

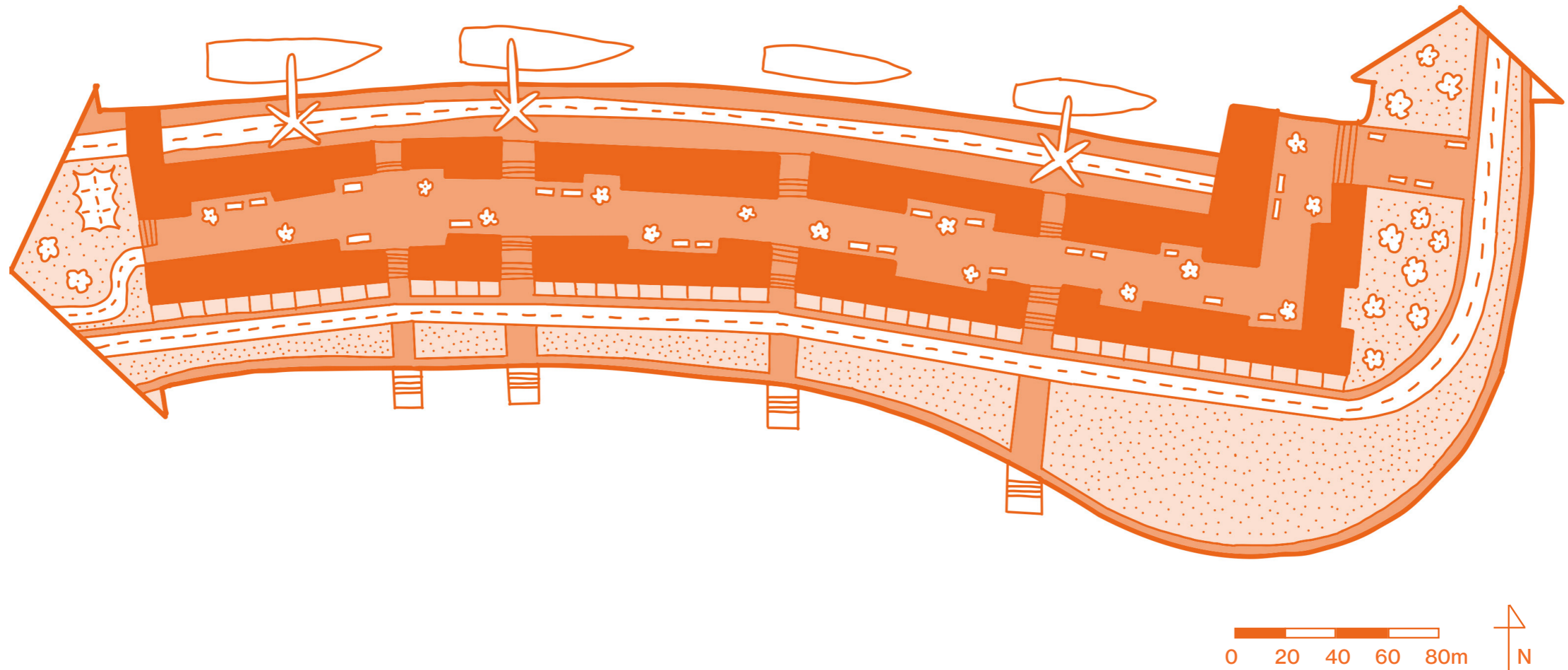
Towards a Coherent Urban Narrative

Creating Spatial and Historical Continuity on 'T Eiland in Vlissingen



P5 Presentation
Emma Wempe
14-01-2025

Designing A New Neighbourhood



In A Peripheral Dutch City



Zeeland



Walcheren



Vlissingen Municipality



Vlissingen City



't Eiland

Surrounded By Water

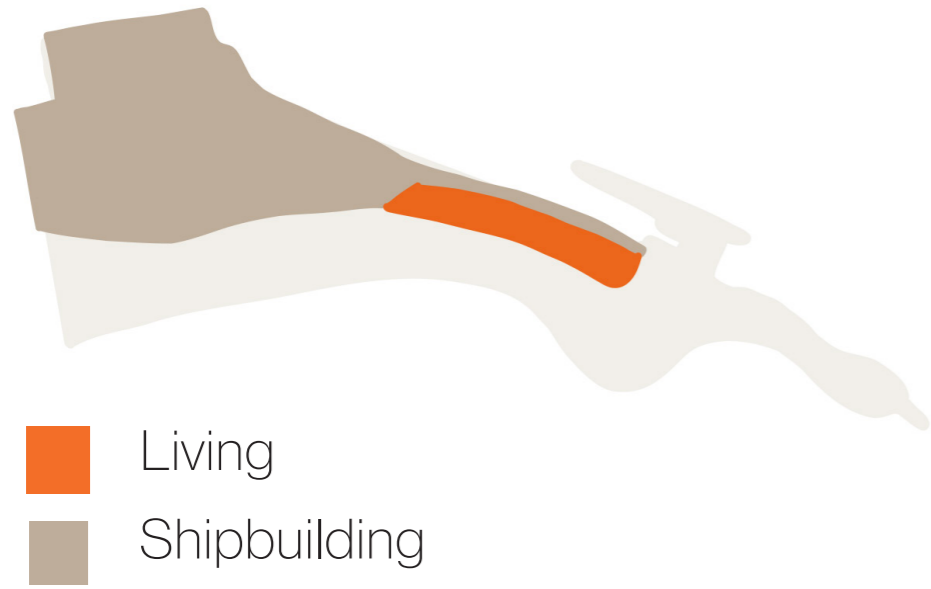


A Transit Zone To Be Redeveloped

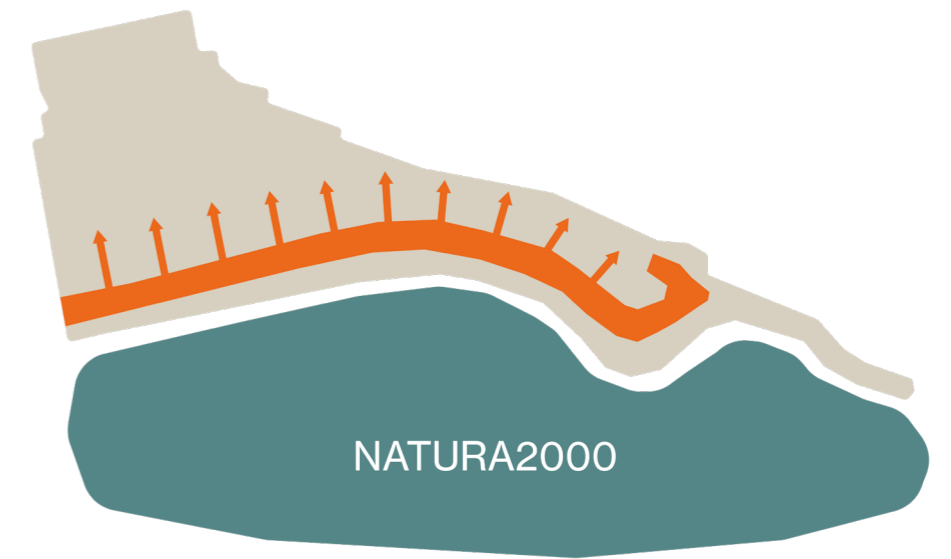


Zeeuws Archief, 2015

Shipbuilding And Living



A Dike To Be Raised



An Island

*“Here, you feel **freedom. Openness. Solidarity.**”*

*“It’s an island, after all, that sense of **‘us versus the world’** comes naturally”*

PZC, 2011



An Unpolished Area

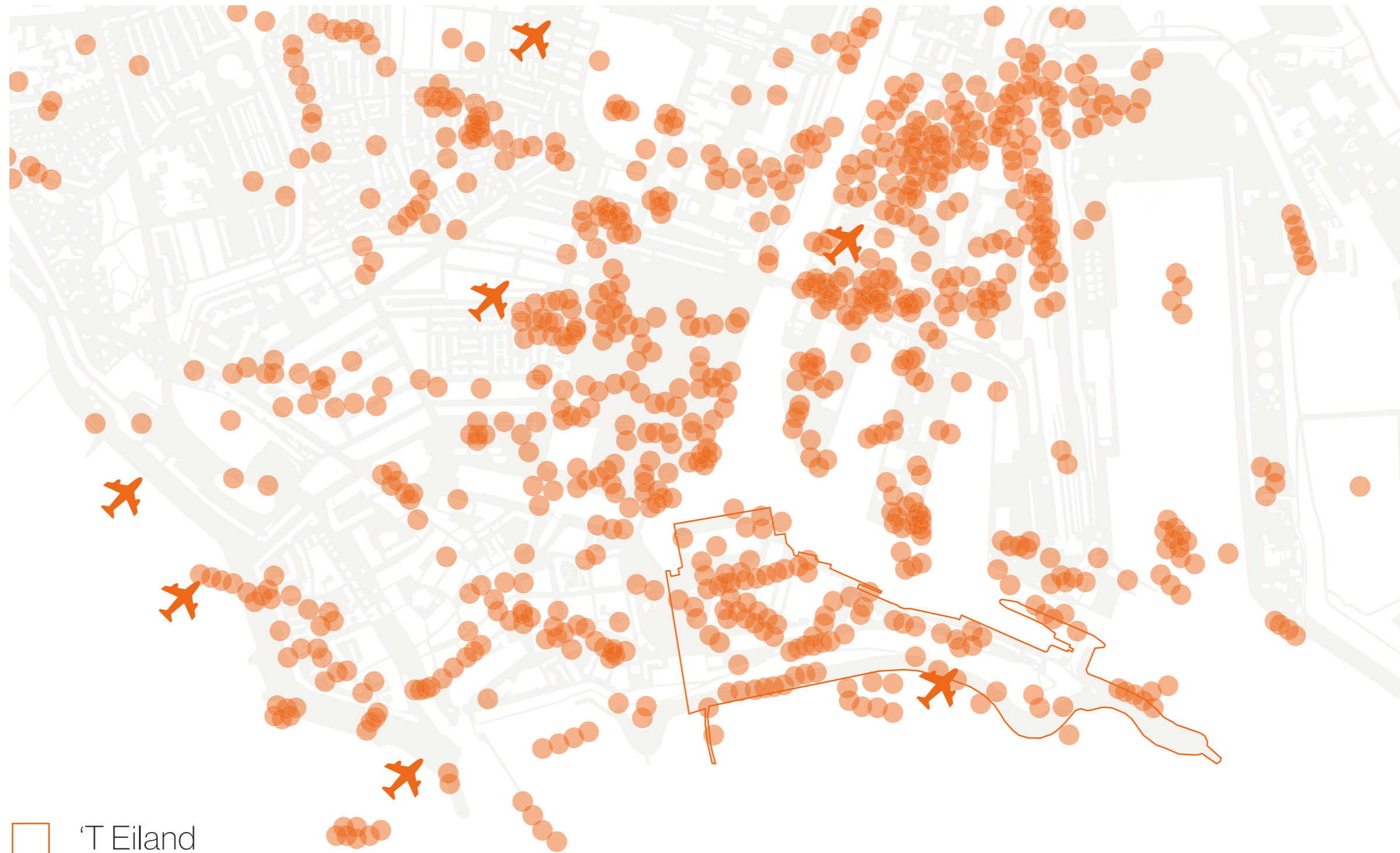


A Unique History



Zeeuws Archief, n.d.

Destroyed During The Second World War



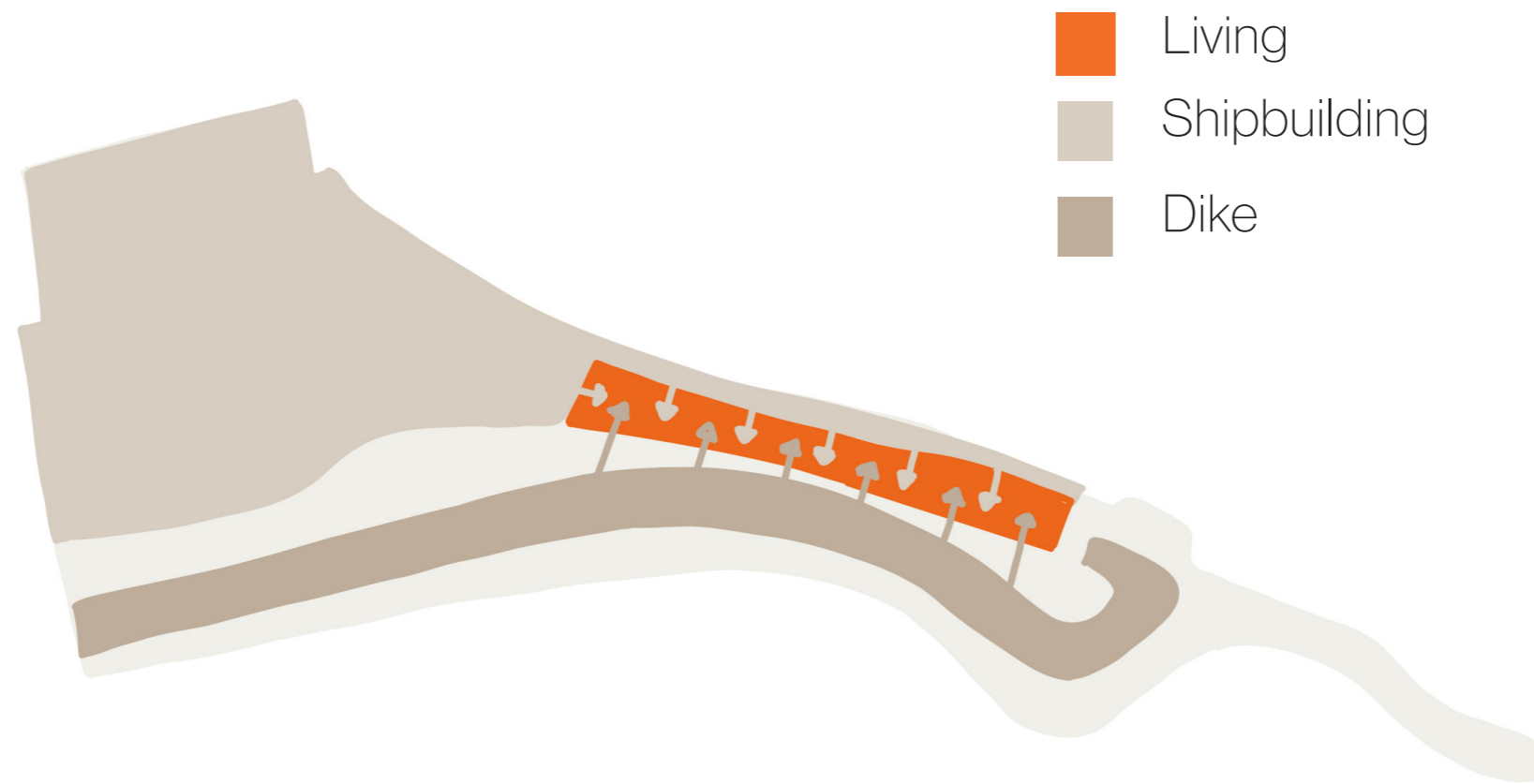
- 'T Eiland
- WWII Bomb
- ✈ WWII Crashed Airplane

An Erased Past



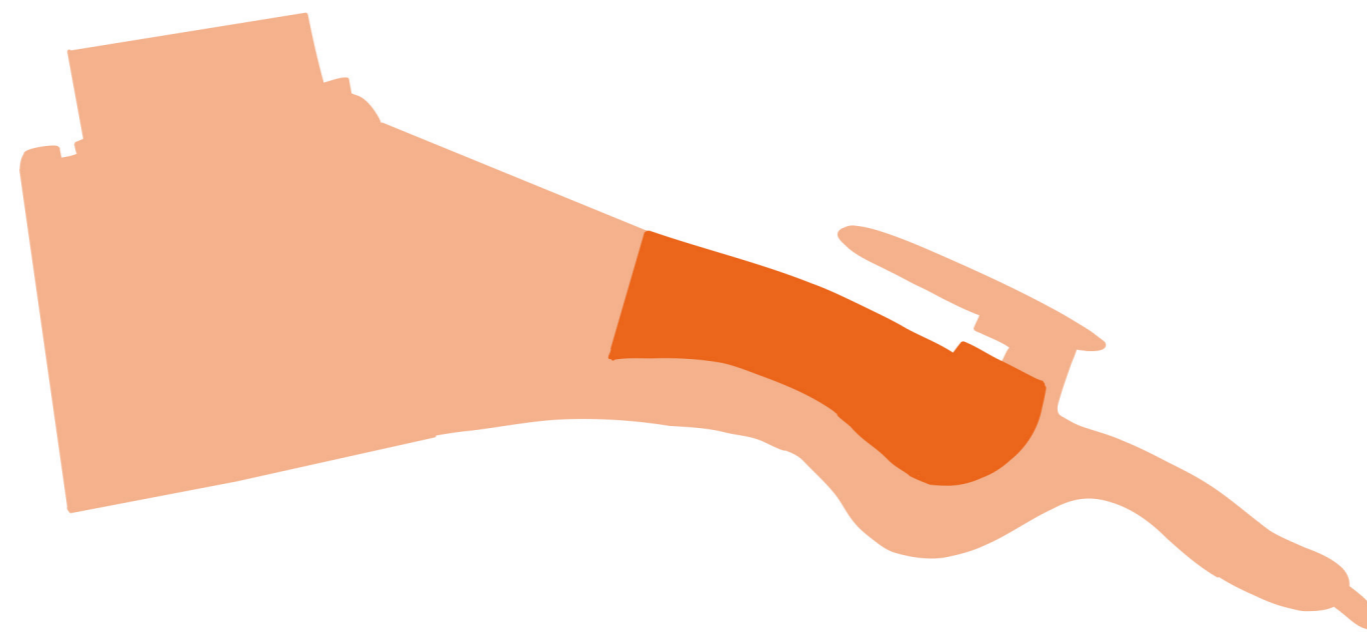
Zeeuws Archief, n.d.



An Area With A Complex Design Challenge



Research Question

“How can the design for ‘t Eiland **respond to contemporary conditions** and demonstrate how **historical continuity** can be achieved in the urban context?”



-  'T Eiland
-  The Station Quarter

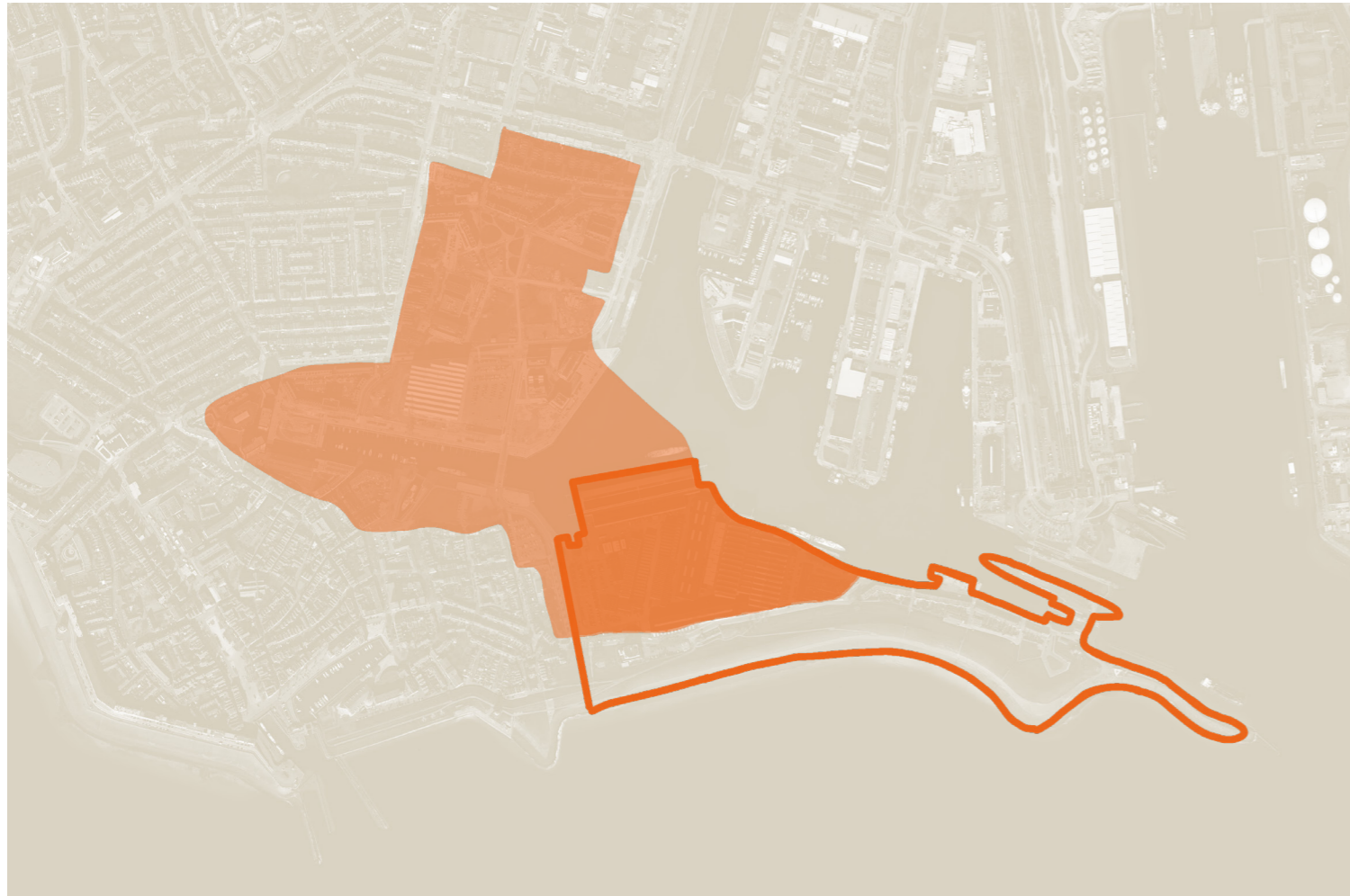
The Meaning Of Shipbuilding



Zeeuws Archief, n.d.

- Image of the City
- Impact on Daily Life
- Pride of the City
- A New Port
- A Lost Identity

The Last Remnant



Google Earth, 2025

- Former Shipbuilding Site
- Current Shipbuilding Site
- 'T Eiland



Reintroducing A Lost Function

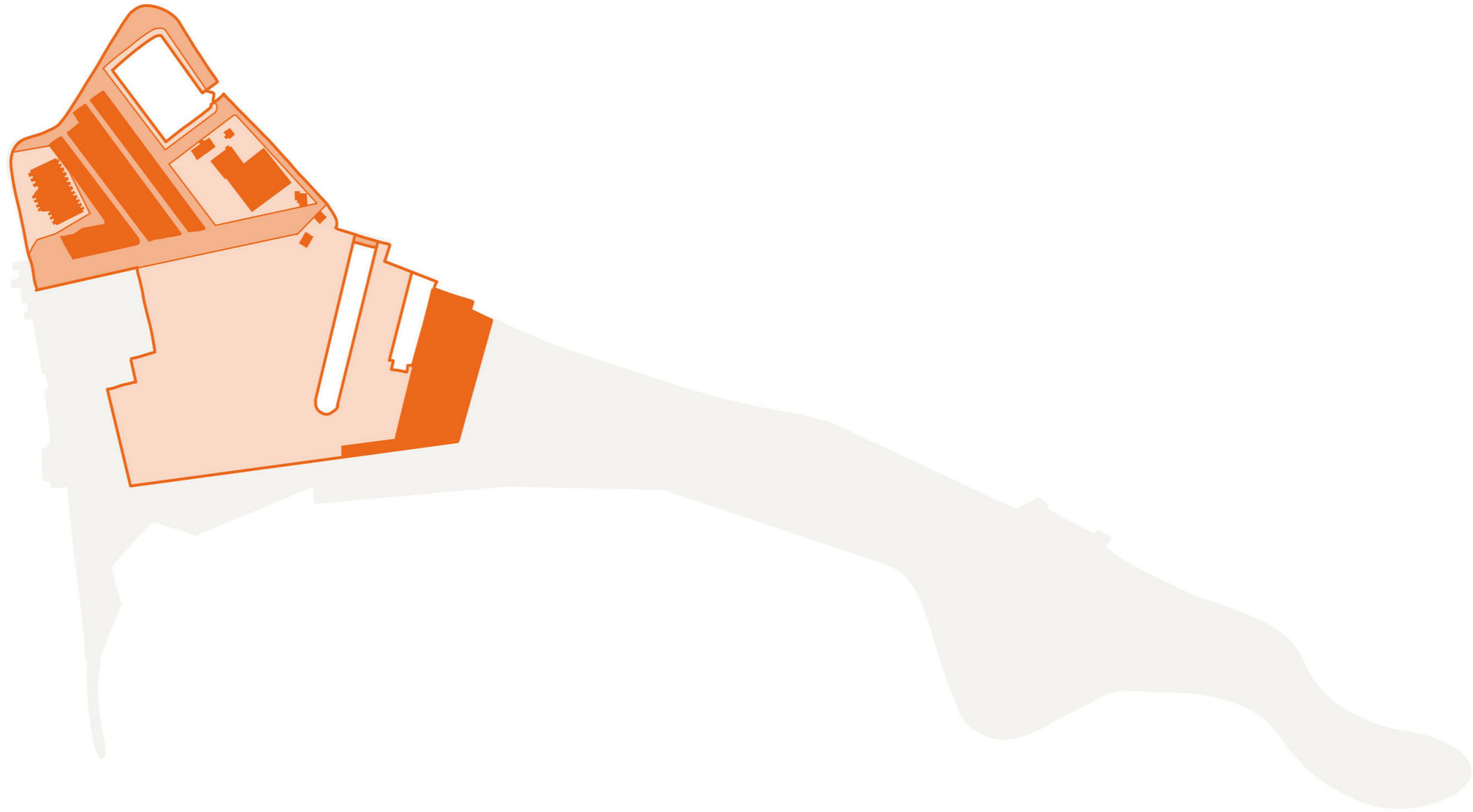


Zeeuws Archief, n.d.

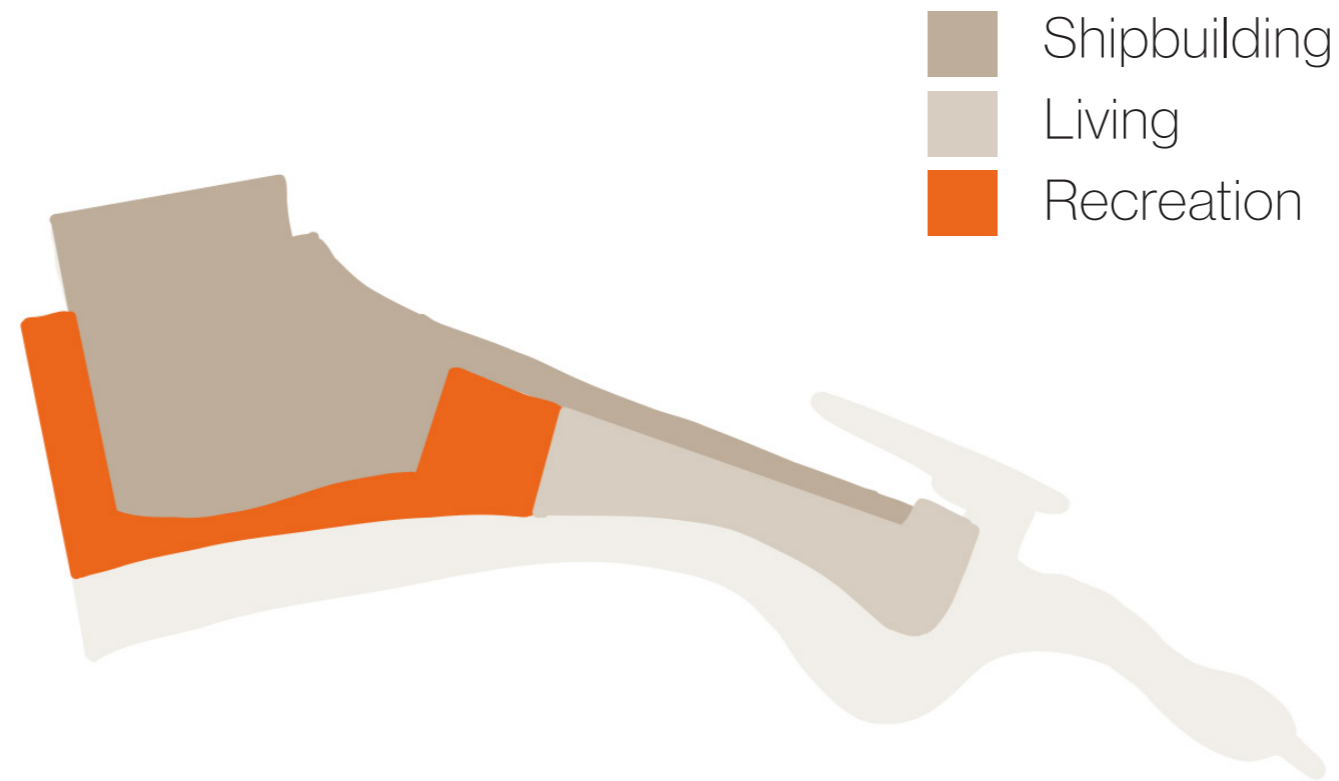


Zeeuws Archief, n.d.

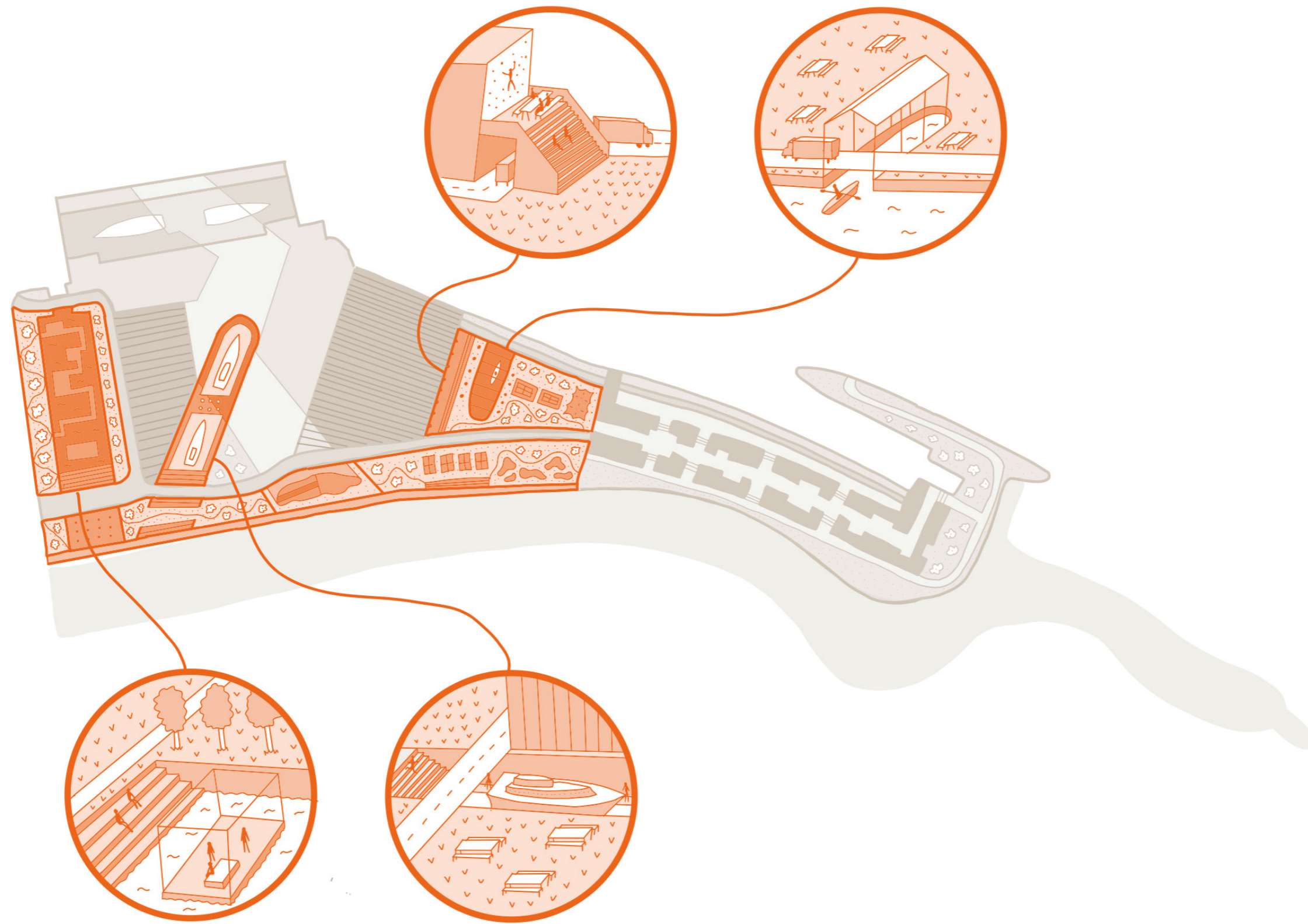
Reintroducing A Lost Function



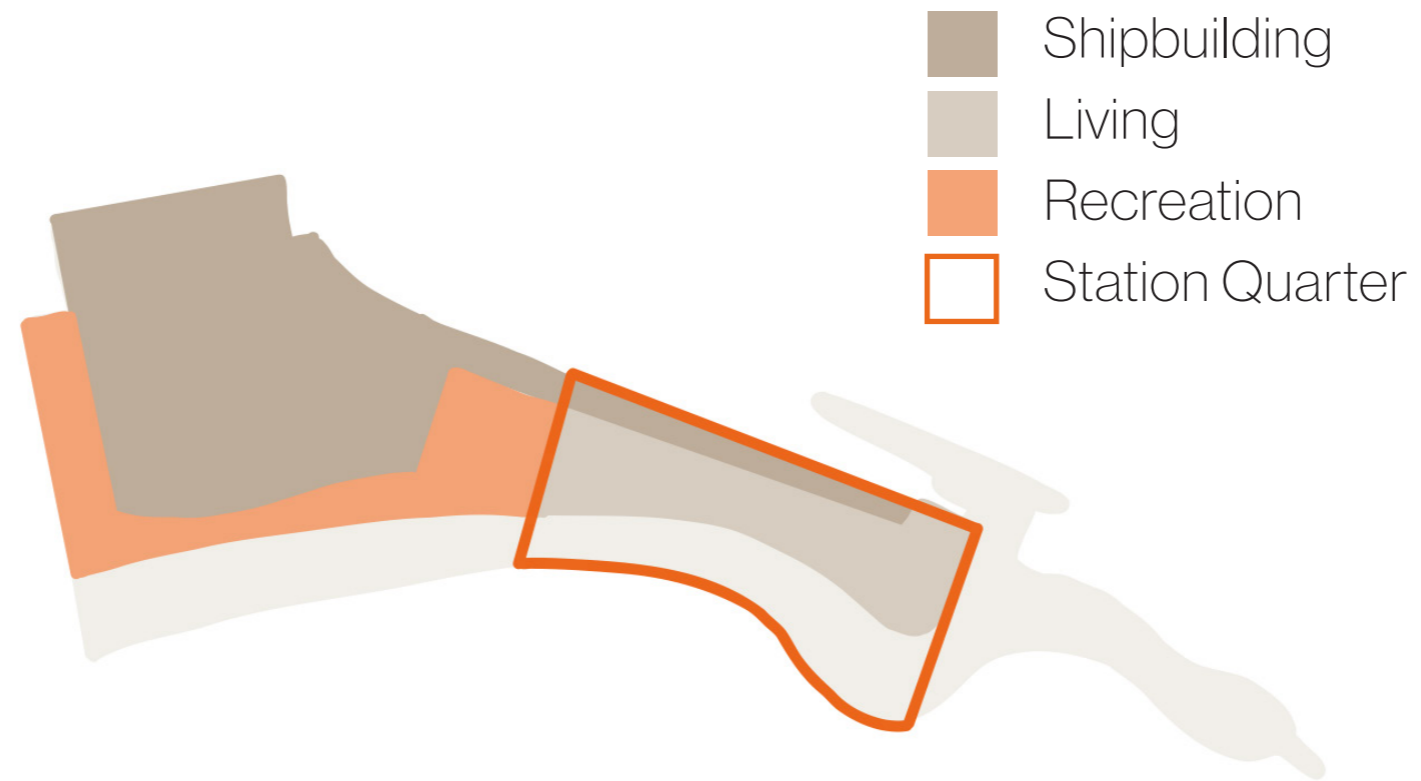
A Buffer To Minimize Noise Pollution



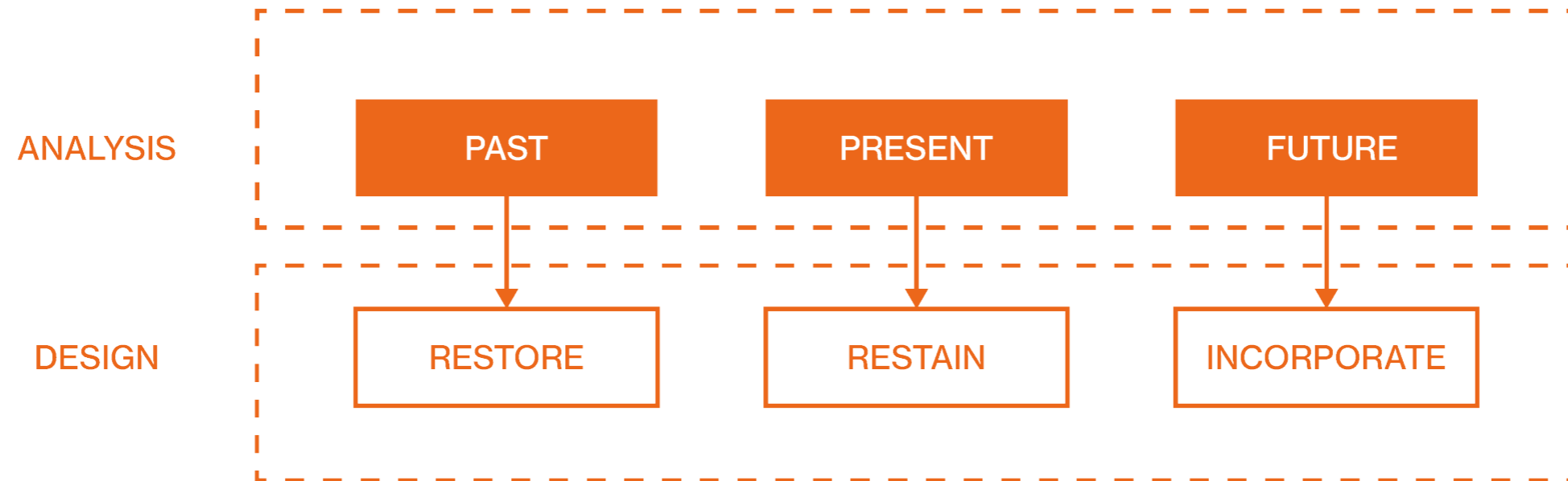
Recreation As A Divider And Connector







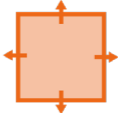

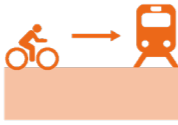



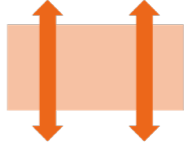
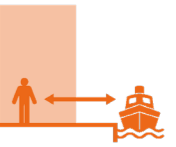






The Exception



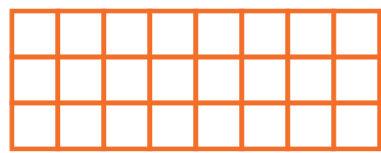
A Nuanced Approach



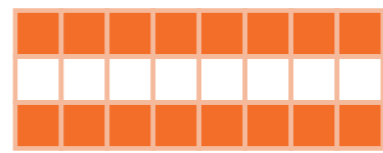
The Strategies And The Objectives

RESTORE	 <p>DIKE STREET</p>	 <p>INDUSTRIAL ACTIVITY</p>	 <p>HUMAN SCALE PUBLIC SPACE</p>	 <p>HIGH HOUSING DENSITY</p>	 <p>MULTI-ORIENTED FACADES</p>	 <p>CROSS STREET ACTIVITY</p>
RETAIN	 <p>STATION TRANSIT</p>	 <p>SHIP QUAY</p>	 <p>INFORMALITY</p>	 <p>SPATIAL APPROPRIATION</p>	 <p>PERPENDICULAR SIGHTLINES</p>	 <p>SHIPBUILDING INTERACTION</p>
INCORPORATE	 <p>DIKE ELEVATION</p>	 <p>NUISANCE MINIMAZATION</p>	 <p>SPATIAL DIVERSITY</p>	 <p>FUNCTIONAL FLEXIBILITY</p>	 <p>TYPOLOGICAL DIVERSITY</p>	 <p>GRADUAL TRANSITIONS</p>

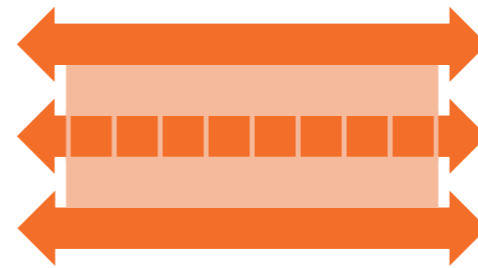
Design Principle



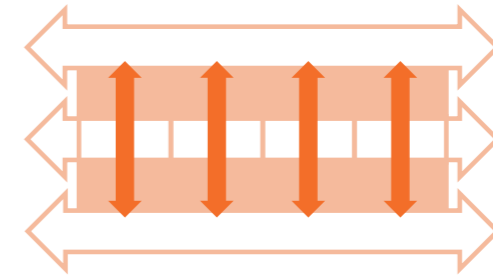
1 Framework



2 Building Volumes

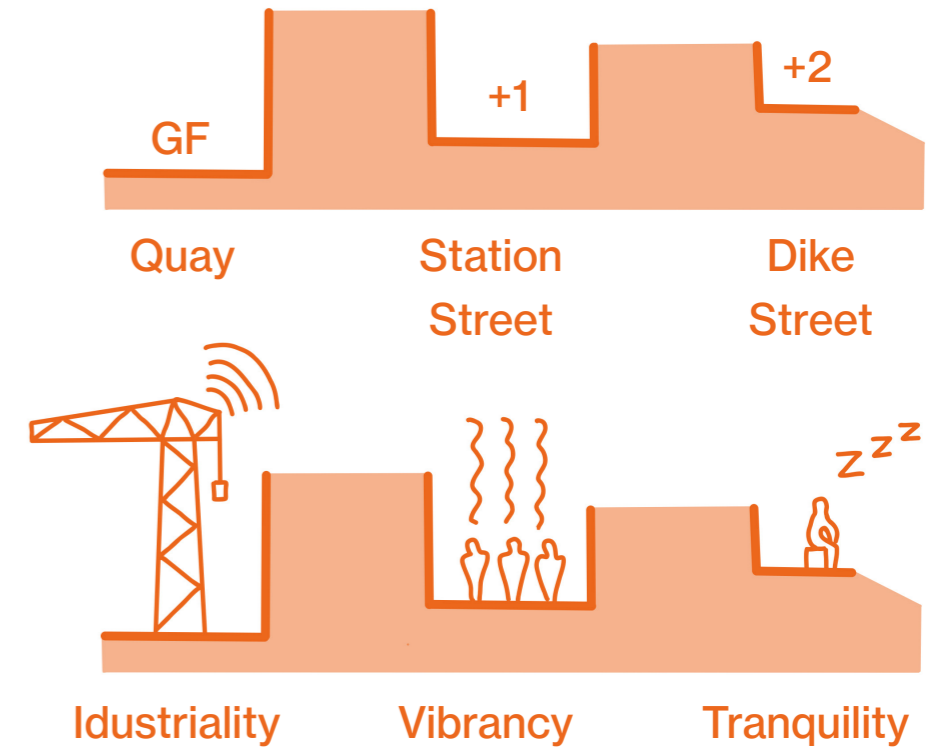
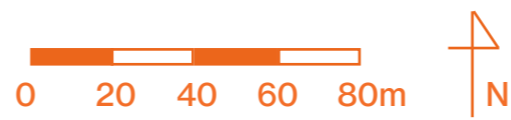
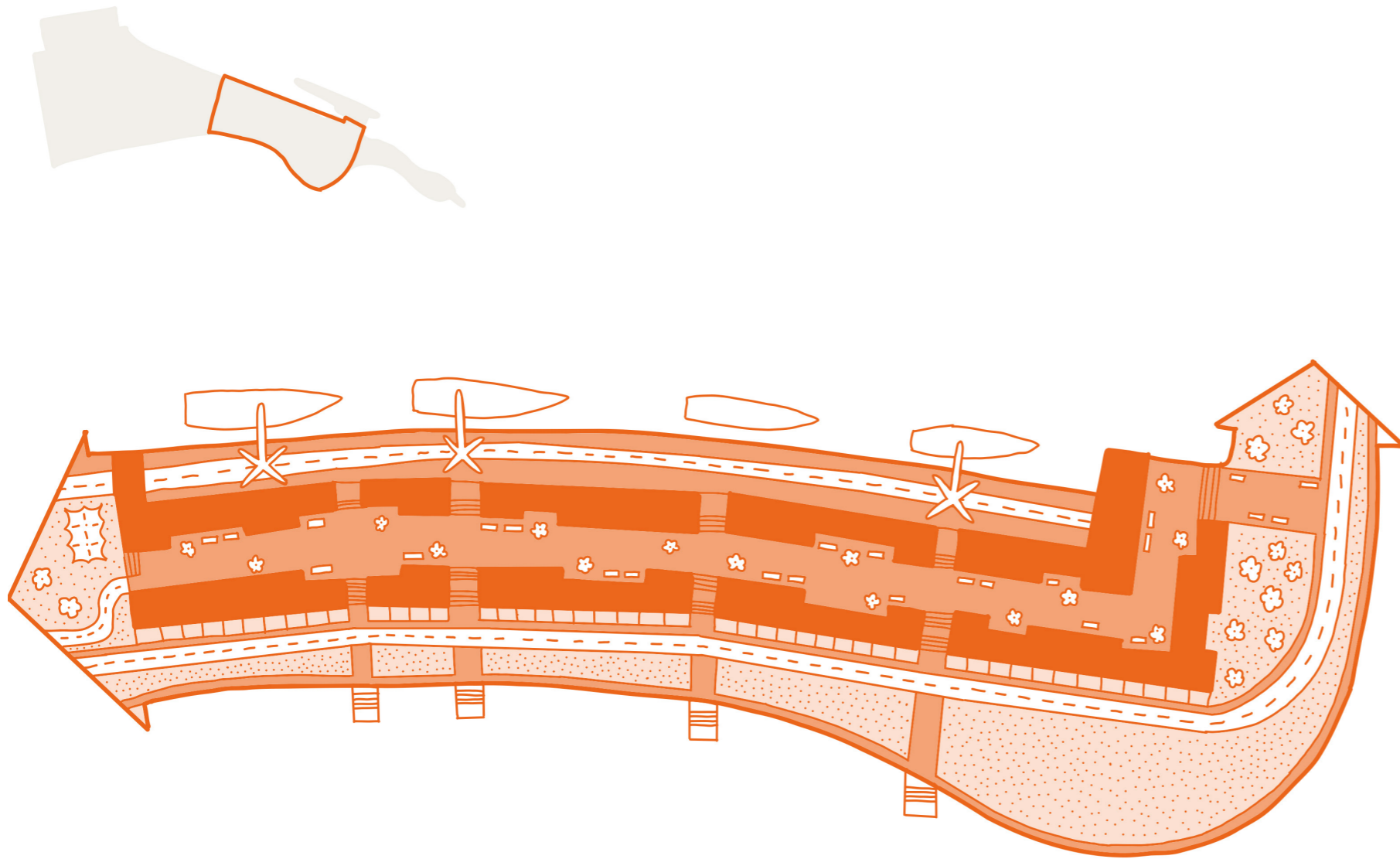


3 Parralel Axes

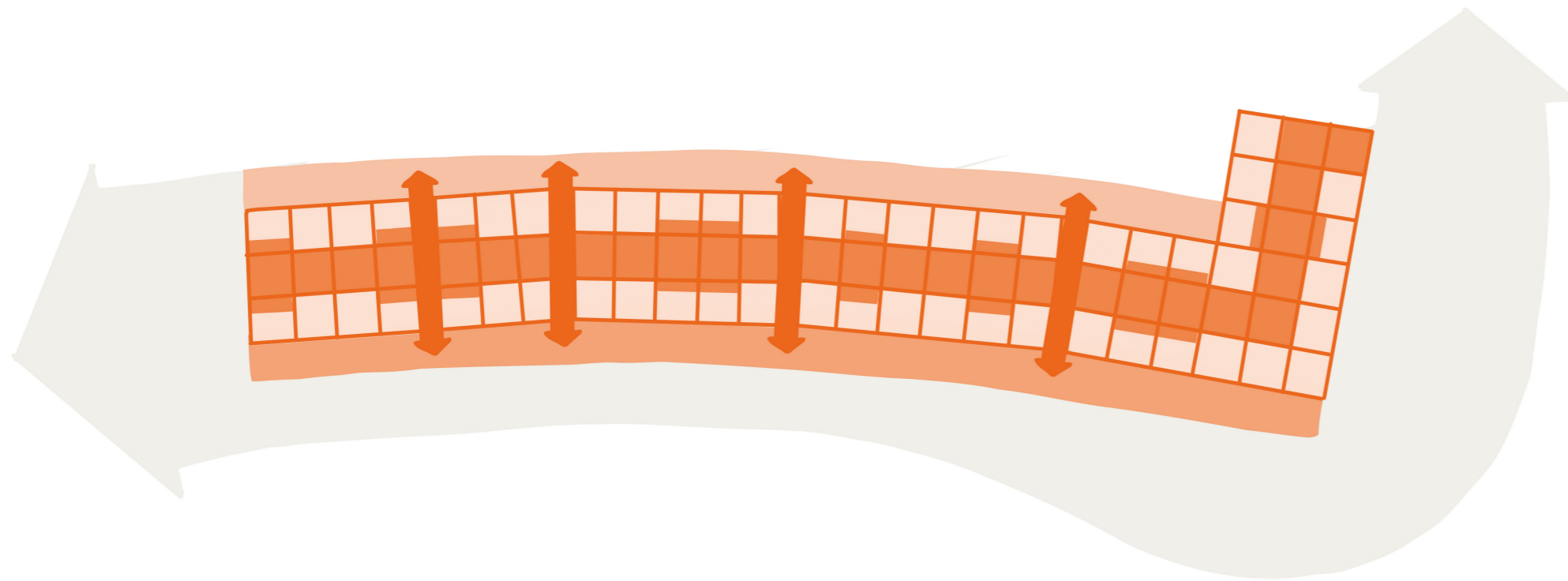








4 Cross Connections

A New Station Quarter

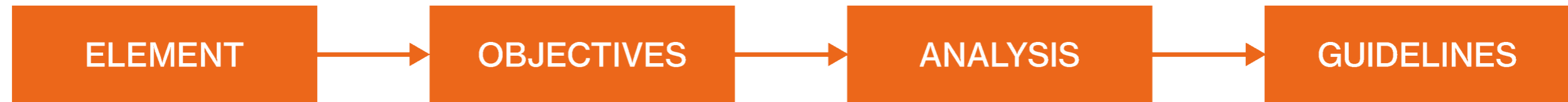


The Elements

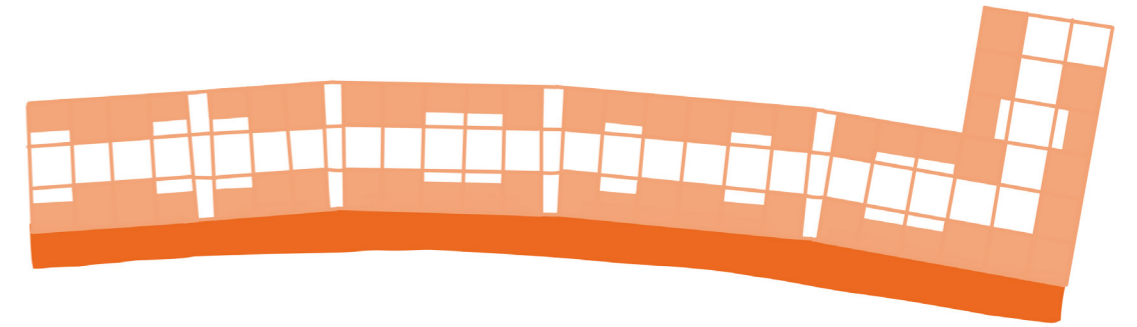


-  The Framework
-  The Building Blocks
-  The Quay
-  The Dike Street
-  The Station Street
-  The Transverse Streets

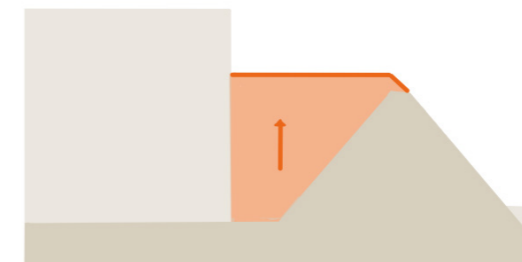
The Concept, The Rationale, The Implication



The Dike Street

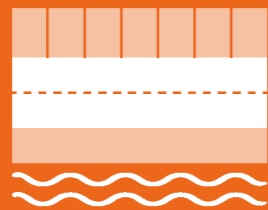


- Dwellings
- Gardens
- Station Route
- Dike Reinforcement
- Viewing Platforms



The Objectives

RESTORE



DIKE
STREET

RETAIN



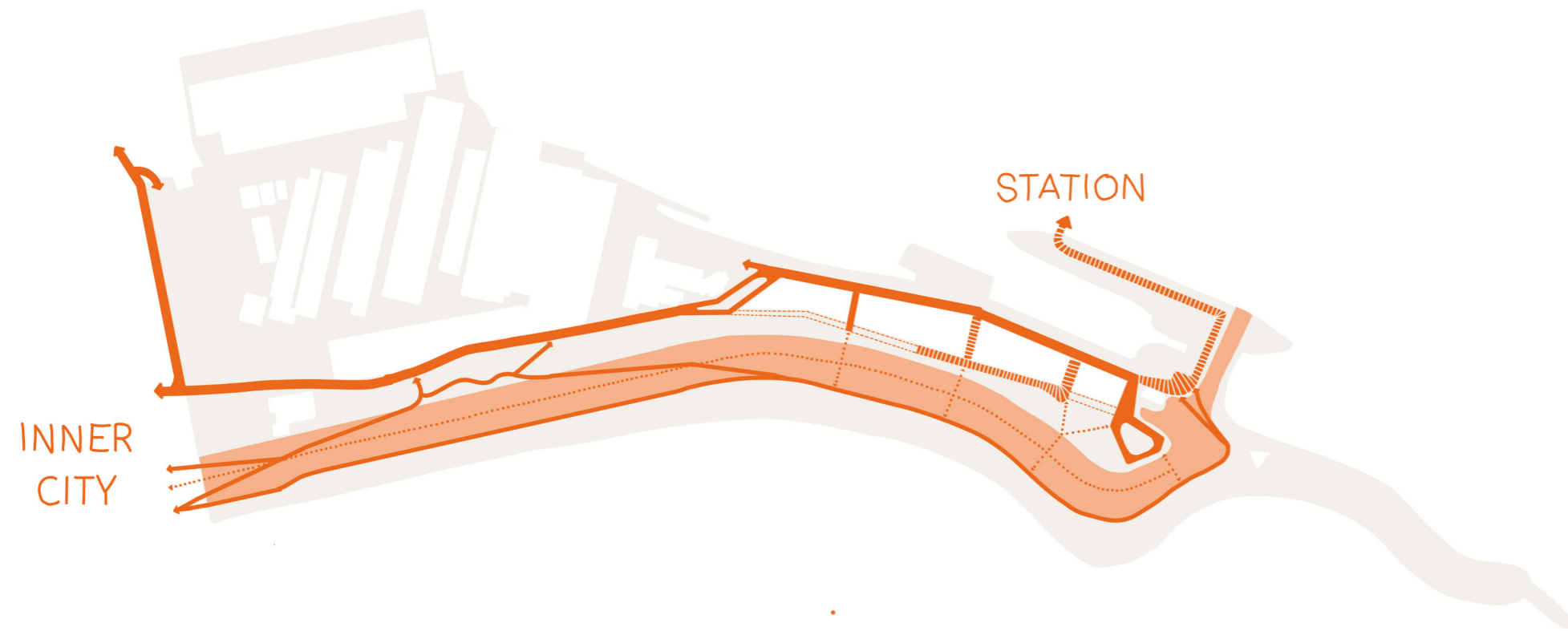
STATION TRANSIT

INCORPORATE



DIKE ELEVATION

The Analysis

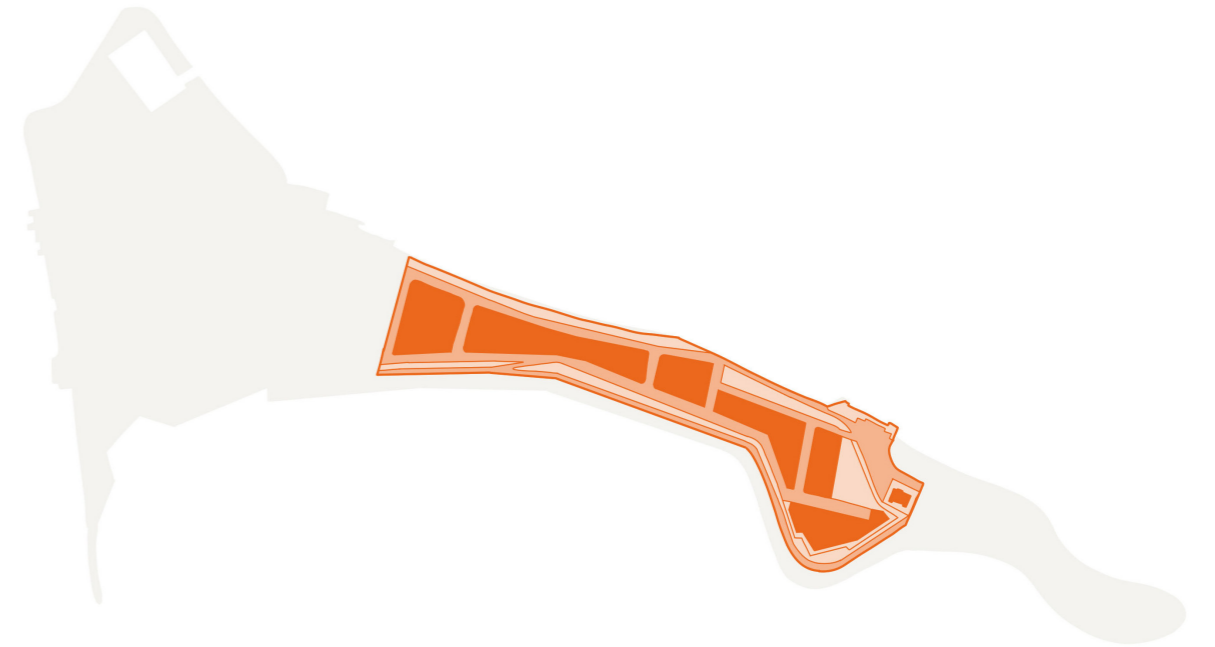


- Dyke
- Main Road
- Secondary Streets
- Mixed Cycle and Pedestrian
- Missing Connections
- Unpaved Path

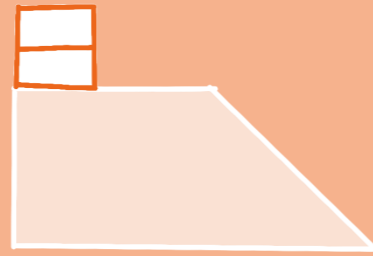
The Analysis



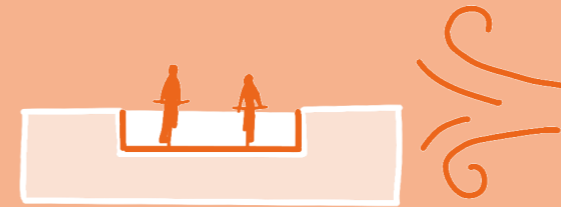
Zeeuws Archief, n.d.



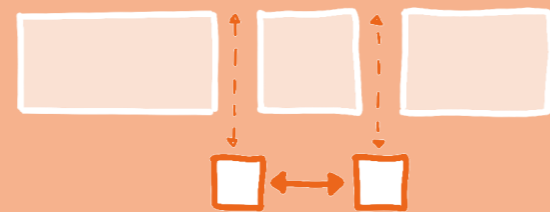
The Guidelines



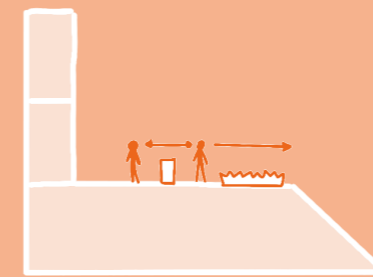
Limited Building Height



Sunken Cycle Route.

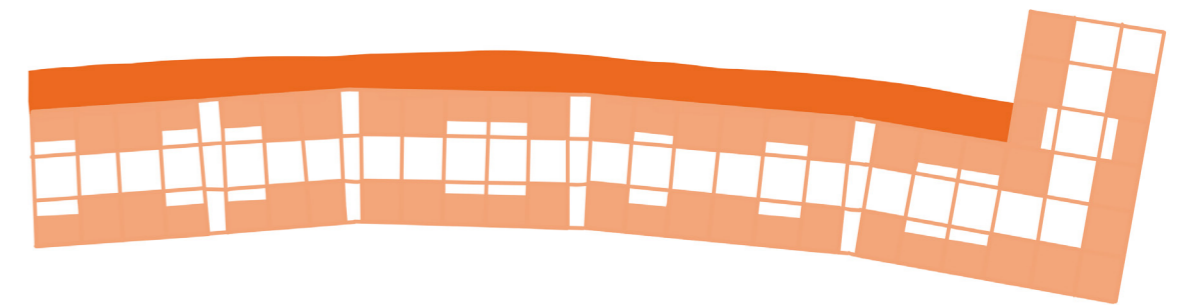


Viewing Platforms

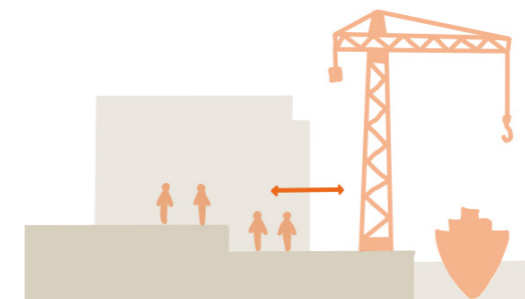


Low Boundaries

The Quay

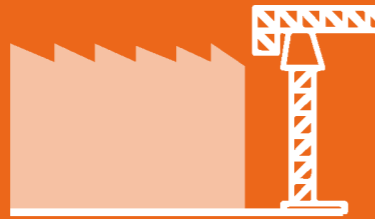


- Shipbuilding and Living
- Ships And Cranes
- Visual Exposure
- Not Publicly Accessible
- Workspace



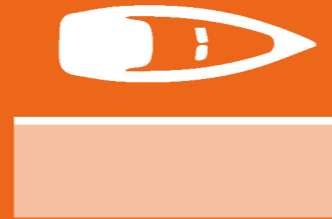
The Objectives

RESTORE



INDUSTRIAL ACTIVITY

RETAIN

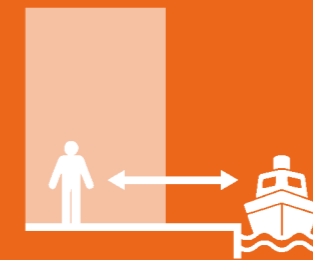


SHIP
QUAY

INCORPORATE



NUISANCE
MINIMAZATION



SHIPBUILDING
INTERACTION

The Analysis



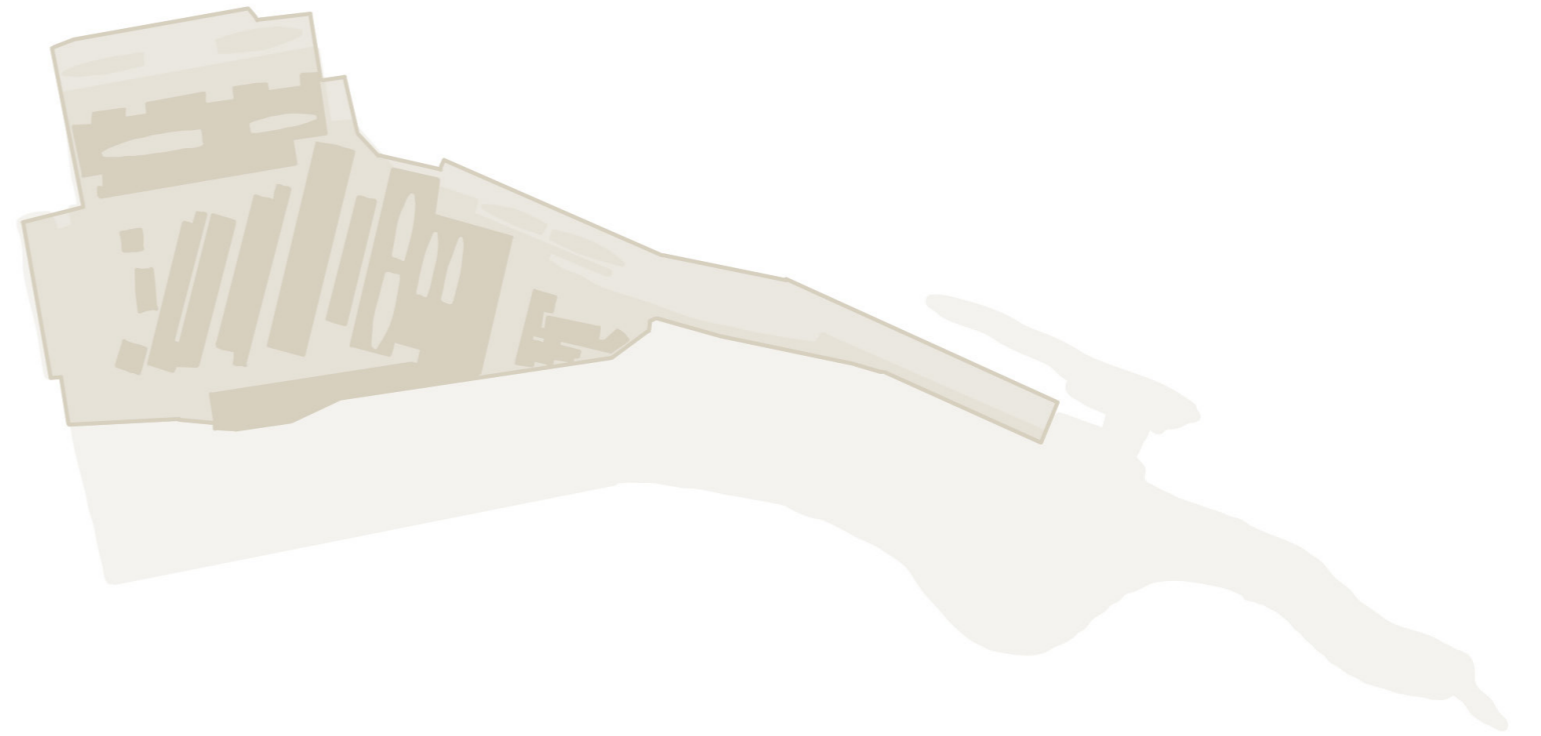
Zeeuws Archief, n.d.



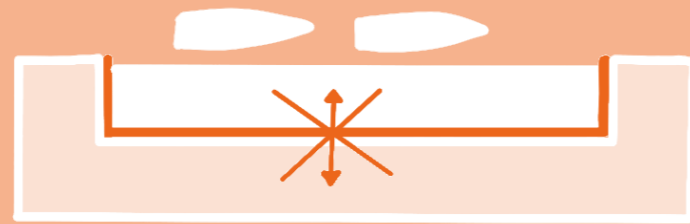
Zeeuws Archief, n.d.



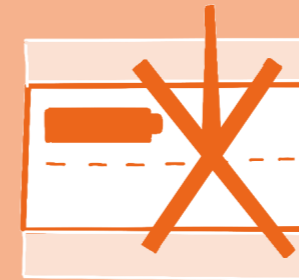
The Analysis



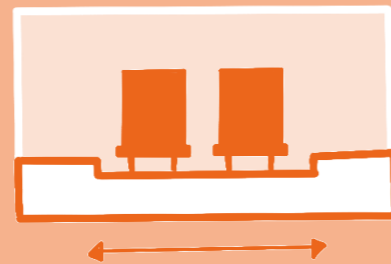
The Guidelines



Restricted Acces



Heavy Load Zone

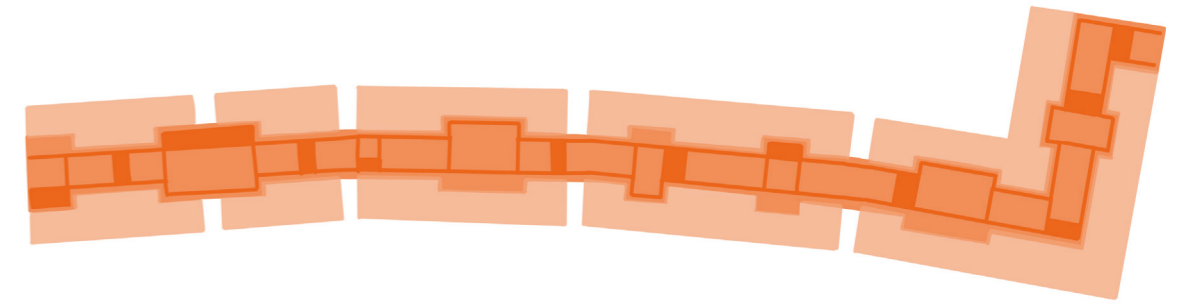


Freight Traffic



Transparent Barrier

The Station Street



- Main Public Space
- Streets And Squares
- Elevated Public Space
- Pedestrian Zone
- Active Plint



The Objectives

RESTORE



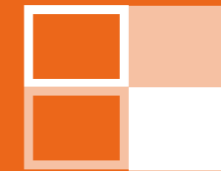
HUMAN SCALE
PUBLIC SPACE

RETAIN



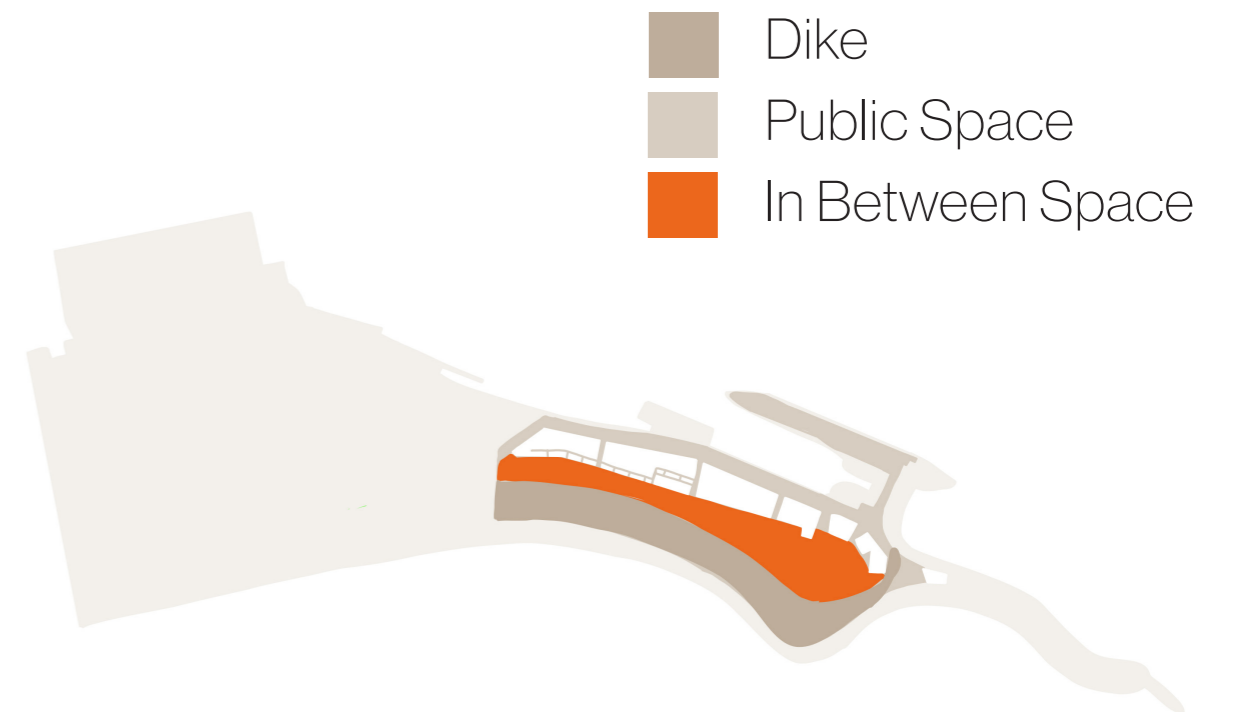
INFORMALITY

INCORPORATE

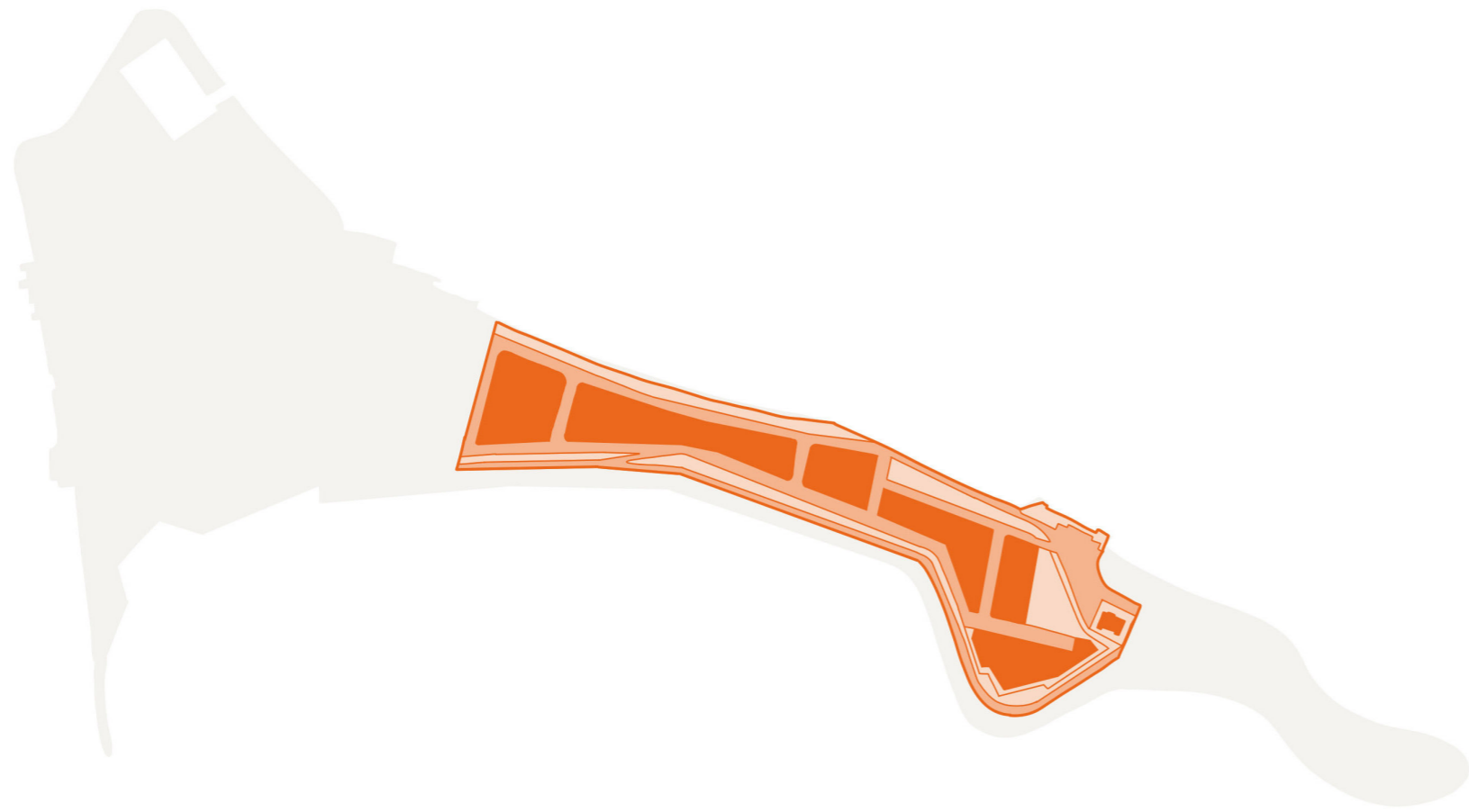


SPATIAL DIVERSITY

The Analysis



The Analysis



Zeeuws Archief, n.d.

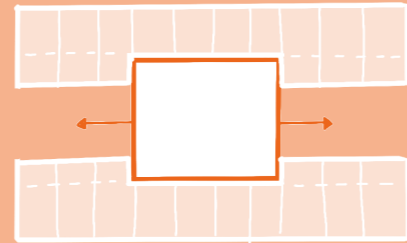
The Analysis



The Analysis



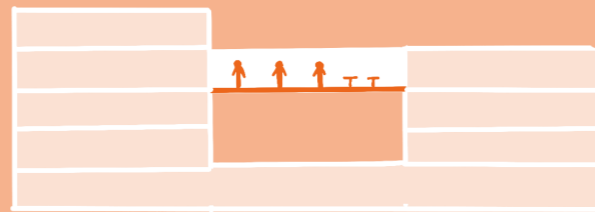
The Guidelines



Central Public Space



Integrated Parking Solution

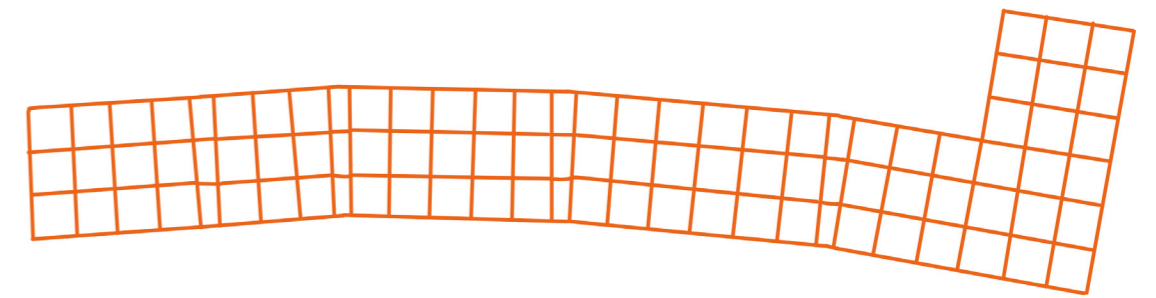
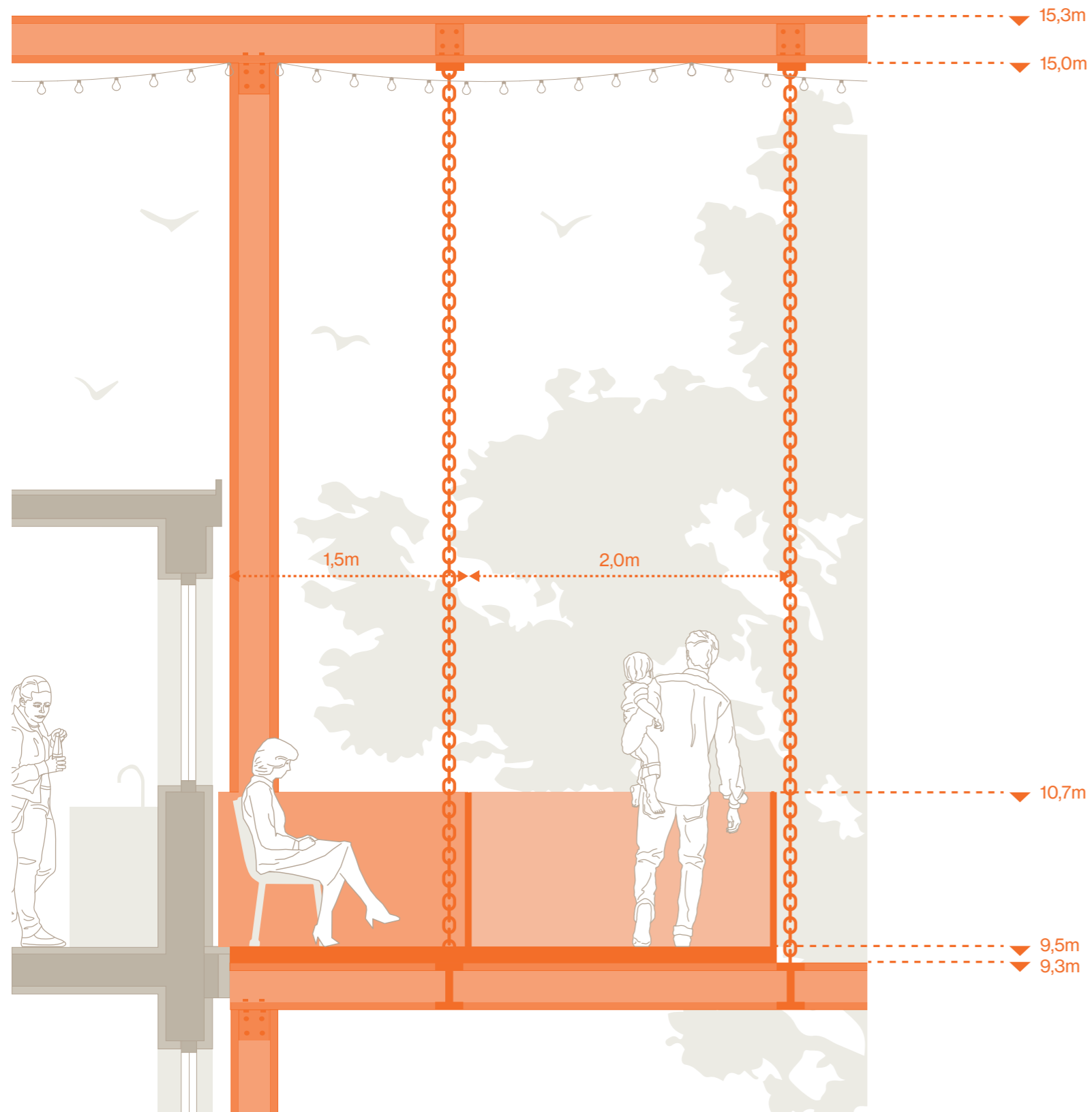


Elevated Semi Public Space

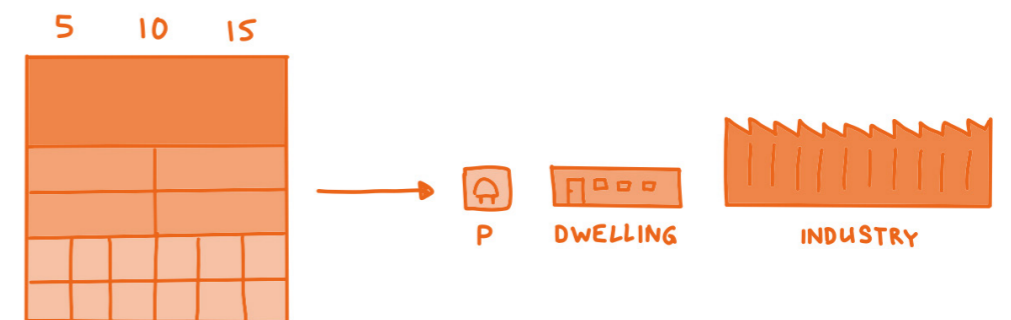


Native Planting

The Framework



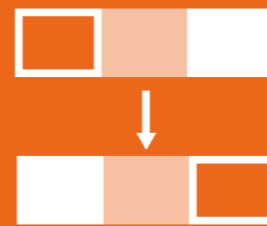
- Elevated Public space
- Steel Structure
- Unity
- Industrial sizing
- Chancing Programm



The Framework



INCORPORATE



FUNCTIONAL
FLEXIBILITY



▲ Kommer (links) en Arnout Damen zijn twee van de verdachten in de rechtszaak rond Damen Shipyards. © Marco De Swart Fotografie / Arle Kievit / Damen Shipyards Group

Rechtbank streept 75 getuigen weg in zaak-Damen: andere 26 moeten over hele wereld worden verhoord

De rechtszaak tegen Damen Shipyards, de grootste scheepsbouwer van Nederland, kan pas verdergaan als 26 getuigen zijn gehoord. Dat kan maanden duren, want sommige van die mensen wonen aan de andere kant van de wereld.

PZC, 2026



▲ Nederland gaat de komende 25 jaar voorbij de 19,5 miljoen inwoners. © Dirk-Jan Gjeltema

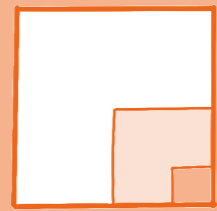
Vlissingen telt in 2050 iets meer inwoners dan nu, vergelijkbare gemeenten groeien nog harder

VRAAG & ANTWOORD

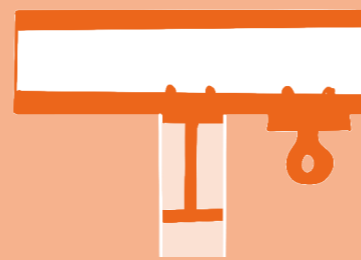
Het aantal inwoners van de gemeente Vlissingen gaat de komende 25 jaar iets groeien. In 2050 wonen hier 45.860 mensen, blijkt uit een nieuwe bevolkingsprognose van onderzoeksbureau ABF in opdracht van demissionair woonminister Keijzer. Nu ligt het inwonertal nog op 45.760.

PZC, 2026

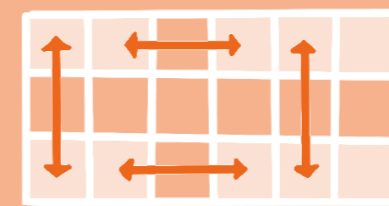
The Guidelines



Industrial Grid

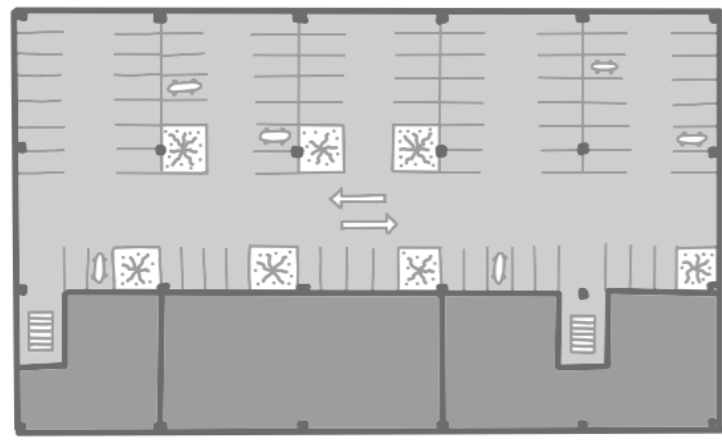


Oversized Steel Structure

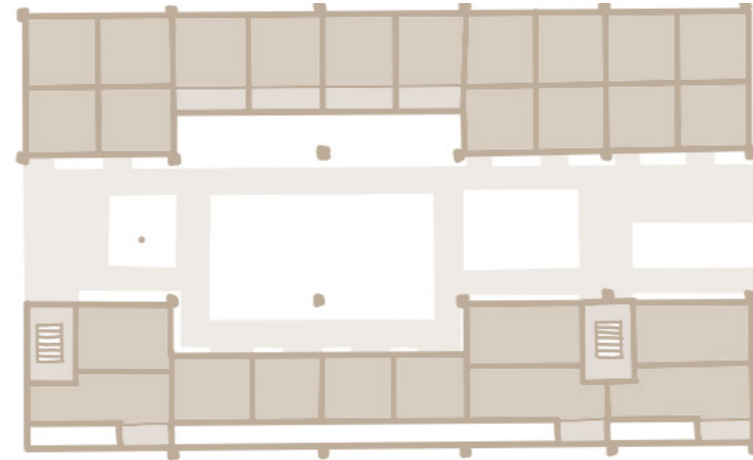


Continuous System

The Buildings



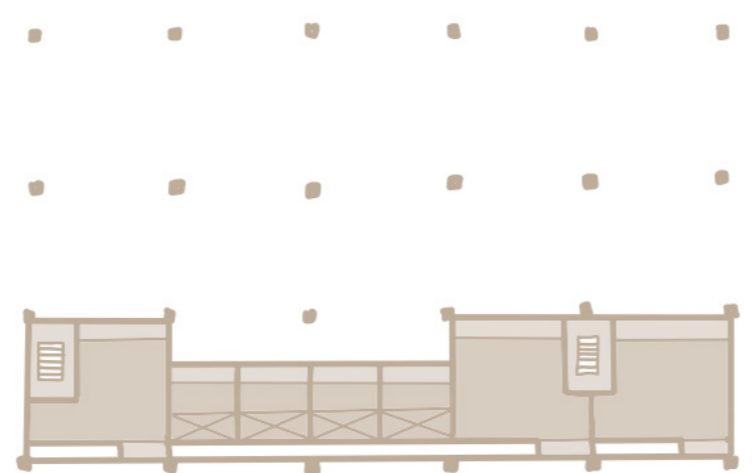
Ground Floor



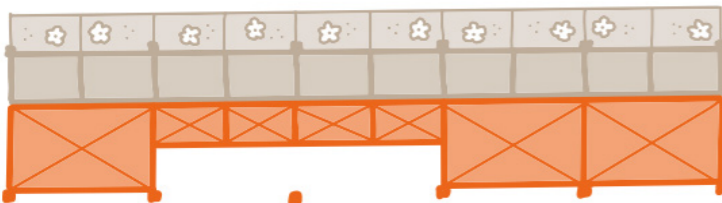
Third Floor



First Floor



Fourth Floor

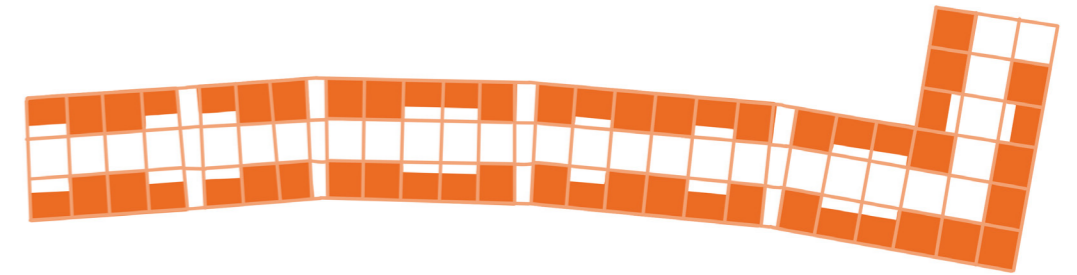


Second Floor



Sections

- Collective Amenities
- Dwelling
- Shipbuilding
- Parking

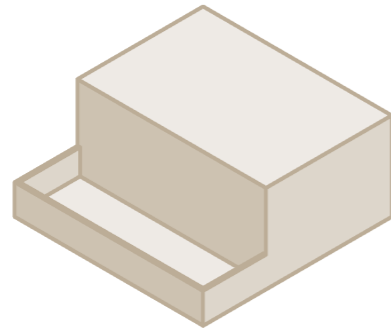


- Form
- Functions
- Floors
- Acoustic Barrier
- Private Outdoor Space
- Amount of Dwellings

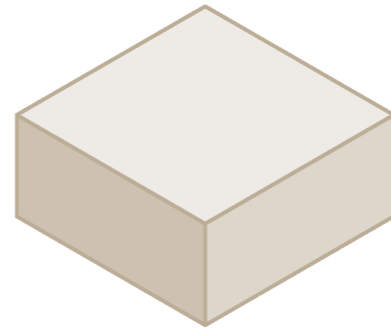
The Buildings



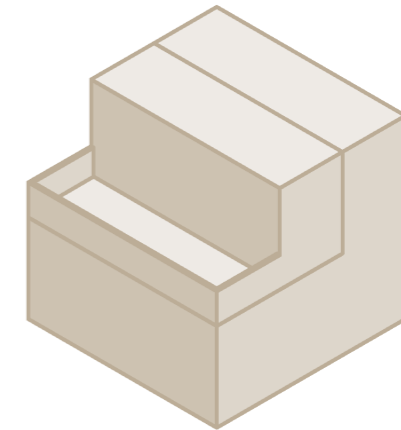
The Buildings



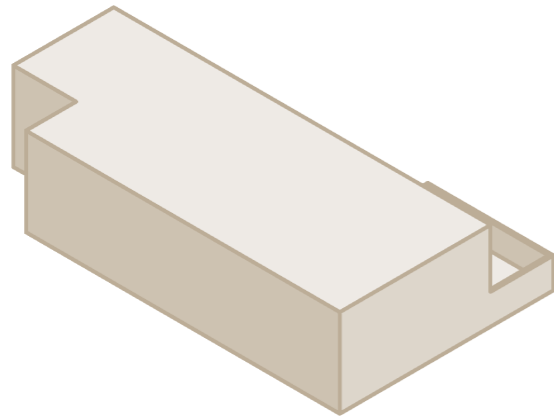
Shop Studio
35 M²



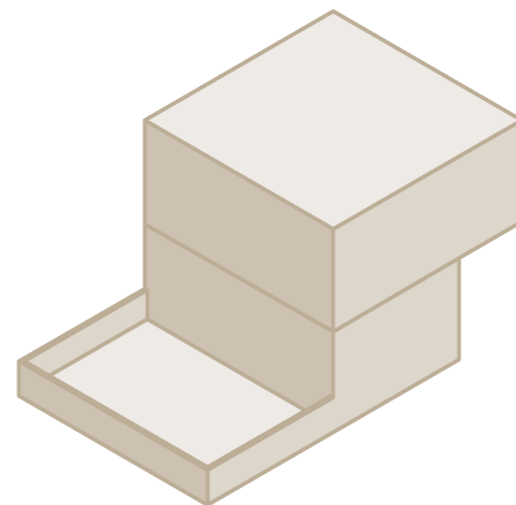
Starters Spot
50 M²



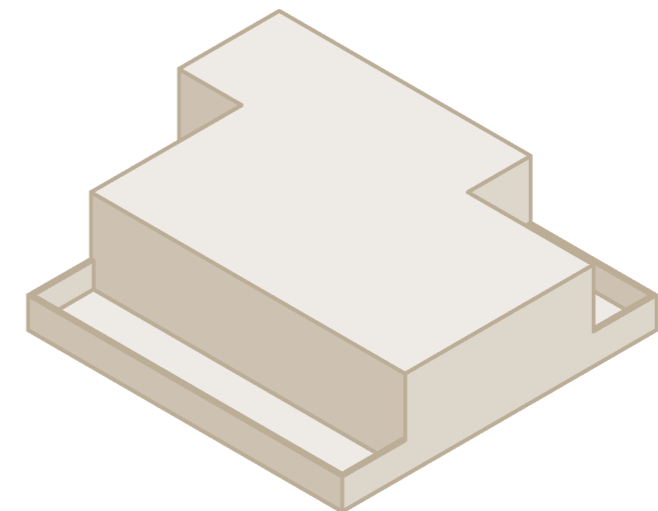
Harbour Loft
70 M²



Urban Apartment
85 M²



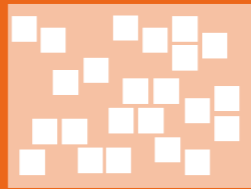
Dike Dwelling
35 M²



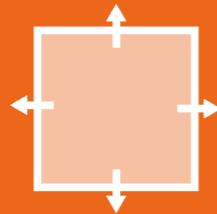
Private Penthouse
150M²

The Objectives

RESTORE



HIGH HOUSING
DENSITY



MULTI-ORIENTED
FACADES

RETAIN



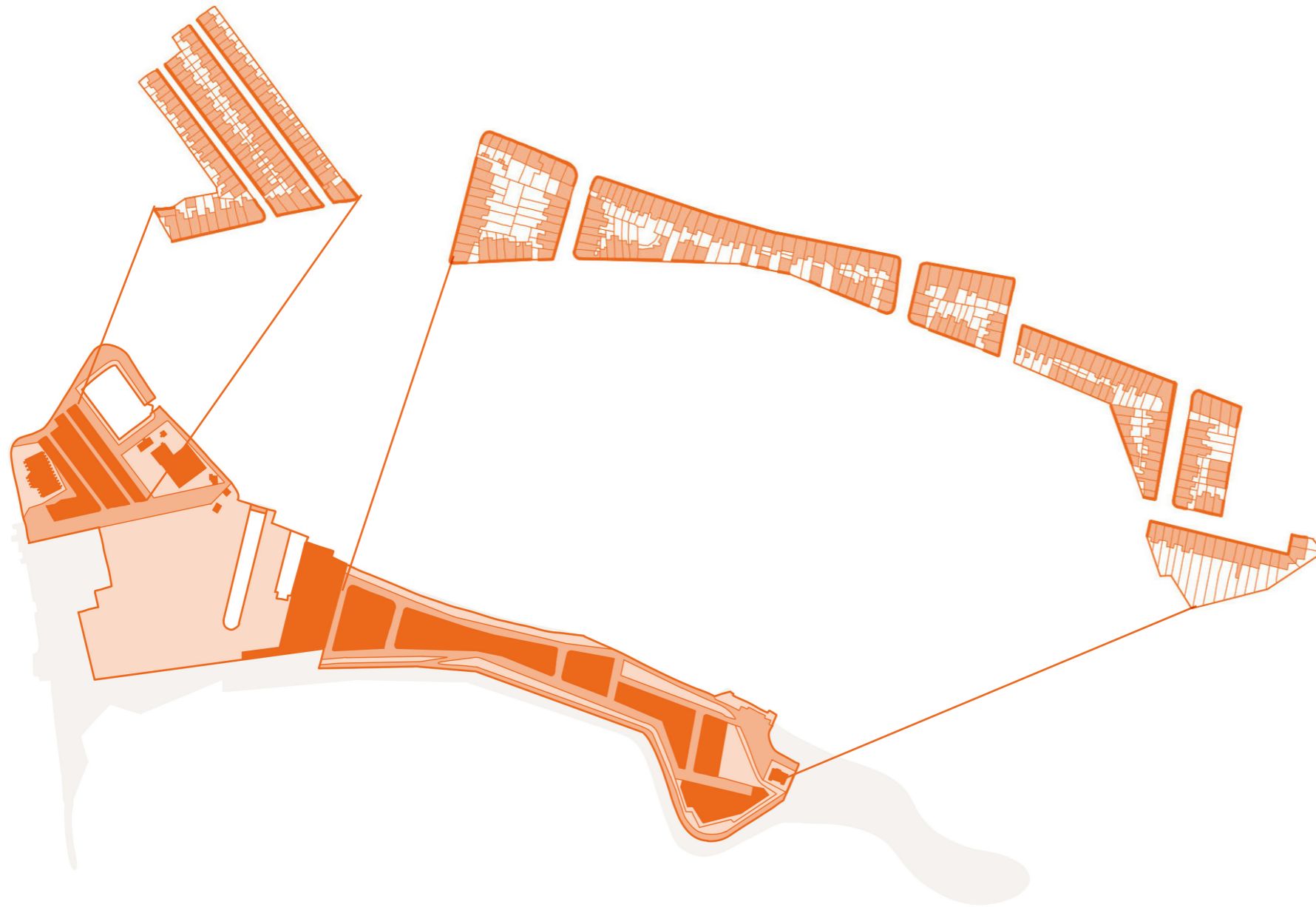
SPATIAL
APPROPRIATION

INCORPORATE



TYPOLOGICAL
DIVERSITY

The Analysis

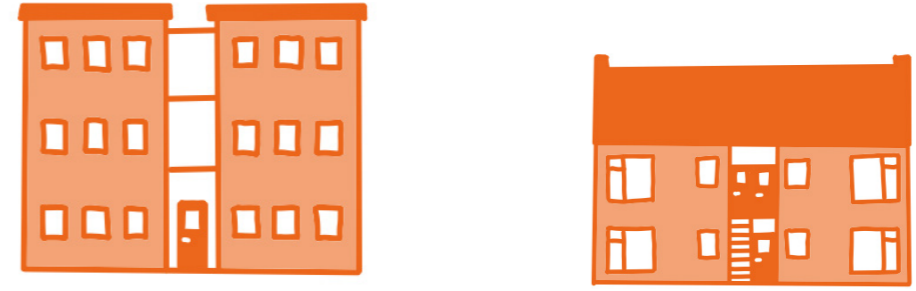


Zeeuws Archief, n.d.



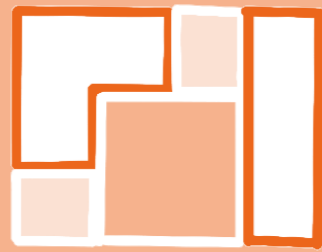
Zeeuws Archief, n.d.

The Analysis



-  Dwelling
-  Garden
-  Outbuilding

The Guidelines



6 Dwelling Types

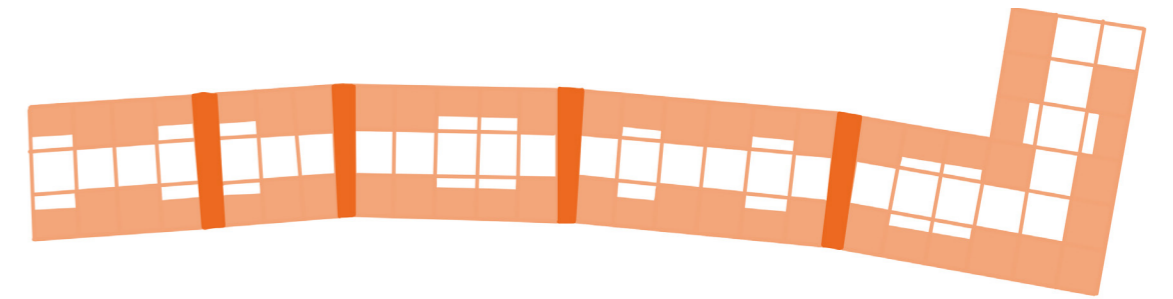


At least 200 dwellings



Private Outdoor Space

The Transverse Streets



- Connecting and Separating
- Four
- Dwelling and Moving
- Shipbuilding Views

The Transverse Streets



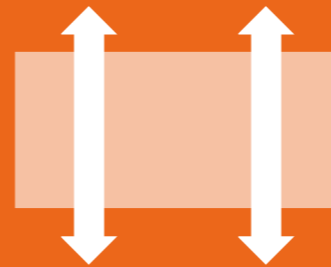
The Objectives

RESTORE



CROSS STREET
ACTIVITY

RETAIN



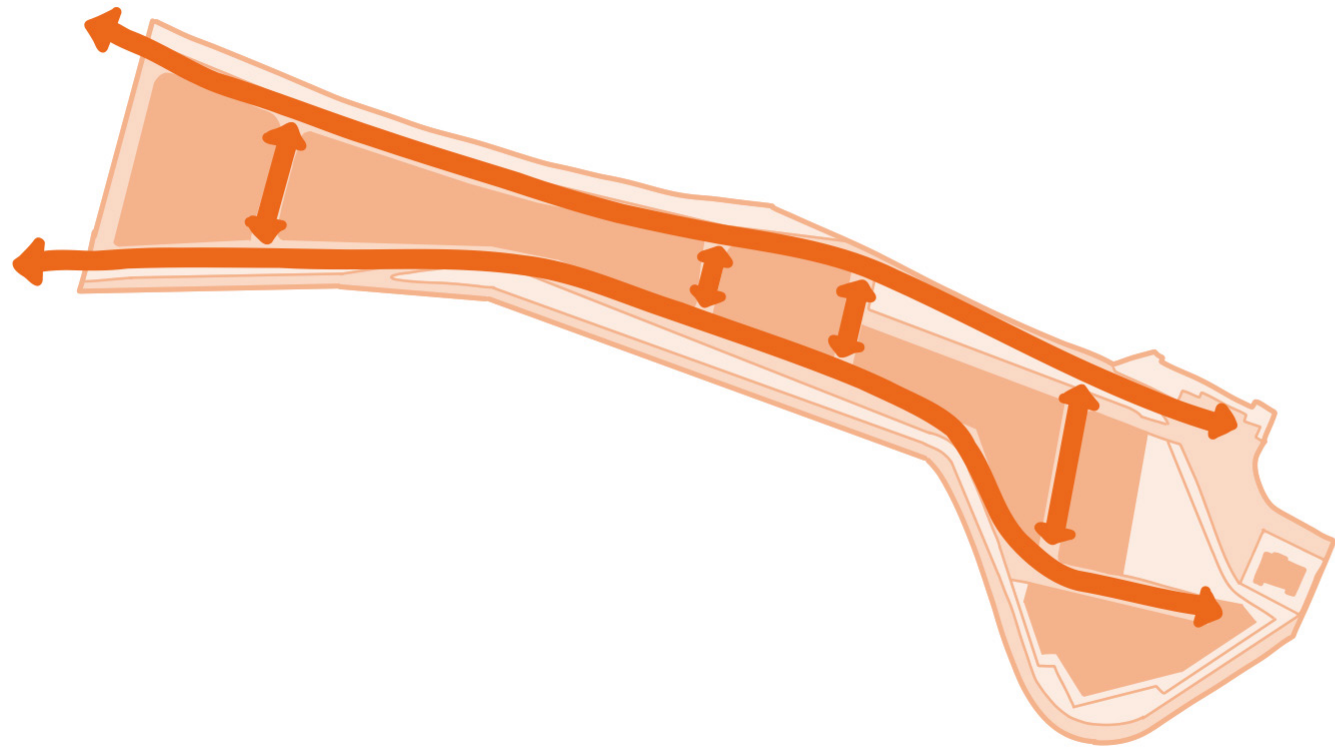
PERPENDICULAR
SIGHTLINES

INCORPORATE



GRADUAL
TRANSITIONS

The Analysis



Zeeuws Archief, n.d.

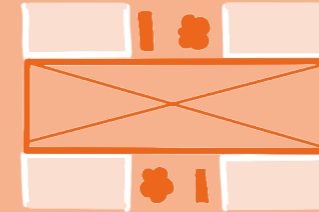
The Analysis



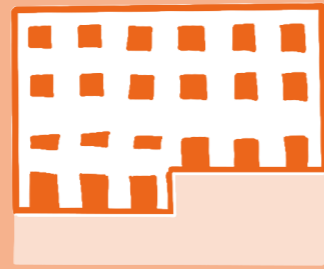
The Guidelines



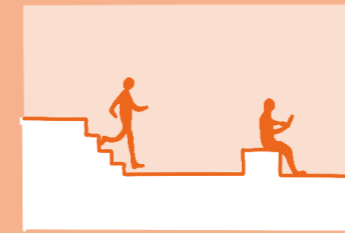
Half Story Transitions



Unobstructed Axes

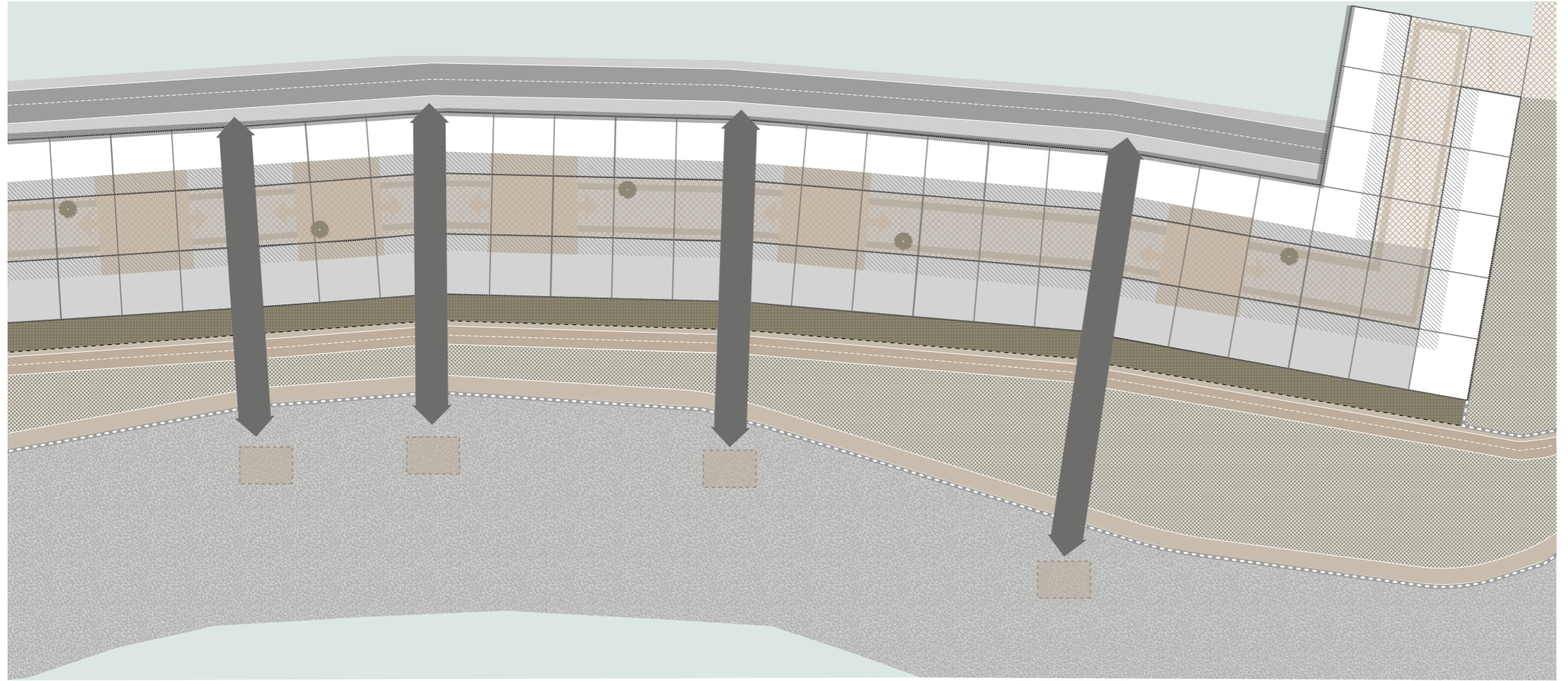


Active Facades



Double Function

The Urban Configuration Plan



Urban Organisation

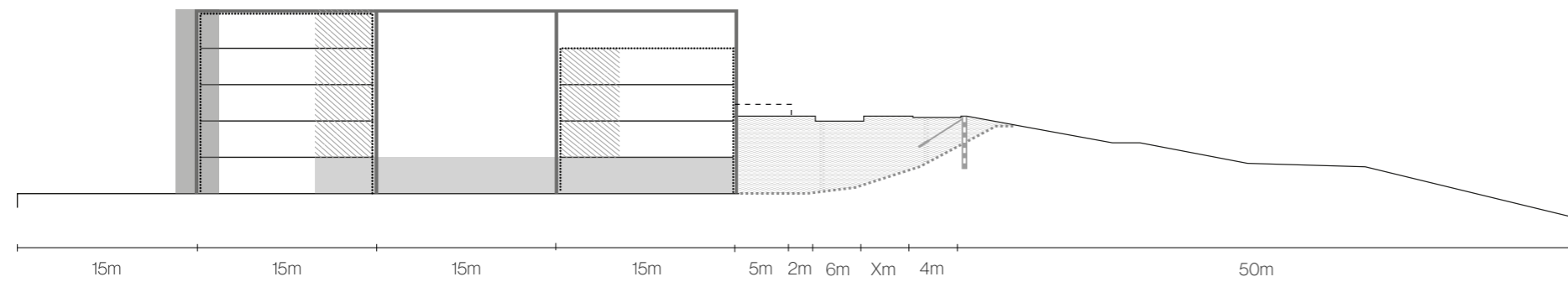
- Steel Framework
- Setback Line Buildings
- Setback Zone Max 5m
- Four Transverse Streets Min 10m Wide
- Central Public Space One Per Block Min 20m Wide
- Elevated Public Space Two Stories Above Ground Level
- Partition Max. Height 1.2m
- Viewing Platforms On Transverse Street Axes
- Trees Min 6 Per Building Block Height 9-12m

Infrastructure

- Integrated Parking
- Freight Traffic Min 8m Wide
- Sunken Cycle Way Min 4m Wide
- Pedestrian Path Mmin 2m Wide
- Former Dike Body
- New Inner Dike Body
- Outer Dike Body
- Sheet Piling

Spatial Zoning

- Car Free Pedestrian Zone
- Collective Green Zone Vegetation Height max. 1m
- Private Garden Zone
- Heavy Load Zone for Cranes
- Noise Reduction Zone



The Narrative

