

INCLUSIVE DENSIFICATION

Towards a densified and inclusive Dutch cityscape.

A framework for inclusively densifying existing neighbourhoods in a socially pluralistic context with as case study Mariahoeve The Hague

CAFE de HOEK

CAFE de HOEK

PROBLEMATISATION

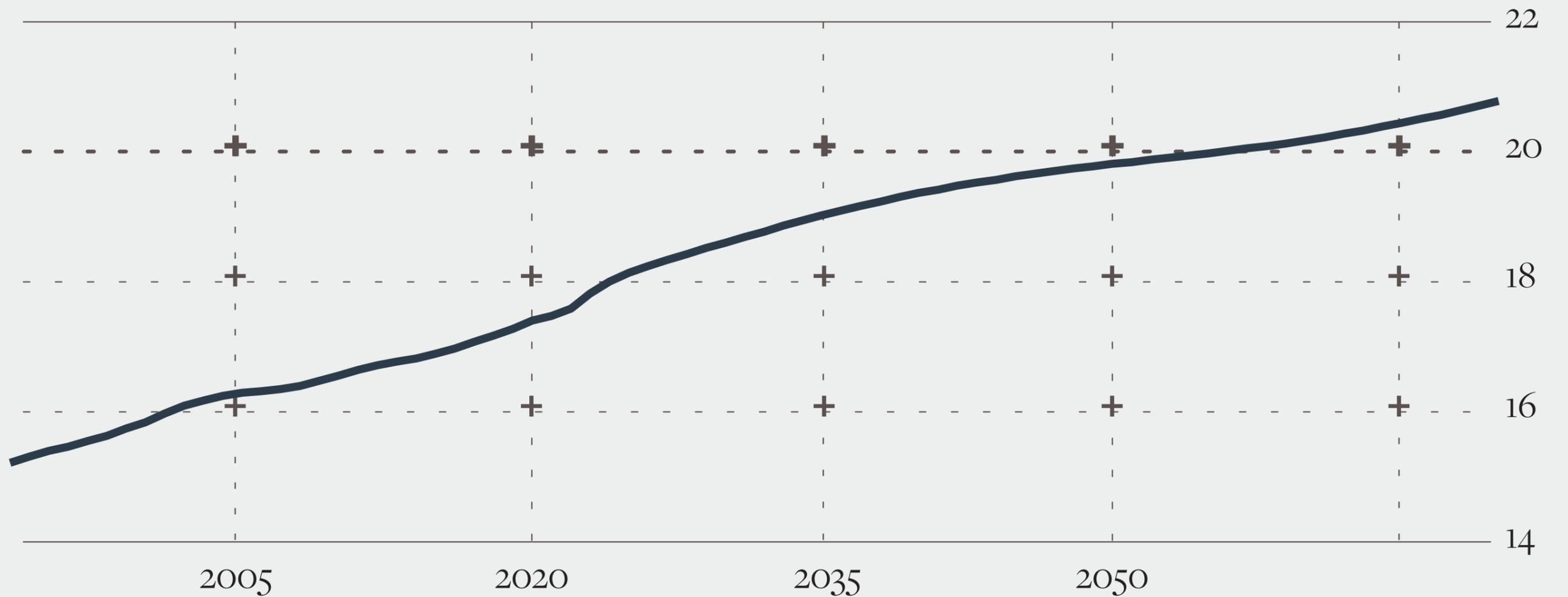
Population growth

AD NIEUWS **ABONNEREN** **INLOGGEN**

**Hoogleraren slaan alarm:
Nederland niet klaar om 20
miljoen inwoners op te
vangen**

rtlnieuws 🔍 💡 👤 ☰

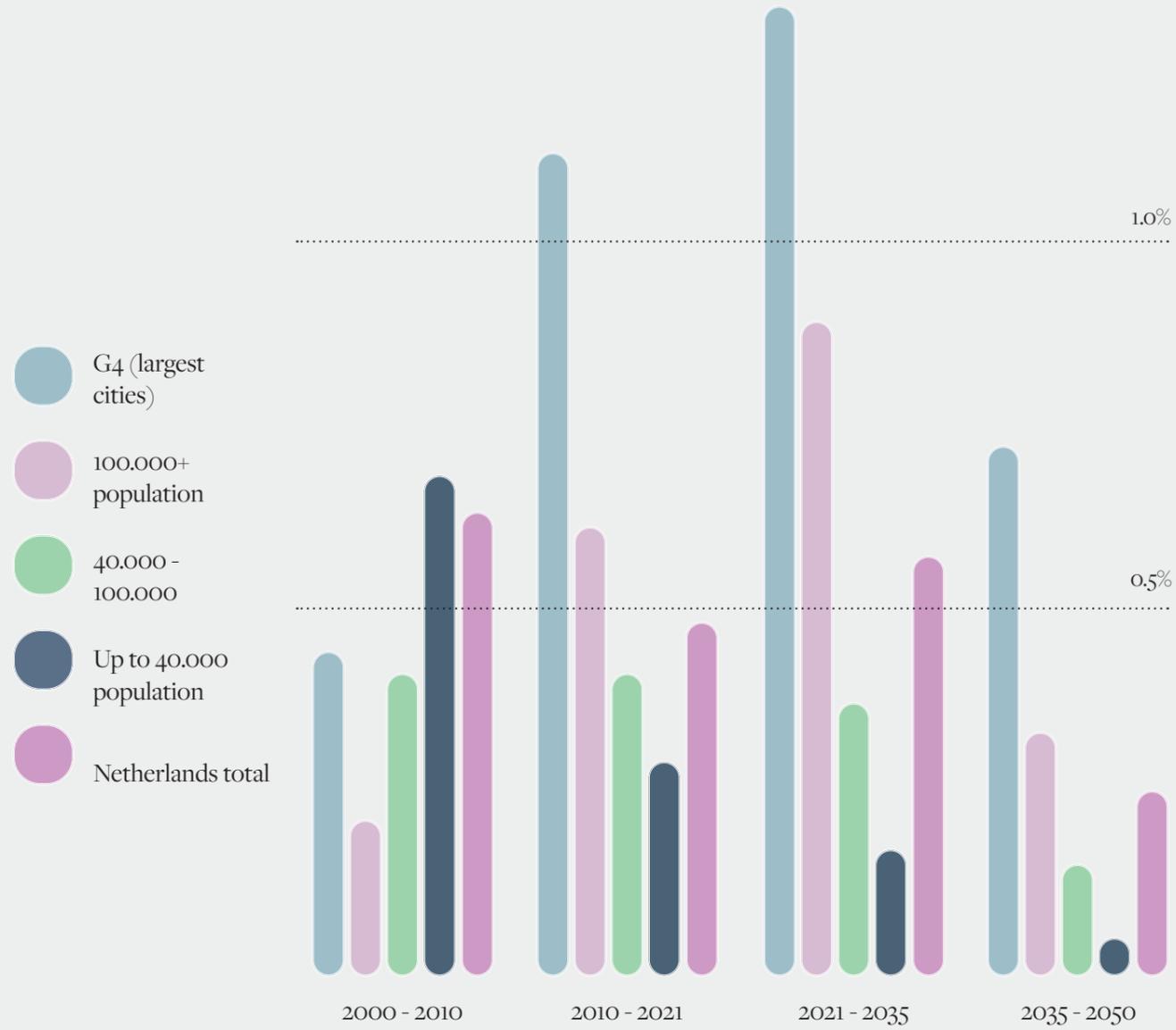
**Drukker, diverser en
grijzer: zo ziet
Nederland eruit in
2050**



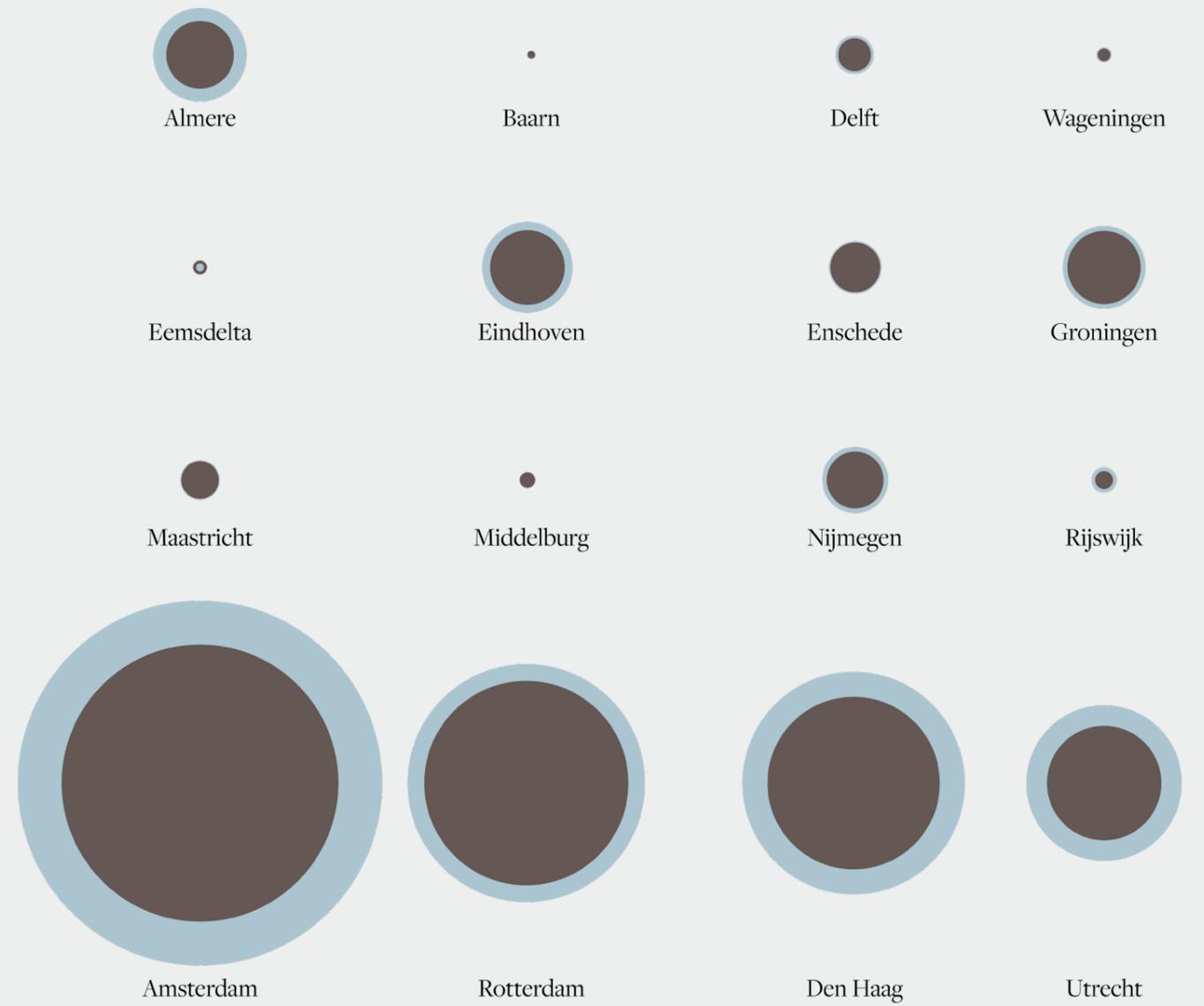
Projected population growth in the Netherlands (CBS, 2023)

PROBLEMATISATION

Increasing urbanisation



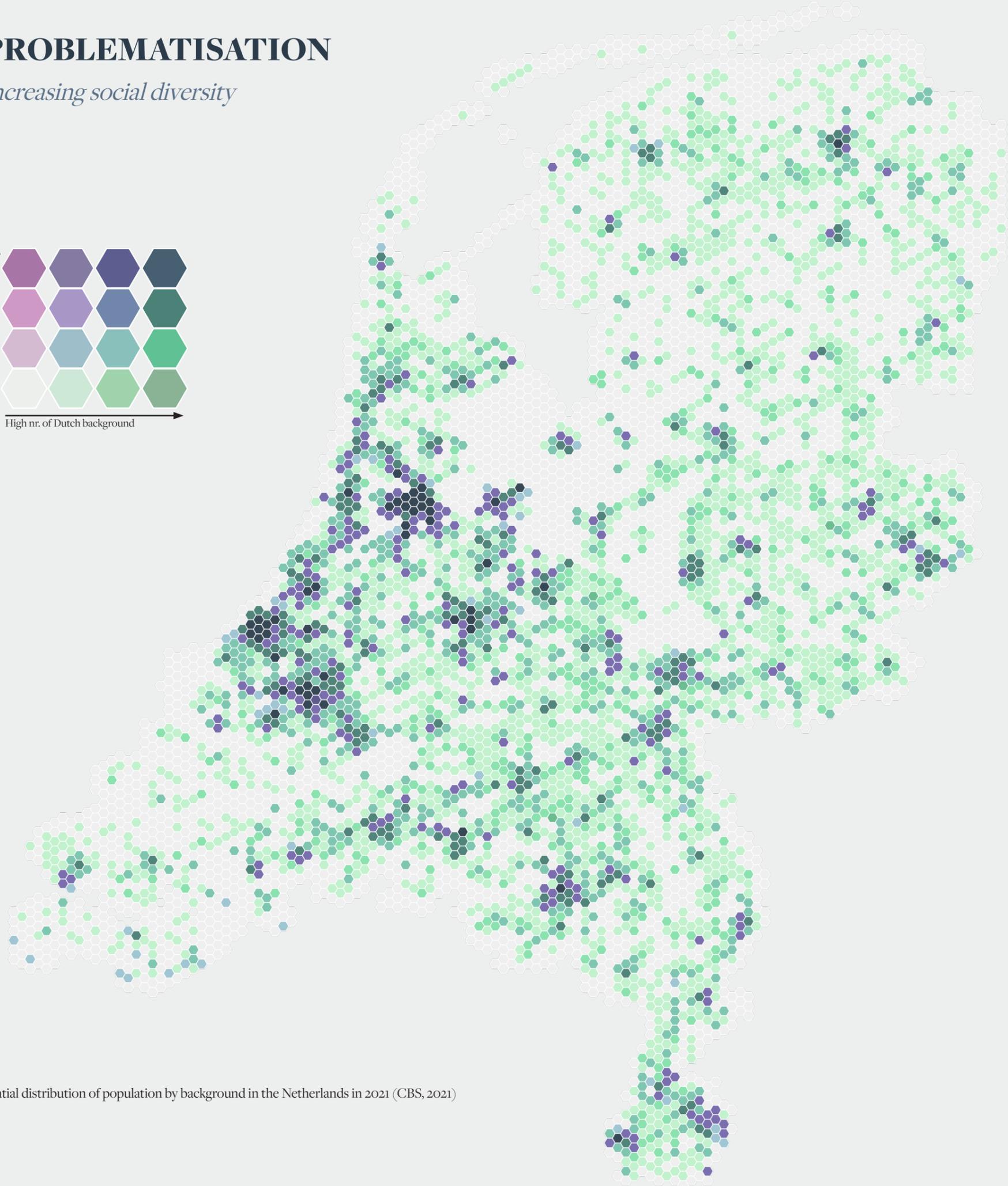
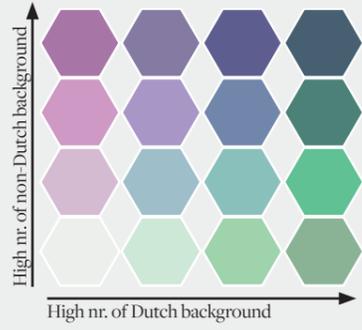
Projected population growth per city by size (CBS, 2021)



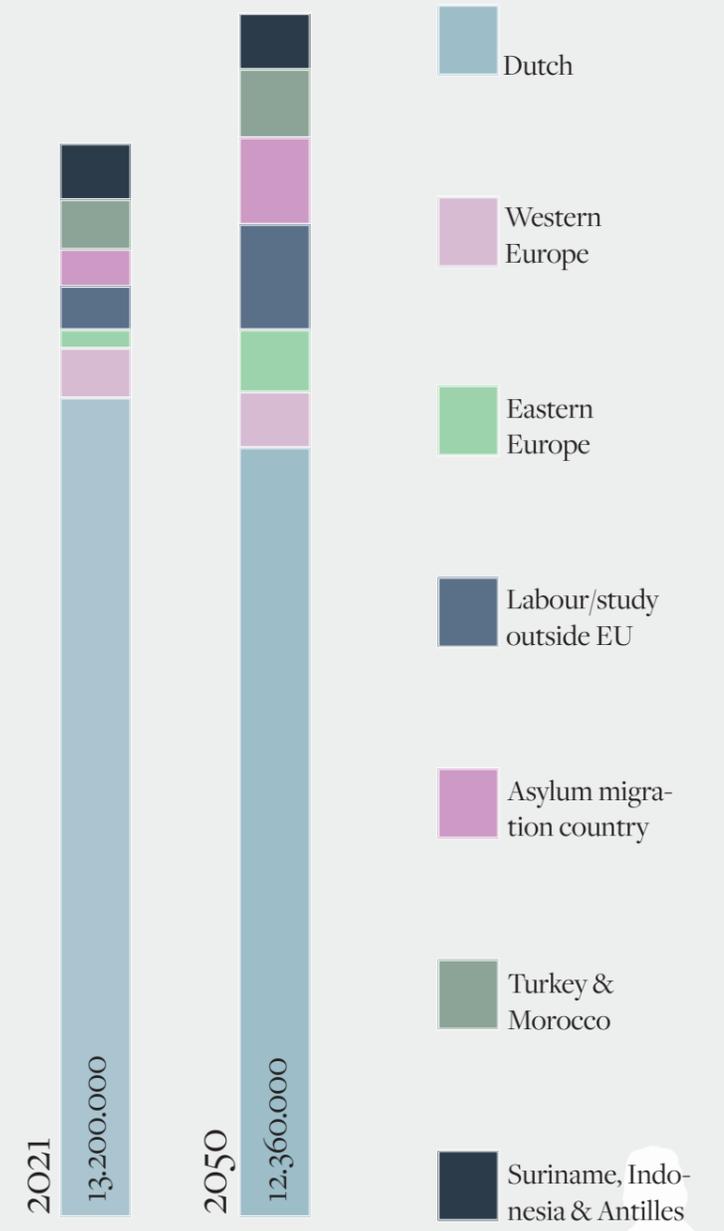
Projected population growth for a selection of Dutch cities by size (CBS, 2021)

PROBLEMATISATION

Increasing social diversity



Spatial distribution of population by background in the Netherlands in 2021 (CBS, 2021)



Proportion of inhabitants in The Netherlands 2021 - 2050 (CBS, z.d.)

PROBLEMATISATION

Increasing segregation



 **Meer mensen,
meer rivaliteit**

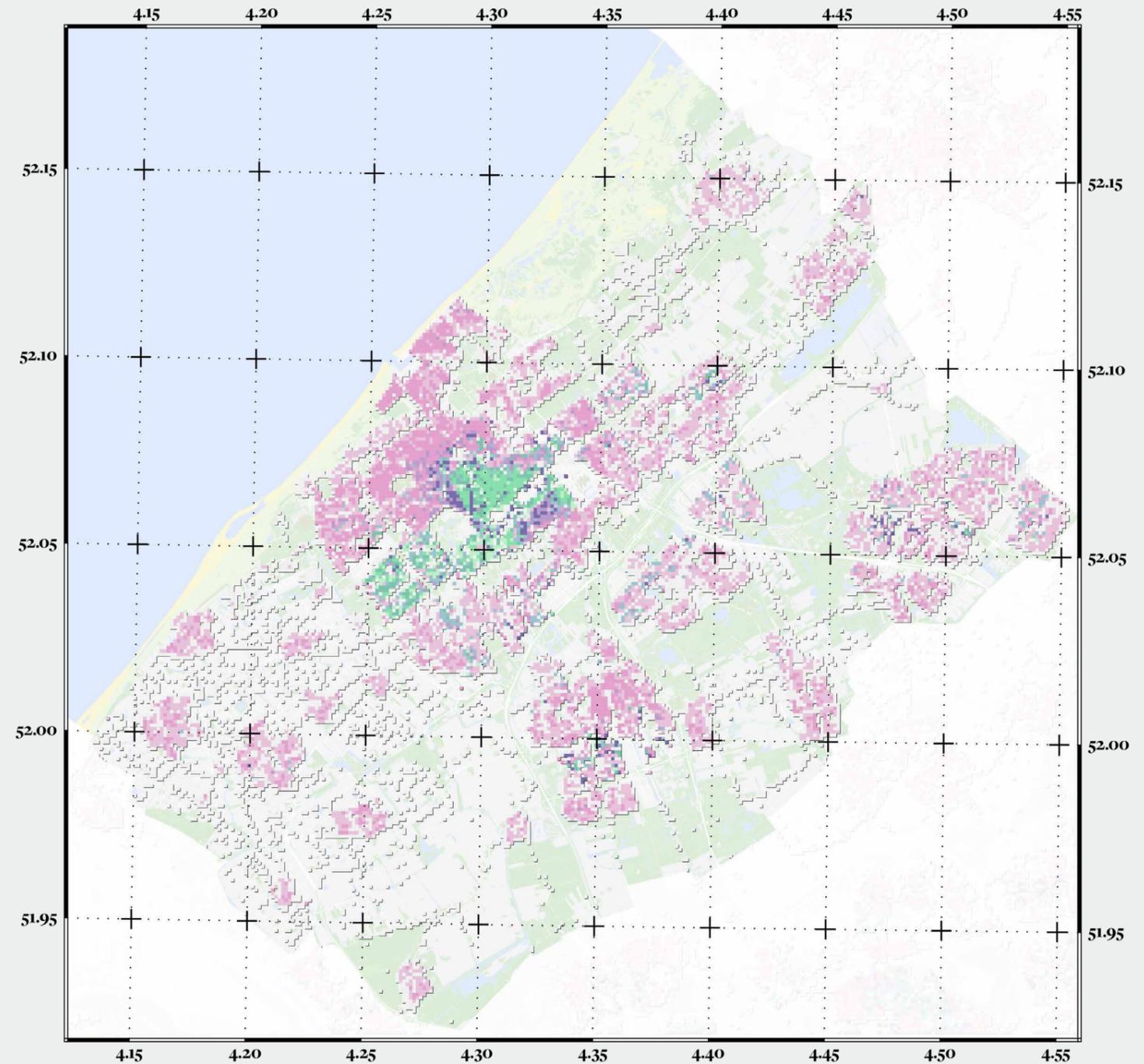
(EWMagazine, 2020)

**“[Den Haag:] meest gesegeerde
stad van Nederland.”**

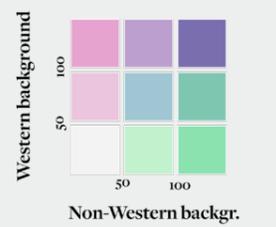
(Fasel, 2023)

PROBLEMATISATION

Segregation in Haaglanden



Map of the Haaglanden region showing the distribution of individuals of a native and Western or non-Western migration background (data retrieved from CBS, 2021)





The aim is to enhance spatial inclusion and social cohesion by densifying the built environment for the increasingly superdiverse population in the Haaglanden region.

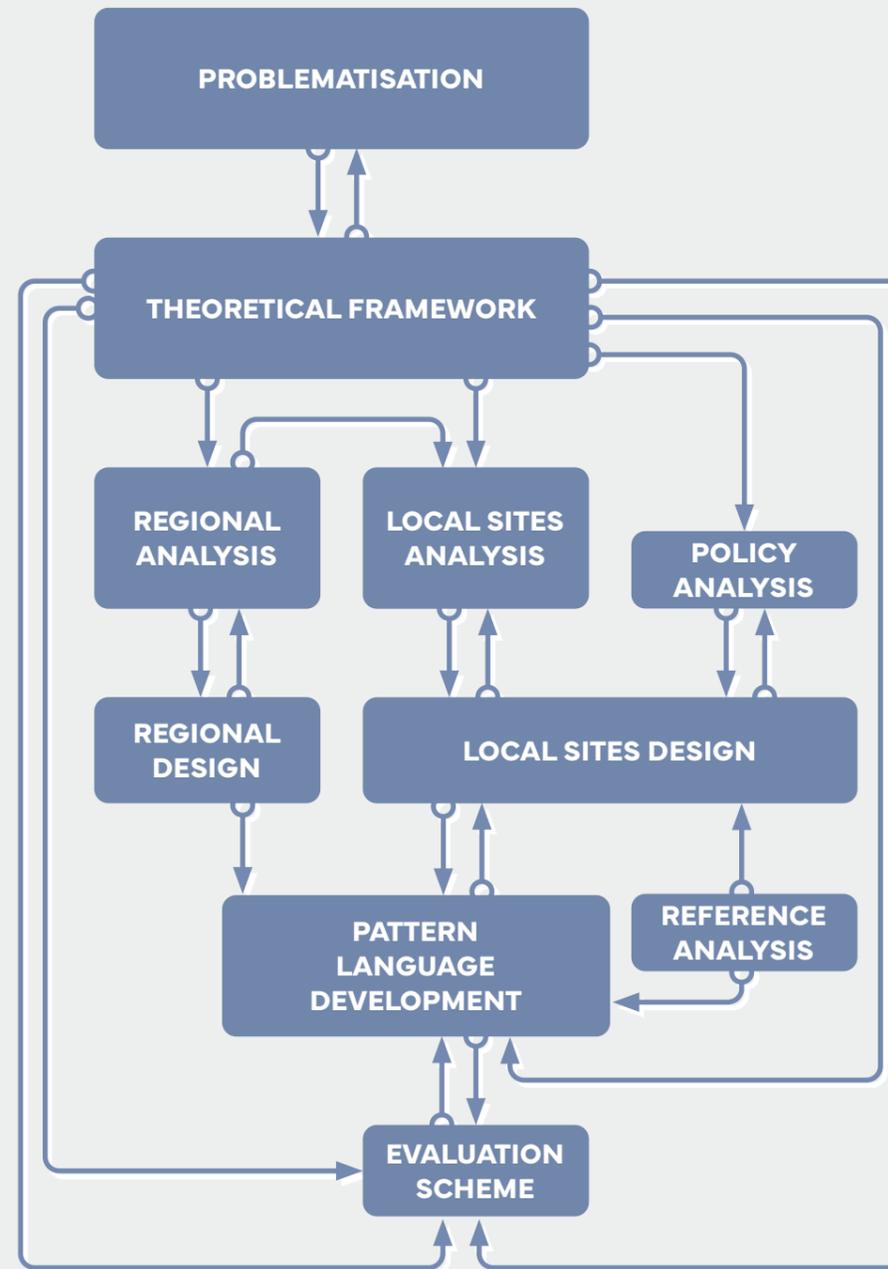
AIM Restaurant
Intended outcome



*superdiversity is being afforded through built density,
communicating different social logics in proximity.*

OPERATIONALISATION

Methodology scheme



Visualisation of the methodology

THEORIES

Theories

MAIN THEORIES

Just City
Open City

INSTRUMENTAL THEORIES

15-Minute City
The Social Logic of Space

CONTEXTUAL THEORIES

Superdiversity
Urban Densities

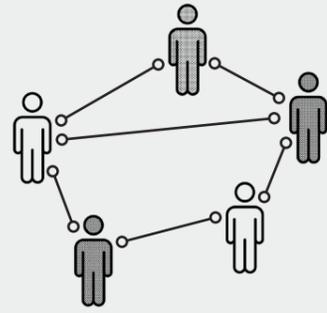
THEORIES

Main theories

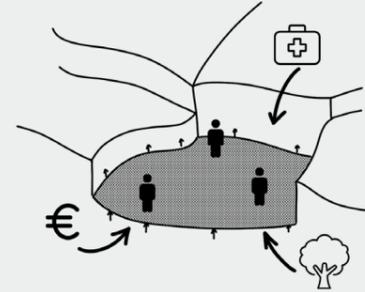
Just City

Iris Marion Young

Overcoming spatial injustices



Diversity



Equity

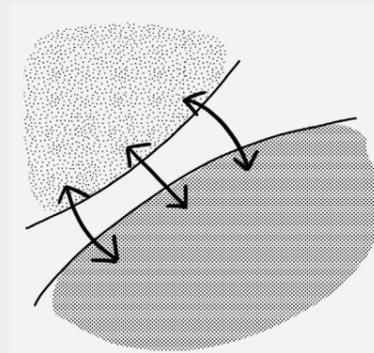


Democracy

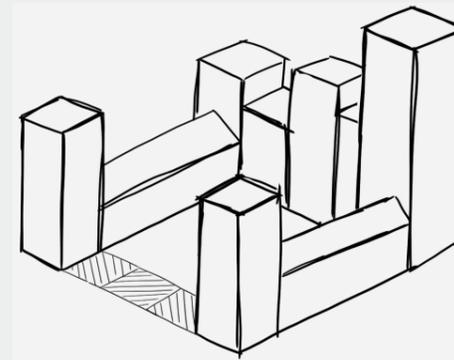
Open City

Richard Sennett

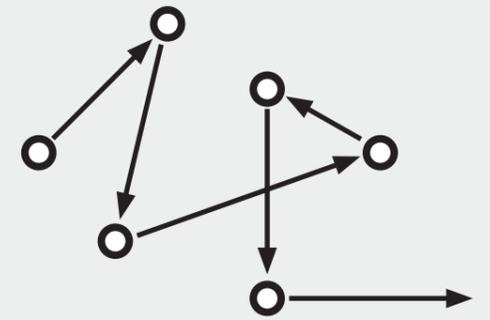
Increasing interaction between groups



Passage territories



Incomplete form



Non-linear narratives

THEORIES

Contextual theories

Superdiversity

Overcoming segregation through visibility



Socioeconomic class



Ethnic background



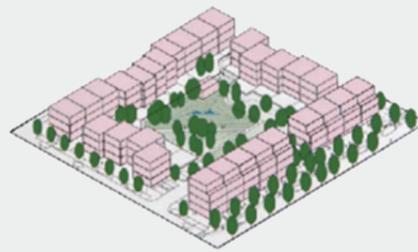
Educational level

Urban densities

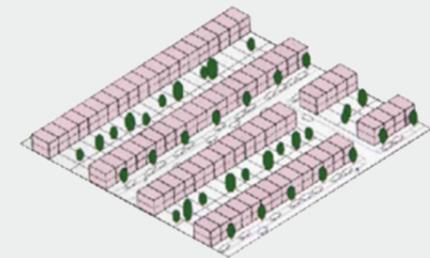
Overcoming space scarcity



High-rise towers



Mid-rise blocks



Low-rise terraced houses

THEORIES

Instrumental theories

15-Minute City

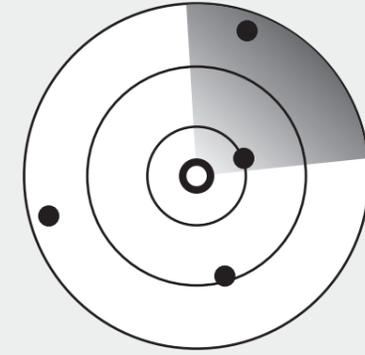
Overcoming spatial injustices



Diversity



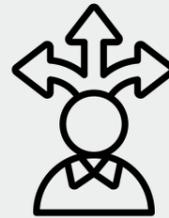
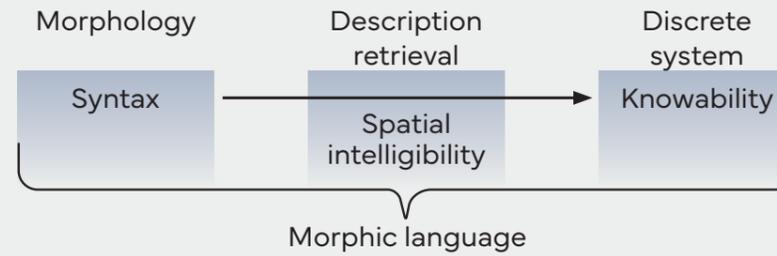
Density

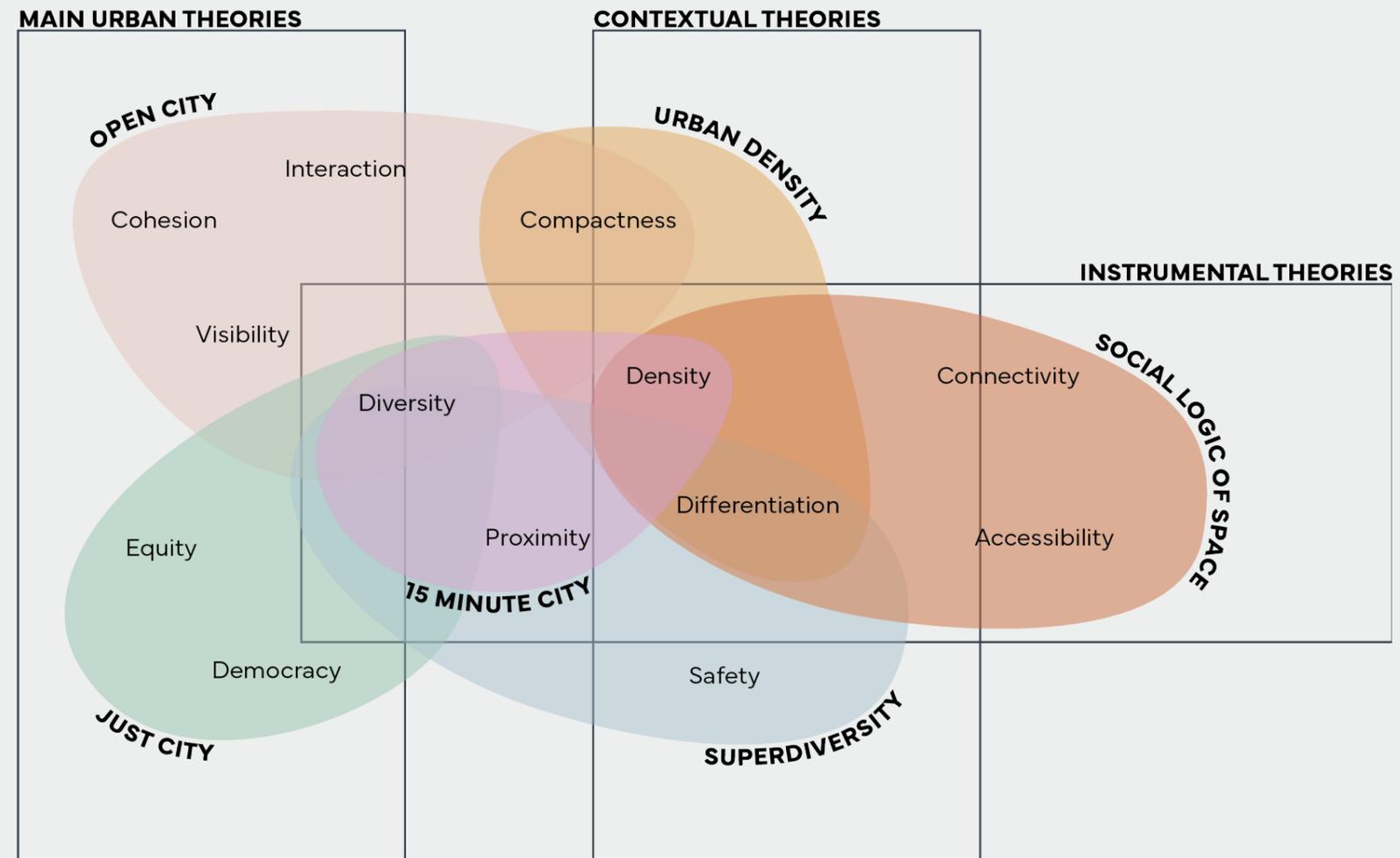


Proximity

Social Logic of Space

Increasing interaction between groups





THEORIES

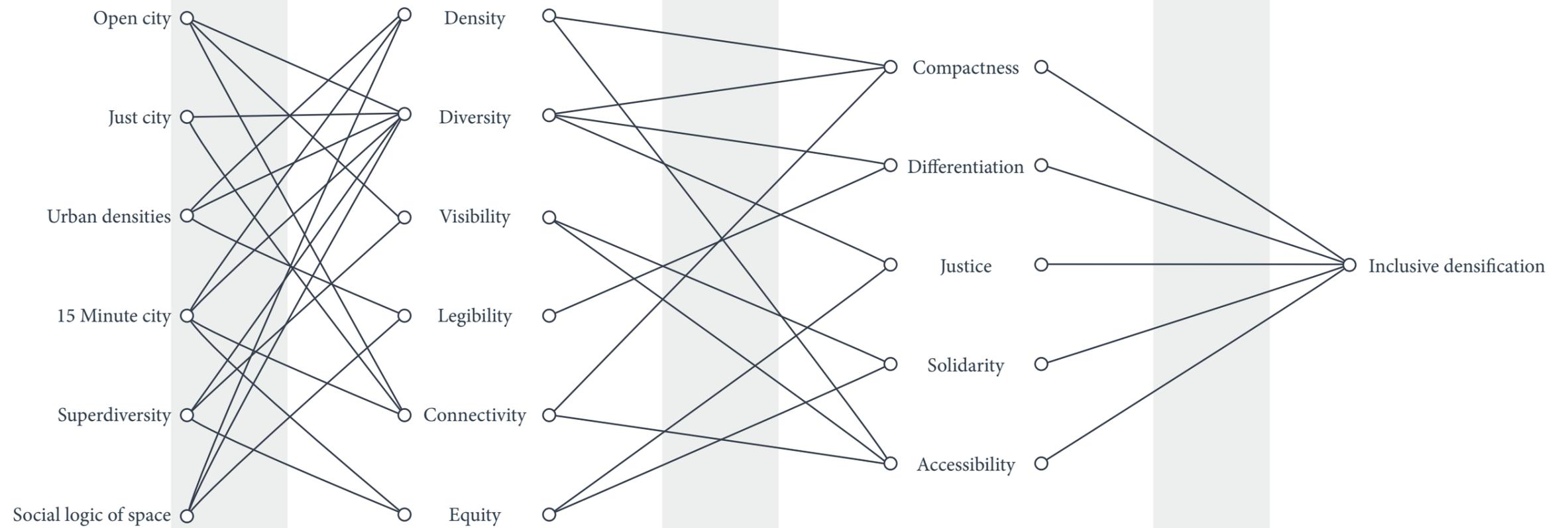
Value scheme

THEORIES

CHARACTERISTICS

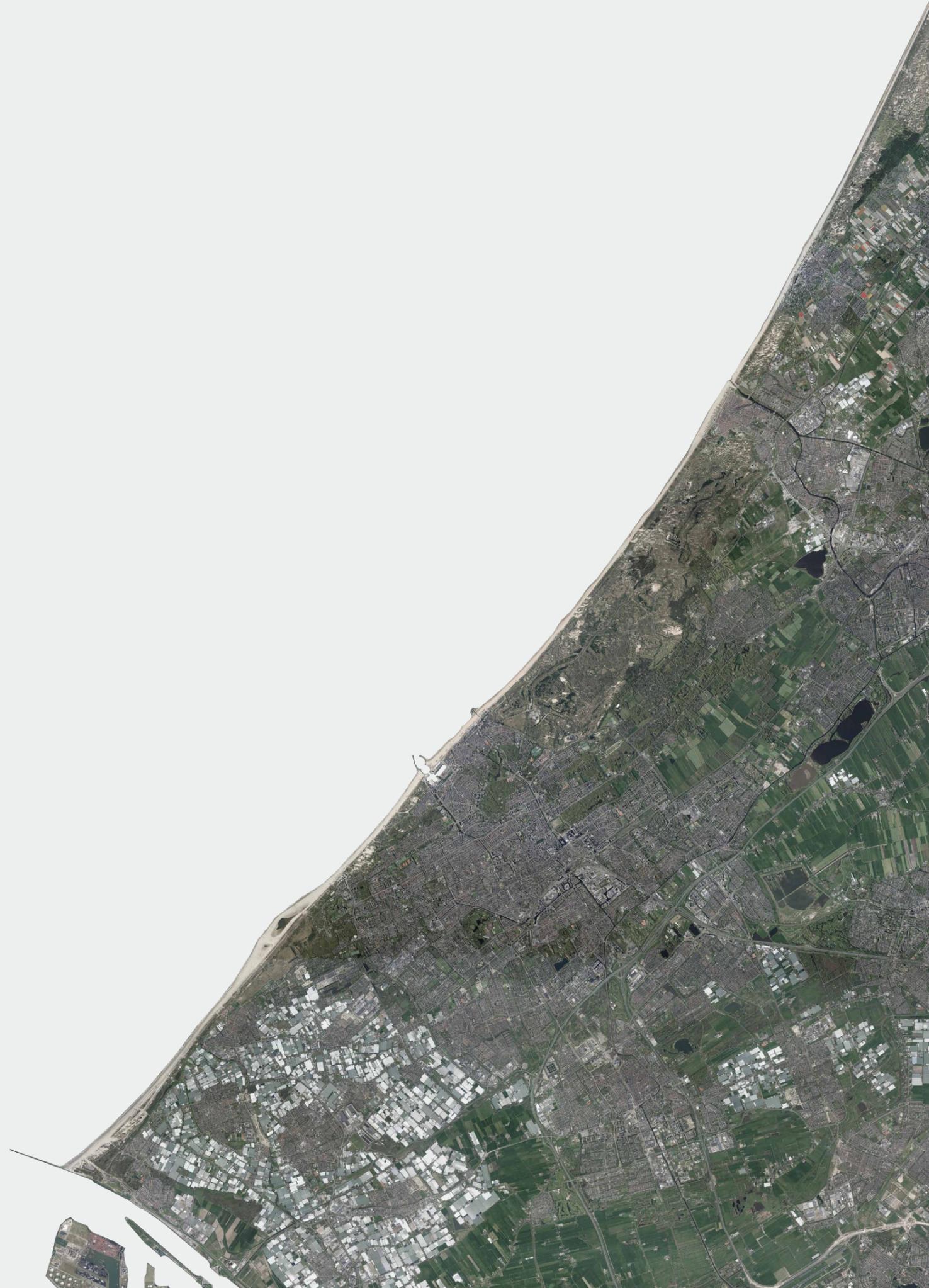
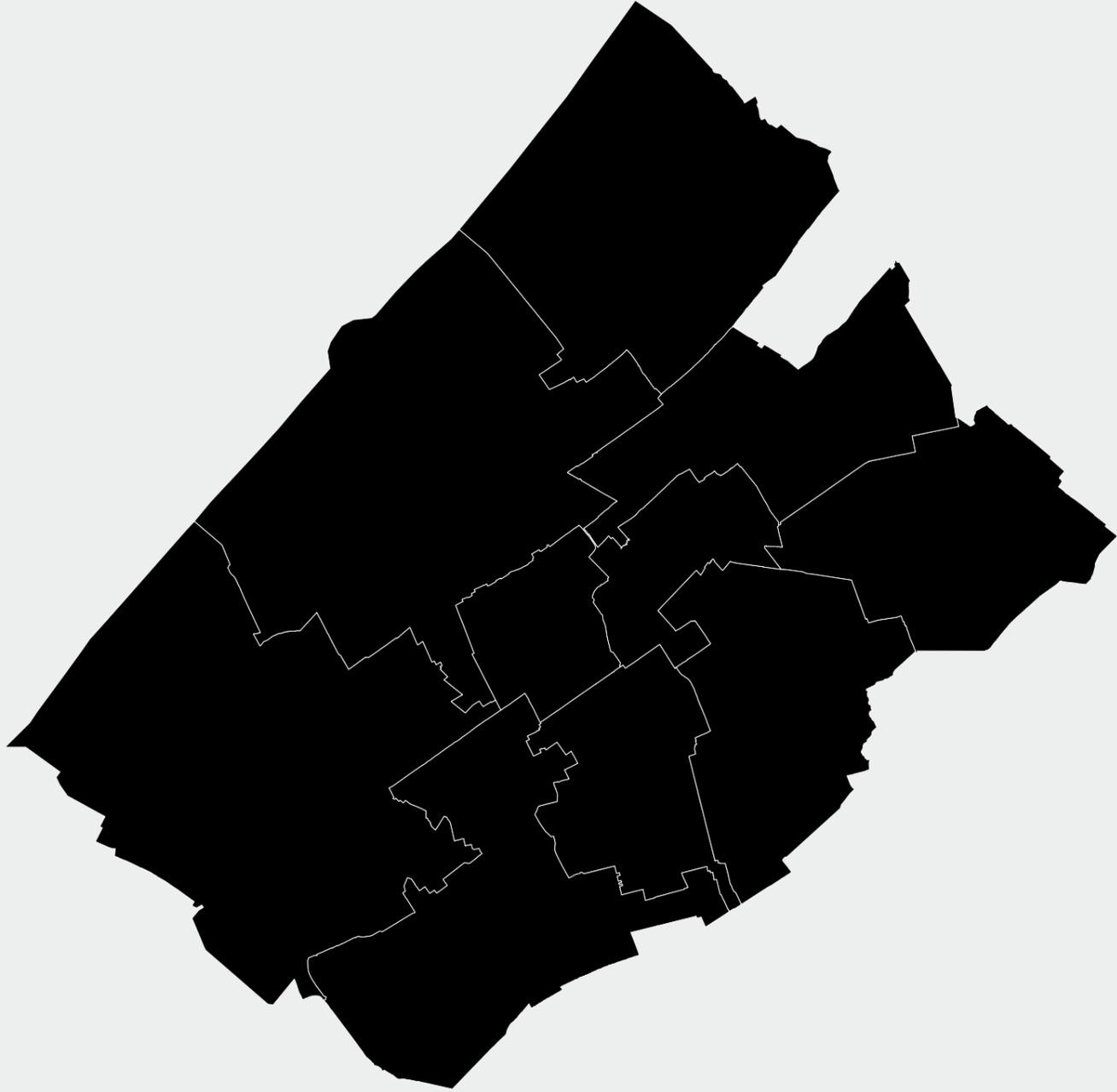
QUALITIES

OBJECTIVE



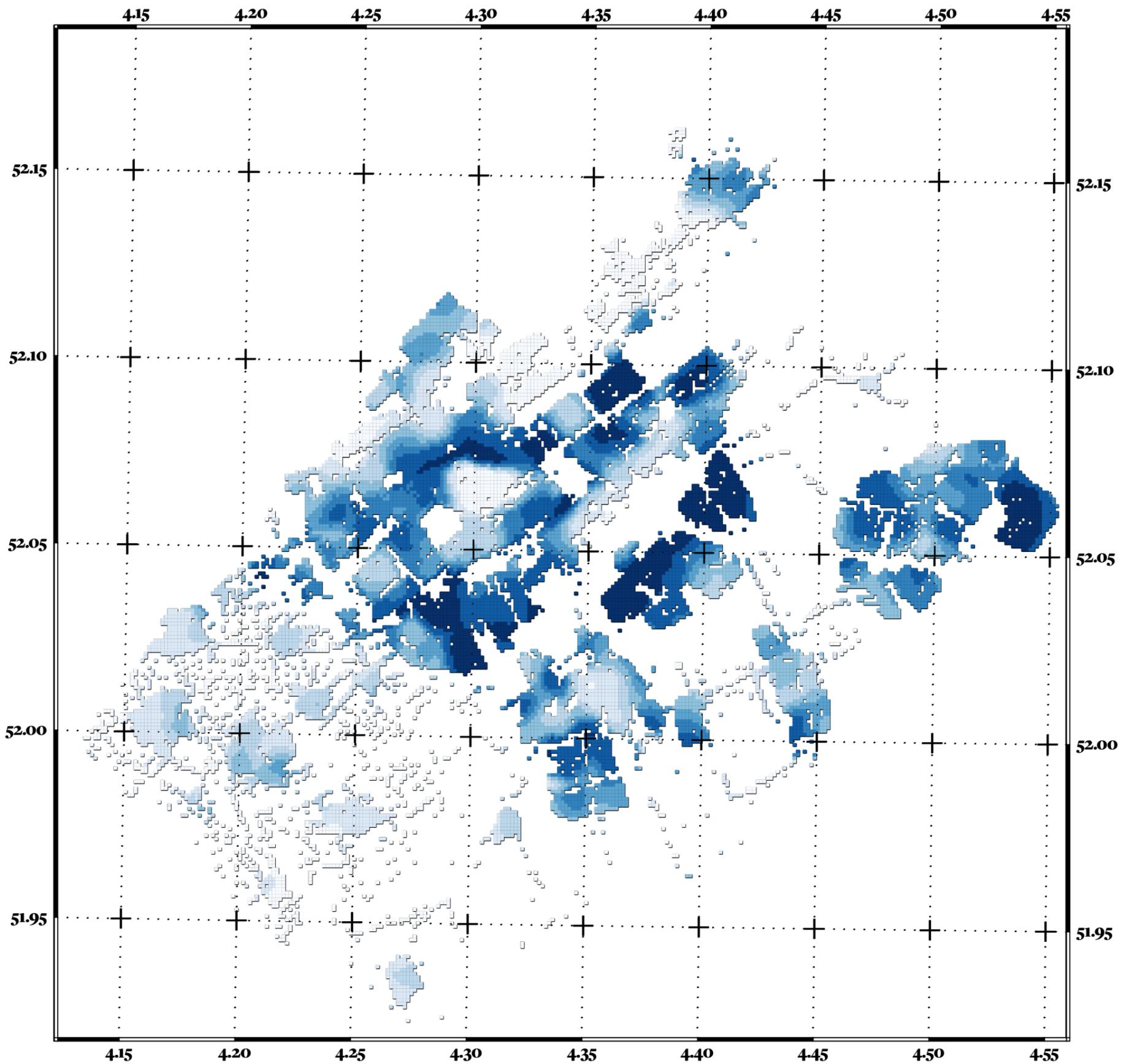
REGIONAL ANALYSIS

Haaglanden



REGIONAL ANALYSIS

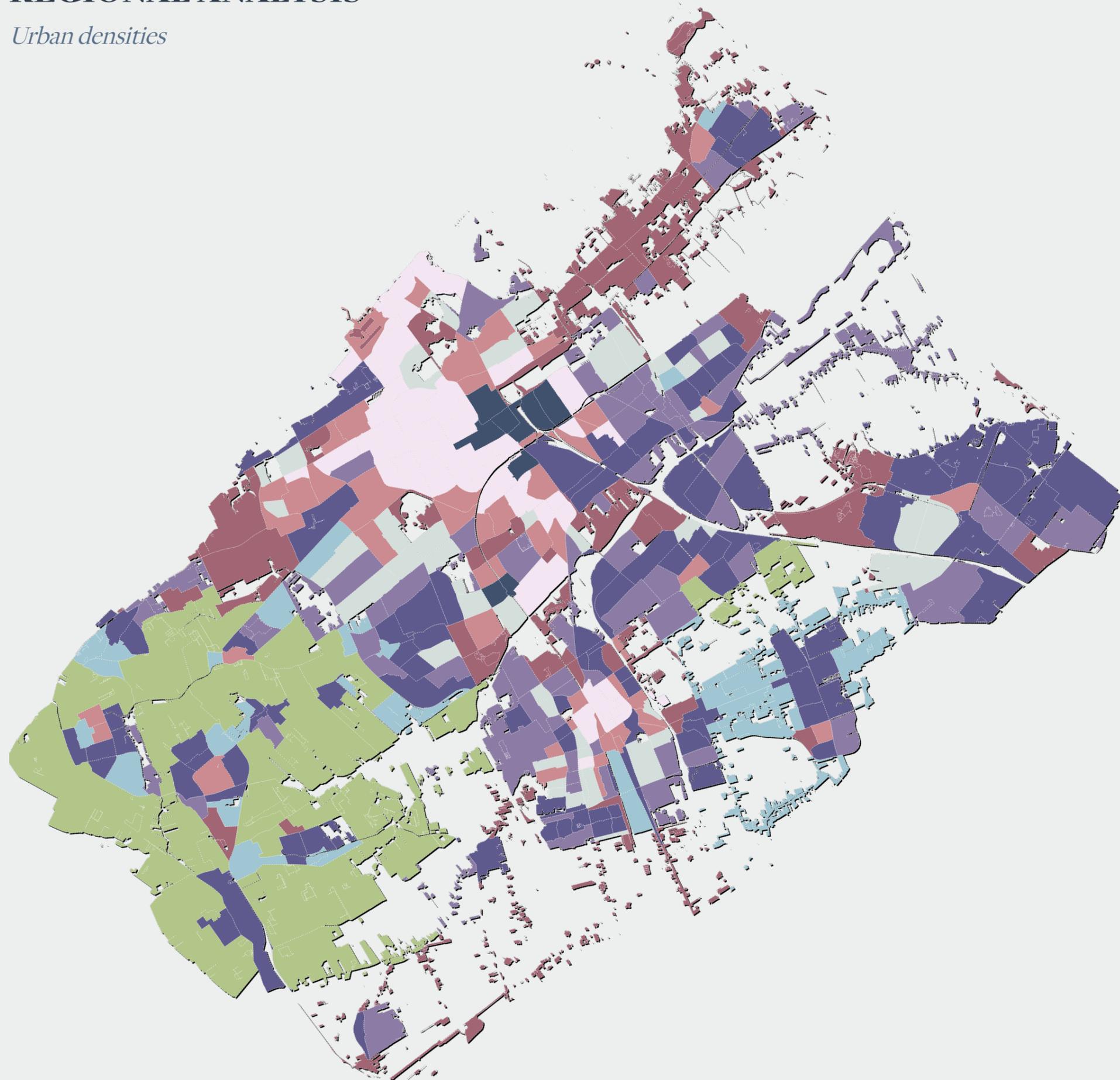
Superdiversity



Superdiversity: Composite entropy index

REGIONAL ANALYSIS

Urban densities



C1: Suburban low-rise

FSI:	0.50
GSI:	0.22
OSR:	1.56
L:	2.27



C2: Suburban green area

FSI:	0.36
GSI:	0.15
OSR:	2.36
L:	2.40



C3: Peri-urban suburb and park area

FSI:	0.13
GSI:	0.07
OSR:	7.15
L:	1.86



C4: Postwar dense urban fabric

FSI:	0.80
GSI:	0.25
OSR:	0.94
L:	3.20



C5: Prewar dense urban fabric

FSI:	1.10
GSI:	0.36
OSR:	0.58
L:	3.06



C6: Postwar urban mid-rise block

FSI:	0.65
GSI:	0.15
OSR:	1.31
L:	2.40



C7: Suburban business park area

FSI:	0.56
GSI:	0.38
OSR:	1.11
L:	1.47



C8: Rural greenhouse area

FSI:	0.61
GSI:	0.57
OSR:	0.70
L:	1.07



C9: Dense urban high-rise

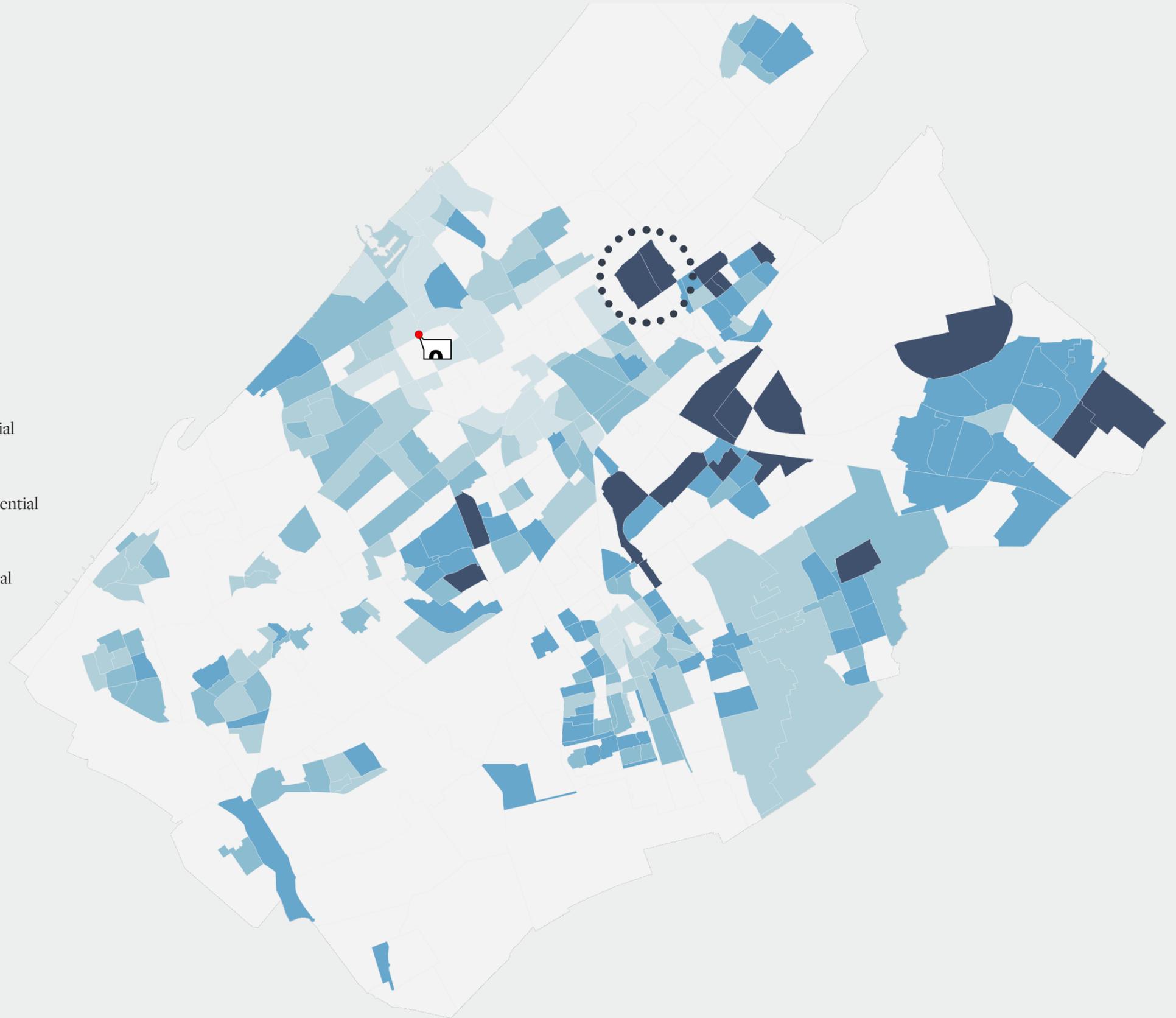
FSI:	1.75
GSI:	0.33
OSR:	0.38
L:	5.30



REGIONAL ANALYSIS

Inclusive densification potential

	Super-diversity (S)	Population density (P)	FSI (F)	GSI (G)
Site 1	High	Mid	Low	Low



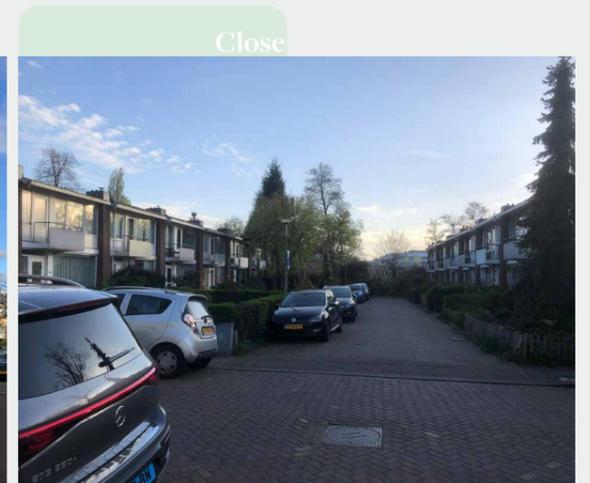
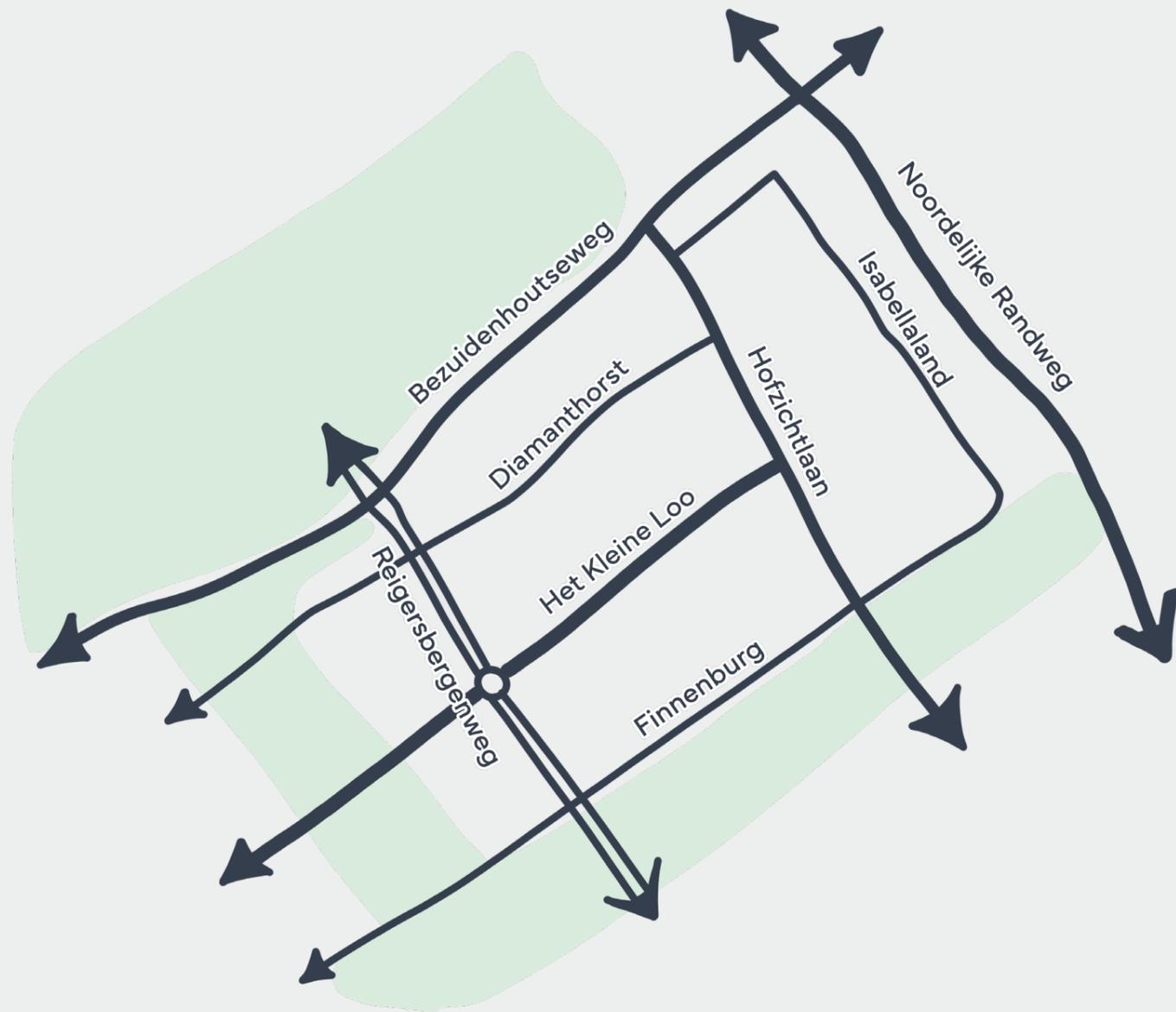
NEIGHBOURHOOD ANALYSIS

Mariahoeve



NEIGHBOURHOOD ANALYSIS

Mariahoeve: built context



NEIGHBOURHOOD ANALYSIS

Mariahoeve: exterior



NEIGHBOURHOOD ANALYSIS

Mariahoeve: interior



NEIGHBOURHOOD ANALYSIS

Mariahoeve: built context

“Every person here is different from the other, making us connected through difference.”

“There is a strong community here, people take care of each other.”

“The neighbourhood is very diverse. However, people of a similar kind are clustered together on their own little islands.”



NEIGHBOURHOOD ANALYSIS

SWOT

Strengths

- Tranquility & peacefulness
- **Superblock principle**
- Green-blue structure
- Mall of Mariahoeve providing residents' needs
- Good public transit connections
- Good connection to Haagse Bos and natural amenities
- In close distance to city center
- Existing social infrastructure

Weaknesses

- Weak connectivity to surrounding neighbourhoods;
- Dull
- **Closed & inward oriented**
- **Non-lively streets**
- **No eyes on the street**
- **Abundance of space**
- **Monotonous**
- Disfunctioning neighbourhood centres
- Wedged between highway, railway, estate and sports facilities
- Disorientating public space
- Services are not aligned to publicness

Opportunities

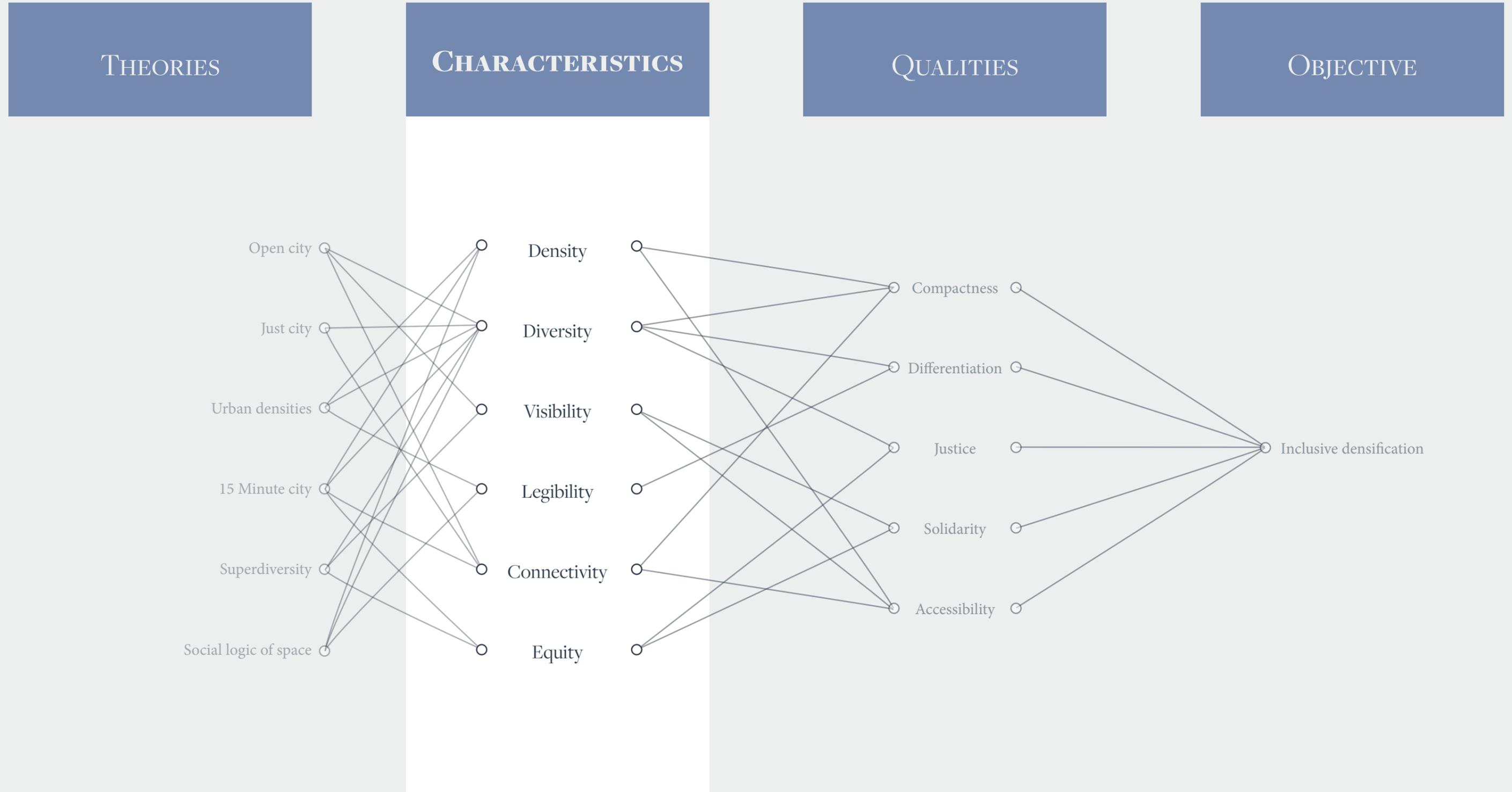
- **Densification potential**
- Introducing new landuses
- Many buildings and roads nearing end of life cycle
- Overdimensioned roads
- Overcalculated buildings in terms of carrying capacity
- Many monumental trees, open spaces and art work
- Governmental plans to densify along the railway line (TOD)
- **Superdiversity**

Threats

- Residents resistance to change
- Impairment of the character
- Blocking of sun
- Surrounding competition of amenities
- Gentrification
- High building costs
- Impairment of social cohesion

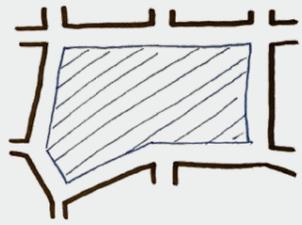
STRATEGIC DESIGN CHARACTERISTICS

Introduction

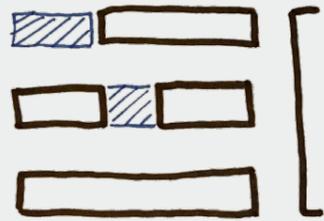


STRATEGIC DESIGN CHARACTERISTICS

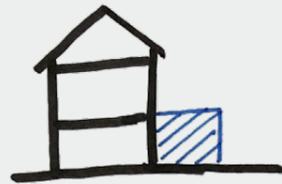
Density



Transformation



Infill



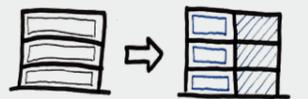
Horizontal extension



Vertical extension



Re-purposing



Splitting



Hard densification

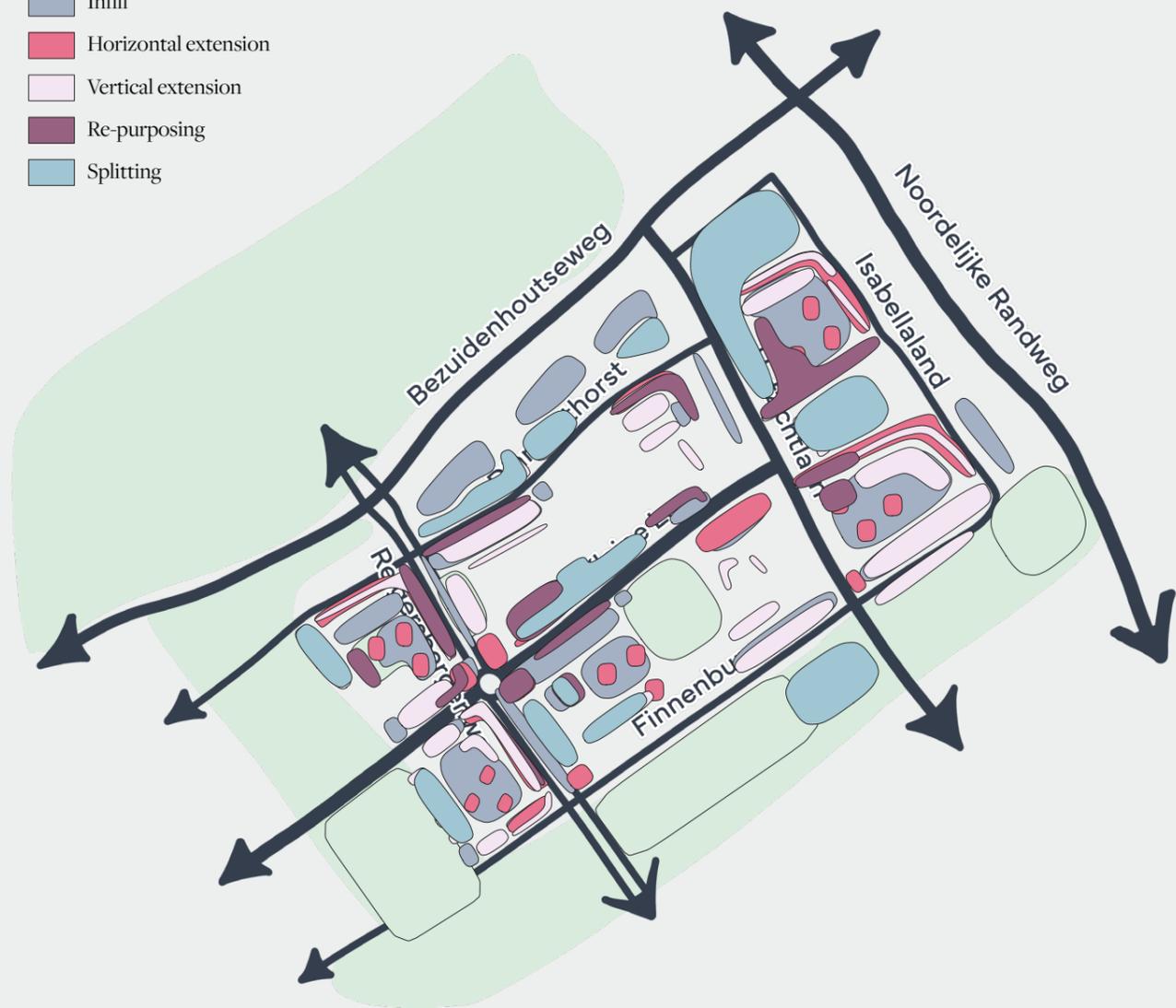
Soft densification

STRATEGIC DESIGN CHARACTERISTICS

Potentials towards densification

Densification potential

- Transformation
- Infill
- Horizontal extension
- Vertical extension
- Re-purposing
- Splitting



Densification potential map in Mariahoeve

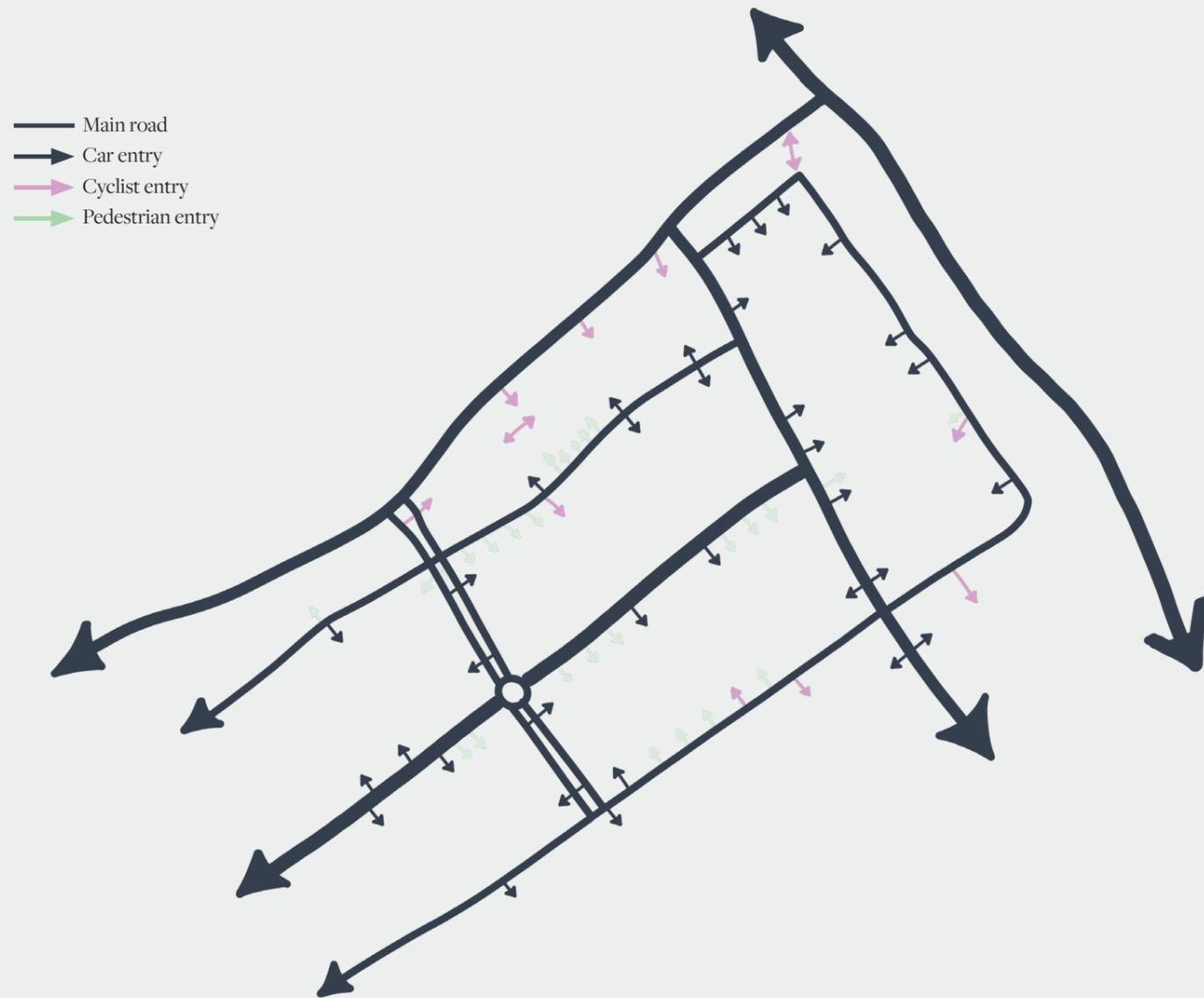
- Existing mass
- Proposed mass



Map of densification structure in Mariahoeve

STRATEGIC DESIGN CHARACTERISTICS

Connectivity

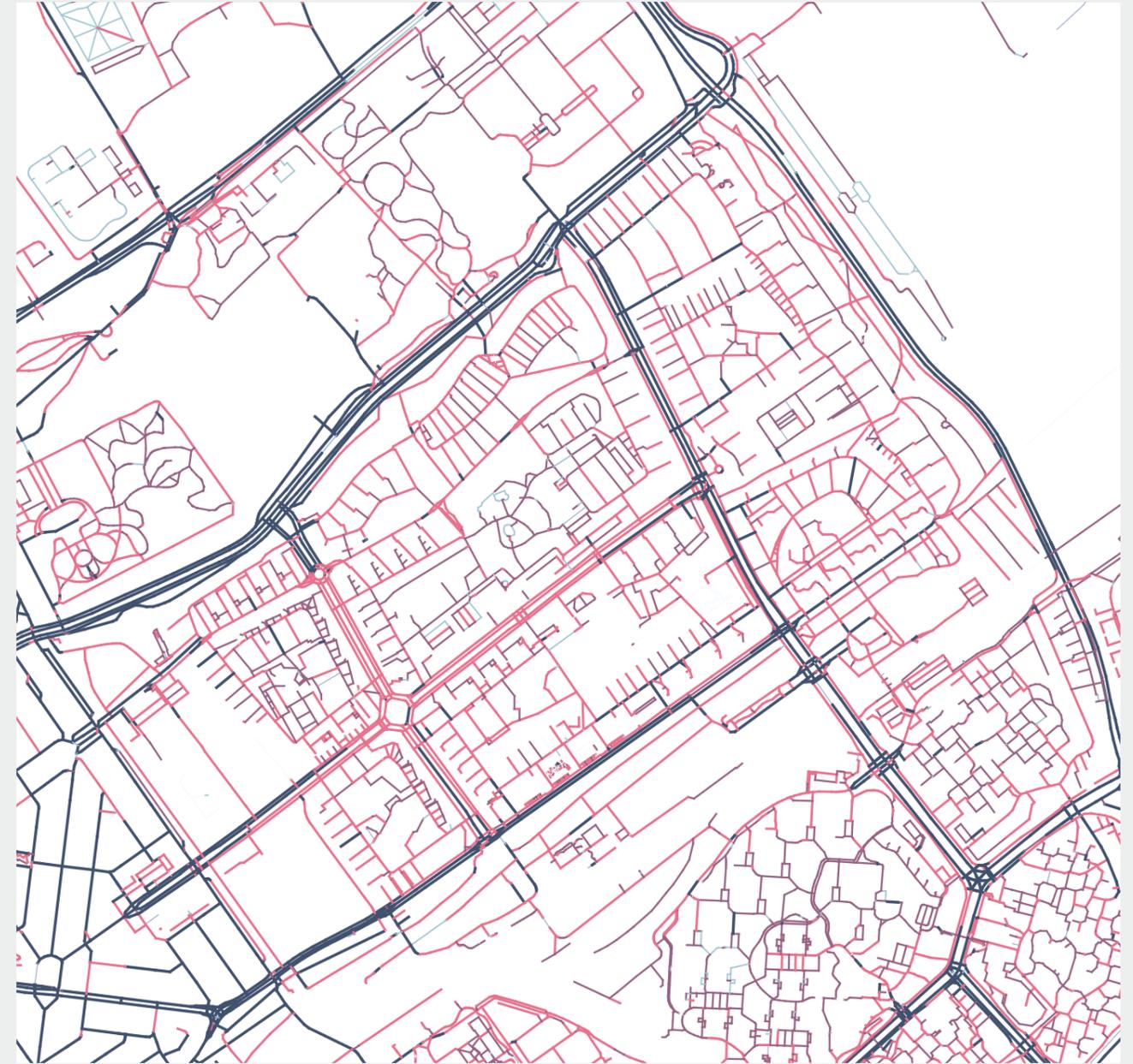


STRATEGIC DESIGN CHARACTERISTICS

Connectivity: space syntax



Local space syntax, with an integration distance of 800 metres



Regional space syntax, with an integration distance of 10,000 metres

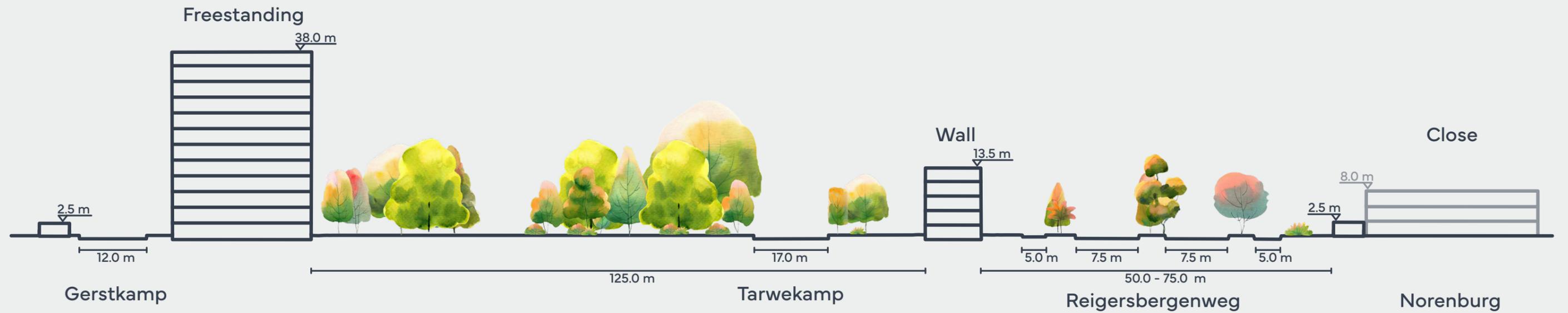
STRATEGIC DESIGN CHARACTERISTICS

Connectivity: proposed hierarchy



STRATEGIC DESIGN CHARACTERISTICS

Legibility



STRATEGIC DESIGN CHARACTERISTICS

Proposed urban qualities

1. Sociable space



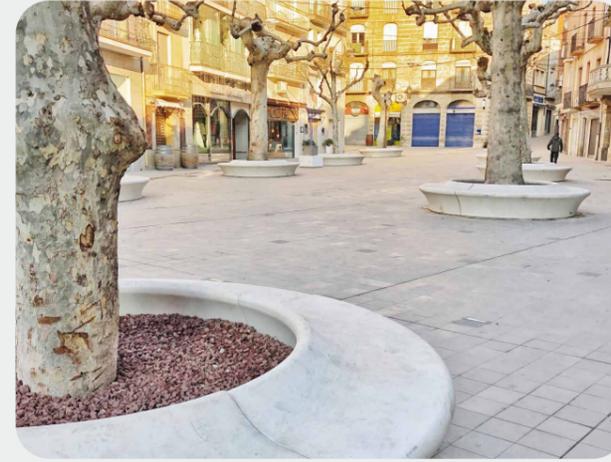
2. Urban staying quality



3. Green staying quality



4. Calm staying quality



5. Local passing



6. Regional passing



7. Appropriable quality



STRATEGIC DESIGN CHARACTERISTICS

Proposed urban quality structure map



STRATEGIC DESIGN CHARACTERISTICS

Visibility

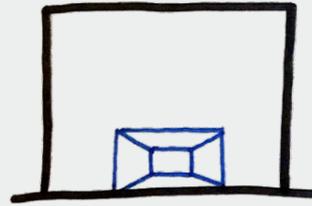
- Unconstituted
- Constituted



STRATEGIC DESIGN CHARACTERISTICS

Enhancing visibility

1. **Modifying built mass**



5. **Clustering differences**



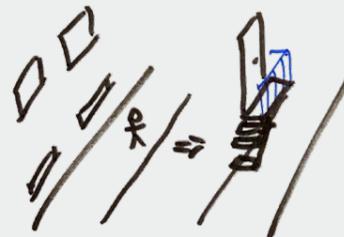
2. **Getting rid of obstructions**



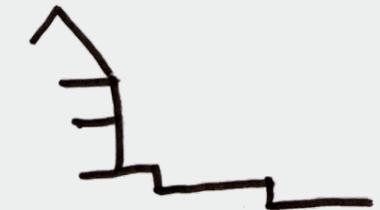
6. **Affording unplanned uses**



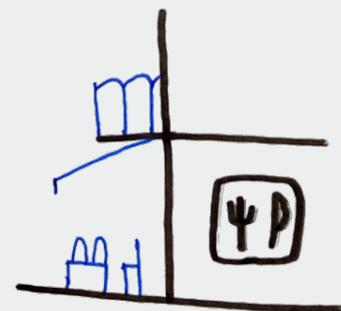
3. **Making constituted streets**



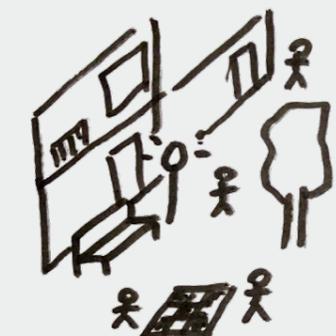
7. **Appropriating spaces**



4. **Spilling into public realm**



8. **Place-making**



STRATEGIC DESIGN CHARACTERISTICS

Diversity



Programmatic diversity of building functions in Mariahoeve



Building functions

- Residential
- Mixed-use residential
- Education
- Office
- Shops
- Industry
- Meeting facility
- Mixed-use
- Other



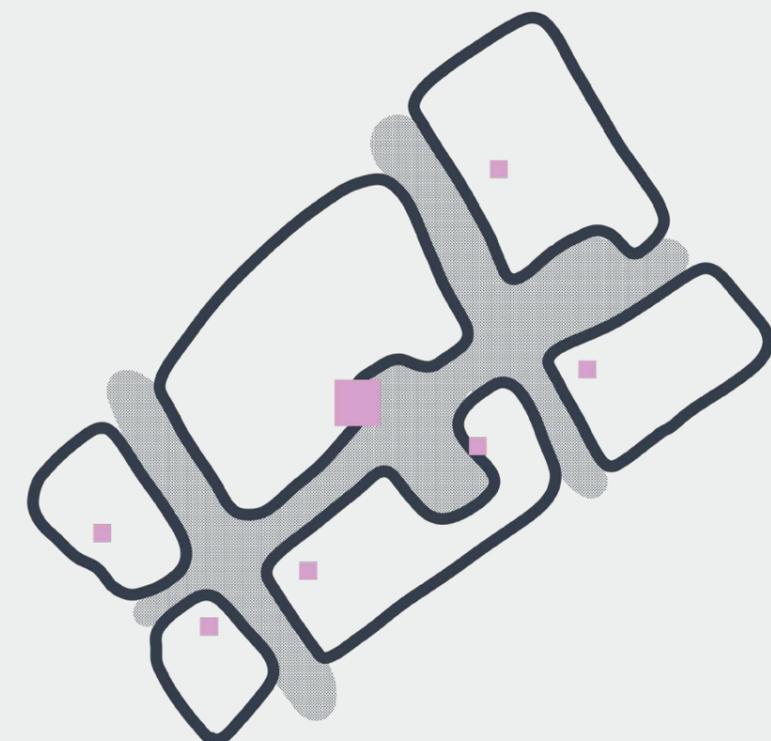
Vacant buildings at the local centre at Haverkamp



Dated local centre at Denenburg

STRATEGIC DESIGN CHARACTERISTICS

Enhancing diversity



- Local centre
- Island
- Passage territory

Islands, passage territories and service centres in Mariahoeve

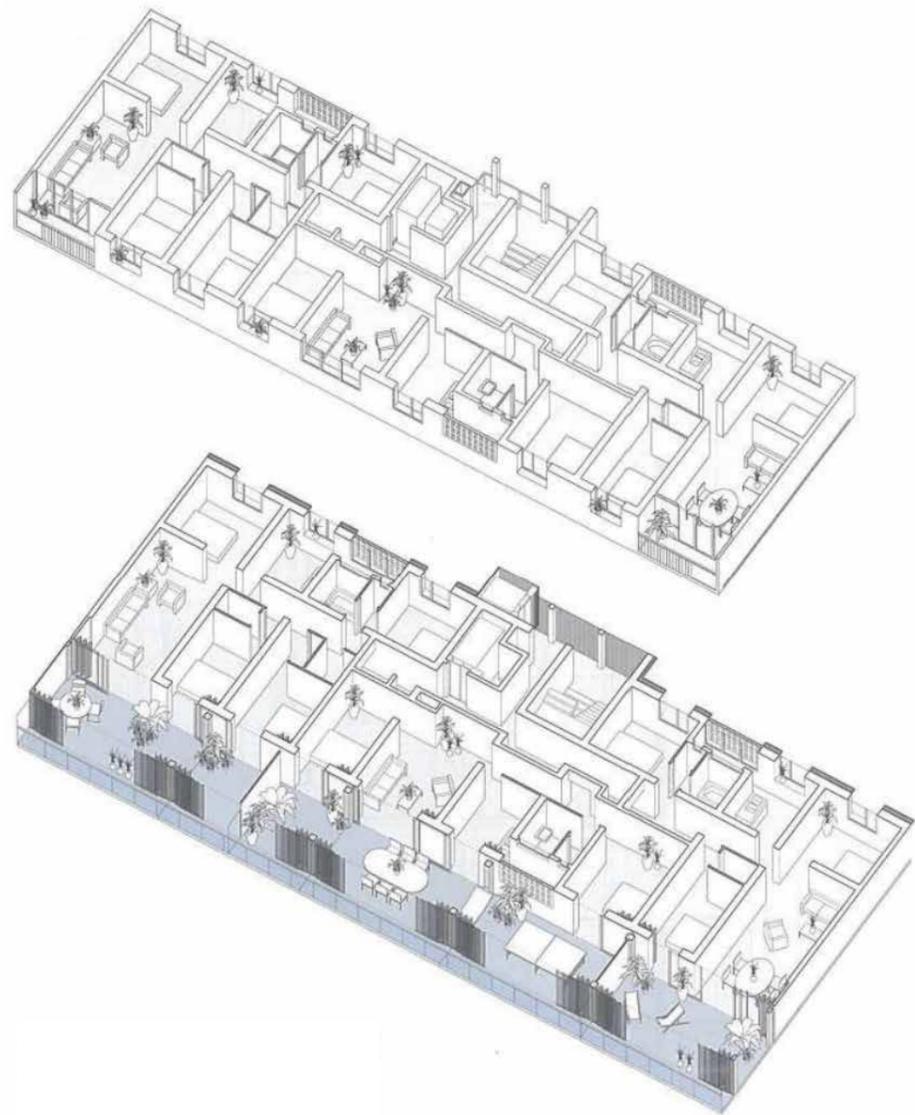


- Local centre
- Island
- Passage territory
- Diverse streetscape

Proposal for islands, passage territories and service centres in Mariahoeve

STRATEGIC DESIGN CHARACTERISTICS

Equity



€167.000,-
per dwelling

Demolition and
reconstruction

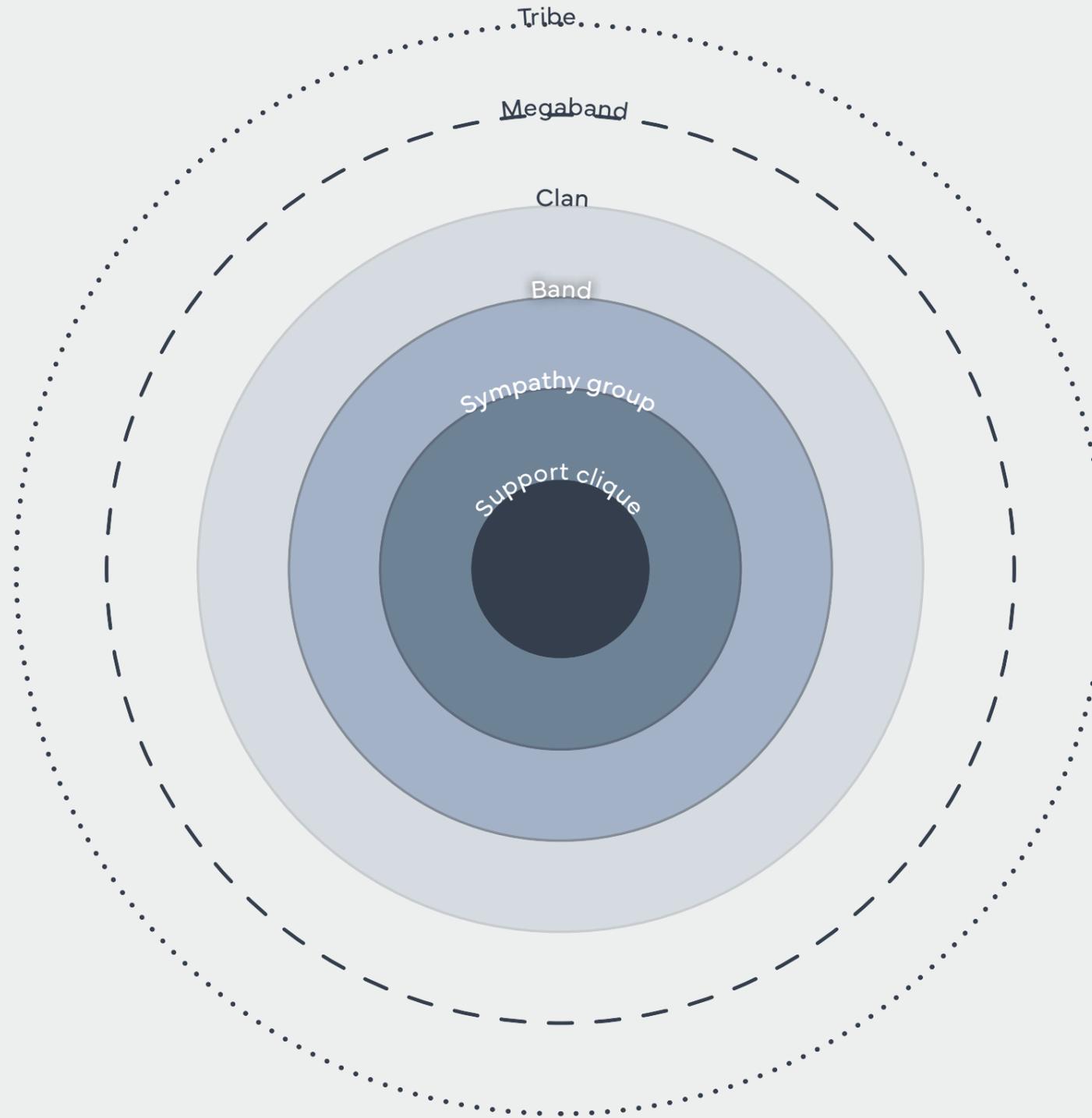
€17.000,-
per dwelling

Rehabilitation of
existing structure



STRATEGIC DESIGN CHARACTERISTICS

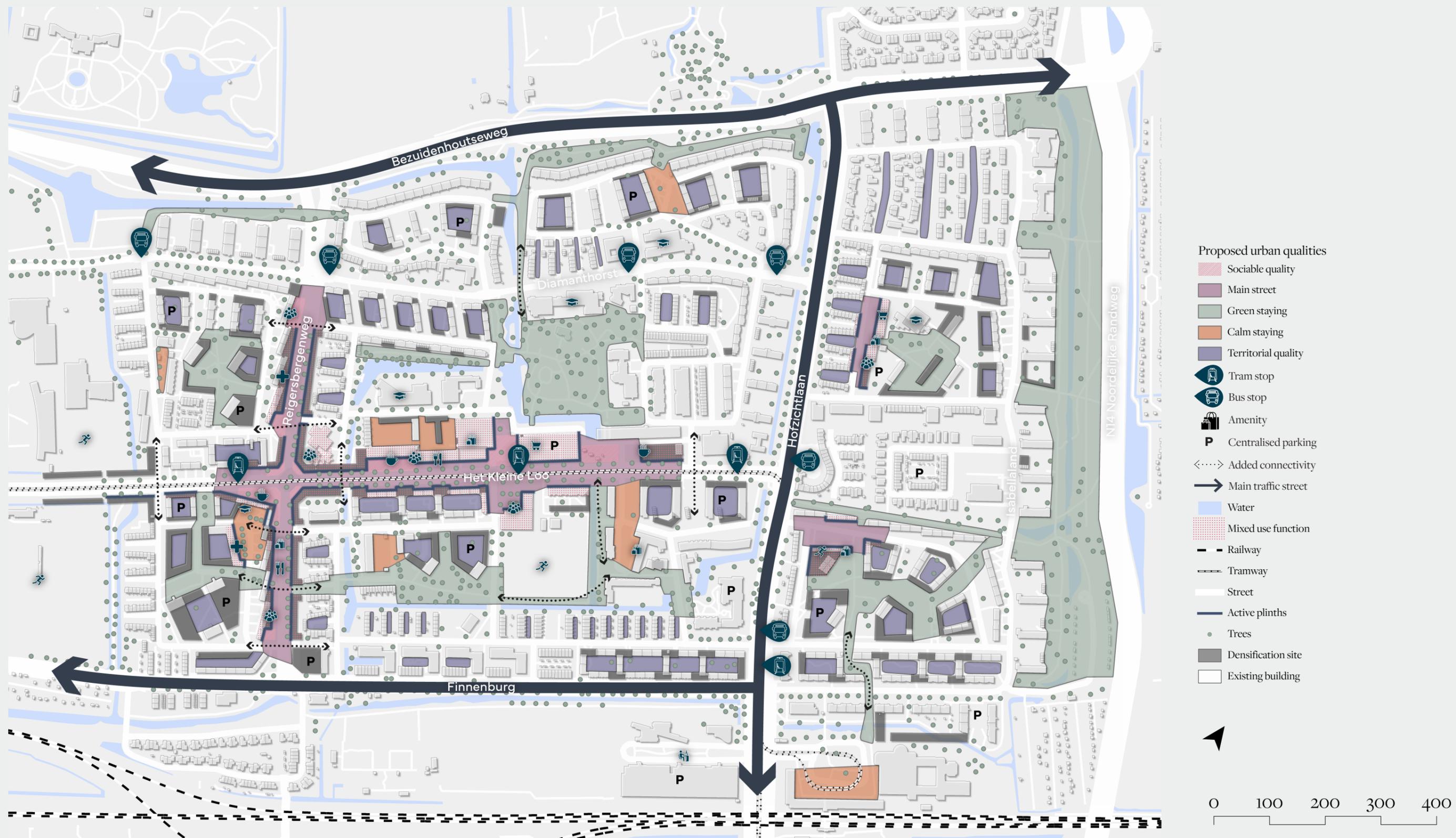
Enhancing equity: differentiated solidarity



Community types and sizes
(adapted from Dunbar & Sosis, 2018)

STRATEGIC DESIGN CHARACTERISTICS

Structure plan



STRATEGIC INTERVENTIONS

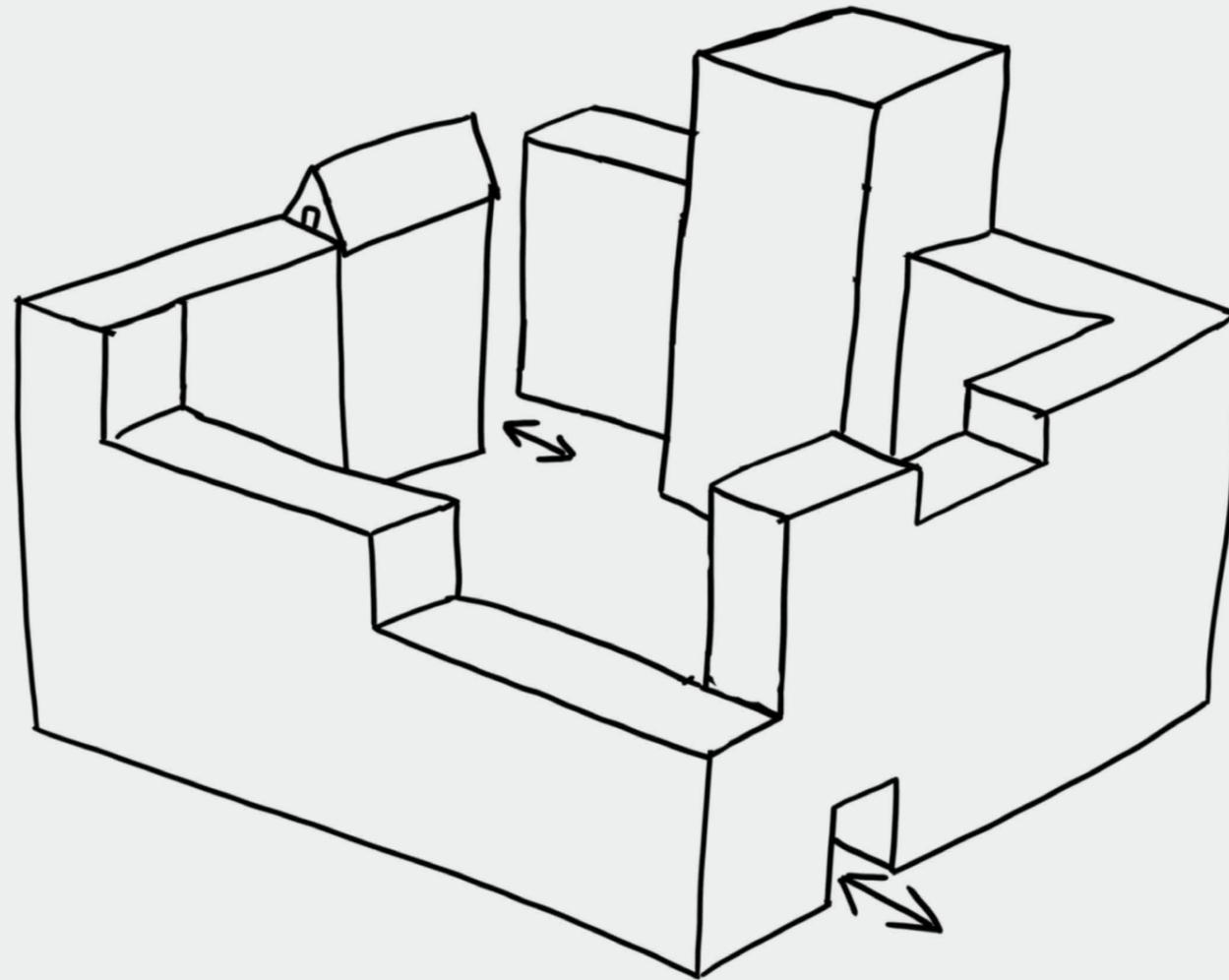
The main street



<https://architecture.unl.edu/studio-project/street-scapes-mixed-use>

STRATEGIC INTERVENTIONS

Clustering solidarities



STRATEGIC INTERVENTIONS

Urban qualities as connectors

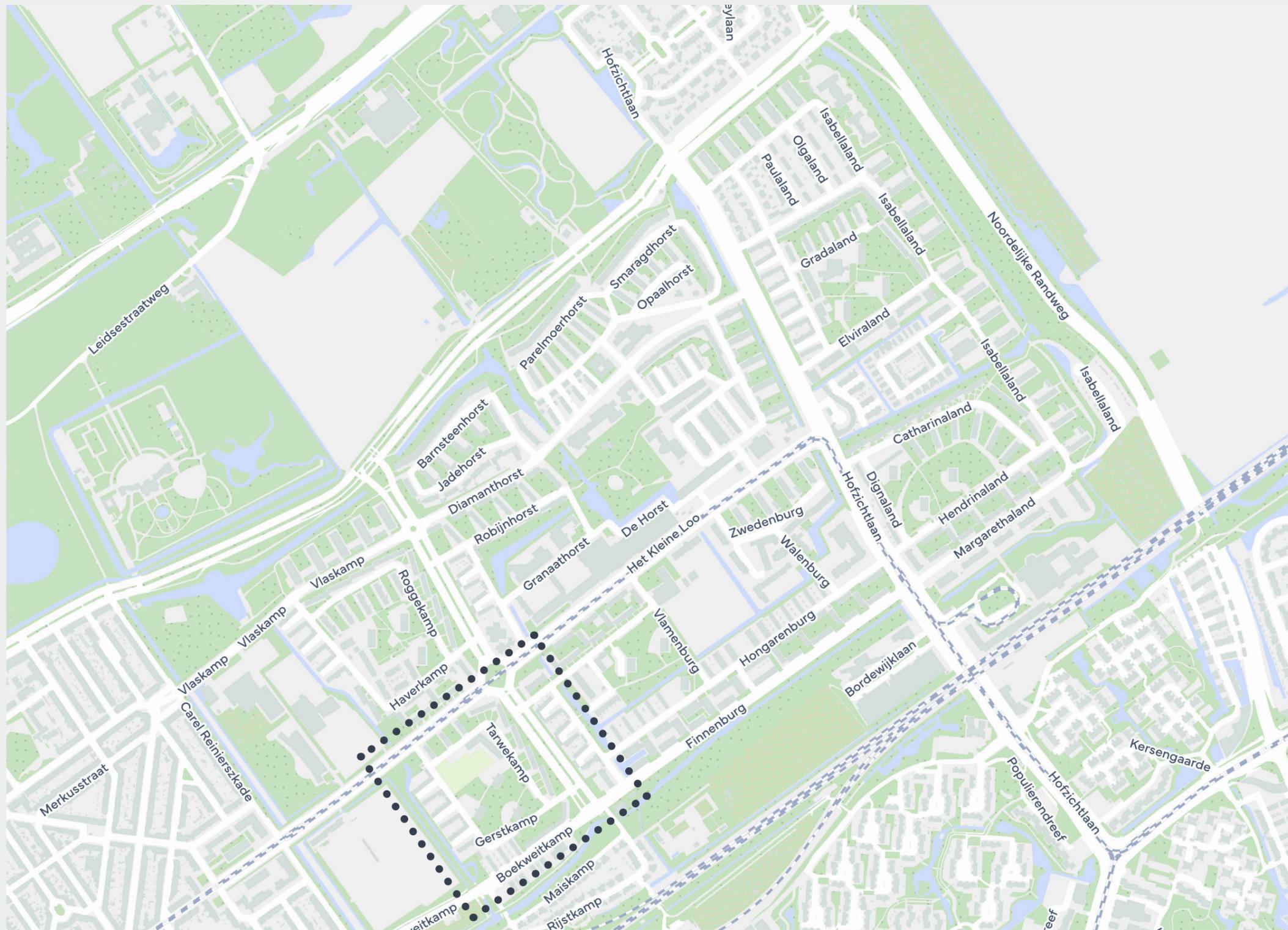
Urban qualities

-  Sociable spaces
-  Urban staying
-  Green staying
-  Calm staying
-  Local passing
-  Regional passing
-  Appropriable



STRATEGIC DESIGN CHARACTERISTICS

Reigersbergenweg & hinterlands



STRATEGIC DESIGN CHARACTERISTICS

Reigersbergenweg & hinterlands: existing situation



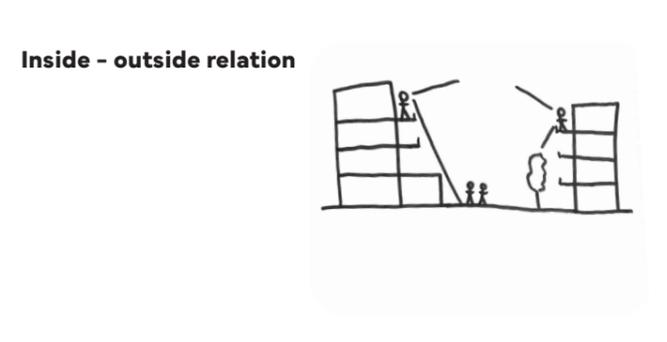
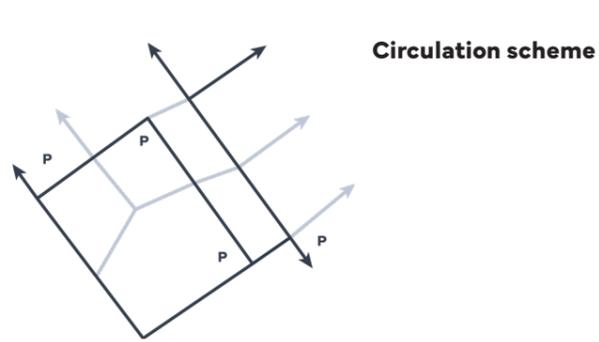
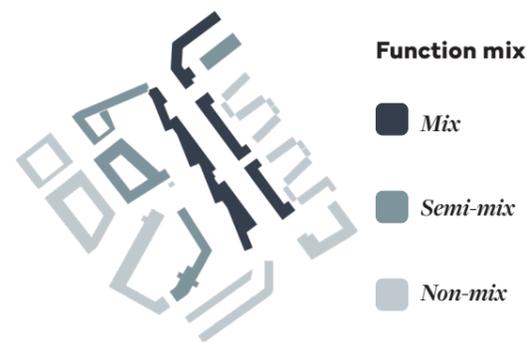
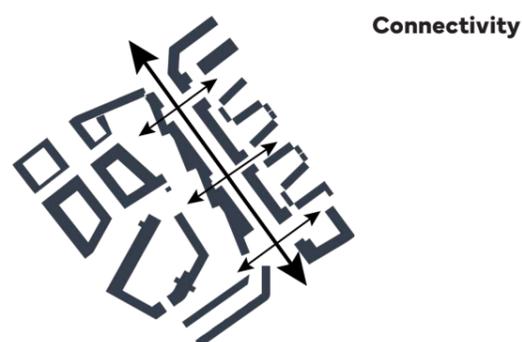
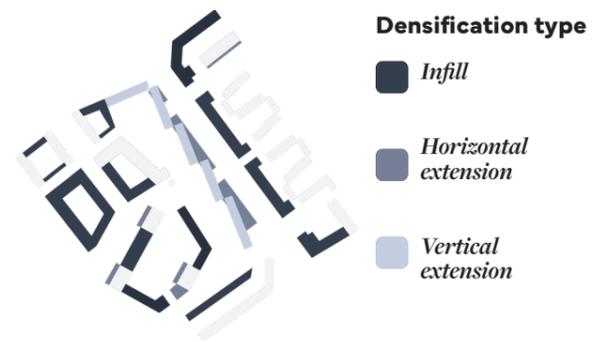
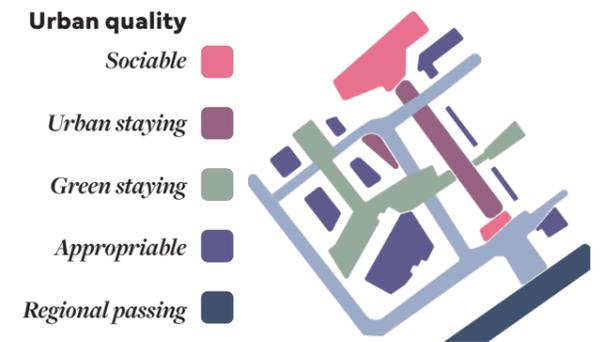
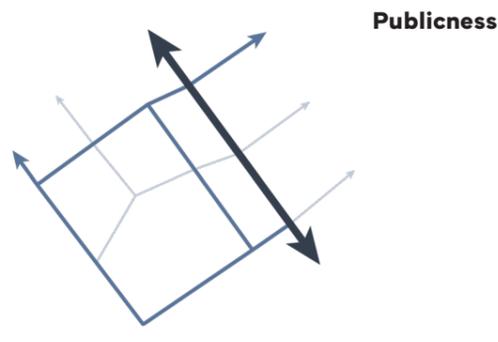
Birds eye view of Reigersbergenweg and Hinterlands from the East (Google earth)



Satellite view of Kampen South neighbourhood from the Southeast (Google earth)

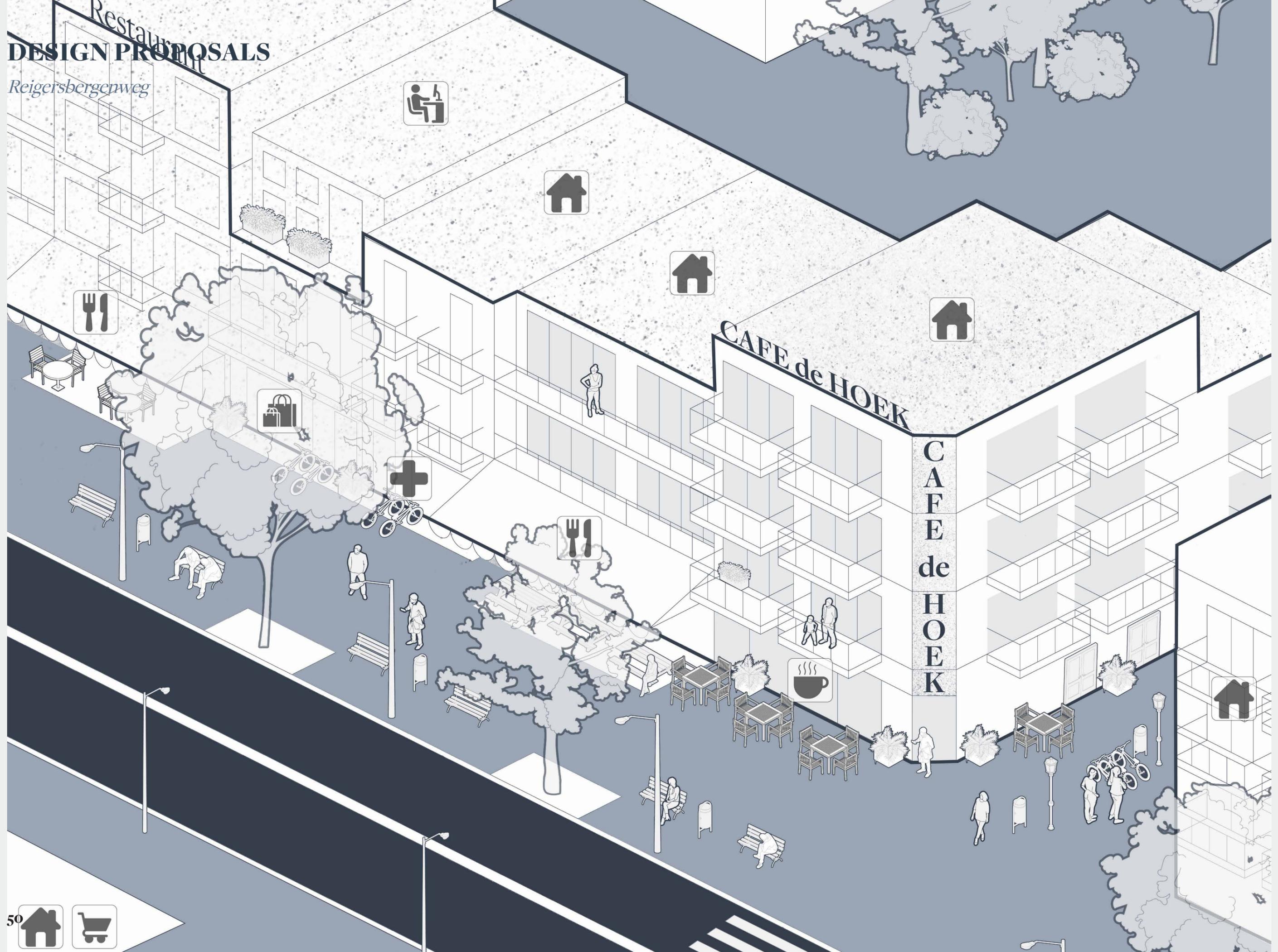
DESIGN PROPOSALS

Principles Mariahoeve: Reigersbergenweg & hinterlands



DESIGN PROPOSALS

Reigersbergenweg



DESIGN PROPOSALS

Reigersbergenweg & hinterlands

Existing structures will be extended and modified into enclosed courtyard with an enclosed appropriable space in the center for differentiated solidarities

A pedestrianised street with a green character will be introduced to enhance connectivity and maintain the character

Existing towers will be extended and combined with infill development a better street-building relation will be achieved

Centralised parking under elevated courtyard to elevate on-street parking

Transition spaces at the doorstep of dwellings enhance appropriability and sense of ownership

Local services in the plinth of the buildings surrounding a quiet urban square

New connections will be made to the Reigersbergenweg, to enhance permeability and access to the street

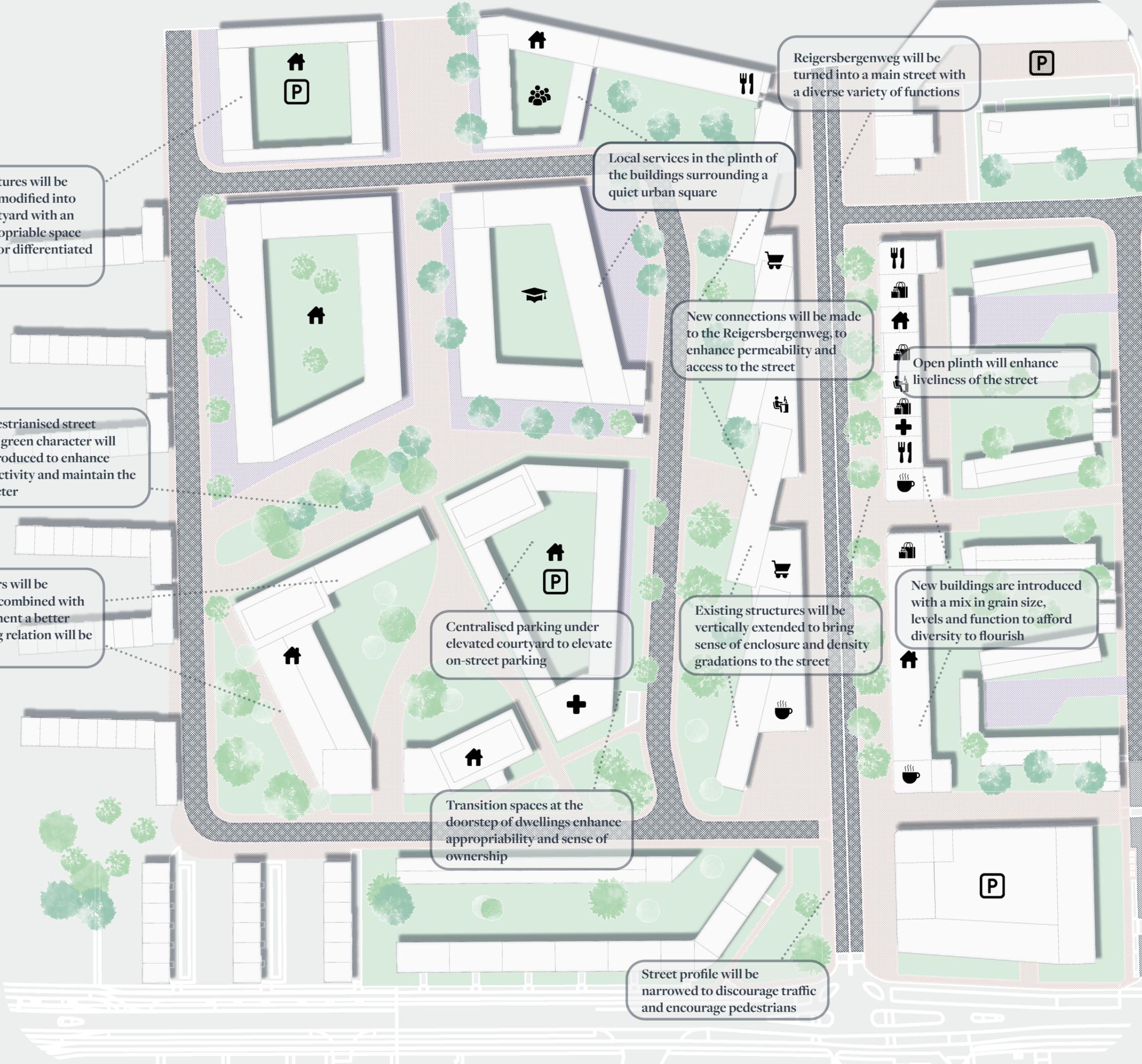
Existing structures will be vertically extended to bring sense of enclosure and density gradations to the street

Street profile will be narrowed to discourage traffic and encourage pedestrians

Reigersbergenweg will be turned into a main street with a diverse variety of functions

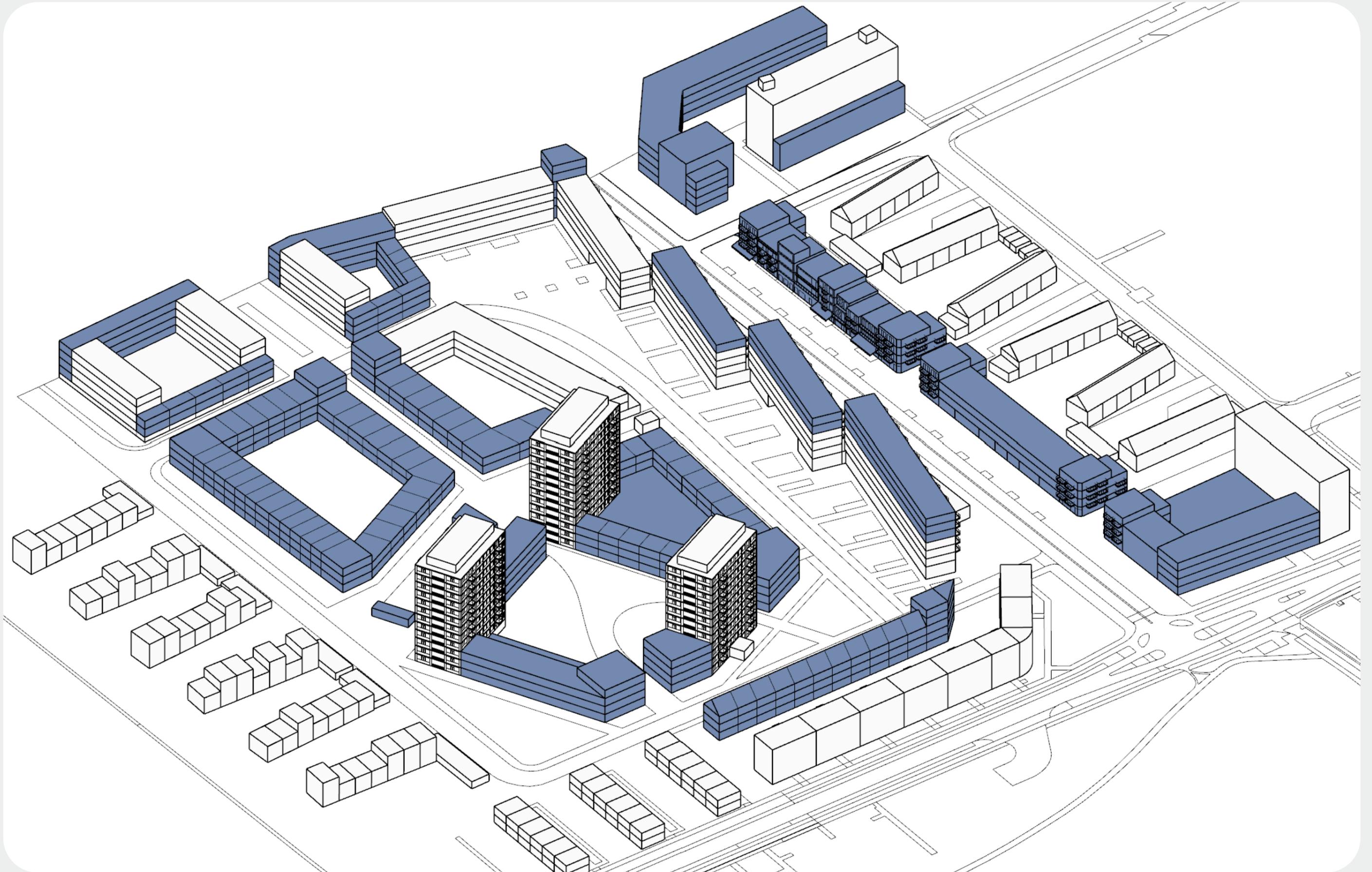
Open plinth will enhance liveliness of the street

New buildings are introduced with a mix in grain size, levels and function to afford diversity to flourish



DESIGN PROPOSALS

Reigersbergenweg & hinterlands: layer of densification



CONCLUSION

Main research question

How can the Haaglanden region be densified whilst enhancing inclusivity and cohesion in superdiverse neighbourhoods?

Through the strategic implementation of masses, while enhancing the spatial characteristics of connectivity, legibility, visibility, diversity and equity, cities can be densified inclusively. It is hereby important to create a compact and differentiated cityscape, providing access to different individuals. To foster communities which are solidary with each other, as well as providing spatial justice to all these communities is of equal importance. Only then the city can be densified inclusively.

