



# 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

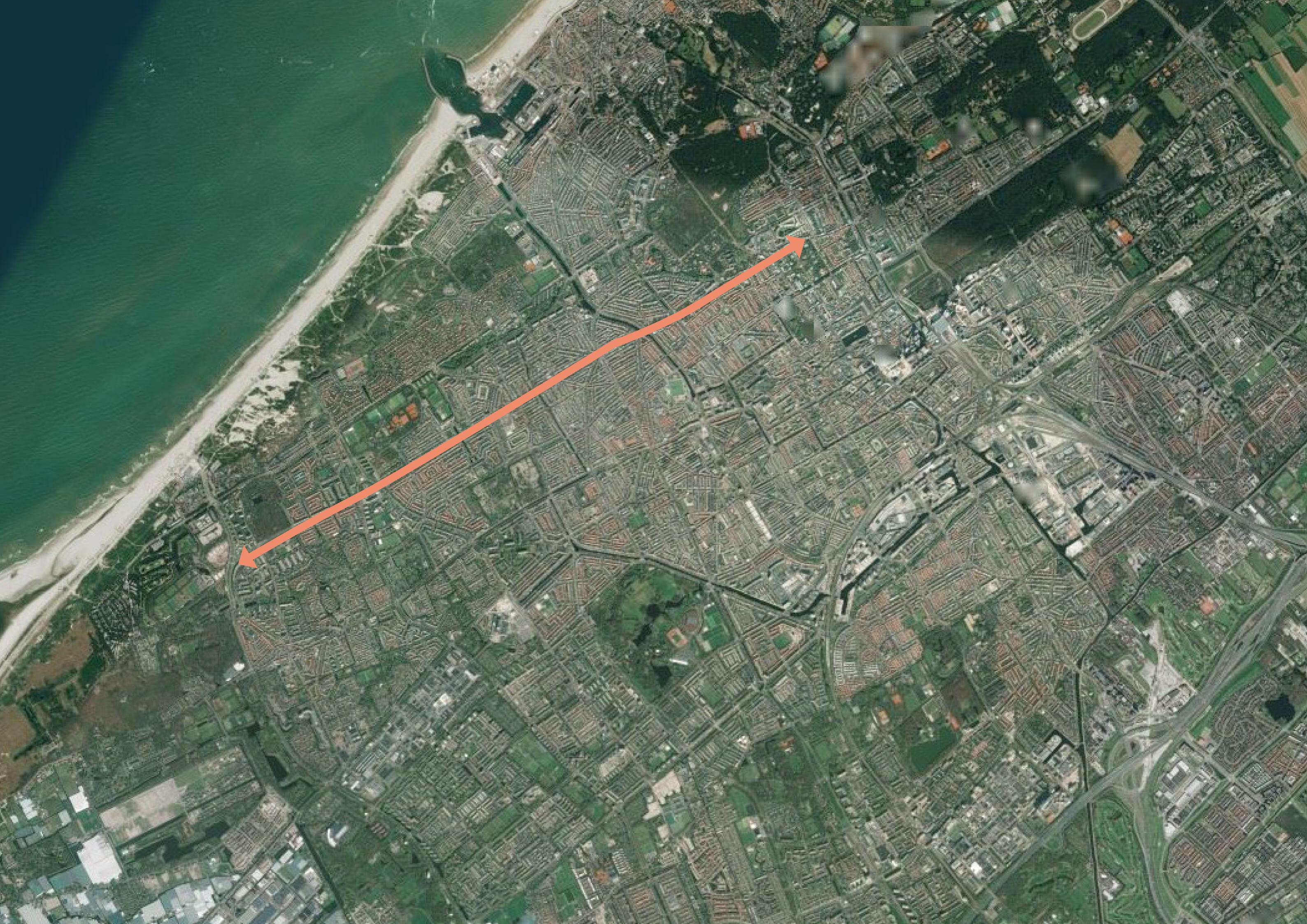


The Hague

A map of the Netherlands is shown in a light green color. A black dot is placed on the map, representing the location of The Hague. The text "The Hague" is written in a large, bold, black font to the left of the map, with a bounding box of approximately [440, 160, 500, 350].









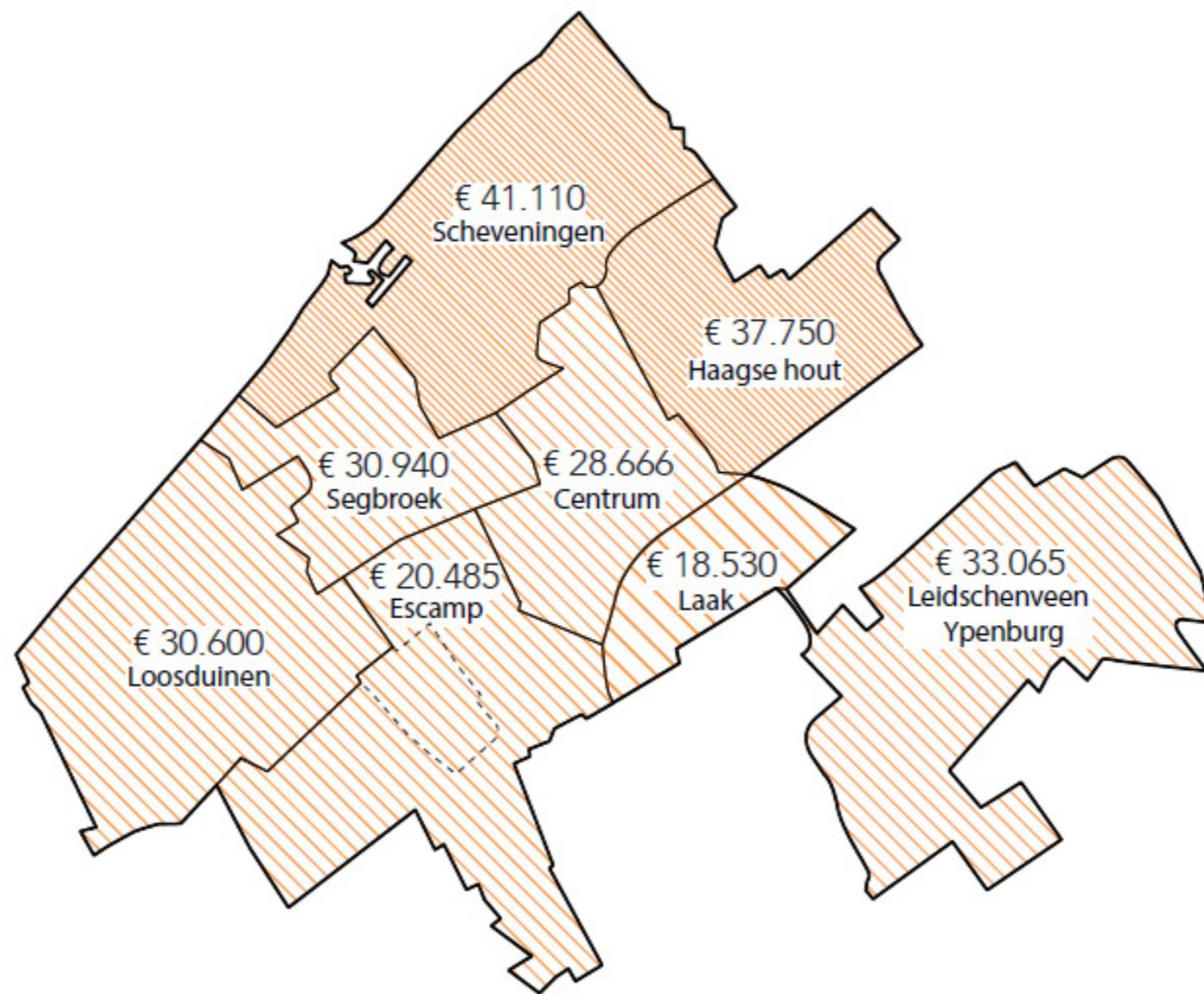
aan van



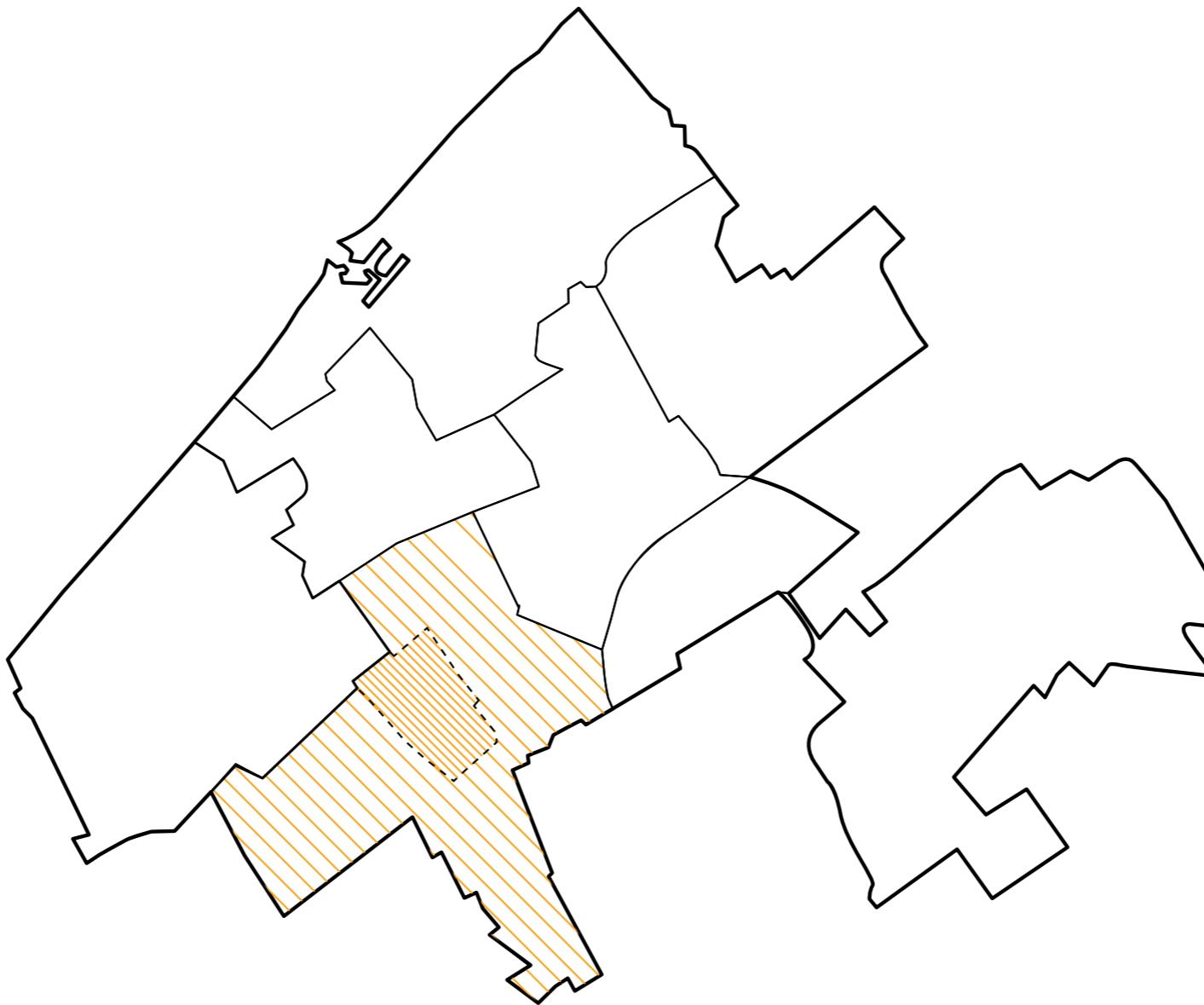
**HAGENAAR**

**HAGENEES**

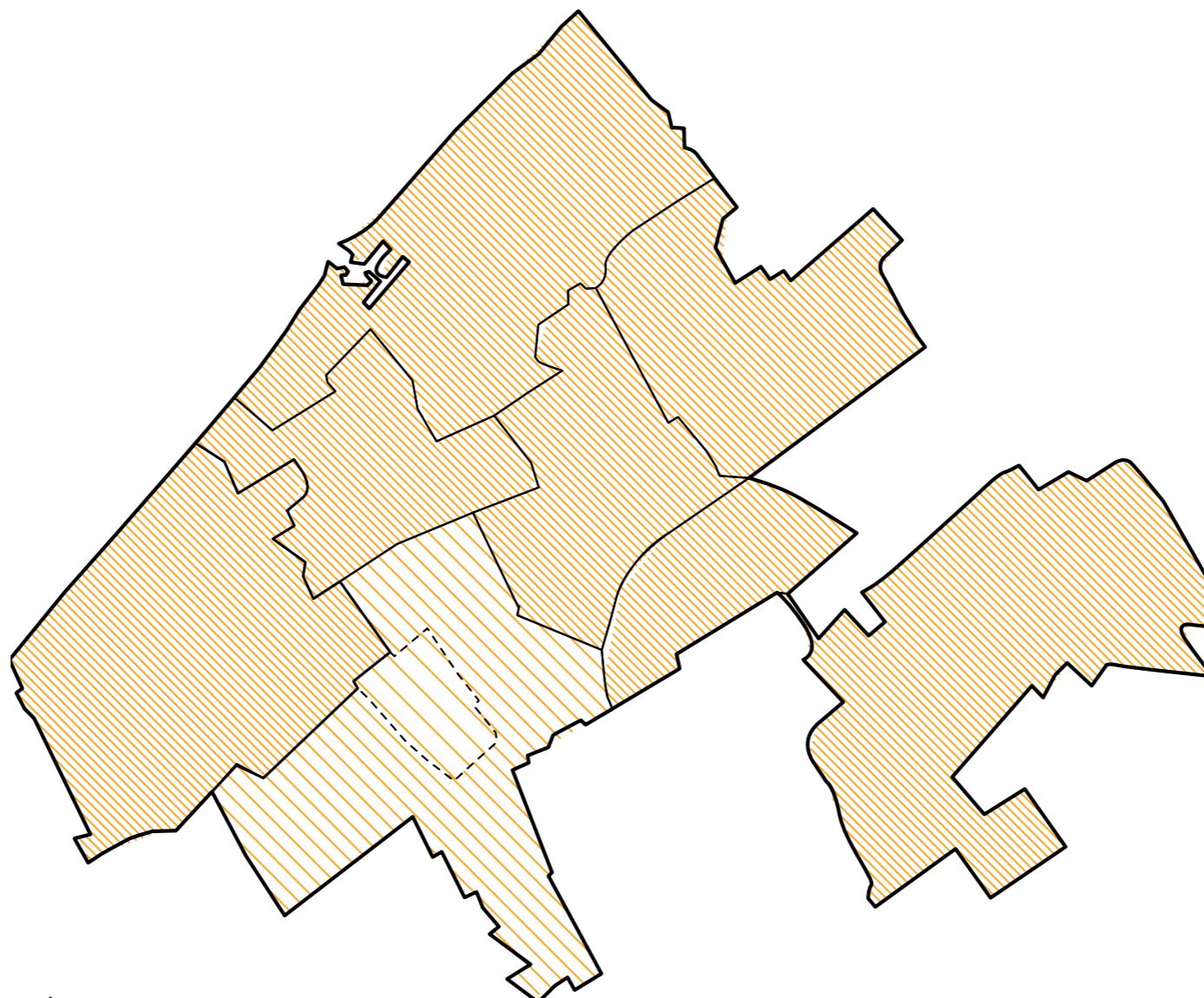
# **The City of Contrast**



Income



Unemployment



Immigration



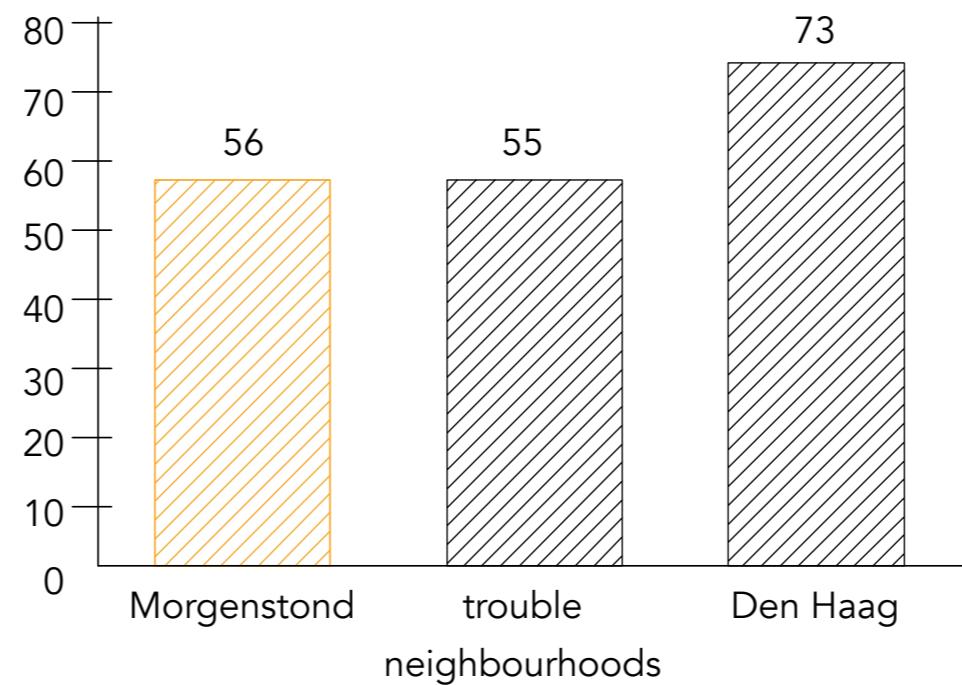
Neighbourhood involvement



Morgenstond

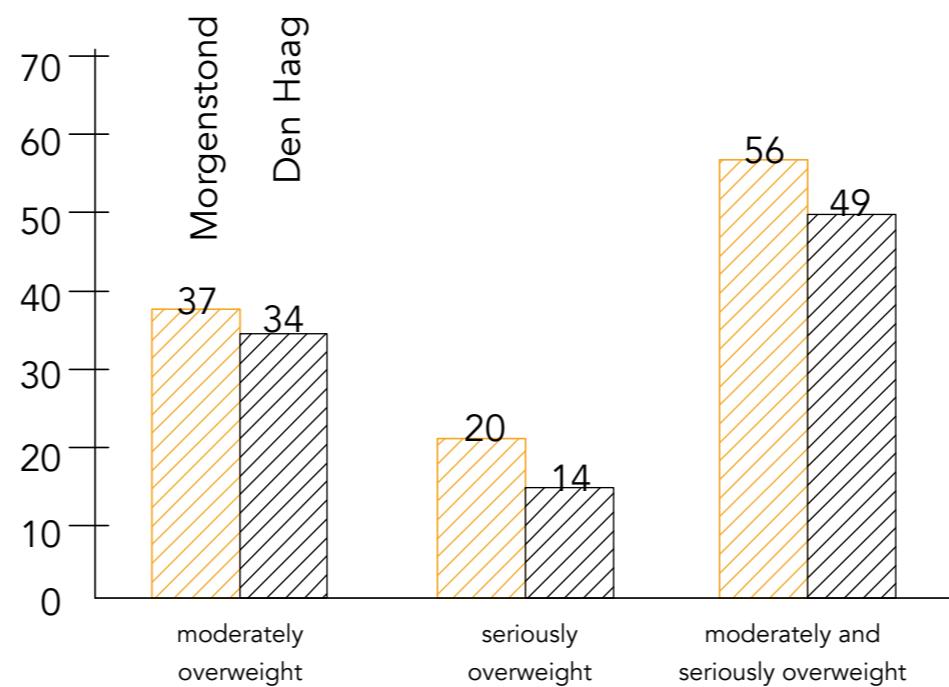
# Morgenstond

## Health



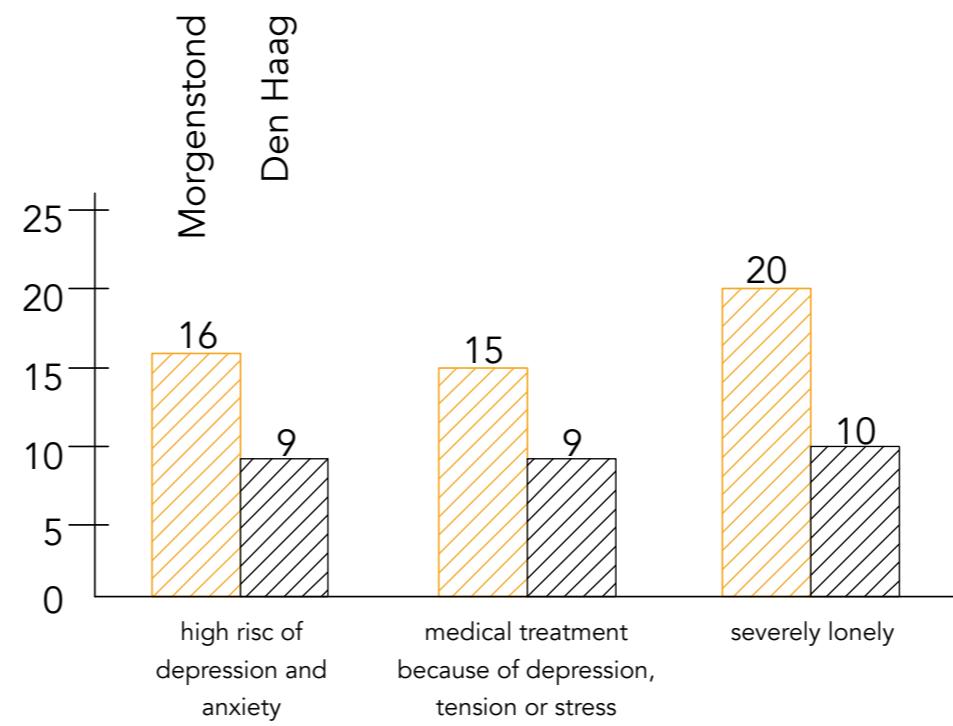
percentage of inhabitants age 19 and older with a good perceived health  
(Gezondheid van volwassenen en ouderen; een gebiedsgerichte analyse, 2014)

## 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



percentage of risk of psychological issues  
(Gezondheid van volwassenen en ouderen; een gebiedsgerichte analyse, 2014)

## Urban renewel



# 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'

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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



Den Haag,



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 [sluiting']

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

23 maart 2017, 18:00



Amsterdam-Noord. Ook in dit stadsdeel rukken de middeninkomens op, ten voordele van de hogere inkomens. Foto: 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

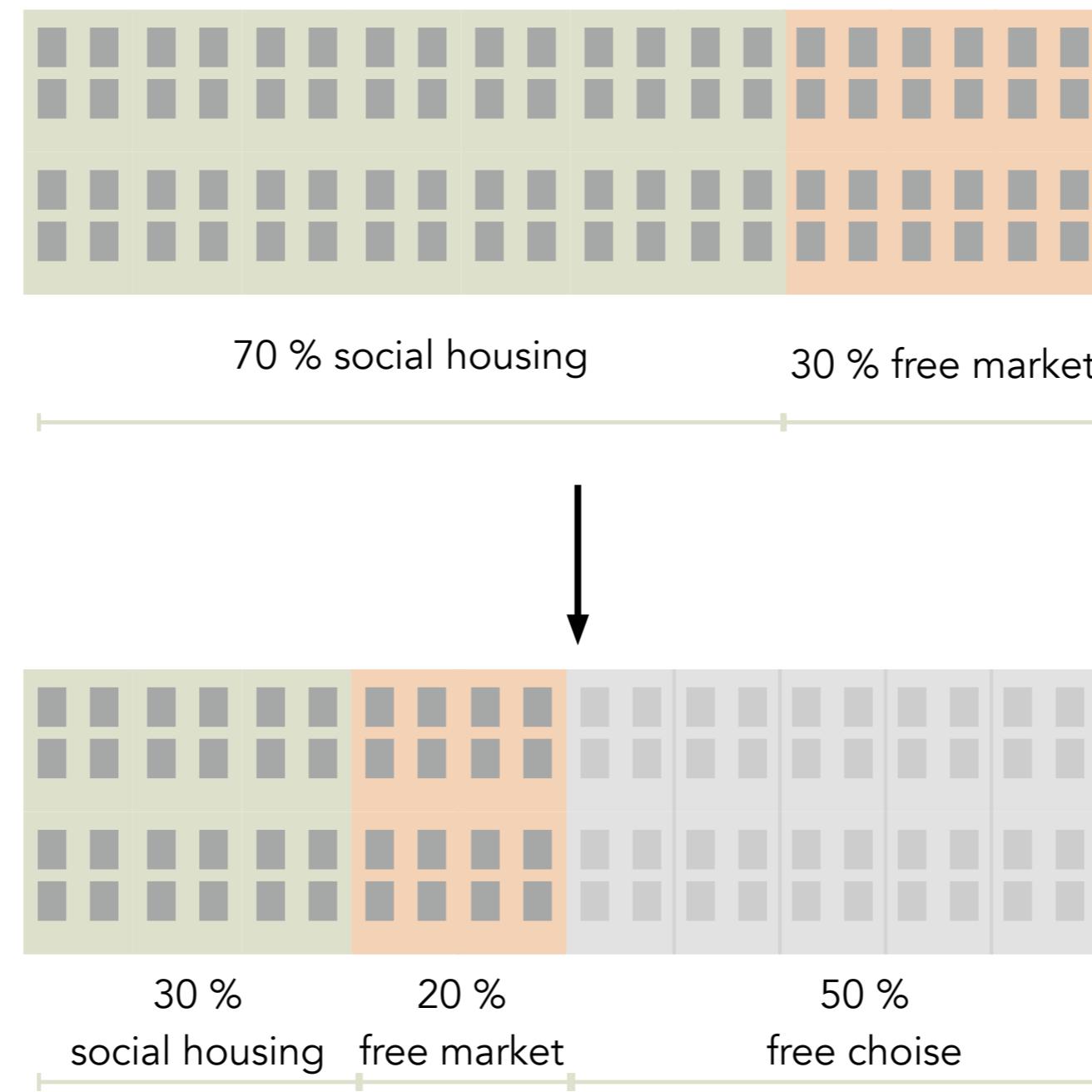
“**Gentrification** benefited neighborhoods, but so much less than it could have if the **displaced people** had been recognized as community assets worth retaining. Sometimes when they were gone **their loss was mourned** by gentrifiers who complained that the community into which they had bought had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

**Jane Jacobs, 1964**

## New agenda & Gentrification



## New agenda & Gentrification





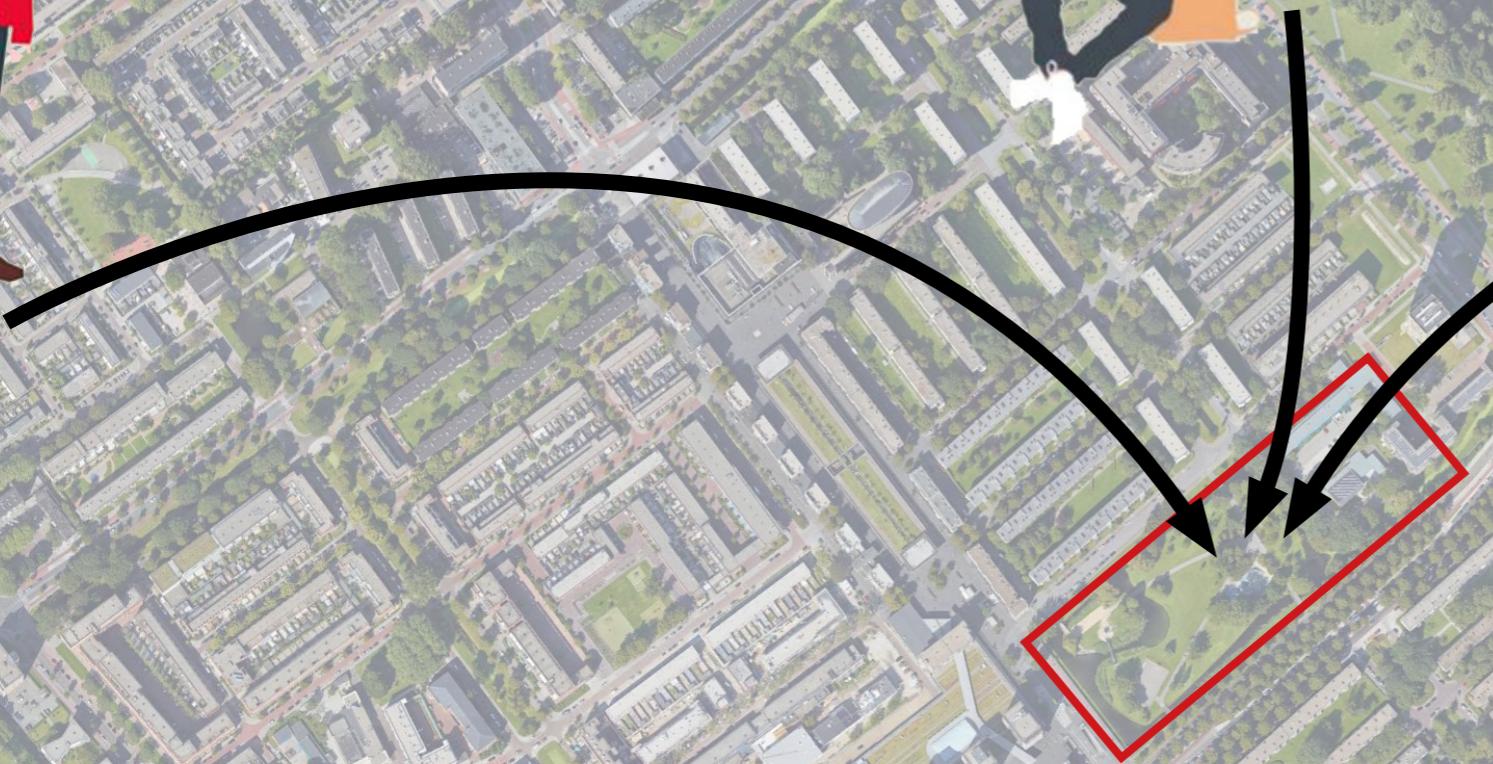
Starters

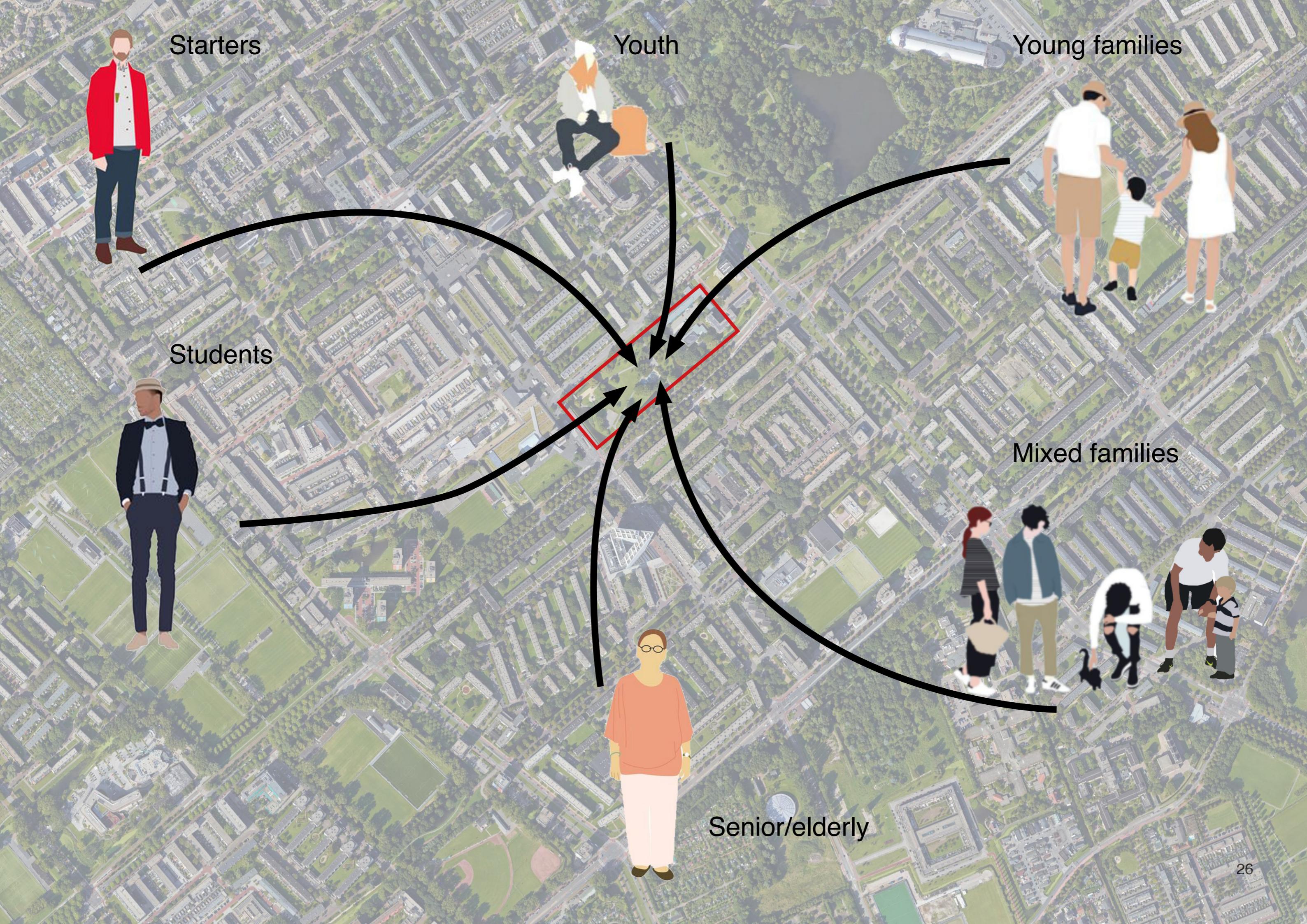


Youth



Young families



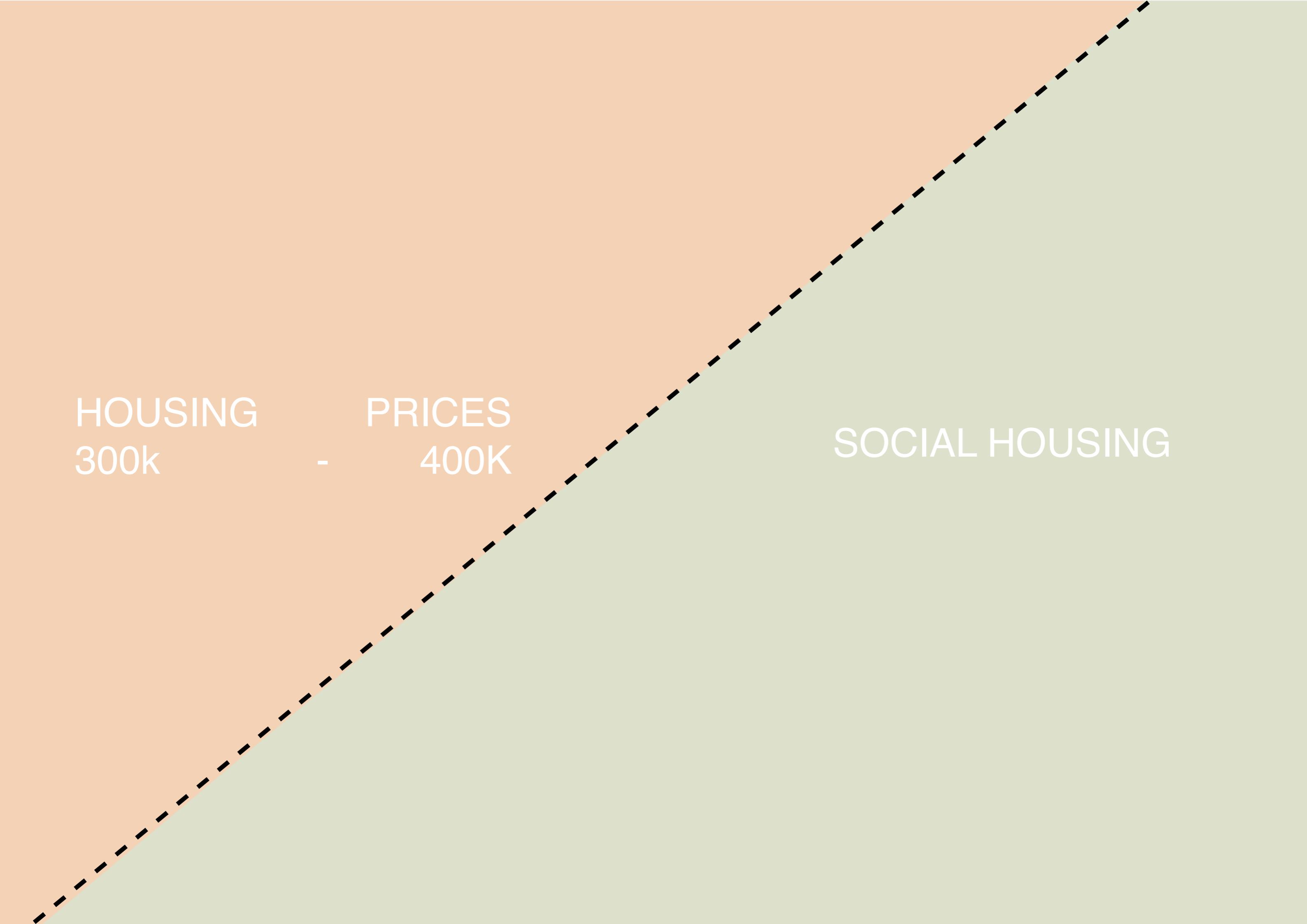






Economical Border

This aerial map shows a residential area with a grid-like street pattern. A dashed black line forms a large, roughly triangular border, representing the 'Economical Border'. Inside this border, a red rectangle highlights a specific area of interest. The map includes several green spaces, including parks and sports fields, and a large body of water in the upper right corner. The buildings are mostly low-rise residential structures.



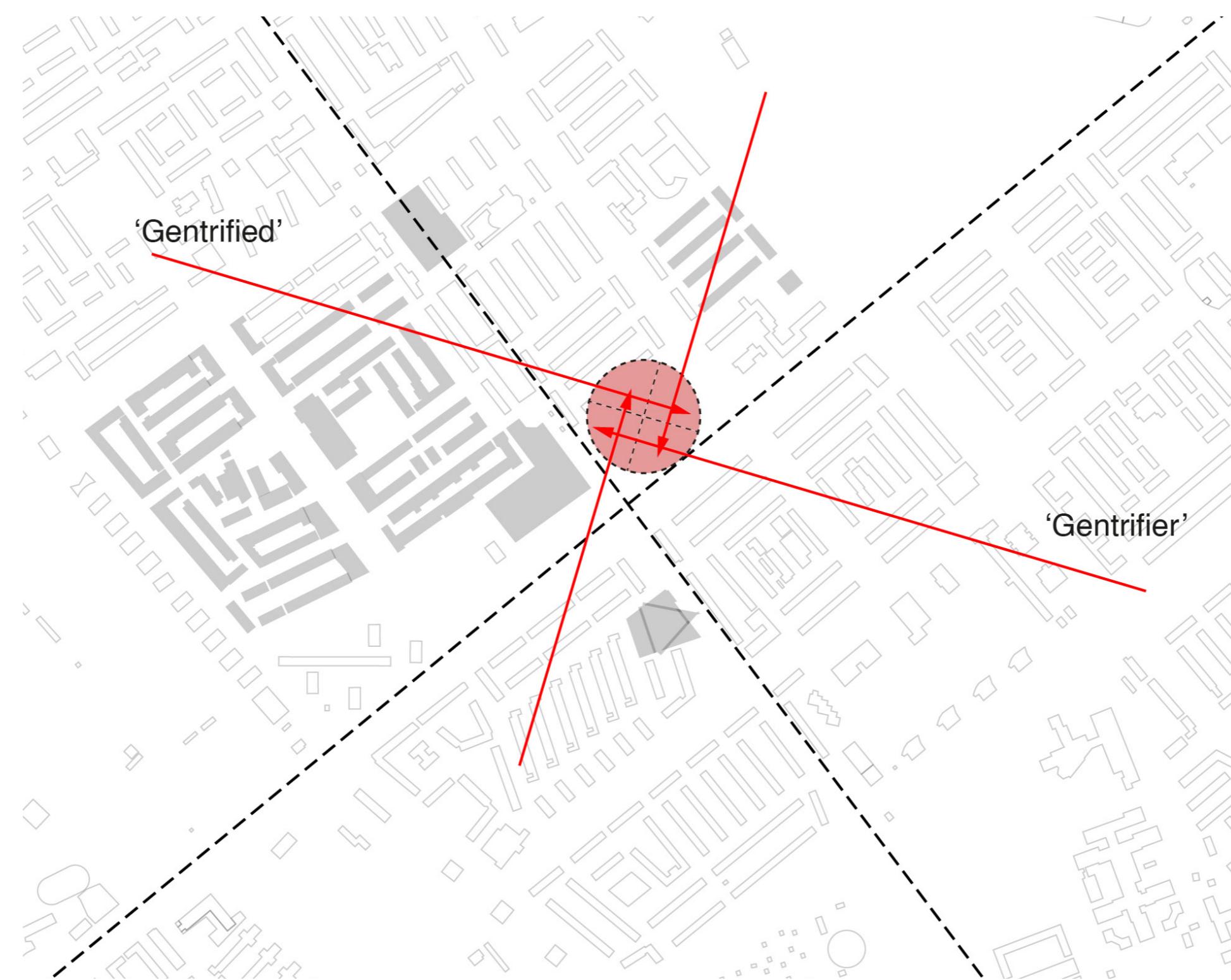
HOUSING  
300k

PRICES  
400K

-

SOCIAL HOUSING





Multiplicity + Interchangeability



## Interchangeability

Between different cultural backgrounds

Between youth and elderly

Between high and low culture

Between local and tourist

groups

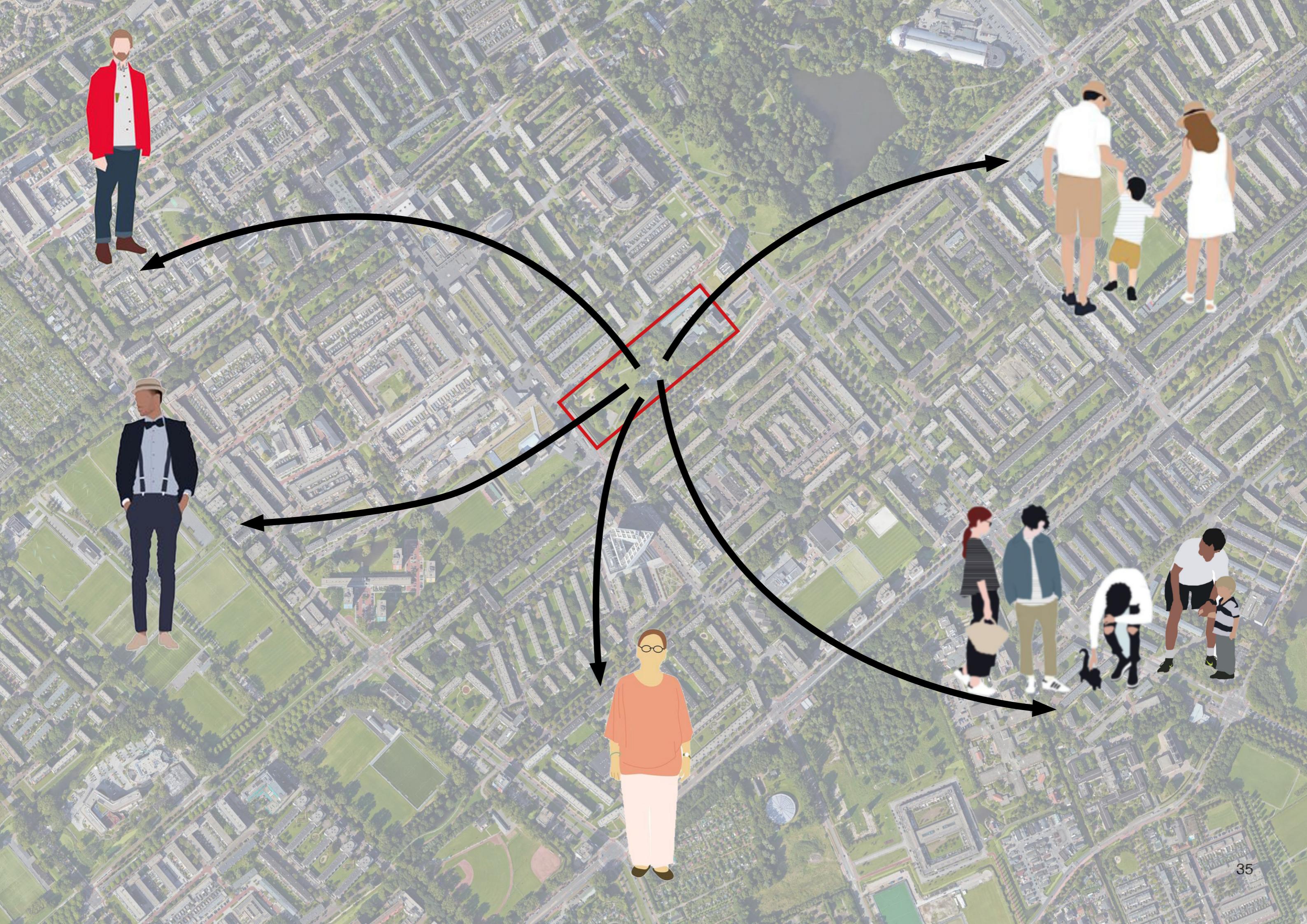
**Expressing**

**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 Everday Sportive

Indoor Climbing  
(Eldery) Gymnastics  
Ballsports  
Gym, aerobics  
tabletennis

### The Learning

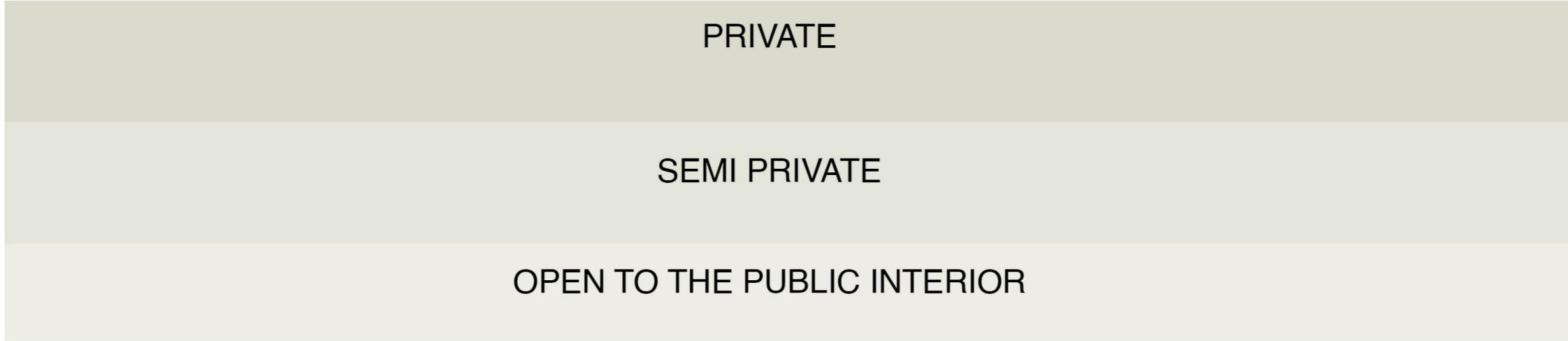
Integration/language rooms  
Local library  
(sharing knowlegde)  
Start-up spaces  
Workshop spaces  
Workspace

### The Recovery

Swimming and recovery-pool  
physiotherapy  
Yoga  
Sauna/spa  
Consultation room



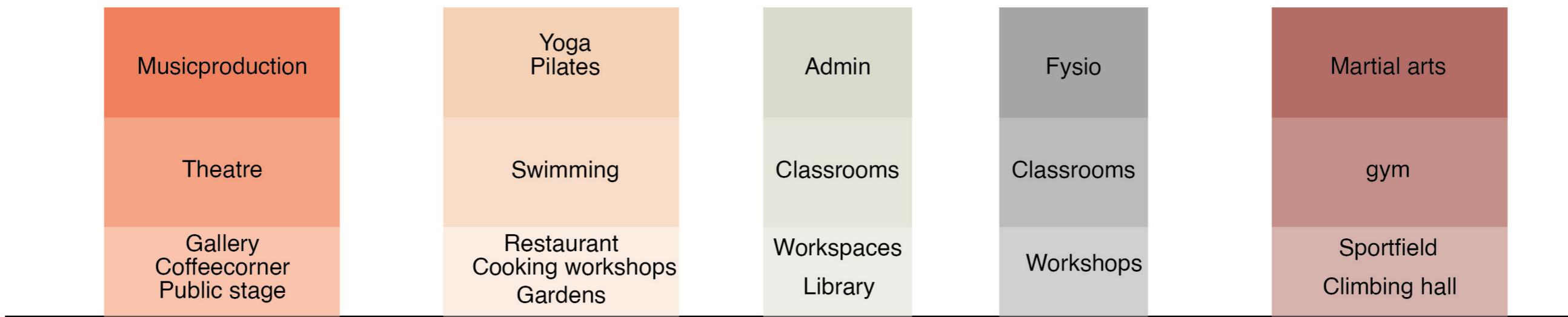




PRIVATE

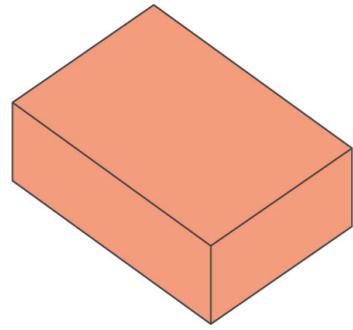
SEMI PRIVATE

OPEN TO THE PUBLIC INTERIOR

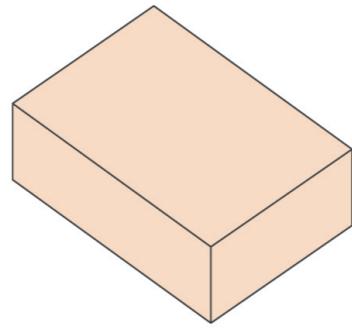


## 1. The programs as zones in volumes

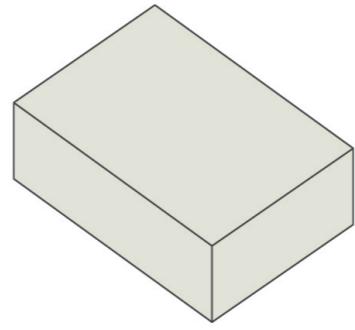
The Expressive



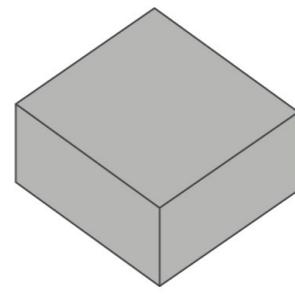
The Recovery



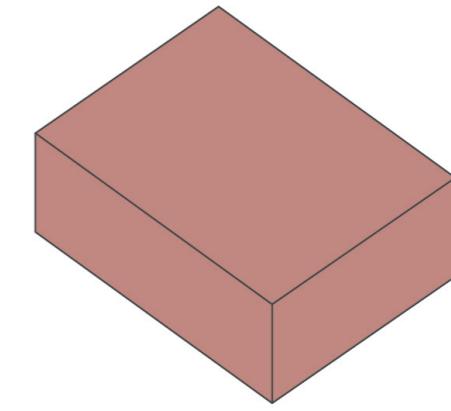
The Learning

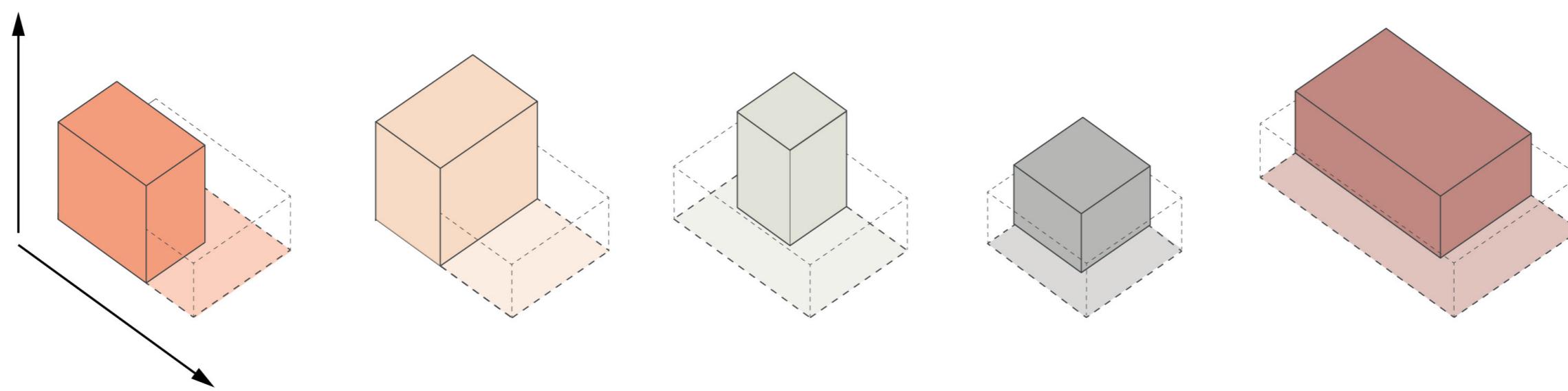


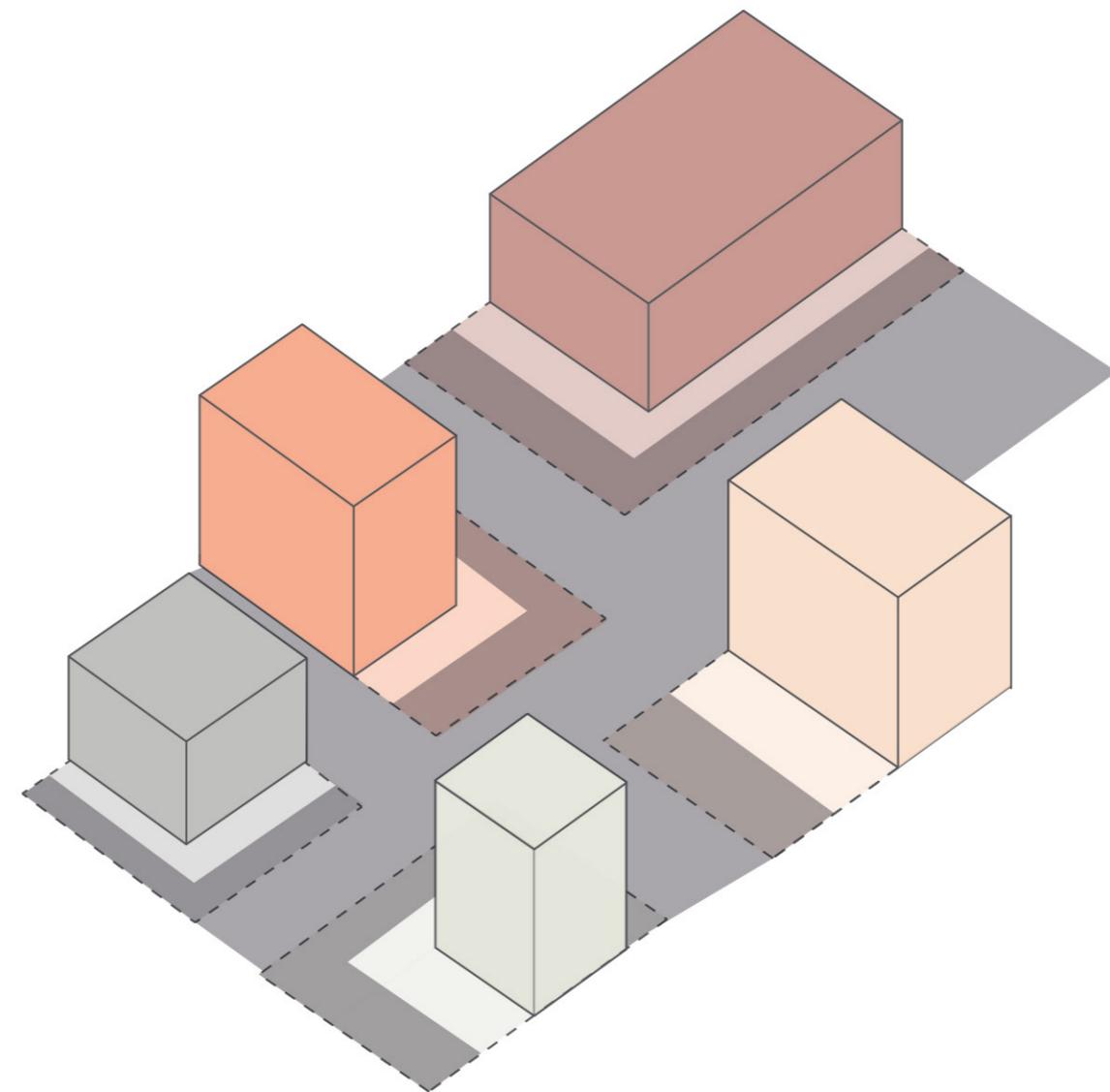
The Health



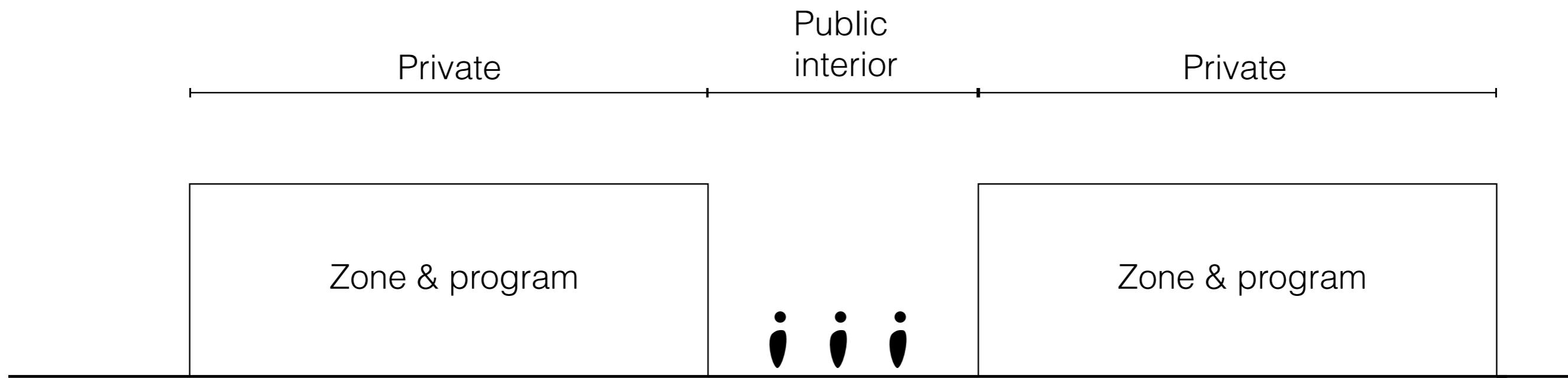
The Sportive



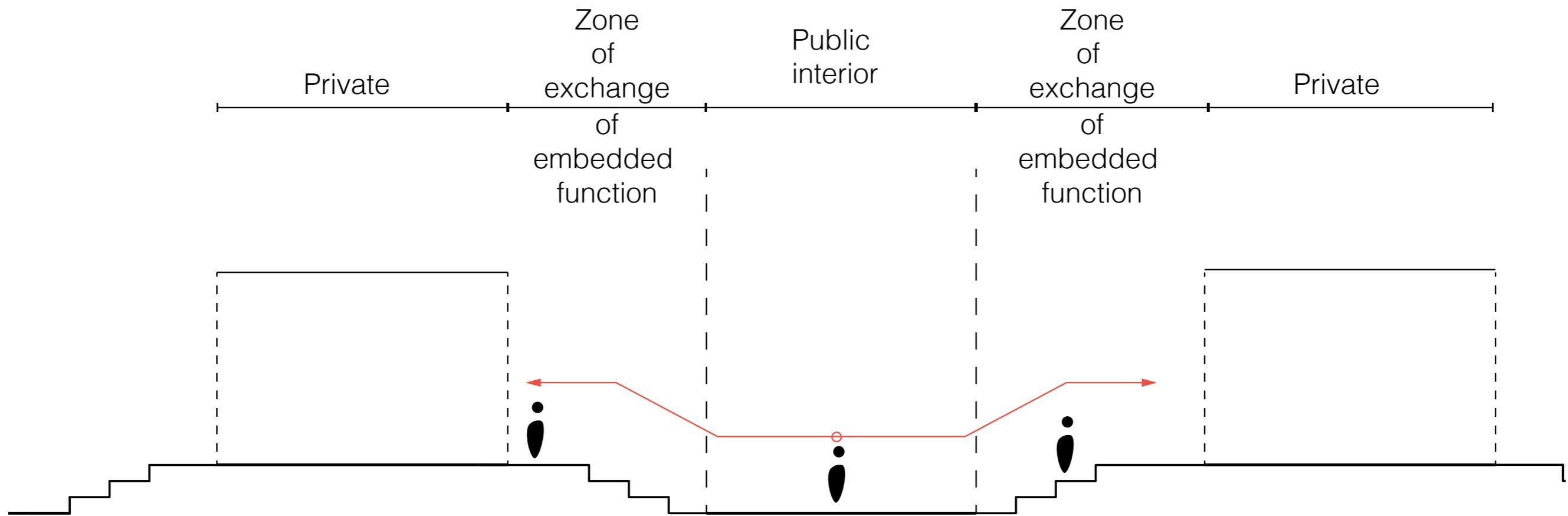




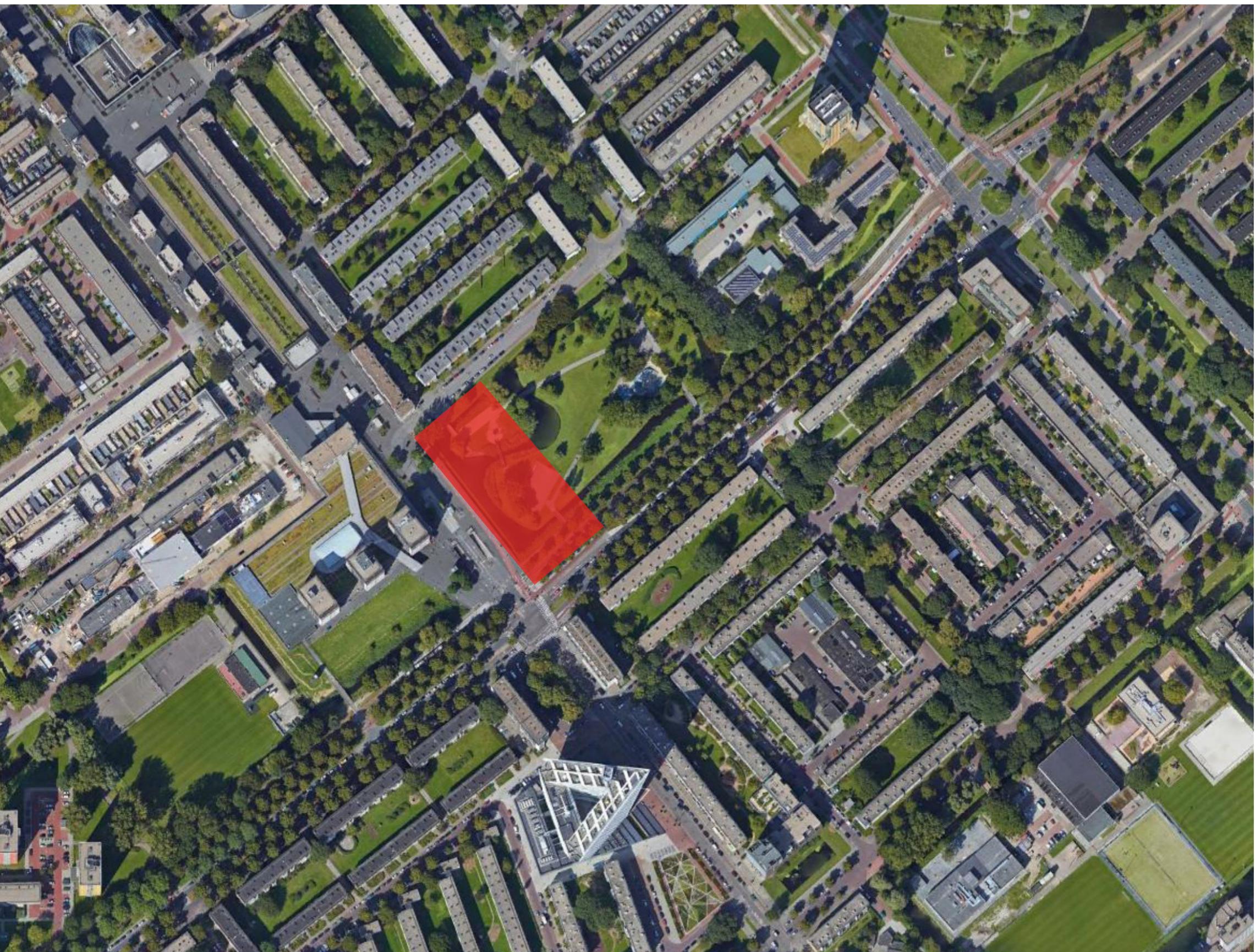
# Principle



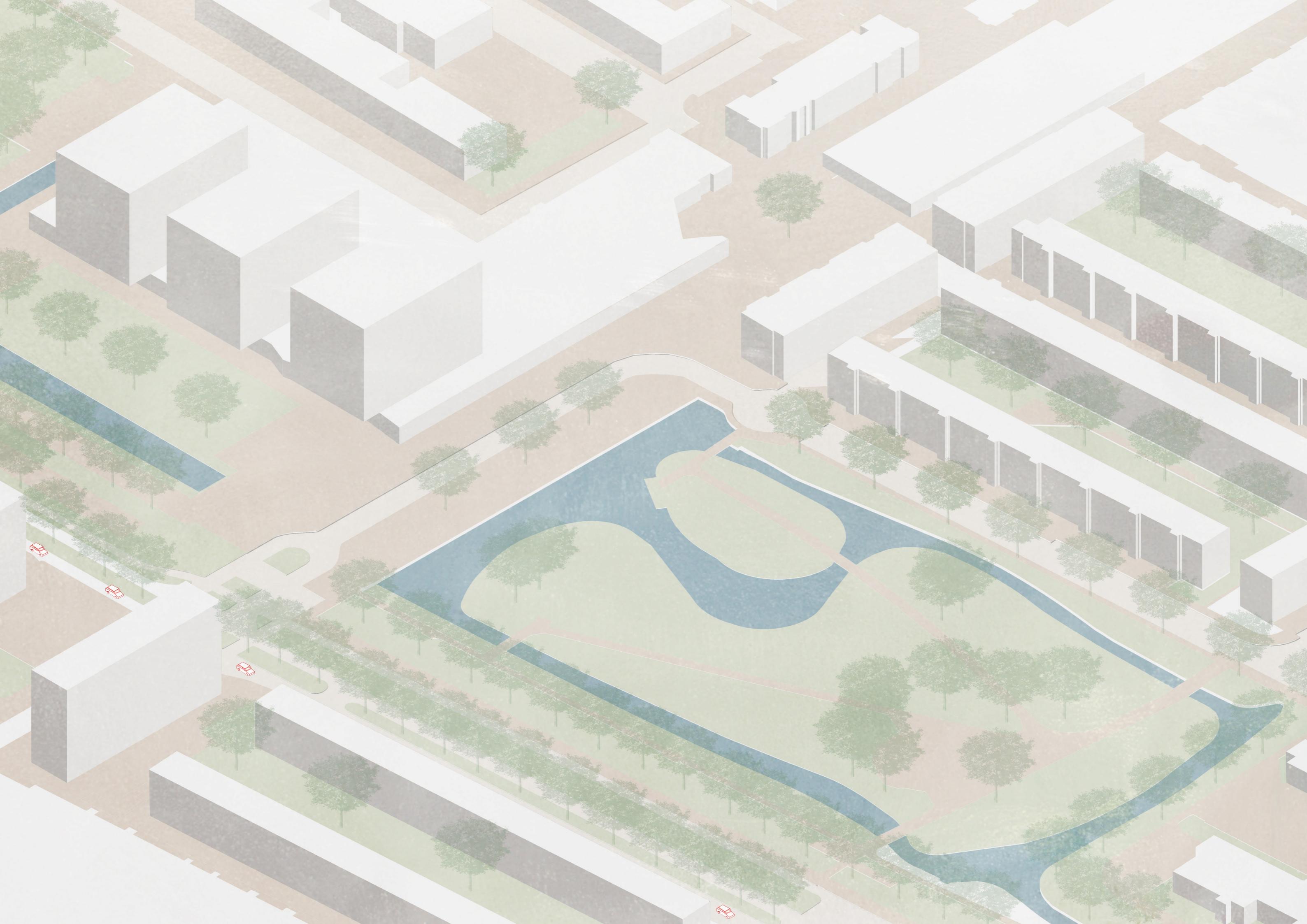
# Principle

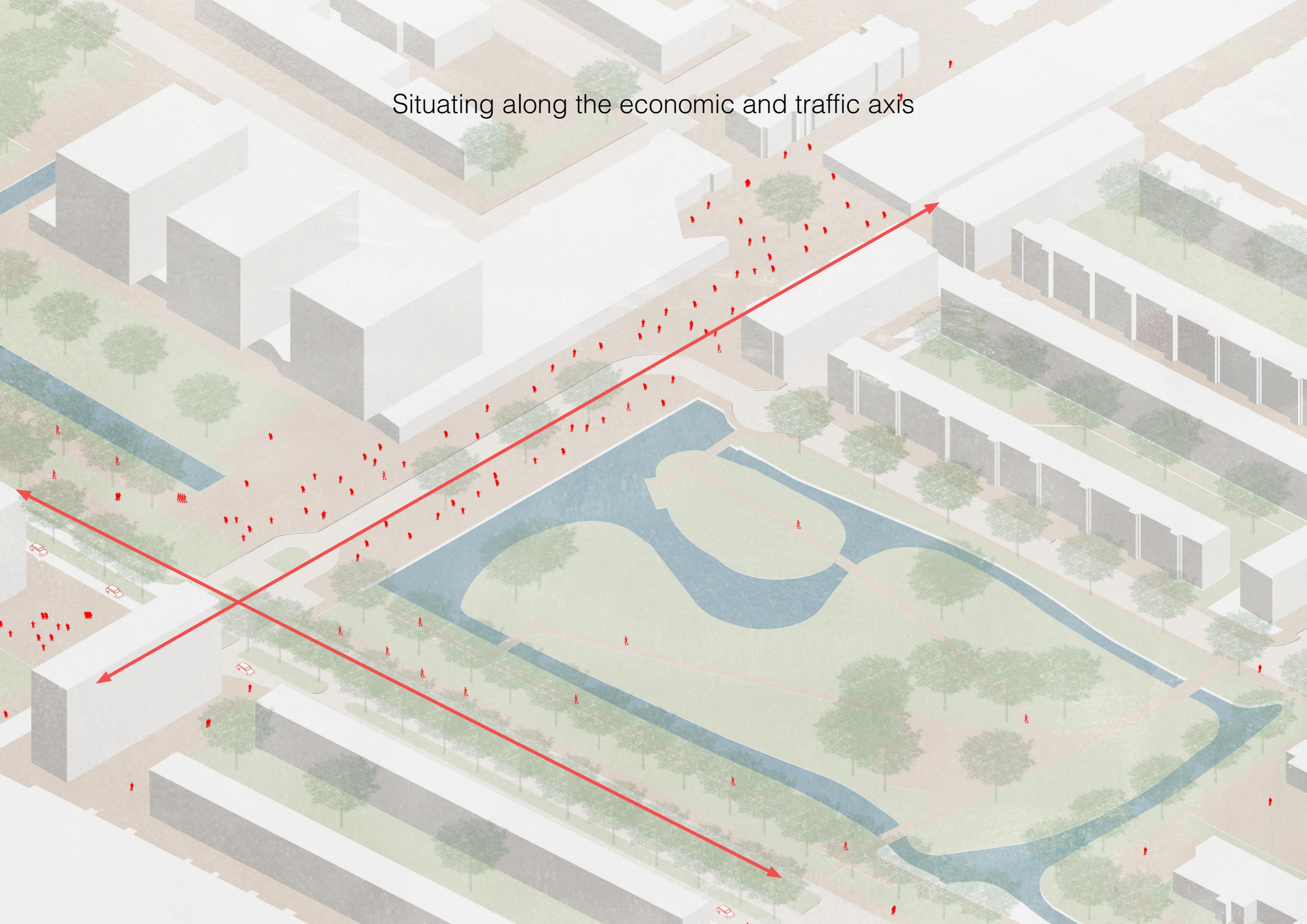












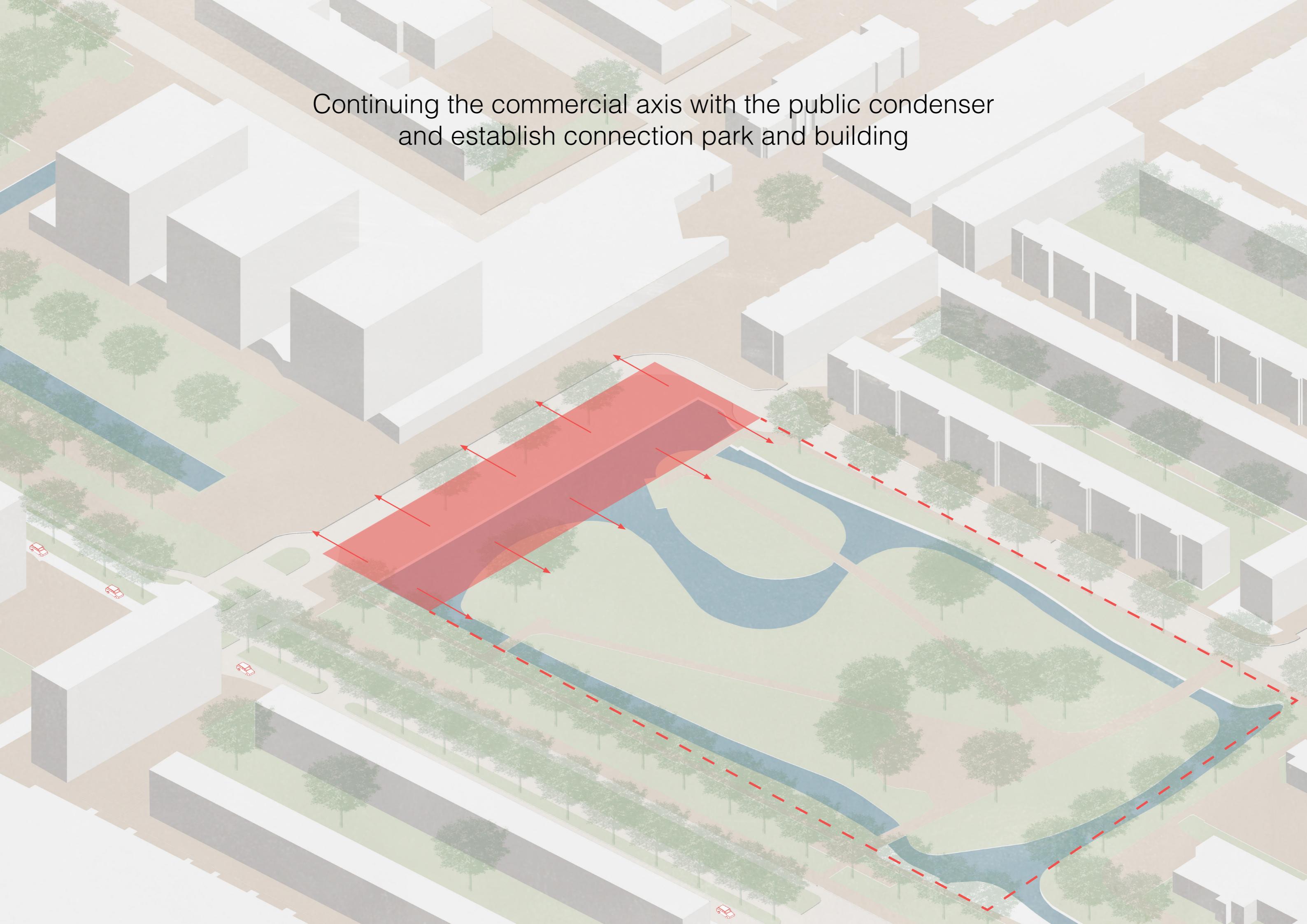
A 3D architectural rendering of a modern urban landscape. The scene features a mix of high-rise buildings with white and grey facades, green parks with trees, and a winding blue river. A prominent feature is a thick red diagonal line that cuts across the scene, representing an 'economic and traffic axis'. Red silhouettes of people are scattered throughout the scene, showing their movement along this axis. The overall perspective is from a high vantage point, looking down the length of the axis.

Situating along the economic and traffic axis

Situating along the economic and traffic axis

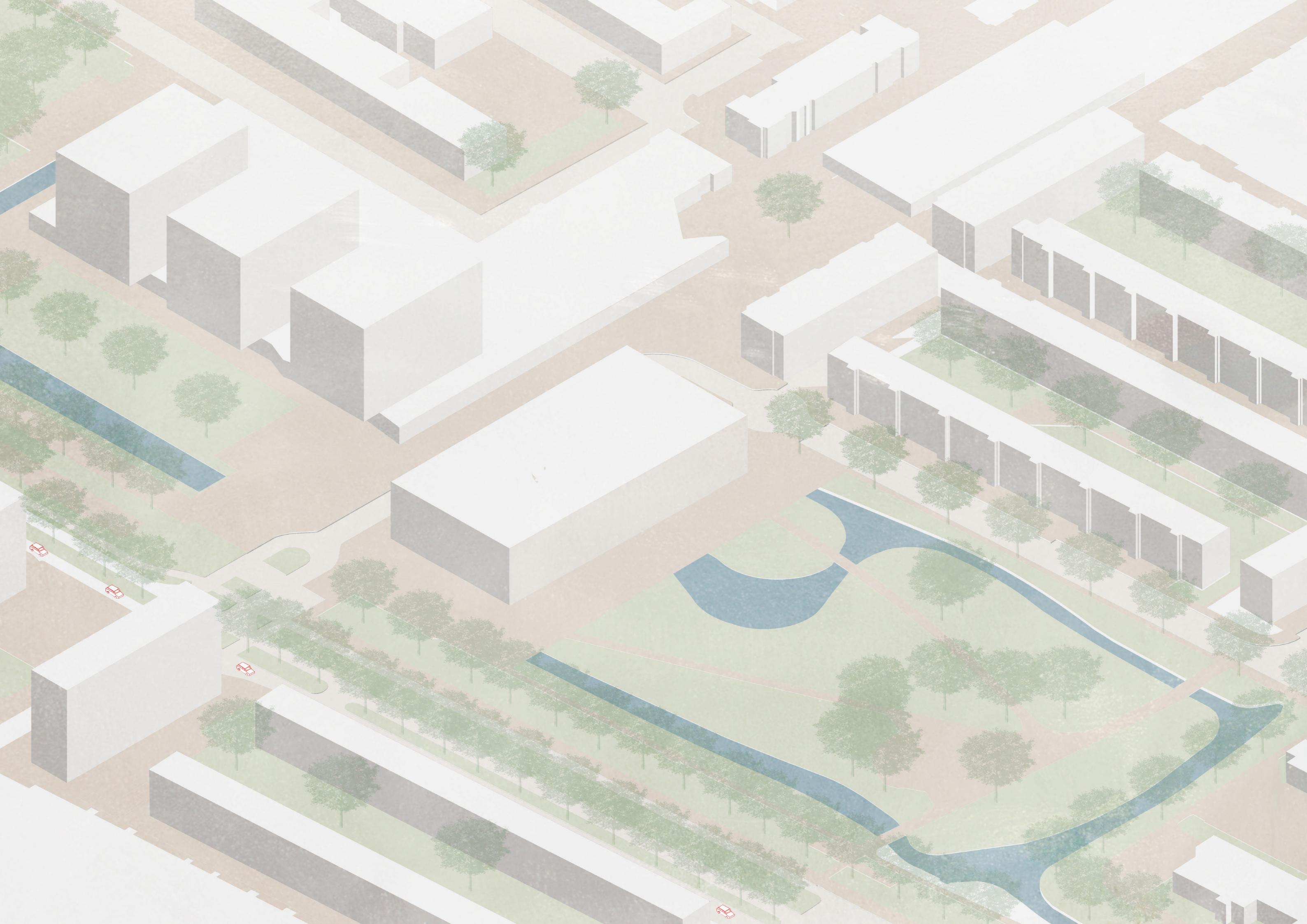


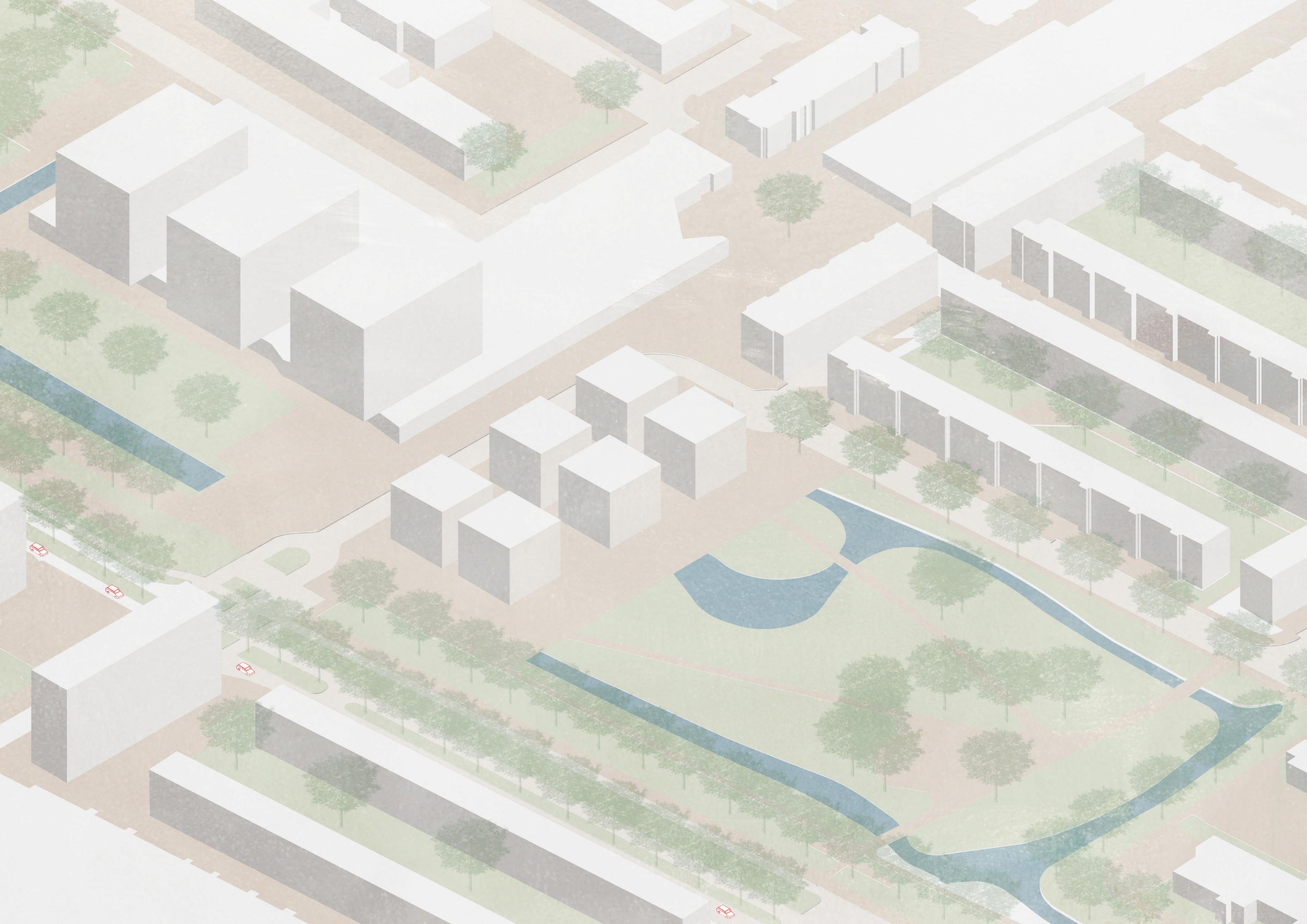
Continuing the commercial axis with the public condenser  
and establish connection park and building

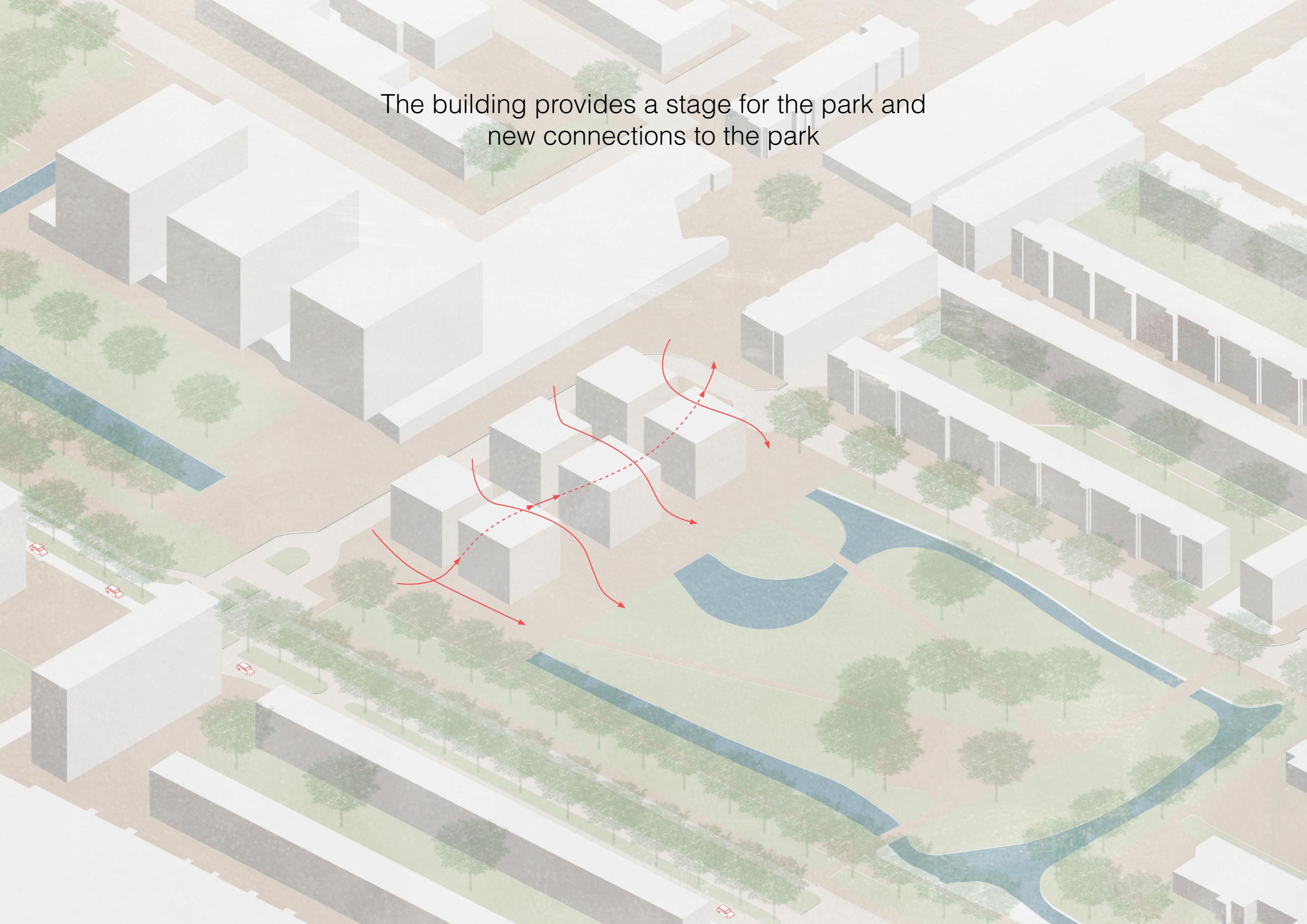


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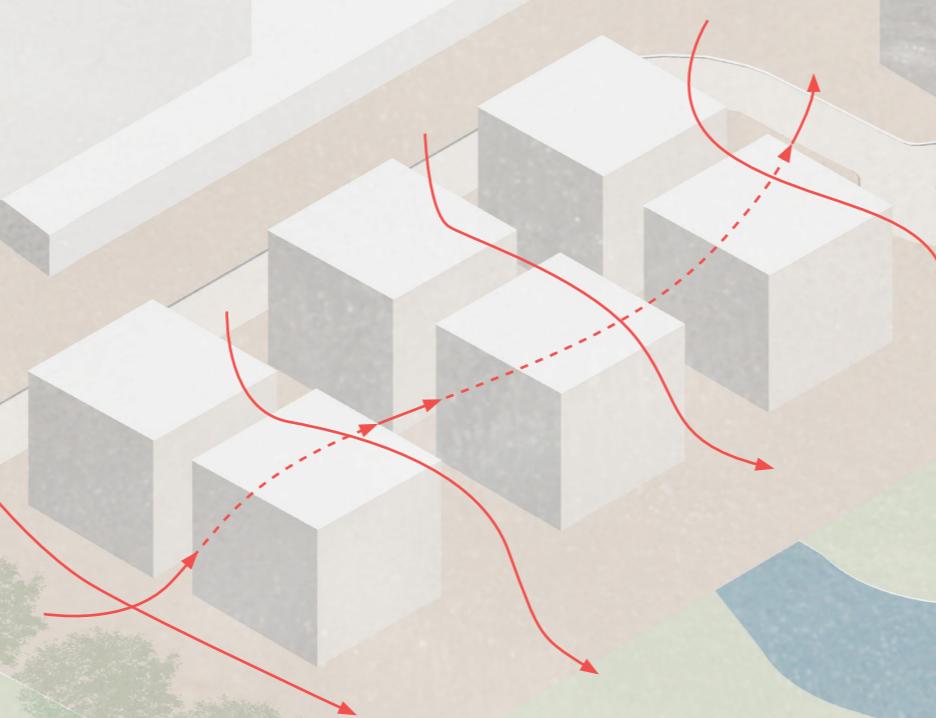


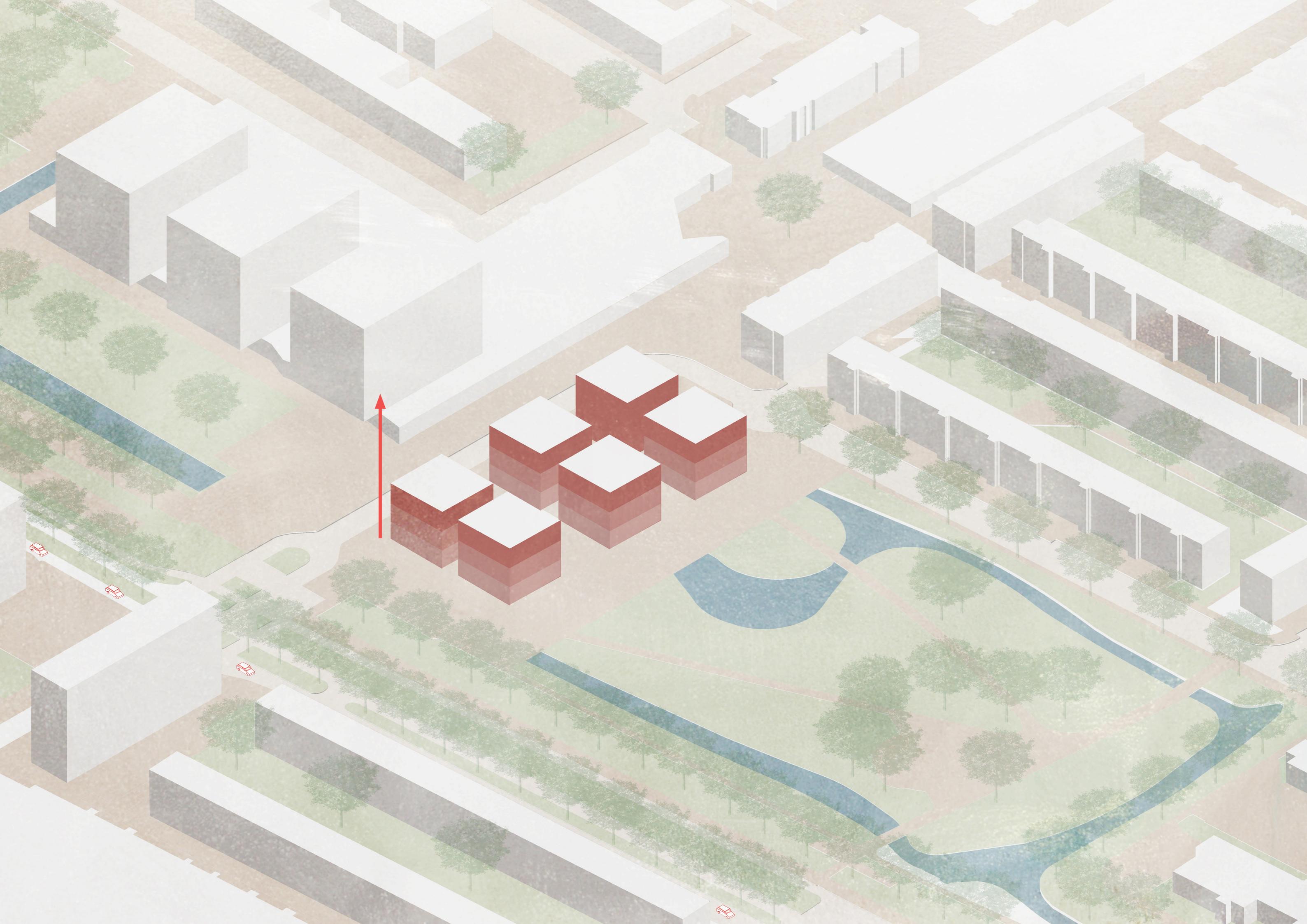






The building provides a stage for the park and new connections to the park

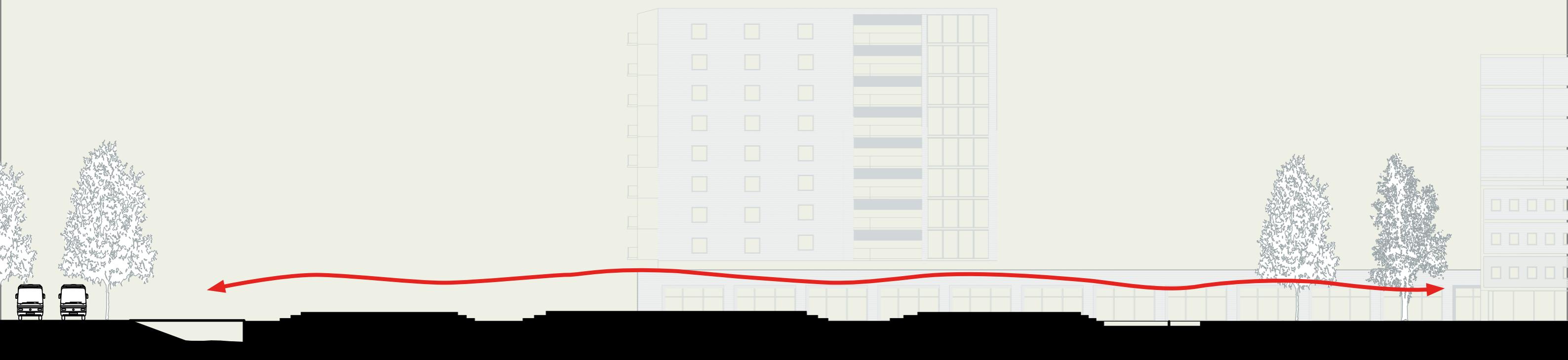




## Current site



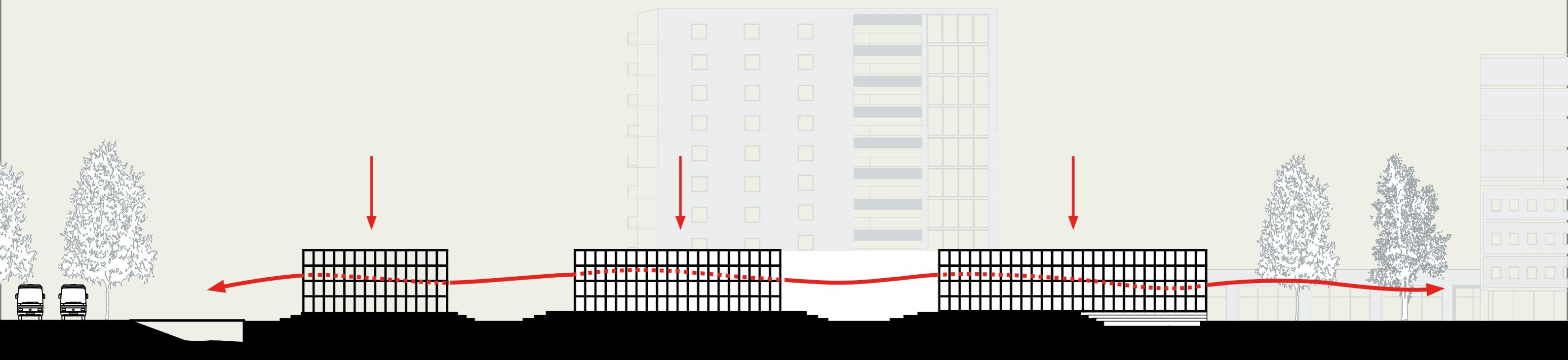
## New landscape



A continuous landscape that emerges in the park

Provides freedom of movement and contain open function

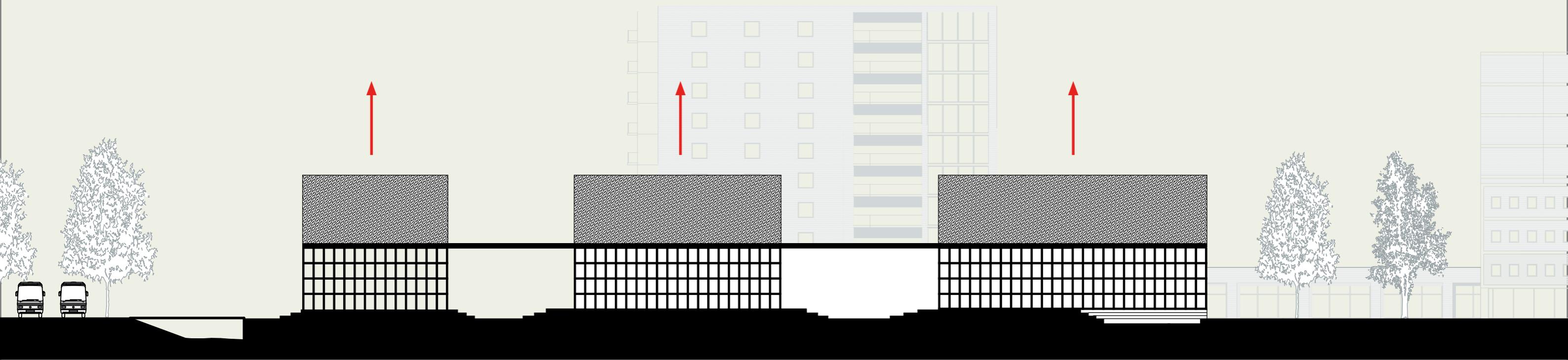
## Permeable structure settle in landscape



Permeable structures embody semi-open function

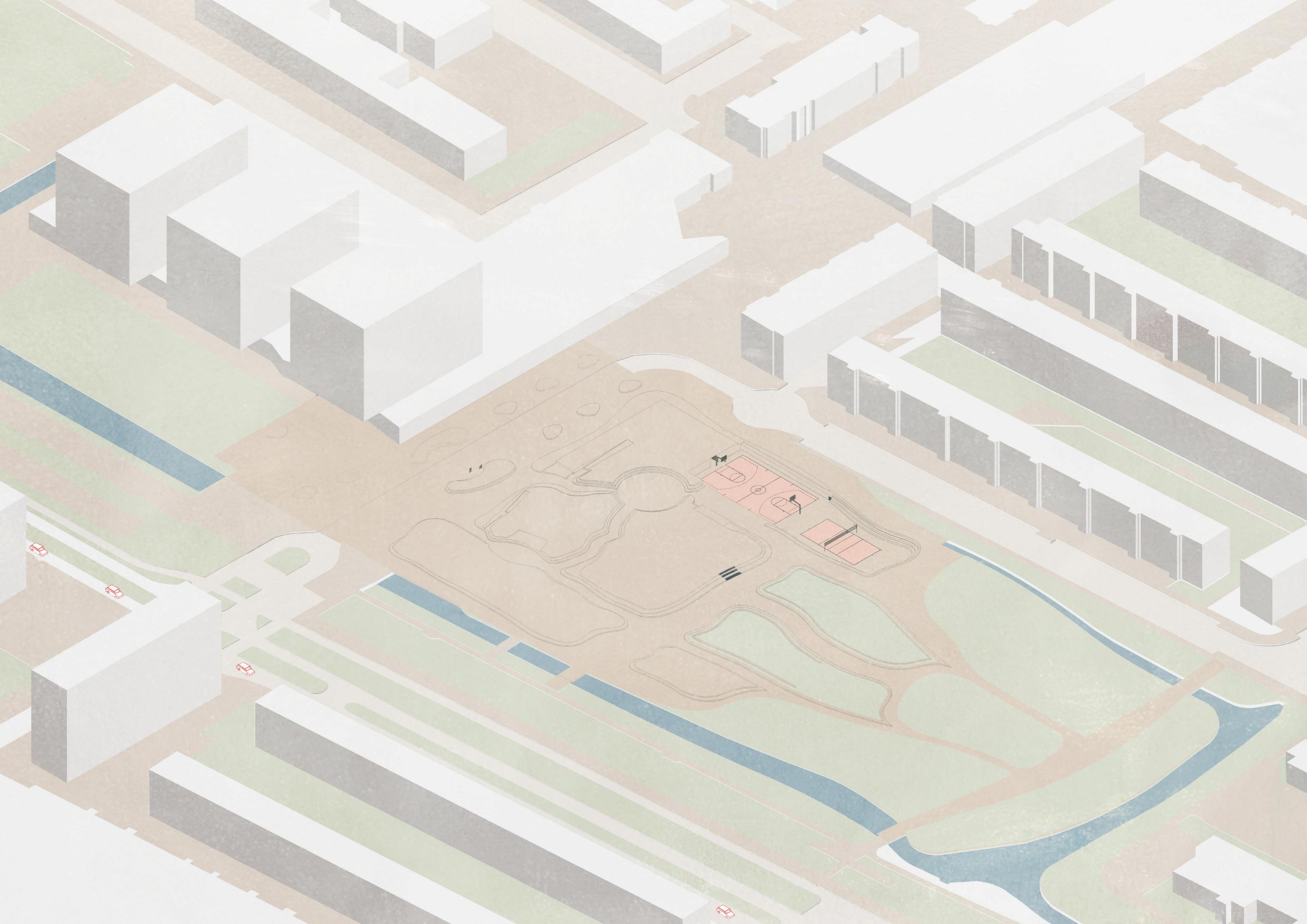
Maintaining the freedom of movement

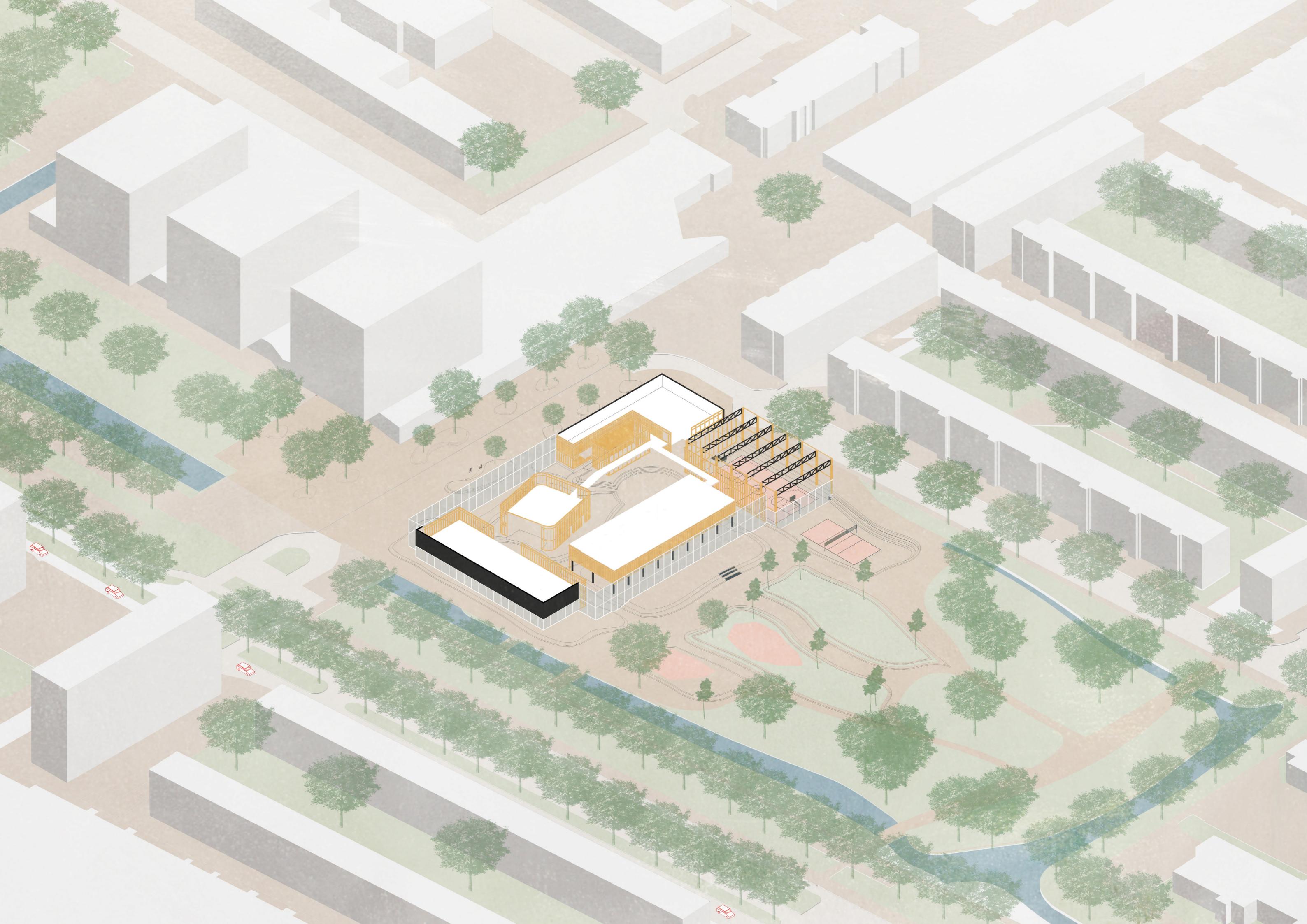
## Enclosed volumes

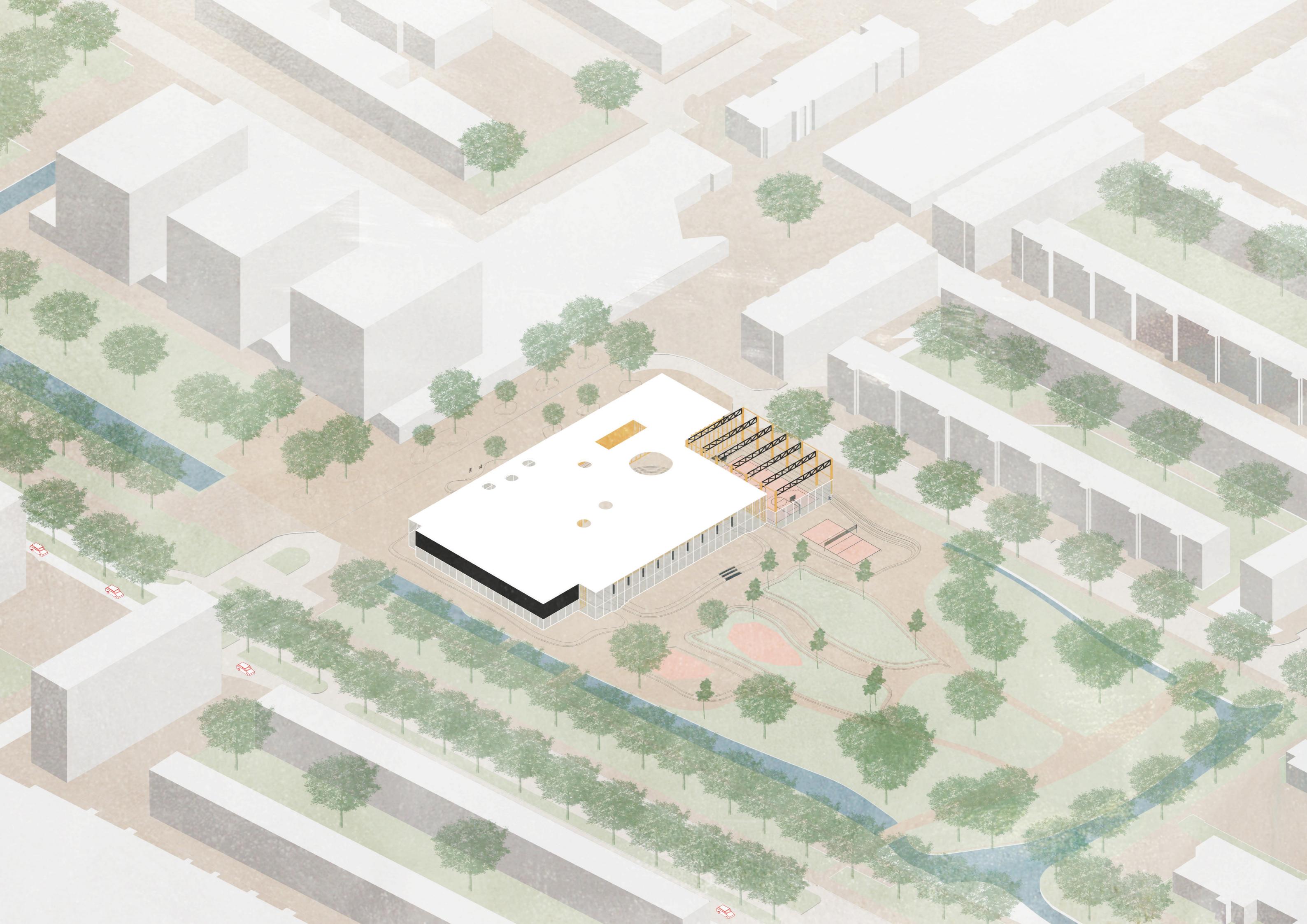


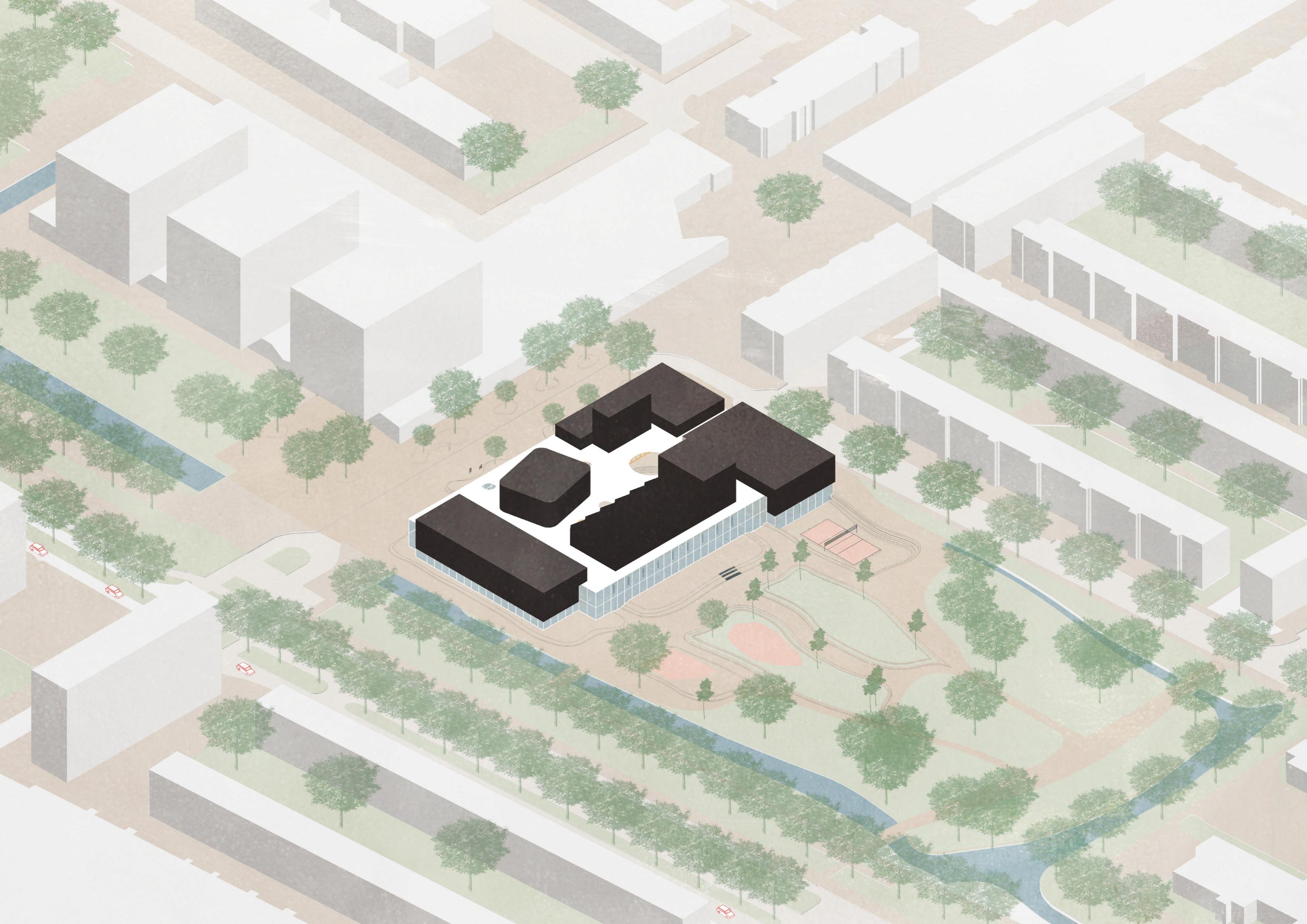
Private function conceived as compact volumes on top

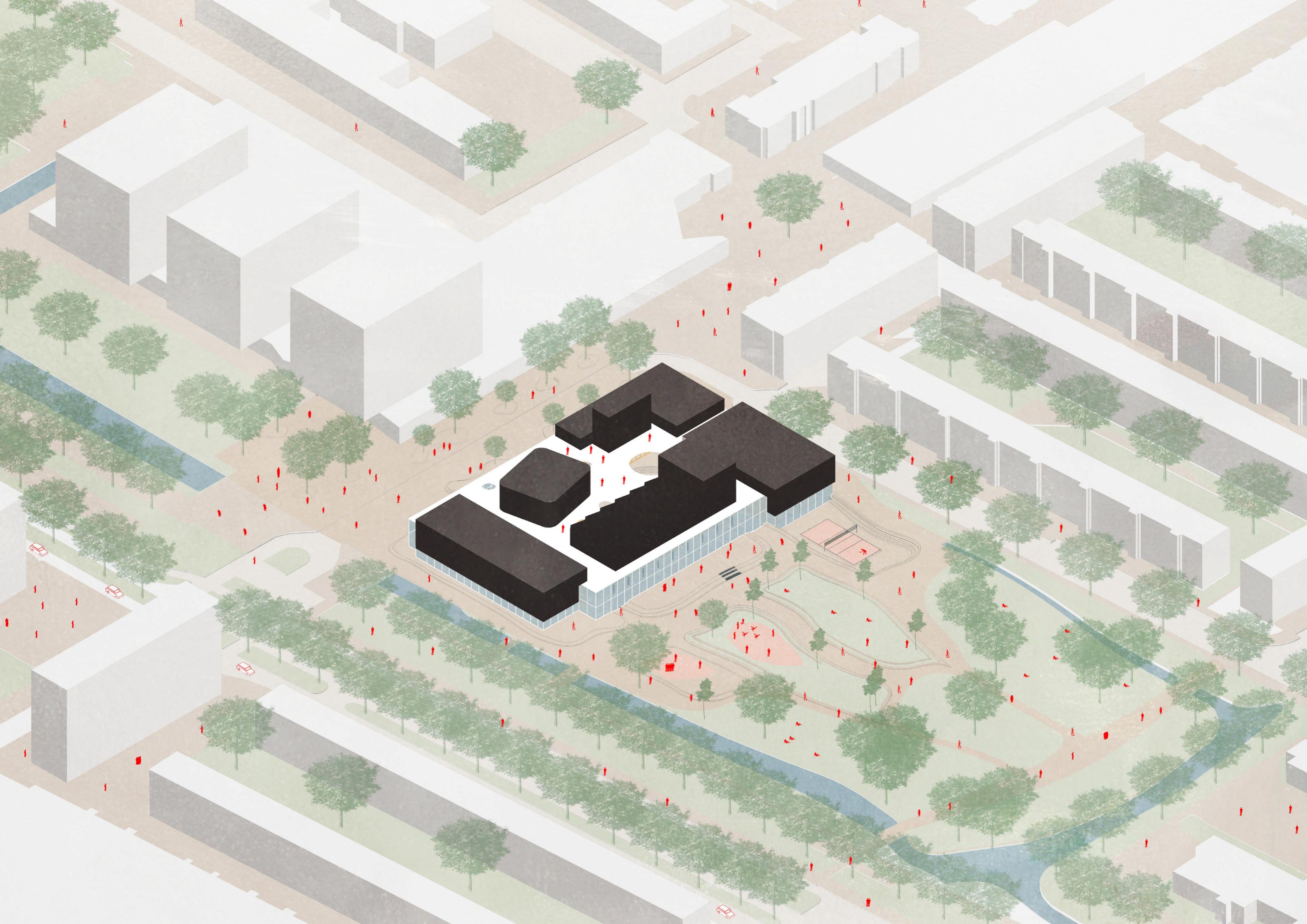
Maintaining the freedom of movement







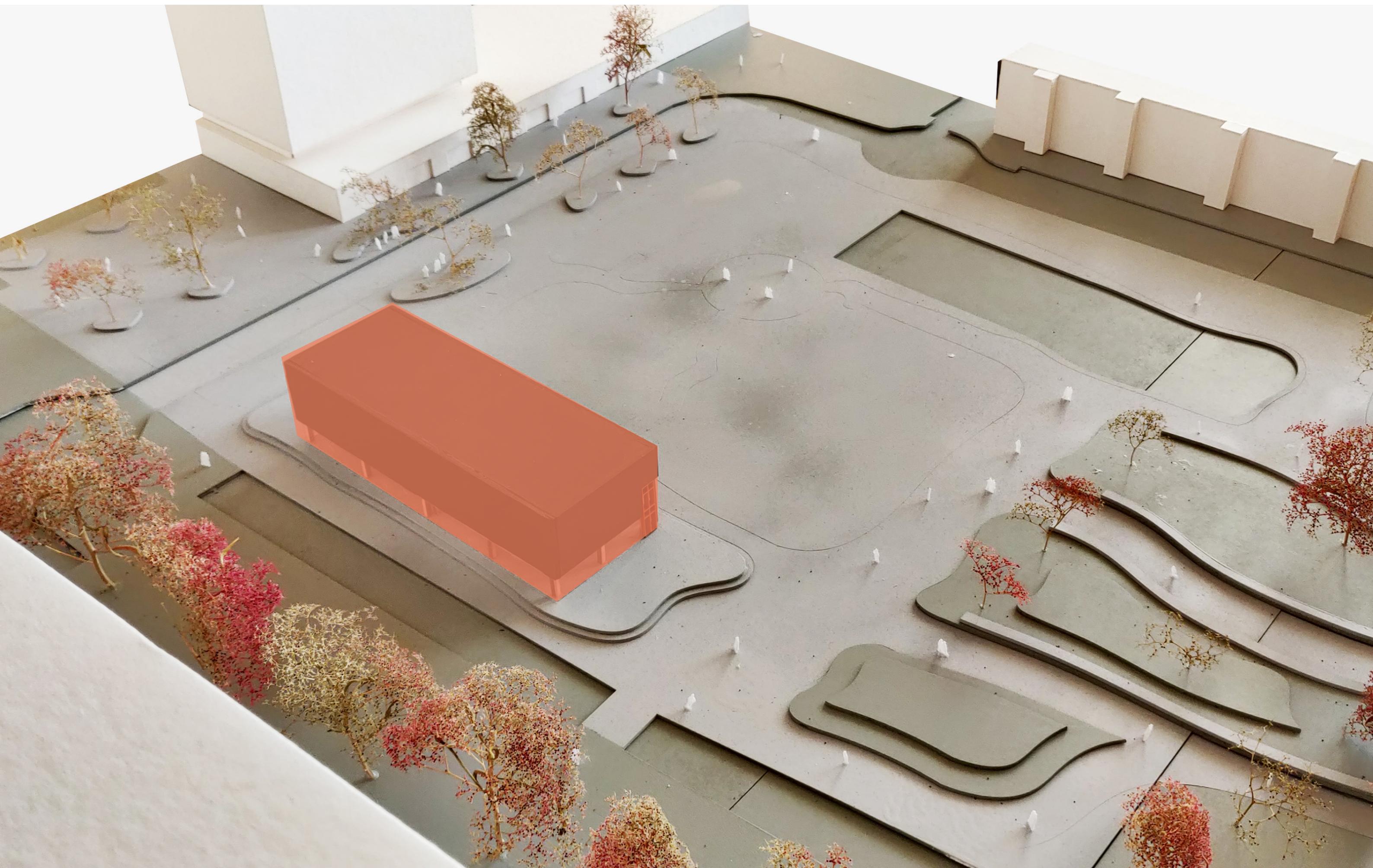




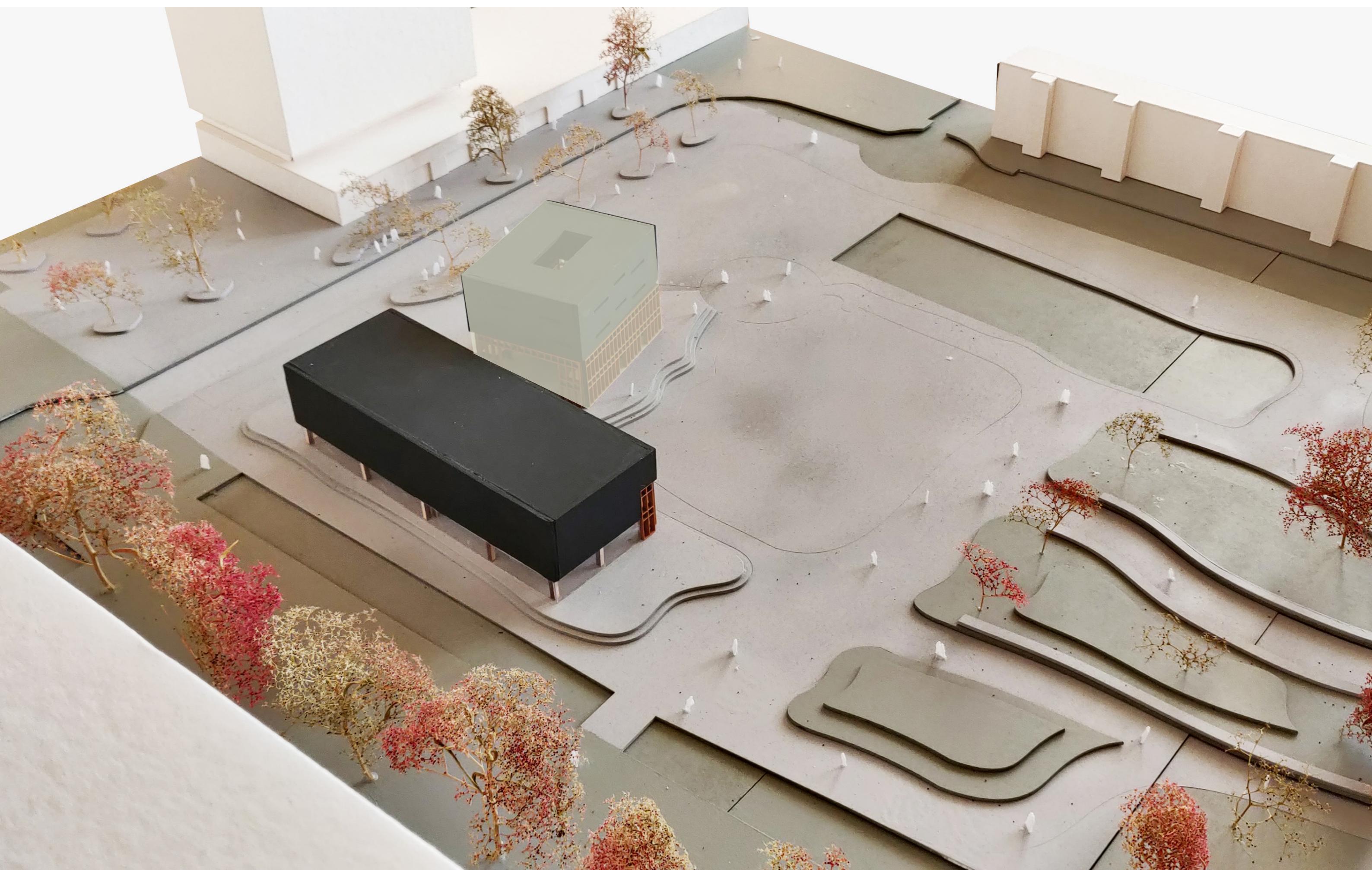




# Expression Zone



# Learning Zone



# Sport Zone



# Indoor sportfield



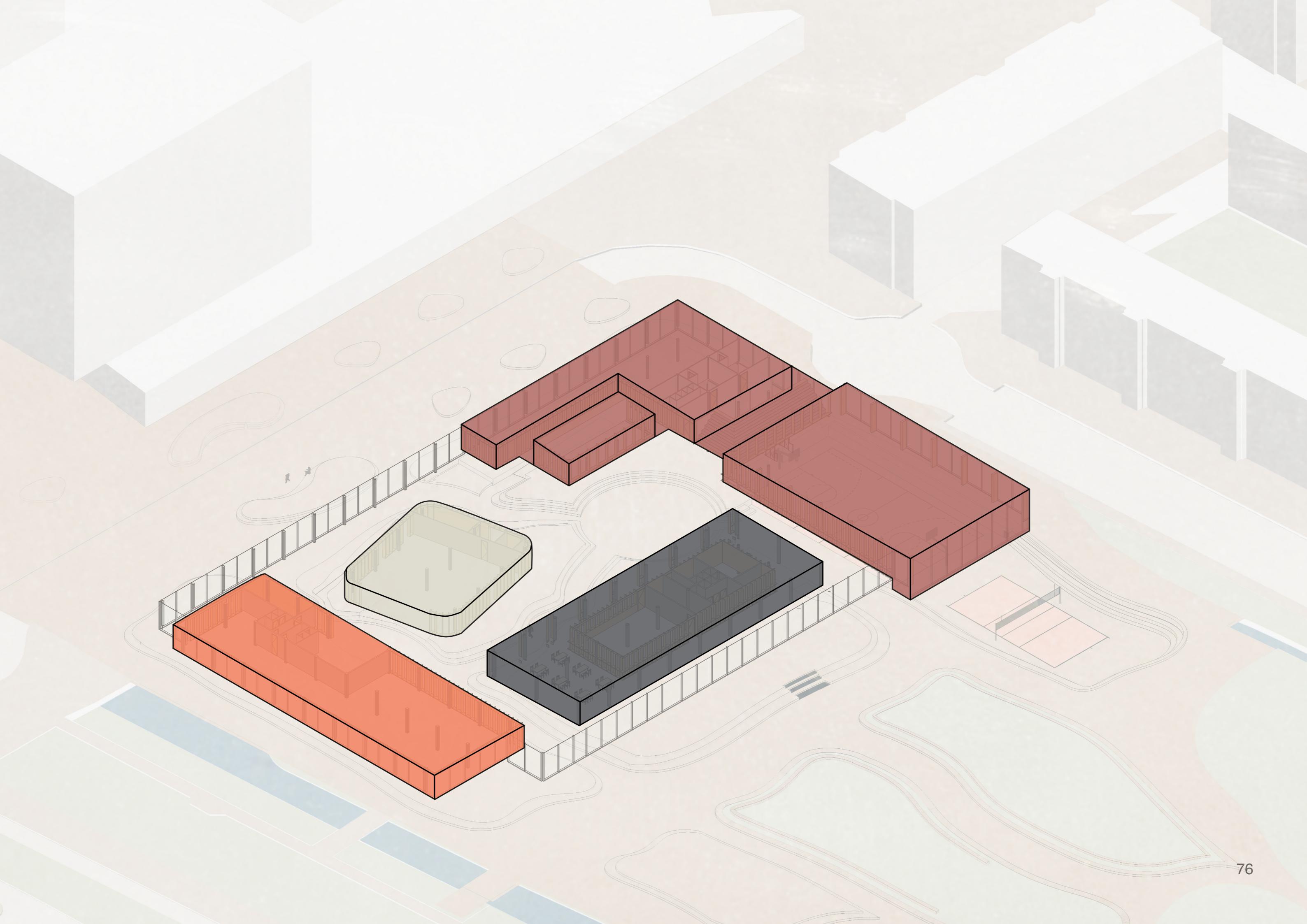
# Recovery zone

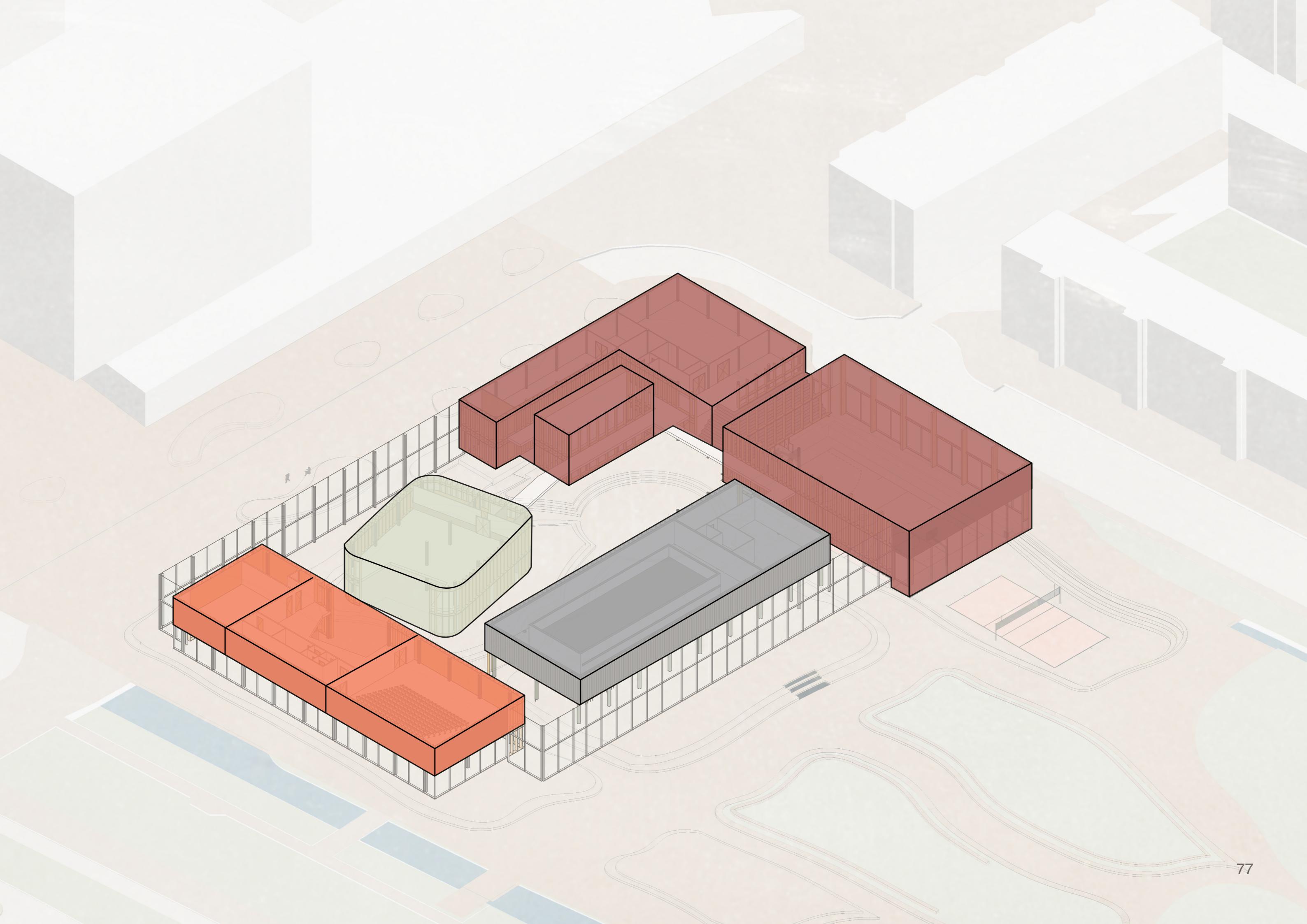


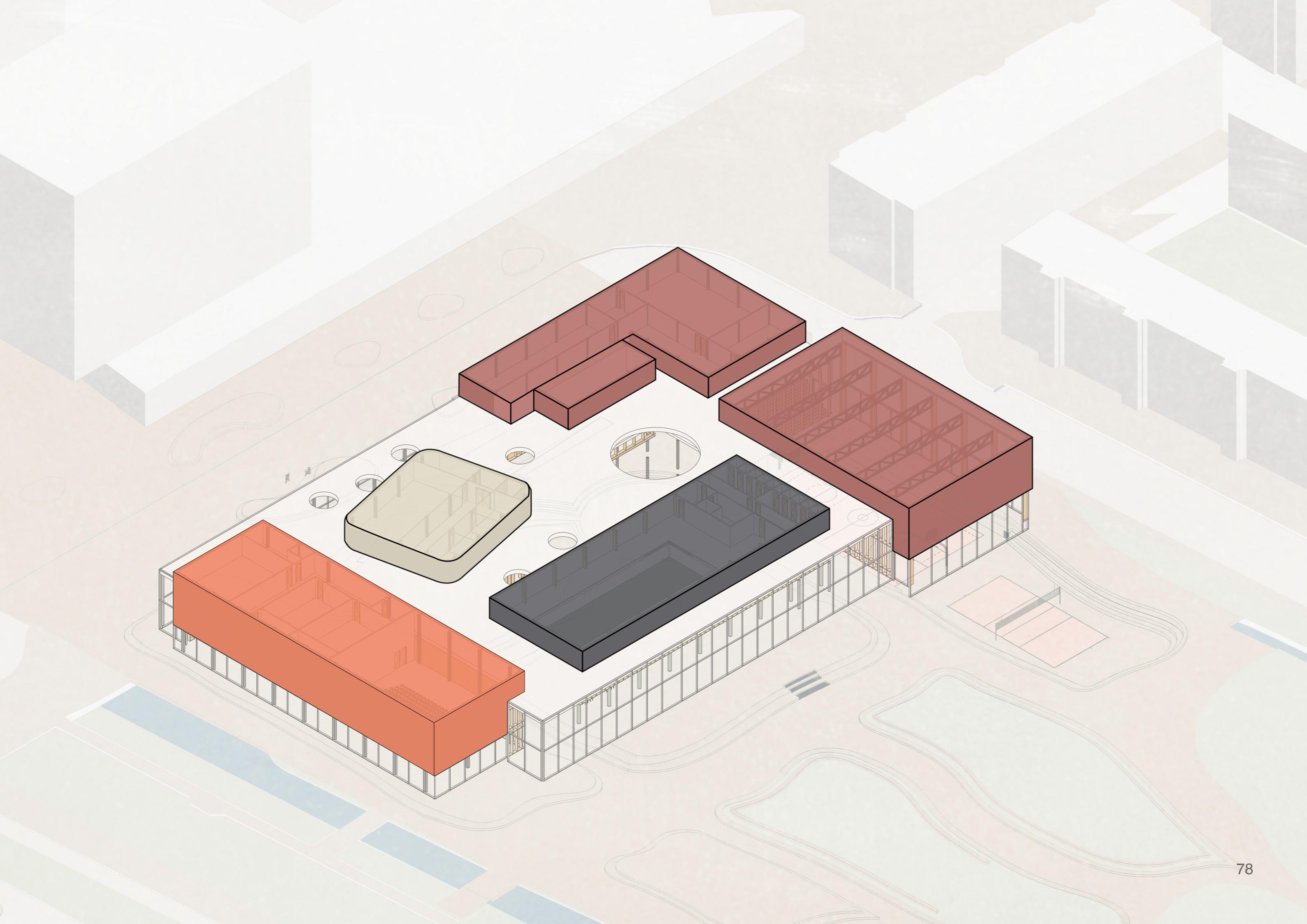
# Climbing

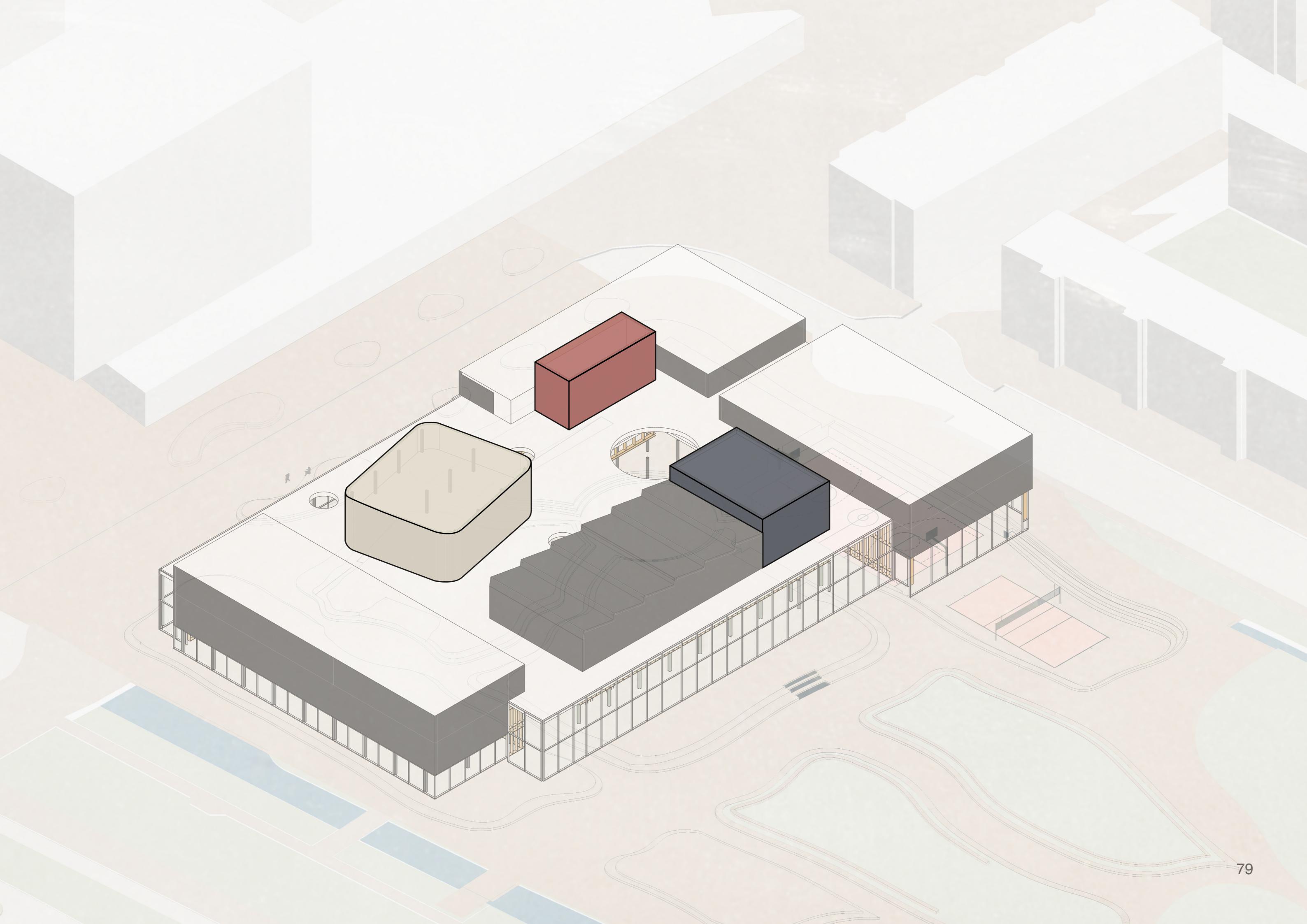


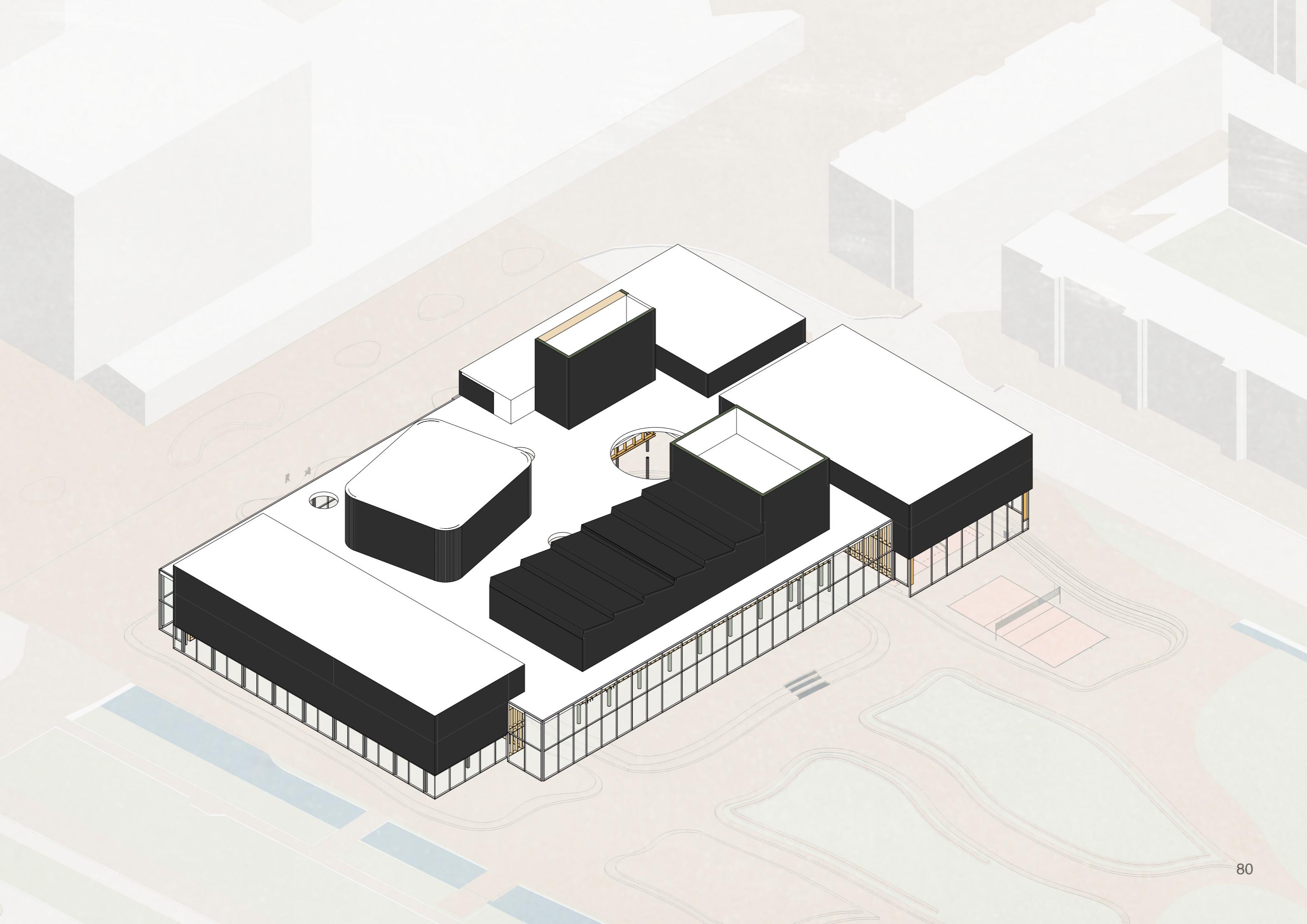




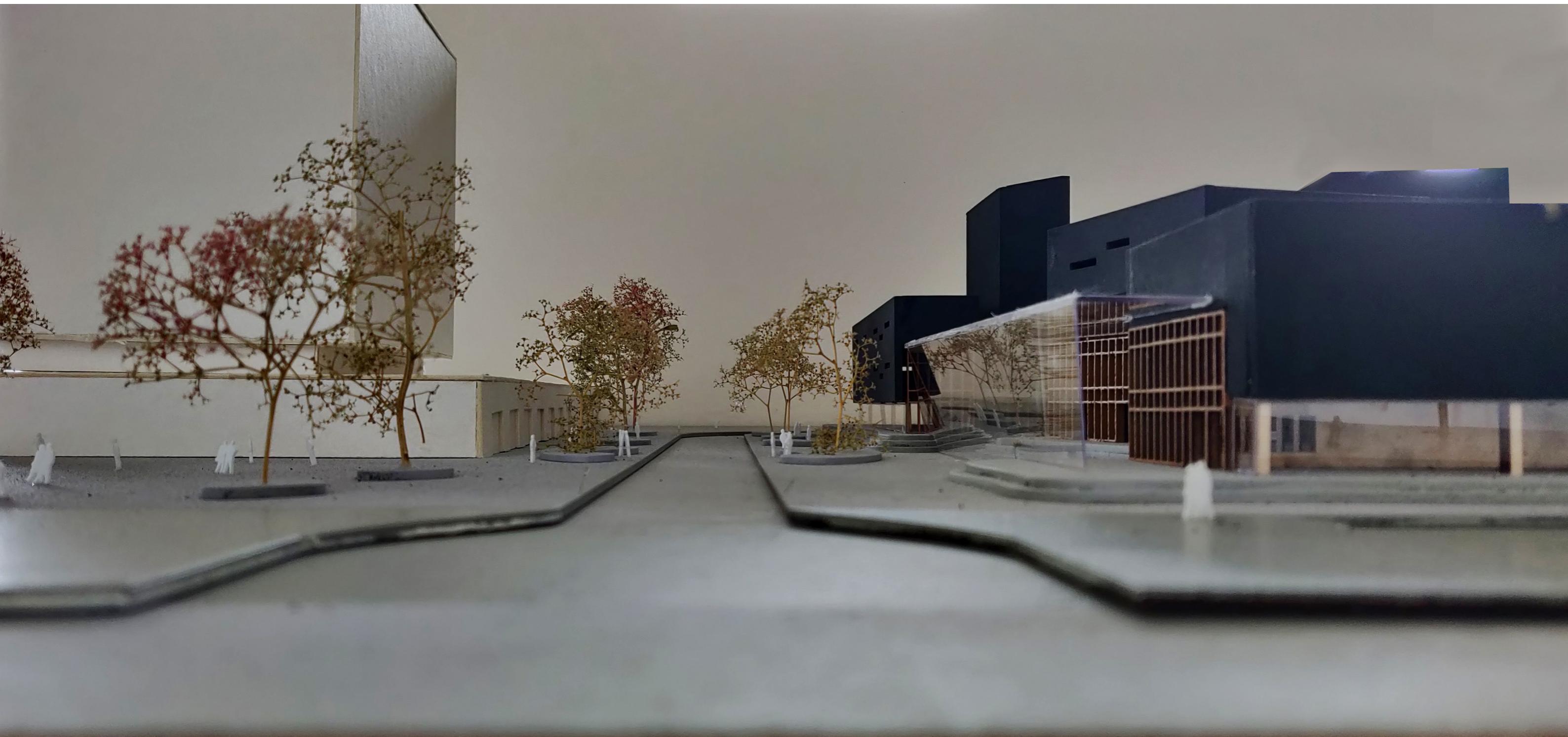














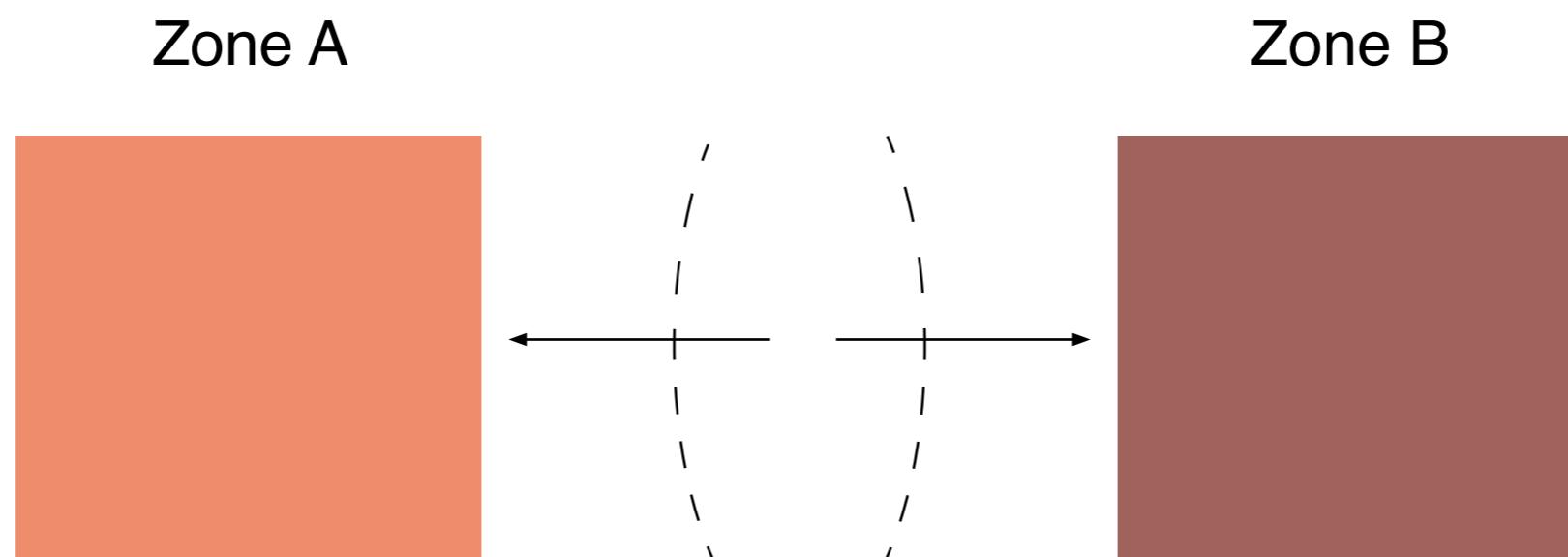


# Elements of Exchange

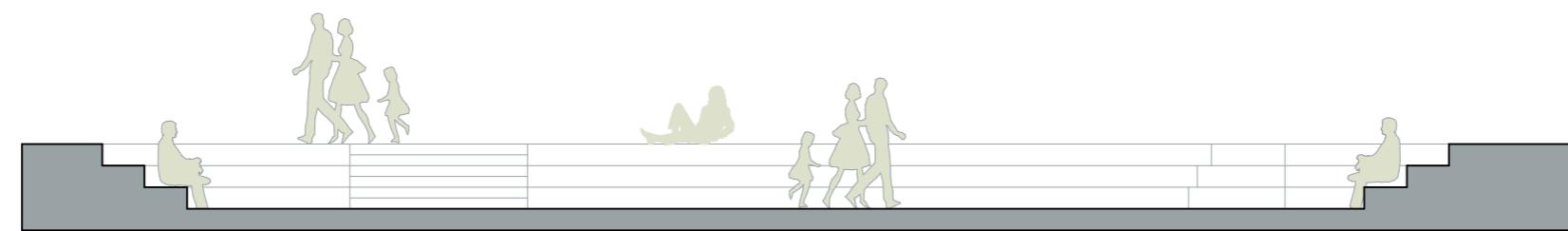
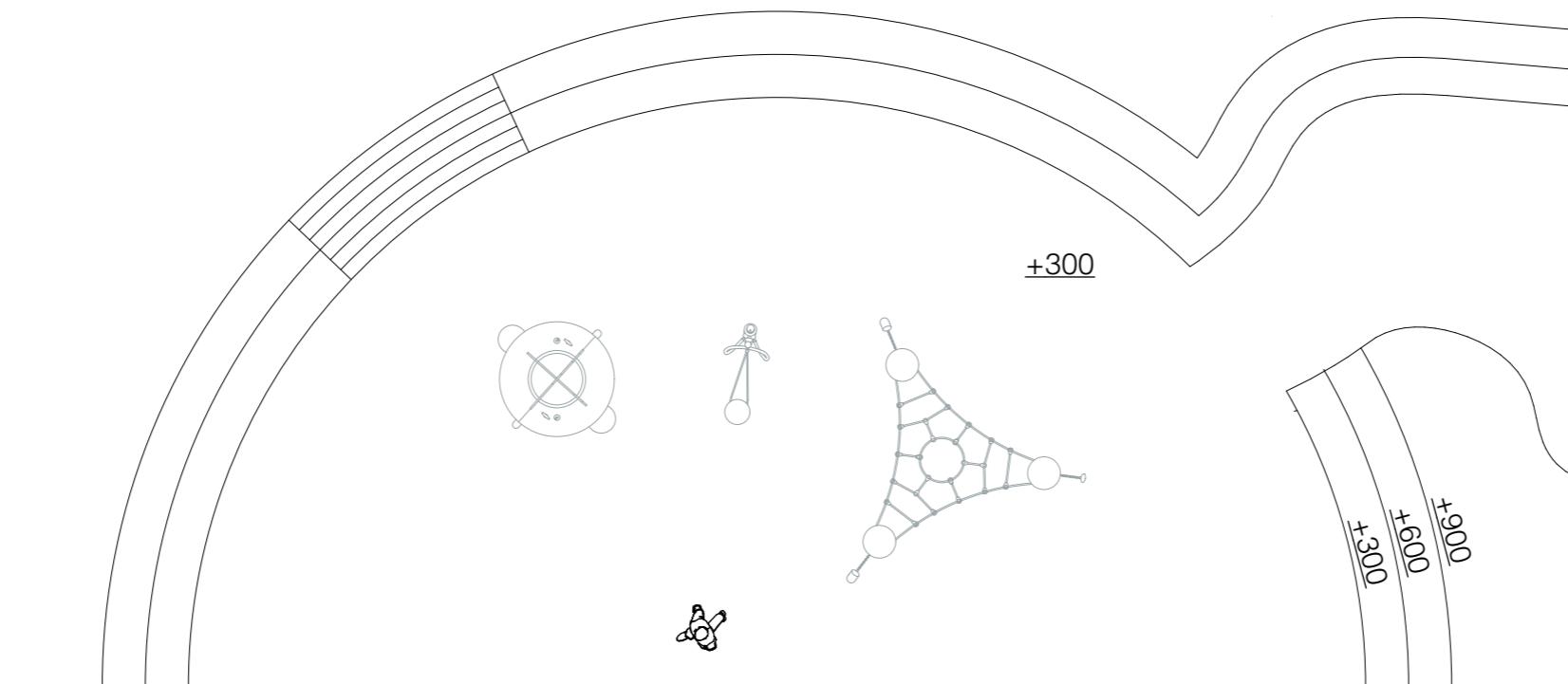
What kind of architectural elements can stimulate interchange in  
the landscape?

How is the landscape shaped

## Duality

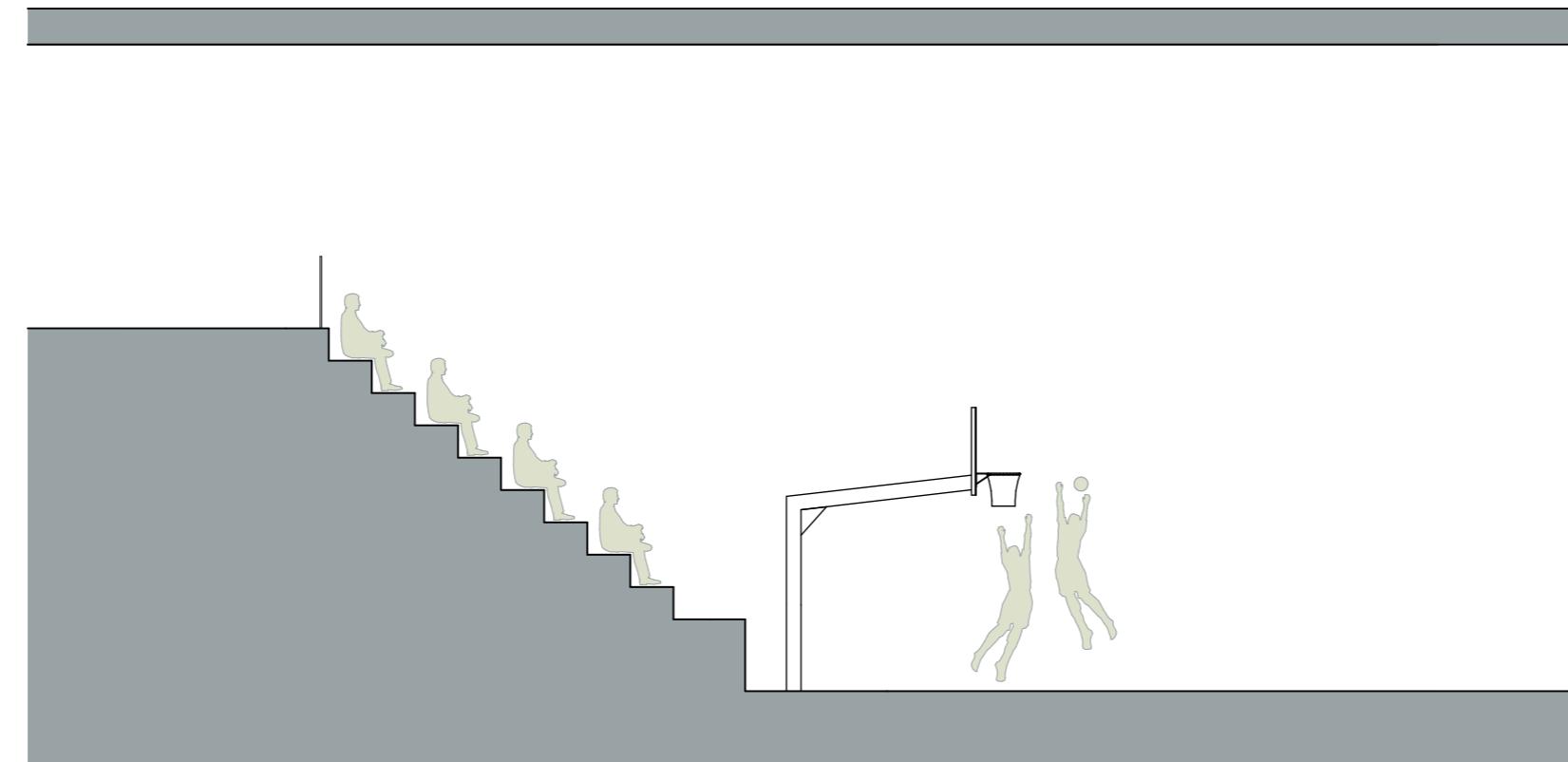


# Arena



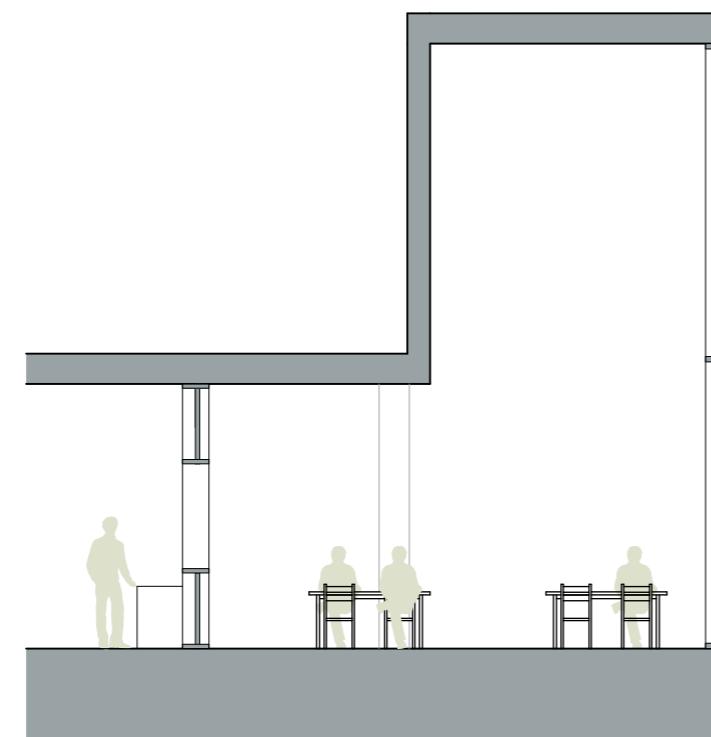


## Tribune

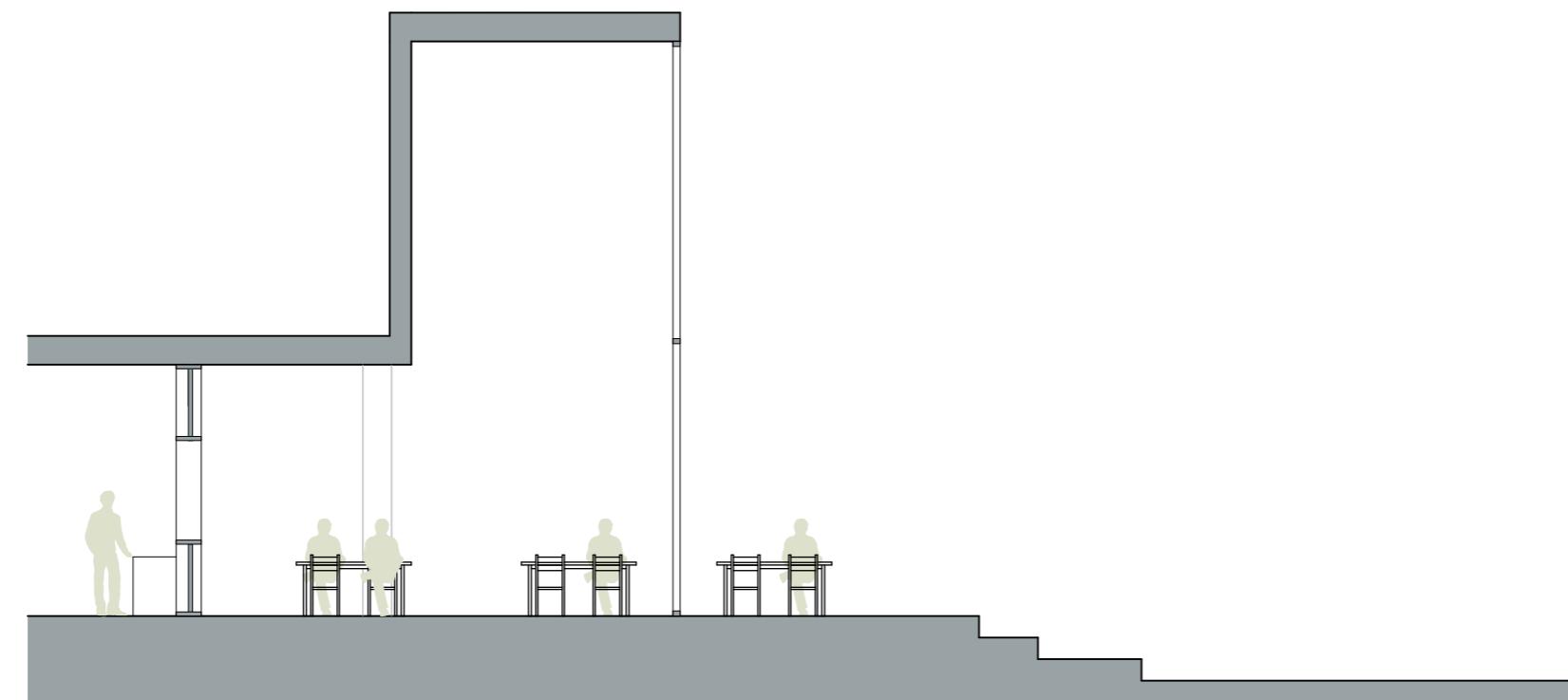




# Restaurant



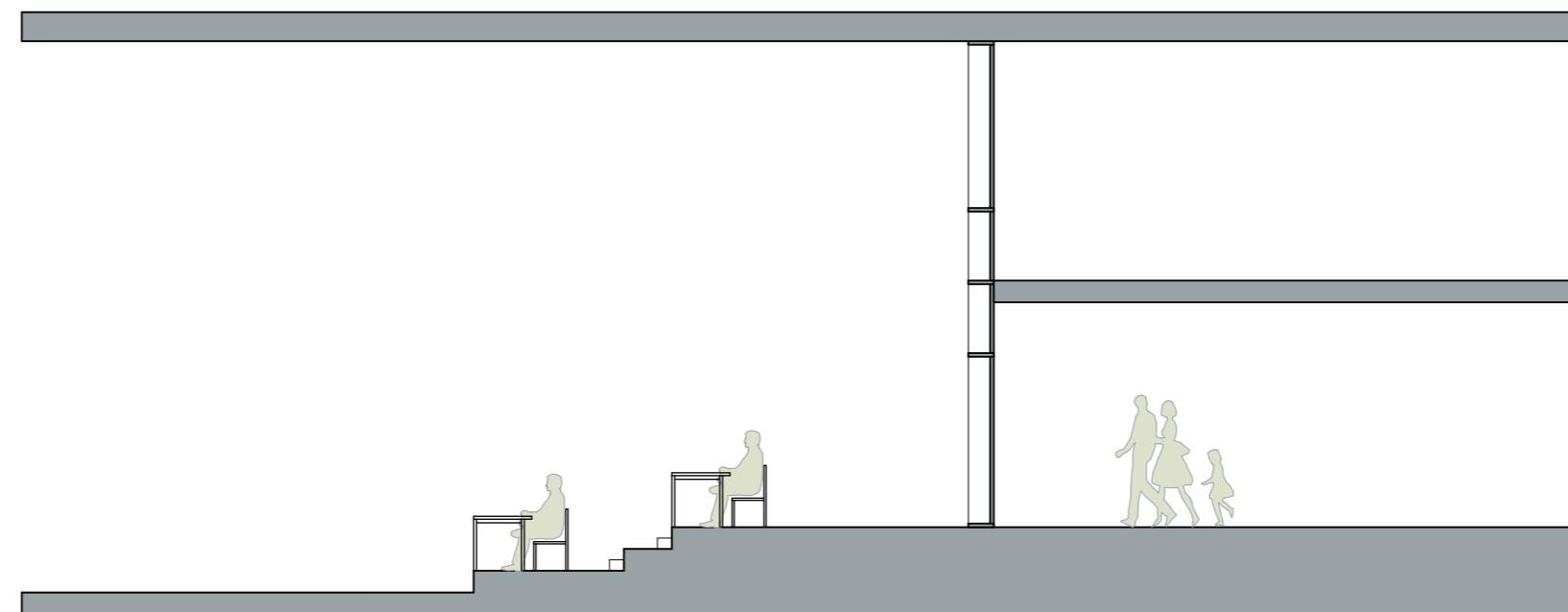
## Terrace



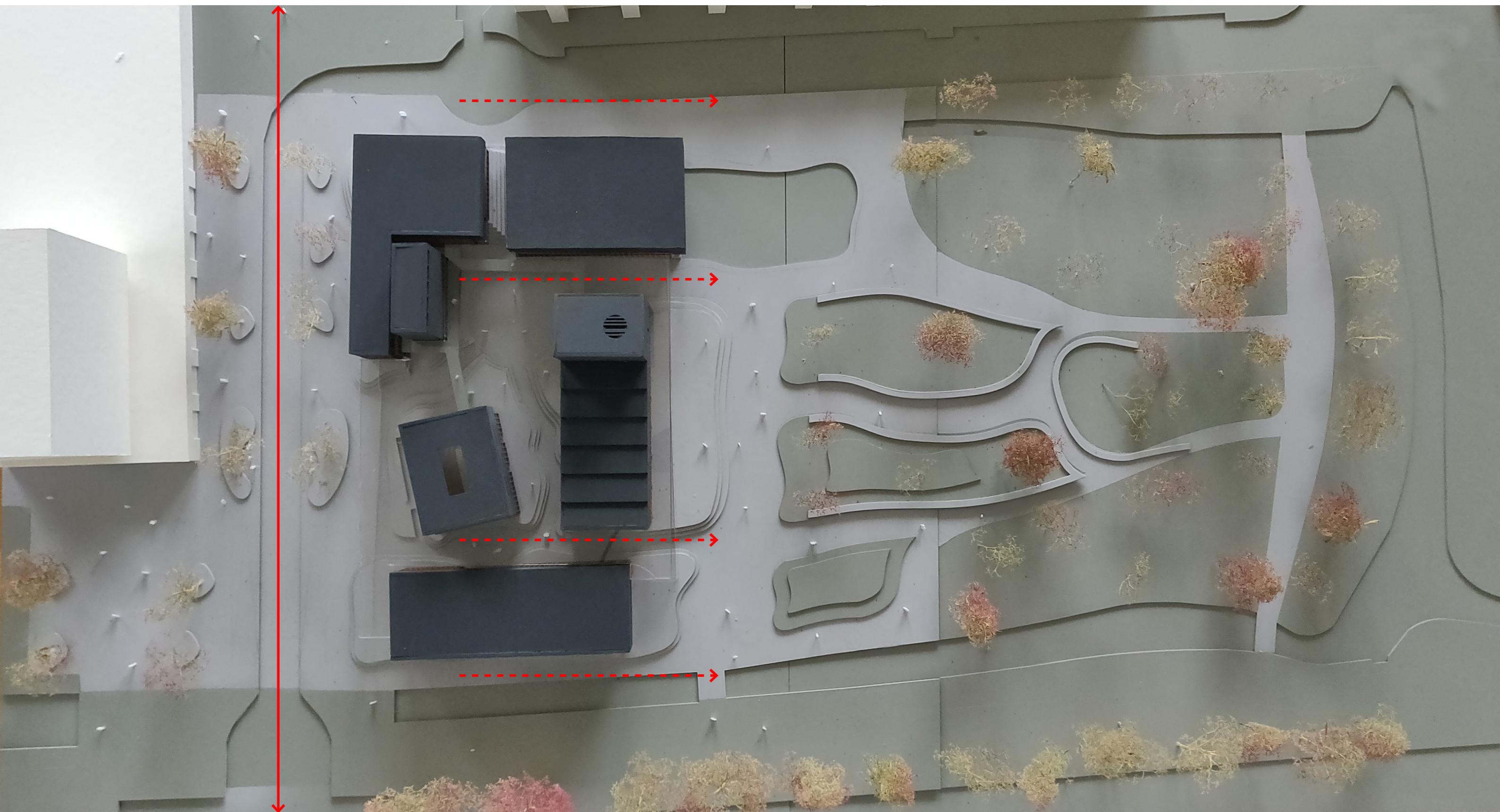
## Terrace



## Work areas

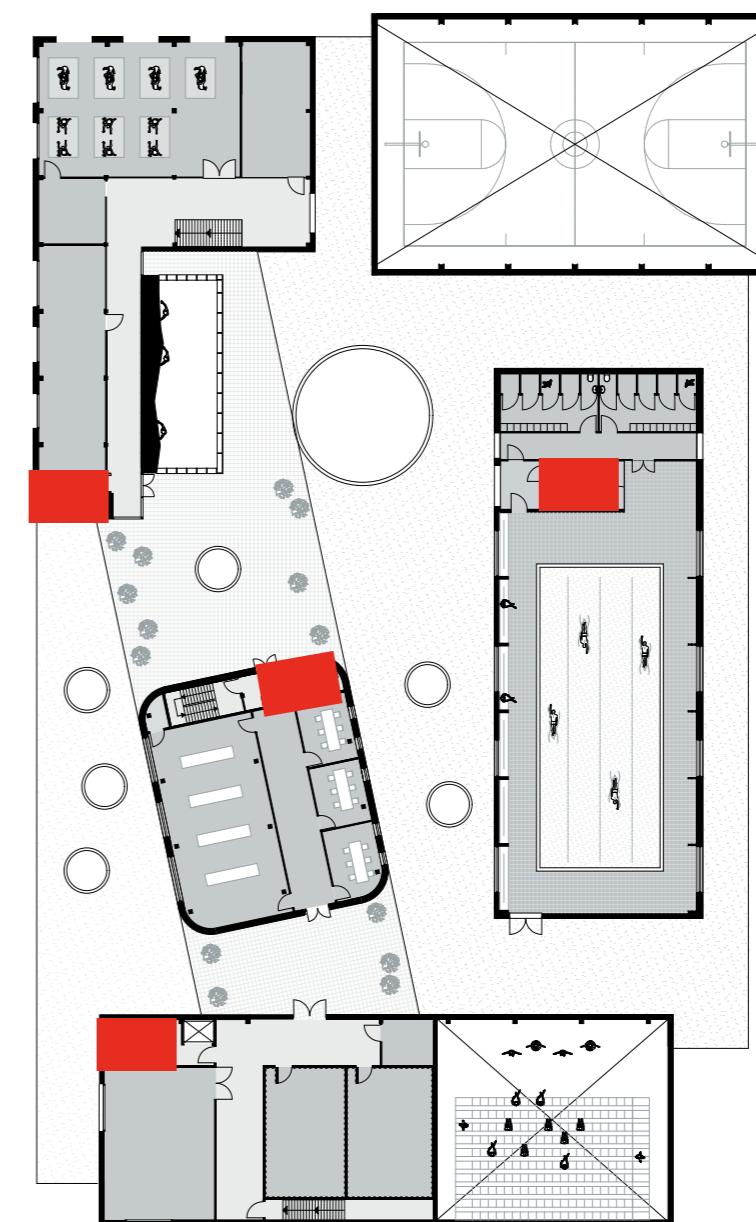
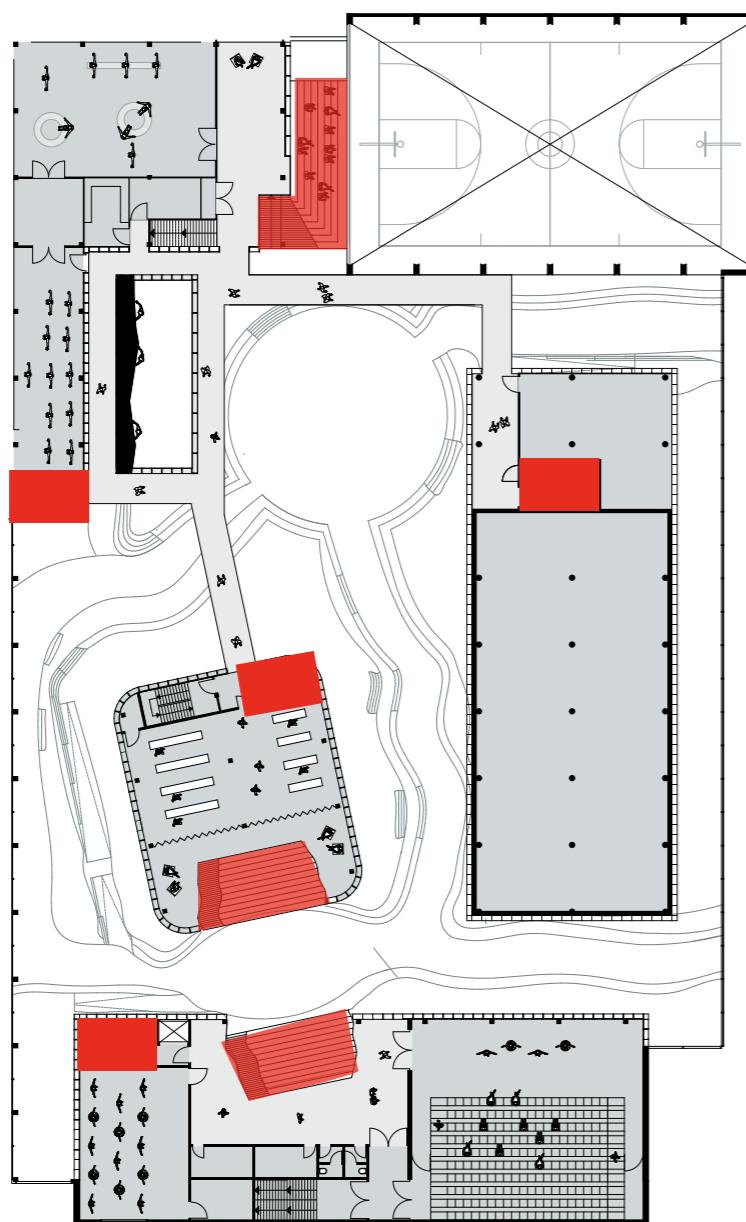


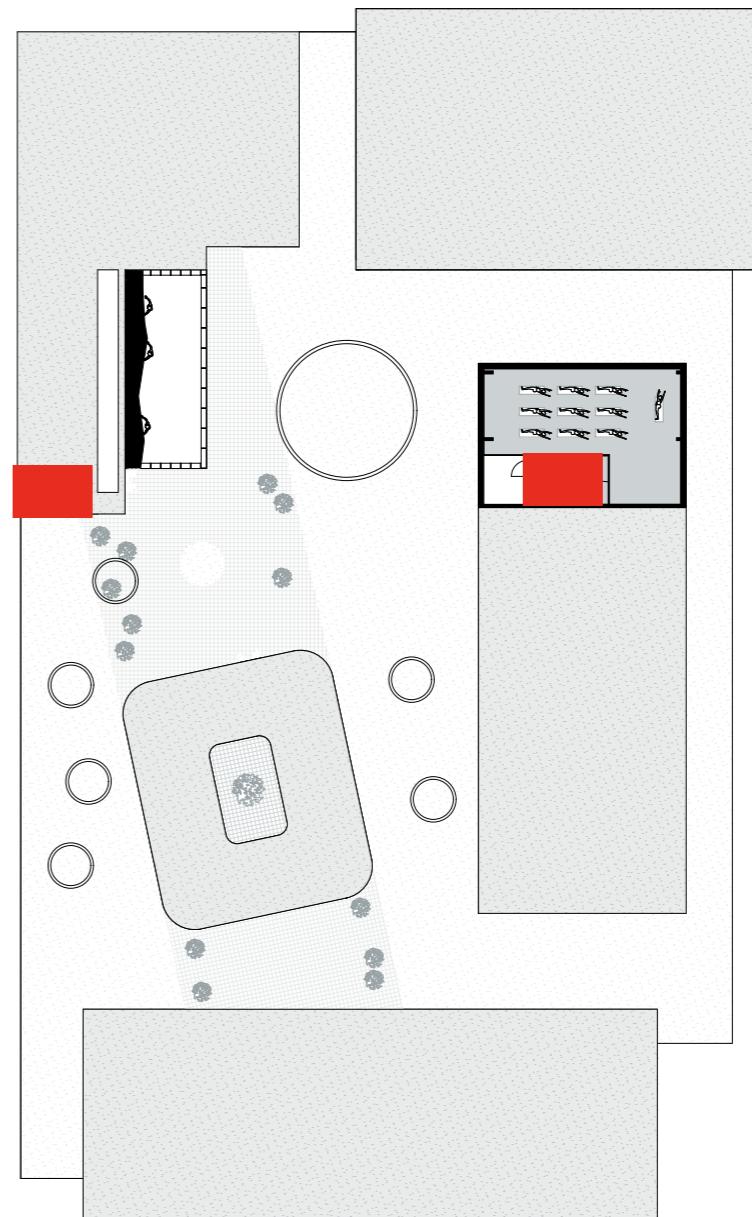
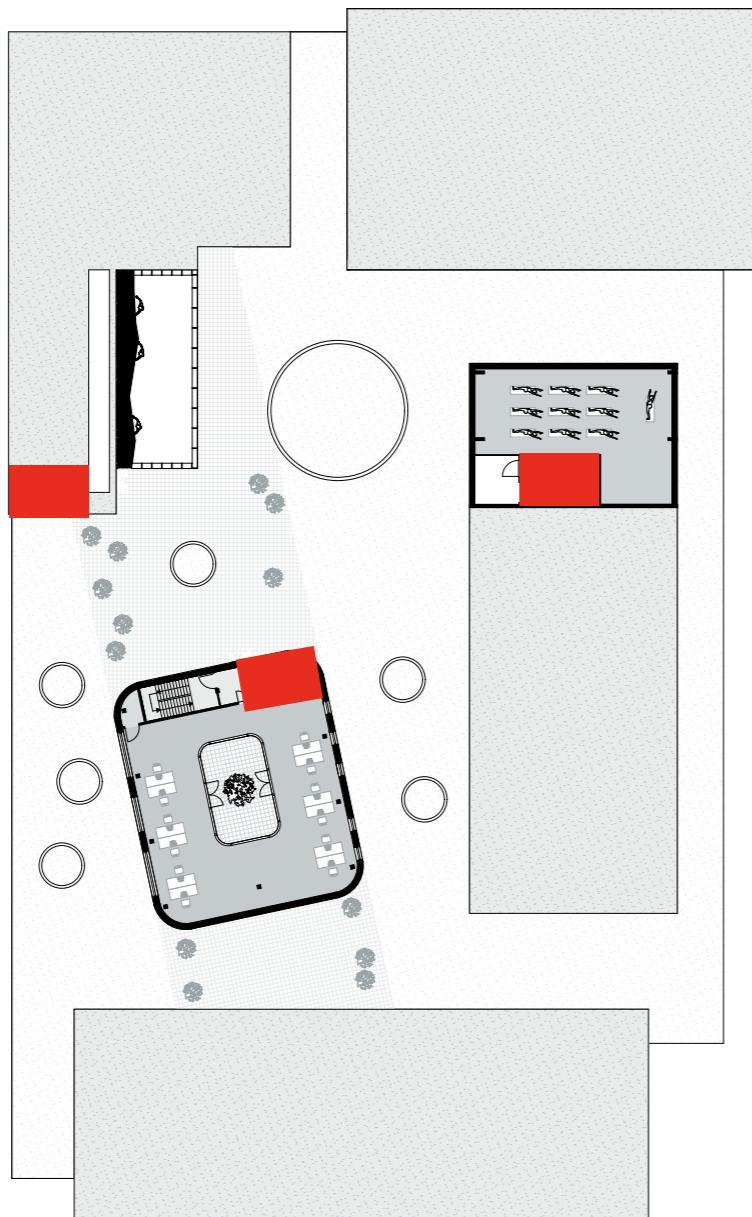


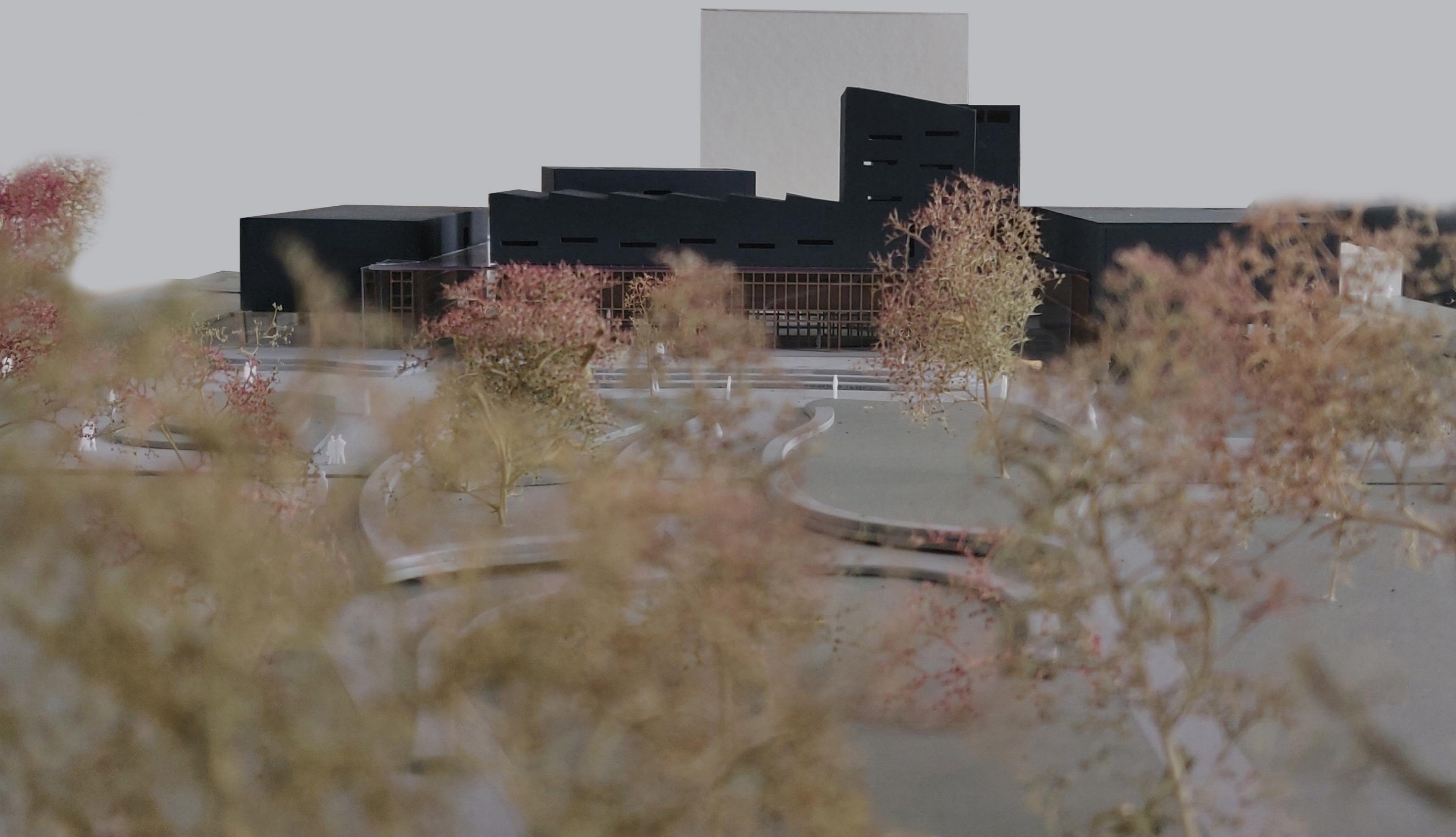




# Circulation





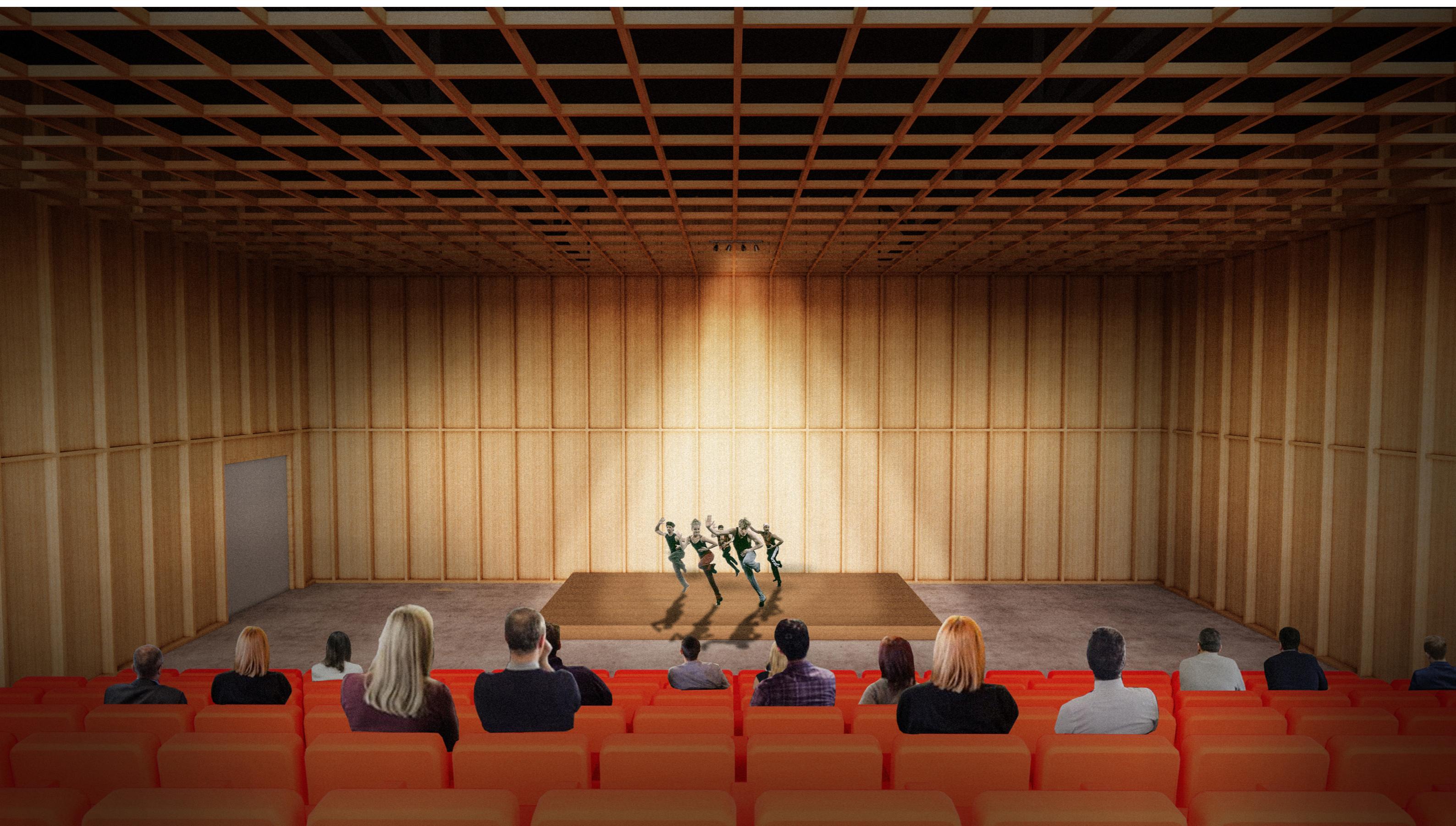




# Galery



# Performance



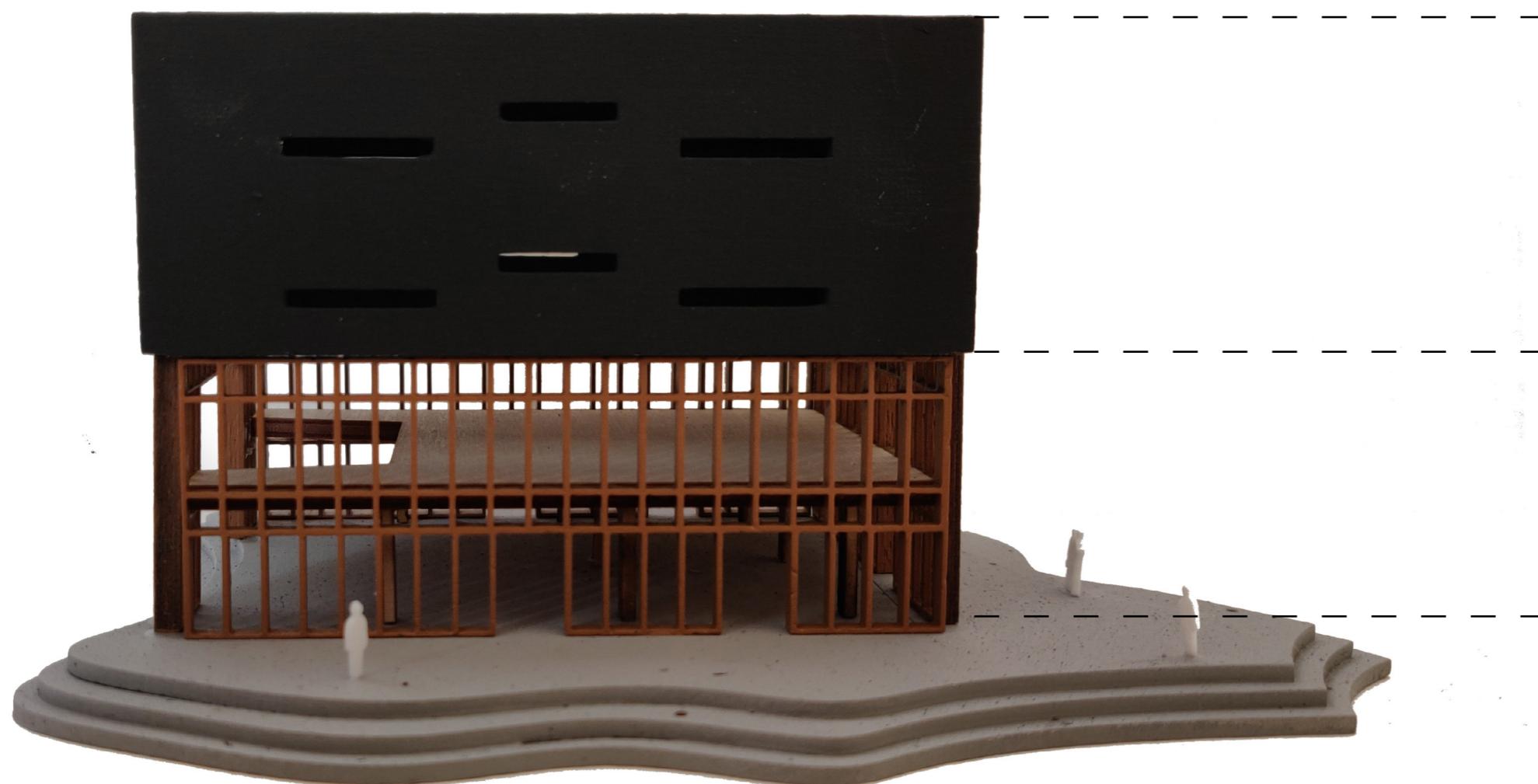
# Library & learning

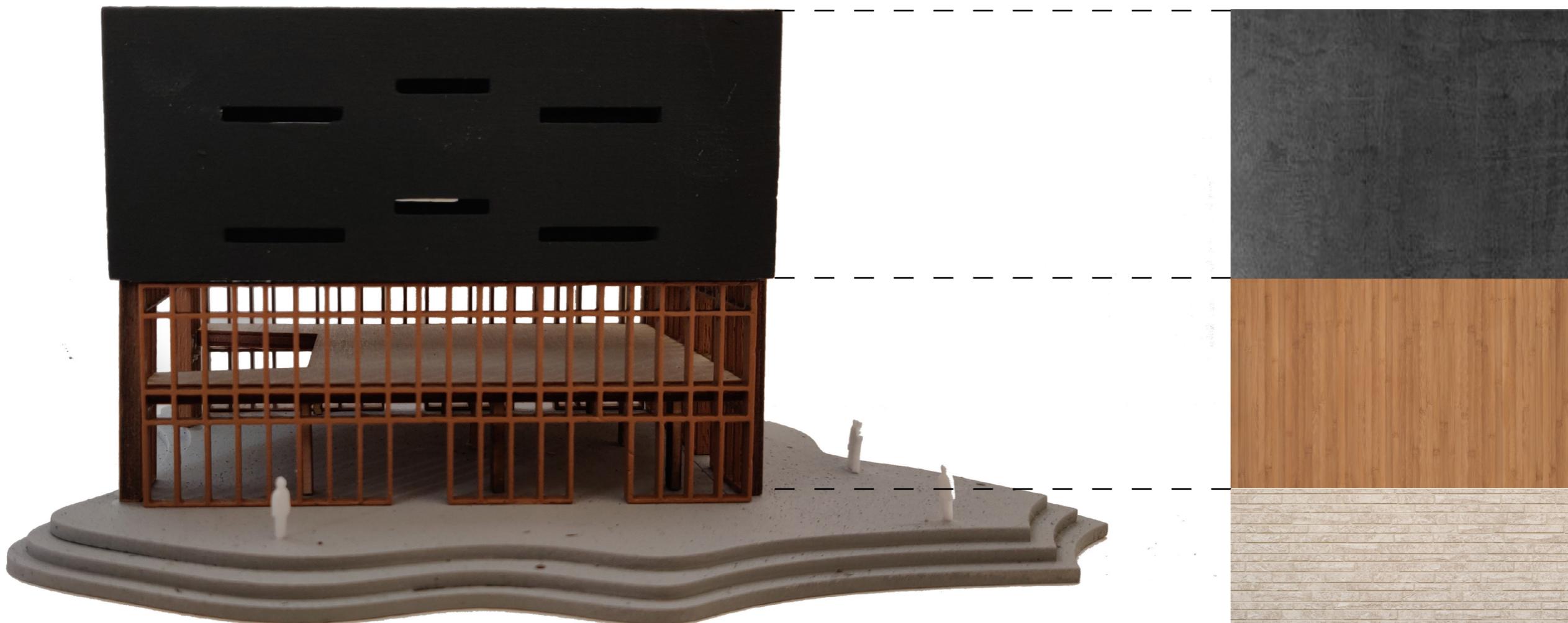


# Swimming





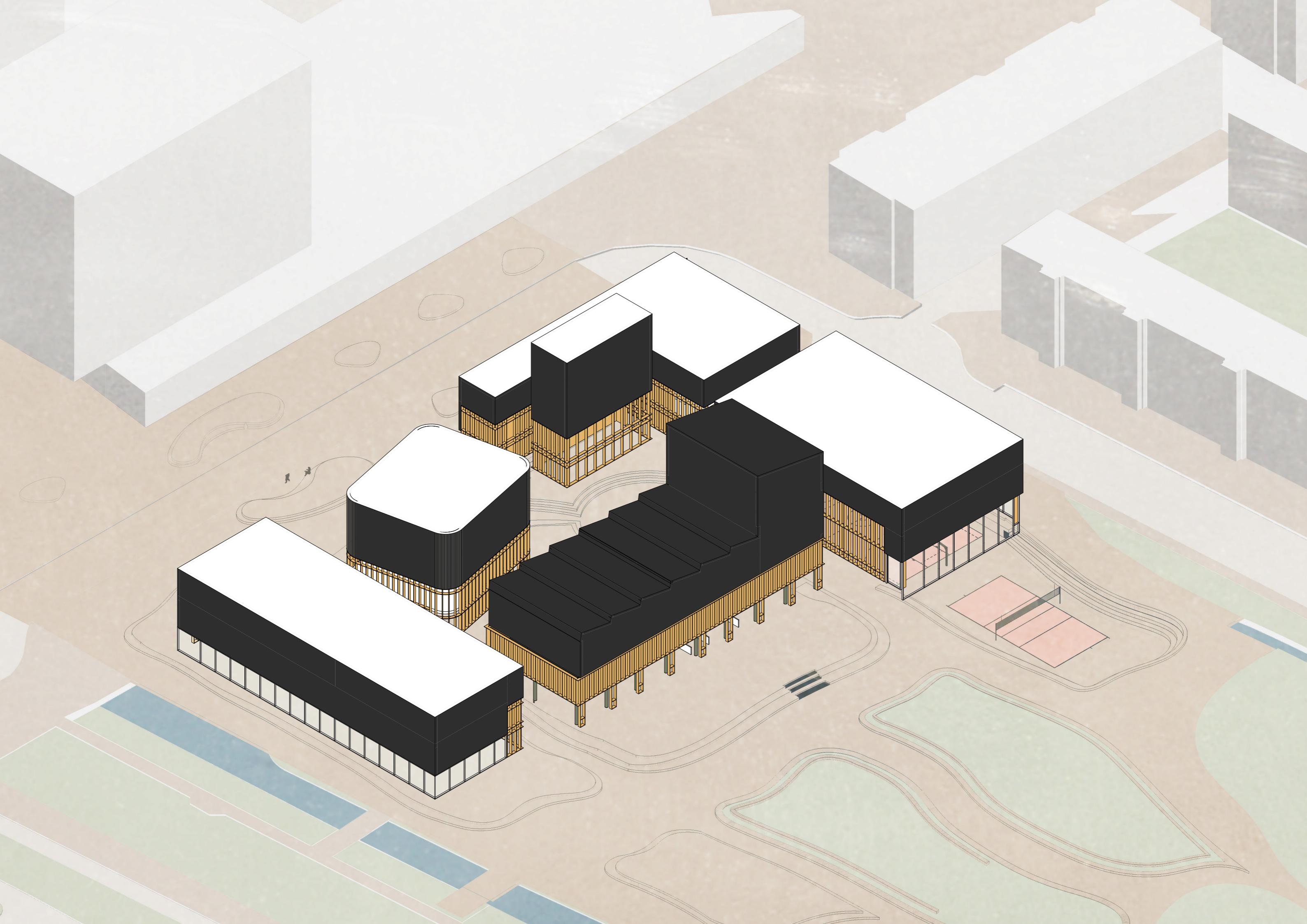


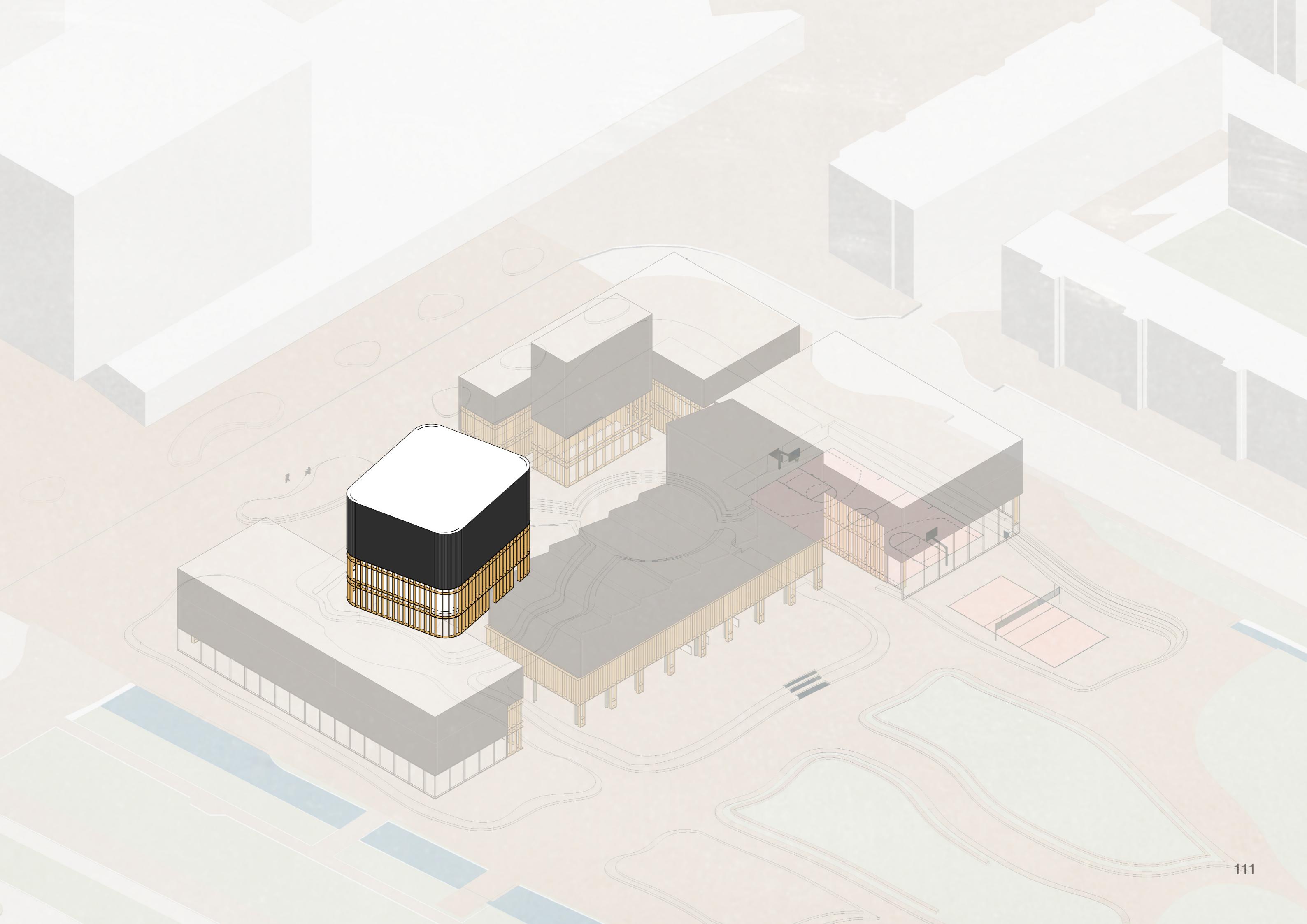


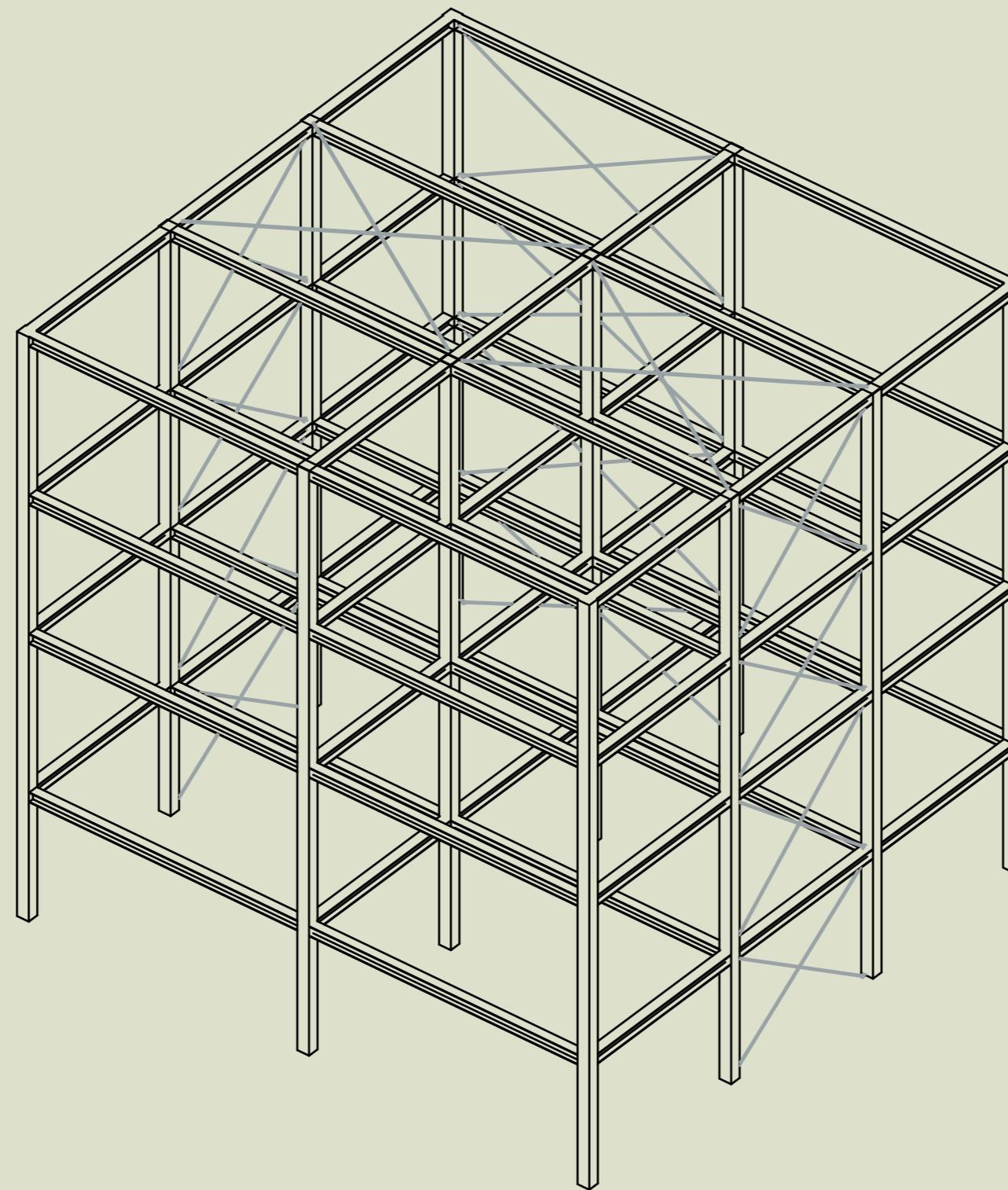
Mosaic tiles

Wood

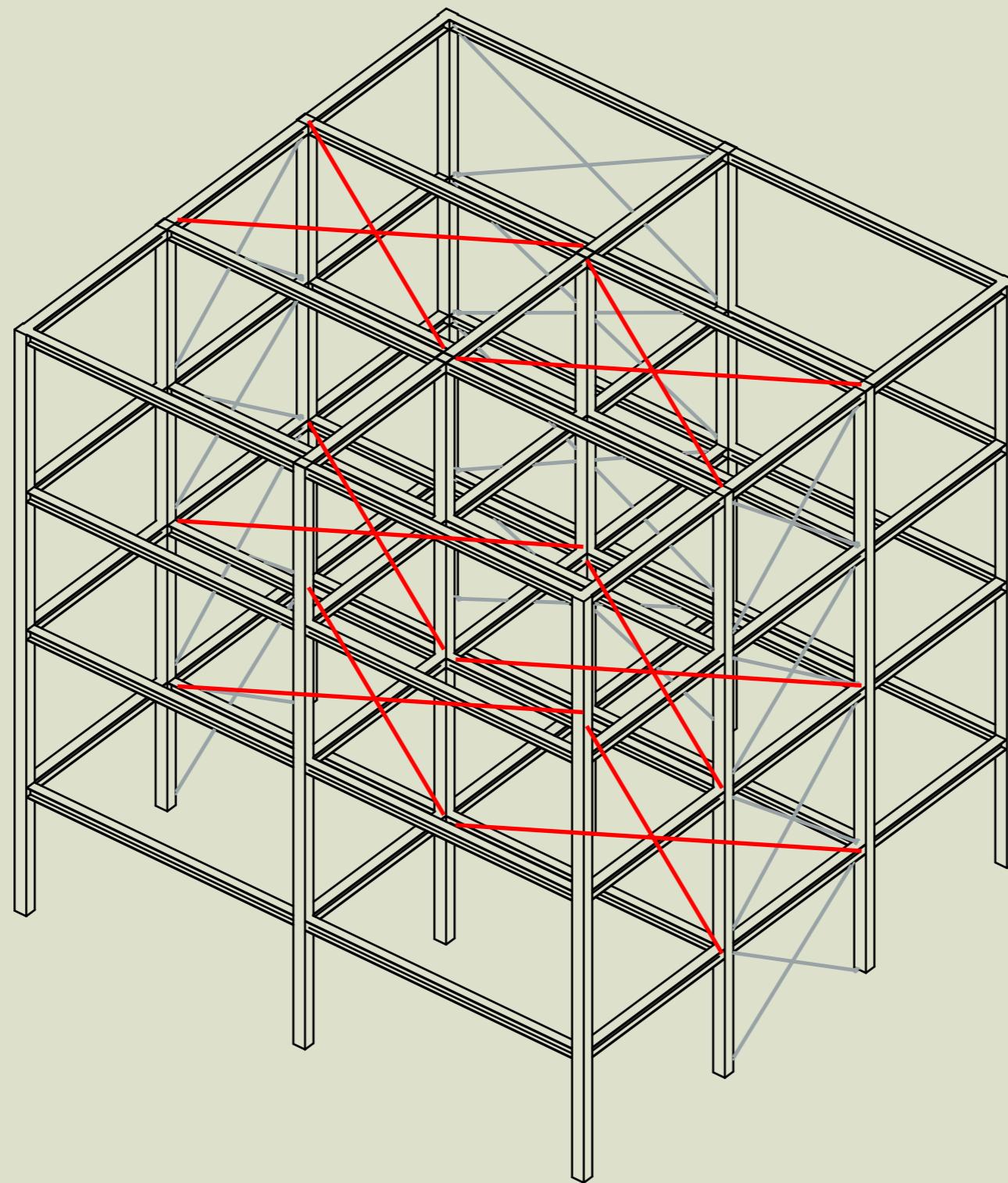
Travertine stone



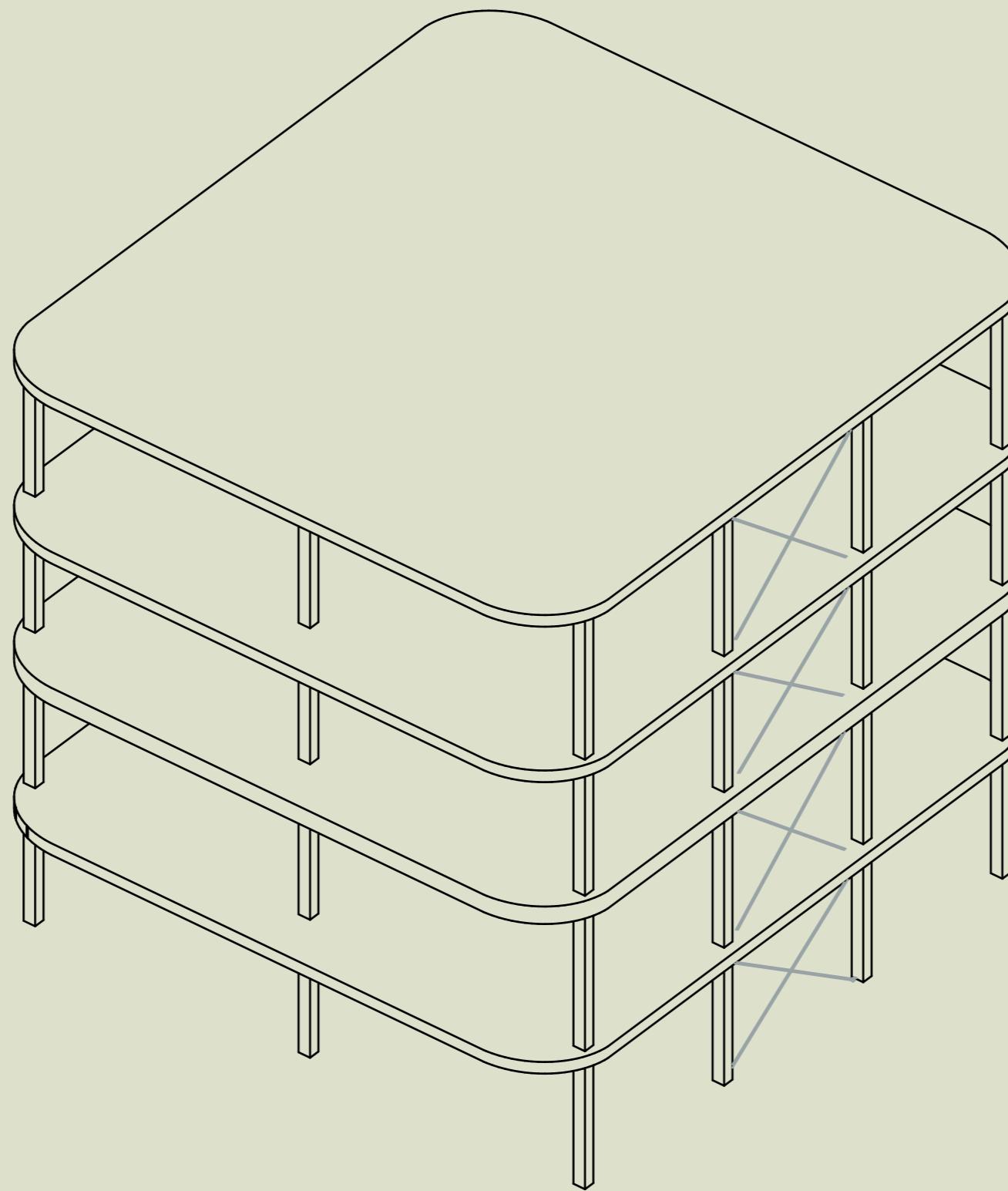




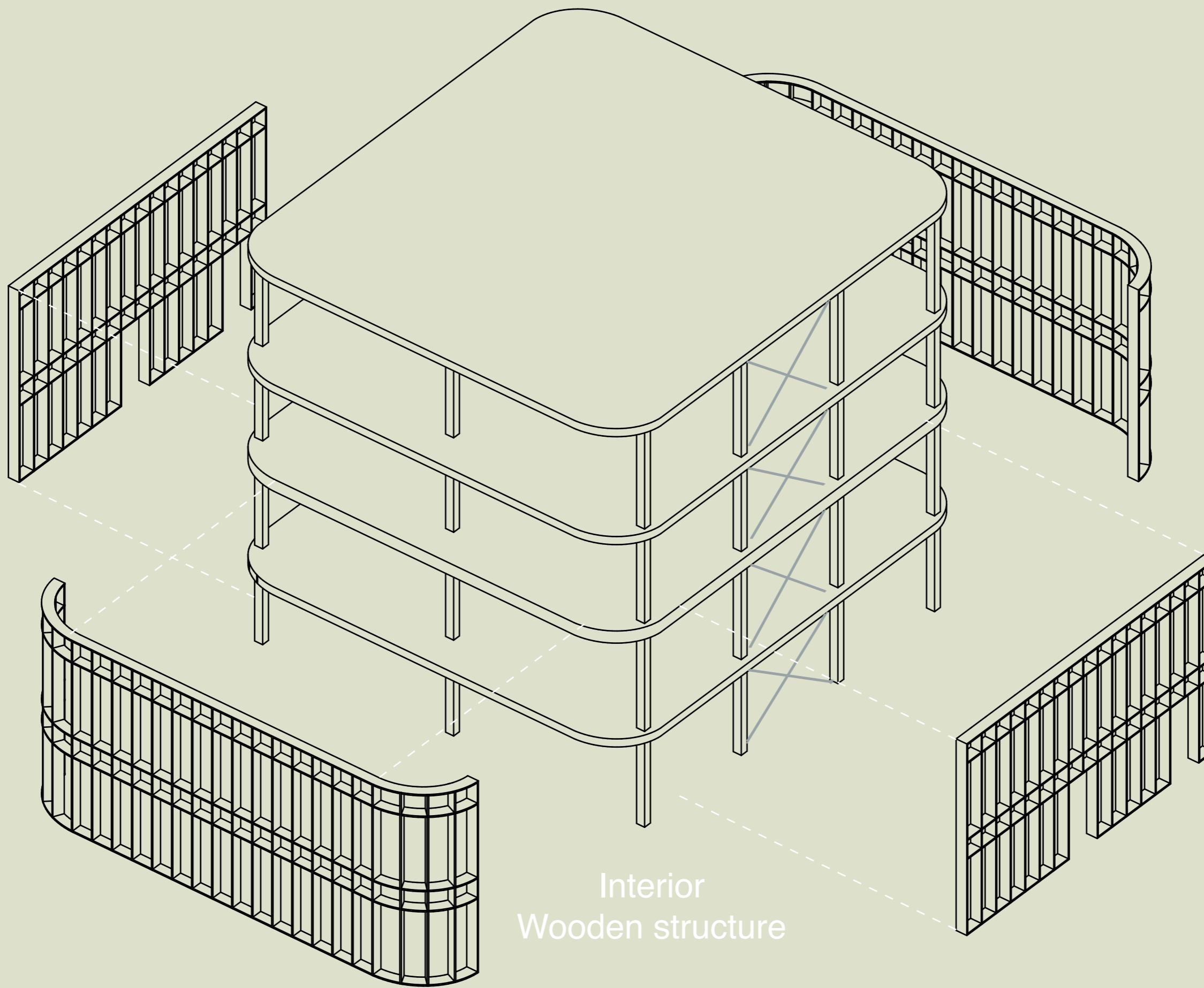
Steel column structure

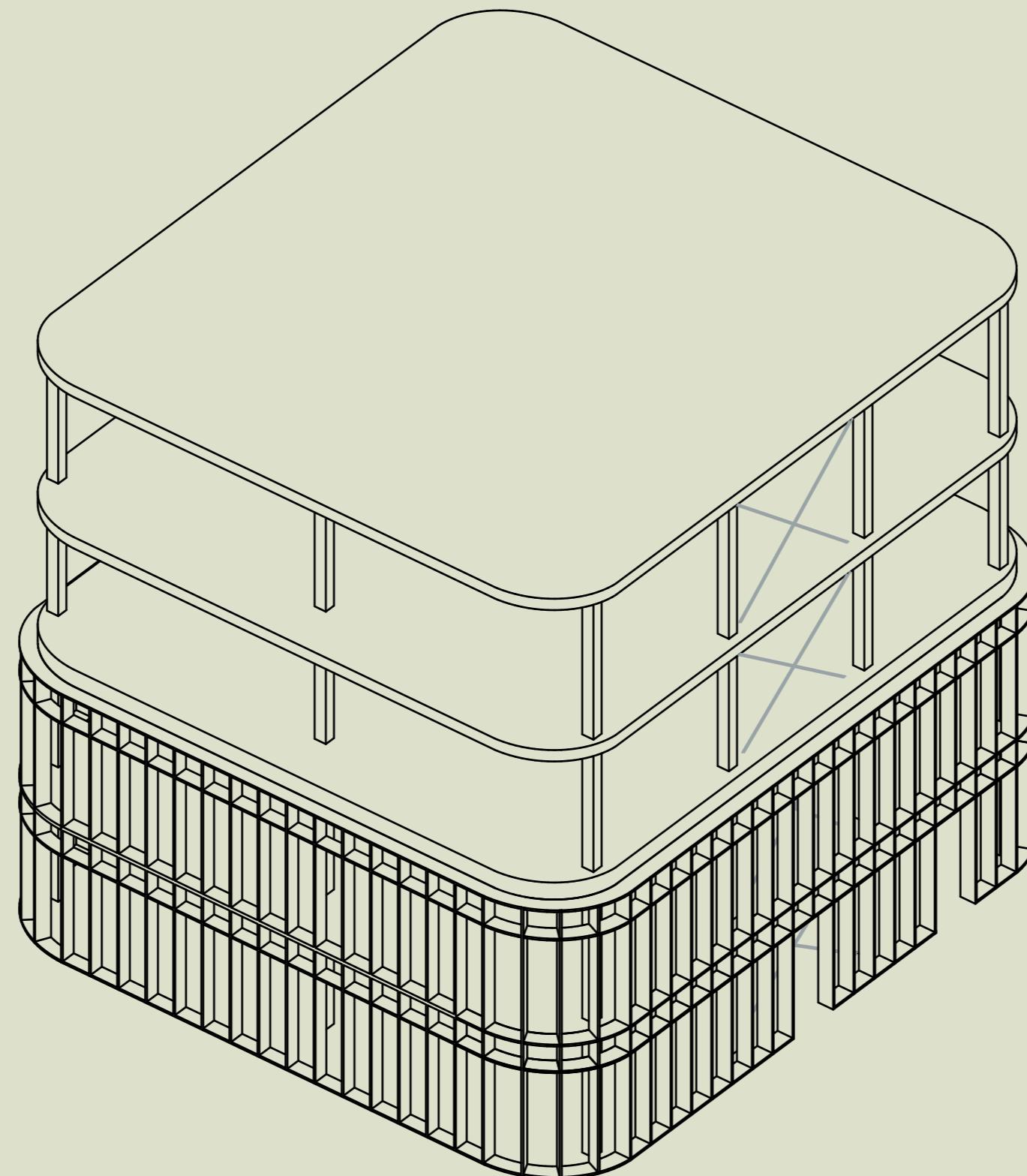


Steel column structure

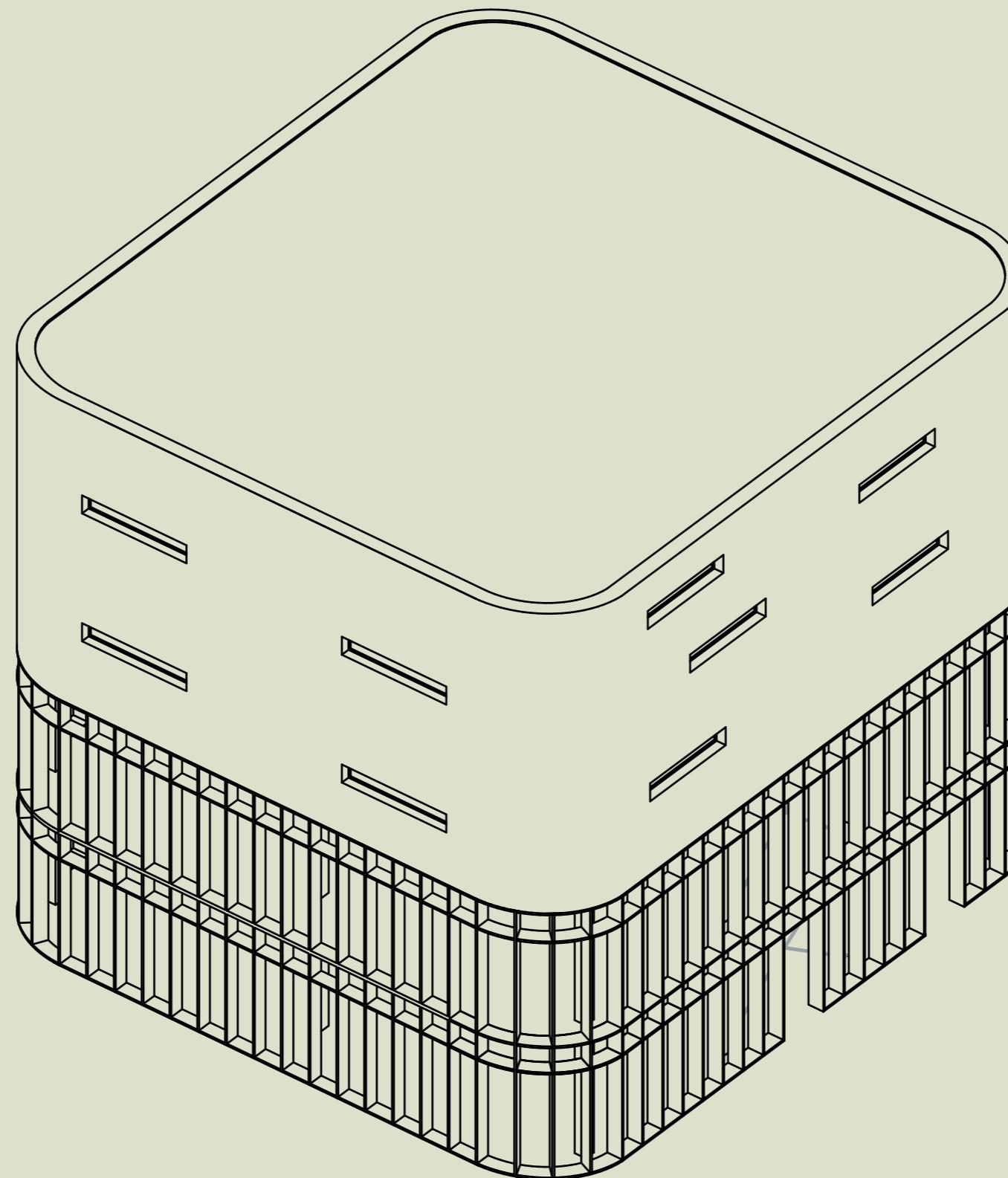


CLT floors

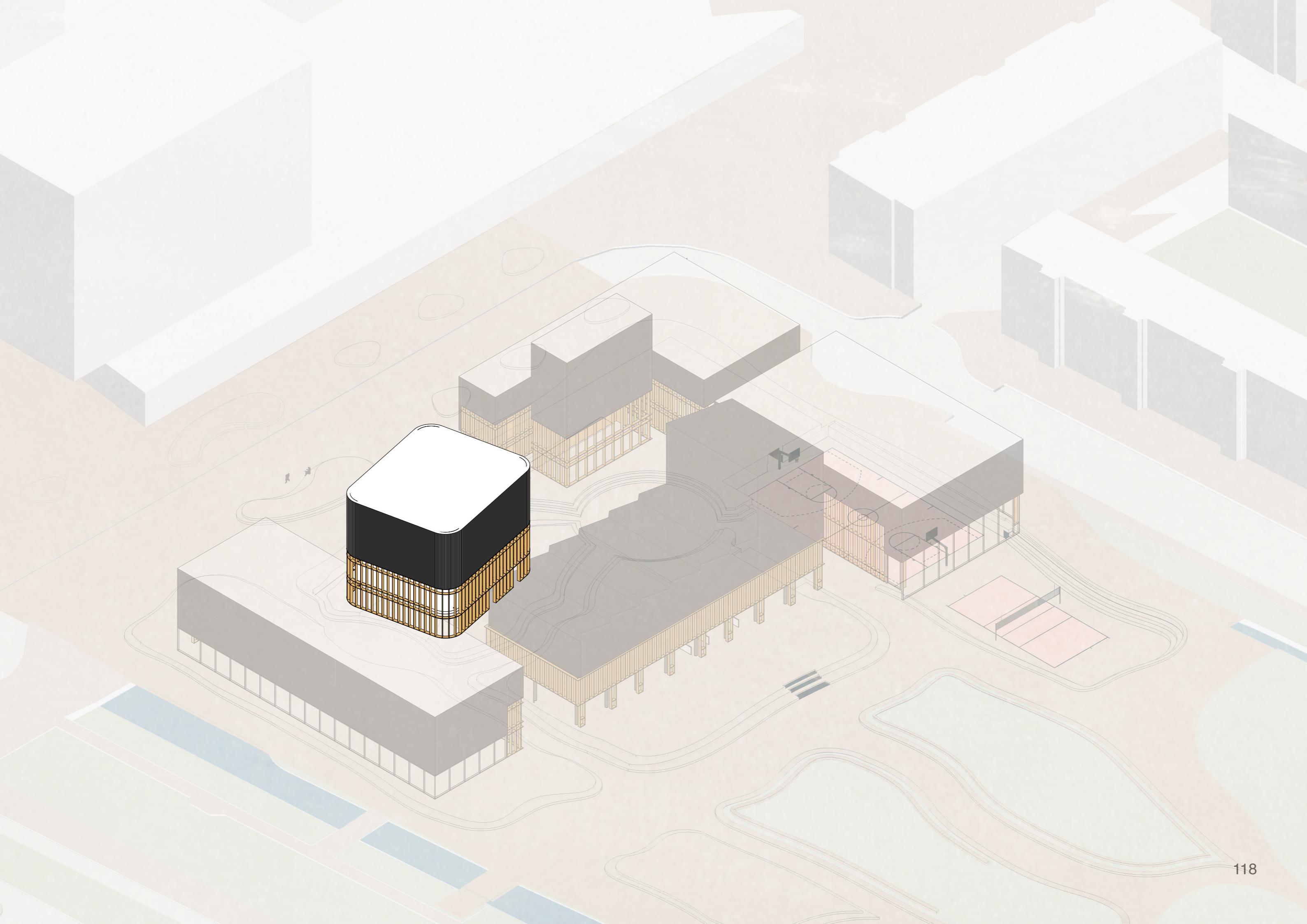


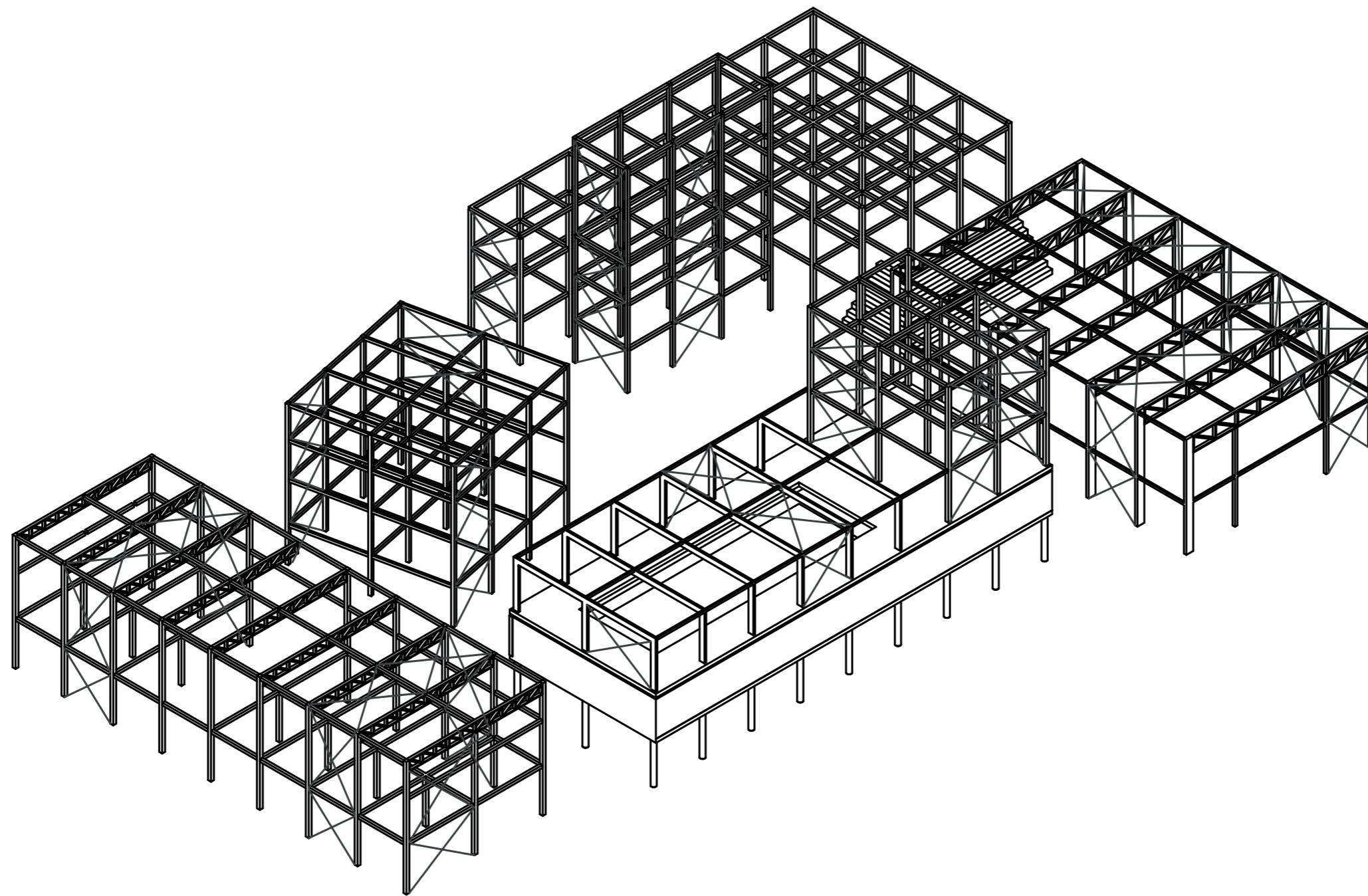


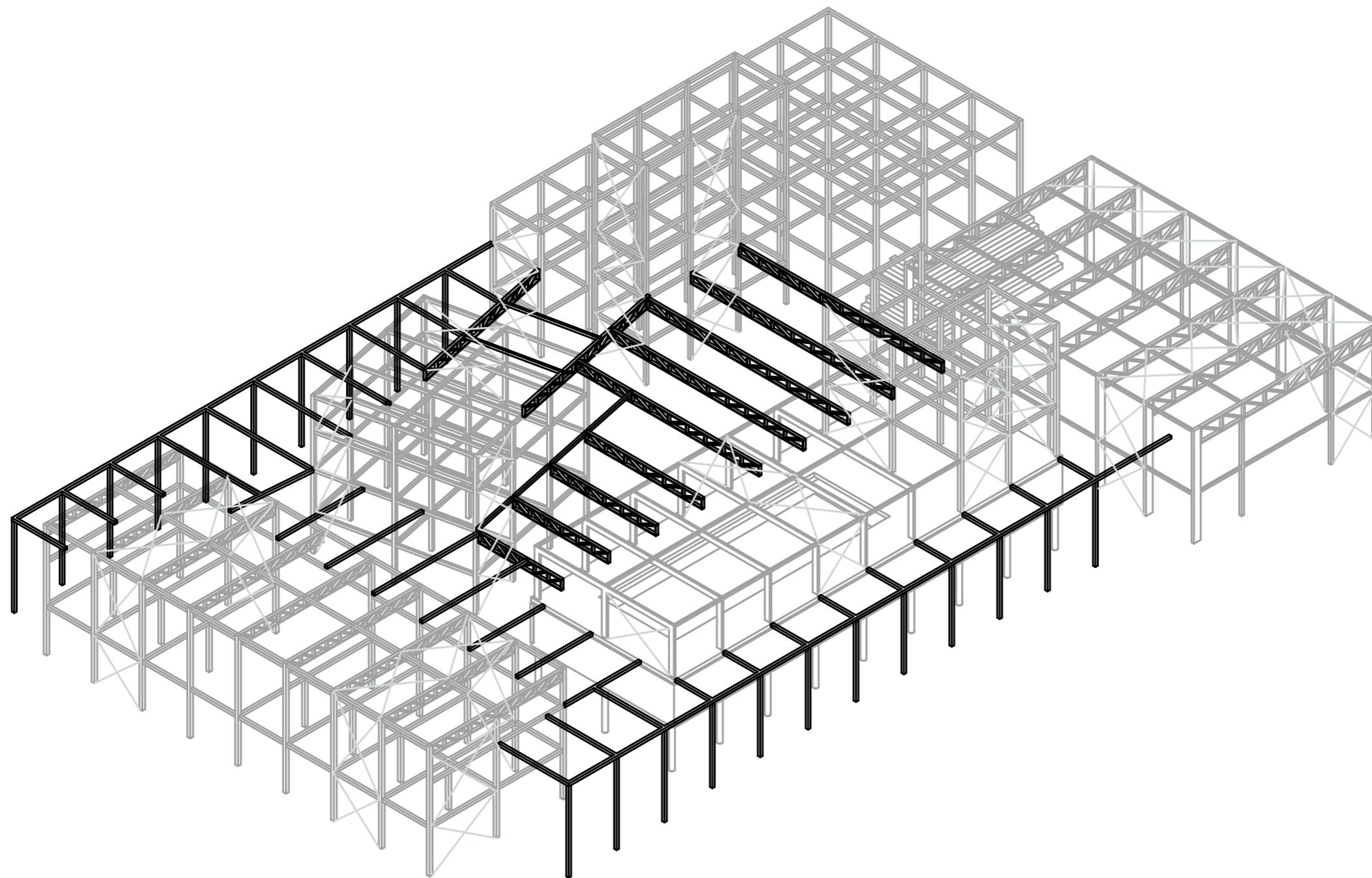
Demountable and Circular

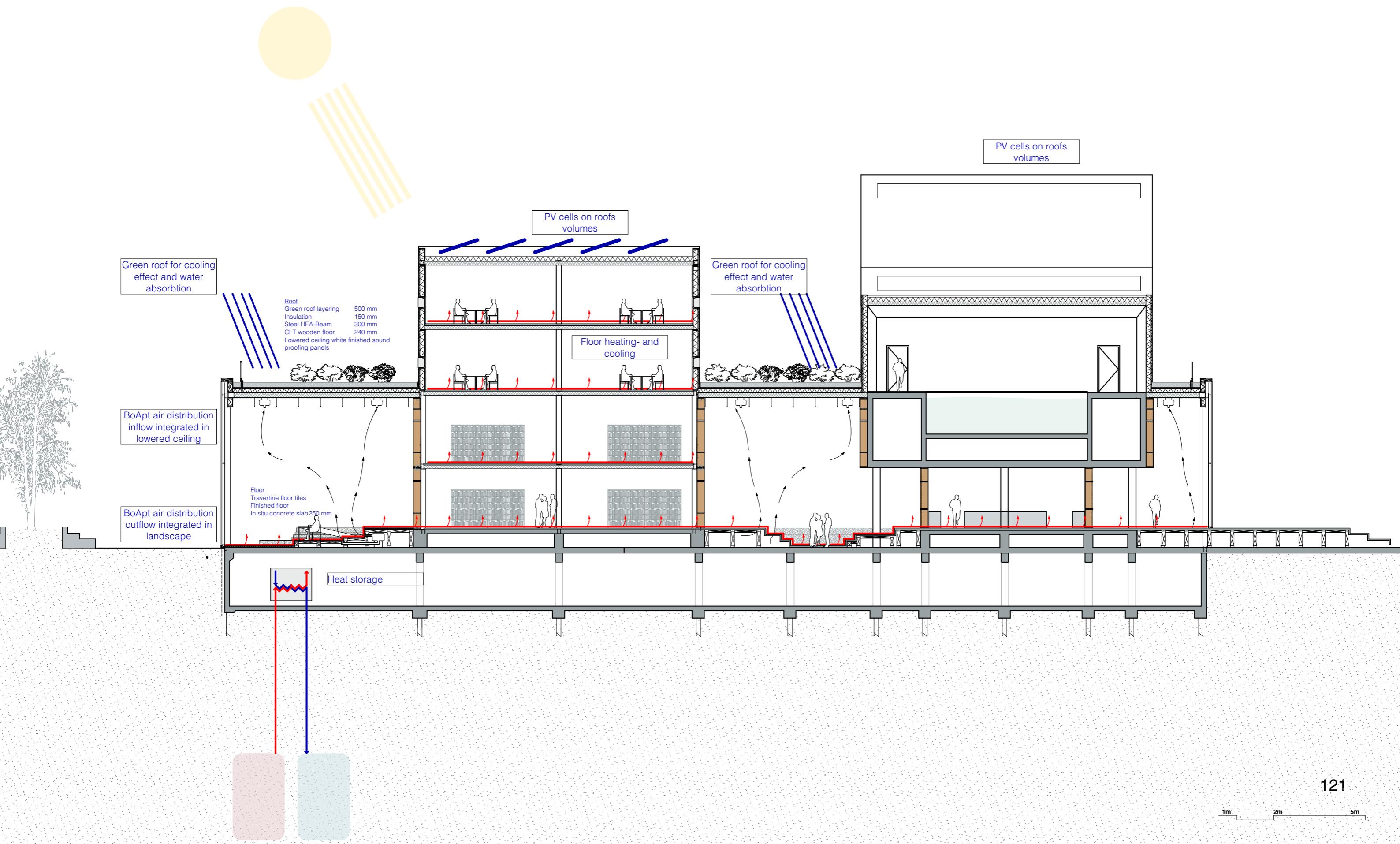


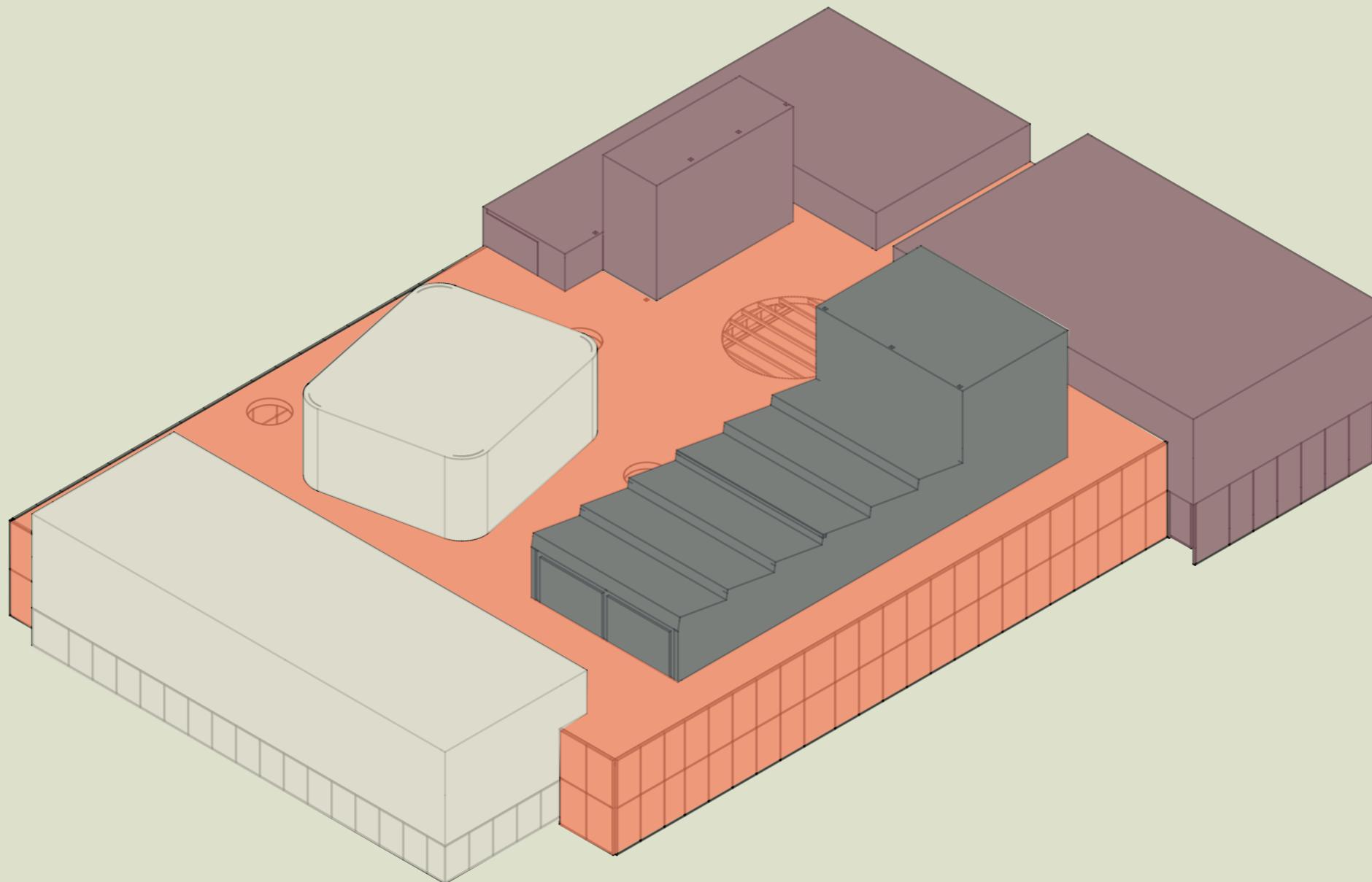
Exterior mosaic tiles cladding



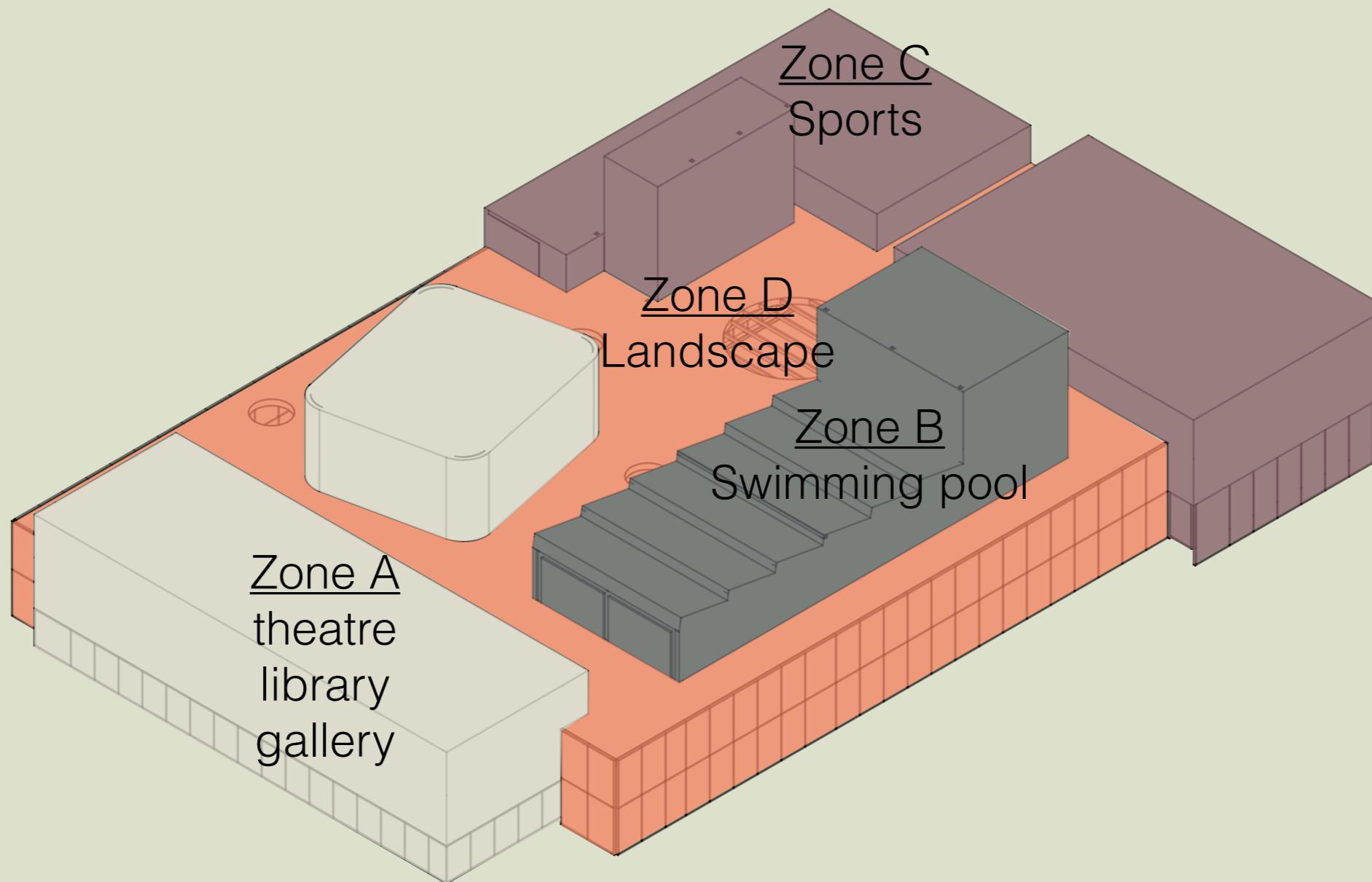


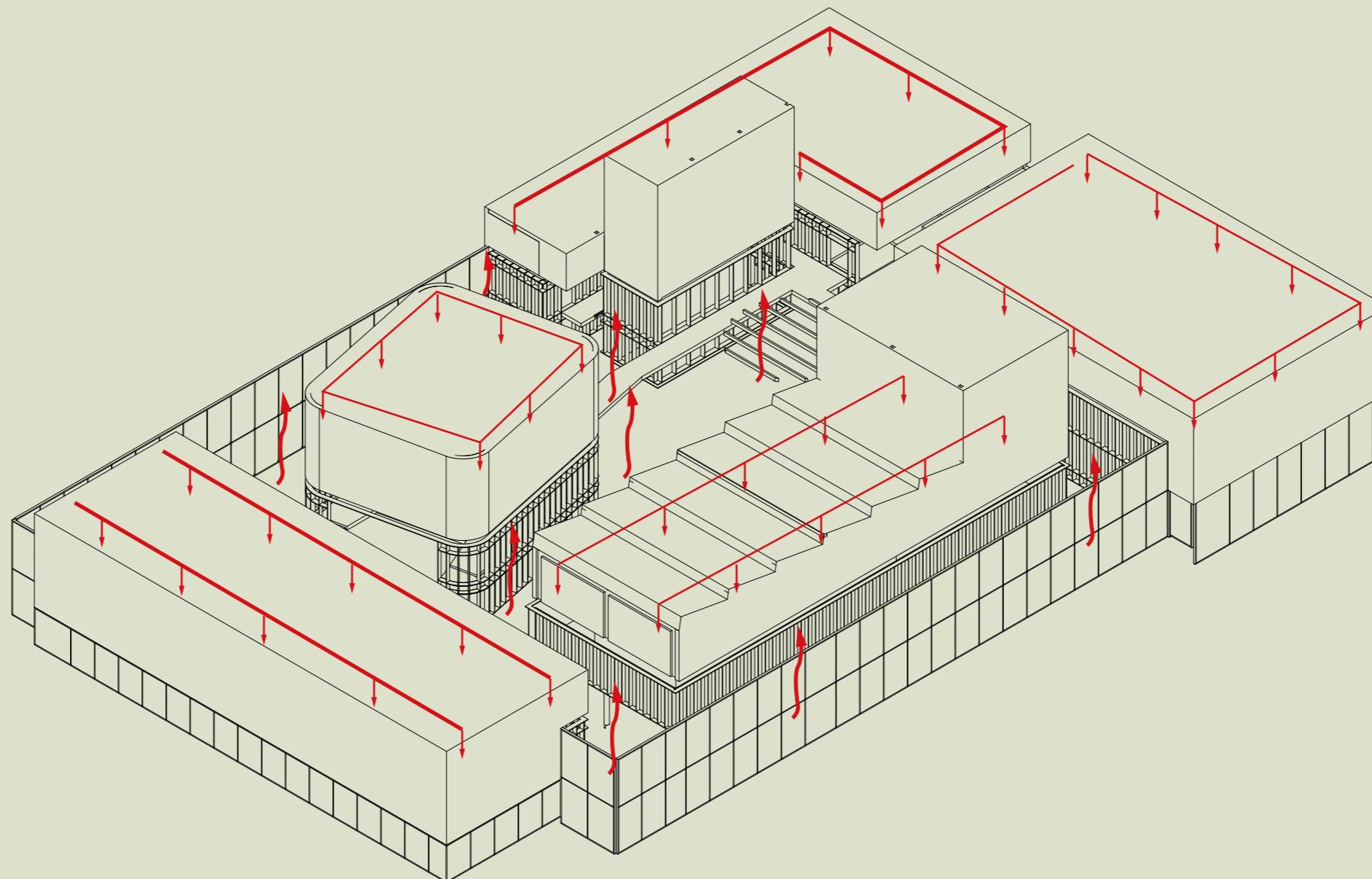




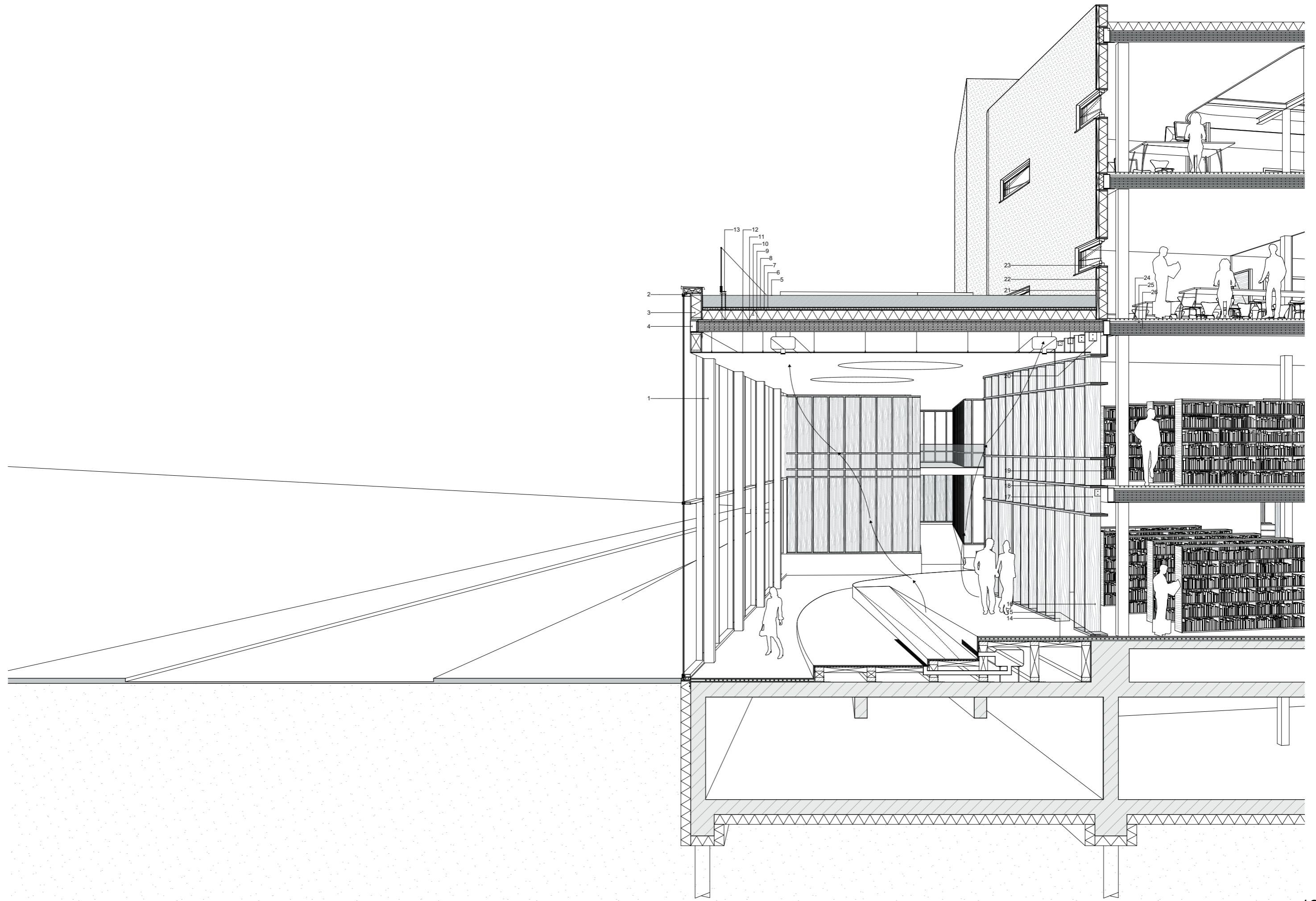


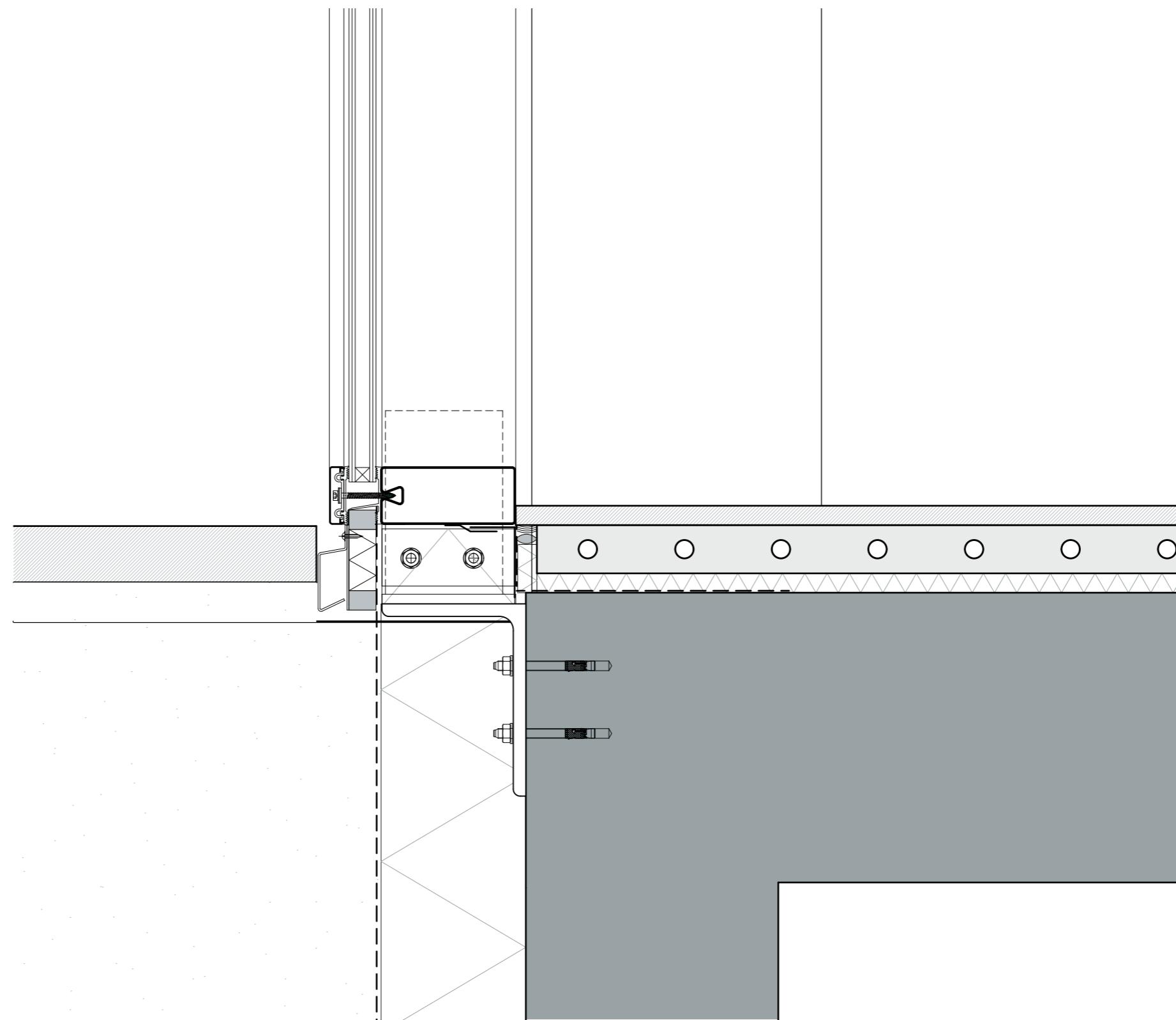
Climate zones based on humidity, capacity and amount of people in space

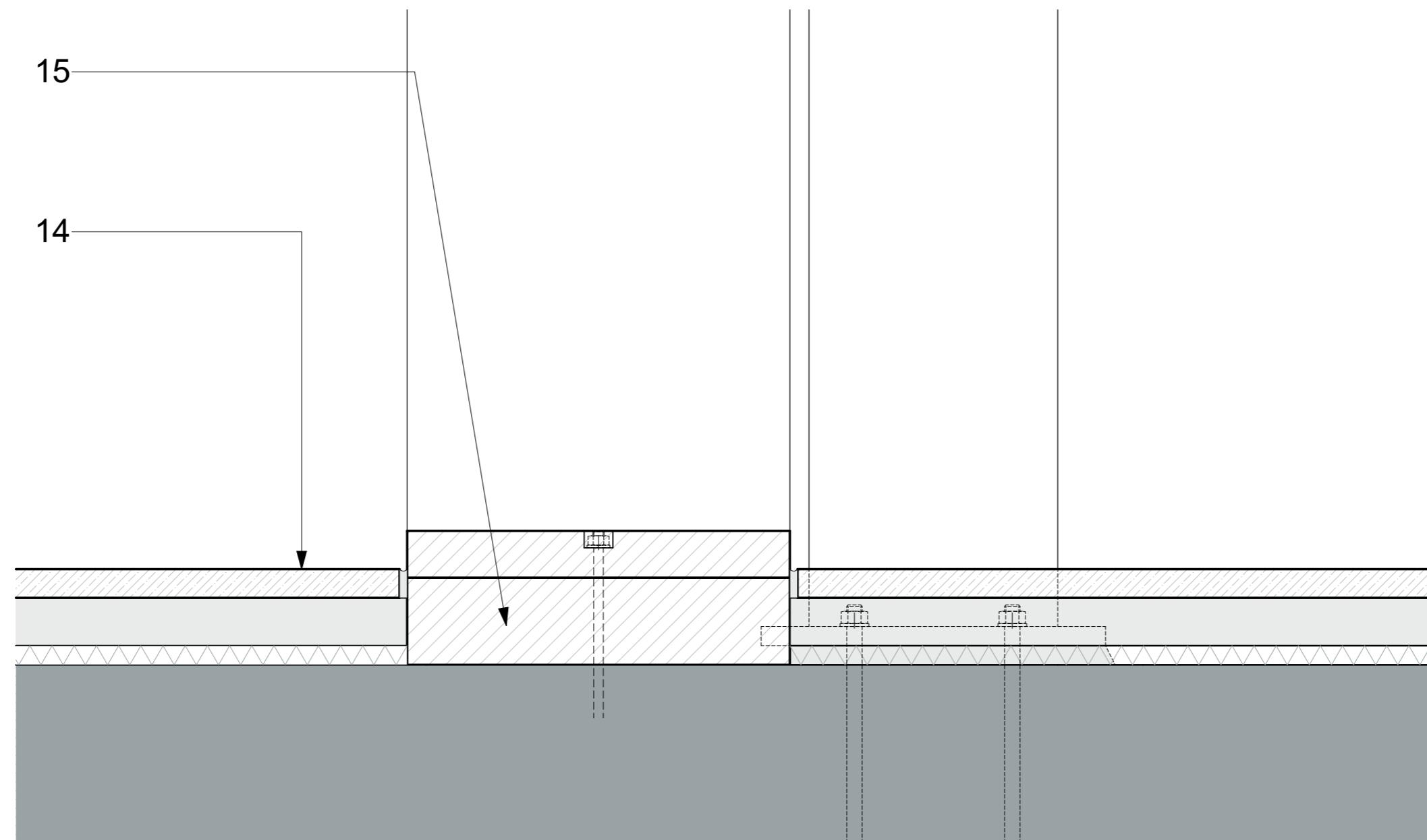


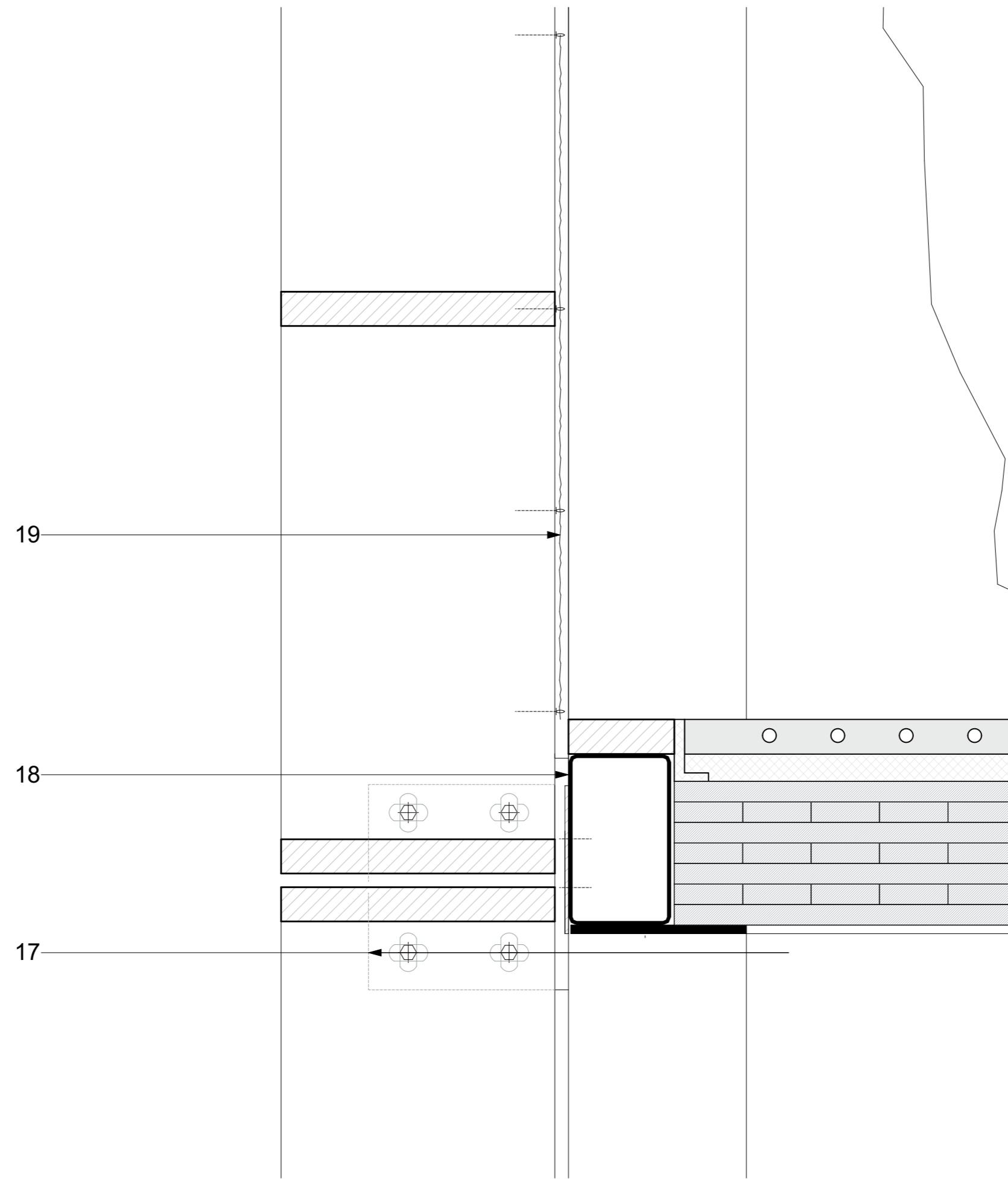


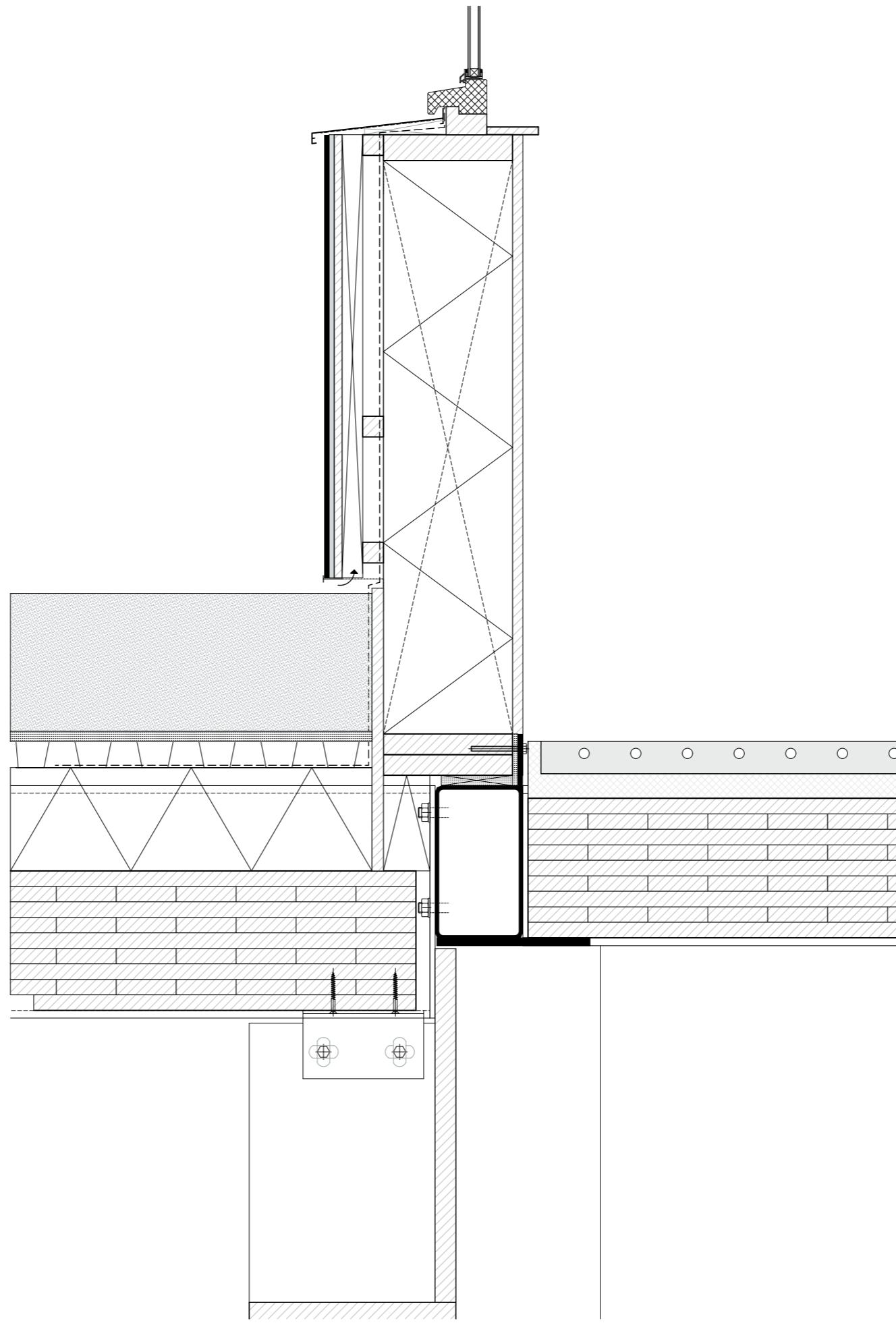
Volumes regular ventilation, landscape a distinct system











# Questions?

