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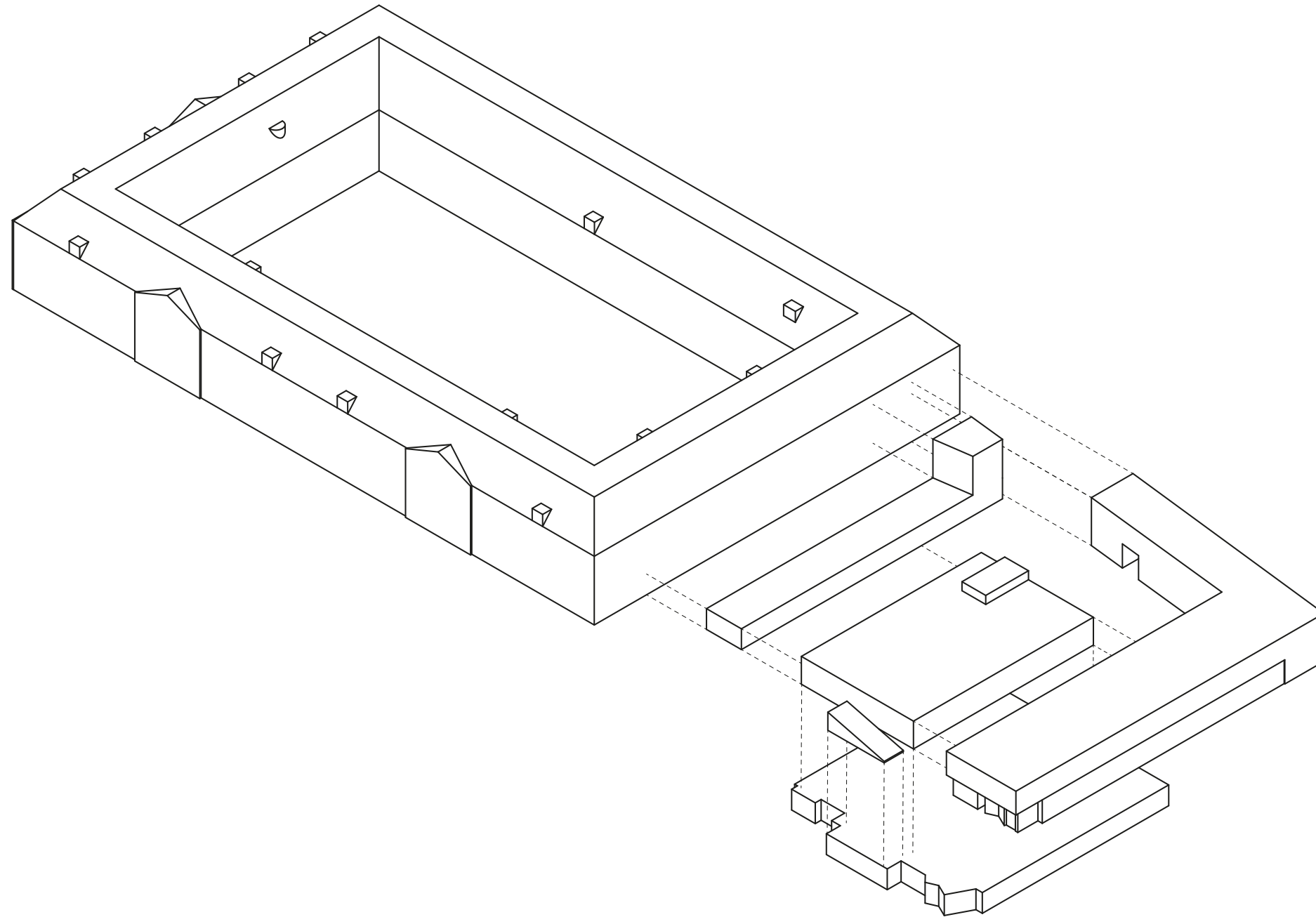
BING VAN DER PIJL | 4718380

THE KOUDENHORN BUILDING



INTRODUCTION

BUILDING FORM

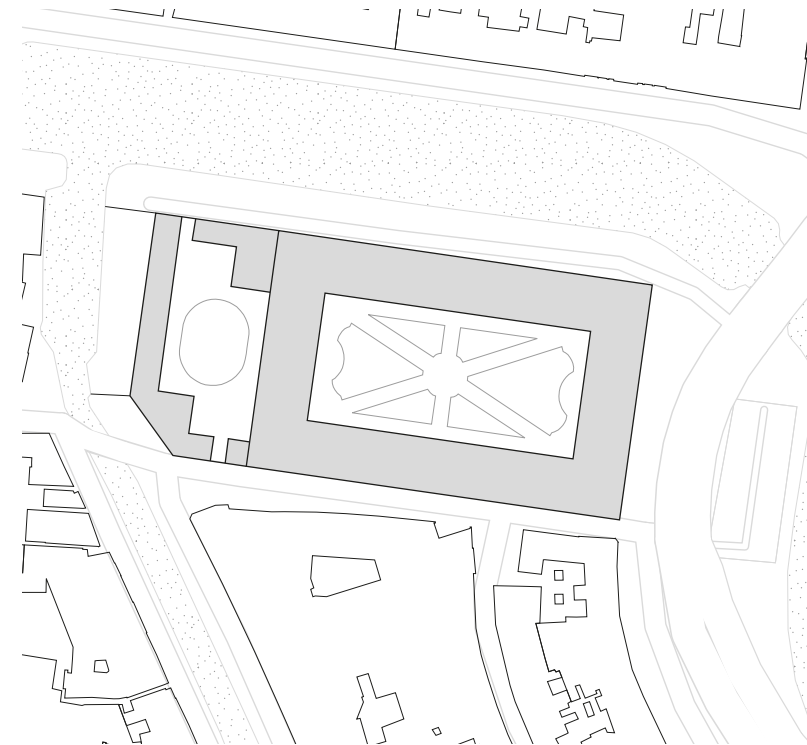


INTRODUCTION

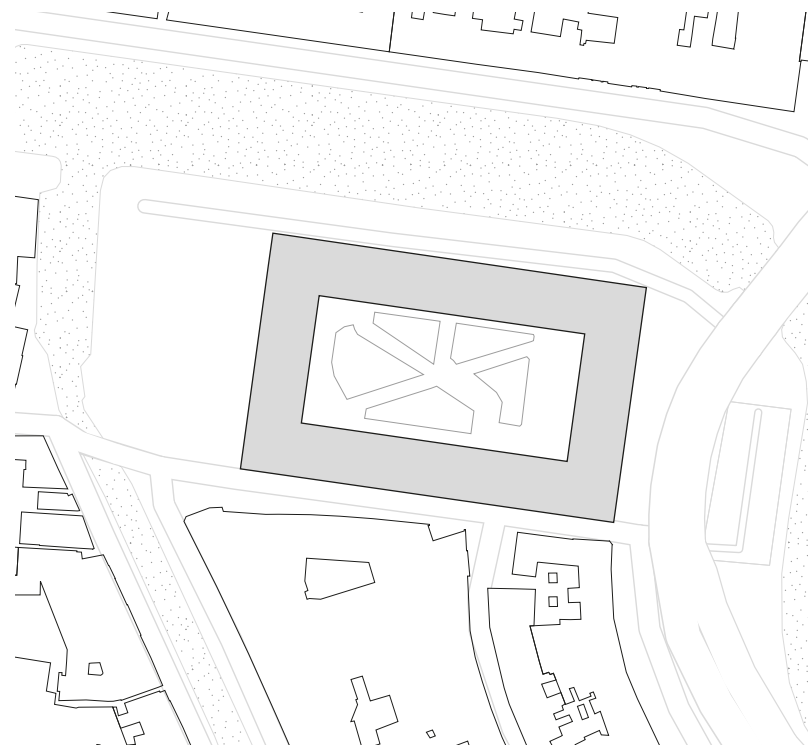
HISTORIC DEVELOPMENT



1756 market



1769 deaconhouse



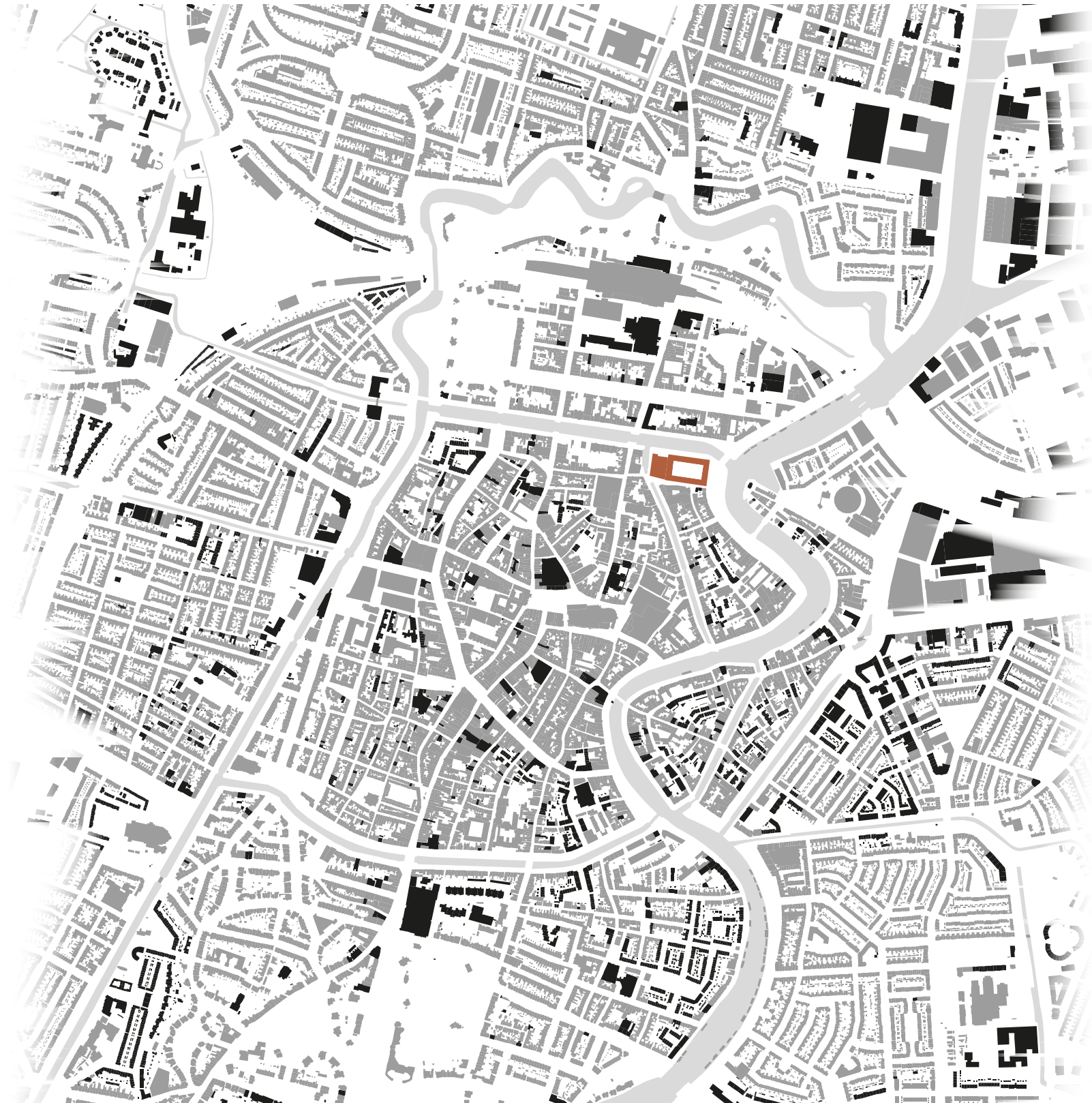
1960 police office



1975 new police addition

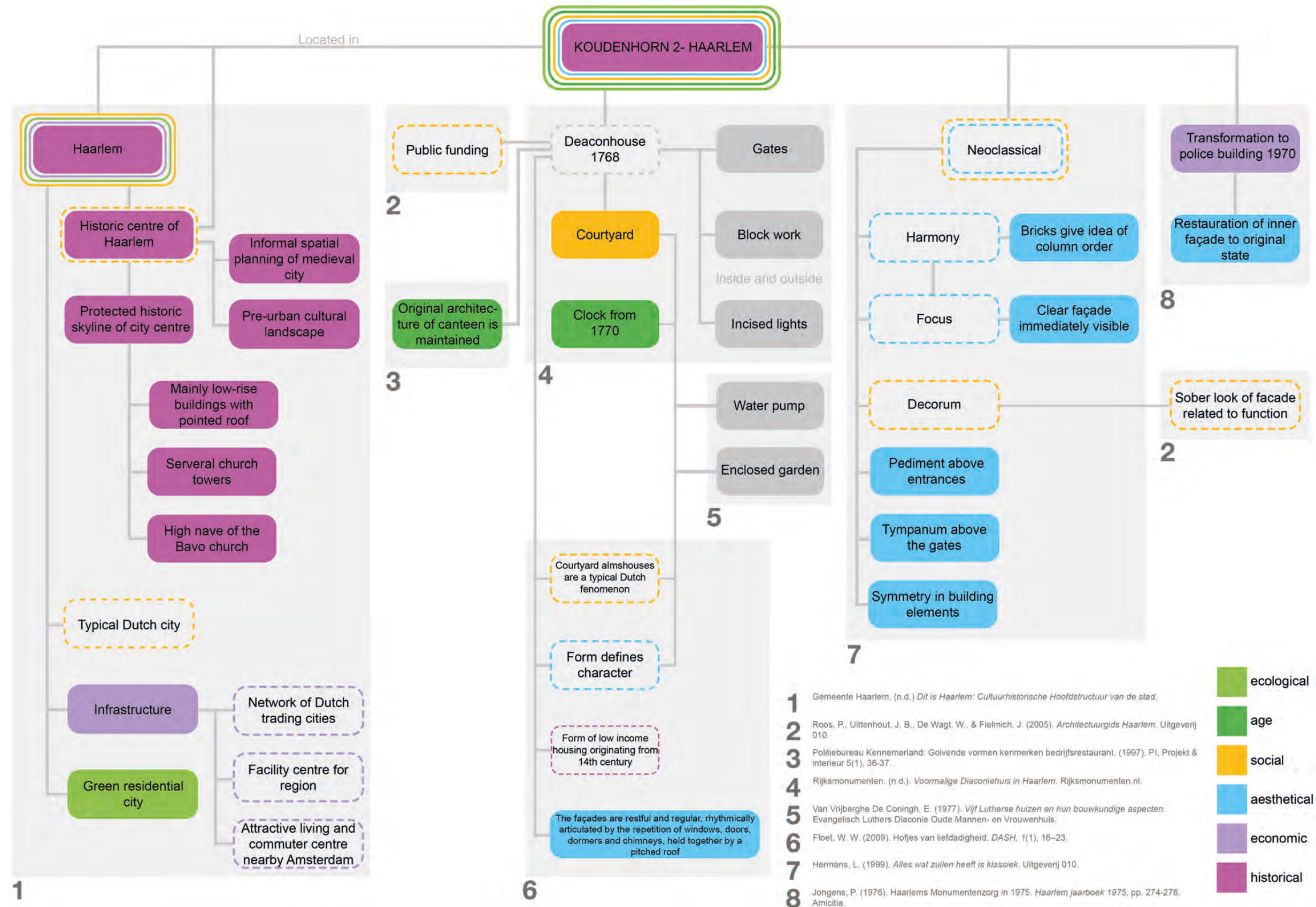
INTRODUCTION

CONTEXT | CITY OF HAARLEM



ANALYSIS

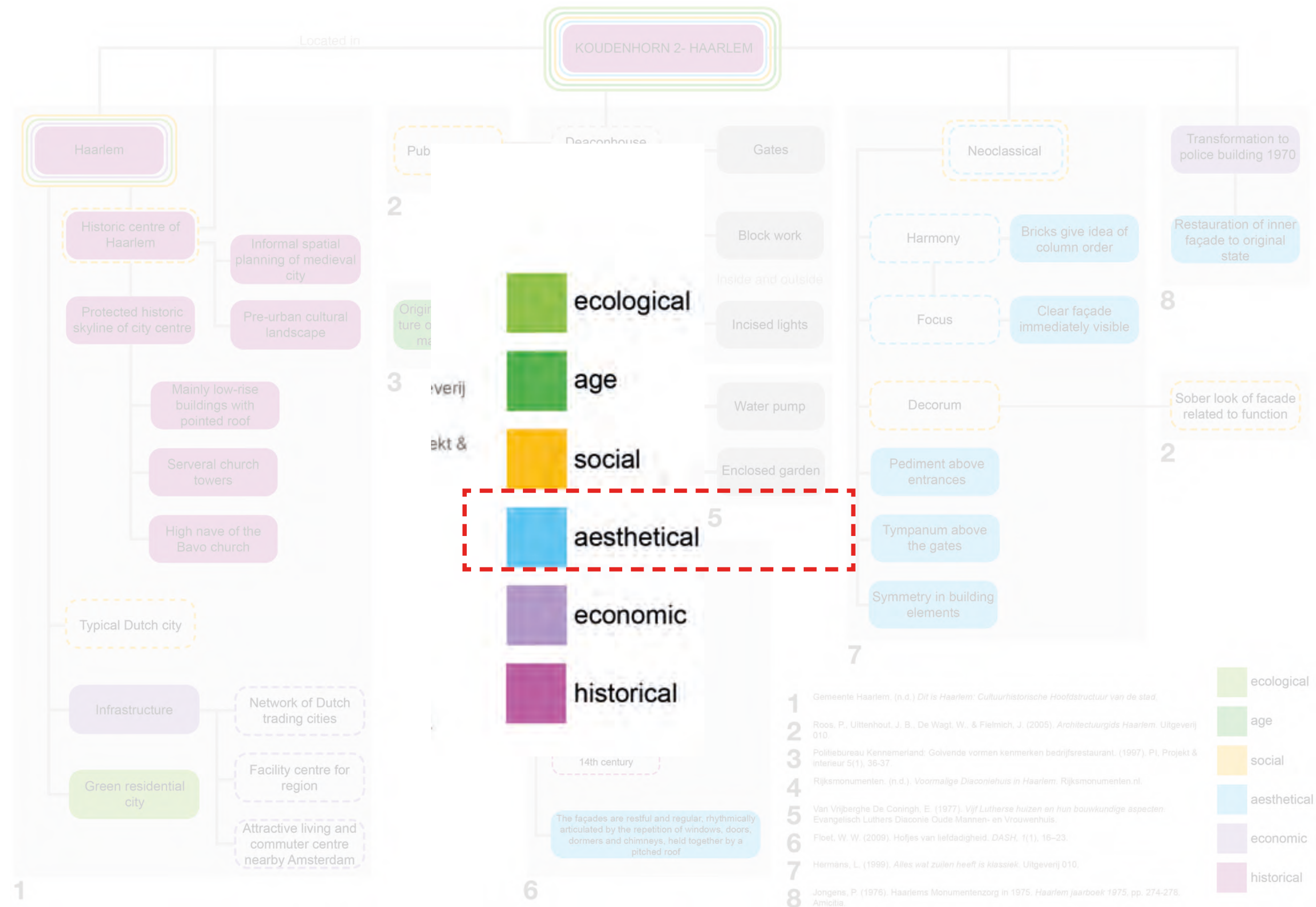
HA VALUES



(Veldpaus & Pereira Roders., 2014)

ANALYSIS

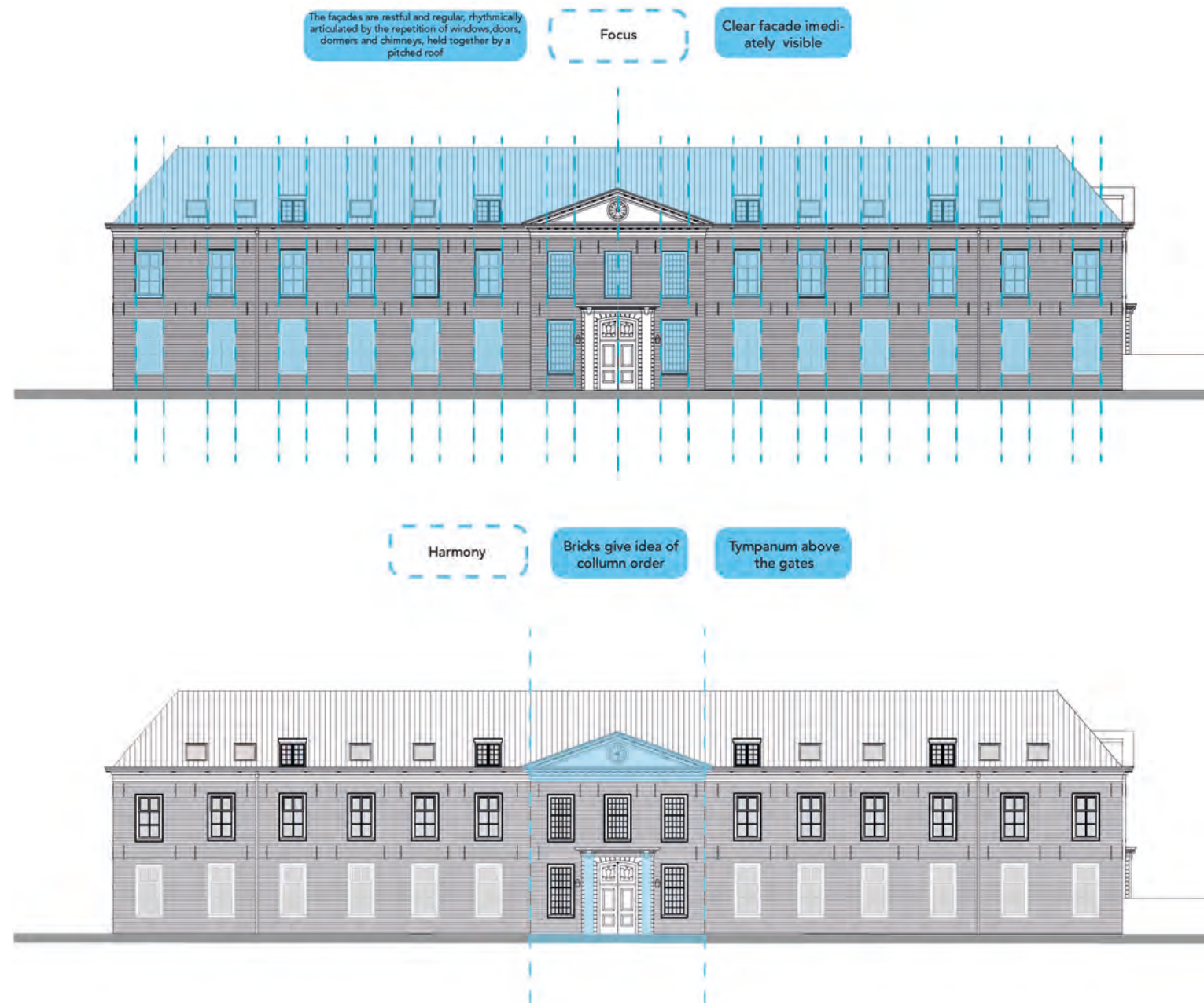
HA VALUES



(Veldpaus & Pereira Roders., 2014)

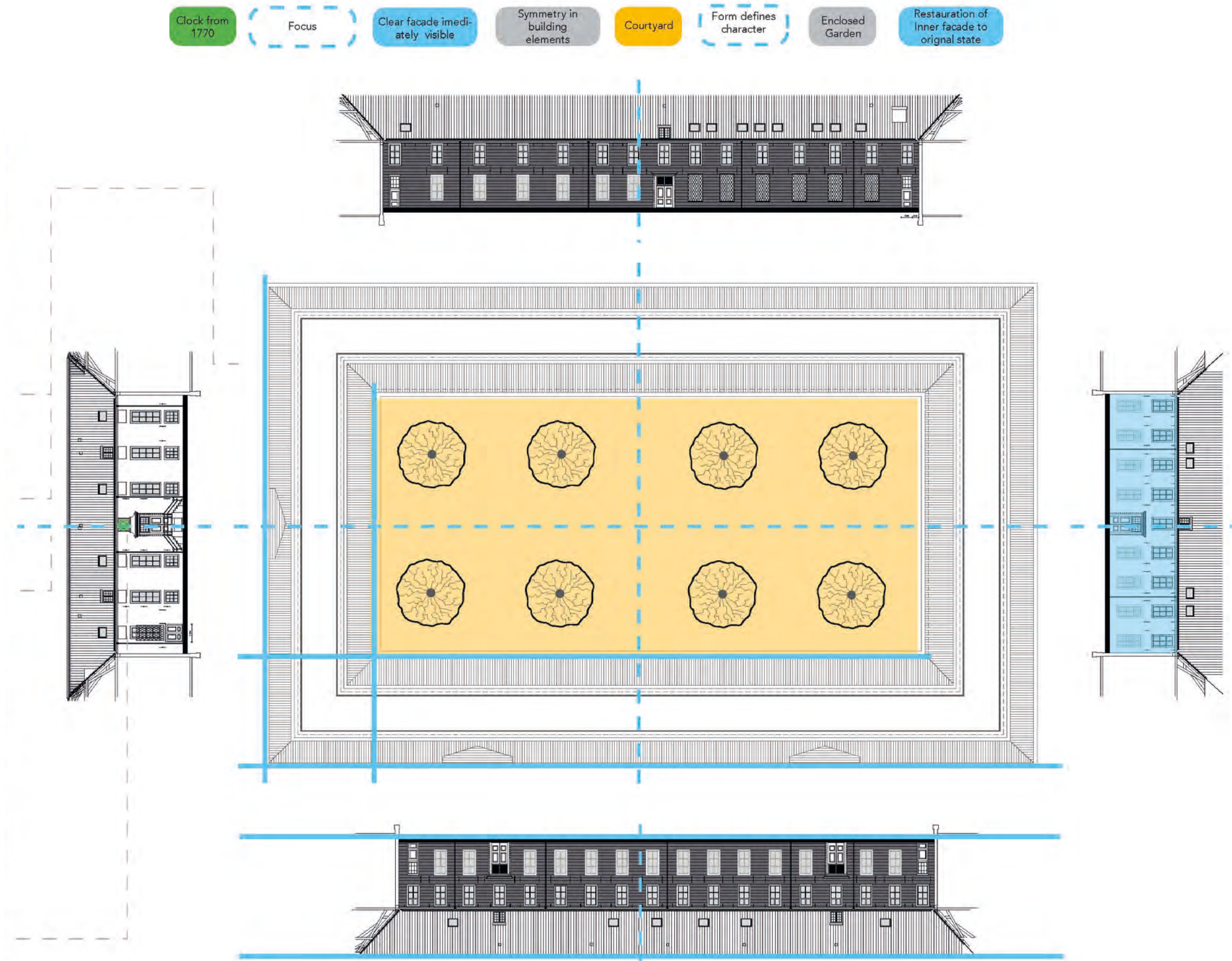
ANALYSIS

HA VALUES



ANALYSIS

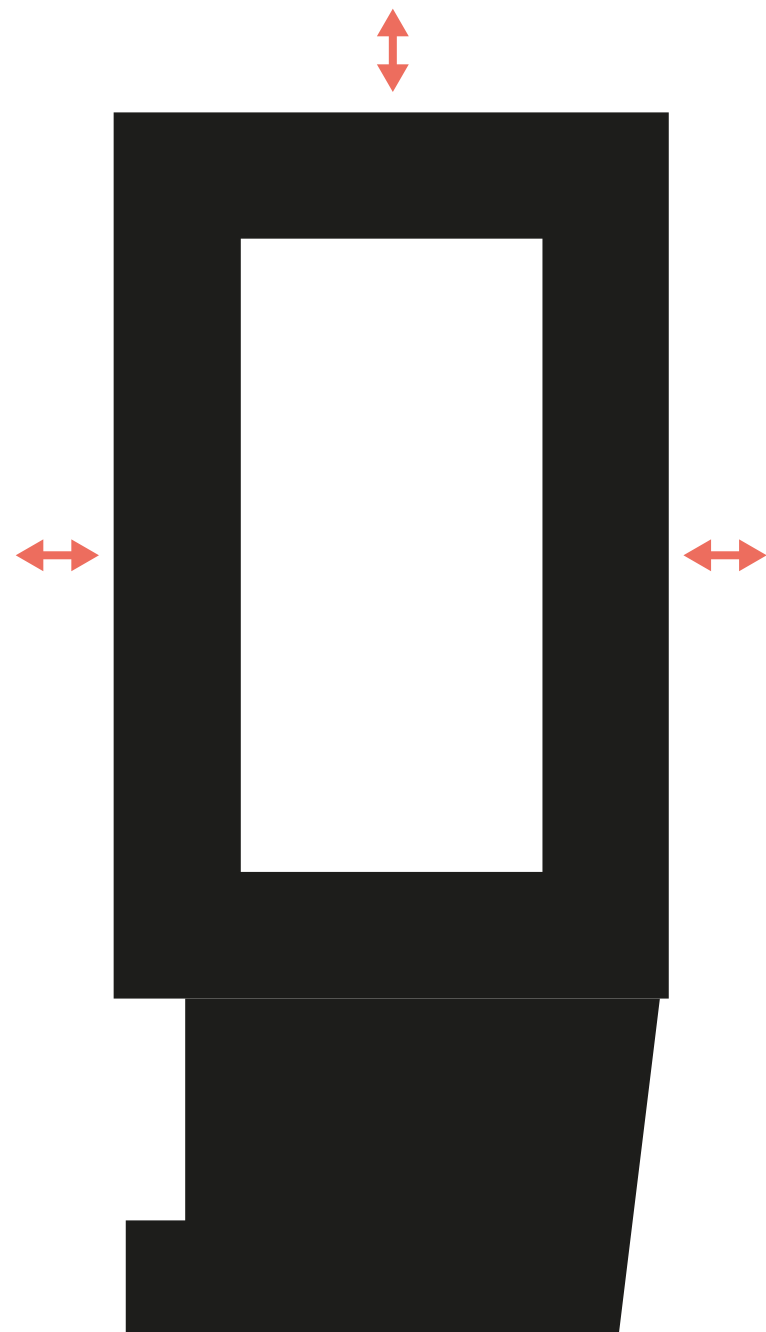
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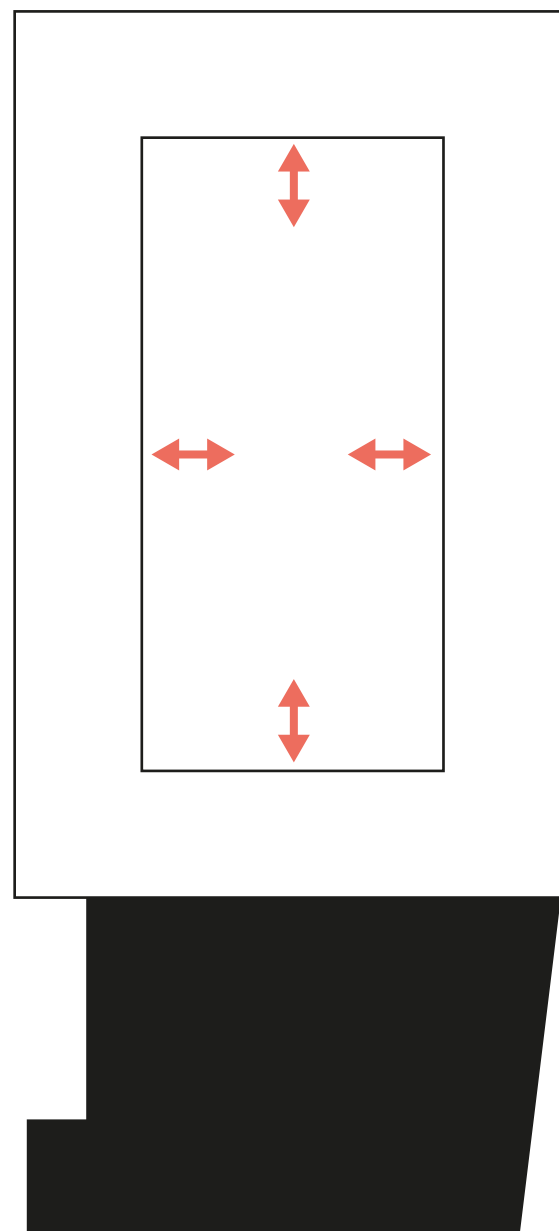
ANALYSIS

3 BORDERS

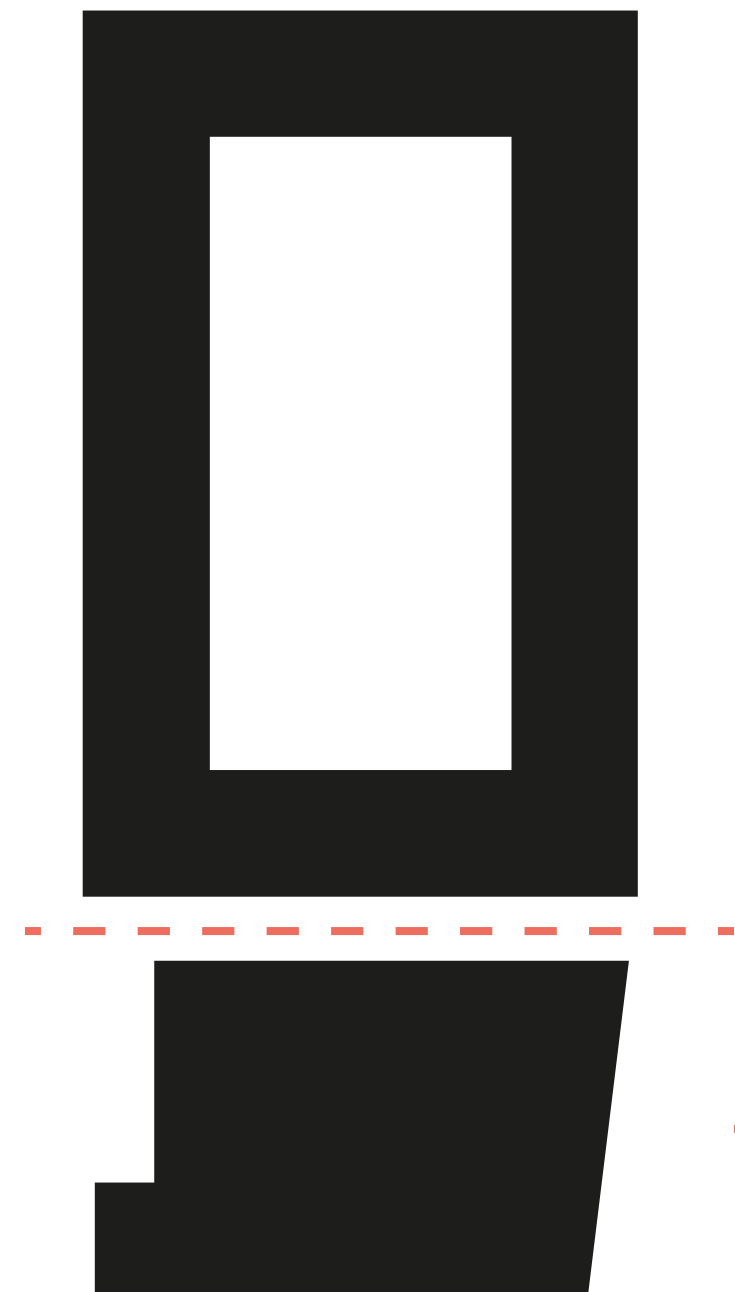
Building and Urban surroundings



Building and courtyard



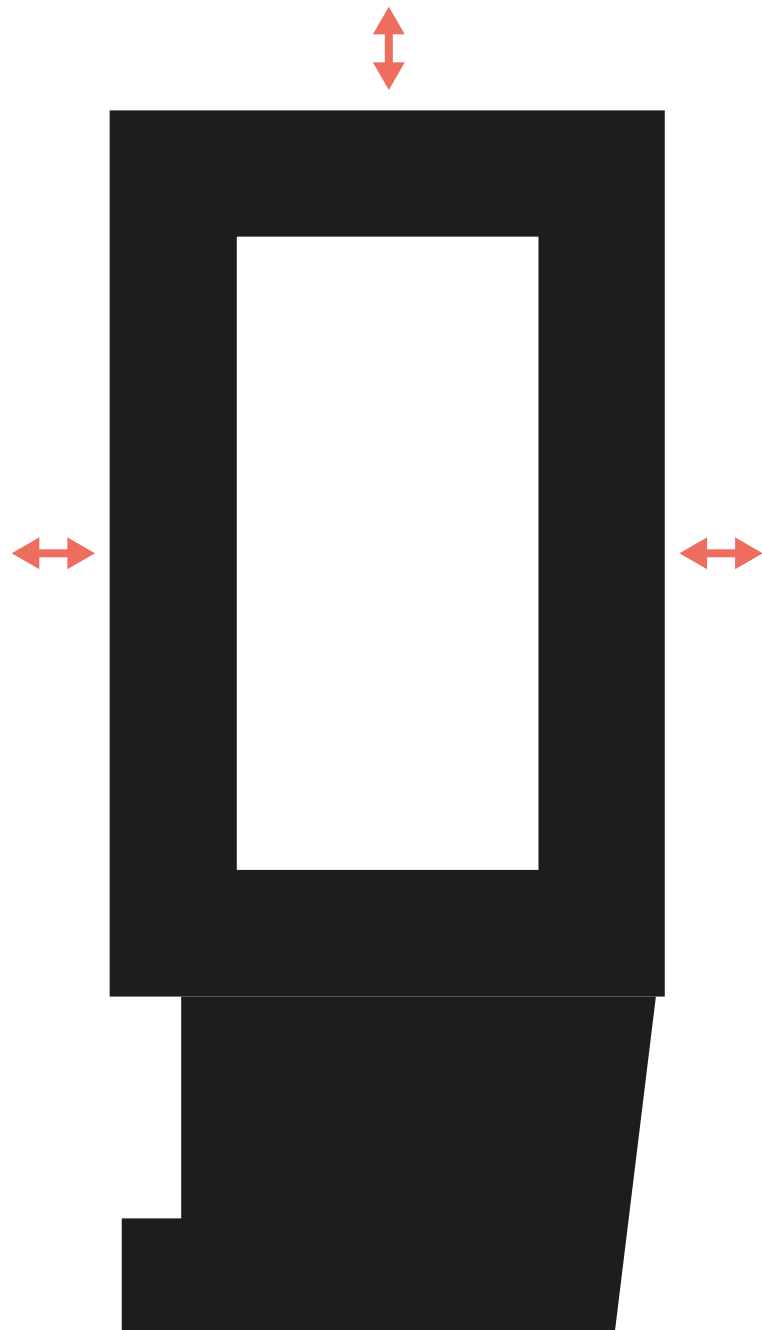
Old and New



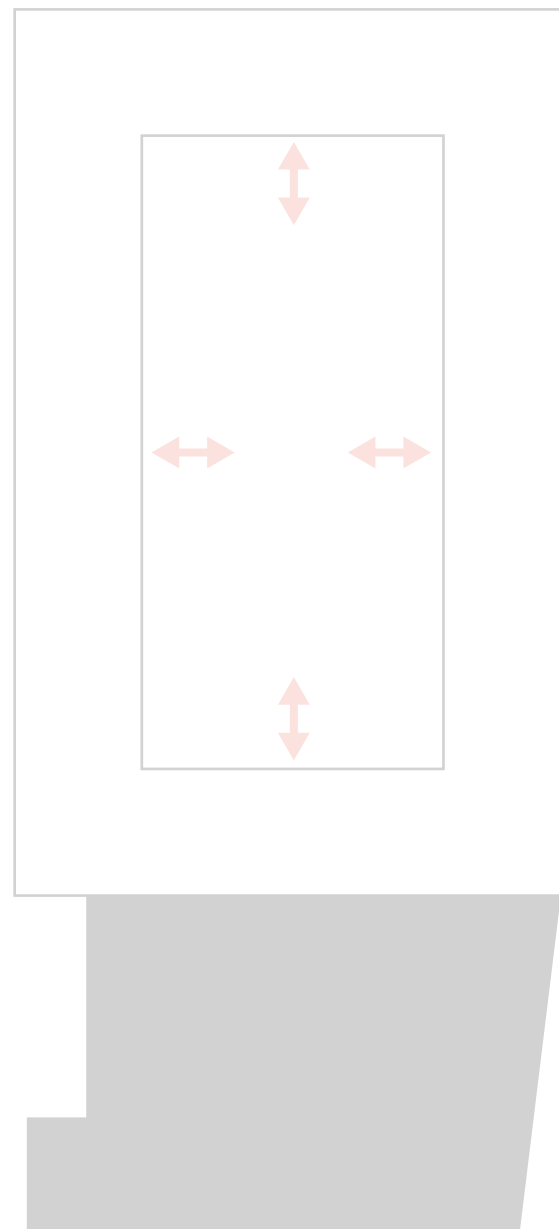
ANALYSIS

3 BORDERS

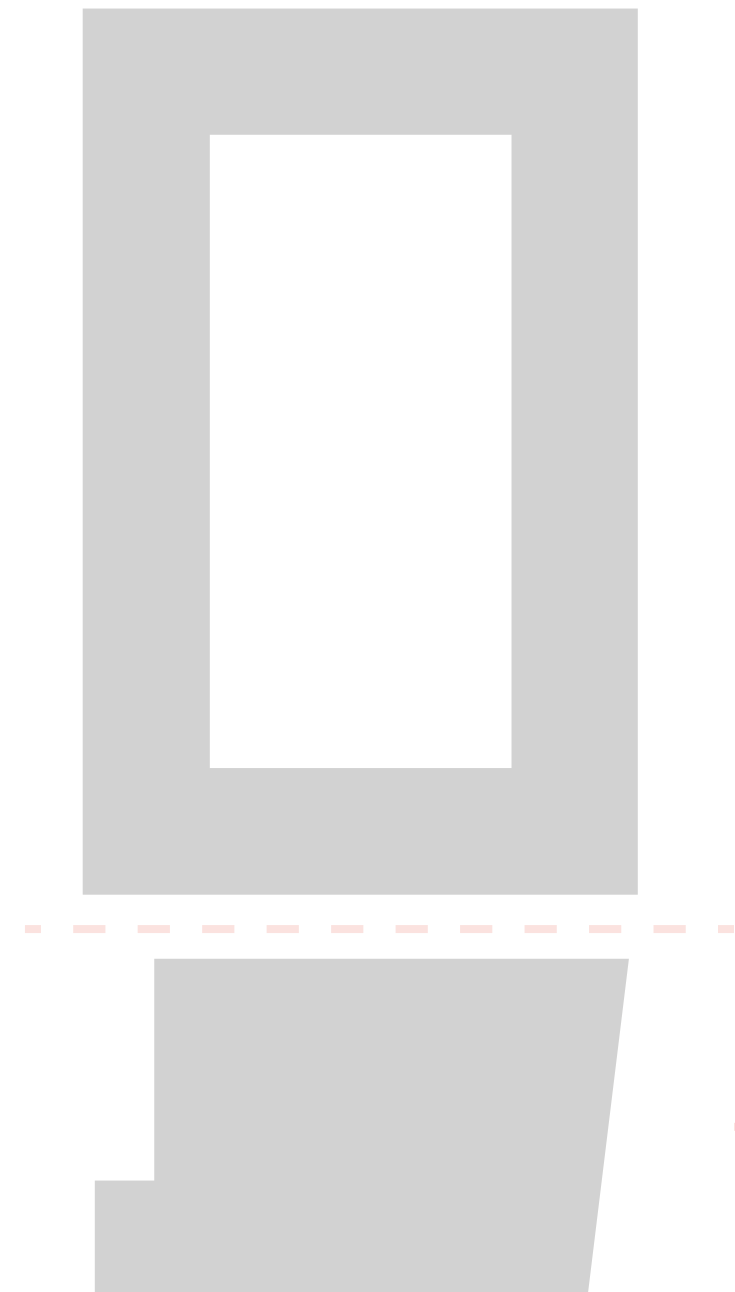
Building and Urban surroundings



Building and courtyard

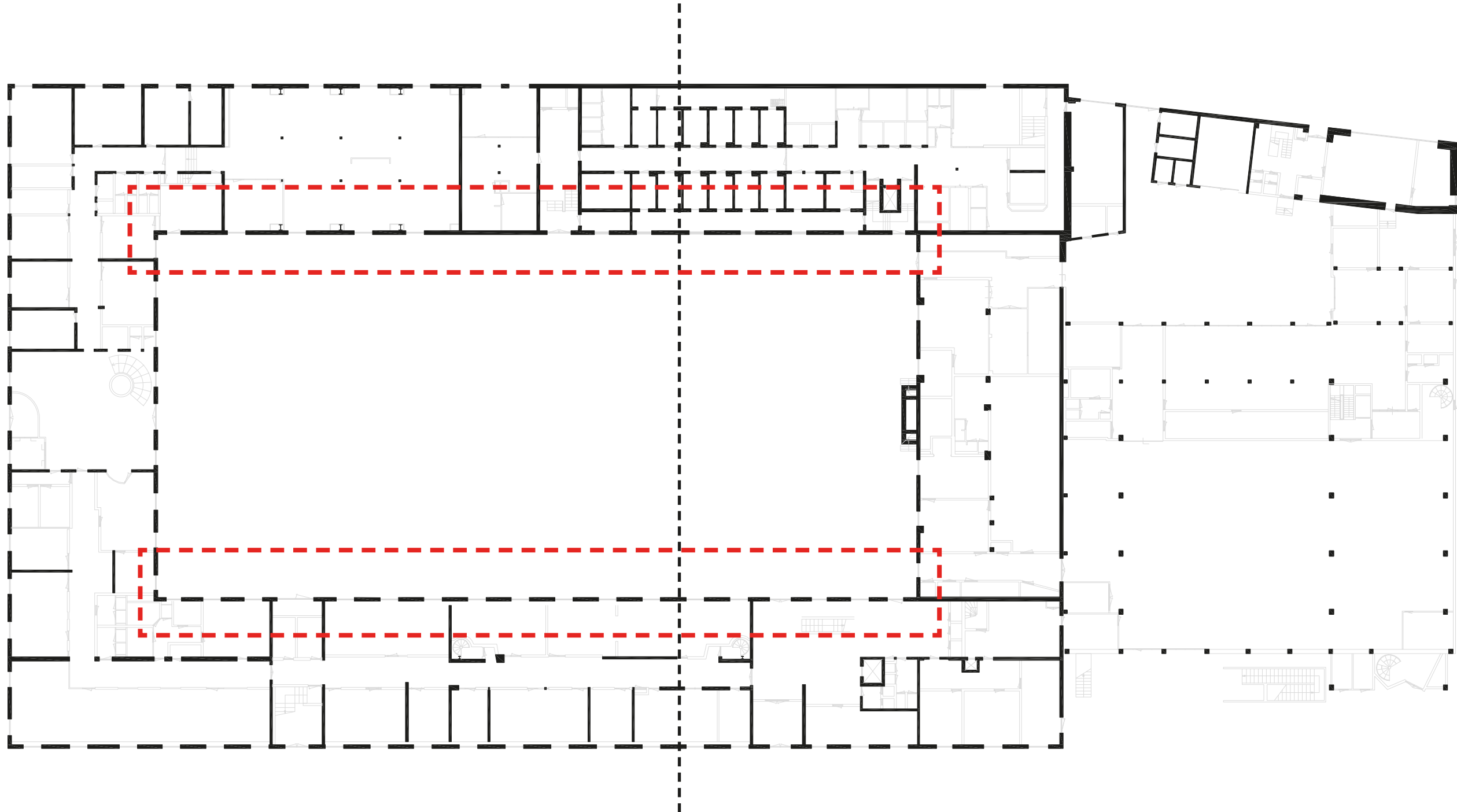


Old and New



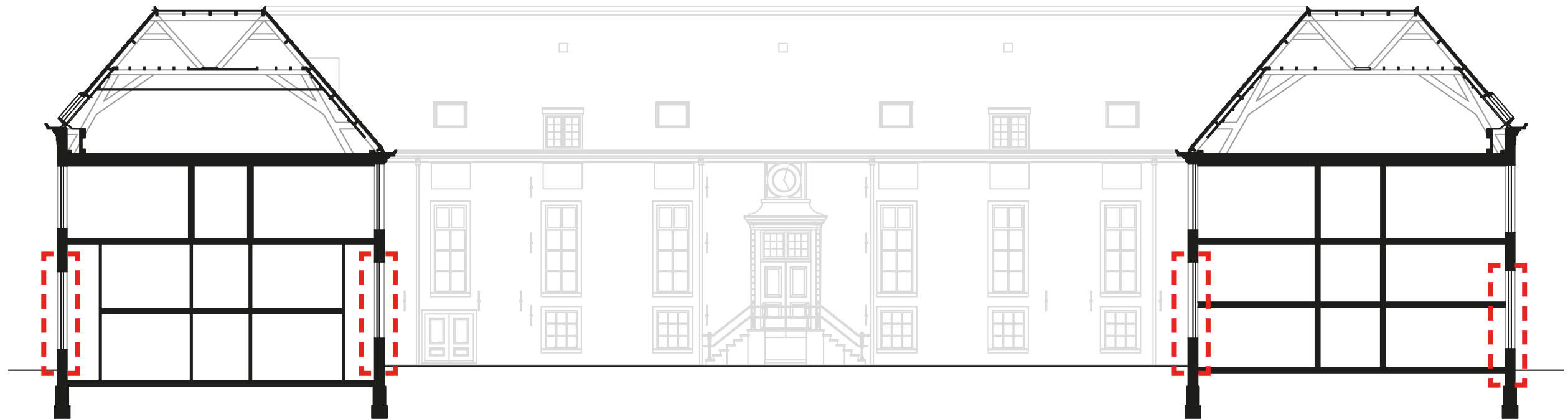
ANALYSIS

3 BORDERS



ANALYSIS

3 BORDERS



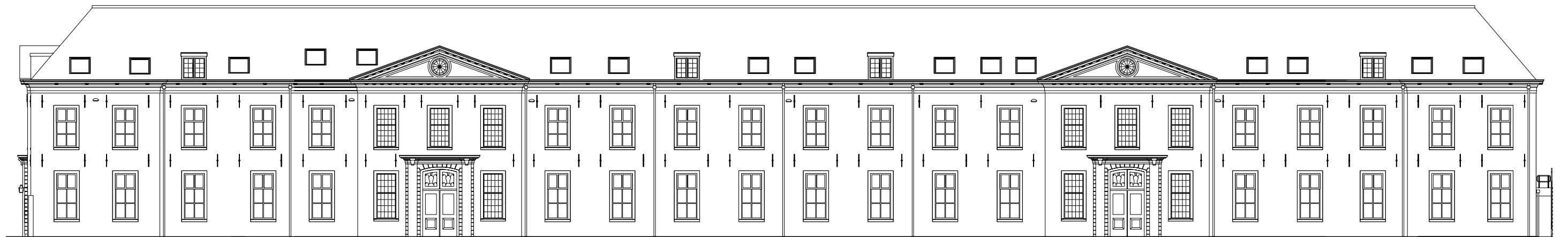
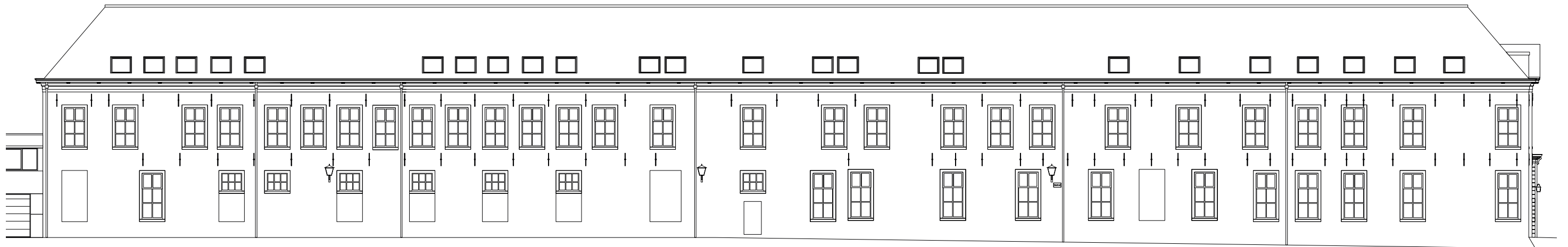
ANALYSIS

3 BORDERS



ANALYSIS

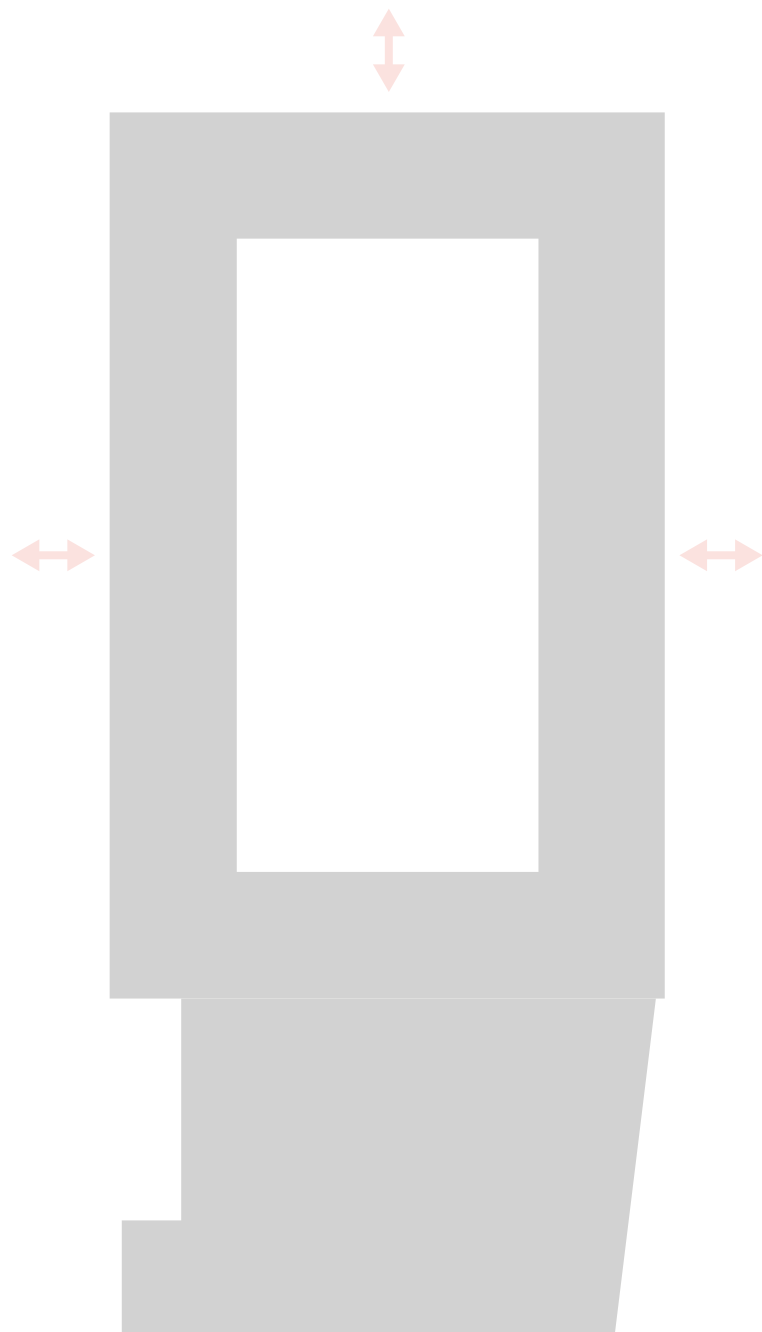
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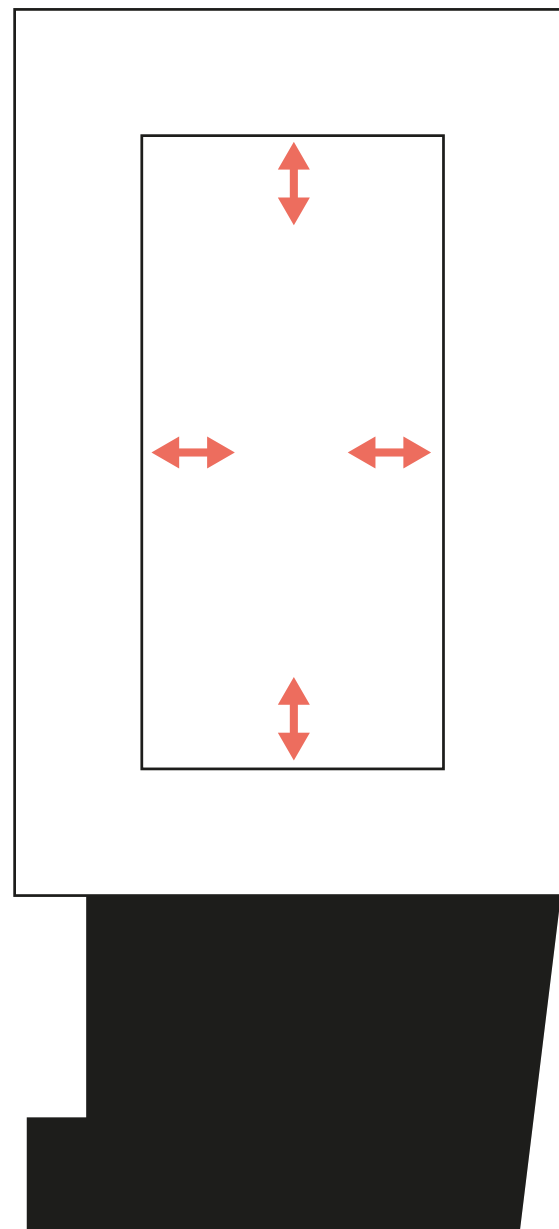
ANALYSIS

3 BORDERS

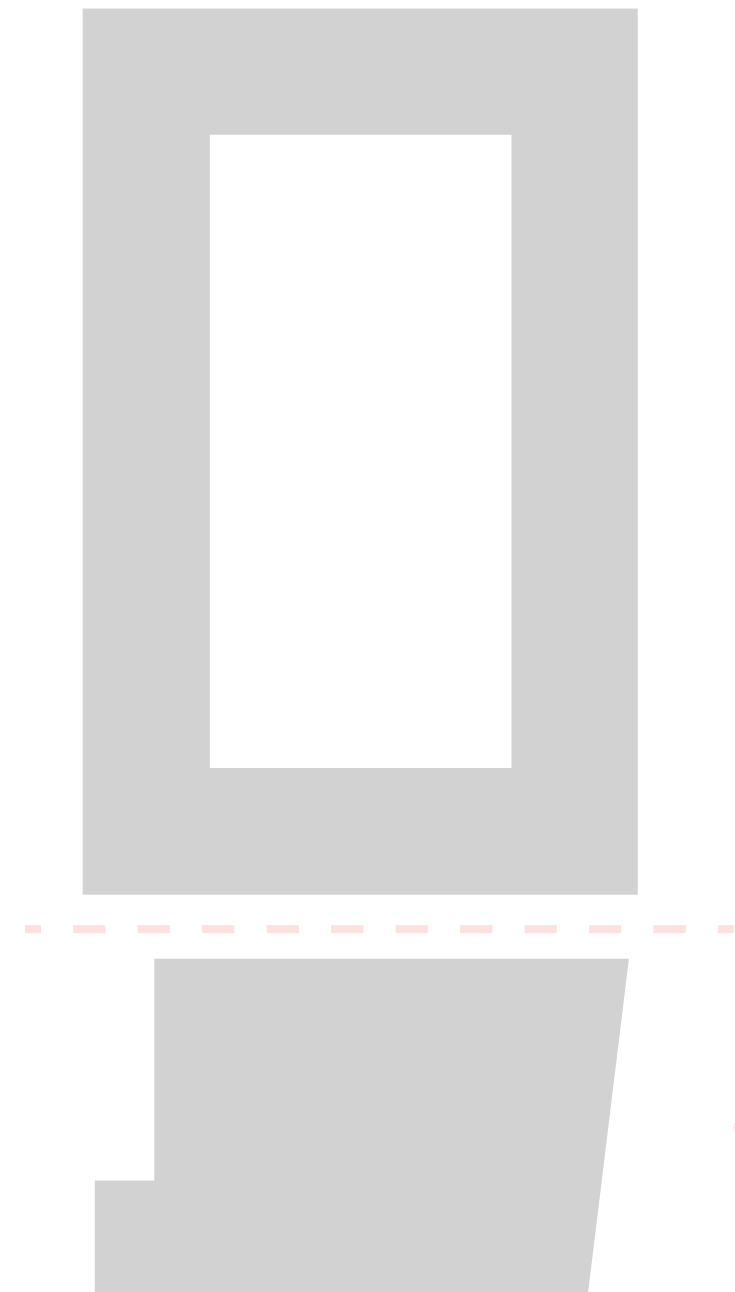
Building and Urban surroundings



Building and courtyard



Old and New



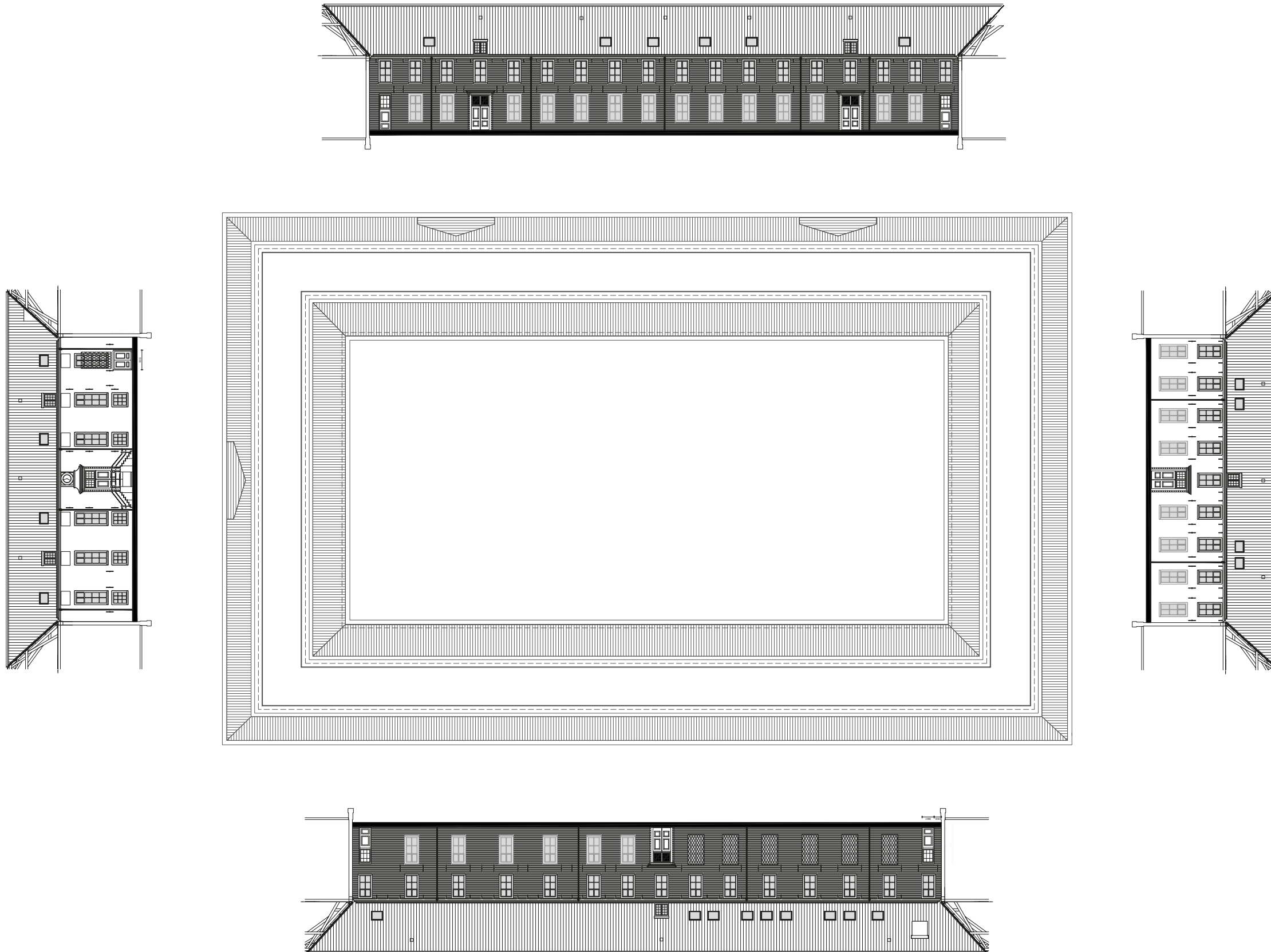
ANALYSIS

3 BORDERS



ANALYSIS

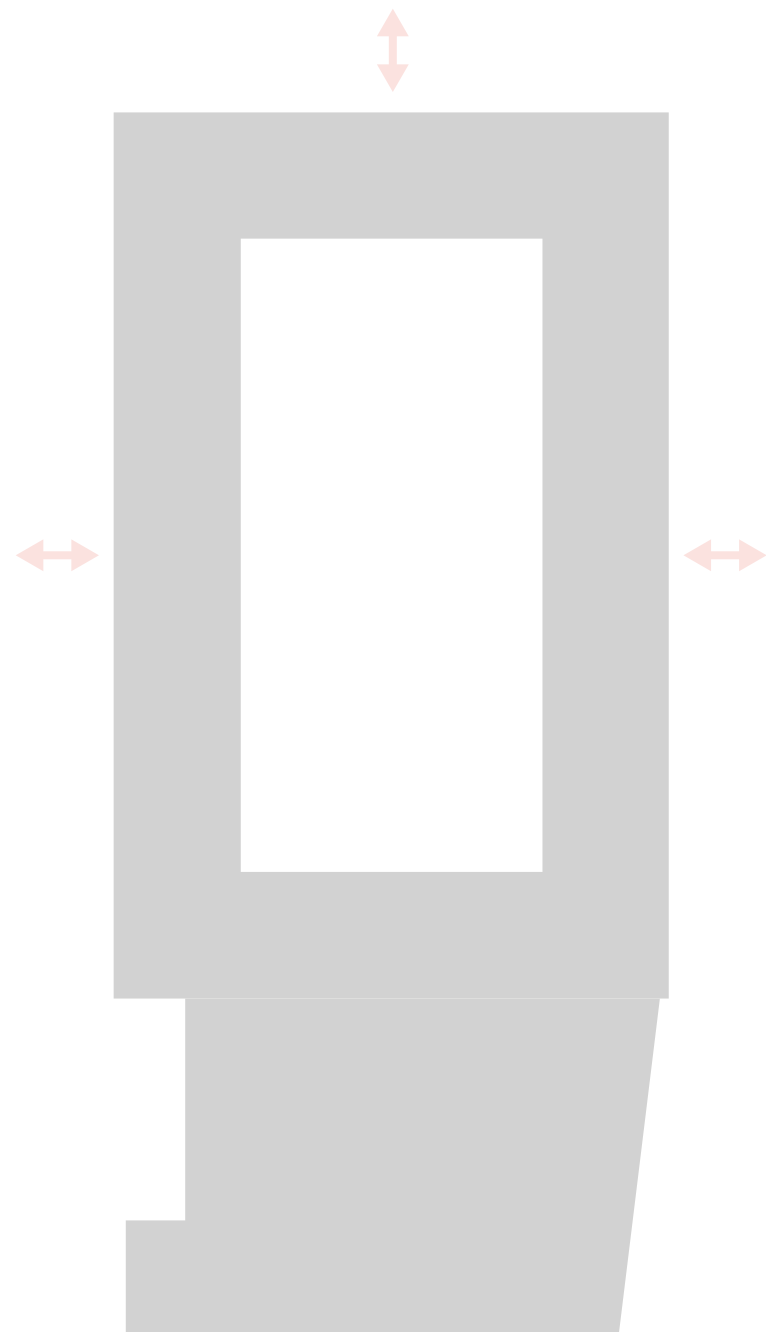
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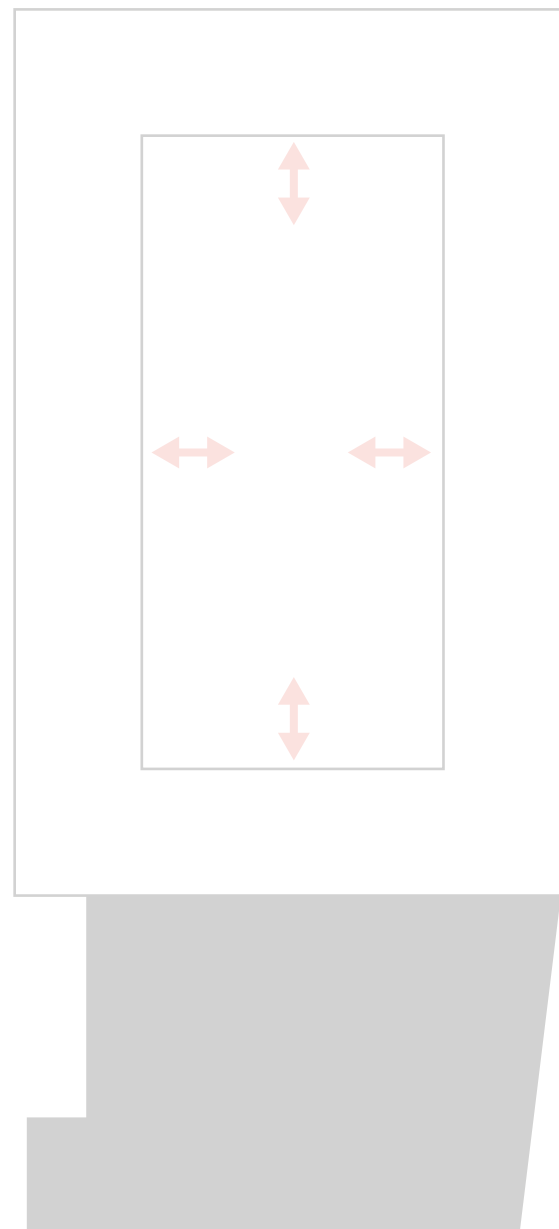
ANALYSIS

3 BORDERS

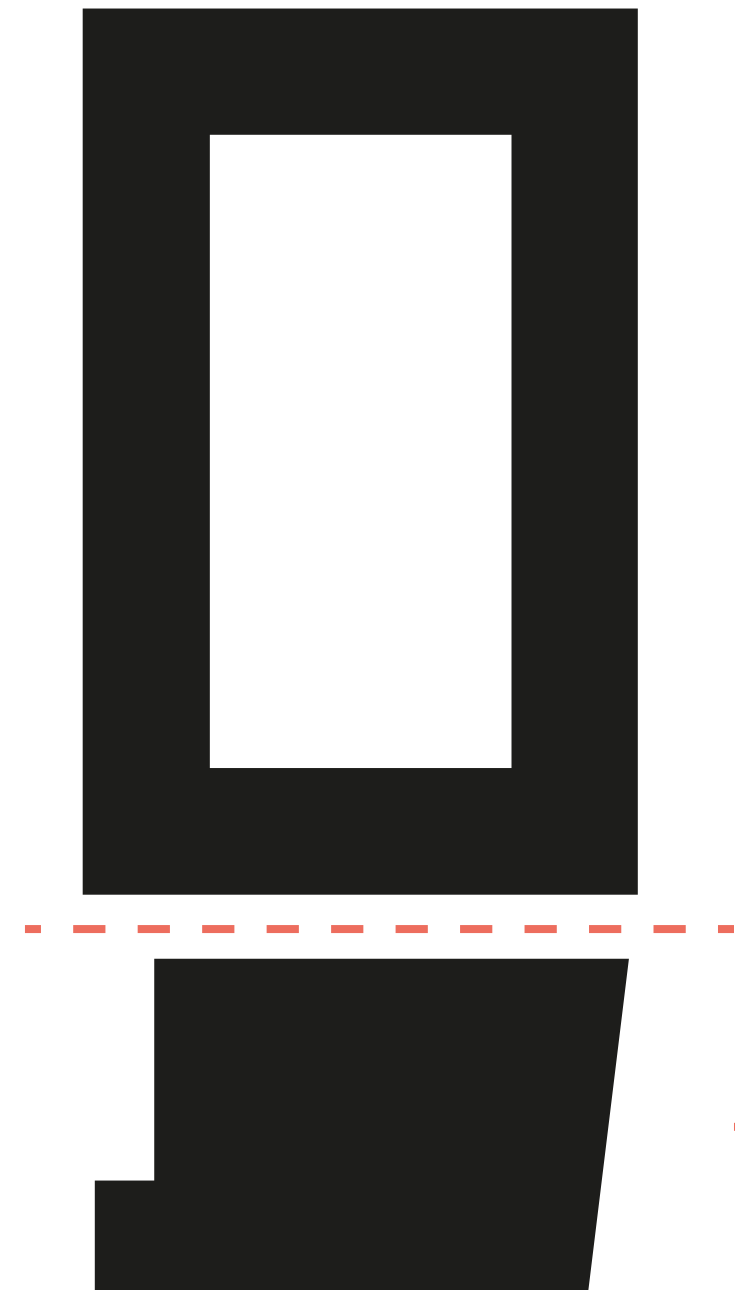
Building and Urban surroundings



Building and courtyard

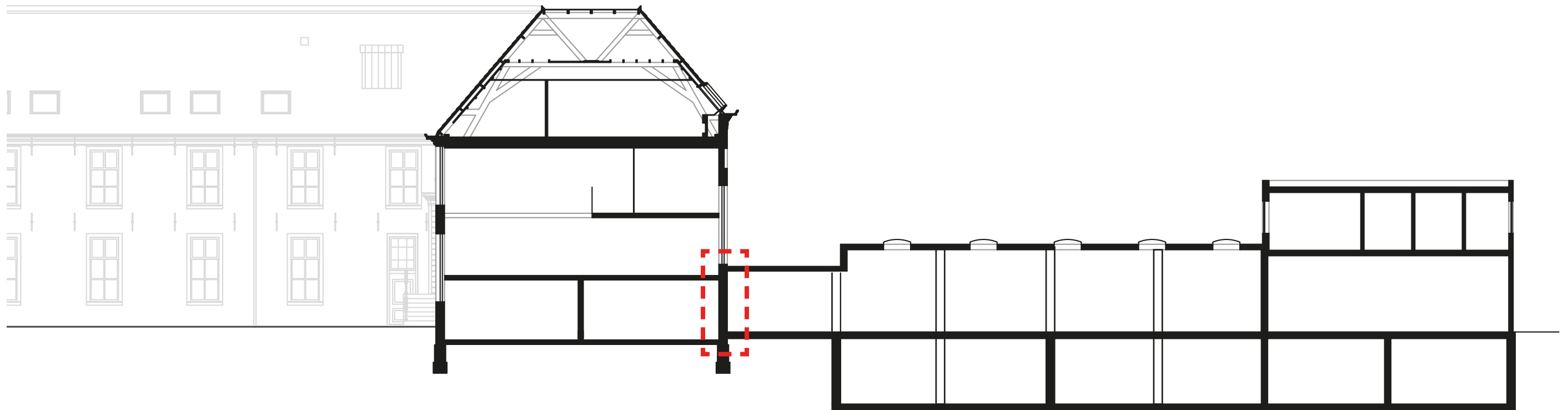


Old and New



ANALYSIS

3 BORDERS



ANALYSIS

3 BORDERS



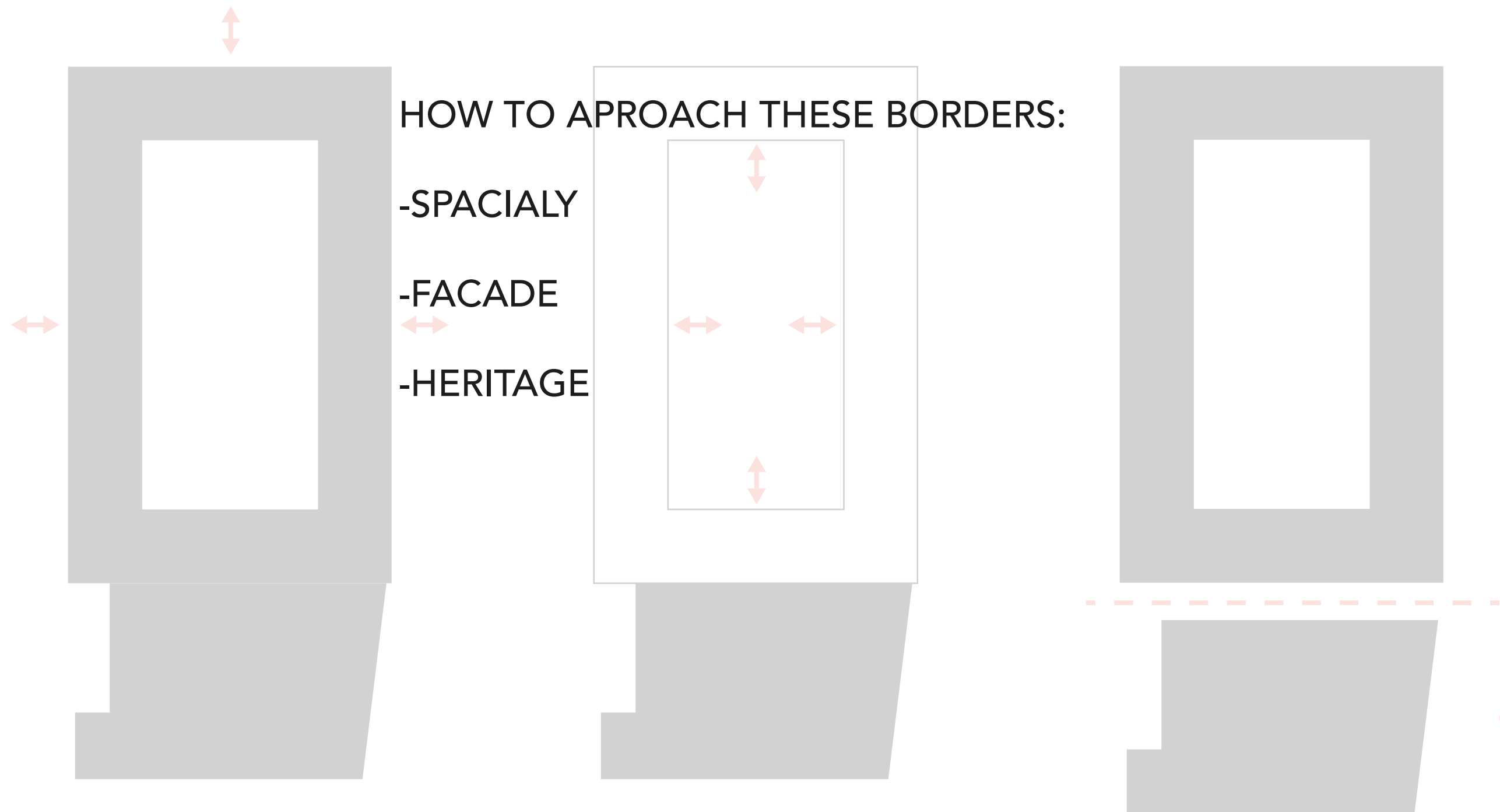
ANALYSIS

3 BORDERS

Building and Urban surroundings

Building and courtyard

Old and New



ANALYSIS

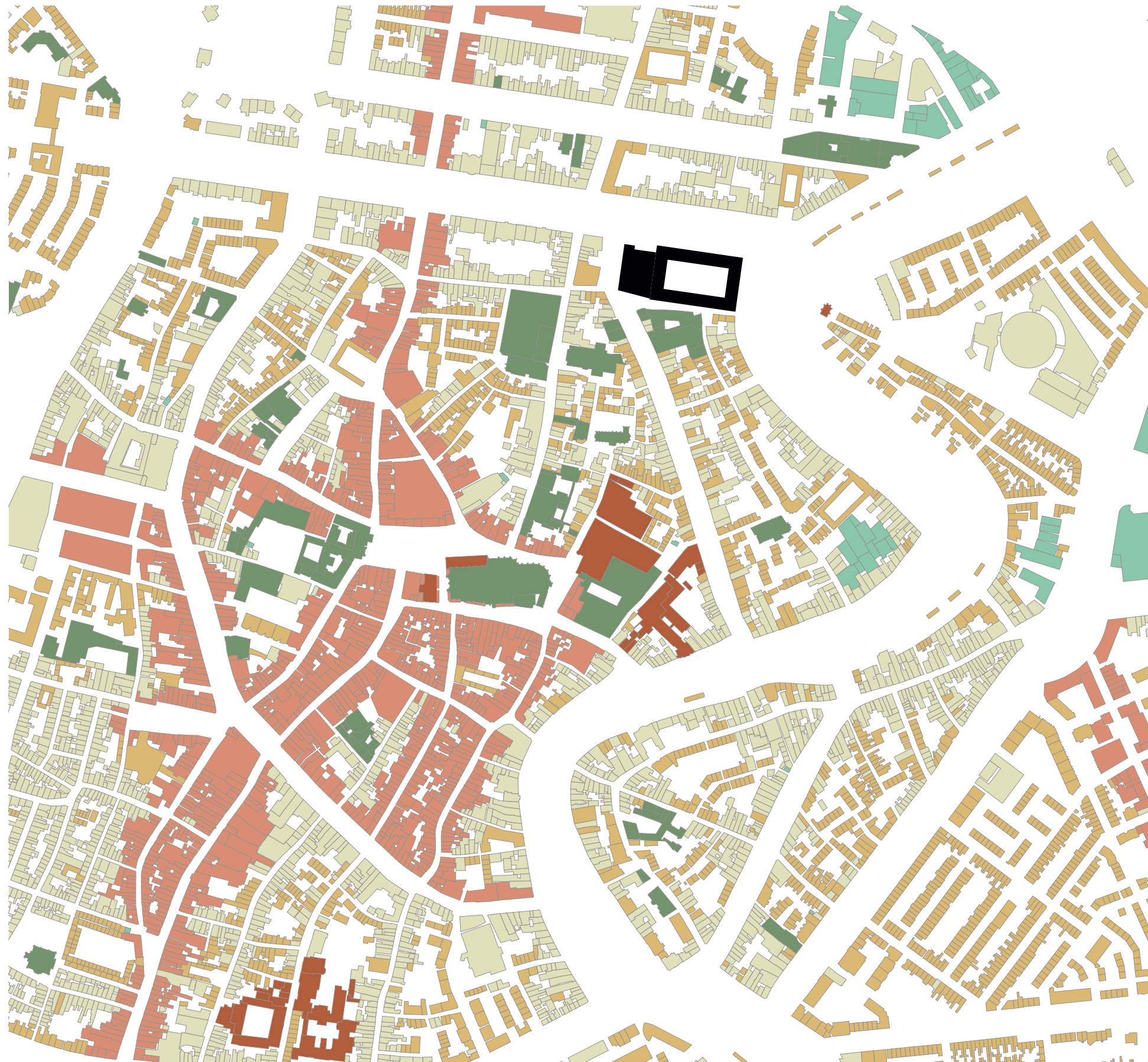
Future function for the building?










Public or Private?

ANALYSIS

FUNCTIONS



Legenda

-  Koudenhorn building
-  Culture and education
-  City center - shops
-  Dwellings
-  Mixed use
-  Societal functions
-  Businesses

ANALYSIS

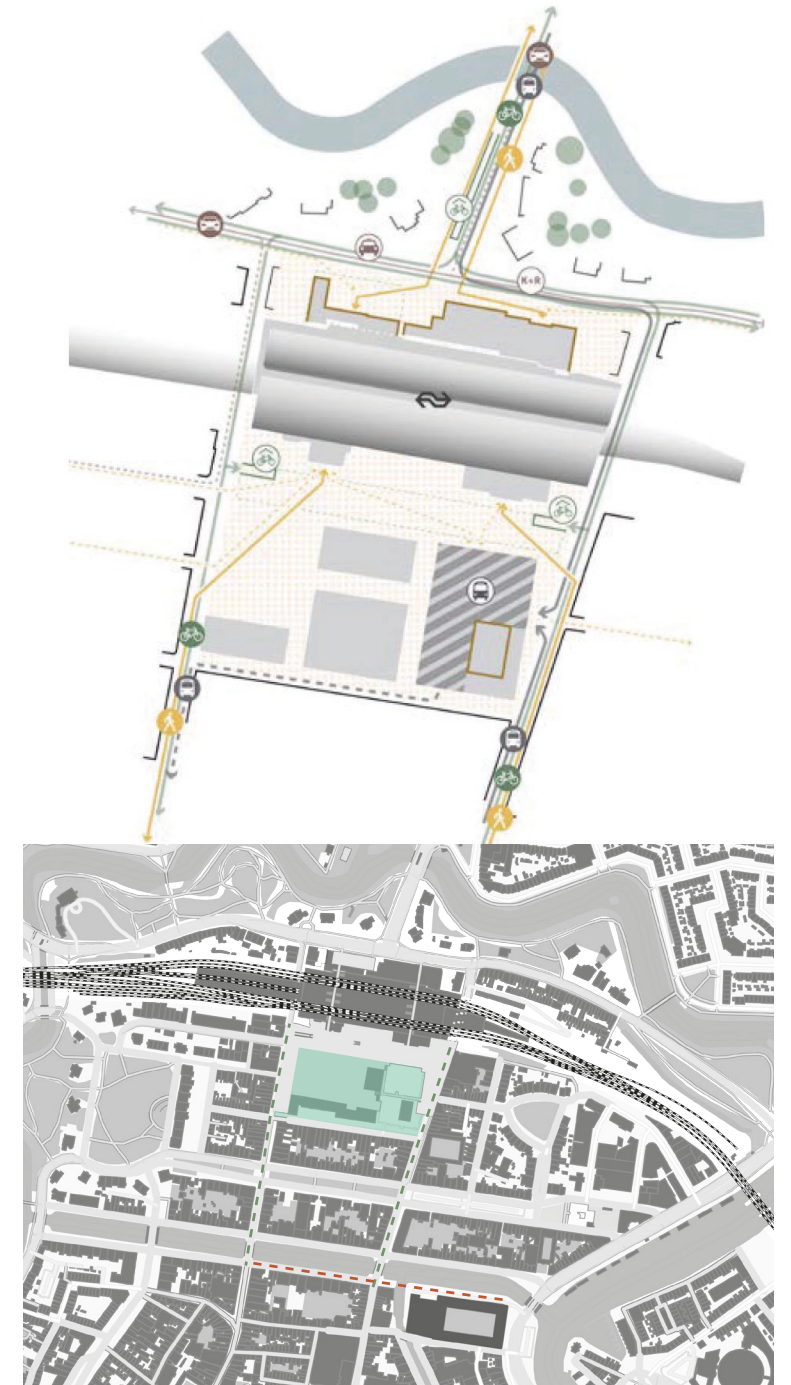
STARTING POINTS

STARTING POINT: VIBRANT CITY CENTRE

ANALYSIS



DEVELOPMENTS



Legenda

	Koudenhorn building
	Culture and education
	City center - shops
	Dwellings
	Mixed use
	Societal functions
	Businesses

ANALYSIS

STARTING POINTS

CONNECTION TO INFRASTRUCTURE DEVELOPMENT

ANALYSIS

HAARLEM | GOALS

6 STRATEGISCHE KEUZES



- 1 Woningbouw concentreren in grootschalige gebiedsontwikkelingen.
- 2 Substantieel aantal arbeidsplaatsen toevoegen aan de Waarderpolder en bij de OV-knooppunten.
- 3 Beschermen bestaande wijken: menging en karakter behouden.



- 4 Versterken tien-minuten netwerk en stadsstraten.
- 5 Sociale basis en ontmoetingsplaatsen in de buurt versterken.



- 6 Ruimte creëren voor klimaatadaptatie ten koste van ruimte voor de auto.
- 7 Boezemwaterstructuur versterken.



- 8 Meer kwaliteit in het buitengebied o.a: opwaarderen natuurwaarde van boerenland.
- 9 Ecologische verbindingen tussen hotspots versterken.



- 10 Ruimte reserveren en creëren voor energietransitie.



- 11 Regionale fietsverbindingen verbeteren en verbinden met tien-minuten-netwerk.
- 12 Knooppuntontwikkelingen in combinatie met verbeteren HOV bereikbaarheid.

1.3.1 OMGEVINGSVISIE HAARLEM 2045

The vision of the municipality of Haarlem for 2045 elaborates on six main topics; a climate proof city, energy transition, strengthening of the social tissue, improving the attractiveness as living and working city, Haarlem as a healthy city for humans and animals and the Haarlem as sustainable and accessible city. These topics are translated into six strategical choices formulated as:

1. Mixing and condensing

This first topic relates to three of the in total 12 key focusses that aim to concentrate the construction of new housing in large scale urban developments and add a substantial amount of jobs in the Waarderpolder and close to public transport nodes. The developments however should not impact the exiting neighborhoods with their mix and character.

2. Neighborhood oriented developments

The topic related to the neighborhoods aims to strengthen the so called 10-minute networks and city streets and to strengthen the social basis and places for meeting and encounters in the areas.

3. Greening and rewetting

Two key focusses related to this topic are the aim to create space for climate adaptation at the expense of space for cars and strengthening of the 'boezemwater' structure.

4. Promote healthy living environment

The aims for this strategical choice are to improve the quality in the countryside by upgrading the nature value of farmland and the strengthening of ecological connections between hotspots.

5. Space for energy transition

The fifth strategical choice aims to free up space for energy transition.

6. Mobility transition

The last topic of strategical choices aims to improve the regional bicycle network and connect it to the 10-minute networks and the development and improvement of public transport nodes.

ANALYSIS

STARTING POINTS

HOUSING FOR EVERYONE, CREATING JOBS, SOCIAL
SUSTAINABILITY FOR ALL CLASSES

ANALYSIS

NEW FUNCTION

Homeless shelter

"City centre: more attention to shelter spaces for homeless young adults"

"Collaboration with the centre for youth and family"



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ANALYSIS

YOUTH CENTRE STRUCTURE

Individual housing



5 YEAR HOUSING

Short term shelter



6 MONTHS SHELTER

Youth directors



CONSTANT
GUIDANCE

ANALYSIS

NEW FUNCTION

PRIVATE FUNCTION



SHELTER

PUBLIC CITY CENTRE



SOCIAL HUB

ANALYSIS

NEW FUNCTION

PRIVATE FUNCTION

PUBLIC CITY CENTRE



LONGTERM



SHORTTERM

INTEGRATE



SHELTER

SOCIAL HUB

ANALYSIS

BUILDING SCALE



MAIN SQUARE



KOUDENHORN

ANALYSIS

CHALLENGE

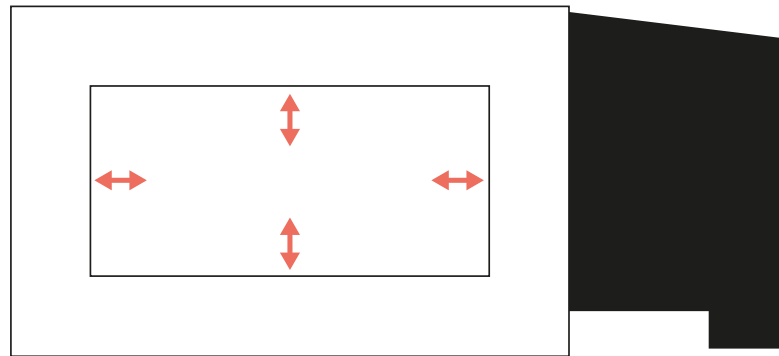
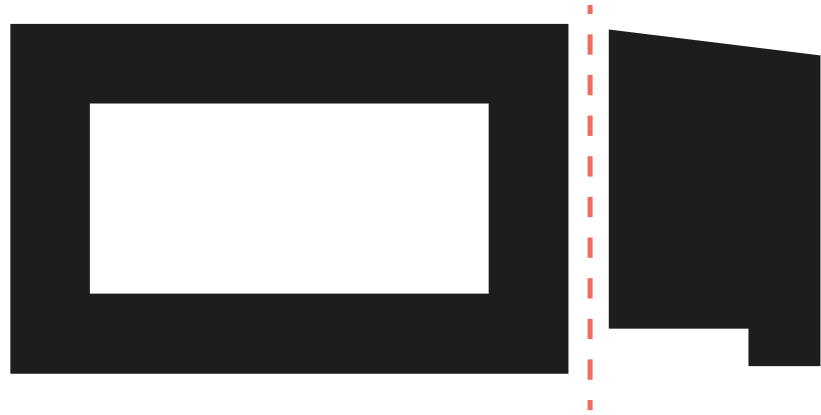
PRIVATE TO PUBLIC



HOW TO DO THIS?



ANALYSIS



BORDERS



PRIVATE



PUBLIC

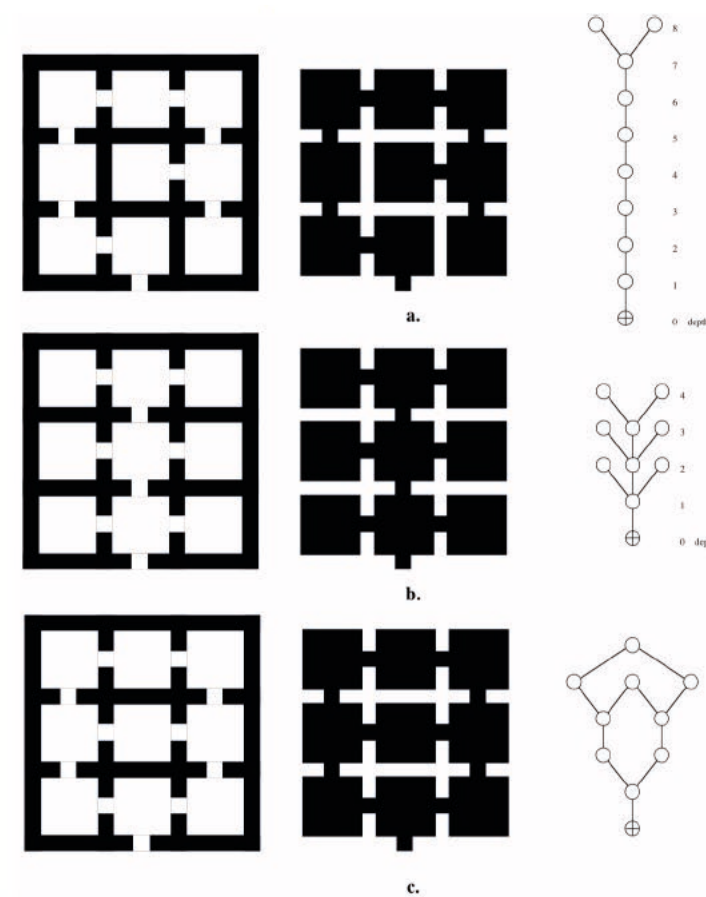
RESEARCH

RESEARCH QUESTION

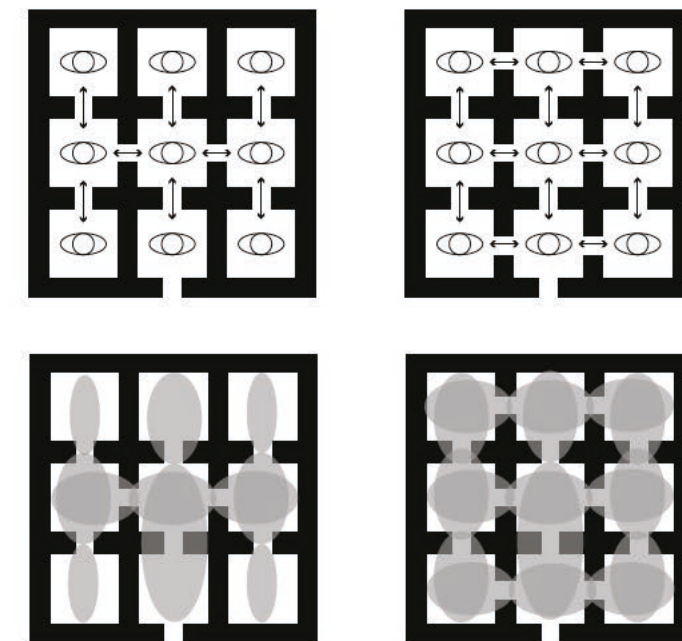
How can the **transparency of the border** and the **transparency of syntax** be used within the redesign of heritage buildings to establish preferred user movement patterns between spaces in relation to public and private functions?

- Proportion of a space
- Relation between spaces
- Connection between spaces
- Purpose of a space

SPACE SYNTAX

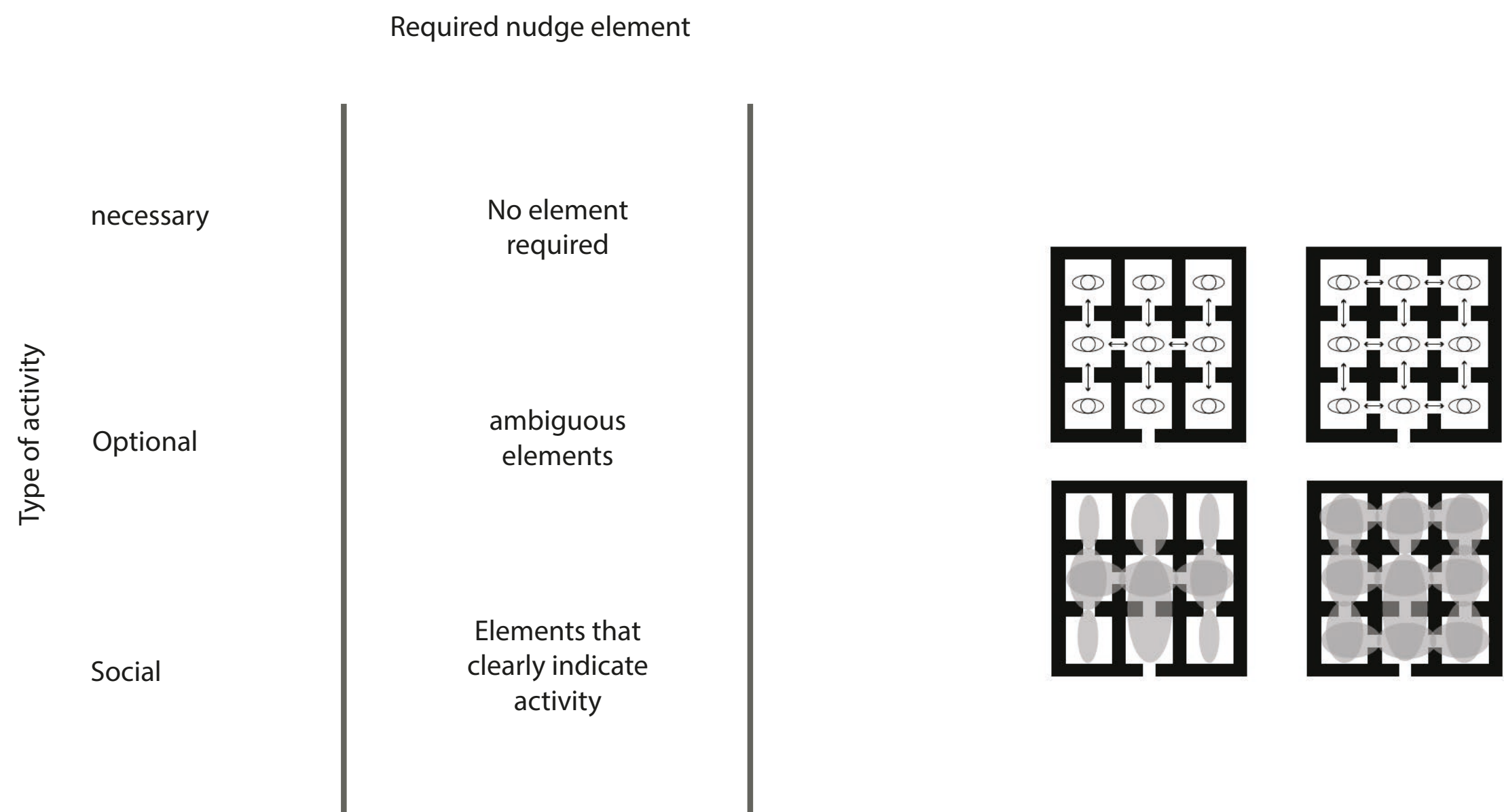


Hillier, 2006:



Hillier, 2007:

NUDGING ELEMENTS



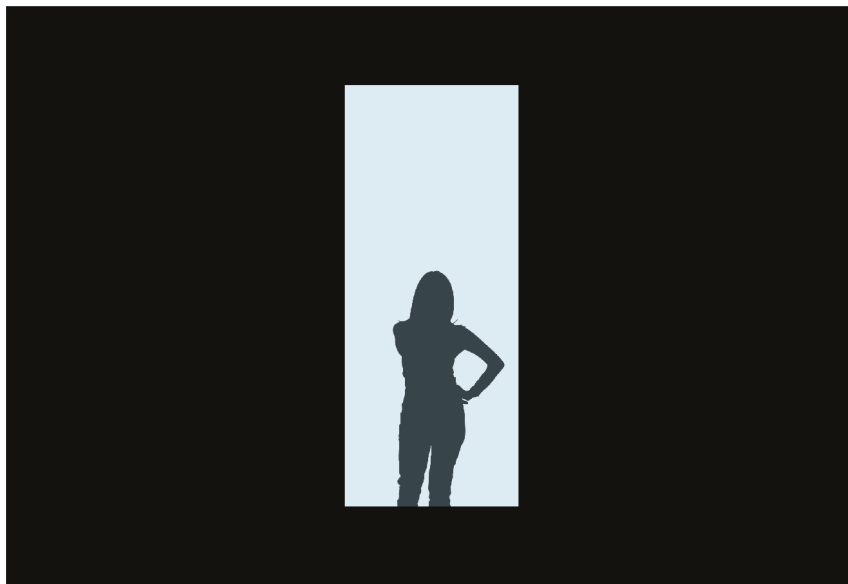
Jan Gehl, 2011

- Proportion of a border
- Open - Closed
- Materiality

RESEARCH

TOOLS: PERCEPTION OF THE BORDER

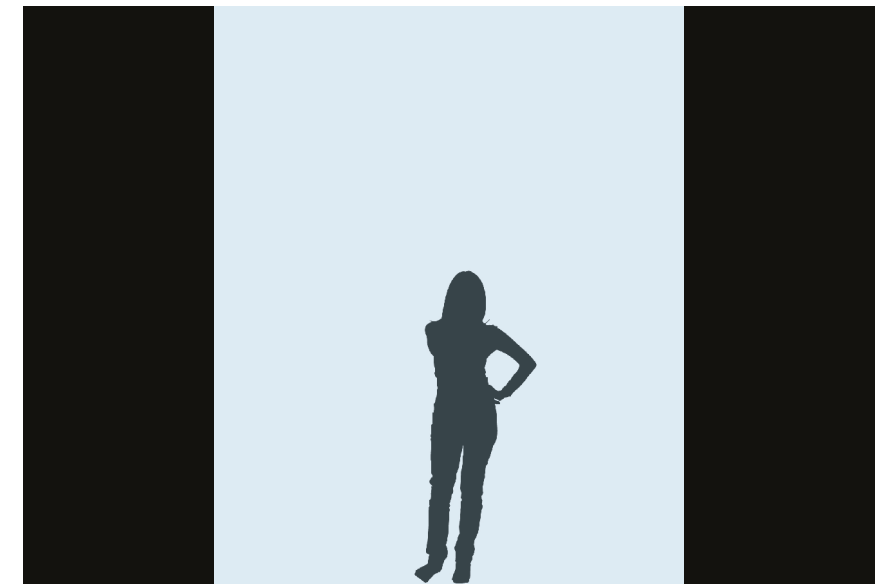
BORDER - RELATION



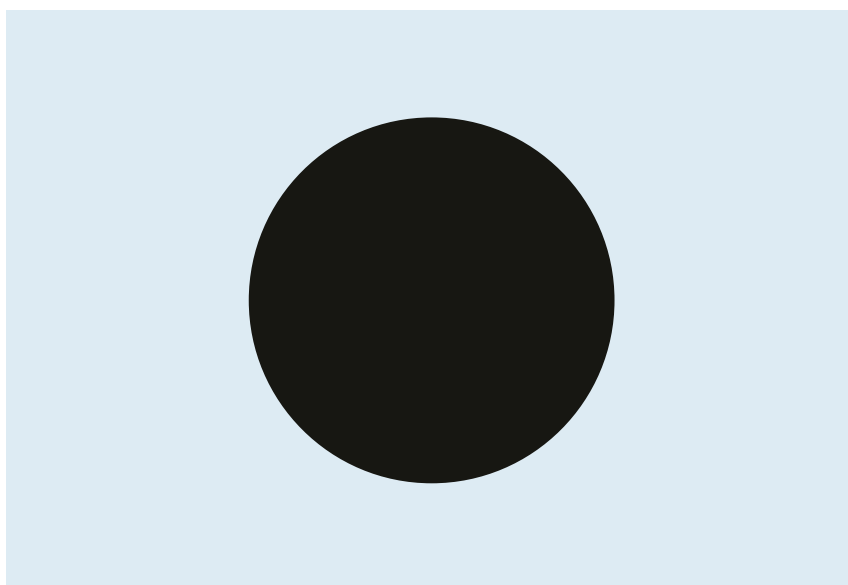
BORDER - NO RELATION



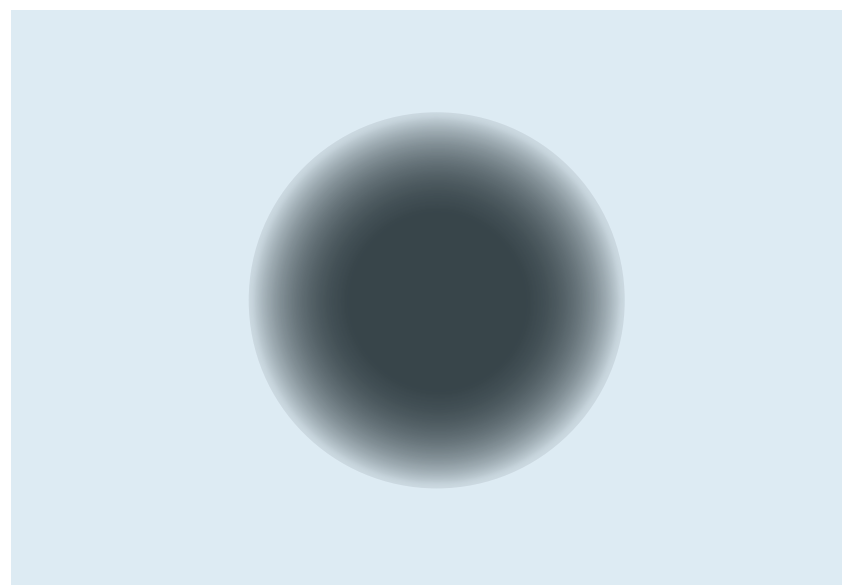
NO BORDER - RELATION



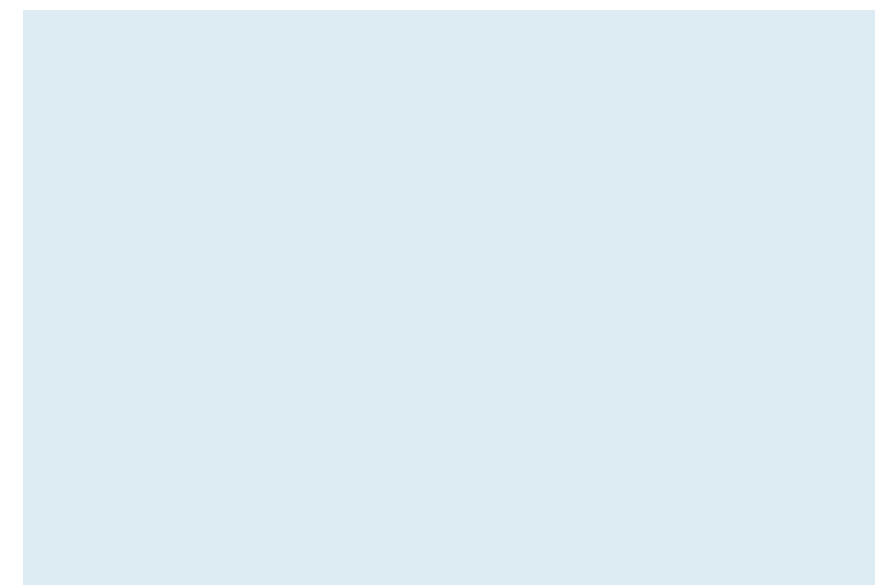
TRANSPARENT - NO BORDER



TRANSLUCENT - BORDER



OPAQUE - BORDER

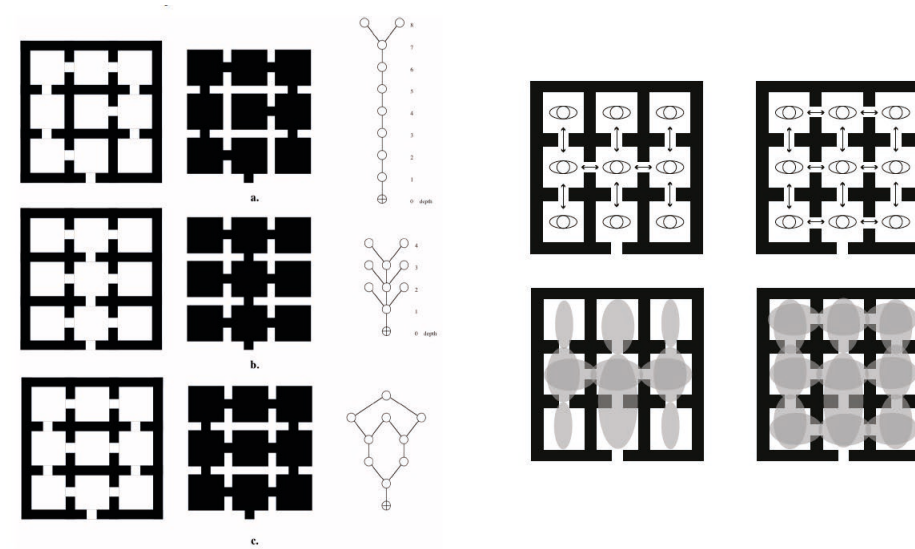


RESEARCH

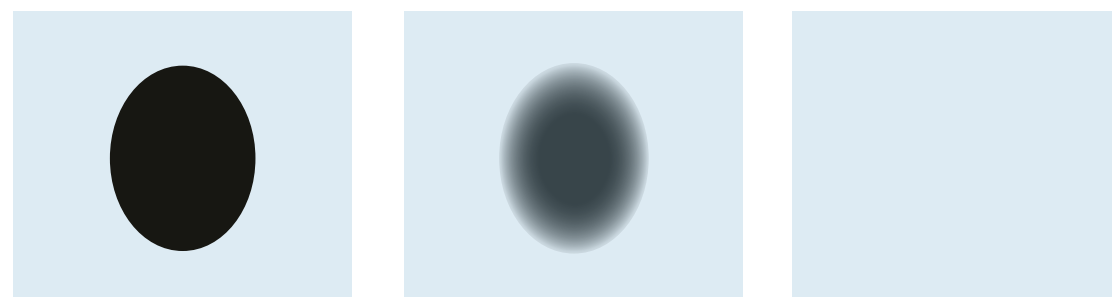
RESEARCH > DESIGN

CREATING A METHODOLOGY

SPACIAL ANALYSIS



TOOLS



RESEARCH

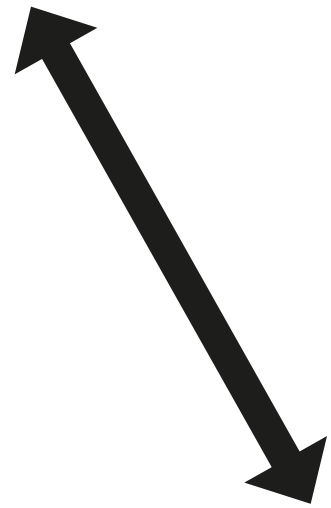
SPACE SYNTAX ANALYSIS



RESEARCH

OPTIMIZATION

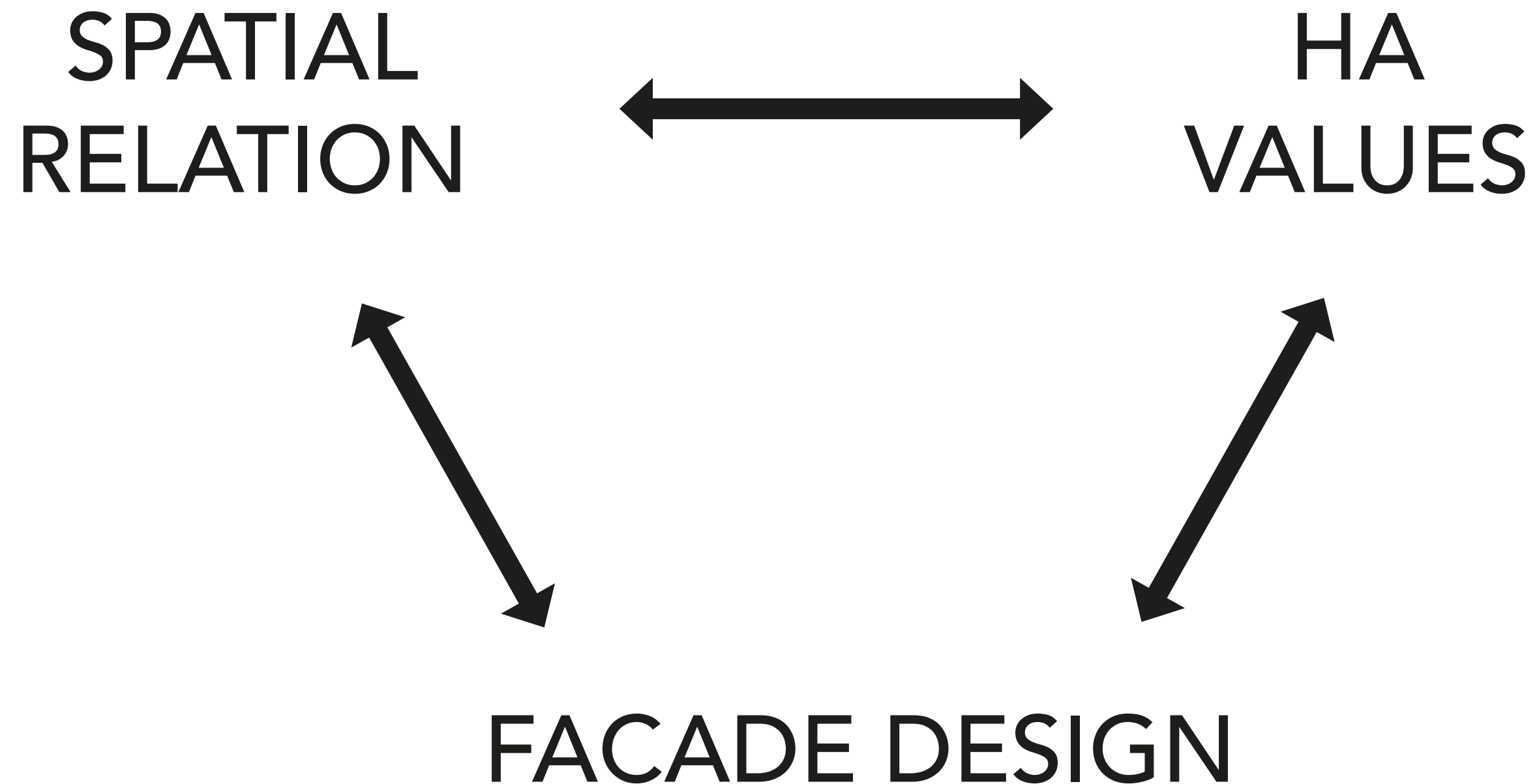
SPATIAL
RELATION



FACADE DESIGN

RESEARCH

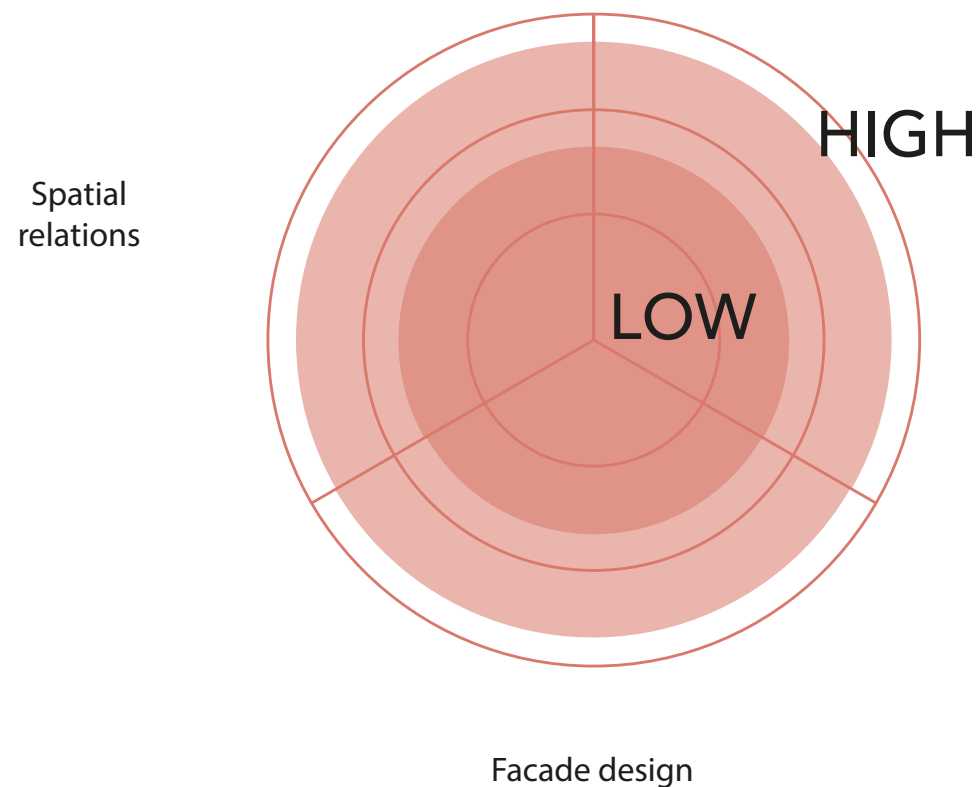
OPTIMIZATION



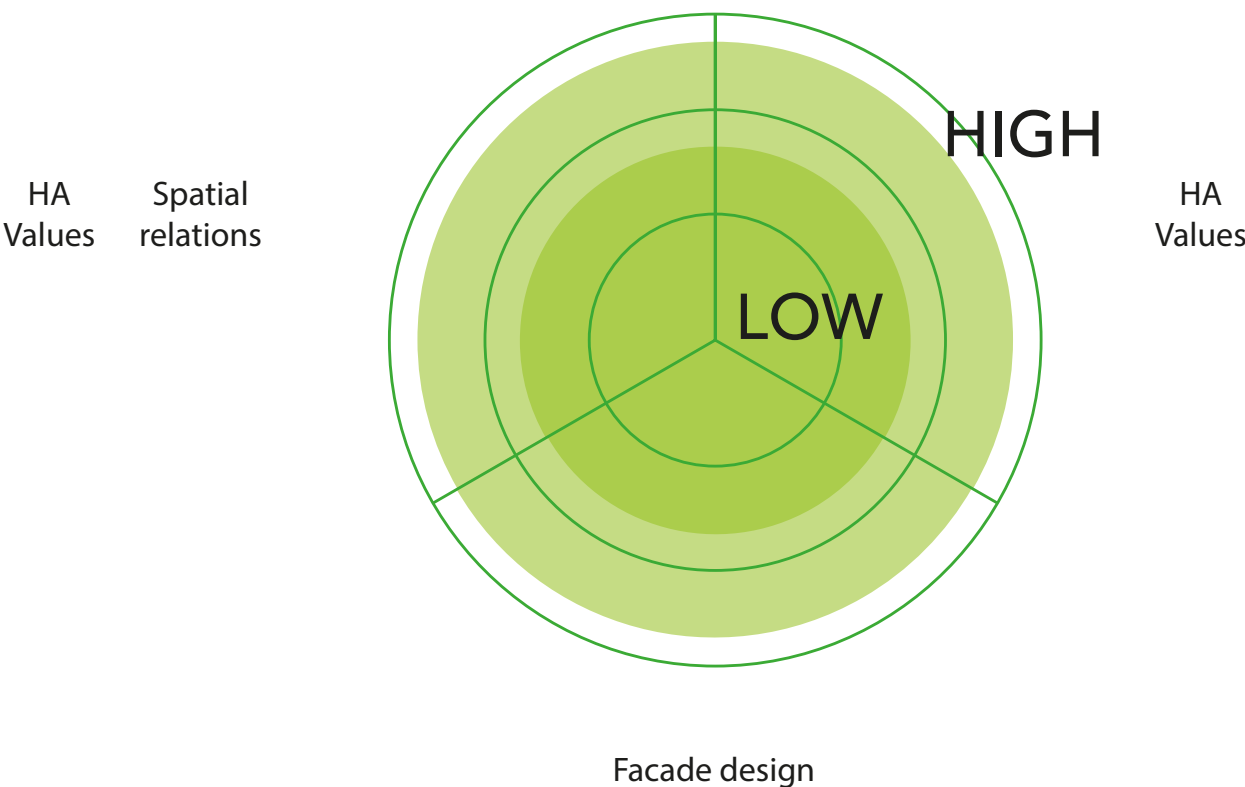
RESEARCH

OPTIMIZATION

INFLUENCE



BALANCE OF INTERVENTION

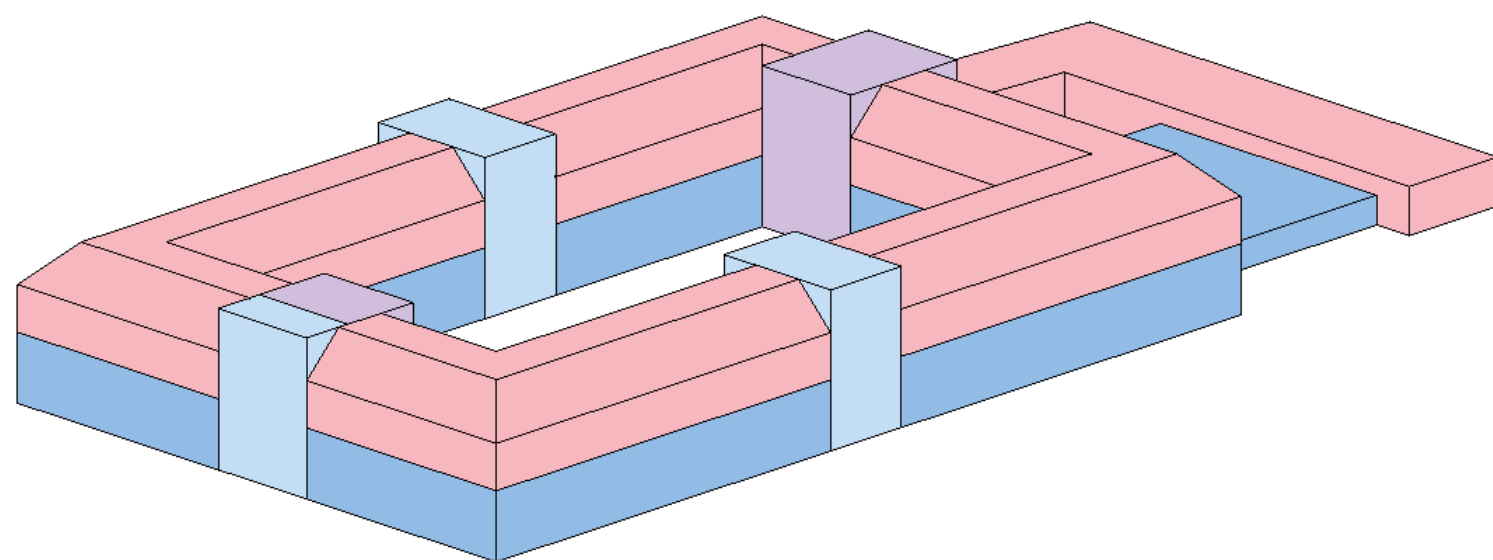





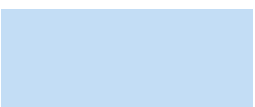
RESEARCH

SPACE SYNTAX ANALYSIS



AXO | PUBLIC - PRIVATE



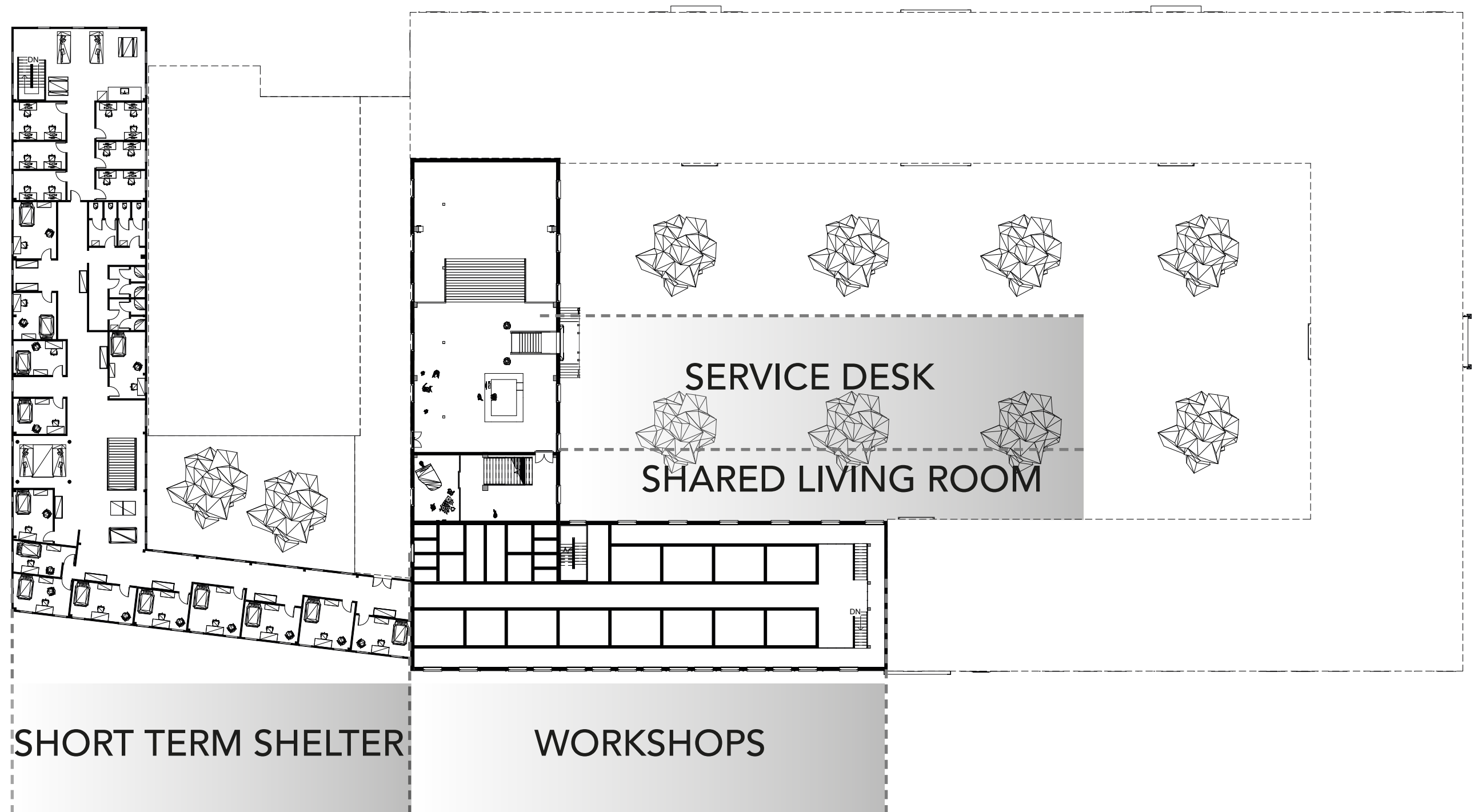
-  PUBLIC
-  PRIVATE
-  SEMI PUBLIC
-  CIRCULATION

DESIGN

GF | NEW FUNCTIONS

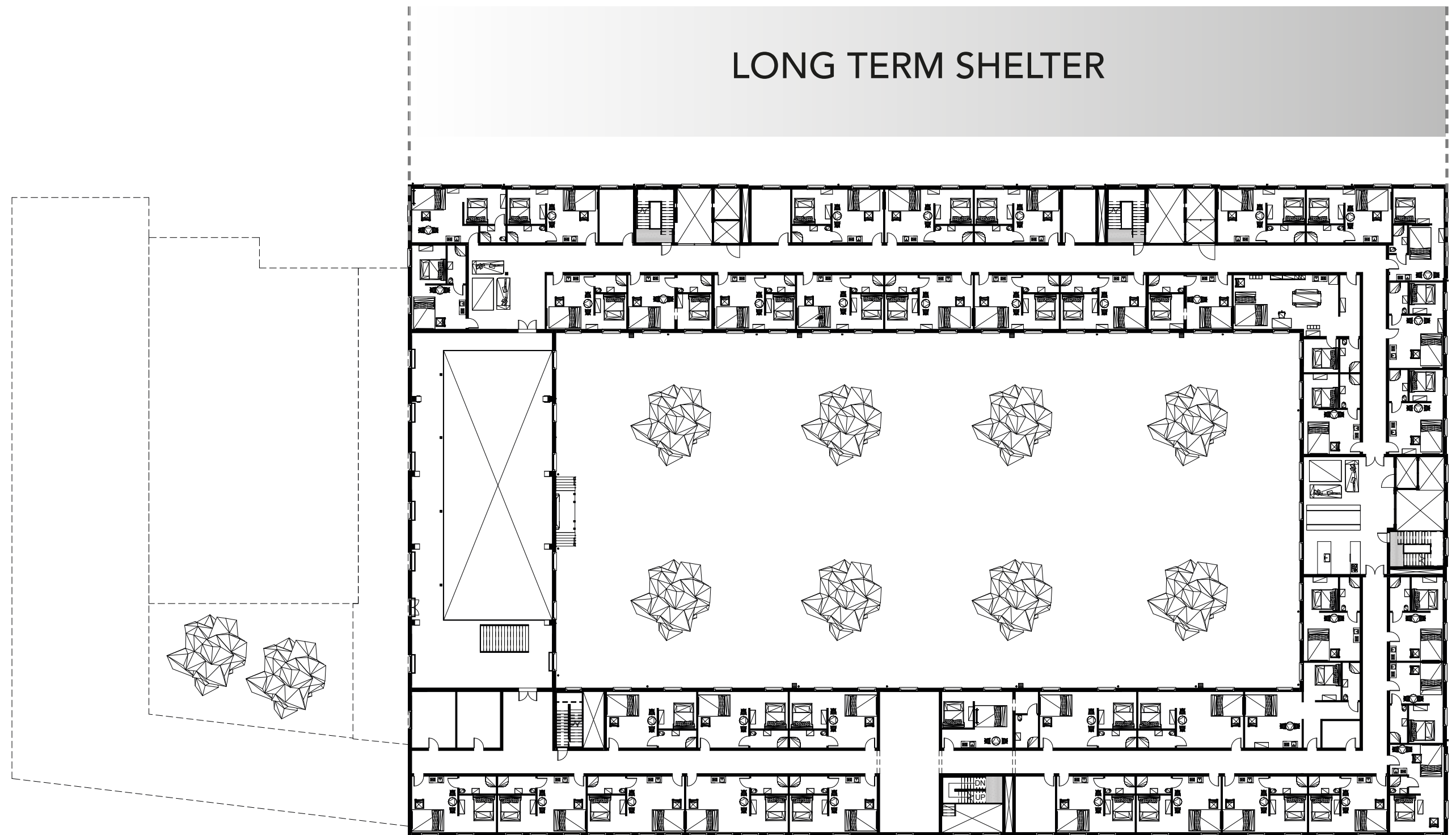


ENTRESOL NEW FUNCTIONS

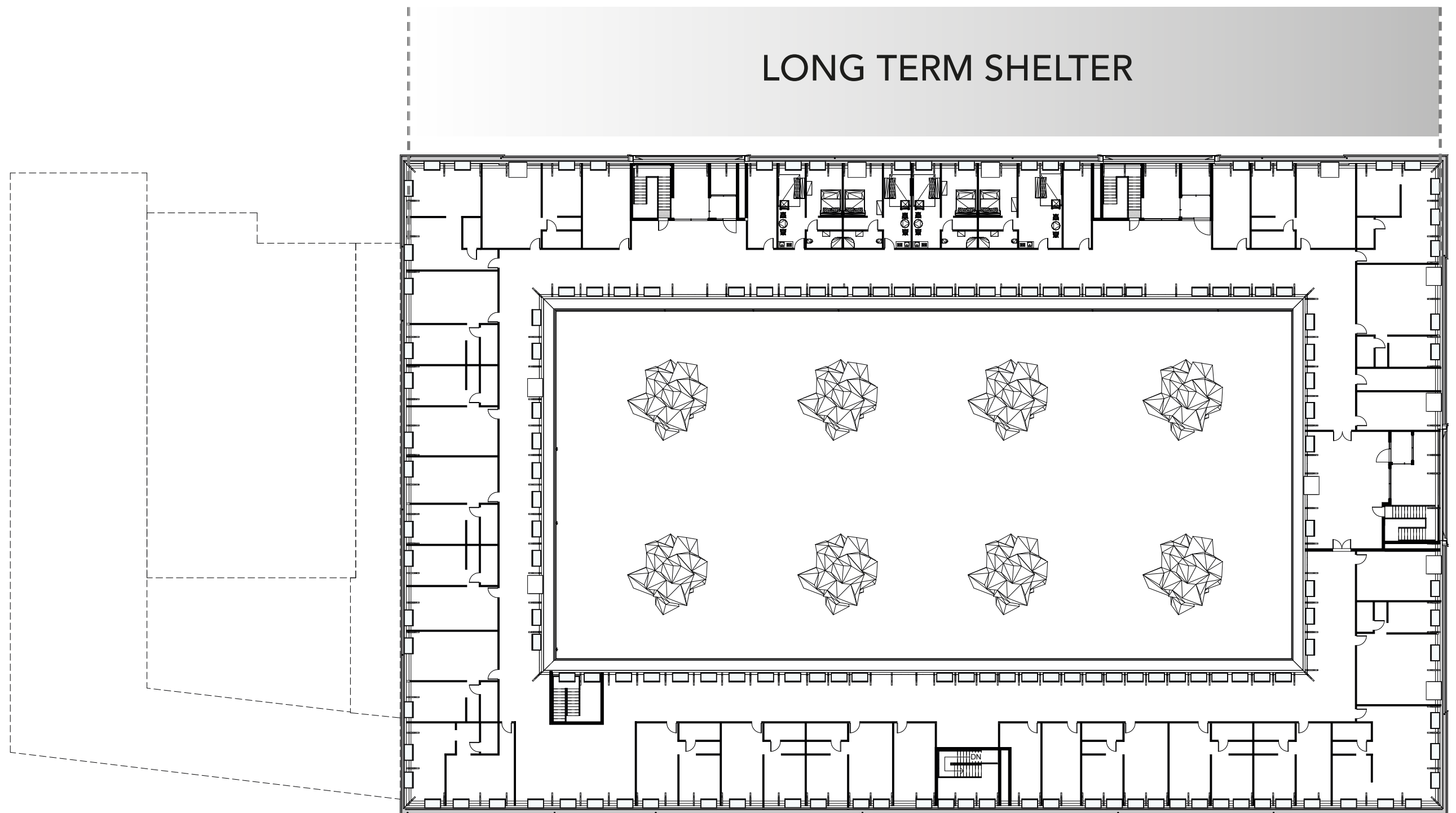


DESIGN

1ST FLOOR NEW FUNCTIONS



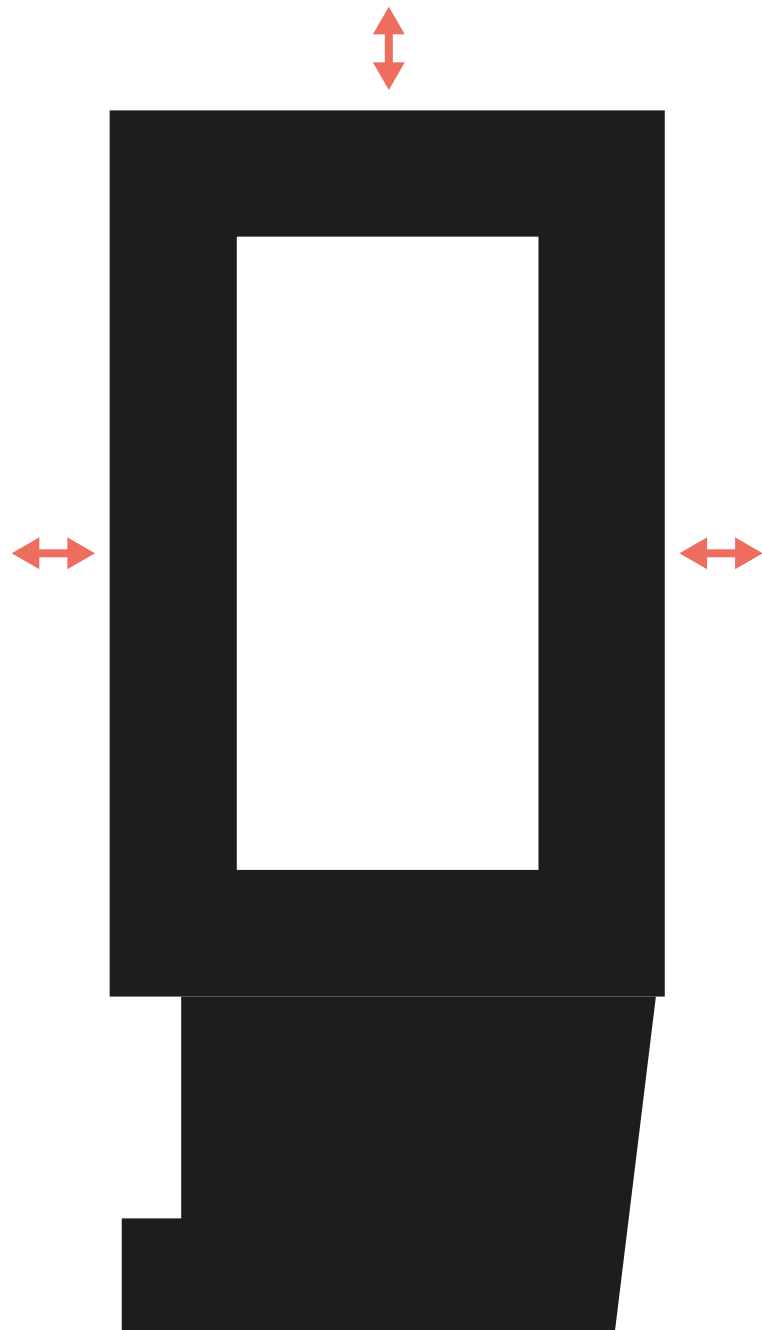
2ND FLOOR NEW FUNCTIONS



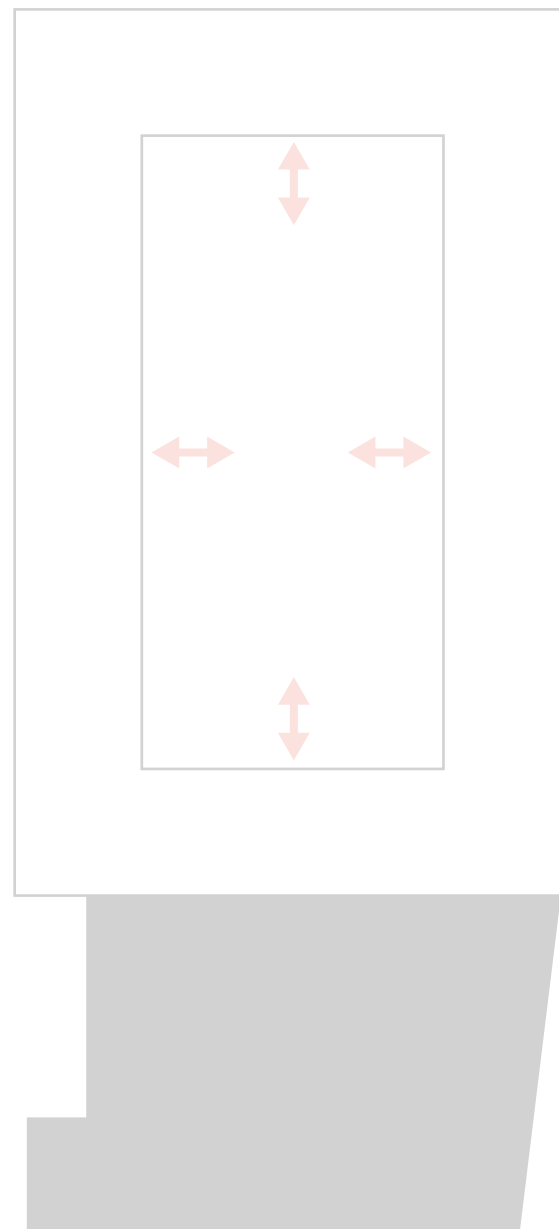
DESIGN

3 BORDERS

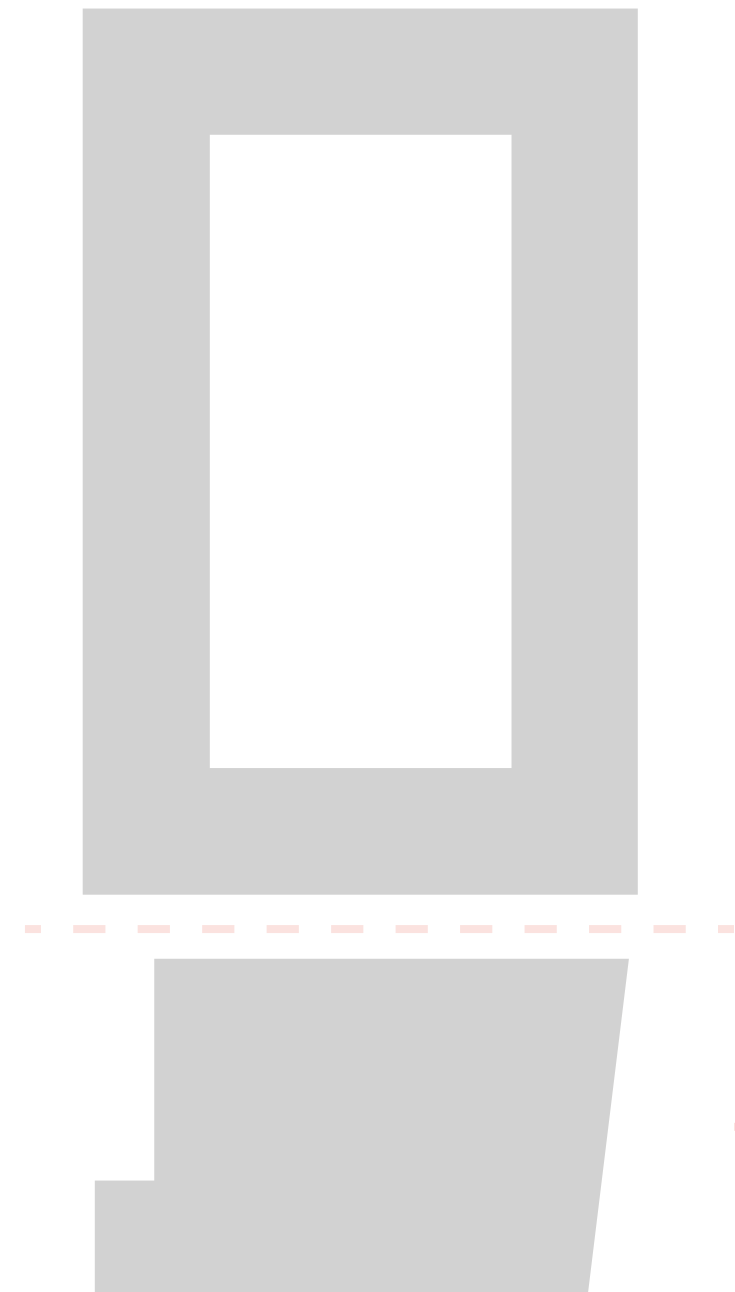
Building and Urban surroundings

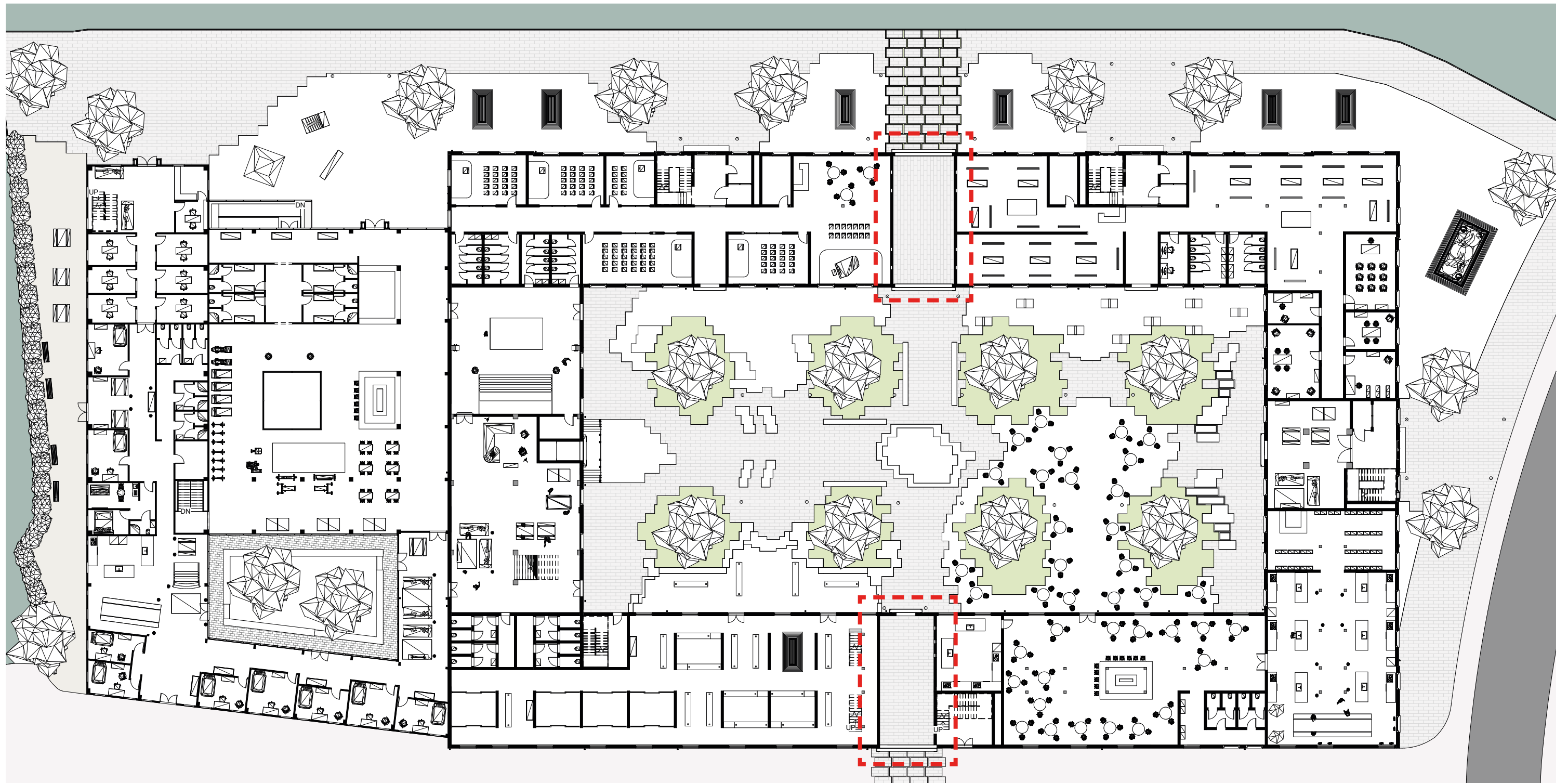


Building and courtyard



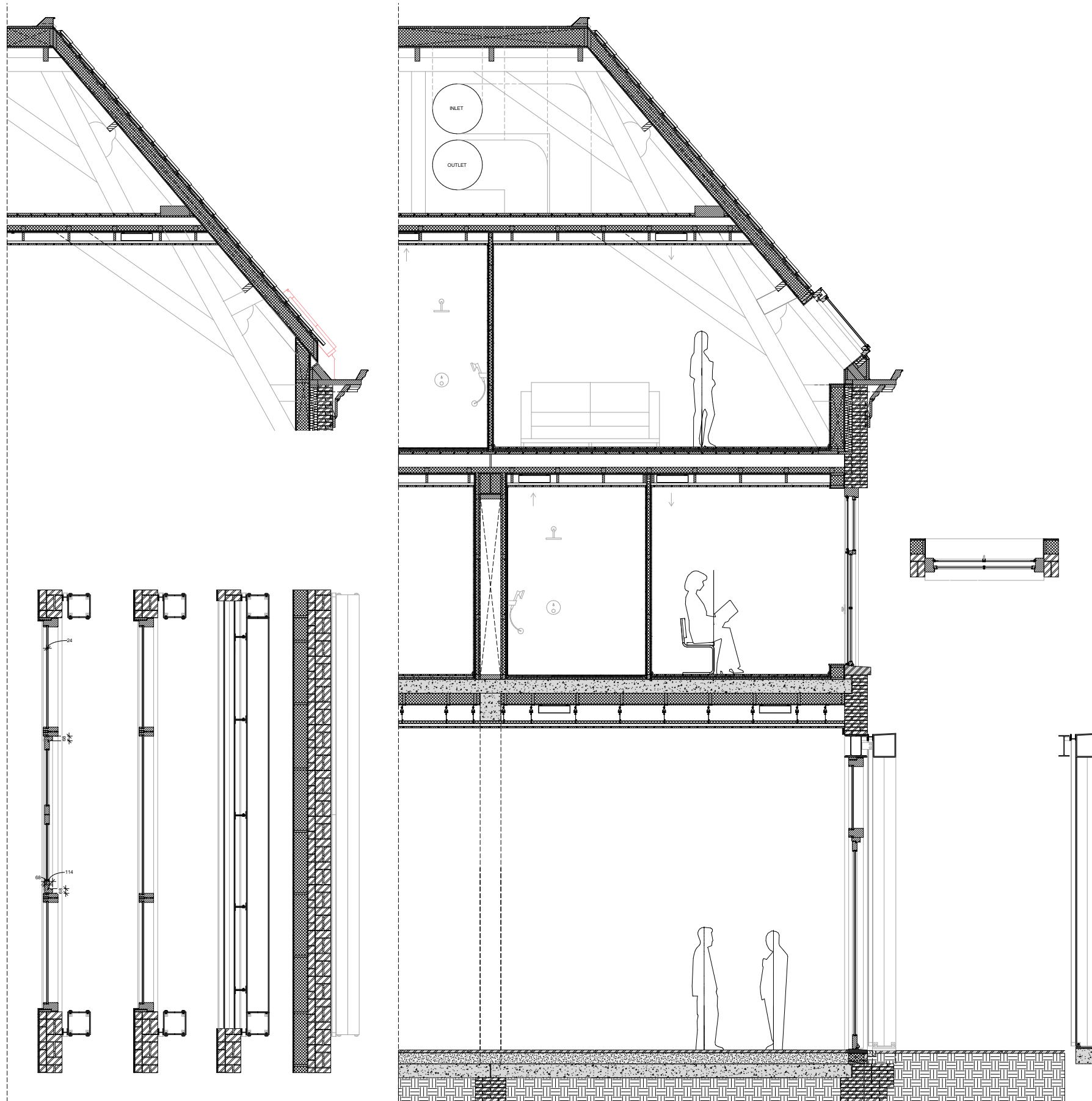
Old and New

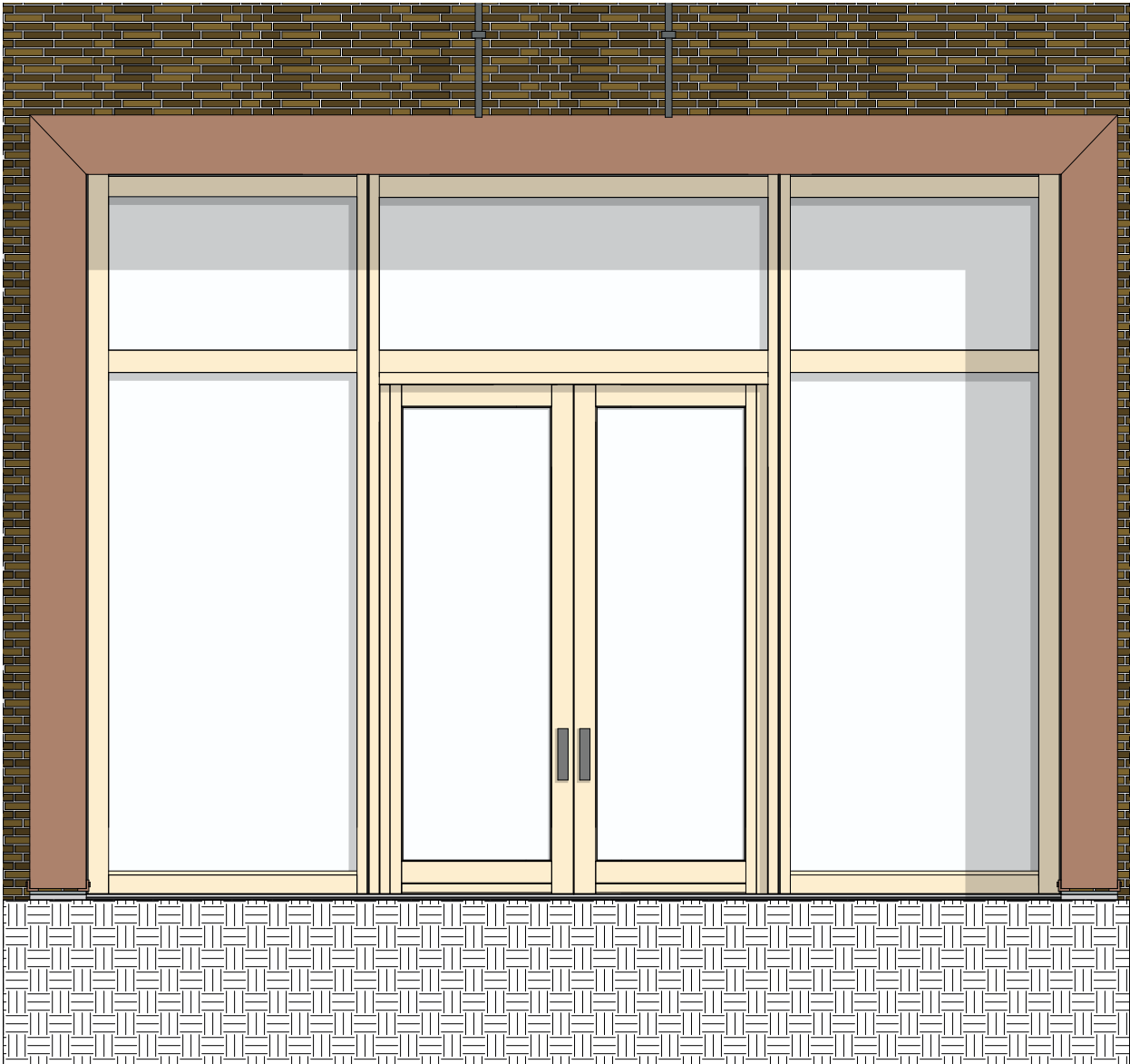
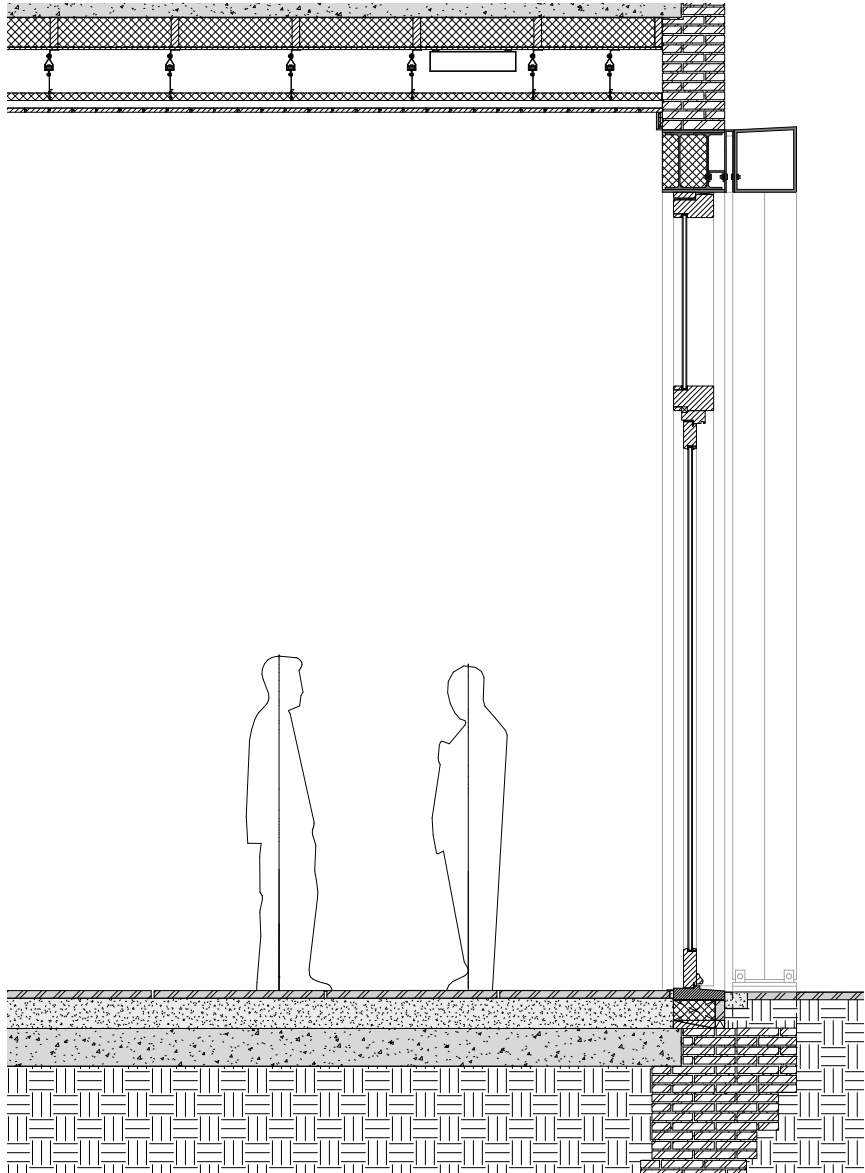


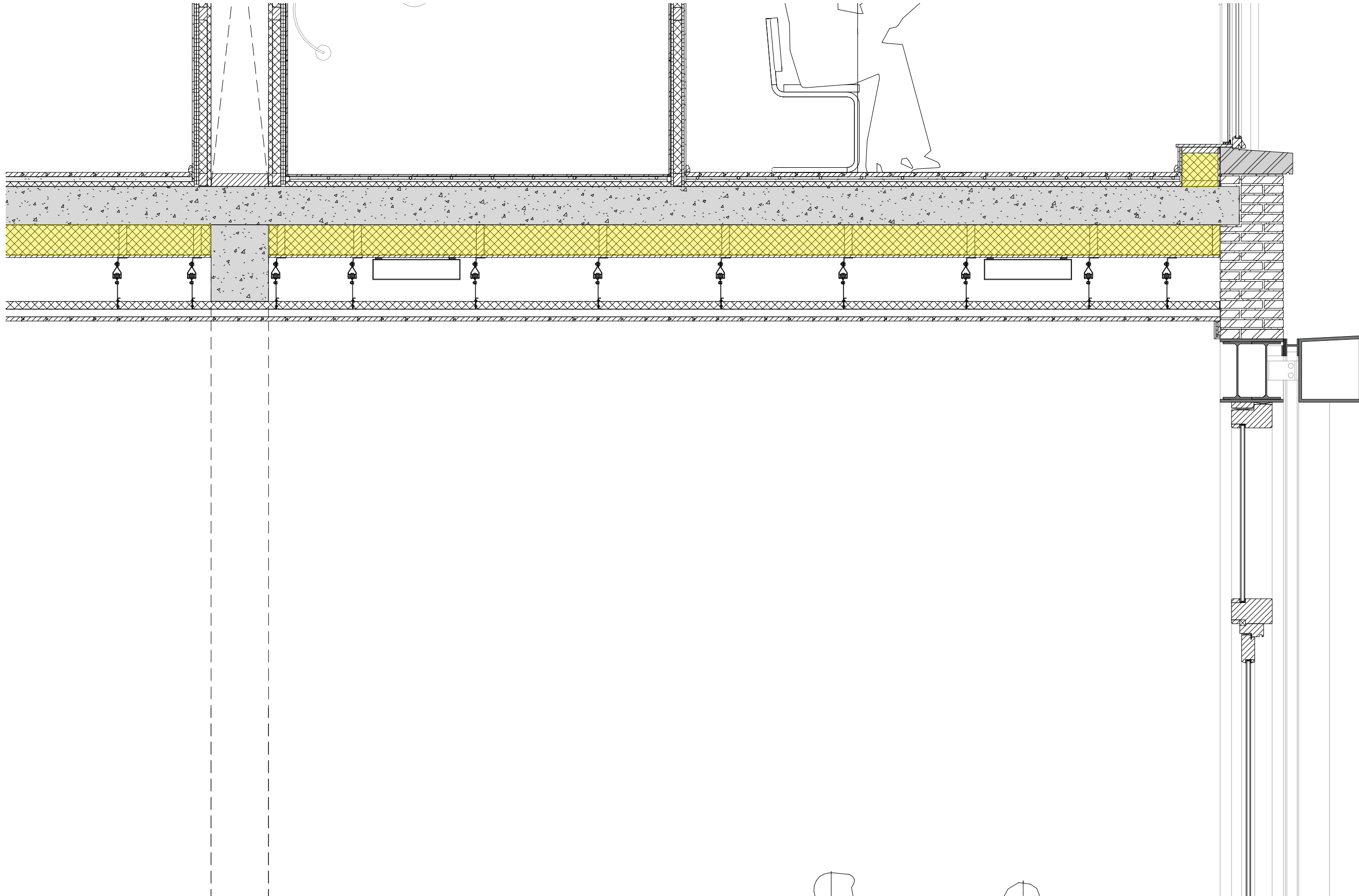


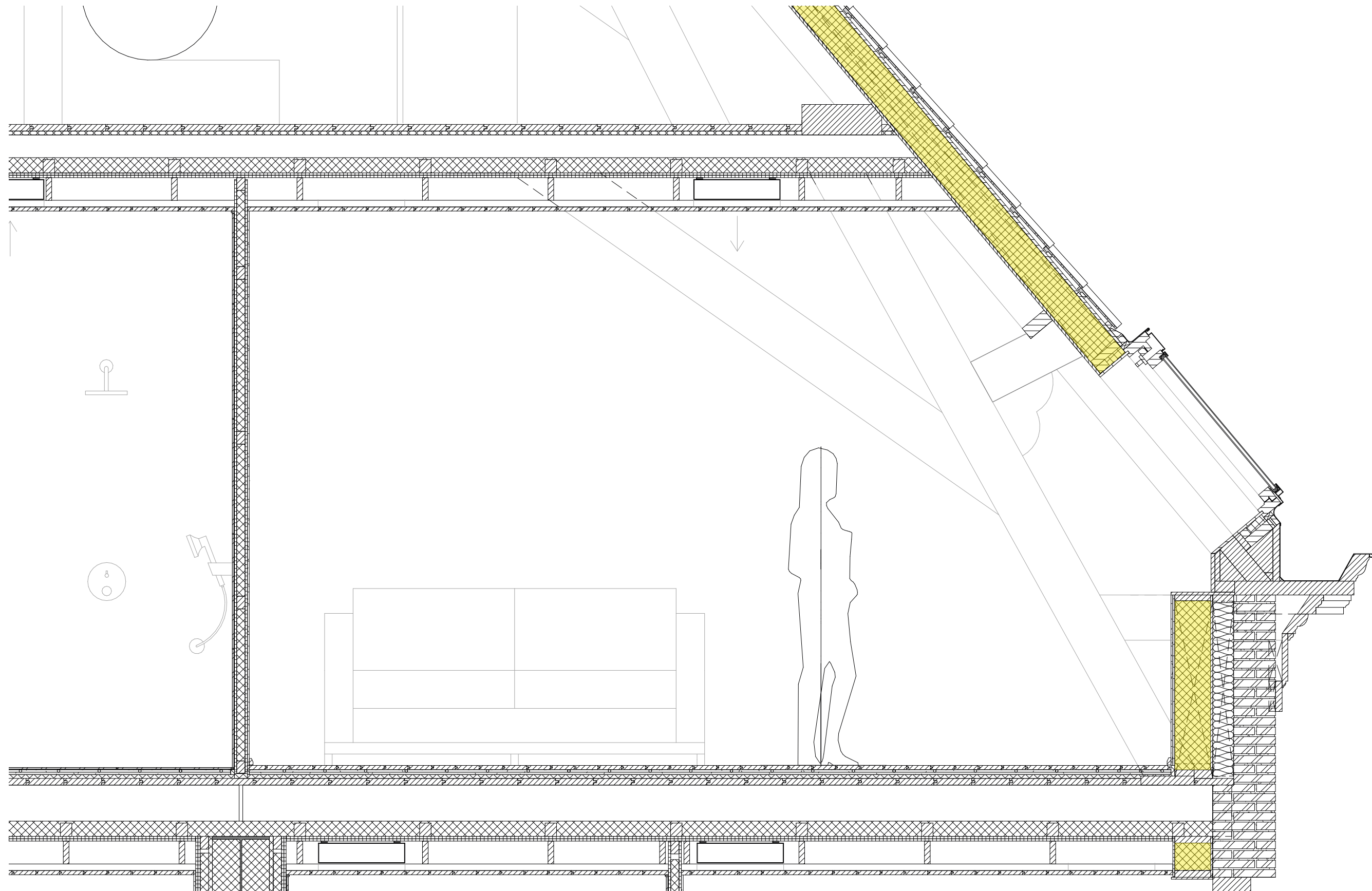
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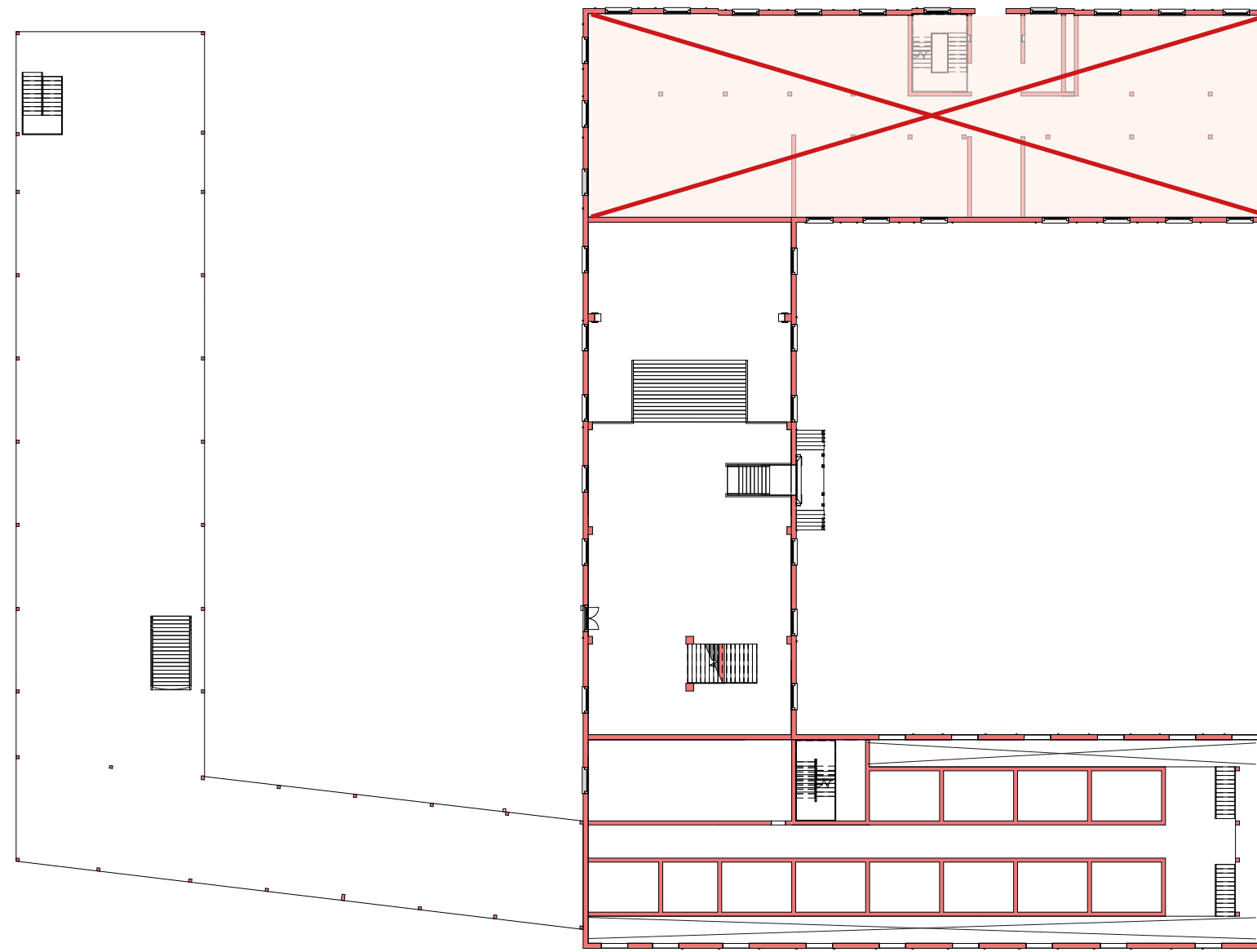
SECTION 1:20



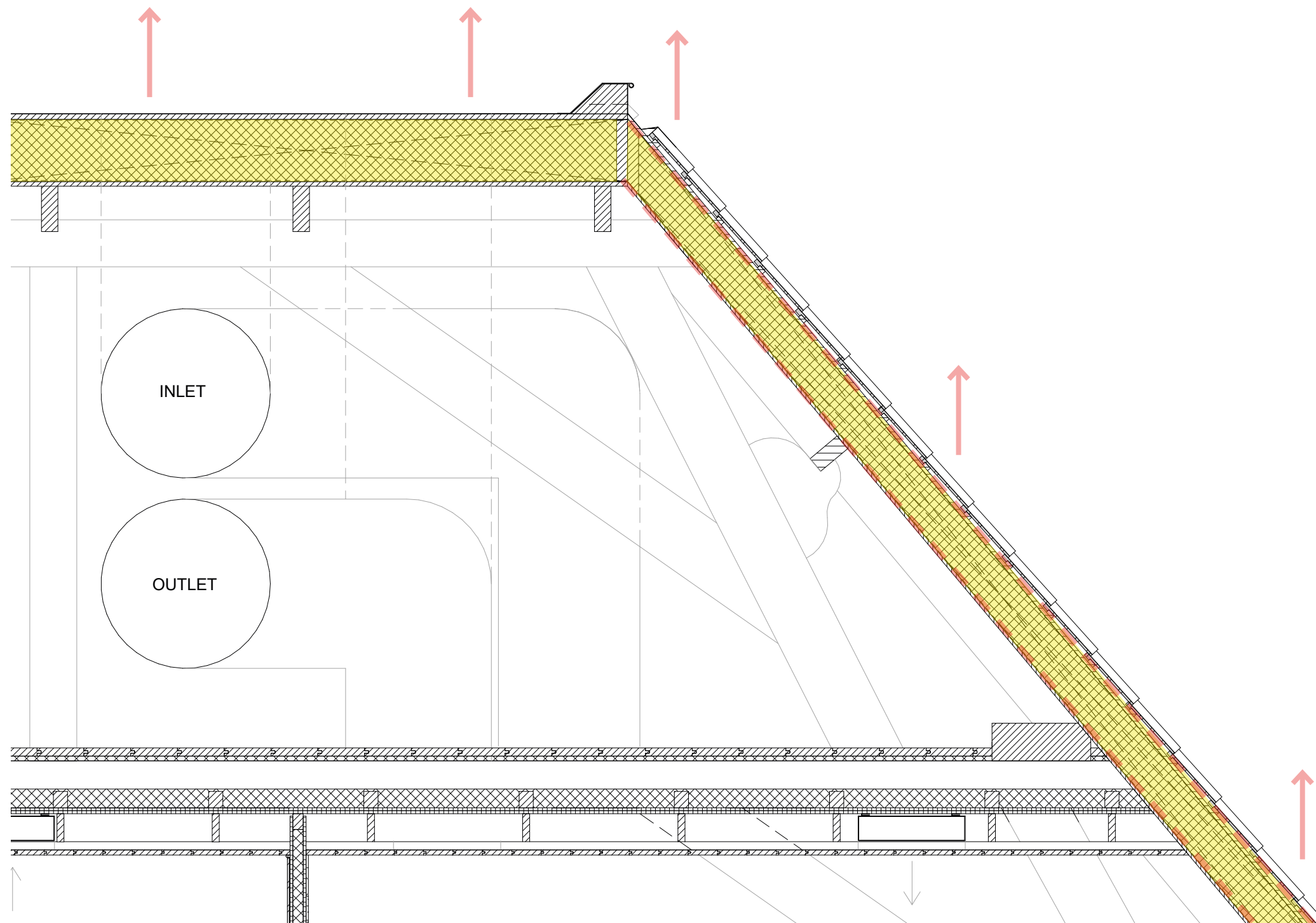


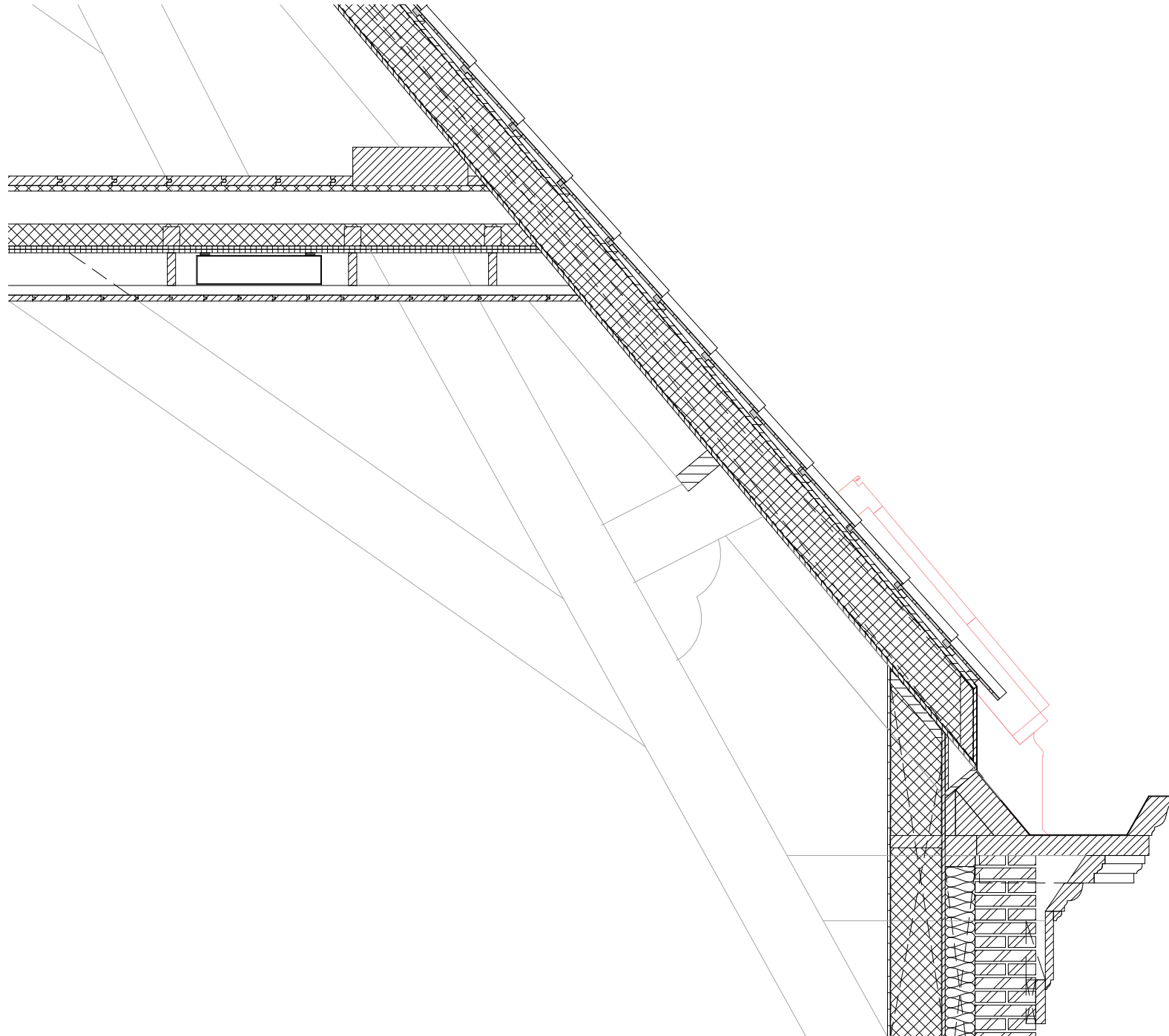


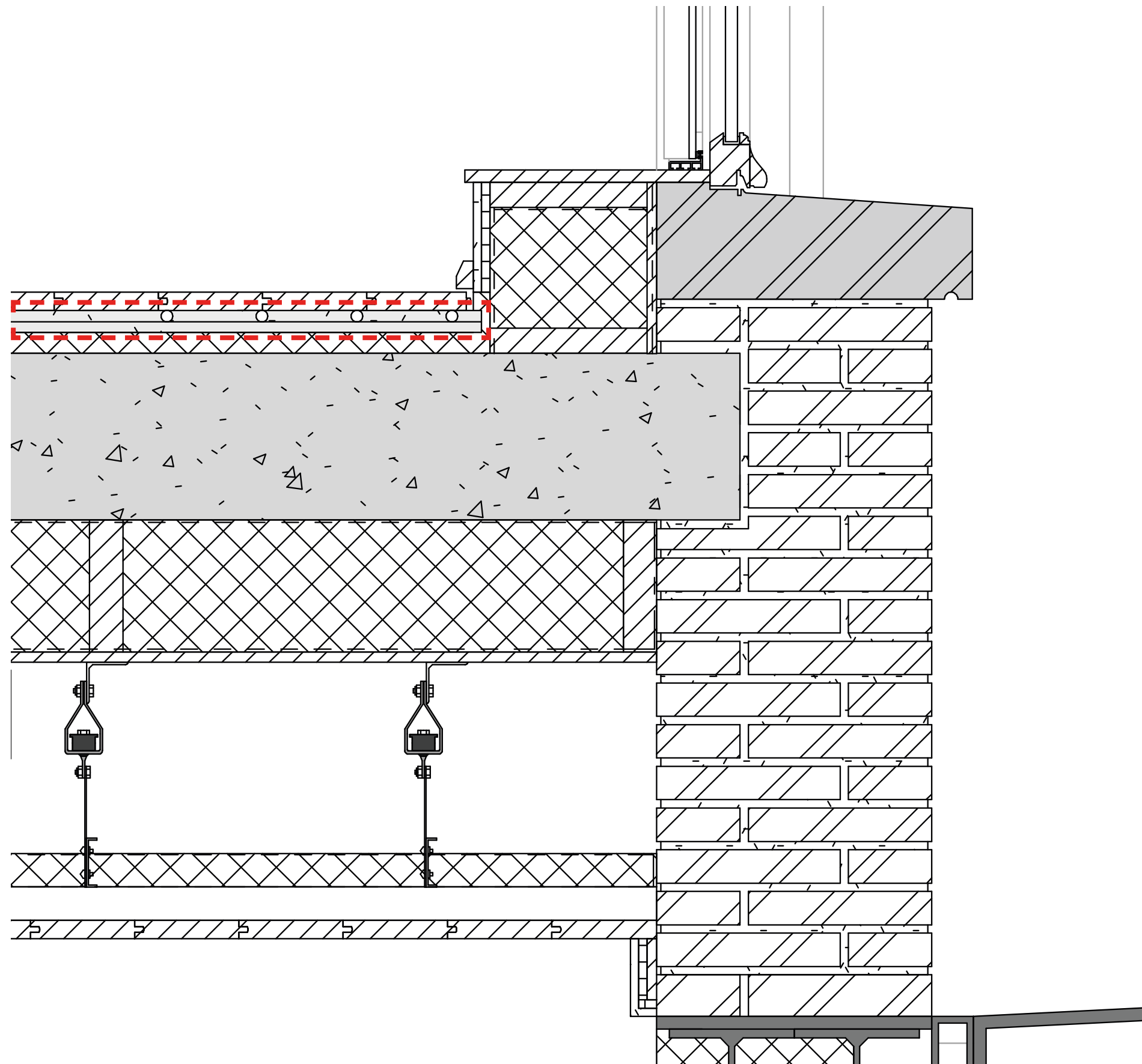


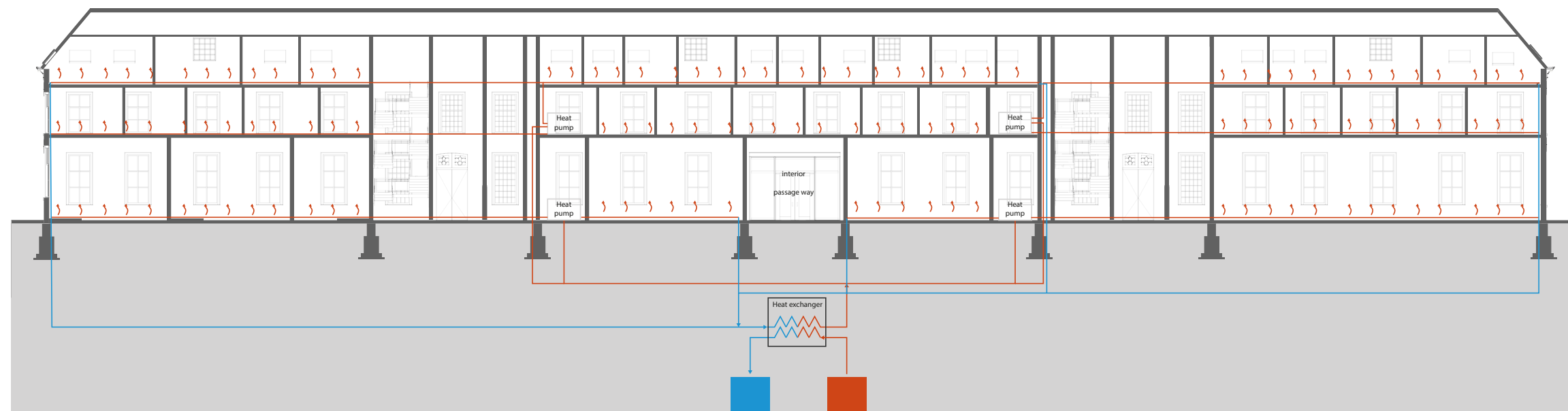


 LOADBEARING STRUCTURE

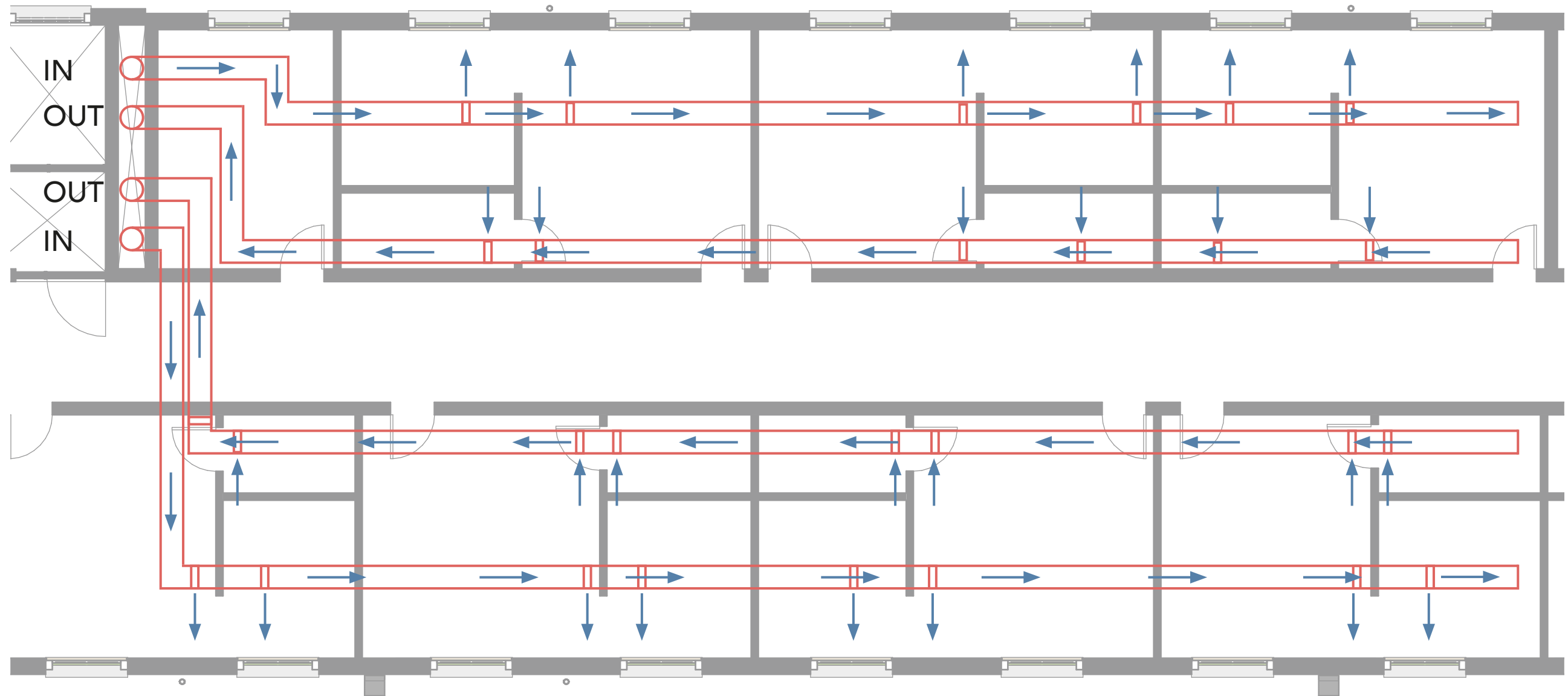












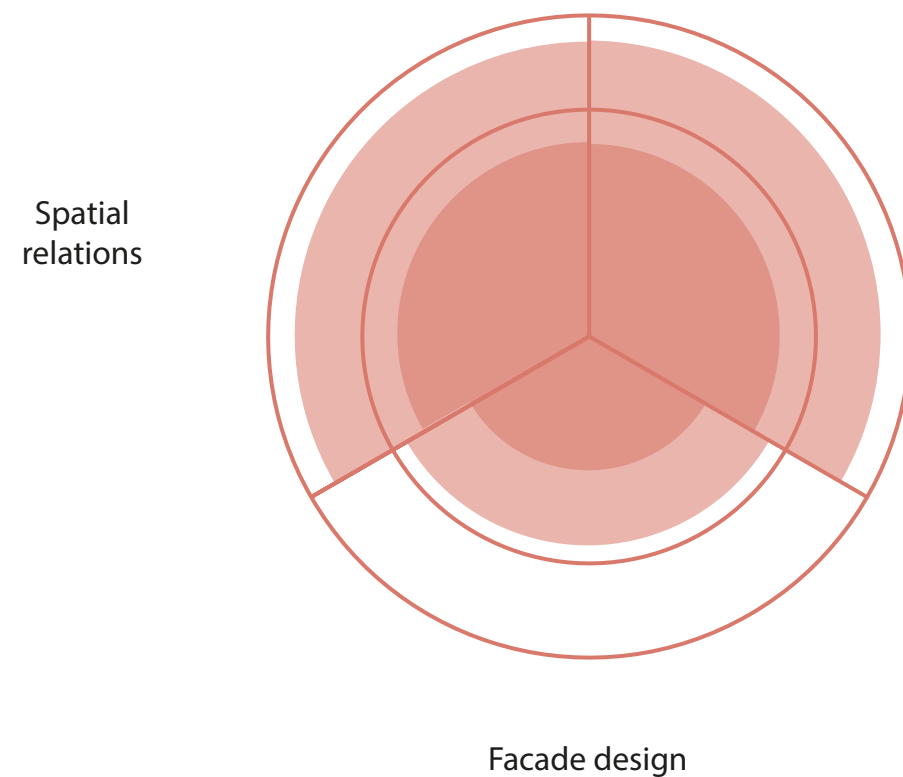


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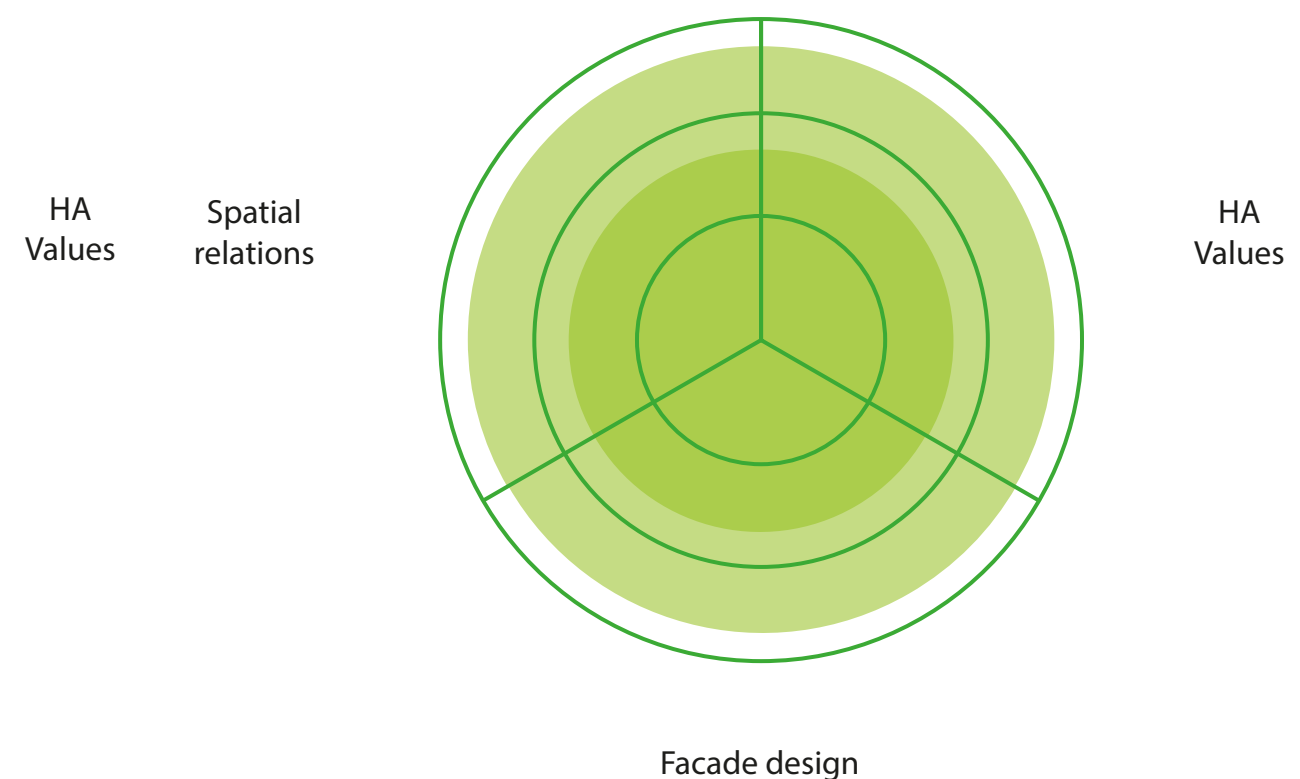
DESIGN PASSAGES



INFLUENCE

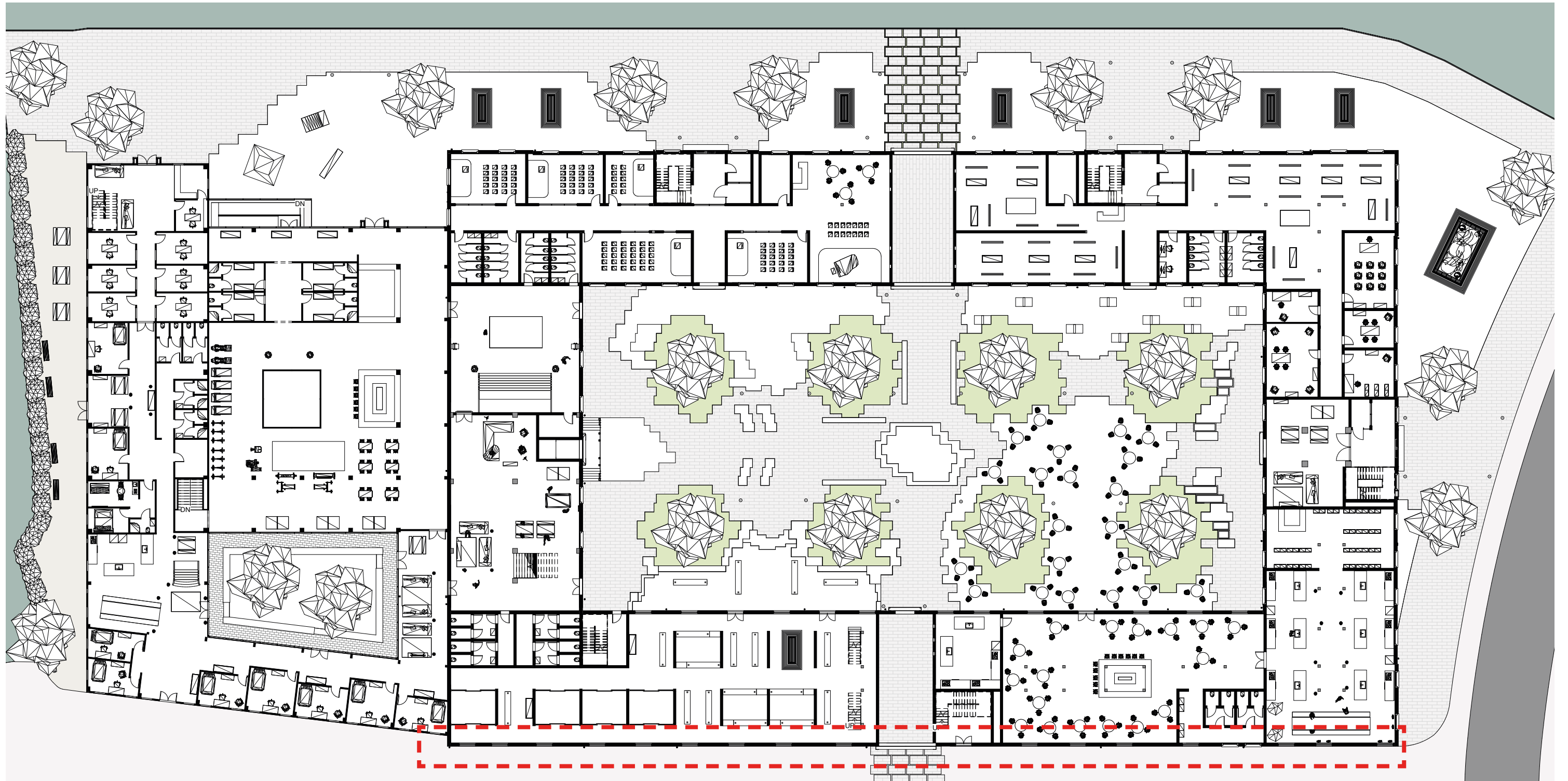


BALANCE OF INTERVENTION



DESIGN

DESIGN FACADE ZAKSTRAAT

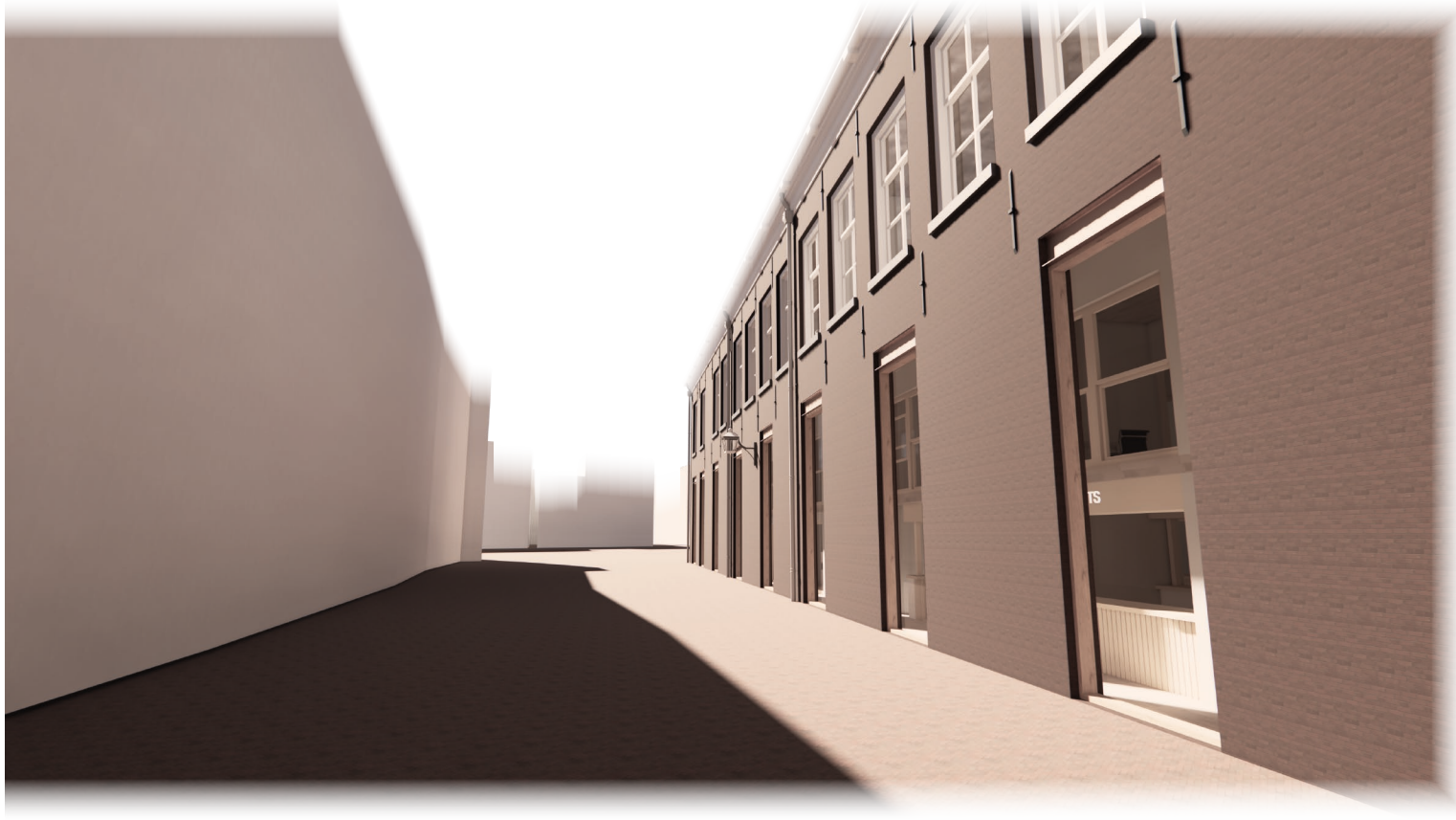


DESIGN FACADE ZAKSTRAAT

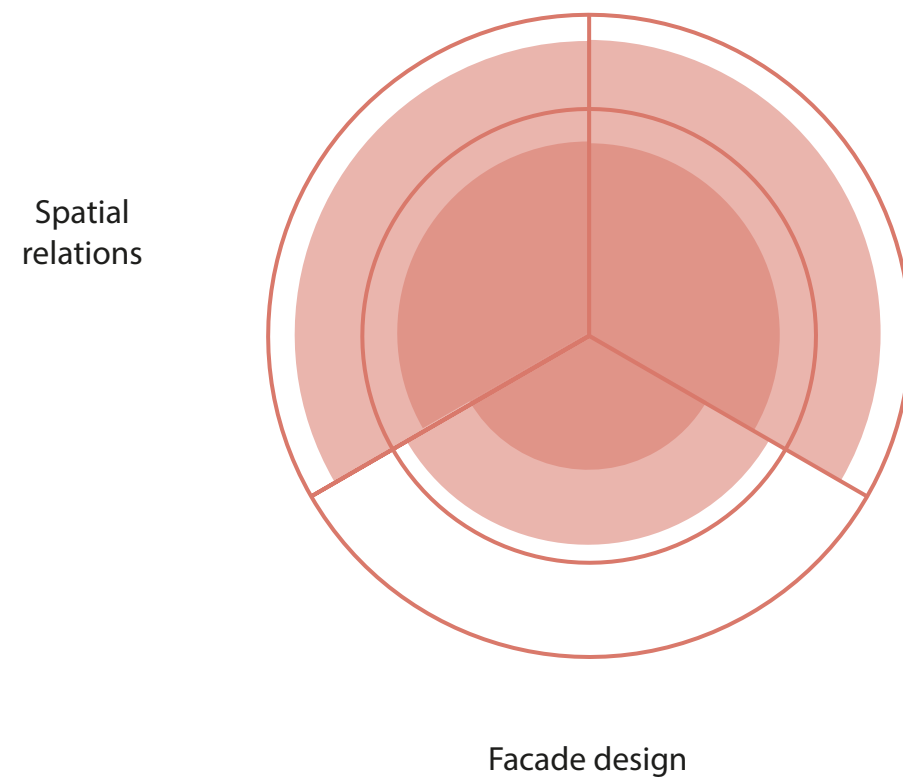


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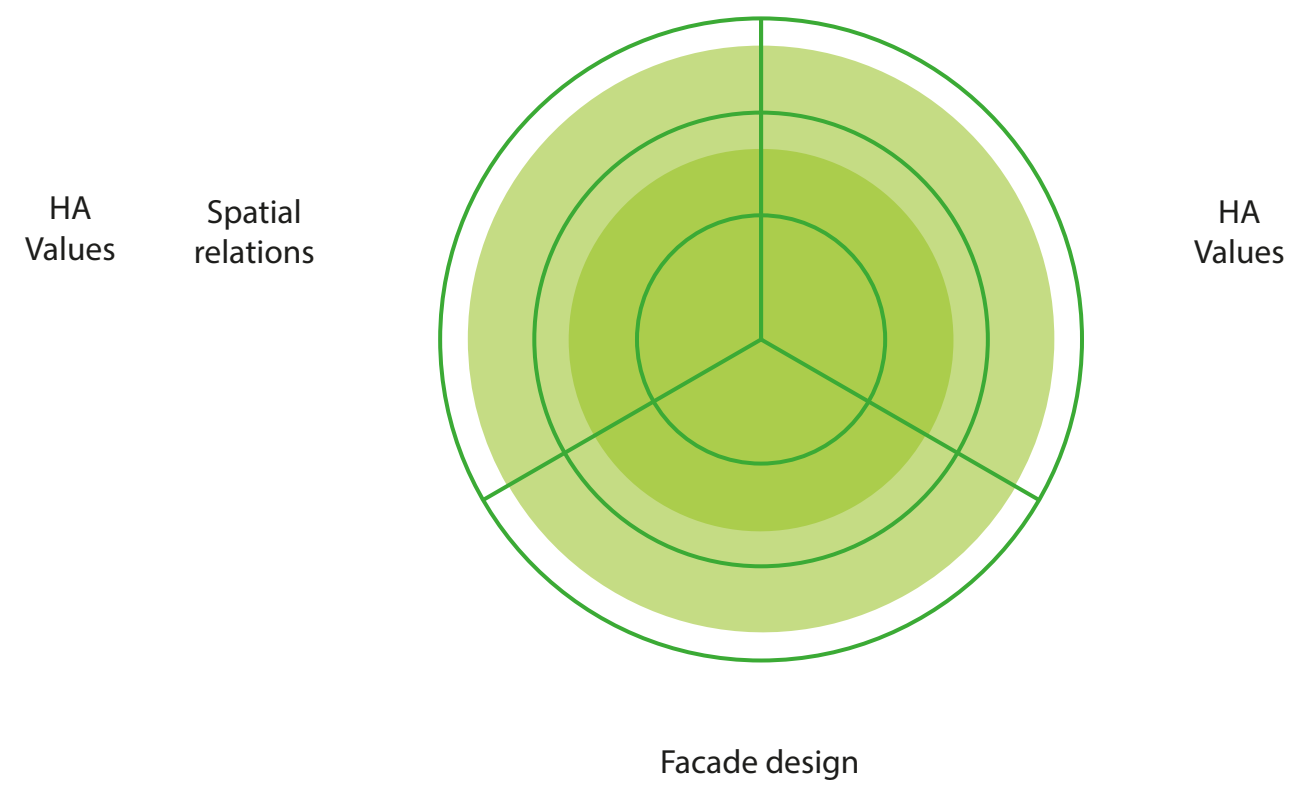
DESIGN FACADE ZAKSTRAAT



INFLUENCE



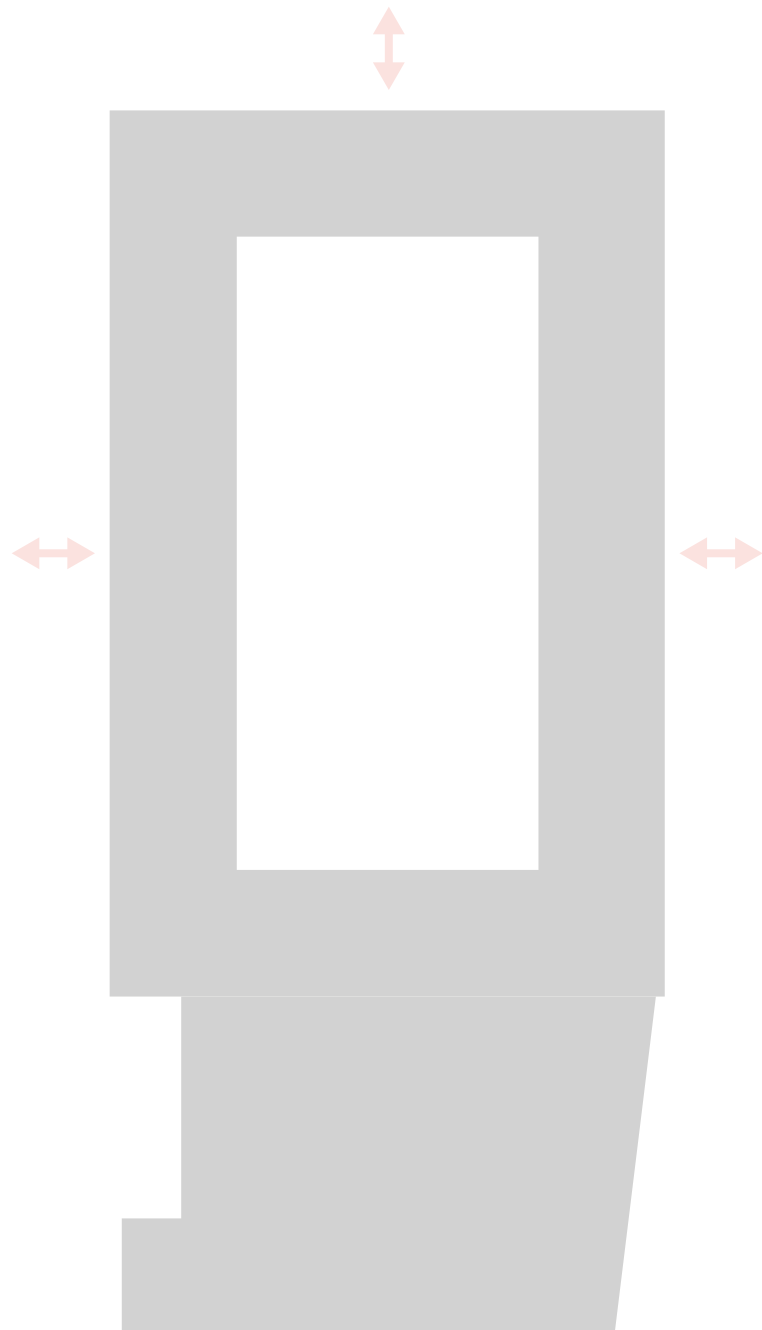
BALANCE OF INTERVENTION



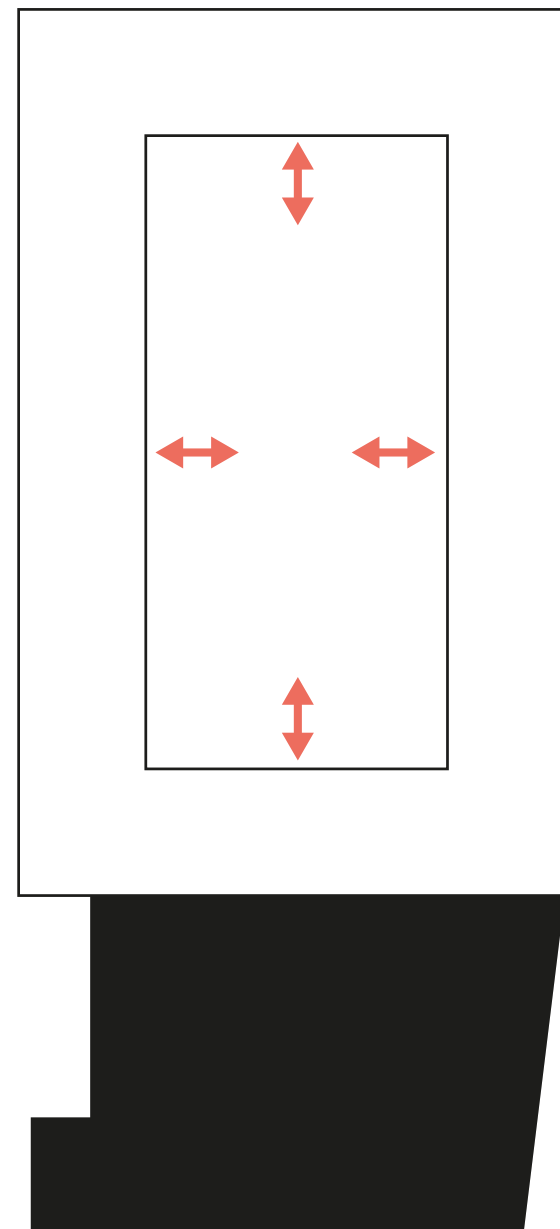
DESIGN

3 BORDERS

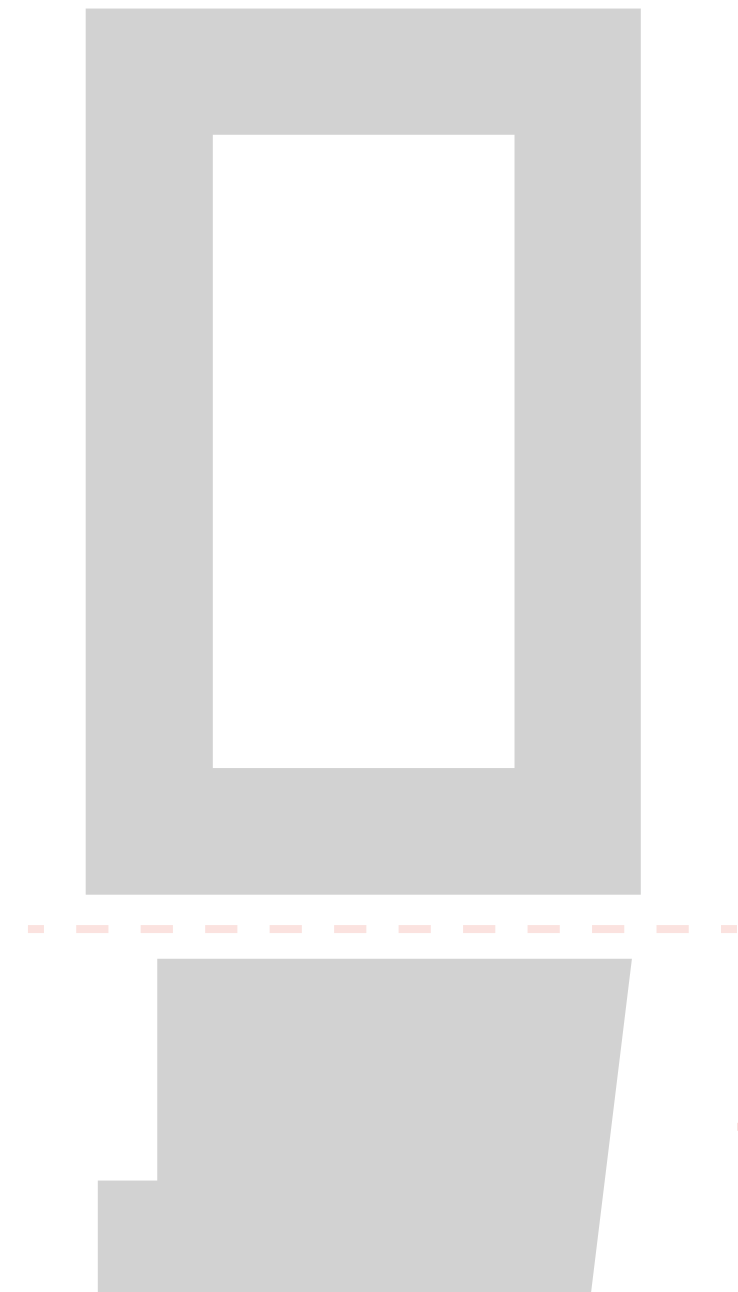
Building and Urban surroundings

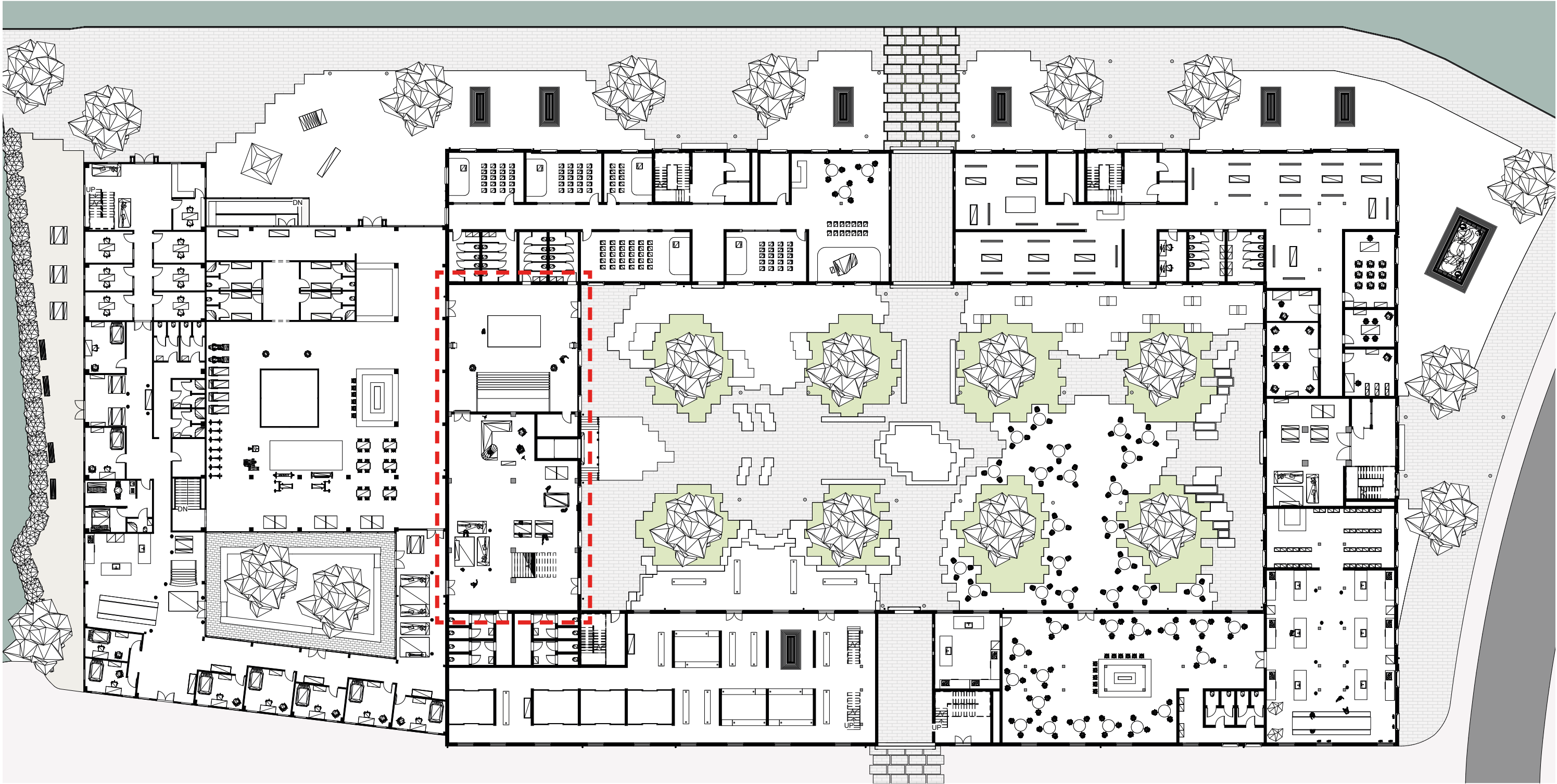


Building and courtyard



Old and New



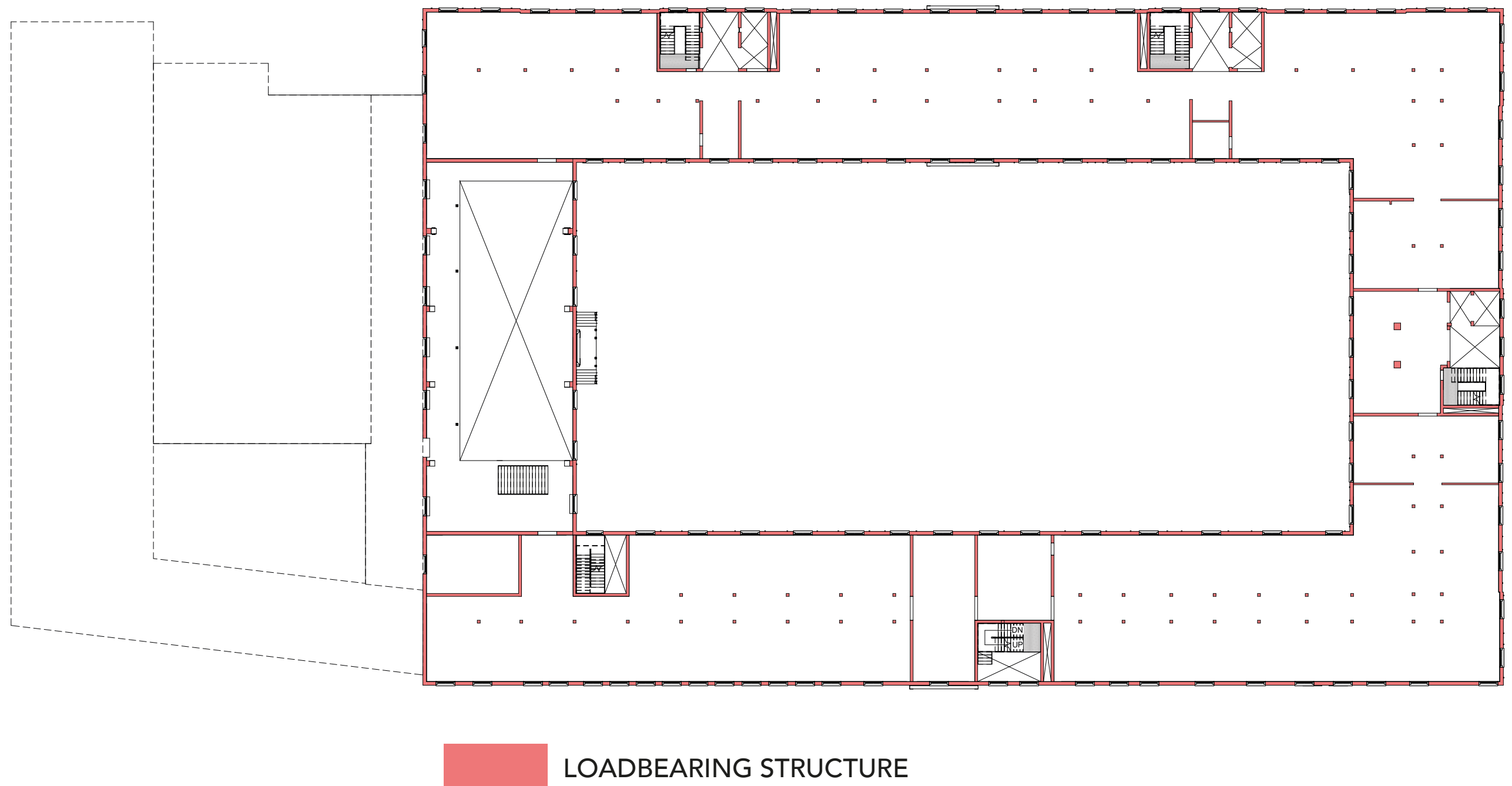


DESIGN

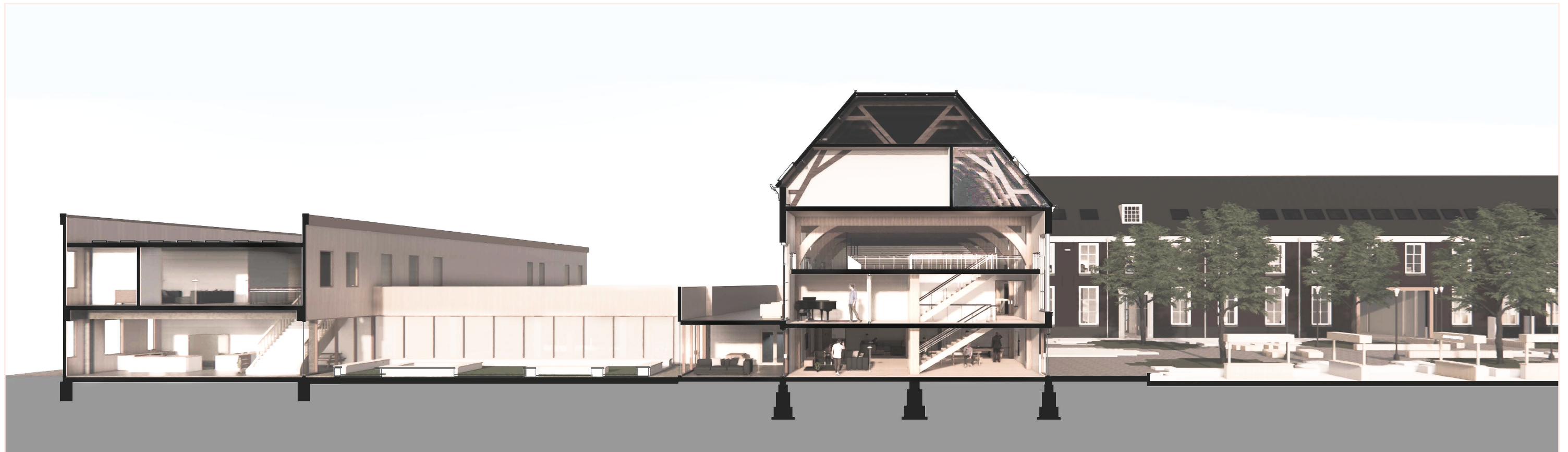
DESIGN SERVICE DESK







DESIGN SERVICE DESK

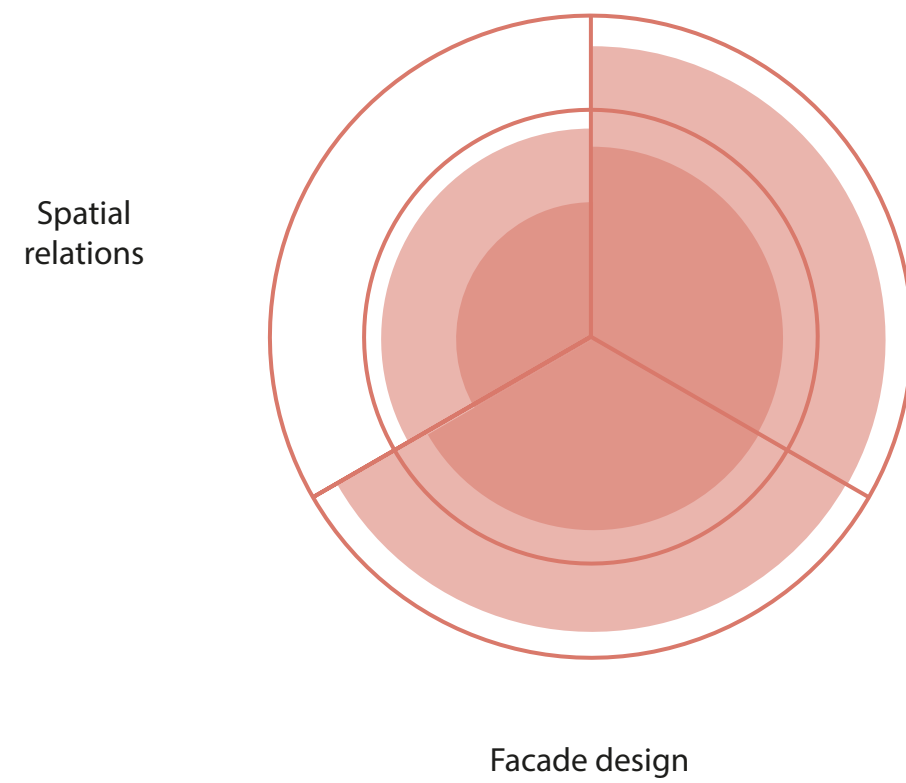


DESIGN

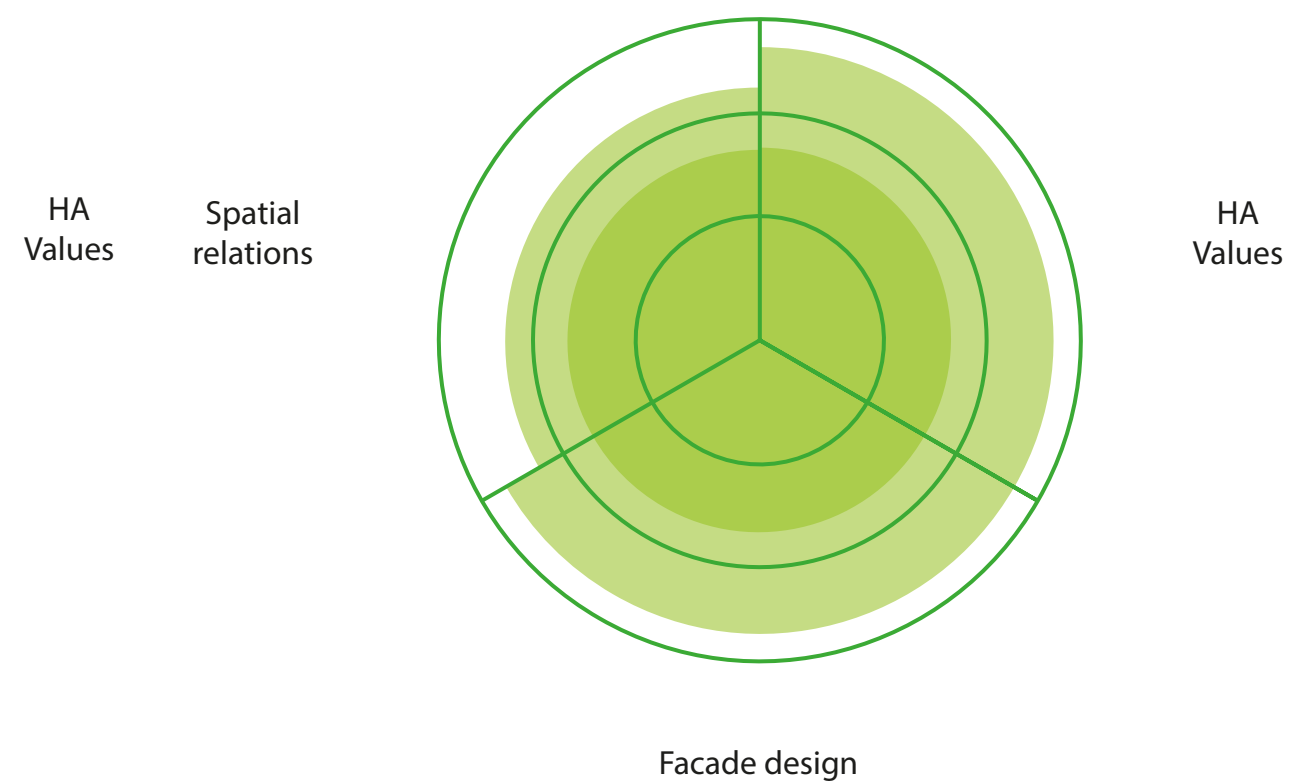
DESIGN SERVICE DESK



INFLUENCE



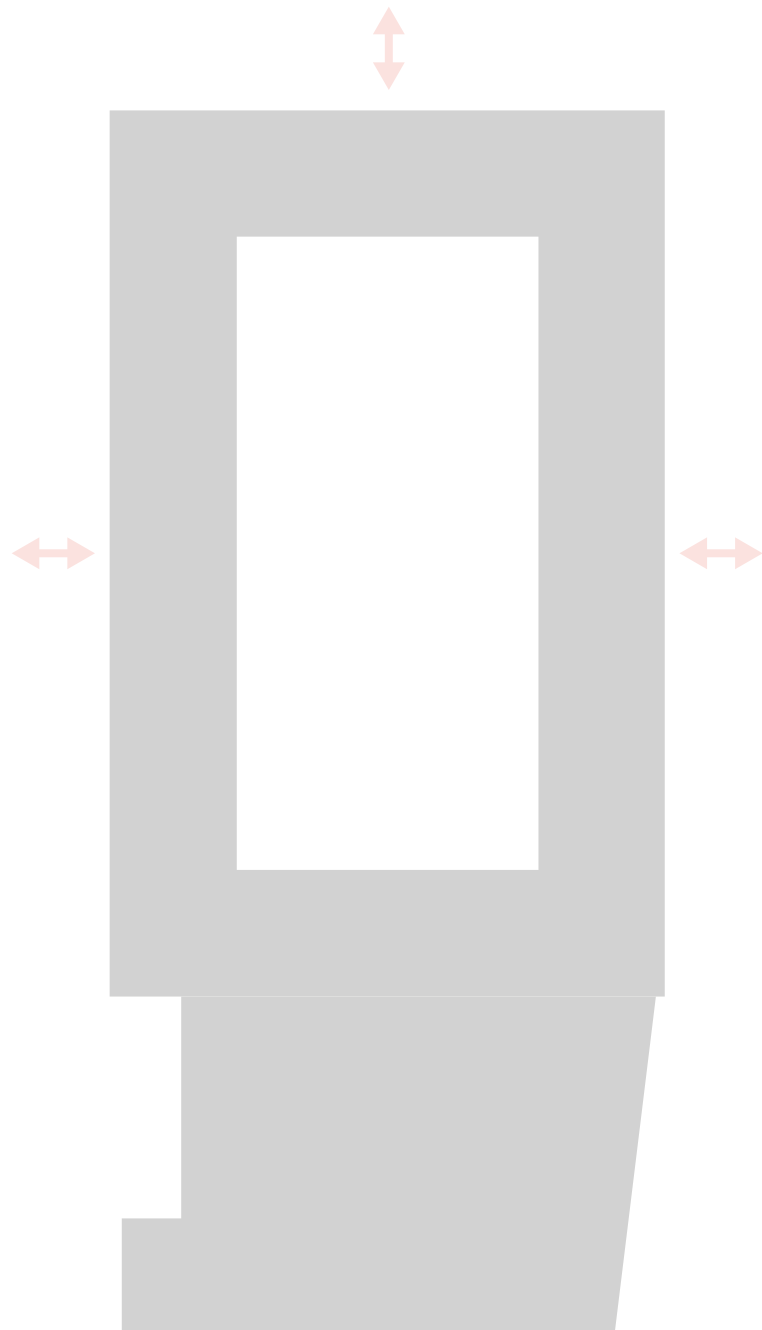
BALANCE OF INTERVENTION



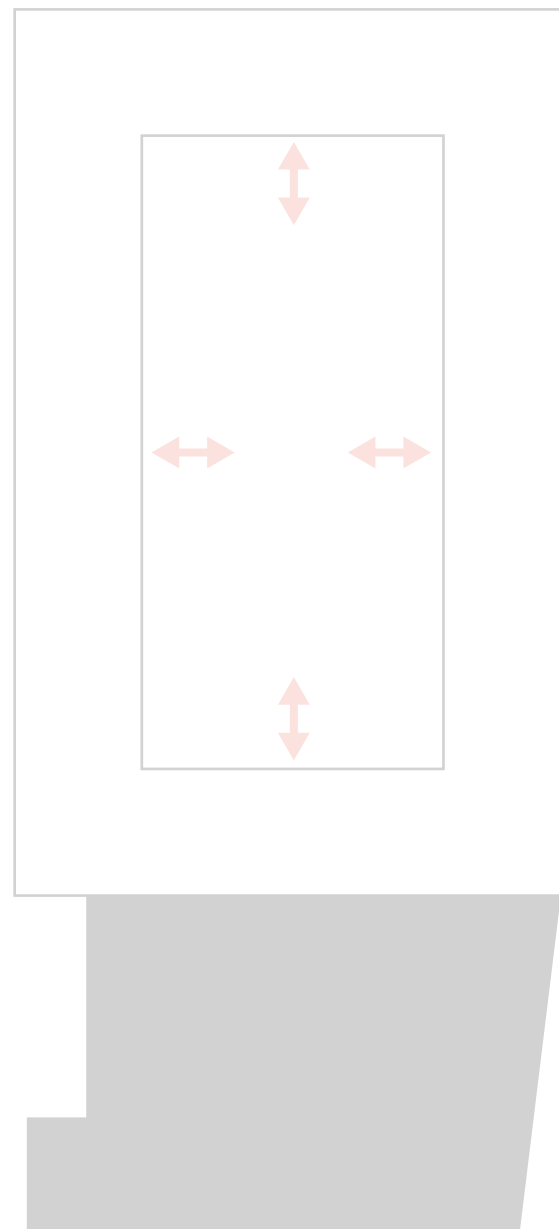
DESIGN

3 BORDERS

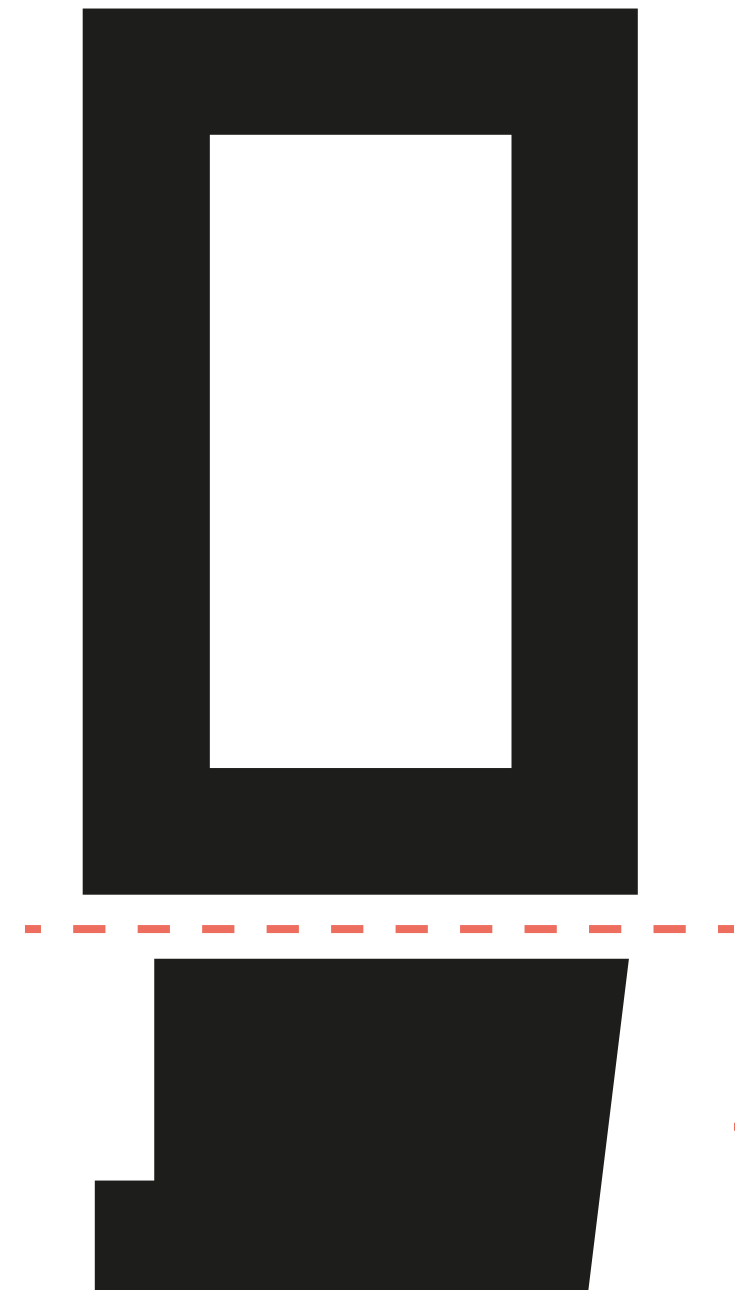
Building and Urban surroundings



Building and courtyard



Old and New

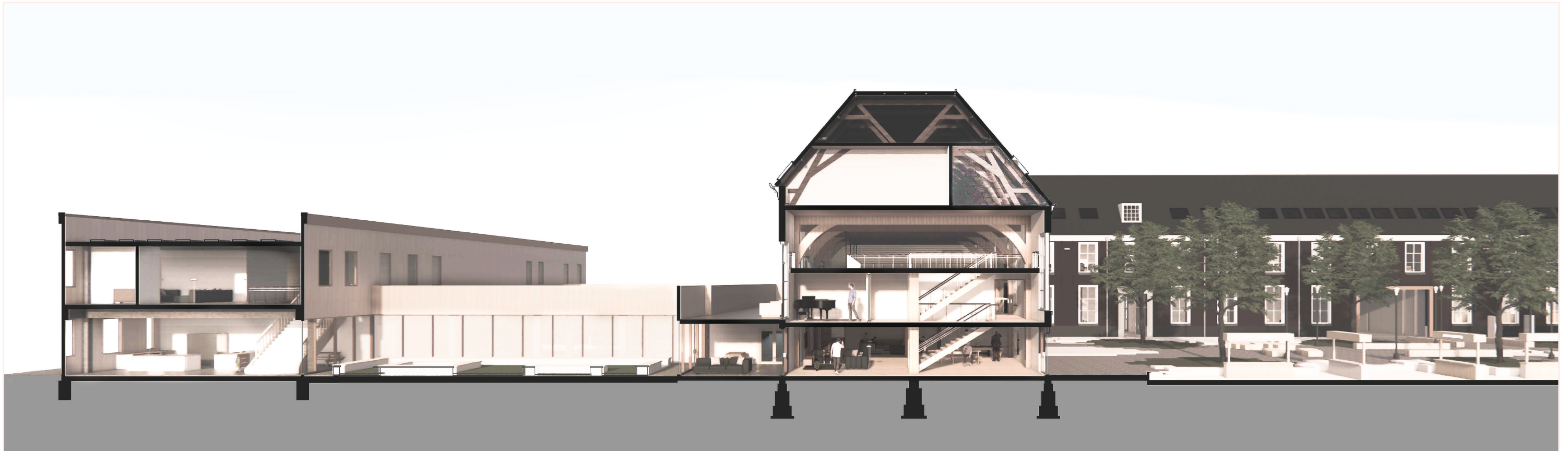


DESIGN YOUTH SHELTER



DESIGN

DESIGN YOUTH SHELTER



DESIGN

DESIGN YOUTH SHELTER

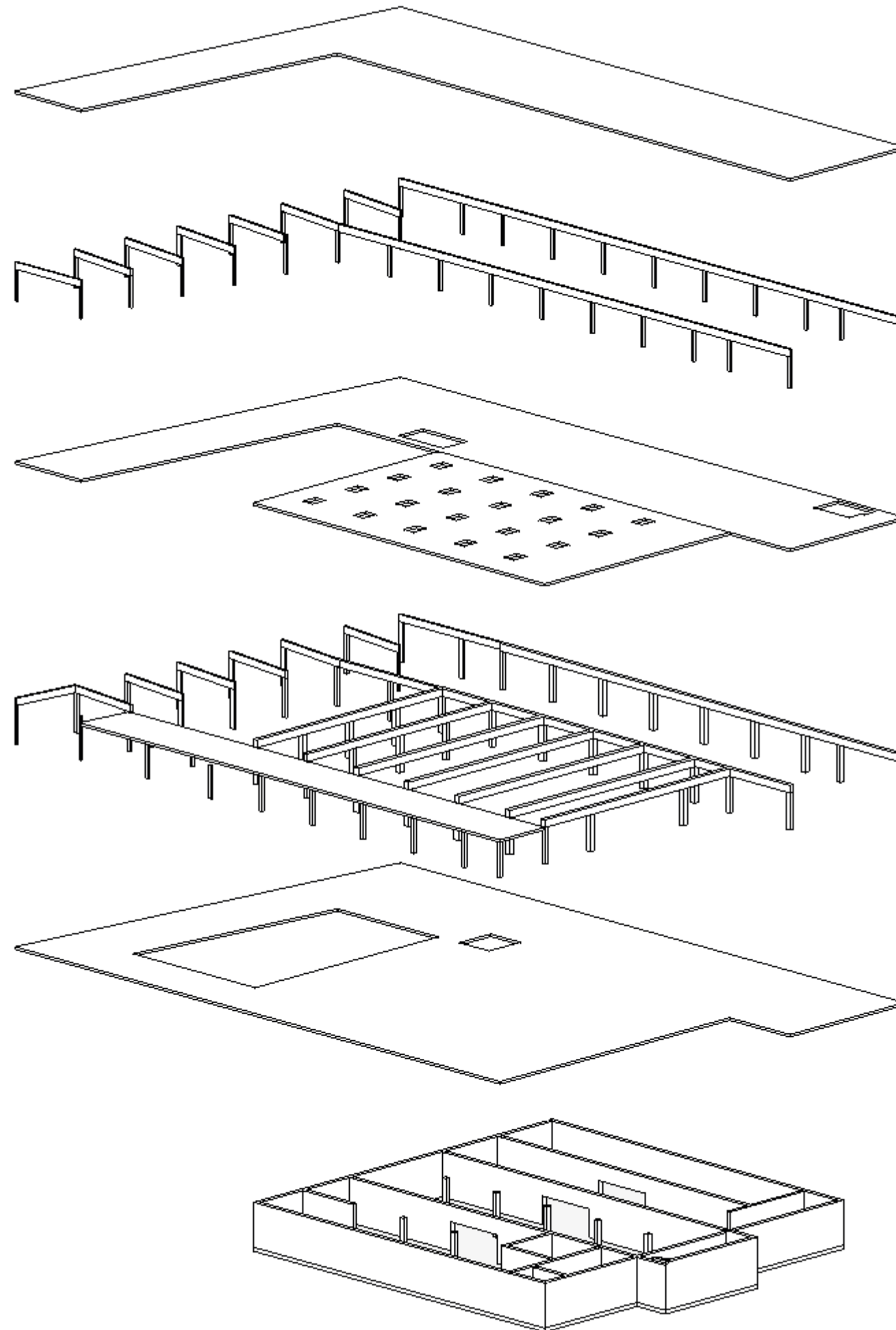


DESIGN YOUTH SHELTER



BT

STRUCTURE

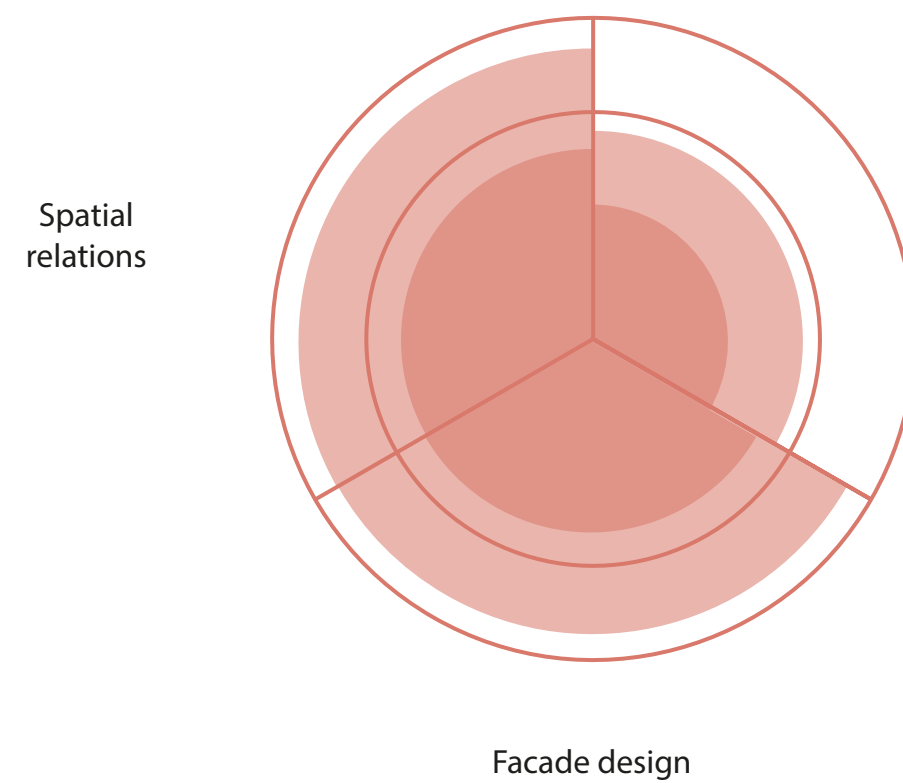


DESIGN

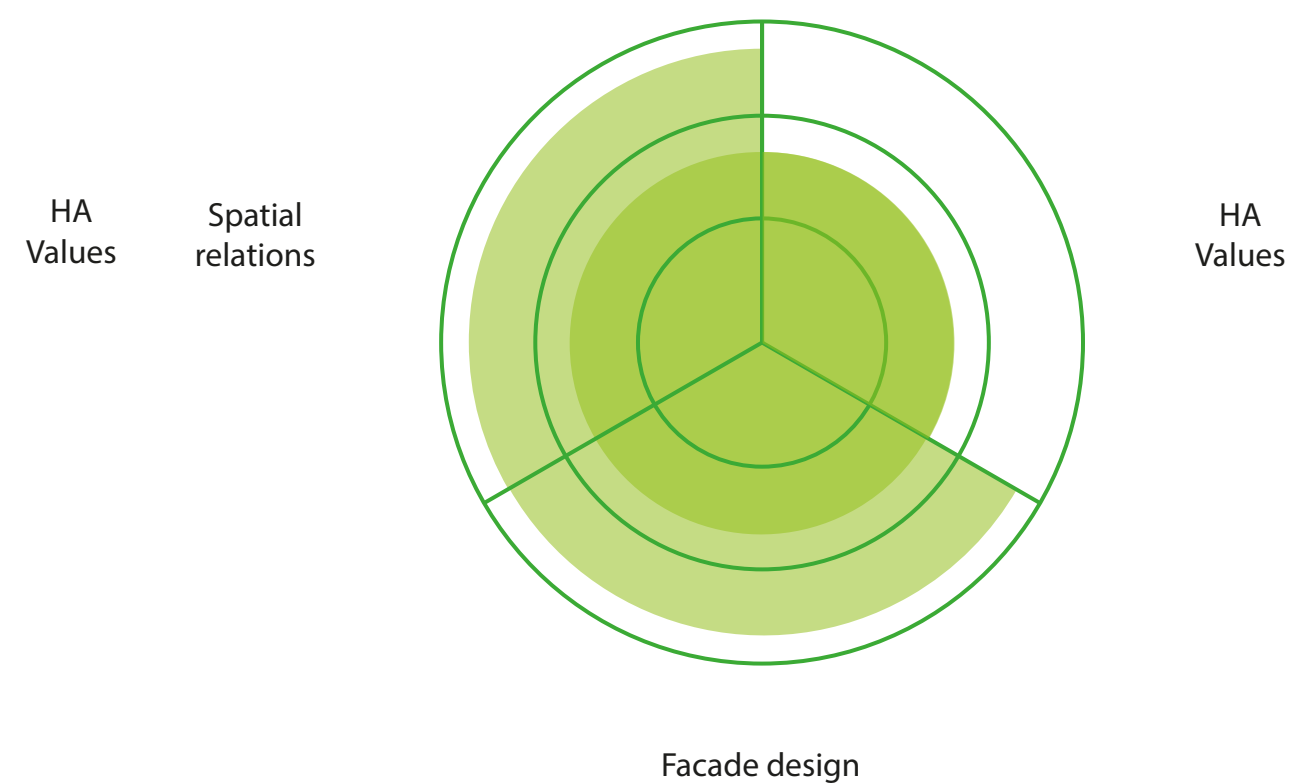
FINAL DESIGN



INFLUENCE



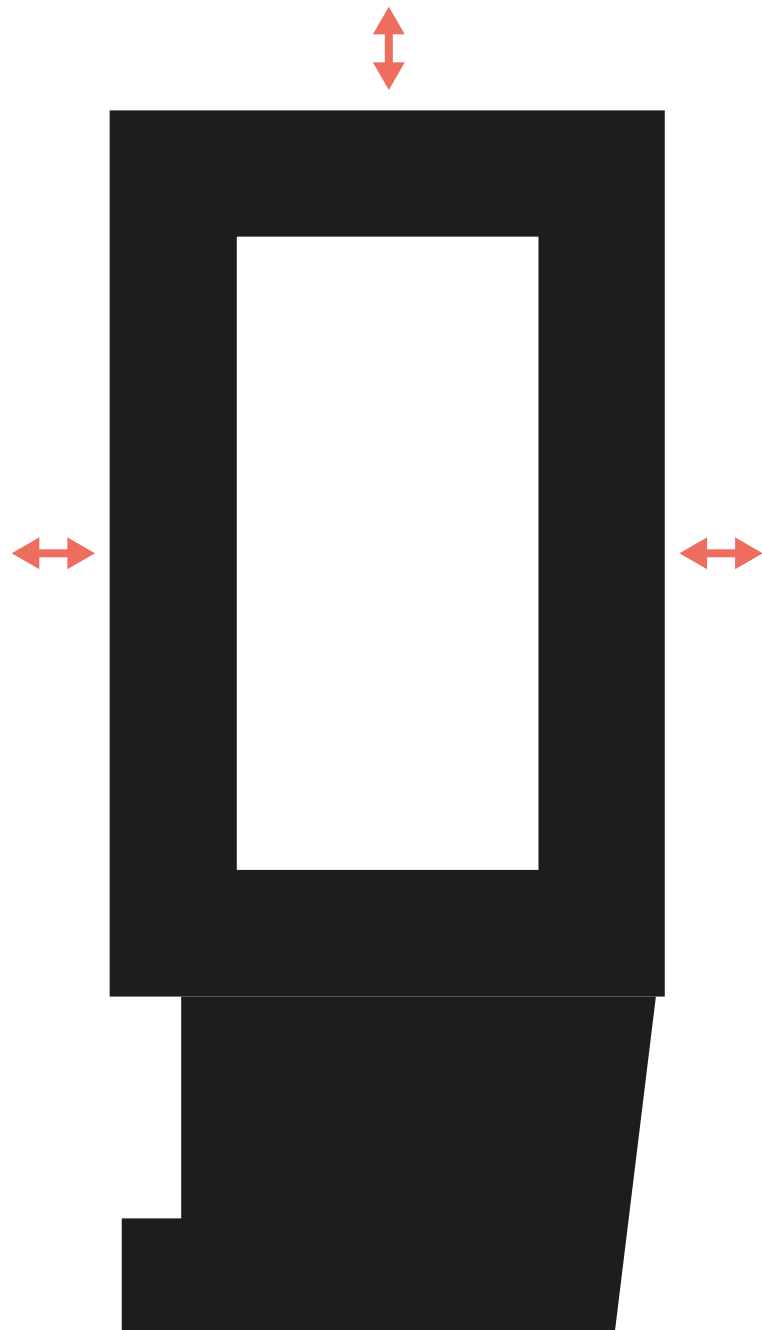
BALANCE OF INTERVENTION



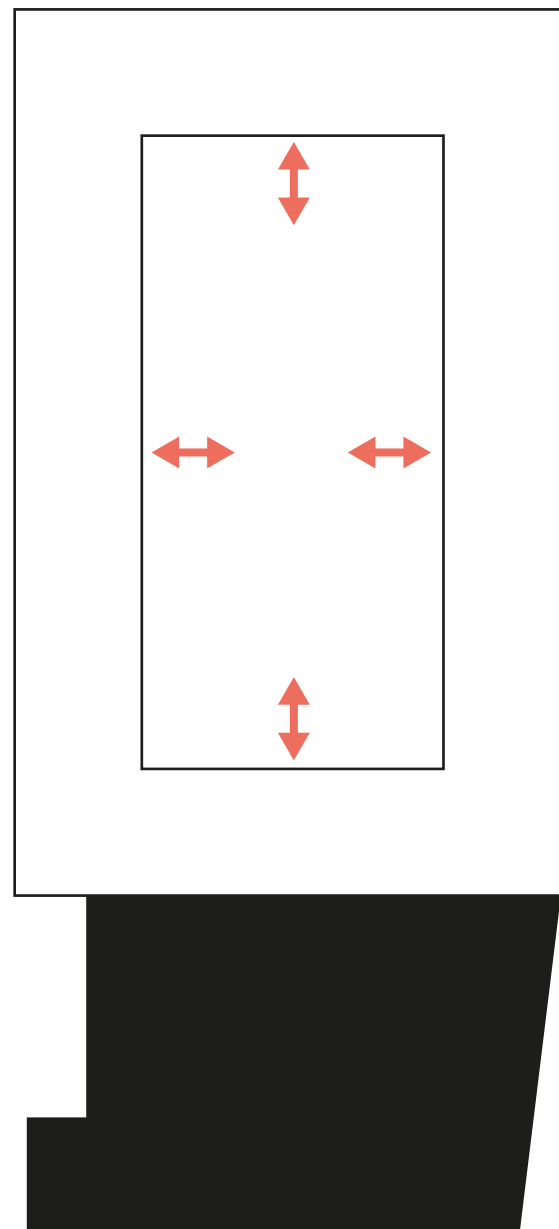
DESIGN

3 BORDERS

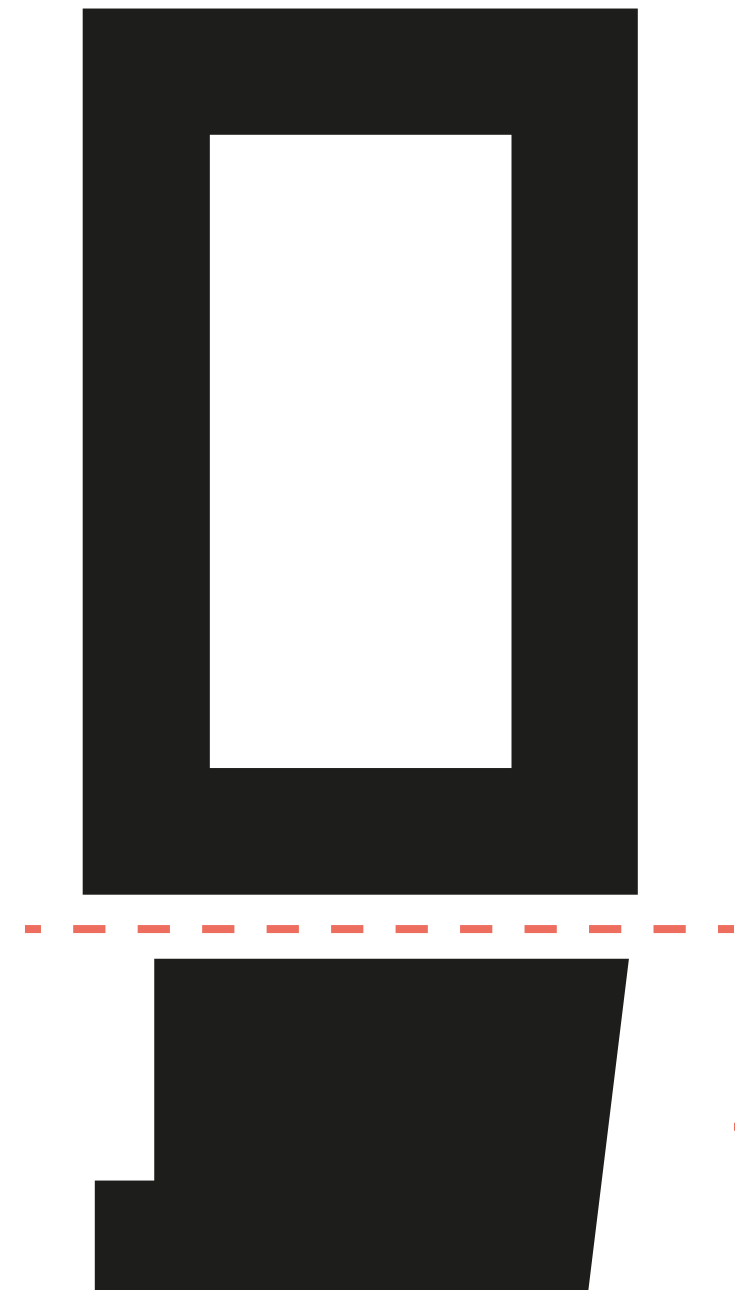
Building and Urban surroundings



Building and courtyard



Old and New





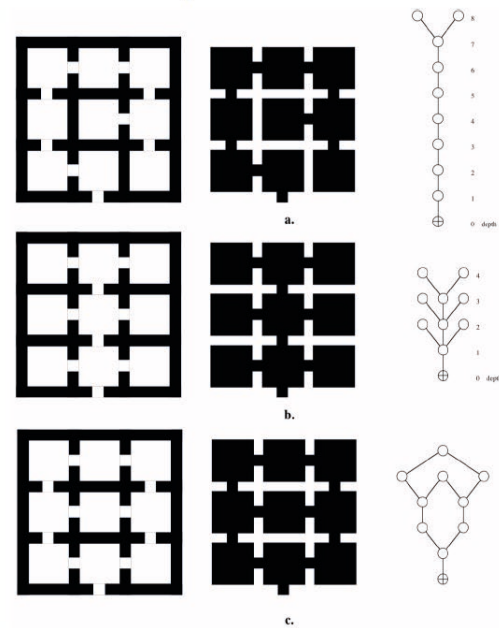
CONCLUSION

How can the **transparency of the border** and the **transparency of syntax** be used within the redesign of heritage buildings to establish preferred user movement patterns between spaces in relation to public and private functions?

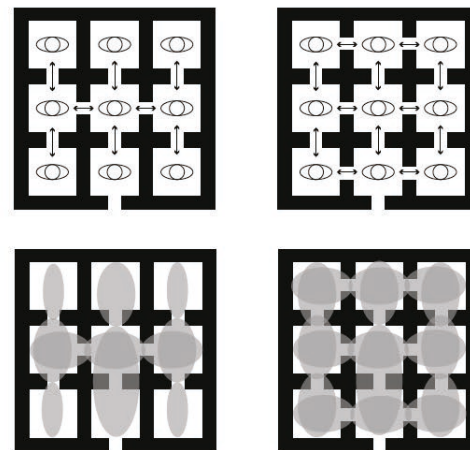
CONCLUSION

- A space syntax analysis

Hillier, 2007:



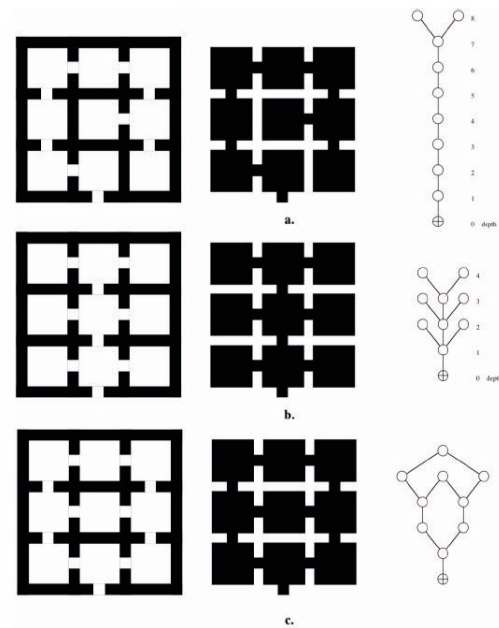
Hillier, 2006:



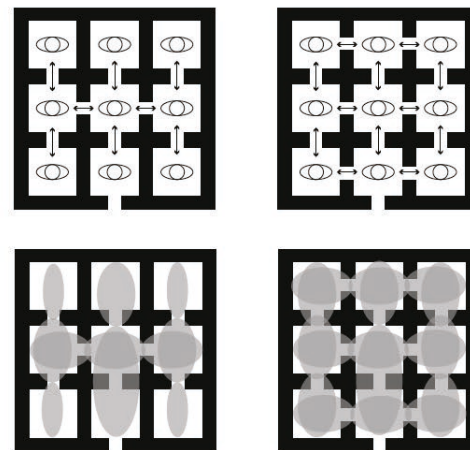
CONCLUSION

- A space syntax analysis

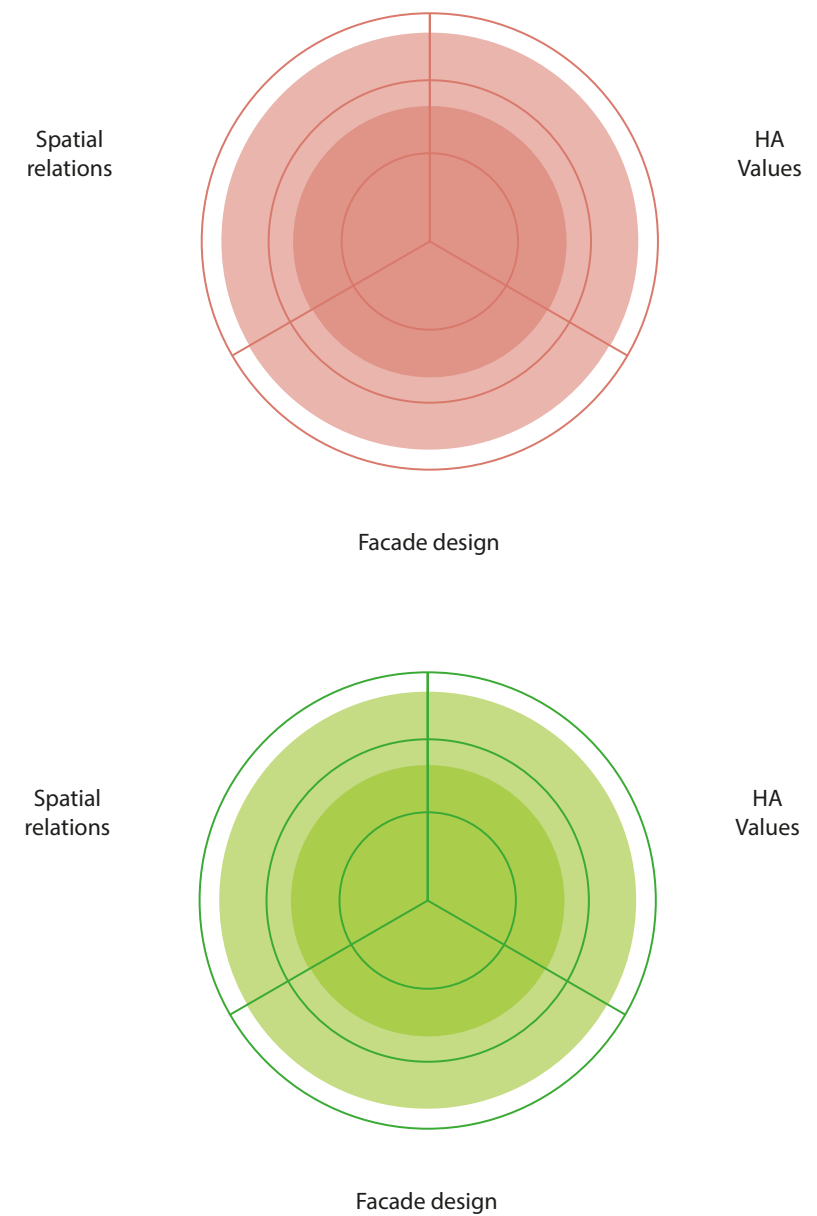
Hillier, 2007:



Hillier, 2006:

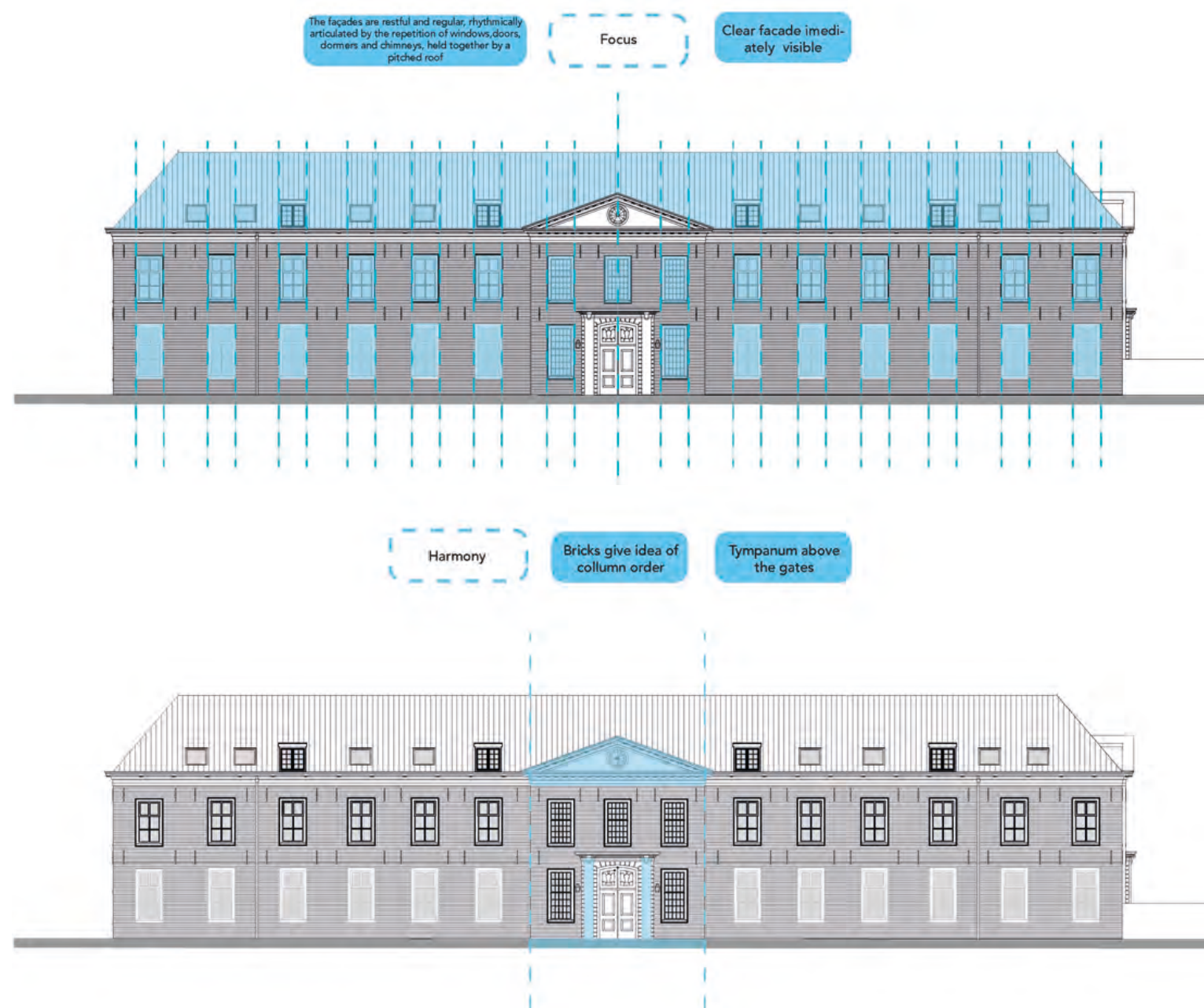


- Balance diagrams



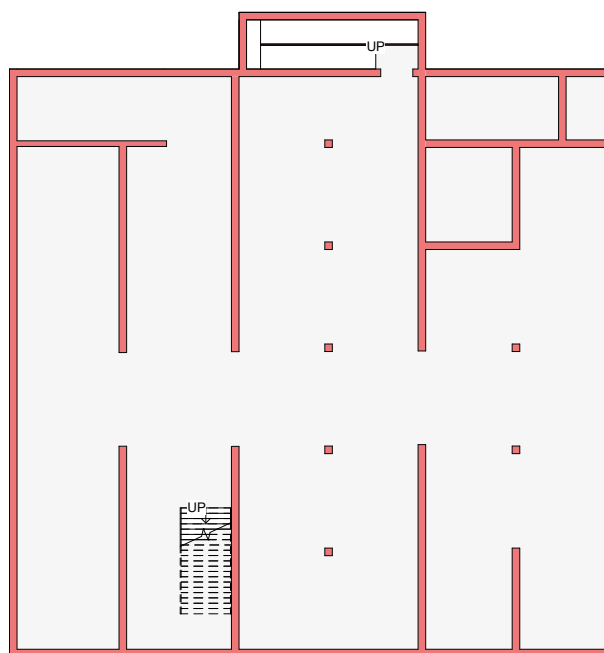
REFLECTION

- Tangible vs intangible

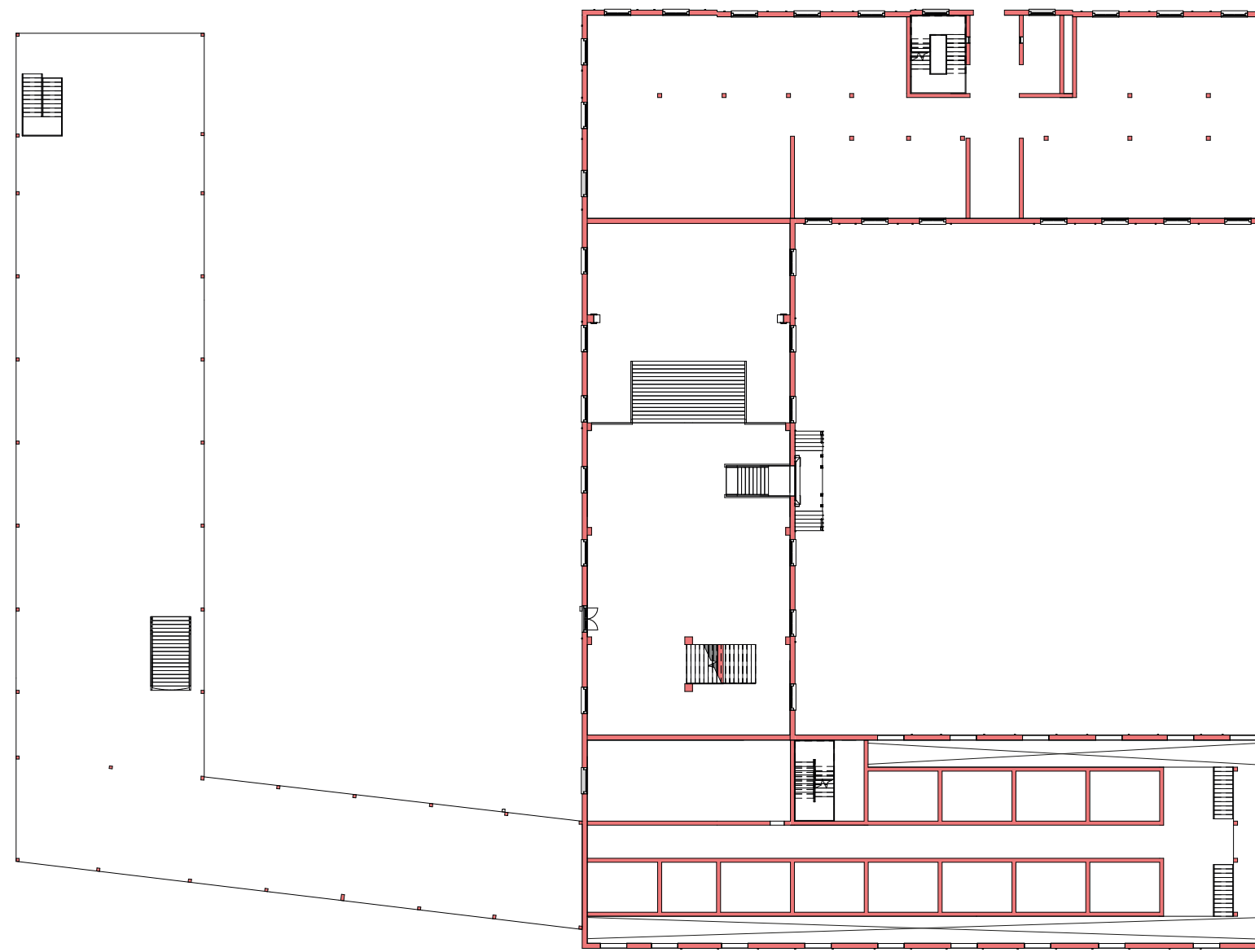


THANKS FOR YOUR ATTENTION





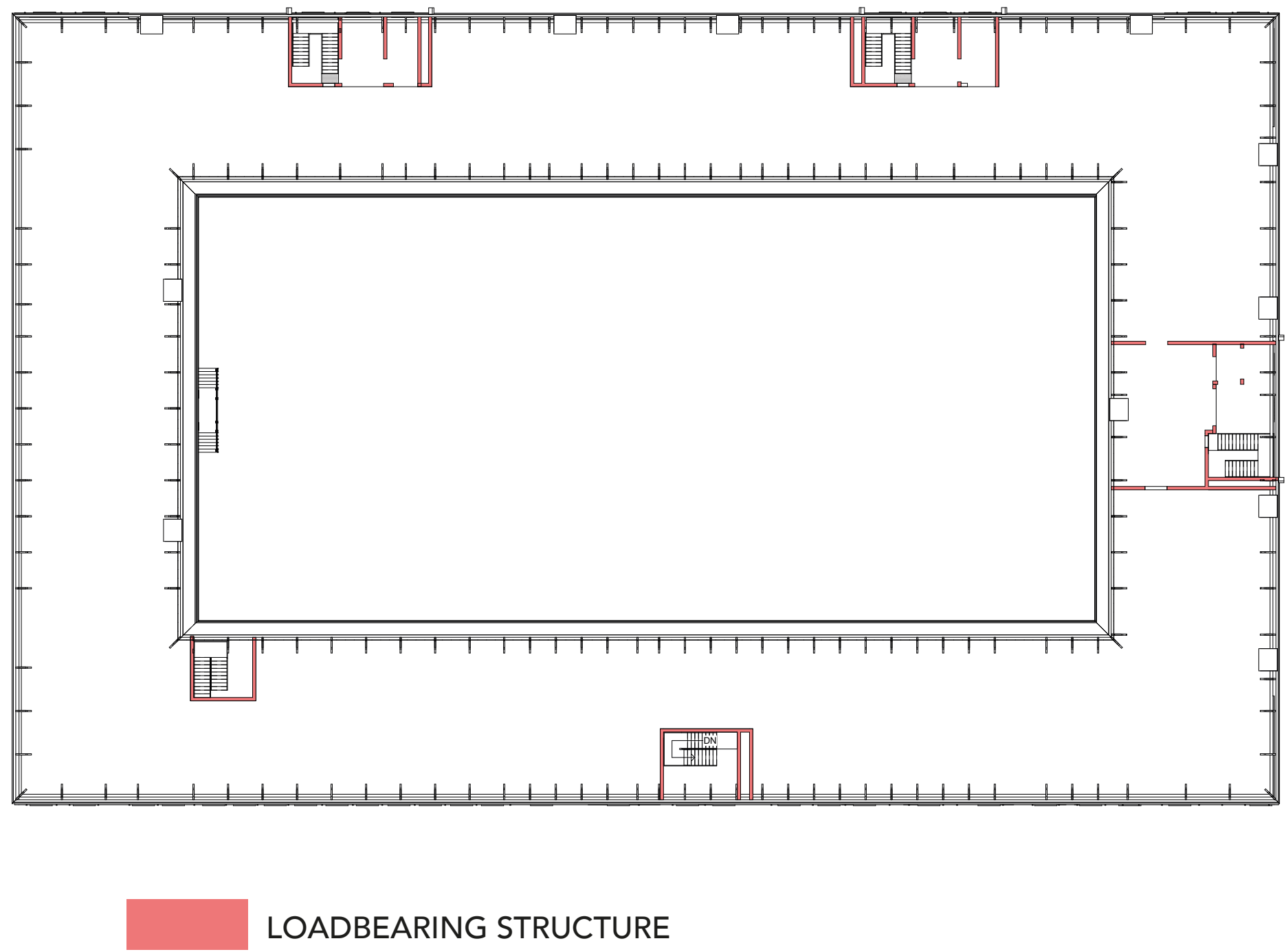
LOADBEARING STRUCTURE



 LOADBEARING STRUCTURE



 LOADBEARING STRUCTURE



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