

Urban Plan & City Analysis (AR1U080)
Transformation of Karel de Stouteplein, Rotterdam Charlois



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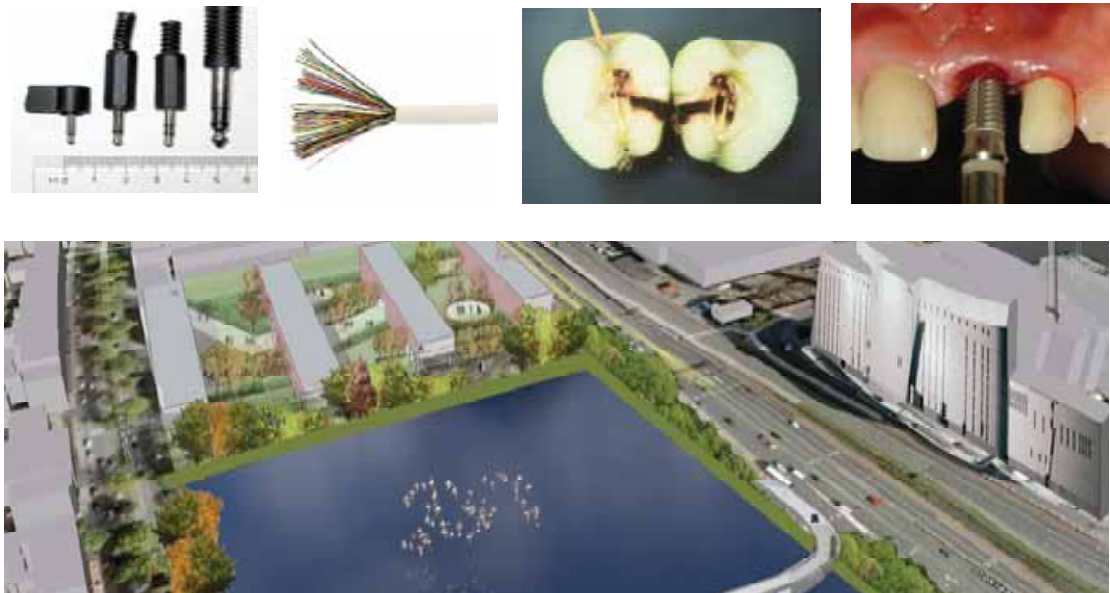
Abstract

Social structures in the neighborhood of Oud Charlois have already been defined and formed, we could use this structure to create a sense of community for Oud – Charlois.

We think enhancing the internal connections within the neighborhood (be it physical, visual or mental) provides more chance to stay in the area. Investment on long- staying people would provide a better chance of long-term sustainable development

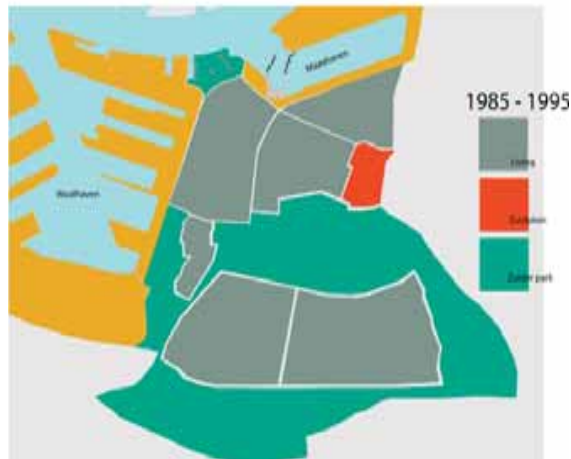
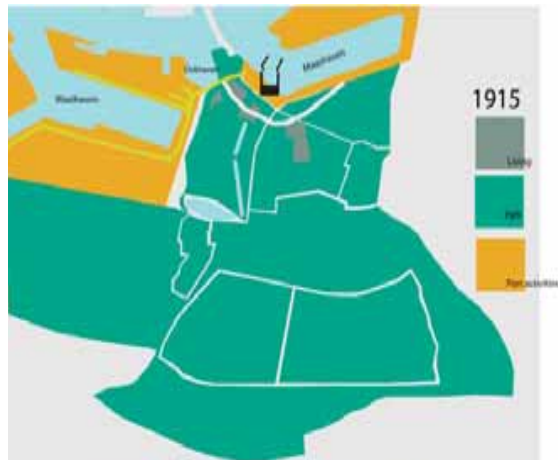
A socio-economical gap will emerge after the separation of Oud Charlois and the new harbor developments which would cause problems in the long term.

We want to create a win-win situation both for the inhabitants of the Oud Charlois and the developers.



Brief history (Past)

- The harbor has been in a state of constant change.
- Oud Charlois had a direct waterfront before the 80s.



- The Maas tunnel was opened and used after the Second World War. Charlois existed because of the harbor which provided most of the jobs for its residents.
- The harbor is going to change its function to office and residential functions for the first time

Identity

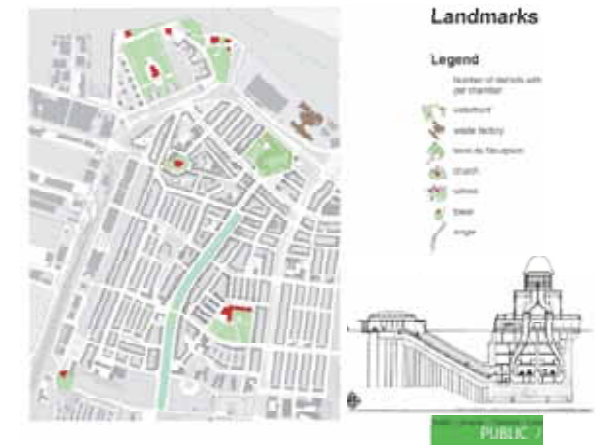
Oud Charlois is characterized mainly by the Maas tunnel, the incinerator (waste burning factory) and its church (mostly for its residents)

City scale



Harbor and the incinerator

Neighborhood scale



Incinerator



"... Identity is that which is possible only in this place and no where else..."

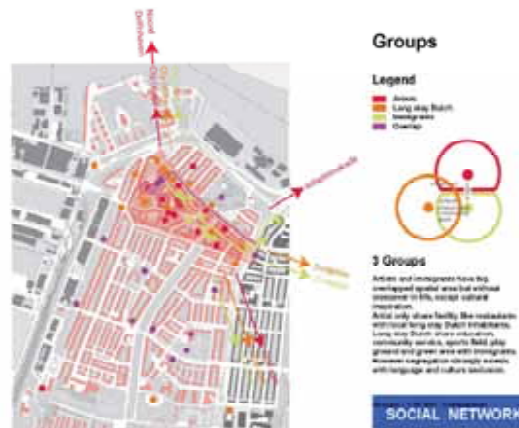
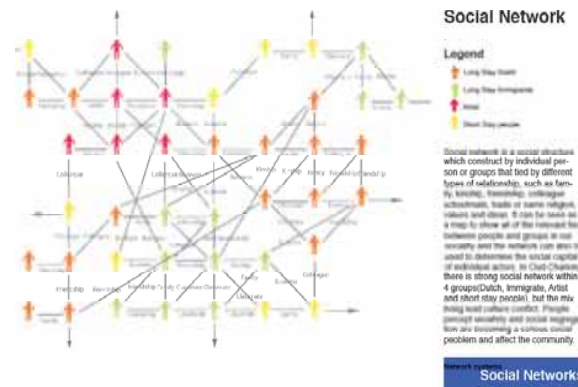
Church



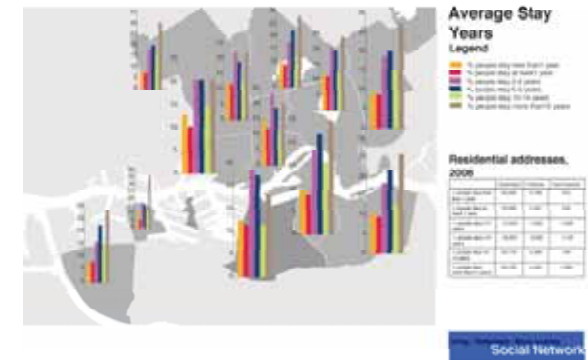
Departure from the analysis

The following facts were achieved after analyzing the area :

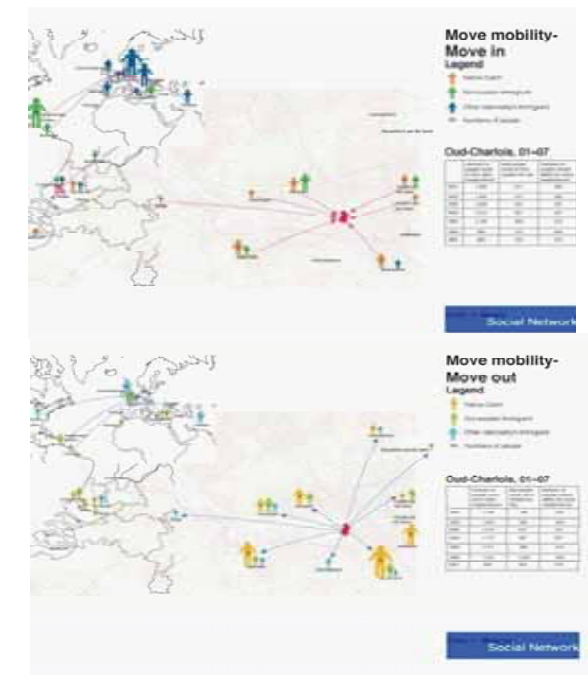
- A social network of 4 different groups (artists, immigrants, native Dutch, short-staying people) exist in the neighborhood.



- 50 % of the inhabitants stay in the neighborhood for 5 years or longer.

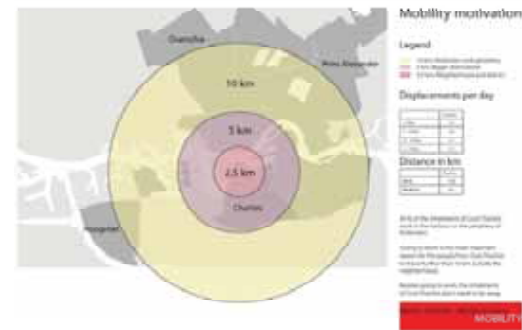


- Less people are moving into the neighborhood while the amount of those moving out is not changing. This shows a slight tendency towards longer stay in the area.



- 30% of inhabitants of Oud Charlois work in the harbor or the periphery of Rotterdam.
 “Going to work” is the most important reason for this people to travel further than 10 km outside the neighborhood.

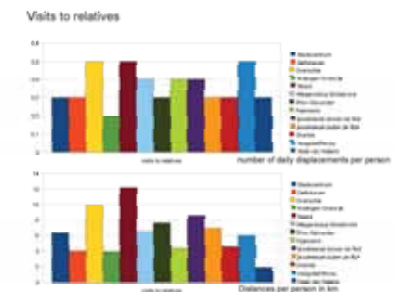
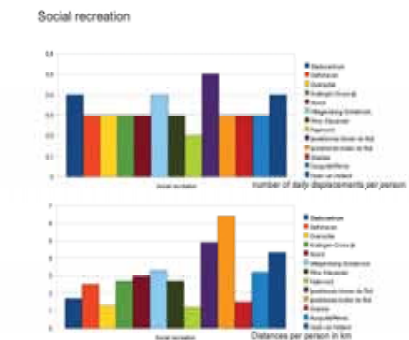
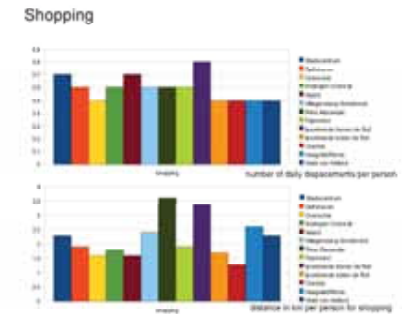
- Though considered “sufficient”, the unemployment rate of the non-Dutch nationality in Oud Charlois is quite high.



- Facilities are mainly concentrated in the north of the area.



- Except for working reasons (commuting) the residents of Oud-Charlois carry out their activities (shopping, recreation, visiting relatives) within the neighborhood.



- The area is lacking hospitals and health/care centers.



Future policies

CityPorts Rotterdam

CityPorts Rotterdam is one of the VIP projects in the Rotterdam City Vision which has a double objective:

- To reinforce the economic structure of Rotterdam as a transport hub and
- To encourage residential and commercial development in the Rotterdam region.



The RDM site / heijshaven district

The Port of Rotterdam authority is redeveloping the RDM site as a campus for educational institutions, knowledge development, innovative manufacturing and new energy sources.

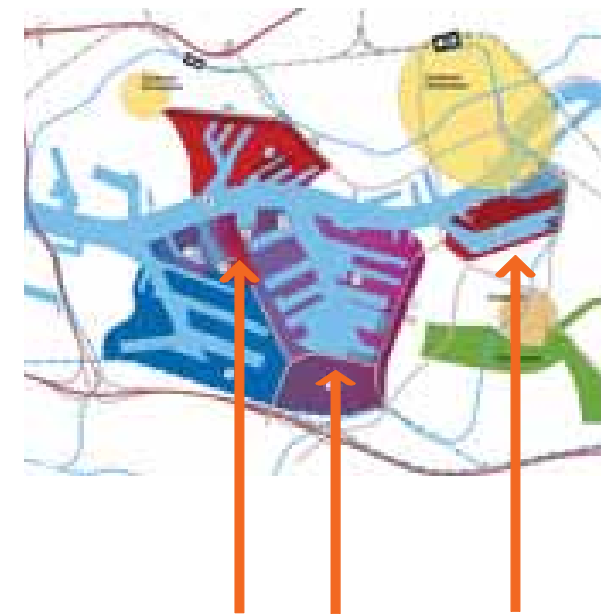
Implementation Programme 2007-2010

- **Waalhaven and Eemhaven:** intensifying short sea activities, modernising port functions and activities, attracting port-related specialist knowledge and services.

Developer : Port of Rotterdam authority

- **Maashaven and Rijnhaven:** creating an urban district with housing, industry and attractive facilities.

Developer : City council



RDM site...Waalhave..... Maashaven

New dynamism for Maashaven and Waalhaven

Using renewable energy

The waste disposal plant in Doklaan/Brielselaan Will be concentrating on producing renewable energy over the next few years.



The idea is to use residual heat from the waste disposal installation to provide heating for buildings in neighbouring districts of the city.

Waalhaven: now and in the future

The developments of East and South Waalhaven as areas for maritime services and dry economy is well under way.



Waalhaven East

Development of the Waalhaven will really gather momentum with the construction of the Dockworks Business Port Rotterdam. As a part of the Dockworks the landscaping will also be improved, which includes a boardwalk for the residents of Charlois and people who work nearby.



Detached and squeezed



Conclusions :

- The importance of waterfront increases in the coming years
- Oud Charlois is in risk to be squeezed in between and detached from its neighboring areas of future developments.



Problem statement at the city scale (Scenarios)

We predict two different scenarios for the future of Oud Charlois according to the development of Maashaven and Waalhaven:

1. Disconnected development:

The Maas and Waalhaven develop regardless of the Hoofd Charlois which can bring a socio-economic gap which is not sustainable in the long term.



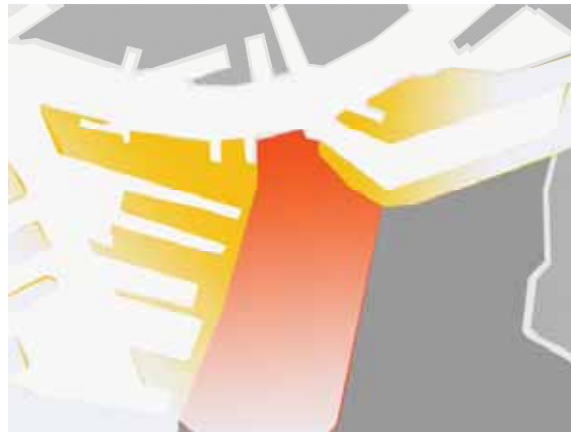
2. Connected development:

Hoofd Charlois could play the role of a buffer zone between these developments and the rest of Oud charlois.

Taking position (Strategy and goals)

We think that the socio-economical gap which emerges after the separation of Oud Charlois and the new harbor developments would cause problems in the long term, thus we agree with the second scenario.

In order to decrease the existing and forthcoming gap, we propose Charlois Hoofd to be a **buffer zone** inbetween Waalhaven, Maashaven and the rest of the Oud Charlois.



A more detailed definition of a “buffer zone” follows in the coming pages.

Problem statement at the neighborhood scale

The Hoofd is monofunctional and lacks programmatic/typological link with Oud Charlois’ center (the northern facility strip and the church) which can provide facilities for the Hoofd and parts of the future developments (Though these developments would also need their own centres).

Different characteristics of the Hoofd and the rest of Charlois in comparison :



Charlois Hoofd

Built area, footprint	10%
Enclosed courtyards	5%
Public space	85%
Total Area	15 % of Oud Charlois' total
700 dwellings	10% of Oud Charlois' total
Population	1700

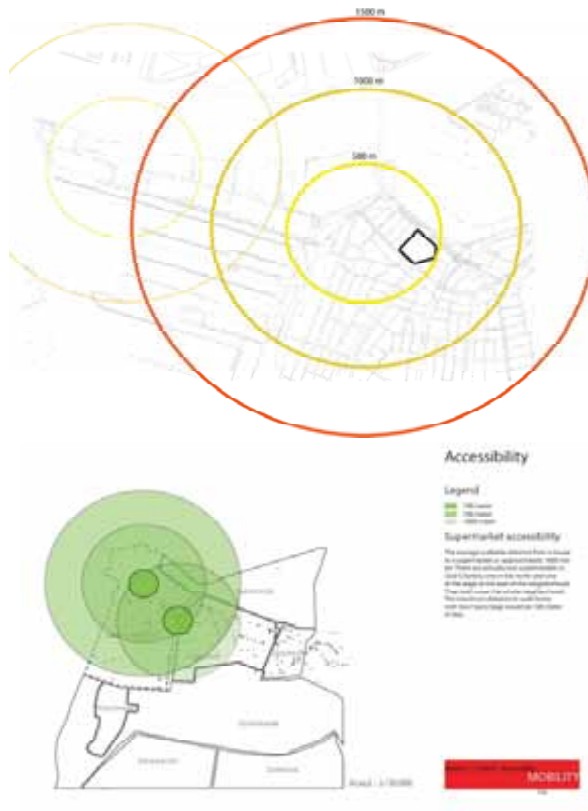


Oud Charlois

Built area, footprint	40%
Enclosed courtyards	25%
Public space	35%
Total Area	85 % of Oud Charlois' total area
5900 dwellings	10% of Oud Charlois' total dwellings
Population	9400

Taking position (Strategy and goals)

By attaching the Hoofd to the centre.
We want both the Hoofd and the centre to benefit from each other : Hoofd needs the facilities of the centre and the centre needs the water front and empty public spaces in the Hoofd (Especially because we want to give Karel de Stoute Plein a new function as a water reservoir).



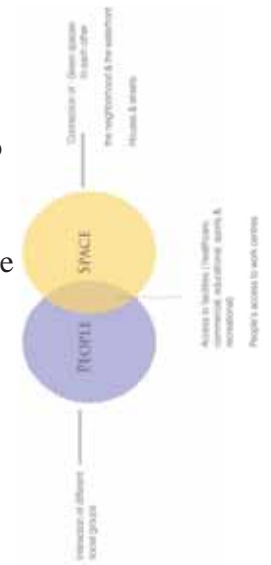
Thus **improving the connections between Hoofd and central Charlois** is our goal at the neighborhood scale.

In the coming years the incinerator is going to provide energy for its neighboring areas. Our strategy is to embrace and make use of the incinerator. Along with this ecologically sustainable change, we program the existing Karel de Stouteplein (which functions no more as a park) to be turned into a **raw water reservoir**.

The houses around Karel de Stouteplein are going to change their function in harmony with the incinerator and the area is going to be a new center for the neighborhood.

Program

To enhance internal connections, first we have to define “connection” and then we should think of interventions which make them possible. The following diagrams shows how we define connections and what could be their physical/visual/mental equivalents:



Connection

Physical

Access by : pedestrian
bicycle
car
public transport

Typological

Programmatic link



Visual

Visual corridors



Mental

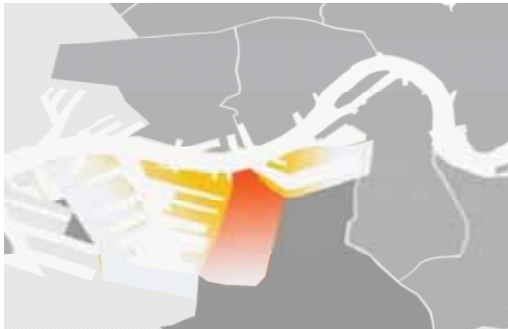
Personalization
Living + working
Programmatic link
Sense of “belonging” to a place/community



Strategy in the city scale

- Improve the image of Oud Charlois for Rotterdam.
- Ecological approach: Benefiting from the incinerator and fresh water reservoir in line with Rotterdam's ecological policy.

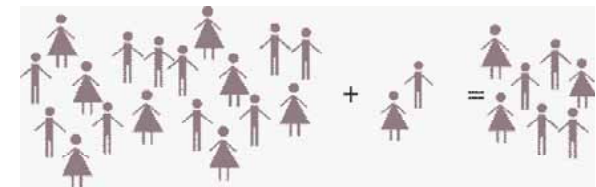
Improving and connecting Oud charlois Hoofd as a buffer zone between the two harbor developments (Waalhaven and Maashaven).



Oud Charlois Hoofd as a buffer zone between two harbor developments



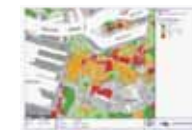
Evidence showing the forth coming changes according to the harbor developments and new policies.



Charlois Hoofd is going to play the role of a buffer zone in between the new developments. It will be a mixture of : programs, typologies and economical developments...



Living + Work = Living Work Living Work Living Work



Vacancies



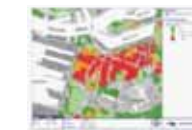
Work seeker



Newcomers



Long staying dwelling



Rent housing

Evidence showing the difference of Charlois Hoofd from the rest of the area

Strategy in neighborhood scale

- Giving the **waterfront** back to Oud Charlois (concerning that the water would be even more important in the vision of Rotterdam the Water City).
- Reviving the Hoofd by making it **mixed-use** and **attaching it to the centre** (by programmatic, physical links).
- Providing more **job opportunities** for the inhabitants of the neighborhood.

Intervention Proposal



Existing nodes (historical and facilities)



Future nodes and their surroundings within 500 m



Evidence for proposed intervention program

Most facilities are concentrated in the North



Work is needed in the area



Health/care facilities are lacking

Phasing

The intervention program, the phasing and procedure of interventions in a time line of 20 years is shown in the following page.

Phase I + 10 years



- Transformation of Karel de Stouteplein into a **water reservoir**.
- Introducing the entrance **bridge**.
- Reviving the green empty area of the Hoofd as a **neighborhood park and health care centre**.
- Improving the enclosure of Wolphaersbokht and Doklaan by adding rows of trees.



Phase II + 15 years



- Transformation of the hot spots surrounding the Karel de Stouteplein as mixed use residential/ office (home - office, studios).
- Introducing new connections to the water
- More mixed-use programs in the Hoofd



Phase III + 20 years



- New function for the **incinerator**.
- Construction of the **water-taxi station** in the Hoofd. Displacement of the water finery in the Hoofd.
- More developments in harmony with the **Waalhaven and Maashaven programs**.



Overall view



- Phase I +10 years
- Phase II +15 years
- Phase III +20 years

Zooming in - Karel de Stouteplein

- Defining a **new entrance** for the Oud Charlois (via the exit from the ring road in the form of a bridge)
- Changing the function of Karel de Stouteplein (raw **water reservoir**) and surrounding blocks (**Mixed use** home-office, residential, facilities).
- Emphasizing on the **incinerator** by water and typology of the houses around the square.



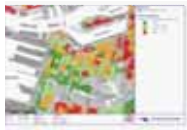
Evidence

Incinerator :

- Is part of the Image of the Oud Charlois
 - Is the most important land mark for Oud Charlois
- The area has had an industrial/maritime background
- Houses near the Karel de stoute plein :
- have relatively high reported violence/disturbance, high rate of new comers/vacancy, low land value.
- Alltogether: hot spots that have to be improved.



Vacancies



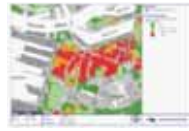
Work seeker



Newcomers



Long staying dwelling



Rent housing



Evidence for the need to enhance the surrounding blocks.

Intervention - Karel de stouteplein

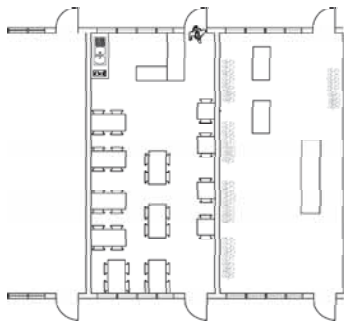
If the Hoofd has to benefit from the centre, it has to be improved (the existing historic center (church) can not play the goal of this new center because of its small scale). Karel de Stouteplein could be the new center (thus referring to its old central function) and a new entrance for the neighborhood from the Maas tunnel (which is the main access).



Karel de Stoute Plein - Section

Ground level is going to be mainly transparent, with public/ facility usage and local offices and studios.





Reference for the transparent ground floor area acting as a new centre along with the facility strip.



Overall views of the area after the intervention

Evaluation

The following items show how the improvement of the physical/visual and mental connections was achieved.

Physical connection

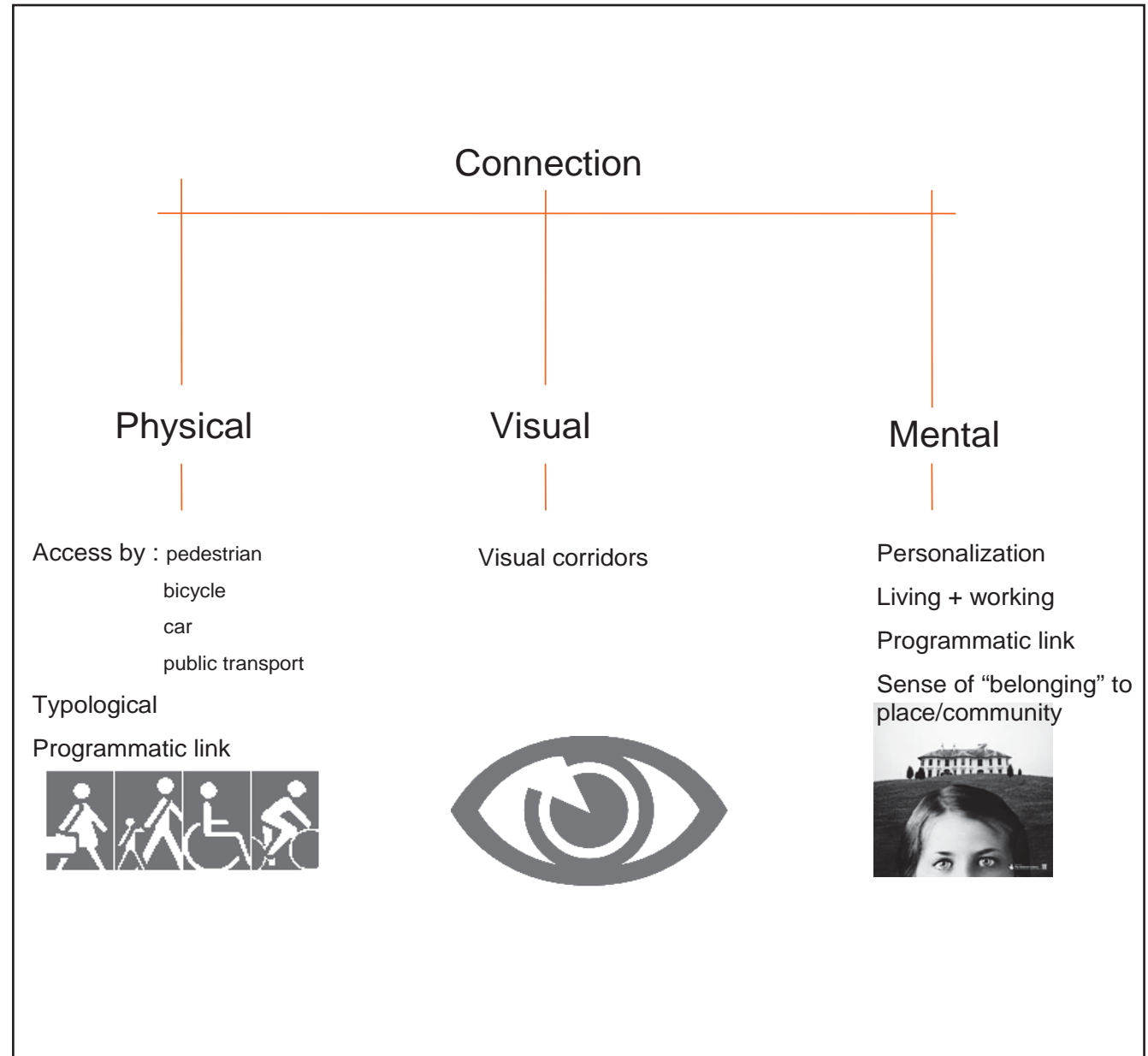
- Providing pedestrian bridge/stairs over the Doklaan
- Using the same typology for houses around the Karel de Stoute plein and the incinerator (industrial image)
- Introducing a new entrance to Oud Charlois via the bridge from the ring road.
- New water channels

Visual connection

- Defining Visual corridors between buildings over looking Karel de Stoute plein
- New water channels
- Continuation of rows of trees

Mental connection

- Programmatic links (Adding a public function like "health care centre" in the Hoofd which would attract and work for the people of Oud Charlois).
- Providing local job opportunities (small businesses, studios, home-offices) within the area .



Sources

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