

Questions and Answers

De
Wijde
Blik

The Dutch version of this document is the original and leading document.

The project plan

What is the Trompenburg project?

The owner has the desire to carry out major maintenance and to expand the building. There are plans to make adjustments to the fore and rear façade and plinth. Additional homes will be added to the fifth building layer and rear. Currently the building consists of 45 apartments, to which 21 rental apartments/studios will be added.

Is there major maintenance or renovation here?

Major maintenance. Renovation would mean that the current homes would actually be upgraded, that is not the goal here. The existing apartments do benefit from the major maintenance, for example because part of the window frames and all elevators in the complex are renewed.

What does major maintenance entail?

Major maintenance is periodic maintenance of some size. This is necessary to keep the property in good condition. In this case we will renew / repair / paint facades, balustrades and balconies. The exterior frames, doors and windows are painted. All lifts in the complex will be renewed.

Why is the complex being expanded?

There is a major housing shortage. By adding extra apartments, we contribute to a solution to the shortage. Some of the apartments fall into the medium-priced rental segment, there is a great need for this in Amsterdam.

How is sustainability achieved?

The new homes will be built according to the requirements of the current Building Decree/Bouwbesluit (Almost Energy Neutral) and equipped with high insulation of facades, roof and frames/glazing, and of heat pumps and PV panels. The existing homes and commercial spaces will be partially given new façade frames/glazing HR++ and PV-panels. There will be a lot of greenery in the rear area and the facades.

How is the municipality involved in your plans?

From March 2020, the feasibility of the plan was investigated and discussed with the Municipality of Amsterdam. A lot of adjustments were made in the period thereafter and in November 2021 verbal agreement was reached with the municipality about the housing program, the expansion of the number of homes and the external appearance.

Is a new development plan/zoning plan (Bestemmingsplan) needed to carry out the plans for expansion?

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No. However, a 'Ruimtelijke Motivering' must be drawn up, explaining a significant number of elements regarding compliance with laws en regulations.

Existing homes

Will the interior of the existing homes be updated? Will we get a new kitchen or bathroom for example?

No, that is not part of this project. In the existing homes, we will only replace the mechanical ventilation (MV-box), but that is a minor procedure. For reports and questions about your home, please contact your administrator (MVGM).

Do we also benefit from the solar panels that will be placed on the roof?

Yes. The idea is now to assign four solar panels to each home, including the existing homes. This, in combination with a better insulated roof and replacing part of the windows and window frames, will result in a better energy label and lower energy costs (the expectation is approx. twenty-five euros per household per month, in case of the same energy consumption).

Will the existing homes also be gas-free?

At the moment, that is not the case.

Why do you not immediately implement the legal requirements regarding home sustainability with this project? This means that major building modifications must be made again before 2030.

The existing homes meet the legal requirements of sustainability and will improve as a result of the plan. The existing homes will be upgraded from label C, to B or A. The reason why the existing homes will not yet be made 'gas-free' is because of the expectation that it is possible that district heating will be installed in the near future. Connecting to this will have far fewer (space) consequences and inconvenience for the existing homes than, for example, replacing the current central heating boilers with a heat pump.

What window frames and windows will be replaced in the current homes and what material will they be made of?

This concerns part of the window frames and windows at the front of the house (in the corner next to the balcony). The frames will be made of aluminium and the windows will have HR++ glass. It will remain a 'tilt and turn' window.

Will the window frames then be part wood and part aluminium?

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Yes. The facade will have a new colour scheme, so the differences in materials will not be so noticeable. All new homes will also have aluminium window frames.

Why do you not replace all the windows and frames right away?

That is not part of this project.

Is it true that the existing homes on the corner (on the side of the Rivierstaete building) will get a window in de side façade?

Yes, this was a request of 'Welstand'.

Will we keep our windows and rooms at the back?

Yes. The extra balconies that were previously planned have been removed.

Why don't we get HR++ glass in the windows in the back, since the corridor of the new homes on the top floor will create additional noise pollution?

An acoustic study has been made as part of the Environmental Permit Application (Aanvraag Omgevingsvergunning). There is currently no reason to believe that the top floor corridor will cause noise pollution. Therefore, measures such as replacing the glazing to minimize this are not currently being considered.

How do the planned apartments at the back affect our privacy?

The new apartments will be located at the level where the elevators and stairs are now located. To ensure the privacy of current residents, there will be only one strip of glass at the end of the side wall, and this window cannot be opened.

How will the planned apartments at the back affect our daylighting? Will the daylighting still meet the legal requirements?

A daylight study will be made and tested against the 'Bouwbesluit'.

Will our rent remain the same?

Yes, current residents will continue to pay the same amount of rent (with the exception of the permitted annual rent increase).

Ground floor / commercial spaces

What changes will be made in the plinth?

The entrance doors will be replaced and the plinth façade will be made more transparent. The entrances remain in the same place, with the exception of the entrance at number 4. This one will be moved to the side, to make room for the new indoor bicycle storage that will be built. The benches that were presented in the preliminary design have been removed.

Questions and Answers

What will be the material of the plinth?

The façade on the street side at ground level is composed of insulated and enameled aluminium façade frames, with insulated panels, doors and HR++ glazing.

Will the current residents get new mailboxes?

Yes, in the new entrance frames we are adding new mailboxes.

Where will the mailboxes of the new residents be placed?

The mailboxes of new residents will be logically distributed over the four entrances. We expect to place *nine* additional mailboxes at entrance 4, *two* additional mailboxes at entrance 6, *two* additional mailboxes at entrance 8 and *eight* additional mailboxes at entrance 10. However, we cannot make any certainty about this until the municipality has issued the house number decision.

How is the privacy of the commercial spaces guaranteed?

We have personally talked to all commercial tenants to see how we can guarantee their privacy and safety.

Will there be extra storage rooms for the new residents?

On the ground floor there will be 6 extra storage rooms. This means not all new homes will have a storage room on the ground floor.

Will our internal connection to the storerooms be removed?

Yes, this is correct.

Will the commercial spaces get an entrance/exit at the back?

Yes, this is correct.

Can the parking lot be closed to non-residents? We experience disturbance from people who hang out/sleep here.

We are looking at possibilities to close off the site. This also has some disadvantages. At the moment it does not seem very practical because of the entry and exit of cars and because of flight possibility. There is not enough space for an automatic sliding gate.

Is it true that at the back of our complex there will be a road to the back of the Praxis?

These plans are not known to us.

The parking lot is sinking, do you take this into account in the plans?

After the construction work, the pavement of the parking lot will be levelled again, re-paved and brought up to level.

New homes

Questions and Answers

How big will the new homes be?

The 13 houses on the top floor are approx. 46-59 m². The maisonettes are on average about 55 m².

Who are the houses intended for?

The 13 houses on the fifth floor fall into the free sector. The 8 maisonettes fall into the medium-priced rental segment. Due to their size, they will probably be inhabited by one or two-person households/small families.

Is it true that the maisonettes are not accessible to people with disabilities?

The homes at the rear are not ground floor nor accessible by elevator without using stairs. The homes on the top floor are.

Is the rent of the new homes already known?

No, this is not yet known. Some of the houses fall into the middle segment, these homes have a maximum permitted amount of rent.

Do existing tenants get priority if they want to rent one of the new homes?

Unfortunately, we cannot say anything about this at this stage, we will come back to this later.

Will the maisonettes have a balcony?

No, but they do get sliding doors.

Where will the outdoor unit of the heat pumps be located and will this cause noise pollution?

The outdoor unit of the apartments at the rear will be at the level of the commercial areas, in the recesses where the cars will be parked. The apartments on the top floor will not have an outdoor unit for the heat pump. The units will meet the permitted noise standards.

Do the storerooms of the new homes on the top floor comply with the Building Decree (Bouwbesluit)?

Yes, the indoor storage rooms on the top floor must meet (and comply with) the requirements of the Building Decree (Bouwbesluit), taking into account the installations.

What material is the top floor on the east side made of?

The east façade has gable brickwork.

Shared space

Will the lifts be renewed?

Yes, all four lifts will be renewed. Two of these will give access to the new top floor.

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Will the separate entrance to the storage rooms remain?

Yes, it stays.

What kind of ‘greenery’ will there be?

We are investigating the possibilities. A green consultant is involved in the design.

Who is going to maintain that?

The owner will conclude a maintenance contract for this with another party or gardener.

Will the costs for the greenery soon be passed on in our service costs?

Maintenance costs are generally (partially) passed on through service charges. However, the expectation is that the extra costs for green maintenance will be small (between four and seven euros per household per month). On the other hand there will be fewer costs for the energy consumption of the house (we expect approx. twenty-five euros per household per month), given that the energy label is improved by applying PV panels, HR ++ glass and additional roof insulation.

What material is the staircase to the new top floor made of?

The new stairs are made of prefab concrete.

How is the corridor of apartments on the top floor supported?

The corridor is a steel structure with wooden parts, which will be fixed to the facade. There will be no special columns in the roadway.

Has a mobility study been made for the new situation?

No, no calculations have been made of the (future) traffic in the complex.

Work and construction nuisance

Is work carried out from my home?

A number of façade frames will be replaced. The MV box will also be replaced.

What window frames and windows are being replaced in the current homes?

This concerns part of the window frames and windows at the front of the house (in the corner next to the balcony). It will remain a ‘tilt and turn’ window.

How long does this work take?

The work from your home takes as short a time as possible per part and it is coordinated per resident which days it concerns. This will be announced early by letter. If desired, communication can also be done by e-mail or by telephone.

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Why are we not offered a replacement accommodation?

With today's knowledge, we assume that the nuisance will remain fairly limited. It will not be necessary to leave the house temporarily. Should this change, you will be informed.

We are very concerned about the plans regarding the expected nuisance. How bad is this going to be?

The work will not go unnoticed. Some work could cause nuisance in the form of noise, dust and vibrations. However, we will do our best to limit this, among other things by informing you well and in time.

We live on the current top floor and are worried about the apartments that are being built above us, is this going to cause a lot of inconvenience?

We are going to work with a relatively light building construction, but the work will indeed not go unnoticed. For example, we are also going to drill at some moments. We will announce serious nuisance as early as possible.

How will the contractor take us into account?

We will draw up a 'BLVC plan' in which clear frameworks are set for the contractor. This plan oversees, among other things, the quality of life and safety of and correct communication with the residents and neighbours.

Will it be possible to work from home during the work?

We expect that it will remain possible to work from home without too much inconvenience. If on some days the inconvenience (e.g. noise) is greater, this will be announced early so that you can take this into account.

When can you tell us more about the impact of the work? E.g. how long will some parts take?

As soon as the contractor has been selected, we can better tell what impact the work will have on your situation. We will then organize another meeting.

What are the regular working hours and are you also working on weekends?

The working hours in accordance with the environmental permit (Omgevingsvergunning) are from Monday to Saturday between 7.00 – 16.00 hours. In reality, work is often only done during the workweek. If it happens that work is done on Saturday, we will announce this.

Can I get to my storage room during the work?

During the construction work, the storage rooms are almost always accessible. If this is impossible for a short time due to work, this will be announced early.

Questions and Answers

As a resident, will I be compensated for the inconvenience, for example in terms of a temporary rent reduction?

At the moment this is not the case. It is permitted for the owner to carry out major maintenance and we assume with the knowledge of now that the nuisance remains fairly limited. Should this change, you will be informed.

Parking

How long will it not be possible to park in the parking lot?

The parking lot/rear area will be set up as a construction site, so it will temporarily not be possible to park here (+- 10 months). We are in discussion about a suitable parking solution in the neighbourhood.

Can I continue to park in the street during the works?

The Trompenburgstraat and the public parking spaces remain accessible at all times.

Will the number of parking spaces remain the same or will there be more/less?

Currently there are 44 parking spaces, this will be 39. This has been determined in consultation with the municipality and also has to do with the fact that storage rooms and planting boxes for trees are added to the back.

What does the municipality say about the number of car parking spaces?

The municipality is generally reducing parking standards in the city. Initially they wanted the number of parking spaces here to be reduced from 44 to 33. In the end, we ended up with 39 spots.

The Municipality of Amsterdam does not give us a permit to park on the street. We had to hand it in. So where should we park?

This is the policy of the Municipality of Amsterdam and unfortunately we have no influence on this.

I have a covered parking space, will it be retained?

Yes, these will be retained.

Why did you chose for 'greenery' instead of parking spaces?

Among other things, it is an ambition of the Municipality of Amsterdam to make all courtyards greener, so that more rainwater can be collected. The current rear area is paved, by adding more greenery this place also becomes more attractive and healthier.

Will there also be charging stations for electric cars?

At the moment, that is not the case. If there is a need for a charging station from residents, we can investigate the possibilities.

Questions and Answers

Why is the communal bicycle storage in the rear area being removed?

The current bicycle shed is in the spot where the new maisonettes are being built and can therefore not remain there.

Where should we put our bikes?

The intention is that all residents who have their own storage room on the ground floor, store their bicycles in their own storage room. For (new) residents who do not have their own storage room on the ground floor, a communal bicycle shed will be realized near the entrance on the side façade of Trompenburgstraat 4.

Public space

Is there or will there be a vision for the Trompenburgstraat as a whole?

The developer and architect only made a plan for Trompenburgstraat 4-10. The street belongs to the public space, so to the municipality. If you want to know more about this, you can email us at info@trompenburgstraat.nl. Then we will put you in touch with the area manager (gebiedsmakelaar) of the municipality.

The sidewalk is very full of bicycles, is there anything you can do about this?

This is not part of our plan, residents can contact the area manager (gebiedsmakelaar) of the municipality about this.

Has a spatial study been made for the area around the building (public space) where the impact of removing the bicycle parking and additional residents is calculated?

In the 'Ruimtelijke Motivering', accompanying the application for the environmental permit (Indiening Aanvraag Omgevingsvergunning), a justification has been written regarding the "Environmental Aspects" due to the expansion with the additional apartments.

Planning

When do you plan to start?

At the moment, we expect that construction can start at the beginning of 2023 (subject to the permit). The expected construction time is approximately 10 months, which means that we will be ready in the autumn of 2023.

Will there be a follow-up to this meeting?

After selecting the contractor, we will organize another meeting for the residents. This will be about the planning of construction work.

Questions and Answers

Will we be informed when the environmental permit (Omgevingsvergunning) has been submitted?

Yes, we will communicate this through the newsletter. This is also publicly accessible information and is also published by the Municipality of Amsterdam.

Where can I go for more information?

For all information about project Trompenburg, please visit www.trompenburgstraat.nl. Here you can also sign up for our digital newsletter.

I have a question or comment, where can I go?

Questions about project Trompenburg can be asked via info@trompenburgstraat.nl.

For reports, complaints and questions about your own home/the building in general please reach out to your administrator MVGM.