

An aerial photograph of a densely packed urban area, likely a slum or informal settlement, with numerous small, closely situated buildings. The image is overlaid with several semi-transparent red rectangular shapes of varying sizes and positions. The text is placed within these red areas.

PLANNING A SELF ORGANIZED CITY

Case study booklet

MASTER THESIS: TIM RUIJS

CASE STUDY

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3.0 Positioning the chapter

In order to get good insight in the practical application of the free development or self organizing urban project this thesis explores three cases. These cases will provide insight in the various practical matters of a flexible master plan. The three case studies that have been selected are Roombeek Enschede, Plant-je-vlag Nijmegen and New Leyden in the city of Leiden. The reason these project have been selected is because of their similarities on the one hand and its difference on the other. Roombeek is a large scale development with a peripheral position that uses a variety of development methods to create a mixed use living area. Plant-je-vlag is a small scale development with a rural position that uses a self organizing development methods to create a mixed use living area. New Leyden is a medium size development with a central position that uses a variety of development self organizing and traditional methods to create a mixed use living area.

Method

The aim of this case study is not only to compare the projects but to explore the possibilities of self organization in these projects. The projects will all be analysed on the hand of a fixed pattern of subjects that are relevant for the redevelopment of Overamstel. The first chapter is a quickscan of the context the plan. The second chapter is an exploration of the masterplan as a whole while the following chapters Grid, Infill, regulations, amenities and recreation explore the specific subjects of the master plan. A conclusion will summarize the findings of the three case study in the same fixed pattern.

3.0.2 Research question

The research question that is important for this chapter is a generic question since there is no specific or detailed research aim. The aim is as generic as the research question is.

What (design) lessons and practical applications can be noted when researching other projects dealing with self organization aimed towards advancing the design of Overamstel?



Fig 35: The neighborhood Roombeek with the Grolsch beer factory before the explosion

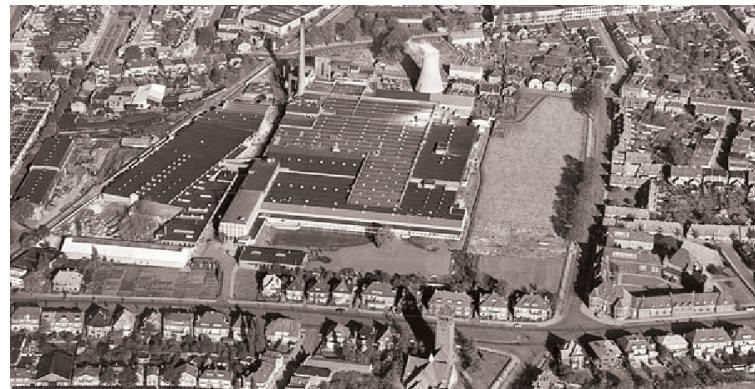


Fig 35: The explosion at S.E. Fireworks at 13 mei 2000 at Roombeek



Fig 35: The aftermath of the explosion killed 23 people and 950 wounded more



Fig 35: The first reconstruction work and masterplan implementation at Roombeek



lot of fashionable instrument to make it look as it is the newest way of living. For the Overamstel case it is imaginable that by increasing the density to more houses per allotment and more owners per building the entire rulebook of development change in relation to the three case studies.

3.4.4 Regulations

Enschede made it really clear who was able to build where. It showed that there is need for a variety of developing parties, social housing cooperation's, project developers and private individuals, in order to (re)development a complete neighbourhood. The mix of development methods reflect that the method of development is also and guiding instrument for the urbanist. In the case of Overamstel it is imaginable that the development method is an important instrument in determining direction in new and existing context.

Apparently there is need for a high degree of control of the architectural image. A lot of regulation is focused on the position and image of the build form. To what degree does the build form needs to comply to the image of the designers of the master plan in order to be successful or at least not disturbing to others? The same is the case for the technical regulations, it presents the regulative subjects as a fact while it is more of an institutionalized opinion. It is not a fact that a front lawn of a certain size in combination with a storm water drain with a maximum protrusion of 30 centimetres and a house with certain dimensions create a better living environment. These technical, architectural and visual instrument are all aimed towards controlling and image. In the plan of Overamstel the right balance between freedom of image, volume and position on the allotment needs to be explored. In the case of Nijmegen the intensions of a new comer needs approval of the current residents in order to proceed with the development. An innovative way of keeping everybody happy but does it work in highly urban environment in Amsterdam? Such initiative and instruments are better at place in a free development scheme than a zoning plan or environmental permit.

3.4.5 Amenities

Nijmegen en Enschede are both mixed use, still they make no provisions for anything other than the development of dwellings. The desire of mixed use

living areas is nowhere to be found except in the text in official masterplan document, therefore there is little distinction between the Leiden approach and Enschede approach while they aim to develop entirely different neighbourhoods. More freedom in plot size (as is the case in Nijmegen), position, typology and context might improve the effect in the allocation of different functions. Both Leiden and Enschede build their functional mix traditionally. In the case of Overamstel provisions need to be made in order to allow and even stimulate other functions than housing in order not to create a conventional neighbourhood with unconventional architecture.

3.4.6 Recreation

Public space becomes very important as it is one of the elements that can be certain in an uncertain development. Because of this provision of grip it is still a traditional element in all the plans. The designer of the master plan has designed the space before it even knows what is going to happen in the plan. No provision of flexibility and freedom that we can see in the allotment for build objects can be found in the public space. In the case of Overamstel the public space needs to be just as free as the infill of the allotments. The Both the Enschede plan as the Leiden plan aims to create attractive public space by using various design gimmicks while the users itself should be able to manage and develop the public space that is intended for them.





3.4. Conclusion

The three case studies have a several similarities and differences that can provide input for the design of Overamstel. The conclusions that can be drawn from the cases will be mentioned below according to the chapter division of the cases.

3.4.1 General conclusions

In most of the plans were free development typologies are tested, similarities in plan feature and tools can be found. All three plans that have been analyzed have a low population density with large green spaces. All plans have a one owner per plot situation which will result in a much lower density than is imaginable in the periphery of the city centre of Amsterdam. The similarities between the three plans show that other element become structuring than is the case in traditional master plans. In a plan where the infill is not certain the elements that are certain become more important. For example historical carriers are being used more literally and as structurally in free development plans. Public space becomes more important as it is one of the few elements that can be defined and used as intermediate between concept and result. In the case of Enschede the public space was build before a single plot was sold. The public space, the streets and the open spaces need to be organized into a clear structure with a defined hierarchy. Every plan shows that a defined grid makes it possible to allow freedom outside the grid.

Another shift in the plans that are involved in free development typologies is the shift towards a smaller scale and local living environment. The selection of plan for the case study as well as other free development plans in the Netherlands all have the same focus on small scale and local activities. For example the scale and type of developments that is involved in shopping malls or a station area (re)development has little relation (so far) with the principles of the case study free development projects. For the scale and development type of Overamstel Amsterdam a different and less local mindset is needed. Overamstel has a similar position as the Enschede case study but may possibly have a far more regional focus in the sense of functions and mobility.

There is a lack of information on the process and the actors that are involved in the developments. Almost all plan information the leads to the start of a development is freely available but as soon as the

buyer has bought its plot the information becomes scattered and very specific. This has lead to difficulties in finding information on the financial, process and organizational side. Only when the building is finished nice pictures and happy home owners are available. The review of the three case study projects therefore is not very critical.

3.4.2 Grid conclusions

As mentioned in the general conclusions the grid is important to the clarity of the free development plan. All three plans use an orthogonal parcellation in order to create this clarity. The roads structure and parking issue are the predominant grid element. Though the grid seems to be important to the layout of the plan and interacting neighbourhoods, the grid itself receives little focus. There is little information on the other elements that the grid needs to have. Elements like cables and piping, water structure, public transport and other aspect of a grid are not mentioned in the fashion the roads network is while it has the same importance in an organic or free development typology.

3.4.3 Infill

The infill of the lots in free development plans is strongly dependant on the desired typology. In Leiden use of several typologies lead to as much different solutions and approaches towards building. These development can only happen when there is proper coordination and regulation. The higher the density and compactness of the plan the more the need for regulation becomes apparent. Is it possible to desire free development in high densities, in environments where a lot of different functions and activities need to coexist? Most of the regulation did not mention a functional regulation. In both the Enschede and Leiden plan developed the mixed use complexes with traditional methods while the Nijmegen plan used a little steering on functions. For the Overamstel case the possibility for control on the position of functions is imaginable.

The three case study examples all have a similar output, one house per allotment, one owner per house. The photo's and images of the Leiden case study could have just as easily be located in Enschede. The Nijmegen case is even more generic, for its use of an old development method in a modern fashion. The detached house is the most common form of real estate in rural environments, plant-je-vlag uses a



3.1 Roombeek, Enschede

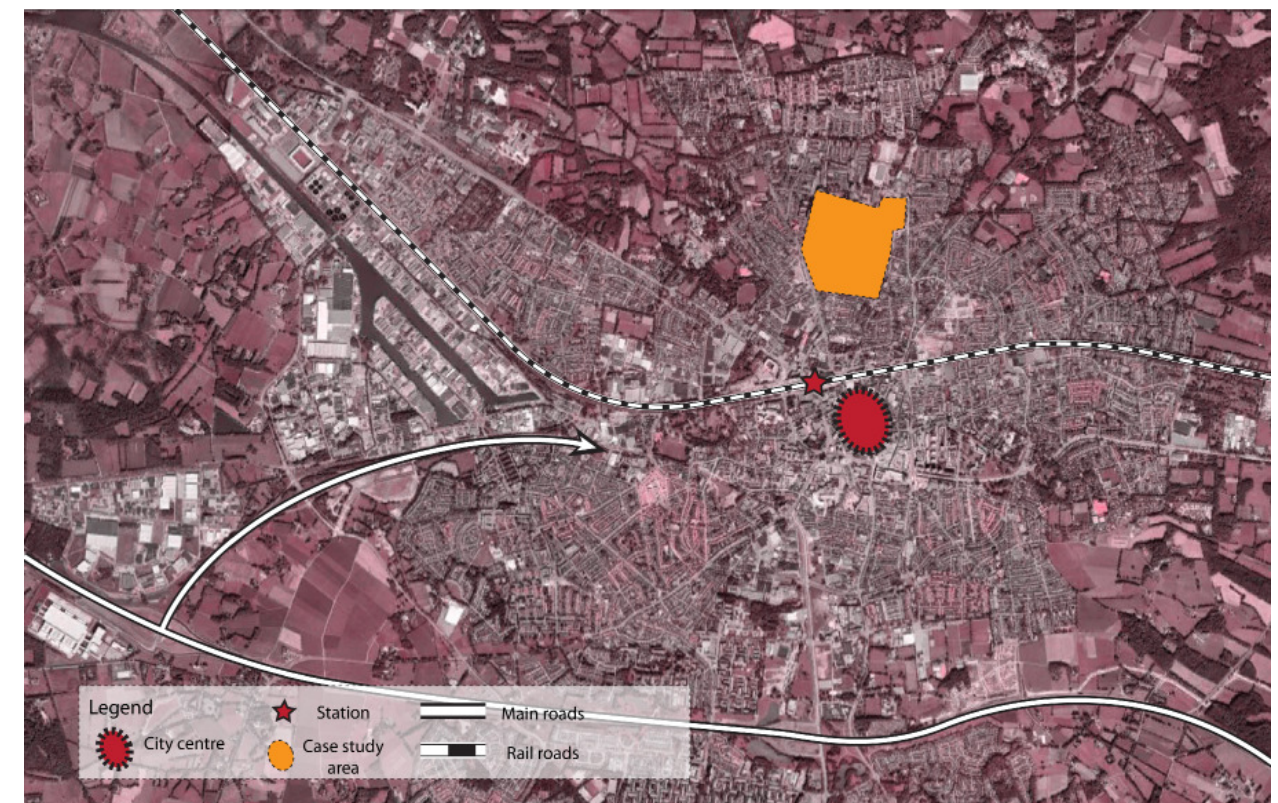
Roombeek is a neighbourhood not very far from the city centre of Enschede. Roombeek is infamous in the Netherlands because of its unfortunate appearance on the news. The explosion that erupted during a fire in a firework storage facility left 23 people dead, injured 950 and destroyed some 200 houses. The event that took place at the 13th of may 2000 left a deep scar in the community and the city. Inquiries into the cause of the accident and people responsible for the this tragedy has been unsatisfying for the inability to find a clear cause and perpetrator. The longer the inquiry took the more apparent it became that the redevelopment of the neighbourhood Roombeek must be something special. This scarred piece of Enschede must become a new heaven for its former inhabitants. These people should rebuild their community as they see fit.

3.1.1 The master plan

The Dutch queen ceremonially opened the central culture centre 'Het Rozendaal' of the neighbourhood in 2008. This marked the official completion of the redevelopment of the catastrophe stricken Roombeek. Roombeek was redeveloped by its own inhabitant under supervision of 'Projectbureau Wederopbouw Roombeek' and the well-known architect Pi de Bruin of

the bureau Architecten Cie. The 43 hectare of cleared land have been rebuild along three axes. These axes are a guiding instrument for the urban development of the neighboring area. The infill of the building field have been given a theme and regulation so its inhabitant can rebuild their own living environment. Now Roombeek has almost 2000 household and 4000 inhabitants. The composition of these households is as various as at the former Roombeek. Young and old, rich and poor live together in this mixed use neighbourhood. The master plan of Roombeek received the Golden Pyramid award for its involvement of the inhabitants and general quality of the plan.

The following text will elaborate on the content of the master plan of Roombeek. The content will be analysed on the subjects; grid, infill, amenities, recreation, organization of actors and finance. The aim of this analyses to explore the structure and facets of the master plan made by Pi de Bruin.





3.1.2 Grid

The historic street pattern of Roombeek is retained and it formed the basis for the reconstruction of the neighbourhood. The historic industrial buildings that reflect the industrial past of Enschede are preserved as much as possible, these objects are a leading carrier of the plan structure. The visual experience of the area is a constant contrast between historic and new buildings, creating a strong regional identity.

The main scheme is derived from the basic lines of Enschede North. The plan has three main axes, Lonneker Spoorlaan in North - South direction and the Roomweg in East - West direction. By connecting to existing roads in the area, the main axes express a spatial hierarchy. The only geometric addition to the plan, the Museum Avenue, which cuts diagonally through the Bamshoeve around and thus the existing Rijksmuseum Twente. This axle connects with the new cultural facilities and gives the plan a clear centrality around the intersection the 'Knoop of Roombeek'. The main structure divides the 65 acre site into seven distinct neighbourhoods, each with

its own characteristic. As an additional layer the area is dissected by three diagonal 'Bleken' or open grass fields. The green structure and structure of public space is adapted to the axes, the positioning of these spaces created spatial hierarchy. Some of these public spaces have been developed before the first lots were sold so investors could get an impression of the future possibilities. The credo of the master plan was; public space first.

3.1.3 infill

The neighbourhoods are created as large blocks, each with a distinct edge and an inner area. The typical Enschede variation of individual buildings are positioned in the centre of the urban blocks, behind the edges along the Lonneker Spoorlaan and the Roomweg. The inner areas of the blocks have an assemble-like effect, where developers, individual builders and corporations can develop real estate. The clear hierarchy in of public and private space in the building blocks, creates clarity about what the front and the back is. A sophisticated system of streets in



Sustainability

Even in free development zone sustainability matters. The New Leyden plan has several restrictions concerning input and output of matter. It demands a EPS of 0,7 though only legally an EPS of 0,8 is required. Recommendation on high Rc-values and high U-value for glass. Also requirement on wood, sound and other materials need to met in order to be able to apply for a subsidy of almost 2.500 euro. The sustainability requirement do not differ per building block as they are generic for the entire plan.

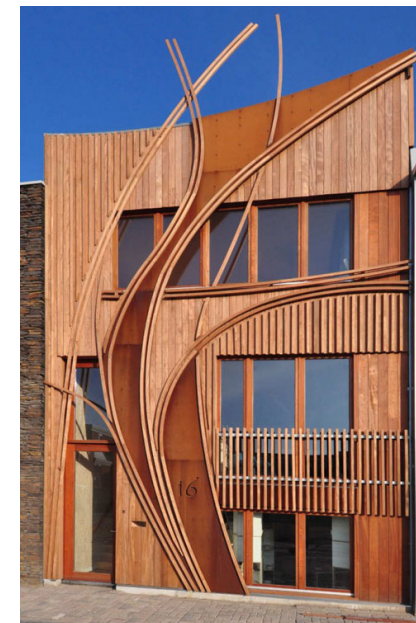
3.3.5 Amenities

The Marepark and Veld38 project have no amenities and focus solely on building dwellings. The Skyline New Leyden project has 1.400 m2 commercial floor space. The Willem de Zwijgerlaan is selected as a

concentration point for functions and activities. Most of the daily and non daily shopping activities and services are just around the corner in the historic centre of Leiden. The amenities on the Skyline Leiden project can have a regional character for its accessibility and central position pertaining to the centre of Leiden.

3.3.6 Recreation

New Leyden has several green spaces for recreation. The designers have purposely added a lot green in the plan in order to compensation for the lack of green in neighbouring living areas. A bridge lifts a park over the Willem de Zwijgerlaan and connects the green to the Driemanschapkade canal to the green setting of the Mare park. By doing this the plan establishes a recreational route from the city centre to the northern parts of the city.





- collaboration with technical advisor)
5. Cost estimate, based on definitive design and indicative for contractor
 6. Building permit, building code and zoning check (in collaboration with technical advisor)
 7. Buidling specifications, detailed definitive plans by architect
 8. Tendering, the home owners association is responsible for the tender of the building framework and garage the individual contractors will do the rest
 9. Uitvoering, strict regulation for the layout construction site must be taken in account

3.3.4 Regulations

The technical manual start with: 'congratulations with your purchase of your building plot', the document is profiling itself as an a game play book for the future inhabitant. The document assists the builder in assimilation the technical regulations and sustainability targets. The following text and images will explain the content of the document.

Conditions

The chapter conditions elaborates on the building possibilities and restrictions per variation in block. Though the block 42 block of Veld38 look the same there are subtitle differences. Difference in block size result in other solutions for parking and therefore a different variation on the urban block typology. The general conditions will determine the usage and image

of the neighbourhood. The most important conditions have been noted down below.

1. The buyer of a lot can purchase a maximum of two lots next to each other for the construction of only one dwelling.
2. Each lot will have an house, or a in combination with office and atelier.
3. The lot will be build up over the entire width, when two lots are bought this condition only applies for one lot.
4. Setbacks are possible in order to create front gardens. The corner houses must maintain the 3 meter setback for the general building alignment.
5. Each lot has a lot passport which indicates the maximum volume, within these parameters the builder is free a he/she sees fit.
6. Outside of the lot is a building restriction, only protrusions of 30 cm are allowed.
7. The sides of the head and tail dwelling must have a minimum of 10% transparent surfaces.
8. The material used on the sides of the head and tail dwellings are of the same material as the front façade.
9. The property boundaries must comply according to Dutch law. In New Leyden a maximum height of fencing of two meters with an 80% transparency is maintained.
10. It is not allowed to build more than one dwelling per allotment.

Bijzondere bepalingen veld 11

- De kavels zijn individueel te bebouwen, er is geen gemeenschappelijke parkeergarage; het parkeren gebeurt langs de openbare weg (kavels 2 t/m 7), of op eigen terrein (kavels 1, 8 en 9).
- Bij de kavels 1, 8 en 9 dient minimaal 1 parkeerplaats op eigen terrein gerealiseerd te worden. De positie van de parkeerplaatsen op eigen terrein is vrij (P op de tekening indicatief).
- De entreezijde (het adres) kan afhankelijk van de situatie voor de kavels 1, 2, 3, 8 en 9 gekozen worden aan Pasteurstraat, Ampèrestraat of Joulestraat.
- Indien achtergevel en voorgevel beide aan de openbare weg grenzen is eenheid in materiaal gebruik vereist. Zowel de voor- als achterzijde mogen inspringen.
- De NUTS- en riool aansluitingen dienen aan de Pasteurstraat of aan de Ampèrestraat zijde gerealiseerd te worden.

KAVELS NIEUW LEYDEN FASE IV

Veld 11 kavel	lengte in m. (ca.)	breedte in m. (ca.)	m ² (ca.)
1	14,3 - 15,9	6,6 - 9,8	122
2	15,9 - 21,3	6,6	123
3	21,3 - 25,7	5,4	127
4	9,7 - 15,3	7,0	88
5	16,0	6,0	96
6	15,3 - 20,2	6,0	107
7	16,0	6,0	96
8	20,2 - 24,2	5,0	111
9	16,0	6,0	96

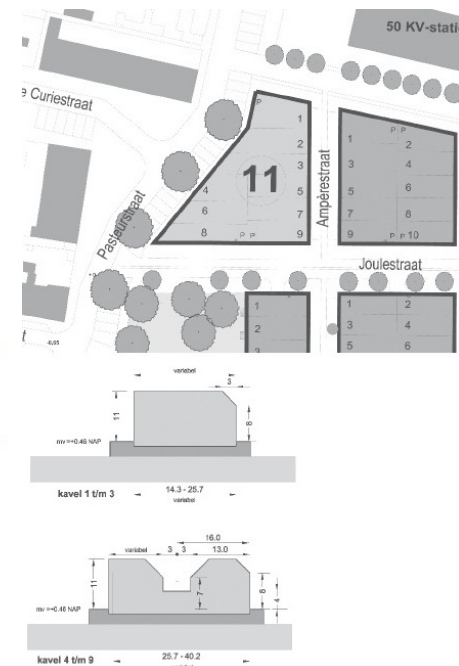


Fig x: Example of specification and regulations per urban block



conjunction with parking spaces at the rear of a plot provides a relief of the area in terms of the number of parked cars on the street.

The type of allotment in the Roombeek master plan are small grain lots meant for mixed use purposes. These lots can be bought by individuals and or businesses in order to be developed. Some neighbourhoods as the Talma, het Roomveld, the inner area Menko and future redevelopment of the Grolsch factory, are developed by corporations and developers. The expression of individuality in the real estate objects is a requirement for all forms of patronage in the area.

3.1.4 Regulations

The master plan of Roombeek has a unique way of dealing with the image control and appearance of real estate. For many people the main attraction of building as private commissioner is the freedom of creation and it should not be restricted. Roombeek is divided into zones of various degrees of image control. The places that serve a public function or the places that have a high population density have the highest degree of image control. The buildings in these locations of high image control are designed under supervision of designer of the masterplan Pi de Bruin. He supervises the coherence in building volume, shape and material.

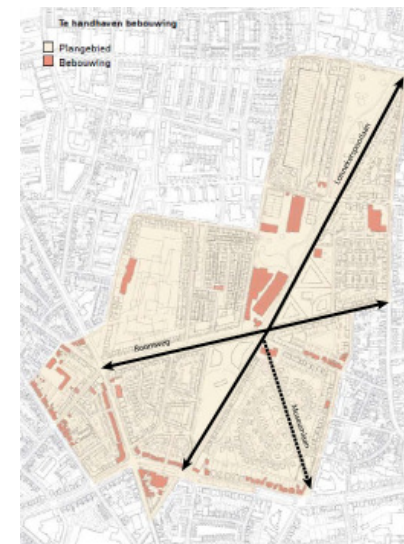


Fig 35: Preservation of objects and main axes of Roombeek

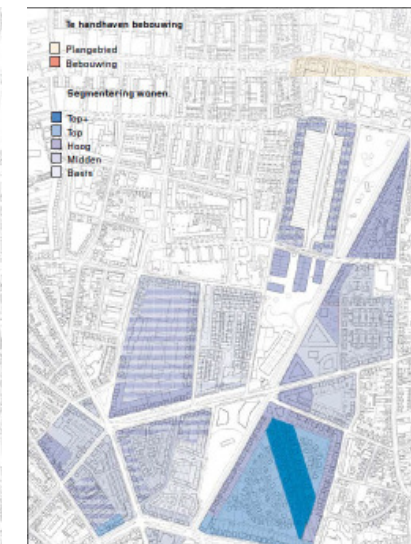


Fig 35: Segmentation of real estate prizes of Roombeek

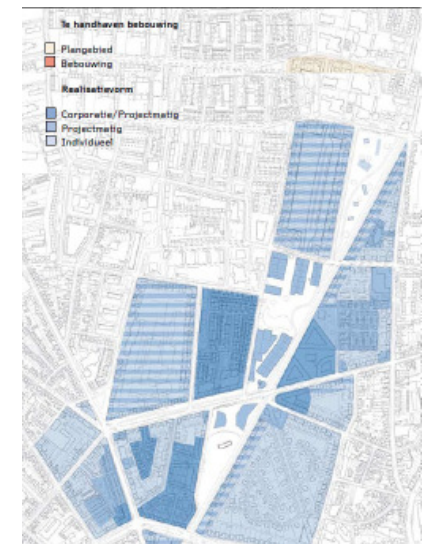


Fig 35: Type of development of Roombeek





In the quiet residential streets, the image control is low. In addition to size, height and building percentage the private buildings do not have to meet requirements of the 'welstandscommissie'. This method produces a new and different spatial configuration that Pi de Bruin claims is new to the Dutch urban context. Roombeek is an example of consumer freedom, not on the scale of an individual building, but on the scale of an entire district.

3.1.5 Amenities

One of the explicit ambitions in the master plan coincided with the wishes of affected and interested parties, was to create a mixed live and working area. The reason for this is not only the return of the former businesses in the area, but also the premise that the fine-grained mix of activities constitutes to a more attractive living environment and provides social security. Anchor functions like the culture cluster and the telematics Institute use the industrial heritage and form addition to the attractiveness of the city. In the design of the main structure of the master plan, different types of zoning are designated by ratio for amenities and housing. The greatest degree of mixing

and thus the strongest urbanization occurs around the intersection of the Lonneker Spoorlaan and Roomweg, the central point in the plan.

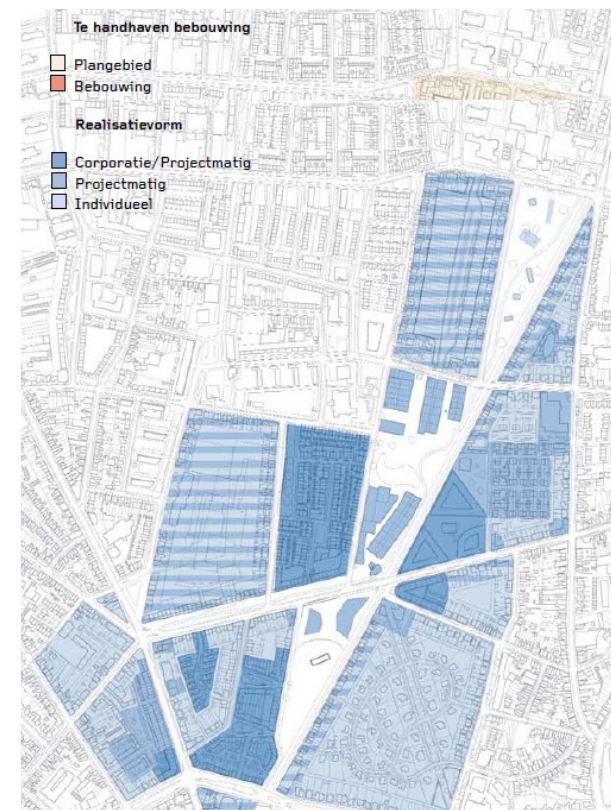


Fig 35: Projection of development method in the Roombeek

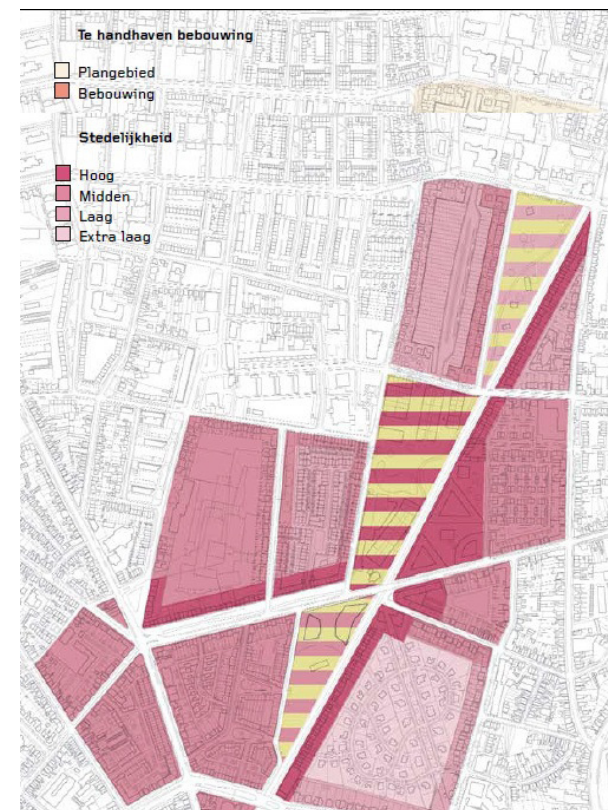


Fig 35: Projection of density and build volume in Roombeek

(like the parking garage), the Dutch building code and master plan demands and presence of the future home owners to several meeting throughout the process. This planning document proves an overview in the essential judicial, financial and participatory element when building in New Leyden.

The design

The chapter design elaborates on the general recommendations that apply for every individual builder. Some recommendations are practical and concern the collective sustainability demands (district heating, sustainability consults, ground

decontamination, public space and green roofs, roof garden) of the master plan. Other recommendations concern the documents and protocol that are involved in the master plan. From start to finish the user is introduced in the terminology of an architect. Below the process in short is show in nine steps:

1. The step Choice of Architect (individual or as a several home owners)
2. Plan requirements (PvE)
3. Preliminary design, needs approval by neighbouring plots (in collaboration with technical advisor)
4. Definitive design, together with collective garage (in

Example of possibilities in Marepark typology

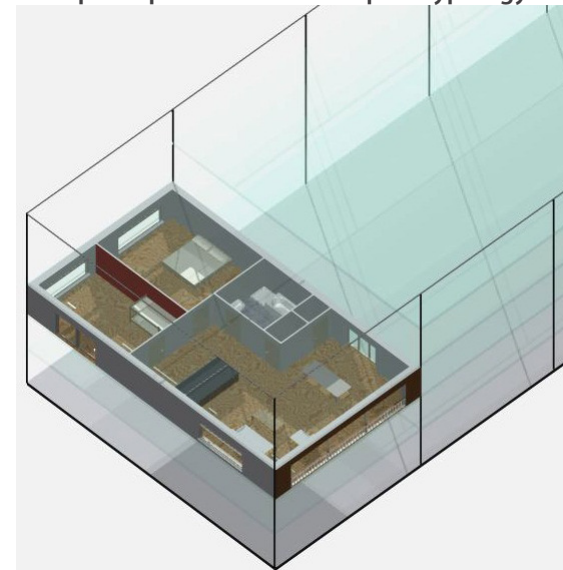


Fig x: Basic dwelling



Fig x: Basic dwelling + gasthouse, balcony, atelier and office



Fig x: Basic loft / studio



Fig x: Basic typology loft / studio with terras and garage





je vlag. The content will be analyzed on the subjects; Grid, infill, amenities and recreation.

3.3.2 Grid

The grid of new Leyden is very basic and deserves no elaborate explanation. The short sides of the building block are oriented on a street while the roads between the long sides of the building block are car free public space. This is possible because all the parking of the dwellings is resolved in a central street in the middle of the urban block.

In the documentation of New Leyden there is little elaboration in the cables and piping that serve dwellings. New Leyden master plan has a separate sewage system and a short chapter on the position and depth of the cables and pipes clarifies the where every household can connect to the grid. Every time a house wants to connect to this network the paving needs to be removed in order to make the connection. There no mention of communication cables and ground water levels.

733.3 infill

The Manual of New Leyden is written by an organization whose sole purpose is to assist the builders in their building effort while safeguarding the rules and quality of the Veld38 plan. New Leyden C.V. has budget for stimulation of certain desired elements in build form and public space. The budget is predominantly used to subsidizing the advisory role of expert in the individual or collective building processes of the inhabitant.

Building your own house

In order to empower the future builder of New Leyden the opening chapter provides clarity on the main elements that are involved in building your own home. It elaborates in the estimates cost and subsidies so builder knows what to expect. These expectations place New Leyden in the upper segment with prizes of development between €350.000 and €500.000. The role of subsidies and advisory input of expert is explained because of the typology of the New Leyden block, and individual lot with a central collective parking garage. The chapter elaborates in the role and responsibilities of a technical advisor and a process advisor. These two advisor will guide each individual building process from beginning to end the entire building. The technical advisor will provide support in the when dealing with the architect, constructor, application of permits and compliance to the Dutch building code. The process advisor will provide support in the coordination between all involved parties, provide enthusiasm, safeguard the planning process and provides input from New Leyden C.V..

The building process

This chapter takes the potential builder in new Leyden by the hand and provides information from the moment of tendering for a building lot to the handover of the keys of the house. A planning document shows fixed miles stones and advisory mile stones in order to assist the client in the complexities of building a house. The need for a collective body that safeguards the non individual aspects of is a mandatory membership of the home owners association. This planning document is linked to judicial aspect of the collective elements



Fig x: Veld38 typology of facade composition



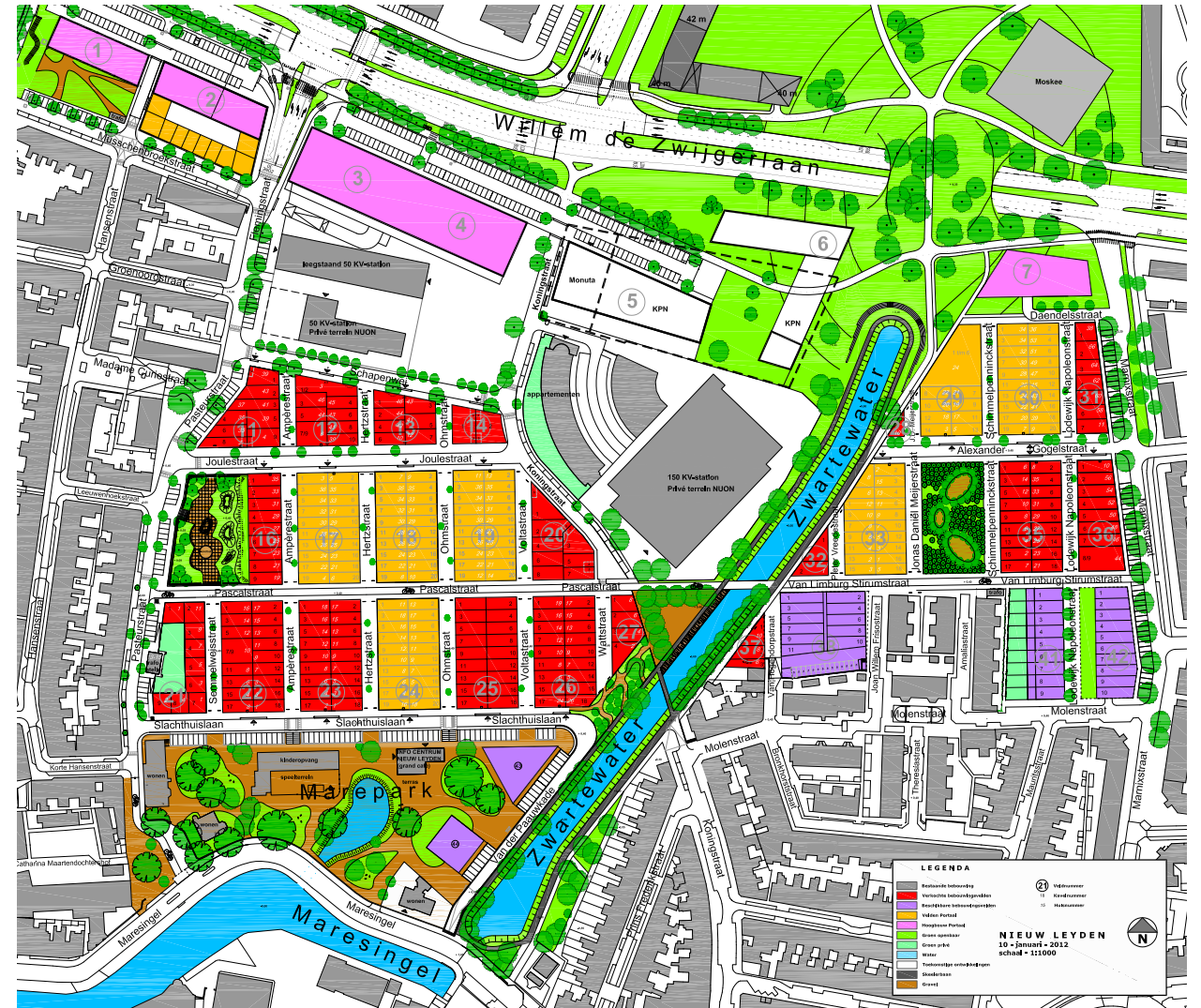


Fig x: Masterplan by MVRDV of Nieuw Leyden, part of Mooi Noord Leiden



Fig x: Model of Nieuw Leyden, part of Mooi Noord Leiden



3.3.1 The master plan

The 16 hectare of the New Leyden project are build-up of several sub element, Leyden Skyline, Mareveld and Veld38. These plan elements all have their own focus and development type. The master plan is designed by the renowned Dutch bureau MVRDV and has a total of 670 dwellings. 'The urban framework is designed in a way that it guarantees the largest freedom possible in filling in the plots. Along the main road (the Willem de Zwijger Boulevard) a series of characteristic buildings are developed with a mixed and diverse program, such as housing, retail and education' (MVRDV, 2011). New Leyden is part of a new green structure trough the city and gets a roofed green crossing over the hectic Willem de Zwijgerlaan.

The New Leyden Skyline project is a high-rise strip along the Willem de Zwijgerlaan that will add conventional dwellings in seven high-rise blocks. The plan expects to deliver 42 starter apartments, 8 family dwellings, 46 social housing apartments and 1400 m2 commercial floor space. This plan part will not be elaborated on further for its conventional approach does not add value to this research.

Veld38 or Field 38 it a plan where only the dimensions of the block and plots are fixed, the design of the façade, floor plan and number of floors are free for the user to determine. The 262 plots in Veld38 will be developed within the framework of so called private client- and consumer driven development.

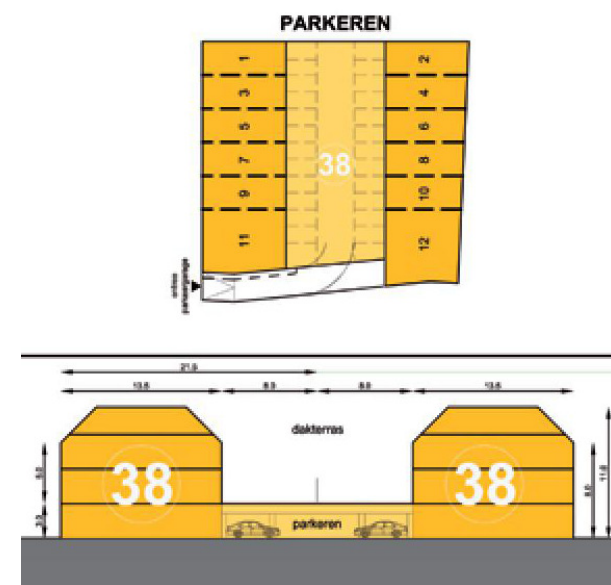


Fig x: Veld38 typology

'The urban plan gives strict parameters to ensure the relative cohesive context of the urban grid, but at the same time offers enough flexibility for consumer driven developments' (MVRDV, 2011). MVRDV tries to recreate a modern version of Leiden's historic inner-city typology of individual row houses in order to create cohesion and relation with the context of Veld38.

Marepark project is a campus like setting where solitary objects are situated in a green field. The Marepark blocks have a fixed volume and typology but allows the user to develop its own floor plan.

In order to create a lively neighbourhood that answers to the collective needs of the city and also serves the individual free spirit of its inhabitants the development must be controlled to certain degree. Two important guiding document assist the new home builders in their quest to a affordable and qualitative development. The Handleiding Nieuw Leyden or Manual of New Leyden is a short overview of the main element concern and process are defined. The second document, the technical manual elaborates on the rules of engagement or rules of development. This document both restricts and accommodates the builder by setting out rules and simulations. This case study will shortly explain the importance and content of these two document in the light of the flexible development of Overamstel in Amsterdam. The following text will elaborate on the content of the master plan of Plant

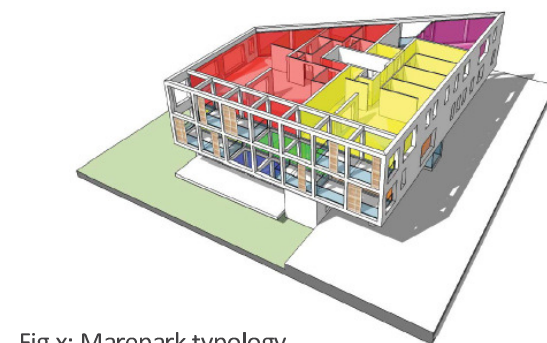


Fig x: Marepark typology

3.2 Plant je vlag, Nijmegen

'Plant-je-vlag' is a project that is part of the Waalsprong or Jump-the-Waal program. It tries to appeal to the pioneer for its wild environment just next to the floodplains of the Waal river and its

pioneering project name. The Plant-je-vlag project is part of a larger program that facilitates the expansion of the city Nijmegen to the Northern banks of the river Waal. The vast majority of the Waal-sprong expansion program has concentrated itself around the village of Lent in a tradition Vinex style development. The municipality together with a small number of real estate developers were responsible for the construction of thousands of houses. The Plant-je-vlag project is different, the number of plots equals the numbers of developers. Plant-je-vlag is a new small scale initiative that empowers the individual builder of Nijmegen. The plan stimulates the collective building communities and claims to have little restrictions and regulations in order to allow maximum creative input for the future inhabitants. A special feature of the Plant-je-vlag project is that the project website plays a large role in the communication between people,



Fig x: The Website play and important role in the development of Plant je vlag project in Nijmegen

builders and other involved parties. It can almost be compared with a social media platform combined with a online sales catalogue. Everything can be found on the website from your future neighbour to the technical details of the building code.

The location of the Plant-je-vlag project, Vossenpels, is unique for its agricultural environment and relative close proximity to the historic centre of Nijmegen with the Waal and its recreational banks in between. Lent provides the essential amenities, a high quality health centre, a library, education, sport and cultural facilities.



NIEUW LEYDEN

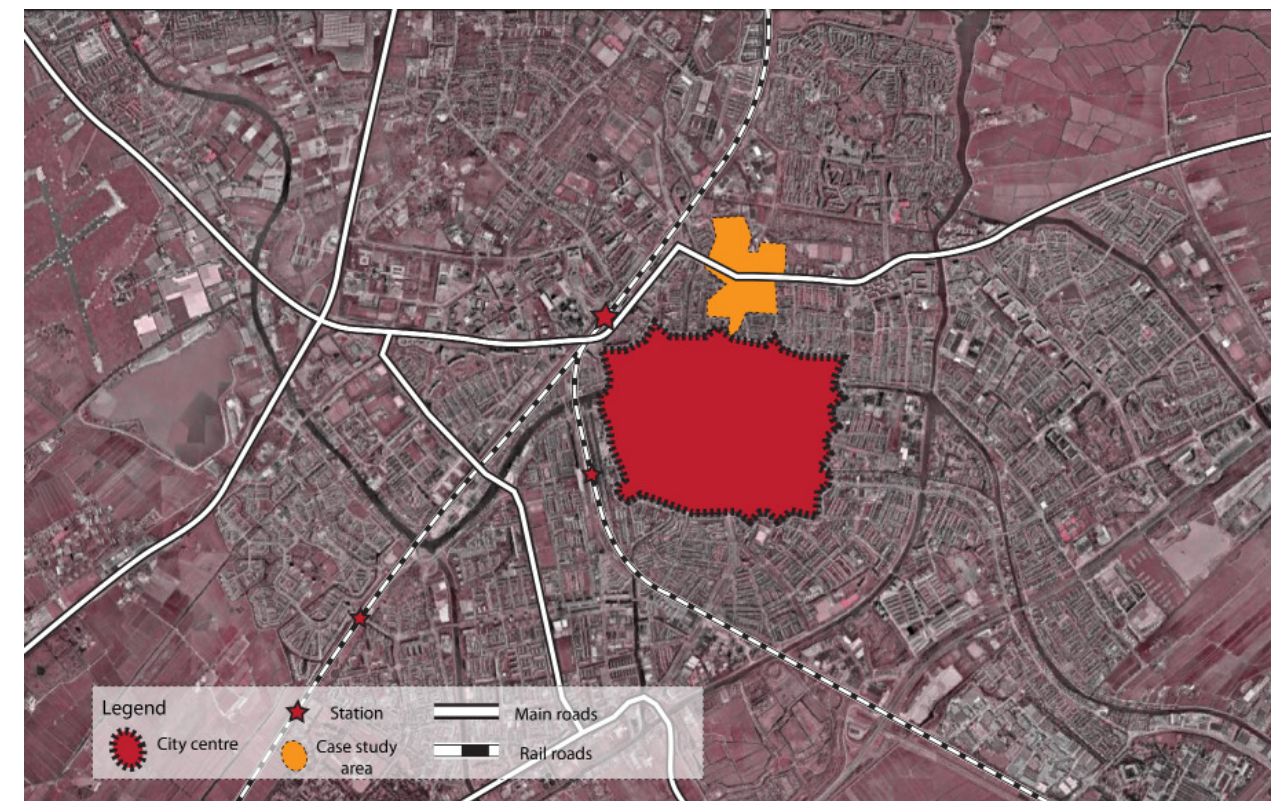
3.3 Nieuw Leyden, Leiden

The northern parts of the city centre of the university city Leiden in undergoing a extensive transformation. Several neighbourhoods are being redeveloped in order to turn the industrial and '50 strip apartment block into a green and vibrant part of the city Leiden again. The neighbourhoods Merenwijk, Houtkwartier, Raadsherenbuurt en Vogelwijk together comprise the Northern City parts of Leiden Noord. In these neighbourhoods the large scale urban renewal projects Nieuw Leyden, the regeneration of the Willem de Zwijgerlaan and the Kooiplein and the redevelopment Groenordhallen events area form the main body of the overall redevelopment program Mooi Noord Leiden. On the left page all the plan parts of Mooi Noord Leiden are shown. The total program contains of Mooi Noord Leiden initiatives for 1780 new dwellings, the regeneration of 490 existing dwellings, a new gymnasium school, a new mosque and the development of 11.400 m2 commercial amenities. New Leyden is one of the nine project in the Mooi Leiden and will be the focus of this subchapter because of its various collective and individual development initiatives. The blocks and plots in the New Leyden plan allow input of the user to various extend. In some of the plots only the façade layout can be chosen for a catalog



Fig x: Highrise, OV knots and business zones. Source Structure vision Amsterdam 2040

and in other parts the entire lot can be developed as the user see fit. These various approaches and attitudes towards free development make New Leyden an interesting subject for further research.



3.2.1 The master plan

The master plan is based on het greenhouse allotment and agricultural history of the location Vossenpels. The remaining greenhouses and farmhouses are elements that determine the atmosphere and image of the plan. Special elements like trees, hedges, orchids, ditches, the historic ribbon developments along the dikes are preserved for their connection to the local history. 'These elements provide clarity in structure and show and adult identity of the location Vossenpels' (plantjevlag.nl, 2010).

The future inhabitant is free to choose the location, size and design of the building on the plot. People with a smaller budget can chose smaller plots while people with larger budgets can expand their plot to over 1.000m2. The plan has reservations for a maximum of 200 plots in total. The plan allows several functions such as housing in combination with a profession or services, small scale Horeca, offices and social services. The following text will elaborate on the content of the master plan of Plant-je-vlag. The content will





Fig x: Groenoord, part of Mooi Noord Leiden



Fig x: Plan De Oude Kooi



Fig x: Het Kooiplein, part of Mooi Noord Leiden



Fig x: Plan Het gebouw



Fig x: Nieuw Leyden, part of Mooi Noord Leiden



Fig x: Tuin van Noord, part of Mooi Noord Leiden



Fig x: Plan Alexanderstraat



Boomgaard



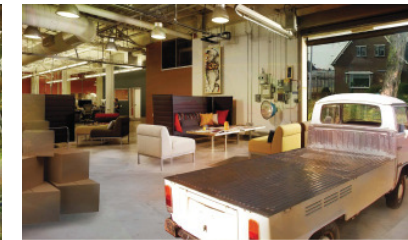
De Erven



De Singel



Woongemeenschap



De Hoek



Rondom de kas

be analyzed on the subjects; grid, infill, amenities, recreation, organization of actors and financial.

3.2.2 Grid

The master plan of Plant-je-vlag is a collaboration between the Andries Geertse of the Rotterdam based bureau Love-the-City and the municipality of Nijmegen. The plan is inspired in the Toronto Islands near the city of Toronto Canada. In the early '30 in habitants of these islands build sort of datsja's or garden houses. The spacious plots allowed inhabitant to gradually

expand en improve their houses without changing the green and natural neighbourhood layout. This shows that real estate can transform while allotment boundaries seldom do. The master plan of Plant-je-vlag has a simple grid that uses the existing roads and lines of existing plots. The low density of the plan results in no direct need for a sturdy grid therefore the plan has a simple blocked setup. Because of the ability to vary in plot size all the plan images are exemplary and numbers are indicative. The size, shape and number of houses may vary the grid and block size stay the



Fig x: Grid carrier parking

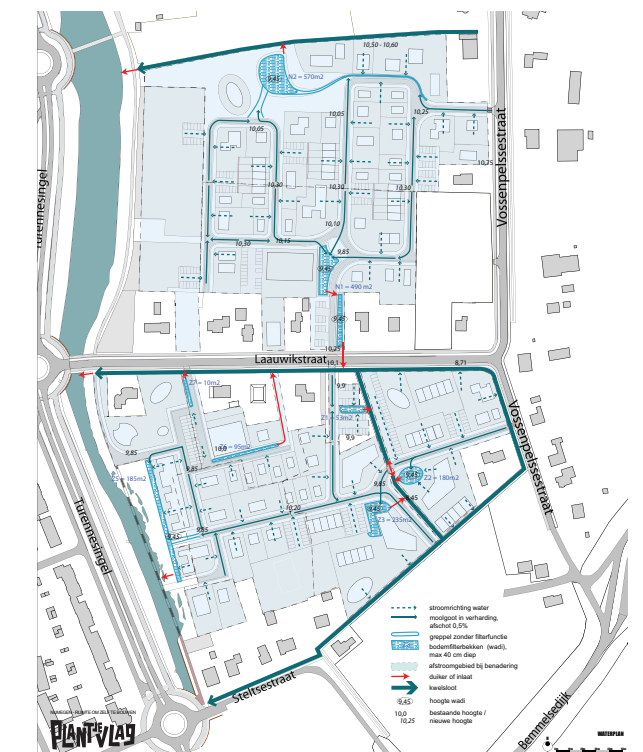


Fig x: Grid carrier water structure





same. The structuring element of the plan are detailed elements of the future neighbourhoods that are based in the current agricultural usage and future needs. The main structuring element are neighbourhood identity, parking, water structure and green structure. The central street Laauwikstraat divides the plan into a Northern and Southern part which have their own identity and appearance. The Northern neighbourhood has been labeled open & though and is comprised of the areas Het experiment 2015, De Boomgaard and De Erven. The Southern neighbourhood has been labeled intimate and is comprised of the areas De Hoek, Woongemeenschap, Rondom de Kas, De Singel.

3.2.3 infill

The plot infill is almost completely free and has little restrictions on different functions. The master plan is based on a concept of organic growth and gradual expansion of the living environment. The expectation is that the agricultural elements will gradually disappear for more urban landscape element like gardens and build form. The growth image (fig x) clearly shows this concept. The build form is only directed of national planning instruments and documents on the Plant-je-vlag website assist the builders on Vossenspels in their building efforts. The documents assists the builder in



Fig x: Map of sales indication

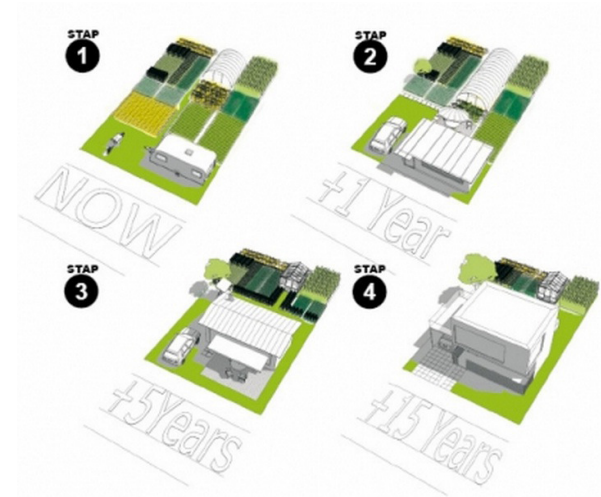


Fig x: Organic growth concept

their research of building in such a way that there is no need for and permit. Is this is not possible and other document assists the builder in their effort to apply for an so called environmental permit. The zoning plan indicates other preconditions like volume, function and build surface for the plots. The restrictions for the build object are summarized in the contract that is enclosed with the purchase of a building plot and within the zoning plan. These restrictions are generic

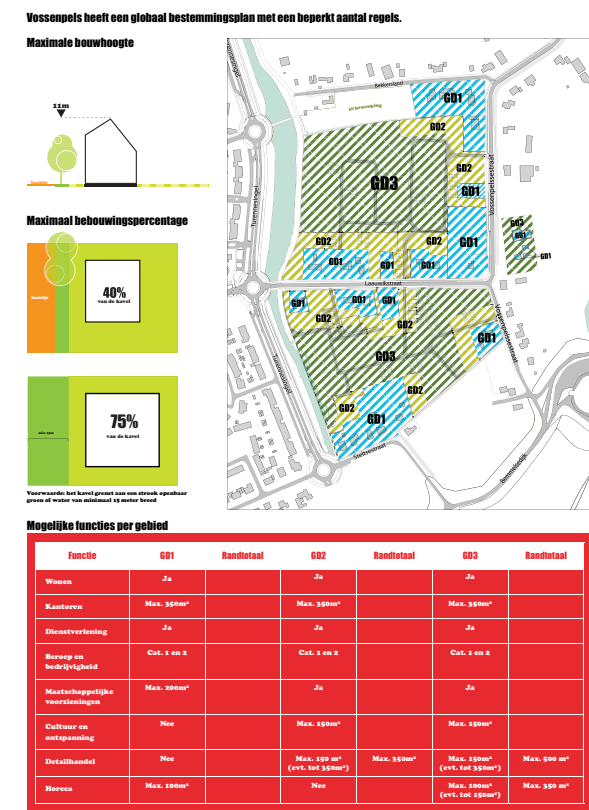


Fig x: Zoning plan Plant-je-vlag

and leave a lot of freedom to develop for the owner of a plot in Plant-je-vlag Nijmegen.

3.2.4 regulations

The regulation in Plant-je-vlag Nijmegen are arranged per neighbourhood. Each neighbourhood has a document that explains the intensions of this areas. Images show a concept of the atmosphere and the intension of the designer which is predominantly based on the input the existing urban and landscape elements. Several question on image control are stated in the document, this immediately provides insight in what the extent of image control is in that specific neighbourhood (fig x). Other regulations have advisory role, for instance the advices for retaining rain water. The concepts of retaining are explained and the technical measures that can be taken are detailed. Also energy efficiency quota are explained in such a way the future inhabitant can understand them. Most of these regulations are conform the Dutch building code but the regulations have been made more accessible and understandable. The Plant-je-vlag moderators advise every future inhabitant to develop their plot in collaboration with a professional architect. All the benefits of building with an architect have been highlighted in several document on the website, but it is not mandatory to build with an architect.

3.2.5 Amenities

There are no specifics on Amenities in the Plant-je-vlag plan. Different amenities are allowed in the zoning plan but there is no directing instrument to stimulate of regulate the presence of amenities. The nearby village of Lent provides all the necessary amenities. The functions and amenities in the master plan of Plant-je-vlag will have a strong local character.

3.2.6 Recreation

The surrounding of Vossenspels are already very green and natural. For this reason there are little public recreational areas in the master plan. The public places that have been designed are simple and connect to existing water and green structures.



Woongemeenschap

Een vriendelijke en duurzame woonomgeving waar bewoners met een betrokken heistijd zich thuis voelen.



Wilt u reguleren de hoogte van een bouwvlak? De architectuur in het gebied... Wilt u reguleren de architectuur van een bouwvlak? De stijl en materialen... Wilt u reguleren de bebouwing (bouwvlak, bouwvlak, bouwvlak)? De bebouwing... Wilt u reguleren de bebouwing (bouwvlak, bouwvlak, bouwvlak)? De bebouwing... Wilt u reguleren de bebouwing (bouwvlak, bouwvlak, bouwvlak)? De bebouwing... Wilt u reguleren de bebouwing (bouwvlak, bouwvlak, bouwvlak)? De bebouwing... Wilt u reguleren de bebouwing (bouwvlak, bouwvlak, bouwvlak)? De bebouwing... Wilt u reguleren de bebouwing (bouwvlak, bouwvlak, bouwvlak)? De bebouwing...

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