

An architectural rendering of a modern building complex. The building features a central courtyard with a paved area and several trees. The architecture is characterized by dark, angular forms and a prominent white rectangular volume in the background. The foreground shows a paved plaza with some trees and a few small figures of people.

# A New Landscape of Exchange

Chair of Public Building  
Public condenser and multiplicity

Eric Bezemer  
P5  
1<sup>th</sup> of Juli 2020

Tutors:

Henk Bultstra  
Jelke Fokkinga  
Ulf Hackauf

The Hague



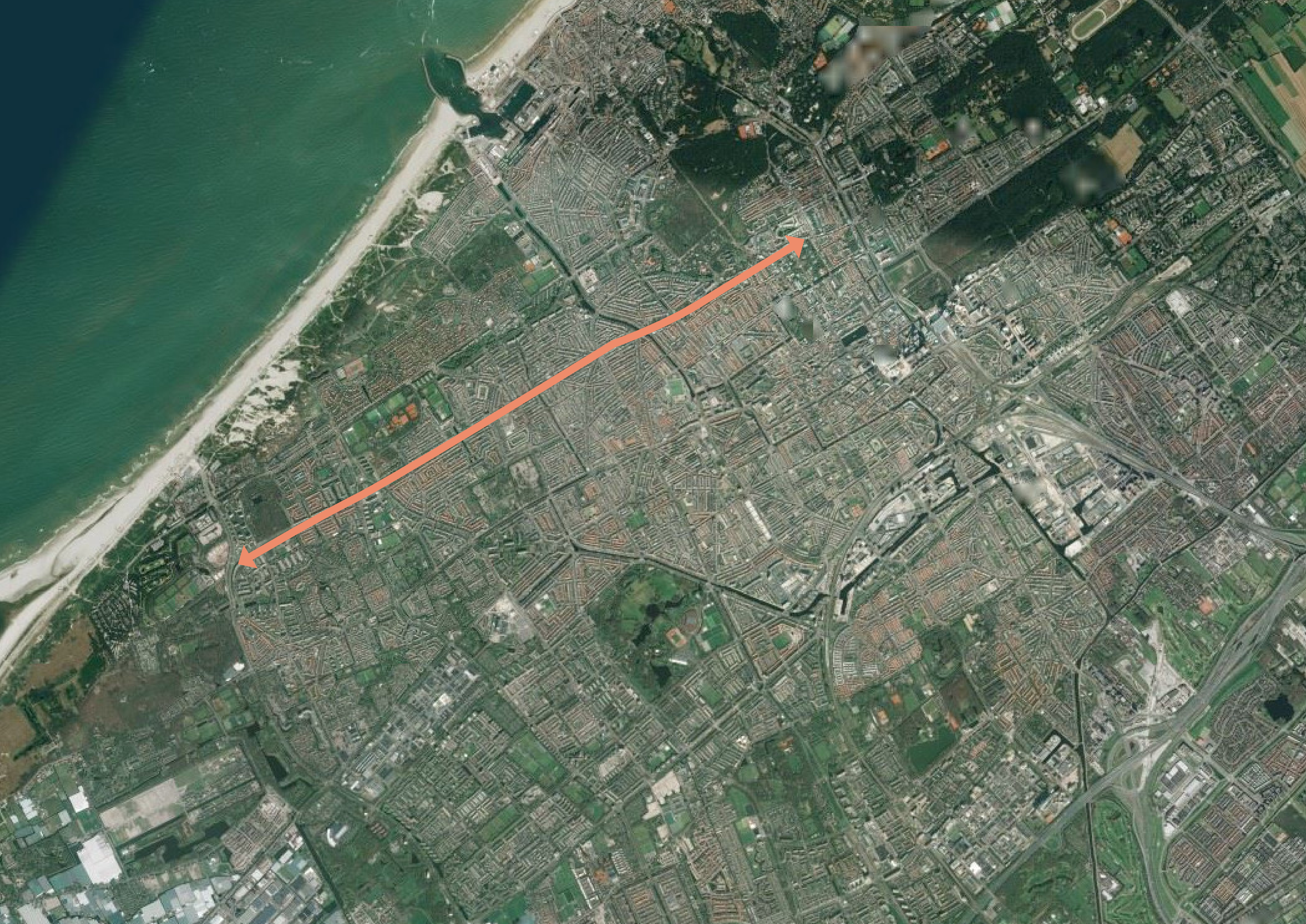




















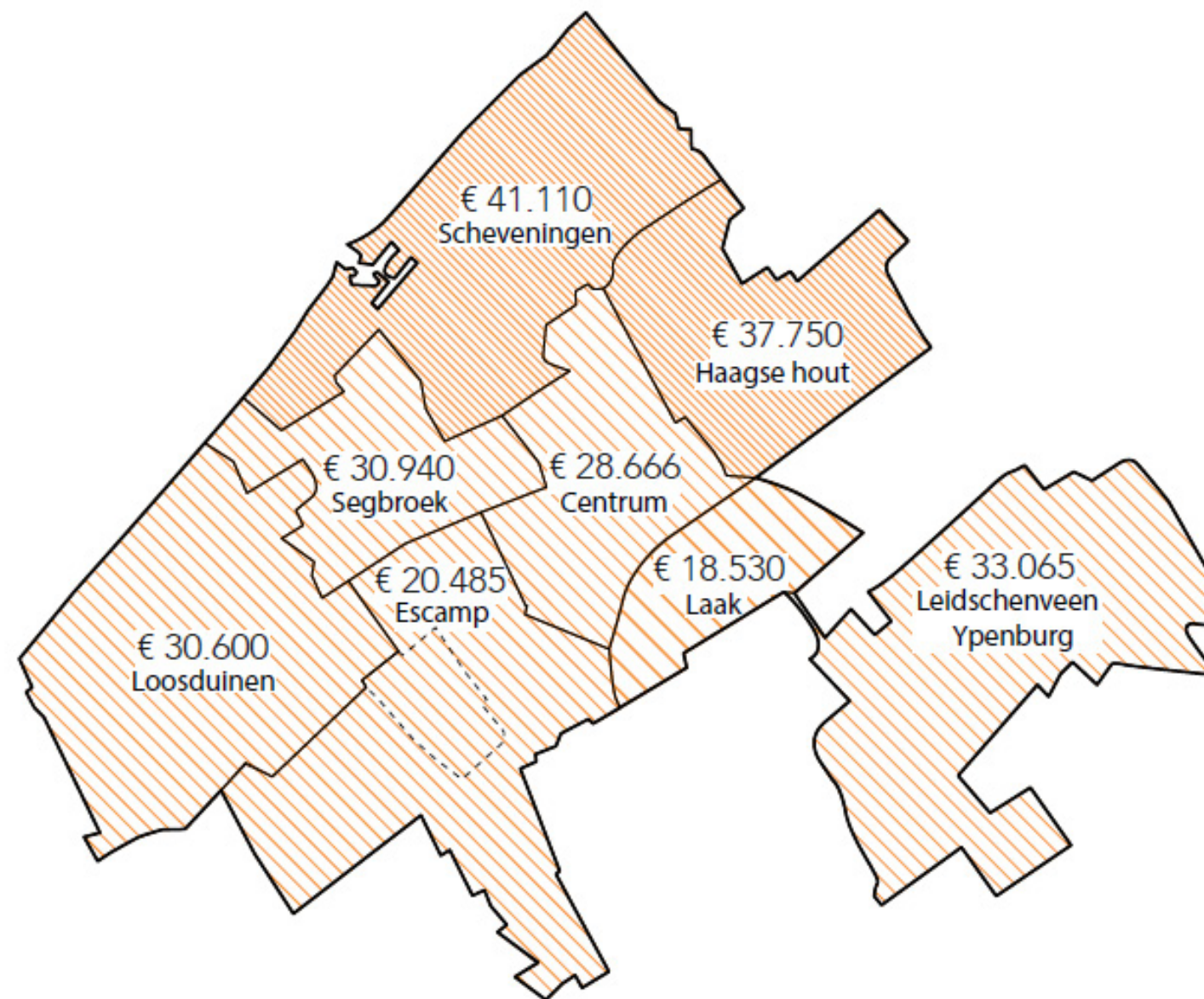
**HAGENAAR**



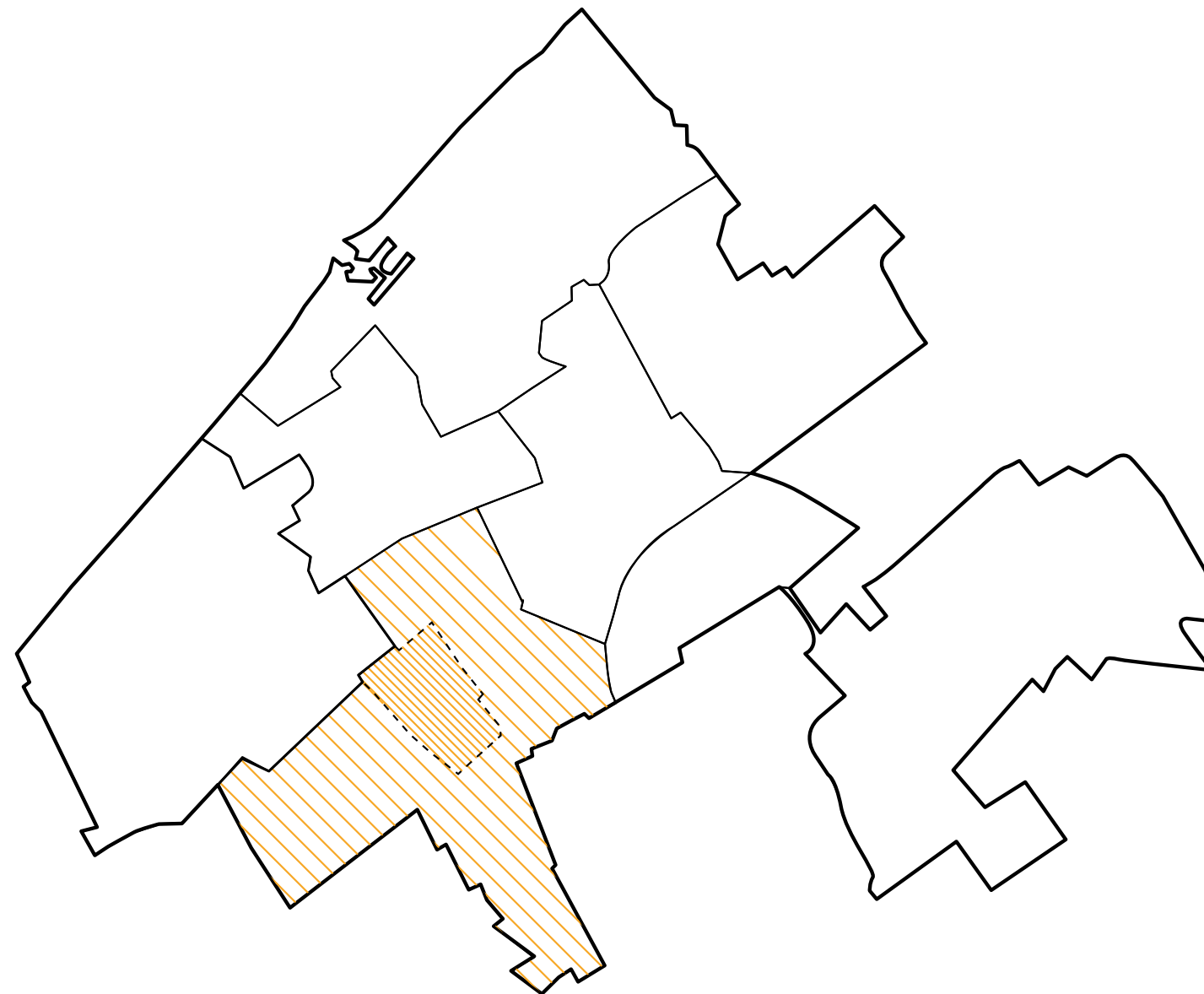
**HAGENEES**

# **The City of Contrast**



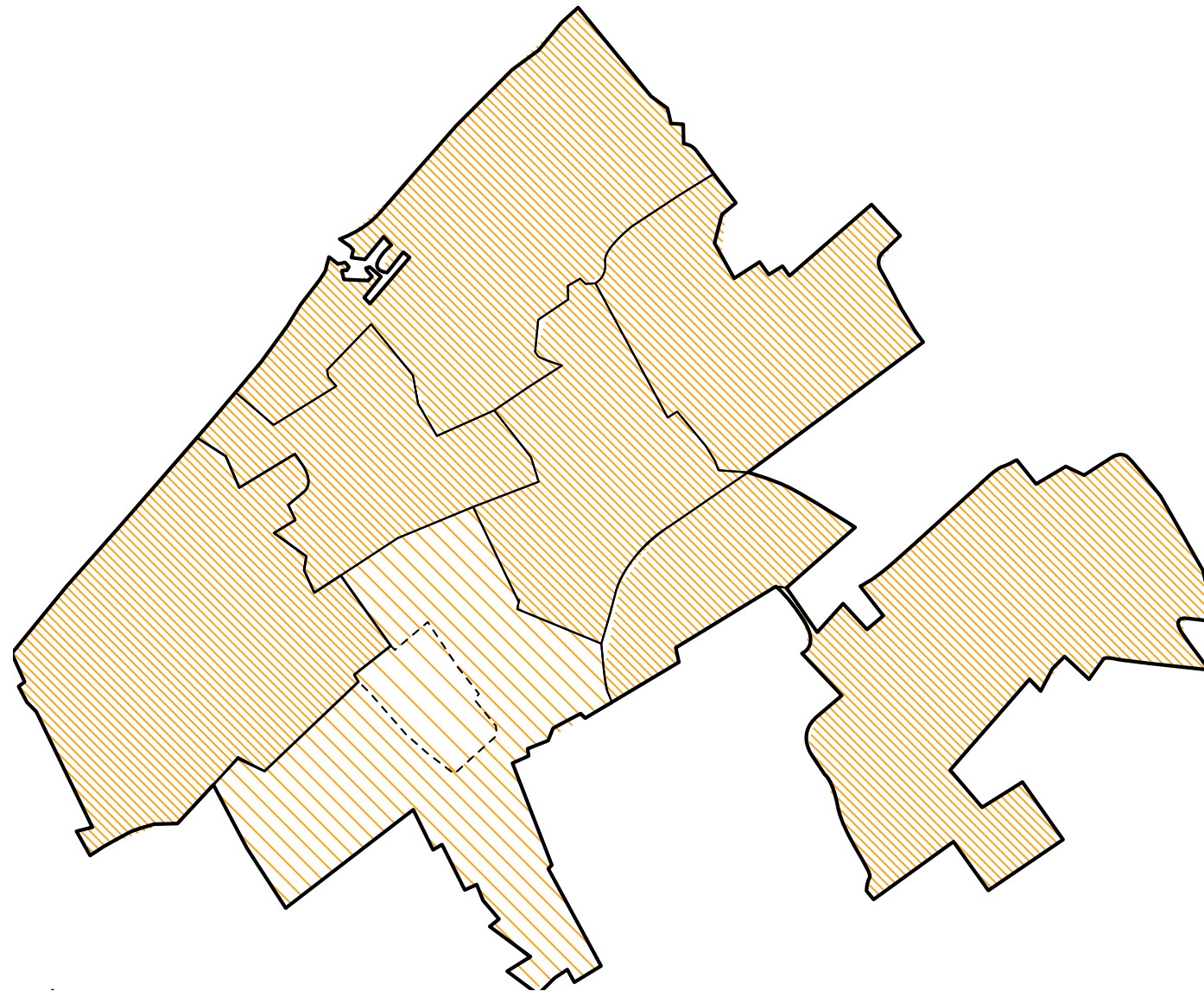


Income

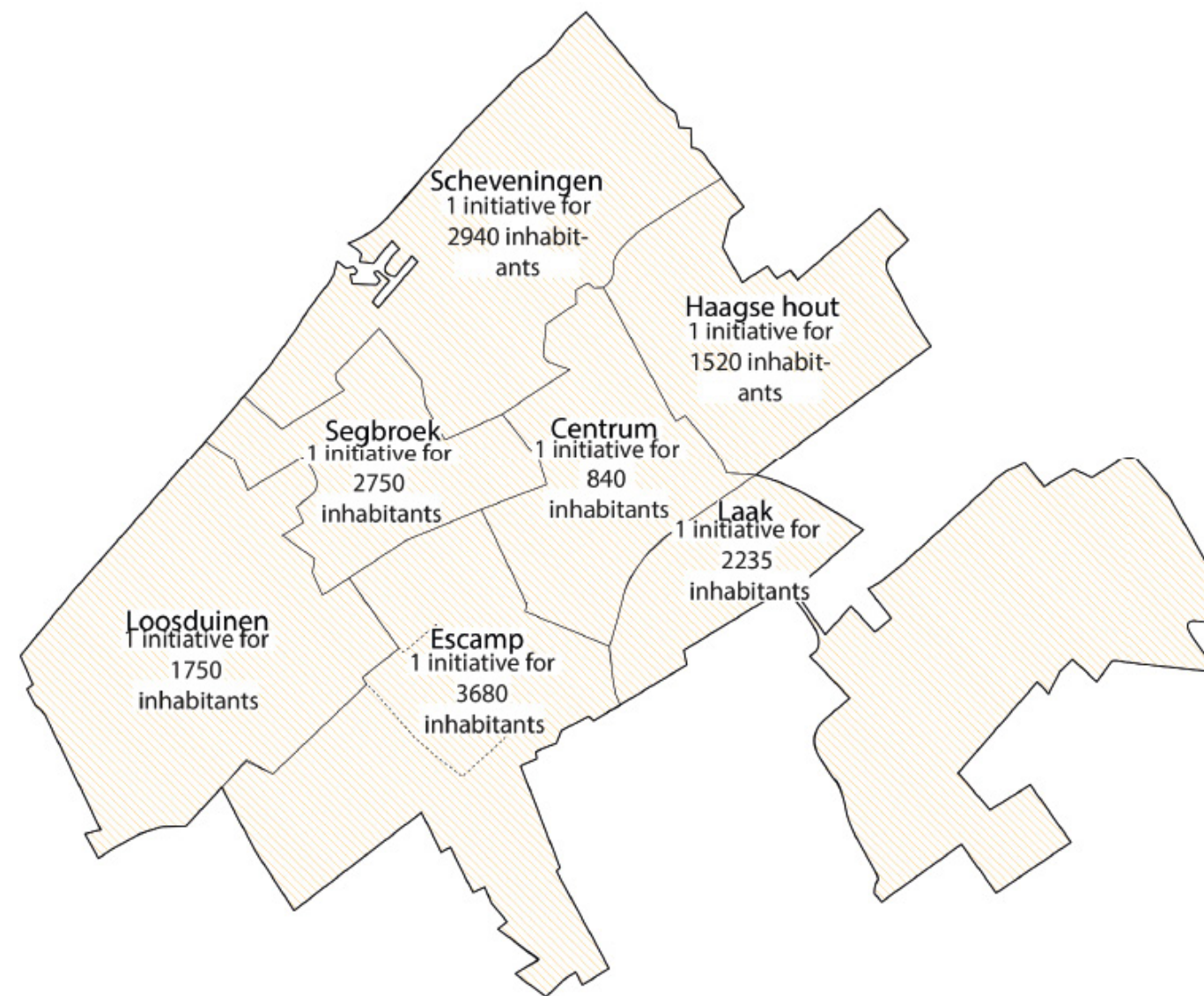


Unemployment





Immigration



Neighbourhood involvement

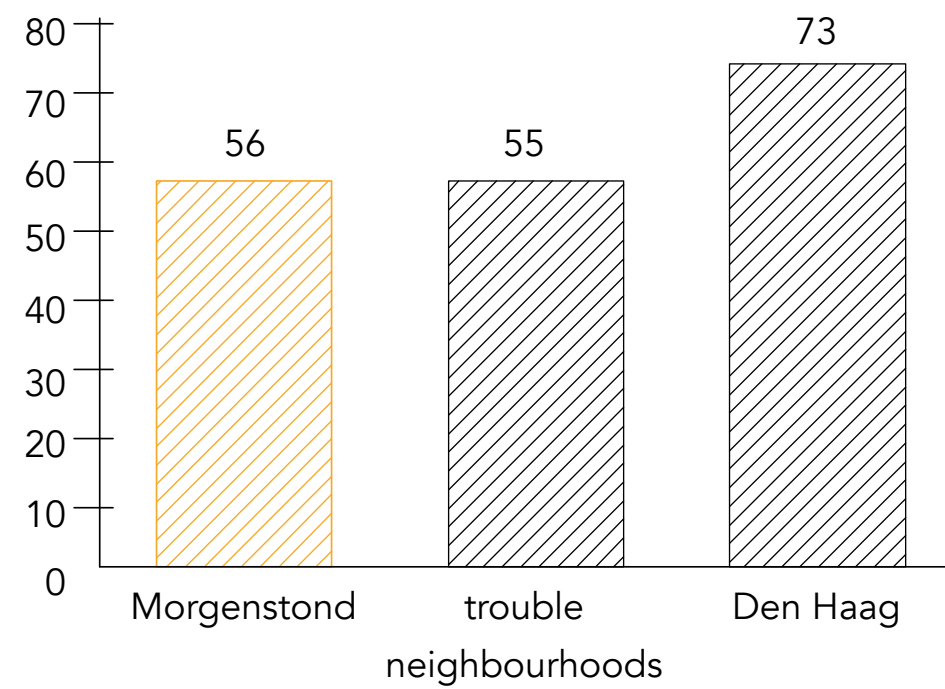




Morgenstond

# Morgenstond

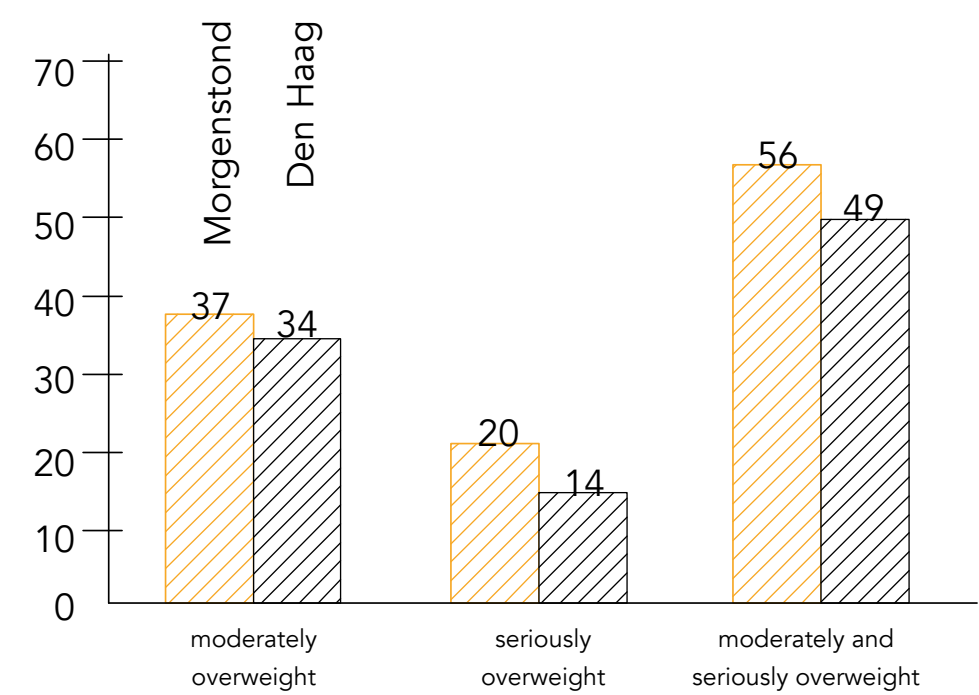
## Health



percentage of inhabitants age 19 and older with a good perceived health  
(Gezondheid van volwassenen en ouderen; een gebiedsgerichte analyse, 2014)

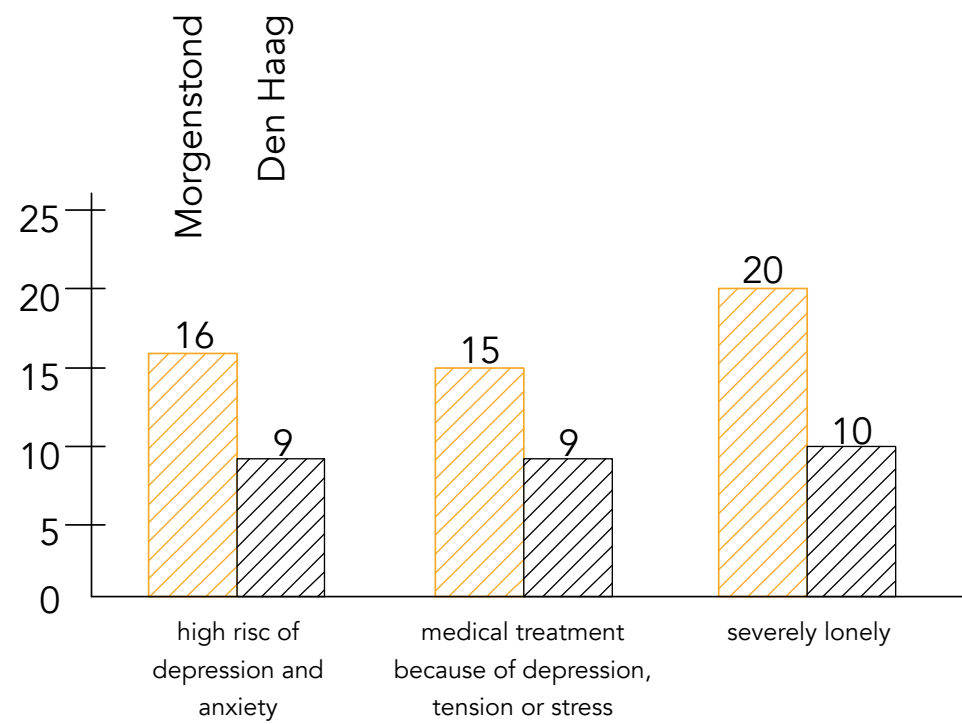


# Overweight



percentage of inhabitants age 19 and older that are moderately to seriously overweight  
(Gezondheid van volwassenen en ouderen; een gebiedsgerichte analyse, 2014)

# Mental illness





# Urban renewel



Den Haag

## Woonagenda 2019-2023



Resolute maatregelen voor een  
evenwichtige woningmarkt



Opinie

# 'De gentrificatie in Amsterdam is een proces van uitsluiting'

De gentrificatie van Amsterdam wordt ten onrechte gezien als een spontaan proces, schrijft onderzoeker Cody Hochstenbach. Het is een politieke keuze.

**Cody Hochstenbach** 23 maart 2017, 18:00



**Nieuwbouw in Amsterdam-Noord. Ook in dit stadsdeel rukken de middeninkomens op, ten koste van de lagere** BEELD JEAN-PIERRE JANS



## Woningmarkt kookt verder droog: Den Haag is het nieuwe Amsterdam

12 april 2018 11:21  
Aangepast: 02 mei 2018 17:05



De huizenprijzen blijven hard stijgen, maar er verandert wel wat in het beeld: in Rotterdam en Den Haag gaan de prijzen nu veel harder omhoog dan in Amsterdam. Dat blijkt uit nieuwe cijfers van makelaarsvereniging NVM.

Opinie

## 'De gentrificatie in Amsterdam is een proces van uitsluiting'

De gentrificatie van Amsterdam wordt ten onrechte gezien als een spontaan proces, schrijft onderzoeker Cody Hochstenbach. Het is een politieke keuze.

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## Woningmarkt kookt verder droog: Den Haag is het nieuwe Amsterdam

12 april 2018 11:21  
Aangepast: 02 mei 2018 17:05

### De nieuwe stedelijke geografie: ongelijkheid en segregatie

18 juni 2019 | Auteurs: [Wouter van Gent](#) en [Cody Hochstenbach](#)

[segregatie](#) [gentrificatie](#) [TESG](#) [Nederland](#)



Dure appartementen in de Amsterdamse Pijp.

Stedelijk wonen is weer populair en het aandeel hoge inkomens in steden groeit. Met deze verandering groeien zorgen om het ontstaan van een 'tweedeling' en segregatie. Het is zichtbaar in buurten waar voorheen lagere- en middeninkomens woonden, die nu worden opgeknapt en zich ontpoppen tot betere wijken (gentrificatie). Werkt dit door in diversiteit of juist eenzijdigheid van wijken en hoe problematisch is dat?

Opinie

## 'De gentrificatie in Amsterdam is een proces van afsluiting'

De van Amsterdam wordt ten onrechte spontaan proces, schrijft onderzoeker nbach. Het is een politieke keuze.

23 maart 2017, 18:00



Amsterdam-Noord. Ook in dit stadsdeel rukken de middeninkomens op, tenzij anderszins. Foto: ELD JEAN-PIERRE JANS

**“Gentrification** is a serious ***act of injustice***...and contribute to ***social, economic and spatial distinction***”

Dhr. dr. C. Hochstenbach

Department of Urban Geographics  
University of Amsterdam



“**Gentrification** benefited neighborhoods, but so much less than it could have if the **displaced people** had been recognized as community assets worth retaining. Sometimes when they were gone **their loss was mourned** by gentrifiers who complained that the community into which they had bought had become **less lively and interesting**”

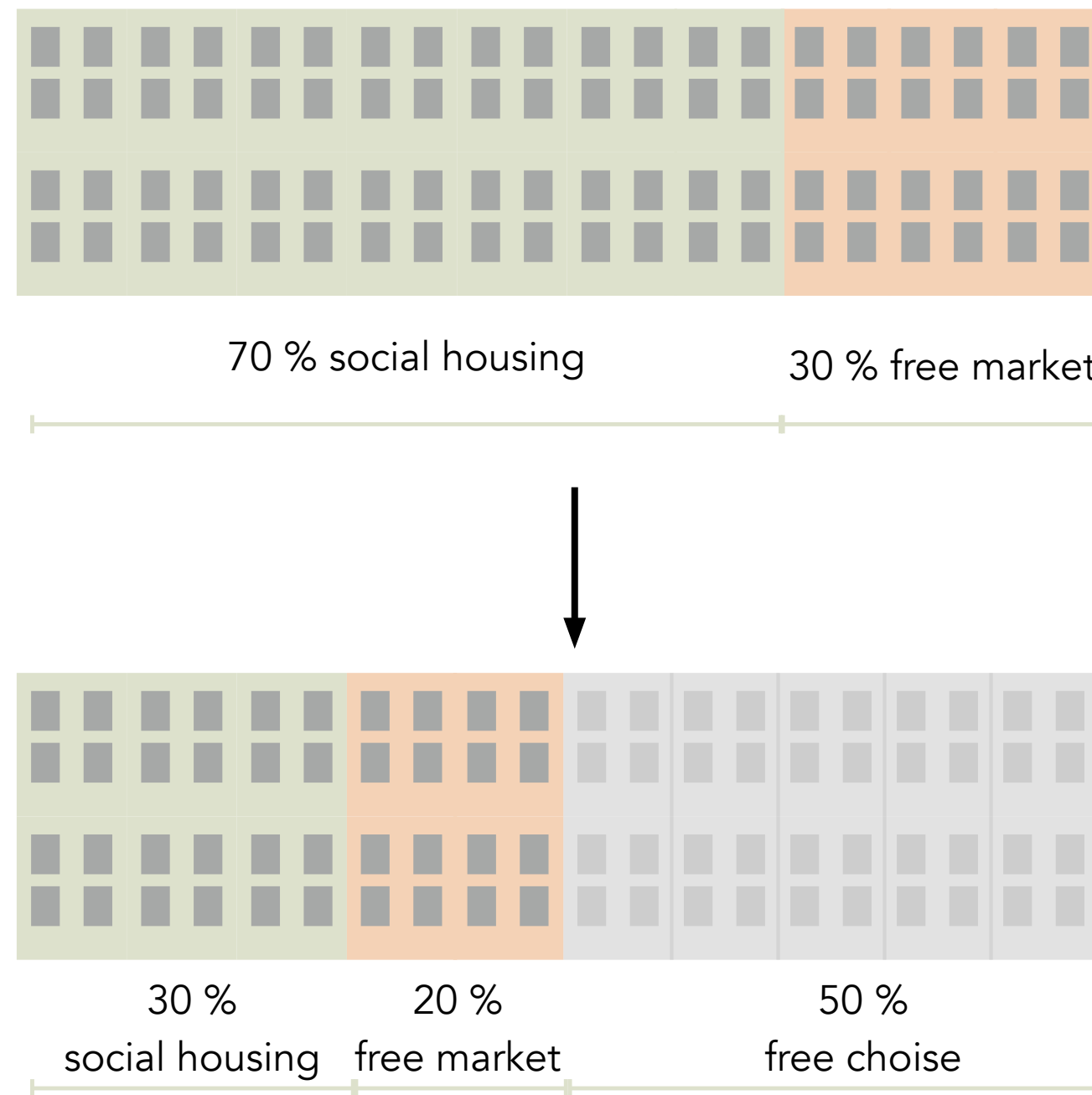
**Jane Jacobs, 1964**

## New agenda & Gentrification





## New agenda & Gentrification





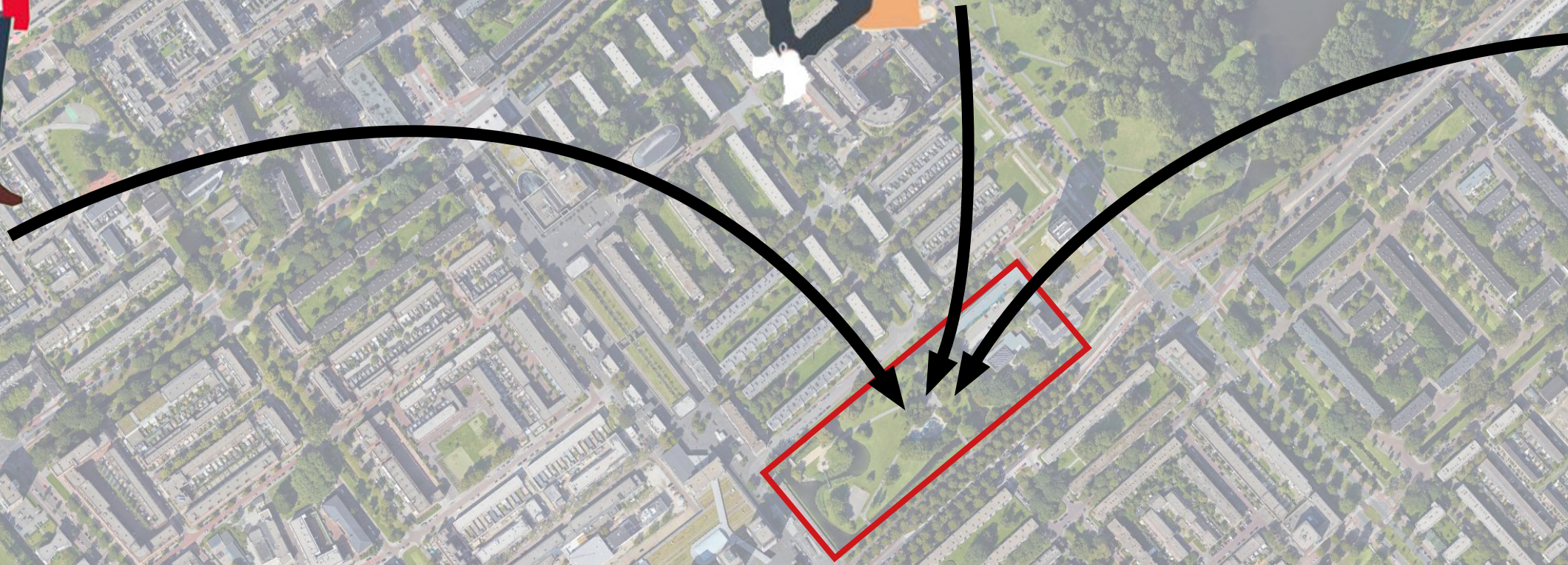
Starters



Youth



Young families







Starters



Youth



Young families



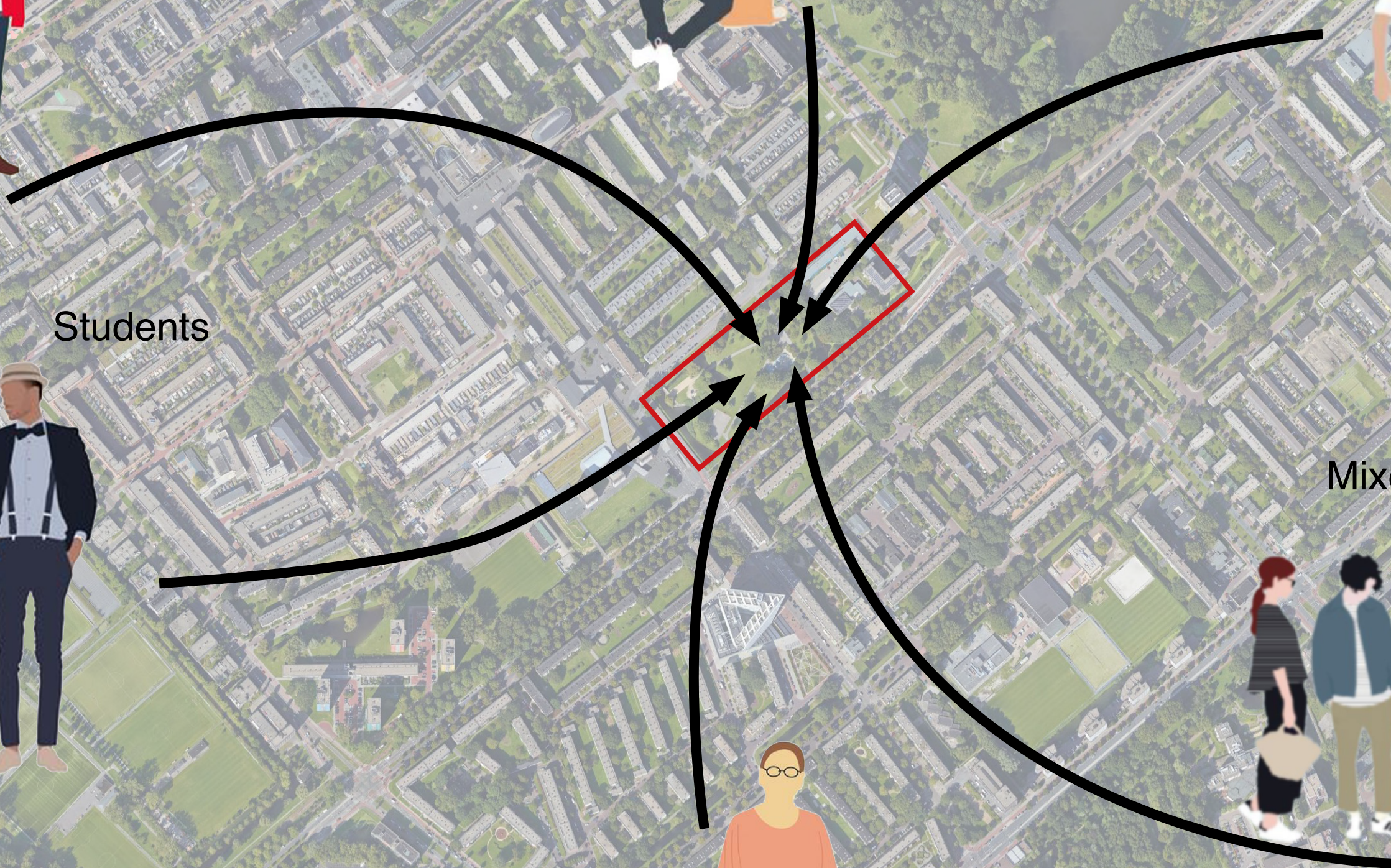
Students



Senior/elderly



Mixed families









Economical Border





HOUSING  
300k

-

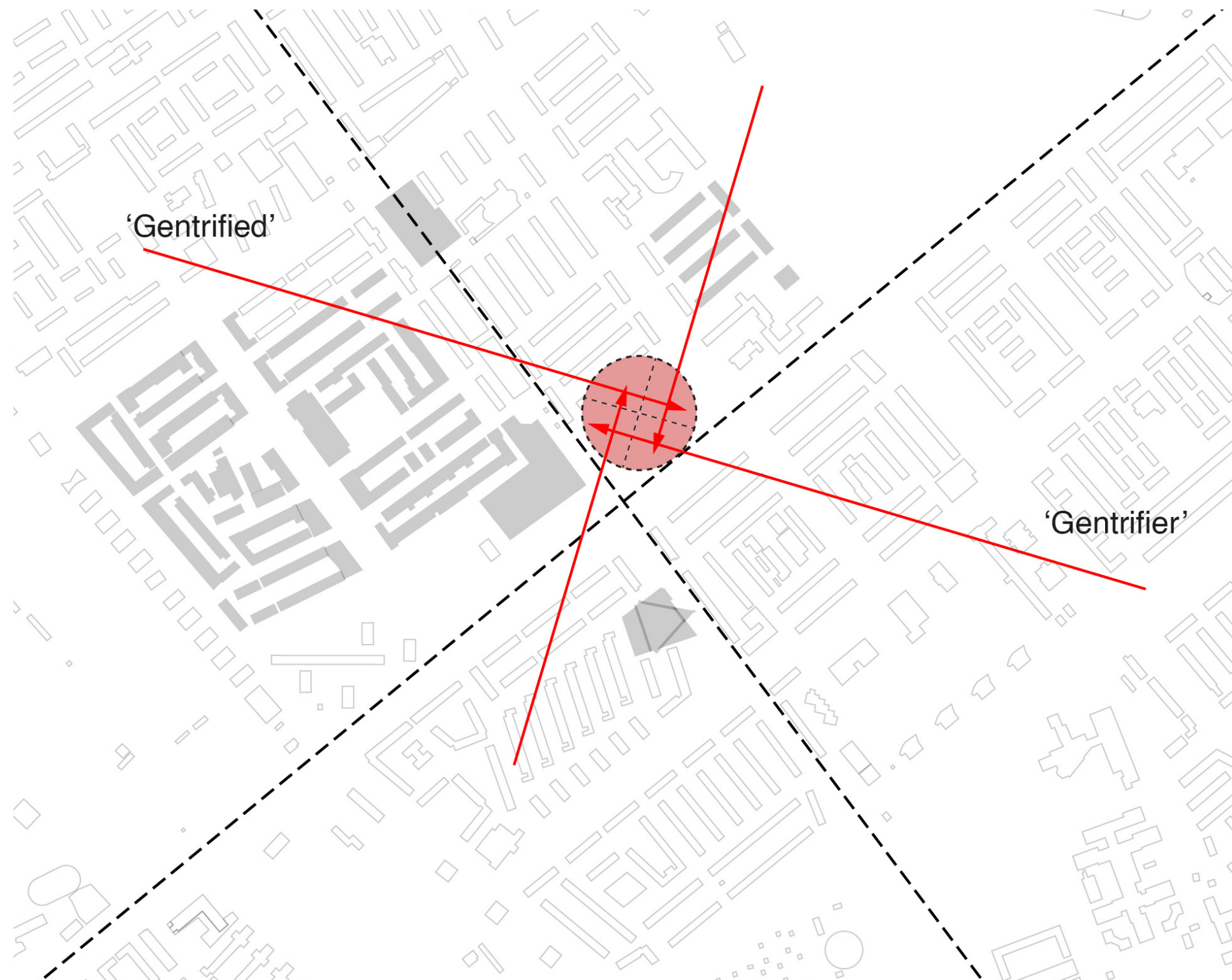
PRICES  
400K

SOCIAL HOUSING







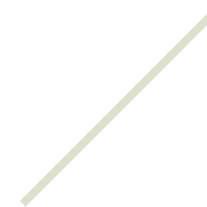
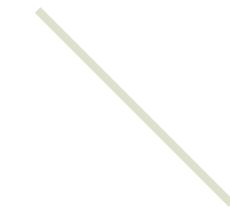




**Multiplicity + Interchangeability**

Between different cultural backgrounds

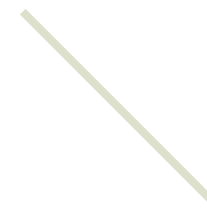
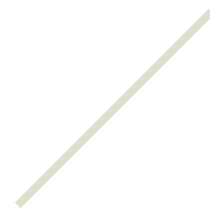
Between youth and elderly



**Interchangeability**

Between high and low culture

Between local and tourist



groups



**Expressing**

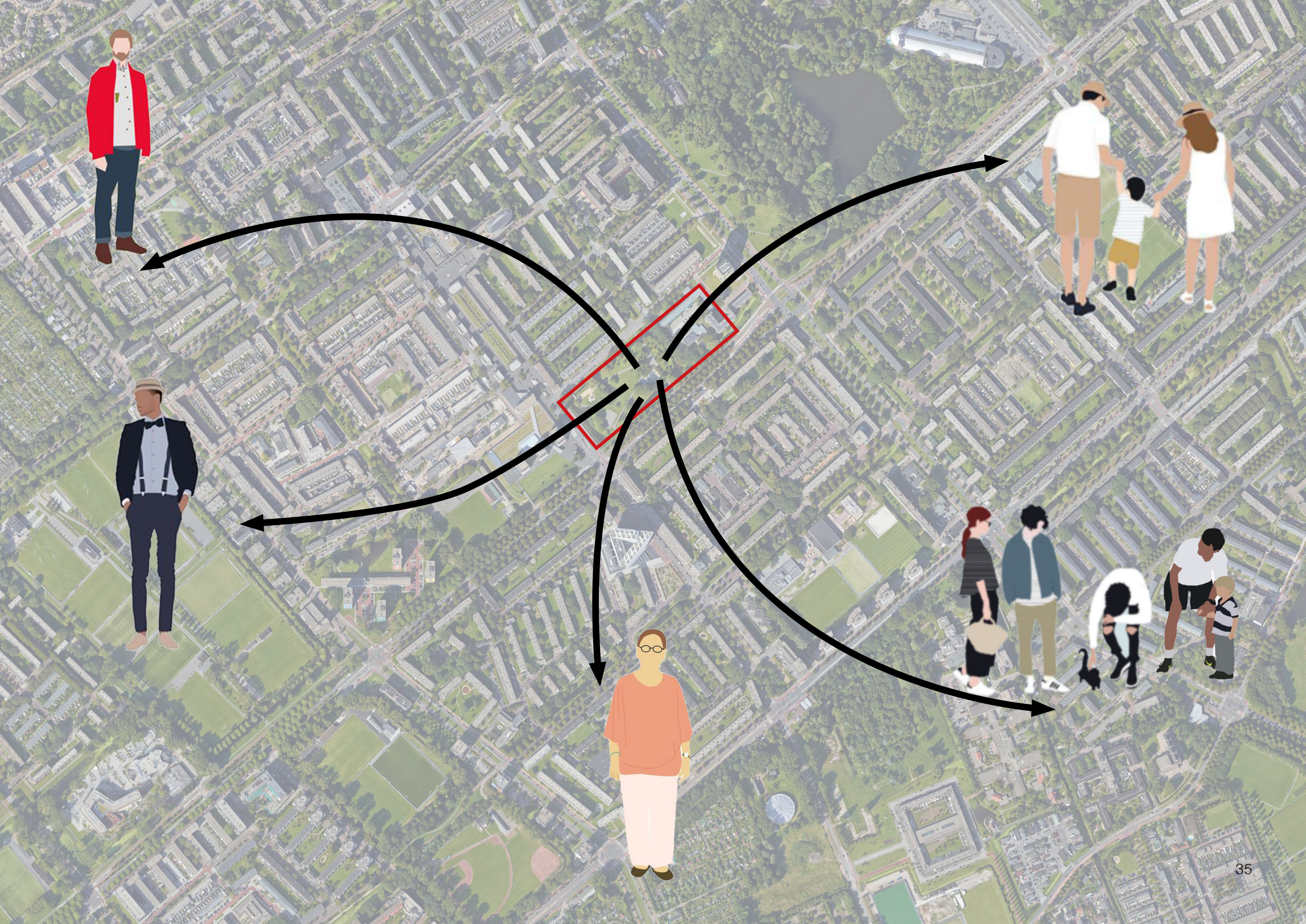
**Being healthy**

**Exercise**

**Learning**

**Recovering**







### The Expressive

Public art exhibition space

Dance/music rooms

Performance space

The neighbourhood-  
platform

Youth stage

### The Health

Community dining/restaurant

Cooking classes

Kitchens

Community Gardens

Diet Consultancy

### The Everyday Sportive

Indoor Climbing

(Eldery) Gymnastics

Ballsports

Gym, aerobics

tabletennis

### The Learning

Integration/language rooms

Local library  
(sharing knowlegde)

Start-up spaces

Workshop spaces

Workspace

### The Recovery

Swimming and recovery-pool

physiotherapy

Yoga

Sauna/spa

Consultation room









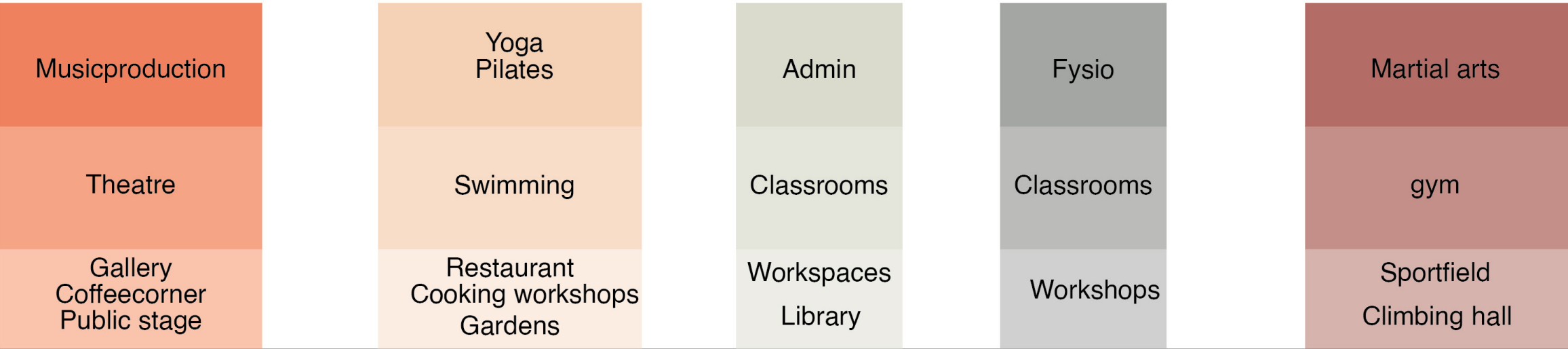


PRIVATE

SEMI PRIVATE

OPEN TO THE PUBLIC INTERIOR

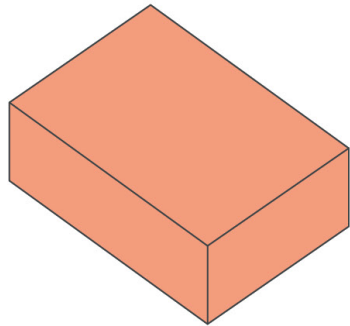




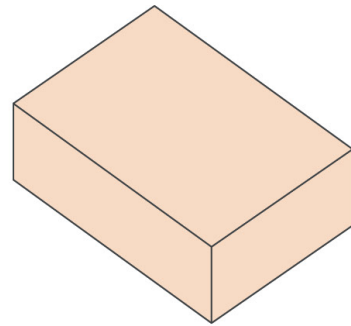


## 1. The programs as zones in volumes

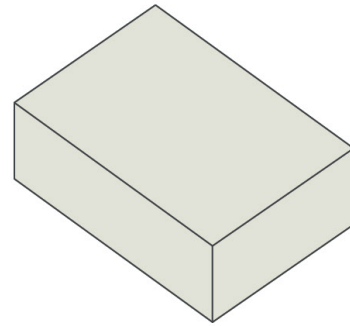
The Expressive



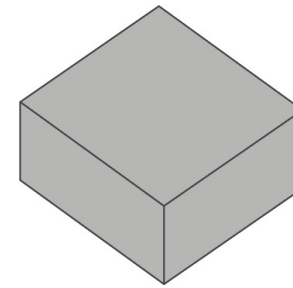
The Recovery



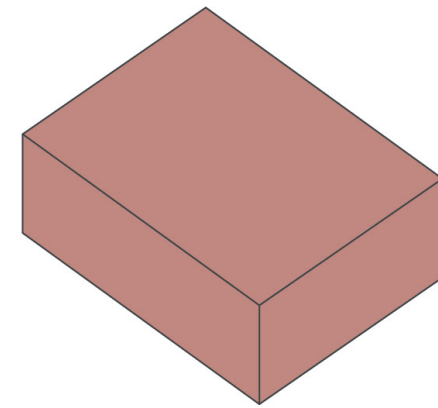
The Learning



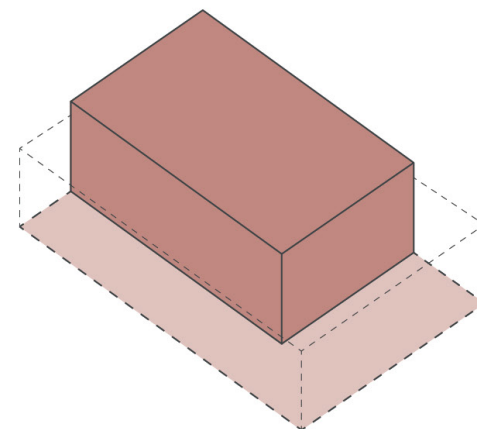
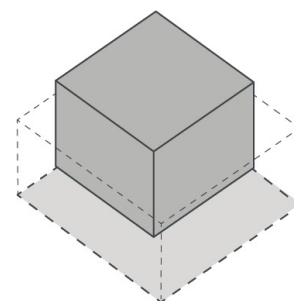
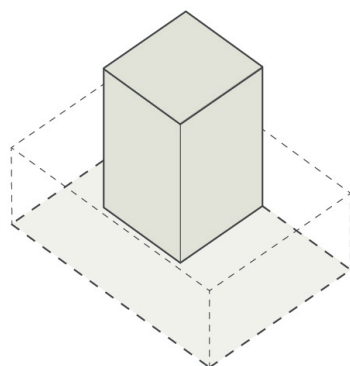
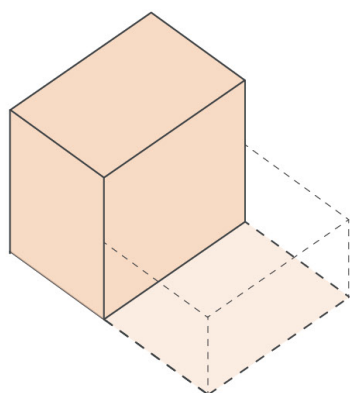
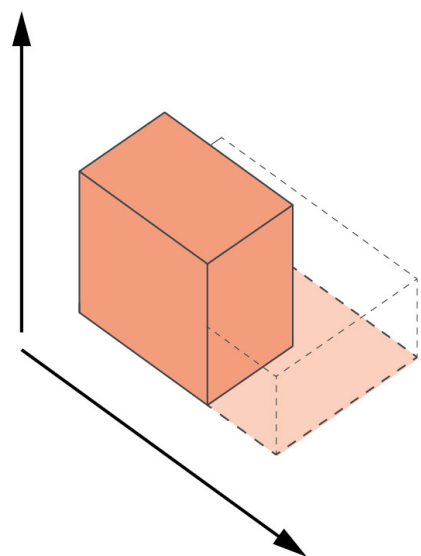
The Health



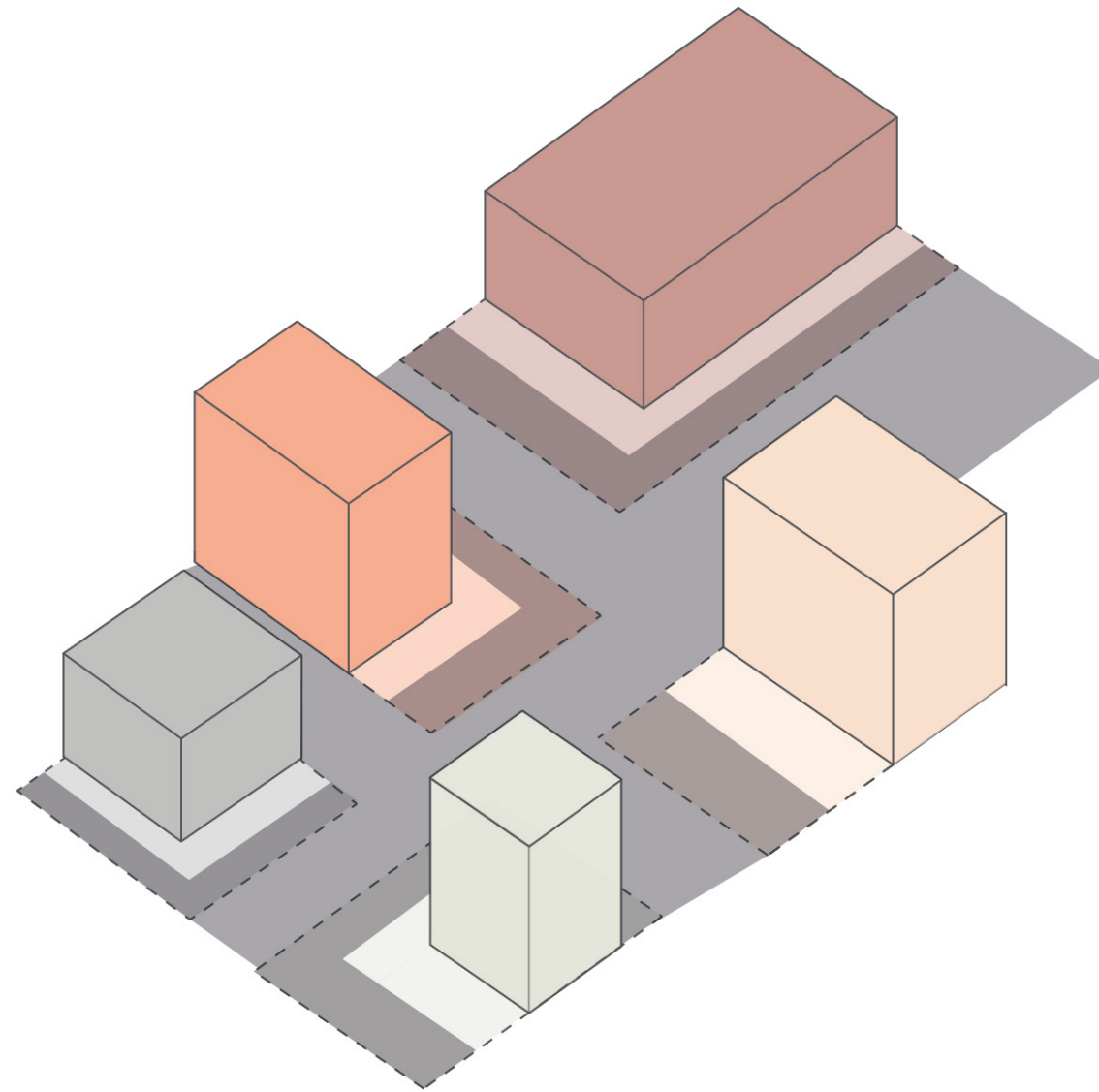
The Sportive





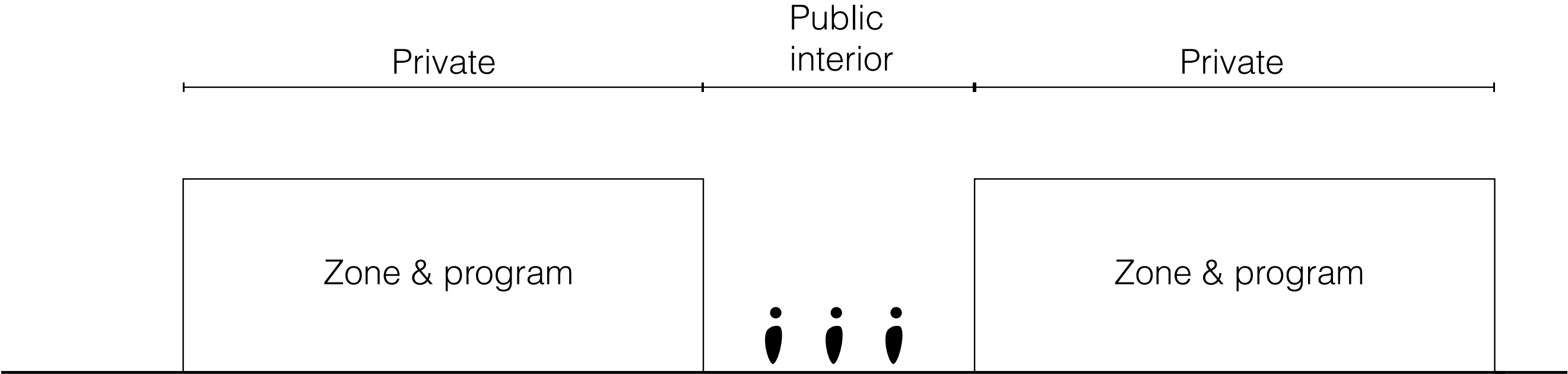






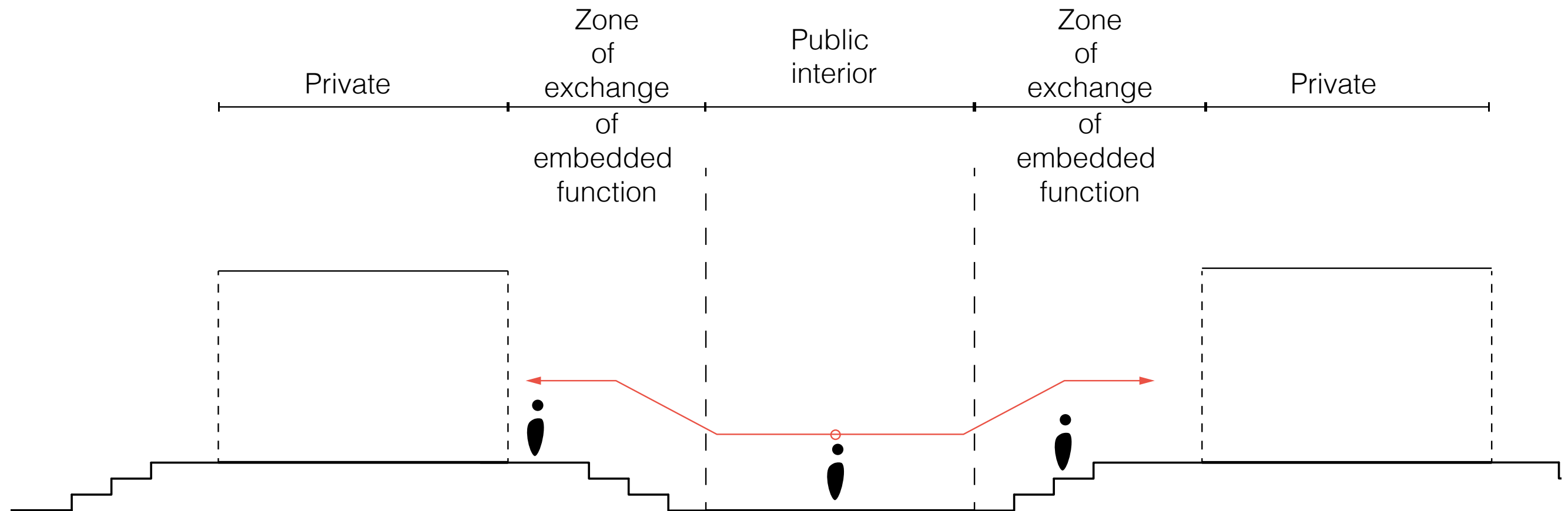


# Principle





# Principle







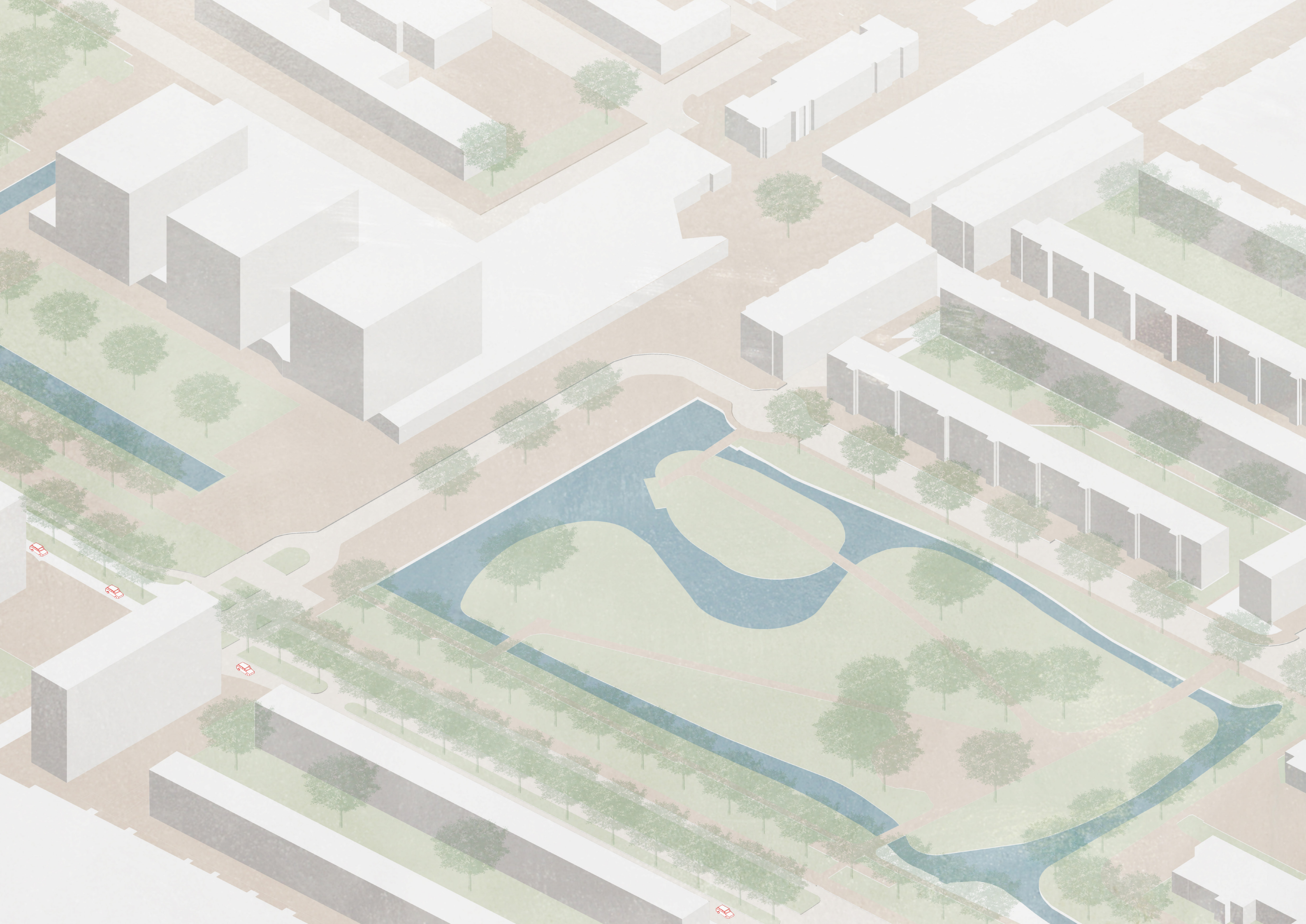






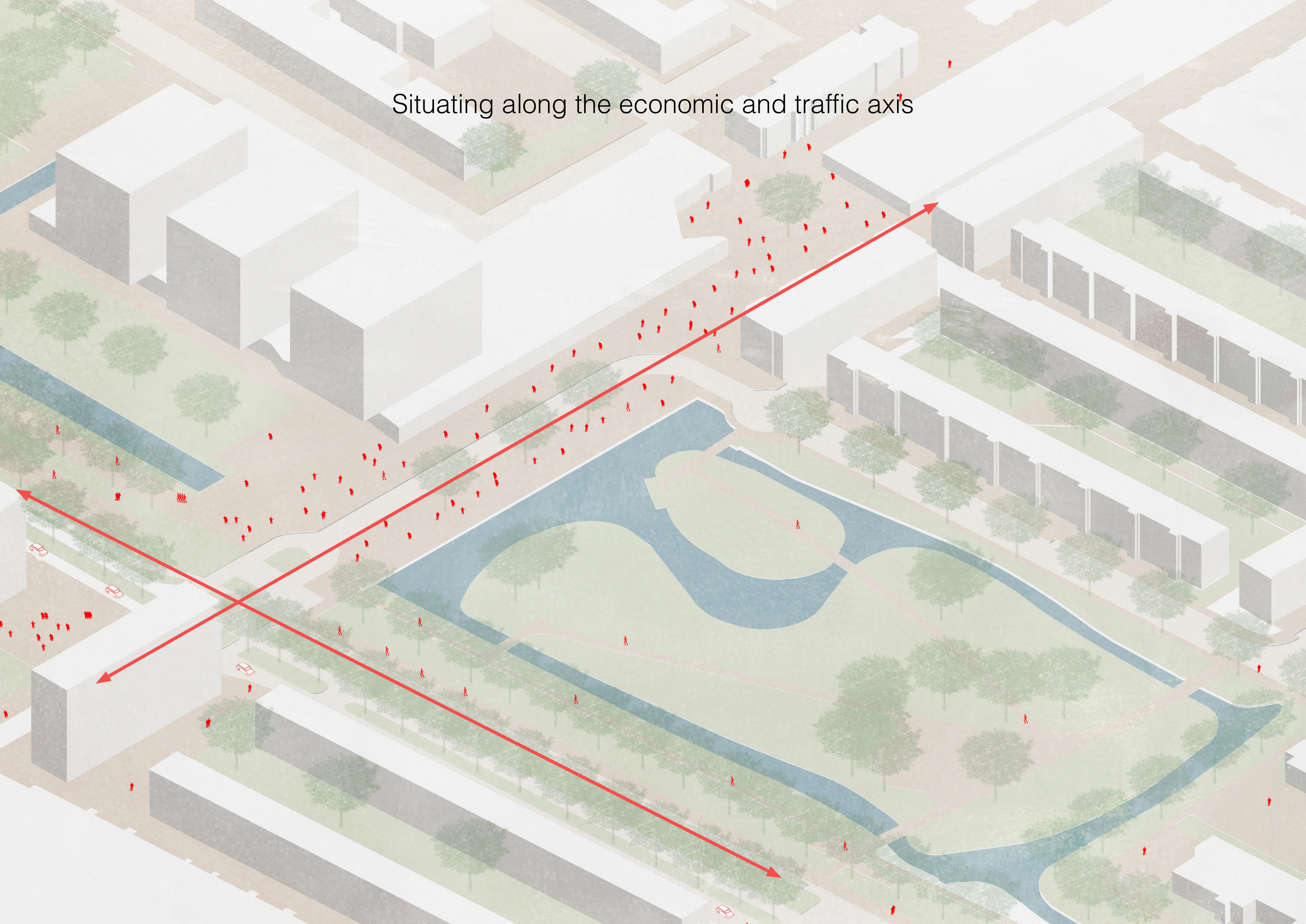








Situating along the economic and traffic axis



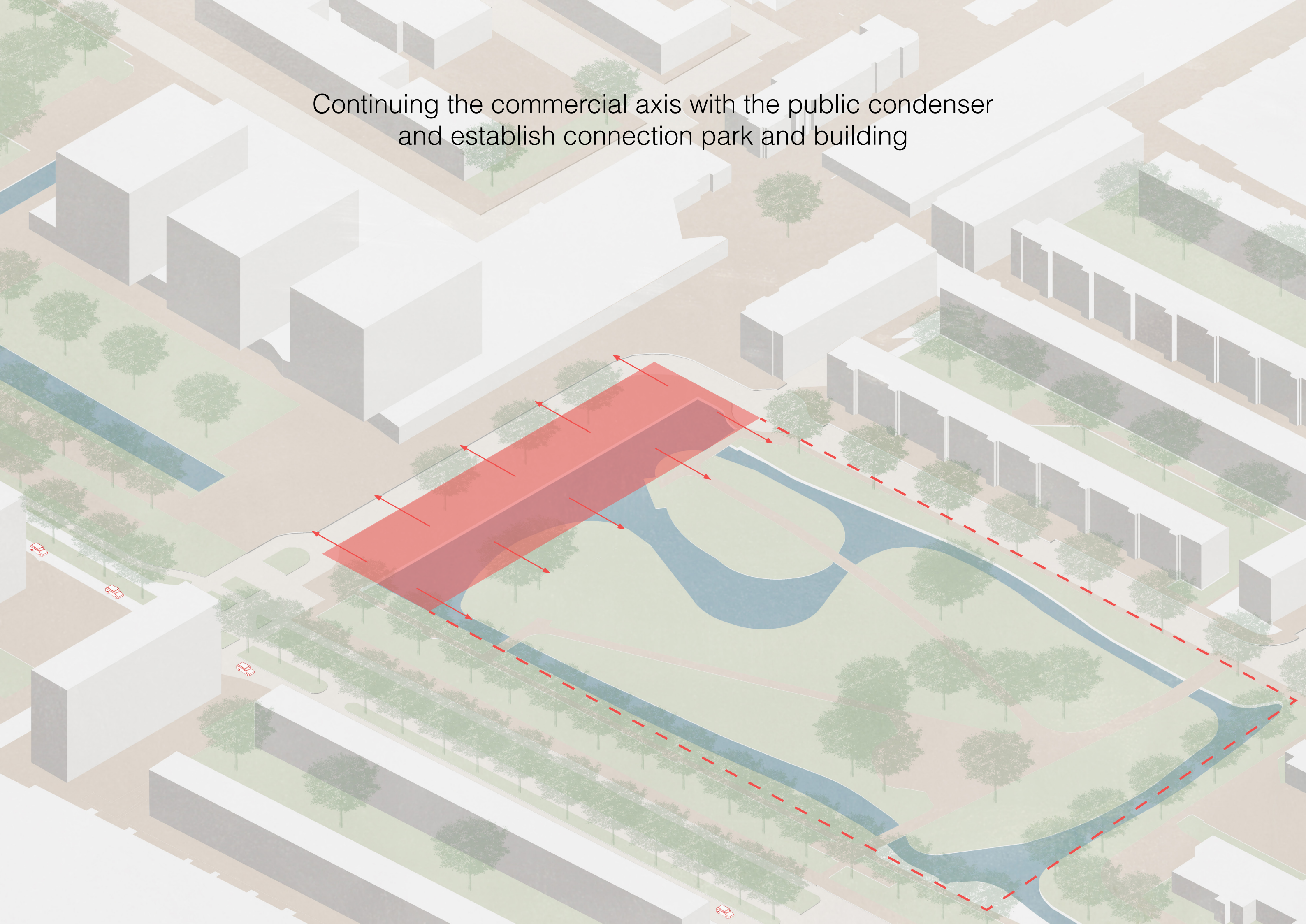


Situating along the economic and traffic axis





Continuing the commercial axis with the public condenser  
and establish connection park and building

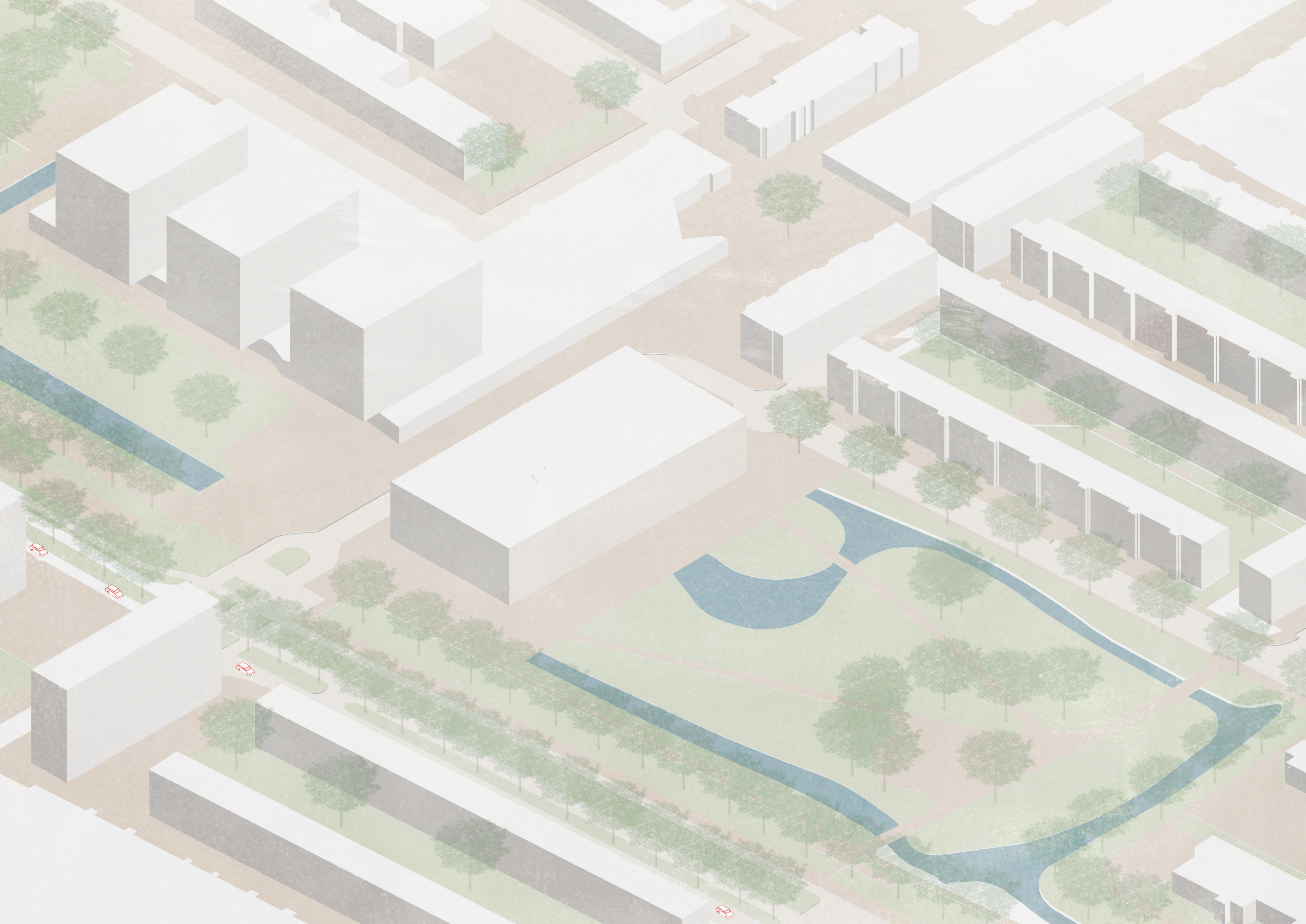




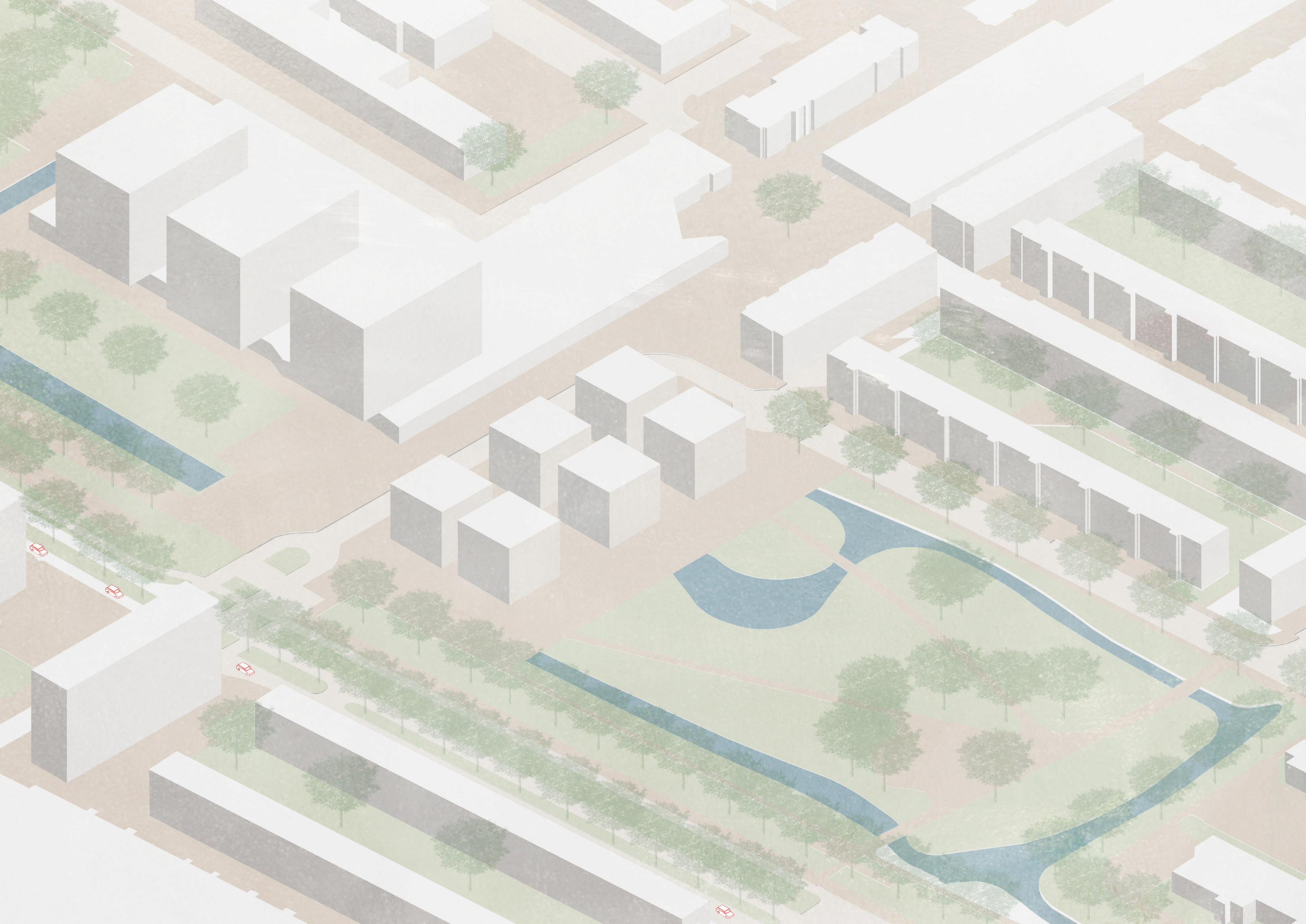
Continuing the commercial axis with the public condenser  
and establish connection park and building





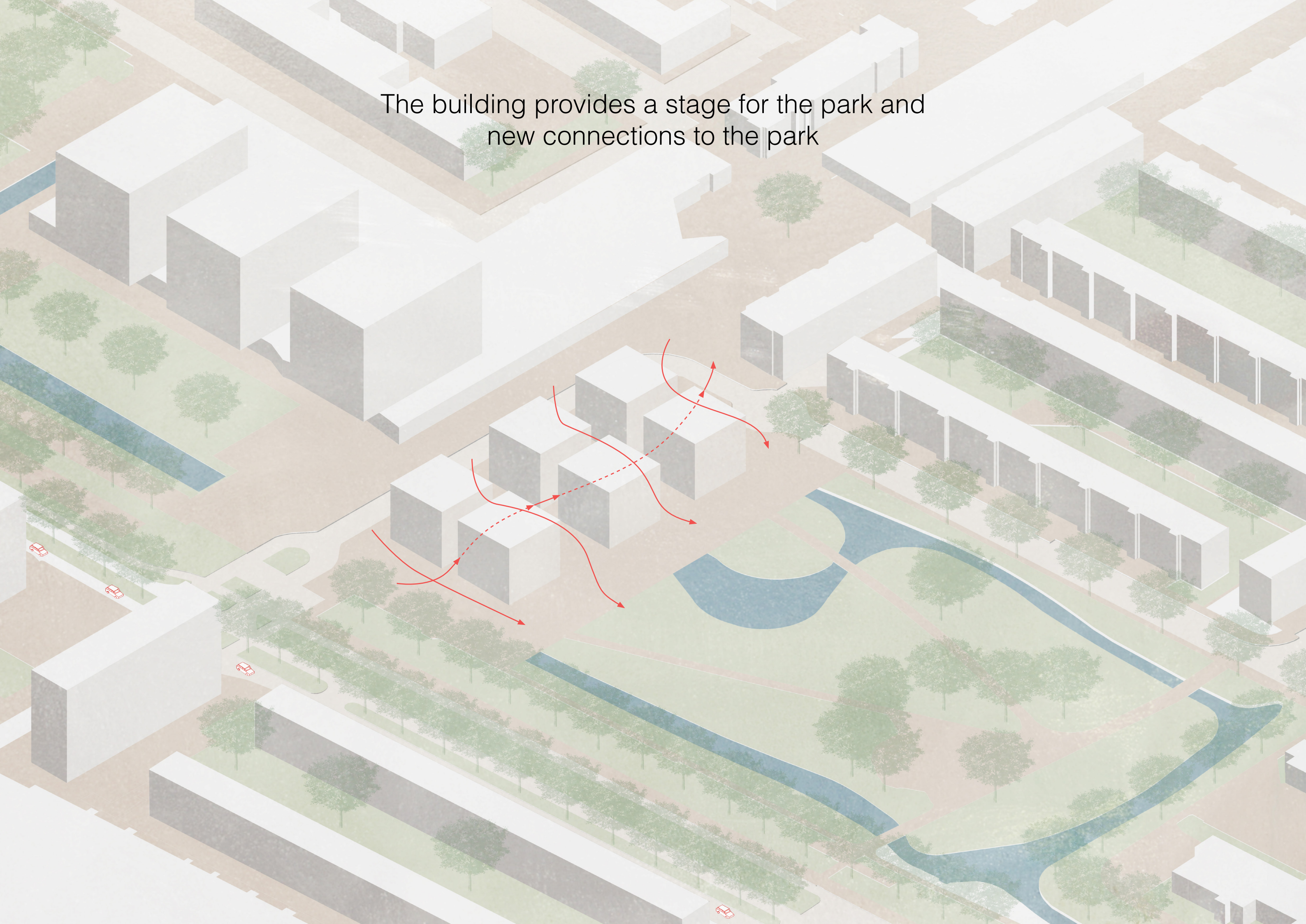




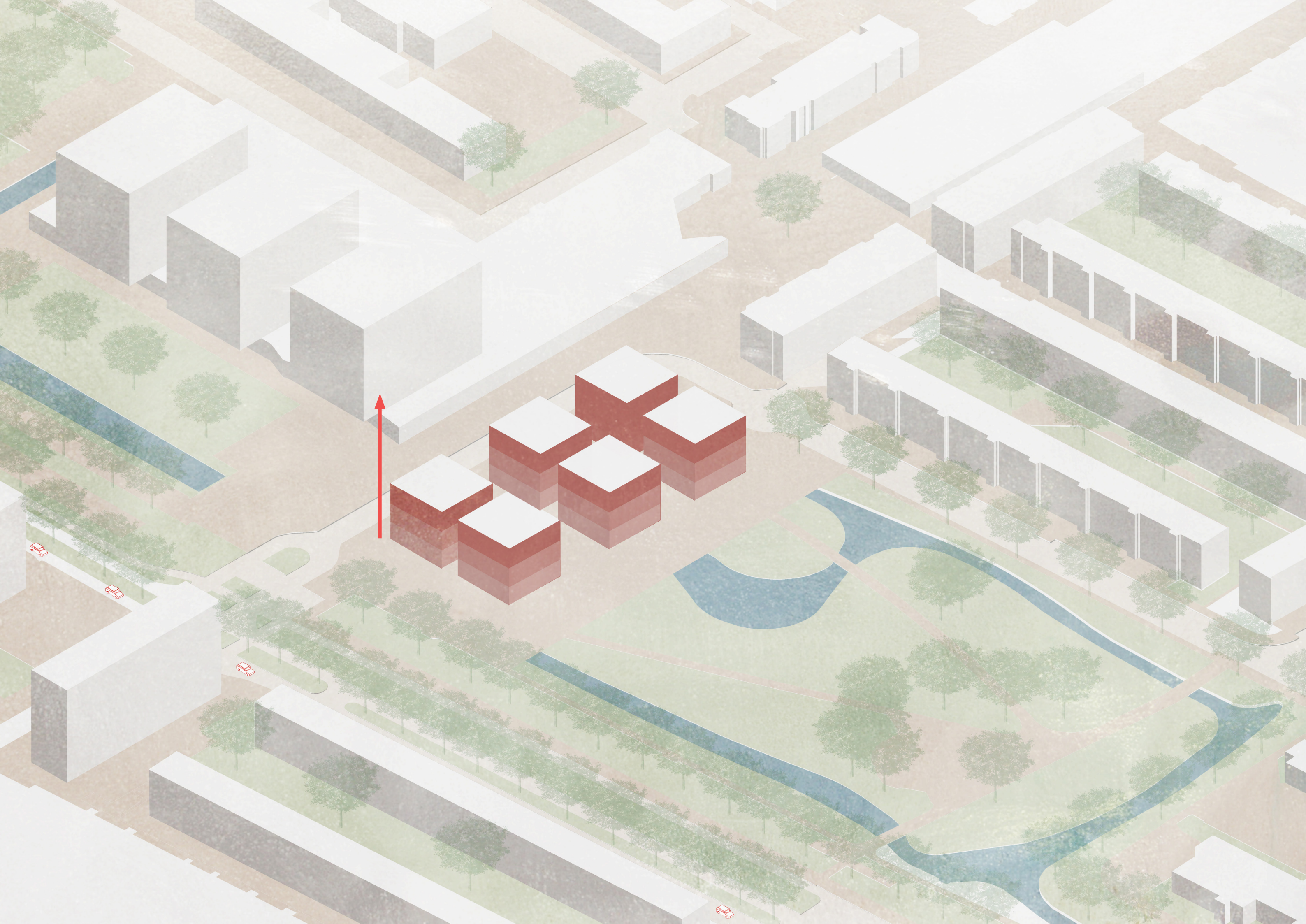




The building provides a stage for the park and  
new connections to the park







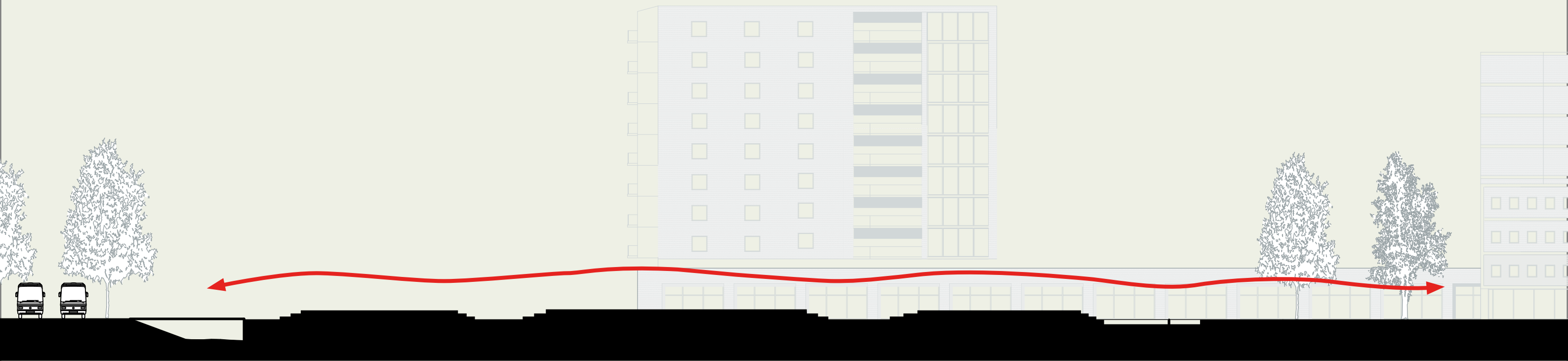


# Current site





# New landscape

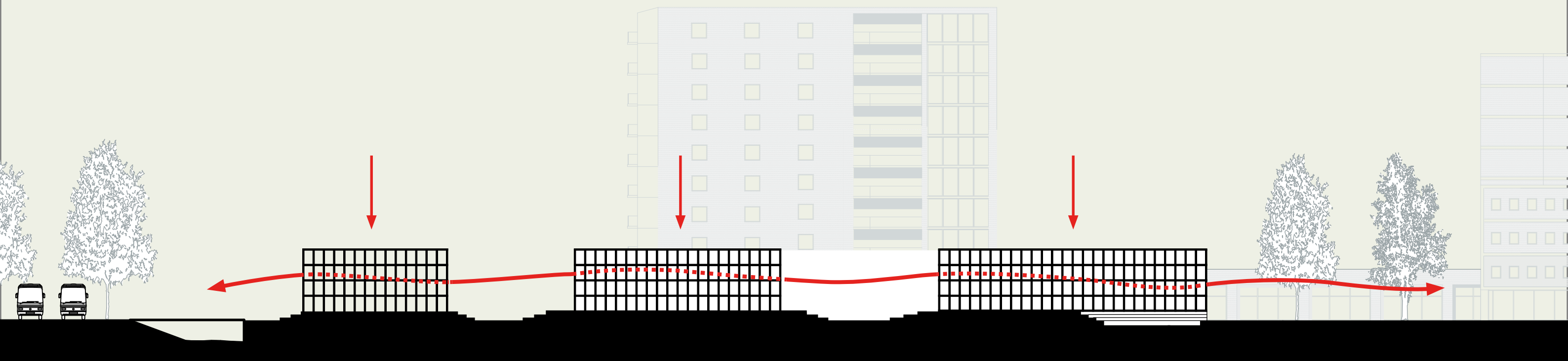


A continuous landscape that emerges in the park

Provides freedom of movement and contain open function



# Permeable structure settle in landscape

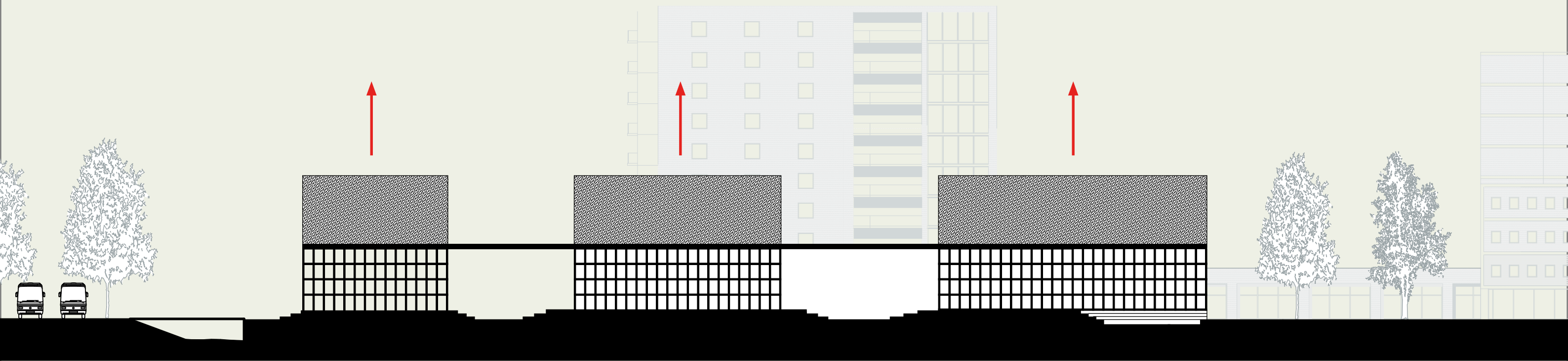


Permeable structures embody semi-open function

Maintaining the freedom of movement



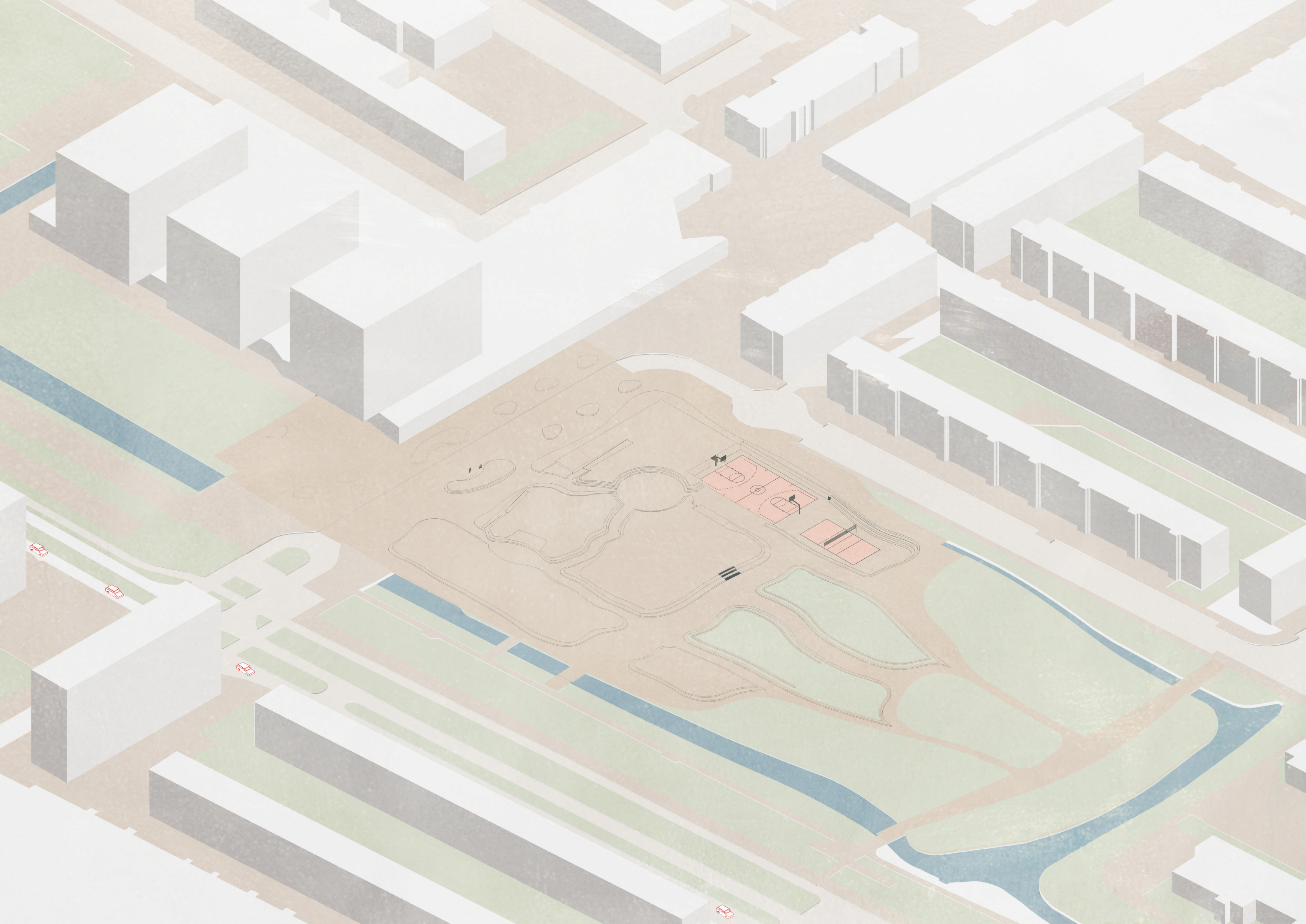
# Enclosed volumes



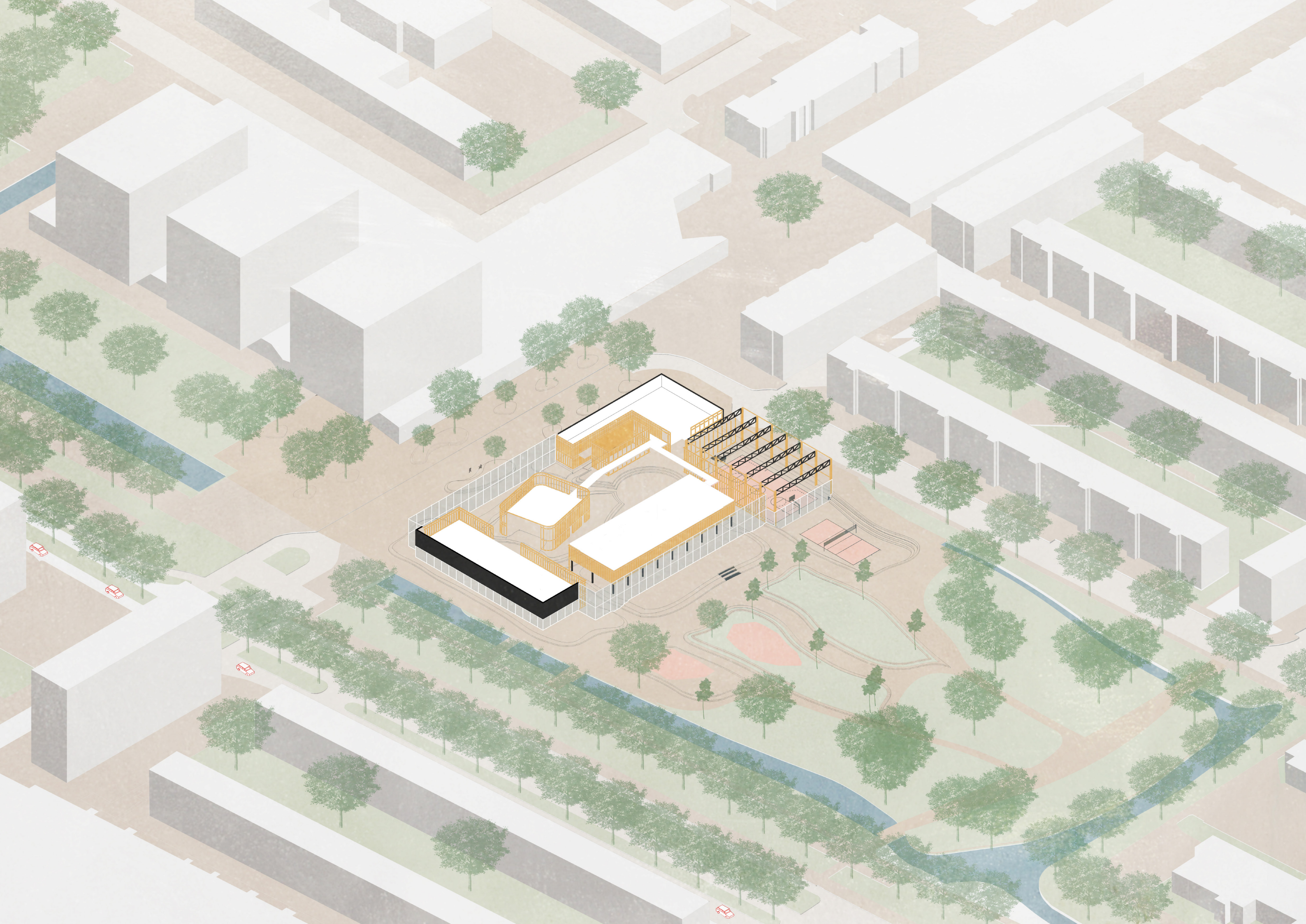
Private function conceived as compact volumes on top

Maintaining the freedom of movement

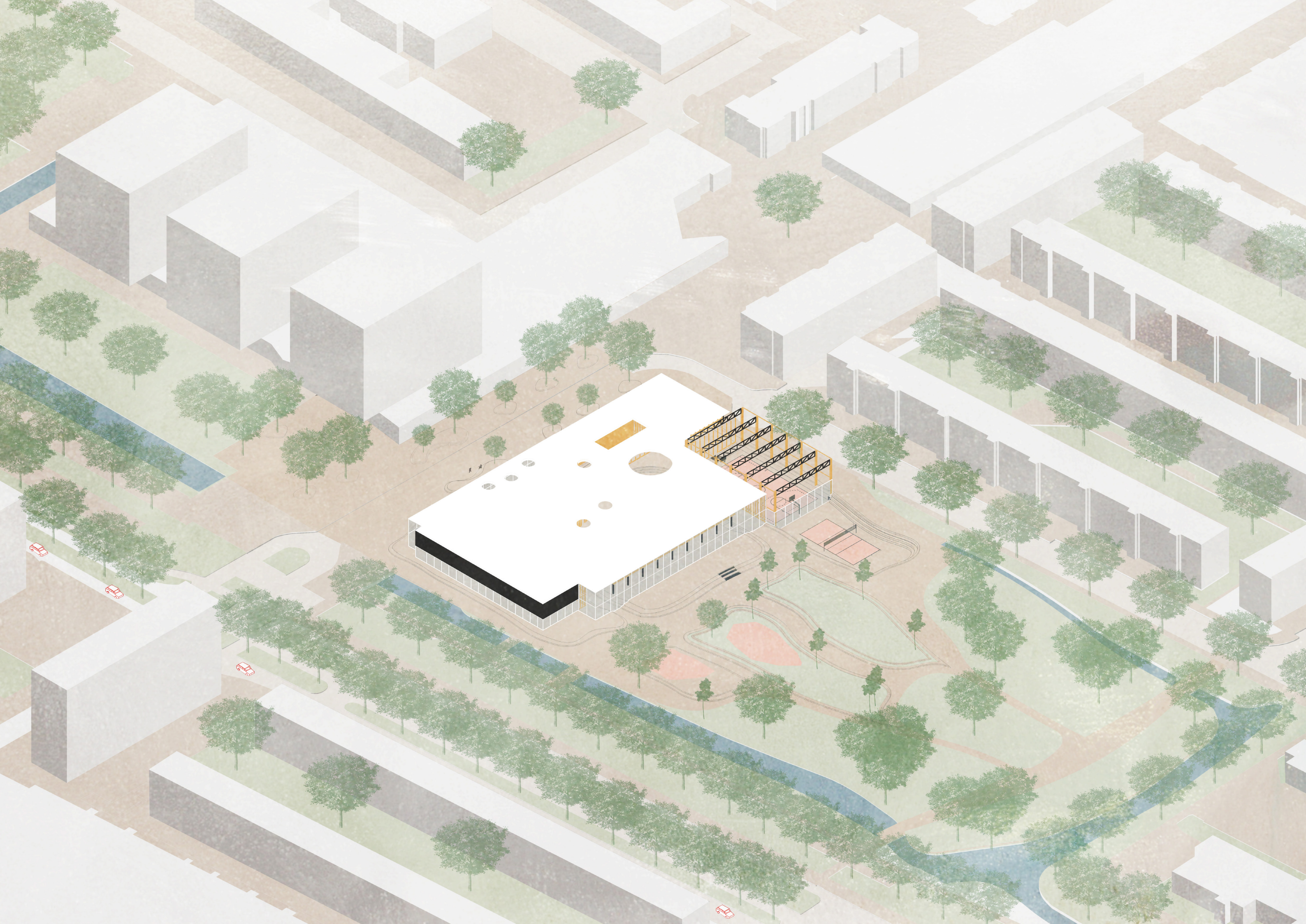




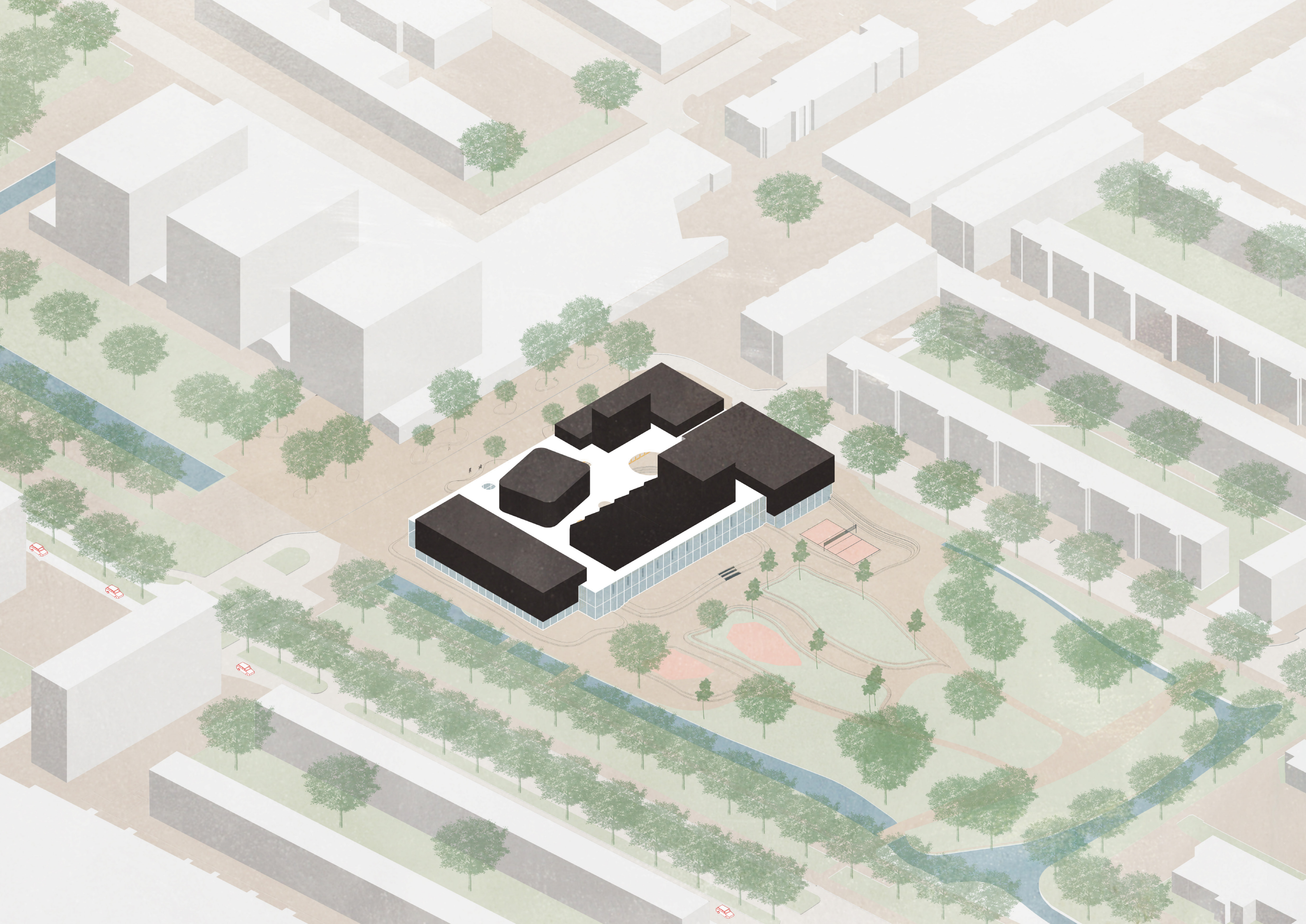




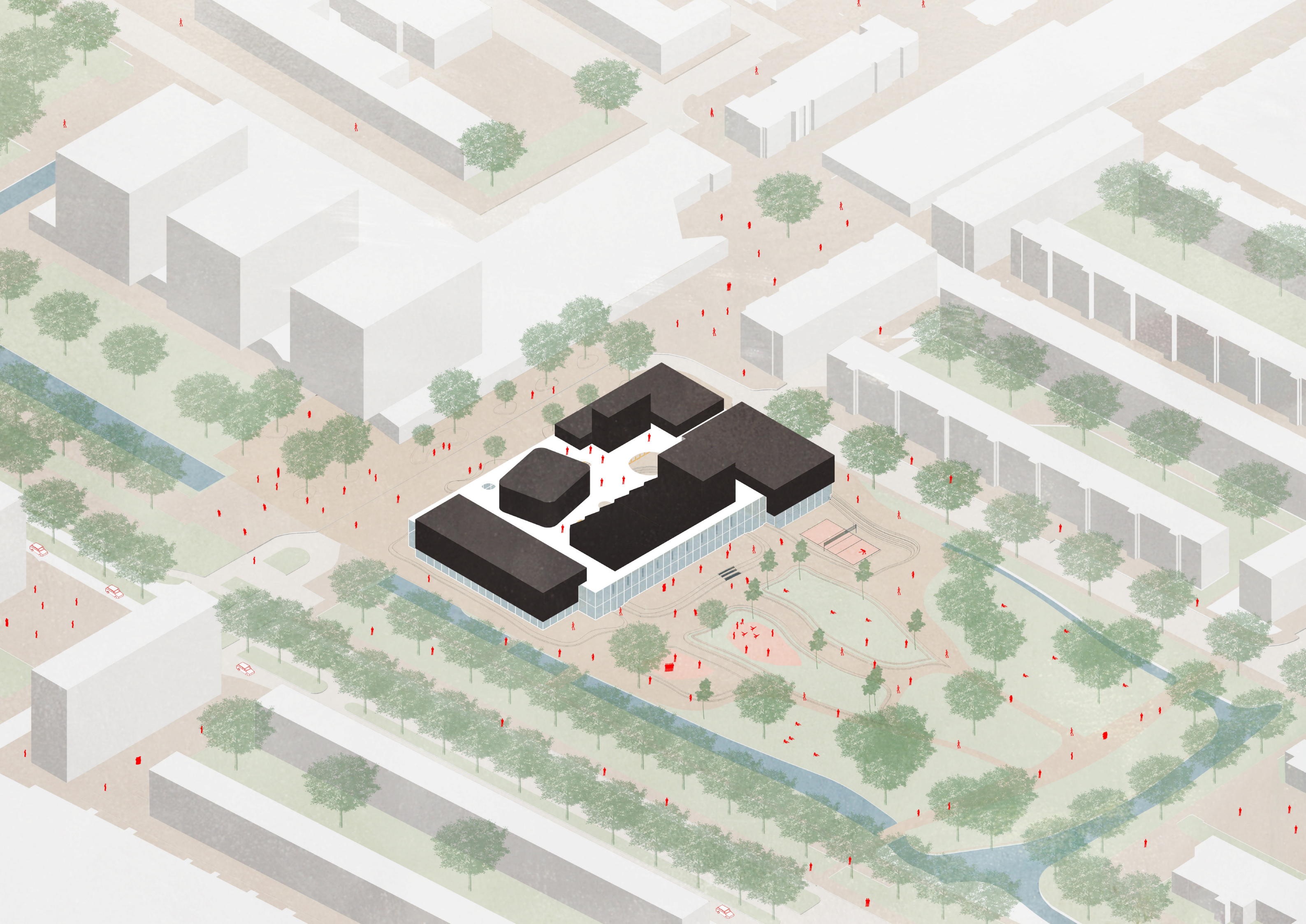














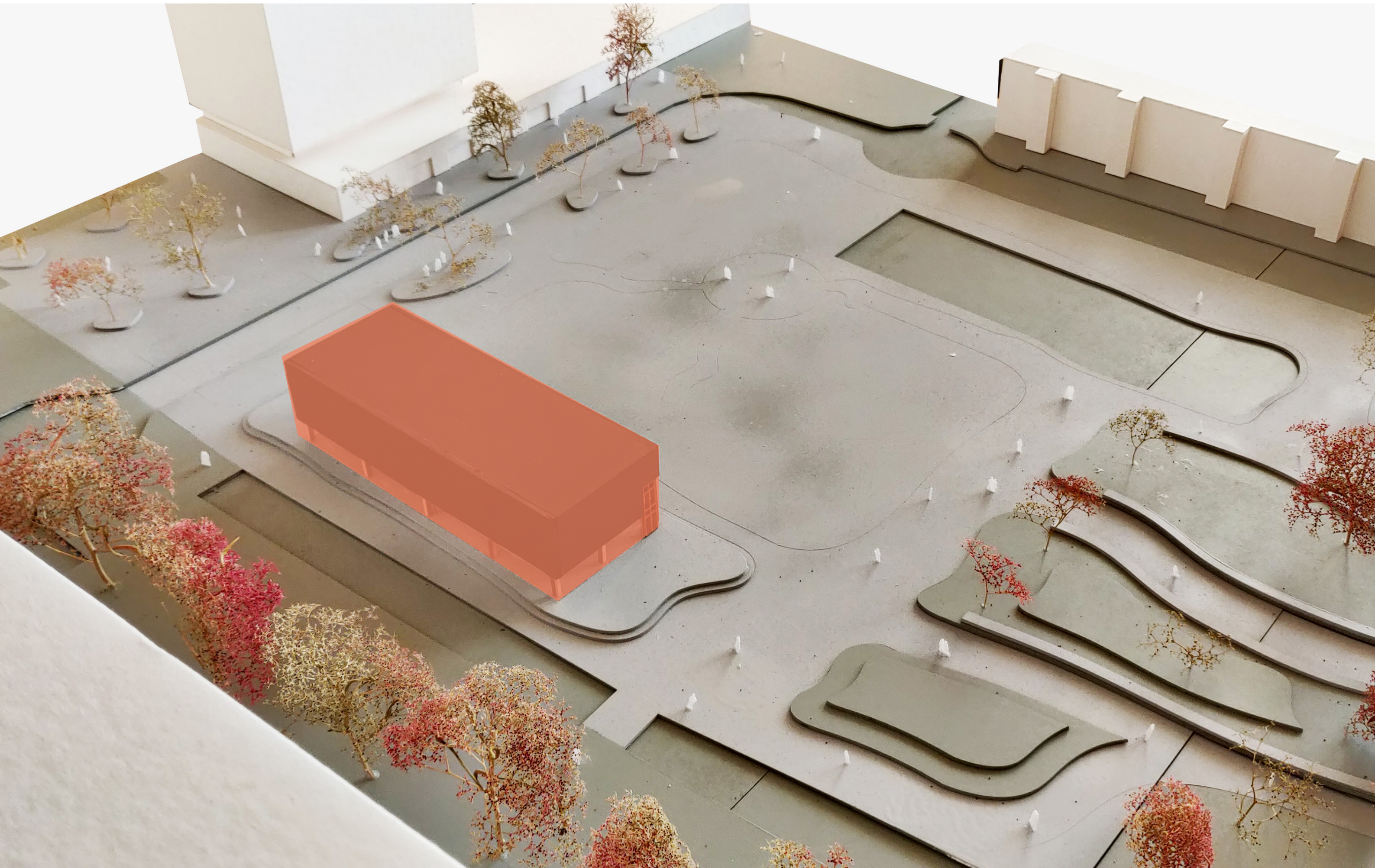








# Expression Zone





# Learning Zone





# Sport Zone





# Indoor sportfield





# Recovery zone





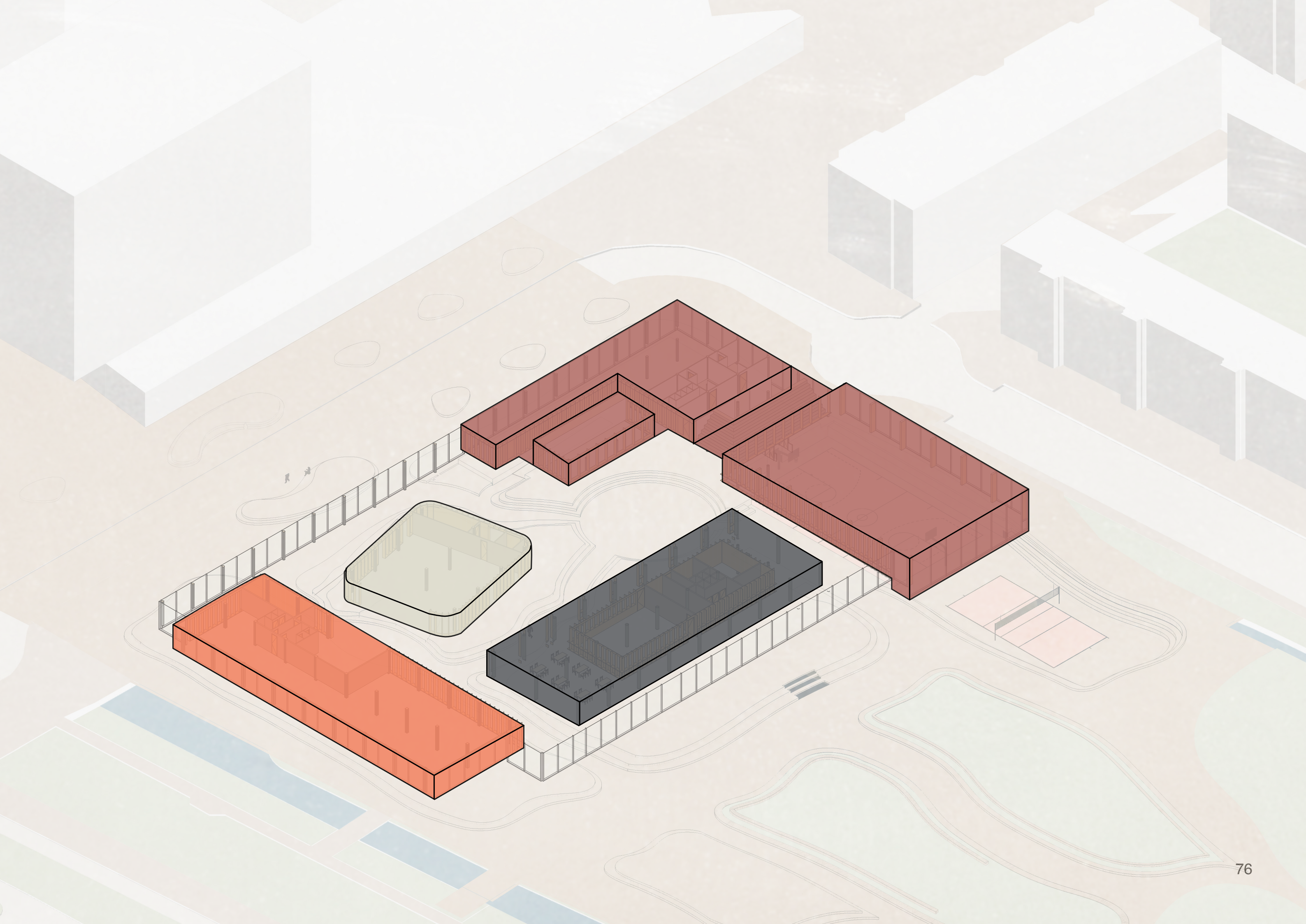
# Climbing



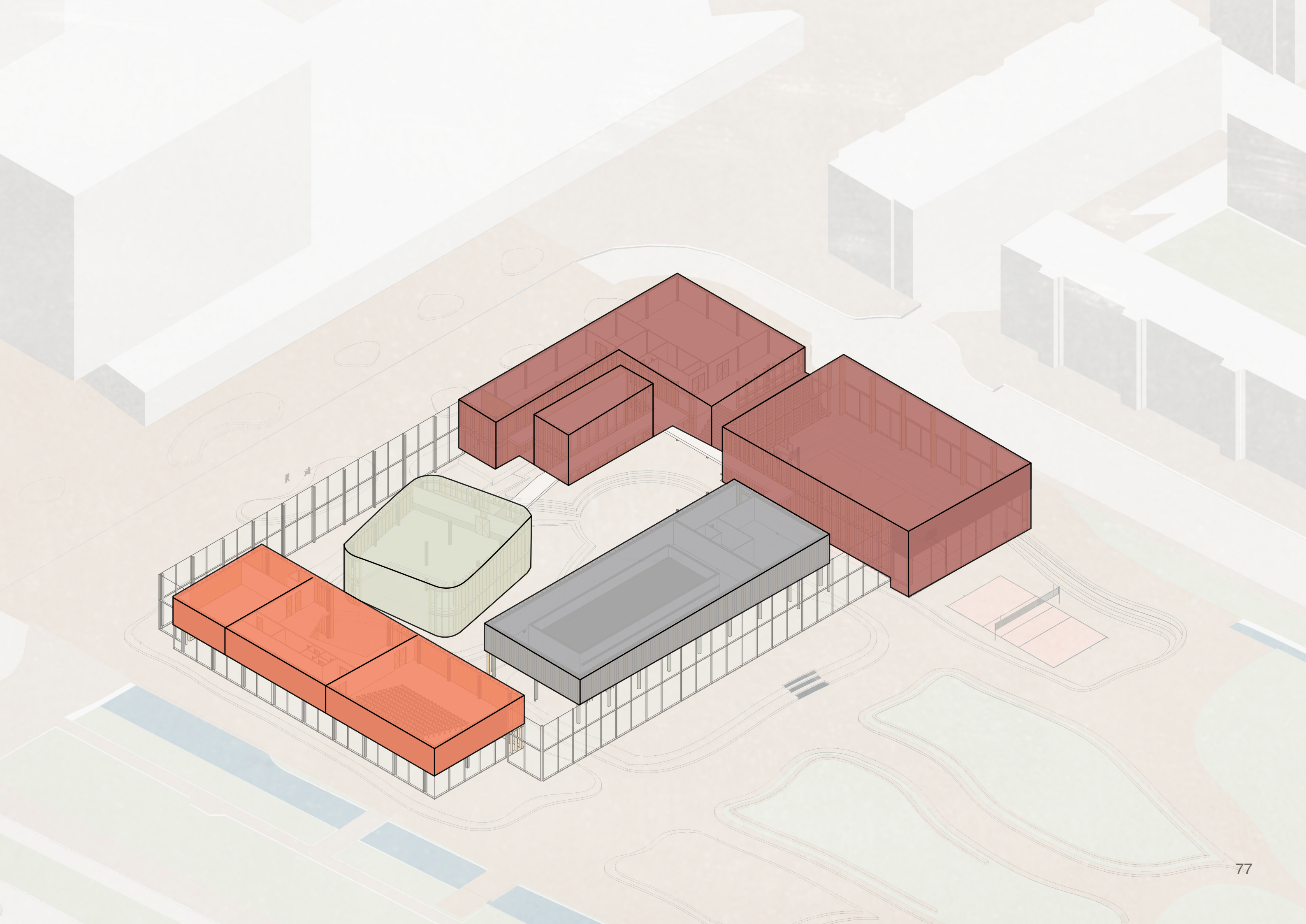




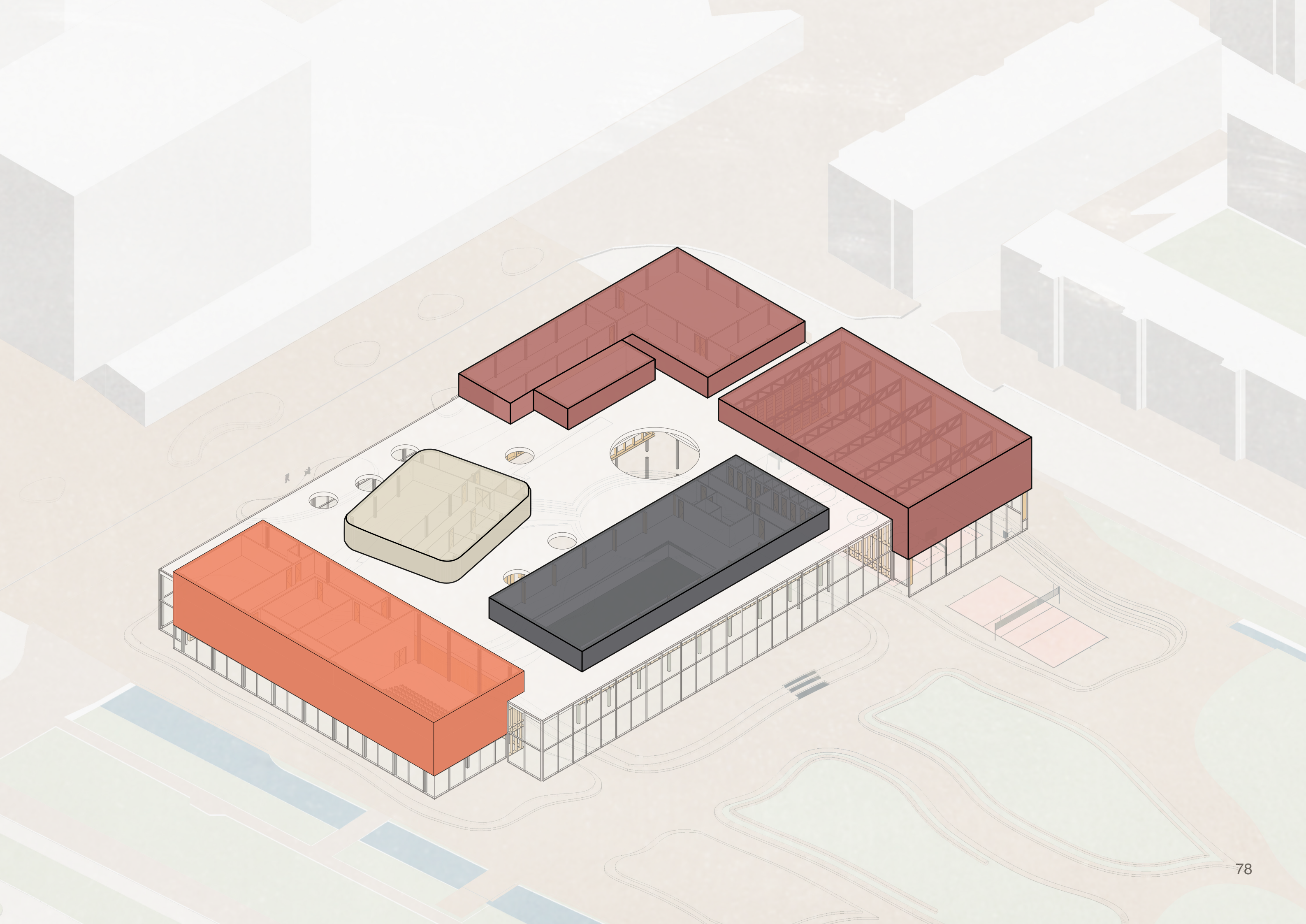




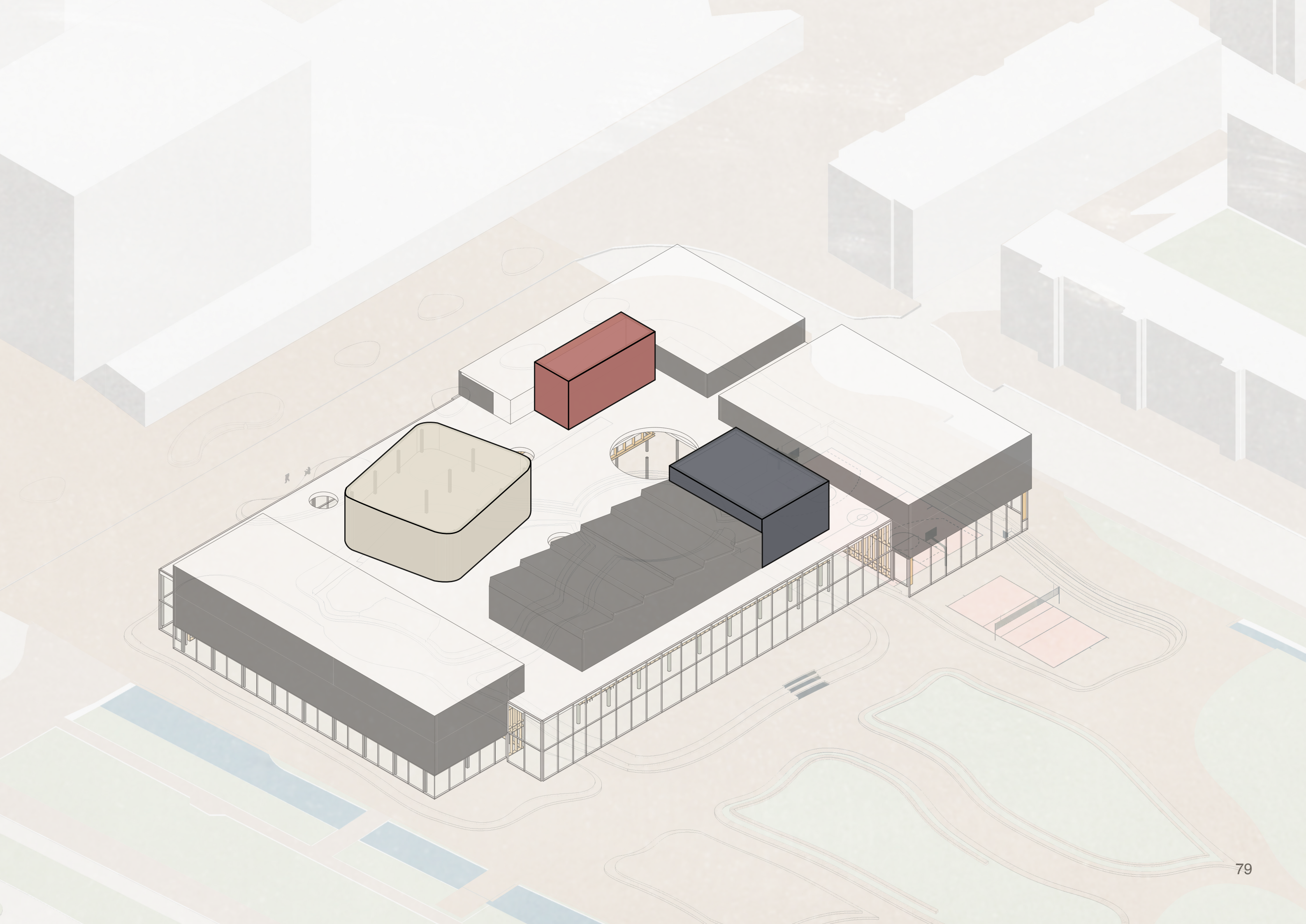




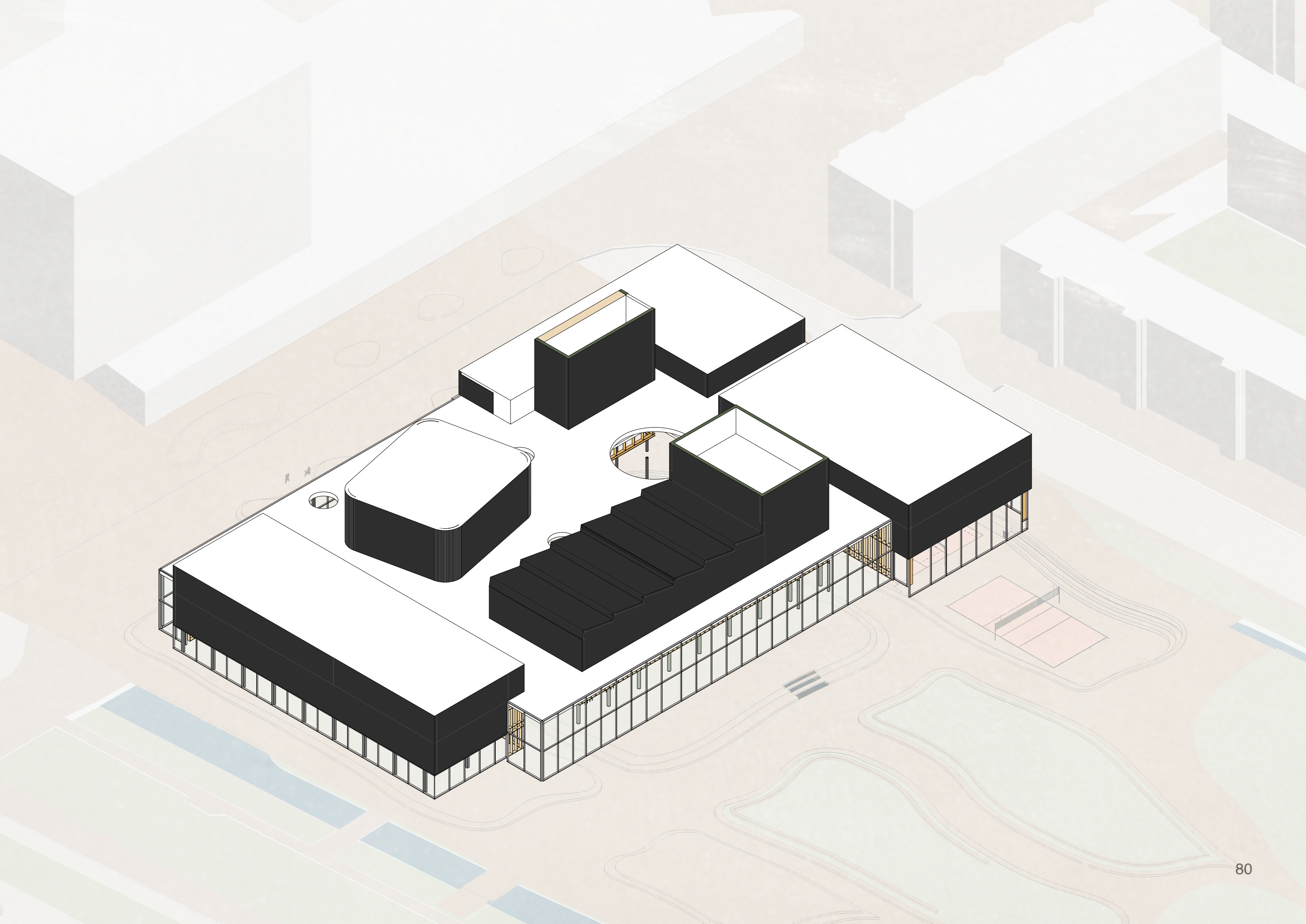








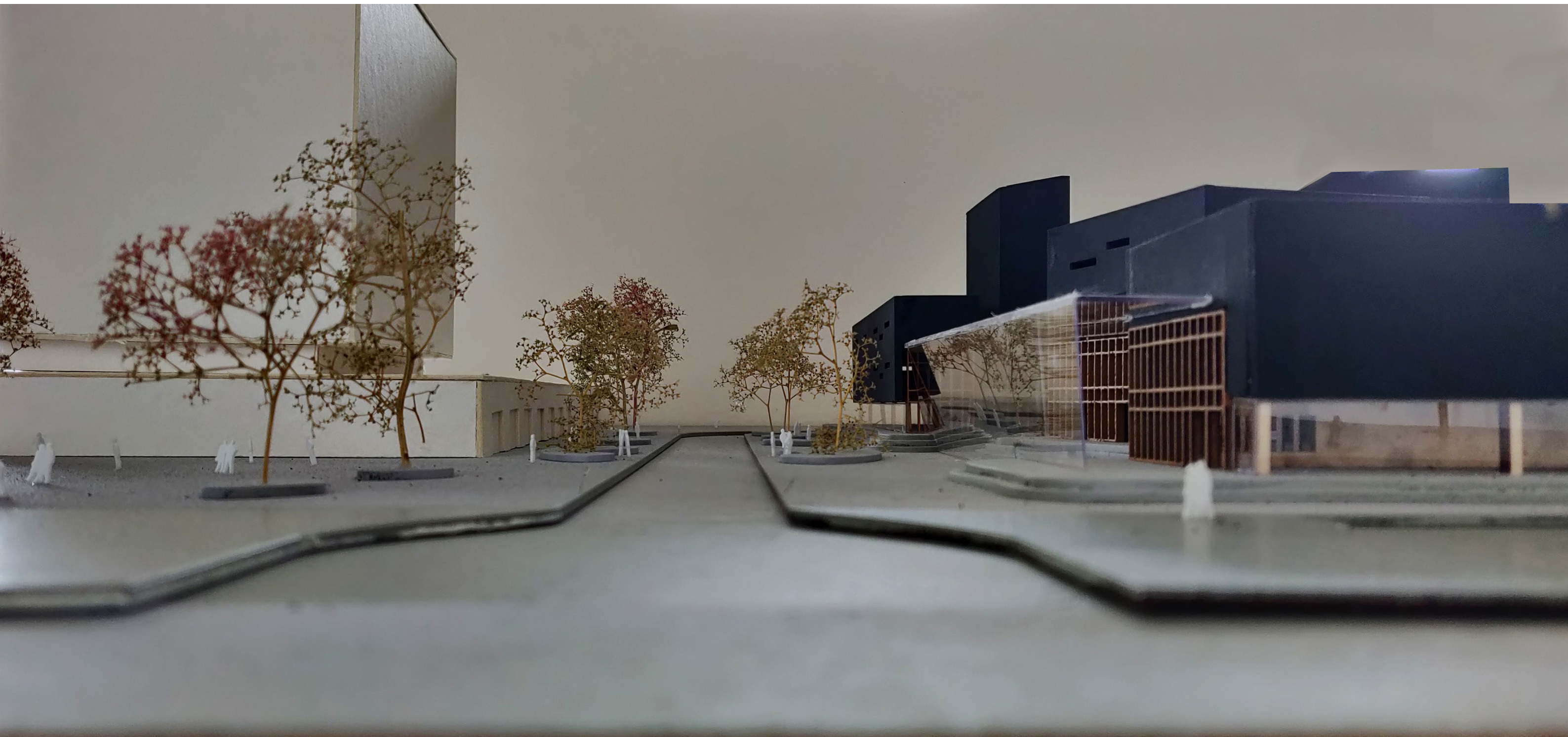




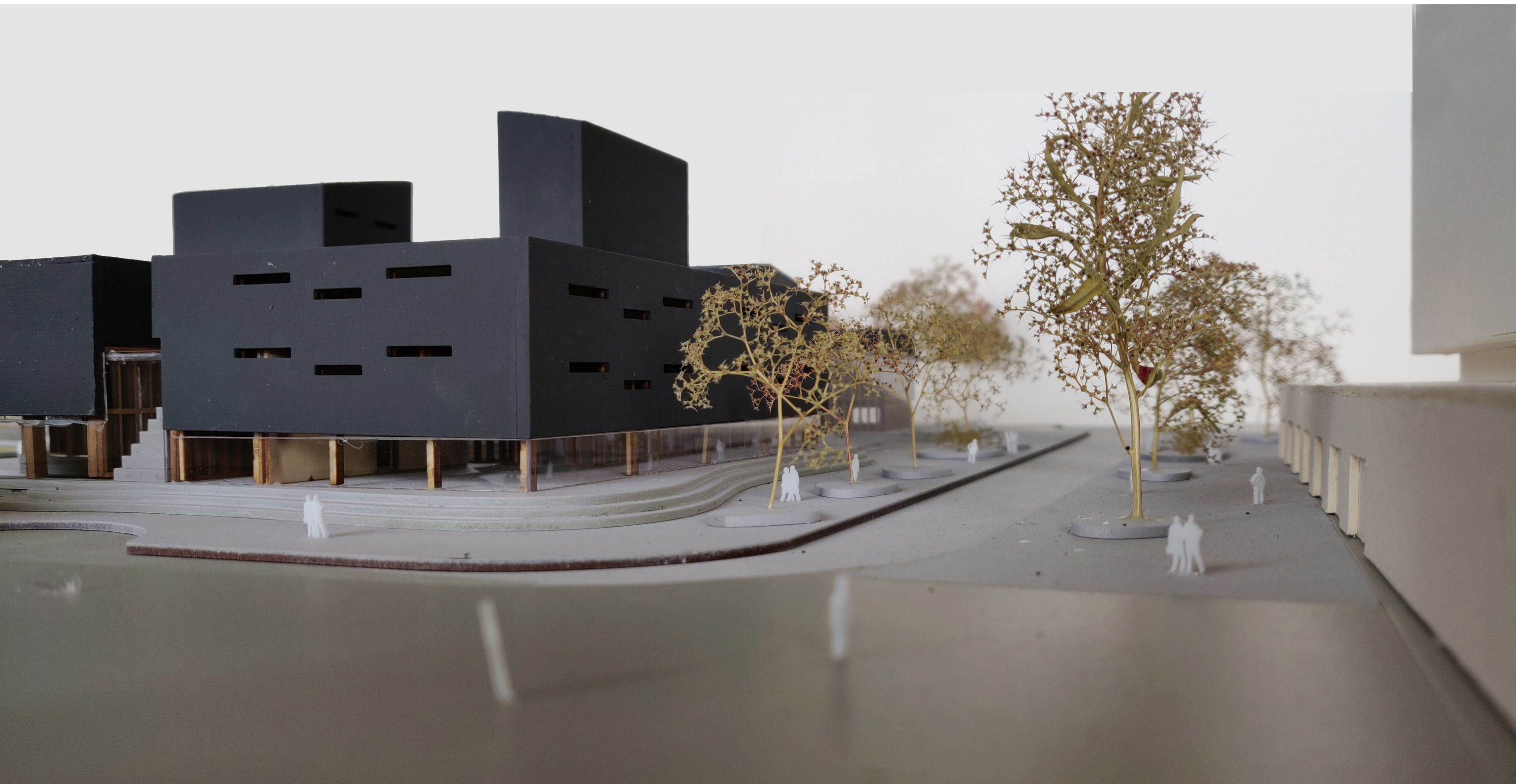


















# Elements of Exchange

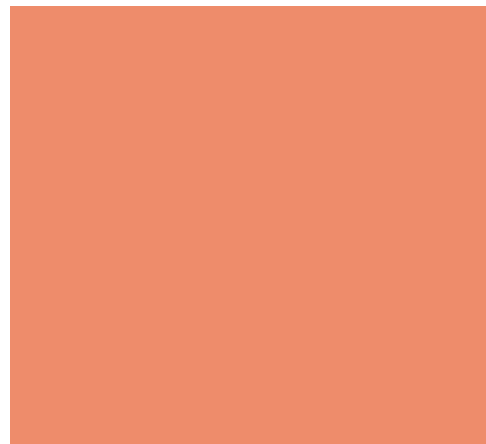
What kind of architectural elements can stimulate interchange in  
the landscape?

How is the landscape shaped

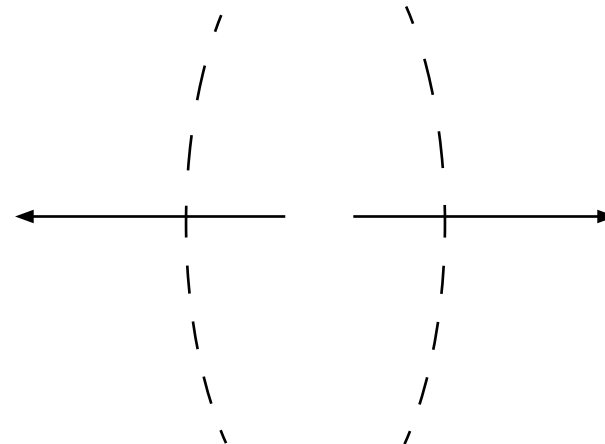


# Duality

Zone A

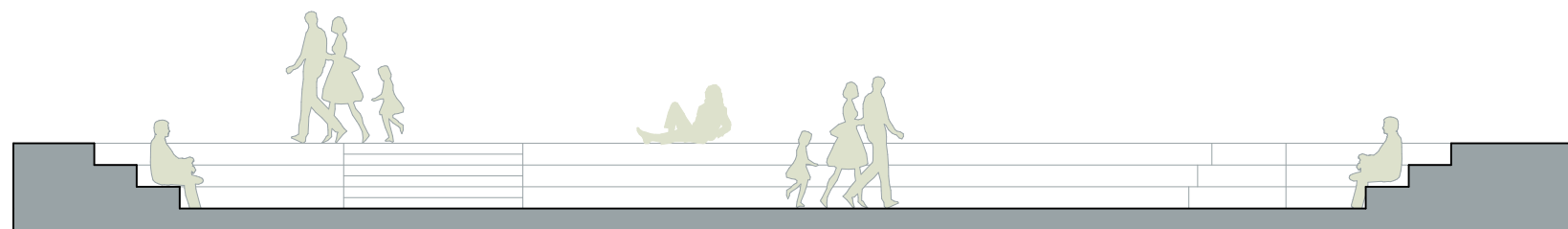
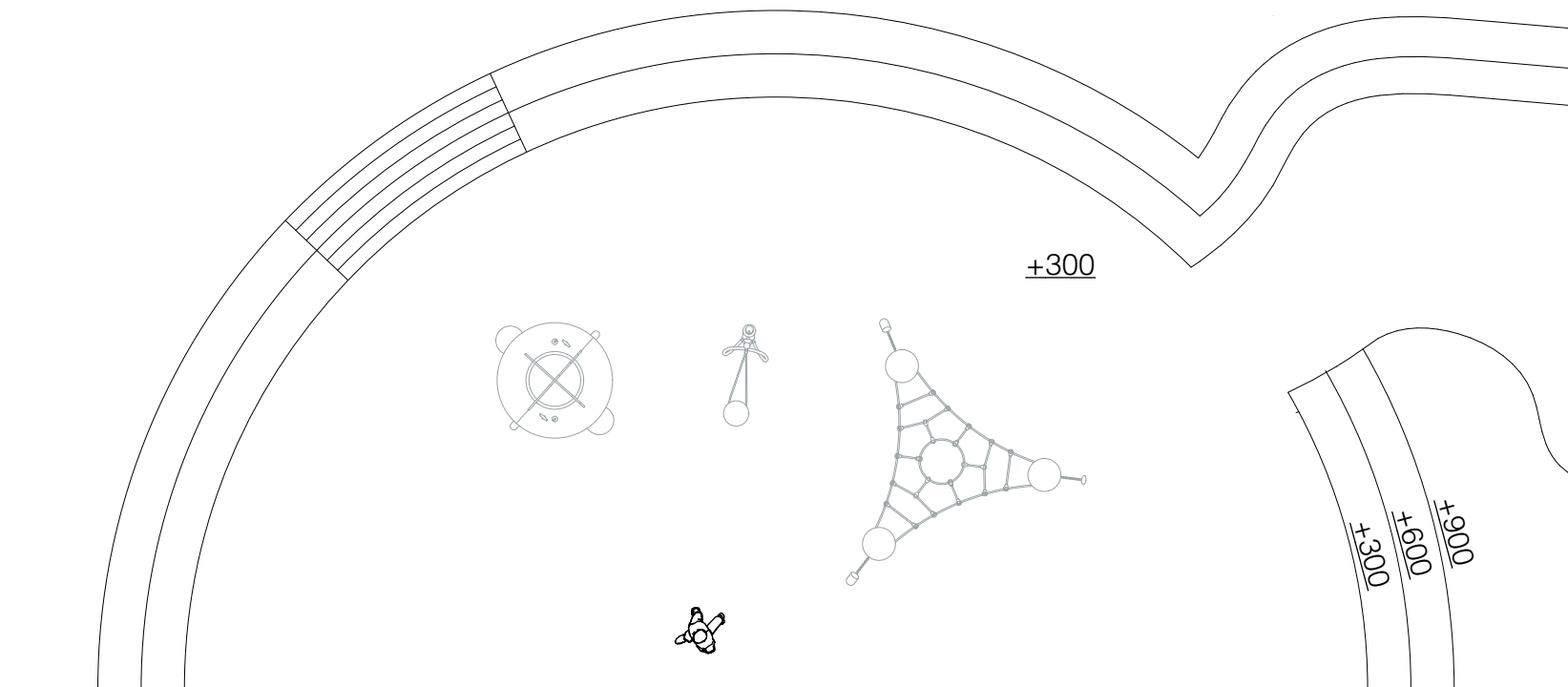


Zone B





# Arena

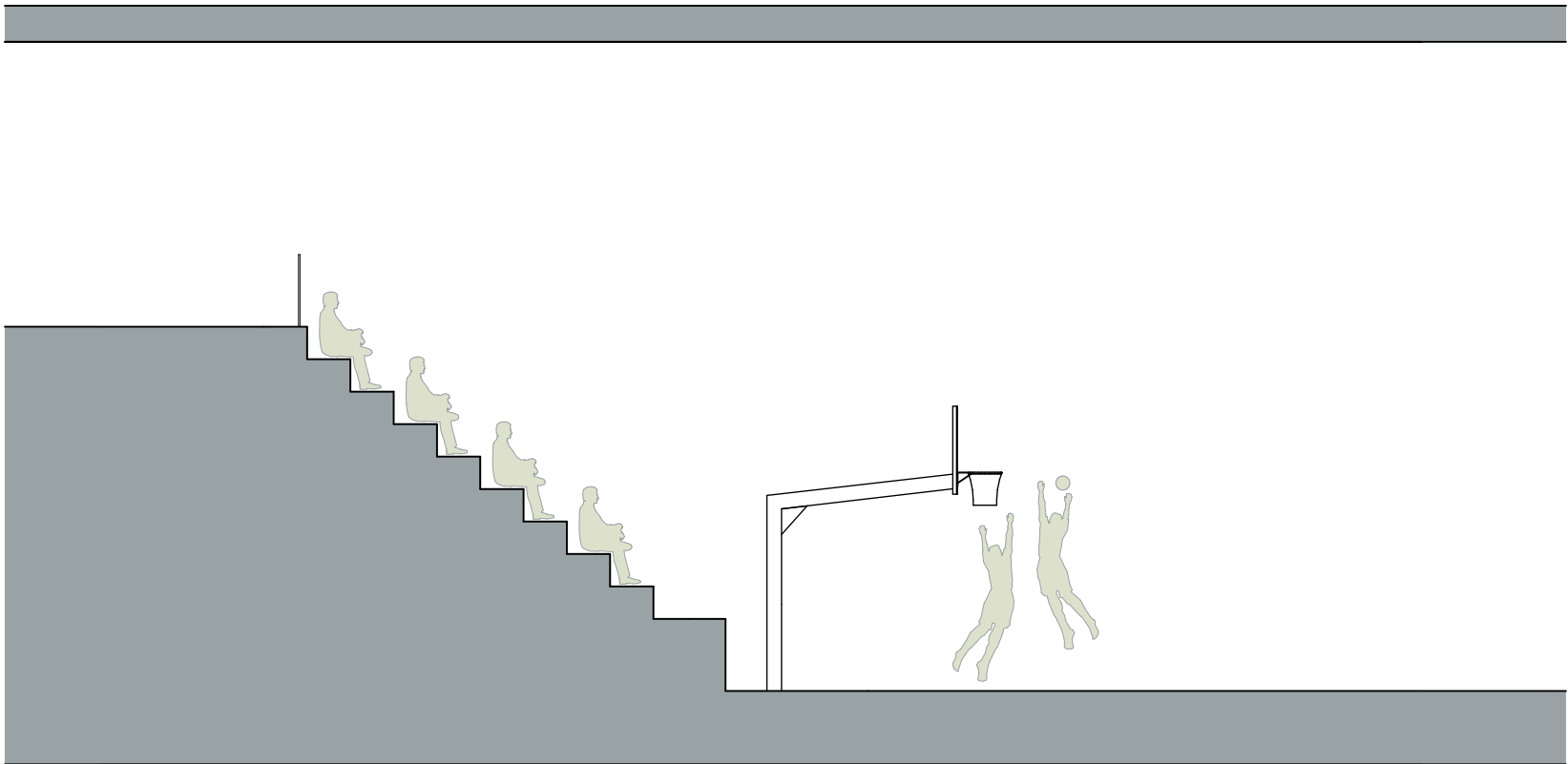








Tribune

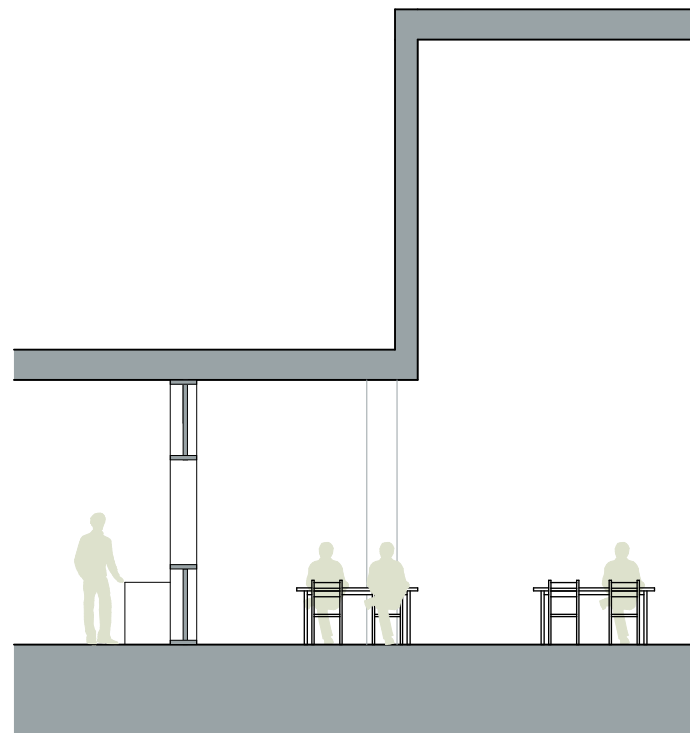






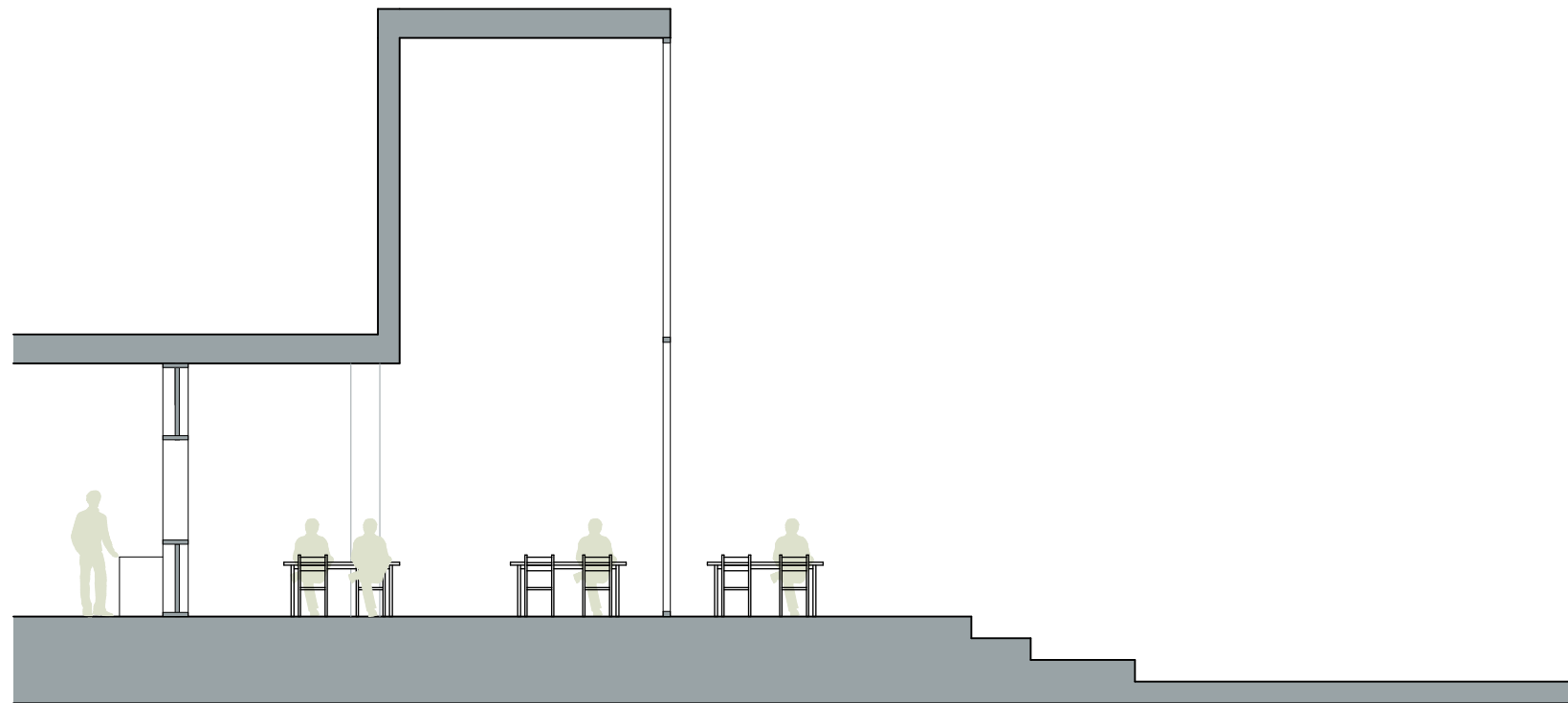


## Restaurant





## Terrace



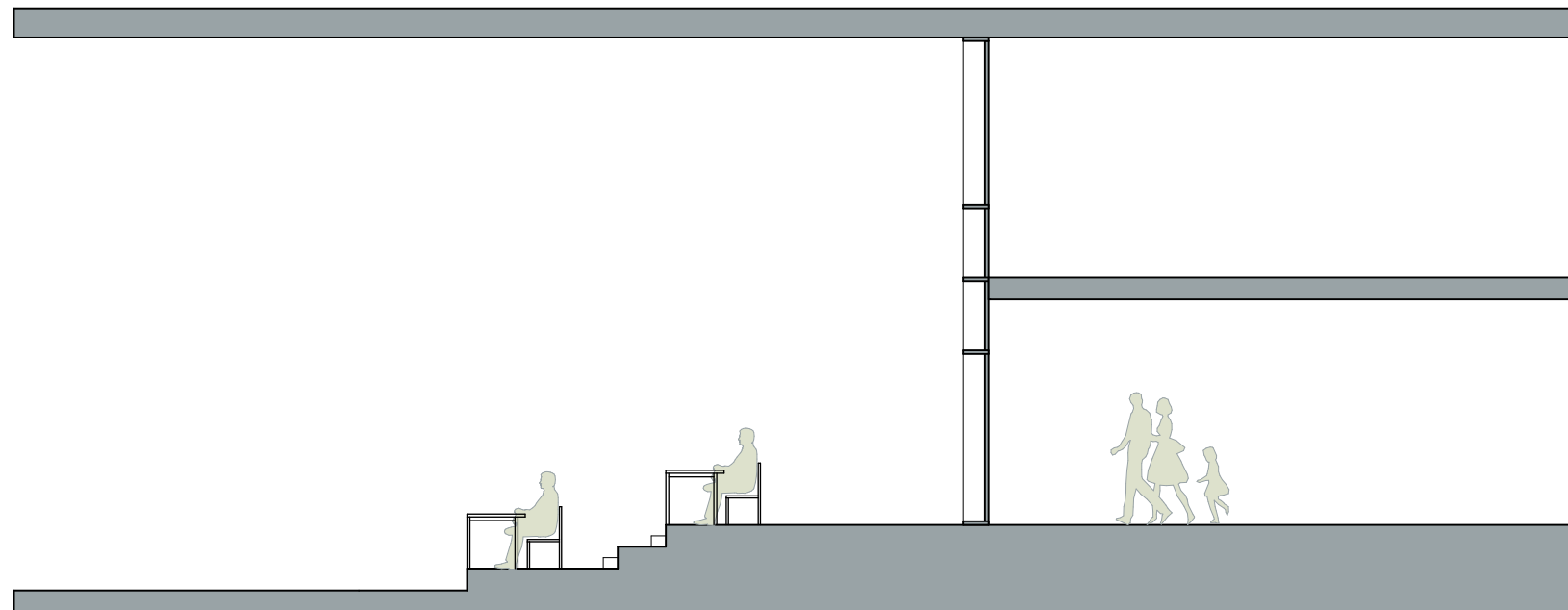


## Terrace





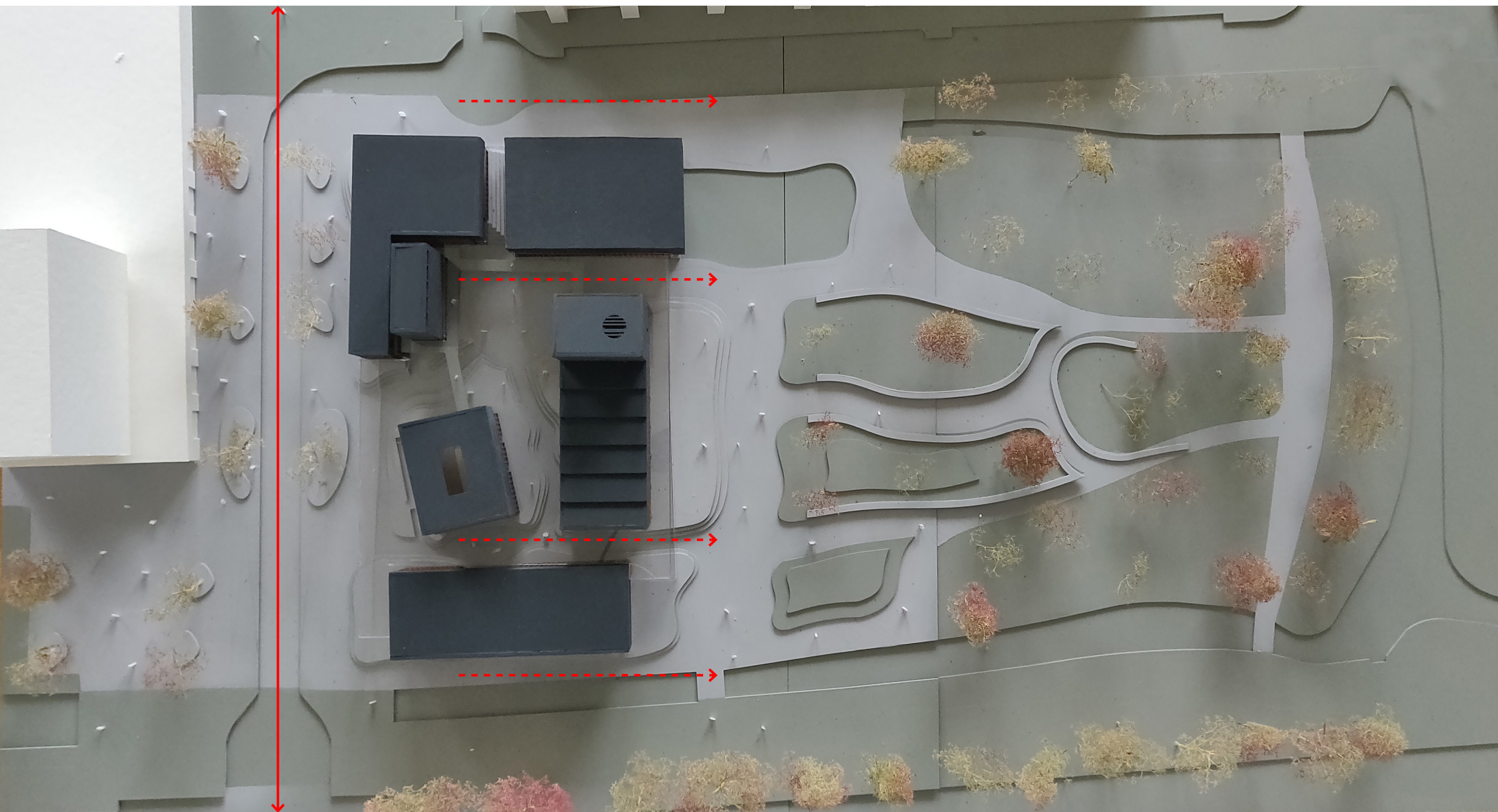
## Work areas











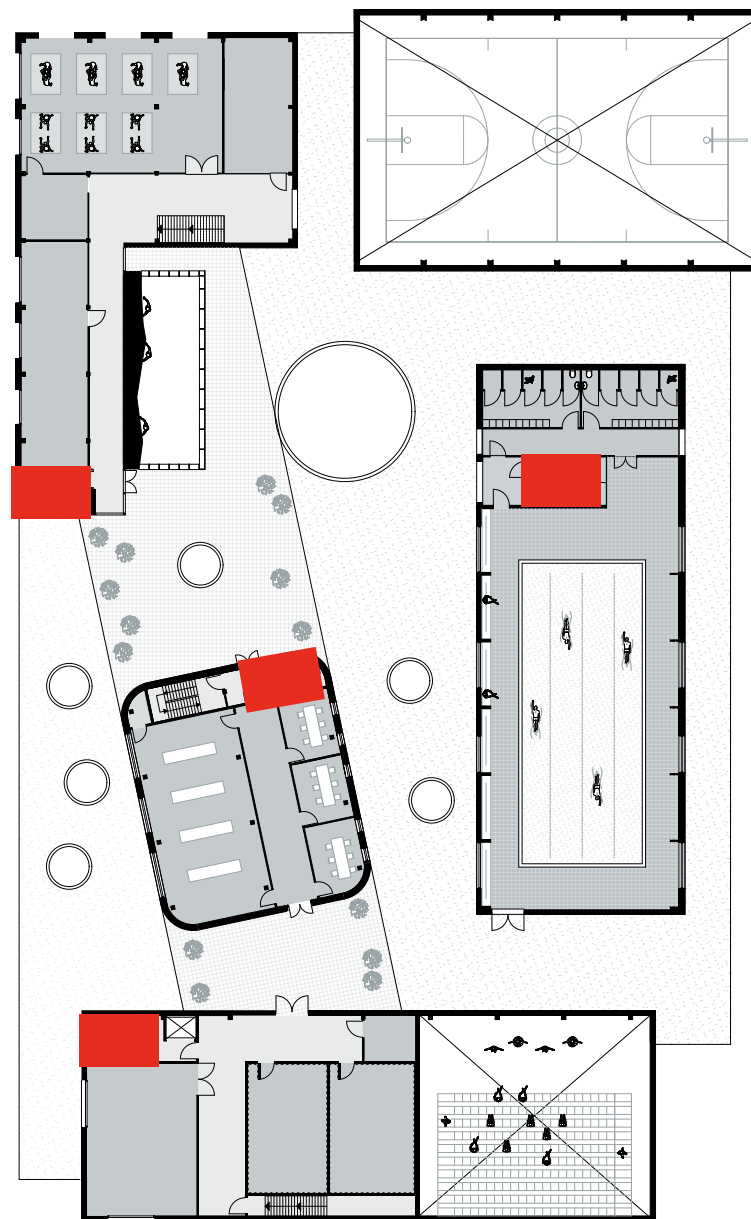
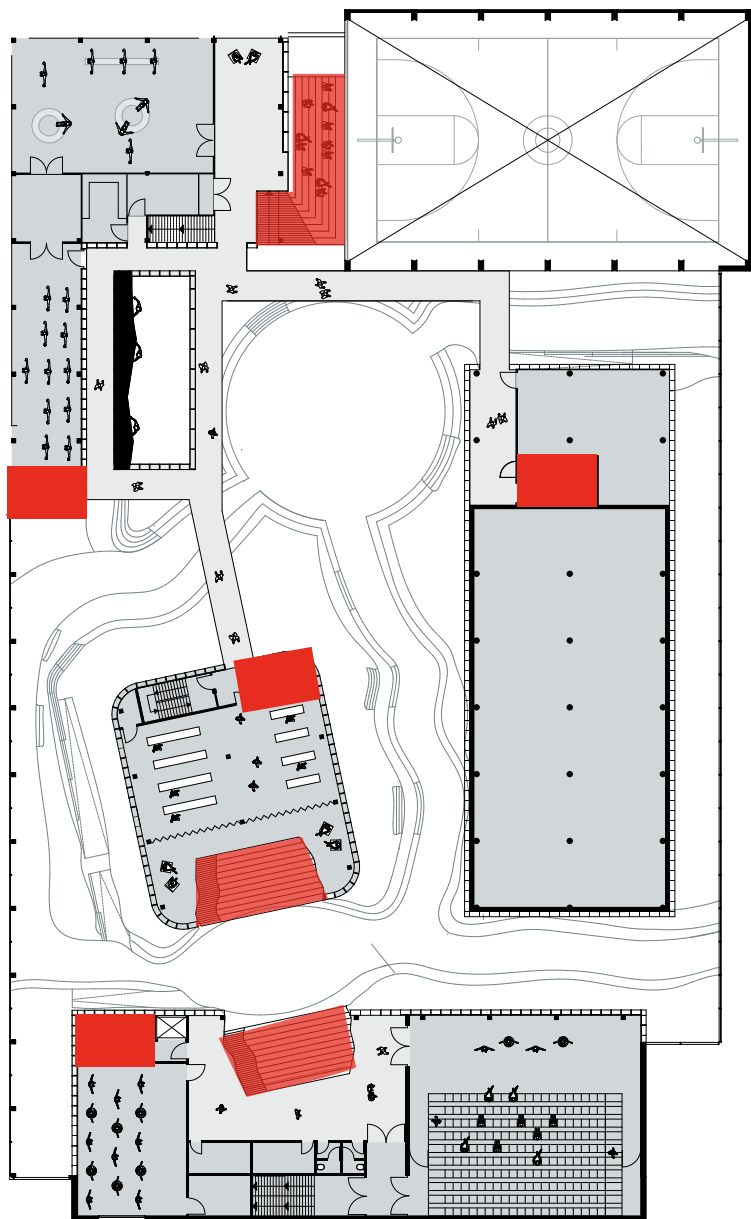




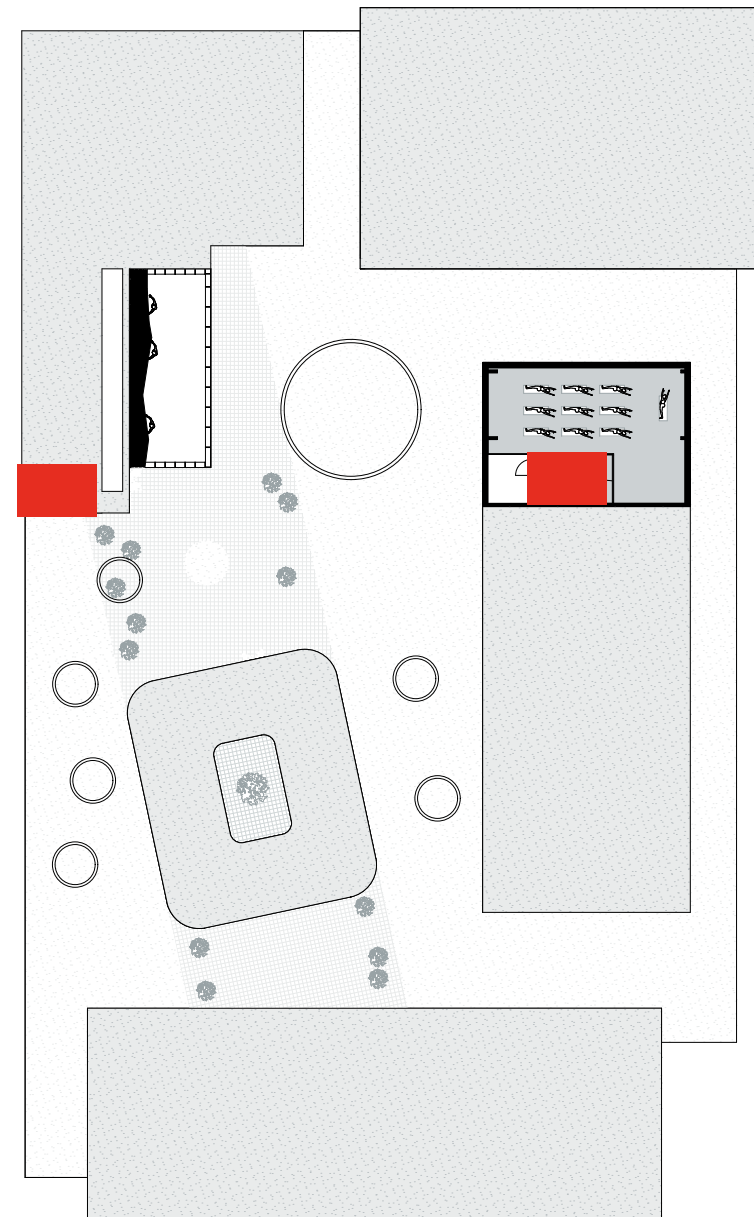
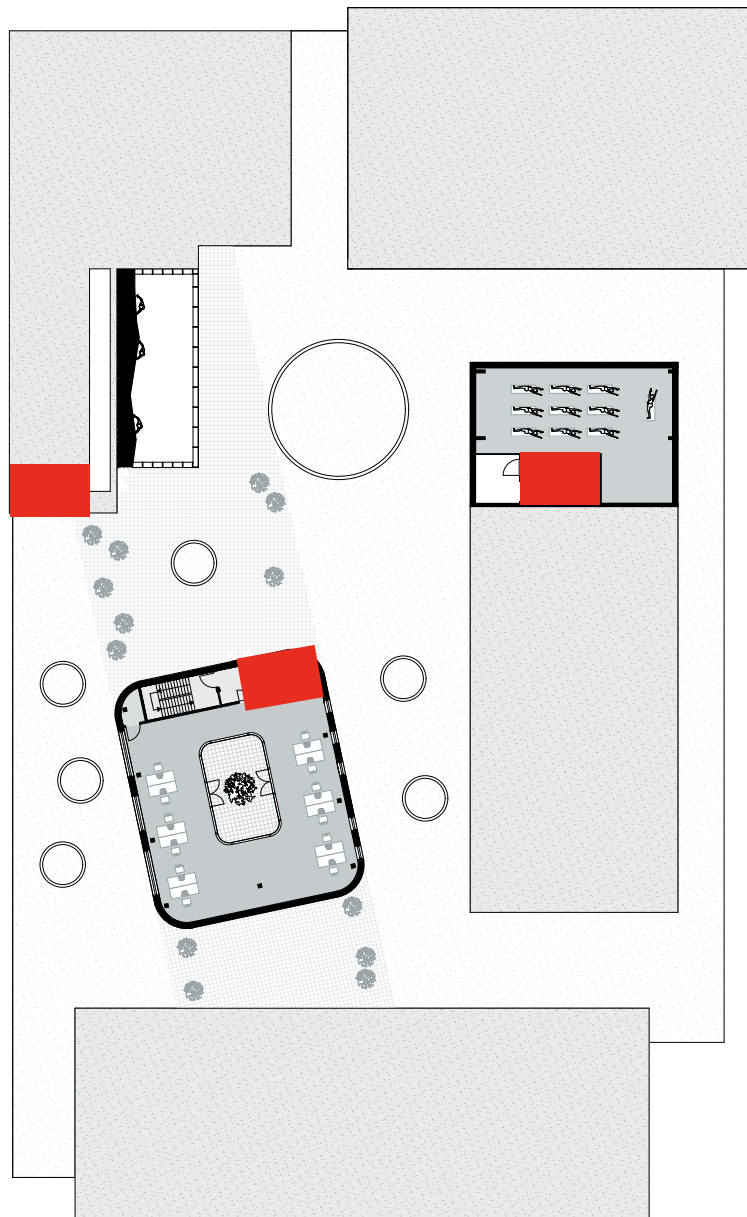


# Circulation

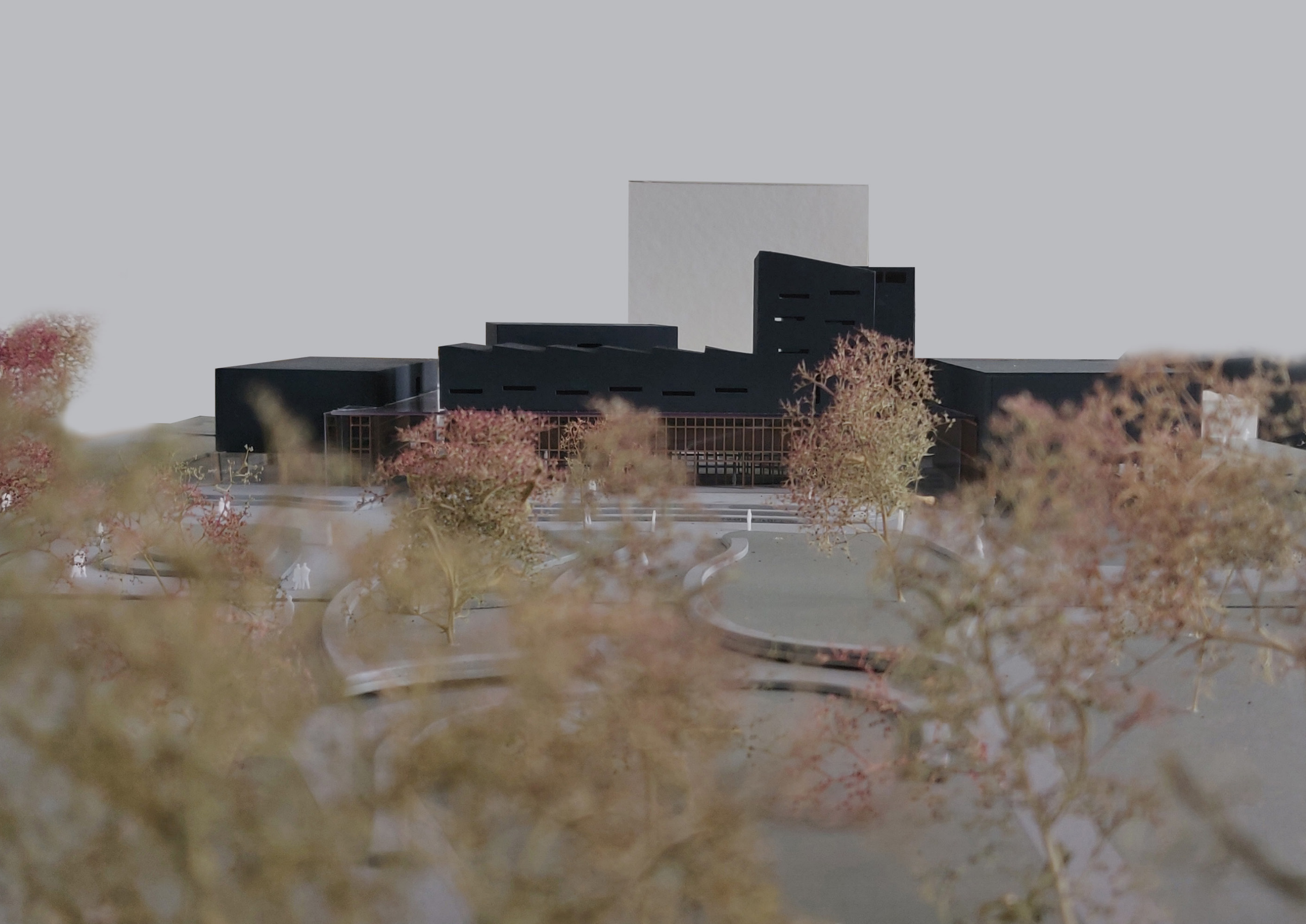




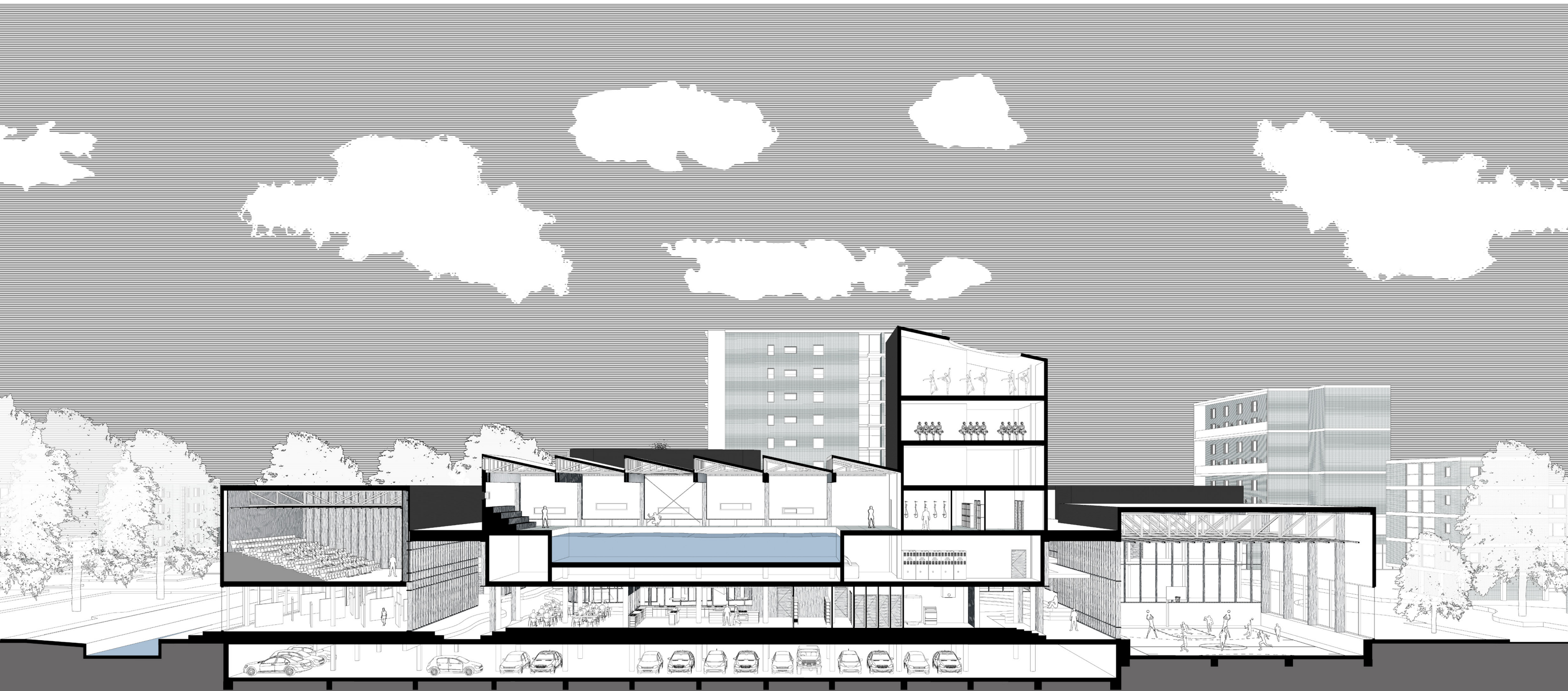












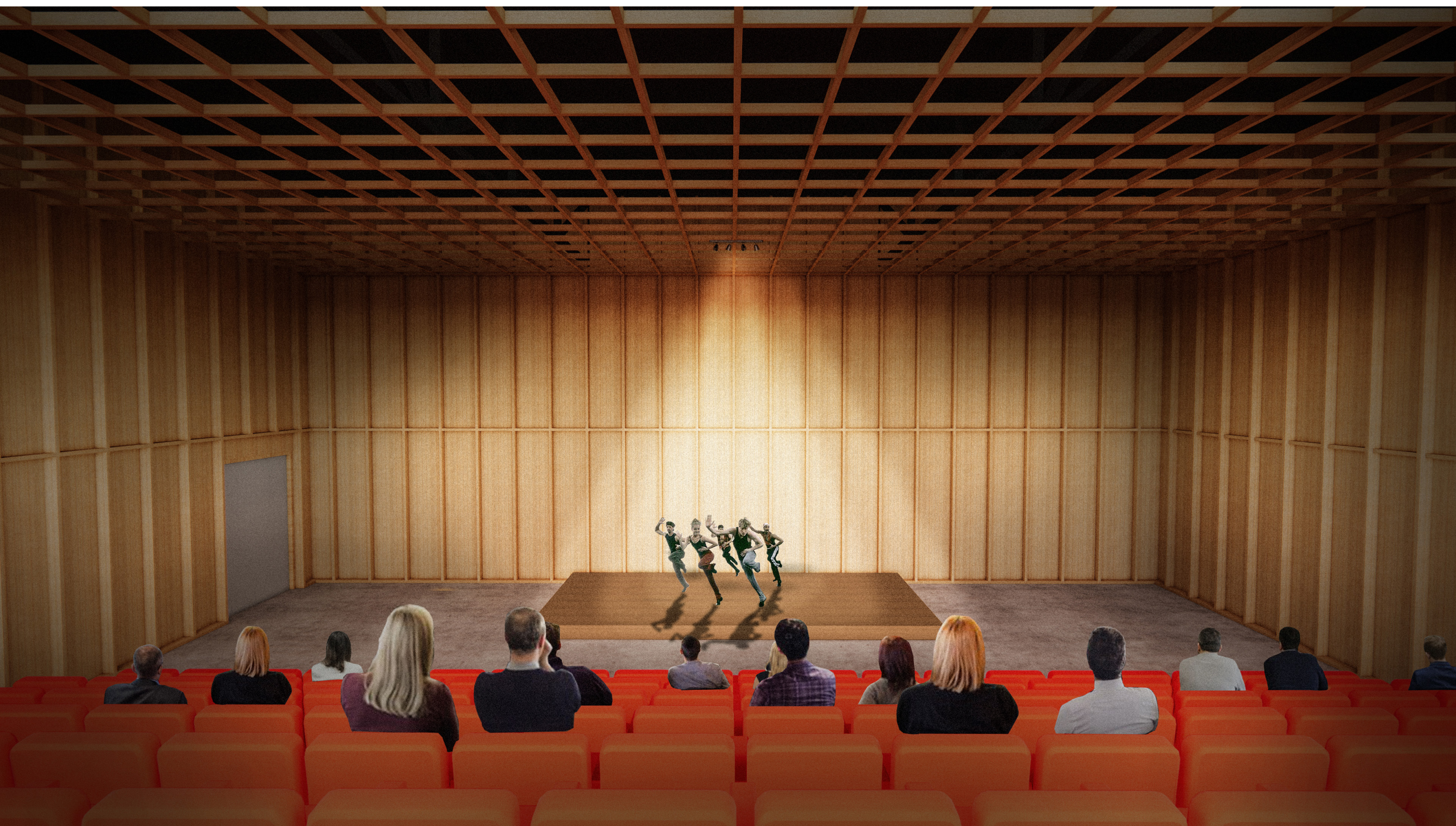


# Galery





# Performance





# Library & learning





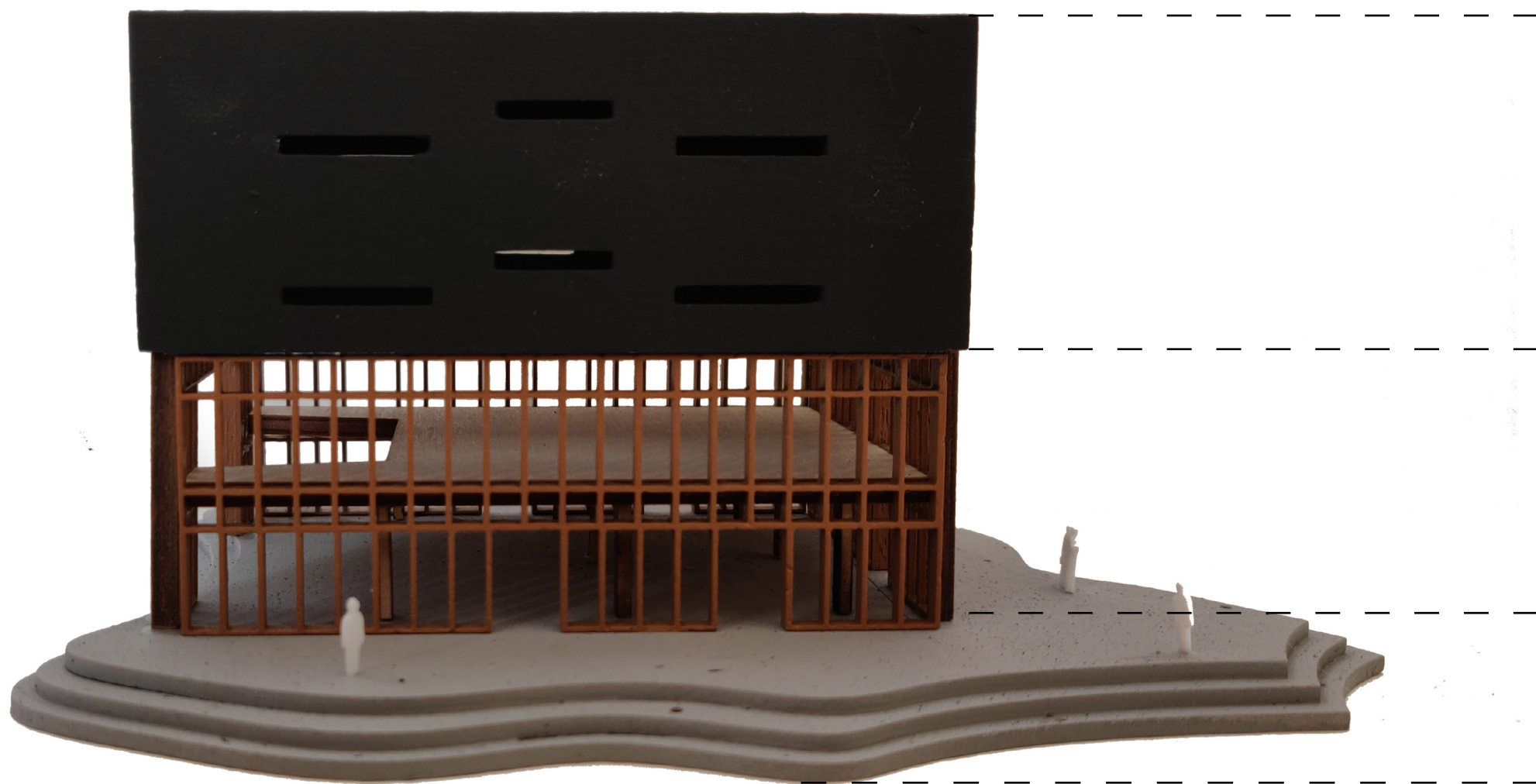
# Swimming



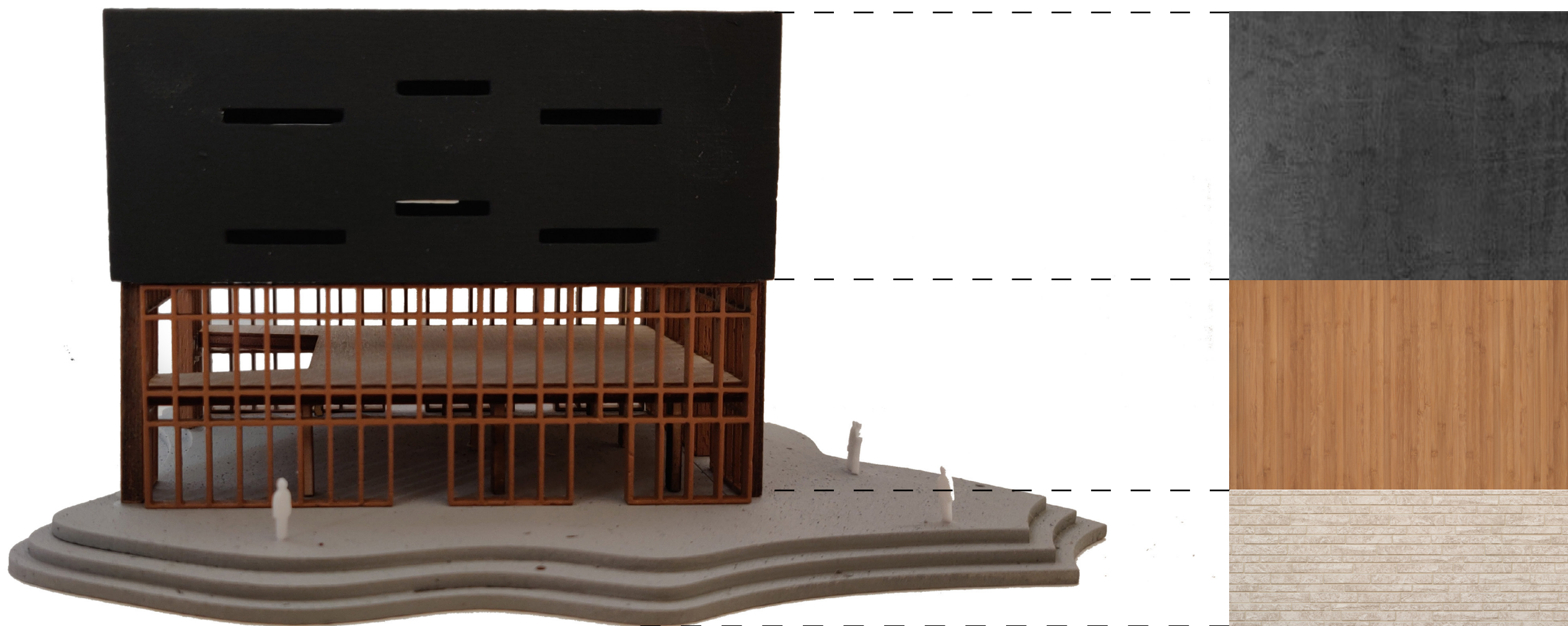










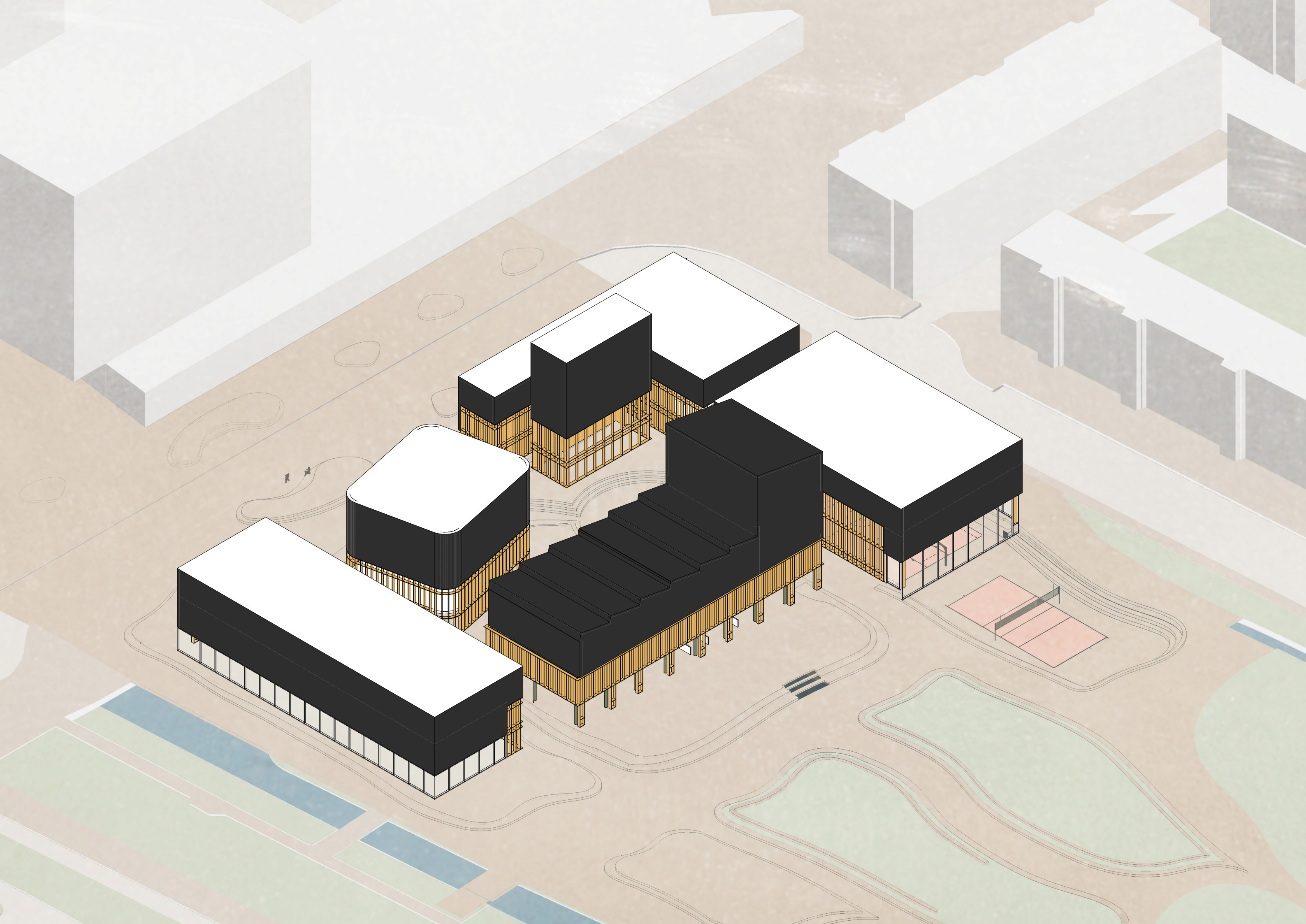


Mosaic tiles

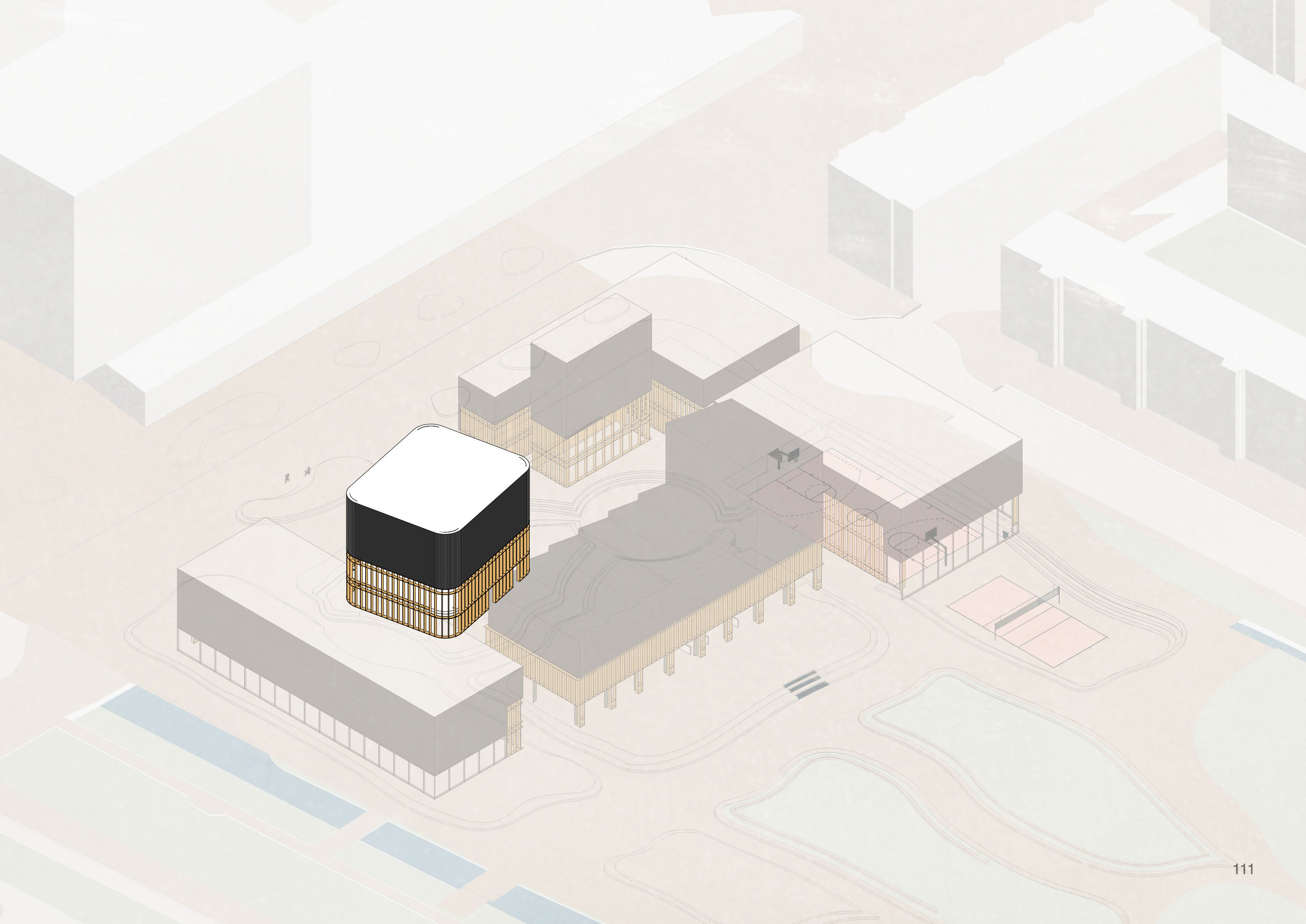
Wood

Travertine stone

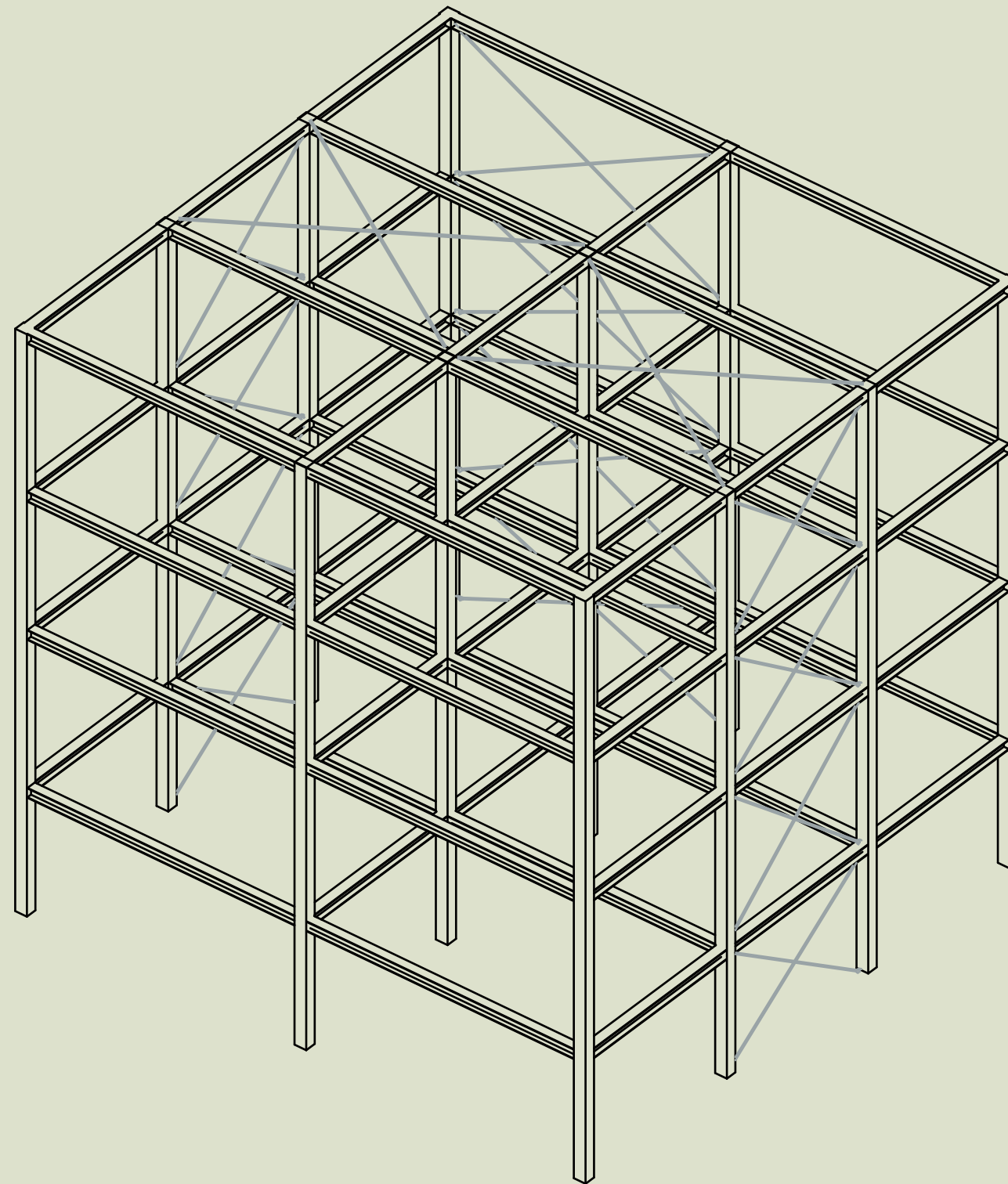






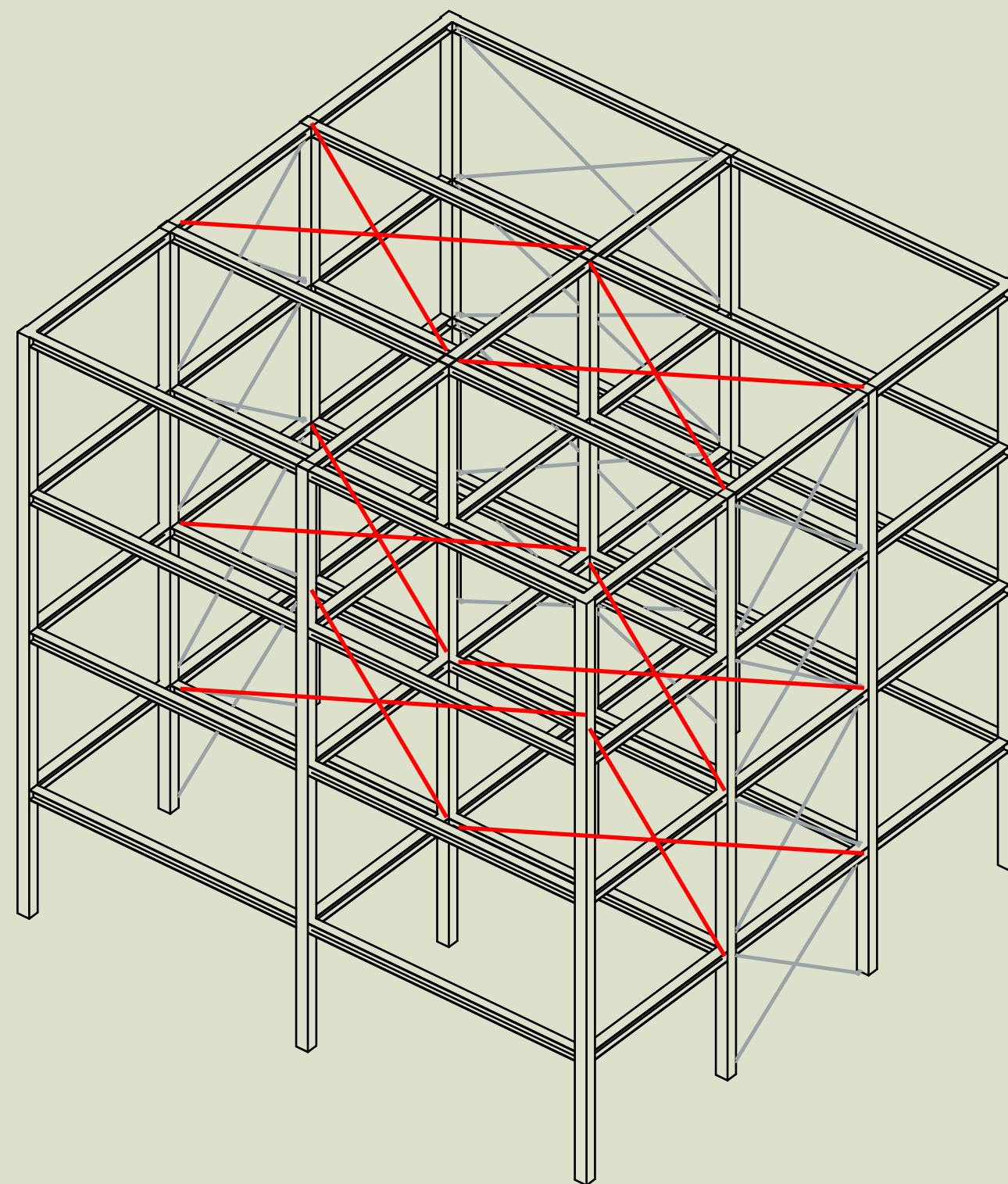






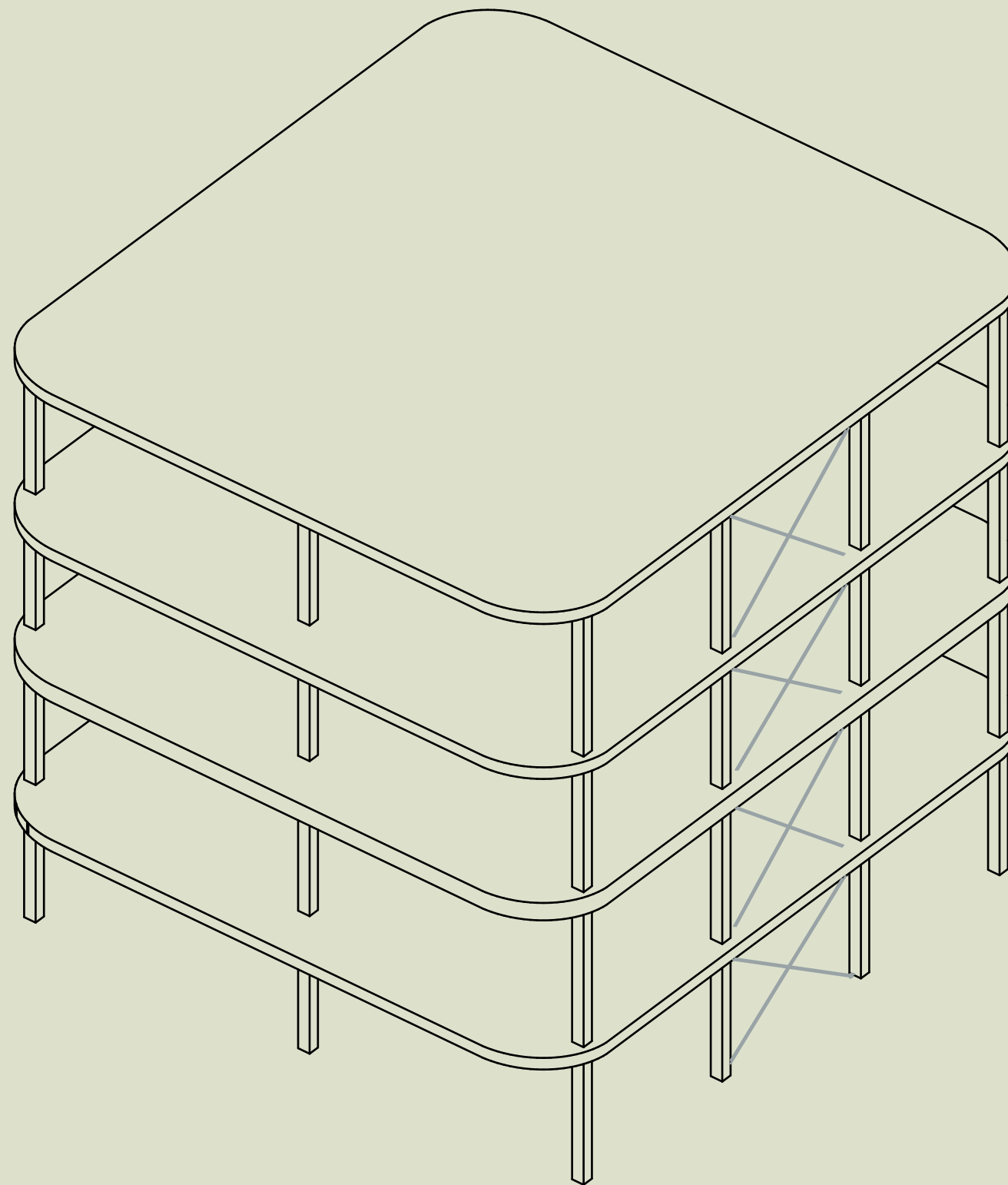
Steel column structure





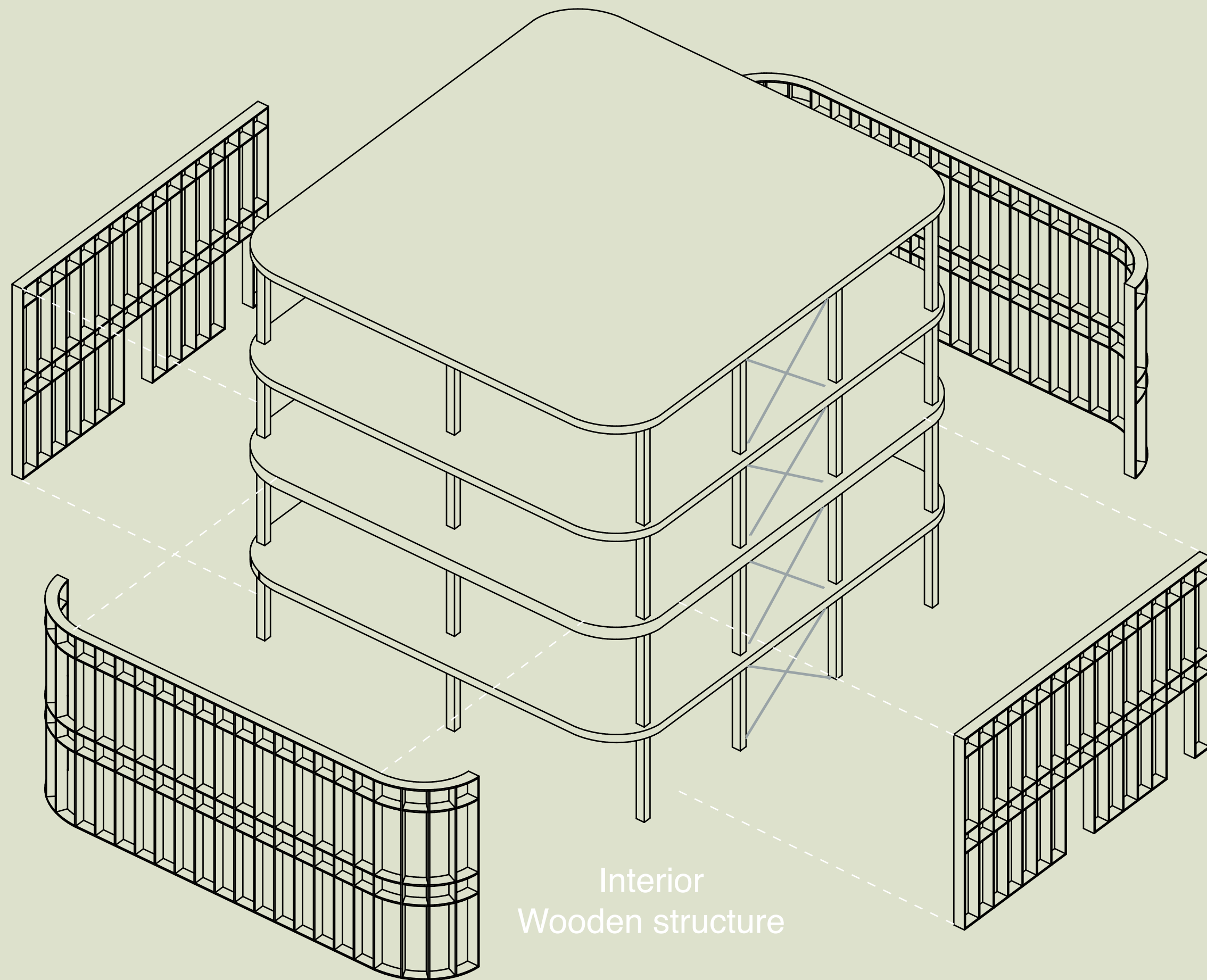
Steel column structure





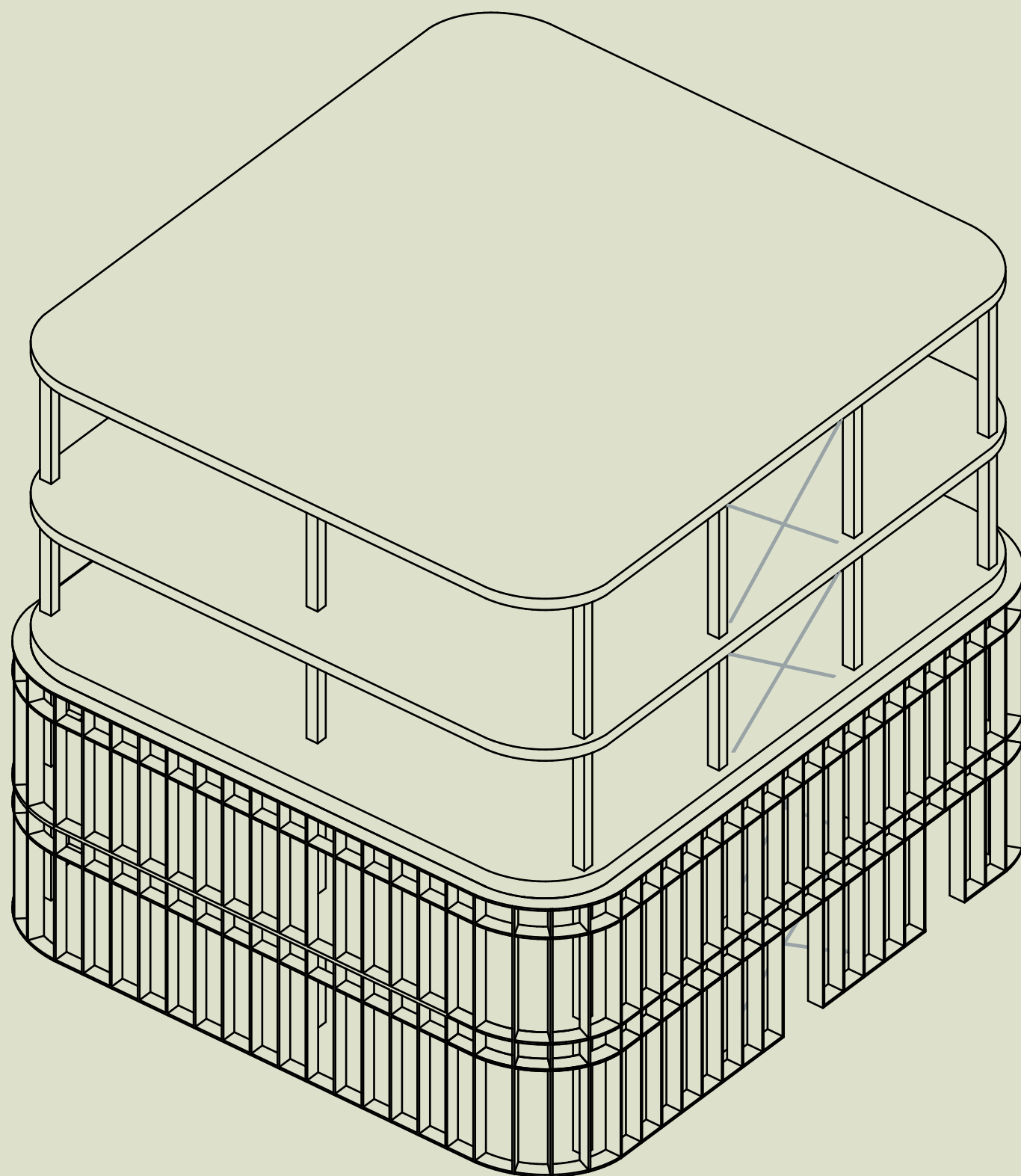
CLT floors





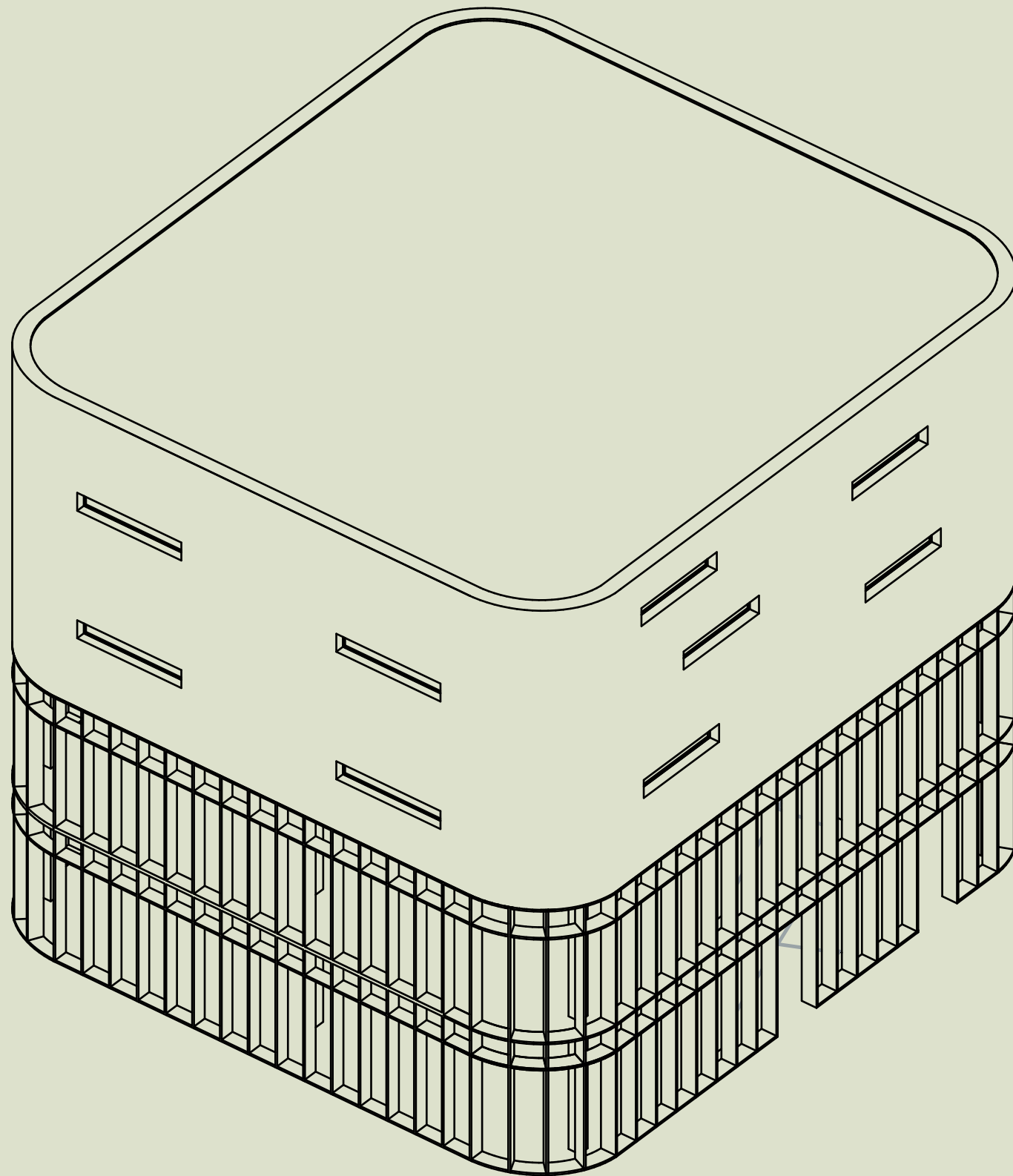
Interior  
Wooden structure





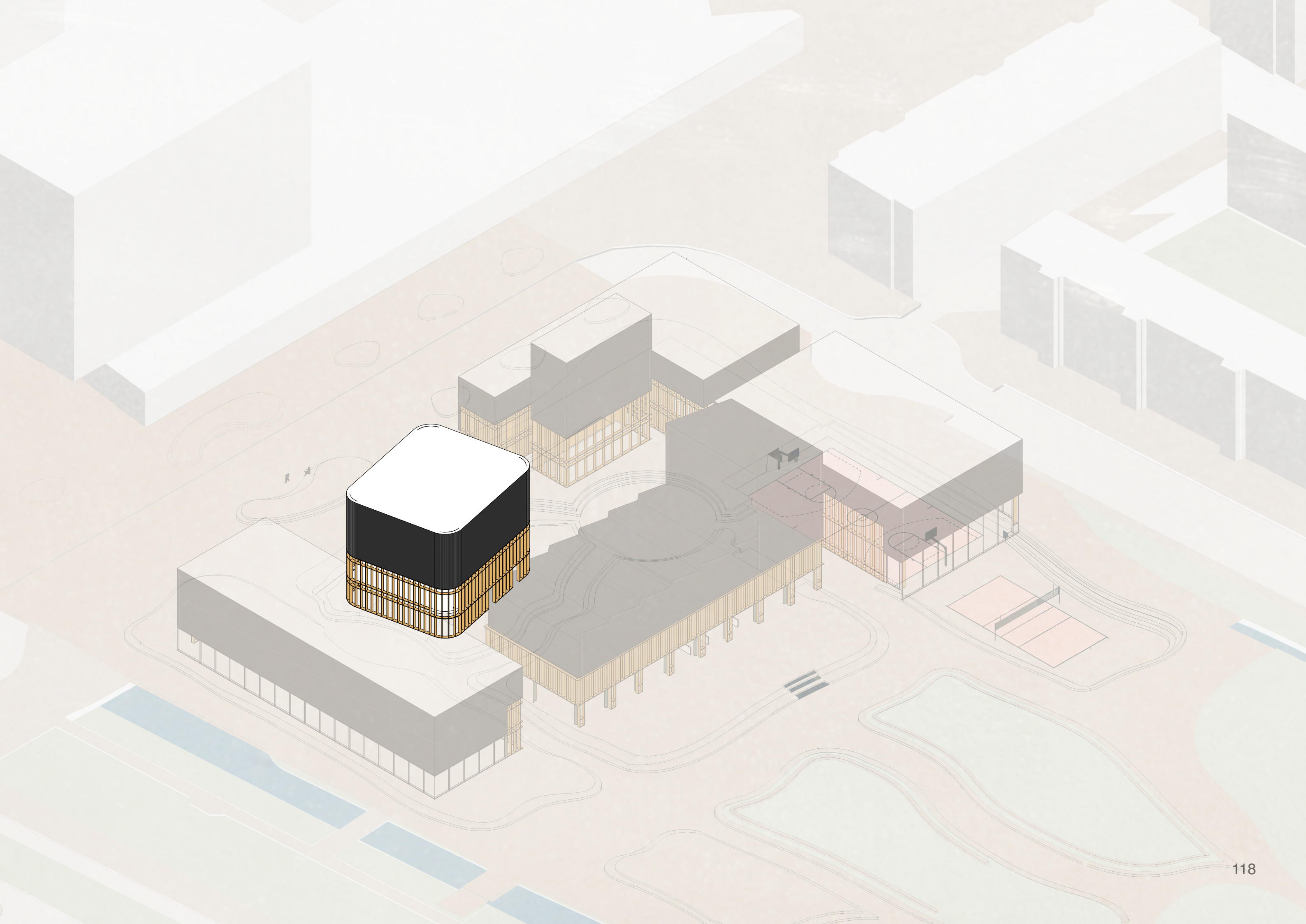
Demountable and Circular



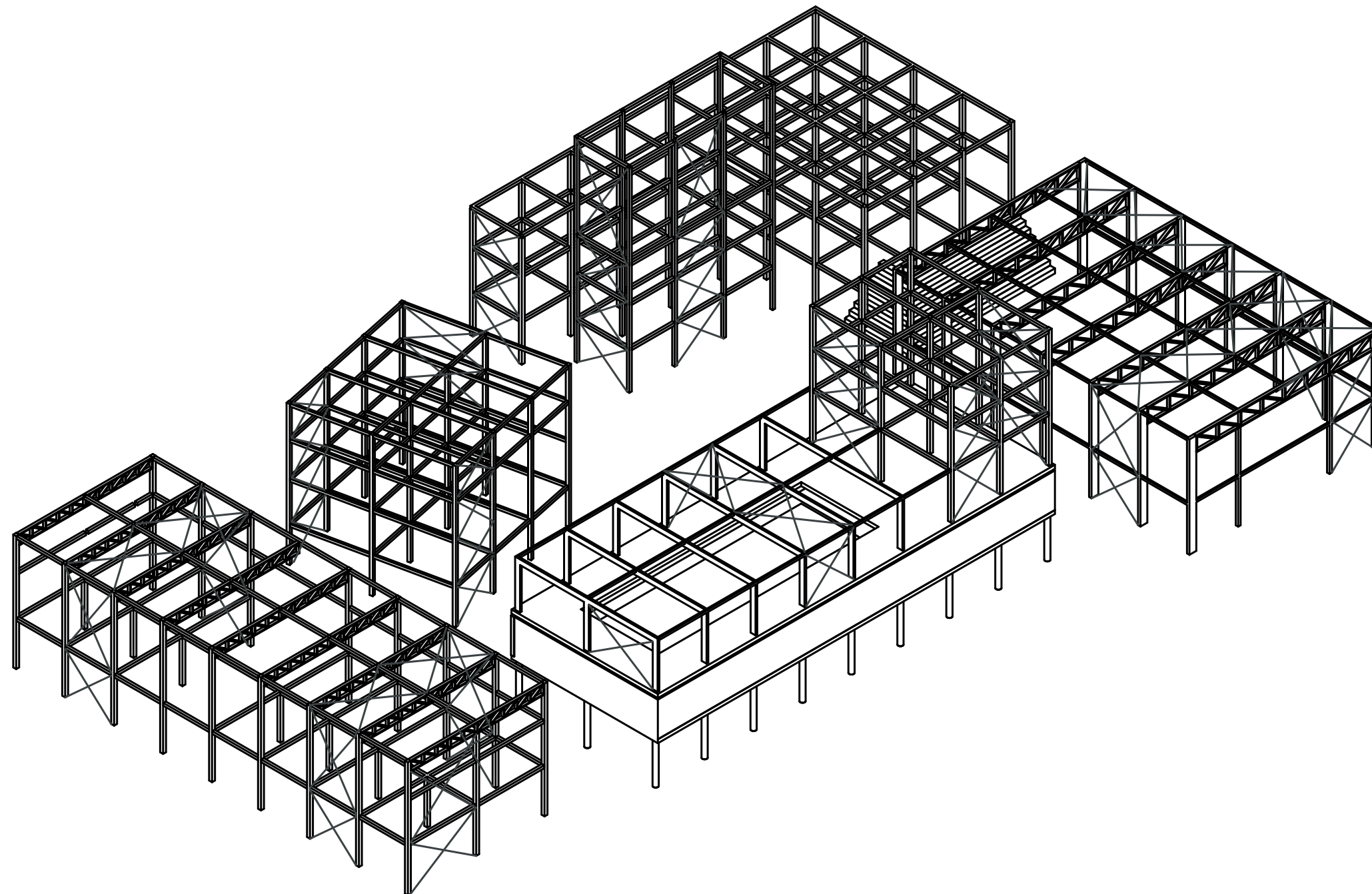


Exterior mosaic tiles cladding

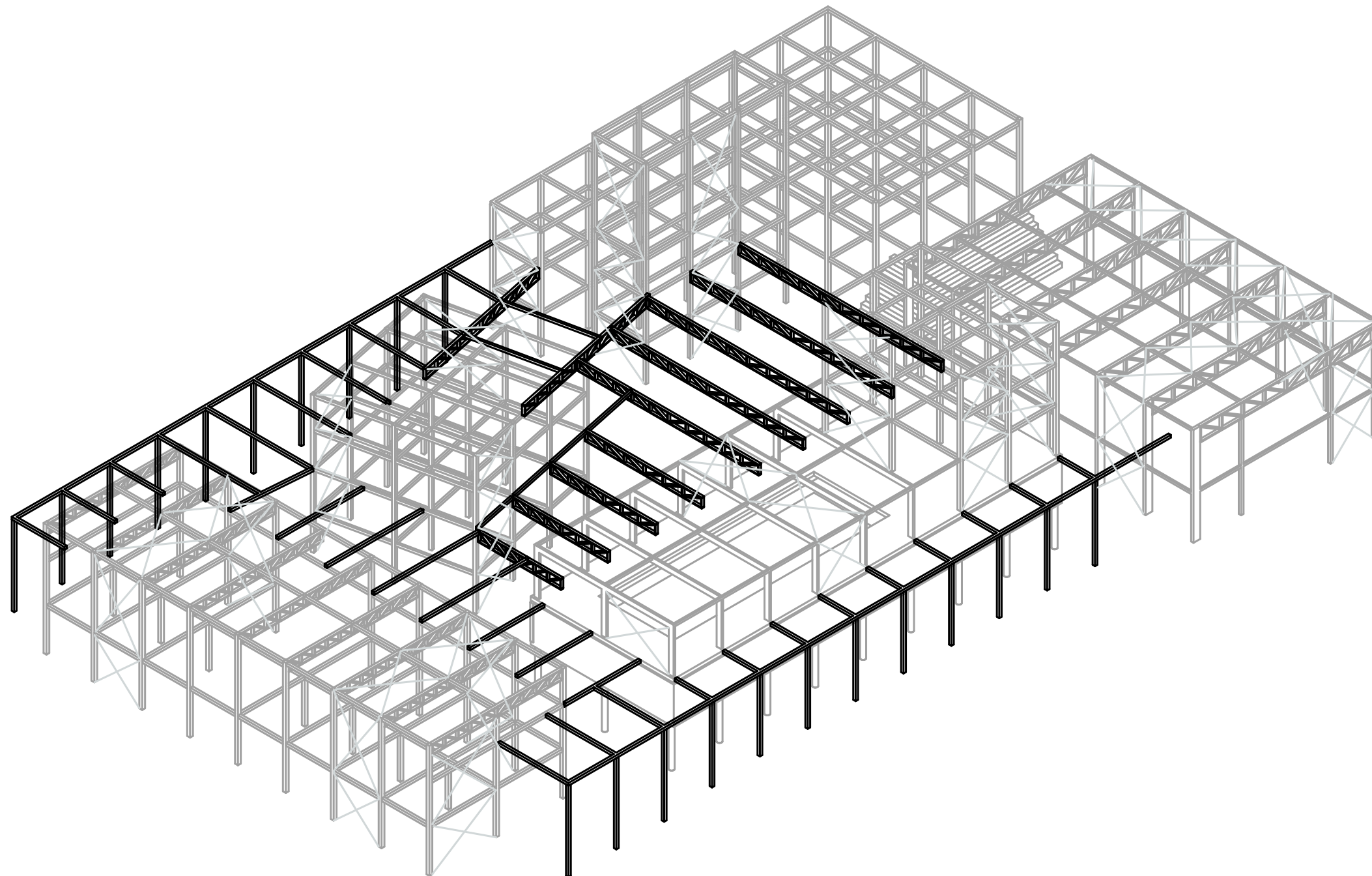




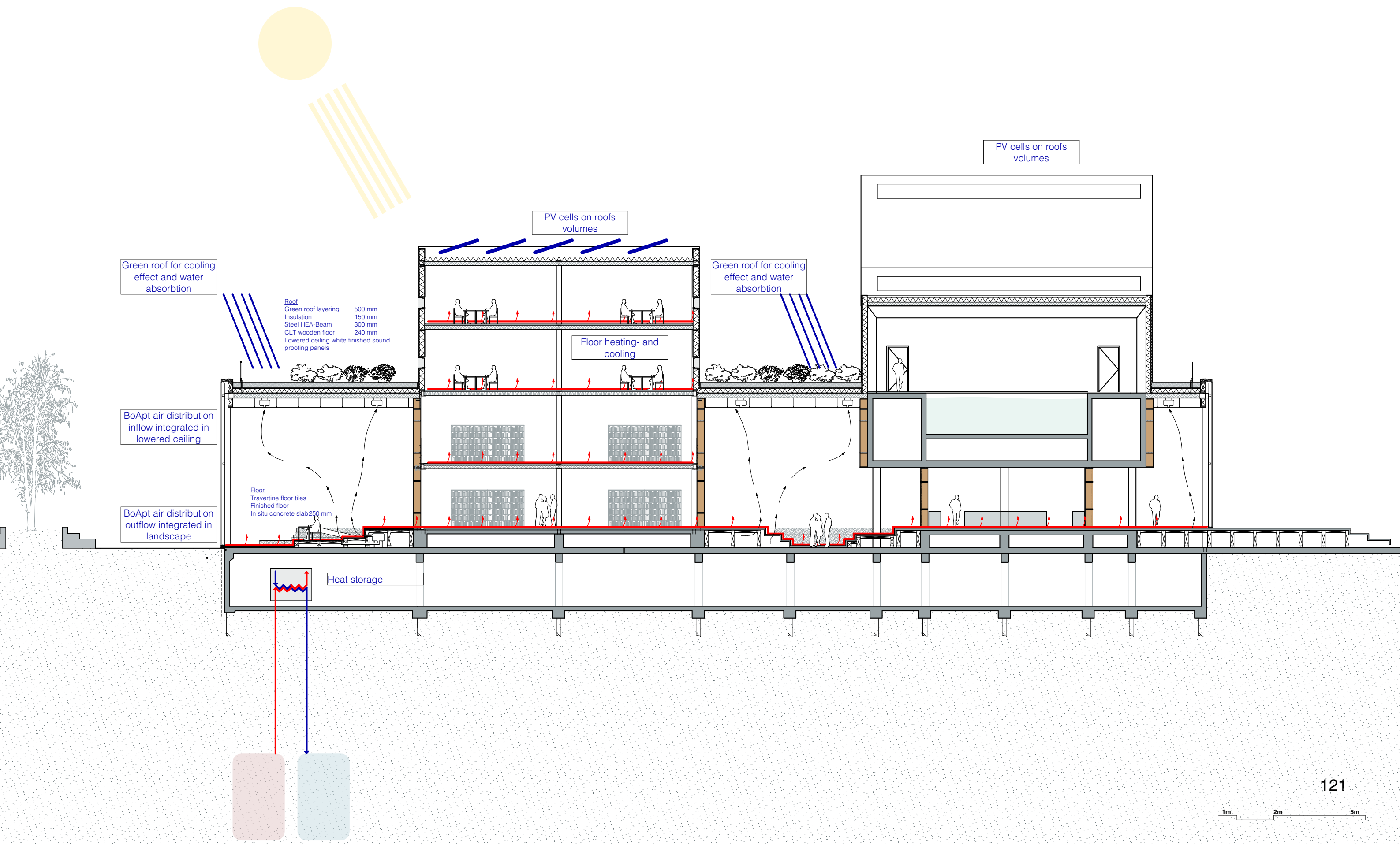




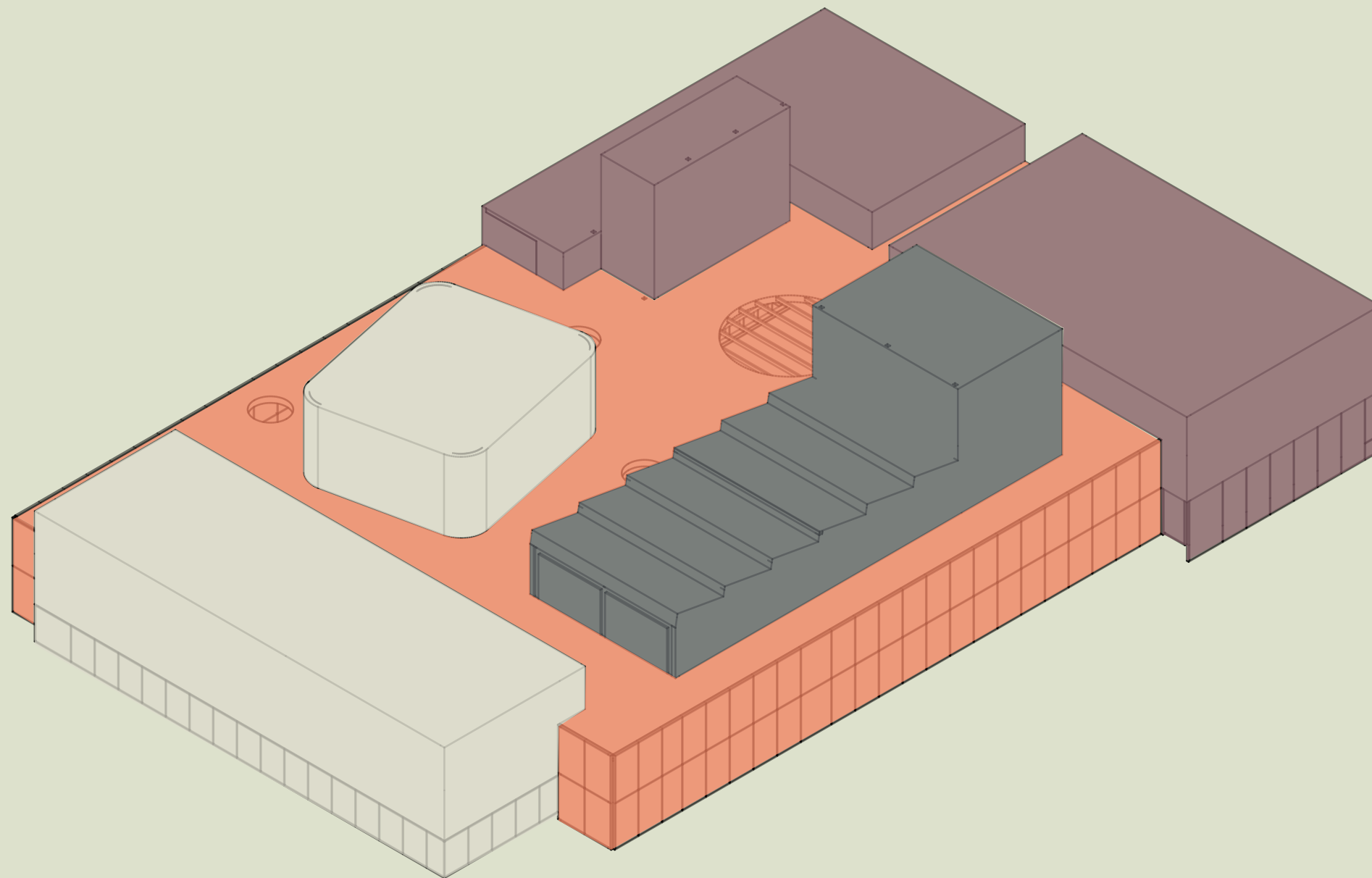






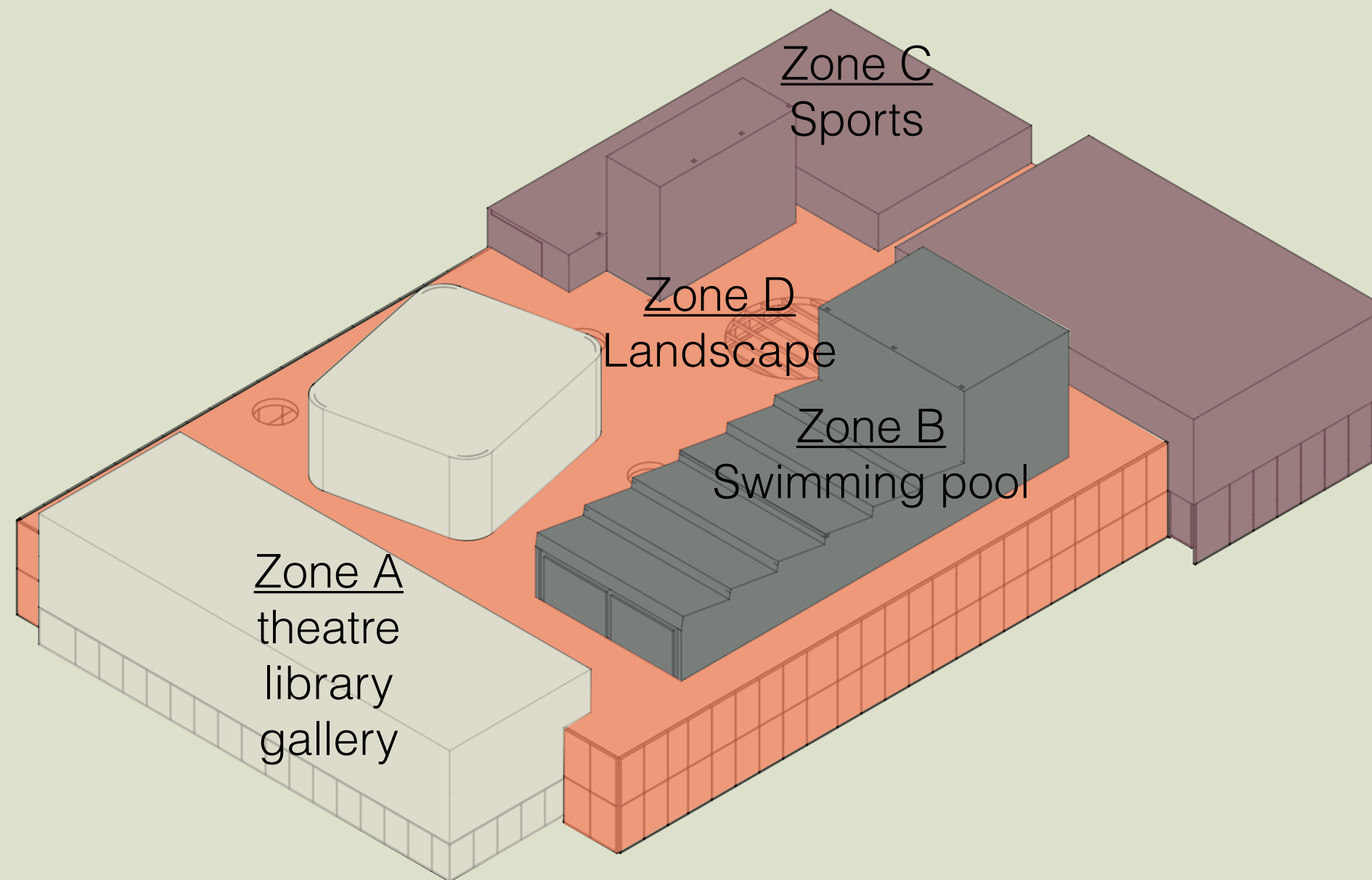




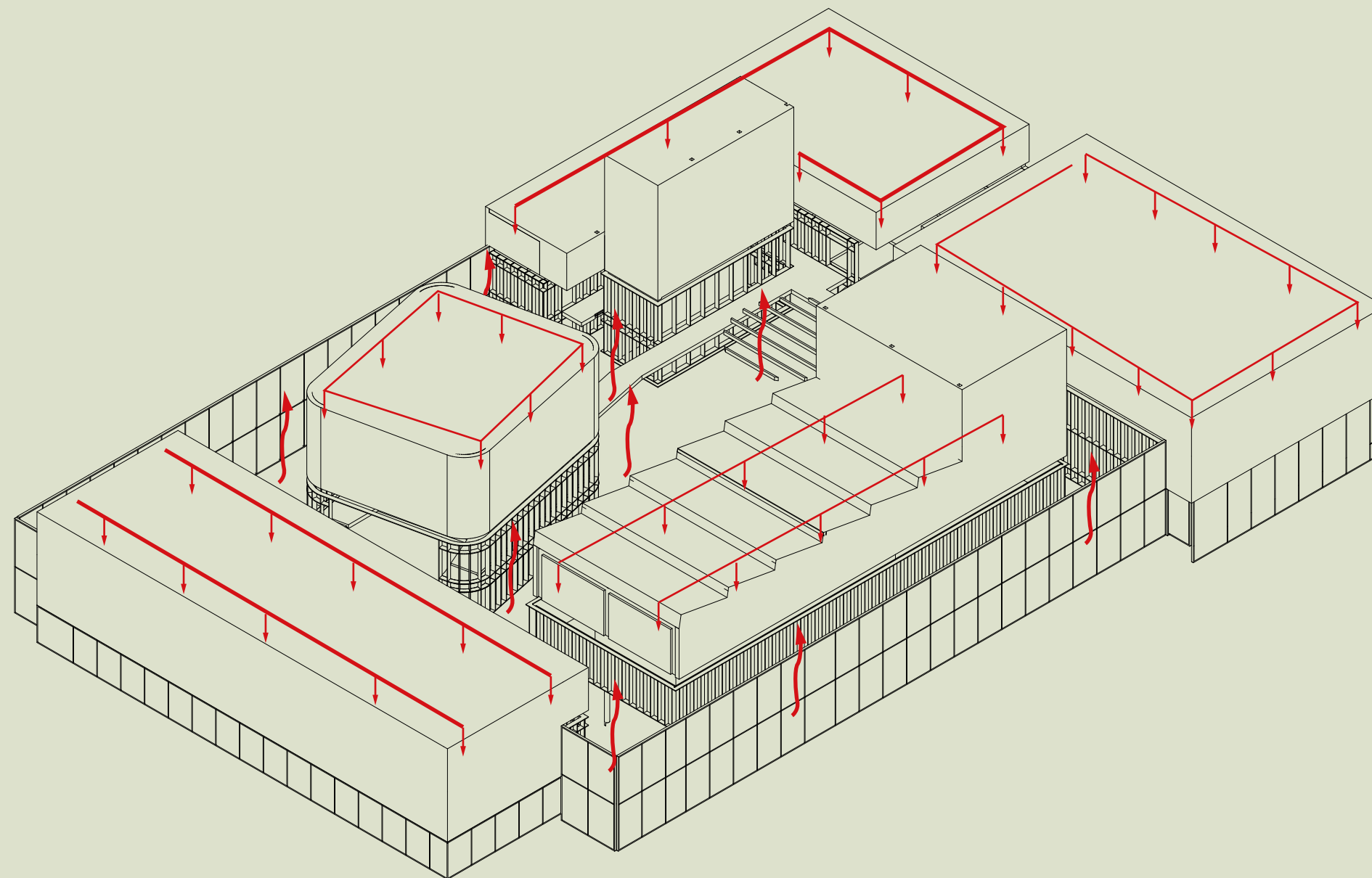


Climate zones based on humidity, capacity and amount of  
people in space



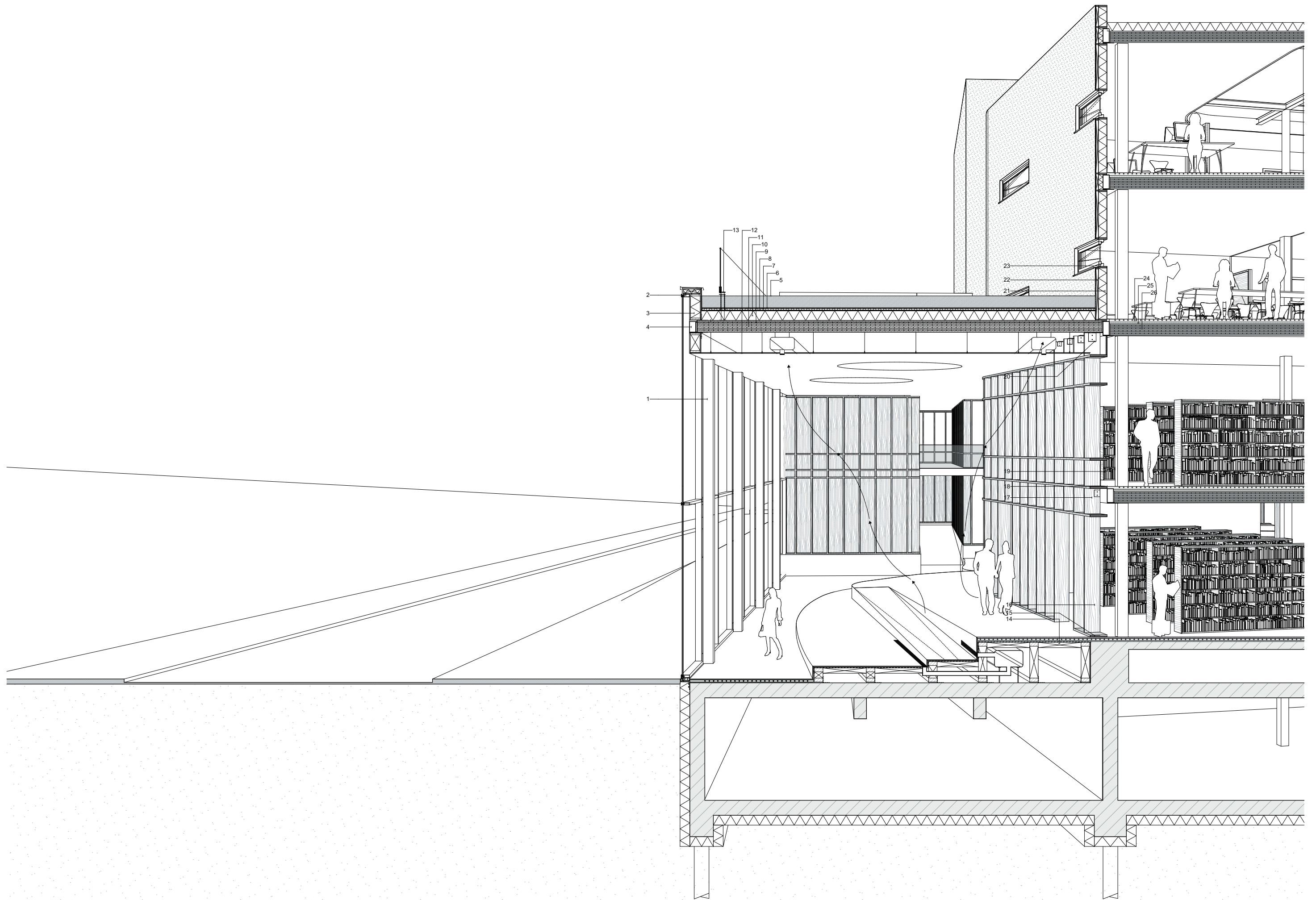




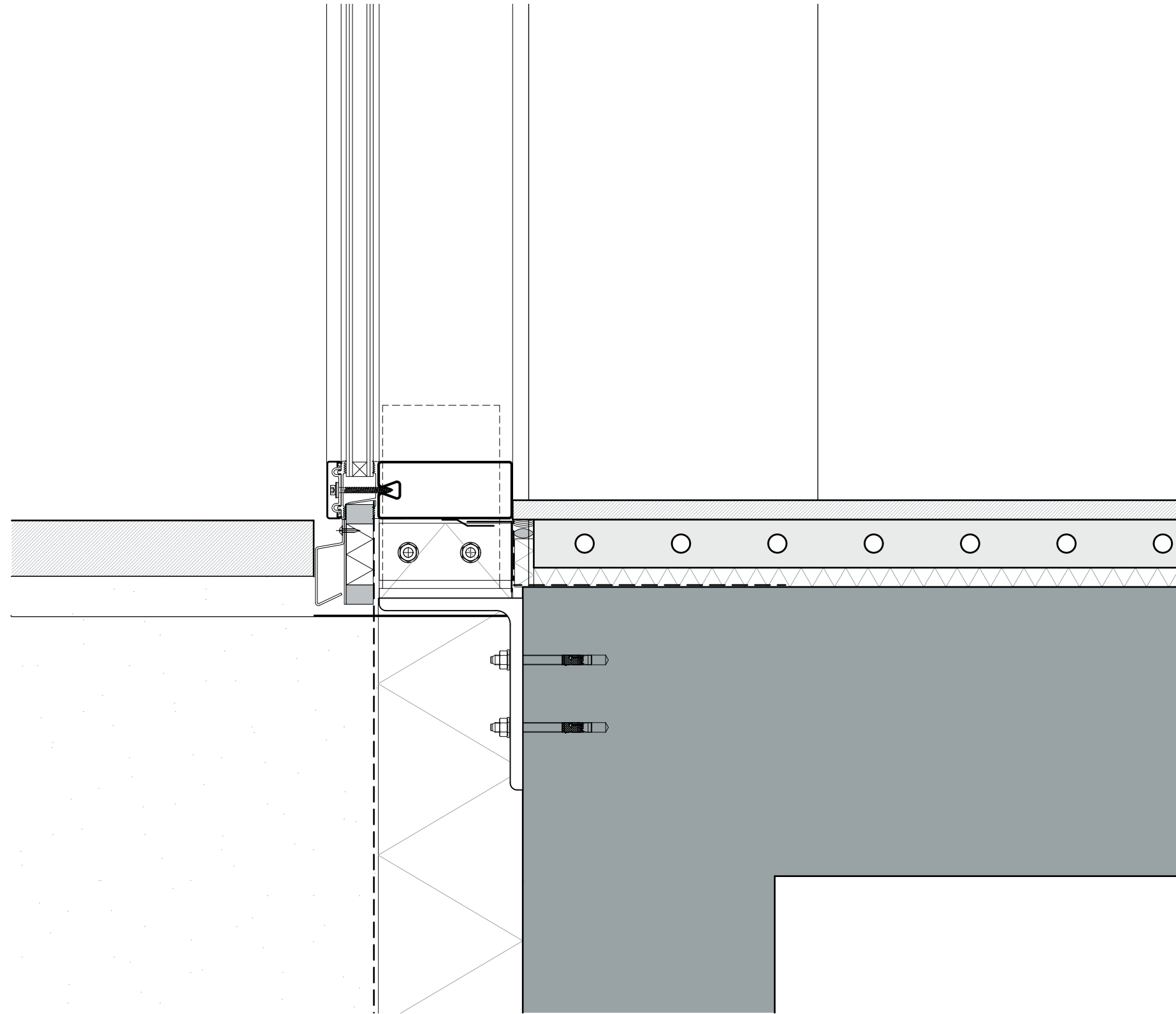


Volumes regular ventilation, landscape a distinct system

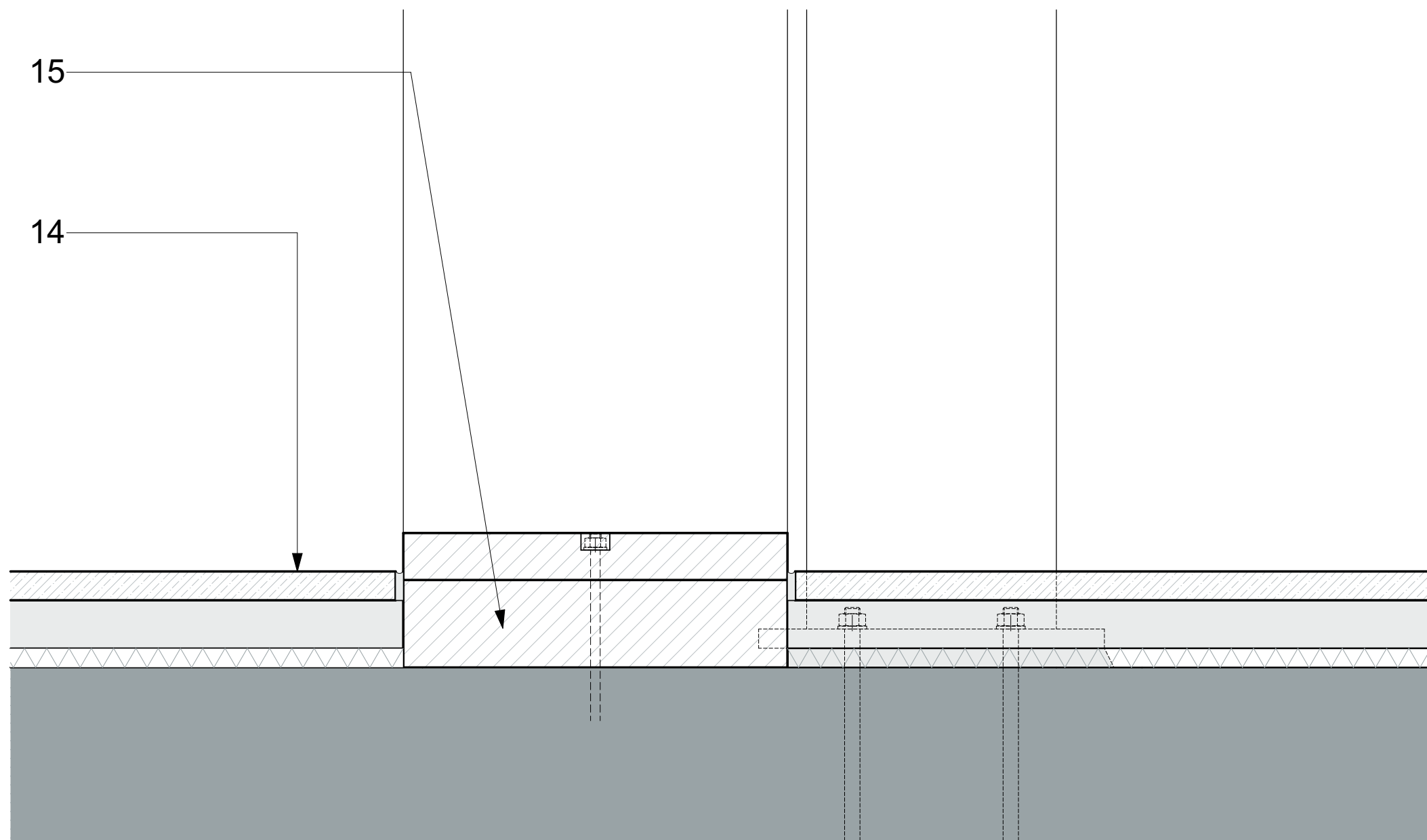




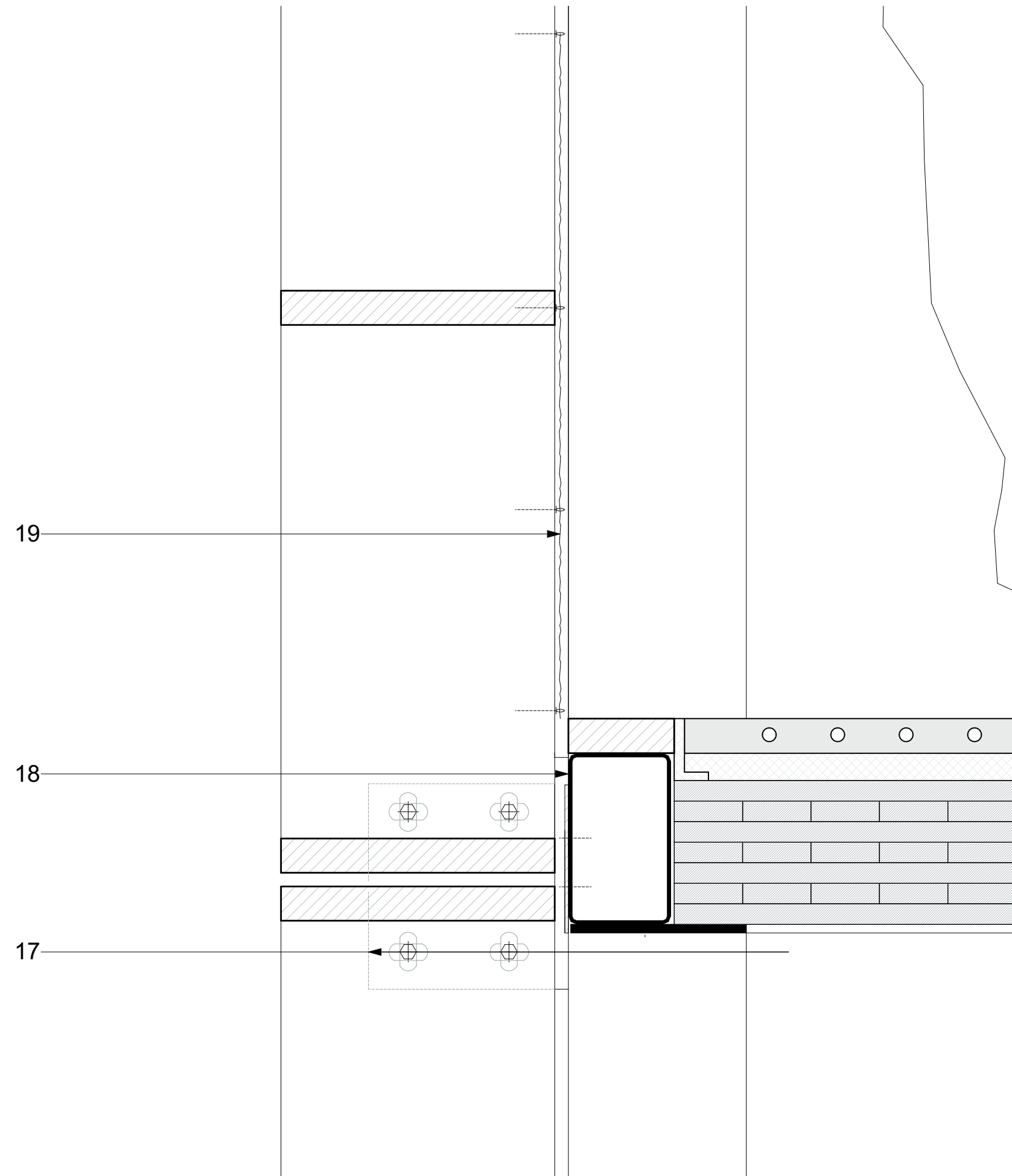




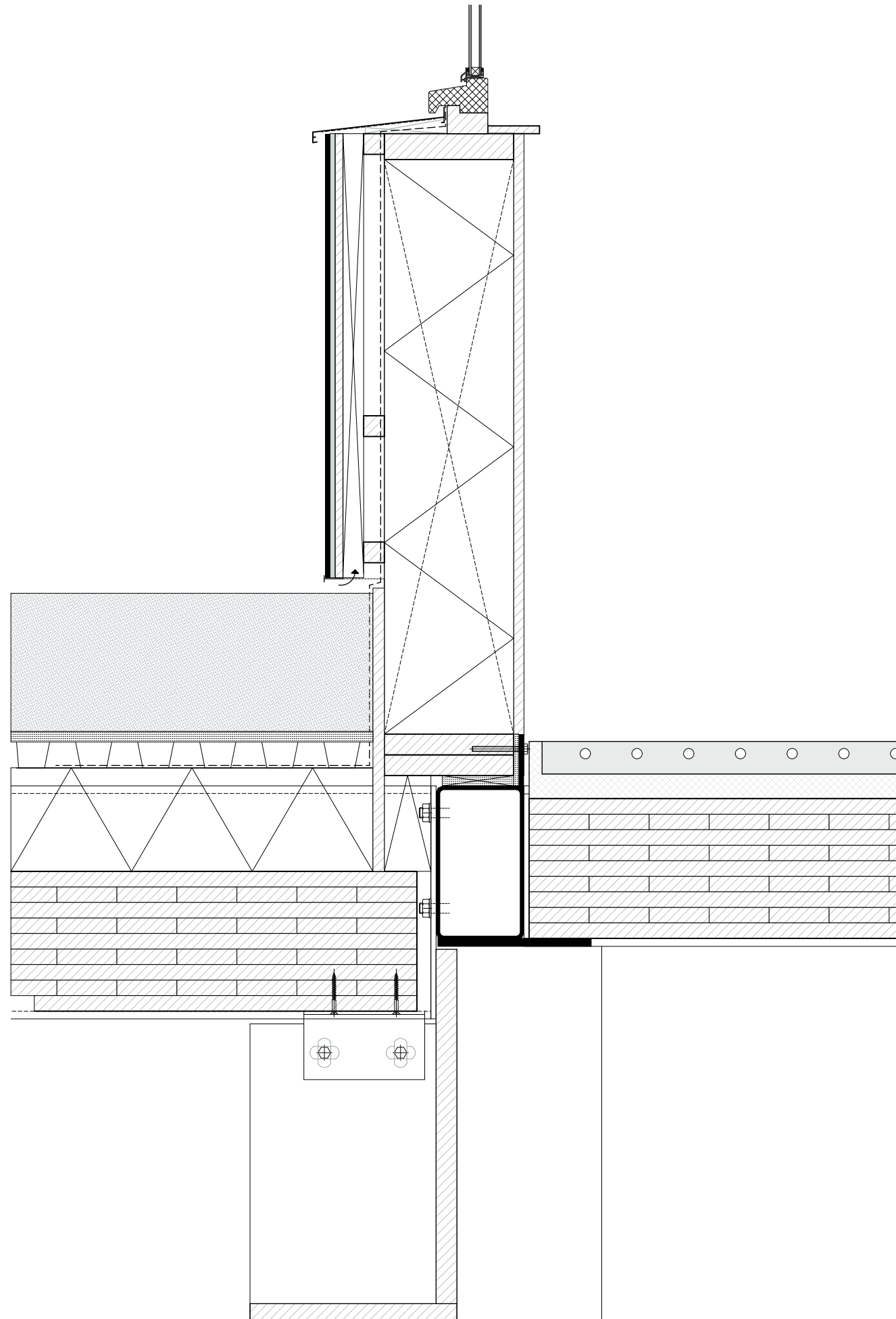














# Questions?

