl

The apartment is rock solid

The flat is more than sixty years old, but is still of high quality in terms of construction. Heritage experts have high regard for the design of the flat.[1] Residents are happy with the layout of the apartments, because a lot of light enters all rooms. This flat is worth investing in. We are going to double the age of the building.

1 Design is by Arthur Staal and has special architectural-historical significance according to the Valuation Map for the Protection of Cityscape of the municipality of Amsterdam (rated 'order 2').

Amsterdam City Archives

Doing nothing is more expensive

The east facade is a patchwork of materials (wood, aluminum and plastic) and different types of doors and windows. The VvE owns this facade and is responsible for maintenance. 'Temporary' emergency repairs have been carried out over the past ten years. But leaks come back. It is therefore wiser to replace the entire facade. This makes systematic maintenance possible, which is ultimately cheaper. And more beautiful!

East facade

Completely new facade

We are going to completely replace the east facade. From ground floor to top floor. Only the concrete skeleton remains standing (dark gray on the image below). We will install:

- high-quality wooden frames;
- well-insulated panels;
- HR triple glass.

While we're at it

We combine the replacement of the east facade with other energy-saving measures and maintenance, which is cost-efficient. Consider the gables and stairwells, because they are also in poor condition. The design by Van Schagen Architects (right) respects the original design (left).

Ready for the future

We will start large-scale sustainability efforts in 2024. Then experience a number of winters to see how much energy consumption drops. We then switch to a sustainable heat source, such as the heat network (located in the street) or a heat pump. We are saving for that switch. We expect electricity to play an increasingly important role, so we are now investing in the maintenance of our cables and switch cabinets and installing solar panels.

What are we going to do now?

We limit energy consumption by insulating (1, 2, 3, 6), which requires better ventilation (4). While we're at it, let's tackle the stairwells (5). We improve the efficiency of the heating system (7, 8). We install solar panels and offer sunshades as an option (9, 10).

1. Completely replaced the east facade (Sloterplas side) with well-insulated panels and high-quality wooden frames with HR++ + glass.
2. Completely replace the west facade of business premises.
3. Insulate the end wall from the outside and finish it with brick slips.
4. Energy-efficient mechanical ventilation, controlled with CO2 sensors per apartment (in 2025!)
5. Replacing glass block stairwells with frames and extra gates on the ground floor.
6. Insulation on garage ceilings and storage ceilings on the mezzanine floor (reduces heat consumption on the first floor and offices)
7. Insulate and maintain transport pipes, storage areas, mezzanine.
8. Adjust the heating system more efficiently.
9. Electrical maintenance, solar panels on the roof, possibly with battery.
10. Sunshades as an option.

Advisory committee

The aesthetic committee positively assessed the design by Van Schagen architects (see below): “The interventions have been carefully developed and do justice to the qualities of the building. The committee compliments the architect and the VVE on this result of a complicated process. The choice of sawn brick strips for the gables is also well substantiated. The painted asbestos-containing panels are replaced by gray panels in three gloss levels, which are applied randomly over the facade and closely approximate the original appearance.”[1]

[1] https://www.crk.amsterdam.nl/uitgebreid-zoeken/zoekResultsadvies/advies_behandelstatus?id=Z2023-NW002919

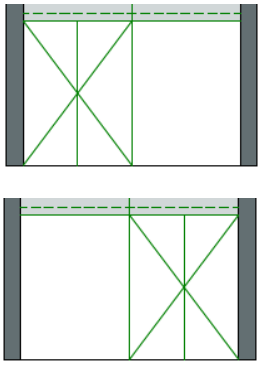
Business appartments

We are replacing the window frames, doors and parapets of the business premises on both the Sloterplas side (top image) and the Nicolaas Anslijnstraat (bottom image). The doors will be in the same place as in the current situation.

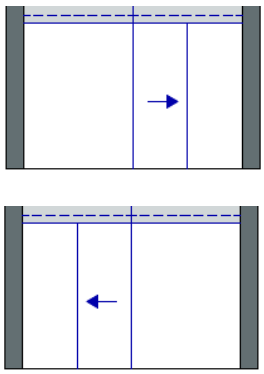
Swinging doors or sliding door

Every owner chooses a frame layout in the living room. Take the placement of your radiators into account. You can have the radiators moved, but that is at your own expense. A sliding door is possible, but only with a fairly narrow passage (approximately 80 cm) next to the middle.

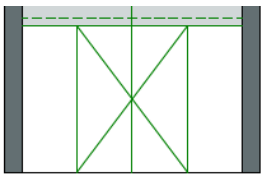
Swinging door next to the middle



Sliding doors next to the middle



Hinged door in the middle



Sustainable use of materials

We make the frames from Accoya wood. A strong, durable type of wood that virtually does not shrink or expand, thanks to an acidification treatment down to the core. Resulting in much lower maintenance costs.

We make the parapets under the bedroom window from steni, which is an extremely weather-resistant, environmentally friendly material and requires little maintenance.

Want to know more about Accoya and Steni?

- https://www.accoya.com/nl/acetyleren-wat-is-het-en-wat-is-geacetyleerd-hout
- https://www.steni.com/products/fa%C3%A7ade-panels/steni-colour

Ventilation in your apartment

This flat has had natural ventilation for sixty years. Dirty air goes outside through the kitchen, the
bathroom and toilet. There are roundsdrain holes to air ducts that open onto the roof. The new facade has a high insulation value, which makes it...
is necessary to improve ventilation. That is why ventilation grilles will be installed in the east facade.

We will also be working in the apartments. Not expected until 2025, due to shortages of good installers. What are we going to do then? A valve will be placed on the drain openings in the kitchen, bathroom and toilet. A sensor measures the CO2 concentration in your apartment and controls the valve. We also maintain the air ducts. Energy-efficient fans will be placed on the roof, controlled by the
sensors. The system never ventilates more than necessary. And your apartment scores higher on the energy label.

A huge challenge is that the drain openings are concealed in a different way in every apartment. That is why we are first going to test five apartments and then the entire apartment. This test should show how much maintenance is required for the ducts.

We investigated the feasibility of three ventilation methods:

1. Mechanical ventilation
2. Demand-controlled ventilation
3. Climarad

Suppliers have looked at various apartments and assessed the feasibility of the above ventilation methods. An independent building physics expert has made calculations and drawn up a report. Ventilation method 2, with a CO2 sensor, is the best in the research.

Ventilation grilles

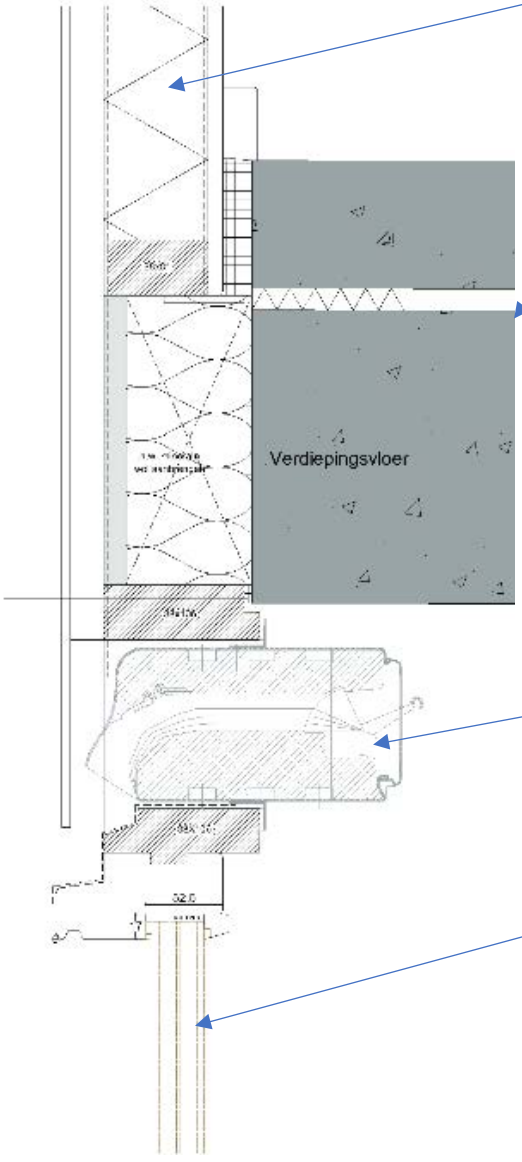
There will be ventilation grilles in the east facade. Not in the windows, as in the west facade. But on top of the window frames (see image). The grilles respond to wind pressure: when the wind is blowing, they close a little more, when there is little wind they open more. This way they allow a constant amount of air to pass through. There will be an silence box on the inside to dampen outside noise. It is best to place your curtains under the curtains after the renovation. The ventilation can also be operated manually.

Side view
east facade.

Insulation underneath
bedroom window

Floor

Suskast



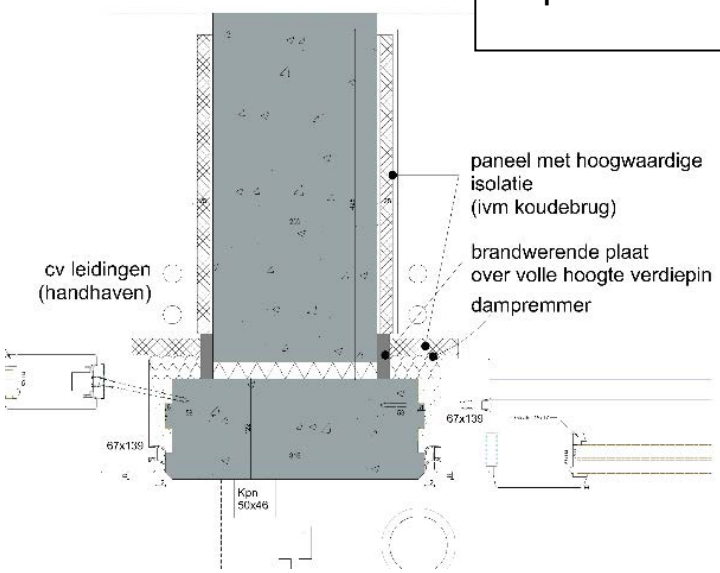
Door and window
living room

Insulation in your apartment

The walls between apartments support the building. The ends of these walls are on the west facade (Anslijnstraat).
'packed'. But on the east facade (Sloterplas side) the ends of these walls are bare. In winter this bare end becomes cold. This is called a cold bridge. Even with the best insulating windows, heat continues to leak through the windows
cold bridge. We're going to the ends do not wrap as on the west facade. This is expensive and complicated, partly because of the demolition work and the pipes. That is why we are going to install insulation on the inside of your apartment. This will be three centimeters thick and forty centimeters wide. We take the heating and any electricity into account. Below you can see the cold bridge from above.

PUR plate that is finished with MDF. A plastic foil has been placed over the MDF.

Top view

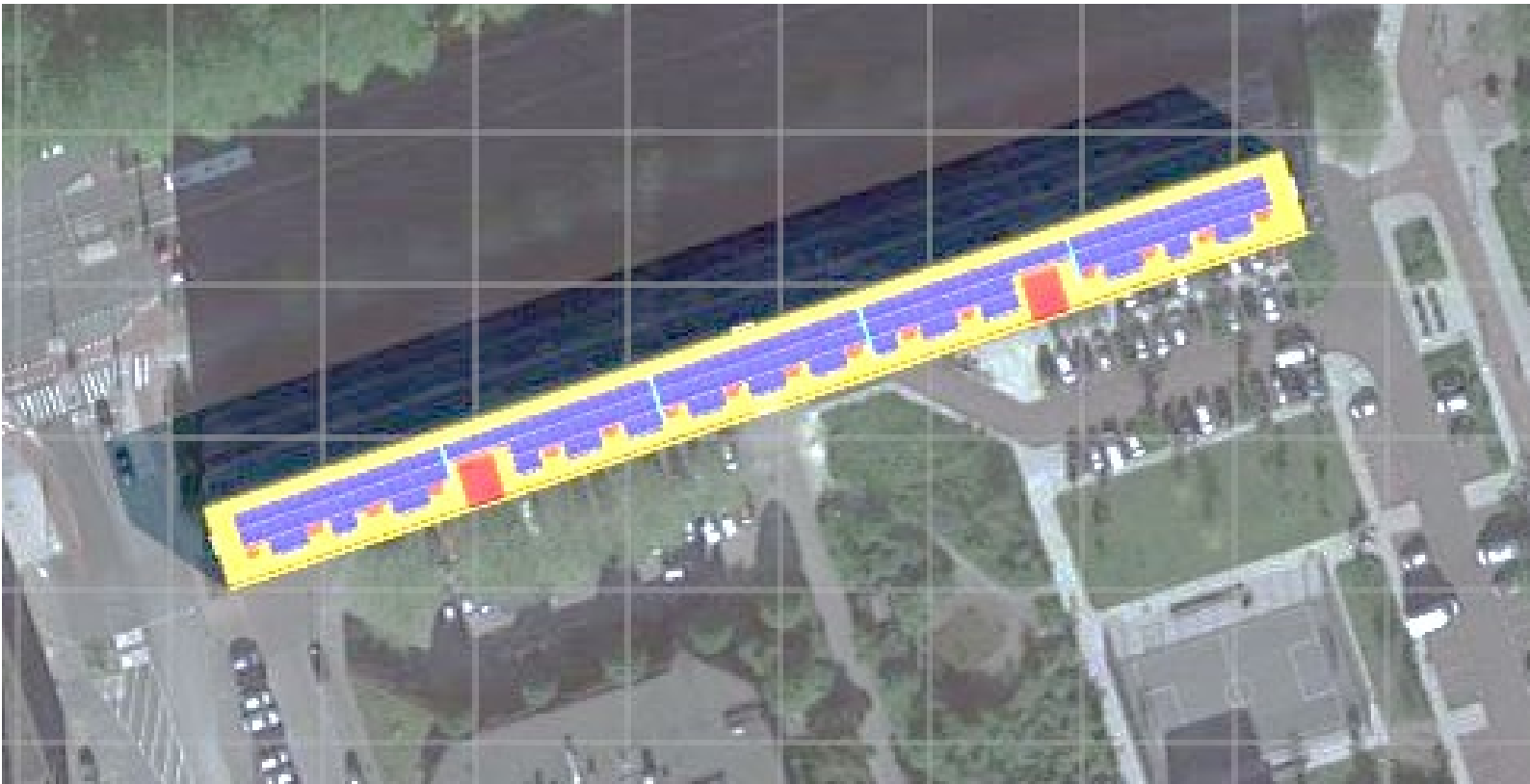


Solar panels

The solar panels will supply power to the homeowners' association. The VvE uses electricity for, among other things, the elevators, lighting, controlling HR boilers and hydrophore (pumps drinking water up). The power consumption of the VvE is comparable to 19 Dutch households (53,000 kWh per year).

The flat has a roof that is very suitable for solar panels. We are taking into account the phasing out of the netting scheme. We take into account that electrical cables and switch cabinets must be (partly) replaced before solar panels can be safely connected. Initially we want to install approximately 180 panels, which matches the consumption of the homeowners' association.

The panels will not supply power to individual apartments. This is legally and technically complicated, but not necessary, because electricity is needed for general use.



Sunshades

The VvE is not the owner of awnings (in the living room) and screens (in the bedroom). Owners can usually arrange this themselves. But the renovation is a great opportunity to install awnings and screens, because there are already scaffolding against the facade. The construction team will make an inventory of which owners want awnings and screens and organize a joint purchasing campaign. So anyone who wants an awning and screen will pay extra. This is also possible at the front during regular painting in the coming years.

Storage rooms and garages

The storage rooms on the mezzanine floor and the garages must be emptied because we are going to install insulation on the ceiling and the transport pipes there. These rooms really need to be completely empty, except for the wall partitions.

Owners are responsible for emptying their storage room and garage. At a time yet to be determined, we will organize a 'moving day', during which help from movers will be provided to owners who need it. There will also be a moving lift.

We place containers near the apartment, where owners can store their belongings. These containers open again at the end of the work and are not available in the meantime. So the containers are suitable for items that you do not need often. It is better to store items that you need regularly at a neighbor with a storage room on the ground floor or in your apartment.

End facade - insulation

The gables, or the sides of our flat. The insulation value is nil, which means that the apartments on the sides have high heating costs. The construction team has calculated the insulation values of various insulation methods. Based on this, it was decided to place 14 centimeters of insulation on the old bricks. Ceramic brick strips are placed on top. We are also going to solve the leaks in this wall.

Bat research concluded that there are currently no bats roosting in the facade. Nevertheless, we install cabinets where bats can roost.

Top view of the side facades

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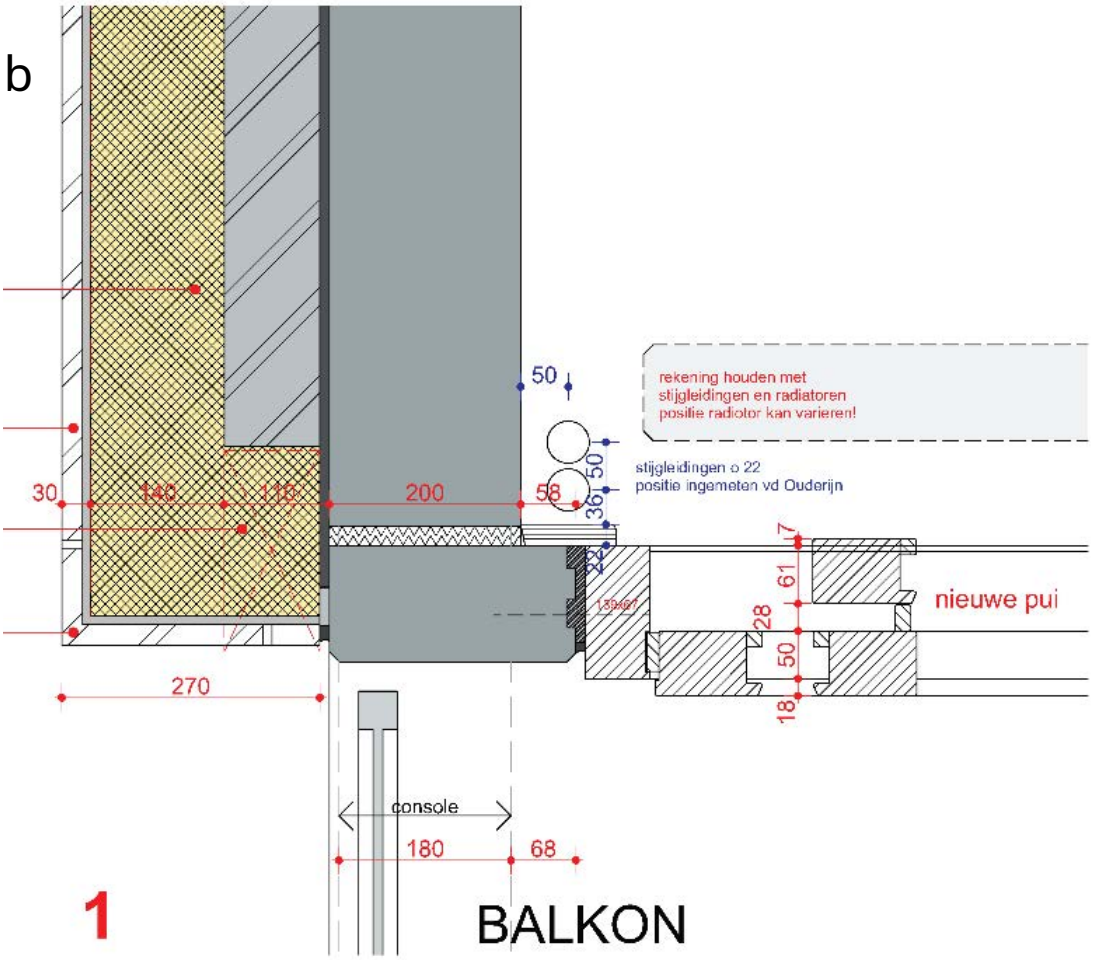
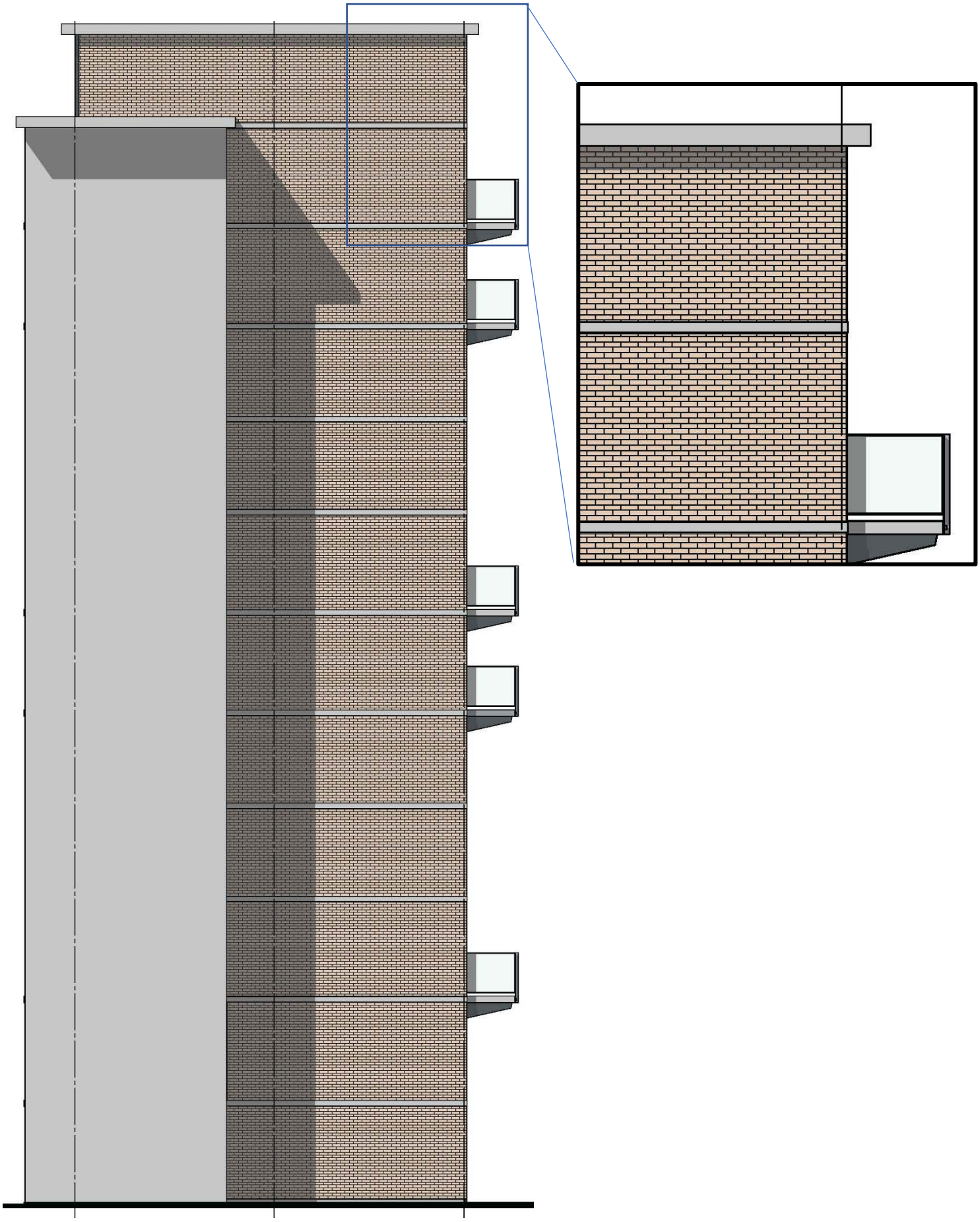


Side facade - brick

The brick strips are environmentally friendly: sixty percent of the strips consist of construction waste from the Amsterdam region and we saw four slabs from one brick. We also look carefully at the safety of this method. In the photo you can see an example of the stone strips.

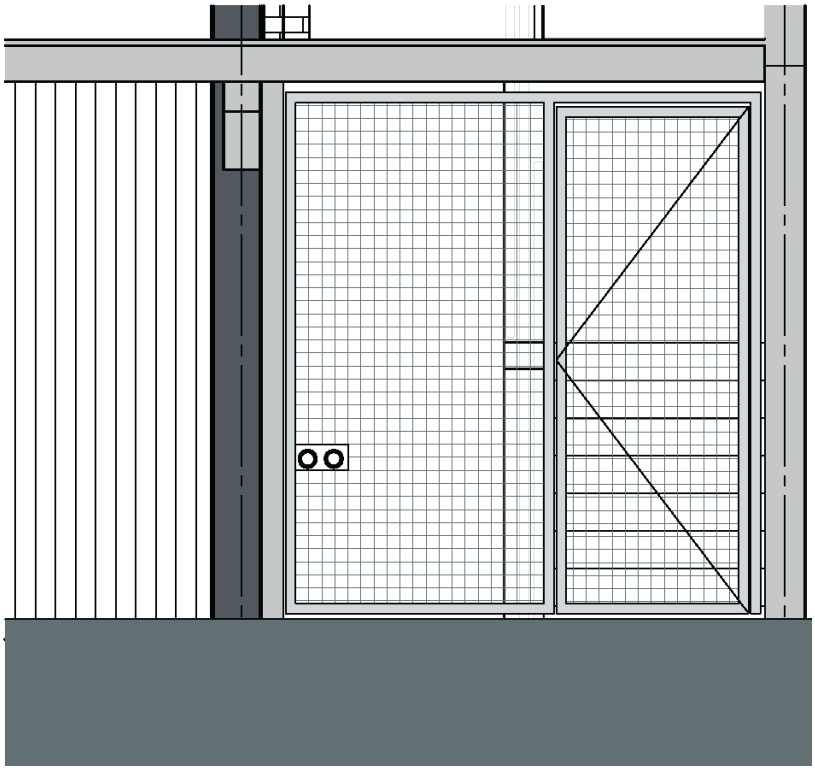
Side facade – design

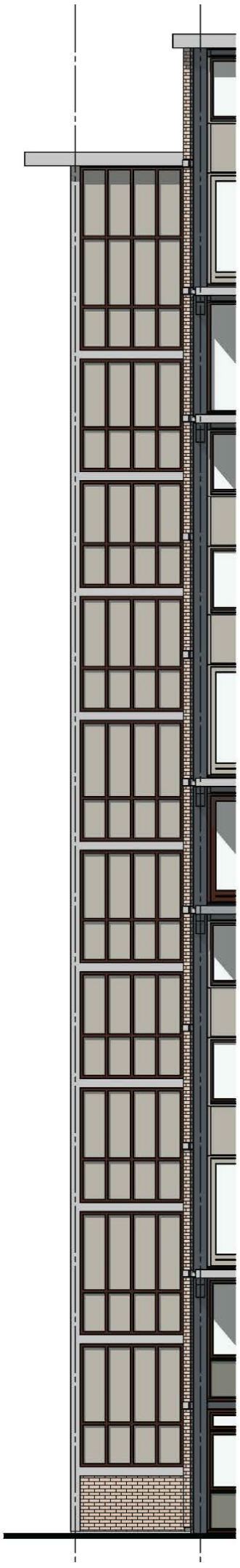


Stairwell

We replace the glass blocks in the stairwells with frames with glass. Water remains on the platforms, which is why we are going to make the floor more sloping, renew the expansion joints and move the downspout. We are installing new dry fire extinguishing pipes.

There will be a fence on the ground floor (Nicolaas Anslijnstraat side). The current fencing on the first floor will remain.





What have we already done?

Ten years ago, the west facade was tackled (including HR++ glass, insulating exterior door, gap sealing).

The apartment has hundreds of lamps. We are in the process of replacing all old lamps with LED, because it uses less power.

The roof insulation has improved considerably (insulation layer is on average 100mm thick), but is still of considerably lower quality than current building standards.

The natural gas boilers are high-efficiency boilers. These have almost reached the end of their lifespan.

Preparation

At the beginning of 2022, the members' meeting will give a mandate to a construction team to draw up a plan for maintenance and sustainability. The construction team consists of an architect, a construction engineer, a contractor and three owners. A large number of owners participate in the planning process, for example via the questionnaire and information evenings. Ten owners are 'ambassadors', they involve as many owners as possible in the planning process through personal contact. At the end of 2023, the members' meeting will approve the implementation of the plan. The municipality will grant an environmental permit at the beginning of 2024.

Call

Read the digital newsletter carefully, because the construction team will inform you about the progress of the renovation. You can sign up for the newsletter at www.flatmeerenvaart.nl.

The contractor wants to visit every owner. Therefore, make sure that the VvE has your contact details. During the visit:

- You can ask all your questions about the construction
- Decide what type of door you want in the living room
- The contractor inventories the ventilation options