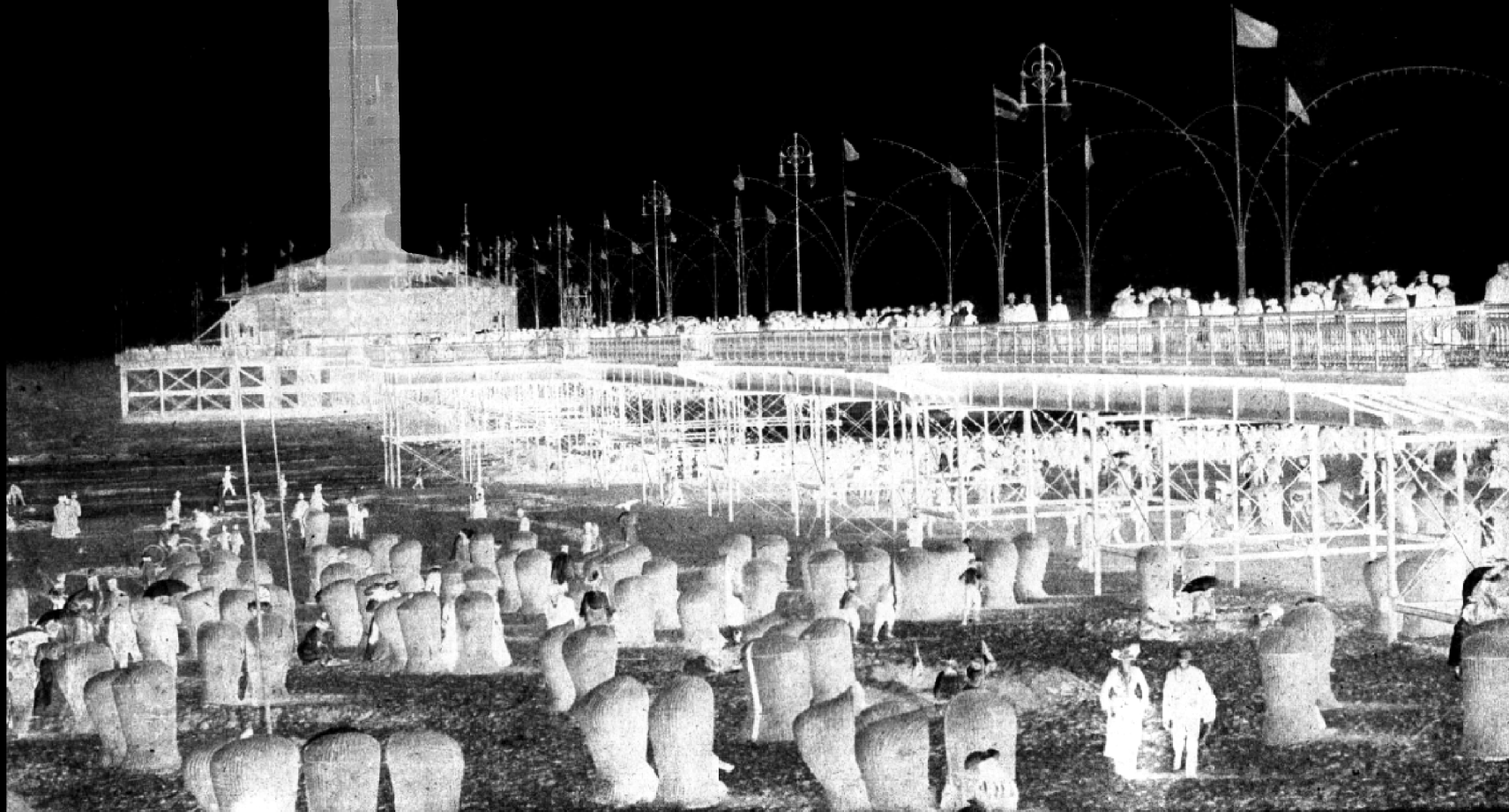


# Balancing the Tides

A New Spatial Ethic for Tourism in  
the Scheveningen Coastal Resort



# A pattern of decline:





# Pattern of Decline:



# The resort in Scheveningen:





# This is also visible in Scheveningen!



## Grote politie-inzet op Scheveningen vanwege drukte en opstootjes na stranddag

**MET VIDEO** De | Scheveningen veel mensen die vechtpartijen e

Redactie Den Ha

### 200 jaar Scheveningen-bad, van chique naar een zootje ... en nu?

De gemeente Den Haag zet fors in op de viering van Scheveningen, 200 jaar badplaats. Dat mag ook wel, want dat het zo groots gevierd kan worden mag een wonder heten. En er moet nog heel wat gebeuren.

rezig op ag verlaten rrdere getuigen.



## Nieuwe Maatregelen Parkeeroverlast Scheveningen

22 MEI 2021



▲ De pier in Scheveningen. © ANP

## 'Redder' Scheveningse Pier opnieuw failliet

Het bedrijf Stichting Reker Bedrijven (SRB) van Frank B. is failliet. Volgens het faillissement

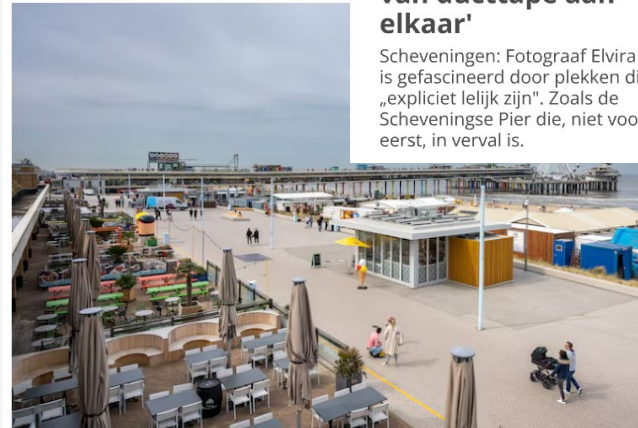
Redactie 13-4



www.nrc.nl

## Fotograaf Elvira Smit over de Pier: 'Hij hangt op plekken letterlijk van ducttape aan elkaar'

Scheveningen: Fotograaf Elvira Smit is gefascineerd door plekken die „expliciet lelijk zijn“. Zoals de Scheveningse Pier die, niet voor het eerst, in verval is.



▲ De Scheveningse Noordboulevard, waar veel leegstand heerst. © Amoud Roelofs

## Onbereikbaar, duur en lelijk: 'Dagje Scheveningen is een dagje ergernis'

NOS Nieuws • Woensdag 23 februari 2022, 11:55

## Pier van Scheveningen is over paar jaar niet meer veilig



▲ Leegstand Noordboulevard Scheveningen. © Frank Jansen

## Splinternieuw deel van Scheveningen is 'spookboulevard': 'Bijna alles staat nog leeg'

'Hier loop je niet over de zin op de internetpagina geen leugen. Wat vooral Scheveningse kust is de

ruimte en milieu / nieuws

## Den Haag zoekt oplossing voor zeespiegel en Scheveningen

Gemeentebestuur publiceert zeespiegelverkenning. Volgend jaar moet de Haags beslissing nemen.

Jurgen Tiekstra 24 juli 2024

V www.volkskrant.nl

## Scheveningen, daar is alles wel aan gedaan om het te vernachelen

Scheveningen, daar hebben we echt ons best op gedaan. Zo lelijk krijg je het niet vanzelf, daar moet je moeite in steken. Gewoon een paar vrachtwagens bouwafval laten dumpen op het strand, daar red je het niet mee.



2 over Nederland trok, werden bij strandtenten in Scheveningen zandzakken geplaatst.

DHC www.denhaagcentraal

## Scheveningen moet mooier worden - Der Haag Centraal

Autoverkeer verder aan banden, meer groen, beter openbaar vervoer. De kwaliteit van Scheveningen-Bad moet omhoog.

# This is also visible in Scheveningen!



## Grote politie-inzet op Scheveningen vanwege drukte en opstootjes op stranddag

**MET VIDEO** De politie op Scheveningen heeft veel mensen die vechtpartijen e...

Redactie Den Haag

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## 'Redder' Stichting opnieuw fa...

Het bedrijf Stichting E... Volgens het Dagblad... faillissement van de z...

Redactie 13-08-14, 09:43



DHC www.denhaagcentraal

## Scheveningen moet mooier worden - Den Haag Centraal

Autoverkeer verder aan banden, meer groen, beter openbaar vervoer. De kwaliteit van Scheveningen-Bad moet omhoog.



▲ In Scheveningen braken donderdagavond 1 mei rellen uit. © Regio15

## Relschoppers op Scheveningen gooiden terrasstoelen en fietsen naar de politie, nog geen aanhoudingen

Tijdens de rellen op Scheveningen is de politie vorige week donderdag niet alleen belaagd met stenen, maar ook met fietsen en terrasmeubilair. Dat schrijft burgemeester Van Zanen aan de Haagse raad.

Lex de Jonge, Michiel van Gruijthuijsen 07-05-25, 11:52 Laatste update: 07-05-25, 12:40

gt  
hit  
et



▲ Leegstand Noordboulevard Scheveningen. © Frank Jansen

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'Hier loop je niet over de zand...  
zin op de internetpagina...  
geen leugen. Wat vooral...  
Scheveningse kust is de...

ruimte en milieu / nieuws  
**Den Haag zoekt oplossing voor zeespiegel en Scheveningen**

Gemeentebestuur publiceert zeespiegelverkenning. Volgend jaar moet de Haagse...

Anne Kompagnie 18-02-23, 10:24

Jurgen Tiekstra 23 24 juli 2024

V www.volkskrant.nl

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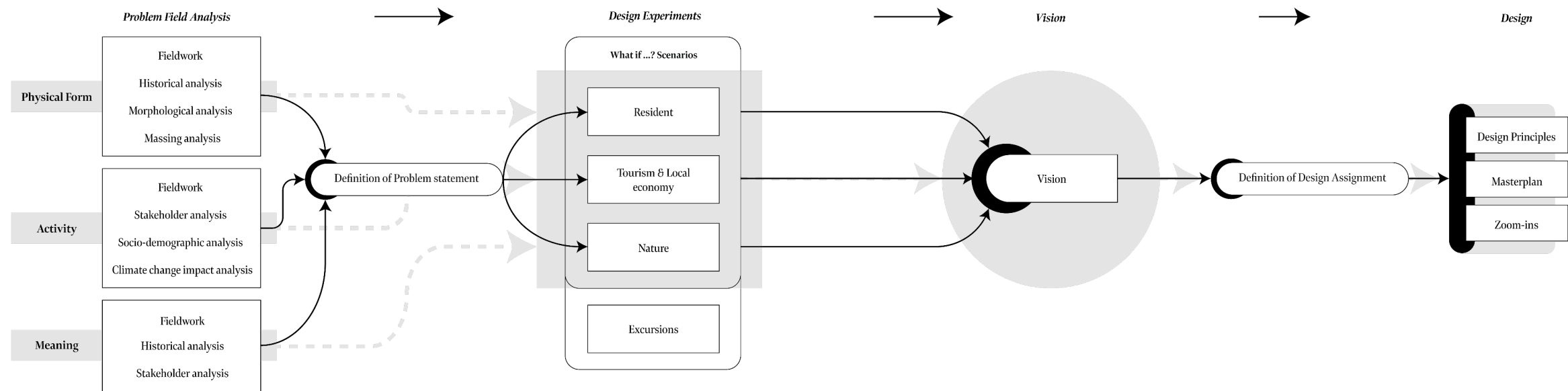
# Research Questions

**‘What are the issues that the resort facing?’**

**‘Where do these issues originate from?’**

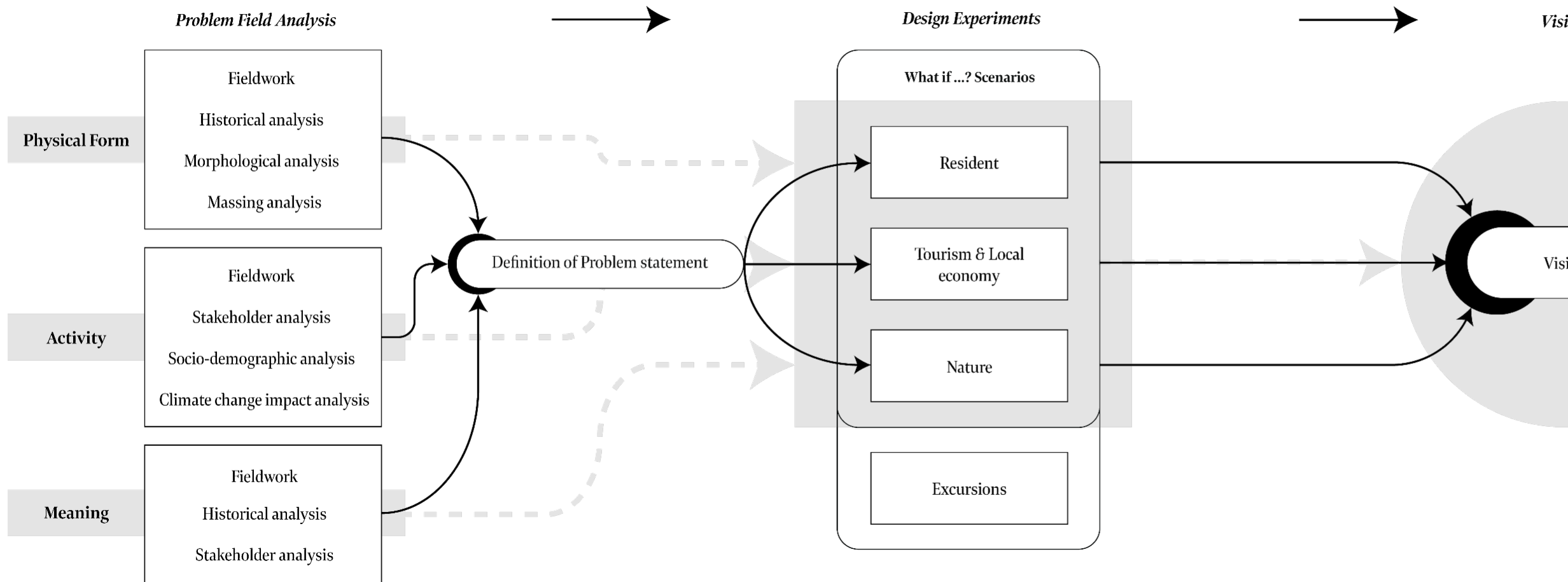
**‘How can the spatial quality of the resort be enhanced?’**

# Table of contents

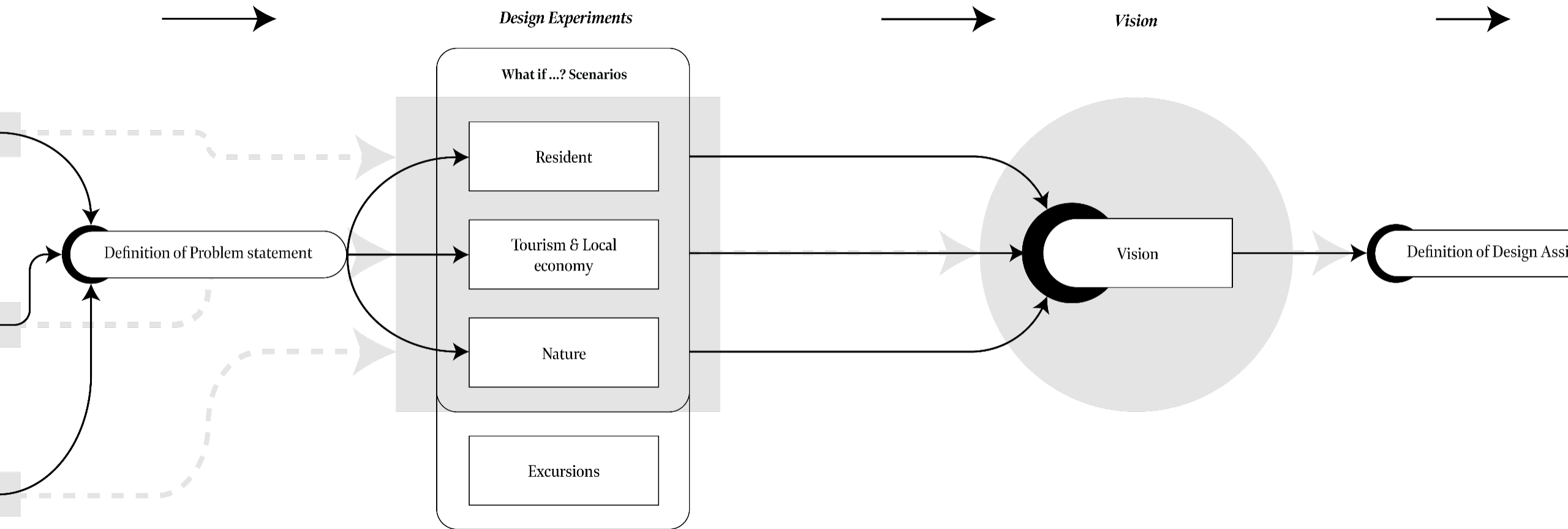




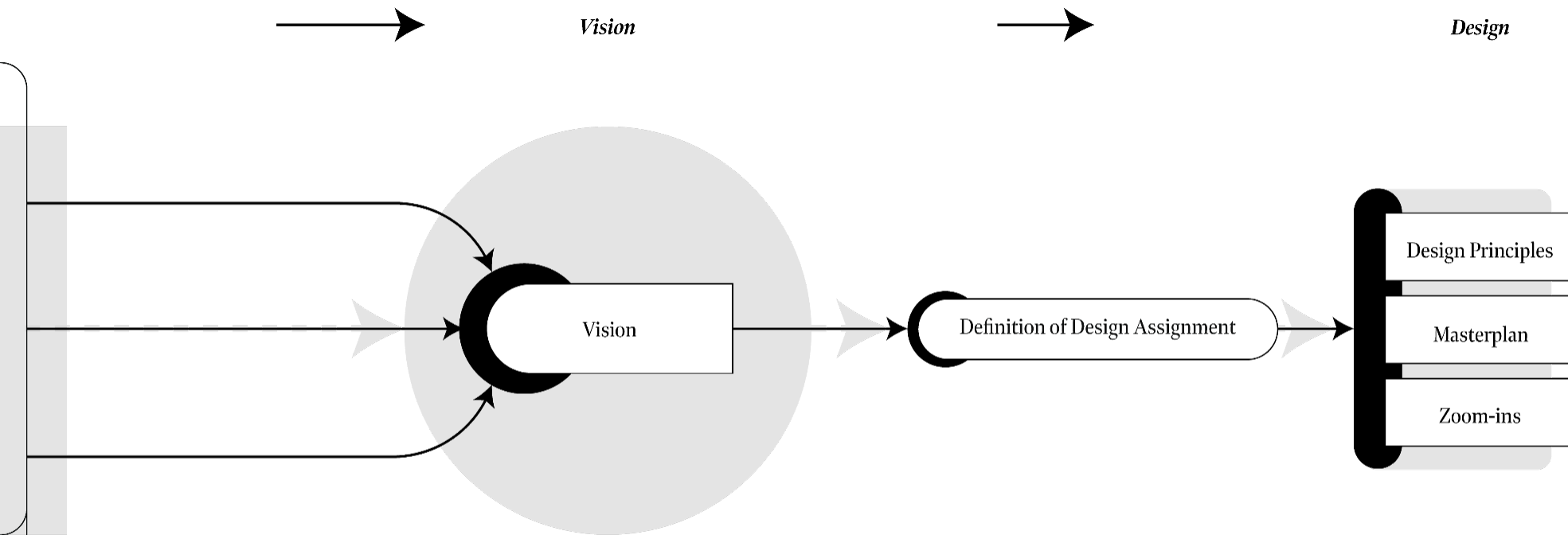
# Table of contents



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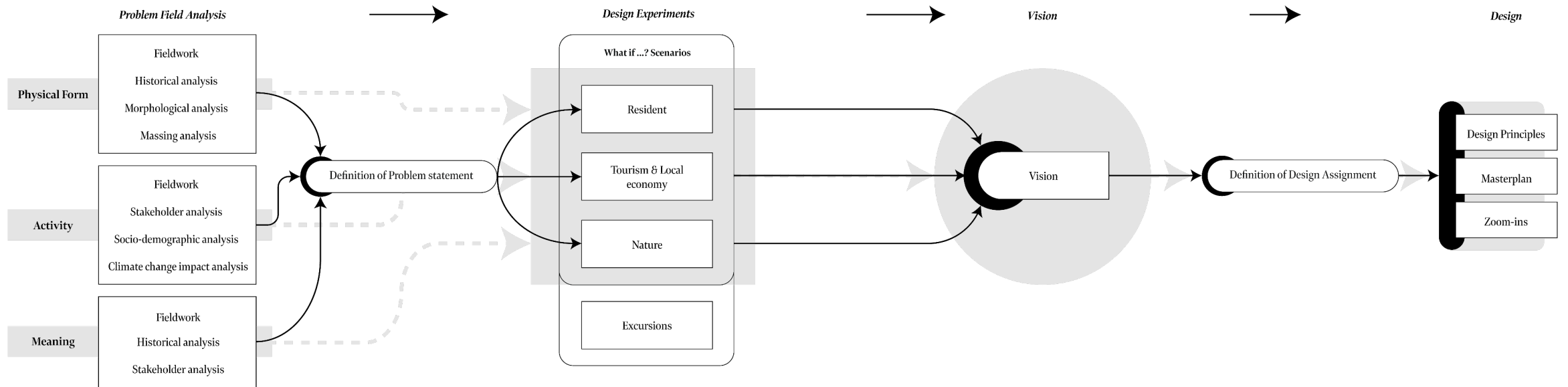


# Table of contents





# Table of contents





# Problem Field Analysis



# Identified Problems:

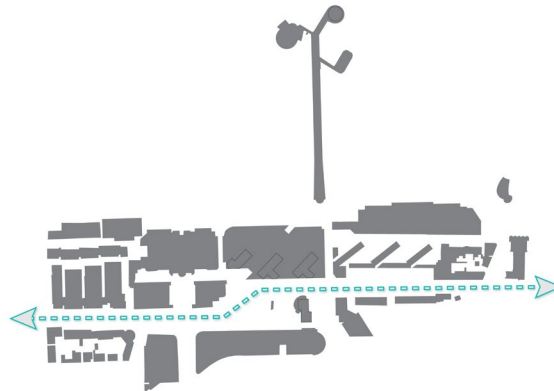
| Issue number: | Identified Issues:                     | Origin of the issue:                                                                                                                                                                                           | Topic:                            |
|---------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1             | Barrier effect of Gevers Deynootweg    | The collective effect of the width of the streets, the absence of ecological structures, and car-centric mobility.                                                                                             | Spatial organisation              |
| 2             | Illegible organisation of urban fabric | The collective effect of large building masses resulting in narrow, shaded passageways, characterised by blind facades, inaccessible spaces, and neglected public spaces.                                      | Spatial organisation              |
| 3             | Poor ecological condition              | The underlying ecological structure of the resort has been largely erased by dense urban development.                                                                                                          | problematic stakeholder relations |
| 4             | Obstructed sea view                    | The building mass along the Gevers Deynootweg and the arrangement of beach pavilions block important sightlines.                                                                                               | Spatial organisation              |
| 5             | Threat of sea level rise               | Due to rising sea levels, the resort must implement flood protection measures.                                                                                                                                 | Spatial organisation              |
| 6             | Outdated tourism model                 | The overabundance of entertainment and hospitality undermines the area's overall vibrancy, weakens the sense of place, discourages longer visitor engagement, and reduces the resilience of the local economy. | problematic stakeholder relations |
| 7             | Disrupted spatial organisation         | The uncontrolled rise of infill developments has disrupted the spatial organisation of the resort, particularly along the promenade.                                                                           | Spatial organisation              |
| 8             | Tourism Nuisance                       | The high influx of tourists during warm summer days leads to parking congestion, noise pollution, increased instances of street harassment, and waste pollution.                                               | problematic stakeholder relations |
| 9             | Collective loss of Grandeur            | Due to the historical development of the resort, the sense of lost grandeur from the glorious 19th-century bathhouse culture remains deeply embedded in the built environment.                                 | Spatial organisation              |

# 1. Gevers Deynootweg as a Barrier:

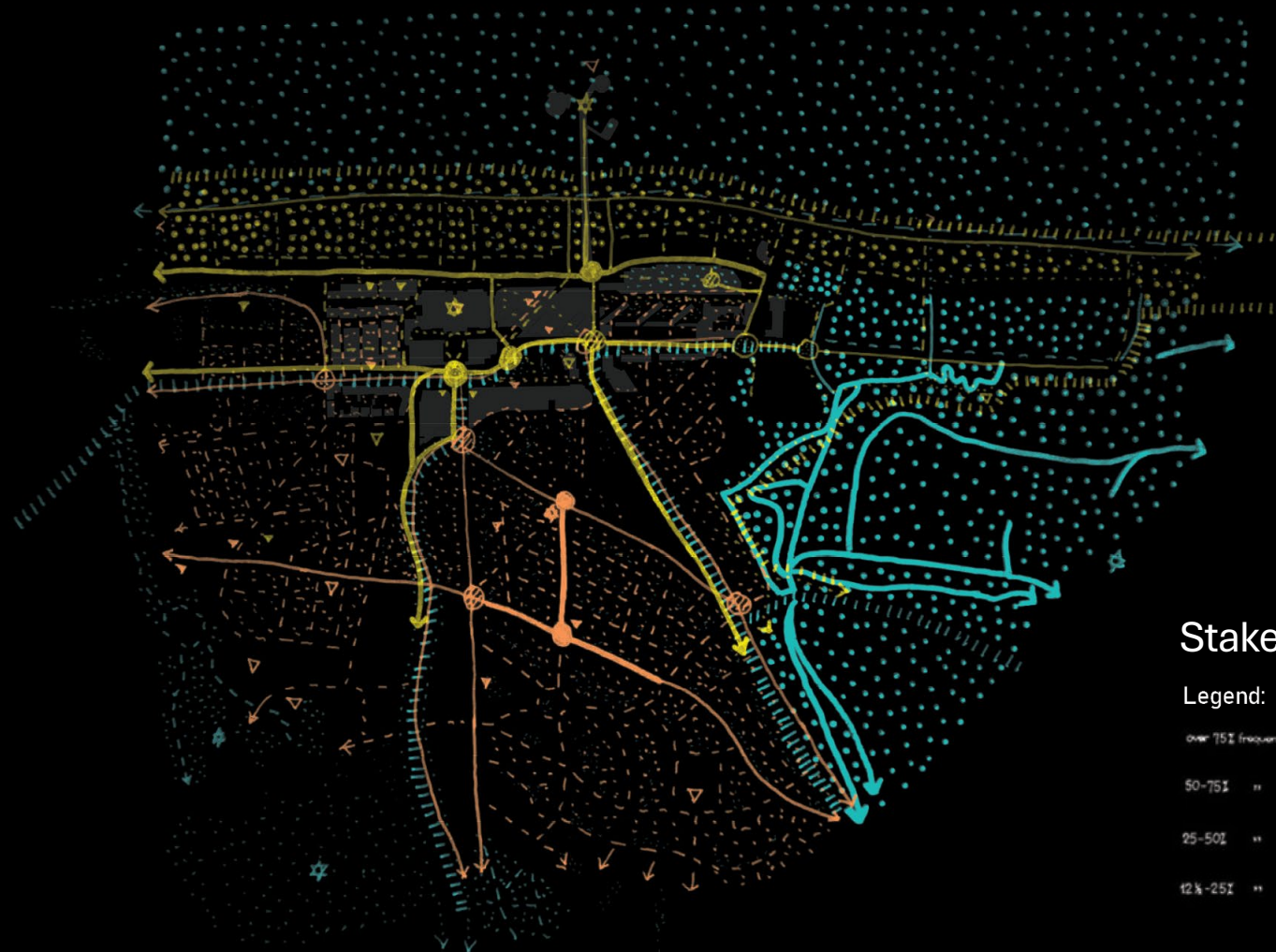




# 1. Gevers Deynootweg as a Barrier:

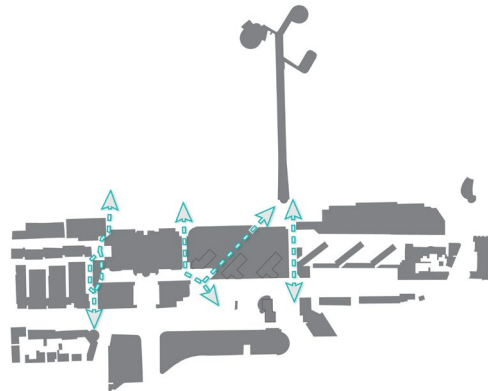


# 1. Gevers Deynootweg as a Barrier:

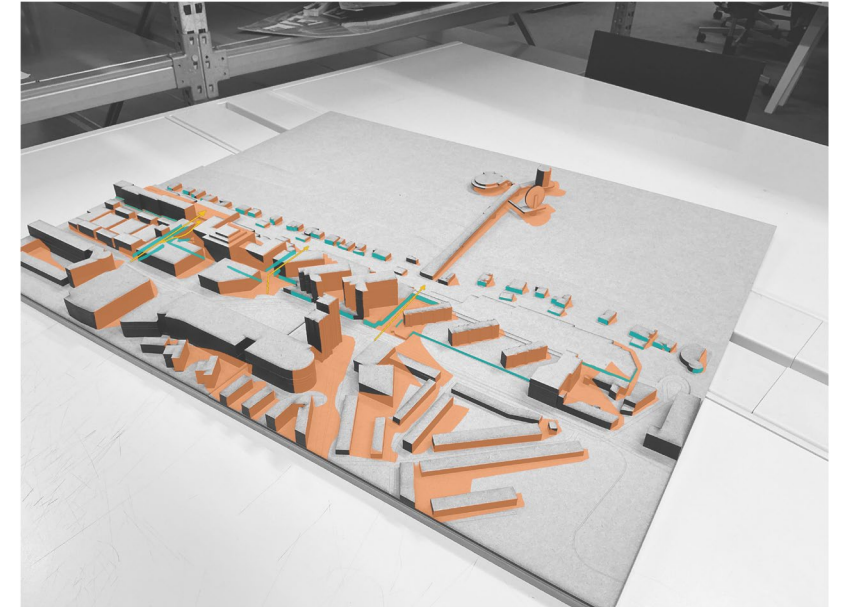
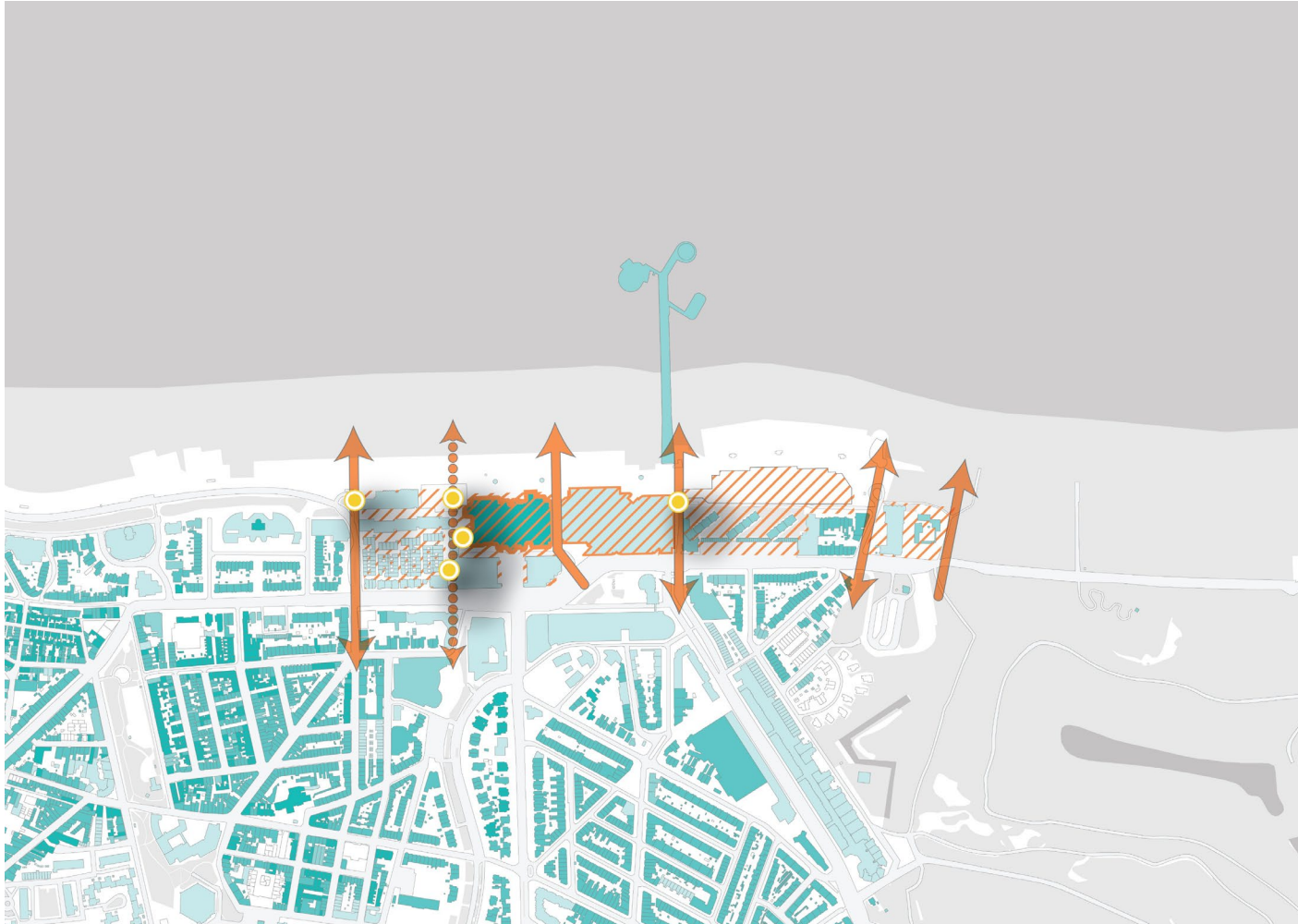




## 2. Illegible Urban Fabric:

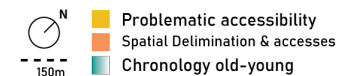


## 2. Illegible Urban Fabric:



Shadows & blind facades

Spatial delimitation





## 2. Illegible Urban Fabric:



Foto: Dick Teske

### **Rellen in Scheveningen-Bad: zorgen om veiligheid en aanpak jongeren**

vr 2 mei, 10:30

Algemeen

### 3. Poor Ecological Condition:

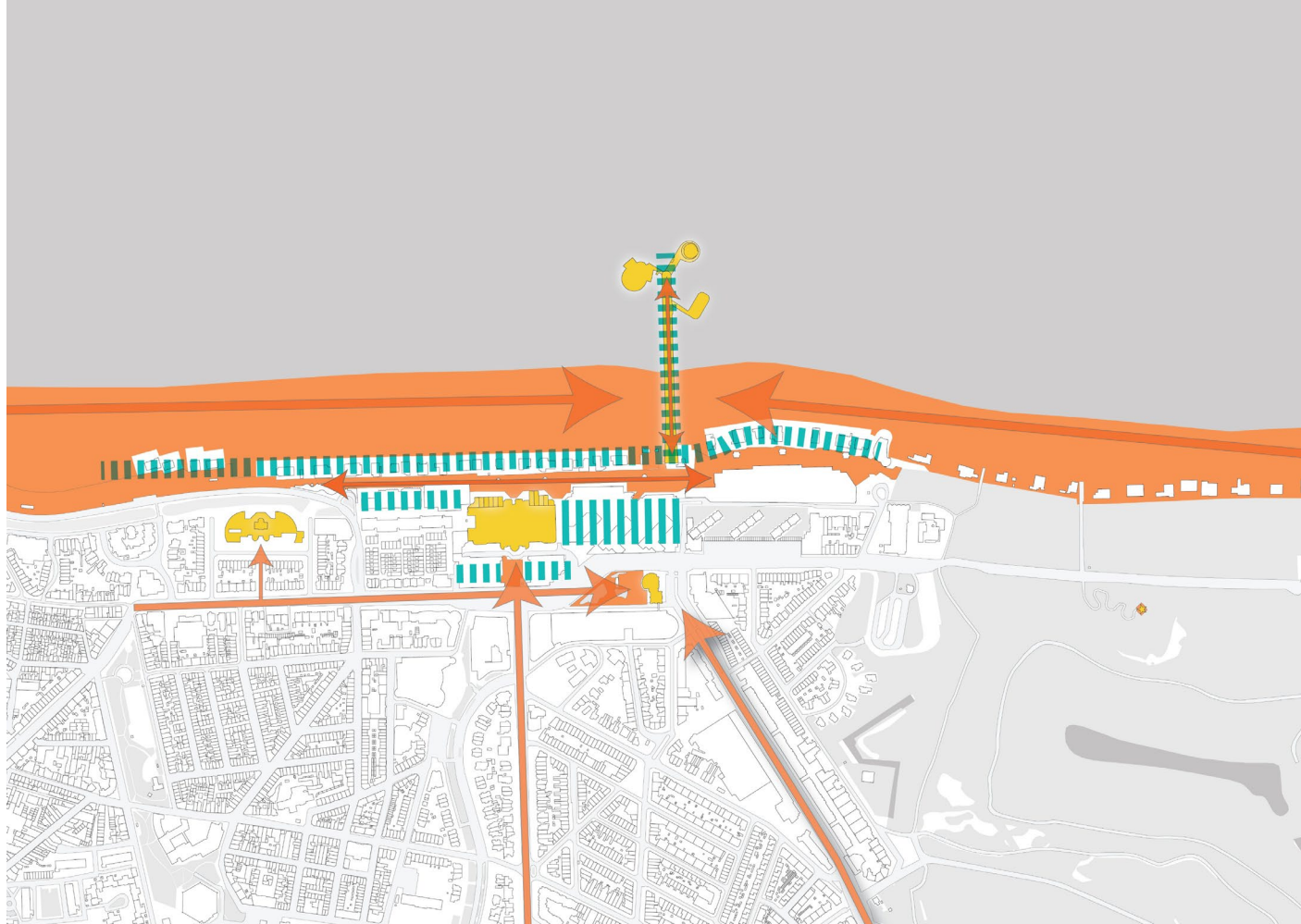


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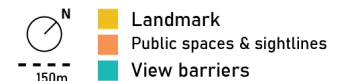




## 4. Obstructed Sea View:



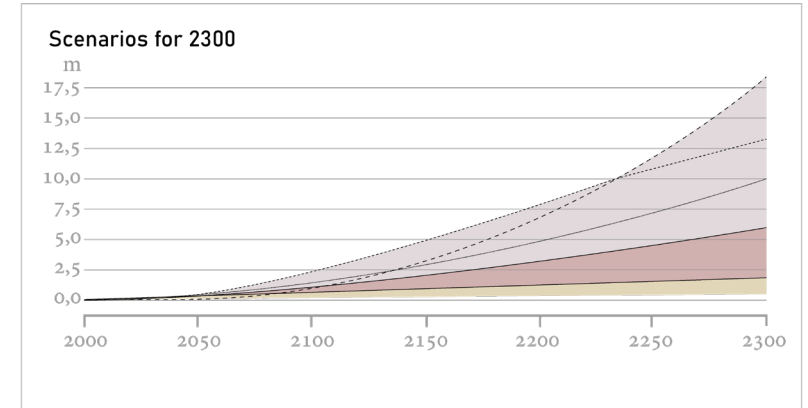
Sightlines & barriers



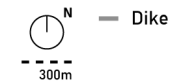
## 5. Threat of Sea Level Rise:



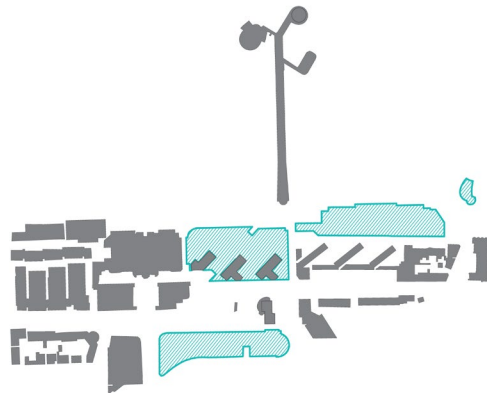
### Sea-level rise



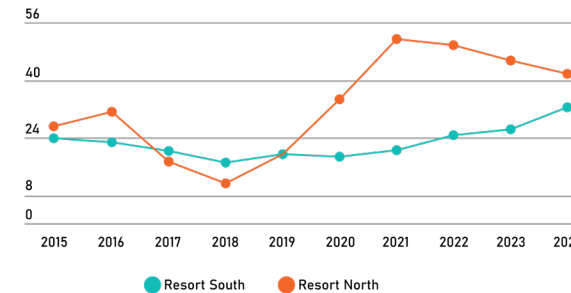
### Dike system



## 6. Outdated Tourism Model:

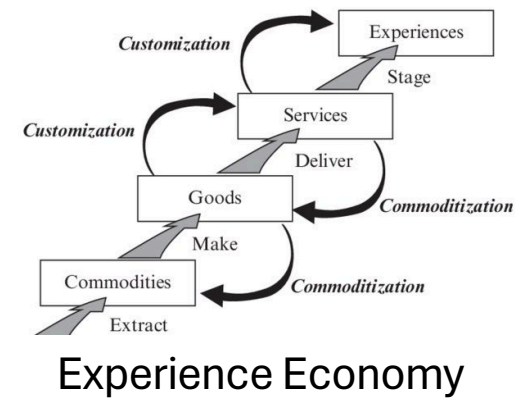
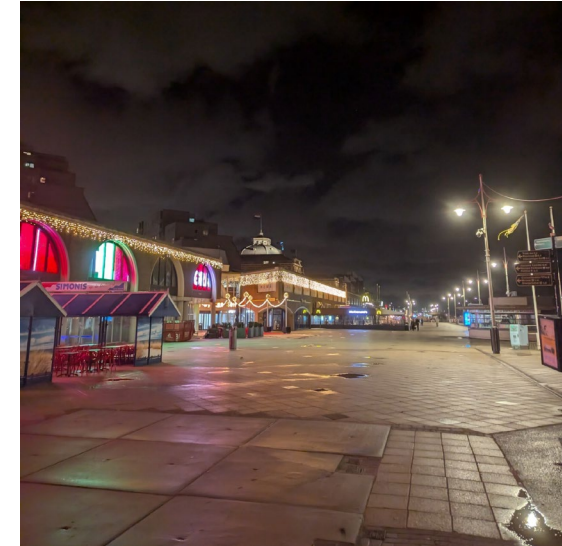


**Vacant stores**  
Percentage (%)





## 6. Outdated Tourism Model:



# 7. Disrupted Spatial Organisation:

## Timeline

**-1800**

### Isolated Fishing Village

Until 1800, Scheveningen was an isolated fishing village that depended on fishing and the fish trade at the large markets in The Hague and Delft.



van der Velde, W. (1660) De Kust bij Scheveningen.



Lutgers, P.J. (1864) Hotel d'Orange.

**1873**

### Private Investors Take Over

Due to the growing tourism, more private investors began coming to Scheveningen to invest in the hotel industry. Many new hotels were built, including the Grand Hotel and Hotel d'Orange. Additionally, the Kurhaus was funded with public money, and a rise of entertainment culture became visible.



Willink, T. (1884) Het Kurhaus.

**1940**

### Destruction During World War II

During the Second World War, the Kurhaus and many hotels sustained damage. Until the liberation, the coastal area was inaccessible as part of the Atlantic Wall. The Wandelhoofd Wilhelmina had been used by the Germans as a storage depot and burned down in 1943. Tourism came to a complete standstill during these years.



Haags Gemeentearchief (1943). Waadkooijs stoot in braak.



Haags Gemeentearchief (1961). De Pier.

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### Luxury Apartments and Entertainment

With the construction of the new pier and the influx of day-trip-pers, the resort's new direction became clear: increasing prosperity led to growth in the entertainment industry along the beach. Additionally, the development of luxury apartment complexes proved highly profitable, and the resort was rapidly built up by wealthy investors.



Haags Gemeentearchief (1985). Kurhausappartementen.nl.



Adhoc: horecamakelaars.nl (2019). Noord Boulevard in Scheveningen.



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N.V. Maatschappij 'Zeebad' Scheveningen (1933). De Scheveningsche baden.



Netwerk Oorlogsbronnen (1901). Wandelhoofd Wilhelmina.

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### Dutchification of Seaside Resort

During the First World War, foreign tourists stayed away, leading the tourism industry to focus more on the Dutch market. Even in the post-war years, the wealthy Dutch elite continued to visit Scheveningen. In the 1930s, however, the industry faced difficulties due to the effects of the Great Depression.



Haags Gemeentearchief (1945). Atlantikwall top Scheveningen.

**1945**

### Reconstruction Period

During the reconstruction period, there was a strong demand for housing, leading to a delay in the rebuilding of hotels. At the former place of Hotel d'Orange, the Oranjeflats were constructed, considered a typical example of Dutch post-war architecture. Additionally, the Atlantic Wall was torn down and the new pier was constructed.



Haags Gemeentearchief (1957). Oranjeflats.



Haags Gemeentearchief (2009). Palace Frontside.

**2000-**

### Revitalisation

From 2000 onwards, the resort began to lose its appeal, leading to one revitalisation project after another. These included the redevelopment of the boulevard, the construction of the Legoland Discovery Centre, and the new Boulevard North with a large car park and shopping centre.



www.scheveningentoeven.nl (2009). Legoland Discovery Centre.



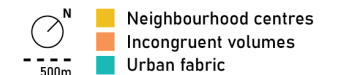
www.denhaag.nl (2012). Nieuw Scheveningen.



# 7. Disrupted Spatial Organisation:

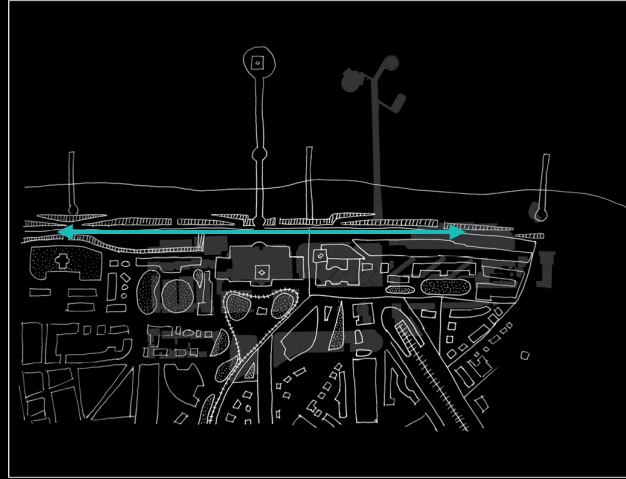


Building Typologies

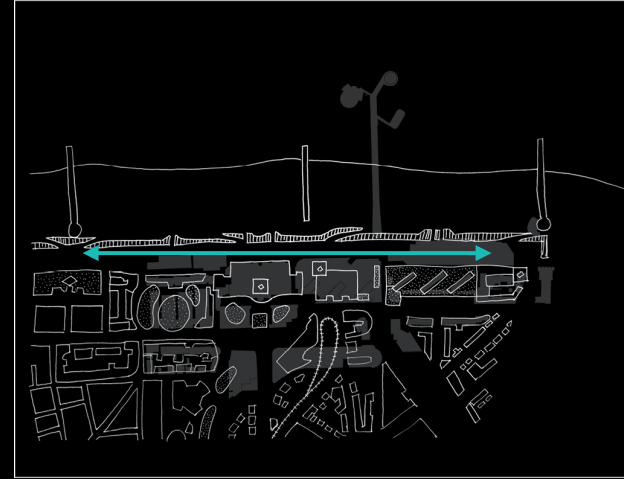




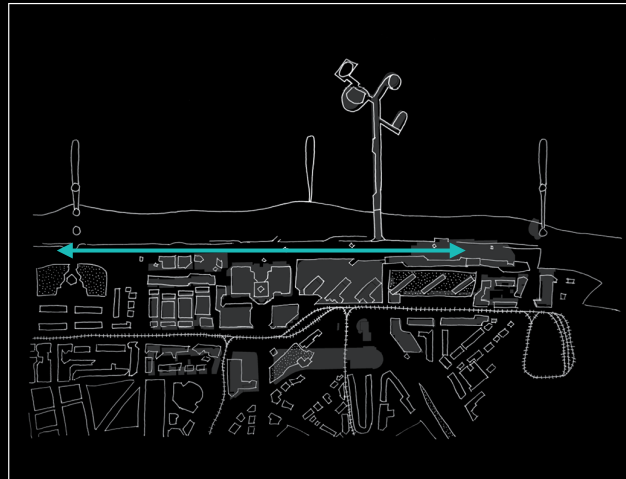
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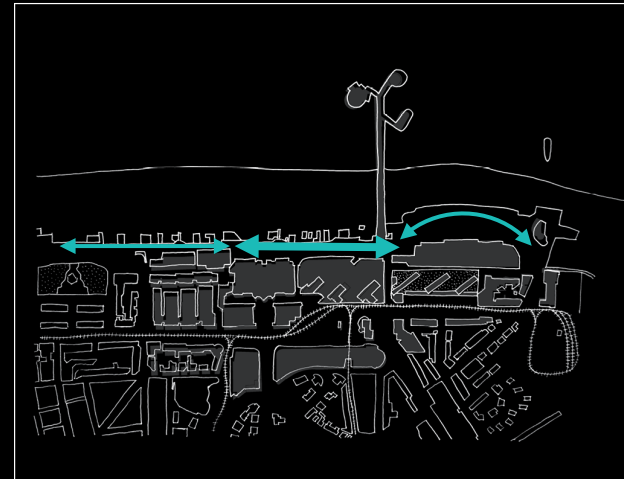
1940



1960



1990



2025

## 8. Tourism Nuisance:

Interview with Municipality

“Residents experience parking nuisance.”

“Vandalism sometimes occurs in the narrow streets around the Kurhaus.”

“Female residents also report cases of street harassment.”

# 9. Collective Loss of Grandeur:

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Haags Gemeentearchief (1961). De Pier.

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Adhoc: horecamaakelaars.nl (2019). Noord Boulevard in Scheveningen.



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N.V. Maatschappij 'Zeebad' Scheveningen (1933). De Scheveningsche baden.



Netwerk Oorlogsbronnen (1901). Wandelhoofd Wilhelmina.

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Haags Gemeentearchief (1945). Atlantische top Scheveningen.

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Haags Gemeentearchief (2009). Palace Frontside.

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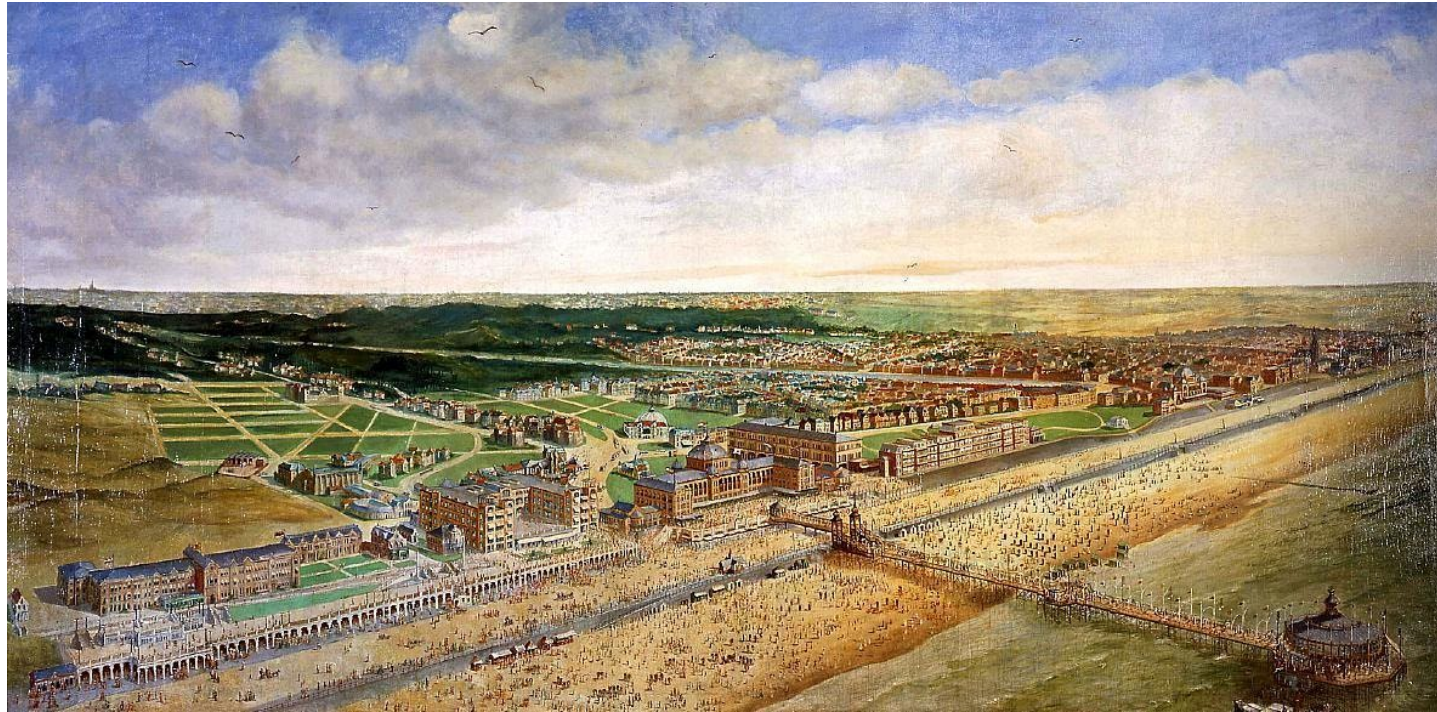
www.scheveningentourisme.nl (2009). Legoland Discovery Centre.



www.denhaag.nl (2012). Nieuw Scheveningen.



# 9. Collective Loss of Grandeur:



II  
Many hotels sustained  
inaccessible as part  
a had been used by  
in 1943. Tourism



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Haagse Gemeentearchief (1957). Oranjesluis.

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Haagse Gemeentearchief (1985). Kruis van de Oorlog.



Adroc-horecamaatschappij (2019). Noord Boulevard te Scheveningen.



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Netwerk Oorlogsbronnen (1901). Wardschouff Wildevorst.

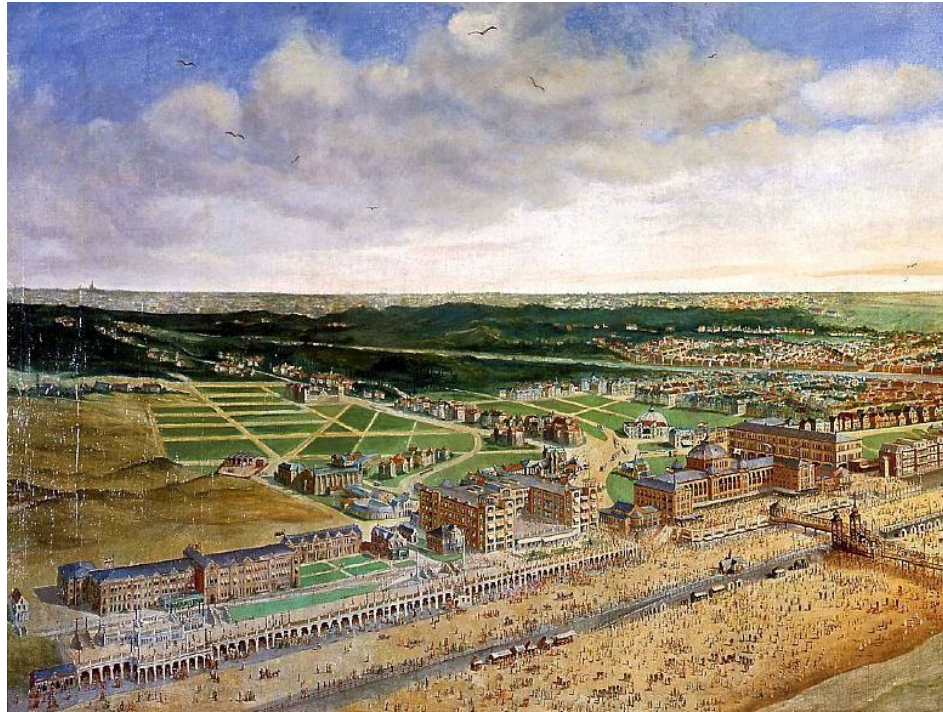
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**1914**

**Dutchification of**

During the First World War, the Dutch market. Even the wealthy Dutch elite came to Scheveningen. In the 1930s, however, due to the effects of the





# 9. Collective Loss of Grandeur:



'Faded glory, dated, shabby, bad advertisement for Scheveningen.'



Vermaas, C., (1855) Geschiedenis van Scheveningen.



van der Meulen, R., (1824) Het badhuis van Jacobus Prink.



N.V. Maatschappij 'Zeebad' Scheveningen (1933). De Scheveningsche koorren.

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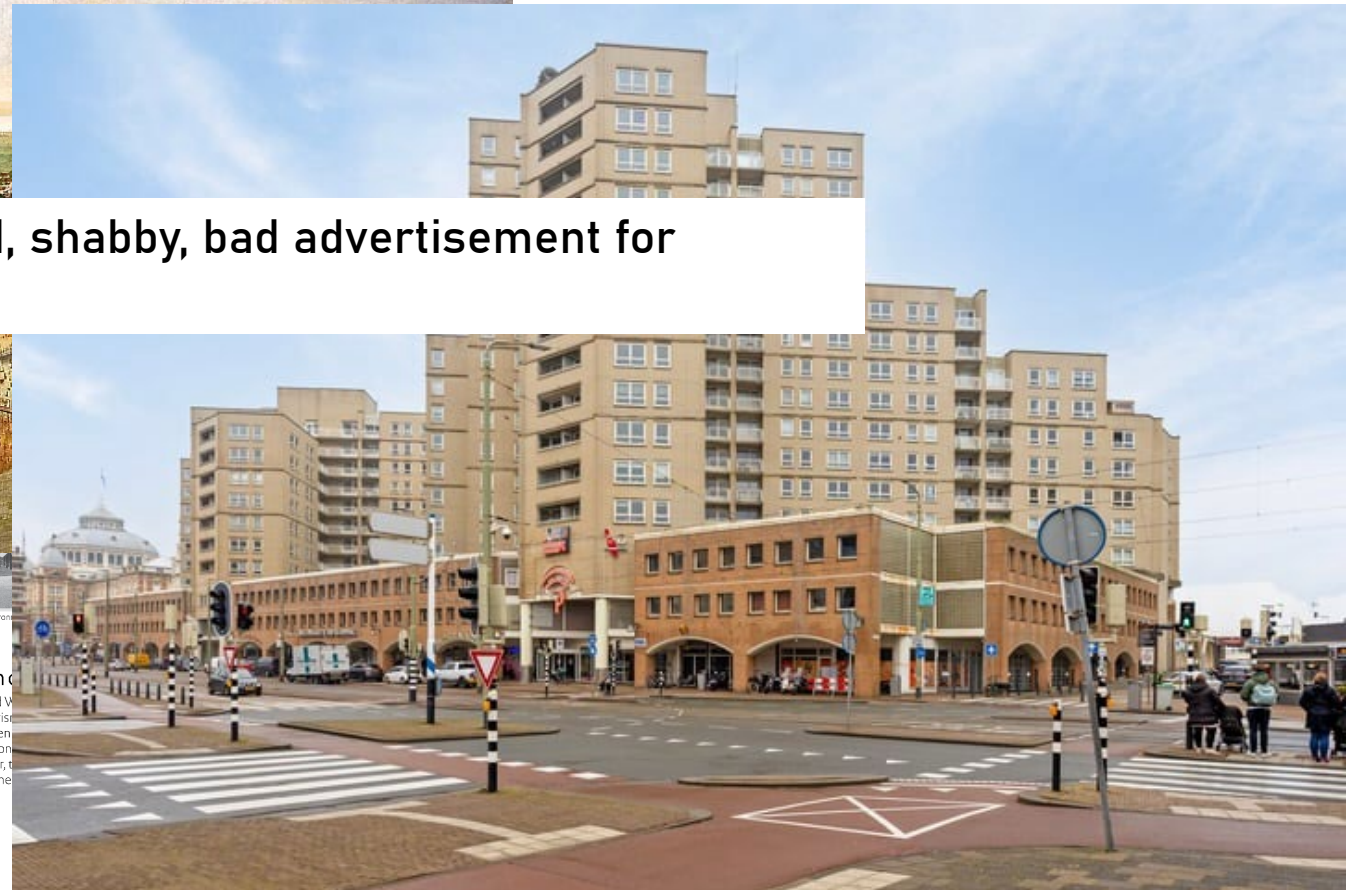
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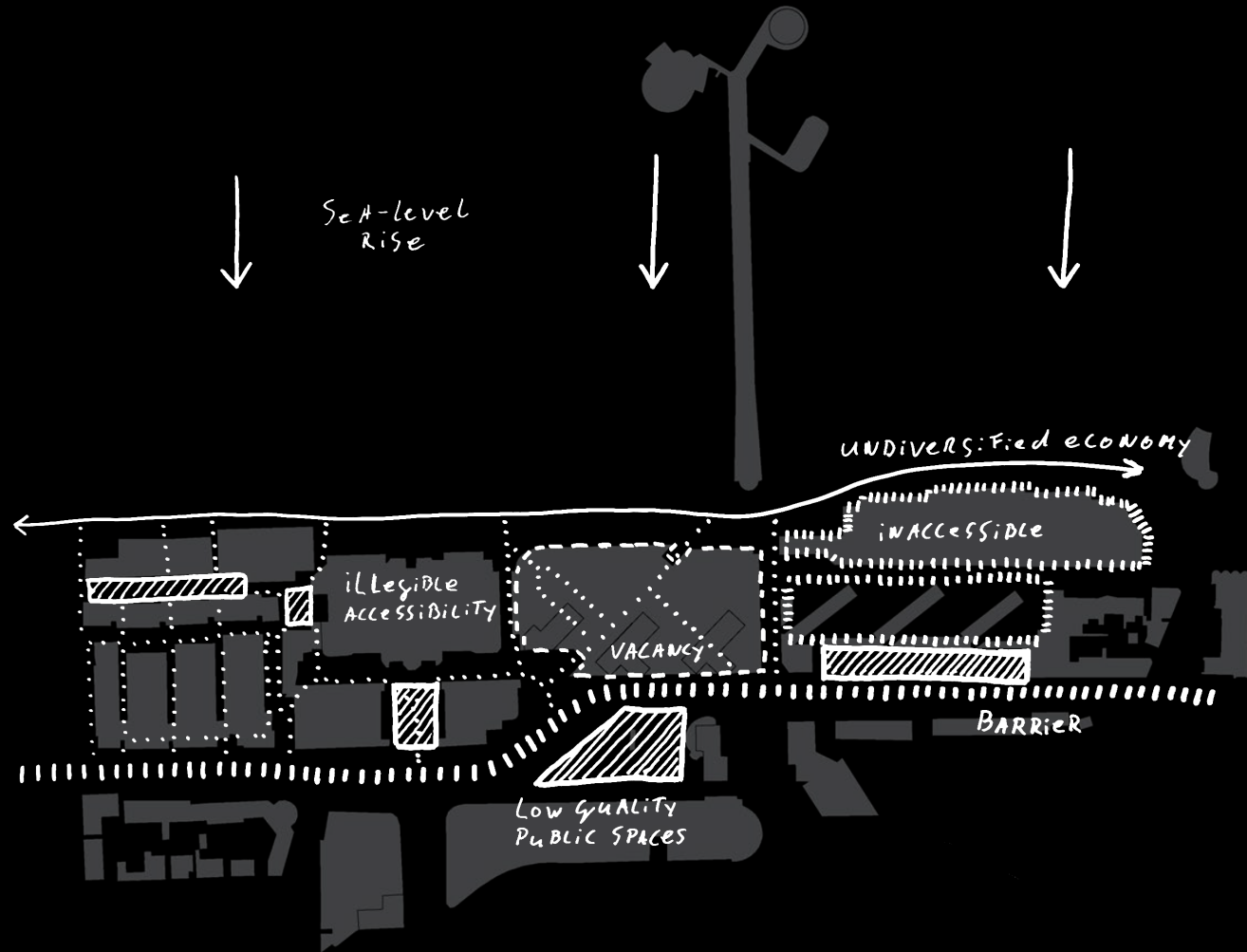
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# Synthesis of Analysis



# Identified Problems:

| Issue number: | Identified Issues:                     | Origin of the issue:                                                                                                                                                                                           | Topic:                            |
|---------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1             | Barrier effect of Gevers Deynootweg    | The collective effect of the width of the streets, the absence of ecological structures, and car-centric mobility.                                                                                             | Spatial organisation              |
| 2             | Illegible organisation of urban fabric | The collective effect of large building masses resulting in narrow, shaded passageways, characterised by blind facades, inaccessible spaces, and neglected public spaces.                                      | Spatial organisation              |
| 3             | Poor ecological condition              | The underlying ecological structure of the resort has been largely erased by dense urban development.                                                                                                          | problematic stakeholder relations |
| 4             | Obstructed sea view                    | The building mass along the Gevers Deynootweg and the arrangement of beach pavilions block important sightlines.                                                                                               | Spatial organisation              |
| 5             | Threat of sea level rise               | Due to rising sea levels, the resort must implement flood protection measures.                                                                                                                                 | Spatial organisation              |
| 6             | Outdated tourism model                 | The overabundance of entertainment and hospitality undermines the area's overall vibrancy, weakens the sense of place, discourages longer visitor engagement, and reduces the resilience of the local economy. | problematic stakeholder relations |
| 7             | Disrupted spatial organisation         | The uncontrolled rise of infill developments has disrupted the spatial organisation of the resort, particularly along the promenade.                                                                           | Spatial organisation              |
| 8             | Tourism Nuisance                       | The high influx of tourists during warm summer days leads to parking congestion, noise pollution, increased instances of street harassment, and waste pollution.                                               | problematic stakeholder relations |
| 9             | Collective loss of Grandeur            | Due to the historical development of the resort, the sense of lost grandeur from the glorious 19th-century bathhouse culture remains deeply embedded in the built environment.                                 | Spatial organisation              |

# Conclusions

'The spatial organisation of the resort does not meet the needs of its users'

'The available space within the resort is not proportionately distributed among its users.'



# Definition of Problem Statement

**'There is an imbalance between the spatial organisation of the seaside resort and the needs of tourism & local businesses, residents, and natural ecosystems.'**

# Follow-up Question

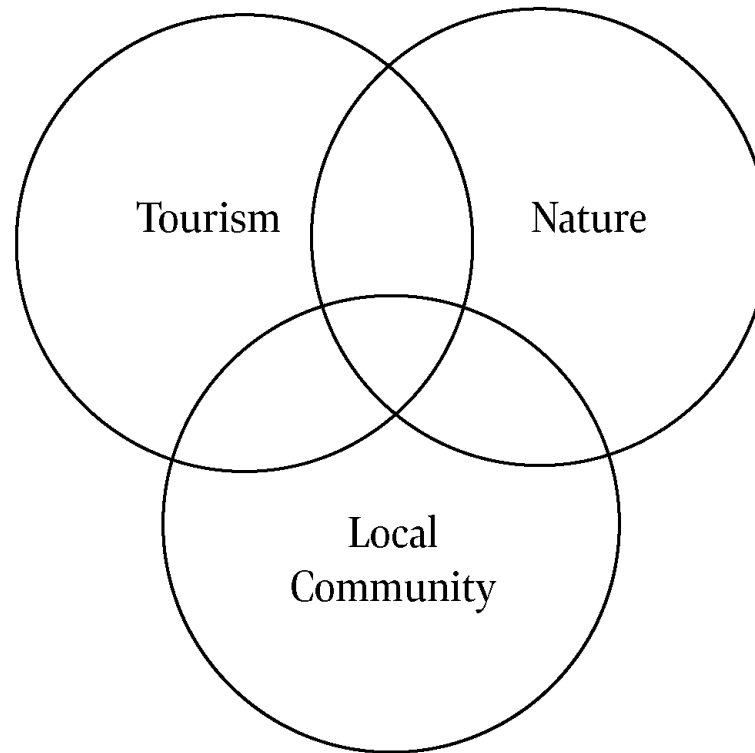
**‘What might a desirable balance between stakeholders look like?’**

# Theoretical Background

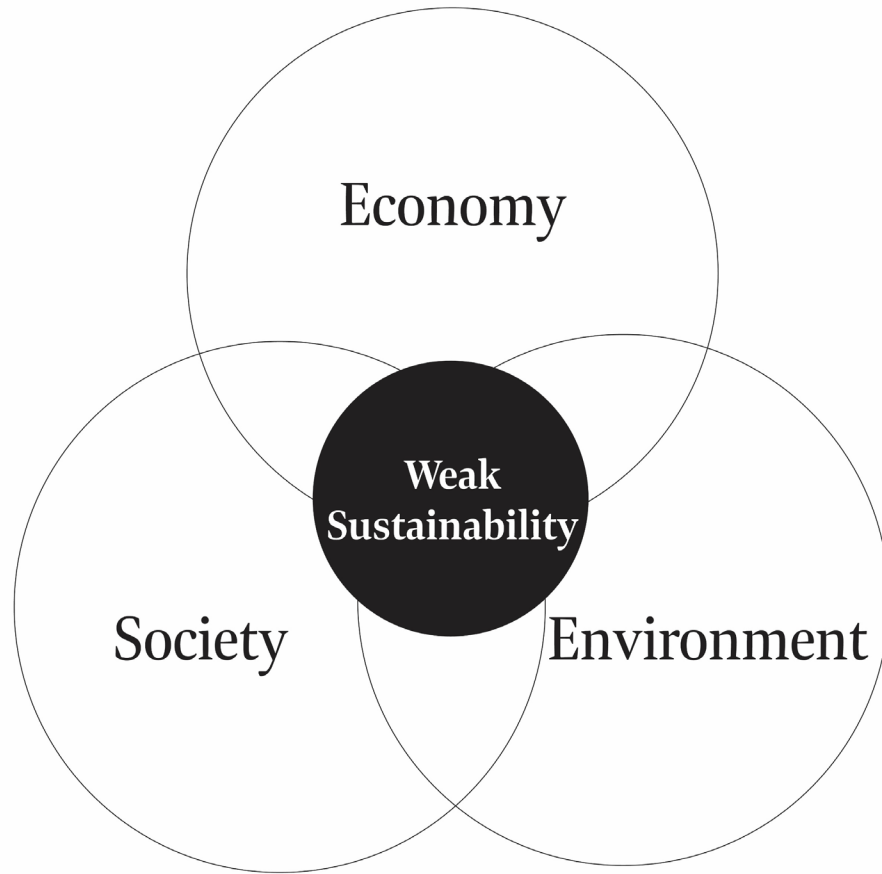




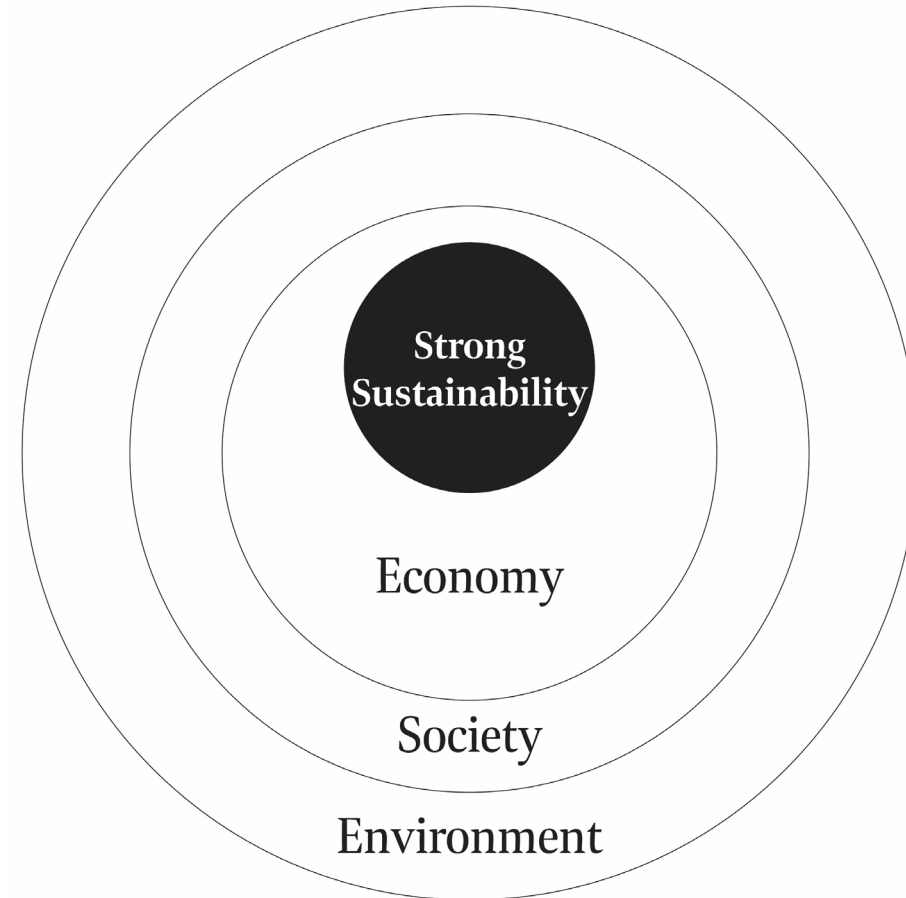
### *Sustainable Tourism Model*



# Weak vs Strong Sustainability

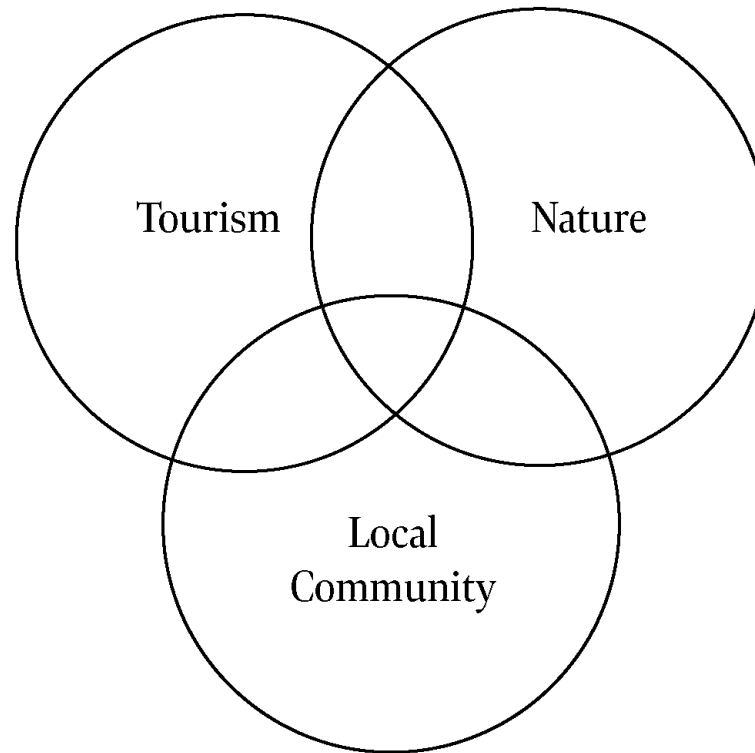


Three-pillar  
model:



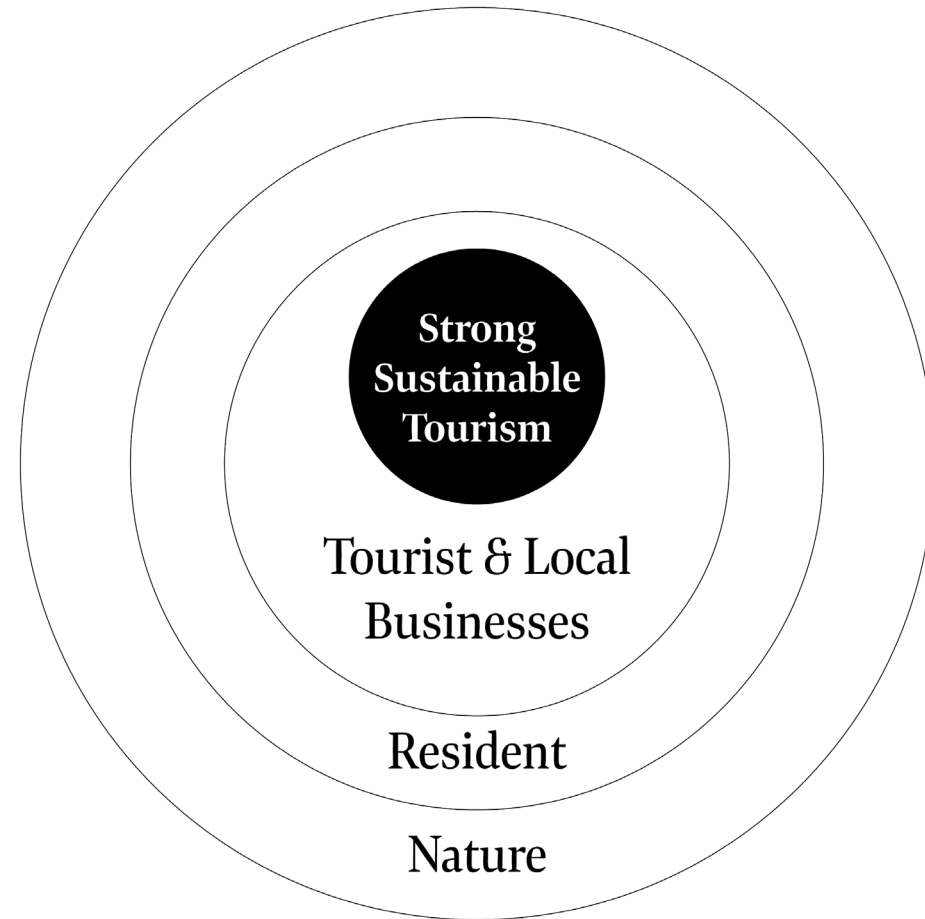
Nested hierarchy  
model:

### *Sustainable Tourism Model*

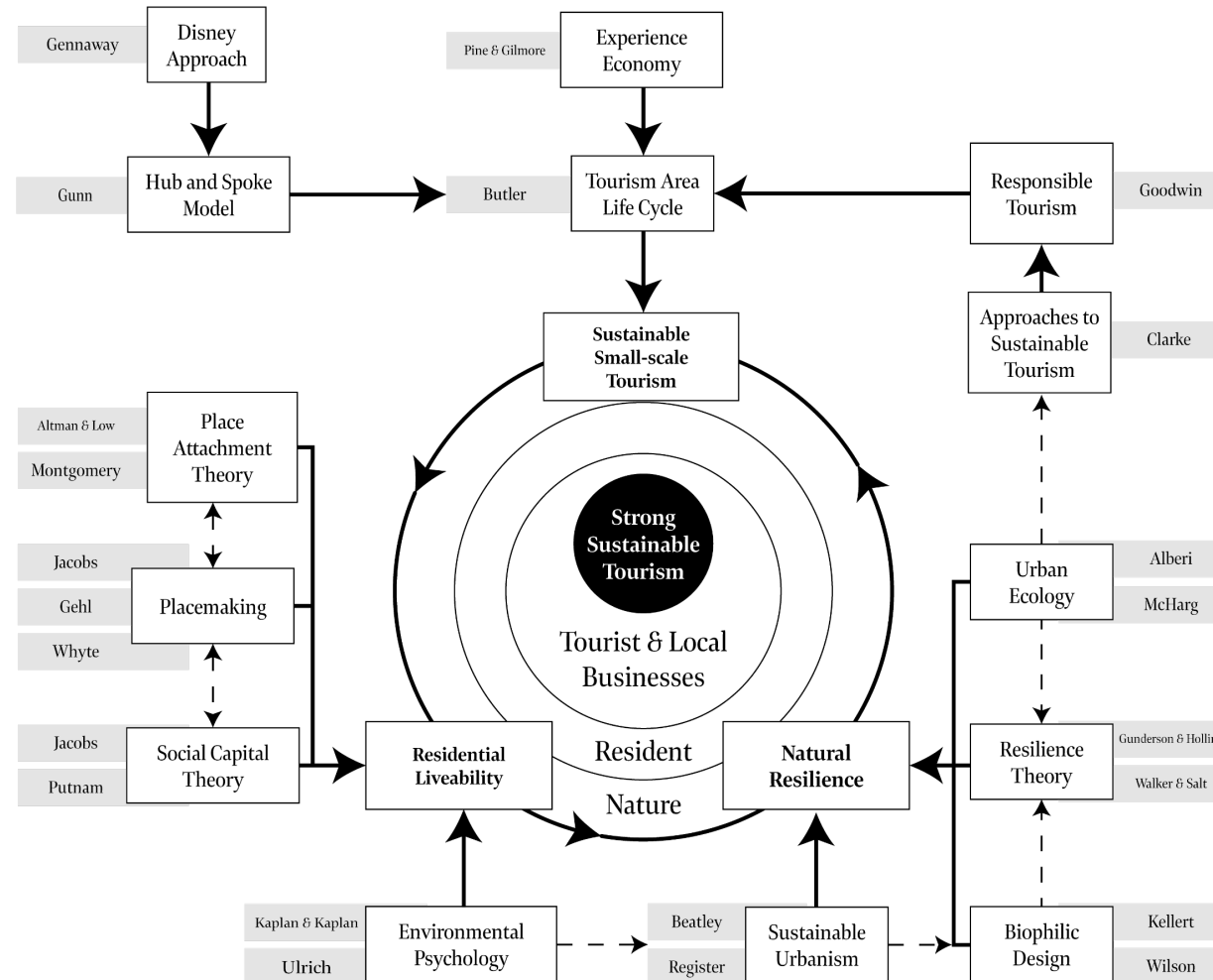


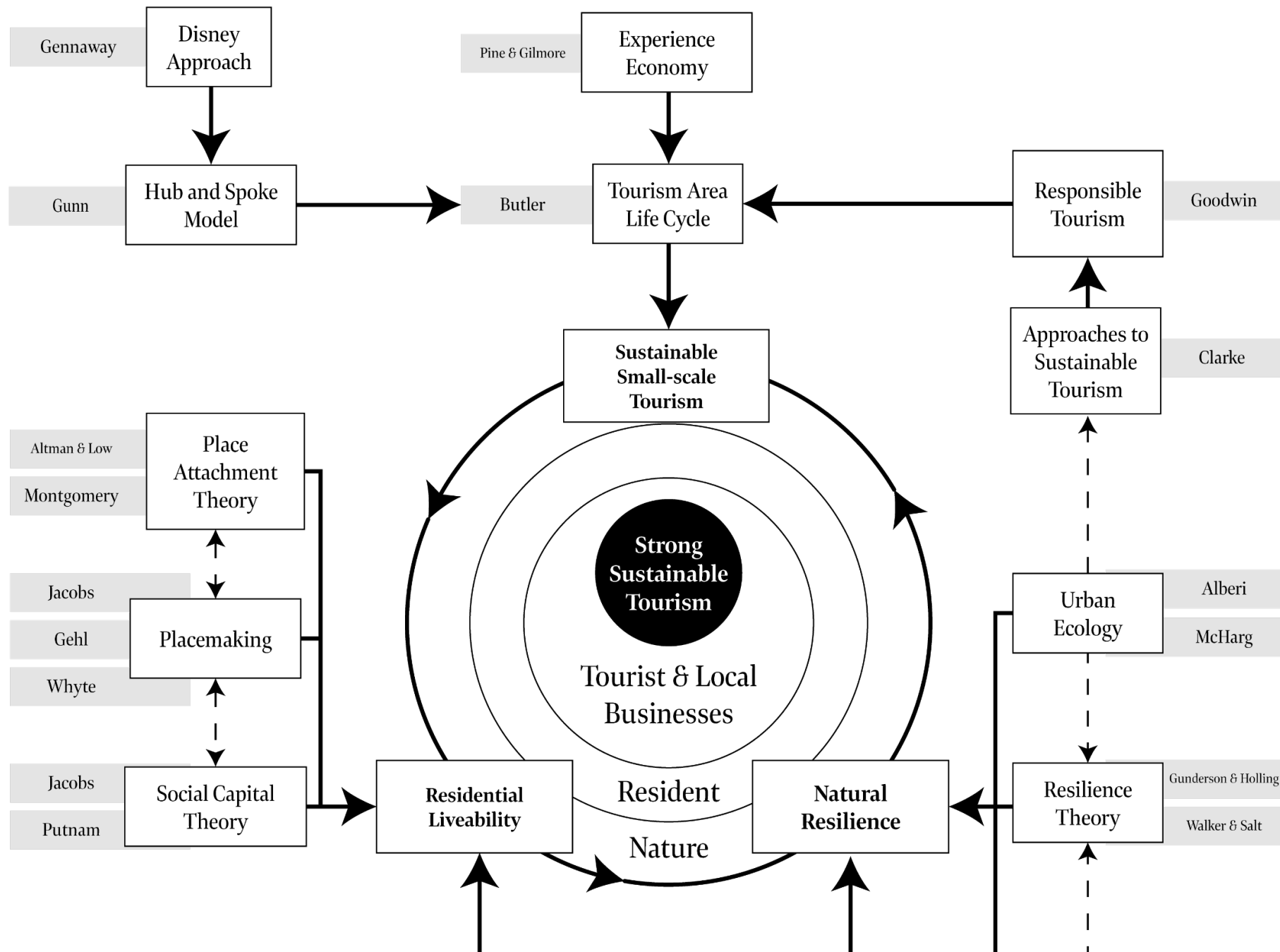


# Conceptual Framework



# Theoretical Framework







# Design Experiments



# Maximisation Method

## 3 What if...? Scenarios:

What if the spatial organisation of the seaside resort is transformed to meet the needs of:

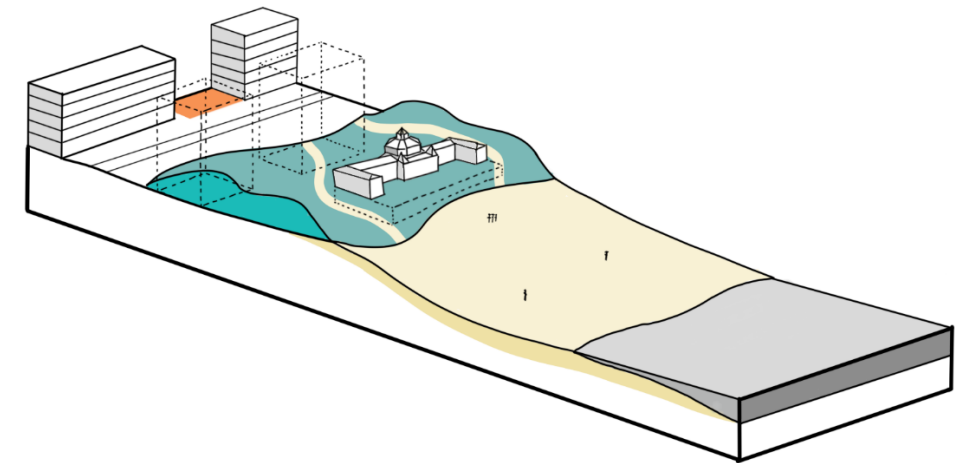
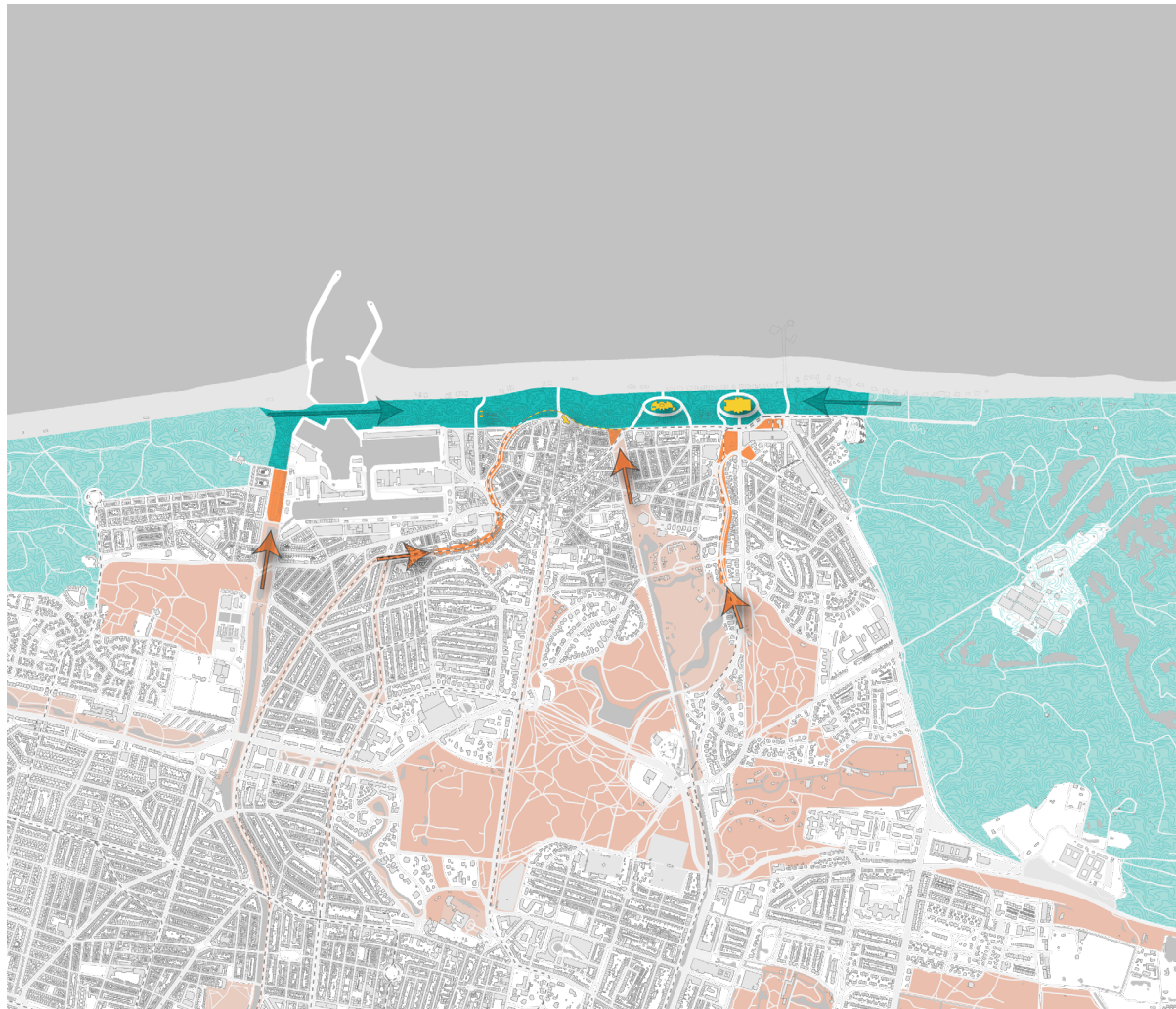
- . natural ecosystems?
- . local businesses and tourists?
- . residents?

# Evaluation Criteria

| Criteria number: | Identified Issues:                     | Criterion:                                                                                                   | Topic:                            |
|------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1                | Barrier effect of Gevers Deynootweg    | Ability to overcome the barrier effect of the Gevers Deynootweg.                                             | Spatial organisation              |
| 2                | Illegible organisation of urban fabric | Ability to improve the intuitive legibility of the resort.                                                   | Spatial organisation              |
| 3                | Poor ecological condition              | Ability to sustainably and resiliently embed the ecological structure of the resort within the public realm. | problematic stakeholder relations |
| 4                | Obstructed sea view                    | Ability to restore and enhance obstructed sightlines.                                                        | Spatial organisation              |
| 5                | Threat of sea level rise               | Ability to provide a sustainable long term perspective in response to rising sea levels.                     | Spatial organisation              |
| 6                | Outdated tourism model                 | Ability to reinvent the tourism model in a sustainable manner.                                               | Problematic stakeholder relations |
| 7                | Disrupted spatial organisation         | Ability to restructure the disrupted spatial organisation of the resort.                                     | Spatial organisation              |
| 8                | Tourism Nuisance                       | Ability to mitigate tourism-related nuisances.                                                               | Problematic stakeholder relations |
| 9                | Collective loss of Grandeur            | Ability to restore the resort's image regarding the perceptions of faded grandeur.                           | Spatial organisation              |

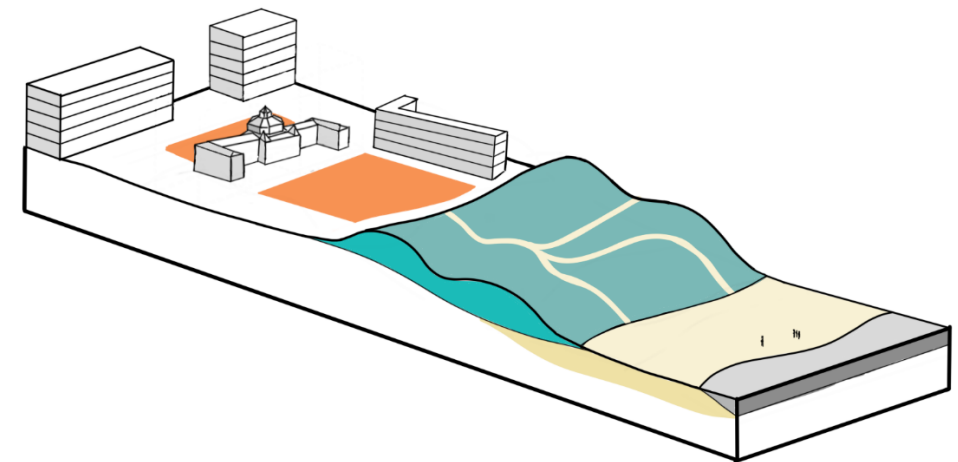
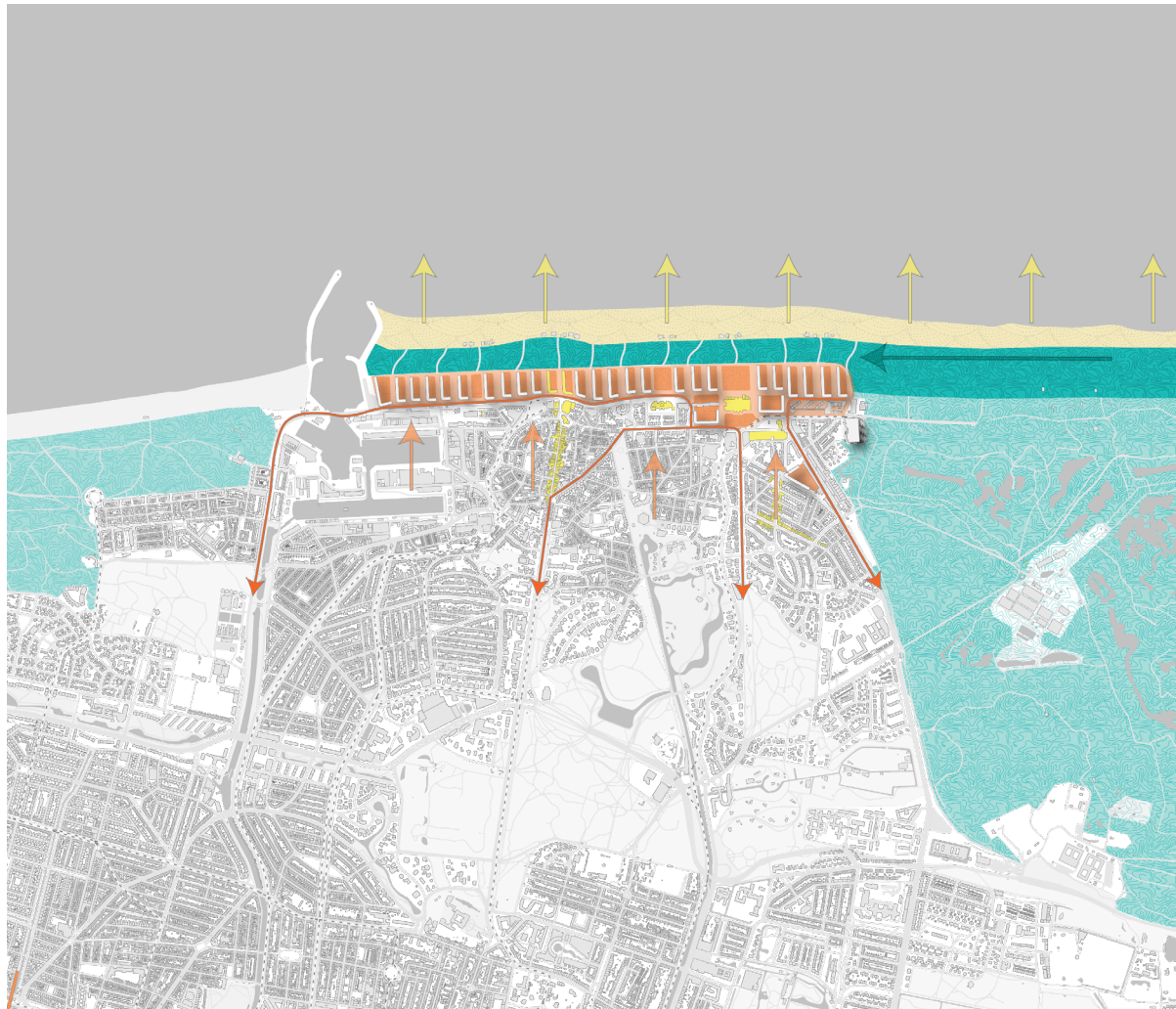


# Enforcing Natural Resilience



- Landmarks
- Ecological urban expansion
- Dune expansion
- Ecological urban system
- Dune system

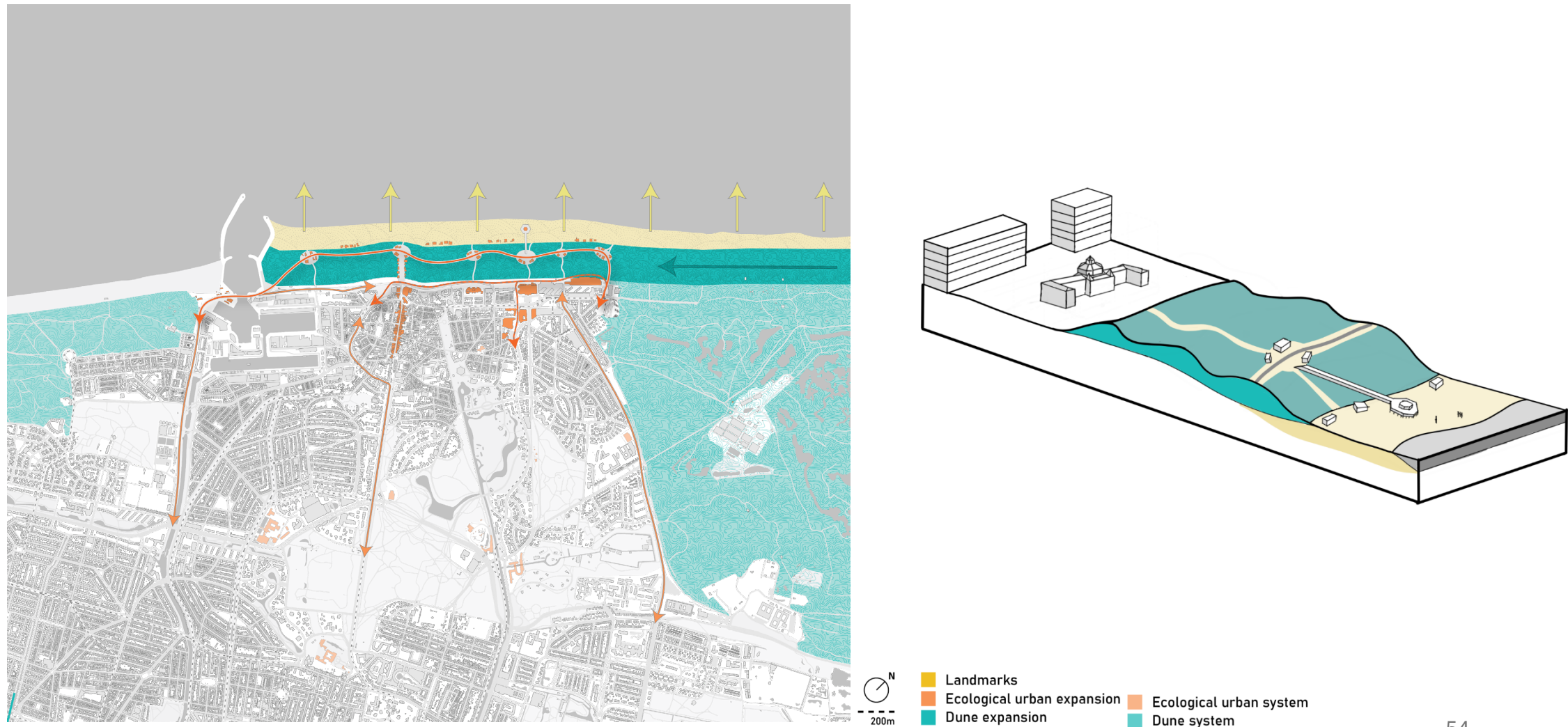
# Enhancing Residential Liveability



- Landmarks
- Ecological urban expansion
- Dune expansion
- Ecological urban system
- Dune system



# Towards a Sustainable Tourism Model

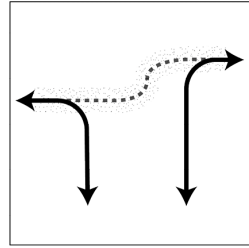




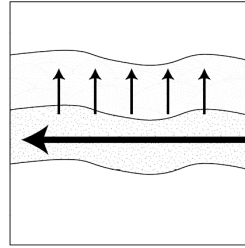
# Evaluation

| Criteria number: | Identified Issues:                     | Criterion:                                                                                                   | Nature Scenario: | Residential Scenario: | Tourism Scenario: |
|------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------|-----------------------|-------------------|
| 1                | Barrier effect of Gevers Deynootweg    | Ability to overcome the barrier effect of the Gevers Deynootweg.                                             | +                | ++                    | +                 |
| 2                | Illegible organisation of urban fabric | Ability to improve the intuitive legibility of the resort.                                                   | ++               | ++                    | +                 |
| 3                | Poor ecological condition              | Ability to sustainably and resiliently embed the ecological structure of the resort within the public realm. | ++               | +                     | +                 |
| 4                | Obstructed sea view                    | Ability to restore and enhance obstructed sightlines.                                                        | +                | +                     | +                 |
| 5                | Threat of sea level rise               | Ability to provide a sustainable long term perspective in response to rising sea levels.                     | +                | +                     | +                 |
| 6                | Outdated tourism model                 | Ability to reinvent the tourism model in a sustainable manner.                                               | -                | -                     | ++                |
| 7                | Disrupted spatial organisation         | Ability to restructure the disrupted spatial organisation of the resort.                                     | +                | ++                    | 0                 |
| 8                | Tourism Nuisance                       | Ability to mitigate tourism-related nuisances.                                                               | 0                | 0                     | +                 |
| 9                | Collective loss of Grandeur            | Ability to restore the resort's image regarding the perceptions of faded grandeur.                           | 0                | -                     | ++                |

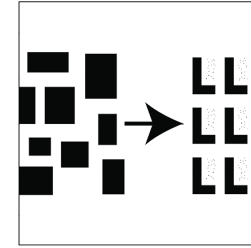
# Design Principles



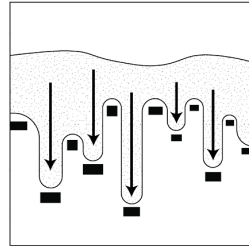
1. Break the Barrier



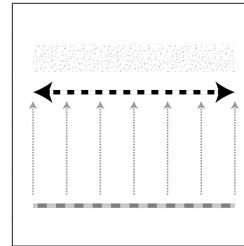
2. Soft Coastal Expansion



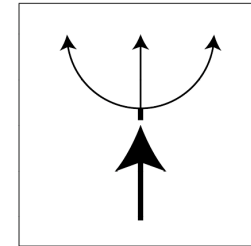
3. Legibility & Liveability



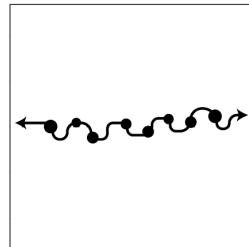
4. Dunes in Motion



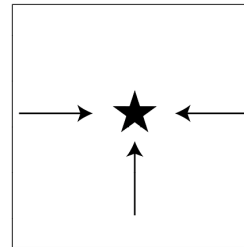
5. Destination Line



6. Spreading Tourism Density



7. Linear Tourism Hub



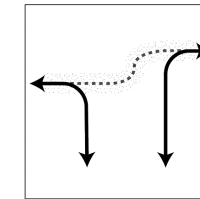
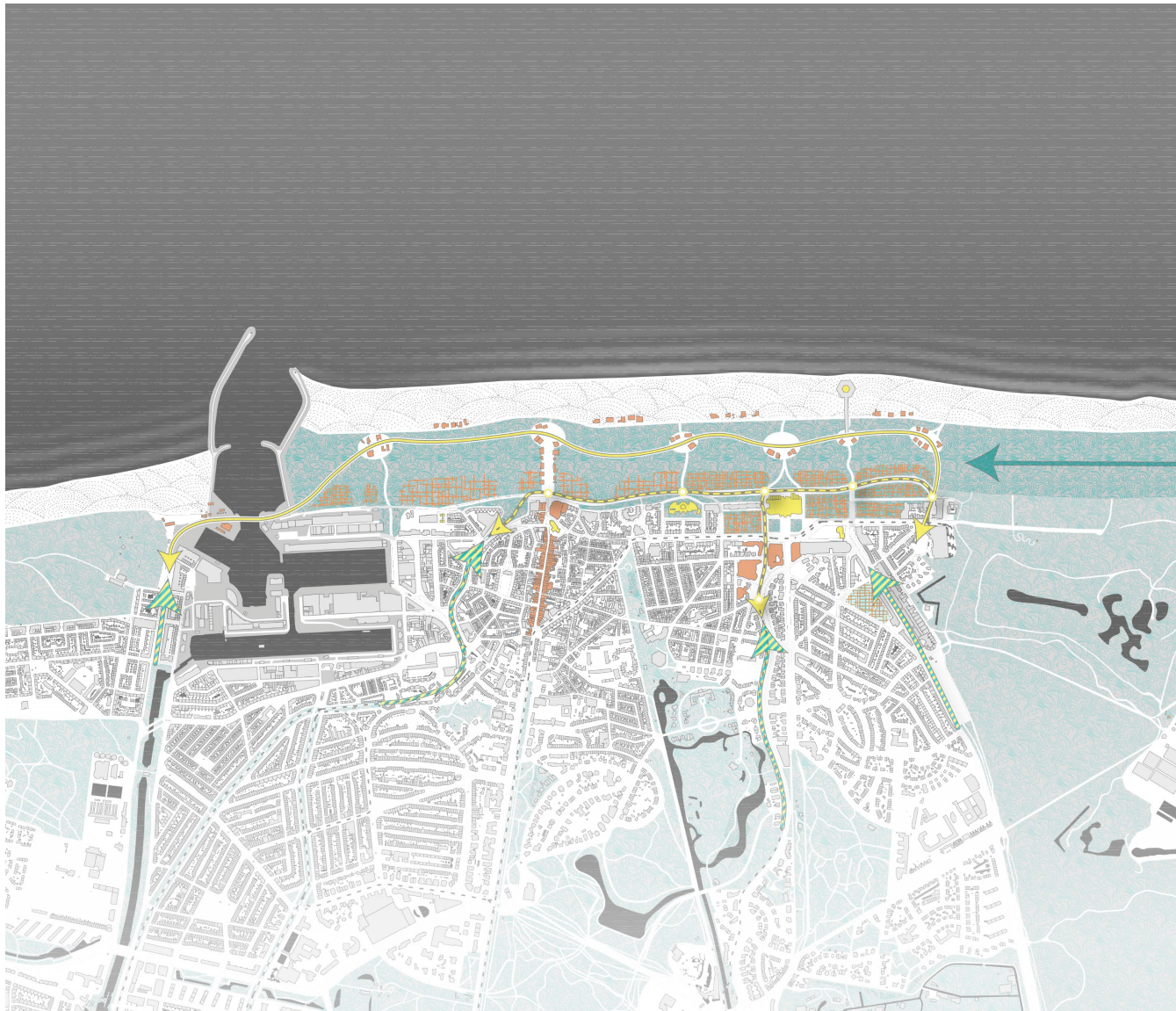
8. Landmark Views

# Issue-Design principal relations

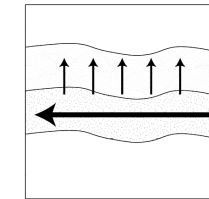
| Issue number: | Identified Issues:                     | Topic:                            | Corresponding Design Principles:                                                                     |
|---------------|----------------------------------------|-----------------------------------|------------------------------------------------------------------------------------------------------|
| 1             | Barrier effect of Gevers Deynootweg    | Spatial organisation              | 1. Break the Barrier, 3. Legibility & Liveability, 5. Destination Line, 6. Spreading Tourism Density |
| 2             | Illegible organisation of urban fabric | Spatial organisation              | 1. Break the Barrier, 3. Legibility & Liveability, 4. Dunes in Motion, 8. Landmark Views             |
| 3             | Poor ecological condition              | Problematic stakeholder relations | 1. Break the Barrier, 2. Soft Coastal Expansion, 3. Legibility & Liveability, 4. Dunes in Motion     |
| 4             | Obstructed sea view                    | Spatial organisation              | 3. Legibility & Liveability, 7. Linear Tourism Hub, 8. Landmark Views                                |
| 5             | Threat of sea level rise               | Spatial organisation              | 2. Soft Coastal Expansion, 4. Dunes in Motion                                                        |
| 6             | Outdated tourism model                 | Problematic stakeholder relations | 5. Destination Line 6. Spreading Tourism Density, 7. Linear Tourism Hub                              |
| 7             | Disrupted spatial organisation         | Spatial organisation              | 1. Break the Barrier, 3. Legibility & Liveability, 4. Dunes in Motion, 8. Landmark Views             |
| 8             | Tourism Nuisance                       | Problematic stakeholder relations | 5. Destination Line 6. Spreading Tourism Density, 7. Linear Tourism Hub                              |
| 9             | Collective loss of Grandeur            | Spatial organisation              | 3. Legibility & Liveability, 7. Linear Tourism Hub 8. Landmark views                                 |



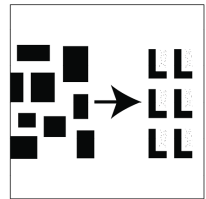
# Vision



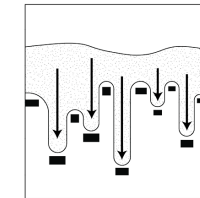
1. Break the Barrier



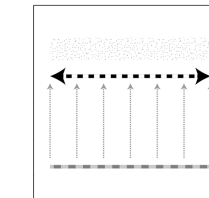
2. Soft Coastal Expansion



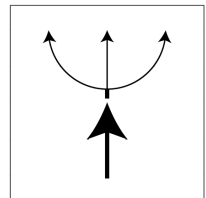
3. Legibility & Liveability



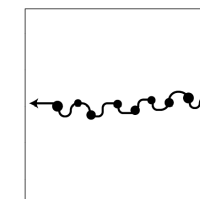
4. Dunes in Motion



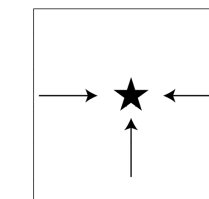
5. Destination Line



6. Spreading Tourism Density



7. Linear Tourism Hub



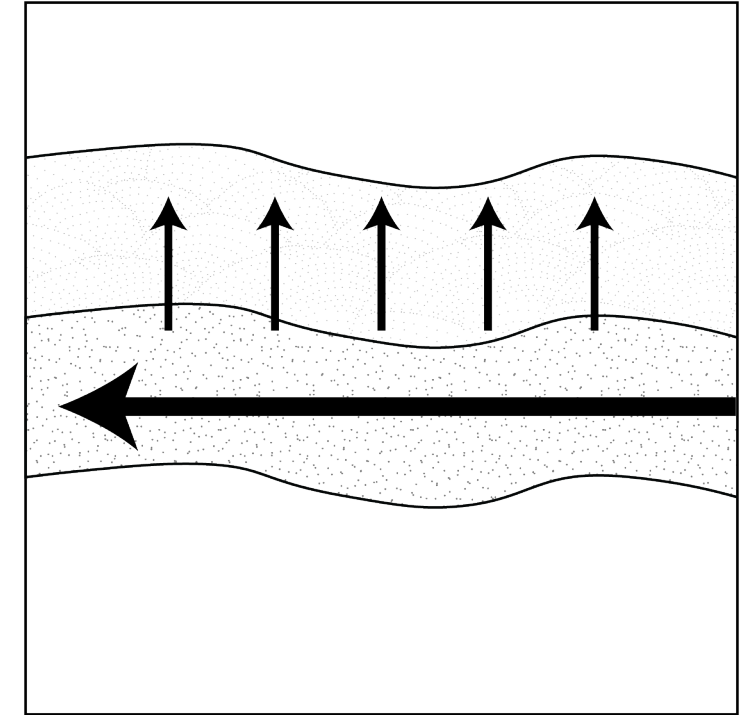
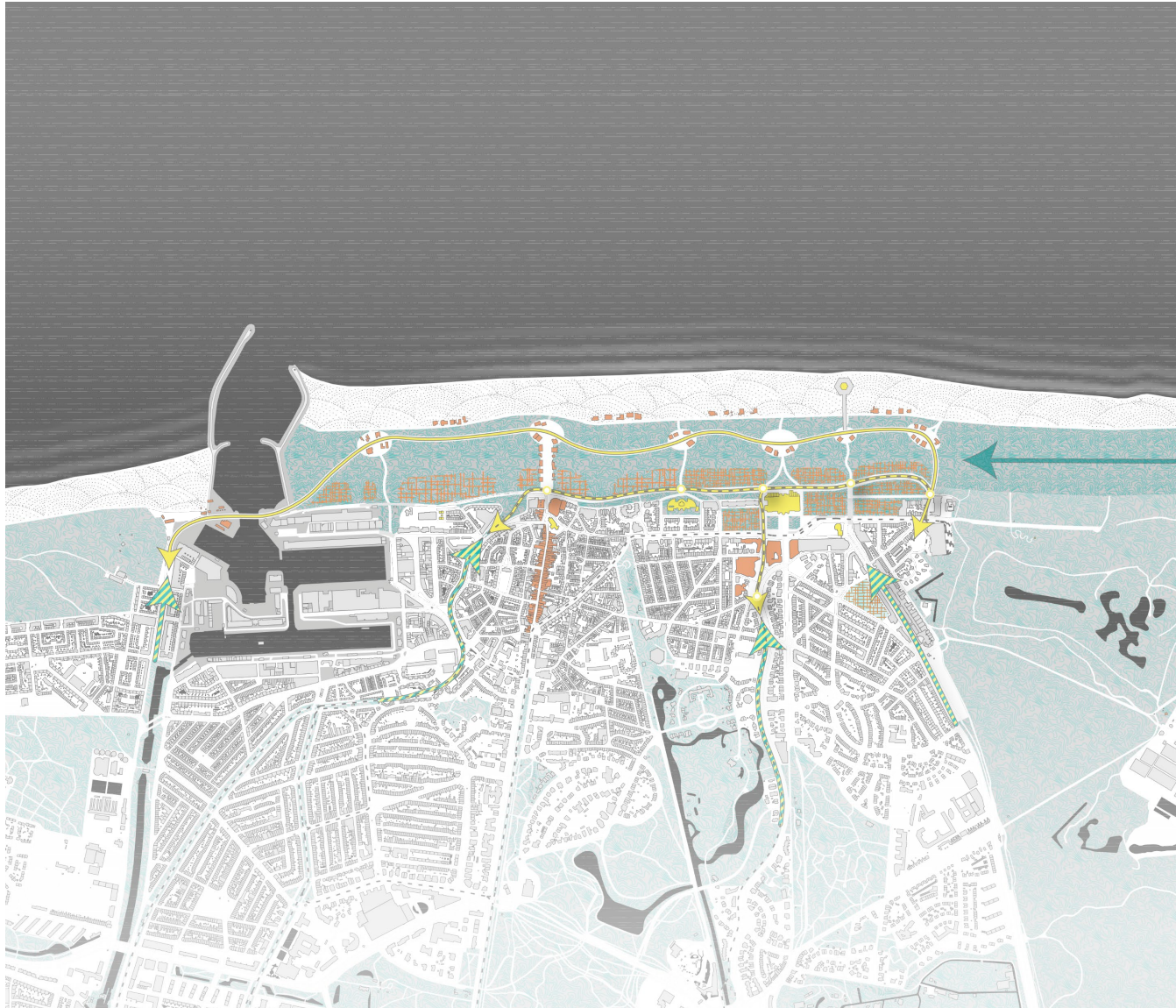
8. Landmark Views



- Green corridors/entrances
- Soft coastal expansion
- Tourism corridors
- High density development
- Low density development
- Dune expansion
- Landmarks
- Tourism clusters
- Natural Ecosystems



# Vision

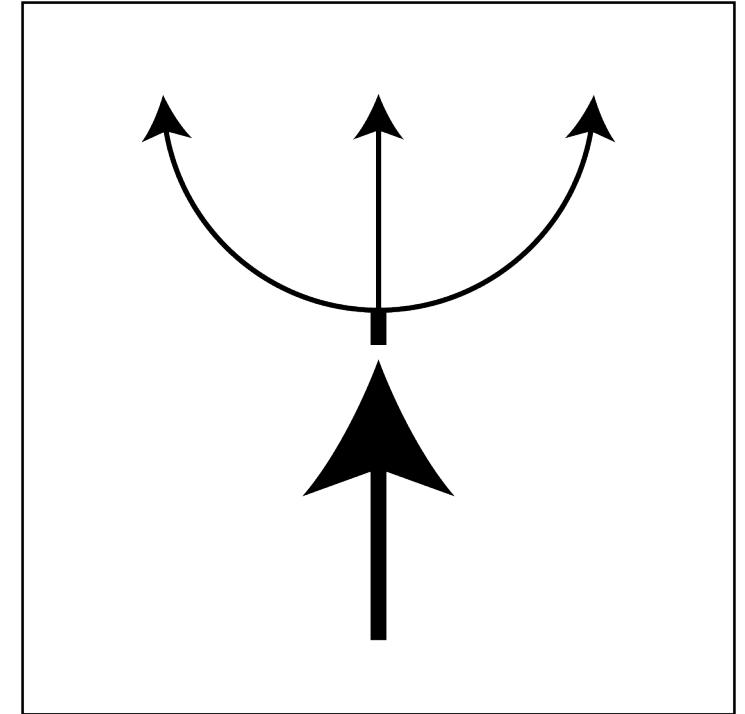
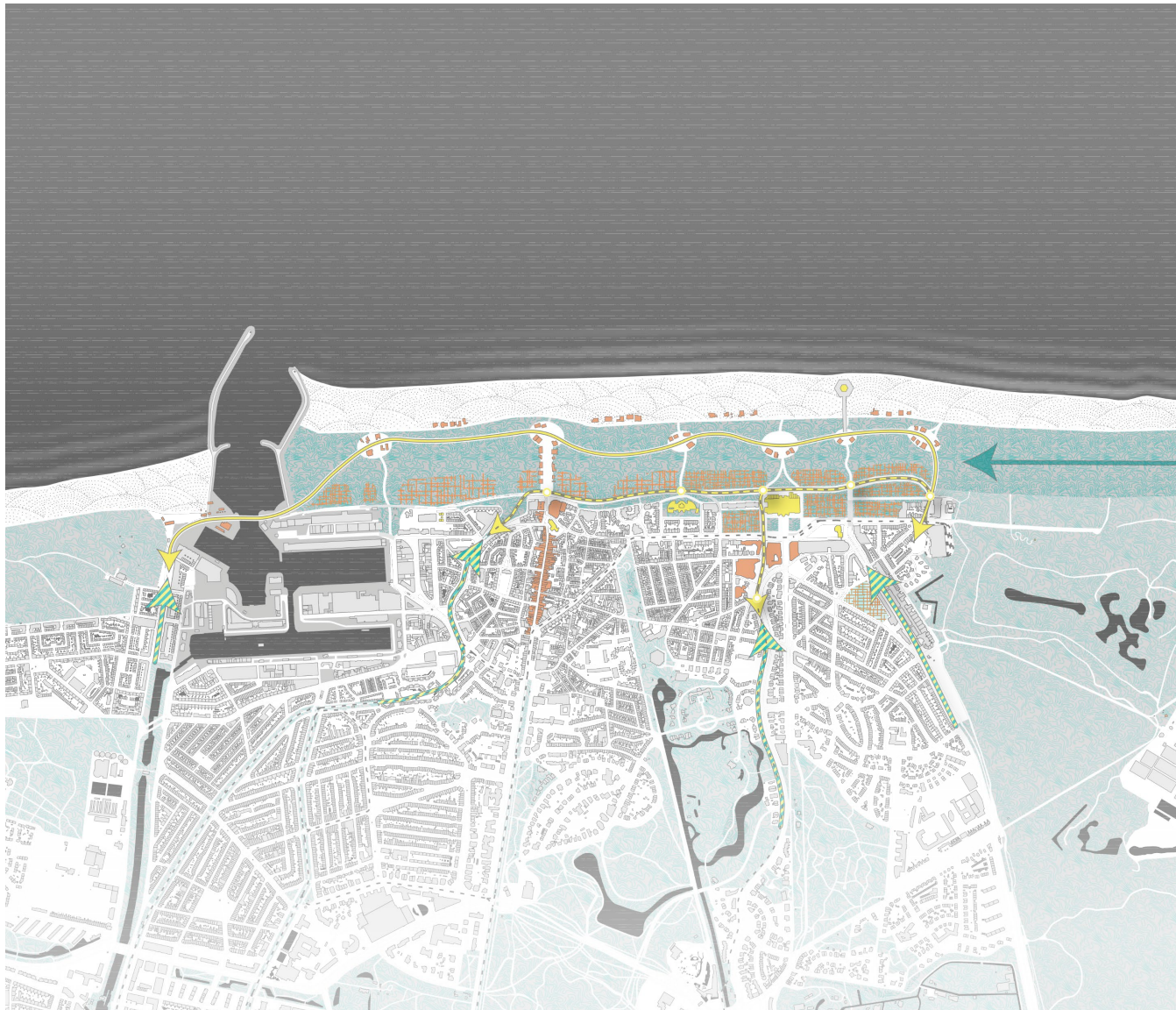


## 2. Soft Coastal Expansion

- N  
150m
- Green corridors/entrances
  - Soft coastal expansion
  - Tourism corridors
  - High density development
  - Low density development
  - Dune expansion
  - Landmarks
  - Tourism clusters
  - Natural Ecosystems



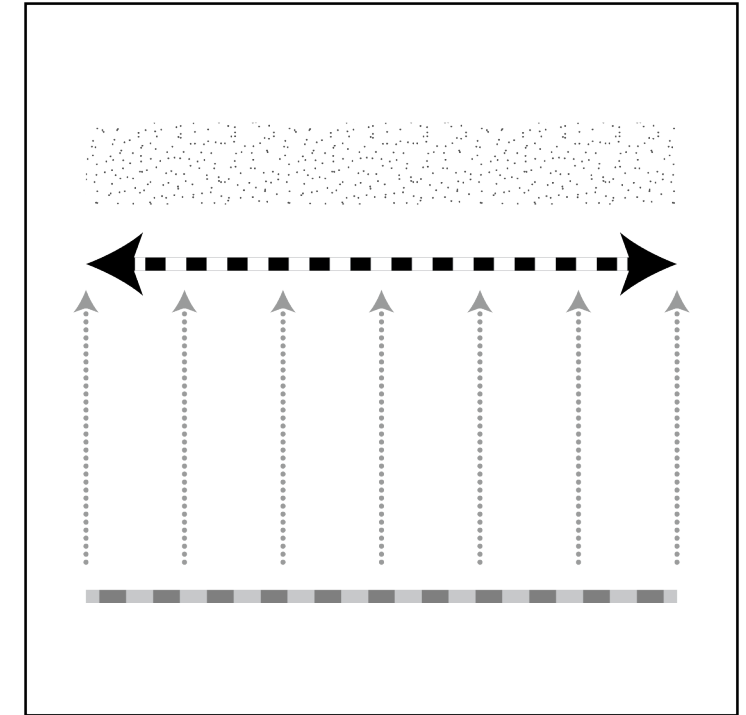
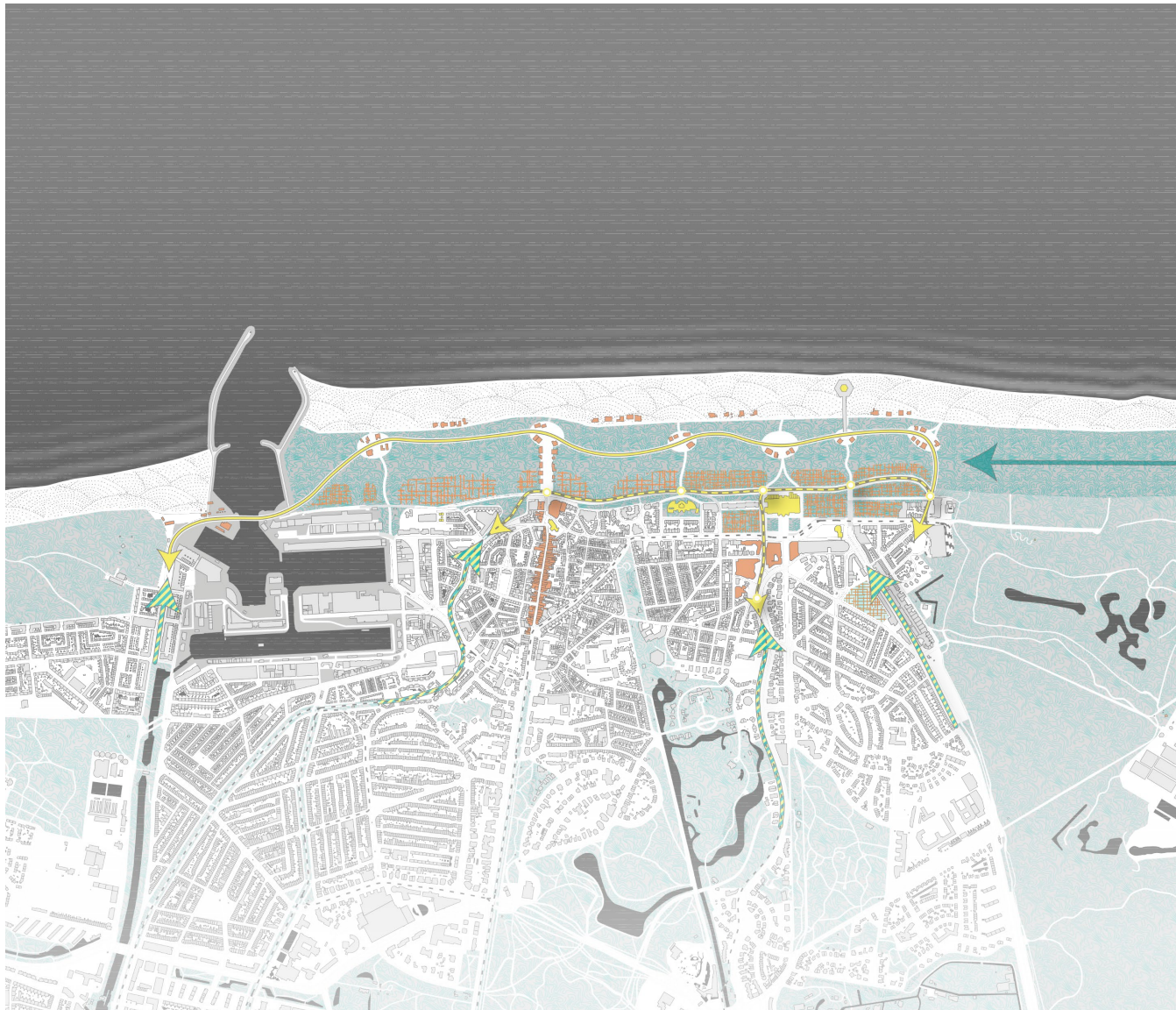
# Vision



## 6. Spreading Tourism Density



# Vision

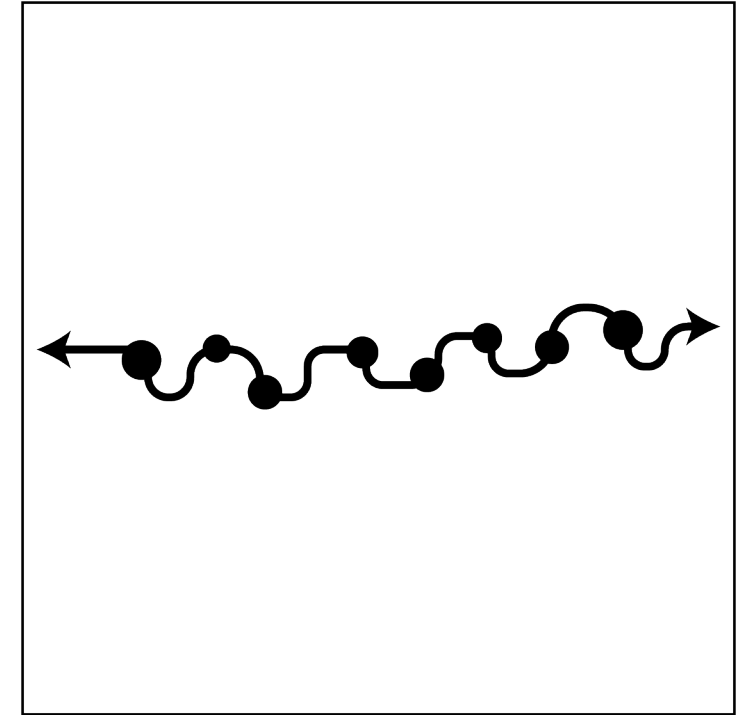
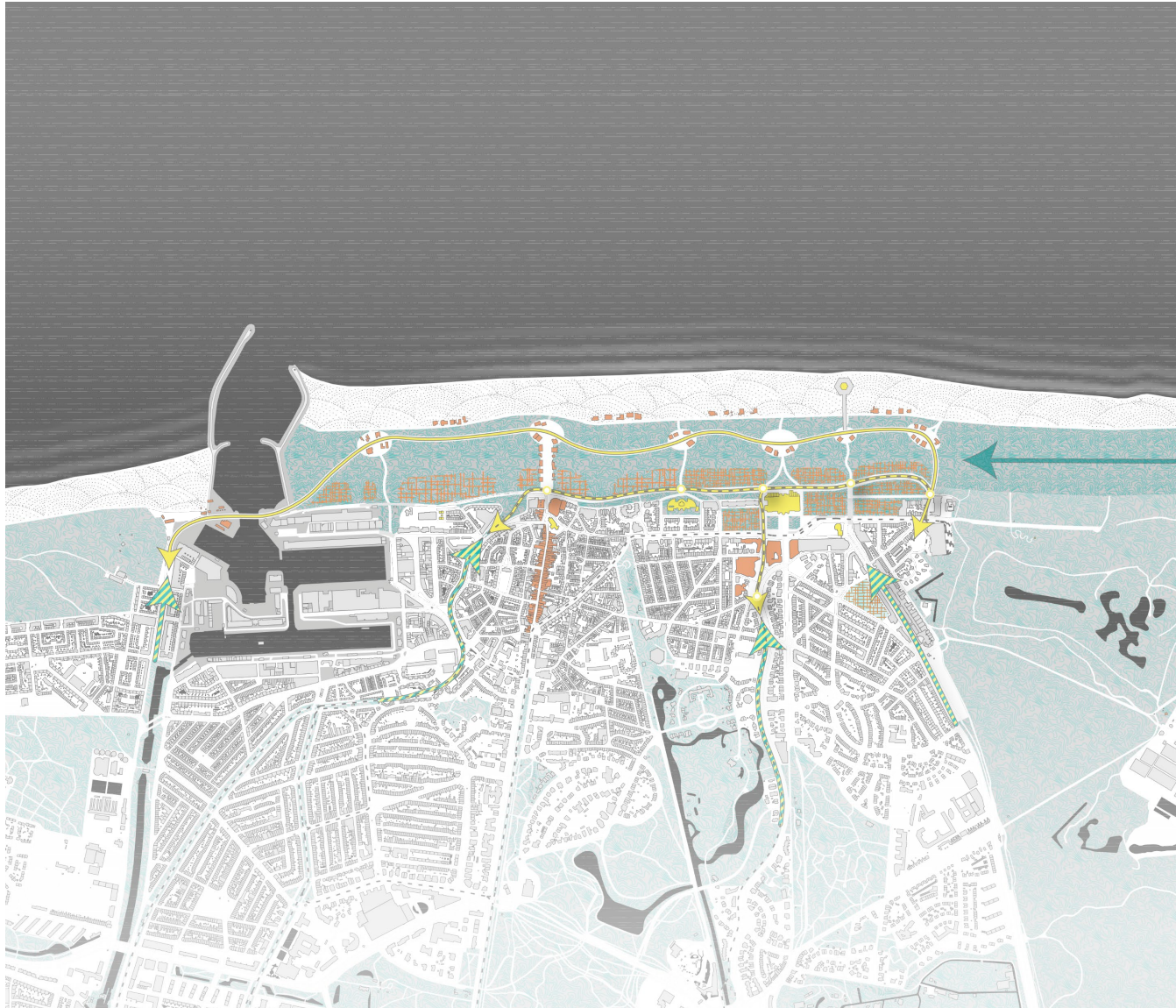


## 5. Destination Line

- N  
150m
- Green corridors/entrances
  - Soft coastal expansion
  - Tourism corridors
  - High density development
  - Low density development
  - Dune expansion
  - Landmarks
  - Tourism clusters
  - Natural Ecosystems



# Vision



## 7. Linear Tourism Hub

- N  
150m
- Green corridors/entrances
  - Soft coastal expansion
  - Tourism corridors
  - High density development
  - Low density development
  - Dune expansion
  - Landmarks
  - Tourism clusters
  - Natural Ecosystems

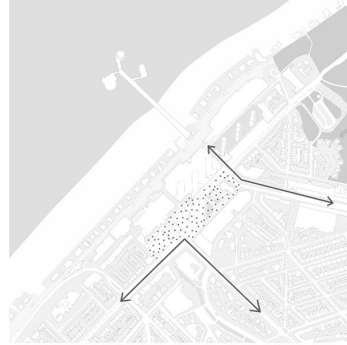




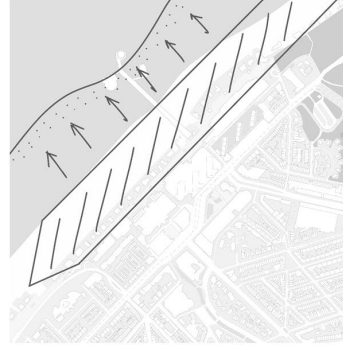
Design



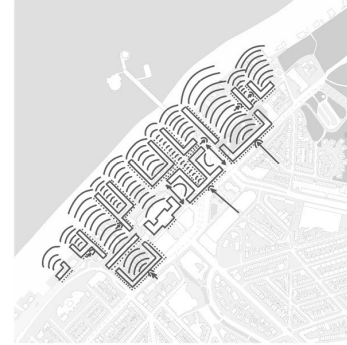
# Design Principles



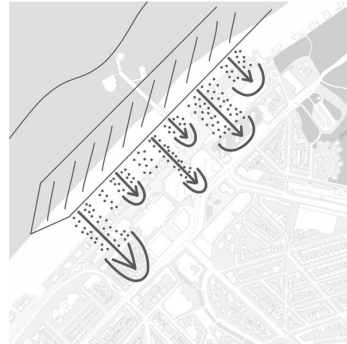
1. Break the Barrier



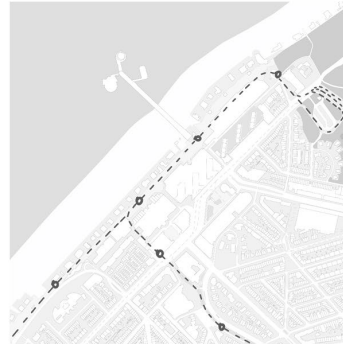
2. Soft Coastal Expansion



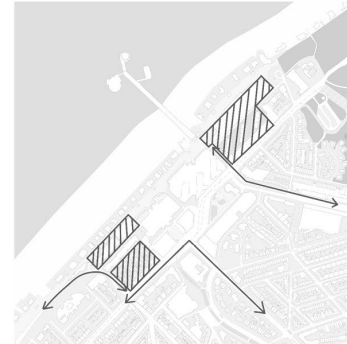
3. Legibility & Liveability



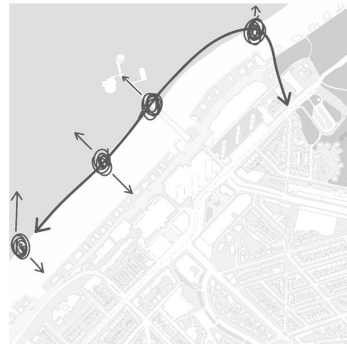
4. Dunes in Motion



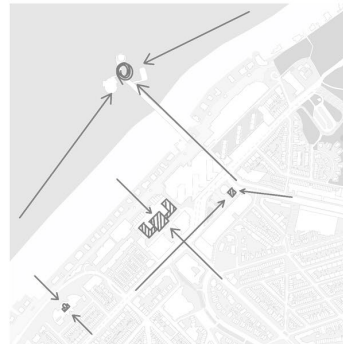
5. Destination Line



6. Spreading Tourism Density

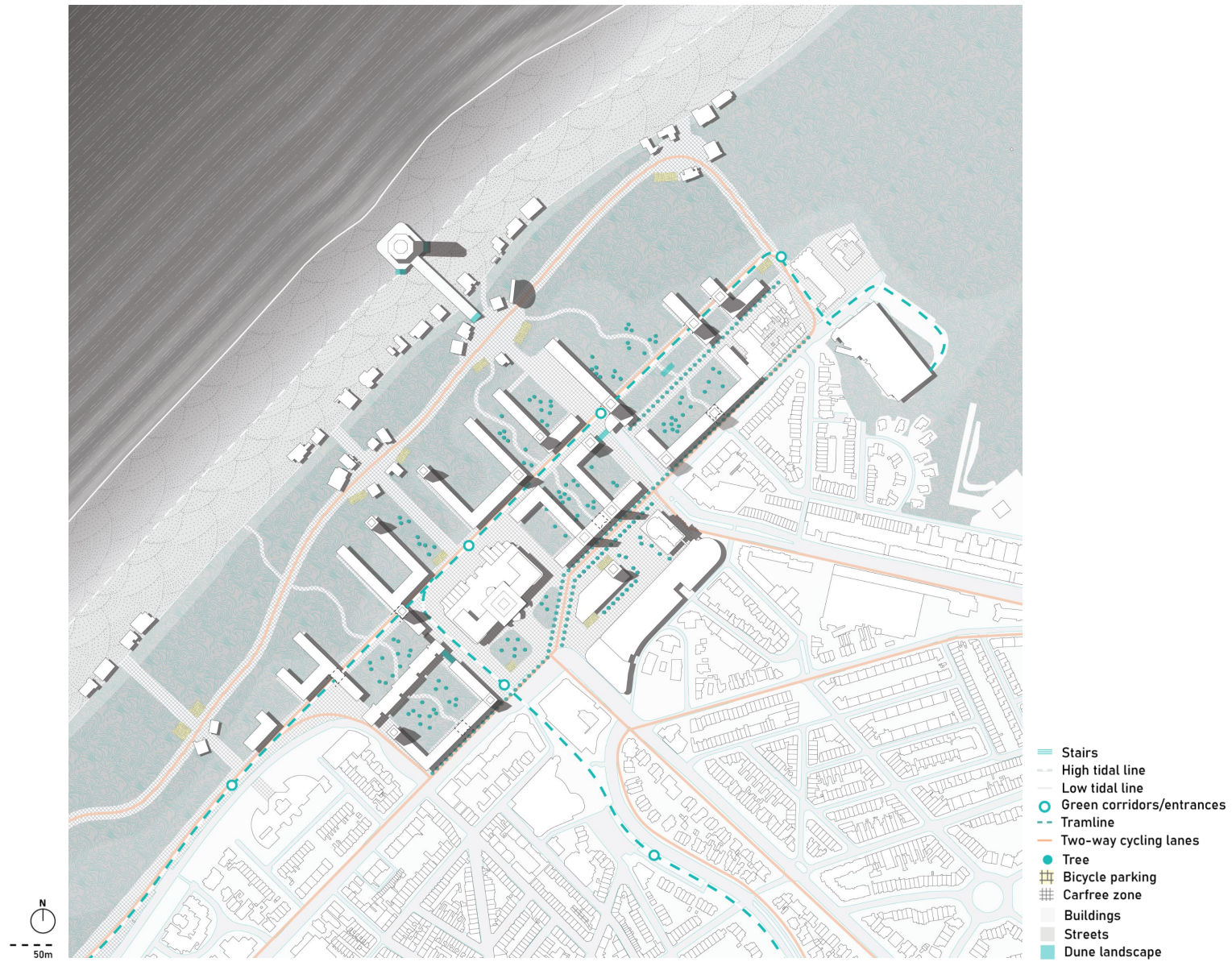


7. Linear Tourism Hub



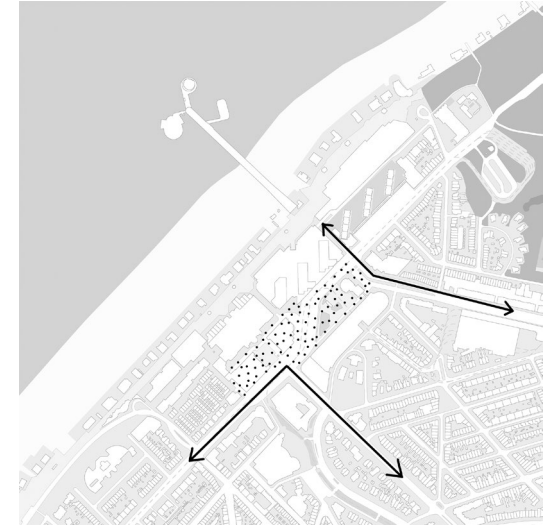
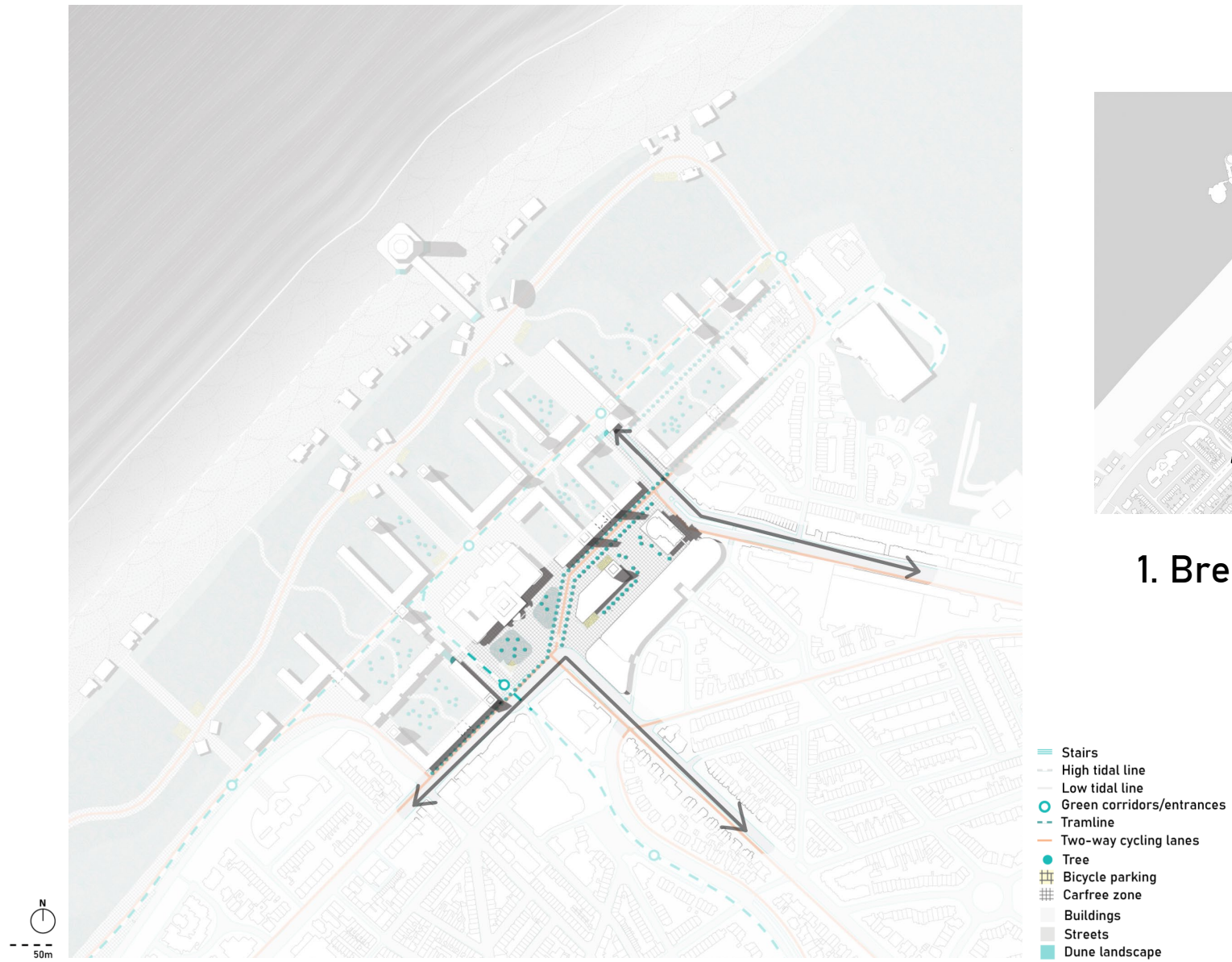
8. Landmark Views

# Masterplan





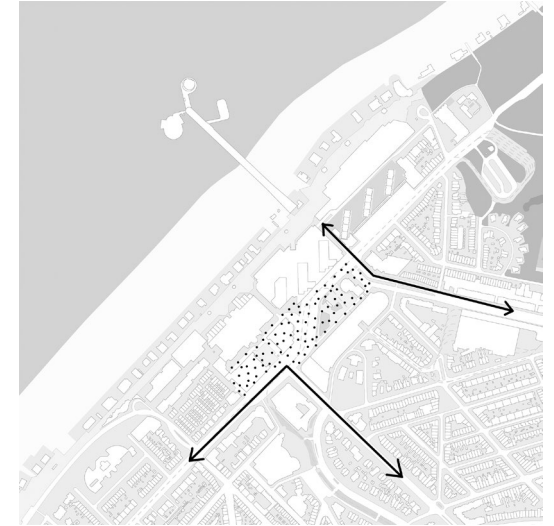
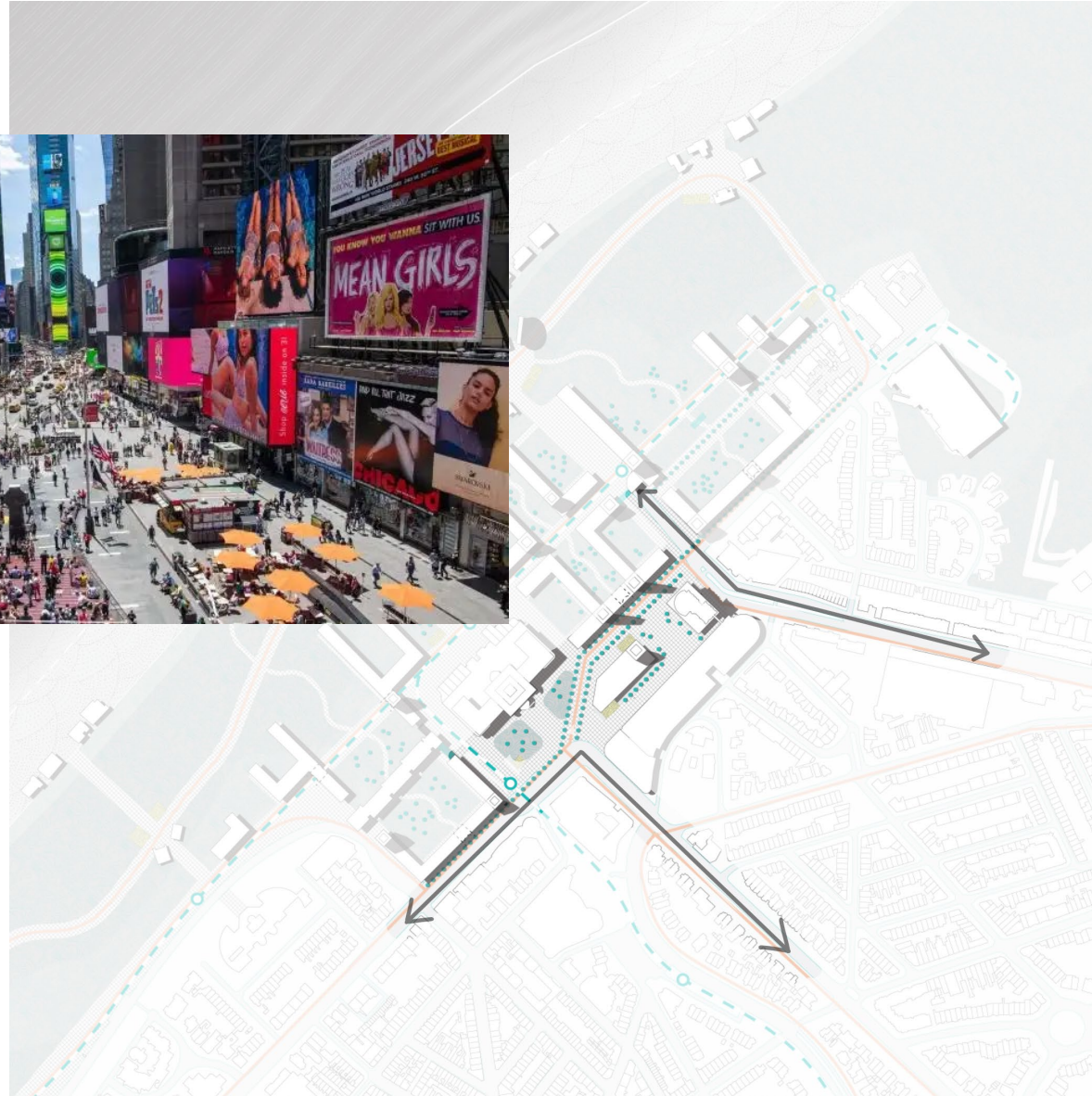
# Masterplan



## 1. Break the Barrier



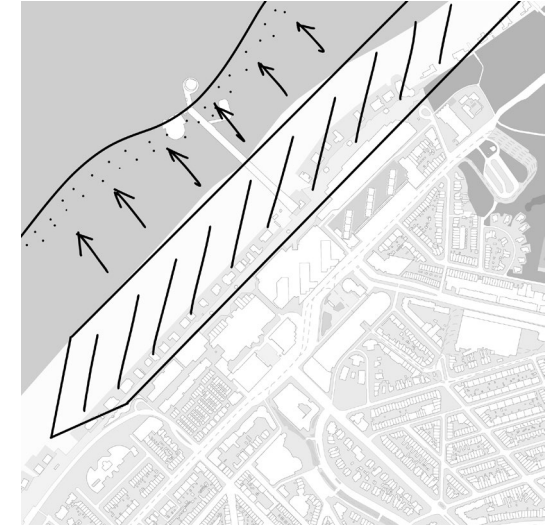
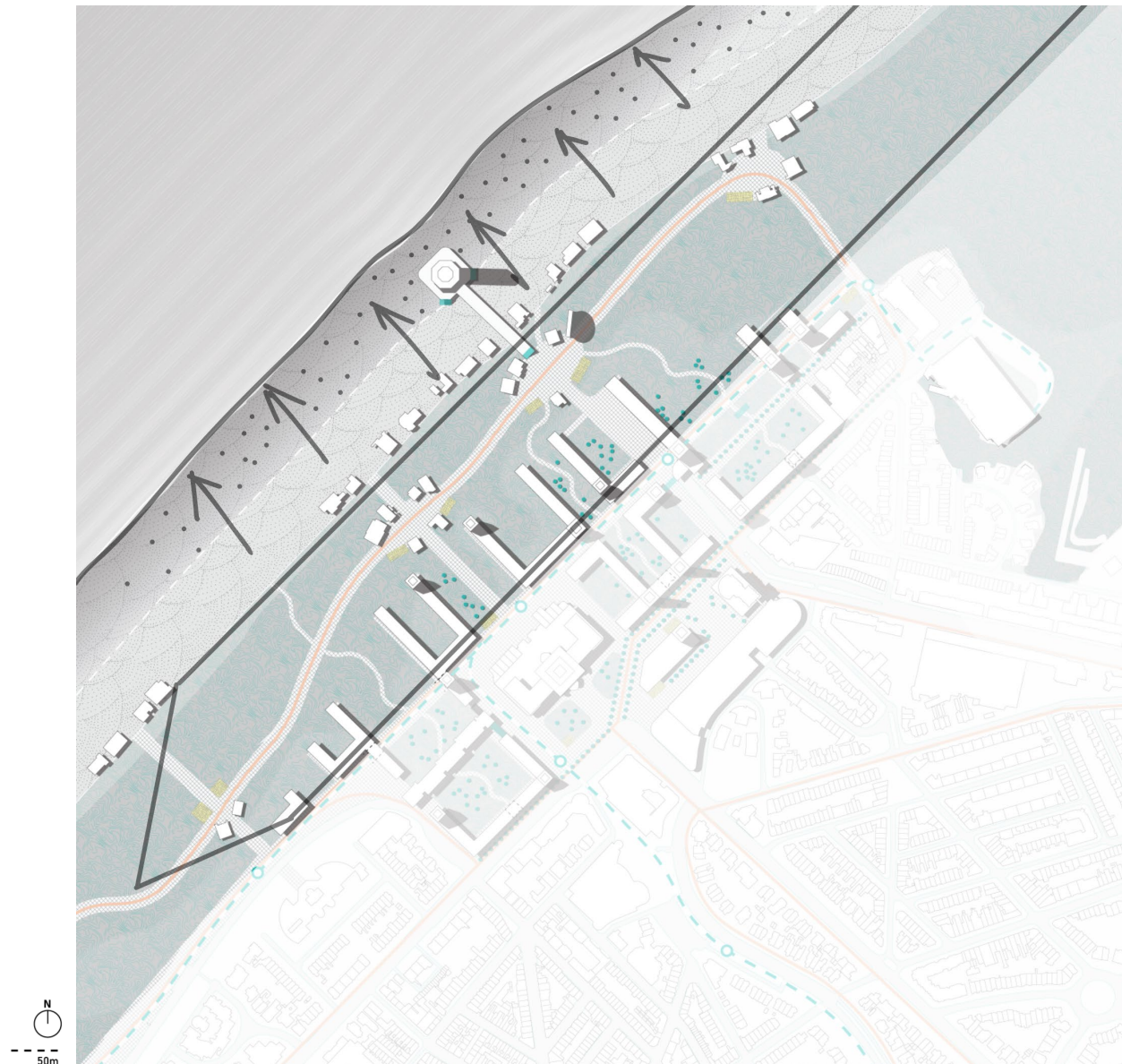
# Masterplan



**1. Break the Barrier**



# Masterplan



## 2. Soft Coastal Expansion

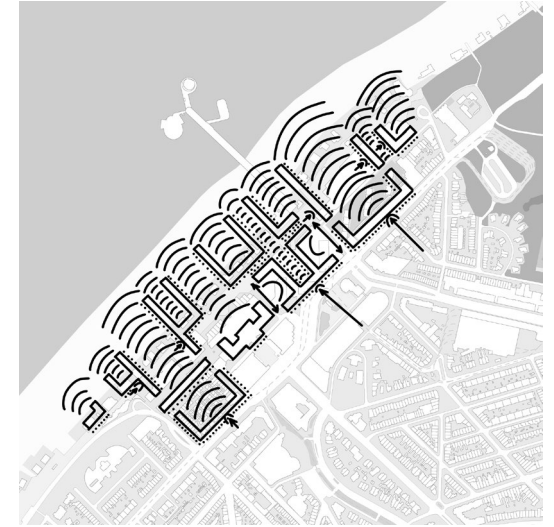
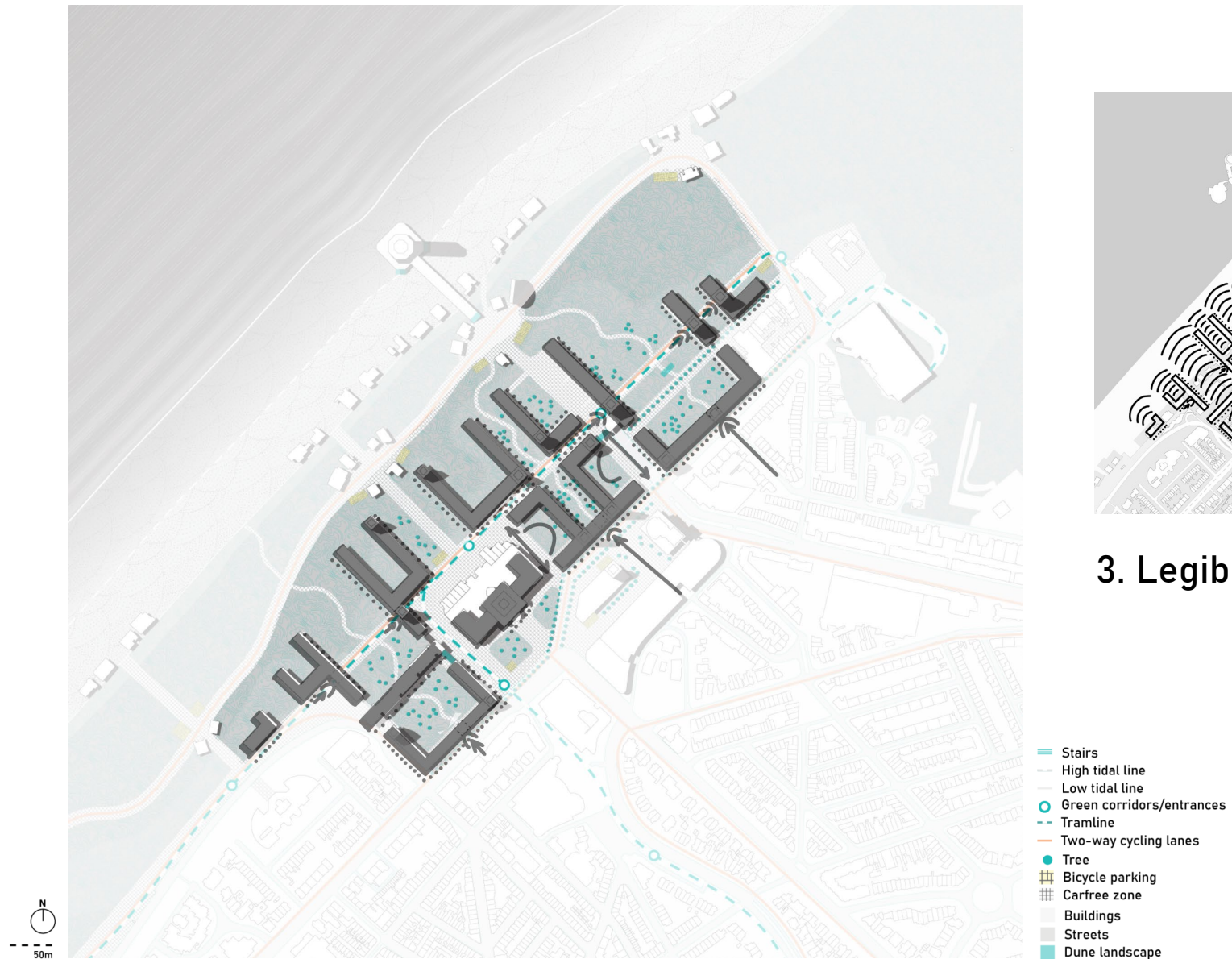


# Masterplan





# Masterplan



## 3. Legibility & Liveability

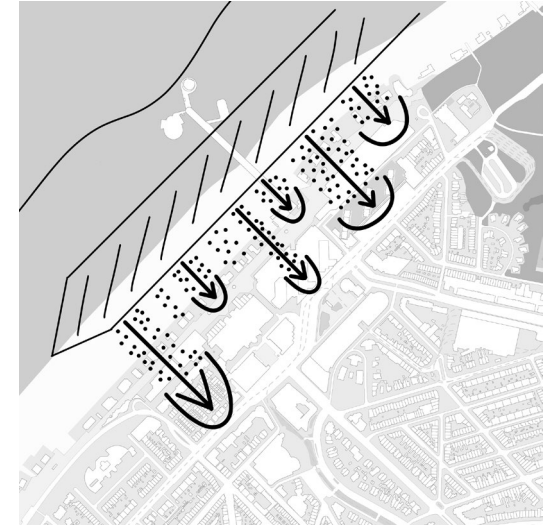
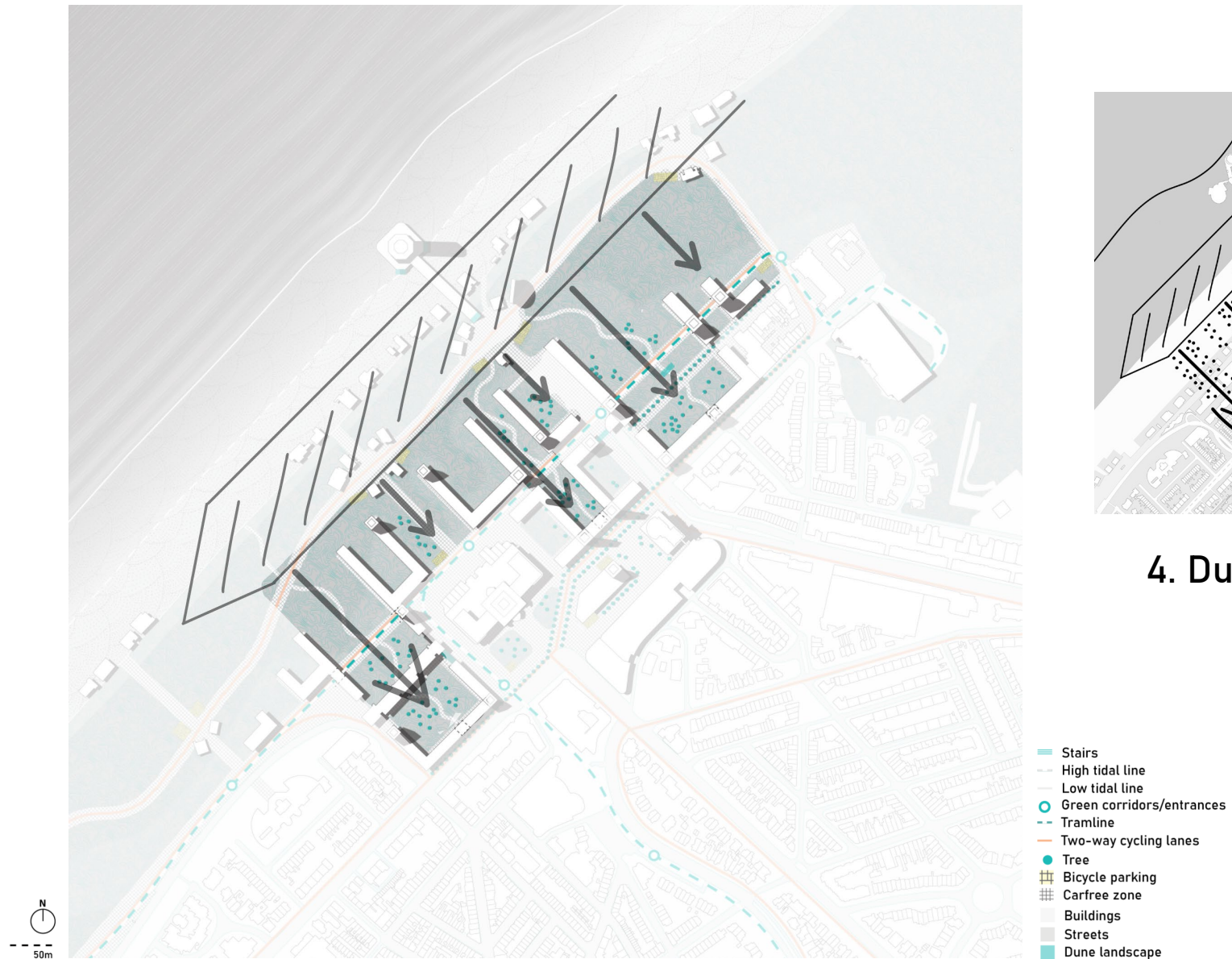


# Masterplan





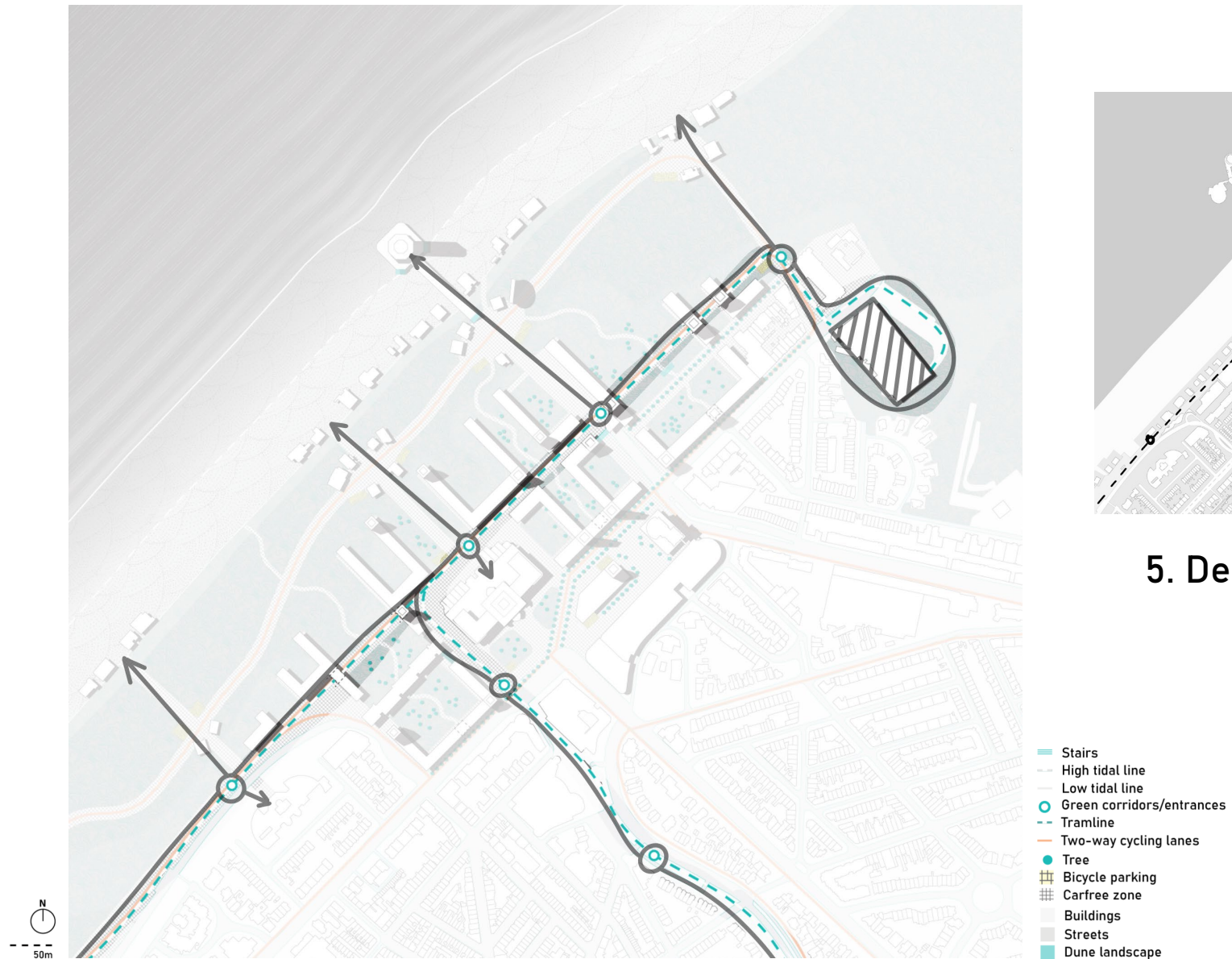
# Masterplan



## 4. Dunes in Motion

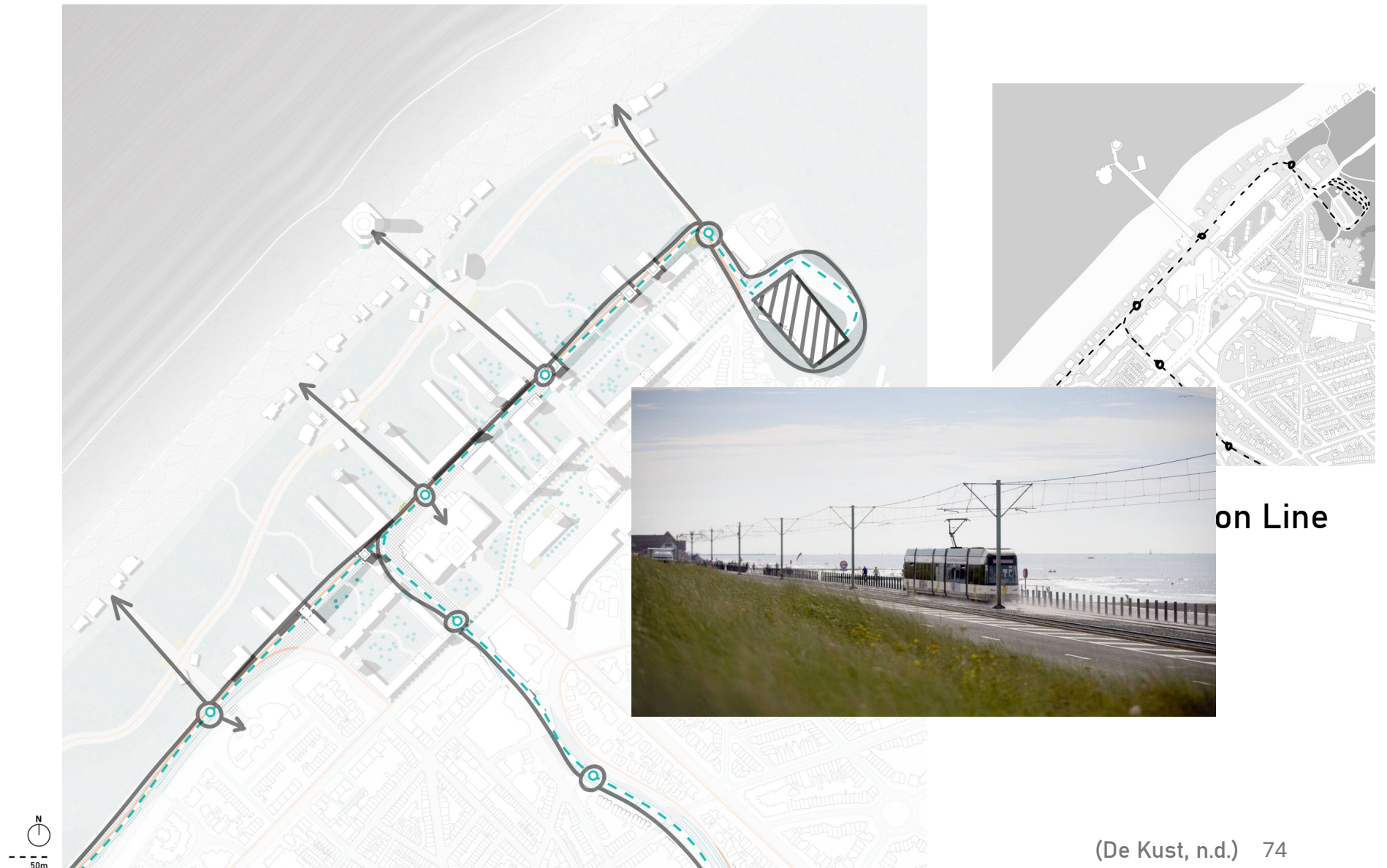


# Masterplan



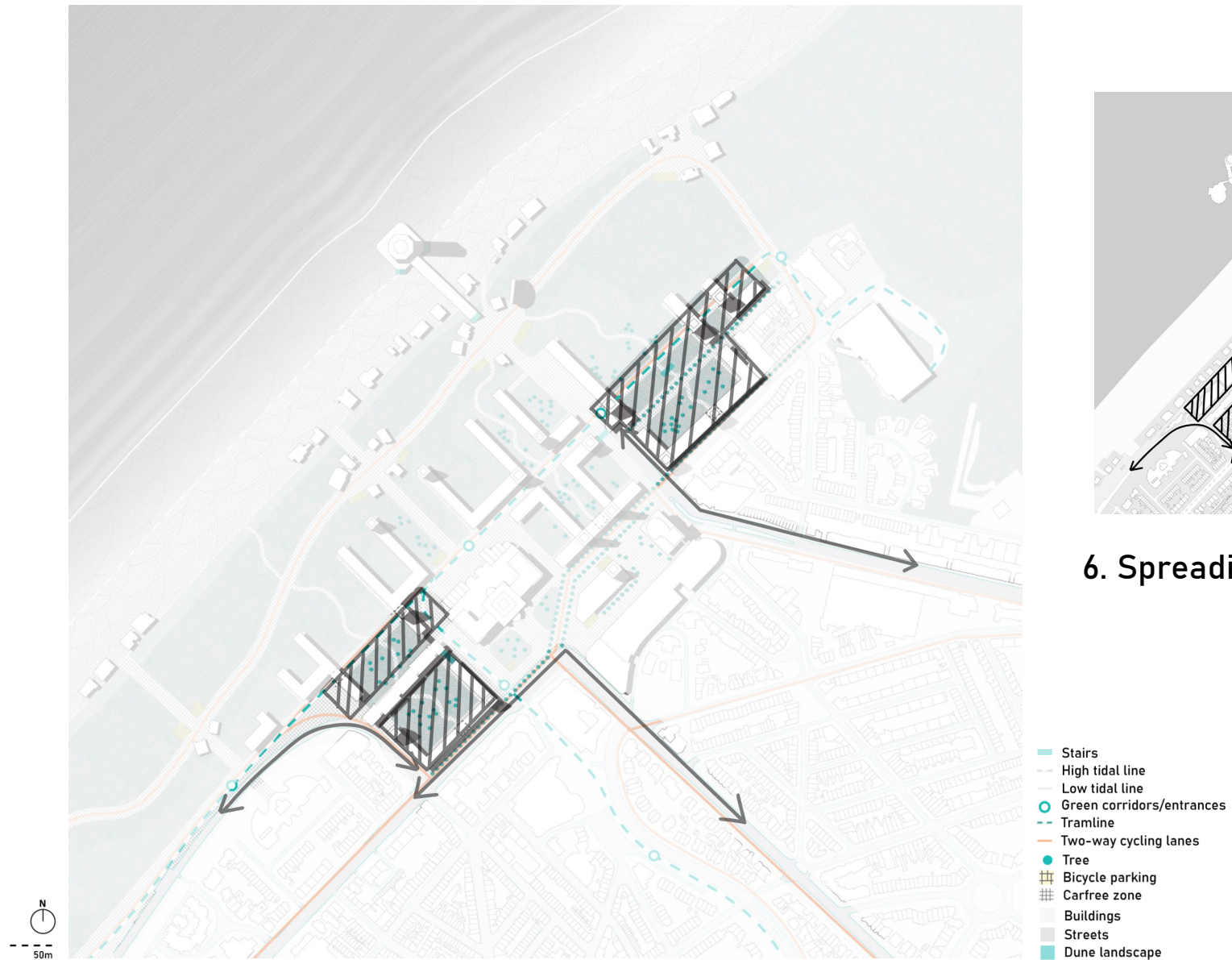
## 5. Destination Line

# Masterplan





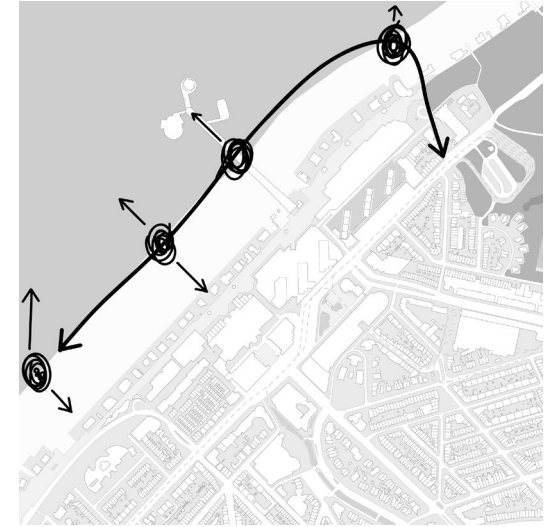
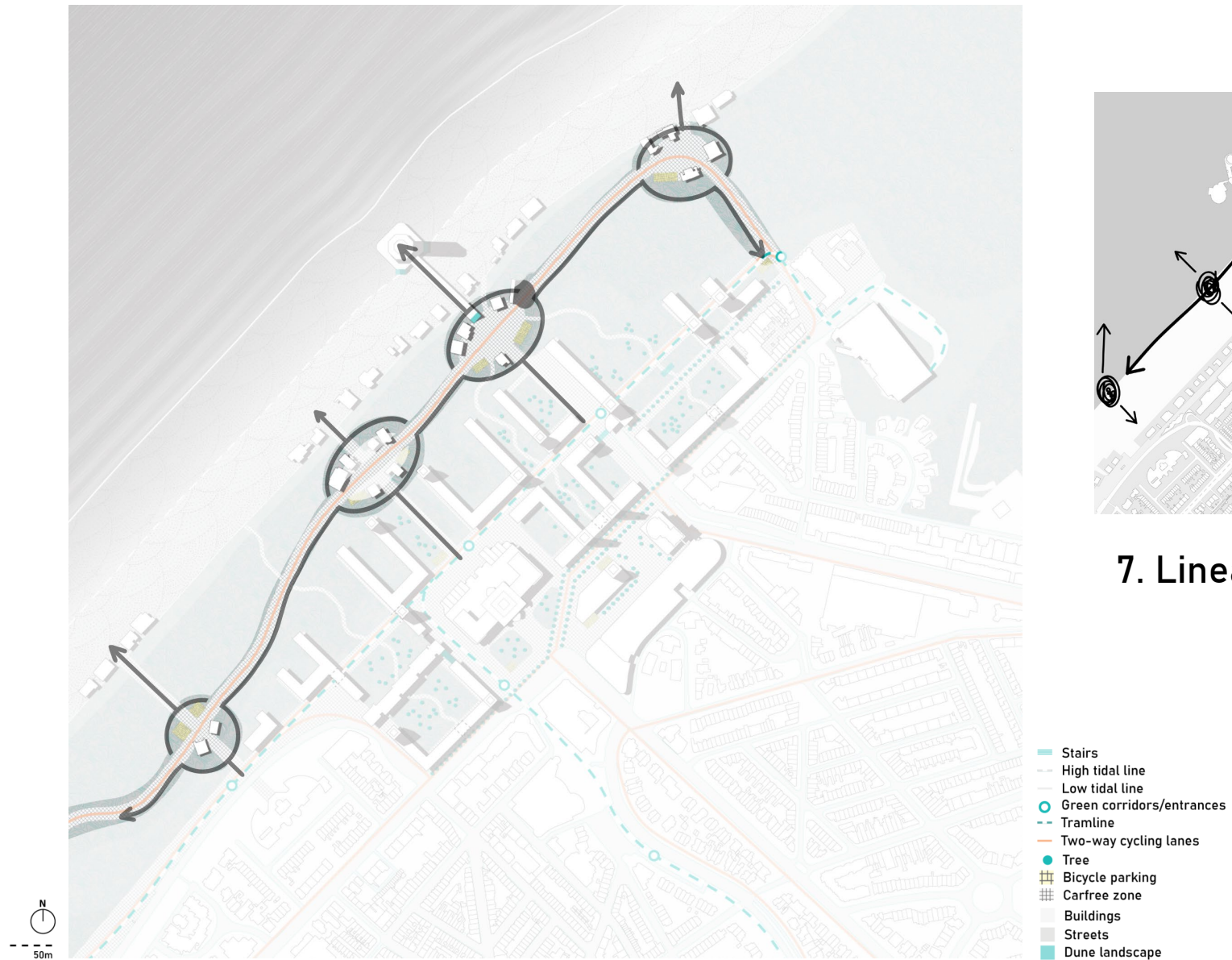
# Masterplan



## 6. Spreading Tourism Density

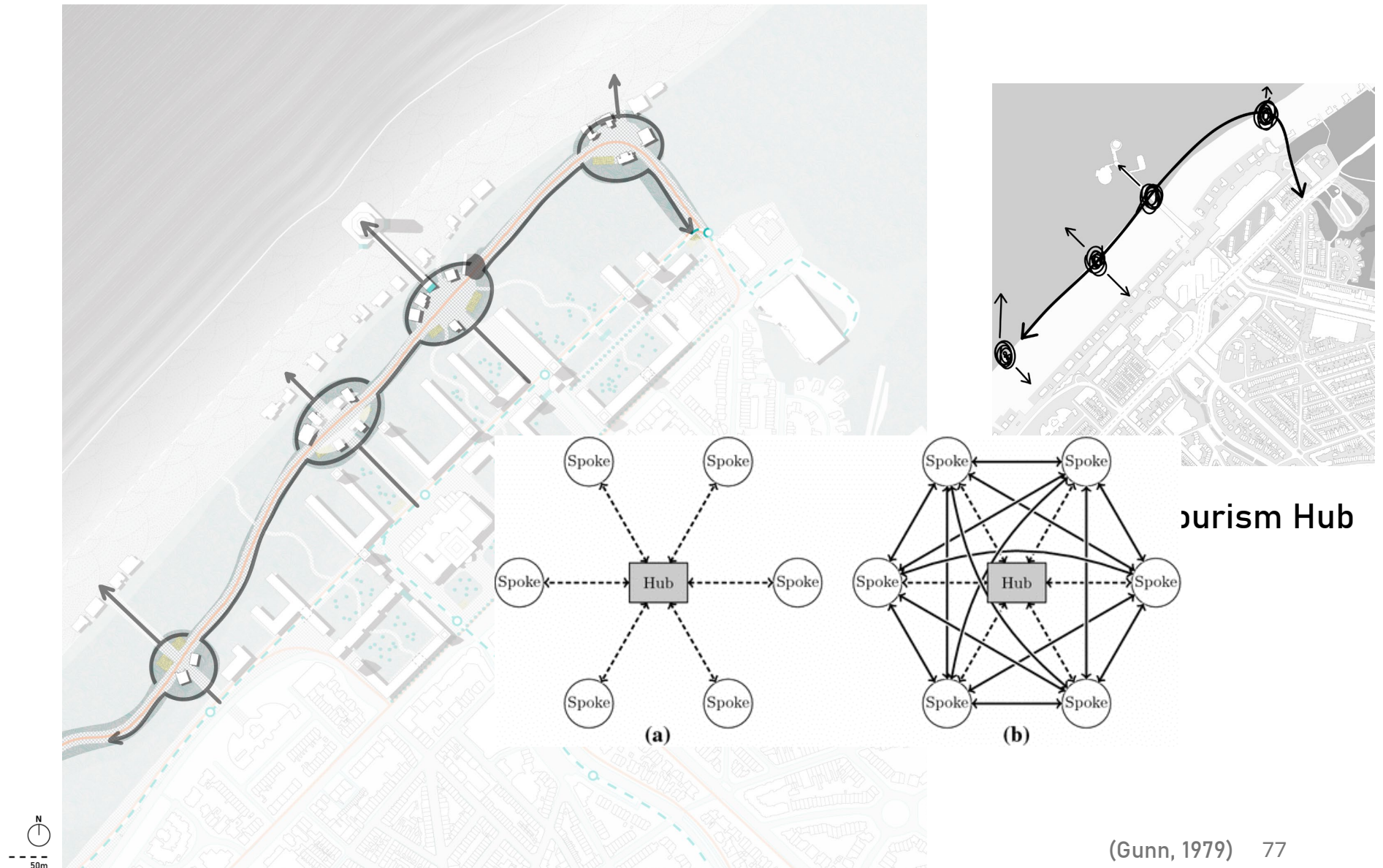


# Masterplan



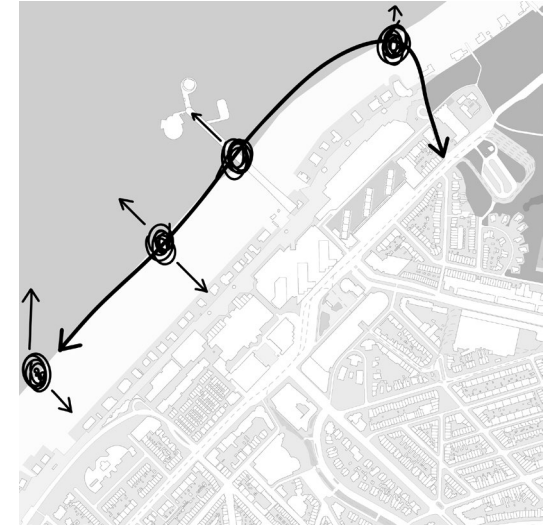
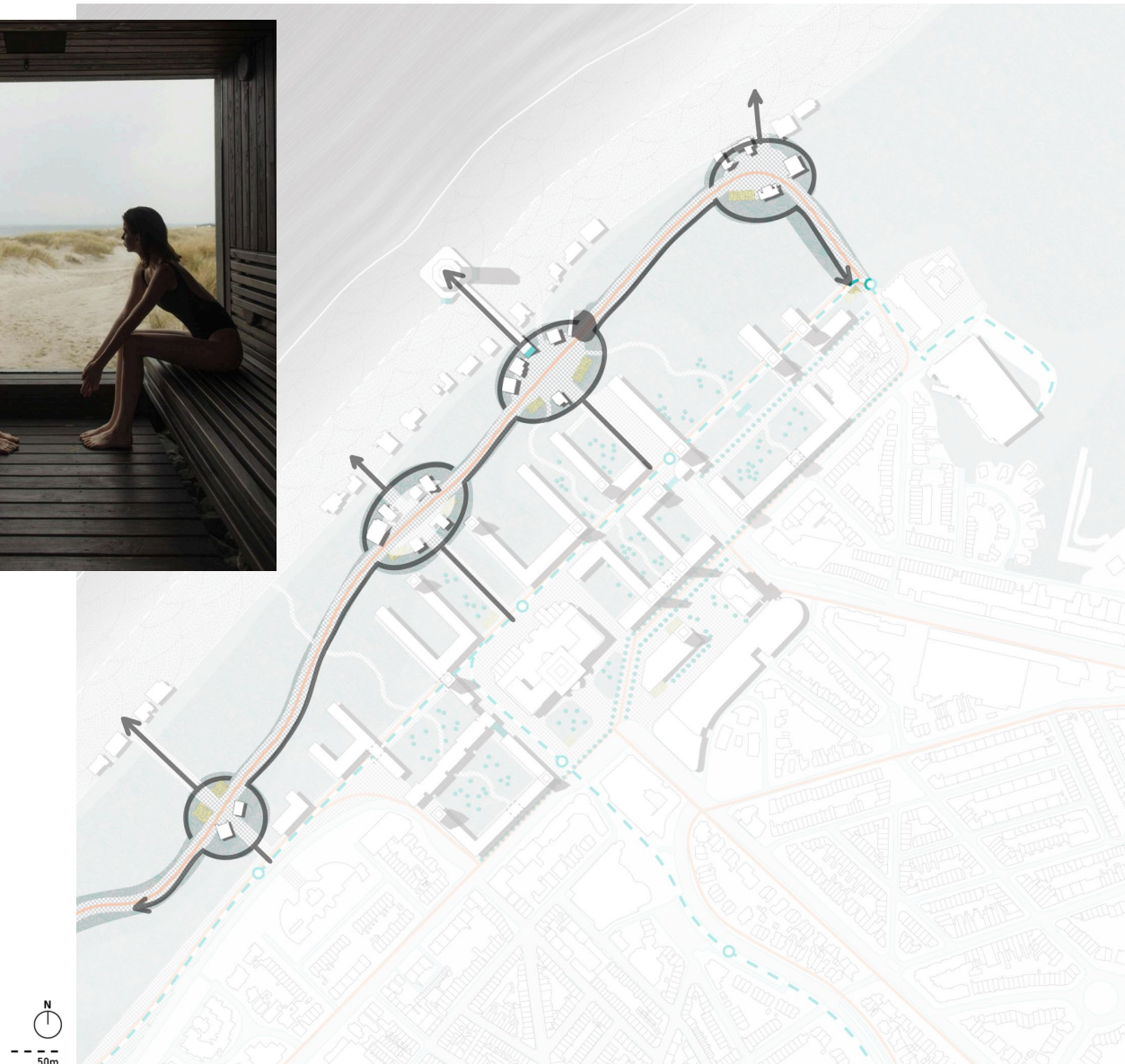
## 7. Linear Tourism Hub

# Masterplan





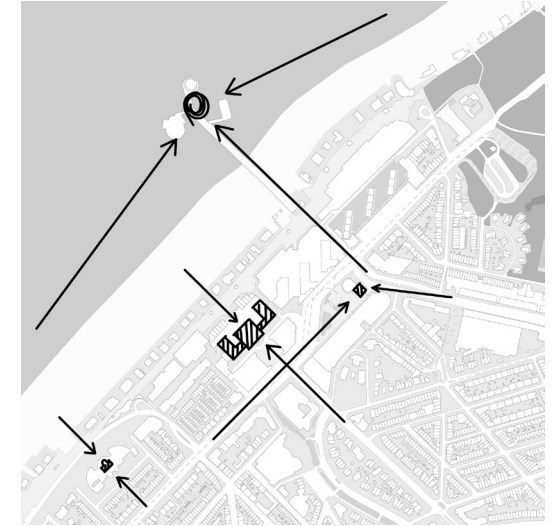
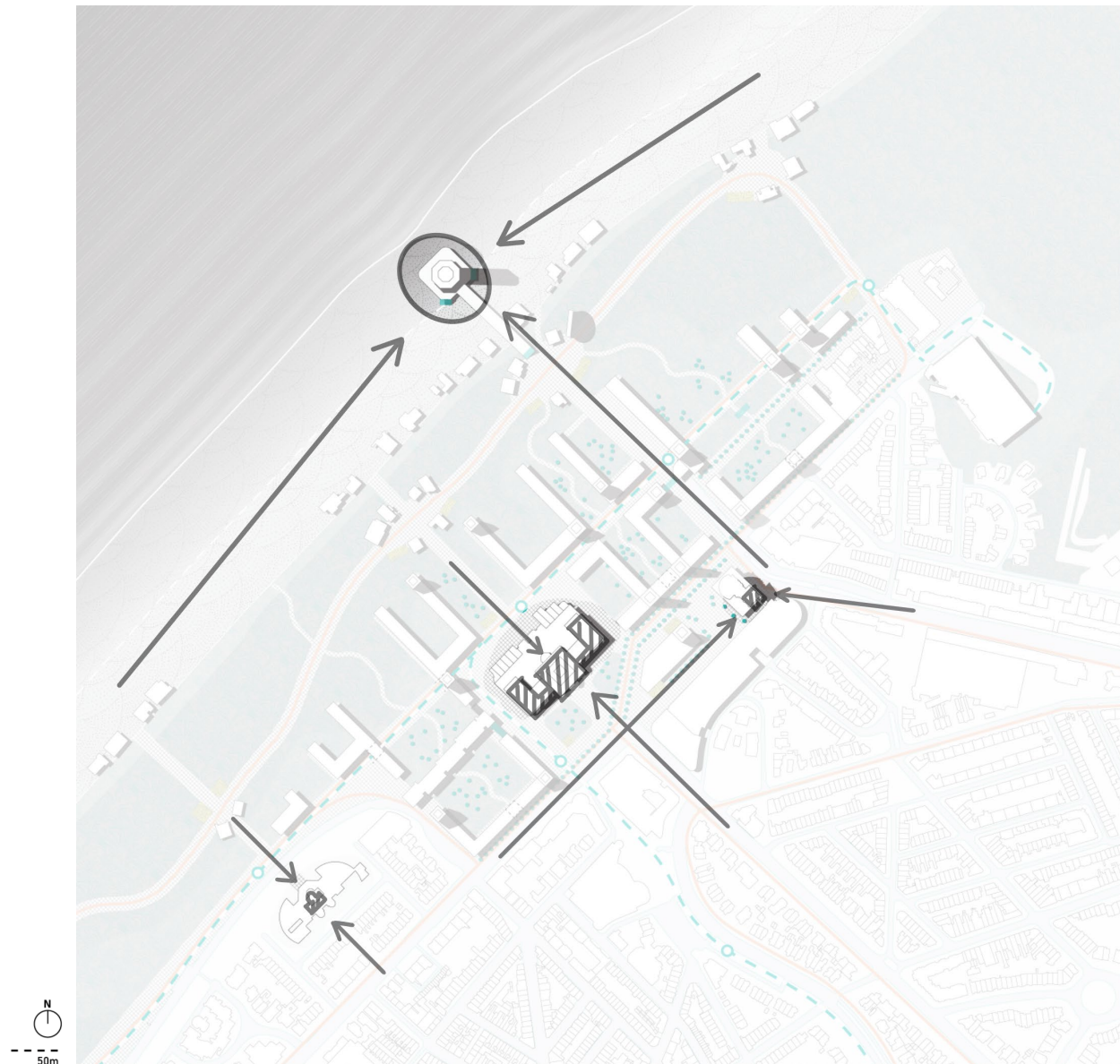
# Masterplan



## 7. Linear Tourism Hub



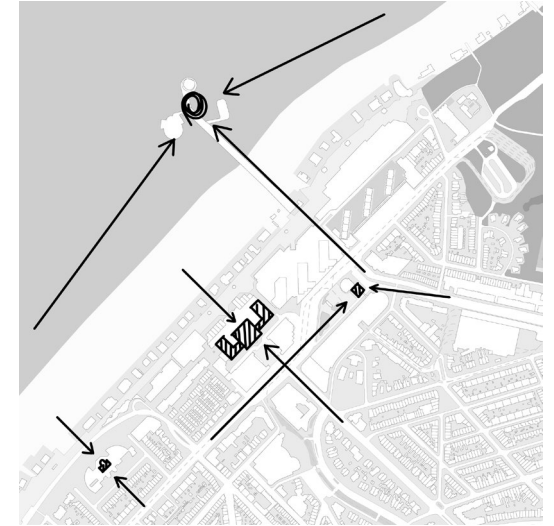
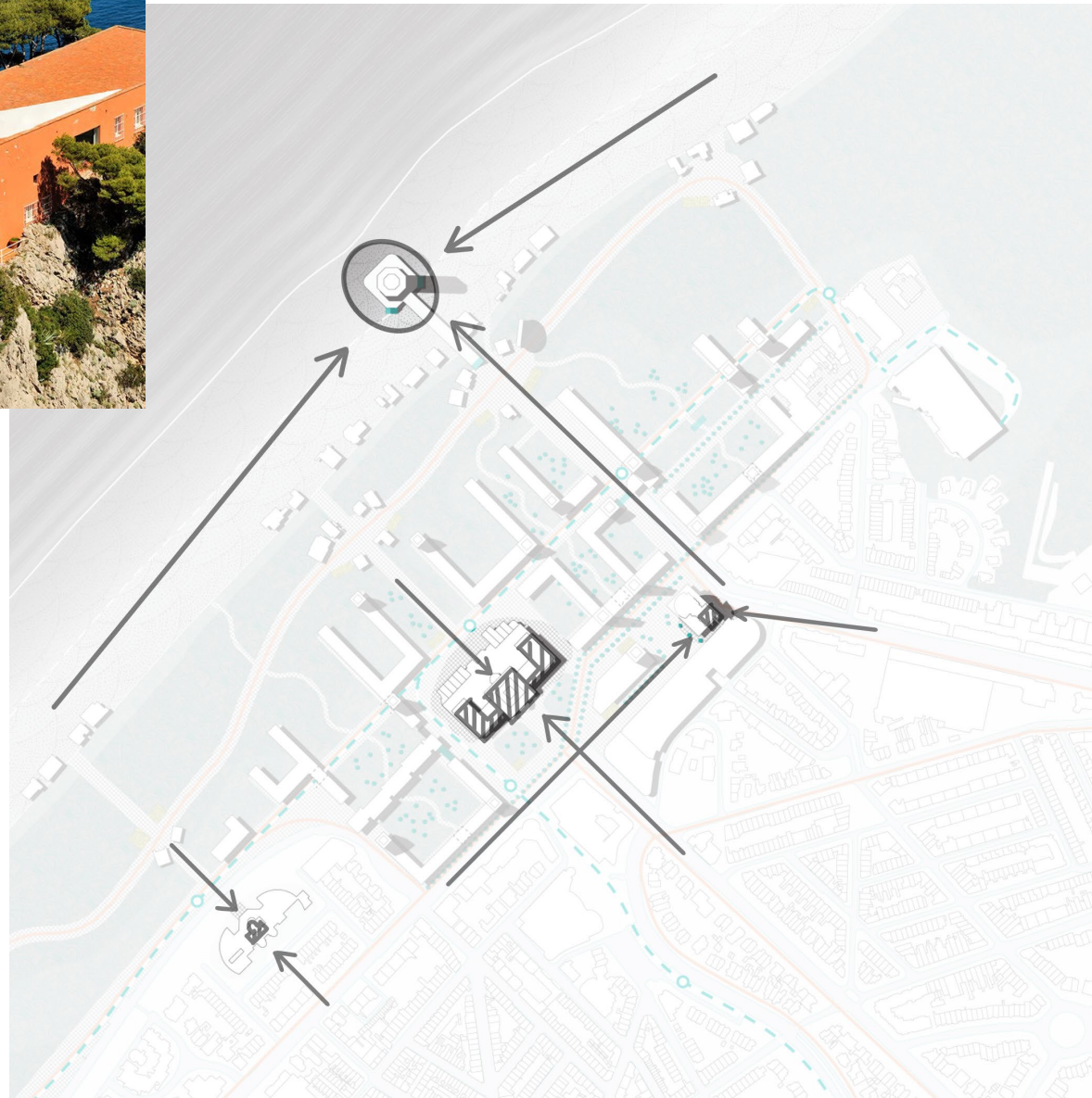
# Masterplan



## 8. Landmark Views

- Stairs
- High tidal line
- Low tidal line
- Green corridors/entrances
- Tramline
- Two-way cycling lanes
- Tree
- Bicycle parking
- Carfree zone
- Buildings
- Streets
- Dune landscape

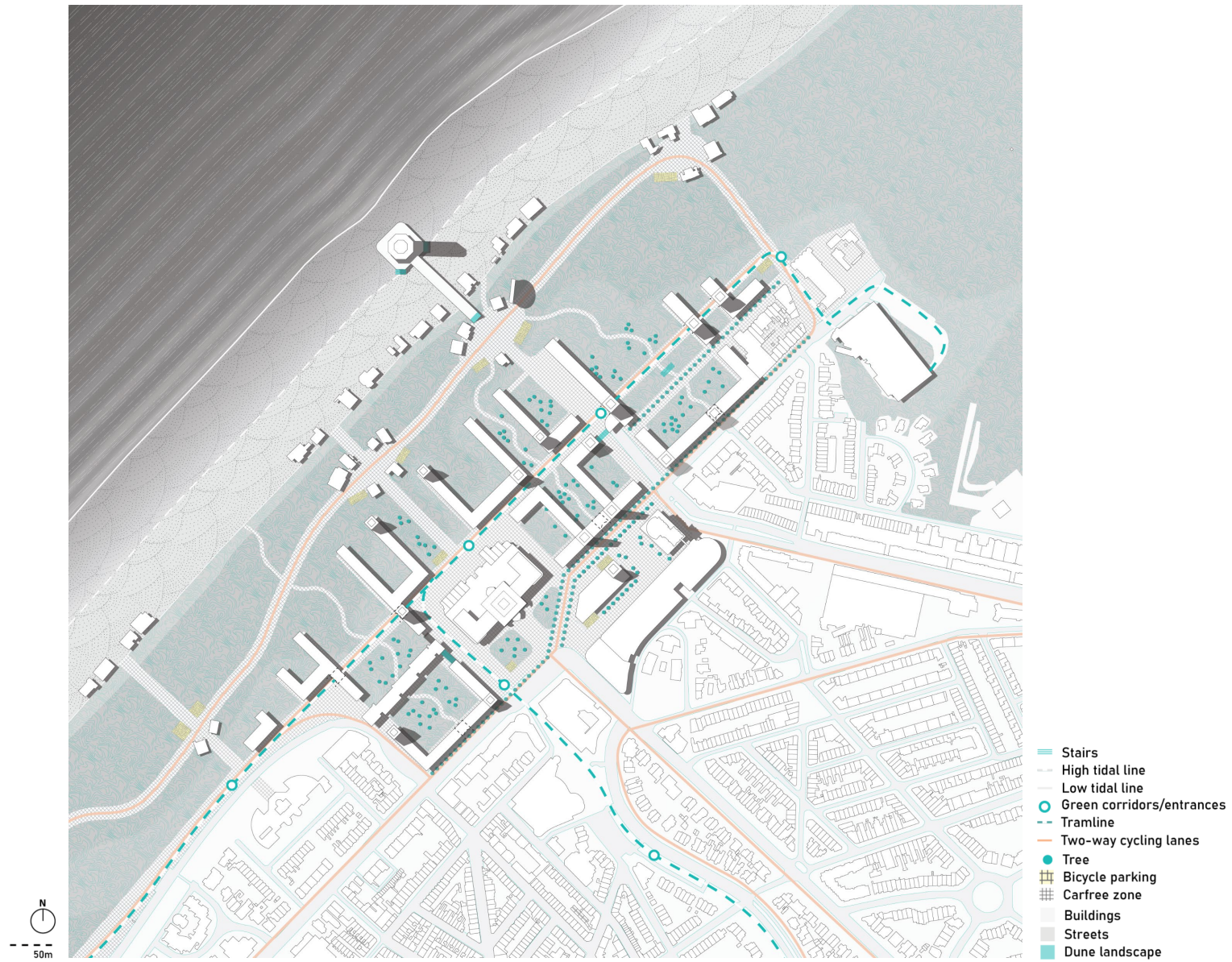
# Masterplan



## 8. Landmark Views

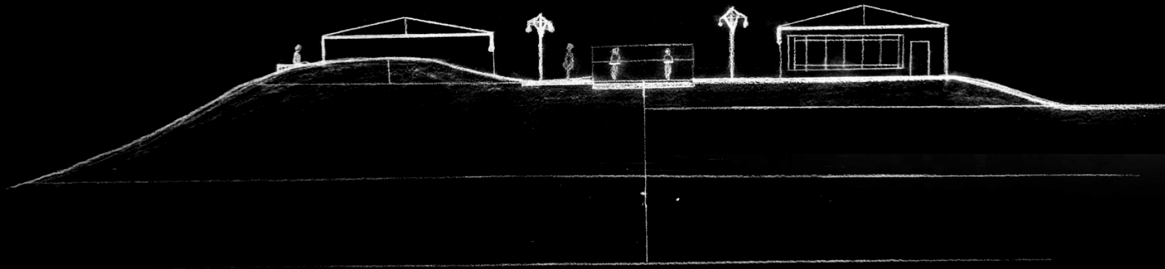


# Masterplan

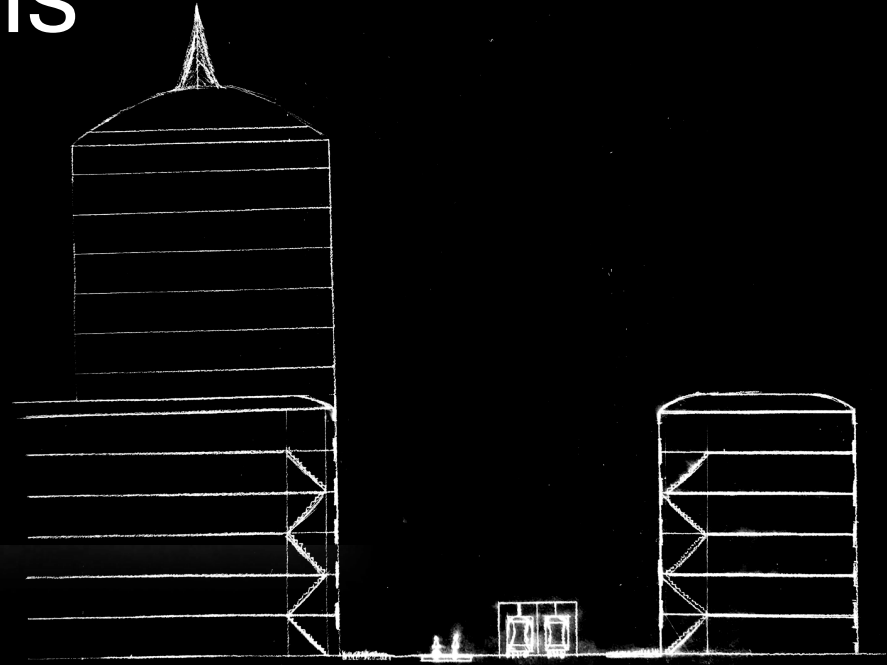




# Sections



New Boulevard

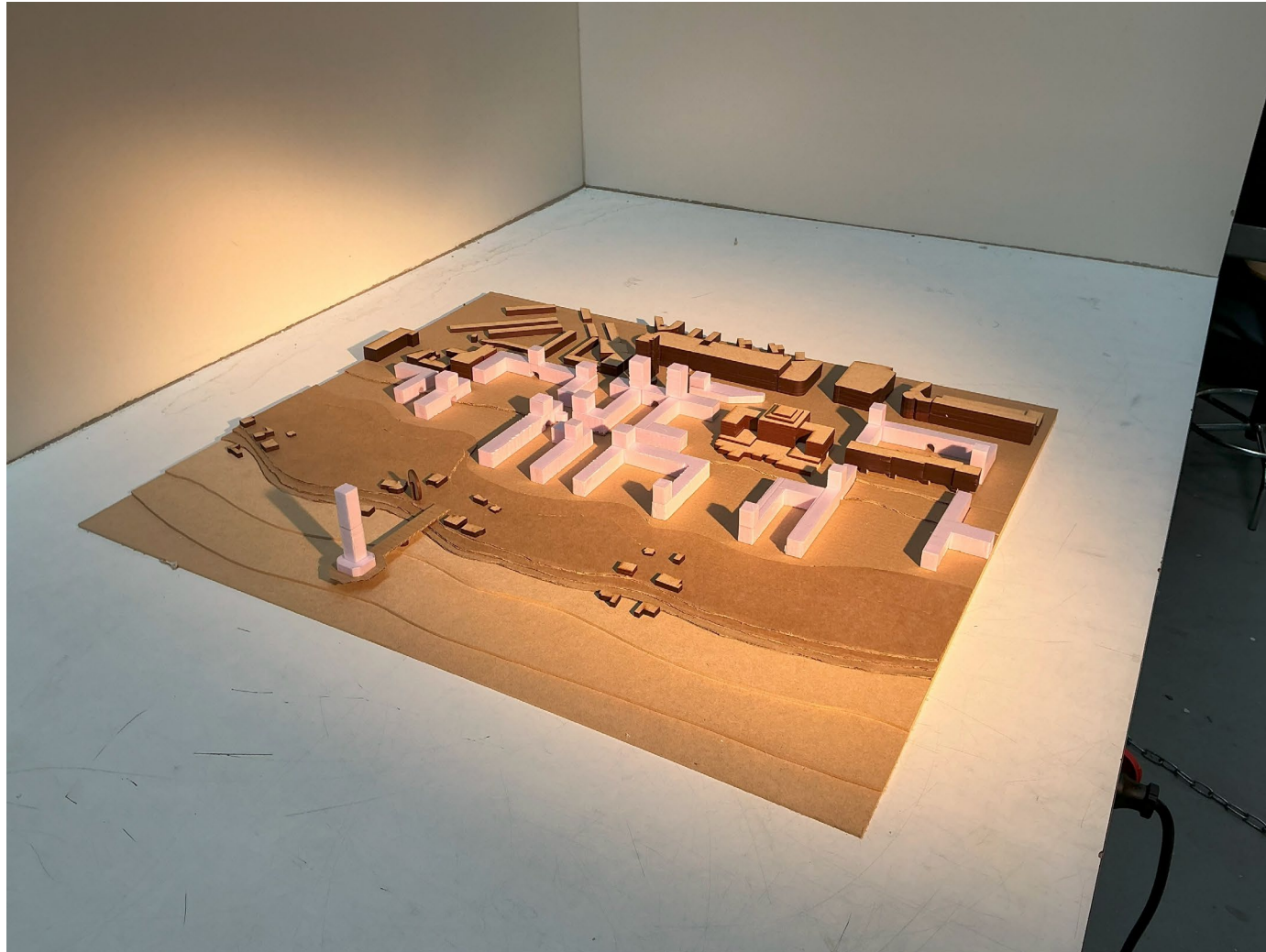


Current Boulevard

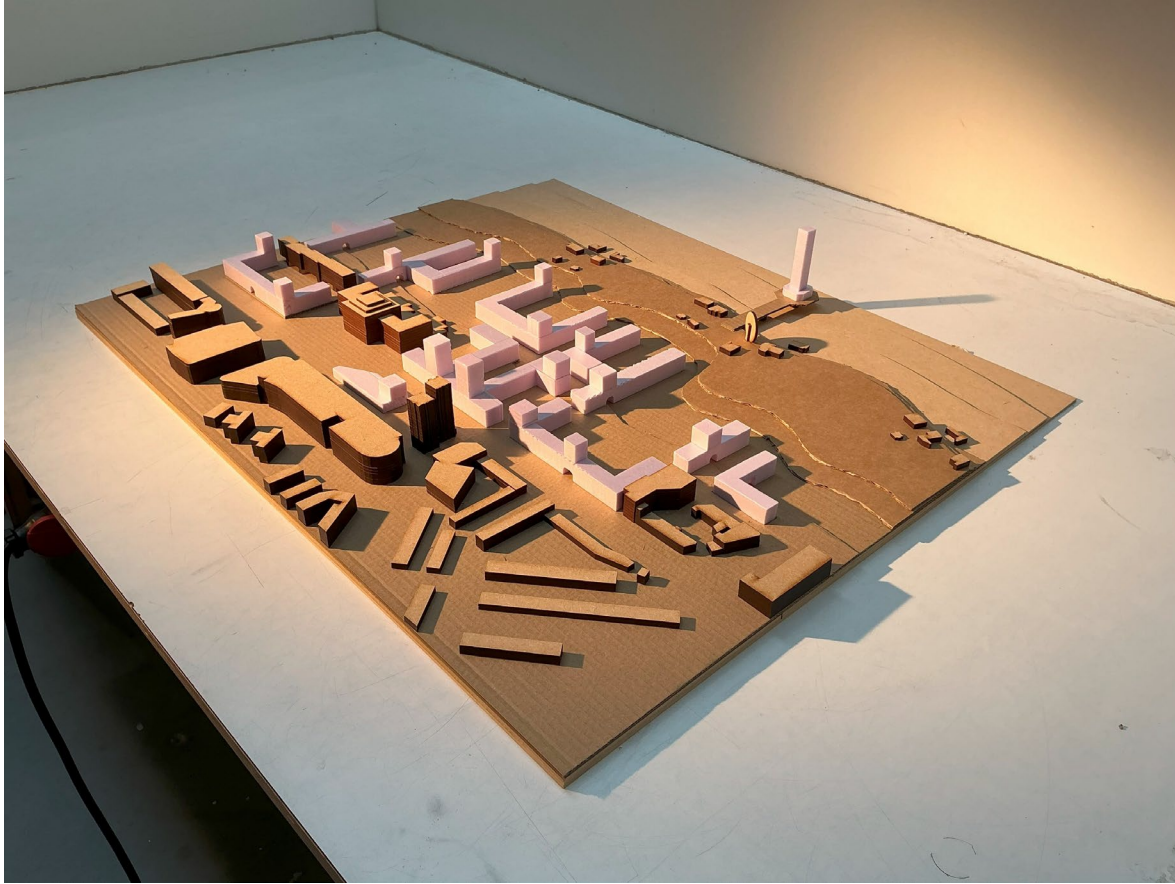


The New Pier

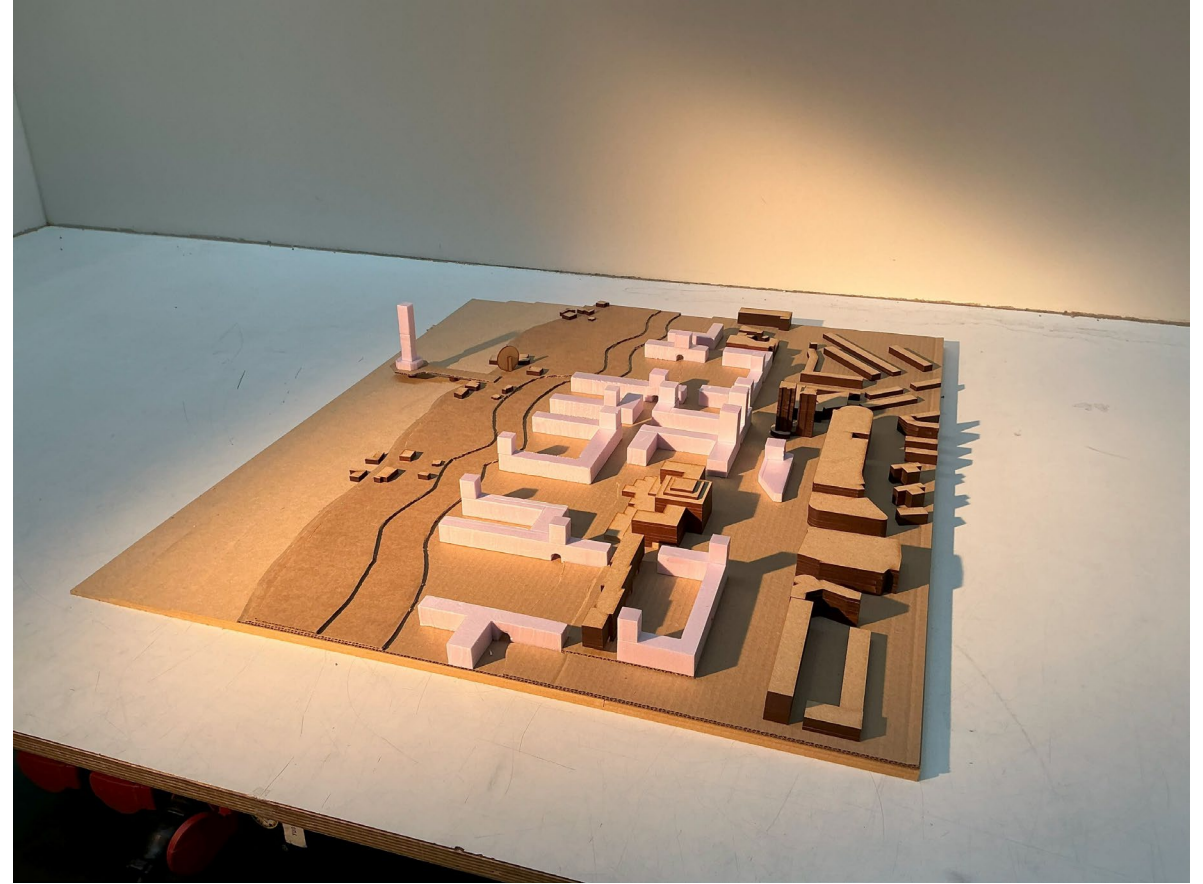
# Physical Model



# Shadows



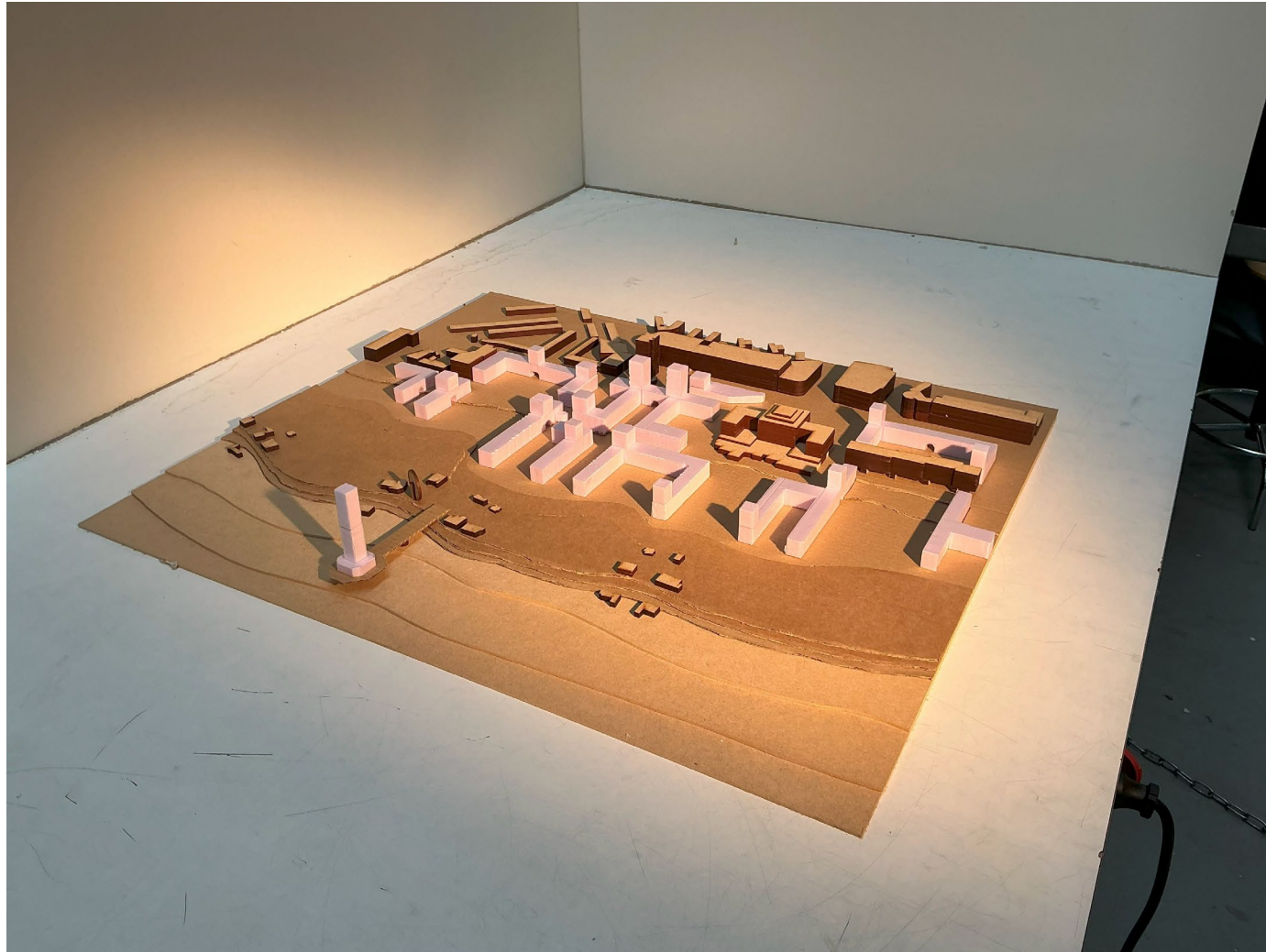
Morning



Afternoon



# Dune Landscape



# Dune Landscape



Burnet rose



Wild carrot



Hawkweed oxtongue



Meadow clary



Hawthorn



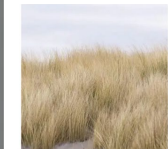
Sea buckthorn



Rowan tree



Elderberry



Marram grass



Bush grass

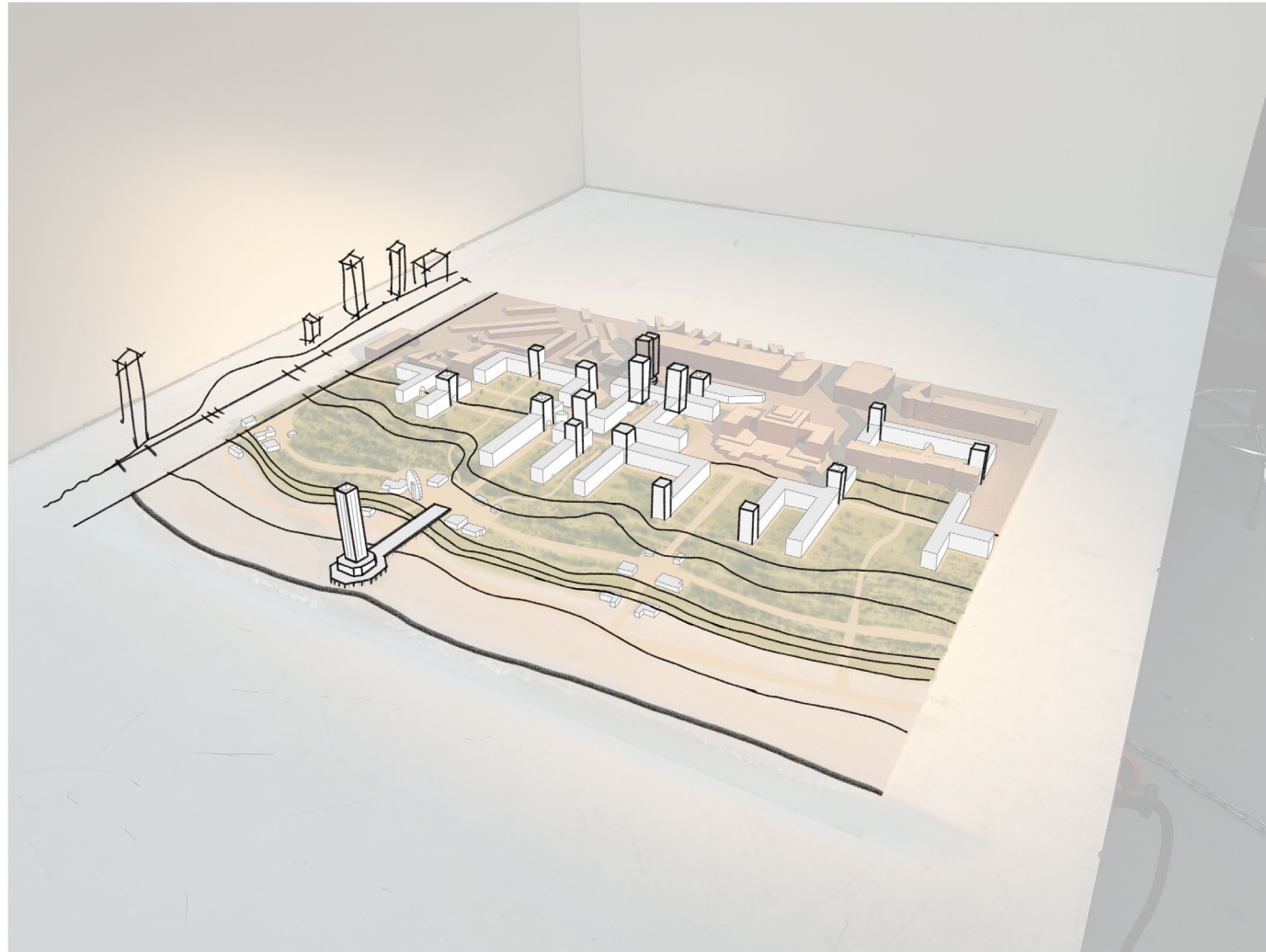


Sheep's bit



Common cat's-ear

# Vertical Dynamics

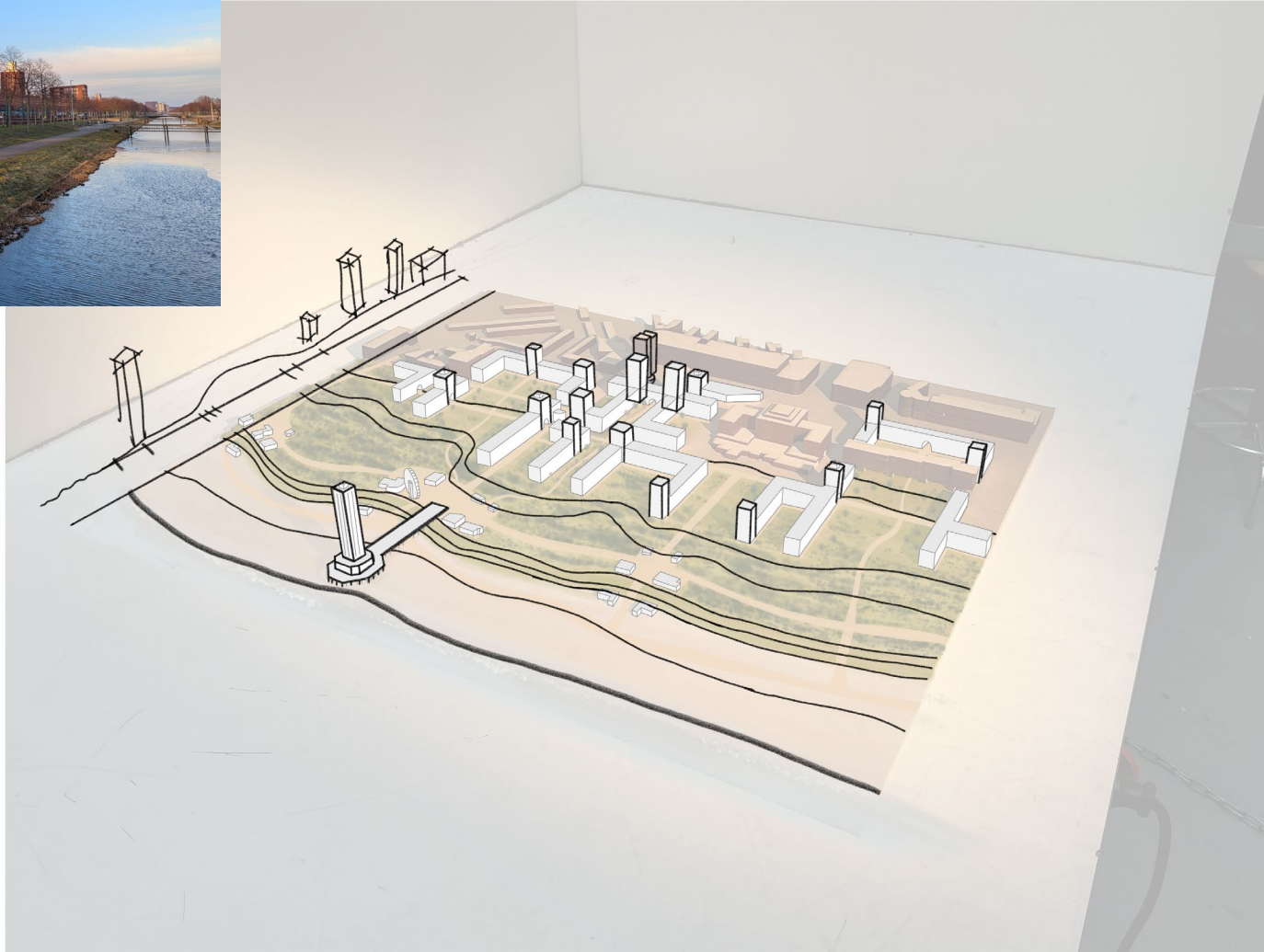




# Vertical Dynamics

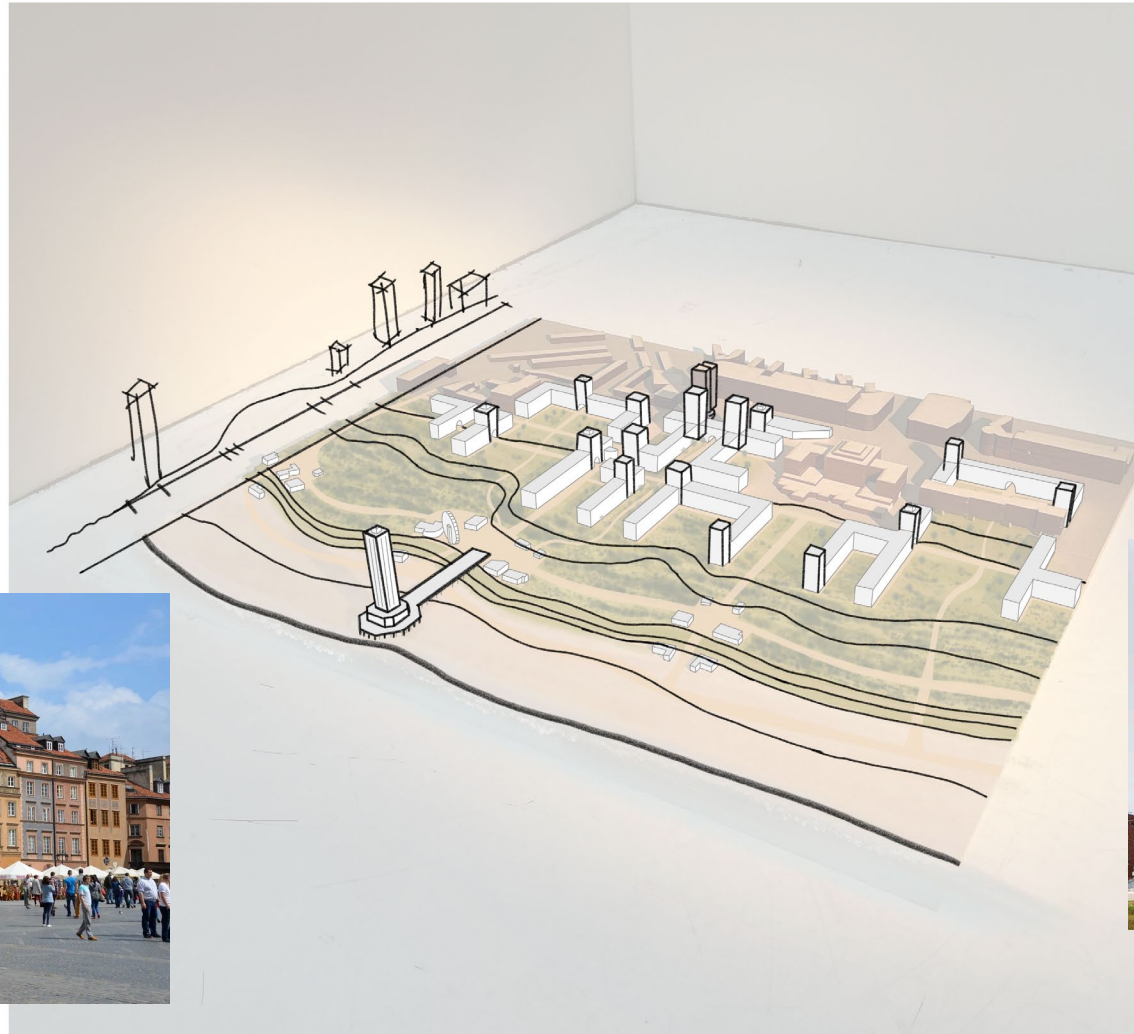


Tower Ensemble



# Vertical Dynamics

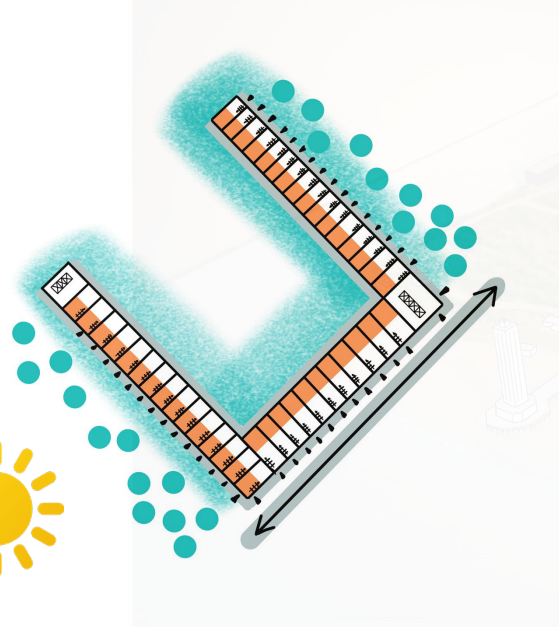
Visual Fragmentation



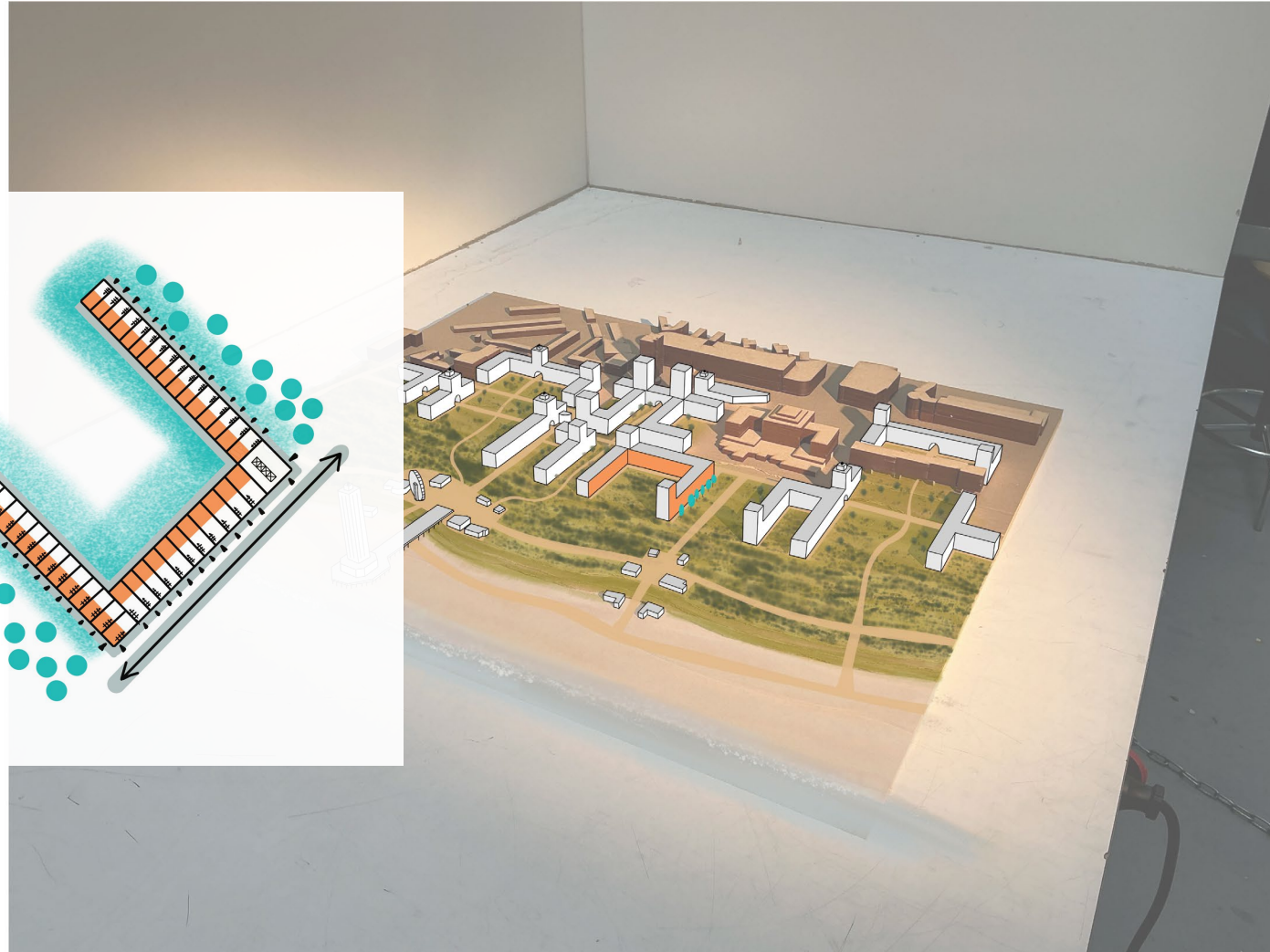
(Marc Koehler Architects,  
(2016). World Traveller 73,  
(2021). Luuk1945, (2020). 89



# Building Layout



268 dwellings  
1936 dwellings





# Pavement

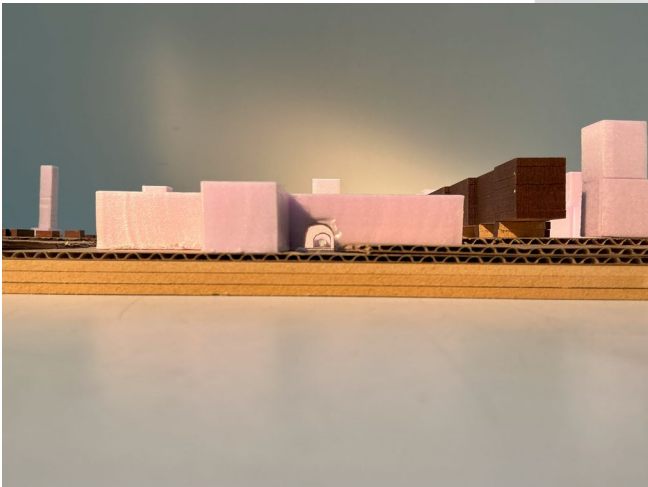
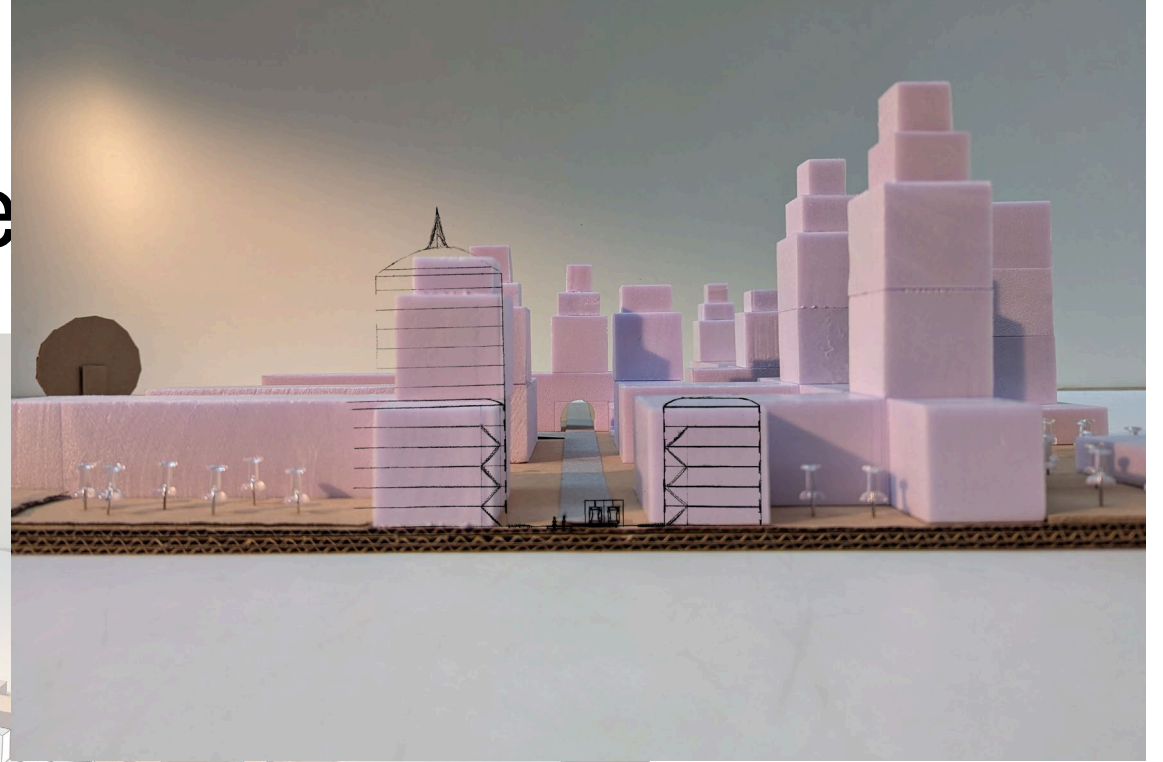
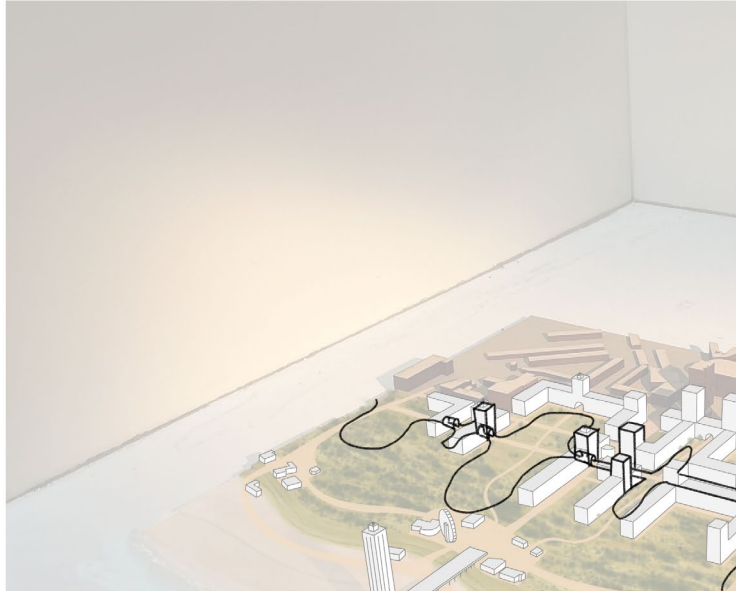


# Spatial Sequence



# Spatial Sequence

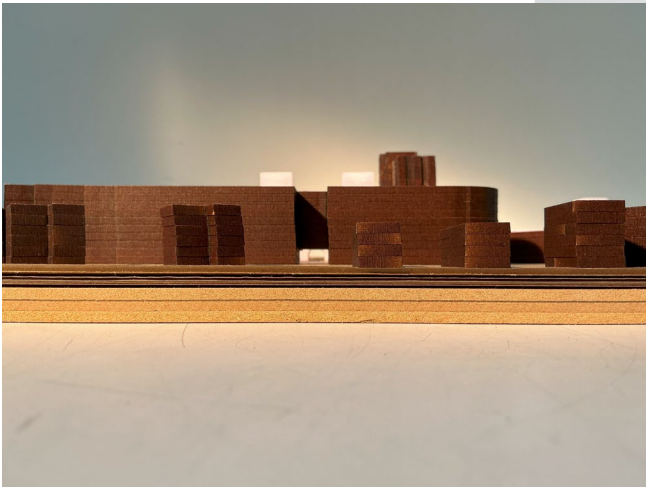
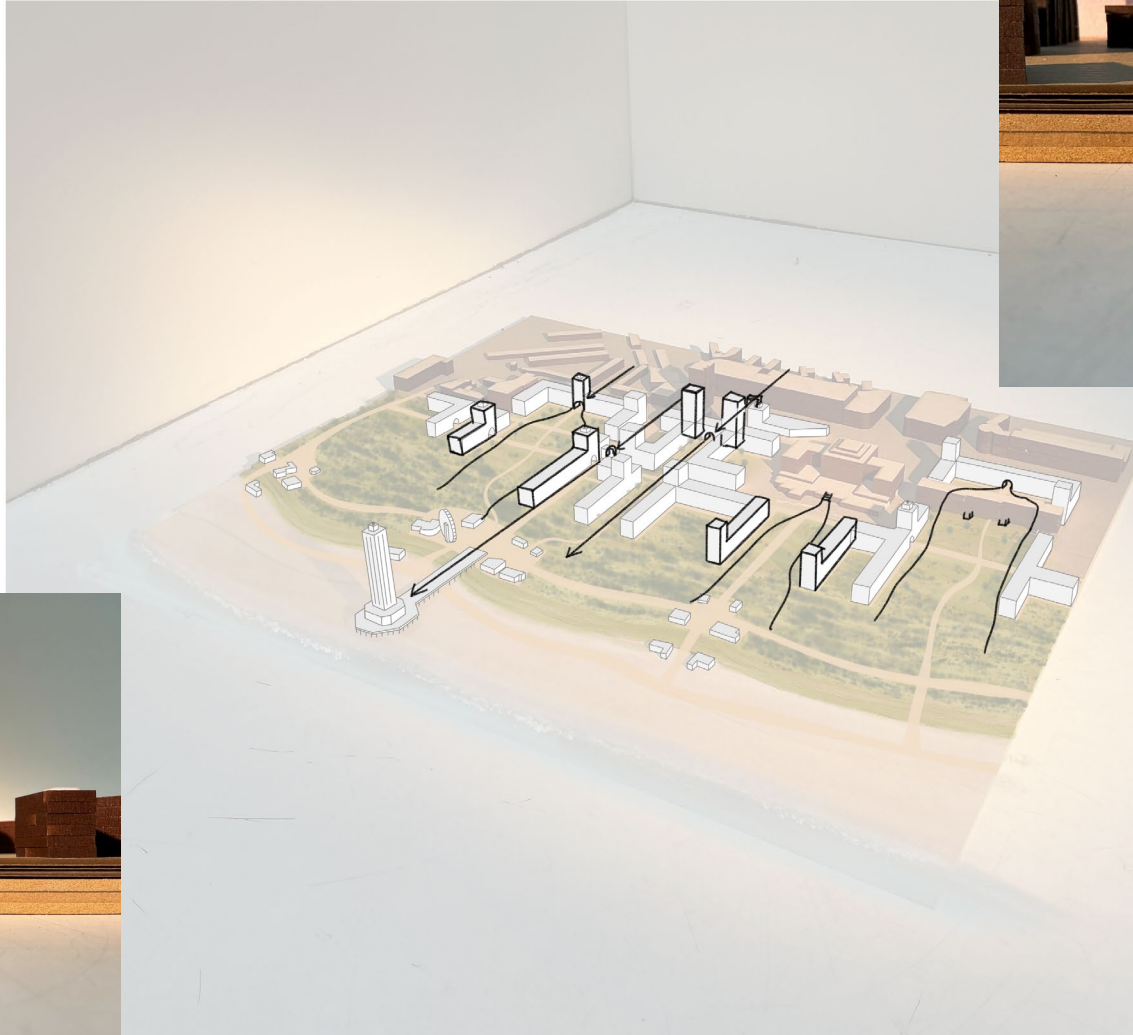
Parallel sequence



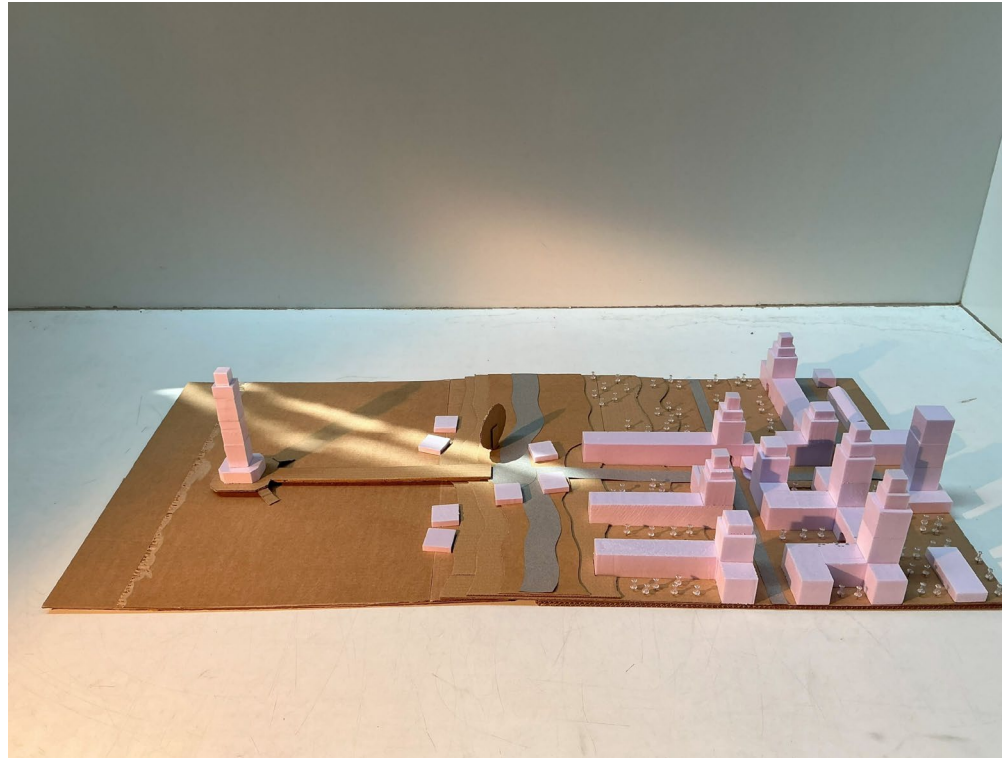


# Spatial Sequence

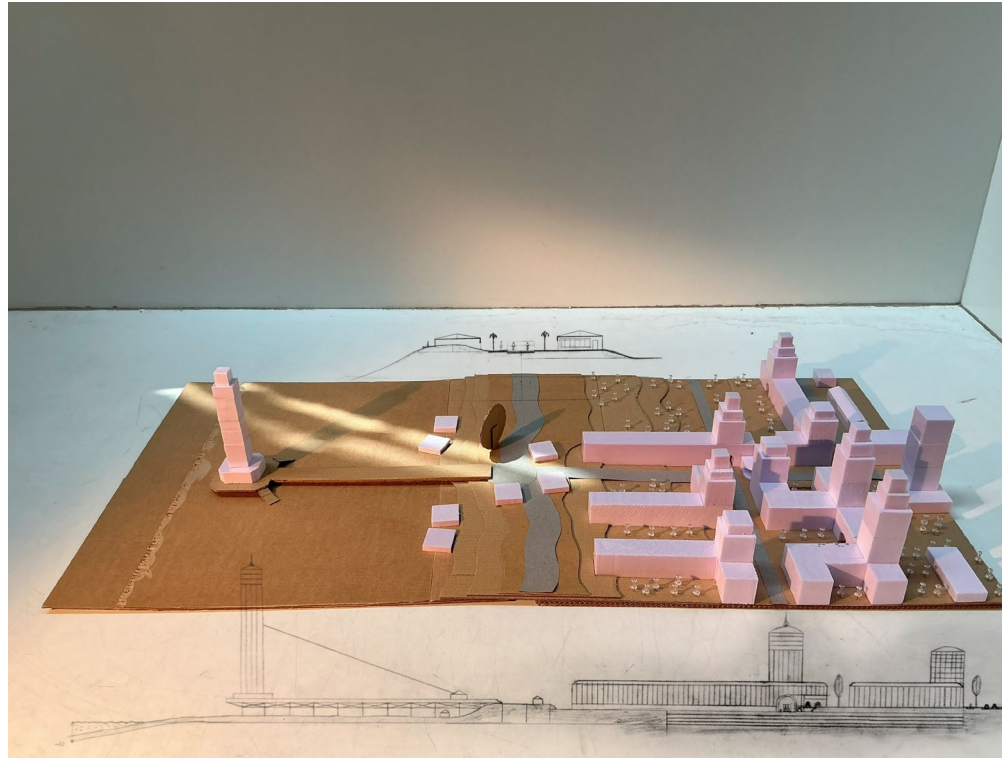
Orthogonal sequence



# The Pier

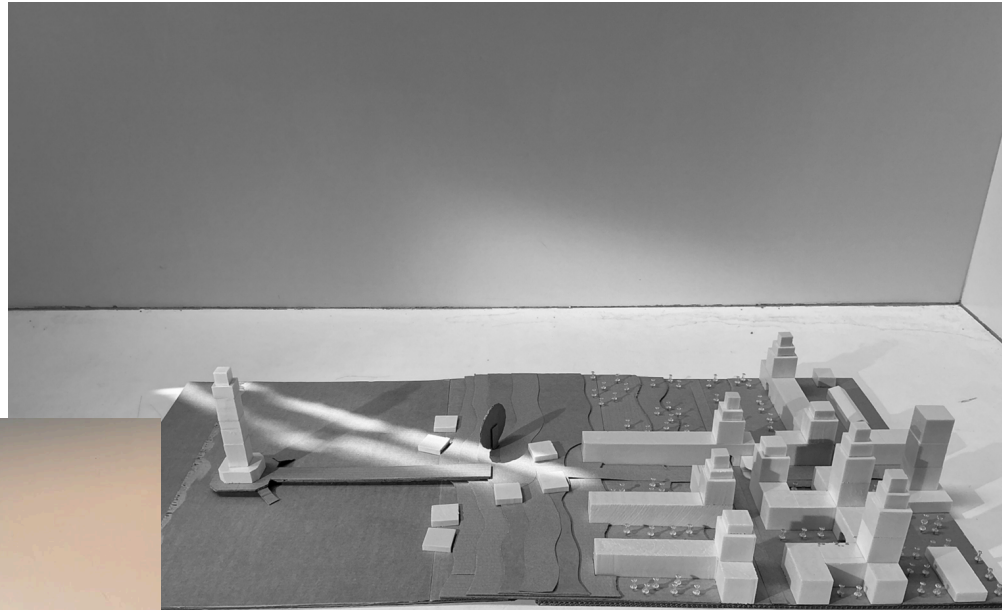


# The Pier

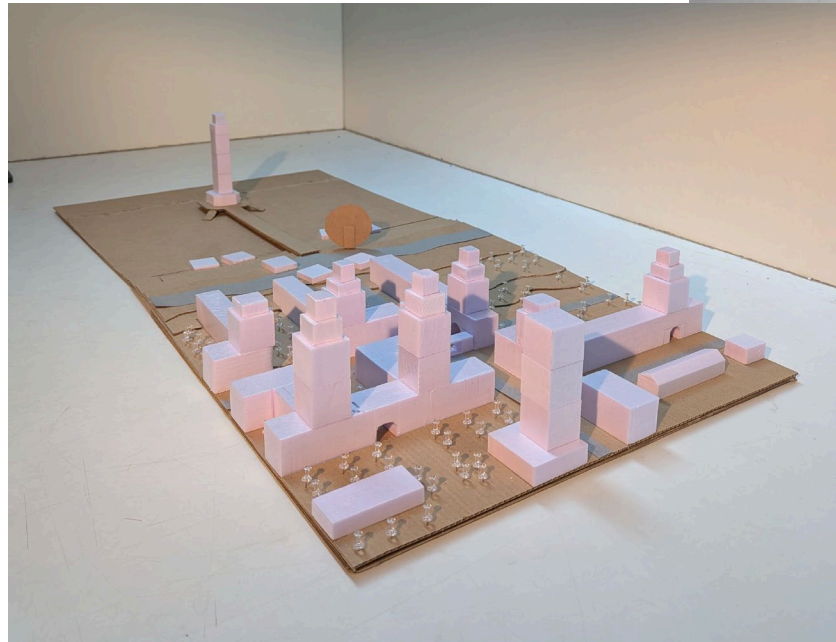




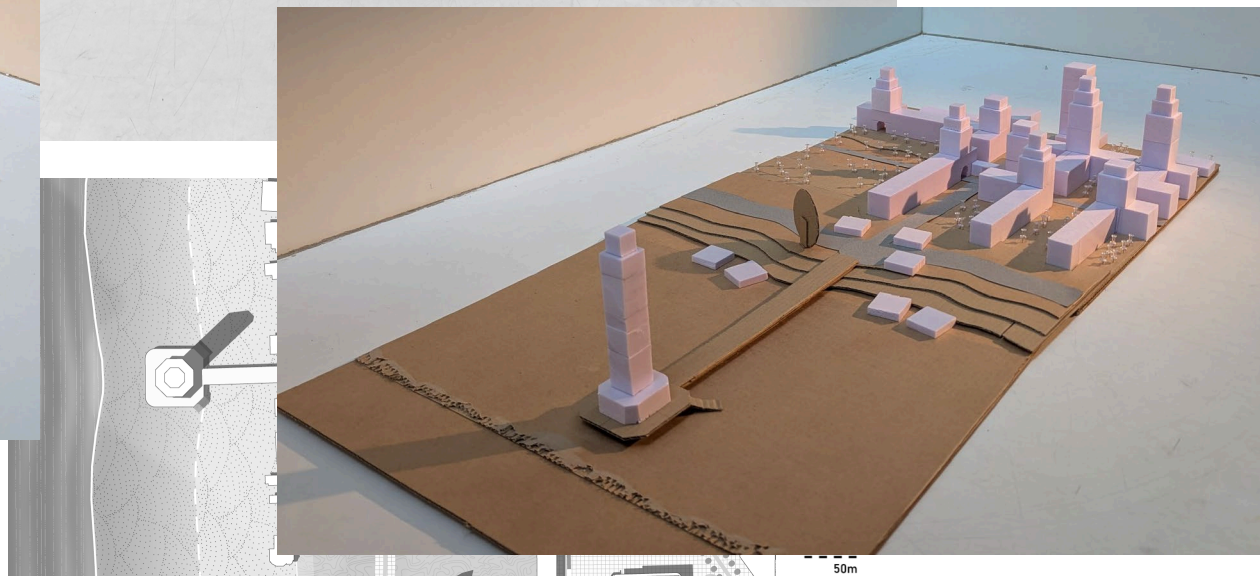
# Shadows



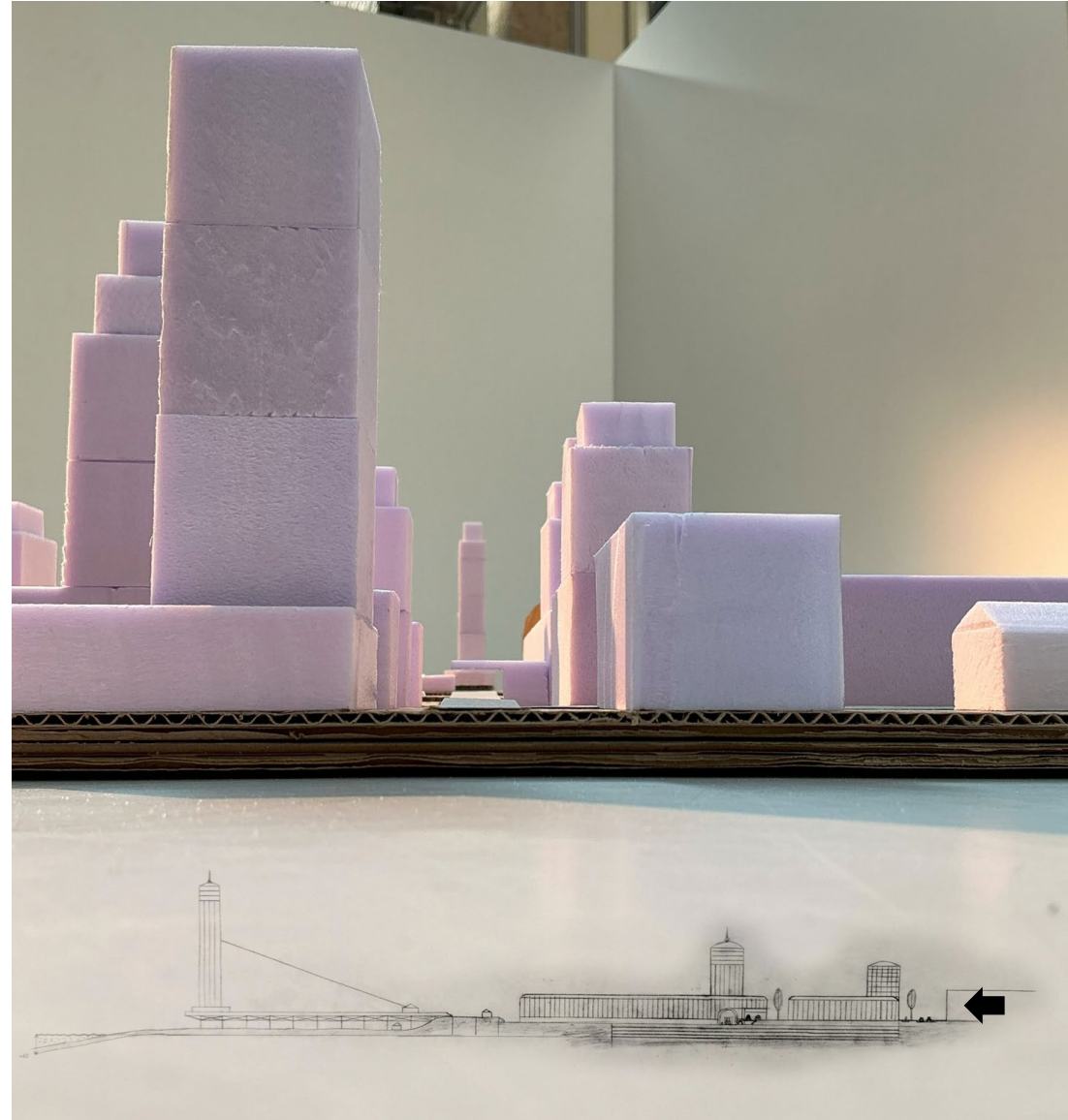
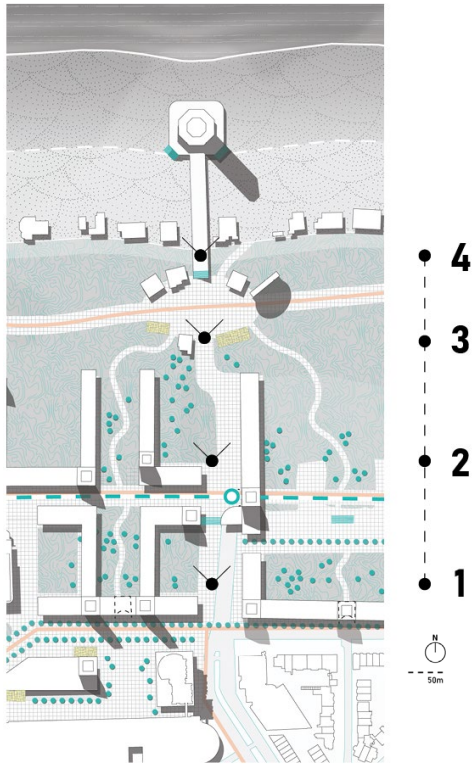
Afternoon



Morning

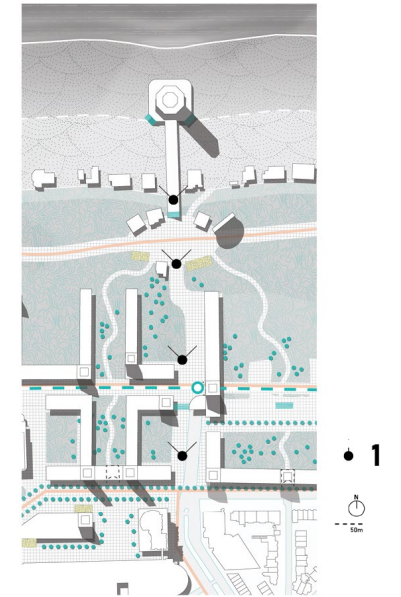
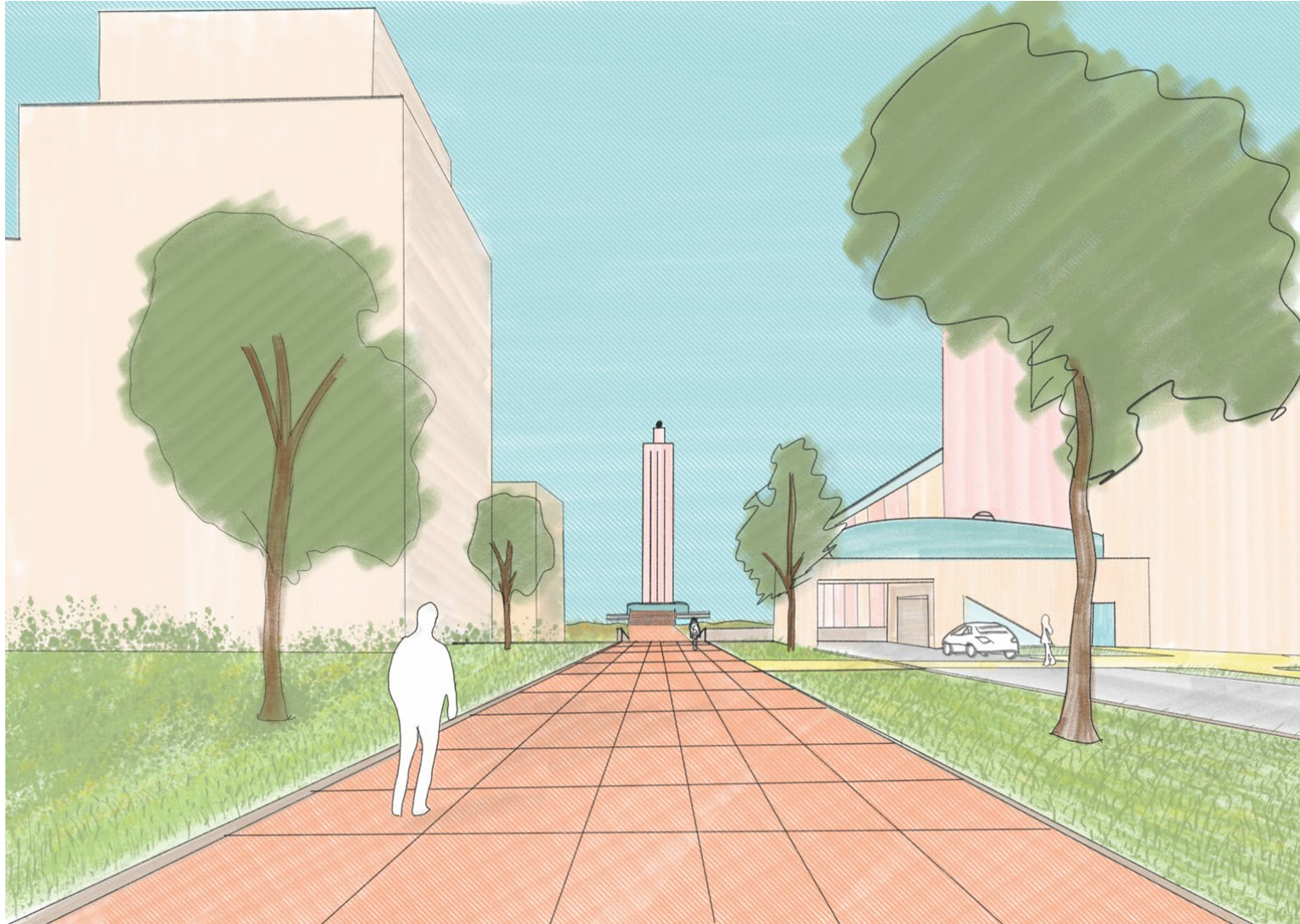


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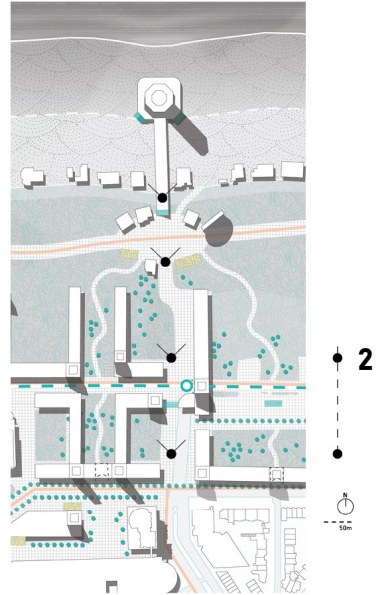


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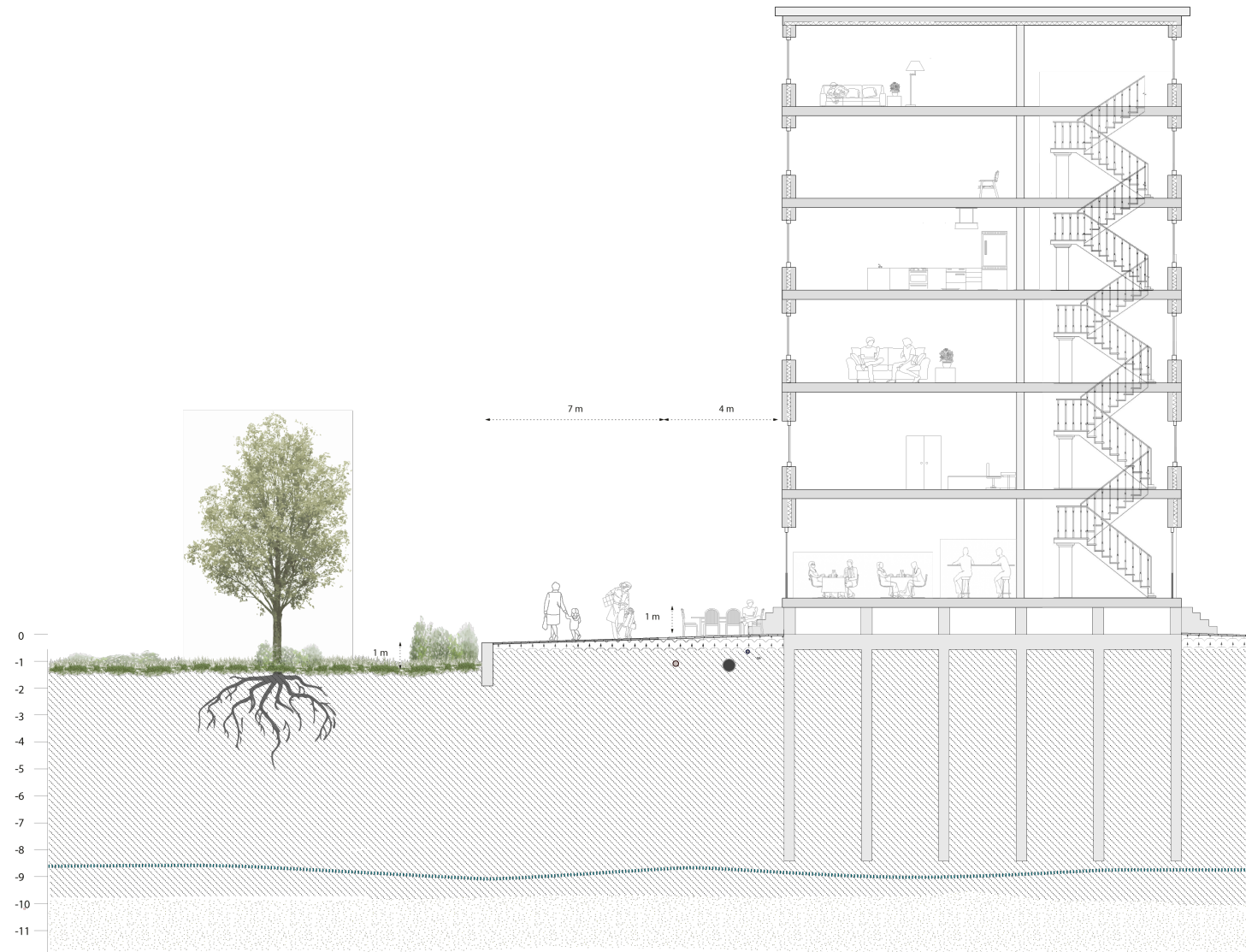




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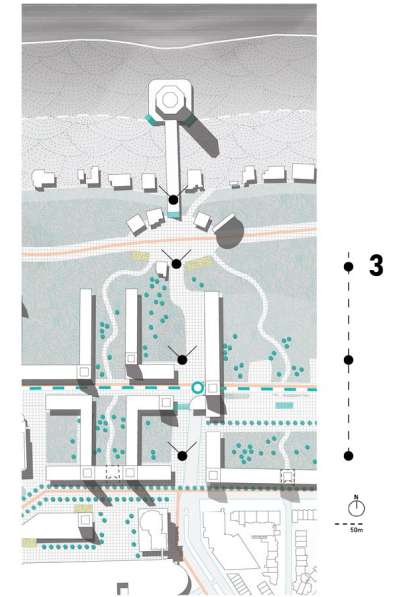


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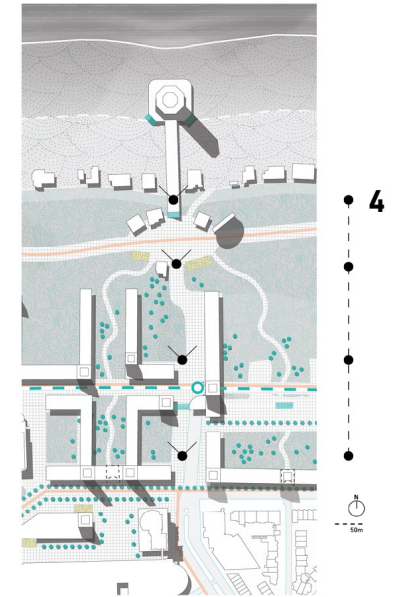
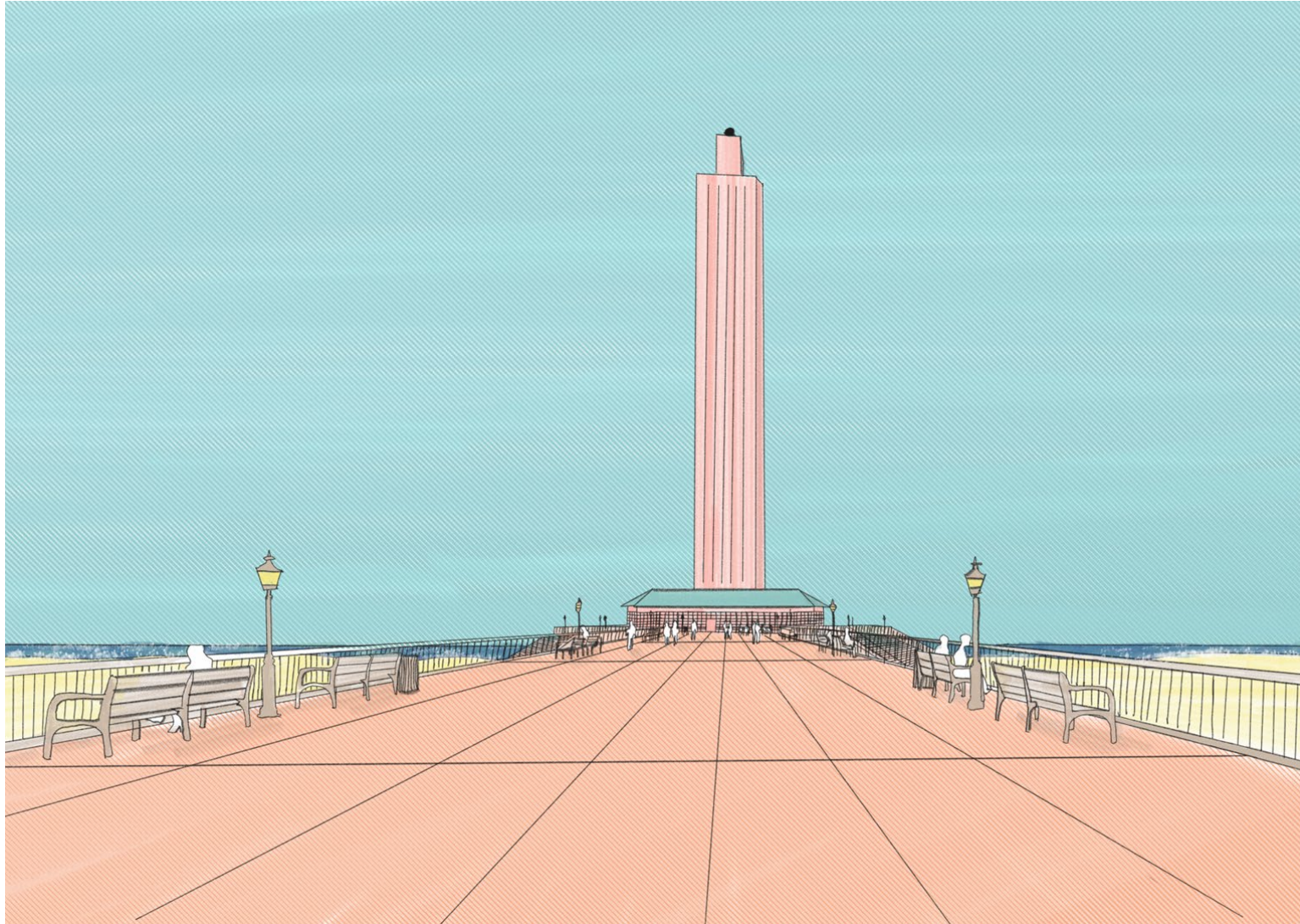


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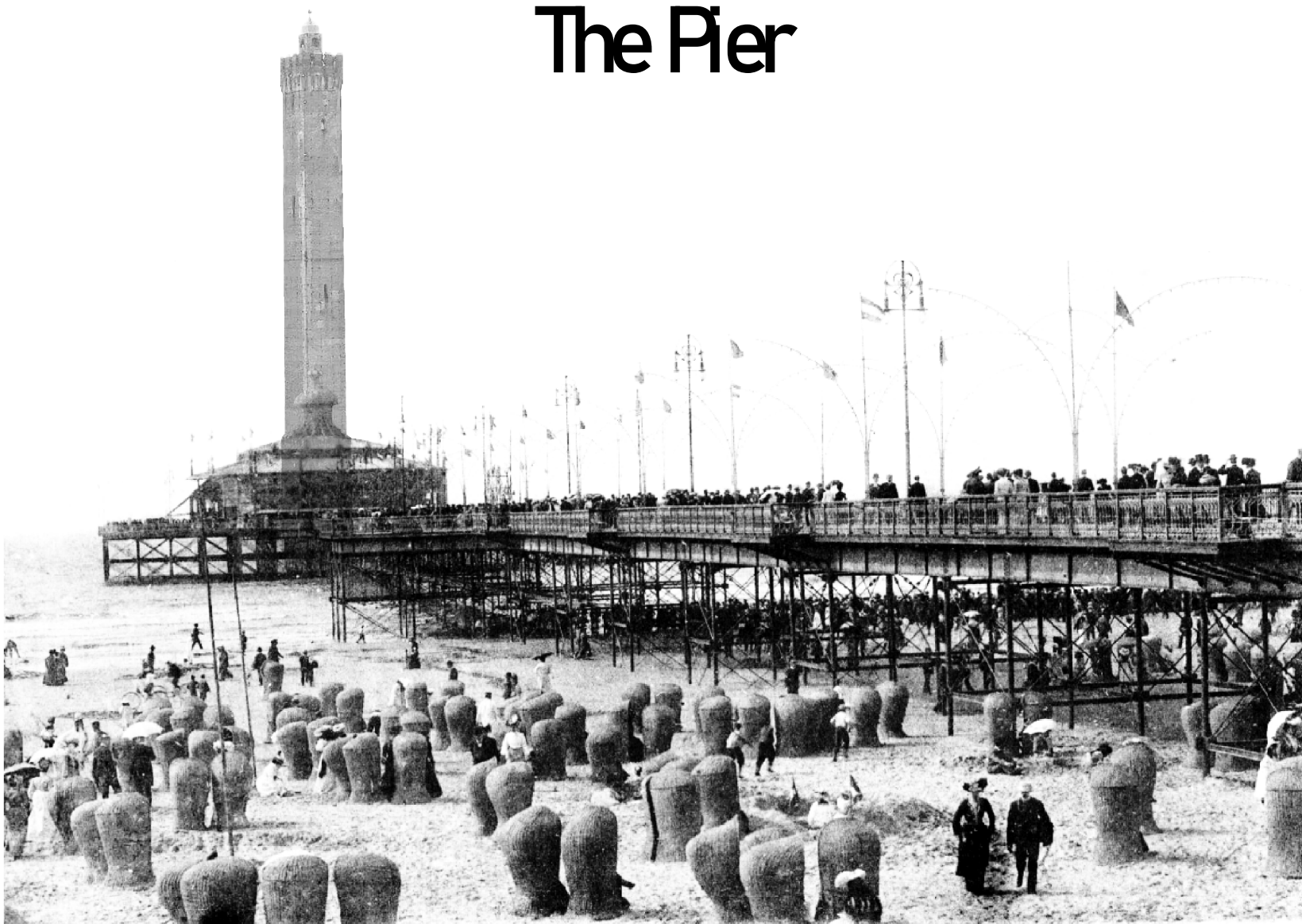




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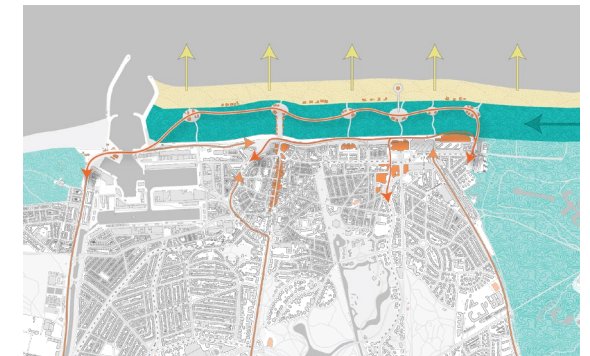
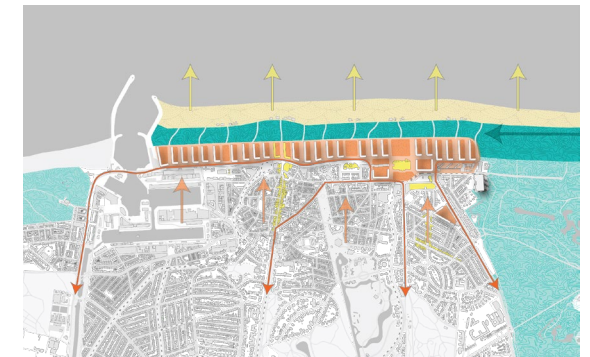
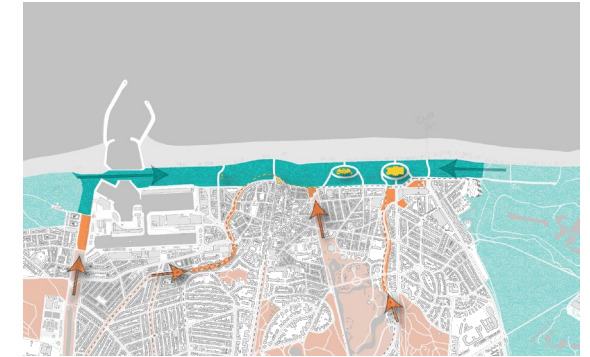
# The Pier



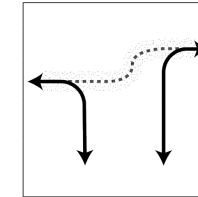
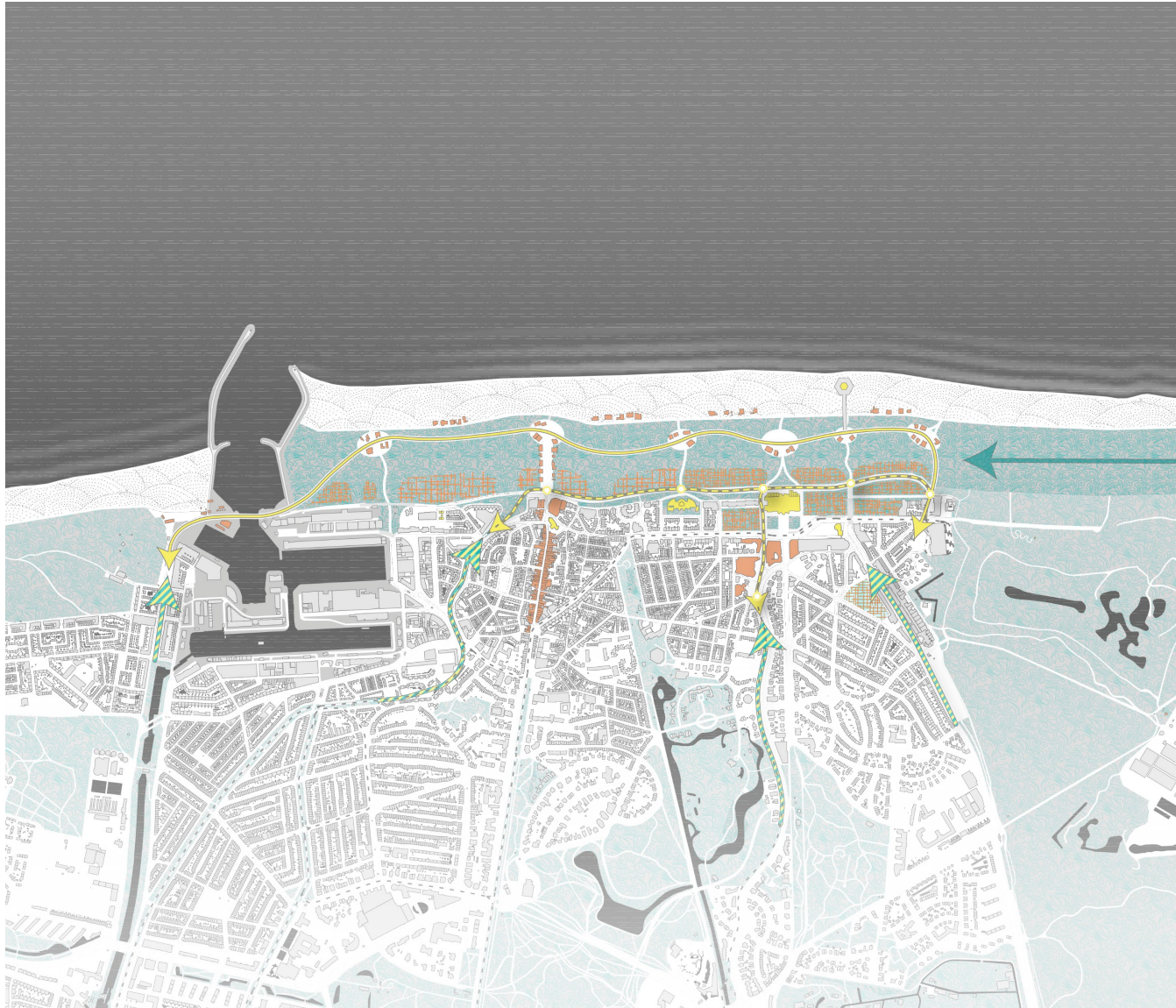


# Conclusions

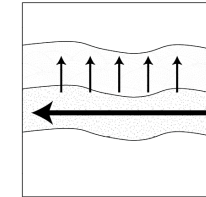
| Issue number: | Identified Issues:                     | Origin of the issue:                                                                                                                                                                                           | Corresponding Design Principles:                                                                     |
|---------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 1             | Barrier effect of Gevers Deynootweg    | The collective effect of the width of the streets, the absence of ecological structures, and car-centric mobility.                                                                                             | 1. Break the Barrier, 3. Legibility & Liveability, 5. Destination Line, 6. Spreading Tourism Density |
| 2             | Illegible organisation of urban fabric | The collective effect of large building masses resulting in narrow, shaded passageways, characterised by blind facades, inaccessible spaces, and neglected public spaces.                                      | 1. Break the Barrier, 3. Legibility & Liveability, 4. Dunes in Motion, 8. Landmark Views             |
| 3             | Poor ecological condition              | The underlying ecological structure of the resort has been largely erased by dense urban development.                                                                                                          | 1. Break the Barrier, 2. Soft Coastal Expansion, 3. Legibility & Liveability, 4. Dunes in Motion     |
| 4             | Obstructed sea view                    | The building mass along the Gevers Deynootweg and the arrangement of beach pavilions block important sightlines.                                                                                               | 3. Legibility & Liveability, 7. Linear Tourism Hub, 8. Landmark Views                                |
| 5             | Threat of sea level rise               | Due to rising sea levels, the resort must implement flood protection measures.                                                                                                                                 | 2. Soft Coastal Expansion, 4. Dunes in Motion                                                        |
| 6             | Outdated tourism model                 | The overabundance of entertainment and hospitality undermines the area's overall vibrancy, weakens the sense of place, discourages longer visitor engagement, and reduces the resilience of the local economy. | 5. Destination Line 6. Spreading Tourism Density, 7. Linear Tourism Hub                              |
| 7             | Disrupted spatial organisation         | The uncontrolled rise of infill developments has disrupted the spatial organisation of the resort, particularly along the promenade.                                                                           | 1. Break the Barrier, 3. Legibility & Liveability, 4. Dunes in Motion, 8. Landmark Views             |
| 8             | Tourism Nuisance                       | The high influx of tourists during warm summer days leads to parking congestion, noise pollution, increased instances of street harassment, and waste pollution.                                               | 5. Destination Line 6. Spreading Tourism Density, 7. Linear Tourism Hub                              |
| 9             | Collective loss of Grandeur            | Due to the historical development of the resort, the sense of lost grandeur from the glorious 19th-century bathhouse culture remains deeply embedded in the built environment.                                 | 3. Legibility & Liveability, 7. Linear Tourism Hub 8. Landmark views                                 |



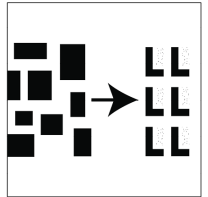
# Conclusions



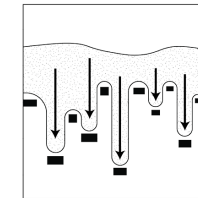
1. Break the Barrier



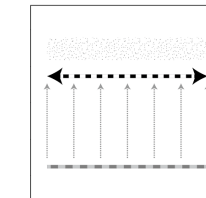
2. Soft Coastal Expansion



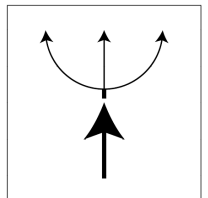
3. Legibility & Liveability



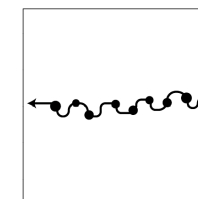
4. Dunes in Motion



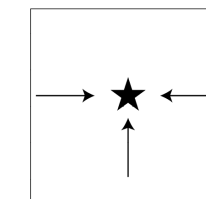
5. Destination Line



6. Spreading Tourism Density



7. Linear Tourism Hub



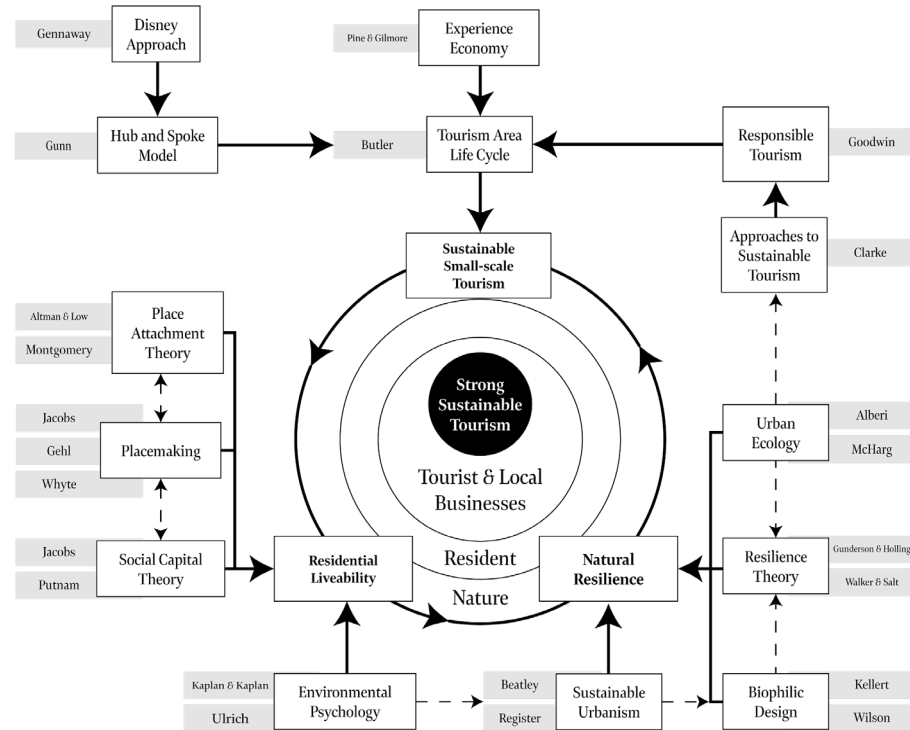
8. Landmark Views



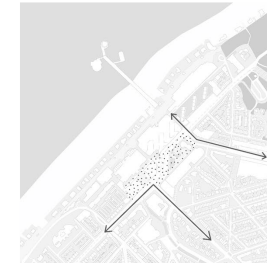
- Green corridors/entrances
- Soft coastal expansion
- Tourism corridors
- High density development
- Low density development
- Dune expansion
- Landmarks
- Tourism clusters
- Natural Ecosystems



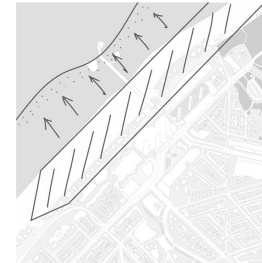
# Conclusions



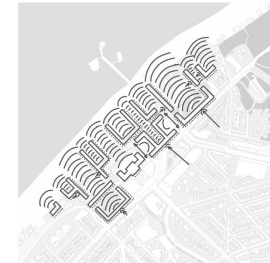
## Design Principles



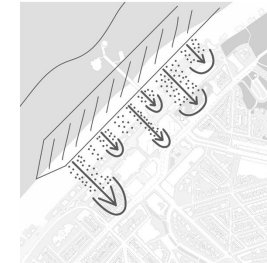
1. Break the Barrier



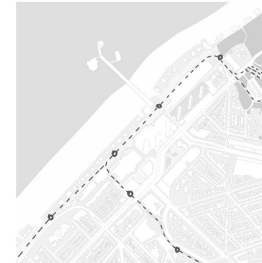
2. Soft Coastal Expansion



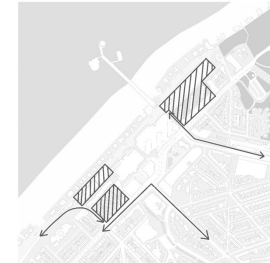
3. Legibility & Liveability



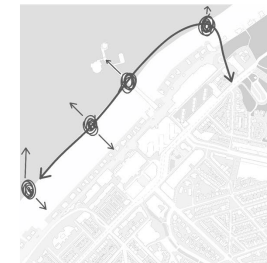
4. Dunes in Motion



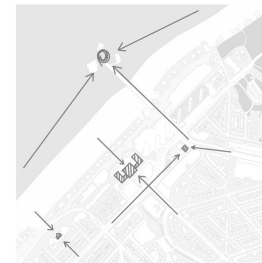
5. Destination Line



6. Spreading Tourism Density

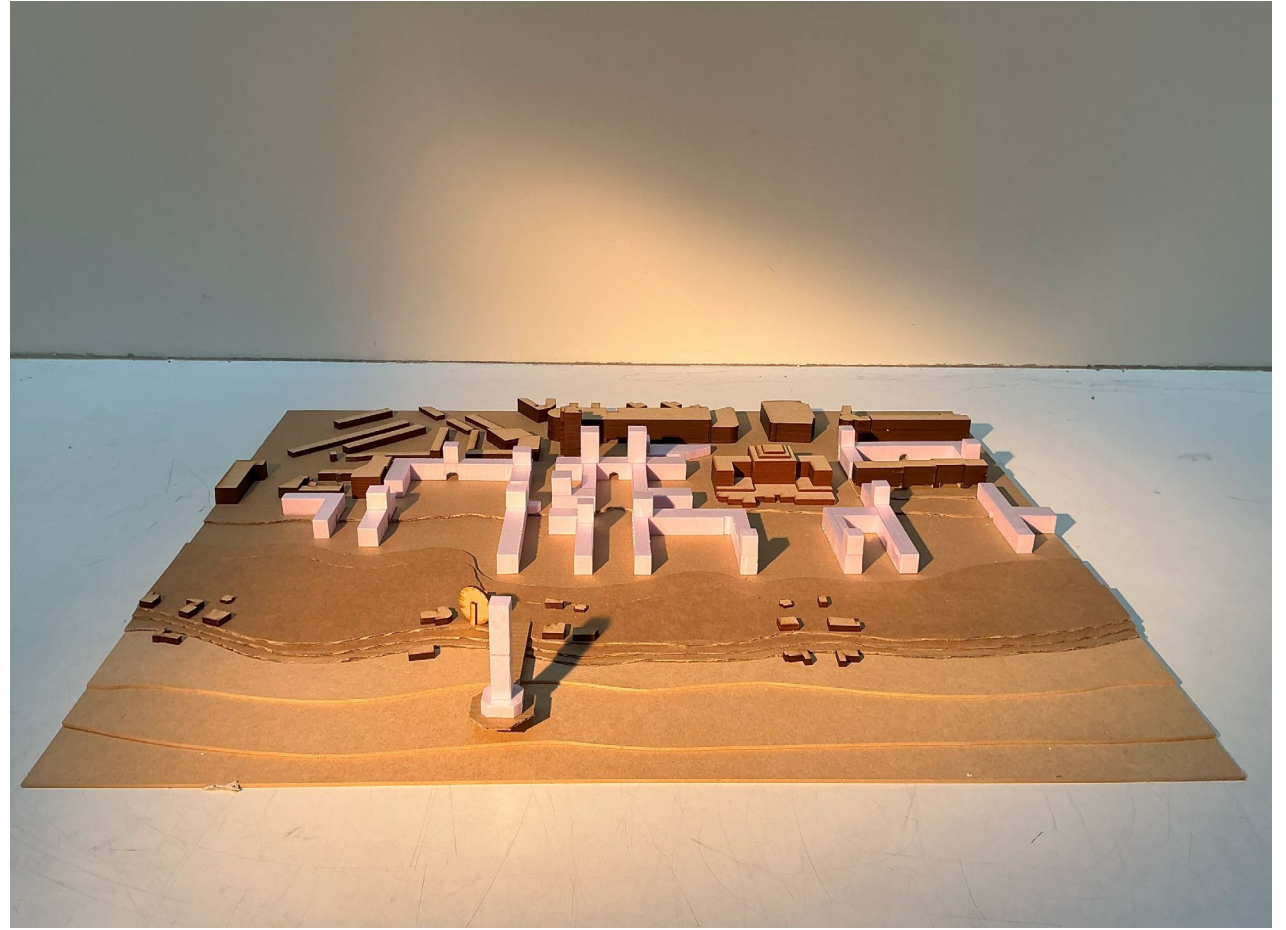
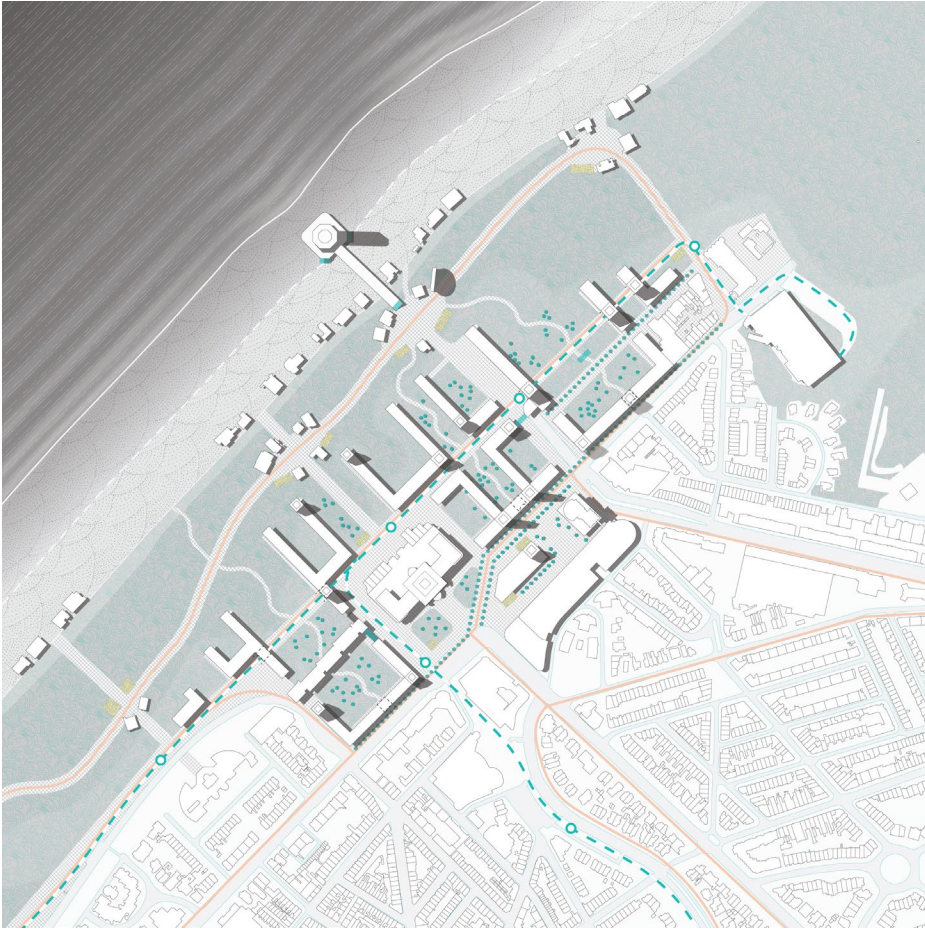


7. Linear Tourism Hub



8. Landmark Views

# Conclusions





# Balancing the Tides

A New Spatial Ethic for Tourism in  
the Scheveningen Coastal Resort

