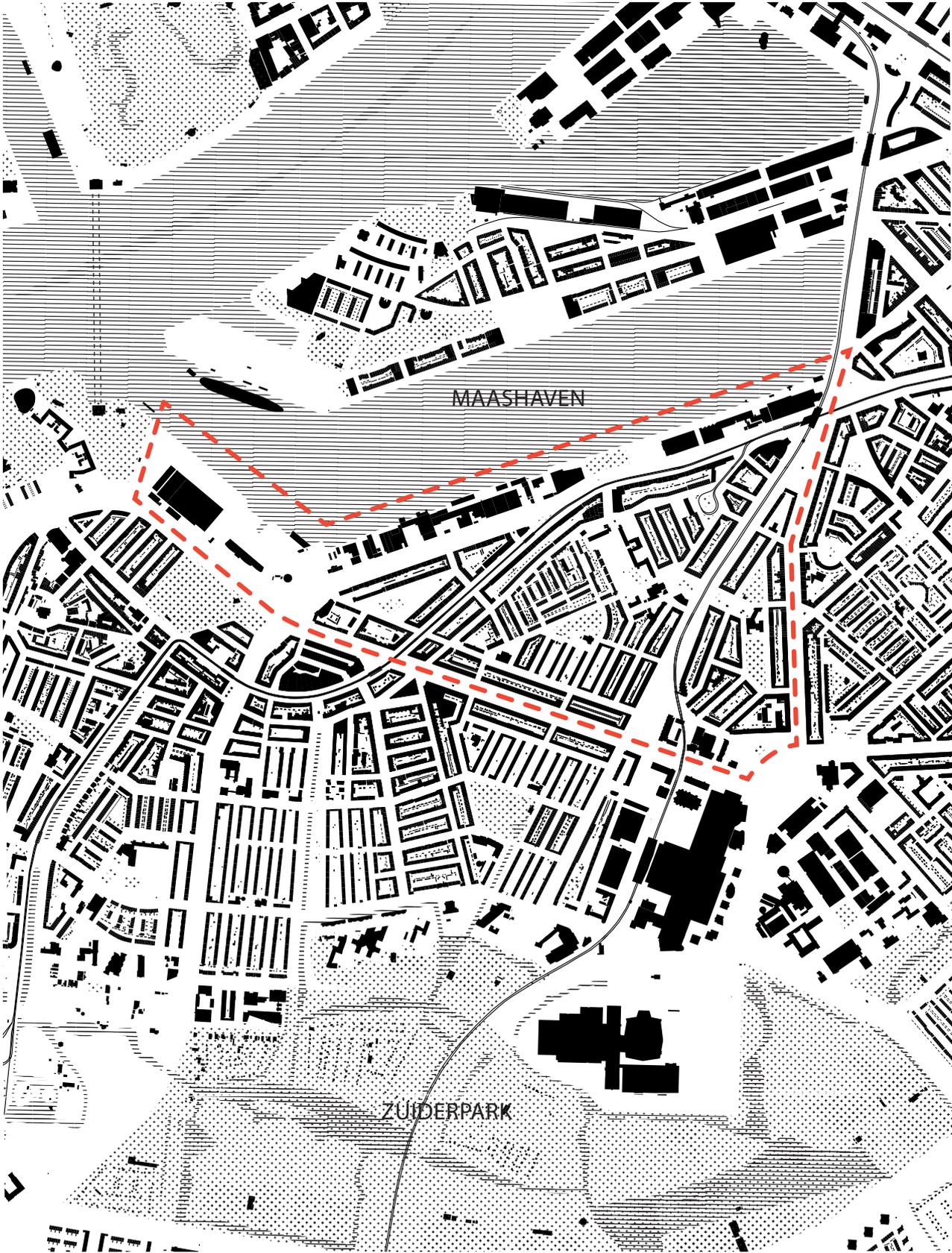




**the
tarwewijk**

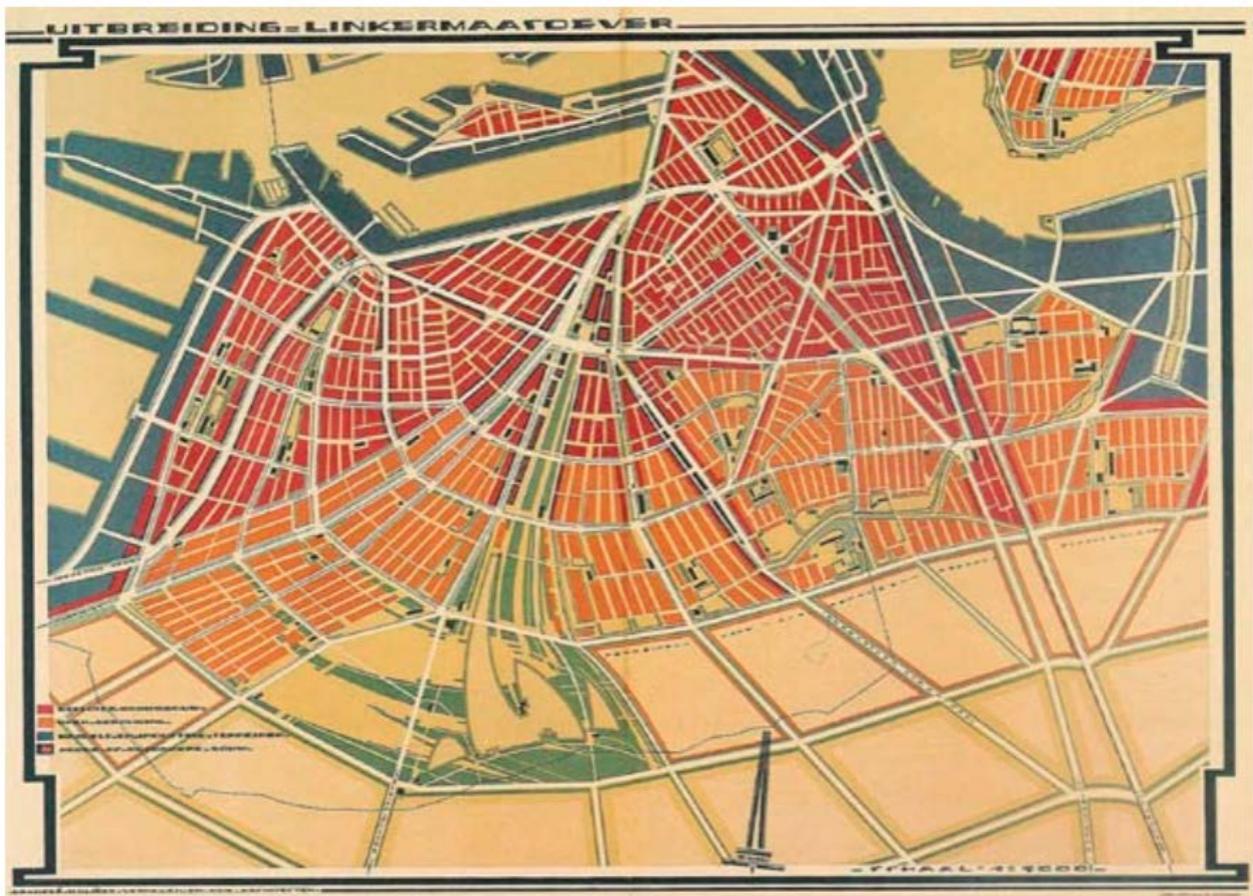


the neighbourhood structure

De Tarwewijk, als wijk aan het water, heeft een herkenbare locatie. De driehoekige wijk wordt ingesloten door de Maashaven en het Zuidplein. Een rustige stadswijk met wonen als voornaamste functie. De wijk wordt gekenmerkt door de vele open ruimten.

Oppervlakte: 1,14 km²
Aantal huishoudens: 6.355
Aantal inwoners: 12.265

historic development



The first plan for the city's expansion towards Zuid is based on the ideas of Moliere in 1921. The large green park would be drawn into the city with a long finger reaching towards the center. The neighbourhood structures were shaped along this central axis.

historic development



Based on this idea, a second plan was proposed in 1926 by Witteveen. In this plan, the green was already more moderate and spread along several lines. For Tarwewijk, this plan is the base for the neighbourhood as it is now. Most of the plans south of Tarwewijk were not carried out. The green finger became a wide green boulevard.



observations & street interviews

Observational walk

- 1 Large section, very unclear. Hard to find the entrance to the neighbourhood.
- 2 Combination of street and tram tracks. The green track makes the profile very calm.
- 3 Small single family houses with a front garden. Different scale from the rest of the neighbourhood. Veru quiet.
- 4 Appartment blocks in very bad condition. On the corners there are small shops. Most are not in use. On the street, there is a lot of garbage.
- 5 Very large playground association with a small building and a fenced playground/garden. You can only enter through the building. It is empty.
- 6 Small park next to the school. The school and park have no connection. There is one table tennis table and two benches. It is busy with young men sitting and standing around them.
- 7 Big supermarket and some other shops. Busy with people walking in and out. A group of women stands outside together.
- 8 Quiet park next to the water. A man is sitting on a bench.
- 9 Street along the waterfront, busy with trucks and people working.
- 10 Busy corner with metro stop and a lot of traffic.
- 11 Square with benches around it and a soccer field. Two kids are playing, parents are sitting on the edge of the soccer field. There is almost no green space. Most shopfronts around the square are empty.
- 12 Fly-over metro line. Under the metro, there is only parking. Some columns are decorated with street art. The street is not very busy.
- 13 Playground association. Container with play equipment is closed, it seems like no one is there. Next to the playground there is a green square with a table tennis table and a fenced soccer court. Around the court there is another fence. The square is empty.
- 14 Park or garden with play equipment, A very high fence is closing off the park, also on the side of the neighbourhood center (north side). The park is empty. Around the park, there is a lot of garbage.
- 15 Hidden green space, with a entrance in the building block. The green space has a few benches. There are some doors to garage boxes and a man is unloading a small truck.
- 16 Sports fields. Some boys are playing soccer.
- 17 Green square without additional functions. No benches or play facilities. Feels like the natural entrance into the neighbourhood.
- 18 Street with shops. Lot of traffic and busy with people.

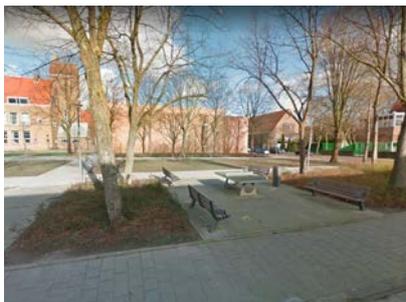


Open spaces

1



4



7



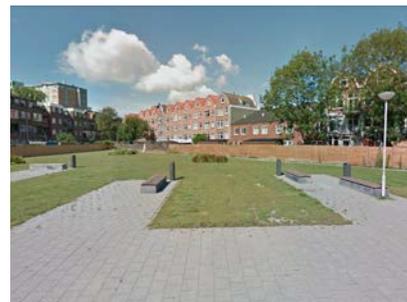
2



5



8



3



6



- Tarwewijk has many open spaces, spread over the whole neighbourhood. There is no clear hierarchy between the spaces, they are comparable in size and use. The only hierarchy is defined by the different entrances.
- Most of the public spaces in the neighbourhood are marked by large scale green spaces: either trees or grass. There is not a lot of variety in the green spaces.
- A lot of the public spaces don't have a clear function, except for being an open space. the spaces are of a very large scale. They are left empty, which is not very inviting to people to use them. There is no reason to stay; this makes the public merely a traffic space.
- Some open spaces have a clear identity, like the one on front of the church. It gives a feeling that the space belongs to the church. This creates a feeling of control and safety. Other spaces are situated on the back side of buildings, or just lack a clear identity.

borders



Millinpark

- Most of the public spaces that have a defined function, are closed off with high fences. As the scale of the spaces is very large, it feels like the neighbourhood is separated by these fences. Although the gates in the fences are open, it is not attractive to enter the spaces.
- For some of them it is clear why they are placed (f.e. around a soccer area) but for others it is not. Safety for the children could be a reason, or the possibility to close the area off at night.
- The fences disturb the views on the public space. This makes the public space less safe.

amenities



Mijnsherenplein

- Some open facilities are placed through the neighbourhood: sport facilities, pingpong tables. If they are valued or used is unclear, they were not used during the visit. Only some people were sitting on the edge of the playground.
- Most of them are placed in the middle of the open spaces. This makes them very visible, so it is clear they are present. The lack of shelter makes it maybe less attractive to use them.
- Play facilities are always grouped in a specific open place; there are no smaller scale play facilities spread around the neighbourhood.

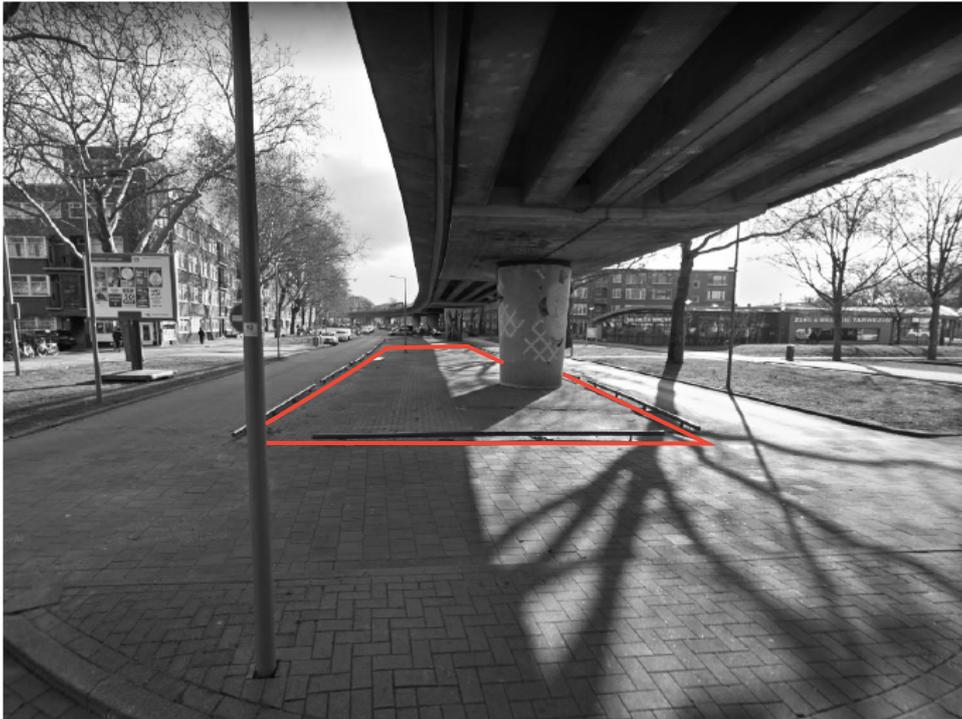
places for staying



Mijnsherenplein

- The public spaces offer no or little reason for staying, making them solely an open place. There are a few benches through the neighbourhood, but they are not combined with other facilities.
- Most places for staying are for children: playgrounds or sport facilities, but those are fenced.

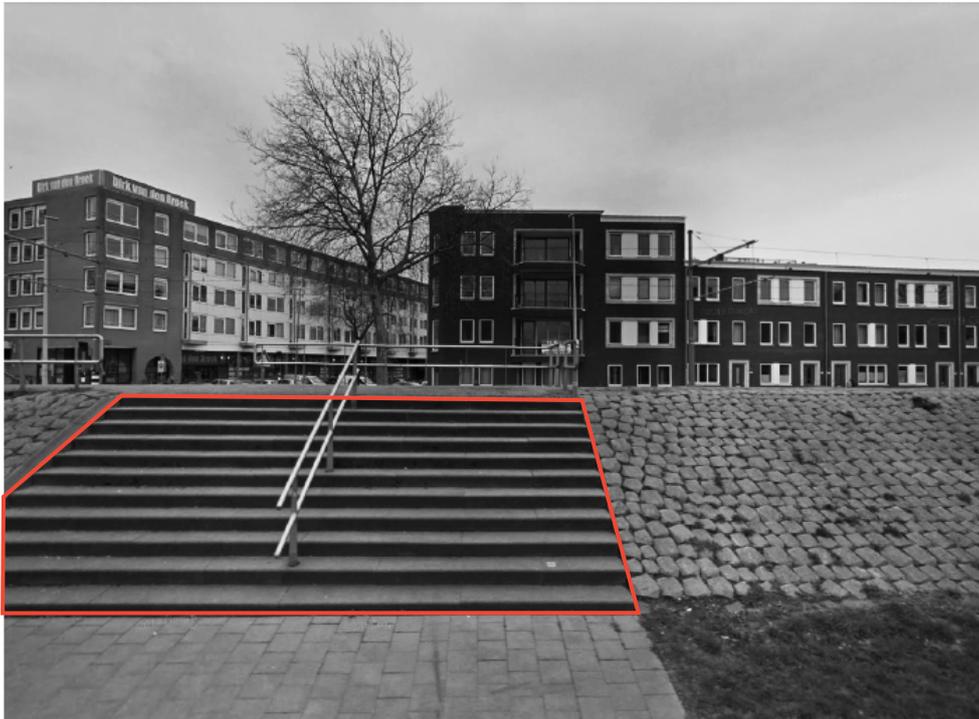
undefined space



Mijnsherenplein

- At different places in the neighbourhood there are undefined spaces, where it is not clear if it is a public space or belongs to someone. These spaces feel unsafe because of the lack of control.
- Those spaces look neglected. They do not have the green identity of the public space structure.
- There is a difference in the accessibility of those spaces: some are always accessible, some just during the days. Other are always closed off, but still do not seem to belong to a specific building.

accessibility



Brielselaan

- Entrances to the area are not clearly marked. This makes it unattractive to enter the neighbourhood.
- Some clear borders around Tarwewijk close off the area, with roads, dikes, metrolines, tram tracks etc.
- The accessibility is difficult for disabled people: height differences without alternatives makes it impossible to enter.

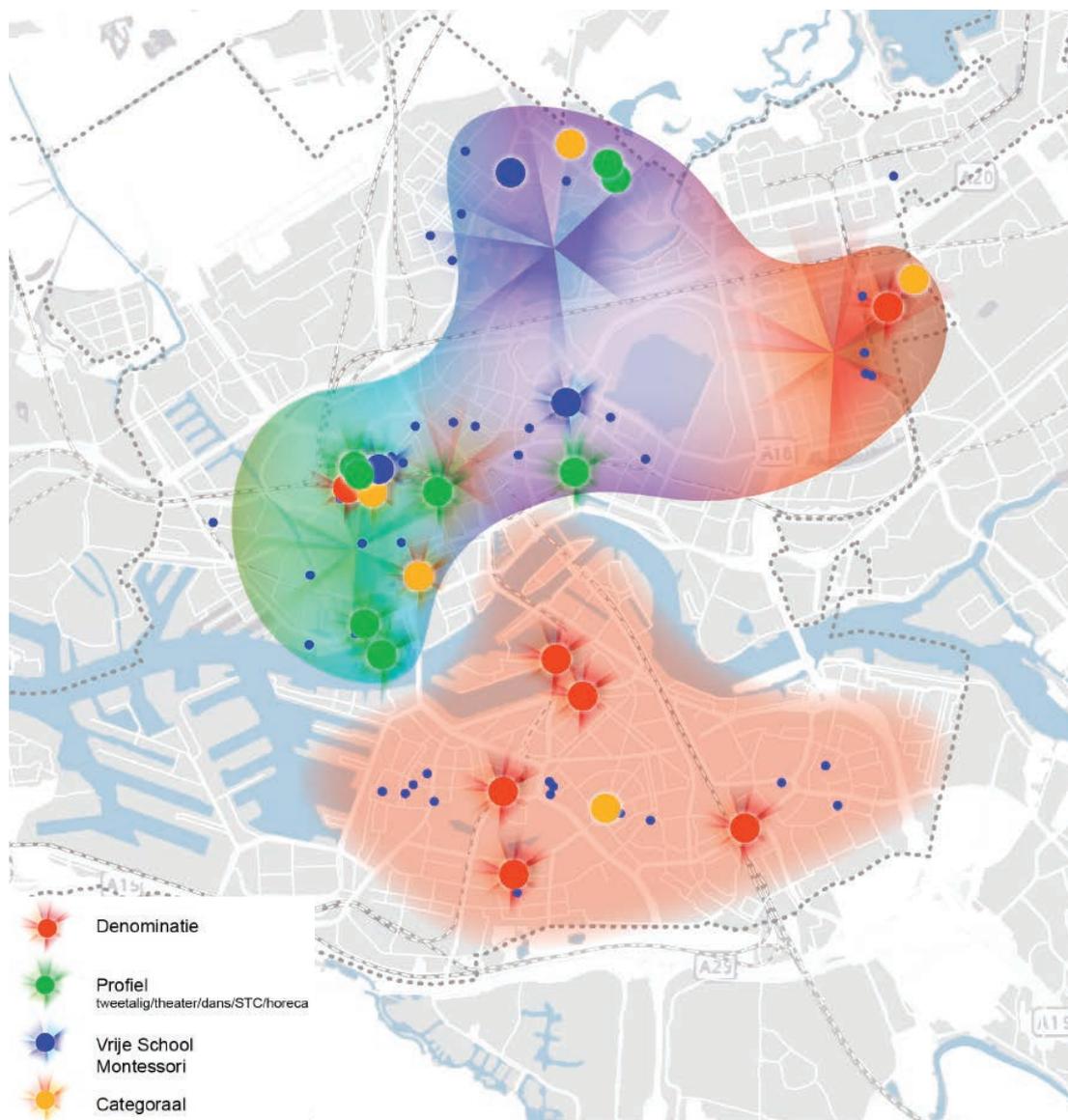
plinth



Mijnsheerenplein

- There is a difference between the plinths along the main roads and the plinths of the buildings around the open squares. The ones of the buildings around public spaces are very closed. Along the main roads they are more open.
- There are some cornershops around the neighbourhood, but they are very rare. These create a more lively facade. Some of the open facades (cornershops) are vacant at this moment.
- People gather in front of the (corner)shops. It seems not necessary connected to visiting the shops. They stand on the sidewalk and talk.

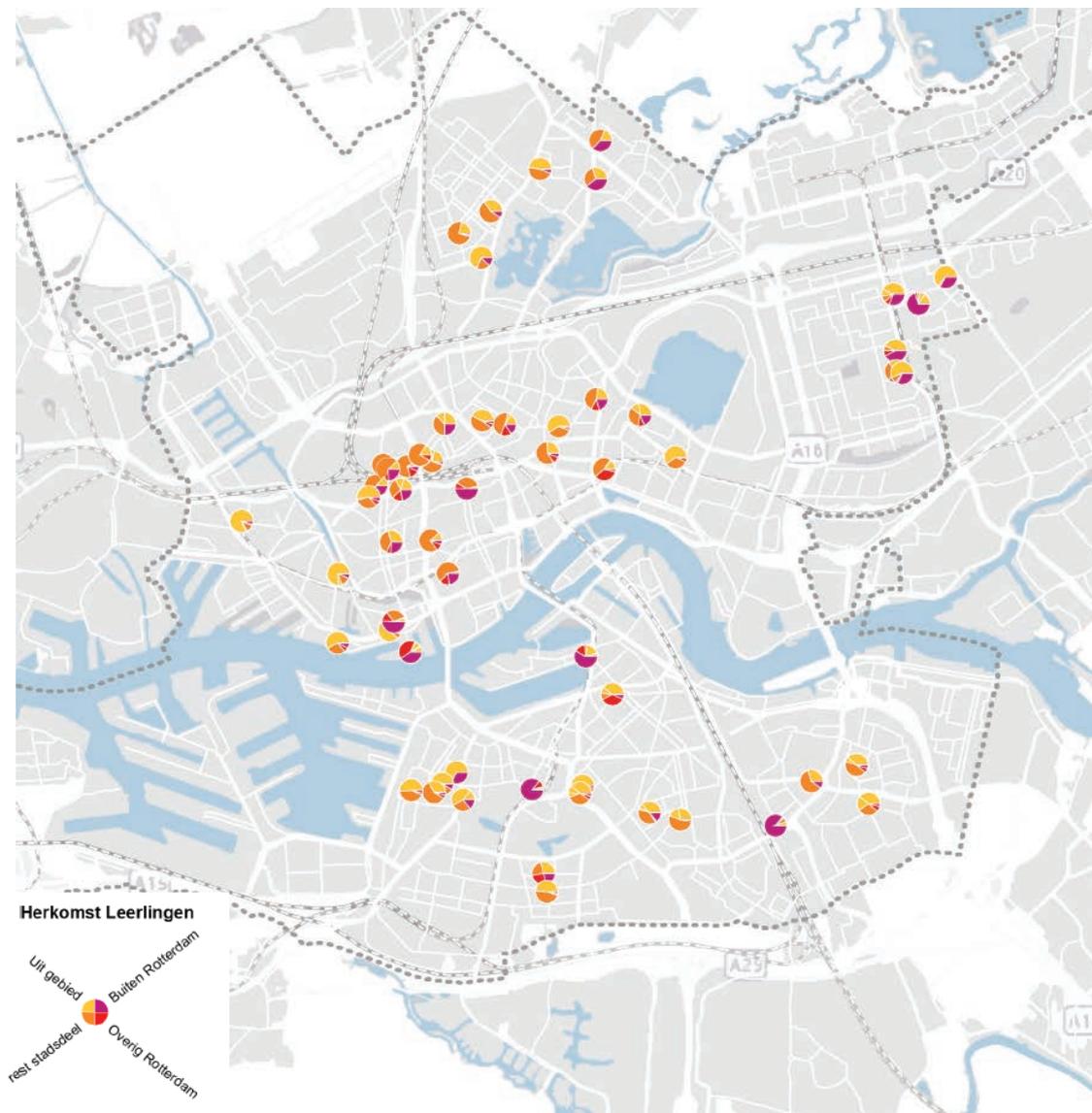
spread of school types



Bron: Gemeente Rotterdam. (2016). Rotterdam Onderwijsatlas - Kaart van de Stad.

location analysis

relation schools and place of residence



main structure



Main structure

Around Tarwewijk there are three busy roads, defining the area. The neighbourhood is spatially divided into different parts, separated by the tram trails, the Mijnsheerenlaan and a fly-over metro line.

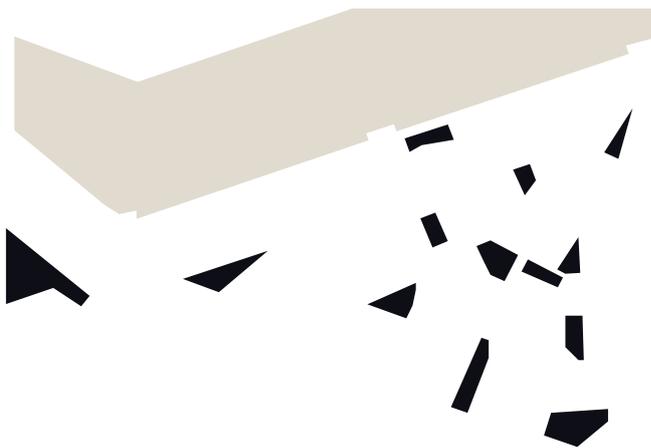
edges



Edges

The borders of the separate areas are busy; with traffic and shops. Along the Maashaven there is a lot of harbour activity. Along the Dordtselaan, three activity clusters can be found. Inside the blocks, there are quiet dwelling areas.

open space



open space

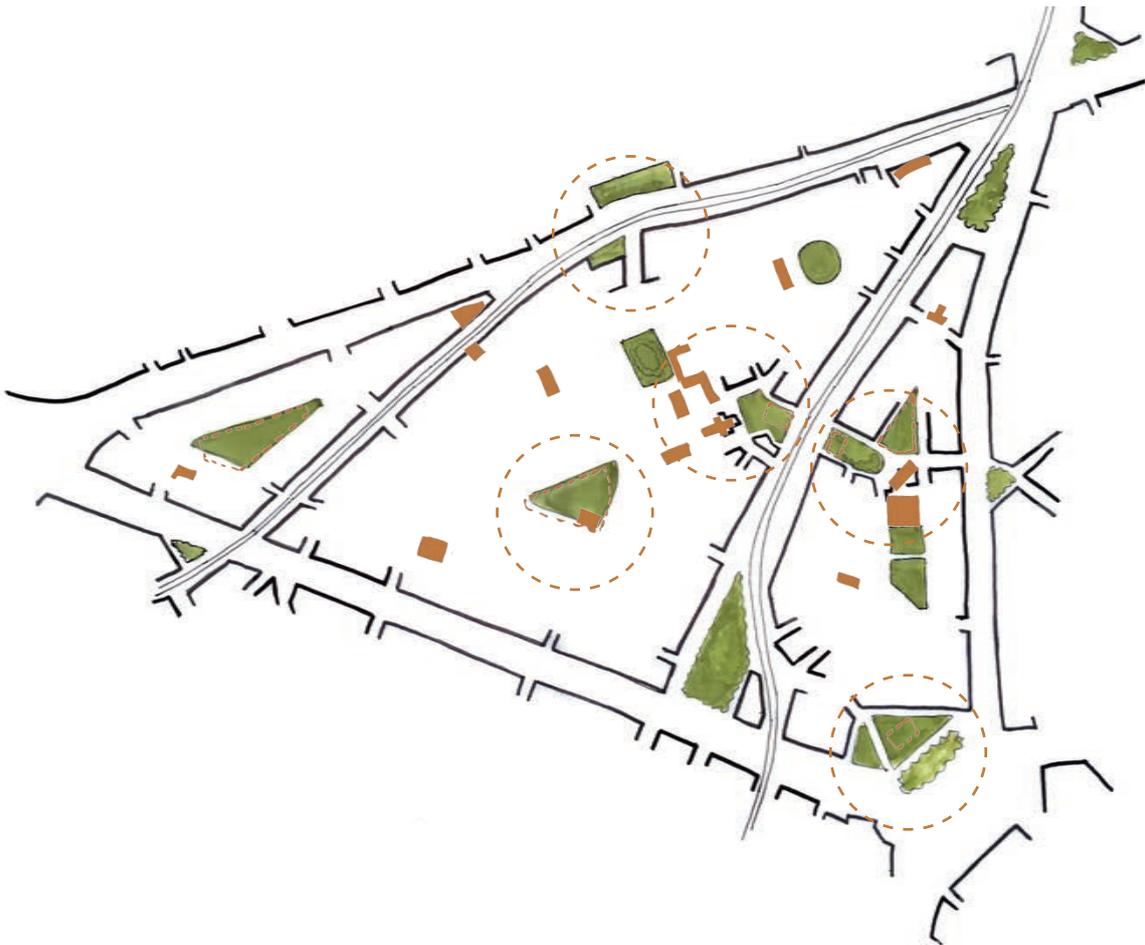


-  GREEN SPACE
-  SPORTSFIELD
-  PLAYGROUND
-  SQUARE

public facilities



anchor points



The anchor points are clusters in the neighbourhoods where different public facilities and therefore target groups come together. These nodes are a combination of public facilities together with valuable public space, that creates a stage for social interaction.

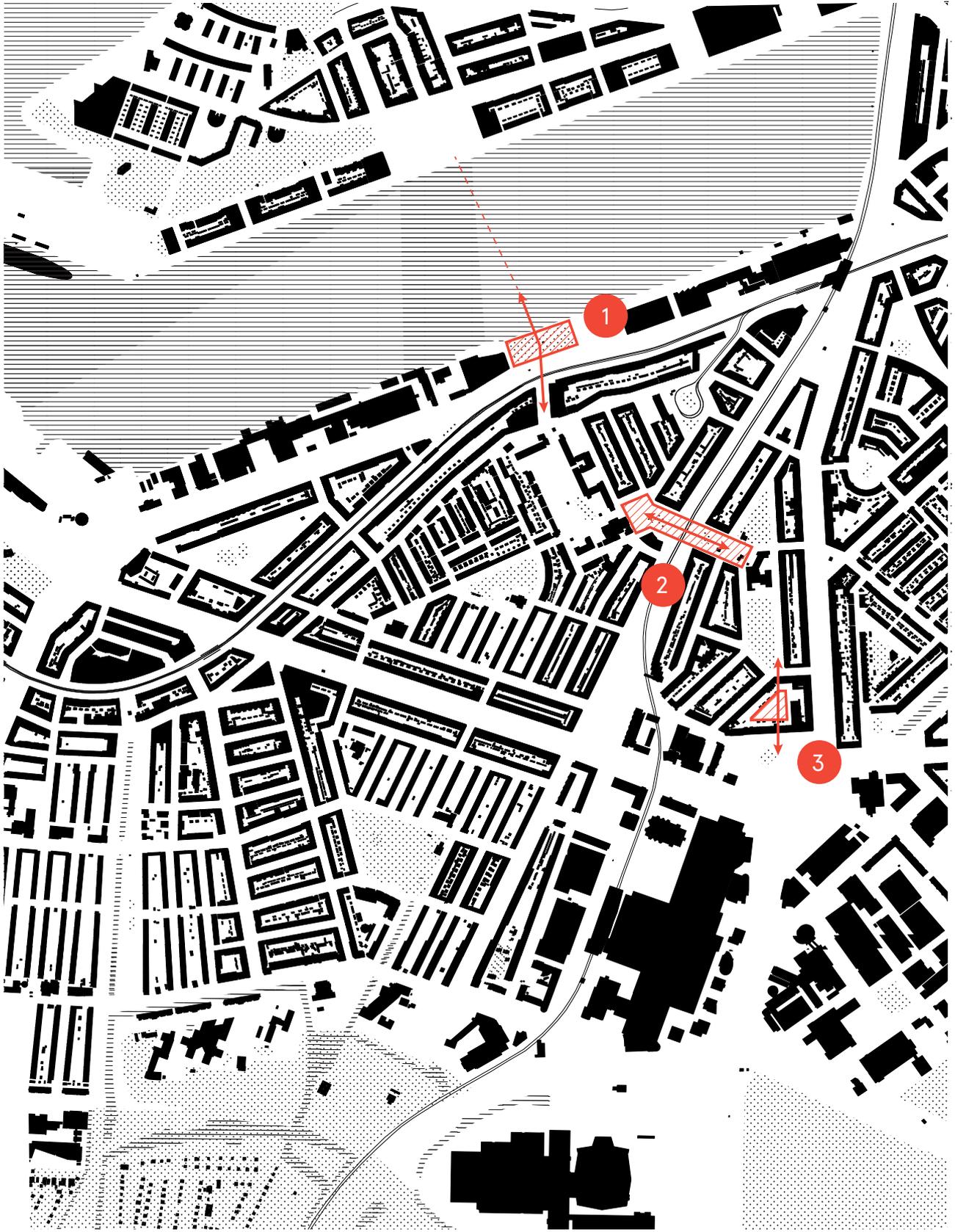


Image Titel (optional- no scales! but north sign)

defining the site

1. Actions to take in Tarwewijk

1. unlock the neighbourhood

2. intensify the use of public space

3. create a clear identity

From the site analysis a few location specific demands came forward, as well as some qualities in the neighbourhood that can be enhanced. These together lead to the location specific actions for the proposed spatial intervention.

In the area of Tarwewijk, three optional sites are found that would be suitable for those action points. Those sites are:

- Maashaven, also named 'Balkon aan de Maas', a site next to the Maashaven from where a future bridge will connect pedestrians from Tarwewijk with Katendrecht.
- Mijnsherenplein, the central square between Tarwebuurt and Millinxbuurt, now splitted by the fly-over metro line.
- Zuidplein, the 'Rijsoordpad' is a semi-public site inside a building block consisting of both houses and shops, with an entrance to Tarwewijk and to the Zuidplein.

1 Maashaven

2 Mijnsherenplein

3 Zuidplein



Image Titel (optional- no scales! but north sign)

2. Program specific needs for the location

Next to the needs of Tarwewijk as a neighbourhood and part of the city, there are location related requirements for the chosen program. Especially as the target group involves children and youngsters, those needs are important as they are less mobile or depending on others. At the same time, the facility needs to connect to the

larger urban network.

With those program specific needs the three proposed locations can be analyzed according to their strengths and weaknesses. The defined requirements for the program are:



ACCESSIBILITY

- Easily accessible for children from the primary schools in the neighbourhood
- Visible for the children/residents to create awareness
- Central location between the different parts of Tarwewijk



CONNECTION TO EXISTING ANCHOR POINTS

- Close to public facilities like schools or shops
- Space for informal encounter
- Strengthening the existing qualities



CONNECTION WITH THE CITY

- Easy to find from outside the neighbourhood
- Possibility to be a part of the future cultural network

With these needs, the proposed locations are analyzed. Maashaven is for children too far away from their schools, and thus hard to access. The proposed site next to Zuidplein is not visible, and also hard to find

from outside the area. Mijnsheerenplein has a lot of potential to become a strong location for the proposed program.

	Accessibility	Existing anchor points	Connection to city
Maashaven	-	++	++
Mijnsheerenplein	++	++	+
Zuidplein	--	-	++

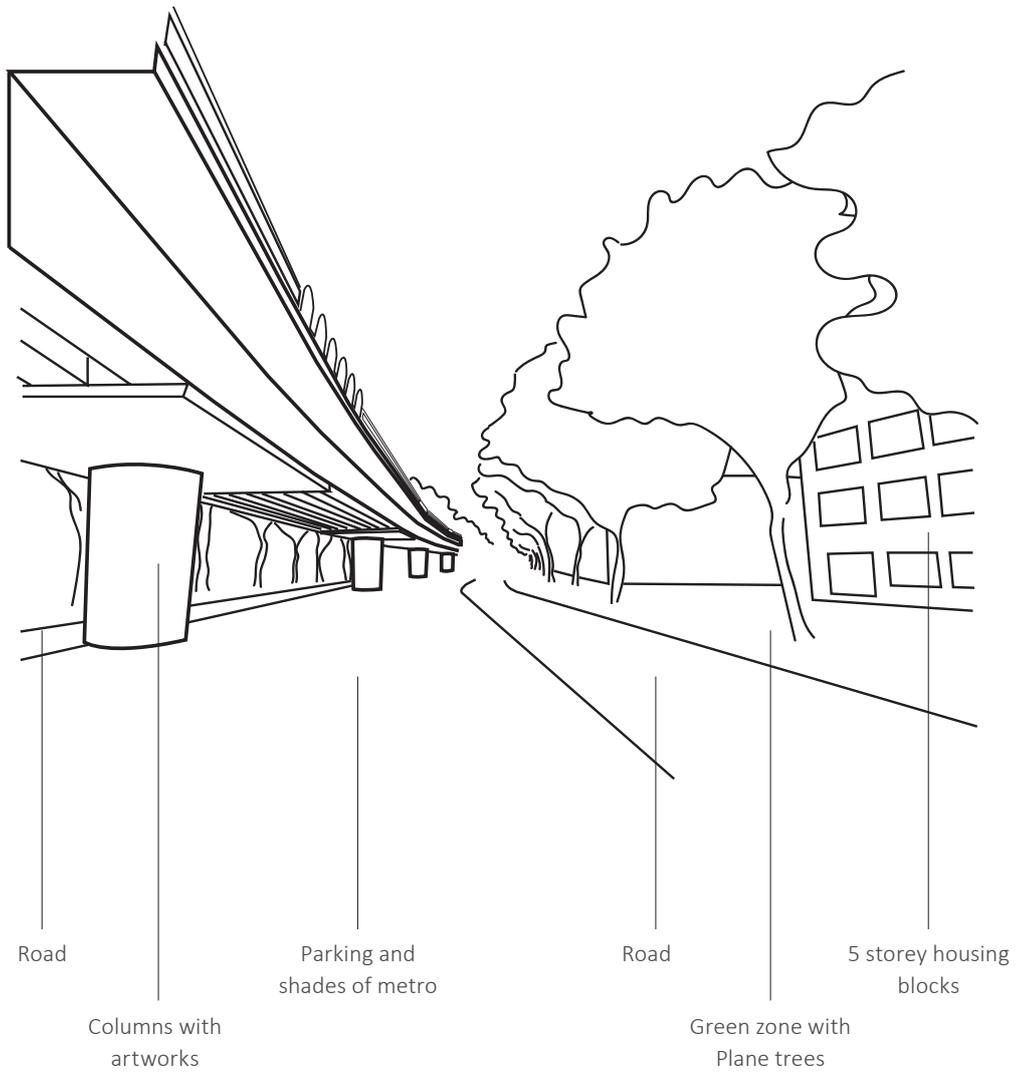


mijnsherenlaan

What defines the structure of the Mijnsherenlaan?







Road

Columns with
artworks

Parking and
shades of metro

Road

Green zone with
Plane trees

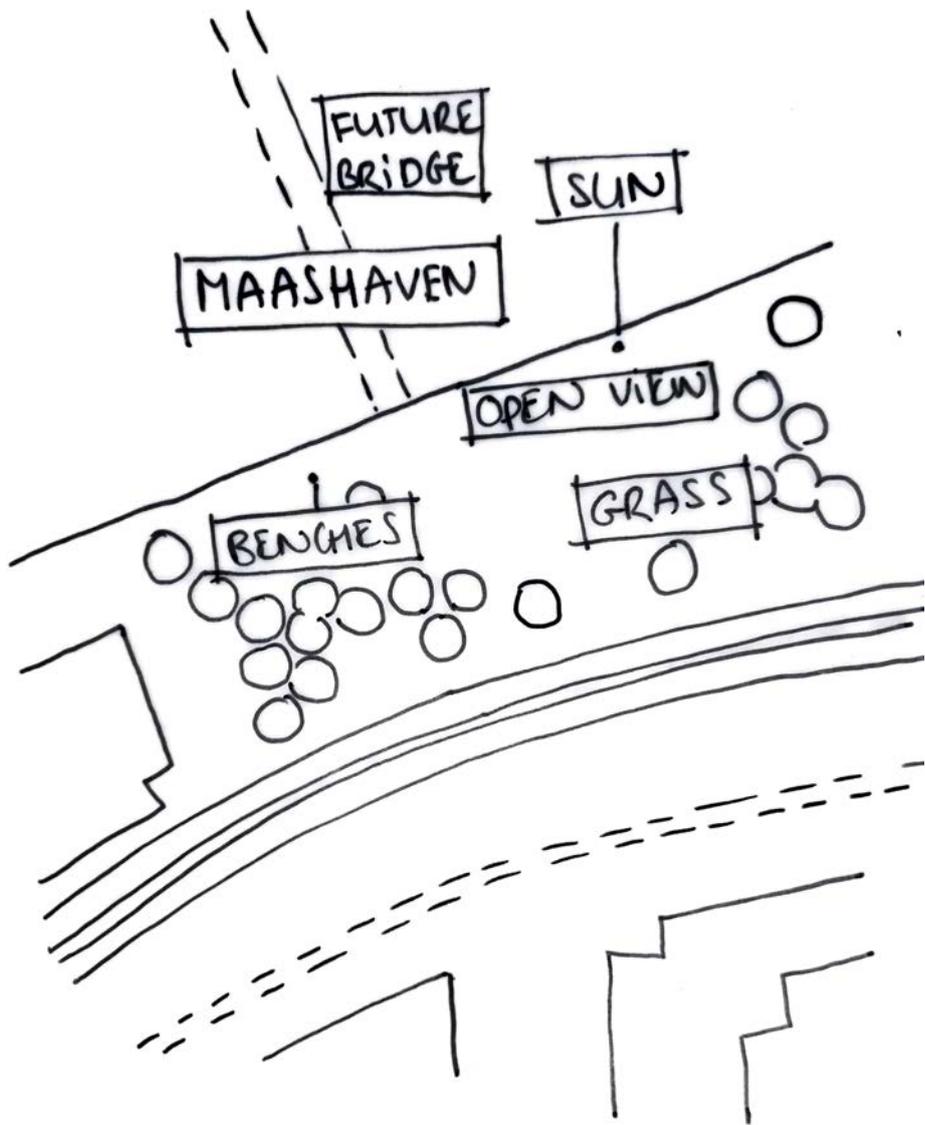
5 storey housing
blocks



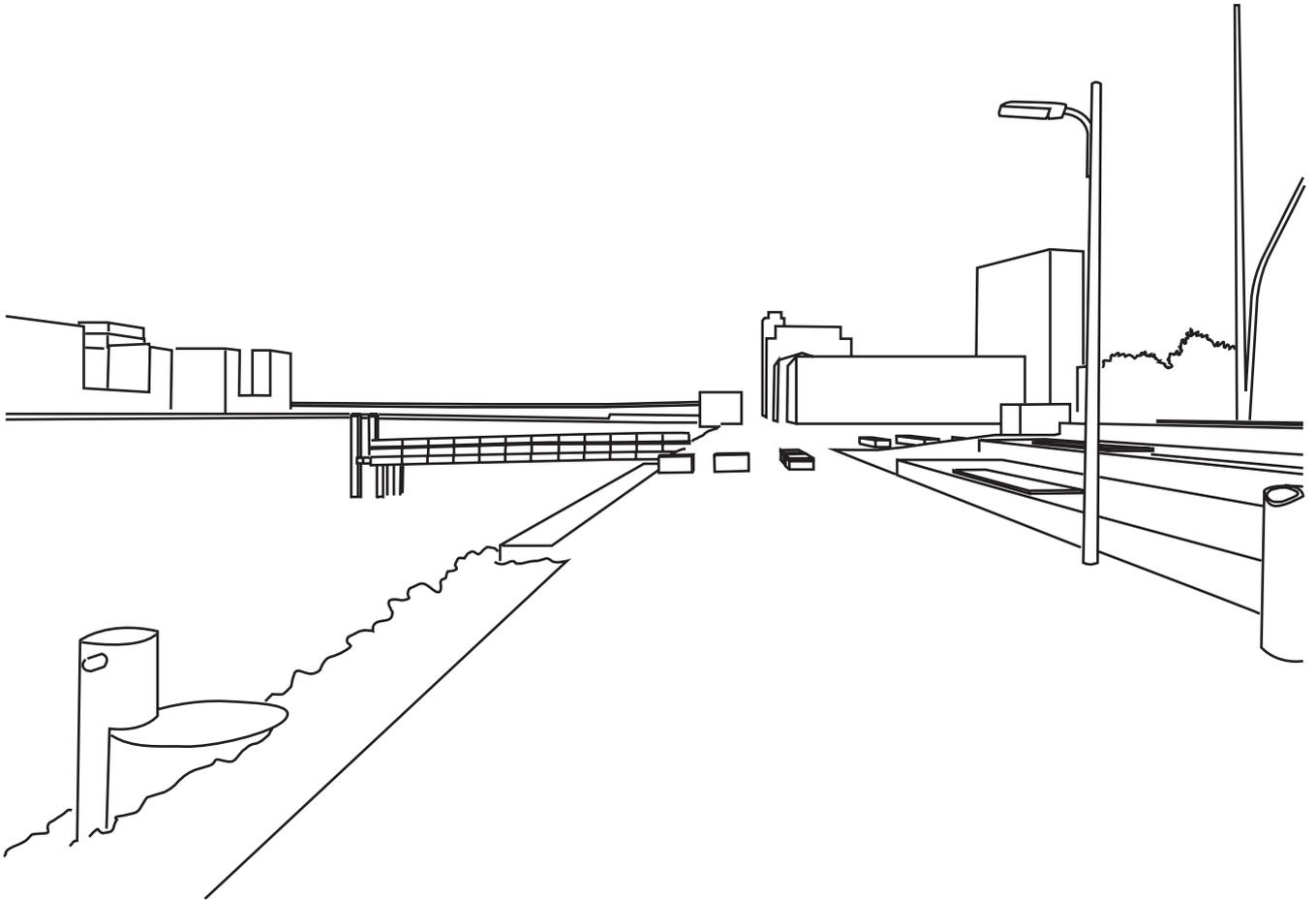
groene campus

What defines the structure of the green campus?





waterfront



The waterfront is a very public place, where the campus starts and connects to the Maashaven and Katendrecht.

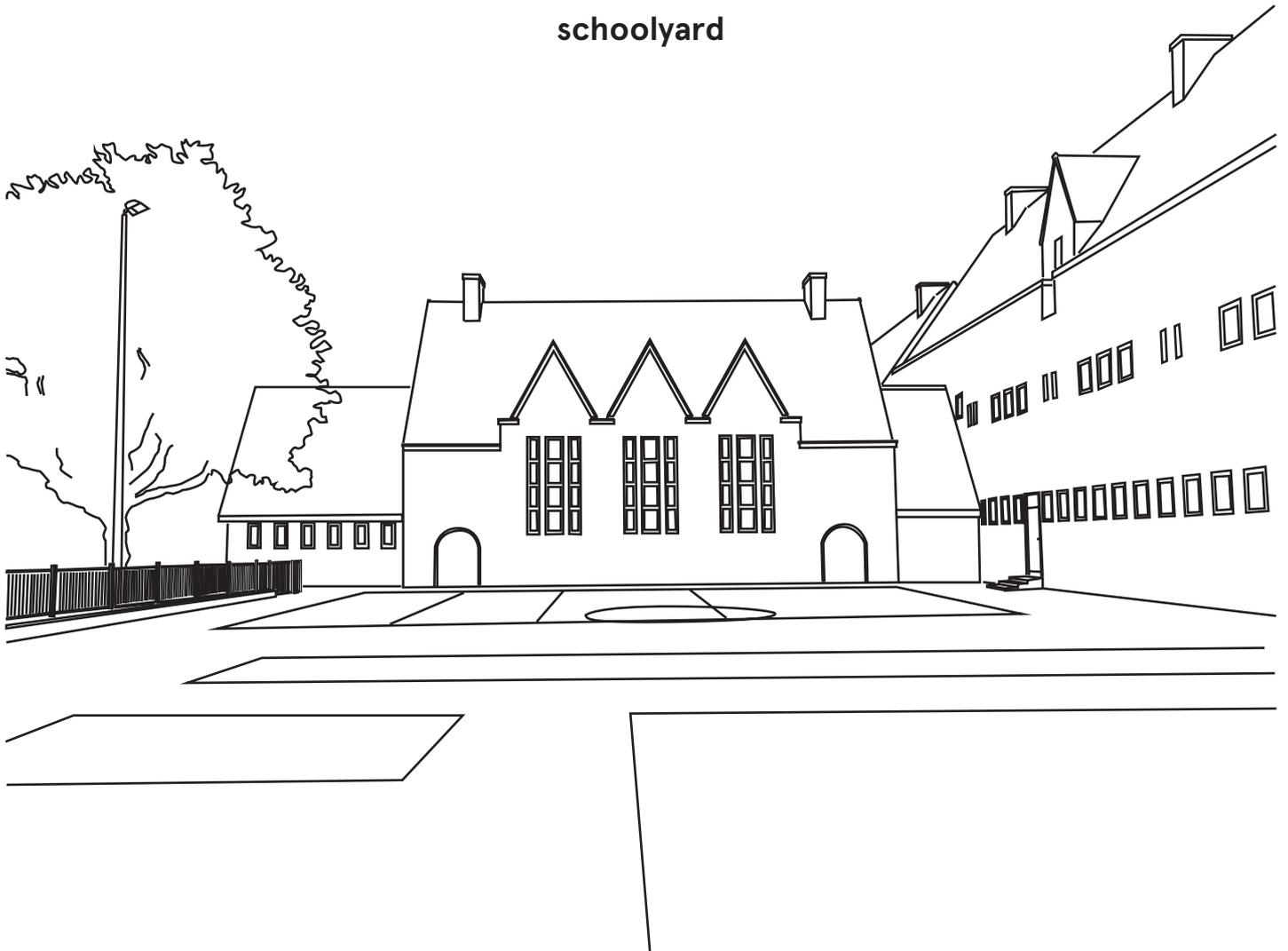
The atmosphere of the waterfront is mostly defined by the **openness** of the place. The focus is on feeling the **wind and sun**. Besides, the **view** towards the water and Katendrecht make it a unique place in the neighbourhood.

The identity of the waterfront can be strengthened by making use of the water more, make it a place with lively water activities. Even if the river is not used directly, water can strengthen the identity with for example a rain water square.

The target group should be families. The stairs already create a nice place for staying, but the green could be used better with family tables and play equipment.



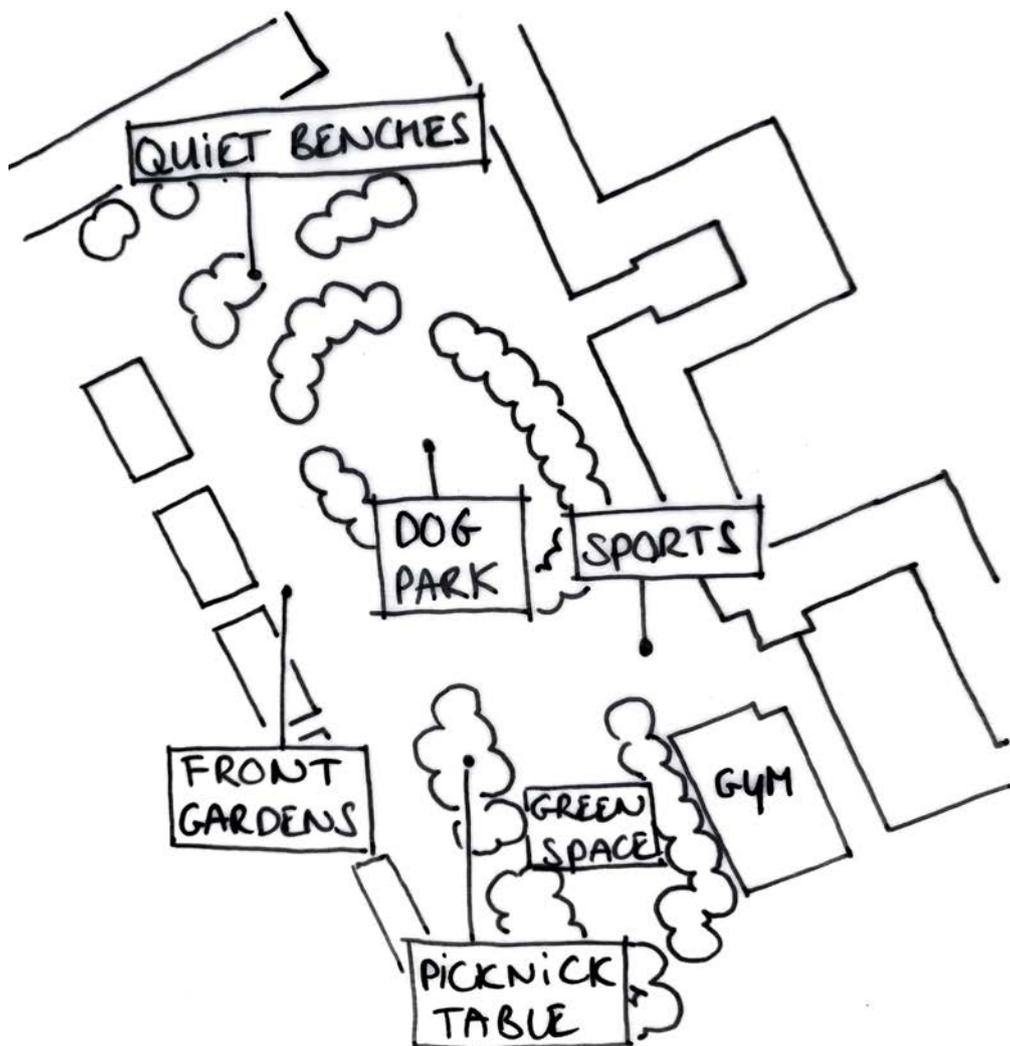
schoolyard



The schoolyard is a very private space. It is hidden from the campus behind the school building, making it a surprise when entering it. The potential of the space lies in the new program of the building: the centre for urban arts.

The space has clear boundaries because of the high walls of the school and the trees around it. This makes it a room within the neighbourhood. The schoolyard offers a safe place for children to play and for youngsters to sport, and a space that can easily be closed off when necessary.

To give the schoolyard an identity that offers more than just a playground for children, it is important to focus on the activities and events. A multifunctional structure can offer the stage for a multiplicity of events. The target group can change easily, also depending on the time of the day.



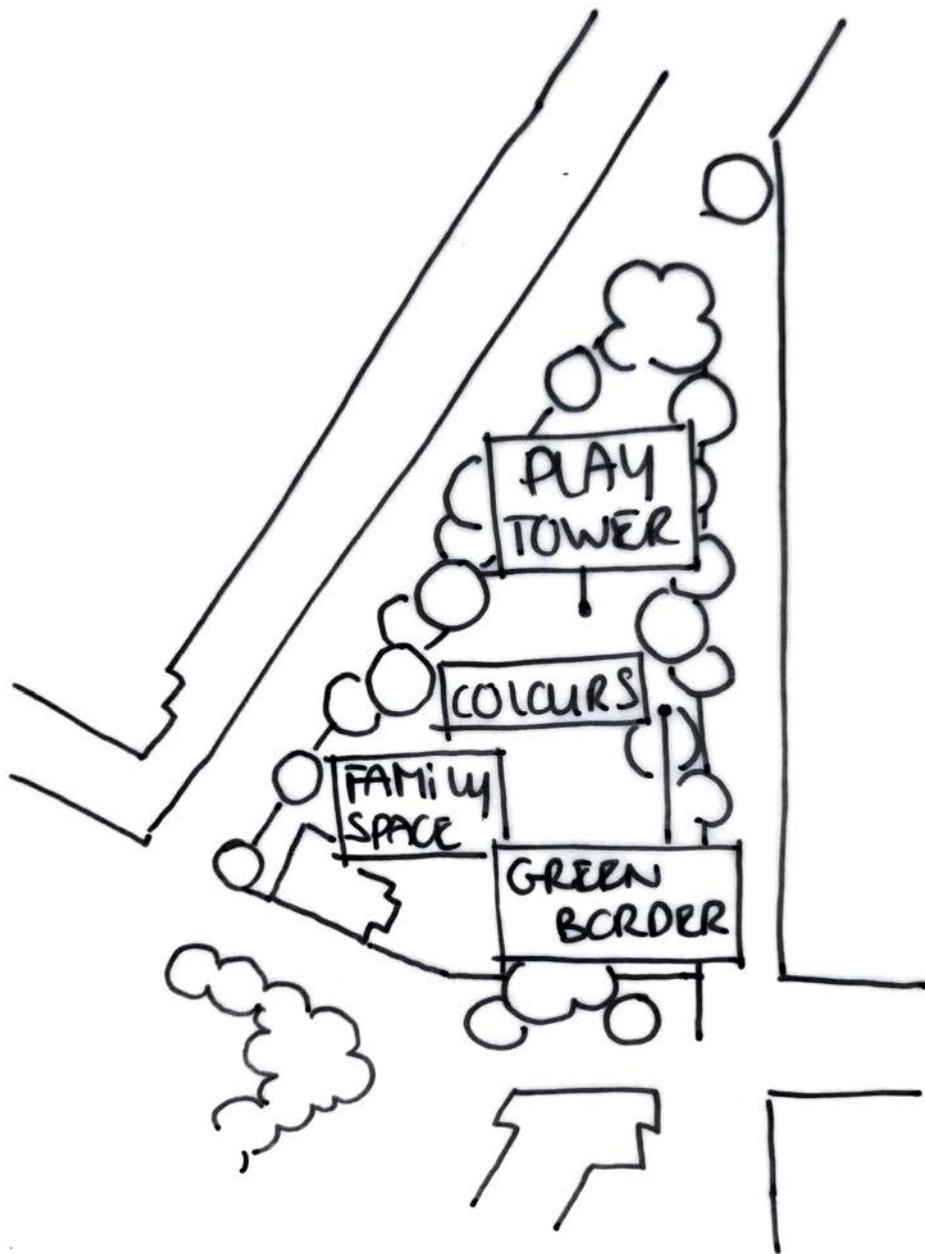
courtyard



The courtyard is a very quiet and calm space, defined by a circle of large trees in the center of the place and gardens and green around it. The school building, tall apartment building, gardens and the new brick gym building give the space the feeling of an enclosed courtyard.

Besides the large trees, there is a part with a variety of green and there are lots of benches. It makes it the ideal place in the neighbourhood for a quiet moment, or to read a book. It is a place where elderly can sit in the sun and watch the dogs in the dog park.

The identity of the place is defined by the green and the quiet environment, which is very strong already. To keep it this way, while making a public path through it, is the challenge. Defining the path very well will help in this.

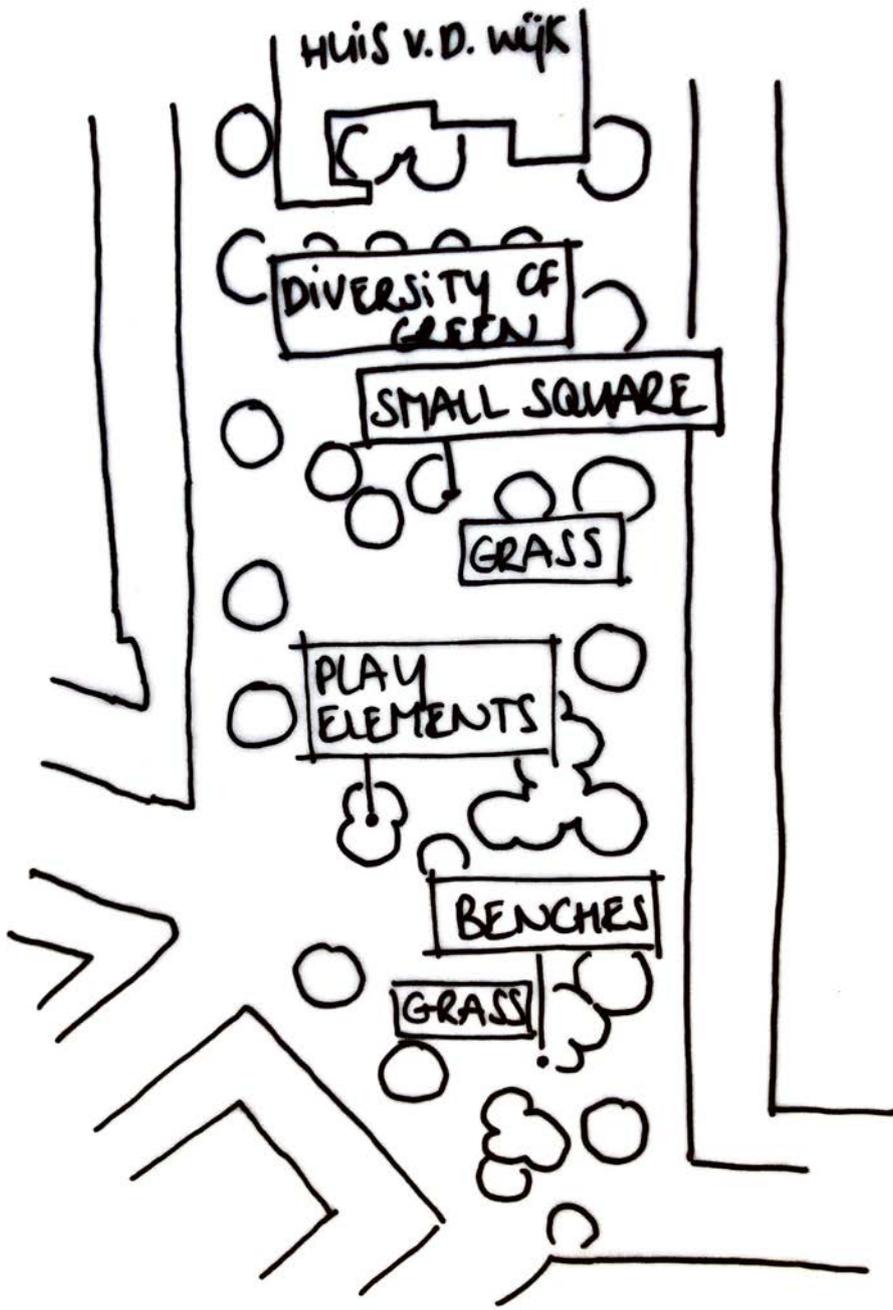


playground

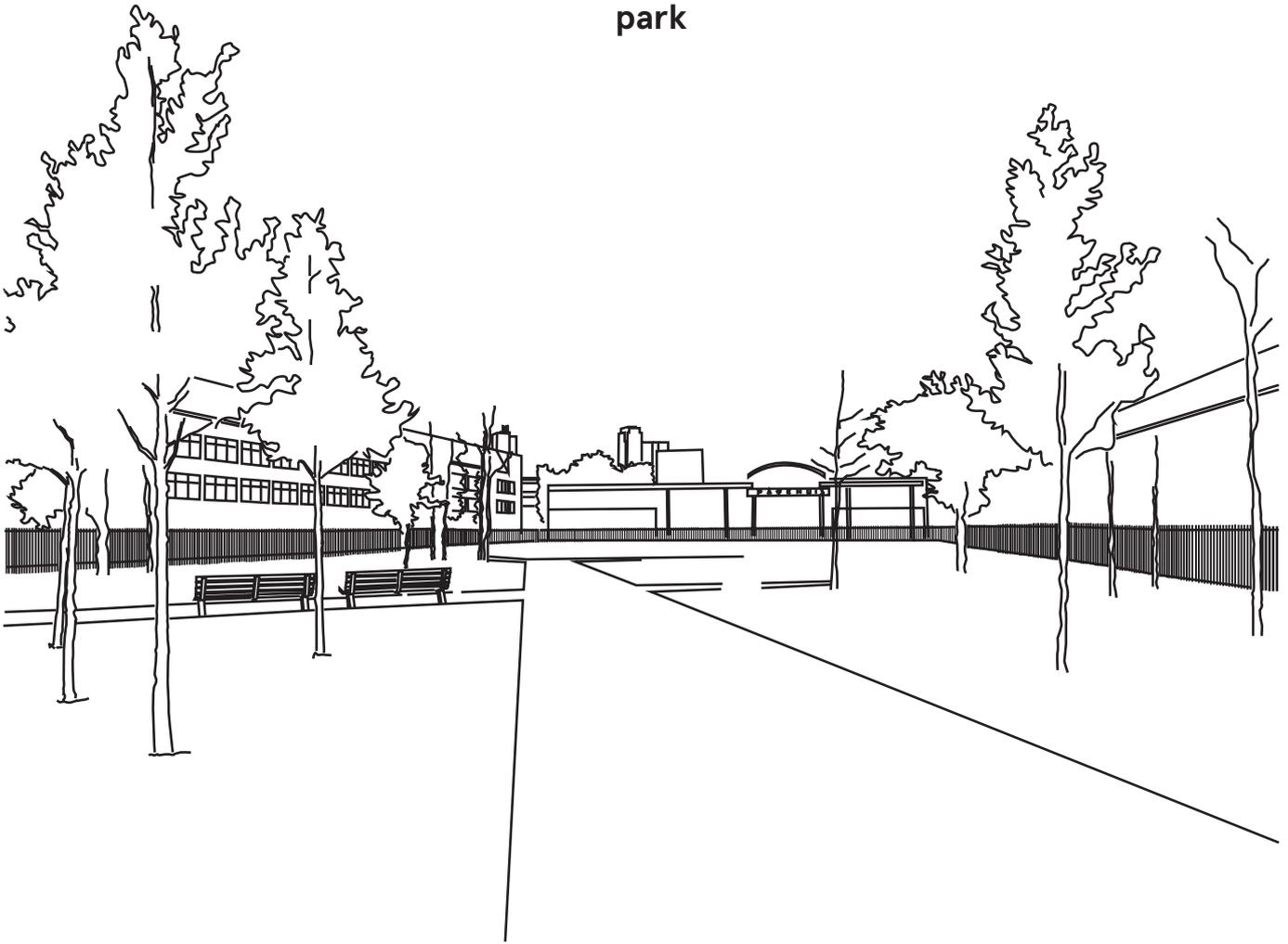


The playground is a private space, making it very different in atmosphere from the other open spaces in the neighbourhood. It is meant for children with their parents. The ownership is not an issue here, as it is no public space. The playground is only opened a few hours per day, leaving it empty at night.

The colourful play equipment and green border define the space. But besides this, it is very similar to a schoolyard. The identity of the playground could be more specific with a more natural environment.

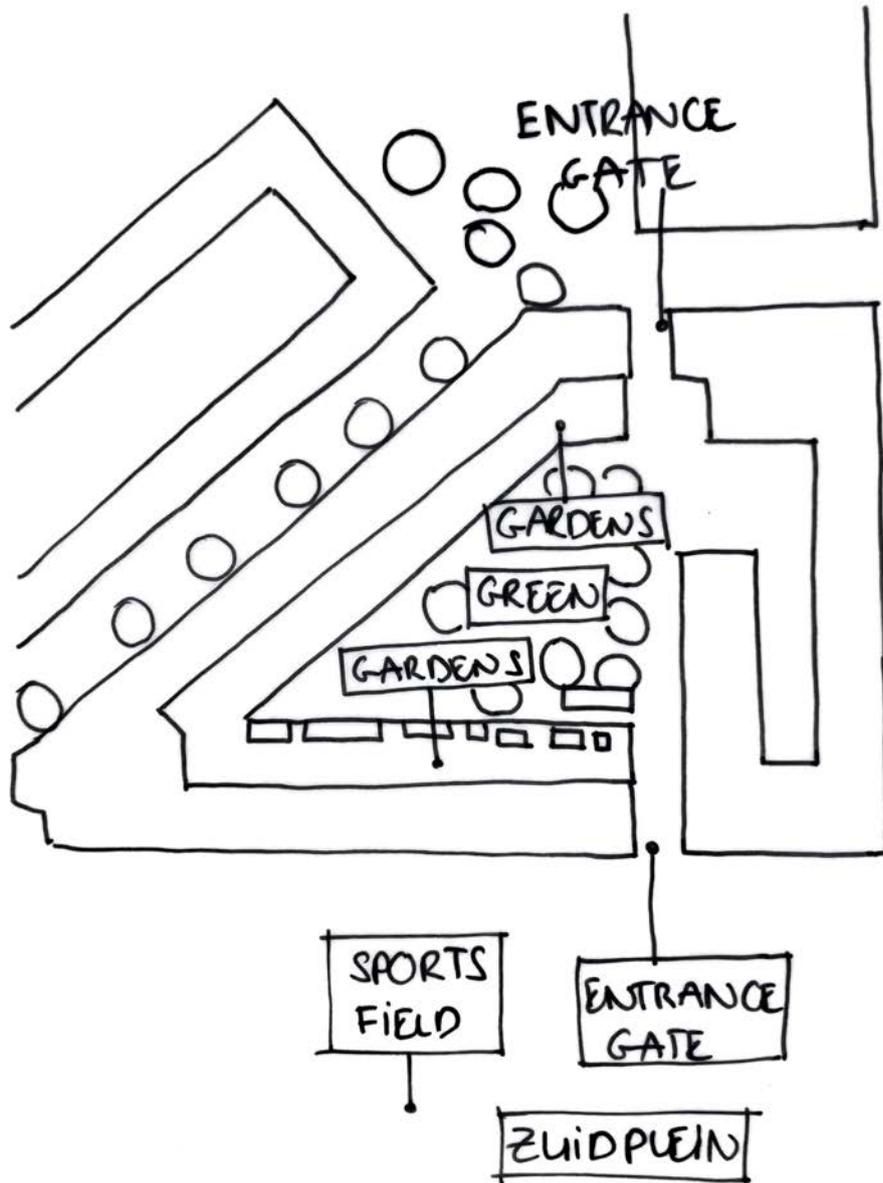


park



The park and the path of the campus become one: the path crosses right through the park, making it a place for visitors and passersby. The park is the perfect place for families that do not have their own garden.

The qualities of the park need to be found in the diversity of the green: unlike the other places in the neighbourhood that are more open and visible, this is the perfect place to create hidden spots in the green. The space is enclosed by fence, making it possible to close it off at night. This means there is less need for a complete open view, making it possible to create little pockets.



garden



The garden is the most private space of the campus, as you have to enter the urban block to reach the space and it is closed off at night.

The garden is, because of the privacy, the perfect place to stimulate ownership. The space is enclosed by the backside of the urban block and the fences of the gardens. Besides, there is a lot of control from the houses around it. The passerby feels like a guest in the space.

The identity should lay in the communality of the place. Instead of creating a park for visitors, you need the residents to take over. Making it a lively, green garden with defined space for people to take over makes it a unique place in Tarwewijk. Creating a direct connection between private gardens and communal garden will make it easier for people to take responsibility of the space. Defining the public path very clearly, makes it for the visitor still a welcoming place.

mijnsherenplein





the resident



The resident is living on the square. They have the closest connection with the square, but do not necessarily use the square the most. They use the square to reach their apartments, and have a view on it from inside. They park their bikes and cars on the square.

The zone they use is defined by the influence they have on the public space in front of their houses. The front doors are partly hidden because of the staircases. There are no front gardens or zones for appropriation, leaving a harsh border between public and private. This makes the transition from public to private very quick, as there is no reason to stay in front of the house.

The moments shared with other residents and neighbours are valuable to create a stronger community. The resident should feel at home both in the zone in front of their front doors, as well as on the rest of the square: these should not be separated, as the use by the residents is important for social control. At the same time, the zone in front of their homes should only be for the residents, with interventions that make sure it is not attractive to use by other people.



the neighbour



The neighbour is the person that lives in Tarwewijk, and comes to the square to use the public facilities like the church, school or health facilities, or to use the public space.

They should not be confused with a regular visitor, as they come here more often, are recognized by people from the facilities and are maybe even part of the community.

They meet with each other and the residents in front of the facilities, or when they sit in the sun around the square. For them, those moments to meet are the most valuable as it makes them feel part of the place.

The zone they use is determined by both the public

space and the entrance of the facility. The public facilities around the square are easy to recognize and very well visible. That makes the use more attractive. To make those social moments happen, attractive space in front of the facilities is needed to linger around and make a chat with a neighbour.

Attractive spaces for those optional activities need to be limited in size by some sort of border, have attractive places to sit, and are well lit during the evening. Qualitative green can help in making the place more attractive.



the passer-by

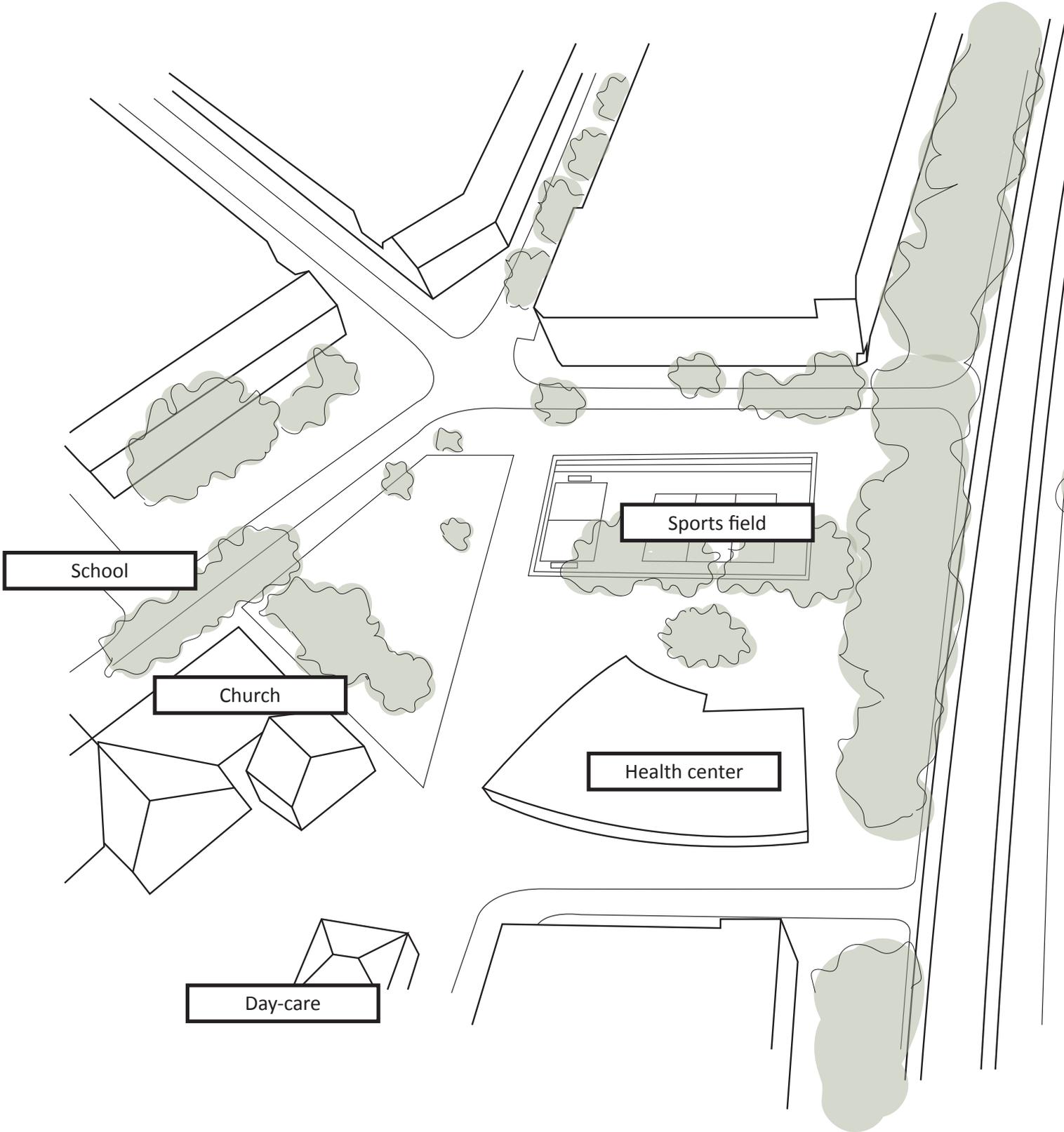


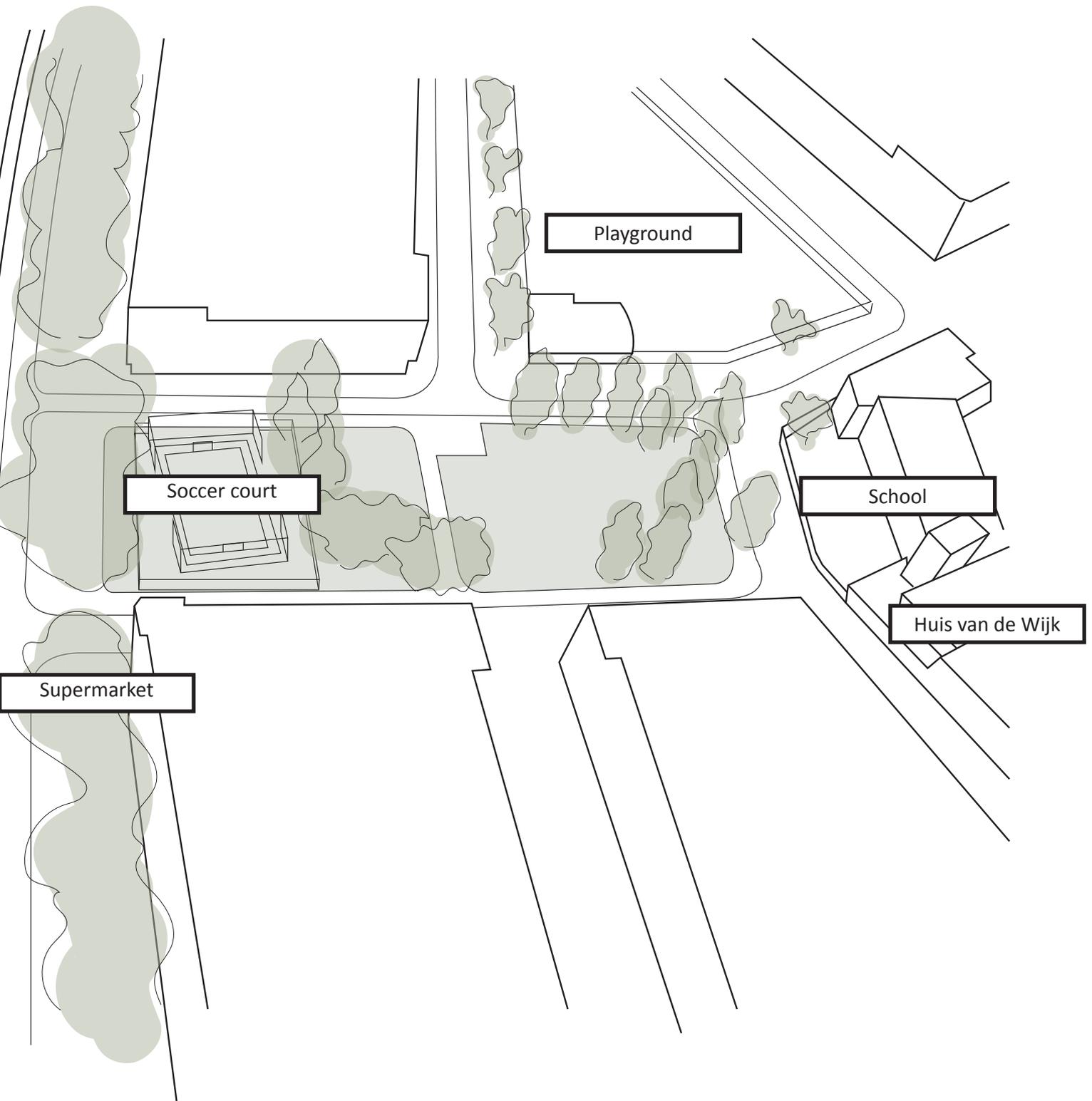
The passer-by does not live in the neighbourhood. They are also not necessarily a visitor of the neighbourhood. They might use the space to get to another place the fastest way, or they can use it as a recreational activity; on a stroll through the neighbourhood or a bike ride through the area.

They are recognized by their movement. This is in contrast with the other users of the square, who are staying for a longer period of time. The passer-by therefore needs his or her own zone: the most public one. This zone will probably not change over time, as no body will take ownership of it.

Attractive activities along the movement zone might change the passer-by into a visitor. Activities like a playground, sport facility or exhibition can create moments to stay, especially when these activities offer experiences that other areas do not offer. It might even change the passer-by into a regular visitor, when coming back for a specific activity.

Mijnsherenplein observations: public facilities





Soccer court

Playground

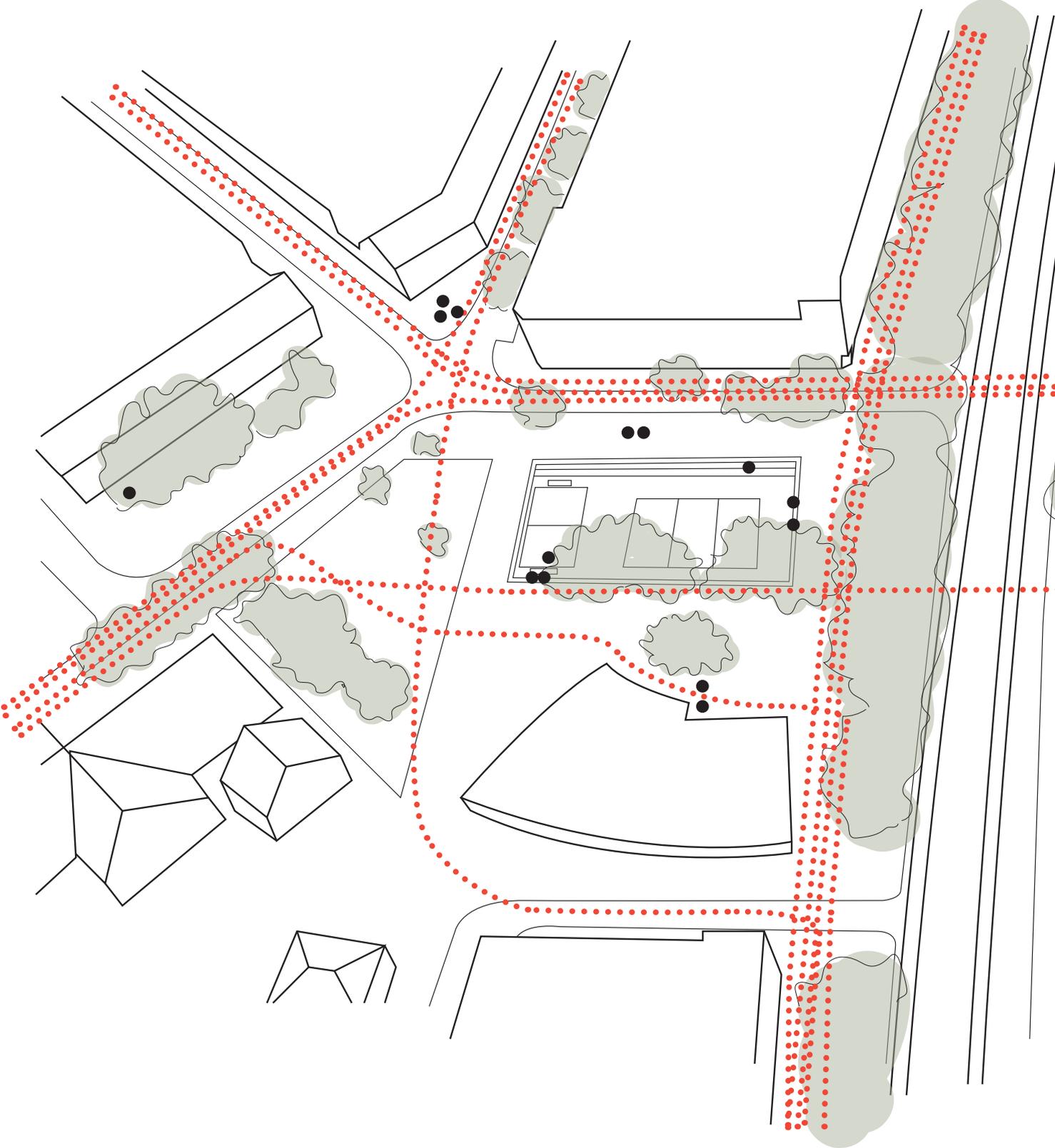
School

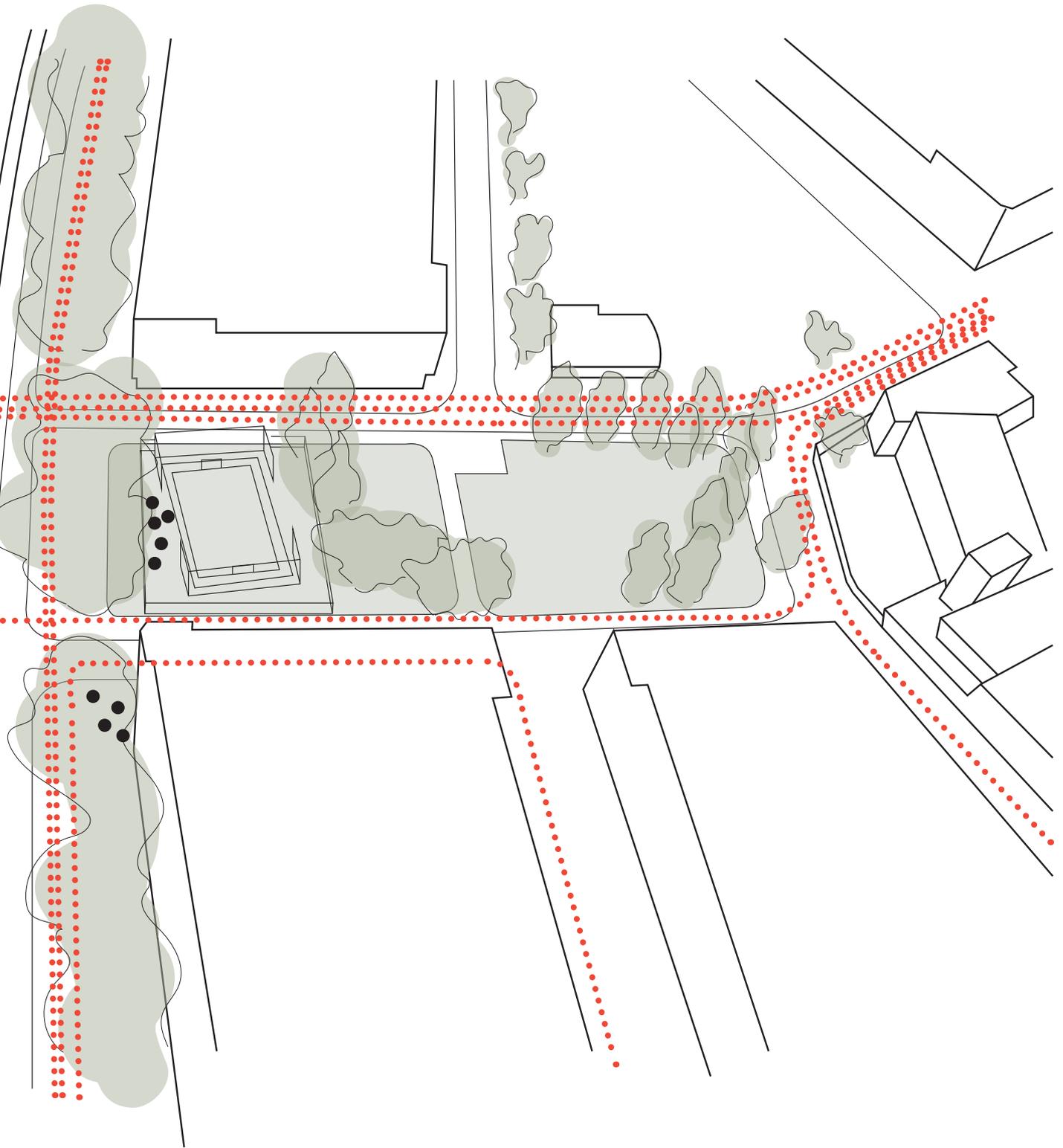
Huis van de Wijk

Supermarket

Mijnsherenplein observations: pedestrians

Friday afternoon, sunny day





Mijnsherenplein observations: age groups

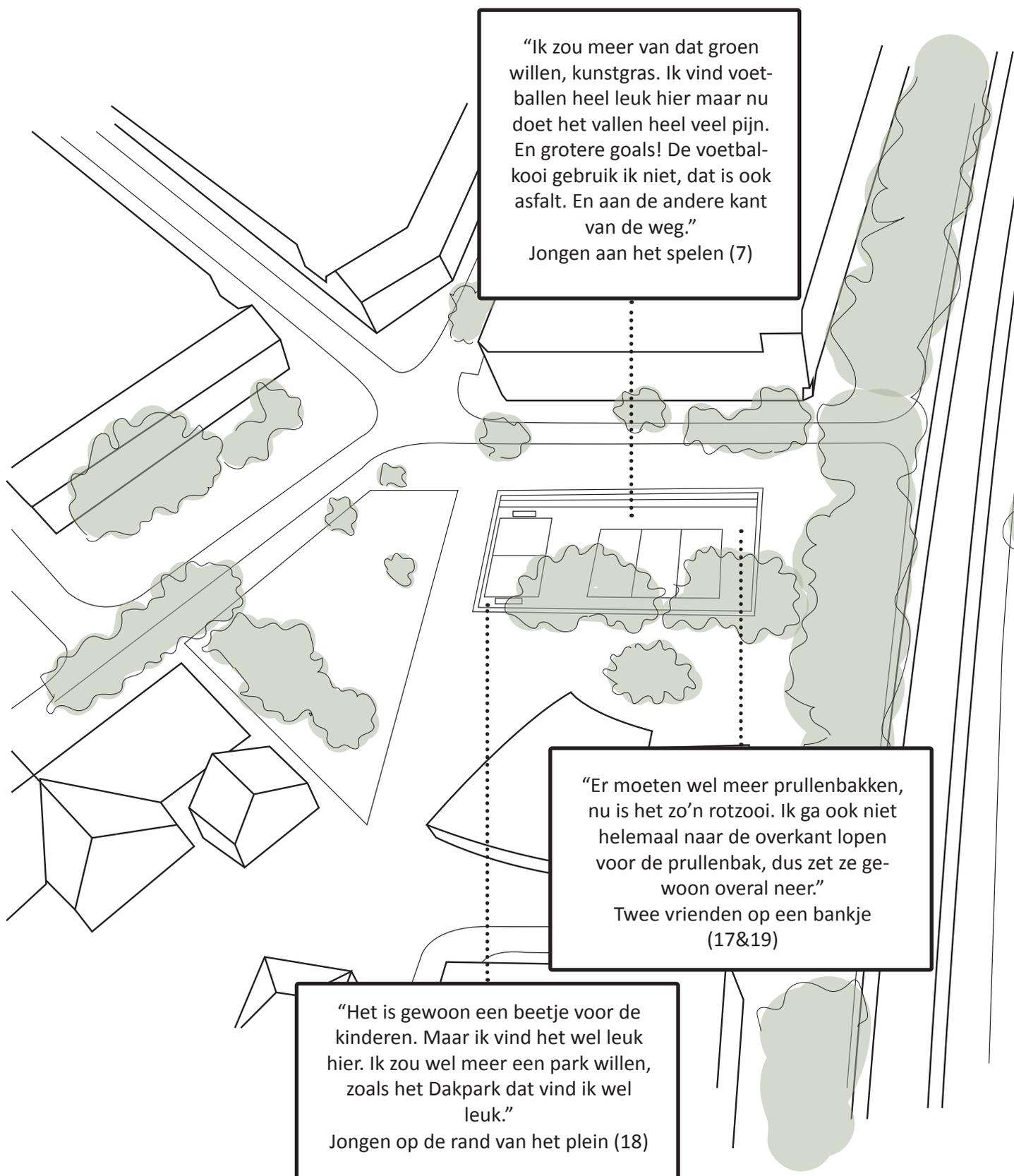
Sunday afternoon, sunny day

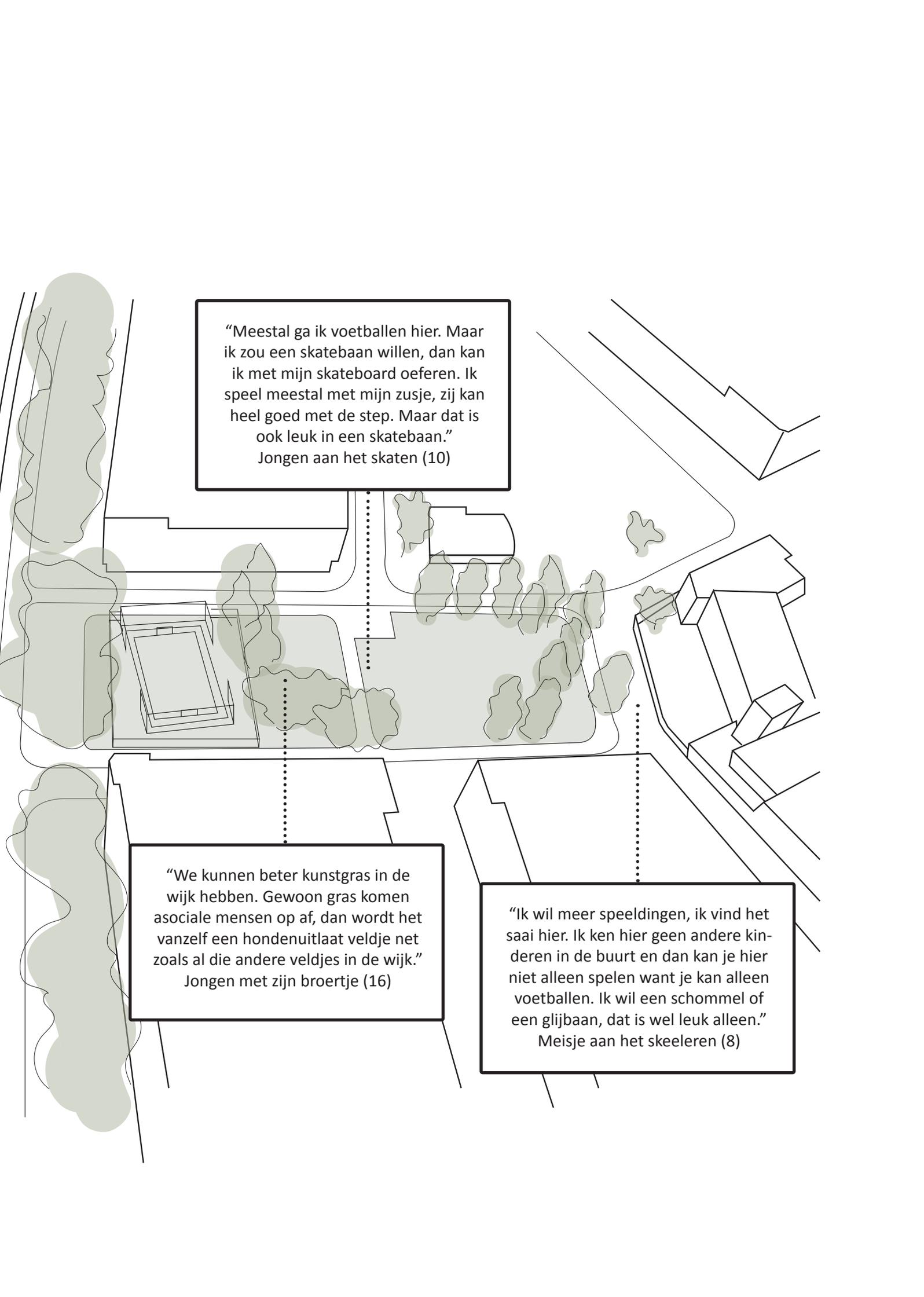




- Children <16
- Youngsters 16-25
- Adults >25

Mijnsherenplein observations: opinions of the youth



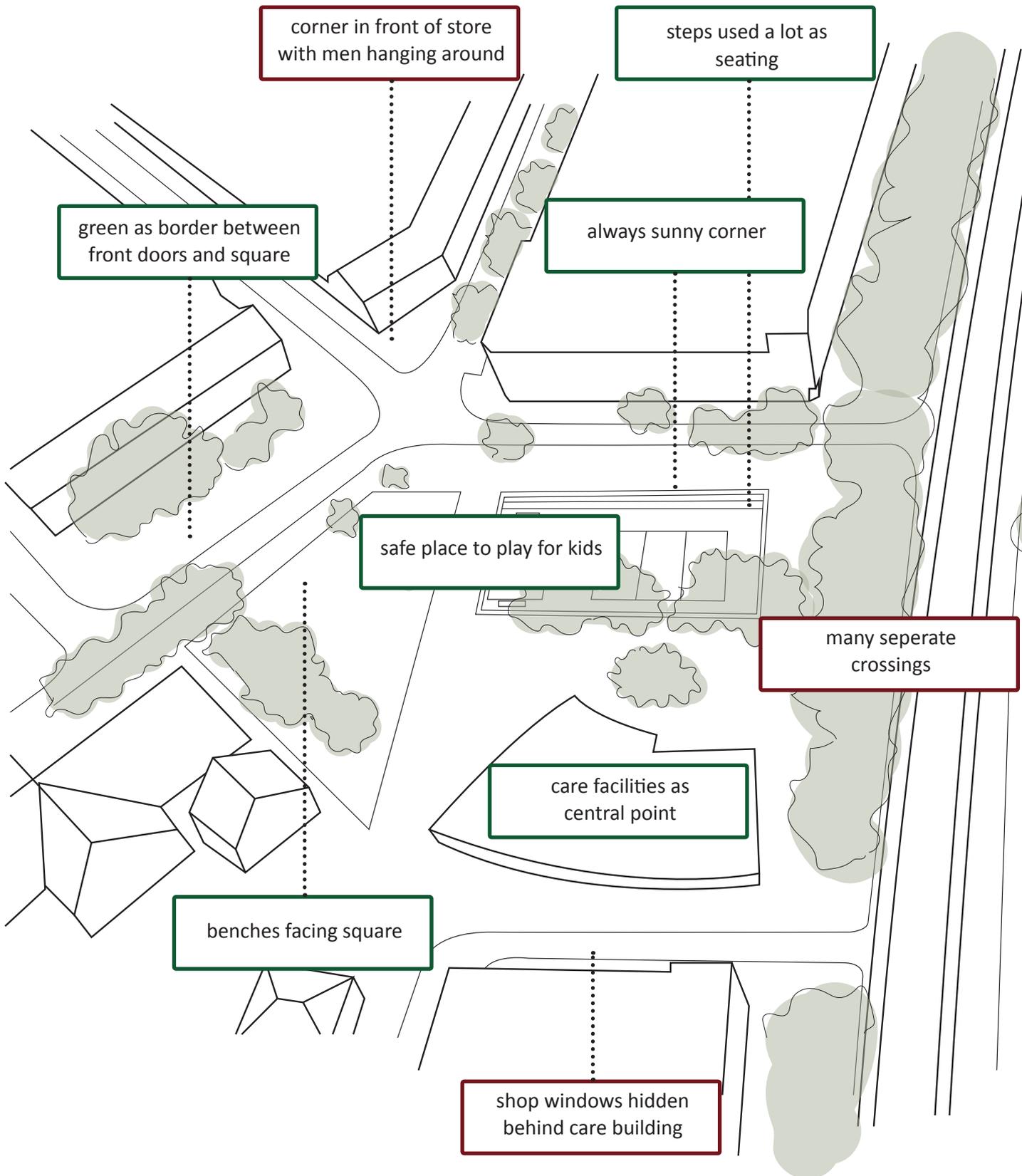


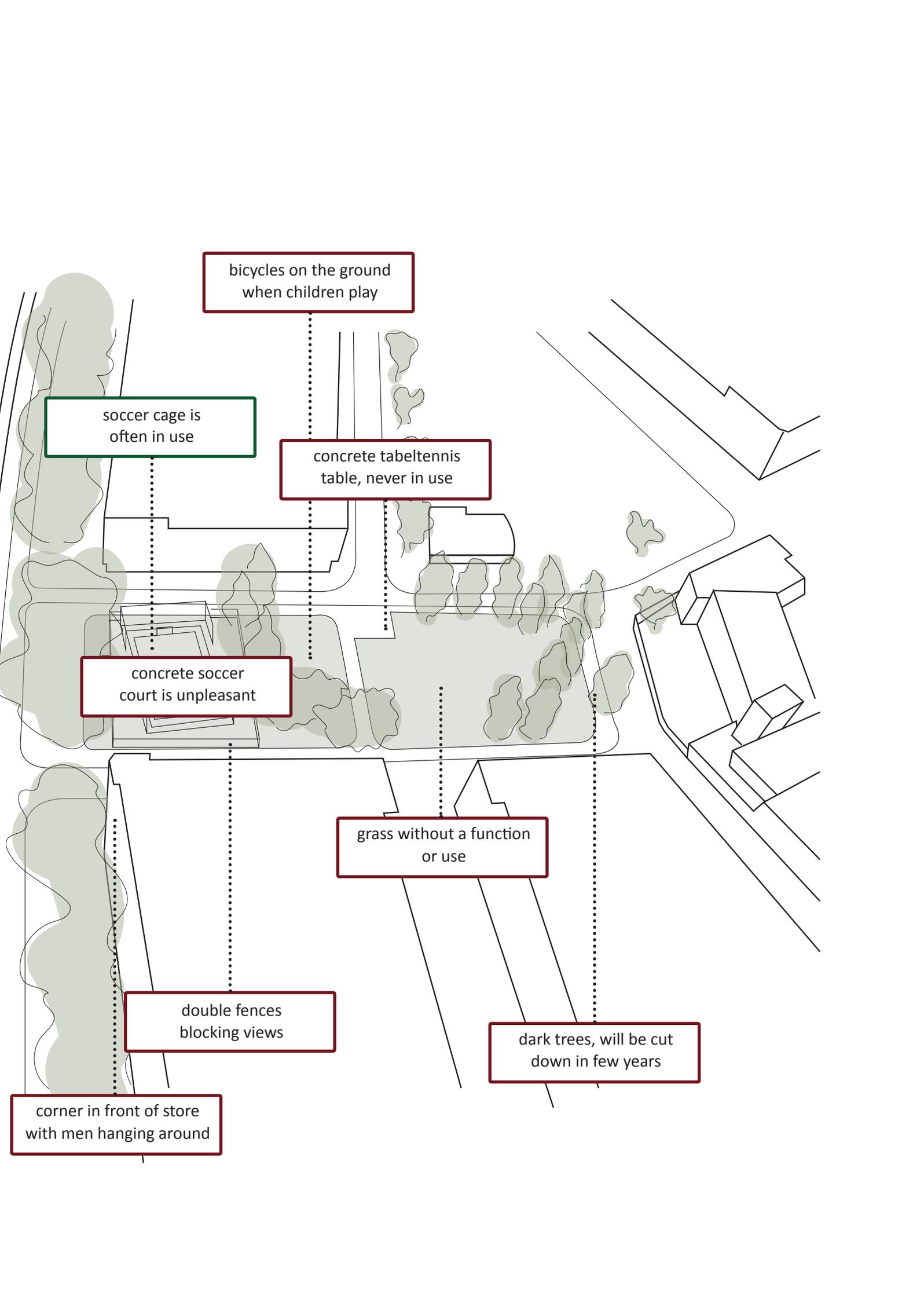
“Meestal ga ik voetballen hier. Maar ik zou een skatebaan willen, dan kan ik met mijn skateboard oefenen. Ik speel meestal met mijn zusje, zij kan heel goed met de step. Maar dat is ook leuk in een skatebaan.”
Jongen aan het skaten (10)

“We kunnen beter kunstgras in de wijk hebben. Gewoon gras komen asociale mensen op af, dan wordt het vanzelf een hondenuitlaat veldje net zoals al die andere veldjes in de wijk.”
Jongen met zijn broertje (16)

“Ik wil meer speeldingen, ik vind het saai hier. Ik ken hier geen andere kinderen in de buurt en dan kan je hier niet alleen spelen want je kan alleen voetballen. Ik wil een schommel of een glijbaan, dat is wel leuk alleen.”
Meisje aan het skeeleren (8)

Mijnsherenplein observations: value mapping





bicycles on the ground
when children play

soccer cage is
often in use

concrete tabeltennis
table, never in use

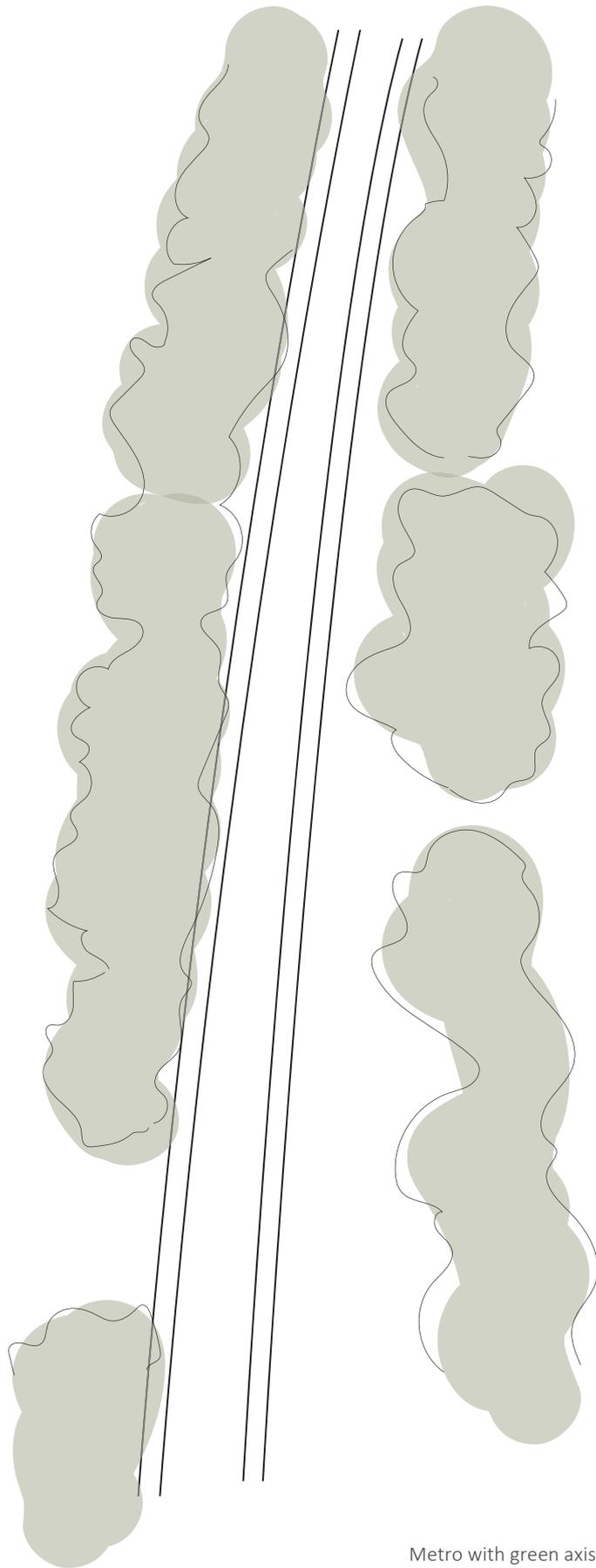
concrete soccer
court is unpleasant

grass without a function
or use

double fences
blocking views

dark trees, will be cut
down in few years

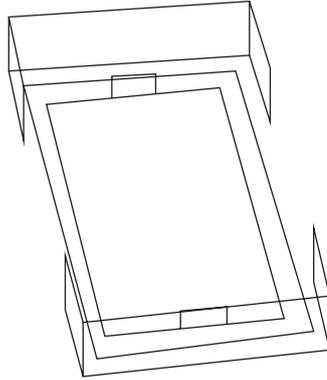
corner in front of store
with men hanging around



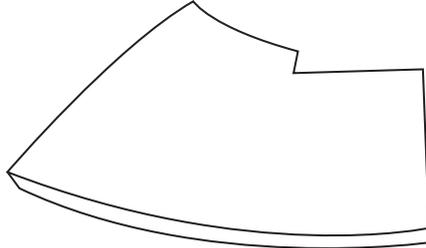
Metro with green axis

elements

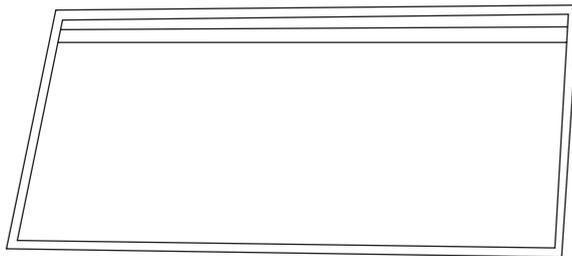
What elements need to stay or come back in the design?



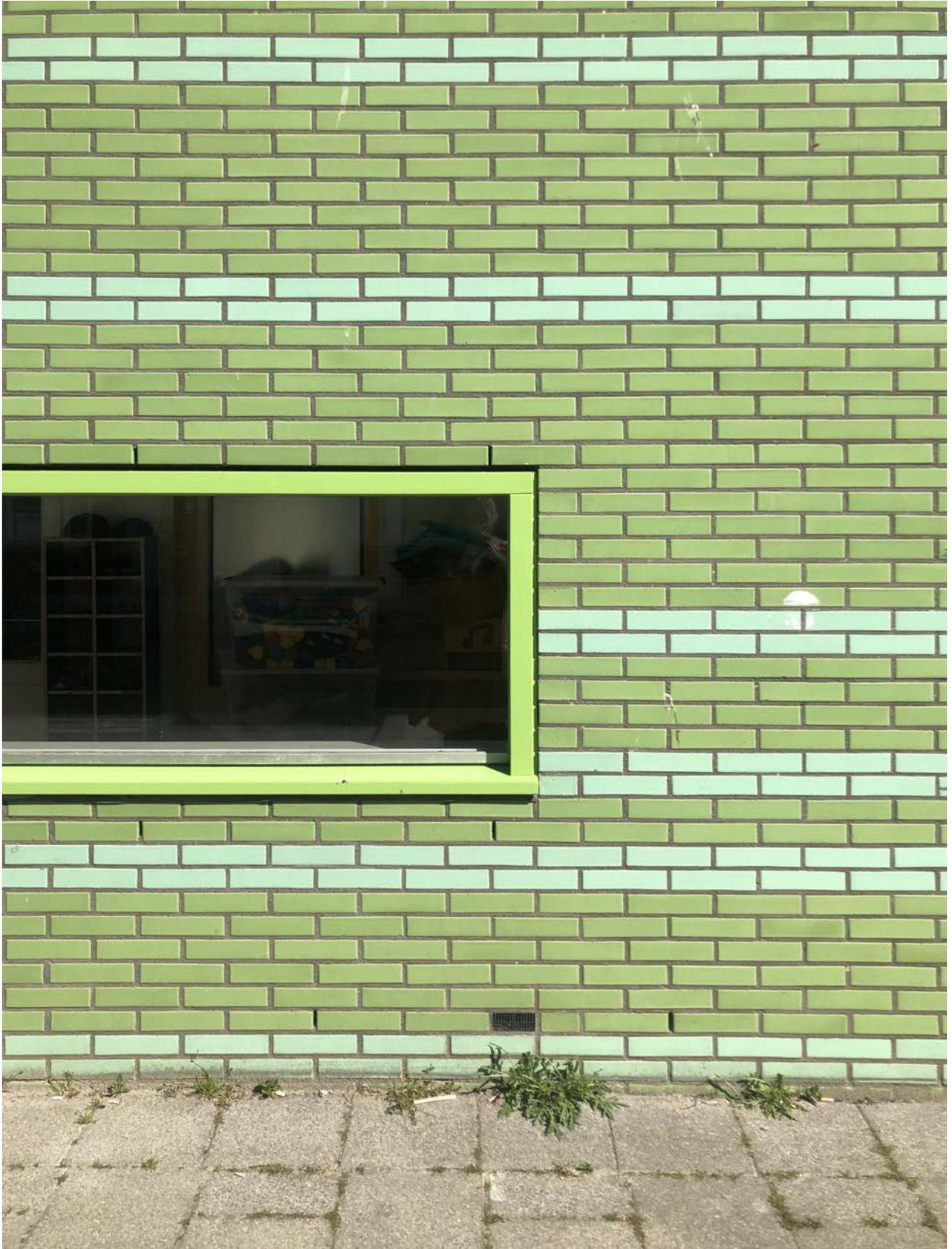
Soccer cage, but without concrete



Health facilities



Sunny square with steps and safe play zone



materiality









