

Report Design session with residents of 't Warderschip

Tuesday, 26 May 2026

About the meeting

On 26 May, VORM organised a meeting in collaboration with VMX Architects and De Wijde Blik for residents on the west side of 't Warderschip. During the meeting, Lisanne Rissik on behalf of VORM and Julia Landreau on behalf of VMX Architects, spoke with residents about the design of the new building and the progress of the further participation process. Several design scenarios that have an impact on the current residents' view were presented. In addition, reference images for the layout of the bufferzone between the Hartje Noord tower and 't Warderschip were tested with residents. There was also room to ask questions, share concerns, and raise points of attention for the continuation of the participation process.

Attendees

Three households from among the residents were present: the resident of the 6th floor, the residents of the 5th floor, and the resident of the 3rd floor. The residents of the 2nd and 4th floors were not present.

The presentation shown can be found on the project website www.hartjenoord.nl; no rights can be derived from its content.

Introduction

The meeting started with a brief round of introductions. Daan Dekker, De Wijde Blik, explained who was present of behalf of the project team and what the purpose of the evening was. The meeting focussed on informing, testing, and gathering points of attention.

The residents were given the opportunity to introduce themselves and indicate from which floor they will be looking out at the new tower. This immediately made clear that the experience of the design can differ per floor.

Explanation of the design

Julia Landreau gave a presentation of the design on behalf of VMX Architects. This explained how the design was structured and which choices were made within it. An important part of the presentation was the discussion of design variations relating to residents' views.

Together with those present, the group looked at how the variations are experienced from the different floors. Impressions of their further views were shown in this context.

The design scenarios, in which the location of the tower's balconies mainly varied, did not result in a clear preferred option.

They mainly raised the question of whether views, privacy, and living quality can be sufficiently protected. For residents, it feels as though they must choose between two undesirable situations: being overlooked in the living room or being overlooked in the bedroom. Both options are experienced as undesirable, despite the fact that the design of the tower itself is considered attractive.

Residents experience the potential impact of the new tower on their daily living enjoyment as significant. Several residents indicated that they are seriously considering whether they want to continue living in their home if the plans go ahead. This concerns not only the loss of an unobstructed view, but also ongoing being overlooked, possible noise nuisance from the nearby balconies, the expected nuisance during the construction period, and the question of whether the home will remain pleasant and practical to live in. Personal circumstances also weigh heavily here, such as at-home dialysis, a home music studio, a home workspace, and a wish to have children.

Residents are open to thinking along about possible solutions, including possibly moving temporarily or permanently. They do emphasise, however, that this strongly depends on the conditions. Important factors include the home offered, the number of square metres, the neighbourhood, the duration of square metres, the neighbourhood, the duration of a relocation, the financial consequences, and

residents' personal situations. It was also noted that residents are attached to their current home and neighbours, which means that moving is not a simple or obvious choice.

Construction work

At the request of residents, the topic of works during demolition/construction was discussed. Residents are concerned about noise, vibrations, construction traffic, possible damage, and the request of whether the building will remain properly habitable in practice during the works.

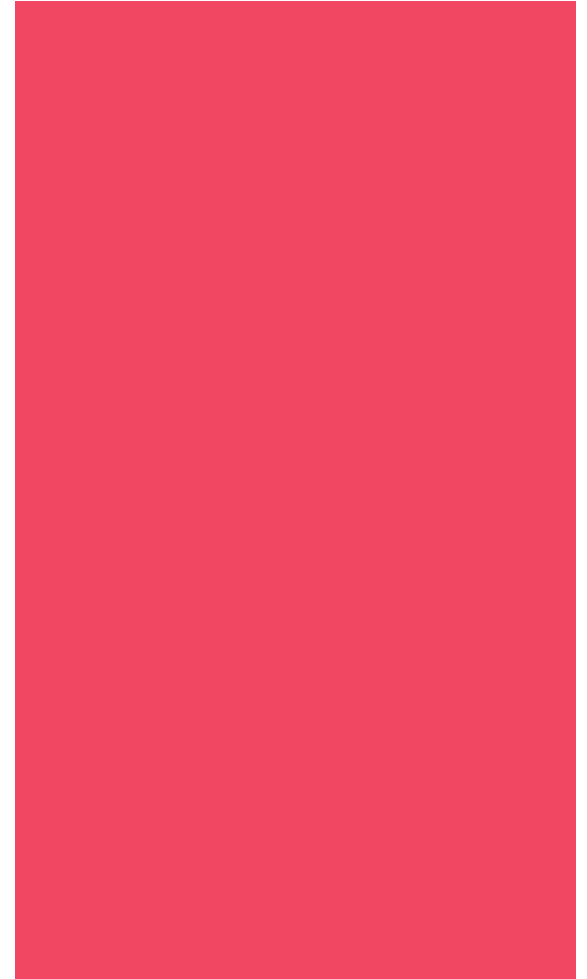
Lisanne from VORM indicated that no contractor has yet been selected, and that as a result, no details can yet be given about how the works will proceed. However, a rough planning could be provided. Demolition will start at the earliest in October 2027 and is expected to take approximately three months. Construction will start shortly afterwards. Investigations are underway into which working methods cause the least nuisance, e.g. drilling or turning instead of hammering, and whether prefabricated construction can help limit the construction time and nuisance. As soon as there is more clarity about the contractor, planning, construction route, and measures to limit nuisance, VORM will return to residents on this again. Residents suggested creating a separate access road at the Waddenweg for construction traffic, since the existing infrastructure is likely to be unable to accommodate large vehicles.

Participation process

Finally, the continuation of the participation process was discussed. This meeting is part of a broader process in which residents are informed and involved at various points in time. On 9 July, a walk-through and around the building will take place with residents, nearby residents, entrepreneurs, VORM and the landscape architect. During this walk-through, attention will be given to the ground floor, entrances, garage, and public space around the building. Themes such as safety, hygiene, use, and management will be central to this. VORM and the designers want to use the feedback from this meeting to further develop the design for the exterior of the ground floor of 't Warderschip.

The roof garden on the second floor of 't Warderschip was also discussed. Residents find it difficult to think along about a space they themselves will probably not be able to use. Lisanne explained that the municipality has included in the tender that the roof garden will not be publicly accessible, in order to prevent nuisance. VORM is working on a green layout, possible with a limited selection of decking or a terrace for users of the office function.

It was also discussed whether the roof garden could be made accessible to residents of 't Warderschip. This would require agreements between owners on use, management, maintenance, and costs. Residents are, in principle, open to this and see it as a possible mitigating measure, provided it is clear what this would mean for service costs and the living enjoyment of residents on lower floors. VORM will study this option further and will return to it during the session on 9 July.



Questions and answers

What is the distance to the new building?

The distance between 't Wardschip and the new tower is approximately 6 to 8 metres.

Is it possible to build as few balconies as possible at the height of our homes?

This wish was raised by residents due to concerns about being overlooked and loss of privacy. The design includes shifting the balconies at the height of the homes in order to create as little overlook as possible.

Why can't the balconies be moved to the other side of the building?

Because there are also apartments on that side.

Can residents object to the plans?

Yes, this is possible via the municipality.

How did this process go with the municipality?

The municipality issued a tender with conditions, including the building location, how many square metres may be built, and how high the building may be. Parties could submit bids, and VORM won the tender.

What will be in the new tower?

The new tower will contain mid-range rental homes of approximately 65 m2.

Who is responsible for maintaining the buffer zone?

It was explained during the evening that this type of greenery requires little maintainance. The question about responsibility and management was noted as a point of attention.

How will construction traffic be routed?

Probably via the rear side. There may be a small storage area on the car park. A large part of the storage will likely take place outside the city.

Will you come back later with more information about the works?

Yes. VORM indicated that it will come back later with more information on the planning, construction route, layout of the construction site, type of works, and measures to limit nuisance, once the contractor has been selected.

Where do concerns about the foundation come from?

These concerns were raised by neighbours in earlier conversations. It was mentioned that piping in the garage continues into the section that needs to be demolished.

Are there guidelines for building near existing structures?

Yes, there are frameworks for, among other things, noise, safety, and building near existing structures. The zoning plan (bestemmingsplan) also makes provisions on this.

Will the building remain habitable during construction?

Residents explicitly asked whether the building would remain habitable not only on paper, but also in practice. VORM indicated that this topic will be further developed once there is more clarity about the contractor, planning, works, and measures to limit nuisance.

Can the roof garden be made accessible to residents?

VORM indicates that it needs to be investigated whether the roof garden can be made publicly accessible. This would mean that all owners involved would become jointly responsible for ownership, maintenance, and costs.

Will anything be done to the existing building of 't Wardschip?

Not on the ground floor and first floor. The rest of the building consists of a mix of owner occupied and rental units and does not fall within VORM's work.

Will the north-facing facade and the garage also be included in the walk-through?

Yes, these elements can also be viewed during the walk-through.

Questions and answers

How will nuisance during construction be managed?

Construction will inevitably be noticeable for nearby residents. VORM is aware that they build next to existing homes and will therefore draw up a nuisance mitigation plan (hinderplan) to limit nuisance as much as possible.

How will possible damage to 't Warderschip caused by construction be handled?

The current condition of the building will be recorded in advance, for example through a baseline survey (nulmeting) or another form of monitoring.

What does the project mean for the value of the homes in 't Warderschip?

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

Can residents of 't Warderschip get priority for a home in the new tower?

We would think it would be nice if residents of 't Warderschip could get priority for a home in the new tower. However, whether this is actually possible will only become clear at a later stage. VORM has no influence over this decision-making.

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

The plot, ground floor, and first floor of 't Warderschip are part of Hartje Noord. The rest is not part of this project. How the function will be divided exactly across the components is not yet known.

What exactly do the technical rooms in the plan involve?

This is space for installations needed for the new tower.

Hoe wordt omgegaan met (extra) afval?

There is policy for this, and VORM is required to comply with it in the further elaboration of the plans.

Next steps

Those present indicated that it would be desirable to invite Eigen Haard to a future meeting, so that questions about management, ownership, nuisance, and possible compensation can also be discussed in more detail. No meeting will be organised without someone from Eigen Haard present.

In the coming period we will organise three follow-up sessions. Residents can decide for themselves whether to take part in the next sessions. An invitation for the sessions will follow in due course. It was also indicated that it would be good to speak English during the sessions. We will arrange this.