

# Report Design session with residents of 't Warderschip

Tuesday, April 7, 2026



## About the meeting

On April 7, VORM, in collaboration with VMX Architects and De Wijde Blik, organized a meeting for residents and homeowners of 't Warderschip. The meeting was intended to introduce the project and give a presentation. The first participation themes were also presented. We discussed with the attendees about which topics, and how we will continue the conversation after April 7.

## Attendees

Around 13 residents attended the meeting, a mix of tenants and buyers, some of whom have lived in 't Warderschip for a long time. Residents and homeowners are deeply involved in their home environment and place great importance on good information and clear agreements.



## Introduction to Hartje Noord

Daan Dekker from De Wijde Blik opened the meeting. He explained the division of roles between the various parties involved. VORM, as the developer, is responsible for the project and works with a team of advisors. VMX Architects is responsible for the design of Hartje Noord. De Wijde Blik is involved as the participation and communication agency, guiding the conversation with residents and other stakeholders.

The plan for Hartje Noord stems from a tender from the municipality. VORM has developed a plan that fits within the framework and rules set by the municipality. Some components are fixed, but there are still topics where residents can provide input.

## Explanation of the design

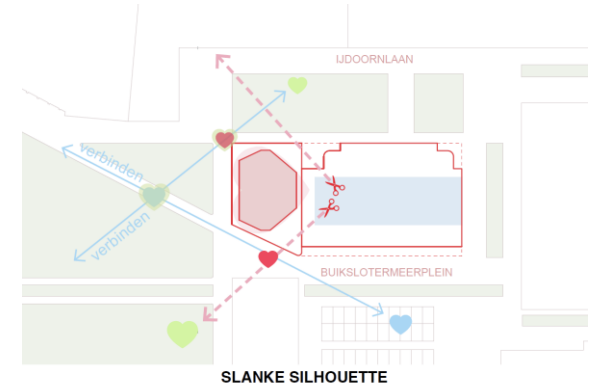
The program of Hartje Noord consists of two parts: the new construction of a residential tower (Hartje Noord), and the renovation of the commercial spaces on the ground floor and first floor of the existing residential building 't Warderschip.

The new tower will contain approximately 115 rental apartments, all of which are in the middle-income segment. These will be three-bedroom apartments with an average size of approximately 60 m<sup>2</sup>. Additionally, the plan includes spaces for hospitality, community

facilities, offices and technical rooms. Additionally, the plan includes spaces for hospitality, community facilities, offices and technical rooms.

In the development of the design, careful consideration was given to the relation between the new building and 't Warderschip. Privacy, views, sunlight, and the experience from the existing homes were key points of focus. The design includes angled lines and corners to preserve sightlines from the side of 't Warderschip as much as possible, ensuring enough light and openness remain (see image 1). Greenery is also an important part of the plan.

On the roof of the first floor of 't Warderschip, a rooftop garden will be created, designed by a landscape architect. The rooftop garden should contribute to a more pleasant view from the homes in 't Warderschip. Additionally, the design takes into account the identity of both 't Warderschip and the surrounding area of Buikslotermeerplein. Elements from the existing context are integrated into the new building.



*Afbeelding 1: zichtlijnen vanuit de woningen in 't Warderschip dienen als uitgangspunt in het ontwerp.*

## Participation process

The participation process will continue until the end of summer 2026. In the coming period, we will organize several sessions to discuss specific themes more in detail. At the end of the summer, we will organize a final meeting.

Residents can provide input on the following themes:

- View;
- Design of the rooftop garden;
- Design of the facades on the ground floor and first floor and the relation with the public space;
- Livability and safety;
- Construction work and minimizing disruptions.

It's important for the attendees to stay involved and be well informed about what is happening. They also want clarity on which points their input can truly make a difference. For some attendees, it doesn't feel logical to give input on facilities that residents will not be able to use, such as the rooftop garden.

## Comments and points of concern from attendees

Attendees responded to the plans in a committed and critical manner. It is appreciated that the program takes into account young families.

At the same time, there are concerns about the consequences of the development for living in 't Wardschip.

Some attendees are concerned about the limited distance between the new tower and their current homes. Concerns were also expressed about drafts, leaks and the vulnerability of the existing facade, especially because there are already draft complaints. The risk of damage during construction was mentioned. Residents indicate that they would like to gain clarity about this, including how damage can be reported and handled.



## Questions and answers

### **How many homes will be in the tower?**

Approximately 115 middle-income rental apartments.

### **When will construction start and when will the project be completed?**

We expect to start construction in 2027. Completion is expected around 2030.

### **What functions/facilities will be on the ground floor?**

The ground floor will have space for community facilities, hospitality, offices, other business services, culture, and leisure, as well as light industries. Terraces and greenery may also be included. There will be no retail, such as shops, and no dark stores or flash deliveries. The ground floor will only accommodate functions that fit alongside or beneath the residential units.

### **Will attention be given to smell and noise nuisance from the hospitality facilities?**

Yes, there are clear regulations for hospitality. Issues concerning smell and potential nuisance will be taken into account in the further development of the plans.

### **Will the residents of 't Wardschip have access to the rooftop garden?**

No. The rooftop garden is not intended as a separate facility for the residents of 't Wardschip. While residents will have a view of it, their input is still relevant for its design.

### **Why are residents asked to provide input on the rooftop garden if they won't be able to use it?**

The design of the rooftop garden impacts the living environment of 't Wardschip, as residents will have a view of it. For this reason, your input is valuable.

### **What is the distance between the new tower and 't Wardschip?**

A minimum of 6,5 meters. Angled lines and shapes are used to take sightlines, privacy, and light into account as much as possible.

### **Will the parking remain accessible?**

Yes.

### **What will happen to the parking spaces at 't Wardschip?**

VORM will take over 26 parking spaces from the municipality for the commercial functions in the project. Additionally, there are private parking spaces and spaces that belong to Eigen Haard.

### **Will VORM also do something about the parking garage?**

No. The parking garage is not part of VORM's scope of work.

## Questions and answers

### **How will disruptions during construction will be handled?**

Construction will be noticeable for nearby residents. VORM is aware that they are building next to existing homes and will therefore establish a disturbance plan to minimize disruptions as much as possible.

### **How will potential damage to 't Warderschip due to construction be handled?**

The current condition of the building will be documented beforehand, for example through a baseline measurement or another form of monitoring.

### **What does the project mean for the value of the houses in 't Warderschip?**

We cannot make a concrete statement about this. Such a development can have both advantages and disadvantages. In general, area developments are often an investment in the quality of an area.

### **Can residents of 't Warderschip be given priority for a home in the new tower?**

We would like to see residents of 't Warderschip given priority for a home in the new tower. However, it will only become clear at a later stage whether this is actually possible. VORM does not affect this decision-making.

### **What will be on the other side of 't Warderschip?**

The plot, ground floor and the first floor of 't Warderschip are part of Hartje Noord. The rest is not part of this project. It is not yet known exactly how the functions are distributed among the parts.

### **What exactly do the technical areas in the plan entail?**

Here is space for installations required for the new tower.

### **How is extra waste handled?**

There is a policy for this and in the further elaboration VORM is obliged to comply with this.

## Closing and next steps

Attendees mention that it would be good to invite Eigen Haard to future meetings, so questions regarding management, ownership, disturbances, and potential compensation can be discussed. No meetings will be organized without someone from Eigen Haard being present.

In the upcoming period, we will organize three follow-up sessions. Residents can decide for themselves whether they wish to participate in the next sessions. An invitation for the sessions will be sent at that time. Upcoming sessions will be translated to English as well.