

Identity of place and heritage in urban regeneration

elder-centred livable community design in Nieuwstad, Zutphen

P5 Presentation
Heritage and Architecture
MSc3: Zutphen sustainable city

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28.06.2018

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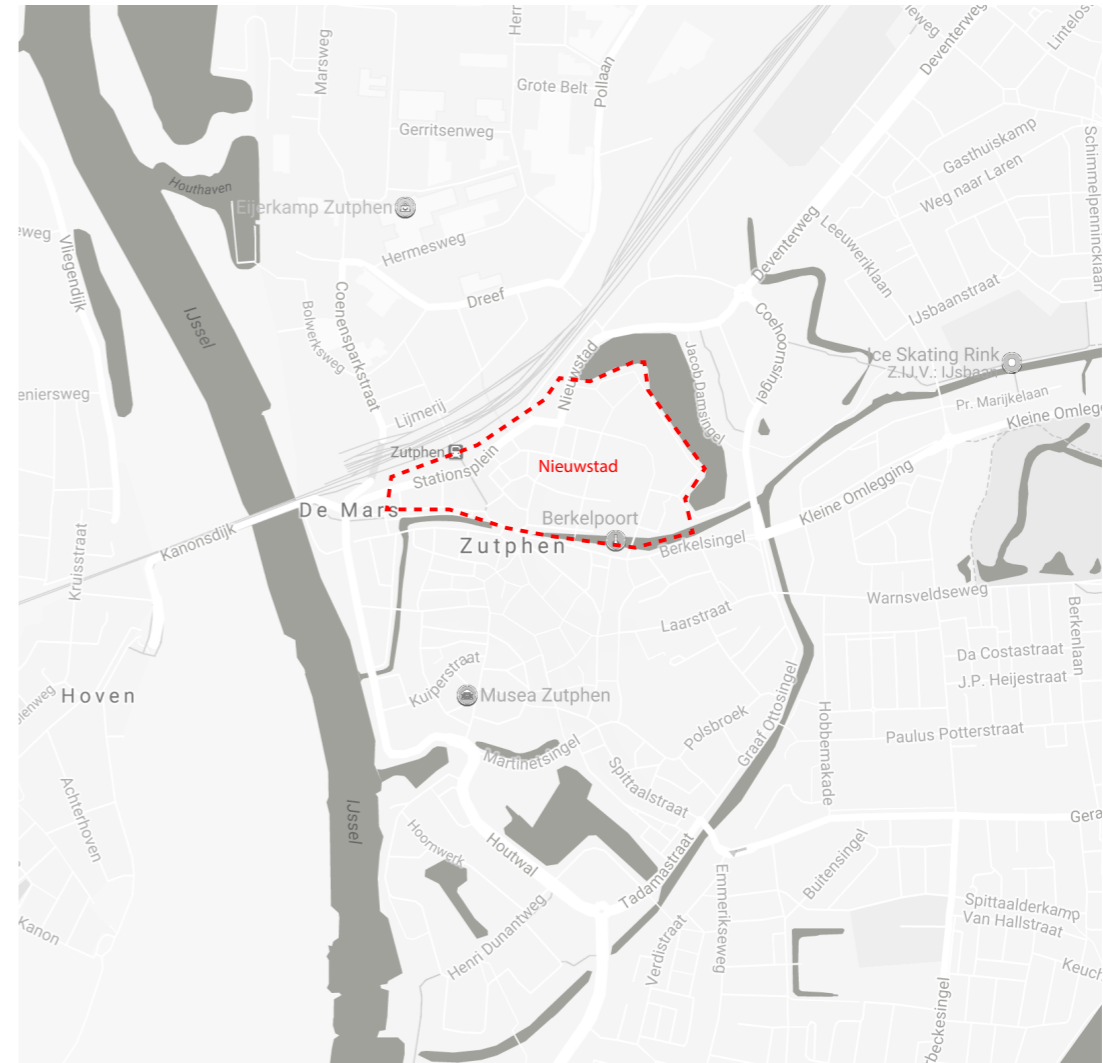
INTRODUCTION

Zutphen, Nieuwstad and St. Elisabethgesticht

LOCATION

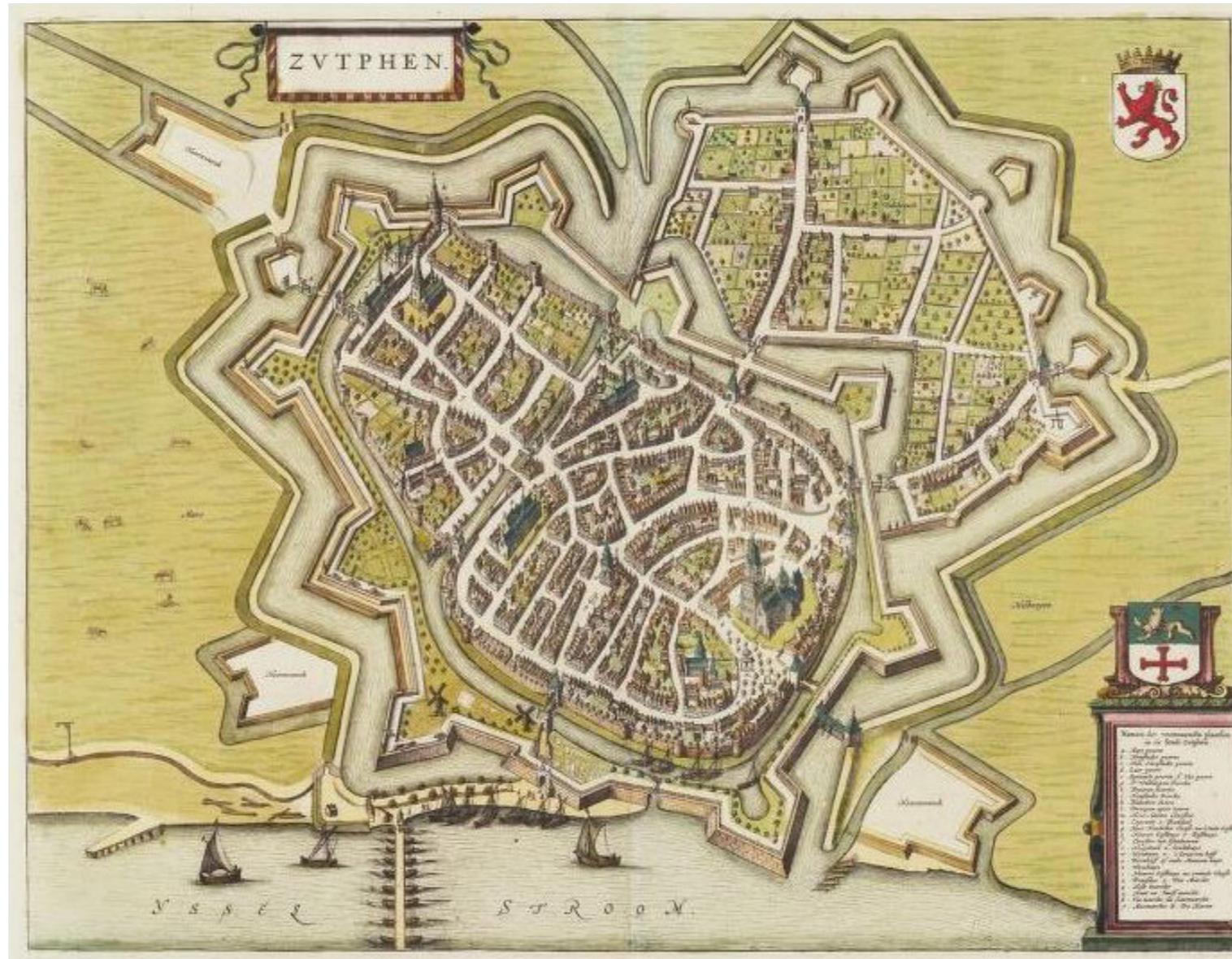


Zutphen in the Netherlands



Nieuwstad in Zutphen

IMPRESSION: FORTIFIED CITY



Zutphen in 1649
Source: Zutphen archive

NIEUWSTAD



Nieuwstad, 1985
Source: Zutphen archive

HISTORICAL PHOTOS



Berkelpoort
Source: Zutphen archive

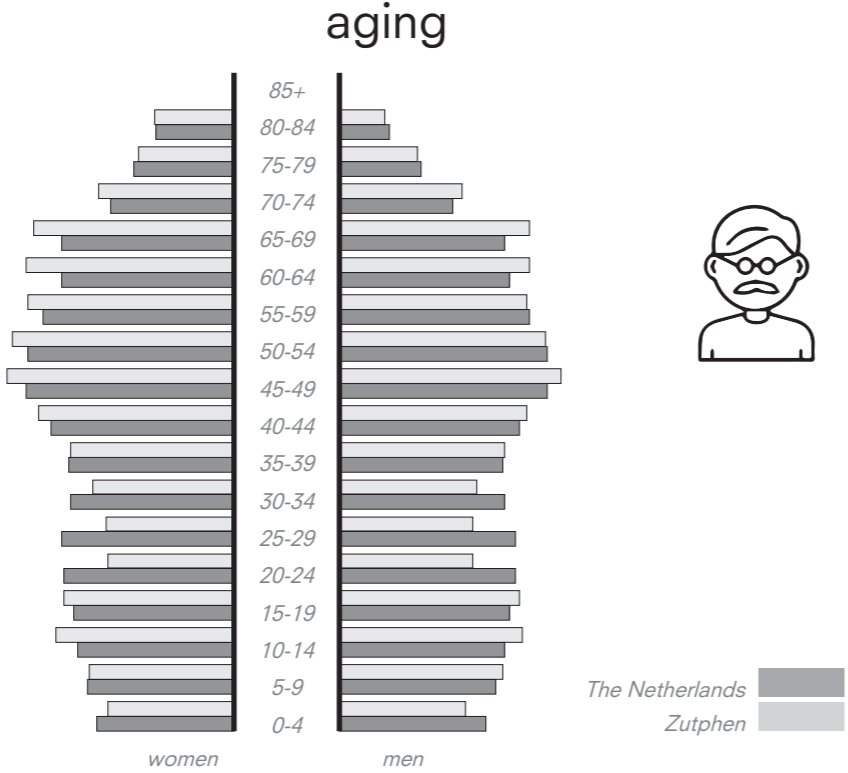


St. Elisabethgesticht
Source: Zutphen archive

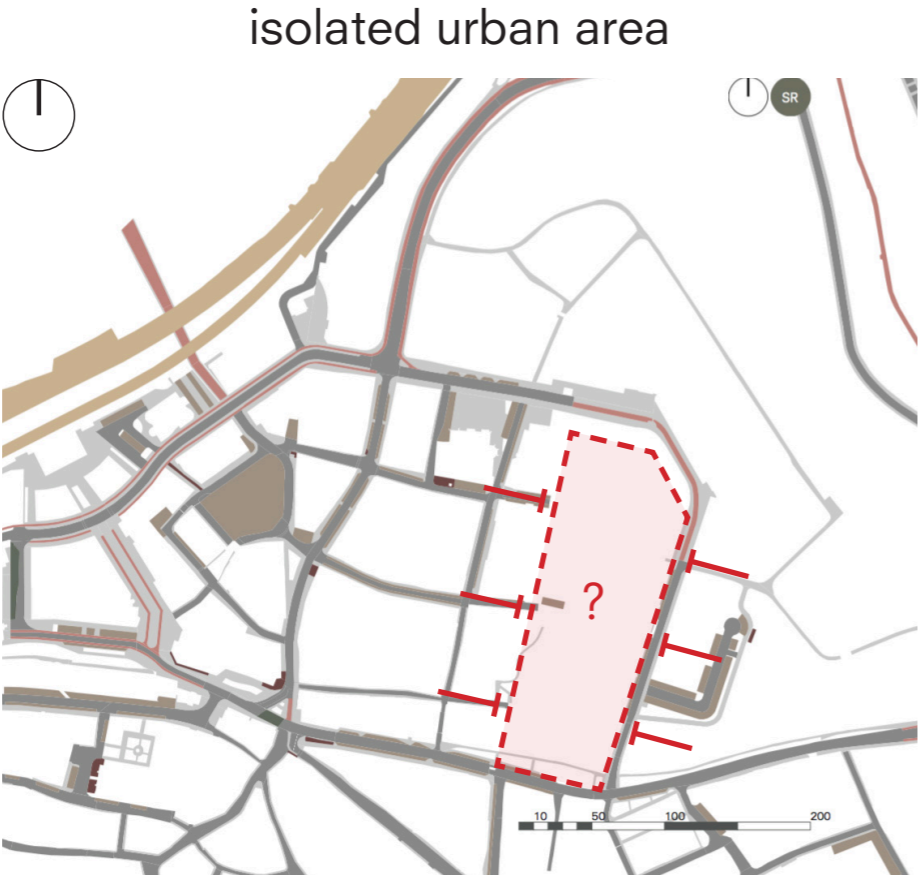


Luthersehofje
Source: Zutphen archive

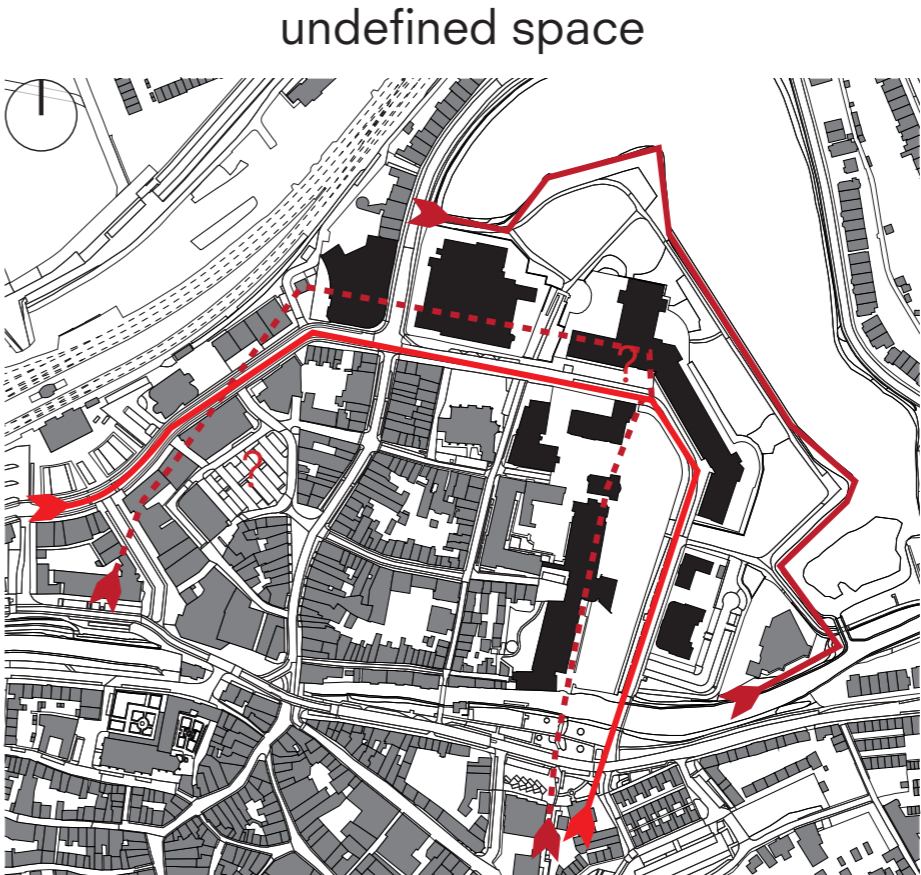
PROBLEMS IN URBAN SCALE



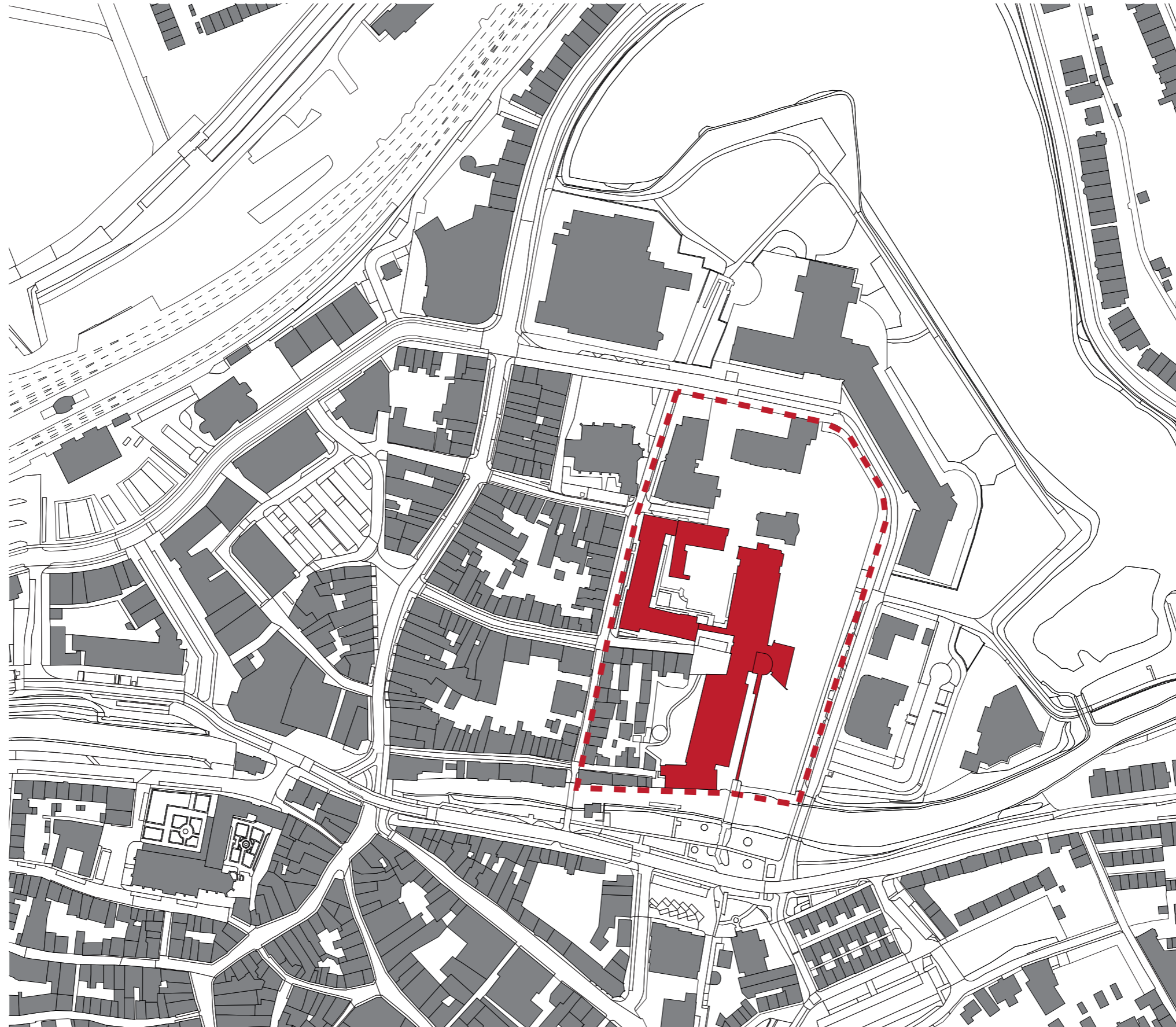
Source: C.B.S/ Zutphen municipality



Source: Herco



TARGET AREA & BUILDINGS

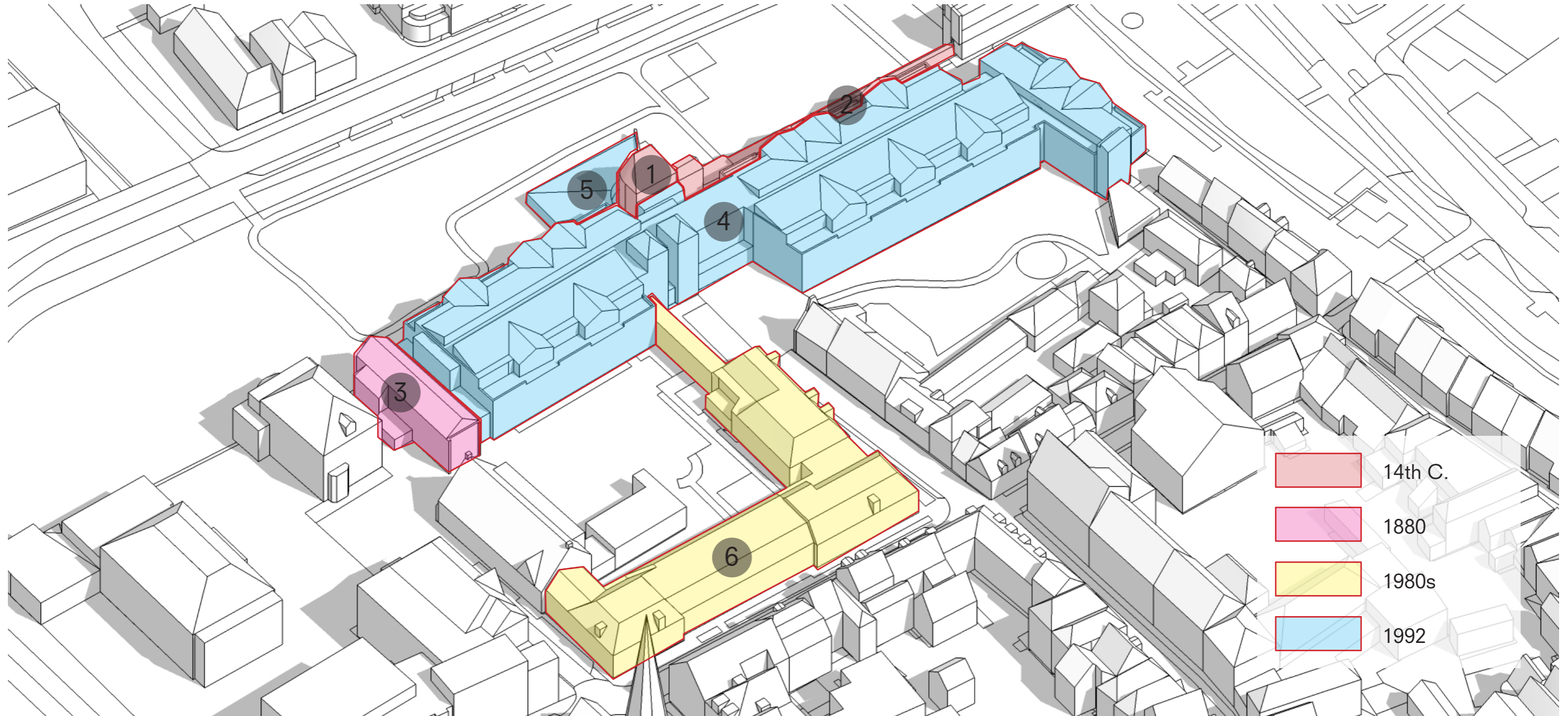


TARGET BUILDINGS



St. Elisabethgesticht from St.Jan church

COMPOSITION OF TARGET BUILDINGS



1. city tower
(14th C./1992)



2. city wall
(14th C./1992)



3. St. Elisabethkapel
(1880/1912)



4. St. Elisabeth elderly
home (1992)



5. St. Elisabeth
recreation room
(1992)



6. St. Elisabeth elderly
home (1980s)

RE-DESIGN



MAIN PROBLEMS IN BUILDING SCALE



poor relation with city tower in the interior space



poor relation between city wall and building



poor relation with chapel



uncontextualized volume



poor spatial quality out of middle corridor space plan



messy skyline



blockage between public space



lack of social communication
longliness of the elderly

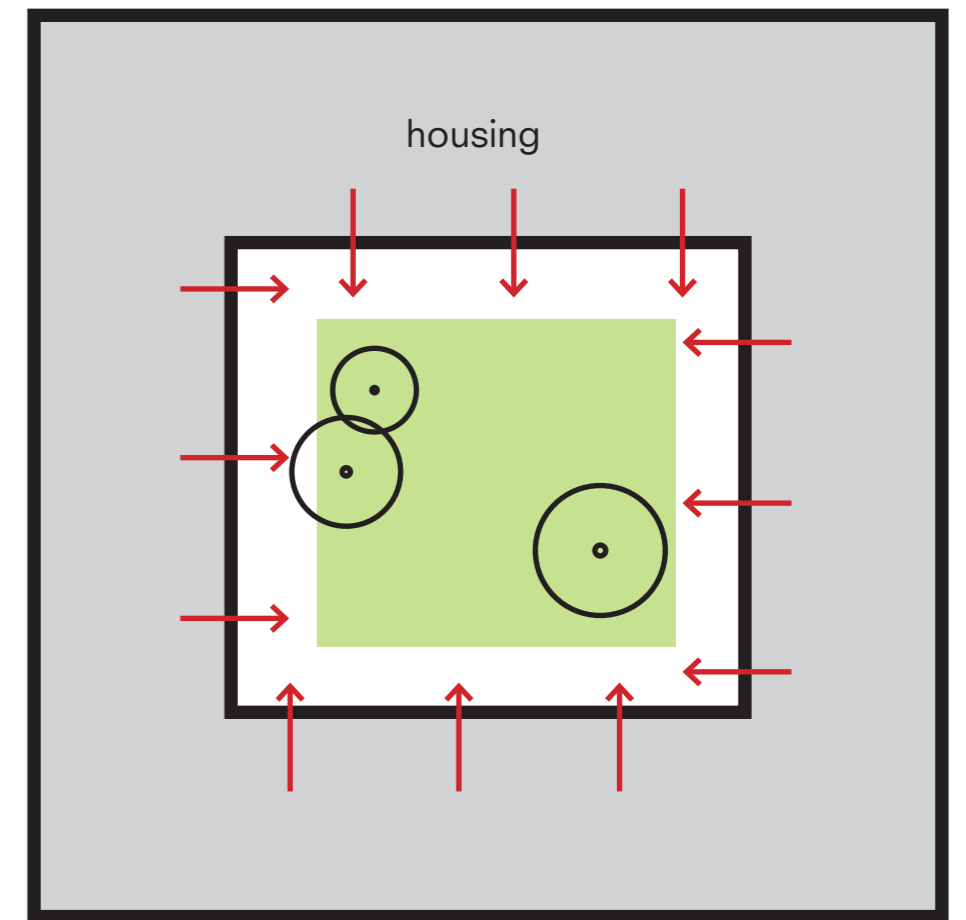
RESEARCH QUESTION

How can re-densification of uncontextualized urban area re-interpret the identity of place and re-vitalize heritage in a sustainable way?

- What are the identities in the area of Nieuwstad?
- What is the new position of the heritage on site, namely the city tower, the city wall and St.Elisabethkapel?
- How to intervene the uncontextualized building in a sustainable way?

DOMINATING IDENTITY OF AREA

Courtyards as public living room



VISION - TARGET AREA

VISION



elder-centered liveable community



elderly people



multi-generation



local families



tourists

AMBITIONS



adaptive reuse of heritage



better living space for the elderly



better land use



social connection



wellness service



medical support

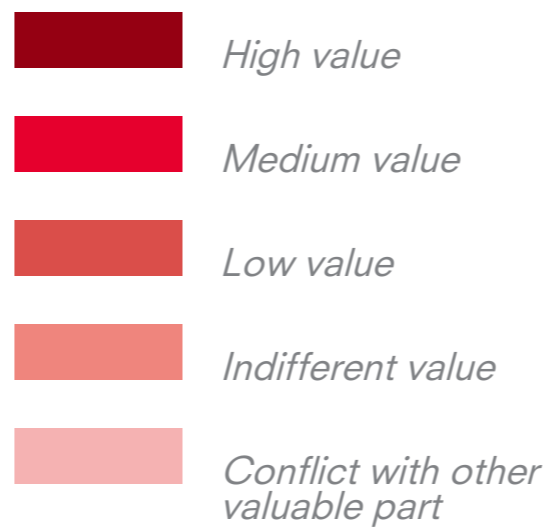
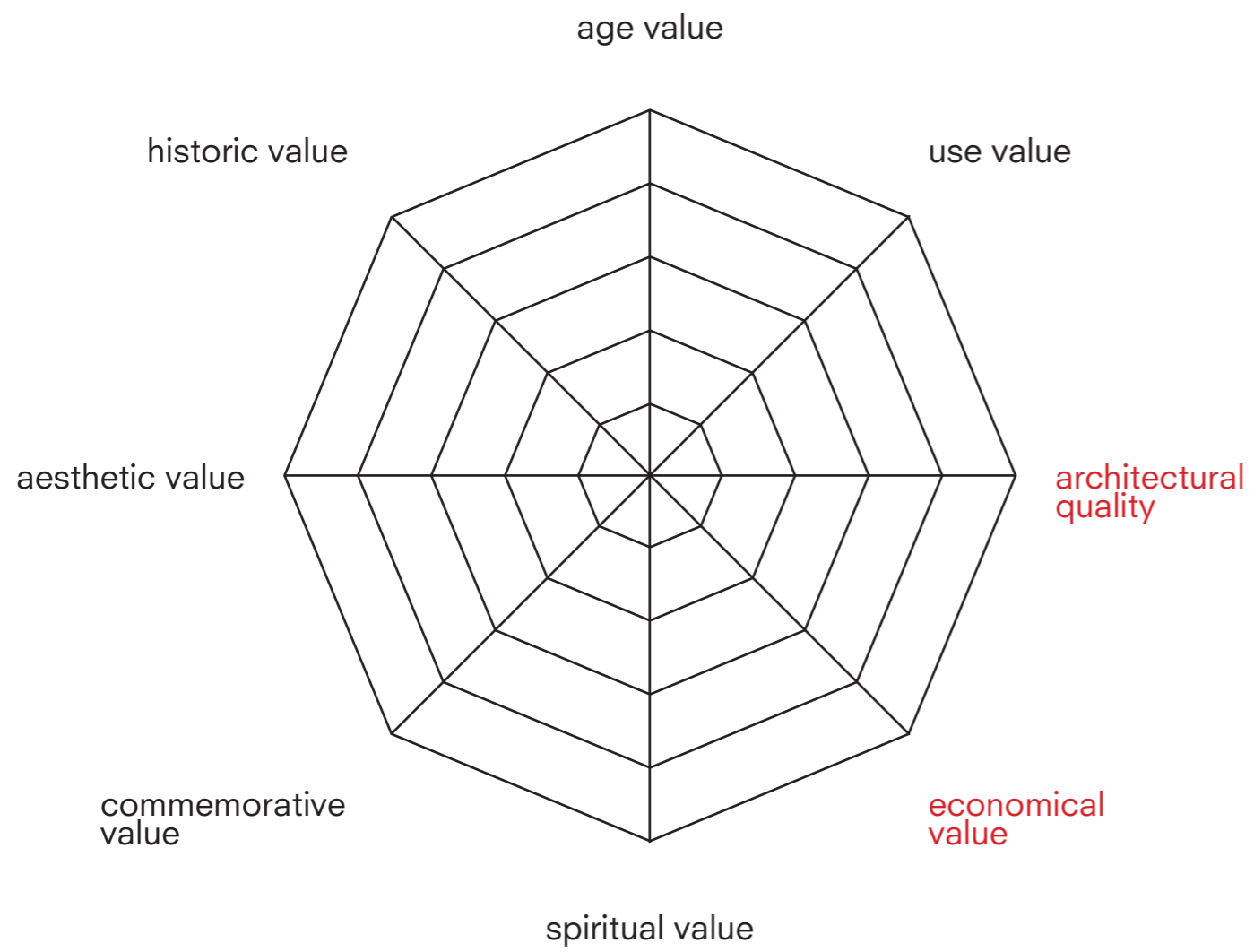


communal service



further education

COMPREHENSIVE VALUE ASSESSMENT



COMPREHENSIVE VALUE ASSESSMENT



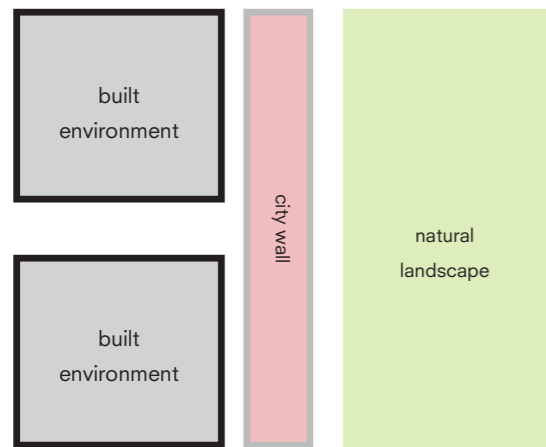
 *High value*

 *Low value*

 *Conflict with other valuable part*

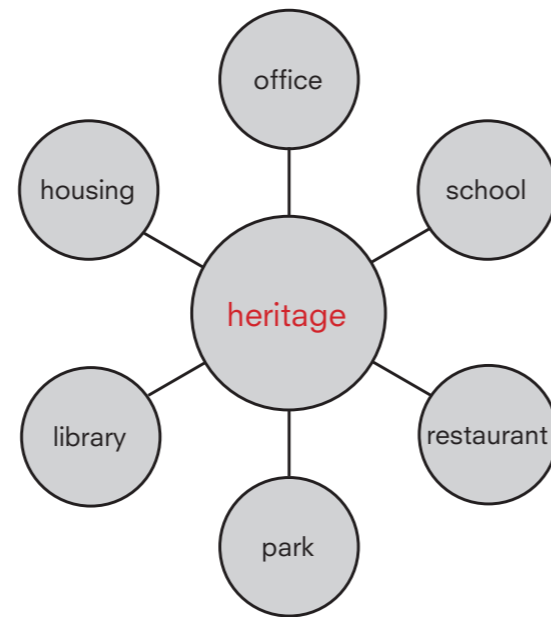
CONCLUSION - OBLIGATION

1. Keep urban fabric: layers

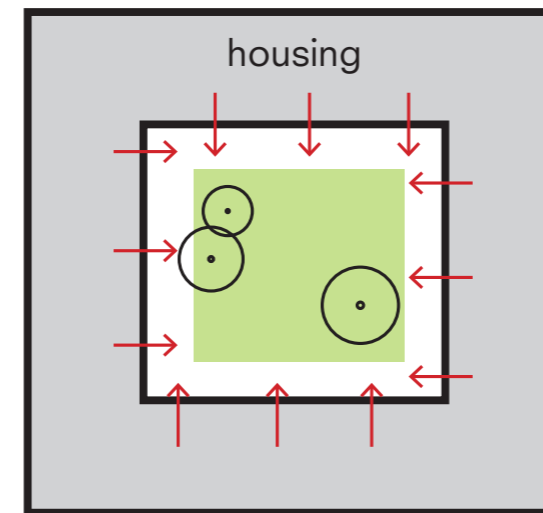


2. Revitalization of heritages

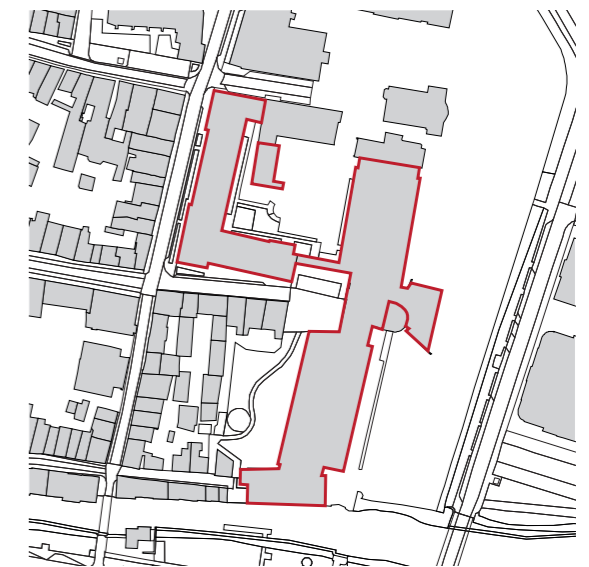
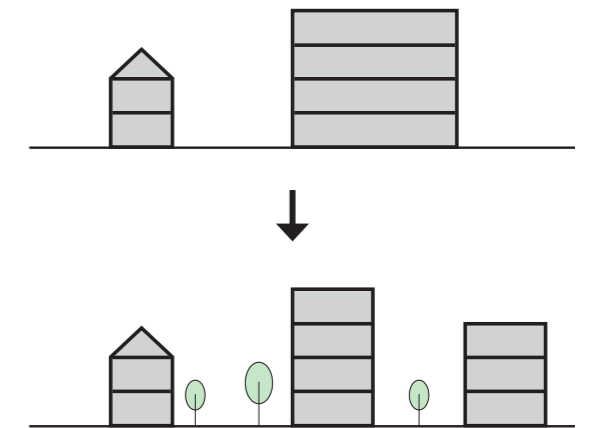
- City wall
- St. Elisabethkapel



3. Courtyards as public living room



4. Contextualize problematic buildings



CONCLUSION - OPPORTUNITY

1. Open the garden to the public to make the city wall accessible



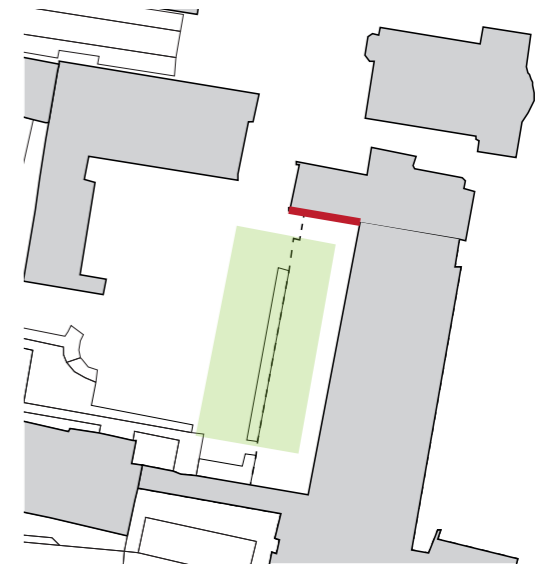
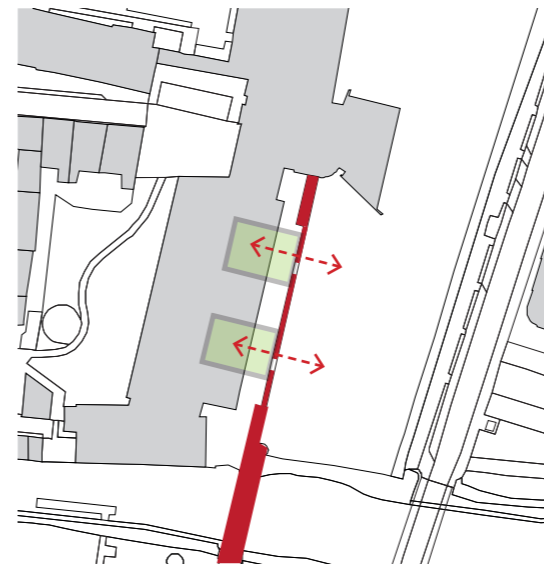
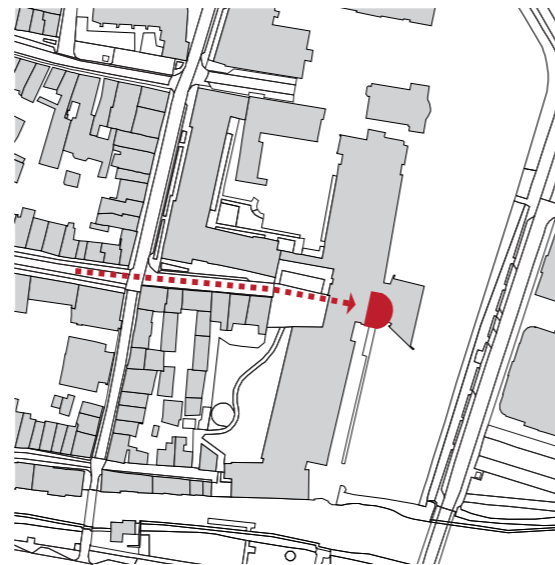
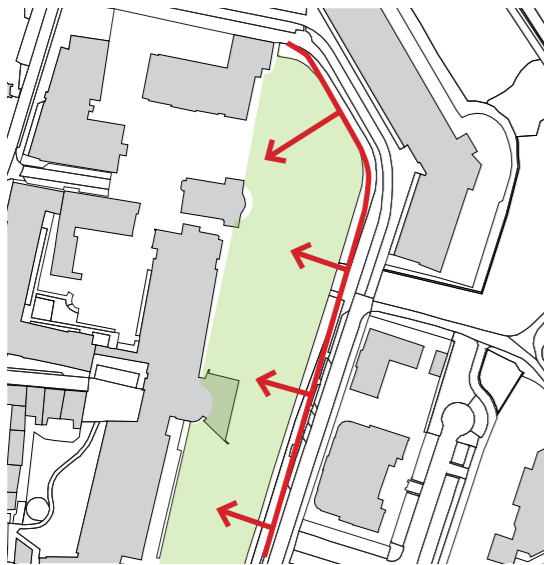
2. City tower as focal point in the end of the street



3. City wall as threshold of semi-public courtyard



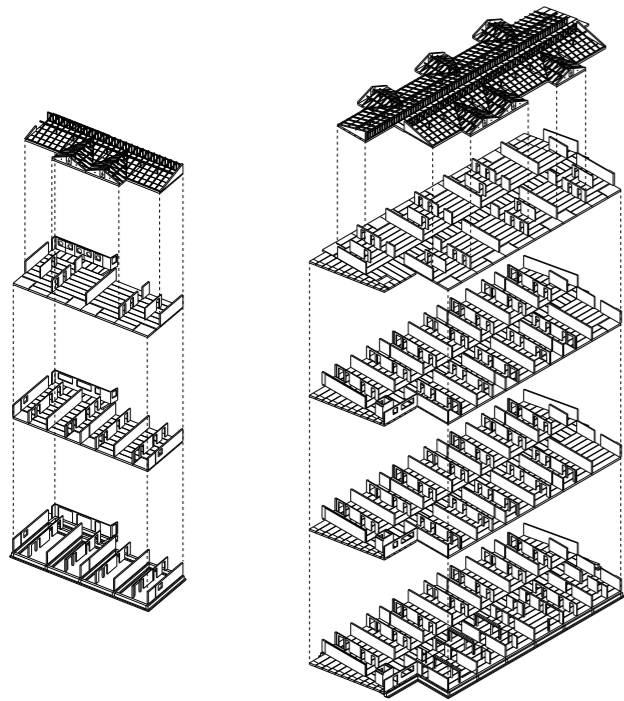
4. Reveal chapel's elevation for convent atmosphere in new courtyard



STRUCTURE COMPOSITION

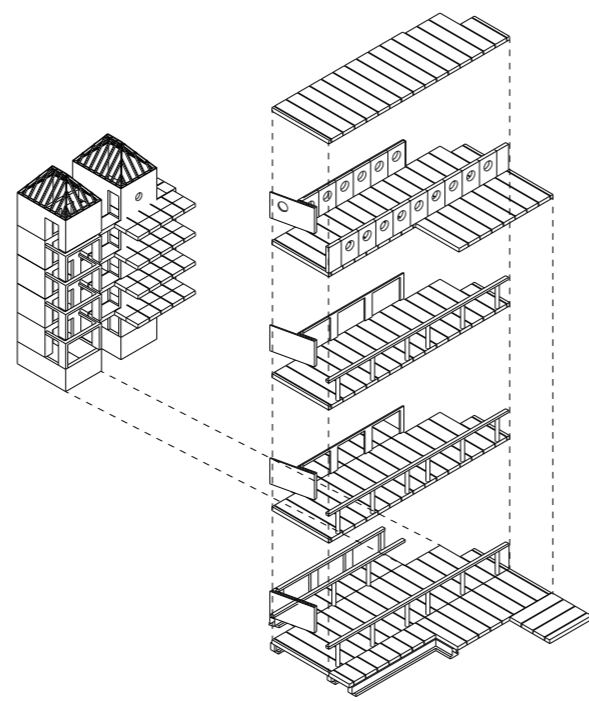
south wing:

loadbearing wall in modular system



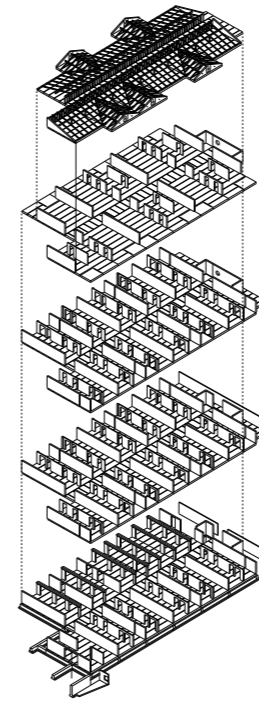
entrance part:

concrete core + beam column construction



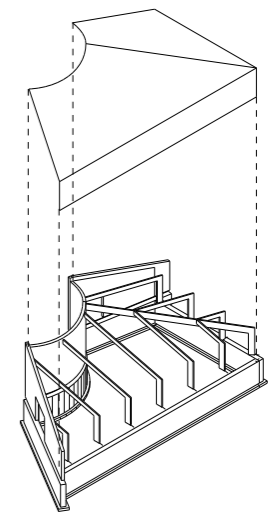
north wing:

loadbearing wall in modular system



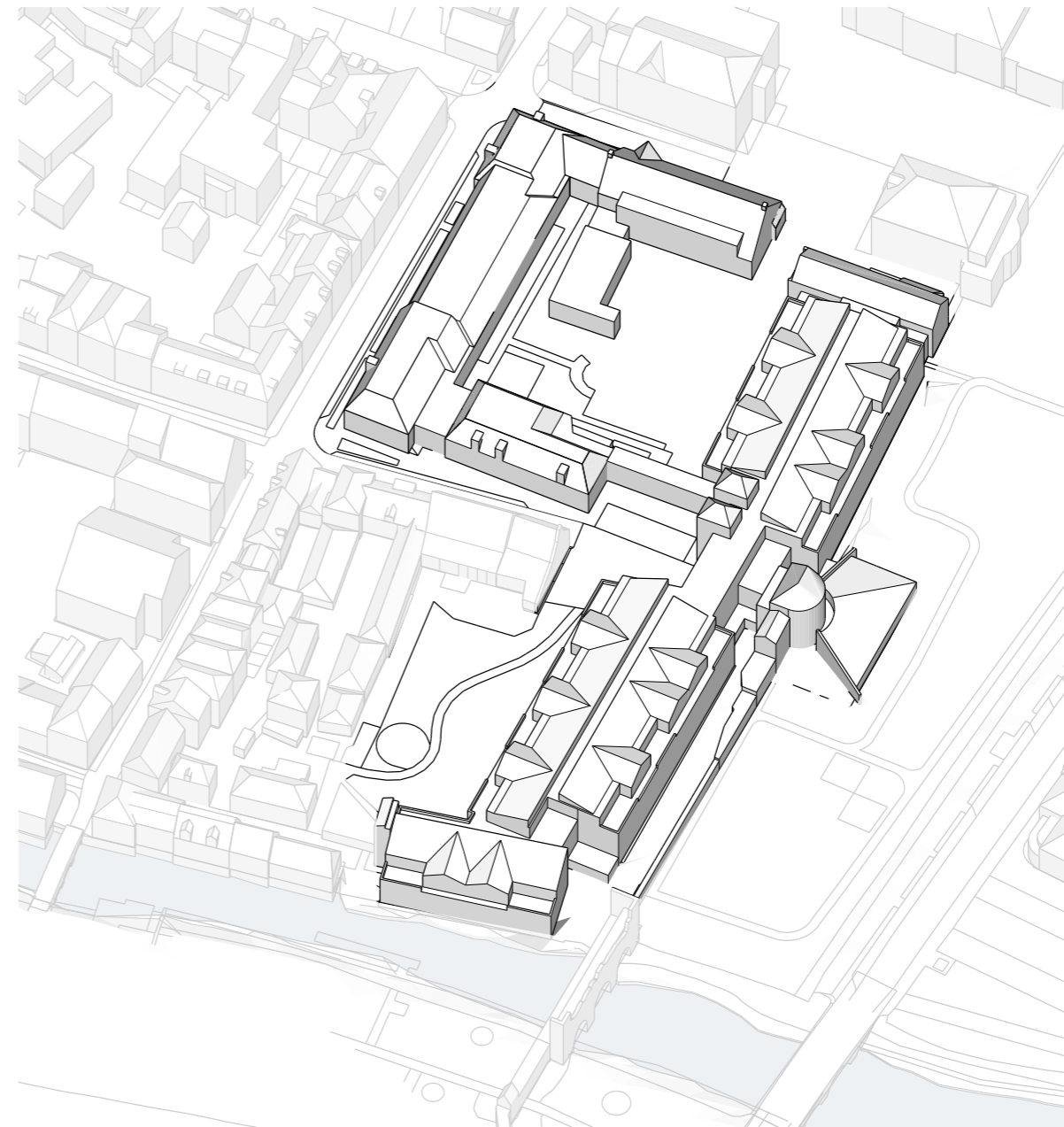
recreation room:

steel construction system



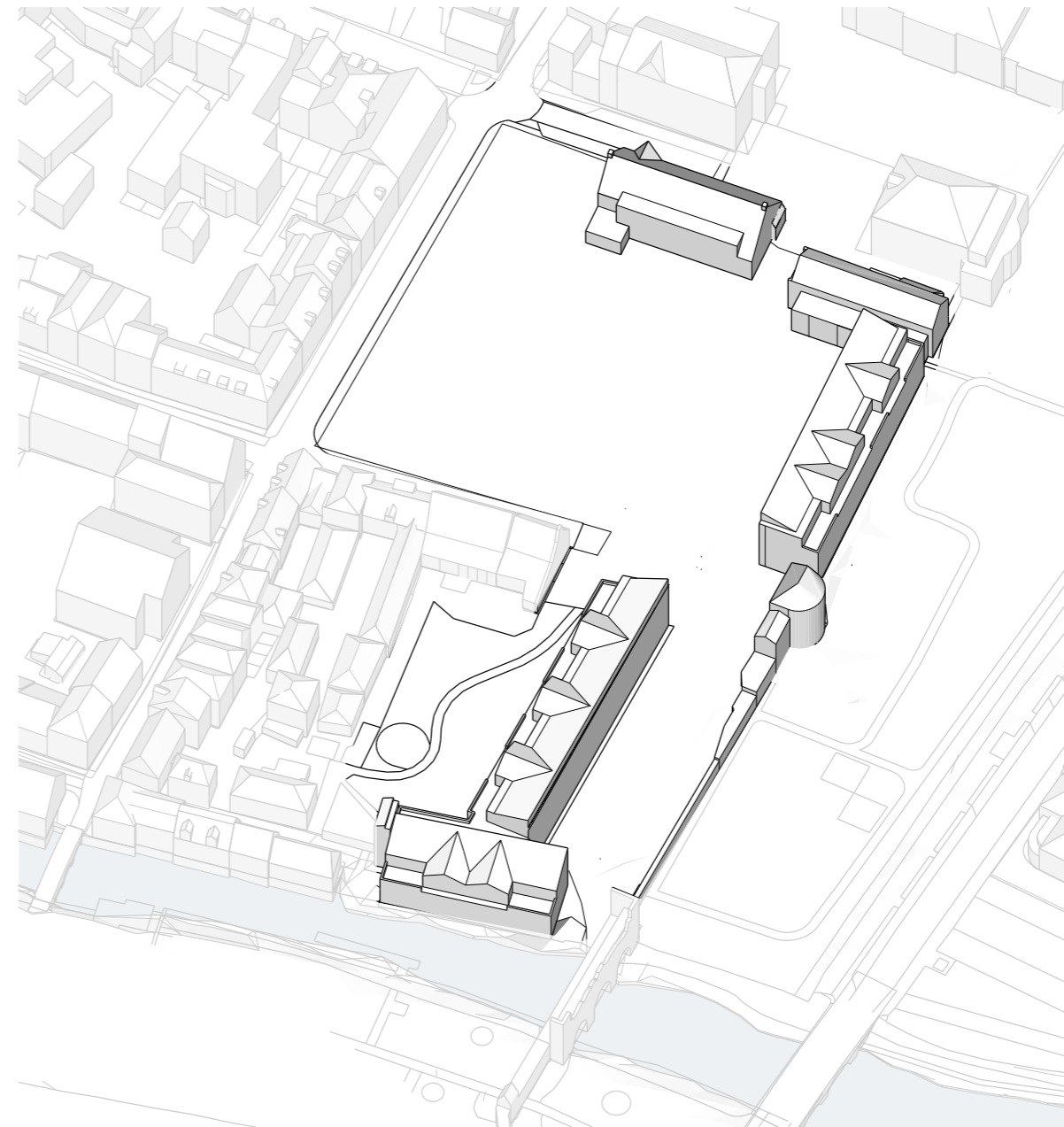
INTERVENTION PLAN

INTERVENTION PLAN



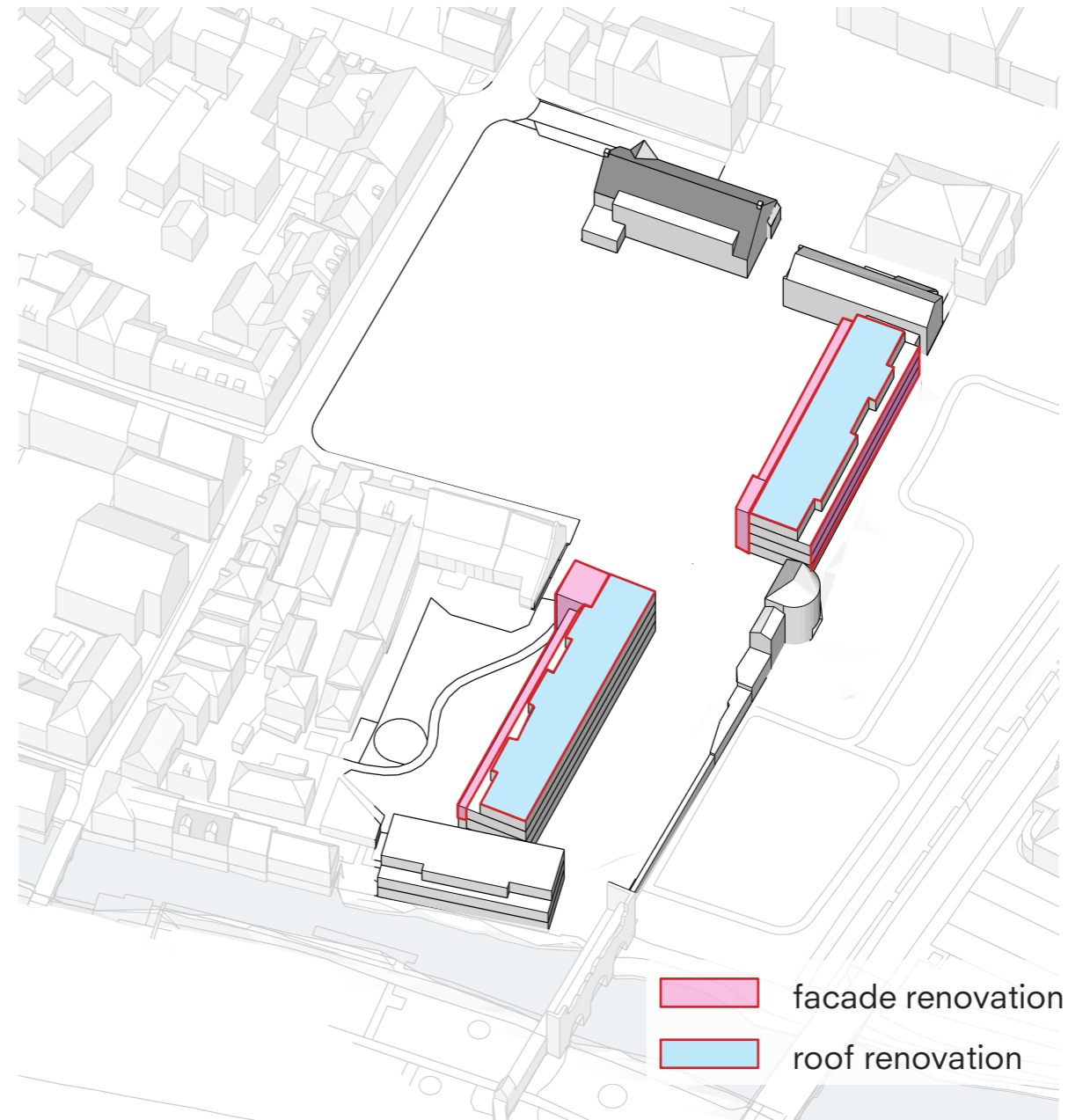
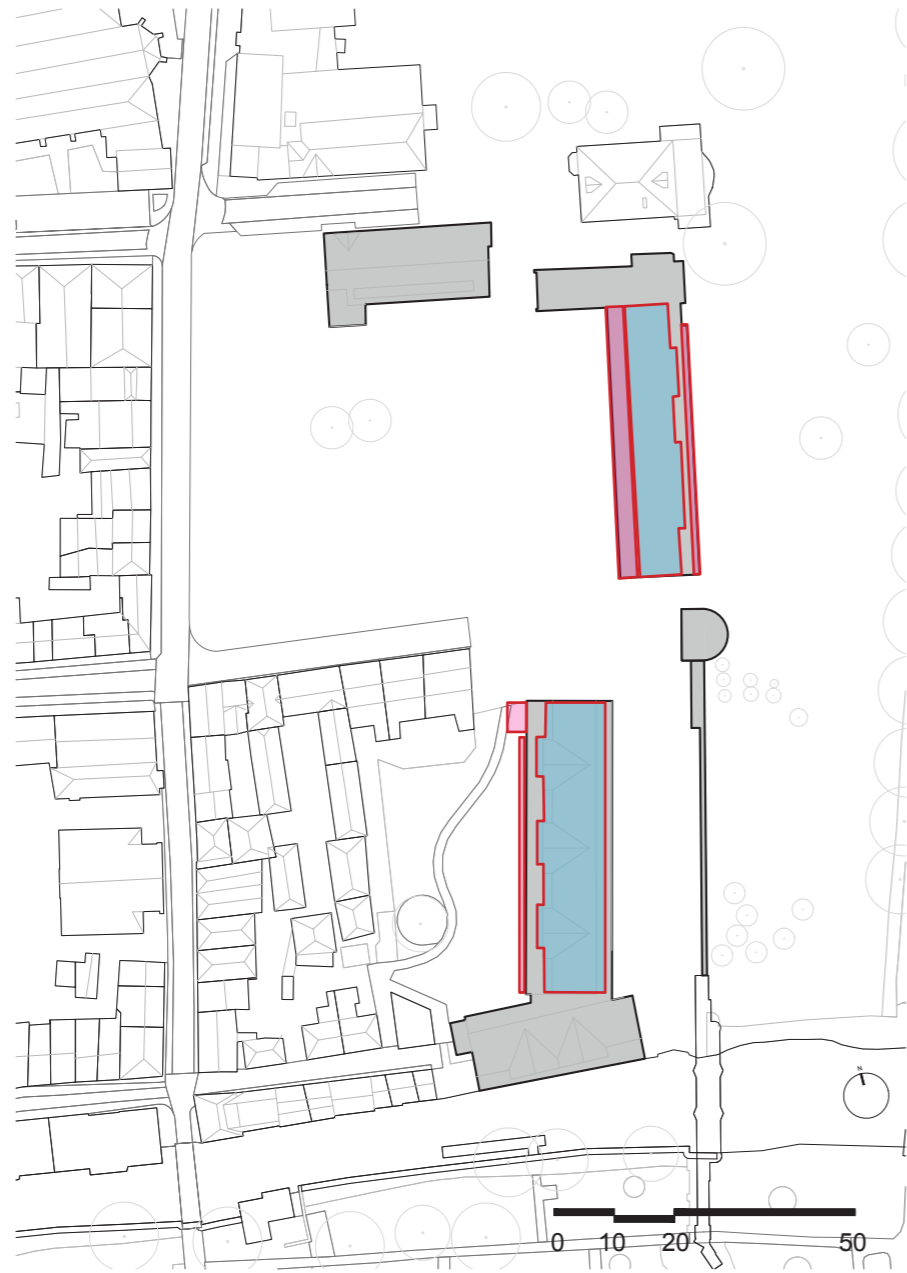
Current Situation

INTERVENTION PLAN



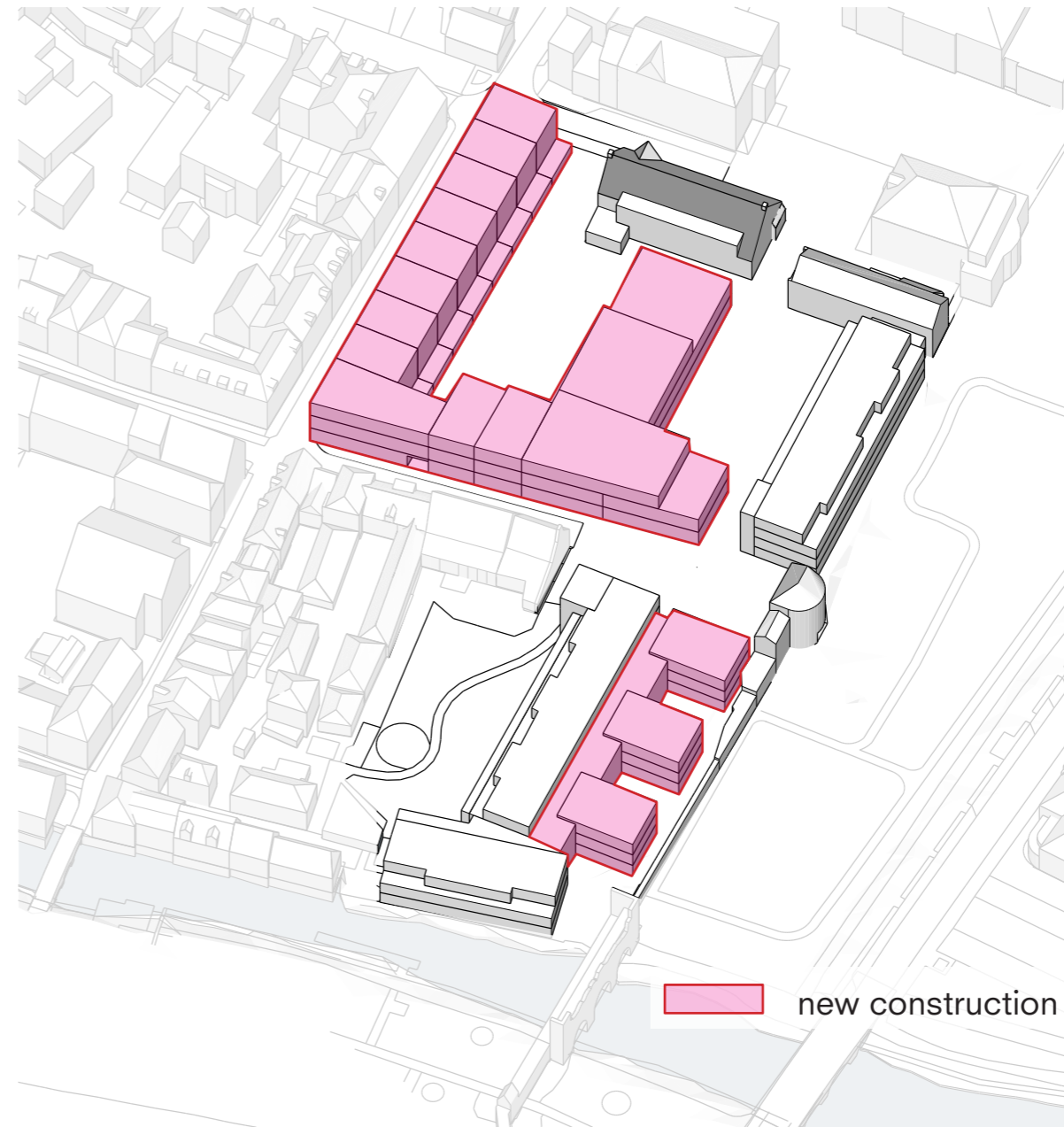
The valuable stays

INTERVENTION PLAN



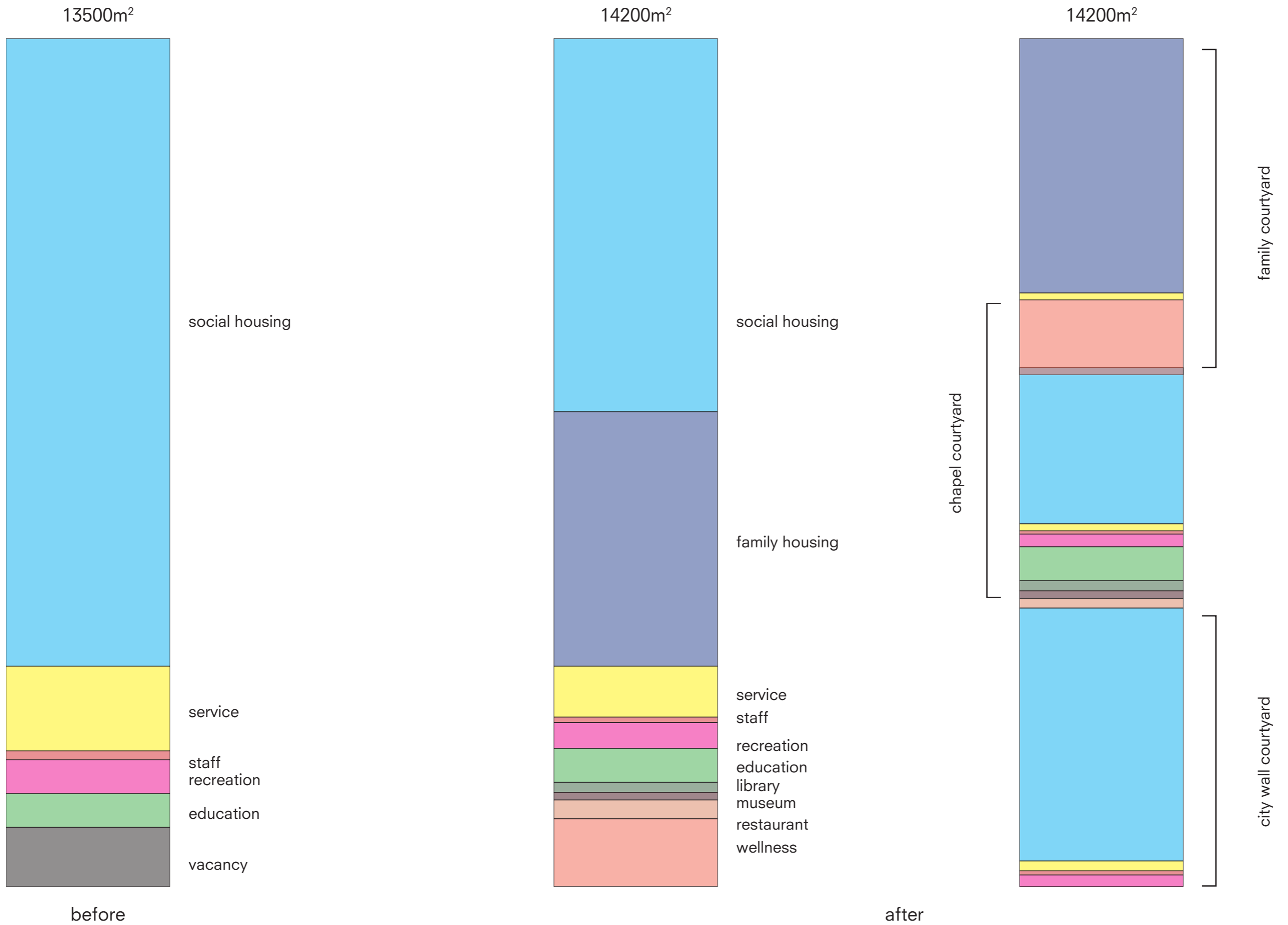
Renovation of the existing

INTERVENTION PLAN



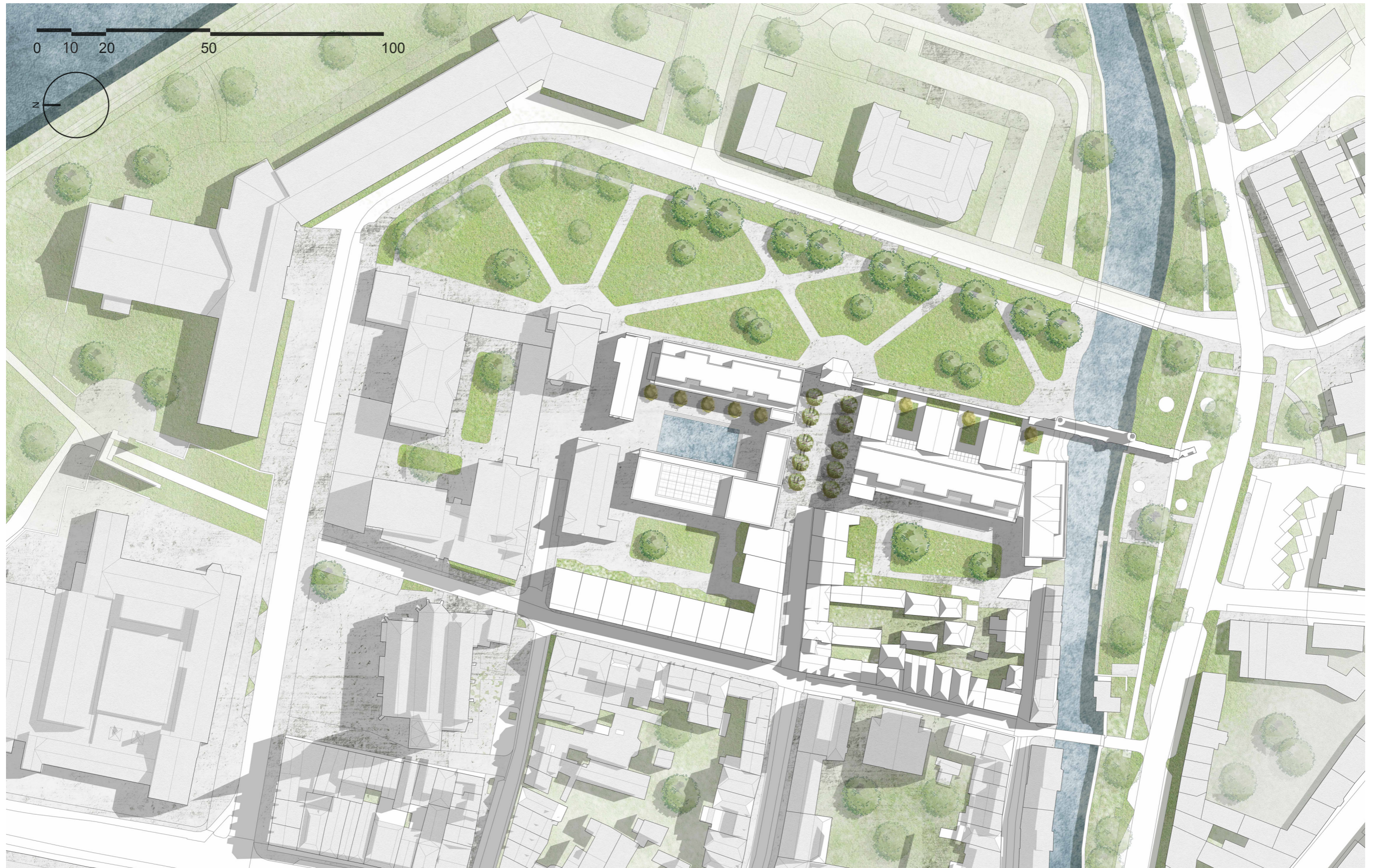
New construction

PROGRAM BEFORE & AFTER



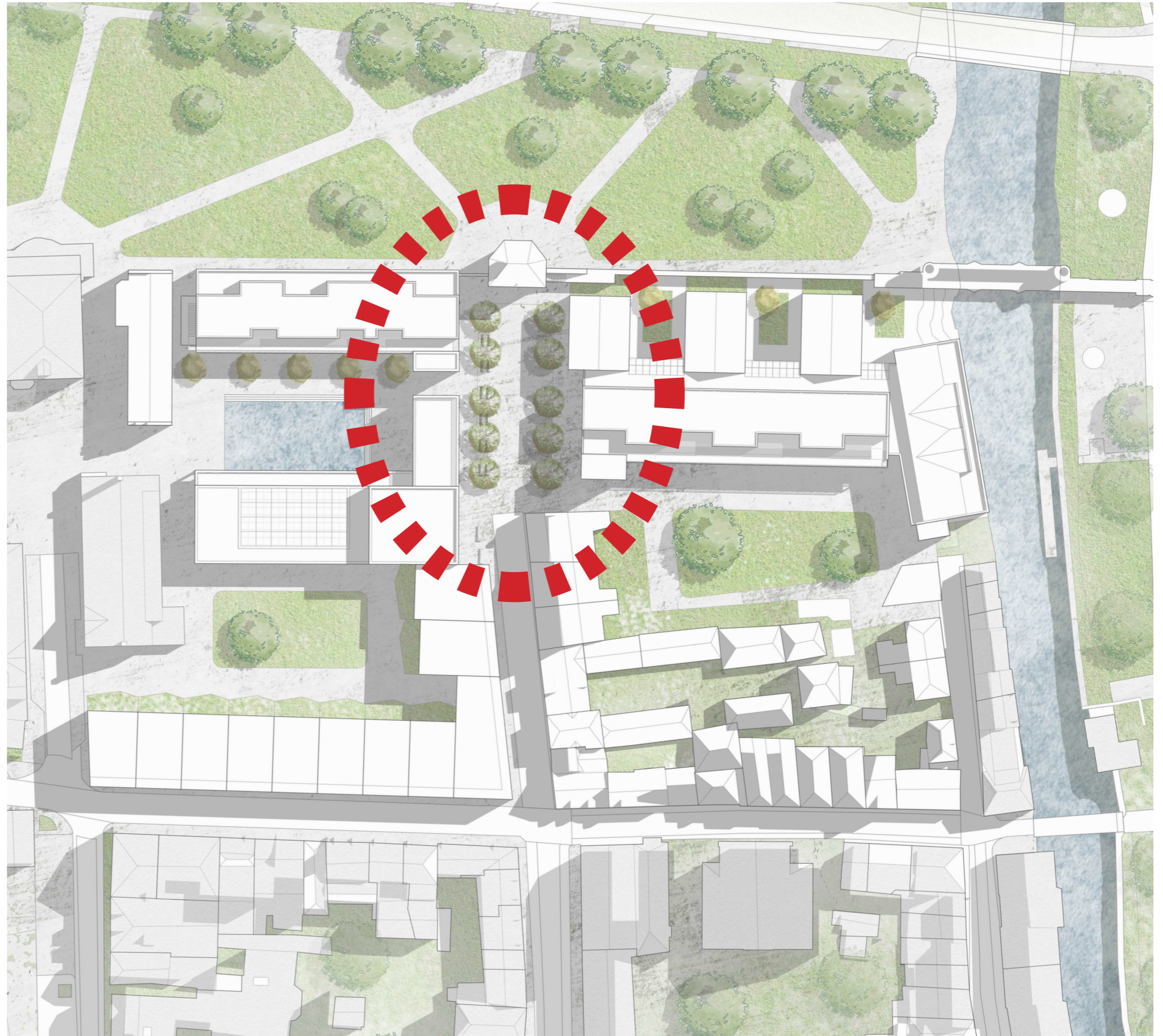
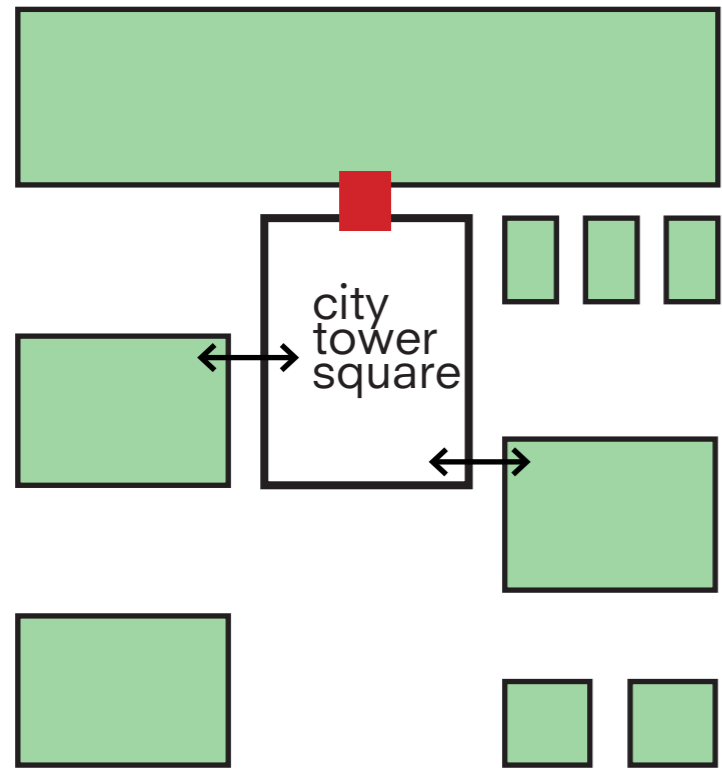
RE-DESIGN PRODUCTS

MASTER PLAN



PUBLIC SPACE - TOWER SQUARE

Reveal the **city tower** in the end of the street and form a public square as **hub** in this area



AXIS & CONNECTION

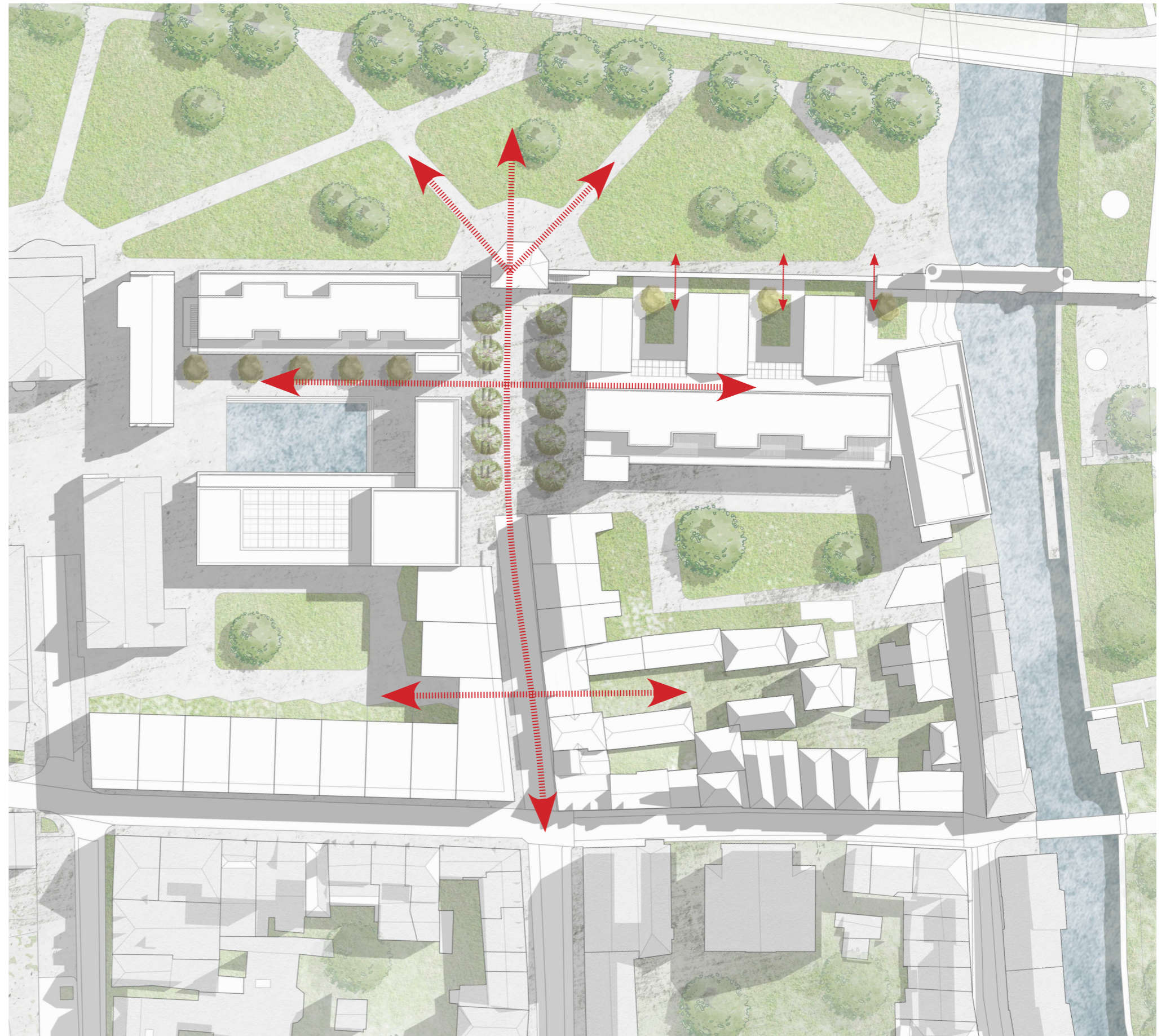
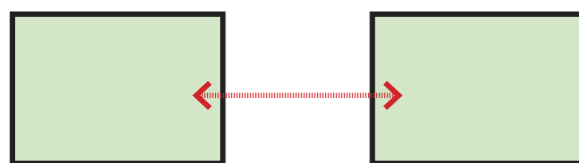
- Emphasize city tower as focal point at the end of the street



- Create visual connection between the chapel and the elderly home to continue the historical connection.



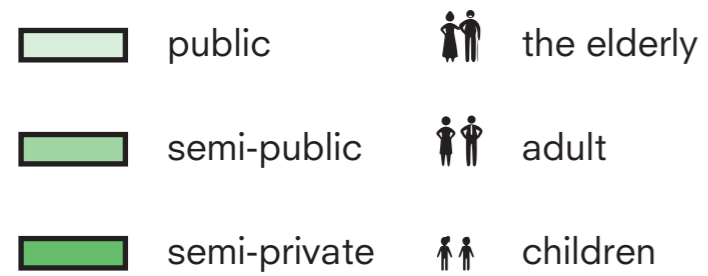
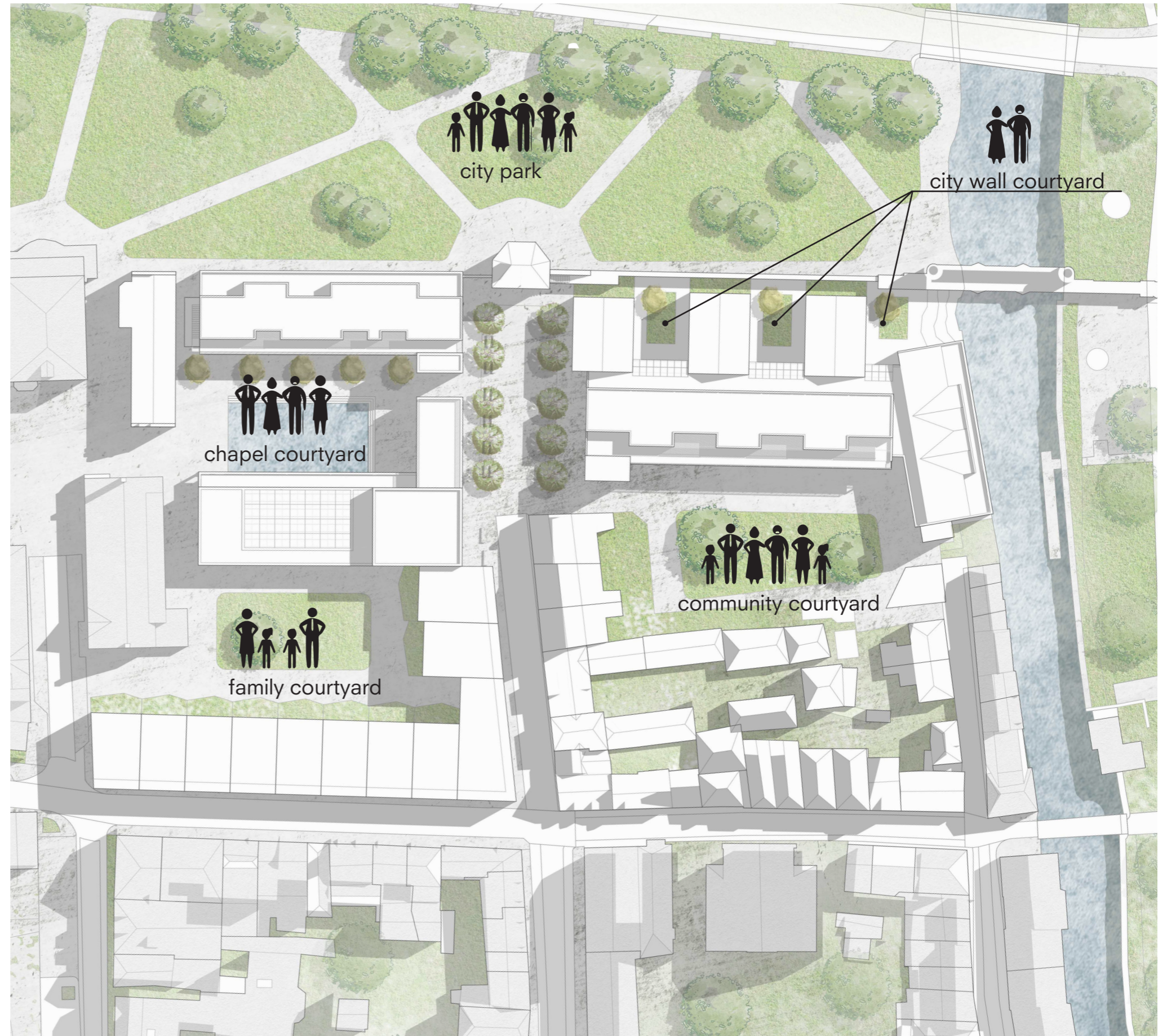
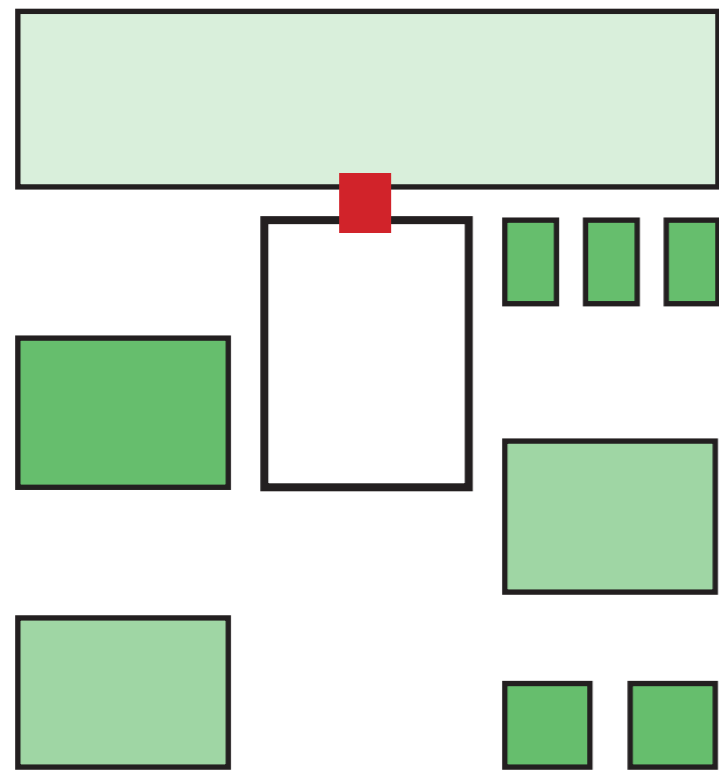
- Create connection between current courtyard and the new courtyard



ORGANIZATION OF PUBLIC SPACE

place-making in green space
related to its existing fabric

- courtyard
- park



PUBLIC SPACE OF DIFFERENT CHARACTERS

Chapel courtyard



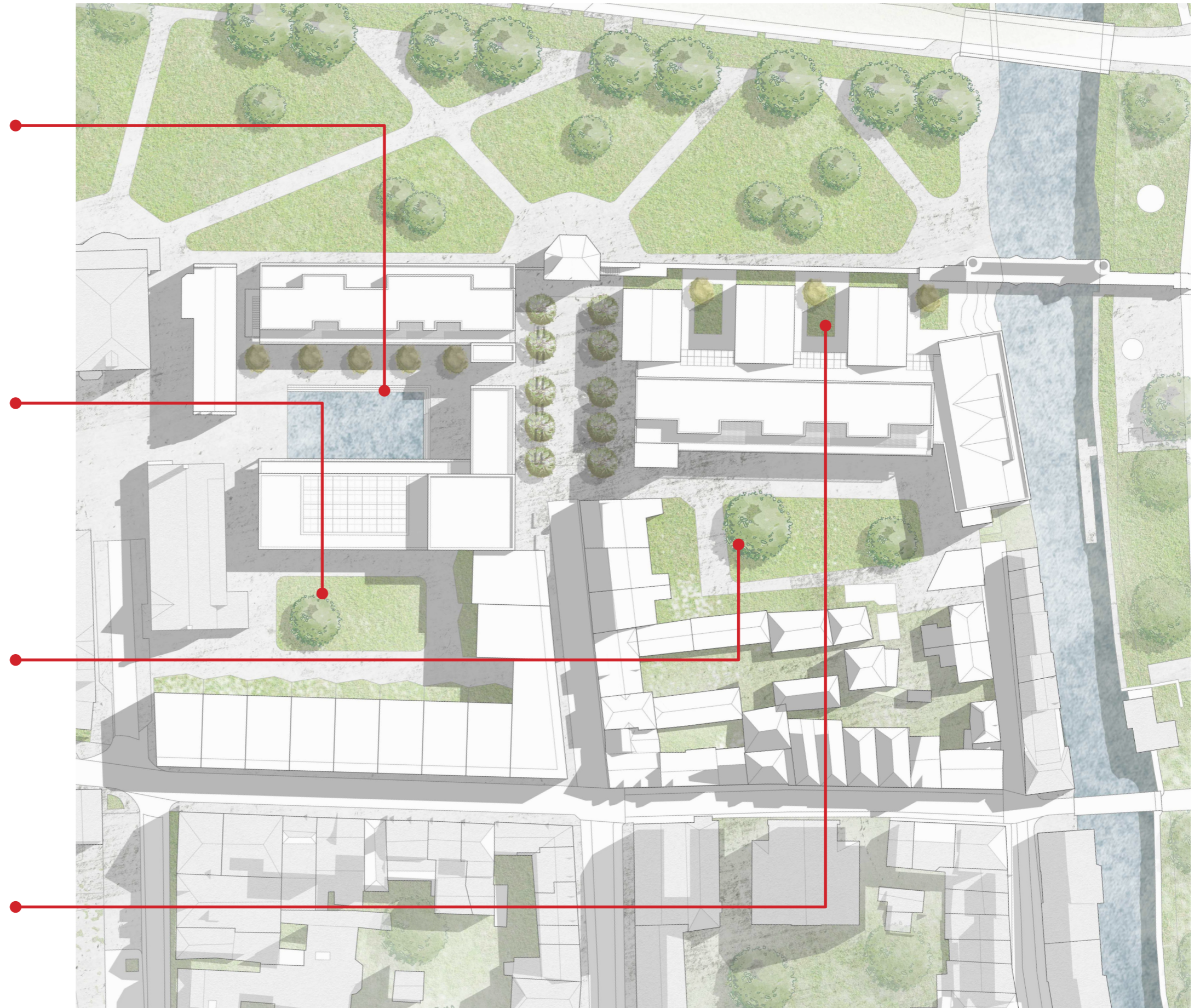
family courtyard



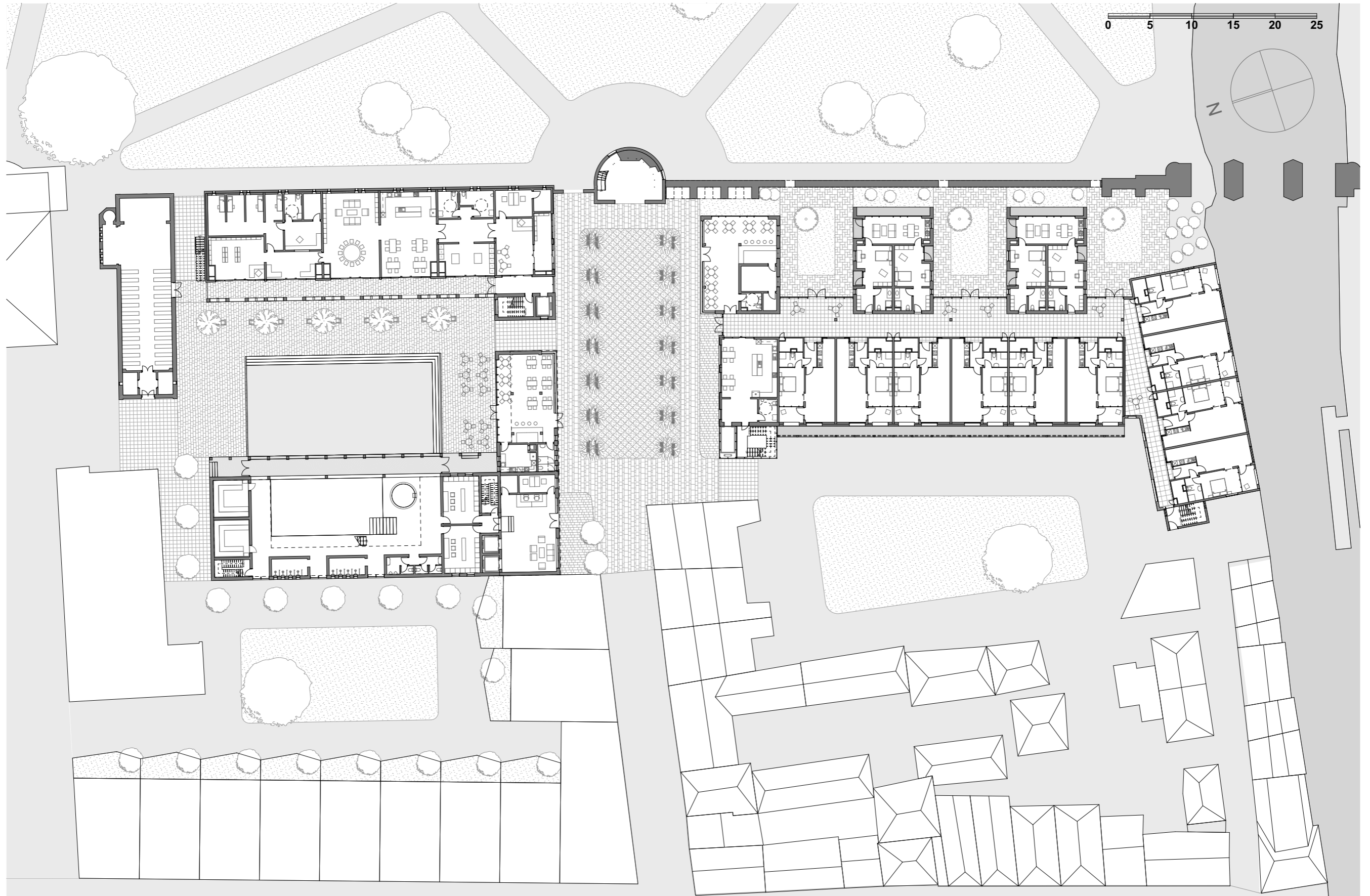
community courtyard



city wall courtyard

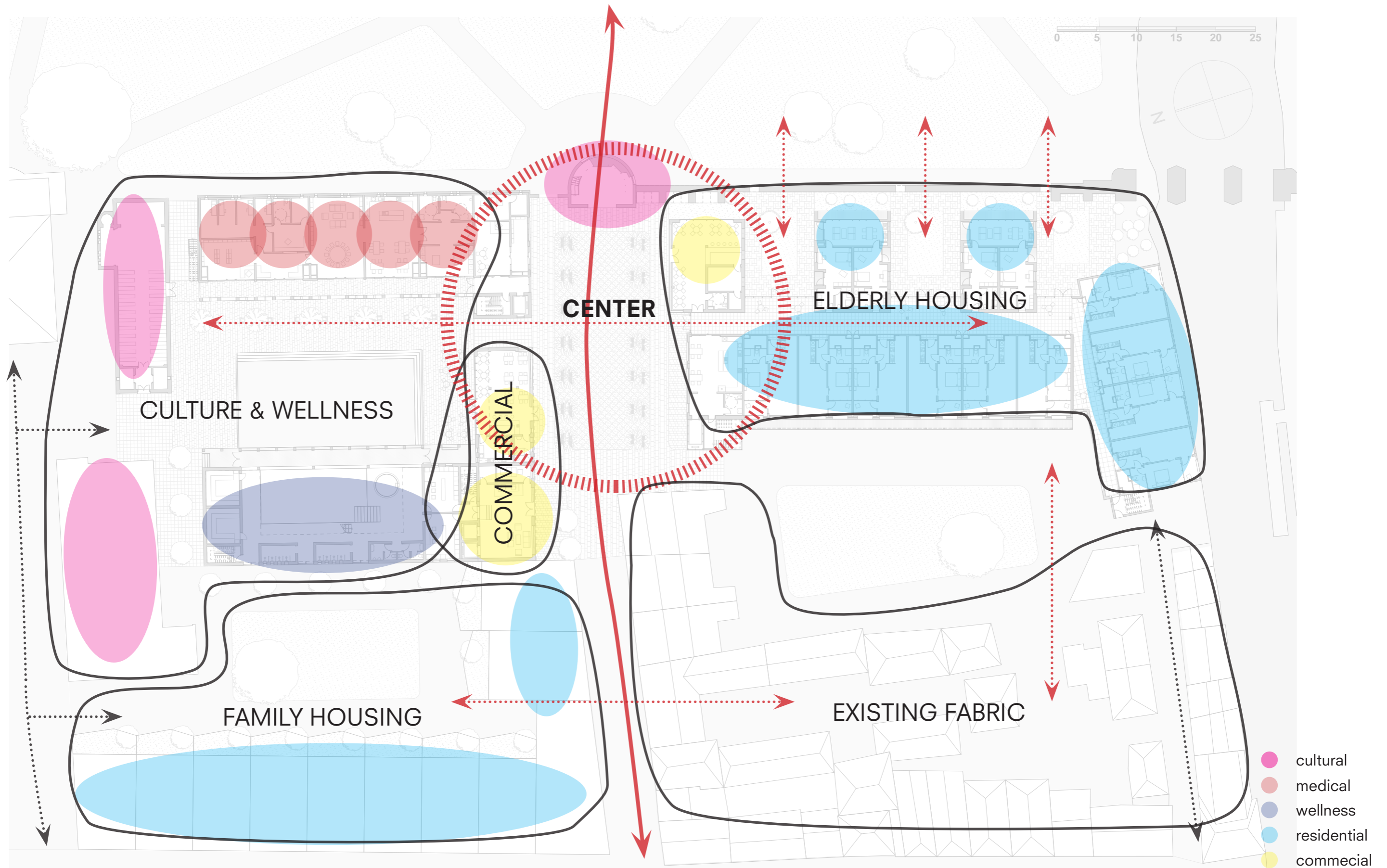


FLOOR PLAN



Ground Floor Plan

PROGRAM



WORKING FOCUS

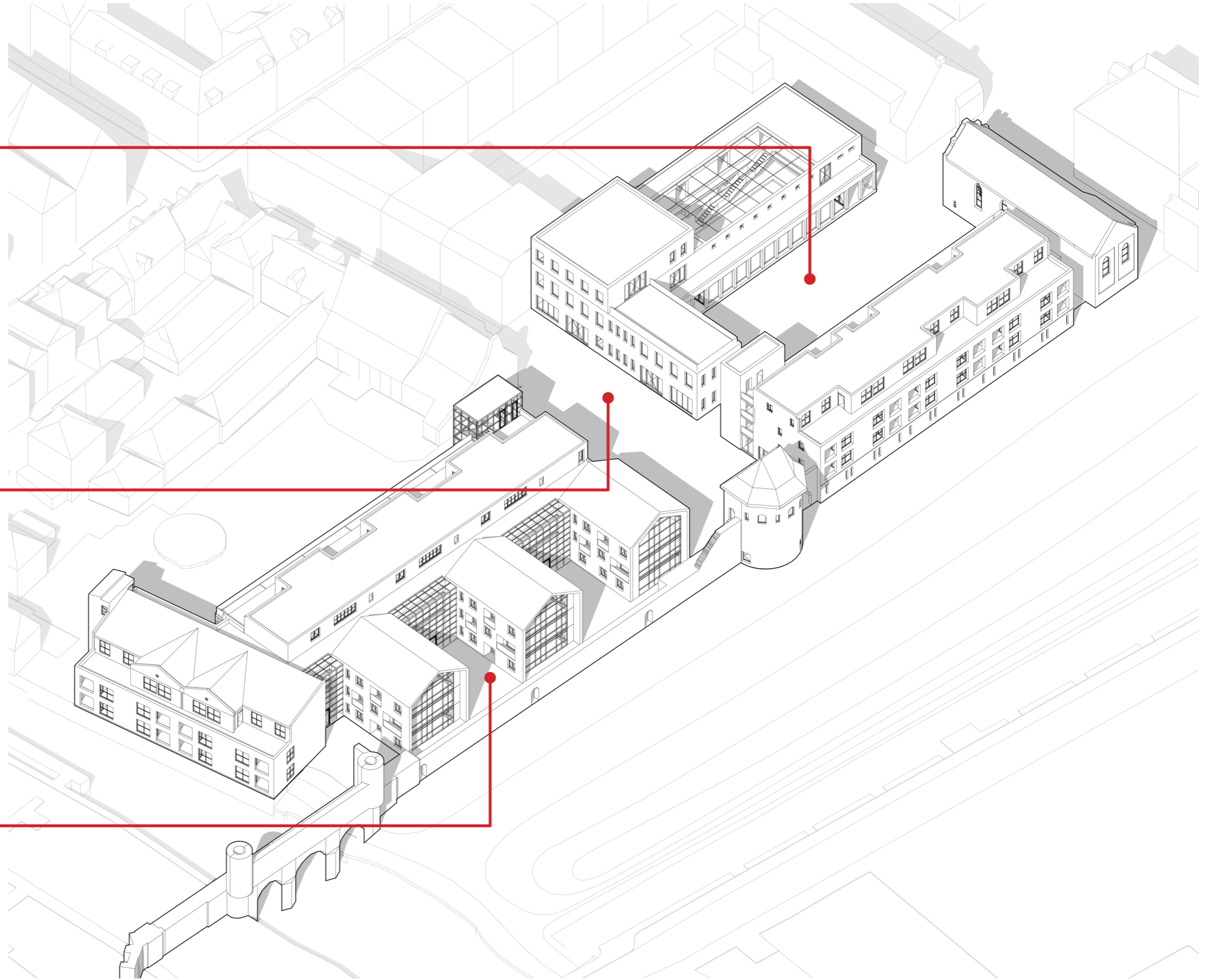
chapel courtyard



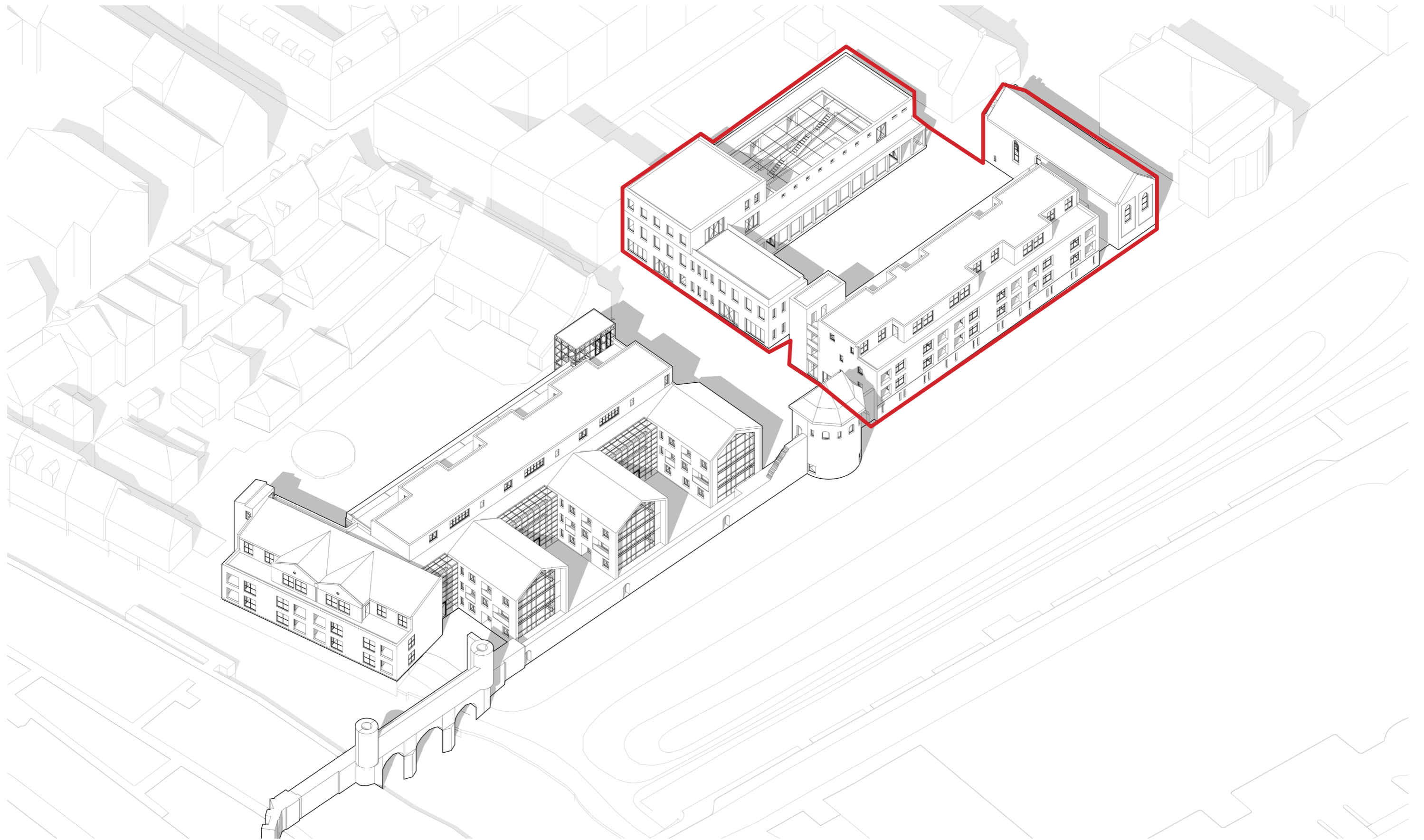
tower square



city wall courtyard



CHAPEL COURTYARD



ATMOSPHERE - TRANQUIL OPEN AIR SPACE



perspective from chapel

CONCEPT: DOUBLE COURTYARDS

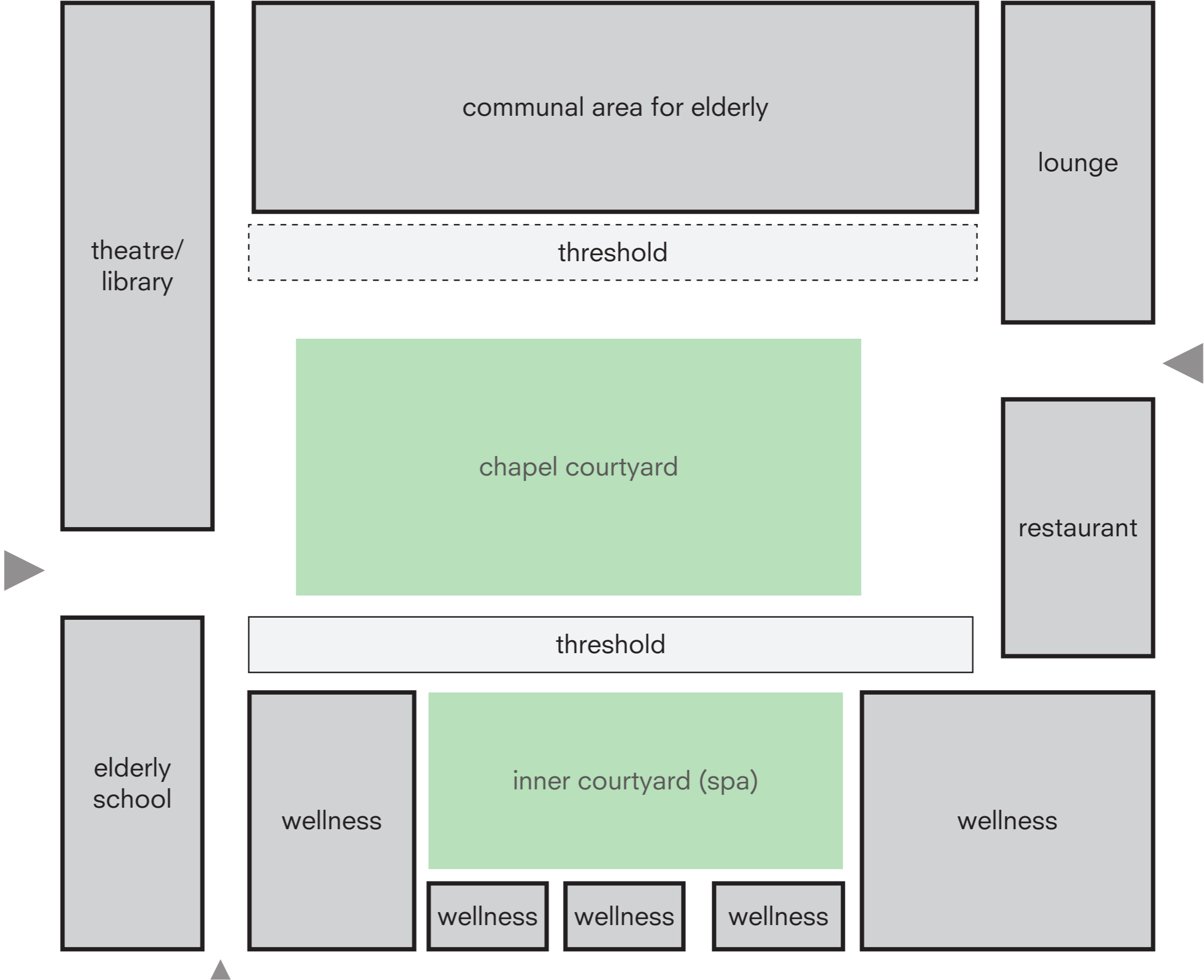
Design Concept



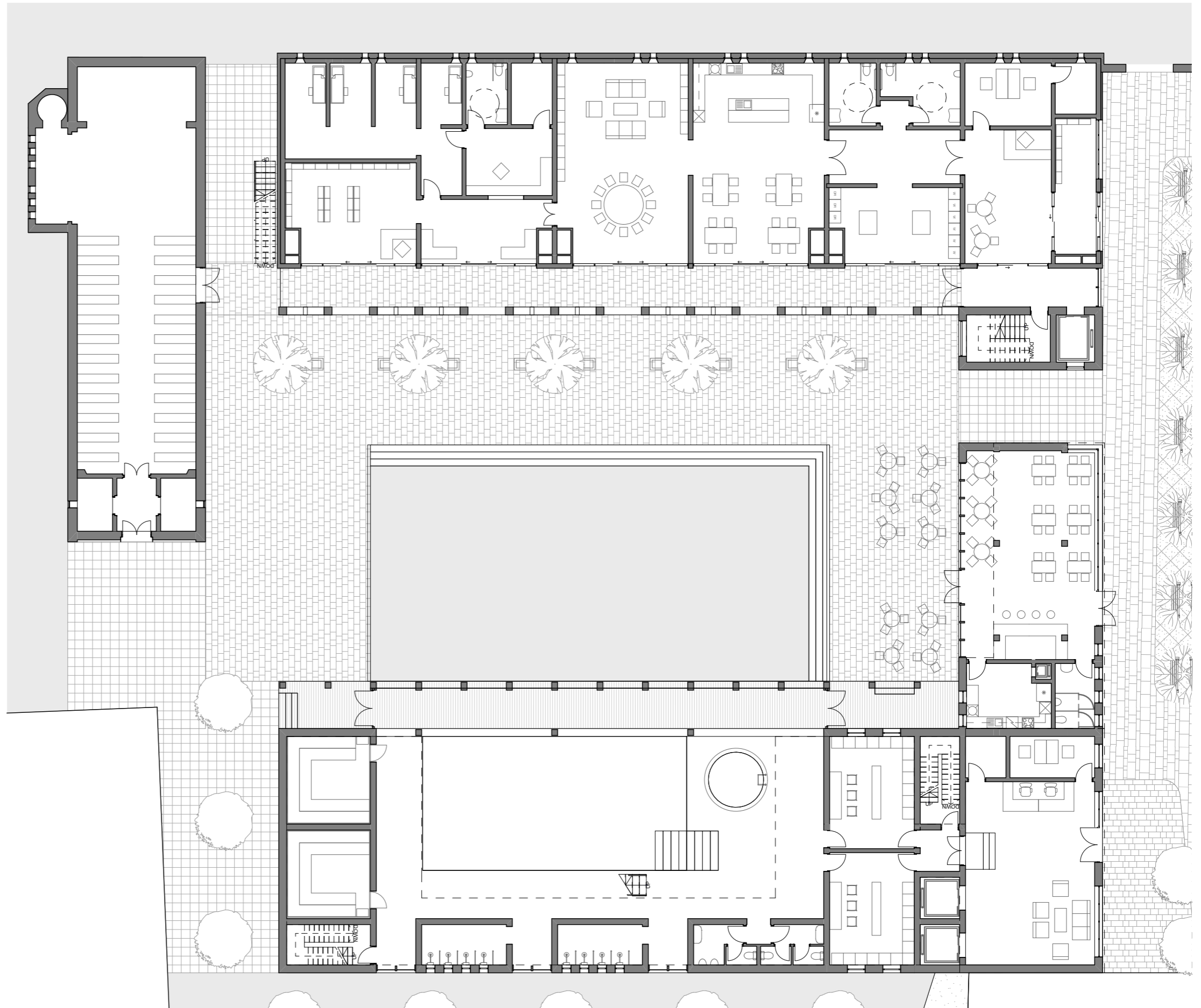
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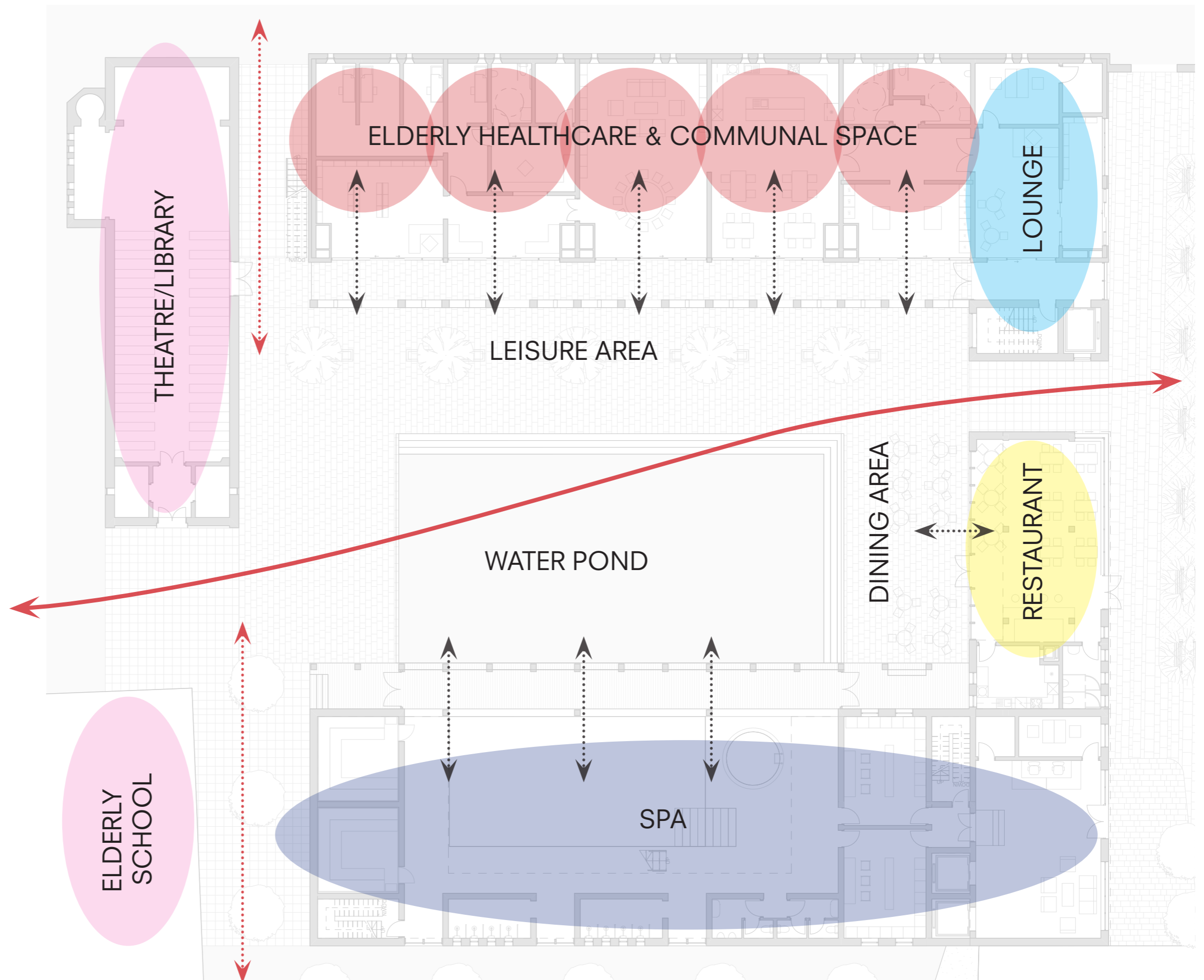
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FLOOR PLAN

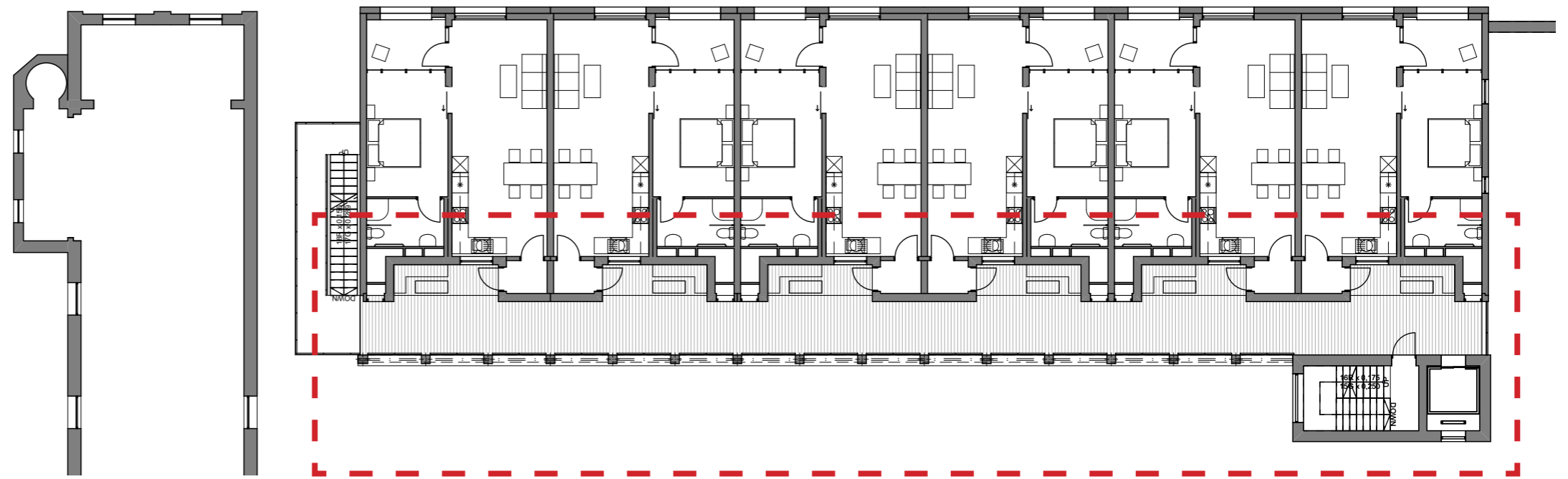


PROGRAM

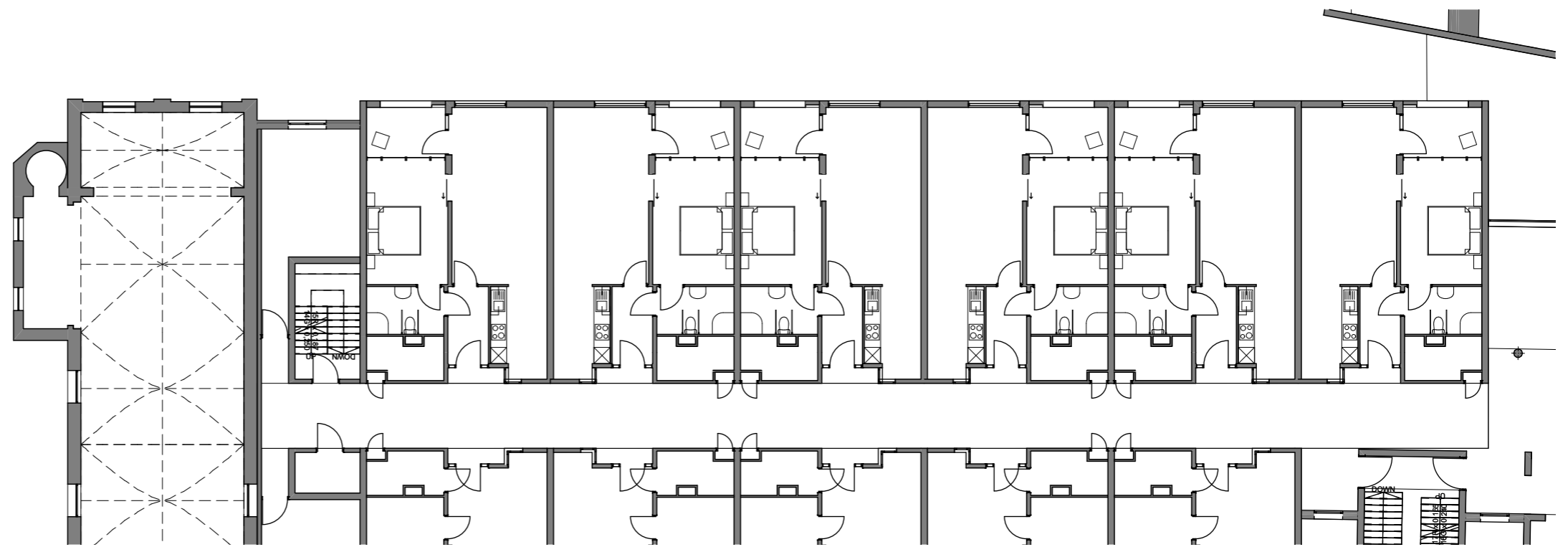


- cultural
- medical
- wellness
- residential
- commercial

RENOVATION OF EXISTING BUILDING



after



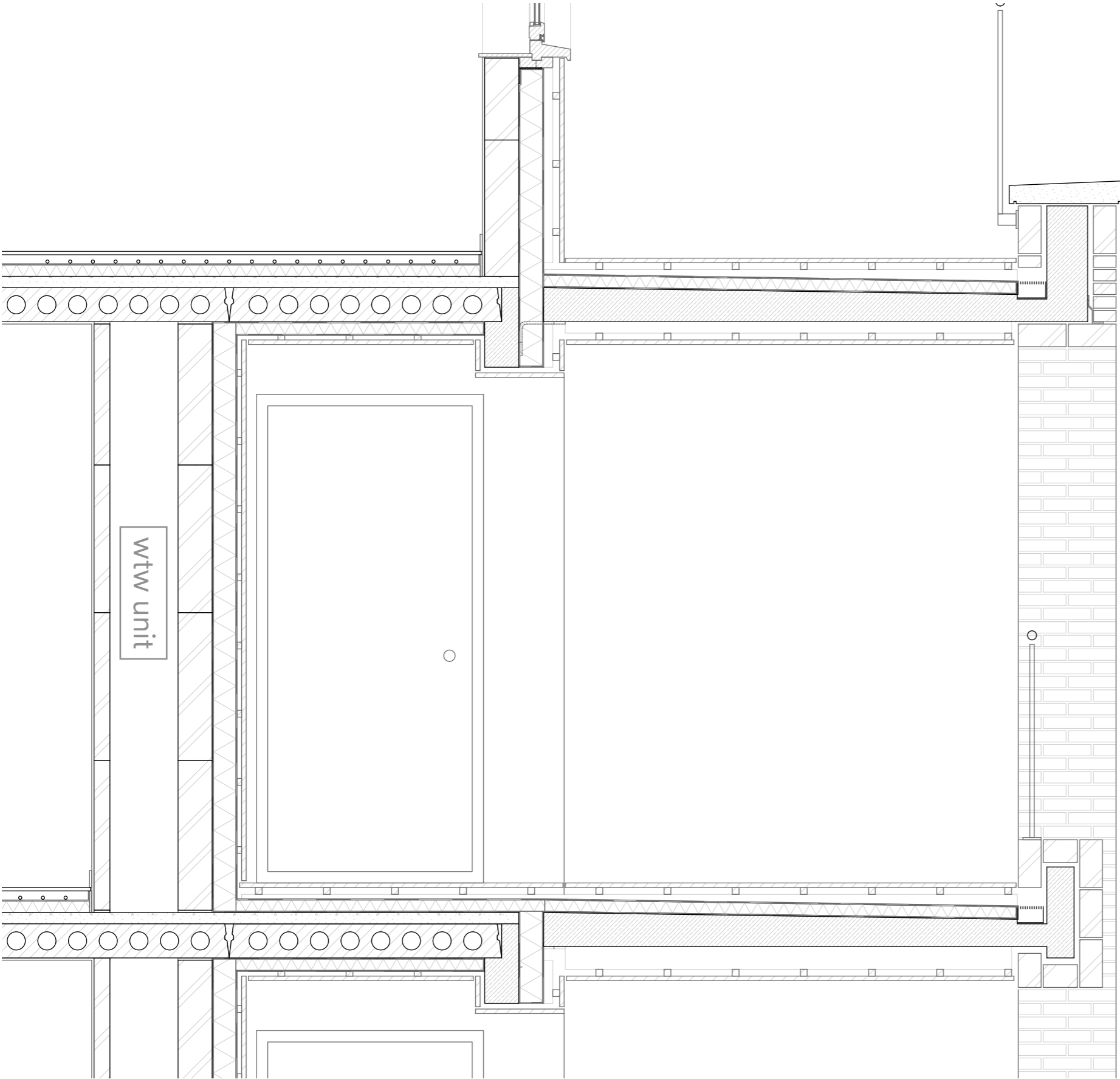
before

CORRIDOR SPACE AFTER RENOVATION

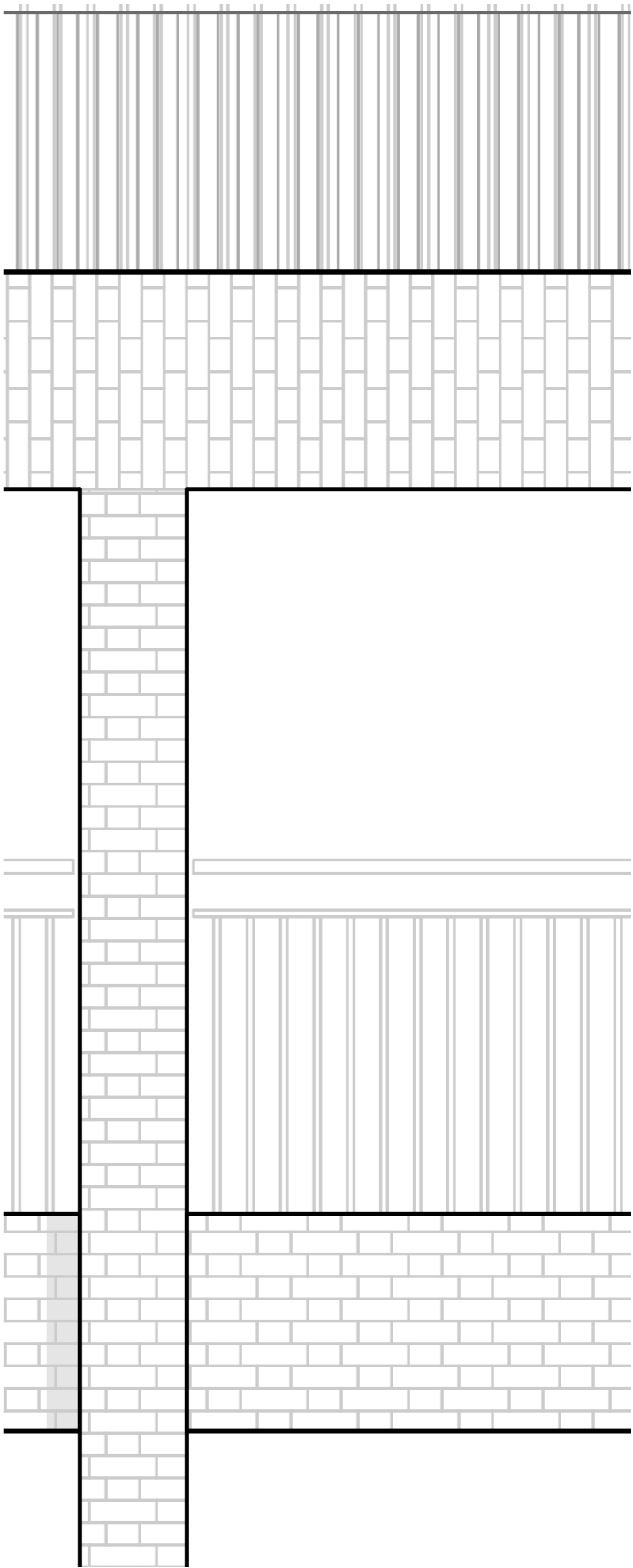


perspective of new corridor

CORRIDOR: THRESHOLD BETWEEN HOUSING AND COURTYARD



section

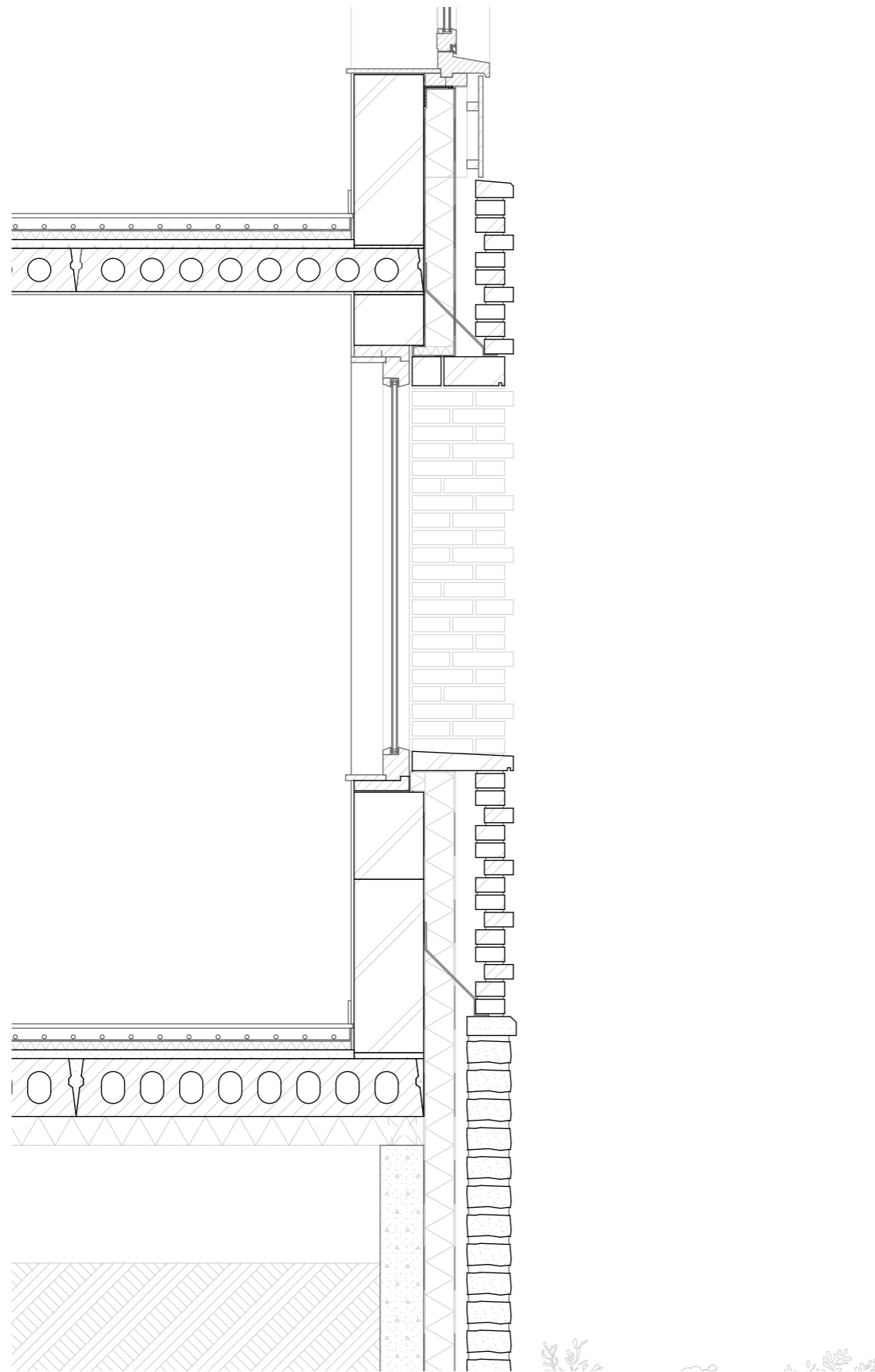


elevation

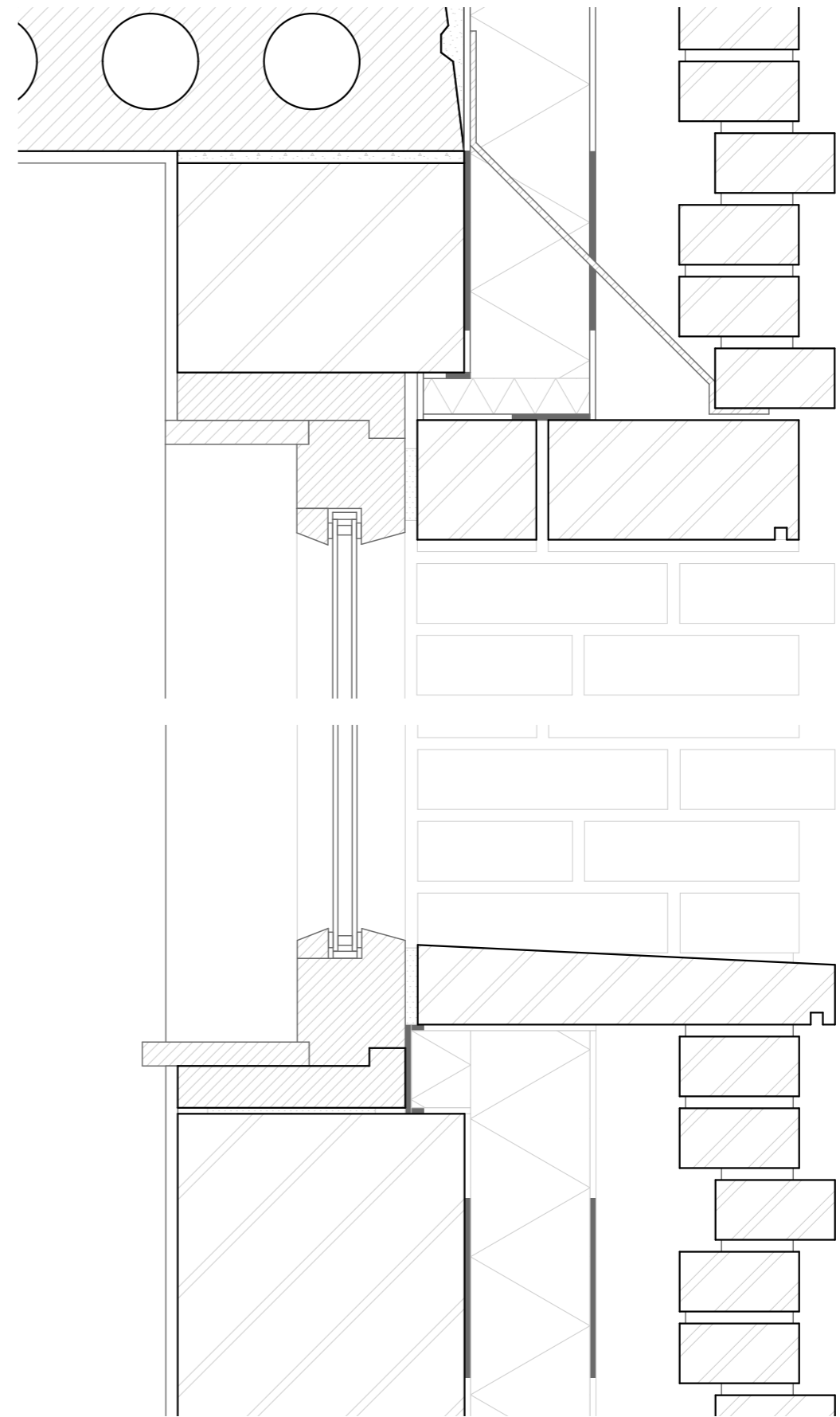
PARK FACADE



PLINTH OF ELDELRY HOME - AN IMAGE OF OLD WALL



elderly home east facade section (north part)

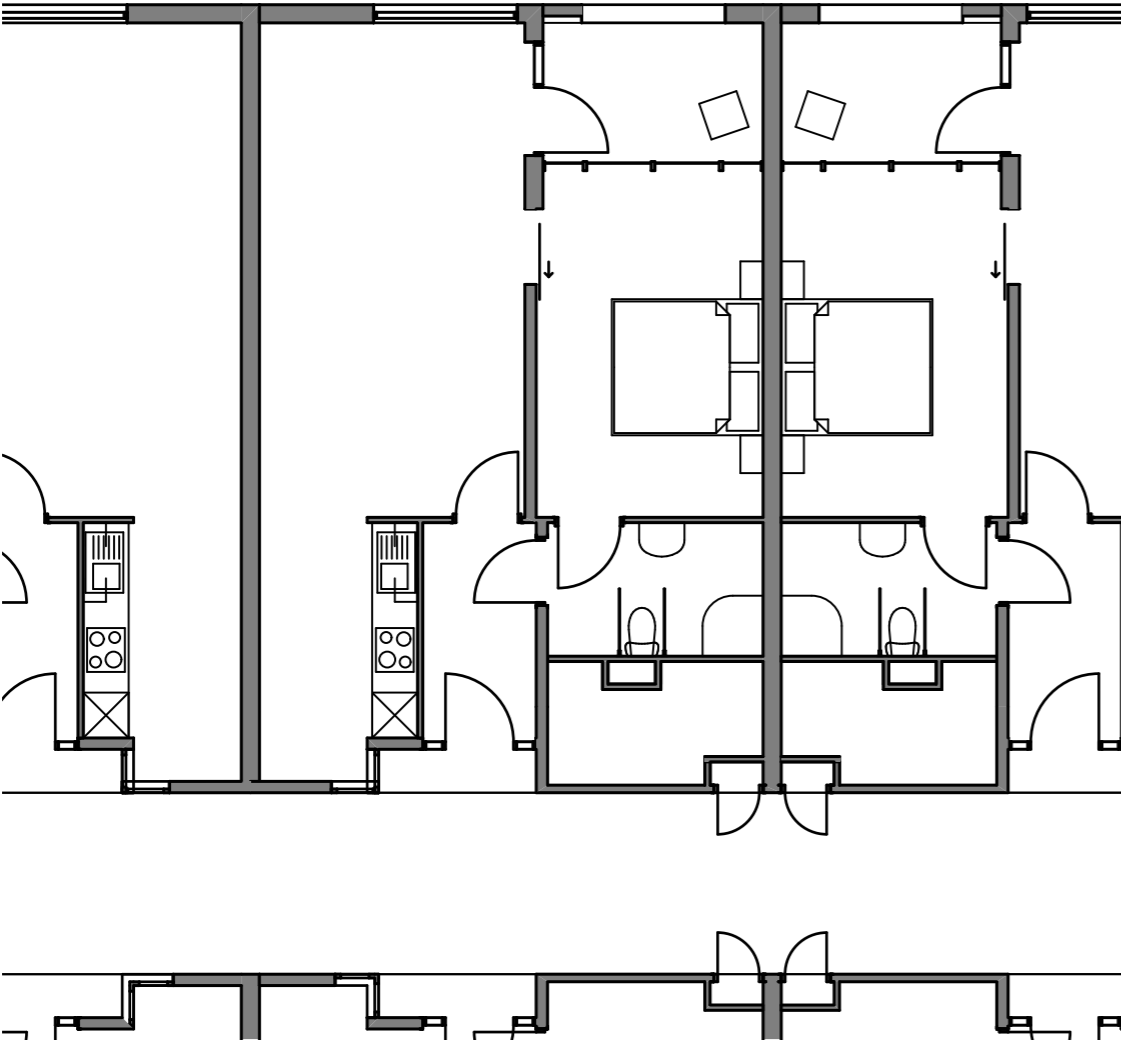


window detail

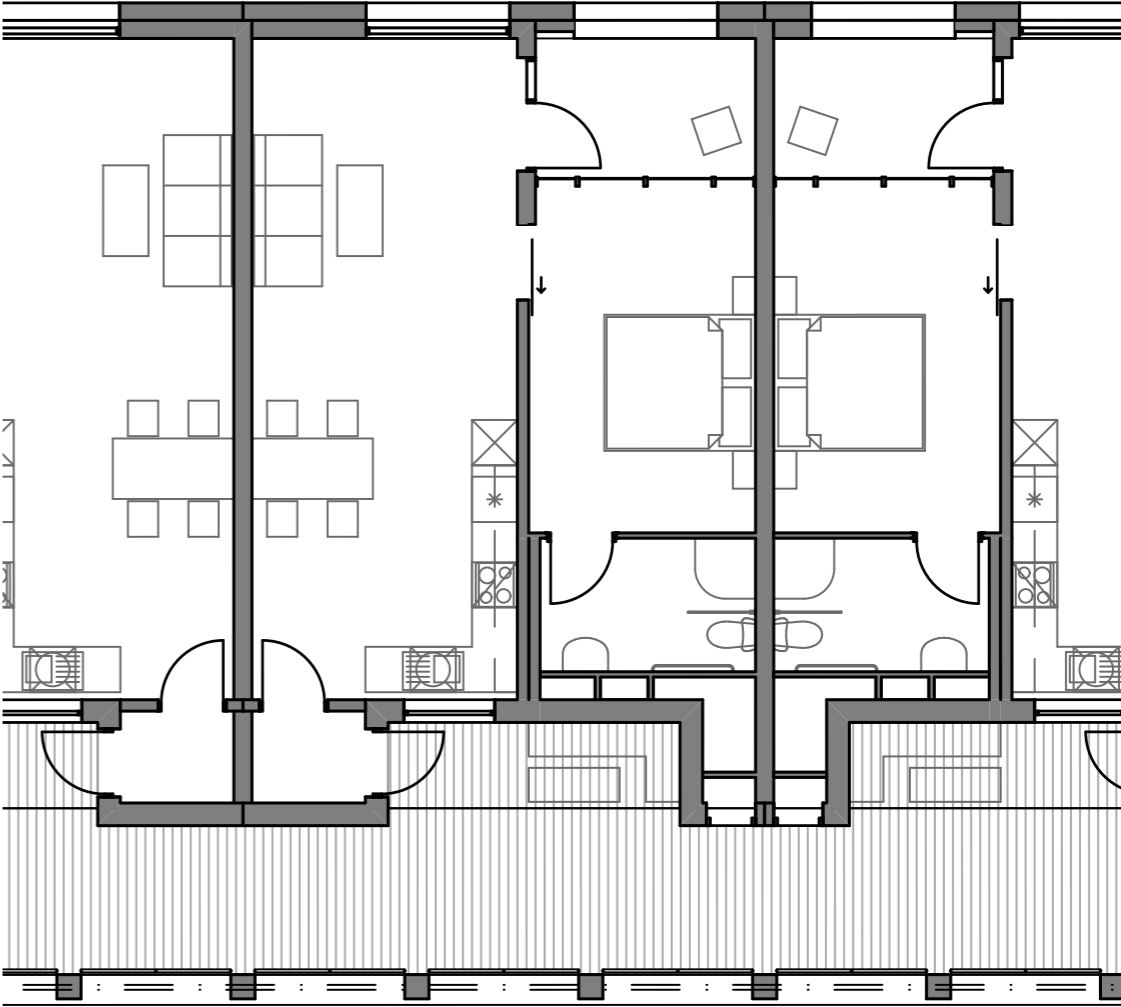
RENOVATION OF EXISTING APARTMENT

individual apartment for a couple of senior citizens

72m²



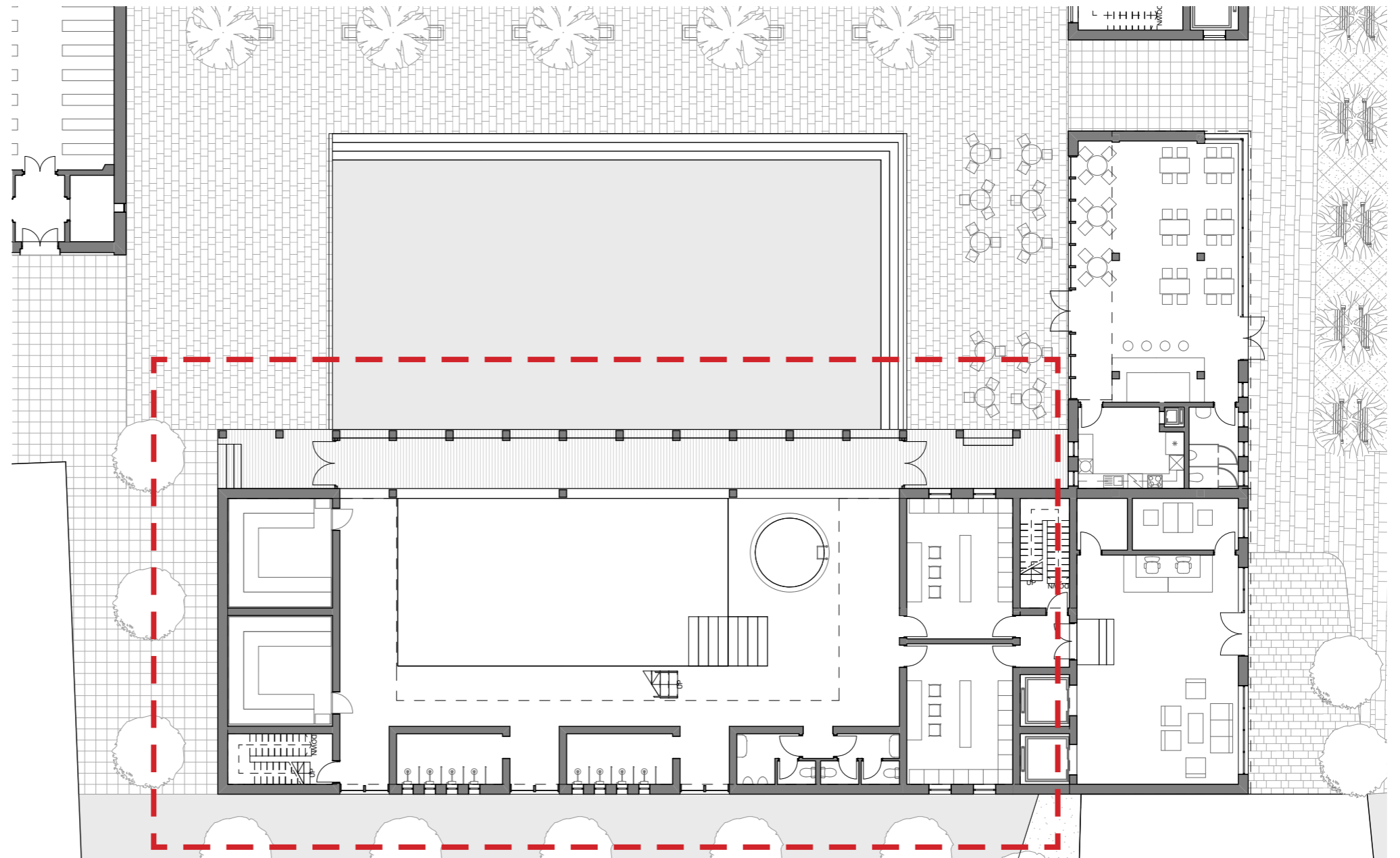
existing situation



intervention plan

- corridor space for staying
- wind lobby preventing draft
- interaction between interior and exterior

WELLNESS CENTRE

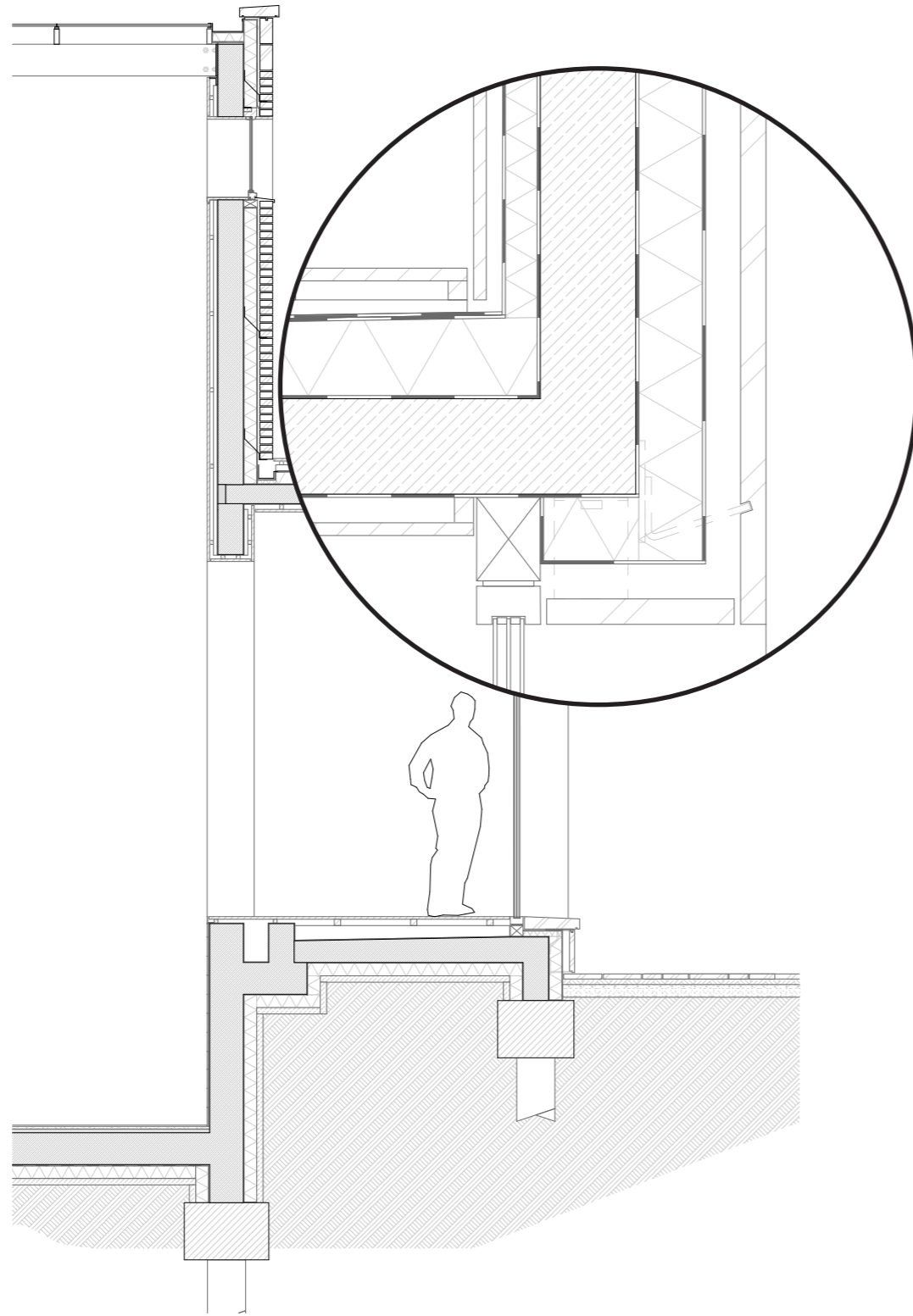


wellness ground floor plan

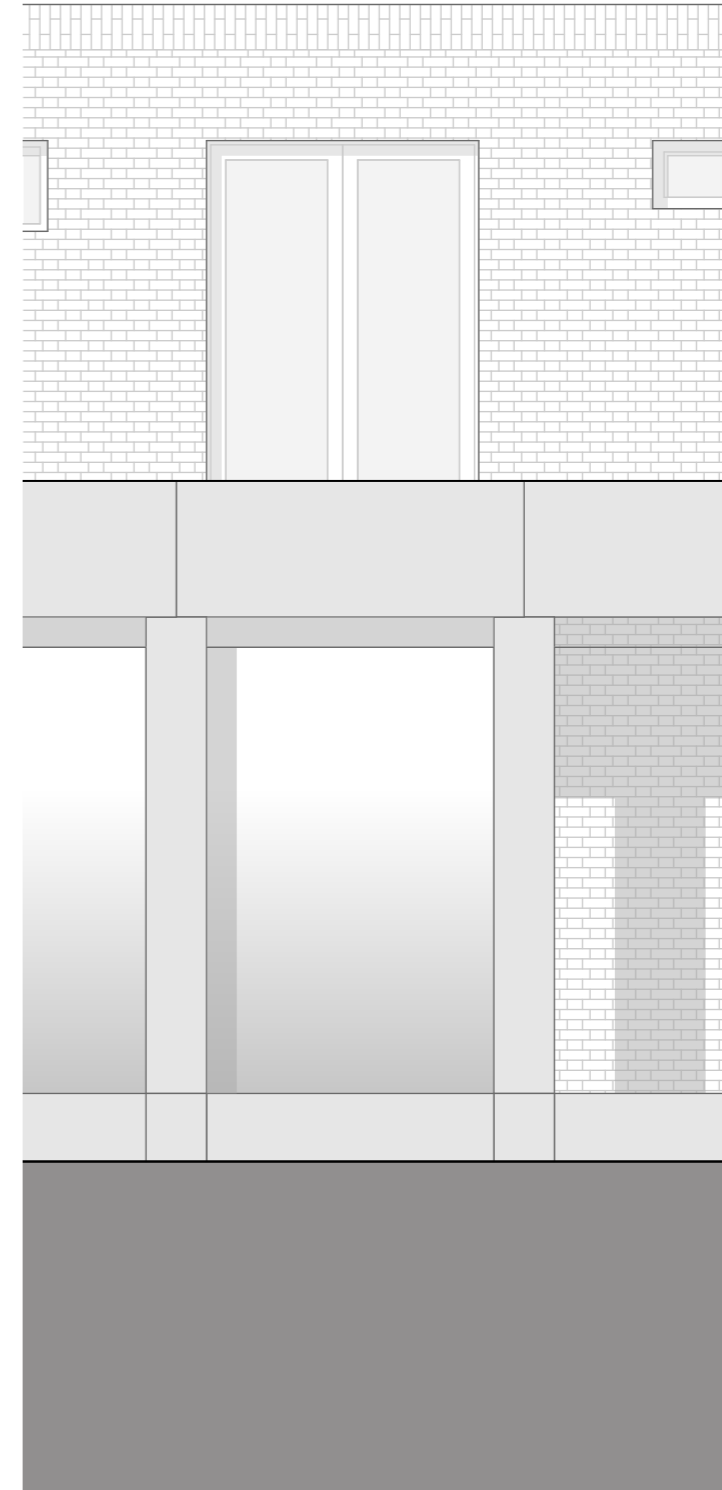
ATMOSPHERE - PLEASANT INNER COURTYARD



ARCADE: THRESHOLD BETWEEN SPA AND COURTYARD

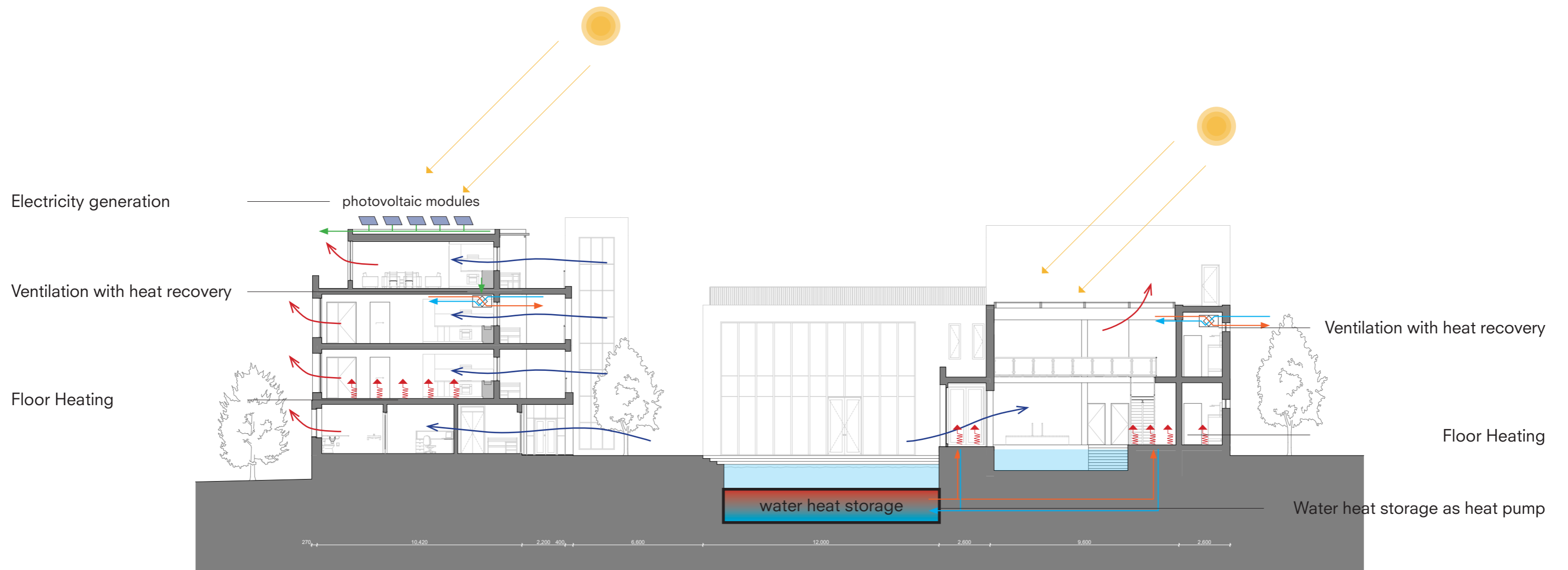


section

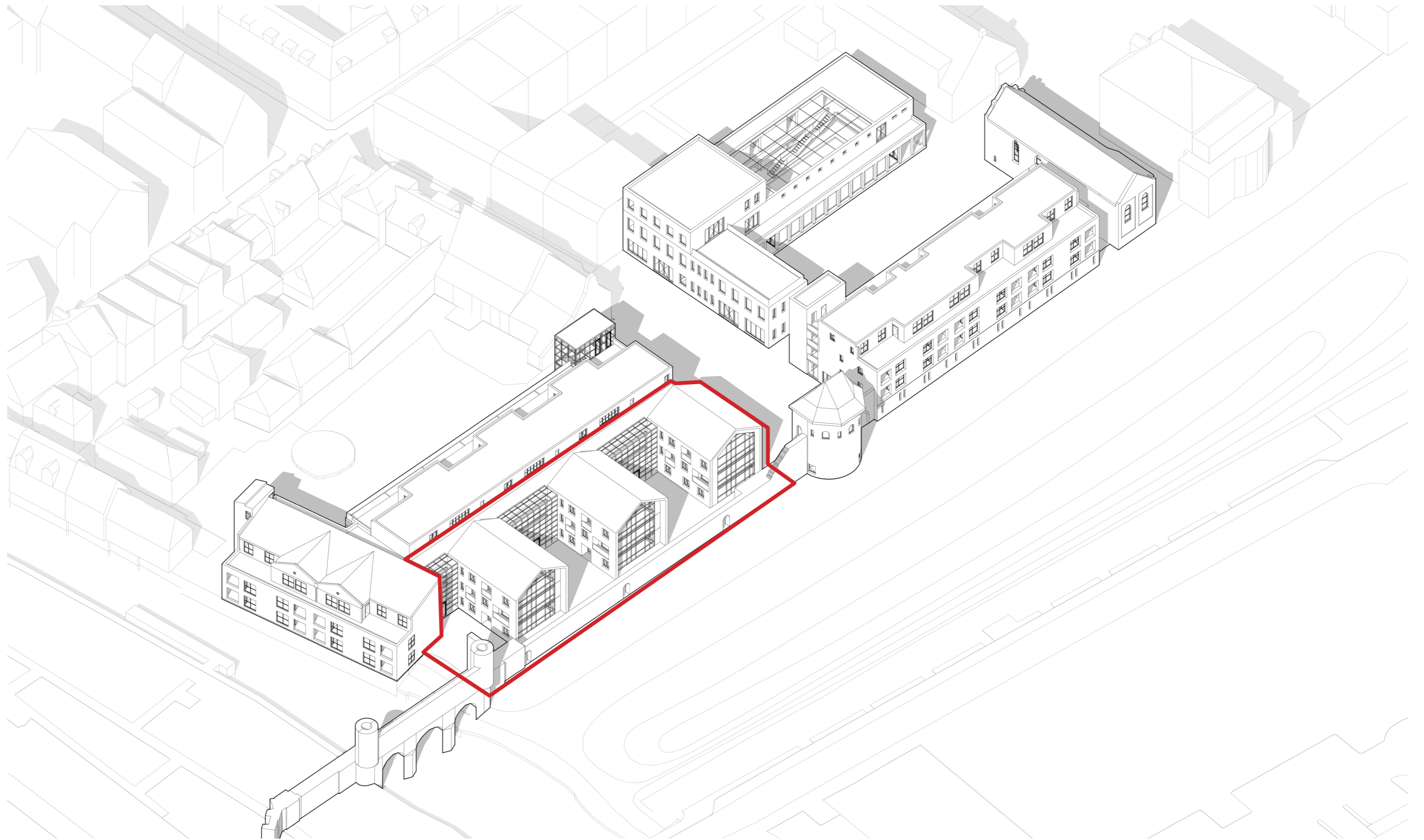


elevation

CLIMATE DESIGN



CITY WALL COURTYARD



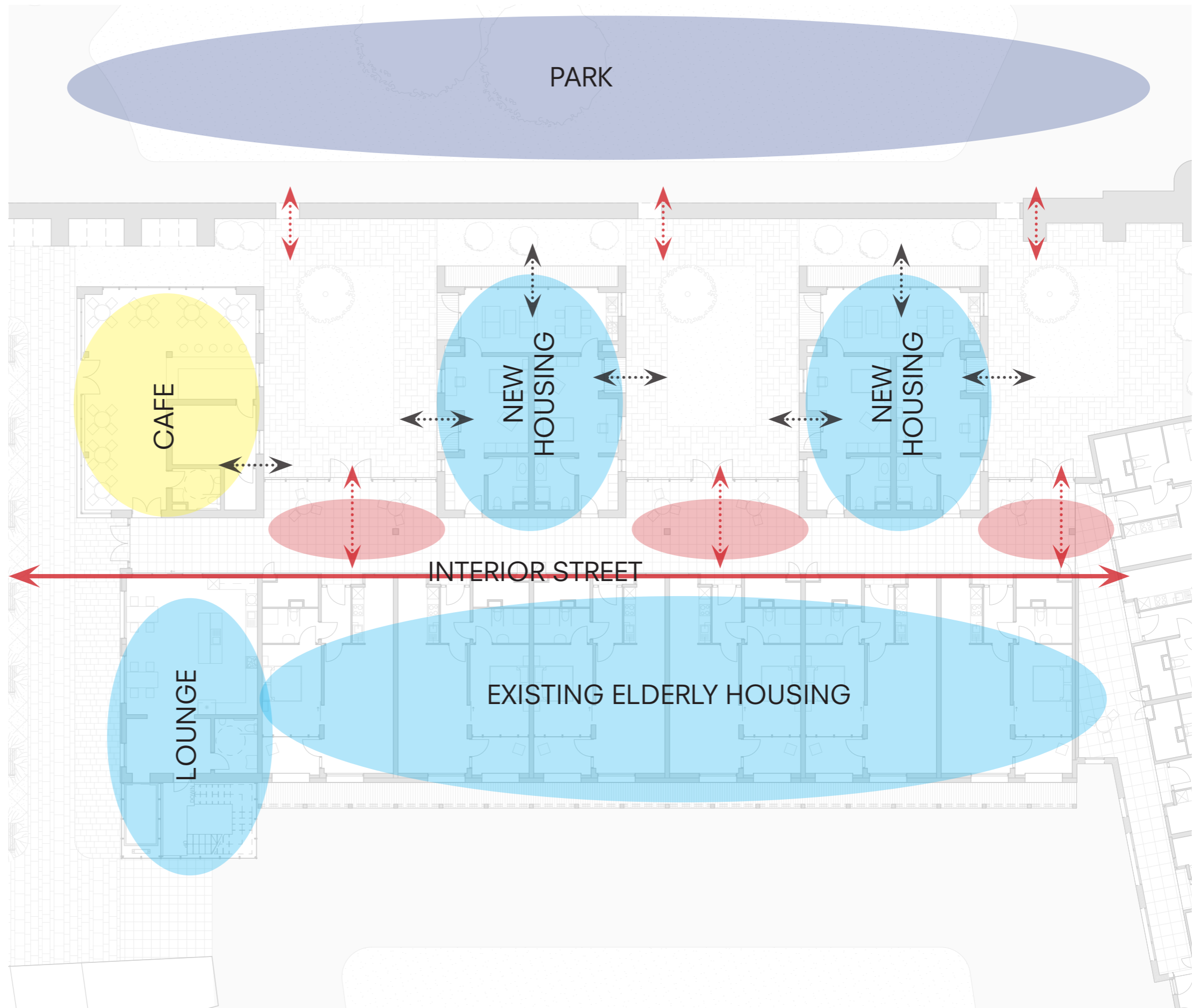
ATMOSPHERE: PROTECTED LIVING ROOM



FLOOR PLAN



PROGRAM



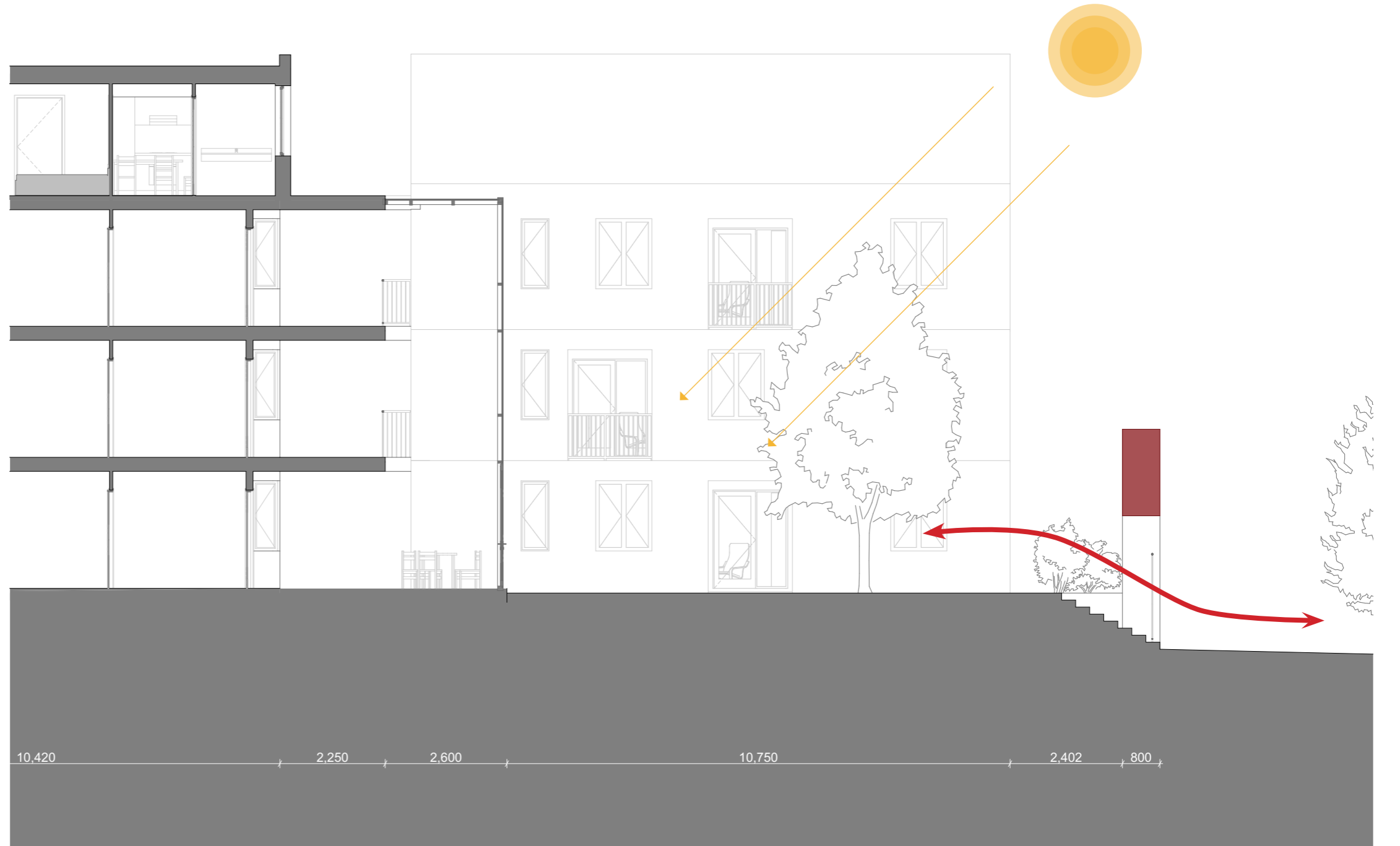
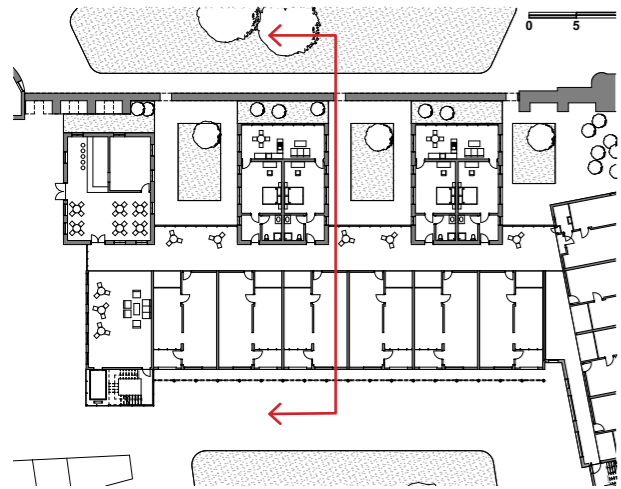
- living
- park
- residential
- commecial

COURTYARD SPACE & IMPROVED CORRIDOR

- nature
- light
- introverted atmosphere



existing opening in the city wall



CORRIDOR SPACE AFTER RENOVATION



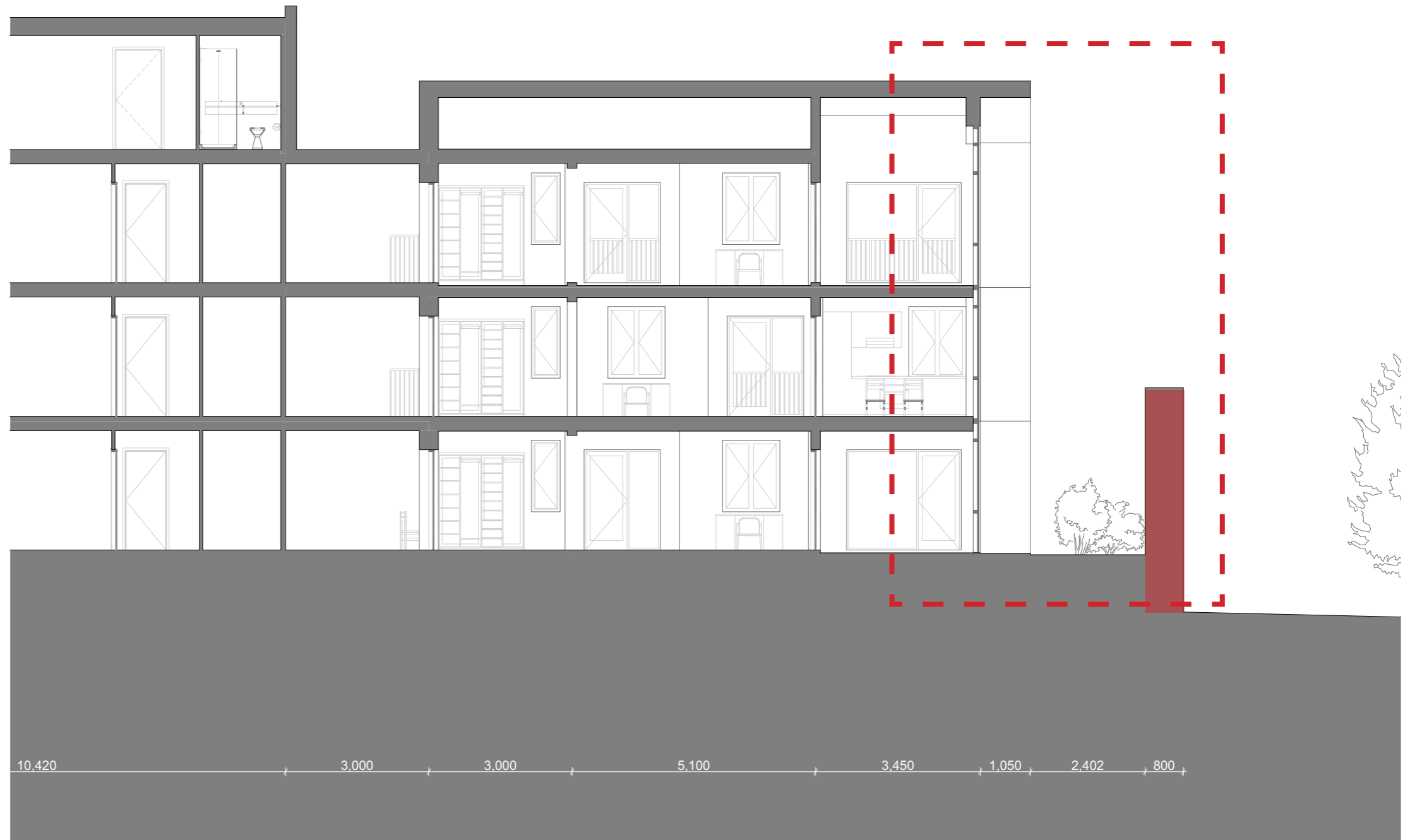
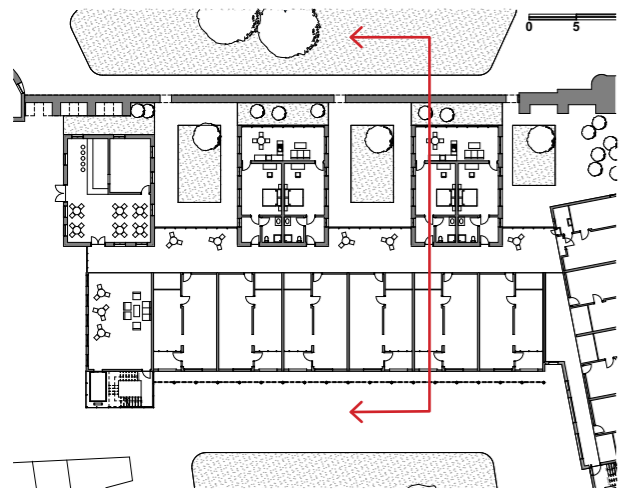
before



after

NEW HOUSING

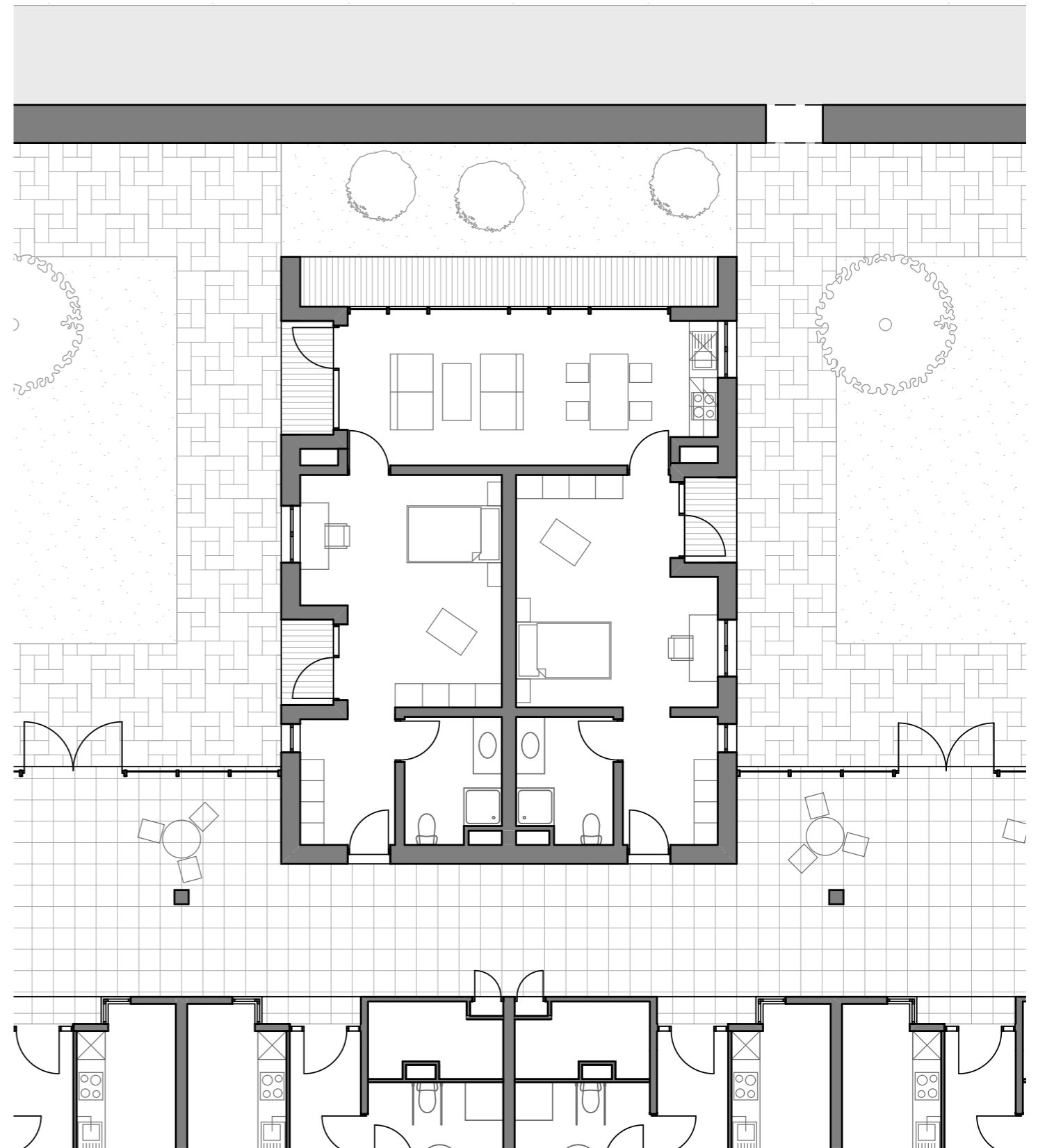
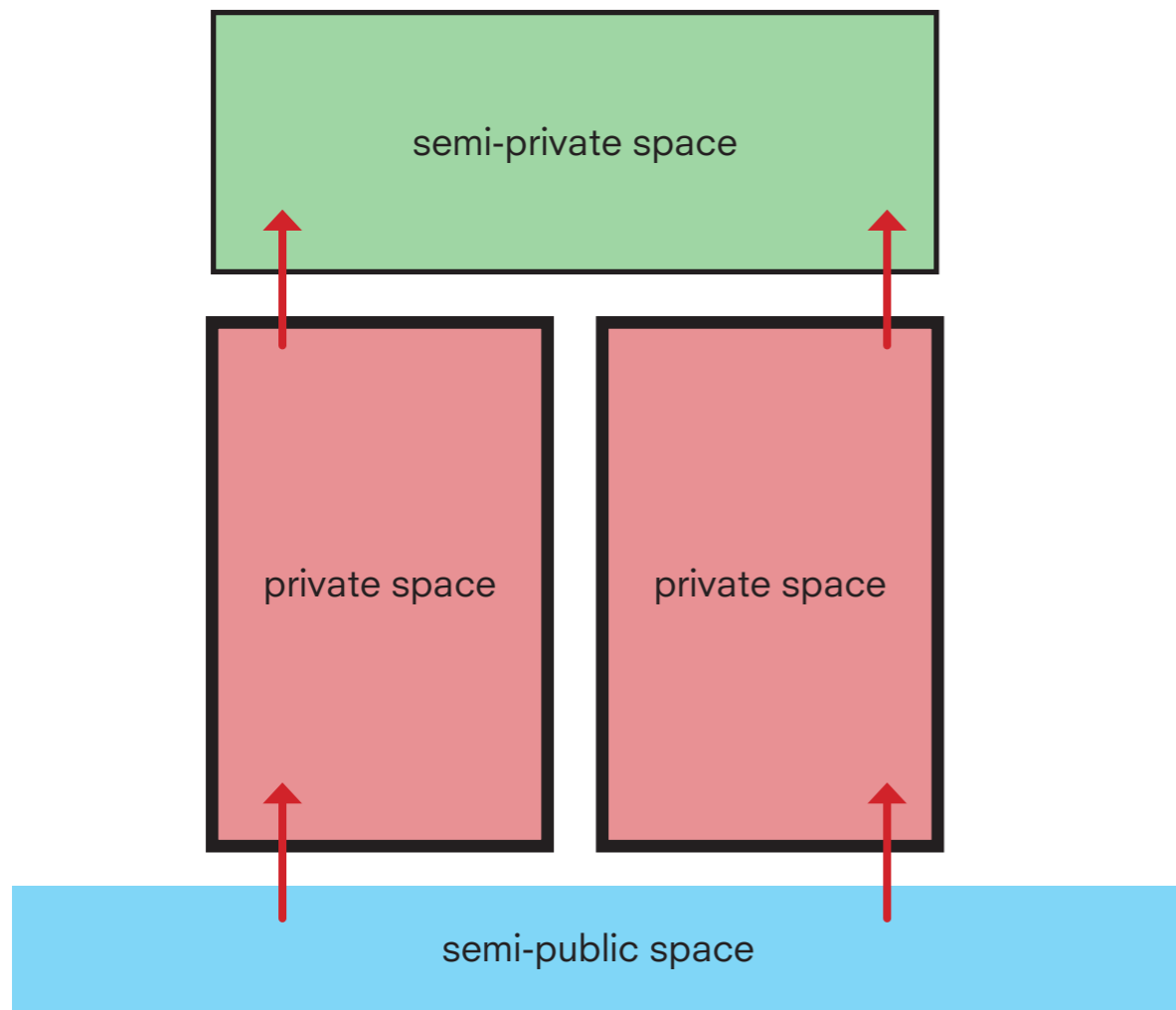
relation between interior space
& exterior heritage



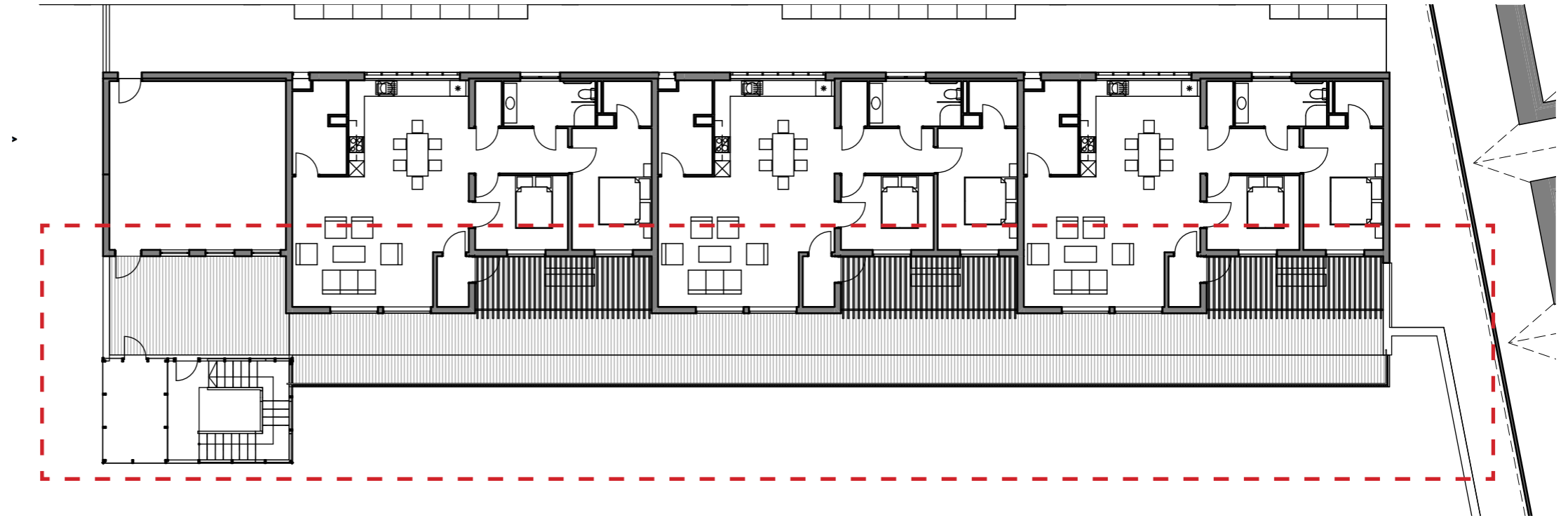
NEW LIVING MODE

shared apartment for 2 single senior citizens

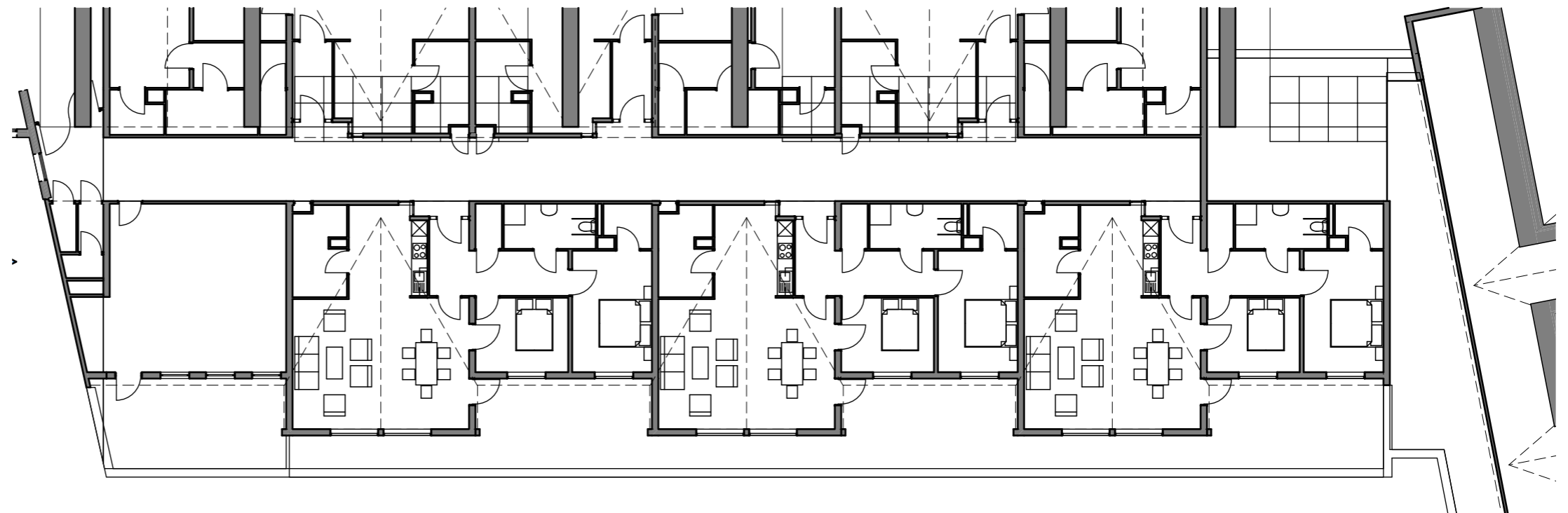
106 m²



RENOVATION OF EXISTING BUILDING

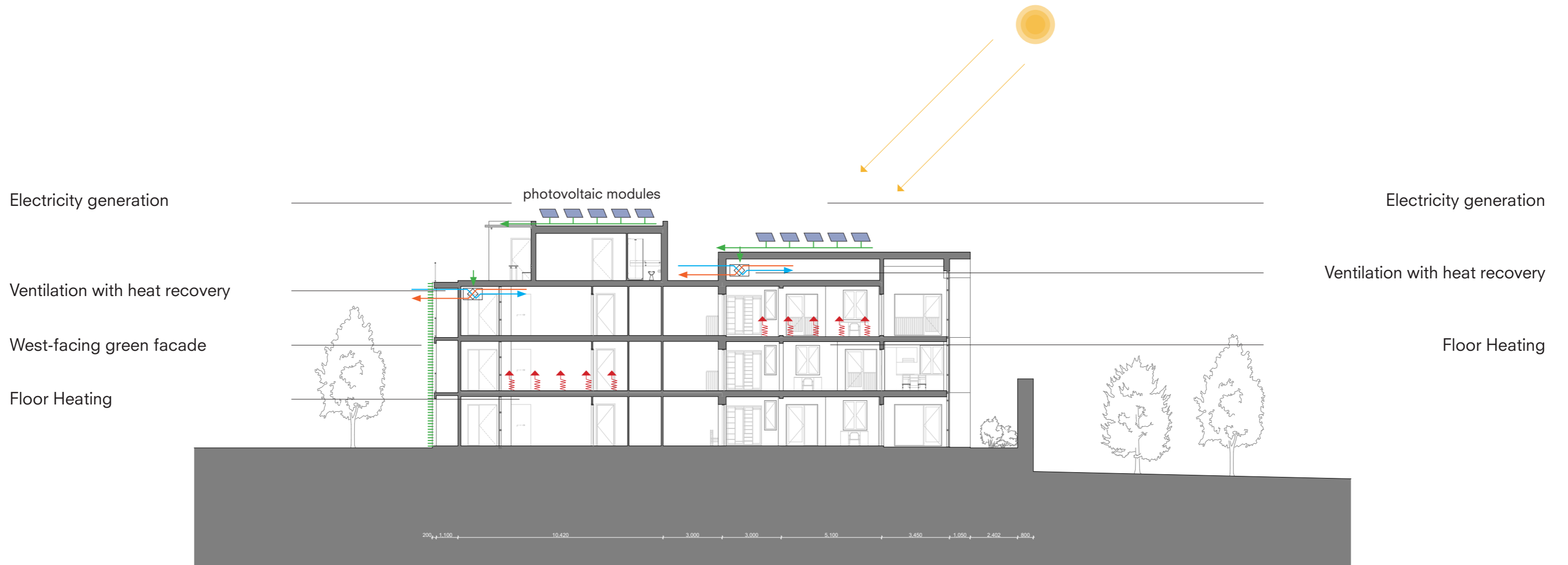


after

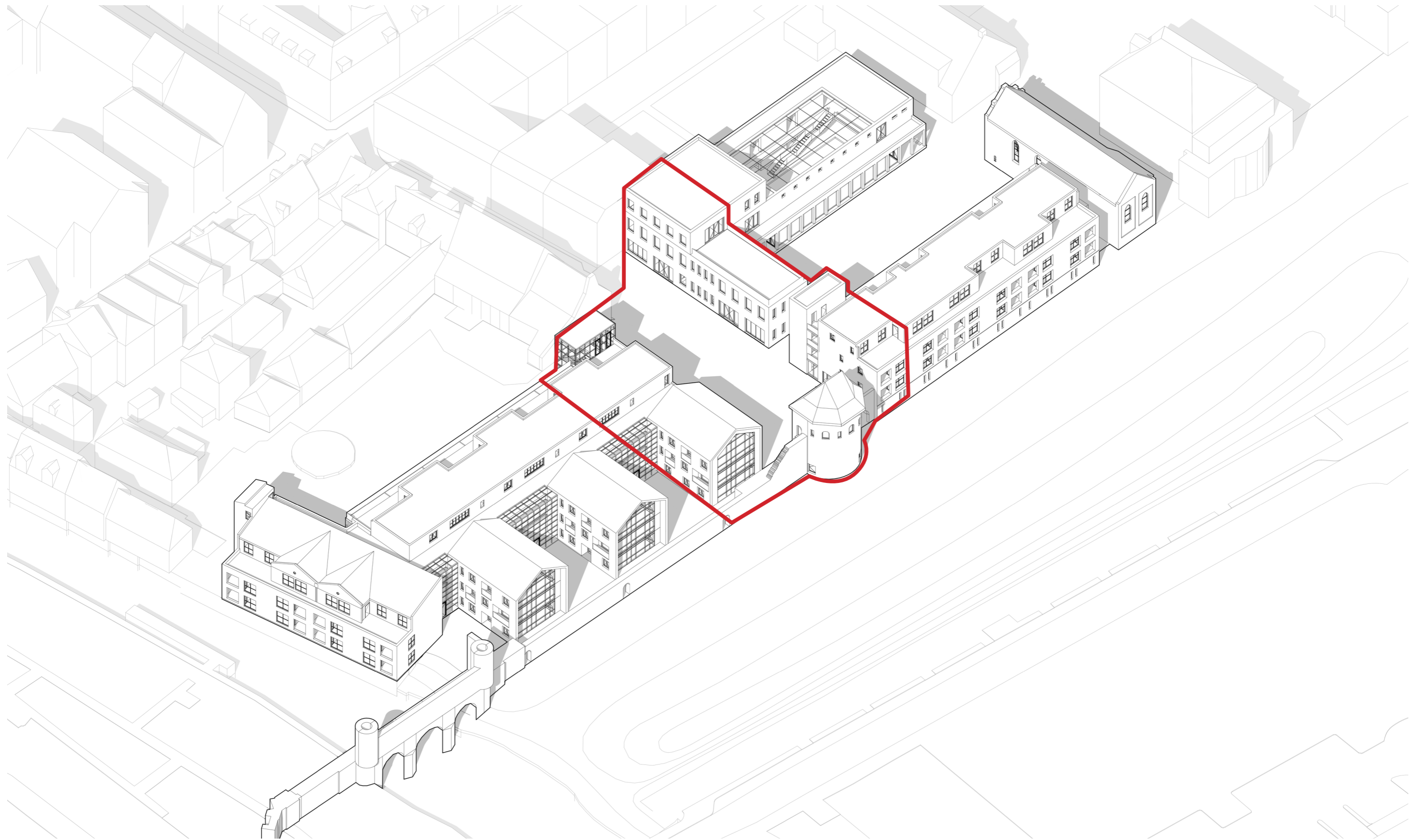


before

CLIMATE DESIGN



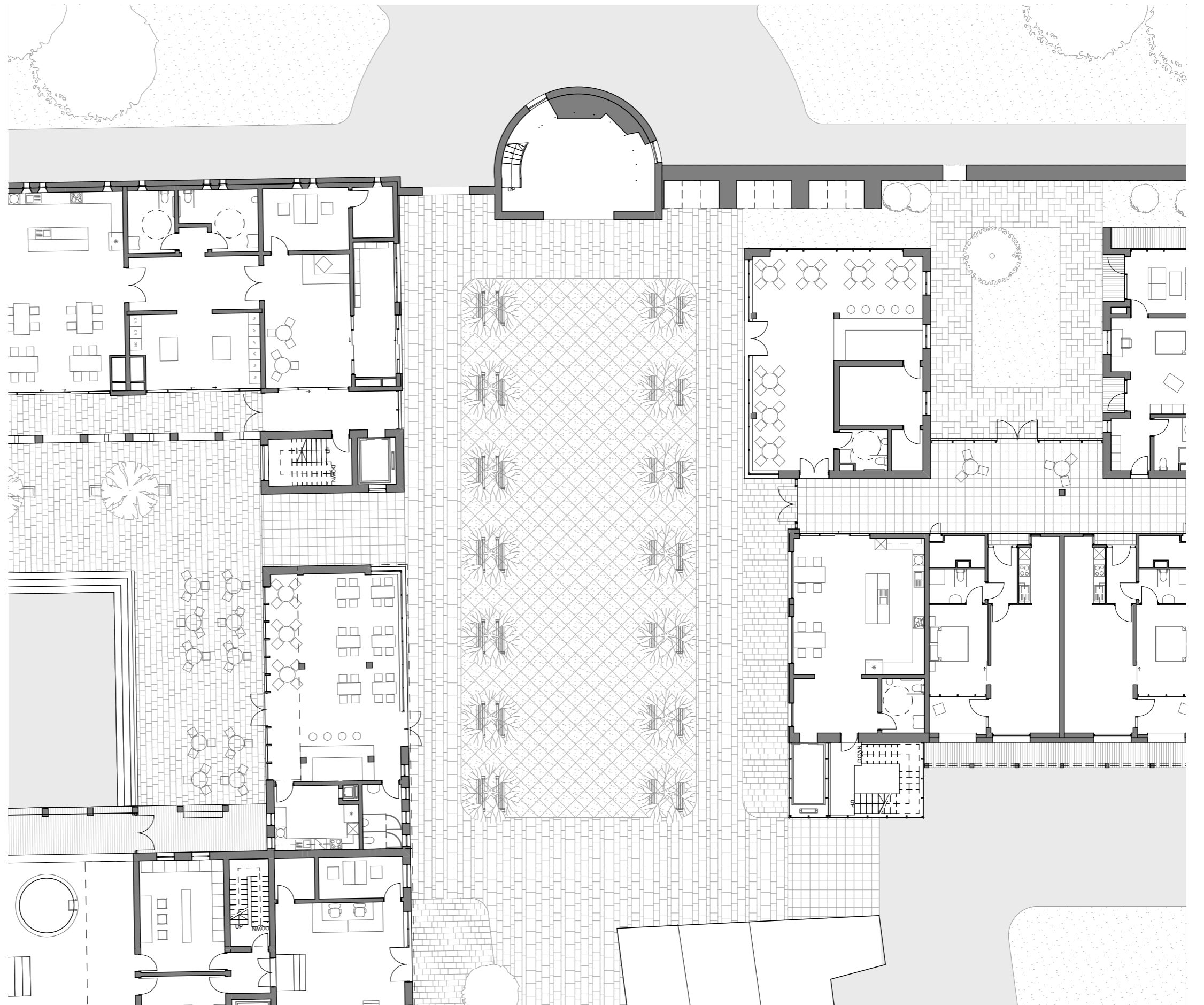
TOWER SQUARE



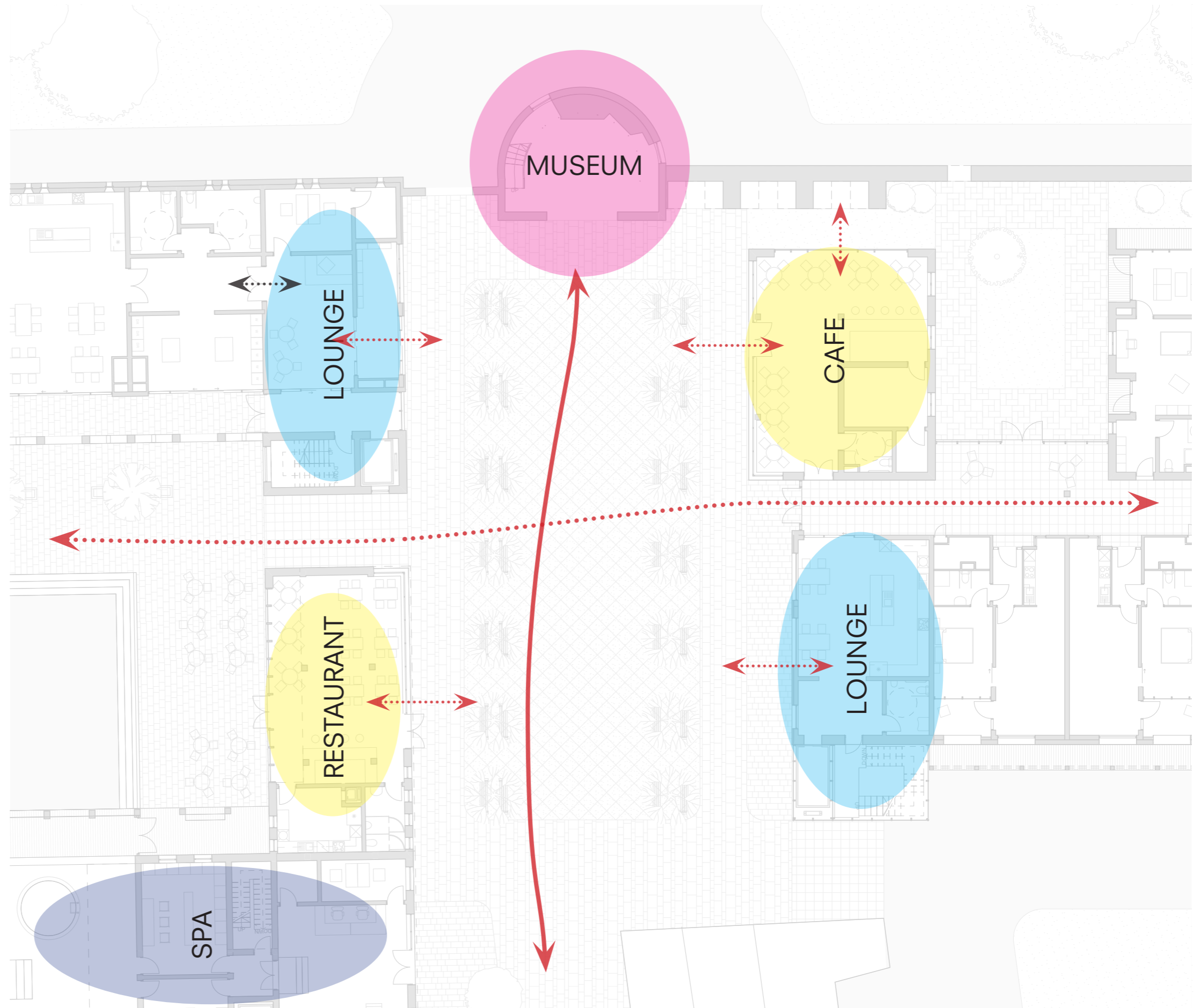
ATMOSPHERE: VIBRANT URBAN SPACE



FLOOR PLAN

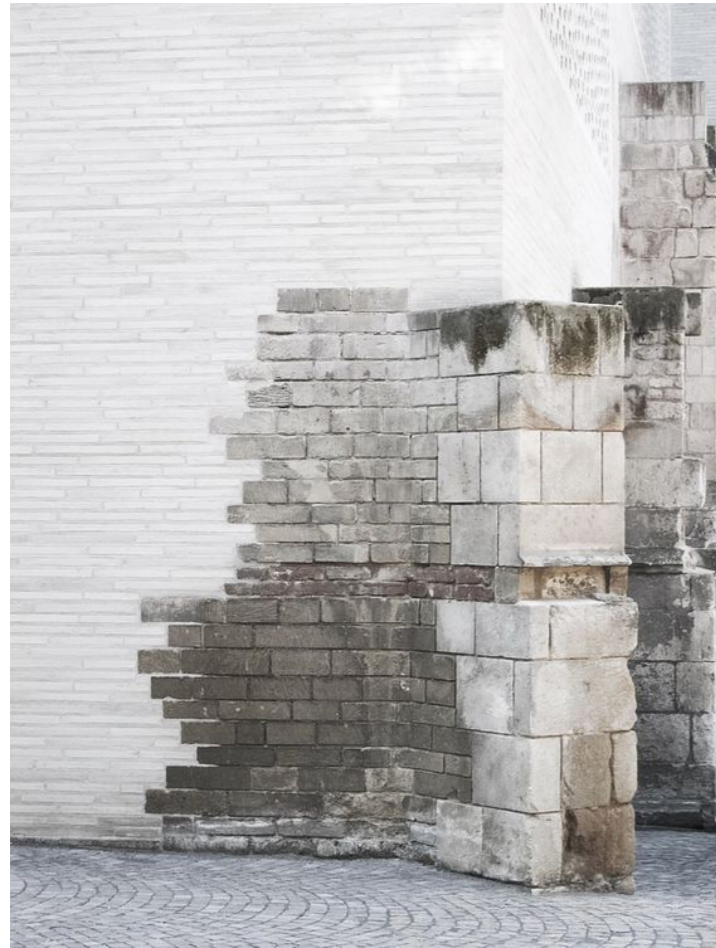


PROGRAM



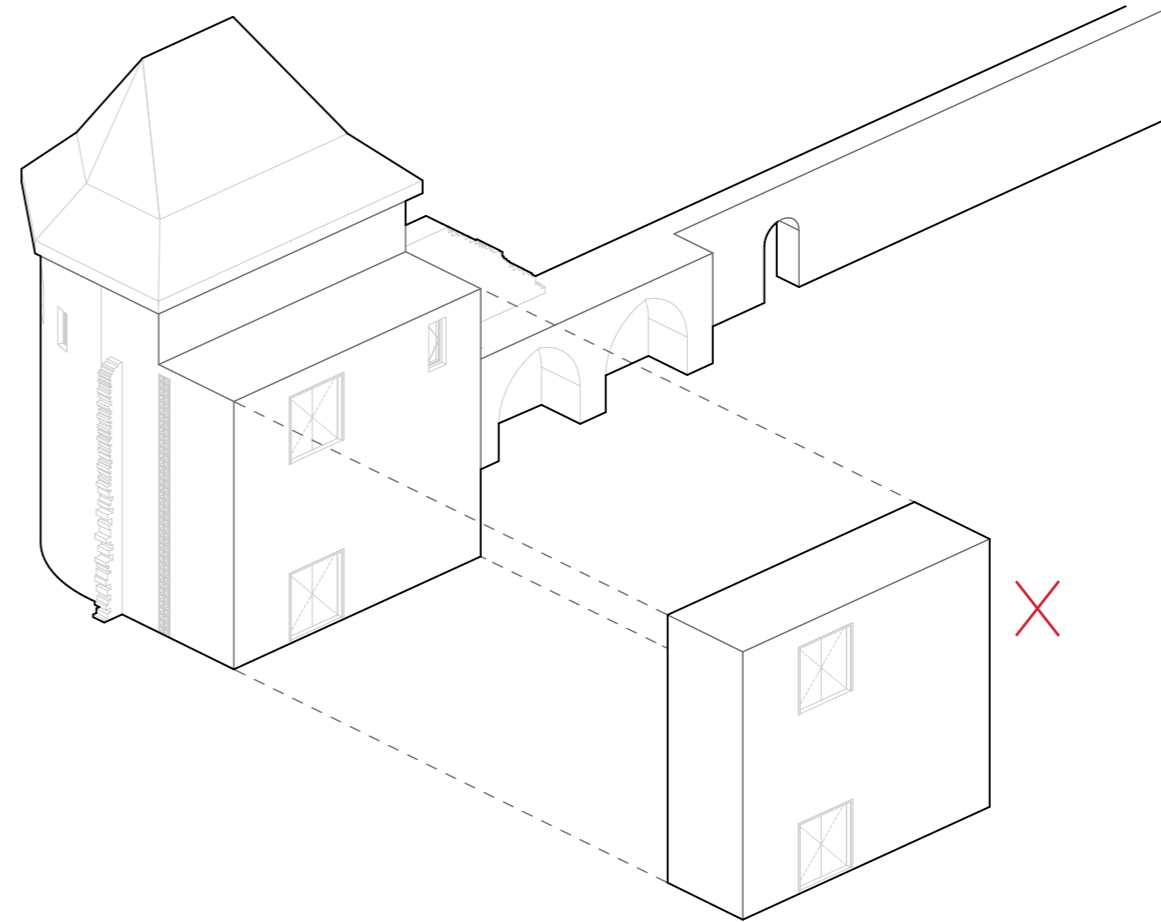
- cultural
- medical
- wellness
- residential
- commercial

TOWER RENOVATION

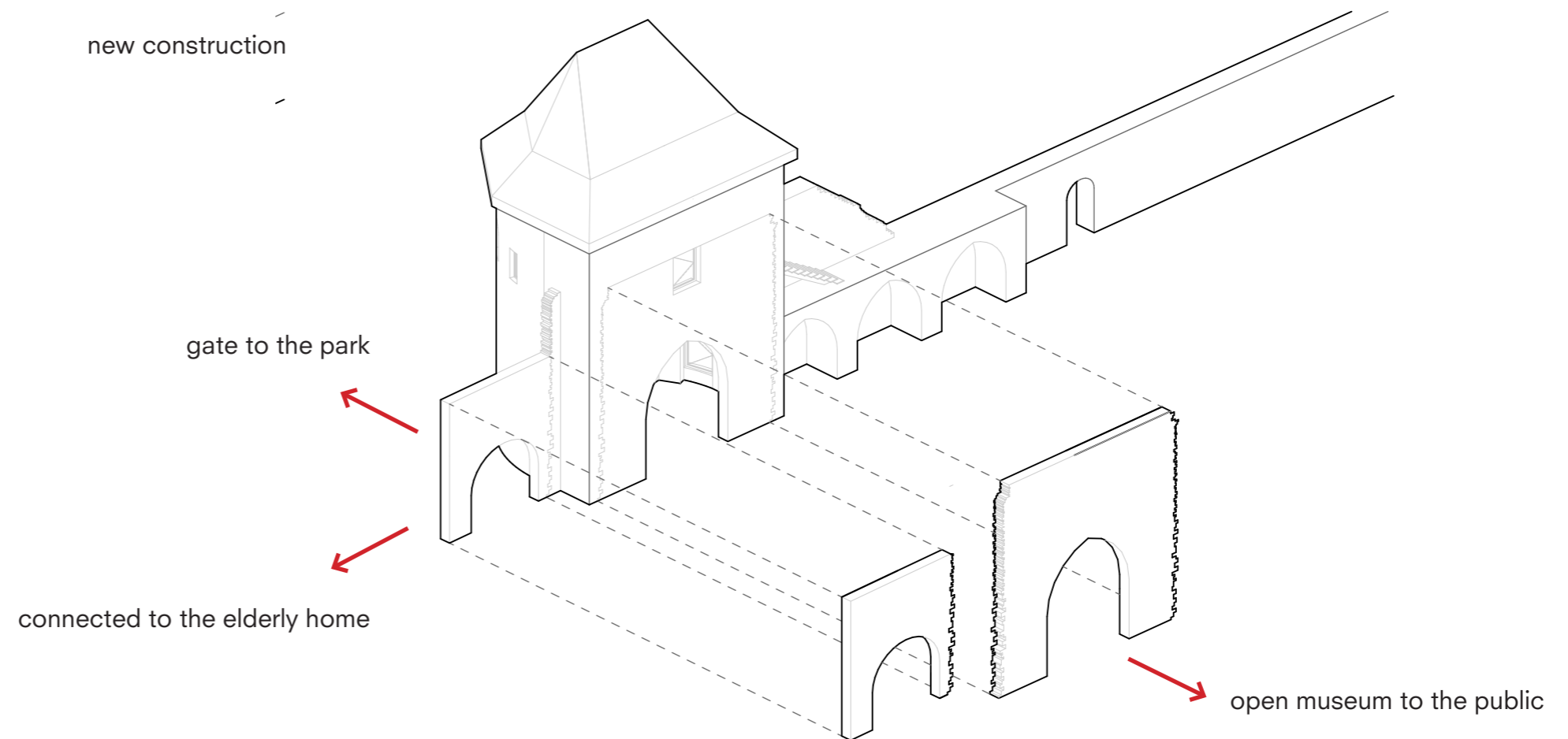


Kolumba museum, Peter Zumthor, Cologne

current situation - demolition plan



new construction

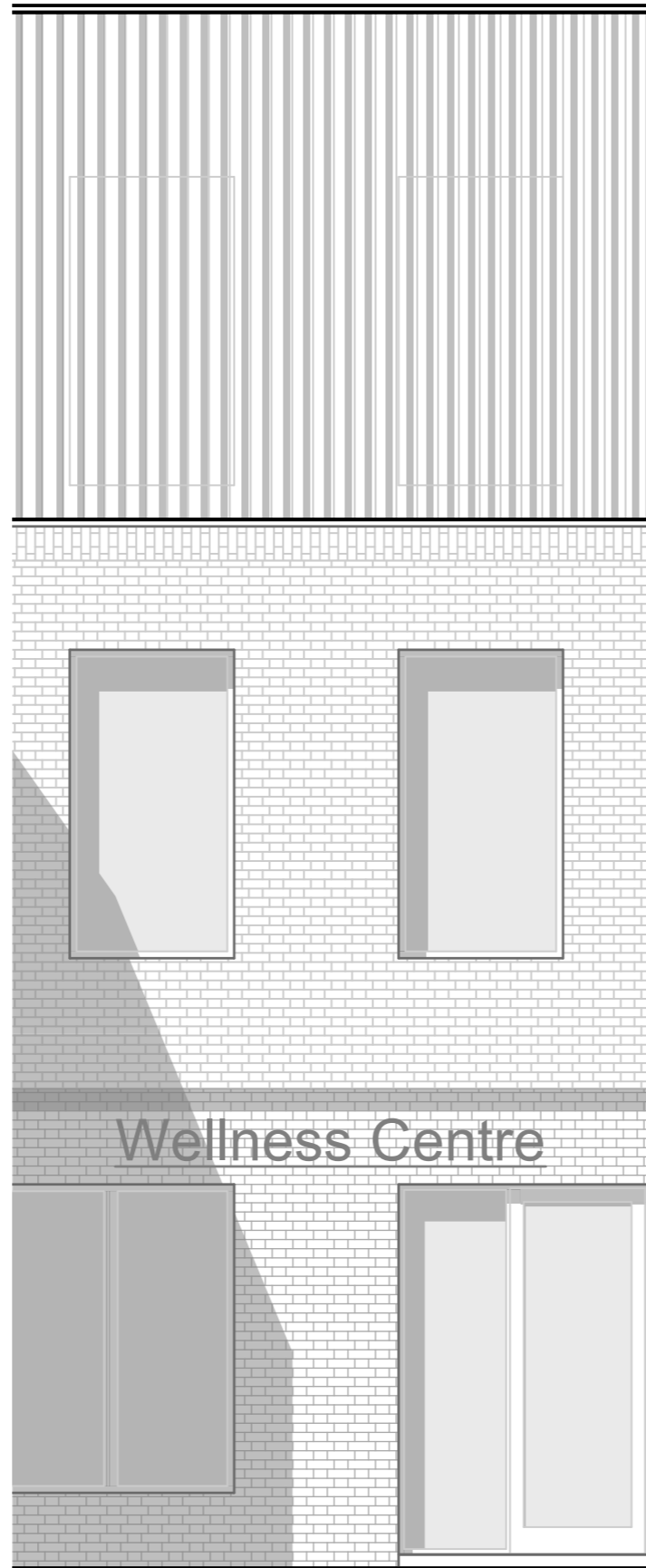
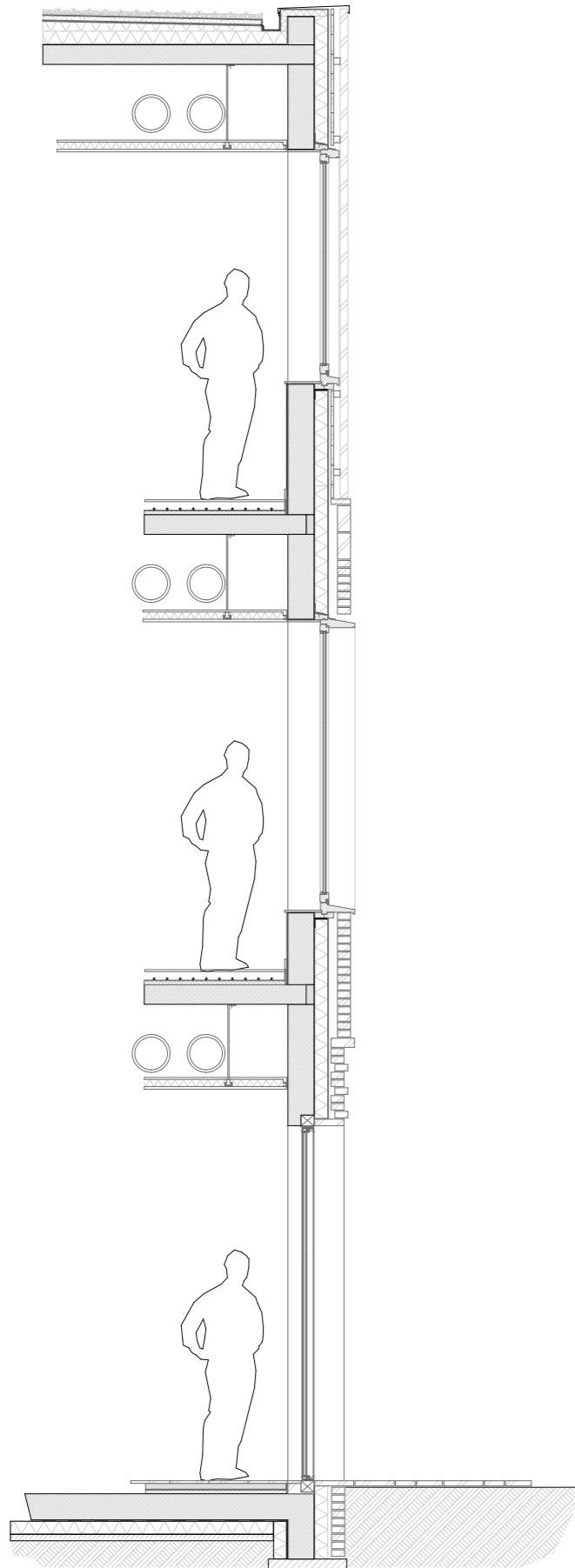


PLINTH OF SQUARE

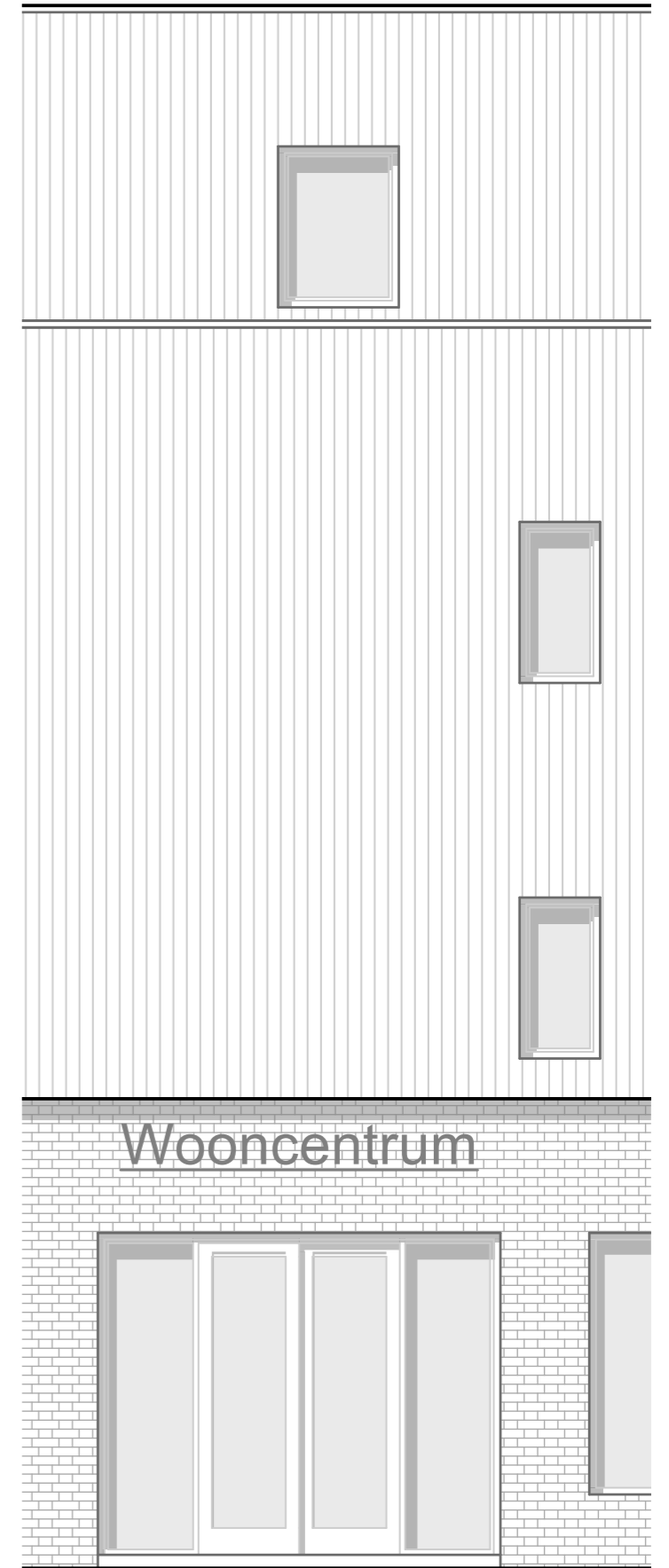


elderly home north elevation (south part)

PLINTH OF SQUARE



wellness south elevation



elderly home south elevation (north)

NEW ELEVATION OF CITY WALL



REFLECTION

elements:

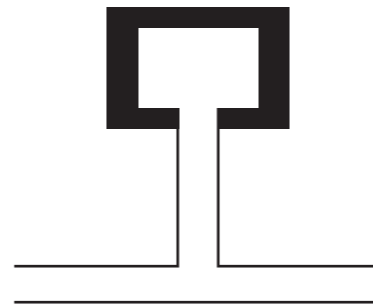
characters:



Luthersehofje



configuration



access



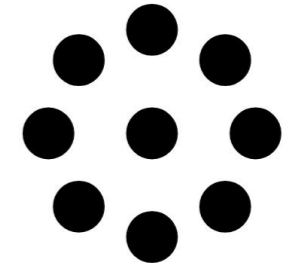
threshold



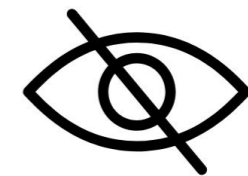
collective elements



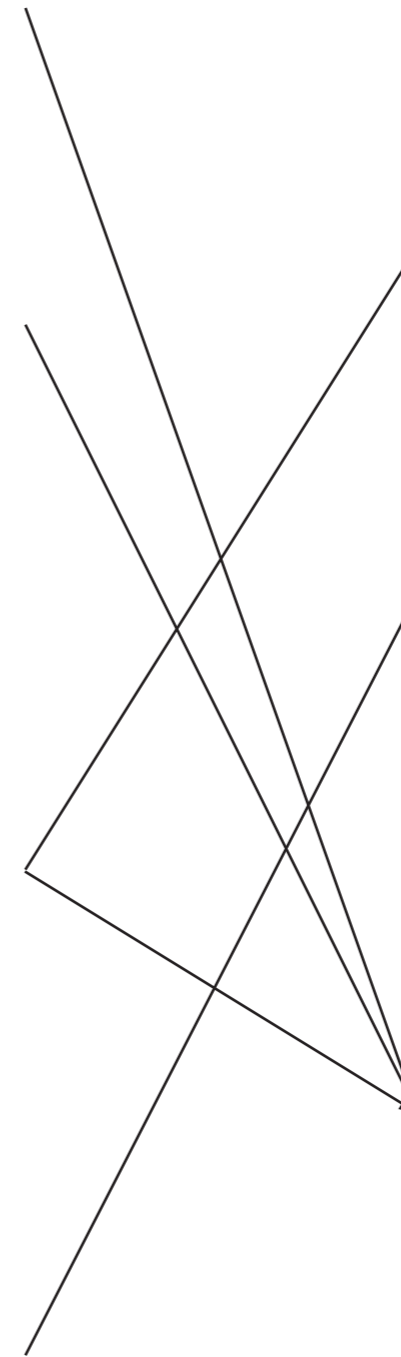
equality



collectivity



privacy



REFLECTION



REFLECTION



REFLECTION





Thank you for your attention.