

Report Feedback session with residents of 't Wardschip

Monday, September 28, 2026



About the meeting

On September 28, VORM, together with VMX Architects and De Wijde Blik, organized the third session for residents of 't Warderschip. The meeting took place at InfoStek.

We started the meeting by looking back at what residents had shared during the first two sessions. We then gave an update on the design of the new residential tower and the layout of the ground floor of 't Warderschip. We also discussed how the future rooftop garden on the 'base' of 't Warderschip will function, and the facilities in Hartje Noord.

Finally, we explained how we aim to minimize disruption during construction as much as possible, and what the expected timeline is. There was room for questions and comments throughout the meeting.

Attendees

Three residents of 't Warderschip and a representative of Eigen Haard attended the session. On behalf of the project team, representatives of VORM, VMX Architects and De Wijde Blik were present. The presentation shown during the meeting can be found on the project website www.hartjenoord.nl/english/. No rights can be derived from its content.

Looking back at previous sessions

The session started with a short look back at what we heard from residents of 't Warderschip during previous sessions:

- **View and privacy:** concerns about the short distance between the tower and 't Warderschip, and about being overlooked.
- **Disruption during construction:** concerns about noise, vibrations, construction traffic and damage. Residents want a clear procedure for reporting and handling damage, and a building that remains comfortable to live in during construction.
- **Livability of the square:** a careful choice of functions for the ground floor, so that the square does not become too busy or too noisy.
- **Rooftop garden and greenery:** some residents would like access to the rooftop garden, provided it is clear what this will cost and who will be responsible for maintenance.
- **Process:** being kept well informed and having the opportunity to give input on topics that really affect residents.

Design update

Shaya Fallahi from VMX Architects gave an update on the design, which has been developed further since the previous sessions. The aim is still a tower that looks slender, so that sightlines and daylight from 't Warderschip are preserved as much as possible.

Using various elevations, Shaya showed what the building will look like.

The ground floor will have an open and transparent character, with space for hospitality, among other things. The characteristic round arches of 't Warderschip will return in the new design. The renovated ground floor of 't Warderschip will continue around the building.

The rear of the building has been worked out in the preliminary design. On the north side, we propose a so-called 'brown roof': a roof with gravel and moss that is specially intended for birds. This roof suits the climate on this side of the building and has been coordinated with the municipality's ecologist. On the south side, there will be a green roof, so that residents look out onto greenery. We will keep rooftop installations out of sight as much as possible. In addition, we will make the facade on the north side as open as possible. This creates space for active functions and makes this side more pleasant and safer.

Tower and ground floor of the tower





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Front view from the square



Rear view from the parking lot



Side view from the Action store



Rooftop gardens

Lisanne Rissik from VORM explained more about the rooftop gardens. Residents of 't Wardschip previously asked whether they would also be allowed to use the rooftop garden. This has been looked into again, but the answer remains the same: this is not possible. Tenants are not allowed to use the rooftop garden either. There are two reasons for this:

1. **Municipal regulations:** We reviewed the municipality's principles and conditions again. The roof would only have to be made fully accessible if the ground floor were extended all the way to the plot boundary. Since we are not extending the ground floor to the maximum, the municipality's conditions do not allow us to make the roof accessible. In this way, the municipality aims to prevent nuisance for residents. This is legally established, and we are not allowed to deviate from it.
2. **Bearing capacity of the foundation:** The existing foundation can support a green roof, but not the additional weight of a group of people.

That is why a green roof is being designed, which everyone can enjoy from their homes. The roof contributes to greening and collects rainwater. This makes the roof mainly a place for nature, not for people. Maintenance will be arranged by VORM and later by the new owner.

Facilities and layout of the ground floor

In September, we held street conversations at Buikslotermeerplein. People who passed by could indicate which facilities they consider important. They could also choose which layout of the ground floor and entrances appealed to them most: a facade with greenery, a facade with built-in seating or a facade with a terrace. We showed the attendees an impression of these conversations and asked for their own response to the use of the ground floor, the entrances and the facade.

Facilities and layout of the ground floor

Attendees responded positively to the design of the tower. They also shared a number of points of concern:

- **Seating on the ground floor:** there is already nuisance from people sitting on benches. Residents would prefer as few built-in seats as possible.
- **Social control:** it is important that there is enough social control around the building.
- **Construction fences:** it was suggested to give the construction fence banners a 'green' look to prevent graffiti, for example with attractive nature photos.
- **Uniform appearance:** the buildings should form one coherent whole.
- **Maintenance** is considered very important.



Construction work

Lisanne Rissik explained how VORM intends to limit disruption during the construction period. The most important agreements are:

- **Construction time and method:** a smart construction method and scheduling, so that different parts can be carried out at the same time and the construction period is shorter. Materials will be delivered in bundled loads, outside rush hour. Major work, such as demolition, will not take place during events. We will not use more public space than necessary.
- **Noise:** there will be no pile driving. Demolition work will take place between 8:00 a.m. and 5:00 p.m., and other construction work until 7.00 p.m. if necessary. Where possible, we will use electric machinery, and engines will not be left idling. We are looking into whether the site office can be located on the ground floor of 't Warderschip.
- **Vibrations:** the construction method does not cause vibrations. Beforehand, we will carry out baseline measurements of the structure of 't Warderschip, and this structure will be continuously monitored during all work. If limit values are exceeded, work will automatically be stopped and adjusted.

- **Dust:** we will use misting systems during demolition and wet cutting with controlled drainage. We will not demolish or cut at wind force 5 or higher. When working in the existing ground floor, we will install dust screens and noise barriers.
- **Care for the immediate surroundings:** the construction site, the surrounding entrances and the public space will be cleaned weekly, and the immediate surroundings will be checked daily for nuisance or damage. Homes and the parking garage will always remain freely and safely accessible. An independent nuisance commissioner will supervise and can intervene.
- **Communications:** an emergency phone line and app will be available 24/7, and someone will be on site within 2 hours. Every month, we will run a survey among residents. In addition, there will be a disruption calendar, updated every 6 weeks, and a digital dashboard with the schedule.
- **Personal disruption exit:** residents can stay somewhere else for a week, with compensation of up to €1,500 per household. Applying should be simple. The exact details will follow.
- **Building with the neighborhood:** the construction fence will become a meeting place with art, stories and neighborhood history. Scaffolding wraps and site hoardings will feature printed impressions.

There will be training places for young people from Amsterdam-Noord and monthly construction site visit days. The project will be registered with 'Bewuste Bouwers'.

We are working out all these measures in more detail with the contractor. At the moment, we are still in the design phase. In 2027, we will plan the construction phase in more detail with the contractor. The exact construction schedule will then also become clearer.

Timeline

The expected timeline is as follows:

- **March – October 2026:** participation.
- **March 2027:** more information about the construction schedule and execution.
- **November 2027:** expected start of demolition.
- **End of December 2027:** expected start of construction.
- **Mid-2030:** expected completion.

Construction will take 2 to 2.5 years, mainly because the tower will be about 70 meters tall. During this period, a lot will be happening at the same time on Buikslotermeerplein.

Questions and answers

Below is an overview of the questions asked during the sessions with residents of 't Warderschip, with answers based on the current state of affairs.

What is the distance to the new building?

The distance between 't Warderschip and the new tower is approximately 6 to 8 meters.

Is it possible to have as few balconies as possible at the level of our homes?

Residents raised this request because of concerns about overlooking and loss of privacy. The design shifts the balconies at the level of these homes, to keep overlooking to a minimum.

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 can be done through the municipality.

How did the process with the municipality work?

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

What will be in the new tower?

The new tower will contain middle-income rental apartments of approximately 65 m².

Who is responsible for maintaining the buffer zone?

During the session, it was explained that this type of greenery requires little maintenance. The question of responsibility and management was noted as a point of attention.

What route will construction traffic take?

Probably via the rear of 't Warderschip. There may be a small storage area in the parking lot. A large part of the storage will probably take place outside the city.

Will you come back later with more information about the construction work?

Yes. VORM indicated that, once the contractor has been selected, it will come back with more information about the schedule, the construction route, the layout of the construction site, the type of work and measures to limit disruption.

Where do the concerns about the foundation come from?

Neighbors raised these concerns in earlier conversations. It was mentioned that pipework in the garage runs into the section that is to be demolished.

Are there guidelines for building near existing buildings?

Yes, there are frameworks for noise, safety and building near existing buildings, among other things. The zoning plan also includes provisions on this.

Will the building remain livable during construction?

Residents explicitly asked whether the building will really remain livable. VORM indicated that this topic will be worked out further once there is more clarity about the contractor, schedule, work and measures to limit disruption.

Will the rooftop garden be accessible to residents?

No. See the section on rooftop gardens for more information.

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

Not on the ground and first floor. The rest of the building consists of a mix of owner-occupied and rental homes and is not part of VORM's scope of work.

Questions and answers

Where will the rooftop garden be and what is its purpose?

The rooftop garden will be on the roof of the ground floor. Its purpose is twofold: Residents look down on the garden from above, which improves their view. In addition, the roof buffers rainwater, different types of planting cool the space below, and biodiversity is encouraged.

Will the rooftop garden be maintained?

Yes. To a large extent, the rooftop garden also maintains itself.

There is a railing in the drawing. What is it for?

The design is still being developed. A railing is probably not necessary. If one is added after all, it may be for safety or for aesthetic reasons.

Will the ground floor be extended?

That would be possible. The ground floor may be extended up to the plot boundary at most. We are not choosing to do this. We are keeping the current facade line, so we are not making the ground floor larger or taller than it is now. The deeper a space, the less daylight comes in. We would rather use the remaining space for functions that contribute to the livability of the square. The arches will be adjusted, however, so that they can support the rooftop gardens.

Who maintains the facade gardens?

This falls under the new owner of the tower. A maintenance plan will be drawn up for the final building owner. We are taking into account that maintenance should not be too labor-intensive.

Will the awnings really be blue?

Yes, that is the aim, so that it all feels like one whole.

What will be on the first floor?

We are still exploring this, but it will probably be offices.

Will the entrances at the rear stay the same?

Yes. The entrances are owned by Eigen Haard and a private owner. We want to add more greenery in the public space, but Eigen Haard and the private owner decide on what happens inside.

Is the relationship between 't Wardschip and the new tower being considered?

VORM cannot make proposals for renovations in 't Wardschip, because VORM does not own it. Residents can, however, raise this topic within the homeowners association (VvE).

Will the exterior of the blue building also be renovated at some point?

Eigen Haard stated that something definitely needs to be done about this.

Will the bowling alley remain?

Yes.

Can you show something of the roof design at the final meeting?

It is probably still a little too early for that. We cannot yet determine which types of planting will be used.

Do any trees still need to be cut down?

We do not expect so at this time.

Will there be pile driving?

No. We are using a screw technique.

When will demolition start?

Expected in November 2027. Demolition will take approximately 3 months.

Our windows are getting dirty from the dust. Will they be cleaned as well?

We expect dust nuisance mainly during demolition. We are looking into what we can do about this, and Eigen Haard has also noted this point. With misting systems and dust screens, among other measures, we will try to limit dust nuisance as much as possible.

How many floors will the tower have?

22 floors, up to a height of approximately 70 meters.

How large will the apartments be?

All apartments will be approximately 65 m².

Questions and answers

What will the rents be?

They will be middle-income rental apartments.

Is the future owner already known?

No.

Can current residents of 't Warderschip move to the new tower?

VORM has discussed a possible priority scheme with the municipality. This is possible, but a decision on it can only be made about a year before completion. Only then will the municipality draw up a list of projects that may be eligible for a priority scheme.

When will the project be completed?

We expect completion in mid-2030.
Construction will take 2 to 2.5 years.

Will all developments take place at the same time?

Yes, a lot will be happening at the same time during that period, with projects on and around Buikslotermeerplein.

Will someone from the municipality attend the drop-in meeting?

We will do our best to arrange that.

Closing and next steps

We would like to thank the attendees for their involvement and valuable input. We will take the comments and points of concern into account in the further development of the design and the plan for the construction phase.

On October 27, we will organize a drop-in meeting. There, we will present the current status and there will again be room for questions. The invitation will follow soon.

From March 2027, we will share more information about the construction schedule and execution.