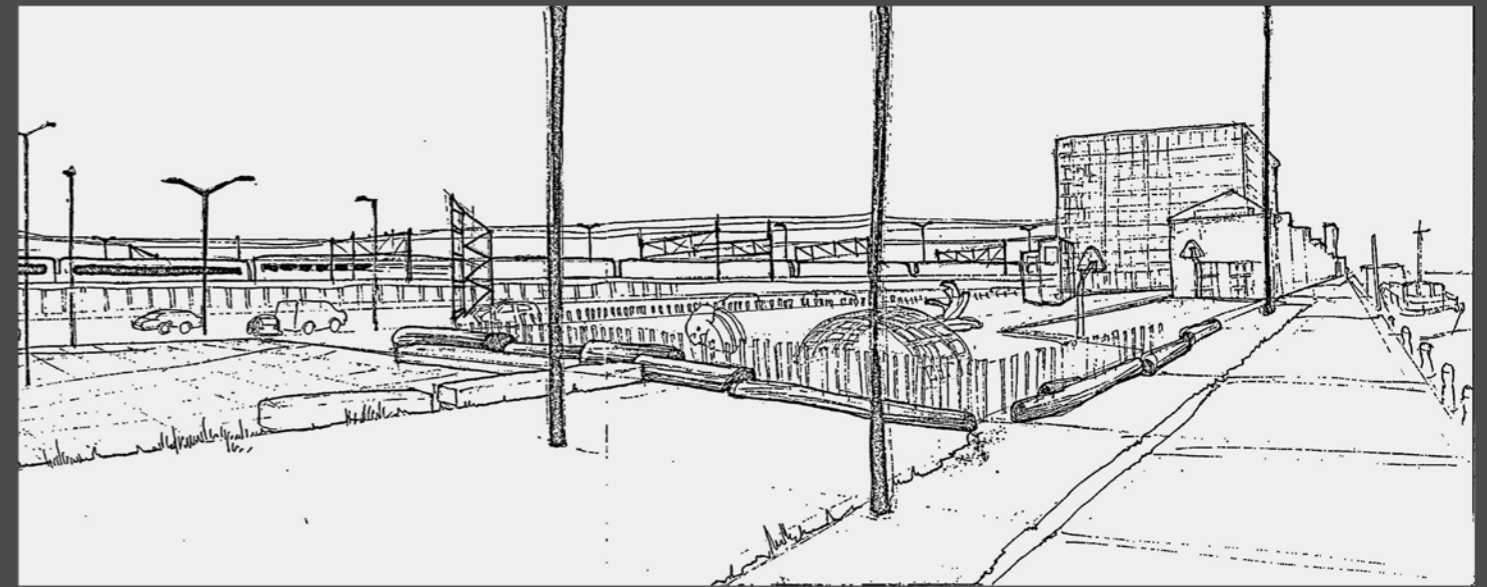


## WHAT DETERMINES THE DEVELOPMENT OF AN URBAN GAP?



THEME RESEARCH

ANNA WOJCIK

JILLES VAN EIBERGEN SANTHAGENS



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  - Architectural factors & related situation
  - Conclusions

**Social factors:**



Politics



Culture

**Economical factors**



Finances

**Ecological factors**



Green

**Architectural factors**



Density



Typology



Phenomenology



## Research question, method & application

This booklet contains the theme research that will be a part of the foundation for the design assignment of the graduation studio Dwelling. The location of the assignment is The Last Gap on the Oostelijke Handelskade in the Eastern Harbour District in Amsterdam. It's the last empty plot in the middle of a row of building blocks and temporarily developed as a playground with a basketball court. To aid us with making a design for further development of this plot we are going to take a closer look at the processes of the development of a gap in the urban tissue. The main question for the research will be:

### Which factors determine the development of an urban gap? And how much influence do these factors have on the development?

In *'Finding lost space'* by R. Trancik we read: *'What emerges in most environmental settings today is unshaped antispace. Over the past few years, radically changing economic, industrial, and employment patterns have further exacerbated the problem of lost spaces in the urban core. This is especially true along highways, railroad lines, and waterfronts, where major gaps disrupt the overall continuity of the city form. Pedestrian links between important destinations are often broken, and walking is frequently a disjointed, disorienting space.'*\*

We believe that the Last Gap at the Oostelijke Handelskade in Amsterdam is this kind of disjointed space and we want to find the possibilities to bring it back to the city. The assignment of the graduation studio contains a question of how to fill up a gap in the urban tissue. By investigating developments of similar gaps we can make assumptions on how this gap could be filled, or if it should be filled at all.

Different actors and factors have an influence on the final design and we are interested in how these play a role in the process. From the development of similar gaps, we can learn about successful approaches, but also mistakes that can be made, during the process. The Last Gap is the precious piece of land that could have a big influence on the neighborhood, so design for that site should be thoughtfully considered.

Trancik also explains what possible actors and factors could be influential in the development of the gap: *'The final solution will always be a trade-off between costs, user needs, and aesthetic criteria [...] It requires multidisciplinary teamwork at the professional level, exposure to community groups and users at the social level, and often involvement with governmental institutions*

*at the political level. Tools and experts from outside pure design, such as law, finance sociology, ecology and psychology, should be involved in the design process and its implementation.'* \*

So the number of factors, that could have an influence on the development of a gap, is very large. According to Bteich in the *Ambiguous Porosity* the factors could be divided in different components:

#### 'Social component:

- Public involvement in decision making
- Open / related morphological settings of public groups
- Horizontal distribution of social ranks: public social ranks to have common facilities, activities, etc.
- Integrated urban physical setting to public amenities, needs, activities, etc.
- Fluidity of public movement
- Shared responsibility between social parties, groups, ...
- Development of a unique sense of place and identity
- Making places more likeable
- Heightening the sense of ownership
- Counteracting urban stress
- Improving quality of life

#### Cultural component:

- Spread of educational institutions to cover all needs of city development
- Provision of galleries housing traditional heritage
- Religious community needed to serve the community
- The leisure entertainment centers accessible and affordable to the surrounding setting
- Development of a unique sense of place and identity

#### Economical component:

- Provision of the needed commercial points.
- Balance in the scale of commercial points: small commercial points vs. big commercial centers.
- Ease of flow of traditional products.
- Provision of jobs for local community.
- Consolidating the economical stand of traditional craftsmanship.
- Retaining property values because of a perceived better quality of life.

#### Political component:

- Governmental engagement in decision making, (municipality)

- Government effort to implement proper prospective of sustainable development.
- Strategies in implementation of sustainable development processes.
- The ability to coop with contemporary criteria.

#### Ecological component:

- Add aesthetical value.
- Integrating landscape in city needs
- Affecting microclimate, creating wildlife habitats
- Provision of main location for human habitation and interaction
- Preserve natural ecology and hydrology of the site.
- Provide amenity for new residents and retain an existing feature within a newly emerging open-space network.' \*\*

Taking this into consideration, we distinguished the factors that are applicable for our own case studies. The selected factors will be:

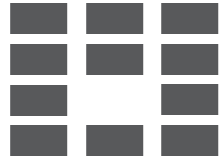
- Social factors, subdivided in political and cultural factors
- Economical factors
- Ecological factors
- Architectural factors, subdivided in density, typological and phenomenological factors.

So in short, this research consists of four **case studies**, in which we're going to take a closer look at all the different **actors and factors**: how, and how much, they influence the eventual architectural design. We made a selection of factors that are important for our chosen cases: as result, we are describing the process with **social, economical, ecological, and architectural** factors. We will analyse the case studies in an architectural way; with **diagrams** we can research the **typology** of the infill of the gap, and with **perspective sketches** we can show what the influence is on the appearance of the gap in a **phenomenological** way. Finally we will **compare** them with our own assignment at the Oostelijke Handelskade.

\* Trancik, R, 1986. *Finding lost space; theories of urban design*. 1st ed. New York: Van Nostrand Reinhold.

\*\* Bteich, C. S, (2006). *Ambiguous Porosity – Integrated Urban Gaps Identification and Experimenting Urban Connectivity*. In The 23rd Conference on Passive and Low Energy Architecture. Geneva, Switzerland, 6-8 September 2006. Lebanon: Notre Dame University. p. 1-8.

Emma's Hof  
The Hague



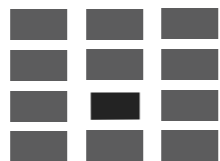
Galileistraat 44  
2561 TG Den Haag

Tasman-hof  
The Hague



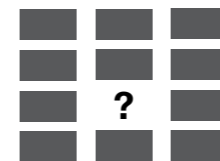
Tasmanstraat 137  
2518 VM Den Haag

Bilderdijkkade  
Amsterdam



Bilderdijkkade 456  
1053 VP Amsterdam

Oostelijke Handelskade  
Amsterdam



Oostelijke Handelskade 225  
1019 HM, Amsterdam

## Criteria of the chosen cases

To make plausible assumptions on how to develop the gap on the Oostelijke Handelskade we choose different gaps in different cities for the cases. While making a choice for the cases, the following facts were taken into consideration:

- It should be a case that was much discussed during the process of its development. Most of the chosen cases faced long discussions between inhabitants, neighbours, architects, developers and city officials. There were different ideas for development, or even local protests against some ideas. There had to be a rich source of information about all the problems that came up during the development of the last empty spots in the neighbourhoods.

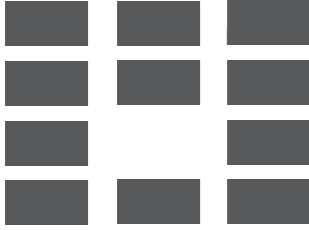
- The sites were chosen because they remained as an undefined gap for a relatively long time, and were used by people in that state (that means that they were not closed off with fences and remained completely unused). Only in the case when they were serving the neighborhood in some way, we would call them a gap.

- Different ways of filling the gap: open, half filled and filled gaps, which will give us a hint about the successful developments of the gap, taking into account especially the percentage of public / private ownership and accessibility.

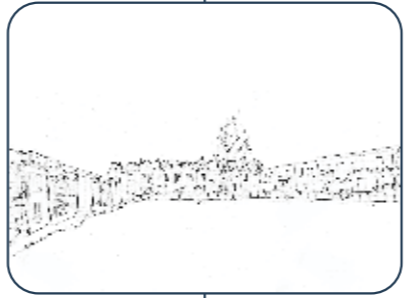
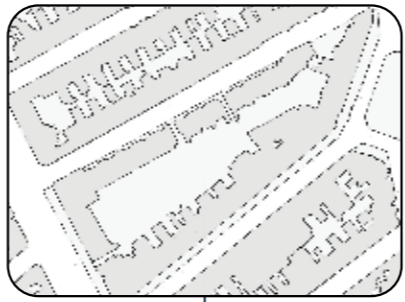
- Varying scales. Our case studies vary in size, which gives our research an universal character, with the possibility to refer to our own site.





 **EMMA'S HOF, THE HAGUE**  
**Case Study No. 1**





2006

2007

2008

2009

2010

2011

2012

2013

2014

2015



Municipality The Hague



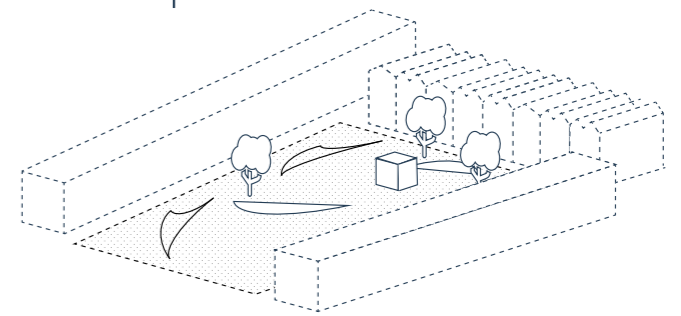
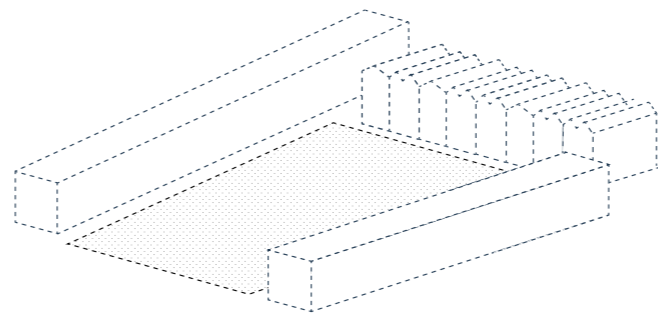
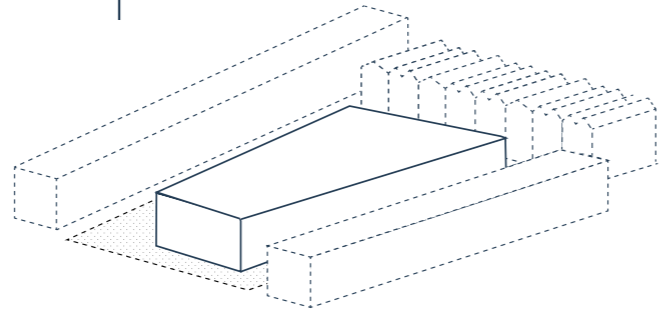
Stadstuin Emma's Hof Foundation



Timpaan Hoofddorp BV



Arcadis



## Summary of Emma's Hof.

The first case study is Emma's Hof. The site is located in the triangle of Weimarstraat / Beeklaan / Galileïstraat in Den Haag. Previously, the whole area was occupied by a last century patronage building, built in 1921. It had a lot of financial problems during its existence, and changed a lot of times in its functionality. In 1975, John Kristalijn bought the building and started a boxing school, he partly used the building as a warehouse for his Electronics Store. From the year 2000, until its demolition, it was vacant.

In 2009 the building was bought with the land around it by The Foundation Stadstuin Emma's Hof and many other funders. The building (1921) was demolished in February 2010 and the site was turned into the public garden Emma's Hof. Nowadays, this place is a green island for the neighbourhood and a place for many people's activities. Inhabitants of the district maintain Emma's Hof themselves.

### Important events:

2007 Sep During the Street Party in Galileïstraat the idea for the 'public garden' came up. Initiative group consisted of six neighbours.

2007 Dec The initiative 'A CITY GARDEN IN OUR NEIGHBOURHOOD' has already 293 signatures of neighbours.

2008 Feb Timpaan Hoofddorp BV becomes the new owner of the patronage building. There is an idea for building 12 houses.

2008 May The initiative gets support among councilors and aldermen: The first consultation with Green Left Party takes place.

2008 Sep Presentation of plans to Alderman Marnix Norder

2008 Oct Official start of the project " Urban Garden " with Tympanum BV and the Department of Urban Development and initiative .

2008 Oct Start fundraising. Required amount : 1.4 million Euro

2008 Dec First meeting with the potential funder - 1818 Fund contributes € 90.000

2009 Feb Written questions from Green Left , VVD and Stadspartij about the needs of a city garden in Regentessekwartier

2009 Apr The patronage building is cracked and squatters start a community kitchen.

2009 Jul Establishing the Stadstuin Emma's Court Foundation. Board members: Holke MacCormack , Martijn Schutte , Walter Montenarie , Marjolein Kramer , Eric Kerstholt , Rene Bruijn , Nelleke Mineur , Martin van der Harst .

2009 Oct - 2010 Jan - Consultation with squatters, they promise to leave the building in February 2010.

2009 Oct - Board Brainstorm : " What we want for our garden ? " Philosophy and functions of the garden are described.

2010 Jan-Feb Competition of five landscape architects , Arcadis gets the assignment .

2010 Feb The foundation collected the necessary money : € 1,468,030 , thanks to the sponsors and foundations. The property can be bought and demolished , the garden can be arranged. The last squatters leave.

2010 Feb Foundation Stadstuin Emma's Court signs the contract and becomes an owner of the land and property.

2010 Feb Building is demolished in 10 weeks .

2010 Mar Workshop by Arcadis for 24 neighbors : 'Give Emma's Hof a face', resulting in production of three models.

2010 Jun Public presentation of the final garden design.

2010 Jul Offers of five gardeners , Multi Garden gets the job.

2010 Nov Start of the garden construction.

2011 Jun Grand opening of the City Garden Emma's Hof.



# Stadstuin tussen de stenen

AD 11/9/2009

## Gemeente helpt bewoners bij maken ontmoetingsplek

**DEN HAAG** • Het oude patroonsgebouw in het Regentessekwartier wordt nu nog bewoond door een groep krakers. Als alles meezit is het volgend voorjaar een



# Loslaten, dat is wennen...

**'De burger aan zet' is een serie verhalen en reportages over burgerkracht.** In het spoor van de economische crisis en een zich steeds verder terugtrekkende overheid nemen burgers het heft in eigen handen. Vandaag: hoe 'Den Haag' aankijkt tegen de doe-democratie. „Op het OLS hoef je deze nota niet te laten zien.”



DOSSIER:  
DE BURGER AAN ZET  
door Johan van de Beek



Met zijn nota 'De Doe-Democratie' onder de arm, arriveert minister Ronald

Plasterk bij de door burgers aangeleede stadstuin Emma's Hof in Den Haag.

foto Johan van de Beek

11/9/2009, AD Haagsche Courant  
"City garden between the stones"

AD www.ad.nl  
ZATERDAG 7 FEBRUARI 2009 14C

**Dichtbij 15**

**WonenDichtbij**

**THUIS**  
Kat en vogel ontbreken niet in gezellige flat  
Pagina 17

**NIEUWS & TIPS**  
Cabo Verde: kopen met impulspremie  
Pagina 17

**OPEN HUIS**  
In het weekend, van 11.00 tot 13.00 uur  
in de wijk De Hoflanden

**V.L.A.A. de werkgroepen Eric Kosterhof, Martin van der Horst en Halbe Wiersma op het binnentuin waar het laagstaande gebouw plaats aan maakt maken voor een stadstuin.**

## Een tuin voor de buurt

Een buurtinitiatief zou er zomaar toe kunnen leiden dat het zeer dichtbebouwde Regentesse/Valkenboskwartier in Den Haag een openbare stadstuin krijgt. Een rotte kies wordt 'n groene case.

**Tekst: Maria Mulder Foto: Nico Schreuder**

Deze foto's zijn een resultaat van een onderzoek naar de mogelijkheden om een stadstuin te maken in het Regentesse/Valkenboskwartier in Den Haag. Het onderzoek is uitgevoerd door de werkgroep Emma's Hof, die al maandenlang bezig is om het plan voor de stadstuin gereedschap te maken.

De werkgroep heeft ook contact met andere buurtbewoners. "Wat het in de toekomst kan worden, dat is de bedoeling dat we in maart of april met een uitnodiging aan de buurt komen," zegt voorzitter Halbe Wiersma. De totale kosten van aanleg, onderhoud en beheer van de stadstuin worden op 1,5 miljoen euro geschat. De gemeente wil ook subsidie geven, maar wil niet alleen opdraaien voor de kosten. Daarom is een draagvlakonderzoek in een werkgroep van buurtbewoners en gemeenteburgemeester van de gemeente Den Haag.

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7/2/2009, AD Haagsche Courant  
"Garden for the neighborhood"



## Politics

Representants of the ministry in the Hague, visiting Emma's Hof during different stages of construction, were amazed to see 'the citizen power' in practice. It was a small, but a very determined, group of people who decided to create a new green and social 'oasis' in the old neighbourhood. They were supported from the beginning by the Groen Links party. Almost all the funds for building the garden came from political authorities: Municipality of The Hague, Municipality of district Segbroek, European Union and the European Regional Development Fund 'Opportunities for West' and Ministry of Housing for temporary innovation.







public music classes in Emma's Hof



Chess tournament



Neighborhood Dinner

# Stadstuin EMMA'S HOF

## jaarkalender 2014

Emma's Hof stimuleert ontmoetingen tussen buurtbewoners. Buurtbewoners organiseren activiteiten voor jong en oud. De buurt zorgt voor het beheer en onderhoud van de tuin.

Hieronder een aantal activiteiten voor 2014. Wil je zelf iets voor de buurt organiseren of wil je helpen bij de organisatie van een van deze activiteiten? Leuk! Graag! Overleg even met het bestuur, of stuur een mail naar [bestuur@emmashof.nl](mailto:bestuur@emmashof.nl)

**zaterdag 22 maart**  
**NL doet dag** Opening van het seizoen! Klussen voor jong en oud. De tuin zomerklaar maken.

**zondag 27 april**  
**Koningskermis** Oud-hollandse spelletjes in kermisfeer, feestelijke lekkernijen en borrel na.

**zondag 25 mei**  
**OPEN PODIUM** Elke laatste zondag van de zomermaanden open podium van 15-17 uur. Doe mee!

**zondag 1 juni**  
**Poëzieworkshop** van 10-12.30 onder leiding van Emma's Hofdichter Eric Wisse

**zaterdag 21 juni**  
**Vriendendag** 'Vrienden & Vrijwilligers van Emma's Hof' worden deze dag in het zonnetje gezet.

**zondag 29 juni**  
**OPEN PODIUM** Optredens & hapje/drankje van 15-17. Optreden? Mail [bestuur@emmashof.nl](mailto:bestuur@emmashof.nl)

**juni/juli**  
**Het 3e Emma's Hof Schaaktoernooi** Nader te bepalen

**zondag 27 juli**  
**Seniorendag** Een gezellige dag met activiteiten speciaal voor buurtbewoners van 65 jaar en ouder.  
**OPEN PODIUM** Aansluitend open podium.

**zondag 30 augustus**  
**OPEN PODIUM** Optredens & hapje/drankje van 15-17. Optreden? Mail [bestuur@emmashof.nl](mailto:bestuur@emmashof.nl)

**zaterdag 27 september**  
**Burendag** Winterklaar maken van de tuin met fruittaarten uit Emma's Hof boomgaard.

**zondag 28 september**  
**OPEN PODIUM** Optredens & hapje/drankje van 15-17. Optreden? Mail [bestuur@emmashof.nl](mailto:bestuur@emmashof.nl)

**oktober**  
**Herfstworkshop** Voor kinderen, in de herfstvakantie

**dinsdag 11 november**  
**St. Maartenviering** Lampionnen, chocolademelk, glühwein en St. Maartenverhaal

**zaterdag 15 en zondag 16 december**  
**Kerstmarkt** Handgemaakte kaarten, kerstballen, kransen, lekkers en gezelligheid.

**donderdag 1 januari**  
**Nieuwjaarsdag** Nieuwjaarsverrassing, nader te bepalen

**Emma's Hof-kookploeg** kookt door het jaar heen een aantal maaltijden.

**Emma's Hof-Groengroep en Klusgroep** verzorgen het (groen)onderhoud in Emma's Hof. Elke laatste zaterdag van de maand van 10-13 komen de Hofhoveniers bij elkaar. Kom ook eens!

Houd voor de meest actuele activiteiten+tijden het mededelingenbord+website in de gaten!



## Social factors

### Culture

The patronage building had social functions for the neighbourhood. That's why the land was also returned to the neighborhood and a publicly accessible garden was created. It became a friendly place for people of any age: a meeting spot for adults, and a natural playground for kids.

Emma's Hof is maintained by the residents themselves. During the year, Emma's Hof offers a number of activities for kids and adults: International Art Club and Painting Courses., King's Day, Christmas and New Years festivities. Neighbours can get actively involved into maintaining the garden. Oranje Fonds NL Doet organizes events like the Season Kick off: pruning, raking, digging, painting, polishing. Animal lovers can take care of the Owls' incubators.

Emma's Hof is the place to present eco-friendly concepts. In the round mongolian yurt called Nature Caravan, which is travelling around Netherlands, visitors could learn for example how to 'protect nature from the people'.

Emma's Hof accomodates also open-stage theater performances, political debates, chess tournaments, any many other activities. Currently the garden is managed by the group of 20 people, who are responsible for opening and closing the garden. 15 other people are responsible of 'closing the season', maintaining plants in the end of summer and water the grass. Another group, cooks all the meals during the year activities. Many volunteers assist in all these tasks.

In short, Emma's Hof is developed as a garden where:

- residents can meet and stay in a green, natural environment
- kids can safely play
- artists from the district can exhibit their works
- annual neighbourhood parties and cultural events are held
- the quality and livability of the neighborhood is enlarged
- neighbours take care of the maintenance and events of the garden.





# Emma's Hof ontvangt 250.000 euro subsidie van minister

VALKENBOSKWARTIER - Rijksbouwmeester Liesbeth van der Pol overhandigde op 15 oktober namens minister Cramer (VROM) het bestuur van de stadstuin Emma's Hof een cheque van 250.000 euro. Emma's Hof zal dit bedrag gebruiken voor de realisatie van een openbare stadstuin in Den Haag. De minister ondersteunt via het Innovatieprogramma Mooi Nederland een aantal innovatieve projecten die de ruimtelijke kwaliteit van de leefomgeving verbeteren.

Emma's Hof zal worden gecreëerd op de plaats waar nu een oud patronaatsgebouw leeg staat. Het gebouw staat op een terrein mid-

den in Den Haag, grenzend aan de Weimarstraat in een multiculturele, zeer stenige wijk. Emma's Hof zal overdag geopend zijn en is bedoeld als ontmoetingsruimte voor buurtbewoners en ouders met kinderen. De buurt zelf zal de stadstuin gaan onderhouden.

Emma's Hof praat inmiddels met culturele instellingen en milieuorganisaties over samenwerking. Om in aanmerking te komen voor een prijs moet een project in een brede

coalitie van omwonenden en andere partijen een tastbare bijdrage leveren aan een mooier Nederland. Het plan voor de stadstuin kan op een groot draagvlak in de buurt rekenen. Veel buurtbewoners hebben hun medewerking bij het onderhoud van de tuin toegezegd.

De totale kosten van de realisatie van de stadstuin bedragen circa 1,2 miljoen euro. Het gebouw, dat nu in handen is van een projectontwikkelaar, moet worden aangeschaft

en vervangen door bomen, struiken en speeltoestellen. De gemeente Den Haag heeft bij monde van wethouder Norder de stichting Emma's Hof in september 2009 500.000 euro toegekend. Met deze prijs van Mooi Nederland en enkele andere fondsen die subsidies toezegden is de opening van de stadstuin binnen handbereik gekomen.

**HaagWestNIEUWS**  
- onafhankelijk weekblad -

**Haagse Kust Media B.V.**  
Treilerweg 32, 2583 DC Den Haag  
Tel.: 070 - 352 05 65  
Fax: 070 - 358 49 52

**BRILSKN**

21/10/2009, Haag West News  
"Emma's Court receives 250,000 euros .."

# VROM schenkt €250.000,- aan Emma's Hof

DOOR JEROEN VAN ONSELEN

**DEN HAAG - Hoe gaan we de Emma's Hof indelen? Dat is de vraag die buurtbewoner Walter Montenarie zich met zeven andere buurtbewoners stelt.**

De Emma's Hof is een project van buurtbewoners uit de driehoek Weimarstraat, Beeklaan en Galileïstraat. "Een buurt met weinig groen", weet Montenarie, die er zelf woont. Toen er in de ruimte tussen de straten een groot grijs pand leeg bleef staan waren de buurtbewoners het dan ook snel met elkaar eens: slopen dat gebouw! En bouw daarvoor in de plaats een mooi stadspark à la het Sunny Court aan de Laan van Meerdervoort.

Het lijkt de bewoners te gaan lukken, want momenteel hebben ze al acht ton aan fondsen geworven om het park te kunnen aanleggen. Afgelopen donderdag haalde de buurt nog 250.000 euro aan subsidie binnen van het ministerie van



Blijde gezichten bij het ministerie van VROM, afgelopen donderdag.

FOTO: PR

VROM. "We horen nu graag van onze buurtbewoners hoe we het park moeten invullen. Ze kunnen hun ideeën mailen naar stadstuin@yahoo.com",

suggereert een triomfantelijke Montenarie. Dat triomfantelijke gevoel is niet voor niets. De buurtbewoners werken snoeihard aan

hun project ("met z'n allen toch wel zo'n zestig uur per week"). Wie meer wil weten over Emma's Hof kan kijken op [www.emmashof.nl](http://www.emmashof.nl).

21/10/2009, Posthoorn  
"VROM donates 250,000 euros to Emma's Court"



## Economical factors

### Finances

The biggest problem about the brilliant idea of community garden for the whole district, was, of course, money. Expensive land was already bought by developer who was planning to build new dwellings there. So despite the fact that neighbours enjoyed their empty plot inside the block and started different activities there, it looked like a lost case. A small group of activists from the neighbourhood didn't seem to see the problem and they started looking for the sponsors to buy the land back. The required amount wasn't small: 1,45 million euro. Surprisingly, within 2 years, they succeeded. Emma's Hof was created by the inhabitants of the neighbourhood, thanks to the sponsors that they found. A big number of institutions were interested in contributing their name and money in such a social and ecological project that would activate the whole district. The following organizations had the main financial contribution in the Emma's Hof: Municipality of The Hague contributed € 500,000, The Hague municipality district Segbroek contributed € 40,000 to the garden, European Union supported the project with € 450,000 from the European Regional Development Fund 'Opportunities for West'. Ministry of Housing for temporary innovation 'Beautiful Netherlands' donated in 2009 € 250.000.

#### Funds:

VSB fonds, which is an organization which supports projects that inspire people to make contact with each other and create their surroundings by themselves, donated € 96,000 for the design of the garden.

Fonds 1818 Foundation supported the city garden with € 90,000.

Ars Donandi / Russel ter Brugge Foundation € 45,000.

Royal Dutch Heidemaatschappij advised and supported the design of the garden with a contribution of € 22,000.

And many other, smaller founders of the community garden.

### Winst & Verlies 2013

Lasten	uitgaven	Baten	ontvangsten
vaste lasten	€ 1.401	Bijdrage privaat	Vrienden van Emma € 4.860
algemene kosten	€ 3.153		Kroonappel € 50.000
Onderhoud en inrichting tuin	€ 663		Kroonappel genomineerden € 2.500
Materiaal en gereedschap	€ 1.641		NLDoet € 450
Evenementen	€ 6.335		Particuliere schenkingen € 1.127
Overig	€ 41	Evenementen	€ 4.920
Reservering tbv berging poort	€ 40.000	Verkoop t-shirts	€ 100
Reservering tbv speeldeel	€ 5.000		
Reservering	€ 5.723		
<b>Totaal</b>	<b>€ 63.957</b>	<b>Totaal</b>	<b>€ 63.957</b>

#### Verklaring grootboekposten

Vaste lasten; Eneco, dunea, woz, verzekering, bankkosten

Algemene kosten; Afvalcontainers, catering, website, relatiegeschenken, inventaris huisje, dixie

Onderhoud en inrichting tuin; planten, schelpen, grond, zand

Materiaal en gereedschap; verf, cement en andere doe-het-zelf spullen

### Annual financing report for Emma's Hof in 2013







gardening group



harvest



closing the gardening season

# Stadsgroen



door Wendy Hendriksen



## Emma's Hof

Stel, je woont in een fijne straat. Waar iedere woning een kleine, maar goed begroeide voortuin heeft. Aan de achterzijde hebben de woningen ook een tuin, een kleine tuin en dat komt omdat er een machtig groot bakstenen leegstaand pand grenst aan alle achterpercelen.

Dat leegstaande pand mag weg. En je bedenkt een plan om daar op die plaats een fijne buurttuin te maken. Met een klimboom en een Jeu de Boulebaan, een moestuin met vergeten groenten en een verrukkelijke pluktuin rondom een grasveld. U denkt nu waarschijnlijk: dat is een lief en zoet fantasietje!

Maar dit fantasietje uit Den Haag zou weleens werkelijkheid kunnen gaan worden.

In een van de dichtst bestende wijken van Den Haag, tussen woningen in een grote driehoek die wordt gevormd door drie straten, staat sinds zeven jaar een gebouw leeg. Het gebouw, dat ooit gebruikt werd voor bijeenkomsten, als magazijn en als boksschool, is in verval. Nu woekert de wingerd en de klimop om en door de ramen

en deuren. Het gebouw houdt zich nog staande, maar er moet wat gebeuren.

Met de projectontwikkelaar is al om tafel gezeten, met de gemeente ook. Er is, behalve een nog net niet sluitende begroting, weinig beletsel om het prachtige groene plan uit te voeren.

De fantasie gaat overigens nog wel veel verder want er wordt gedroomd om samen de tuin te onderhouden, schooltuintjes te realiseren, een tuin voor de Natuurwinkel te maken, bankjes voor ouderen en een zandbak voor de kleintjes te plaatsen en een onderhoudsproject voor De Groene School te initiëren. Ook een beeldenexpositie en een verhalenfestival zijn enkele van de ideeën die geopperd worden.

Hoewel er op deze plek nu nog helemaal niets is wat daar op lijkt, behalve een wildgroeïende wingerd en een assertieve klimop, geloof ik in de gewenste plek. In de genius loci, zoals dat wel genoemd wordt. Het is er allemaal, het is er in stilte al aanwezig. We moeten het alleen nog even zien!

Meer verhalen en een boek op [www.wendyhendriksen.nl](http://www.wendyhendriksen.nl)



## Ecological factors

### *Multifunctional city garden*

Greenery of the Emma's hof is composed in a dynamic manner: several areas run into each other and create the element of surprise, around every next corner. Flora of the garden is well integrated into an urban environment. Landscape Designer Leonoor van der Linden of Arcadis, who designed the final plan, was supported by the Royal Dutch Heidemaatschappij (KNHM).

### *Garden for every neighborhood*

Emma's Court is located between houses in a residential area in The Hague, in the Regentessekwartier. The ecological and sustainable urban garden for local residents, gives people an opportunity to meet between the flowers. Emma's Hof got a title of The Garden of the Year.

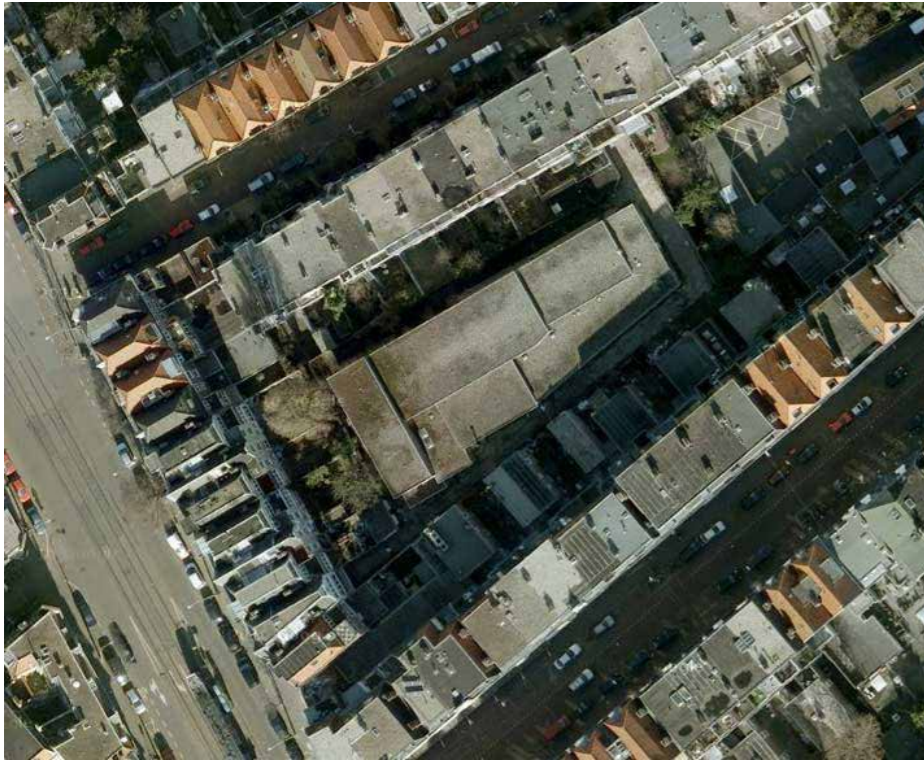
### *The assessment*

Garden of the Year was chosen by the committee consisting of journalists and specialists, who looked at: the experience, type of garden, the story behind it, level to which the landscape meets the wishes of the clients, neighbourhood and the 'garden elements' themselves; what catches the eye, creativity of design, attention to sustainability and ecology, implementation and applied planting, green versus non- living materials, the quality of craftsmanship.

Emma's Hof is also leading plant sale from the garden, in the fall and winter.







1921 - 2010



2010 - 2013



2013





## Architectural factors

### Typology

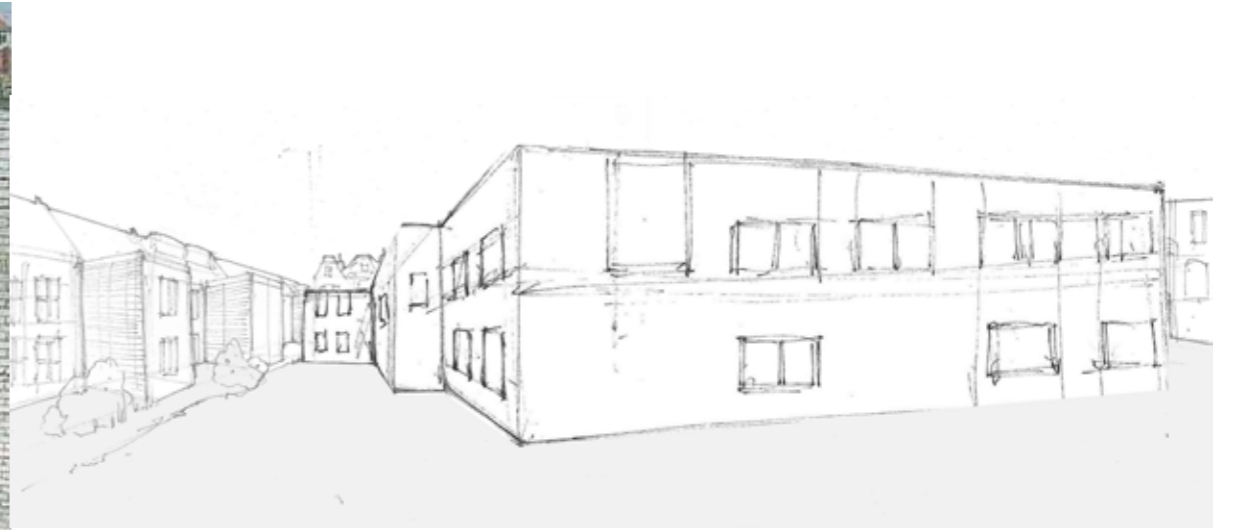
Neighborhood of Regentesse-/Valkenboskwartier has hardly any greenspaces. Exception is “The Verademing ‘at the Newton Street, on the south side of the district. There were no places where parents can play with their small children, but also no places to meet for older neighbors.

Regentessekwartier, has a very diverse population, in total almost 12,000 inhabitants. 38.1% residents come from Suriname, Netherlands Antilles, Turkey, Morocco. And in many areas, only the spaces outside their stores are the only places where different groups of residents can meet.

Regentessekwartier has a very large percentage of homes with three or four floors, often split in several independent apartments. Few existing gardens are very small. Large group of people lives here in a relatively small area - according to the city council data - even 85 houses per hectare.

Emma’s Court is enriching the neighborhood with new green space, for healthier and more social environment.





## Architectural factors

### Phenomenology

First impressions from visiting current Emma's Hof is the big openness and transparency of the garden. Although all the garden was carefully and fully developed, all its elements are relatively low and it's easy to see all the borders of the building quarter. New development creates a big space.

When the site was just an underdeveloped gap, existing field of grass was also used for public activities, like Tai-Chi classes.

Patronaat building in the past was covering the site completely and didn't provide any chance for outdoor social activities. Narrow and dark corridors between patronaat building and dwellings didn't encourage visiting neighbors. Inhabitants occupying the dwellings on the opposite sides of the central building didn't have a chance to know each other.





## Conclusions

Emma's Hof is an example how the development of the gap can influence and change the whole neighborhood. In the beginning, during describing the choice criteria for our case studies, we called The Emma's Hof "empty". But in fact, the site is never empty. Emma's Hof is described by its surroundings and circumstances it's in. Such an empty lot is also a part of the built environment. What defines it as empty is usually the urban activity around it. In the case of Emma's Hof it became the centre of urban activity, even though no new architecture was created. New type of land use was developed and improve the quality of life of the whole neighborhood.

Many architects and urban planners started seeing nowadays the importance of porosity in the cities, instead of compactness.

In the 1990's Dutch urbanist Geuze created many public spaces which can be described as "empty", with minimum of urban furniture, to provoke natural people activities in the city and look for alternative and spontaneous behaviour of inhabitants. In the case of Emma's Hof neighbors not only spontaneously say what they would like to do with the empty spot but also bought it and build it themselves.

*'What is the value of a terrain or building? It can be argued that for the citizen with low acquisitive power, who acquired the lot with this own resources, it has the value of the use; on the other hand, for the real estate speculators, the well located lots have exchange value or, in other words, generate capital. These two values are quite measurable and can be compared if necessary.'*\*

\*Nefs M. 2006, Unused urban space: conservation or transformation? Polemics about the future of urban wastelands and abandoned buildings. City & Time 2 (1): 4. [online] URL: <http://www.ct.ceci-br.org>

People, who created Emma's Hof found the emptiness a big value. Ecological and cultural value was much higher than economical one. Market interest lost with the citizen's right to the city.





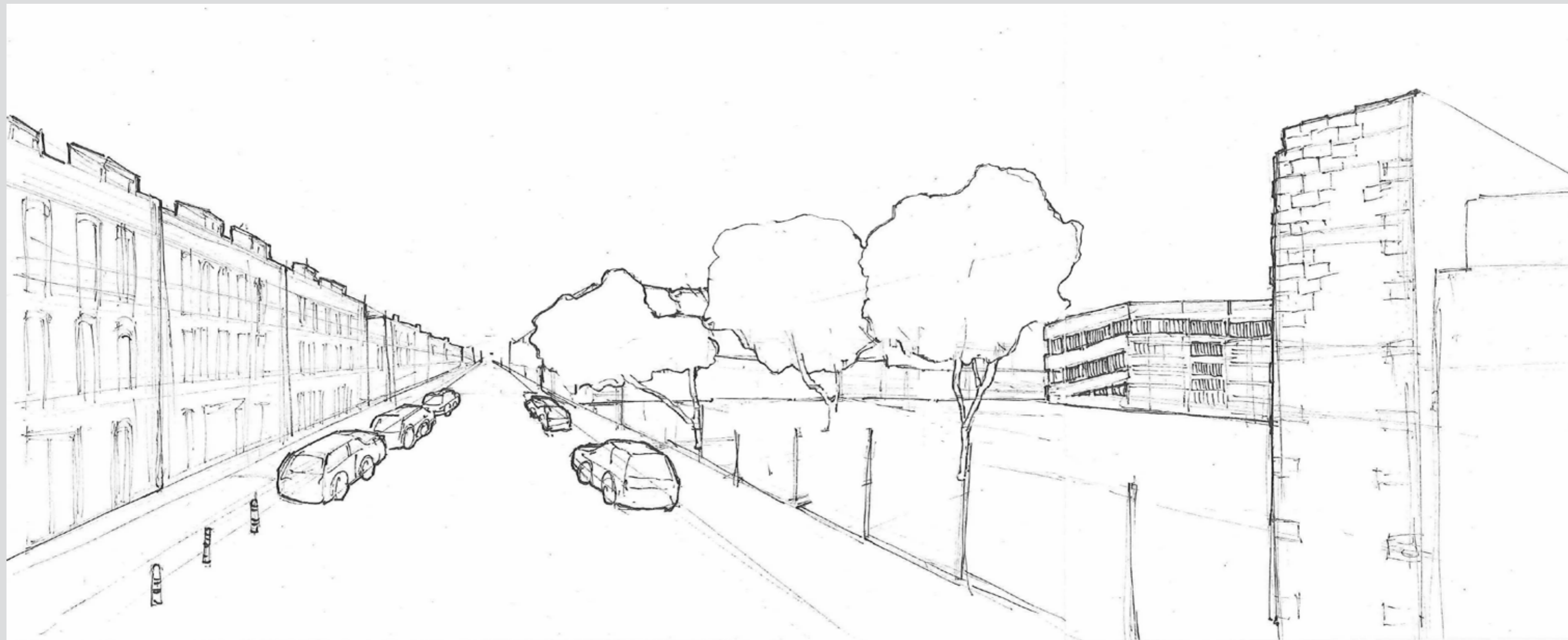
RAAT

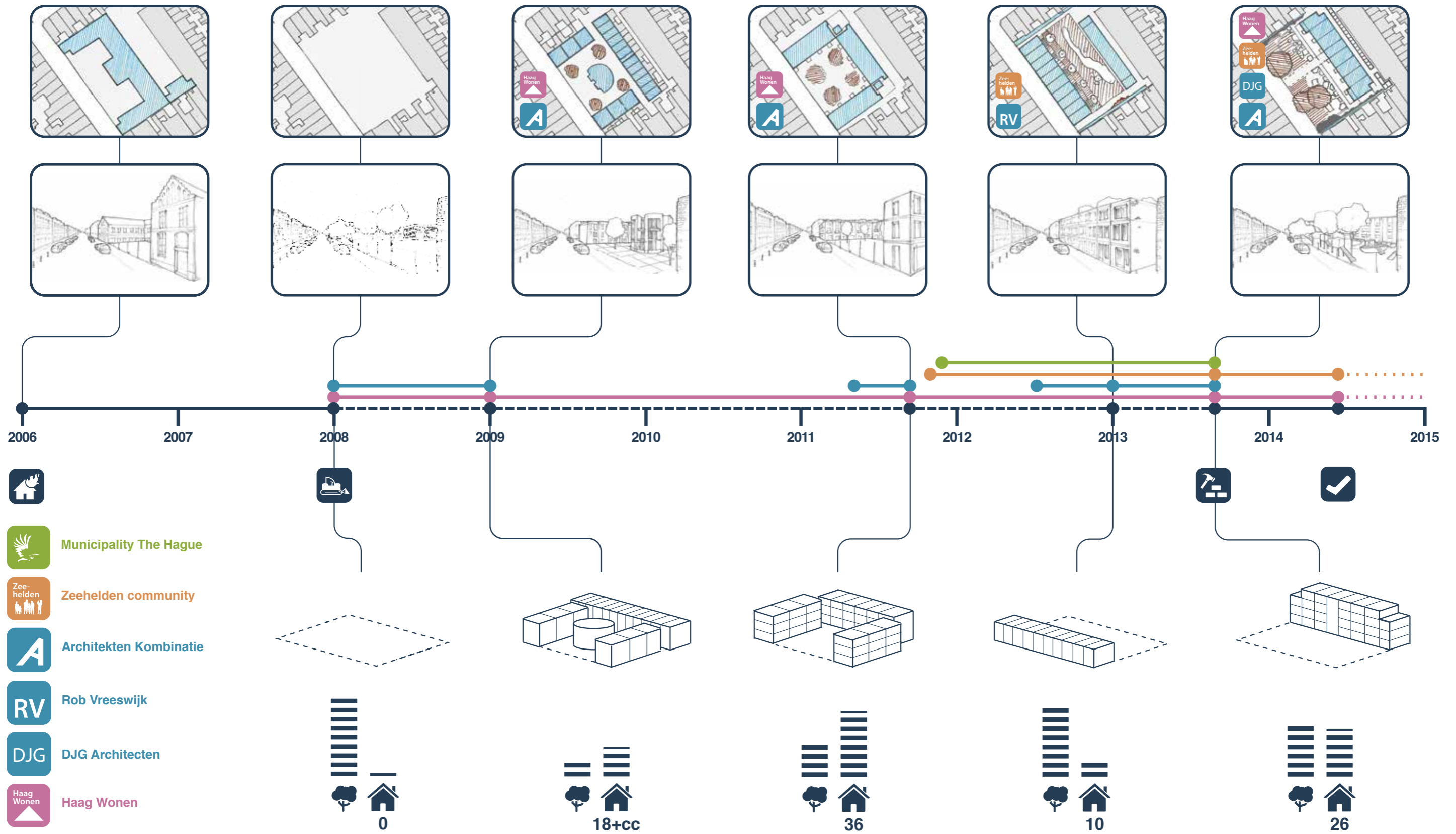
TASHAN

PRINS HENDRIKSTRAAT



**TASMANHOF, THE HAGUE**  
**Case Study No. 2**







## A summary of the Tasmanhof case

The second case study that will be elaborated on is another gap in The Hague. In this case the plot is going to be partly filled up with a building of which construction began at the end of 2013. It's a slightly larger scale than Emma's Hof and also very interesting because of its different design proposals, with different typologies and densities, during the 'gapness'.\*

The parties that were involved in the development are: the municipality of The Hague, the resident community De Groene Eland/Zee Helden, the corporation Haag Wonen, and the architect firms Architecten Combinatie and Atelier Rob Vreeswijk.

### Beginning of the gap

In 2006 the school at the Tasmanstraat burnt down when one of the school kids accidentally set the fire. The school was evacuated quickly and nobody was harmed. After this disastrous event the school moved to an empty building a few blocks away where it is still situated. The ruins of the building remained for a while until it was completely demolished in 2008 creating the gap in the urban tissue of the Zeehelden-quarter in The Hague.

The gap that was left behind after the demolishing of the school remained and it was an empty spot in the urban fabric for almost six years. It is a part of an almost square city block which has only houses with gardens directed towards the inside, with a three level parking garage in the middle. The gap is surrounded by the Tasmanstraat, the gardens of two rows of three level houses, and at the opposite of the street, the parking garage.

### Dwellings and care centre

Haag Wonen is the owner of the plot and they started to make plans for the development of the gap. Together with Architecten Combinatie they came up with a plan of 18 houses surrounding a courtyard directing towards the Tasmanstraat. In the middle of this courtyard, a round building block, a care centre for elderly people, was designed. The front doors were connected directly to the courtyard and the small patio gardens were at the backside of the houses. Especially the gardens towards the parking garage were a huge critique on the design. Selling these dwellings was hard but not only the design was responsible for this. The crisis was kicking in and the housing market was very bad at that

moment, so for almost three years the houses remained unsold.

Suddenly, after a couple of years of emptiness, Haag Wonen put up a sign that read: *"36 apartments are being developed here"*, together with a rough sketch of the design of three blocks around a courtyard. The residents of the Zeehelden-quarter were shocked by this news and went to the municipality of The Hague, demanding some response. The municipality couldn't reply on this matter because it wasn't informed correctly about the new development. It appeared that the communication between Haag Wonen and the municipality wasn't done clearly. The very active community of the Zeehelden-quarter, called De Groene Eland, started a petition for the prevention of the development, stating it is a project that wouldn't fit in the typology of the urban plan of the neighbourhood. A few weeks later they handed in 2500 autographs of the residents. It was directed from the secretary of the Groene Eland to the director of Haag Wonen. After the subject was picked up by the local newspapers, the housing corporation couldn't do anything but working together with the municipality and De Groene Eland to come up with a plan that would satisfy all the parties.

### Haags Hof

The residents, together with Atelier Rob Vreeswijk, an architecture firm in this neighbourhood, came with their own proposal for filling up the gap. The plan of the De Groene Eland was very different in typology than the plans that were made before. With a row of 10 houses, the gap was closed off creating an inner courtyard with the Zeehelden Garden which is a common typology in the urban plan of the city of The Hague. This garden could be used for all sorts of activities in which urban farming in greenhouses played an important role. The obvious response of Haag Wonen was that the new plan was not lucrative. The plan had such a low density that it wouldn't be profitable, at least, not with a reasonable price of the dwellings.

### Compromise

After a lot of discussions between the different parties they ended up with a deal that would be a good compromise; De Groene Eland was allowed to buy the half of the plot, which could be used as a garden and urban farming possibilities, and Haag Wonen could use the other half to develop 26 apartments in a block alongside the parking garage. The Zeehelden community

agreed on this deal and started to get their funding in order. With a lot of political discussions and media attention it was not very hard to find sponsors for the project. A fund, that doesn't want to be named yet, would give the amount of money that is needed for buying the plot. For the garden itself, the Rabobank and the municipality donated most of the money. Also some private investments and the neighbourhood itself raised some money. A landscape architect would do the design pro bono, together with the participation of the residents. When everyone agreed on the terms, the building process had started at the end of 2013. In the summer of 2014 the dwellings will be finished and the development of the garden can start.

\*gapness - that's how we will call the state of the site, when it is not developed and can be temporarily used by the neighborhood for different purposes. Gapness is the state of the site that influences the urban tissue and causes social discussions, and does not apply to the closed construction sites, with private owners and prohibition of entry.



# 'Bouwplan was bekend'

## Gemeente al lang ingelicht over Tasmanstraat

**DEN HAAG** • Woningbouwcorporatie HaagWonen heeft al begin dit jaar wethouder Marnix Norder (PvdA, stadsontwikkeling) ingelicht over de aangeplande plannen voor de bouw in de Tasmanstraat.

MAARTEN BRAKEMA

Volgens de corporatie heeft Norder in een overleg ingestemd met het feit dat hier geen dure koopwoningen, maar huurhuizen worden gebouwd. Ook zou de welstandscommissie al akkoord zijn met de wijziging.

Een woordvoerder van de wethouder ontkent dat. Volgens hem was er geen sprake van goedkeuring. Tijdens een overleg over meerdere bouwprojecten is dit 'als vingeroefening, als proefballon' bespro-

hieldenkwartier grote omroep over de plannen van HaagWonen. De corporatie wilde in de Tasmanstraat dure koopwoningen bouwen. Toen bleek dat er een gebrek aan belangstelling was, besloot de corporatie het plan aan te passen. Er moeten nu 36 huurwoningen komen. Het plaatsen van een bord met informatie over het nieuwe project, deze week, zorgde voor woede bij de bewoners. Die vrezen dat er hogere galerijflats komen en het groen aanvalt.

Woordvoerder gemeente

*'Dit project is slechts als een*

Zeeheldenkwartier dat de bouw mogelijk maakt. Wethouder Margalein de Jong (D66), die over het bestemmingsplan gaat, verklaarde zeer opzigtend te zijn over de handelwijze van HaagWonen. Volgens haar had de corporatie niet de suggestie mogen waken dat de gemeente had ingestemd met het bouwplan.

De corporatie stelt dat er weliswaar nog geen officieel bouwplan is, maar dat de gemeente dus al begin

dit jaar instemde met de functiewijziging. Ook zegt de woordvoerder van HaagWonen dat er geen sprake is van de bouw van galerijflats. Het nieuwe plan gaat niet als het oude uit van drie lagen en het volume wordt zelfs minder, omdat een zorgcentrum is geschraapt. Het ontwerp blijft architectonisch bijna hetzelfde.

Officieel staat er nog niets op papier. Zodra de directie van HaagWonen een voorlopig ontwerp heeft goedgekeurd gaat de corporatie een informatieavond voor de buurt beleggen, waarschijnlijk eind september, begin oktober.

De woordvoerder zegt ook begrip te hebben voor de omwonenden. „Als je nu een graafveld voor de deur



Chairman of the Zeehelden-garden, Annelies Breedvelt hands over 2500 autographs to the director of Haag Wonen



# Boosheid om bouwplan

## Bewoners Zeeheldenkwartier komen in actie

**DEN HAAG** • Bewoners van het Zeeheldenkwartier komen vanavond massaal naar het stadhuis om zich te verzetten tegen het bestemmingsplan van hun wijk. De boosheid richt zich op de plannen van Haag Wonen om een galerijflat te bouwen in de Tasmanstraat.

NICO HEEMELAAR

Ineens stond hij er afgelopen maandag, op de plek waar in 2006 basisschool De Wereldwijzer tot de grond afbrandde: een groot bord van Haag Wonen waarop de bouw van 36 woningen wordt aangekondigd. In 2012 moet de eerste paal de grond in voor een ruim 12 meter hoog complex van galerijflats. De buurt wist van niets en als ze de wethouder op haar woord moeten geloven is er ook - anders dan de woningcorporatie op haar website schrijft - bij de gemeente nooit een bouwplan ingediend. Vervroegd huist de ge-



Bewoners van het Zeeheldenkwartier voor het gewraakte bord van Haag Wonen. FOTO NICO SCHOUTEN

## Race tegen de klok om geld bijeen te sprokkelen voor Zeeheldentuin

MAARTEN BRAKEMA

**DEN HAAG** • Een appelboomgaard, ruimte voor yogalessen en picknicks, een natuurspeeltuin. De bewoners van het Zeeheldenkwartier zijn samen met een landschapsarchitect druk bezig met het maken van plannen voor de Zeeheldentuin. „1500 vierkante meter. Daar kan je best veel mee,” zegt een van de initiatiefnemers, Annelies Breedveld.



Ook zeeheld Michiel de Ruyter wil een tuin.

ILLUSTRATIE HANS VAN DER SPEK

nen om geld in te zamelen en hebben een rekening geopend (nummer 45.23.19.072). Fonds 1818 heeft al laten doorschemeren bereid te zijn tot een flinke donatie. De rest - nog steeds tonnen - moet via bijvoorbeeld de verkoop van T-shirts en een grote publieksactie op 15 februari bijeen worden gebracht.

De gemeenteraad toont zich enthousiast over de ontwikkelingen in

daarvoor een verzoek nog niet bereikt en is er sprake van een zakelijke transactie tussen de bewoners en corporatie. Wel noemt ze het 'een sympathiek initiatief'.

Breedveld ziet de gang van zaken ook als een mooie testcase. „De gemeente wil graag dat bewoners meer verantwoordelijkheid nemen voor hun leefomgeving en wil meer groen in de stad. We zullen nu zien



## Politics

At first, with the design for 18 houses and a care center, the project was just another proposition of development. It became a political issue when the Haag Wonen decided to put up a sign with a different development without communicating this clearly to the residents of the Zeehelden quarter, and especially when it became clear that it wasn't consulted with the municipality either. Probably Haag Wonen was in a hurry designing this plot because of financial reasons but by this action it was completely backfired.

A lot of commotion among the residents of the quarter and the strong community De Groene Eland were able to stop the development by getting the attention of the municipality and the media. The left party Groen Links had made a lot of effort giving it attention in the council meetings and created awareness of the situation. The town council agreed unanimously with supporting the residents of the Zeehelden quarter. In this way Haag Wonen was forced to involve itself into conversations with the Zeehelden community because otherwise it would have harmed their image.

Alderman De Jong (Democrats 66 party) had an important role in the development of the Tasmanhof. She acted as a mediator between Haag Wonen and the Zeehelden community and succeeded in guiding them to an agreement. Afterwards she has said about this development: *'The Zeehelden garden is a typical example of participation by citizens in which the residents are making an effort to improve their living environment. I'm glad I could help bringing both parties together.'*

(Plan voor galerijflat van de baan. 27 march 2012 [www.zeeheldentuin.nl](http://www.zeeheldentuin.nl))

## Culture

New community garden is divided into two thematic parts: park&urban gardening: fruit orchard, vegetable gardens, a decorative garden, and activities part, where we can find an adventurous playground for kids and a place for activities such as neighborhood dinners.





Fund raising committee



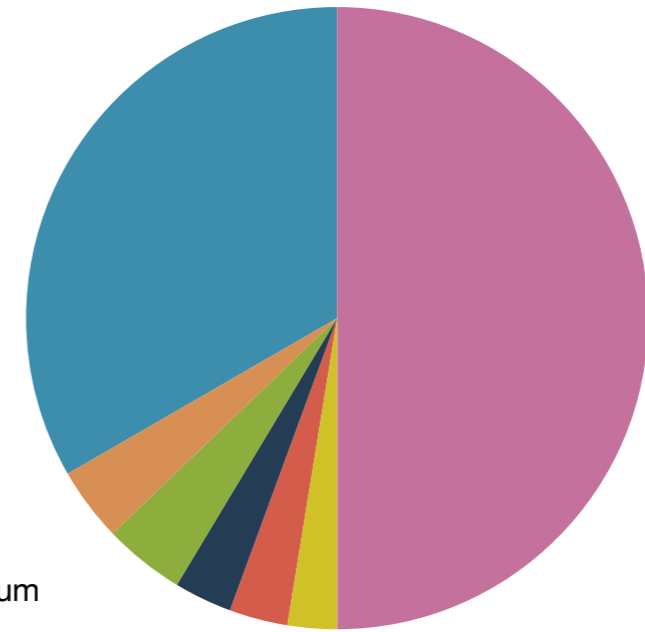
Rabobank donates 10.000 euro



Neighbourhood initiatives for raising money

For the development of the garden almost 160.000 euro has been collected through fundraising.

- Contributions of:*
- Fonds 1818
  - Municipality
  - Rabobank
  - Jantje Beton
  - ANWB
  - Zeehelden community
  - Zorghotel Residence Haganum





## Finances

This case study shows very well that the development of an empty piece of land depends a lot on the profitability of it. The owner of the plot at the Tasmanstraat is the Haag Wonen. They have tried to develop the plot into something lucrative. Because of the economical crisis and the failing housing market they had to try something else than the plan of 18 houses with the care center. After two years of trying they started to make another plan that would be easier to sell or rent - like the apartment block of 36 dwellings. This would have been a plan that would suit the demand better and the density of the amount of dwellings went up and the building cost per dwelling went down. But the residents of the Zeehelden quarter started to complain about the typology, the density and the appearance of this development. As written in the previous chapter the corporation Haag Wonen had to start a conversation with the Zeehelder quarter to come with a plan that all the parties would agree upon, but also that would be financially acceptable.

Finally they came to an agreement to divide the plot in two parts. The part along the parking garage would be developed by the Haag Wonen and the other part along the Tasmanstraat would be developed by the residents themselves into a public garden. The corporation gave the neighborhood the chance of buying the plot for 350.000 euro. They set up a deadline on the 1st of March giving the Zeehelden quarter one year to collect all the money.

On the 5th of October the website of the Zeehelden garden announced that an, until now still anonymous fund that invests in green initiatives, would finance the whole purchase of the plot. This was the biggest obstacle for the development of a green garden in the Zeehelden neighborhood and luckily for them, a generous party saw an opportunity and made the further development possible. They also demand Haag Wonen to remediate the soil so growing food would be clean and safe.

But the neighbourhood community still had to make a plan for the development, and finance the garden itself. They worked quite hard on this and especially the attention the project gained through the media was very helpful for finding investors. They organised a lot of events for raising money but eventually it brought up only a small percentage of all the required money. But

actually it helped in an indirect way because of all the attention that such events are causing. Until now the following funds and businesses contributed to the development of the public garden:

50.000 by the municipality of The Hague

80.000 by Fonds1818

10.000 by Rabobank

7.500 euro Jantje Beton

5.500 residents Zeehelden

5.000 by ANWB

1.250 Zorghotel Residence Haganum

159.250 euro in total.

The landscape architects DJG helped as well by designing the garden pro bono. We could conclude that this development was not possible at all without the help of a lot of benefactors, with the anonymous fund, Fonds 1818 and the municipality as the biggest investors. Therefore the development, financially speaking, is not very healthy. But it shows that with a lot of effort, a strong community feeling and (media) attention, neighborhoods are able to collect a lot of money for their projects.





## Ecological

### During the gapness

The plot at the Tasmanstraat was empty for almost six years. For a long time it was a green space surrounded by fences, but because the process of the development was taking this long, people of the neighbourhood were allowed to temporarily use the plot as a space for urban gardening. People brought in wooden crates with soil to grow vegetables. We can see a lot of similar examples of temporary use of gaps in The Hague right now. For example at the Spinozastraat we see a similar temporary garden, which people use really actively, so apparently the municipality sees it as a very effective use of a temporary gap. This kind of activity is better than people using the plot uncontrollably.

Another way of looking at this could be that people eventually get used to the green public space in the middle of a city. This could have been one of the reasons why they got so angry at the plan of the Haag Wonen: at some point the gap is such a nice, quiet and green area and suddenly it would be filled in with a big apartment block of 36 dwellings.

### Design of the Architekten Combinatie

The first design for the gap of Haag Wonen and the Architekten Combinatie had incorporated a public square with a care center in the middle. This building would be surrounded by four trees to add some green elements in the inbetween space. The square would have been mostly paved and therefore maintenance free, but it would have become a space with too little green.

### Appartment blocks

The typology of the design with the apartment blocks would have allowed the courtyard to be a little park-like space. Especially because of the density of the block this would have had even more public green space than the first design. But for the people of the Zeehelden neighbourhood this plan was against the idea of the typical courtyard, of which you can find a lot of in The Hague. The lack of green public space in the Zeehelden quarter made the residents wanting much more green in the neighbourhood.

### Proposal of the neighbourhood

The Zeehelden community came up with the idea to develop the gap into a public garden, closed off by row houses. In this garden

the people would grow their own vegetables in greenhouses.

### Final design

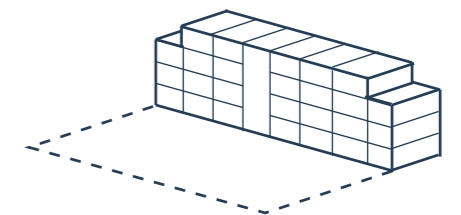
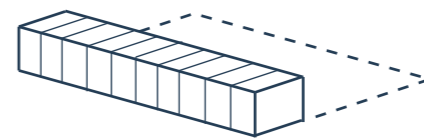
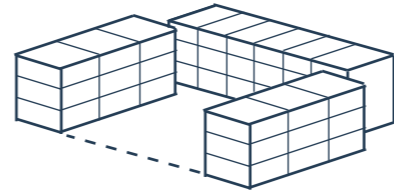
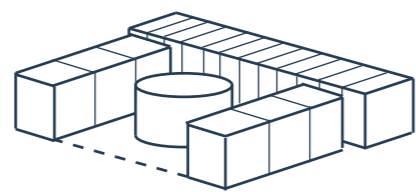
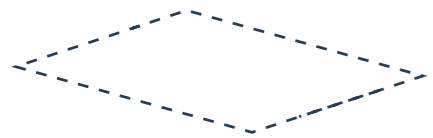
In the final design of the infill of the gap, the half of the plot will be developed with an apartment block that will obscure the parking lot, and the other half will be developed by the Zeehelden-garden initiative, creating a public garden with urban gardening possibilities and a playground. It is designed by DJG Architects and it is done pro bono. In contrast to the first proposal of the Zeehelden quarter to create a garden in a courtyard, this design offers the green space just along the street, making it a more public and welcoming appearance. The residents are very satisfied with the final design, especially because it will offer a nice place for kids to play. Another important influence on the design was the preservation of the old oak trees along the Tasmanstraat.

To conclude the ecological aspect of the Tasmanhof we could say that the lack of green space was the main reason for the more green development of the gap. But it is fairly possible that if Haag Wonen directly came with the design of the apartment block, and didn't make the mistake with not communicating it with the municipality and the residents, that it would have been developed in this manner. The residents started to get used to the open green space, and made use of it already as an urban gardening area, so they wouldn't want to give it away this easily. This bottom up initiative shows that there was really a demand for green space in the neighbourhood.

After the summer of 2014, the residents can enjoy their garden and watch their kids play at the playground.









## Density

An important link to density of cities is of course the financial aspect. We can clearly see in this case study that the amount of dwellings in each design is influenced by the financial factor. And the direct consequence of making more, or less denser areas is, of course, the amount of public space created.

The first design of the Architecten Combinatie shows 18 houses with a garden at the front side and ground level entrances. At the backside the houses had a patio garden. With the care center in the middle, the density of the plot corresponds to the density of the Zeehelden quarter. In this way, the housing corporation Haag Wonen could ask a reasonable price for the houses. Unfortunately, the housing market was not doing well because of the crisis, but also the patio garden at the back, especially the houses against the parking garage, was a reason for not buying the house.

So we could conclude that both the crisis and the typology of the design, made Haag Wonen to come up with another financial model. They came up with three, 3-level apartment blocks with 36 apartments. Simply said, Haag Wonen made more dwellings and made them less expensive by using a gallery access type of block. It had more public space than the design of the Architecten Combinatie because of the more compact arrangement. Still, the Zeehelden residents were shocked by the density of the design.

In response, the residents came up with their own design with ten row houses along the Tasmanstraat, creating a courtyard with a public garden. Haag Wonen reacted with the comment that it was a really nice idea. *Who wouldn't want this?* But that it was financially impossible to develop. The houses would become very expensive or it would simply not be a lucrative plan.

The residents wanted an open green space, Haag Wonen - a profitable plan. To overcome the fact that the plan wouldn't be lucrative, Haag Wonen made an agreement with the Zeehelden community that they were allowed to create the public garden if they were able to buy half of the plot. This would allow Haag Wonen to create a block with a density that would be a bit higher than the average in the neighbourhood. But in the same time the residents could make their own green garden.

We could conclude that density is indeed directly related to

economics and the amount of open space. The big open space was only possible because of the fact that the Zeehelden community was able to buy half of the plot with the aid of a fund. The process of the development has resulted in more dwellings, an increase in building height but more open green space for the residents.





Mariaschool



The empty site after the fire and demolition of the school



18 dwellings and a Care Centre



36 apartments in 3 blocks around a courtyard directing towards the street.



10 dwellings and semi-public garden inside the block. This closed typology was the most common for the district.



Final Design ( 26 dwellings and Community Garden)



## Typology

The Tasmanhof case study has a really interesting development if we observe the change in typology of the designs. An important aspect to note is the parking garage in the middle of the block. It's used by the residents and it was built to get rid of the cars in the streetscape. This four level high car park has a great influence on the design decisions of each plan.

To begin with the Architekten Combinatie design again we can see an U-block with houses with ground level entrances surrounding a courtyard. A round building block which contains a care center for elderly people, is situated in the middle of the new plan. The architects explain: *'because of the round shape the block appears as a guest on the square and doesn't confiscate the courtyard.'* The typology of the block is different than the typical courtyard block of The Hague. The main reason for this would be the facade of the garage that is obscured by a three level row of houses. The focus of the design was on the appearance of the courtyard. The houses are all directed towards the inside, creating a nice enclosed feeling. But this meant that the patio gardens at the backside became a big downside of the design.

The second design of the Haag Wonen has the same U-shape directed towards the Tasmanstraat, again obscuring the parking garage. The three building blocks consisted of 36 apartments. In the corners the staircases were situated giving access to the galleries. Only a rough sketch of the design was made so the appearance of the courtyard couldn't be showed. The text on the sign which read: *'Here Haag Wonen will develop 36 rental apartments'* was enough information for the residents to start complaining about the design not fitting in the context of the Zeehelden quarter.

The Zeehelden community decided to make a design proposal of their own and with the architect Rob Vreeswijk they came up with the enclosed courtyard type. The city is known of its enclosed courtyard type and this seemed to be the best solution according to the residents. To cover up the facade of the parking lot they wanted to built greenhouses next to it. And they wanted to let the facade overgrow by vegetation.

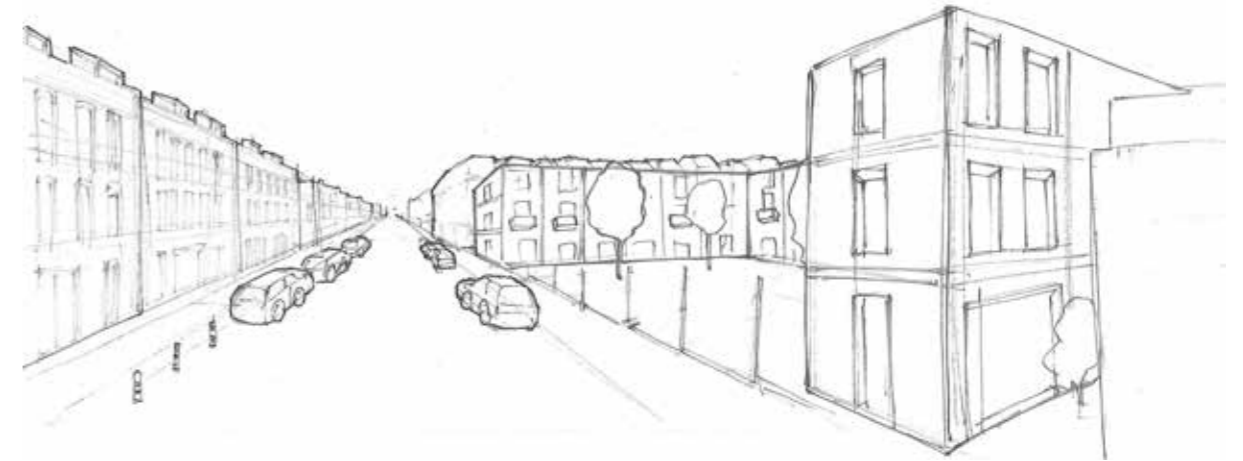
After half of the plot was sold to the Zeehelden community, the Haag Wonen corporation designed an apartment block of 4 levels, except for the building mass at the corners. Here the block will count 3 levels, which was done to connect the height of the block with the height of the surrounding row houses. The entrance of the building is in the middle, which leads to the staircase giving access to the 26 apartments.

Solely this development is not very unusual, but the combination of this block and the other half of the plot with the garden, has an exceptional result. We could say that this compromise allowed both parties to get what they wanted. But if we take a look at the typology of the design, it's something different from what they actually wanted. It's not an embraced courtyard facing the Tasmanstraat, neither an enclosed courtyard. In a way, the garden part is still a gap, with one building block alongside facing this open green space.

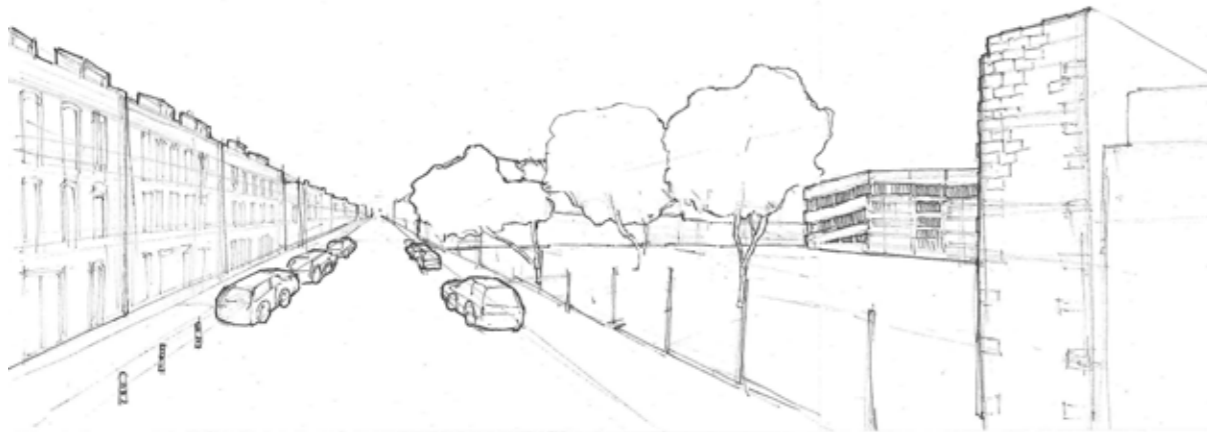




Mariaschool



36 apartments in 3 blocks around a courtyard directing towards the street.



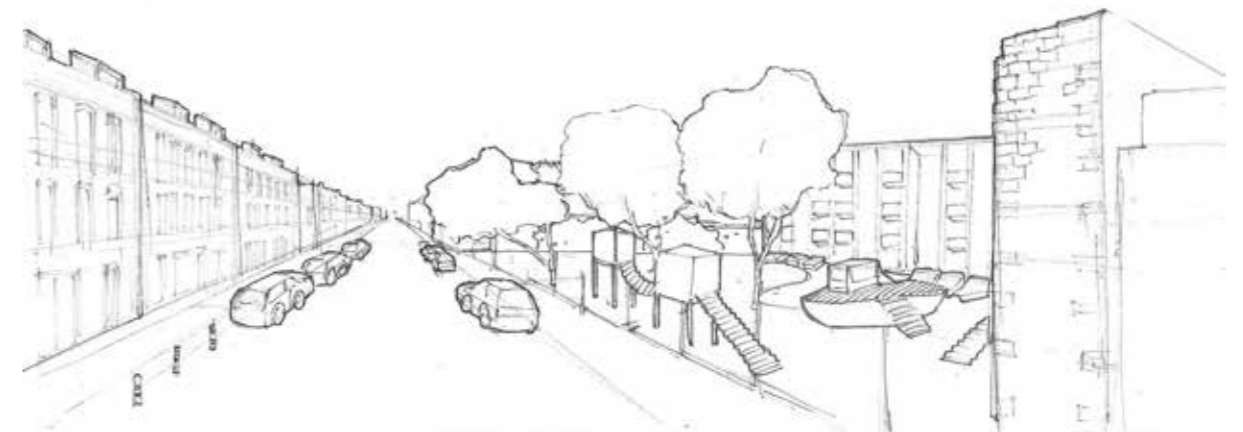
Empty site after the fire



10 dwellings and semi-public garden inside the block. This closed typology was the most common for the district.



18 dwellings and a Care Centre



Final Design ( 26 dwellings and Community Garden)



## Phenomenology

On the phenomenological aspect of the architectural design, we are going to focus solely on the view from the Tasmanstraat. On the left we see the influence each design has on the appearance of the street and the gap.

The school was in harmony creating an exception in the rows of houses, an good design with two open courtyards towards the Tasmanstraat, and with an entrance in the middle.

The appearance of the gap is of course not really special, except for the fact that is a gap. Two old oaks were creating a natural border for the site.

The first design of Haag Wonen and Architecten Combinatie has an inviting character due to the courtyard and the round building mass in the middle.

The design with the apartment blocks creating a more square-like, rigid feeling.

The proposal of Rob Vreeswijk and the Zeehelden community shows that the street appears to have a more symmetrical image. The courtyard behind it is completely hidden with only two narrow alleys giving access to it.

The final plan has a very green appearance with the two old oaks remained in the front, and the playground and garden behind it. The gap looks still like a gap, but now with a garden and an apartment block as a background. It does have a very inviting character, and therefore it will probably function very well as a space where people can meet and enjoy the greenery.







## Conclusions

### Political

The reason the development became a political issue is the poor communication of Haag Wonen towards the residents and the municipality. Due to the strong community of the Zeehelden quarter they could gain the attention of the municipality. The local support of all the residents was essential to the way this gap is going to be developed. Communication towards the residents of the neighbourhood is therefore a serious aspect of a development.

### Economical

This case shows that green public space is expensive. Everyone agrees on the fact that open space is needed in this densed neighbourhood of The Hague. But it is simply not lucrative. Someone has to invest money in a development that would not generate any money. So the only way the Tasmanhof could be developed as a garden was by getting financial support of a fund.

### Social / Ecological

In the middle of the Zeehelden quarter the need for green space is high. The fact that a lot of residents have put their own money into a public garden shows this necessity. The development of the urban gardening possibilities is not only good for the green appearance of the space but also for the social coherence in the neighbourhood. Combining the garden with a playground for kids, improves this coherence even more.

### Architectural

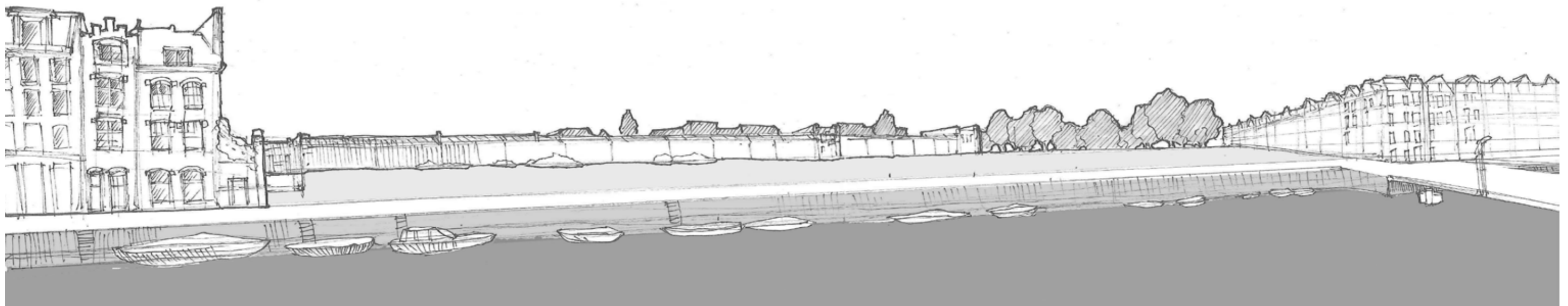
The conclusion about the architectural aspect of the development could be that the final design is really a compromise between two different plans. It's not designed by an architect. It has been derived from plans that are made by architects, but eventually the political, economical and social influences were bigger and forced the design into the final plan that is going to be developed.

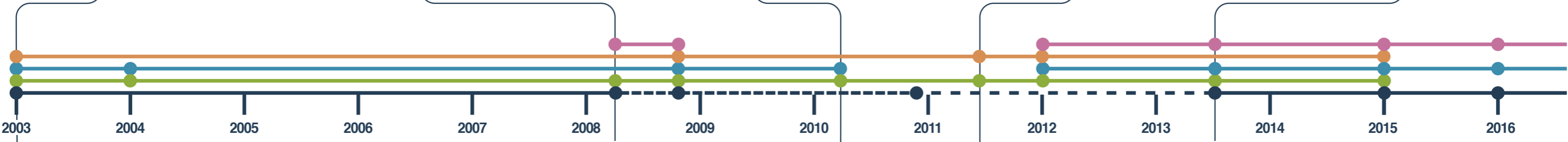
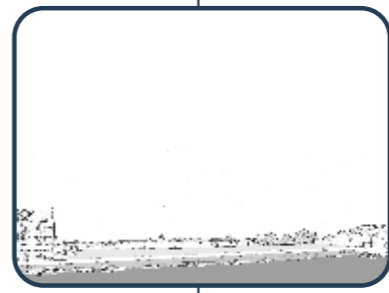
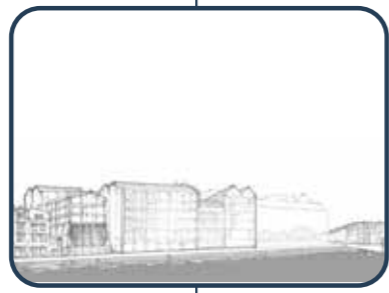
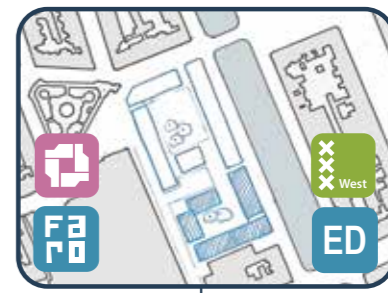
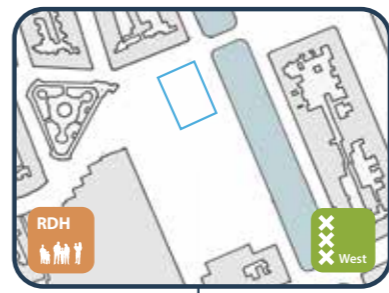
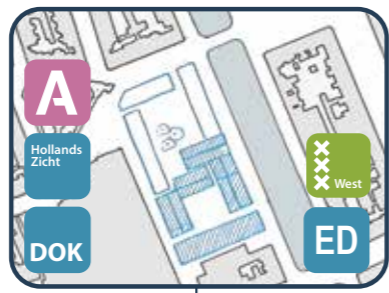




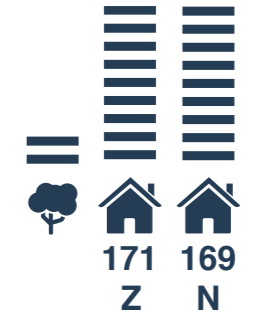
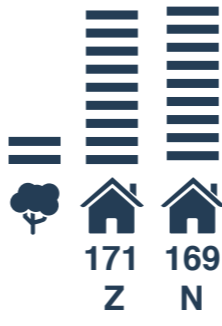
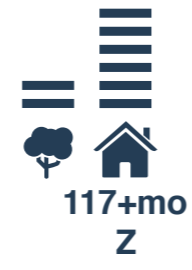


**BILDERDIJKKADE, AMSTERDAM**  
**Case Study No. 3**





- Municipality
- Community Rond De Hallen
- Dok Architects
- Hollands Zicht
- FARO
- Edwards Stadsontwerp
- Van Wijnen
- Rochdale





## Summary of De Hallen development

De Hallen-case is of a larger scale than the two before and we can see already that it becomes more complex. There are more parties involved with more different interests. The gap we're going to discuss here, that will be referred to as De Hallen Zuid and Noord, is a part of a bigger area that also contains an old monumental tram depot. (picture on the right)

Although this area has a long history, this research will focus on the period between 2003, the first design for a municipality office, till 2016, the estimated year of completion of the De Hallen Zuid development.

Some of the following information is obtained from an interview with Coen Kampstra, architect at FARO and responsible for the design.

Because of the amount of designs and proposals from different parties, only the most important ones are shown in the diagrams. The most important parties within this case are:

Municipality of Amsterdam Oud West (from 2010 Amsterdam West), architecture/urbanism firms; Edwards Stadsontwerp, DOK Architecten, Hollands Zicht, FARO, and development firms; Rochdale and Van Wijnen.

In 2003 the district office of the municipality of Amsterdam Oud West located in the building at the De Hallen Noord area and the Zuid area is used as a waste depot of the district.

The tram depot is a vacant building since 1996 when the GVB (Gemeentelijk Vervoers Bedrijf) sold the complex to the municipality. It became a monument in 2002.

(<http://dehallen-amsterdam.nl>)

The municipality of Amsterdam decided that the Amsterdam Oud West district office needed a new building and started working on plans to develop the whole De Hallen area. The tram depot would be renovated and developed as a large recreational and cultural center of the West district. A new district office designed by DOK would be built at the Zuid area, together with an underground waste depot and the development of 110 dwellings, designed by Hollands Zicht. The old district office at the Noord area would be demolished and eventually developed with housing as well.

This plan was combined in an urban plan by Edwards Stadsontwikkeling.

(People of the neighbourhood started complaining about both the redevelopment of the tram depot, because it would be attracting a lot of nuisance, and also about the 41m high rise in the middle of Amsterdam that was part of the design of the dwelling development. But the zoning plan was approved.)

The construction of the underground waste depot began in 2008 and covers the whole Zuid area. On top of this wharf, the development of the new district office and 110 dwellings would

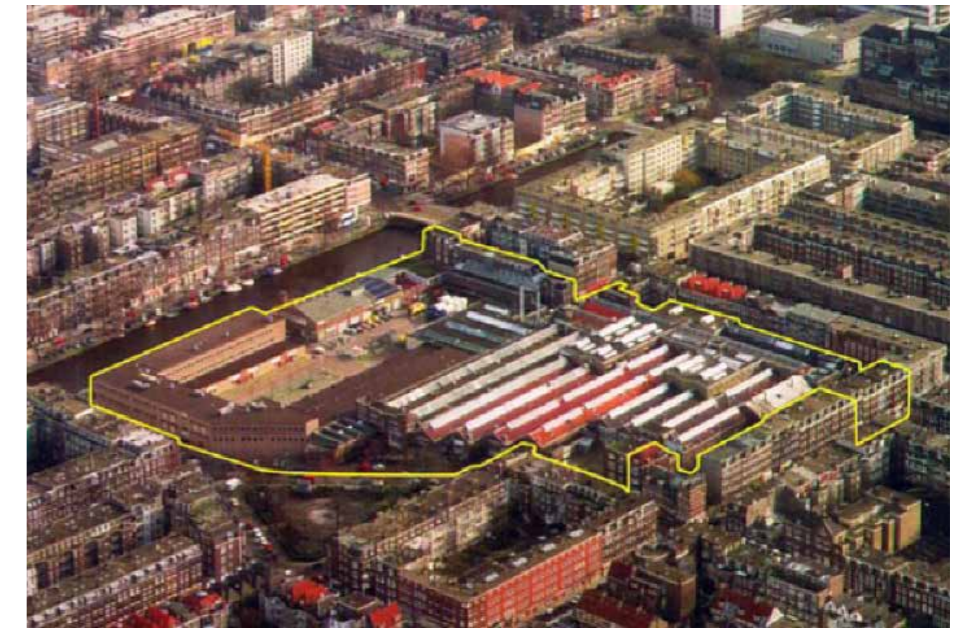
be done. But because of the complexity of such an underground wharf the construction costs went up. People started to complain about the fact that it was going to be paid with tax money. It was going to cost twice as much as originally planned and after the assumption that it would cost even 30% on top of that, the municipality had to cancel the construction of the wharf. Not only the financial problems were a reason but also the fact that the municipality was planning on a fusion of the districts De Baarsjes, Bos en Lommer, Oud-West and Westerpark, into district West. So there wasn't even a need for a new district office for Oud West.

They started making new plans without the construction of an underground wharf. Because there was the wish to develop more dwellings instead of an office, the zoning plan had to be modified. This took again some valuable time. When the economical crisis hit the developer of the new plan, Rochdale, the whole process was put on hold again.

Meanwhile the old district office was demolished so the construction site of Zuid and the empty plot of Noord had created an enormous gap in the urban tissue of the Old West district. People started to complain about the appearance of such a gap and after some discussions with the municipality, they planted grass on the Noord area and the people were allowed to use the plot as a temporary park and urban gardening area.

In 2012 Van Wijnen was chosen to develop the Zuid area and made an architects selection; FARO, Stafanova, Geusebroek & Verheij, KenK and Venster Architecten. The firm FARO was chosen and made the design for the development. The urban plan, the building heights, and even the use of the 'double pitched roof', was fixed in the zoning plan. That is why all the designs look quite similar.

The construction of the Zuid development was started in the summer of 2013 and will be finished in 2016. Van Wijnen already signed the contract for the development of the Noord area and FARO is allowed to design this part of the De Hallen area as well. In this way the construction company can start with the Noord development as soon as the parking lot of Zuid is done.



### Important events:

- 2004 first plans for district office by Stadsdeel West & DOK
- 2004 urban plan by Edwards Stadsontwerp
- 2005 plan for De Hallen Zuid by Hollands Zicht, 72 dwellings
- 2007 Start of construction district office
- 2008 Stop of construction because of exceeding costs due to the complexity of the underground wharf
- 2009 decision to make more dwellings instead of municipality office
- 2010 modification of the bestemmingsplan to make more dwellings
- 2010 Fusion of De Baarsjes, Bos en Lommer, Oud-West en Westerpark into stadsdeel West.
- 2010 initiative to create Oranje Huis-appartements by architect Minke Wagenaar
- 2012 Architects selection by Van Wijnen for De Hallen Zuid: Stefanov Architects, Geusebroek & Verheij Architects, FARO Architects
- 2012 Building permit for De Hallen Zuid with the design of FARO, 169 dwellings
- 2013 Bespoke / Kapteijn ordered StudioNineDots for design of De Hallen Noord
- 2014 Building permit for De Hallen Noord
- 2015 Start of construction De Hallen Noord



# Een ontmoetingsplaats voor chic en sjofel



De ligging van de parkeergarage onder de ontwerpers stelde de voorstellen.



Architect André van Stigt: 'Dit was het werkende hart van de wijk.'

de voorstelling presentie bij de Stiggen. 'Alleen smacht deze wijk worden.' De openbare transitie krijgt een laatste vorm: de wijk wordt een wijk van de toekomst.

Oud-West krijgt een nieuw bestuurlijk en cultureel centrum. De oude tramremise aan het Bellamyplein wordt omgetoverd in De Hallen - ook al zijn omwonendes tegen. Een rondwandeling.

FRANK BOSMAN

**D**e glorie overkappingen van de oude tramremise aan het Bellamyplein sturen voor licht, lucht en ruimte. Maar zelfs vroeger de remise door de hoge torengevelen van deze kerk. Lange de wanden van witte marmeren kalksteen en de vloeren de rijkte die naar de overblijven maet. Het is er nog af en toe. Het stadsdeel heeft met architect André van Stigt hier een nieuw stadsdeelkantoortje en een ontmoetingsplaats voor de wijk. Het is er nog af en toe. Het stadsdeel heeft met architect André van Stigt hier een nieuw stadsdeelkantoortje en een ontmoetingsplaats voor de wijk. Het is er nog af en toe.

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**'DEZE GEBOUWEN VAN DE DIENST PW WAREN VISITIEKAARTJE STAD'**

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## Buurt vreest lallende menigten

**L**ALLEN, glim, koken, werken en ontspanen. Dat is de bedoeling van de Hallen. Maar de buurt van De Hallen is daar voorlopig nog niet overtuigd. 'De Hallen is een wijk voor de wijk', aldus een bewoner van De Hallen. 'Maar de buurt van De Hallen is daar voorlopig nog niet overtuigd. De Hallen is een wijk voor de wijk, aldus een bewoner van De Hallen. Maar de buurt van De Hallen is daar voorlopig nog niet overtuigd.'



De werkplaats straks, de grijze beton toren waar de ruitjes lagen.

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## 'MEGALOMAN, ZO'N PROJECT PAST HIER HELEMAAL NIET'

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De werkplaats in 2000.

# Blijfhuis niet langer geheim

**HANNELOES PEN**  
AMSTERDAM - Amsterdam krijgt op het terrein van De Hallen een Oranje Huis, een blijf-van-mijn-lijfhuis nieuwe stijl, waar mishandelde vrouwen niet meer in het geheim worden opgevangen. Mannen worden niet langer geweerd, maar nauw bij de hulp betrokken. De nieuwe vrouwenopvang is in 2016 gereed en biedt plaats aan vijftig vrouwen. Er komen vrouwen te wonen met 'de meest ingewikkelde en ernstige veiligheidsproblemen'. De gemeente betaalt één miljoen euro. In Alkmaar staat al een soortgelijk blijfhuis. De vrouwen voelen zich er veiliger en zekerder. Kalina Dobrowolski, gezinshulpverlener van het Alkmaarse Oranje Huis, ziet veel voordelen. "Door de partner van de vrouw bij de hulp te betrekken krijg je meer inzicht in de dynamiek van de relatie. We willen ook zijn kant van het verhaal horen, want vrouwen hebben ook aandeel in het geweld. Ze gooien met services, gebruiken verbaal geweld of zwijgen dagenlang." Een mishandelde vrouw vertrekt vaak als een dief in de nacht uit haar huis. De man komt thuis in een leeg huis en raakt gefrustreerd. "Als hij weet waar zijn vrouw zit, is hij minder boos. Zo haal je het gevaar weg." Een geheime opvangplek, zegt directeur Aleid van den Brink van Blijf Groep, is verleden tijd. "Het taboe moet er vanaf. Vrouwen hebben juist maatschappelijke steun nodig." Het Oranje Huis en de open manier van werken trekken internationale belangstelling: uit Duitsland, Zwitserland, Oostenrijk, Denemarken, Finland en Taiwan. Morgen wordt met de actiedag 'One billion rising' wereldwijd aandacht gevraagd voor vrouwenmishandeling.

De Bezige Bij feliciteert **JAN SIEBELINK** 75 JAAR. Nu in de boekhandel **Daniël in de vallei**

**NU AL 5' DRUKI TATJANA VAN ZANTEN SUPER GELUKKIG** "Scherp portret van de happy few, geestig en genadeloos opge-



**VVD Amsterdam West**

# Stadsdeel West verliest € 13 miljoen bij ontwikkeling van De Hallen



## Politics

The political aspects of this case study are huge because of the development of the District Office of Amsterdam West. Therefore there's tax money involved. There are three main reasons why this case had so much political attention: The expenses of the new district office. The high density of the dwellings, especially the 41 meter high tower. And the long period of gapness.

We leave out the fuss about the tram depot, although it's very interesting and financially connected with the De Hallen Noord and Zuid development, elaborating on that subject could be a research on it's own, so therefore we focus only on the Noord and Zuid area.

### A new district office

To start with the district office of the municipality Amsterdam Oud West, we could say that this project is responsible for most of the delays. As Coen Kampstra stated in the interview: *'If some developer had to fill the gap in 2004 or 2005 with solely dwellings this could have been done easily, but the process of the development for a district office with underground depot, was just too complex.'*

Although it feels like the district of Oud West is responsible for this development, the idea of a new district office came from the central municipality of Amsterdam. Also the plans that were made came from the central municipality, because in that time the district didn't even have a department to make such plans. So in the media, the board of Oud West got the most attention and the blame, even chairman Bouke Olij had to resign at the given moment because of all the complaints. But the orders came from the central municipality.

So construction began in 2008 and already quite soon the estimation of the costs went up. And after another announcement that the project would become another 30% more expensive, making it cost triple the amount as foreseen, the construction had to be stopped. The soil of the whole Zuid area was dug up until 2 meters under surface level for the construction of the depot.

What couldn't be foreseen is that the municipality of Oud West eventually were going to merge with the other West districts into one district called Amsterdam West, so during the process, suddenly the need for a new district office disappeared. Olij proposed to sell the office building to another party because it would be even a more waste of money to stop with the construction at this point. This really made the complaints of the residents of Amsterdam even worse.

### Manhattan in the Kinkerbuurt

In the *Amsterdam in 2040* plan of the municipality, one of the principles was the need for a higher density at certain spots in the centre of Amsterdam. The De Hallen area would be one of the locations where such a project could be done.

The design of Hollands Zicht, in combination with the urban

scheme of Edwards, shows a high tower of 41 meters. Especially this aspect of the plan attracted a lot of comments by the people living in the neighbourhood. In the zoning plan we can read the objections of people complaining about the shadow the building would cast and that it would increase the wind gusts around the building.

Also architect Marinus Oostenbrink had sent in an objection together with a possible solution to the plan to make it just as dense but without the high tower. This plan will be discussed in the chapter Density of this case study.

But all these objections were rejected by the municipality. They didn't want to change the zoning plan again because it would have taken too much time. They were replying to the comments that the new tower would hardly cast any shadows on the existing buildings, only on the new development. And that they did wind studies which showed that the increment of wind is below the allowed levels.

The housing corporation Rochdale was the investor of the Zuid development. But when the revision of the zoning plan was done and they were ready to start the construction, the corporation had to drop out because of the financial crisis.

### 5 years of gap-ness.

The third main issue, about all the fuss around the De Hallen Noord and Zuid development, is the period of gapness. Before Van Wijnen started construction of De Hallen Zuid it had been empty for 5 years. Noord had been a gap for more than 2 years. So no wonder that people eventually got mad about nothing happening on this large plot in the middle of Amsterdam where public (green) space is scarce.

So after taking matters in their own hands and starting organization of events on this plot, the municipality forbid these activities and surrounded the area with fences. After a short period they announced that the area will have a lawn and some parking spots for the people living in the neighbourhood. In this way they prevented squad-like events from happening and give the people what they want in a controlled way. Kampstra says about this: *'This is actually a common strategy of the municipality nowadays, not only in Amsterdam but in other cities as well. They understand that you can't let go head of these situations otherwise you have to remove the people with force.'*

Eventually the people used this temporary park for a bit more than a year for urban gardening and different cultural activities, like music festivals and stage performances.

## Culture

De Hallen Noord and Zuid are part of De Hallen development including the tramremise. The tramremise is a much bespoke project that architect Andre van Stigt was trying to initiate. The program in the redesign of the monumental building has changed a lot of times during the process. It will be developed in different

stages but it should become a big mixed use building with functions like a hotel, workshops, a library and shops. The first stage is just completed and open for the public. The development of the dwellings on De Hallen Noord and Zuid were necessary to partly finance this important cultural center in Amsterdam West. At first the people in the neighbourhood were not happy with De Hallen because it would attract a lot of people to this area creating nuisance. Especially the announcement of a nightclub being a part of the program, was not very amusing. But with the establishment of the non-profit organisation TROM, formed by Van Stigt and the community Rondon De Hallen, the people in the neighbourhood had more to say about the development and eventually they are pleased and proud about this project. The good thing about De Hallen is that the people knew the development of the dwellings were needed to generate money, so they, more or less, accepted the high urban density of this plan.

## Social

### Blijfhuis initiative

One of the requirements of housing corporation De Alliantie before investing in De Hallen Zuid is that their building block should incorporate a social function. The Blijfhuis organisation which helps women and protect them from violence in their own home was seeking for a long time for a location that would have central place in Amsterdam. The architect Minke Wagenaar found and connected the parties and the Blijfhuis organisation will occupy the building block where first the district office was planned.



**Project: De Hallen**

**A. Doelstelling (inhoud)**

De essentie van het project de Hallen is het realiseren van een nieuw, intensief gebruikt stedelijk gebied met een mix van wonen, werken en cultuur. Het totale project bestaat uit de herontwikkeling van het rijksmonument Tramremise, ca. 16.000 m2, en de bouw van ongeveer 330 woningen, waarvan ongeveer 56 in de sociale huur. Zowel onder de Tramremise als onder de Nieuwbouw Zuid komen parkeergarages, die deels worden ingezet in het kader van 'Blik van de Straat'.

**B. Budget (financiën)**

De Hallen					
GREX	Begroting	Onderhanden werk			Cost to complete 2014 e.v.
		Gereali-seerd t/m 2012	Gereali-seerd 2013	Gereali-seerd t/m 2013	
* bedragen x € 1.000	Gehele project				
<b>Opbrengsten</b>	46.337	11.698	21.796	33.494	12.843
<b>Kosten</b>	-48.273	-44.646	-2.143	-46.789	-1.484
<b>Saldo nominaal</b>	-1.936	-32.948	19.653	-13.295	11.359

Netto contante waarde (prijspeil 01-01-2013) - 11.826

**Financieel Kader:**

Het oorspronkelijke negatieve taakstellend saldo van € 9,3 miljoen is door OGA vergoed aan het stadsdeel en als opbrengst ten gunste van de grondexploitatie geboekt. Het begrote opbrengstbedrag is met de vergoeding van het nadelig taakstellend saldo door het OGA verhoogd. Als gevolg van de vergoeding van het saldo verminderd de boekwaarde van het plan en nemen de rentelasten af.

Het taakstellend saldo van de grondexploitatie De Hallen is ten opzichte van het oorspronkelijke saldo verslechterd met circa € 2,5 miljoen. Het deel van de verslechtering, dat wordt veroorzaakt door 12 extra sociale huurwoningen (€ 550.000) komt voor rekening van het stadsdeel. Besluitvorming in de deelraad over de dekking van dit bedrag staat geagendeerd voor begin 2014. Het resterende deel van de verslechtering wordt veroorzaakt door autonome ontwikkelingen en de aanpassing van het programma. Dit deel komt voor rekening van het vereveningsfonds. Deze verslechtering wordt deels gecompenseerd door een rentevoordeel in verband met het versnellen van de gronduitgifte voor de nieuwbouw Noord van 2015 naar 2014.

Het herziene taakstellend saldo wordt bij de Eindejaarsrapportage Fondsbeheer van het OGA vastgesteld.

\* Bedragen worden nominaal weergegeven.

**Voortgang project Grex:**

Toelichting:

- Dit jaar zijn alle percelen in het gebied Nieuwbouw Zuid in erfpacht uitgegeven. Hieronder wordt een tweelaags parkeergarage gerealiseerd. Een laag wordt aangekocht door het stadsdeel als onderdeel van het "Blik van de straat" beleid. Ook de verkoop van twee woonpanden afgerond. In de Nieuwbouw Zuid wordt ook een Oranjehuis gerealiseerd.

**Het PAROOL**  
Vrij, Onverveerd

AMSTERDAM | SPORT | ECONOMIE | CULTUUR | MEDIA

POLITIEK | WONEN | MISDAAD | CENTRUM | NOORD | OOST

**VVD en stadsdeel ruziën over de kosten van De Hallen**

14-03-14 09:52 uur



De oude tramremise wordt nu een complex met horeca, een bibliotheek en bedrijfsruimte © Rink Hof



## Economics

### De Hallen as one development

An important fact to note is that the whole De Hallen development is situated on an area that is considered as one plot. Therefore the developments of the tram depot, De Hallen Zuid and De Hallen Noord are all financially connected.

Besides the trouble with the new district office, the tram depot had financial problems as well. This research will not elaborate much on this subject because it is very complex. But to summarize the complications of the development of the tram depot, the interests of the neighbouring residents were very influential, the aldermen had offended the regulation of European public tenders causing big delays, and financially it was depending on the development of the housing. Architect Andre van Stigt could be seen as the main force behind the development of the tram depot. He doesn't fully agree with the municipality mentioning De Hallen as something they initiated. Kampstra: *'I can imagine that Van Stigt finds it annoying because he made a lot of effort trying to get the development going, and he didn't get much help from the municipality. Financially this is one development but Van Stigt is responsible for 95% of the work on the development of the tram depot.'*

There are many ways of looking at the development and there is no single party to blame it all on, or to give all the credits. The fact is that the tram depot is financially dependant on the housing development. The notion of people that the De Hallen Tramdepot development was only possible by the dwellings next to it was good for the development eventually because of the acceptance of the high density apartment blocks by the residents. On the other hand, the value of the apartments increases because of the proximity of the cultural center. To conclude this part; the single development could not be realised without the other.

### The district office

The costs of the development of the municipality office was estimated to be 18 million euro. Because of the complexity they encountered during the construction of the underground depot the project was assumed to cost more than 26 million euro. A lot of people started to complain about the project that had to be paid with tax money. After Bouke Olij from the municipality, had to announce that the project would become another 30% more expensive, the residents of Amsterdam became really annoyed. In this time the fusion of all the municipality districts of Amsterdam West was discussed, so for a short while it was considered to sell the office to another party to prevent the project from being blown off. This led to even more resistance so the construction was stopped in the same year it started.

After the adjustments of the zoningplan, to develop more dwellings instead of the district office, the corporation Rochdale had to renounce. They gave the economical crisis as a reason that they couldn't invest in the project anymore.

### The final development of Zuid

Finally in 2012 the municipality signed a contract together with Van Wijnen to realise the development of Zuid. The choice of the municipality to work with Van Wijnen was easily made because, at that time, it was the only project developer that was able to do such a large project. Van Wijnen made a selection of architects and eventually went for FARO Architects. They searched for partners that would want to invest in the project and finally made a deal with housing corporations De Alliantie and Altera Vastgoed.

De Alliantie wanted to invest in a part of the dwelling development only if it would have a social function. So they started to look for something and found the Blijfhuis as a tenant for 53 dwellings. In this stage of the development it was not certain if this would go on, so FARO had to make two designs for the building block. One with the block functioning just as social housing, and one design that would fit the users of the Blijfhuis. In 2013 De Alliantie signed the contract for the investment in De Hallen Zuid and will rent the apartments to the Blijfhuis-group.

The other corporation, Altera Vastgoed, made a deal with Van Wijnen to buy 69 apartments including its parking spaces. They will rent out these dwellings. Also the municipality of Amsterdam West invested in the project by buying 180 parking spaces in the underground parking lot for the Blik van de Straat-program (Cars Off the Street-program).

What Van Wijnen did here, is dividing all the financial risks between different parties so it's not dependant on only one investor. Especially because of this working method, the municipality decided to give the commission to this developer.

### The development of Noord

The choice of the municipality, to let Van Wijnen do the development of De Hallen Noord too, is made because it would improve the speed of the development of the whole project. In this way they are able to slowly move over all their cranes and construction tools to the Noord area. Again they made a deal with Altera Vastgoed. They will buy 52 apartments to rent them out. Five plots along the Bilderdijkade will be developed as Collective Private Commisisoning. Still other parties need to be found to invest in the other 57 apartments.

At this moment the whole development is expected to be finished in 2016, and it seems that it will be possible within this time. So in this stage the political party VVD finds it time to look back on the whole process of De Hallen. They want to start a research to investigate the way the municipality handled the whole development. They stated that the municipality had lost over 13 million euros with the development. (parool 14 03 2014)

The municipality rejects the statement that it hadn't lost this amount of money by saying that this was factored since the beginning. It was estimated that it would cost 44 million euro and that it would bring in 33 million euro. This shortcoming of 11 million

was already calculated and it had grown to 13 million because of the economical crisis. Kampstra agrees with this: *'it's true that the development doesn't bring in as much money as it is going to cost, but it isn't because the municipality had lost it during the development, the municipality had calculated the shortcoming from the beginning.'*







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## Ecological

The ecological chapter of this case study will focus on the temporary park created during the gapness, and the public (green) space that derives from the typology of the final design.

### Temporary park

Green public space is hard to find in the high density city centre of Amsterdam. A lot of people in the neighbourhood only have a balcony as outdoor space and have to go to Rembrandtpark or Vondelpark for outdoor recreation. So no wonder the residents in the neighbouring area started to see possibilities for the gap in the Bilderdijkkade.

After more than a year, people of neighbourhood set up an organisation that would use the empty plot for neighbourhood initiatives and they were planning an opening party. The municipality immediately closed off the site with fences and placed signs with "No Admittance". After a few weeks they announced to make the plot accessible to the public and that they would saw grass and make extra parking spots for the neighbourhood.

Eventually the temporary park was used for urban gardening and had even theatrical performances and festivals. Especially the urban gardening seems to be a trend in urban gaps. In this case, crates made of pallets and filled with soil created an easy way for people to grow vegetables. Afterwards it can be removed easily. Although it was temporary solution, this park in the middle of the centre of Amsterdam was a great succes and shows that an urban gap is a very good location for providing the people with extra green public space.

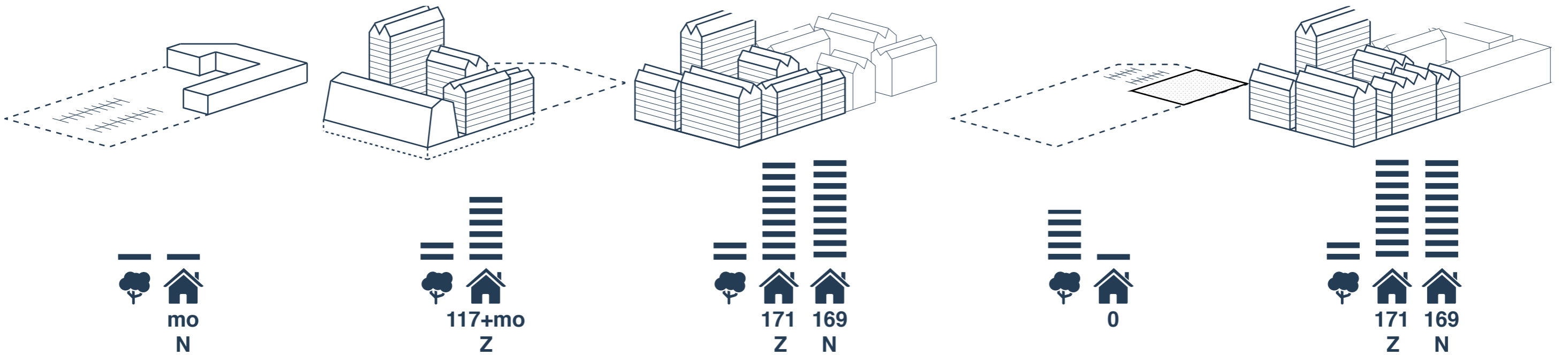
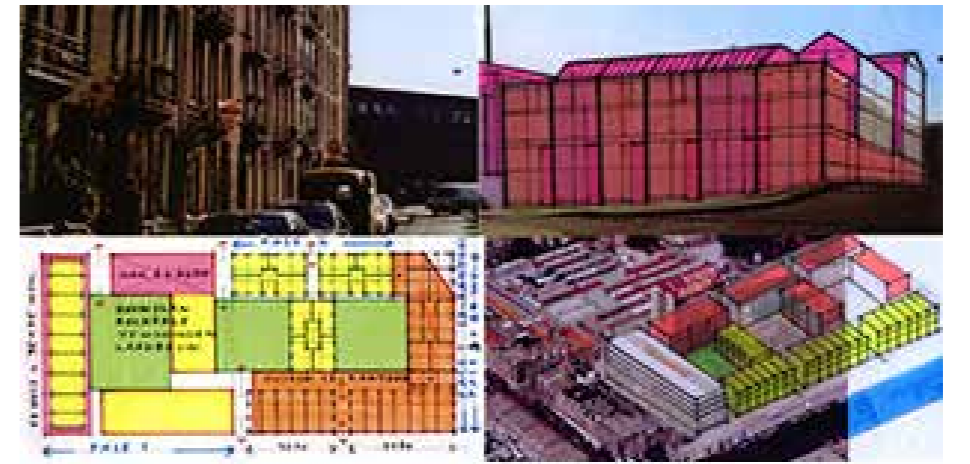
### Inner courtyards

The typology of the separate building blocks would create a very well accessible public space around the buildings. Somehow the thoughts on this typology was supported by all the parties and made it a fixed aspect in the zoning plan. Within all the years of delays and revisioning of the designs, the space was designed in a less public way. In the final design, most of the alleys giving acces to the courtyards are closed off. The spaces between the buildings became more collective. The outdoor space is given to the residents of the apartment blocks, making the dwellings more valuable, but won't be functioning as an open green space for the residents of the neighbourhood.

Because of the high density and the height of the buildings, the public space in the courtyards could be bigger. In a way this is true, but time will tell if these areas will function as green space in a proper way. The result of these high building blocks is that they will cast a lot of shadow. And all the balconies will have a view on the courtyard, possibly making the people to feel spied upon. The landscape design is at its start-up-phase and will be done by Buro Sant & Co.

The conclusion could be drawn that the soil is simply too valuable for creating a public green park in the centre of Amsterdam. The development is already a non-lucrative project in this way. But during the process of development it is very valuable to the neighbouring residents to come up with a temporary plan for the open space. Urban gardening seems to be a good and inexpensive way of using the gap in public way.







## Architectural - Density

The municipality of Amsterdam had some plans in the zoning plan for Amsterdam in 2040. One of them was the development of more high density areas in the centre of Amsterdam. So the De Hallen area was according to the municipality, a good location for such an high density area.

In the zoning plan for the De Hallen development was written that the design should appear as an island in the old city centre. The density and the appearance of the design should express this island idea.

The first plan from 2004 included the municipality office and the development of 118 dwellings. At the Bilderdijkkade the plan had the front facade of the municipality office and an apartment block of 6 and 5 levels high. The part where it has 5 levels corresponds with the height of the canal houses at that side. In the other direction of the Bilderdijkkade the heights of the apartment blocks is 6 levels. So at the canal side the design follows the surrounding building heights. Behind this row, a block of 6 levels and a high rise tower of 13 levels is planned. The residents living in the neighbourhood were concerned that this would cast a big shadow on its surroundings, they were also afraid it would create wind-gaps, which happens a lot with high rises that are built in The Netherlands. In the Oud-West neighbourhood there's no building higher than 30 meters except for the Pyramids on the Jan van Galenstraat by Soeters & Van Eldonk Architects. So it's not surprising that there were so many complaints about the tower. In the Hoogbouw Effect Rapportage (High-rise Effect Report), in short HER, the building heights in Amsterdam can be evaluated. The Bilderdijkkade is situated in the Gordel 20-40 ring (the area in which buildings are built between 1920 and 1940). In the HER it is stated that every building higher than 30 meters, situated in this ring, must be evaluated carefully with a set of tools. For example the urban integration, wind and sun nuisance, consequences for aviation, etc. (Hoogbouw in Amsterdam, Gemeente Amsterdam, jun 2011). The plan for the De Hallen development was approved with the use of the HER and that is why all the complaints of the residents that were brought in had no effect on the development.

After the construction stop of the district office, the municipality decided on developing more dwellings instead. So the zoning plan had to be altered for developing another 50 dwellings on this plot. These extra apartments were fitted in two blocks of 6 and 7 layers high.

The architect Marinus Oostenbrink was against the high tower as well. He wanted to prevent the development of such a high rise in the middle of the centre in Amsterdam, so he made a study to investigate the possibilities for a design without the tower but with the same density of dwellings. The plan was handed in at the municipality when the zoning plan was open for inspection / comments, but was rejected anyway.

Kampstra: *'The contrast between the height of the tram depot and the 41 meter highrise is controversial and only possible in the city of Amsterdam'* Maybe for this reason it will mark itself as an anchorpoint in the Oud West neighbourhood. Also the people that eventually will rent the apartments in the tower will have an extraordinary view over the city of Amsterdam.

The development of Noord will consist out of all 6 layers high building blocks following the heights of the existing surrounding. A total of 340 dwellings are being developed on almost 2 hectares.

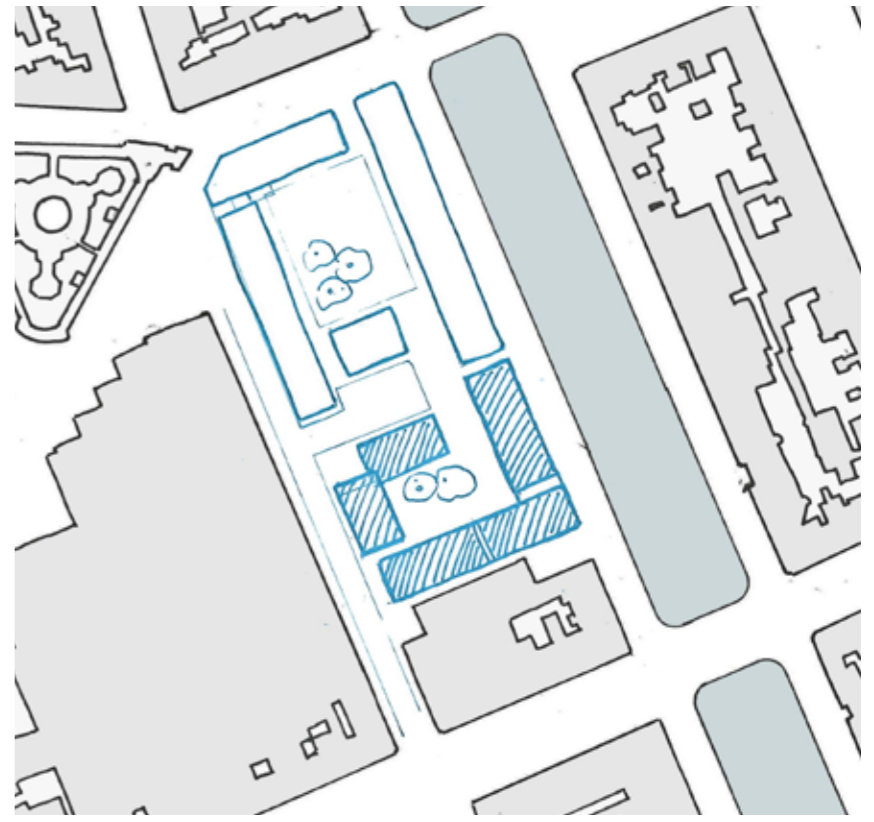
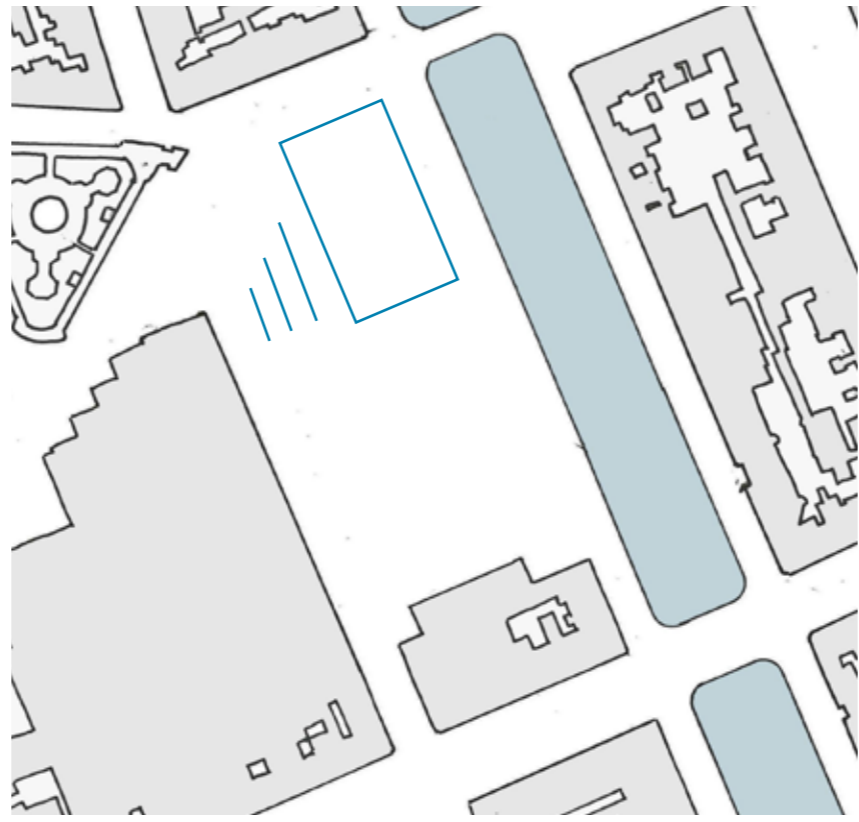
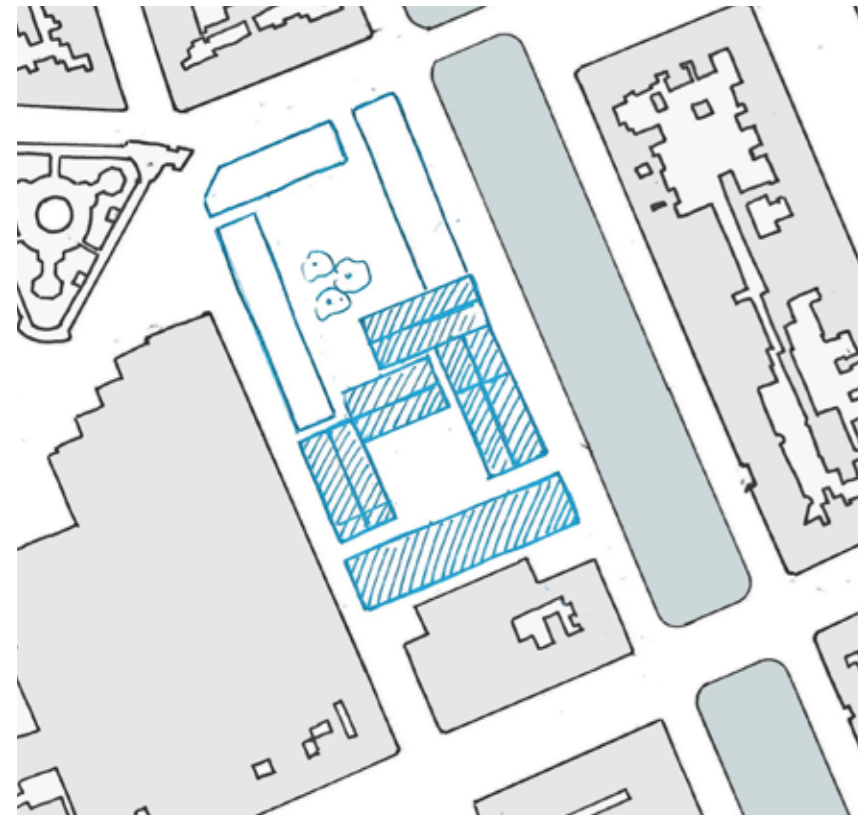
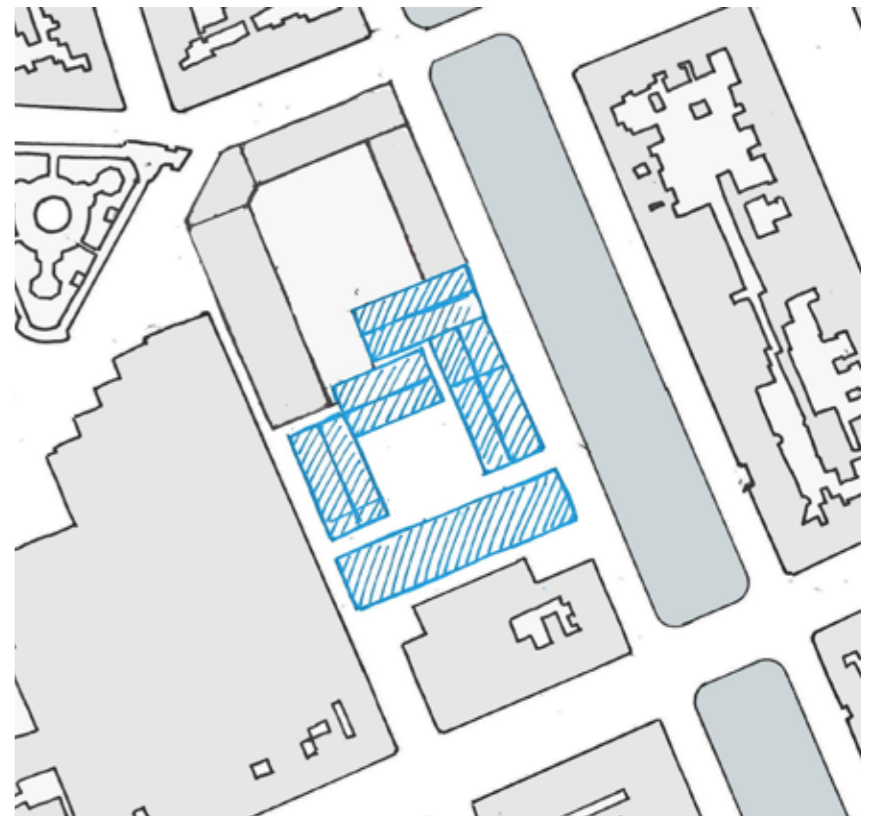
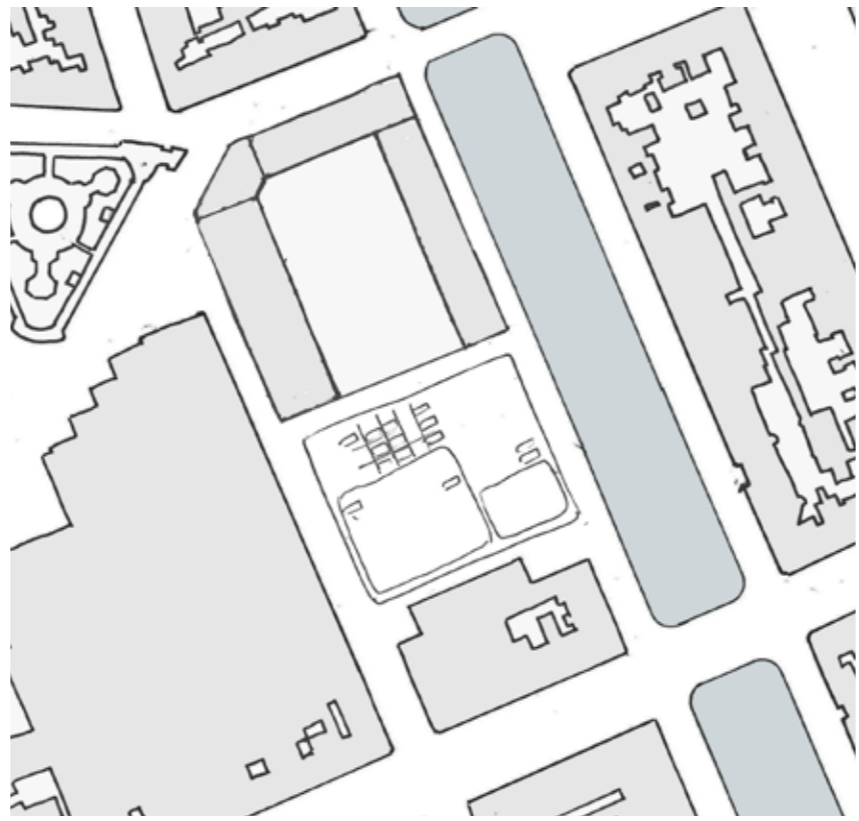
### conclusion

The municipality made financial plans in the very early stage of the development to make this high density area, with the tower of 41 meters high, with the urban plan of Edwards as underlayer. So all the comments and controversy could not convince the municipality to develop the area in another way because of the very detailed zoning plan and its time schedule. It would simply cost too much money. It was calculated that it would cost more money than it would make at the first stage of the development, but the municipality was allowed to invest in the project anyway. We could conclude that, after the urban plan was made and the amount of dwellings was determined, FARO had not much design freedom. They only could change the design at the scale of the dwelling but were fixed to the urban design and the density.





Herbruik





## Architectural - Typology

### Zuid

The common typology in the Oud-West district is traditional canal housing. Small plots of land with a house of 5 levels with an attic, varying in depth, and with a garden at the back. The site of the De Hallen Noord and Zuid is bigger than average and made a different typology possible. With the desire of a higher density in this area, Edwards City Design made an urban plan that consists of L-shaped blocks creating courtyards. The initial idea behind it was to create a public space that would run through the whole area, including the tram depot. This public space is highlighted in yellow in the picture on the left. The borders of the L-shapes were fixed in the zoning plan for the Zuid development. FARO had to design something according to the design of Edwards because otherwise the zoning plan had to be altered. Although there was almost no freedom of movement while designing, the corporations De Alliantie and Altera Vastgoed demanded that the passages to the Bilderdijskade should be closed off. They were worried that the courtyards would otherwise become too crowded. Because these corporations provide the money, they are quite influential. So in the final design by FARO these passages are closed off and the courtyards are now only accessible from the Tollenstraat at the back.

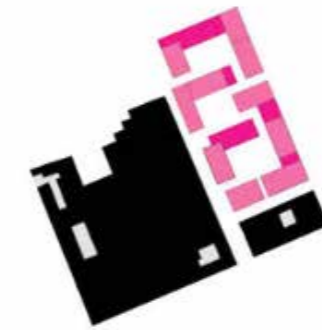
### Noord

Studio Nine Dots was asked by the municipality to come up with a study on how the Noord area should be developed. They tried different typologies shown in the pictures at the right, and eventually proposed a small scale development. It is quite similar to the traditional canal housing typology only with bigger plots. The idea was to create a semi open block with plots that would be developed by different parties and designed by different architects. Studio Nine Dots was commissioned by Bespoke, which is an urban planning firm runned by Bouke Kapteijn, who worked once for the municipality as the project developer of De Hallen. But it's uncertain why this study was done because Kapteijn was not in the position anymore to decide which architect would get the commission. The municipality decided that Van Wijnen should do the development of Noord as well. And Van Wijnen chose FARO again, and without an architect selection.

Strangely enough the Noord area has his own zoning plan and is considered by the municipality as a different development. Therefore FARO was allowed to design something different than the urban design of Edwards, but the separate building block typology had to be preserved. According to Kampstra it was not even possible to use the urban plan of Edwards: *'We were trying to fit the dwellings into these shapes of the design of Edwards but the type of dwelling that was asked could not possibly fit in this plan.'* So together with Van Wijnen they came up with the plan that is shown in the photograph of the model on the right.

The colored blocks represent 5 plots that will be developed with Collective Private Commissioning. The pitched roofs are just a recommendation but are not mandatory. The block at the Kwakerstraat doesn't have the double pitched roof, this is done

to correspond with the block on the opposite of the street. The block on the Tollenstraat does have the double pitched roof to have the same appearance as the development of Zuid. In the middle of the courtyard a little block of 6 apartments is placed. Along this little block are the only entrances to the courtyard because the 'gaps' between the other blocks will be closed off with parking garages for bikes. Kampstra explains: 'this is the biggest issue of the urban design. Is this a closed building block or is it a composition of separate building blocks.' He also explains that the Welstandscommissie (planning authority) probably wouldn't agree with this hybrid typology. But it almost has to be designed in this way, because Altera Vastgoed demanded to close off the alleys to the courtyard. And without Altera there is no development at all. Kampstra suspects that the comments of the planning authority will be ignored by the municipality and that it will be developed anyway.



urban plan de hallen



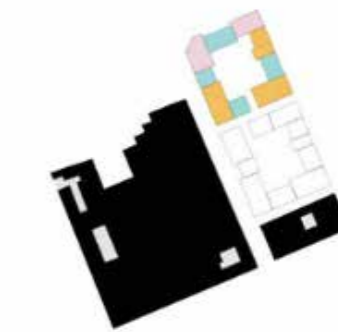
city plot



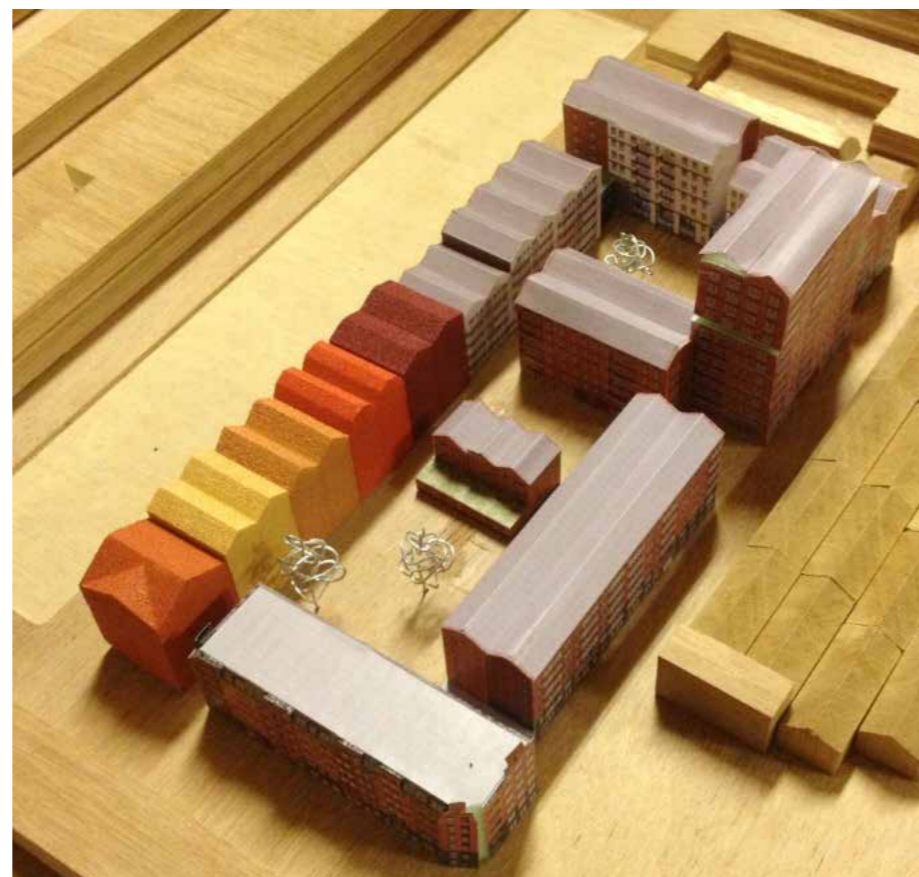
traditional canal housing

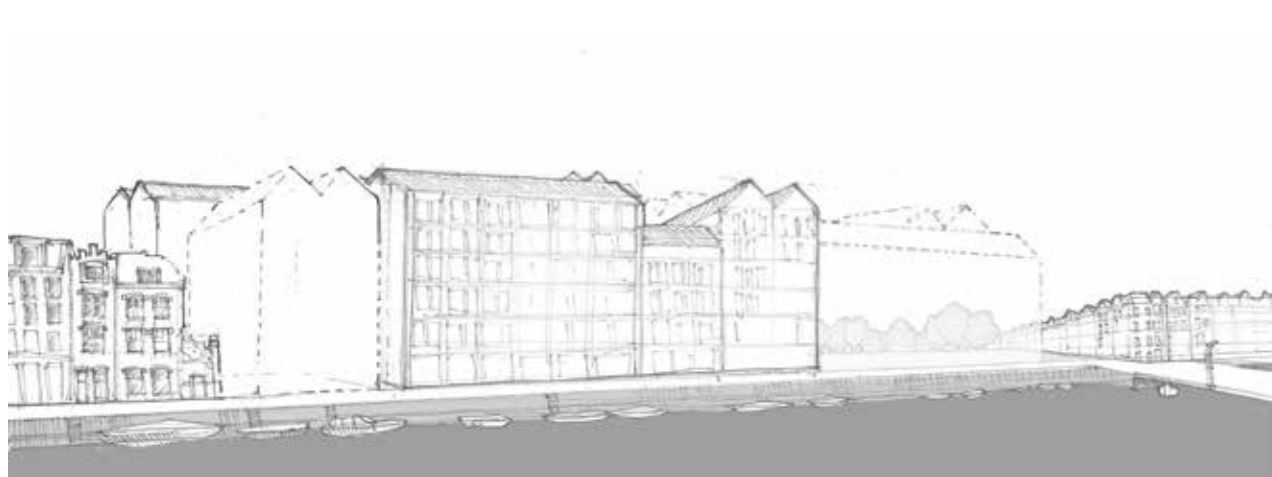
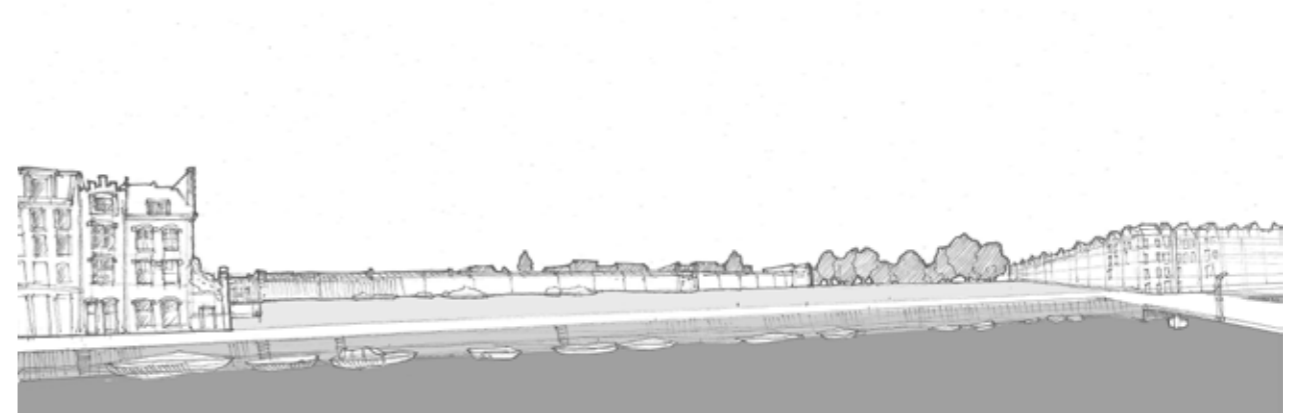


new composition



small scale developments







## Architectural - Phenomenology

In this chapter the appearance of the development of the gap is analysed. The sketches on the left show the different designs from the Bilderdijkkade viewpoint. This position was chosen because this is the most interesting view of the facade, where the design meets the canal housing typology.

### A modern district office

In the time when the district office of the municipality was situated on the plot there was already a gap in the urban tissue in the form of a garbage depot and parking places for the officials. The district office was three layers high and had a flat roof. A light colored brick was used in the facade and the entrance was situated at the corner of the Bilderdijkkade and the Kwakerstraat. It was built in the '80's and the first sketch shows that it didn't really fit in the row of facades of the canal housing type. The horizontality of the strips of windows doesn't correspond with the vertical oriented facades of the canal houses. Apart from this, the garbage depot appeared as a gap in the wall of facades.

The first design of the development, shown in the second sketch, with the new district office and three blocks of housing is filling up the Zuid area. In the back you can see the double pitched roof of the high tower. Because it is situated at the other side of the plot the viewer is not able to see the tower very clearly, according to the municipality, it doesn't disrupt the perception of the row of facades in this way. The two blocks with the double pitched roof are turned 90 degrees relative to each other. The gap between the blocks is closed off with a lower part with four levels. The distinction between the three blocks is clearly visible.

The new district office designed by DOK is standing out in its height, materiality, and its transparency of the facade on the ground floor. According to Kampstra this piece of modern architecture is not something that really fits in the context but it is definitely something the planning authority would approve because of its modern appearance.

When the zoning plan was modified, it allowed a development of another dwelling block in the same double-pitched-roof-style and with the same height. At the Noord area the zoning plan encouraged the development to be in quite the same style as the design of Zuid.

### Temporary development of the gap

When the old district office was demolished the gap in the urban fabric was huge, and it was a gap for almost two years. In an area where public open space is scarce the residents started to complain about the lack of use of this piece of land. Of course the appearance of an area, of which the surface is two meters lower and surrounded by fences, is not very appealing. With an uncertain future development ahead, it was not surprising the residents wanted to do something with the unsightly piece of land. Together with the municipality they came up with an idea for the Noord area. By sowing grass and placing crates with soil for

urban gardening purposes, it's not much but at least it had een green appearance, and people can make use of the open space.

### The final design

After one year finally the construction of the design by FARO began. Van Wijnen was selected to develop the Zuid area and made an architect selection. FARO presented, in contrast to the other architecture firms, solely a vision. They were chosen because of their clear story and reputation, and because they were probably the only firm that could handle a project this size. FARO made a design that looked quite similar to the first design made by Hollands Zicht. The similarity is the cause of the urban plan made by Edwards that was fixed into the zoning plan of the Zuid development. The thing they did change, was the appearance of the facade on the Bilderdijkkade. They turned the double pitched roof 90 degrees, creating a row of facades that has clear similarities with the canal housing, situated on both sides of the plot. If you look at the color of the bricks the design appears to be consisting out of three blocks. But if you take a look at the heights, they appear as four different volumes. And if you count the pitched roofs they seem to look like nine elements next to each other. In this way FARO has tried to make a differentiation in the appearance of the facade. The design also arouses the impression that it seems a separate block typology. But in functionality it will not work in this manner because of the three level apartment block that is situated between the higher blocks.

At the Noord area, the facades of the Collective Private Commissioned developments will have an influence on the appearance of the wall of facades. It definitely won't appear as an open block typology but it will fit in the canal housing-look with different facades for each plot.

### conclusion

Because of the strict urban design, fixed in the zoning plan, FARO could only play a little role in the design process. But with the little room they had, they managed to fit in this large development in its context. Of course the initial idea was to make the whole development to stand out from its surrounding: in its density, typology, and materiality. But along the way, the thoughts about this 'island' in the middle of the city, changed. The idea was too controversial for the residents living in the neighbourhood. FARO did the best they could to fit in this large development into its context. Time will tell if the buildings will blend in over time, and if people will forget, that there was once, a huge gap.









## Conclusions

### Political

The political aspect of this case is big because of the major involvement of the municipality. Because of the use of tax money, the aldermen need to be careful with spending it on these large projects. This case study is typical example of a top down approach. The municipality of Amsterdam decided to buy the old tram depot, and to develop the whole De Hallen-area with one scoop; a new district office, demolition of the old one, creating a high density housing area, combined with a huge cultural centre.

### Cultural

The cultural aspect is influential due to the development of the tram depot into a cultural center. The difficulty of the development of this kind of function is that the opinions of the residents of the neighbourhood are very different. This case study proves that the succes is really dependable on the involvement of the residents and the users. The founding of TROM was necessary to give the people influence on the establishment and therefore their approval of the development. This part of the development of the whole De Hallen area is, in contrast to the Noord and Zuid areas, an example of a bottom up approach.

### Social

De Hallen project has gained a lot of attention and mostly in a bad manner. The social function of the Blijfhuis is therefore important for the image. People respect the social function of the development more easily.

### Economical

Of course it is calculated that the development will hit some setbacks along the way, some big mistakes were made with the cost calculation of the new district office, and with ignoring the European tender regulation on the development of the tram depot. On top of this developer had to deal with the economical crisis, causing investment parties to withdraw. The size of the development, and the fact that the different areas were depending on each other financially, made it very complex. The fact that Van Wijnen is able to manage the size of the project is due to their way of working. They divided the financial risks between different parties so they are not dependable on only one investor. This seems to be a very good way of developing.

### Ecological

The conclusion of the ecological aspect is that the soil is simply too valuable for creating a public green park in the centre of Amsterdam. The development is already a non-lucrative project in this way. But during the process of development it is very valuable to the neighbouring residents to come up with a temporary plan for the open space. Urban gardening seems to be a good and inexpensive way of using the gap in public way.

## Architectural

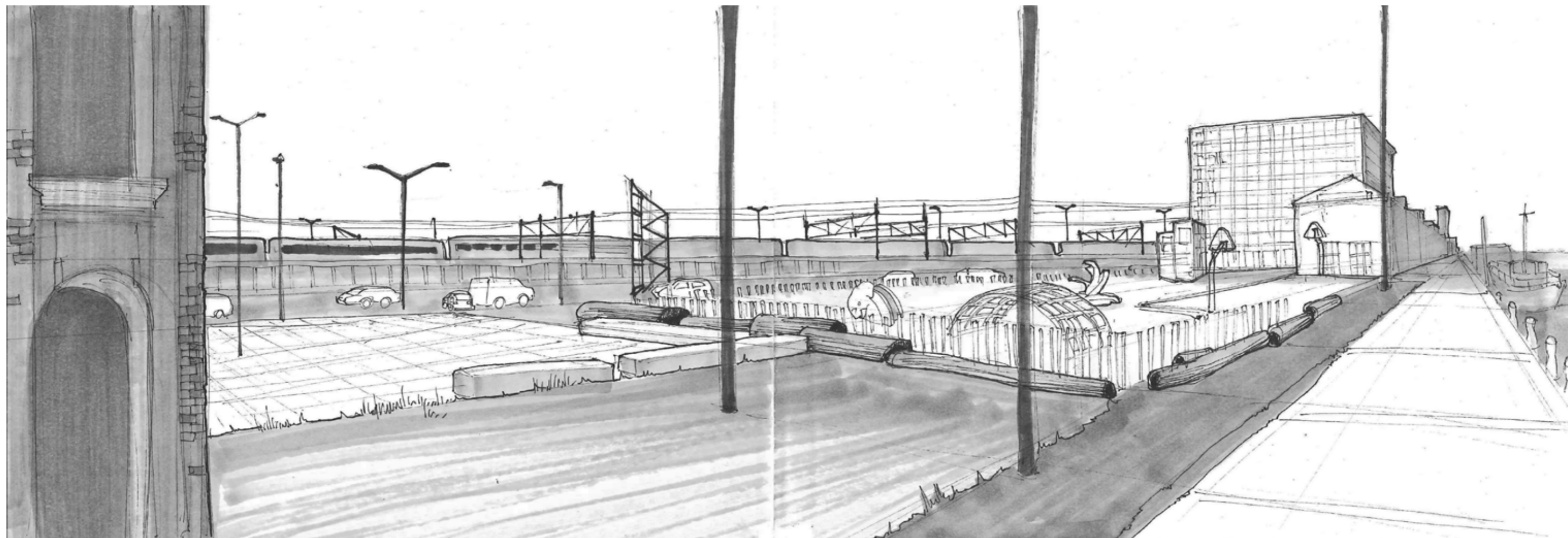
If we take a look at the model FARO made of the final design of the whole De Hallen development we could conclude that it is a bit of a messy composition. Especially the typology of the whole plan is not very clear. The reason for this is the compromise between, the urban plan of Edwards, that is fixed in the zoning plan, and the real-estate developers and corporations wanting something else. They have the power to convince the municipality because they control the funding of the project. Therefore they have a great influence on the design. The role of the architect in this process is very little. They have to come up with a design that the zoning authority would approve, but also with something the corporations want to invest in. With the development of Noord the plan has the chance to go sideways because of the corporations wanting something different than the planning authority. Kampstra is doubting if the plan of Noord is going to be approved. *'But I'm not really concerned about the project being blown off. If the design is disapproved, it will probably be built anyway, a positive advice of the planning authority is not necessarily required.'*







■ ■ ■ OOSTELIJKE HANDELSKADE, AMSTERDAM  
■ ■ ■ Case Study No. 4







## The Last Gap

The the last case remained is the gap on the Oostelijke Handelskade, which is the site of our assignment. The Last Gap is the only undeveloped plot in the chain of dense buildings along the Veemkade. The location is close to Amsterdam Central Station, directly on the quay of the IJ and overlooking the Java Island. It makes this unbuilt plot a place in Amsterdam with a lot of potential. Apart from the pros, there are also negative sides: The Last Gap is located next to the noisy and busy road and train junction on the south. Moreover, the whole neighborhood is lacking any open public spaces, where inhabitants of the Oostelijke Bilderdijkskade could meet and build social relations. Currently, The Last Gap serves as a playground for kids (but very underdeveloped) and basketball court. We will look back on the investigated cases and find out what we can take out of them:

Based on investigated factors that influenced the other gaps in our case studies, the next step is checking which of these factors can play a role in the development of the Last Gap.

This case will be described with the same factors with all the previous case studies as an example for how the gap could be developed. Because a lot of influences are uncertain there will be given different prognoses for the development.

So in the following chapters the prognoses of political and economical factors are done. The shortage of social and cultural activities in the Oostelijke Handelskade District cause that these factors will be important. The absence of greenery and rising need for green public spaces, open for all neighbors, will be an ecological factor. Architectural factors will be very important in this area. The Oostelijke Handelskade is an extremely dense and rigid neighborhood of solid blocks, and context plays very important role. So the density, phenomenology, and typology of the area is going to be described. It will not focus on the actual design of the gap but we will give assumptions on how different designs could be influenced by these factors.



Density of facilities in Oostelijke Handelskade



Basketball court



Playground which doesn't invite kids



## Social

Last Gap currently isn't a place that encourages social interactions. But the poorly developed site can become an attractive meeting point for the whole neighborhood. The map shows the density of facilities which provide possibilities for activities beside living. Almost every person that took part in our survey, indicated the Last Gap as a potentially important site. Located next to the Wilhelmina Pakhuis, which hosts many cultural activities, the last Gap can become it's outdoor/indoor extension. Properly designed groundfloor can serve for the whole neighborhood. Fact worth to be taken into account is that the Last Gap is the last sunny opening, letting in direct southern sun to the waterfront promenade.

During designing the public spaces, we have to take into account the profile of inhabitants of the neighborhood. Amsterdam Municipality's data tell us that majority of population of Oostelijke Handelskade is Dutch. Average age range is 20 - 60, which means almost every age group. Significantly is, that there's not many children in the neighborhood in this moment. We can observe here the difference with nearby Oostelijke Havengebied, which is considered as green and children area and therefore there's many families with children living there. Last Gap can be the new spot attracting families and a place to play for the kids, that will be born according to current age of inhabitants.

## Strong community

Emma's Hof, thanks to initiative of the neighbors, became a place that activates the whole neighborhood. There was created many kinds of activities for different age groups and occasional events involving the inhabitants of the block and neighbours from further parts of the district.

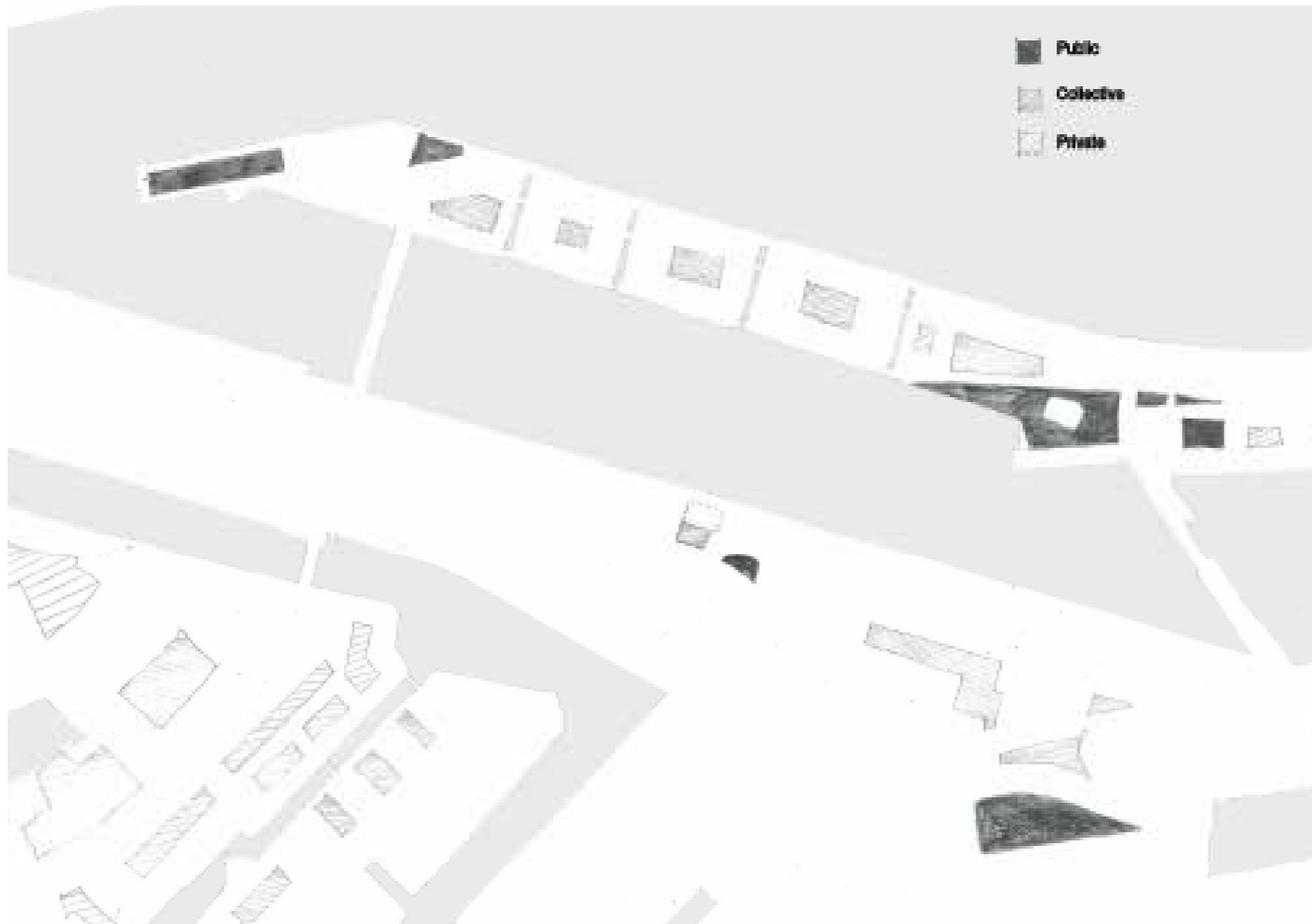
However, that process is not controllable. In the case of Emma's Hof there were a group of neighbours - activists that had a lot of energy and enthusiasm. Is it possible for the Last Gap to form such a group of people taking care of it's development, which should enrich the social aspects of the Oostelijke Handelskade? Our contact with the neighbors was made during the social surveys. People were asked to draw their mind maps of the area, indicating attractive/non-attractive spots, their common routes. While talking to us, people seemed interested in their neighborhood. They had ideas about the site of The Last Gap and every time that was an idea of new, high quality common space.

## Cultural factors

The Bilderdijkkade case shows us that the opinions on cultural activities are very divergent. So the development of such a program needs to be done with the involvement of the residents and future users. The main problem with cultural functions is the financial aspect. The tram depot could be developed into a cultural centre because of the development of a huge amount

of dwellings next to it. But the Tasmanhof case, in contrast, shows us that a lot of money can be raised just with a sufficient commitment of the neighbourhood and some fundraisers.





Green areas in Oostelijke Handelskade



Last Gap has the only green lawn around



Small- scale urban gardening in the Last Gap



### Ecological potential

The Last Gap has a potential in creating a new green public space for the neighborhood. Currently there are small scale urban farming activities on the site, people grow plants in wooden boxes just like in the Bilderdijkkade and Tasmanhof case. The waterfront IJ neighborhood in Oostelijke Handelskade is lacking a park, a green square or urban farming elements. Small yards between the buildings and the road and inside blocks are narrow, dark and filled only with 'flower pot' greenery. This fact influences the microclimate of the neighborhood. Respondents of our questionnaire indicated other, more distant dwelling areas on the map as attractive because they're full of trees.

On the other side, The Last Gap is facing noise pollution and exhaust fumes from the nearby road. Protection from these kinds of pollution on the south is needed and greenery could function as protection.

### A comparison to the other gaps

The final Design of the Tasmanhof is a compromise between the need for new housing and the will to create new public space for the neighborhood. New greenery was introduced and open for the neighborhood.

Similar approach was used with the Emma's Hof. Garden, designed by landscape architects, was given to the inhabitants to be maintained by them. Friends of Emma's Hof' are planting, pruning, cleaning, harvesting and taking care of the plants during the winter.

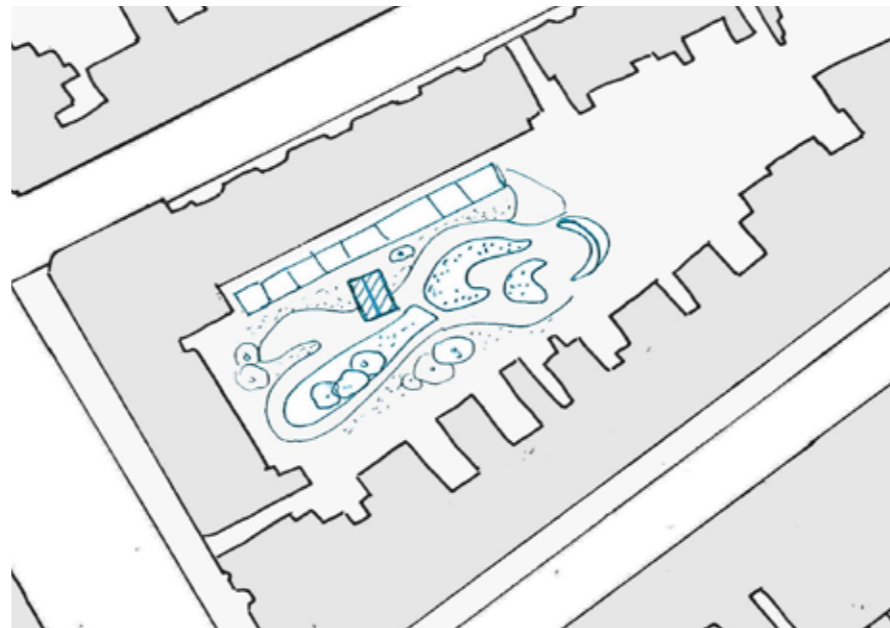
The empty site on the Bilderdijkkade was for some time occupied by city activists for urban gardening. Unfortunately, these needs of the neighbourhood were not taken into account during the further development of the site.

Urban gardening seems to be a very effective way of developing a gap temporarily. That's probably why the the last gap has already been developed in this manner.

The question in the case of the Oostelijke Handelskade is whether the plot can be developed as a green zone if we take the economical factor into account. Open space, in the area with the highest density of the Netherlands, is very expensive.



Plan of the garden of Tasmanhof

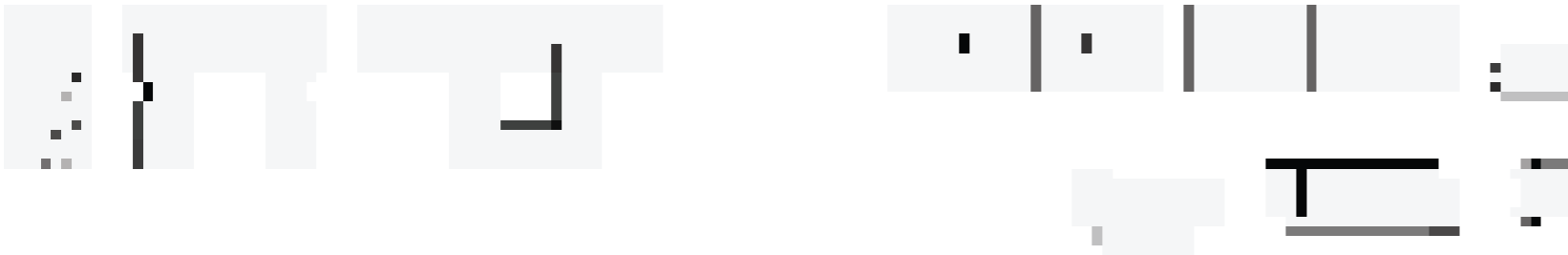
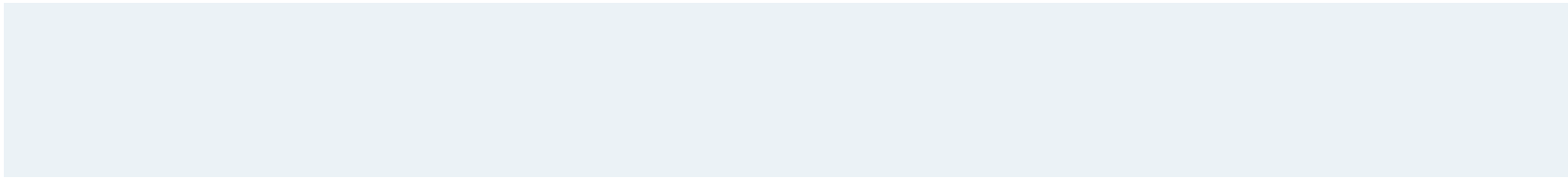


Plan of the garden of Emma's Hof



Urban gardening at the Bilderdijkkade gap





site analyse of the Last Gap - density, typology

project by Studio Nine Dots



### Density and typology

The Last Gap is located in an extremely highly dense neighbourhood. The Oostelijke Handelskade is defined by solid volumes and in-between spaces that connect the Veemkade and Piet Heinkade. Oostelijke Handelskade is a mix of new and old warehouses along the quay. The preserved buildings have different functions and are surrounded by Houses, offices, business centers and cultural facilities. This program is housed in a series of high, rugged buildings that will give the area an a metropolitan character. All buildings are standing on the plinth level and they are having a parking in the basements. The difference between the buildings on the quay and on the road side is important. On the side of the IJ, buildings are forming a wall. Along the city side they are becoming more separate volumes. These buildings are a lot higher. Between the wall and the individual blocks is an open area of 3.5 m wide, so a visual connection occurs over the length of the quay.

### Bilderdijkkade

The first draft for an urban plan for De Hallen area by Edwards Stadsontwikkeling met with the social protests. 41m high rise building in the central part of Amsterdam, which was a part of the dwelling design, was out of scale in its context:

Designer of the final proposition - FARO Architecten, saved the controversial 40 m high tower, but came up with the dense urban plan taking into consideration the building heights, and use of a double pitched roofs. New dwellings are facing the canal and remind the existing architecture of Amsterdam. This is one of the ideas for developing the gap located in parts of the city with strong architectural traditions/grid or where buildings have historical value. Respecting the context but introducing new element (different scale).

Current project for the Last Gap, which is going to be realized by Studio Nine Dots, is a stacked building with 159 apartments right in front of club Panama. It represents the approach of architectural continuation: new dwelling building is a solid block with atrium. The gap will be closed.

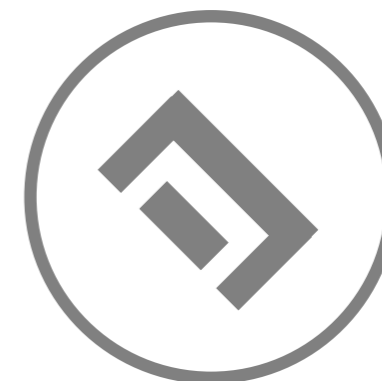
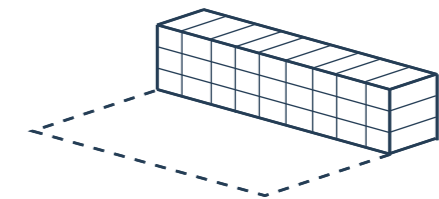
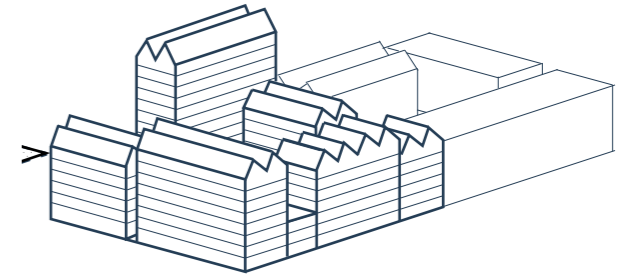
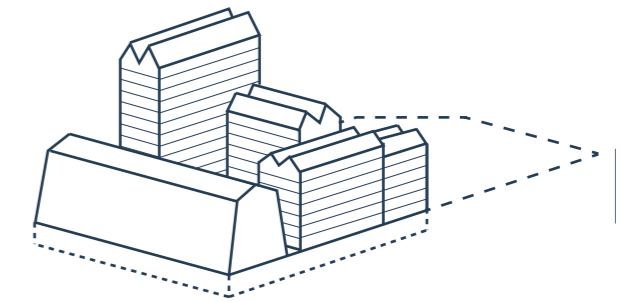
### Tasmanhof

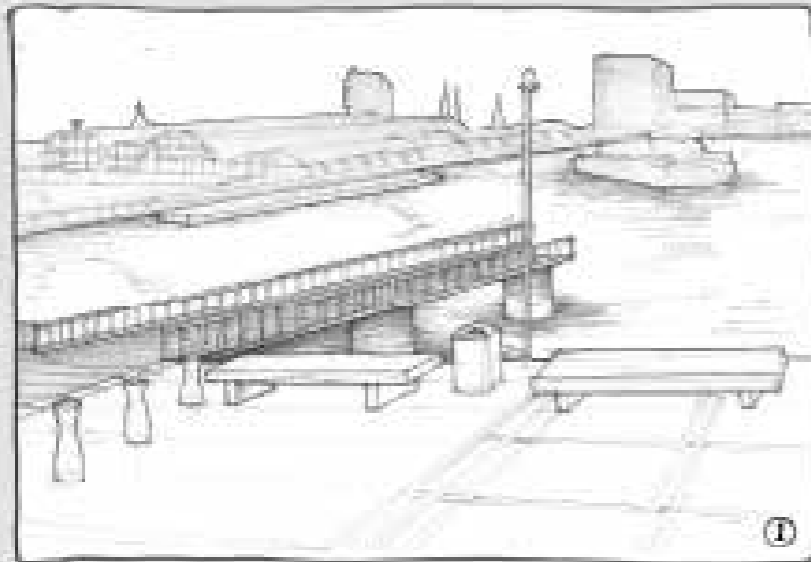
Final design of the new dwelling building in the Tasmanhof represents different approach: it's modern in it's traditional neighborhood. New typology of big block with flat roof is new, but relates to the car park behind it, which was first 'alien' building in the neighborhood. Also the garden, creates new kind of space in the district. Gap of the Tasmanhof is a completely new proposition and, despite being "filled", it still stays a gap in

a formal way.

### Emma's Hof, Den Haag

New city garden of Emma's Hof is the answer to the big density in the district. Once the existing building was demolished, inhabitants realized how much the neighborhood needed an open public space.

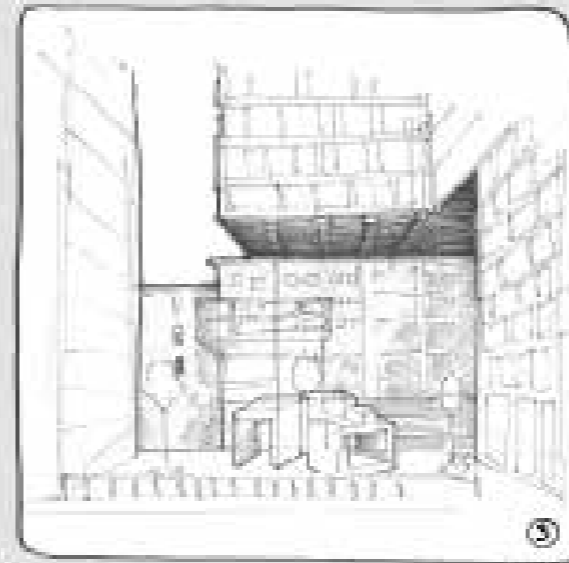




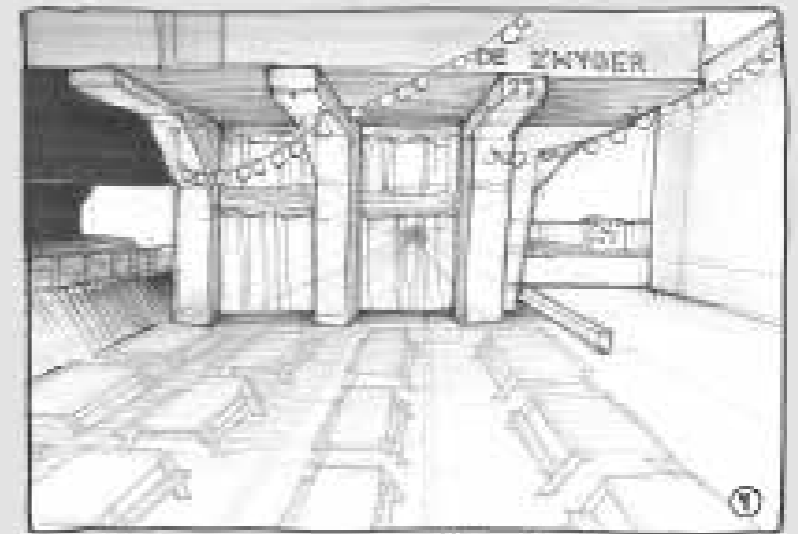
- U Bay opened
- Amsterdam Central Station overview



- closed connection with the waterfront



- 'symbolic' gateway
- no visual connection with waterfront



- public open for public
- welcoming surroundings
- relatively wide connection with waterfront



## Phenomenology of The Last Gap

Phenomenological part of the site research is done in the form of series of 'first impression' sketches. It shows us the observation of enclosure / openness / usage / green / public / private / collective from the perspective of the passer - by. Outcomes can be the negative/positive feelings, created in the public spaces of the neighborhood. Most atmospheres in the drawings are negative: they are showing enclosure, darkness and narrowness. This observation, together with the outcomes of the survey, in which most of the respondents described the in-between spaces of Oostelijke Handelskade as unattractive, not inviting or even dangerous.

The Last Gap has got its name because the passer-by really perceives the plot as a gap because of the train of high building blocks, forming a big wall, hiding the open view over the IJ. The gap suddenly shows this openness giving the perceiver the feel of gap-ness.

### Emma's Hof and Tasmanhof

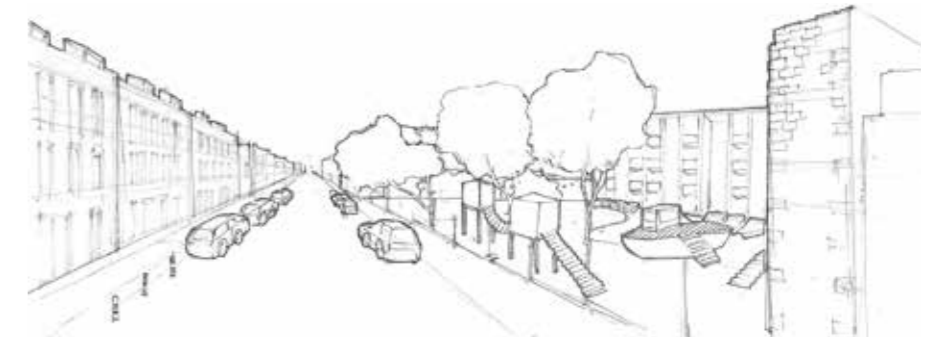
The final design of Tasmanhof has a big level of transparency and inviting atmosphere. Even though Emma's Hof approach is leaving the whole gap open and accessible, it is harder to get there and experience the space because of the location inside the block, in the interior courtyard. Moreover, Emma's Hof has a gate and opening hours. Tasmanhof tells already on the street, what kind of space it offers. Playground and paths of the park are inviting neighbors and passers-by inside. That fact is teaching us: with creating the public space it's very important to have an inviting border between the walking/transportation routes and newly designed spaces.

### Bilderdijskade

Another aspect we can have a look at is the sunlight. The Last Gap has a difficult orientation. South is a non-attractive side of the plot, with train tracks and busy road. That's why we will try to achieve maximum of sun rays penetration, despite the difficult circumstances. In the case of Bilderdijskade, design of the tall tower was causing the biggest protest due to the fact it will be blocking a lot of sunlight.

Despite the fact that all three gaps were developed, two of them still feel like gaps in the city. Only Bilderdijskade was filled completely. Depending on the principles, we can treat the Last Gap in the Oostelijke Handelskade in one of these ways. When economics play very important role and there is not much need for social activities and the new public space, the gap

can be seen just as a valuable building site, which should be 'filled' and used for a new dense construction. If the principles of the neighborhood/district are to create new kind of public space, especially when there is none around, (like in the case of Emma's and Tasmanhof), the gap should be treated differently, because the emptiness becomes a big value here.



Tasmanhof

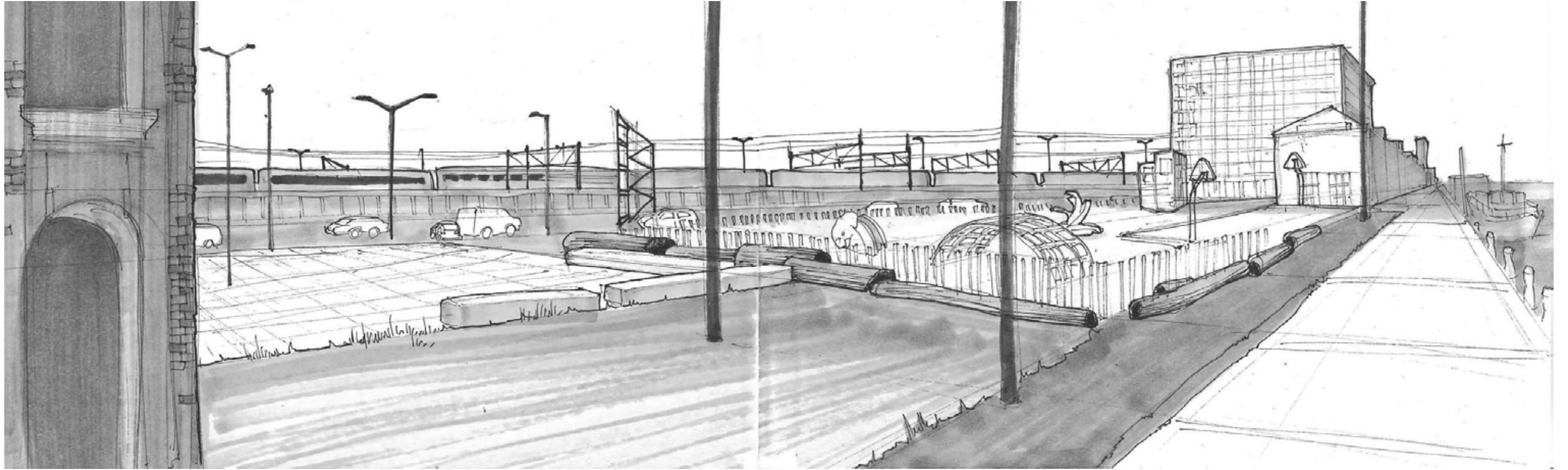


Emma's Hof



Bilderdijskade







## Conclusion for the Last Gap:

The new gaps in the cities shows us a cycle in the city that is renewing itself. This process can be conducted in many different ways, which is represented by our case studies. But in all presented case studies, we can find similar situations and factors, that influenced the process and lead to the final design. None of the case is the same and there are always different ideas for filling the urban gaps. But within the process of their development we could distinguish some similarities or problems occurring:

**Social aspects:** In the smaller communities in typical housing districts, where neighbours are closer to each other (Emma's Hof, Tasmanhof), they had a chance to meet each other and organize themselves to have an influence in creating spaces that are much more social. Of course, a huge role is played by the cooperations, the officials, land owners (municipality, developers), support from political parties, ecological organizations and foundations.

**Economical situations** of each gap were similar: they were highly valuable and expensive vacant sites in the neighborhood. Especially interesting case is Emma's Hof, where determination of the neighbors to create their own space was so big that they managed to collect 1.4 million euro from founders to buy the land from developer and started building their garden.

**Ecological factor** of Emma's Hof and Tasmanhof is obvious. They became the city gardens, oasis for the whole neighborhood and a place of different activities.

**The architectural aspect** was always different. In Tasmanhof, architects broke the tradition of the closed courtyard in the neighborhood and created new typology. The Bilderdijkkade gap was filled with the buildings that are respecting the context in their form and architectural expression but represent different, much bigger scale. In the case of Emma's Hof it was possible to create the new space within old architecture, without creating new buildings.

It seems that in each case the most important goal was to achieve a balance and harmony between newly created space and old pattern of the city. Gaps in the urban tissue create a lot of discussion, because they are rare and valuable. They can turn from the 'lost spaces' into new attractive spots that meet the needs of many people and improve the quality of life of the whole neighborhood. But they can also be developed only according to the ideas of the owner and, filled up, stop existing for the community. The Last Gap also has many possibilities of development and basing on the consequences of different actions in different case studies, the proper development and design steps will follow.





# Appendix

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## Interview met Coen Kampstra

Dinsdag 03 Mei 2014

Bij FARO, Lisserbroek

Kampstra: Van Wijnen moet je zien als twee bedrijven, je hebt Van Wijnen ontwikkeling en Van Wijnen voor de bouw zeg maar. Zowel bij bouw als bij ontwikkeling werken er eigenlijk dezelfde mensen aan.

Jilles: Want het is wel handig dat ze gewoon door kunnen schuiven naar De Hallen Noord.

Kampstra: Ja uiteindelijk hebben mochten ze Noord doen zonder dat er nog naar een concurrent van Van wijnen er nog naar heeft mogen kijken zeg maar. En dat mocht op twee voorwaarden, inderdaad omdat de gemeente dat graag wilde dat ze tempo zouden maken, er ligt daar al veel te lang een soort zandvlakte. En de andere voorwaarde dat ze wel een toetsbare en marktconforme prijs voor de grond zouden betalen en ik geloof dat de OGA, het grondbedrijf in Amsterdam vind dat Van Wijnen nu zelfs iets teveel voor de grond betaald dan dat de markt zou aan kunnen. Op die manier konden ze dat zonder concurrentie doen, want anders was dat wel een probleem geweest. En hier is veel gedoe over geweest ja, en daar weet ik waarschijnlijk de helft van het gedoe niet eens, want dat was voor onze tijd. Want wij zijn er nu vanaf 2012 mee bezig, we zijn twee jaar geleden als architect geselecteerd. Voor Zuid dan. En daarvoor is het denk ik zonder te overdrijven wel 15 jaar planvorming voor is geweest. Daar weten we wel iets van maar niet zo heel veel.

Jilles: Het begon natuurlijk allemaal met het plan voor een nieuw stadsdeelkantoor op De Hallen Zuid.

Kampstra: Ja dat is een ontwerp van DOK Architecten en dit was een mooi ontwerp maar ze hadden ook een plan voor een ondergrondse werf die ze hierin wilde integreren, nou dat was toch zo ontzettend ingewikkeld..

Jilles: Dit was een plan uit 2004 maar ook maar een deel van de hele ontwikkeling van De Hallen. In deze periode verschijnen er ook plannen voor woonblokken.

Kampstra: Ja het plan was toen al een stuk groter dan alleen het stadskantoor. Want in principe hoort De Hallen Zuid en Noord en De Hallen tramremise bij elkaar en dit wordt ook beschreven in een bestemmingsplan. En voor De Hallen Zuid is nog een keer een uitwerkingsplan gemaakt dus hier een apart bestemmingsplan van. Maar voor De Hallen Noord niet, deze komt alleen voor in het bestemmingsplan van het hele De Hallen gebied.

Jilles: Ja dus ze hebben het bestemmingsplan voor Zuid moeten wijzigen omdat het stadsdeelkantoor niet doorging, en ze hier meer woningen wilden bouwen.

Kampstra: Ja en toen heeft het best een tijd stil gelegen wat toch wel redelijk ernstig is want ze waren al een keer echt begonnen aan het stadsdeelkantoor, dus daar lag al echt een bouwput.

Jilles: Hoe ver waren ze met de bouw van het kantoor?

Kampstra: Ja ze hadden damwanden geslagen, en het hele Zuid gebied afgegraven tot 2 meter. En gelukkig waren ze hiermee op tijd gestopt anders hadden ze hier nu mee in hun maag gezeten.

Jilles: Ja want er was heel even sprake van het doorverkopen van het kantoor?

Kampstra: Ja want een raar plan was want het kantoor is natuurlijk vrij specifiek ontworpen voor de deelgemeente. En over dit hele stadsdeelkantoor debacle is ook een wethouder gestruikeld.

Jilles: De architectenselectie voor de uitwerking van het plan voor De Hallen Zuid waren: jullie, Stefanova en van Geusebroek en Verheij?

Kampstra: We zijn uit een van de vijf geselecteerd: wij, Stefanova, Van Geusebroek en Verheij, Venster Architecten, en KenK architecten. En het was een visiepresentatie dus wij hebben ook alleen een visie gepresenteerd, terwijl de anderen al echt een plan hadden uitgewerkt, dat mag je natuurlijk doen, je kan per ongeluk raak schieten maar het kan ook zijn dat er dan elementen in zitten die storen. En er waren bij een paar van die bureaus ook twijfels getrokken over of ze wel groot genoeg zouden zijn om die opdracht aan te kunnen. Er was natuurlijk toen ook al haast.

Jilles: Alle plannen lijken erg op elkaar en ik neem hierdoor aan dat ze dus allemaal op basis van het stedenbouwkundig ontwerp van Edwards zijn ontworpen?

Kampstra: Dit plan was inderdaad al in het bestemmingsplan gegoten en daardoor lag dit allemaal al vast. En door de haast wilde ze ook absoluut geen wijziging meer in het bestemmingsplan want dan zou het allemaal nog weer langer gaan duren. Dus wij moesten echt binnen die kaders blijven. Op een aantal kleine dingen na hebben we hier dus aan gehouden. En in Noord straks is plan wel helemaal anders omdat hier het oude bestemmingsplan nog geldt. Ook had hier geen fatsoenlijk woningbouwplan gepast door een aantal rare hoeken en afmetingen. We hebben met Van Wijnen en het Stadsdeel gepuzzeld met stedenbouwkundigplan van Edwards en we kwamen tot de conclusie dat de bruto netto verhouding zo slecht zou worden dat je dat niet eens zou moeten willen doen.

Jilles: Maar het lijkt niet echt ingewikkeld als ik zo naar het stuk grond kijk?

Kampstra: En dit komt ook door de eis van het type woningen wat hier dan zou moeten komen. Als je vrij bent in de keus van de type woningen dan zou je het wel kunnen inpassen. Maar zowel de typologie als de afmetingen lagen al vast.

Jilles: Terug naar het plan Zuid, dit was dus al helemaal vastgelegd in het bestemmingsplan, is dit niet gek?

Kampstra: Ja het is wel erg gedetailleerd vastgelegd. Dat gebeurt regelmatig dat dat een stuk minder nauwkeurig is vastgelegd. Ja dit ging veel verder, al die lijnen zijn grofweg vastgelegd dus je kon daar niet zomaar buiten treden en dit ging ook zo ver dat ook het type kap was vastgelegd. Dat er dus op een aantal blokken een dubbele kap zit was ook vnauit het bestemmingsplan al voorgeschreven. Vanuit het De Hallen complex zelf hebben ze deze zogenoemde dubbelkap als eis gesteld. Omdat het complex deze dubbele kap ook heeft. In Noord hebben we dit wat los gelaten omdat dat met name aan de Kwakerstraat helemaal niet past.

En zo gaat dit met zo'n proces, want op een gegeven moment veranderen de partijen, er zit nu bijvoorbeeld iemand op van het stadsdeel, Piet Koster, en die heeft duidelijk andere ideeën dan Danny Edwards destijds had. Hij heeft gezegd dat het plan zich toch meer moet richten op zijn omgeving terwijl het uitgangspunt van het plan van Edwards was dat het project een soort eiland zou worden in de stad, iets dat bij elkaar hoort en op die manier zijn plek krijgt. Maar wij passen nu Noord aan zodat het beter aansluit op zijn omgeving.

Jilles: Ja ik heb gelezen dat idee van een eiland in de stad niet in de smaak viel bij de bewoners in de buurt. Met kreten als een Manhattan in de Kinkerbuurt etc.

Kampstra: Ja dat klopt maar dit was ook al weer achter de rug toen wij aan de gang gingen met het project. Bij de inloopavonden in buurt kwamen er af en toe nog wel mensen langs die nog maar weer eens begonnen over dat die toren toch wel erg hoog zou zijn. En wij snappen die reacties wel maar dit is zoals het is, en dit was voor ons het uitgangspunt en daar konden wij niks meer aan veranderen, die discussie is verleden tijd. Als je het mij persoonlijk vraagt had die hoogbouw van twaalf lagen ook niet hoeven. Echter is het wel zo dat hiermee het plan wel haalbaar gemaakt kon worden. De gemeente heeft met dit project al zoveel geld verloren op deze plek dat er een behoorlijke grondopbrengst gerealiseerd moest worden, om een gat te dichten, daar kwam het een beetje op neer.

Jilles: Maar de oorspronkelijk plannen waren ook al hoogbouw?

Kampstra: Dat klopt, maar dat er een gat gedicht moest worden komt ook niet omdat ze al dat geld onderweg hebben uitgegeven maar omdat ze dat ooit hebben ingeboekt. En nog niet zo lang geleden was er nog een keer een rel omdat er een stuk gepubliceerd was in een krant waarin stond hoeveel geld de gemeente wel niet verloren was met dit hele plan. Daar heeft de toenmalige wethouder zich nog heel kwaad over gemaakt omdat het niet waar was. Er zou 30 miljoen zijn uitgegeven terwijl dit een bedrag was dat uit de lucht was komen vallen. En het stadsdeel heeft hier nog een officieel persbericht over uitgesproken om dit te weerleggen. Het Stadsdeel heeft gewoon veel opbrengsten ingeboekt met dit project en het blijkt ook wel dat dat niet helemaal onterecht was omdat ze hier ondanks de crisis nog een goeie grondopbrengst konden realiseren. Omdat het zo'n heel dicht plan is, dit is echt hoogstedelijk wonen, er zitten confrontaties in die ook alleen maar in Amsterdam zouden kunnen.

Jilles: Volgens mij is het niet alleen het stadsdeel zelf maar staan dit soort projecten ook vastgelegd in het Amsterdam in 2040 plan, en was het dus niet alleen het stadsdeel zelf dat deze plannen maakte maar dat ze van bovenaf door de gemeente gestuurd worden tot een dergelijk project.

Kampstra: Ja dat klopt, sterker nog, toen was het stadsdeel helemaal geen organisatie die plannen maakte, dus het stadsdeel moest opnieuw gehuisvest worden maar toendertijd zat er helemaal geen dienst van het stadsdeel die dat moest doen, dus dat kwam inderdaad allemaal van de centrale stad, wat dat betrefd is het ook een bewijs van een beweging die heen en weer gegaan is want inmiddels is een dergelijke dienst van plannen makerij ook al weer weg bij het stadsdeel en gaat dat nu weer naar de centrale stad.

Jilles: Wat jullie met het ontwerp wel nog hebben kunnen doen is de kappen van het blok aan de Bilderdijkkade een kwartslag gedraaid ten opzichte van het plan van Hollands Zicht.

Kampstra: Ja we hebben wel op detail niveau daar nog naar gekeken, met name over die kappen hebben we wel nog wat gestudeerd, wij vonden met name de gevels aan de Bilderdijkkade dat daar de schaal van een zo'n dubbele kap een mooie schaal zou zijn voor een pand. En we denken ook, hoewel dat nog moet blijken, dat het ook verkoopbevorderend kan werken voor de panden, omdat bewoners kunnen zien van; ik woon in dit pand met deze kap. Omdat we het hebben gemaakt zonder te weten hoe de ontwikkeling van Noord zou worden, want als we hadden geweten dat we beide Noord en Zuid mochten doen, had Zuid er natuurlijk ook anders uitgezien. Maar achteraf blijkt het ook nog wel een best goed idee te zijn want nu komt hier in De Hallen Noord 5 kavels met CPO opgaven. Dus dat worden ook vijf losse panden. Commercieel is dit rijtje ook de meest interessante plek.

Jilles: Even over dat pand aan de Bilderdijkkade van maar 3 lagen hoog..

Kampstra: ja daar zit eigenlijk een soort voeg in het ontwerp tussen de twee blokken en dat kwam ons enerzijds wel goed uit om de twee blokken makkelijker op elkaar aan te sluiten, en anderzijds zat dit ook al in het stedenbouwkundig plan van Edwards.

Jilles: in het plan van Edwards was het een steegje naar de achterzijde..

Kampstra: Ja dat was nooit zo duidelijk, ooit toen hij net begon had hij het plan gemaakt waarbij het idee was dat al die ruimte rondom de bouwblokken publieke ruimte zou worden. Eigenlijk al voordat wij aan tafel zaten heeft Van Wijnen al gezegd dat ze hier wel een blok zouden willen ontwikkelen maar dan gaan we het wel doen met een collectieve tuin, daar gaat geen publiek door heen lopen. Dus die doorgangen die waren al van de baan toen wij waren geselecteerd als architect.

Jilles: en het was maar drie lagen hoog omdat dit ook in het bestemmings plan stond?

Kampstra: ja volgens mij stond er dat die blokken niet volledig aan elkaar vast gebouwd mochten worden. Maar wij vonden dit ook prima, dat het wat meer losse gevels zouden worden. Achteraf gezien hebben we daar bij Noord nu wel last van omdat de stedenbouwkundigen bij de gemeente er liever meer 19e eeuwse type blok zou willen hebben, dus meer een gesloten bouwblok, dus dat is heel iets anders van opzet dan het plan van Edwards met losse bouwblokken. En deze twee typen zijn niet zo goed verenigbaar. Het is een soort hybride van types aan het worden. Maar dat vind de welstand niet zo leuk. Dus het zou goed kunnen dat dit ons eerste plan wordt van FARO zonder welstandsgoedkeuring. Dat hebben we namelijk nog nooit gehad.

Jilles: In het gewijzigde bestemmingsplan stond ook dat er andere functies dan wonen in het De Hallen Zuid plan worden ondergebracht. Klopt dit?

Kampstra: Ja dat klopt, niet veel hoor overigens, we hebben in het hoge deel aan de Tollenstraat zitten er twee commerciële ruimten op de begane grond, de gedachte is dat er miss-



chien een lunchroom zal komen of een winkel, zijn ook niet zo heel groot hoor, ik geloof dat het bijk elkaar 300m2 aan commerciële ruimte is. Vanuit het bestemmingsplan had er veel meer in gekunt overigens, maar er was gewoon geen programma voor, dat zag de belegger niet zitten en dat zag Van Wijnen ook niet zitten. Dus de rest is gewoon woningen, ook op de begane grond. En alleen het eerste blok aan de Bilderdijskade waar eerst het stadsdeelkantoor zou komen hebben ze het bestemmingsplan zo ver kunnen oprekken dat er de Blijfgroep in zou kunnen.

Jilles: hebben jullie dat blok wel met die gedachte ontworpen? Of is het een flexibel ontwerp?

Kampstra: Nou ja en nee, dat is wel een goede vraag. Van Wijnen had gewoon een afnemer nodig en zeker ook omdat er in principe een verplichting op rustte om dit sociale huur te maken. En dus ze zijn bij alle corporaties vna adam aan het shoppen geweest even kort door de bocht, en de enige die wel wilde op dat moment was de Alliantie maar dan op voorwaarde dat er een maatschappelijke functie in zou komen. Nou en dat paste wel in hun doelstelling. En dat kwam de Blijfgroep wel goed uit omdat ze al lang opzoek waren naar een plek, en vanuit de gemeente was er ook de druk om die ergens te huisvesten. Nou en wij hebben eigenlijk twee ontwerpen gemaakt, een voor als het eruit zou zien als het gewoon sociale huur was en een ander plan dat eigenlijk het zelfde was maar wat aanpasbaar zou zijn voor de Blijfgroep.

Jilles: dat klinkt als een ander verhaal dan wat ik op Architectenweb heb gelezen over een architecte, Minke Wagenaar die met een bottom up approach samen met de Blijfgroep dat voor elkaar had gekregen..

Kampstra: dat mag ze zo uitleggen ja, dat vind ik prima, dat is maar betrekkelijk waar. Zij heeft veel goed werk verricht voor het huisvesten van niet zozeer de Blijfgroep maar wel voor die doelgroep. En ze weet er ook echt veel van en heeft goede adviezen gegeven aan de Blijfgroep maar ze is verder niet inhoudelijk bij dit project betrokken geweest. Van Wijnen heeft gewoon bepaald dat wij de architect moesten zijn van dit blok, omdat ze niet met nog weer een andere partij in zee wilde gaan. Voor de rest is De Hallen tramremise wel degelijk een bottom up approach, en daar heeft met name Andre van Stigt heel veel goed werk verricht, dat is echt bewonderingswaardig.

Jilles: De gemeente noemt dat plan van de tramremise vaak in een zin samen met de ontwikkeling van de woningen, terwijl ik heb gelezen dat Van Stigt dit vervelend vind omdat het De Hallen complex als project losstaat van de hele De Hallen ontwikkeling, ook financieel...

Kampstra: Het is in zekere zin waar dat de projecten aan elkaar gekoppeld zijn, niet fysiek, want er zit gewoon een straat tussen maar wel degelijk financieel. Het is een grondexploitatie. Maar ik kan mij voorstellen dat Van Stigt het vervelend vind dat de gemeente net doet alsof zij het mogelijk gemaakt hebben maar dat is maar zeer betrekkelijk waar, het is voor 90% van dienste van Andre van Stigt. En nu is het wel zo dat er wel geld vanuit de gemeente naar toe gaat, maar is maar echt een klein deel van de financiering dus om nou te zeggen dat de gemeente het heeft mogelijk gemaakt is wat overdreven. En er zitten nog wel nog de nodige problemen in het ontwerp van dat complex, want wij hebben bij het plan Noord nog een gebouw vier meter korter moeten maken omdat anders de hellingbaan van die parkeergarage niet uitkwam.

Jilles: Even over het braakliggende terrein. Daar hadden de bewoners op een gegeven moment genoeg van...

Kampstra: Ja het terrein heeft vrij lang braak gelegen, ik weet eigenlijk niet eens precies hoe lang, maar er staan geloof ik nu nog een paar verdwaalde kisten met aarde. Maar een tijdje zat er nog eigenlijk een best leuke stadstuin.

Jilles: de bewoners hebben op een gegeven moment het heft in eigen handen genomen en daar wat georganiseerd waarna de gemeente dit direct verboden heeft. En een maand later heeft de gemeente dit plannetje alsnog uitgevoerd alsof het hun idee was...

Kampstra: Nou dit is eigenlijk tegenwoordig een vrij gebruikelijke strategie van de gemeente tegenwoordig. Die snappen ook wel dat het niet ok is dat die terreinen braak liggen en dat je er dan beter zelf iets kan initiëren dan als je het maar laat gebruiken want dan krijg je die mensen nooit meer weg. Dat is een beetje het probleem van dat soort dingen. En het heeft al met al niet heel lang geduurd hoor, volgens mij is er maar een goed seizoen geweest.

Jilles: ik vind het ook interessant om te zien hoe er met de situatie tijdens de ontwikkeling, of zonder ontwikkeling eigenlijk, wordt omgegaan.

Kampstra: ja daar is de gemeente zich nu veel meer van bewust, in Amsterdam in ieder geval maar ook in andere gemeenten.

Jilles: Even over het plan van Noord, want Studio Nine Dots heeft daar ook een ontwerp voor gemaakt, weet je daar iets van?

Kampstra: ik vond dat ook helemaal geen verkeerd plan, maar dat mocht het blijkbaar niet zijn.

Jilles: hoe is die selectie van de architecten voor dat plan gegaan?

Kampstra: dat is geen selectie geweest, ik weet ook niet op wiens initiatief Studio Nine Dots dat heeft gedaan, of dat het vanuit hun zelf kwam.

Jilles: dat was in opdracht van Bespoke Stadsontwerp. Van Bouke Kapteijn.

Kampstra: Oja Kapteijn was een tijdje ingehuurd projectmanager van het stadsdeel. En ik wist niet dat hij hier bij betrokken was maar dat zou logisch kunnen zijn. En het zou goed kunnen zijn dat ze nog eens opnieuw naar Noord hebben willen kijken. Maar project directeur Co Stor, die trekt enorm aan de touwtjes, die vond het plan van Studio Nine Dots maar niks. Om meerdere redenen, volgens mij vooral financieel, volgens mij heeft hij niks tegen dat bureau, want project bureau De Hallen dat zijn grofweg dezelfde mensen als projectbureau De Houthavens en daar hebben ze met Nine Dots het nodige gedaan.

Jilles: Kan je het plan voor Noord nog verder toelichten?

Kampstra: Het blok aan de Tolstraat lijkt het sterks op wat er in Zuid gebouwd gaat worden. En dan hebben we de vijf kavels aan de Bilderdijkkade die CPO ontwikkeld gaan worden. En dan hebben we nog een klein blokje van drie lagen hoog in het midden, en hier ligt eigenlijk het grootste knelpunt van het stedenbouwkundig plan want hier is de confrontatie het grootst van of het nou een gesloten bouwblok betrefd of zijn het losse blokken. Onder het plan komt een parkeergarage voor 700 auto's totaal. Aan de Kwakerstraat komen wat smallere pandjes met een wisselende gootlijn om in overeenstemming te komen met de panden daar tegenover. Dus hier zit een soort overgang van stijl aan de Kwakerstraat naar de richting van het plan van Zuid.

Jilles: er zijn dus maar drie toegangen tot de binnenplaats?

Kampstra: Nou de toegang aan de Kwakerstraat die je hier zit wordt waarschijnlijk ook dicht met 1 laag om te voorkomen dat er een steeg zou komen met een hek. En op deze manier klopt het ook wel met de manier waarop ze willen dat het werkt, dat de Tollenstraat een belangrijke straat wordt met toegangen tot de hoven.

Jilles: En op deze manier worden de binnenplaatsen ging doorgaande routes.

Kampstra: Ja daar is veel gedoe over geweest. Ik had het wel een goed idee gevonden als er wel een doorgang was gekomen maar dat wilde ze niet.

Jilles: Gaan ze in een keer die hele kelder leggen voor het zowel het plan voor Noord als Zuid?

Kampstra: Nee, ze bouwen het echt in twee delen. Het was van te voren niet bekend dat Van Wijnen ook de Hallen Noord zou doen. Er zit ook geen fysieke verbinding tussen de parkeergarages, want aansluitend bouwen is ontzettend ingewikkeld.

Jilles: Jullie hebben nu een project mogen doen dat is natuurlijk mooi maar wat is jou mening over de invloed die jullie als architecten bureau hebben kunnen uitoefenen?

Kampstra: Ik heb zelden een project gehad waarin ik zo beperkt ben geweest in het ontwerpen. Maar het is niet zo dat we er niet trots op zijn of dat we ons er voor schamen of wat dan ook. Sterker nog we vinden dat Zuid in de uitgangspunten die er toen lagen eigenlijk best een goed ontwerp geworden is, het is natuurlijk een beetje manouvreren in de marge, en je kan je afvragen of een ontwerp midden in Amsterdam waarin de balkons er alleen maar aanhangen goed zal werken want dat is eigenlijk niet zo stedelijk. Maar dat wisten we allemaal van te voren en binnen alle uitgangspunten hebben we dat wel netjes opgelost. Wat we natuurlijk jammer vinden is dat we niet in een keer een plan hebben mogen maken want dan het er allemaal anders uitgezien.

Jilles: maar wat ik er tot nu toe van denk is dat het eigenlijk een veel te groot gebied is om in een keer te ontwikkelen, dus misschien had het wel in nog meer stukken geknipt moeten worden, dat je net zoals die CPO opgaven een beetje een wisselend straatbeeld had gekregen aan de Bilderdijkkade. Maar denk je niet dat het te groot was om in een keer te doen?

Kampstra: Nee, ik denk dat als ze eerder tegen Van Wijnen hadden gezegd dat ze ook Noord hadden mogen doen, en dan het hele gebied in een keer, dan was het ook wel gelukt. Maar ik denk dat de gemeente de vrijheid nog wilde houden om nog even opnieuw naar het plan Noord te kunnen kijken. Van Wijnen had het liever ook in een keer gedaan want wat ze vooral doen met dit project, los van het bouwen, is zoeken naar het dichttimmeren van de business case. Dus daarom trekken ze er een belegger (Altera) in om het risico te spreiden. En daarom bouwen ze ook zo'n parkeer garage die voor een deel voor het blik van de straat is, niet omdat ze dat zelf graag willen maar dit wordt gekocht door de gemeente en dat is ook weer een stuk financiering die ze binnen hebben. En als Altera dan aan tafel komt bij ons dan is dat wenspakket zo ongeveer heilig, het is niet dat daar nog eens lekker over te praten valt.

Jilles: het is natuurlijk lang een gat in het stedelijk weefsel geweest, denk je dat het puur door de gemeente, en door dat nieuwe stadskantoor, komt dat het zo lang geduurd heeft?

Kampstra: Ja, in 2004 of 2005 dat gat dichten met woningen dat had heel snel gekund, zeker nog voor de crisis. Er waren veel partijen geweest die dat makkelijk hadden kunnen doen. Maar het proces van de ontwikkeling van een stadsdeelkantoor is veel moeilijker, daar zijn gewoon heel veel problemen met de buurt geweest. Ik denk dat de ontwikkeling van de woningen op een gegeven moment echt goed ging omdat De Hallen Tramremise eindelijk was gaan lopen, omdat mensen door kregen dat die woningen nou eenmaal nodig waren om De Hallen Tramremise te financieren. En voor Van Wijnen was de crisis eigenlijk een kans omdat zij eigenlijk de enige waren die op dat moment een project van deze grootte aankonden.

Jilles: Nog een laatste vraag. Marinus Oostenbrink heeft op een gegeven moment ook een ontwerp gemaakt om de gemeente er van te overtuigen dat zijn ontwerp met een zelfde dichtheid maar lagere blokken ook mogelijk zou zijn op deze plek. Weet je daar nog iets van?

Kampstra: Ik weet niet wie Oostenbrink is. Maar ongetwijfeld zullen er ten tijden van de protesten vanuit de buurt nog wel andere ontwerpen zijn aangedragen. Maar het had ook best prima zonder toren gekund, van mij had die hoge toren er ook niet hoeven komen, maar het was voor ons gewoon een uitgangspunt. Overigens vind ik het ook wel weer mee vallen, die toren, want hij staat vrij ver van de straat af in de tweede lijn. En er zijn natuurlijk zometeen 30 mensen die er heel blij mee zijn want die hebben binnenkort een woning met uniek uitzicht over Amsterdam.