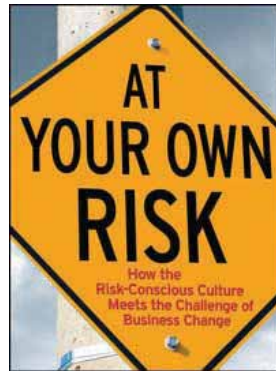# Oud Charlois, Rotterdam

From NO-GO area to the Inclusive City

Urban Plan & City Analysis_AR1U080
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Contents:

1. ANALYSIS

Safety index and violence

Legend

■ high safety score
■ medium safety score
■ low safety score

■ violence
■ threats
■ purse robbery

Safety index

|	score 1-10
Stadscentrum	4,6
Delfshaven	6,0
Overschie	9,0
Noord	6,3
Hillegersberg-Schiebroek	9,7
Kralingen-Crooswijk	7,1
Prins Alexander	8,5
Feijenoord	6,3
IJsselmonde	7,5
Charlois	5,8
Pernis	9,5
Hoogvliet	8,8

Employment

Legend

- 🟧 % unemployment
- 🟥 % employment

Participation workforce
- 🟧 high participation workforce (72-75%)
- 🟨 medium participation workforce (61-66%)
- 🟨 low participation workforce (45-58%)
- 🟨 very low participation workforce (58%)

10%

90%

58%

Employment

	% unemployment	% no participation
Stadscentrum	5	75
Delfshaven	5	58
Overschie	8	54
Noord	3	66
Hillegersberg-Schiebroek	3	70
Kralingen-Crooswijk	5	63
Prins Alexander	2	72
Feijenoord	7	45
IJsselmonde	8	61
Charlois	10	58
Pernis	4	69
Hoogvliet	4	60
Hoek van Holland	x	x
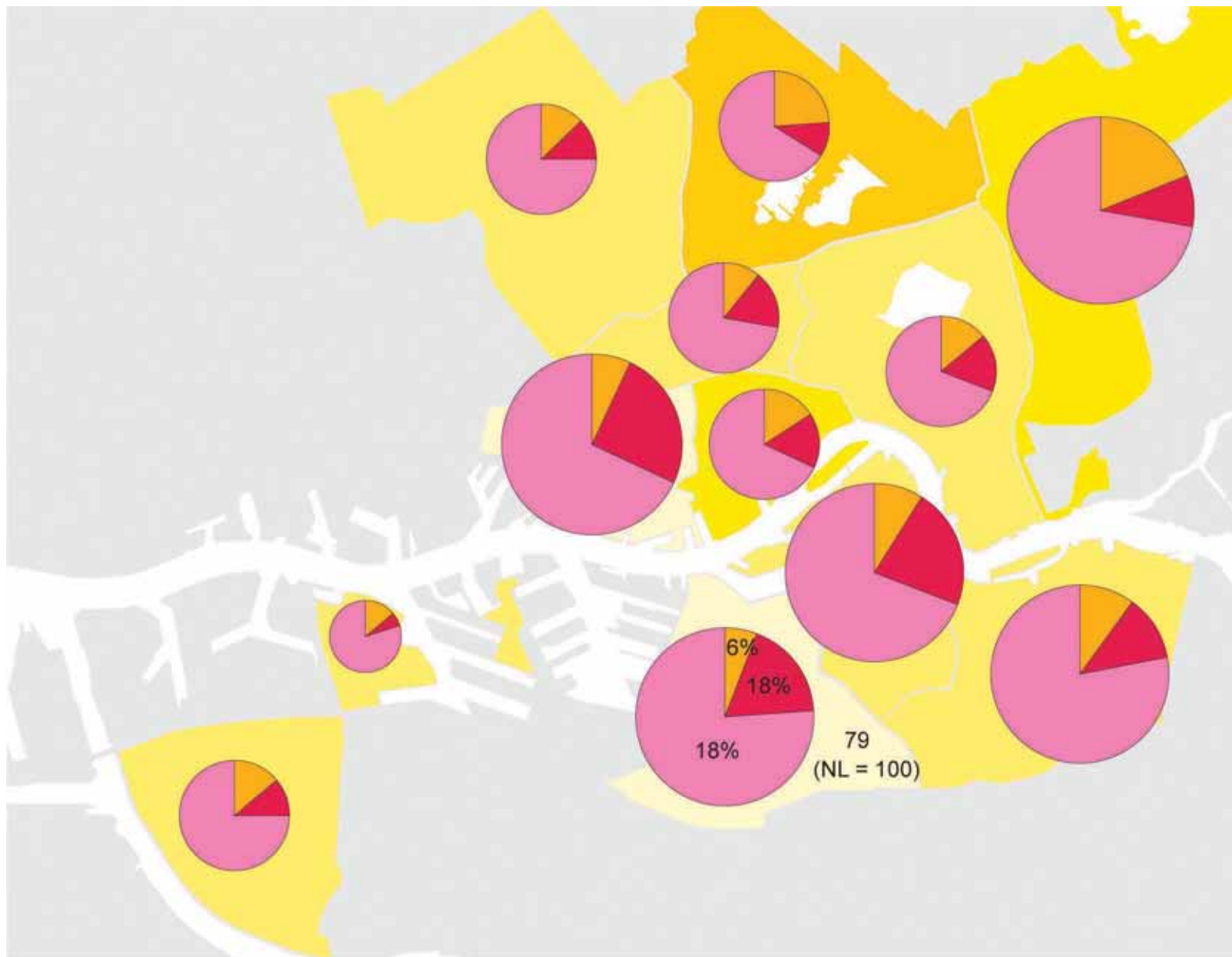
Income

Legend

- 🟧 % high income households
- 🟥 % low income households
- 🟪 % average

Income
- 🟧 above Dutch average
- 🟨 Dutch average
- 🟨 under Dutch average
- 🟨 far under Dutch average

Deviation in income

	Standardized	Above	Below
Stadscentrum	103	16	16
Delfshaven	76	7	25
Overschie	90	13	12
Noord	90	11	17
Hillegersberg-Schiebroek	112	24	10
Kralingen-Crooswijk	97	14	17
Prins Alexander	100	19	9
Feijenoord	80	9	22
IJsselmonde	88	10	12
Charlois	79	6	18
Pernis	96	14	6
Hoogvliet	91	14	11
Hoek van Holland	102	19	8

6%

18%

18%

79
(NL = 100)

Education

Legend

- ■ school quitters
- ■ starting qualifications

Education level

- ■ Education level above Rotterdam average
- ■ Education level Rotterdam average
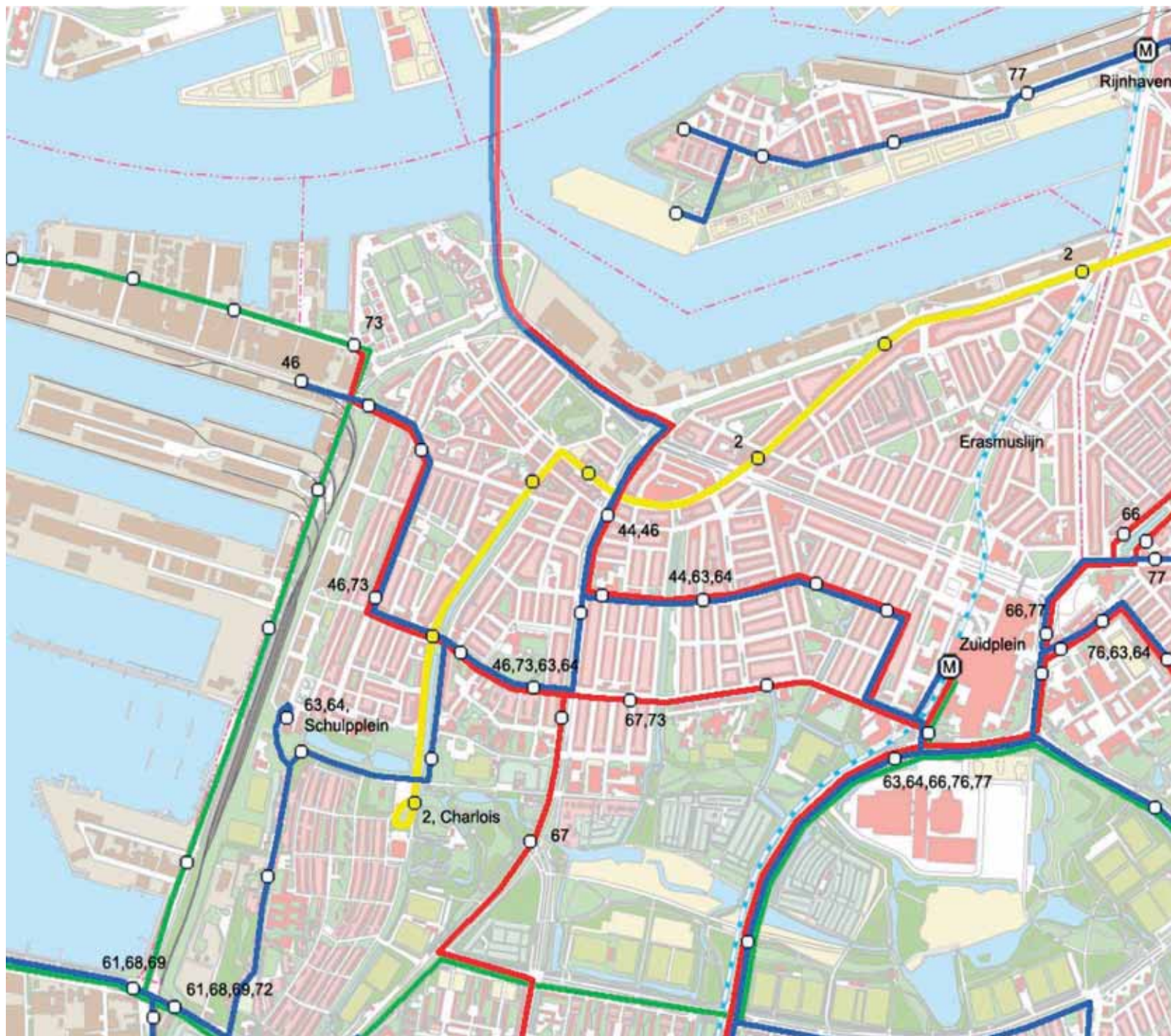- ■ Education level under Rotterdam average

Education

	Education level	school quitters	starting qualifications
Stadscentrum	82	10	44
Delfshaven	61	11	24
Overschie	55	12	21
Noord	74	11	30
Hillegersberg-Schiebroek	75	8	21
Kralingen-Crooswijk	70	9	38
Prins Alexander	66	8	23
Feijenoord	44	13	17
IJsselmonde	53	13	19
Charlois	55	16	20
Pernis	x	8	22
Hoogvliet	52	9	18
Hoek van Holland	x	9	22

Mobility

Legend

Type of transportation
- Daily busline
- Frequent daily busline
- Non daily fast busline
- Tramline
- Metroline Erasmuslijn
- ⊙⊙Ⓜ Bus, Tram & Metro stop

Rijnhaven

77

2

73

46

Erasmuslijn

44,46

66

44,63,64

77

46,73

66,77

Zuidplein

63,64,
Schulpplein

46,73,63,64

76,63,64

67,73

Ⓜ

2, Charlois

67

63,64,66,76,77

61,68,69

61,68,69,72

Rotterdam 'Soc

Charlo

● 'Falen anderer

Naast het ontbreken van de broodnodige dertig camera's in Charlois is er nog steeds geen fatsoenlijke plek rond Zuidplein waar je aangifte kan doen.

"De aangiftes dalen zegt de politie. Maar dat is ook niet zo gek als je bedenkt dat je ongeveer naar Hoogvliet moet als ondernemer om aangifte te doen", aldus deelraadsvoorzitter Dick Lockhorst. "Bureau Slinge is wel open, maar beperkt. Dan zegt de politie dat het makkelijk is om aangifte te doen via internet. Een deel van

arc **Eerste lacro**

Charlois has the highest unemployment rate and one of the lowest educational levels of the city!

As the harbor is moving towards the sea and many of its activities have been automated, this mass of unemployed citizens were left behind, with little chance to improve their conditions.

But Charlois is well accessible: in **15 minutes** by car or bike (through the Maastunnel) one can reach the Center; by tram or bus one can reach Kop van Zuid; walking or cycling it's possible to reach Zuidplein.

The district has the reputation of being highly **unsafe**. This bad image prevents it from attracting new businesses and residents, promoting its stigmatization as a no-go area.

en. Hij lag in de nacht van , verzette hij zich plotsel

Een minuu
Geliza Nicolaas

ost

ebetalen

ken van de problelois en wil opheldeemeester Aboutaleb. loofd dat de problet zouden worden, sceptisch." Onder irecht zijn de cameig. "Ik wil weten hoe opgelost gaat wor-
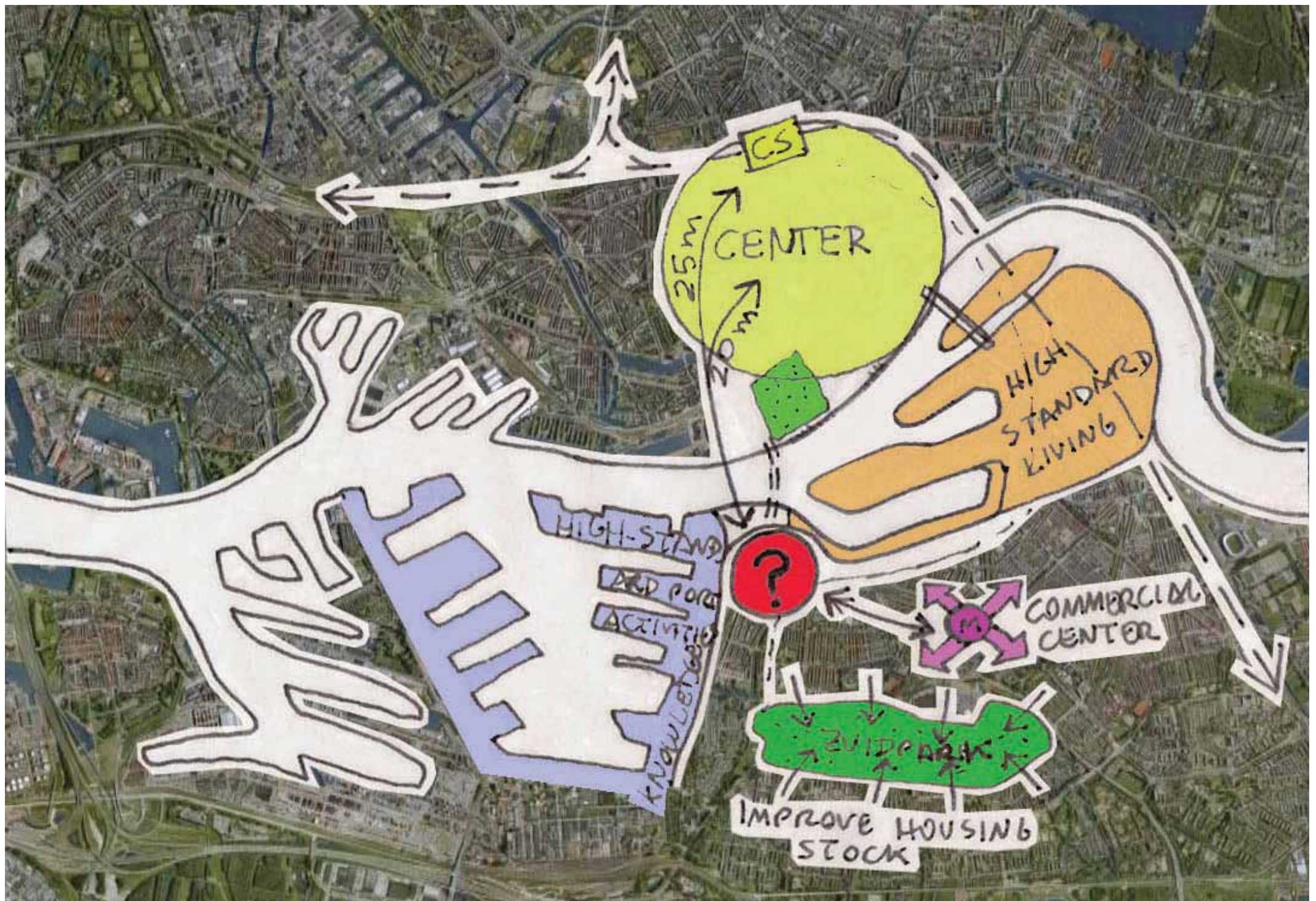
onieuws.nl

Tien Rottr tijdens de Your Wo van hu zij in M Geliza

id over

C.S

CENTER

25m

25m

HIGH STANDARD LIVING

HIGH-STAND.
AND PORT
ACTIVITIES

KRALINGSE
BOS

COMMERCIAL CENTER

ZUIDPARK

IMPROVE HOUSING STOCK

Charlois is a well accessible area in Rotterdam!

2. GOALS

Charlois needs to create jobs!

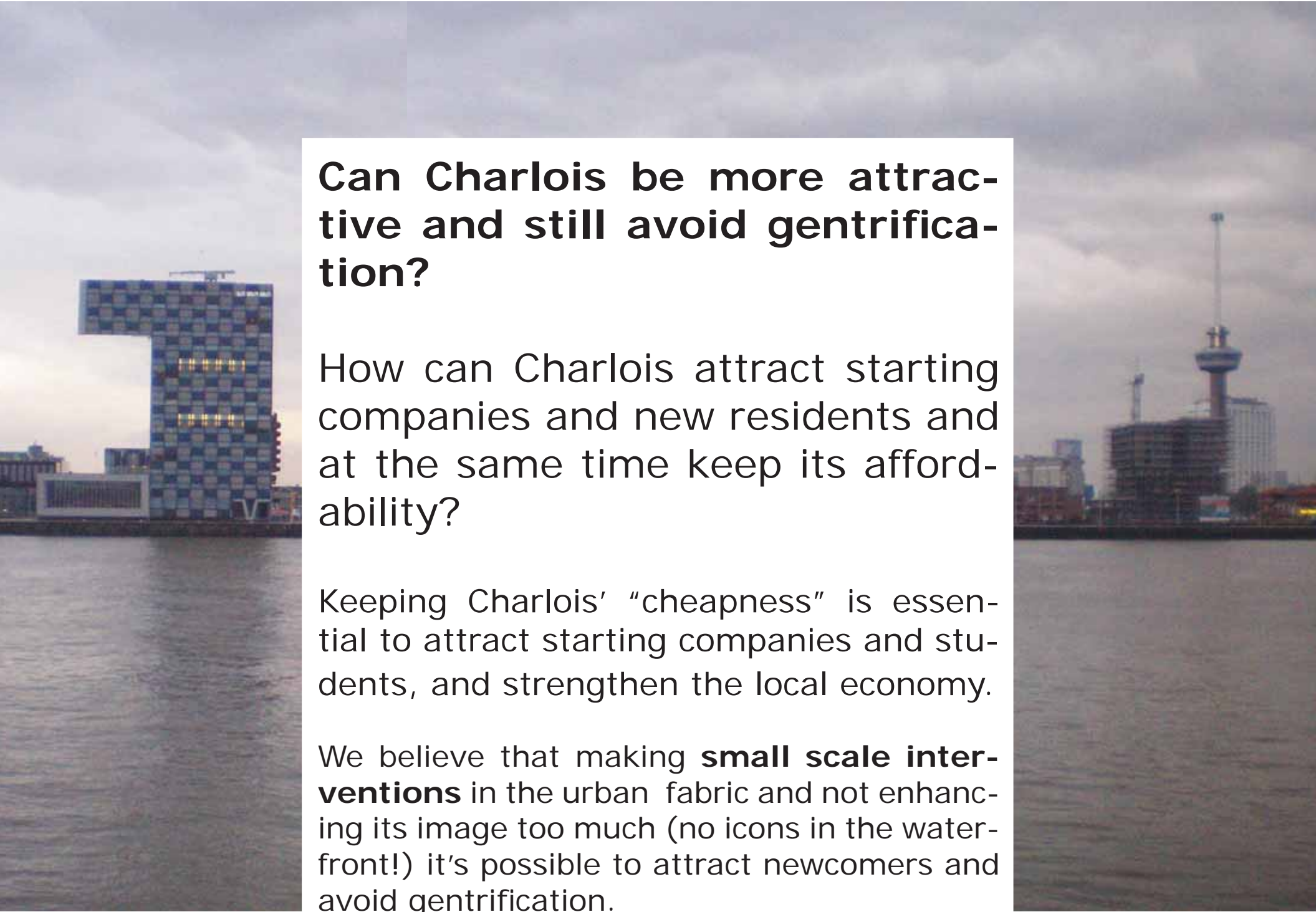It has to attract new businesses and residents, to strenghten the local economy.

"Apart from the economic impact, these new residents will have greater political awareness and good networks that connect them to those influencing local policies. Most housing schemes now aspire to mixed tenure and many local authorities make a proportion of affordable housing a condition of new planning consent for private sector developments."

Edgard B. & Taylor J., *Housing*, in Roberts P. & Sykes H., *Urban Regeneration: A Handbook*, Sage, London, 2000

Charlois has to catch up with Rotterdam's efforts to become a service oriented city: it needs to prepare its inhabitants to work in the future high level port-related activities that is planned for Waalhaven (Stadsvisie 2030).
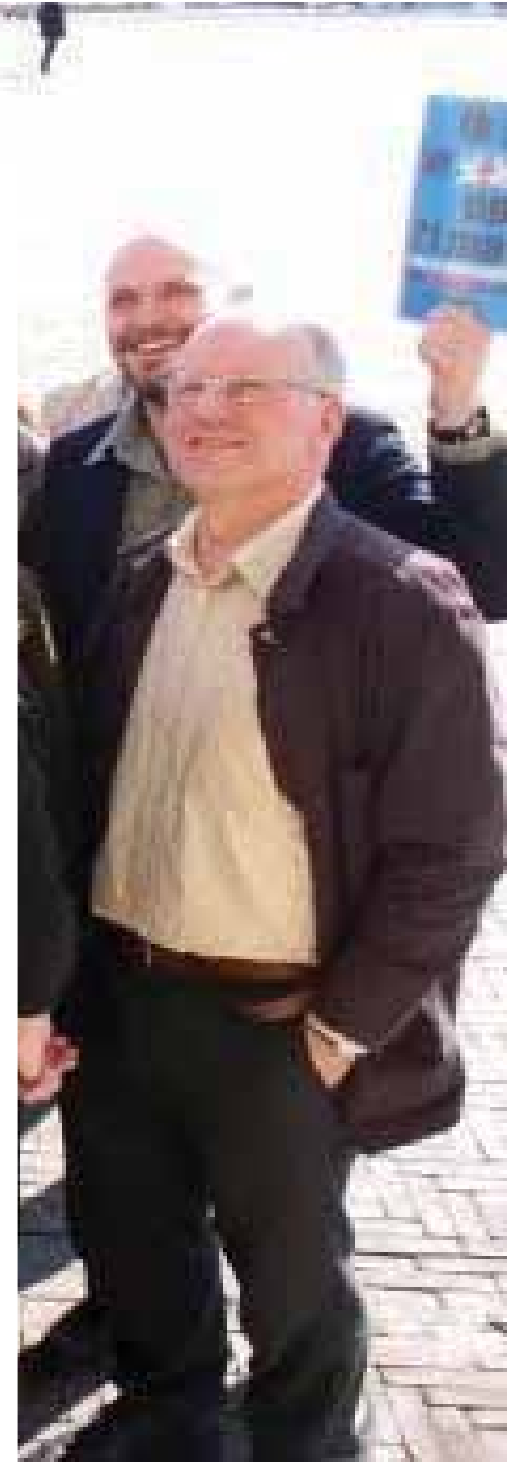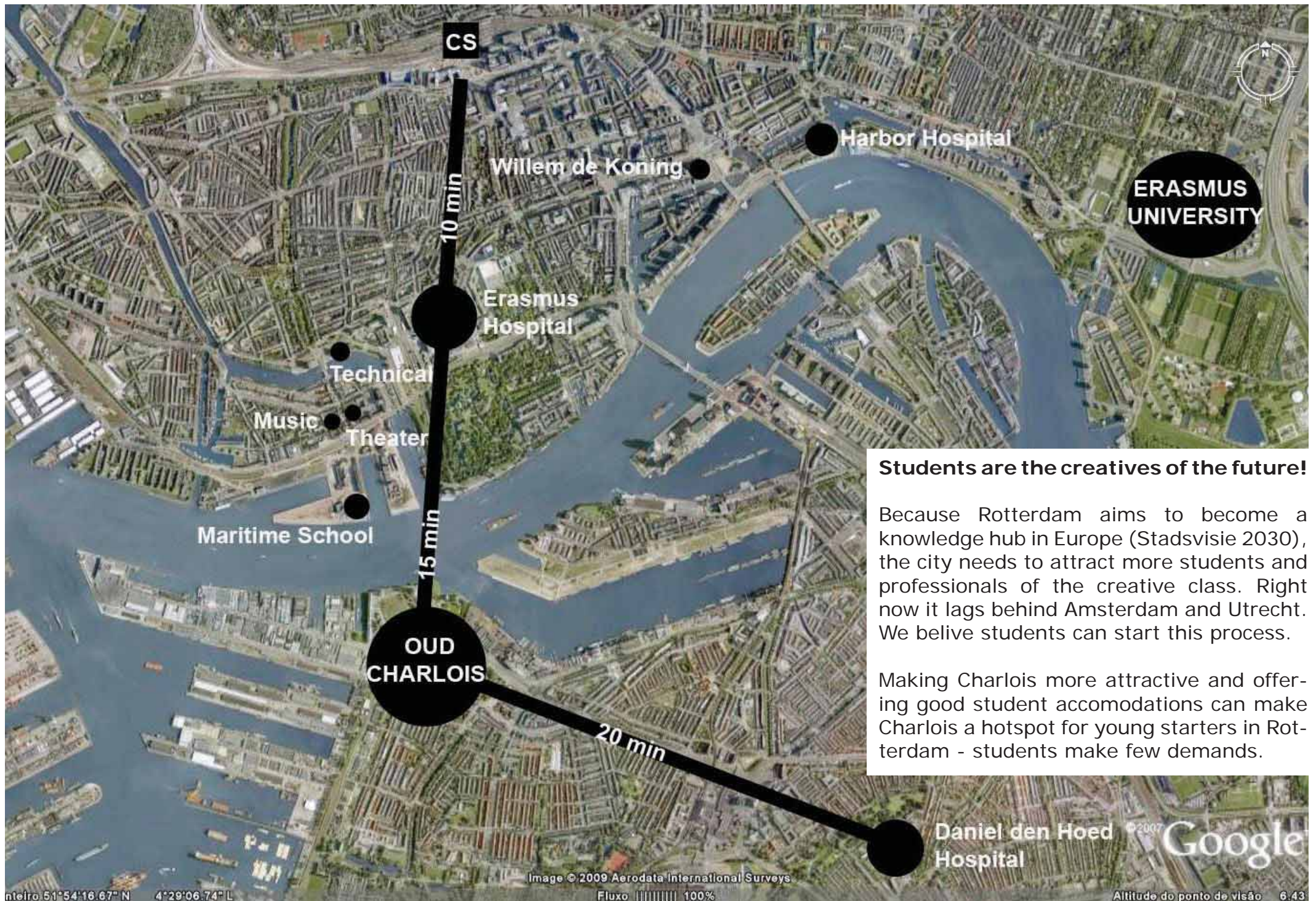
3. STRATEGY

Can Charlois be more attractive and still avoid gentrification?

How can Charlois attract starting companies and new residents and at the same time keep its affordability?

Keeping Charlois' "cheapness" is essential to attract starting companies and students, and strengthen the local economy.

We believe that making **small scale interventions** in the urban fabric and not enhancing its image too much (no icons in the waterfront!) it's possible to attract newcomers and avoid gentrification.

CS

Harbor Hospital

Willem de Koning

ERASMUS
UNIVERSITY

10 min

Erasmus
Hospital

Technical

Music

Theater

15 min

Maritime School

OUD
CHARLOIS
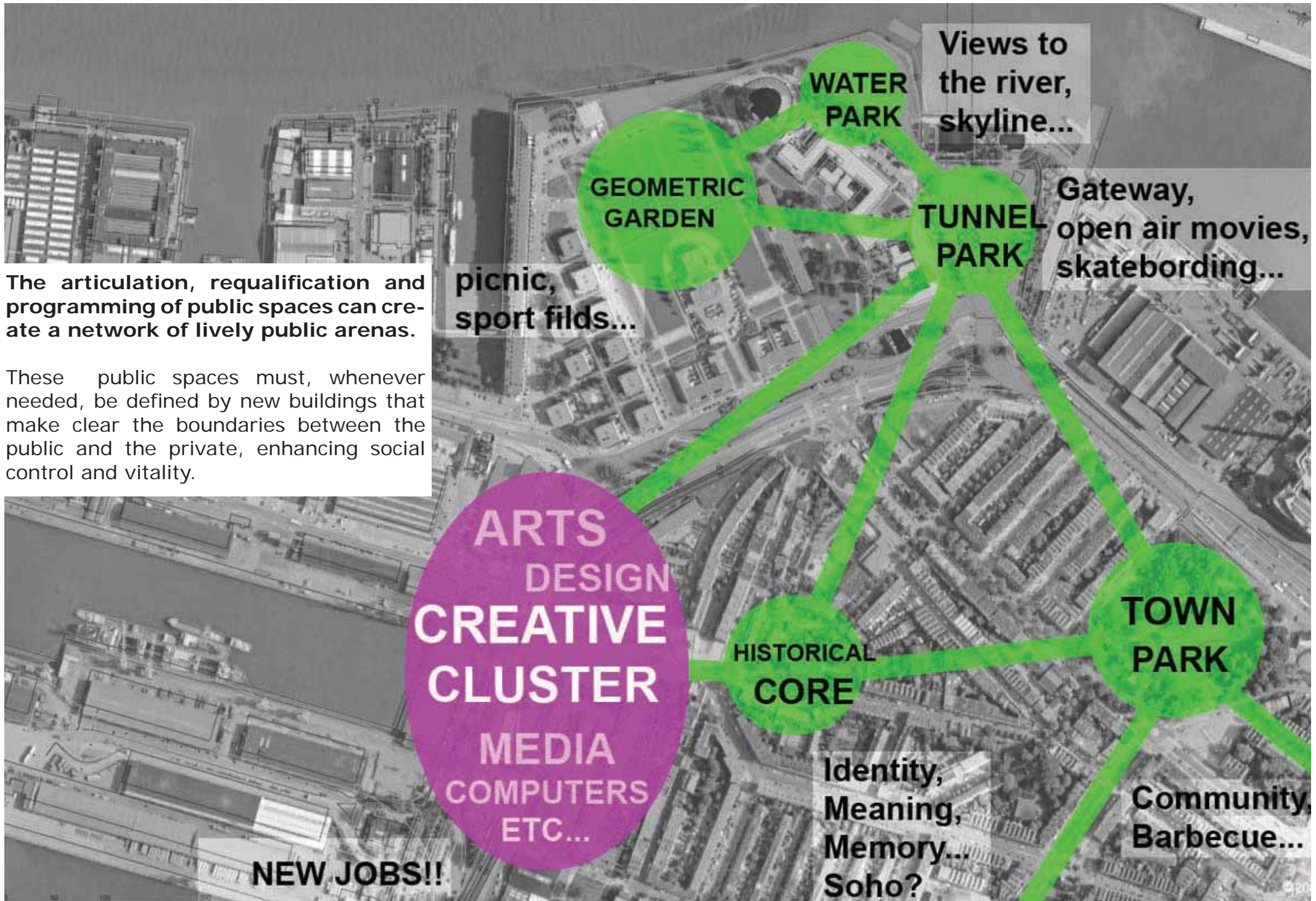
20 min

Daniel den Hoed
Hospital

Students are the creatives of the future!

Because Rotterdam aims to become a knowledge hub in Europe (Stadsvisie 2030), the city needs to attract more students and professionals of the creative class. Right now it lags behind Amsterdam and Utrecht. We belive students can start this process.

Making Charlois more attractive and offering good student accomodations can make Charlois a hotspot for young starters in Rotterdam - students make few demands.

Image © 2009 Aerodata International Surveys

Fluxo ||||||||||| 100%

nteiro 51°54'16.67" N   4°29'06.74" L
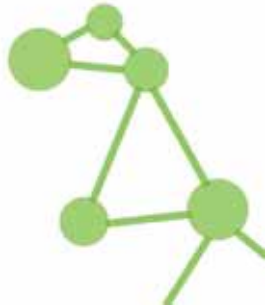
Altitude do ponto de visão   6.43

4. DESIGN CONCEPT

The articulation, requalification and programming of public spaces can create a network of lively public arenas.

These public spaces must, whenever needed, be defined by new buildings that make clear the boundaries between the public and the private, enhancing social control and vitality.

WATER PARK

Views to the river, skyline...

GEOMETRIC GARDEN

TUNNEL PARK

Gateway, open air movies, skatebording...

picnic, sport filds...

ARTS
DESIGN
CREATIVE
CLUSTER
MEDIA
COMPUTERS
ETC...

HISTORICAL CORE

TOWN PARK

Identity, Meaning, Memory... Soho?

Community, Barbecue...

NEW JOBS!!

5. ACTIONS & PHASING

PHASE 1

1- Training center
2- Students housing
3- Requalification of public space
4- Space for starting companies
5- Building renovation
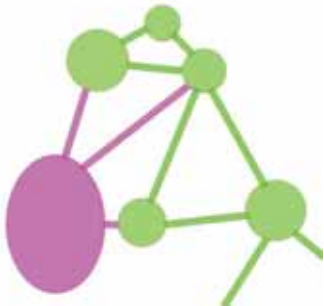
PHASE 2
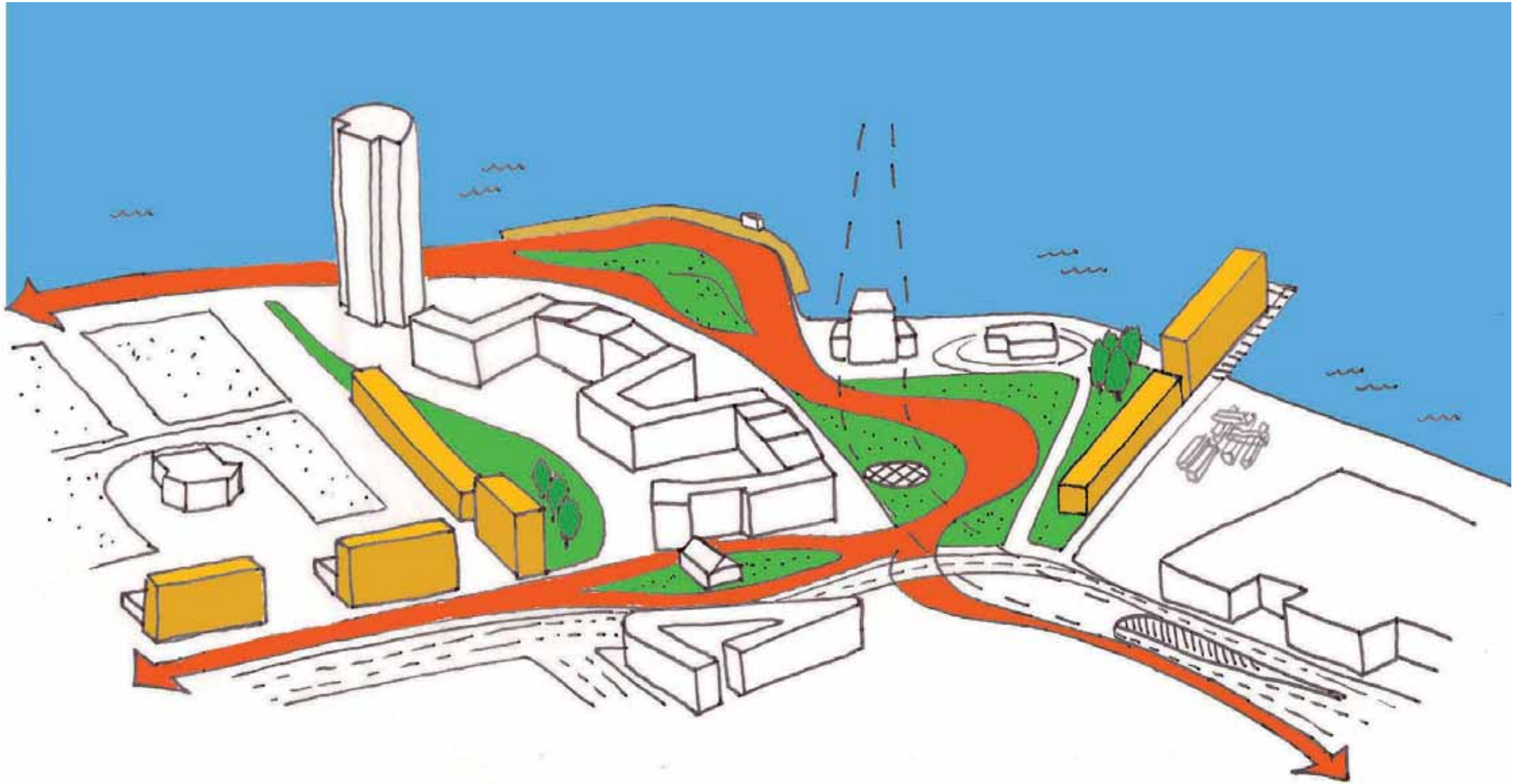
6- Creative Cluster mixed use development
7- Public space on Waalhaven

6. DESIGN PROPOSAL

light renovation (exterior)	
hard renovation (exterior+interior)	
new buildings	
new green spaces	
trainning Center	
new paving (articulating public spaces)	
new lake at Karel de Stouteplein	
sport field	

Plan of the intervention.

The Tunnel Park

Perspective of the Tunnel Park, showing the articulation of different public spaces, a central ideal of our proposal. The new buildings (orange) define these spaces and intensify/diversify the neighborhood. The requalification of this area is crucial to the success of the plan, since it's the first place one reaches when crossing the tunnel from the north part of Rotterdam.
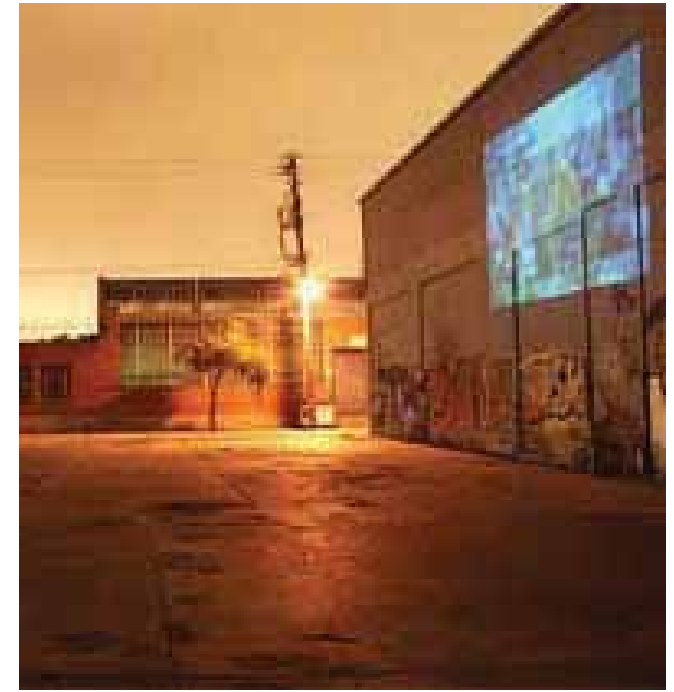
The Tunnel Park

The Tunnel Park is currently a leftover...

Rendering of our proposal, showing the renovation of an existing building (left) and a new building for students and starters (right)
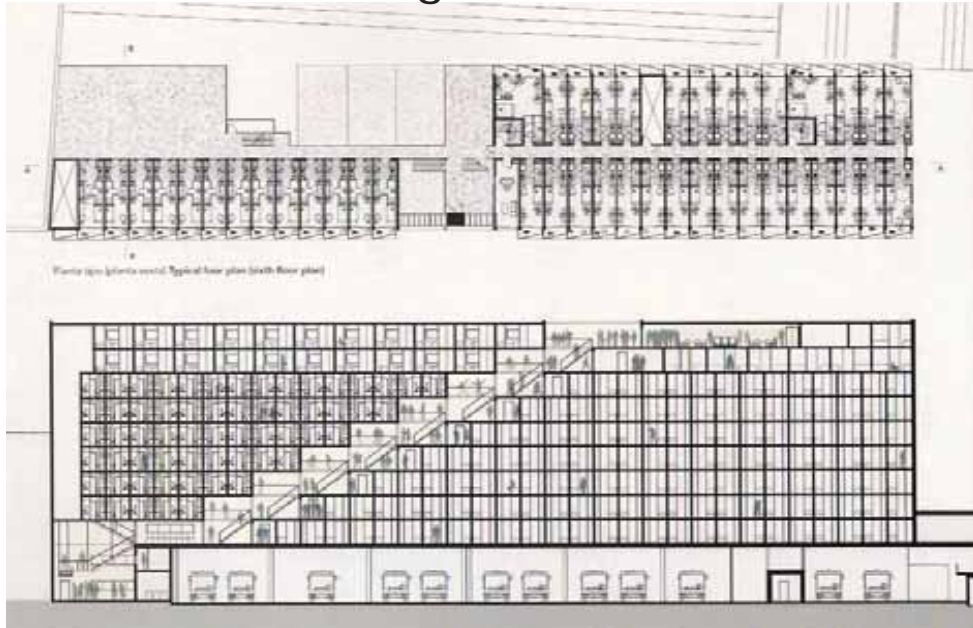
The Tunnel Park

Programmes for the Tunnel Park: market, skateboarding and open-air movies.

Tunnel Park at night, showing the movie projection and the hole on the ground, from which one can see the cars in the tunnel.

Students' Housing and Live+Work units

Student housing plan and section, Eric Lapierre, Paris.

Here we illustrate what we mean by these.

Student housing is a building consisting of very small units (less than 2,5m wide) equipped with toilet, shower and open kitchen, and a collective space where students gather and socialize. By offering this kind of facility Rotterdam could enhance its competitiveness in relation to Amsterdam and Utrecht, where the creative economy is stronger now.

A Live+Work unit is a place where one can have its own business in the ground floor and live in the upper floors. This is an ideal condition for starting businesses, for people who cannot afford renting two spaces at once. By offering this kind of units Charlois could attract young professionals aiming to start their own company.

Student housing collective space, Eric Lapierre, Paris.

Live+Work environment (modified from a Claus & Kaan image)

Trainning Center

The proposed Trainning Center at Frans Bekkerstraat re-uses a building which currently contains many vacant units. The Trainning Center is a cornerstone of our plan, because it would prepare the local unemployed citizens with low educational level to gain skills necessary to work in the knowledge economy - contributing to a more **inclusive city**!

We also proposed to create "green islands" along this street, in order to enhance the public space quality and the soil permeability - contributing to a more sustainable environment.

Pedestrian Axis

References: Burle Marx   West 8

The construction of a pedestrian route from the Tunnel Park to Karel de Stouteplein enhances the physical and mental connectivity of these spaces, stimulating public life.

Karel de Stouteplein


Sports

Lake with fountain

Public art

A new lake with fountain, the repositioning of the café into the middle of the park (facing the new lake) and the construction of a sound barrier to isolate the park from the road makes Karel de Stouteplein a desirable place to leisure in the neighborhood.

The repositioning of the sport field (currently at Goustraat) inside the park, where it's "socially controlled" and the redefinition of the public space at Goustraat with new buildings for students and starters contributes to a safer public space.

Creative Cluster
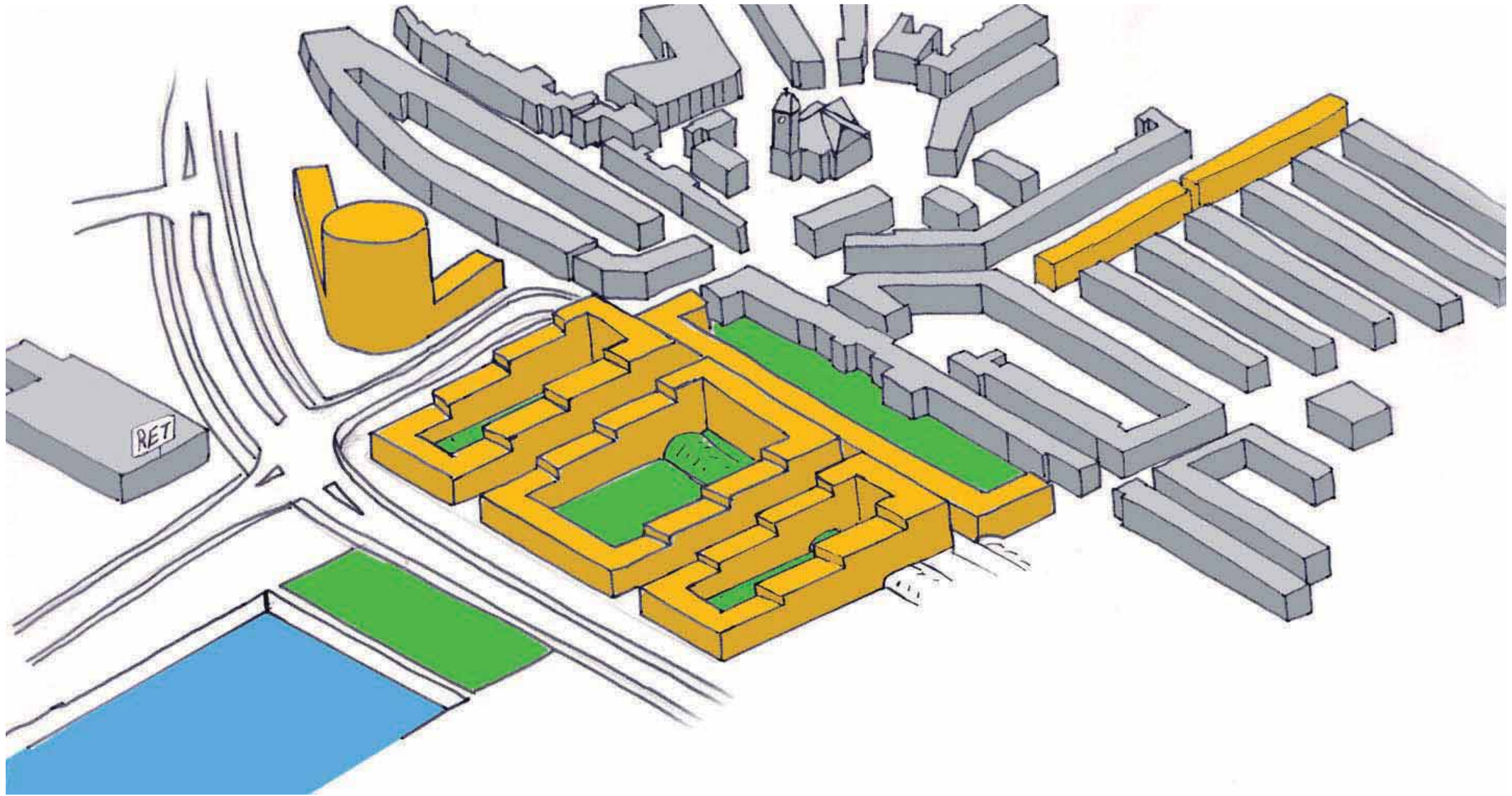
Creative Cluster

Urban design study for the mixed-use cluster of creative activities in between Oud-Charlois and Waalhaven. The design aims to integrate the city fabric and the harbor, securing waterfront access for the local inhabitants in the near future.

The mixing of educational facilities, commercial functions and residential units aims to produce a lively atmosphere and safe public spaces. The new buildings should offer units within a varied price range (mix tenure), in order to avoid spatial segregation.

Creative Cluster

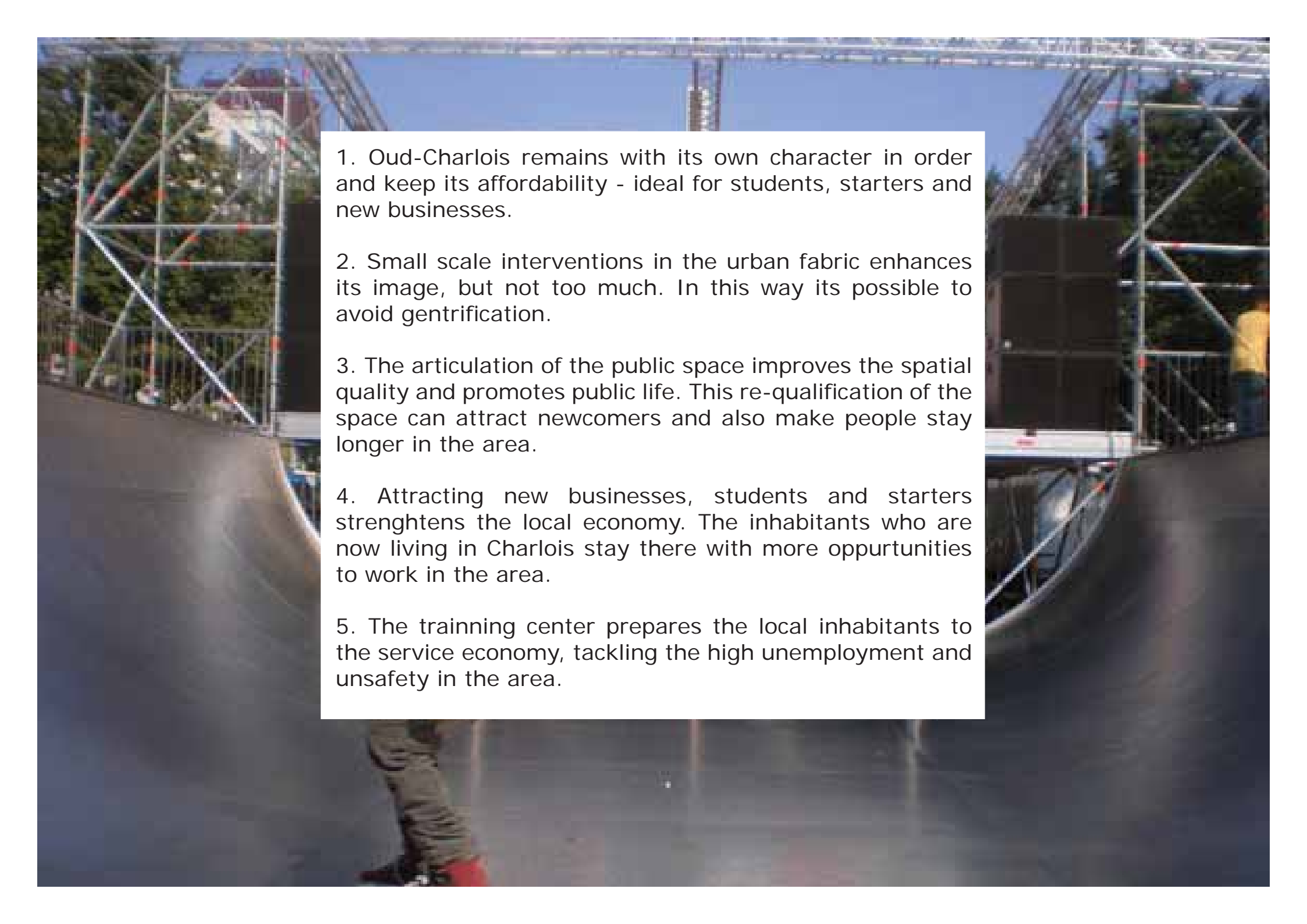| 47 | 4 | 4 | 7 | 4 | 4 | 13 | 6 | | 113 | | 14 | 28 | 6 | 23 |

Longitudinal section of the Creative Cluster, showing how the new urban mass fits into the landscape and "dissolve" the dike into it. The variation of heights offer terraces with splendid views towards the river.

De Landtong - Kop van Zuid, Rotterdam

References of materiality and aesthetics.

7. EFFECTS

1. Oud-Charlois remains with its own character in order and keep its affordability - ideal for students, starters and new businesses.

2. Small scale interventions in the urban fabric enhances its image, but not too much. In this way its possible to avoid gentrification.

3. The articulation of the public space improves the spatial quality and promotes public life. This re-qualification of the space can attract newcomers and also make people stay longer in the area.

4. Attracting new businesses, students and starters strenghtens the local economy. The inhabitants who are now living in Charlois stay there with more oppurtunities to work in the area.

5. The trainning center prepares the local inhabitants to the service economy, tackling the high unemployment and unsafety in the area.