

Vertical Social Connectivity

Inclusive high-rise design



Research framework

Field work

Location analysis

Vision and Design

Research framework



Globalisation and migration

Cultural and physical

Research framework

Globalisation and migration

Cultural and physical



Diversity

The Hague

Oorschot, 2017

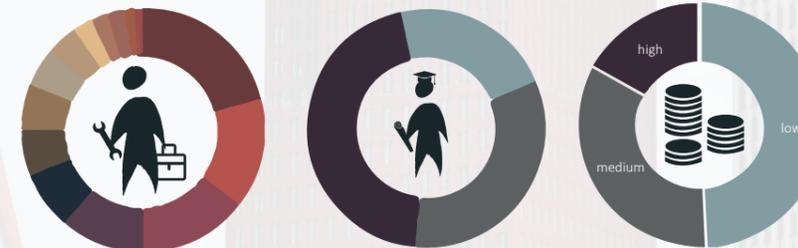
Ethnicity



Prospects



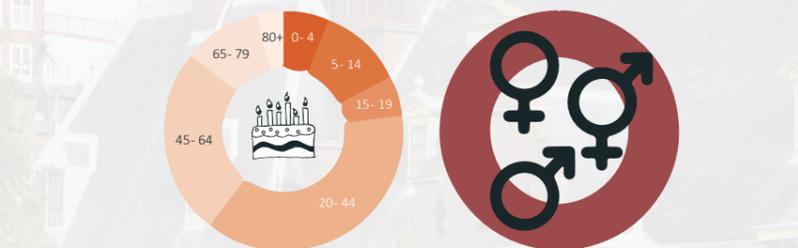
Socio-economic status



Spatial distribution



Biological



Global orientation



Lifestyle, attitude & activity patterns



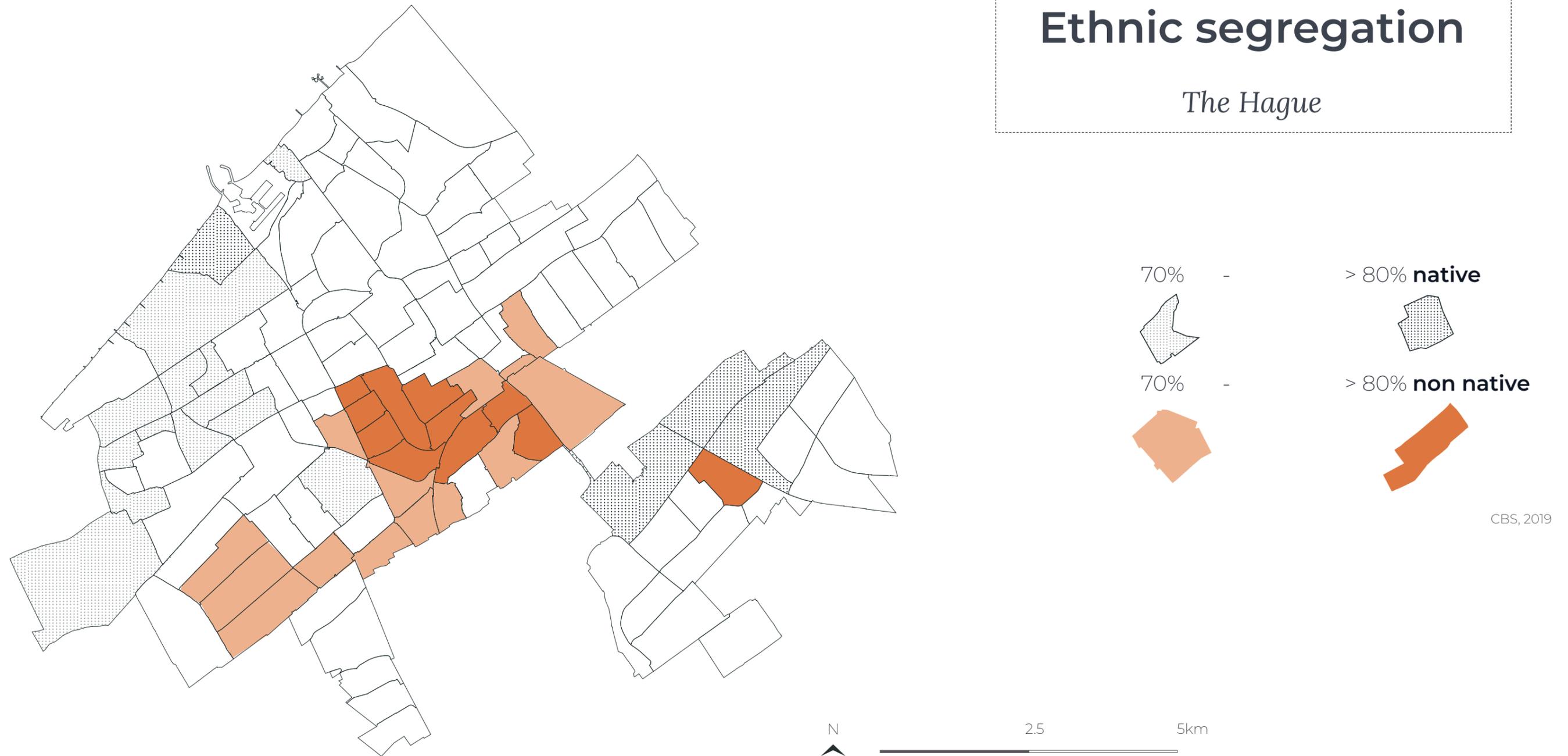
Hyper-diversity

“..an intense diversification of the population in socio-economic, social and ethnic terms, but also with respect to lifestyles, attitudes and activities.”
(Tasan-Kok et al., 2013, p.6)

Research framework

Ethnic segregation

The Hague



Research framework

Socio-economic segregation

The Hague



Income below average
decrease 1999-2006



Income above average
increase 1999-2006

Bailey et al., 2017; CBS, 2019a



2.5

5km

Research framework

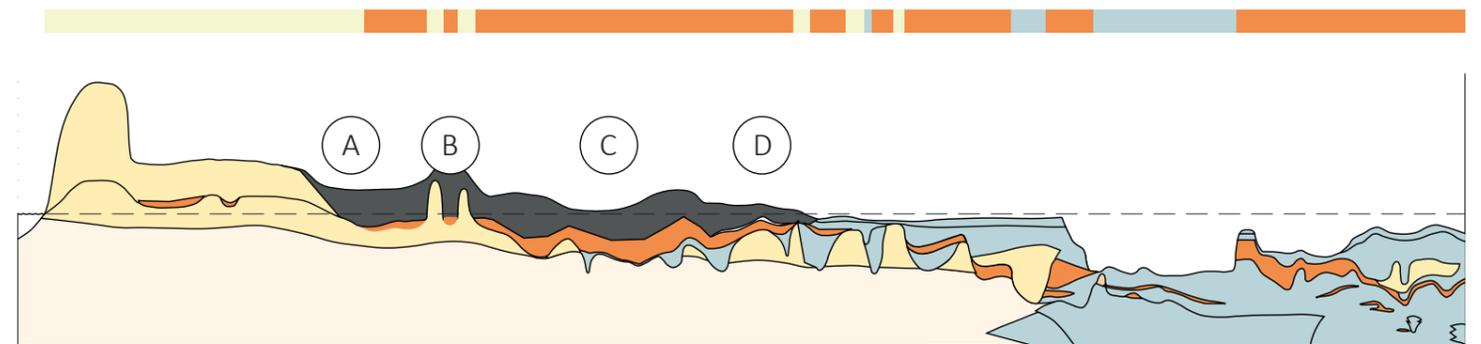
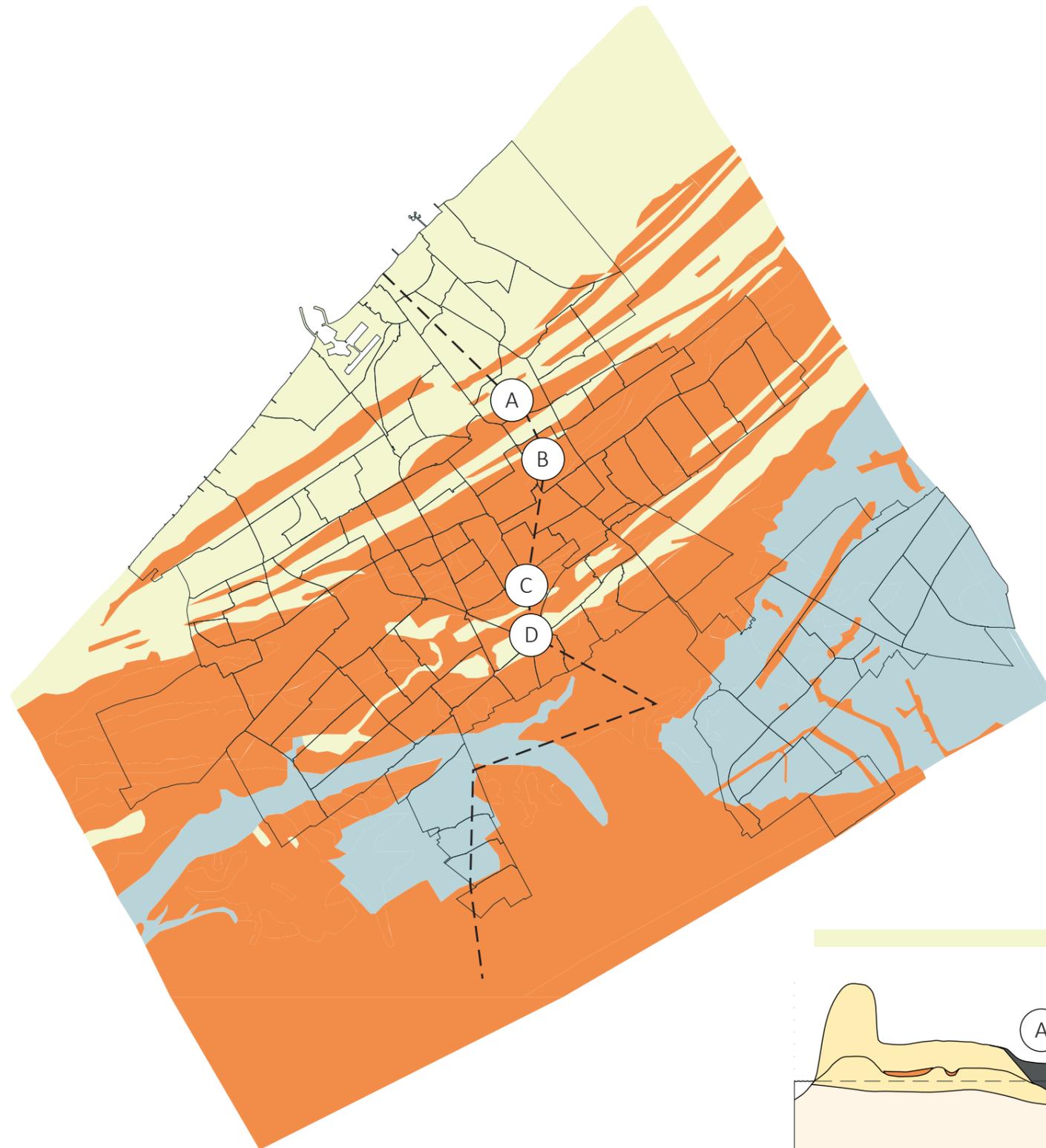
Historic segregation

The Hague

Soiltype

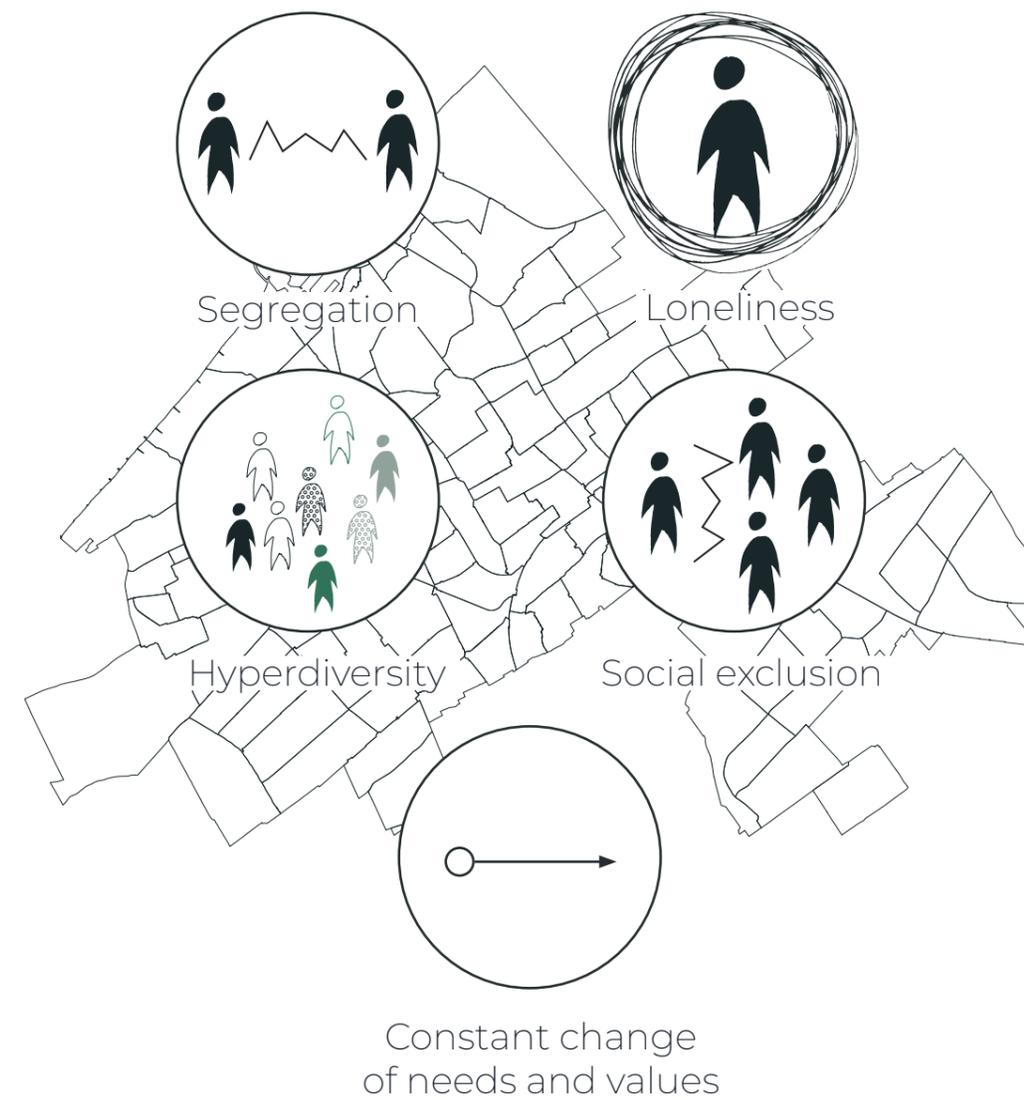
- Sand
- Peat
- Clay
- Urban sand *stadslaag*

Gemeente Den Haag, 2016a



N 2.5 5km

Research framework



Social challenges

The Hague

Inclusiveness

*“**Social inclusion** is the process by which efforts are made to **ensure equal opportunities** – that everyone, regardless of their background, can achieve their full potential in life...”*
(United Nations, n.d.)

Sustainable development goal 11

Make cities and human settlements **inclusive**, safe, resilient and sustainable

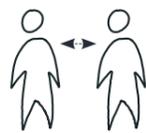


(United Nations, 2015)

Research framework

Inclusiveness

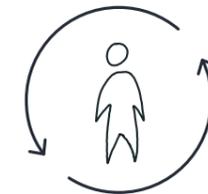
Encounter
between like- and unlike individuals



Recognition
of heterogeneity and cultural difference of identity groups



Adaptability
to changing needs and values



Just diversity

(Fincher & Iveson, 2008)

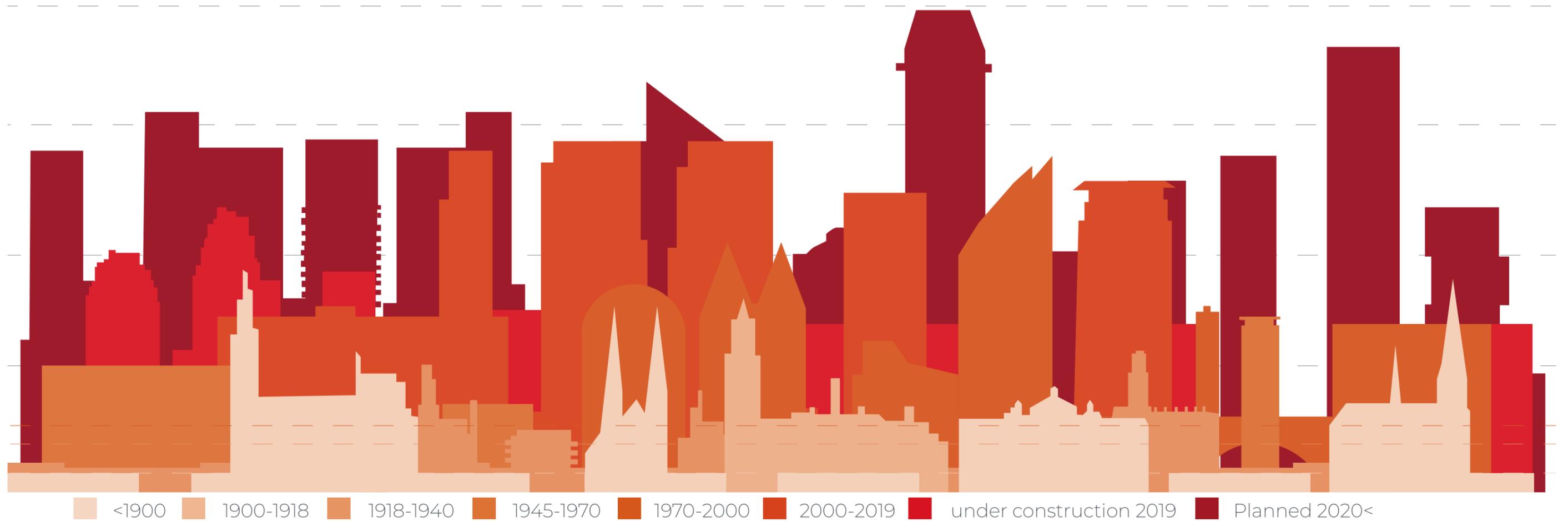
The open city

(Sennett, 2018)

Research framework

Eyeline Skyline

>2017 - High-rise vision The Hague



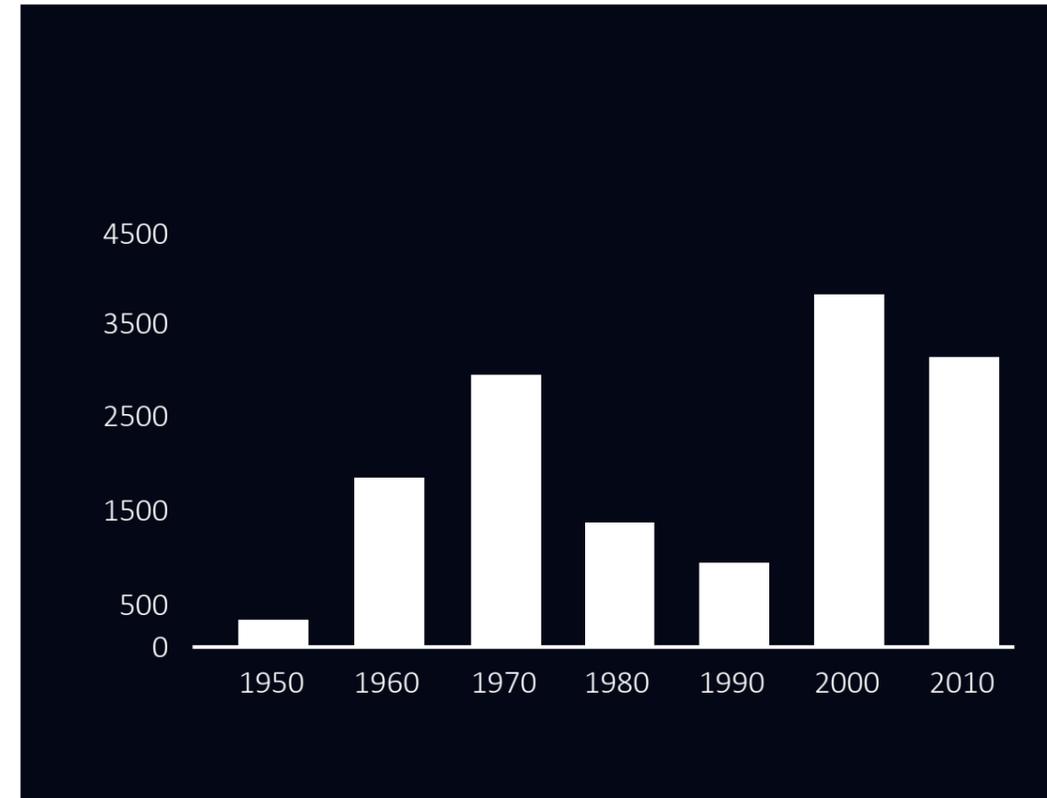
Gemeente Den Haag, 2017; Haagsehoogouw, n.d.; inspired by Gemeente Rotterdam

Research framework



Residential towers of more than 50m
2000-2013

by Emporis, 2012 & Skyline Research
Project in Drozd et al., 2018



Residential towers built in Europe
1950-2010

by Emporis, 2012 in Drozd et al., 2018

High-rise trend

>2000 - *European high-rise dev.*

Research framework



Roman insulae

30 BC - Top floors for the poor

Aldrete, 2004

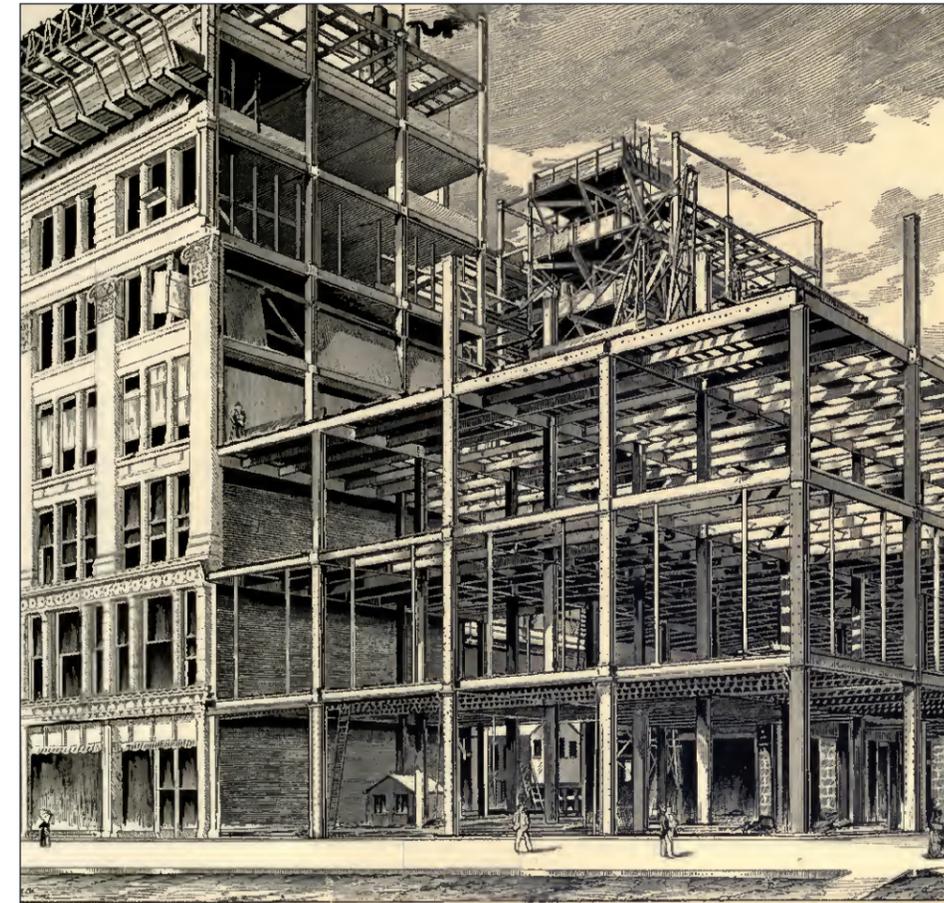
Research framework



The elevator

1854

Koolhaas, 1994



The steel frame

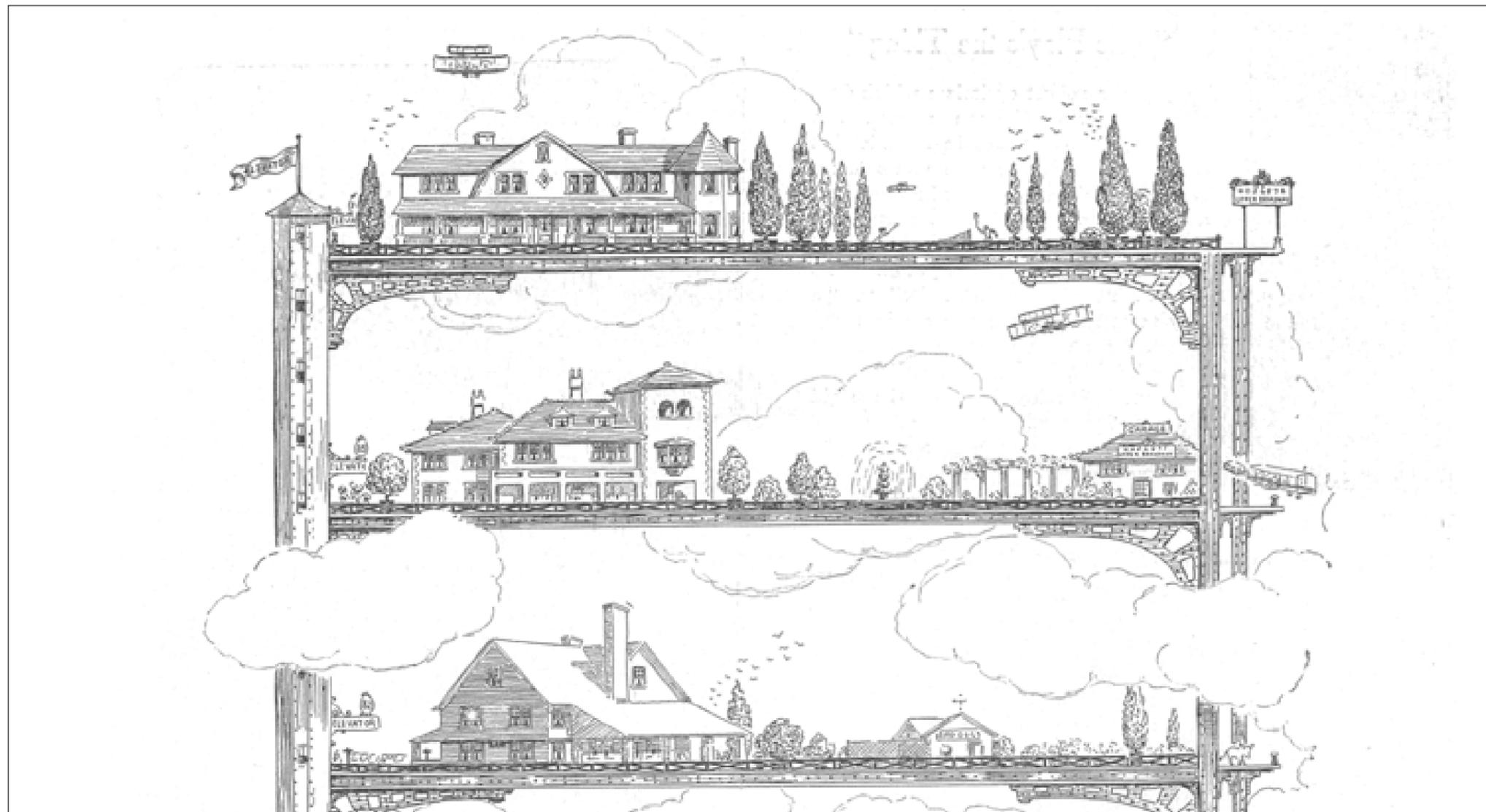
1885

The Goodspeed Publishing Company, 1891

Research framework

Theorem of Walker

1909 - *Stacked private domains*



Koolhaas, 1994

Research framework

Nirwana Woonhotel

1929 - *Appartments for the wealthy*



Haags Gemeente archief, 1990

Research framework

Willem Dreespark

late 1960's - Homogeneity



Haags Gemeentearchief, 1970

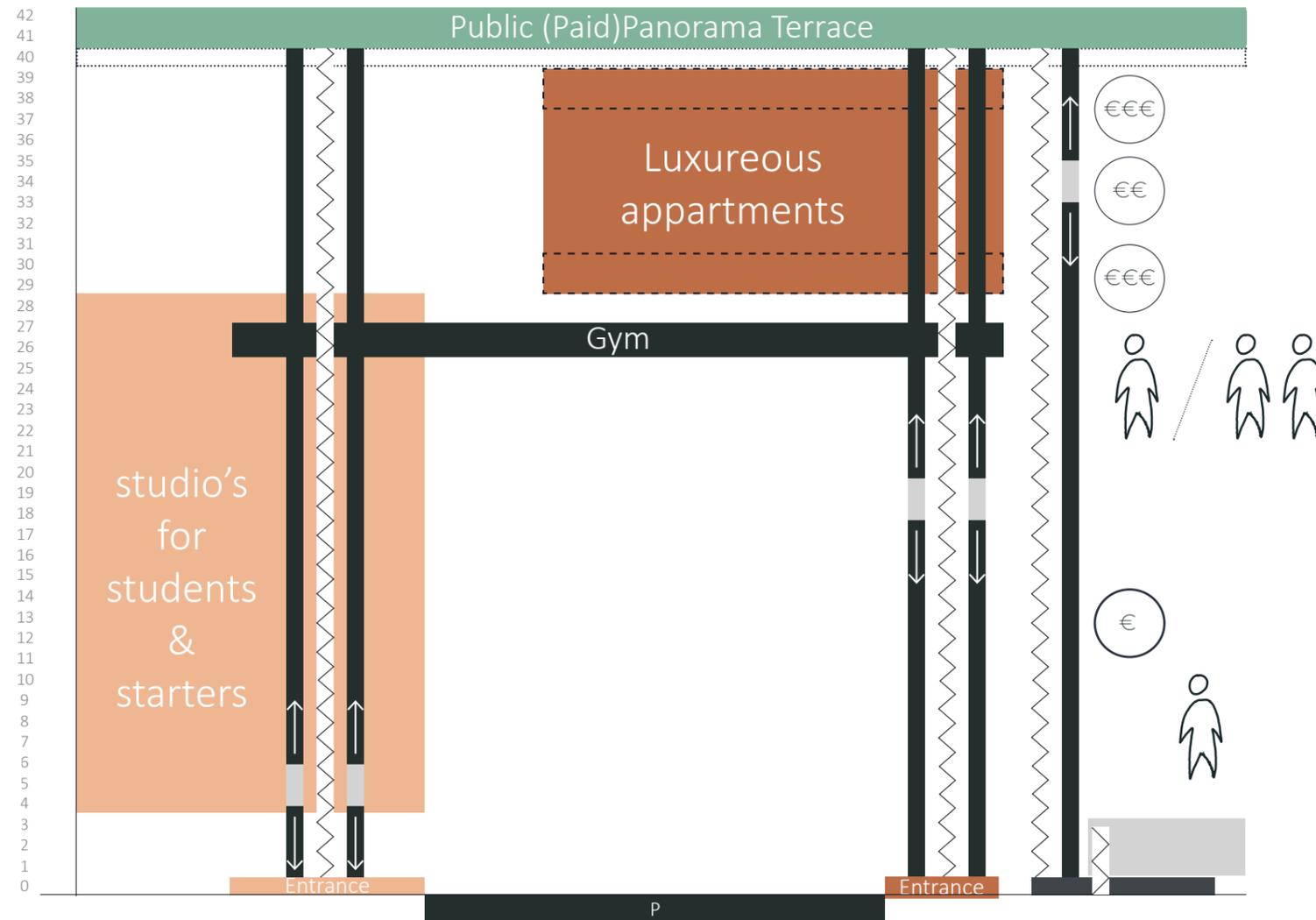
Research framework

Haagse Toren

2007 - Vertical segregation



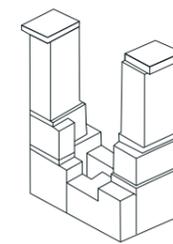
Wikimedia Commons, 2012



Research framework

Be Proud

2020 - City within a city



1740 Residents Be-Proud



20 Neighbourhoods with lower total population



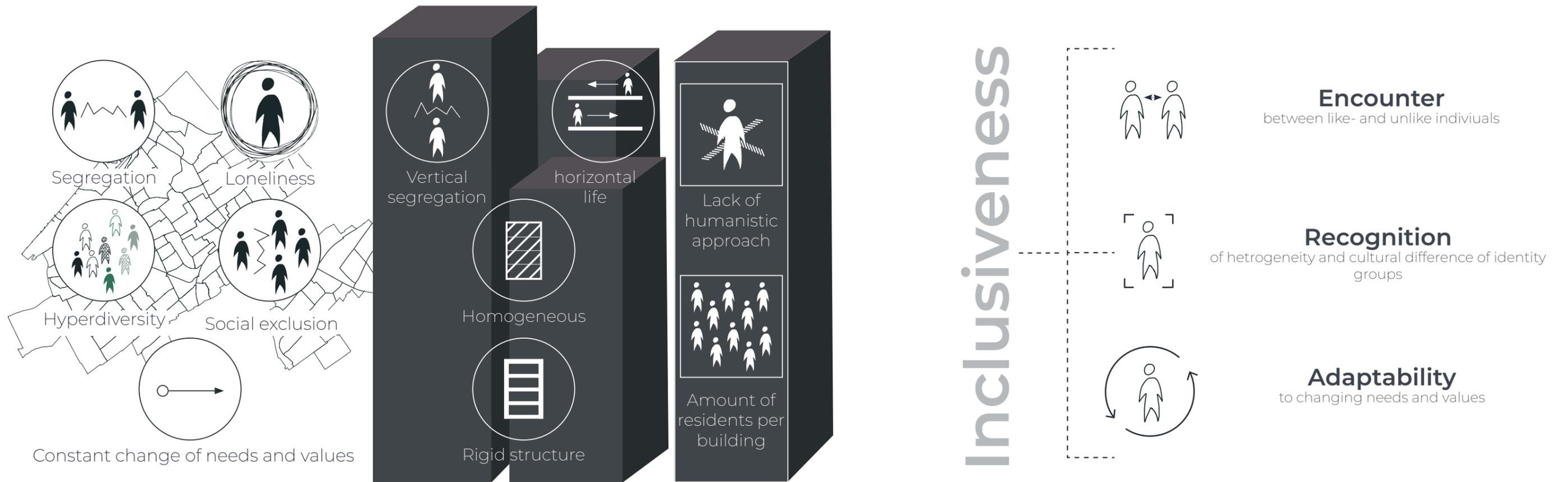
8 Neighbourhoods with a cumulative lower population

CBS, 2019; OZ-Architect, 2019

Research Question

In which manner could the design of a high-rise building in the context of the Binckhorst The Hague, from the perspective of urban design, contribute to the development of a more inclusive city?

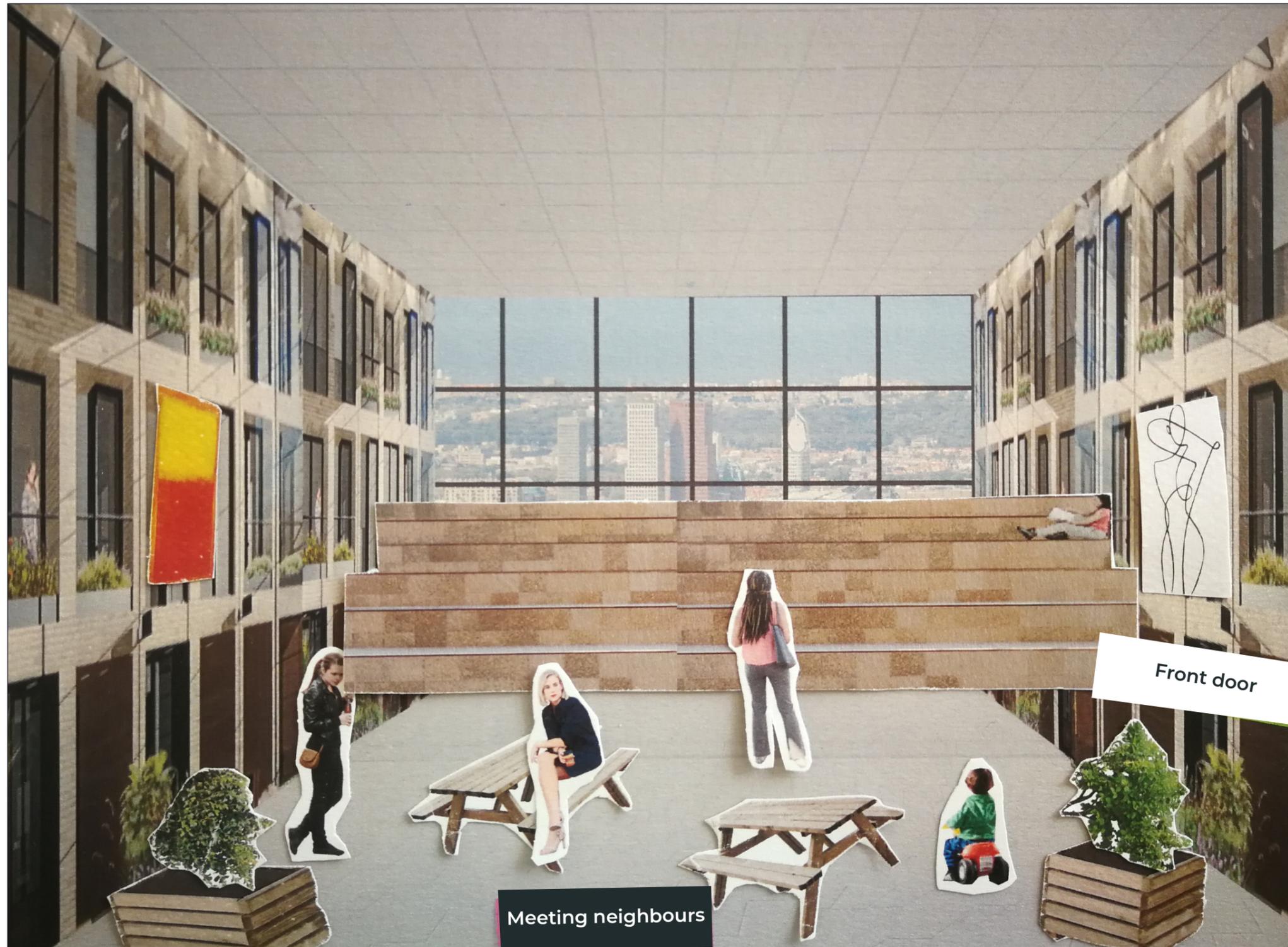
Research framework



Problem statement & Design challenges

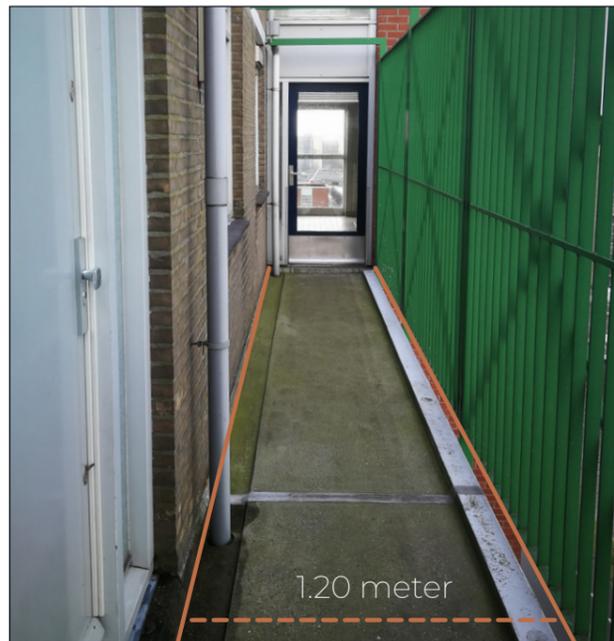
Design values

Fieldwork



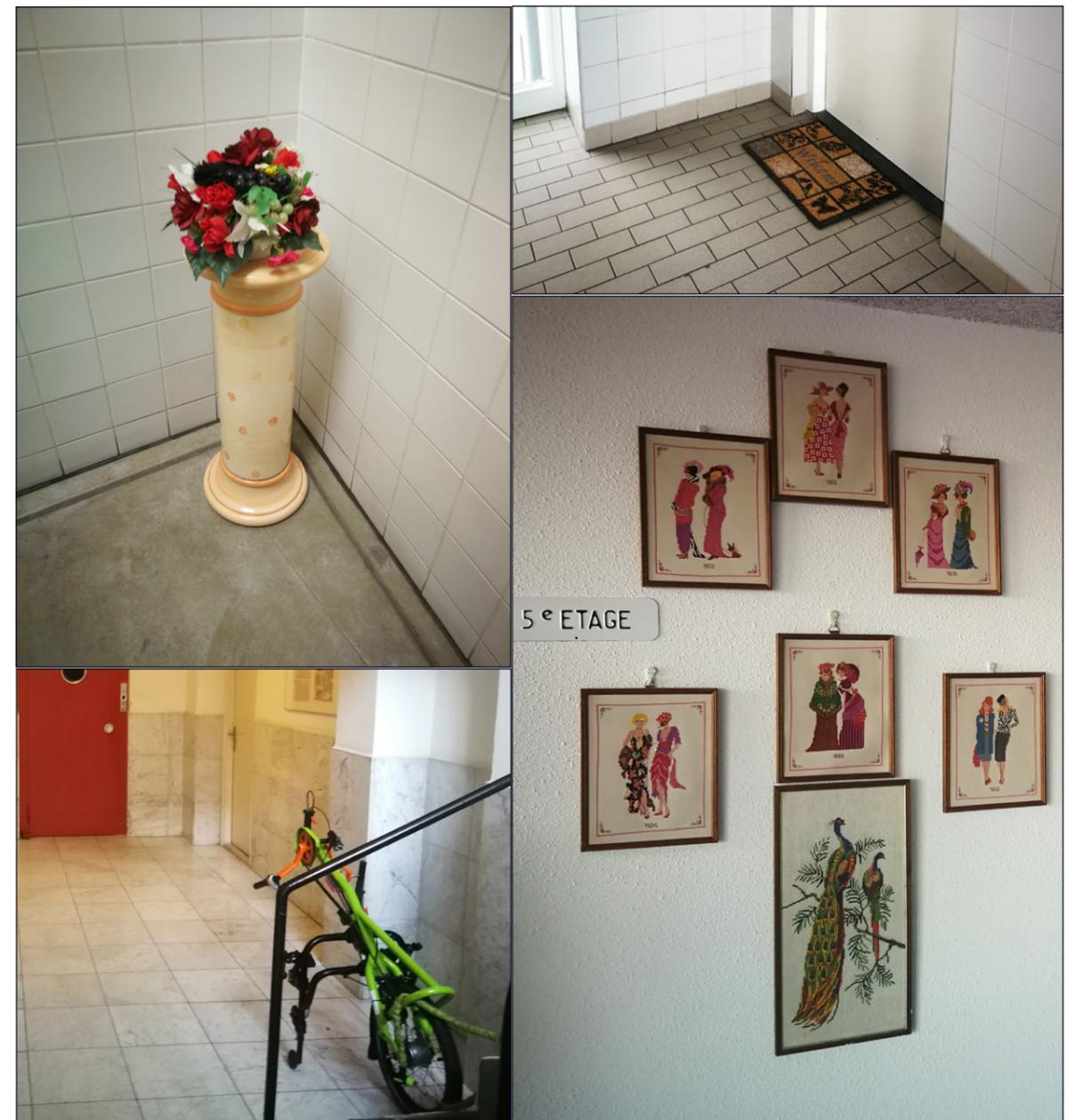
Circulation spaces

Small, strict boundary public/private and no seatings



Personalisation

Claiming or showcasing



Location analysis



de Jonge, 2018



10,000 new dwellings
until 2040

(Gemeente Den Haag, 2017)

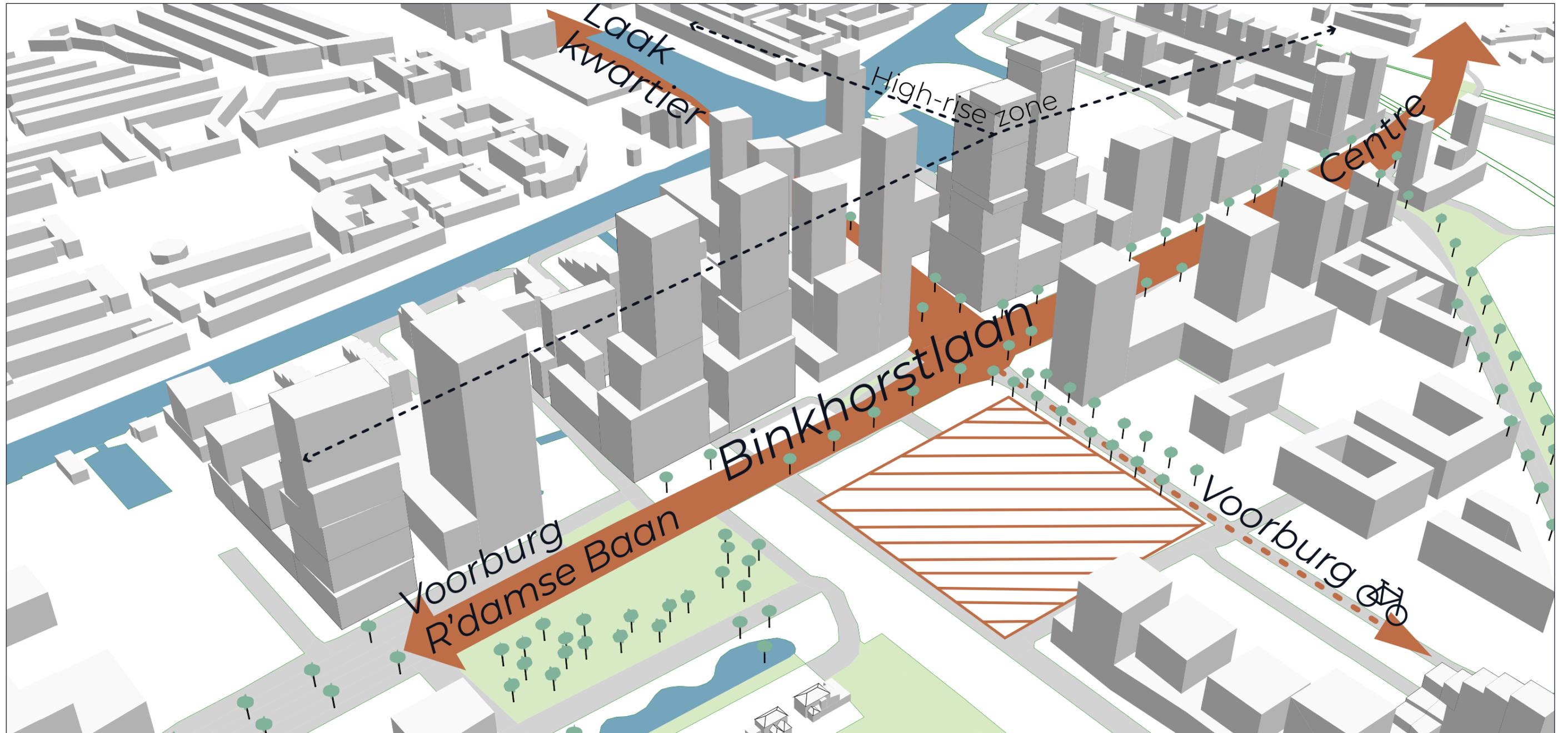


Appointed high-rise zone



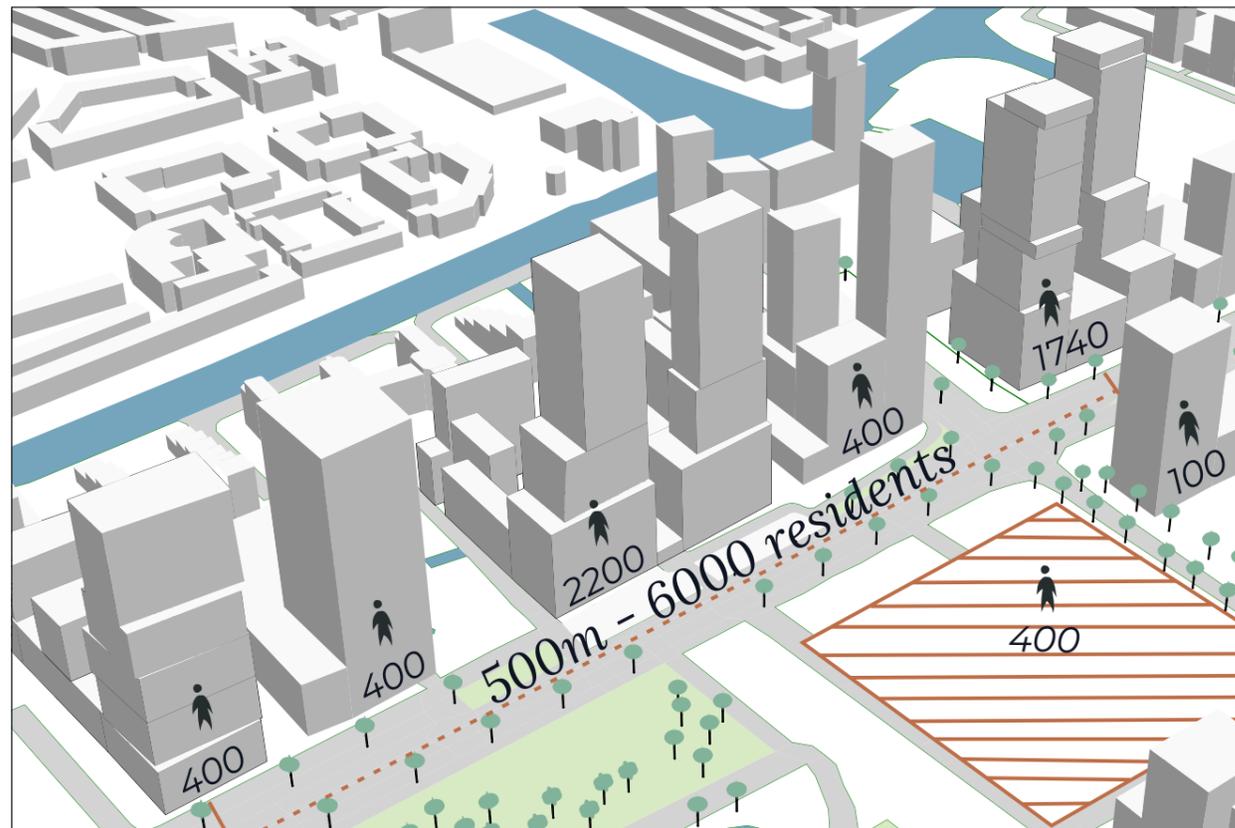
Experimental character
New forms of living and working

Location analysis



Location analysis

Estimated amount of residents



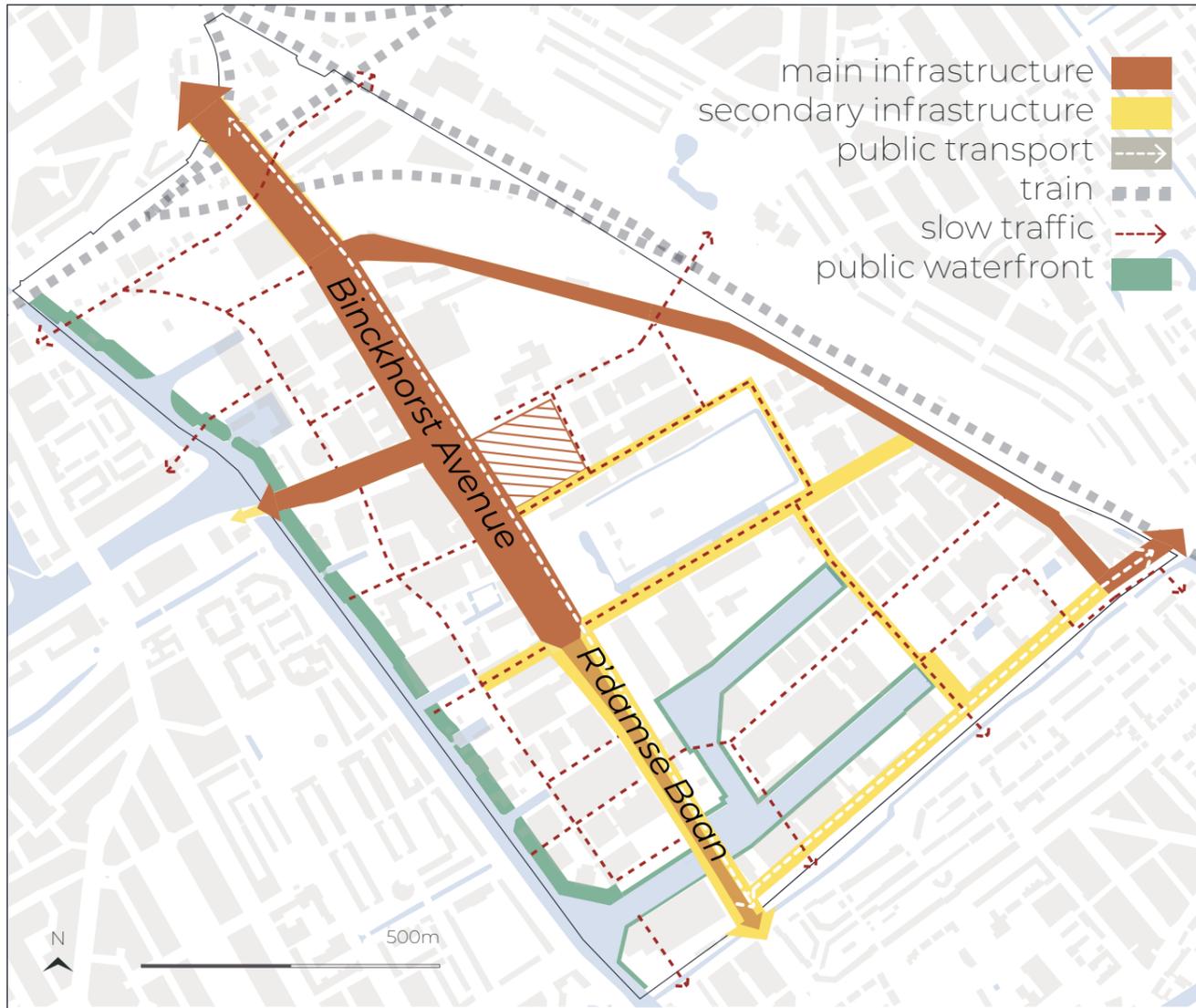
Islands in the neighbourhood



OZ-Architect, 2019

Location analysis

Binckhorst infrastructure



Gemeente Den Haag, 2020

Rotterdamse Baan



Gemeente Den Haag, n.d.

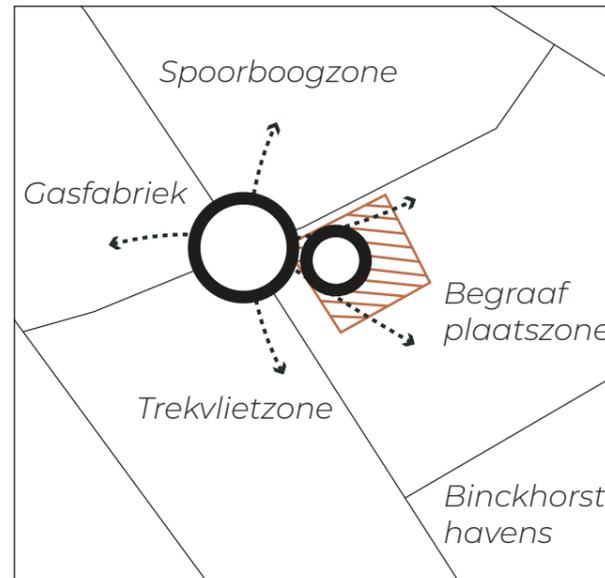
Location analysis



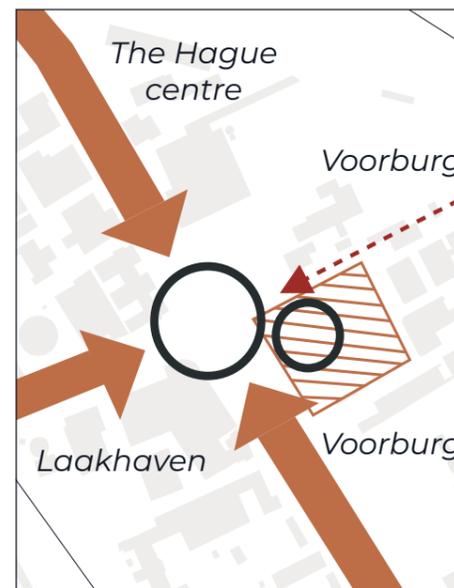
Traffic crossing

Local Ontwikkeling & OZ Architect, 2019

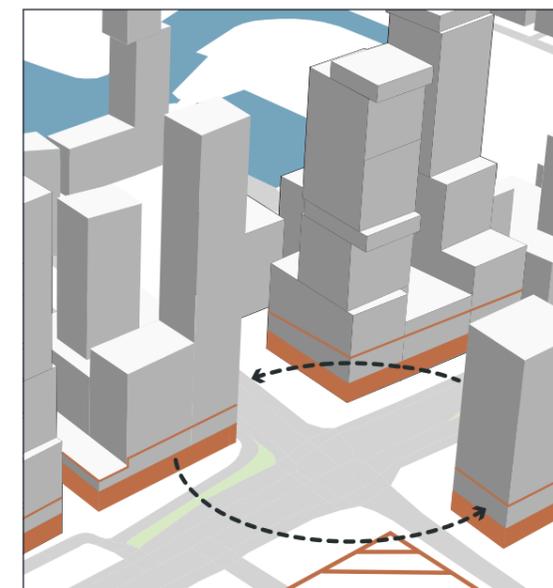
Spatial vision



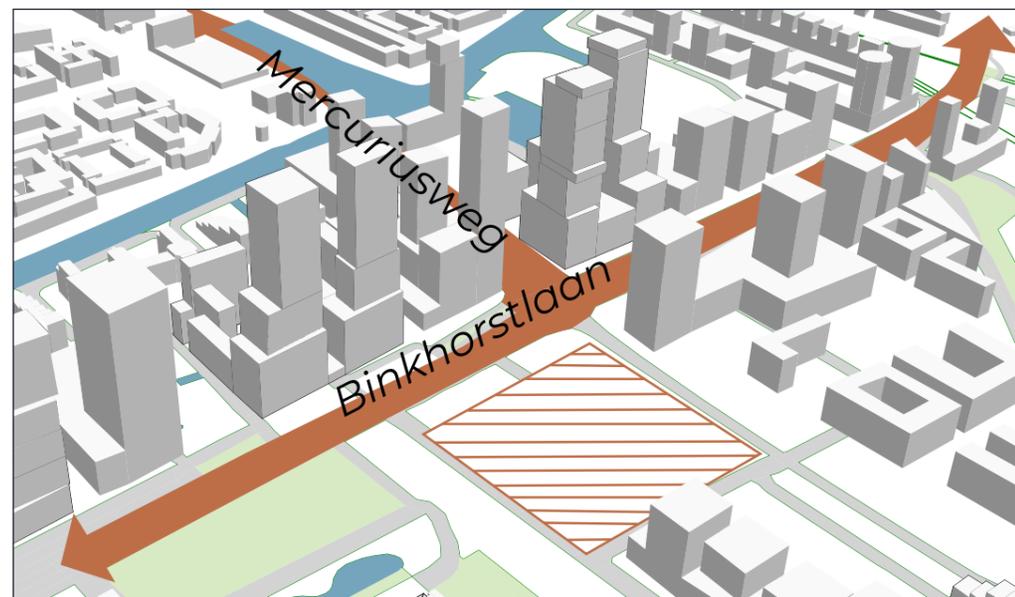
Integrate Binckhorst
east - west



Urban centre
serving Binckhorst and surroundings



Opening up
connecting new developments

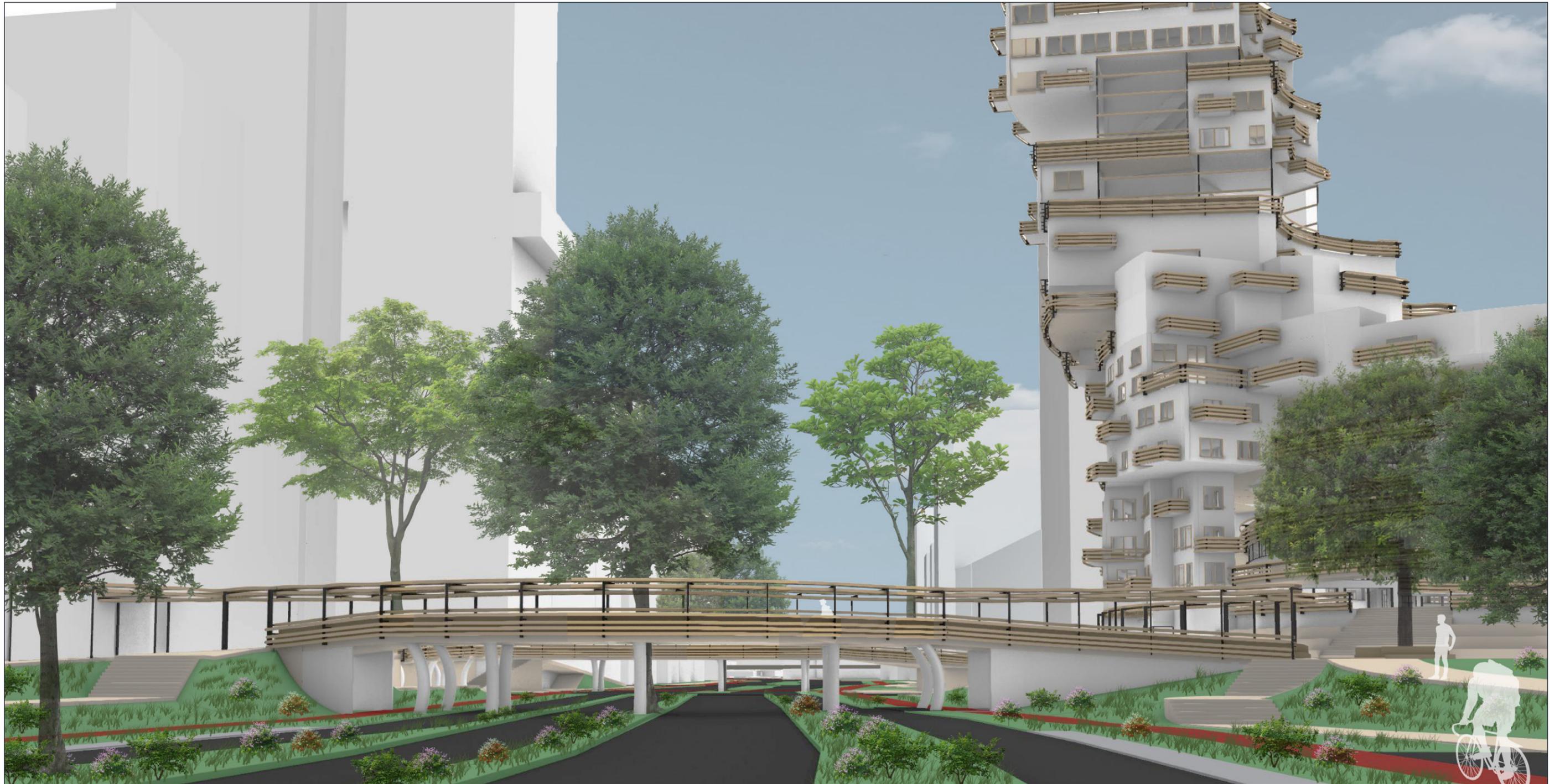


Urban axis
attractive and accessible urban axis

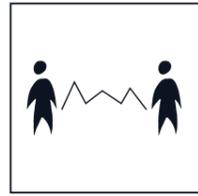


Connecting green infrastructures
accessible walking routes

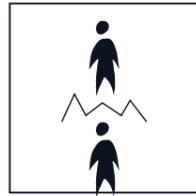
The Concept



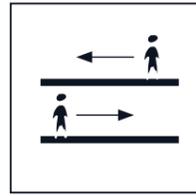
The Concept



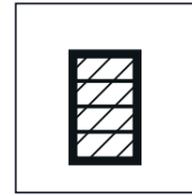
Horizontal Segregation



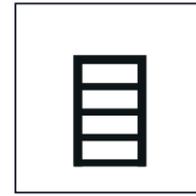
Vertical Segregation



Horizontal life



Homogenous



Rigid

≠

≠

≠

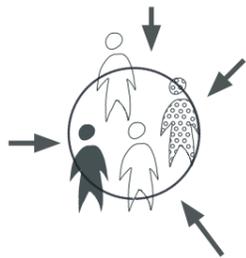
Encounter

Recognition

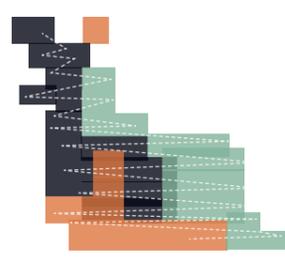
Adaptability



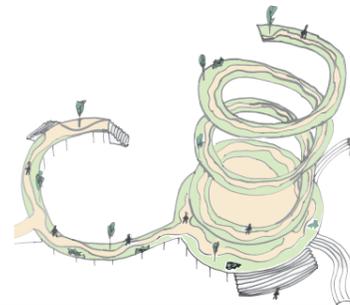
**Inclusive urban
centre**



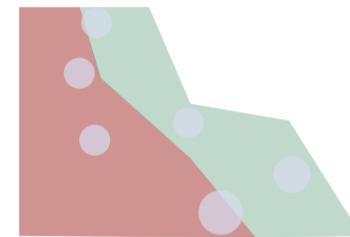
Horizontal layout



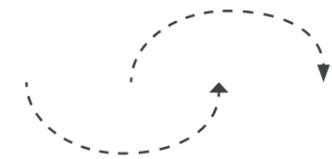
**Vertical living
street**



Pockets



**Adaptable public
spaces**



Design: Urban centre



Design: Urban centre



Rotterdamse Baan
Binckhorst



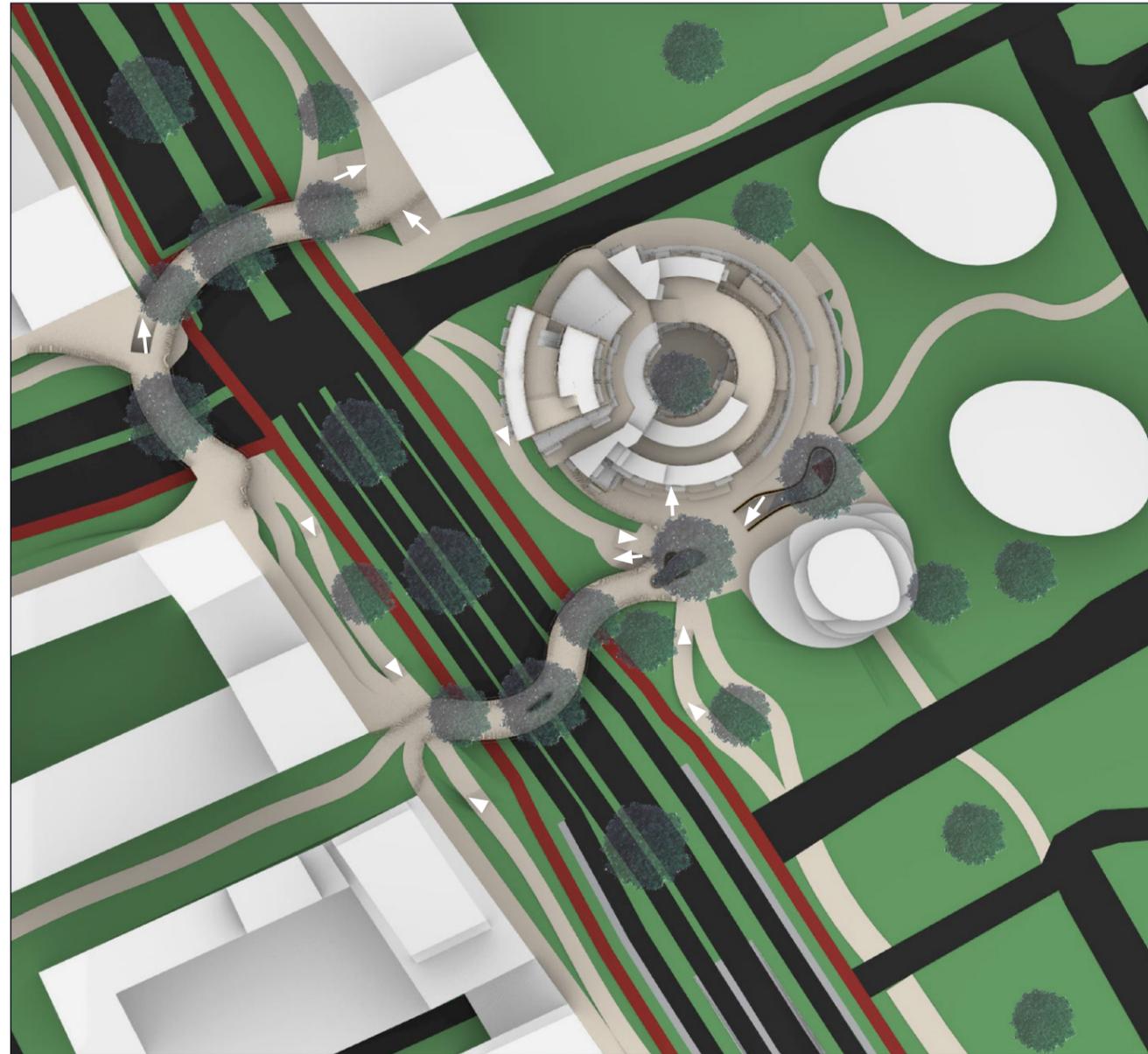
Utrechtse Baan
Haagse Poort
Vastgoedmarkt, 2019

Design: Urban centre



Design: Urban centre

50m 100m N

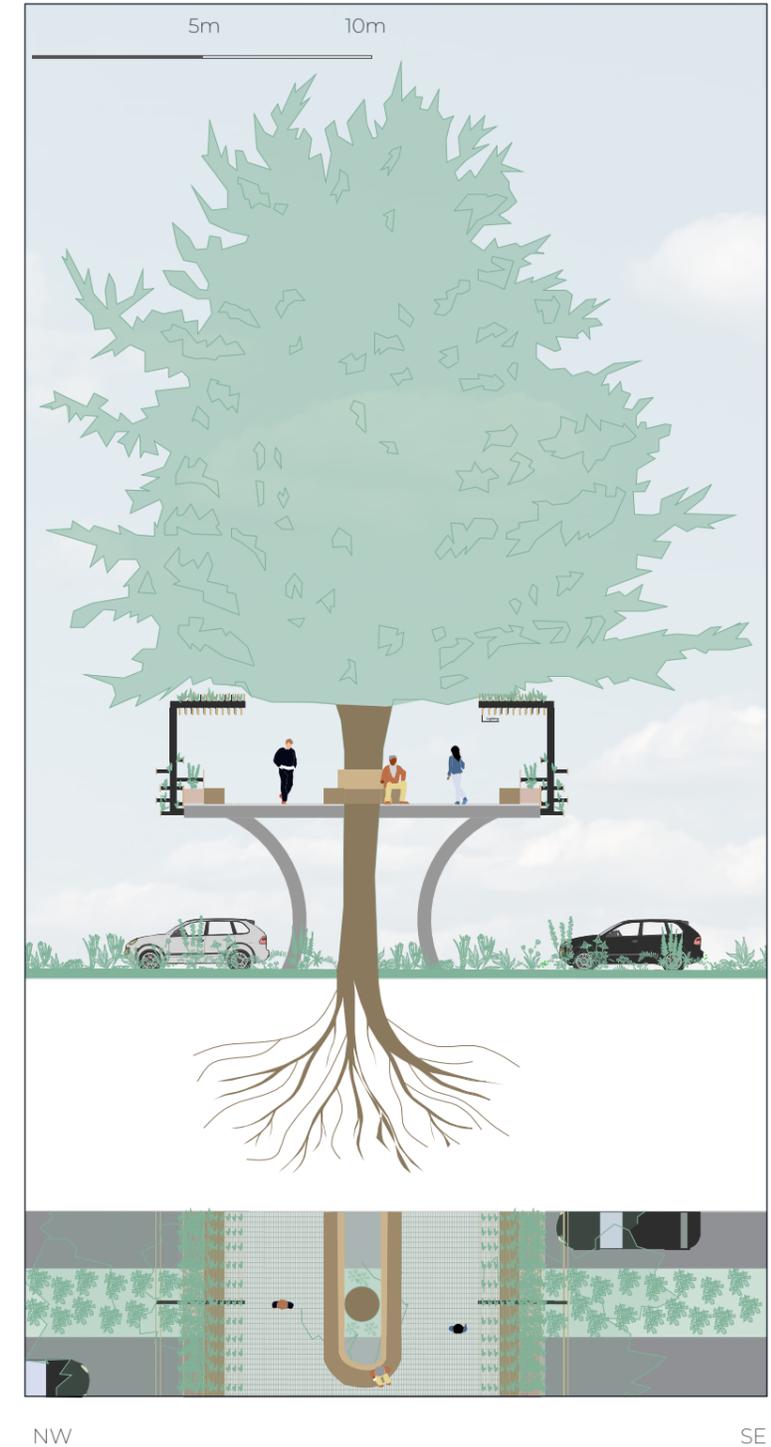


Pedestrian priority
uninterrupted public space



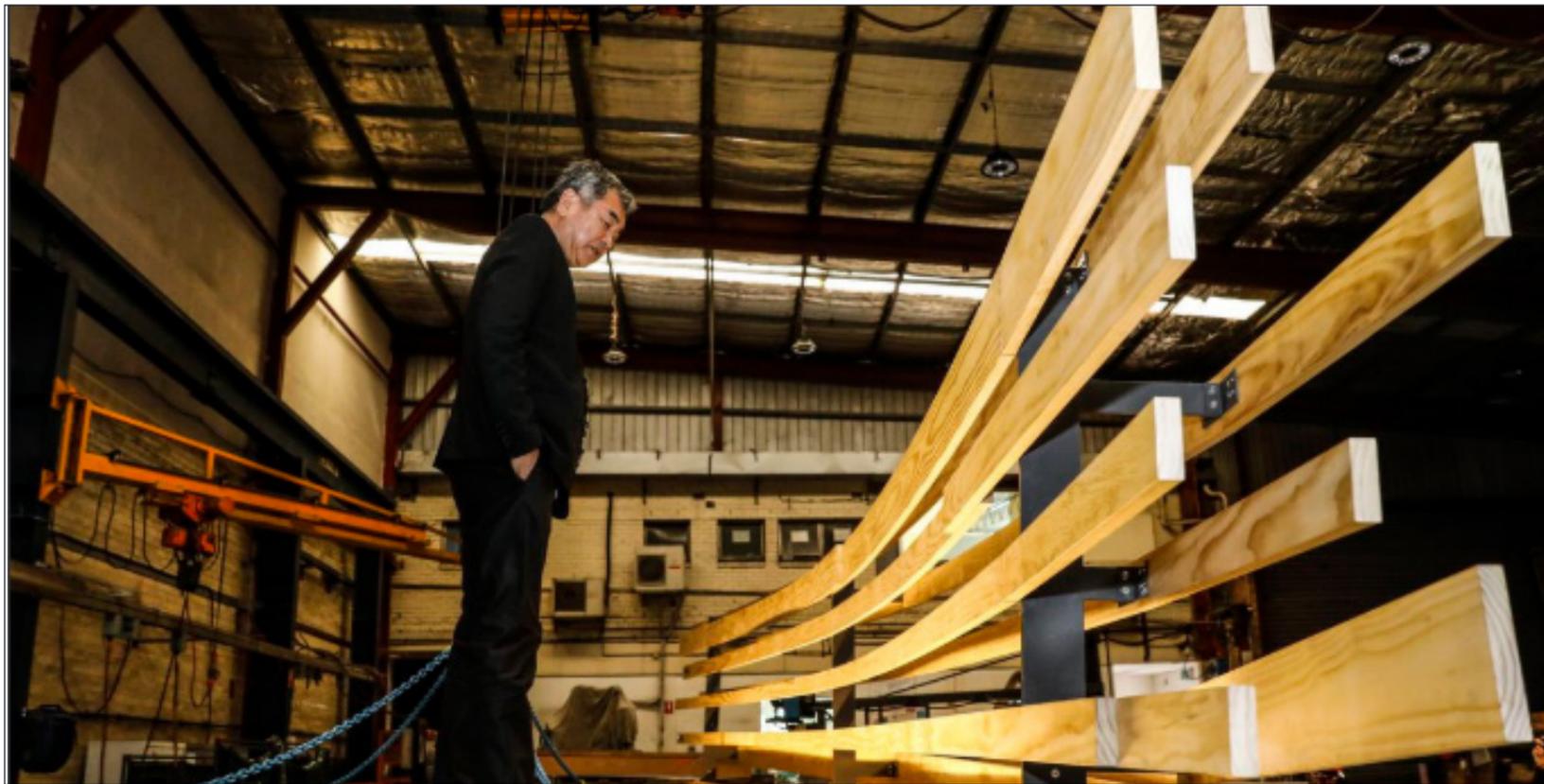
Sloped path
≤ 5%

Design: Urban centre



Design: Urban centre

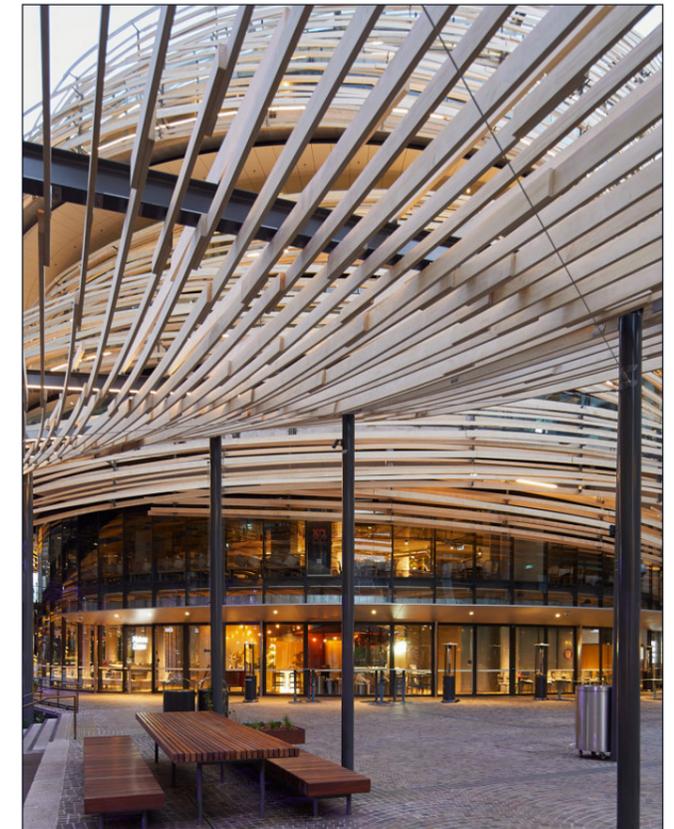
The Exchange Sydney - Kengo Kuma



Ballustrade design

Bended wooden strips

Floodslicer, n.d.



Pergola

Integrating outdoor and indoor spaces

Mischkunig, 2019

Design: Urban centre



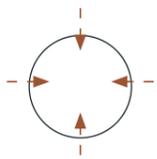
Design: Vertical living street



Design: Vertical living street

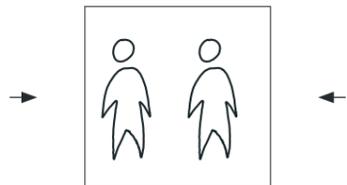
Entrances from all directions

Accessibility of spaces



Social scale

4m - 8m

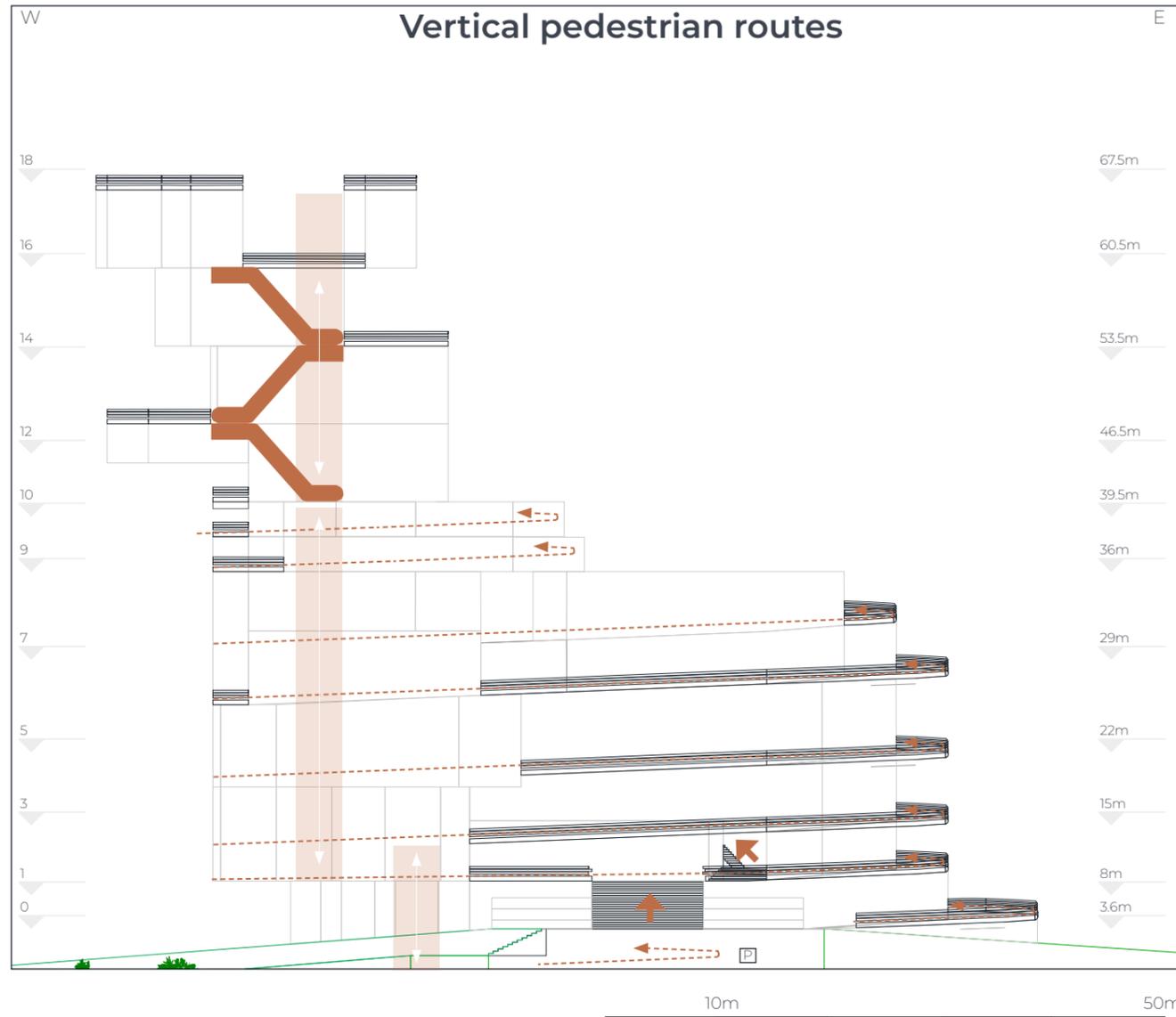


Sloped walk-up

4% slope

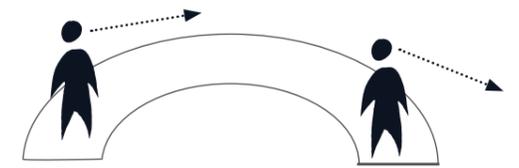


Vertical pedestrian routes



Curved street

Changing perspectives



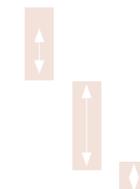
Spiral around

Vertical porosity and horizontal proximity



Elevator system in sections

Stimulate the use of the vertical street and public spaces



Design: Horizontal layout

Collective

Facilities where neighbours can meet while undertaking activities

Commerical

Variation in small scale commerical utilities

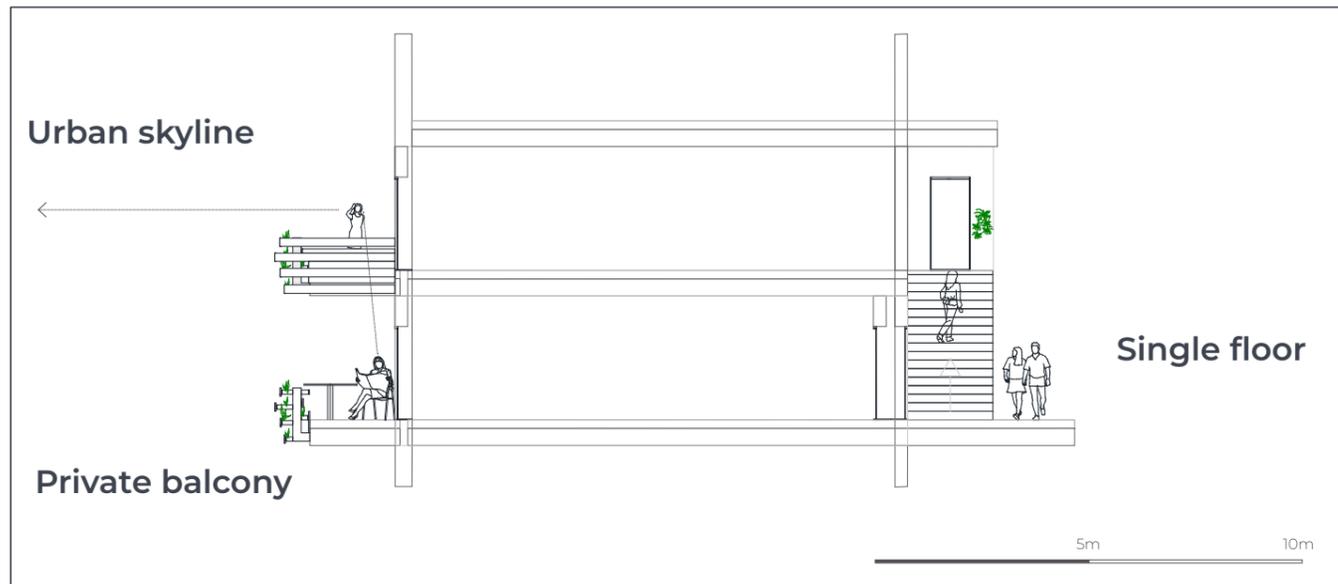


Studio's and urban apartments

Appartments and maisonettes

Design: Horizontal layout

Studio's and urban apartments



Westside



Couples



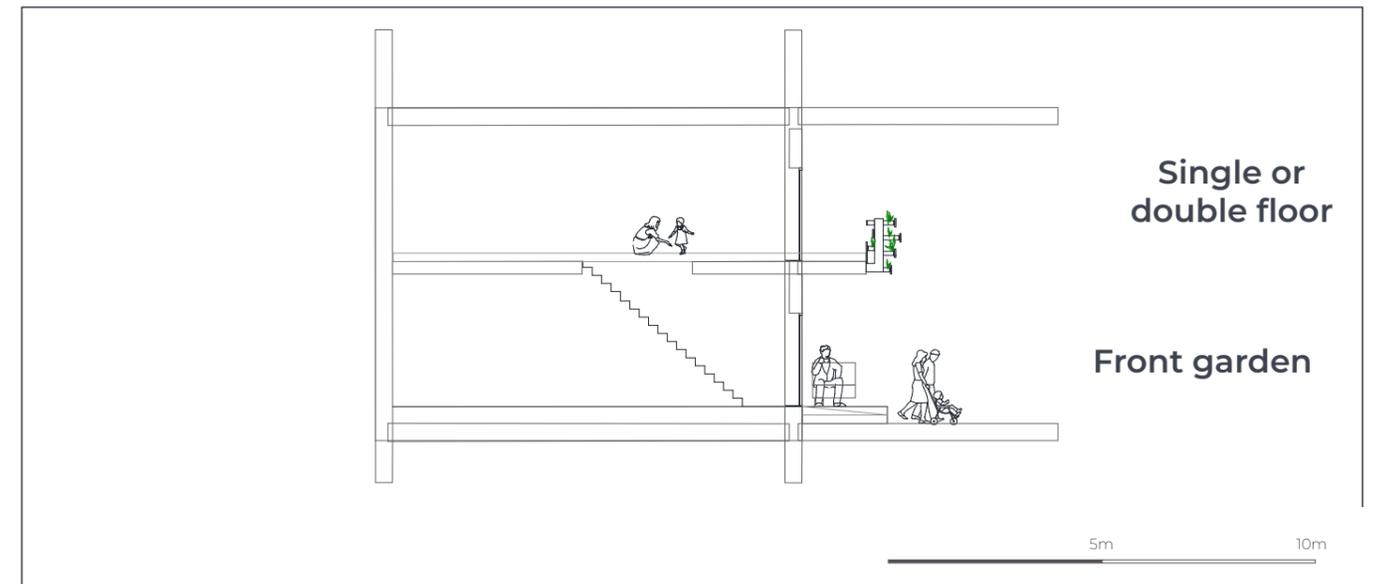
Singles



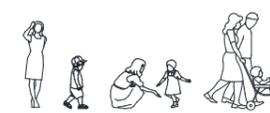
Friends living together

Age: 18 - 35

Apartments and maisonettes



Eastside



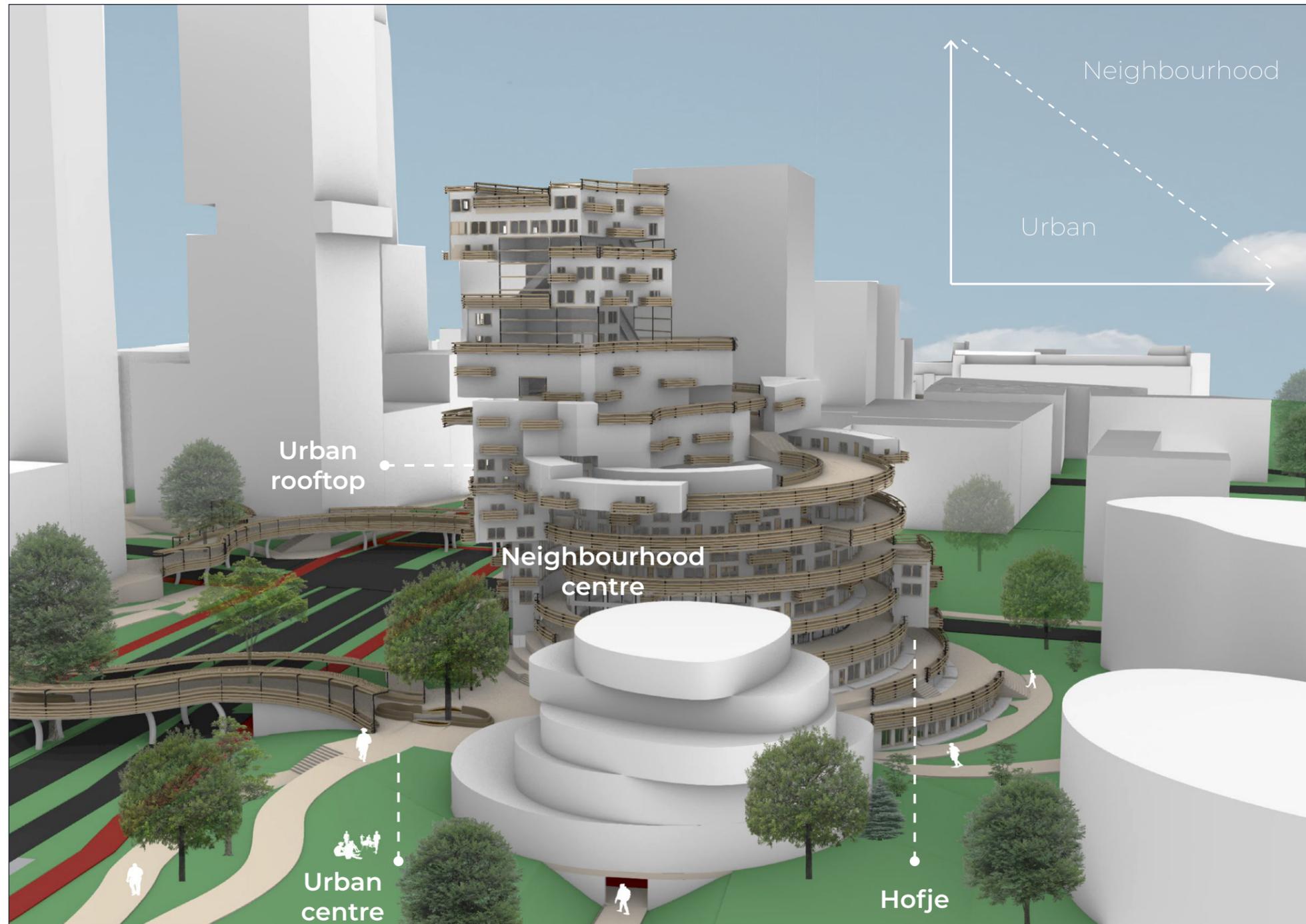
Families



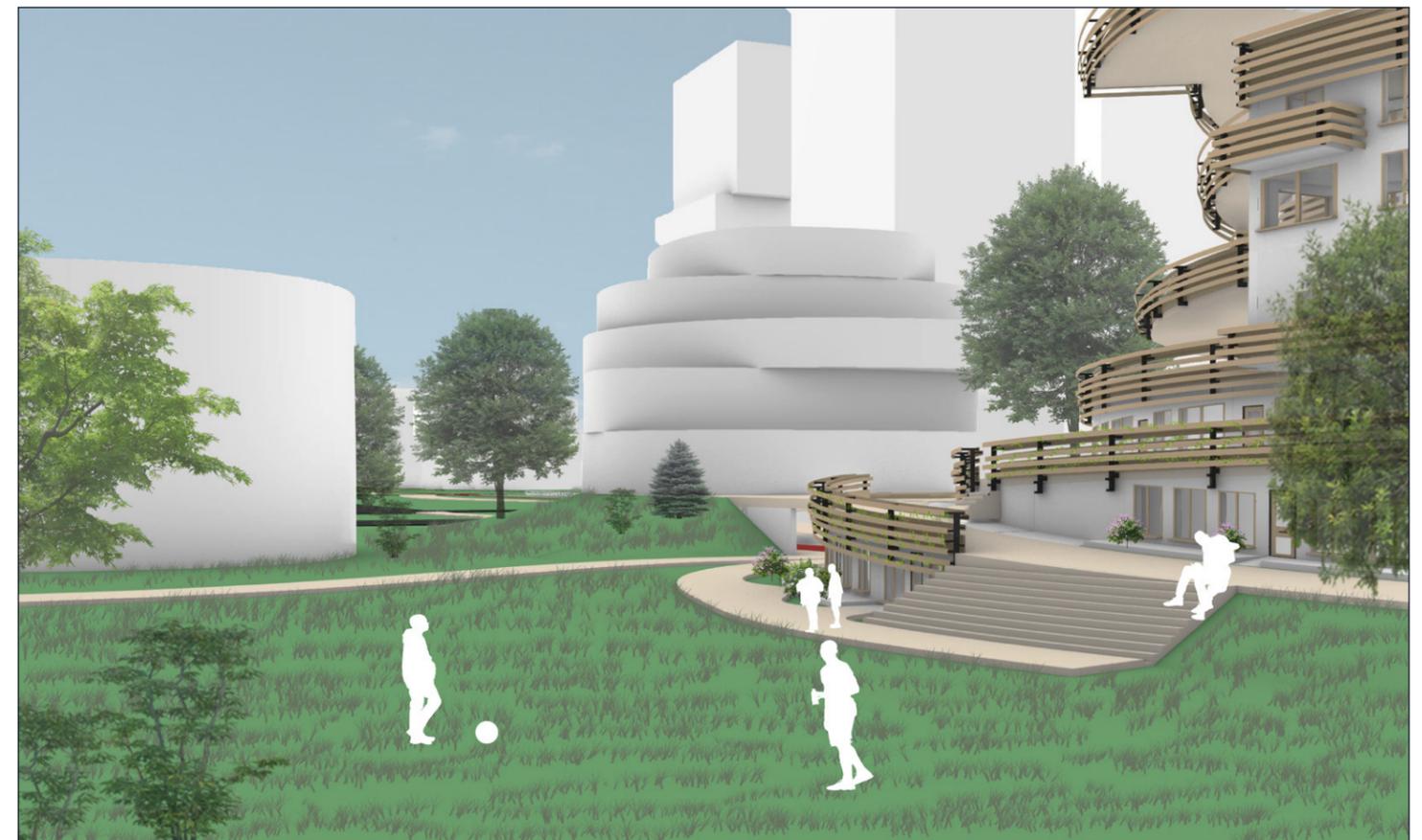
Elderly

Age: 55+

Design: Pockets



Design: Vertical living street



Design: Vertical living street



Design: Vertical living street



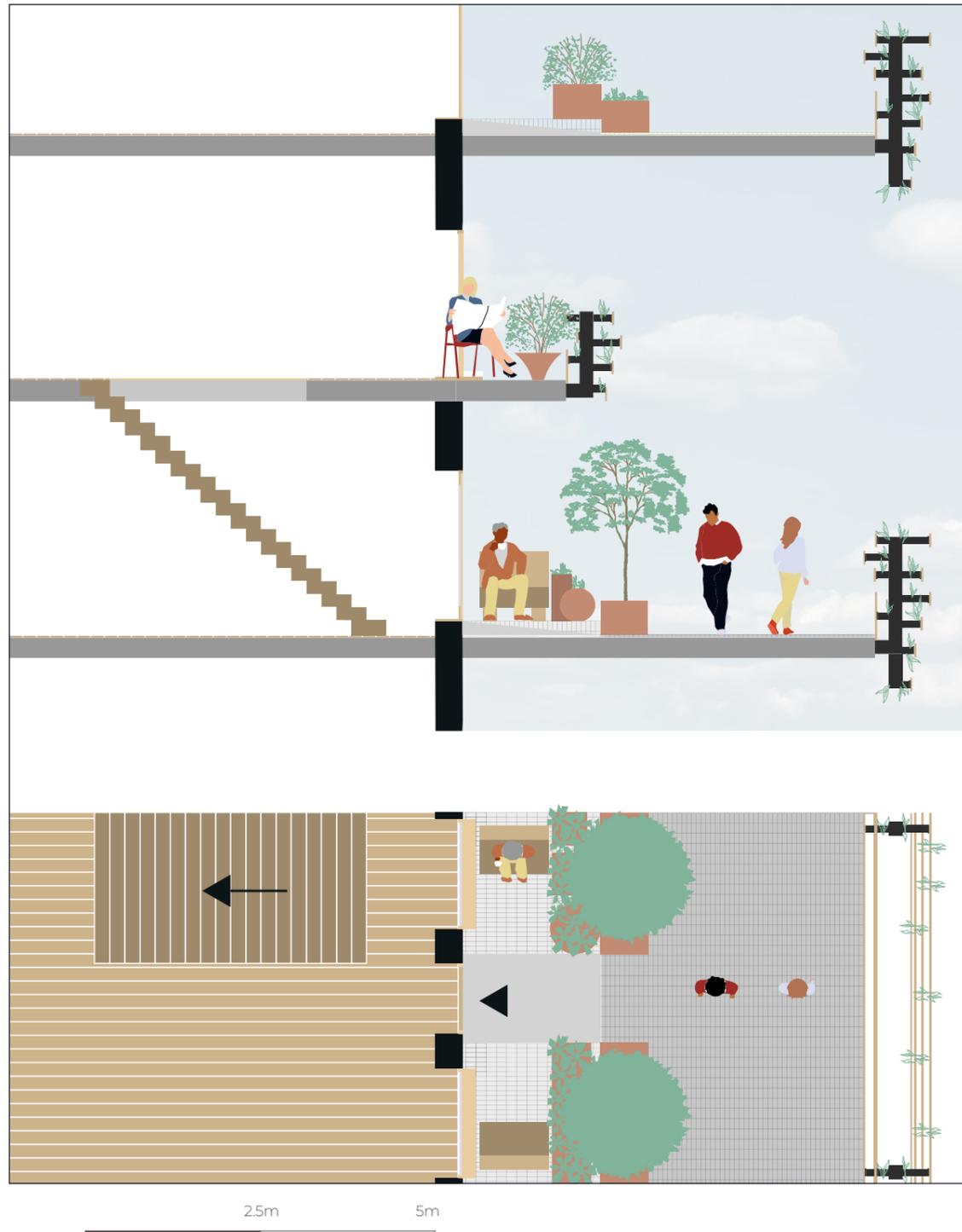
Design: Pockets



Design: Pockets



Design: Vertical living street



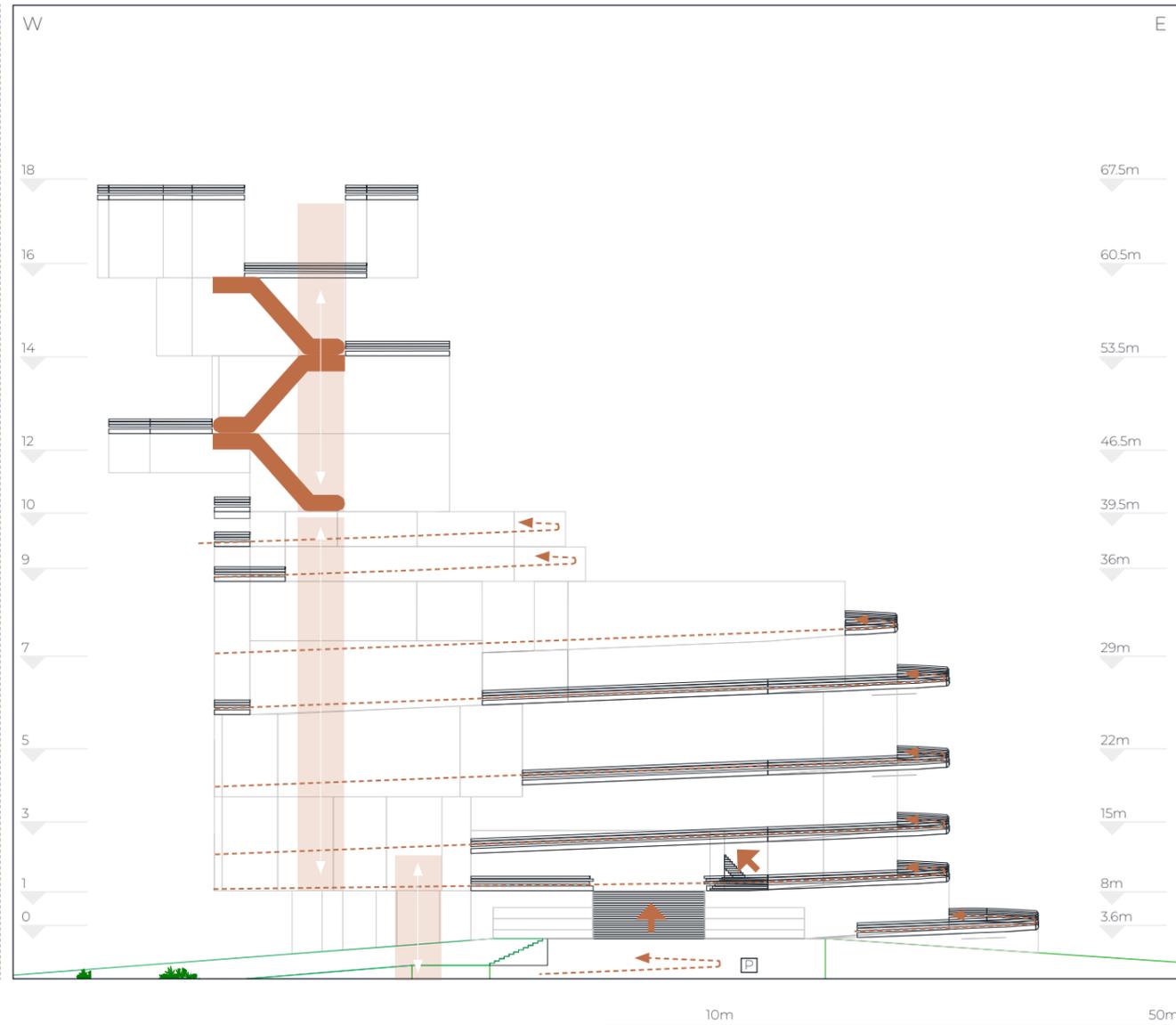
Design: Pockets



Design: Vertical living street

Escalators

The loop becomes smaller and the street continues with escalators



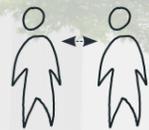
Design: Pockets



Inclusiveness

Encounter

between like- and unlike individuals



Recognition

of heterogeneity and cultural difference of identity groups



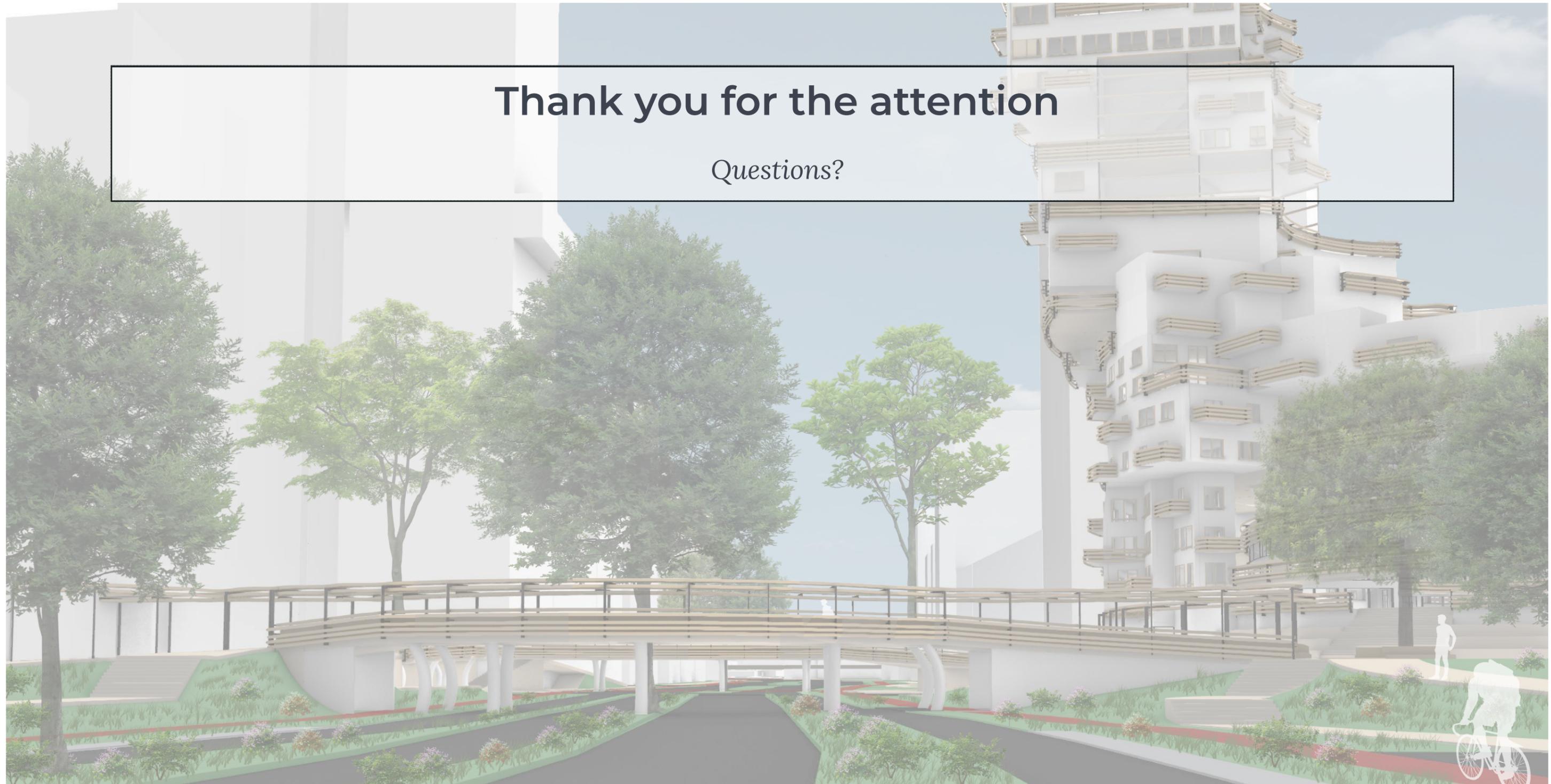
Adaptability

to changing needs and values



Thank you for the attention

Questions?



References

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