

**Heritage Park 2.0**  
Public Park and Square for Social Sustainability

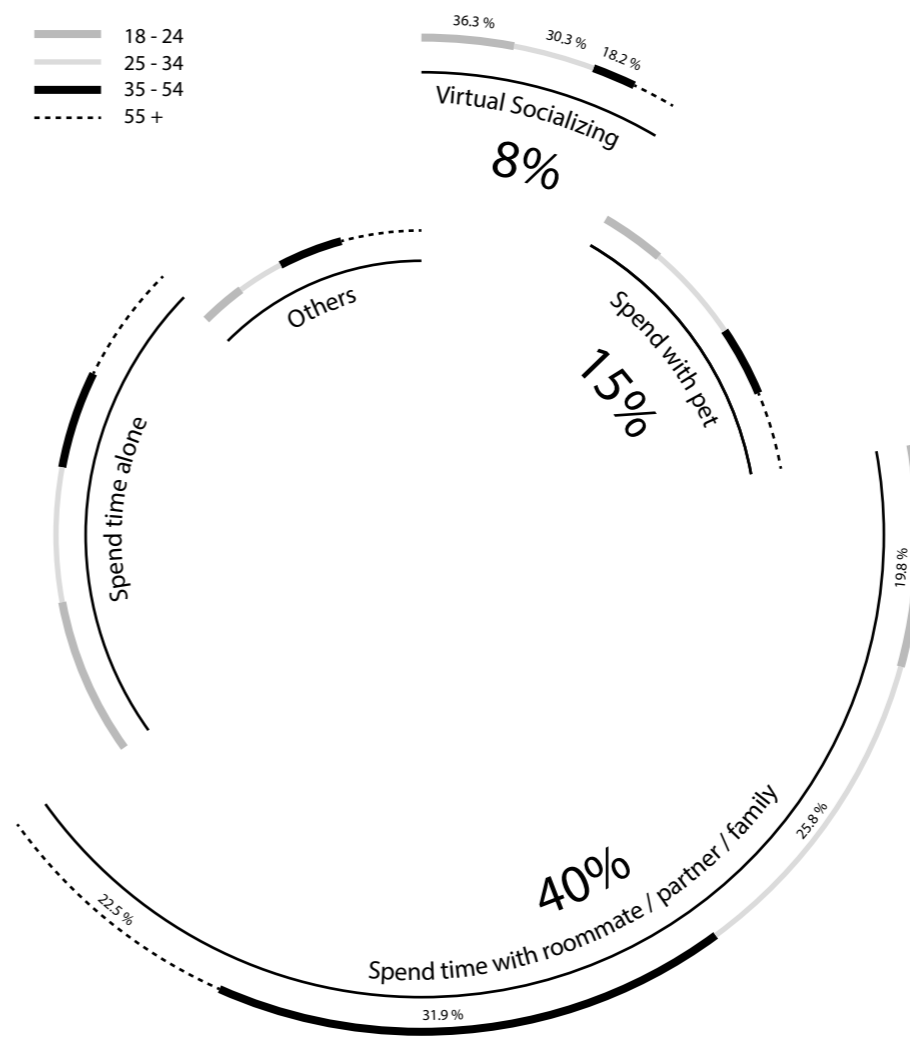
P5 Presentation  
Site : Dordrecht  
21st June 2021

Vacant Heritage  
AR3AH105  
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Second Tutor : Frank Koopman  
Third Tutor : Hielkje Zijlstra

**Top**  
Sketch of Main New Square Interior View

**Problem Statement**



“Social Distancing” does not mean “Social Isolation”.  
 People feel more lonely during the pandemic and recognize the importance of socializing.

**Right**  
 Statistics of Turning to Virtual Socializing in COVID-19.

Problem Statement



The Ancient Greek Agora in Athens



The Marketplace in Bergen op Zoom



The San Marco Square in Venice



The Paley Park in New York

“Citizens recognize themselves as members of a community  
only when they can equally access and use the public place” (Kalk, 2020)

Figure 1. Mary Evans Picture Library. (2018). Reconstruction of the AGORA (main square) of Athens at the height of its glory Date circa 500 BC [Drawing]. Retrieved from <https://fineartamerica.com/featured/reconstruction-of-the-agera-main-mary-evans-picture-library.html>  
Figure 2. Grimmer, A., (1590). The Marketplace in Bergen op Zoom [Painting]. Retrieved from <http://www.nga.gov/content/ngaweb/Collection/art-object-page.57418.html>  
Figure 3. [Photograph]. (n.d.). The San Marco Square in Venice. Retrieved from <https://www.pxfuel.com/en/free-photo-ibogg>  
Figure 4. Weber, J. (2006). Paley Park [Photograph]. Retrieved from <https://www.outdoorproject.com/united-states/new-york/Paley-park>

**Problem Statement**

Vacant Heritage - V&D's Department Stores



In the city center of Netherlands, there are vacant V&D Department stores from 2015.

Figure 1. [Photograph]. (2019). Homes, shops and restaurants in the former V and D building. Retrieved from <https://dordtcentraal.nl/actueel/woningen-winkels-en-horeca-in-voormalig-v-en-d-pand/>

Why : Spatial Building Typology?



Time goes and people are changing, but space will be stayed in there.

Left / Middle / Right  
Figure 1, 2, 3. Photograph of Seonyudo  
Park's Garden of Green Columns.

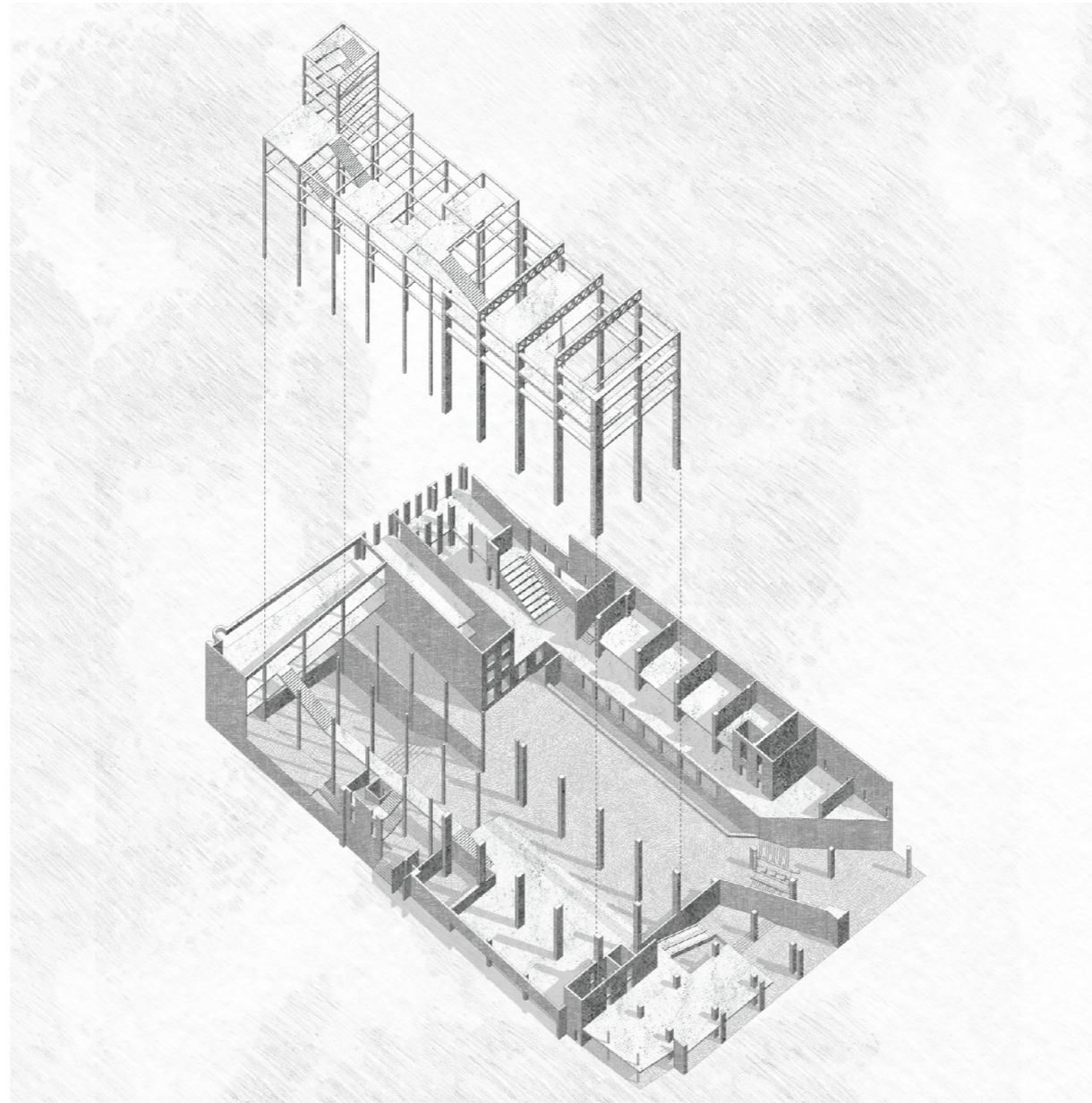
Figure 1. Pae, J.-H. (n.d.). Post-industrial Ruin to Sublime Park [Photograph]. Retrieved from <https://promise-park.ycam.jp/en/post-industrial-ruin-to-sublime-park/>

Figure 2. [Photograph]. (2004). Garden of Green Columns. Retrieved from <http://egloos.zum.com/beetlejs/v/6438829>

Figure 3. Lee, M. S. (n.d.). Seonyudo Park [Photograph]. Retrieved from <https://twitter.com/mspiece1/status/1117051917564137476>

## Definition of 20th Century Heritage

Vacant Heritage - V&D's Department Stores

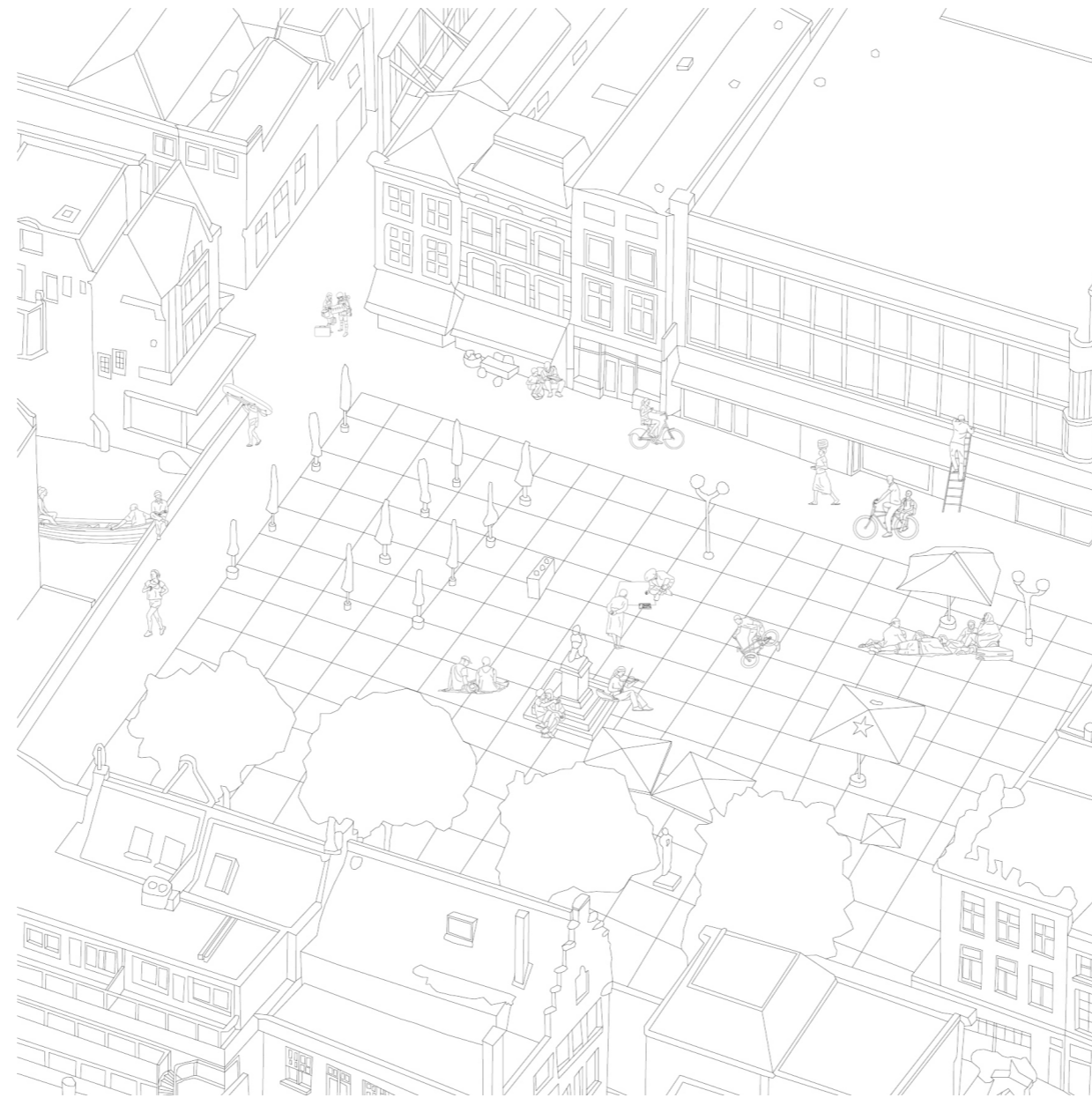


Which value can be remained in the Heritage architecture of the 20th century?  
Not only aesthetic and historical value, but also social and cultural value and Flexibility.

**Top**  
Flexibility of Dordrecht V&D in the  
Future.

**Goal of Research and Design Scheme**

Vacant Heritage - V&D's Department Stores

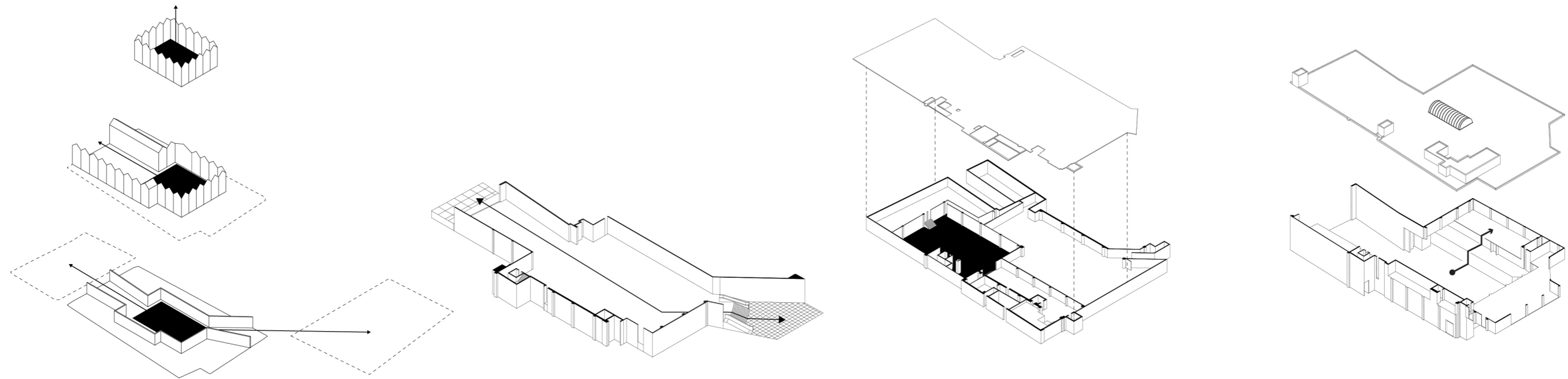
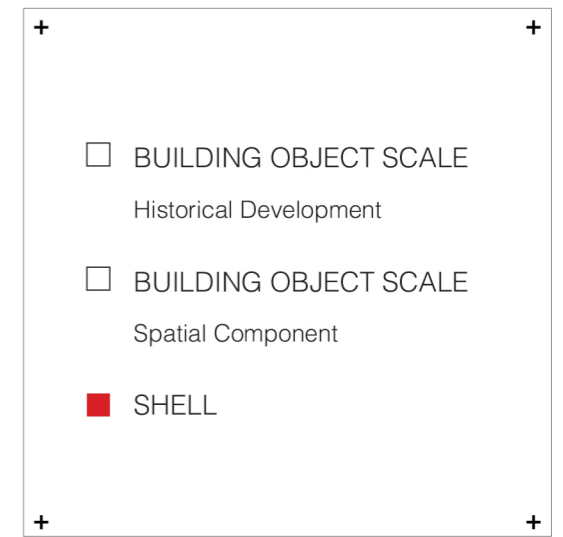
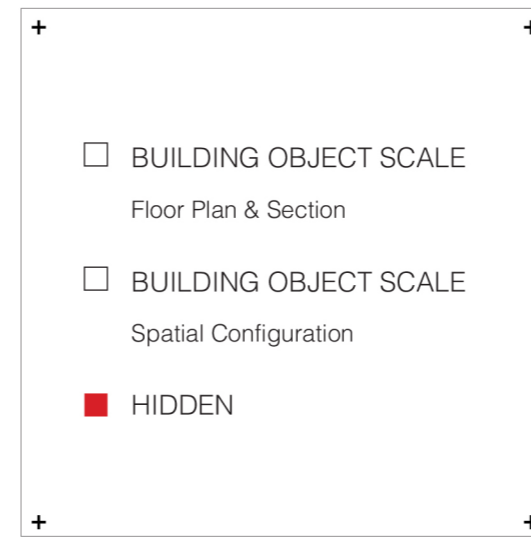
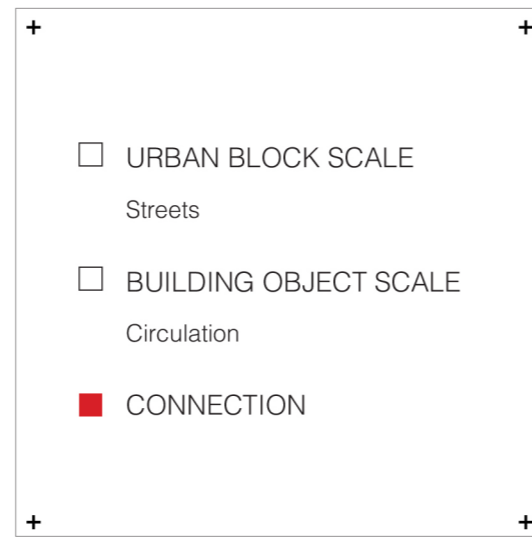
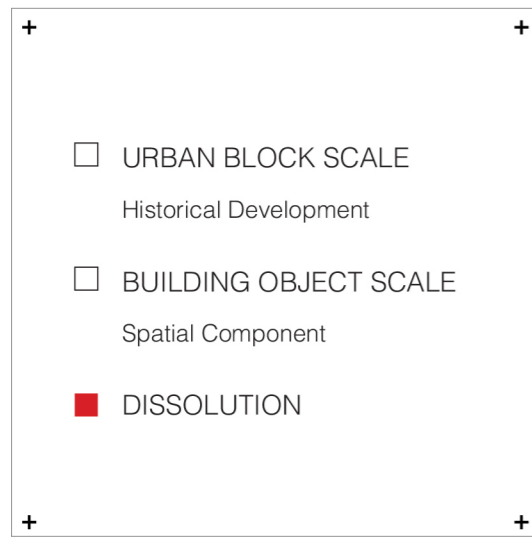


**If the Heritage Department Store is Transformed into a Social Public Space,  
What are the Possible Spatial Aspects to Re-Use?**

**Top**  
Axonometric view of Scheffersplein in front of Dordrecht V&D Department store, Re-drawing with photograph.

**Research Results : Comparison**

Vacant Heritage - V&D's Department Stores

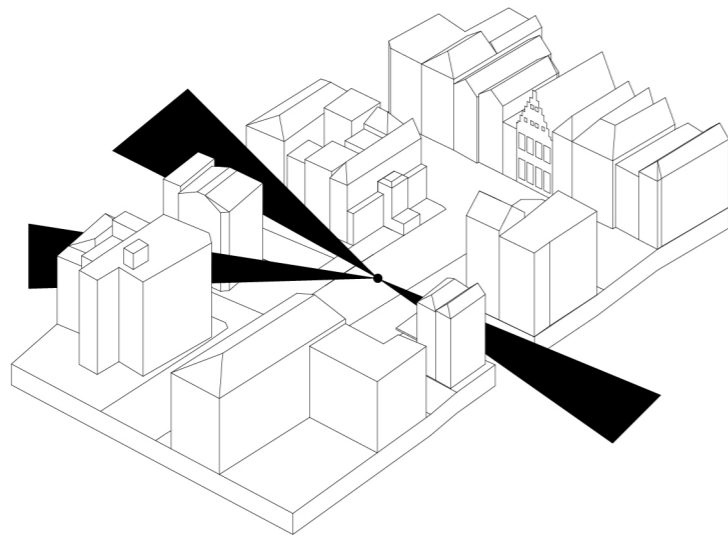


Department store is compared with social theory (Aben & Wit, 1999) to confirm the possibility of space where socializing can be happened.

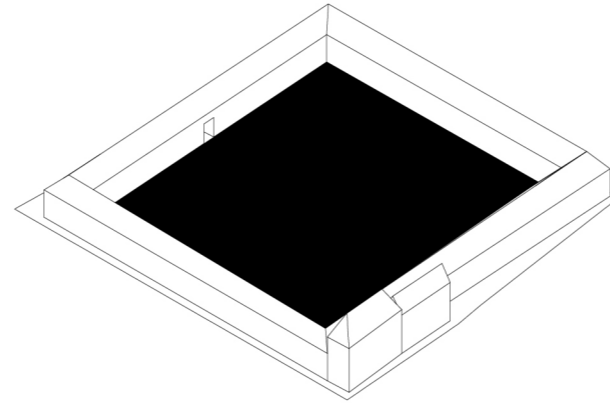
**Top**  
 Sketches of Socializing Space in Dordrecht, Sketches based on Photograph.



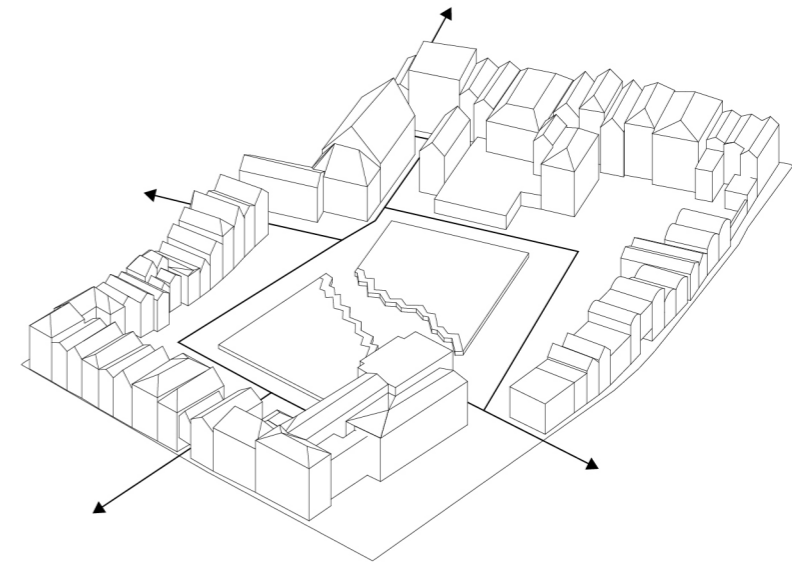
Research Results : Square, Hofje and Park



■ Sequence



■ Shell

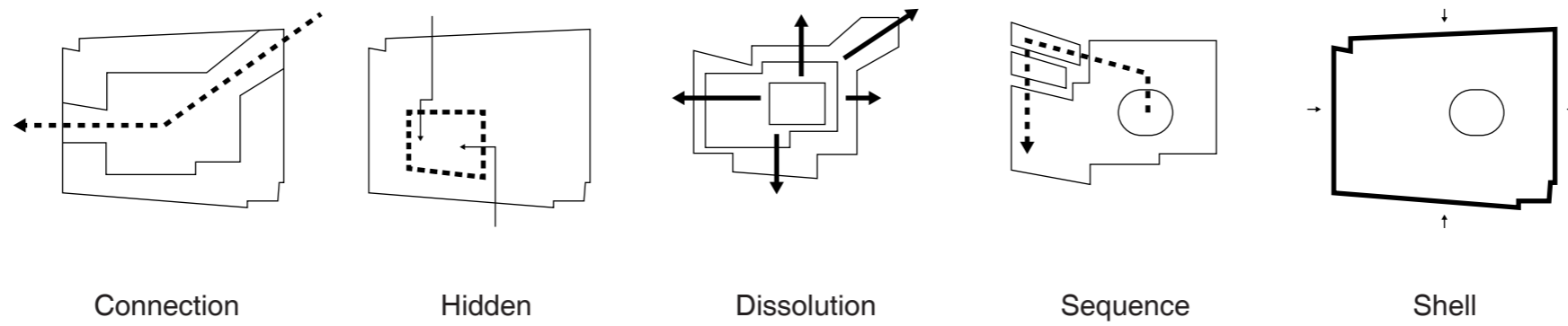


■ Connection & Dissolution

The same theories could be drawn up in other public spaces in Dordrecht.

**From Left to Right**  
Visbrug Square, Arend Maartenshof  
and Cloister garden designed by Mi-  
chael van Gessel

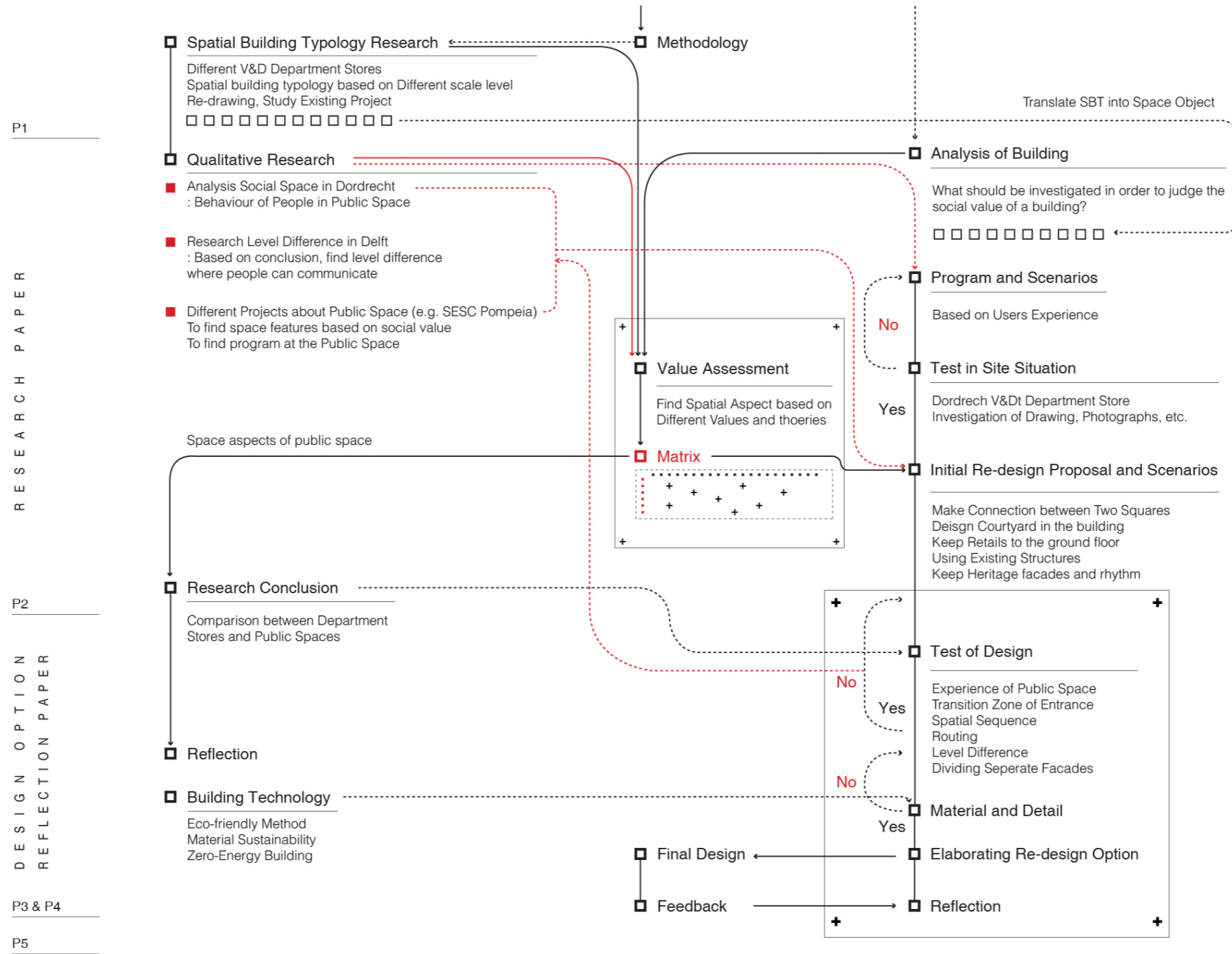
Summary and Reflection



The five characteristics of social spaces could be found in department stores.

**Top**  
Sketches of Research Summary.

Relationship between Research and Design

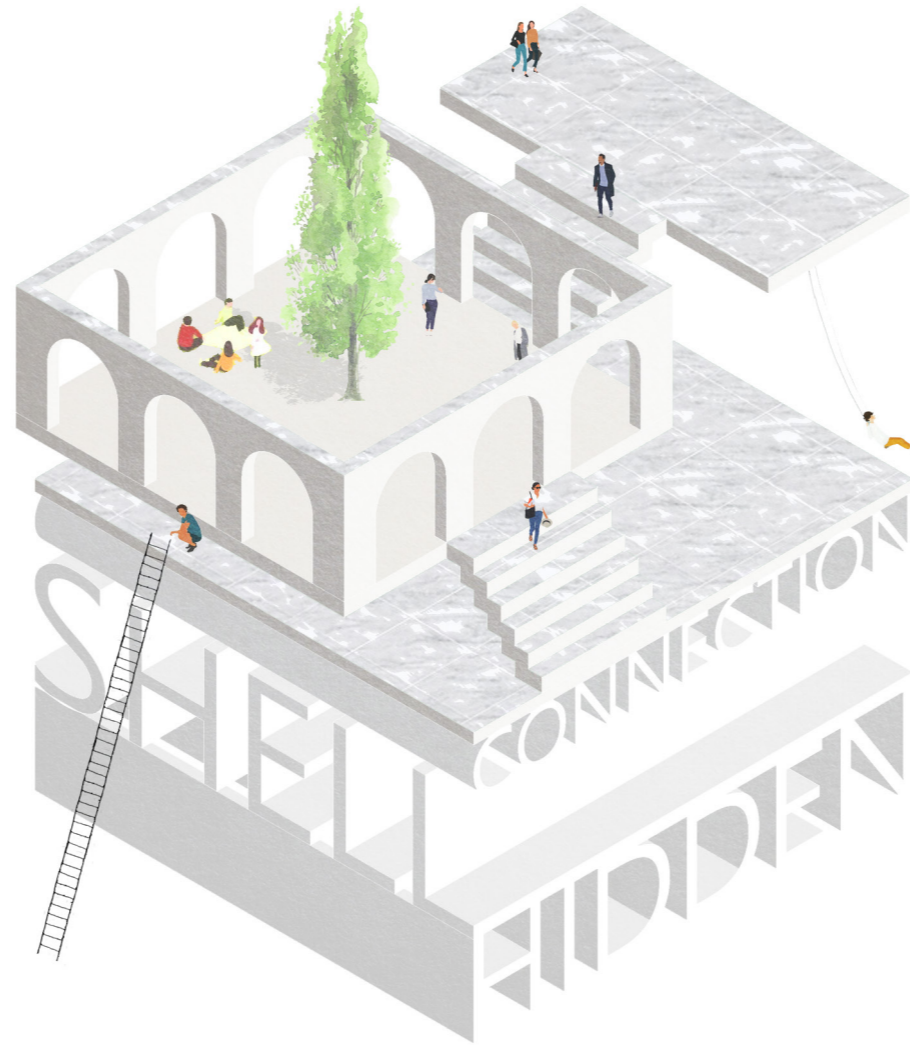


SBT research and Personal research impact on analysis of building and test of design.

Top Relationship between Research and Design.

**Bridge : Between Research and Design**

Vacant Heritage - V&D's Department Stores



The Dordrecht Department store is vacant.

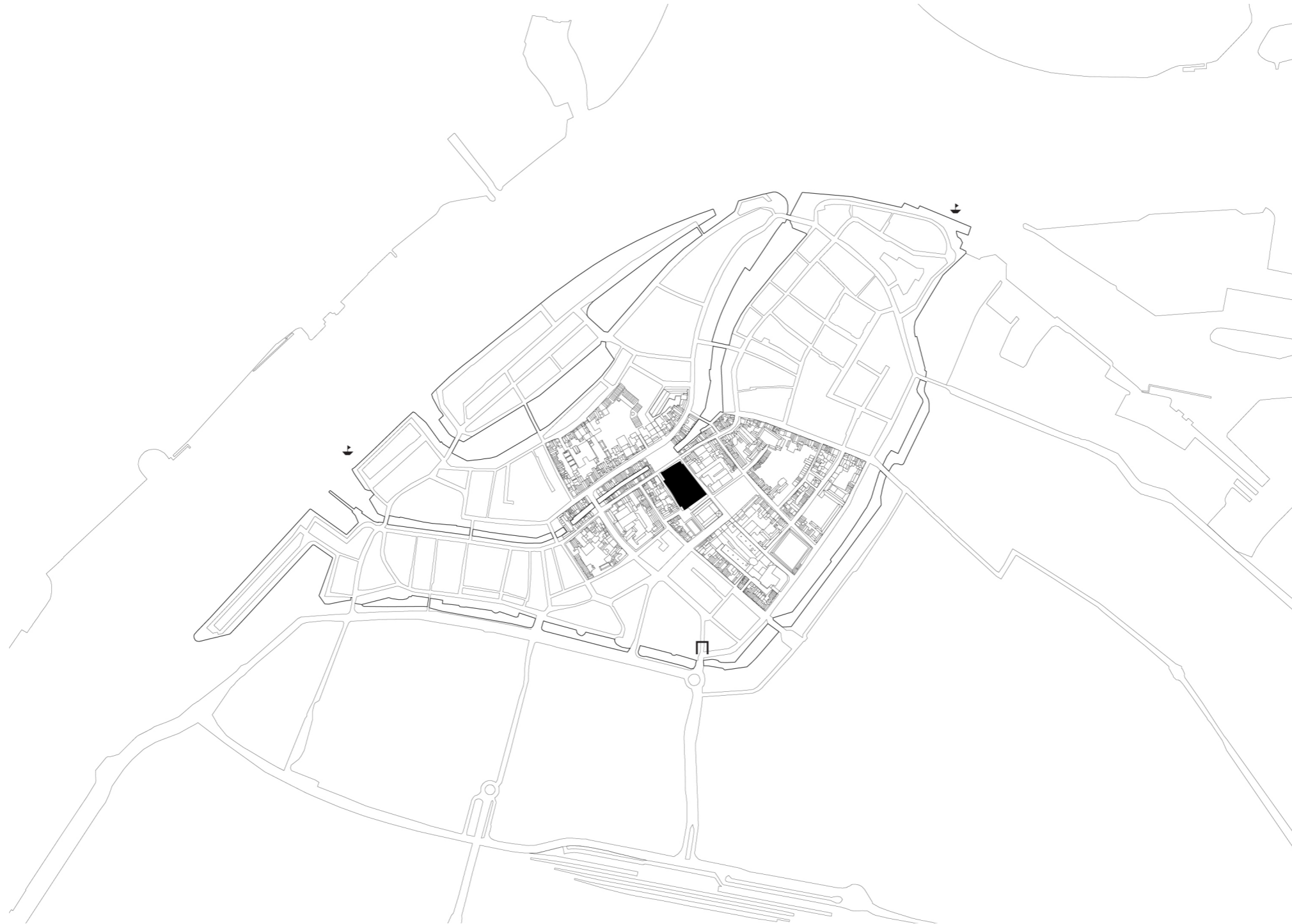
Renovate abandoned commercial building blocking two squares to social public space.

**Top**  
Dordrecht Design Project based on Research.

## Analysis

**Analysis : Site Context**

Vacant Heritage - V&D's Department Stores

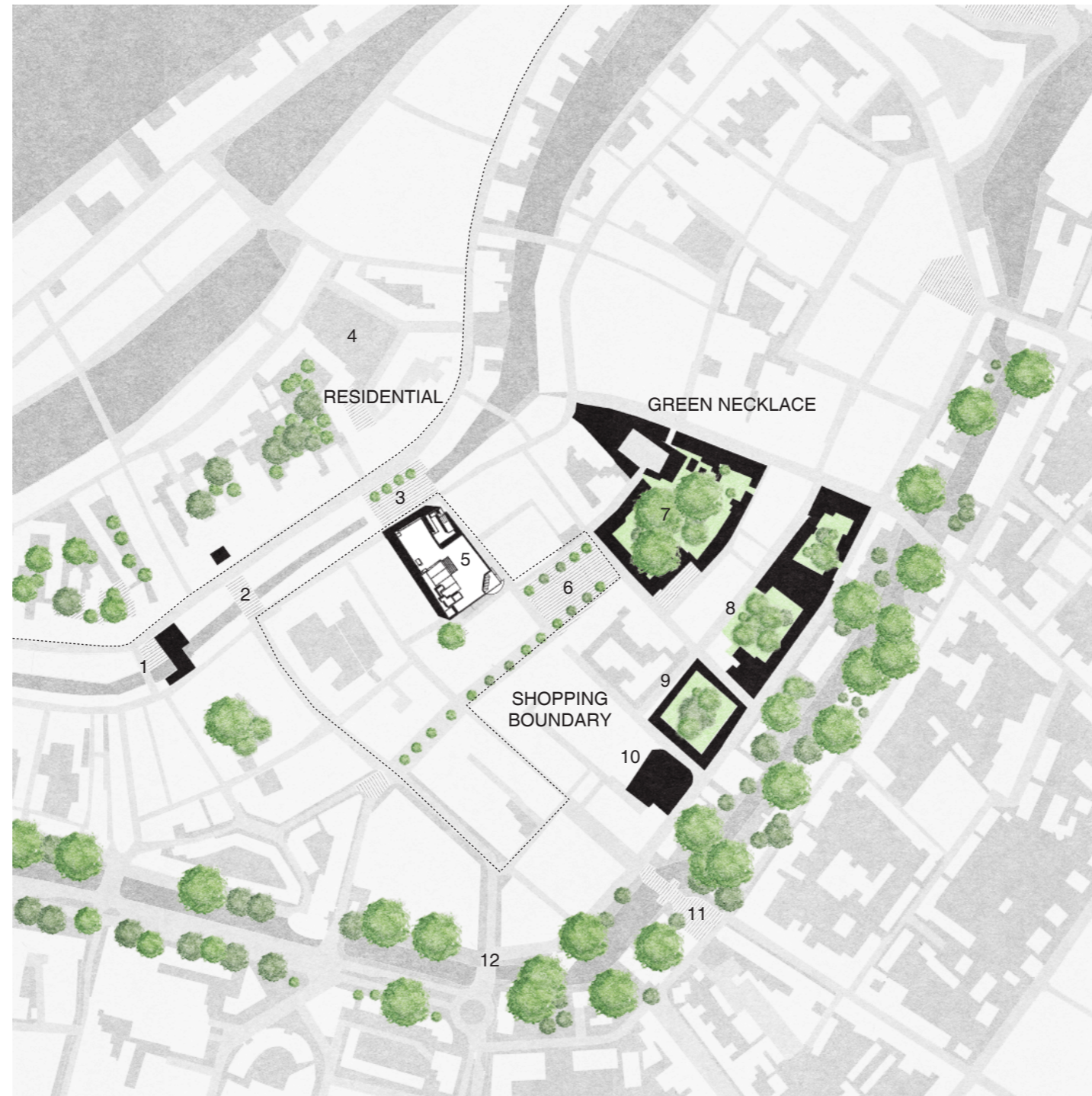


Dordrecht Vacant Heritage Department store is located in the city center.

**Top**  
Site Plan, Location of Dordrecht Department Store, 1:10000.

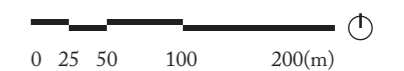


Analysis : Site Context



When the department store changes from commercial to public space, it will affect both areas as a “Green Necklace”.

**Top**  
Site Plan, Connection of Public Space and Park in Dordrecht.



- |                   |                      |
|-------------------|----------------------|
| 1. Stadhuisplein  | 7. Cloister Garden   |
| 2. Visbrug        | 8. Dordrecht Museum  |
| 3. Scheffersplein | 9. Arend Maartenshof |
| 4. Grote Markt    | 10. Parking Building |
| 5. V&D Store      | 11. Vrieseplein      |
| 6. Statenplein    | 12. Main Entrance    |

Analysis : Street Context

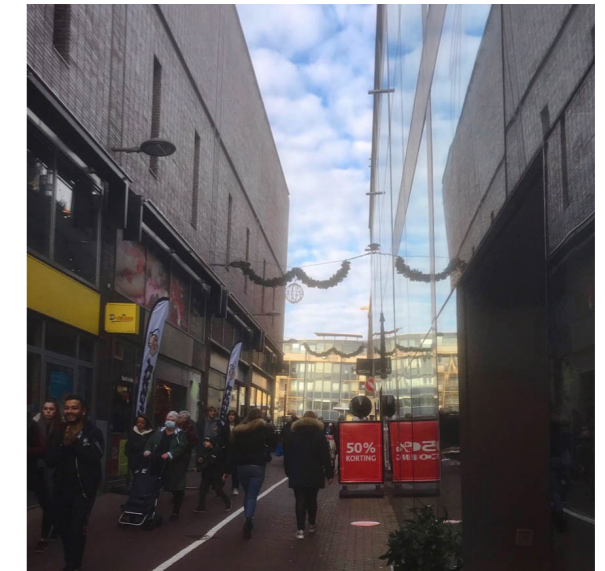
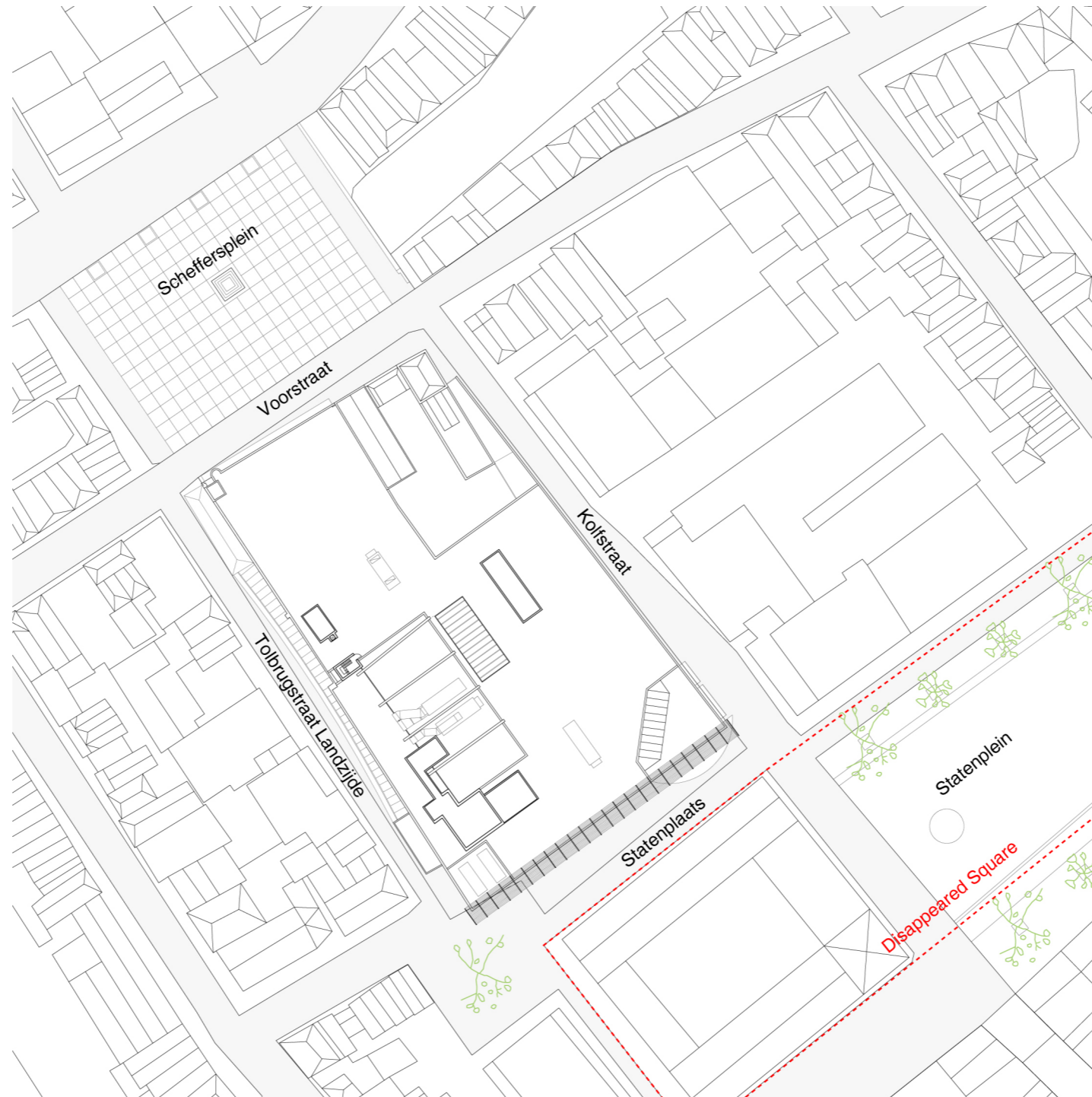
Vacant Heritage - V&D's Department Stores



Voorstraat



Tolbrugstraat Landzijde



Kolfstraat



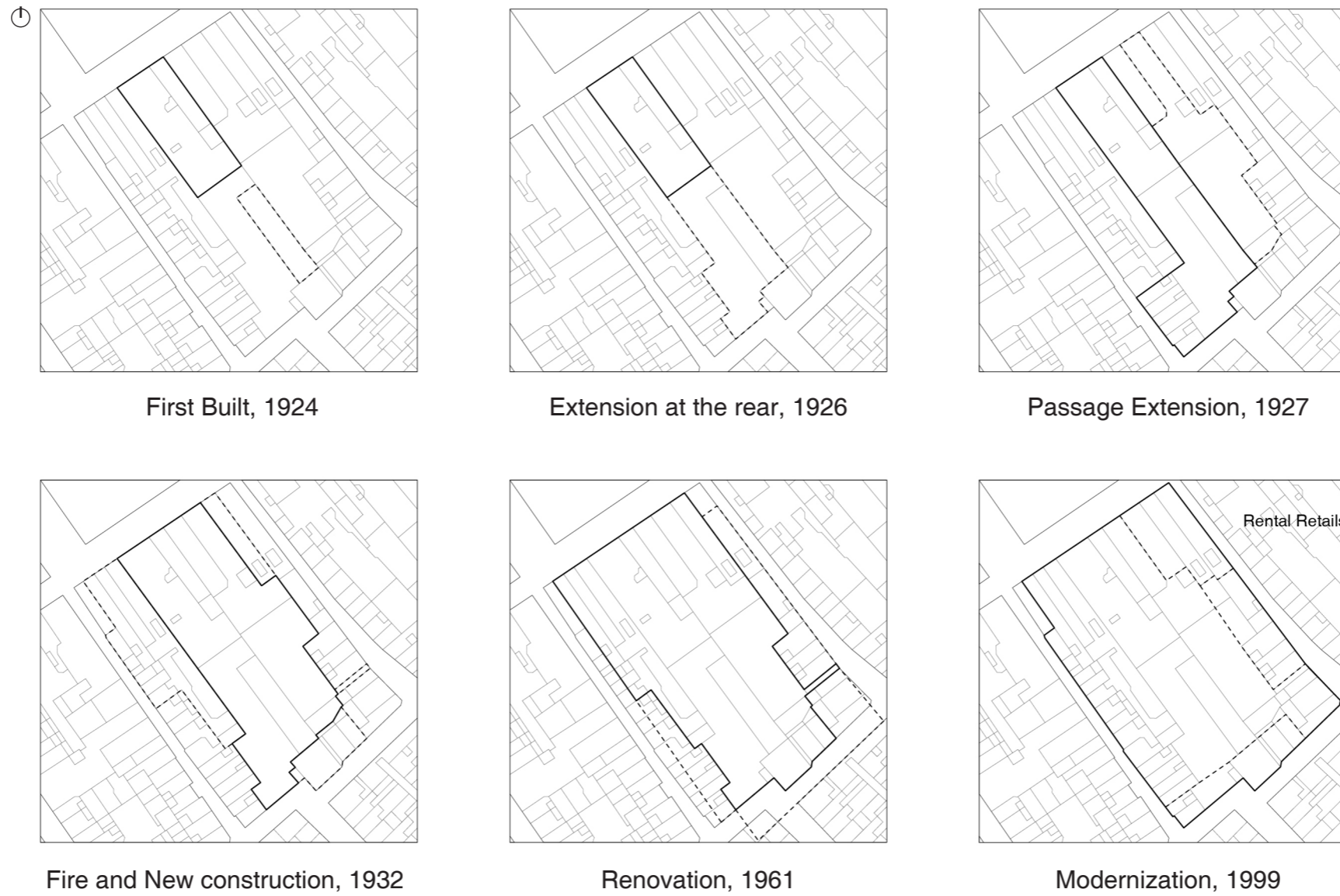
Statenplaats

Voorstraat and Kolfstraat are busy shopping streets.  
In contrast, Tolbrugstraat and Statenplaats are relatively quiet.

**Top**  
Site Plan, Character of Streets in Dordrecht. 1:1000.  
0 10 20 40 60(m)



## Analysis : Historical Development

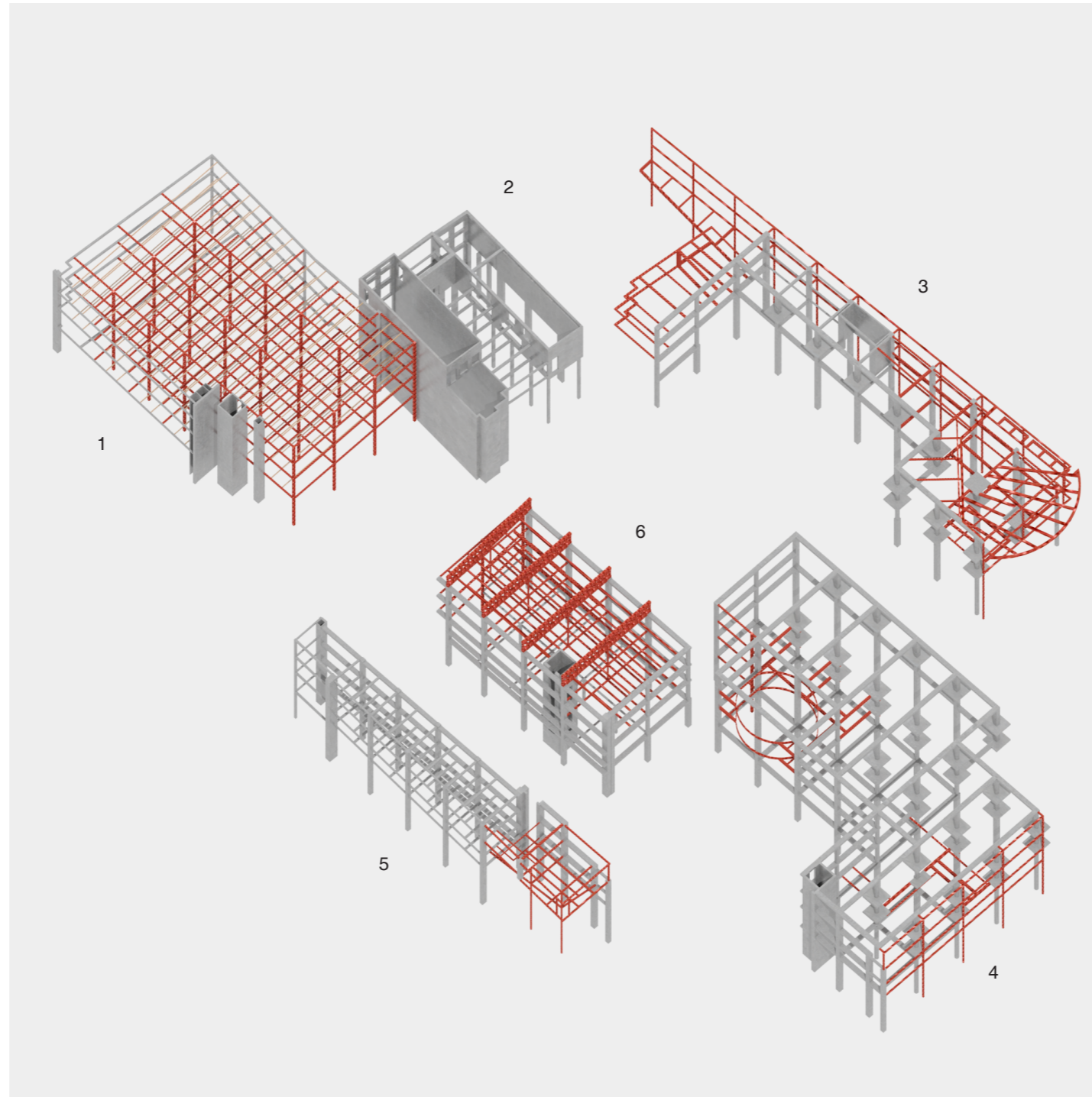


As the surrounding context has changed, the department store building has also gradually expanded.

Today, department store is bankrupt, so they rent some parts of ground level to retail owners.

**Top**  
Development Process of Dordrecht  
V&D Department Store.

**Analysis : Historical Development**

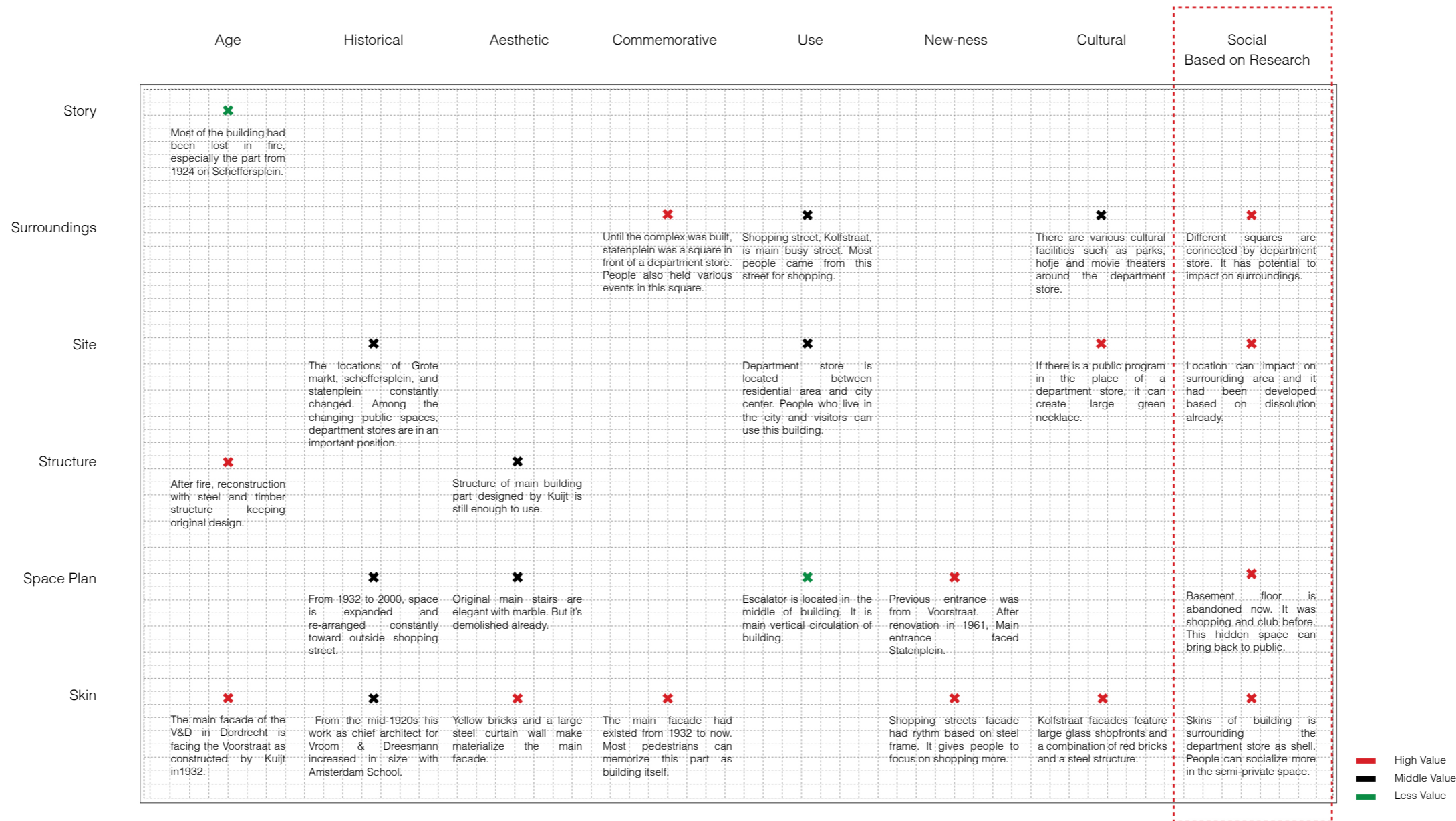


The concrete columns in the center of the department store (Figure 3 & 4.) are of aesthetic value.  
 The original part of the department store was renovated after a fire in 1932 with a steel structure and timber beams.

**Top**  
 Structure Analysis Isometric View.

1. Original Department Store
2. Existing Other Buildings
3. Shopping Street Extension
4. Main Volume of Department Store
5. Extension
6. Hanging Floor

Value Matrix



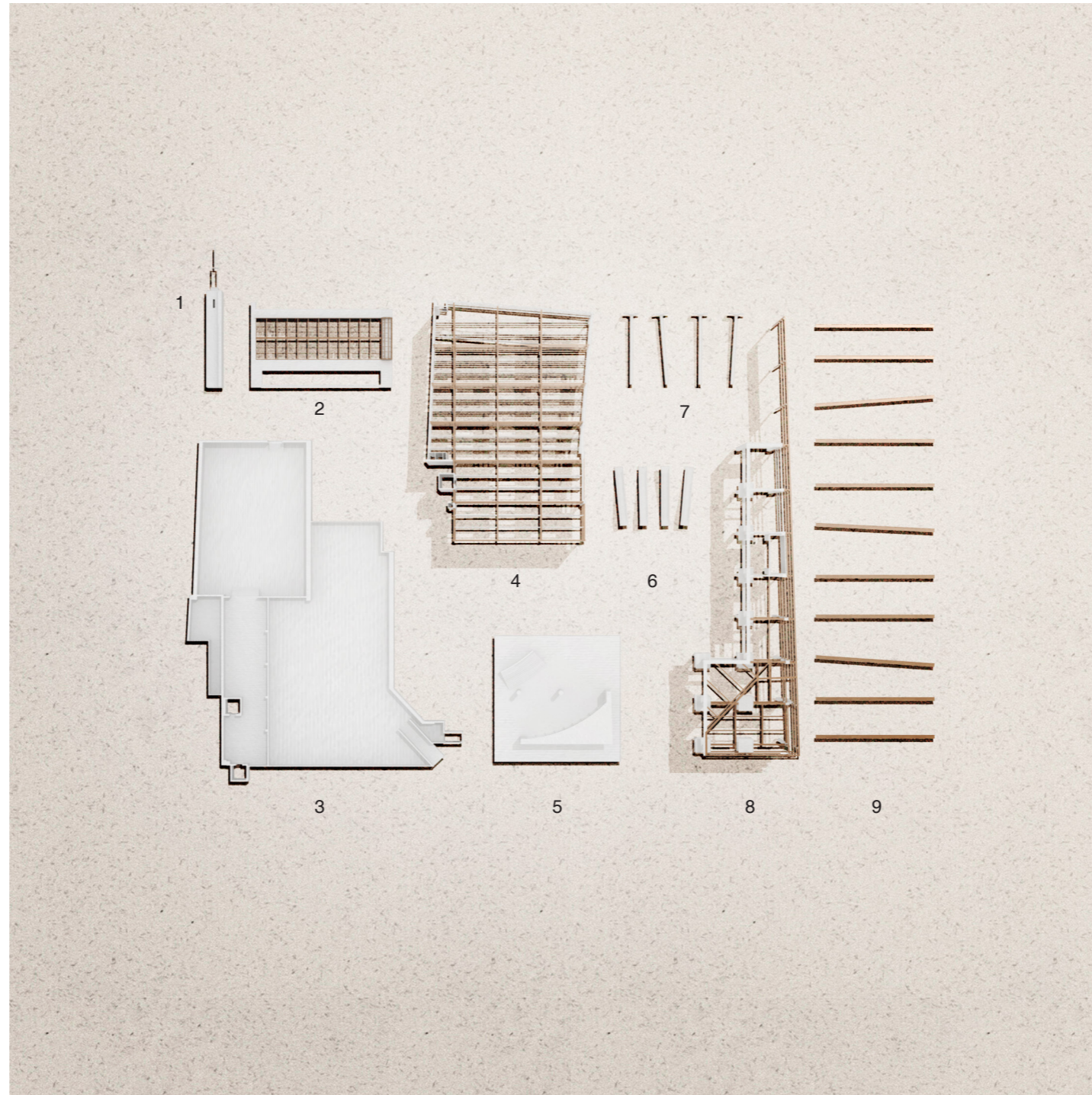
✖ High Value  
✖ Middle Value  
✖ Less Value

Social Value is the most important to design public space from the V&D department store.

**Top**  
 Value Matrix based on Analysis and Research.

Values in the Transformation Framework

Vacant Heritage - V&D's Department Stores



Preserve and interpret valuable elements for re-designing department store into public space.

**Top**  
Valuable Elements in the Dordrecht Department store.

- 1. Historical Tower
- 2. Main Facade
- 3. Hidden Basement
- 4. Original Structure
- 5. Entrance
- 6. Escalator Steps
- 7. Featured Columns
- 8. Shopping Street
- 9. Rhythm of Facade

## Design Process



Scenario 1. Park + Bar and Restaurant



Scenario 2. Shopping + Park + Library

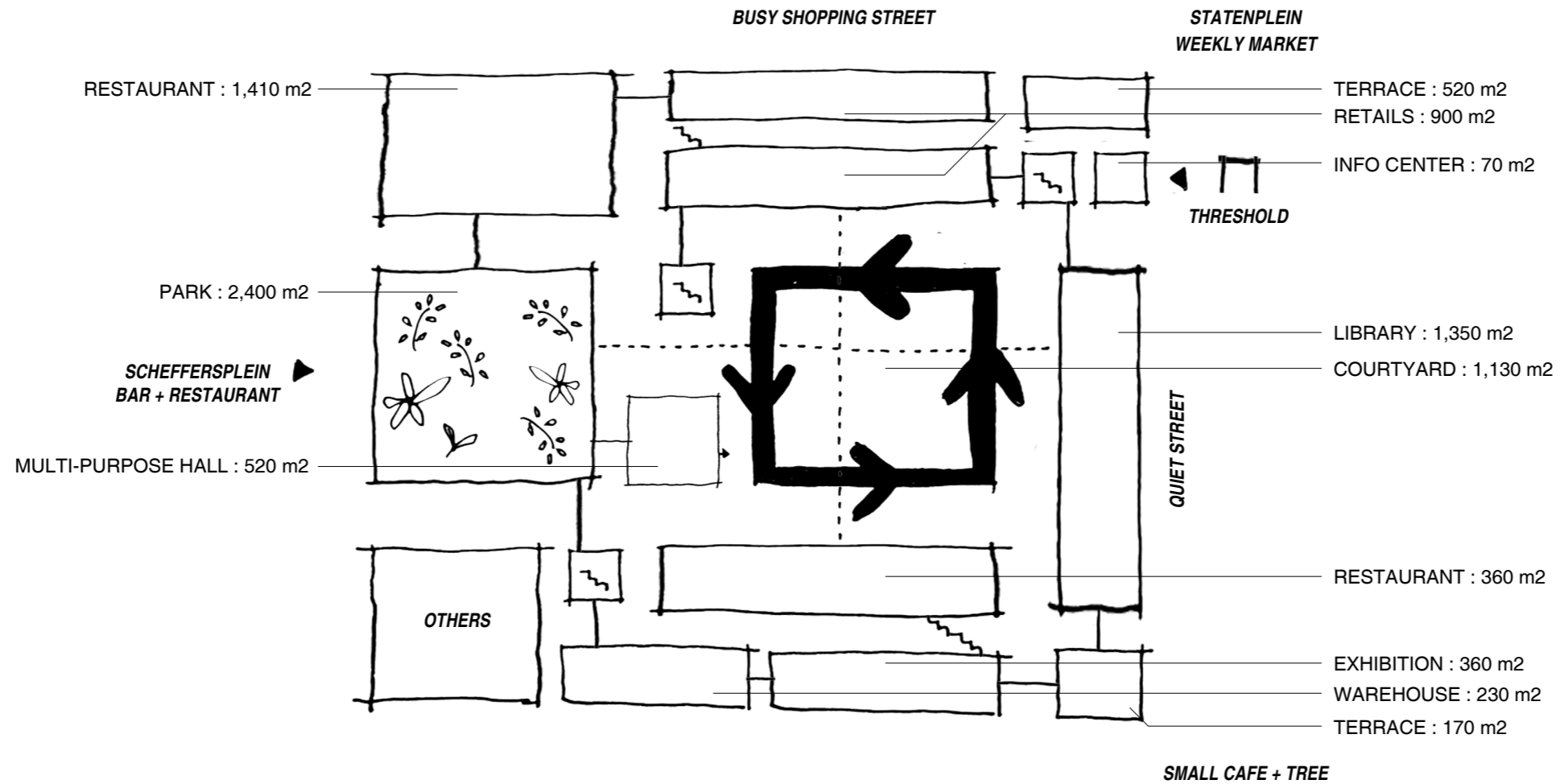


Scenario 3. Exhibition + Performance + Park

People who come to this building refer to the building differently.

Various programs should be connected to each other in one large space.

Program : Relationship of Proposal

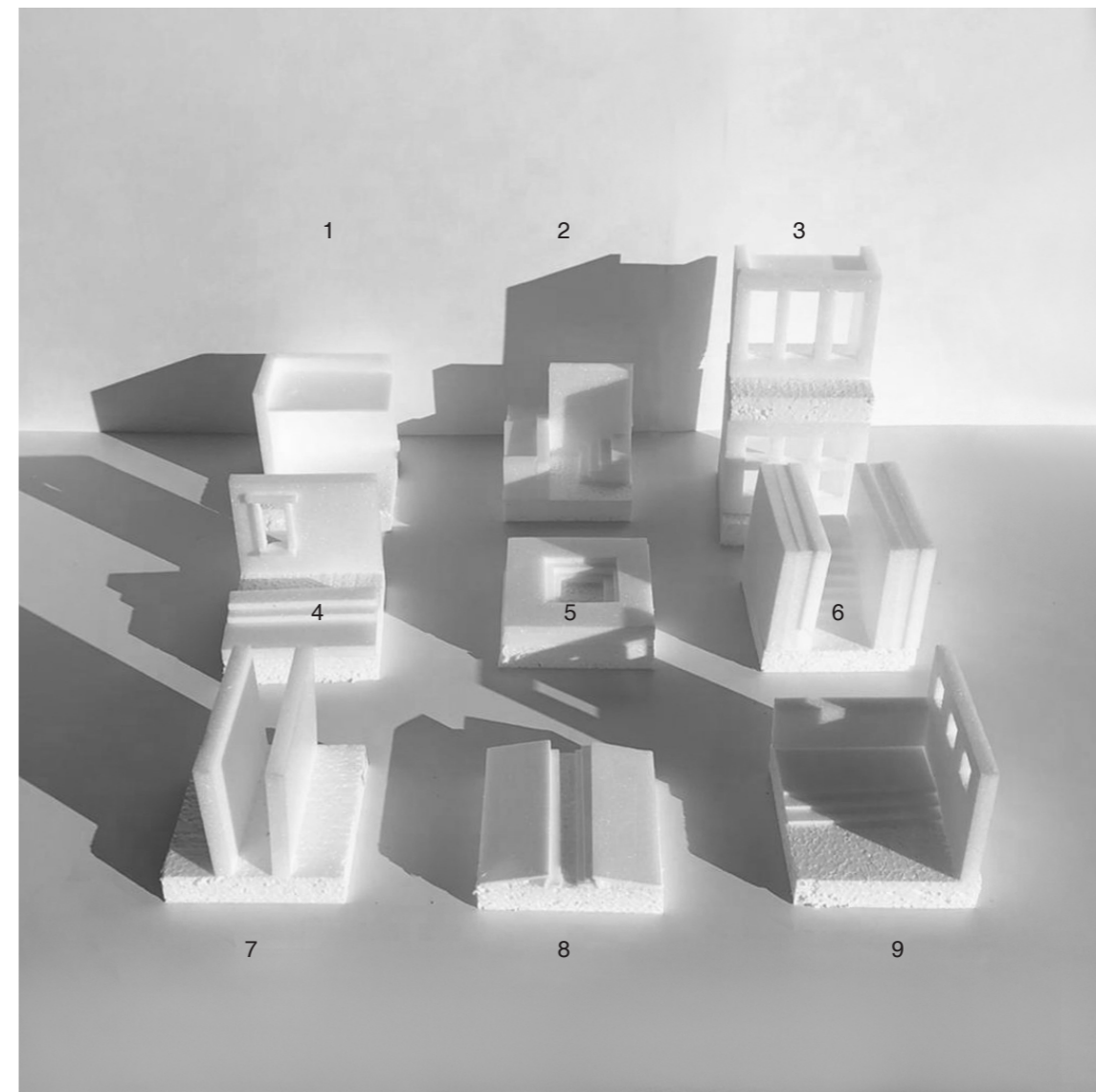


'Empty' was chosen as a way to connect two different squares to recover disappeared square.

Top  
Program Relationship Diagram.

Design : Public Space

Vacant Heritage - V&D's Department Stores



Interpret experience of socializing space in the Dordrecht into Space Typology.

**Left**  
Socializing Space in Dordrecht, Sketches based on Photograph.

**Right**  
Space Typologies of Socializing Space.

- |                          |                       |
|--------------------------|-----------------------|
| 1. Corner                | 6. Stairs             |
| 2. Entrance              | 7. Shortcuts          |
| 3. Balcony               | 8. Alley with sitting |
| 4. Next to Canal         | 9. Grand Stairs       |
| 5. Sitting on the Ground |                       |



**Design : Public Space**

Vacant Heritage - V&D's Department Stores

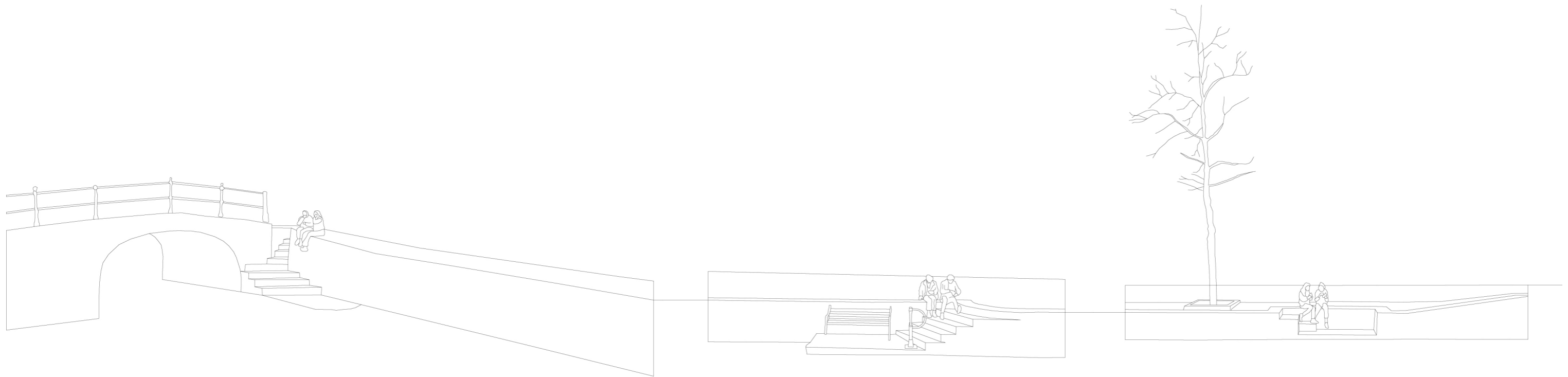


Formal Spaces : People just used formal spaces as “STAY”

**Top**  
Sketches of Level Difference in Public Space, Sketches based on Photograph.

**Design : Public Space**

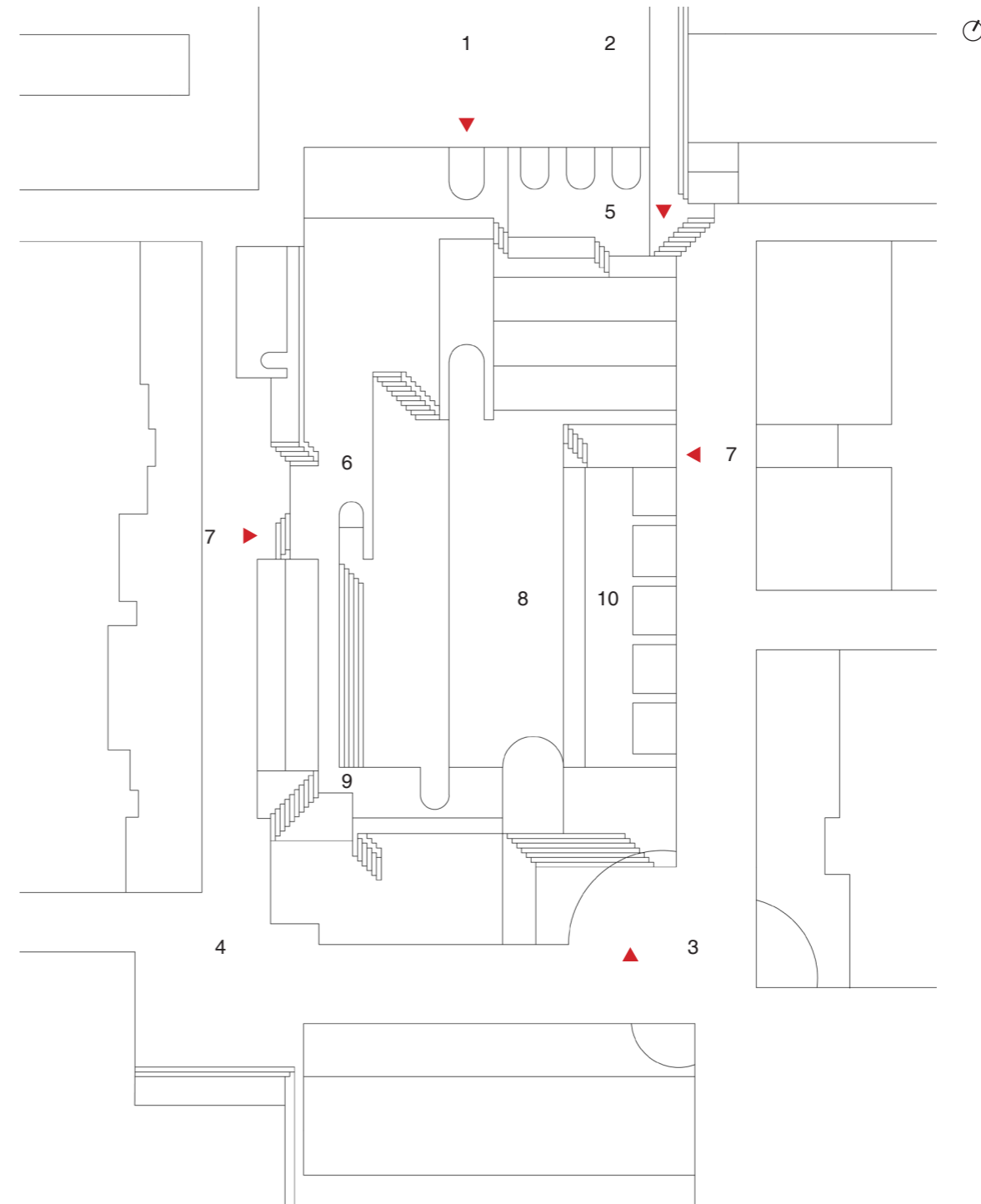
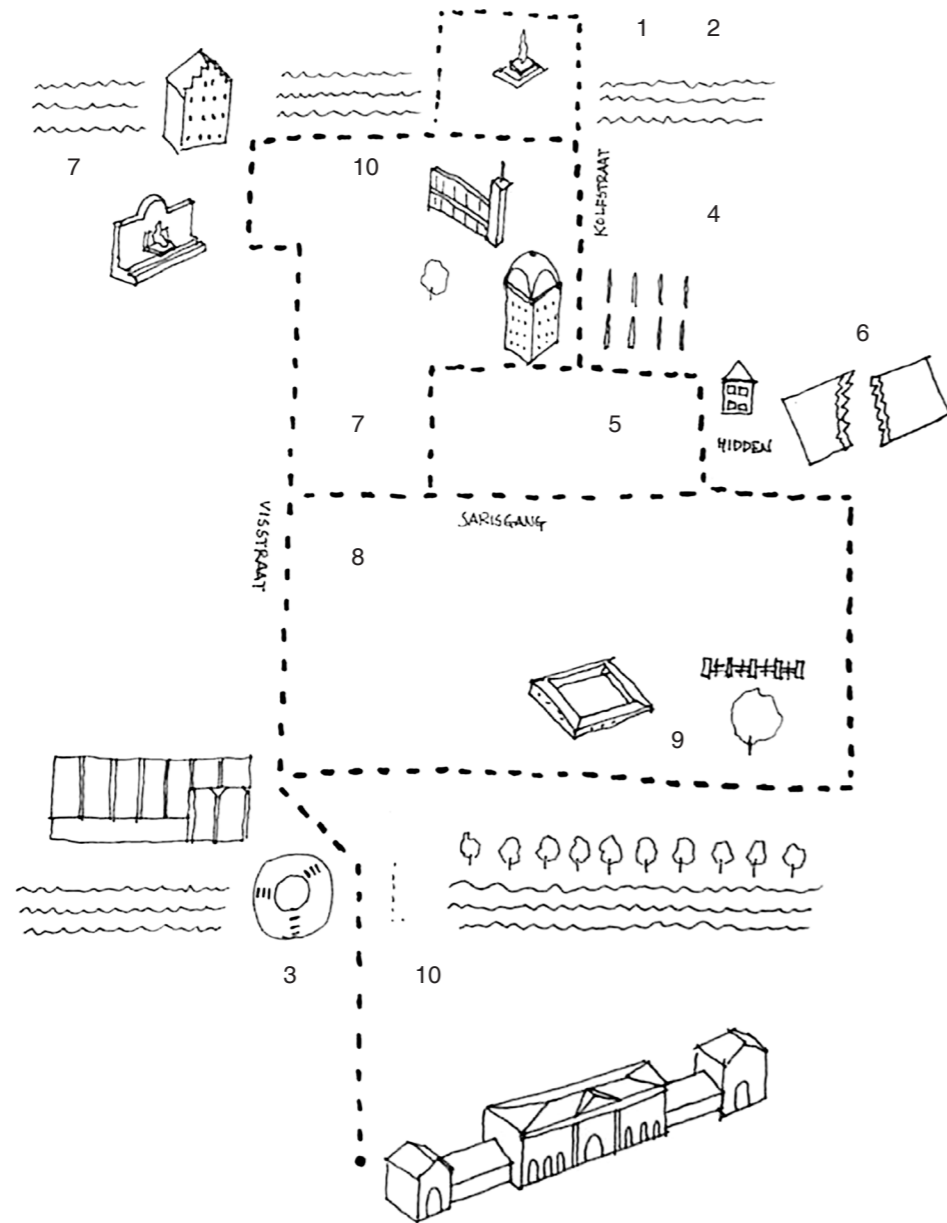
Vacant Heritage - V&D's Department Stores



Informal Spaces : People sit or communicate next to “GO” spaces.

**Top**  
Sketches of Level Difference in Public Space, Sketches based on Photograph.

Design : Public Space and Sequence



Public Space of Dordrecht is connected each others and has a sequence.  
 Design Ground Floor including with the character of Dordrecht.

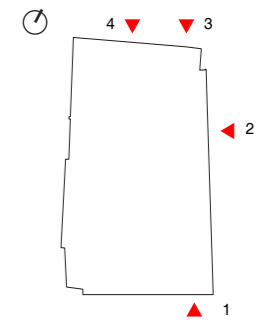
**Left**  
 Sequence of Public Spaces in Dordrecht, Sketches based on Photograph.

**Right**  
 Sequence Design of Ground Floor

- 1. City Center Square
- 2. Bench Next to Canal
- 3. Entrances
- 4. Small Cafe and Tree
- 5. Small Entrance
- 6. Public Park
- 7. Small Alley
- 8. Main Connection
- 9. Private Park
- 10. Canal

**Design : Transition Zone**

Vacant Heritage - V&D's Department Stores



In order to maintain the characteristics of the existing street context,  
the entrance from the outside is designed so that only part of the park and square could be visible.

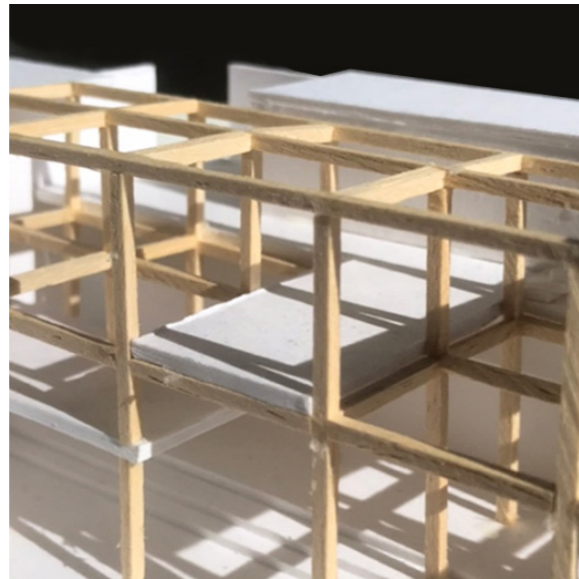
**Top**  
Sequence of Entrance from Different Streets.

**Design : Socializing Space based on Research Results**

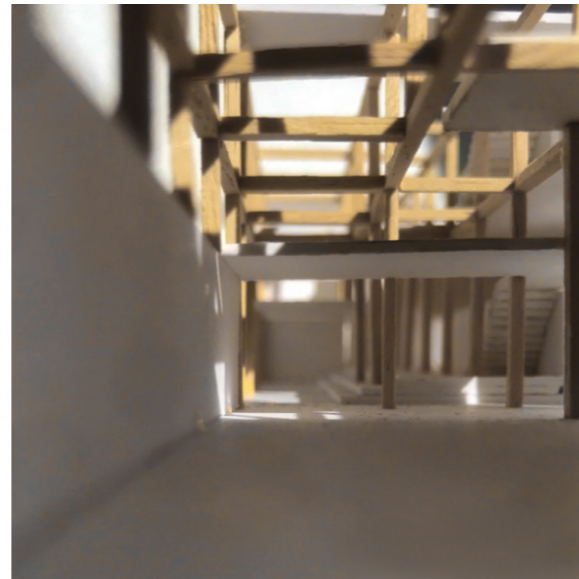
Vacant Heritage - V&D's Department Stores



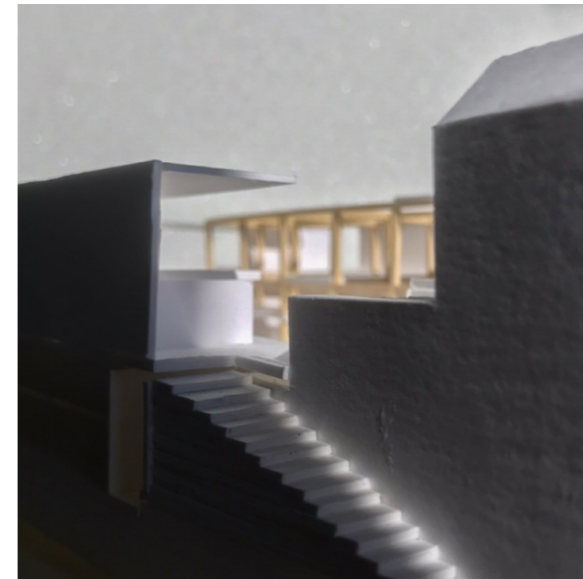
Connection



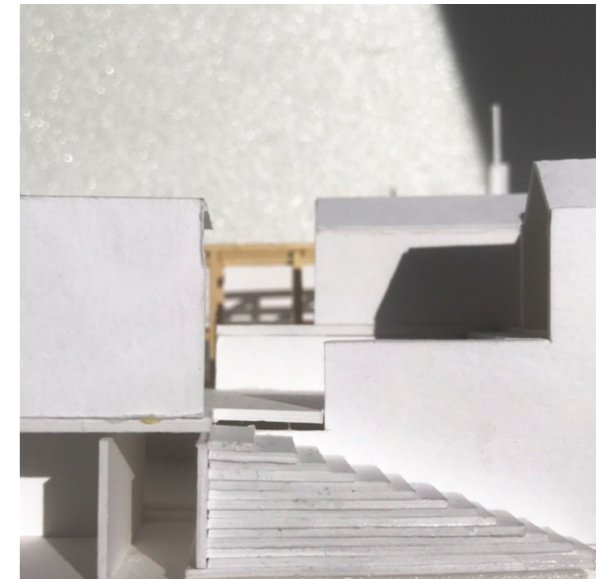
Hidden



Dissolution



Sequence

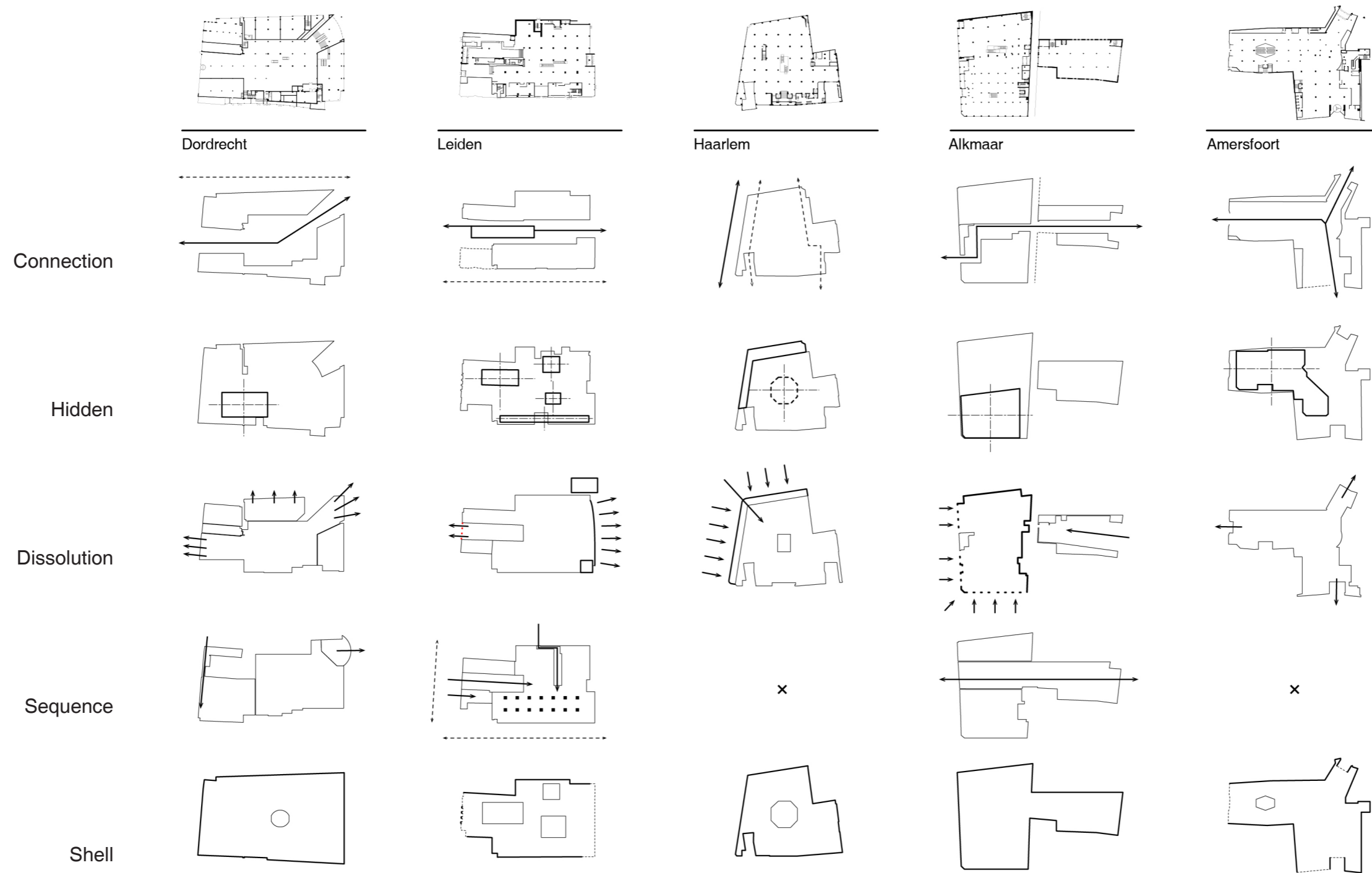


Shell

The five characteristics of social spaces as above can be designed in department stores.

**Top**  
Fragment Photograph of Developed  
Model of Dordrecht V&D Department  
Store, 1:300, 42 x 30 cm.

Design : Testing of Socializing Design Tool



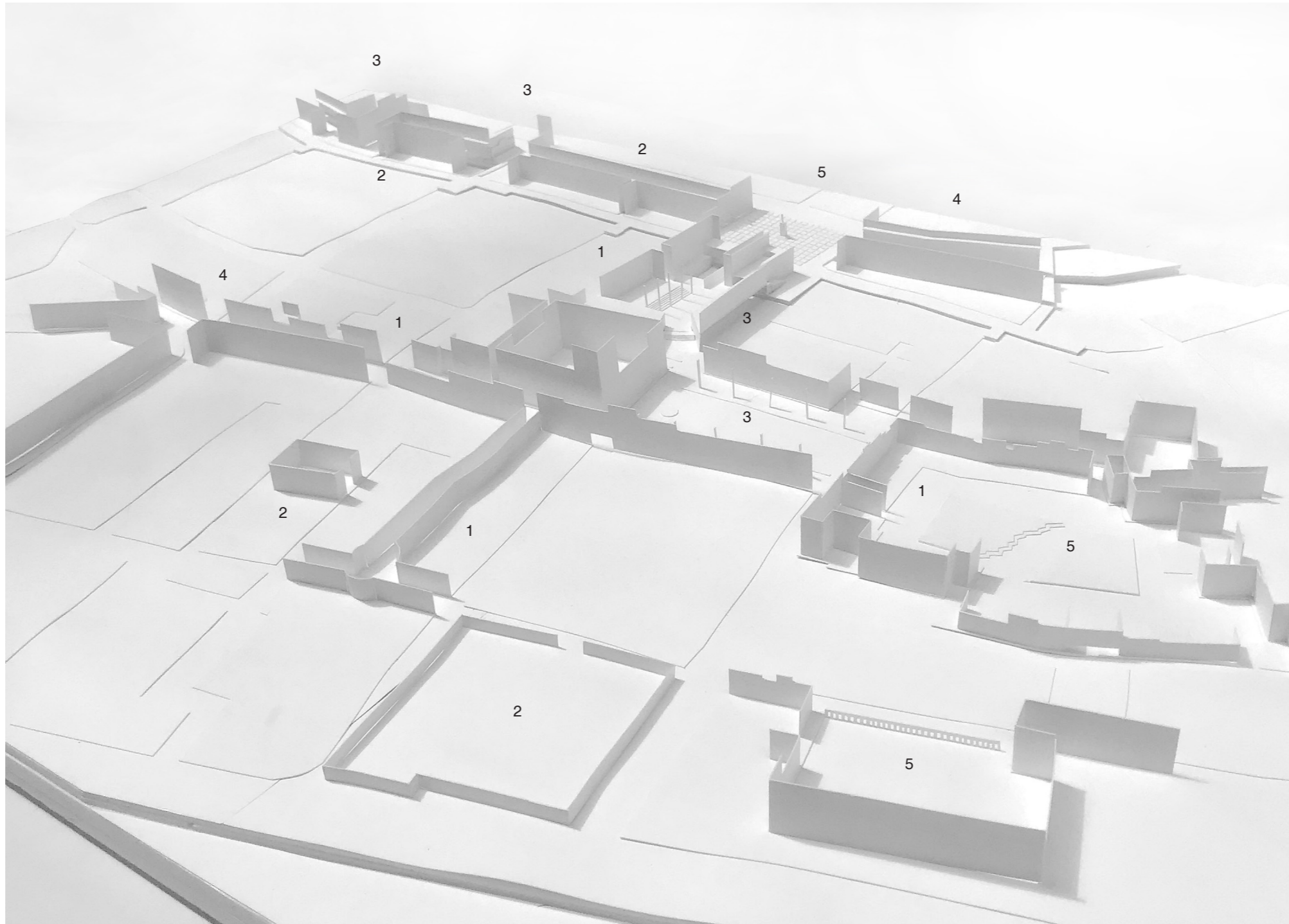
Context  
 Orientation  
 Public Furniture  
 Representation  
 Verticality  
 Program  
 ....

Different V&D Department stores have similar potential to renovate public space.

**Top**  
 Testing of Socializing Space Design Tool to the Other V&D Department stores.

Design : Testing of Socializing Space in Context

Vacant Heritage - V&D's Department Stores



Disconnected Dordrecht could be connected by socializing heritage park 2.0.

**Top**  
Testing of Socializing Space in the  
Context of Dordrecht, White Paper,  
1200 x 900mm, 1:500.

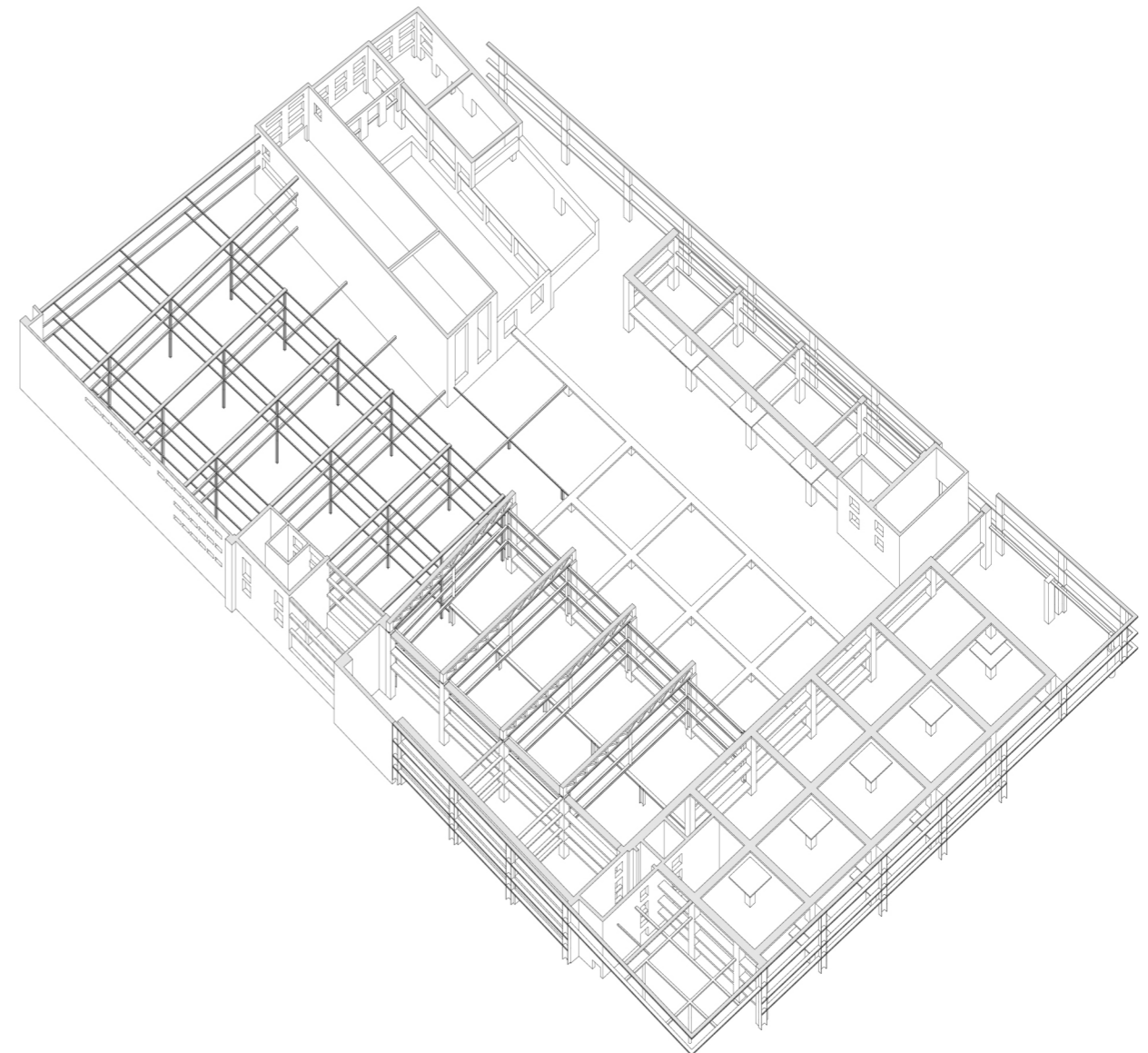
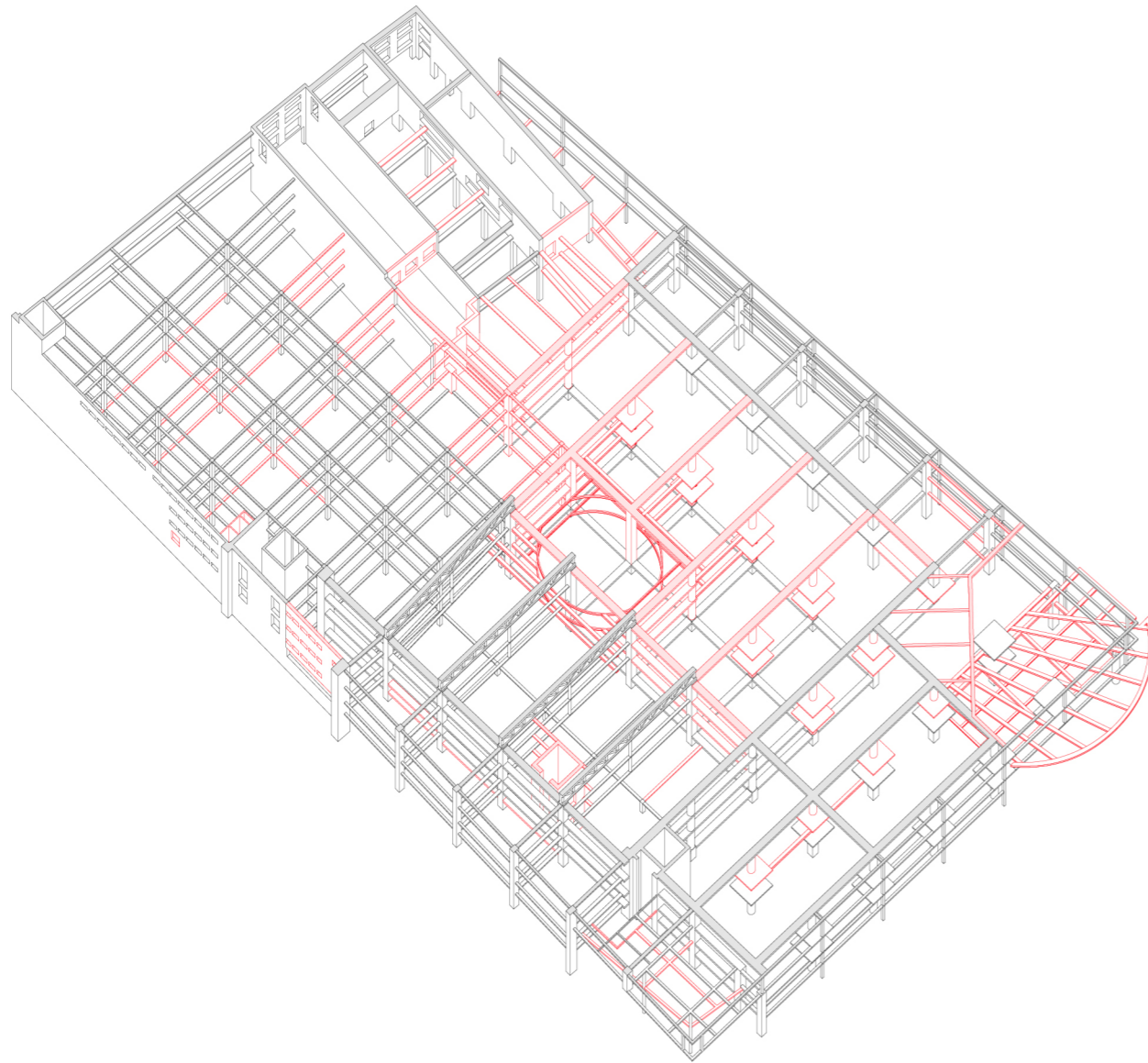
- 1. Connection
- 2. Hidden
- 3. Dissolution
- 4. Sequence
- 5. Shell

## Final Proposal



**Demolition Part of Structure**

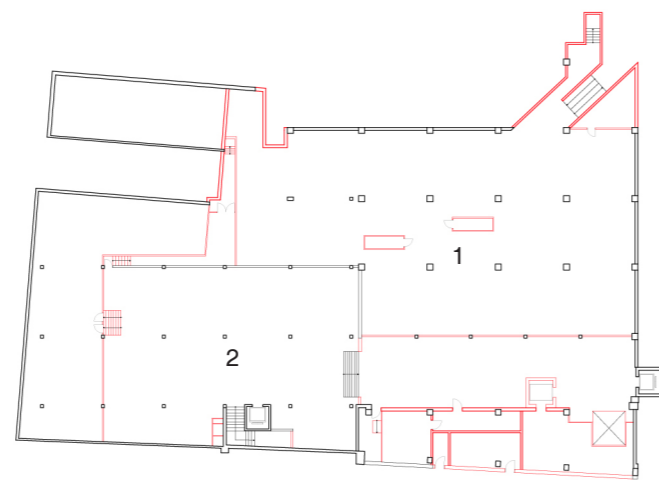
Vacant Heritage - V&D's Department Stores



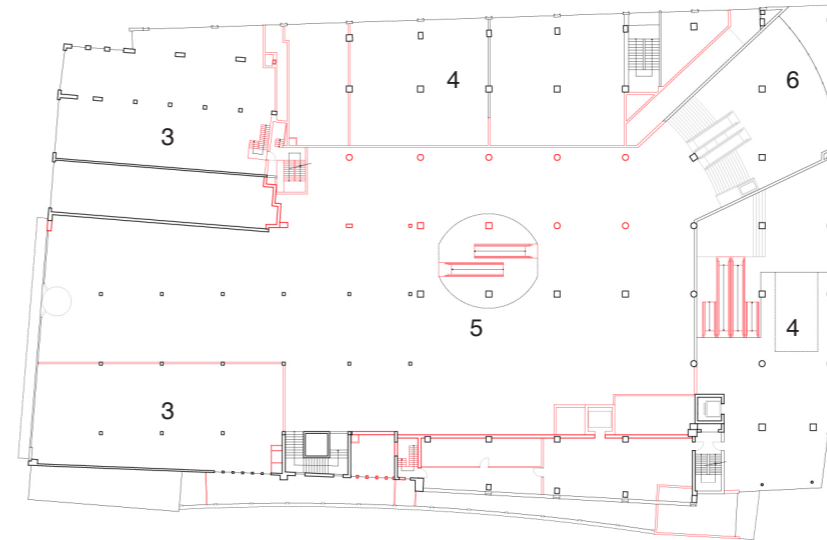
Focus on designing new square in the middle of building and making separation each volumes.

**Top**  
Existing and New Structure Demolition Drawing.

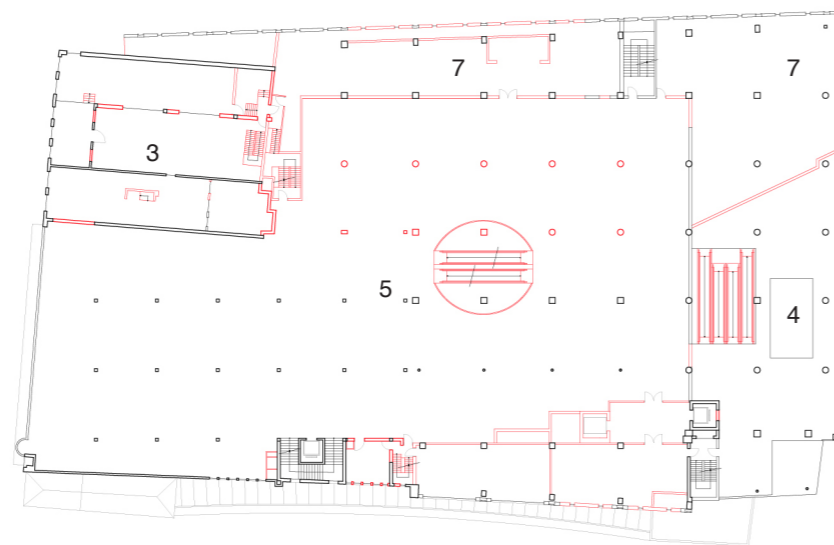
Existing Plans



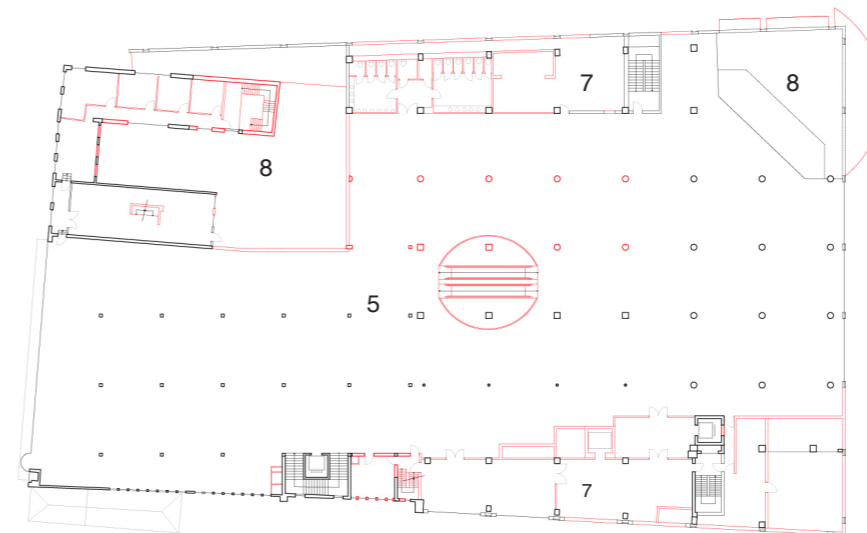
Basement Floor Plan



Ground Floor Plan



First Floor Plan



Second Floor Plan

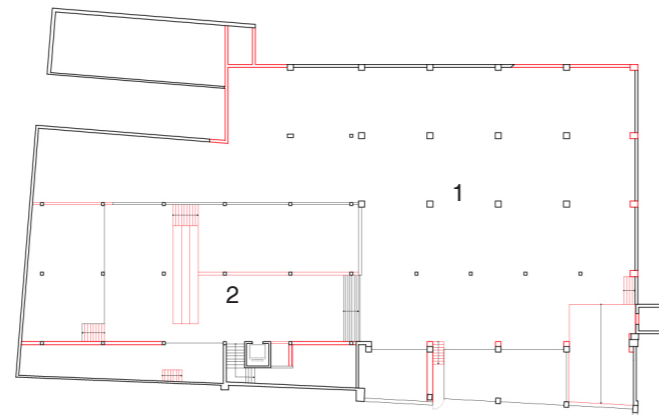
**Top**  
Existing and Demolishing Plans.



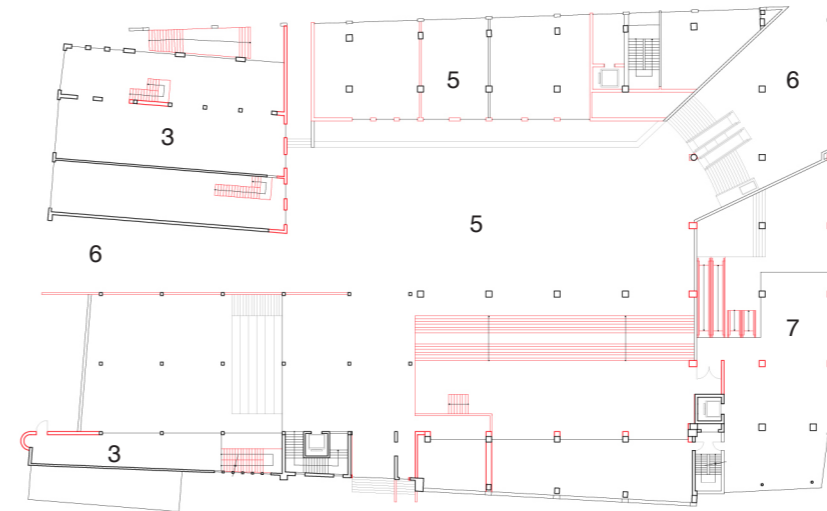
- |                 |                     |
|-----------------|---------------------|
| 1. Bike Parking | 5. Department Store |
| 2. Night Club   | 6. Lobby            |
| 3. Restaurant   | 7. Storage          |
| 4. Retail       | 8. Terrace          |

Final Proposal Plans

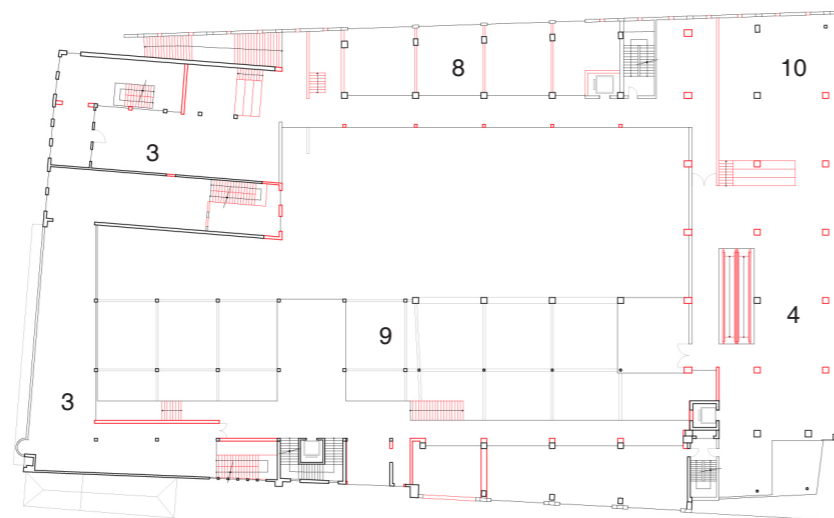
Vacant Heritage - V&D's Department Stores



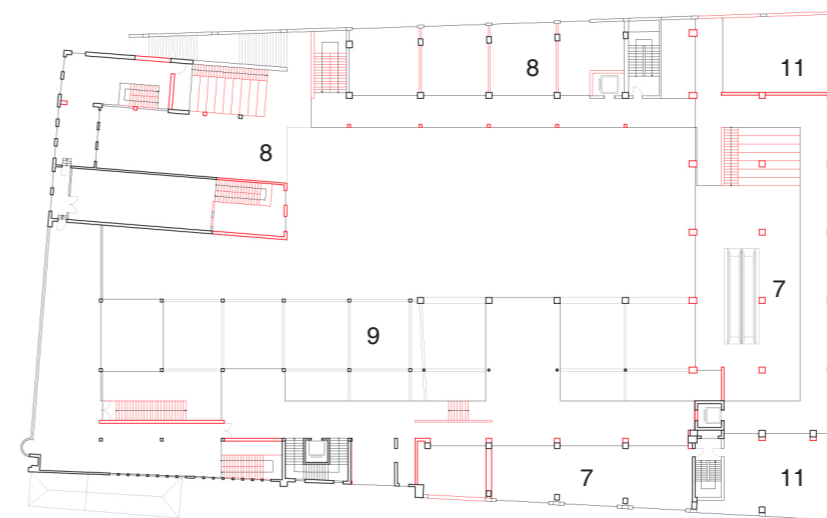
Basement Floor Plan



Ground Floor Plan



First Floor Plan



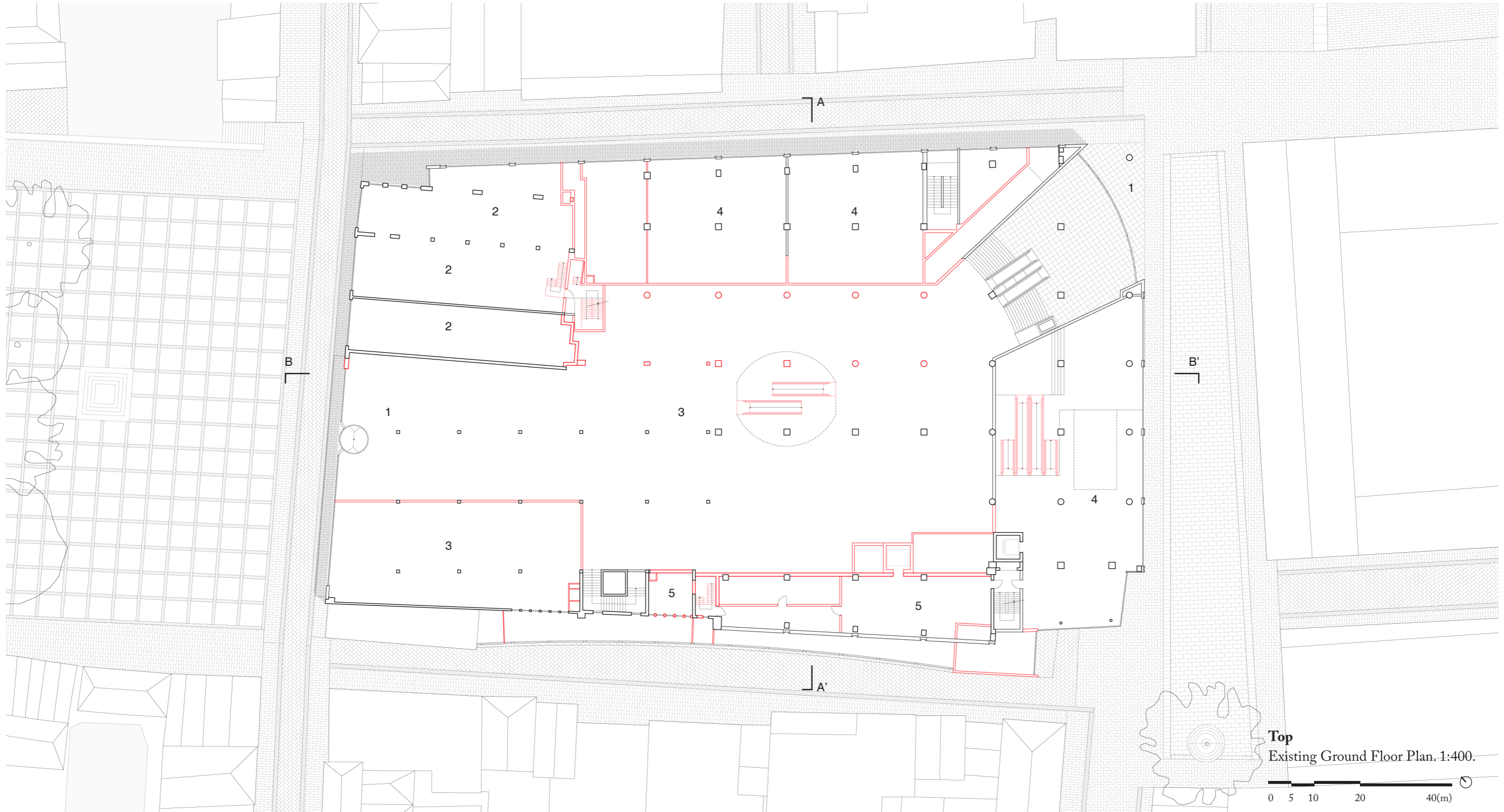
Second Floor Plan

Top  
Final Floor Plans.



- 1. Bike Parking
- 2. Performance Hall
- 3. Restaurant
- 4. Retail
- 5. Public Square
- 6. Main Entrance
- 7. Library
- 8. Meeting Room
- 9. Park
- 10. Storage
- 11. Terrace

Existing Ground Floor Plan

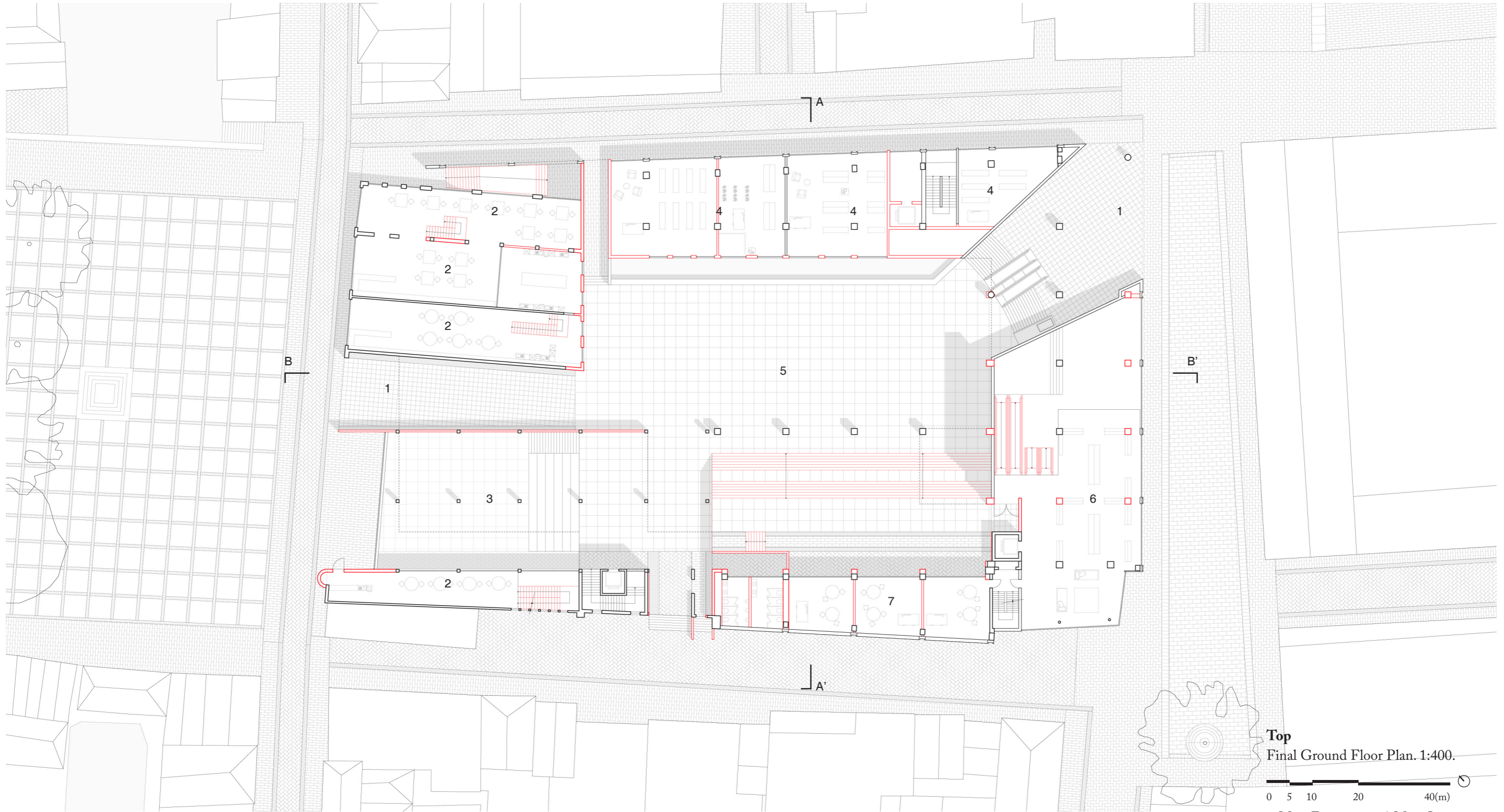


Top  
Existing Ground Floor Plan. 1:400.

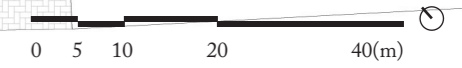


- 1. Main Entrance
- 2. Restaurant
- 3. Department Store
- 4. Retail
- 5. Storage

Final Ground Floor Plan



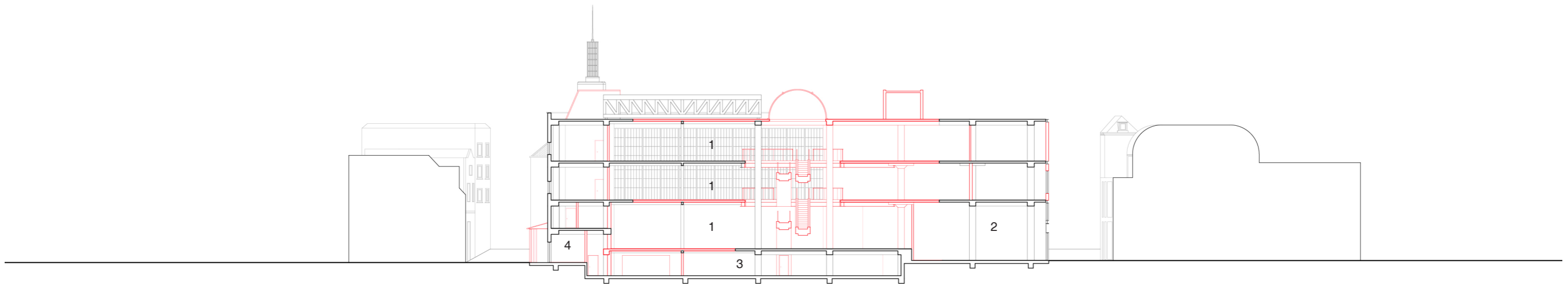
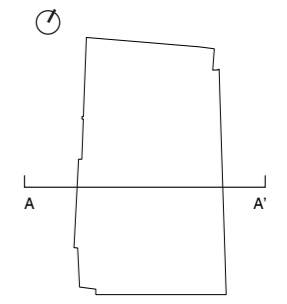
Top  
Final Ground Floor Plan. 1:400.



- 1. Main Entrance
- 2. Restaurant
- 3. Performance Hall
- 4. Retail
- 5. Main Square
- 6. Library
- 7. Cafe and Bar

Existing Section A-A'

Vacant Heritage - V&D's Department Stores



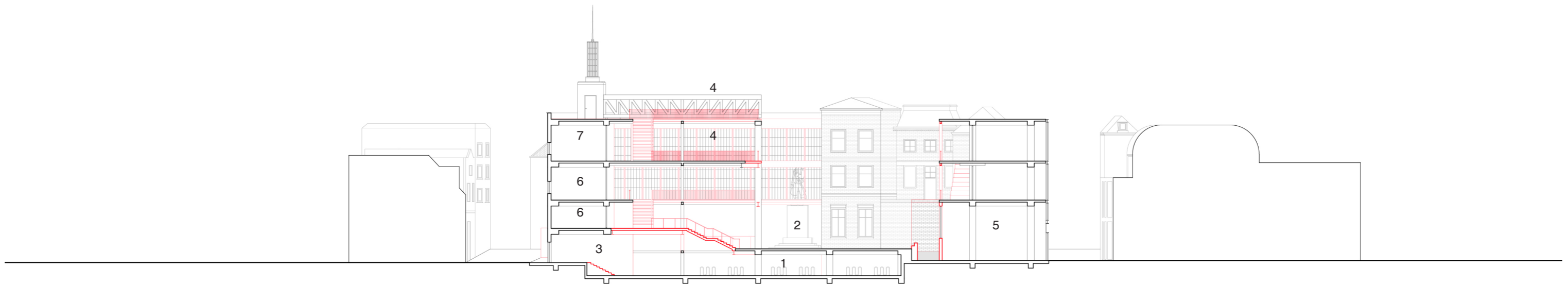
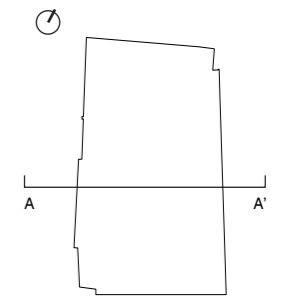
**Top**  
Existing Section A-A'. 1:400.

0 5 10 20 40(m)

- 1. Department Store
- 2. Retail
- 3. Bike Parking
- 4. Retail

Final Section A-A'

Vacant Heritage - V&D's Department Stores

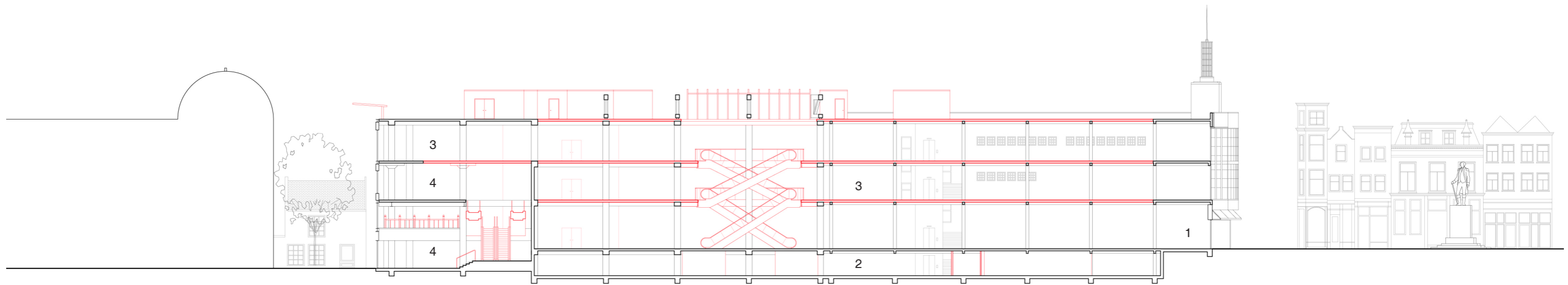
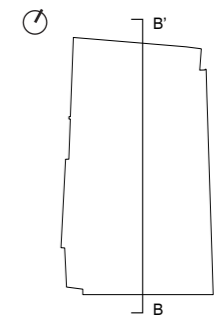


**Top**  
Final Section A-A'. 1:400.


1. Bike Parking	5. Retail
2. Main Square	6. Cafe and Bar
3. Office	7. Meeting Room
4. Park	

Existing Section B-B'

Vacant Heritage - V&D's Department Stores



**Top**  
Existing Section B-B'. 1:400.



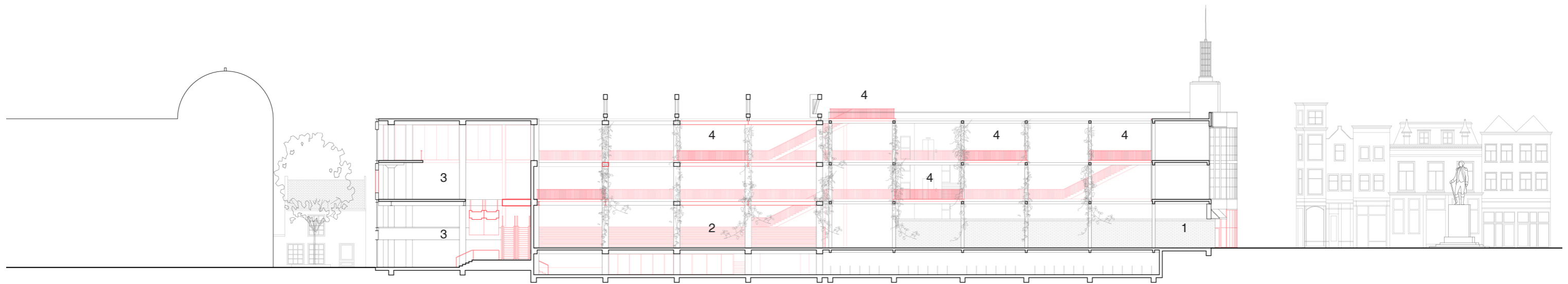
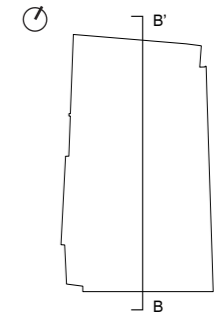
0 5 10 20 40(m)

- 1. Main Entrance
- 2. Bike Parking
- 3. Department Store
- 4. Retail



Final Section B-B'

Vacant Heritage - V&D's Department Stores

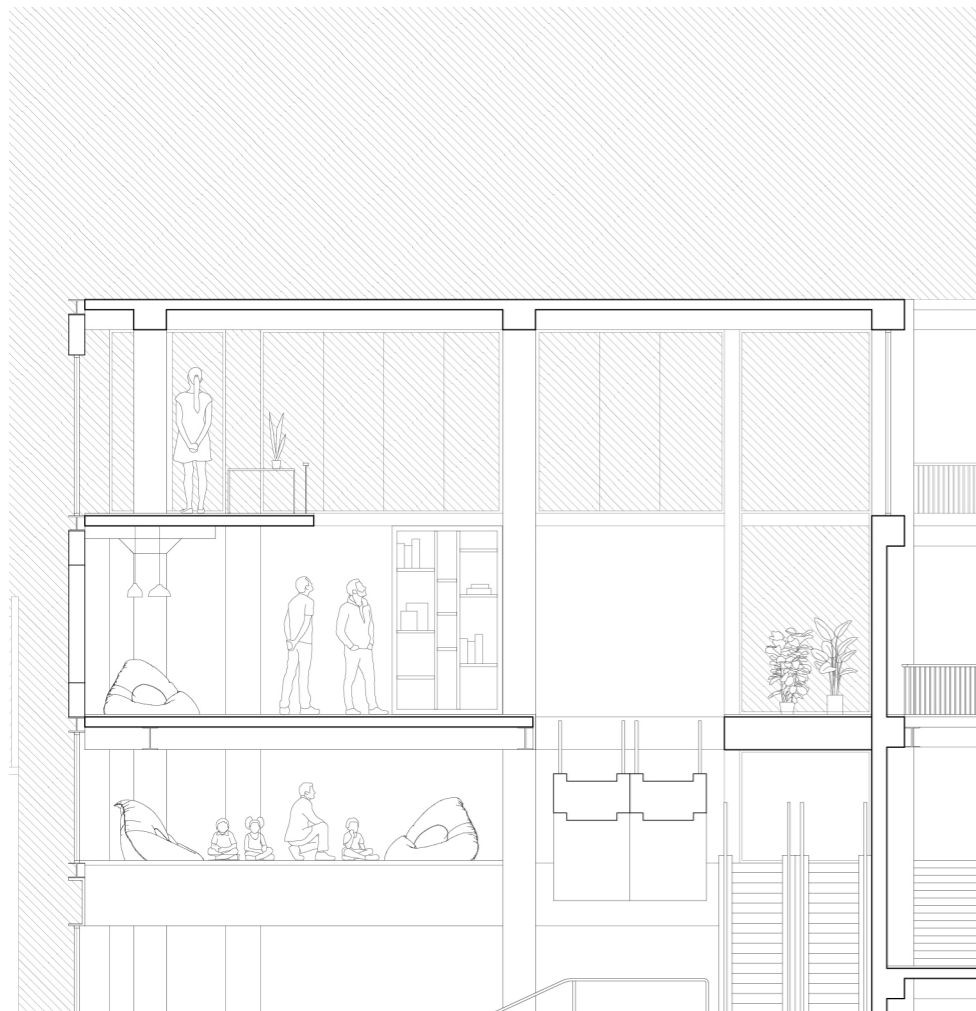


**Top**  
Final Section B-B'. 1:400.

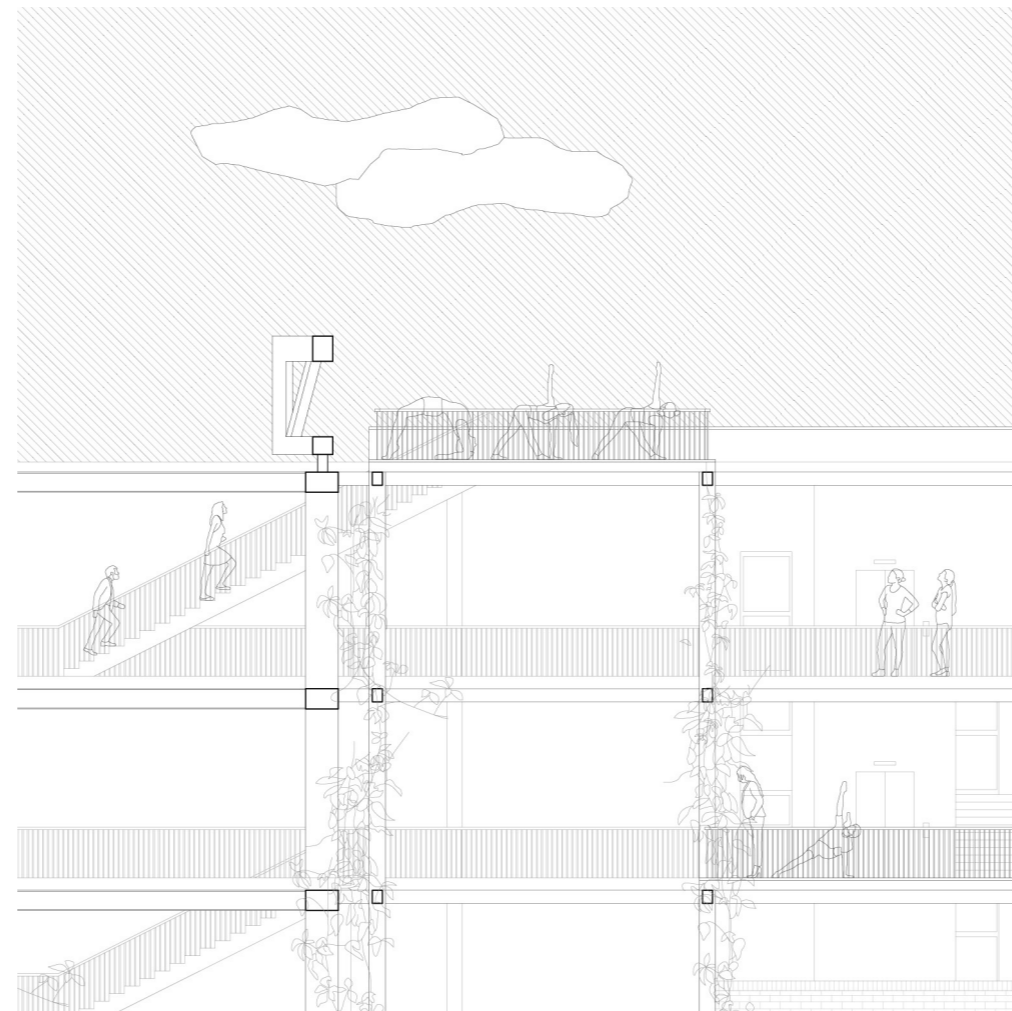


- 1. Main Entrance
- 2. Main Square
- 3. Library
- 4. Park

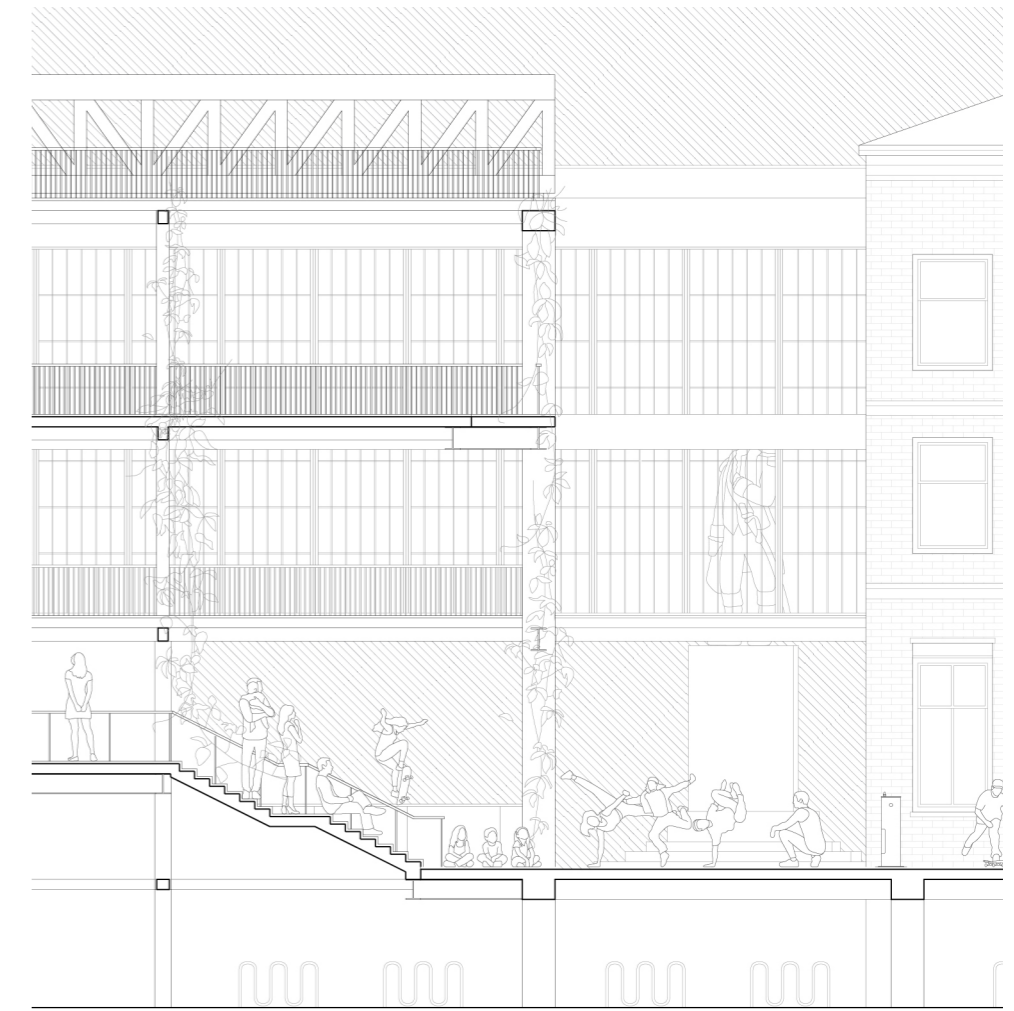
Using Spaces by Different Programs



Library connected to Park  
(Day)



Park above Square  
(Day and Night)



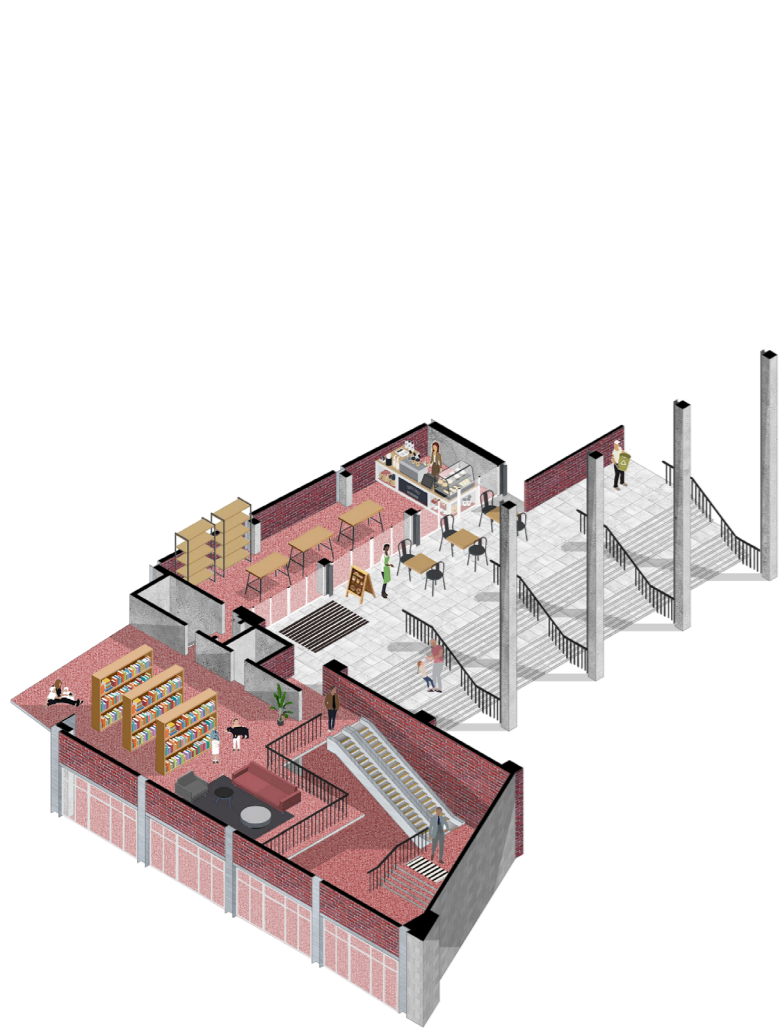
Square between Restaurants  
(Day and Night)

People who come to the park for a picnic watch a performance in the square, find another restaurant, and then make an appointment for a lunch next time.

**Top**  
Three Different Scenarios in each Programs.

Design : Program Relationship

Vacant Heritage - V&D's Department Stores



Scenario 1. Library - Cafe - Square



Scenario 2. Park - Multi-purpose Hall - Exhibition



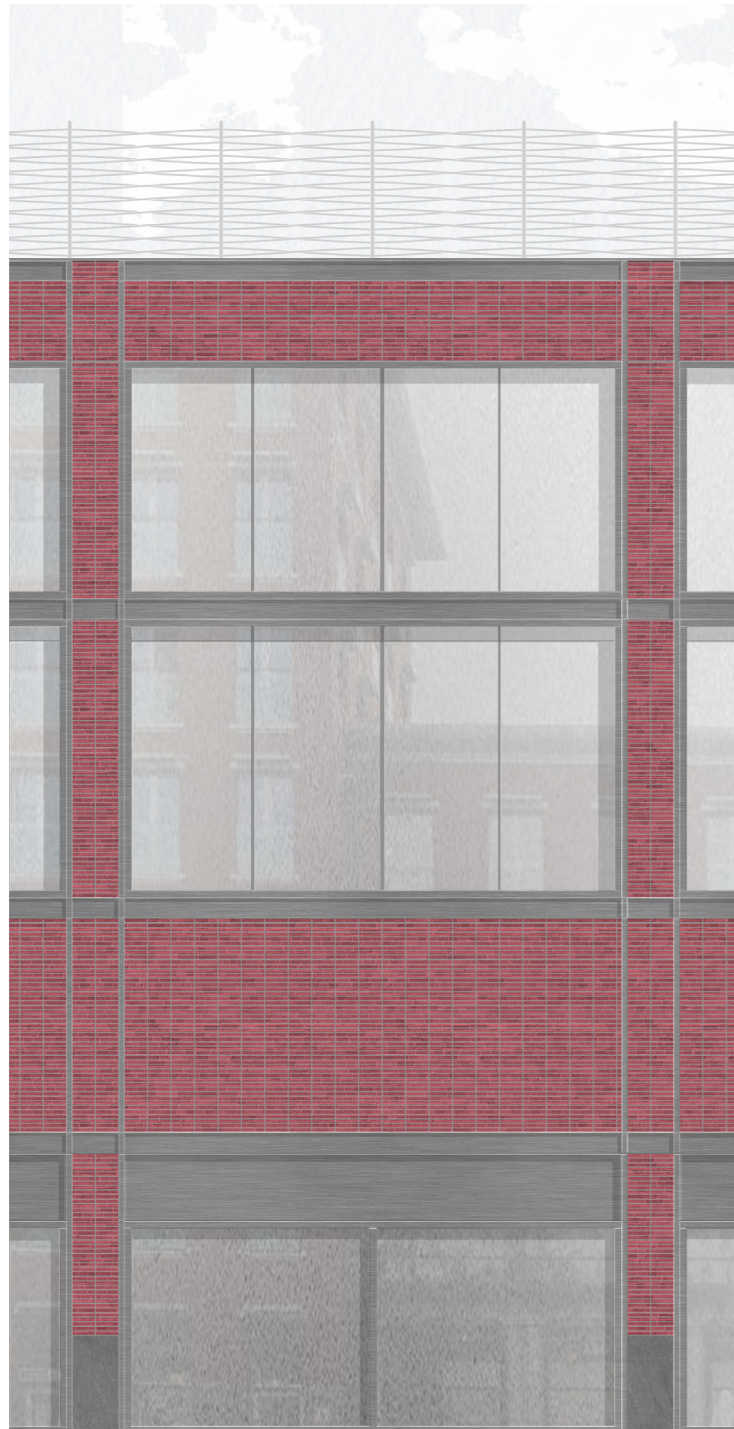
Scenario 3. Exhibition - Bar & Restaurant

Communities can be formed when different programs are gathered.

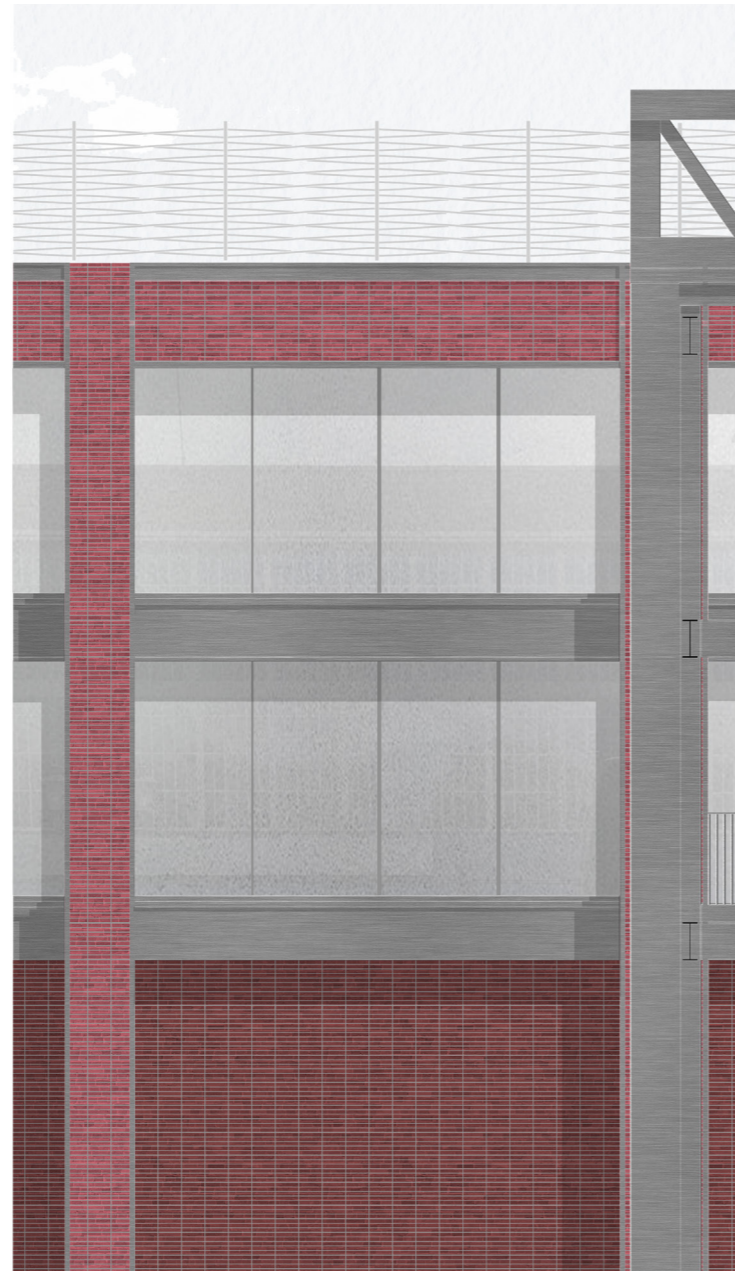
**Top**  
Fragment Drawings of 'Heritage Park 2.0' Project to show relationship between different programs.

Facade Design

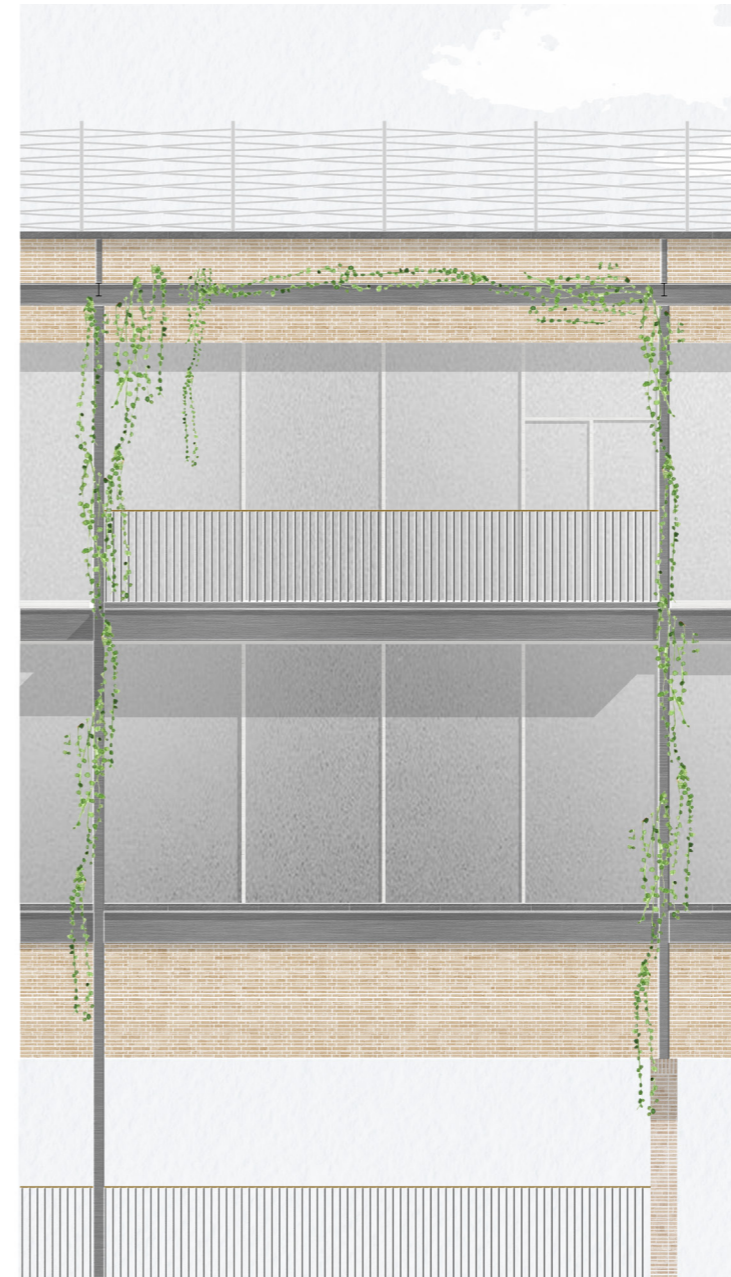
Vacant Heritage - V&D's Department Stores



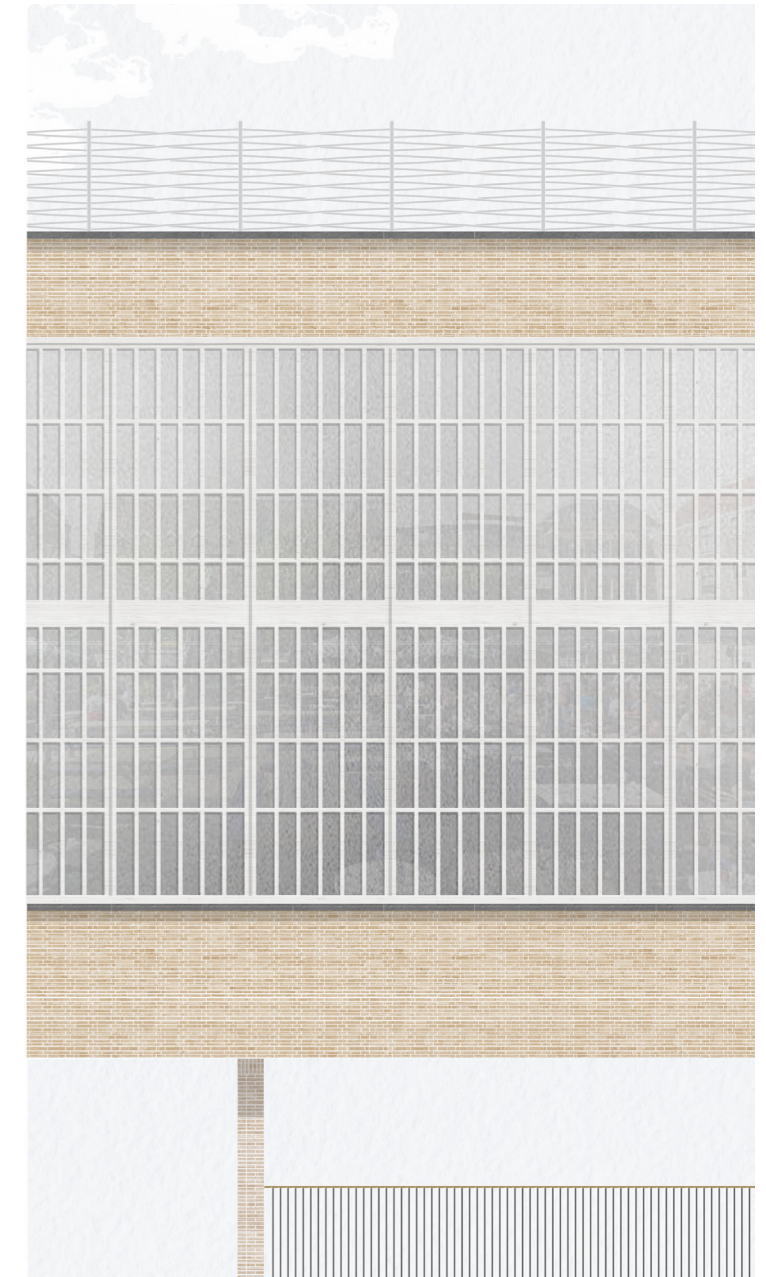
Facade towards Statenplaats



Facade towards New Courtyard



Facade towards New Courtyard



Facade towards Scheffersplein

Design and Interpret existing exterior facade into new exterior facade.

Top  
Facade towards Outside and Inside

Relationship between Exterior and Interior

Vacant Heritage - V&D's Department Stores

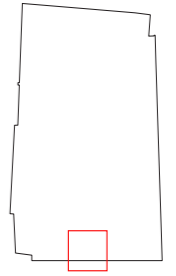
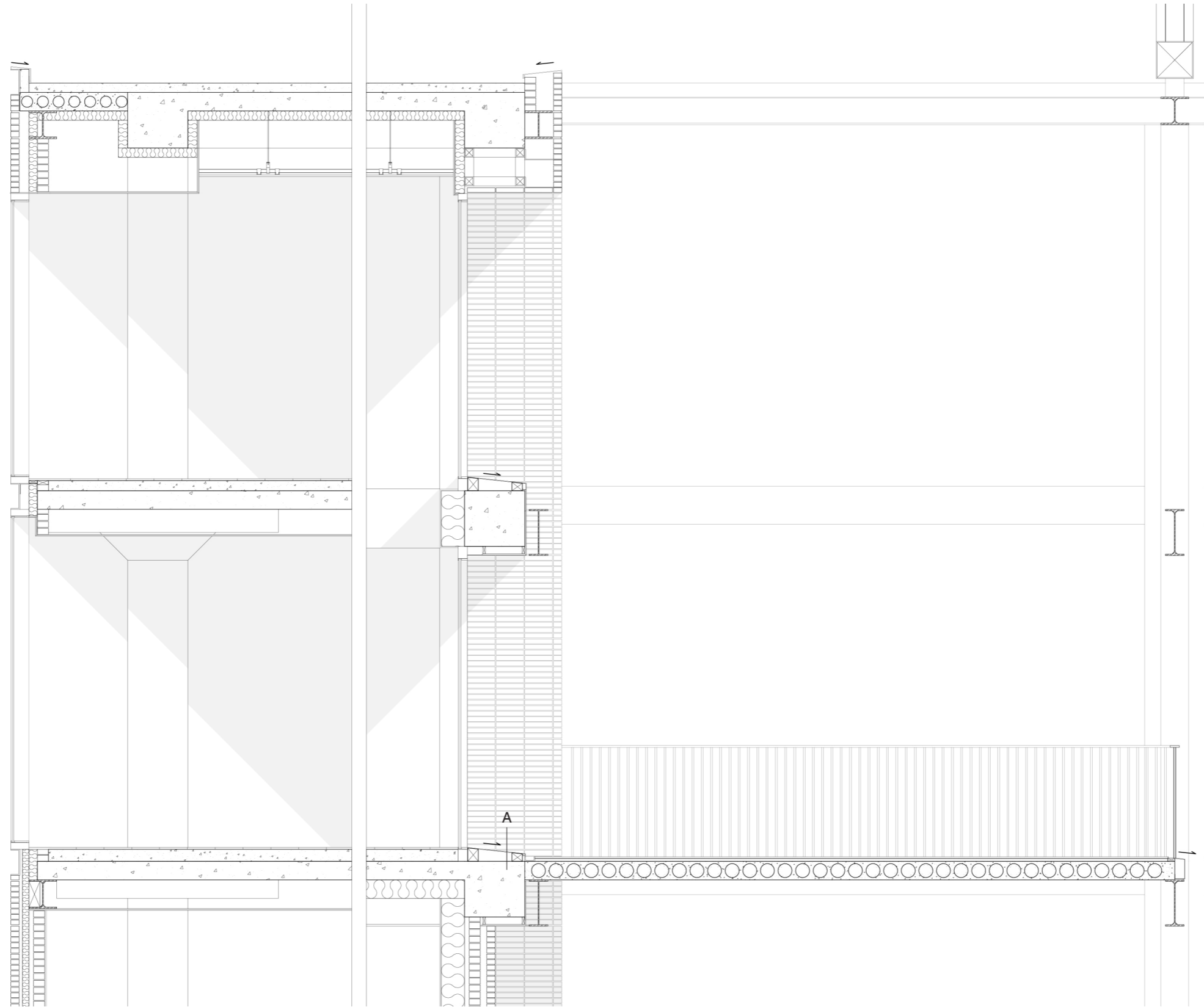


The exterior facade comes through to the interior atmosphere.

Top  
Interior View of Library faced towards  
Statenplaats.

Detail Wall Section Drawing

Vacant Heritage - V&D's Department Stores

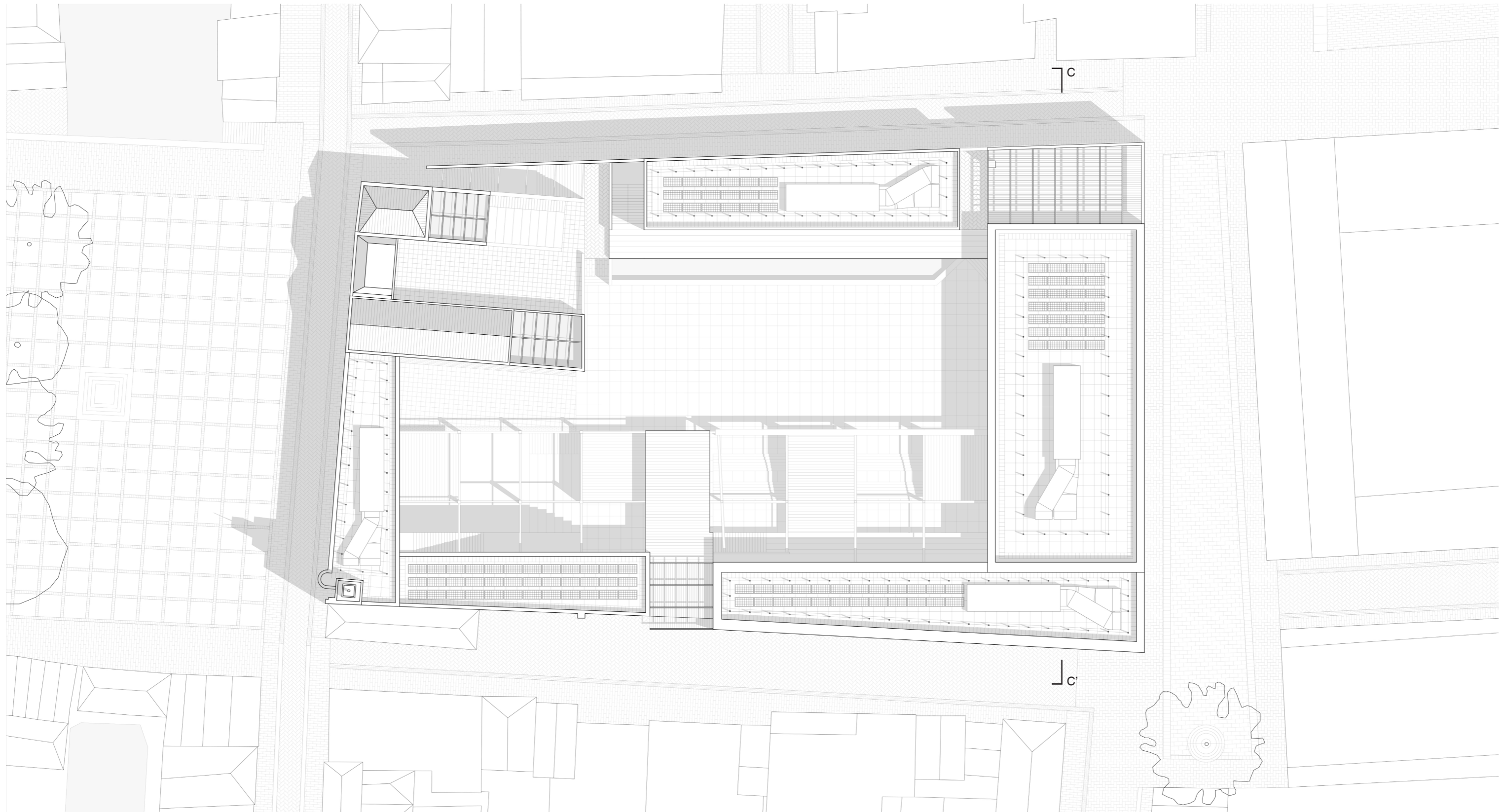


**Left**  
Vertical Section toward Statenvlein.  
1:50.

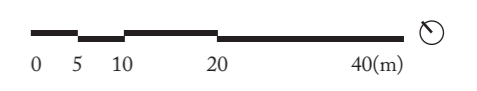




**Final Roof Floor Plan**



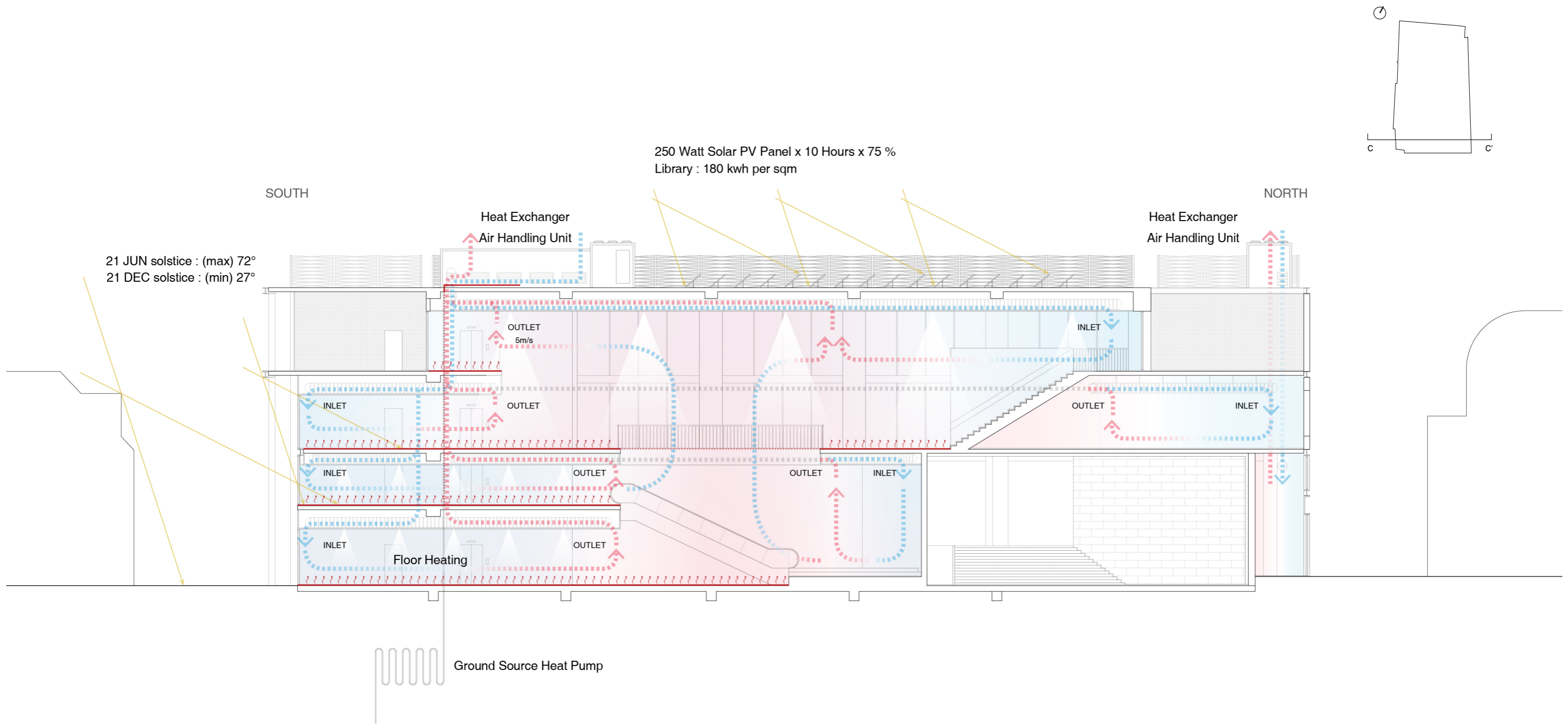
**Top**  
Final Roof Floor Plan. 1:400.





Installation Design

Vacant Heritage - V&D's Department Stores



Fresh air comes from side of building to the middle atrium. Using ground source heat pump for Floor heating.

Top  
Ventilation, Heating and Lighting Section C-C'. 1:200.



Green Park with Existing Structure

Vacant Heritage - V&D's Department Stores

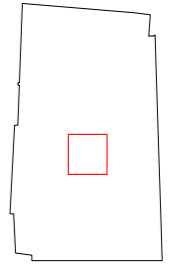
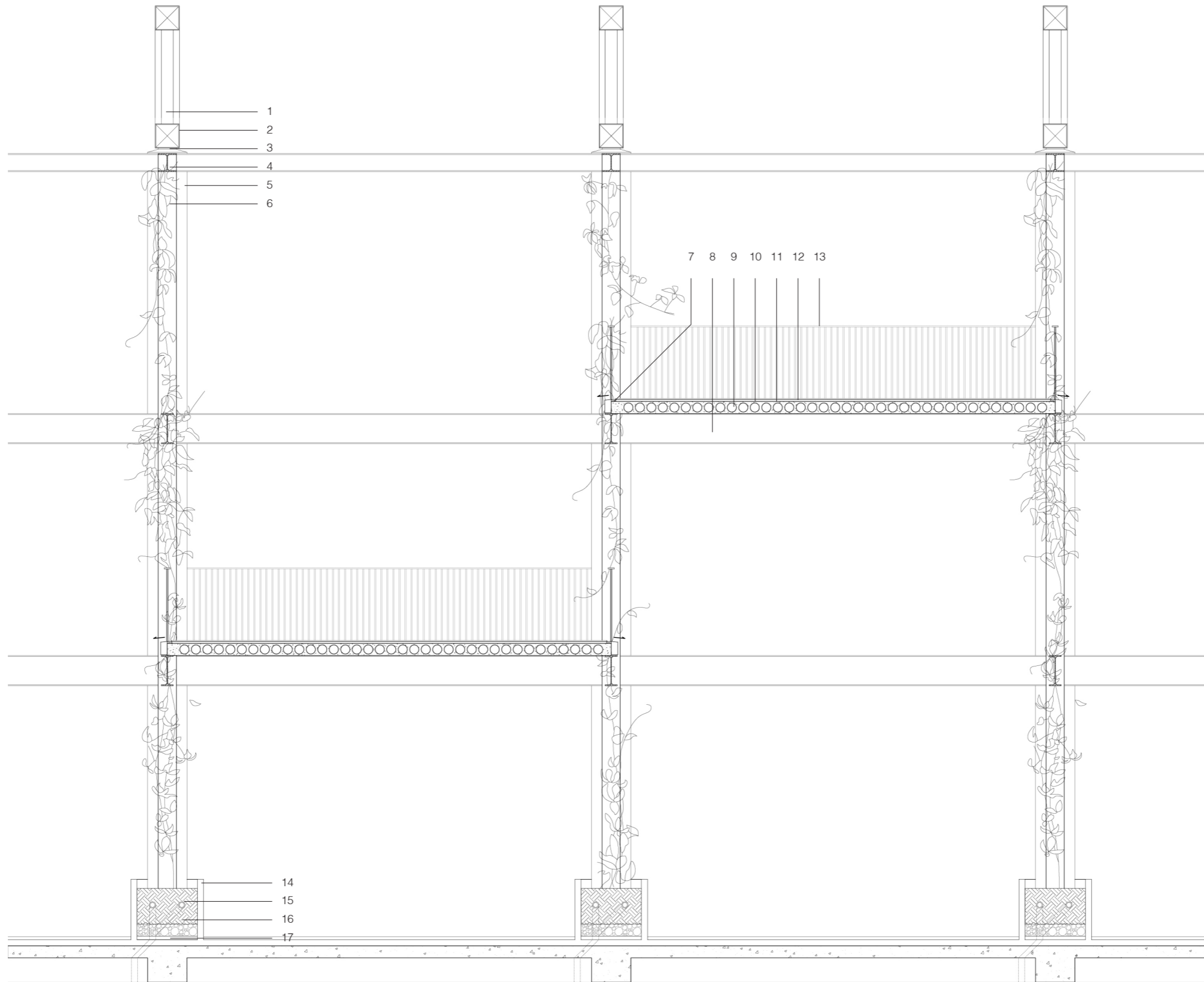


The exterior facade could be a 'screen' to watch the Scheffersplein.

**Top**  
Exterior View of Exhibition Hall faced towards Scheffersplein.

Detail Wall Section Drawing

- 1 Steel Truss Vertical Frame 200 x 200 mm
- 2 Steel Truss Beam 400 x 400 mm
- 3 THK 50 Steel Plate
- 4 HE 300B, Steel Beam
- 5 650 x 650 mm Concrete Column
- 6 HE 300A, Steel Column
  
- 7 THK 8.5 Steel Water Drainage
- 8 IPE 500, Steel Beam
- 9 THK 200 Prefabricated Concrete Slab
- 10 INP 180, Steel Beam
- 11 Water Proof Membrane
- 12 THK 20 Wooden Floor Finish
- 13 Steel Handrail
  
- 14 THK 100 Concrete Wall
- 15 Water Drainage
- 16 THK 800 Soil and Gravel
- 17 THK 60 Protected Concrete Mortar

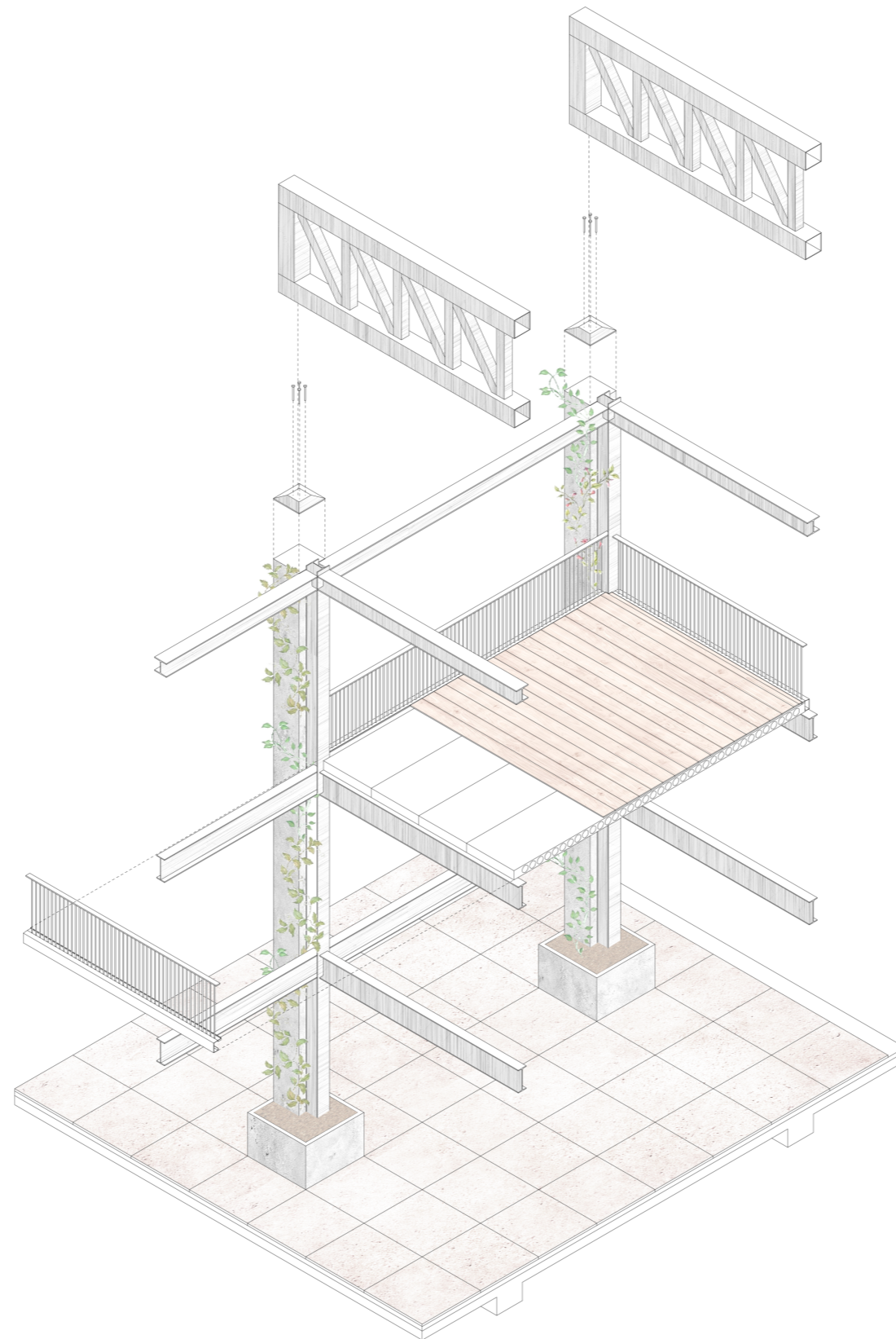


**Left**  
Vertical Section of Existing Column and Green Plant. 1:75.

0 50 100 200(cm)

Green Park with Existing Structure

Vacant Heritage - V&D's Department Stores

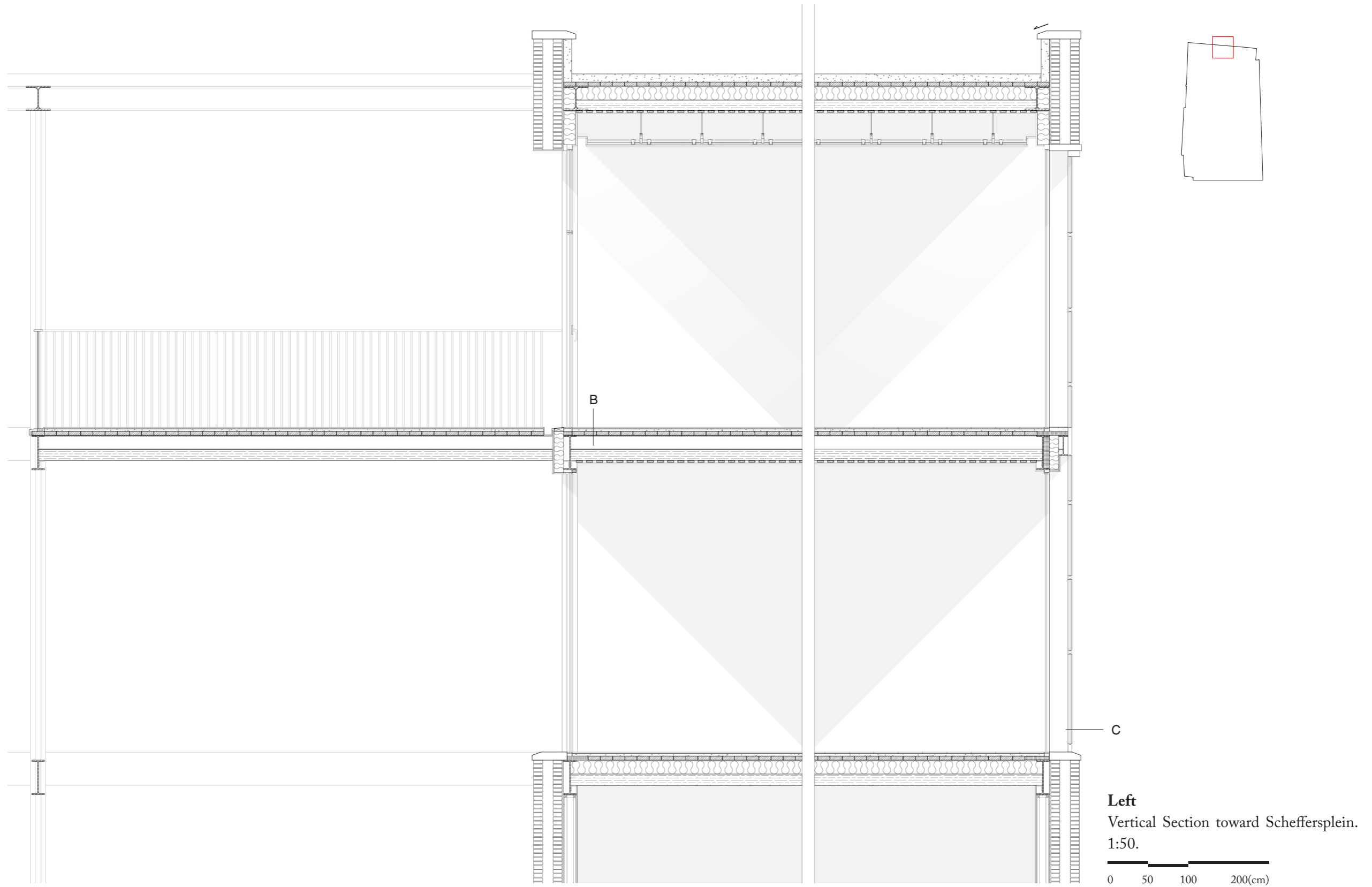


Existing truss structure could be memorable structure as heritage park 2.0.

**Top**  
Vertical Park by using Existing Truss Structure.

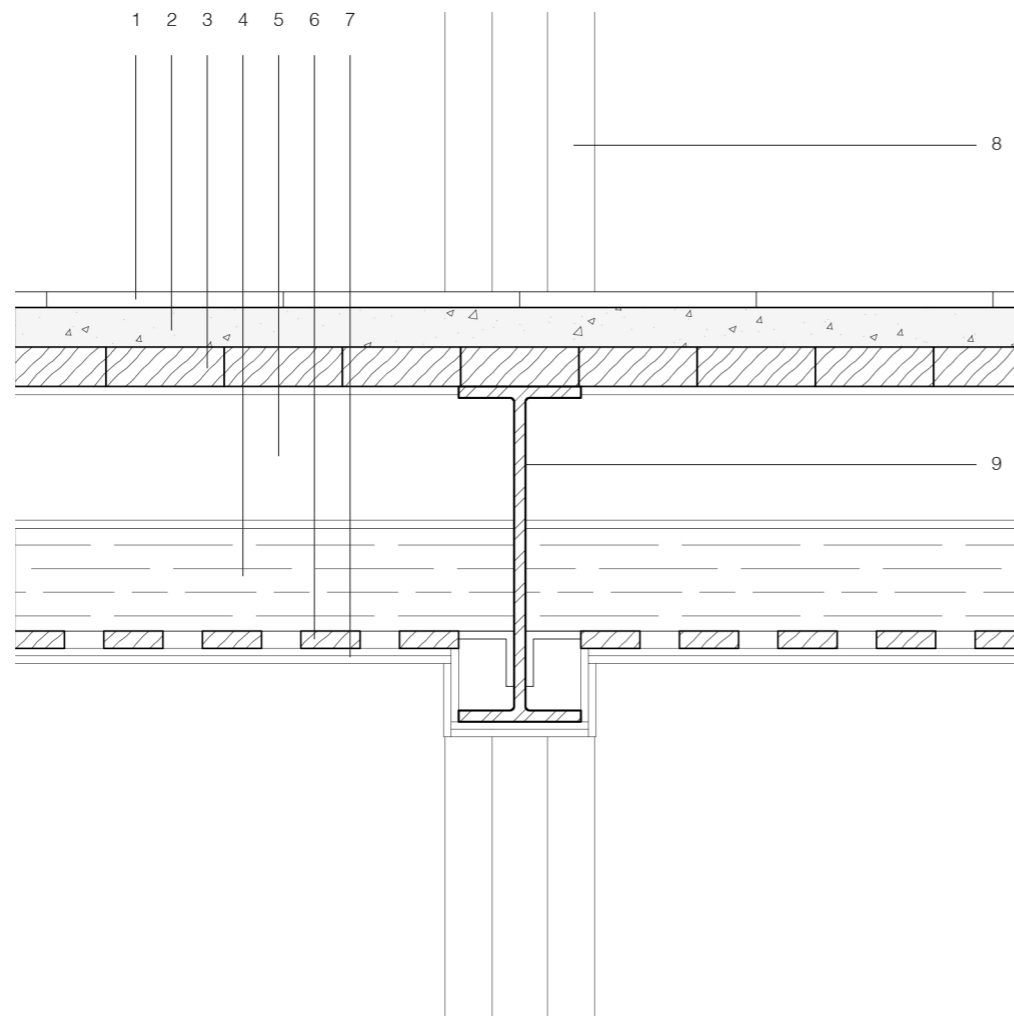
Detail Wall Section Drawing

Vacant Heritage - V&D's Department Stores

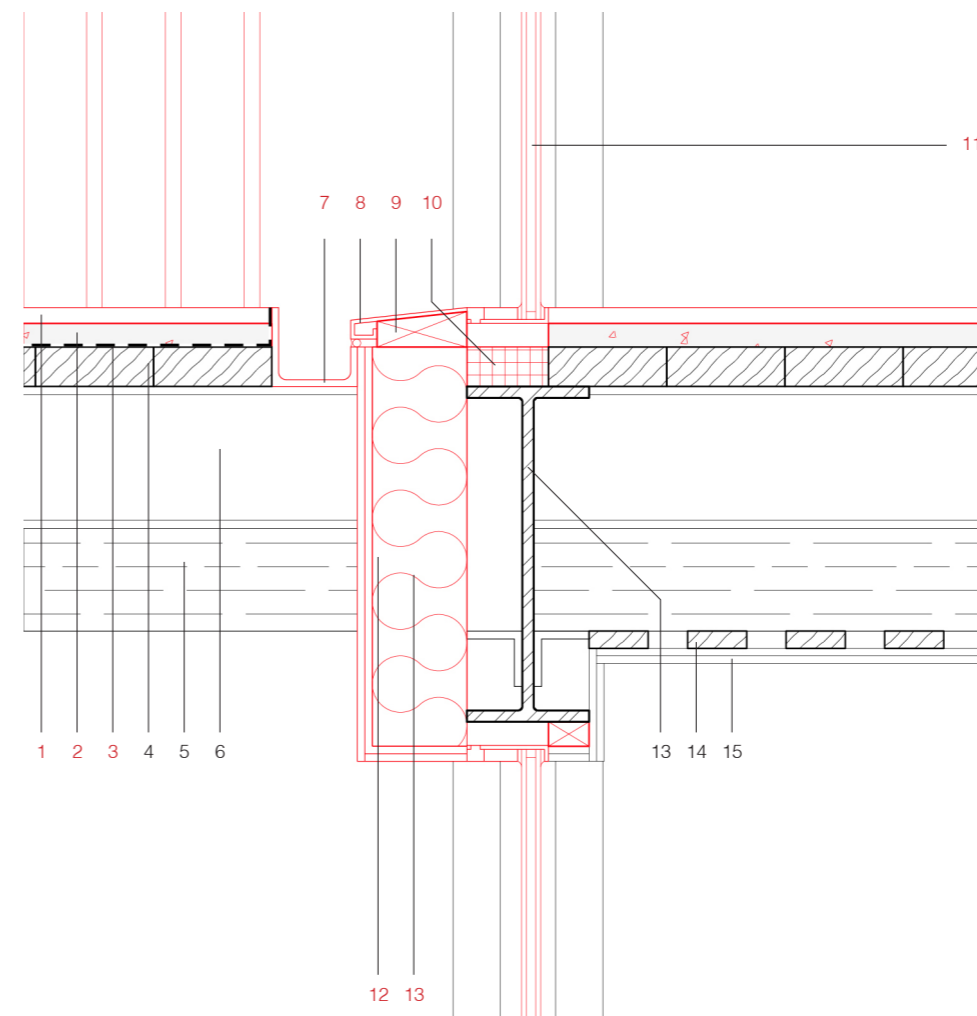


Detail Wall Section Drawing

Vacant Heritage - V&D's Department Stores



- 1 THK 20 Floor Ceramic Tile
- 2 THK 90 Light Weighted Aerated Concrete
- 3 THK 50 Timber Floor
- 4 160mm x 90mm Timber Beam
- 5 INP 180, Steel Beam
- 6 80mm x 50mm Timber Studs
- 7 THK 9.5 Two Plywood Construction Boards
- 8 2 x UNP 140 Steel Column
- 9 INP 425, Steel Beam



- 1 THK 20 Wooden Floor Finish
- 2 THK 30 Light Weighted Aerated Concrete
- 3 Water Proof Membrane
- 4 THK 50 Timber Floor
- 5 160mm x 90mm Timber Beam
- 6 INP 180, Steel Beam
- 7 THK 8.5 Steel Water Drainage
- 8 THK 5 Metal Cap Flashing
- 9 100mm x 100mm Rectangle Steel Stud
- 10 THK 50 High Density Insulation
- 11 Double Glazed Window
- 12 THK 9.5 Two Plywood Construction Boards
- 13 THK 120 Thermal Insulation
- 14 INP 425, Steel Beam
- 15 80mm x 50mm Timber Studs
- 16 THK 9.5 Two Plywood Construction Boards

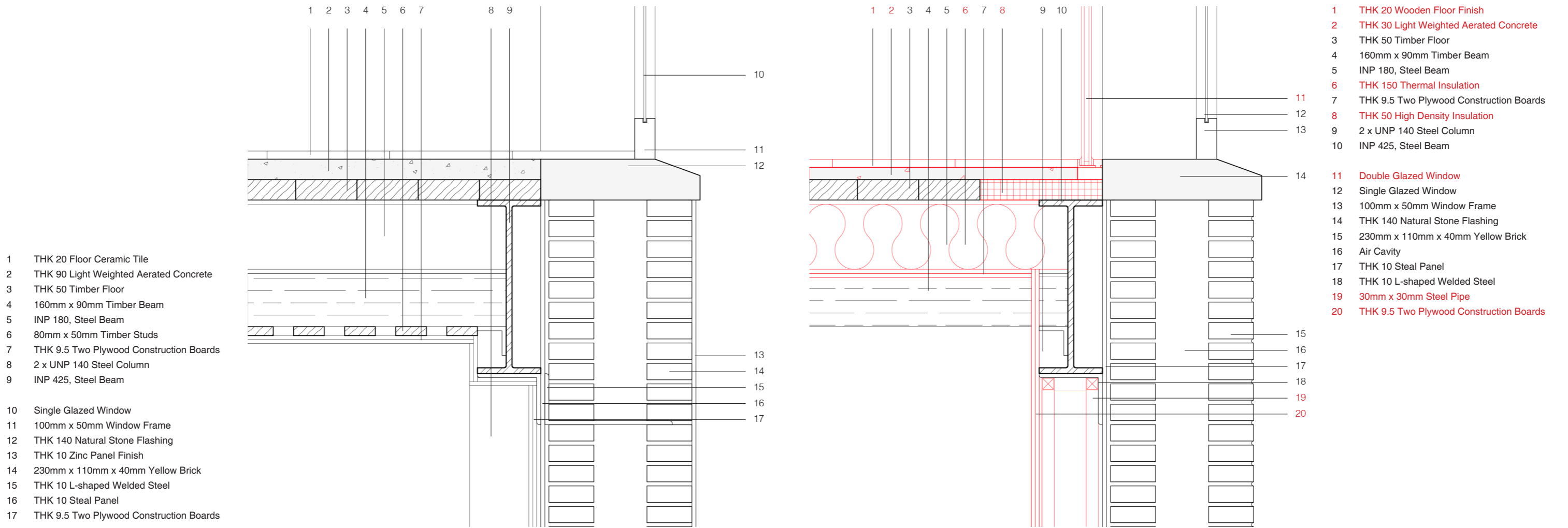
Design interior space into exterior balcony.

**Top**  
B Part Vertical Wall Section Old and New. 1:10.



Detail Wall Section Drawing

Vacant Heritage - V&D's Department Stores

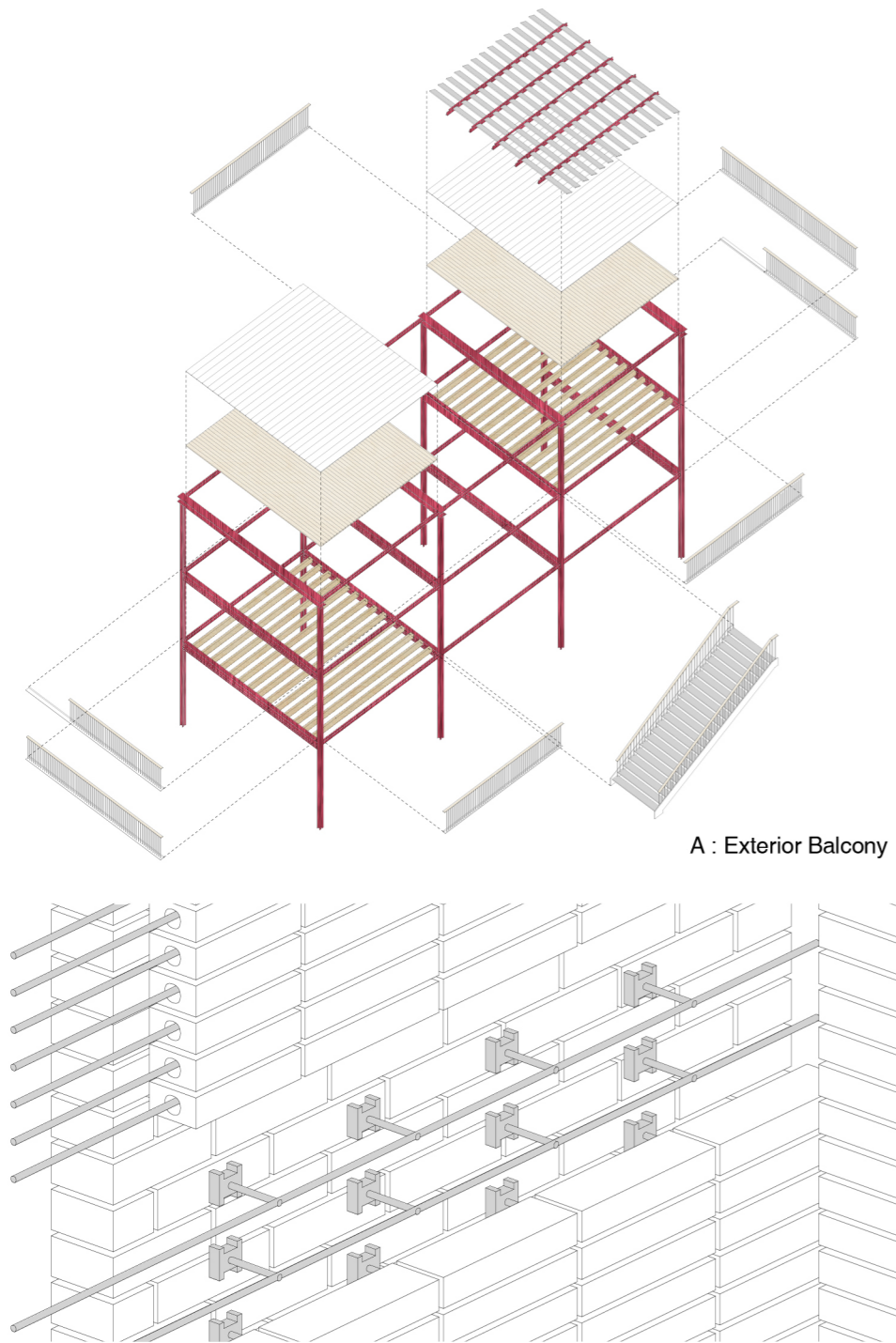


Room-in-Room Strategy to improve insulation and keep original window frame.









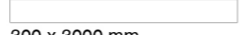


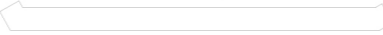

Top  
C Part Vertical Wall Section Old and New. 1:10.

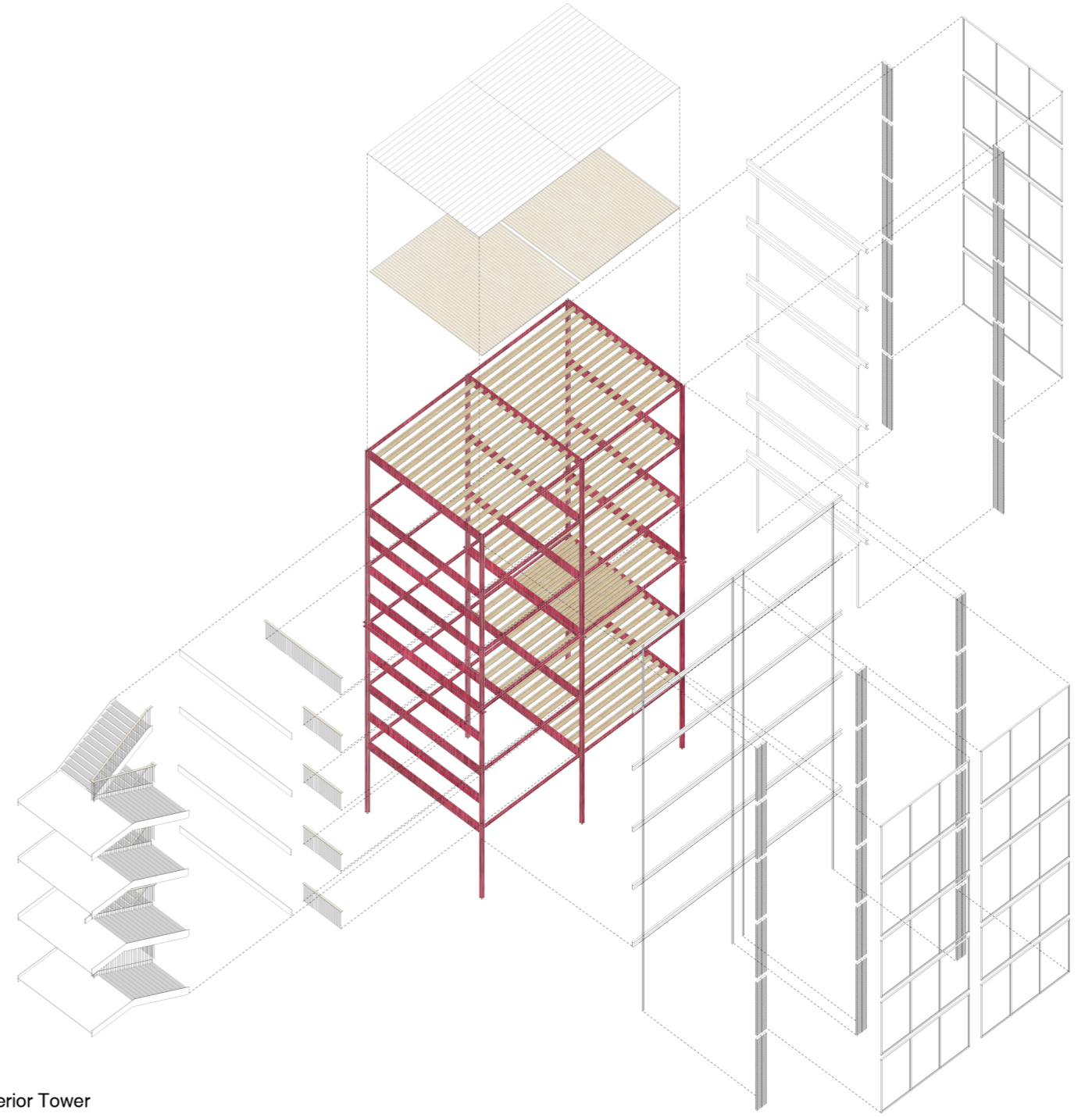


Sustainable Material Scheme



A : Exterior Balcony

	INP 425	A : 8 EA B : 15 EA
	INP 180	A : 23 EA B : 24 EA
	HE 300B	A : 4 EA B : 3 EA
	UNP 100	A : 0 EA B : 6 EA
	UNP 300	A : 0 EA B : 12 EA
	Ø 20 Steel Pipe Handrail & Bracket	A : 519 EA B : 695 EA
	75 x 50 Timber Structure & Handrail	A : 97 EA B : 112 EA
	Aluminum Window Frame	A : 0 EA B : 45 EA
	300 x 3000 mm Wooden Floor Finish	A : 50 EA B : 175 EA
	300 x 6000 mm Wooden Floor	A : 28 EA B : 98 EA
	1200 x 300 mm Steel Plate Stair Step & Roof Shading	A : 106 EA B : 96 EA
		
		



B : Interior Tower

Each materials can be connected with dry construction method.

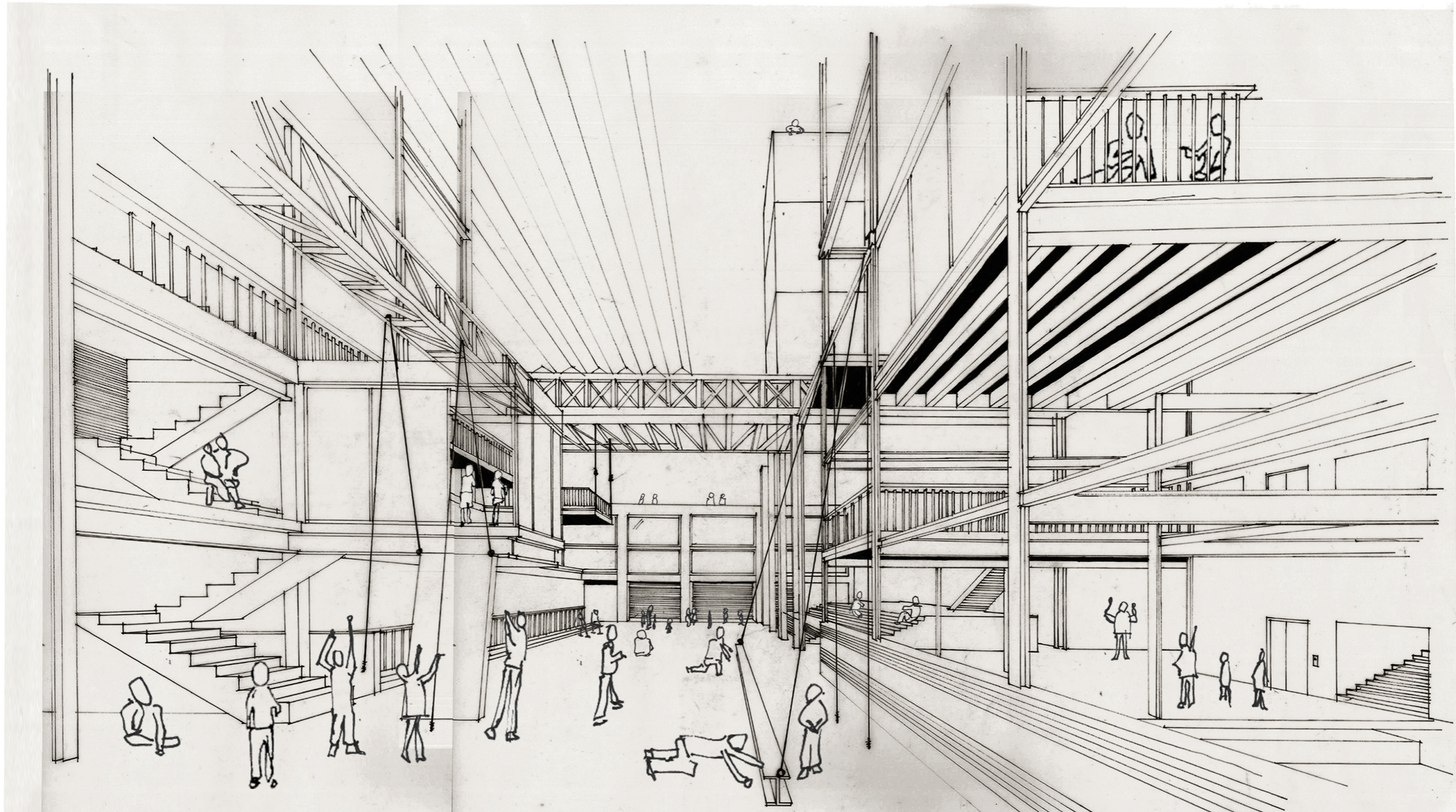
Materials can be used for other elements, construction site and projects in the future.

**Top**  
Sustainable and Re-usable Material  
Scheme Drawing.



Possible Future Dordrecht V&D Park

Vacant Heritage - V&D's Department Stores



Materials could be used to other projects either.

The most crucial heritage value in this project is the adaptability and expandability.

**Top**  
Possible Development of New Public Square and Park in the V&D Heritage.

Heritage Park 2.0

Vacant Heritage - V&D's Department Stores



Squares act as a center point for social and cultural life in the city. (Donald, Alan & Robert, 2003)

Top  
Exterior View from Scheffersplein to  
Statenplein through Heritage Park 2.0.