Heritage Park 2.0
Public Park and Square for Social Sustainability

P5 Presentation
Site: Dordrecht
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Vacant Heritage
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All drawings and photos are author’s own, unless referenced.
Problem Statement

“Social Distancing” does not mean “Social Isolation”.
People feel more lonely during the pandemic and recognize the importance of socializing.

“Citizens recognize themselves as members of a community
only when they can equally access and use the public place” (Kalk, 2020)
Problem Statement

In the city center of Netherlands, there are vacant V&D Department stores from 2015.

Why: Spatial Building Typology?


Figure 3. Lee, M. S. (n.d.). Seonyudo Park [Photograph]. Retrieved from https://twitter.com/mspiece1/status/1117051917564137476

Time goes and people are changing, but space will be stayed in there.
Definition of 20th Century Heritage

Which value can be remained in the Heritage architecture of the 20th century?
Not only aesthetic and historical value, but also social and cultural value and Flexibility.
Goal of Research and Design Scheme

If the Heritage Department Store is Transformed into a Social Public Space,
What are the Possible Spatial Aspects to Re-Use?
Department store is compared with social theory (Aben & Wit, 1999) to confirm the possibility of space where socializing can be happened.

Research Results: Square, Hofje and Park

The same theories could be drawn up in other public spaces in Dordrecht.

From Left to Right
Visbrug Square, Arend Maartenshof and Cloister garden designed by Michael van Gessel
Summary and Reflection

The five characteristics of social spaces could be found in department stores.

Connection  Hidden  Dissolution  Sequence  Shell

Top
Sketches of Research Summary.
SBT research and Personal research impact on analysis of building and test of design.
Bridge: Between Research and Design

The Dordrecht Department store is vacant.

Renovate abandoned commercial building blocking two squares to social public space.
Analysis
Dordrecht Vacant Heritage Department store is located in the city center.
When the department store changes from commercial to public space, it will affect both areas as a "Green Necklace".
Analysis: Street Context

Voorstraat and Kolfstraat are busy shopping streets.
In contrast, Tolbrugstraat and Statenplaats are relatively quiet.
Analysis: Historical Development

As the surrounding context has changed, the department store building has also gradually expanded.

Today, department store is bankrupt, so they rent some parts of ground level to retail owners.
The concrete columns in the center of the department store (Figure 3 & 4.) are of aesthetic value.

The original part of the department store was renovated after a fire in 1932 with a steel structure and timber beams.
## Value Matrix

<table>
<thead>
<tr>
<th>Age</th>
<th>Historical</th>
<th>Aesthetic</th>
<th>Commemorative</th>
<th>Use</th>
<th>New-ness</th>
<th>Cultural</th>
<th>Social Based on Research</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Story</strong></td>
<td>Most of the building had been lost in fire, especially the part from 1924 on Scheffersplein.</td>
<td></td>
<td></td>
<td>Shopping street is located in front of department store. People also held various events in this space.</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Surroundings</strong></td>
<td>The locations of Grote markt, Scheffersplein, and Statenplein constantly changed. Among the changing public spaces, department stores are in an important position.</td>
<td>Department store is located between residential areas and city centers. People who live in these areas can use this building.</td>
<td></td>
<td>There are various cultural facilities such as parks, fountains, and music festivals around the department store.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Site</strong></td>
<td>The main facade of the department store is facing the Voorstraat as constructed by Kuijt in 1932.</td>
<td>Escalator is located in the middle of building. It is main vertical circulation of building.</td>
<td></td>
<td>If there is a public program in the place of a department store, it can create a large green space.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Structure</strong></td>
<td>After fire, reconstruction with steel and timber structure keeping original design.</td>
<td>Original main stairs are elegant with marble. But it's demolished already.</td>
<td></td>
<td>Department store is located between residential areas and city centers. People who live in these areas can use this building.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Space Plan</strong></td>
<td>From 1932 to 2000, space is expanded and re-arranged, constantly leading outside shopping area.</td>
<td>Escalator is located in the middle of building. It is main vertical circulation of building.</td>
<td></td>
<td>If there is a public program in the place of a department store, it can create a large green space.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Skin</strong></td>
<td>The main facade of the department store is facing the Voorstraat as constructed by Kuijt in 1932.</td>
<td>Yellow bricks and large steel curtain wall make the main facade impressive.</td>
<td>The main facade had existed from 1929 to now. Most pedestrians can memorize this part as building itself.</td>
<td>Shopping streets facade featuring steel framed, it gives people to focus on shopping area.</td>
<td></td>
<td>Koffler facade feature large glass windows and a combination of red bricks and stainless steel windows.</td>
<td></td>
</tr>
</tbody>
</table>

Social Value is the most important to design public space from the V&D department store.

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**Value Matrix based on Analysis and Research.**
Values in the Transformation Framework

Preserve and interpret valuable elements for re-designing department store into public space.

1. Historical Tower
2. Main Facade
3. Hidden Basement
4. Original Structure
5. Entrance
6. Escalator Steps
7. Featured Columns
8. Shopping Street
9. Rhythm of Facade
Design Process
Program: Scenarios before Designing

Scenario 1. Park + Bar and Restaurant

Scenario 2. Shopping + Park + Library

Scenario 3. Exhibition + Performance + Park

People who come to this building refer to the building differently.
Various programs should be connected to each other in one large space.
‘Empty’ was chosen as a way to connect two different squares to recover disappeared square.
Interpret experience of socializing space in the Dordrecht into Space Typology.

**Left**
Socializing Space in Dordrecht, Sketches based on Photograph.

**Right**
Space Typologies of Socializing Space.

1. Corner  
2. Entrance  
3. Balcony  
4. Next to Canal  
5. Sitting on the Ground  
6. Stairs  
7. Shortcuts  
8. Alley with sitting  
9. Grand Stairs
Design: Public Space

Formal Spaces: People just used formal spaces as “STAY”

Top
Sketches of Level Difference in Public Space, Sketches based on Photograph.
Informal Spaces: People sit or communicate next to “GO” spaces.

Top
Sketches of Level Difference in Public Space, Sketches based on Photograph.
Design: Public Space and Sequence

Public Space of Dordrecht is connected each others and has a sequence.
Design Ground Floor including with the character of Dordrecht.
Design: Transition Zone

In order to maintain the characteristics of the existing street context, the entrance from the outside is designed so that only part of the park and square could be visible.
The five characteristics of social spaces as above can be designed in department stores.
Different V&D Department stores have similar potential to renovate public space.
Disconnected Dordrecht could be connected by socializing heritage park 2.0.

1. Connection
2. Hidden
3. Dissolution
4. Sequence
5. Shell
Demolition Part of Structure

Focus on designing new square in the middle of building and making separation each volumes.

Top
Existing and New Structure Demolition Drawing.
Existing Plans

Basement Floor Plan

Ground Floor Plan

First Floor Plan

Second Floor Plan

Vacant Heritage - V&D's Department Stores

Top
Existing and Demolishing Plans.

1. Bike Parking
2. Night Club
3. Restaurant
4. Retail
5. Department Store
6. Lobby
7. Storage
8. Terrace
Final Proposal Plans

Basement Floor Plan

Ground Floor Plan

First Floor Plan

Second Floor Plan

1. Bike Parking
2. Performance Hall
3. Restaurant
4. Retail
5. Public Square
6. Main Entrance
7. Library
8. Meeting Room
9. Park
10. Storage
11. Terrace

Vacant Heritage - V&D's Department Stores
Existing Ground Floor Plan

1. Main Entrance
2. Restaurant
3. Department Store
4. Retail
5. Storage
Final Ground Floor Plan

1. Main Entrance
2. Restaurant
3. Performance Hall
4. Retail
5. Main Square
6. Library
7. Cafe and Bar
Final Section A-A'. 1:400.

1. Bike Parking
2. Main Square
3. Office
4. Park
5. Retail
6. Cafe and Bar
7. Meeting Room
Existing Section B-B'

1. Main Entrance
2. Bike Parking
3. Department Store
4. Retail

Top
Existing Section B-B', 1:400.

1. Main Entrance
2. Bike Parking
3. Department Store
4. Retail
Final Section B-B'

Top
Final Section B-B’, 1:400.

1. Main Entrance
2. Main Square
3. Library
4. Park

AR3AH105 Graduation Studio Adapting 20th Century Heritage
Vacant Heritage - V&D's Department Stores
Using Spaces by Different Programs

People who come to the park for a picnic watch a performance in the square, find another restaurant, and then make an appointment for a lunch next time.
Design: Program Relationship

Communities can be formed when different programs are gathered.

Scenario 1. Library - Cafe - Square
Scenario 2. Park - Multi-purpose Hall - Exhibition
Scenario 3. Exhibition - Bar & Restaurant
Facade Design

Facade towards Outside and Inside

Facade towards Statenplaats
Facade towards New Courtyard
Facade towards Scheffersplein
Facade towards New Courtyard

Design and Interpret existing exterior facade into new exterior facade.

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The exterior facade comes through to the interior atmosphere.
Vacant Heritage – V&D’s Department Stores

Detail Wall Section Drawing

Left

Vertical Section toward Statenplein.
1:50.
Detail Wall Section Drawing

1 THK 20 Floor Ceramic Tile
2 THK 20 Prefabricated Concrete Slab
3 450mm x 650mm Concrete Beam
4 650mm x 650mm Concrete Column
5 UNP 200 Steel Column
6 THK 200 Prefabricated Concrete Slab
7 IPE 500 Steel Beam

Design interior space into exterior balcony with Brick facade.

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A Part Vertical Wall Section Old and New. 1:10.
Installation Design

Fresh air comes from side of building to the middle atrium. Using ground source heat pump for Floor heating.

250 Watt Solar PV Panel x 10 Hours x 75 %
Library: 180 kwh per sqm

21 JUN solstice: (max) 72°
21 DEC solstice: (min) 27°

Ground Source Heat Pump

Vacant Heritage - V&D's Department Stores

Top
Ventilation, Heating and Lighting Section C-C': 1:200.
The exterior facade could be a 'screen' to watch the Scheffersplein.
Detail Wall Section Drawing

1. Steel Truss Vertical Frame 200 x 200 mm
2. Steel Truss Beam 400 x 400 mm
3. THK 50 Steel Plate
4. HE 300B, Steel Beam
5. 650 x 650 mm Concrete Column
6. HE 300A, Steel Column
7. THK 8.5 Steel Water Drainage
8. IPE 500, Steel Beam
9. THK 200 Prefabricated Concrete Slab
10. INP 180, Steel Beam
11. Water Proof Membrane
12. THK 20 Wooden Floor Finish
13. Steel Handrail
14. THK 100 Concrete Wall
15. Water Drainage
16. THK 800 Soil and Gravel
17. THK 60 Protected Concrete Mortar

18. Left

Vertical Section of Existing Column and Green Plant. 1:75.

0 - 50 - 100 - 200 (cm)
Green Park with Existing Structure

Existing truss structure could be memorable structure as heritage park 2.0.
Detail Wall Section Drawing

Vacant Heritage - V&D's Department Stores

Left
Vertical Section toward Scheffersplein.
1:50.
Detail Wall Section Drawing

1. THK 20 Floor Ceramic Tile
2. THK 30 Light Weighted Aerated Concrete
3. THK 50 Timber Floor
4. 160mm x 90mm Timber Beam
5. INP 180, Steel Beam
6. THK 8.5 Steel Water Drainage
7. THK 9.5 Two Plywood Construction Boards
8. INP 425, Steel Beam
9. THK 9.5 Two Plywood Construction Boards
10. THK 120 Thermal Insulation
11. INP 425, Steel Beam
12. THK 9.5 Two Plywood Construction Boards
13. THK 50 High Density Insulation
14. 80mm x 50mm Timber Studs
15. THK 9.5 Two Plywood Construction Boards
16. THK 8.5 Two Plywood Construction Boards

Design interior space into exterior balcony.

Top
B Part Vertical Wall Section Old and New. 1:10.

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Room-in-Room Strategy to improve insulation and keep original window frame.

Top
C Part Vertical Wall Section Old and New. 1:10.

0 10 20 30 (cm)
Sustainable Material Scheme

Each material can be connected with dry construction method.
Materials can be used for other elements, construction site and projects in the future.

Vacant Heritage - V&D's Department Stores
Possible Future Dordrecht V&D Park

Materials could be used to other projects either.

The most crucial heritage value in this project is the adaptability and expandability.
Heritage Park 2.0

Squares act as a center point for social and cultural life in the city. (Donald, Alan & Robert, 2003)