

# Re:generation

Remedying significant generational change in Houtwijk's built environment through the lens of designing-out youth antisocial behaviour

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Reform the environment — not man…

Don't attempt to reform man. An adequately organized environment will permit humanity's original, innate capabilities to become successful. Politics and conventionalized education have sought erroneously to mould or reform humanity, i.e., the collective individual.

My philosophy and strategy confine the design initiative to reforming only the environment in contradistinction to the almost universal attempts of humans to reform and restrain other humans by political actions, laws, and codes. This restraining begins with the earliest parental attempts to reform their children's spontaneous behaviours in order to conform them to "accepted" standards and codes. The reforming of others is subsequently manifest in attempts of grownups to reform other grown ups' patterns through politically enacted law.

**Richard Buckminster Fuller (1963/2008, pp. 392–394), in Utopia or Oblivion and referenced at the beginning of C. Ray Jeffery's (1971) seminal work Crime Prevention Through Environmental Design**

# 1 | Introduction

## Re:generation

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# 1 | Introduction

## Challenge statement

### Significant generational change

The Houtwijk neighbourhood in The Hague transformed significantly from 1800s farm/green-house 'horticulture' into a 1970/80s 'major expansion' of suburban parks, blocks and allotments (Gemeente Den Haag, 2023; Oorschot, 2014, pp. 359, 465). Rapid urbanisation like this creates 'underlying risks' (Crowe & Fennelly, 2013, pp. 220–221) in accommodating many 'new [residents]' following the 'social powder keg' of inner-city decline (Dekker et al., 2012, pp. 211–212) and 'housing shortage[s]' (Oorschot, 2014, p. 359; RDMZ & DSO 1990, p. 131; van Hoogdalem & Koopmans, 2019, p. 4)

### Antisocial behaviour (ASB)

Subsequently, Houtwijk's disproportionate ASB (equating total crime, illegal; and nuisance, subjective) is considered symptomatic of diminishing social 'coherence', 'control' and 'networks' from high 'degrees of urbanisation' (CBS, 2024; CEN, 2022, pp. 6, 10, 13; Tollenaar et al., 2022, p. 14; Leidelmeijer et al., 2010, p. 19). Houtwijk itself considered 'extremely urbanised' (> 2,500 address /km2 in CBS, 2025a; Tollenaar et al., 2022, pp. 43, 90, 94). Today, fear of ASB has become 'one of the most significant' impacts (Cozens, 2014, p. 72; GOV.UK, 2023; Putrik et al., 2019) on people's 'quality of life' and 'health' ('physical, mental and social well-being', WHO, 2025; Putrik et al., 2019), with youth being the '[most] adversely affected'/impactful among 'vulnerable groups' (Crowe & Fennelly, 2013, p. 221; Kesteren et al., 2014, p. 53; M. S. Scott, 2011, p. 7)

### An outlier

Talking with residents, they described the undeniability of and difficulty determining why Houtwijk presents an outlier for youth ASB (anonymous group 1, personal communication, 15 April 2026; anonymous group 2, personal communication, 29 May 2026; DHC25/26, 2025). BPT Houtwijk, a 25-year, voluntary watch recently disbanded after dwindling local support and 'increasing verbal aggression and intimidation' from 'harden[ed] people on the streets' (former coordinator Marcel 2025, p. 3; anonymous individual 1, personal communication, 23 November 2025). Consistent with cities 'hardening', despite a 'spectacular decrease' nationally over ten years (-50%, Weijers et al., 2021, p. 264), there's been a significant increase in general/'youth nuisance' (+451%/+1283%) between 2012 – 2024 in Houtwijk, resulting in its position as the 19th highest neighbourhood (/121) for ASB in The Hague (DHIC & Politie-eenheid Den Haag, 2025; Laan et al., 2024, pp. 40–41, 47, 56; Tollenaar et al., 2022, p. 6).

Correlation aside, 'underreport[ing]' means 'record[s] don't fully capture' its impact, quantitatively or qualitatively (Mandemakers et al., 2021, p. 46; M. S. Scott, 2011, p. 13).

### Young people

'Significant concerns' about the 'increasing' frequency (i.e. 'signs [of] tipping-point', de Mos & Roopram, 2020; Uduba, 2024, p. 1)[1] and 'severity' (Beeloo-Planken in Koopen, 2024; Roopram, 2021, pp. 1–2) of youth ASB in Houtwijk and wider Loosduinen is raised repeatedly by stakeholders over time, though it remains unresolved. Categorised as 'youth nuisance' ('Jeugdoverlast'/code: E35) by the police, this includes anything illegal (assault) or 'perceived as unacceptable' (loitering), that is intentionally/unintentionally caused by 10 – 23-year-olds (Leidelmeijer et al., 2010, pp. 13–14; van Mook, 2025). Globally and nationally, youths are 'overrepresented' (Cozens, 2014, pp. 32, 95; Crowe & Fennelly, 2013, p. 115) as perpetrators/victims of ASB and is 'highly concentrated' (25% of crime, 14% of suspects) in a 'limited number ("top 1%")' of Dutch neighbourhoods, including Houtwijk (Kesteren et al., 2014, pp. 53–54, 64, 66; Tollenaar et al., 2022, pp. 7–8, 2024, p. 13).

### Socio-spatial

'Characteristic' of 1% neighbourhoods, Houtwijk experienced 'little' change in 2012 –2024 figures (2012: 795, 2024: 613, DHIC & Politie-eenheid Den Haag, 2025; Tollenaar et al., 2022, p. 7), however, a pervasive fear is felt with the cafeteria owner's murder by three teenagers (Femke Beeloo-Planken, neighbourhood councillor in Koopen, 2024; NL Times, 2023; van der Kaay & Meeder, 2025, p. 75). Leading to numerous, self-coined "socio-spatial" issues such as the anxiety of vulnerable groups (youth, women, elderly, etc.) through Bokkefort Park, 'mistrust' of young people in the centre, complete 'spatial avoidance' of playgrounds, 'social isolation' at home in the evenings and so on (Cozens, 2014, pp. 74, 158; DHC, 2025; GOV.UK, 2023; Putrik et al., 2019; van der Kaay & Meeder, 2025, pp. 39, 75). This is reinforced by social media and persistent images of vandalised playgrounds, bikes speeding through the centre and threatening nightlife — signalling the need for regeneration (anonymous group 1, personal communication, 15 April 2026; DSP-groep et al., 2011, p. 16; Innes, 2004, p. 352).

### Regeneration

Inherent of the 'strong relationship' (Ceccato & Brantingham, 2024; Colquhoun, 2012, p. 2; MacDonald, 2015) between ASB and Houtwijk's socio-spatial environment, this need is epitomised by the lack of places for young people (van Zanen, 2025 in response to; councillor and chair Sluijs, 2025; Gemeente Den Haag, 2021; M. S. Scott, 2011, p. 11; anonymous group 1, personal communication, 15 April 2026). Founded in the theory that 'proper design and effective use of the built environment can "design-out" 'fear', 'opportunity' and 'incidence' of ASB and 'improve public health, quality of life and sustainability' (CEN, 2025, p. 11; Crowe & Fennelly, 2013, pp. 4, 7–9; ISO, 2021, p. 1), the following question is asked…

*Note*

*1.1.1 | Points made by politicians are always presented alongside those from differing political parties to minimise accusations of bias or hyperbole*

*1.1.2 | This theory is known as Crime Prevention Through Environmental Design or CPTED and was first coined by C. Ray Jeffery, 1971; see also Cozens, 2014; Crowe & Fennelly, 2013; Fennelly & Perry, 2018; Colquhoun, 2012; ISO, 2021; CEN, 2022, etc.*



## Research question

relevance (1.3) scope (1.4)

**How can townscape regeneration around Houtwijk's centre and two parks remedy significant generational change through the lens of "designing-out" youth antisocial behaviour?[1]**

objective (1.5)

Keywords
townscape regeneration, Houtwijk's centre and two parks, remedy, generational, "designing-out", youth, antisocial behaviour

*Note*

*1.2.1 | For subquestions, see framework.*

# 1 | Introduction

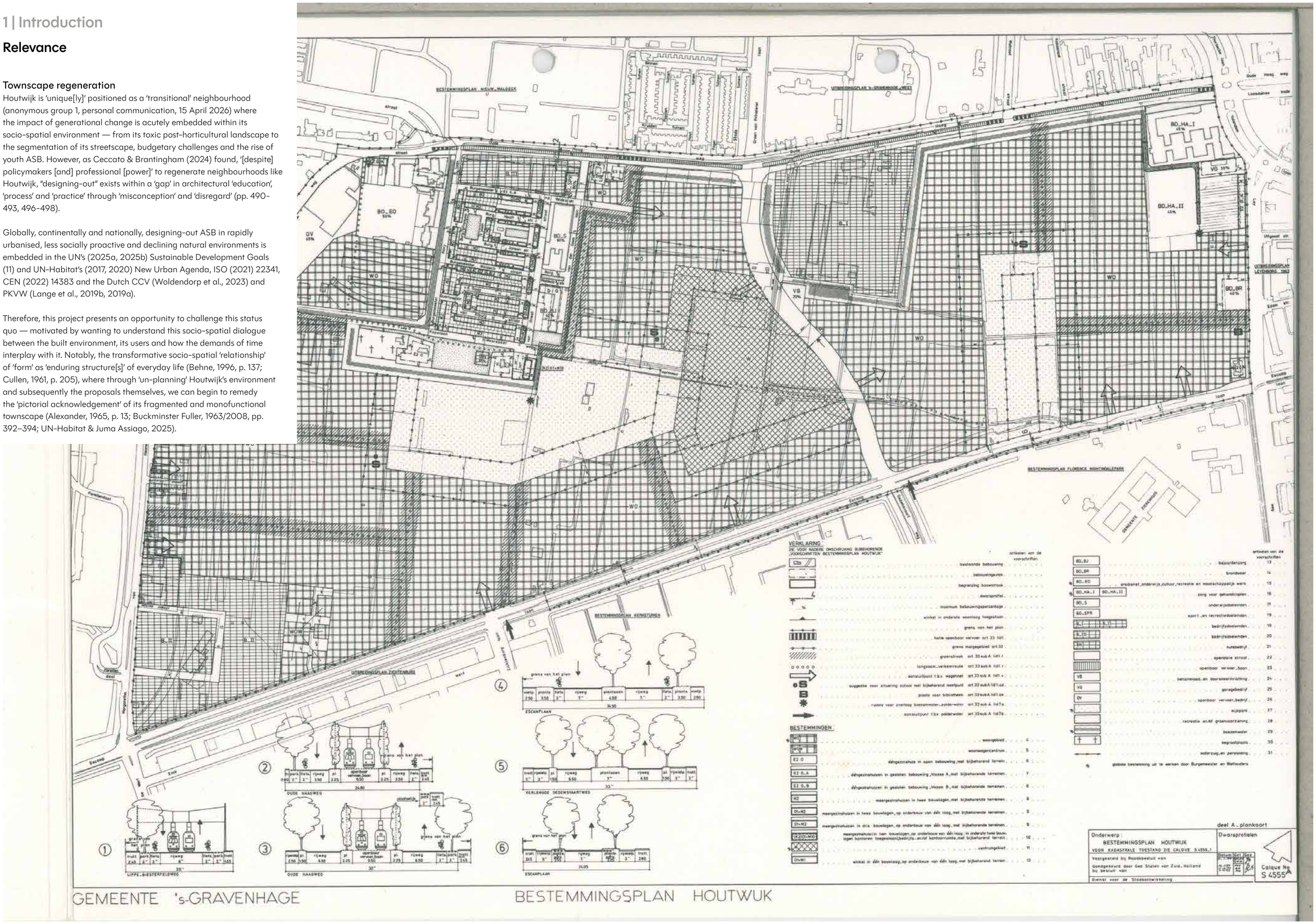
## Relevance

### Townscape regeneration

Houtwijk is 'unique[ly]' positioned as a 'transitional' neighbourhood (anonymous group 1, personal communication, 15 April 2026) where the impact of generational change is acutely embedded within its socio-spatial environment — from its toxic post-horticultural landscape to the segmentation of its streetscape, budgetary challenges and the rise of youth ASB. However, as Ceccato & Brantingham (2024) found, '[despite] policymakers [and] professional [power]' to regenerate neighbourhoods like Houtwijk, "designing-out" exists within a 'gap' in architectural 'education', 'process' and 'practice' through 'misconception' and 'disregard' (pp. 490–493, 496-498).

Globally, continentally and nationally, designing-out ASB in rapidly urbanised, less socially proactive and declining natural environments is embedded in the UN's (2025a, 2025b) Sustainable Development Goals (11) and UN-Habitat's (2017, 2020) New Urban Agenda, ISO (2021) 22341, CEN (2022) 14383 and the Dutch CCV (Woldendorp et al., 2023) and PKVW (Lange et al., 2019b, 2019a).

Therefore, this project presents an opportunity to challenge this status quo — motivated by wanting to understand this socio-spatial dialogue between the built environment, its users and how the demands of time interplay with it. Notably, the transformative socio-spatial 'relationship' of 'form' as 'enduring structure[s]' of everyday life (Behne, 1996, p. 137; Cullen, 1961, p. 205), where through 'un-planning' Houtwijk's environment and subsequently the proposals themselves, we can begin to remedy the 'pictorial acknowledgement' of its fragmented and monofunctional townscape (Alexander, 1965, p. 13; Buckminster Fuller, 1963/2008, pp. 392–394; UN-Habitat & Juma Assiago, 2025).



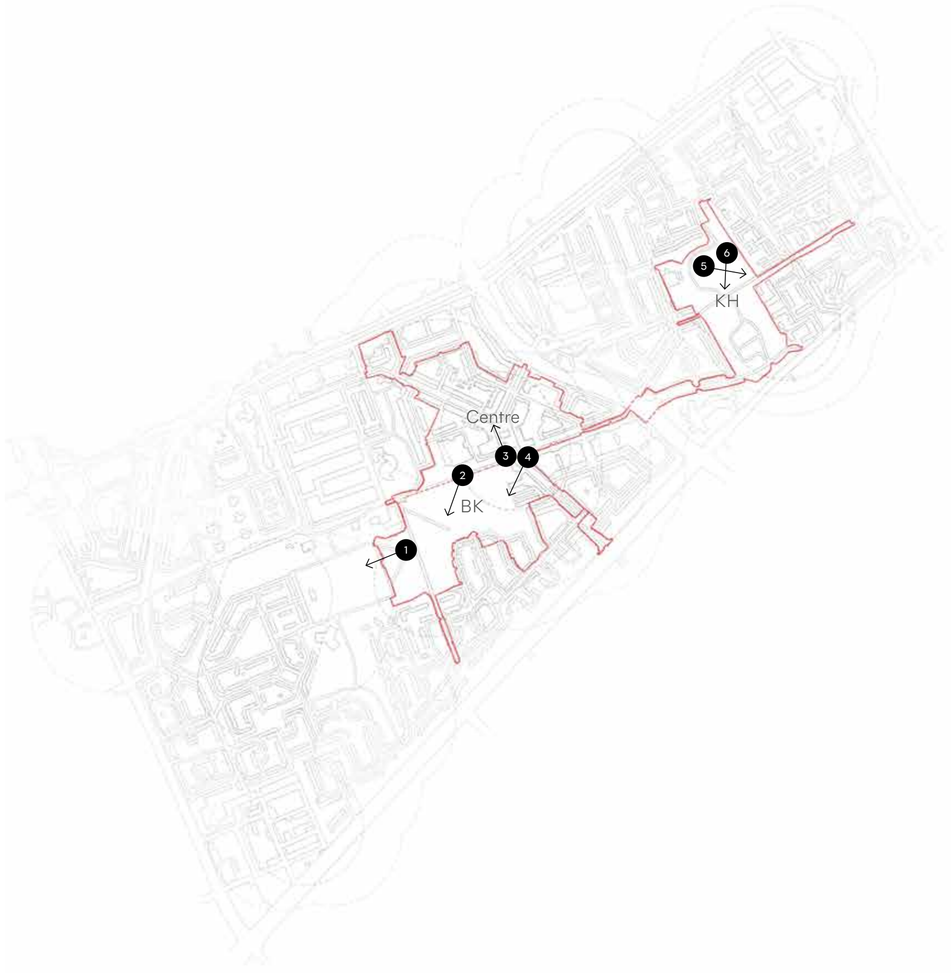

*Partially approved Houtwijk zoning plan, 1977*
*From Gemeente 's-Gravenhage (1977, p. 101). Houtwijk is a late-modernist reaction to 1970s 'cauliflower urbanism' (e.g. neighbouring Nieuw Waldeck, 1972, RDMZ, 1990, p. 119).*

## 1.4 | Scope

### Houtwijk's centre and the two parks

Scope was defined by The Hague police's Pareto Principle/80–20 rule that a majority of 'consequences stem from a small portion [of] causes' and so 'focusing' the project where youth ASB is most 'concentrated' will 'yield' the 'greatest' impact (Clarke & Eck, 2009/2016, pp. 46–47; Colquhoun, 2012, pp. 1, 5; DSP-groep et al., 2011, pp. 21–22, 75; Scott, 2011, p. 10). Through scanning, youth ASB was prioritised and the area around Houtwijk's centre and the two parks was identified as a hotspot.

Due to its scale, Gemeente Den Haag will be the client for this project.




**Legend**

*Youth nuisance from 2020–25/ Site boundary*

High

Low

P Picture location

Houtwijk

Kom Loosduinen

hotspot study area
190 m radius

Site boundary
fr. management areas

*Youth nuisance, adaption of Politie Basisteam Loosduinen (2025b)*

BK Bokkefort park

KH Kleine Hout park

*Management areas, based on Gemeente Den Haag (2025a)*

1:10,000

0 100 200 400 m

N





1



2



3




4



5



6



# 1 | Introduction

## Objectives

### Designing-out youth antisocial behaviour

At the project's beginning, four objectives were formed from the UN's SDG 11/New Urban Agenda, ASB-prevention theory and elaborated by participatory research.

These objectives ultimately informed the ambitions of the project, as outlined in the four themes of the Re:generative toolkit — Activity, Temporality, Visibility and Responsibility.



### Balanced

Designing-out youth ASB equally means "designing-in" 'prosocial' behaviour (Colquhoun, 2012, p. 17; CEN, 2022, p. 11; Mihinjac & Saville, 2022, pp. 30, 41) in a 'balance' between the 'needs and desires' of young people and wider neighbourhood (M. S. Scott, 2011, pp. 7, 9, 17; Woldendorp et al., 2023, p. 5). 'Countering the stigmatisation' created through socio-spatial design, i.e. "fortresses" and "hostile" architecture (Colquhoun, 2012, p. xvi; CEN, 2022, pp. 52, 54; 97., 103. and 106. in UN-Habitat, 2017, p. 27).



### Phased

Interventions for regeneration should be 'prioritis[ed]' and phased for the 'immediate-' (months), 'short-' (years) and 'long-term' (decades) (Fennelly & Perry, 2018, p. 59; Zahm, 2007, p. 13) aims of residents and wider socio-economic 'transitions', 'soften[ing its] impact' (AGIS, 2007, p. 14; Crowe & Fennelly, 2013, p. 221; 94. and 97. in UN-Habitat, 2017, pp. 24–25).



### Taking care

'On-site' (Colquhoun, 2012, pp. 179, 303) facilitation of neighbourhood caretakers and volunteers throughout Houtwijk (AGIS, 2007, pp. 41–43; CEN, 2022, pp. 48, 49; Crowe & Fennelly, 2013, p. 275; Poyner, 1983). Caretakers' responsibilities range from maintenance (groundskeeper, organiser, etc.) to mentorship (coach, counsellor, etc.) and presents a familiar face that oversees, supports and connects young people, other vulnerable residents, spaces and places (Mihinjac & Saville, 2022, pp. 44–46; 100. in UN-Habitat, 2017, p. 25, 2020, pp. 122–123).



### Houtwijk-style

Forming a Houtwijk-'style' solution (Weijers et al., 2021, p. 272) to designing-out youth ASB, in line with its 'cultural heritage', 'characteristics', etc. (Colquhoun, 2012, p. xvii; 97. in UN-Habitat, 2017, p. 25). Raising the 'potential' for the project's 'success' (Zahm, 2007, p. 25) through support from the 'Haagse Kracht' (aka. local 'power', in Gemeente Den Haag, 2015, p. 6), e.g. 'experience', site understanding, 'programming [and] design' needs, etc. (AGIS, 2007, pp. 50–51; Derr et al., 2018, p. 11).

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# 2 | Approach

## Framework

A multi-layered research and design strategy

# SARA

## A theoretical and practical guide

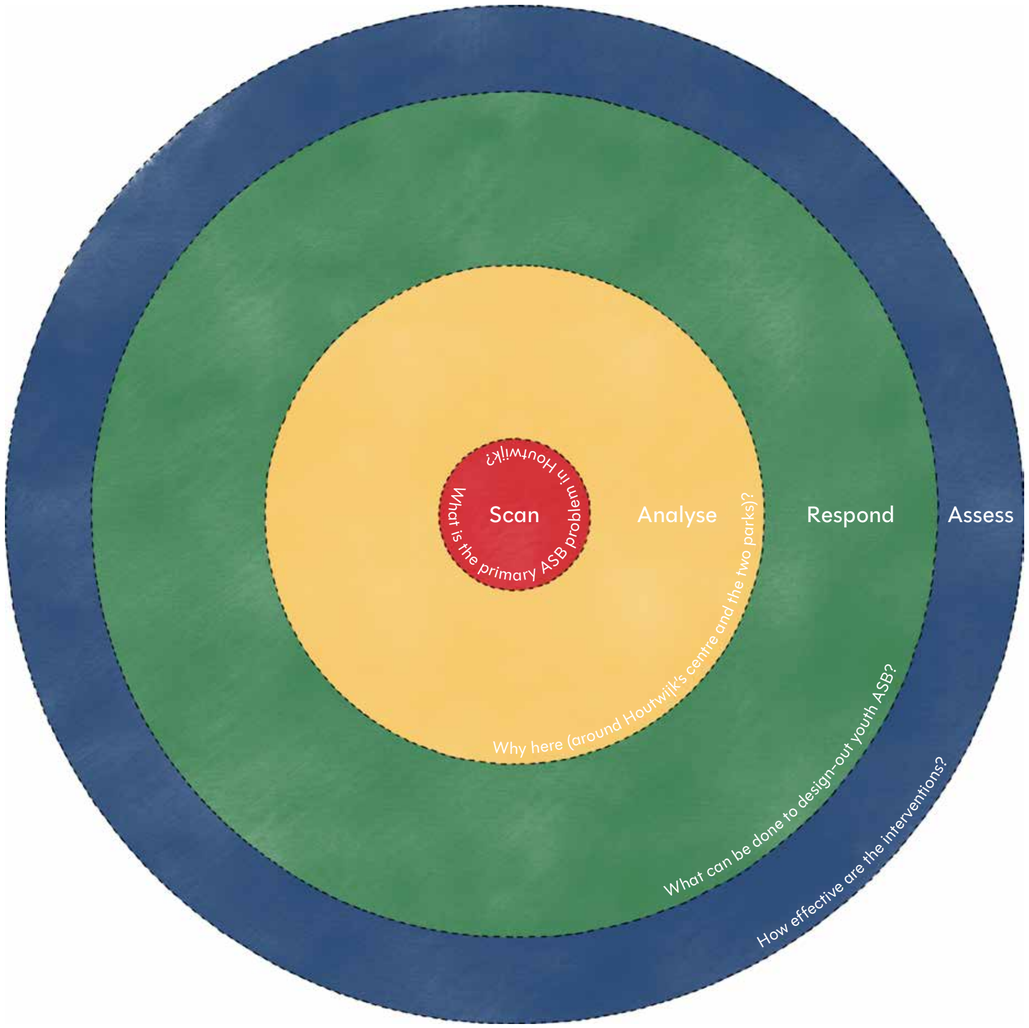
Used globally (ISO, 2021, p. 8; Scott & Clarke, 2020), continentally (CEN, 2022, pp. 12, 17) and locally in The Hague police's 'hotspot approach' (DSP-groep et al., 2011, pp. 10, 13, 75), SARA was developed by Eck & Spelman (1987) as an, 'iterative' structure for 'Problem-Oriented Policing (POP)' (originally termed by Goldstein, 1979; Laycock, 2007, pp. 674, 683). Strategically used as an objective, layered approach in this architecture project, SARA performs as a guide to structuring it, understanding theory and practically designing-out ASB at neighbourhood- to building-scale (Goldstein, 1990, pp. 66–67; Zahm, 2007, pp. 11–12).

## Four subquestions

Research is simplified into four subquestions (see table below, derived from Zahm, 2007, p. 11), relating to SARA's universally-recognised steps:

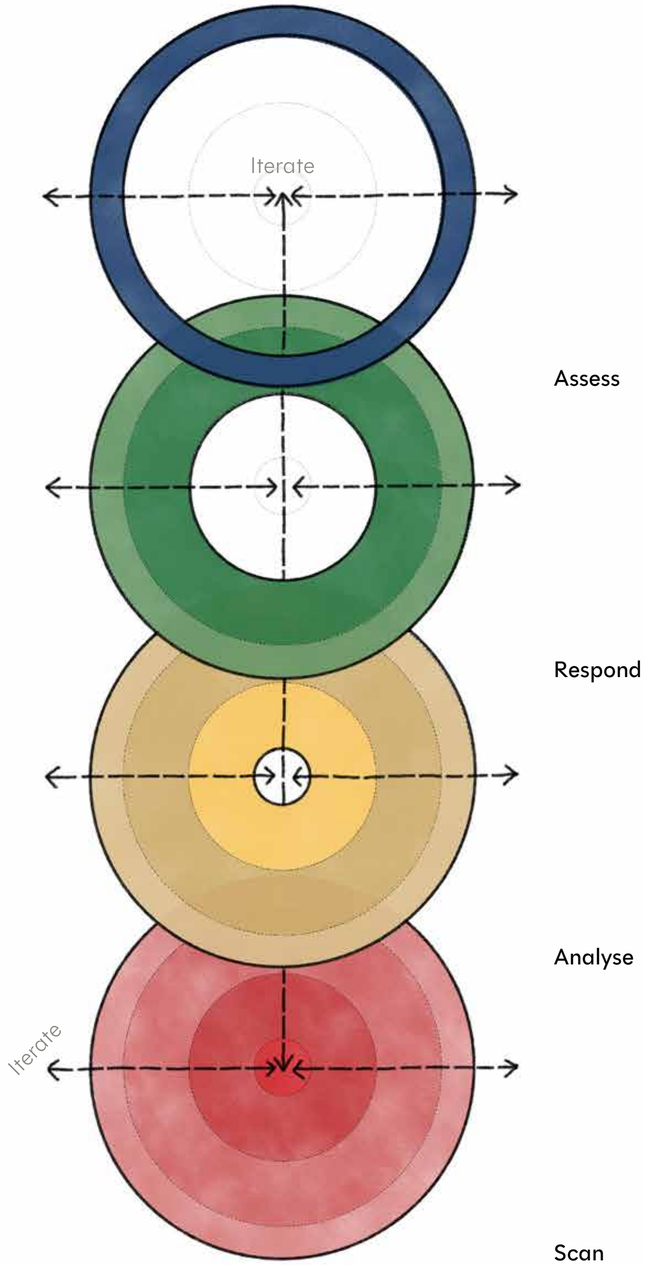
*How can townscape regeneration around Houtwijk's centre and two parks remedy significant generational change through the lens of "designing-out" youth antisocial behaviour?*

| S | A | R | A |
|---|---|---|---|
| Scan | Analyse | Respond | Assess |
| What is the primary ASB problem in Houtwijk? | Why here? | What can be done to design-out youth ASB? | How effective are the interventions? |




*SARA visualised*

*Reimagined as radiating circles, aligning it with the Crime Prevention Through Environmental Design (CPTED) model, where each concentric ring corresponds to a new 'generation' of it (depicted by Cozens et al., 2005, p. 339, though adapted from; Moffait, 1983, see also; Cozens, 2014, p. 98; Cozens and Love, 2015, pp. 4–6)*

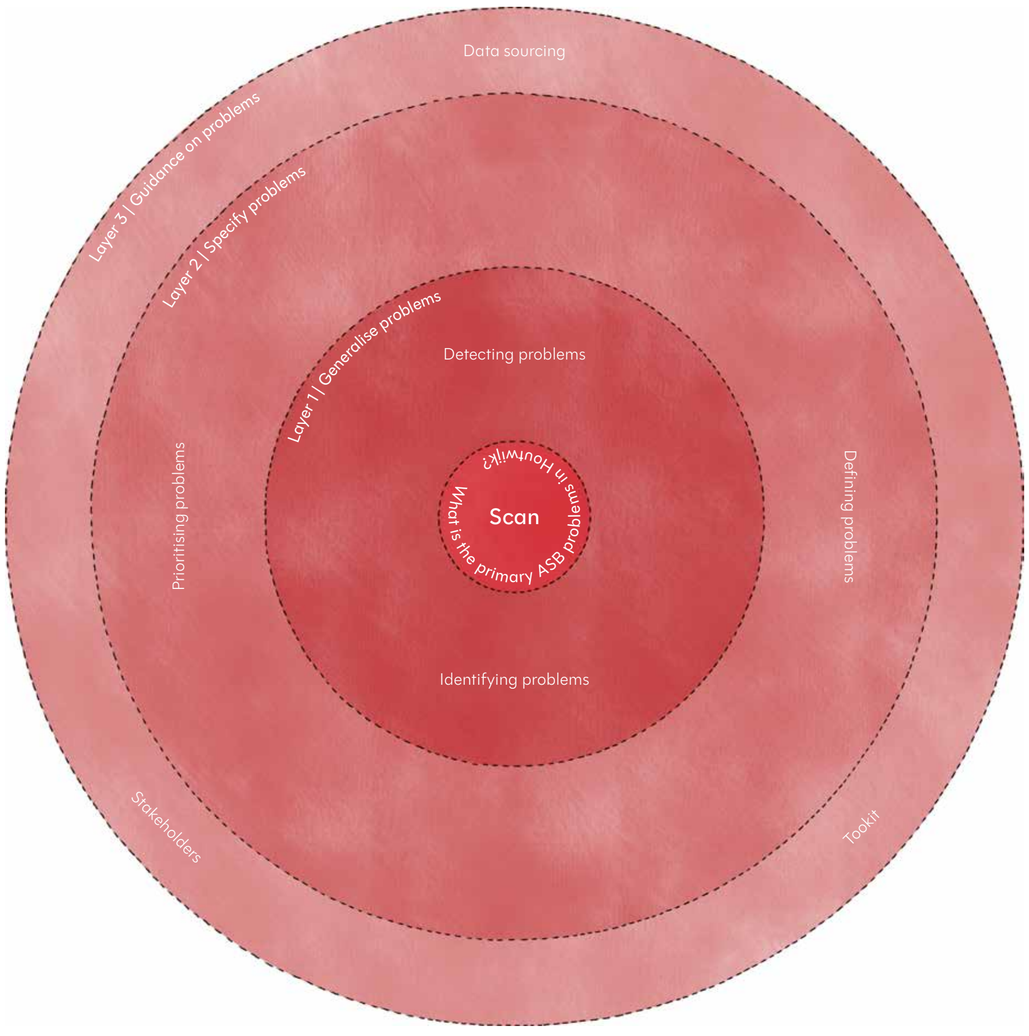



*A multi-layered, iterative approach*

## Scan

### Identifying and positioning ASB problems

Supporting the problem statement's and proceeding research question's formulation, scan begins from national-scale preliminary findings (see Bullock et al., 2013) identifying, defining and '[prioritising] existing', 'recurring' and 'emerging' ASB problems 'amenable' to 'realistic solution[s]' (Braga, 2008, p. 16; DSP-groep et al., 2011, pp. 13, 22–23; Eck & Spelman, 1987, p. 43; Fennelly & Perry, 2018, p. 309). This is through replicable, 'transparent [benchmarking]' of aggregated and recategorised data from generic-to-specific on ASB — illustrated in tables, maps, etc.




*Scan's layers of study*

*1 | First impressions of 'existing and emerging' issues within Houtwijk (Fennelly & Perry, 2018, p. 59; Zahm, 2007, p. 13)*

*2 | Refining between neighbourhood- to almost 'individual'-scale, through a 'critical' assessment of the information available 'against other priorities' (Bullock et al., 2013; Burton & McGregor, 2018, p. 3)*

*3 | Data collection and management from site to stakeholders, creating a toolkit (measures, case studies, etc.) for analysing and responding to youth ASB in Houtwijk*

| layer | foci | explanation |
|---|---|---|
| 1 Generalise problems | Detecting problems | Preliminary investigation to find potential problems within an area, including observations, interviews, etc. Undertaken as part of a research study group in the AR4AD300 Designing for Health and Care Graduation Studio (see DHC25/26, 2025) |
| | Identifying problems | 'Find[ing]', 'recognis[ing]' and 'describ[ing]' the 'most important' existing and emerging problems from generic to specific in scope (national-to-neighbourhood) (Bullock et al., 2013; CEN, 2022, p. 23; DSP-groep et al., 2011, p. 13) |
| 2 Specify problems | Defining problems | Beginning of an 'environmental evaluation' process that acts 'simultaneous[ly]' to later analysis, answering the 'what, where, when and who questions', quantitively (time, magnitude etc.) and qualitatively (observations, interviews, etc.) (Braga, 2008, p. 15; Bullock et al., 2013; Zahm, 2007, p. 15). Issues become defined and redefined in scope, (i.e. 'not restricted by preconceived typologies', Braga, 2008, p. 16; in reference to Goldstein, 1990, p. 68) through iterative study at the neighbourhood-, street- and building-scale, e.g. as an 'array of problems' in a location, a 'specific [problem]' in a 'defined' location or area, etc. (Zahm, 2007, p. 16) |
| | Prioritising problems | Measure the problem's 'impact on other [problems]', 'prevalence', 'amenab[ility]' to a solution, and 'current [and] future situation[s]', etc. (Braga, 2008, p. 16; Bullock et al., 2013; Burton & McGregor, 2018, p. 3). Objectives of the prioritised problem should attempt to align with 'municipal', 'regional', national and 'global [goals]', helping to 'contribute' to their 'realisation' (Woldendorp et al., 2023, p. 17) |
| 3 Guidance on problems | Data sourcing | 'Collect as [much]' information 'as possible' from a 'variety of sources' at all scales of stakeholders, i.e. local-to-national (Bullock et al., 2013; Woldendorp et al., 2023, p. 19; Zahm, 2007, p. 13) |
| | Tookit | Develop a toolkit of examples, measures, etc., positioning theory (e.g. study and analysis) and practical exercises (e.g. participatory research) in a communicable way for the project's design |
| | Stakeholders | As defined in EN 14383-1, stakeholders are a 'person or organisation' that can 'affect, be affected by, or perceive themselves to be affected by' the process of "designing-out" youth ASB in Houtwijk (CEN, 2025, p. 50). At these 'early' stages, the 'identif[ied]' stakeholders (Zahm, 2007, pp. 13, 17, 25) form a '[multidisciplinary] Working group' (WG) to 'represent' them and help 'define' and 'prioritise' the problem and objectives through 'analysing' the environment and ultimately 'support' its 'implement[ation]' (AGIS, 2007, pp. 50–51; CEN, 2022, pp. 20–21, 2025, p. 51; Woldendorp et al., 2023) |

*Scan's foci explained*

# Analyse

### Why the site experiences youth ASB

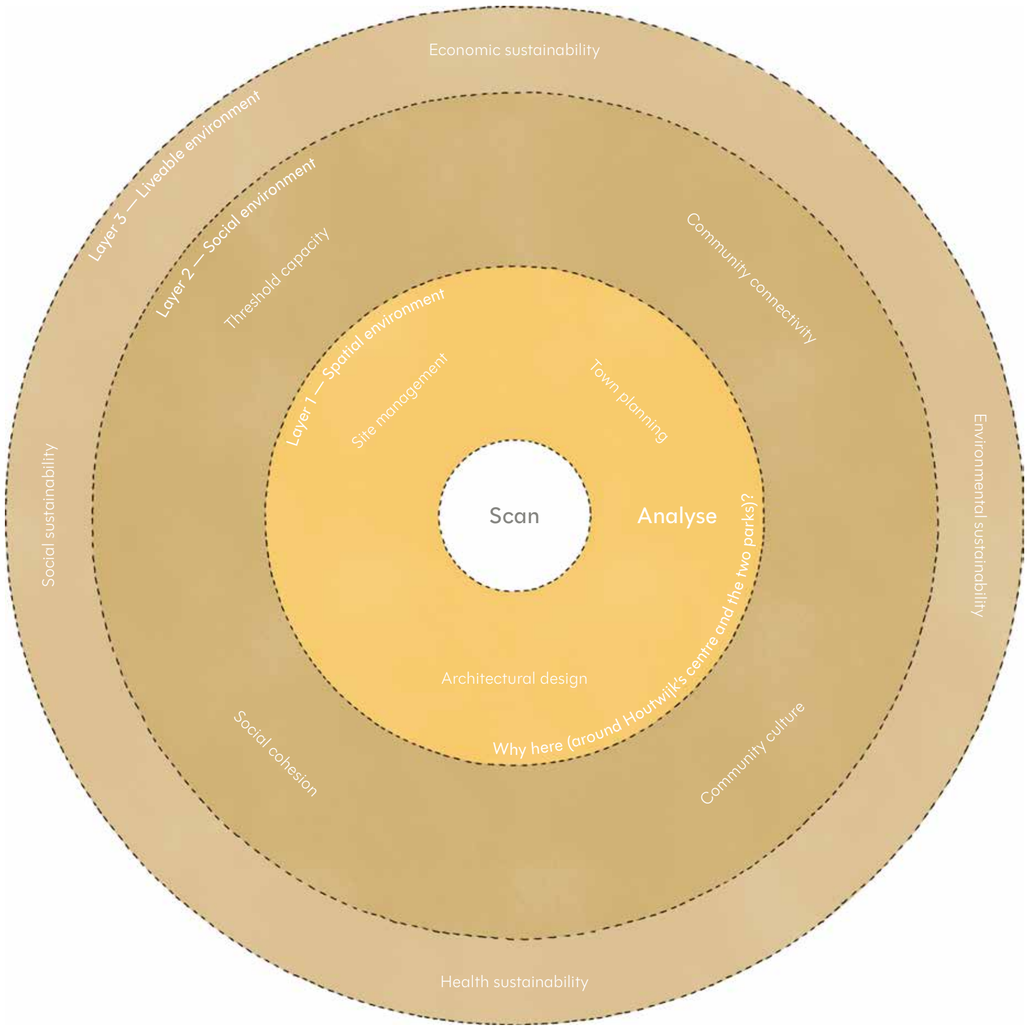
How socio-spatial 'relationships' (Fennelly & Perry, 2018, p. 59; Zahm, 2007, p. 13) contribute to youth ASB around Houtwijk's centre and two parks — guiding its regeneration (Braga, 2008, p. 20). Crime Prevention Through Environmental Design (CPTED) is a flexible model adaptable within SARA and other methods (PKVW by Lange et al., 2019a, 2019b; VER by Woldendorp et al., 2023, etc.) that 'uses' town 'planning', architectural 'design' and site 'management' across three layers of study (CEN, 2022, pp. 6, 11–12, 22, 60; ISO, 2021, p. 1).

Analyses' layers will be supported by a mix of references to stakeholders' views from research and participatory research, alongside theoretical work that mirrors CPTED generations and so 50-years of cross-disciplinary study.

This includes:

- Jacob's Eyes on the Street (1961)
- Newman's Defensible Spaces (1973)
- Alexander's Pattern Language (1977)
- Brantingham's Crime Pattern Theory (1981)
- Hillier's and Hanson's Space Syntax (1984; 2007)
- Oldenburg's Third Places (1989/1999, 2001)

Since these seminal works, numerous projects have been developed into further literature, toolkits and buildings — analyses' foci represents a glossary of theory to consider throughout the project.




*Analyse's layers of study*

*1 | Overlapping concepts of 1st gen. CPTED are summarised into three foci by international (22341, ISO, 2025) and European (EN14383, CEN, 2022, 2025) standards*

*2 | 'Softer' studies supporting layer 1 (CEN, 2022, p. 14; Fennelly & Perry, 2018, p. 30) in Saville & Cleveland's (1998) expansion on Dutch CPTED (PKVW) and Alexander's PL (1977) (Calquhoun, 2012, p. 62)*

*3 | 'Holistic' overview of 'complementing outcomes', safety and quality of life, through 'liveability metrics' and key socio-economic dimensions (Mihinjac & Saville, 2019, pp. 5, 7, 9–13)*

| layer | foci | explanation |
|---|---|---|
| 1 Spatial environment | Town planning | Understanding the 'local context, cultural tradition[s] and past experience[s]' (ISO, 2025, p. 4) of Houtwijk residents and how different typologies (buildings, public spaces, etc.) and their uses related to ASB over time (daily, weekly, seasonally, etc.), aka. 'geographical juxtaposition' (Colquhoun, 2012; CEN, 2022; Cozens, 2014; Crowe & Fennelly, 2013; Fennelly & Perry, 2018; Newman, 1973) |
| | Architectural design | Grounded in 'opportunity-based theories' (Cozens, 2014, pp. 22, 55), analysis of architectural design explores the capability of Houtwijk's centre and two parks' planning and design to observe, identify, dissuade and prevent youth ASB through concepts such as 'surveillance', 'access control', etc. (Colquhoun, 2012; CEN, 2022; Crowe & Fennelly, 2013; Fennelly & Perry, 2018; ISO, 2025; Newman, 1973) |
| | Site management | People's involvement and perception of the area around Houtwijk's centre and the two parks (i.e. the site) and its effect on resident's feelings, behaviours and activities, e.g. illegality, investment, isolation, etc. (Colquhoun, 2012; CEN, 2022; Crowe & Fennelly, 2013; ISO, 2025; Newman, 1973). This goes beyond broken windows theory's (Kelling & Wilson, 1982) contentiousness (Lanfear et al., 2020) and instead focuses on the reflective relationship between people and their environment or 'milieu' (Cozens, 2014, pp. 23, 64; Fennelly & Perry, 2018, pp. 14–16; Newman, 1973, pp. 102–117) |
| 2 Social environment | Community connectivity | Understanding of the informal and formal 'networks' ('transport', 'websites', 'activities', etc.) within Houtwijk and their 'ability' to 'create', 'strengthen', maintain and be extended e.g. to the 'municipal[ity]', 'agencies', etc. (CEN, 2025, p. 16; Cozens, 2014, p. 86; Fennelly & Perry, 2018, pp. 29, 307). Aspiring for a 'stronger sense of place' through 'self-policing', 'discourag[ing and] deter[ing]' ASB |
| | Community culture | Extent to which people are brought 'together' for a 'common purpose' in Houtwijk, creating a 'sense of community (watchers)', without leading to the 'exclusion and disadvantage of other[s]'. (Cozens, 2014, pp. 86–87; Fennelly & Perry, 2018, pp. 29, 307, 320). This can be provided through 'clubs', 'events', 'traditions', etc. |
| | Social cohesion | A 'broad concept' that forms the 'bedrock of 2nd generation CPTED' and focuses on measures to 'recognis[e]', 'support' and 'celebrat[e] the 'inclusion' (poverty, inequality, etc.), 'capital' (belonging, engagement, etc.) and 'mobility' (capability, opportunity, etc.) of Houtwijk's residents (Cozens, 2014, p. 86; OECD, 2011, pp. 53–54). Solutions include: 'participation in local events and organisations', 'presence' of community caretakers, etc. (Crowe & Fennelly, 2013, pp. 29, 306) |
| | Threshold capacity | Threshold capacity describes the 'limits' before "tipping-point" to ASB and the substantial 'fear' it brings, caused by 'elements such as land-use, scale/size, density, diversity (socially, culturally and in land uses), and available resources (economic, natural, common facilities, etc.)' resulting in 'anonymity', a 'transient neighbourhood' etc. (CEN, 2025, p. 17; Cozens, 2014, p. 87; Fennelly & Perry, 2018, p. 30). Solutions include: improved maintenance, 'balance of social stabilisers' e.g. dwellings to entertainment, etc. |
| 3 Liveable environment | Economic sustainability | Understanding and finding opportunities for 'locally viable means of economic production for current and future generations', in order to prevent 'decline' and a subsequent 'vicious cycle' of 'limited [opportunities]' and 'basic needs' (Mihinjac & Saville, 2019, p. 8, 2022, pp. 43–45). Solutions include: 'support[ing] small business [and] temporary retail [infrastructure]' (pop-up shops, creative ventures, etc.), '[affordable] mixed land use' townscape regeneration, 'mentorship programmes' (youths, former criminals, etc.), and so on |
| | Environmental sustainability | 'Greening' of the site as a metric of ASB, e.g. 'heat-violence' from 'psychological stress' in 'low-income communities' rising from'[excessive] artificial materials', provision of safe public spaces, air quality, etc. (Mihinjac & Saville, 2019, pp. 8–9, 2022, pp. 39–41). Solutions include: 'increas[ning] greenery' ('rooftop gardens', 'community gardens', etc.), 'placemaking in poor environmental areas' ('abandoned' spaces, '"no man's land" areas', etc.), and so on |
| | Health sustainability | Measuring the relationship of the site's capacity to improve the 'health' (i.e. 'physical, mental and social well-being', WHO, 2025), with health and experiencing ASB being 'positve[ly] correlated', notably in 'disadvantage[d]' areas and from 'childhood traumas'. (Mihinjac & Saville, 2019, pp. 7–8, 2022, pp. 45–47). Solutions primarily involve 'activating' spaces and places through 'physical and social means', e.g. facilitating 'pro-social activity', 'restorative justice' and 'conflict [resolution]' and education through neighbourhood hubs, exercise equipment, walkable spaces and schools |
| | Social sustainability | 'Overlaps with' 2nd generation CPTED's 'social cohesion' and positions the site through a socio-political lens, looking at aspects such as 'democracy and [rules-based] decision making' — 'relat[ing]' it to the 'regeneration and development [of] balanced neighbourhood' infrastructure and 'mitigat[ing] future problems' e.g. 'pandemics', which was a period of substantially greater nuisance in the Netherlands (followed pre-covid trend in Houtwijk, highest post-pandemic in 2021 DHIC & Politie-eenheid Den Haag, 2025; CBS, 2023; Mihinjac & Saville, 2019, p. 9, 2022, pp. 41–43). Solutions include: 'human-scale' development of 'third places' in '"social deserts"', 'participatory practice', neighbourhood hub[s as] "command centre[s]" [for] decision-making', etc. |

*Analyse's foci explained*

# Respond

### Plan development for "designing-out"

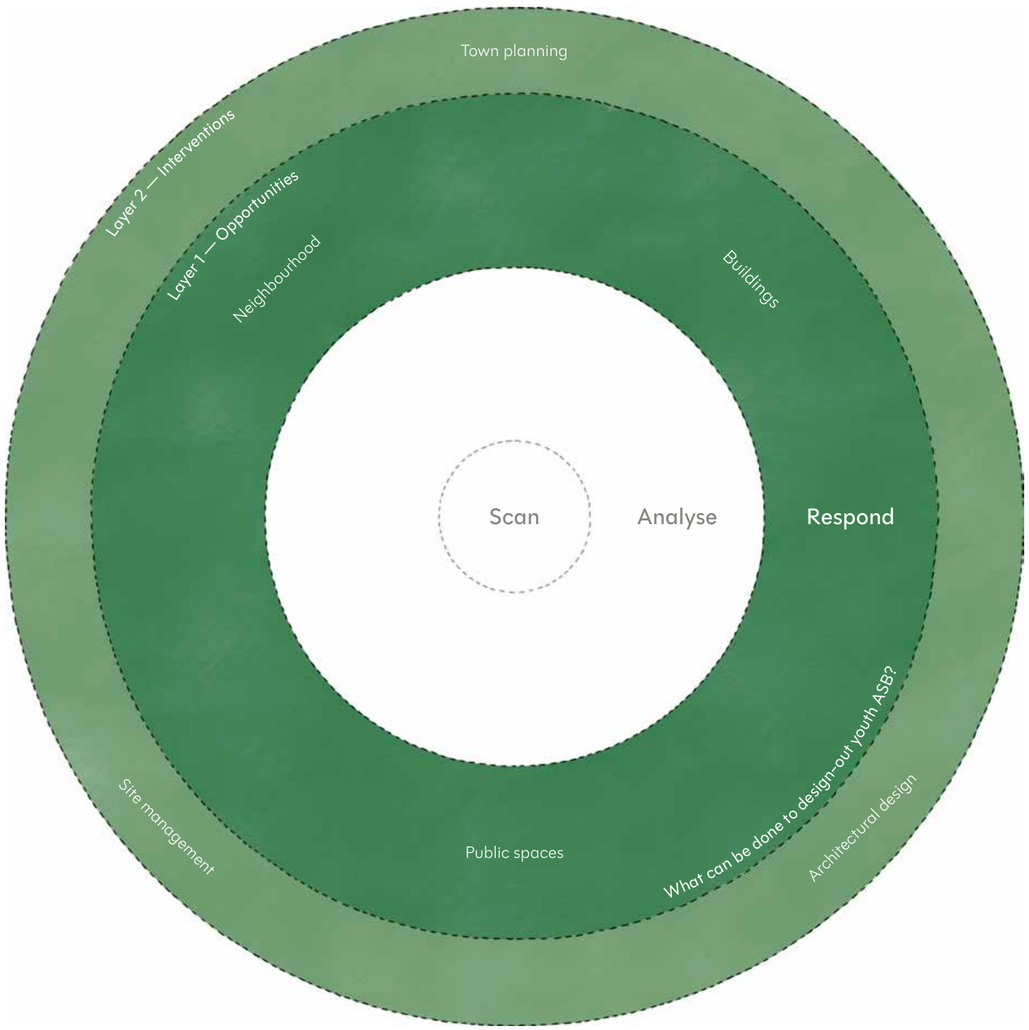
Respond's levels are adopted from SARA's expanded form, SPATIAL (see diagram, right, by Burton & McGregor, 2018; CEN, 2022, p. 12) and represents the project's design phase (Bullock et al., 2013; Zahm, 2007, pp. 13, 25–27). These foci provide an outline for implementing evidence-based, multi-scale socio-spatial solution from previous analysis and precedent research — concluding as a thematic toolkit to explain the design.

| S | A | R | A |
|---|---|---|---|
| Scan | Analyse | Respond | Assess |

| S | P | A | T | I | A | L |
|---|---|---|---|---|---|---|
| Scan | Prioritise | Analyse | Task | Intervene | Assess | Learn |

*SPATIAL*

*Table illustrating SARA to SPATIAL framework, by Burton & McGregor (2018, p. 4)*




*Respond's layers of study*

*1 | Exploring possible design solutions throughout the site, supported by comparable case studies and 'research-by-design' (Hauberg, 2011, pp. 51–53; Verbeke, 1991/2016, pp. 150–151, 154).*

*2 | Proposals 'prioritised' according to 'feasibility' and through phased interventions (Burton & McGregor, 2018, p. 3; CEN, 2022, pp. 47–49; Fennelly & Perry, 2018, p. 59)*

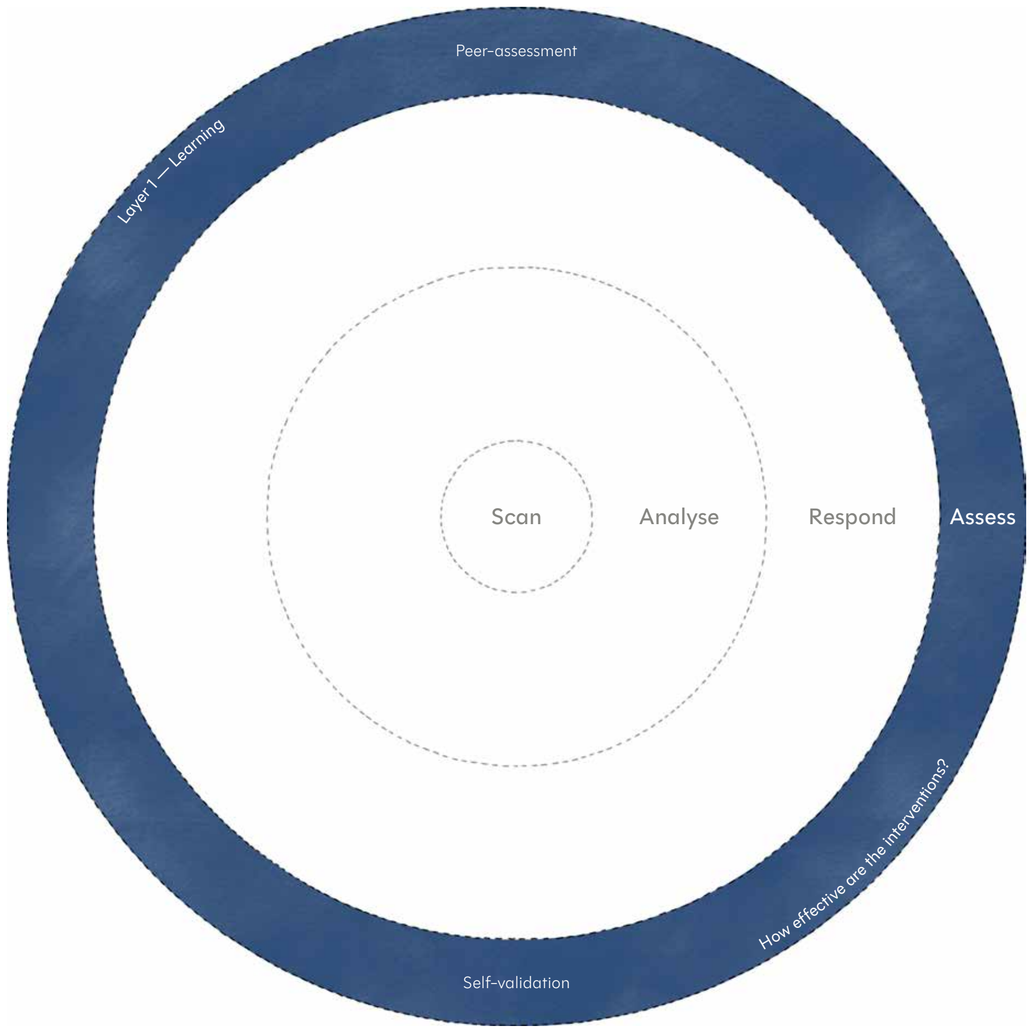
| layer | foci | explanation |
|---|---|---|
| 1 Opportunities | Buildings | Comparable precedent research and explorations on "designing-out" youth ASB, resulting in (CEN, 2022, p. 31):<br>• Improved support (equipment, services)<br>• Redesigned existing buildings<br>• New buildings |
| | Public spaces | (CEN, 2022, pp. 31–32):<br>• Improved support (equipment, services)<br>• Redesigned existing layouts<br>• New layouts |
| | Neighbourhood | (CEN, 2022, pp. 32–33):<br>• Improved support (equipment, services)<br>• Redesigned existing developments and infrastructure<br>• New developments and infrastructure |
| 2 Interventions | Town planning | Recomposition of Houtwijk's centre and two parks as part of the neighbourhood (and surrounding) townscape, where through the rebalancing of aspects such as 'scale', 'density', 'function', etc., youth ASB is "designed-out" (AGIS, 2007, p. 13; CEN, 2022, pp. 47–48; 2021, p. 5). Resulting from 'strategies' that 'aim' to: improve existing and enable new informal and formal 'social networks', activate streetscapes and protect places and spaces that would previously have been 'vulnerable' because of its planning, e.g. shops, playgrounds, etc. |
| | Architectural design | 'Complementary' to town 'planning', architectural design concerns the "designing-out" of youth ASB, through the form, programming, detailing, etc., of places and spaces at and below the building-scale, i.e. from street furniture to façades (CEN, 2022, p. 48; ISO, 2021, pp. 5–6). 'Creat[ing] conditions' for 'informal social control [and] surveillance', 'care for the environment', etc. |
| | Site management | Projects that 'organise', 'support' and 'encourage' the management (including 'maintenance') of the site by stakeholders, 'residents and visitors' and 'professional assistance' — enabled by and 'complement[ing] existing' and new 'planning and design' interventions, most notably in 'providing infrastructure' for 'vulnerable groups' such as young people (playgrounds, skate parks, etc.) (CEN, 2022, pp. 48, 49; ISO, 2021, pp. 6–7). The 'quality' of a site management intervention is measured by 'its ability to facilitate' caretakers in its planning and design, who are able to 'reduce' the fear of ASB by being able to 'act' on its 'consequences' (AGIS, 2007, p. 41) |

*Respond's foci explained*

## Assess

### Learning from the project

As elaborated in assess' foci, '[regular] peer-'assessment within the design studio and presentations constitute assessment's primary form to be reflected upon (known as EMMA in M. Hoekstra et al., 2025). SARA's 'evidence-based' studies can 'self-validat[e]' on-going progress, alongside developed material like toolkits (Burton & McGregor, 2018, p. 1; Franke & van Soomeren, 2021, p. 18; Hauberg, 2011, pp. 51–53; Verbeke, 1991/2016, pp. 150–151, 154).




*Assess' layers of study*
*1 | Reflective design practices*

| layer | foci | explanation |
|---|---|---|
| 1 Learning | Peer-assessment | External, expert parties to the project, including tutors, colleagues, etc., providing feedback through formative and summative assessment and general discussions, such as in tutorials, design studios, etc. EMMA is an 'holistic' feedback form prepared by tutors within a 'supervisory team', which measures the 'significance', 'coherence', 'correctness' and 'elaboration' of an architectural project (M. Hoekstra et al., 2025, p. 12) |
| | Self-validation | Examples of using the SAR(A) framework for self-validation include using respond-stage's case studies or toolkit, or analyse's foci to reassess aspects of the project (CEN, 2022, pp. 24–25; ISO, 2021, p. 17) |

*Assess' foci explained*

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# 3 | Scan

## Identifying and positioning

What is the primary ASB problem in Houtwijk?

# The Hague

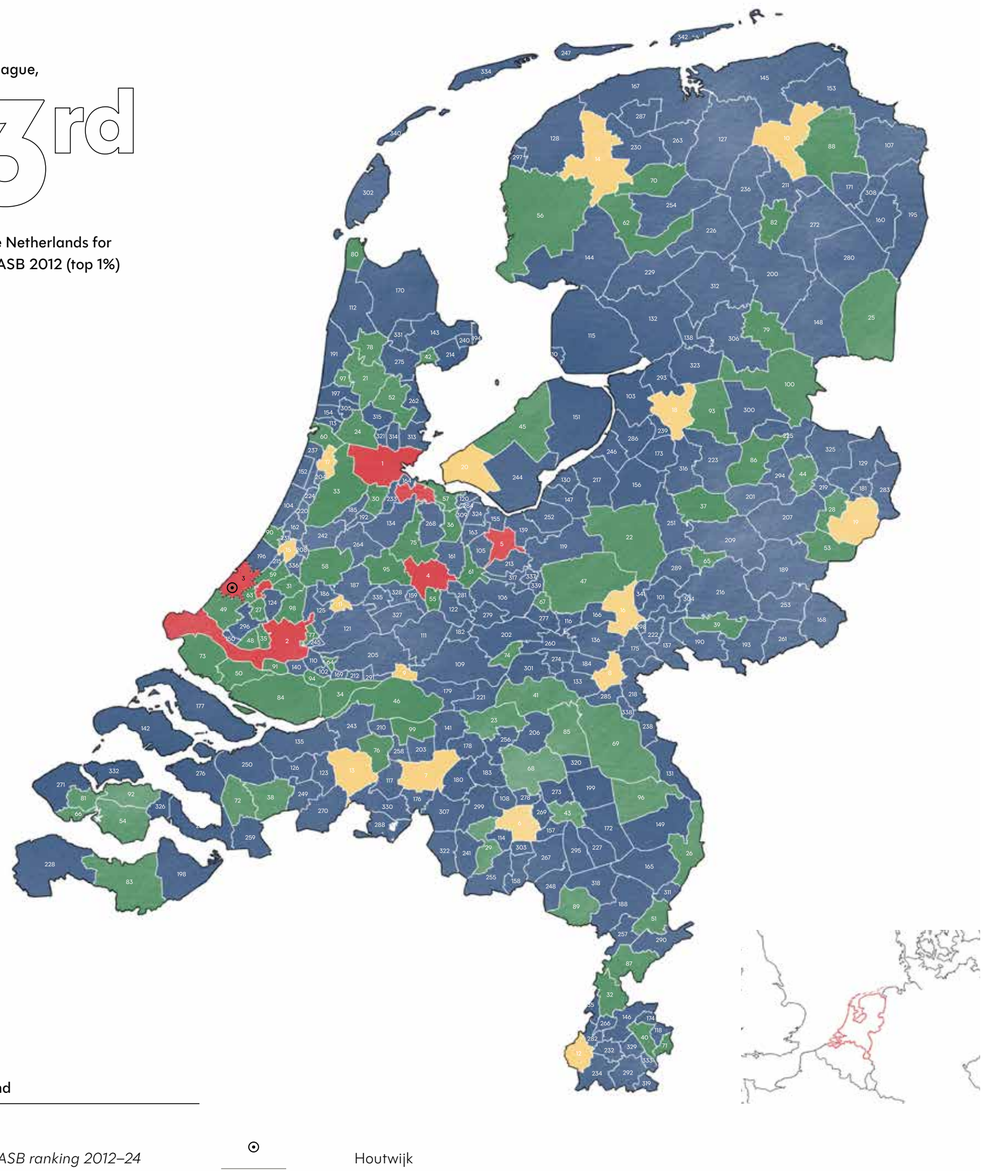
## A municipality of The Netherlands

Houtwijk's antisocial behaviour, as a sum of all crime and nuisance (see Politie, 2014), is pictured from a national-to-neighbourhood context, beginning with its municipality.

The Hague,

3rd

in The Netherlands for
total ASB 2012 (top 1%)




| ranking | municipalities | total ASB |
|---|---|---|
| 1 | Amsterdam | 1182096 |
| 2 | Rotterdam | 999754 |
| 3 | The Hague | 538456 |
| 4 | Utrecht | 538233 |
| 5 | Amersfoort | 360699 |
| 6 | Eindhoven | 297281 |
| 7 | Tilburg | 262727 |
| 8 | Nijmegen | 242919 |
| 9 | Gorinchem | 221382 |
| 10 | Groningen | 200967 |
| 11 | Gouda | 187304 |
| 12 | Maastricht | 168073 |
| 13 | Breda | 163688 |
| 14 | Leeuwarden | 160230 |
| 15 | Leiden | 160182 |
| 16 | Arnhem | 159339 |
| 17 | Haarlem | 158445 |
| 18 | Zwolle | 148919 |
| 19 | Enschede | 145150 |
| 20 | Almere | 143056 |
| 21 | Alkmaar | 135980 |
| 22 | Apeldoorn | 135616 |
| 23 | Den Bosch | 135436 |
| 24 | Zaanstad | 135394 |
| 25 | Emmen | 127173 |
| 26 | Venlo | 125142 |
| 27 | Delft | 117693 |
| 28 | Hengelo | 112648 |
| 29 | Eersel | 109484 |
| 30 | Amstelveen | 107629 |
| 31 | Zoetermeer | 106692 |
| 32 | Sittard-Geleen | 103864 |
| 33 | Haarlemmermeer | 102004 |
| 34 | Dordrecht | 97661 |
| 35 | Schiedam | 96130 |
| 36 | Hilversum | 93570 |
| 37 | Deventer | 92106 |
| 38 | Roosendaal | 89976 |
| 39 | Doetinchem | 89311 |
| 40 | Heerlen | 85980 |
| 41 | Oss | 85752 |
| 42 | Hoorn | 82759 |
| 43 | Helmond | 81480 |
| 44 | Almelo | 80860 |
| 45 | Lelystad | 80414 |
| 46 | Altena | 79726 |
| 47 | Ede | 78992 |
| 48 | Vlaardingen | 78748 |
| 49 | Westland | 75276 |
| 50 | Nissewaard | 73467 |
| ... | | |
| 333 | Simpelveld | 5223 |
| 334 | Terschelling | 4902 |
| 335 | Oudewater | 4751 |
| 336 | Zoeterwoude | 4714 |
| 337 | Scherpenzeel | 4595 |
| 338 | Mook en Middelaar | 4510 |
| 339 | Renswoude | 2463 |
| 340 | Vlieland | 1754 |
| 341 | Rozendaal | 1280 |
| 342 | Schiermonnikoog | 1110 |

*Total ASB ranking 2012–24, municipality, from Politie (2025a, 2025c)*

# Loosduinen

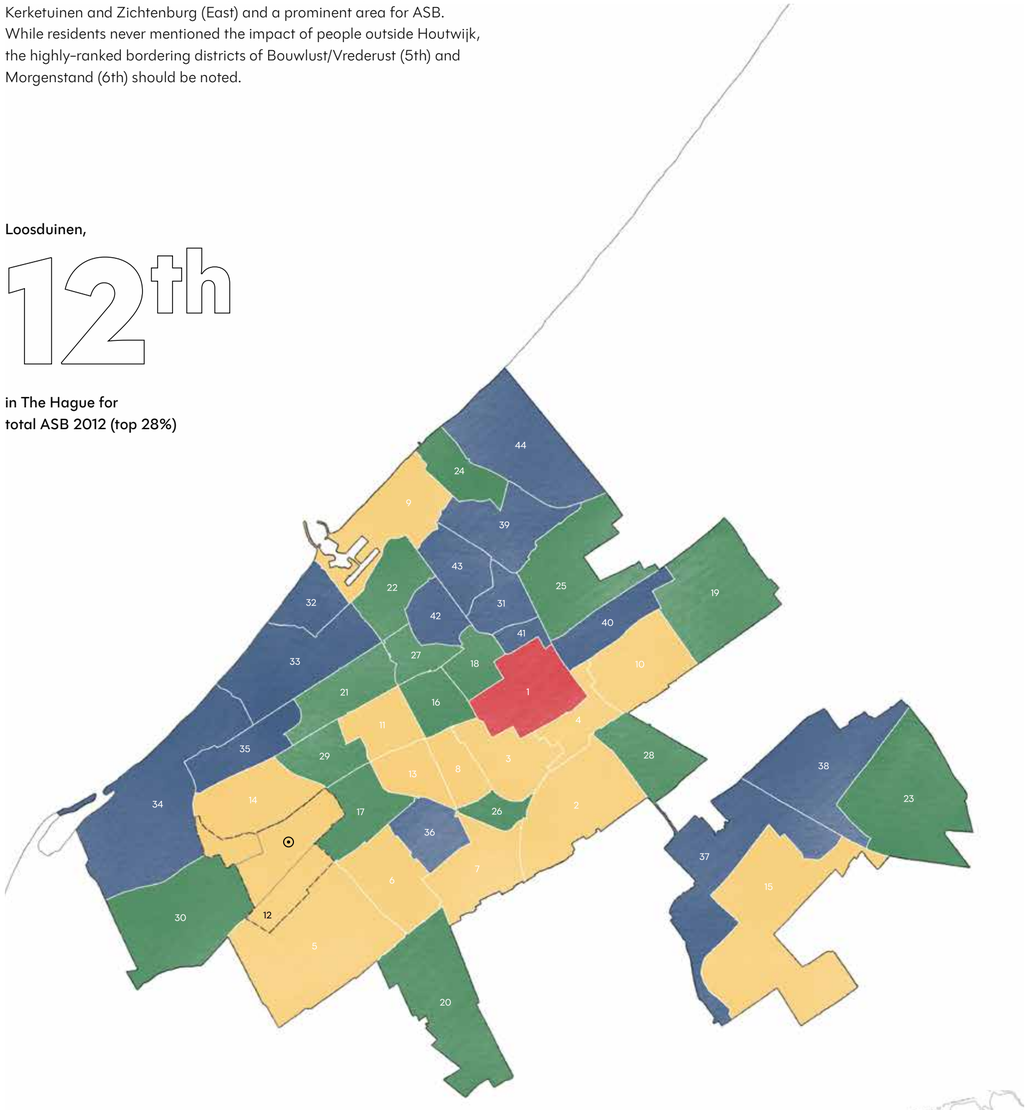
## A district of The Hague

Loosduinen, the district of Houtwijk, Kom Loosduinen (West) and Kerketuinen and Zichtenburg (East) and a prominent area for ASB. While residents never mentioned the impact of people outside Houtwijk, the highly-ranked bordering districts of Bouwlust/Vrederust (5th) and Morgenstand (6th) should be noted.

**Loosduinen,**

**12th**

**in The Hague for total ASB 2012 (top 28%)**






**Legend**

*Total ASB ranking 2012–24*

1

2 – 15

16 – 30

30 – 44

Houtwijk

The Hague

study area
Loosduinen

boundaries

*Data mapped from DHIC & Politie-eenheid Den Haag (2025)*

0 1.5 km 1:75,000 N

| ranking | districts | total ASB |
|---|---|---|
| 1 | Centrum | 97732 |
| 2 | Laakkwartier en Spoorwijk | 60000 |
| 3 | Schildersbuurt | 46613 |
| 4 | Stationsbuurt | 36521 |
| 5 | Bouwlust/Vrederust | 36162 |
| 6 | Morgenstond | 30844 |
| 7 | Moerwijk | 28998 |
| 8 | Transvaalkwartier | 28068 |
| 9 | Scheveningen | 26641 |
| 10 | Bezuidenhout | 22455 |
| 11 | Valkenboskwartier | 21860 |
| 12 | Loosduinen | 21804 |
| 13 | Rustenburg en Oostbroek | 21381 |
| 14 | Waldeck | 18033 |
| 15 | Ypenburg | 17361 |
| 16 | Regentessekwartier | 17051 |
| 17 | Leyenburg | 16230 |
| 18 | Zeeheldenkwartier | 15220 |
| 19 | Mariahoeve en Marlot | 15148 |
| 20 | Wateringse Veld | 13601 |
| 21 | Bomen- en Bloemenbuurt | 13257 |
| 22 | Geuzen- en Statenkwartier | 11528 |
| 23 | Leidschenveen | 10734 |
| 24 | Belgisch Park | 9994 |
| 25 | Benoordenhout | 9910 |
| 26 | Groente- en Fruitmarkt | 7848 |
| 27 | Duinoord | 7313 |
| 28 | Binckhorst | 6946 |
| 29 | Vruchtenbuurt | 6808 |
| 30 | Kraayenstein en Vroondaal | 6146 |
| 31 | Archipelbuurt | 5882 |
| 32 | Duindorp | 5460 |
| 33 | Vogelwijk | 5074 |
| 34 | Kijkduin en Ockenburgh | 4413 |
| 35 | Bohemen, Meer en Bos | 4374 |
| 36 | Zuiderpark | 3940 |
| 37 | Hoornwijck | 3378 |
| 38 | Forepark | 3249 |
| 39 | Westbroekpark/Duttendel | 3245 |
| 40 | Haagse Bos | 2765 |
| 41 | Willemspark | 2321 |
| 42 | Zorgvliet | 1829 |
| 43 | Van Stolkpark en Schev. Bos | 1782 |
| 44 | Oostduinen | 777 |

*Total ASB ranking 2012–24, districts, from DHIC & Politie-eenheid Den Haag (2025)*

# Houtwijk

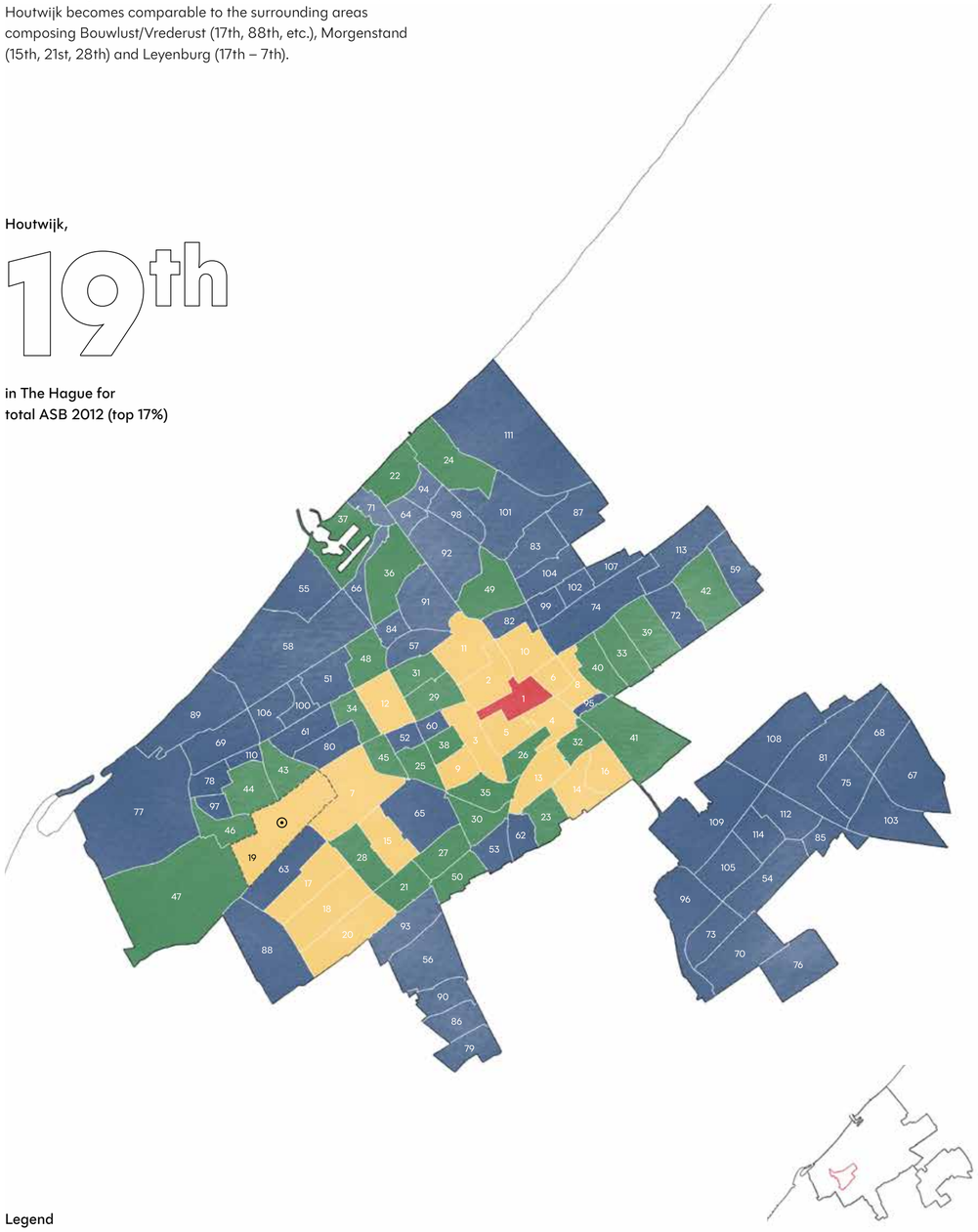
## A neighbourhood amongst neighbourhoods

Despite being ranked 14/13 positions lower at district-level, Houtwijk becomes comparable to the surrounding areas composing Bouwlust/Vrederust (17th, 88th, etc.), Morgenstand (15th, 21st, 28th) and Leyenburg (17th – 7th).

Houtwijk,

**19th**

in The Hague for
total ASB 2012 (top 17%)






**Legend**

| | | | |
|---|---|---|---|
| *Total ASB ranking 2012–24* | | ⊙ | Houtwijk |
| | 1 | | The Hague |
| | 2 – 20 | | study area The Hague |
| | 21 – 50 | | boundaries |
| | 51 – 114 | | |

*Data mapped from DHIC & Politie-eenheid Den Haag (2025)*

0 1.5 km 1:75,000 N

| ranking | neighbourhoods | total ASB |
|---|---|---|
| 1 | Zuidwal | 44340 |
| 2 | Kortenbos | 21371 |
| 3 | Schildersbuurt-West | 20443 |
| 4 | Huygenspark | 19095 |
| 5 | Schildersbuurt-Noord | 16752 |
| 6 | Uilebomen | 16568 |
| 7 | Leyenburg | 16230 |
| 8 | Rivierenbuurt-Noord | 15668 |
| 9 | Transvaalkwartier-Zuid | 15639 |
| 10 | Voorhout | 15453 |
| 11 | Zeeheldenkwartier | 15220 |
| 12 | Valkenboskwartier | 13947 |
| 13 | Laakhaven-West | 12941 |
| 14 | Laakkwartier-Oost | 12637 |
| 15 | Morgenstond-Oost | 11861 |
| 16 | Noordpolderbuurt | 11773 |
| 17 | Venen, Oorden en Raden | 11529 |
| 18 | Zijden, Staden en Zichten | 11418 |
| 19 | Houtwijk | 11275 |
| 20 | Dreven en Gaarden | 11193 |
| 21 | Morgenstond-Zuid | 10150 |
| 22 | Scheveningen Badplaats | 10126 |
| 23 | Laakkwartier-West | 10038 |
| 24 | Belgisch Park | 9994 |
| 25 | Oostbroek-Zuid | 9613 |
| 26 | Schildersbuurt-Oost | 9418 |
| 27 | Moerwijk-West | 9226 |
| 28 | Morgenstond-West | 8833 |
| 29 | Rond de Energiecentrale | 8757 |
| 30 | Moerwijk-Noord | 8662 |
| 31 | Koningsplein e.o. | 8294 |
| 32 | Laakhaven-Oost | 8287 |
| 33 | Bezuidenhout-Midden | 8002 |
| 34 | Heesterbuurt | 7913 |
| 35 | Groente- en Fruitmarkt | 7848 |
| 36 | Statenkwartier | 7679 |
| 37 | Vissershaven | 7617 |
| 38 | Transvaalkwartier-Midden | 7500 |
| 39 | Bezuidenhout-Oost | 7407 |
| 40 | Bezuidenhout-West | 7046 |
| 41 | Binckhorst | 6946 |
| 42 | Burgen en Horsten | 6651 |
| 43 | Rosenburg | 6569 |
| 44 | Nieuw Waldeck | 6357 |
| 45 | Rustenburg | 6260 |
| 46 | Kom Loosduinen | 6235 |
| 47 | Kraayenstein en Vroondaal | 6146 |
| 48 | Bomenbuurt | 6086 |
| 49 | Archipelbuurt | 5882 |
| 50 | Moerwijk-Zuid | 5611 |
| ... | | |
| 105 | Bosweide | 1205 |
| 106 | Bosjes van Pex | 1181 |
| 107 | Uilennest | 1102 |
| 108 | Vlietzoom-Oost | 924 |
| 109 | Vlietzoom-West | 910 |
| 110 | Componistenbuurt | 892 |
| 111 | Oostduinen | 777 |
| 112 | De Reef | 723 |
| 113 | Marlot | 668 |
| 114 | Tedingerbroek | 76 |

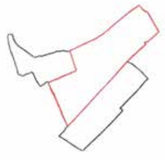
*Total ASB ranking 2012–24, neighbourhoods from DHIC & Politie-eenheid Den Haag (2025)*

## Streets

### Into the woods

Spatially, ASB can be mapped as hotspots across Houtwijk. Notably, Bokkefort park, an area known for youth ASB is not highlighted, whereas the centre and Kleine Hout park is. Therefore, how any interventions here responds to more general ASB, additionally to youth, should be considered.



Legend

*Total ASB ranking from 2020–25*

High

Low

Houtwijk

Kom Loosduinen

hotspot study area
190 m radius

*ASB (crime + nuisance), adaption of Politie Basisteam Loosduinen (2025a)*

1:10,000

0 200 m N

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# Types of ASB

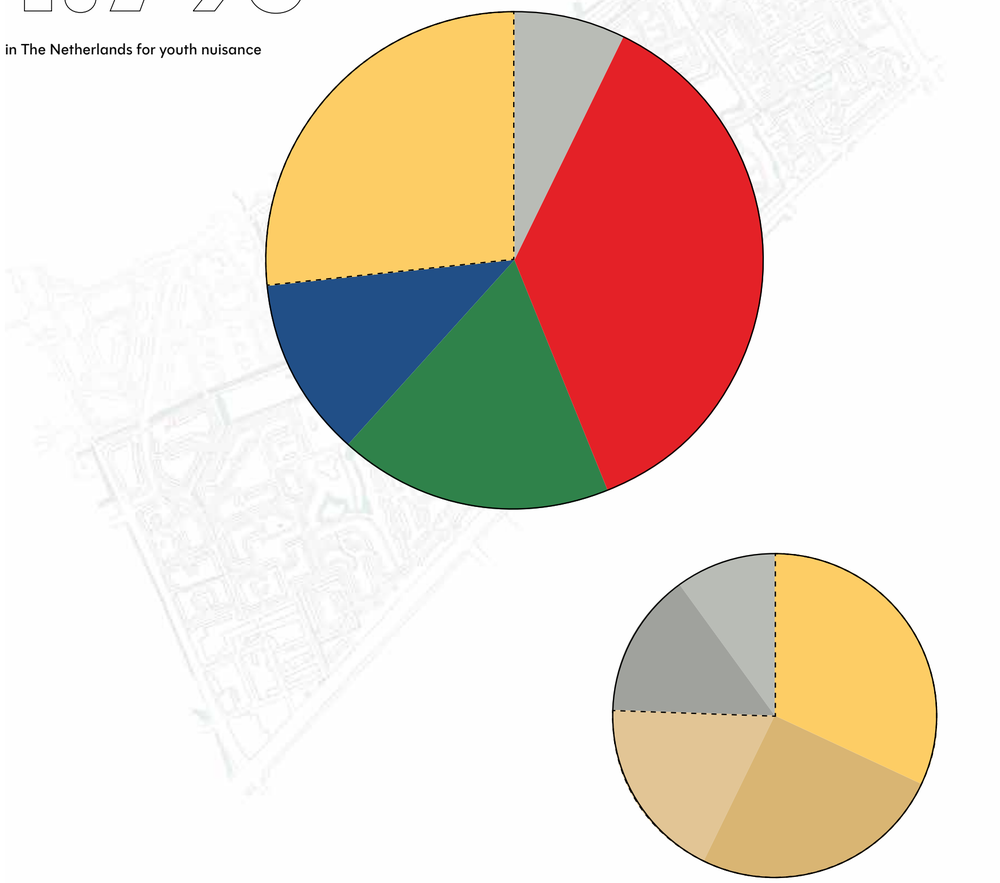
## In perspective

While only 1 in 20 (4.9%) of reports concern youth nuisance, its significance is exemplified by Houtwijk's national position — top 1.7% for youth nuisance (CBS, 2025b) and 'top 1%' for 'juvenile suspects' (2014 – 2019, Tollenaar et al., 2022). Youth ASB is also often 'underreported' through: lacking 'police presence', '[un]willingness to report', 'no suspects' or 'victimless crimes' (Leidelmeijer et al., 2010, p. 17; Mandemakers et al., 2021, p. 46; Scott, 2011, p. 13). Moreover, vandalism (17.7%), a criminal offence primarily by 10 – 20-year-olds would not be included as nuisance (Politie, 2025d, 2025e, 2026).

Top

**1.7%**

in The Netherlands for youth nuisance




| ranking | ASB types | total (%) |
|---|---|---|
| 1 | stealing | 4092 (36.8) |
| 2 | public disturbance | 2943 (26.5) |
| 3 | vandalism | 1972 (17.7) |
| 4 | traffic misconduct | 1302 (11.7) |
| 5 | abuse | 806 (7.3) |

*Total ASB ranking by type 2012–24 from CBS (2025b)*

| ranking | public disturbance | total (% Pd / ASB) |
|---|---|---|
| 1 | nuisance from a confused person | 948 (32.2 / 8.5) |
| 2 | noise pollution | 740 (25.1 / 6.7) |
| 3 | youth nuisance | 543 (18.5 / 4.9) |
| 4 | nuisance from drugs/alcohol | 423 (14.4 / 3.8) |
| 5 | other | 289 (9.8 / 2.6) |

*Total public disturbance by type 2012–24 from CBS (2025b)*

## Conclusion

### What is the primary ASB problem in Houtwijk?

By these metrics, youth in Houtwijk are a 'promising' and underrepresented 'target' (Crowe & Fennelly, 2013, pp. 221, 226, 240) for long-term investment — curtailing 'debut crime' and 'negative role models' (Kesteren et al., 2014, p. 56; Weijers et al., 2021, p. 271). Mainly by groups (75%, Politie, 2025f), in Houtwijk there's around 'five' of them 'up to mischief' (75 youths total), 4.7 % of 12 – 22-year-olds (1600 in 2019, in Tollenaar et al., 2022, p. 43; Femke Beeloo-Planken of Wijkberaad Houtwijk in Koopen, 2024).

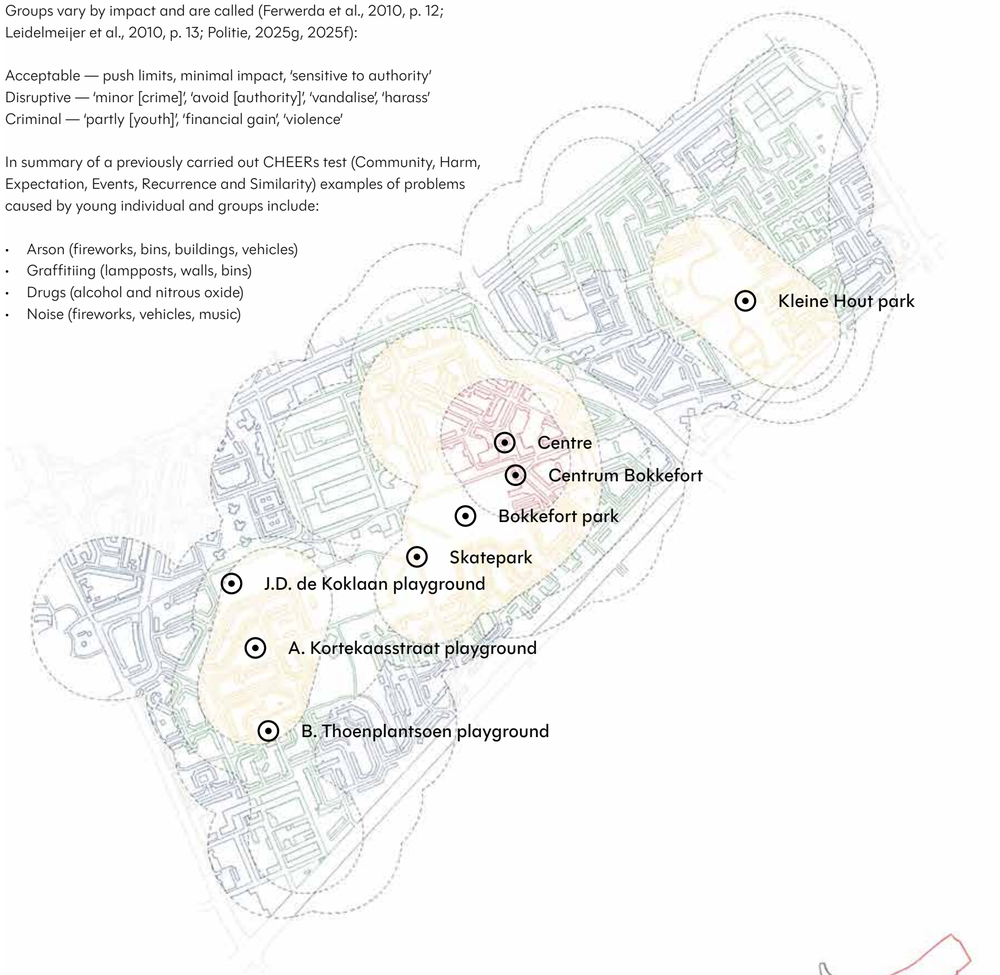
Groups vary by impact and are called (Ferwerda et al., 2010, p. 12; Leidelmeijer et al., 2010, p. 13; Politie, 2025g, 2025f):

Acceptable — push limits, minimal impact, 'sensitive to authority'
Disruptive — 'minor [crime]', 'avoid [authority]', 'vandalise', 'harass'
Criminal — 'partly [youth]', 'financial gain', 'violence'

In summary of a previously carried out CHEERs test (Community, Harm, Expectation, Events, Recurrence and Similarity) examples of problems caused by young individual and groups include:

- Arson (fireworks, bins, buildings, vehicles)
- Graffitiing (lampposts, walls, bins)
- Drugs (alcohol and nitrous oxide)
- Noise (fireworks, vehicles, music)
- General loitering
- Littering (bushes, grass, waterways, ditches, benches)
- Abandoned vehicles (bikes, scooters, cars)
- Verbal abuse (harassment, threat, aggression)
- Speeding and racing (bikes, scooters and cars)

Moving forward, there is an expectation that these issues are addressed. This expectation is exemplified by previous measures undertaken within Houtwijk and The Hague.






Legend

*Youth nuisance from 2020–25*

High

Low

Houtwijk

Kom Loosduinen

hotspot study area
190 m radius

*Youth nuisance, adaption of Politie Basisteam Loosduinen (2025b)*

1:10,000
0 200 m N

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## The Haagse Kracht as architecture

### Youth work

In the Gemeente Den Haag's (2015) Neighbourhood Program Loosduinen 2016–2019, 'youth work' via Centrum Bokkefort (Wijkz) in Houtwijk, as well as Centrum voor Jeugd en Gezin, Loosduinen (Centre for Youth and Families, CJG) and the Sociaal Wijkteam (Neighbourhood Social Support Team), is cited to have 'prov[ed] successful' in 'approach[ing]', 'guid[ing]' and stopping disruptive youth groups 'under 12' but 'efforts', e.g. 'monitor[ing]' and 'intervention', remain necessary' to stop them forming (pp. 7, 11–12).

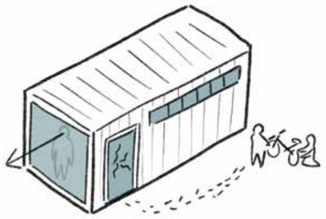
While in 2021–2022, Stichting Meion's 'Street Coaches' reduced youth ASB by 25% in Houtwijk's neighbourhood parks (Piepers & Oberon Nauta, 2022, p. 29).

### The Haagse Hopje

Haagse Hopjes are a unique Hague-based architecture that arose in 1996 to minimise youth ASB in squares and parks around the Transvaal neighbourhood, off the principle that 'good behaviour' was rewarded with access to its toy/equipment library (Stichting Haagse Hopjes Transvaal, 2017; atelier PRO, 2025). Consequently, 'more reasons to play' and 'get[ting] bored less' improved behaviour in both 'younger and older children'— reducing vandalism and drugs and creating safer parks/playgrounds.

### Buurtbakkie

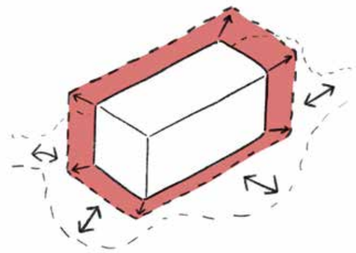
Wijkberaad Houtwijk and Loosduinen's Community Builder (Nasir Refa) host "buurtbakkie" (neighbourhood coffee) alongside the Wijkagent, Wijks and (previously) the BPT in Bokkefort park — facilitated out of a monthly mobile café (koffiekar) at Houtwijk's centre (Mayor van Zanen in response to Uduba 2024, p. 2). This involved conversations, 'idea [sharing]', problem-solving (e.g. 'cleaner neighbourhood', 'safety surveys', etc.), Q&As, 'plan[ning]' for 'safety and liveability' and 'development' discussions (Gemeente Den Haag, 2026a).



### Why are Haagse Hopjes needed?

To target and address youth ASB challenges.
Real-world examples include: '[youths] driving their scooters around square[s]', 'cracked windows', 'drug deal[ing]' and 'unemployment' (Lageman, 2017 in discussion with Runaldo Overman, 62-year-old HH caretaker).

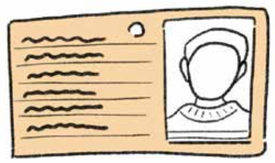
Caretakers of HHs oversee the toys/equipment, provide '[safe] supervision' (atelier PRO, 2025) to parks and playgrounds, and offer support to struggling youths through consulting parents, participating in activities and guidance to 'other organisations' (Lageman, 2017).



### What are Haagse Hopjes?

Begin as a 'temporary [pavilion]', typically through retrofitting a shipping container because of its lower cost and ease of installation, they provide anything from a toy and equipment library (balls, bicycles, go-karts, jump ropes, etc.) to food and drink, classroom or an indoor playroom (especially for wet-weather days) (atelier PRO, 2025; Redactie Architectuurnl, 2010).

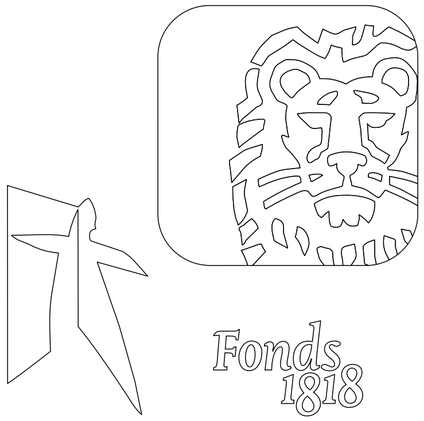
Replaced in place with a permanent building, they form a greater 'site-defining' and 'unifying structure' within the wider neighbourhood landscape. HHs can vary in size from 10 $m^2$ (temporary container) to 100 $m^2$ (permanent building) (atelier PRO, 2025; Redactie Architectuurnl, 2010).



### How do Haagse Hopjes work?

New members have to bring a parent along on their first visit to a HH where the process and 'rules [are] explain[ed]'. These rules include parent participation, no fighting, tidying up before leaving, maintaining the environment around the HH and looking after equipment. Breaking these rules result in the membership ending.

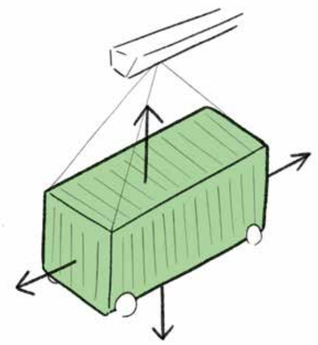
As a member you receive a card known as a Haagse Hop-pas, which provides access to all HHs within the network. Ages range from 4 up to 12, though memberships are available for those up to 18-years-old.




### Who funds and manages them?

Haagse Hopjes are 'sponsored' by a range of stakeholders, examples include (Stichting Haagse Hopjes Transvaal, 2017):

Gemeente Den Haag (municipality), Staedion (housing association), Fonds 1818 (non-profit for social projects), ING Nederland (bank), Nationaal Jeugdfonds Jantje Beton (non-profit for youth spaces) and so on. Employees or volunteer caretakers from 'welfare organisations', involved in the funding or not, manage the Haagse Hopjes (Lageman, 2017), e.g. Stichting Haagse Hopjes Transvaal or Wijkz.



### When do they become permanent?

Permanence is determined 'over time' by the HH's 'proven [demand]' at its location, funding, support, and the 'concept' that their temporary form, i.e. as a converted container, can be moved and 'implemented elsewhere' (atelier PRO, 2025; Redactie Architectuurnl, 2010).

# The Hague's Haagse Hopje Network

## Where do they go?

Success is highly location-dependent, with HHs being primarily 'designed', 'tailored' and installed for areas of disproportionate 'poverty and crime' (i.e. "problem districts" in Lageman, 2017; Queeste architecten, 2010). Notably, this will be in youth hotspots, particularly parks, playgrounds and other public spaces in the vicinity of schools.

Mapping the network of Haagse Hopjes against the total ASB ranking (2012–24) demonstrated a significant imbalance in youth infrastructure at municipal scale. Findings to support this include the:

- Lack of Haagse Hopjes in The Hague West vs. East — 8 vs. 20
- Fewer Haagse Hopjes in the top 20 highest ASB neighbourhoods in The Hague West — 4/7 (57%) neighbourhoods vs. 11/13 in The Hague East (85%)
- Only 2 Haagse Hopjes within a 15-minute walking distance from X
- Absense of Haagse Hopjes in Houtwijk as a neighbourhood disproportionately affected by youth ASB






**Legend**

*Total ASB ranking 2012–24*

1

2 – 20

21 – 50

51 – 114

Bokkefort skatepark

The Hague

study area
The Hague

boundaries

Haagse Hopje

Network

E-W border

*Data mapped from DHIC & Politie-eenheid Den Haag (2025)*

1:75,000

0 1.5 km

N

| no. | name | neighbourhood, district in The Hague | caretakers |
|---|---|---|---|
| 1 | Hopje Deltaplantsoen | Rivierenbuurt, Stationsbuurt | Wijkz |
| 2 | Hopje Spaarwaterstraat | Bezuidenhout-Oost, Bezuidenhout | Wijkz |
| 3 | Hopje Pachtersdreef | Dreven en Gaarden, Bouwlust en Vrederust | Wijkz |
| 4 | Hopje Eekhoornrade | Venen Oorden en Raden, Bouwlust en Vrederust | Wijkz |
| 5 | Hopje Newtonplein | Valkenboskwartier, Segbroek | Wijkz |
| 6 | Hopje Vlindertuin | Valkenboskwartier, Segbroek | Wijkz |
| 7 | Hopje Hendrik Hamelplantsoen | Bezuidenhout-West, Bezuidenhout | Wijkz |
| 8 | Hopje Paulus | Schildersbuurt-Noord, Schildersbuurt | Wijkz |
| 9 | Hopje Fakonahof | Huygenspark, Stationsbuurt | Wijkz |
| 10 | Hopje Jacob van Campenplein | Schildersbuurt-Oost, Schildersbuurt | Wijkz |
| 11 | Hopje Van der Vennepark | Schildersbuurt-West, Schildersbuurt | Wijkz |
| 12 | Hopje Kortenbos | Kortenbos, Centrum | Wijkz |
| 13 | Hopje Escampade | Rustenburg, Rustenburg en Oostbroek | Wijkz |
| 14 | Hopje Gooilaan | Rustenburg, Rustenburg en Oostbroek | Wijkz |
| 15 | Hopje Cantateplein | Kom Loosduinen, Loosduinen | Wijkz |
| 16 | Hopje Hondiusstraat | Rond de Energiecentrale, Regentessekwartier | Wijkz |
| 17 | Hopje Jennyplantsoen | Zeeheldenkwartier, Centrum | Wijkz |
| 18 | Hopje Oranjeplein | Huygenspark, Stationsbuurt | Wijkz |
| 19 | Hopje Allegondeplein | Geuzenkwartier, Geuzen- en Statenkwartier | Welzijn Scheveningen |
| 20 | Hopje Dr. de Visserplein | Oud-Scheveningen, Scheveningen | Welzijn Scheveningen |
| 21 | Hopje Viljoenplein | Transvaalkwartier-Zuid, Transvaalkwartier | Stichting Haagse Hopje Tranvaal |
| 22 | Hopje Wijkpark Transvaal | Transvaalkwartier-Midden, Transvaalkwartier | Stichting Haagse Hopje Tranvaal |
| 23 | Hopje Kaapseplein | Transvaalkwartier-Zuid, Transvaalkwartier | Stichting Haagse Hopje Tranvaal |
| 24 | Hopje Ruth Firstplein | Transvaalkwartier-Noord, Transvaalkwartier | Stichting Haagse Hopje Tranvaal |
| 25 | Haags Hopje Anna Blamanplein | Groente- en Fruitmarkt, Centrum | Stichting Haagse Hopje Tranvaal |
| 26 | Hopje Joubertplantsoen | Transvaalkwartier-Noord, Transvaalkwartier | Stichting Haagse Hopje Tranvaal |
| 27 | Hopje Tenierplantsoen | Schildersbuurt-Noord, Schildersbuurt | Stichting Jeugdwerk |
| 28 | Hopje Hannemanplantsoen | Schildersbuurt-Noord, Schildersbuurt | Stichting Jeugdwerk |

Wijkz

Welzijn Scheveningen

Stichting Haagse Hopje Tranvaal

Stichting Jeugdwerk

*The list of Haagse Hopjes were sourced from Gemeente Den Haag's (2026b) Sociale Kaart (Social Services Directory)*

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# 4 | Analyse

## A | A picture of Houtwijk

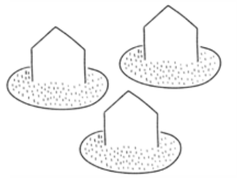
Why here, around Houtwijk's centre and the two parks?
Tracing Houtwijk's generational change and rise of ASB

## 4A | A picture of Houtwijk

# 1800 – 1900

### Country estates and farmhouses

Houtwijk is a 'horticultural [village]' named after the wooded path crossing it, Houtweg (Gemeente Den Haag, 2023). Orchards and pastures, and setback, standalone 'estates' (e.g. West Kamp) and 'farm[houses]' are parcelled by '[parallel] ditches' running perpendicular into 'watercourses' and Loosduinsevaart (Bobbink & Loen, 2013, pp. 40, 43; Wijkberaad Houtwijk, 2025a). Thresholds of this layered water network and landownership are shaped by the Houtweg, branching transversely to this 'artery' (Gemeente Den Haag, 2023; Wijkberaad Houtwijk, 2025a).



**Patterns**
Set back and standalone




An artery and its branches

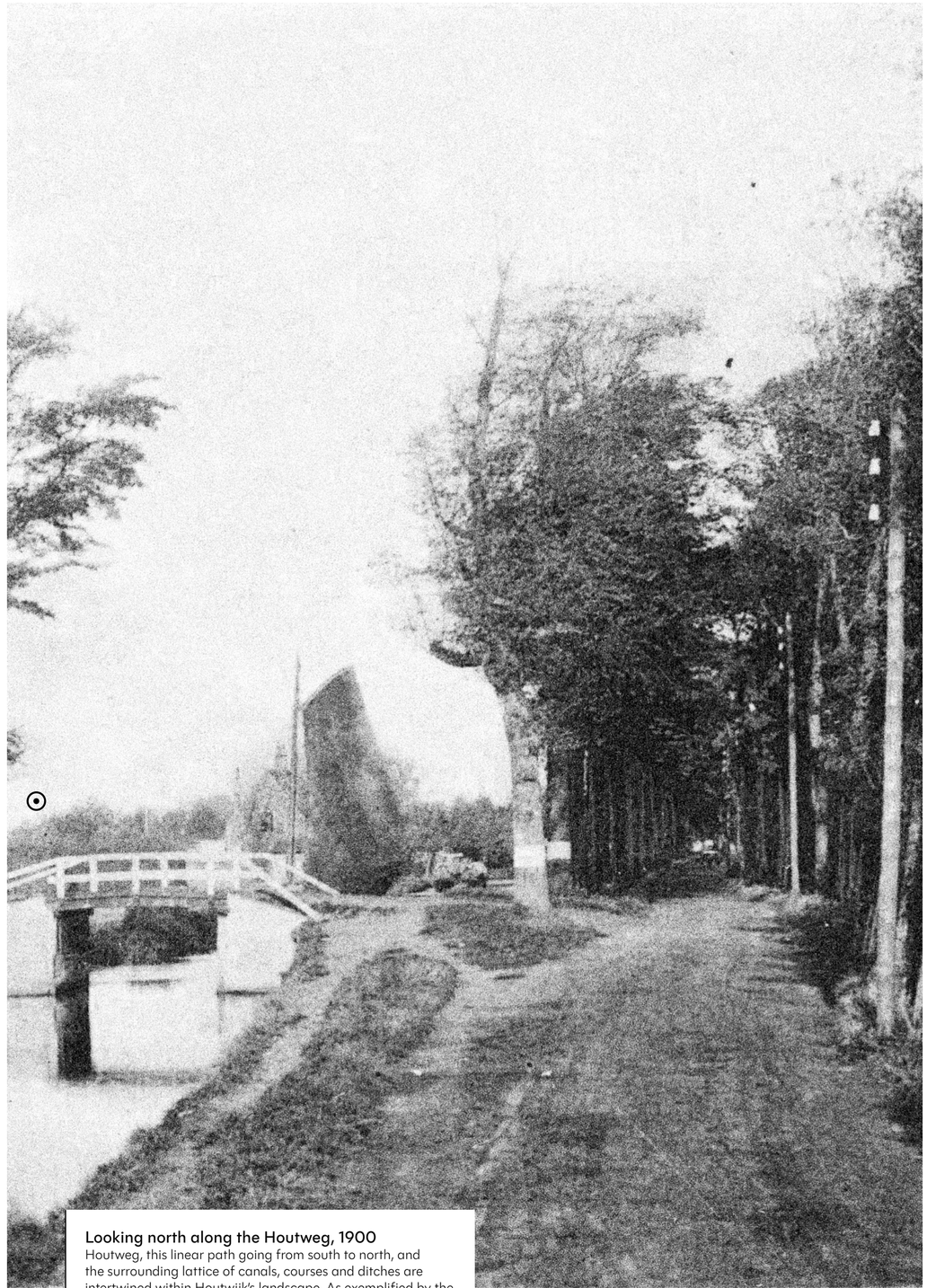
**Legend**

*Houtwijk, 1832*

- Enduring structures
- Houtweg
- Connecting paths
- Water network
- Picture location
- Reference point
- Buildings
- Land
- Water
- Ditches
- L — Leyweg
- N — Nieuwe weg (Margaretha van Hennebergweg)
- V — Vinkenlaantje
- W — Witweg (Burgemeester Hovylaan)
- L — Loosduinsevaart
- W — West Kamp estate

*Kadaster 1832, adapted from HisGis, 2026 (https://hisgis.nl/kaartviewer/zuid-holland/)*

1:10,000 △
0 200 m N



**Looking north along the Houtweg, 1900**
Houtweg, this linear path going from south to north, and the surrounding lattice of canals, courses and ditches are intertwined within Houtwijk's landscape. As exemplified by the rural infrastructure spanning from it: earthen embankments, footbridges and tunnel-like, tree-lined edges.

*Adapted from Hendrik van Noort, 1900, Haags Gemeentearchief (https://hdl.handle.net/21.12124/42945ECD14BF4060A5473200AC55BF92)*

## 4A | A picture of Houtwijk

# 1900 – 1960

### Greenhouses and endless fields

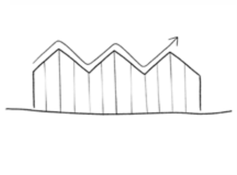
Providing 'productivity', greenhouses first built in Loosduinen (city district, Bieleman, 2010, pp. 232, 307) 'expanded' Houtwijk's horticulture 'considerably' along centuries-old ditches/watercourses in a rhythm of gabled roofs and panelled glass accessed by boat for transportation to 'vegetable auctions' (Bieleman, 2010, p. 295; Gemeente Den Haag, 2023). Houtwijk's 'rural character [quickly] disappear[ed]' with Loosduinen's 'incorporat[ion]' into The Hague (1923), Burgemeestersbuurt's construction and 'expansion' (ATV Houtwijk de Noord, 2014; Gemeente Den Haag, 2023).

**"Back then, Loosduinen was still all greenhouses and endless green fields; there was much more space to hang out without people being bothered by it"**

*Carla, resident, in van der Kaay & Meeder (2025, p. 29)*

**"Former market gardens have disappeared, and apartment buildings have taken their place"**

*Wietske Verkuyl, pastor, in HSC et al. (2017, p. 16)*



**Patterns**
Gabled, panelled and repeating




A continuing rhythm

**Legend**

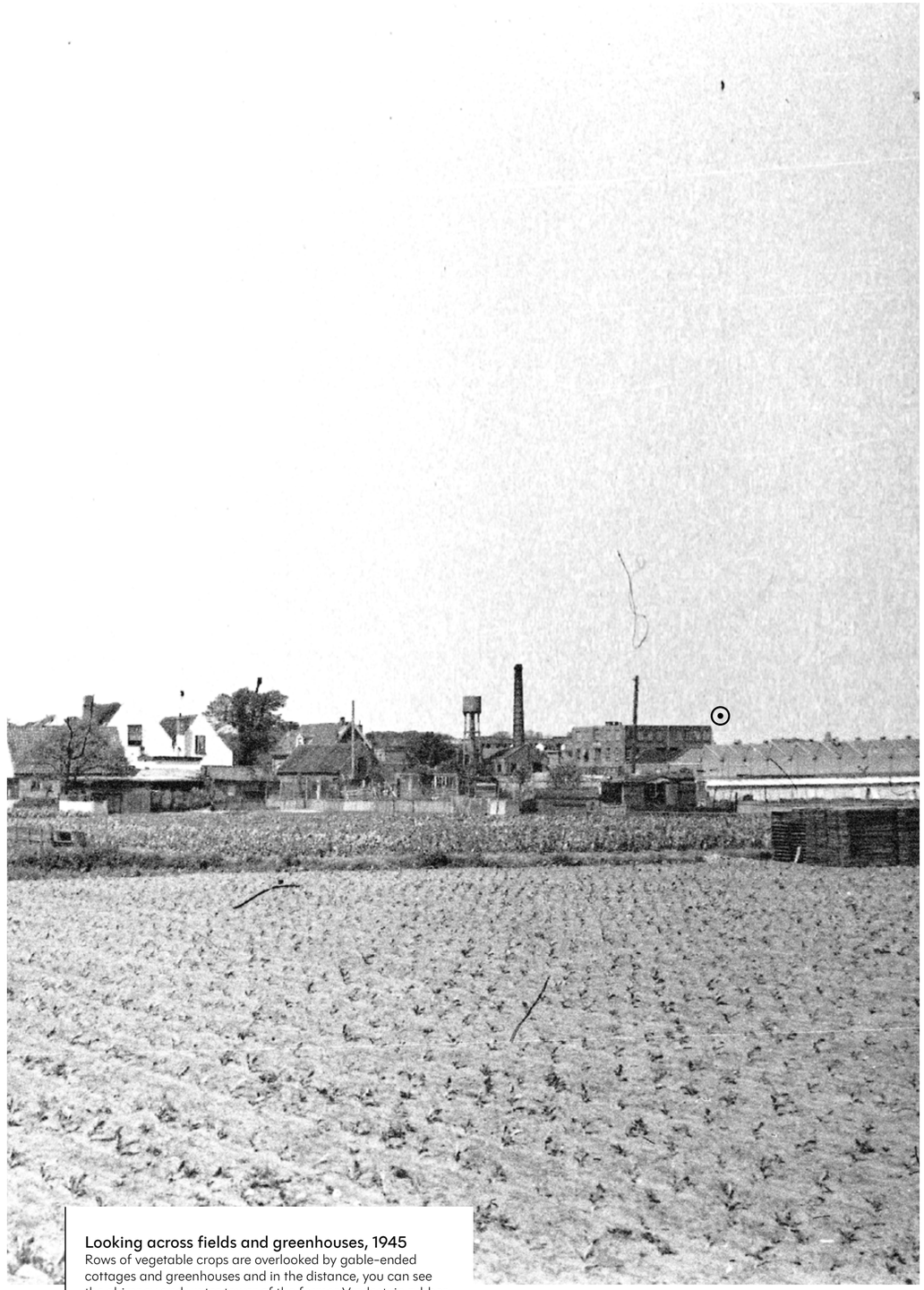
*Houtwijk, 1950*

- Enduring structures
- Houtweg
- Connecting paths
- Water network
- Picture location
- Reference point
- Buildings
- Land
- Water
- Greenhouses
- B Burgemeestersbuur
- C Cooperative vegetable auction (LGV)
- L Loosduinen vegetable auction (LGV)
- V Vredestein factory

*Top25 1950, adapted from Topotijkdreis, 1950 (https://www.topotijdreis.nl/kaart/1950)*

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**Looking across fields and greenhouses, 1945**
Rows of vegetable crops are overlooked by gable-ended cottages and greenhouses and in the distance, you can see the chimney and water tower of the former Vredestein rubber factory on Oude Haagweg.

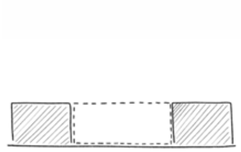
*Adapted from Emo Jurjen Rentema, 1945, Haags Gemeentearchief (https://hdl.handle.net/21.12124/91C2B0D3EC06407CB31C85C57F87D898)*

## 4A | A picture of Houtwijk

# 1960 – 2000

### Suburban neighbourhood

Post-WWII, 'horticultur[al] land' was targeted for 'major expansion' — migrating residents of 'substandard' inner-city housing to 'new neighbourhoods' (Oorschot, 2014, pp. 359, 464; Gemeente Den Haag, 2023; van Hoogdalem & Koopmans, 2019, p. 4). 'Horticulturalists' were 'relocated' and a zoning plan was drafted (1973, by R.P. Voskuil and K.Y. Neef of the Urban Development Department; see RDMZ & DSO 1990, pp. 123, 131; Gemeente Den Haag, 2023; Oorschot, 2014, p. 465).



### Patterns

Solid and void




A fragmented structure

**Legend**

*Houtwijk zoning plan, 1977*

| | | | |
|---|---|---|---|
| | Picture location | | Development |
| | Reference point | | Open space |
| Enduring structures | Buildings | | Buildings (1950) |
| Houtweg | Land | | Land (1950) |
| Connecting paths | Water | | Water (1950) |
| Water network | | | Greenhouses (1950) |

*Adapted from Gemeente 's-Gravenhage, 1977, Haags Gemeentearchief (https://hdl.handle.net/21.12124/5C347C8C43BD4078B2B9C4583539A543)*

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### Construction begins, aerial of Houtwijk, 1977

Houtweg can be seen going from left to right in the centre of the image, passing through trees and behind the tower (see reference point). The lines of its horticultural past can still be read across the landscape. Also note the amount of black (green space) and white (buildings) areas.

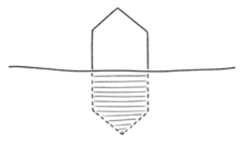
*Adapted from Dienst voor de Stadsontwikkeling, 1977, Haags Gemeentearchief (https://hdl.handle.net/21.12124/9AC3E2B38F0D4E429FD3462F4B104479)*

## 4A | A picture of Houtwijk

# 2000s – Today

### Resulting from rapid change

Houtwijk appears a picturesque, quiet, tree-lined neighbourhood with parks and playgrounds. However, rapid change from horticulture to suburbculture has significantly affected its socio-spatial environment — transforming from open and connected to compact and zoned, young people compete for space to grow in a layered landscape marked by remnants of its past.



**Patterns**
A layered landscape




**Legend**

*Houtwijk, today*

- Enduring structures
- Houtweg
- Connecting paths
- Water network
- Picture location
- Reference point
- Buildings
- Land
- Water

Remnants of its past

*Basemap adapted from Top10NL, Kadaster, 2025, pdok (https://www.pdok.nl/introductie/-/article/basisregistratie-topografie-brt-topnl)*

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**Seven years later, aerial of Houtwijk, 1984**
'Litle remains' of Houtwijk's horticultural past besides the watercourses and traces of 'ditches' within its streetscape (Gemeente Den Haag, 2023). In seven years, a densely filled suburb emerged, as highlighted by the black (green space) areas against white (buildings).

*Adapted from Haags Gemeentearchief, 1984 (https://hdl.handle.net/21.12124/986825E41F3143BD9D086E871F05C81B)*

## 4A | A picture of Houtwijk

# Isolation

### Out of sight, out of mind

In 1970, youth spaces were 'idealis[ed]' for their 'emancipat[ory]' role over 'service' (Pietsch et al., 2015, p. 19). A 'pictorial acknowledgement' (Alexander, 1965, p. 13), young people were provided patches of quarter-by-quarter playgrounds, a community centre and 'small', shared 'neighbourhood parks' — located away from 'residential areas' to prevent ASB (Gemeente 's-Gravenhage, 1977, pp. 6, 14, 21, 29, 32, 38, 69).

Socio-spatially 'isolated' (AGIS, 2007, pp. 16–17), these densely-wooded areas create islands in Houtwijk's halves, divided by the Houtwijklaan, where young people compete with each other, i.e. teens and pre-teens in Bokkefort and Kleine Hout respectively, and the neighbourhood for room (anonymous group 2, personal communication, 29 May 2026). Colloquially, these halves are ranked -1 and -2 for socio-economic and physical divide by the Houtwijklaan (DHC25/26, 2025; Gemeente Den Haag, 2015, p. 7).








**Looking across the Houtwijklaan**
Opposite is the former Houtweg and the layers of roads and verges that compose the Houtwijklaan. Photographed by author.

## Searching

### No place for young people

A 'minim[al]' solution for a 'densely populated' neighbourhood (Bakker, 1977, pp. 830–831; Gemeente 's-Gravenhage, 1977, p. 69), with 'too few [services]' for young people (DHC25/26, 2025; Sluijs, 2025, p. 1; van Zanen, 2025, p. 1), they're 'forced' to 'search' for 'spots' to hang out —as observed and discussed with residents (anonymous group 2, personal communication, 29 May 2026; van der Kaay & Meeder, 2025, p. 9; Woldendorp et al., 2023, pp. 5–6, 8, 28, 46).

Drawn to food, stops, schools and shops, alongside the community centre, parks and playgrounds they form an 'overlap[ping] system', anchored by the "slackline" of Houtweg (Alexander, 1965, pp. 13–14; Leidelmeijer et al., 2010, pp. 25–26, 51–53; M. S. Scott, 2011, p. 10).




**Legend**

*Youth spaces*

- Youth spaces (catering, playgrounds, schools, shops, etc.).
- Transit stops
- Parks
- Picture location
- Reference point
- Buildings
- Land
- Water
- C — Centrum Bokkefort
- M — Montessorischool Houtwijk
- S — SV clubhouse

**Patterns**

The slackline

*Basemap adapted from Top10NL, Kadaster, 2025, pdok (https://www.pdok.nl/introductie/-/article/basisregistratie-topografie-brt-topnl)*

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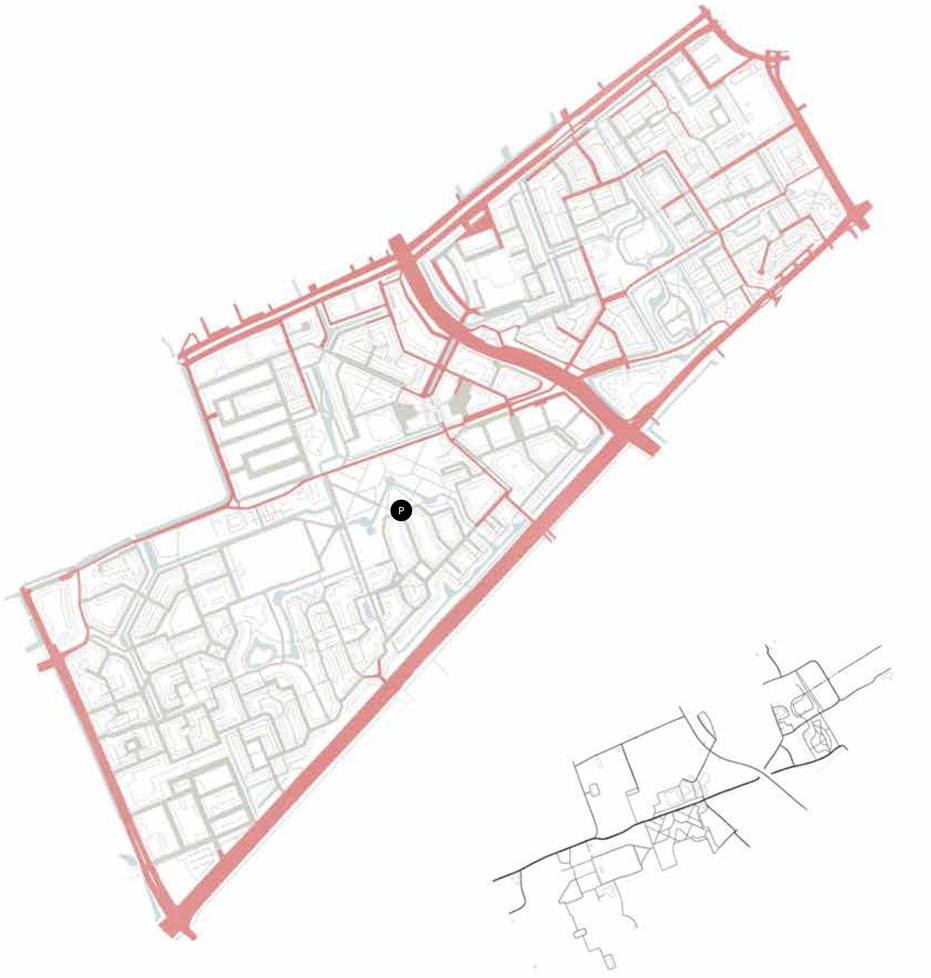
**Centrum Bokkefort on fire**

The covered storage area of Centrum Bokkefort was set on fire by 'youths' (District8, 2025)— the aftermath was photographed by the author.

## Accessibility

### Street network

Part of this system is the street network. In a 'street-based' layout, highly-accessible (i.e. high-integration) routes correlate with ASB 'pushed out' to the 'edges' of residential areas because of its 'constitutedness' and '[pedestrian] presence' (Friedrich et al., 2009, pp. 8–9, 13–14). Subsequently, the more explorative, low-integration routes between parks and playgrounds behave differently, creating an informal network for 'youngsters' just off Houtweg, the 'most integrated [route]' (van Nes & de Rooij, 2015, p. 13).




**Legend**

*Space syntax*

> 66th percentile

< 66th percentile

Picture location

Buildings

Land

Water

**Patterns**
Formal and informal network

*Visualised in QGIS using PST plug-in by KTH et al. (2025)*

0 200 m 1:10,000 N






**Dead walls**
Past the park-fronted houses to the southern edge of Bokkefort park, dead walls at the end of Johan Huizingastraat are regularly vandalised. Photographed by author.

## Surveillance

### From watchers to Whatsapp

'Visib[le]' surveillance disappeared with the neighbourhood watch's disbandment due to rising ASB and replacement with 'safety apps' (former coordinator Marcel 2025, p. 3). Though apps are 'beneficial' for 'social cohesion', its 'influence' on the 'sense' of 'security' is 'limited', reducing tolerance (Dalmeijer & Niculescu-Dincă, 2019) and tightening this threshold between residential and non-residential areas.

This intolerance reflects more controlling parents, potential overreporting and young people's disproportionately negative image (anonymous group 2, personal communication, 29 May 2026; Wijkberaad Houtwijk, 2025c, p. 4). Conversely, all stakeholders, from SV Houtwijk to the municipality, want the fields open to more young people for longer but this requires more resources to enable oversight (volunteers, facilities, etc.).







**Territoriality**
Stickers of "Hier Actief, Whatsapp-groep Veiligheid" (Active here, Safety Whatsapp group) can be found throughout Houtwijk on bins, lampposts and electricity boxes — resident's want passersby to know when and where they're being watched. Photographed by author.

## 4A | A picture of Houtwijk

# Safety

### Puchs to fatbikes

At this threshold, youth ASB becomes concentrated by limited support and space. Puchs of the past are the fat bikes of today but without the 'endless fields' to ride across (van der Kaay & Meeder, 2025, pp. 29, 31) and so 'young people' cause great 'stress' speeding through Houtweg to the centre and parks — 'endangering' others (de Mos & Roopram, 2020, p. 1; Haagse VVD, 2024; Uduba, 2024, p. 1; Wijkberaad Houtwijk, 2025c, p. 3). By its width, the former Houtweg has a high probability for 'dangerous collisions' (NDW verkeersveiligheid, 2024). These socio-spatial signals form hotspots throughout Houtwijk.




**Legend**

*Probability of dangerous encounters*

High

Connecting paths

Houtweg

Picture location

Reference point

Buildings

Land

Water

**Patterns**

Contact points

*Data mapped from NDW verkeersveiligheid (2024)*

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### Houtweg today

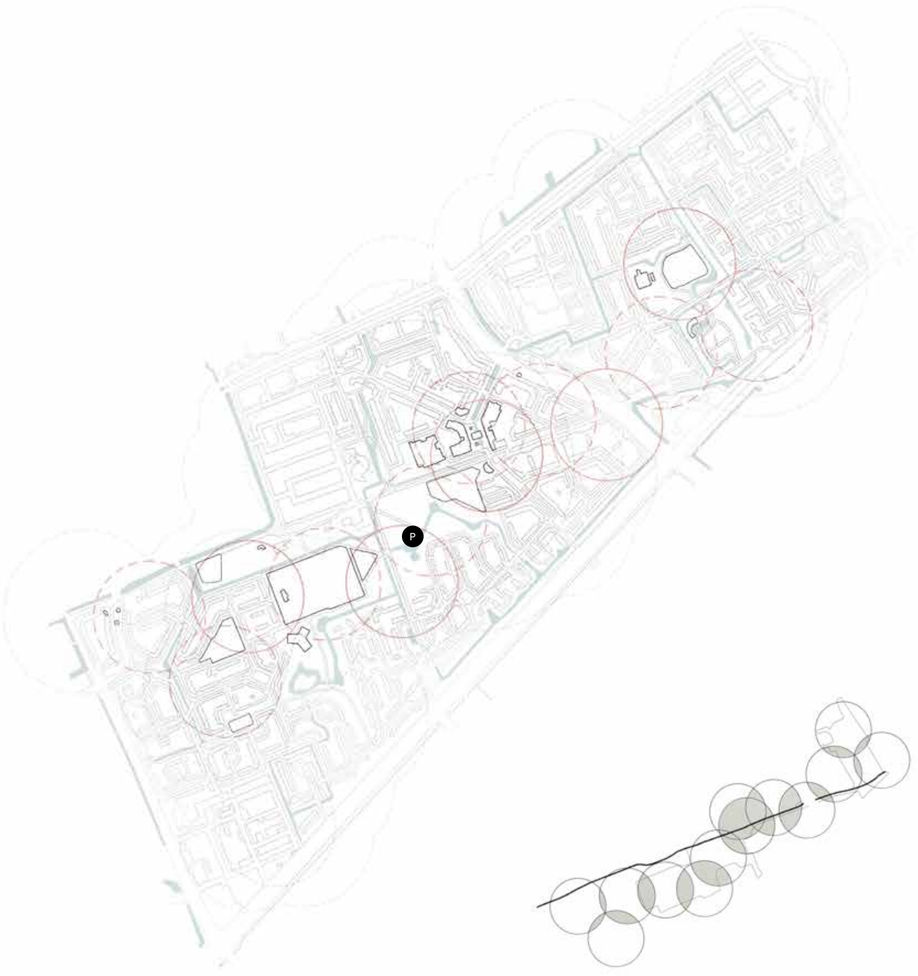
A young person can be seen mounting the area towards Centrum Bokkefort's storage. In the distance someone walks along the long, narrow footpath beneath its deciduous trees. Photographed by author.

## 4A | A picture of Houtwijk

# Hotspots

### Weighing the issue

Where pro-social becomes antisocial behaviour and acceptable groups become disruptive, primary and secondary hotspots are formed along the Houtweg, weighted by their accessibility, youth-function, magnitude, and surveillability.




**Legend**

*Weighting the hotspots*

Youth spaces (catering, playgrounds, schools, shops, etc.).

Primary

Secondary

P Picture location

High youth ASB

Low youth ASB

**Socio-spatial system**

*Heatmap adapted from Politie Basisteam Loosduinen (2025b)*

0 200 m 1:10,000 N





**Burnt out fat bikes in the big city**
Found in Bokkefort park, photographed by author.

## 4A | A picture of Houtwijk

# Project opportunities

### Along the slackline

Following from the analysis, five types of interventions are proposed along Houtweg, a reimagined "slackline" (aka. 'necklace') of 'community projects' (Alexander, 1977, point 45.) with 'small [outdoor rooms] for loitering' between them (JOPs).




**Legend**

*Masterplan*

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Proposals | | Youth spaces | Y | Youth centre | H | Haagse Hopje |
| | Houtweg | | Primary hotspots | C | Caretaker's house | J | Youth meeting point (JOP) |
| | Informal network | | Secondary hotspots | B | Centrum Bokkefort+ | | |

1:10,000 △ N

0 200 m

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# 4 | Analyse

## B | Participatory research

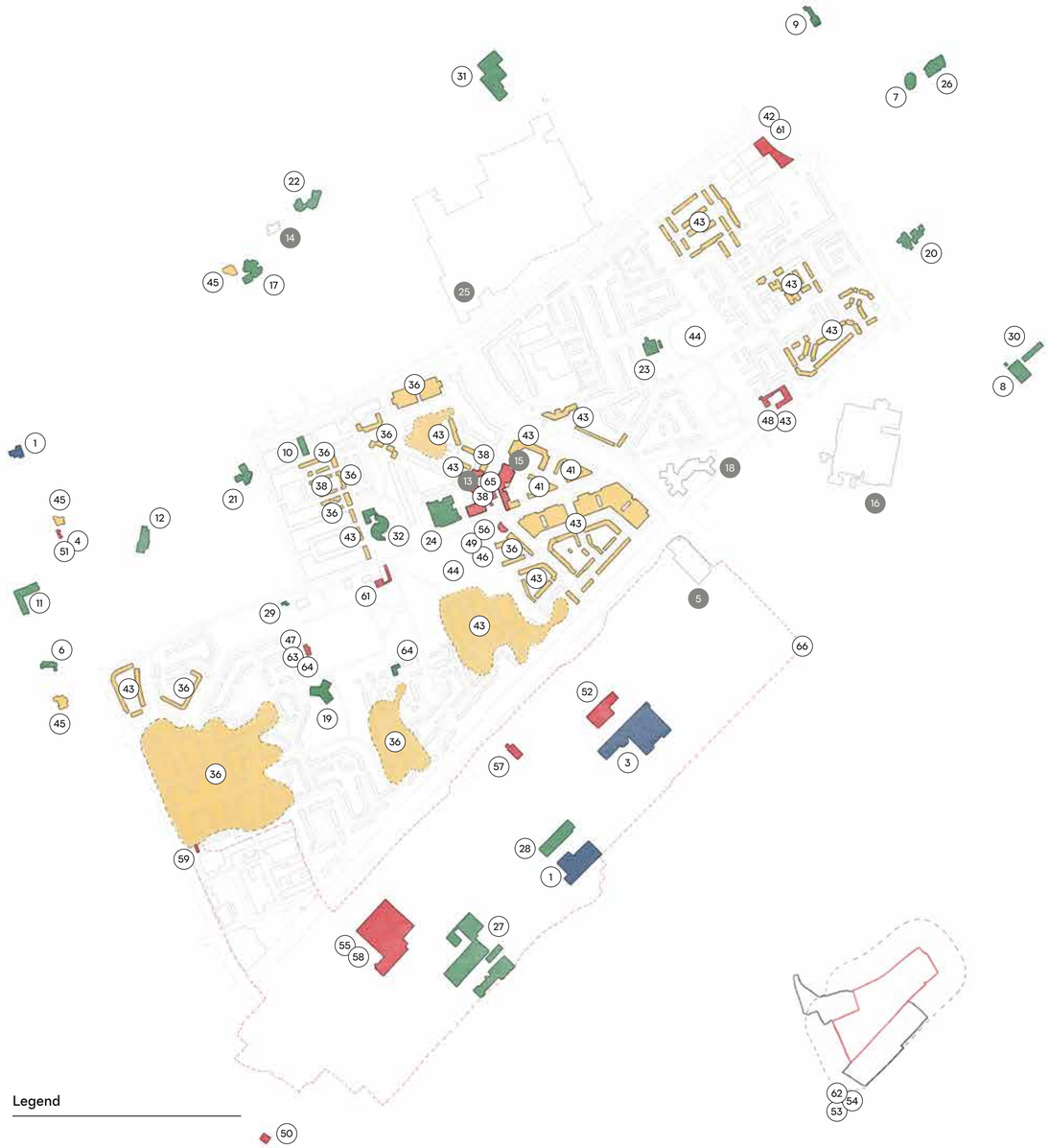
Why here, around Houtwijk's centre and the two parks?
Discussing findings and proposals with stakeholders

# Stakeholder analysis

## Levels of agency

Potential stakeholders were 'identified' within 500 m (walking distance) to Houtwijk, assessed for appropriateness, then divided into 4 types (CEN, 2025, p. 50; Derr et al., 2018, pp. 7–8, 19–20; see Fennelly & Perry, 2018, pp. 391–392; Zahm, 2007, p. 39)

Reflecting simultaneous, top-down and bottom-up 'levels' of local agency, these types are: government, institutions, organisations and community groups.




*The table headings and method for this exercise are derived from Derr et al. (2018, p. 20) and Ferguson & Candy (2014, pp. 16–17)*

Key

How are they connected to the project?
- **B.** Businesses, permanently based there or renting a space (artists, sports clubs, etc.)
- **M.** Mentors, a member of staff (manager, therapist, etc.)
- **R.** Residents, occasional visitors from the neighbourhood (parent, volunteer, etc.)
- **Y.** Young people, regular users of the space between 10 – 23-years-old

How can they contribute to the project?
- **Br.** Business representation
- **G.** Generating ideas
- **I.** Involving young people
- **P.** Professional expertise
- **Rr.** Residential representation

### Government

| | name | description | connect | contribute |
|---|---|---|---|---|
| 1 | Basisteam Loosduinen | Local police force, part of the Politie Eenheid Den Haag (Police Unit The Hague), including the Police Station (N) and the Vehicle Investigation Office (S) | B, M, R, Y | G, I, P, Rr |
| 2 | Politicians | Unelected and elected representatives | B, M, R, Y | Br, G, I, P, Rr |
| 3 | Gemeente Den Haag | Municipality, administration office | B, M, R, Y | Br, G, I, P, Rr |
| 4 | Loosduinen | District authority, administration office | B, M, R | Br, G, I, P, Rr |
| 5 | Veiligheidsregio Haaglanden | The Hague Safety Region, including the fire department and GHOR (regional medical assistance organisation) | B, R | Br, G, P, Rr |

### Institutions

| | name | description | connect | contribute |
|---|---|---|---|---|
| 6 | Abdijkerk | Church | M, R, Y | G, I, P, Rr |
| 7 | Dak Den Helder | Afterschool care | M, R, Y | Br, G, I, P, Rr |
| 8 | Dalton KC Helen Parkhurst | Pre- to primary school and after-school care (incl. JL, GU) | M, R, Y | G, I, P |
| 9 | De Bosbeskapel | Chapel | M, R, Y | G, I, P, Rr |
| 10 | De Deur Den Haag (to be removed in the Oude Haagweg development) | Church | M, R, Y | G, I, P, Rr |
| 11 | De Kleine Keizer | Pre- to primary school and after-school care (incl. 2S) | M, R, Y | G, I, P |
| 12 | Ds. W.E. den Hertogschool | Pre- to primary school and after-school care (incl. 2S) | M, R, Y | G, I, P |
| 13 | Gezondheidscentrum Houtwijk | Health centre | | |
| 14 | Gezondheidscentrum Nieuw Waldeck | Health centre | | |
| 15 | Florence Woonzorgcentrum Houthaghe | Residential care centre | | |
| 16 | HagaZiekenhuis | Hospital | | |
| 17 | Het Lichtbaken | Pre- to primary school (incl. 2S and JL) | M, R, Y | G, I, P |
| 18 | HWW Zorg | Care home | | |
| 19 | KC Koos Meinderts | Pre- to primary school and after-school care (incl. 2S) | M, R, Y | G, I, P |
| 20 | KC Leyenburg | Pre- to primary school and after-school care (incl. 2S) | M, R, Y | G, I, P |
| 21 | Maria van Eik en Duinen | Church | M, R, Y | G, I, P, Rr |
| 22 | Maris College Waldeck | Secondary school | M, R, Y | G, I, P |
| 23 | Montessorischool Houtwijk | Primary school | M, R, Y | G, I, P |
| 24 | OBS Houtwijk | Primary school (incl. JL) | M, R, Y | G, I, P |
| 25 | Parnassia Centrum | Psychiatric care for adults and elderly | | |
| 26 | R.K. Basisschool De Jonge Wereld | Primary school | M, R, Y | G, I, P |
| 27 | ROC Mondriaan | Secondary school | M, R, Y | G, I, P |
| 28 | Stichting Haagbouw | Training programmes in construction | M, Y | G, I, P |
| 29 | St. Jozef | Cemetery | R | Rr |
| 30 | The Church of Pentecost | Church | M, R, Y | G, I, P, Rr |
| 31 | YES College | Secondary school | M, R, Y | G, I, P |
| 32 | WZH Nieuw Berken-dael | Care centre for acquired brain injury (ABI) | B, R, Y | Br, I, P, Rr |

### Organisations

| | name | description | connect | contribute |
|---|---|---|---|---|
| 33 | 2Samen (2S) | Pre- to afterschool care | M, R, Y | I, G, P, Rr |
| 34 | Centrum Groepswonen | Cohousing organisation | R | G, Rr |
| 35 | Gro-up | Pre- to afterschool care (incl. in Wiekslag Wijkz and Dalton) | M, R, Y | I, G, P, Rr |
| 36 | Haag Wonen | Housing association | R | G, Rr |
| 37 | Haags Verhaal | Community integration initiative | M, R, Y | I, G, p |
| 38 | Hof Wonen | Housing association | R | G, Rr |
| 39 | JongLeren (JL) | Preschool group (0 – 4-years-old) | M, R, Y | I, G, P, Rr |
| 40 | Kinderraad | Children's council | R, Y | I, G, P, Rr |
| 41 | Mooiland | Housing association | R | G, Rr |
| 42 | Saffier | Specialised care for elderly | M, R | Br, Rr |
| 43 | Staedion | Housing associaion | R | G, Rr |
| 44 | Stichting MEION | Youth social welfare organisation (patrol the parks) | M, Y | I, G, P |
| 45 | Wijkz | Social welfare organisation | M, R, Y | I, G, P, Rr |
| 46 | WSDH | Werken aan sportstad Den Haag, Working on the Sports City Den Haag | M, Y | I, G, P |

### Community groups

| | name | description | connect | contribute |
|---|---|---|---|---|
| 47 | BPT Houtwijk (disbanded) | Buurtpreventie Houtwijk, neighbourhood watch, formerly based in SV Clubhouse (known as Buurthuis Houtwijk) | M, R, Y | I, P, Rr |
| 48 | Centraal Wonen Houtwijk | Multigeneration co-housing, part of Haag Wonen | R | G, Rr |
| 49 | Centrum Bokkefort | Neighbourhood centre, part of Wijkz | M, R, Y | G, I, P, Rr |
| 50 | Centrum Siena | Art therapy for young people and artistic social skills training for antisocial behaviour and personal development | M, Y | G, I, P |
| 51 | Commissie Loosduinen | Representatives of residents and business groups | B, R | G, Br |
| 52 | Dolores fitness | Gym | B, M, R, Y | Br, G, I, P |
| 53 | De Klimmuur Den Haag | Rock climbing centre, based in De Uithof | B, M, R, Y | Br, G, I, P |
| 54 | De Uithof | Sports centre | B, M, R, Y | Br, G, I, P |
| 55 | Health & Fit de Werf | Gym (within the Martial Arts Center Den Haag) | B, M, R, Y | Br, G, I, P |
| 56 | Jongerenpunt 070 | Life coaches for 16 – 27-year-olds, based in Centrum Bokkefort | M, Y | G, I, P |
| 57 | Marris Gym | Mixed martial arts | B, M, R, Y | Br, G, I, P |
| 58 | Martial Arts Center Den Haag | Sports centre | B, M, R, Y | Br, G, I, P |
| 59 | MisetArt Studio | Creative classes for children, teenagers and adults | B, M, R, Y | Br, G, I |
| 60 | O2 Fitness | Gym | B, M, R, Y | Br, G, I, P |
| 61 | Ontmoetingscentrum Volendamlaan | Community centre for elderly residents, part of wijkz Haagse Senioren (Hague Seniors) and the Saffier organisation | M, R | Br, Rr |
| 62 | SportCity De Uithof | Sport centre in De Uithof. Works with the MIND Us foundation to sup-port young people's (12 – 27-year olds) mental health | B, M, R, Y | Br, G, I, P |
| 63 | SV Houtwijk | Local football club, based in the SV Clubhouse | M, R, Y | Br, G, I, P |
| 64 | Wijkberaad Houtwijk | Neighbourhood council, based in the SV Clubhouse (known as Buurthuis Houtwijk) | M, R | G, I, Rr |
| 65 | Winkelcentrum Houtwijk | Mix of businesses | B, R | Br, G, Rr |
| 66 | Zichtenburg Kerketuinen Dekkershoek (ZKD) | Business group | B, R | Br, G, Rr |

# Planning

## Overview

As stakeholder engagement is not guaranteed through one method, a range of approaches were explored to involve residents.

| | |
|---|---|
| **Stakeholder introduction booklet** | Distributed to stakeholders. Resulted in discussions with them and led to the resident's annual meeting invitation. |
| **Neighbourhood newsletter** | Advertised the resident's annual meeting presentation and workshop, information was sent out in the neighbourhood newsletter and online. |
| **Resident's Annual Meeting (Jaarvergadering) 2026** | A presentation and Q&A (with adjacent survey) with residents about the research and design progress. |
| **Co-design workshop** | Seven exercises that could be catered by group size, type, etc. This included:<br><br>**1. Favourite places**<br>Icebreaker activity, residents reminisce about their childhood, 'connect[ing]' them and thinking about why these places are successful (de Sousa et al., 2023, pp. 43–44; Derr et al., 2018, pp. 69, 73; Hwang & Fellow, 2012, pp. 12, 18)<br><br>**2. Hopes and fears**<br>Understanding 'motivations' and 'priorities' for the project proposals, informing the vision statement (Archio, 2020, pp. 3–5, 2023, pp. 18, 28–29)<br><br>**3. Skatepark**<br>'Resident experience mapping' forms a unique picture of the site through the perception and use of it by its stakeholders (Archio, 2020, pp. 3, 6–7, 2023, pp. 17, 24; Derr et al., 2018, p. 203).<br><br>**4. Case studies**<br>Initiating imagination and conversation through exemplary participants, illustrating their architectural qualities (Ferguson & Candy, 2014, pp. 40–41; Hwang & Fellow, 2012, p. 21).<br><br>**5. Mood board**<br>Collaging a range of categories like activities, materials, spaces, etc. — surveying people's 'design preferences' to inform aesthetic and programmatic decisions (McKercher, 2023, pp. 48, 56).<br><br>**6. Vision statement**<br>'Articulate [a] shared' approach to the proposal's design (Archio, 2023, p. 19; de Sousa, 2021, pp. 6–7, 19).<br><br>**7. Co-design**<br>Adapted from de Sousa's (2021) Design by Consensus guide for multilingual planning, involves cut-out colourful block plans alongside a guide to programme dimensions and examples. |

To develop these materials, the following resources were used:

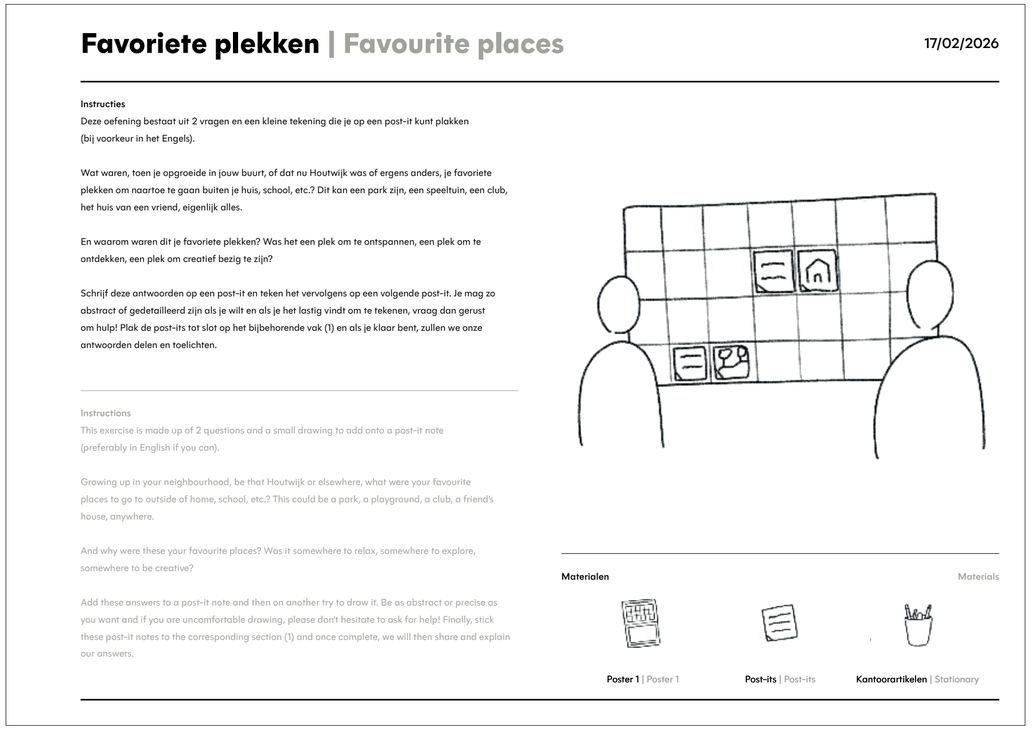
Workshop

- Co-creation toolkit by Archio (2023)
- Participatory design toolkit by Hwang & Fellow (2012) on behalf of Enterprise and the Homes Support Success Skid Row Housing Trust
- Ways to engage consumers, carers and communities by Kelly Ann McKercher (2023) on behalf of NSW Health
- Participatory Design Handbook by Ferguson & Candy (2014) of codesign studio
- The facilitation of The Glass-House Community Led Design, notably the Design by Consensus guide to running a multilingual, co-design workshop (see de Sousa, 2021)
- The facilitation guides of Centre d'ecologie urbaine de Montreal (e.g. Centre d'ecologie urbaine de Montreal, 2024a)
- Cross-pollination Resource Pack by de Sousa et al.

Programme

- HM Government's Approved Document's B (2025), M (2015) and T (2024)
- Bielefeld's (2019) Spaces in Architecture
- Buxton's (2021) Metric Handbook
- DCSF's (2007) Building Bulletin 100: Design for fire safety in schools
- DfE's (2014) Building Bulletin 103: Area guidelines for mainstream schools
- Neufert's (2012) Architects' data
- RVO's (2025) Requirements on safety, space, and construction for childcare centres
- Sport England's Affordable Sports Halls guide (2015), Village and Community Halls guide (2001) and Sport Space Size Guide (2025)
- The US Army Corps of Engineers' (2020) Standard Design Criteria Youth Centers





**Favoriete plekken** | Favourite places

17/02/2026

**Instructies**
Deze oefening bestaat uit 2 vragen en een kleine tekening die je op een post-it kunt plakken (bij voorkeur in het Engels).

Wat waren, toen je opgroeide in jouw buurt, of dat nu Houtwijk was of ergens anders, je favoriete plekken om naartoe te gaan buiten je huis, school, etc.? Dit kan een park zijn, een speeltuin, een club, het huis van een vriend, eigenlijk alles.

En waarom waren dit je favoriete plekken? Was het een plek om te ontspannen, een plek om te ontdekken, een plek om creatief bezig te zijn?

Schrijf deze antwoorden op een post-it en teken het vervolgens op een volgende post-it. Je mag zo abstract of gedetailleerd zijn als je wilt en als je het lastig vindt om te tekenen, vraag dan gerust om hulp! Plak de post-its tot slot op het bijbehorende vak (1) en als je klaar bent, zullen we onze antwoorden delen en toelichten.

Instructions
This exercise is made up of 2 questions and a small drawing to add onto a post-it note (preferably in English if you can).

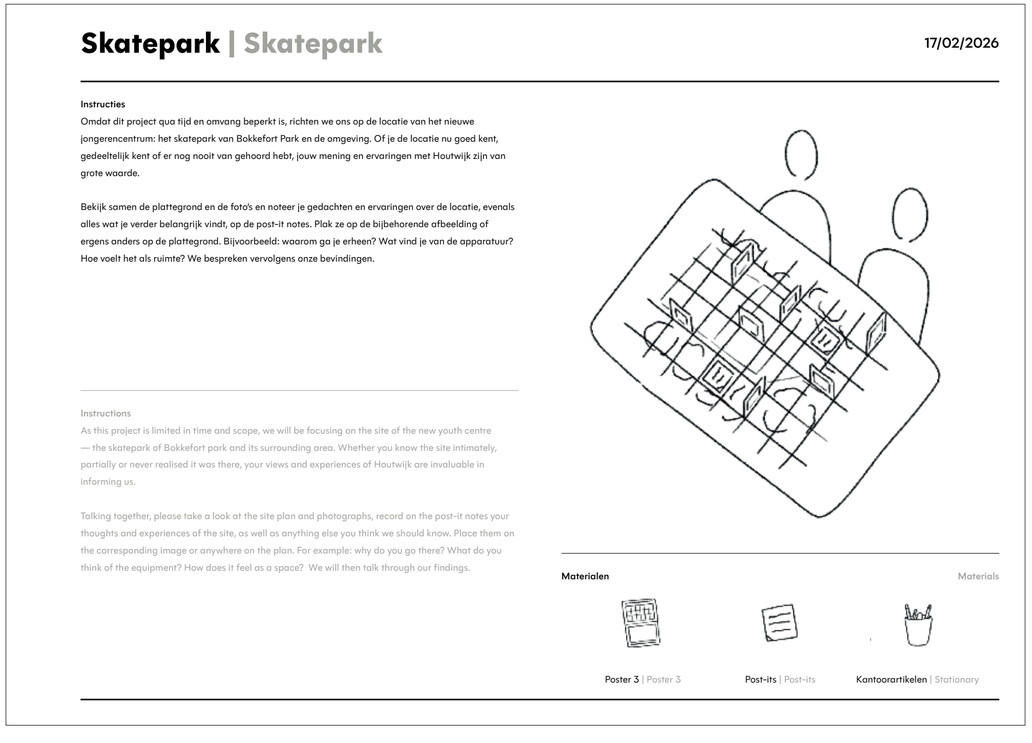
Growing up in your neighbourhood, be that Houtwijk or elsewhere, what were your favourite places to go to outside of home, school, etc.? This could be a park, a playground, a club, a friend's house, anywhere.

And why were these your favourite places? Was it somewhere to relax, somewhere to explore, somewhere to be creative?

Add these answers to a post-it note and then on another try to draw it. Be as abstract or precise as you want and if you are uncomfortable drawing, please don't hesitate to ask for help! Finally, stick these post-it notes to the corresponding section (1) and once complete, we will then share and explain our answers.

**Materialen** Materials

**Poster 1** | Poster 1 **Post-its** | Post-its **Kantoorartikelen** | Stationary



**Skatepark** | Skatepark

17/02/2026

**Instructies**
Omdat dit project qua tijd en omvang beperkt is, richten we ons op de locatie van het nieuwe jongerencentrum: het skatepark van Bokkefort Park en de omgeving. Of je de locatie nu goed kent, gedeeltelijk kent of er nog nooit van gehoord hebt, jouw mening en ervaringen met Houtwijk zijn van grote waarde.

Bekijk samen de plattegrond en de foto's en noteer je gedachten en ervaringen over de locatie, evenals alles wat je verder belangrijk vindt, op de post-it notes. Plak ze op de bijbehorende afbeelding of ergens anders op de plattegrond. Bijvoorbeeld: waarom ga je erheen? Wat vind je van de apparatuur? Hoe voelt het als ruimte? We bespreken vervolgens onze bevindingen.

Instructions
As this project is limited in time and scope, we will be focusing on the site of the new youth centre — the skatepark of Bokkefort park and its surrounding area. Whether you know the site intimately, partially or never realised it was there, your views and experiences of Houtwijk are invaluable in informing us.

Talking together, please take a look at the site plan and photographs, record on the post-it notes your thoughts and experiences of the site, as well as anything else you think we should know. Place them on the corresponding image or anywhere on the plan. For example: why do you go there? What do you think of the equipment? How does it feel as a space? We will then talk through our findings.

**Materialen** Materials

**Poster 3** | Poster 3 **Post-its** | Post-its **Kantoorartikelen** | Stationary

# Stakeholder introduction booklet

### Registering interest

A seven-page summary (in Dutch | English) was sent out, illustrating the issue of youth ASB, the draft scheme and its four initial proposals.

## Hallo Houtwijk | Hello Houtwijk

Introduction to the purpose of the project and what is being proposed



Hallo Houtwijk | Hello Houtwijk

02/02/2026

In de afgelopen drie maanden heeft de afstudeerstudio Designing for Health and Care onderzoek verricht naar de wijk Houtwijk om inzicht te krijgen in de uitdagingen en mogelijke oplossingen te verkennen. Dit conceptvoorstel richt zich op de impact van asociaal gedrag van jongeren (16+) in het centrum en in twee parken (Bokkefort en Kleine Hout). Het voorstel omvat vier kleinschalige tot middelgrote gebouwen, verspreid over beide parken, waaronder:

- een nieuw jongerencentrum met uitzicht op het sportveld en de skatebaan in Bokkefortpark
- een permanente woning voor een wijkbeheerder (zorg en beheer)
- een uitbreiding of nieuw gebouw voor Centrum Bokkefort
- een Haagse Hopje, oftewel een speelgoed- en materialenbibliotheek of ontmoetingsplek voor kinderen

Het volgende document bevat een samenvatting van zeven pagina's van dit werk ter overweging.

Hartelijk dank voor uw tijd,

Over the last three months, the Designing for Health and Care graduation studio have been researching the Houtwijk neighbourhood to understand the challenges it faces and explore possible solutions. Focusing on the impact of antisocial behaviour from young people in the centre and two parks (Bokkefort and Kleine Hout), this draft scheme proposes four small-to-medium scale buildings spread between the two parks, including:

- a new youth centre overlooking the sports pitch and skate area of Bakkefort park
- a permanent residence for a neighbourhood caretaker (pastoral and stewardship)
- an expansion or new building for Centrum Bokkefort
- a Haagse Hopje, i.e. a toy and equipment library or meeting place for children

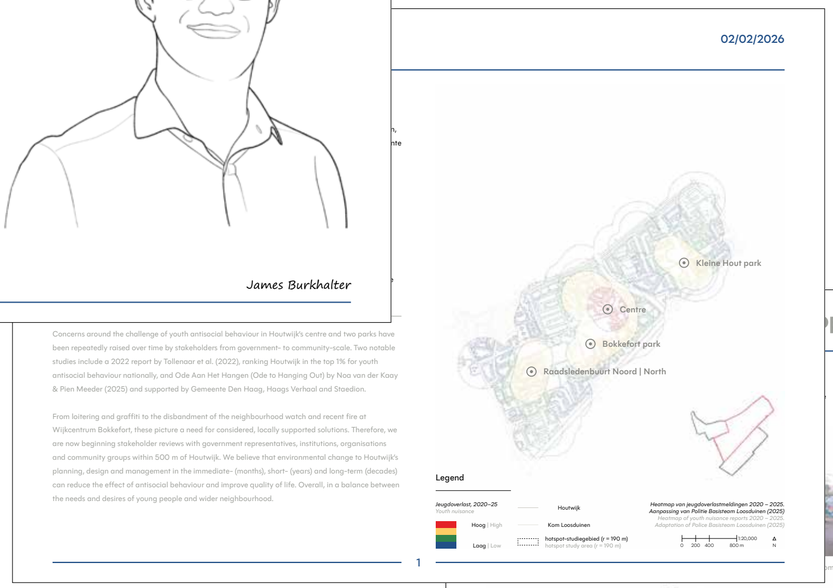
The following document provides a seven-page summary of this work for your consideration.

Thank you for your time,

James Burkhalter

## We begrijpen je | We hear you

Background to youth antisocial behaviour in Houtwijk



02/02/2026

Concerns around the challenge of youth antisocial behaviour in Houtwijk's centre and two parks have been repeatedly raised over time by stakeholders from government- to community-scale. Two notable studies include a 2022 report by Tollenaar et al. (2022), ranking Houtwijk in the top 1% for youth antisocial behaviour nationally, and Ode Aan Het Hangen (Ode to Hanging Out) by Noa van der Kaay & Pien Meeder (2025) and supported by Gemeente Den Haag, Haags Verhaal and Stoedion.

From loitering and graffiti to the disbandment of the neighbourhood watch and recent fire at Wijkcentrum Bokkefort, these picture a need for considered, locally supported solutions. Therefore, we are now beginning stakeholder reviews with government representatives, institutions, organisations and community groups within 500 m of Houtwijk. We believe that environmental change to Houtwijk's planning, design and management in the immediate- (months), short- (years) and long-term (decades) can reduce the effect of antisocial behaviour and improve quality of life. Overall, in a balance between the needs and desires of young people and wider neighbourhood.

1

Kleine Hout park
Centre
Bokkefort park
Raadsledenbuurt Noord | North

Legend

Jeugdoverlast, 2020–25
Youth nuisance

Hoog | High
Laag | Low

Houtwijk
Kom Laasduinen
hotspot-studiegebied (r = 190 m)
hotspot study area (r = 190 m)

Heatmap van jeugdoverlastmeldingen 2020 – 2025, Aanpassing van Politie Basisteam Laasduinen (2025)
Heatmap of youth nuisance reports 2020 – 2025, Adaptation of Police Basisteam Laasduinen (2025)

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C

TNG Jeugdcentrum | Youth centre
Sydenham, Lewisham, London
RCKa
jongerengeleid, asociaal gedrag, context
youth-led, antisocial behavior, context

*Link to TNG Youth Centre case study*

## Wij doen u een voorstel | We propose to you

Overview and perspectives of the proposals. Included are links to case studies of similar projects in scale, context, etc.



pose to you

02/02/2026

Draft scheme overview

From Bokkefort to Kleine Hout park, this draft scheme sets out 4 responses that we believe could reduce antisocial behaviour in Houtwijk and subsequently improve the quality of life for its residents over the immediate to long-term, these include:

4

4

mmunity centre+

Haagse Hopje | Haagse Hopje

1

2

3

4

Zichtlijn
Sightline

0 40 80 160 m 1:4,000 N

2

## We hebben jou nodig | We need you

A call for stakeholder's involvement in the project to create a "Houtwijk-style" solution



you

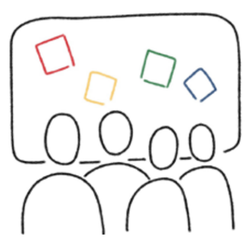
02/02/2026

behaviour. This raises the potential for the project's success and will hopefully demonstrate your enthusiasm to the municipality, local institutions and organisations, as well as your wider community, in wanting to make a change to your neighbourhood.

Thank you for reading the email and document provided, if you are interested in getting involved with this university project (participatory design workshops, interviews, surveys, etc.), please let us know and we will follow up with the relevant information. Equally, you are free to opt out of any further inquiries at any time by replying with "opt-out".

Contact information
M: +31 6 25 31 56 96
E: jburkhalter@tudelft.nl

7



*Front cover*



Een Foto van Houtwijk
A Picture of Houtwijk

Vernieuwing van het stadsbeeld rondom Houtwijks centrum, Bokkefort en Kleine Hout park
Townscape regeneration around Houtwijk's centre, and Bokkefort and Kleine Hout park

Introductieboekje voor belanghebbenden
Gemaakt door James
Vertaald door studenten van TU Delft
02/02/2026
Stakeholder introduction booklet
Created by James Burkhalter
Translated by TU Delft students
02/02/2026

## Een Foto van Houtwijk | A Picture of Houtwijk

Vernieuwing van het stadsbeeld rondom Houtwijks centrum, Bokkefort en Kleine Hout park
Townscape regeneration around Houtwijk's centre, and Bokkefort and Kleine Hout park

## Conceptual masterplan

### Outline

Setting out 4 responses to designing-out youth ASB.

**1. Youth centre** 10 – 25-year-olds / 300 – 1800 m2

Creating a complex with the SV clubhouse to improve oversight and variety and availability of activities.

**2. Caretaker's house** Public + caretaker / 120 m2

Permanent on-site pastoral and physical care for the people and streets of Houtwijk.

**3. Centrum Bokkefort+** All age ranges / 380 – 680 m2

Rennovation or expansion of the existing community centre.

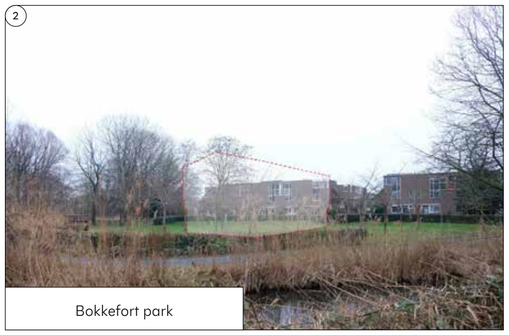
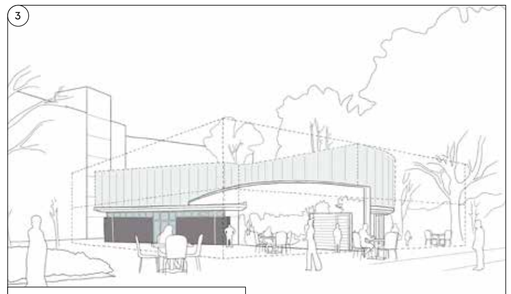
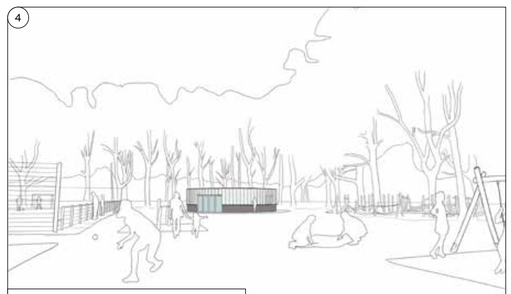
**4. Haagse Hopje** 4 – 12-year-olds / ~100 m2

Meeting place and toy and equipment library, managed by welfare organisations.



## Initial proposals

### First impressions
Conveying the conceptual design to residents.

| Existing | Proposed |
|---|---|
| 1  Skatepark | 1  Youth centre |
| 2  Bokkefort park | 2  Caretaker's house |
| 3  Centrum Bokkefort | 3  Centrum Bokkefort+ |
| 4  Kleine Hout park | 4  Haagse Hopje |



HOUTWIJK

**Onderzoek wijkverbetering** door Ramon Meesters

# Architectuurstudie Houtwijk



**Sinds een aantal maanden is een groep van acht master studenten architectuur van de TU Delft druk in de weer met het uitvoeren van een studieopdracht in Houtwijk. De studenten zijn begonnen met een analyse van de wijk en zijn bewoners. Echt veldwerk hoort daar ook bij. Zo zijn zij in gesprek gegaan met Houtwijkbewoners om hun specifieke behoeften in kaart te brengen. Daarnaast hebben ze hier veel tijd doorgebracht om zelf aan te voelen hoe het is om in Houtwijk te wonen.**

De conclusie van deze eerste onderzoeksfase is dat Houtwijk zich presenteert als een rustige, groene en ordelijke wijk. Maar onder dit beeld schuilen verschillende structurele uitdagingen die het dagelijks leven en de toekomstige ontwikkeling beïnvloeden.
Sociaal gezien kenmerkt de wijk zich door een vergrijzende bevolking. Veel bewoners wonen hier sinds de bouw. Dit zorgt voor stabiliteit en vertrouwdheid, maar beperkt ook vernieuwing en doorstroming. Jongeren en jongvolwassenen vinden in Houtwijk weinig plekken om samen te komen, te studeren of tijd door te brengen. Daarom trekken velen naar elders. Hierdoor mist de wijk juist de leeftijdsgroep die levendigheid, activiteit en sociale vernieuwing kan brengen.
Het voorzieningenaanbod versterkt dit patroon. De basisvoorzieningen zijn niet uitnodigend. Het winkelcentrum fungeert niet als een echt hart van de wijk, indoor sportvoorzieningen zijn schaars en informele ontmoetingsplekken ontbreken grotendeels. Veel bewoners blijven daardoor thuis of gaan de wijk uit voor recreatie en sociale interactie. Dit draagt bij aan het gevoel dat Houtwijk geen samenhangende wijk is, maar eerder een verzameling kleinere werelden die naast elkaar bestaan zonder echt verbonden te zijn.
Veiligheidsbeleving speelt eveneens een belangrijke rol. Veel bewoners voelen zich onveilig in parken en dichtbegroeide paden, vooral in het donker. Veiligheid wordt daarmee meer dan een fysiek vraagstuk. Het beïnvloedt direct sociale cohesie en vertrouwen in de leefomgeving.
Het versterken van gemeenschapsleven, het verbeteren van uitnodigende en veilige openbare ruimtes, het creëren van meer kansen voor jongeren en het vergroten van toegankelijkheid kunnen Houtwijk transformeren tot een wijk die niet alleen rustig en groen is, maar ook verbonden, veilig en levendig.
De studenten hebben als onderdeel van een tweede fase van hun onderzoek ieder een uniek project op zich genomen om Houtwijk te verbeteren. De opdrachten zijn nog niet afgerond en de studenten vragen Houtwijkers nadrukkelijk om met ze mee te denken in een workshop. U zult hiervoor uitnodigen vinden op www.wijkberaadhoutwijk.nl. Ook kunt u meepraten met de studenten tijdens onze bewonersavond van 15 april, waar het project op de agenda staat.

De resultaten van dit professioneel en grondig uitgevoerde onderzoek kunnen dienen als onderlegger voor verbeteringen die we samen met het stadsbestuur willen doorvoeren in onze wijk.

**De onderzoeken in de tweede fase:**

- het stadsbeeld nabij Bokkefort
- parkeeroplossingen en een levendigere omgeving in de Dr. J. Presserstraat
- verbeteren van sociale cohesie door herinrichting in de Historicibuurt
- creatie van gemeenschappelijke werkplekken voor bewoners
- leeftijdsbestendige (gelijkvloerse) woonoplossingen om gezond oud te worden in Houtwijk
- doorstroom mogelijkheden en re-integratie oplossingen voor voormalige GGZ-cliënten die weer moeten landen in hun wijk
- een wijkgebouw voor zowel jongeren én ouderen, waar activiteiten en kennis met elkaar worden gedeeld.

### Neighbourhood newsletter
Organised with Ramon Meesters, chair of Wijkberaad Houtwijk, an overview of the course and invitations to the presentation and workshop were sent out as part of Houtwijk's quarterly newsletter.

*From Houtwijkblad maart 2026, by R. Meesters, 2026, (https://wijkberaadhoutwijk.nl/wp-content/uploads/2026/03/houtwijk_opmaak_1_2026_v2-1.pdf).*



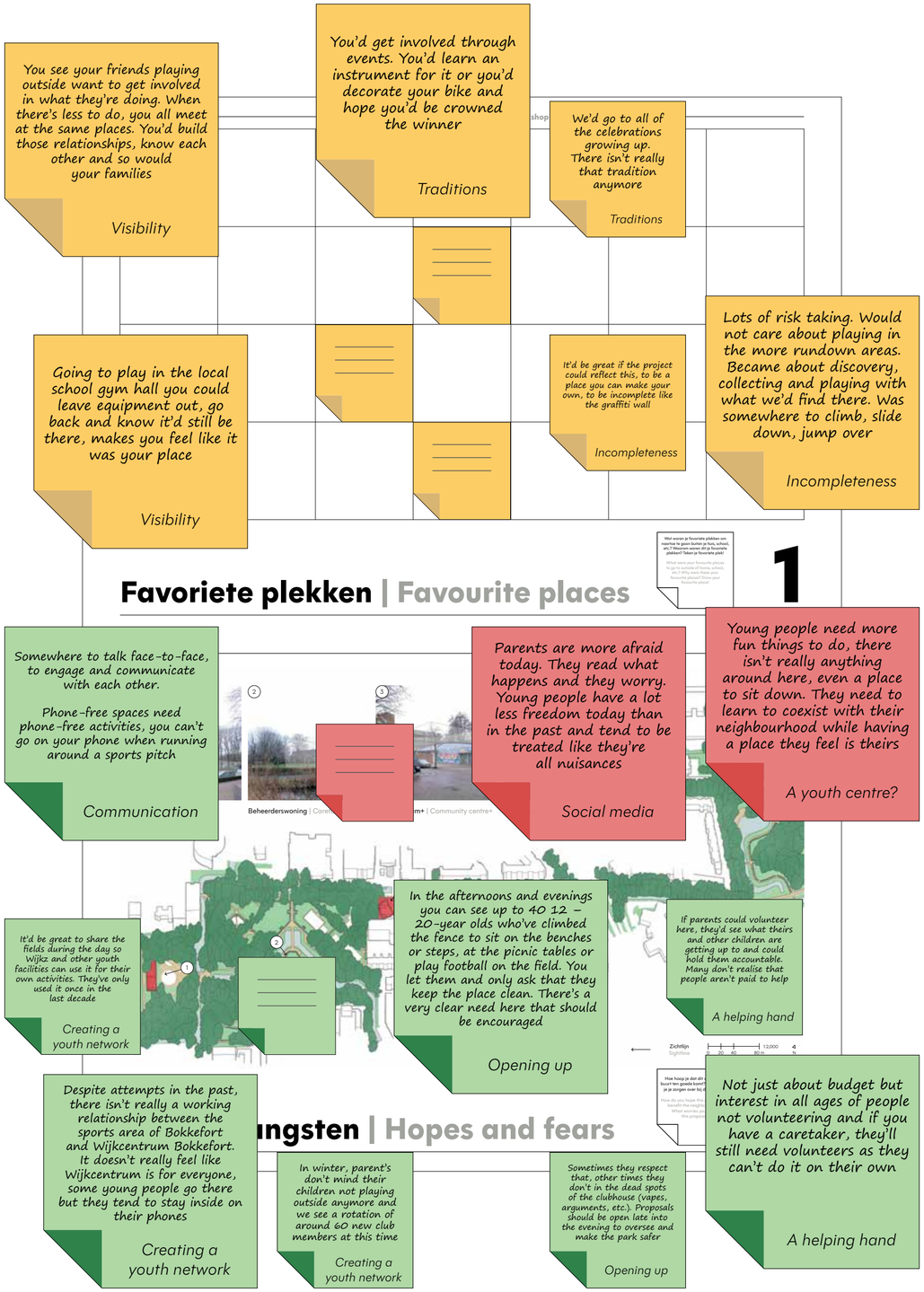

**A productive afternoon**
Working through four of the seven exercises, residents reminisced about theirs and their children's childhood, how it's changed, what they hope the project can solve and the look and feel of the design

*Image by anonymous participant, with permission given for use in this publication*

## Co-design workshop

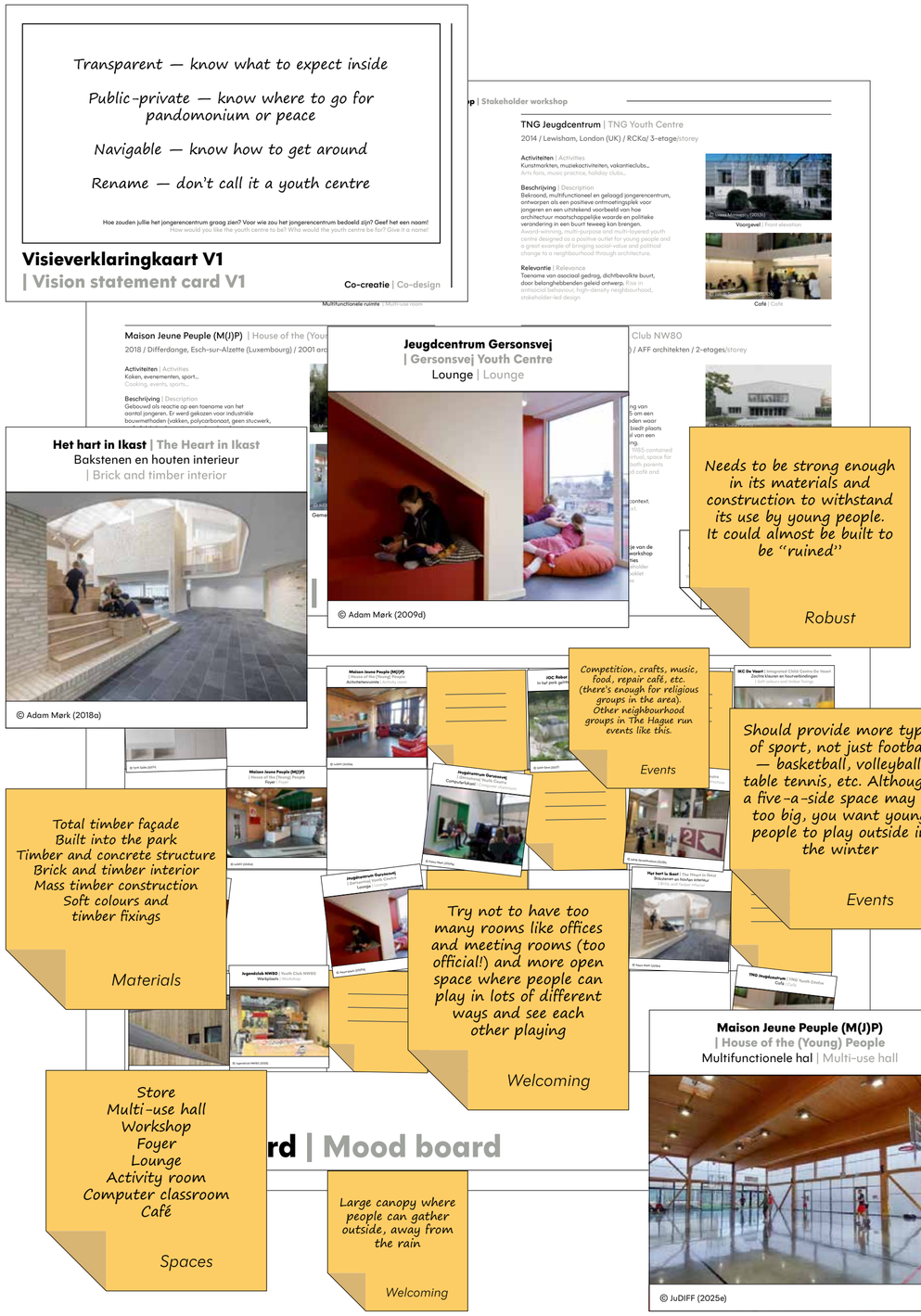
### Findings

A summary of the co-design workshop, used to inform the project's research, programme and toolkit. Refer to full workshop material.







## Resident's Annual Meeting (Jaarvergadering) 2026

### Summary

Presented research on Houtwijk's history, rise of ASB and progress in the project's design to residents, followed by a Q&A and adjacent survey.
Translated by Ramon Meesters, Wijkberaad Houtwijk's Chair.

*It's not as safe as it used to be here in the 80s and early 90s playing on doorsteps and young people need a place for them to hang around without creating insecurity also.*

*Do you see any conflicts with existing youth services like De Plek or Centrum Jeugd & Gezin?*

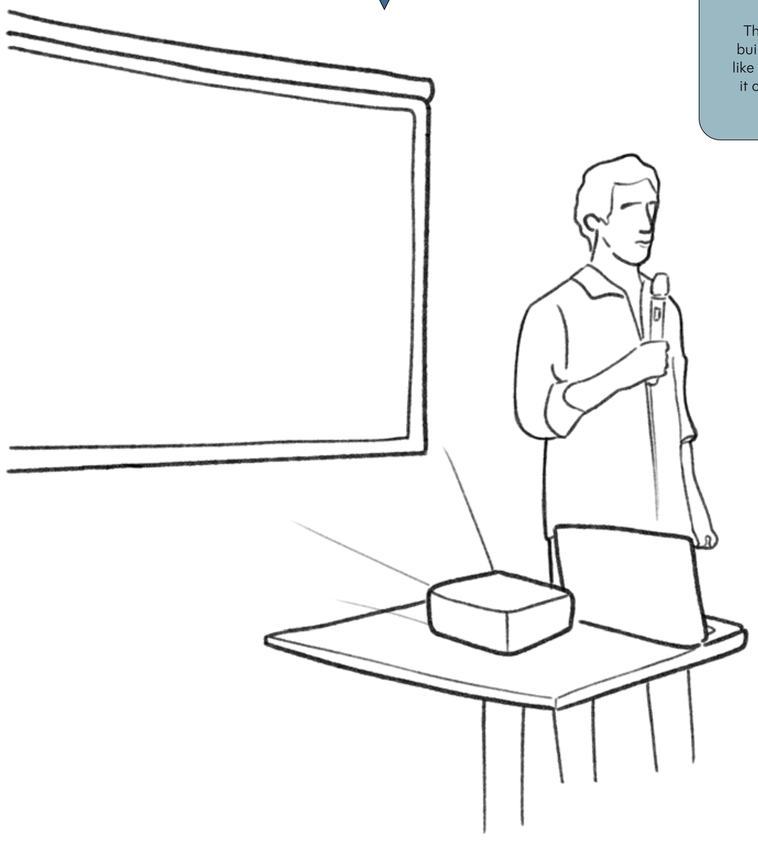
I'd like to imagine that the project can absorb the neighbourhood's generational change, contracting and expanding with these initiatives and being a platform for them. By managing this ambition and designed to be recoverable from losses, it should be seen more as opportunity- than conflict-creating.

*How would you reconnect Houtwijk-North to-South? Have you considered looking East and West instead? Sometimes they don't feel like the same neighbourhood*

It's such a difficult divide that really continues around the entirety of the neighbourhood, some solutions looked at building over, under or pedestrianising.

*It's great to see the ambition but we don't have enough of a budget for this? How would you deal with this issue?*

The proposal can be designed to be built in phases to respond to demands like budget, space, etc. If it's successful, it could generate its own income and become self-supporting.



*Though Wijkcentrum Bokkefort is an "ugly" building, unfortunately the aim is to manage the existing building instead of replacing*







## Conclusion

### Why here (around Houtwijk's centre and the two parks)?

As illustrated, youth ASB's socio-spatial system was shaped across Houtweg's enduring structure, expanding into isolated neighbourhood parks, playgrounds and Centrum Bokkefort — forming hotspots between recreational and residential. Induced by a lack of youth spaces, a cycle arises:



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# 5 | Respond

## A | Youth centre case studies

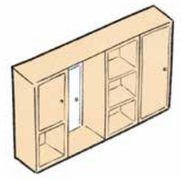
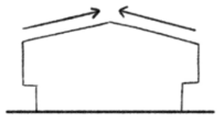
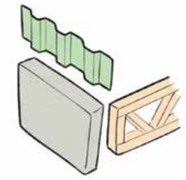
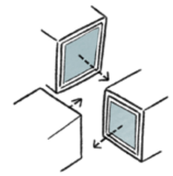
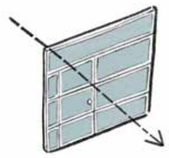
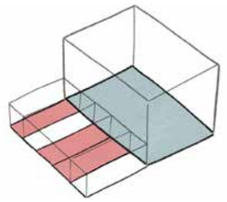
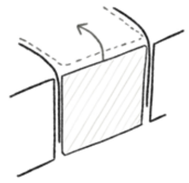
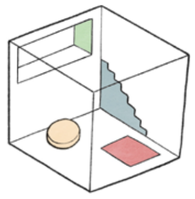
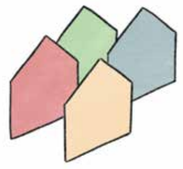
What can be done to design-out youth ASB?
Youth infrastructure, a study of youth centres

# 5A | Youth centre case studies

## Overview

### Projects

Centres represent one type of activity support to counteract youth ASB (caretakers houses, toy libraries, etc.), varying in scale from converted containers to permanent buildings. The following chapter catalogues four exemplary cases in similar contexts.

| Picture | Summary<br>year / location / architect / storeys / footprint | Description<br>Why was it built? | Houtwijk relevance<br>How does it compare to Houtwijk? | Elements<br>Characteristic to their design |
|---|---|---|---|---|
| Youth Club NW80<br><br>© Tjark Spille (2017b) | 2018 / Neukölln, Berlin (Germany) / AFF architekten / 2-storey / 374.1 m² | Began as a 'container' (1985), was 'too small', received 'social integration' funding to become permanent (Bezirksamt Neukölln, 2024) | Historical, 'suburban' village context. 'Real place' replacing the digital' (AFF, 2023, 2024) | <br>Storage becomes counters, doors, walls<br><br>Mirroring gable-fronted hall houses<br><br>Robust industrial construction (recycled concrete, prefabricated timber, sheet clad) |
| TNG Youth Centre<br><br>© Ioana Marinescu (2013b) | 2014 / Lewisham, London (UK) / RCKa / 3-storey / 747.2 m² | Response to 'ASB' rise after a youth centre's closure, became 'disenfranchised' without 'outlet or support' — addressing 'socio-economic' and 'policy' issues with stakeholders (RCKa, 2026). | 'High-density [ASB] neighbourhood'. 95 people/ha, Lewisham (Lewisham Council, 2022) vs. 92 people/ha., Houtwijk (Gemeente Den Haag, 2025b). | <br>Multi-layered through-spaces (horizontally and vertically)<br><br>Responsive spaces (murals, movable furniture, curtains)<br><br>Boxed cross-openings for rooms |
| House of the (Young) People (M(J)P)<br><br>© Maxime Delvaux (2018b) | 2018 / Differdange, Esch-sur-Alzette (Luxembourg) / 2001 architects / 1-storey / 1087.1 m² | 'Respon[se to youth] demographic growth' (2001 architects, 2026) | Limited budget (2001 architects, 2026) | <br>Totally visible (transparent materials, windows in doorways)<br><br>Seasonal planning (open sprint–autumn, space-heated)<br><br>Openable and closable |
| Gersonsvej Youth Centre<br><br>© Adam Mørk (2009c) | 2008 / Gersonsvej, Gentofte (Denmark) / CEBRA, Dorte Mandrup / 3-storey / 1790.4 m² | Multi-use hall and sports centre located on a 'long and narrow [urban] site' (CEBRA & Dorte Mandrup, 2009) | Suburban, single-family area (CEBRA, 2009; CEBRA & Dorte Mandrup, 2009). | <br>Colour, light and surfaces to use<br><br>A series of homes away from home in form<br><br>Mixing sports, culture and recreation |

# 5A | Youth centre case studies

## Uses

### Planning

Categorised by space-types, dimensions and proportions informed the proposal's programme/adjacencies and were developed from workshop materials (see de Sousa, 2021).

Specific space
designated use

Public space
fully accessible

Flexible space
changeable use

Private space
limited access

Support space
additional

Required space
operational

**Ground floor**
Primarily flexible and public space

**First floor**
Space becomes more specific and private

**Second floor**
Continues to becomes more specific and private

**Activities**
A list of examples

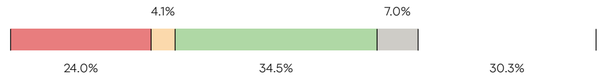
**Proportions**
Comparable specific and flexible, and public and required space

Youth Club NW80

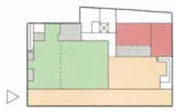




workshop, communal kitchen, studio, foyer, multi-use hall, multi-use rooms (see NW80, 2026)



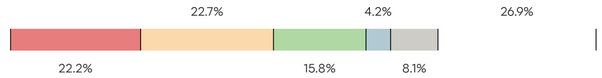

TNG Youth Centre



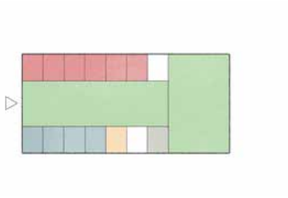




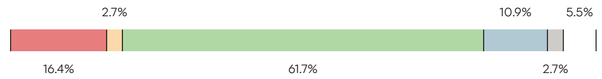
recording studio, youth forum, winter garden, multi-use hall, multi-use rooms, meeting room, consultancy room (see Brampton-Greene, 2023; Quarcoo, 2025; Swaray, 2026)



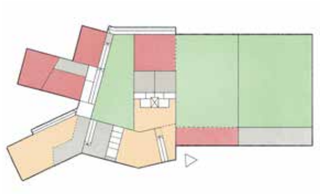

House of the (Young) People (M(J)P)

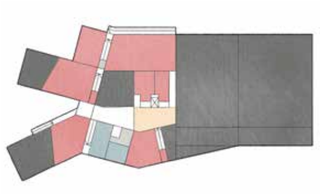


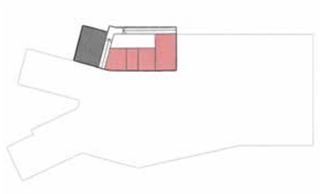
communal kitchen, communal dining, games room (aka. activity), foyer, multi-use hall, admin (see JuDIFF, 2025a)



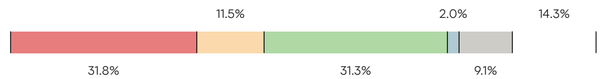

Gersonsvej Youth Centre







children's play area, studios, lounge, wellness room, dance hall, café, foyer, multi-use halls, multi-use room, office, meeting room

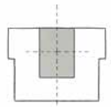
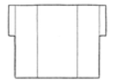
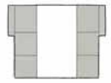
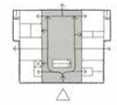
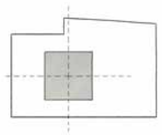
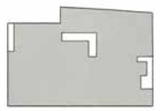
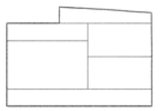
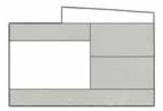
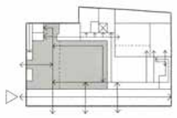
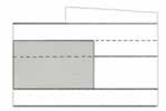
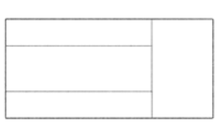
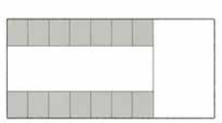
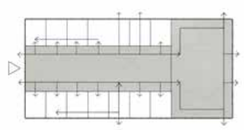
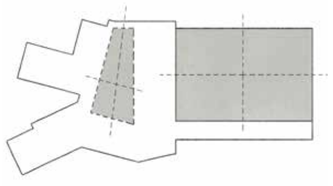
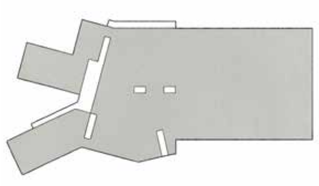
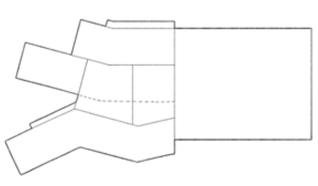
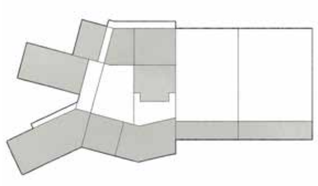
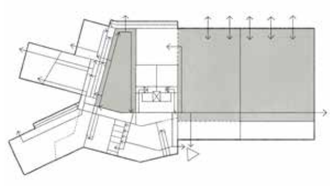
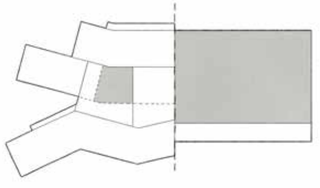



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## Design

### Patterns

'Formative' aspects were analysed to develop a 'pattern' language archetypal of successful contemporary youth centres for the proposal to build from (based on Clark & Pause, 2012).

| | **Courtyard**<br>Organised around a multi-use hall | **Compact**<br>Singular buildings with few corridor-only spaces | **Linear**<br>Small–large longitudinal volumes | **Repetitive**<br>From rooms to halls | **Permeable**<br>Inside-outside circulation, centred around the hall | **Parti**<br>Sum of patterns |
|---|---|---|---|---|---|---|
| Youth Club NW80 |  |  |  |  |  |  |
| TNG Youth Centre |  |  |  |  |  |  |
| House of the (Young) People (M(J)P) |  |  |  |  |  |  |
| Gersonsvej Youth Centre |  |  |  |  |  |  |

### The toolkit

Moving forward, a toolkit summarising the CPTED framework, literature on youth architecture, ASB's socio-spatial relationships and Houtwijk research (observations, stakeholder involvement, etc.). was produced. Moreover, as highlighted by case studies, no single element can provide a total solution across time and so a toolkit of direct and indirect measures was developed, e.g. needs for oversight, employment, indoor and outdoor play, and so forth.

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# 5 | Respond

## B | Re:generative toolkit

What can be done to design-out youth ASB?
Research results as a toolkit for Houtwijk's youth architecture

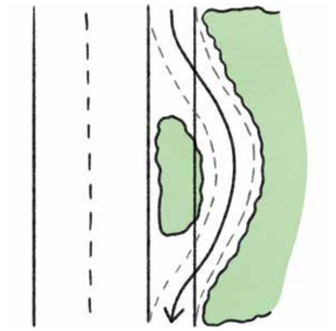
## 1. Activity

'Alternative' affordances as a scalable, Dutch '[pro-social] pedagogical tool' (2001 architects, 2026; Saville & Cleveland, 1998, p. 6; M. S. Scott, 2011, p. 18; Ziaesaeidi, 2025, pp. 123–124, 164).

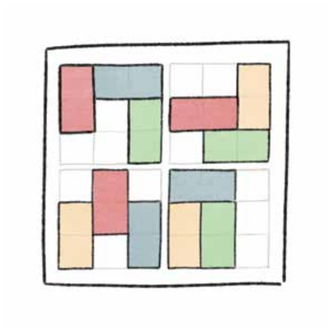
**Town planning**
Neighbourhood integration

**Architectural design**
Building-scale interventions

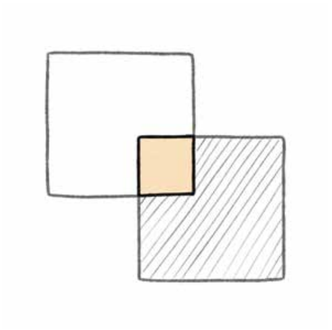
**Site management**
Perception and involvement



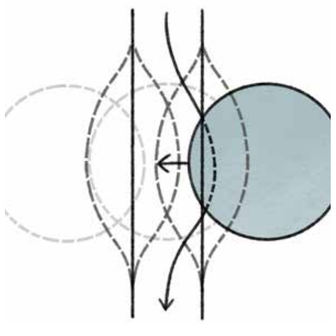
**1.1 Managing movement**
Widened routes improve pedestrian/vehicle safety, access and oversight through hotspots (Woldendorp et al., 2023, pp. 6, 28, 33, 46; Ziaesaeidi, 2025, pp. 112, 134). Softer landscaping (trees, planting, unbound surfaces) and spaces integrated within footpaths prevent vehicle appropriation.



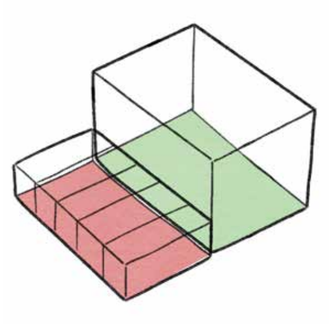
**1.3 Flexible**
'Afford[ed]' by 'adaptable' elements, flexibility 'encourage[s] autonomy, pro-social interactions' and 'imagination' (Ziaesaeidi, 2025, p. 135). Equipment can be borrowed; furniture can be moved and left, programmes change use and structures frame it between multi-use halls, rooms and activity spaces within '[design] guidelines' (S. Scott, 2010, pp. 48, 92).



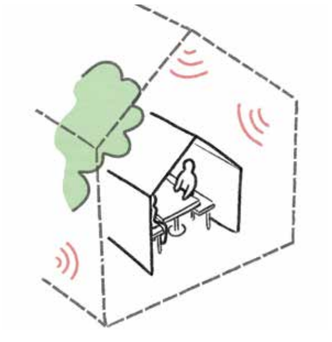
**1.5 Mixed-age public spaces**
'Passiv[e] supervis[ion]' from older users in 'mixed-age public spaces' reduces ASB, e.g. cafés, gardens, libraries, neighbourhood events, sports (Ziaesaeidi, 2025, pp. 114–115, 134, 138–139, 149).



**1.2 Spontaneous structures**
Diversified areas/paths connecting youth spaces 'legitimise' loitering and foster 'independen[ce]'/'cohesion' through 'spontaneous [contact]', and 'surveillance' (Torres, 2020, pp. 56–63). 'Colourful', 'covered' and planted meeting points must minimise impact to housing, passersby and youth's privacy hanging out (Colquhoun, 2012, p. 174; Ziaesaeidi, 2025, pp. 61, 165).



**1.4 Proportional**
Human-scaled public space is 'likely' to be adopted and cared-for by residents (AGIS, 2007, p. 37). Internally, vastness creates 'confusion' and minuteness raises 'anxiety' — requiring a balance of open multi-use spaces, activity-'rich' rooms and 'smaller structures' (4.0 – 5.0 sqm per youth, S. Scott, 2010, p. 37).



**1.6 Active vs. quiet**
Balance of active and quiet spaces for conversation. Natural surrounds provide scenery and acoustic buffers while internally semi-private nooks use 'absorption material [and] insulation' (Bishop & Corkery, 2017, p. 70; S. Scott, 2010, p. 54; Ziaesaeidi, 2025, pp. 66, 69, 114).



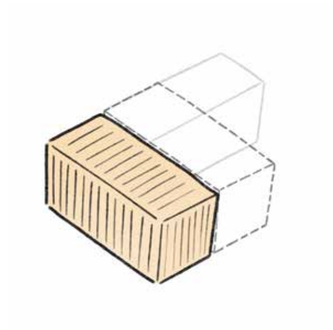
## 2. Temporality

Responding to scales of change from hourly, daily, weekly, monthly, seasonally to generational.

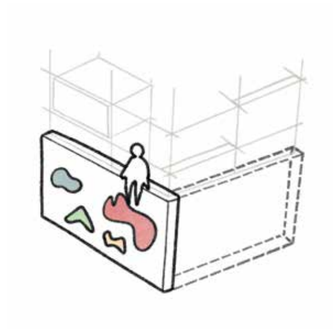
**Town planning**
Neighbourhood integration

**Architectural design**
Building-scale interventions

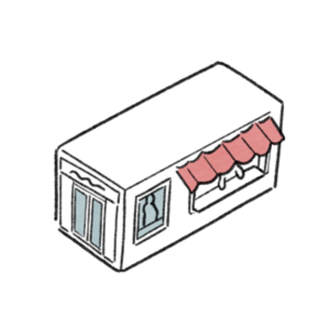
**Site management**
Perception and involvement



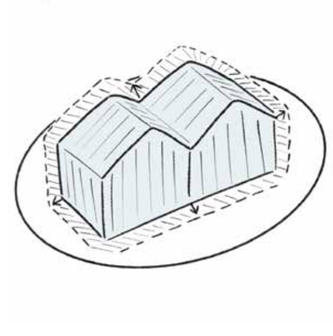
**2.1 Responsive**
With limited funding and significant delays (Gemeente Den Haag, 2025a; Youth and Participation officer, F. Groenendijk, personal communication, 2026; Wijkberaad Houtwijk, 2025), Haagse Hopjes symbolise municipality-wide, low-budget architectural interventions. As "pop-up", and so permanent or recoverable investments, they 'invigorate space', 'trial' proposals, 'reduce ASB' and respond to socio-economic change (Orbasli & Vellinga, 2020).



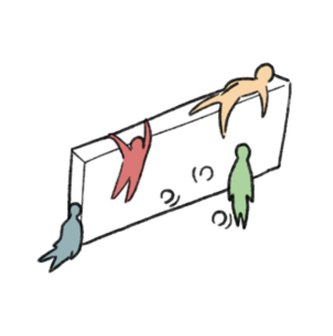
**2.3 Incompleteness**
After the graffiti wall's success, the building provides a permanently-impermanent canvas for youth-led projects in murals, greenhouses and its construction (Melcher, 2020, pp. 101, 112–116; Woldendorp et al., 2023, p. 46; Ziaesaeidi, 2025, pp. 134–135, 165). 'Empower[ed]' to enact 'accepted', 'visible', 'physical [change]' in their socio-spatial environment, youth can 'identify' and take 'responsibility [for its] care'.



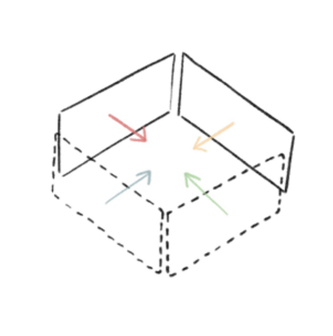
**2.5 Opportunity**
'Temporary' spaces provide business growth and youth-employment opportunities in its operation, construction and maintenance (AGIS, 2007, p. 50; Mihinjac & Saville, 2022, p. 44; M. S. Scott, 2011, p. 18). Supported by apprenticeship programmes such as Stichting Haagbouw, Kerketuinen en Zichtenburg (like YouthBuild, UK) and 'food and [drink] vans' (Colquhoun, 2012, p. 22; Ziaesaeidi, 2025, p. 112).



**2.2 Identity**
'Integral' in its complimentary/contrasting 'dialogue' with Houtwijk's 'character' in its 'views', 'sightlines', 'access', 'scale', 'material[ity]' and 'form', a 'sense of belonging' builds 'respect'/'protection' (AGIS, 2007, pp. 21, 27; CEN, 2022, pp. 52–53; S. Scott, 2010, pp. 25, 28). A "transitional neighbourhood", its identity is simultaneously anchored and asserted by each generation — patterns are noted in the analysis.



**2.4 Curiosity**
Climbing, sliding and jumping over the environment, collecting and playing with what you find, creates interest through its dynamic structures (built, planted, etc.). Walls becomes something to sit atop, kick a ball against, lean-to, paint on, open/close and so designed to afford this.



**2.6 Continuity**
Proposals and spaces are organised to oversee and compliment gaps in surrounding activities (daily, weekly, etc.), particularly 'vulnerable spaces at vulnerable times' (AGIS, 2007, pp. 19, 30–31; Cozens, 2014, p. 25). For example, after SV Houtwijk closes at 22:00, many teenagers continue playing — relying on them to be sensible.

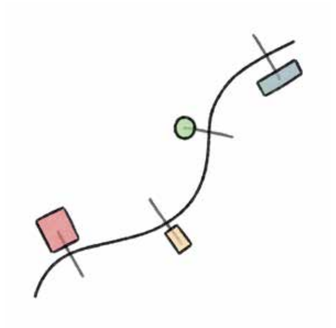
## 3. Visibility

Scales of socio-spatial transparency and permeability as a measure of connectivity in oversight and use.

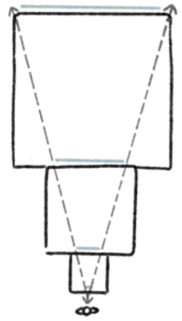
**Town planning**
Neighbourhood integration

**Architectural design**
Building-scale interventions

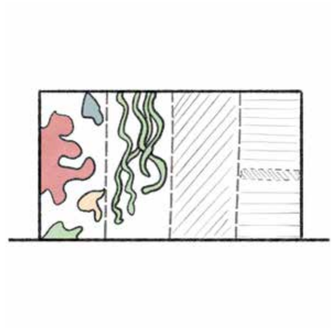
**Site management**
Involvement of and perception by people



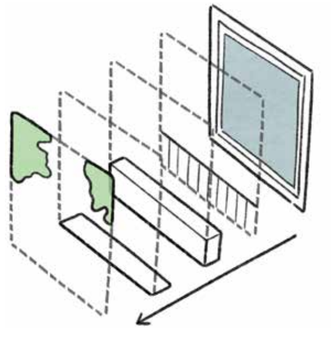
**3.1 Orientation**
Proposals should 'connect', 'continue' and 'clari[fy]' Houtweg and adjacent routes 'enhanc[ing]' its use by residents and surveillance — orientating youth spaces along these 'axes' and emphasising their 'public presence' (AGIS, 2007, pp. 15–16, 26–28)..



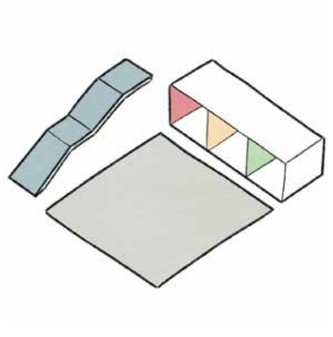
**3.3 Sightlines**
'Stimulate' by 'spatial[ly] extending' through openings, 'emulat[ing]' outdoor views/access/daylight and using 'central communal' spaces to see others and activities in adjacent/'transitory spaces' (S. Scott, 2010, pp. 20, 37, 40).
Ensure 'long' unobstructed sightlines through open balconies, glazed doors, etc. for oversight (AGIS, 2007, p. 32; Fennelly & Perry, 2018, p. 38; Woldendorp et al., 2023, p. 43).



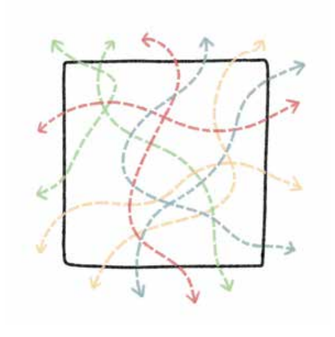
**3.5 Proactive**
Visibly-maintained space, 'dissuade[s antisocial] behaviour' through caretaker's/volunteers 'quick response' (AGIS, 2007, pp. 42–43, 45; Woldendorp et al., 2023, pp. 33, 42–43, 46; see Fennelly & Perry, 2018). Design-out element's vandalism susceptibility, e.g. climbing plants, coatings, and cleanable, replaceable and robust materials, etc.



**3.2 Permeable**
To not limit visibility, use: large openings and open balustrades, low walls, fencing, planting (<600 mm, 900 mm maximum) and defined threshold materials, alongside tall, wide tree canopies (> 2.1 m) to symbolise public-semi-public-and-private boundaries at sites/routes (Fennelly & Perry, 2018, pp. 38, 223; Lange et al., 2019b, 2019a; Woldendorp et al., 2023).



**3.4 Readable**
Colour, light, transparency and surfaces 'playful[ly] delineate' circulation and activities — bringing '[multi-sensory] significance' to spaces (Bruce Mau Design et al., 2010; S. Scott, 2010, p. 54). 'Lighter, warm, [neutral] tones' in halls reflect light without 'overwhelm[ing]' and adjacent rooms use brighter colours as highlights. Externally, façades can express use throughout the day.



**3.6 Networking**
Furthering semi-formal surveillance from employees/volunteers, facilitate existing 'informal social control' through teachers, coaches, parents and organisations like Wijkz and Stichting Meion (AGIS, 2007, p. 44; M. S. Scott, 2011, pp. 18, 22, 24). Opening up spaces for sports, performances and opportunities to volunteer, e.g. so parents/older people can understand what they're doing and hold accountable.



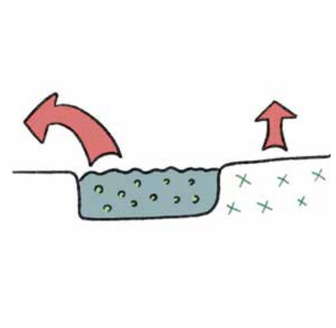
## 4. Responsibility

Environmental stewardship as a regenerative social and climate strategy, scalable to town planning, architectural design and site management.

**Systems** (Town planning)
Managing flows of energy/water/materials

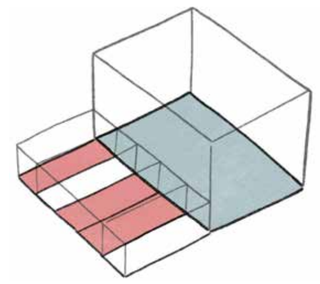
**Habitats** (Architectural design)
Environmental conditioning of biodiverse systems

**Species** (Site management)
Remedying generational impact on inhabitants

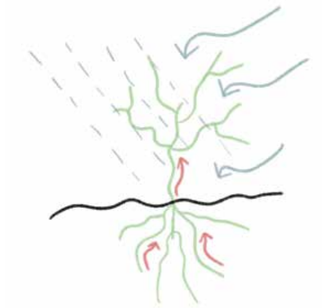


**4.1 Harvesting**
Detoxification of the surrounding soils and waterways through active filtration measures such as the expansion of pumping stations around the parks or in the proposal's plants.

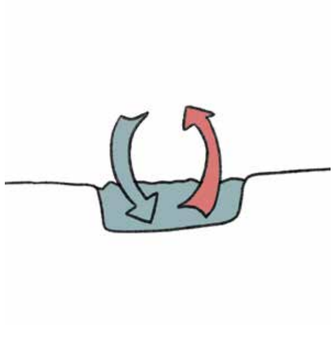
As well as through improved drainage, which also minimises flooding potential and impact of increased hard landscaping from building development within Houtwijk.



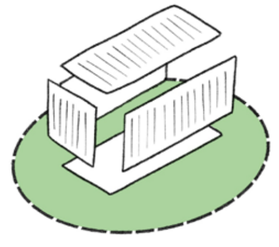
**4.3 Seasonal planning**
Organisation of spaces to minimise the impact on heating and cooling loads, e.g. surrounding atrium spaces with thermal buffers, orientating cafés to the South-East, locating façades to encourage wind-assisted extract of internal air flow.



**4.5 Phytoremediation**
Specifying planting adept at passive purification (air, soil and water) through phytoremediation — absorbing toxic pollutants from the site's past and any future construction.



**4.2 Aquathermal energy**
Integration of a closed-loop watersource heat pump (WSHP) to utilise the surrounding latent heat stored within the abundant waterways of Houtwijk — housed within the proposal or existing pumps. Moreover, tapping into the surrounding fields, e.g. SV fields in Bokkefort park, as potential heat collectors.



**4.4 On-site construction**
Localised manufacturing reduces carbon impact through improved logistics of material transport, processing and construction cost and speed. Moreover, integrating neighbourhood workforces grows 'community acceptance', minimises ASB through inspiring the 'socially disengaged' in 'regeneneration' and subsequent 'long-term [economic and] viability [benefits]' (Colquhoun, 2012, p. 22; Maurice et al., 2025, p. 1370; Ofori-Kuragu & Osei-Kyei, 2021, p. 11; RIBA, 2016, p. 30). An example of this is flying (or field) factories, a temporary facility for the manufacture of modules for on-site assembly.



**4.6 Stewardship**
Led by caretakers/volunteers, communal planting provides 'interactive' learning about horticulture and Houtwijk's history for interested young people. Harvesting, disposal and replacement of phytoremediating plants creates responsible stewards of their past, present and future environment (S. Scott, 2010, p. 53; Ziaesaeidi, 2025, pp. 63, 81).

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# 5 | Respond

## The Haagse Hopjes,

## The Depot & The Storehouse

What I propose to design-out youth ASB in Houtwijk



## Phase 0 | The Haagse Hopjes

Year 0 | 2x GF / 0x 1F HHs

Bokkefort park planned to have a HH by 2025 — 'social service'-ran with resident's 'support' (Gemeente Den Haag, 2025a, p. 2) — however presumed budgetary constraints prevented it. Phase 0 adopts this idea, locating the first in the skatepark.



## Phase 1 – 4 | The Depot

Year 1 – 15 | 4 – 9x GF / 2 – 9x 1F HHs

Imagined like a bookshelf for the library of Haagse Hopje types, The Depot presents a new typology that stands between an archive and an activity centre for young people.



## Phase 5 | The Storehouse

Year 20 | 10x GF / 0x 1F HHs

At maximum capacity, The Depot reaches a defining moment with three routes of development — to contract (redistribute containers), expand (build more frames elsewhere) or solidify (become permanent). The Storehouse explores this final option.

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## **Phase 0** | Year 0

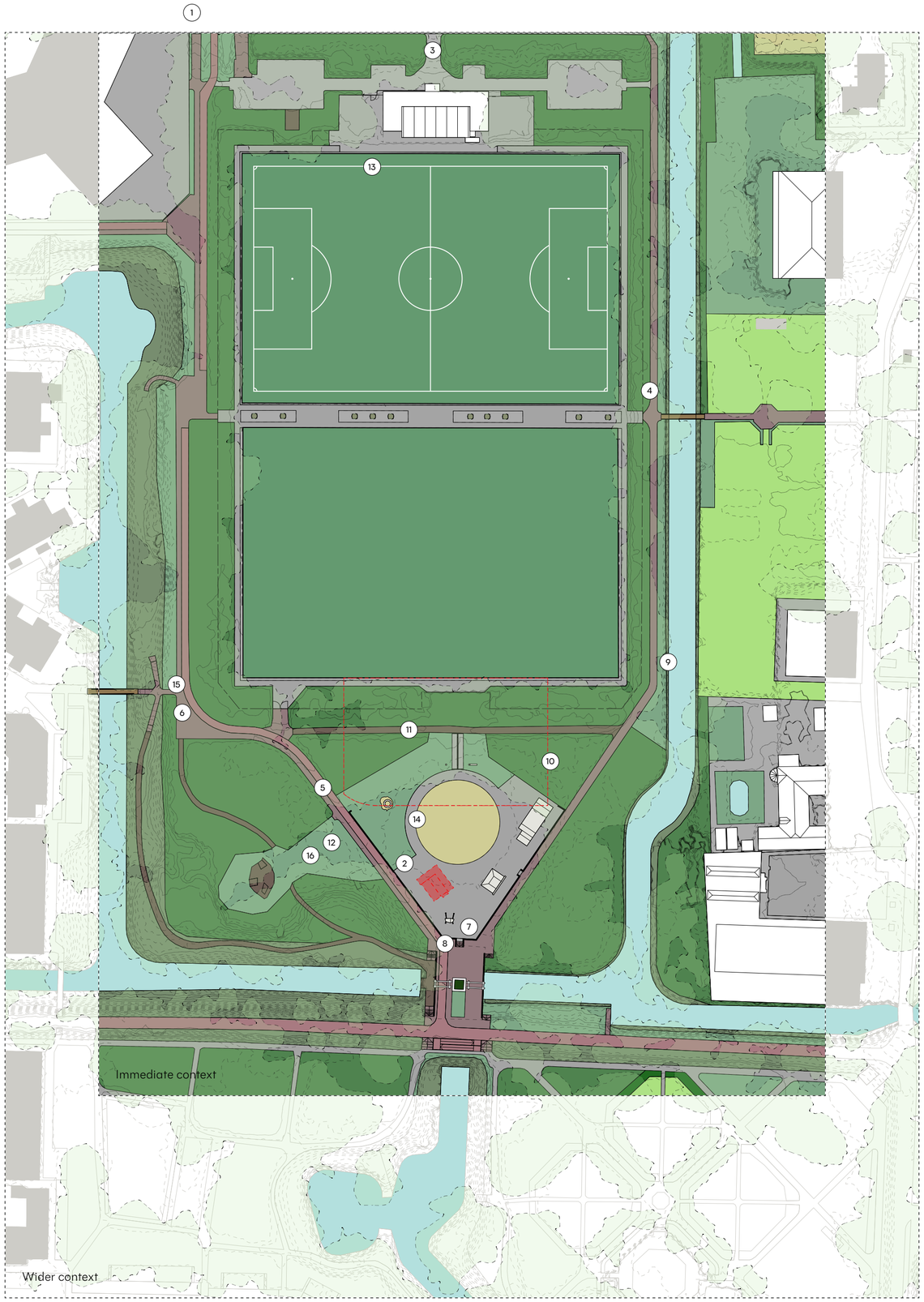
# The Haagse Hopjes

Bokkefort park planned to have a HH by 2025 — 'social service'-ran with resident's 'support' (Gemeente Den Haag, 2025a, p. 2) — however presumed budgetary constraints prevented it. Phase 0 adopts this idea, locating the first in the skatepark.



**The Haagse Hopjes**

Year 0 | 2x GF / 0x 1F HHs




## Site overview

Year 0 | 2x GF HHs / 0x 1F HHs

0 20 m 1:1000 N

James Burkhalter



# Phase 0 | The Haagse Hopjes

## Hard groundscape



**Concrete pavers** 1

Pavers or slabs, permeable joints, light grey, darkens in rain (absorbent). Used for sidewalks in residential areas or at the edge of other materials, e.g. brick, asphalt, etc.



**Grey asphalt** 2

Reflective, smooth finish, robust, contrast to greenery, non-permeable. As observed, it supports rollerblading, skateboarding, scootering, etc.



**Grey brick pavers** 3

Set in herringbone and running bond patterns with permeable joints.
Used for roads



**Galvanised steel fixings** 4

Most elements in the skatepark are made from galvanised steel, these include: equipment, fences, gates, goals, lampposts, etc.



**Red-purple asphalt** 5

Same colour as brick paving.
Used to indicate cycleways throughout the park, municipality and country



**Red-purple brick pavers** 6

Set in herringbone and running bond patterns with permeable joints. Cambered and often displaced by roots with weeds growing in between



**Red-purple brick steps** 7

Composed of red-purple brick pavers as treads with concrete nosings at their edge



**Red-purple brick wall** 8

1.5 thick brick wall, stretcher bond, capped with rowlock courses and concrete blocks at ends. Chipped, green algae, whitened surface (efflorescence, washing, etc.)

## Soft groundscape



**Canal banks** 9

Gradual, earthen, canal embankment, open on the skatepark-side, planted at the edge of residential areas. Acts as a visual and audible buffer to the sports pitches



*November* *January*

**Decidious trees** 10

Preferred for improved surveillance in darker months. Fallen winter foliage makes the skatepark feel more open, though leaf-covered paths need to be brushed aside



**Loose earth** 11

Compacted dirt and gravel.
Used for non-primary paths and planting



**Natural grass** 12

Found in areas to provide summer leisure space around the hard landscaping and at site edges. Interrupts the movement of rollerblades, skateboards, etc.



**Pitches** 13

Two, full-sized, artificial, grass (3g) football pitches (64 x 100.6 m) in front of SV Houtwijk. Equipped with advertising boards, audience areas, barriers, dugouts, etc



**Sand** 14

Fills the circular pit at the skatepark's centre.



**Timber bridges** 15

Small, repeated footbridges branch off the skatepark and into the neighbouring residential areas



**Woods** 16

A fairly dense treescape borders the pitches and skatepark, forming clusters of wooded areas

## Types of Haagse Hopjes

### Variations
Types vary in their mix of fenestration and internally their highlight colour — which relates to the project's hotspot approach. Higher youth ASB hotspots should implement the Library, i.e. the "typical" HH, first before introducing others from red to blue (black/white provide generic support).

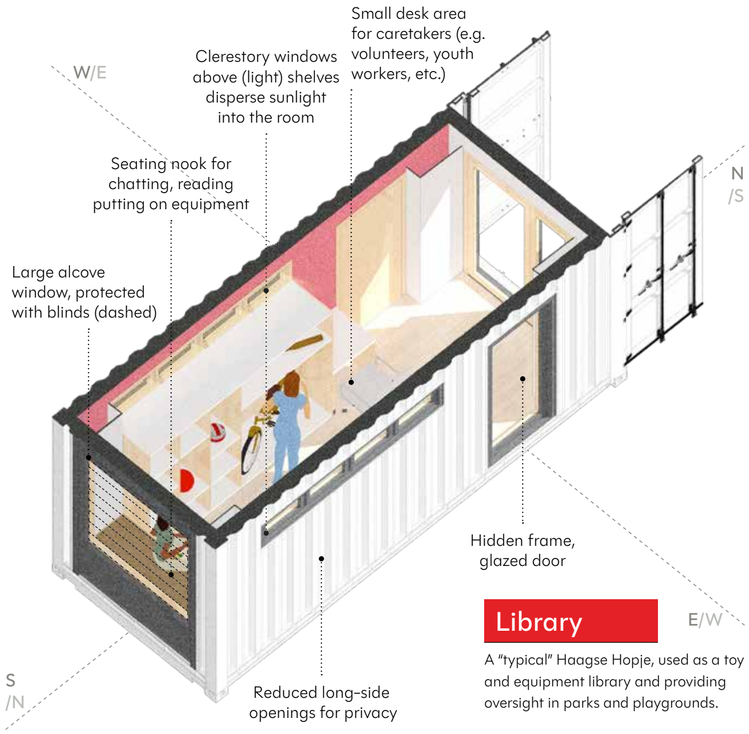
### Cost
Between $10,000 – $50,000 /HH, typology-depending (Cabin Depot, 2026; Flexicube, 2026; Schoenborn, 2024)

### Funding
Continual funding is sourced from municipality social initiative subsidies ($35,000), youth participation ($75,000 – $186,000) and prevention ($400,000), non-profits (Stichting Meion, Wijkz) and appropriate private investment — non-office spaces like studios, shops, etc. (Gemeente Den Haag, 2026c, 2026e, 2026d).

**Legend**

*Relation to youth ASB level*

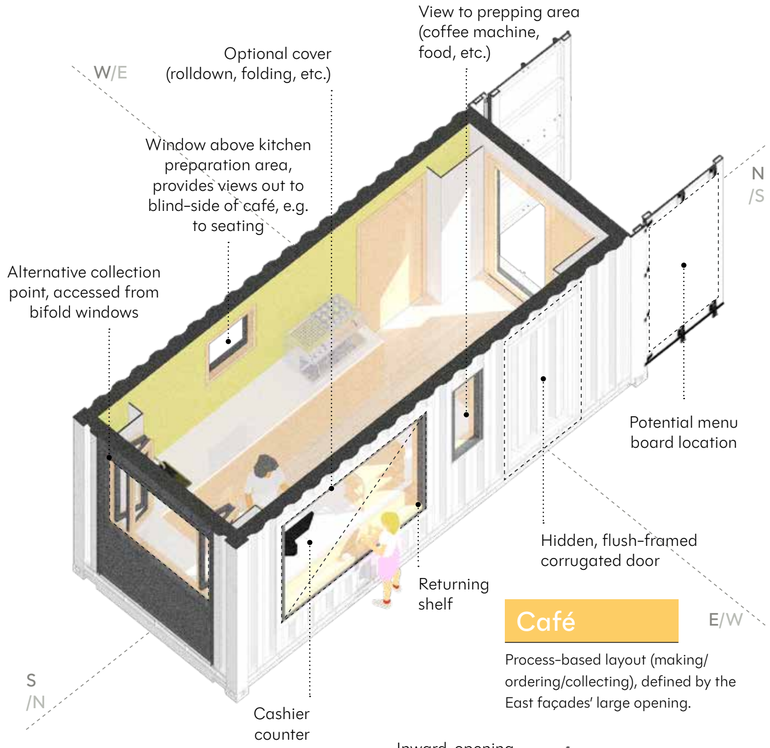



## Library

E/W

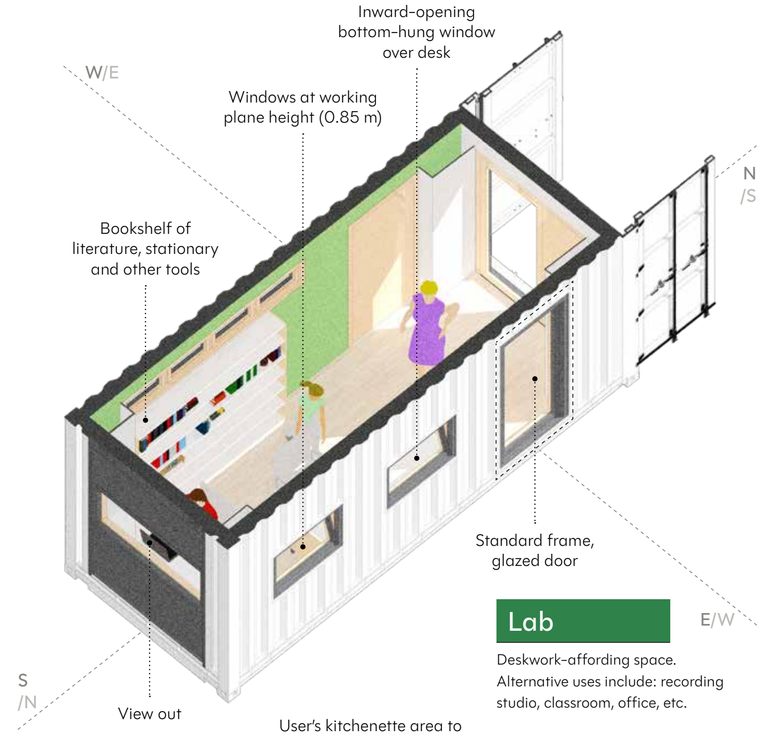
A "typical" Haagse Hopje, used as a toy and equipment library and providing oversight in parks and playgrounds.




## Café

E/W

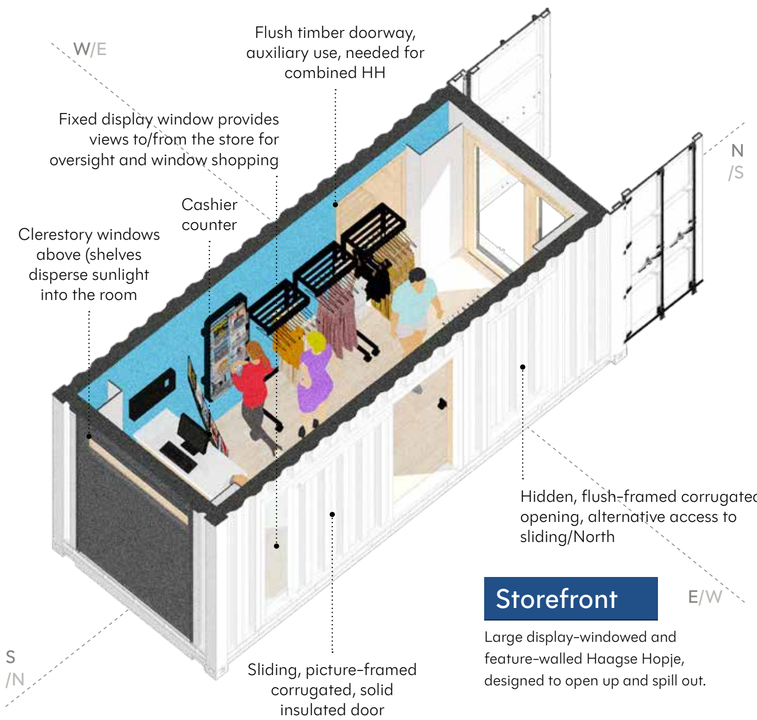
Process-based layout (making/ ordering/collecting), defined by the East façades' large opening.




## Lab

E/W

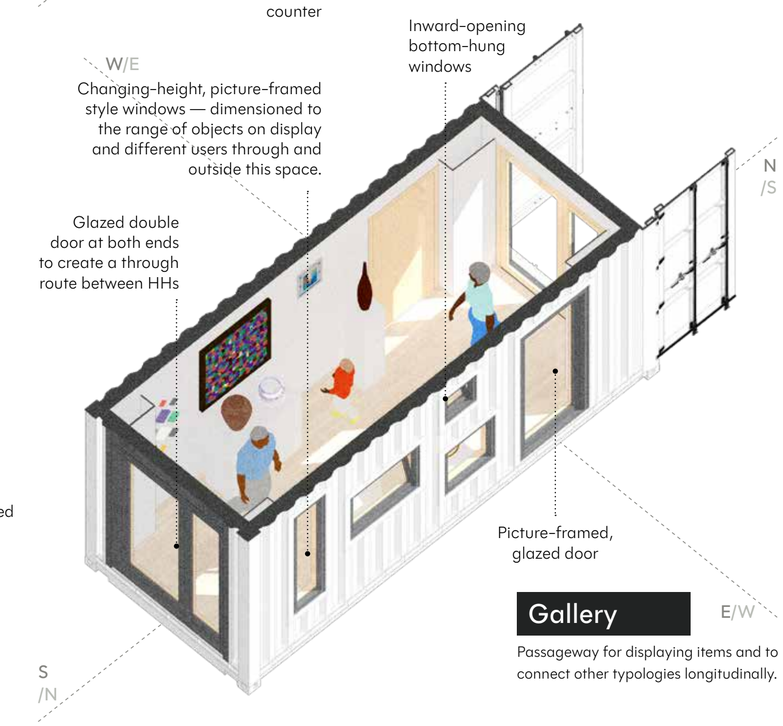
Deskwork-affording space. Alternative uses include: recording studio, classroom, office, etc.




## Storefront

E/W

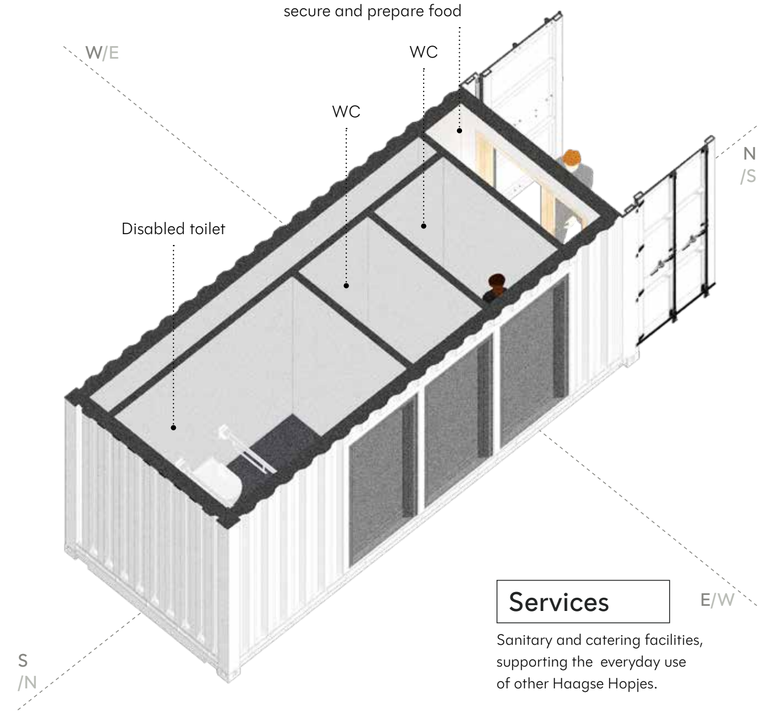
Large display-windowed and feature-walled Haagse Hopje, designed to open up and spill out.




## Gallery

E/W

Passageway for displaying items and to connect other typologies longitudinally.




## Services

E/W

Sanitary and catering facilities, supporting the everyday use of other Haagse Hopjes.

## Phase 0 | The Haagse Hopjes

# Library

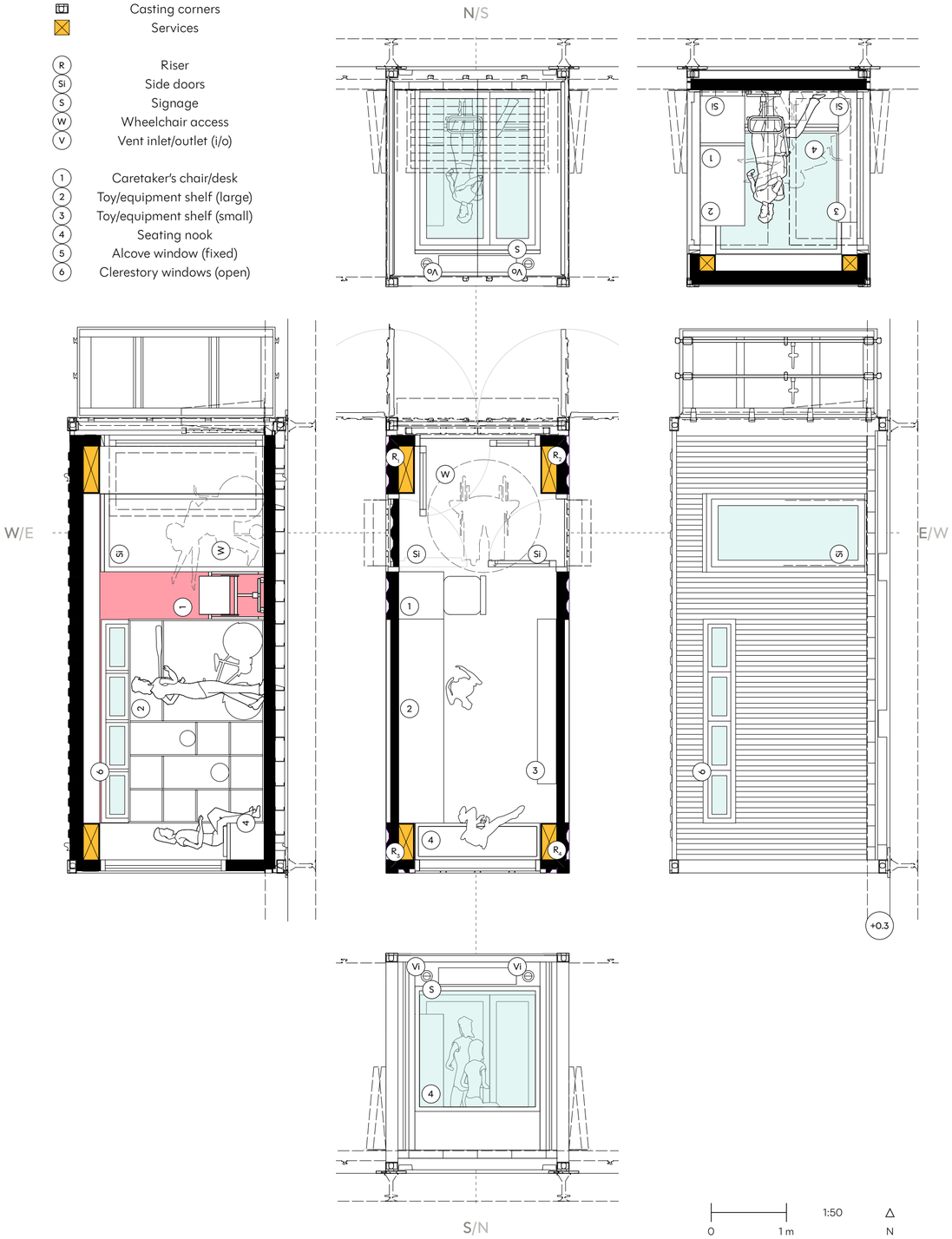
A "typical" Haagse Hopje, used as a toy and equipment library and providing oversight in parks and playgrounds.

Openings are a key part of discerning the composition of HH types and their specific use in its façade (i.e. to be expressed or hidden, to see through or block views, etc.).

- Casting corners
- Services

- R Riser
- Si Side doors
- S Signage
- W Wheelchair access
- V Vent inlet/outlet (i/o)

- 1 Caretaker's chair/desk
- 2 Toy/equipment shelf (large)
- 3 Toy/equipment shelf (small)
- 4 Seating nook
- 5 Alcove window (fixed)
- 6 Clerestory windows (open)







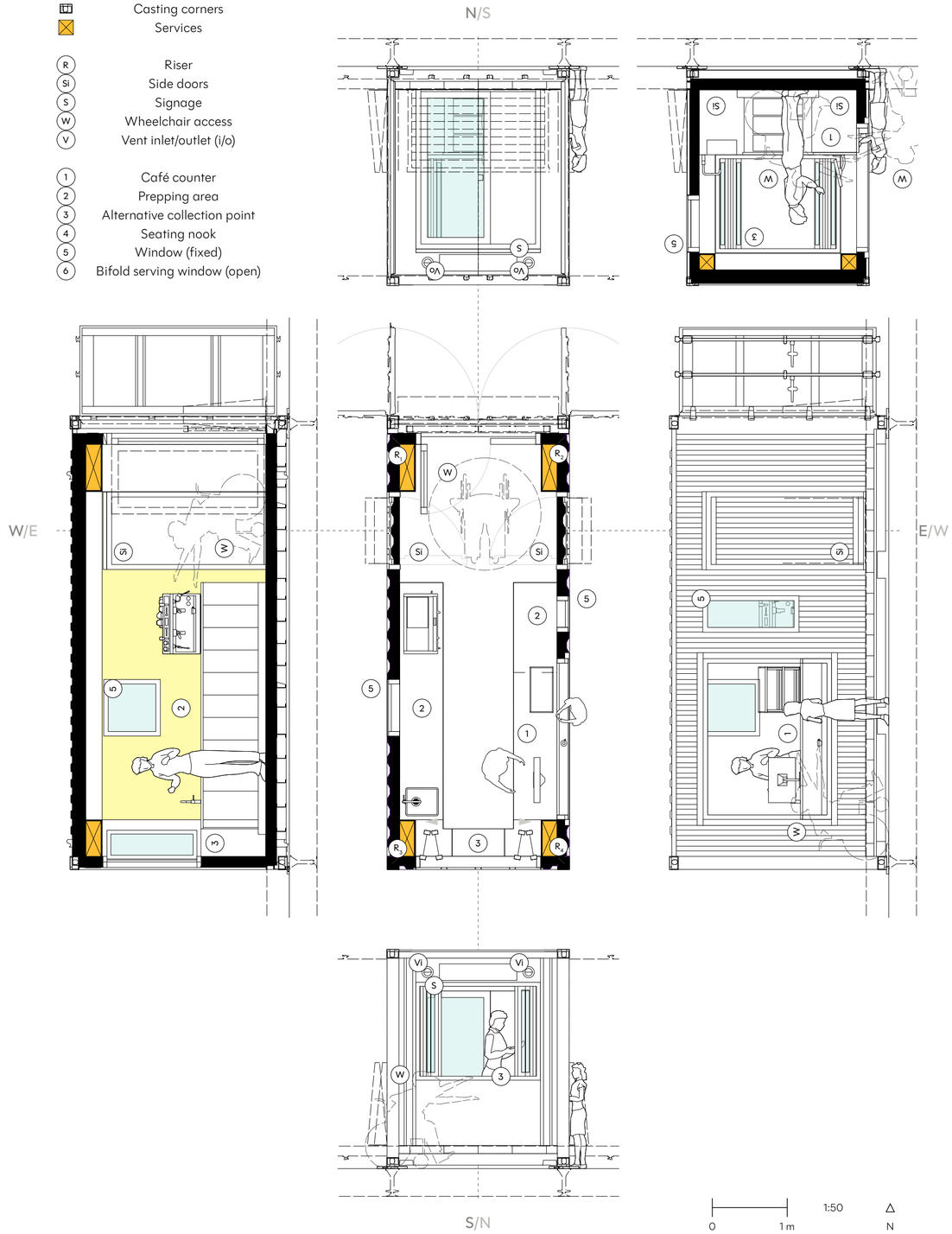

# Café

Process-based layout (making/ordering/ collecting), defined by the East façades' large opening.

- Casting corners
- Services

- R Riser
- Si Side doors
- S Signage
- W Wheelchair access
- V Vent inlet/outlet (i/o)

- 1 Café counter
- 2 Prepping area
- 3 Alternative collection point
- 4 Seating nook
- 5 Window (fixed)
- 6 Bifold serving window (open)



## Phase 0 | The Haagse Hopjes

### Lab

Deskwork-affording space. Alternative uses include: recording studio, classroom, office, etc.

Casting corners
Services

R Riser
Si Side doors
S Signage
W Wheelchair access
V Vent inlet/outlet (i/o)

1 Desk
2 Bookshelf
3 Bottom-hung window (open)
4 Clerestory windows (fixed)



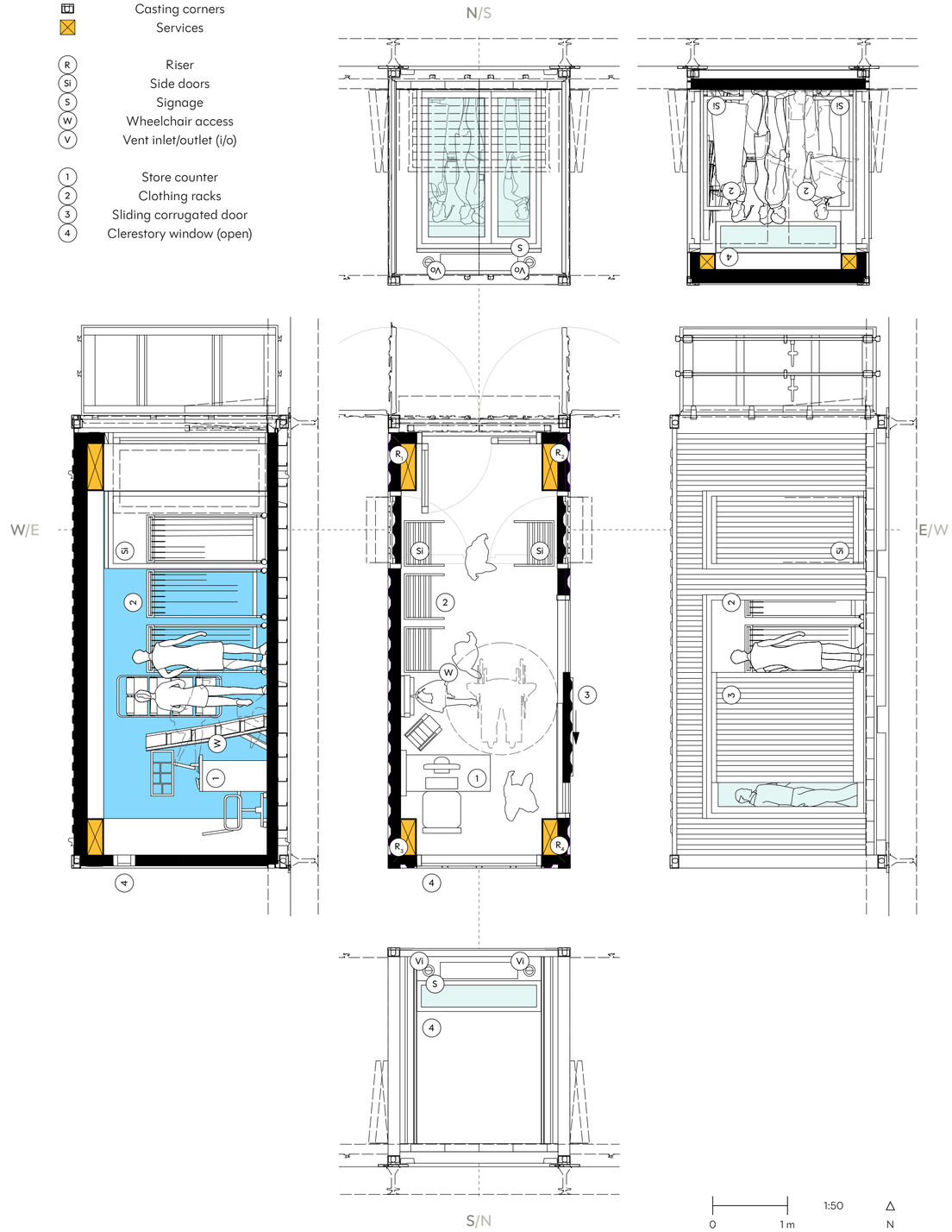

### Storefront

Large display-windowed and feature-walled Haagse Hopje, designed to open up and spill out.

Casting corners
Services

R Riser
Si Side doors
S Signage
W Wheelchair access
V Vent inlet/outlet (i/o)

1 Store counter
2 Clothing racks
3 Sliding corrugated door
4 Clerestory window (open)



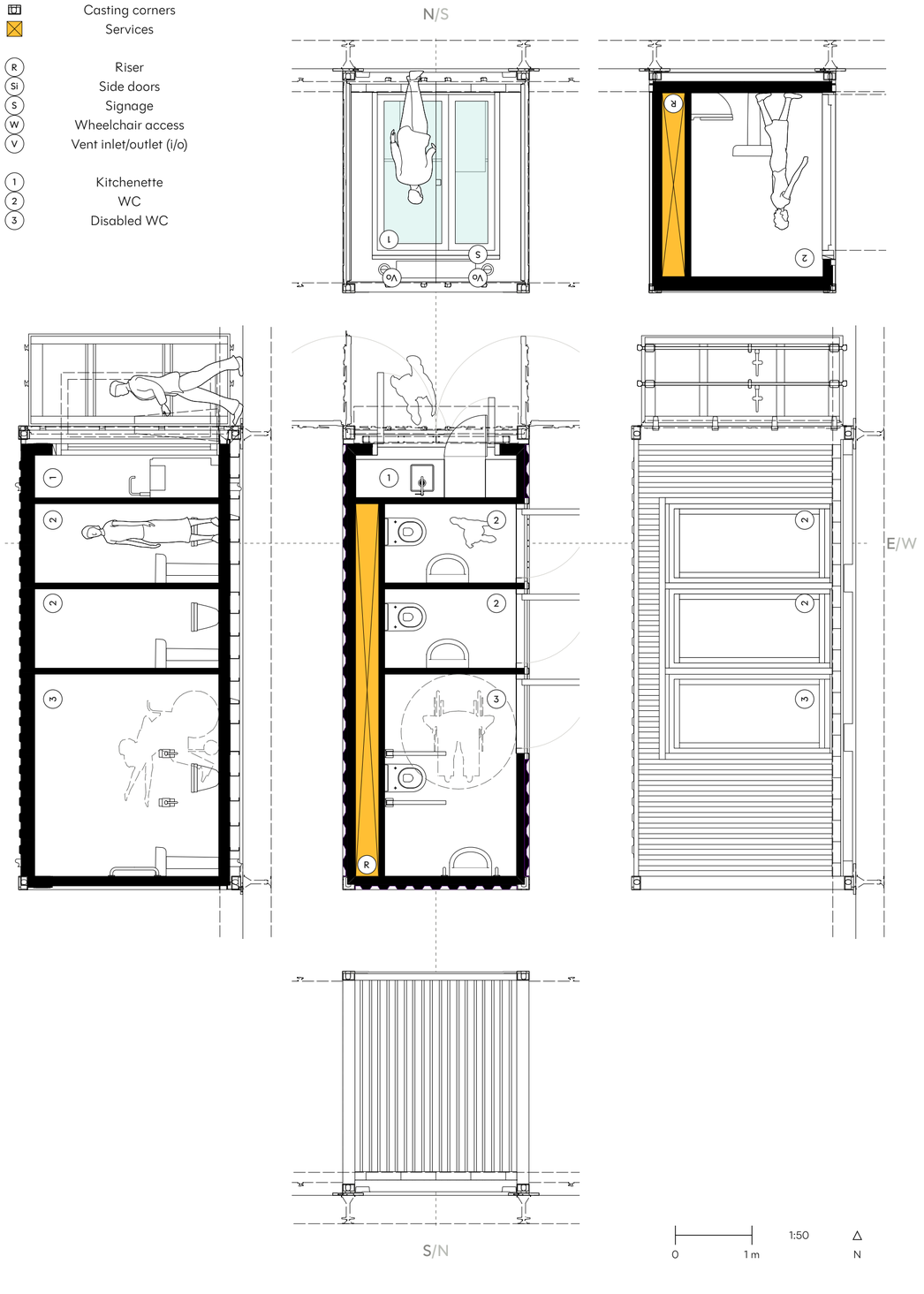
## Services

Sanitary and catering facilities, supporting the everyday use of other Haagse Hopjes.

Casting corners
Services

R Riser
Si Side doors
S Signage
W Wheelchair access
V Vent inlet/outlet (i/o)

1 Kitchenette
2 WC
3 Disabled WC









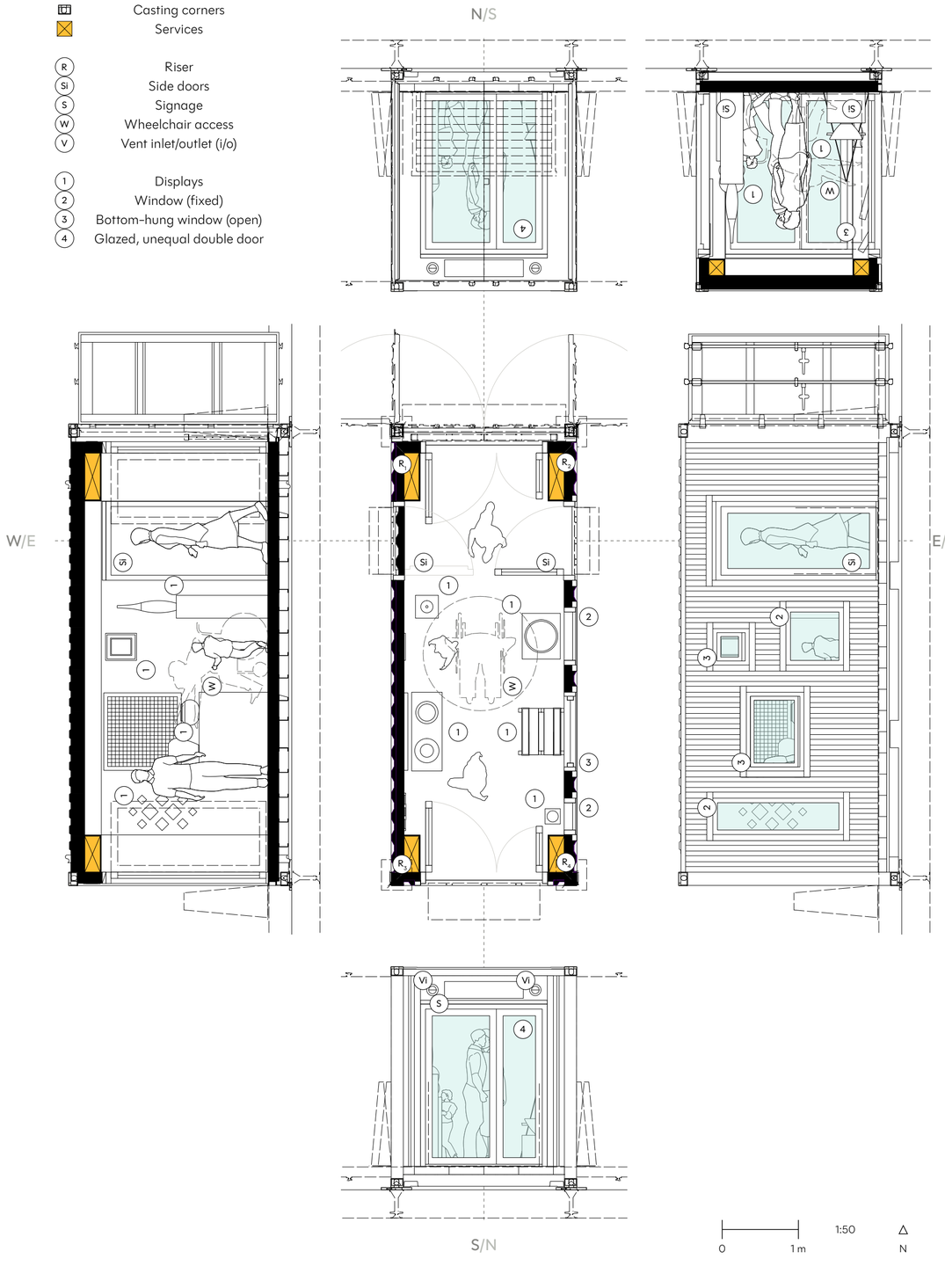

## Gallery

Passageway for displaying items and to connect other typologies longitudinally.

Casting corners
Services

R Riser
Si Side doors
S Signage
W Wheelchair access
V Vent inlet/outlet (i/o)

1 Displays
2 Window (fixed)
3 Bottom-hung window (open)
4 Glazed, unequal double door



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# + | Detailing

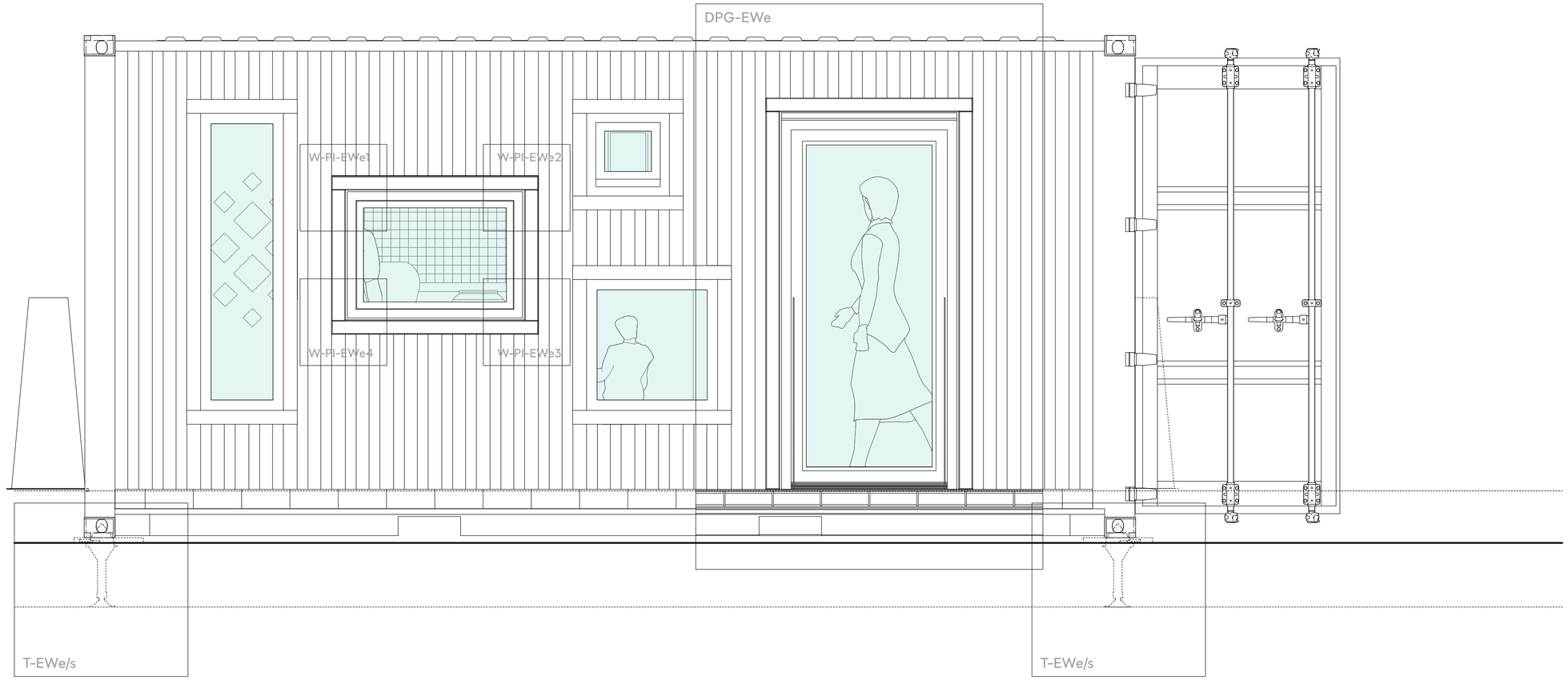
## How to build a Haagse Hopje Gallery

1:20 construction details for the retrofit of a standard, high cube, 20ft shipping container

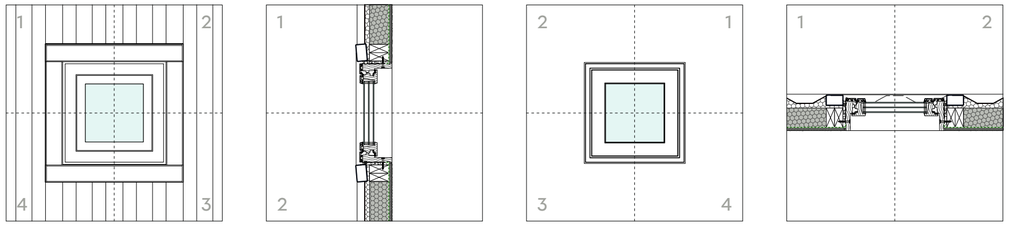
## Gallery

0 0.4 m 1:20

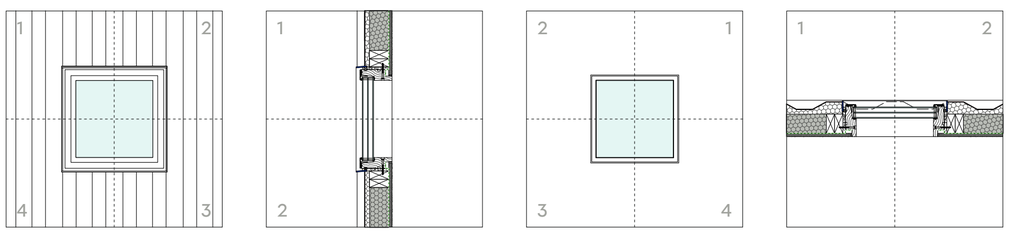
East/West **elevations, plans and sections (EWe/p/s)**



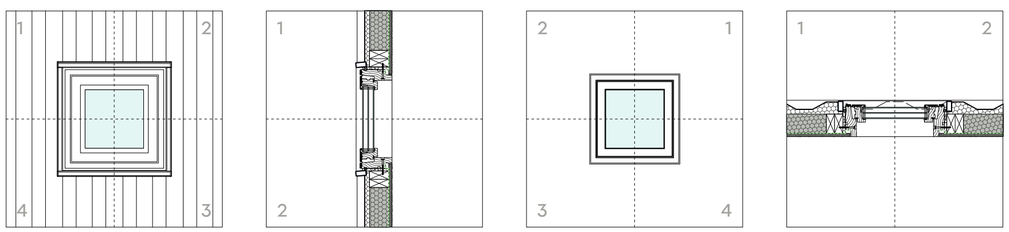

Window details (W)
**Picture-Inward (W-PI)**




Window details (W)
**Flush-Fixed (W-FF)**




Window details (W)
**Standard-Outward (W-SO)**



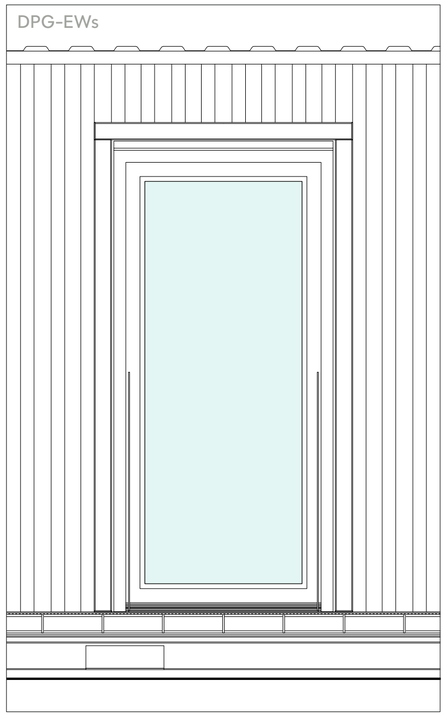
# Gallery

0 0.4 m 1:20

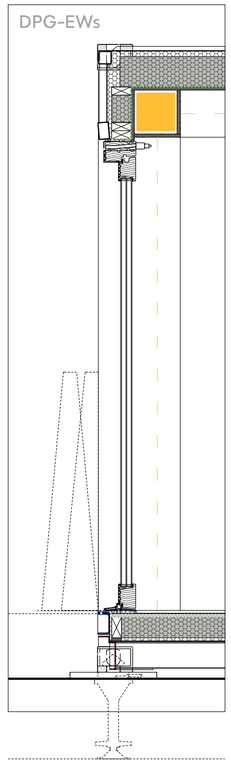
Door details (D)

Existing metalwork
New metalwork
Services
Vapour barrier
Ground
Other conditions

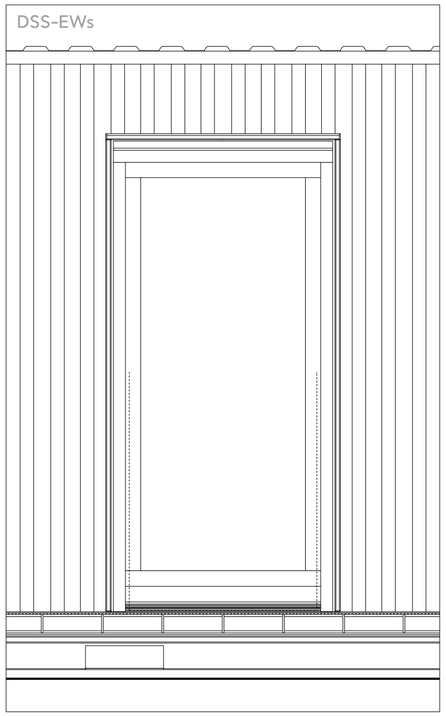
DPG-EWs



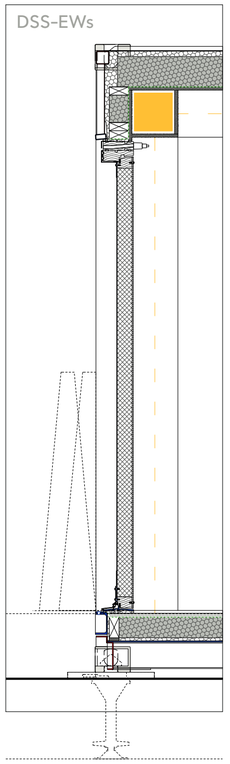
DPG-EWs



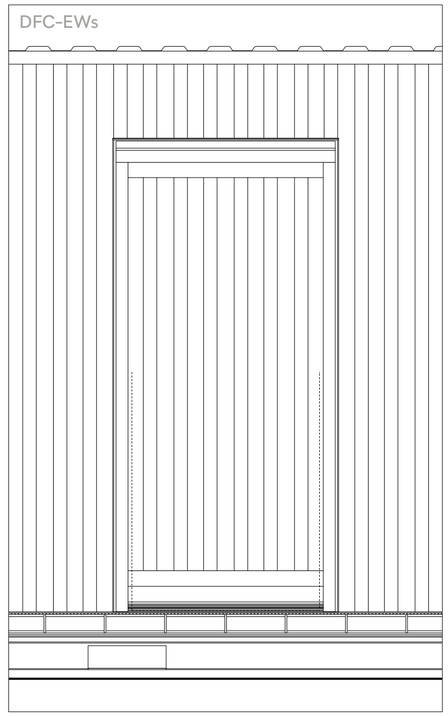
DSS-EWs



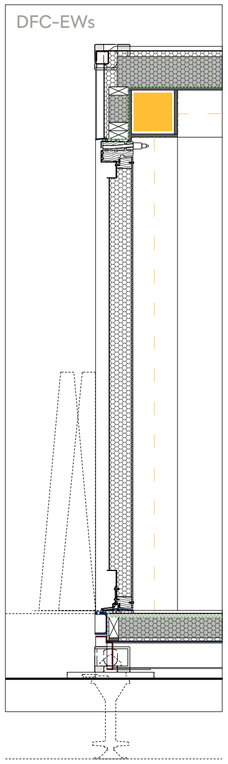
DSS-EWs



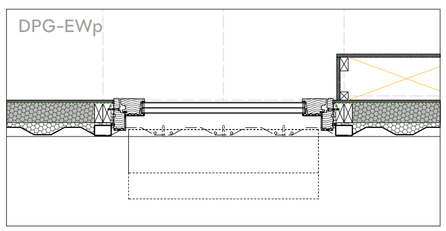
DFC-EWs



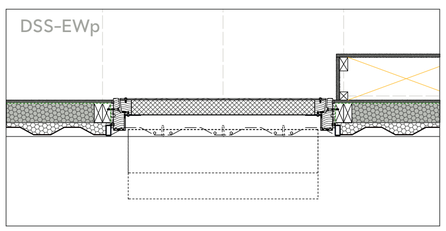
DFC-EWs



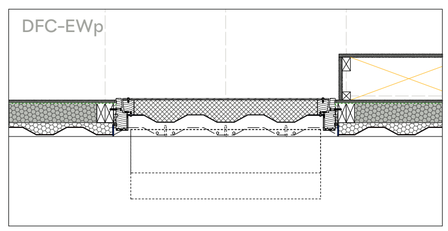
DPG-EWp



DSS-EWp



DFC-EWp



Door details (D)
Picture-Glazed (DPG)

Door details (D)
Standard-Solid (DSS)

Door details (D)
Flush-Corrugated (DFC)

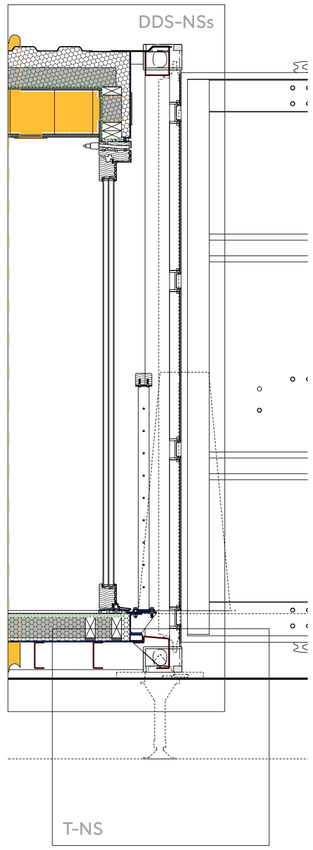
# Gallery

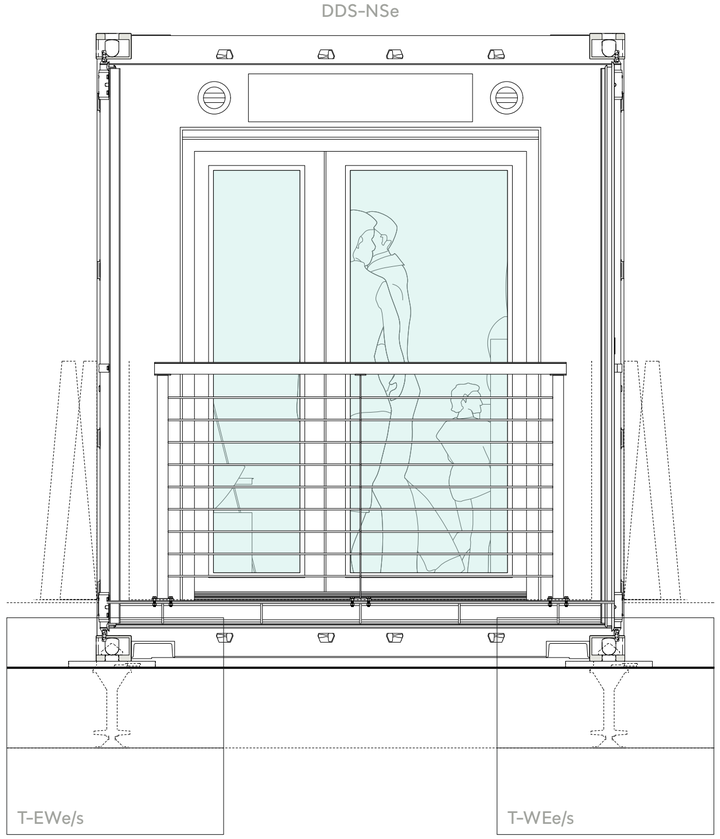
1:20

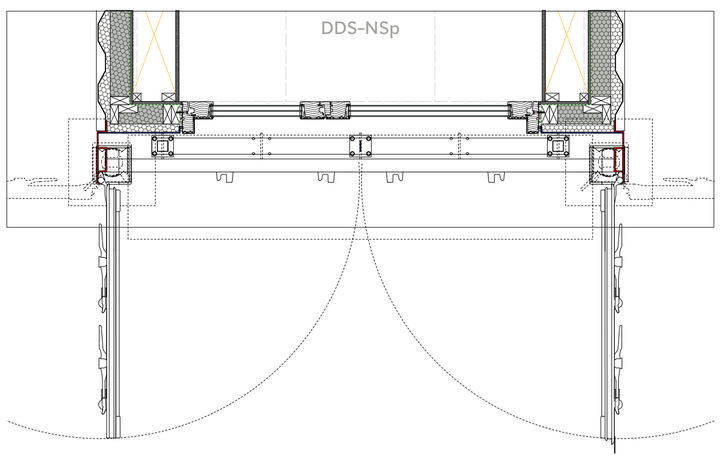
0 0.4 m

North/South **elevations, plans and sections (NSe/p/s)**

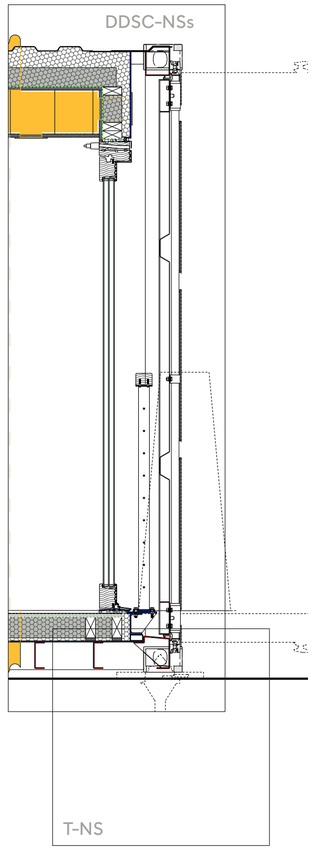
Existing metalwork
New metalwork
Services
Vapour barrier
Ground
Other conditions

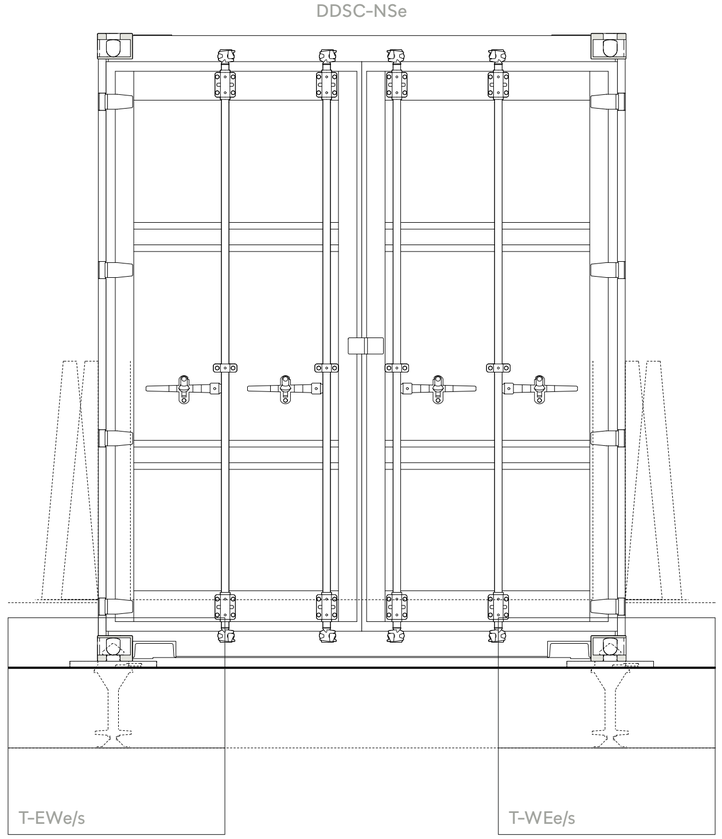


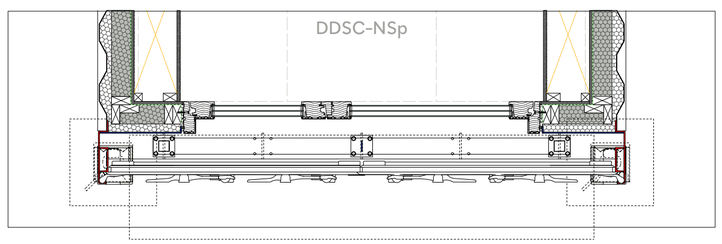




Door details (D)
**Double Door-Standard (DDS)**



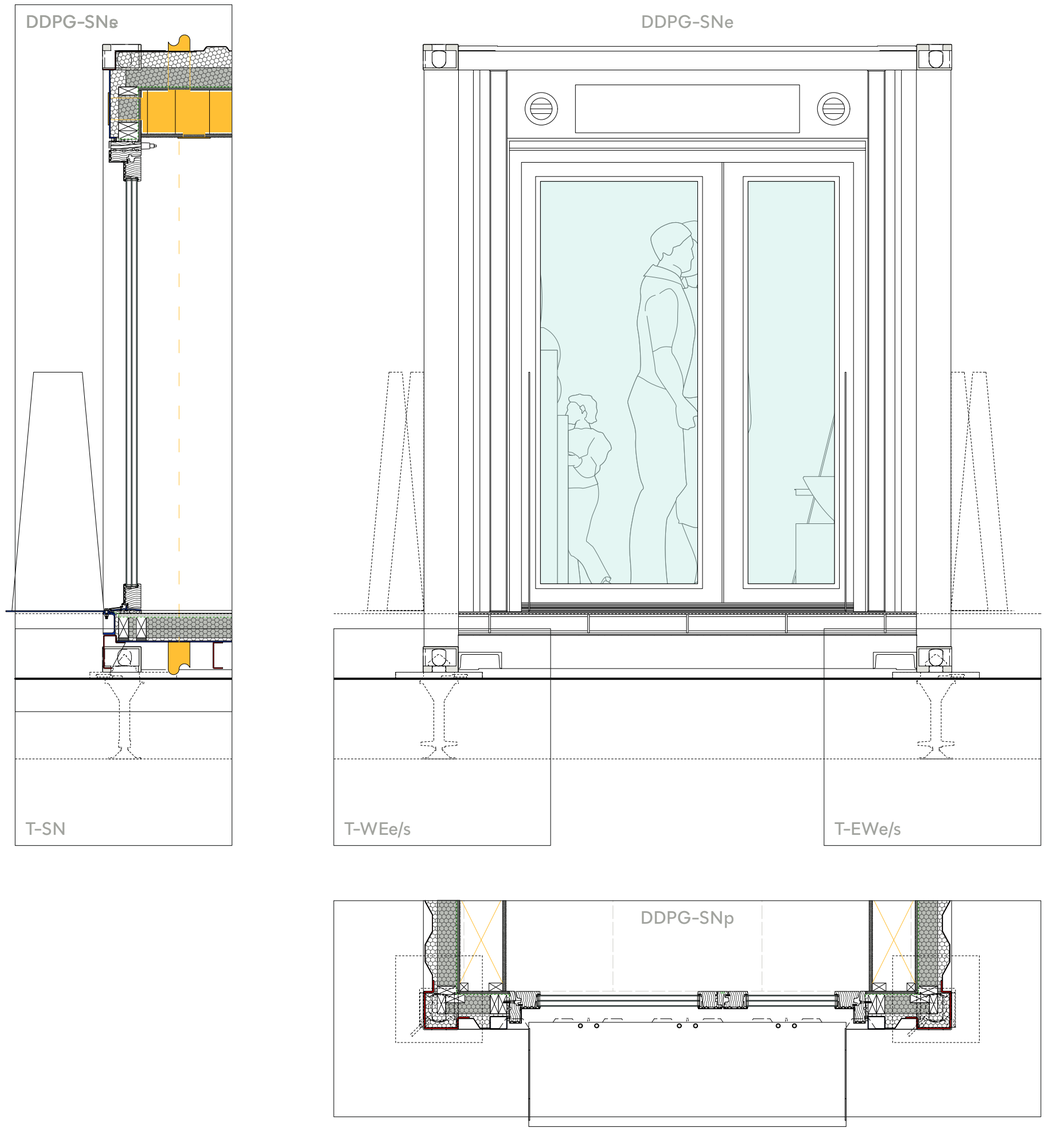

Door details (D)
**Double Door-Standard-Closed (DDSC)**

# Gallery

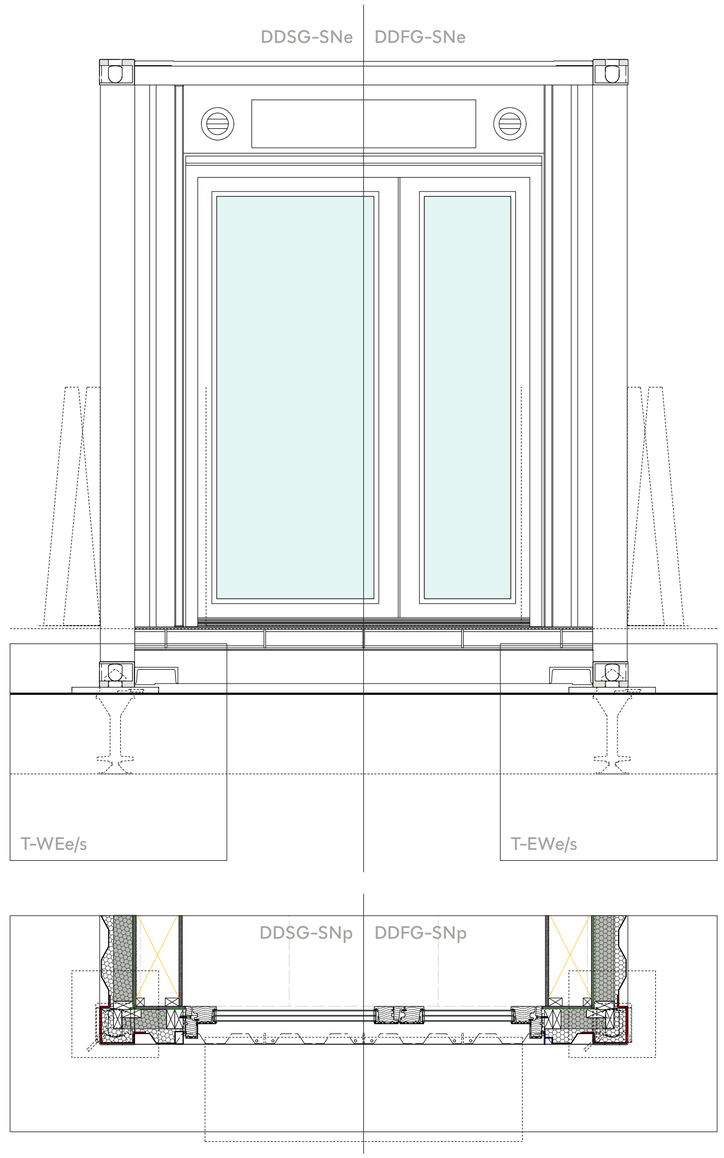
0 0.4 m 1:20 N

South/North **elevations, plans and sections (SNe/p/s)**

Existing metalwork
New metalwork
Services
Vapour barrier
Ground
Other conditions




Door details (D)
**Double Door-Picture-Glazed (DDPG)**



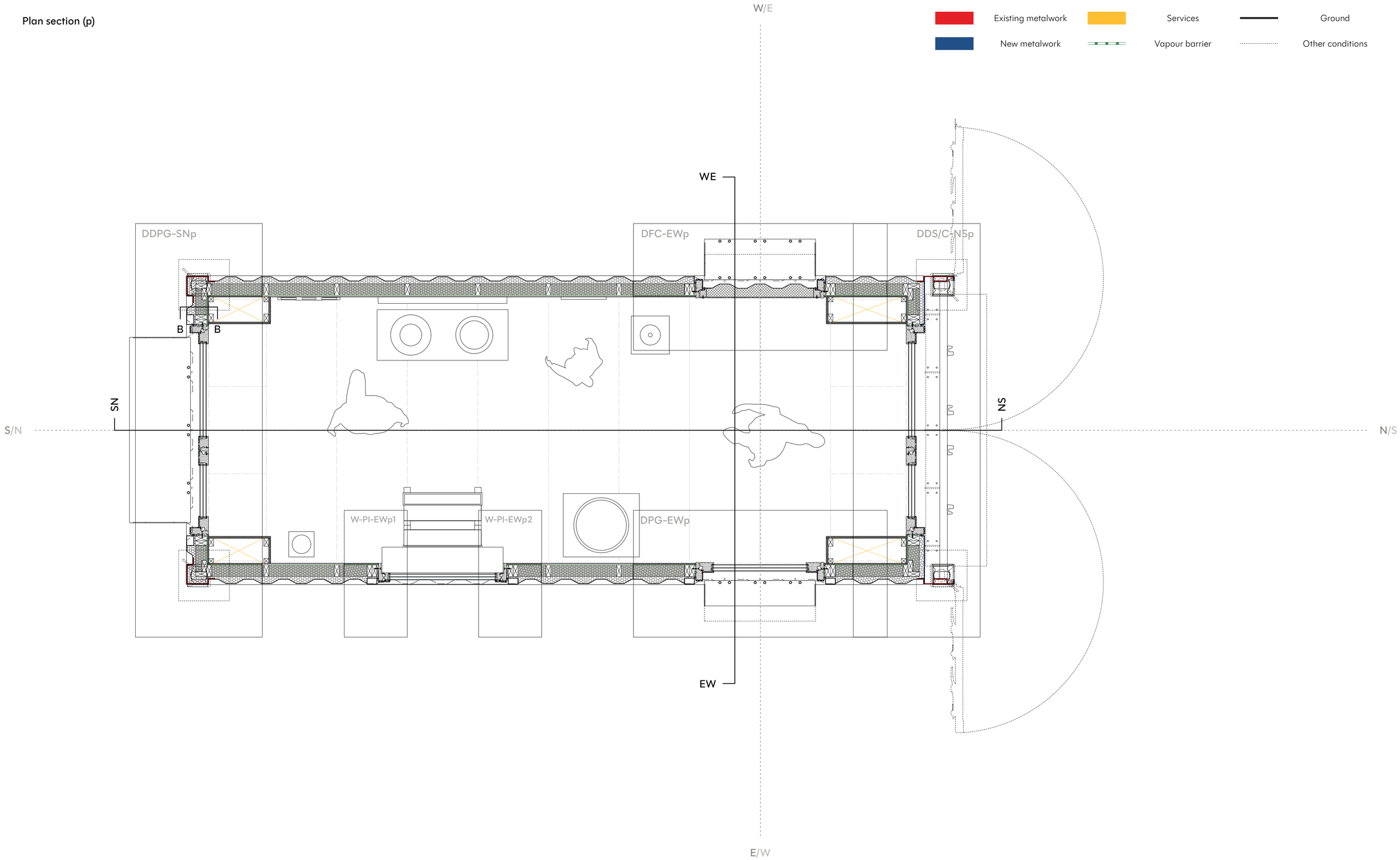

Door details (D)
**Double Door-Standard-Glazed (DDSG)**

Door details (D)
**Double Door-Flush-Glazed (DDFG)**

# Gallery

0 0.4 m 1:20

## Plan section (p)

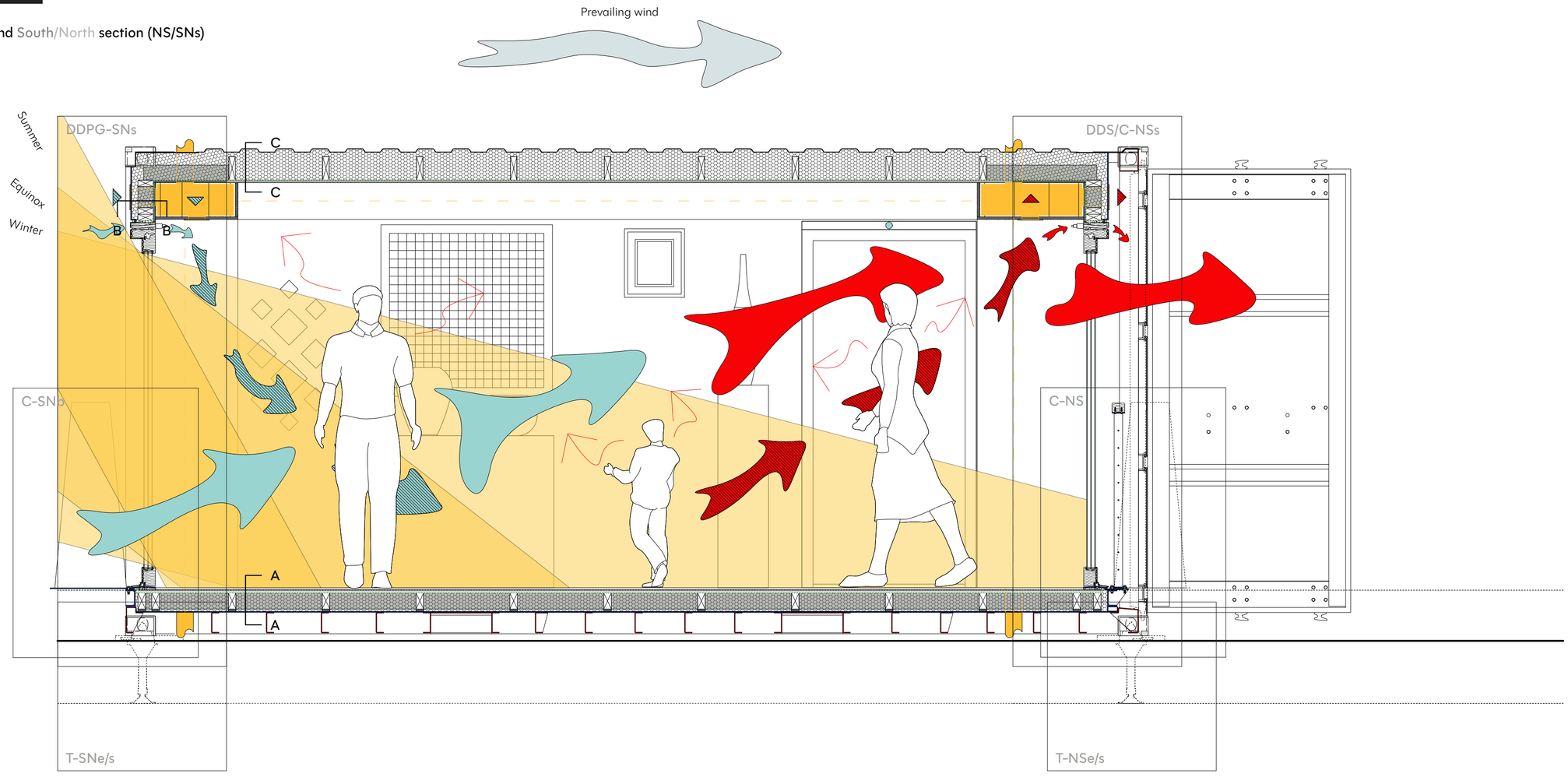


## + | Detailing

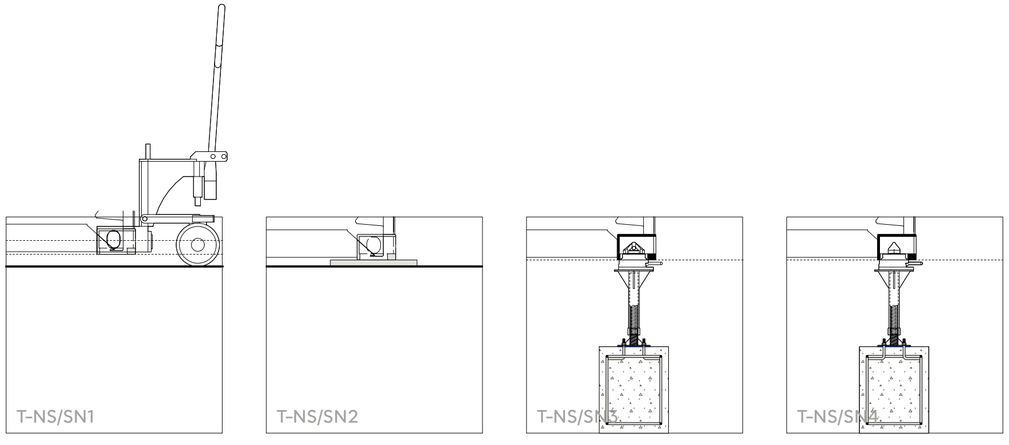
# Gallery

0 0.4 m 1:20

North/South and South/North section (NS/SNs)




Transport details (T)
**Ground floor**



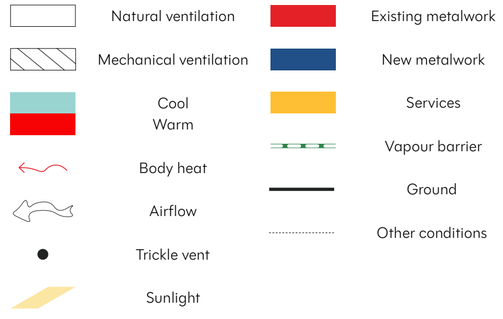

Hydraulic lifting jack

Levelling pad (30 mm)

Transport details (T)
**First floor**

Twistlock (open)

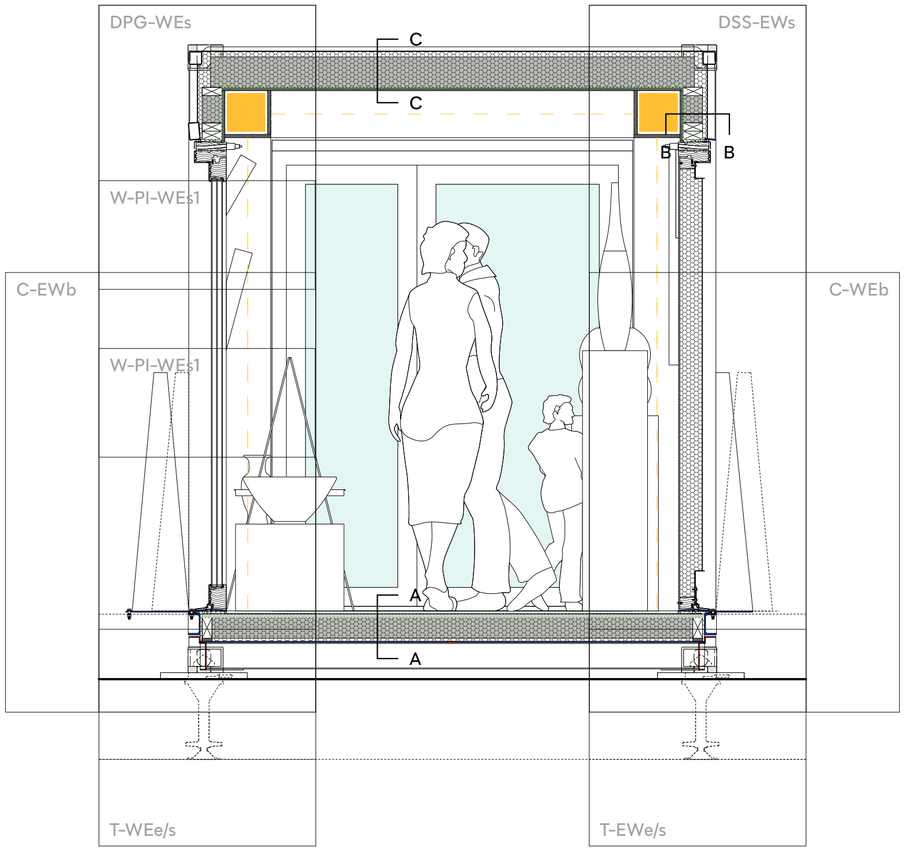
Twistlock (closed)



# Gallery

1:20
0 0.4 m

East/West or West/East section (EW/WEs)




Existing metalwork
New metalwork
Services
Vapour barrier
Ground
Other conditions

Floor details
**A–A** Buildup (internal-external)

| | | |
|---|---|---|
| - | *External surface resistance ($R_{so}$)* | 0.04 |
| 5 mm | *New welded steel sheet (replaces existing plywood flooring)* | - |
| 15 mm | *Rigid PIR insulation (prevent cold bridging)* | 0.75 |
| 45/95 mm | *Timber floor joists* | 0.79 |
| 110 mm | *Closed-cell, PIR spray insulation (acts as a surface-bonded vapour and air control layer)* | 5.5 |
| - | *Vapour barrier (mitigate interstitial condensation)* | - |
| 18 mm | *Plywood subfloor (or OSB, budget-depending, with plywood being more use-resistant)* | 0.14 |
| ~ 13 mm | *Finish floor allowance (varies, 13 mm achieves 2.4 m height)* | - |
| - | *Internal surface resistance ($R_{si}$)* | 0.10 |
| | *Lower limit of resistance ($R_{lower}$)* | 4.32 |
| | *Upper limit of resistance ($R_{upper}$)* | 4.45 |
| | *Total resistance ($R_{total}$)* | 4.38 |
| | *Target Total resistance ($R_{total}$)* | 4.38 |

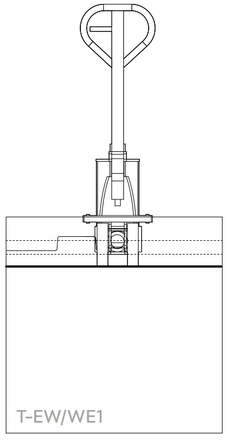
Wall details
**B–B** Buildup (internal-external)

| | | |
|---|---|---|
| - | *External surface resistance ($R_{so}$)* | 0.04 |
| 5 mm | *New steel (North) (white powder coated)* | - |
| 2 mm | *Existing corrugated steel (South) (white powder coated)* | - |
| 130 mm | *Closed-cell, PIR spray insulation (acts as a surface-bonded vapour and air control layer)* | 6.5 |
| 38/89 mm | *Timber wall studs* | 0.79 |
| - | *Vapour barrier (mitigate interstitial condensation)* | - |
| 15 mm | *Plasterboard* | 0.08 |
| - | *Internal surface resistance ($R_{si}$)* | 0.10 |
| | *Lower limit of resistance ($R_{lower}$)* | 5.58 |
| | *Upper limit of resistance ($R_{upper}$)* | 5.62 |
| | *Total resistance ($R_{total}$)* | 5.60 |
| | *Target Total resistance ($R_{total}$)* | 5.60 |

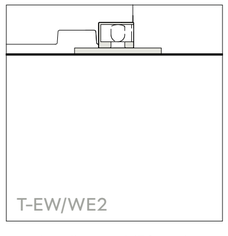
Roof details
**C–C** Buildup (internal-external)

| | | |
|---|---|---|
| - | *External surface resistance ($R_{so}$)* | 0.04 |
| 2 mm | *Existing corrugated steel (dark grey powder coated to cont...)* | - |
| 165 mm | *Closed-cell, PIR spray insulation (acts as a surface-bonded vapour and air control layer)* | 5.5 |
| 38/140 mm | *Timber ceiling joists* | 1.17 |
| - | *Vapour barrier (mitigate interstitial condensation)* | - |
| 15 mm | *Plasterboard* | 0.08 |
| - | *Internal surface resistance ($R_{si}$)* | 0.10 |
| | *Lower limit of resistance ($R_{lower}$)* | 6.28 |
| | *Upper limit of resistance ($R_{upper}$)* | 6.36 |
| | *Total resistance ($R_{total}$)* | 6.32 |
| | *Target Total resistance ($R_{total}$)* | 6.32 |

Transport details
Ground floor

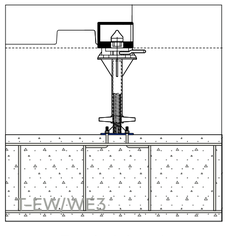


Hydraulic lifting jack

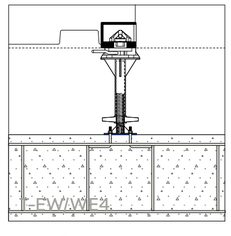


Levelling pad (30 mm)

Transport details
First floor



Twistlock (open)

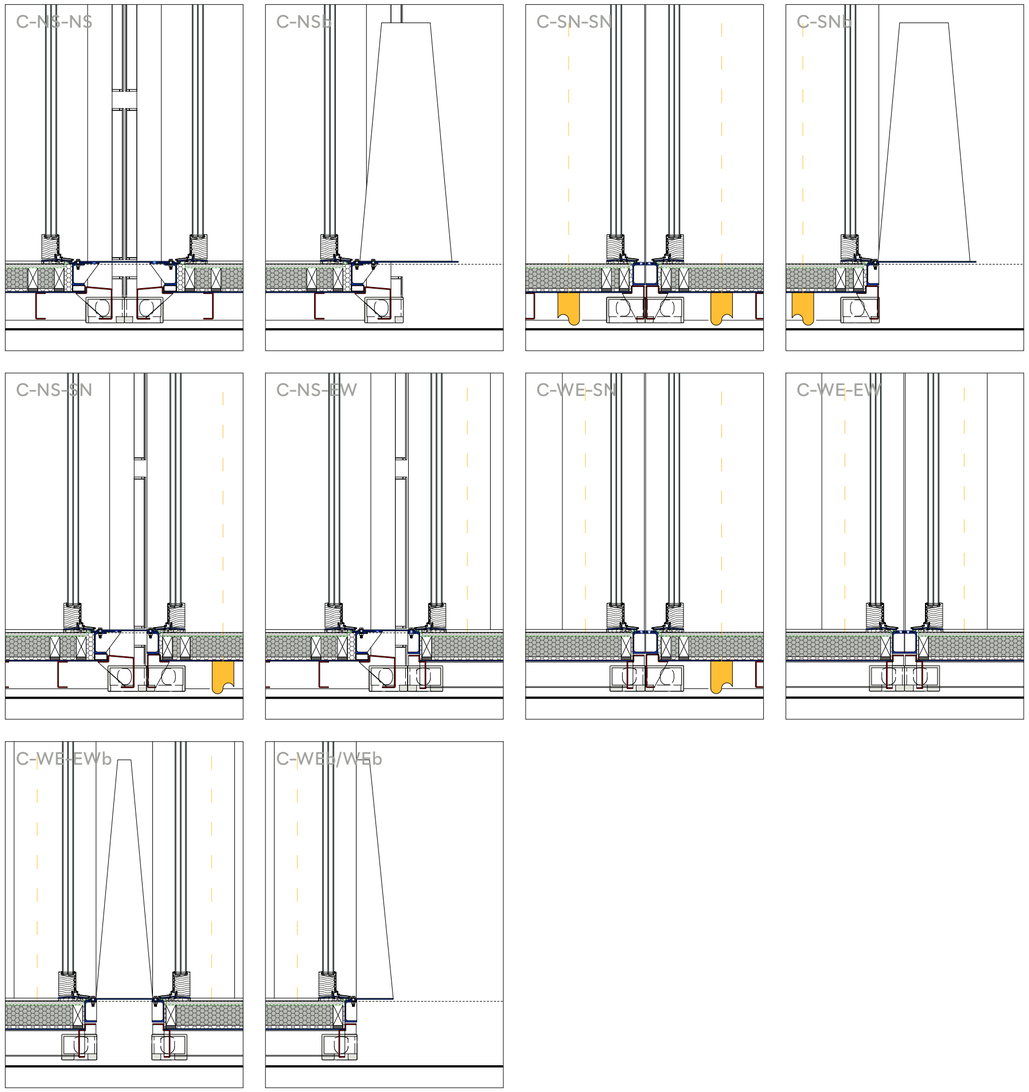


Twistlock (closed)

# Gallery

0 0.4 m 1:20

## Connections (C)




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## **Phase 1 – 4** | Year 1 – 15

# The Depot

Imagined like a bookshelf for the library of Haagse Hopje types, The Depot presents a new typology that stands between an archive and an activity centre for young people.






**The Depot**

Year 15 | 9x GF / 9x 1F HHs

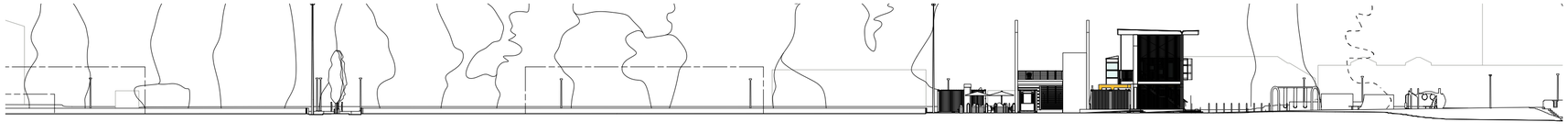


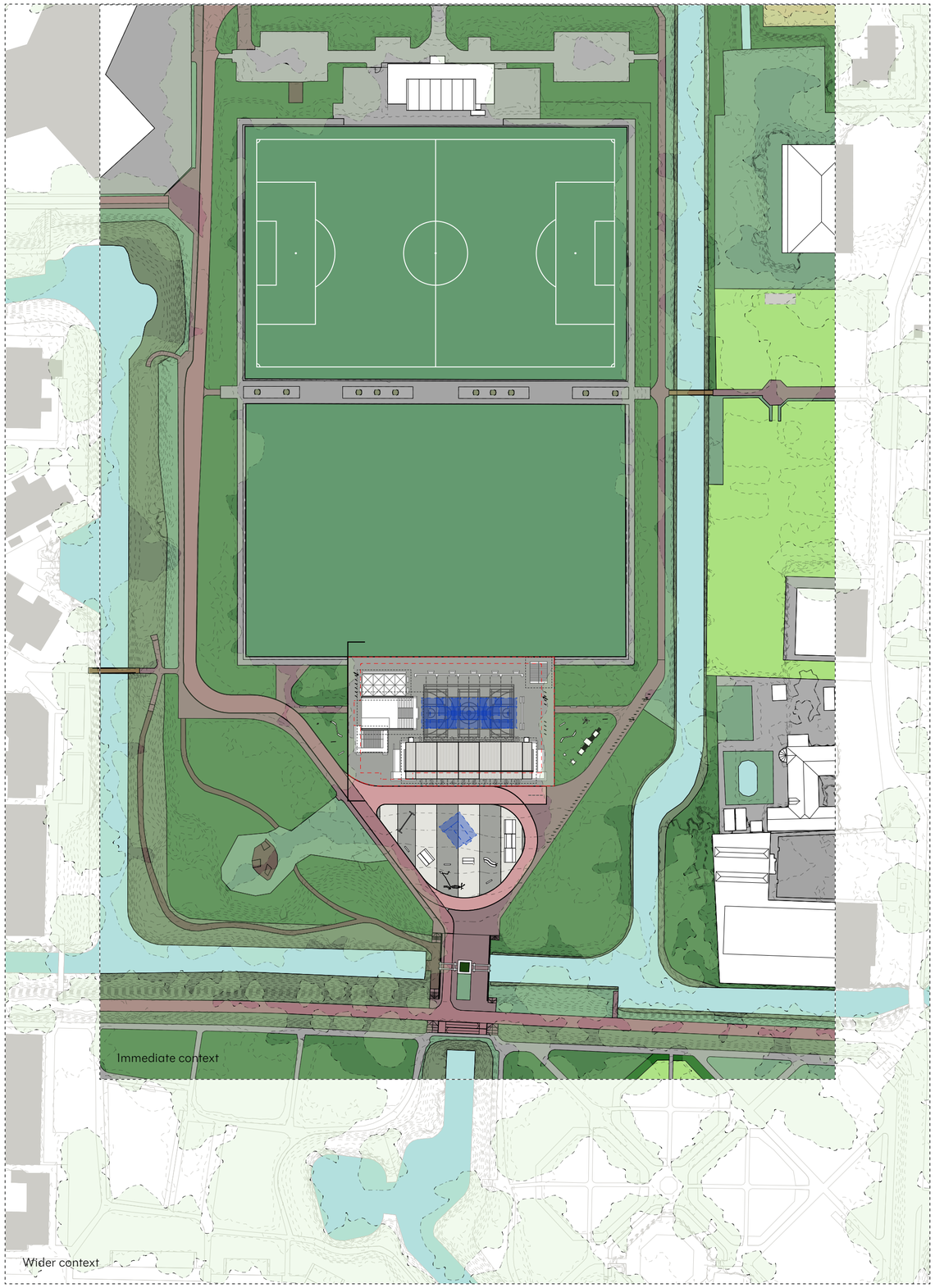




## From Jan Willem Kempffpad to The Depot

Appearing like a pavilion in the park, The Depot's mix of materials is grounded into its landscape through the use of brick, timber and expressive yellow fixings to contrast.






**Site overview**

Year 15 | 9x GF / 9x 1F HHs

1:1000
0 20 m
N



## Phase 4 | The Depot

**Jan Willem Kempffpad elevation**



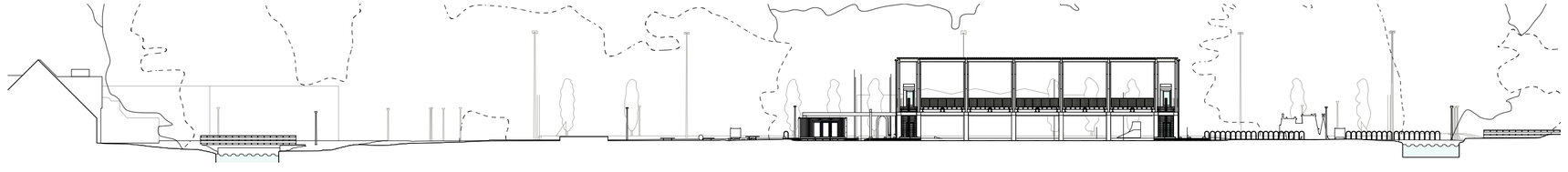
1:200
0 4 m

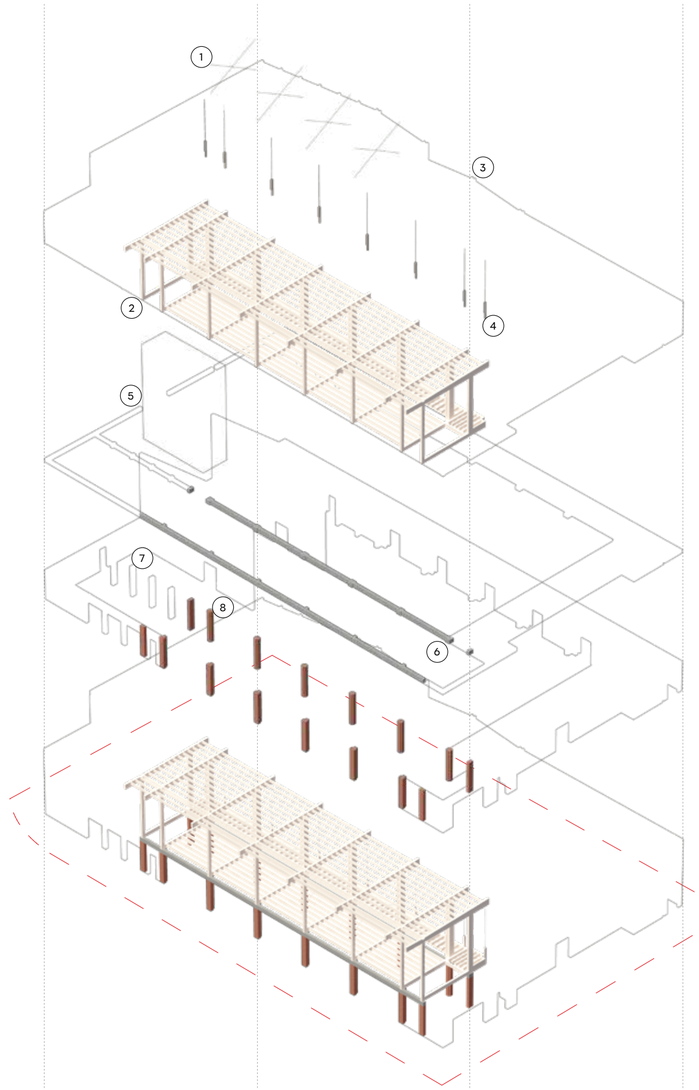



## Phase 1 | Frame

Year 1 | 2x GF HHs / 0x 1F HHs

The Depot works as both a flying factory and "climbing frame" for the curious youth — looking from its balcony, scaling piers, or going to the café.






Legend

*Exploded construction axonometric of The Storehouse*

Reference area

Phases 5 (Year 20)

1 **Cabled cross bracing**

Half-height cross bracing joined at the junction between phases in the structure

2 **Glulam frame**

Bays are made up of glulam portal frames that repeat along the length of The Depot and connected together by a secondary structure of joists

3 **Cantilevered roof beams**

Extending beyond the column, the cantilevered roof beam provides support to the balcony below and creates an overhang to protect from the sun and rain

4 **Suspension cable**

The balcony is suspended from the cantilevered roof beams

5 **Concrete core**

Added during phases 3 – 4 (Y10 – 15), with The Depot's structural expansion

6 **Concrete ring beam**

Transfers loads from the first floor HHs and from the glulam to brick structure. The ring beam also provides lateral stability to the floors and longitudinal stability to the glulam portal frame. In addition to a strong datum (3.2 m) that visually breaks up the structure in form and materiality

7 **Brick shear walls**

Phases 3 – 4 (Y10 – 15), piers and glulam portal frames are laterally reinforced by brick shear walls

8 **Brick piers**

Concrete-reinforced, engineered brick piers, 3 forms (T, Cross and Mixed, see icons above)

## Construction

Hybrid construction to optimise the material's structural performance under load (tension, compression, etc.) and for the potential of The Depot's permanence.





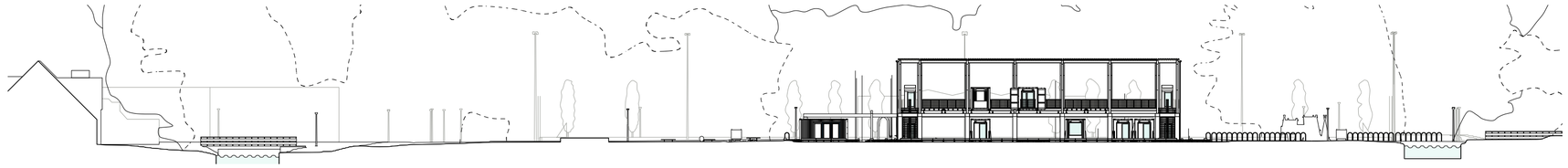
**Building a Haagse Hopje in the flying factory**
Sunlight overhead is shaded by the joists of the Veranda bay type, as a mentor and their apprentice work together on a HH's stud-walled frames — a single HH taking 4 – 12 weeks (depending on type, see mobilemodularcontainers, 2026; portable space, 2026; S Jones Containers, 2026).




## Phase 2 | Minimum

Year 5 | 4x GF HHs / 2x 1F HHs

4x GF HHs support daily, weekly and seasonal activities in The Forecourt, The Courtyard and fields. Voids in The Depot optimise their minimum HHs through bay design.

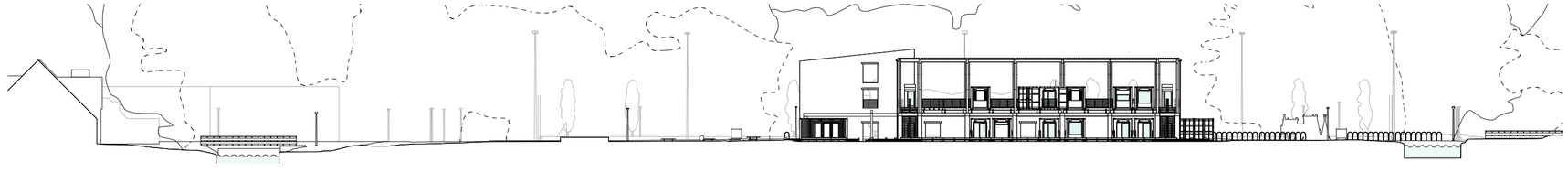





## Phase 3 | Target

Year 10 | 6x GF HHs / 6x 1F HHs

Equal GF/1F HHs and sufficient voids for using all bay types. Construction is expanded to support the café, The Courtyard and its activities through seating, cover and graffiti walls.

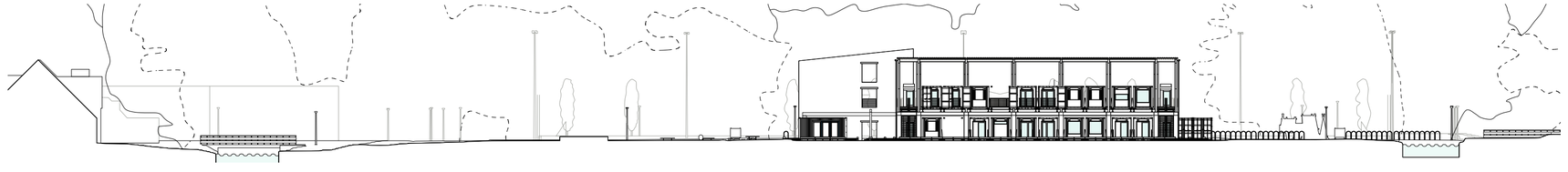





## Phase 4 | Maximum

Year 15 | 9x GF / 9x 1F HHs

Year 15 presents a significant shift in the life of The Depot with Houtwijk's next generation of teenagers starting to use it.






**Approaching The Depot from Bokkefort park**
Walking across the bridge from Bokkefort park, the everchanging (daily, weekly, seasonal), animated façade of HHs that fill The Depot is framed beneath the industrial, brick block and concrete structure of the Vinkenlaantje pump and the verdant canopy that surround it.

# Phase 4 | The Depot

## Distribution

0 2 m 1:100 N

**(GF) GF planning** 6x B, 2x R, 2x P

A greater number of ground floor bookable spaces than rentable/purchasable (6 vs. 4) ensures access to enough HHs by The Depot's organisation for both:

- the redistribution of Haagse Hopjes for hotspot-guided response to youth ASB
- for events, such as food markets, art exhibitions and music performances

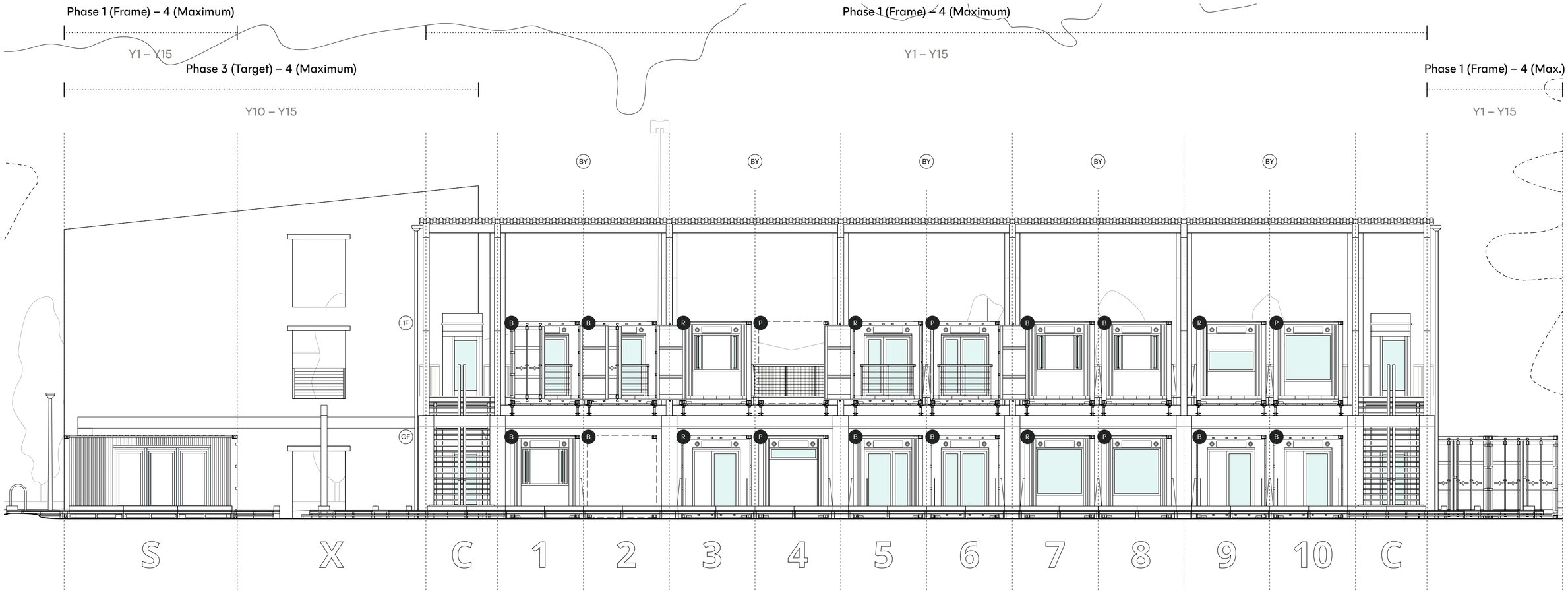
The ground floor of 10 HHs also roughly corresponds to the maximum size of a single permanent HH at 100 m²

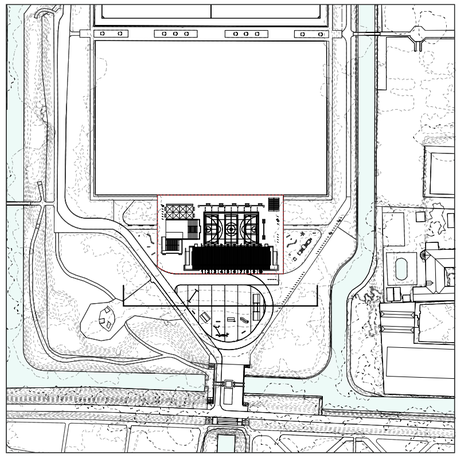
**(1F) 1F planning** 4x B, 3x R, 3x P

Inverting the ground floor's distribution, the first floor is more fixed as rentable/purchasable HHs to mitigate the excessive use of the HIAB (impacts day-to-day operations) and the imbalanced redistribution of HHs (resulting in the loss of non-organisation driven activity within The Depot, e.g. food vendors, shops, etc.)

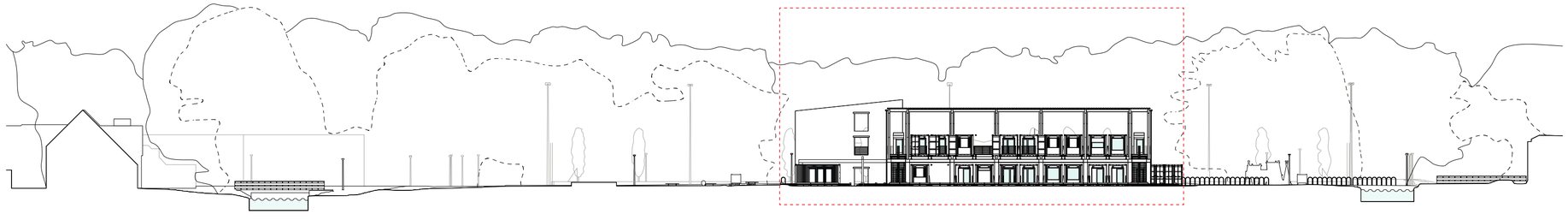
**(BY) Bay design**

Each bay is organised in pairs (Bookable and Rentable/Purchasable) to afford the use of adjacent spaces for outdoor seating, shop displays, etc.



0 40 m 1:2000 N



B Bookable (hourly, daily, managed by The Depot)

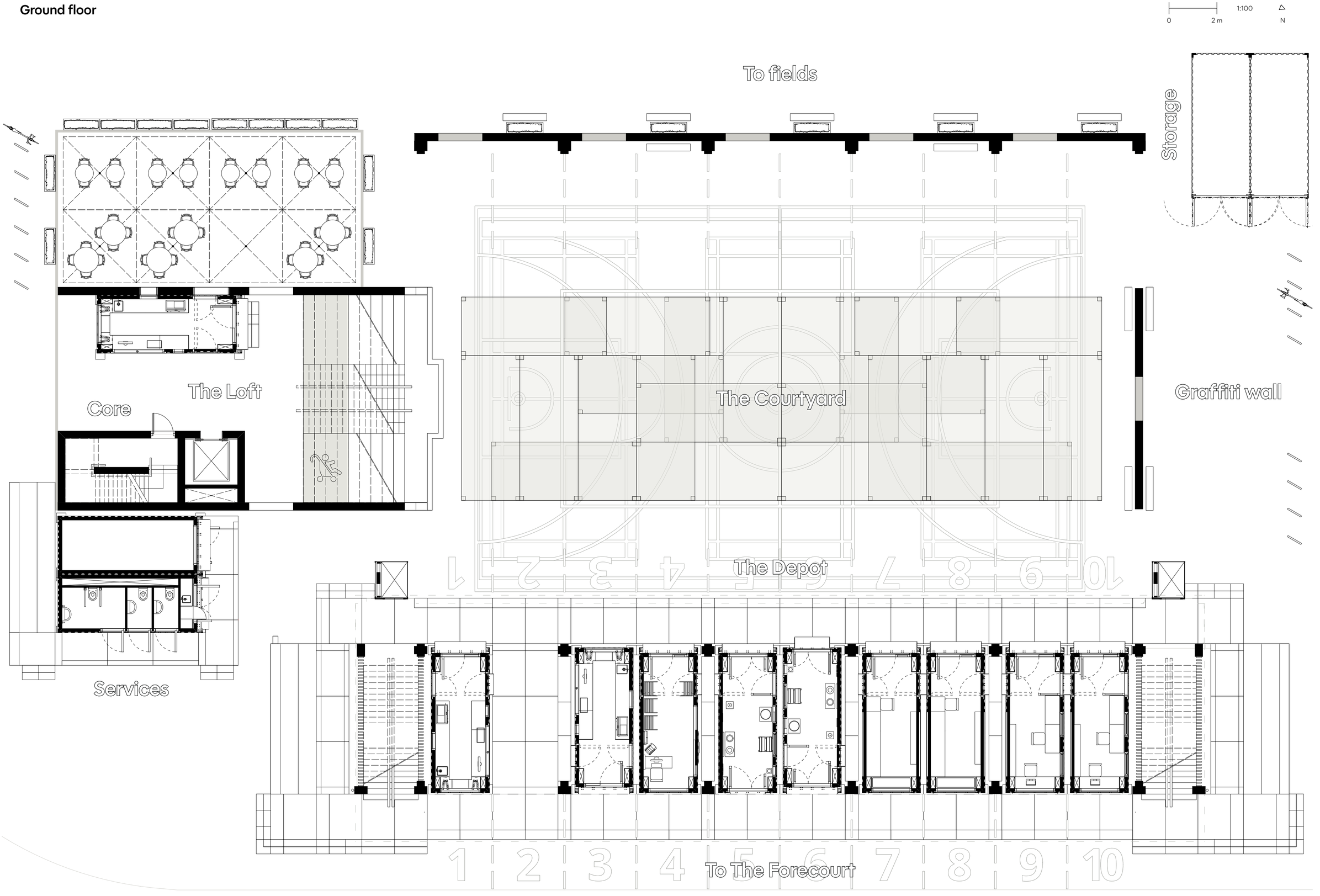
R Rentable (6 month or 1-year periods)

P Purchasable (pay for pitch and utilities)

0 40 m 1:2000 N

## Phase 4 | The Depot

### Ground floor



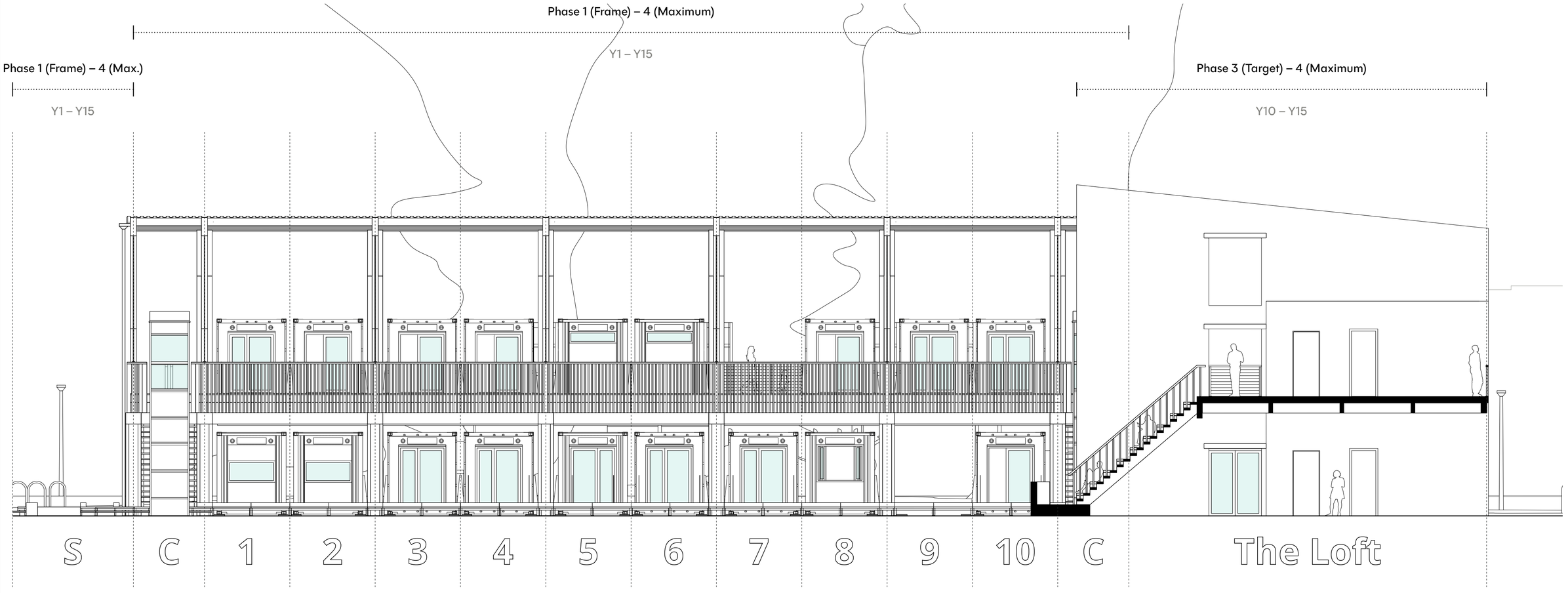


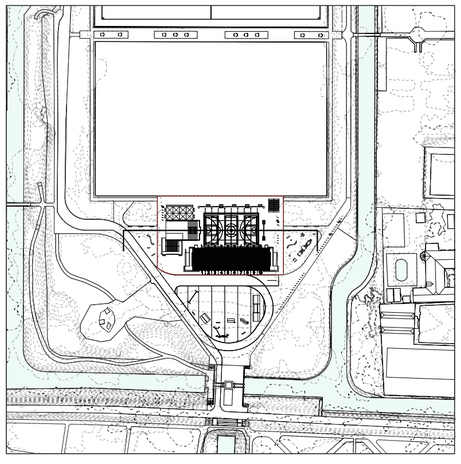

**Market day at The Depot, view from boardwalk**
HHs are wheeled out using jacks from the ground floor bays and arranged with the use of moveable podiums (steps, walkways and ramps housed in the storage containers) to host intergenerational opportunities like markets, sports competitons and holiday celebrations.

## Phase 4 | The Depot

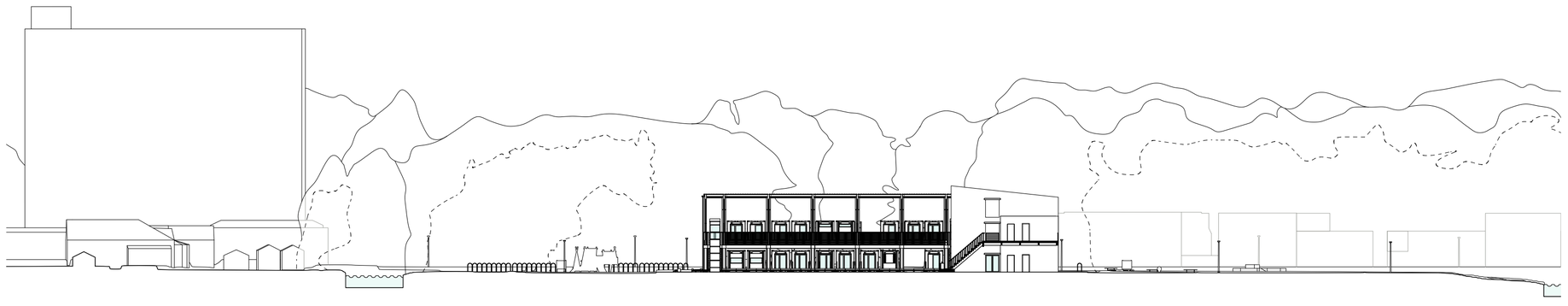
### The Courtyard

1:100
0 2 m
N



1:2000
0 40 m
N

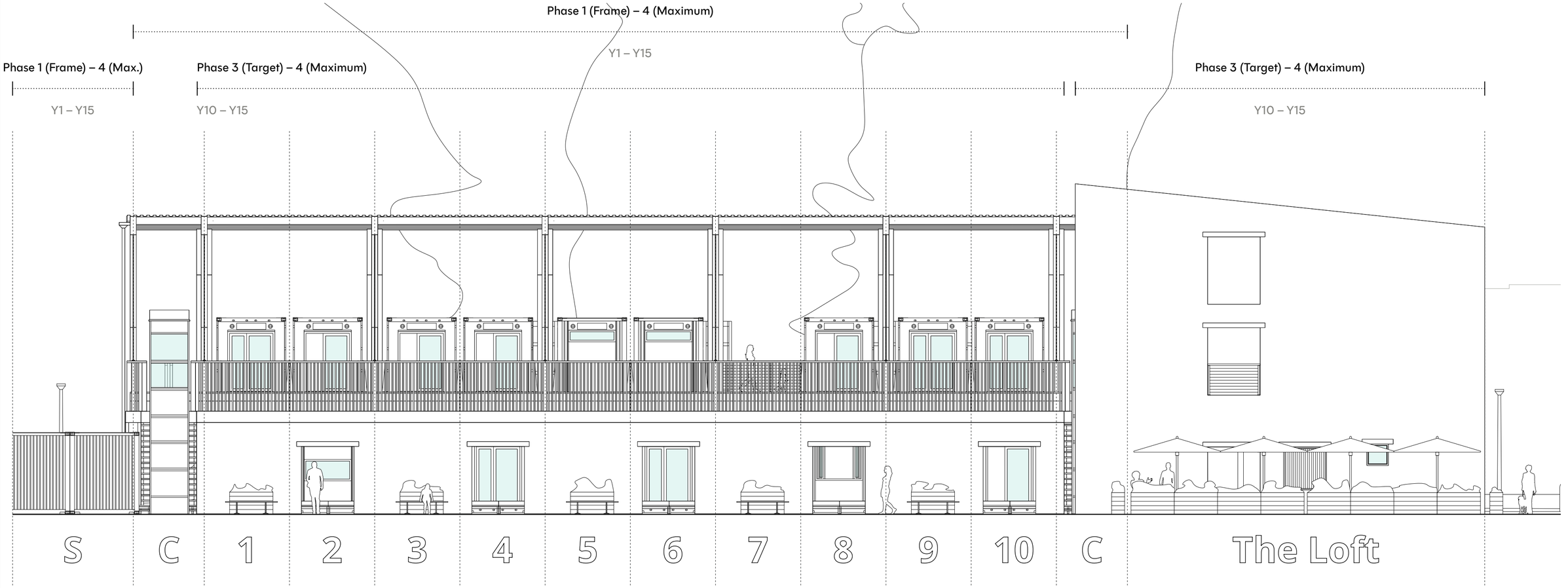


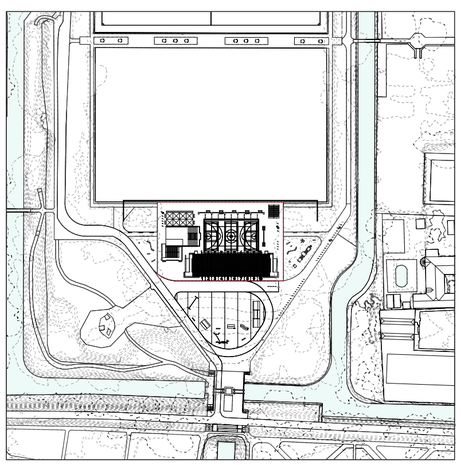
James Burkhalter

## Phase 4 | The Depot

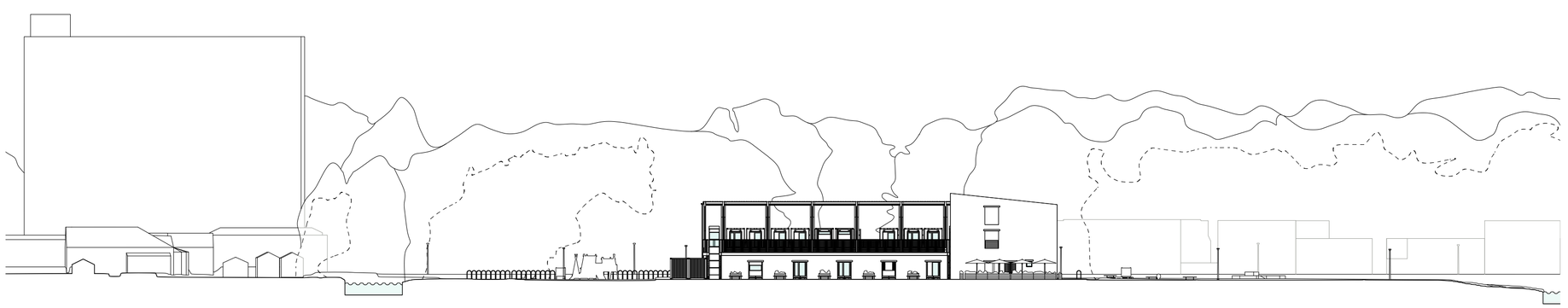
# Back elevation

0 2 m 1:100 N



0 40 m 1:2000 N

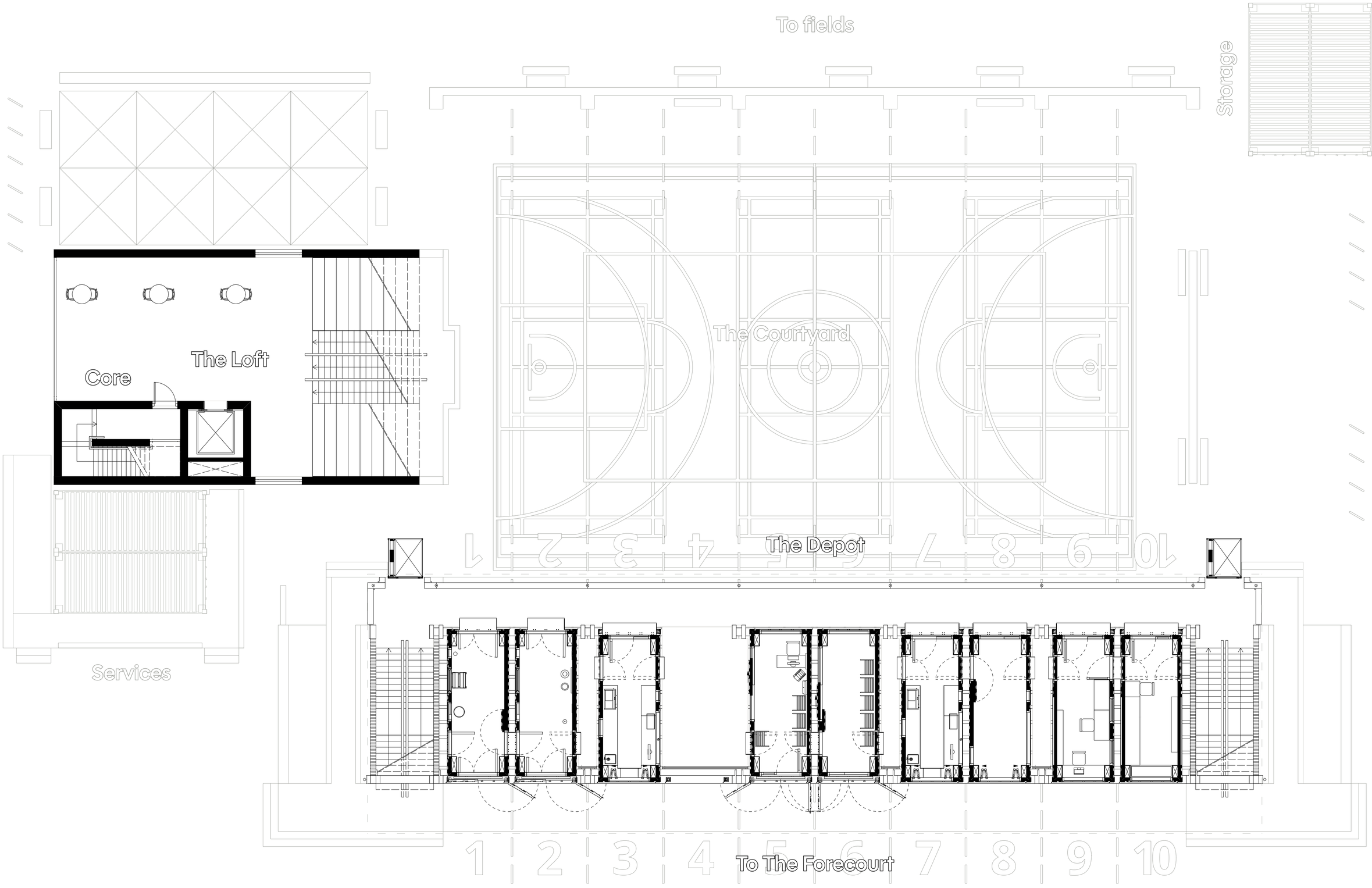


## Phase 4 | The Depot

### First floor

1:100

0 2 m N

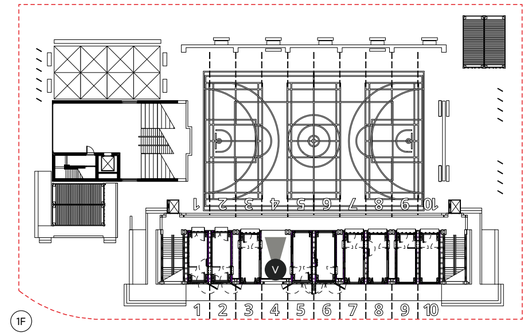




**Creating a leisure complex with the SV Clubhouse**
Overlooked from the bays and balcony, the two fields and surrounding border of trees visually create an identifiable leisure complex between The Depot and the SV Clubhouse through their mirrored form.

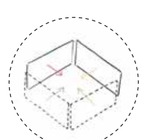




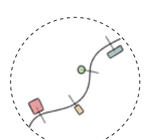





2.2 Identity



2.6 Continuity



3.1 Orientation

## Phase 4 | The Depot

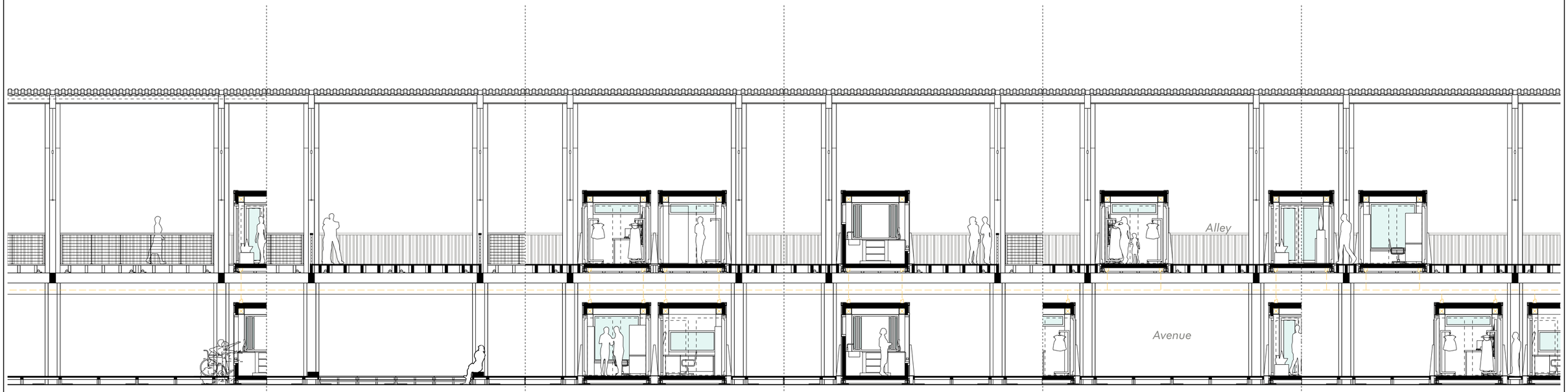
# Bay types

1:100

0 2 m N

### Dynamics in section

Solid-void, contracted-expanded, open-closed — visualising the flexibility of The Depot as a tapestry of complete incompleteness shaped by its users within the brick and timber portal frames of its structure. To enable this, a deck-styled, interlocked double joist system is proposed to allow for the flexible addition and removal of different first floor bay types.




### Veranda

Using only the first layer of joists within The Depot creates a pergola for filtered shade and a trellis to hang plants and lighting from.

### Hangout

Formed from full-width balconies and empty podium space with seating/barrier blocks. This is the lowest-scale and -cost alternative to HHs within The Depot.

### Expansion

When orientated the same way, or located between pillars using the accessway, same or different HH types can be connected to form a larger room, accessed through aligned doorways.

Examples include: library + lab as an office, 2 x cafés as a larger communal kitchen and larger shop floors.

### Balcony

Overlooking the ground floor, balcony spaces open up the HHs to the outside, affording the spill-out of people and products as well as cross-floor interaction and oversight through balustrades, joists, etc.

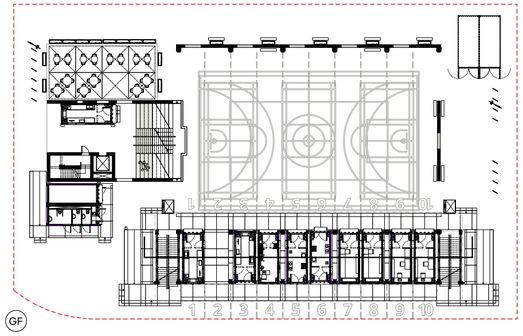
### Street

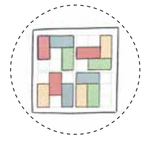
Avenue- (upper, HH-width) and courtyard-styled (lower, bay-width) layout. The feeling of this can be reinforced by doubling-up these layouts across floors, as indicated.

### Access

services

Between pillars there is sufficient space to provide service access for the containers. Service access runs in line with the parallel concrete ring beams.

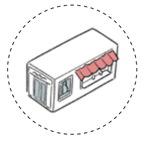


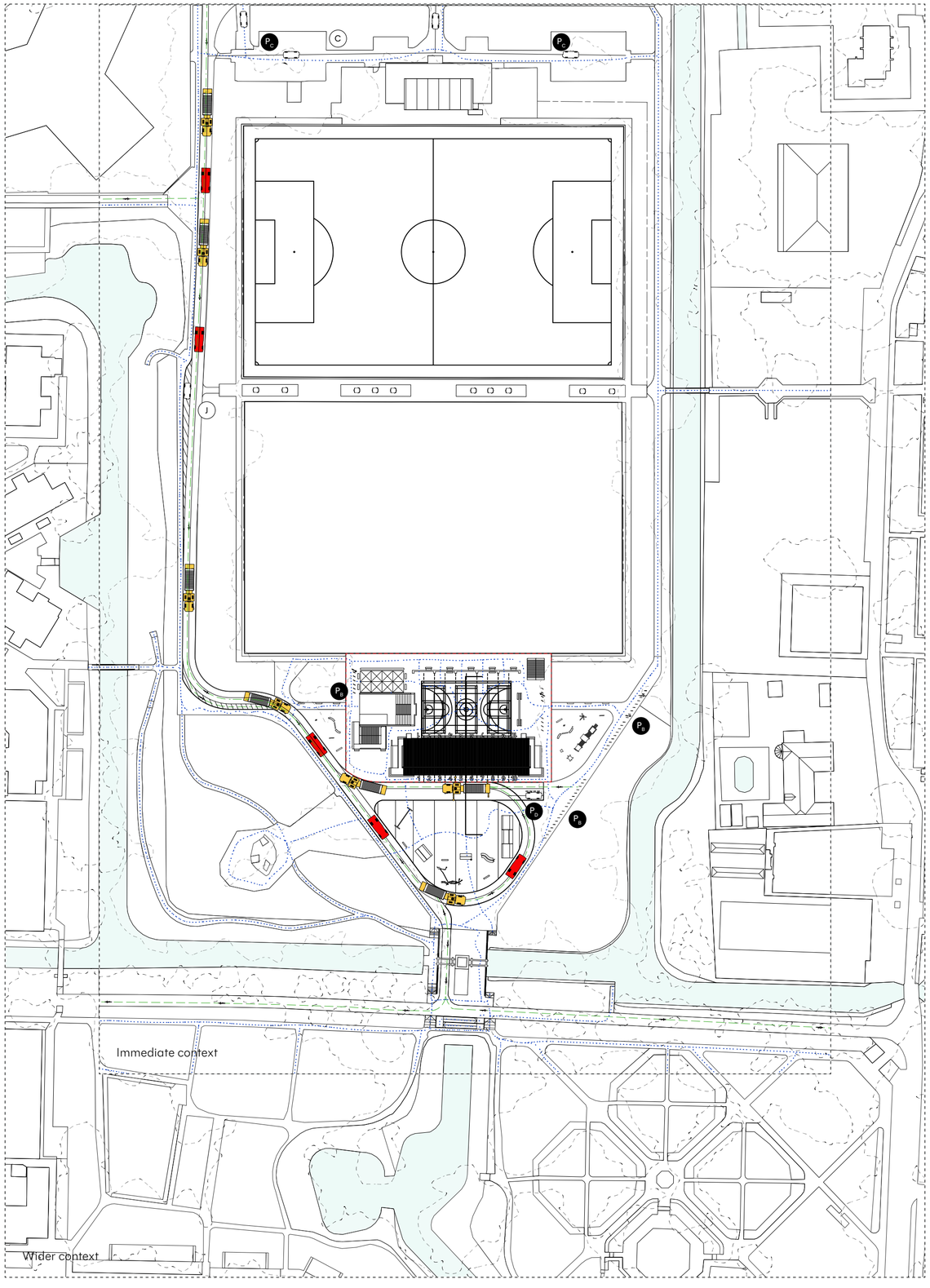
1.3 Flexible



1.6 Active vs. quiet



2.5 Opportunity




## Accessing The Depot

Access design plan for managing the constrained park landscape of the site, for all scales of vehicles and type of user.

1:1000

0 20 m N

**Legend**

*Logistics in plan*

- The Depot
- Emergency
- Pick-up and delivery
- Cycling
- Pedestrian
- Permitted
- Water
- Fire truck
- HIAB
- HH container
- HIAB w/ container
- HIAB w/ stabiliser legs
- Car
- Motor vehicle routes
- Car parking
- Pick-up and drop-off
- Passing place
- Cyclists
- Bike routes
- Pedestrian routes
- Bike parking

**(J) Jan Willem Kempffpad**

Redesigned as a partial Fietsstraat (bicycle street)/service road for authorised personnel (staff, emergency services, deliveries and disabled visitors)

**(C) SV Clubhouse carpark**

Space for parking and drop-off/pick-up is supported primarily by the clubhouse — an underutilised access point into Bokkefort park that doesn't reach full capacity during the day

## Phase 4 | The Depot

# Hauling the Haagse Hopjes

### Logistics in section

Illustration to visualise the practicalities involved in the addition, removal and moving of Haagse Hopjes within The Depot in response to hotspot mobilisation, owner discretion, events or up/down-scaling.

(H) **HIAB (truck-mounted crane)**

Transports and lifts the Haagse Hopjes to/ from the ground and first floor at The Depot and at further hotspots.

(J) **Hydraulic, self-lifting jacks**

Enable 2–4 people to move Haagse Hopjes from The Depot into The Courtyard (/The Hall in The Storehouse), as well as the wider fields and forecourt

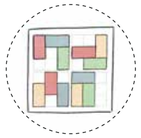
**Legend**

*Logistics section*

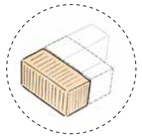
Container in motion

Clearance

Services



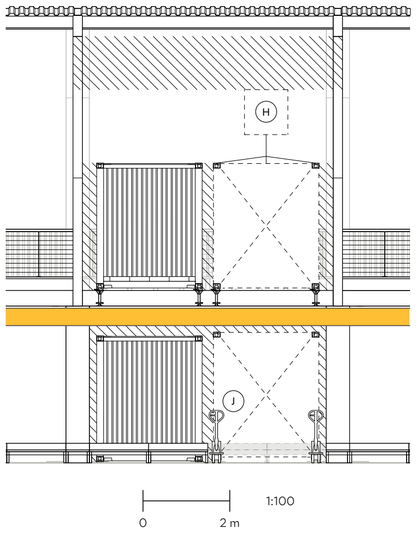
1.3 Flexible

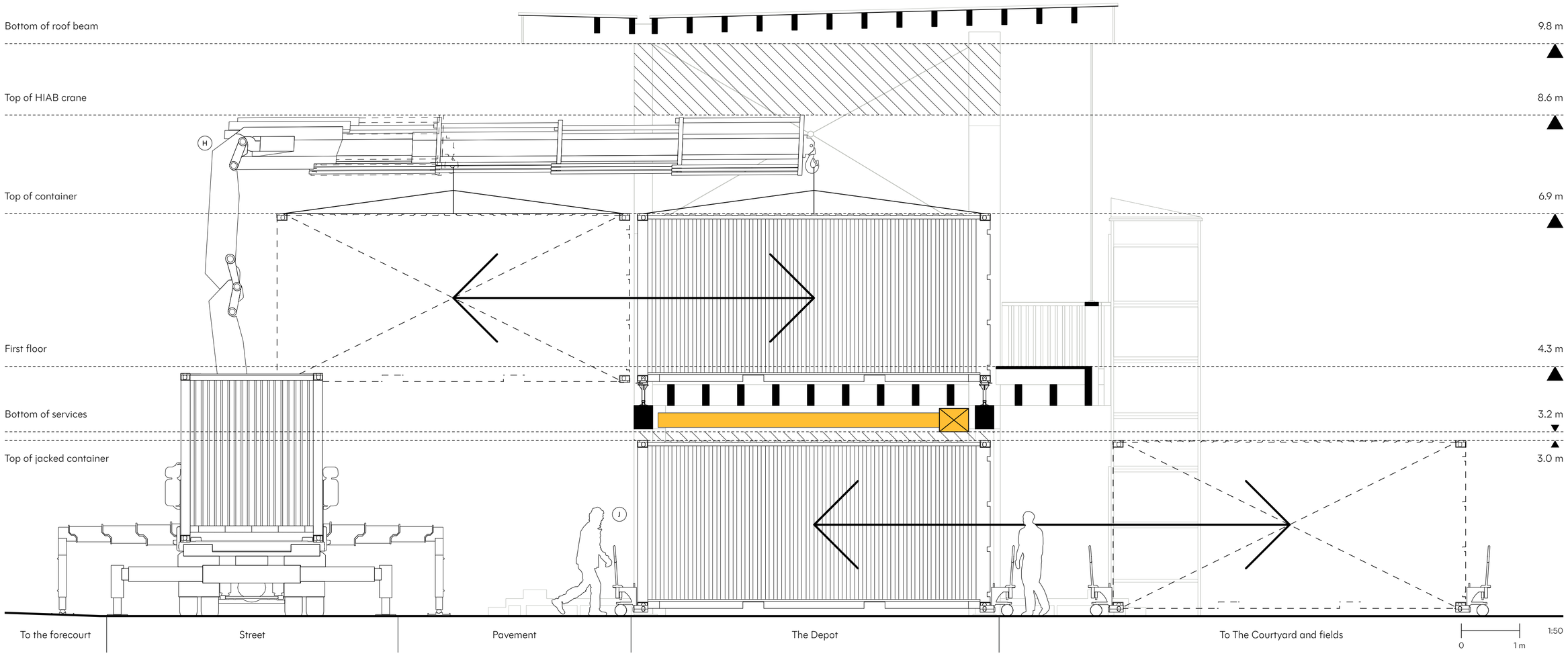


2.1 Responsive



2.3 Incompleteness



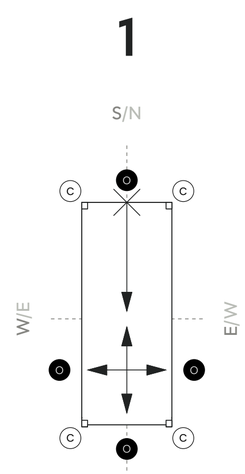






**Market day at The Depot, view from the balcony**
It is a busy day in The Depot's courtyard, Haagse Hopjes have been wheeled out and arranged into a weekend market where local sellers can exhibit their goods under the cover of either canopy or container. Meanwhile, visitors, relaxing on the amphitheatre steps or café's seating look out onto it.

James Burkhalter






Gallery

Other typologies

Module

Mapping

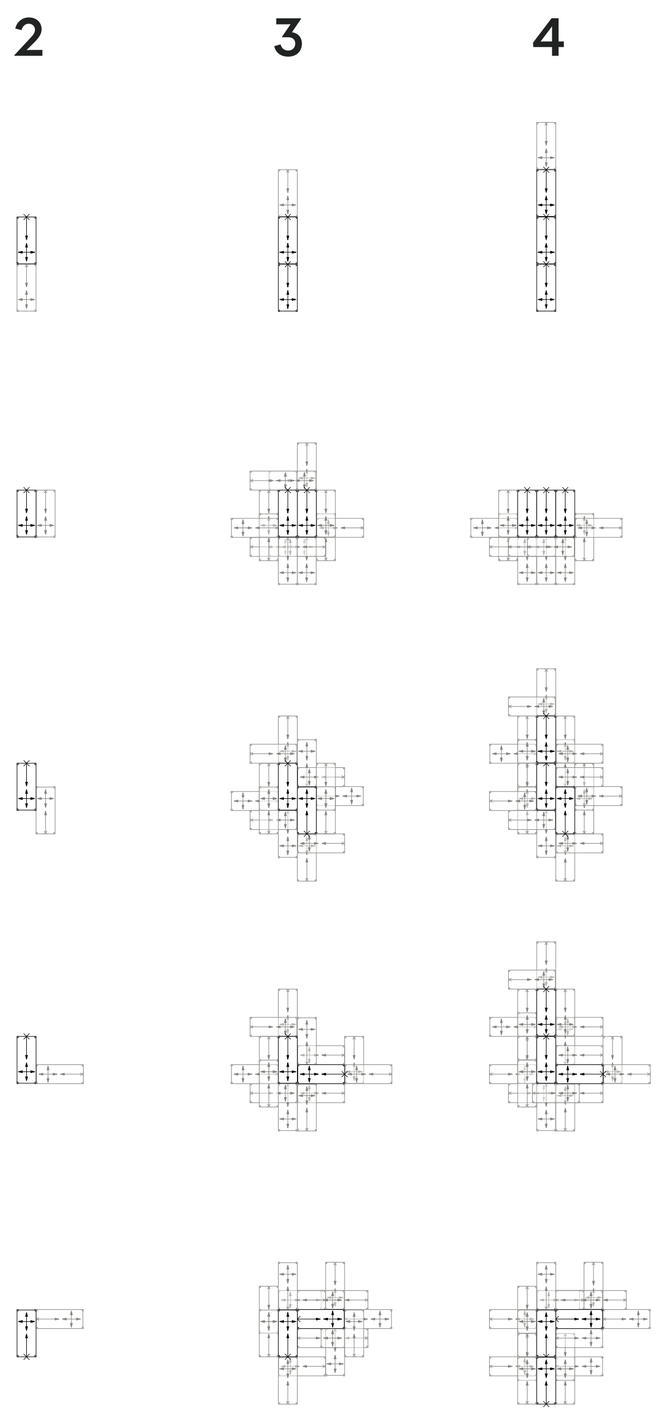
Two-way

One-way

Crossway

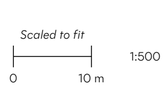
Opening

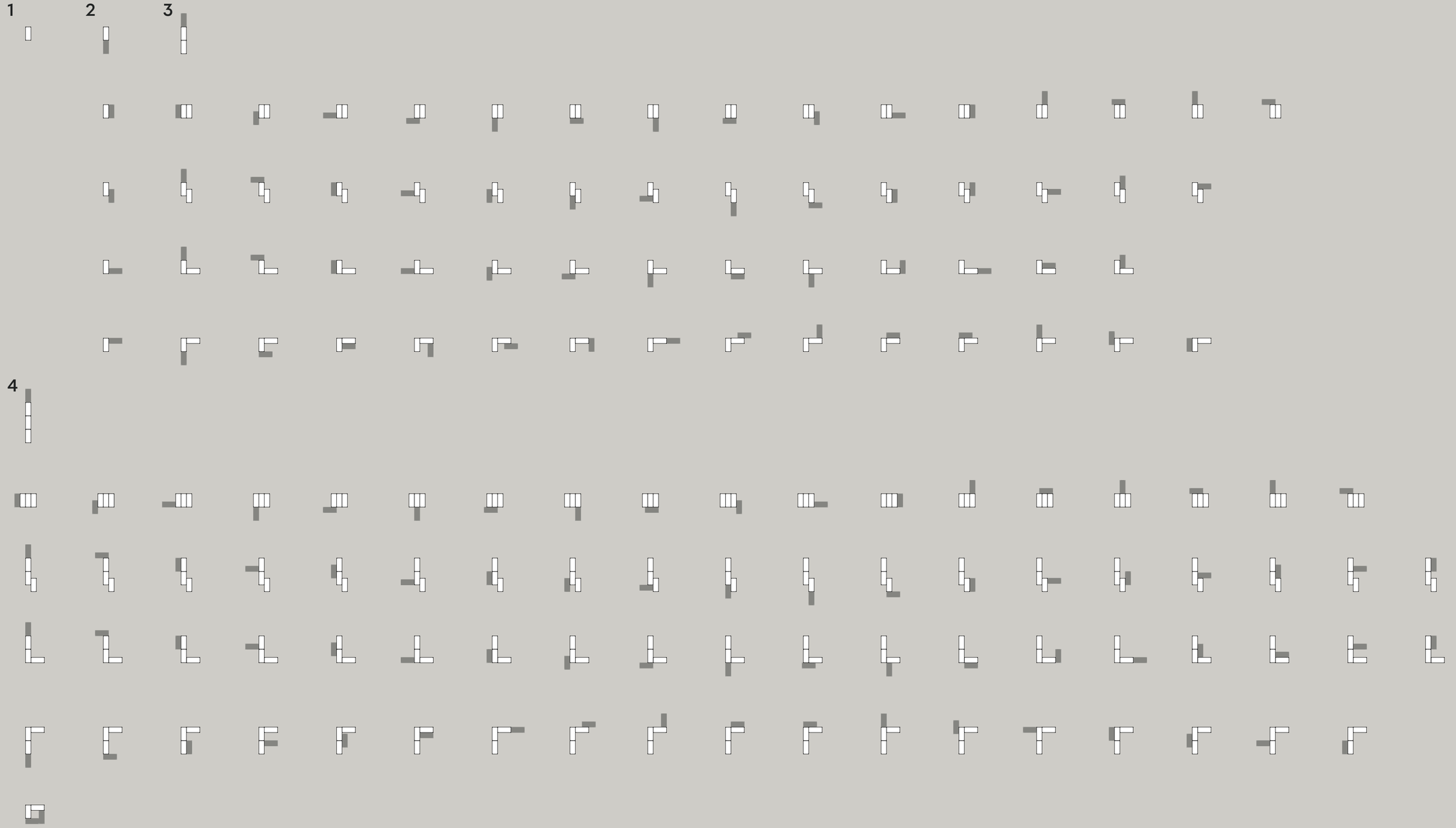
Corner casting




## Mapping modules in motion

A mix of layouts are aligned by the HH's castings and presence of two- and one-way openings. The gallery, as the only two-way typology, connects the other HHs.





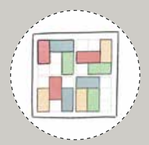

## Cataloguing the configurations

100+ configurations are catalogued to create a selection of types (i.e. a 1, 2, 3 and 4) that can be mapped as illustrated previously. Examples of use include pop-ups such as bakeries, restaurants, showrooms and workshops, as well as events like sports competitions and national holiday celebrations.

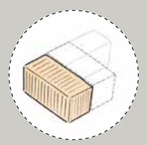
0 25 m 1:1250

## What could it be used for?

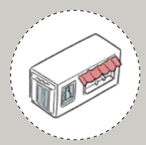
- Performances (drama, music, etc.)
- Markets (food, repair and crafts)
- Sports competitions (football, basketball, etc.)
- Clinics (youth, elderly, etc.)
- Exhibitions (art, trade, etc.)
- Holiday celebrations (King's Day, Family Day, etc.)
- Businesses (pop-ups, storage, etc.)



1.3 Flexible



2.1 Responsive



2.5 Opportunity

## **Phase 5** | Year 20

# The Storehouse

At maximum capacity, The Depot reaches a defining moment with three routes of development — to contract (redistribute containers), expand (build more frames elsewhere) or solidify (become permanent). The Storehouse explores this final option.





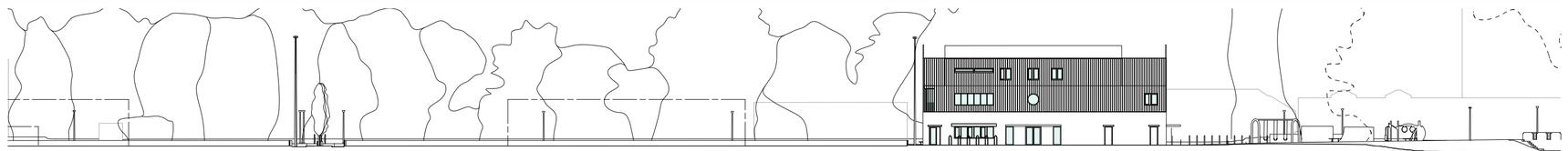

**The Storehouse**

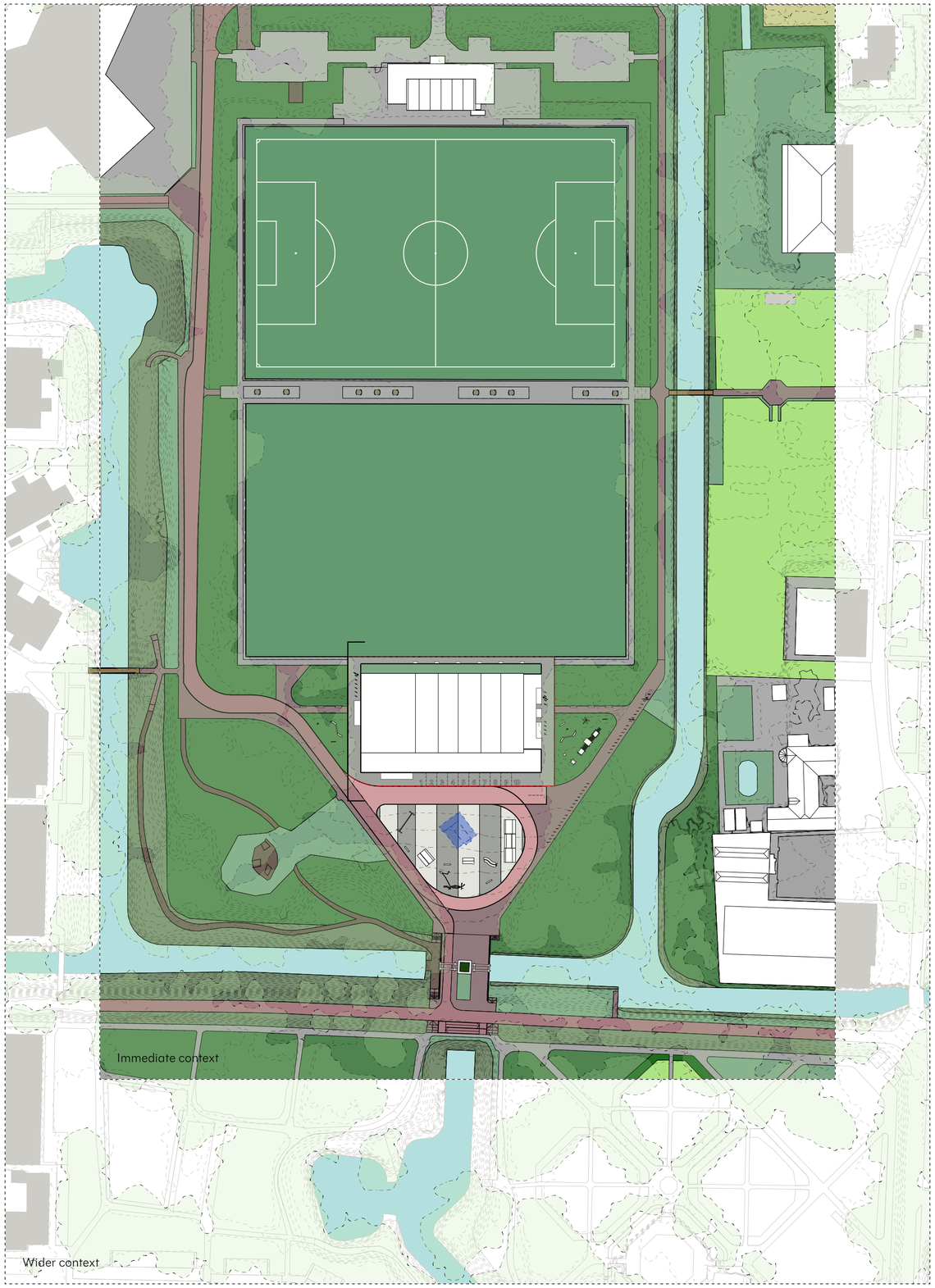
Year 20 | 10x GF / 0x 1F HHs




## From Jan Willem Kempffpad to The Storehouse

Greeted by The Loft café frontage/ "secondary" entrance to The Storehouse — separates youth centre-specific access and connects to known routes, The Skatepark Path.






## Site overview

Year 20 | 10x GF HHs

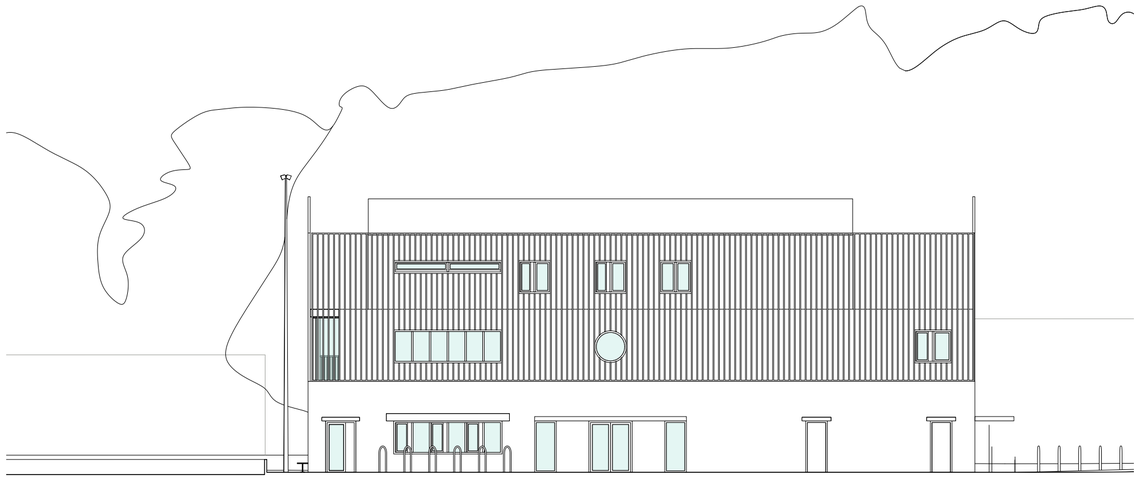
1:1000
0 20 m
N



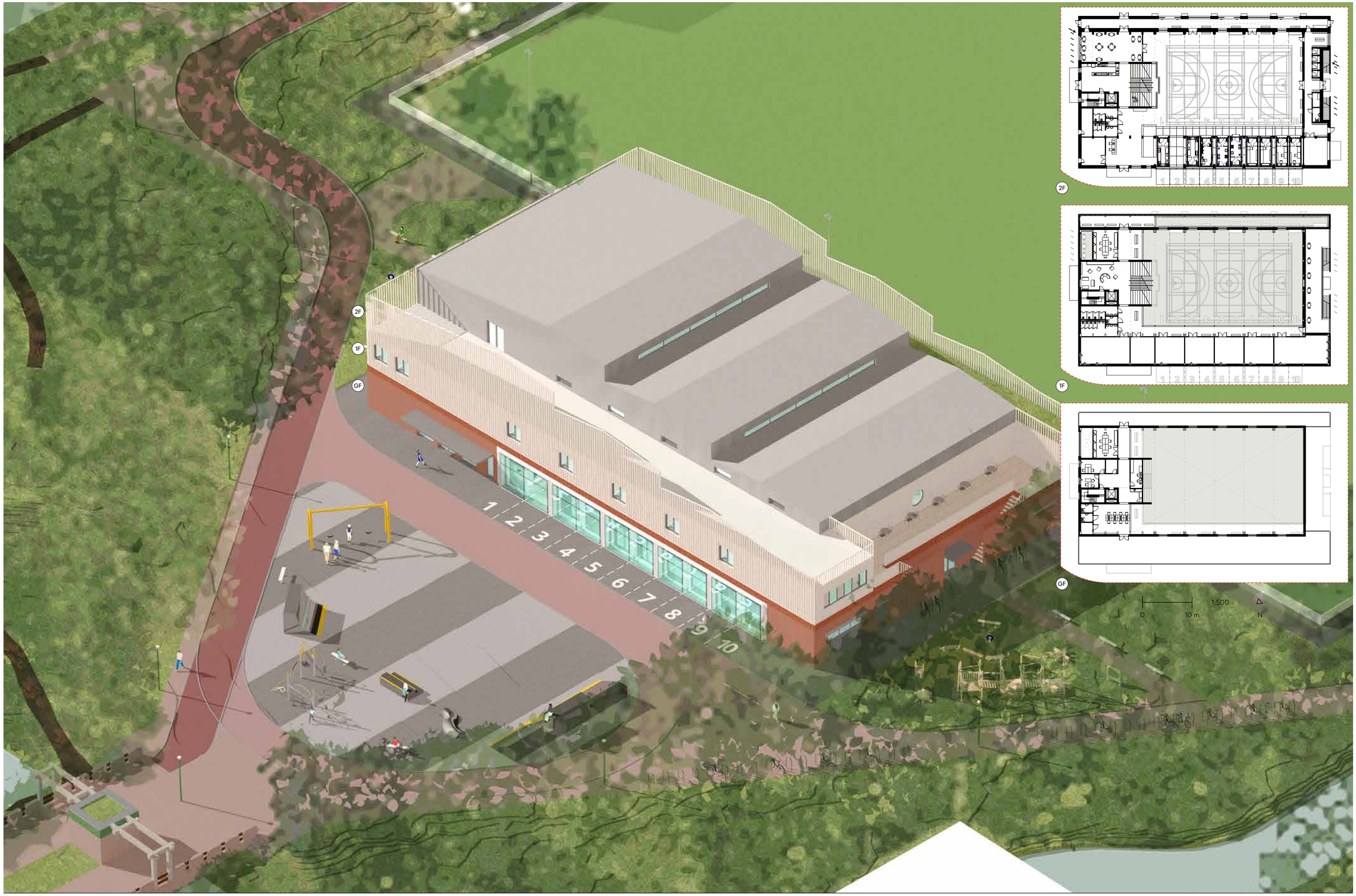


Phase 5 | The Storehouse

## Jan Willem Kempffpad elevation



1:200
0 4 m









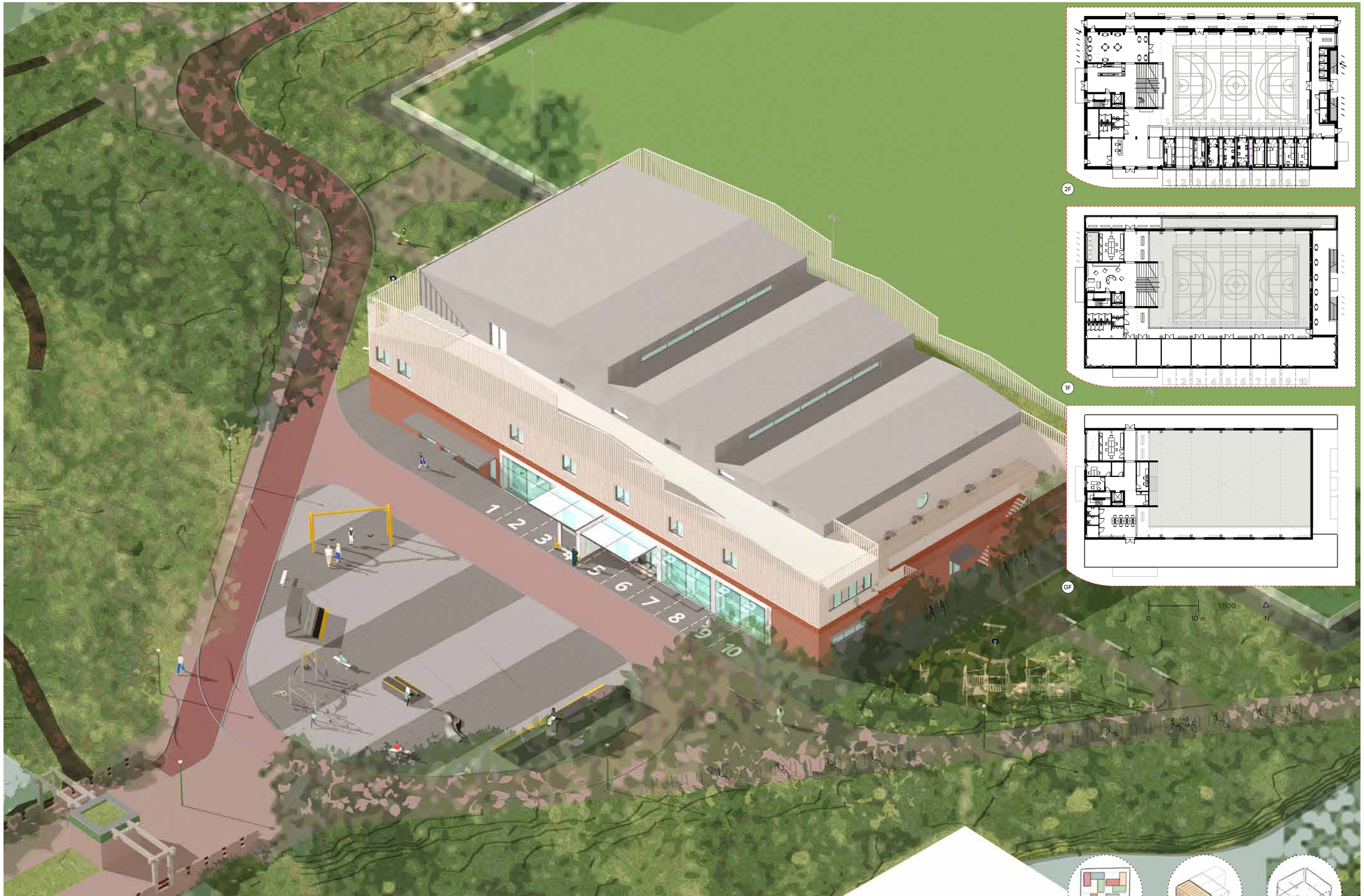




## A HH depot and youth centre

Year 20 | 10x GF HHs

Though there are fewer available HHs within The Storehouse, the new permanent building performs as a local youth centre and infrastructure for the management and distribution of HHs throughout The Hague and its hotspots beyond Houtwijk — moving new types in/out in response to social demands.















1.3 Flexible | 2.1 Responsive | 2.6 Continuity

## Opening The Storehouse

Year 20 | 10x GF HHs

Though there are fewer available HHs within The Storehouse, the new permanent building performs as a local youth centre and infrastructure for the management and distribution of HHs throughout The Hague and its hotspots beyond Houtwijk — moving new types in/out in response to social demands.




**Aproaching The Storehouse from Bokkefort park**
Though overseeing Bokkefort park and the SV fields, the perceived scale of the three-storey structure is reduced by the recessed and stepped roof of The Hall and its size relevant to the surrounding trees. Its industrial, front-facing, brick plinth opens up to fully reveal the small HHs and their bays.

## Phase 5 | The Storehouse

# Front elevation



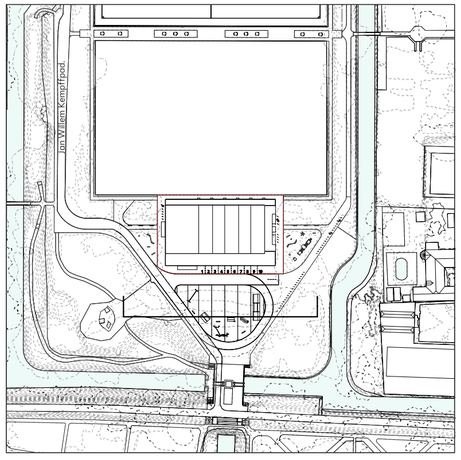
2.2 Identity

0 2 m 1:100 N

Phase 5 (The Storehouse)

Y20



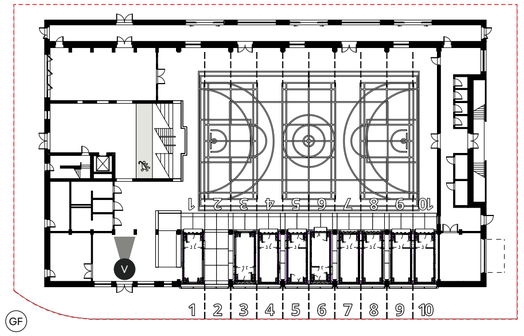

0 40 m 1:2000 N





**The Storehouse's front entrance (primary)**
The structural language of the previous phases is expressed by a brick colonnade that opens the view through The Loft Café to The Winter Garden (left), and The Hall and The Depot (right). While leading into the wood-floored hall from the smaller, carpeted lobby balances and delineates these spaces.








1.4 Proportional

2.2 Identity

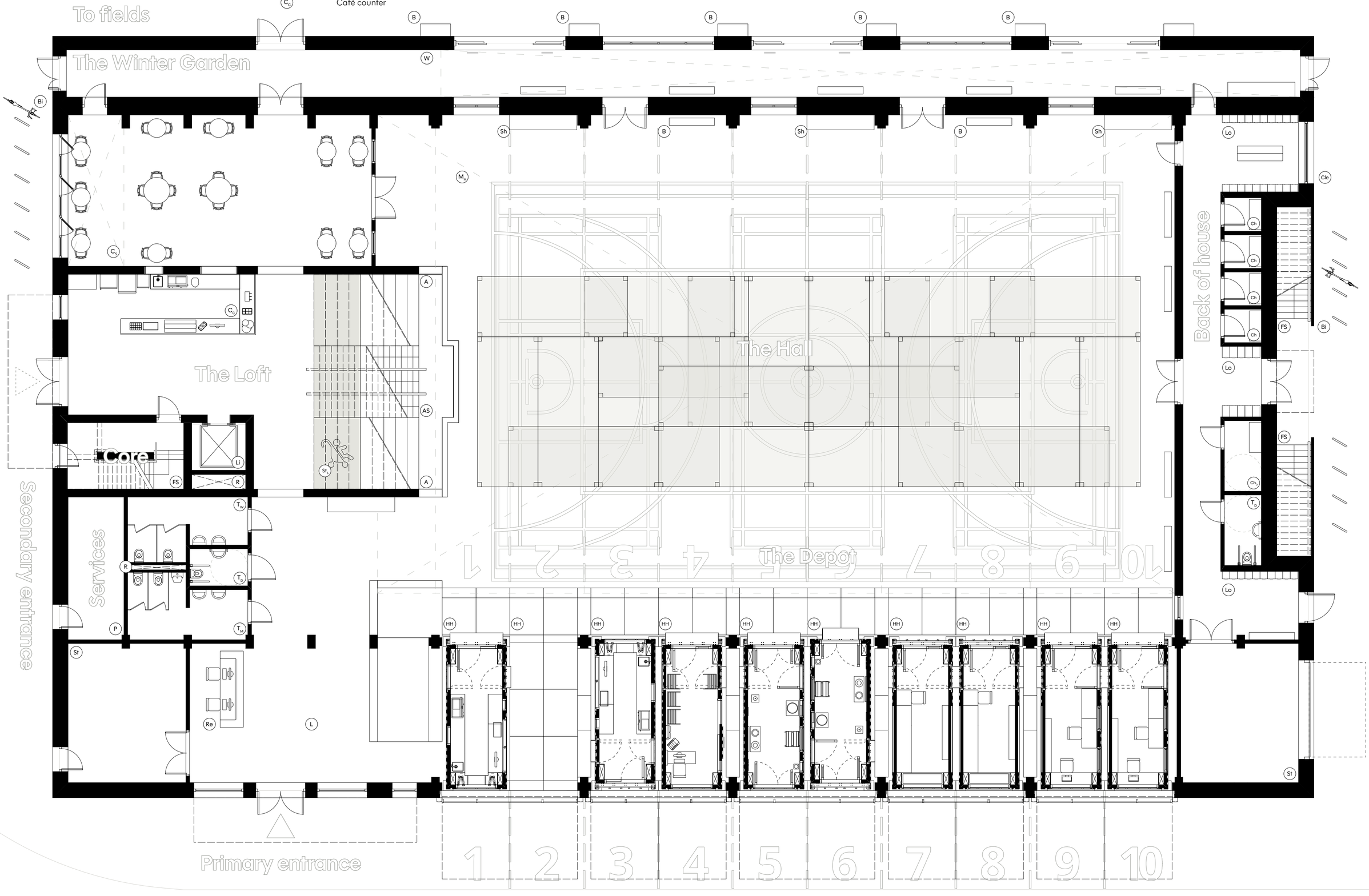
3.4 Readable

# Phase 5 | The Storehouse

## Ground floor

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| A | Auditorium seats | $C_S$ | Café seating | Li | Lift | HH | Haagse Hopje | $S_F$ | Fire stair | $T_D$ | Toilet, disabled |
| AS | Auditorium steps | Ch | Changing cubicle | L | Lobby | P | Plant | Sh | HH shelf | $T_M$ | Toilet, men's |
| B | Bench | $Ch_D$ | Changing cubicle, disabled | Lo | Lockers | Re | Reception | St | Storage | $T_W$ | Toilet, women's |
| Bi | Bicycle parking | Cle | Clerestory | $M_H$ | Multi-use hall | R | Riser | $St_S$ | Stroller storage | W | Winter garden |

0 2 m 1:100 N

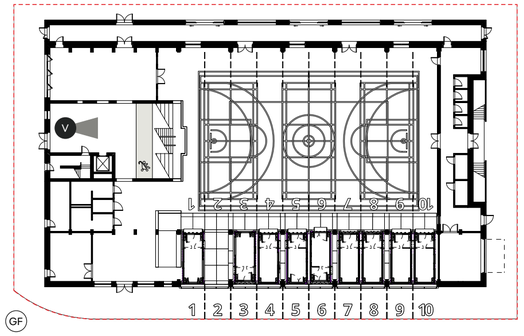


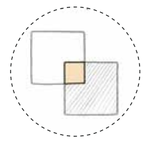

James Burkhalter



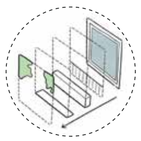
**The Loft Café entrance (secondary)**
Located in The Loft, the brick-walled heart of the Haagse Hopje depot and youth centre that comprises The Storehouse. Entering, you immediately look across and hear The Hall — bringing you into contact with others and the controlled chaos or welcomed silence of the youth centre (time-use depending).



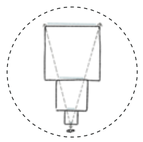


1.5 Mixed-age public spaces



3.2 Permeable



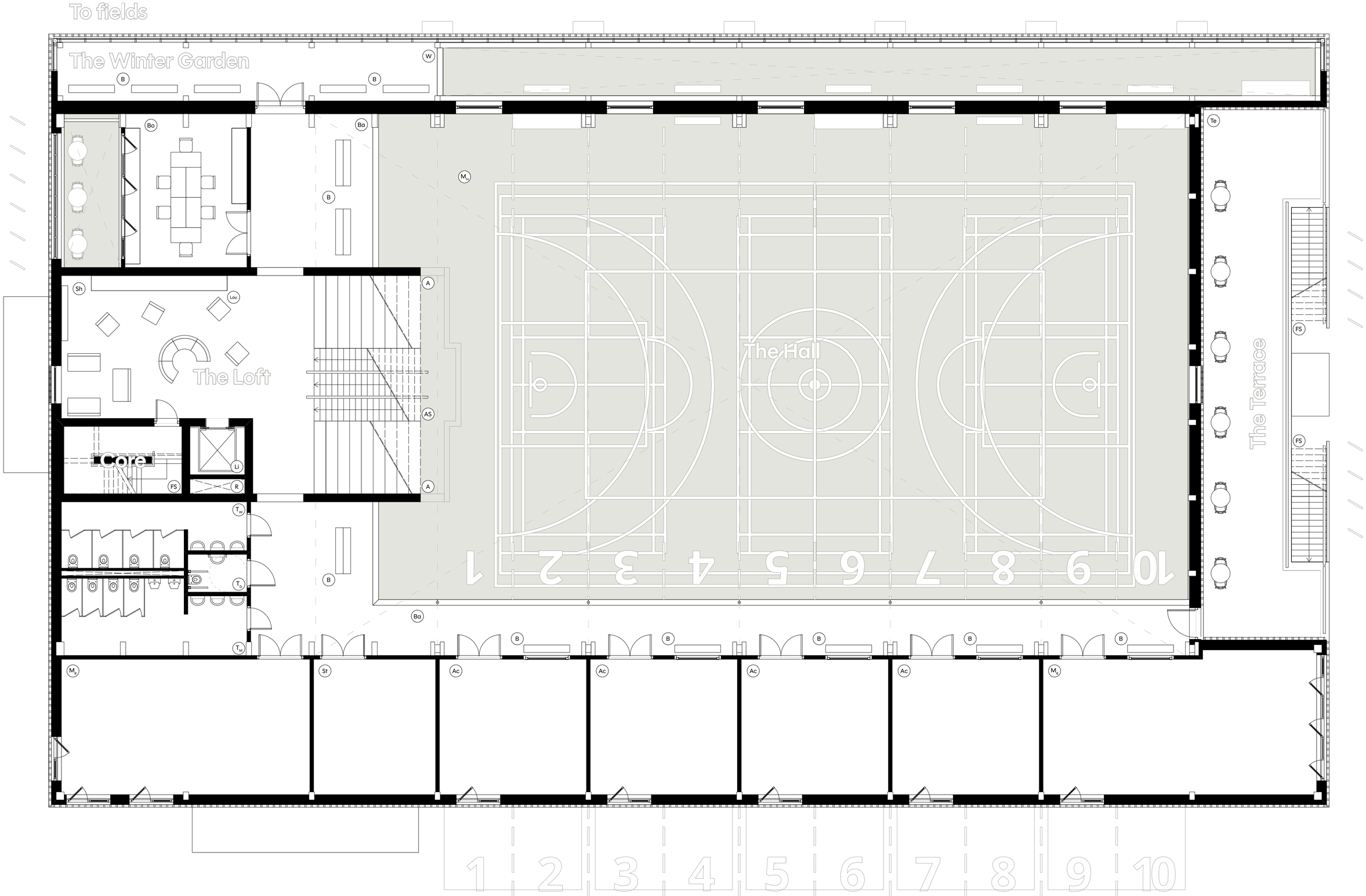
3.3 Sightlines

# Phase 5 | The Storehouse

## First floor

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Ac | Activity room (various) | B | Bench | $M_R$ | Multi-use room | Sh | HH shelf | $T_W$ | Toilet, women's |
| A | Auditorium seats | Bo | Bookable room | R | Riser | Te | Terrace | W | Winter garden |
| AS | Auditorium steps | Li | Lift | FS | Fire stair | $T_D$ | Toilet, disabled | | |
| Ba | Balcony | Lou | Lounge | St | Storage | $T_M$ | Toilet, men's | | |

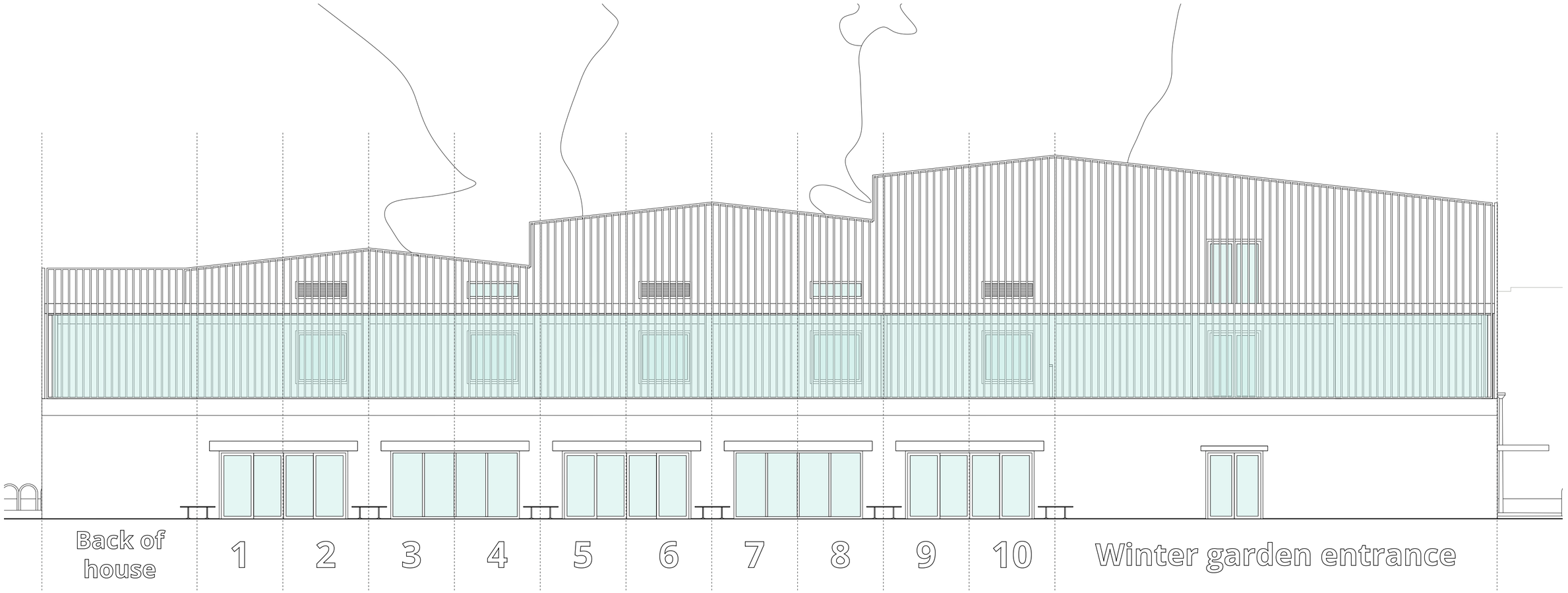
0 2 m 1:100 N

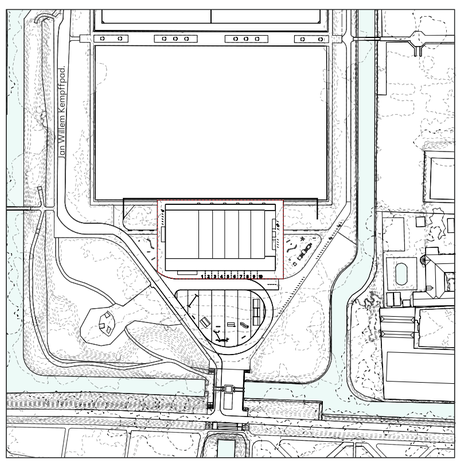


## Phase 5 | The Storehouse

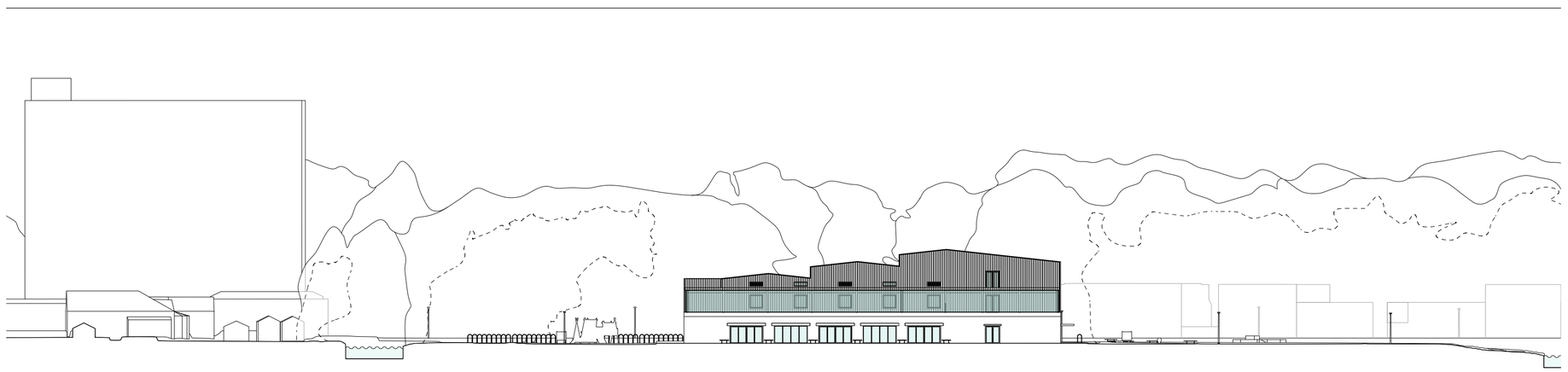
### Back elevation

1:100
0 2 m
N




1:2000
0 40 m
N






**The Hall**
A warmly coloured space for mixed indoor play and networking — complementing the smaller, brightly coloured HHs/activity rooms. The Hall hosts a variety of competitions from 5-a-side football to volleyball and badminton (marked) and is overlooked by steps, balconies, café and podiums.

# The Hall

1:100

0 2 m N

**(Ac) Activity rooms (various)**

Reflect the former location of the first floor HHs through the position of its openings.

**(AV) Audio Visual (AV) control room**

Looks out into The Hall and manages the broadcasting of sound/images (presentations, performances, etc.), CCTV and the internal environment (lighting and temperature).

**(Lou) Lounge space**

Equipped with moveable furniture to create a dynamic hangout spot that moves after each use

**(Ro) Rooflights**

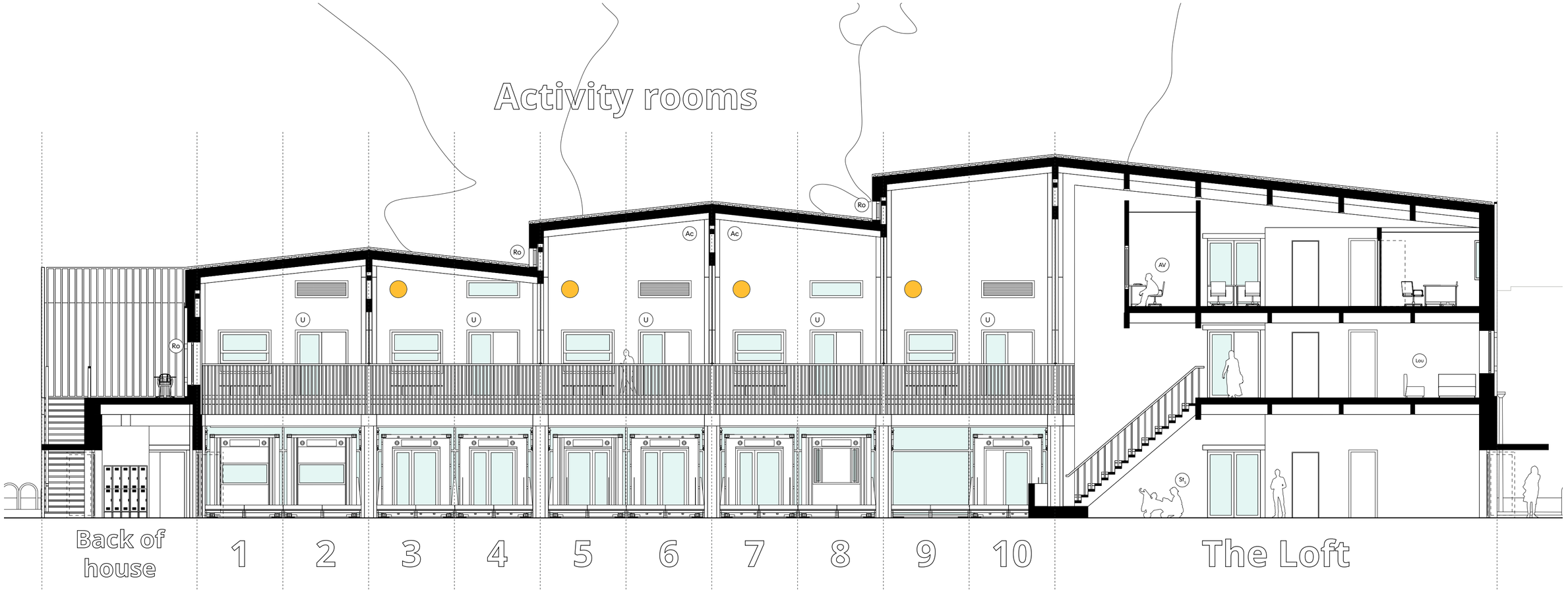
The rooflight brings daylight into the large hall space, overlapped by the crossmembers of the flat truss.

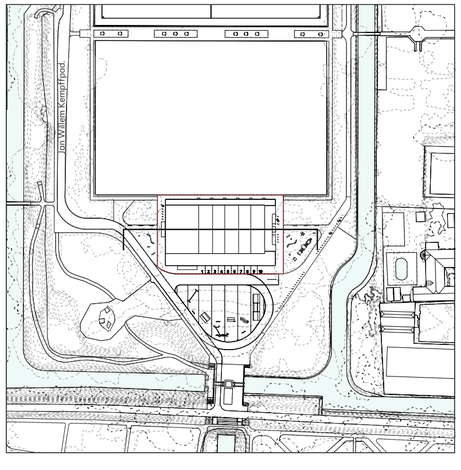
**(U) Unequal double doors**

Glazing allows users to see inside, with blinds providing privacy. The solid half can be used for notices, branding, etc.

**($St_s$) Stroller storage**

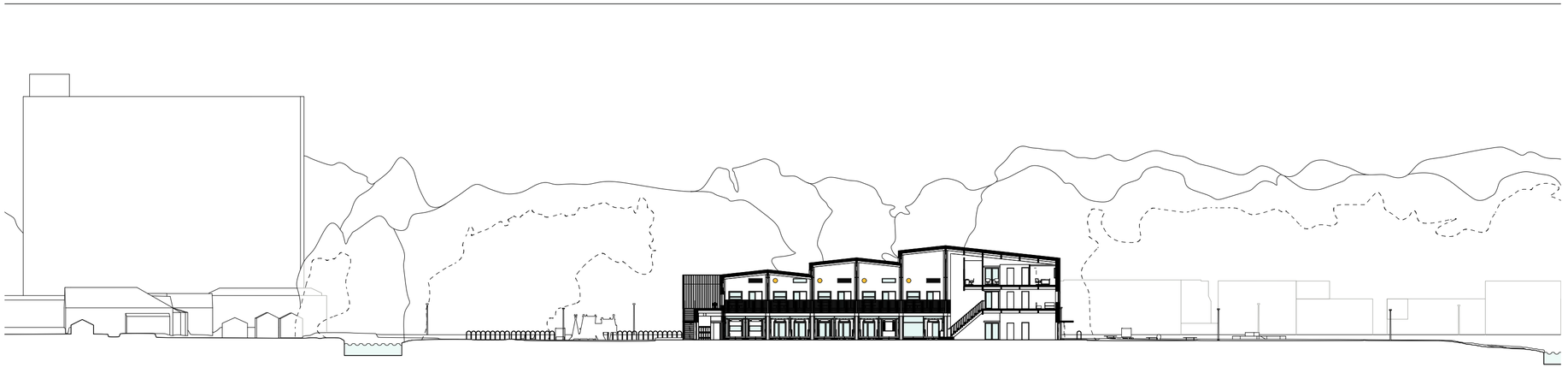
For parents, the space under the stair provides a secure, constantly overlooked space to store their stroller

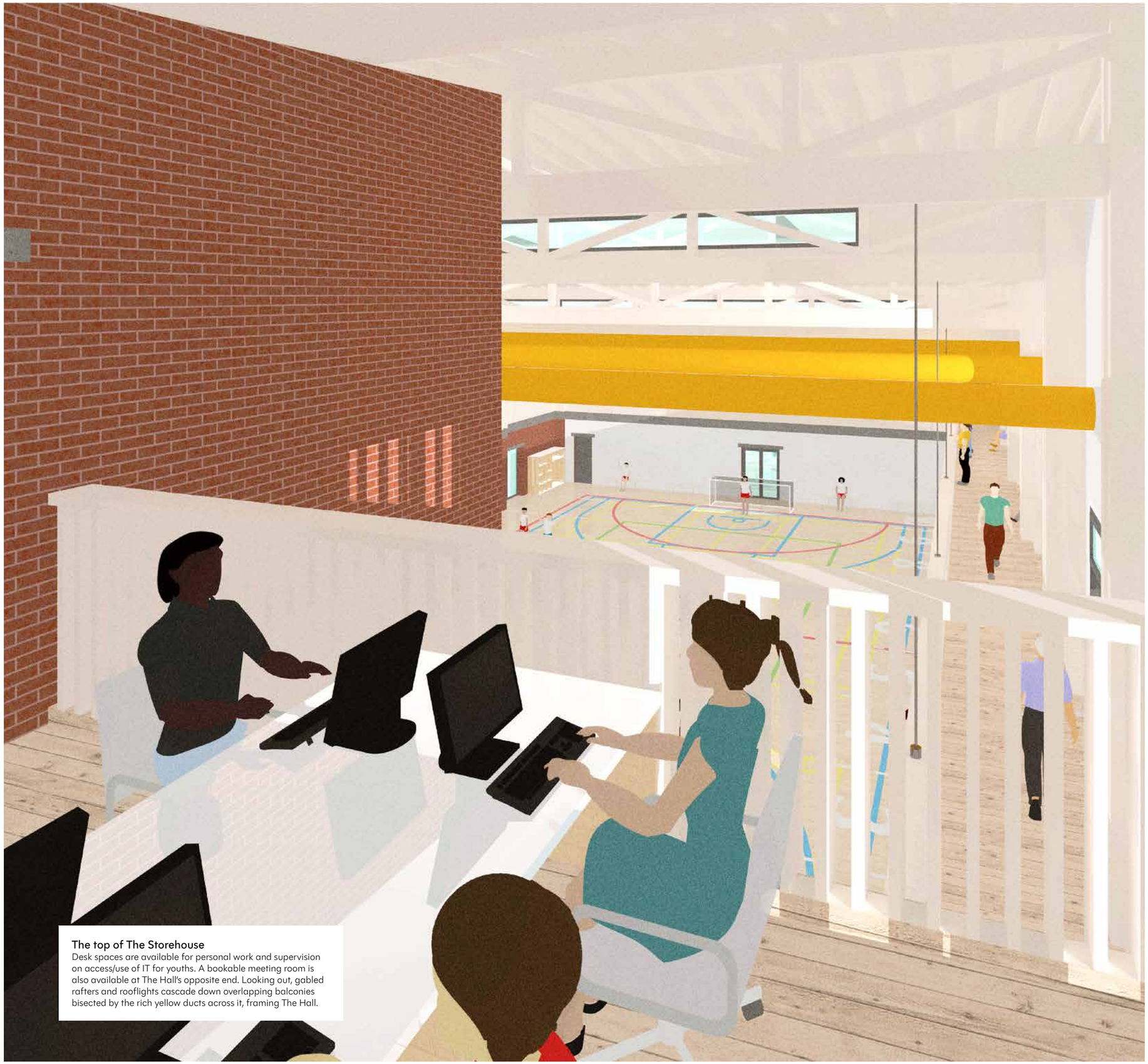



1:2000

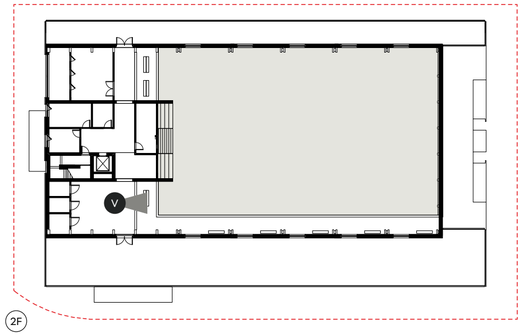
0 40 m N





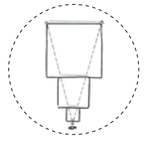
**The top of The Storehouse**
Desk spaces are available for personal work and supervision on access/use of IT for youths. A bookable meeting room is also available at The Hall's opposite end. Looking out, gabled rafters and rooflights cascade down overlapping balconies bisected by the rich yellow ducts across it, framing The Hall.

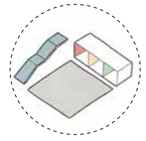





1:500
0 10 m N


1.6 Active vs. quiet


3.3 Sightlines


3.4 Readable

## Phase 5 | The Storehouse

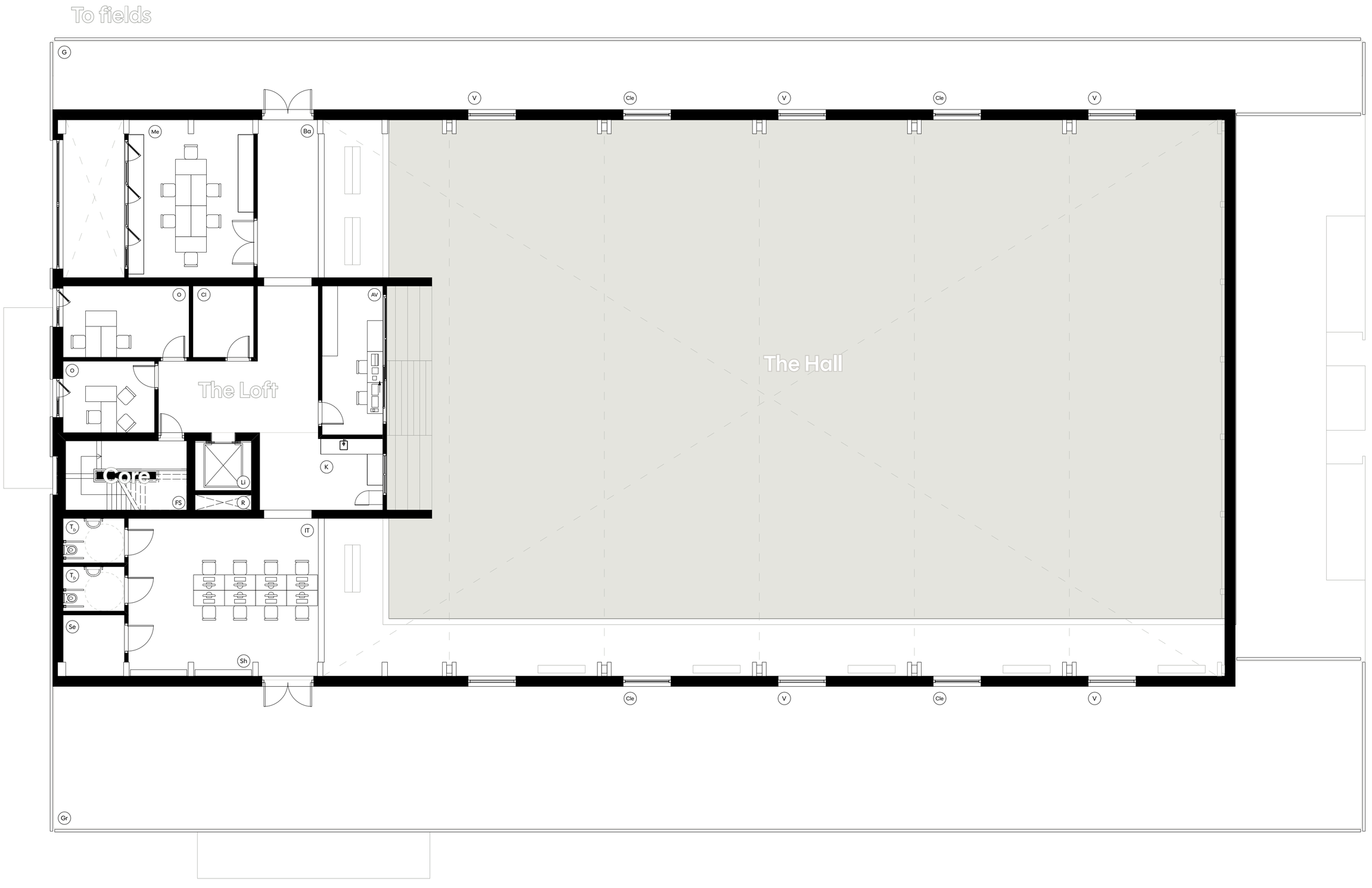
# Second floor

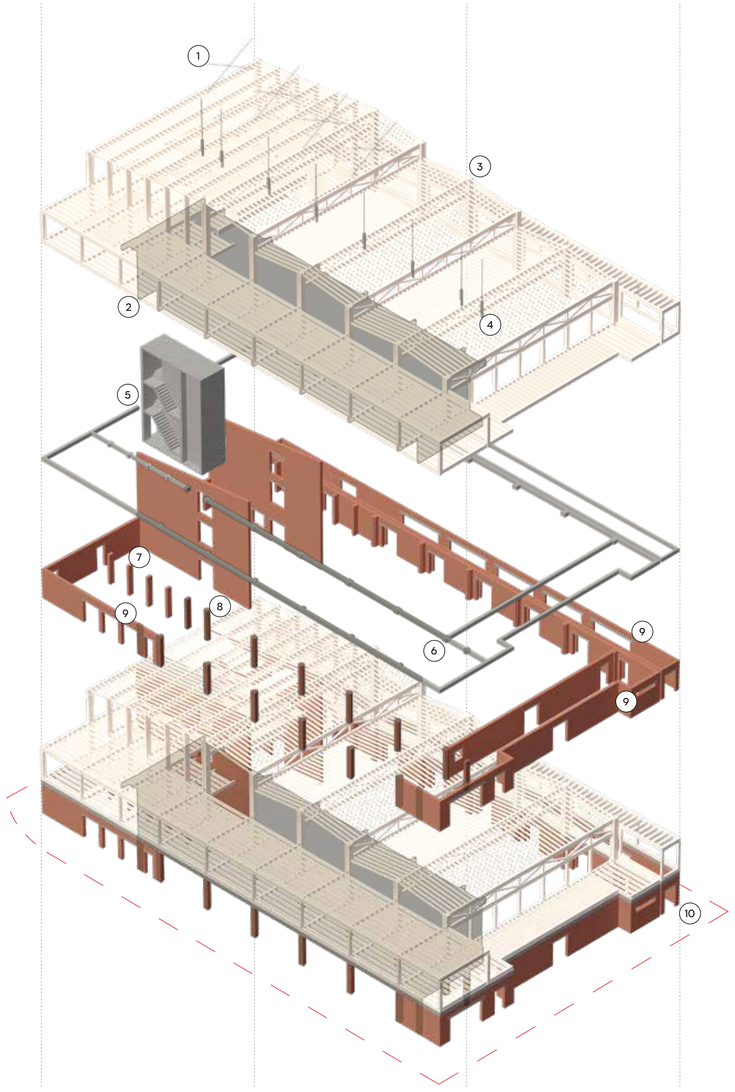
| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| AV | AV control | Cle | Clerestory | Gr | Grey roof (plant) | O | Office | $T_D$ | Toilet, disabled |
| Ba | Balcony | IT | IT | K | Kitchenette | R | Riser | V | Vent |
| B | Bench | FS | Fire stair | Li | Lift | Se | Server room | | |
| Cl | Cleaning closet | G | Green roof | Me | Meeting room | Sh | HH shelf | | |

1:100

0 2 m

N






Legend

*Exploded construction axonometric of The Storehouse*

Reference area

Phases 1 – 4
(Year 1 – 15)

1 **Cabled cross bracing**

Retained and used where required within infilled partition walls

2 **Glulam frame**

Large spanning primary and secondary glulam members make up the upper floors structures

3 **Glulam flat truss**

Spans the 21m wide hall. Its vertical web members align to the structural sub-grid/ the rooflights' mullions to prevent it from blocking natural light

4 **Suspension cable**

The balcony is suspended from the roof truss structure

5 **Concrete core**

Lateral stability to the shear walls, supporting its role as a diaphragm

6 **Concrete ring beam**

Transfers loads from the glulam to brick structure, providing lateral stability to the floors and longitudinal stability to the glulam portal frame. As well as a strong datum (3.2 m) that visually breaks up the structure in form and materiality

7 **Brick shear walls**

Diaphragm for lateral forces in the building plane

8 **Brick piers**

Concrete-reinforced, engineered brick piers, 3 forms (T, Cross and Mixed, see icons above)

9 **Concrete lintels**

Define openings on a lower datum (2.4 m) to the brick-timber structural change

10 **Thermally-isolated structure**

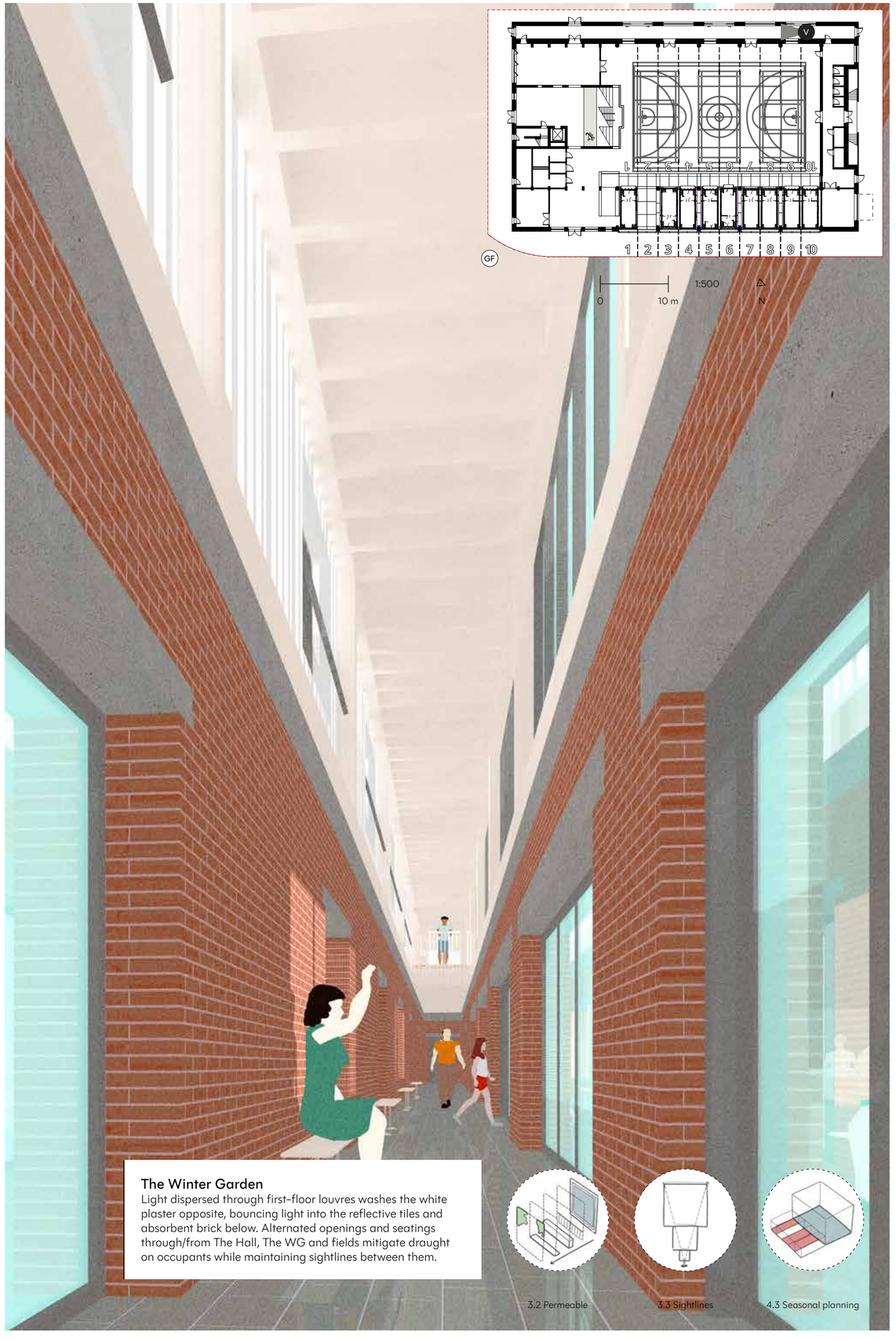
The WG uses a thermally-isolated brick wall and glulam frame construction to The Hall. Additional stability could be provided through thermally broken structural connections between them

## Construction

Envisioned to expand from the existing brick and glulam portal frame bays of The Depot, the units of the HHs inform the lateral gridwork.

James Burkhalter






**The Winter Garden**
Light dispersed through first-floor louvres washes the white plaster opposite, bouncing light into the reflective tiles and absorbent brick below. Alternated openings and seatings through/from The Hall, The WG and fields mitigate draught on occupants while maintaining sightlines between them.



3.2 Permeable



3.3 Sightlines



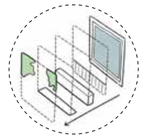
4.3 Seasonal planning

# Seasonal strategy: Summer

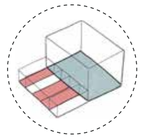
## Open house



1.6 Active vs. quiet



3.2 Permeable



4.3 Seasonal planning

**1 Summer sun**

The WG acts as a large, horizontal louvre, blocking high-angle midday sun and limiting contact to only thermally massive materials, i.e. tiled flooring and brick walls.

**2 Vertical louvres**

Minimises glare from morning (East) and afternoon (West) sunlight.

**3 Acoustic buffer**

The WG and adjacent activity rooms provide an acoustic buffer to The Hall from noise in the field and forecourt respectively. This is most important when evening events occur simultaneously — e.g. a football game out in the field and a dramatic performance within the auditorium.

**4 Thermal mass (TM)**

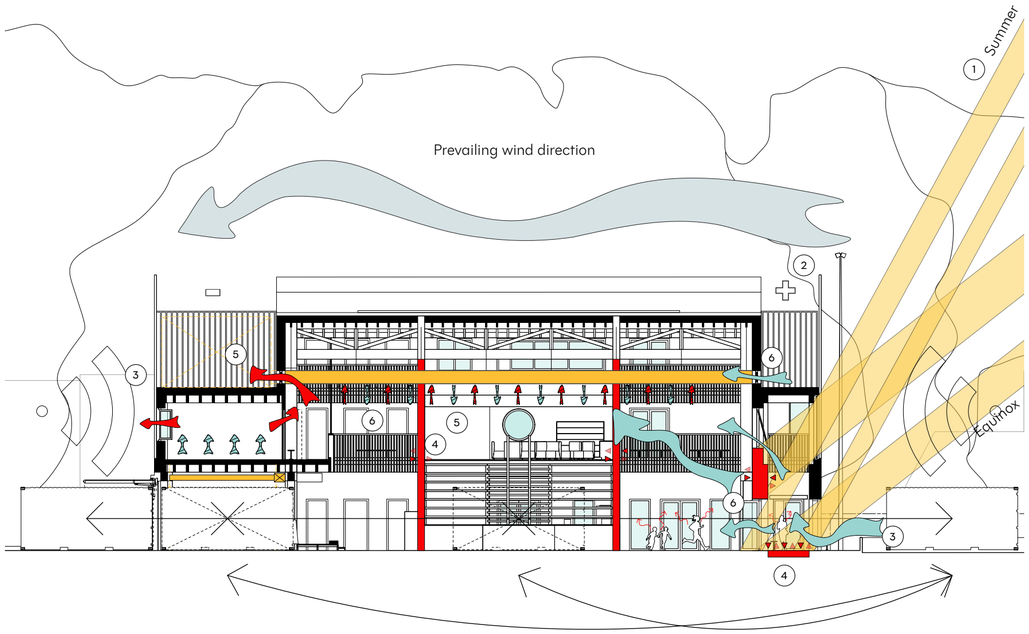
Tiled flooring and masonry walls absorb heat from direct sunlight, warm incoming air and people using it as circulation. Night purging releases this heat in the evenings.

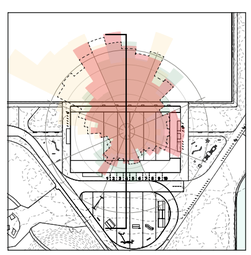
**5 Night purging**

Passive (cross/stack) and active (mechanical) ventilation discharges heat into surrounds, returning TM to a "coolth" state for use the next morning. Examples include: opening the WG in the evenings when sports are played, Building Management Systems (BMS), etc.

**6 Wind-driven ventilation**

Cool air diffuses through fabric ducts, sinking to the central hall space.
While induced pressure-differences from prevailing wind acting against the hall's stepped gabled roof assists in drawing air out through metal ducts and clerestory openings (vents and windows).



Legend

*The Storehouse, climate section, summer*

- Natural ventilation
- Mechanical ventilation
- Cool / Warm
- Body heat
- Thermal mass
- Sensible heat in (morning)
- Sensible heat out (evening)
- Airflow
- Optional airflow
- Services
- Off season location
- In season location
- HH relocation
- Sunlight
- Rain
- Summer windrose
- Autumn windrose
- Spring windrose

1:100 — 0 — 2 m — N



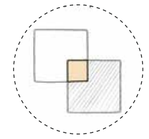




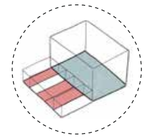
# Seasonal strategy: Winter

## Warm bank

A place for those looking for warmth through necessity (cost of living demands for young and old) or the comfort of playing indoors (on a rainy winter day or through the demands of the activity).



1.5 Mixed-age public spaces



4.3 Seasonal planning



4.4 On-site construction

**1 Winter sun**

Sunlight reaches deeply into The Depot's hall through the winter garden, clerestory and rooflights (late afternoon/evening), washing it in a warm, comforting light (apricity).

**2 Buoyancy-driven ventilation**

Warm air rises and gathers in the void created by the halls' stepped gabled roof and is exhausted through a mix of clerestory openings (vents and window) and metal ducts. A stack-effect is then induced with the cooler outdoor air,

drawing it in from ground and first floor openings and heating it within the winter garden and through sports hall activity. When needed, warm air is also expelled downwards from the fabric ducts through high-velocity nozzles.

**3 Thermal buffer**

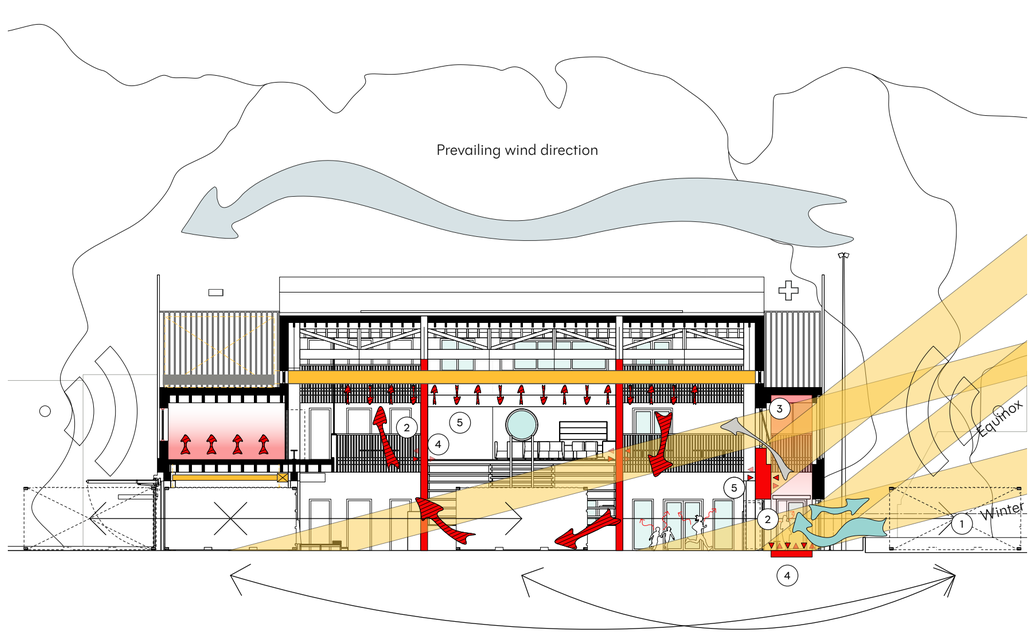
Insulates the large, more difficult to heat, sports hall by trapping heat in this space. Infiltration is minimised by using automatic sliding doors — work as an airlock.

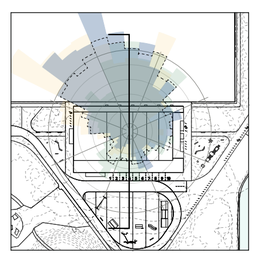
**4 Thermal mass (TM)**

Tiled flooring and masonry walls act absorb heat from direct sunlight and people using it as circulation. Following a diurnal thermal lag, energy released from this mass provides passive heating.

**5 Passive heating**

Sensible heat from thermally massive materials is dispersed into surrounding evening spaces. Examples of this include: from The Loft to the surrounding evening-use spaces such as the café, bookable room, lounge, meeting room and offices.



Legend

*The Storehouse, climate section, winter*

- Natural ventilation
- Mechanical ventilation
- Cool / Warm
- Body heat
- Thermal mass
- Sensible heat in (morning)
- Sensible heat out (evening)
- Airflow
- Optional airflow
- Services
- Off season location
- In season location
- HH relocation
- Sunlight
- Rain
- Green roof
- Hard roof
- Winter windrose
- Autumn windrose
- Spring windrose

1:100 — 0 — 2 m — N

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# 6 | Conclusion

## Conclusion

Answering How can townscape regeneration around Houtwijk's centre and two parks remedy significant generational change through the lens of "designing-out" youth antisocial behaviour became about (1) understanding architecture's multi-scalar and -temporal role in affecting the behaviour of young people beyond the physicality of the redline-bounded site, (2) the socio-economic challenge generational change creates against the dynamics of permanence and profit and (3) the mark this has on the landscape of our neighbourhoods as a direct or indirect consequence of townscape.

1. Architecture's multi-scalar and -temporal role in affecting young people's behaviour beyond the physicality of the redline-bounded site

Tackling youth ASB demonstrated how temporality can only be tackled through targeted and responsive designs that are flexible to unexpected change at its multiple scales. To visualise this, a Re:generation toolkit was created that separates the interaction of designing-in/out on the built environment into three principles: town planning (neighbourhood integration), architectural design (building-scale integration) and site management (perception and involvement). Included in this Re:generation toolkit was: Activity, Temporality, Visibility and Responsibility, and it is through the interaction of these themes (across scale) that the plurality of architecture's intergenerational impact on young people's behaviour can be fully remedied.

2, The socio-economic challenge generational change creates against the dynamics of permanence and profit

Designing-out youth ASB presents an everchanging challenge where in inevitably aiming to react to contemporary conditions of a site (these "hotspots") the proposal continues to allow the neighbourhood to suffer in that present state (declination, stagnation, transition, etc.). Houtwijk, as this research/study has found, was a neighbourhood of transition, troubled by budget and now in a stagnation/decline. Subsequently, immediate, or equally incremental, introductions to its townscape become absorbed within its unreformed environment. Therefore, the solution is to design-in infrastructures that go beyond the static principles of local party policy and instead formulate quantum systems of planning that explore to the extremes of possibility, from discrete units (Haagse Hopje) to variations on the sum of its parts (The Depot and The Storehouse). Overall, leading to the exercise positioned by the framework that asks the question What if? (Respond/ What can be done to design-out youth ASB?) in order to get to the How? (Assess in the framework/How effective are the interventions).

For example:

What if architecture embodied the principles of CPTED, as practiced by The Hague police?
What if a Haagse Hopje could respond directly to hotspots?
What if you could house these Haagse Hopjes?

Then by asking How?, i.e. the research question of this report, the form of The Depot and The Storehouse is realised as a practical answer through imagining — as Behne (1996, p. 137) termed it — the 'consequence of establishing a relationship between [people]' within these What if? scenarios.

3. The mark this has on the landscape of our neighbourhoods as a direct or indirect consequence of townscape

Architecture has a life, it goes through an adolescence and matures into the physical and figurative vistas of our own experiences within the places and spaces of our neighbourhood as do the young people we interact with. Tracing the life of Houtwijk's landscape revealed the opportunities that it's unplanning would present and in this "unplanned" space, The Haagse Hopje, The Depot and The Storehouse became the answer to the question: How can townscape regeneration around Houtwijk's centre and two parks remedy significant generational change through the lens of "designing-out" youth antisocial behaviour?





## Implications and/or recommendations

Two important implications of the research project: the creation of a Re:generation toolkit for "designing-out" youth ASB and the development of a new responsive typology that embodies it, The Depot and The Strorehouse. The toolkit clearly consolidates a unique canon of architectural theory in the principle of "designing-out" and the wider study of CPTED, while The Depot and The Storehouse demonstrate a theoretical and practical strategy for evolving the Haagse Hopjes beyond its position as a shipping container "placeholder" for 100m2 permanent pavilions. In its place, proposing a dynamic youth infrastructure that responds to daily, weekly, monthly, seasonal, yearly and generational change in its composition — both on site and beyond, i.e. other hotspots. Moving forward, I'd recommend that Houtwijk and similar neighbourhoods in The Hague seriously consider the impact their 1970s planning has had on past, present and future generations and to consider The Haagse Hopje as the way ahead.

## Reflection

In reflection, the project struggled at times to stay within varying degrees of scope, from small-scale interventions to masterplans to phased buildings. Unfortunately, the framework did not manage to perform as a total guide for the project in this regard, with the separation of town planning, architectural design and site management though opening it up to multi-disciplinary thinking (sociology, criminology, etc.), the time available did not justify this methodology. In addition, the challenge of composing booklets and organising presentations and hosting workshops outside of your native language added a unique dimension that was pursued independently for the most part. In planning the project, public participation was initially seen as secondary to theoretical justification because of the plurality of the subject — however, upon discussions with the tutors, the scope was further widened to include this practice. Though incredibly useful as a way of justifying particular design decisions, I do believe conclusions made from theory and practice often find a way to overlap with one another. Therefore, this should not discourage one technique over the other and instead open the debate wider to the need of balanced, multi-disciplinary understanding that is platformed, as mentioned at the beginning of the report, within educational environments.

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