

FlintKwartier: re-value, re-use, re-connect

Amersfoort is a city with a rich history. The city combines historical buildings with modern developments that complement each other, resulting in an attractive living environment.

The Flint Theater is a building complex that is a dissonant in the urban fabric of the medieval city. It was designed by Onno Greiner. The cultural complex is inward-looking and difficult to transform if the theater function disappears. The location of the complex in the city center requires careful integration into the city center with a small-scale program.

With this project, the proposal is made to turn the entire complex inside out and break it up, allowing it to blend into the morphology and atmosphere of the city center.

Amersfoort has a well-preserved medieval core with narrow streets, canals, and monumental buildings. The location of the former city walls is recognizable in the morphology of the center in some places, houses have been built against the city wall over time (Muishuizen). In other places, the walls are still standing or there are green belts.

Onno Greiner believed that the buildings he designed should serve people, designing from the inside out, and often using building systems or modules that fit the human scale. In the case of the Flint, the building is composed of square modules of 6x4 by 6.4 meters. Although the human scale is certainly present in the architecture, the building lacks connection to the existing and irregularly shaped urban fabric of the medieval city center, and the large theater tower of the complex turns its back on the green belt. This project investigates how Greiner's module re-use, re-connect.

structure can be applied to solve the challenges Amersfoort will face in the coming years, such as adding housing and improving the attractiveness of the center by facilitating an interesting program with art and culture despite the departure of the theater in this area. This way, a large part of the current complex can be preserved or reused.

At the same time, restructuring the complex offers the opportunity to embed it in the city. Choices must be made: When does Greiner's module-driven vision provide the solution, and when should we think out of the grid?

This part of the city center will also be better connected to the present and the past by creating a front towards the canal, improving the permeability of the area, and making the location of this old city wall visible. The redevelopment builds on the existing structure of the Flint but does so with an urban perspective according to the principle re-value, re-use, re-connect.

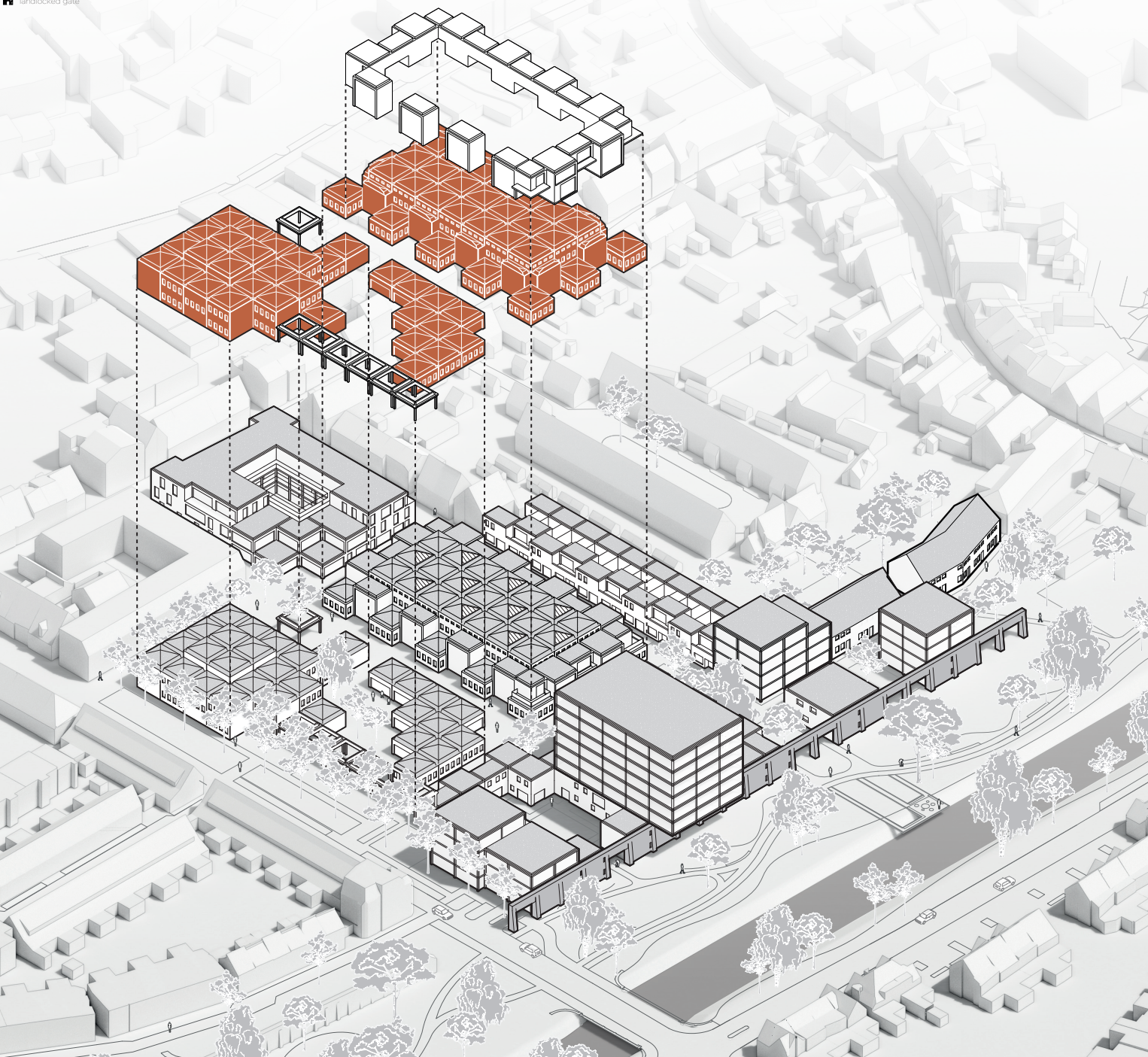
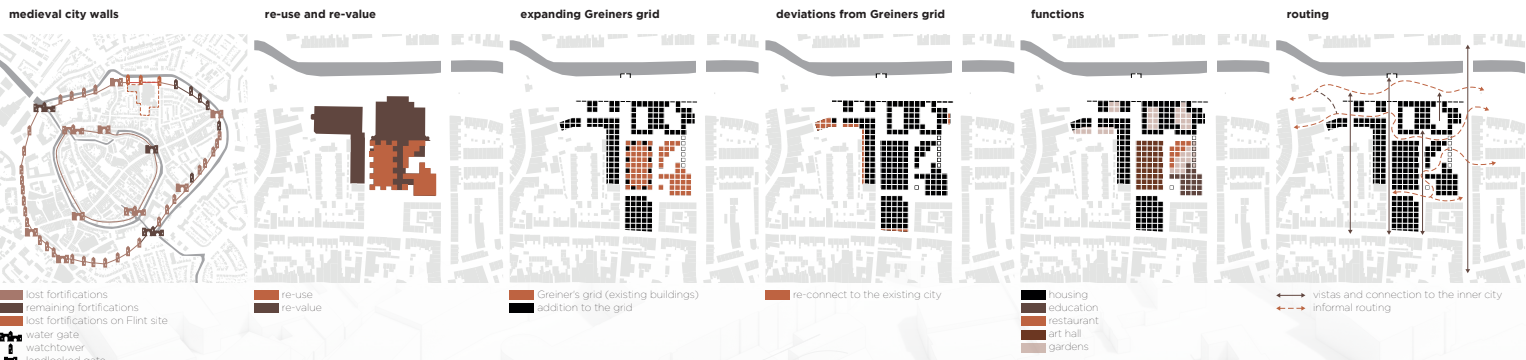
Re-value: What is valuable, what is obstructive?
Re-use: What can be reused to solve today's and future social and spatial challenges?
Re-connect: How can the existing building complex be better integrated into the spatial structure of the city center without abandoning Onno Greiner's philosophy?

This creates a transformation that respects the existing and is simultaneously focused on the future. In the city center environment where living, working, culture, and recreation come together, the redevelopment of the Flint strengthens this with functions that are currently underrepresented in the city space for making, learning, and experimenting, combined with a wide range of housing.

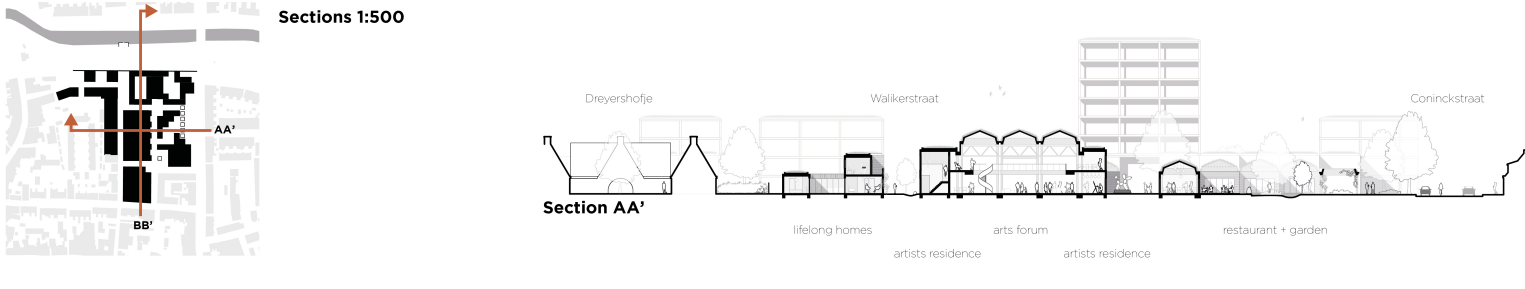
The plan offers a living space for various target groups - starters, families, elderly, singles, cohabitants - in a mix of typologies. Social diversity is enhanced by shared facilities: collective gardens, neighborhood rooms, studios, maker spaces, office spaces, and

a neighborhood-oriented restaurant. New building volumes are constructed in timber frame construction, and the public spaces and shared office spaces.

Re-connect: The transition to the canal is strengthened by a new urban 'wall volume' that refers to the old city wall. Slight relief, routes, and materiality contribute to the anchoring in the place. New housing volumes are carefully positioned to make the area part of the Amersfoort city center. Some of these houses are against the wall, the Muishuizen 20. The new building volumes fit within the urban layer in terms of height with a single height accent at the location of the former theater tower, ensuring cohesion with the scale of the surrounding city center in places where the grid pinches - for example in the connection with the existing city - the logic is consciously deviated from. This creates a balance between preservation and renewal, between system and the context of Amersfoort.



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