REVITALIZING THE PUBLIC SPACES IN LANDLUST
An experimental approach to revitalize the positive vibes in the public spaces of Landlust by integrating circulation routes with green spaces

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INTRODUCTION
Site Introduction

- Landlust is General Expansion Plan of Amsterdam-West (AUP), 1931
- Western garden cities idea, design motto ‘Light, Air and Space’
- Strips of green spaces between the buildings

urban plan in 1931
(Gemeente Amsterdam, 2014)
Garden city idea
- western garden cities idea, design motto ‘Light, Air and Space’
- built in 1936-1937
Garden city idea

- high historical value and high aesthetic value
- positive design idea and building footprint to be preserved and enhanced
Garden city idea

- high historical value and high aesthetic value
- positive design idea to be preserved and enhanced

past:

Louise de Colignystraat, 1950 (Beeldbank, 2015)

Courtyard, 1953 (Beeldbank, 2015)

present:

Louise de Colignystraat, 2015

Courtyard, 2015
RESEARCH & ANALYSIS
Research and Analysis

Research question: What are the strengths and weaknesses in the design and use of existing public spaces in Landlust in relation to its historical and cultural significance?
Public spaces in Landlust in 1936 - 1990s

street:

- trees along the streets, 1950
- street as playgrounds, 1950

courtyard:

- greeneries in courtyard, 1953
- courtyard as social gathering space, 1941

Photos from: Beeldbank, 2015
Problems in the public spaces in Landlust in 2015

street:

- littering

- empty playground

courtyard:

- empty courtyard

- unpleasant view from above
Research Method

Research question: What are the strengths and weaknesses in the design and use of existing public spaces in Landlust in relation to its historical and cultural significance?

Research plan:

Observations through site visits

Characteristics of existing public spaces (mappings, diagrams, photographs and drawings)

Theories planning of public spaces

Statistics & Policies from Municipality of Amsterdam

Historical Records (mappings, diagrams, photographs and drawings)

Analysis of the buildings

Value Assessments of qualities to preserve or demolish

Conclusion positive and negative features of public spaces in Landlust

Jane Jacobs
‘The Death and Life of Great America Cities, 1961

Richard Sennett
The Fall of Public Man, 1974

Michael Sorkin
Variations on a Theme Park, 1992

Dick van Gameren
Revisions of space: positioning and repositioning space in and around buildings, 2013
Goal
To find out the reasons of the current problems in the public spaces in Landlust:

Jane Jacobs
‘The Death and Life of Great America Cities, 1961

Municipality of Amsterdam
Future Plan for Bos en Lommer Area 2015-2016
Problem 1

VISUAL AND PHYSICAL CONNECTION
Problem 1: LACK OF VISUAL AND PHYSICAL CONNECTION

Physical and visual restrictions to the courtyard on ground level

view A: houses and closed gate on Bestevaerstraat (existing)

view B: closed gate on Willem de Zwijgerlaan (existing)
Problem 1: LACK OF VISUAL AND PHYSICAL CONNECTION

Schematic diagram: Split level prevented views from street into courtyard at ground level

view from Louise de Colignystraat to courtyard

view from Juliana van Stolbergstraat to courtyard
Problem 1: LACK OF VISUAL AND PHYSICAL CONNECTION

**Surveillance by neighbours**
- Built-in eyes from residents and strangers
- Regulate the safety in the public spaces.

**No hidden corners and silent roads**
- avoid spots of crimes and degradation.

**Youth nuisances and Noise nuisances**
- happen on the neighbourhood streets and parks

(Report of Bos en Lommer Area, 2014)
Problem 1: LACK OF VISUAL AND PHYSICAL CONNECTION

SOLUTION / DESIGN STRATEGIES:

increase physical and visual connection
Problem 2

CIRCULATION
Problem 2: Circulation in Landlust

- existing long building blocks
- very long block
- tunnel for cars at the end of the blocks
Problem 2: Circulation in Landlust

- Exit from dwelling to street
- Route from private dwelling to street, first floor plan
- Scissor stairs and dark corridor
- Exit to courtyard
- Route from stairs to courtyard, basement floor plan
- Stairs to basement
Problem 2: Circulation in Landlust

The need of short blocks
- opportunities to meet more people

Avoid dark corridors
- regulate the safety by surveillance

Integration of parks
- better connection between different small parks

(Report of Bos en Lommer Area, 2014)
Problem 2: Circulation in Landlust

SOLUTION / DESIGN STRATEGIES:

- add multiple access to the courtyard
- add new circulation to improve safety issue
Problem 3

PUBLIC PROGRAM
Problem 3: PUBLIC PROGRAM in Landlust

- existing public spaces and facilities do not meet the demand of the users

Mapping of existing programs in the semi-public and public spaces of Landlust (ground plan)
Problem 3: PUBLIC PROGRAM in Landlust

The need of diversity
- meet people of different classes

Provide benches to sit in parks
- chances for parents to know each other

More facilities for children and youth
- prevent drugs and youth problems
- integrate different nationalities

(Report of Bos en Lommer Area, 2014)
Problem 3: PUBLIC PROGRAM in Landlust

- Cultural habits of ethnic groups: 1) gatherings in small groups regularly;
  2) muslims - pray up to five times a day;
  3) require a safe environment, especially for young girls
Problem 3: PUBLIC PROGRAM in Landlust

NEW TARGET GROUPS

AGE
young people and families

NATIONALITY
multi-national and ethnic groups

INCOME
middle-class
Problem 3: PUBLIC PROGRAM in Landlust

SOLUTION / DESIGN STRATEGIES:

create communal gardens to adapt the needs of ethnic groups

public spaces for social gatherings in winter / weather-proof conditions
MY AMBITION
HOW TO IMPROVE THE PUBLIC SPACES?

SOCIAL CONTACT + GARDEN CITY IDEA

Architectural problems to solve:

CONNECTION
- shorten the building blocks

CIRCULATION
- add multiple access to the courtyard
- add new circulation to improve safety issue

PROGRAM
- create communal gardens to adapt the needs of ethnic groups
- embrace the garden city concept

increase physical and visual connection
HOW TO IMPROVE THE PUBLIC SPACES?

SOCIAL CONTACT + GARDEN CITY IDEA

Architectural problems to solve:

CONNECTION

CIRCULATION

PROGRAM
DESIGN STRATEGIES TO THIS MONUMENT

GOAL
- To create a safe and green environment for living and playing in Amsterdam-West
- To preserve the building concept of AUP and to express the garden city idea
- To improve safety in the existing site according to the future plan of Municipality of Amsterdam
- To make the gardens become part of the circulation route and to be used on a daily basis
DESIGN
FROM LONG BLOCKS TO SHORT BLOCKS
- additional of new side entrances (tunnel through the buildings)
IMPROVED ACCESS TO THE COURTARD
NEW MAIN ENTRANCE

- improve views between streets and courtyard
- more convenient to use the courtyard

existing facade
scale 1:200

new facade
scale 1:200
NEW ENTRANCES TO THE COURTYARD

Ground floor plan
entrances on street level (+700m)
NEW SIDE ENTRANCES

image of model (new side entrance)

existing tunnel opening
NEW SIDE ENTRANCES

Existing facade (street)
elevation scale 1:150

New facade (street)
elevation scale 1:150
NEW SIDE ENTRANCES

Existing facade (street)
elevation scale 1:150

New facade (street)
elevation scale 1:150

closed gate

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NEW SIDE ENTRANCES

image of model (new side entrance)
NEW EXTERNAL CIRCULATION SYSTEM
NEW EXTERNAL CIRCULATION SYSTEM

section (existing)  scale 1:200

section (new)  scale 1:200
ADVANTAGE OF NEW CIRCULATION SYSTEM

- less vertical stairs and more horizontal corridors
- accessible by lift, located at the furthest end from main entrance
- encourage people to take part in the courtyard

Diagram: existing situation of vertical circulation
Diagram: new situation of vertical circulation
ADVANTAGE OF NEW CIRCULATION SYSTEM

- more interesting landscape-like topography

image of model (new circulation system)
ADVANTAGE OF NEW CIRCULATION SYSTEM
- divided into different zones including children’s park, plenty of sitting areas, lightwells for underground car park
ADVANTAGE OF NEW CIRCULATION SYSTEM

- existing monotonous flat ground

existing courtyard
ADVANTAGE OF NEW CIRCULATION SYSTEM

- surveillance from different directions

image of model (new circulation system)
ADVANTAGE OF NEW CIRCULATION SYSTEM

- provide chances for social contact and thus improve safety

image of model (new external corridor)
DESIGN OF NEW EXTERNAL CORRIDOR

- a system of three imaginary parts on each building block

Ground floor plan
entrances on street level (+700m)
DESIGN OF NEW EXTERNAL CORRIDOR

image of model

main entrance

Design

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DESIGN OF NEW EXTERNAL CORRIDOR

image of model (courtyard)
CONSTRUCTION

section (new)
EFFECT ON THE FACADE

STEP 1:

STEP 2:

elevation (existing)
scale 1:150

elevation (new)
scale 1:150
EFFECT ON THE FACADE

elevation (new)
scale 1:100
MATERIALIZATION

Detail (external stairs)  scale 1:10

- Hard wood column
- Wood planks
- Waterproof membrane
- 100mm prefabricated concrete floor slab
- Wood cap, chestnut colour
- Light installation
- Aluminium porous plate
- Aluminium fence column
- Wood plank
- Steel support, grey
- Wood fence, chestnut colour

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MATERIALIZATION

Material and Colour Scheme - Natural-like theme

Wood:
oak and pine colour
- columns
- beams
- window frames
- outdoor fence columns
- interior floor finish

Wood:
chestnut colour
- outdoor fence
- furniture (benches)
- sunshading fins
- doors and gates

Wood:
walnut colour
- outdoor wood deck
- communal garden deck

Other colour tone

concrete and steel

existing brick wall

steel and aluminium

aluminium window frames
MATERIALIZATION
- a calm and natural feeling
- in harmony with the existing brick masonry
ROUTE TO DIFFERENT UNITS

image of model (external corridor)
UNIT TYPES

EXISTING:

one typical unit

- **size:** 55 m²
- **persons:** 3 - 4
- **floors:** 1
- **location:** 1/F - 4/F
- **green type:** public

NEW:

- **type A - private green**
- **type B - standard green**
- **type C - family green**
- **type D - shared green**

*typical unit plan (original)*
*Stadsarchief, 2015*
USE OF NEW EXTERNAL STAIRS TO ENTER UNIT TYPE B & C

type B - standard green

- size: 80 m²
- persons: 2 - 3
- floors: 1
- location: 2/F & 3/F
- green type: public

unit plan (new)
scale 1:100
IMPROVEMENT OF STANDARD UNITS

typical unit plan (existing)  scale 1:100
facade (existing)  scale 1:100

typical unit plan (new)  scale 1:100
facade (new)  scale 1:100
INTERIOR OF STANDARD UNIT

fire place in the living room, 1938 (Beeldbank, 2015)

fire place nowadays, 2015

existing brick walls to be kept

existing floors and ceiling to be replaced
CONSTRUCTION

double-glazing sliding doors:
- aluminum frame, oak colour
- 8mm laminated safety glass
- 12mm air-ventilated cavity
- low-e coating
- 6mm laminated safety glass

laminated floor
screwed with floor heating
water-proof layer
60mm insulation
180mm cast-in-situ concrete floor slab

false-ceiling system:
cavity for electric cables
12.5mm gypsum board
10mm thk. paint, white
NEW CIRCULATION ON THE STREETS
UNITS WITH PRIVATE GARDENS

type A - private green

size: 120 m²
persons: 2 - 3
floors: 2
location: G/F - 1/F
green type: private

unit plans (new)
scale 1:100
GARDEN CITY IDEA ON THE FACADE

- maximize the amount of natural sunlight to enter the interior

elevation (existing)
scale 1:100

elevation (new)
scale 1:100
GARDEN CITY IDEA ON THE FACADE

vent: louvered in aluminium frame
- aluminium window frame, white
- 8mm laminated safety glass
- 6mm laminated safety glass

false-ceiling system:
- cavity for electric cables
- 12.5mm gypsum board
- 10mm thick paint, white

laminated floor, oak-wood colour
screed with floor heating
water-proof layer
- 60mm insulation
- 180mm cast-in-situ concrete floor slab

extruded aluminium profile

aluminium plate, light grey

sliding doors with
double-glazing glass
in aluminium frame

double-glazing glass window:
- aluminium window frame, white
- 8mm laminated safety glass
- 12mm air-ventilated cavity
- low-e coating
- 6mm laminated safety glass

vent:
louvers in aluminium frame
bug screen

steel beam

sun-shading curtain

elevation (new)
detail (architectural feature) scale 1:5
image of model (unit type A)
HIERARCHY BETWEEN PUBLIC AND PRIVATE

image of model (unit type A)
SOCIAL CONTACT

image of model (street side)
COMMUNAL GARDENS
DISTRIBUTION OF THE COMMUNAL GARDENS
FACADE OF THE COMMUNAL GARDEN

green house

roof top garden

communal garden

elevation (new)
scale 1:100
**FACADE OF THE COMMUNAL GARDEN**

- **wood deck**
- **steel beam**
- **water-proof layer**

**false-ceiling system:**
- cavity for electric cables
- 12.5mm gypsum board
- 10mm thk. paint, white

**double-glazing glass window:**
- aluminium window frame, white
- 8mm laminated safety glass
- 12mm air-ventilated cavity
- low-e coating
- 6mm laminated safety glass

**double-height**
- 6000 mm

**detail (floor and frame)** scale 1:5

- **sliding doors with double-glazing glass** in aluminum frame
- **extruded aluminium profile**
- **vent:** louver in aluminium frame
- bug screen
- sun-shading curtain

**glass belustrade**

**wood deck**
- steel beam
- water-proof layer
- 180mm cast-in-situ concrete floor slab

**detail**

**double-height**
- 6000 mm

**sliding doors with double-glazing glass** in aluminum frame

**vent:**
- louvers in aluminium frame
- bug screen

**false-ceiling system:**
- cavity for electric cables
- 12.5mm gypsum board
- 10mm thk. paint, white

**wood deck**
- steel beam
- water-proof layer
- 180mm cast-in-situ concrete floor slab

**detail**

**double-height**
- 6000 mm

**sliding doors with double-glazing glass** in aluminum frame

**vent:**
- louvers in aluminium frame
- bug screen

**false-ceiling system:**
- cavity for electric cables
- 12.5mm gypsum board
- 10mm thk. paint, white
DESIGN OF THE COMMUNAL GARDEN

image of model (communal garden)
DESIGN OF THE COMMUNAL GARDEN

image of model (communal garden)
CONCLUSION & REFLECTION
HOW TO IMPROVE THE PUBLIC SPACES?

SOCIAL CONTACT + GARDEN CITY IDEA

Architectural problems to solve:

CONNECTION
CIRCULATION
PROGRAM
SOLUTION - CIRCULATION
SOLUTION - PROGRAM
SOLUTION - PROGRAM
CONCLUSION

NEW LANDLUST =
IMPROVED SOCIAL CONTACT + PRESERVED GARDEN CITY IDEA
SOCIAL IMPACT - DISTRICT LEVEL

site plan (existing)
scale 1:2000

site plan (new)
scale 1:1000
BENEFITS AND LIMITS - COURTYARD

(+) facilities to invite people to use the courtyard
(+) planned areas, eg. children’s park, additional bicycle/ car parks

(-) difficulties in maintenance, eg. litter, youth problems
(-) high building cost
BENEFITS AND LIMITS - EXTERNAL CORRIDOR

(+) possibilities of social contact
(+) enhance safety

(-) restrictions of views
(-) privacy and noise
(-) expectation and actual usage
THANK YOU