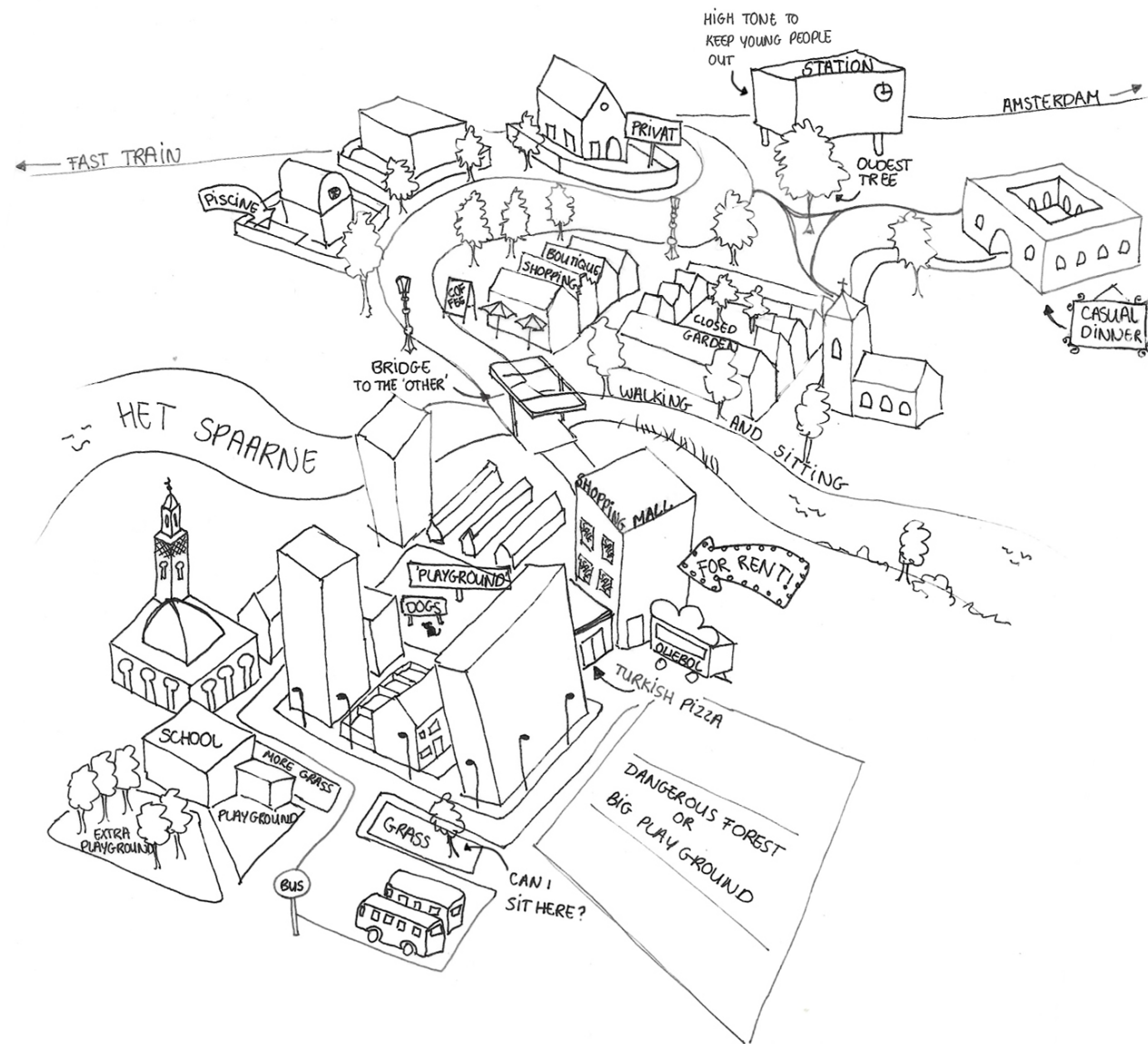


# NO MAN'S LAND

1. *The ambiguous region between two categories, states or conditions, usually containing some features of both*
2. *An unoccupied area between the front lines of the opposing armies*
3. *Land that is unowned and uninhabited (and usually undesirable)*

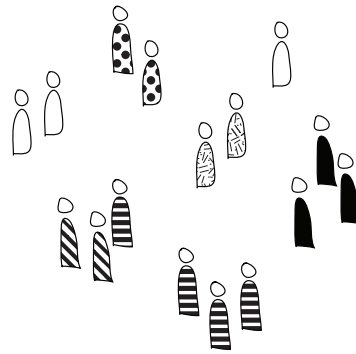












**Why do we need spaces where you can meet the other?**

## Research

Context of Capitalism

### Everything becomes a product

Including space, resulting in:





## Research

Context of Capitalism

### Everything becomes a product

Including space, resulting in:





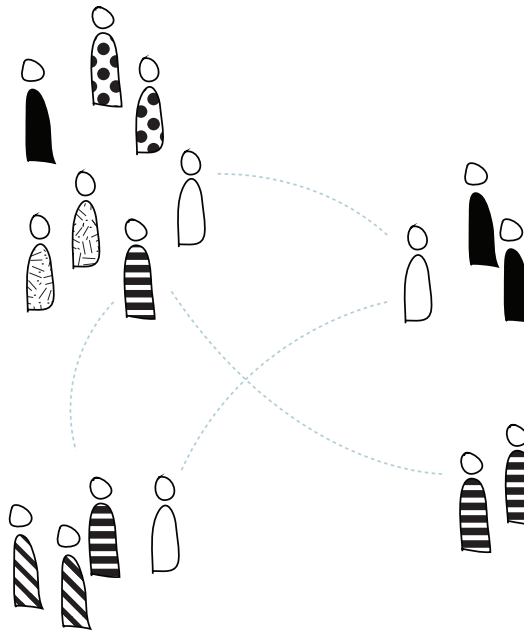


## Research

Context of Globalism



Use of (social) media

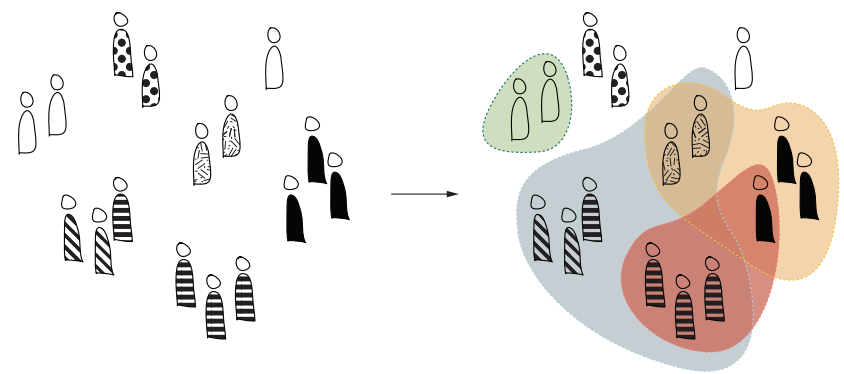


Connecting with likeminded  
people all over the world

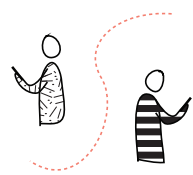


Growing loneliness and  
social fear, especially among  
teenagers

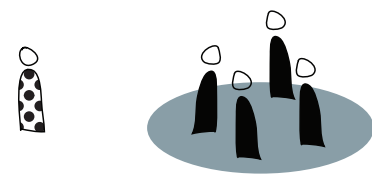
*(eenVandaag, 2024)*



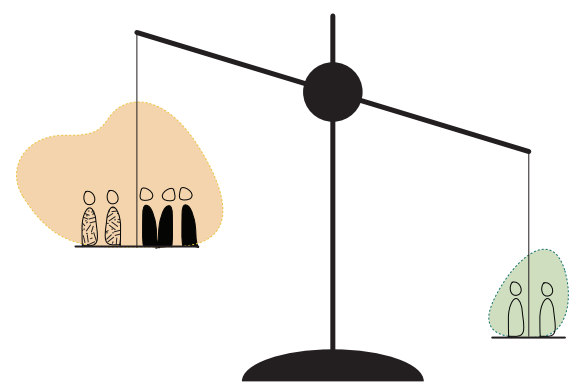
Invisible borders



Disappearing public debate



Fear of the other

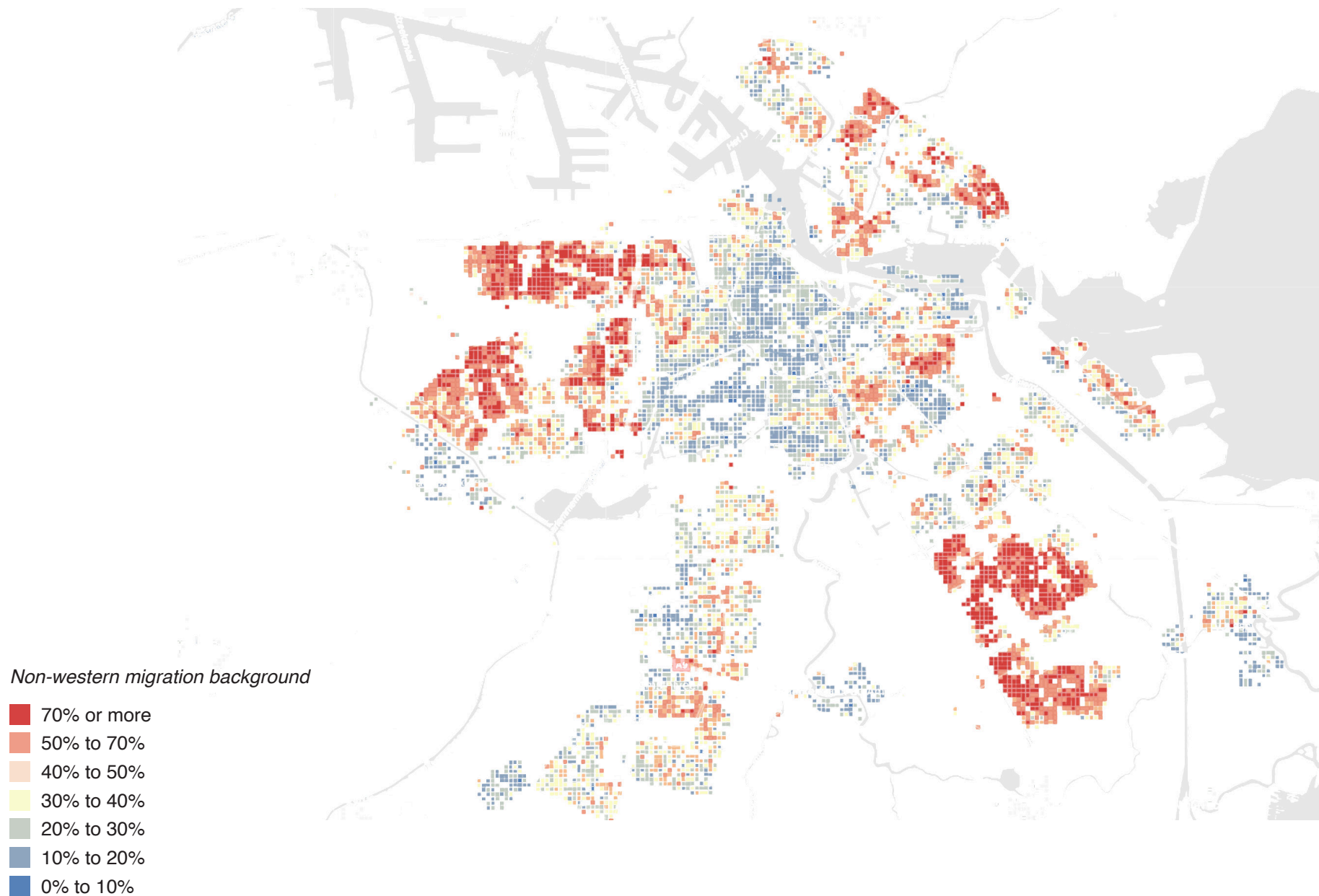


Growing inequality



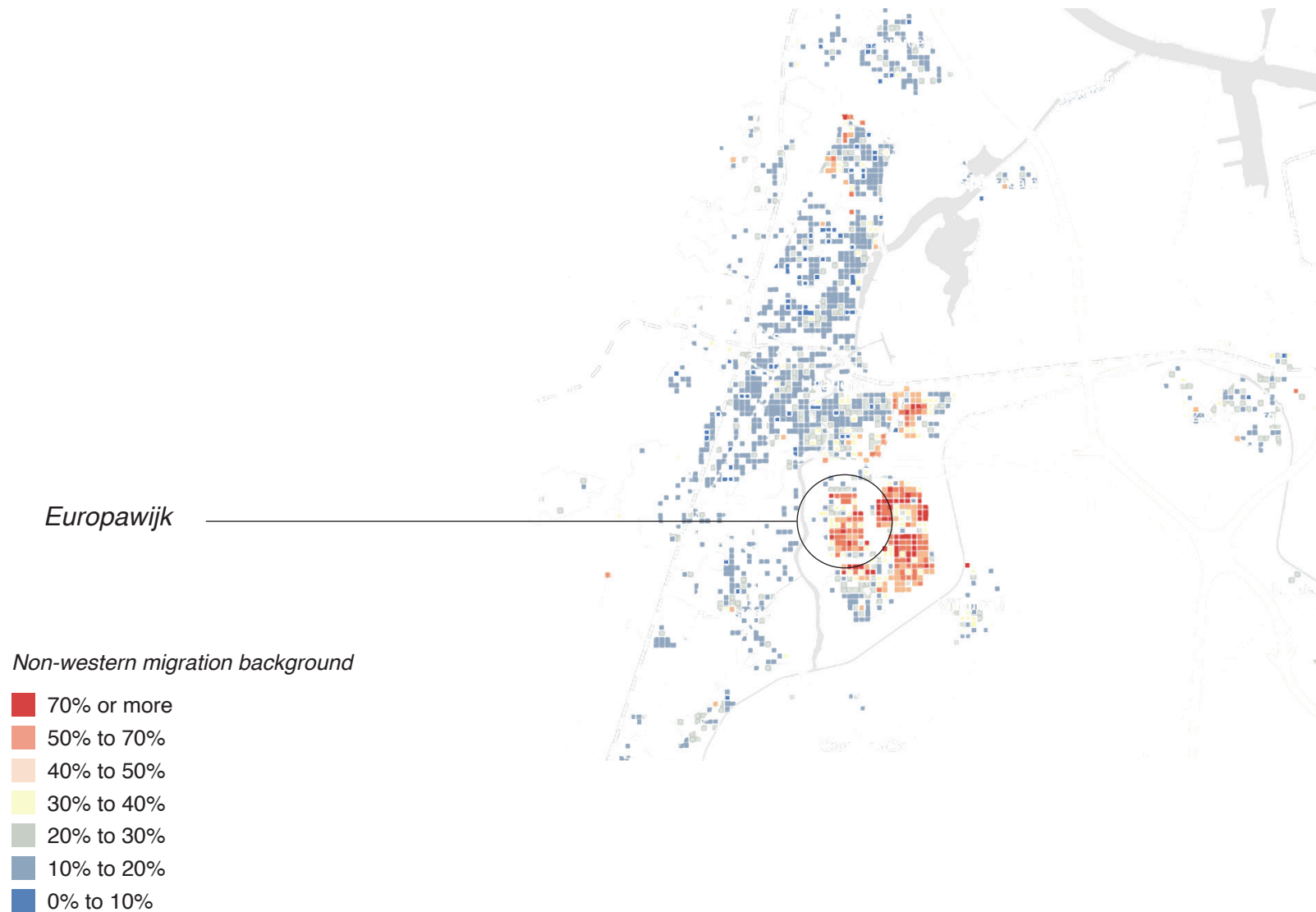
## Research

### Spatial segregation in Amsterdam



## Research

Spatial segregation in Haarlem

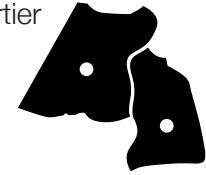




## Design area



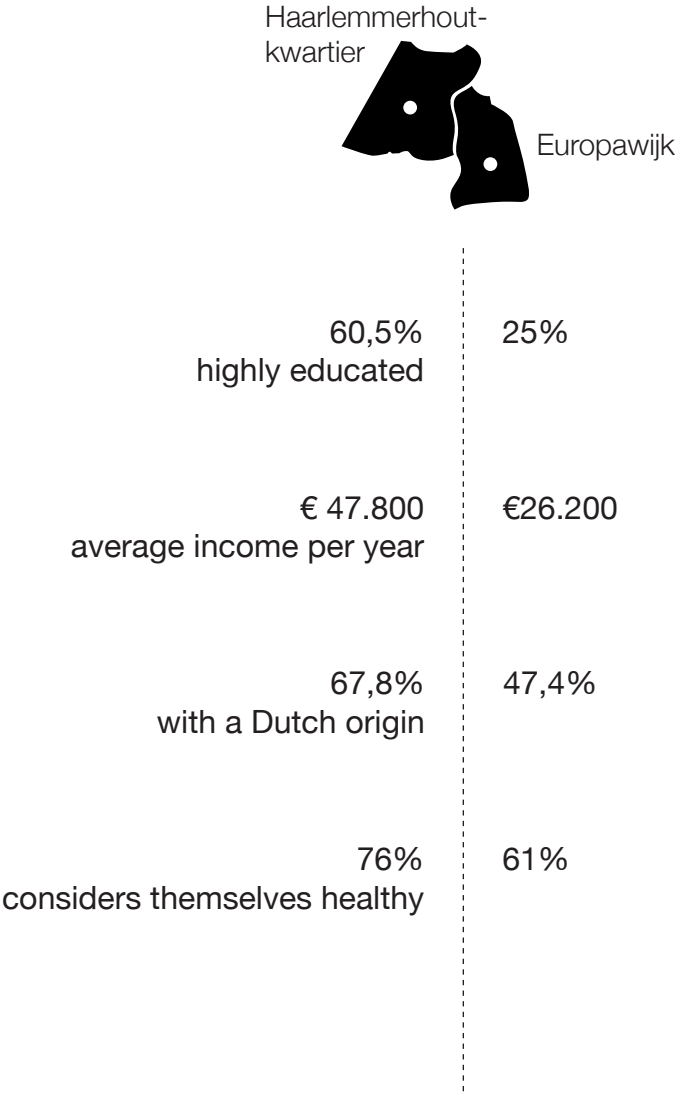
Haarlemmerhout-  
kwartier



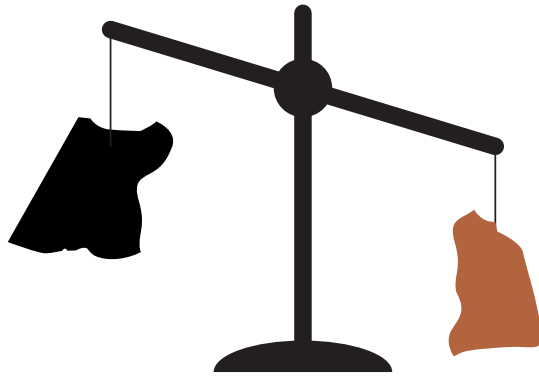
Europawijk

# Some demographics

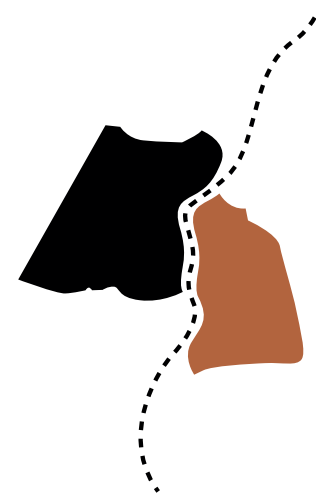
of two neighbourhoods in Haarlem



## Some demographics



Disbalance



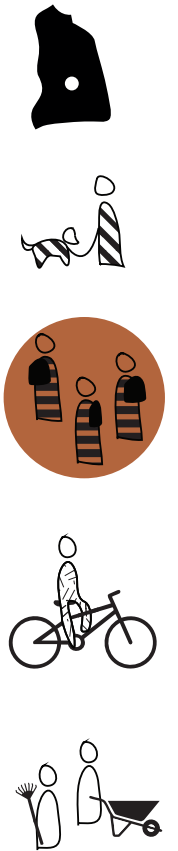
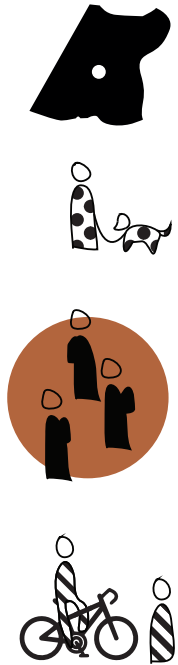
(Invisible) border

Design location



## Design location

Passers-by and possible users





## Watermeterfabriek









## Watermeterfabriek

Old construction





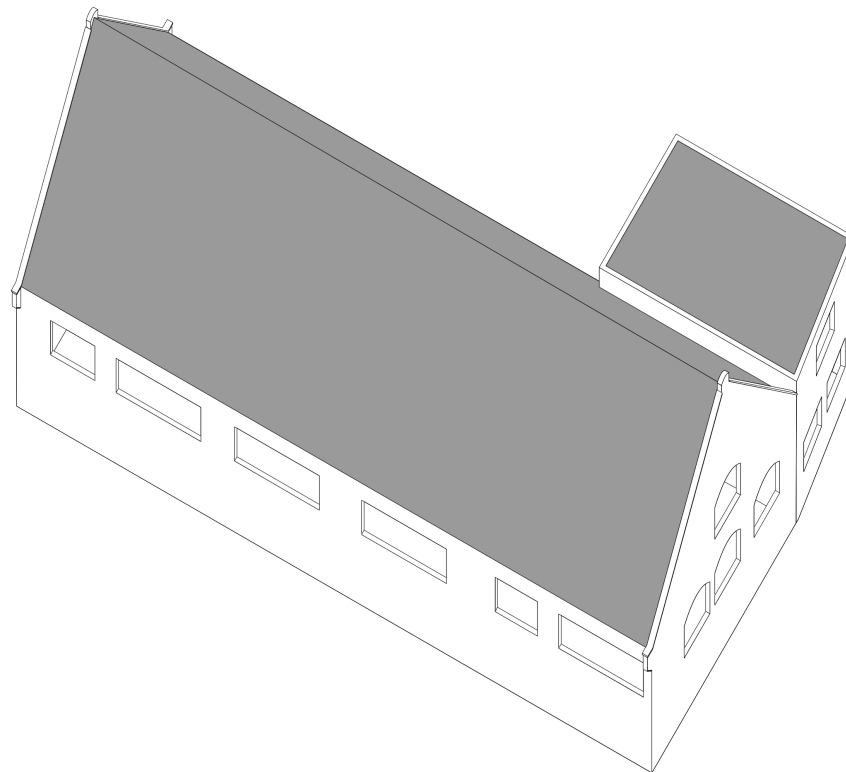
## Watermeterfabriek

Old construction



## Watermeterfabriek

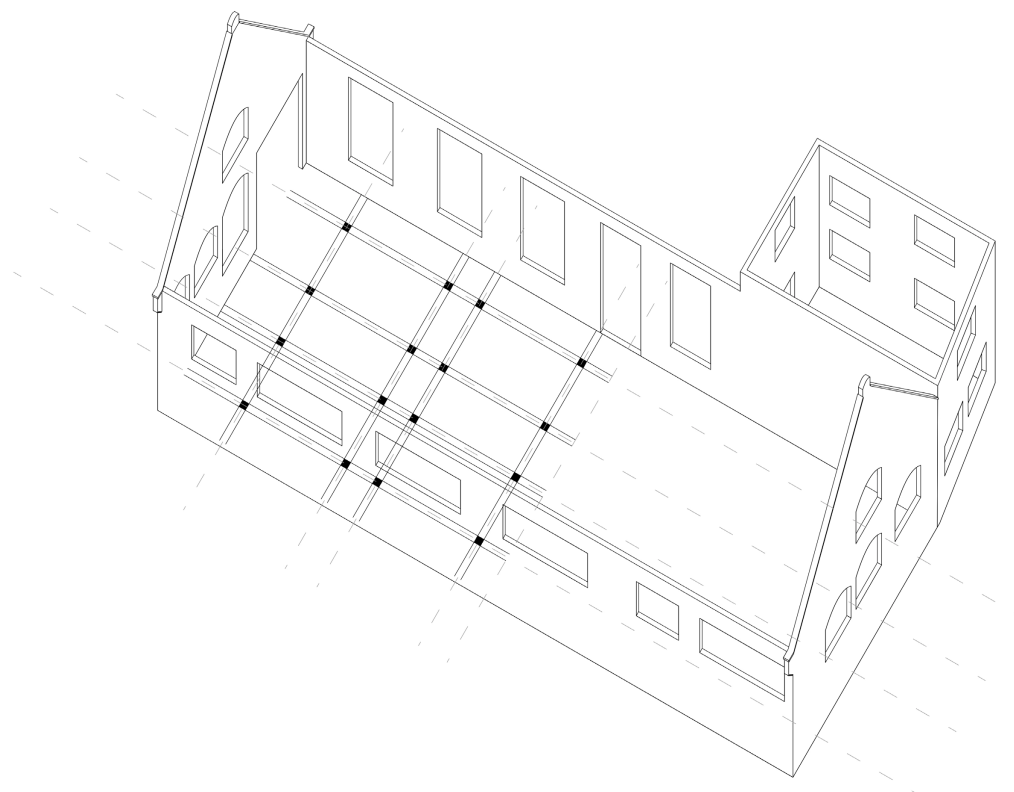
Roof and wood construction need to be renewed





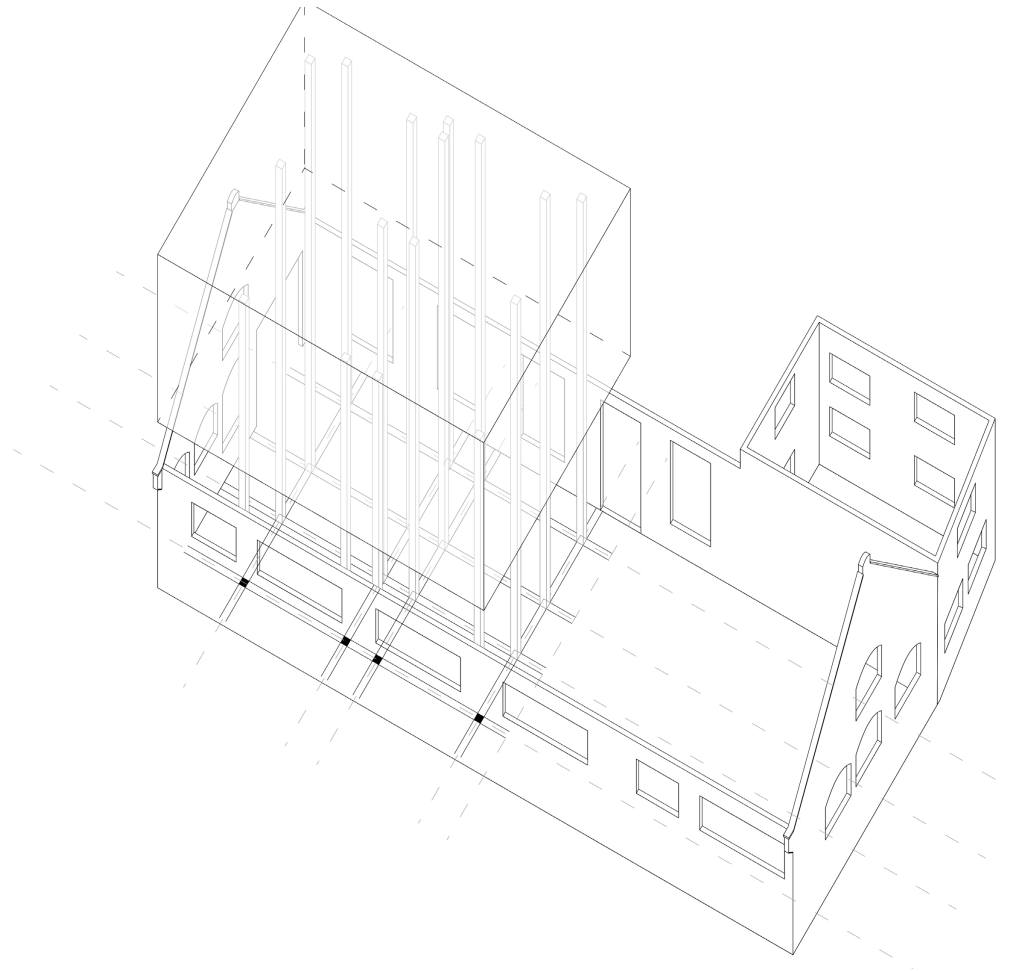
## Watermeterfabriek

Placing construction within old walls



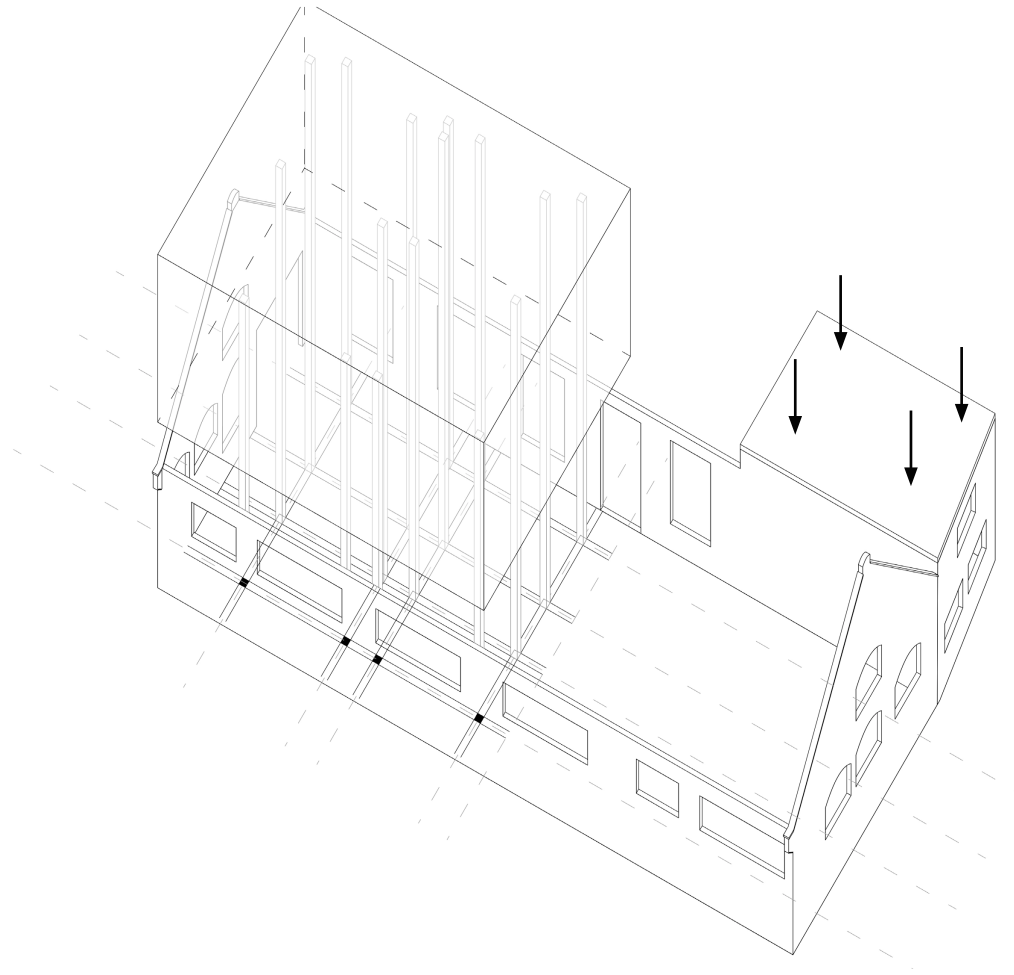
## Watermeterfabriek

Possibility to expand volume



## Watermeterfabriek

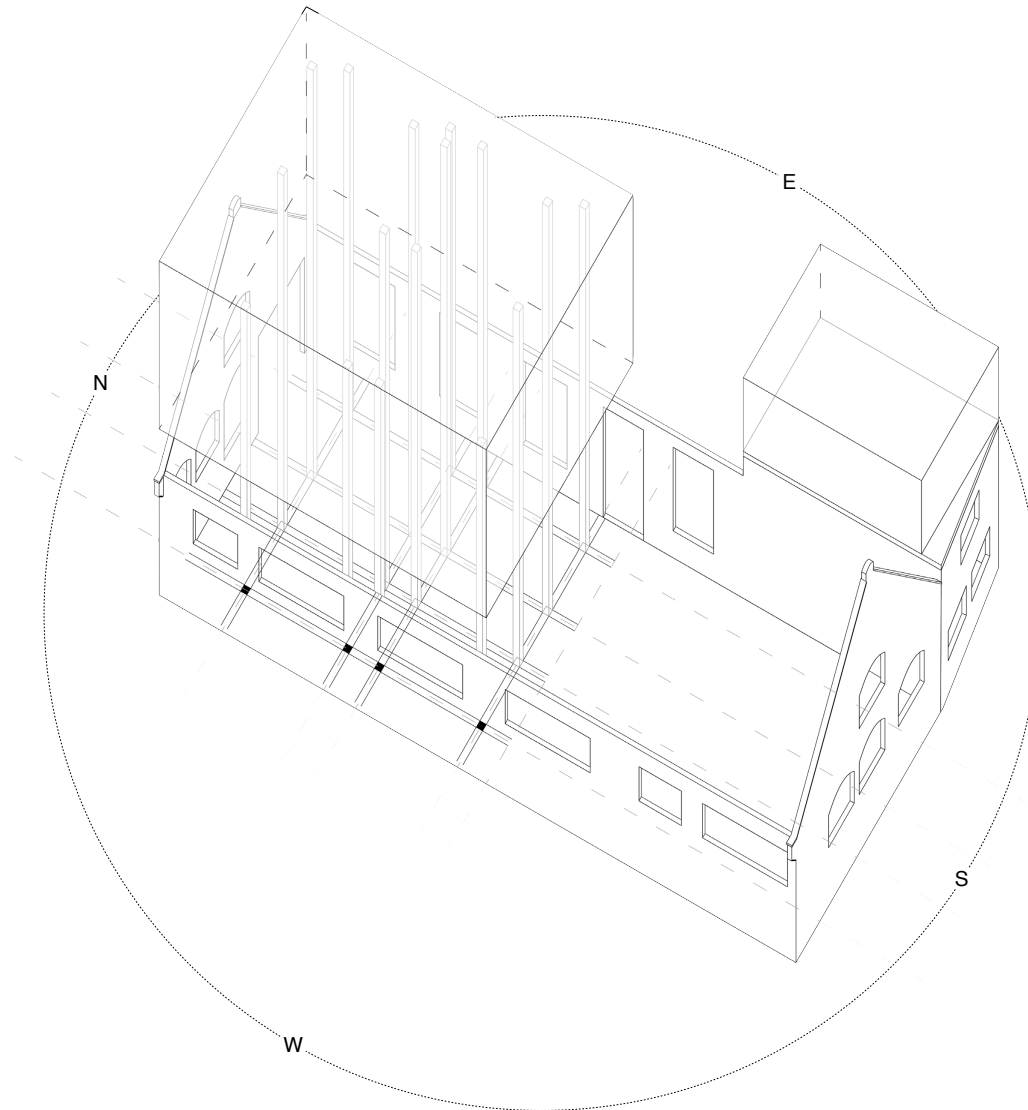
Compressive strength of brick



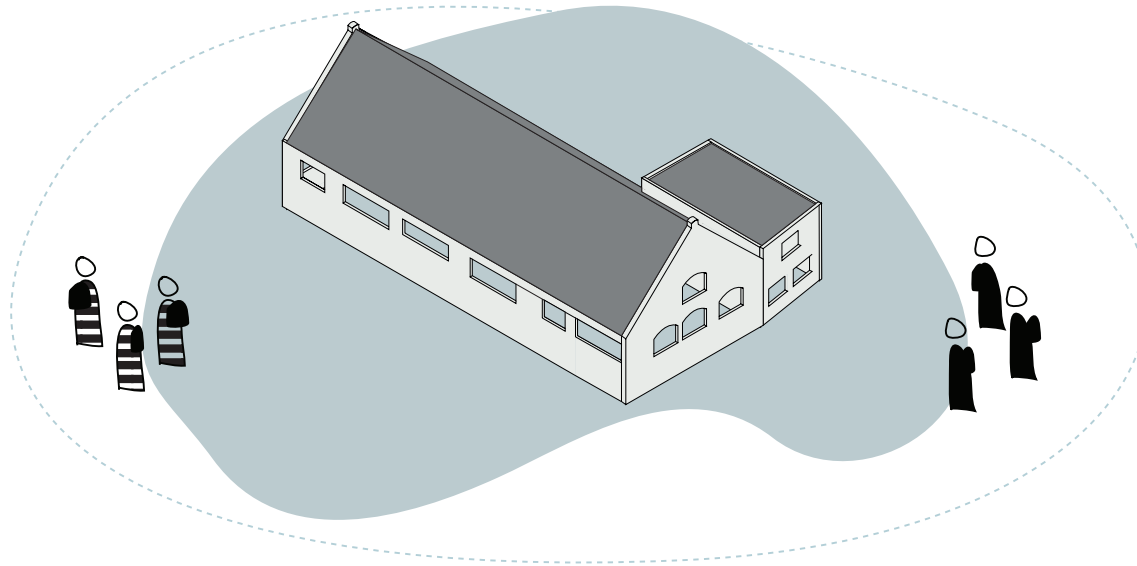


# Watermeterfabriek

Possibility to expand volume







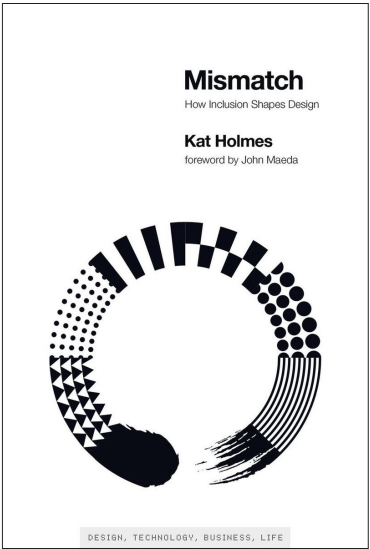
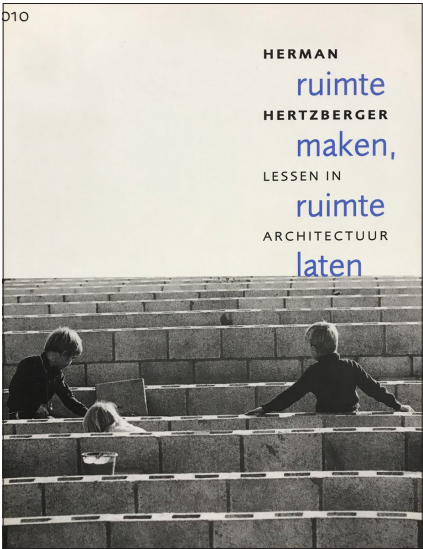
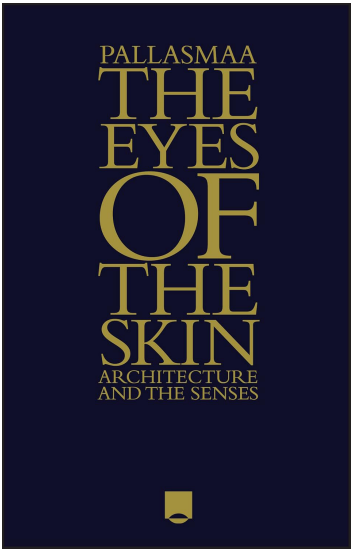
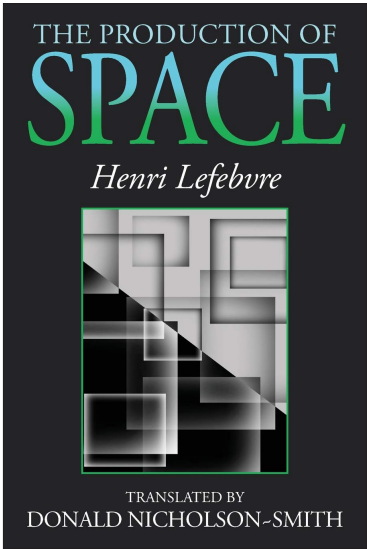
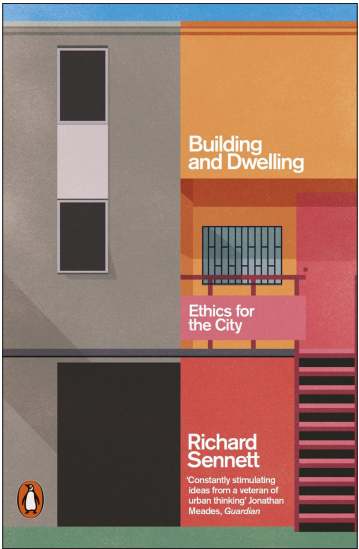
**How can this space foster connection between people?**



### **Creating openness in (architectural) design**

However, too open will result in the lack of a starting point

Research



## **Openness in design**

four categories

**Flexible chaos / Rhythm and organisation**

**Accessibility / Safety and intimacy**

**A new future / Memories and rituals**

**No man's land / Ownership**

# Europawijk

Fragmentated activities





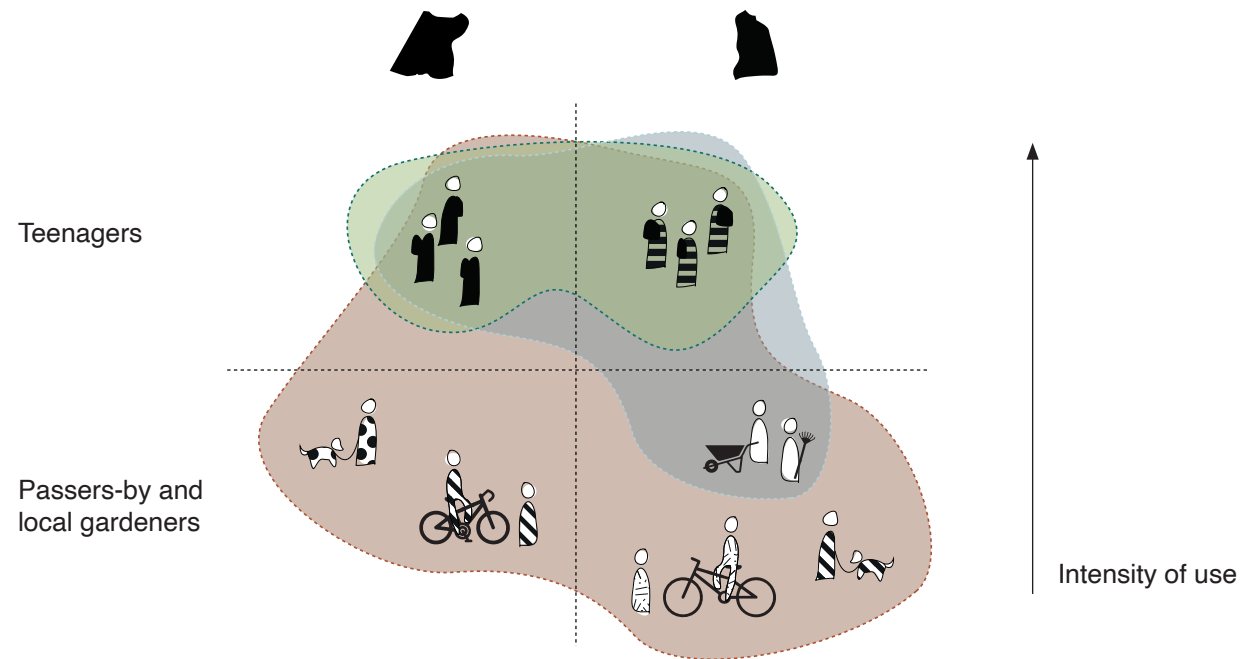
## Europawijk

Higher variability of routes by connecting existing paths



## Flexible chaos / Rhythm and organisation

Intended users

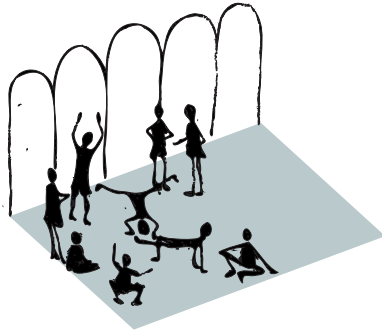




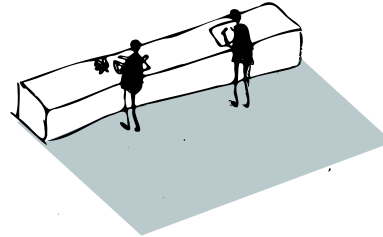
Triple Threat community center in shopping mall (2022), Schalkwijk, Haarlem  
(Stichting Triple Threat)

# Flexible chaos / Rhythm and organisation

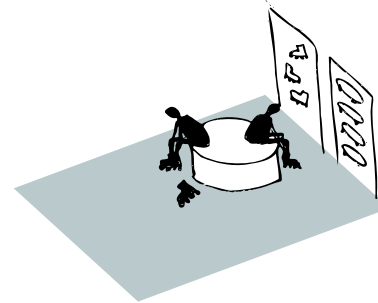
Possible program



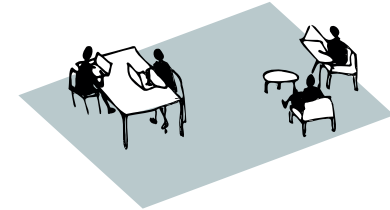
Dance studio



Kitchen



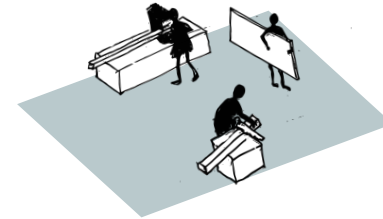
Skateboard rent



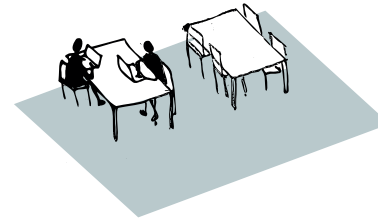
Café



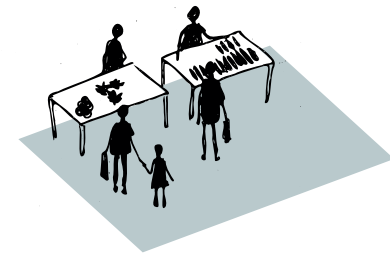
Basketball field



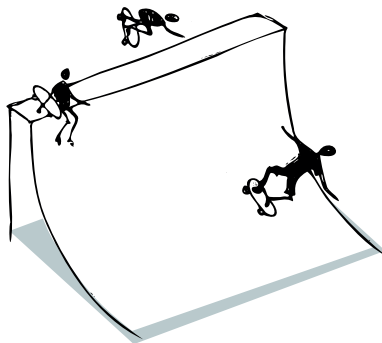
Workshop space



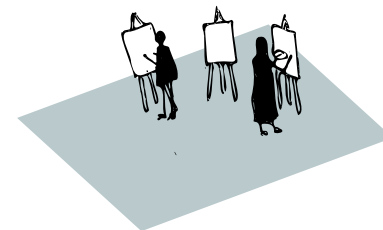
Study space



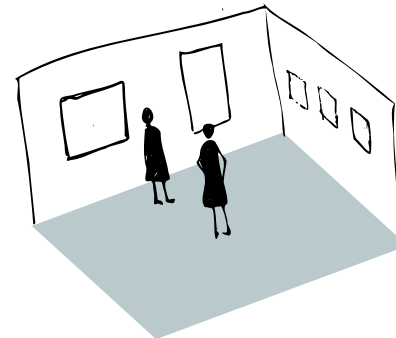
Market



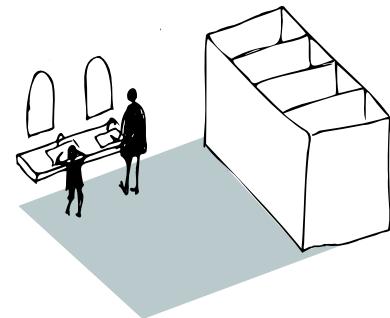
Skate park



Workshop space



Gallery

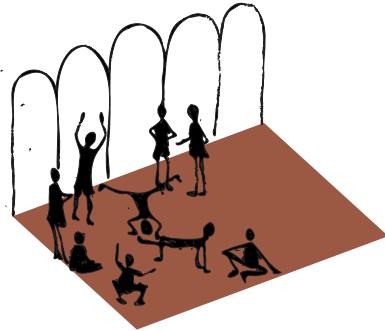


Bathroom

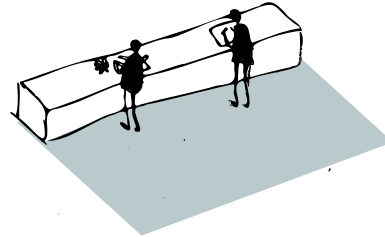


## Flexible chaos / Rhythm and organisation

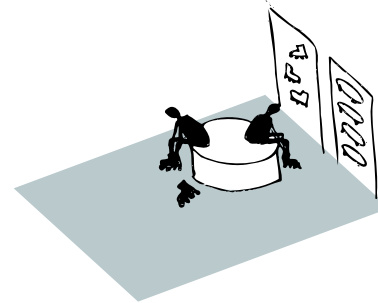
A mixed program might cause chaos and conflict



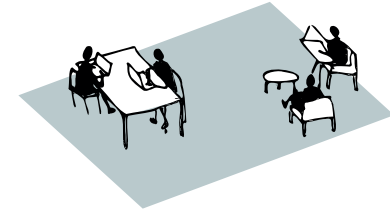
Dance studio



Kitchen



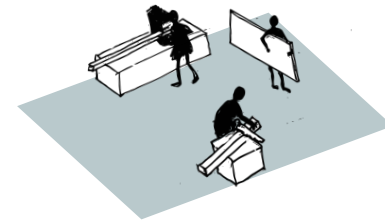
Skateboard rent



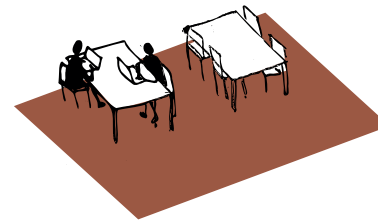
Café



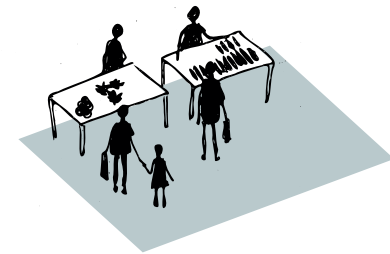
Basketball field



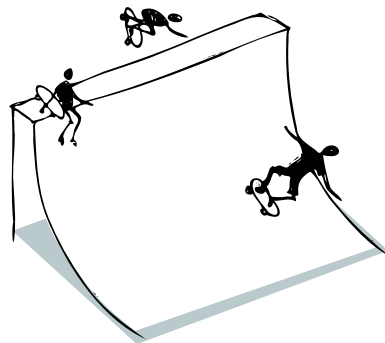
Workshop space



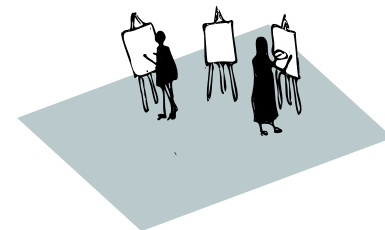
Study space



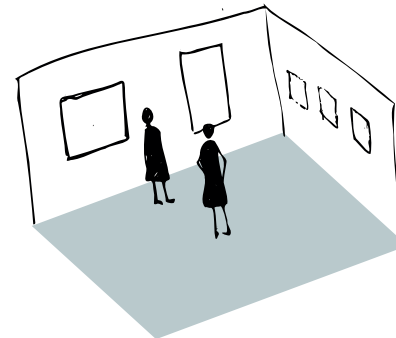
Market



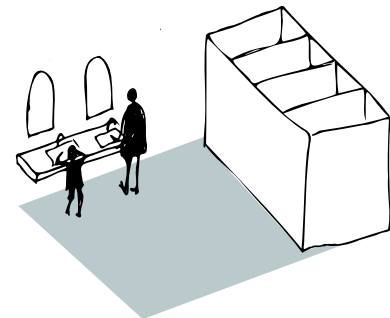
Skate park



Workshop space



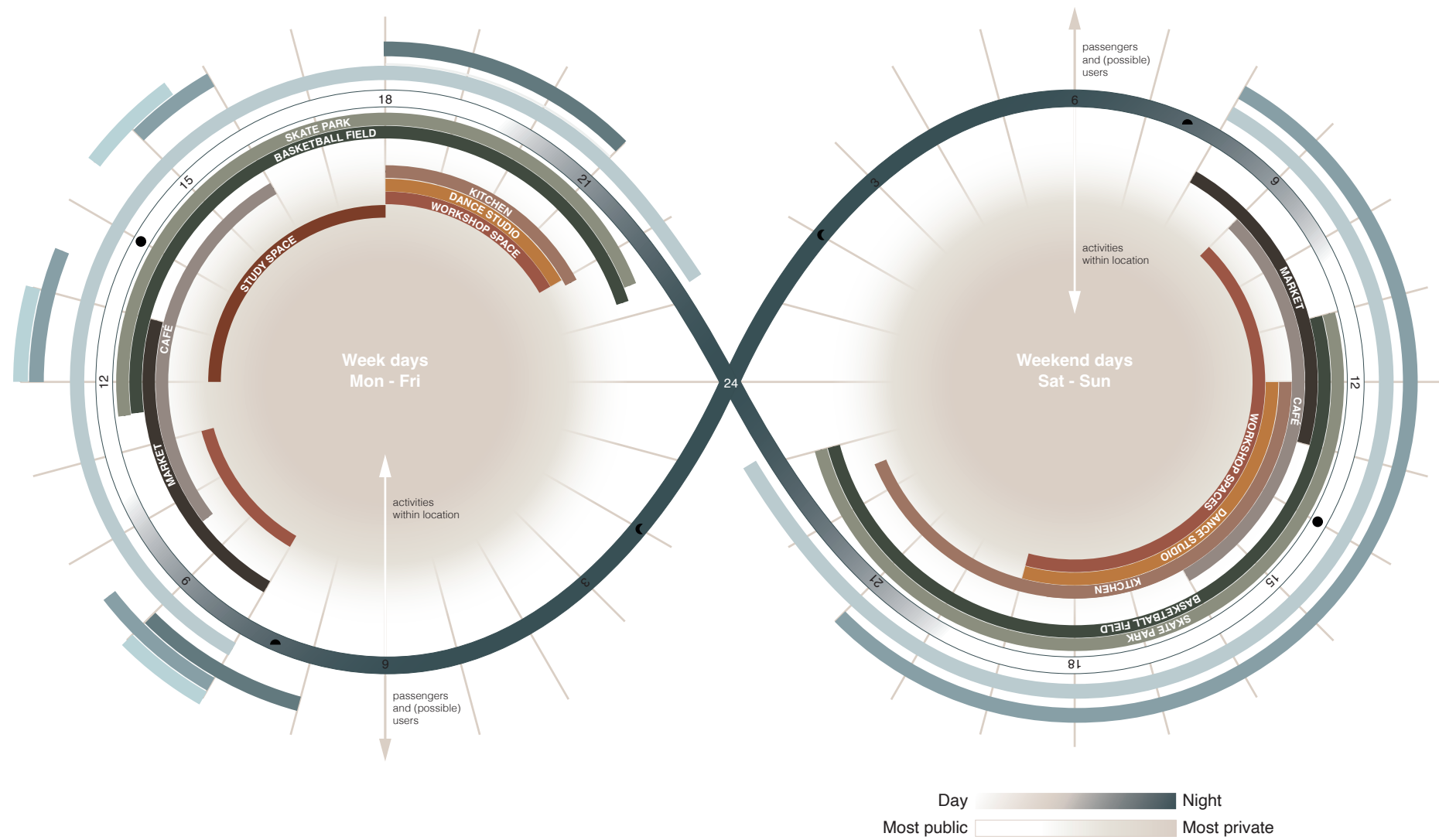
Gallery



Bathroom

# Flexible chaos / Rhythm and organisation

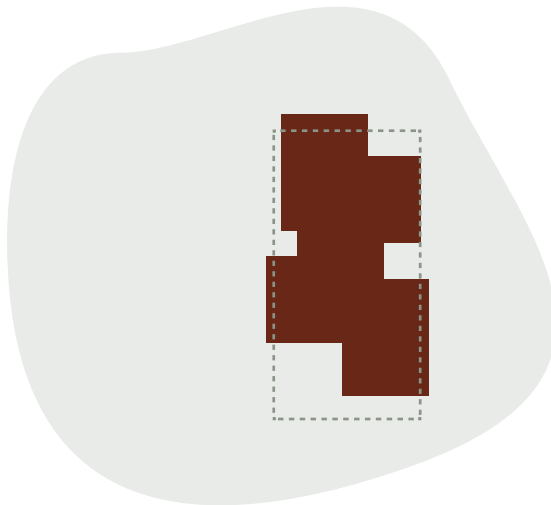
Possible use during day, night, weeks and weekends



## Flexible chaos / Rhythm and organisation

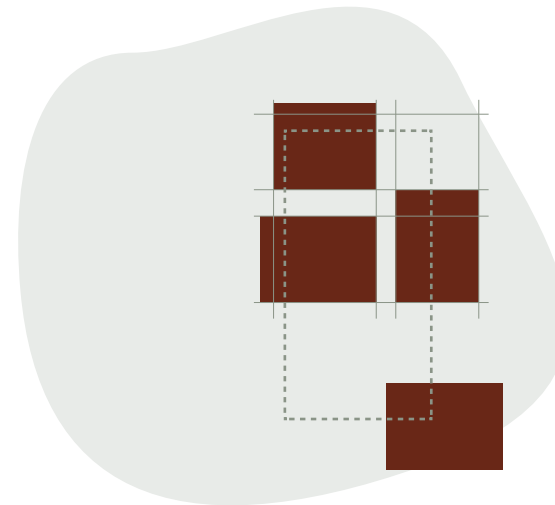
What can be close and what needs space

Flexible chaos



High density of different program

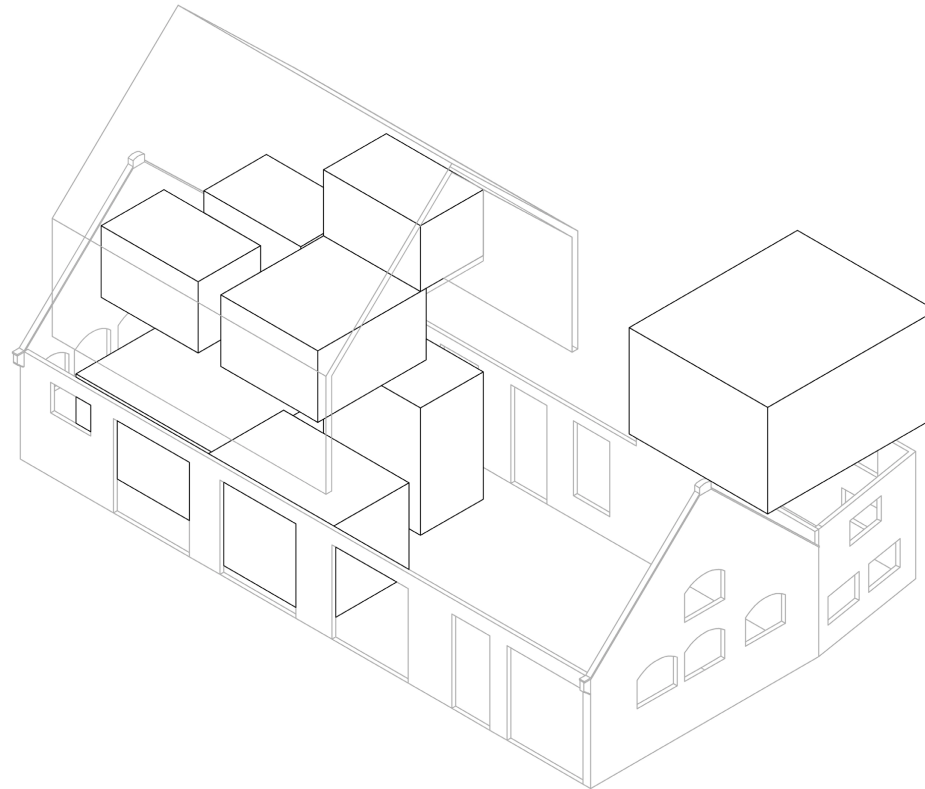
Rhythm and organisation



Smart organisation

## Flexible chaos / Rhythm and organisation

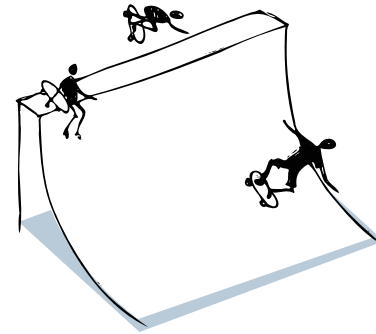
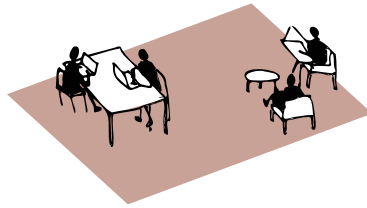
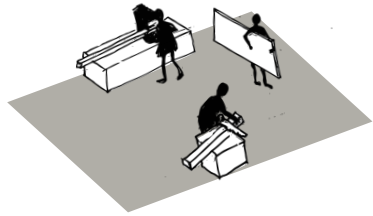
What can be close and what needs space





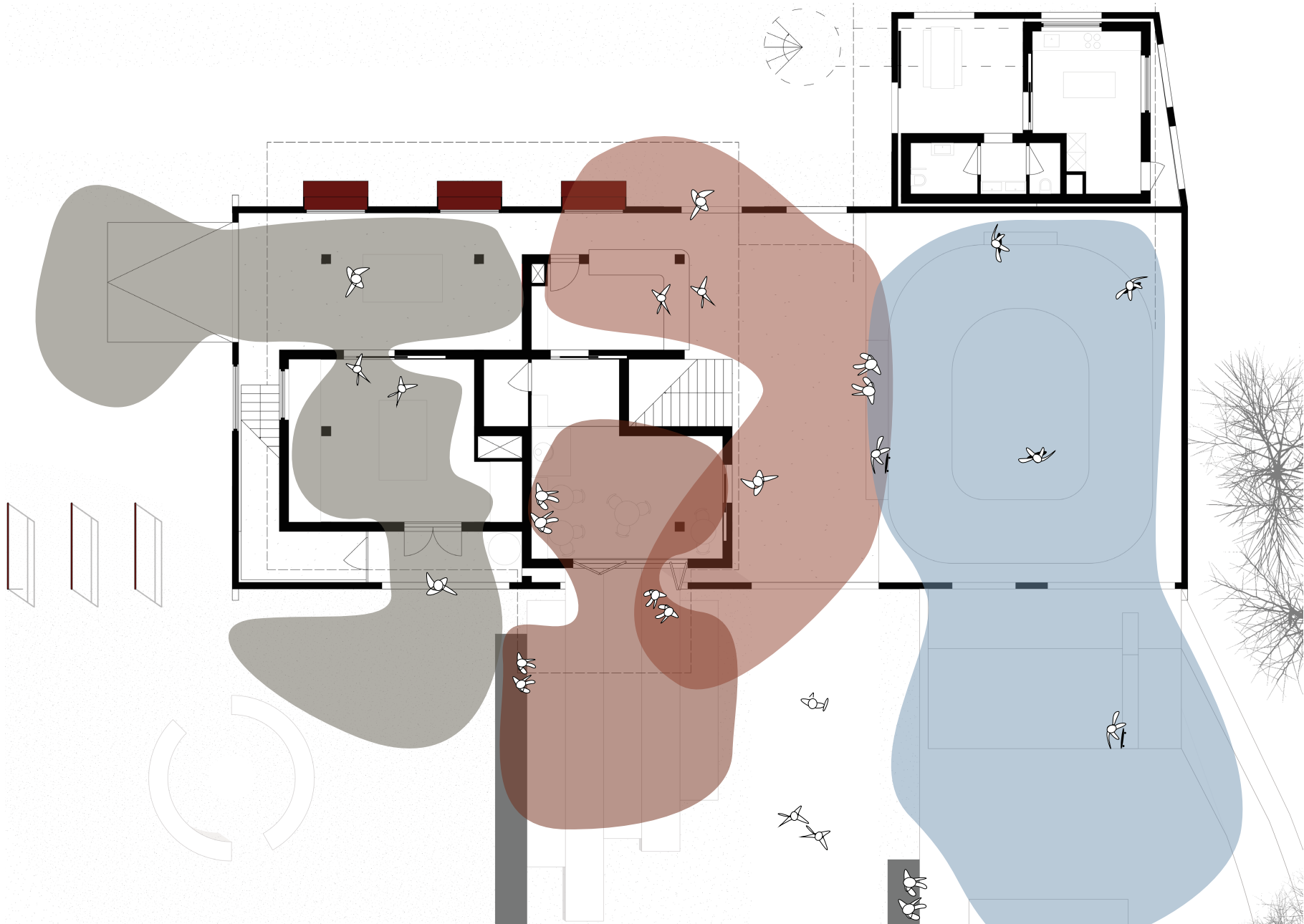
## Flexible chaos

of Different program close to eachother



## Flexible chaos

of different program close to eachother



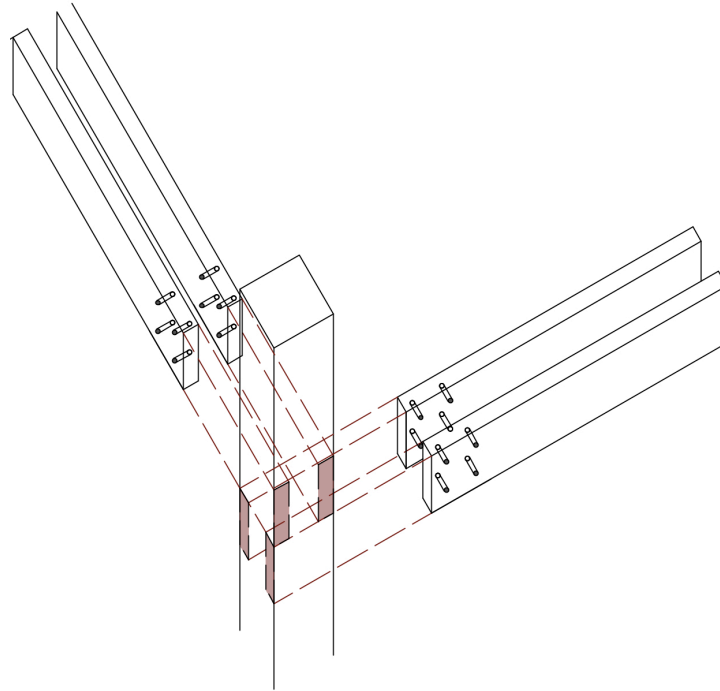






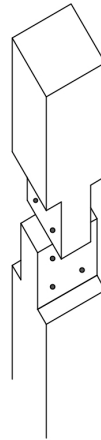
## Rhythm and organisation

Open structure of Columns and beams



## Rhythm and organisation

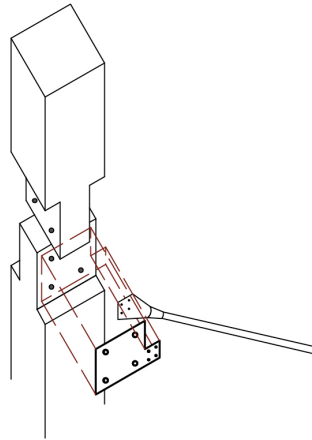
Open structure of Columns and beams





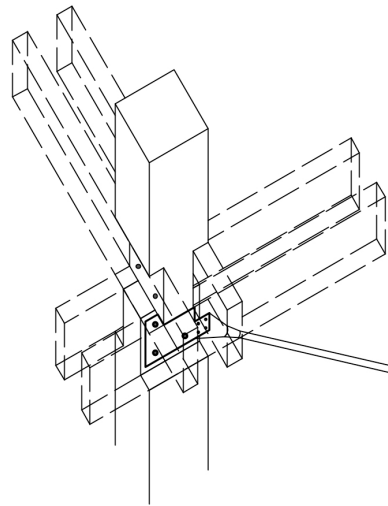
## Rhythm and organisation

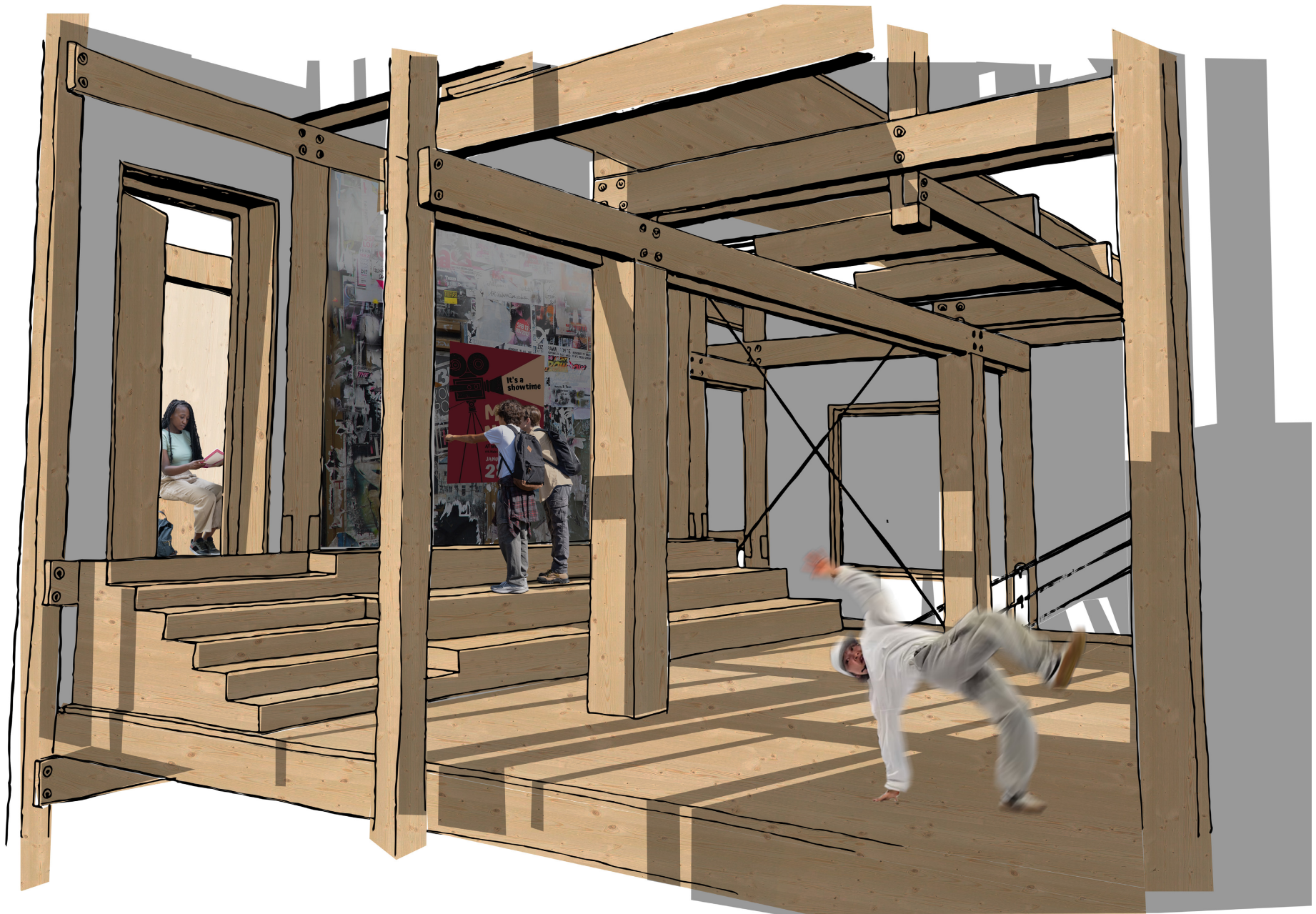
Open structure of Columns and beams



## Rhythm and organisation

Open structure of Columns and beams

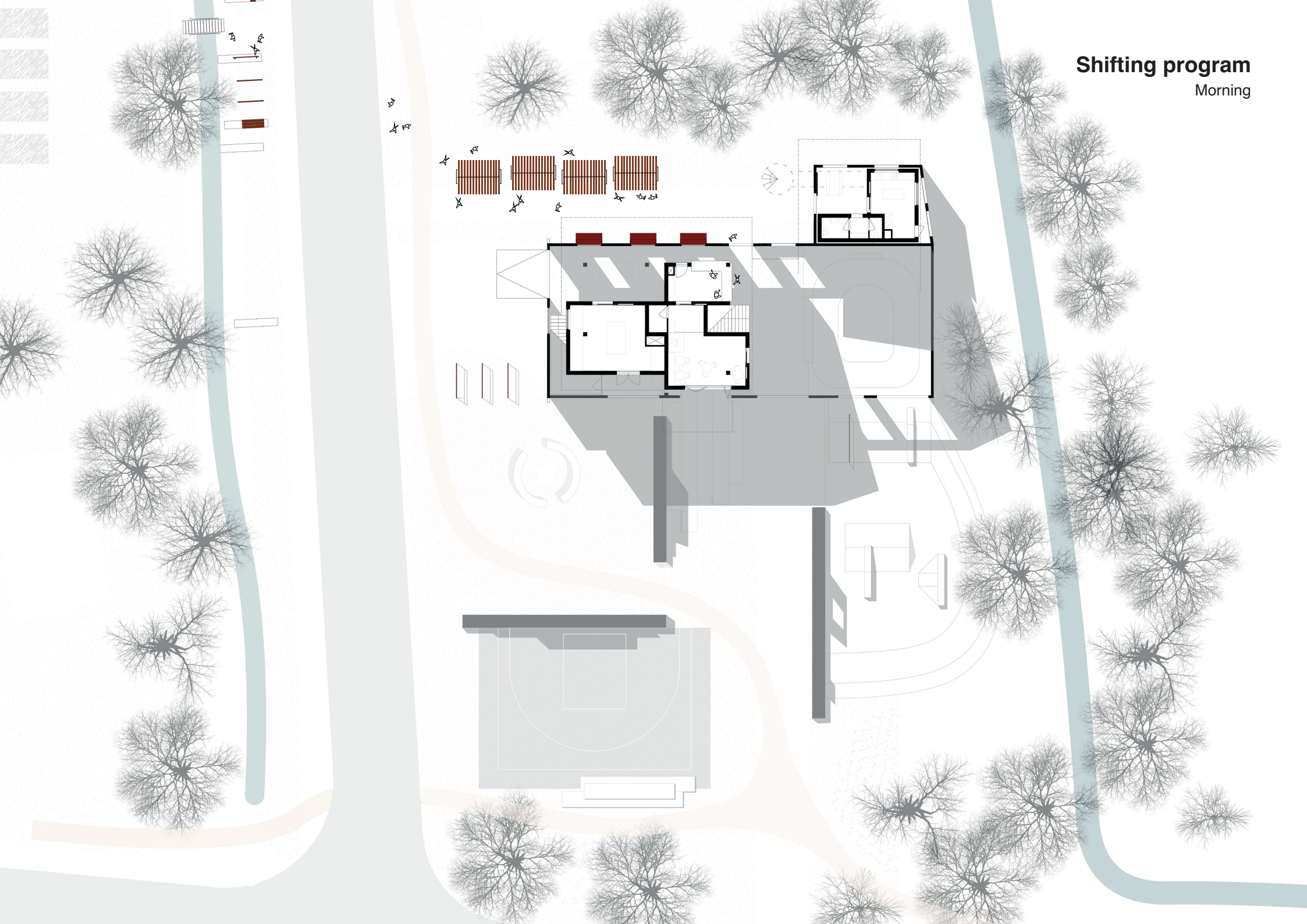






# Shifting program

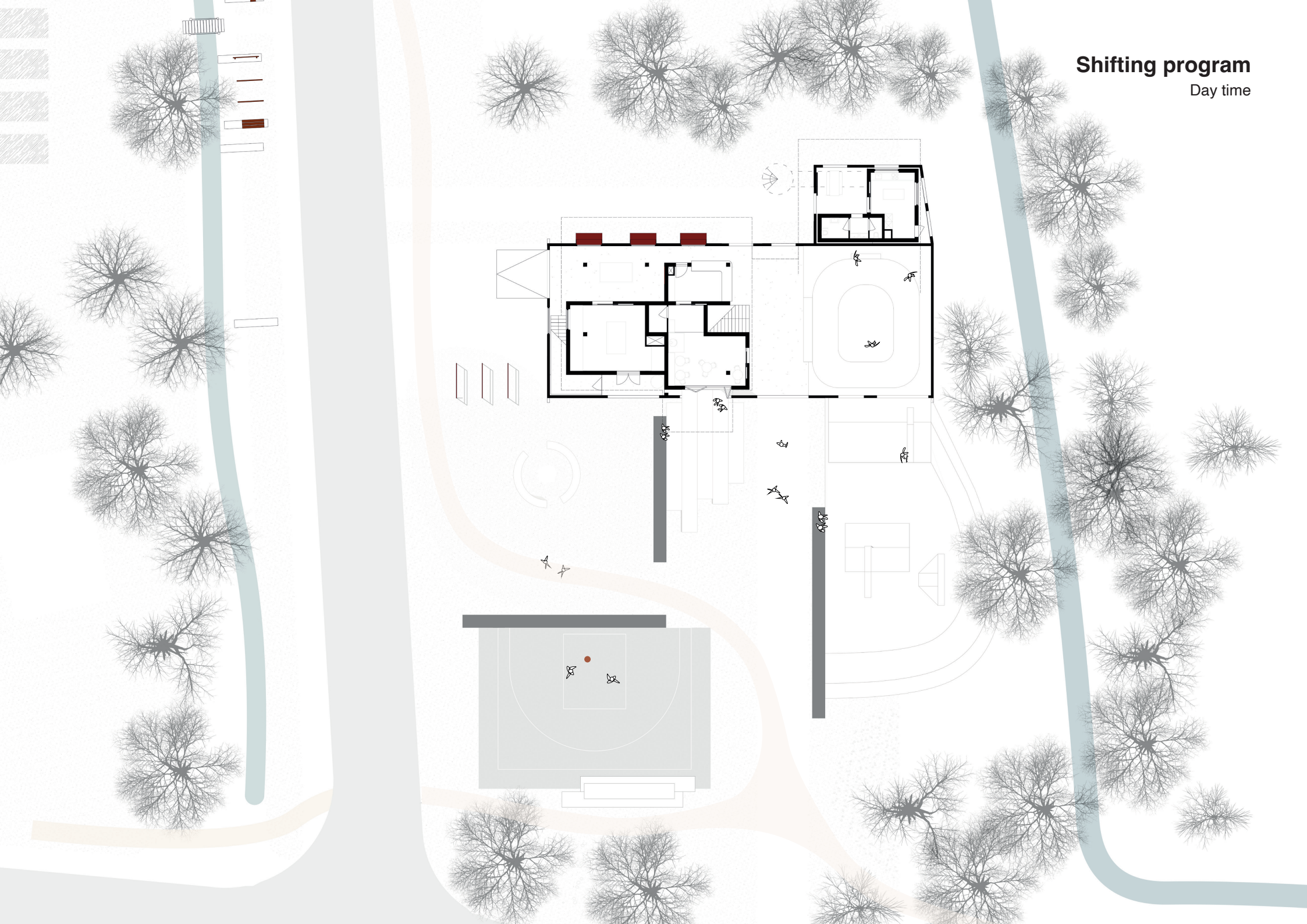
Morning





# Shifting program

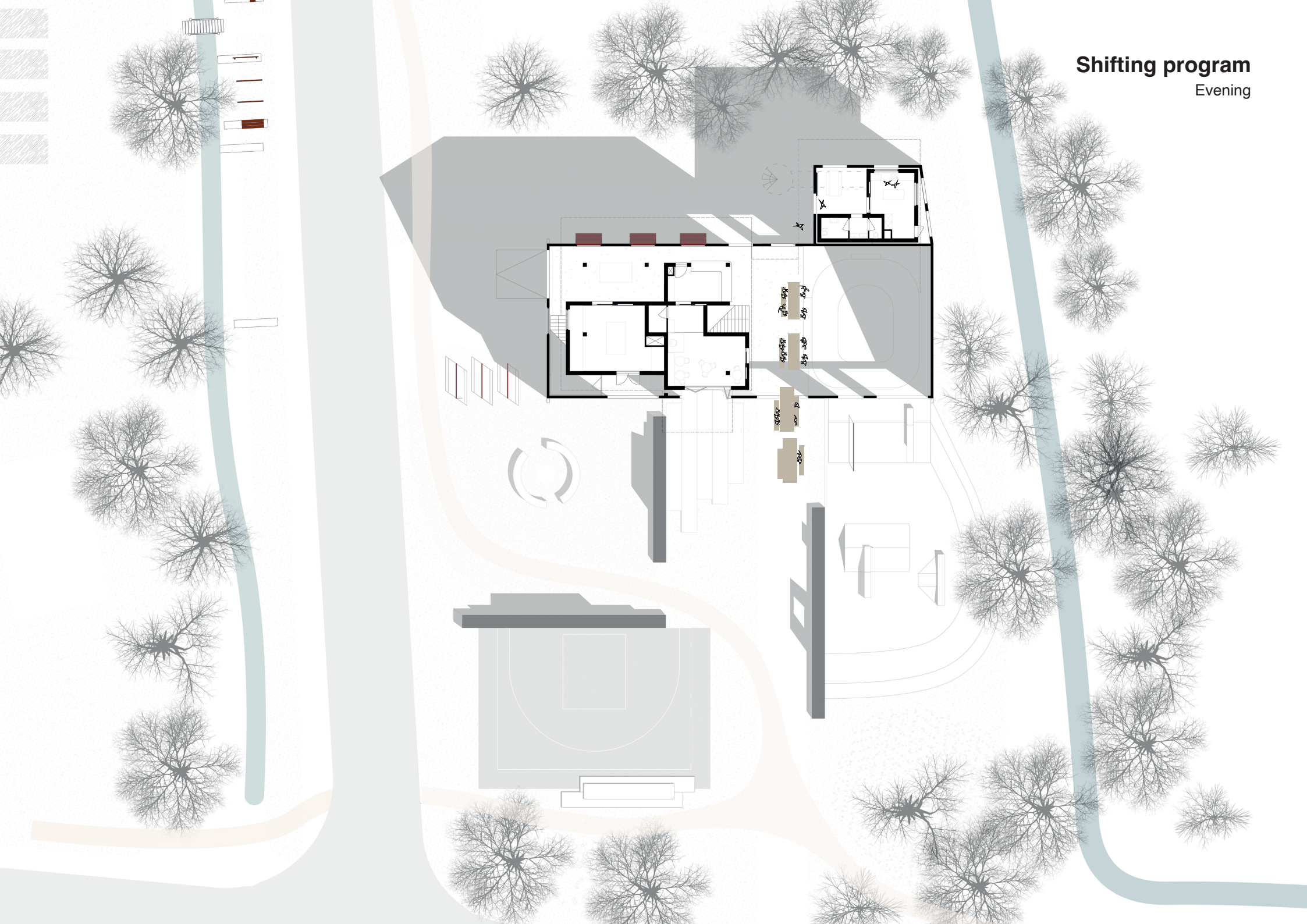
Day time





# Shifting program

Evening





# Shifting program

Night



**How does different program connect?**

## Accessibility / Safety and intimacy

On scale of the neighbourhood





# Europawijk

Places with a low variability of use



# Europawijk

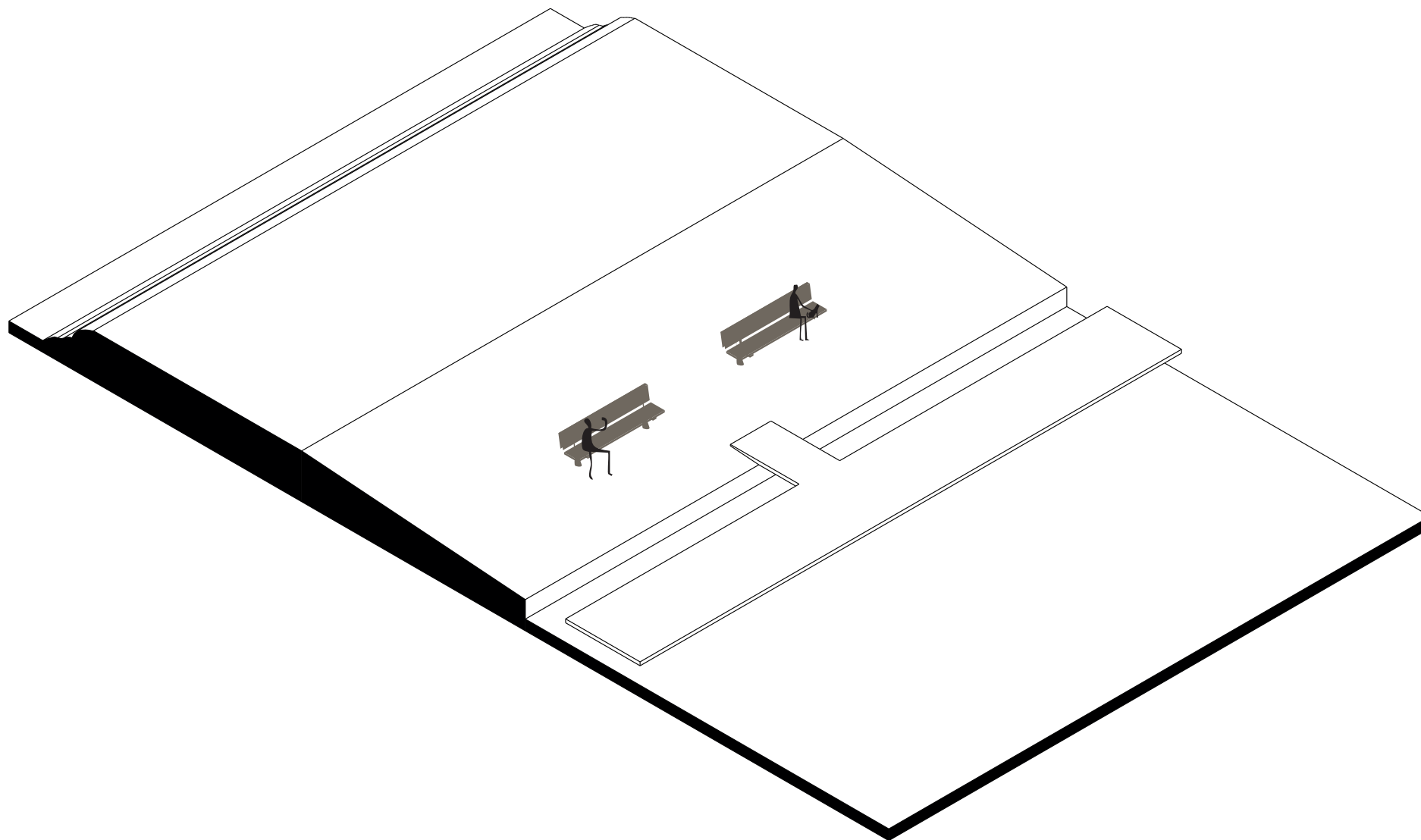
Inclusive seat





# Europawijk

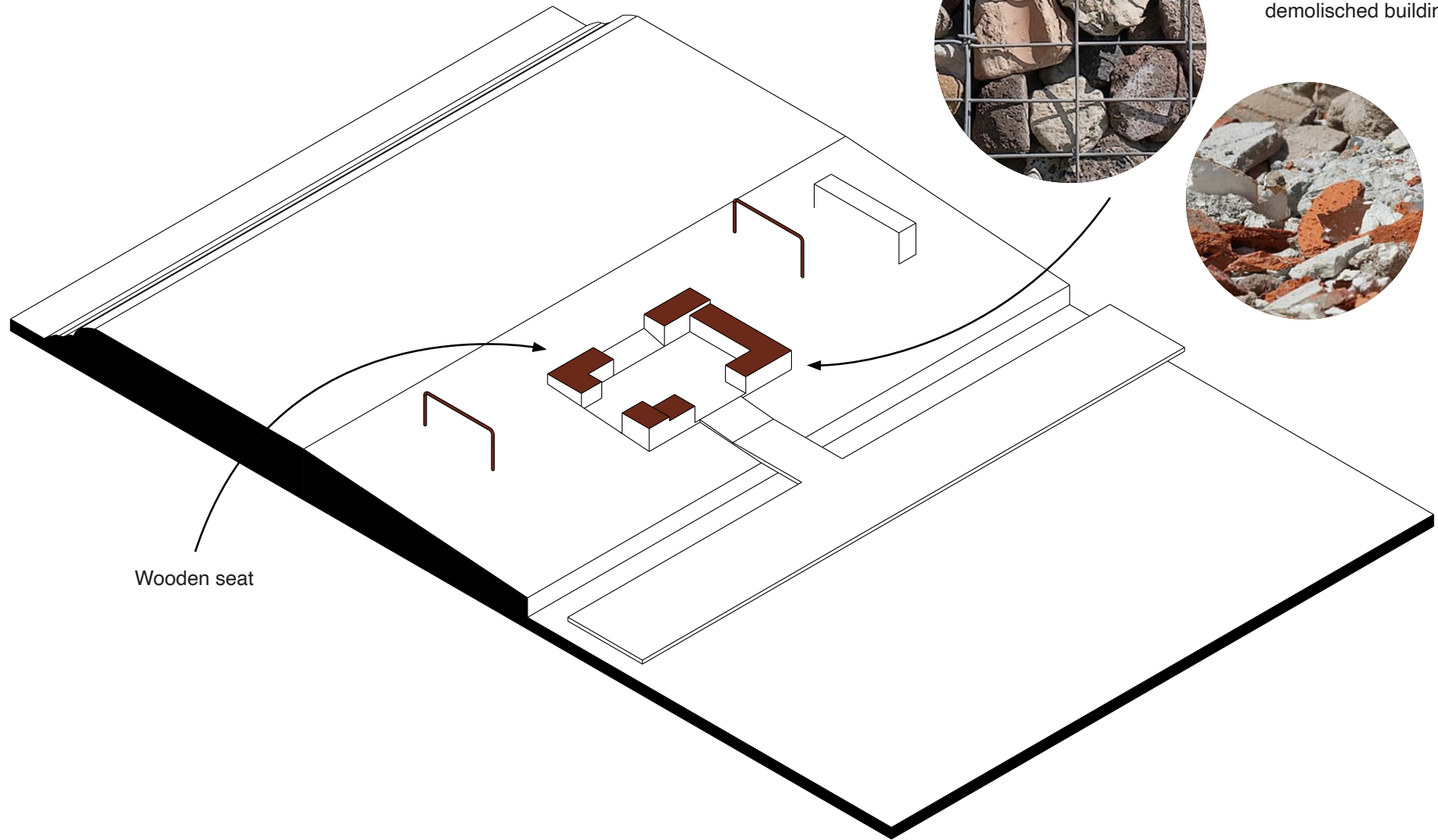
Inclusive seat





# Europawijk

Inclusive seat

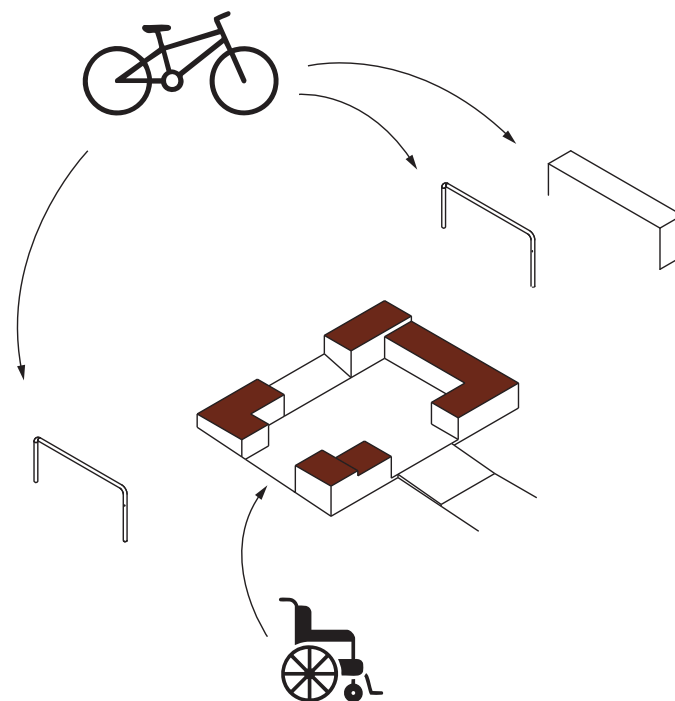


Gabian walls filled  
with rubble from  
demolished buildings

Wooden seat

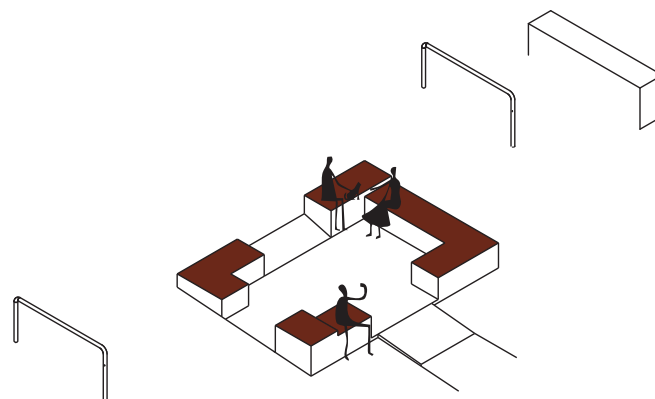
# Europawijk

Inclusive seat



# Europawijk

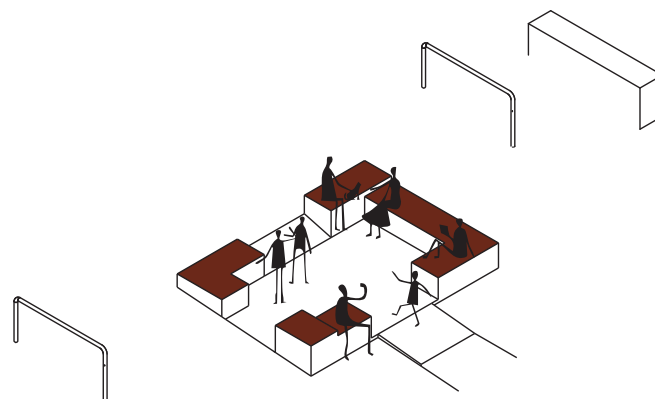
Inclusive seat





# Europawijk

Inclusive seat



# Europawijk

Inclusive seat





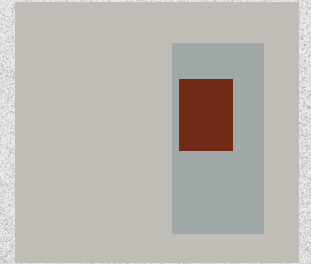
## Accessibility / Safety and intimacy





# Accessibility

Public functions most visible

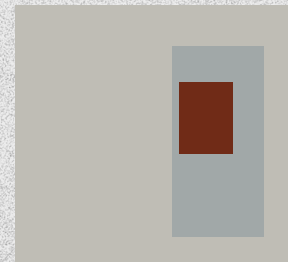


Kiosk



# Accessibility

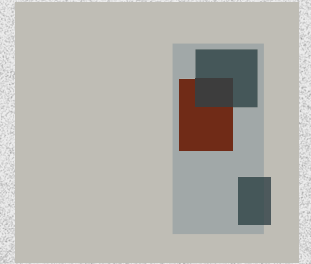
Visually connected





## Accessibility

Workshop spaces deeper into the building



Workshop  
space

Workroom  
(for wood)

Workshop  
space

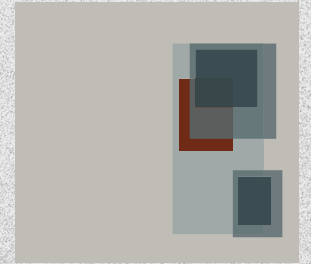






## Accessibility

Visible or physical connection possible





## Accessibility

Visible or physical connection





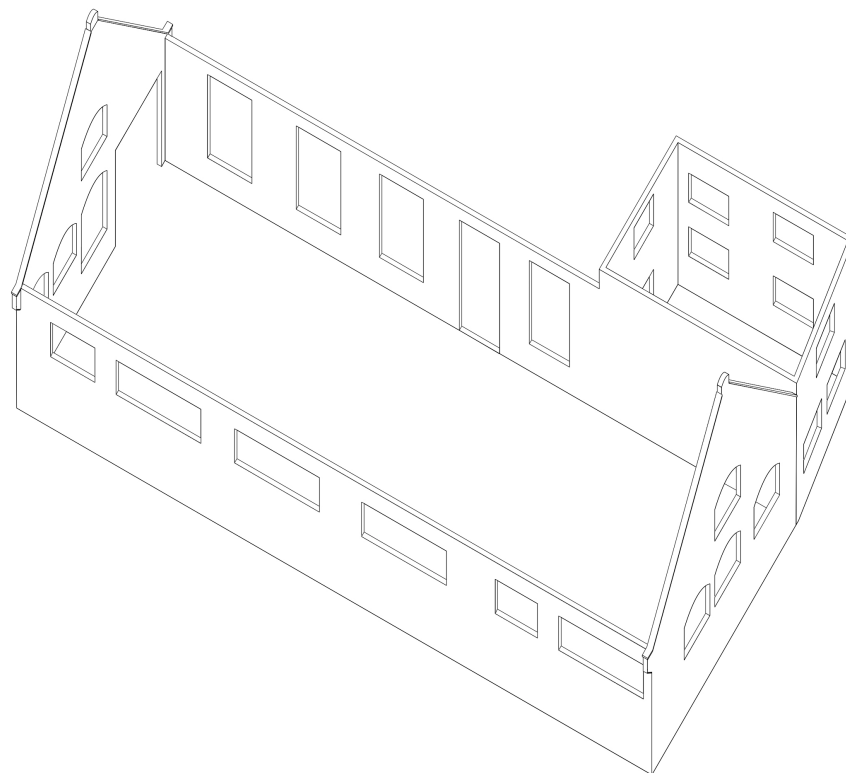






## Accessibility

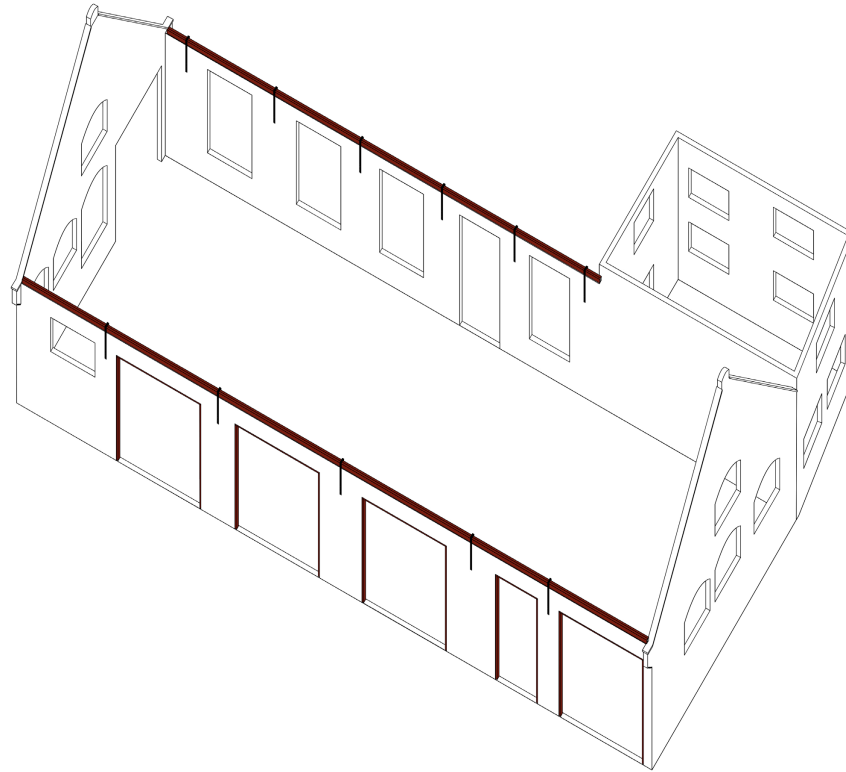
Increasing accesibility of the watermeterfabriek





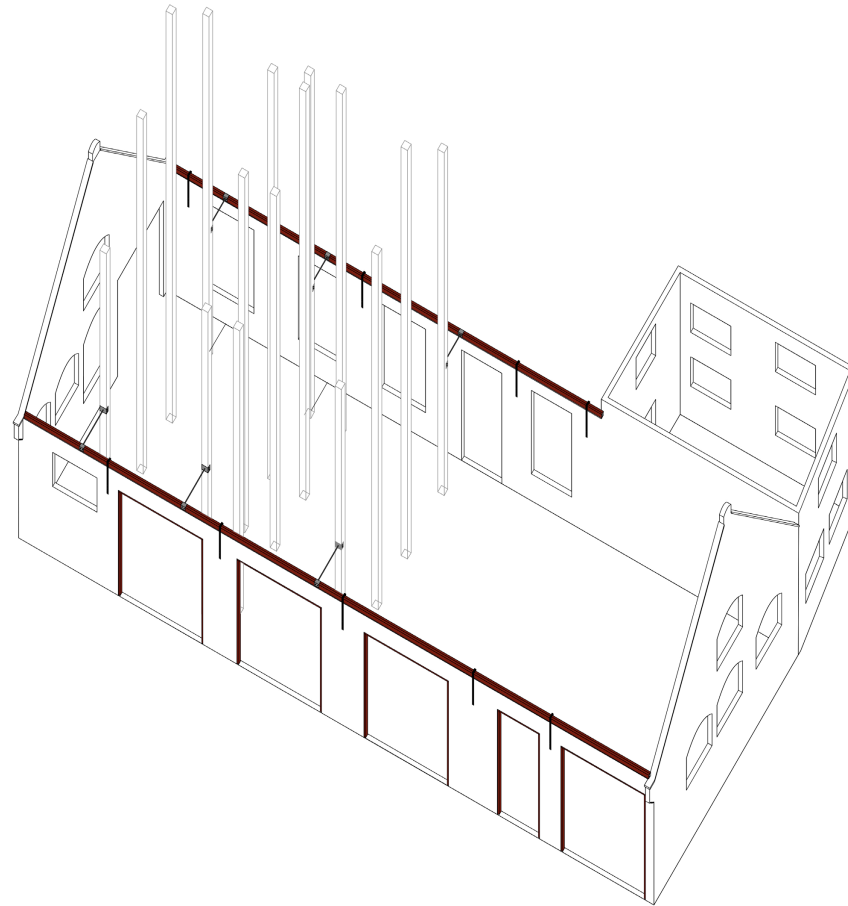
## Accessibility

Opening and supporting the existing facade



## Accessibility

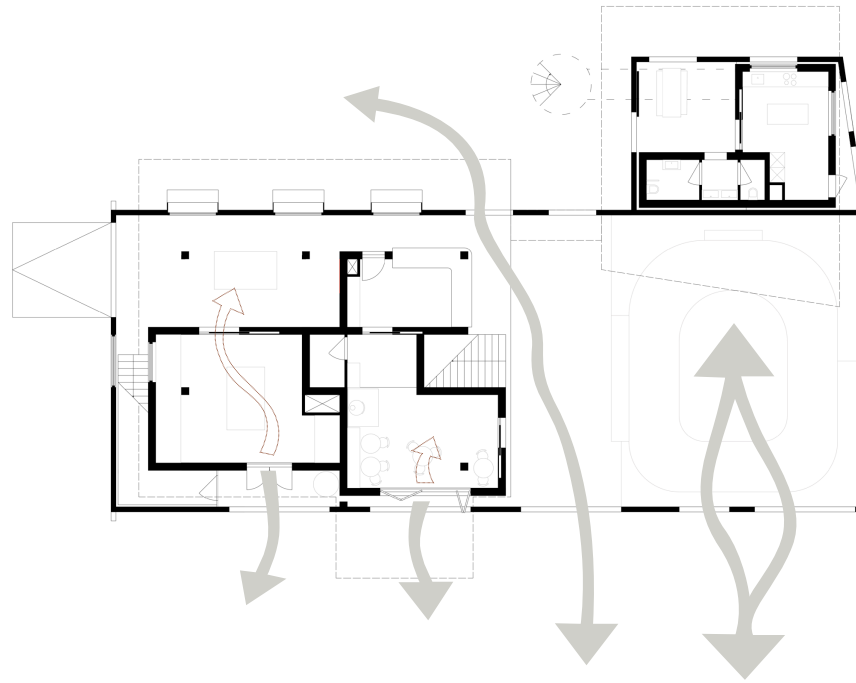
Connecting to new construction





## Accessibility

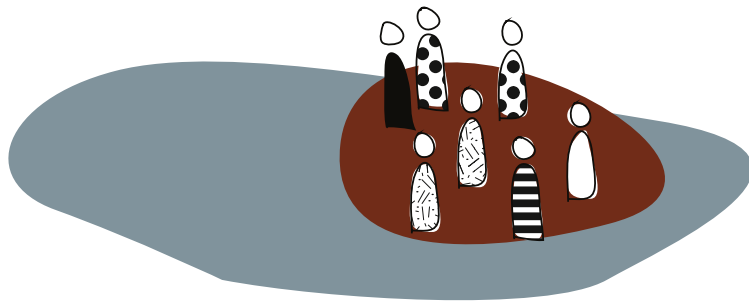
On ground floor and west facade



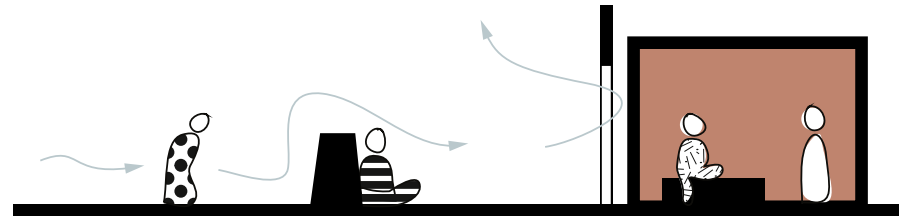
# Safety and intimacy

## Principles

### Low tech: Comfortable, but not too comfortable



People gather at the most comfortable space

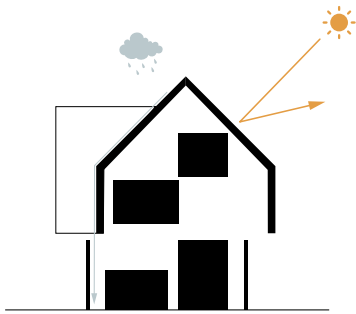


Sensory experience of different levels of comfort

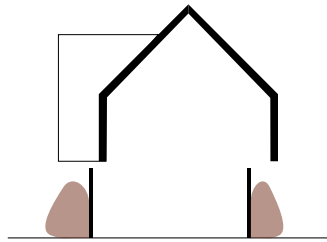


# Safety and intimacy

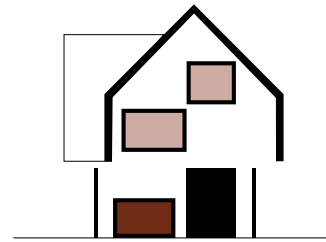
## Principles



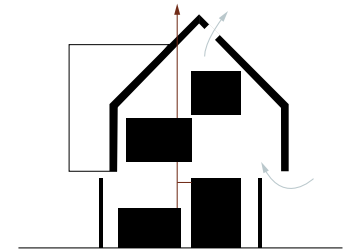
Roof protects vulnerable spaces



Dry spaces close to building



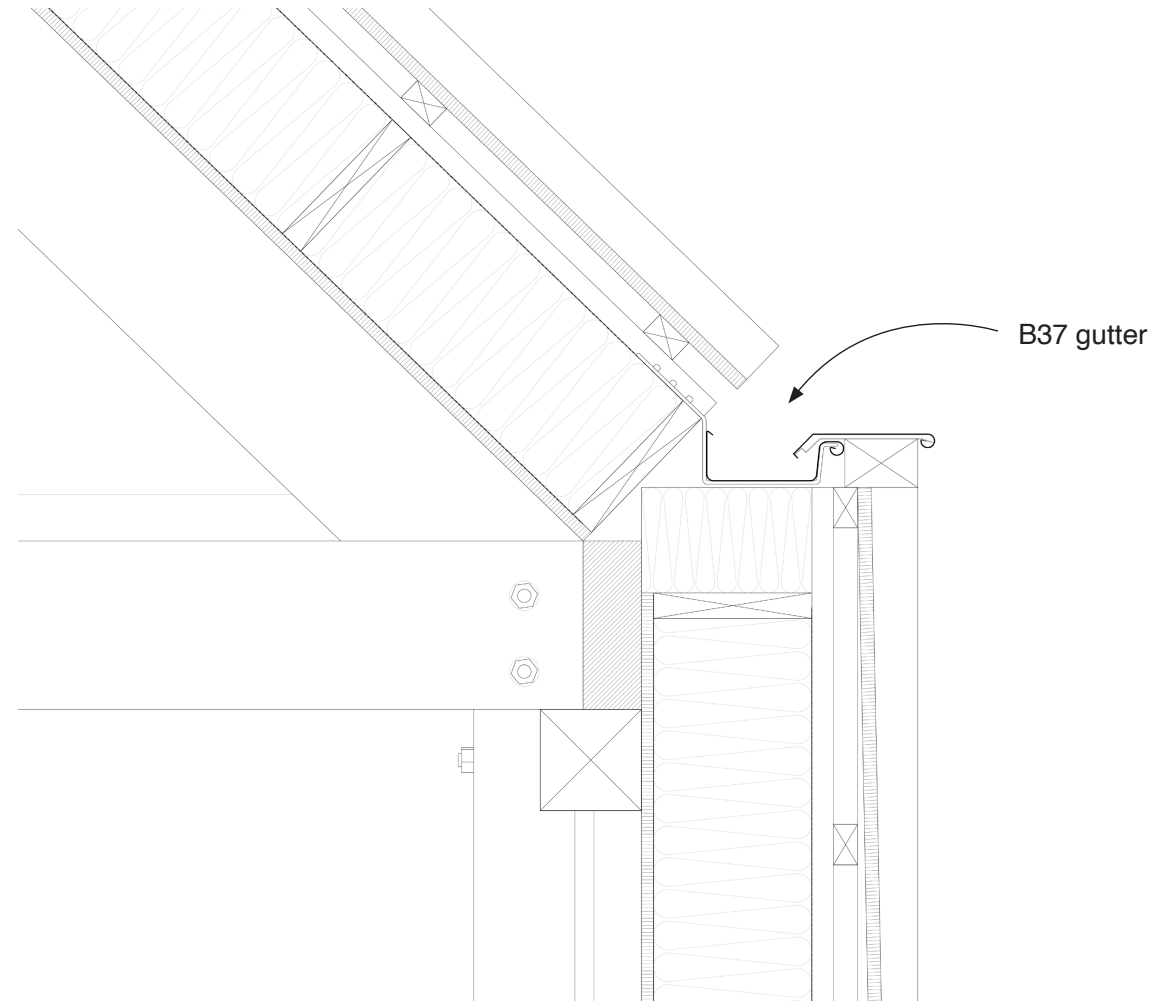
Comfortable 'living' room  
Workshop spaces can be temporarily heated



Natural ventilation when possible

## Safety and intimacy

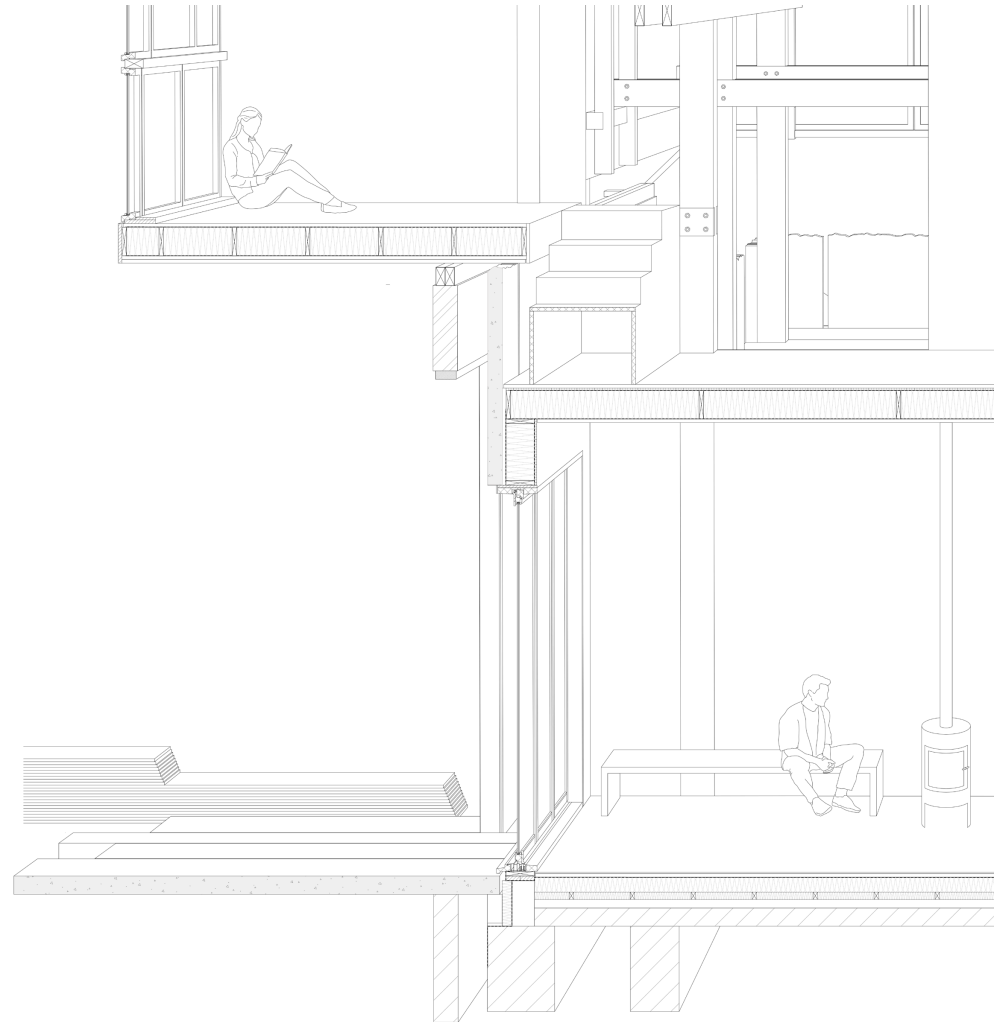
Roof as protective shield





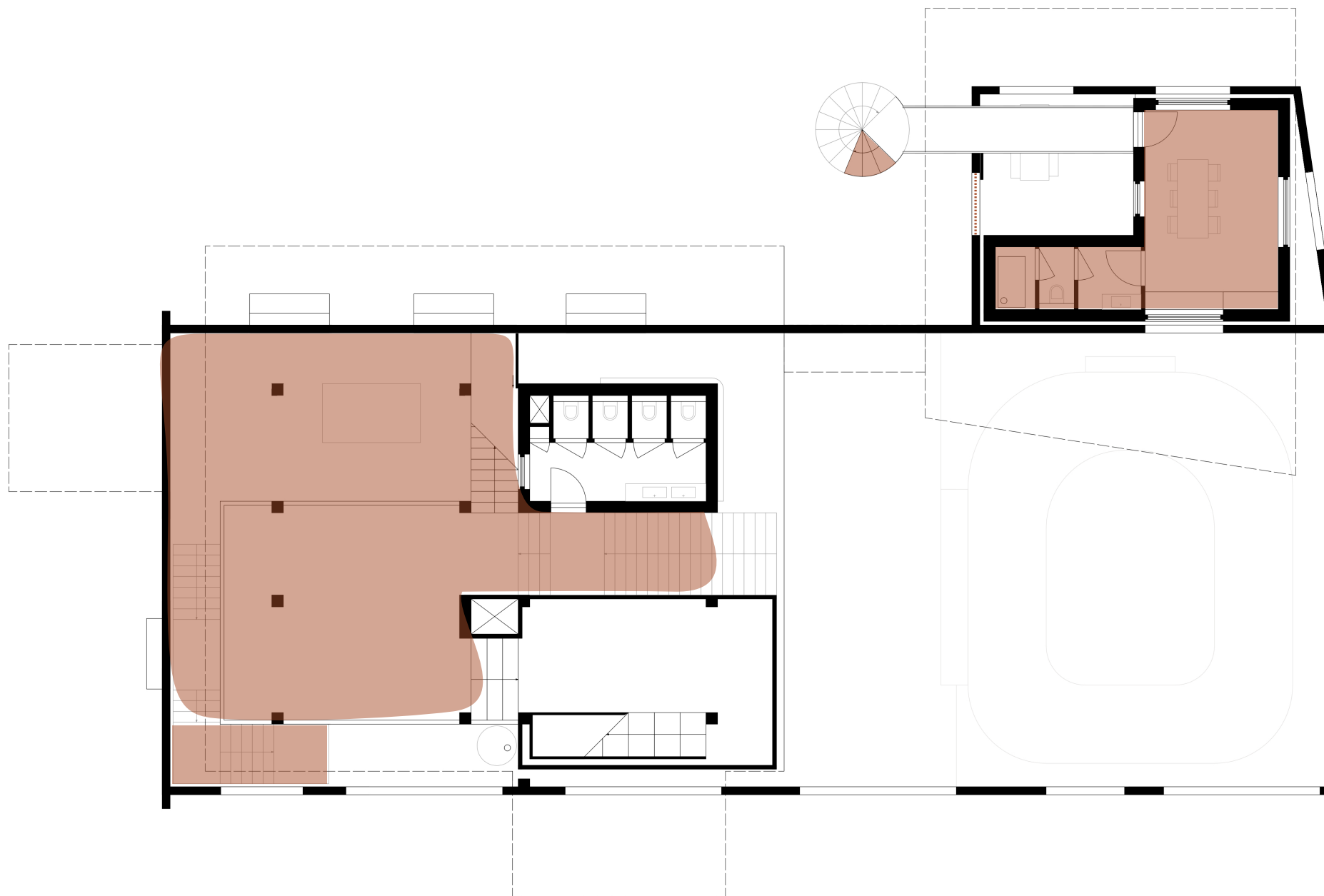
## Accessibility / Safety and intimacy

Warm (or cool) space is visible from outside



## Accessibility / Safety and intimacy

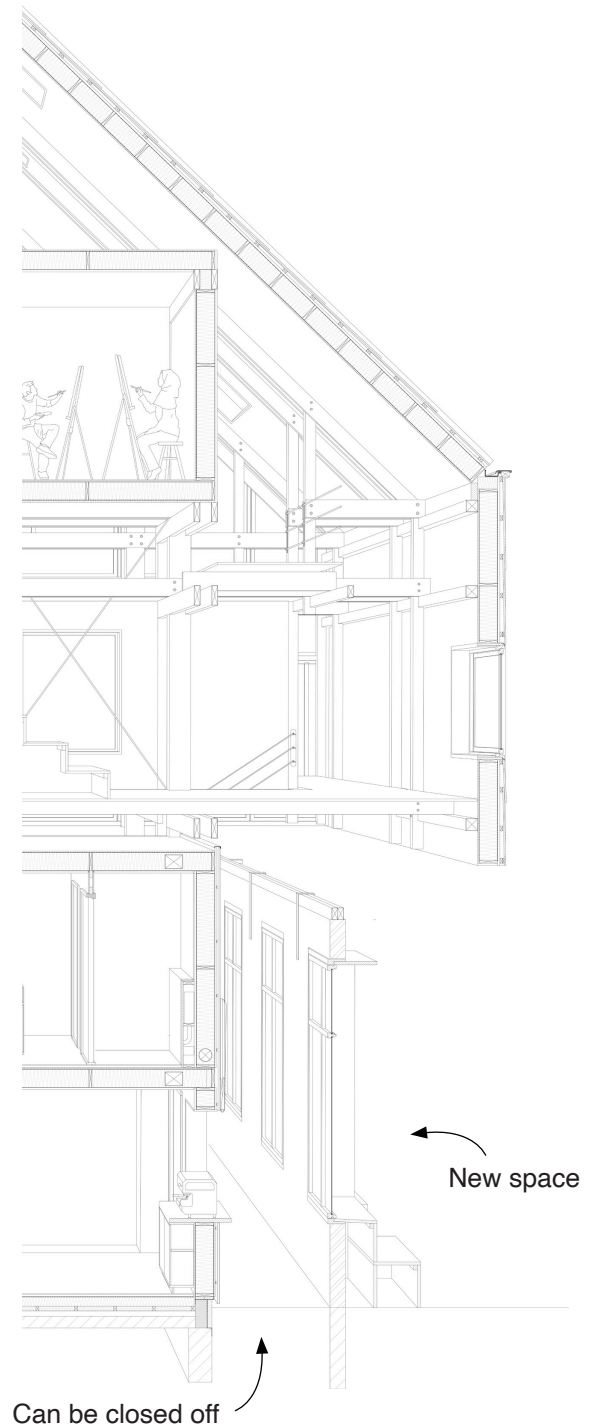
Parts that can be closed off at night





## Accessibility / Safety and intimacy

Windows with seat





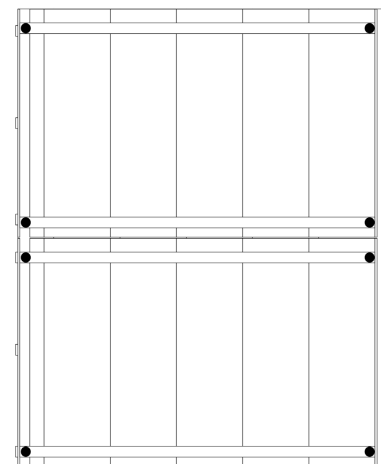
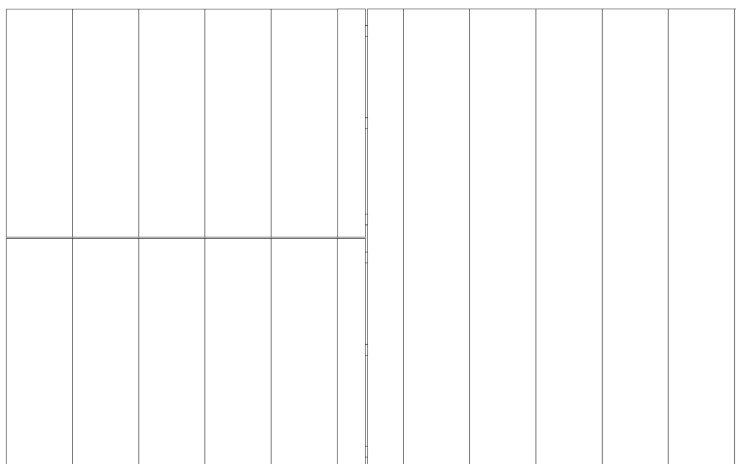


Weekly market from local gardens

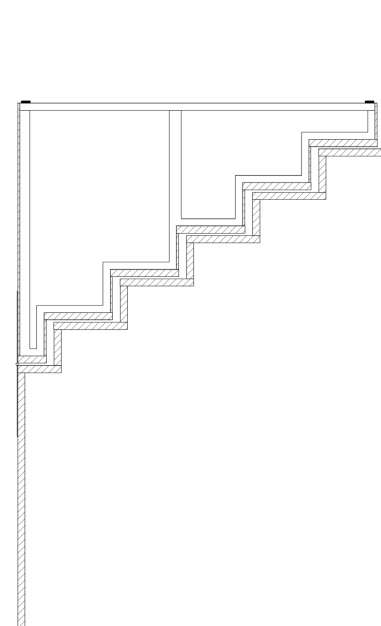
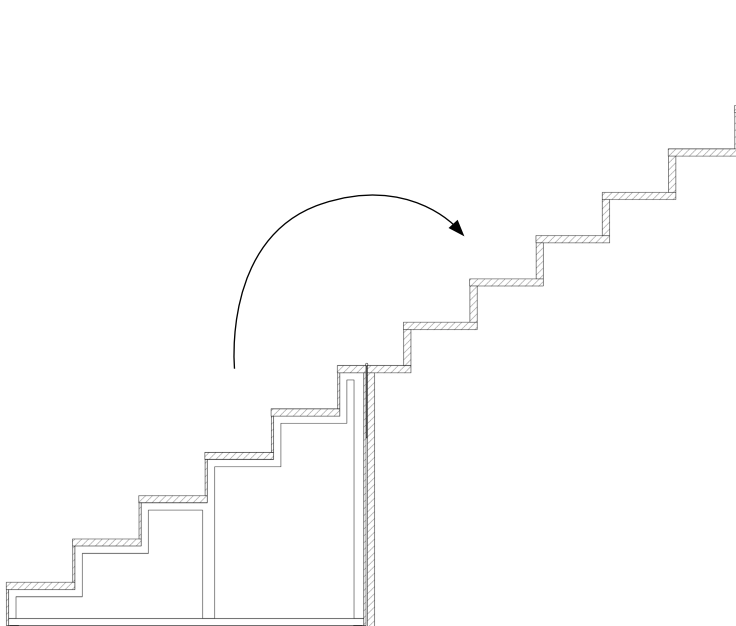


## Accessibility / Safety and intimacy

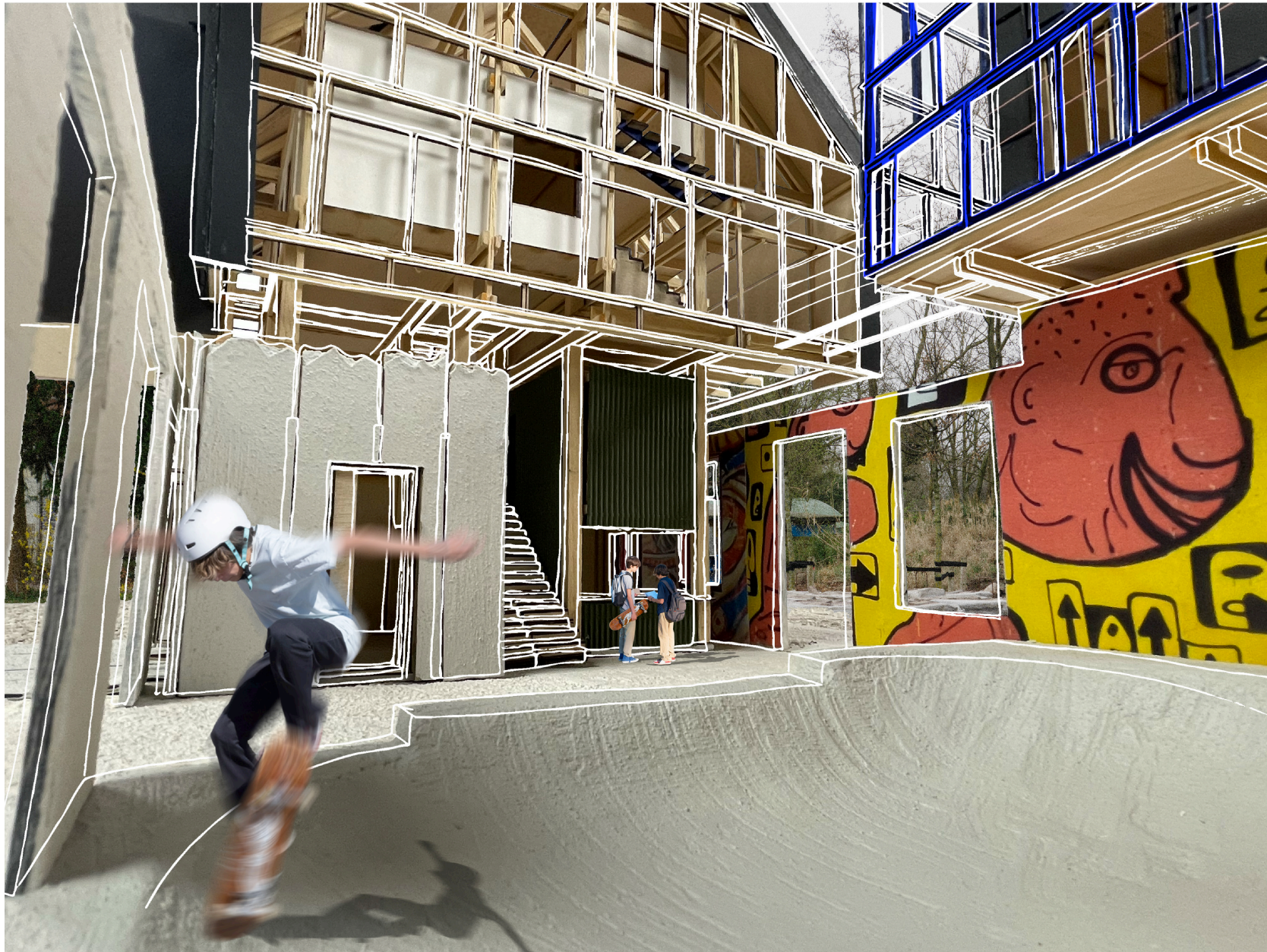
Foldable stairs



2 x 30 kg

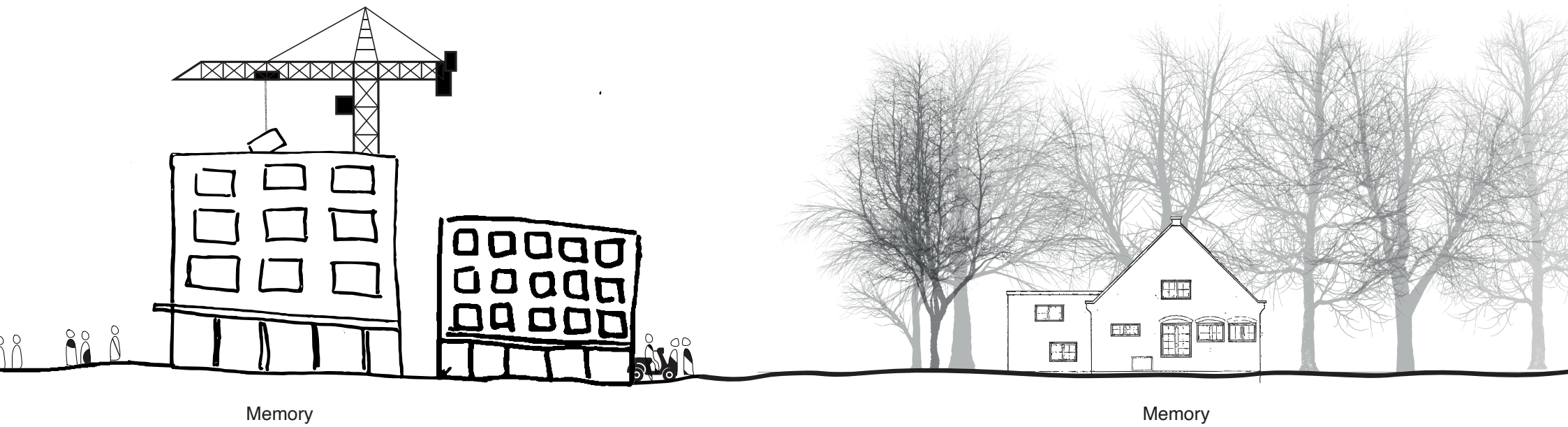






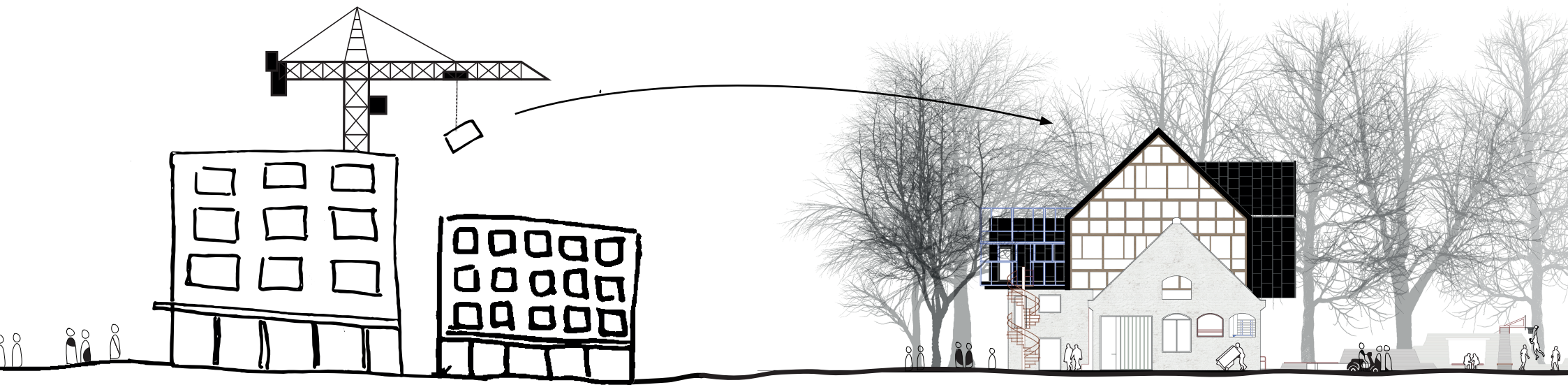


## New Future / Memories and rituals

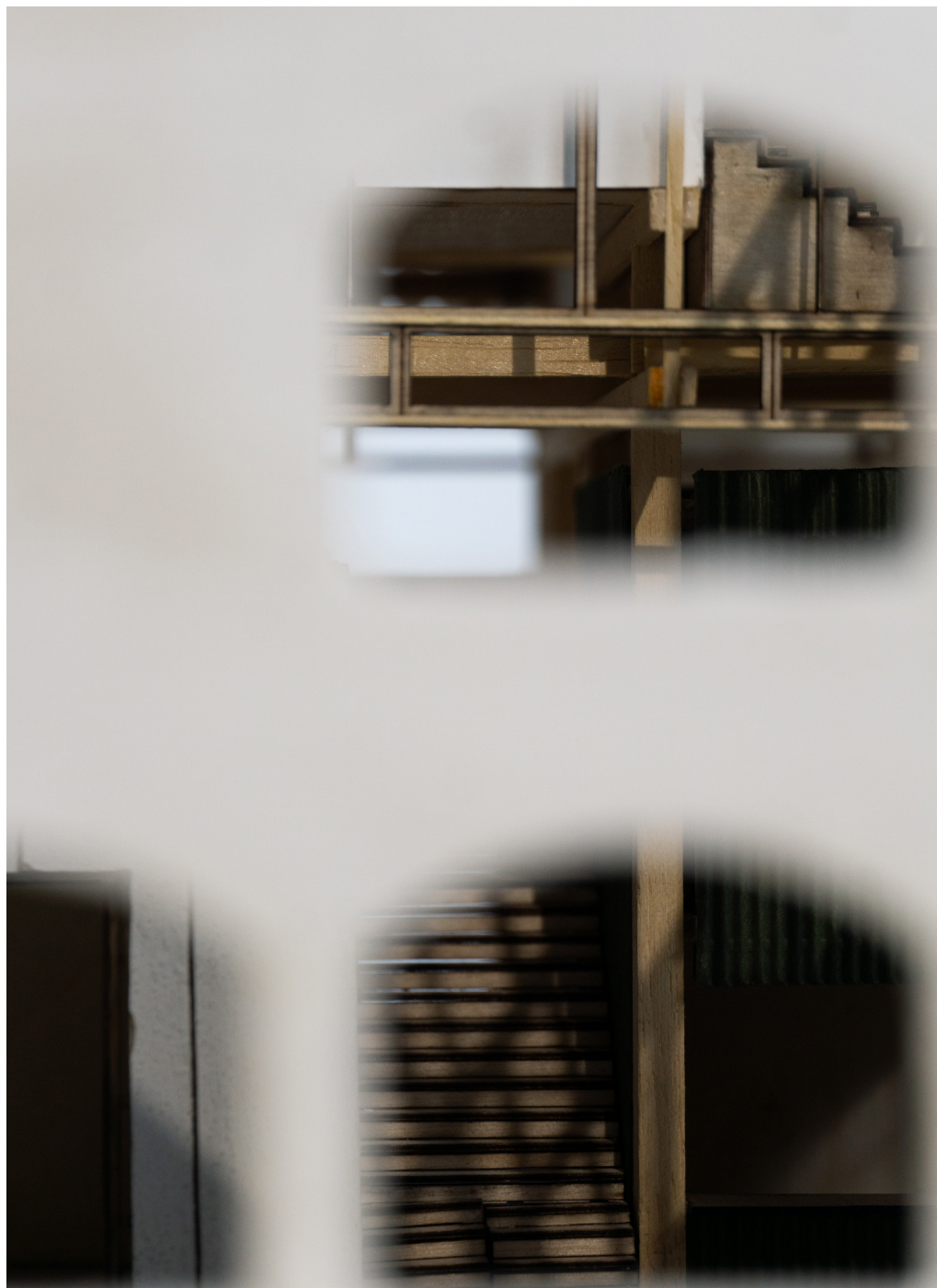




New Future / Memories and rituals



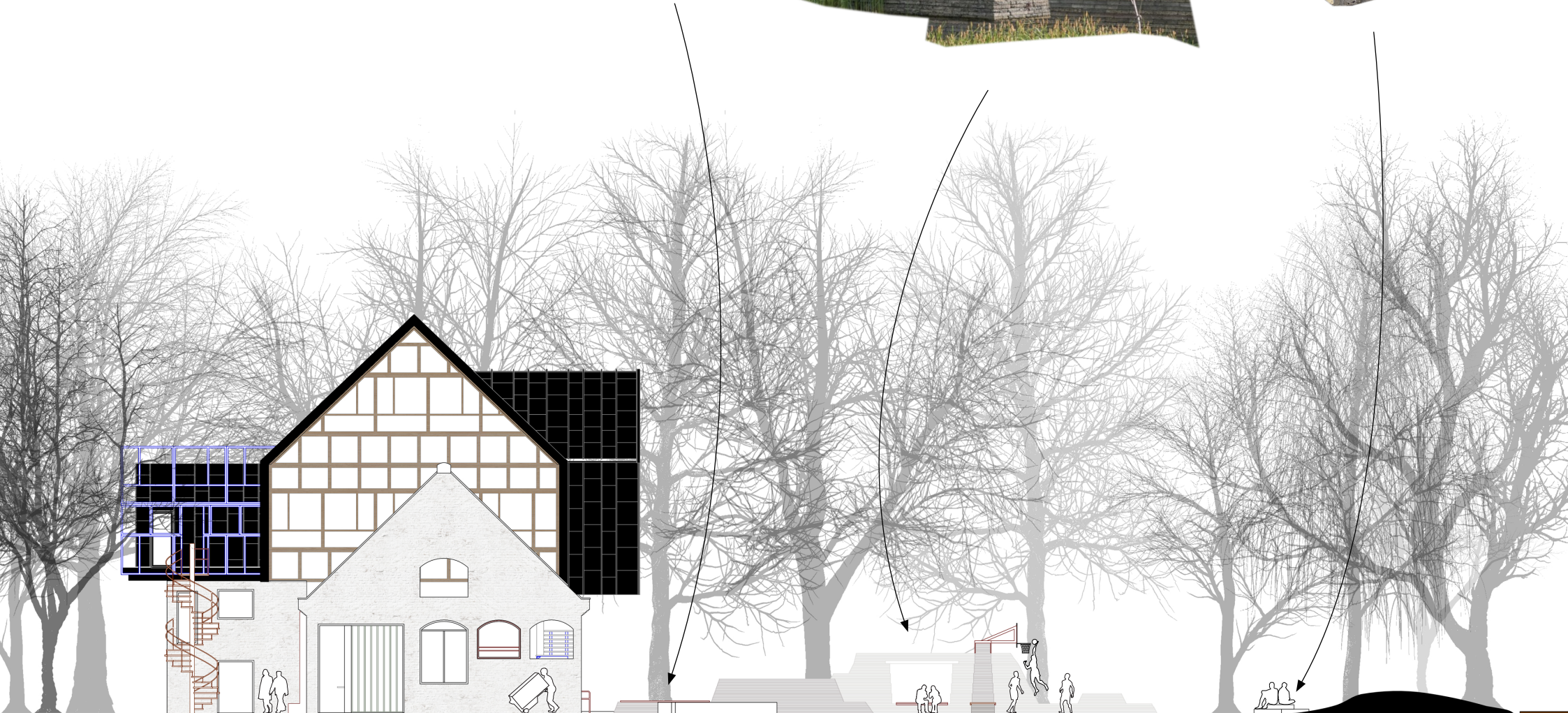
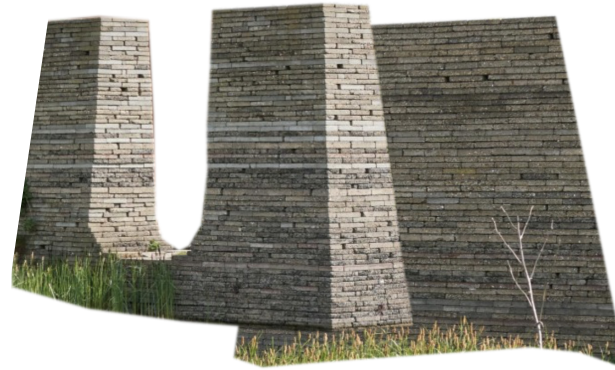
Memories and new future





## New Future / Memories and rituals

Raw reused materials shape the landscape





# New Future / Memories and rituals

## Louis Pasteurstraat, Haarlem

What

3 flats that are demolished and replaced by modern appartments

Distance

1,5 kilometer



	What	Dimensions	Materials	Amount
	Metal sheets (from balconies)	App. 800 x 1600 mm	Perforated metal with coating	100+
	Brick wall	124 m² (one side)	Red bricks and white mortel	10.000+
	Metal railing	270° is 2550 mm height	Metal railing with ballusters	30

## Texelhof, Haarlem

What

11 flats that are (partially) demolished or transformed to new dwellings

Distance

2,1 kilometer



	What	Dimensions	Materials	Amount
	Window frame	1300 x 1300 mm	Wood + glass	100+
	Brick wall	200 x 50 mm	Yellow bricks and grey mortel	10.000+
	Metal garage door	2000 x 1800	metal profile with coating	50+
	Window and door frame	-	wood + glass	50+

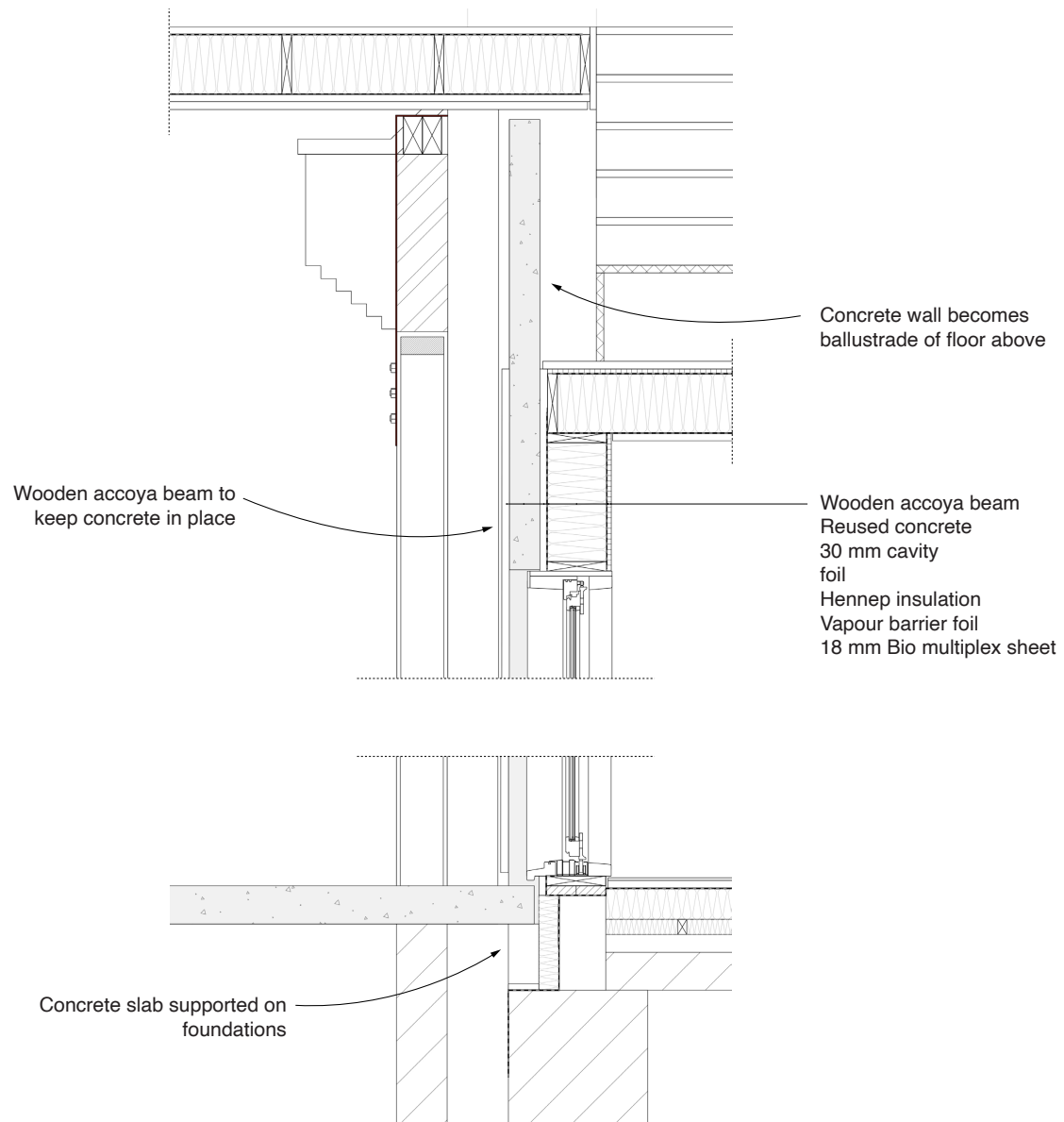


## New future / Memories and Rituals



## New future / Memories and Rituals

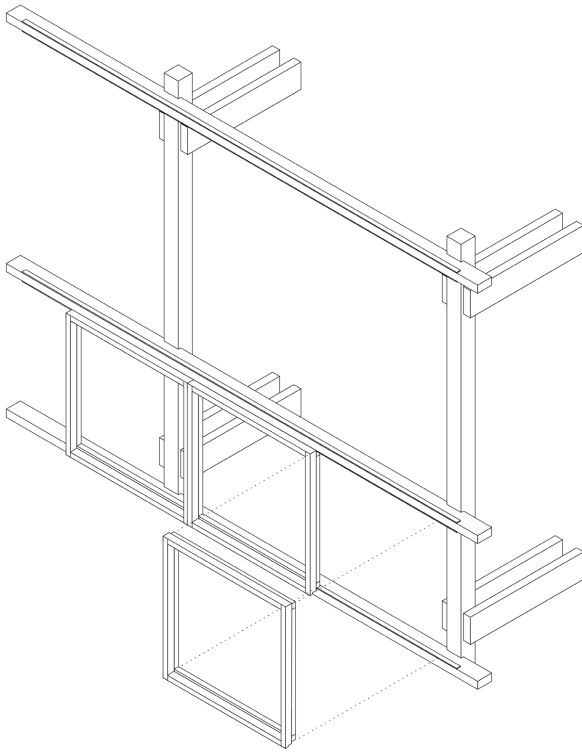
Detail of wall with concrete facade





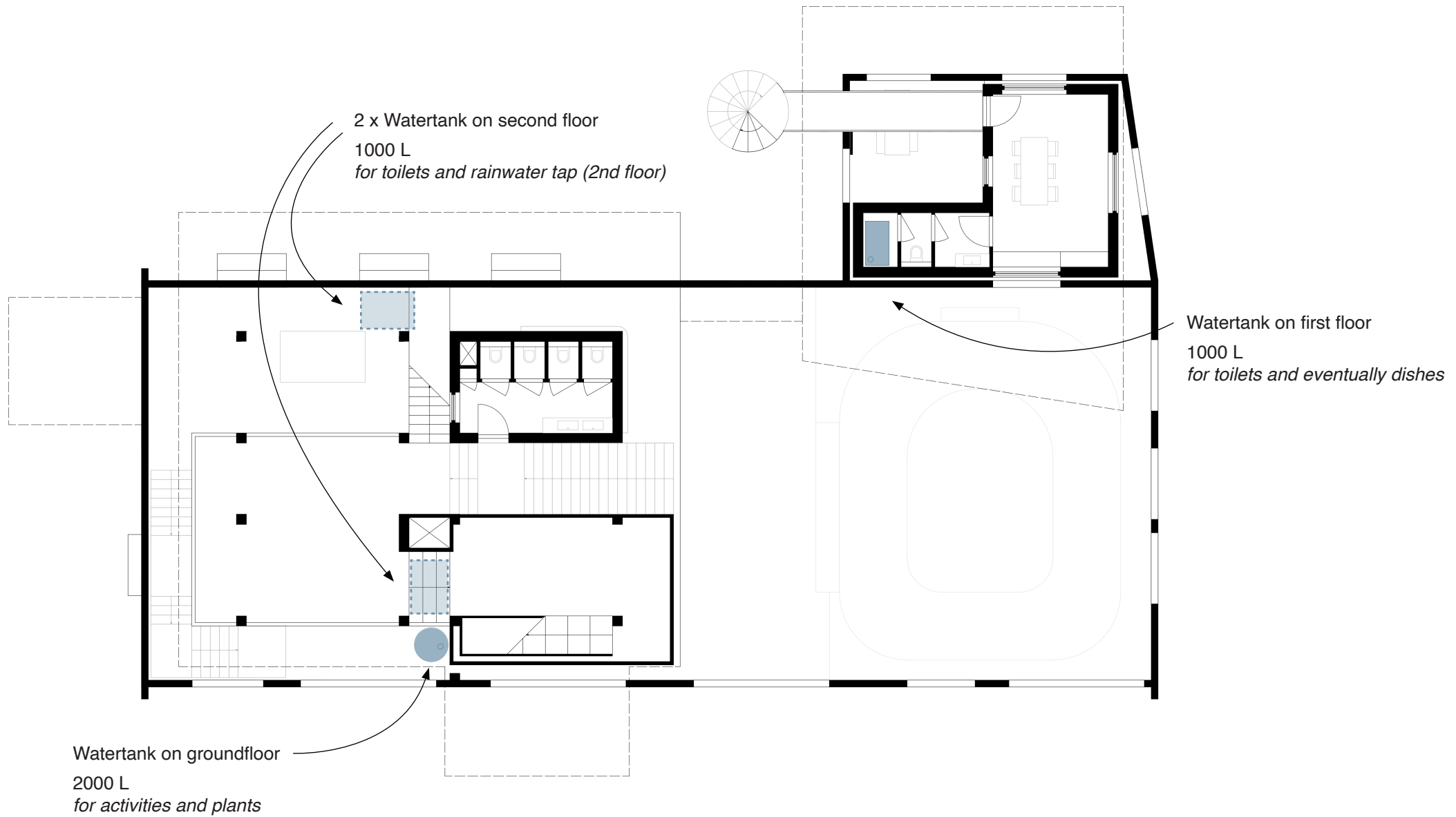
## New future / Memories and Rituals

Detail of reusable windows

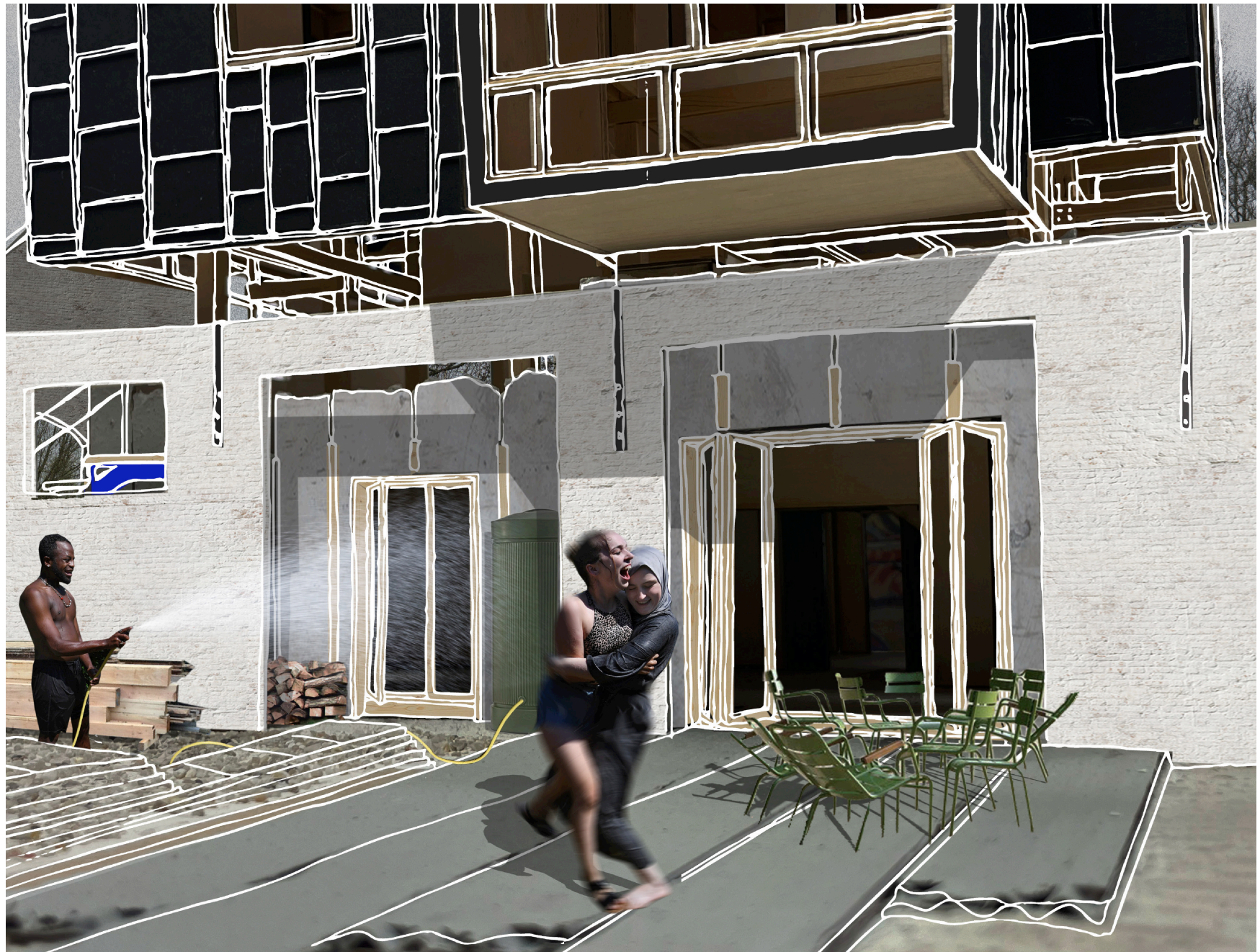


## New future / Memories and Rituals

Rainwater









# New future / Memories and Rituals

Old facade as collective memory





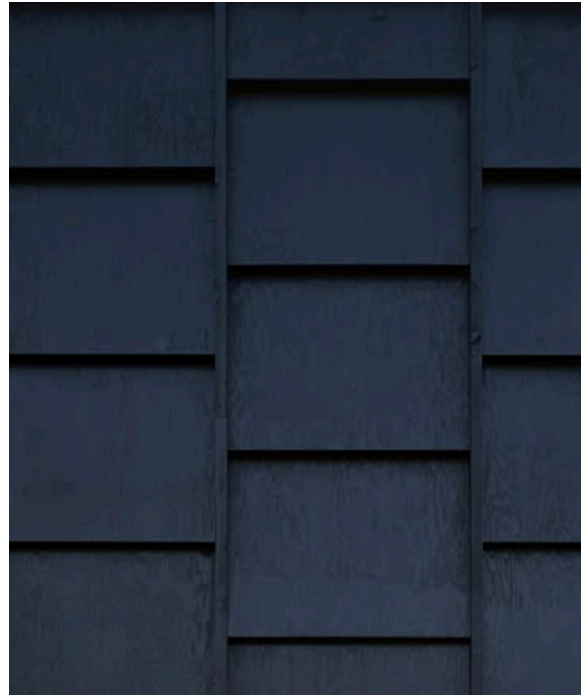
## No man's land / ownership







## No man's land / ownership



## No man's land / ownership





















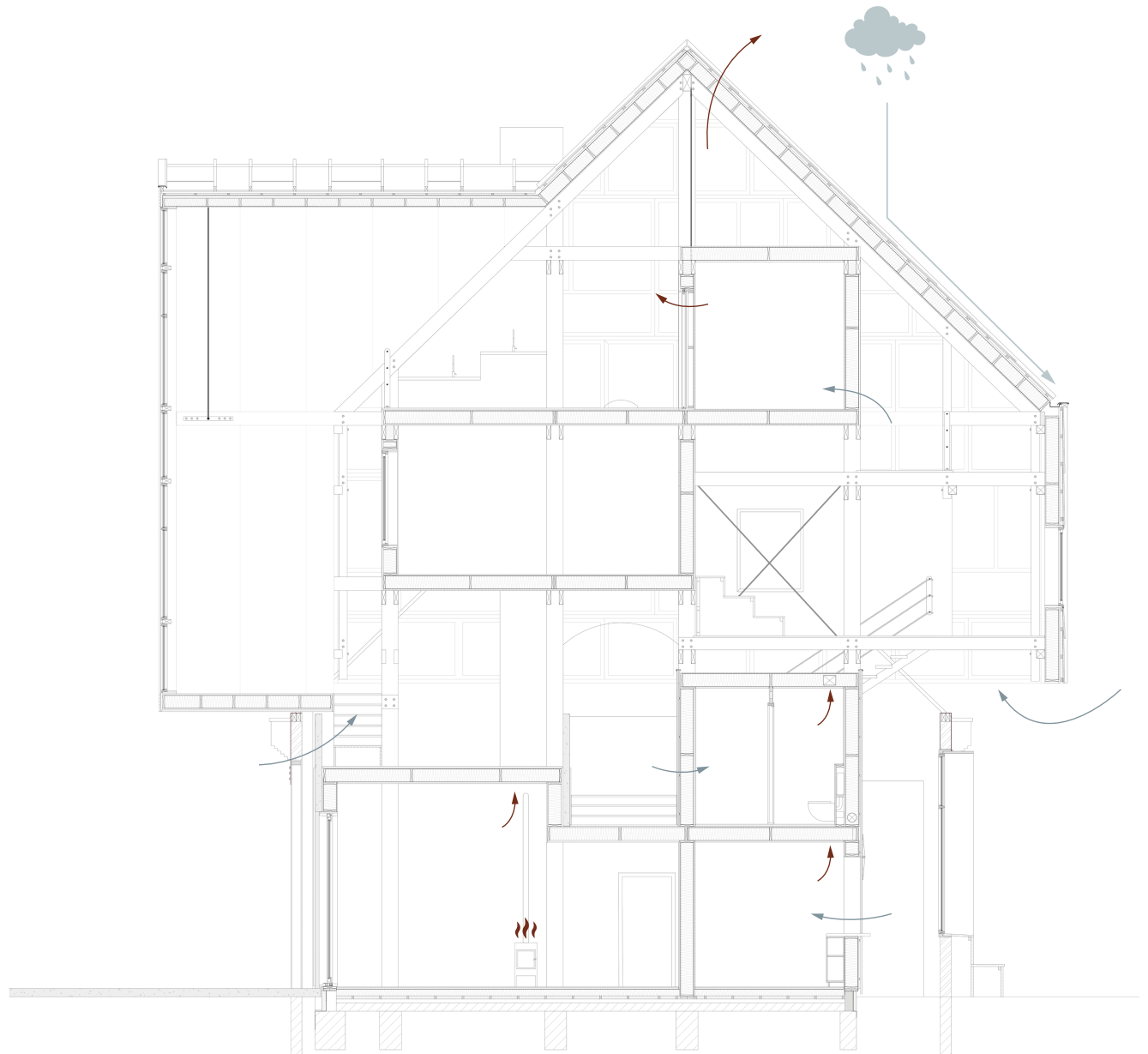
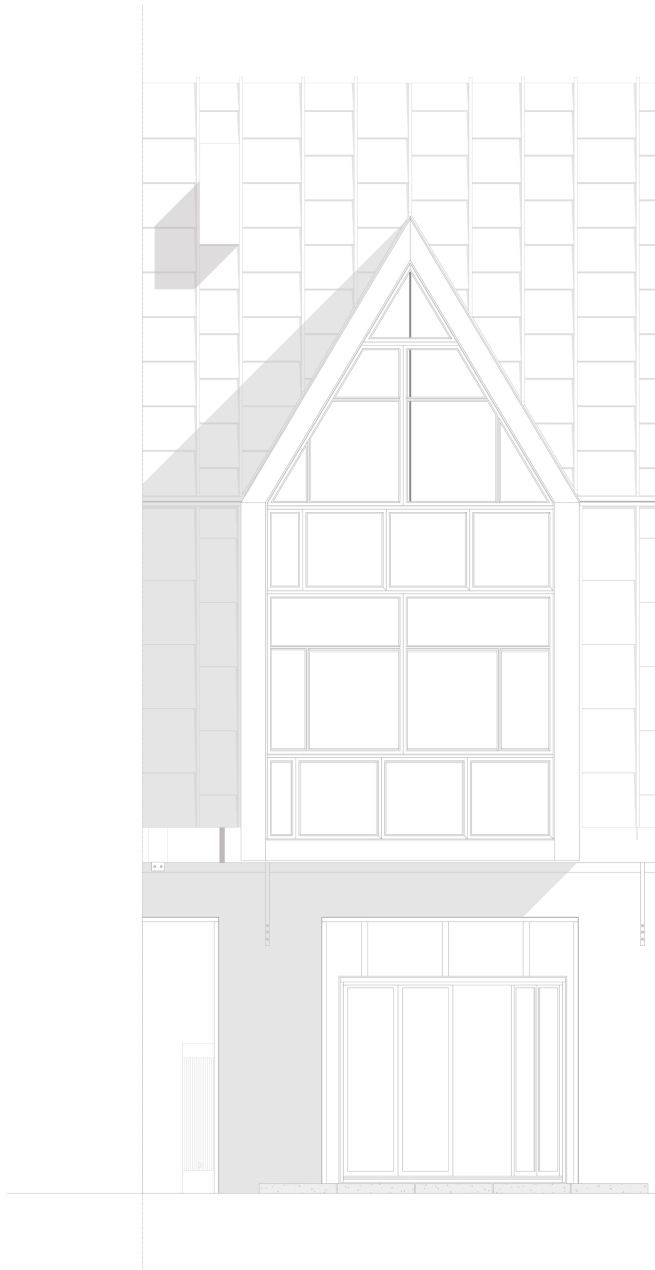
Mentor: Roel van der Pas  
Research mentor: Elise van Doorn  
Building Technology mentor: Pierre Jennen

# **NO MAN'S LAND**

Graduation project by Roos de Jong

## Safety and intimacy

Natural ventilation where possible and one heated space





## New future / Memories and Rituals

Energie

20 solarpanels

*Installed with angle of 20%*

*6.800 kWh per year*

