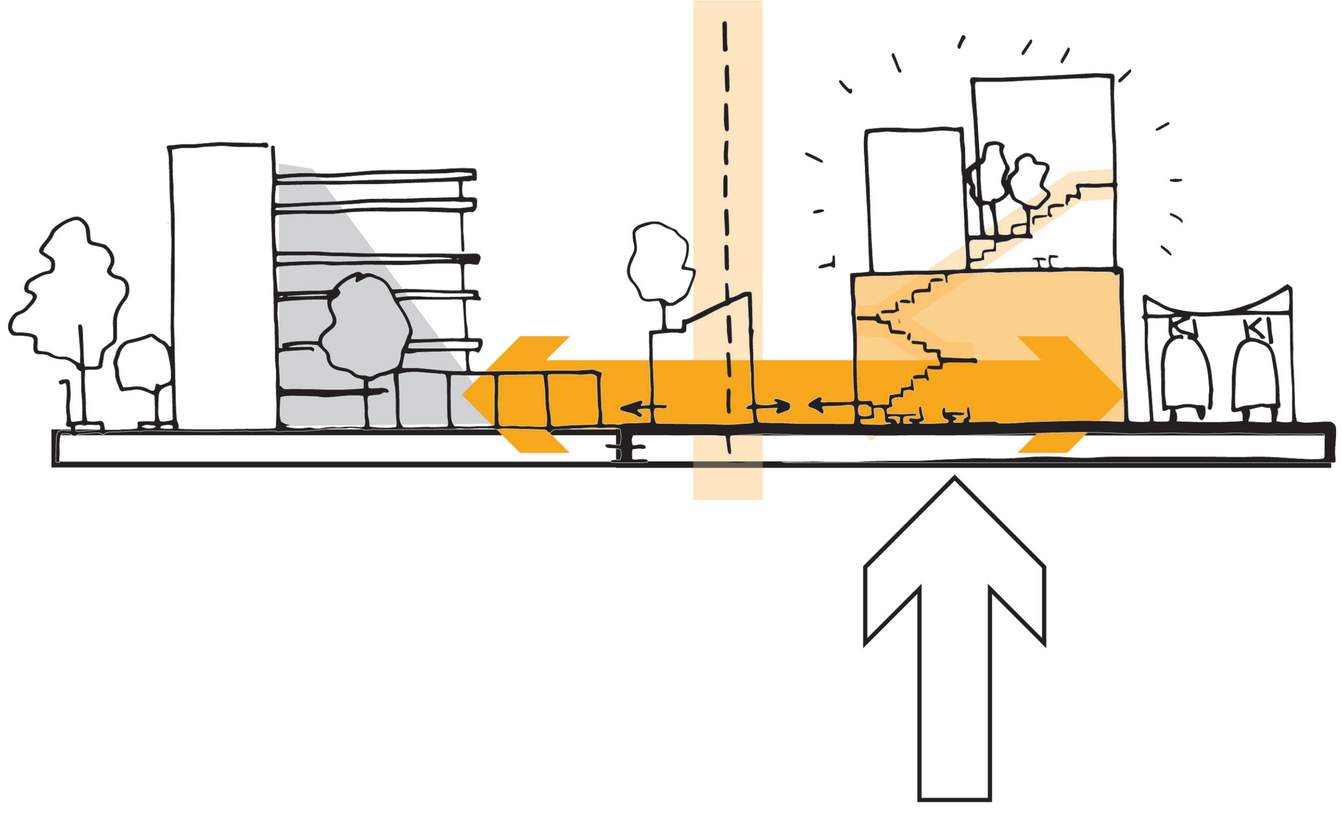
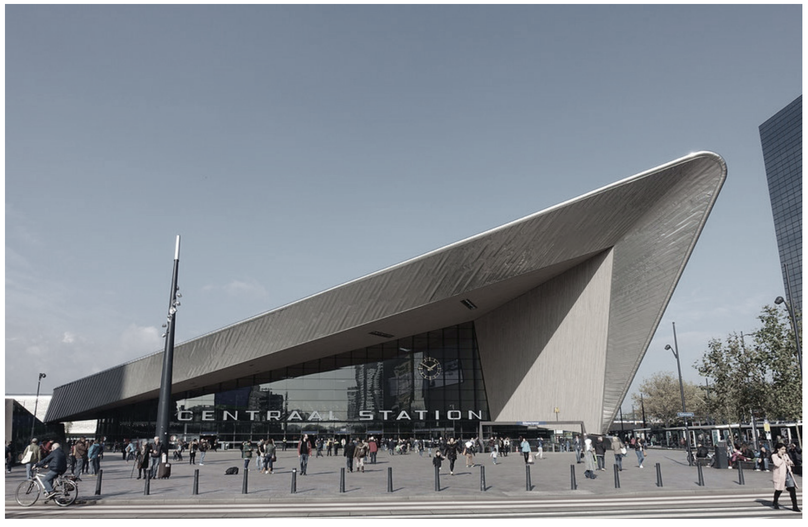
INCLUSIVE STATION DEVELOPMENT

Achieving post-war neighbourhood renewal by creating station areas of the future



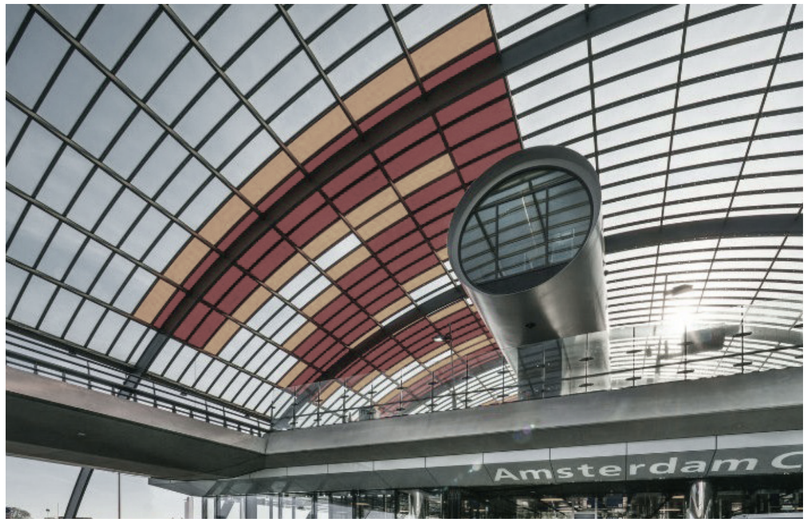
By Ilse Ivora de Jong



Rotterdam Centraal



Den Haag Centraal



Amsterdam Centraal



Utrecht centraal



Breda

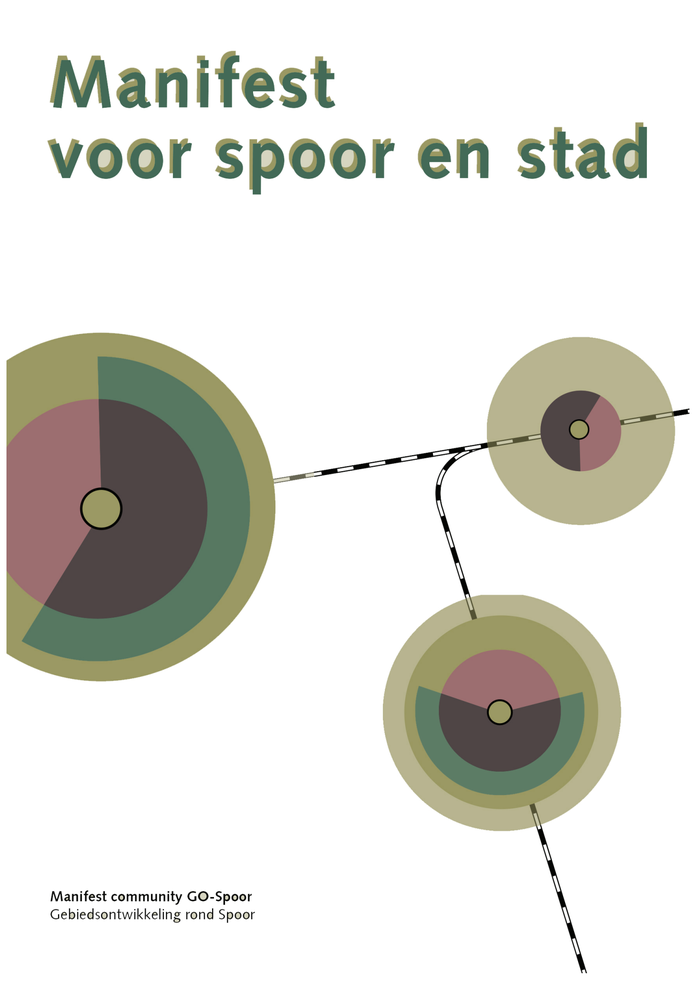


Arnhem

Recent station development



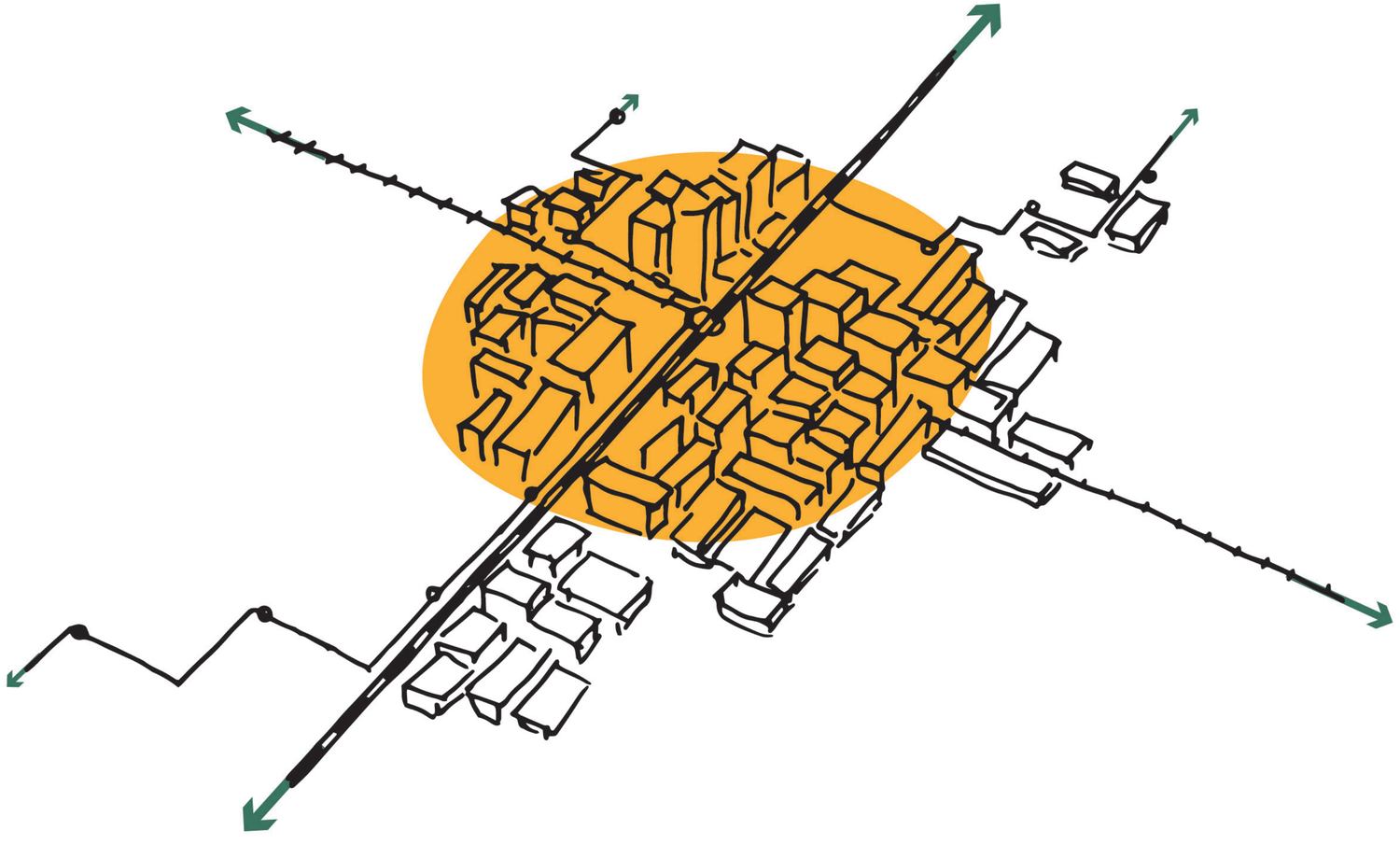
Dijkstra, R., & Emmerik, M. (2015). OV Knooppunten en hun omgeving.



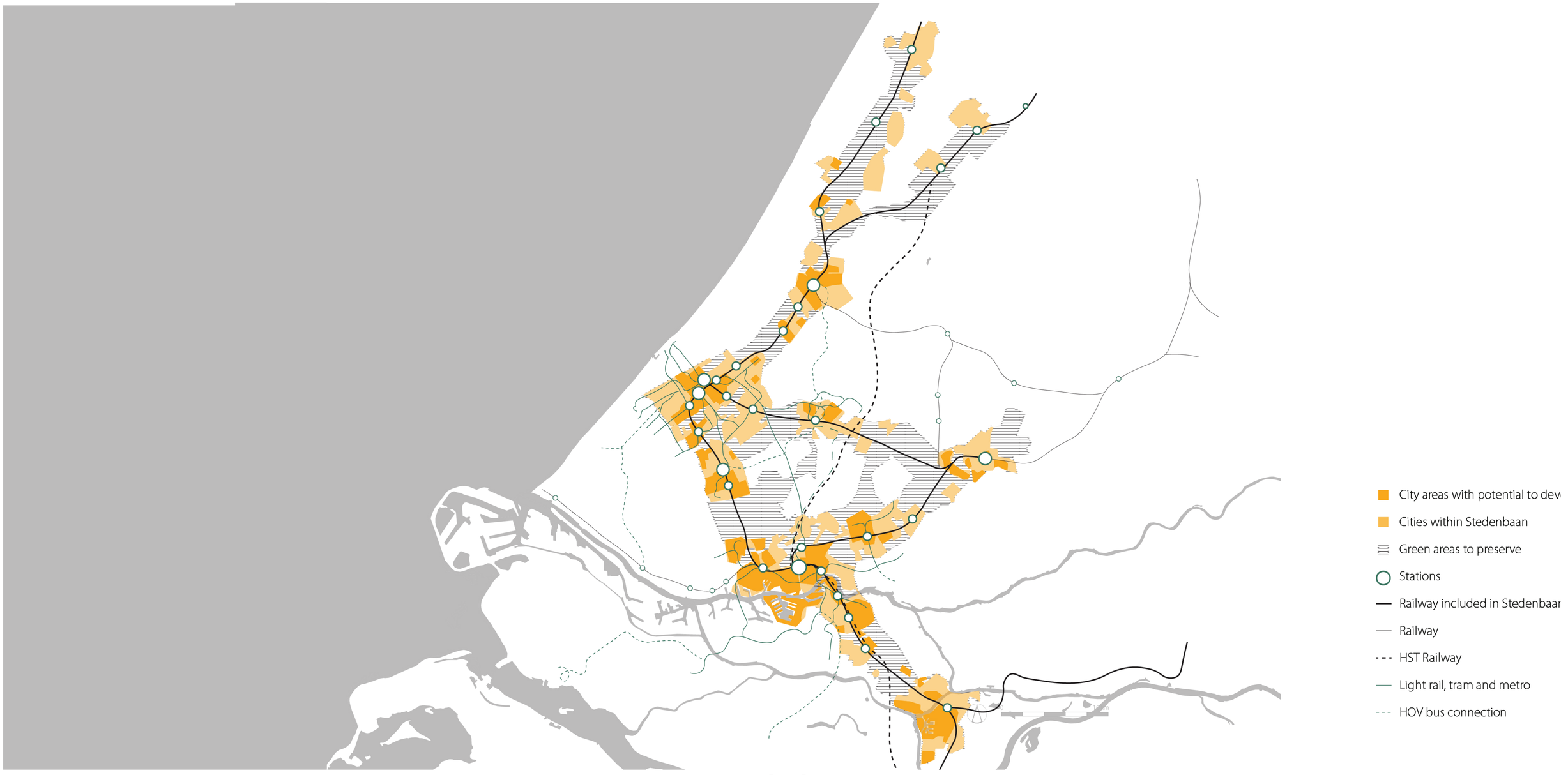
Modder, J., & van Uum, E. (2015). Manifest voor spoor en stad.



Tan, W., Koster, H., & Hoogerbrugge, M. (2013). Knooppunt- ontwikkeling in Nederland: (Hoe) moeten we Transit-Oriented Development implementeren?



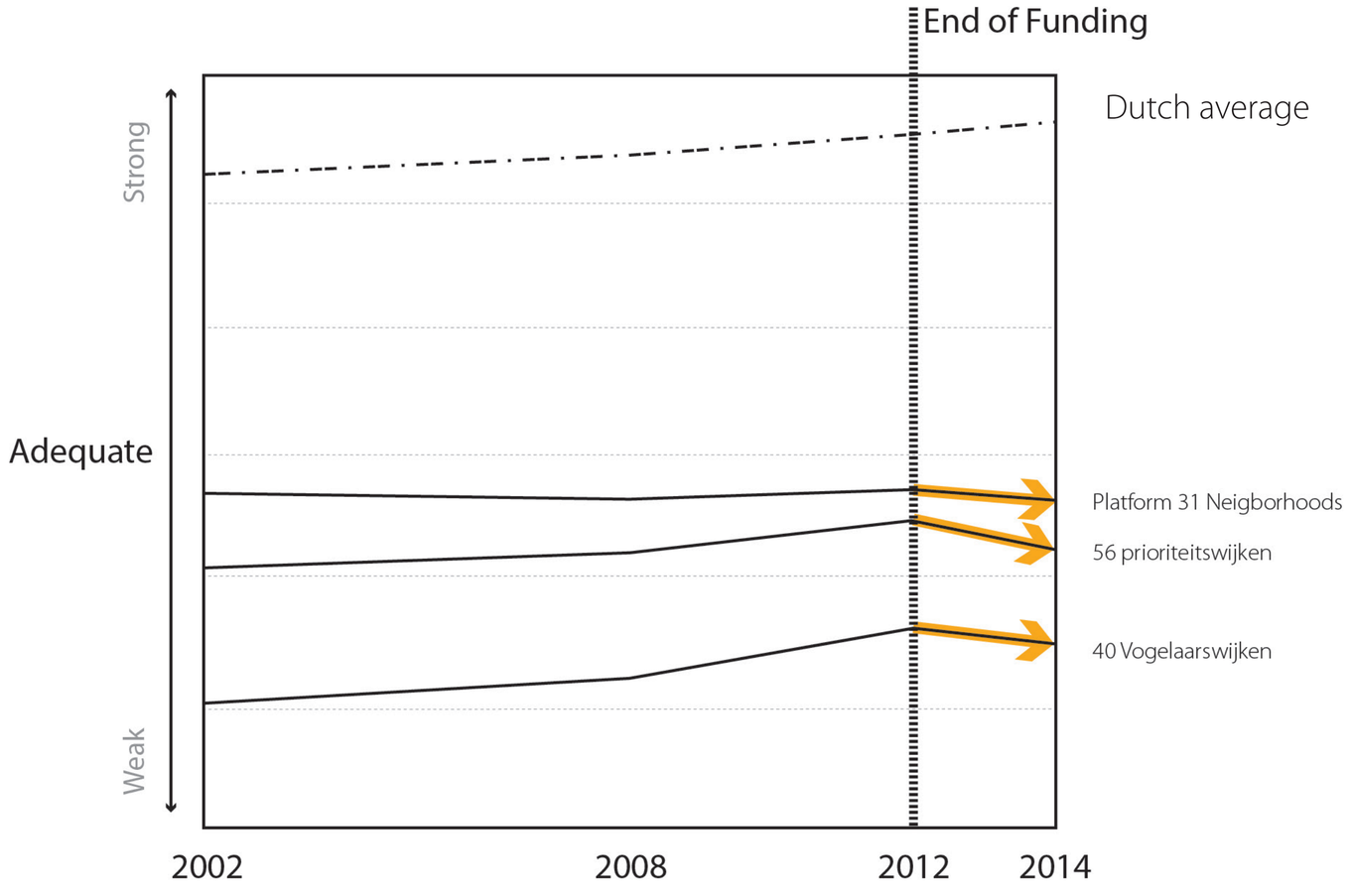
Transit oriented development


City areas with potential to dev
Cities within Stedenbaan
Green areas to preserve
Stations
Railway included in Stedenbaar
Railway
HST Railway
Light rail, tram and metro
HOV bus connection

Stedenbaan



Vulnarable neighbourhoods



Dorigo, M., Leidelmeijer, K., & Zeelenberg, S. (2017). Ontwikkeling van de leefbaarheid in de (voormalige) aandachtswijken. Den Haag.

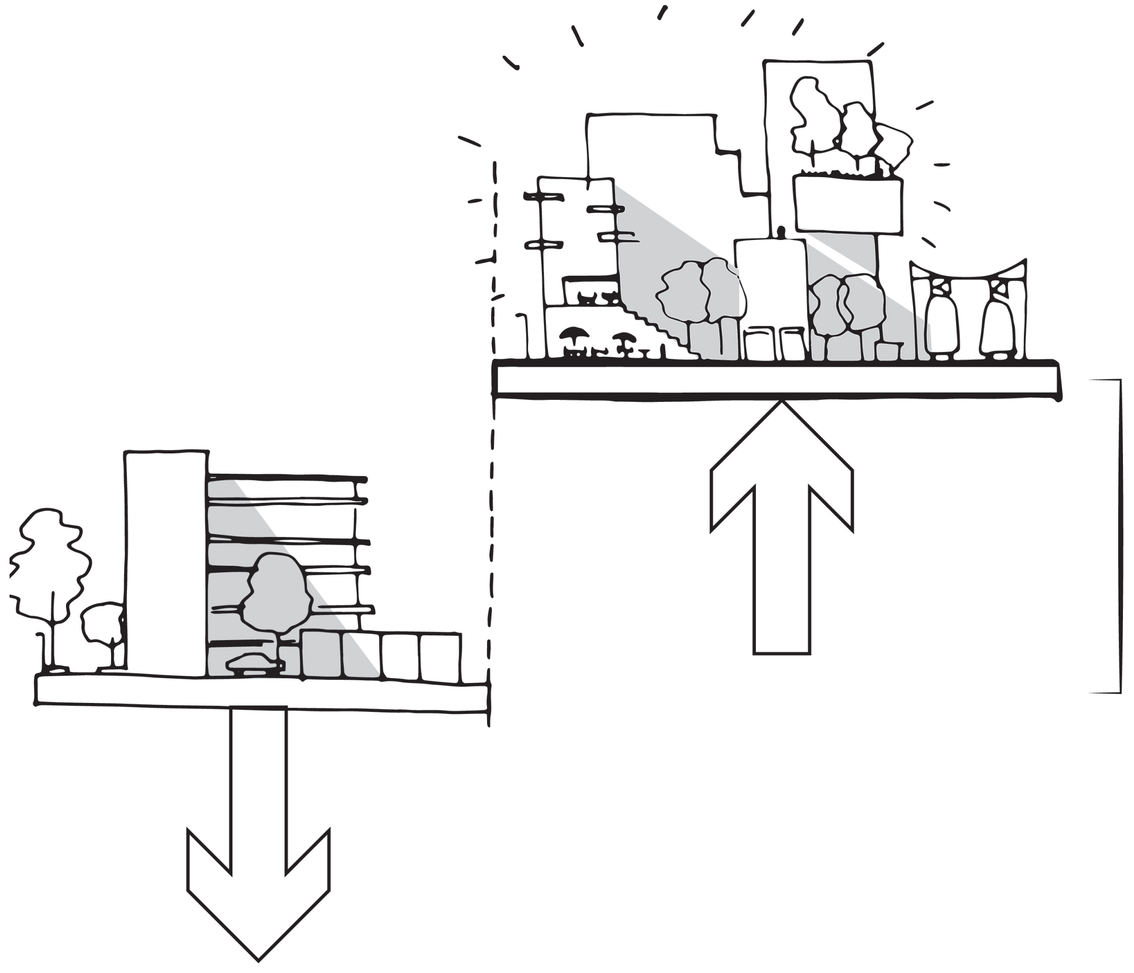
The end of funding

Concentration of Poverty

Deterioration

Little investment opportunities

Higher concentration “hulpbehoevende”



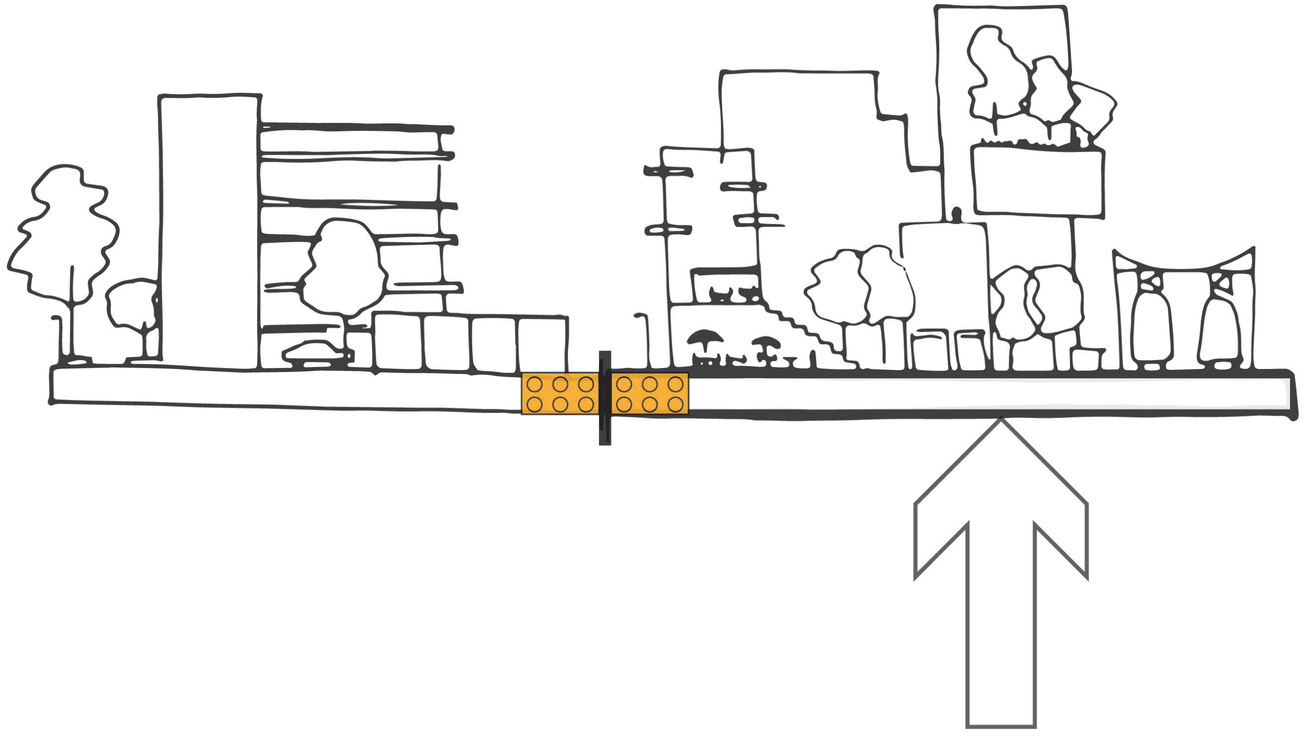
Circular building method

Sustainable energy

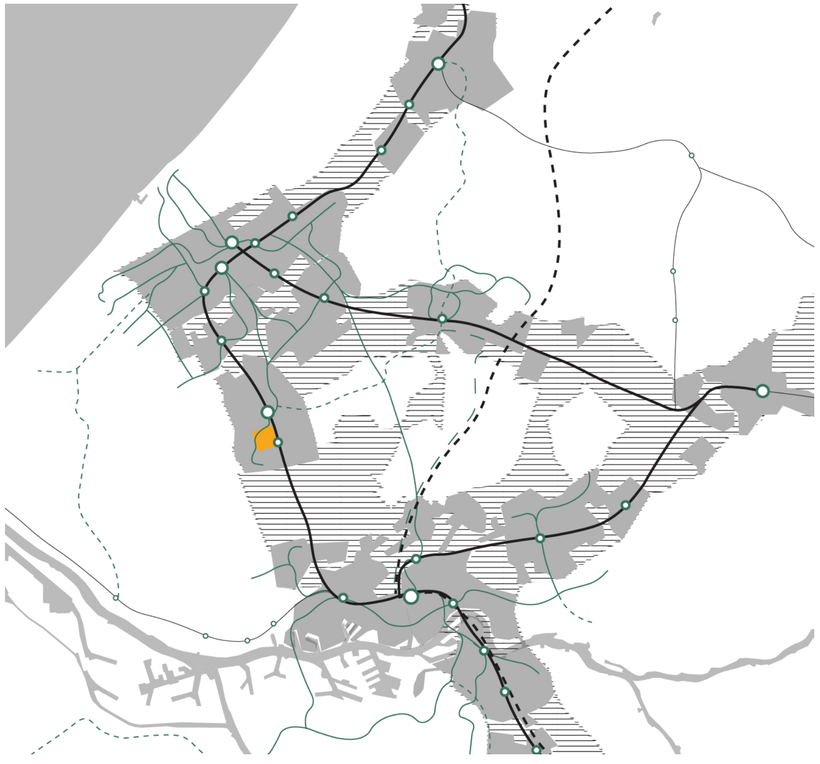
New mobility

Build for the YUP

Problem statement



Vision







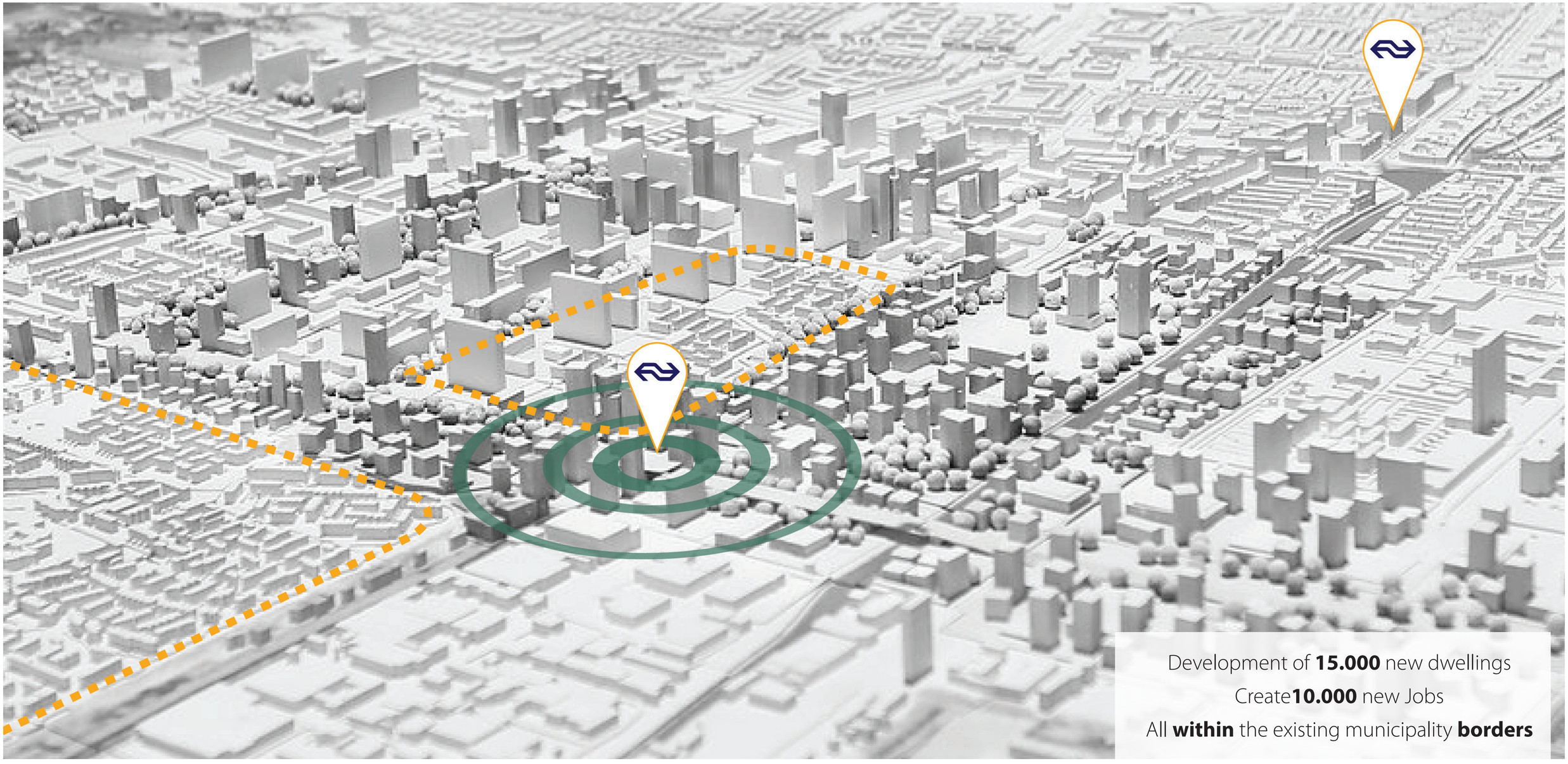
The case: station







The case: post-war neighbourhood



Densification of Delft



Delft

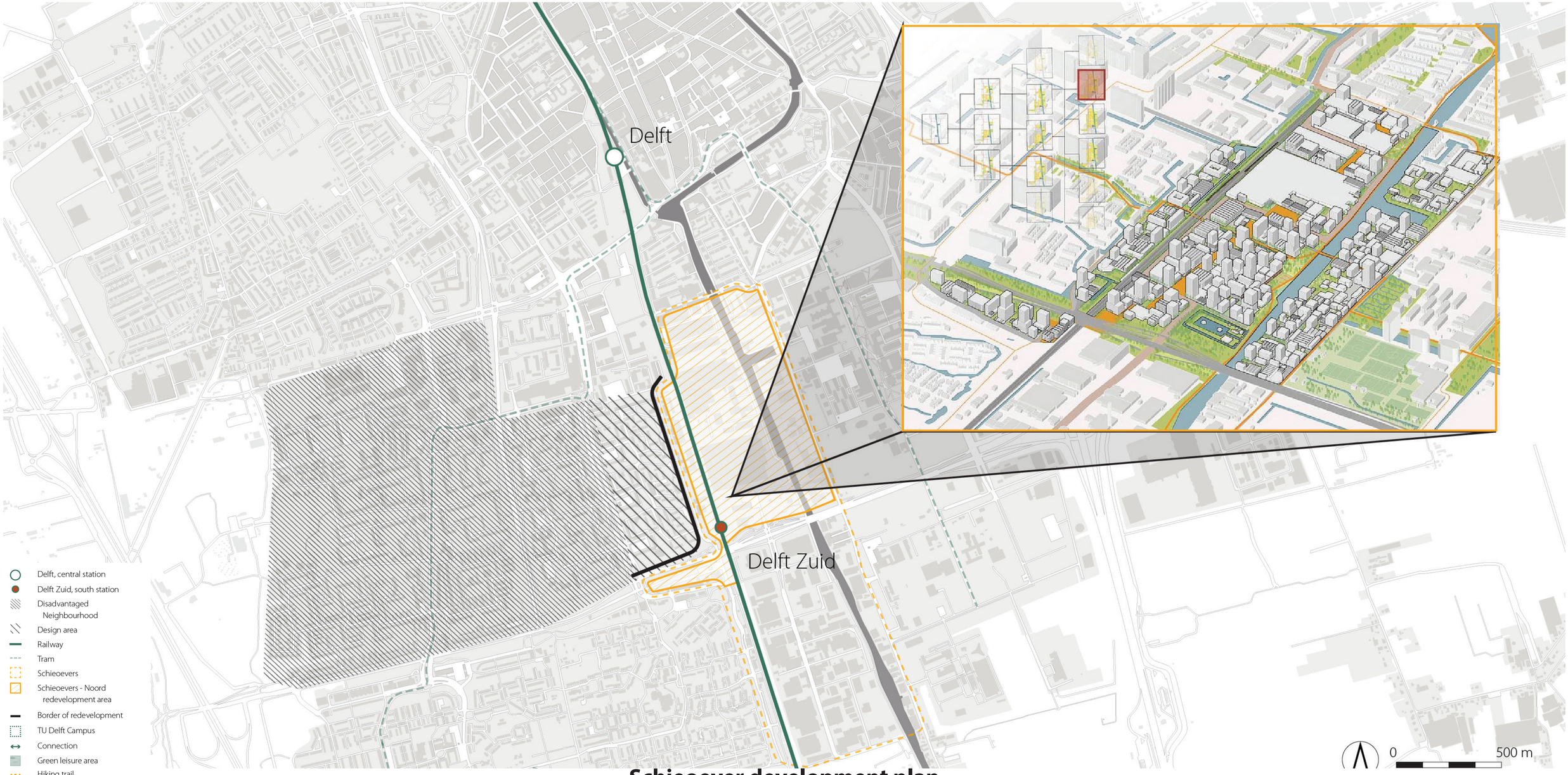
TUDelft

Delft Zuid

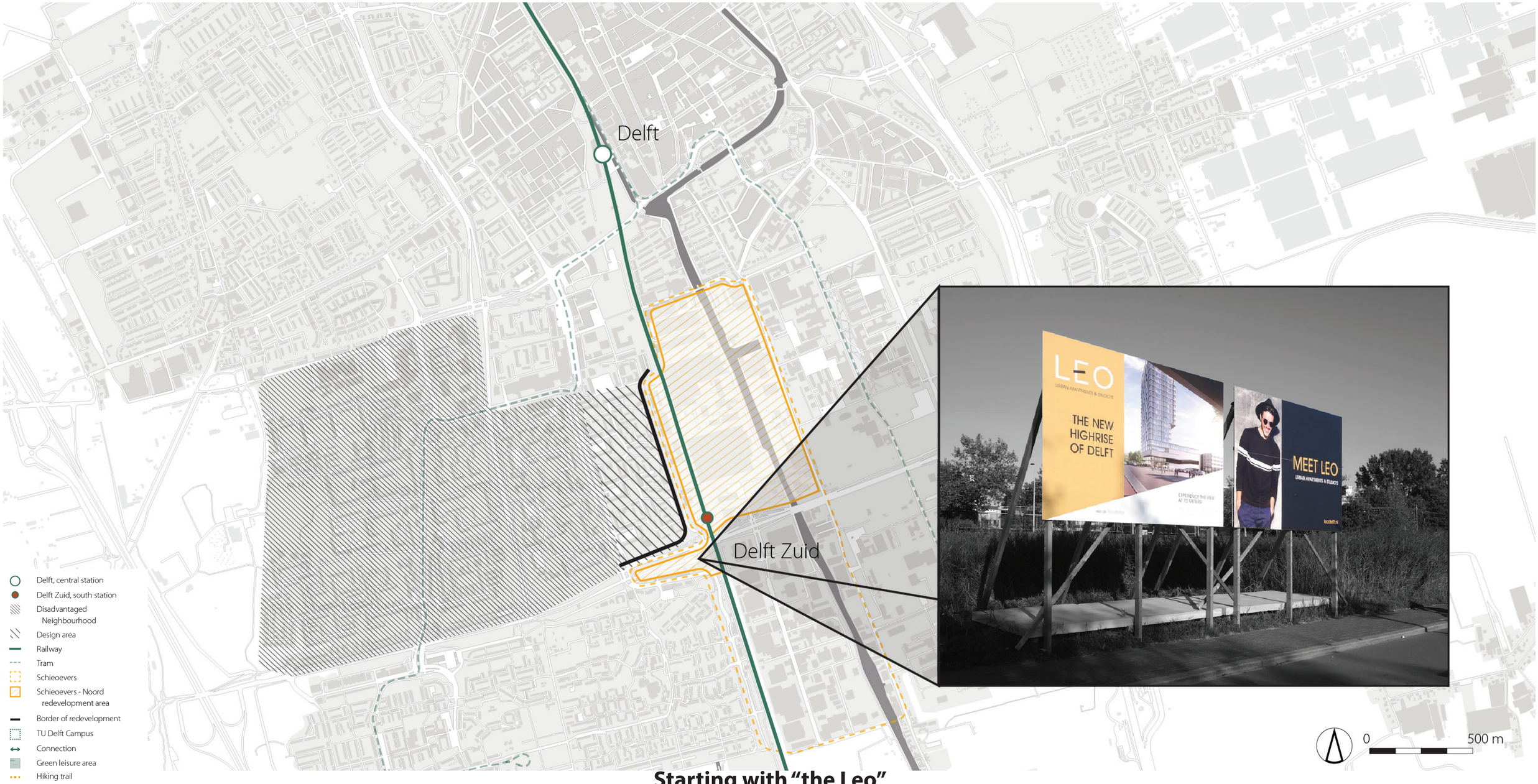
- Delft, central station
- Delft Zuid, south station
- Disadvantaged Neighbourhood
- Design area
- Railway
- Tram
- Schieoevers
- Schieoevers - Noord redevelopment area
- Border of redevelopment
- TU Delft Campus
- Connection
- Green leisure area
- Hiking trail

0 500 m

Campus station

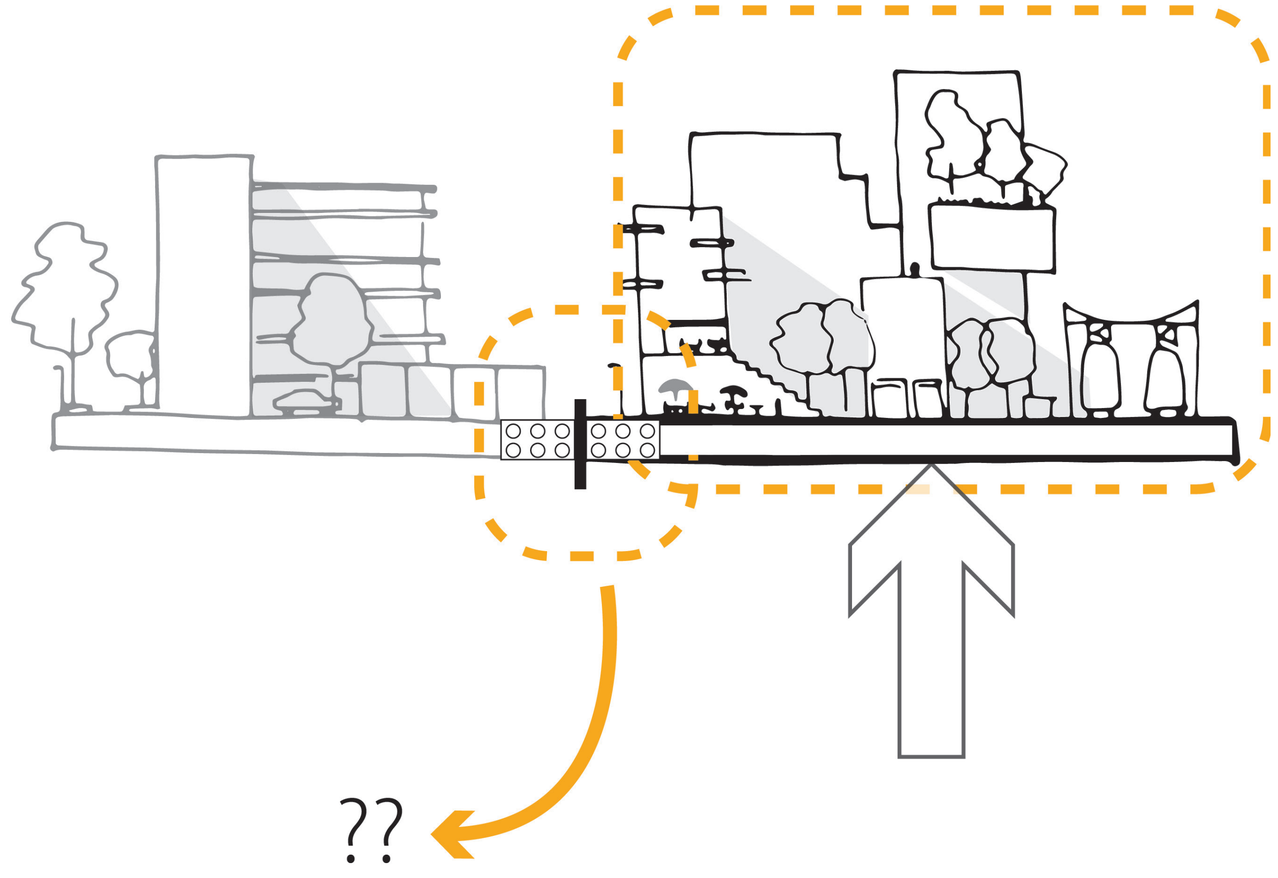


Schieoever development plan



Starting with “the Leo”

‘How can spatial redevelopment of peri-urban station areas improve
The quality of adjacent post-war neighbourhoods?’



Research question

Introduction

National development

The case

Problem statement

Research question

Introduction

National development
The case
Problem statement
Research question

Research

Literature review
Spatial analysis
Interviews

Introduction

National development

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+

= key element(s) of design assignment

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key element(s) of design assignment

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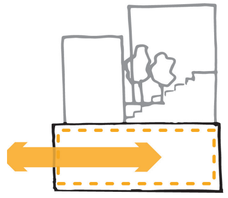
Strategy

Key element(s) of design assignment

↓

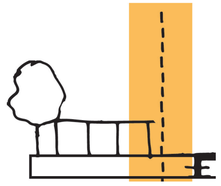
Strategy

A



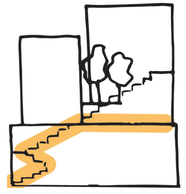
Unite

B



Transition

C



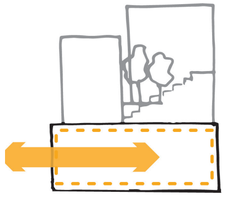
Connect

Key element(s) of design assignment

↓

Strategy

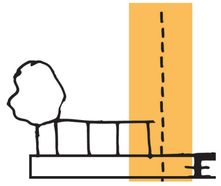
A



Unite

A1: Physically lift new development
A2: Create benefit for residents
A3: Connect to local economic activity

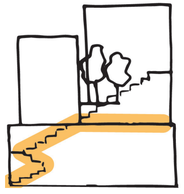
B



Transition

B1: Ascending scale
B2: Emphasizes/preserve green barriers
B3: Street & structure are preserved

C



Connect

C1: Local material
C2: Sightlines & routes
C3: Public space on higher levels

Table of content

Methodology

Literature review Theoretical frame work to define "what is a good neighoubourhood"

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Spatial analysis Site analysis and fieldtrips based on theoretical framework

Methodology

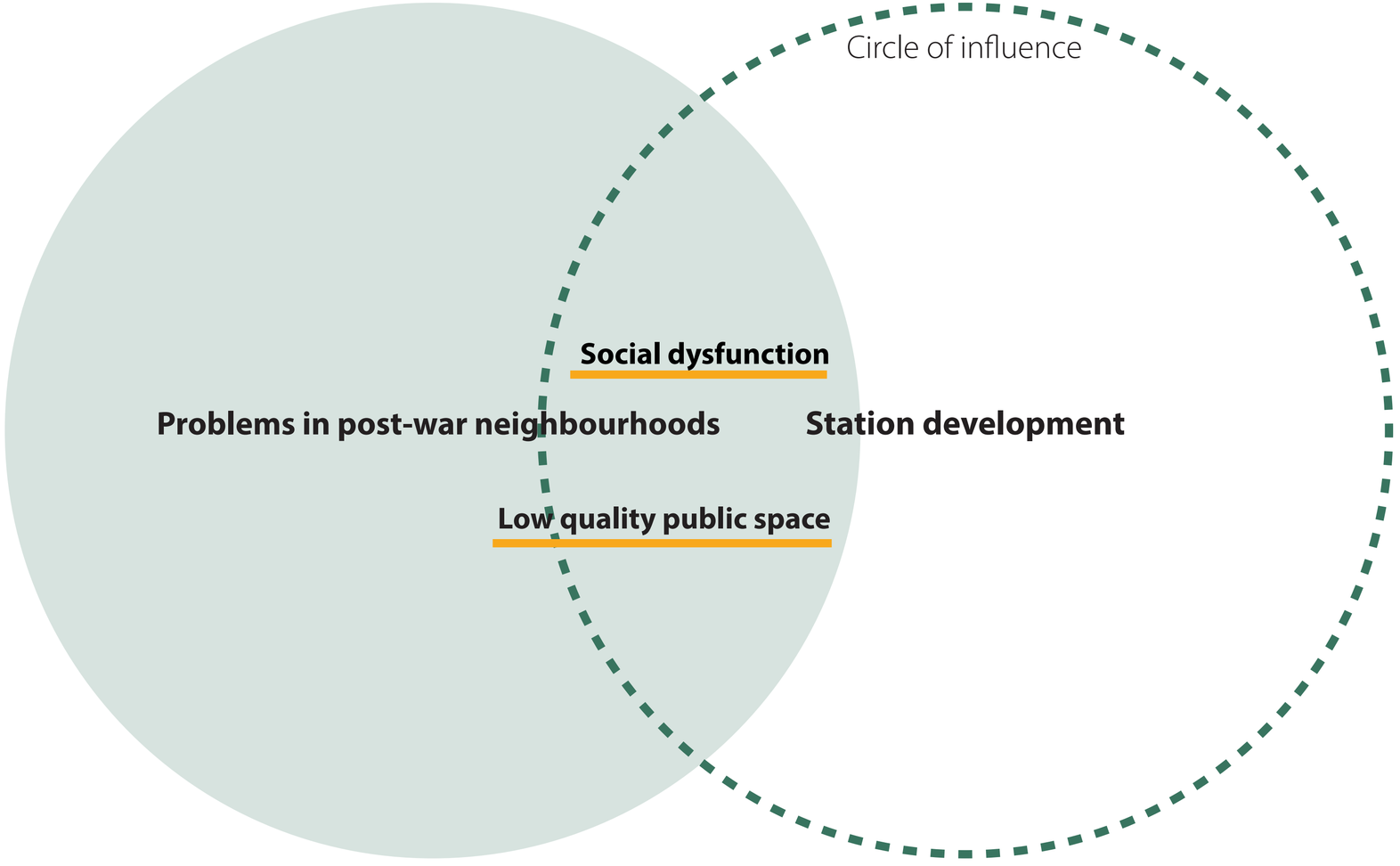
Literature review Theoretical frame work to define "what is a good neighoubourhood"

Spatial analysis Site analysis and fieldtrips based on theoretical framework

Interviews To validate conclusions of spatial analysis



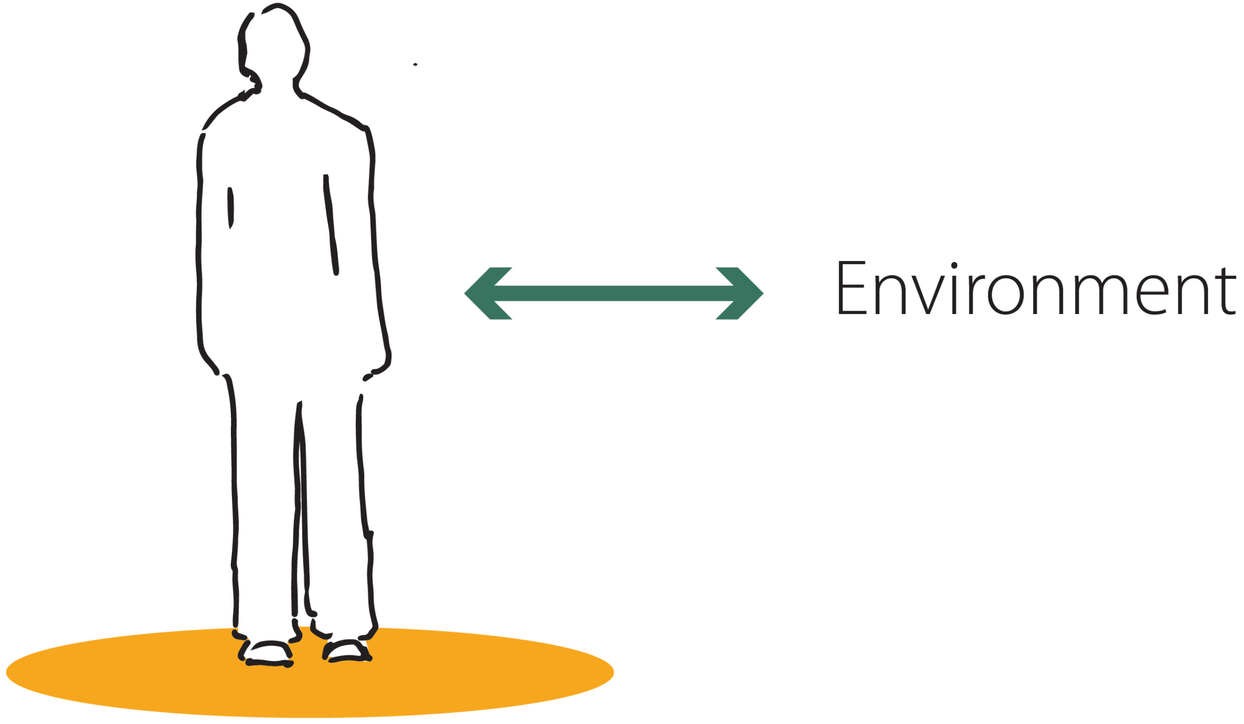
Research scope



Research scope

Theoretical framework creates base to define “What is a good neighbourhood”

Theory of Affordances by James J. Gibson



Theoretical framework



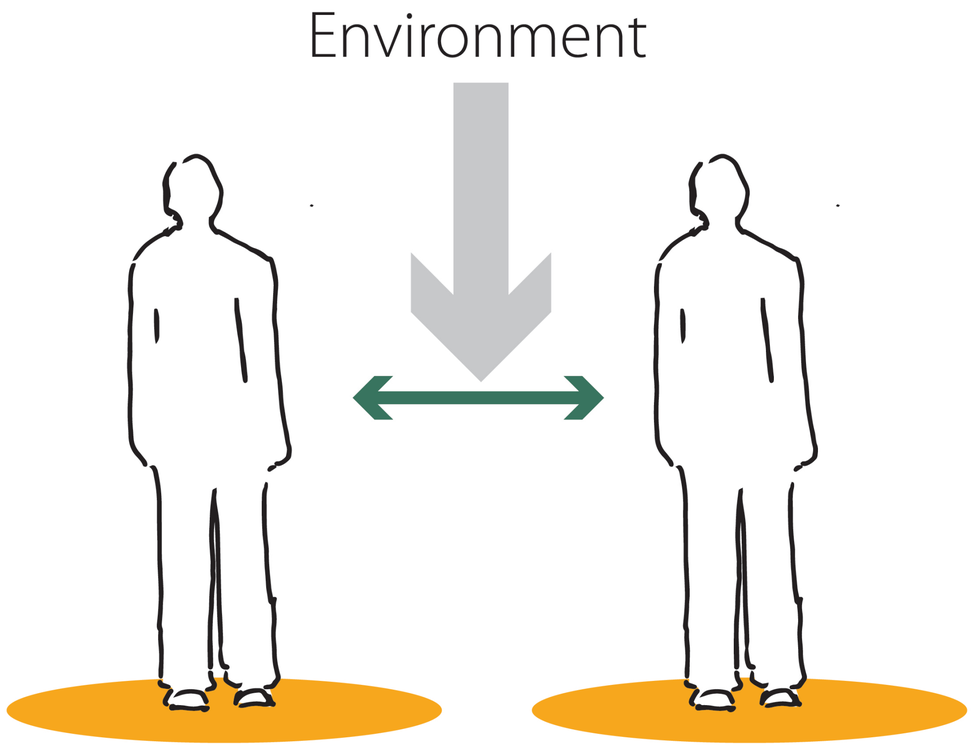
The end of sitting by Studio RAAAF



Mono-functionality

Theoretical framework creates base to define “What is a good neighbourhood”

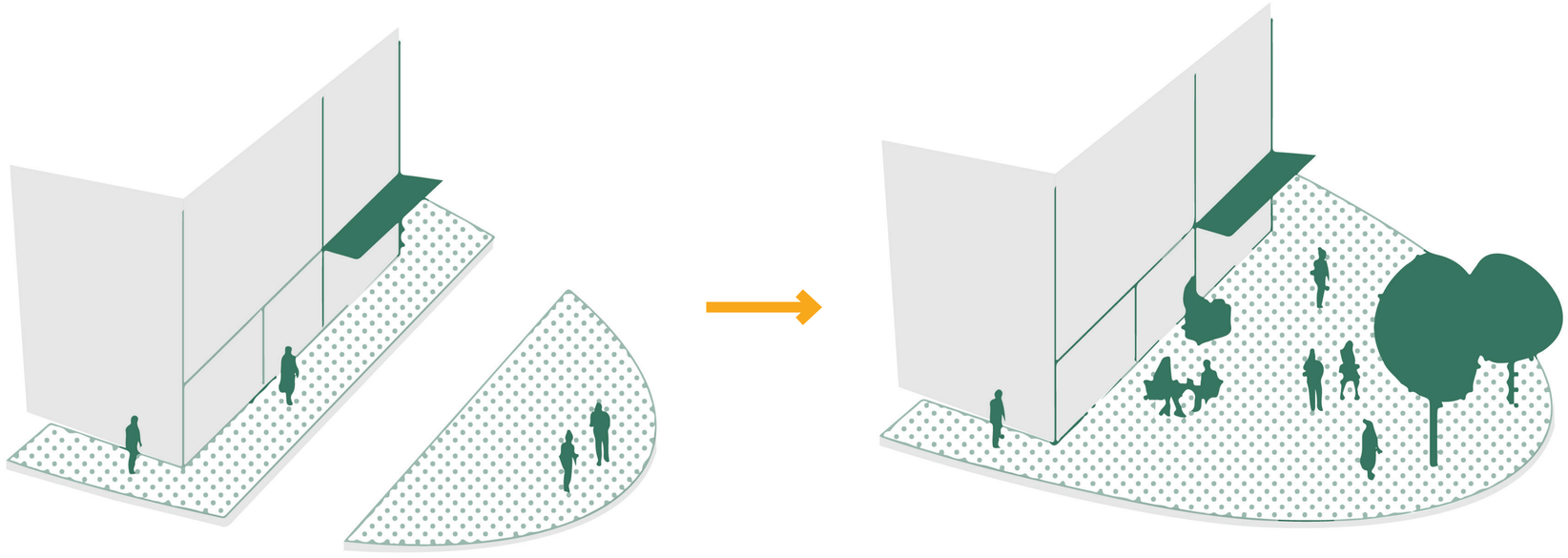
Theory by Jan Gehl



Theoretical framework

Theory by Jan Gehl

Design influences social activities



Public space facilitates nessary activities

Public space facilitates optional and social activities



Lidl



Mosque



Community house

Field trips

Monofunctional design of post war-neighbourhoods creates a low affordance neighbourhood

Design of public space and buildings does not promote social activities

Conclusion

We always **meet** our friends at the 'beestenmarkt' [**in the city centre**]

"We gaan om onze vrienden te ontmoeten altijd naar de beestenmarkt"

Frederik van Eedenlaan 66

"Outside of my house there is **nothing to do"**

"Er is buiten mijn huis in deze wijk niks te doen"

Frederik van Eedenlaan 46

"There are only community **activities** during the day, for the working people there is **nothing in the evening**"

"Het zou leuk zijn als er ook activiteiten zijn in de avond. Nu zijn er alleen activiteiten overdag.. (voor de hopeloze gevallen zegt ze zachtjes) voor de werkende mensen is er s'avond niks te doen. "

Louis Couperuslaan 20

Everything I need is within a five minute bicycle ride. But I miss **activities to meet** my neighbours.

"Alle dat ik nodig heb in binnen bereik van vijf minuten fietsen. Alleen een zomerse activiteit waarbij buurt bewoners elkaar kunnen ontmoeten."

Herman Gorterhof 120







Interview

"The current location is perfect, **quiet and green**, and everything is close by"

"De locatie is ideaal: rustig en groen en je bent zo in de stad. "

Willem Kloospad 15

"Everything is already build upon, it can not be densified because then the neighbourhood will lose its **quiet character.**"

"Alles is volgebouwd. Het mag niet nog voller worden dan raakt de rustige kwaliteit verloren"

Herman Gorterhof 94







Interview

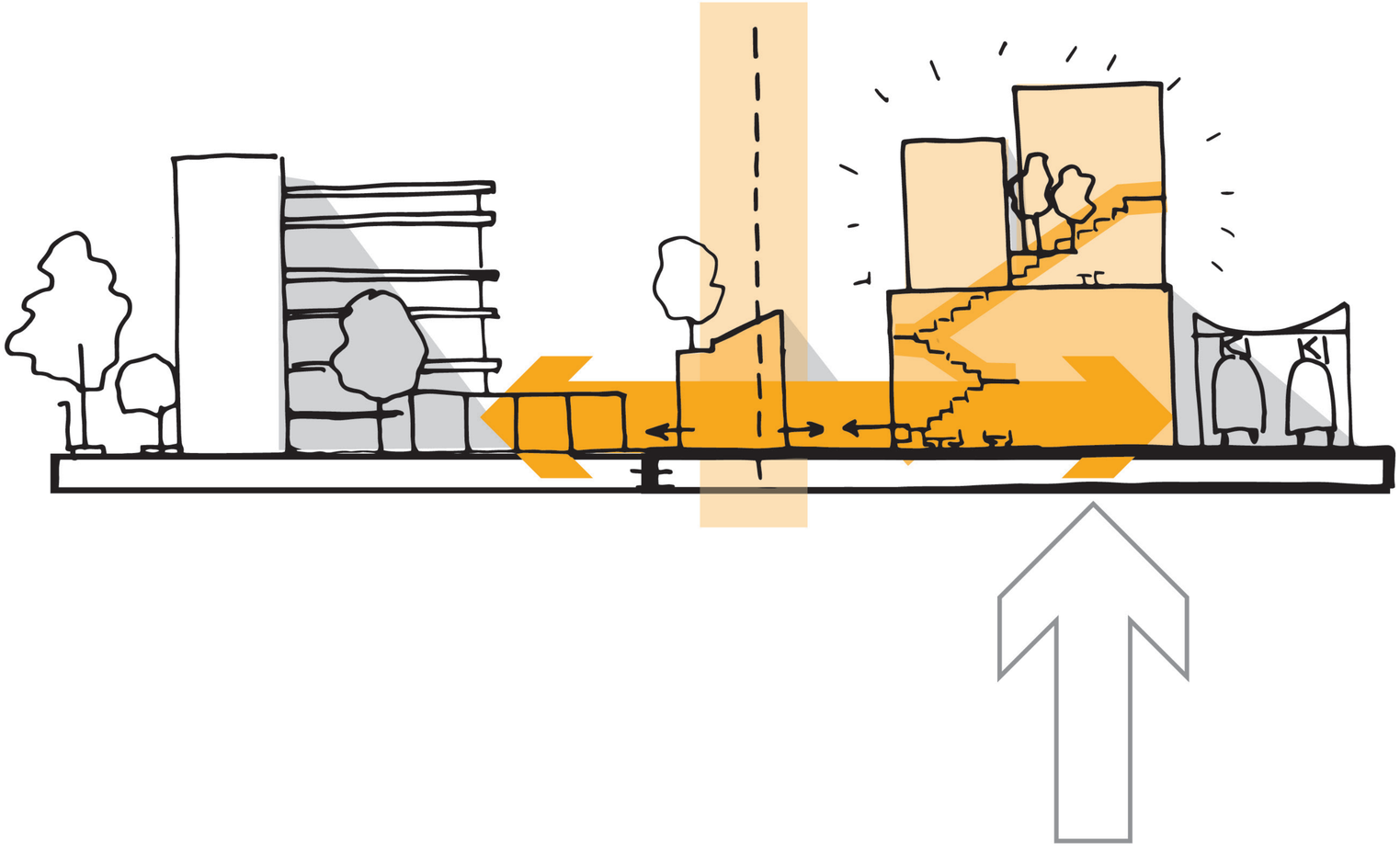
Create **meeting places**, opportunities for social interaction and activities



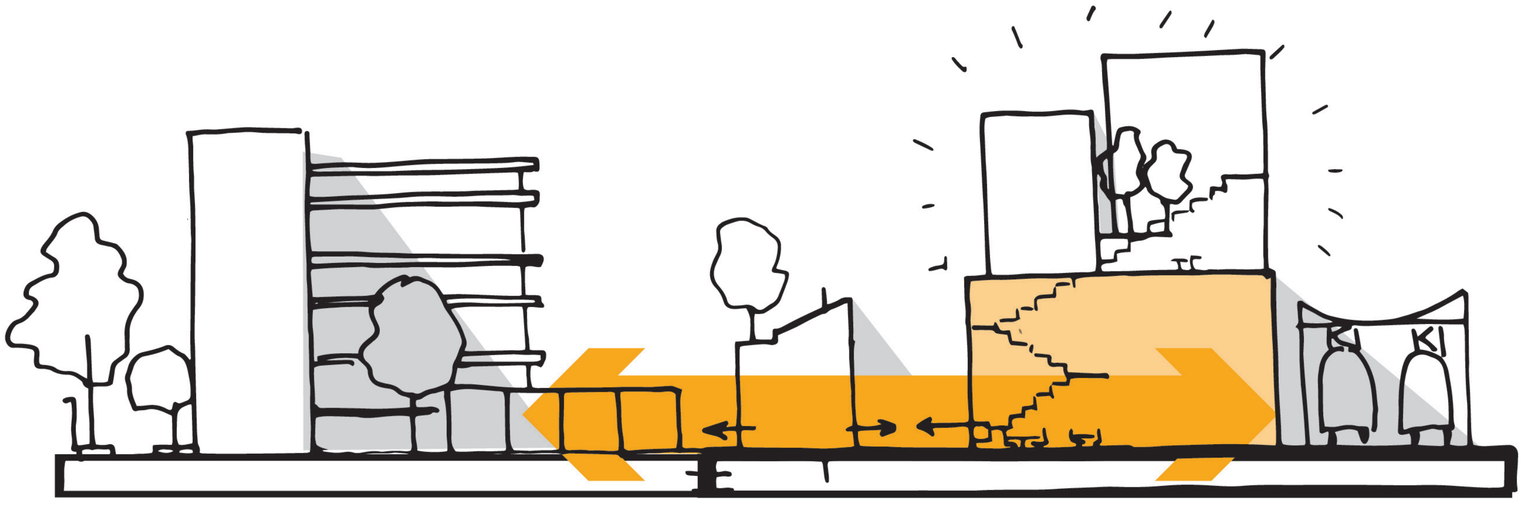
Preserving the **good qualities** of the neighbourhood; dense but **quiet and the green** character



key design assignment

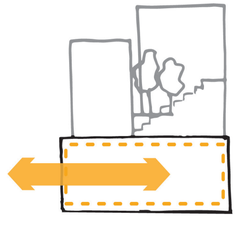


Strategy

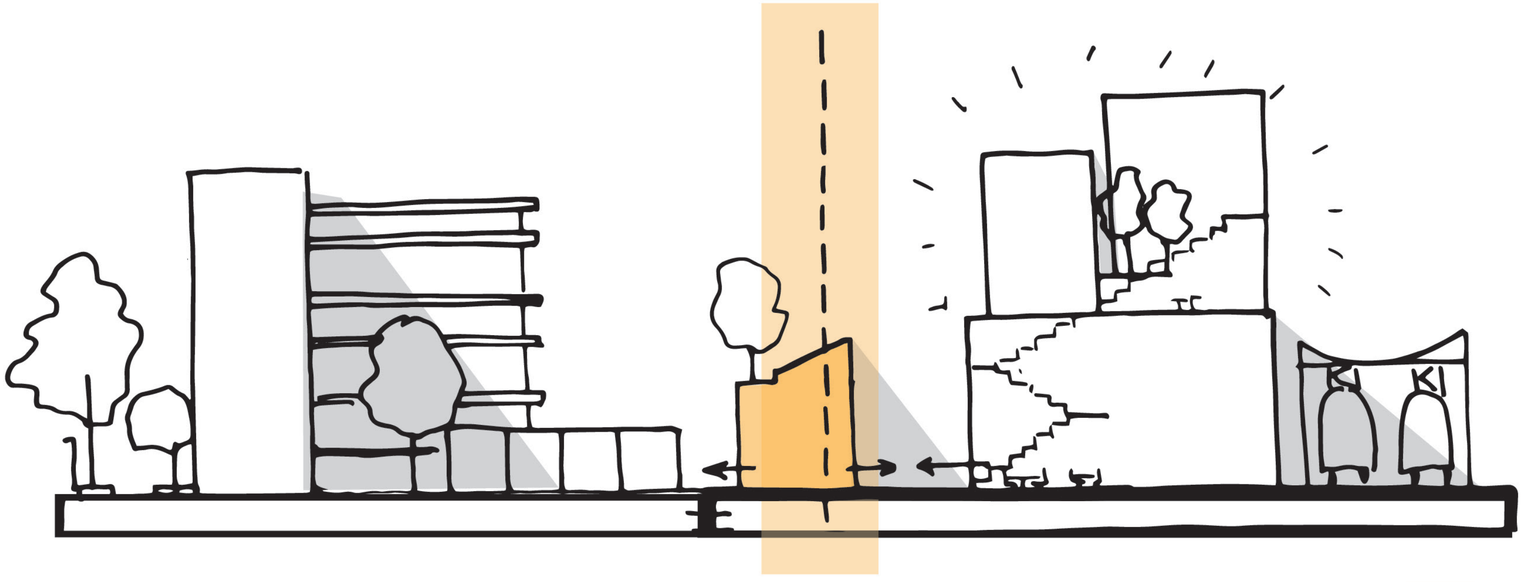


A

Lift the new high quality living environment to enable program at the first floor which will create benefit for the residents.

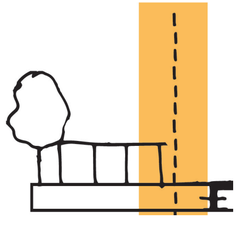


Strategy part A: Unite

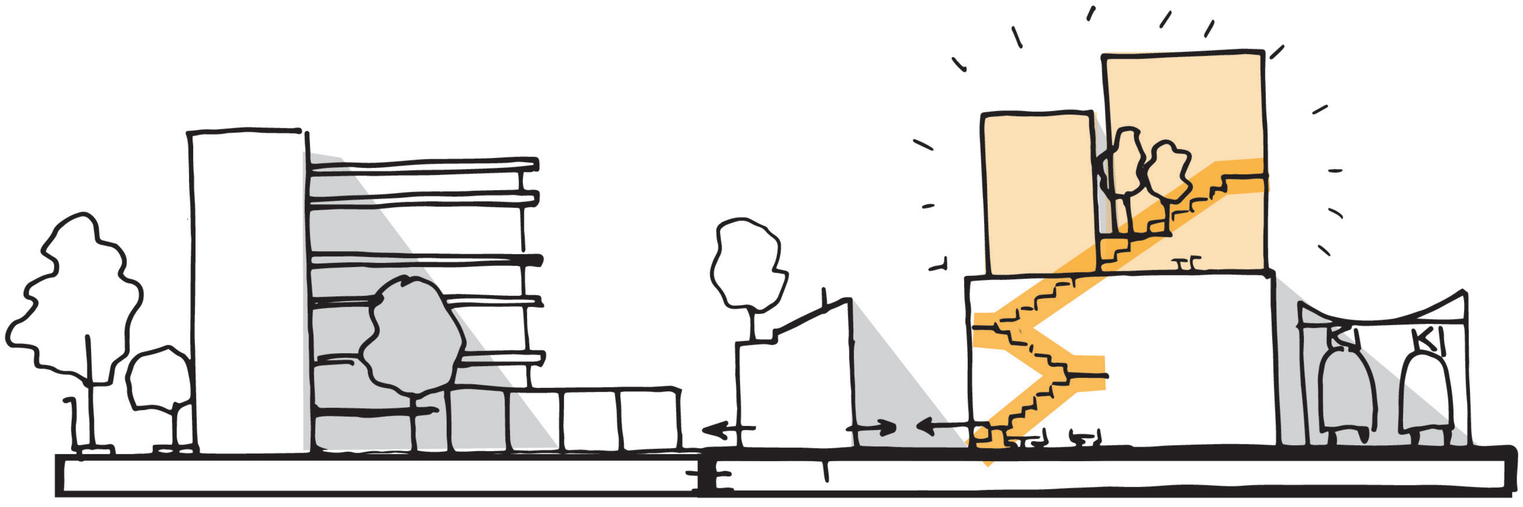


B

Create a transition from highly urbanised to local community scale to protect the current qualities of the neighbourhood.

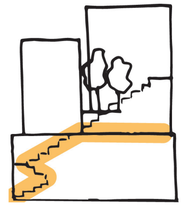


B: Transition

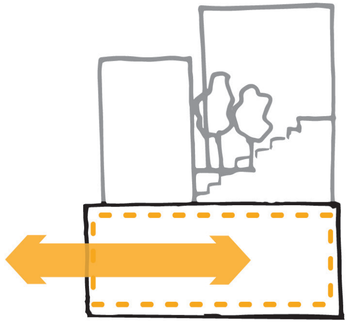


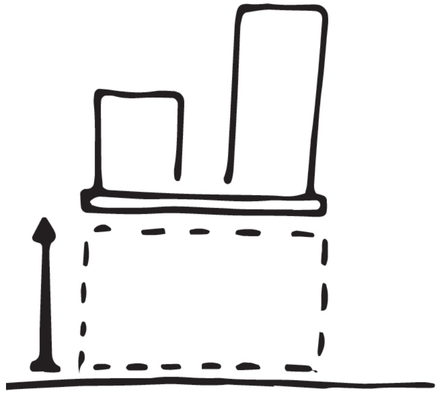
C

Connect the new high quality living environment to the existing neighbourhood to prevent segregation



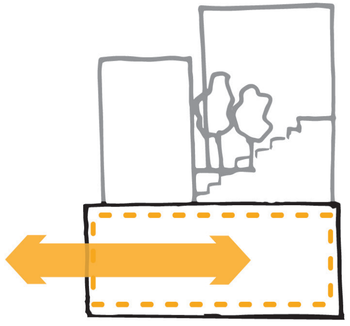
C: Connection

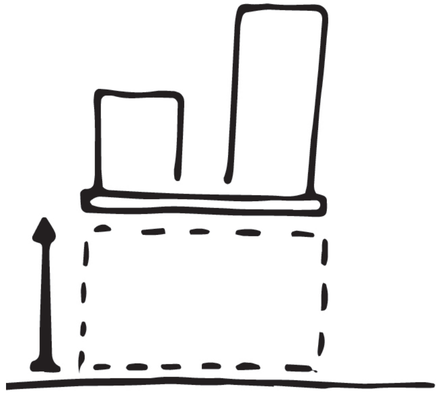




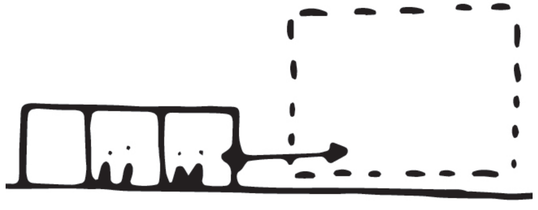
1: physicaly lift the new development

A. Unite



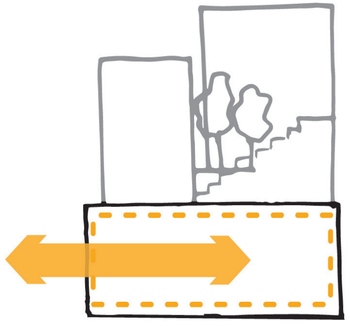


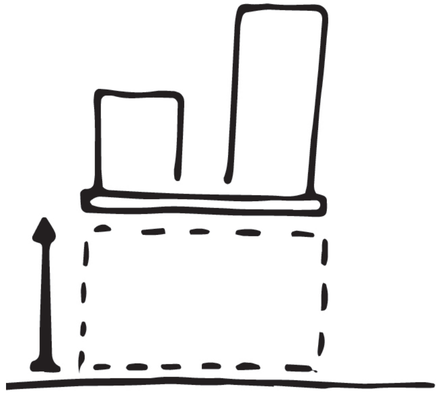
1: physicaly lift the new development



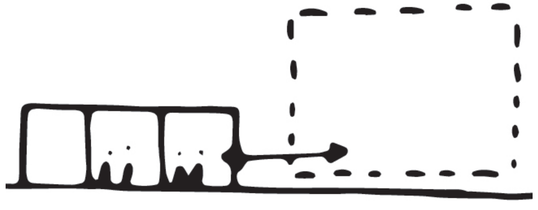
2. Create benefit for the current residents

A. Program

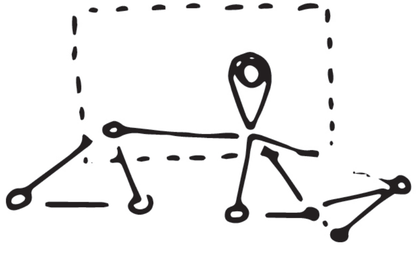




A1: physicaly lift the new development

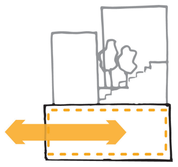


A2. Create benefit for the current residents

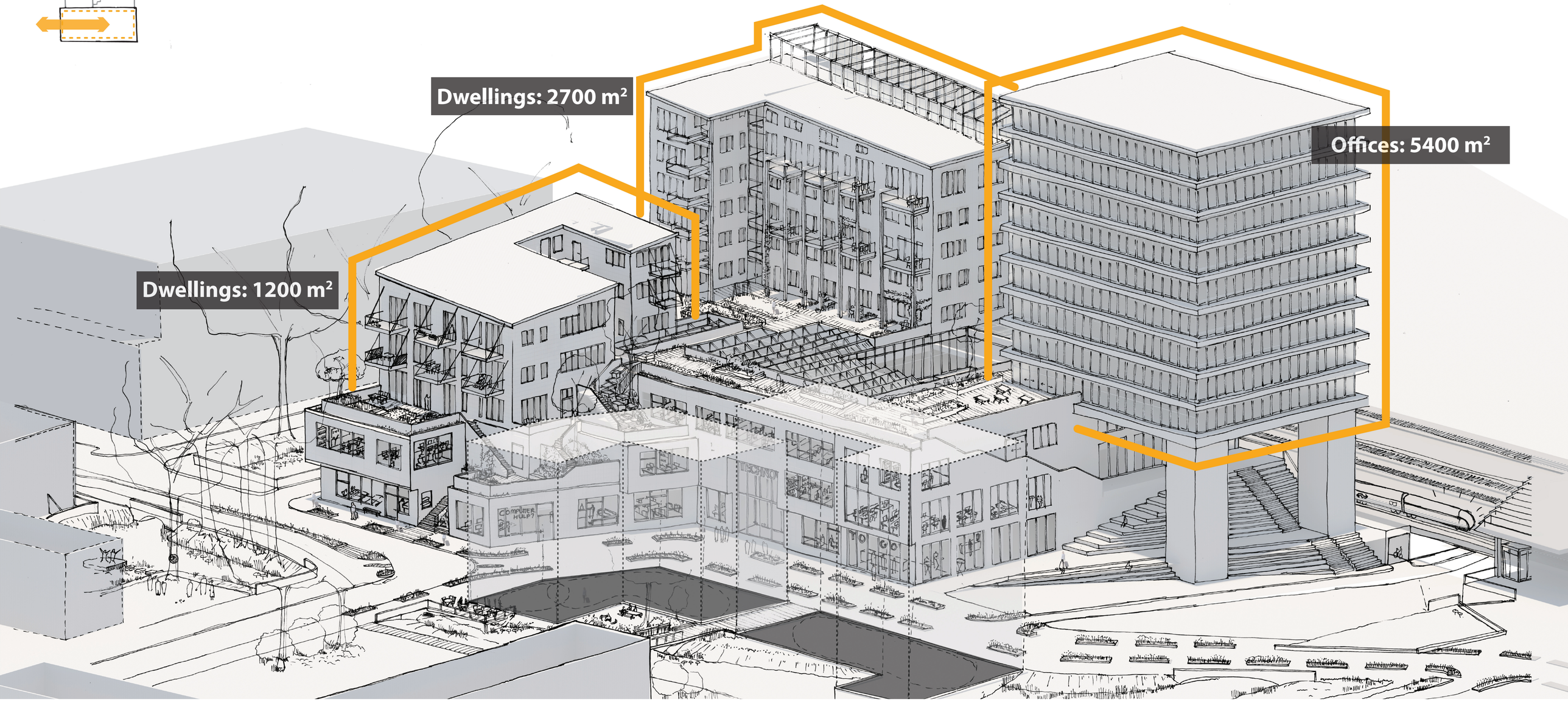


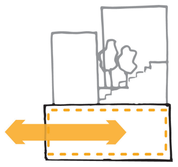
A3. Unite program with economic activity on local and regional scale

A. Program

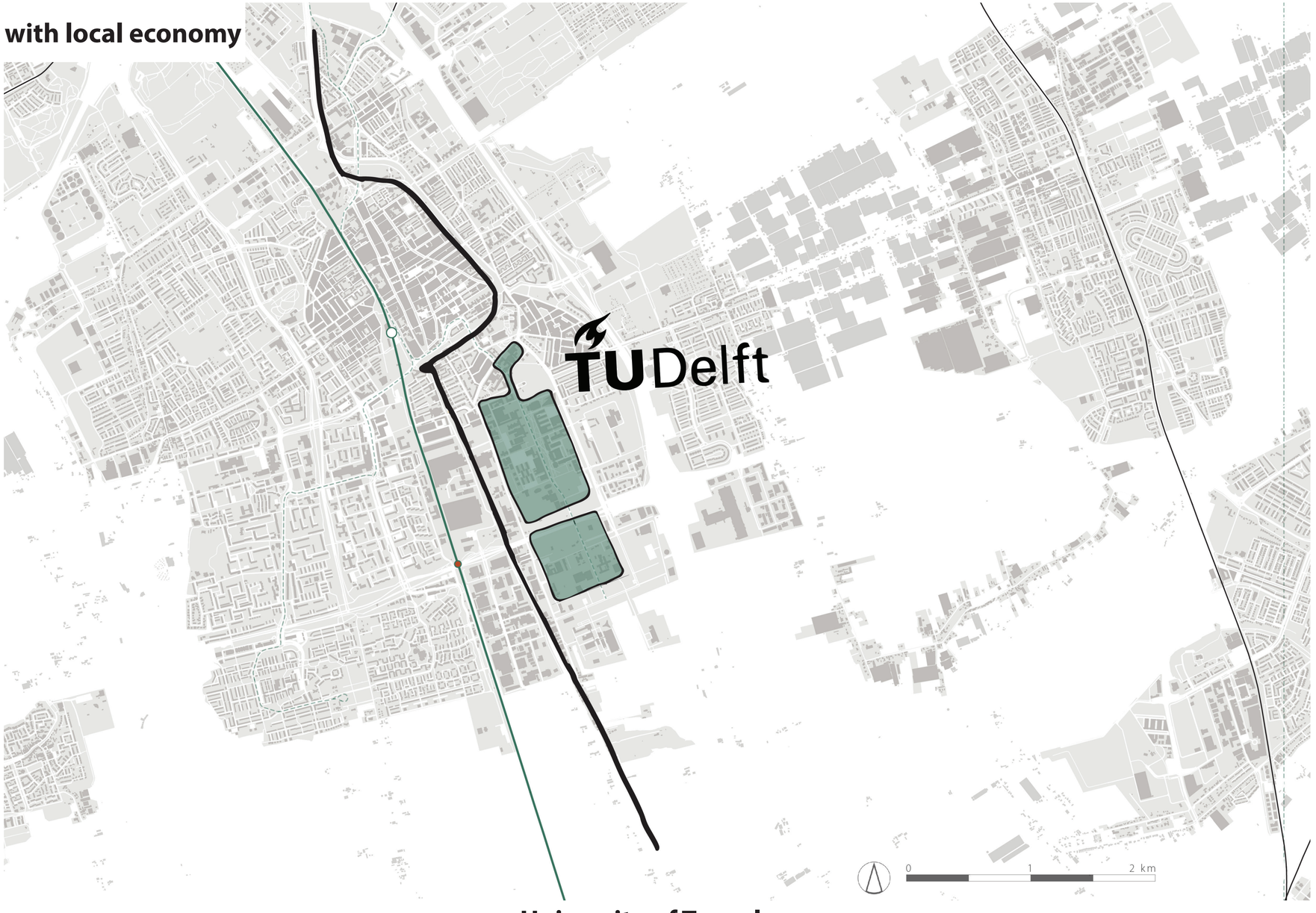


A1: Physically lift new development

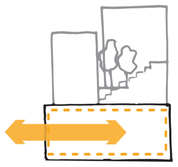




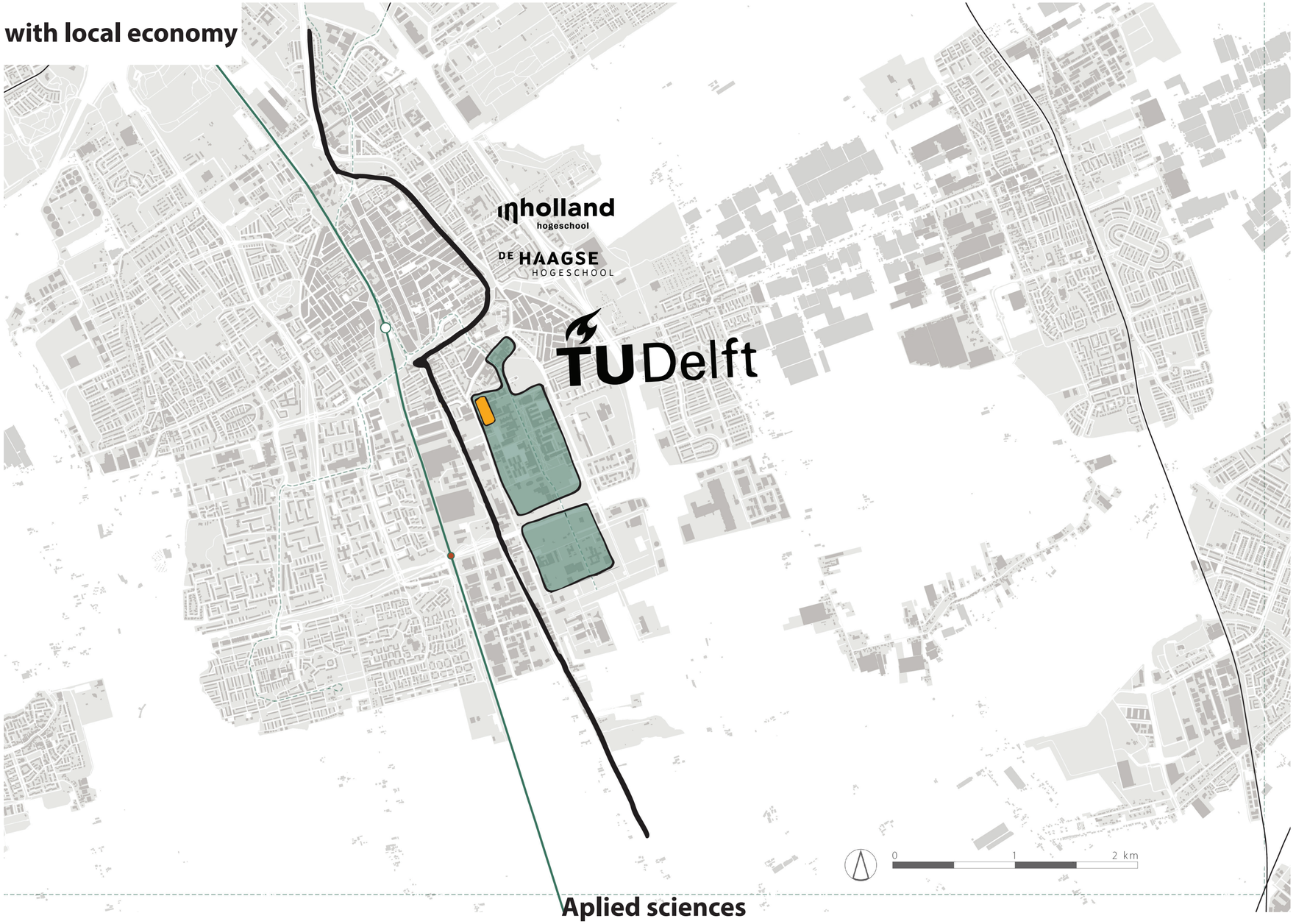
A3: Unite with local economy



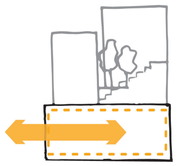
University of Tecnology



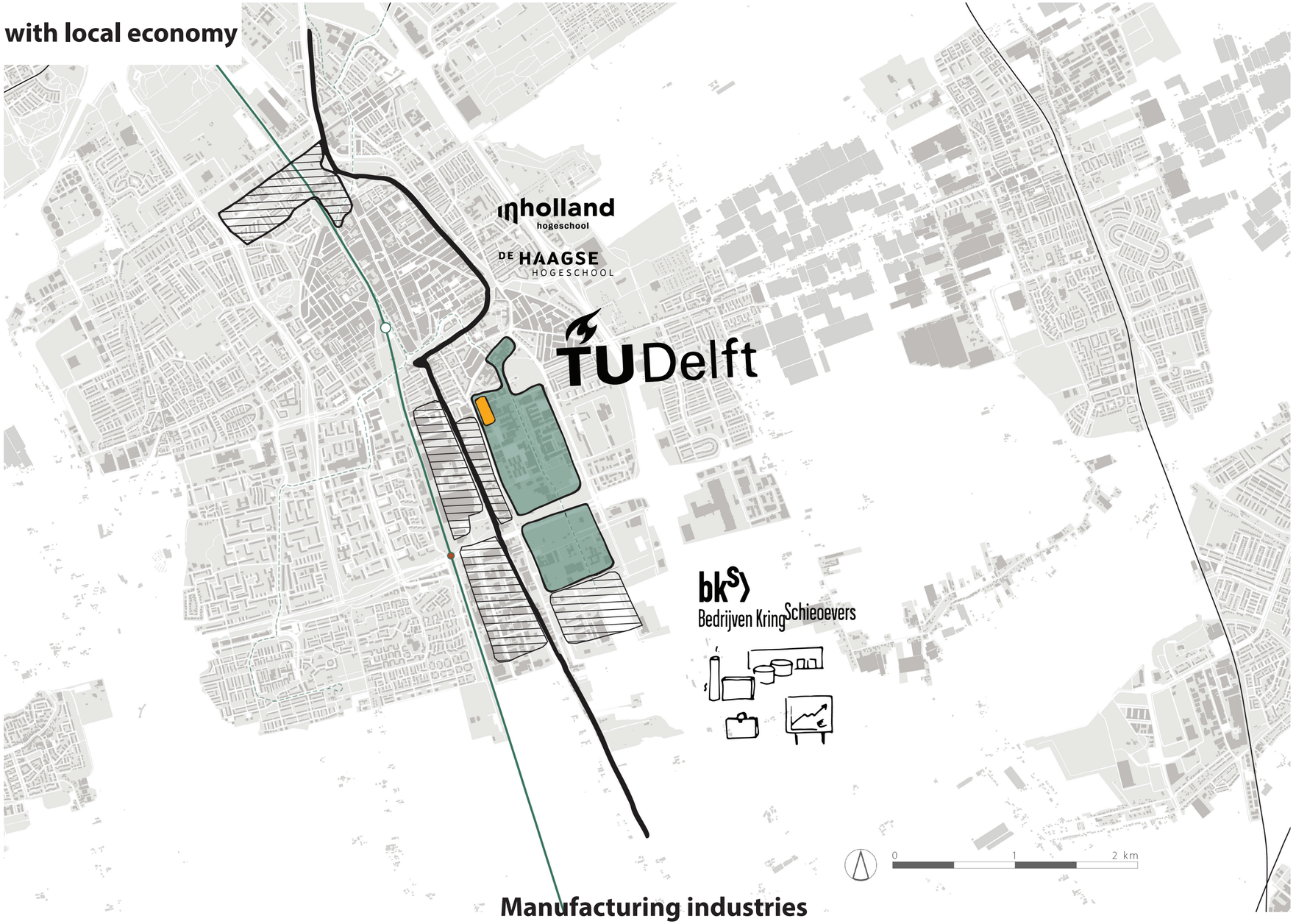
A3: Unite with local economy



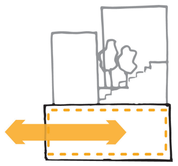
Aplied sciences



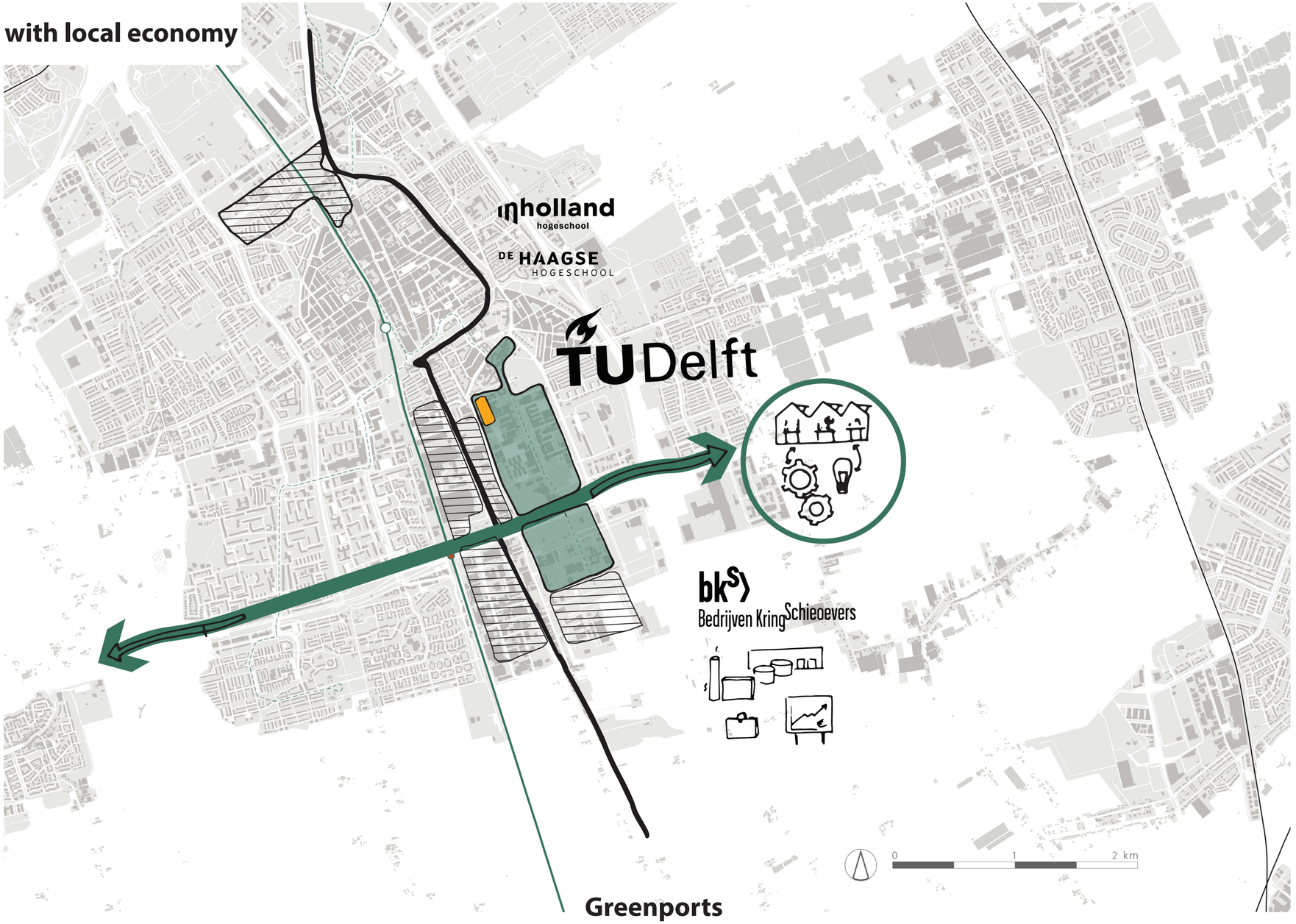
A3: Unite with local economy

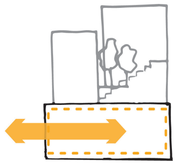


Manufacturing industries



A3: Unite with local economy





A3: Unite with local economy

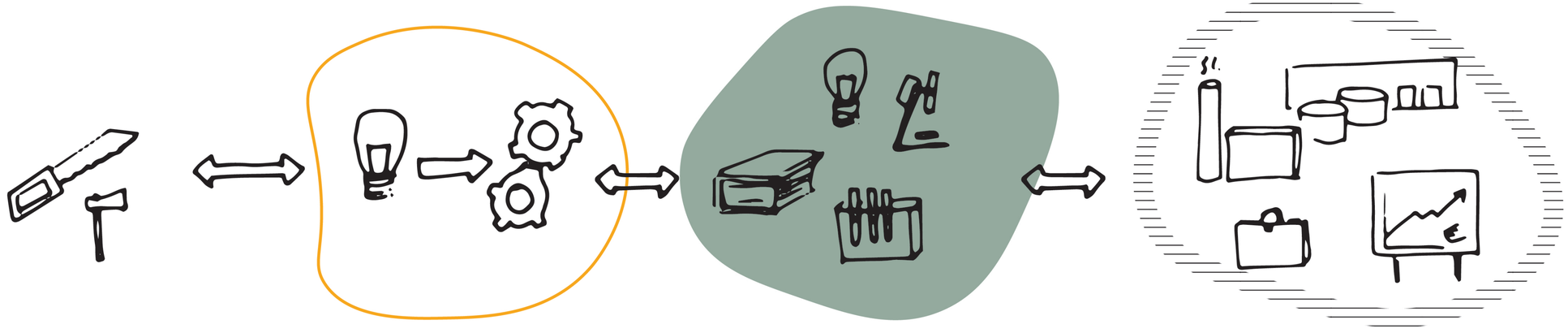
?

inholland hogeschool

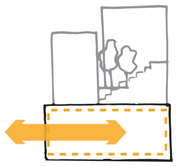
DE HAAGSE HOGESCHOOL

TU Delft

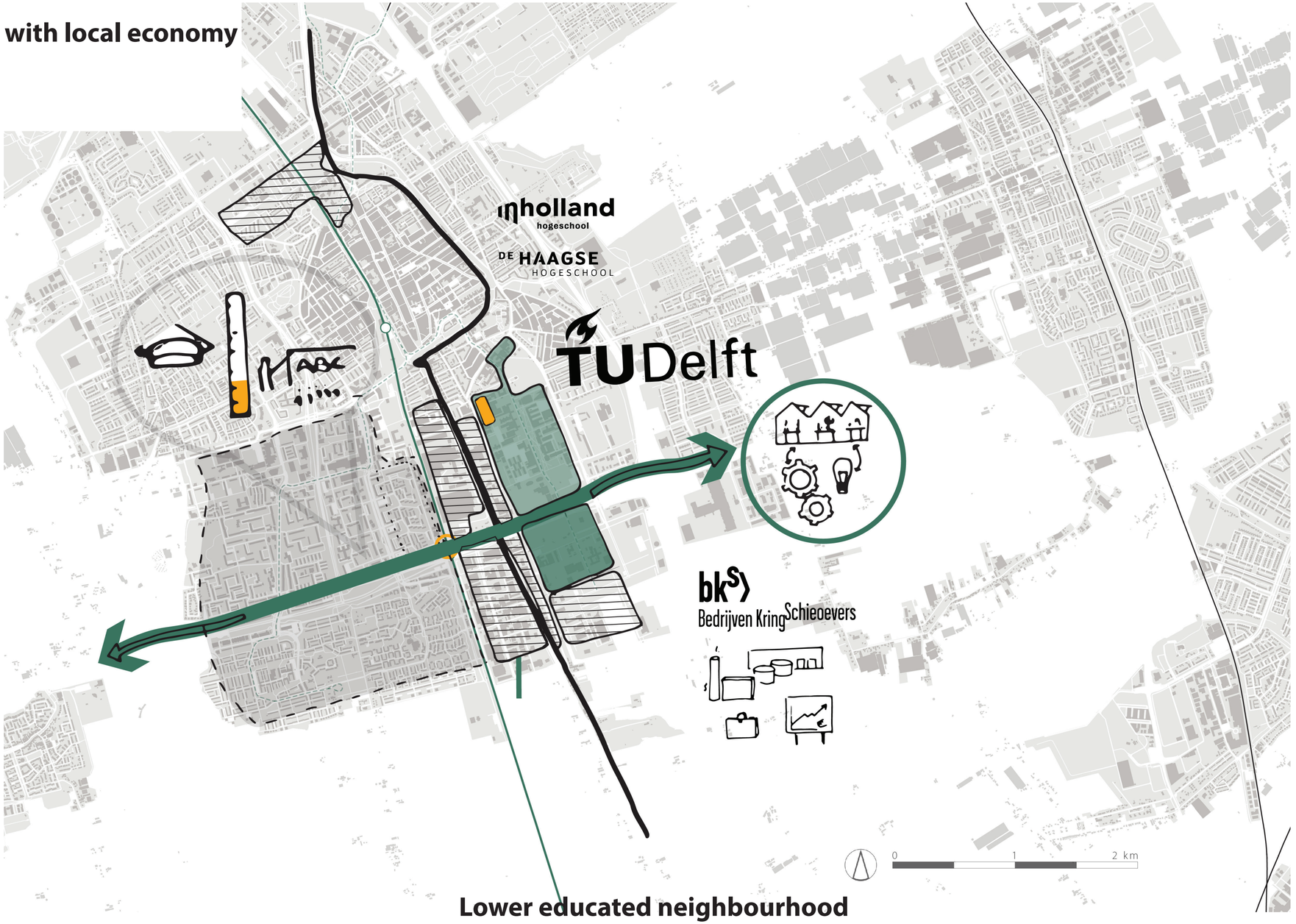
bks Bedrijven Kring Schieoevers



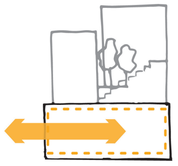
Missing link: Vocational education



A3: Unite with local economy

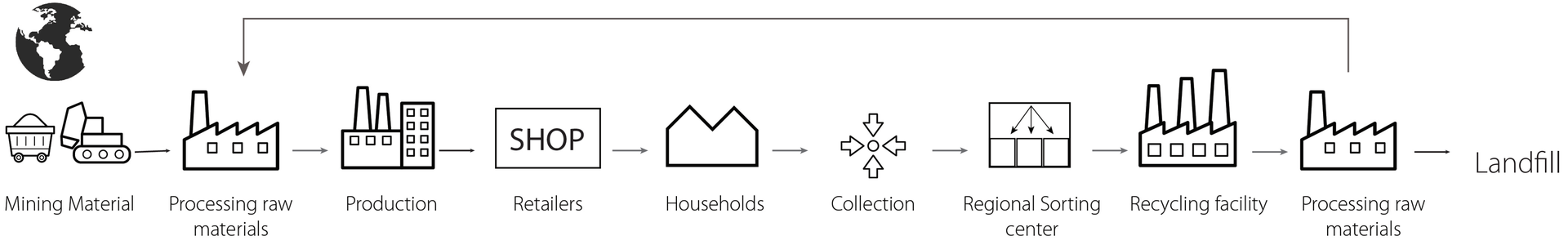


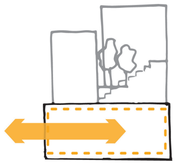
Lower educated neighbourhood



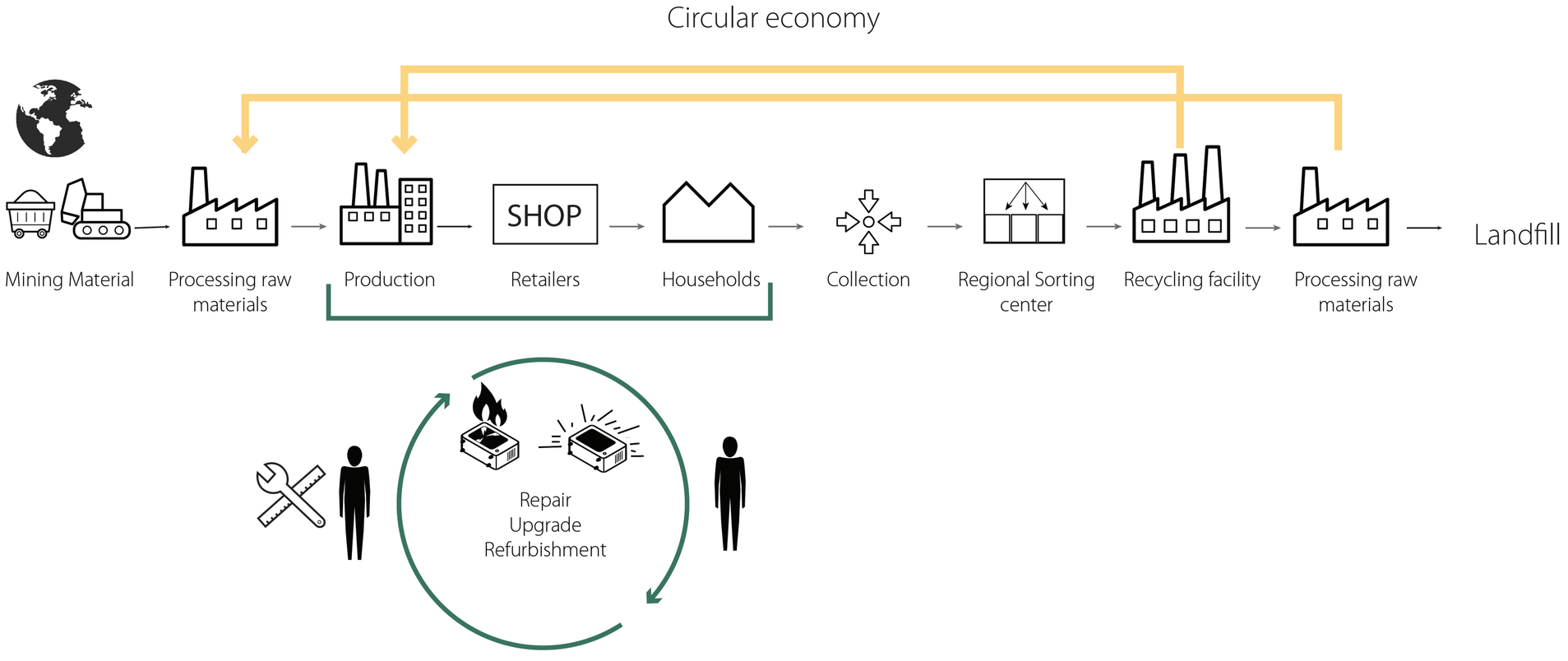
A2: Resident benefit

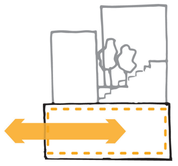
Linear economy



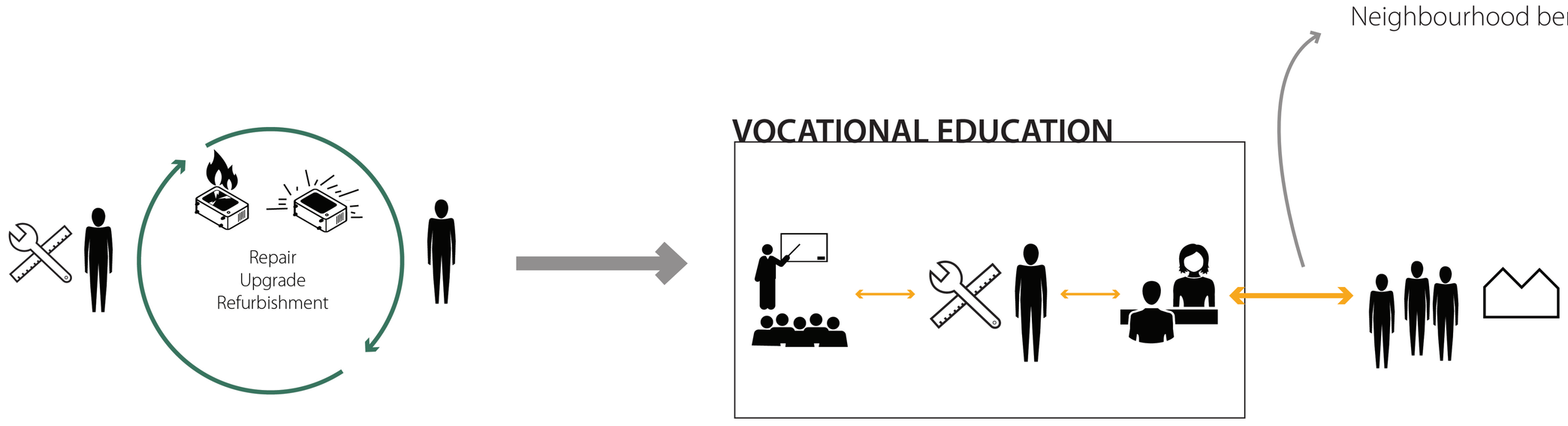


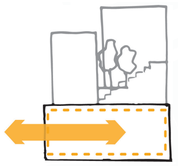
A2: Resident benefit





A2: Resident benefit





A2: Resident benefit

A3: Unite with local economy

Schieoever development

Manufacturing industries

Current manufacturing industries

Schieoever development

Improved connection with TU Delft

Voorhof

Campus Station

Densification of bufferzone

Current manufacturing industries

Manufacturing industries

New connection to TU Delft

Campus station

Important routes

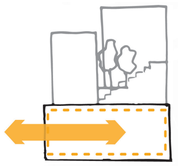
Development vocational educatior

Proposed development

0 m

100 m

Development around station area



A2: Resident benefit

A3: Unite with local economy

Voorhof

Start up/Scale up

School

Offices

Offices

Offices

Square

Route to TU Delft

Route to Buitenhof

Route to Tanthof

Manufacturing industries

New connection to TU Delft

Campus station

Important routes

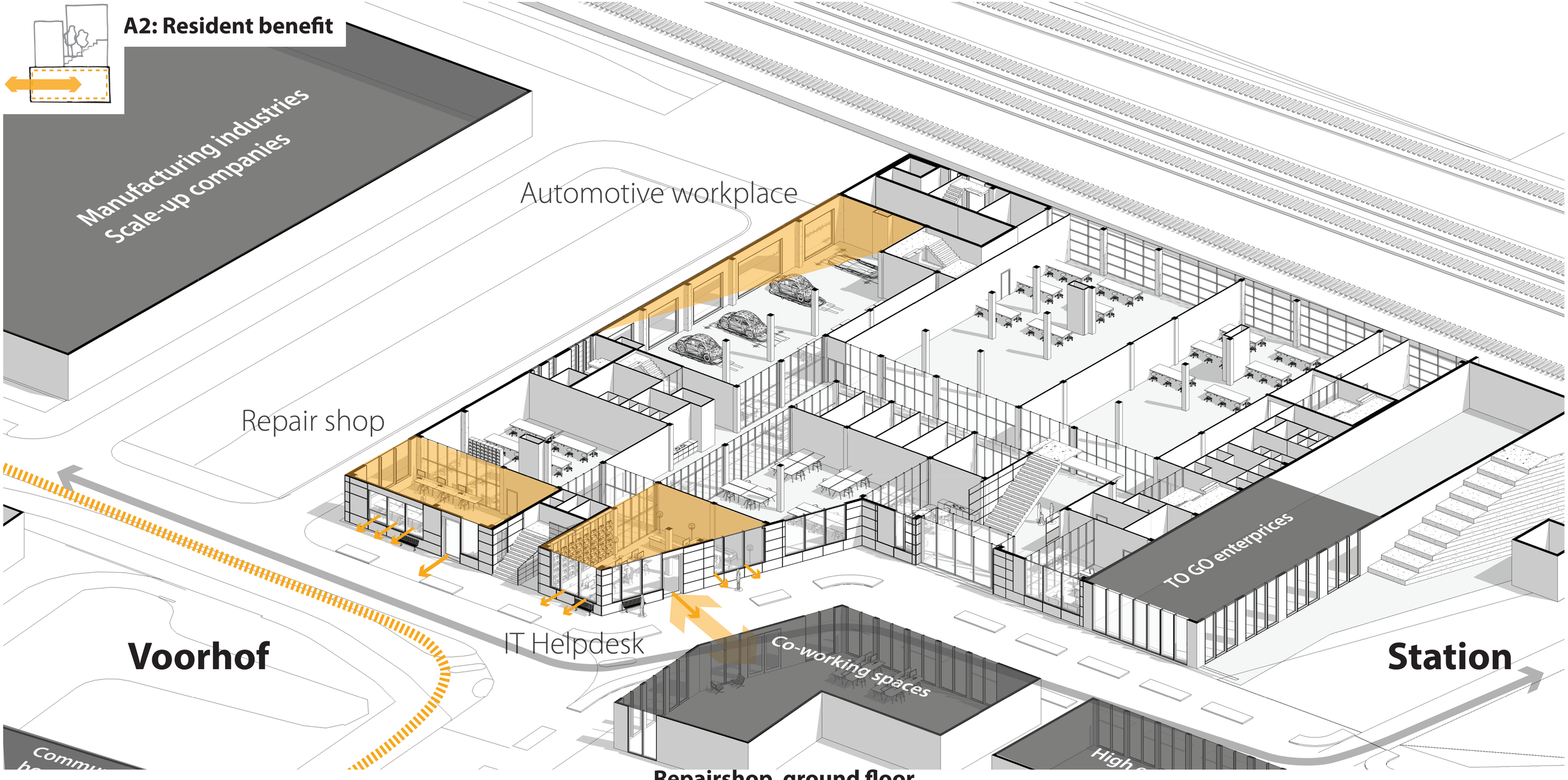
Development vocational educatior

Proposed development

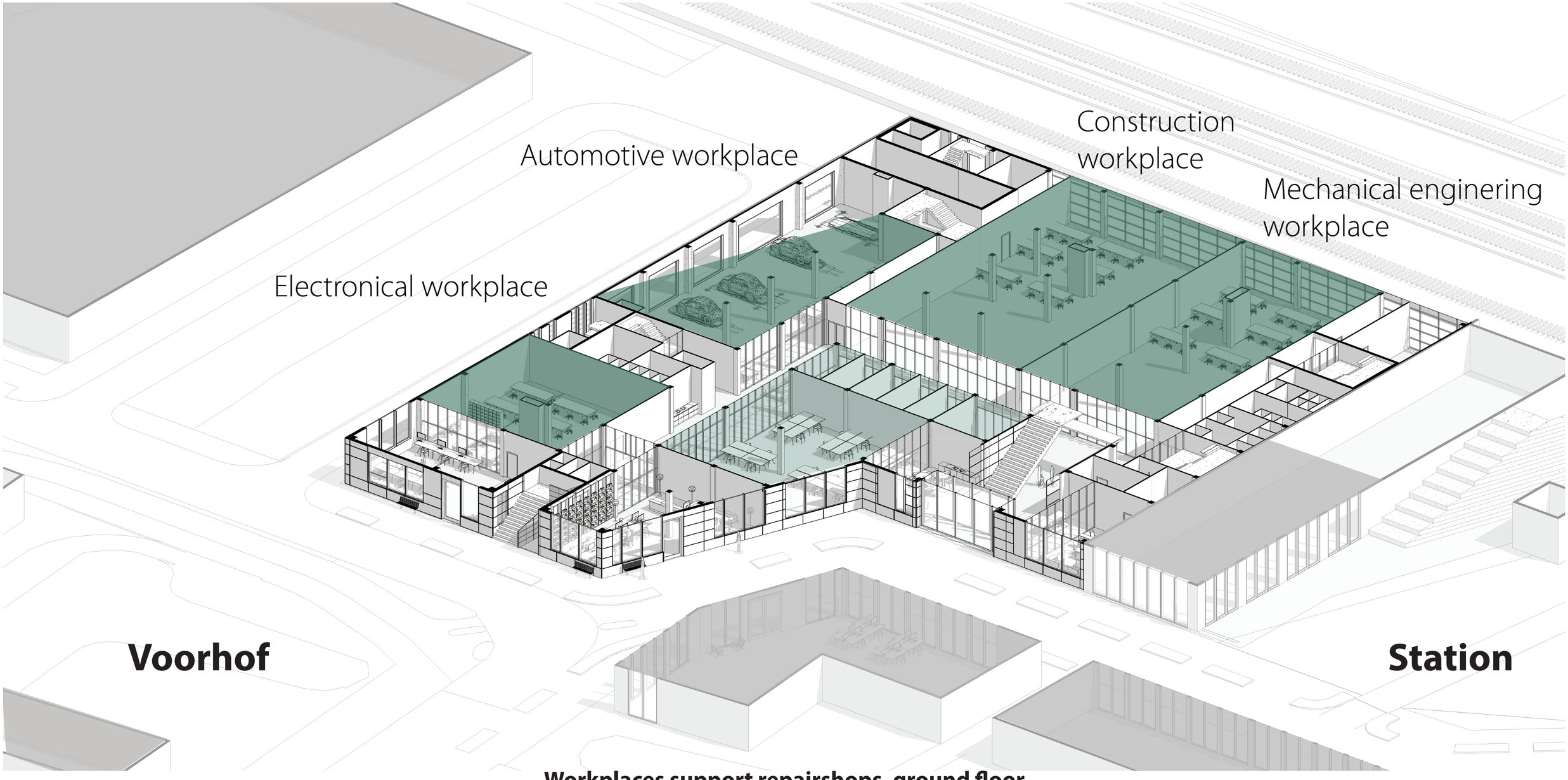
0 m

100 m

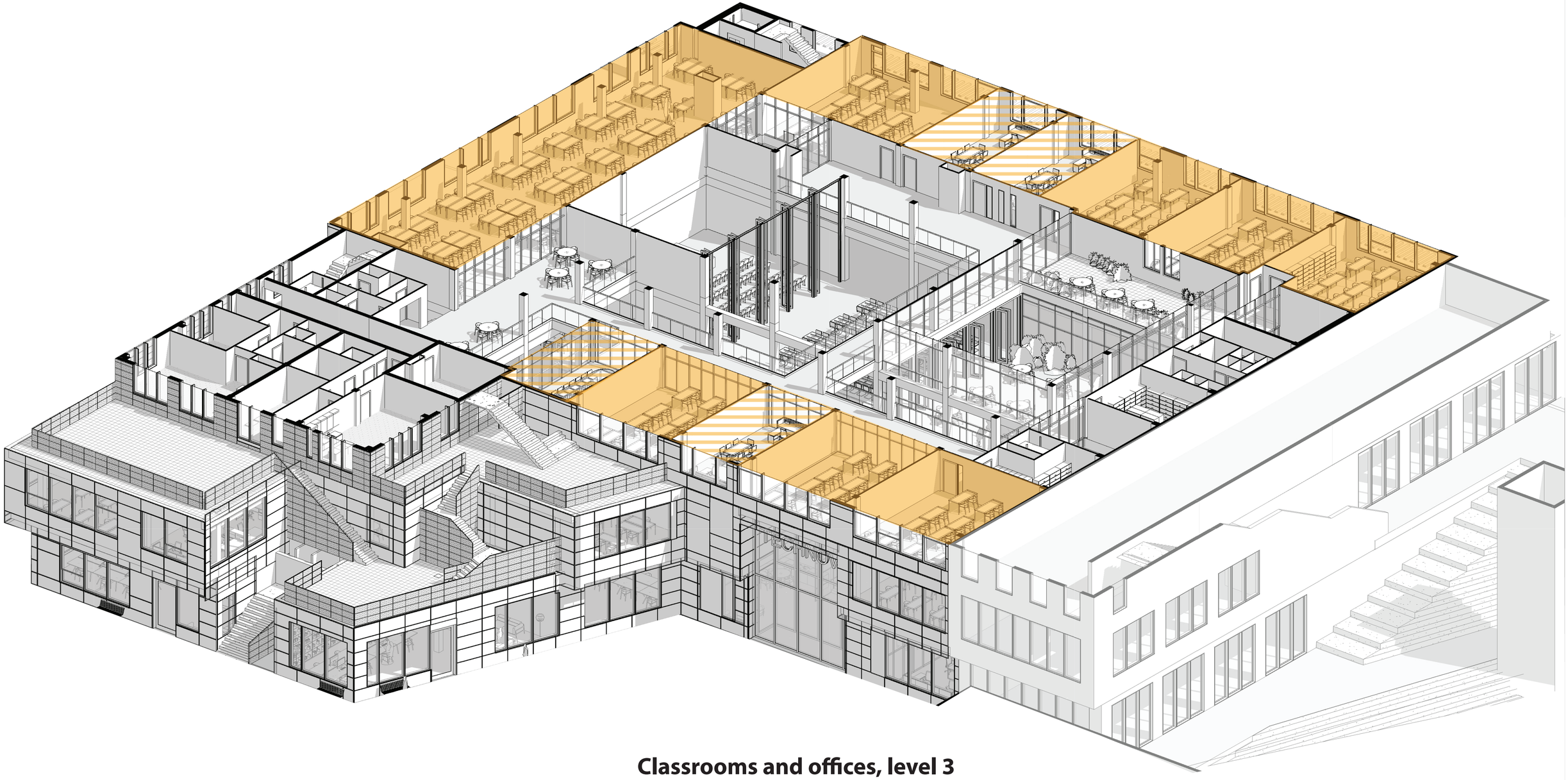
Development around station area



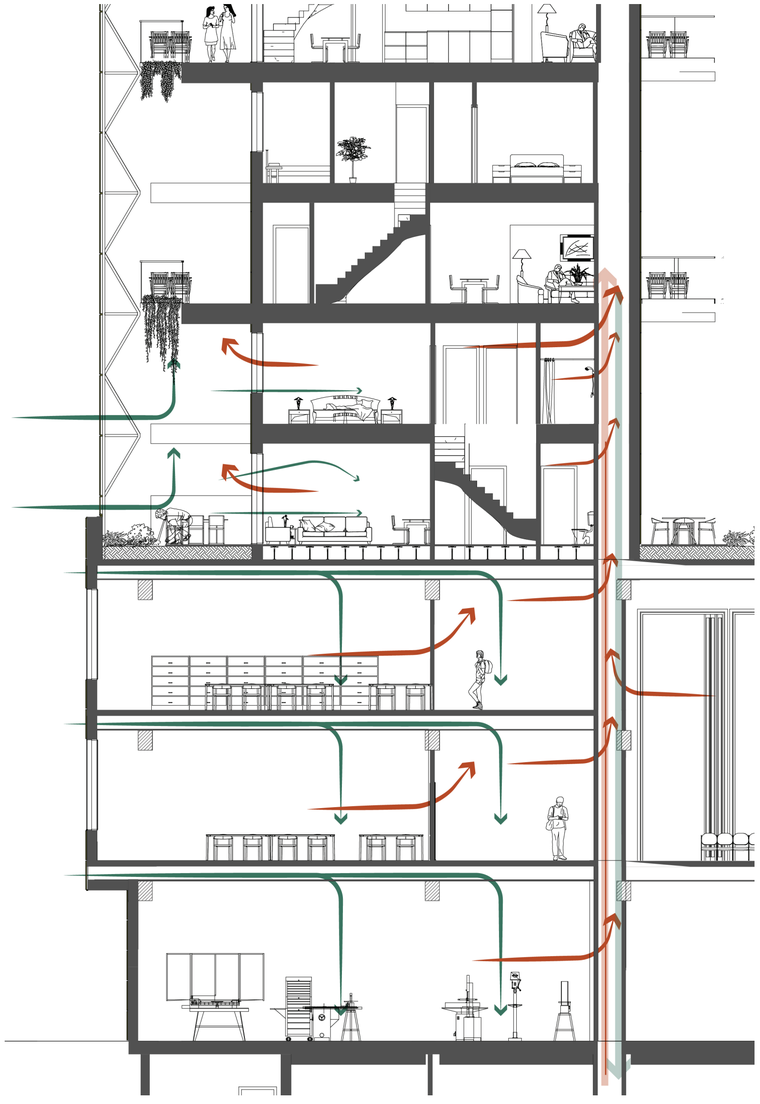
Repairshop, ground floor

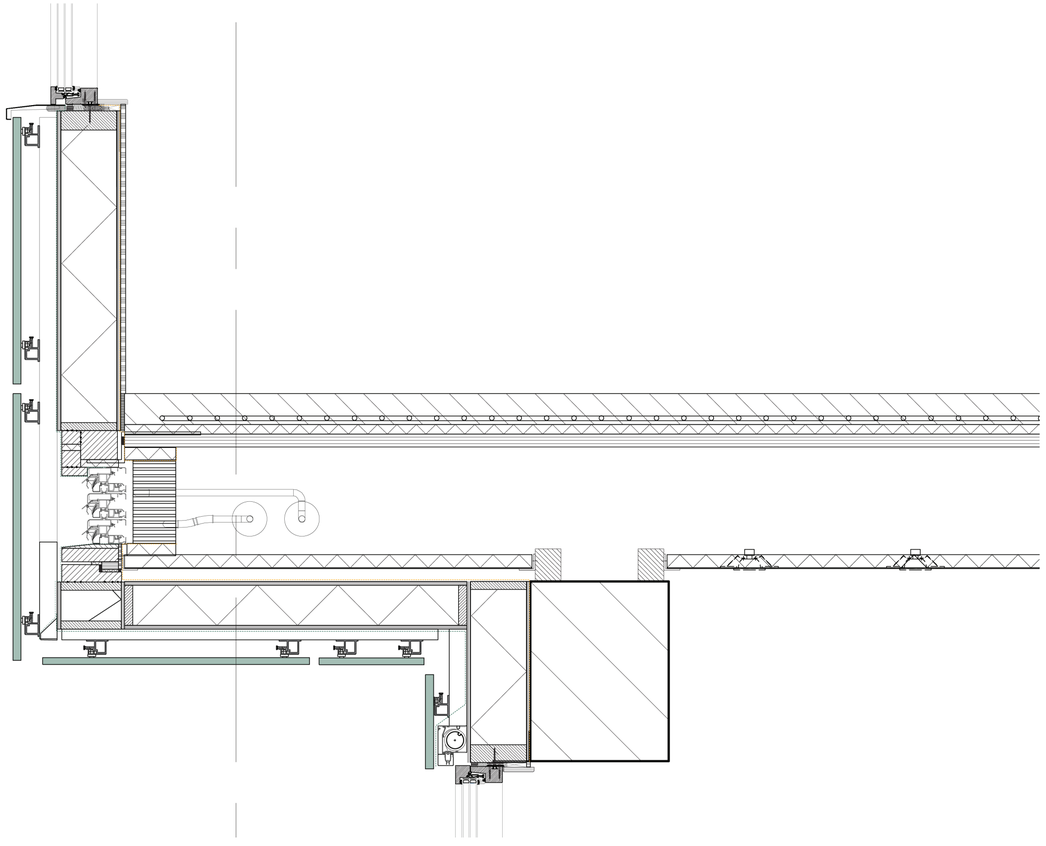


Workplaces support repairshops, ground floor

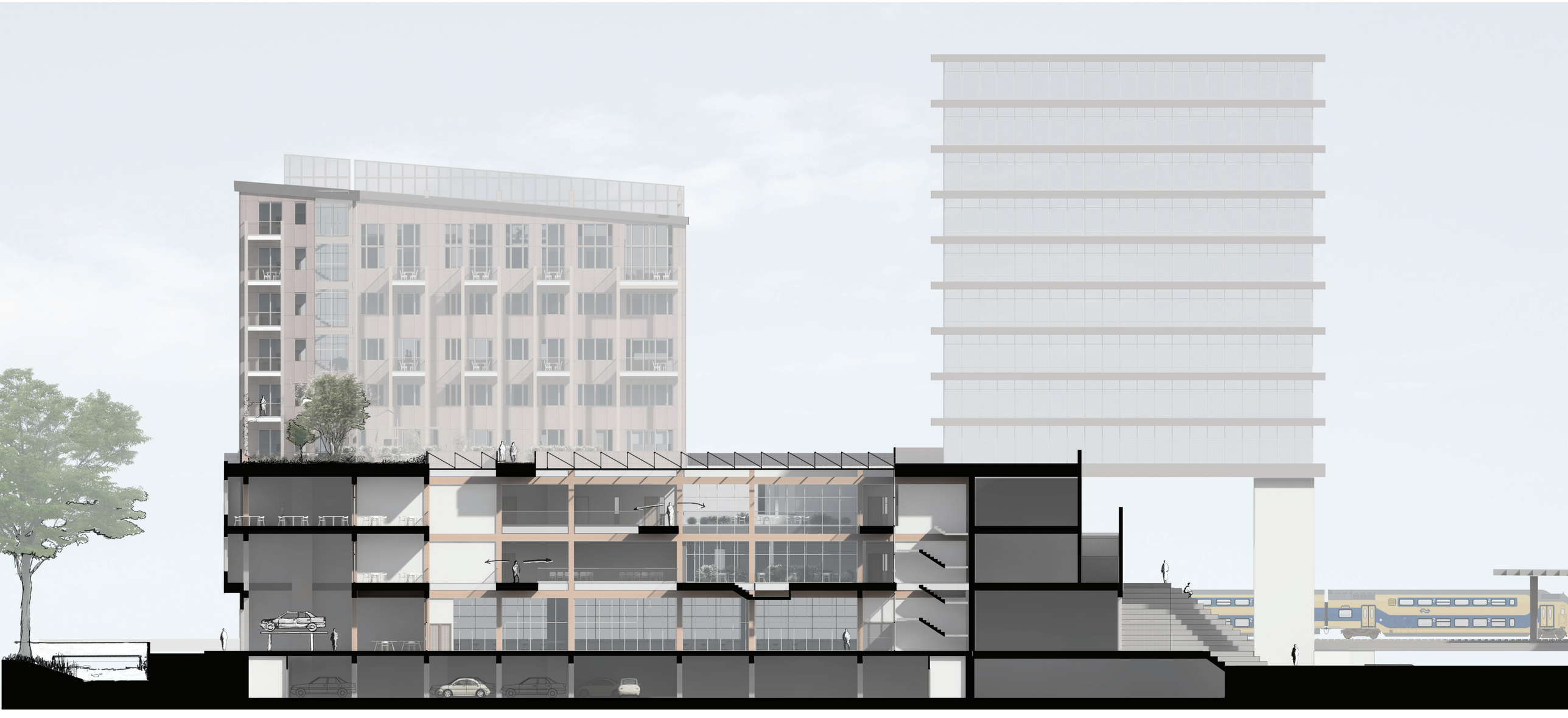


Classrooms and offices, level 3





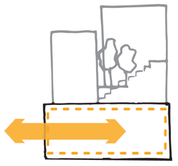
Ventilation system



Atrium



Atrium



A2: Resident benefit

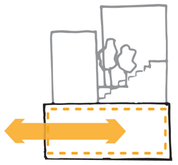
A3: Unite with local economy



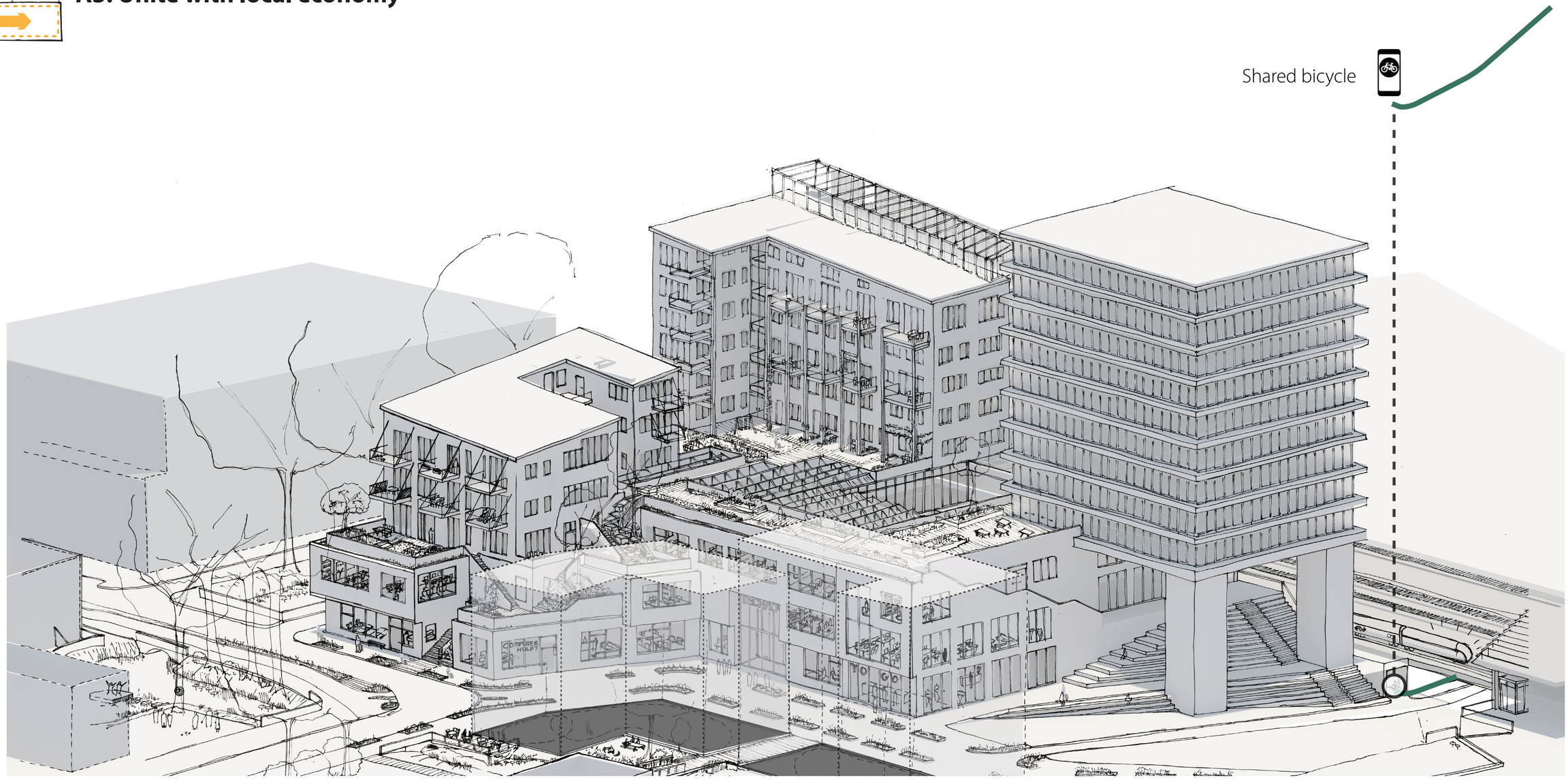
Maurice
Lecturer at the TU Delft

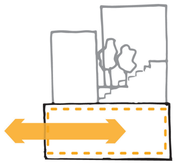


Jack & Hetty
Elderly couple

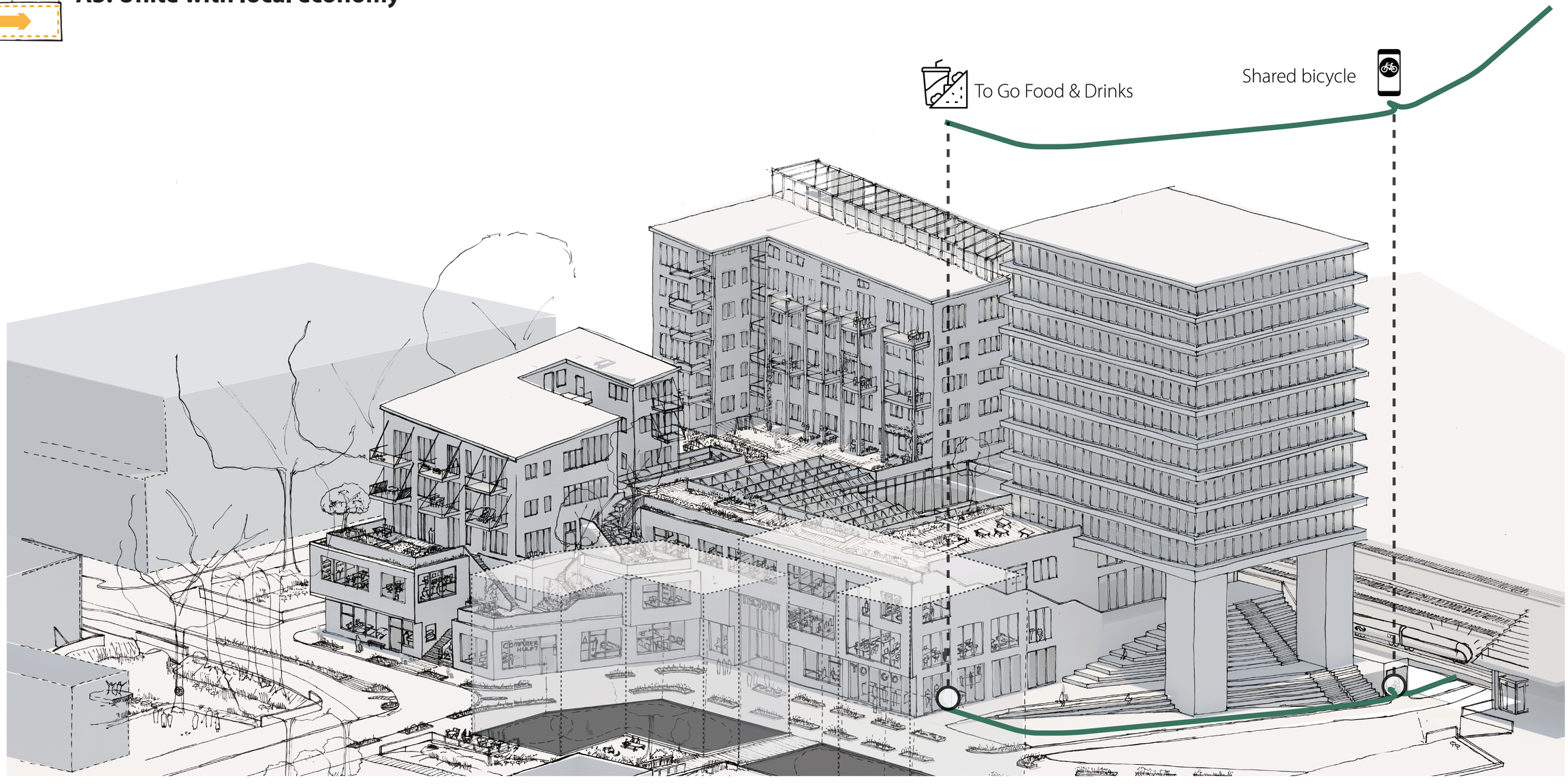


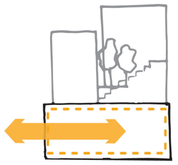
A2: Resident benefit
A3: Unite with local economy



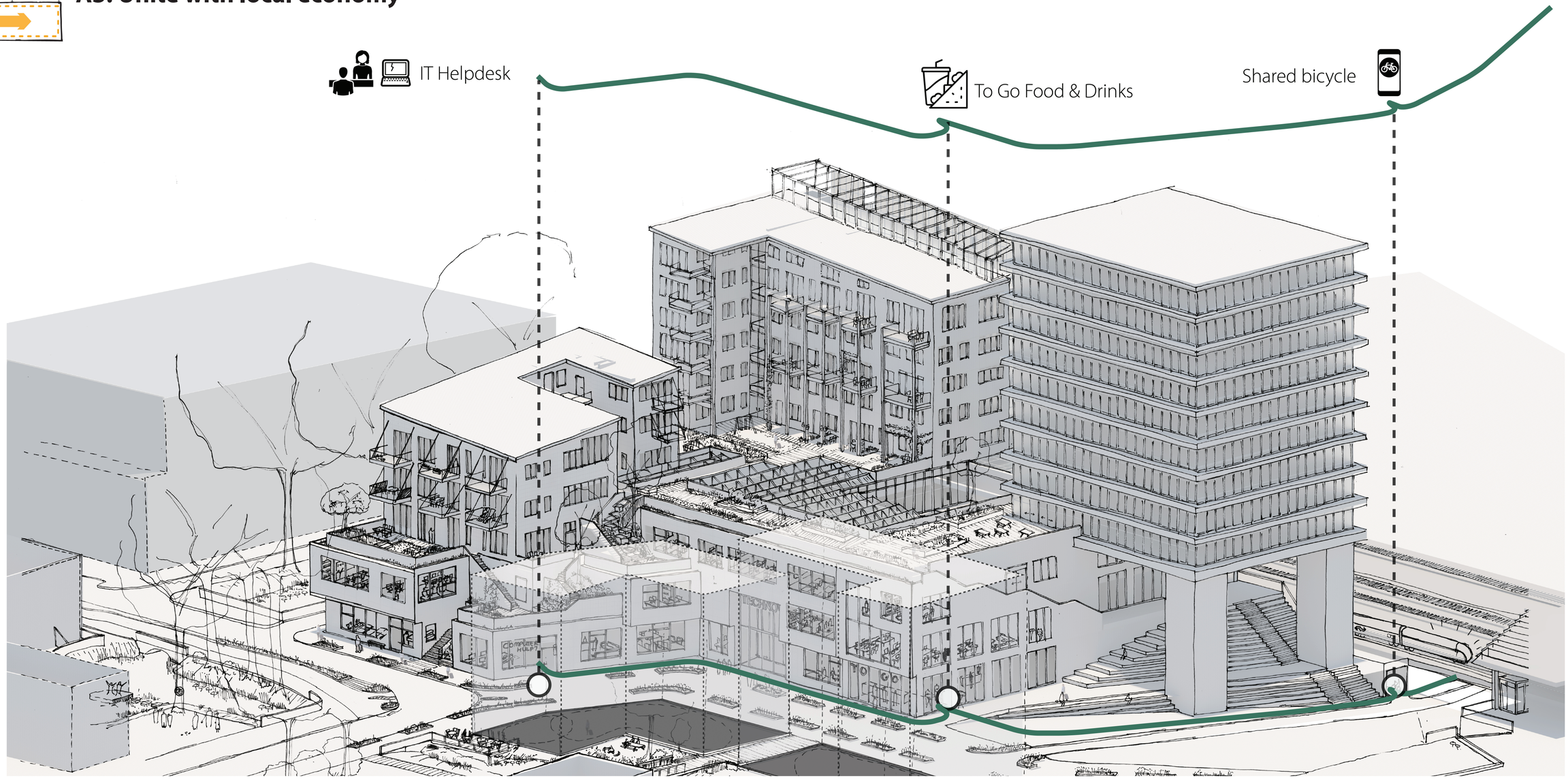


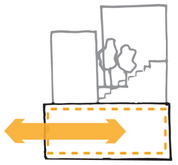
A2: Resident benefit
A3: Unite with local economy



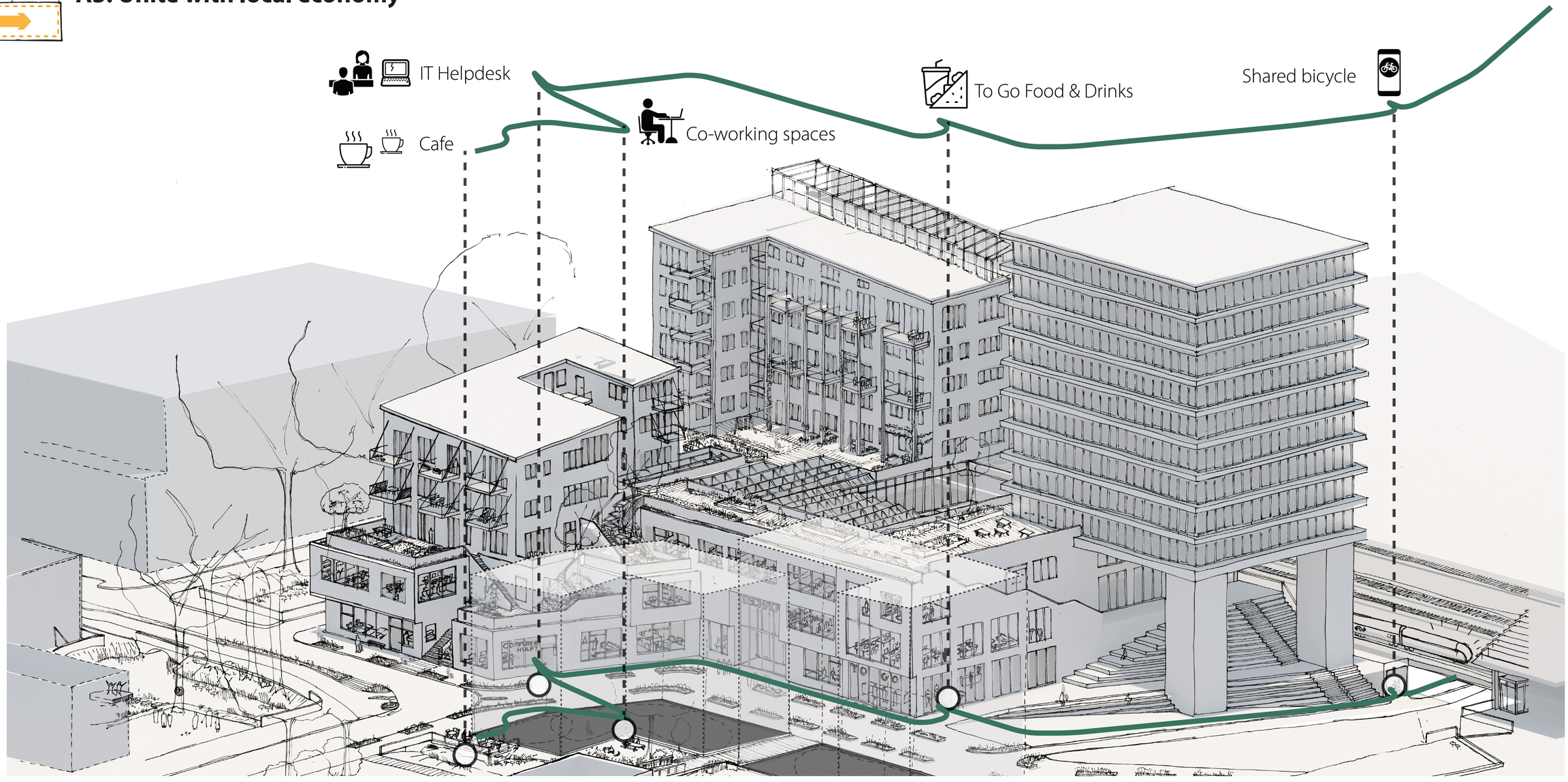


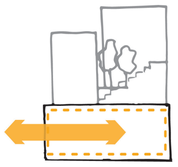
A2: Resident benefit
A3: Unite with local economy



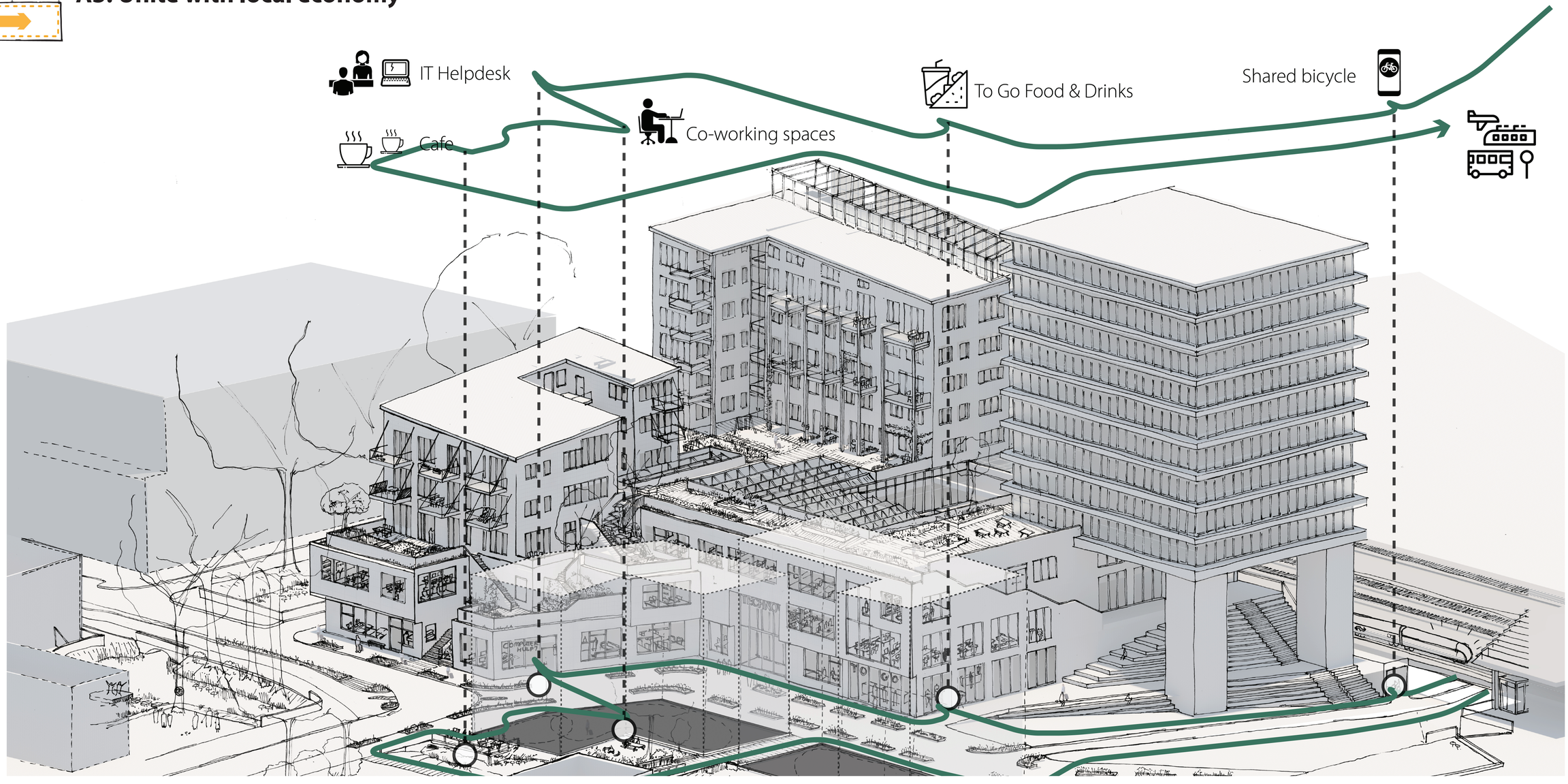


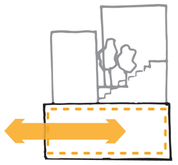
A2: Resident benefit
A3: Unite with local economy





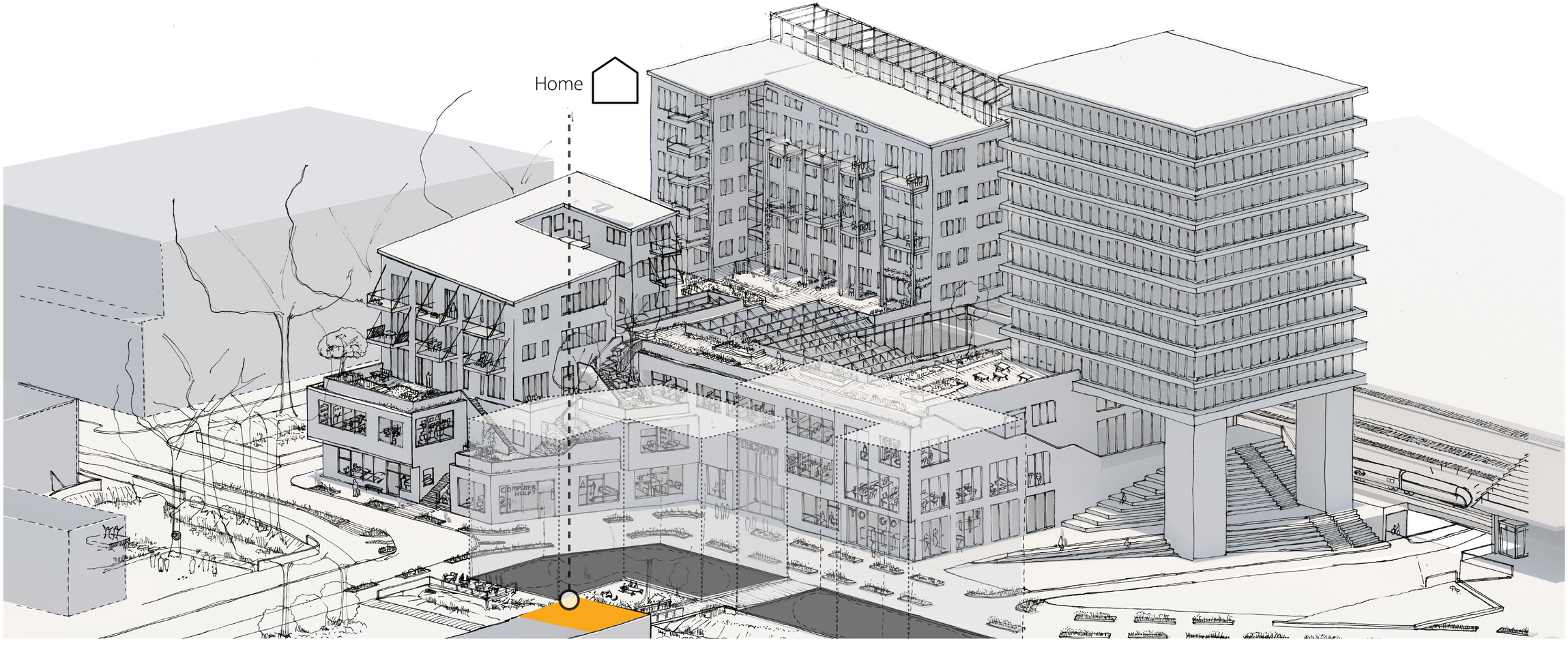
A2: Resident benefit
A3: Unite with local economy

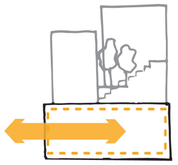




A2: Resident benefit

A3: Unite with local economy





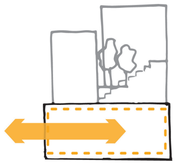
A2: Resident benefit

A3: Unite with local economy



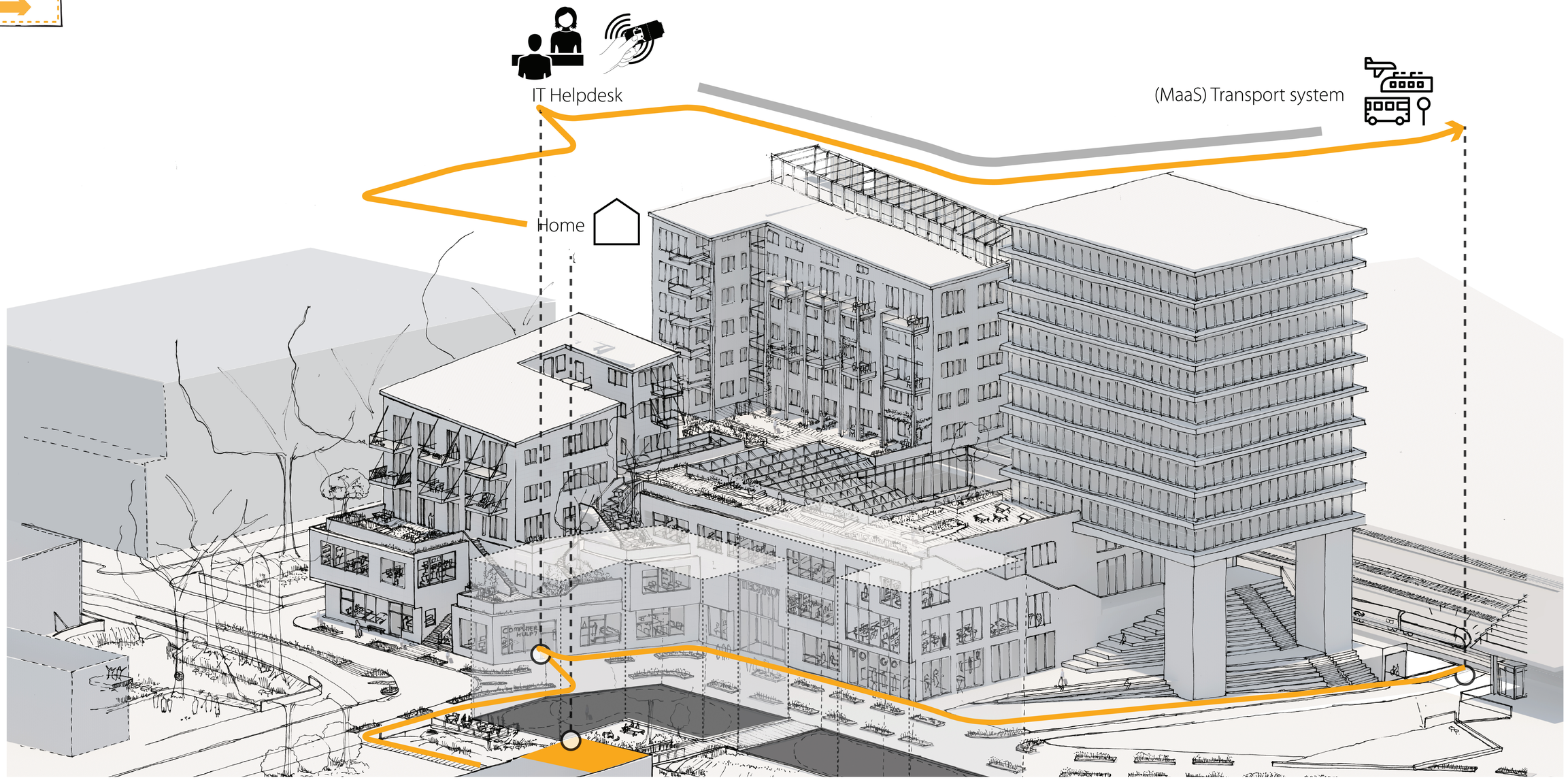
IT Helpdesk

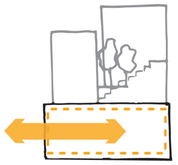
Home



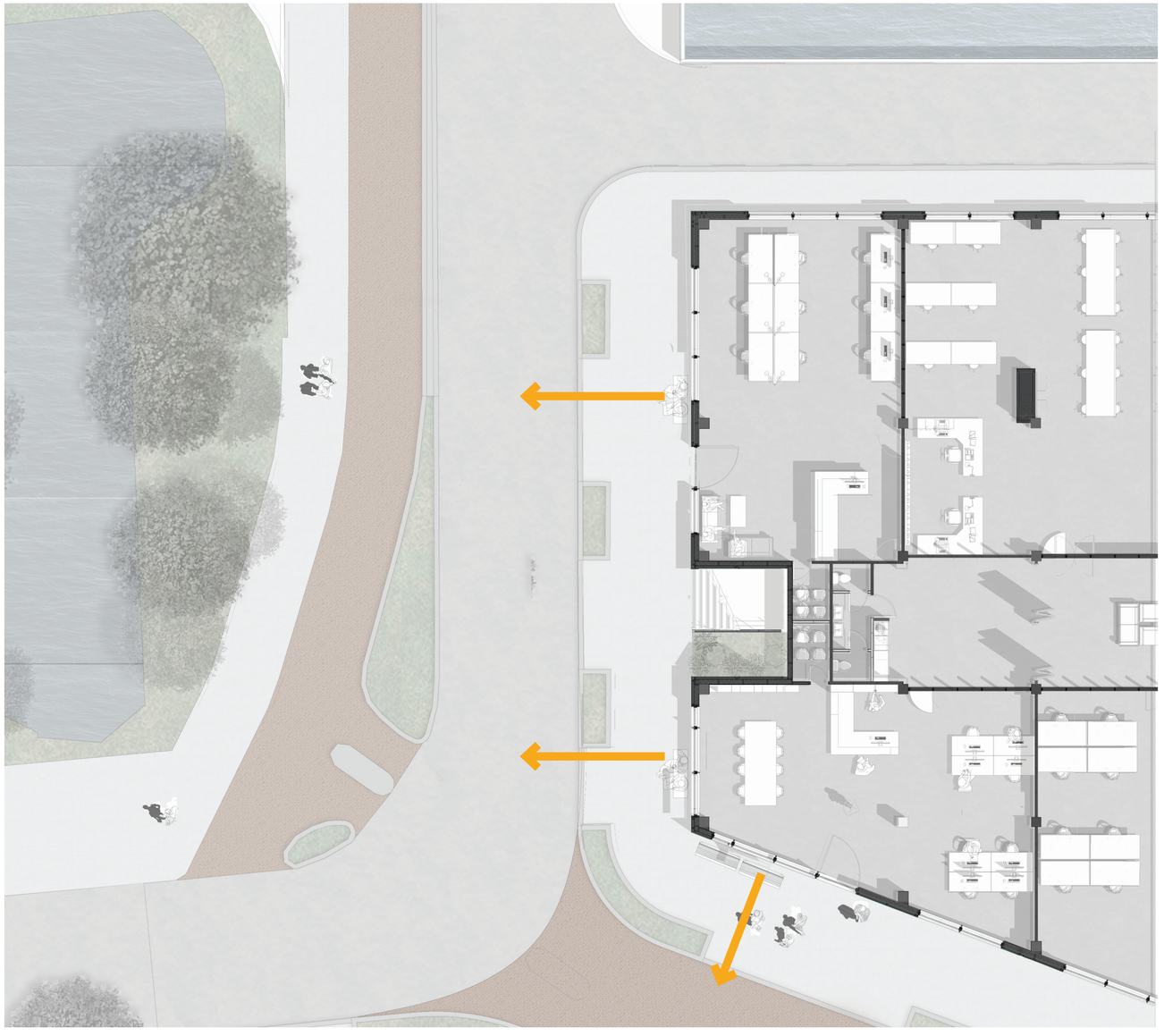
A2: Resident benefit

A3: Unite with local economy

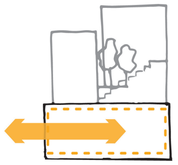




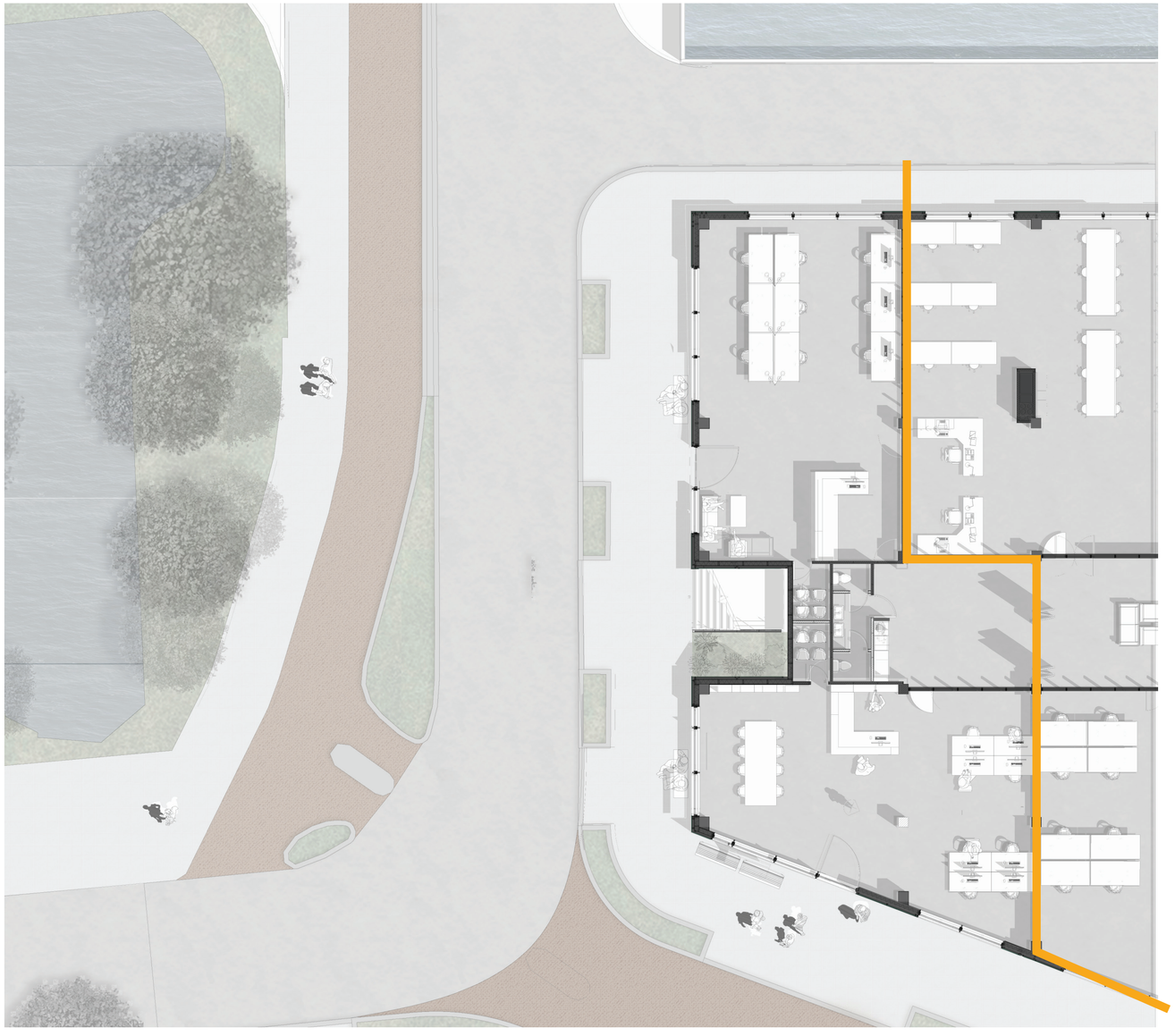
A2: Resident benefit



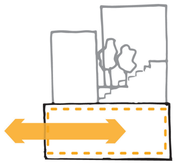
Repair shop & IT Helpdesk, ground floor



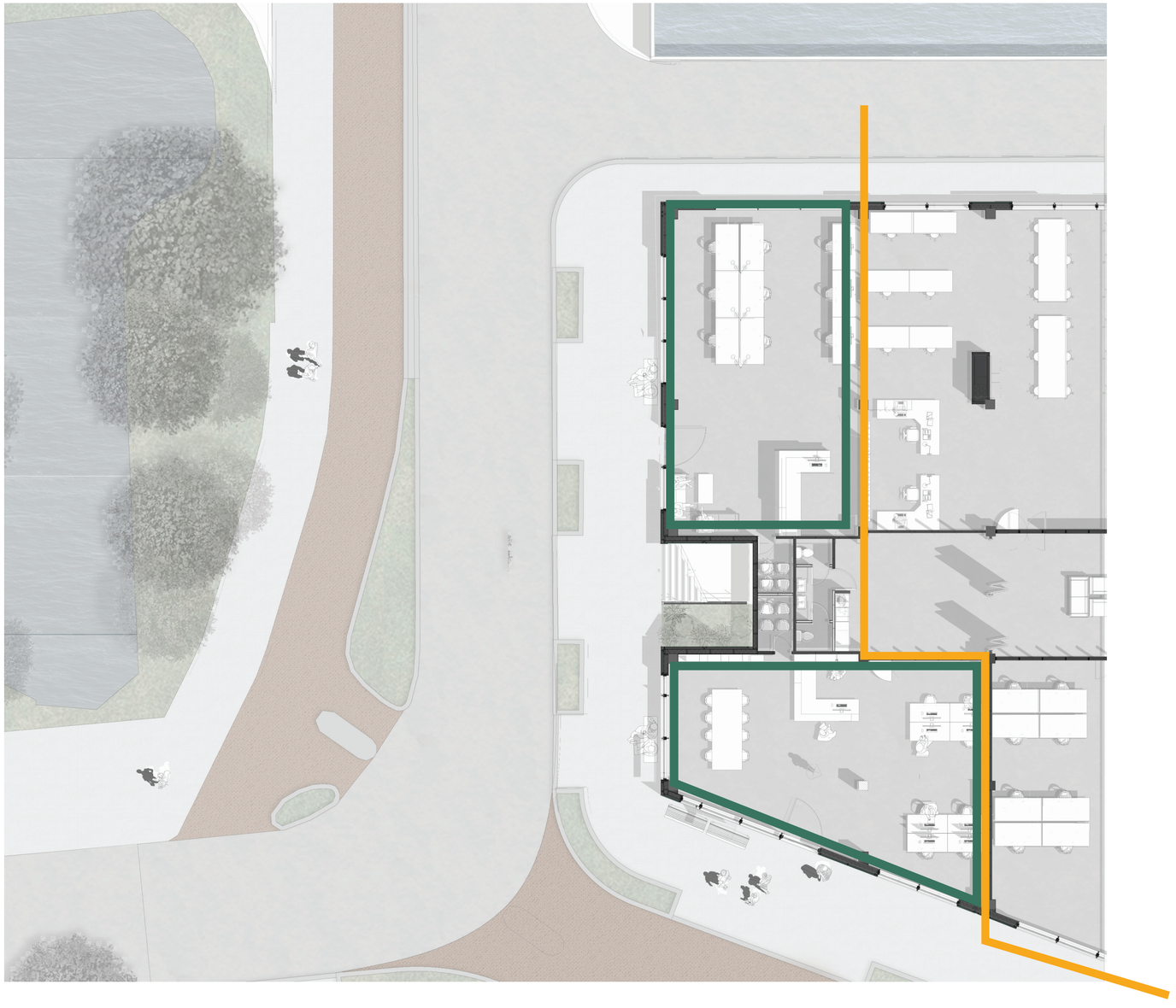
A2: Resident benefit



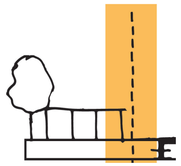
Repair shop & IT Helpdesk, ground floor



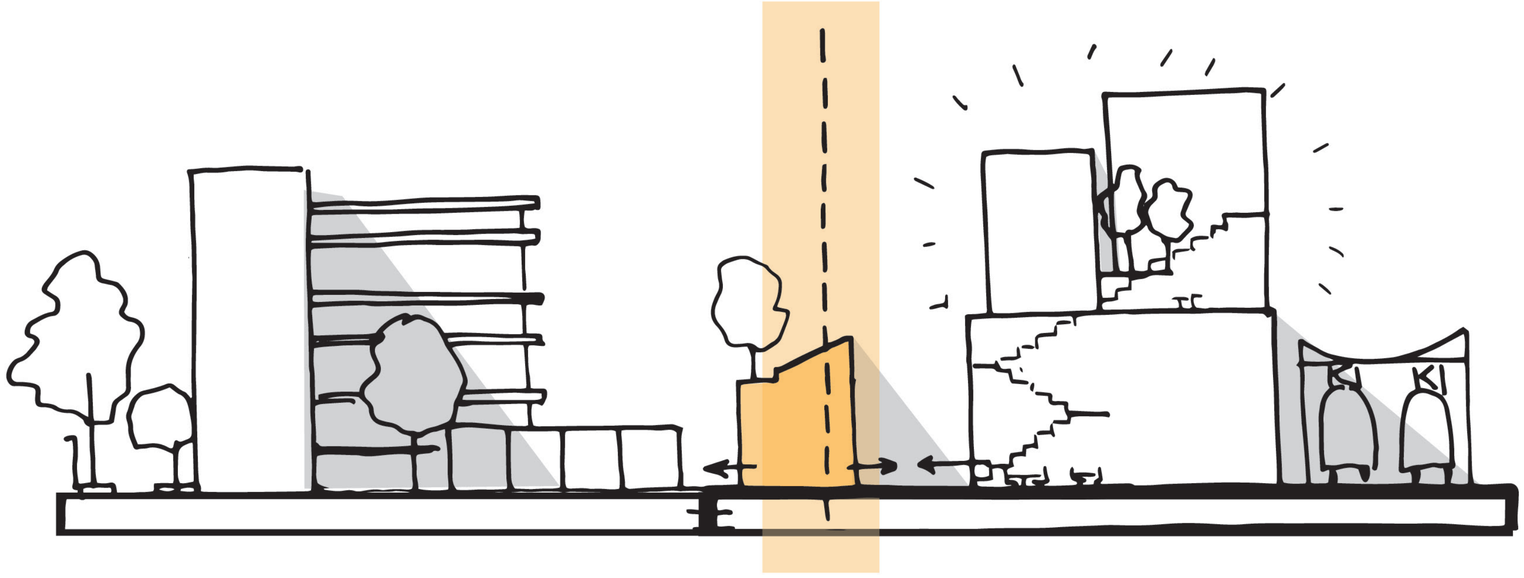
A2: Resident benefit



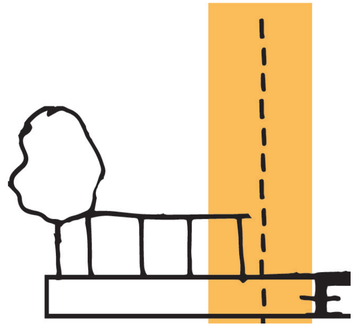
Flexible design, ground floor

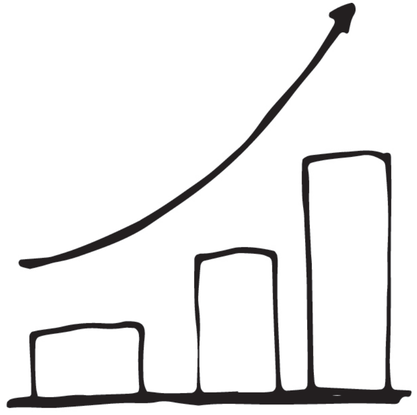


B: Transition



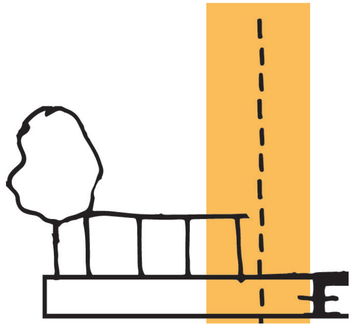
B Create a transition from highly urbanised to local community scale to protect the current qualities of the neighbourhood.

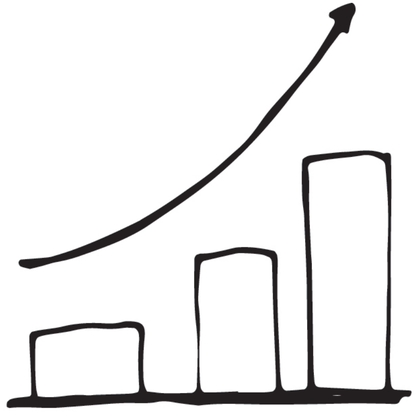




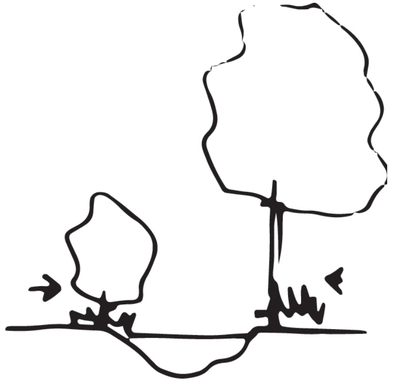
B1: Ascending scale

B: Transition



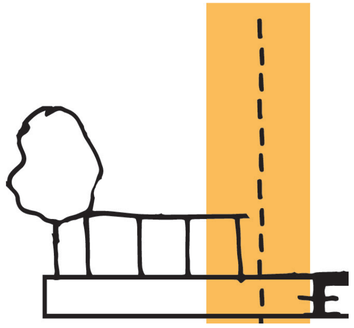


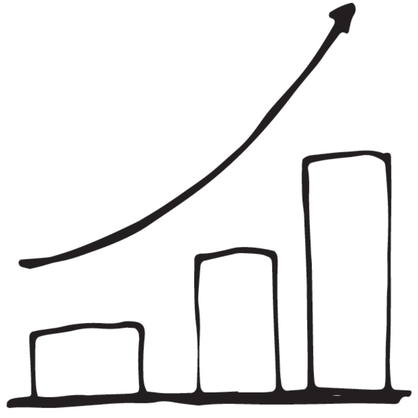
B1: Ascending scale



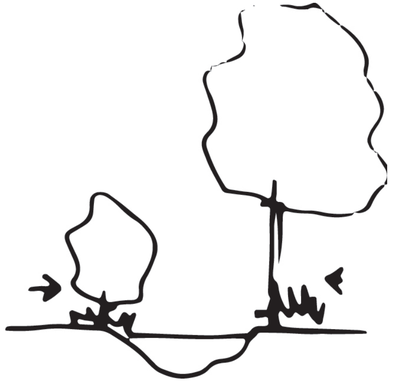
B2: Emphasizes/ preserve green and water are barriers

B: Transition

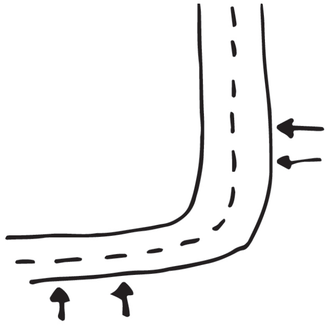




B1: Ascending scale

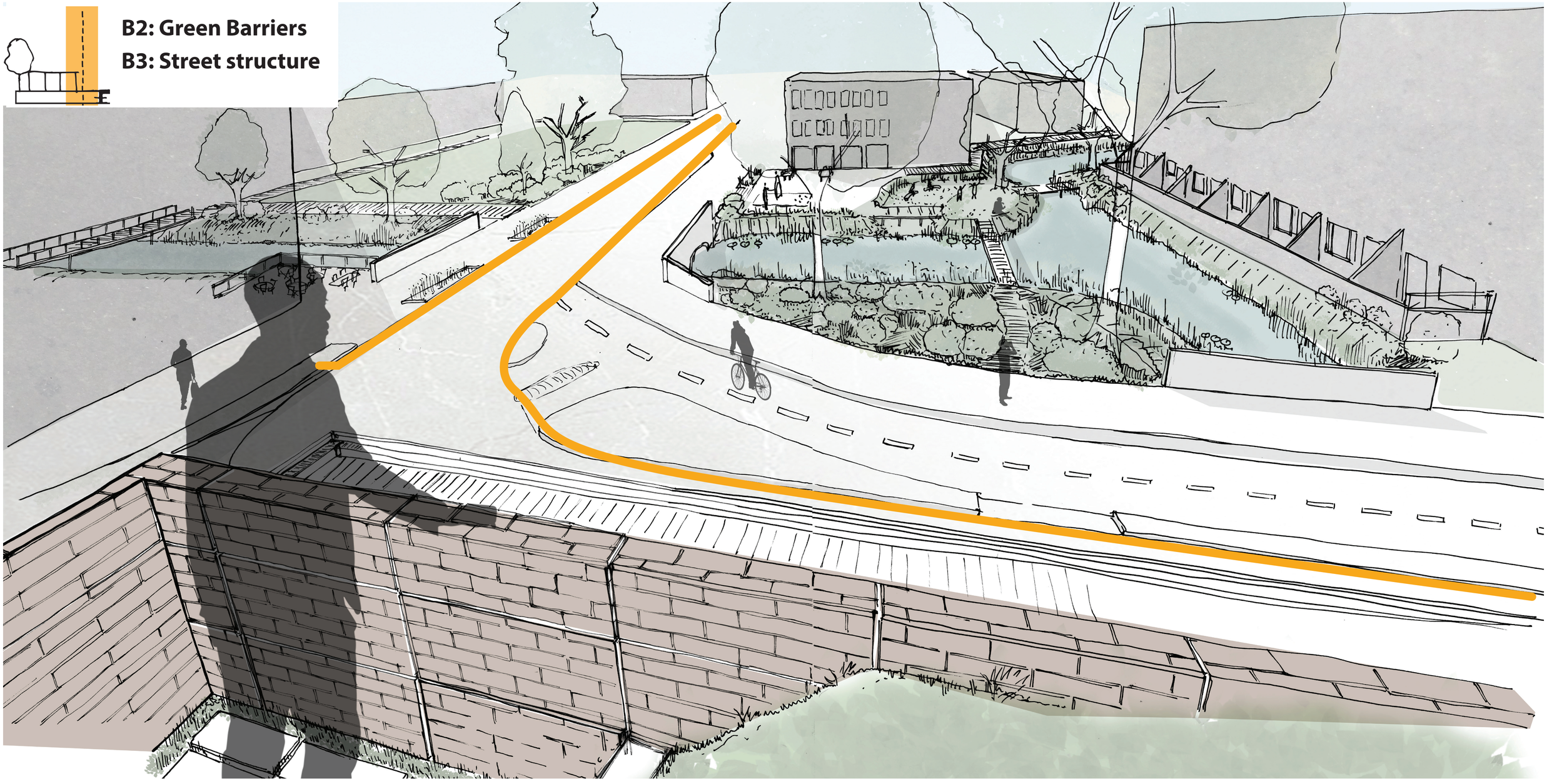


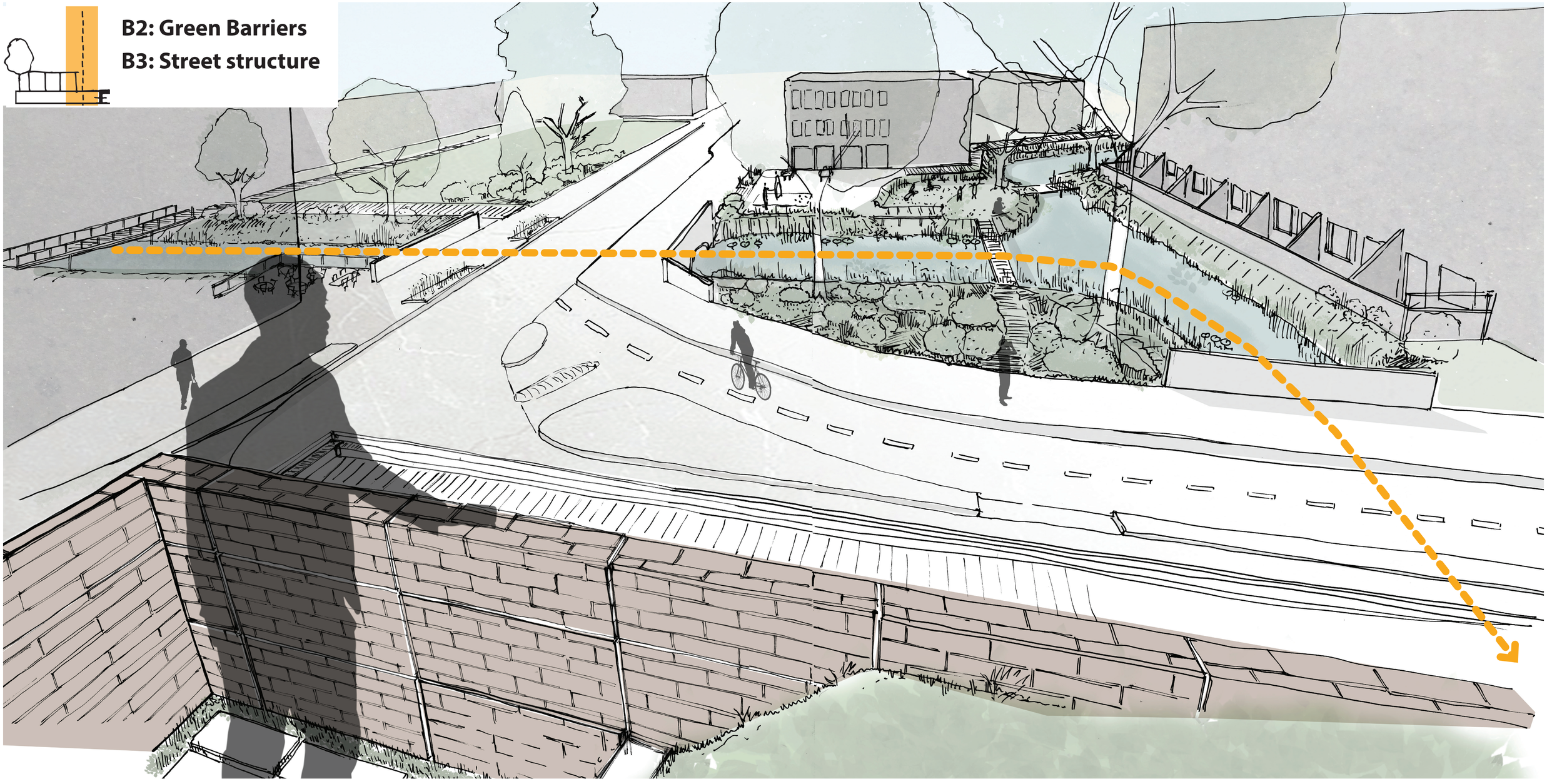
B2: Emphasizes/ preserve green and water are barriers

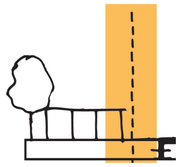


B3: Street & structure are preserved

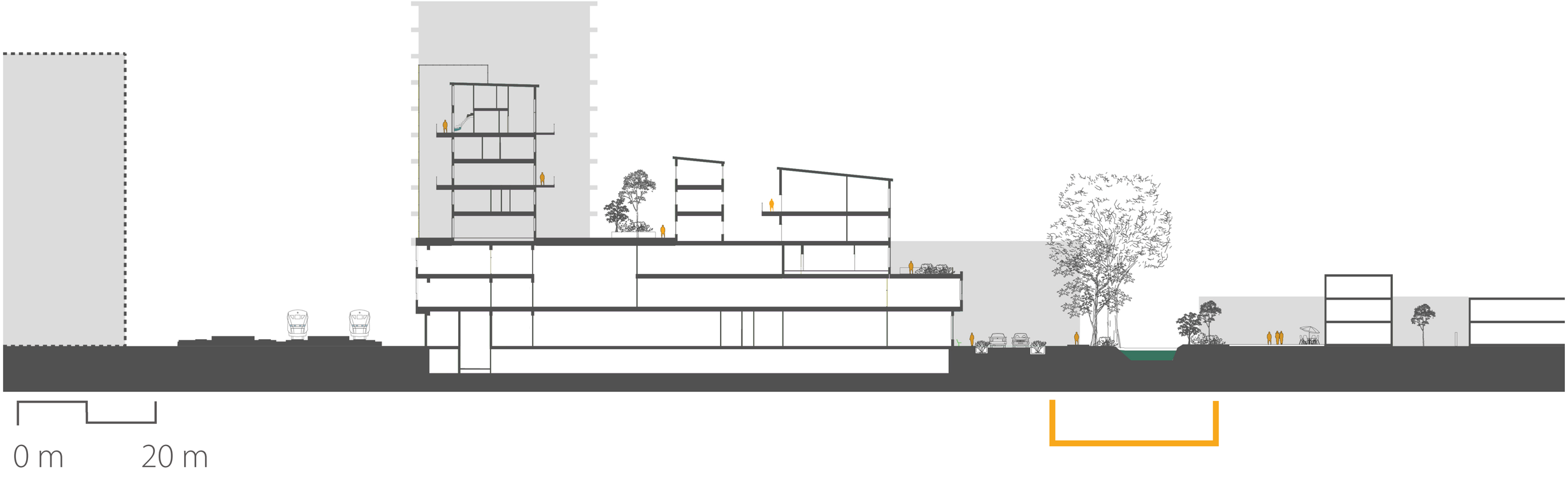
B: Transtion

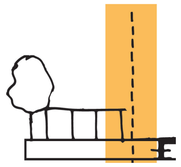

B2: Green Barriers
B3: Street structure


B2: Green Barriers
B3: Street structure

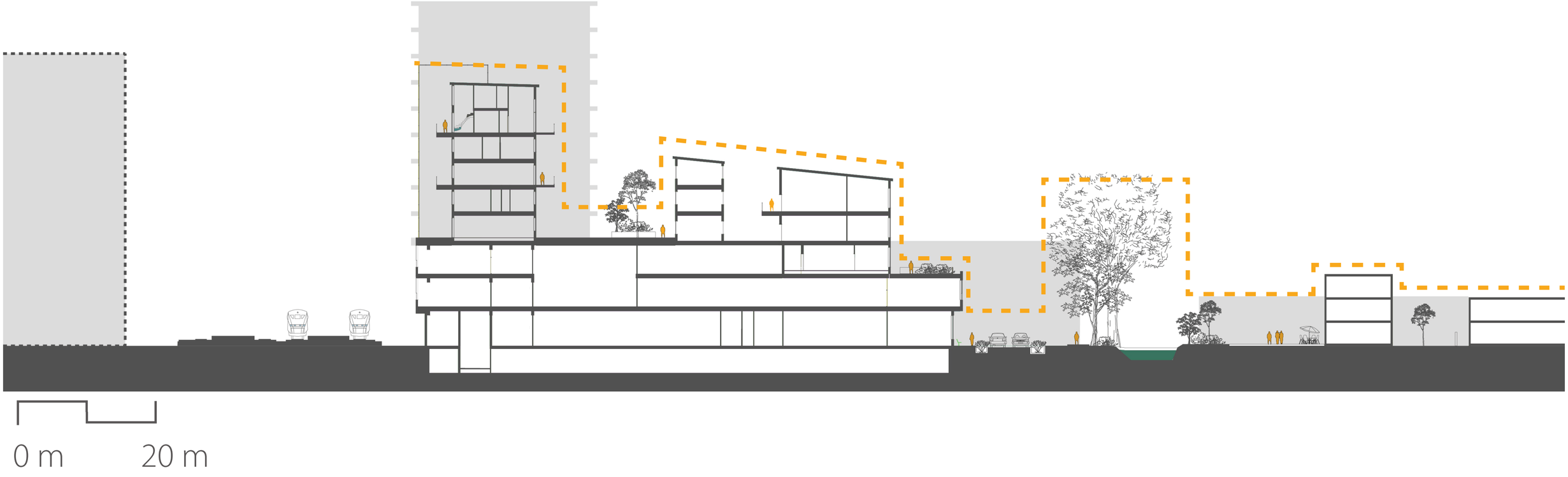


B2: Green Barriers

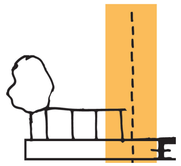




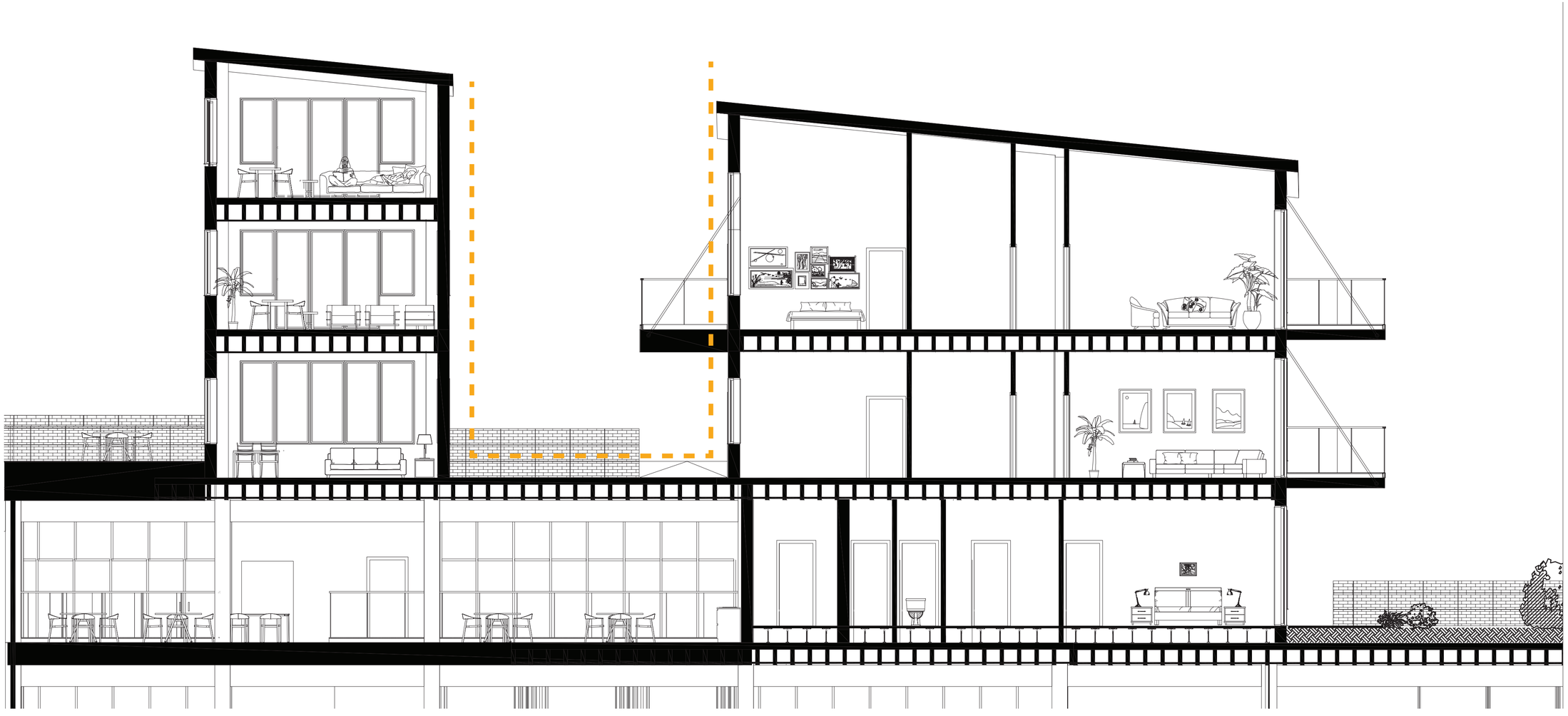
B1: Ascending scale



East-west section

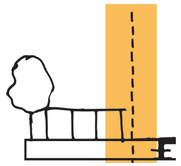


B1: Ascending scale



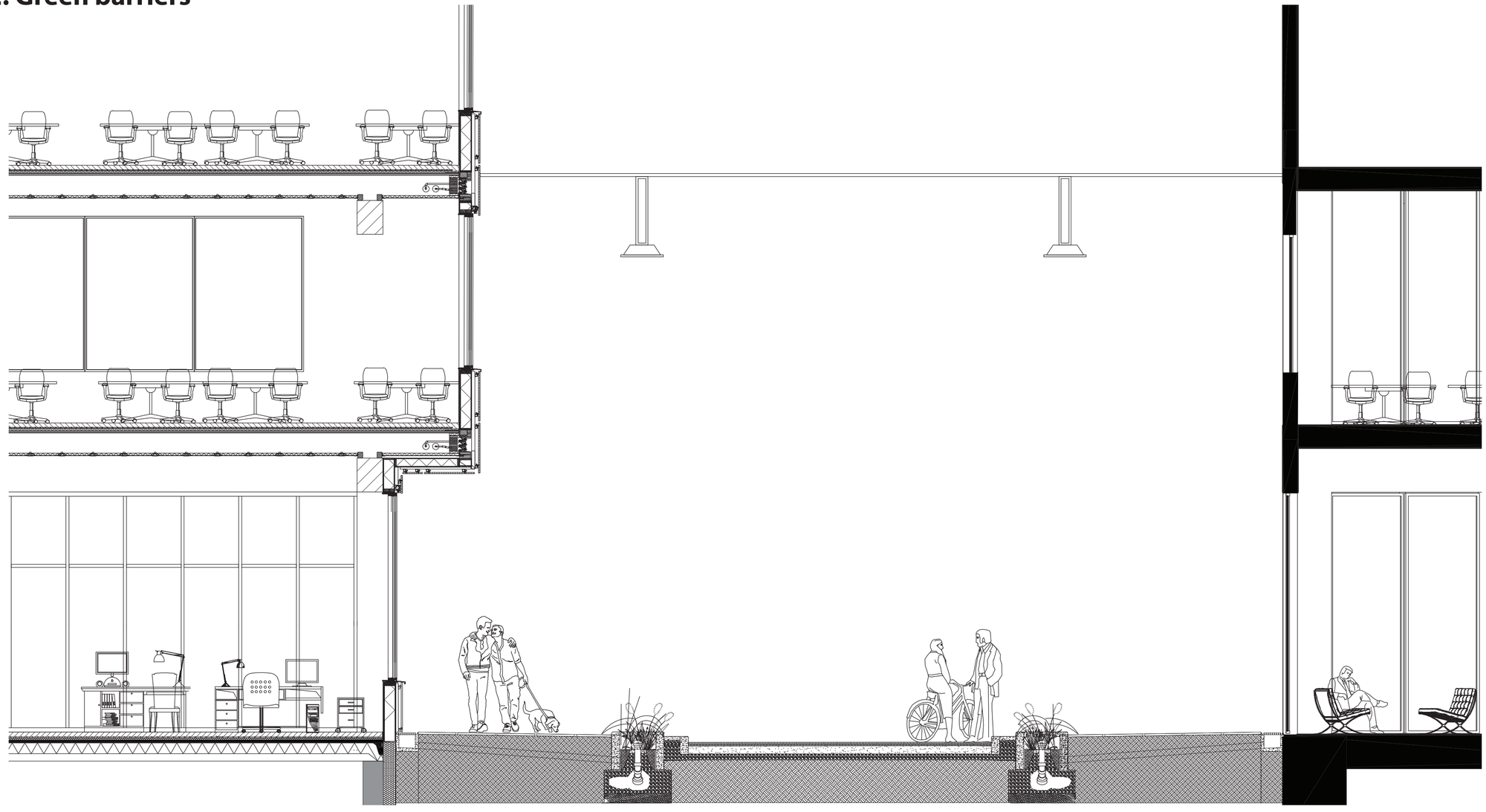
0 m 2 m

Human scale, detail of section

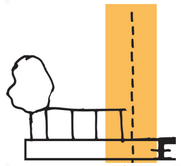


B1: Ascending scale

B2: Green barriers



Human scale, detail of section



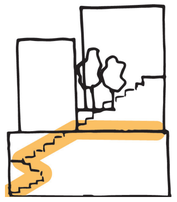
B1: Ascending scale

Station facade

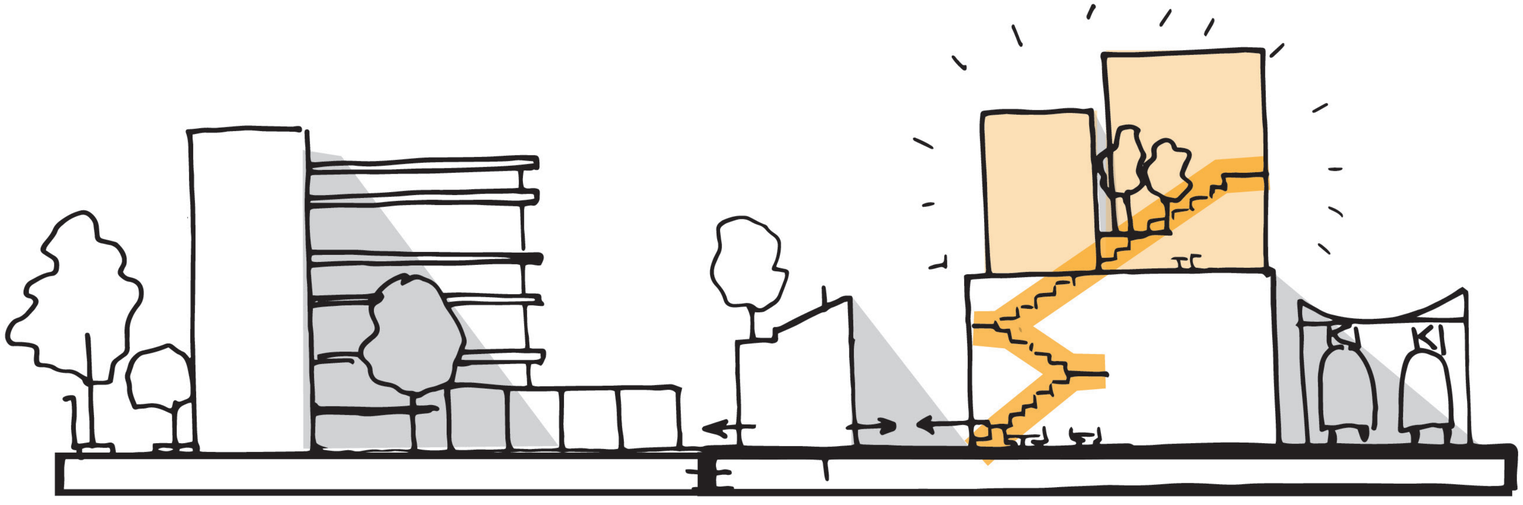
B1: Ascending scale



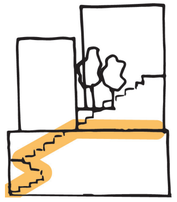
Neighbourhood facade



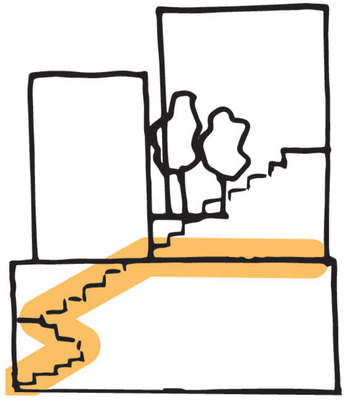
C: Connection

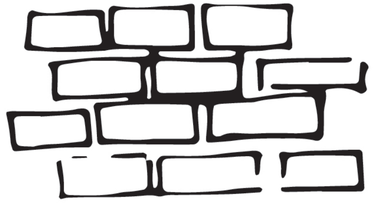


Connect the new high quality living environment to the existing neighbourhood to prevent segregation

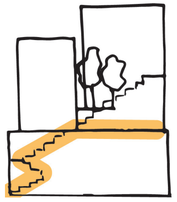


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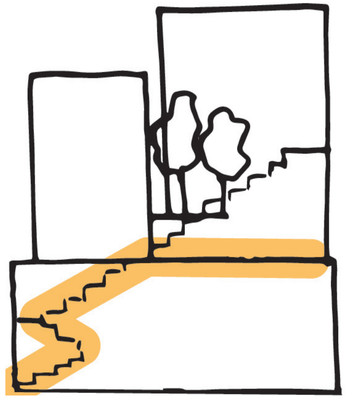


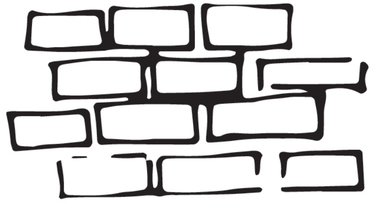


C1: Local material

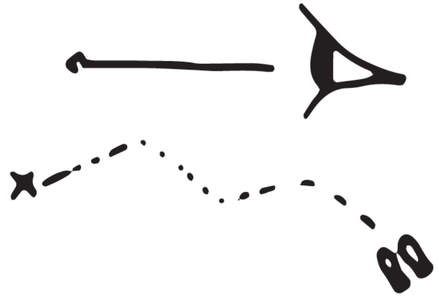


C: Connection

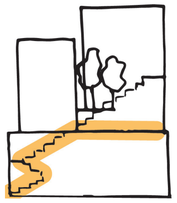




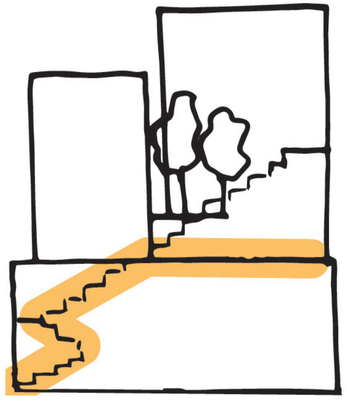
C1: Local material

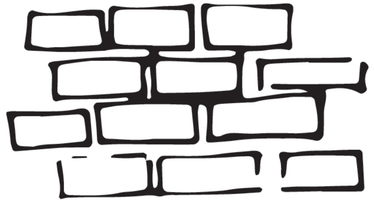


C2: Sightlines and routes

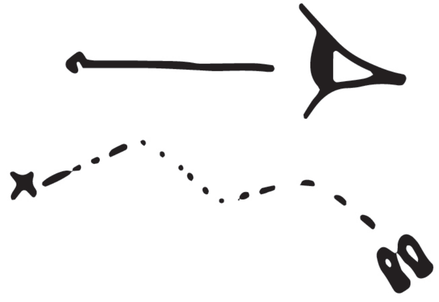


C: Connection

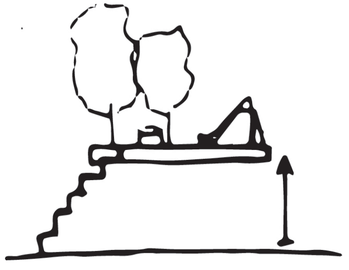




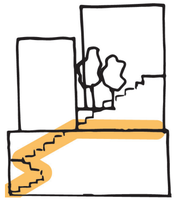
C1: Local material



C2: Sightlines and routes



C3: Public space on higher levels



C1: Material

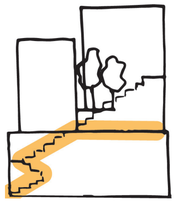




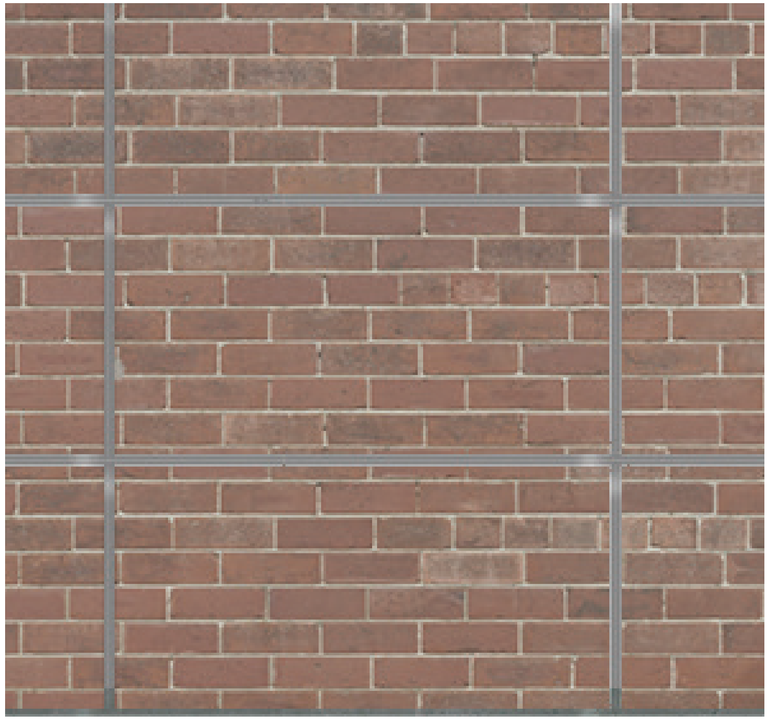




Material in Voorhof



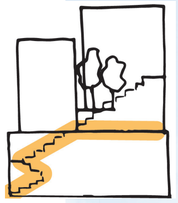
C1: Material



Brick panels



Recycled glass panels

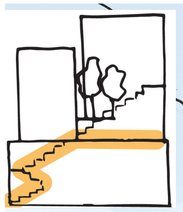


C1: Material

Section west - east

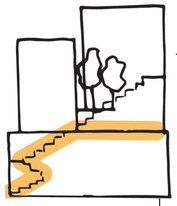


Impression: view from vulcanusweg

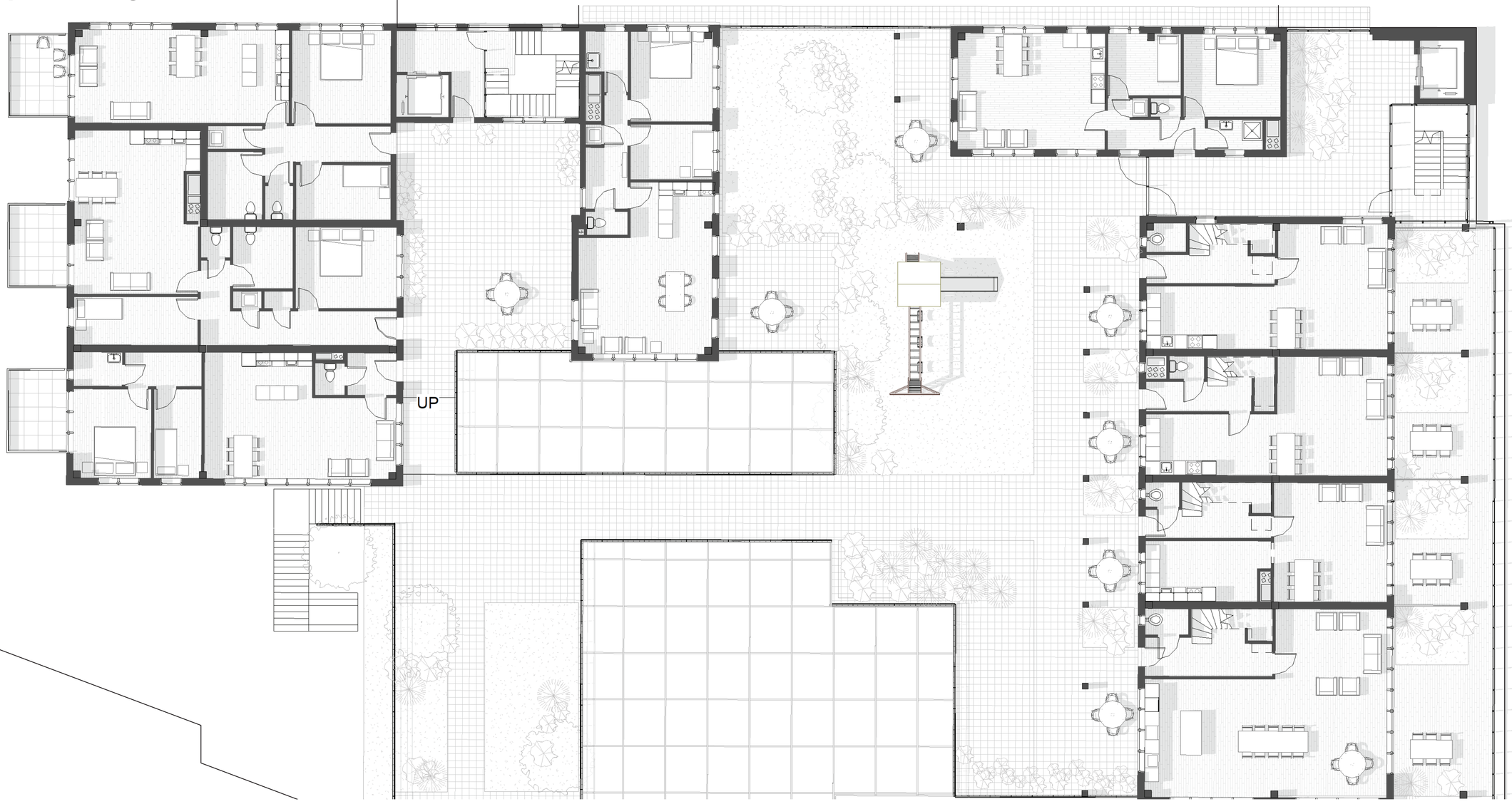


C1: Material
C2: Sight lines & route
C3: Public space on higher levels

Impression: view from van Edenlaan

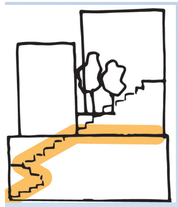


C3: Public space on higher levels



Floor plan level 4

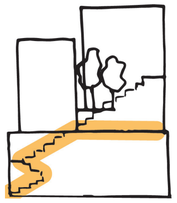
0 10 m



C2: Sightlines & route

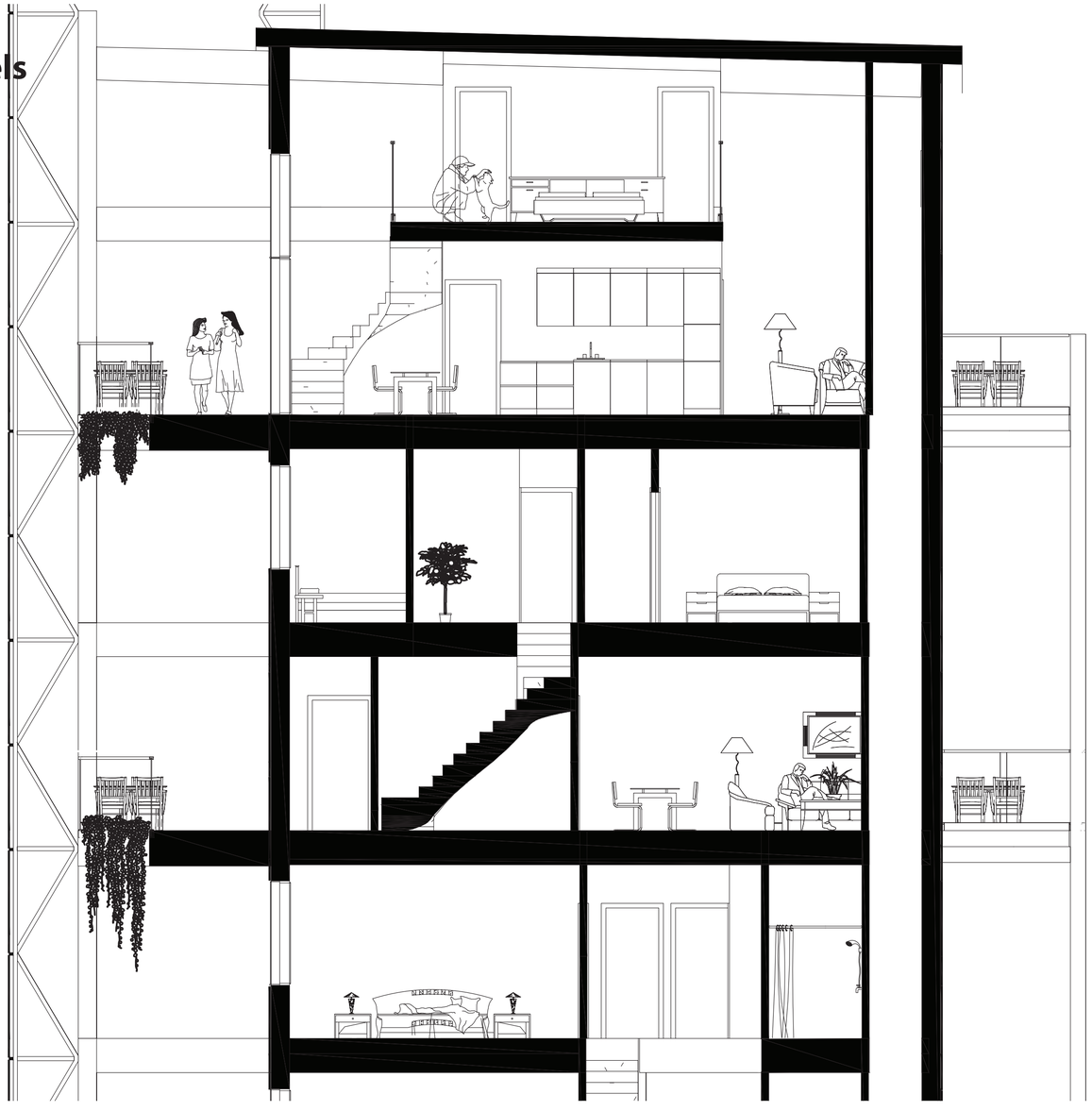
C3: Public space on higher levels

Impression: "Buurthof"



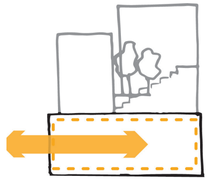
C2: Sightlines & route

C3: Public space on higher levels



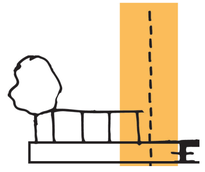
Section detail

A



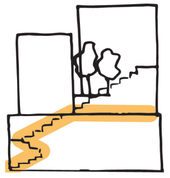
Unite

B



Transition

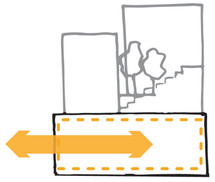
C



Connect

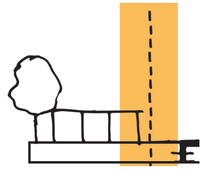
Conclusion

A



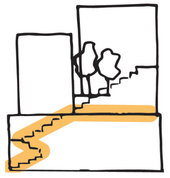
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B

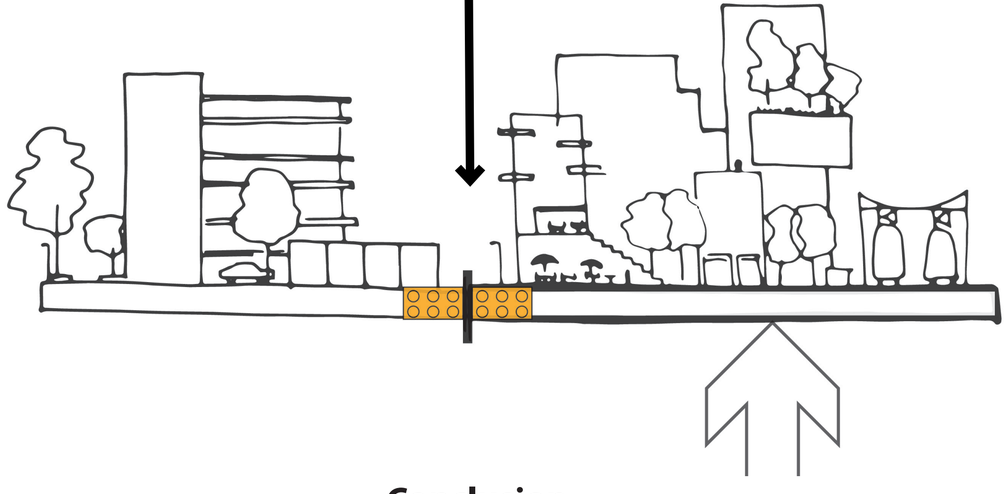


Transition

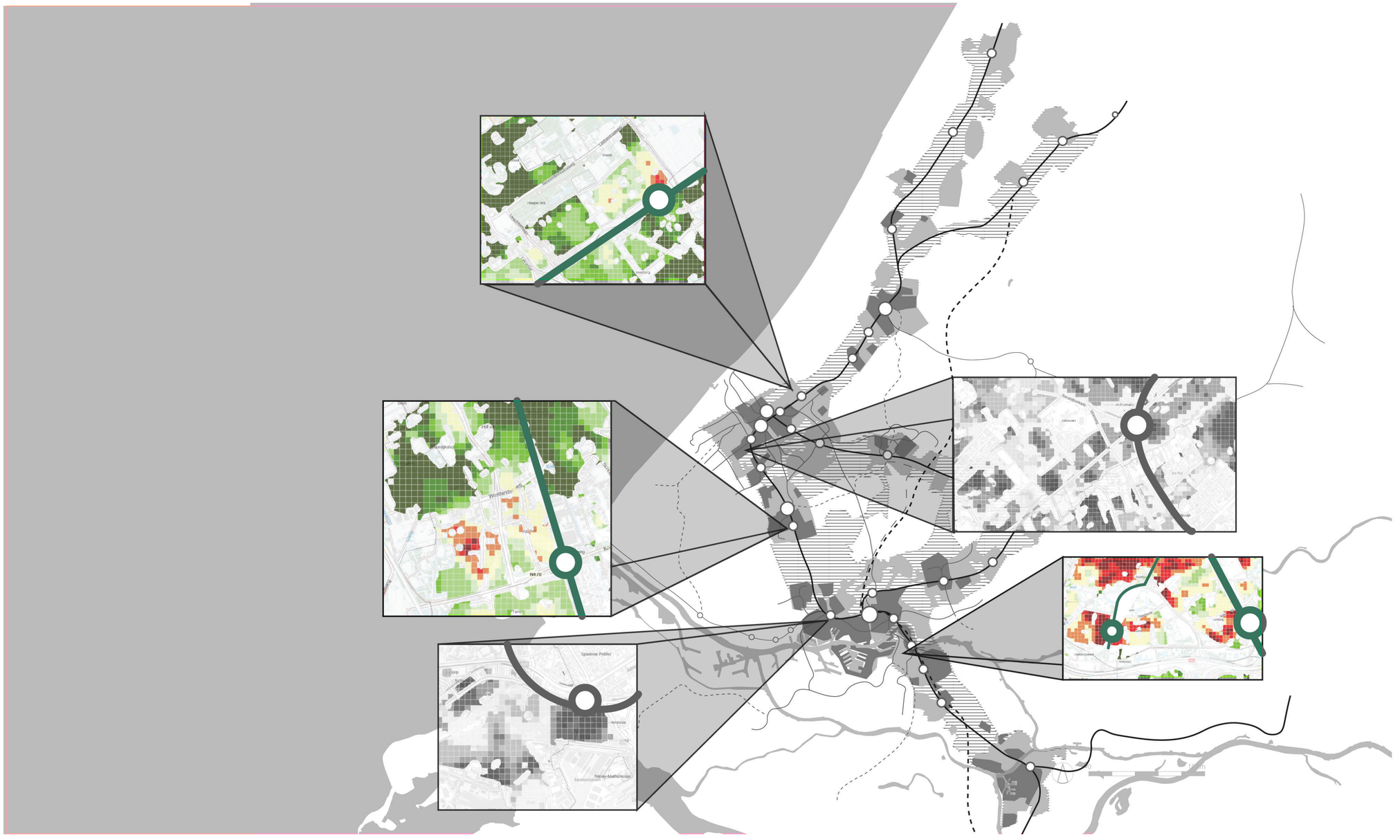
C



Connect



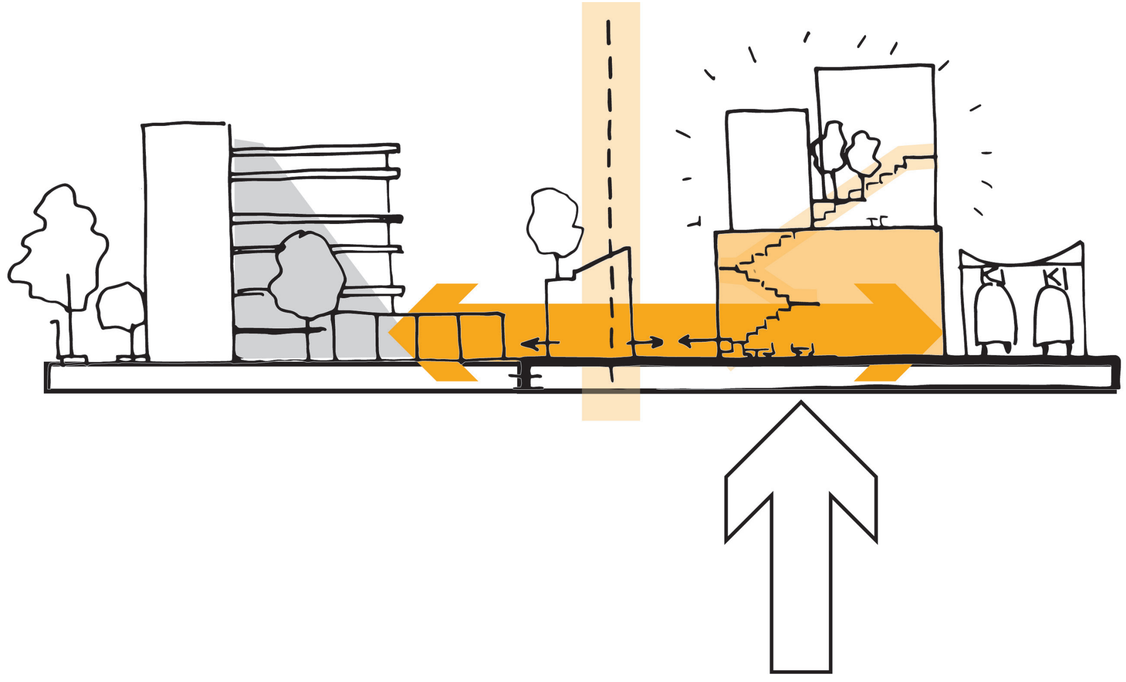
Conclusion



Conclusion

Core of my strategy....

.... Is the role of the architect/urbanist



Reflection

Thank you,

