

FROM HARBOUR TO CITY

Transformation of the 'Havenstad' to a flexible and multi-functional city district

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What?

What kind of strategic plan is needed for the redevelopment of brownfields into a multifunctional area that is spatially and functionally flexible?

What way(s) or method(s) are there for an urban design to be flexible and able to adapt to changes in functional and spatial demands and requirements?

What kind of urban typology enables a changing urban programme?

How can flexibility be combined with mixed-use in an urban design for the Minerva City-harbour?

Why?

Problem statement

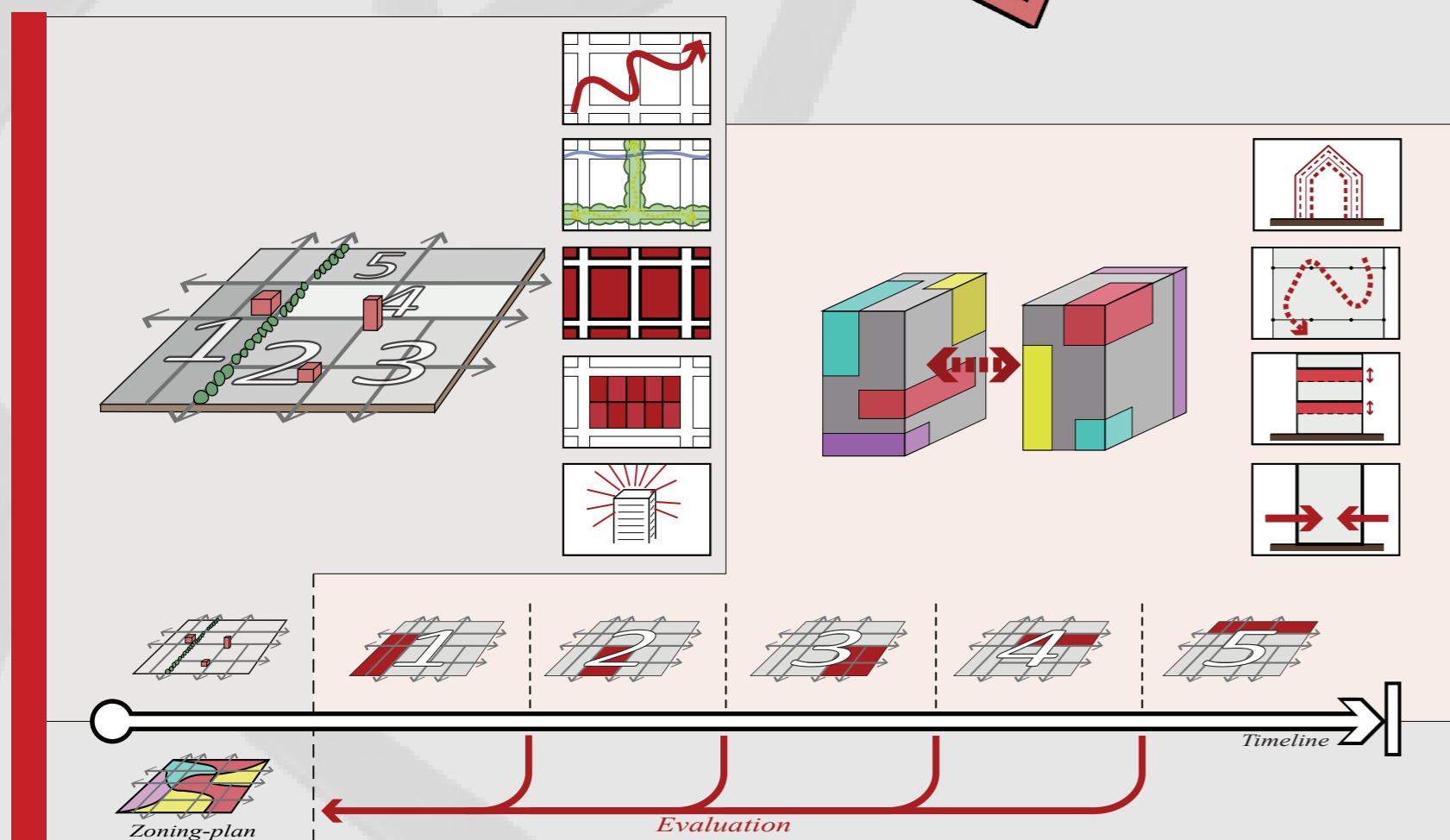
Urban development projects with a very long time span have the risk that changes in economic climate or society will affect the demand for certain functions with as result unused building space. This is enhanced by the current economic crisis, this makes future demand for dwellings office space etc. very unsure. As a result of this almost all urban development in the Netherlands has been put on hold

This means that the conventional form of urban planning and design is outdated.

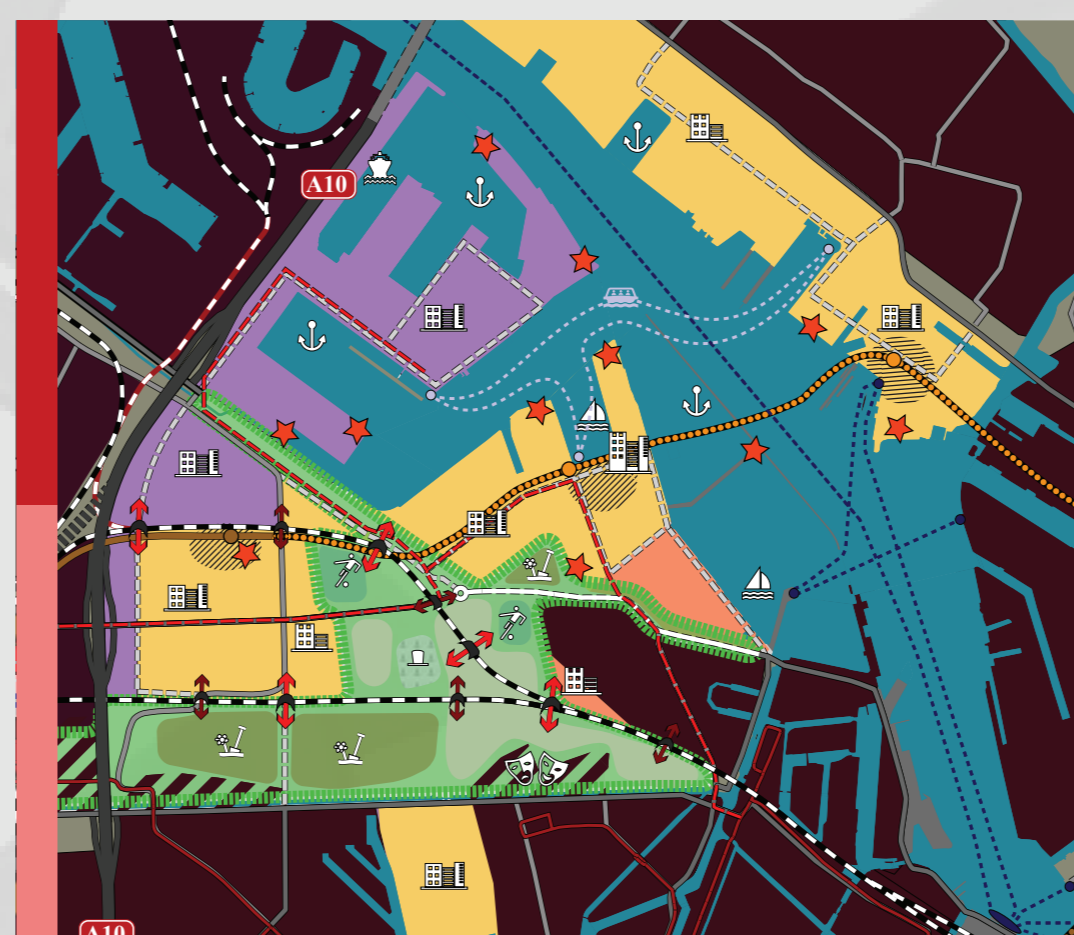
This means that a urban plan has to be able to beware of the changing context and be able to anticipate on it. This means that an urban plan somehow has to be flexible. This means that flexibility somehow has to be integrated into the development strategy in order to make sure the urban design is able to adapt to changes in demand.



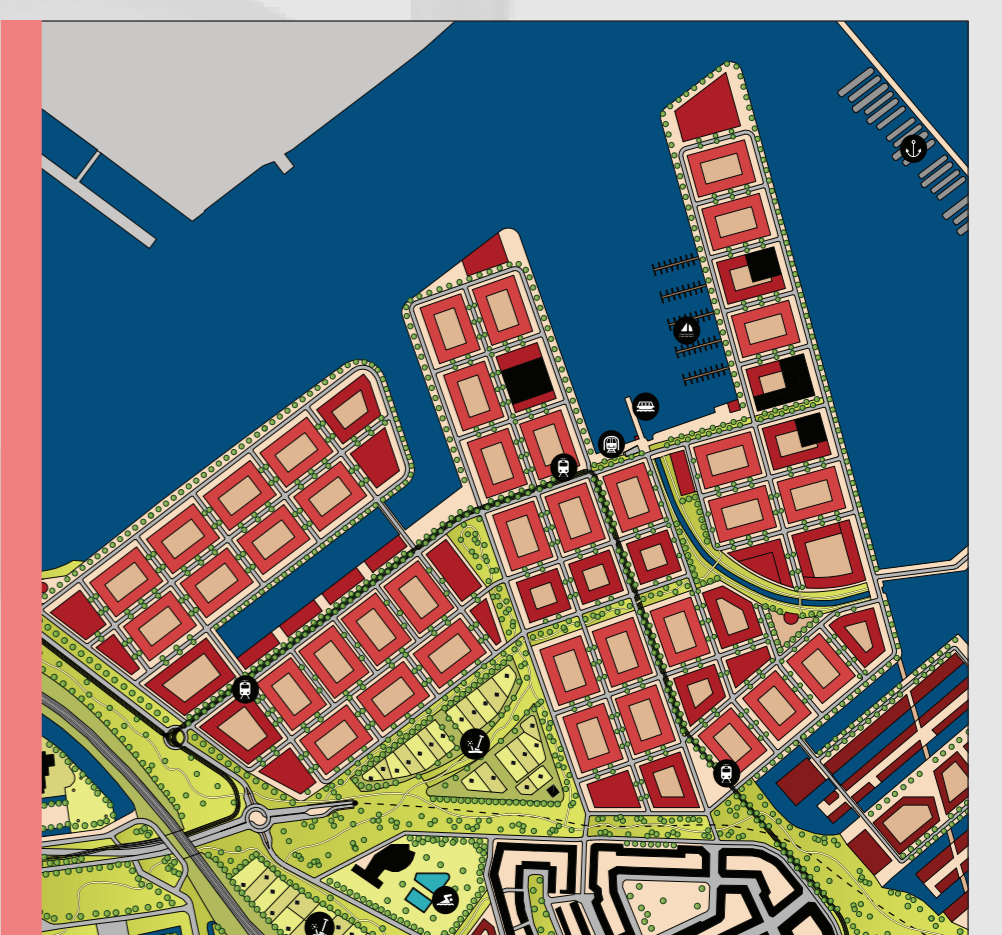
How?



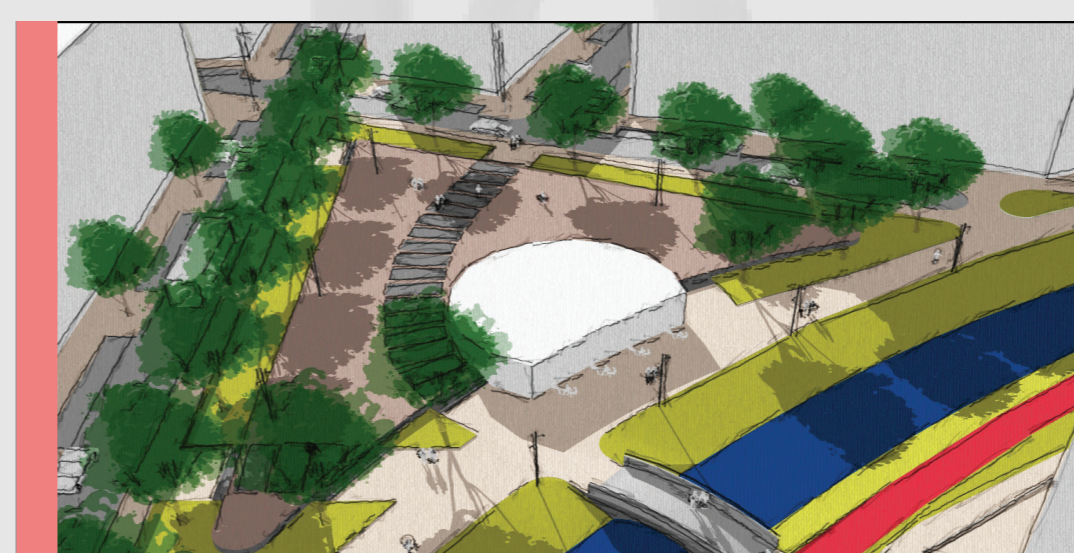
Schematic overview of a development strategy that combines criteria for flexibility and mixed-use development.



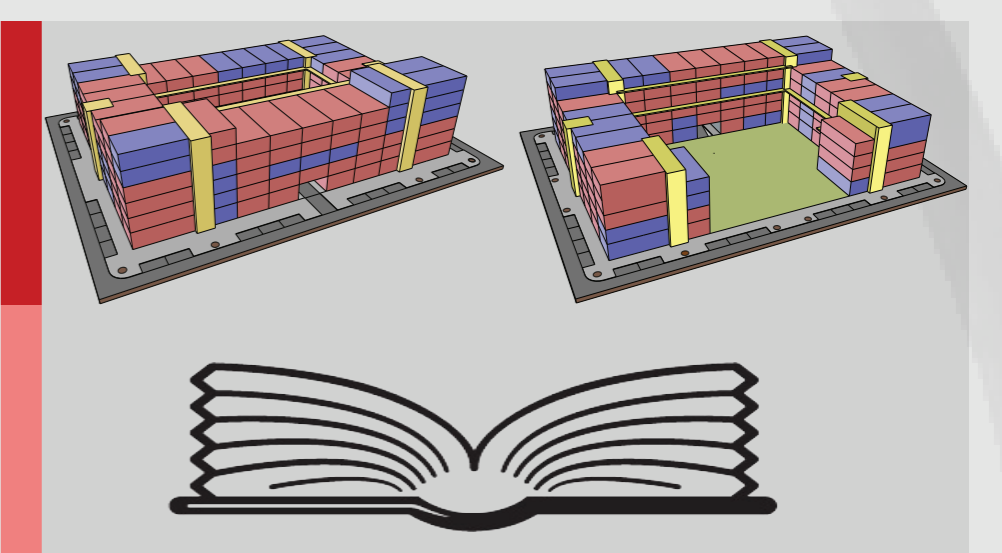
Masterplan for the western harbour area of Amsterdam.



Urban plan for the Minerva harbour, made by using the development strategy.



One of the designs for the public spaces in the new plan for the Minerva harbour.



Catalog with a number of pre-made block compositions, which can facilitate changes in the functional use of the building.

For an urban design to be integrally flexible/adaptable, it will need to have some form(s) of flexibility in all three of the aspects; The development process, urban fabric and the built environment

There are a number of spatial conditions for the urban fabric that will help create an adaptable urban plan:

- Small grain size
- Diverse parceling
- Good accessibility
- Presence of green and/or water
- Landmark/characteristic buildings
- Enough parking facilities

So...?

Flexibility and mixed-use development will in general combine very well, since there are many very similar spatial conditions. The combination of flexibility and mixed-use does limit the flexibility of an area to some extent. However, this is not have to be a bad thing, since plans can also be TOO flexible.

