FROM SPACE TO PLACE

reimagining the collective identity of Delfzijl



A4 Presentation

25 - 06 - 2026

Elke de Jong | 5218594

AR4AP120 Public Building Graduation Studio

Responsible Supervisor: Antonio Cantero
Supervisor: Sang Lee

Research-by-Design mentor: Prof. Nathalie de Vries



NOS Nieuws • Dinsdag 31 maart, 12:59

Tienduizenden Groningers kampen met angst en depressie door aardbevingen

NOS, 31 March 2026: https://nos.nl/artikel/2608518-tienduizenden-groningers-kampen-met-angst-en-depressie-door-aardbevingen

Abonneren Podcasts

NIEUWS

‘Aardbevingsschade beïnvloedt mentale gezondheid Groningse jongeren’

Gaswinning Jongeren in Groningen die aardbevingsschade hebben meegemaakt, ervaren vaker slaapproblemen, angst, piekeren en concentratieproblemen. Uit onderzoek van Nivel blijkt nu ook dat zij gemiddeld lager scoren op hun (mentale) gezondheid.

Luuk van der Sterren
5 november 2025 • Leestijd 2 minuten

Luister Deel Leeslijst

NRC, 5 November 2025: https://www.nrc.nl/nieuws/2025/11/05/aardbevingsschade-beinvloedt-mentale-gezondheid-groningse-jongeren-a4911858

RTV NOORD

Voorpagina 112 Sport Kijk Noordzaken Asiel Aardbevingen Podcasts

Gevolgen gaswinning groot bij jongeren: 'Meer stress, schoolverzuim en depressieve gedachten'

Daniël Theelen 5 november 2025, 06:00 • Aangepast 5 november 2025, 20:59
• 3 minuten leestijd

RTV Noord, 5 November 2025: https://www.rtvnoord.nl/politiek/1364547/gevolgen-gaswinning-groot-bij-jongeren-meer-stress-schoolverzuim-en-depressieve-gedachten



Gronings gas

NOS Nieuws • Woensdag 3 april 2024, 14:37

Studie: nog altijd veel stress bij Groningers door bevingen en schade

NOS, 3 April 2024: https://nos.nl/collectie/13902/artikel/2515318-studie-nog-altijd-veel-stress-bij-groningers-door-bevingen-en-schade

GRONINGEN’S GAS EXTRACTION ISSUES

please note: these maps are mere diagrammatic representations of the situation and do not in any case demonstrate scientific data



perimeter of the Groningen gasfield

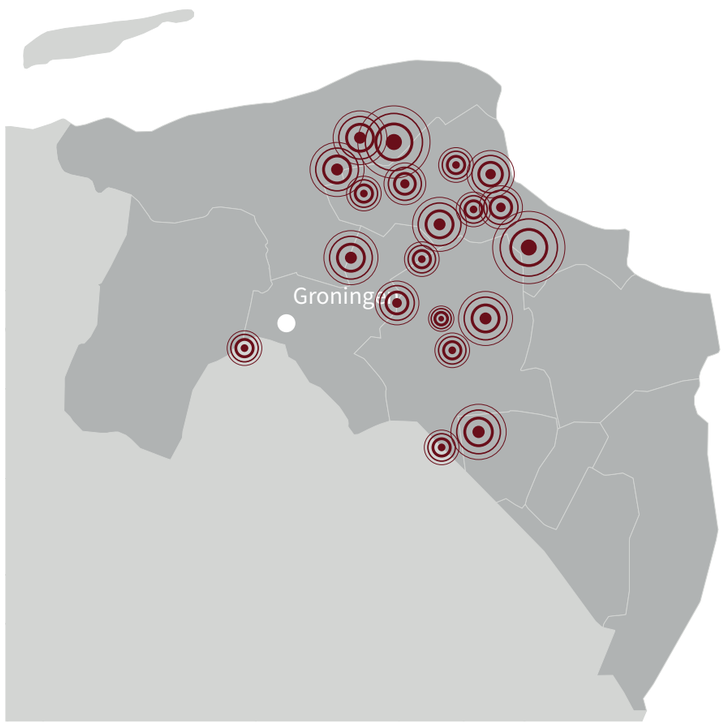


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perimeter of the Groningen gasfield



induced earthquakes in the province

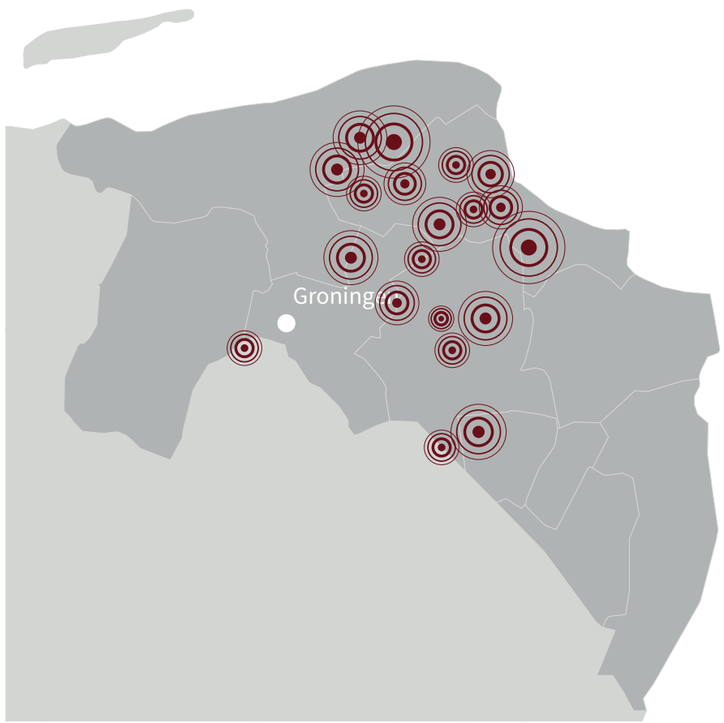


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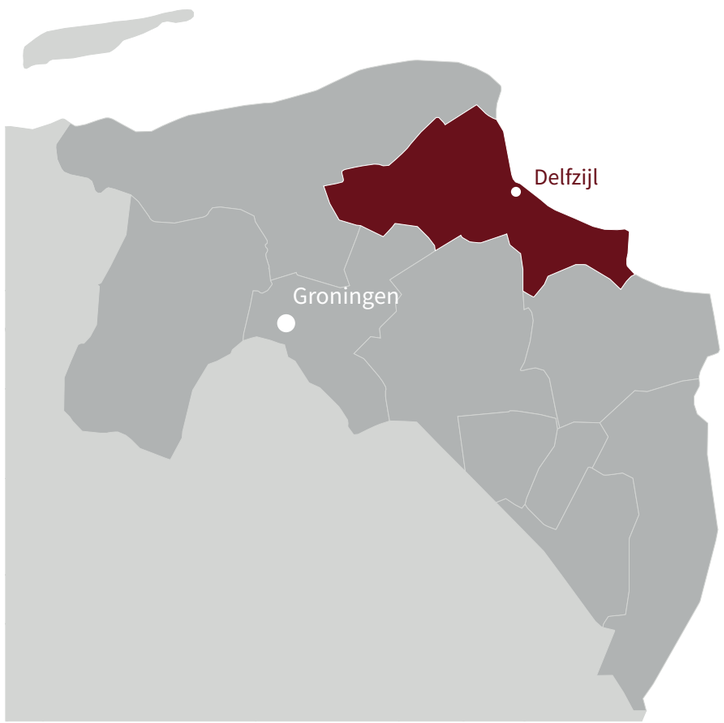
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perimeter of the Groningen gasfield



induced earthquakes in the province



the project location: Delfzijl



GRONINGEN’S GAS EXTRACTION ISSUES

Nij Begun



Nij Begun: Op weg naar erkenning, herstel en perspectief (2023), https://www.nijbegun.nl/documenten/

SOCIAL AGENDA

ECONOMIC AGENDA

INSULATION MEASURES

RESTORATION

GRONINGEN’S GAS EXTRACTION ISSUES

Nij Begun



Nij Begun: Op weg naar erkenning, herstel en perspectief (2023), https://www.nijbegun.nl/documenten/

SOCIAL AGENDA

ECONOMIC AGENDA

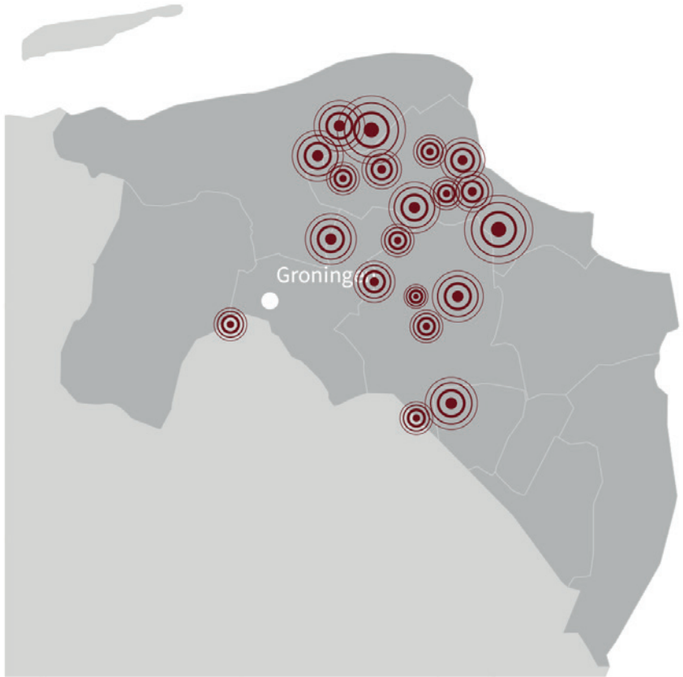
INSULATION MEASURES

RESTORATION

→ + INVEST IN THE LEISURE ECONOMY
+ ATTRACT MORE VISITORS

GRONINGEN'S GAS EXTRACTION ISSUES

The position of the project



+



SOCIAL AGENDA ECONOMIC AGENDA

⟶ *ARCHITECTURE = MEDIATOR*

AN ANALYSIS OF DELFZIJL

A VISIT TO THE ‘END OF THE WORLD’



own image

THIS IS DELFZIJL

The cityscape of Delfzijl is a complexity of tangible and intangible layers of meaning. Layers that have been lost and layers that have been formed. It has created a place where the tangible and intangible meet, a place that holds profoun meaning and memories to anyone and everyone. Here my graduation project has found its own place

– AUTHOR (2026

BORNHOLM:
ONLY NEIGHBORHOOD IN DELFZIJL TO KEEP EXISTING FOR SOME YEARS...
FORMER PRIMARY SCHOOL
DEMOLISHED!
36% NON-DUTCH INHABITANTS

LIVING ENVIRONMENT IS CHANGING HERE
TO BE DEMOLISHED!
THESE HOMES HAVE EARTHQUAKE DAMAGE
THIS IS STILL ONE OF THE ORIGINAL NEIGHBORHOODS
BUILT WHEN THE POPULATION WAS STILL GROWING (NOT ANYMORE...)

LANDENBUURT ("DERDE BUURT")
REINFORCEMENT TAKING PLACE HERE...
HOGELANDSTERWEG
FINSESTRAAT
NEW CONSTRUCTION HERE
HOMES HERE DEMOLISHED IN 2000s
EVERYTHING WAS GONE AFTER 2008!

KWELDERLAND: RATHER NEW NEIGHBORHOOD
TRACES OF HISTORY GONE
"BREDE SCHOOL NOORD" (FORMER SCHOOLS FUSED TOO SOON! (3 YEARS IN 1 CLASSROOM))
SHOPPING CENTRE "KUILSBURG" WAS HERE?
PLACE WITH UNREST IN THE PAST
SCHRIJVERSBUURT
SMALL HOMES
3 BEDROOMS + LIVING
PROBLEMS WITH CRIME USED TO BE HERE (DRUGS, VIOLENCE, (MANY PEOPLE WERE UNEMPLOYED))
USED TO BE PART OF: LANDENBUURT
SHOPPING CENTRE
FORMER NOTORIOUS STREET
PLAYGROUND "SPEELEILAND"
SKATEPARK
MODERNISATION TOOK PLACE HERE IN 00'S
FORMER "MOSKOU"
"STERRENBUURT"
THIS USED TO BE
THIS IS WHERE DELFZIJL-NOORD STARTED
POLARISBUURT
LOW SOCIO-ECONOMIC SCORE HERE
GREENERY HERE
POST-WAR ARCHITECTURE

DIFFERENT ECOSYSTEMS HERE
SEA + LAND MEET
"MONUMENT VOOR STAAL"
LOW TIDE, UNTIL WHERE THE WATER COMES
DIKE = WALL BETWEEN CITY & SEA
DIKE = SENSE OF PLACE
MUDFLATS ARE POPULAR WITH ANIMALS!
COMING IN 2029: DELFSAIL!
("THE "SAIL AMSTERDAM OF THE NORTH")
VERKEERSPARK DELFZIJL WAS HERE (2003)
KUSTWEG
CAMPER PLACE WITH A VIEW?
"KOP LEEGMAKEN"
"UITWAKEN"!
P
PEOPLE COME TO WALK THEIR DOG HERE
VVV-LOCATION
TUIZENAQUARIUM (+ MINIATURE)
THIS IS THE EEMS CANAL
ALWAYS BEEN IMPORTANT AS TRADE ROUTE
WHERE IS THE GERMAN BORDER?
THE FORMER HARBOR WAS HERE SOMEWHERE
YOU CAN'T SWIM HERE...
YOU CAN REACH THE WATER HERE!
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FINAL CALL: DELFZIJL STATION
BUS PLATFORMS
RAILWAY BROUGHT WELFARE, RAILWAY DIVIDES CITY
DIEKLOPER: TO CONNECT CITY TO THE SEA
P
ALBERT HEIJN
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SHOPPING STREET
HISTORIC CENTRE
VACANT BUILDINGS HERE
REMINDERS OF WWII ON THE STREET
THEATRE = HUB CULTURE
CAR = KING
FEW HISTORIC REMAINS
LARGE WATERGATE
TOWNHALL
NEW MUNICIPAL BUILDING
INDUSTRY
NO ACCESS!
WHAT HAPPENED TO THE CITY'S CONNECTION TO THE WATER?
GROWTH OF DELFZIJL STARTED WITH FORMER FACTORIES HERE
DELFZIJL HARBOR
FERRY CONNECTION TO GERMANY
DAMSTER HAVEN

"NOORDERZORG" ELDERY CARE HOME
AND A CEMETARY CLOSE BY...
DAMSTERLAAN
QUEEN WILHELMINA PARK
SOCCER
SOCCER
ATHLETICS
TENNIS
WHERE DID THE REST GO?
FORMER DEFENSE WORK
CONSTRUCTION
PATCH OF GREEN
MORE GREEN HERE
HOGELANDSTERWEG
T HOESKE VAN OPOE IET
SCENES FROM BYGONE TIMES
ARCHITECTURAL HIDDEN GEM
AMSTERDAM SCHOOL STYLE
SHOPPING CENTRE HERE
SMALL PARK
DAMSTERDIEP (WHERE DELFZIJL STARTED...)
DAMAGED HOMES HERE...
LOW SOCIO-ECONOMIC SCORE HERE
FARMSUM
START OF INDUSTRY
CHEMIEPARK DELFZIJ

EXPANSION NOORD IN (2006/2009)
ZANDPLATENBUURT
46% NON-WESTERN INHABITANTS
STATION DELFZIJL WEST
DIRECTION: GRONINGEN (36 MIN)
FIVELZIGT

COMING SOON: ZESHUIZEN



*Delfzijl has the **potential** to become a **tourist destination**, yet it **lacks a clear identity** as its environmental, cultural and historical context are **fragmented***

SITE ANALYSIS

Historic fragmentation



own work (from Eemsdelta in Cijfes, n.d.)

SITE ANALYSIS

Unique environment



own work

SITE ANALYSIS

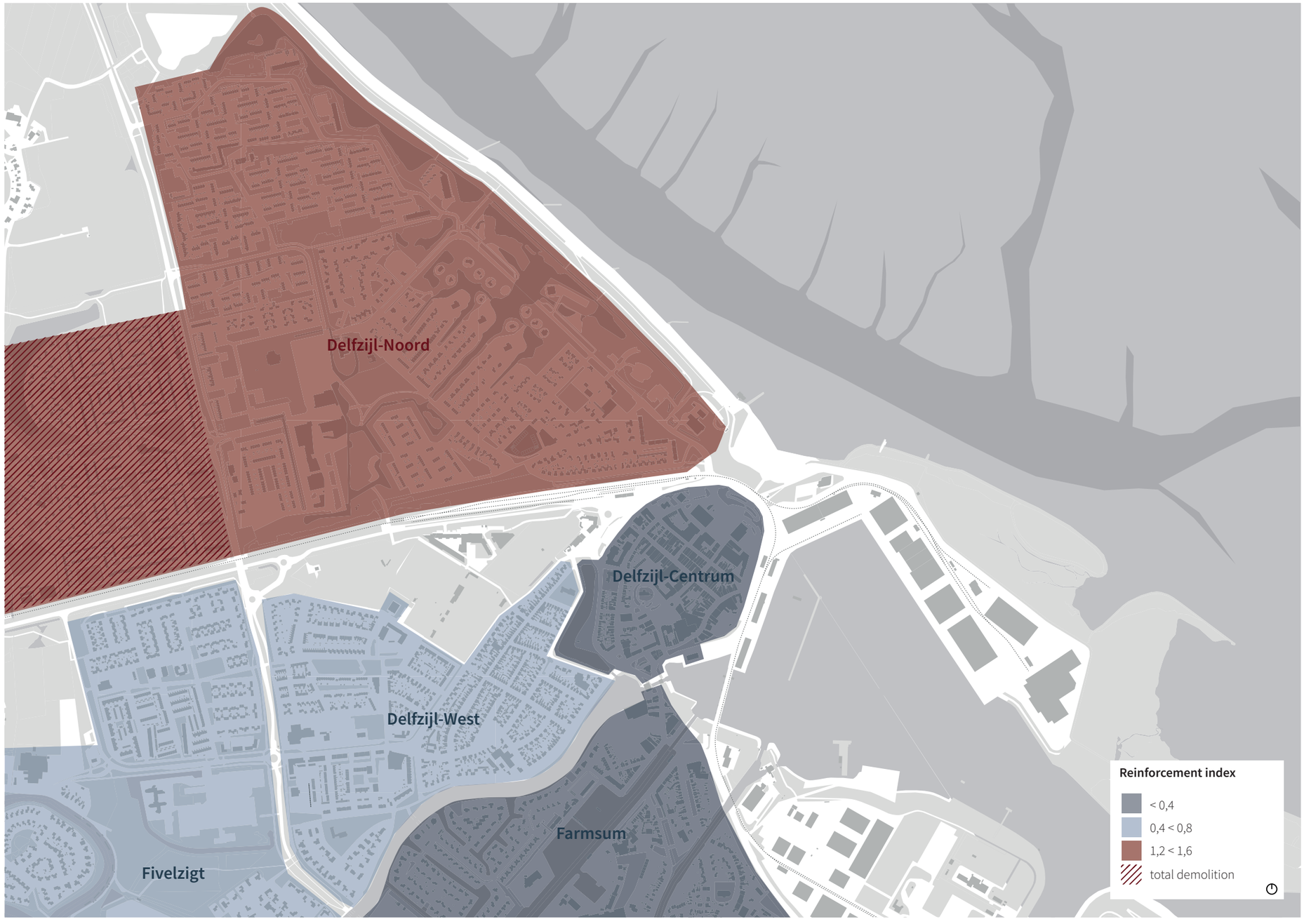
Post-extraction reality: socio-economic context



own work (from Eemsdelta in Cijfes, n.d.)

SITE ANALYSIS

Post-extraction reality: reinforcement operations



own work (from Eemsdelta in Cijfes, n.d.)

SITE ANALYSIS

Post-extraction reality: psychosocial impact

*"The gas extraction issues have a **large psychosocial impact** on residents"*
(Hupkes et al., 2020)





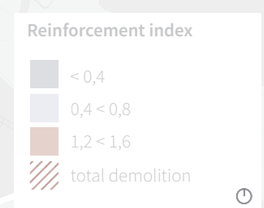
NOS Nieuws • 31 maart, 12:59

Tienduizenden Groningers kampen met angst en depressie door aardbevingen

Martin Drent
redacteur Binnenland

De aardbevingen in Groningen leiden bij tienduizenden mensen in de provincie tot angst, depressie en rusteloosheid, blijkt uit onderzoek van het Universitair Medisch Centrum en de Rijksuniversiteit in Groningen.

Gronings Perspectief (2023) & NOS (31 March 2026)



PSYCHOSOCIAL WELLBEING

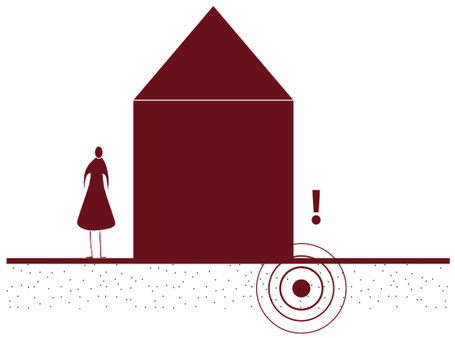
a *positive mental health* that is sustained within *social environments* (Kumar, 2020)



PROJECT FRAMEWORK

PROJECT FRAMEWORK

Problem statement



AFTERMATH GAS EXTRACTION & EARTHQUAKES

+



LOW SOCIO-ECONOMIC STATUS

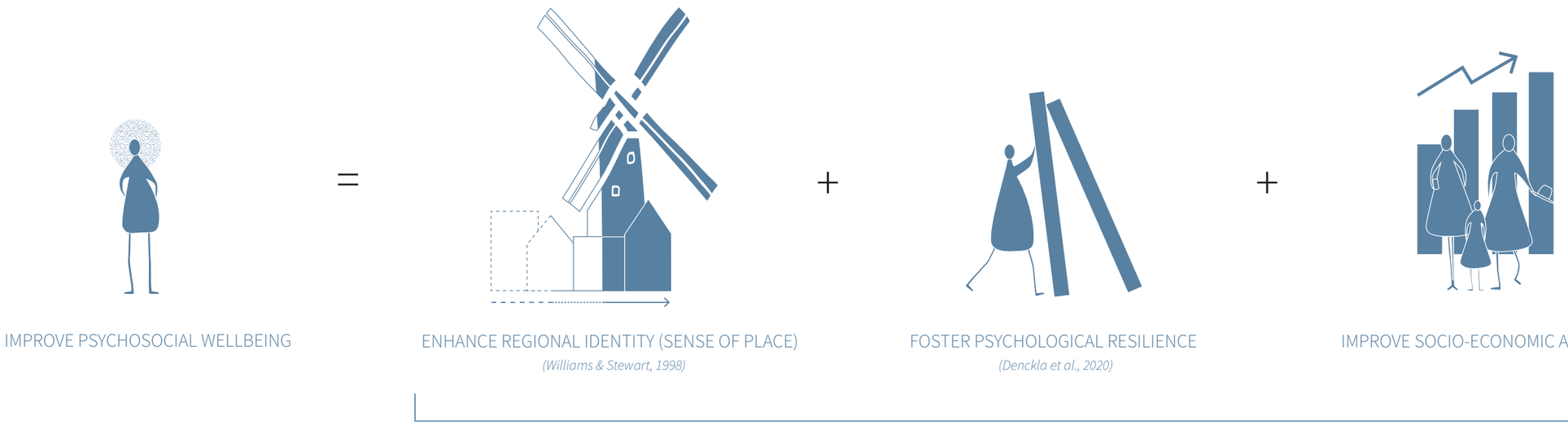
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AFFECTED PSYCHOSOCIAL WELLBEING

PROJECT FRAMEWORK

Theoretical framework



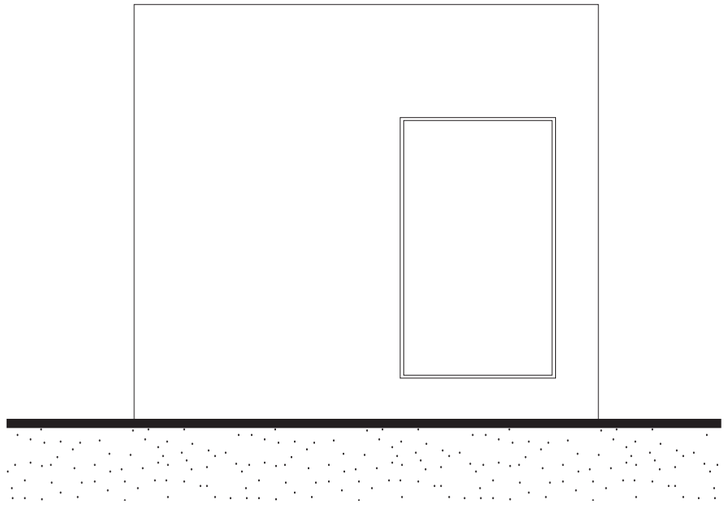
WHAT IS ‘PLACE’?

PROJECT FRAMEWORK

Space vs. place

SPACE

a volume made up of *walls, floors, ceilings and openings*
(Parsaee et al., 2015)



PROJECT FRAMEWORK

Space vs. place

PLACE

part of a space, imbued with *identity, experiences, interactions and memories from users* (Östlund, 2017)



PROJECT FRAMEWORK

THIRD PLACE

a *neutral, common ground* and *social leveler* to f*oster connections and social relations* between its users (Oldenburg, 1989)



RESIDENT + TOURIST

PROJECT FRAMEWORK

Research question

How can a **third place** in Delfzijl embed a **sense of place** and **foster psychological resilience** while performing as a **socio-economic catalyst** in the region?

PROJECT LOCATION

Eemshotel



Google Earth (2025)



own image

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– AUTHOR (2026

DIKE = BARRIER

DIKE = SENSE OF PLACE

PEOPLE WALK THEIR DOGS

KOP LEEGMAKEN

UITWAAIEN

WATER GUSHING AGAINST DIKE

SOFT

CALM

HARSH

LOUD

WIND

BIRDS

CAMPERS

INFO POINT OF AREA

P

BIKE ROUTE

MUDFLATS AT LOW TIDE

PATCH OF STONE & ASPHALT

NO SWIMMING ALLOWED HERE...

VIEWPOINT

KUSTWEG

GREEN AREA

WWII BUNKER

MORE PARKING HERE

MUZEEAQUARIUM

NOISE FROM CARS

LARGE PATCH OF GRASS

DELFZIJL BEACH

POST-WAR ARCHITECTURE

DELFZIJL STATION

BUS PLATFORMS

STATIONSWEG

BUSY CROSSING HERE!

DIEKLOPER: CONNECTING CITY & BEACH

X NO ENTRY!

GRONINGEN SEAPORTS

FOLLY

SLUICE PROTECTS FROM WATER

INDUSTRY

TO CITY CENTRE

BUSY AREA FOR SHOPPING

AH

CITY CENTRE OF DELFZIJL

WHERE MANY TRACES OF HISTORY HAVE BEEN LOST (AND SOME REMAIN...)

OOSTERVELDWEG

DIKE = WALL

CARGO HERE

SMALL PARK

SEA + LAND MEET

MONUMENT "BOEISTAAK"

LOW TIDE, UNTIL WHERE THE WATER COMES

DIKE = WALL BETWEEN CITY & SEA

COMING IN 2029: DELFSAIL!

("THE "SAIL AMSTERDAM OF THE NORTH")

MUDFLATS ARE POPULAR WITH ANIMALS!

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ALWAYS BEEN IMPORTANT AS TRADE ROUTE

WHERE IS THE GERMAN BORDER?

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YOU CAN'T SWIM HERE...

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KWELDER LANDSCAPE

KIEK OP 'T WA (FISH RESTAURA

LOTS OF SAND NEXT TO ASWAD

SLUICE AGAINST WATER

DELFZIJL BEACH

VVV: LOCATIONS

MUZEEAQUARIUM (+ WHITE DUNES)

PEOPLE COME TO WALK THEIR DOG HERE

CAMPER PLACE WITH A VIEW!

VERKEERSPARK "DELFZIJL WAS HERE (2003)"

THIS IS WHERE DELFZIJL-NOORD STARTED

"STERRENBUURT"

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LOW SOCIO-ECONOMIC SCORE HERE

GREENERY HERE

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FINAL CALL: DELFZIJL STATION

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RAILWAY DIVIDES CITY

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VACANT BUILDINGS HERE

SHOPPING STREET

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FEW HISTORIC REMAINS - LARGE WATERGATE

REMINDERS OF WWII ON THE STREET

CAR = KING

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FOLKEMEERS

NEW MUNICIPAL BUILDING?

NO ACCESS!

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INDUSTRY

GROWTH OF DELFZIJL STARTED WITH FORMER FACTORIES HERE

FERRY CONNECTION TO GERMANY

DELFZIJL HARBOR

DAMSTER HAVEN

FORMER DEFENCE WORK

WHERE DID THE REST GO?

'T HOESKE VAN OPDE IET

SCENES FROM BYGONE TIMES

HISTORICAL DEN GEM

AMSTERDAM SCHOOL STYLE

WESTERDIEP (WHERE DELFZIJL STARTED...)

AND A CEMETERY CLOSE BY...

DAMAGED HOMES HERE...

LOW SOCIO-ECONOMIC SCORE HERE

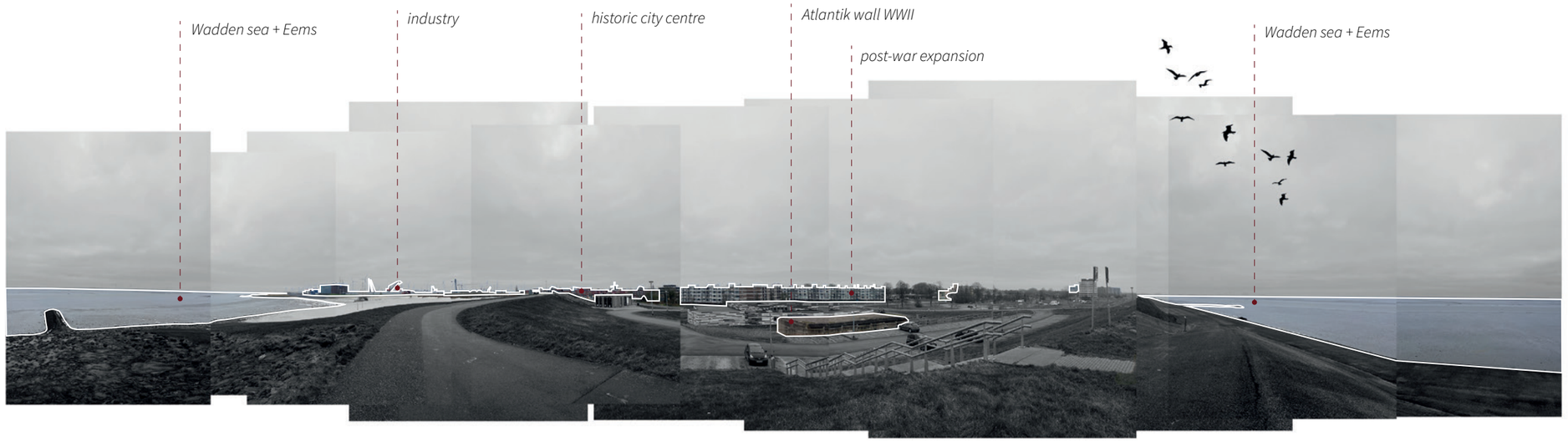
FARMSUM

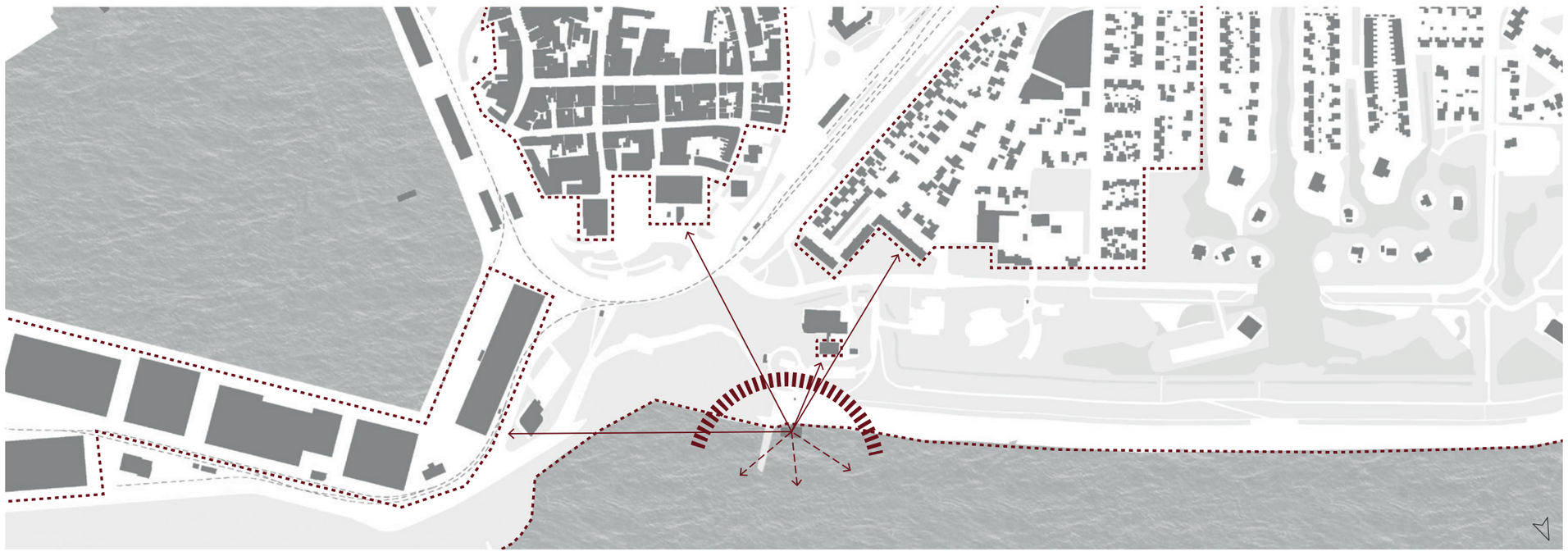
START OF INDUSTRY

CHEMIEPARK DELFZIJ

DESIGN CONCEPT

Reframing the identity of Delfzijl



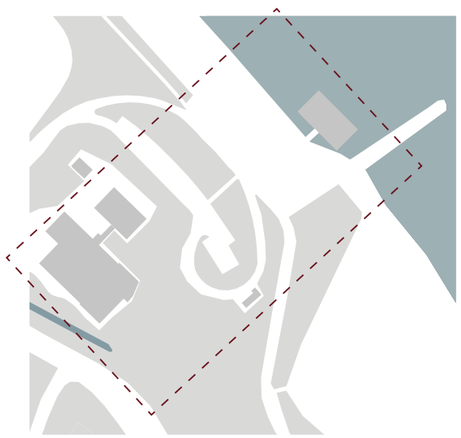


own work

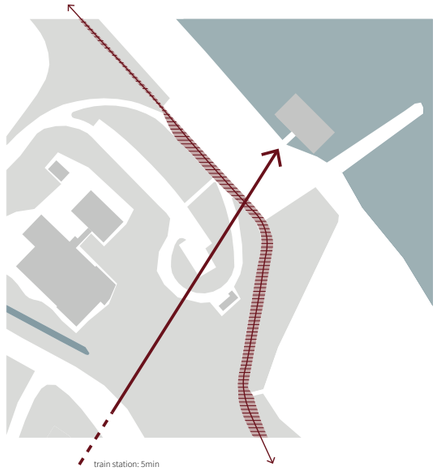
THE DESIGN

DESIGN PRINCIPLES

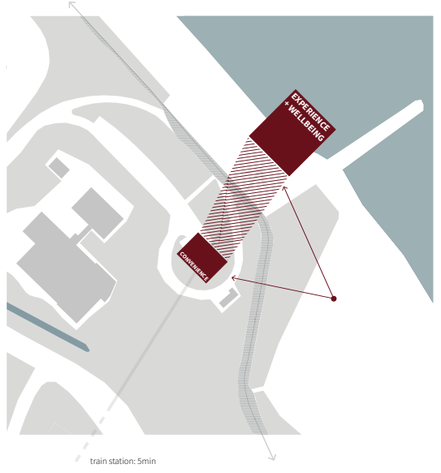
Urban fabric



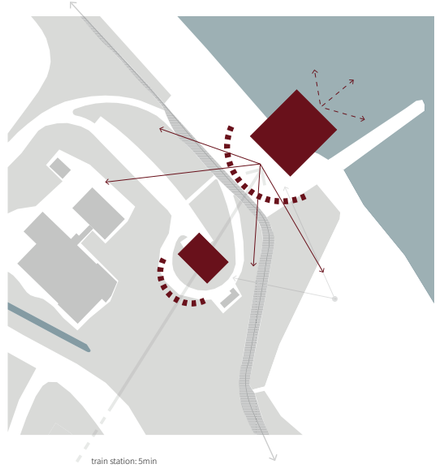
1. The project site



2. A new route on the dike



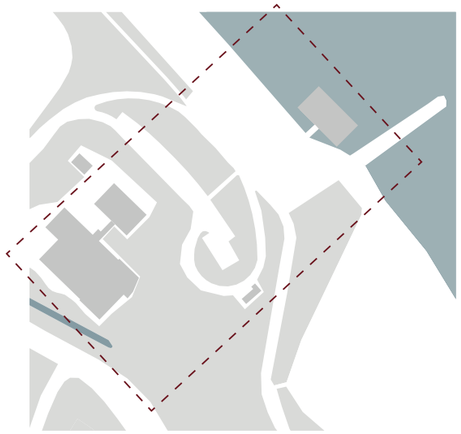
3. Programme separation



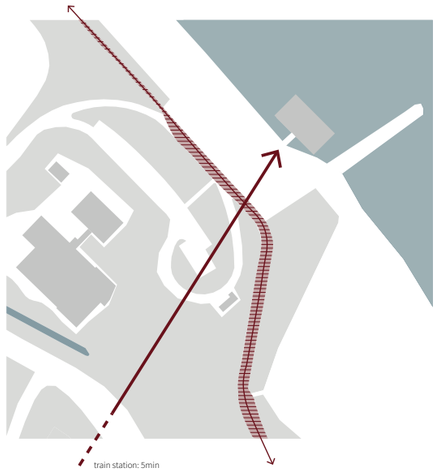
4. Open up to the city- and seascape

DESIGN PRINCIPLES

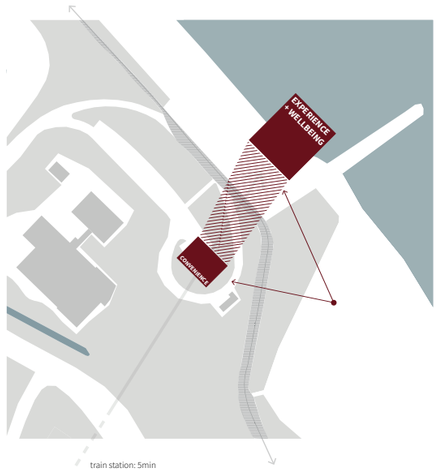
Building design



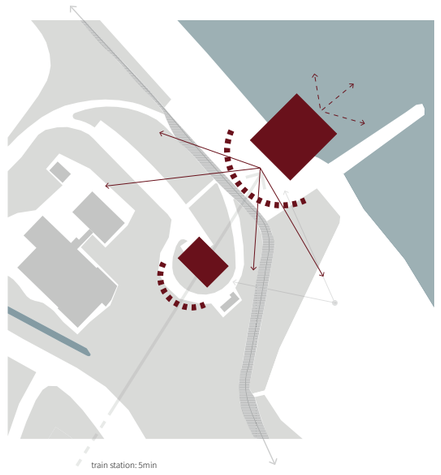
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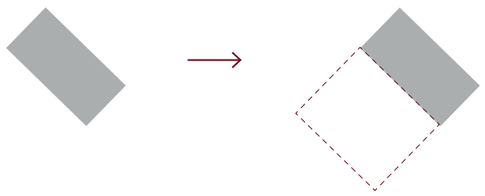
2. A new route on the dike



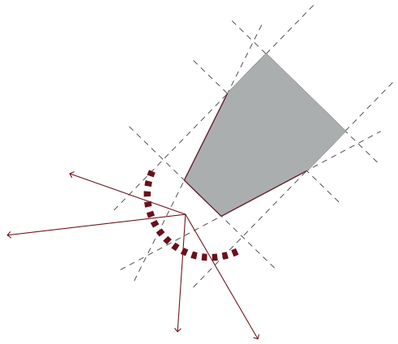
3. Programme separation



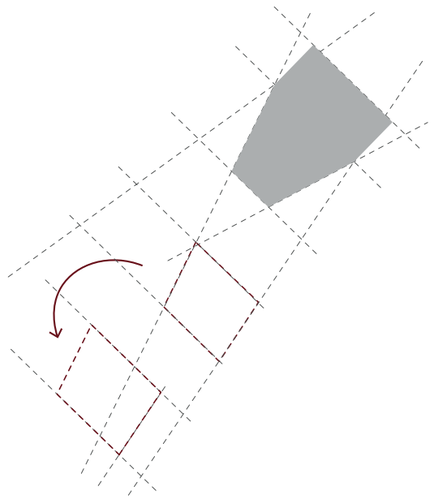
4. Open up to the city- and seascape



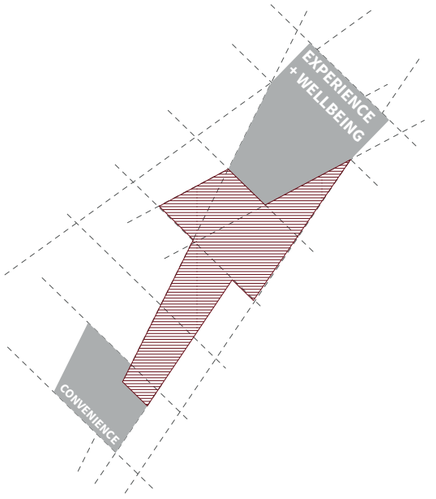
1. Increase surface area for programme



2. Shape towards cityscape



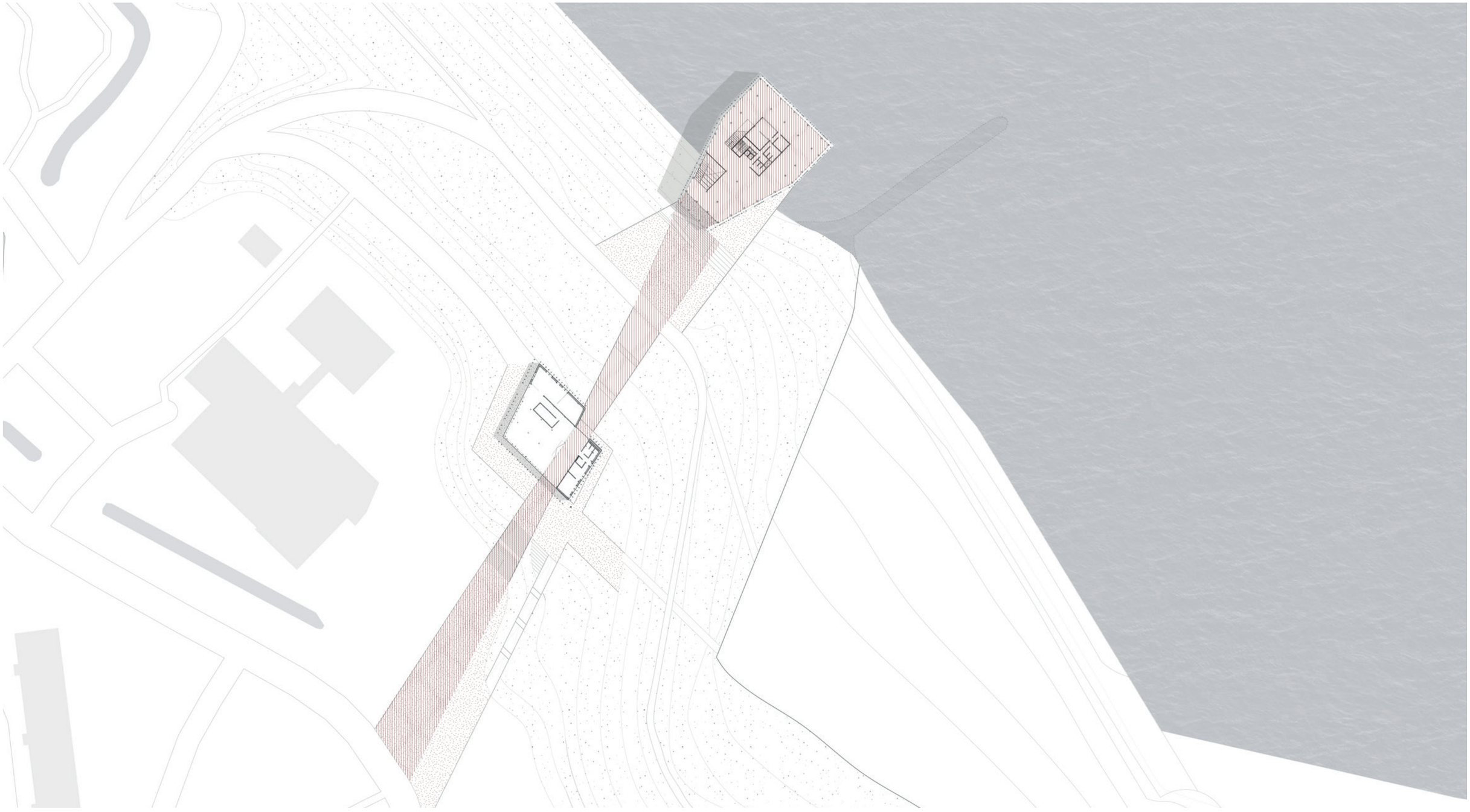
3. Programme separation



4. A connecting public plaza

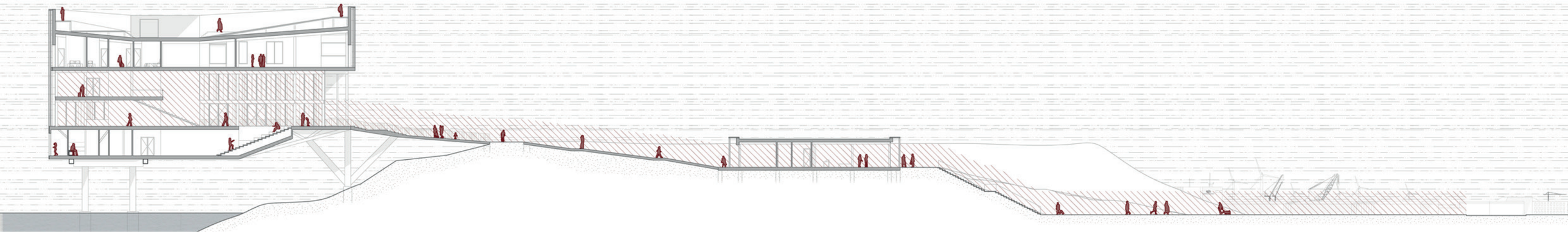
GENERAL INTERVENTION

A new route onto the dike



GENERAL INTERVENTION

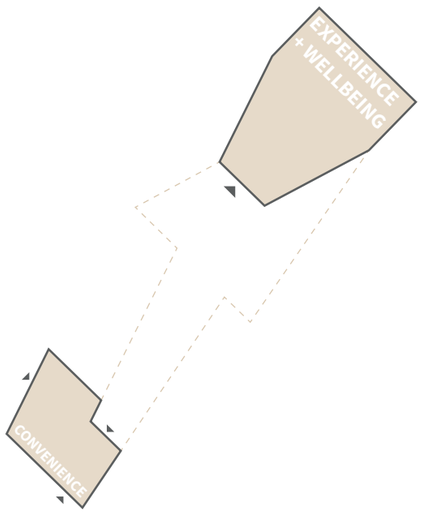
A new route onto the dike



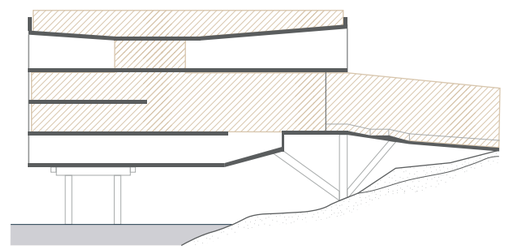
GENERAL INTERVENTION

Strategies

PROGRAMME

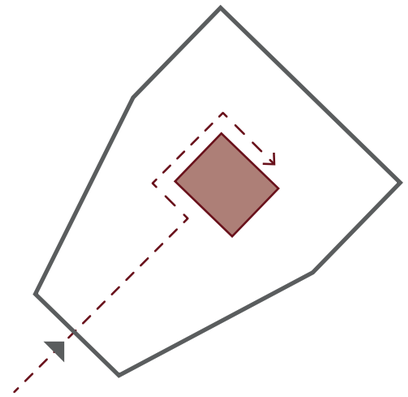


programme split for user groups

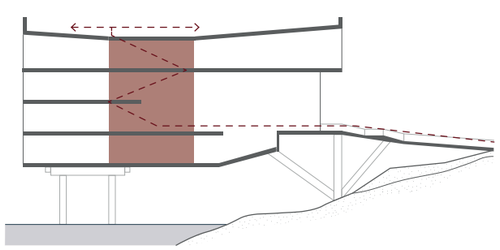


public GF vs. user-specific functions

CIRCULATION

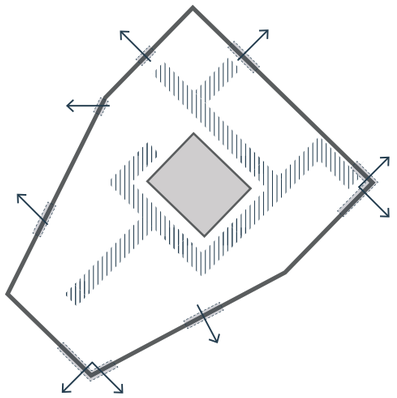


central core to circulate around

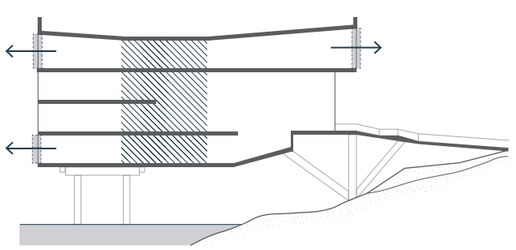


core connects different functions

SIGHTLINES

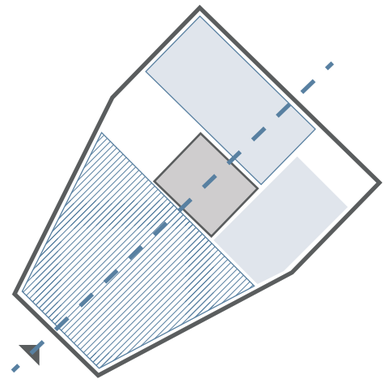


sightlines upon entry

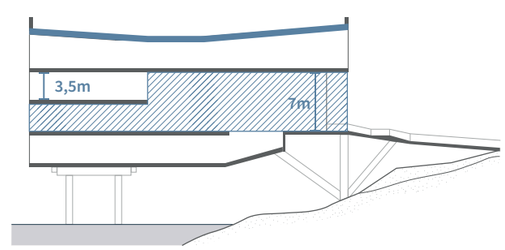


sequence of sightlines

SPATIAL DESIGN

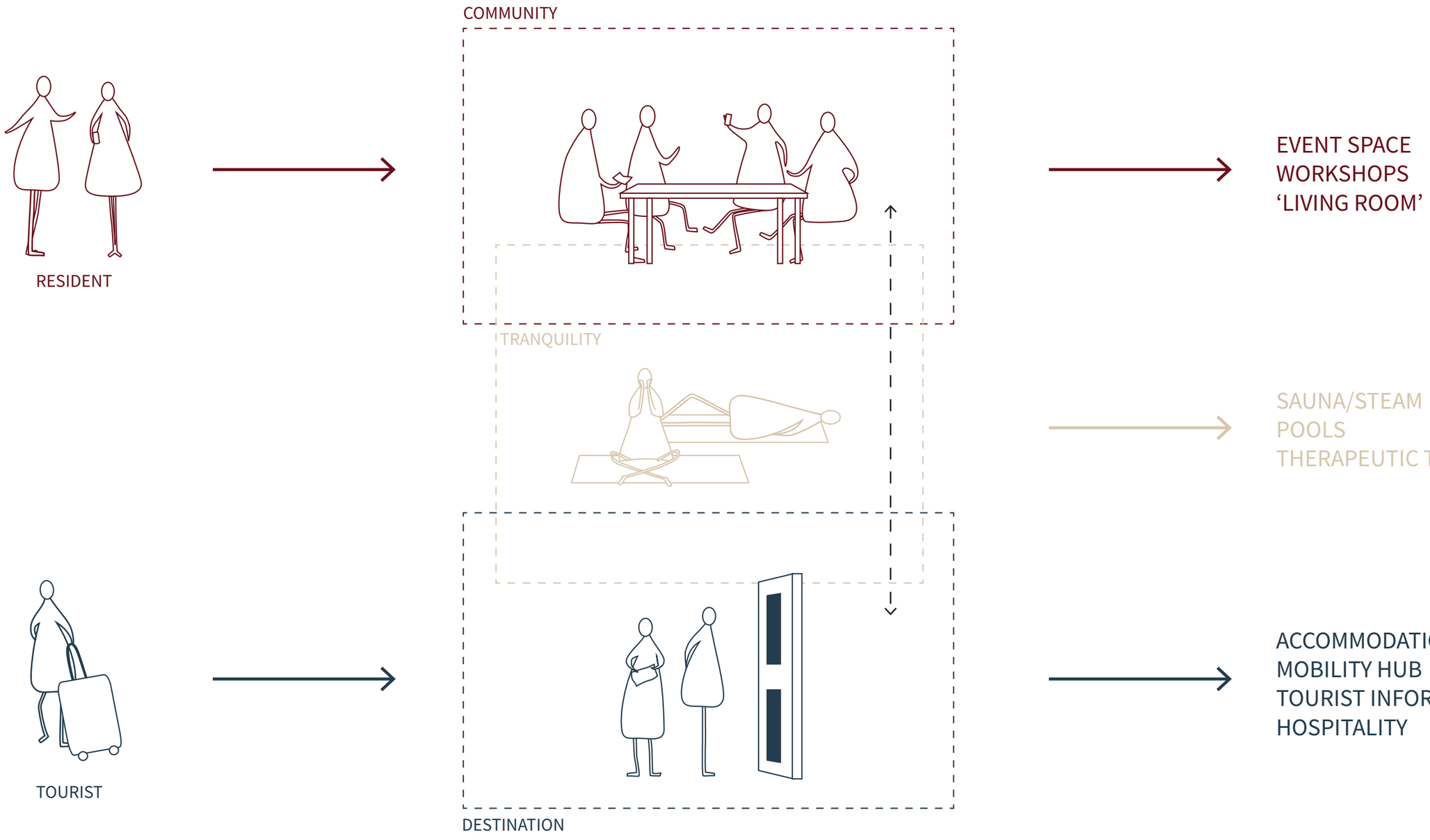


symmetrical building envelope



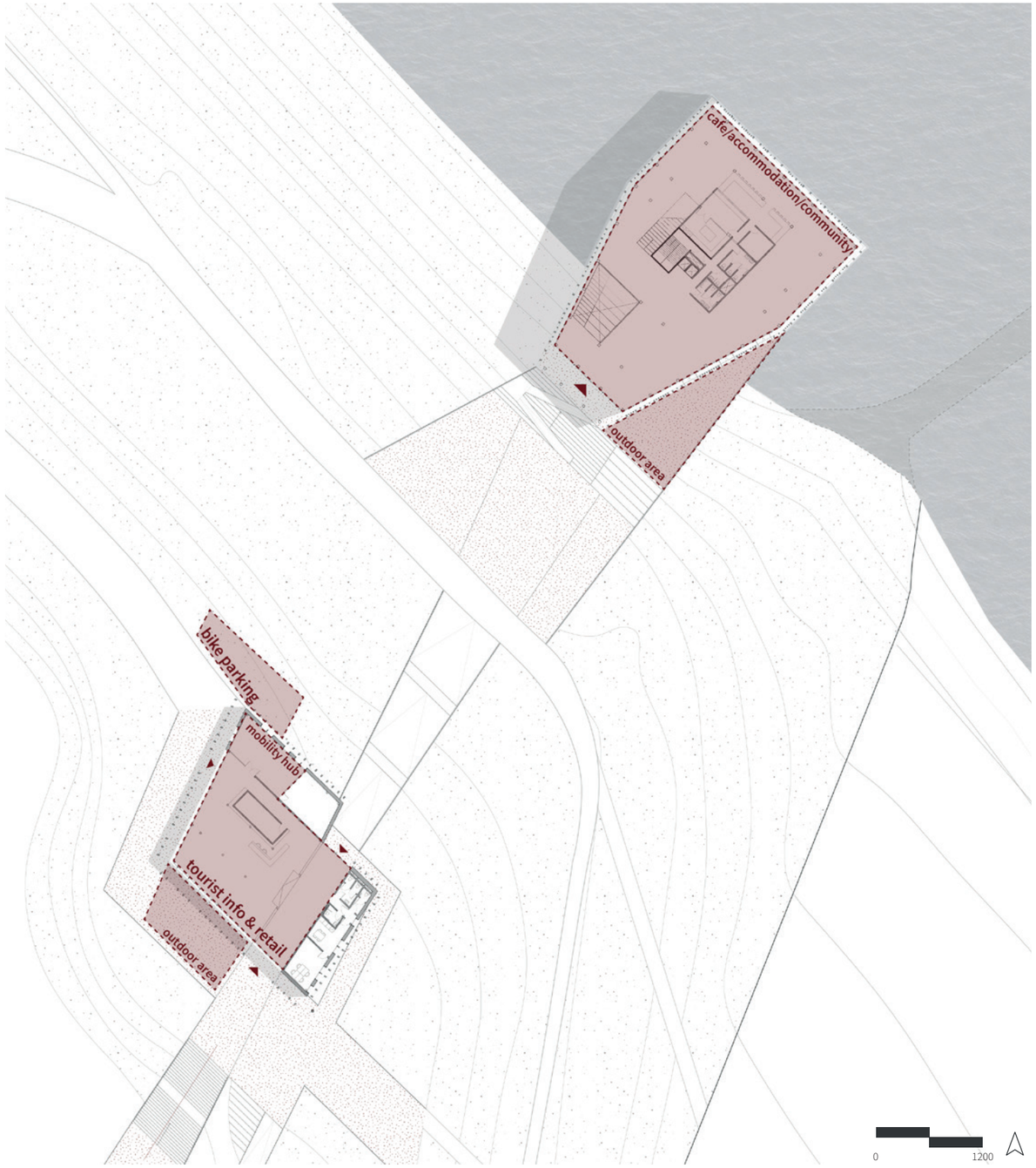
spatial design characterizes third place

PROGRAMME


RESIDENT
COMMUNITY
TRANQUILITY
EVENT SPACE
WORKSHOPS
‘LIVING ROOM’
SAUNA/STEAM
POOLS
THERAPEUTIC TREATMENTS
TOURIST
DESTINATION
ACCOMMODATION
MOBILITY HUB
TOURIST INFORMATION
HOSPITALITY

GENERAL INTERVENTION

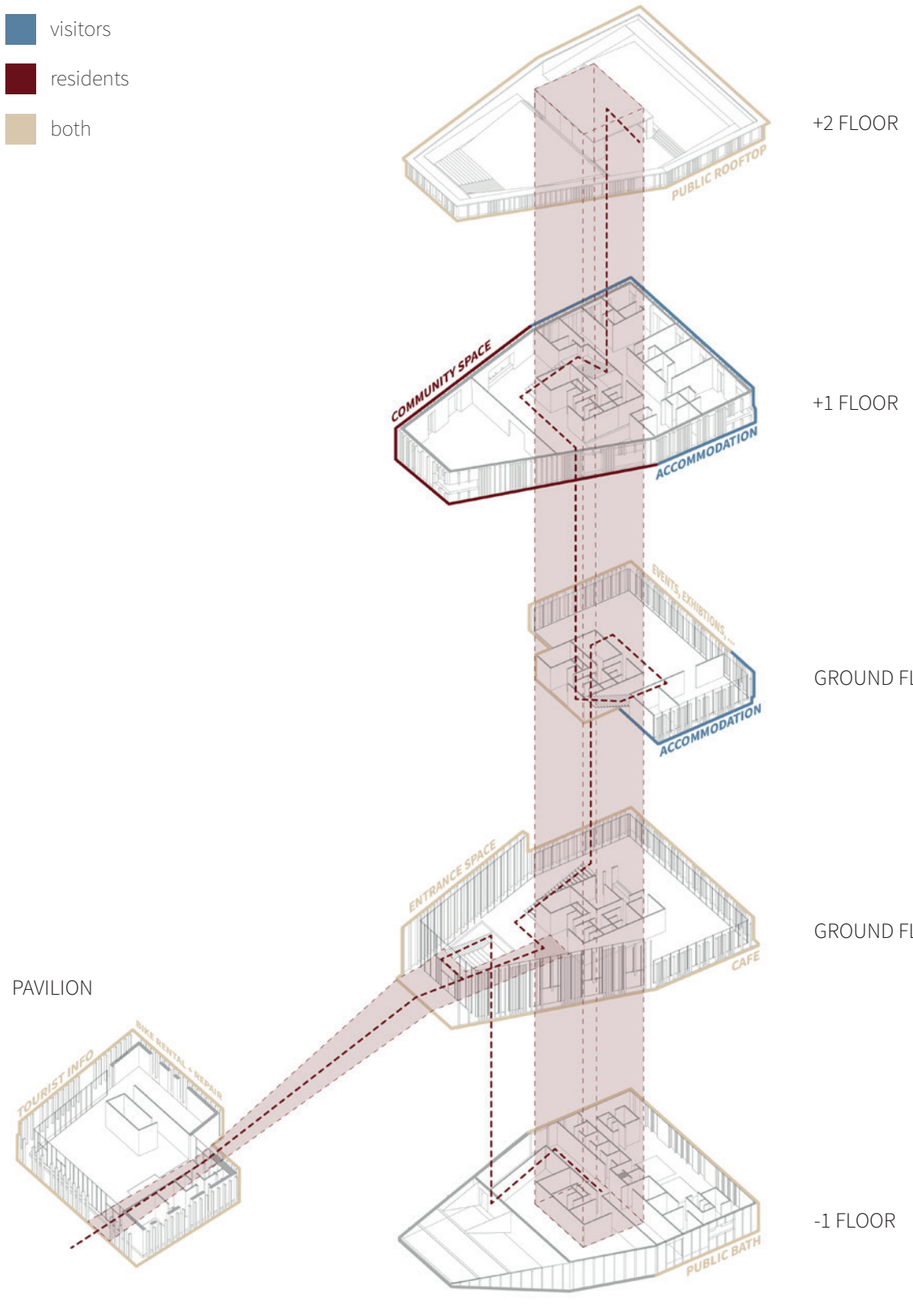
Accessibility + programme organisation



visitors

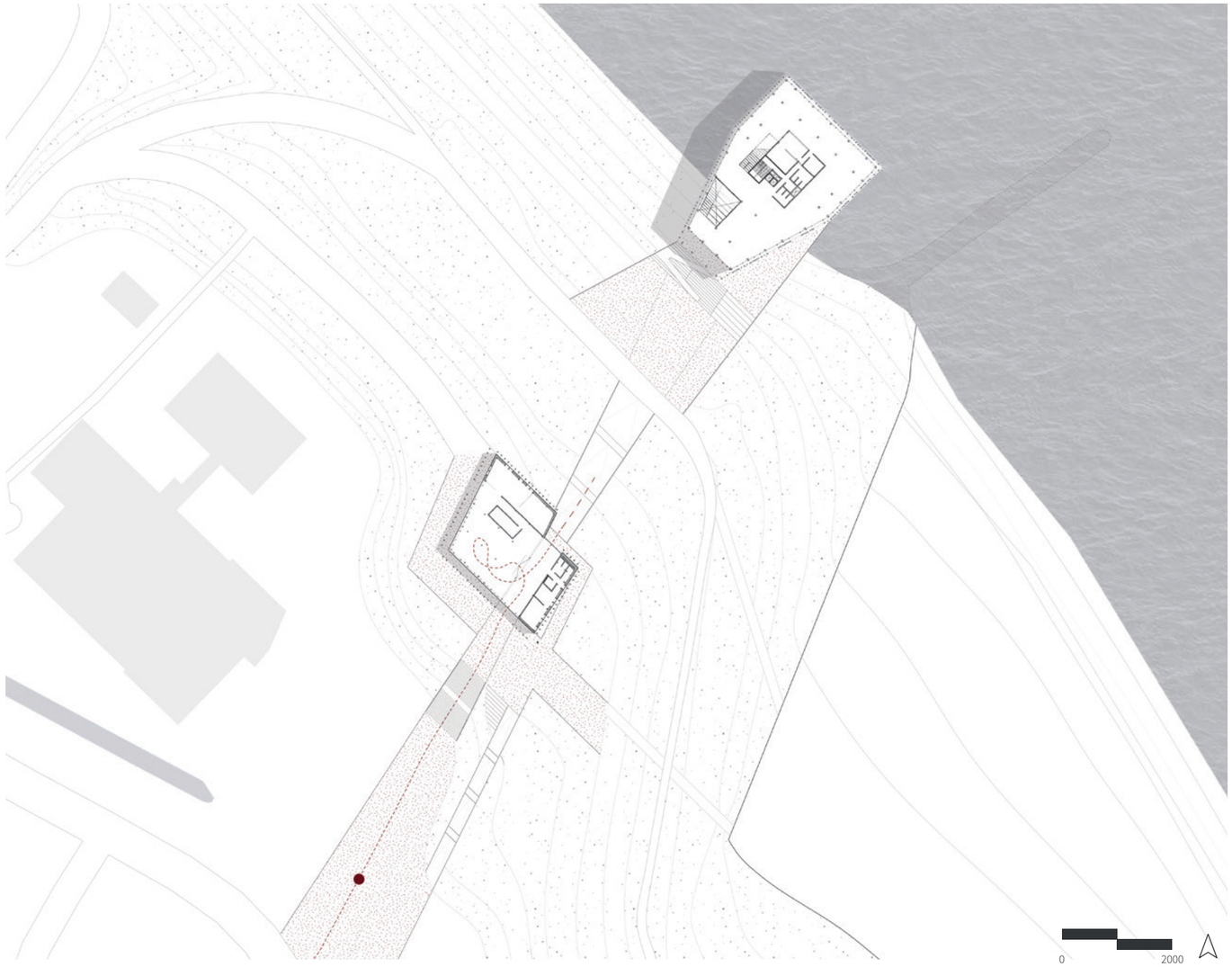
residents

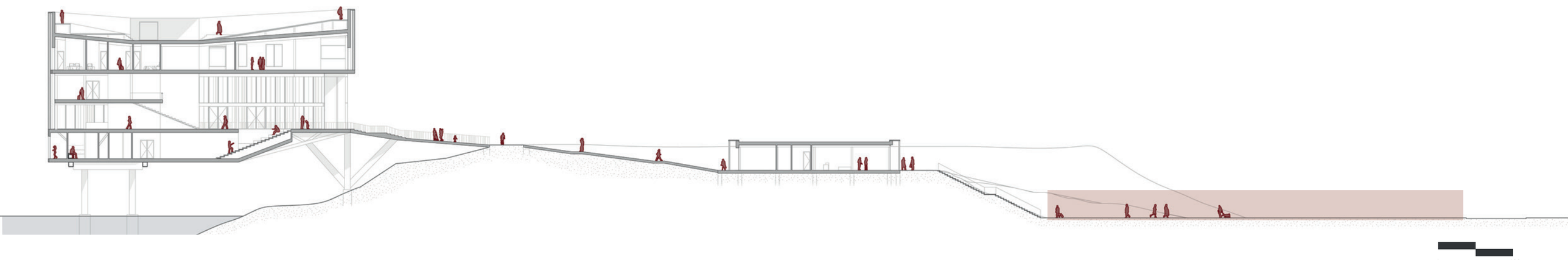
both



A JOURNEY FROM SPACE TO PLACE

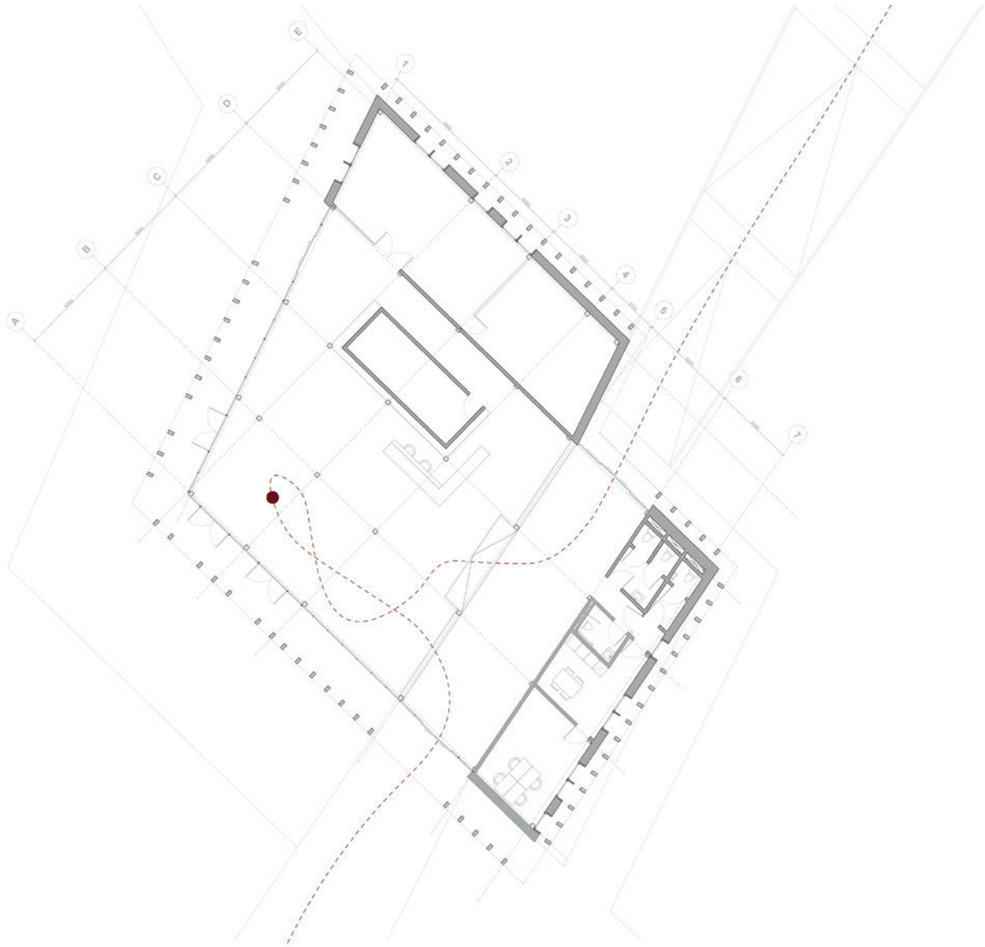
Approaching the dike



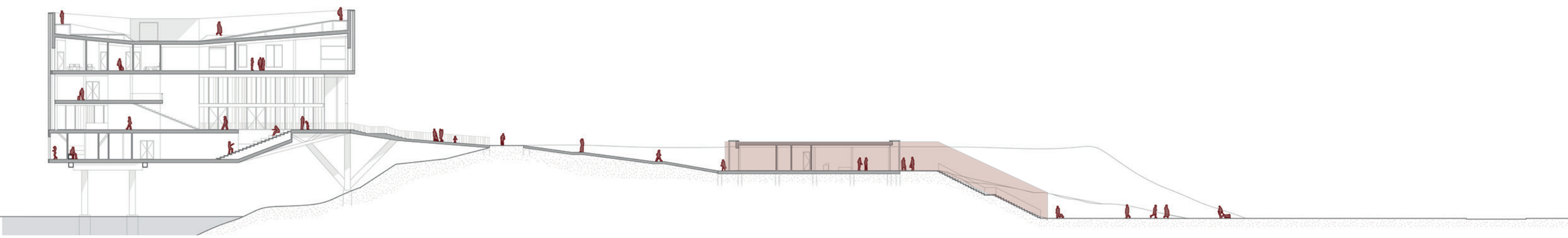




Entering the pavilion



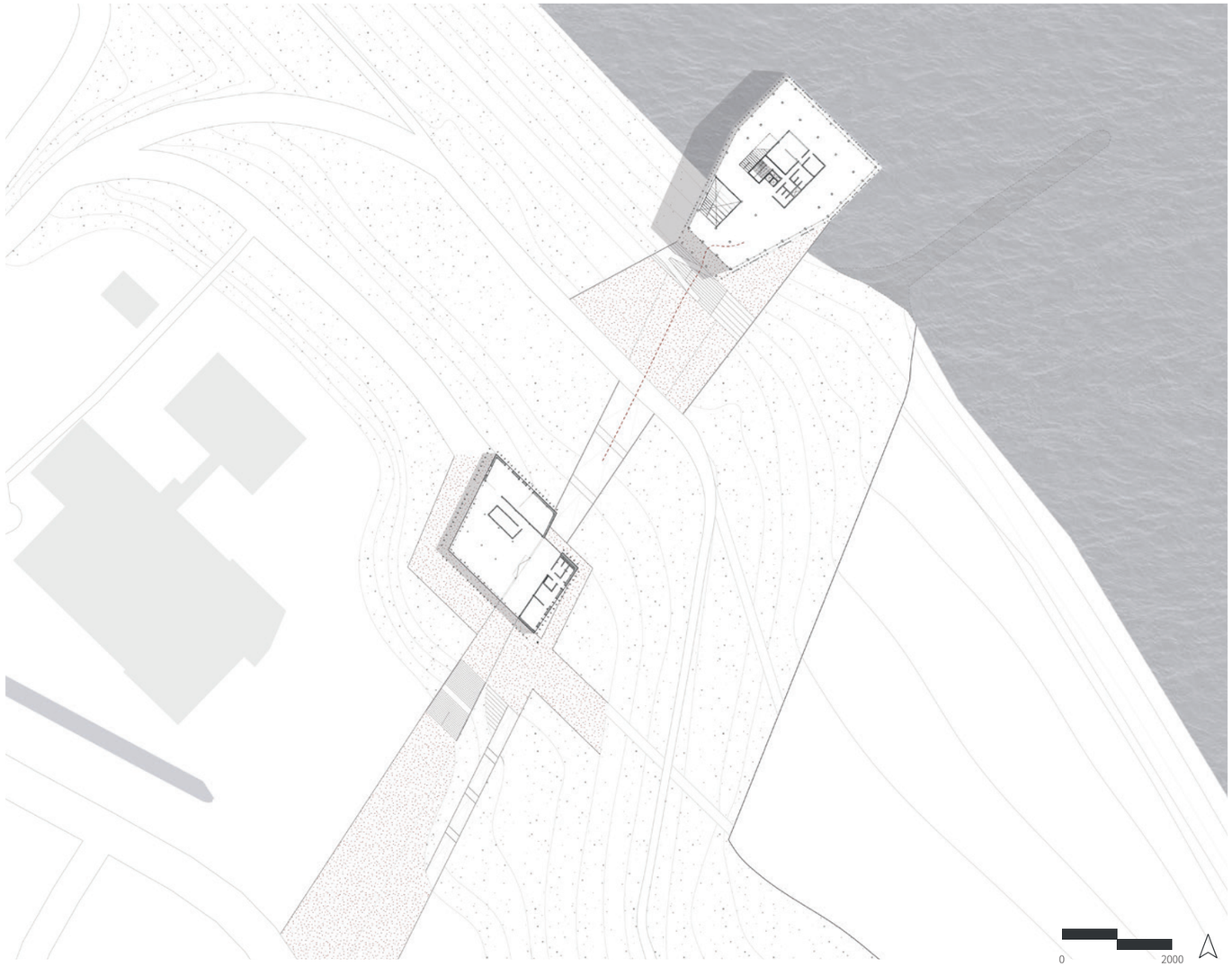
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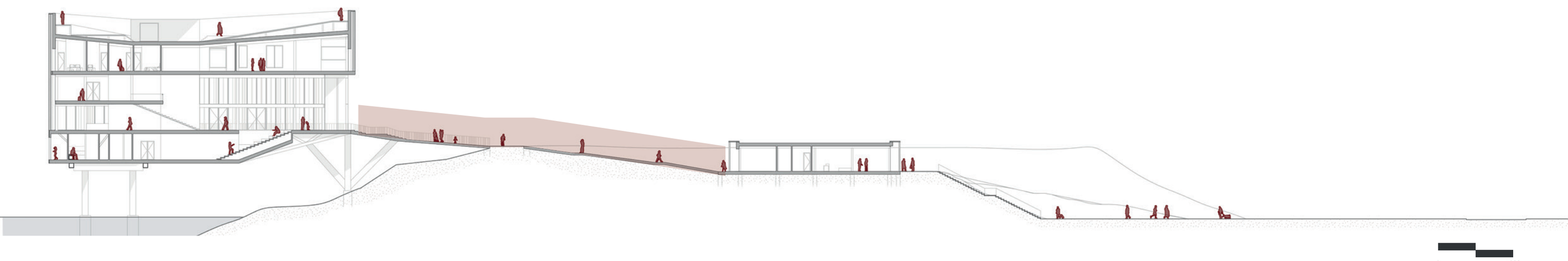


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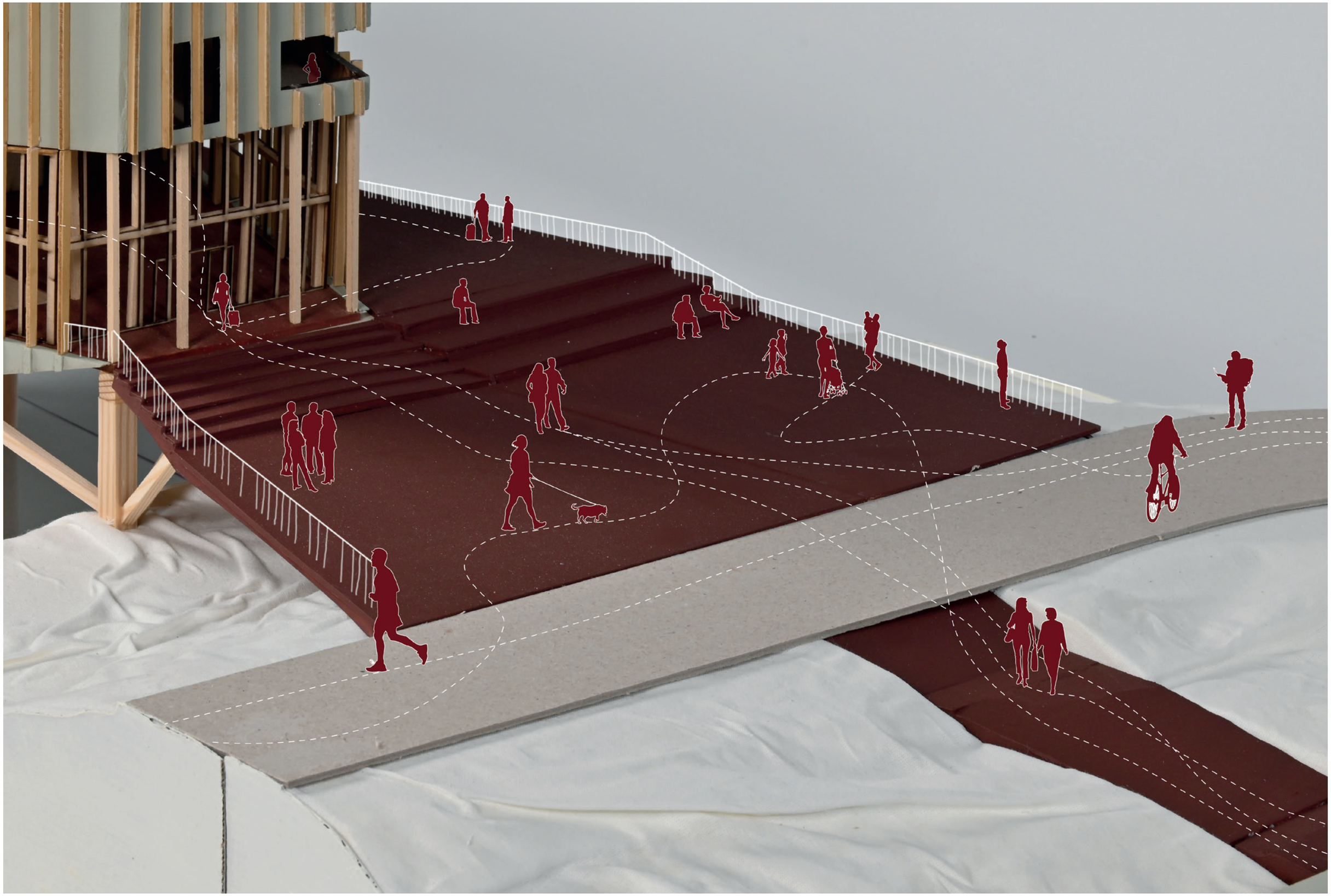


Moving onto the plaza

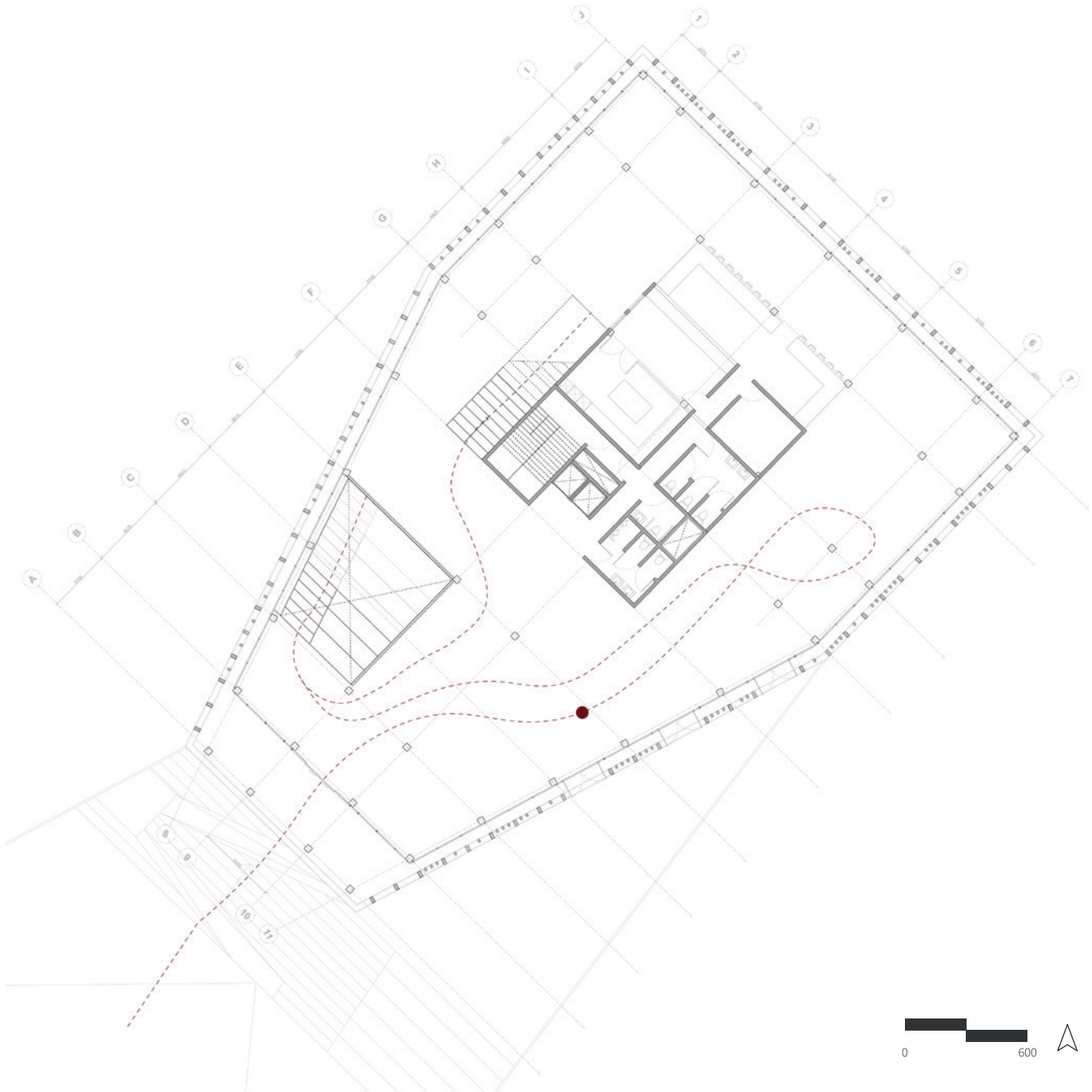


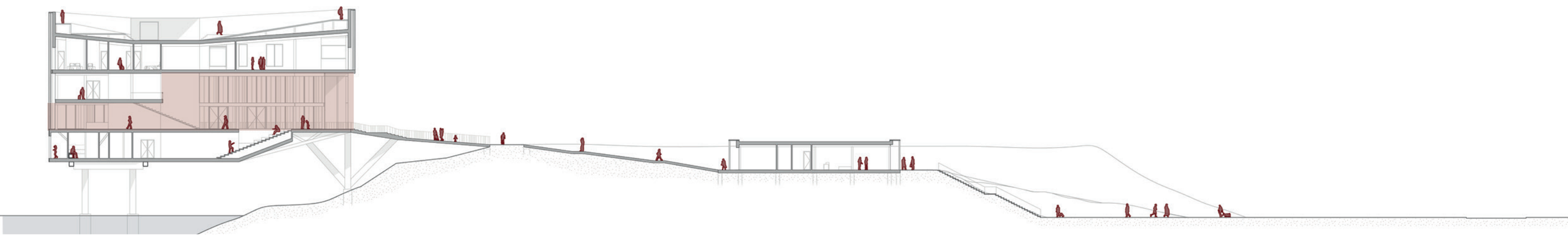






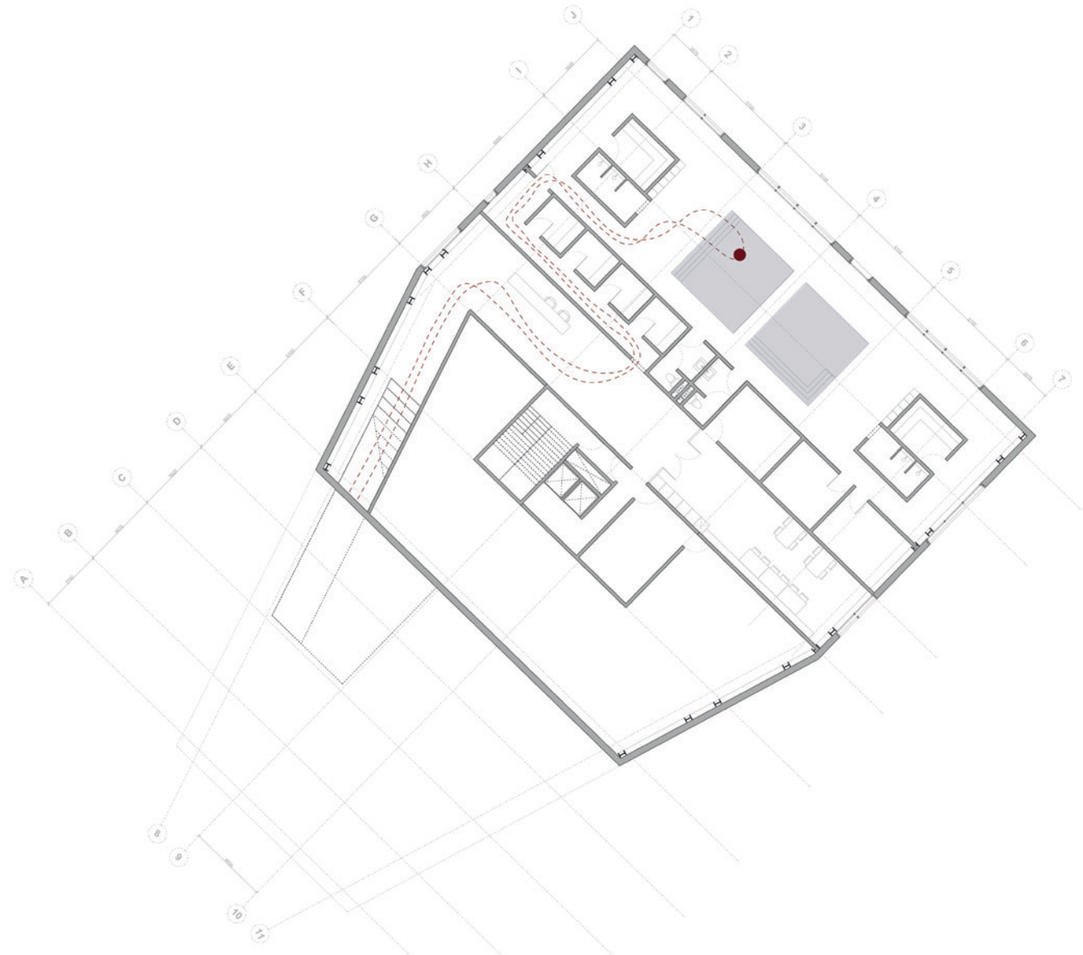
An extended public space



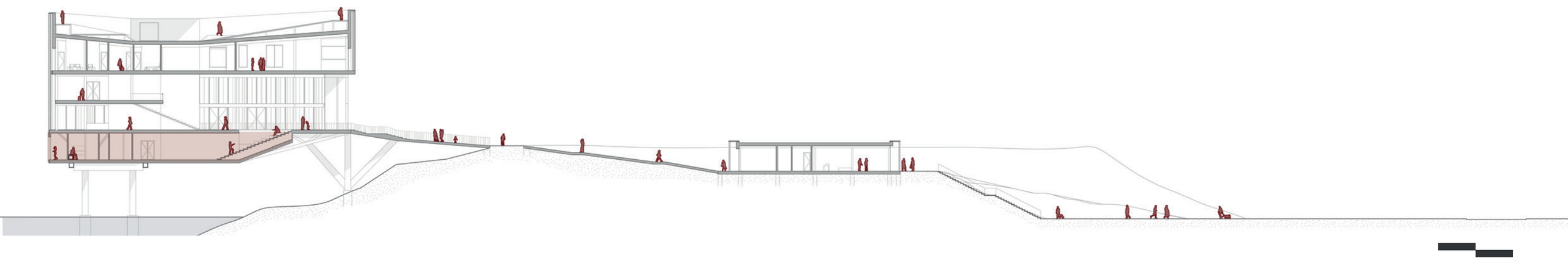




A place for restoration & retreat



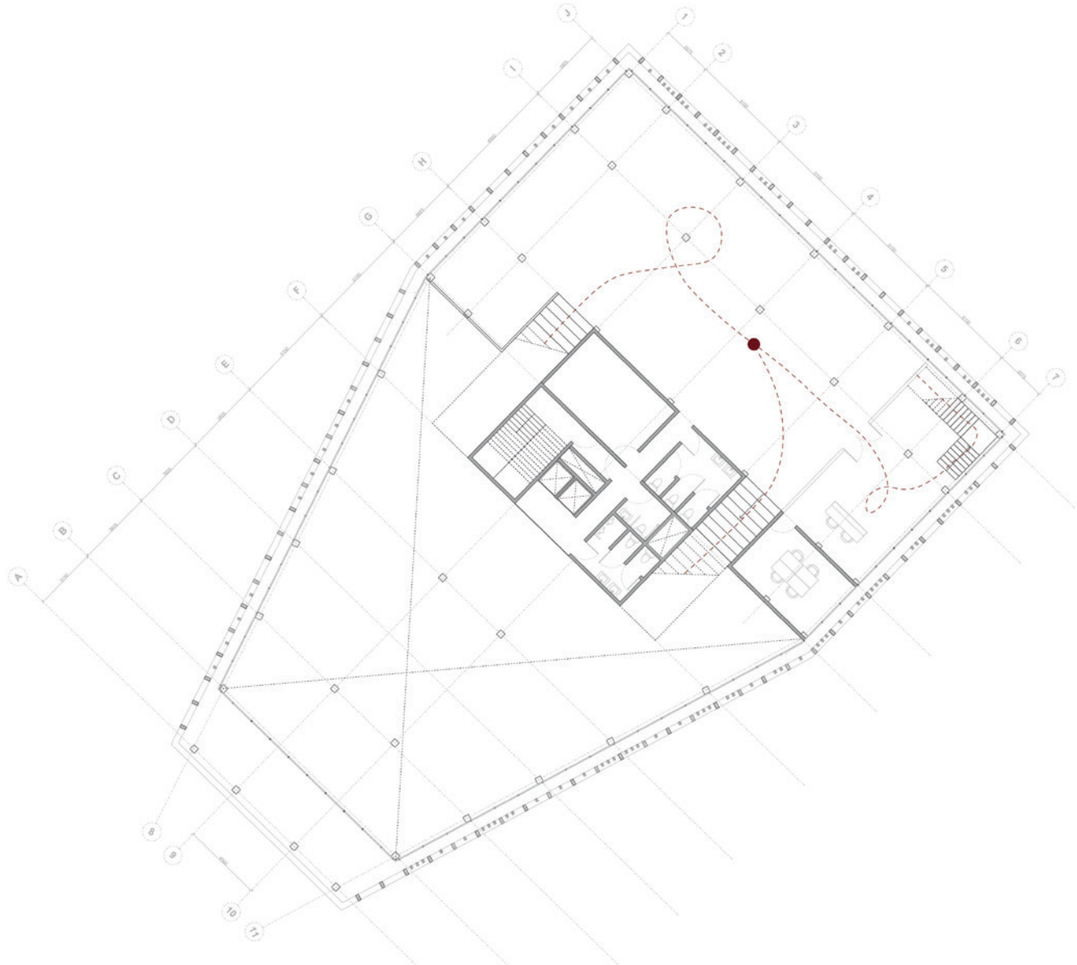
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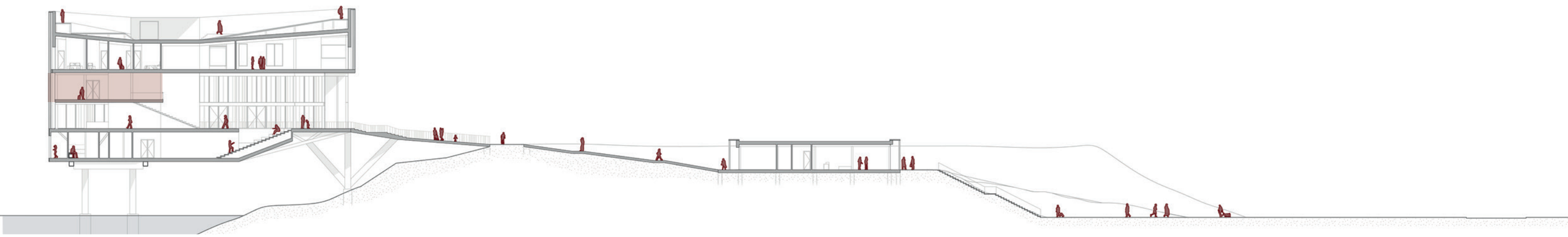
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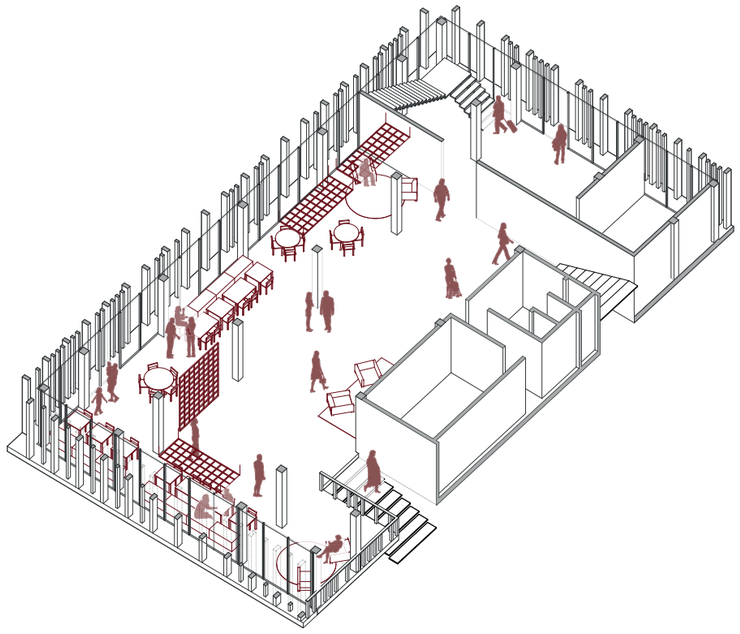
An multifunctional public space



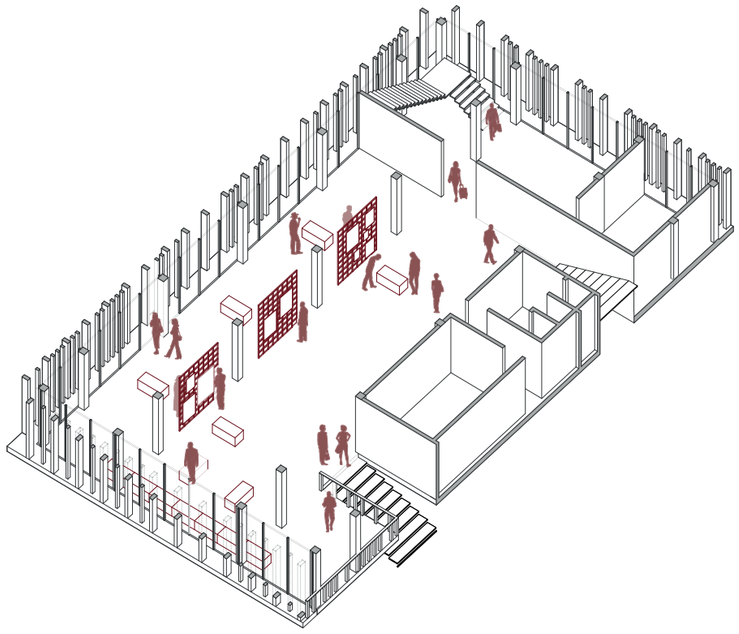
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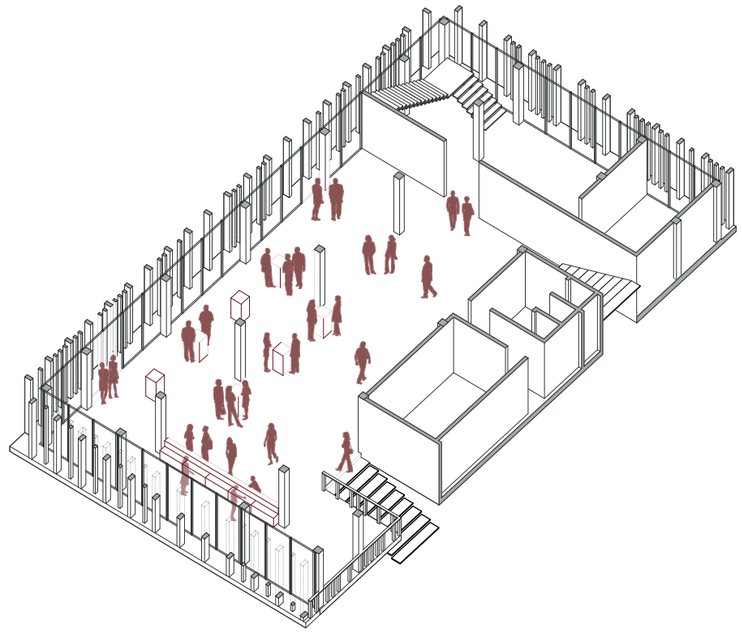
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EXTENDED CAFE



EXHIBITIONS

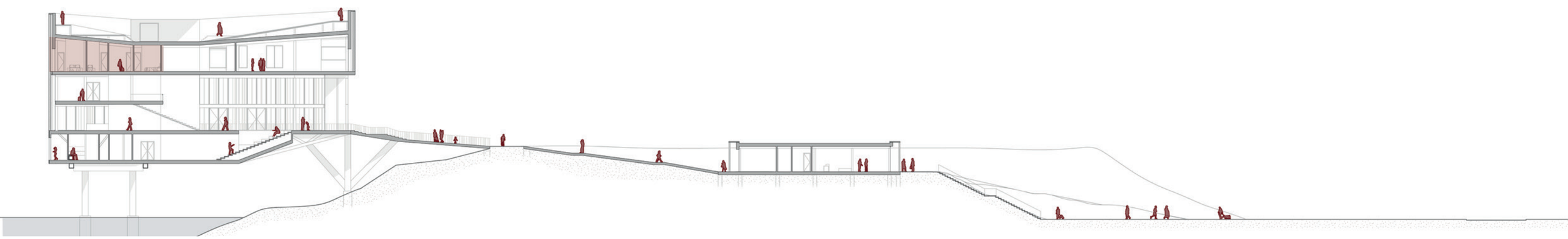


EVENTS

A base to explore from



0 600



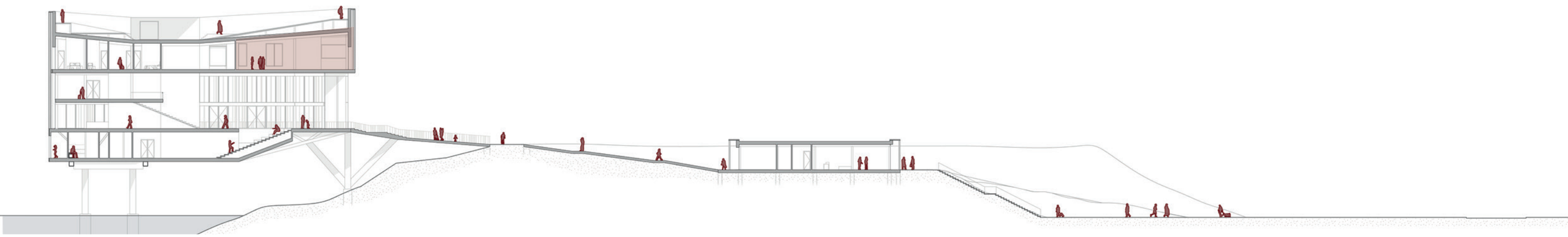
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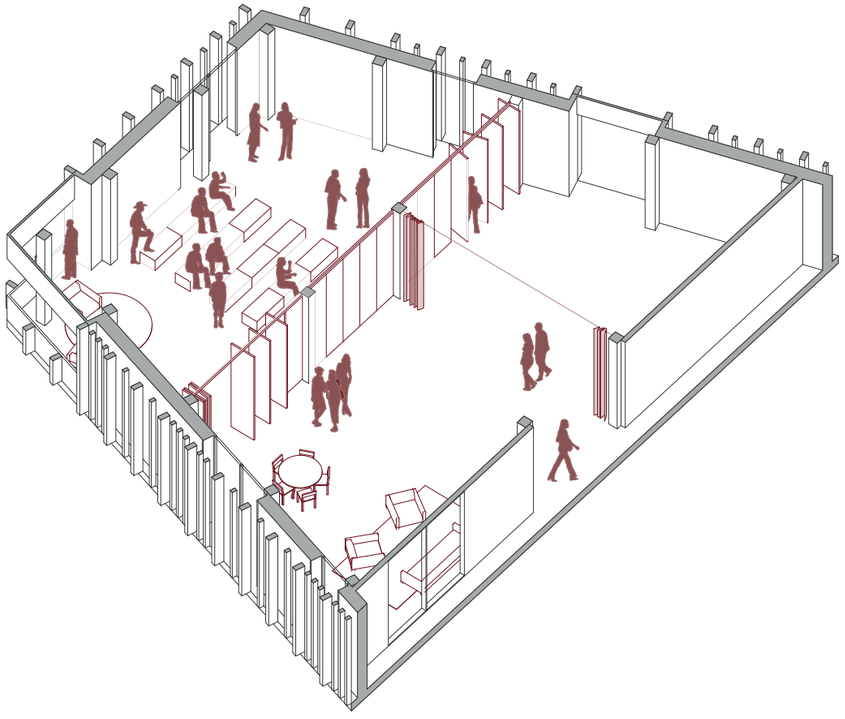
A community space for locals



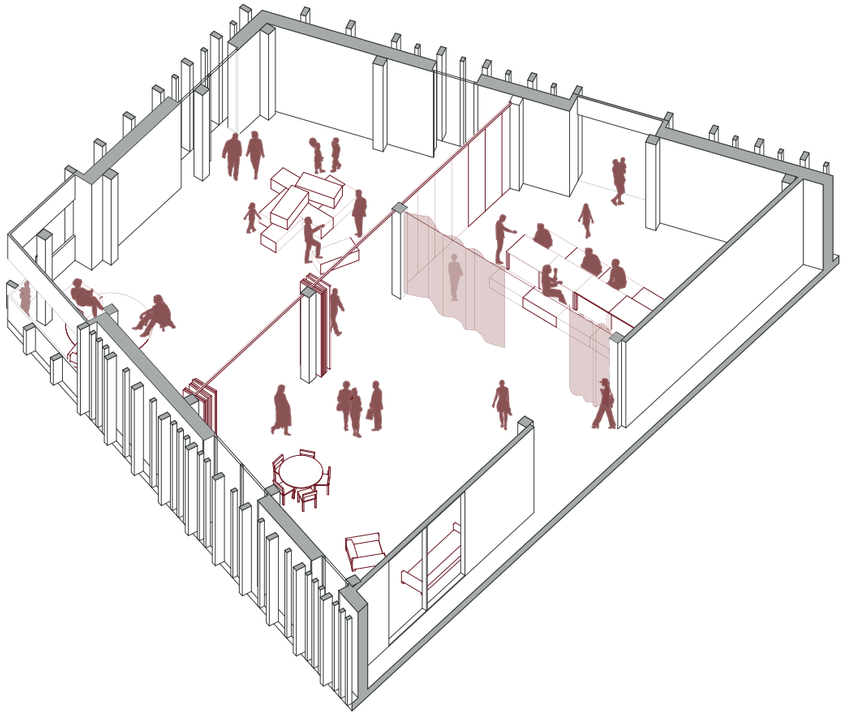
0 600



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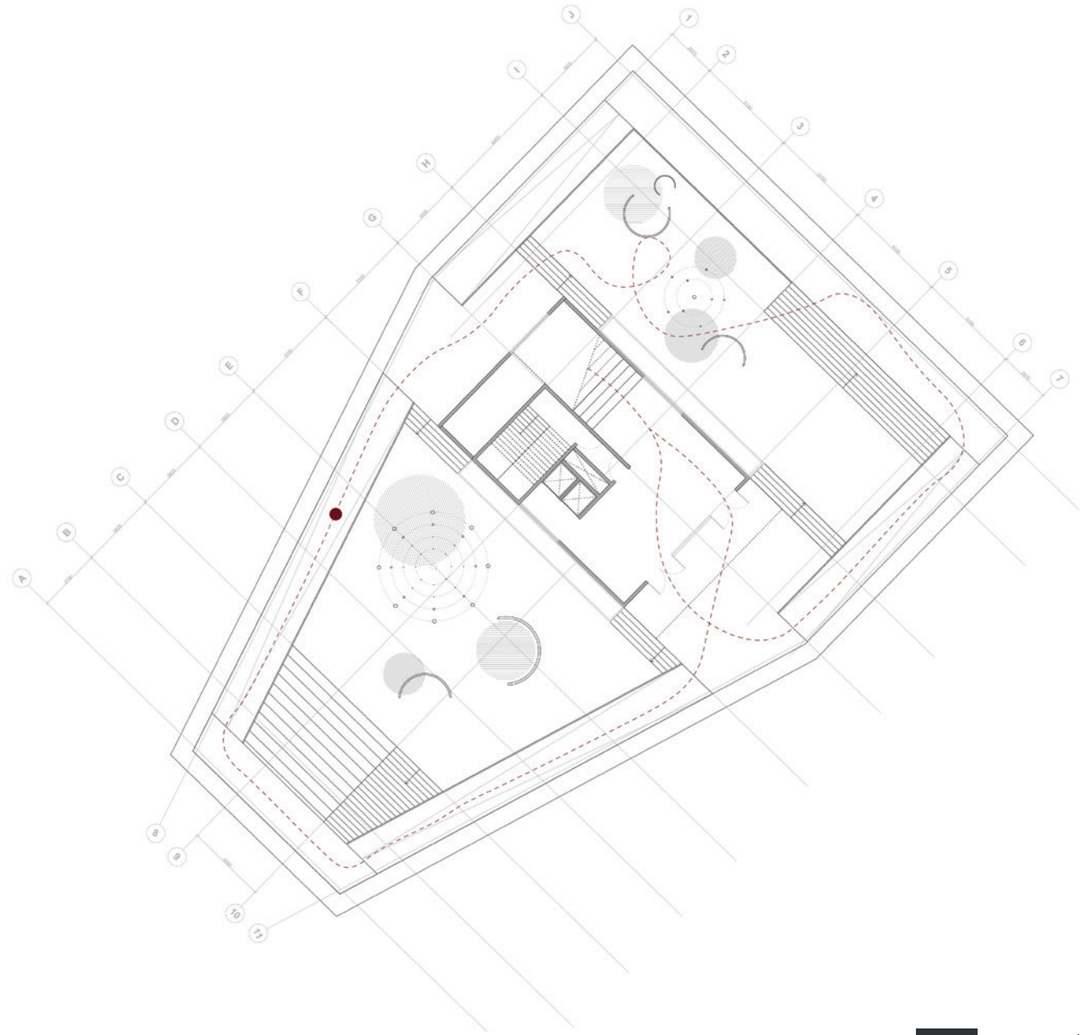


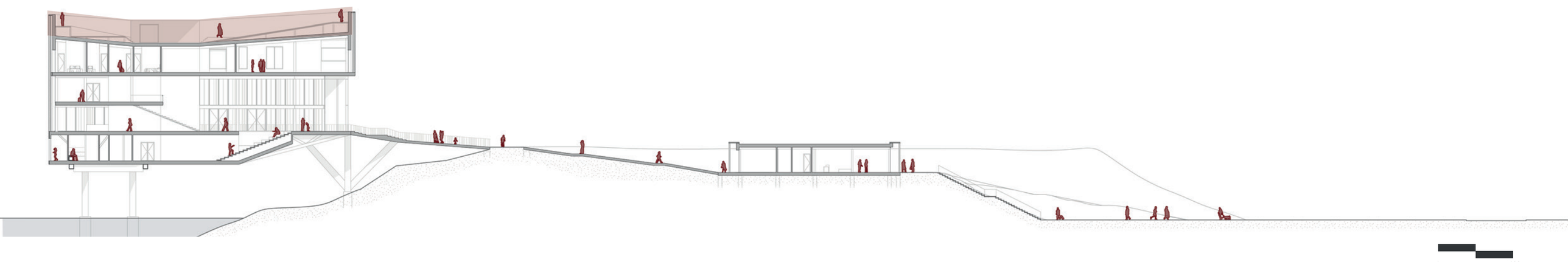
LECTURES & EVENTS



WORKSHOPS & LIVING ROOM

A public rooftop & playground



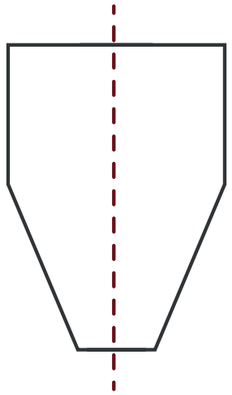




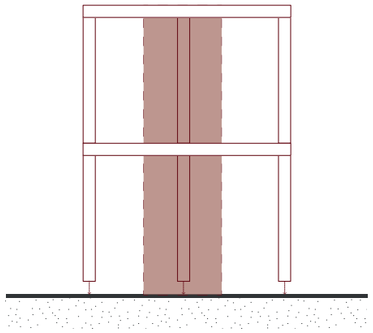
TECHNICAL ELABORATION

TECHNICAL ELABORATION

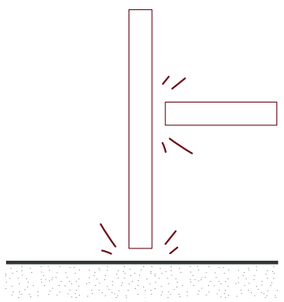
Construction principles



symmetrical building envelope

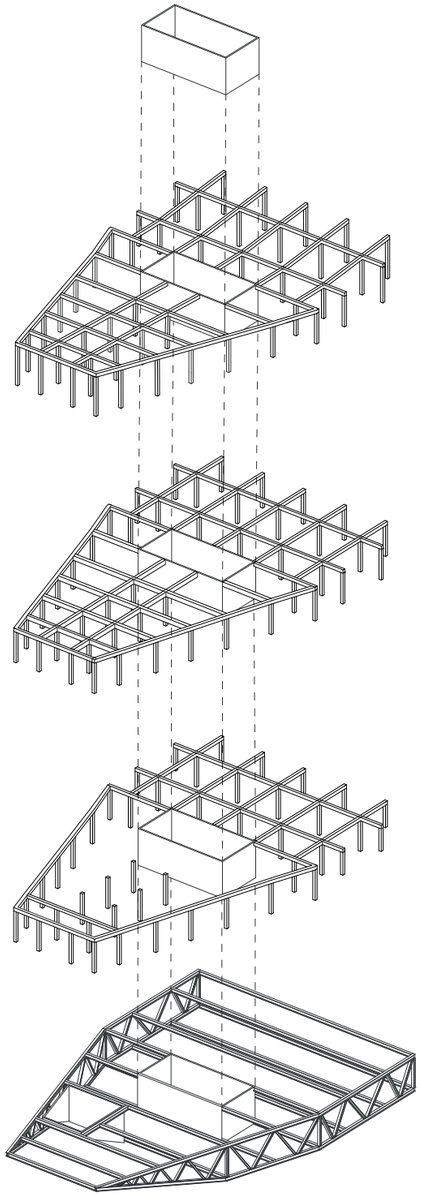


lightweight construction with concrete core



disconnections at foundation & skeleton construction

GROUND FLOOR
gluelam skeleton construction
+ concrete core



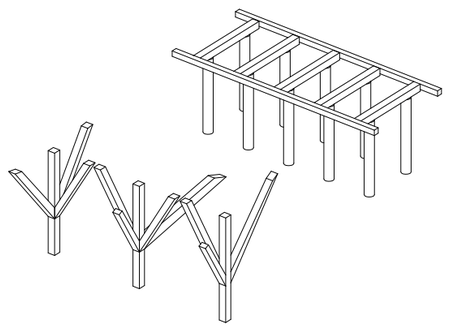
+2 FLOOR
concrete core

+1 FLOOR
glulam skeleton construction
+ concrete core

GROUND FLOOR+
glulam skeleton construction
+ concrete core

GROUND FLOOR
glulam skeleton construction
+ concrete core

-1 FLOOR
steel truss system
+ concrete core

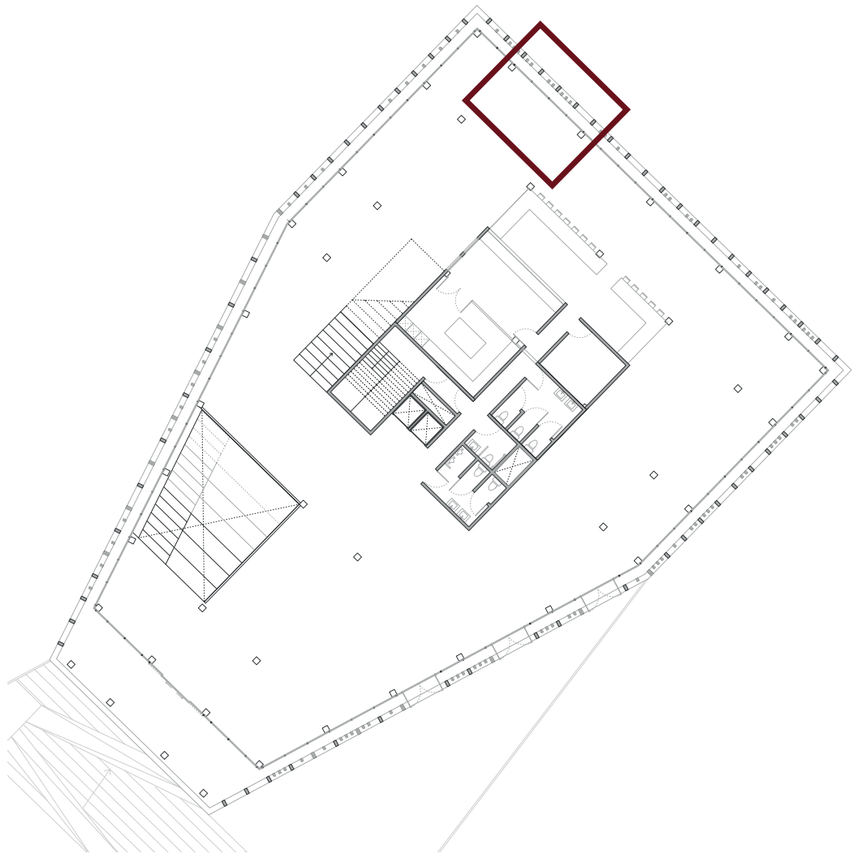


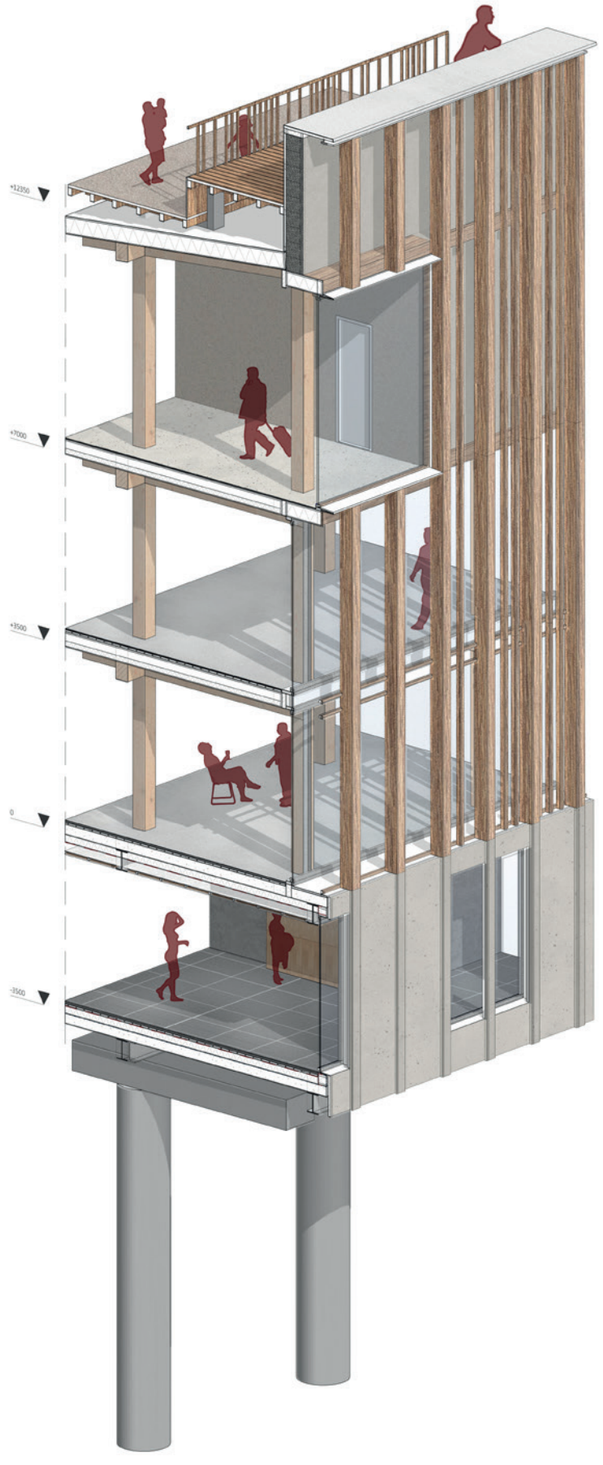
FOUNDATION
concrete + steel



TECHNICAL ELABORATION

Facade fragment





TECHNICAL ELABORATION

Designing spatial atmospheres



Polished concrete

smooth, glossy texture

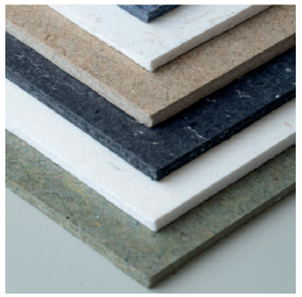
- durable



Glulam

warm, tactile

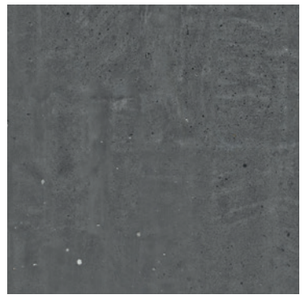
- lightweight & sustainable



Flax fibre panels

warm, tactile

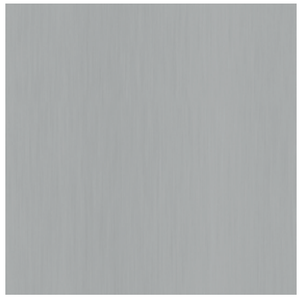
- *acoustics & recycled (sustainable)*



Basalt

rough, heavy

- durable & well-performing



Steel

smooth, matte

- strong & well-performing



Robinia wood

tactile, warm

- acoustics & well-performing



Limecrete

brushed, tactile

- durable & breathable



Glulam

warm, tactile

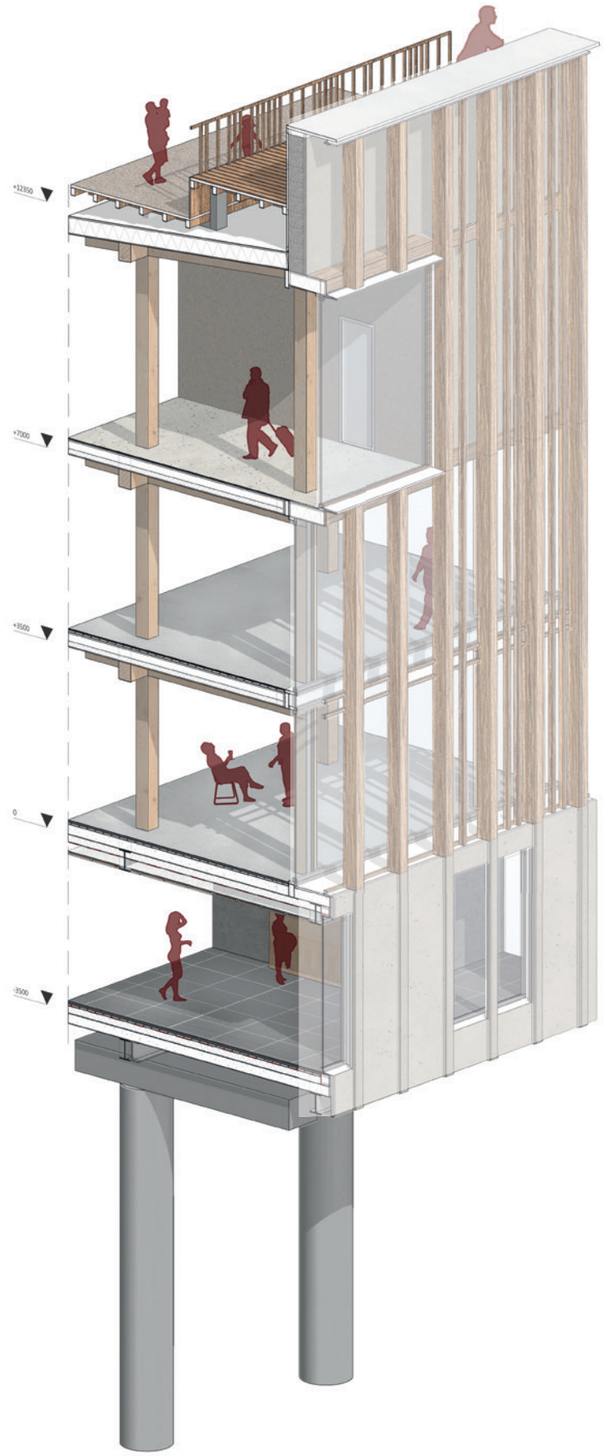
- lightweight, sustainable & breathable



Clay plaster

rough, warm

- sustainable & breathable



TECHNICAL ELABORATION

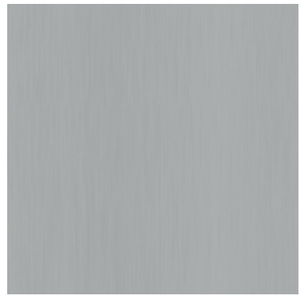
Distinguishing architectural language

Construction



Glulam

- lightweight & sustainable



Steel

- strong & well-performing

Facade



Hempcrete + lime render

- local, breathable & sustainable



Concrete with puzzolan

- durable



Robinia wood

- durable & well-performing

Aluminium

- durable

Windows



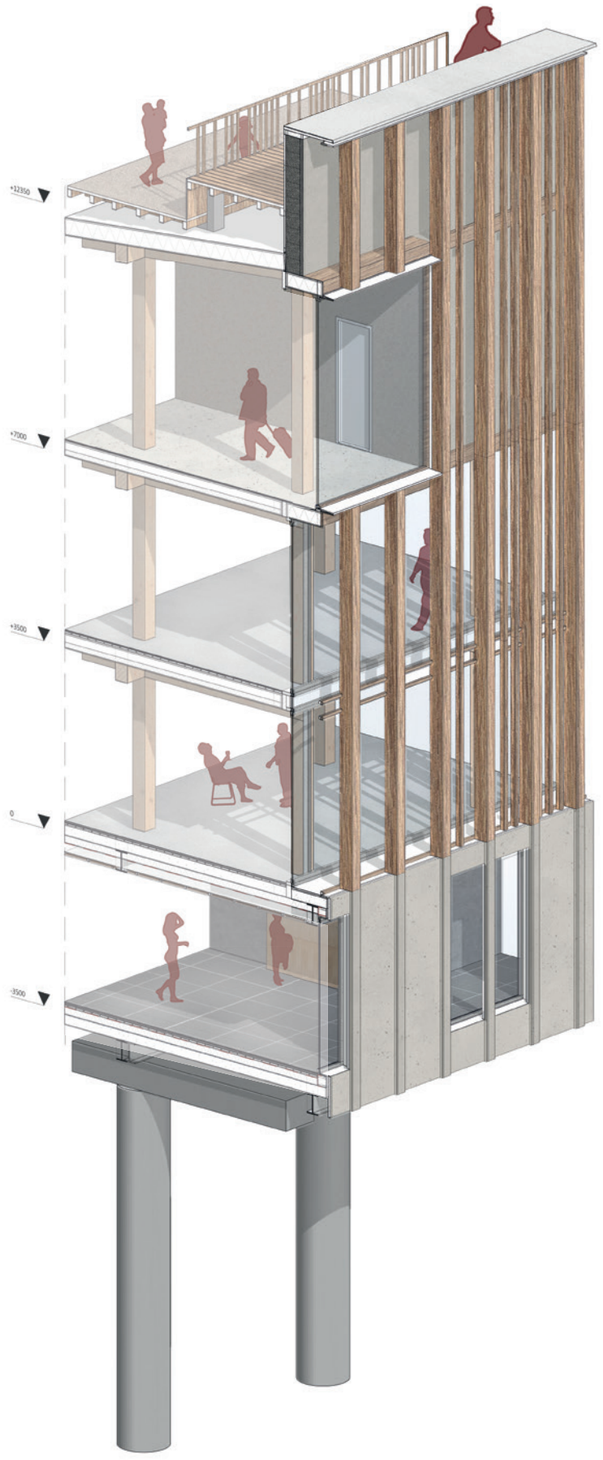
Accoya wood

- durable & breathable



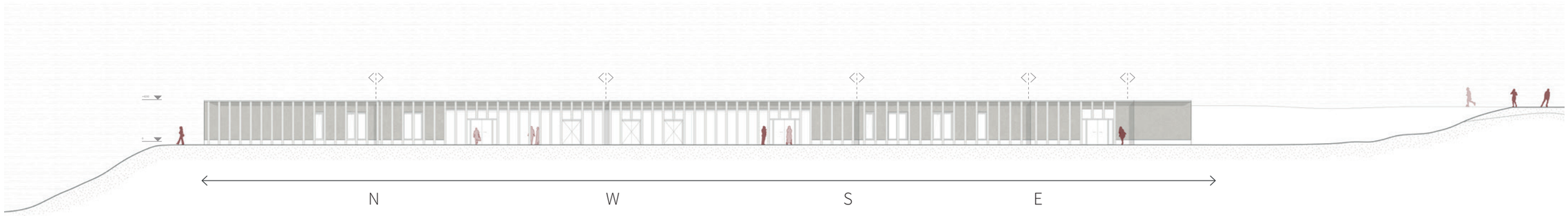
Aluminium

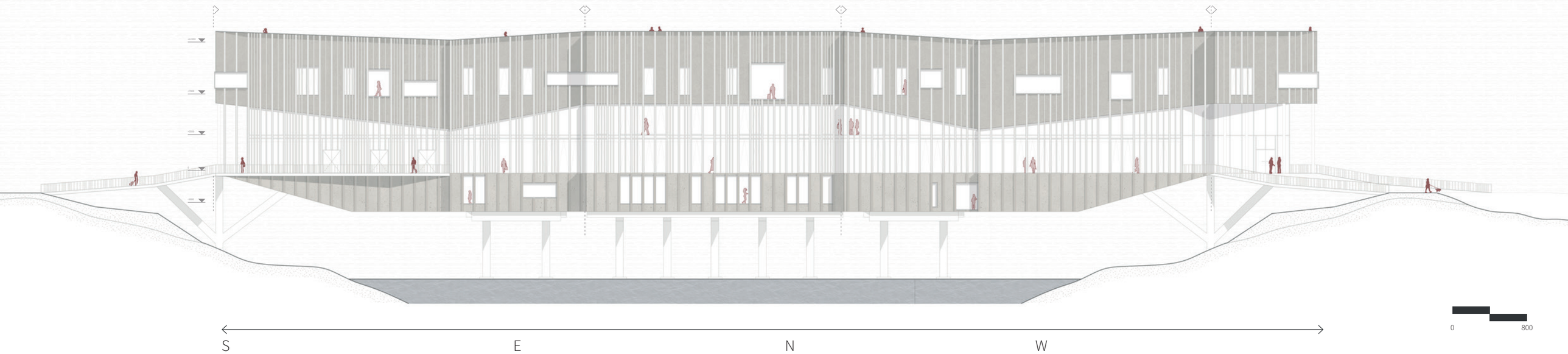
- durable & easy to maintain

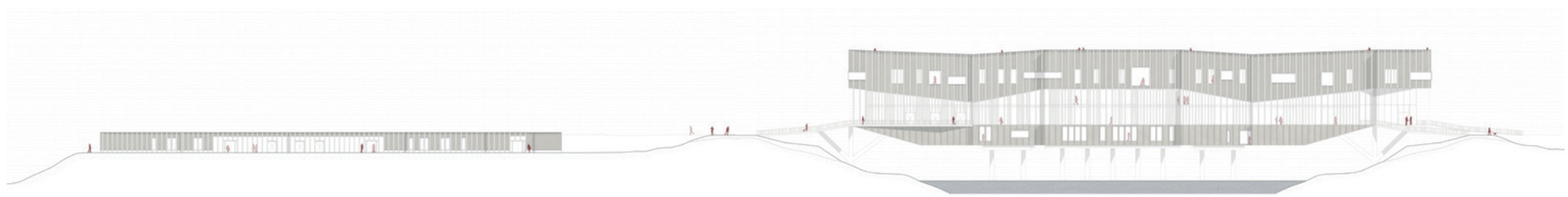


TECHNICAL ELABORATION

A distinguishing architectural language

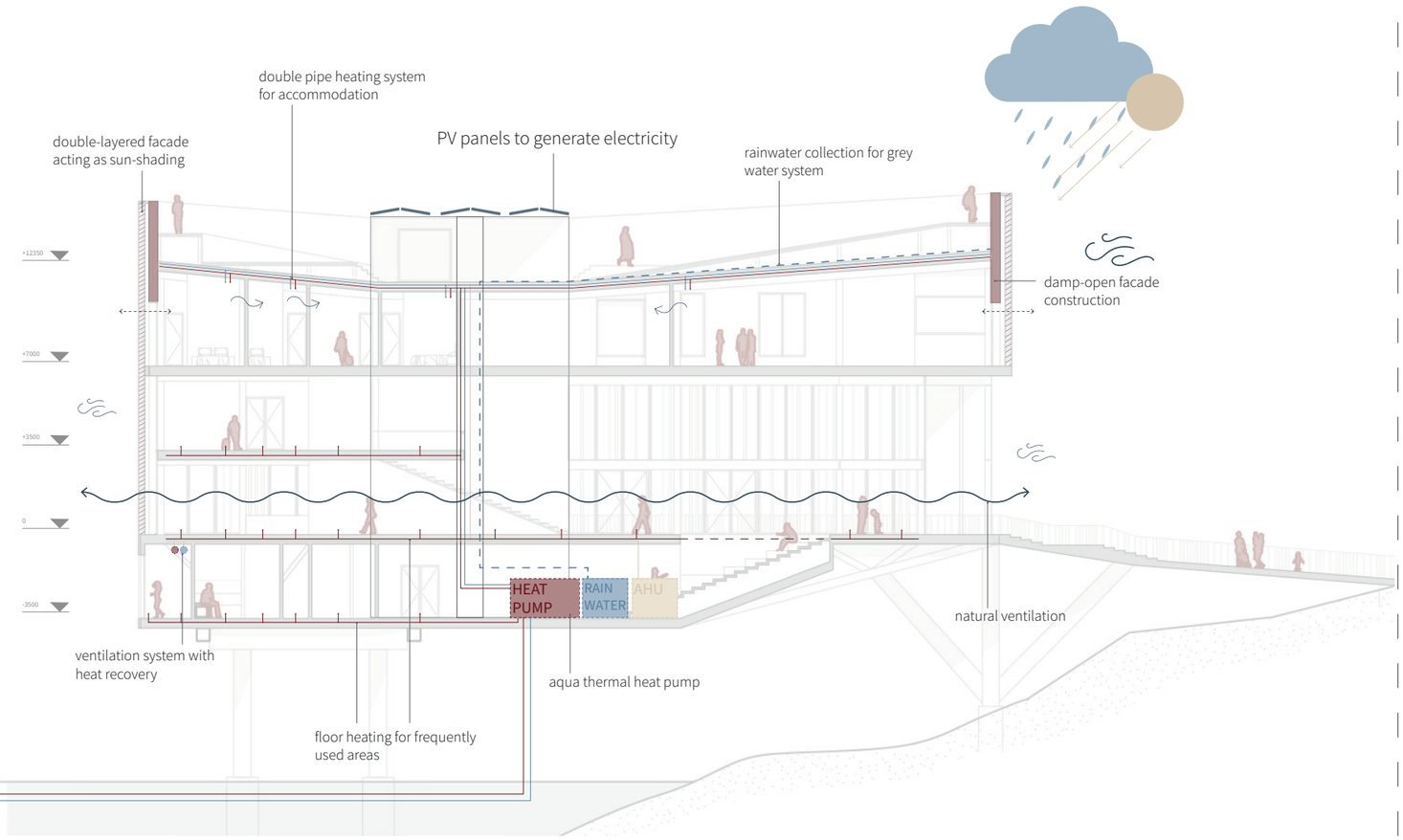


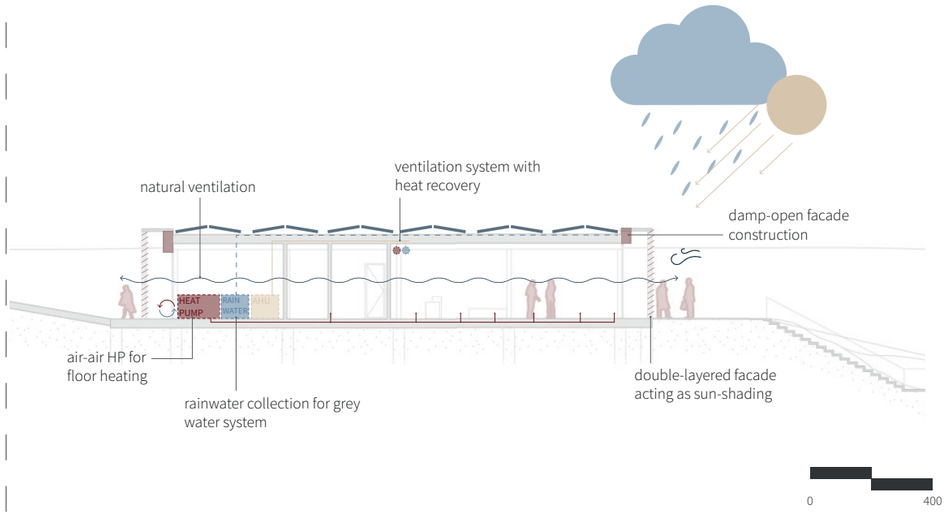




TECHNICAL ELABORATION

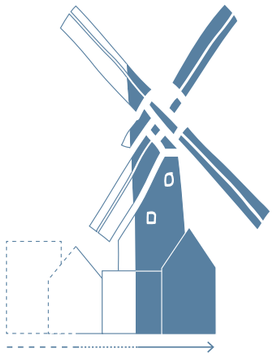
Climate design





REFLECTION

How can a **third place** in Delfzijl embed a **sense of place** and **foster psychological resilience** while performing as a **socio-economic catalyst** in the region?



ENHANCE REGIONAL IDENTITY (SENSE OF PLACE)

+



FOSTER PSYCHOLOGICAL RESILIENCE

+



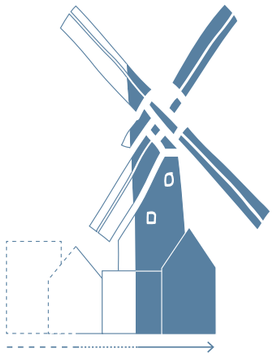
IMPROVE SOCIO-ECONOMIC ACTIVITY

=



IMPROVE PSYCHOSOCIAL WELLBEING

How can a **third place** in Delfzijl embed a **sense of place** and **foster psychological resilience** while performing as a **socio-economic catalyst** in the region?



ENHANCE REGIONAL IDENTITY (SENSE OF PLACE)

+



FOSTER PSYCHOLOGICAL RESILIENCE

+

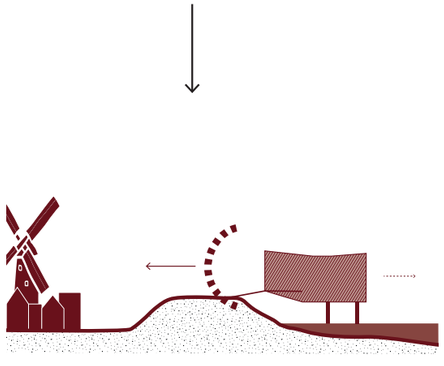


IMPROVE SOCIO-ECONOMIC ACTIVITY

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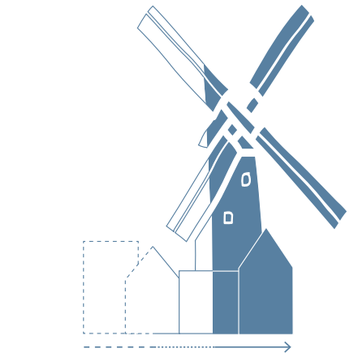


IMPROVE PSYCHOSOCIAL WELLBEING



FRAMING VIEWSCAPE OF CITY & SEA

How can a **third place** in Delfzijl embed a **sense of place** and **foster psychological resilience** while performing as a **socio-economic catalyst** in the region?



ENHANCE REGIONAL IDENTITY (SENSE OF PLACE)

+



FOSTER PSYCHOLOGICAL RESILIENCE

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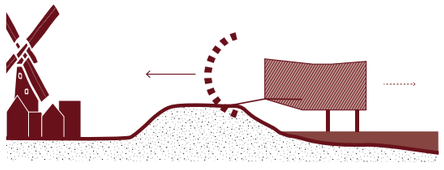


IMPROVE SOCIO-ECONOMIC ACTIVITY

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IMPROVE PSYCHOSOCIAL WELLBEING

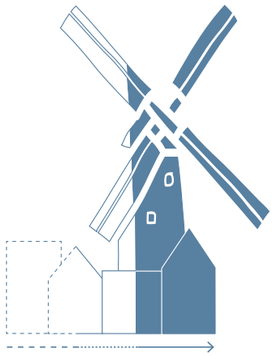


FRAMING VIEWSCAPE OF CITY & SEA



SPATIAL DESIGN, MATERIALISATION & FUNCTIONS

How can a **third place** in Delfzijl embed a **sense of place** and **foster psychological resilience** while performing as a **socio-economic catalyst** in the region?



ENHANCE REGIONAL IDENTITY (SENSE OF PLACE)

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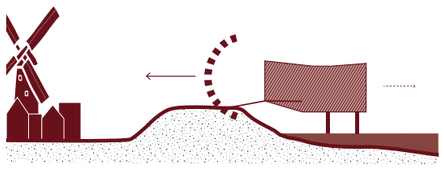


IMPROVE SOCIO-ECONOMIC ACTIVITY

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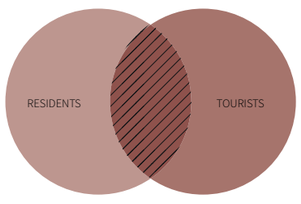
IMPROVE PSYCHOSOCIAL WELLBEING



FRAMING VIEWSCAPE OF CITY & SEA



SPATIAL DESIGN, MATERIALISATION & FUNCTIONS



TOURIST-RESIDENT PROGRAMME

FROM SPACE TO PLACE

reimagining the collective identity of Delfzijl



A4 Presentation

25 - 06 - 2026

Elke de Jong | 5218594

AR4AP120 Public Building Graduation Studio

Responsible Supervisor: Antonio Cantero
Supervisor: Sang Lee

Research-by-Design mentor: Prof. Nathalie de Vries