

# MSC 3 Research

Site  
analysis

Quinten Boumann







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# SITE

Groenmarkt, Singelgracht, Amsterdam

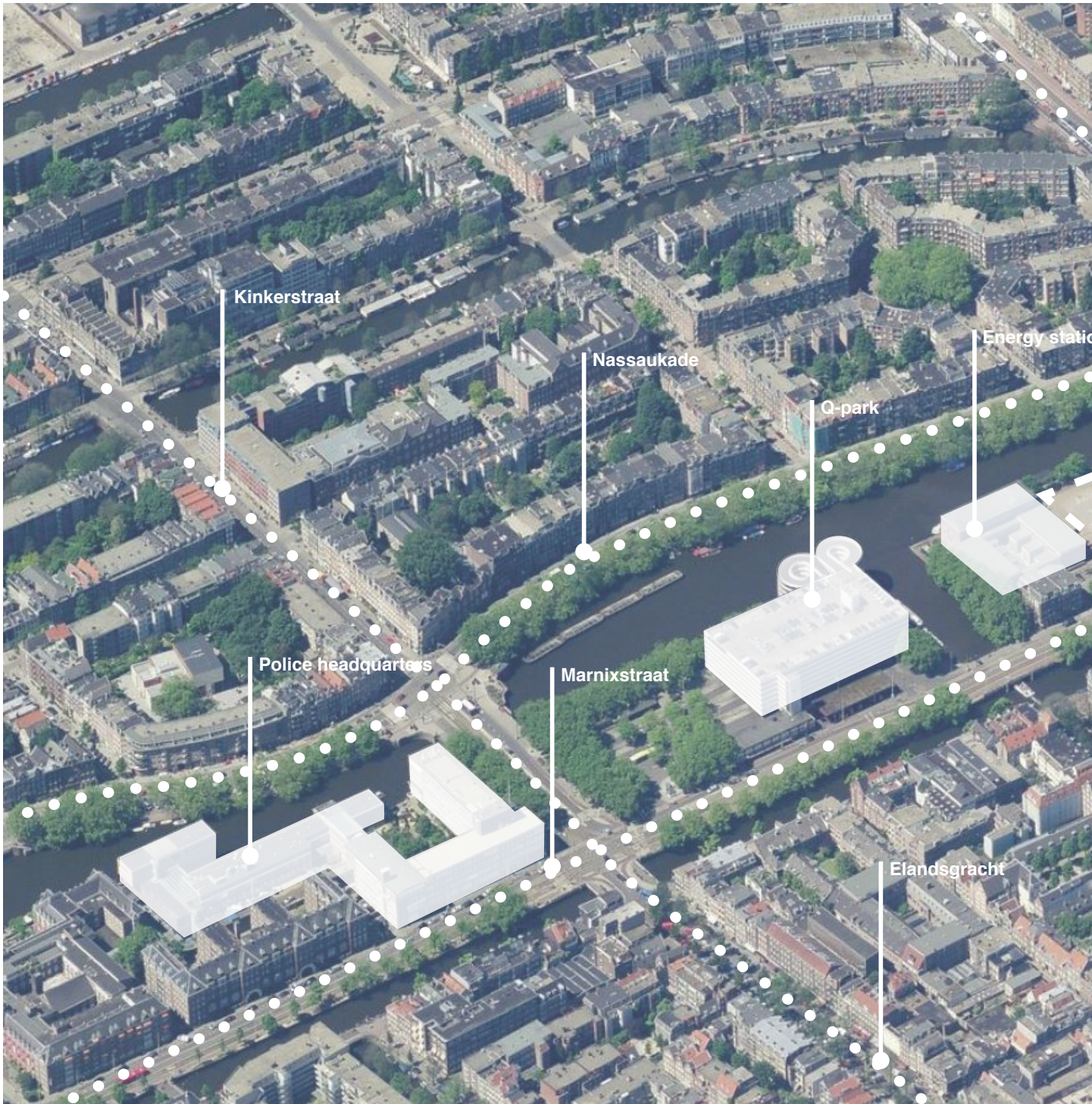




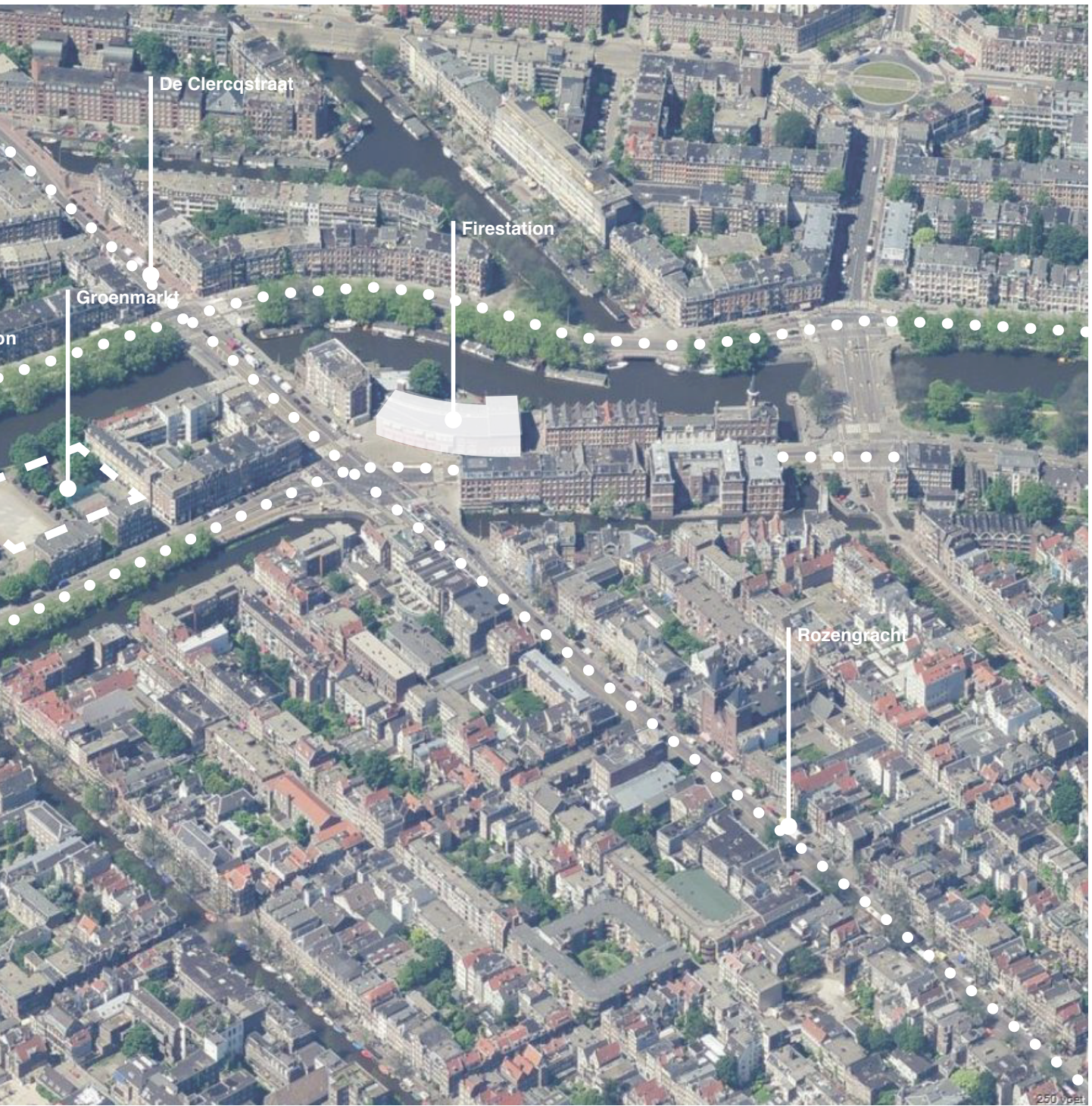


# OVERVIEW

Orientation



Birdsview Marnixstraat (Bing Maps, 2017)

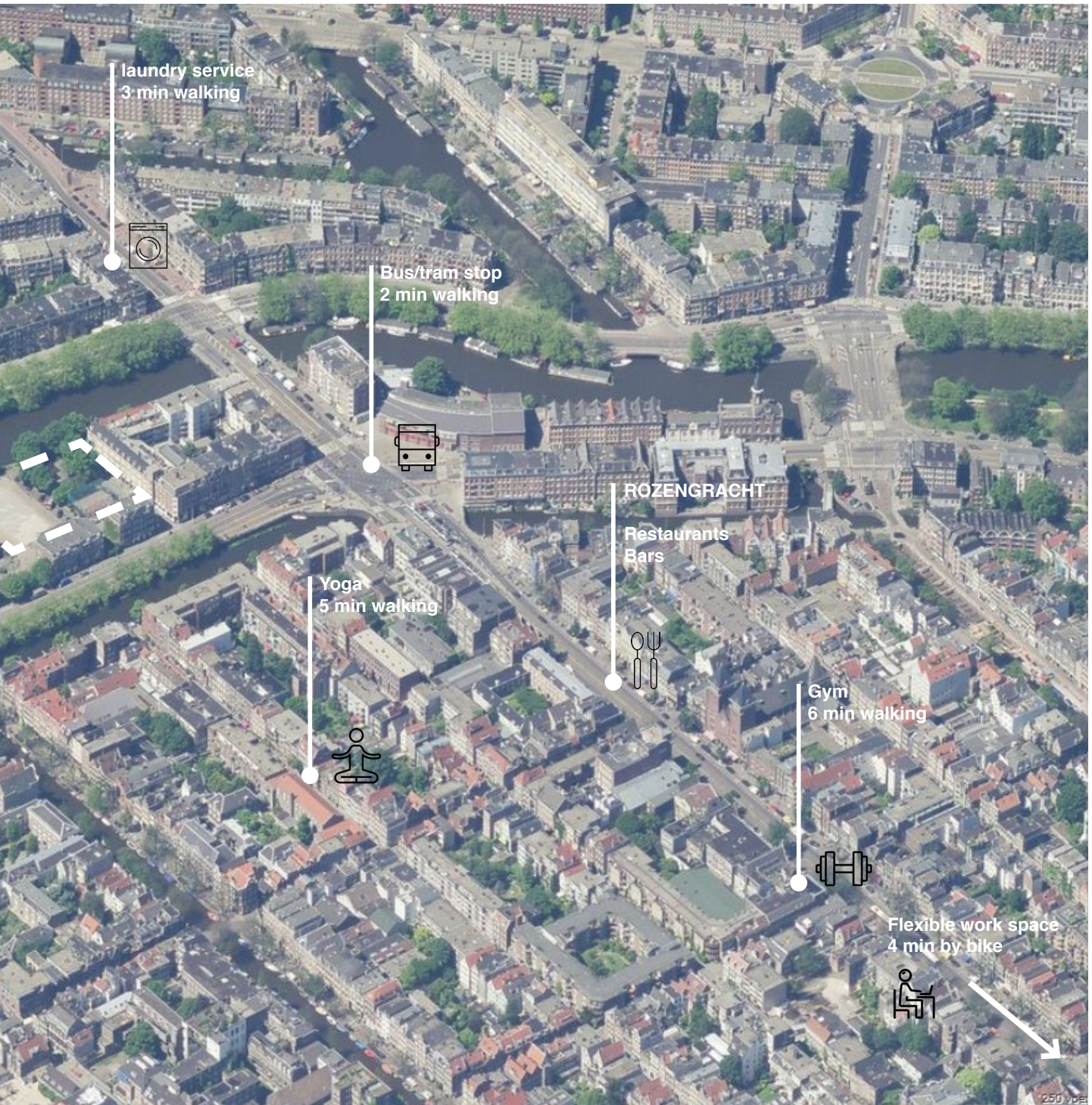


# OVERVIEW

## Facilities



Birdsview Marnixstraat (Bing Maps, 2017)



# NEIGHBOURHOOD

Paths & nodes



NEIGHBOURHOOD

Landmarks & edges



# NEIGHBOURHOOD

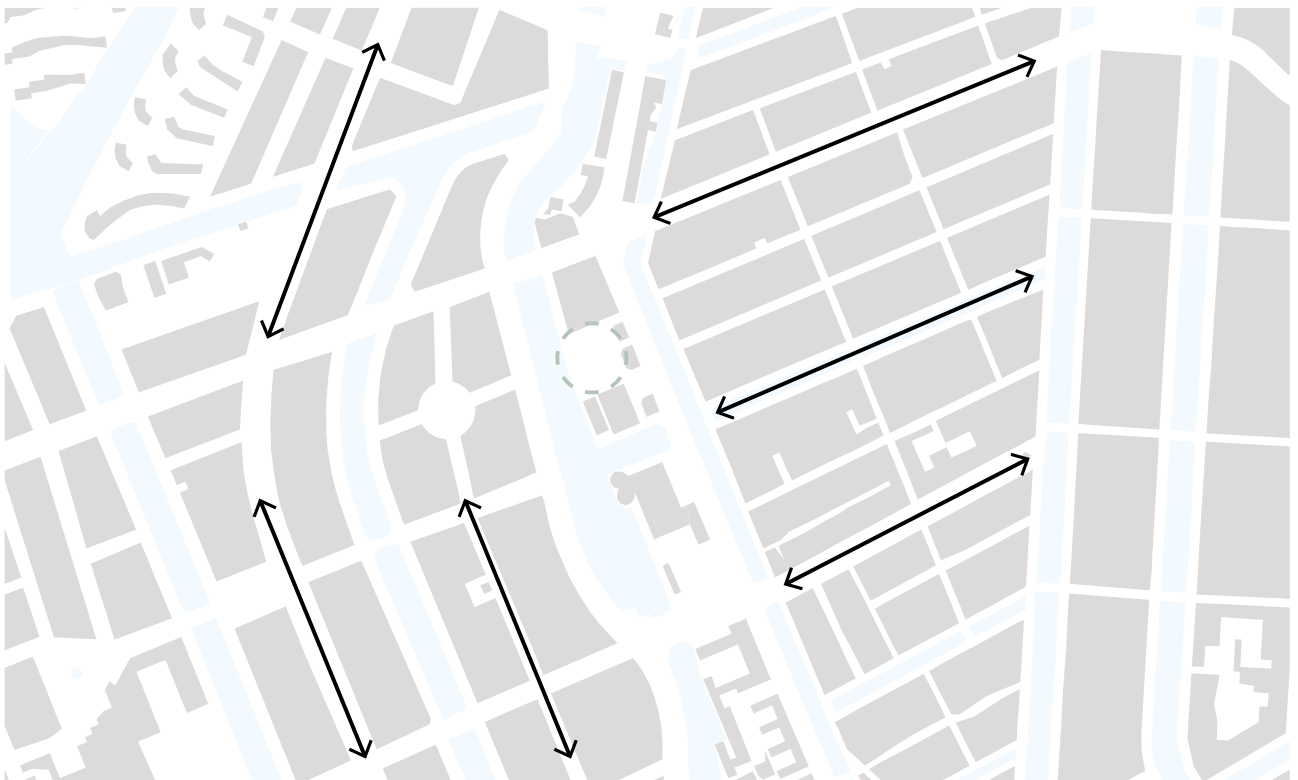
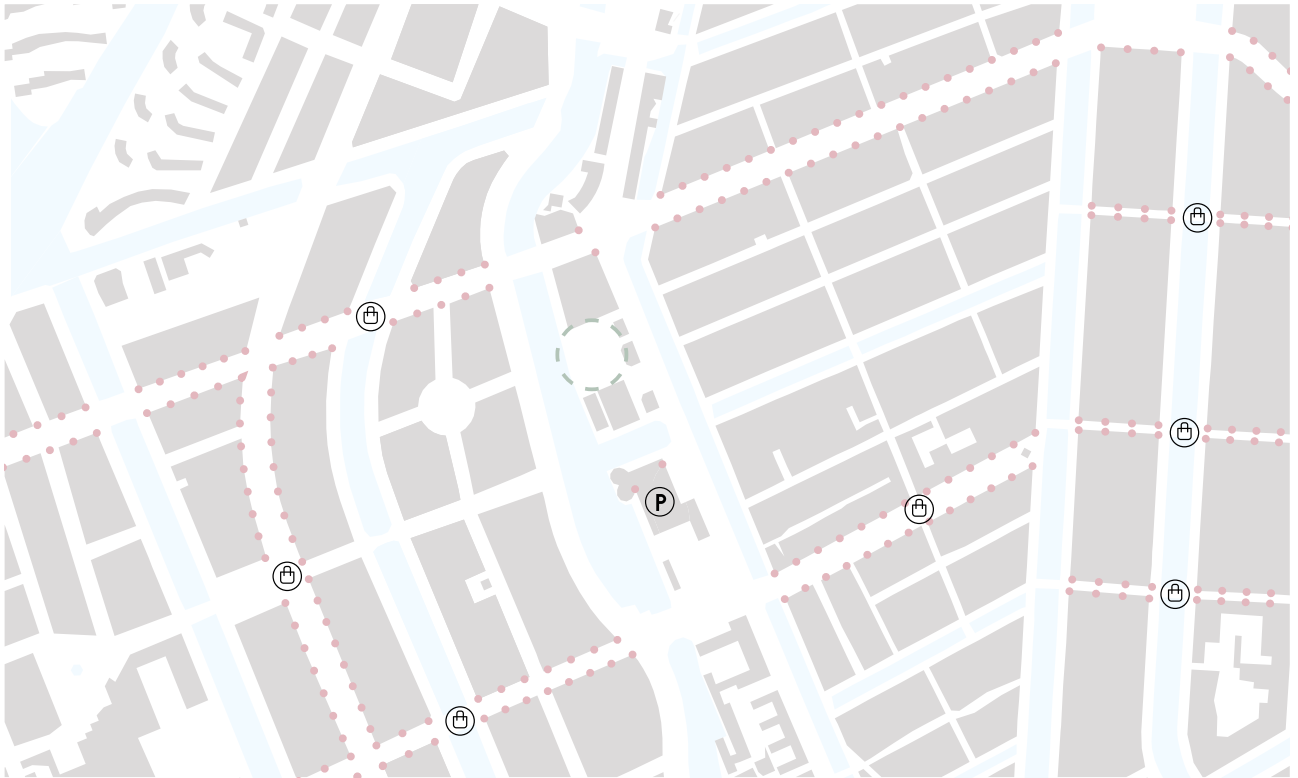
Districts





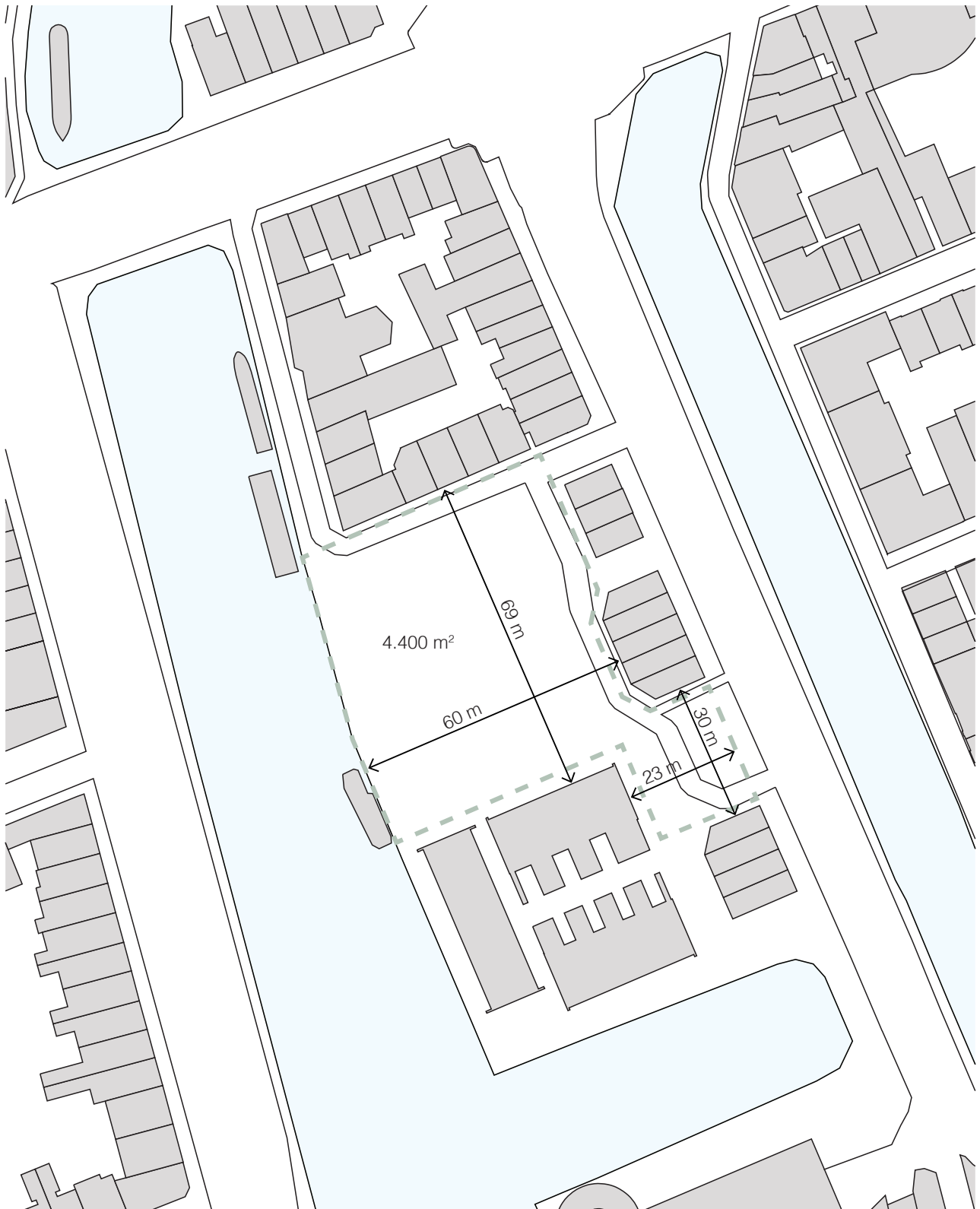
# NEIGHBOURHOOD

Public & main structure



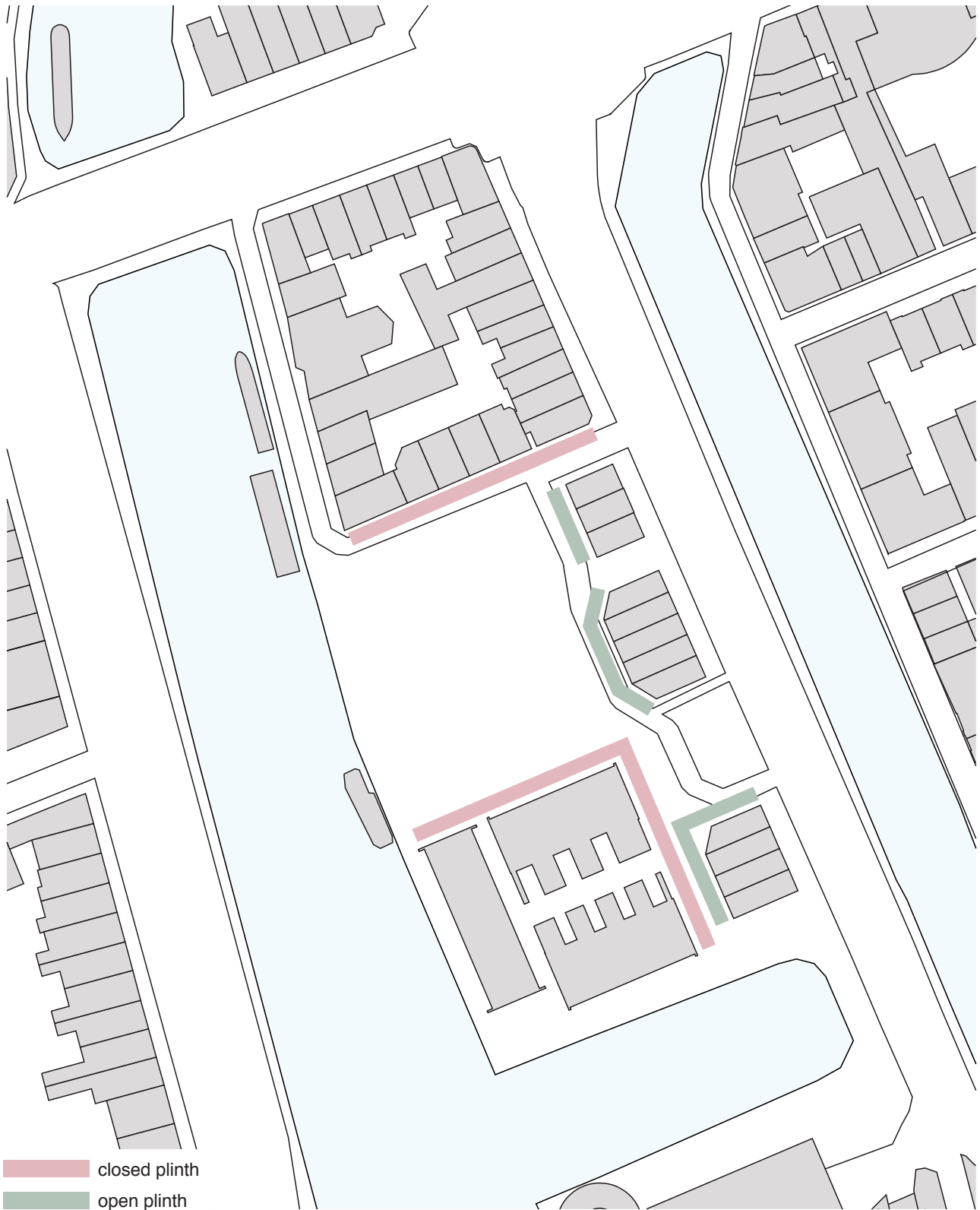
# GROENMARKT

Plot



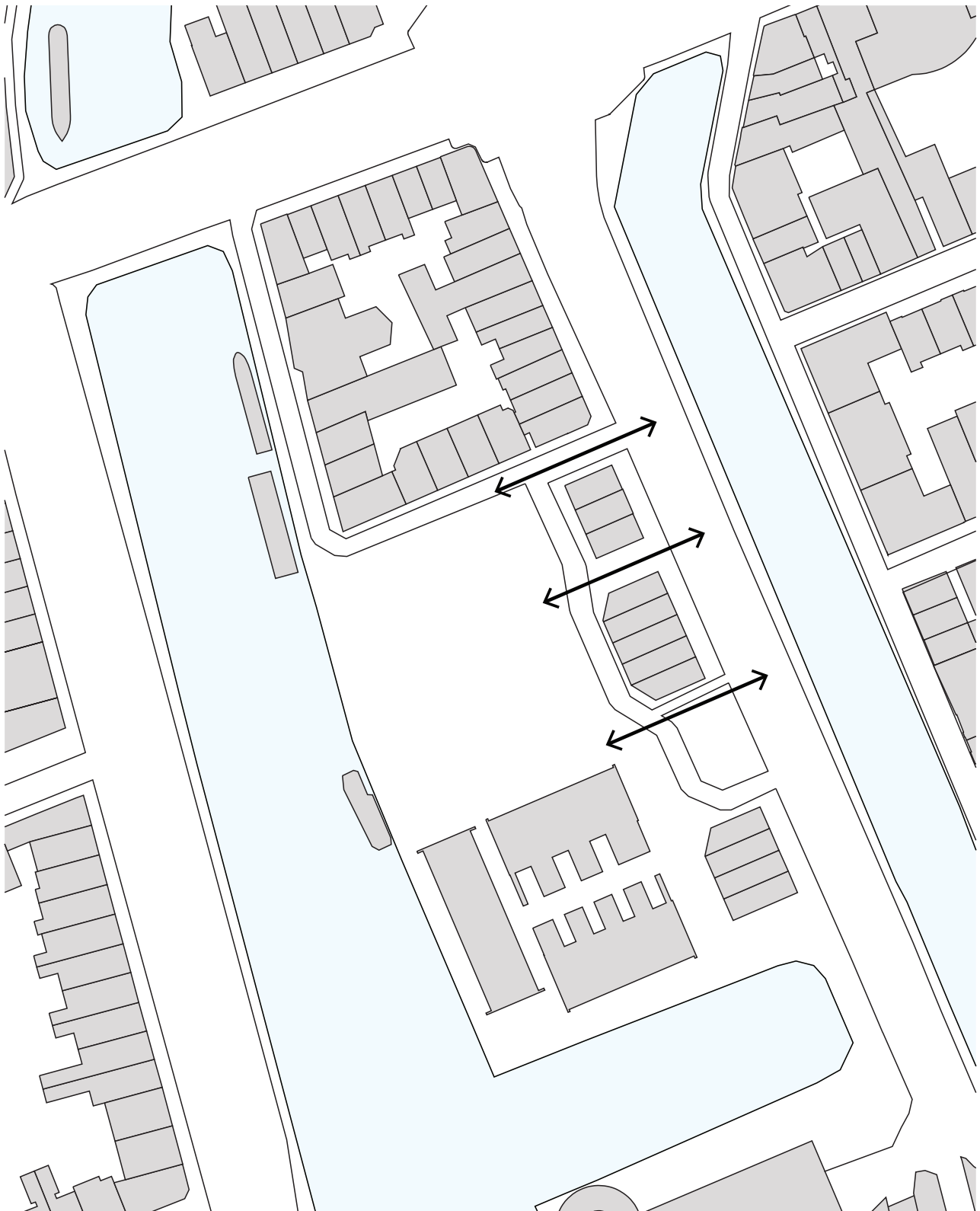
# GROENMARKT

## Plinth



# GROENMARKT

Sight lines

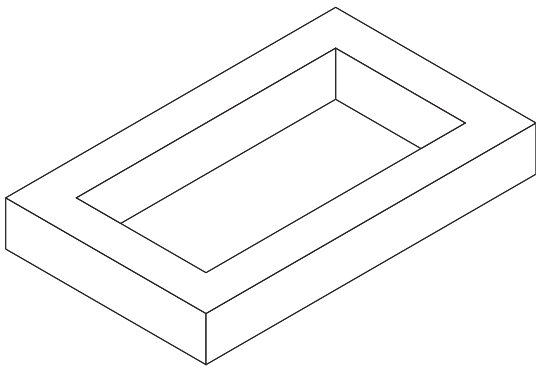




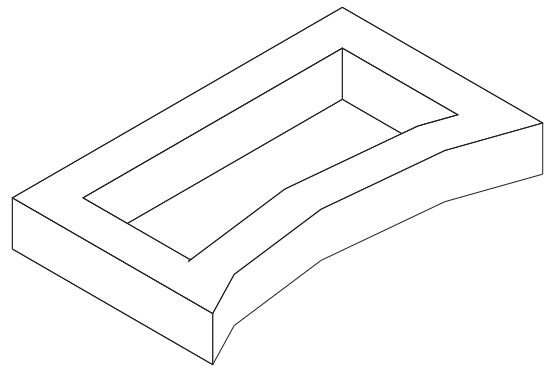
# TPOLOGY

## Residential

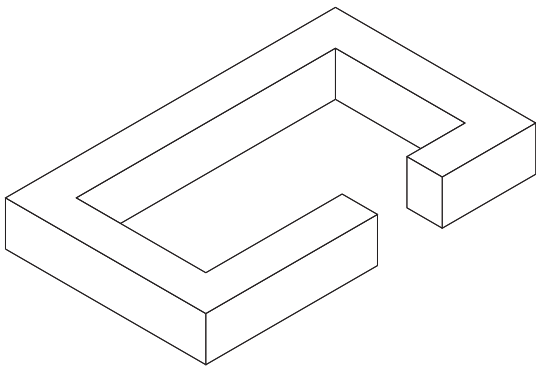
Below the most common building typologies are represented in a radius of 400 m around the Groenmarkt. The urban fabric in Amsterdam mostly exist out of closed blocks, either a regular closed block or an exception on the regular closed block.



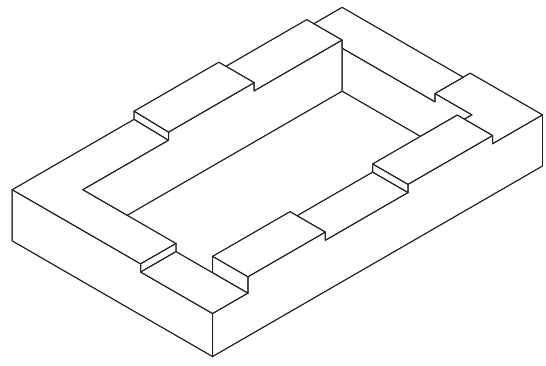
Closed block



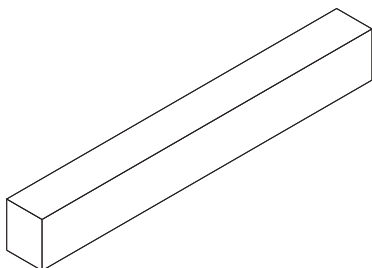
Closed block adapted to surroundings



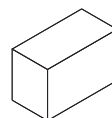
Open block



Closed block with great variety in height



Linear block

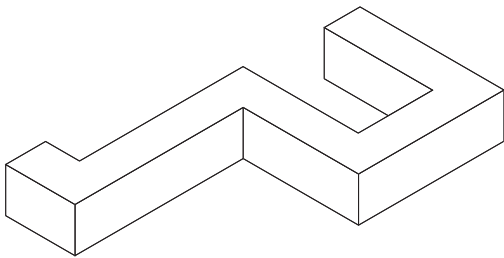


Single block

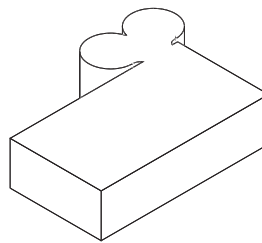
# TPOLOGY

## Non-residential

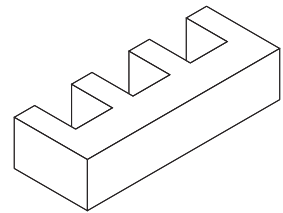
All the non-residential buildings within the radius are located on the urban strip that separates the center from Amsterdam west.



Folded slab



Block with addition



Block in fish-bone arrangement



Curved slab

## ORIENTATION

### Sun

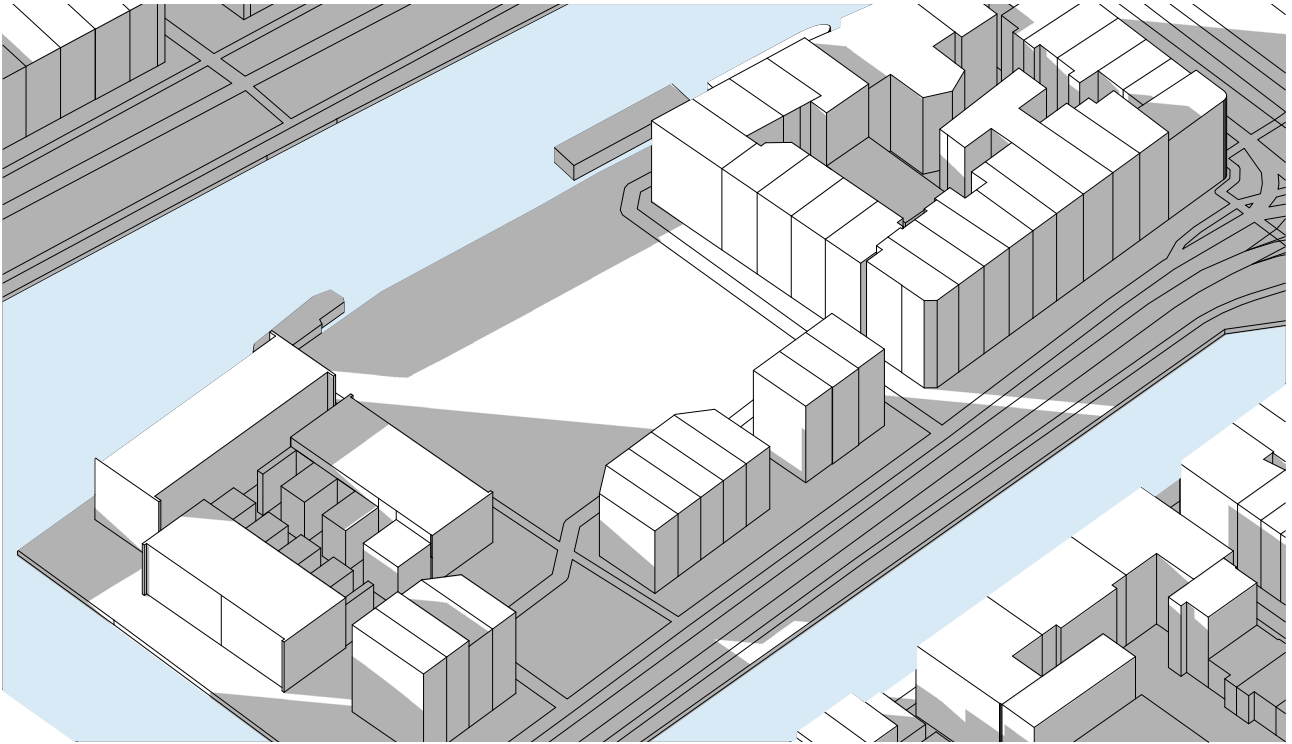
The site has a good orientation because of the location next to the Singelgracht, The distance between the site and the buildings south-west of the site, on the other side of the water, is relatively big for Amsterdam standards. This results in a long exposure of sunlight on the site.



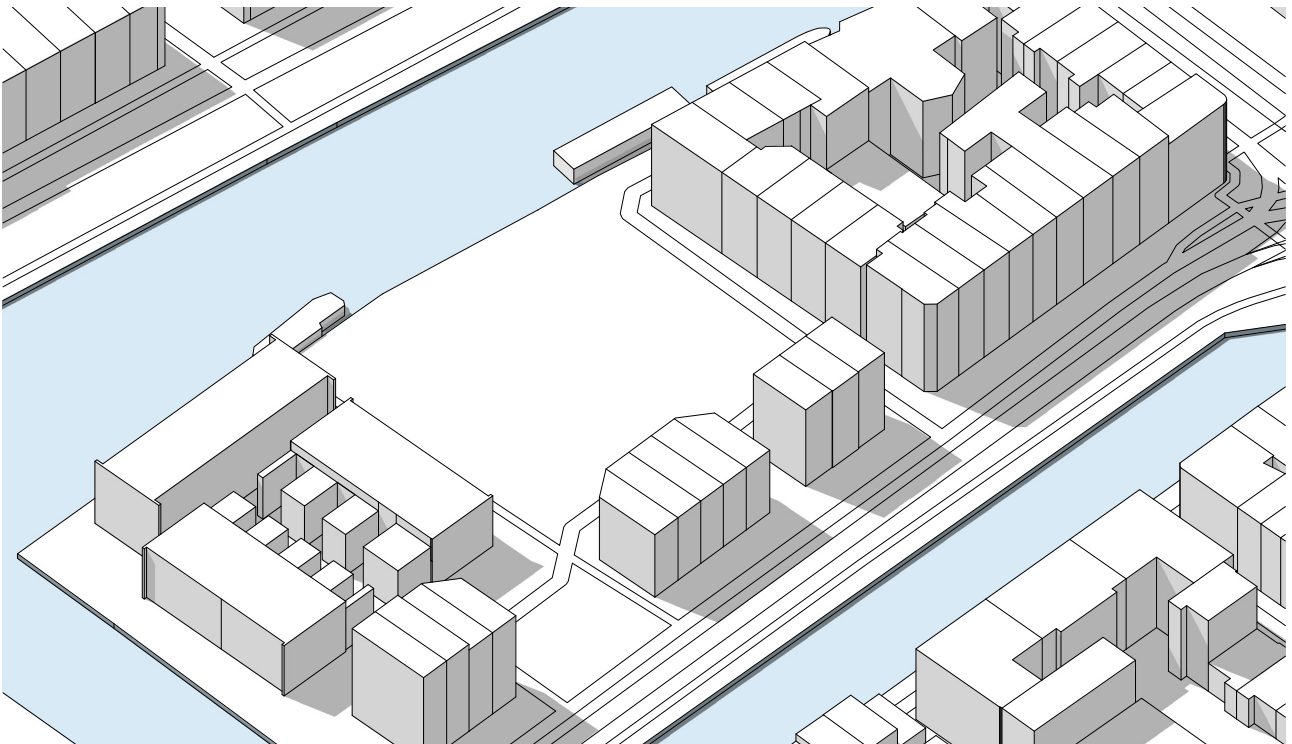


# ORIENTATION

Shadow



January 14:00

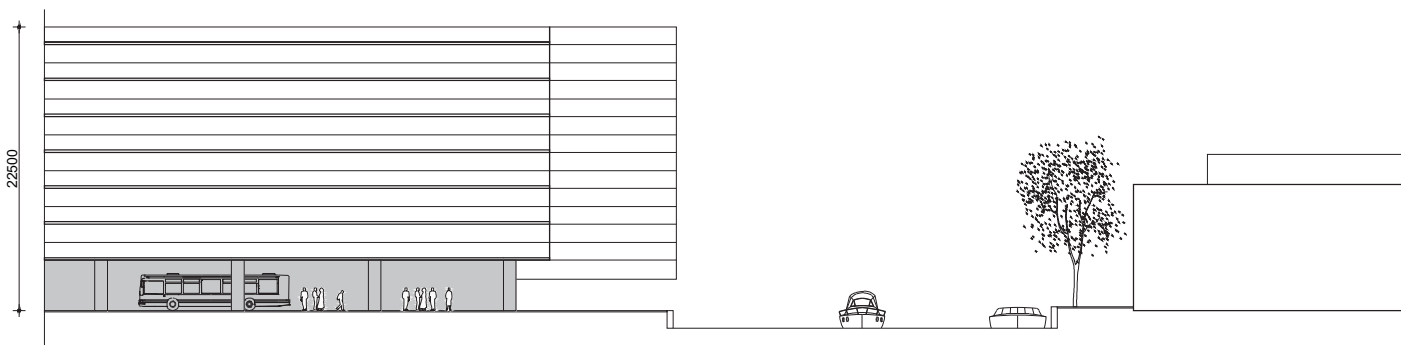
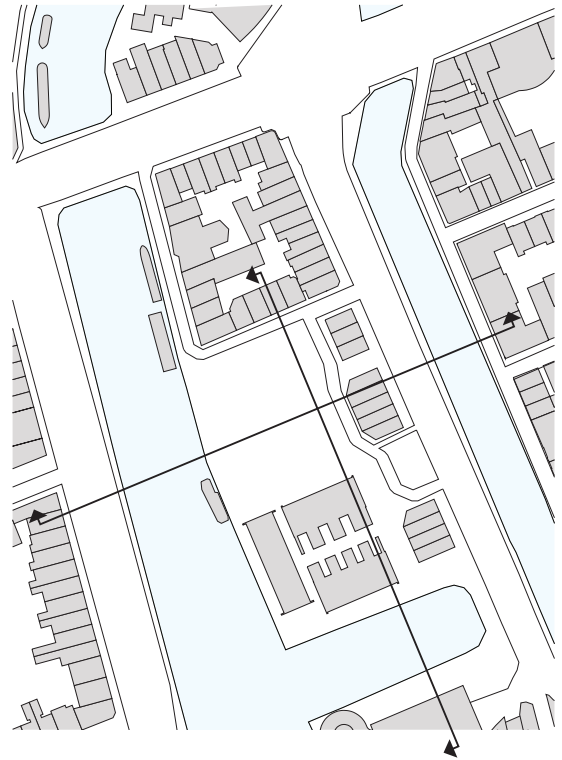


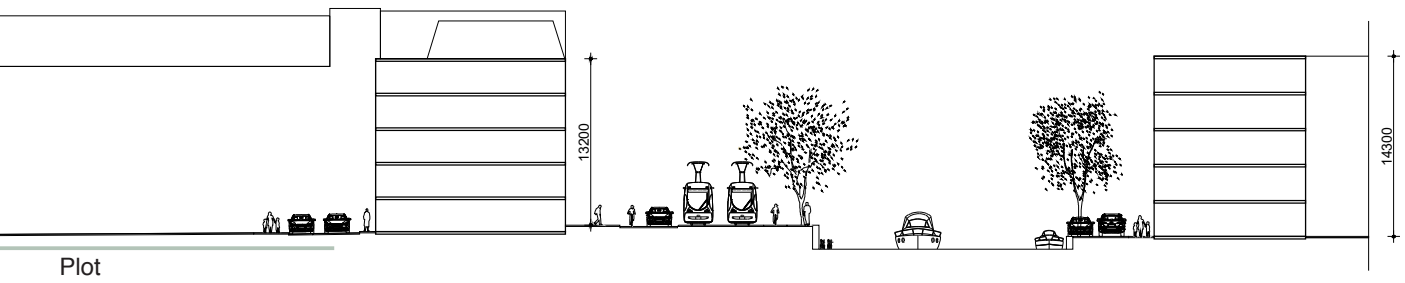
July 14:00

# SURROUNDINGS

## Heights

The sections give insight in the widths and heights of the surroundings. Most of the heights are more or less similar, except the parking garage.





# MATERIALS

## Marnixstraat

The residential and retail buildings are characterized by a 19th century style, mostly with masonry facades. In detail, a neo-renaissance style is visible. In the facade this is characterized by ornamental ties, masonry, ironwork, and wooden ornaments.<sup>1</sup> Materials that are common in the area are masonry, concrete and wood. The colors of the facades vary from red to brown.

Buildings like the parking garage, gas station and some '70s style buildings stand out in their materialization and design. These designs are from a different period and the parking garage and gas station do differ in their typology.

1 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt

Rozengracht



Rozenstraat



Laurierstraat



Marnixstraat

De Clercqstraat



Groenmarkt



45 seconds



All images (Google Maps, 2017)



Lauriergracht



Elandsstraat



Lijnbaanstraat

Elandsgracht

Marnixstraat



200 meter

90 seconds

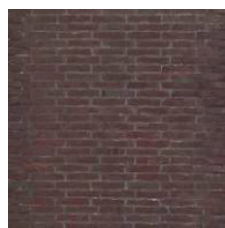
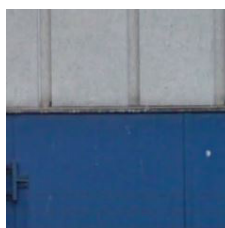
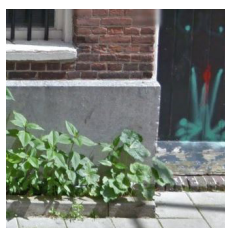
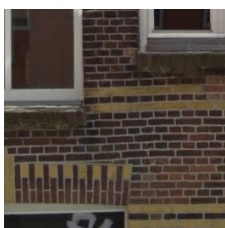
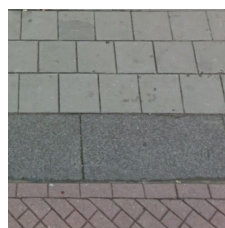
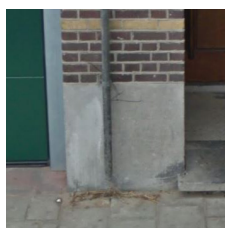
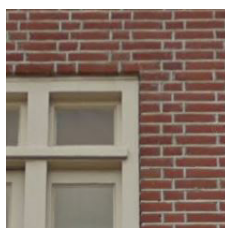
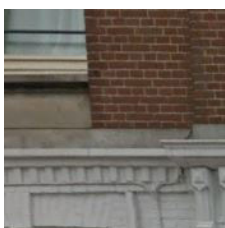
400 meter

Kinkerstraat



# MATERIALS

Groenmarkt



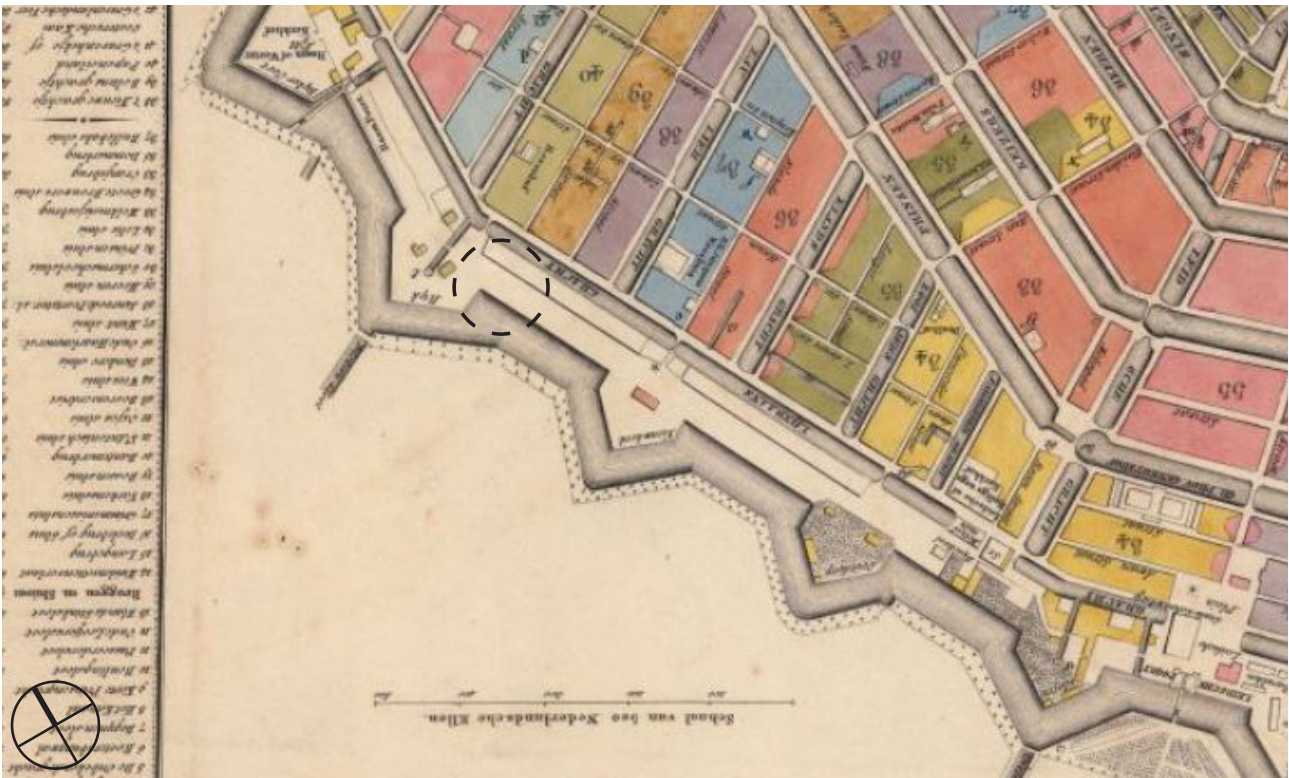
All images (Google Maps, 2017)

# HISTORY

## City walls and strongholds 1615 - 1829

Around 1613 the second city wall called 'de derde uitleg' was finished. This city wall replaced the first one, which was located at what we now know as the Herengracht. This new city wall created new plots in between the wall and the Herengracht. From 1613 until 1620 the buildings in the Jordaan and along the Prinsengracht, Keizersgracht and Herengracht were build. The City wall with its strongholds functioned as a military line of defense. Against the wall the Singelgracht was dug to improve the safety of the city. In total 11 strongholds were build, each with a windmill on it.<sup>2</sup> Groenmarkt, the project location, is situated in between bastion Nieuwkerk in the South and bastion Rijk in the north.

2 Gemeente Amsterdam (n.d.) Grachtengordel Amsterdam Werelderfgoed: De Derde Uitleg.



Amsterdam 1829 (Amsterdamhistorie.nl)

# HISTORY

Pijpgaz compagnie  
1829 - 1890

The Singelgracht city wall was dismantled around 1850. The Dutch Water Line (De Hollandse Waterlinie) replaced the military defense function of the city wall. The demolishing of the city wall made place for residential and industrial buildings around the project location. Because of the demolition the characteristic shape of the city wall and its strongholds disappeared. However, stronghold Haarlem north of the project location is still has the original shape of the fortification.

By 1825 a gas company (Amsterdamsche Pijp gaz compagnie) was build on the Southern bastion Nieuwkerk.<sup>3</sup> The structure of the factory followed the shape of the bastion.



Pijpgaz Compagnie 1834 (Amsterdammuseum.nl)

3 Gemeente Amsterdam (1988). Amsterdam binnen de Singelgracht: beschermde stads- en dorpsgezichten.



Amsterdam 1875 (Amsterdamhistorie.nl)



## HISTORY

Groenmarkt  
1890 - 1934

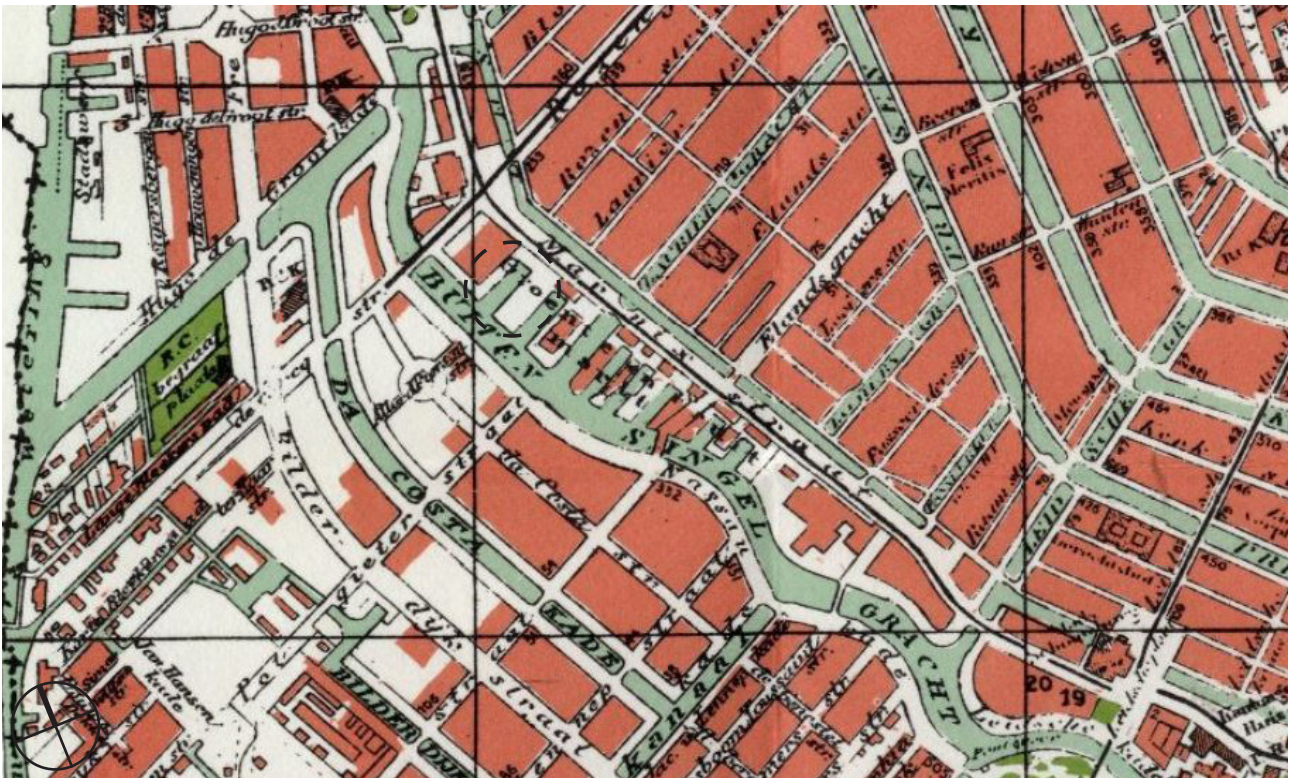
The Amsterdamsche Gaz Compagnie left the location in at the end of the 1890's and the factory got demolished. After the demolition the location was used for a fruit and vegetable market, called Groenmarkt. The market traders used the Singelgracht for transport. The construction of docking ports improved the logistics of the market. However, the view on the market was blocked by residential buildings along the Marnixstraat. Blocks of 4 or 5 rows and blocks of 2 or 3 rows with passages in between created a border between the market and the Marnixstraat.<sup>4</sup>

By then the extension of the neighbourhoods outside the Singelgracht started as well. In 1895 the Rozengracht was damped and De Clercqstraat and the Raadhuisstraat were build.<sup>5</sup>

Fruit and vegetables was shipped from rural areas towards the Groenmarkt. Together with the Appeltjesmarkt (south of Groenmarkt) it formed the link between the food producing countryside and the consuming city.

4 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt

5 Gemeente Amsterdam (1988). Amsterdam binnen de Singelgracht: beschermde stads- en dorpsgezichten.



Amsterdam 1900 (Amsterdamhistorie.nl)

## HISTORY

### Market traders



Marnixkade ca. 1930 (Beeldbank.amsterdam.nl)



Groenmarkt 1930 (Beeldbank.amsterdam.nl)

## HISTORY

### Storage on docks

The docking ports improved the logistics. More ships could moor and lowering the docks made it easier to transport goods from the boat onto the land. The docks and quays were used to store goods but the plinths of the residential buildings as well.

The residential blocks along the Marnixstraat (lower photo on the right) are listed monuments. The characteristic architecture is typical for the 19th century.<sup>6</sup>

<sup>6</sup> Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt



*Docking ports n.d. (Beeldbank.amsterdam.nl)*

# HISTORY

Adjacencies



Own image



Own image

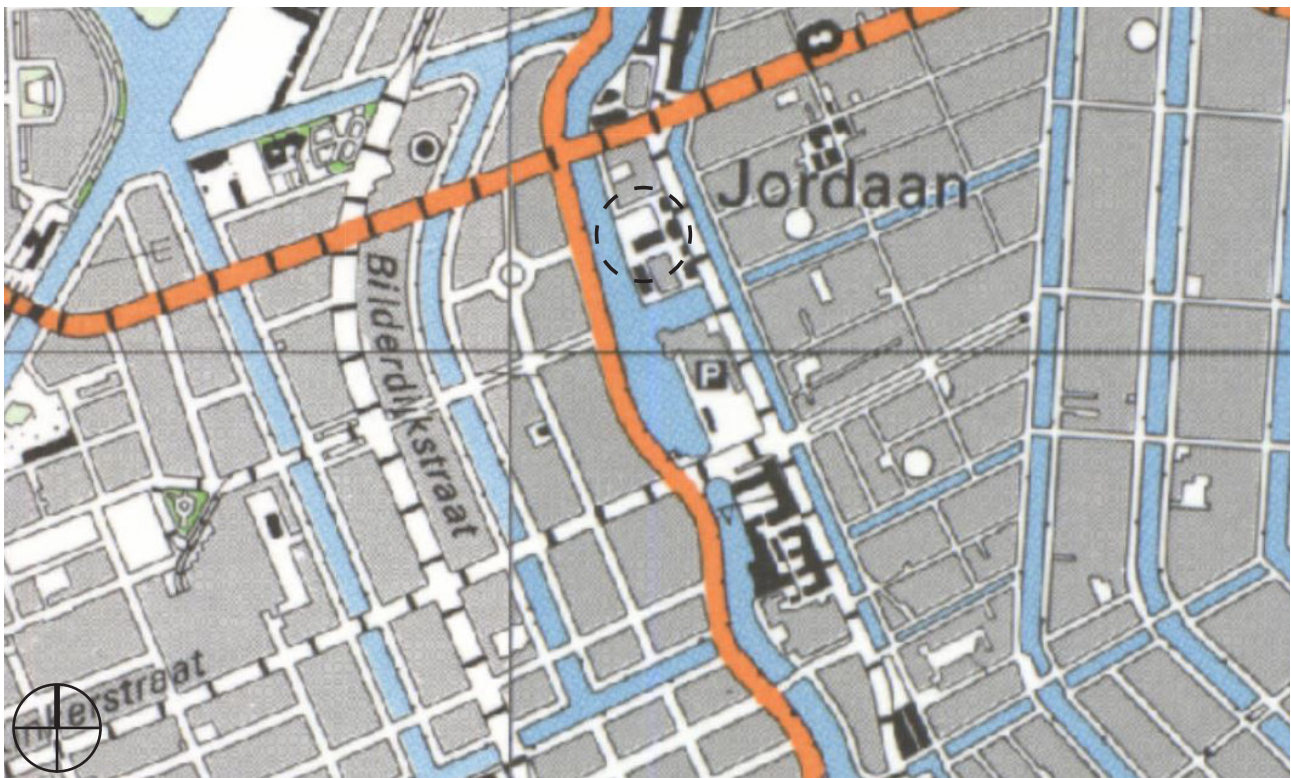
## HISTORY

Damping and city formation  
1934 - 1970

Due to a lack of space, but mostly because of the increasing amount of problems with traffic around the Groenmarkt the market moved to the new built Centrale Markthallen at Jan van Galenstraat in Amsterdam West. From 1934 on the market function made place for new functions. In order to create more space for big scale developments the docking ports were damped. Several big building raised around the Groenmarkt, the police headquarters (1944) at Elandsgracht and the Europarking parking garage with busstation (1968). On the Groenmarkt itself a playground was built in the '60's.

Next to the project location an energy station was build. The area around the building is closed of with fences and the strength of the magnetic field exceeds the recommended exposure limit. According to the municipality, in contrast to the parking garage, the energy station does not have any architectural value.<sup>7</sup>

<sup>7</sup> Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt



Amsterdam 1981 (Topotijdreis.nl)

## HISTORY

### Playground & Europarking



*Groenmarkt 1978 (Beeldbank.amsterdam.nl)*



*Europarking 1971 (Beeldbank.amsterdam.nl)*

## HISTORY

1970 - present

No urban developments

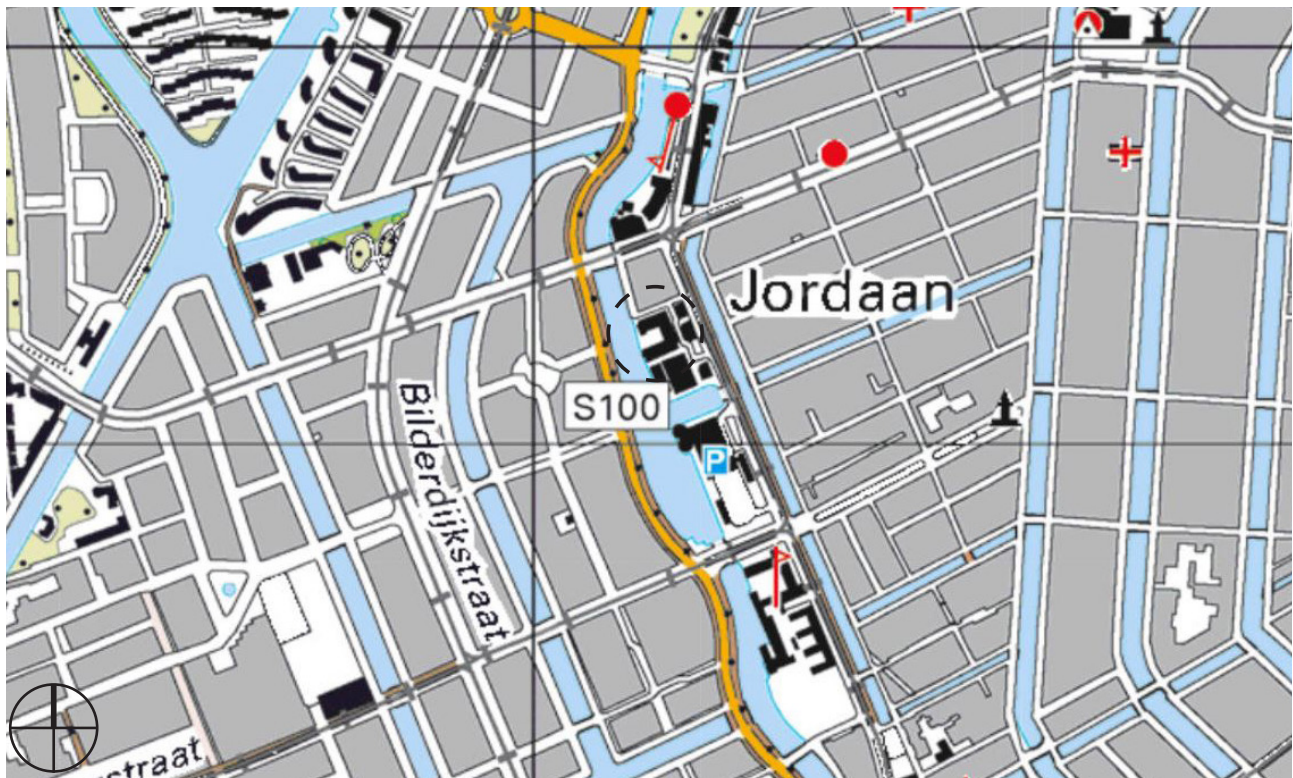
During the period from 1970 until now, only one development have taken place. A temporary nursing home of Sint Bernardus, called Groenhof, was build on the Groenmarkt in 2011. In 2015 the temporary accommodation was demolished. The soil of the Groenmarkt is polluted due to the polluting activities of the gas factory. Although the soil is partly cleaned up during the construction of Groenhof, it is still not declared as clean.<sup>8</sup>

The Singelgracht area between de Rozengracht and Elandsgracht can be divided in a small scale part and a bigger scale part. The northern part has a smaller scale with the Groenmarkt and its residential buildings and the energy building, while the southern part is known of a bigger scale with the parking garage, the bus station and the police headquarters.



Groenhof Bernardus (Architectenconsortium.nl)

8 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt



Amsterdam 2013 (Topotijdreis.nl)

# HISTORY

Energy station



*Alley next to energy station (Own image)*



# GROENMARKT

## Current situation

The municipality of Amsterdam sees the planning area of the Groenmarkt in the current situation as a 'ragged edge' of the center. The development of the location in combination with the redevelopment of the public space must lead to an upgrade of the plan area, resulting in a quality impulse for the whole environment.

The site limits on the northeast side are partly formed by the Marnixstraat and partly by the rear sides of the Marnixstraat 200-210. On the north-west side by the Groenmarktade. On the south-west side by the Singelgracht and on the southeast side by the transformer station of Liander. The total area of the site is approximately 4.400 m<sup>2</sup>. The site is owned by the municipality of Amsterdam.<sup>9</sup>

In 2000 a 'valuation map' was established for the entire city center. The purpose of this valuation is to indicate the unassailable parts of the cityscape. This should all lead to a protected cityscape. Three orders can be distinguished in this. Also in this map 'new construction from after 1940' and 'buildings to be replaced and buildings to be built' are indicated.<sup>10</sup>

### Order 1

- 9 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt  
 10 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt

These are buildings which are protected as a monument under the 1988 Monuments Act or the Municipal Heritage Regulation.

### Order 2

These are buildings dating from before 1970, which are worth preserving because of their high architectural quality and / or because they are very decisive for the image of the street wall locally.

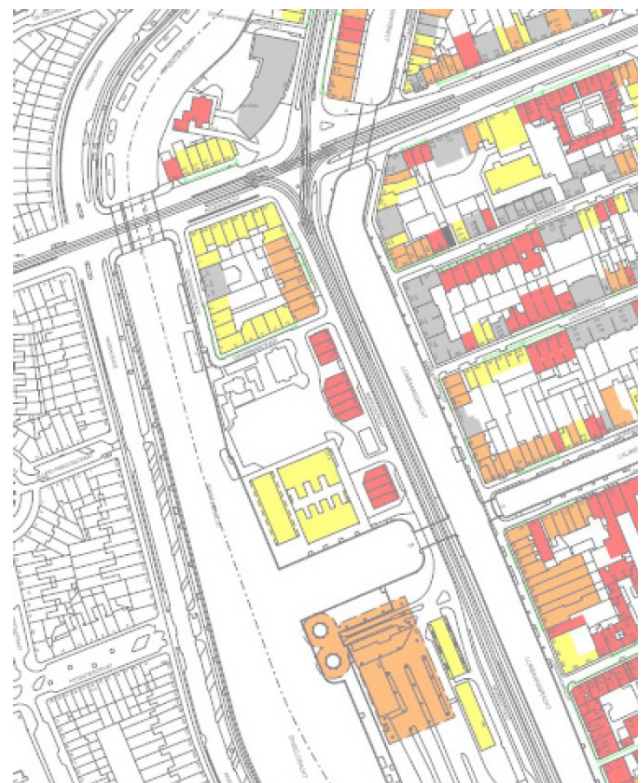
### Order 3

These are buildings dating from before 1970, which for some scale and detail fit into the facade wall of which they are part, but have no architectural or urban added value. The starting point is maintenance.

- order 1
- order 2
- order 3
- new construction from after 1940
- buildings to be replaced and buildings to be built
- ensembles and series constructions



Groenmarkt plot (Stedenbouwkundig programma van eisen Groenmarkt)



Valuation map (Stedenbouwkundig programma van eisen Groenmarkt)

## GROENMARKT

### Current situation

On 1 August 2010 the 17th century Canal District of Amsterdam was placed on the World Heritage list of UNESCO. This area must be maintained and protected in a good way. The 17th century Canal District forms the core zone, the 'property'. The other parts of the historic inner city within the Singelgracht form the buffer zone.<sup>11</sup> This should prevent World Heritage from being visually disturbed by adjacent new buildings: "A large bufferzone should be created (...) that should include an area sufficient to protect the horizontal character of the viewscape".<sup>12</sup> Therefore, the bufferzone serves as an additional protection area of the core zone. Both the core and buffer zone are located in the protected cityscape of the inner city of Amsterdam.<sup>13</sup>

Contemporary architecture should be recognizable. UNESCO has formulated specific points of attention for contemporary architecture in the Vienna Memorandum and the Charter of Venice. According to this Memorandum, "Urbanism, contemporary architecture and the preservation of the historic urban landscape must prevent all forms of pseudo-historical design, because this is a denial of both historical and contemporary. A historical view should not displace the other, because history must remain readable, while achieving cohesion of culture through qualitative interventions is the ultimate goal."<sup>14</sup>

For UNESCO, the readability of the city is essential.

11 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt.

12 Schoonenberg, W., Vermeer, G. (n.d.) Discussienota: De Unesco aanwijzing als operationeel instrument voor behoud en herstel van de Amsterdamse binnenstad.

13 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt.

14 Gemeente Amsterdam (2013). Stedenbouwkundig programma van eisen Groenmarkt.



UNESCO core zone and bufferzone (amsterdamsebinnenstad.nl)

# GROENMARKT

## Current situation

At the end of January 2017, the demolition of the temporary residential care center Groenhof was completed.<sup>15</sup> The Groenmarkt will have two new housing blocks with a total of 39 homes, including 13 life-proof social housing. Under the new building on the Singelgracht there is room for a parking garage for 22 cars. The block on the Marnixstraat joins existing blocks in the street. A green courtyard is planned between the Marnixstraat block and the Singelgracht block.

Architects Bastiaan Jongerius and Ronald Janssen designed a new Jordaan square for this historic site, together with landscape architect Harro de Jong. The block at the Marnixstraat will become a large mansion with 4 large city houses. An elegant, modern apartment building with 35 apartments will be added to the Singelgracht. An important element in the building is the vertical green on the façade and the dune landscape on the roof. There is also a communal outdoor pool and a beach house on the roof that can be used for various activities.<sup>16</sup>

Between autumn 2017 and autumn 2019 various activities are planned:<sup>17</sup>

- September 2017: start construction.
- September 2017-autumn 2019: construction work (including remediation).
- Autumn 2017- summer 2018: set up the design for public space.
- From autumn 2019: arrange public space.

17 Gemeente Amsterdam. (n.d.) Planning herontwikkeling Groenmarkt.



Impression project Groenmarkt (groenmarktamsterdam.nl)

15 Gemeente Amsterdam. (n.d.) Groenmarkt: extra woningen en aanpak openbare ruimte.

16 Groenmarkt Amsterdam. (2017). Homepage.



Impression project Groenmarkt (groenmarktamsterdam.nl)





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Marnixkade 1930, Beeldbank Amsterdam (n.d.) December 2017, retrieved from [http://beeldbank.amsterdam.nl/beeldbank/indeling/detail/start/2?q\\_searchfield=appeltjesmarkt](http://beeldbank.amsterdam.nl/beeldbank/indeling/detail/start/2?q_searchfield=appeltjesmarkt)

Groenmarkt 1930, Beeldbank Amsterdam (n.d.) December 2017, retrieved from [http://beeldbank.amsterdam.nl/beeldbank/indeling/detail/start/2?q\\_searchfield=appeltjesmarkt](http://beeldbank.amsterdam.nl/beeldbank/indeling/detail/start/2?q_searchfield=appeltjesmarkt)

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# COLOPHON

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January 2018, Amsterdam





