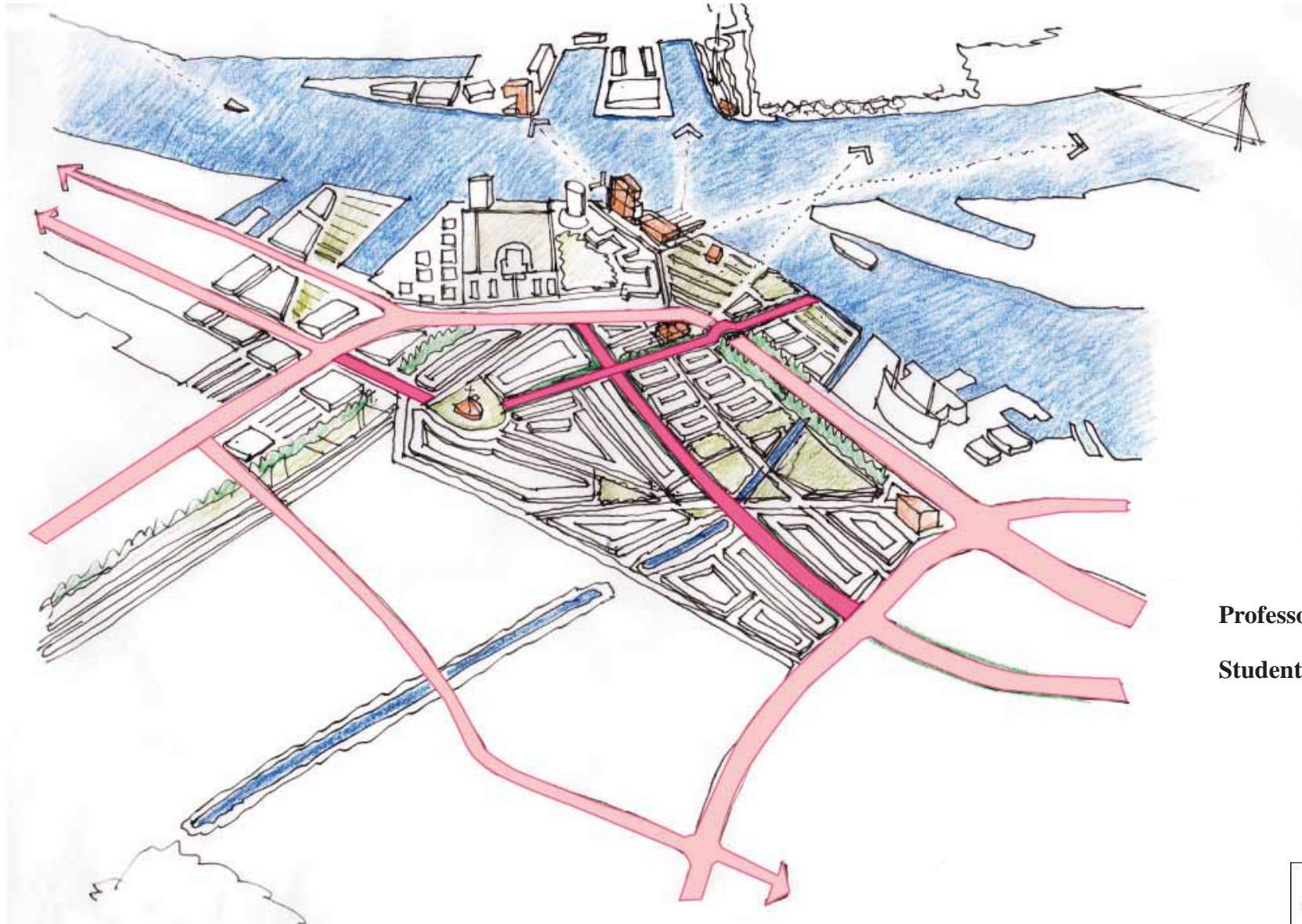


From **HOTEL** to **SETTLEMENT**

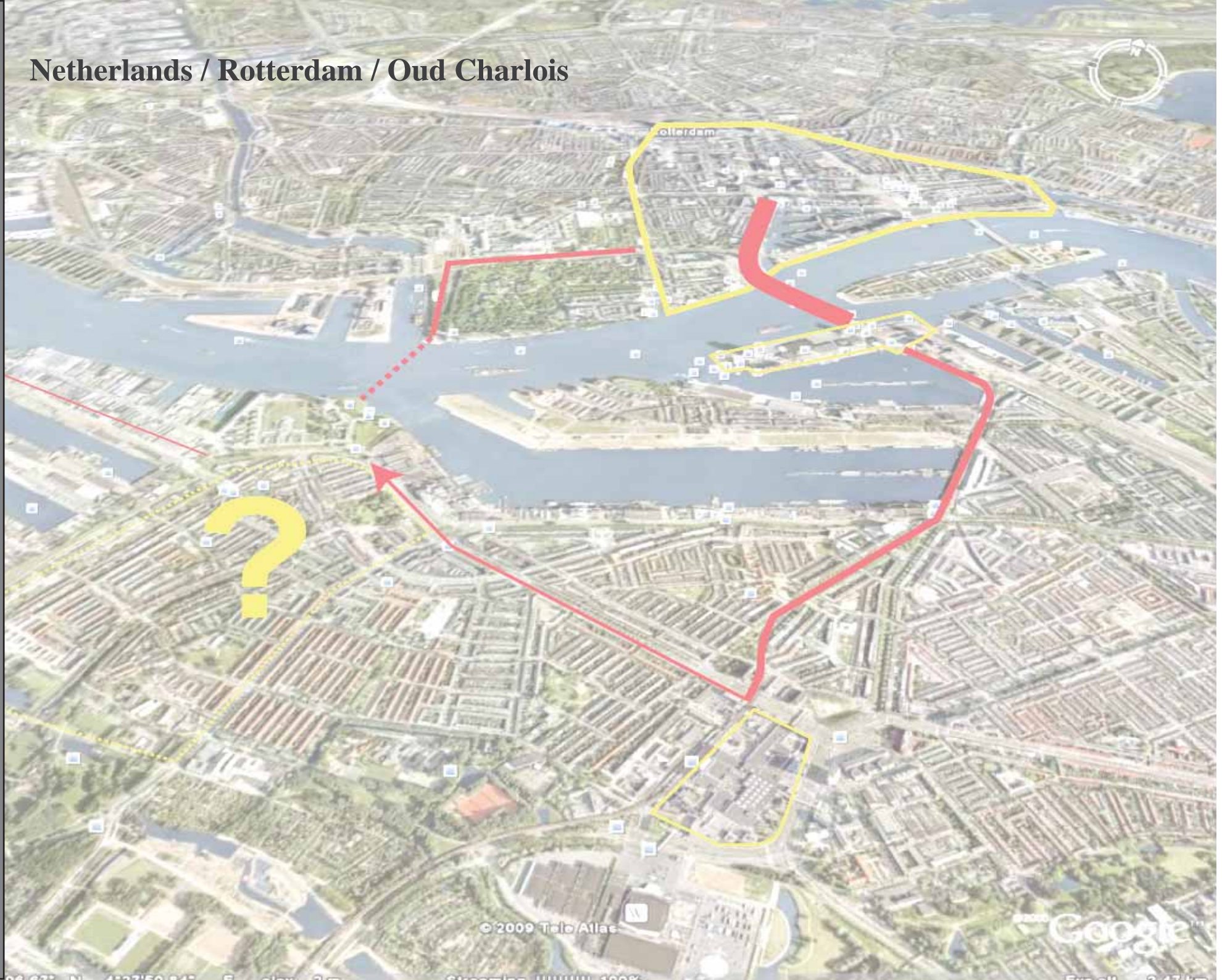
Urban analysis and intervention in Oud Charlois, Rotterdam, 2009



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Netherlands / Rotterdam / Oud Charlois



INDEX

1. INTRODUCTION

- Introduction
- Thesis
- Teaser
- Perception
- Phasing

2. SOCIAL INTERVENTION

- Social Thesis
- Master Plan
- Analysis
- Project

3. ECONOMIC INTERVENTION

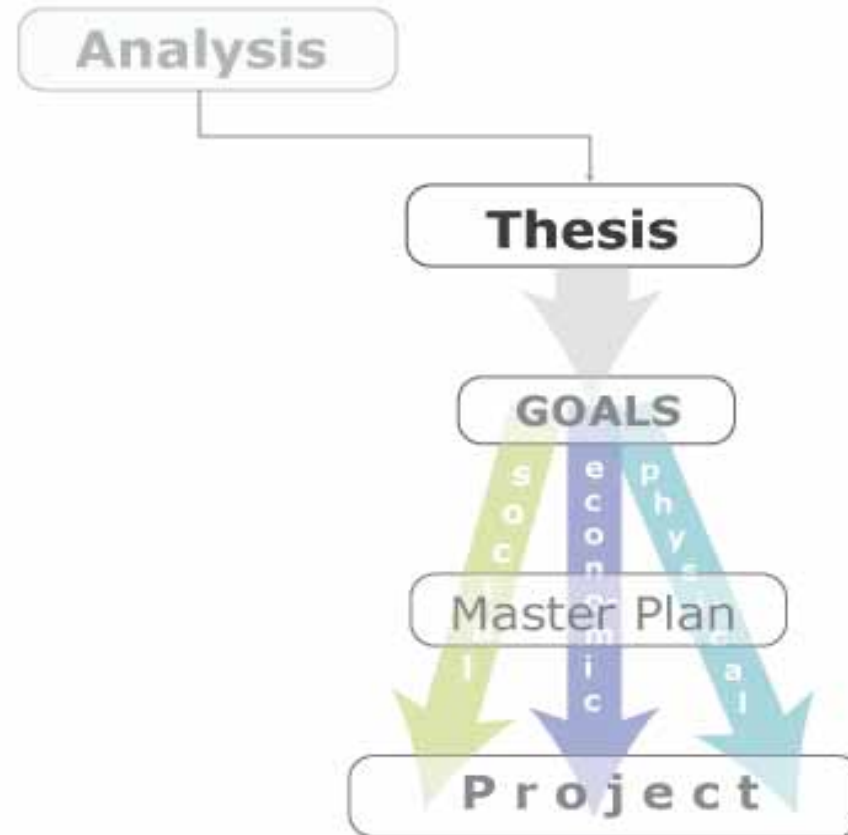
- Economic Thesis
- Master Plan
- Analysis
- Project

4. PHYSICAL INTERVENTION

- Physical Thesis
- Master Plan of Connections
- Analysis
- Master Plan of Built & Un-Built Space
- Analysis
- Project

5. CONCLUSION

- General Master Plan
- Evaluation



1. INTRODUCTION

From **HOTEL** to **SETTLEMENT**

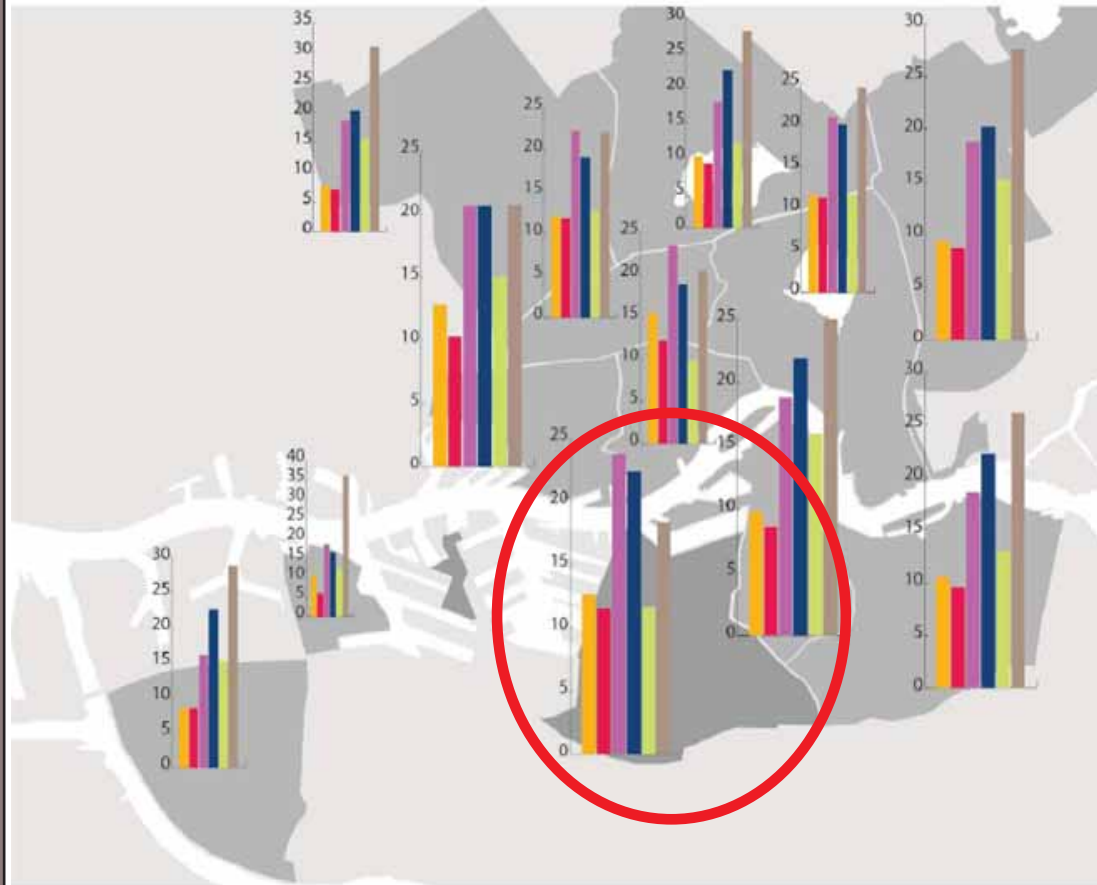
1. INTRODUCTION

The neighborhood of Oud Charlois is located at the southern-west part of the city of Rotterdam, across the area of Delftshaven, and it is connected to rest of the city through the Maastunnel that traverse the Maas river. Oud Charlois borders west with the port facilities, east with the neighborhoods of Tarwewijk and Carnisse and south with the neighborhoods of Zuiderpark and Wielewaal, while constitutes part of the greater district of Charlois. Its population numbers 12.595 inhabitants (2008), whilst immigrants constitute the 54% of the total population.

Oud Charlois constituted traditionally an area that was built as a residential area for the port workers, on the polder of Charlois. The automatization of the harbor facilities in 1980's brings up high unemployment rates and initiates the economic degradation of the whole area. At the late 1980's it is noticed a great inflow of immigrants population that follows the scatteration of the richer native population groups, who seeked new residences at the suburb. Steadily, Oud Charlois represented to the public view an un-safe, immigrants residential area. Although the little improvements that are noticed the last years, Oud Charlois is one of the many neighborhoods of Rotterdam that face complex social issues of degradation and crime (www.veldacademie.nl, 2008). Thus, the need of urban regeneration of the Oud Charlois area stands rather demanding.

The present booklet constitutes a fruit of a collective work, on an urban regeneration proposal for the Oud Charlois neighborhood• aiming to offer a structured and complete program that would effect so the physical such as the social and the economic characteristics of the area in order to create the stimulus for an sustainable development of the neighborhood. Initial point of this intervention proposal constitutes the short period of staying of the 49% of the neighborhood population (Thesis). Elaborating more, the intervention scheme is structured by a Master Plan that defines the main points of intervention, and later on obtains a more detailed physical interpretation on a specific Project area. The principles of sustainability that go through the whole proposal are translated to social, economic and physical goals following the hierarchy of intervention tools and to find a more detailed and specific format at the Project propositions.

Oud Charlois is a **HOTEL!!!**
40% People stay < 5 years



Average Stay Years

Legend

- % people stay less than 1 year
- % people stay at least 1 year
- % people stay 2-4 years
- % people stay 5-9 years
- % people stay 10-14 years
- % people stay more than 15 years

Residential addresses, 2008

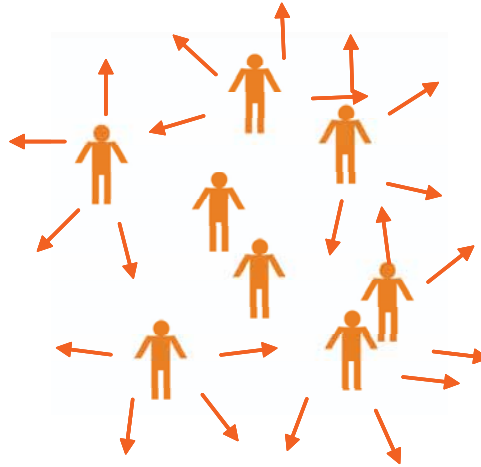
	Rotterdam	Charlois	Oud-Charlois
% people stay less than 1 year	30,069	3,788	652
% people stay at least 1 year	26,993	3,437	656
% people stay 2-4 years	54,339	7,095	1,383
% people stay 5-9 years	56,664	6,690	1,142
% people stay 10-14 years	36,718	3,489	792
% people stay more than 15 years	66,706	5,500	1,203

The statistical data reveal a rather high mobility with regards to the housing market. Almost the 42% of the population of Oud Charlois (total population, 2008: 12.595 inhabitants) doesn't stay within its borders more than 5 years. Fact, that unbrace in great extend the social structure and the neighborhood atmosphere, giving as a result the feeling of a transit area. The feeling of a hotel.

Fig. 1: Short - stay population, Rotterdam Municipality, 2007

THESIS

HOTEL



- High housing mobility
- Immigrants and artists transit area
- Individual social life
- Lack of feeling of belonging
- Only living area
- Low price orientation

SETTLEMENT



- Stable Population
- Family, mixture
- Collective social life
- Community feeling
- Living + Working
- Balance between price & quality

In summary, the neighborhood of Oud Charlois presents all the characteristics of a hotel (transit area), as constitutes an area that is inhabited by a rather un-stable population that is being 'renewed' in 5 years pace. In reality, the social groups of immigrants and artists 'use' the neighborhood of Oud Charlois as an transit area, in order to cover there accommodation needs, given the low land prices. This fact creates on the one hand an intense lack of feeling of belonging, while on the other hand strengthens the individual social life patterns that follows each social group.

Principle aim of this proposal is to offer the stinking motives to transform Oud Charlois neighborhood from a HOTEL to a SETTLEMENT. In other words, an area that would be characterized by a stable population which will be composed by a variation of age and social groups (accentuation will be given to families)• which will be appealed by the balance between the land prices and the quality of the urban (public & private) space and the right grading between living and working conditions in order to structure an collective social feeling.

“The way that the urban space is ordered constitutes direct reflection of the productive system, the social structure, the administrative organization and of the aesthetic that a society has for its space.”

Petrakos, 2008

GENERAL GOAL

General Goal: Sustainable Development of Oud Charlois

Specialisation of **Goals** to:

<ul style="list-style-type: none">• Social• Economic• Physical		Interventions
---	--	----------------------

The particular characteristics of Oud Charlois enforce the adaptation of an sustainable model of intervention that would reinforce the participation of all the social and productive forces in a balanced way. This, could not be based on the implementation of a monofunctional intervention strategy which would focus just on the physical aspects of intervention, but that would take into consideration either the social or the economic aspects of that structure. Besides, the image and the quality of the physical space constitutes direct reflection of the incorporeal procedures that built the living organism of the cities.

From **HOTEL**.....

LIVING



VACANCY

BADLY USE

UNRECOGNIZABLE BUILDING

DRUG ADDICTION

PUBLIC SPACE



LOW MOBILITY STREET

UNACCESSIBLE & EMPTY PARK

UNWELCOME SIGNAL

NEGATIVE SPACE

METAL IMAGE



CYCLE PLANT

FAILED SHOPS

EMPTY & UNSAFE STREET

UNFRIENDLY MUNICIPALITY



.....to **SETTLEMENT**

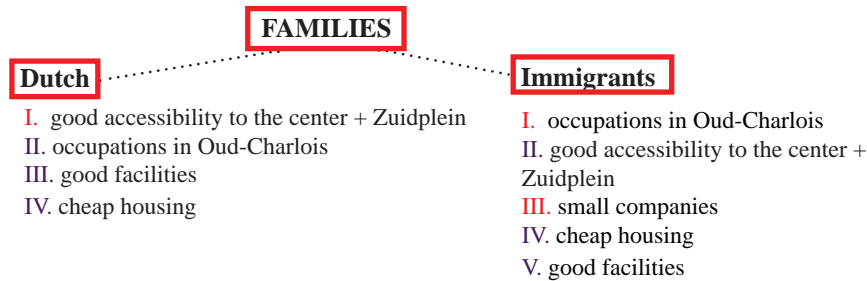


Analysis - Focus Groups & Demands

Necessary precondition for the establish of a SETTLEMENT in the place of the HOTEL Oud Charlois is the maintenance of an stable population• and in order to do so, three are main groups that could develop this role within the neighborhood: a) the **native Dutch** (elderly people and families), b) the **immigrants** (individuals and families) and c) the **artists**.

Focusing more in this population, we choose to reinforce the social groups that: on the one hand present higher stability and on the other constitute an economically active population, that potentially could be used as a regeneration motor for the whole area, by offering them different kinds of motives that are addressed to their specific profile and needs. Thus: **ARTISTS** + **FAMILIES:**

- Dutch
- Immigrants



For example for the Dutch families use Oud Charlois only as a residence place mainly because they initially originate from this area. However a potential improvement of their economic situation would surely lead to research of a residential place at the northern part of the city of Rotterdam. Consequently, their main need is the good access to the city center and the area of Zuidplein, where the householder most probably works. An occupational place with Oud Charlois borders, or good facilities and cheap housing comes later in their needs list.

On the other hand the immigrants families population seem to have different hierarchy at its needs• as the lower educational level (in comparison to the one of the native population) of the householders allows them to claim a job within Oud Charlois in the secondary or the tertiary sector. In addition the creation of small /middle companies that are proved more resistant to all the variations of economical crisis with the neighborhood borders, in combination with the good accessibility conditions and the offer of cheap housing and good facilities provides an appealing environment for the immigrants families.

- ARTISTS :**
- cheap housing
 - good accessibility to the center

In contrast, the social group of artist constitutes a more 'un-stable' and less demanding group• that potentially could be used as a developing tappet in order to create the initial conditions for the economic re-vitalization of the Oud Charlois. Thus the motivation of the group of starters and artists comes first at the agenda of the economic interventions. Besides, the entrance of the artists, offers a 'creative' ambiance, which reverse in great extent the feeling of vacancies and un-safety that characterize the whole area. In addition, as it already mentioned the group of artists has specific needs, that could be easily summarized to offer of a) low housing prices and b) good accessibility to the city centre. On the other hand, the artists constitute a group with strong internal social connections, move frequently to the city center and to the other artists areas• while they use the neighborhood of Oud Charlois as a transit – hotel – area because of its low prices.

React & Change Oud Charlois's Role!!

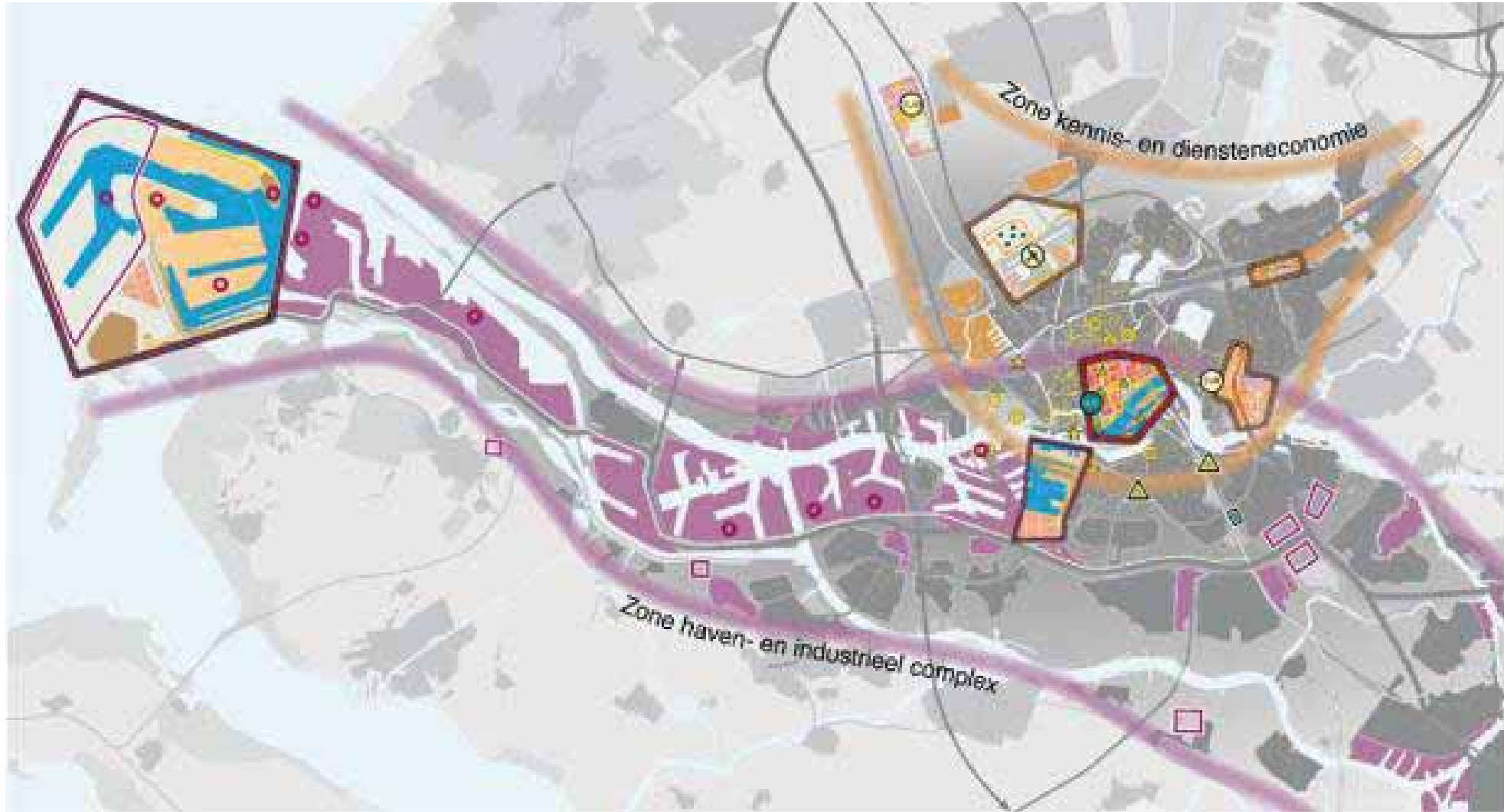


Fig. 2: Economy Strategy, Rotterdam Vision 2030

According to the City Vision 2030 there is provision for the regeneration of the harbor, given the fact that researches (Ecorys, 2005) reveal that in 2030 the demand for development sites at the southern part of the harbor area will surpass the existing supply. In this framework, harbor regeneration should be seen as an opportunity for the neighborhood of Oud Charlois to change its role within the city.

Present Situation - HOTEL



Fig. 3: Present situation, Google Earth, 2009

According to the present situation the city center accumulates the majority of social and economic activities, will the role of Oud Charlois is rather marginal, although its strong physical connection with the city center through the Maastunnel.

Future Situation -**SETTLEMENT**

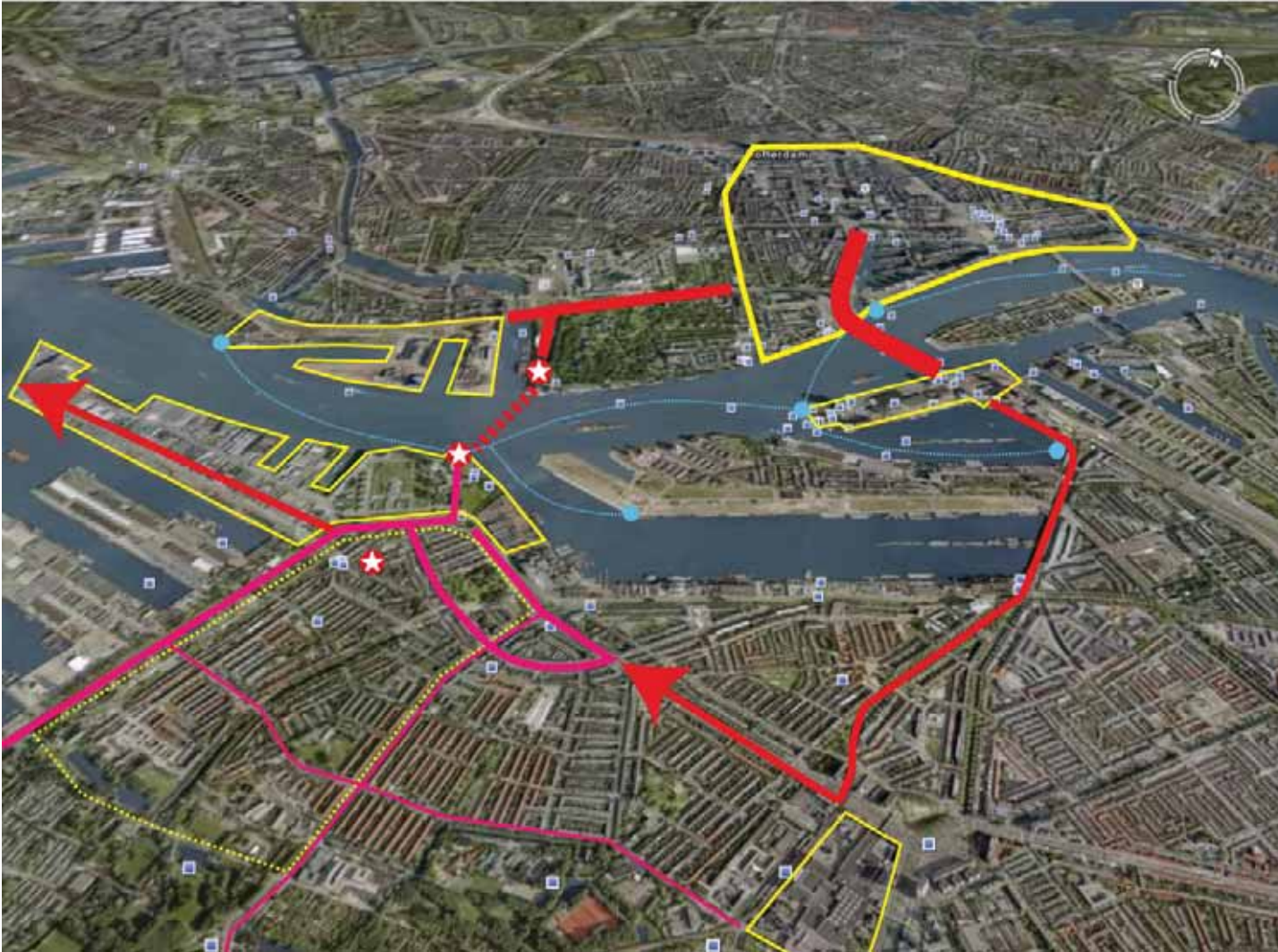


Fig. 4: Future situation, Google Earth, 2009

The harbor regeneration is expected to affect both the social and the economic networks of the city, providing to Oud Charlois the opportunity to take advantage of its geographical position in order to become active part of the city network. It should be illustrated that with pink are outlined the most important connections that would reinforce this role strengthening.

Mental Perception of the present situation - HOTEL



Fig. 5: Mental Perception of the present situation, Group Analysis, 2009

A closer look on the present situation of the Oud Charlois, would assure the idea that this neighborhood is endowed with an extended heterogeneity of positive and negative elements. Indeed, that above perception map reveals a rather complex situation, where the fragmentation of the physical space meets though the continuous lines of roads (high frequency and not) with the amorphous green spaces, the low quality areas, the seedy-looking commercial shops, the landmarks and the meeting points of the different social groups and the actual and functional un-continuity of its urban space.

Future Perception - SETTLEMENT

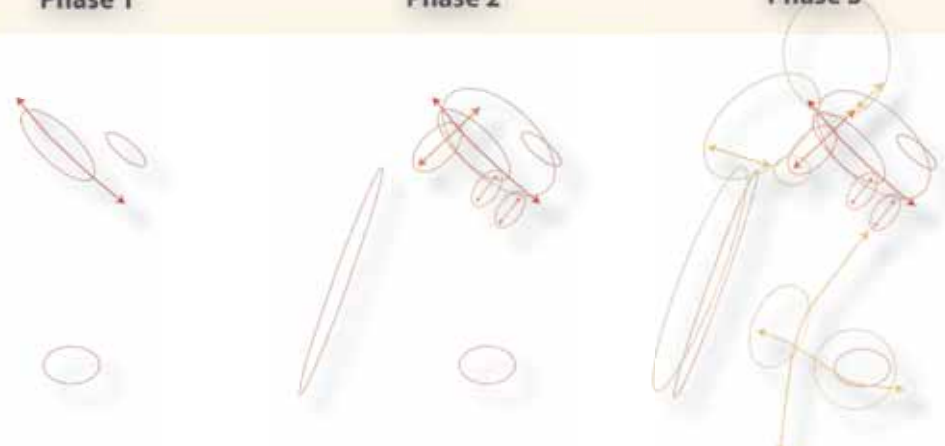
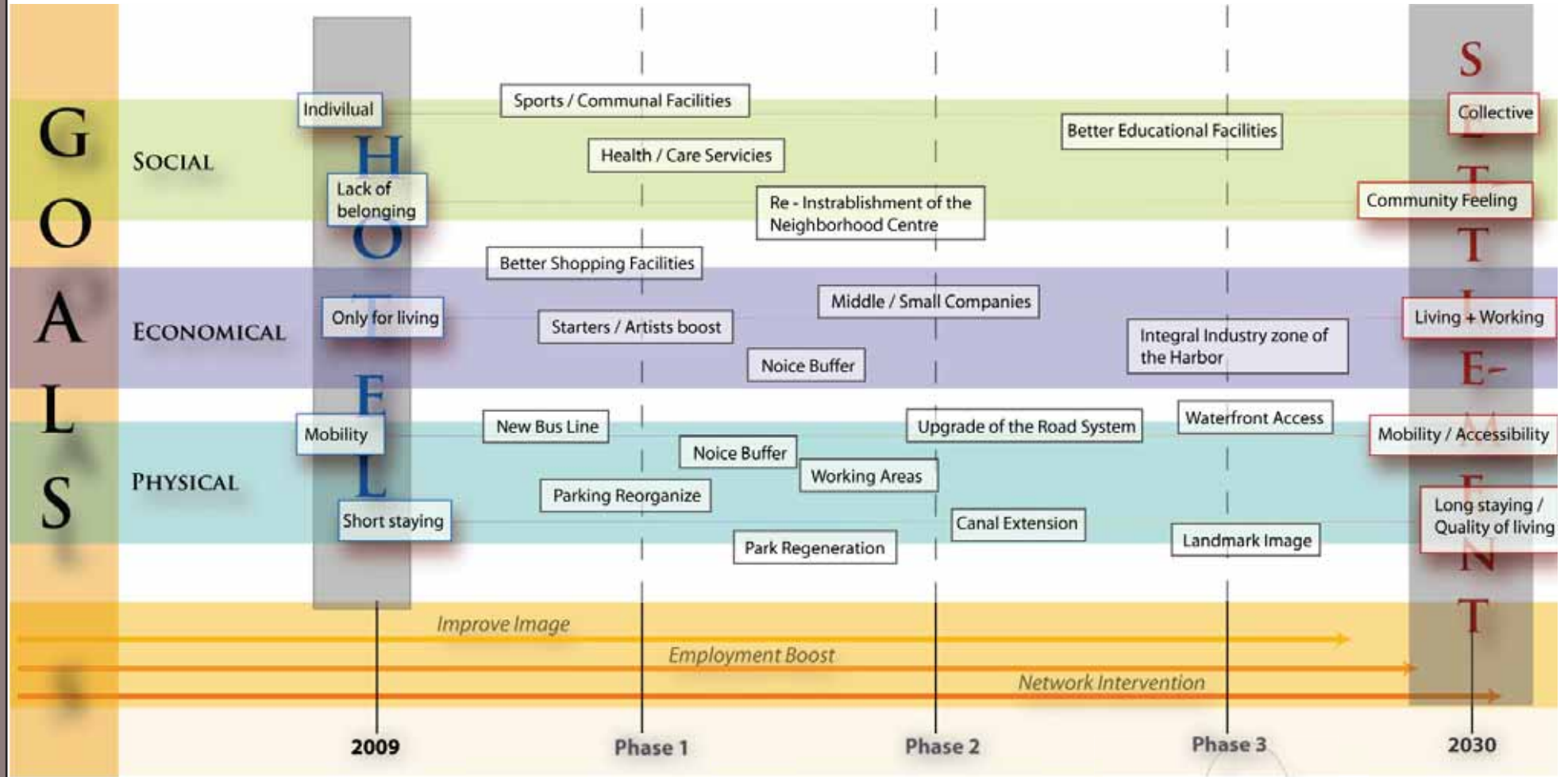


Fig. 6: Future situation, Group Analysis, 2009

Thus, in order to realize the major aim of the intervention proposal for the transformation of Oud Charlois into a settlement, it is considered essential a) the improvement of the mobility towards and from the city center and the other peripheral commercial centers (for example Zuidplein), b) the reinforcement of the activities within the public space, c) the integration of new industrial activities at the old harbor installations, d) the opening of the image both of the historical and the contemporary layers, e) the improvement of the environmental qualities and the reduction of the noise levels and f) the creation of new linkages physical and visual to the waterfront area.

1. INTRODUCTION

Goals - Phasing



Phasing - From HOTEL to SETTLEMENT

In order to achieve the transformation of the Oud Charlois neighborhood from a HOTEL to a SETTLEMENT it is considered essential• on the one hand the setting of different goals on a social, economic and physical basis and on the other their phasing in order to make them more operational and more easily implemented. Thus, the general goal of an sustainable development is sub-divided to other social, economic and physical ones. However the phasing scheme that lies at the left page doesn't have just horizontal but also and vertical reading, as each one of the actions is placed not only on an intervention axis but also in a time-phase scale.

Each one of the phases is composed by a series of actions that as an entity constitute a step that brings Oud Charlois closer to its SETTLEMENT vision. Therefore, as it became evident from the analysis that, firstly it is needed the improvement of the neighborhood image. An action that, would establish the necessary preconditions for the attraction of new businesses, which in the long term would facilitate the installation of a stable population and would lead to the complex network working of the neighborhood.

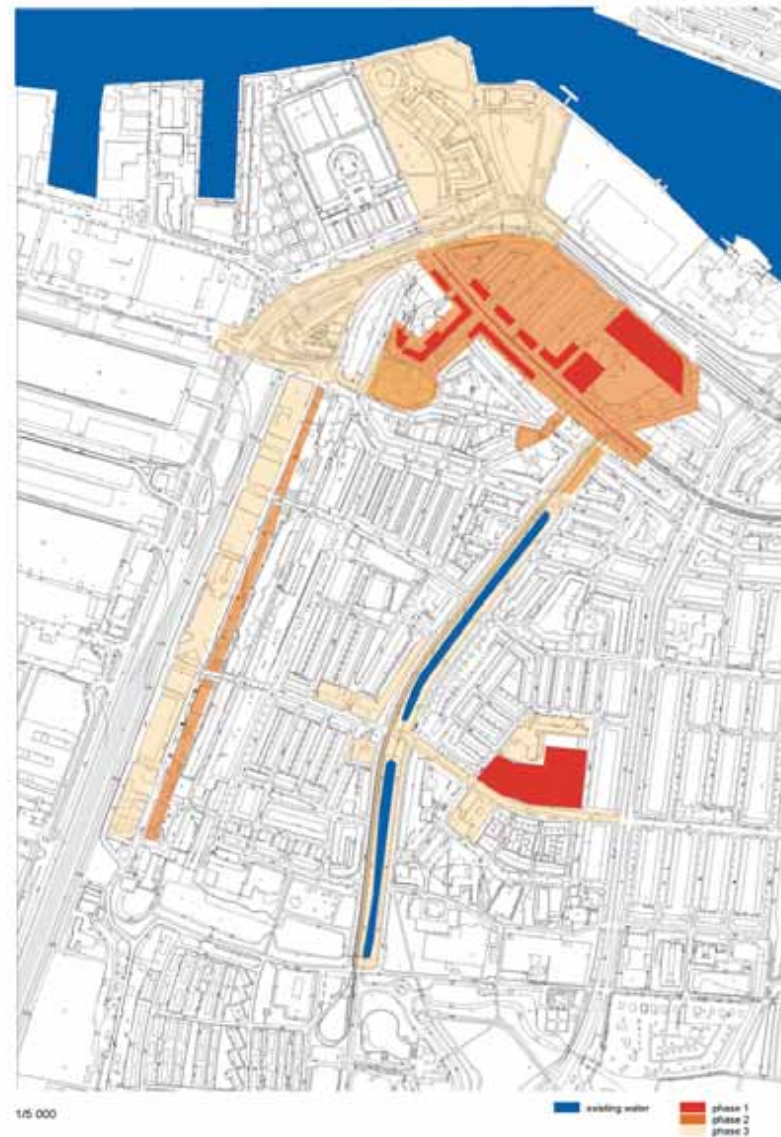


Fig. 7: Overall Phasing - *SETTLEMENT*



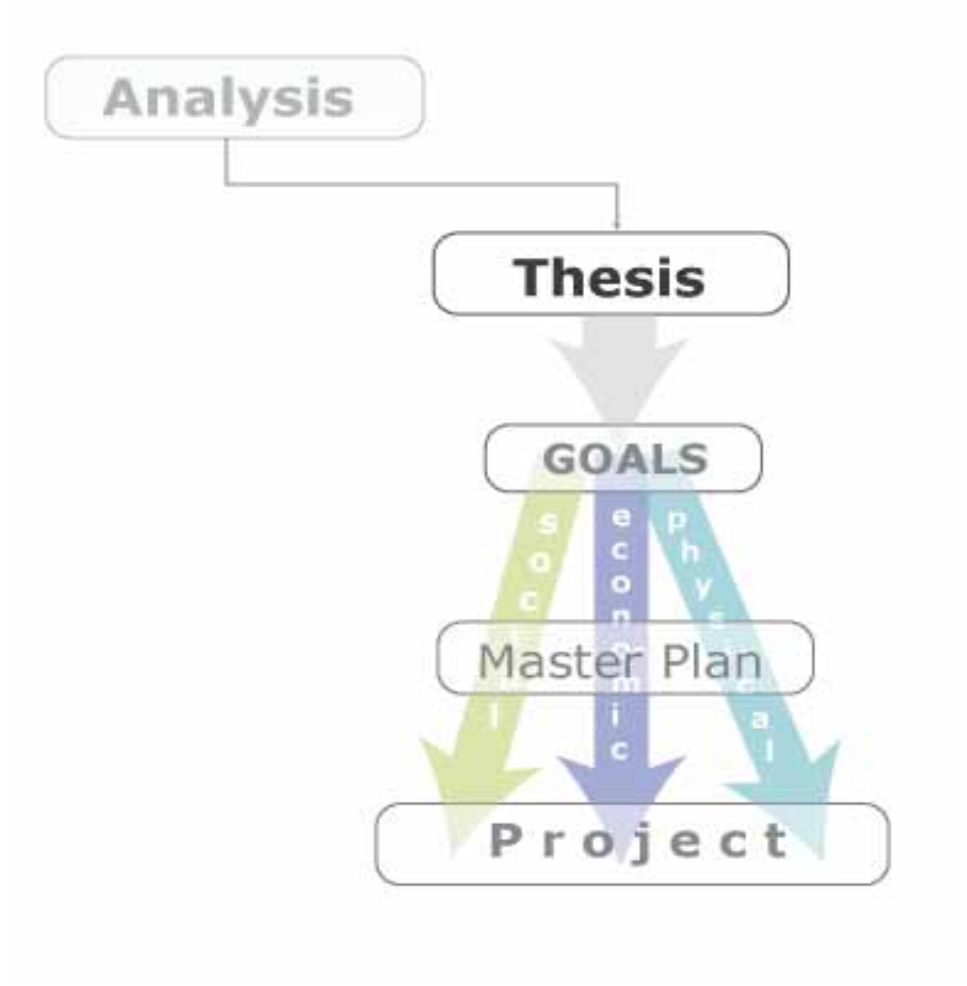
Fig. 8: Phase 1



Fig. 9: Phase 2

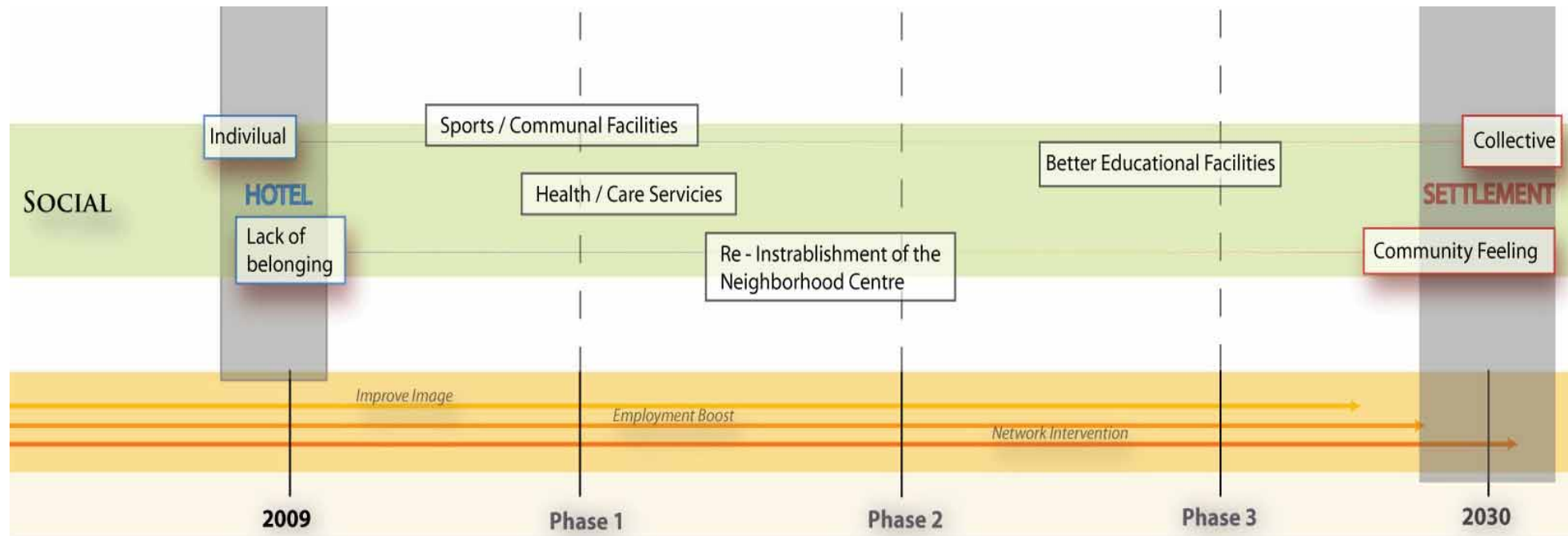


Fig. 10: Phase 3



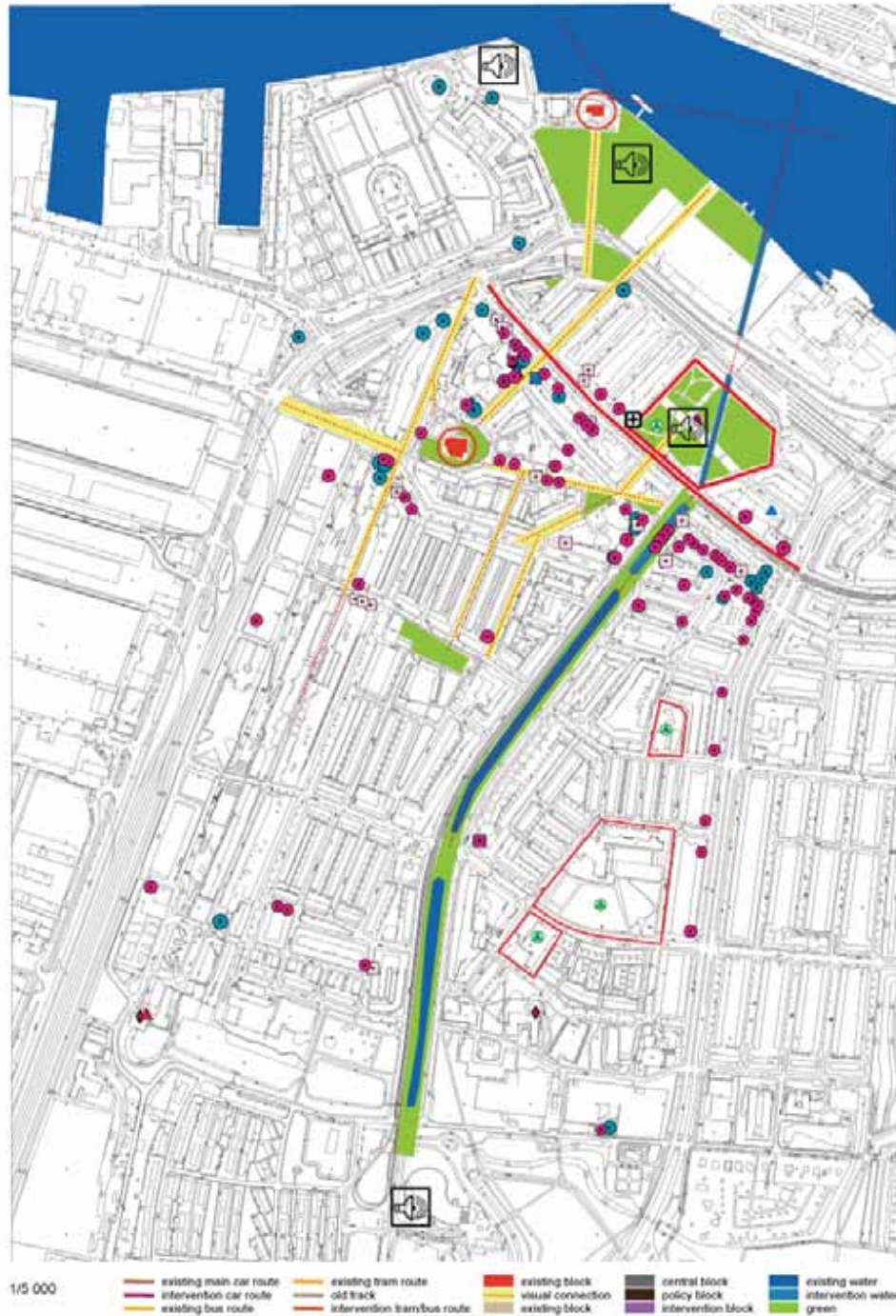
From **INDIVIDUAL** to **COLLECTIVE** social life

From **LACK of BELONGING** to **COMMUNITY FEELING**



The social intervention axis is composed by a series of actions that have a major receiver the population that inhabited inside the borders of Oud Charlois. Principle aim of these is to reverse the feeling of lack of belonging into a community feeling and the individual un-connected social networks into a collective social life for its residents• thus in order to do so it is chosen the strengthen of public facilities (sports, communal and educational) and the re-establishment of the neighborhood center. By the implementation of these actions it is aspired the re-vitalization of the public space and the appropriation by its population in order to achieve the SETTLEMENT vision.

Social Master Plan



At the present maps, are inscribed the basic ideas that compose the social axis Master Plan, which revolves around at the supply of certain facilities in order to ameliorate the quality of living of the Oud Charlois population. Indeed, these interventions take physical form through the re-establishment of the neighborhood center• gunning for to fulfill families' settlement demands like a health care point, a communal centre, better schools, shopping facilities, sports fields or the organization of other public events like neighborhood market and family workshops.

Social Interventions: Re - establish Neighborhood's Centre

- Addition of **Facilities**

- health-care point
- communal center
- better school services
- shops
- sports fields
- organization of public events (neighborhood market, family workshops)

	living		working		support		economy		social participation		schooling		safety	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S
Social	-	+-	-	+-	+-	+	-	+-	+-	++	+-	++	-	+

For the evaluation of the present intervention tools of the social axis, it is proposed the comparison of the analysis categories (living, working, support, economy, social participation, schooling and safety) on the basis of the binary relationship of HOTEL and SETTLEMENT. To wit, examining the same characteristics of Oud Charlois as they are today (HOTEL situation) and as they will turn after 20 years and through the changing effects of our intervention tools. The evaluation conclusion will come as the conjunction of those two.

Neighborhood Centre

Main Street as a Meeting Point

I. Neighborhood Events like: Market, Art / Music Festivals



II. Medical Facilities for Elderly and Young people



III. Commercial Facilities



IV. Sports Facilities



V. School Facilities



Fig. 11: Age groups in Charlois, neighborhood basis, Municipality of Rotterdam, 2008

Analysis of Age & Households

Examining the specific characteristics of the Oud Charlois population we come across to the fact that it is being constituted by high percentages of young people (especially in between the age groups 0-9, 10-19 and 20-29)• while the most common type of households is this one of families that are composed with more that two persons

- Young Population

- Majority of Households: **FAMILIES + 2's PERSONS**

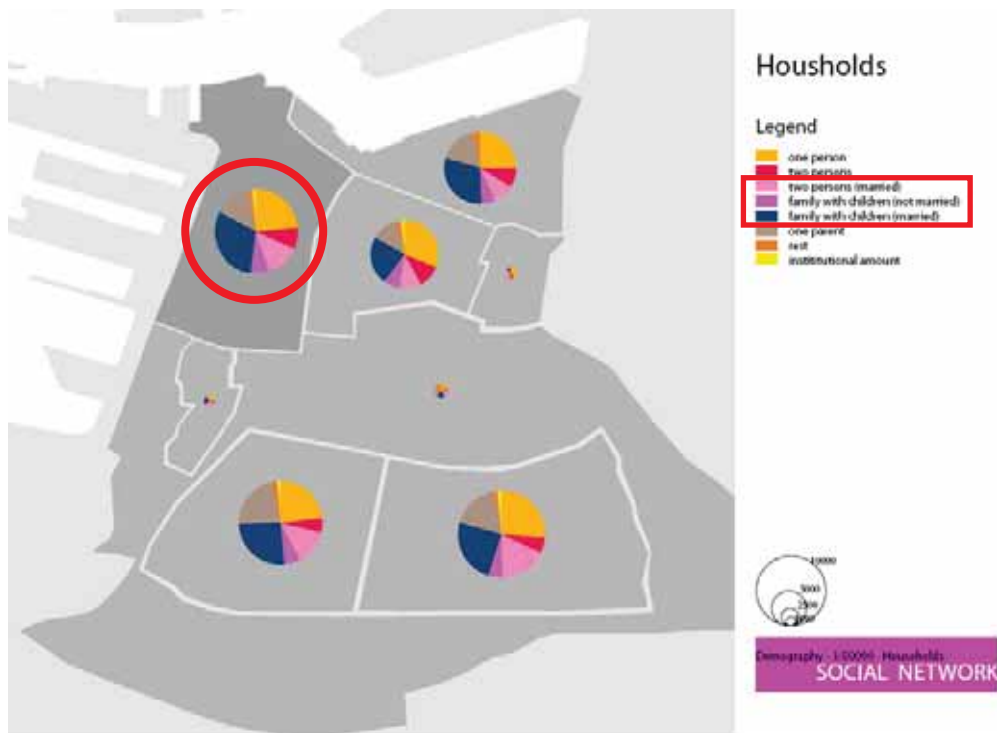


Fig. 12: Households in Charlois, neighborhood basis, Municipality of Rotterdam, 2008

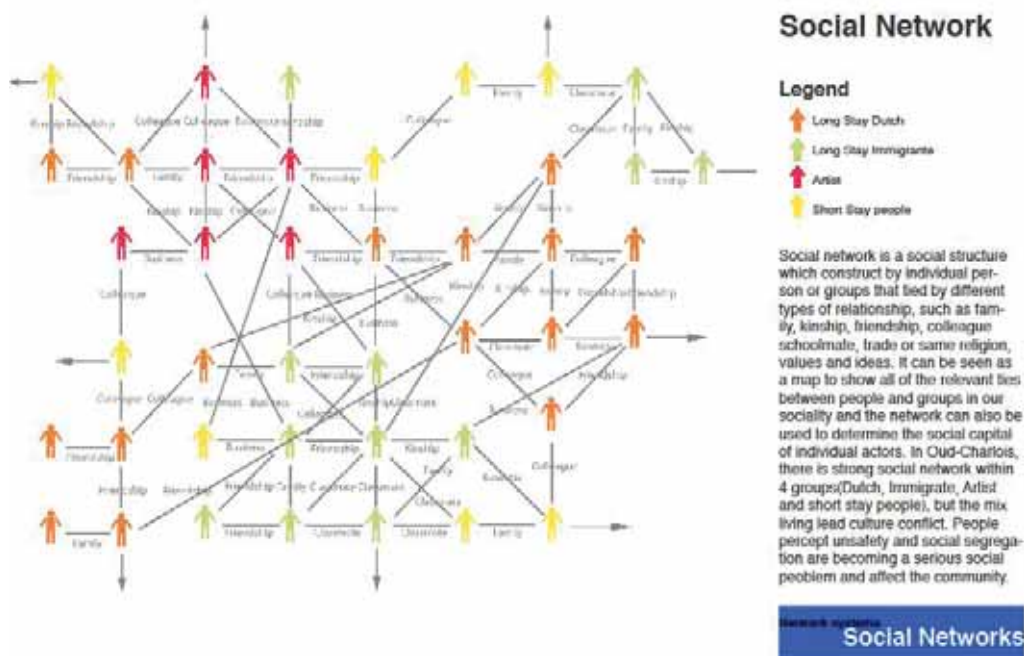


Fig. 13: Social Networks of Oud Charlois, Group Analysis, 2009

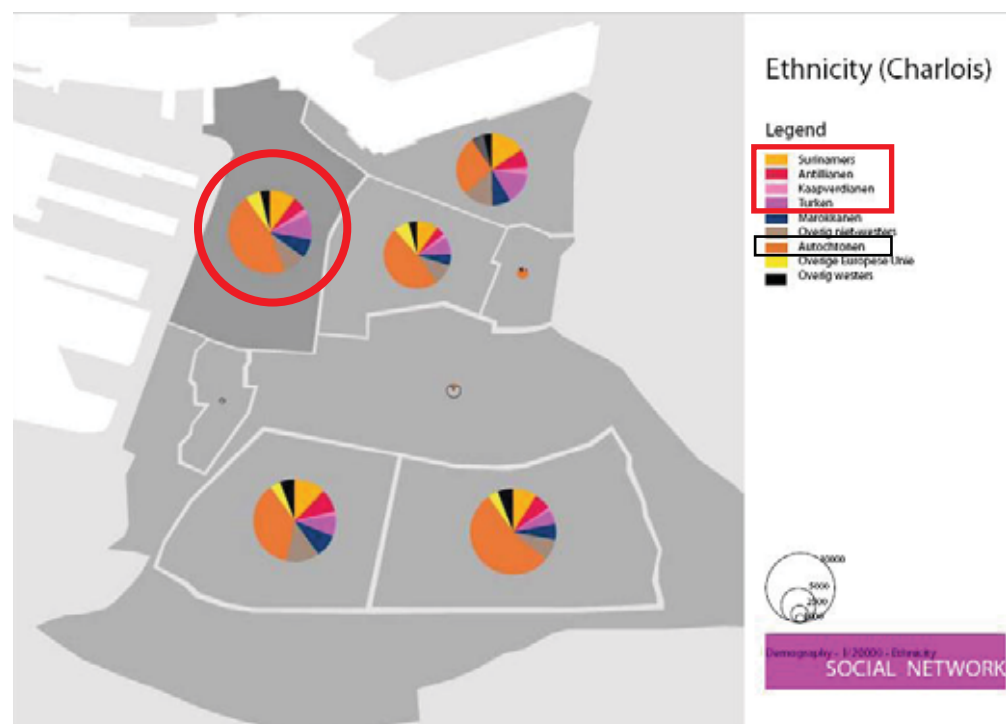


Fig. 14: Ethnic groups in Charlois, neighborhood basis, Municipality of Rotterdam, 2008

Analysis of Social Networks & Ethnicity

A closer analysis of the social structure reveals that there are 4 social groups that put in the Oud Charlois area: the one of the native Dutch people, the one of the immigrants, the one the artists and finally of the one of the short stay people that use Oud Charlois as a residential - transit area. Although the fact all these groups inhabit in the same area and have close distances in-between one another they don't have any true communication among them, while they are connected to a rather strong social network in-between each one of them. So, although that a segregation index would have zero result, in reality the social distances doesn't truly have particular physical reflections. However, in between the immigrant group we can easily distinguish a unevenness of origins and ethnicities, with the groups of Surinamers, Antilianers, Kaapverdianers and Turkish to present similar percentages and to constitute the majority of the immigrants population. On the other hand the population of the native Dutch people, is close to the 50% of the total population of Oud Charlois.

- 4 Main Social Groups:

- Native Dutch
- Immigrants (unevenness of ethnic groups)
- Artists
- Short Stay People

- No true **communication** in-between the groups

- **Strong Social Networks** in each group

Analysis of Facilities

Shopping

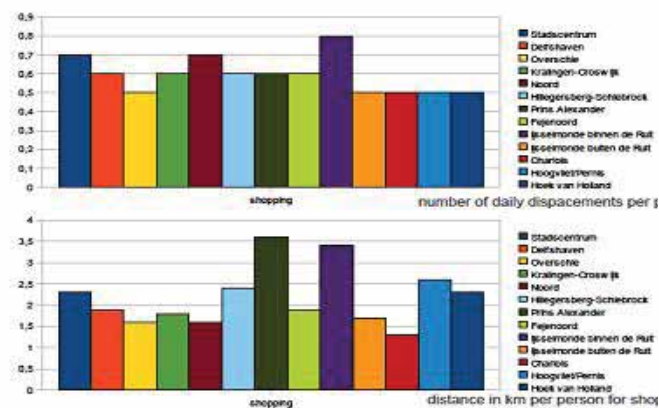


Fig. 15: Shopping, Municipality of Rotterdam, 2007

Social recreation

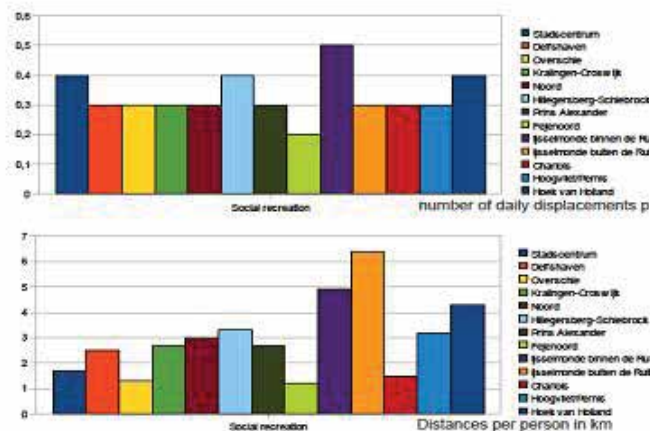


Fig. 16: Social Recreation, Municipality of Rotterdam, 2007



Source: Municipality of Rotterdam, 2007-09 / Group Analysis

2step-Analysis of Public / Private Facilities from Wolphaertbocht road

Legend

- Main Road
- 1 step
- 2 step

Facilities

- Public Facilities Buffer
- Private Facilities Buffer
- Educational
- Cultural
- Sports
- Health
- Care
- Shopping
- Catering

Accessibility of Public/Private Facilities

	Main Road	1 step	2 step
Public Facilities			
Education	-	3	1
Culture	-	3	1
Sports	1	4	3
Health	1	-	-
Care	2	2	1
Private Facilities			
Shopping	21	20	35
Catering	6	9	7

Facilities - Oud-Charlois - Economy
Private / Public

Fig. 17: 2-step Analysis of Public/Private Facilities, Municipality of Rotterdam-Group Analysis, 2007-9

The correlation of the statistical data of the shopping and recreational habits of the Oud Charlois population to the mobility behavior reveals a rather strong connection of its residents to each neighborhood services. Besides, its shopping area that is developed around the Wolphaertbocht road constitutes a strong cluster where the most expressions of social participation seem to take place.

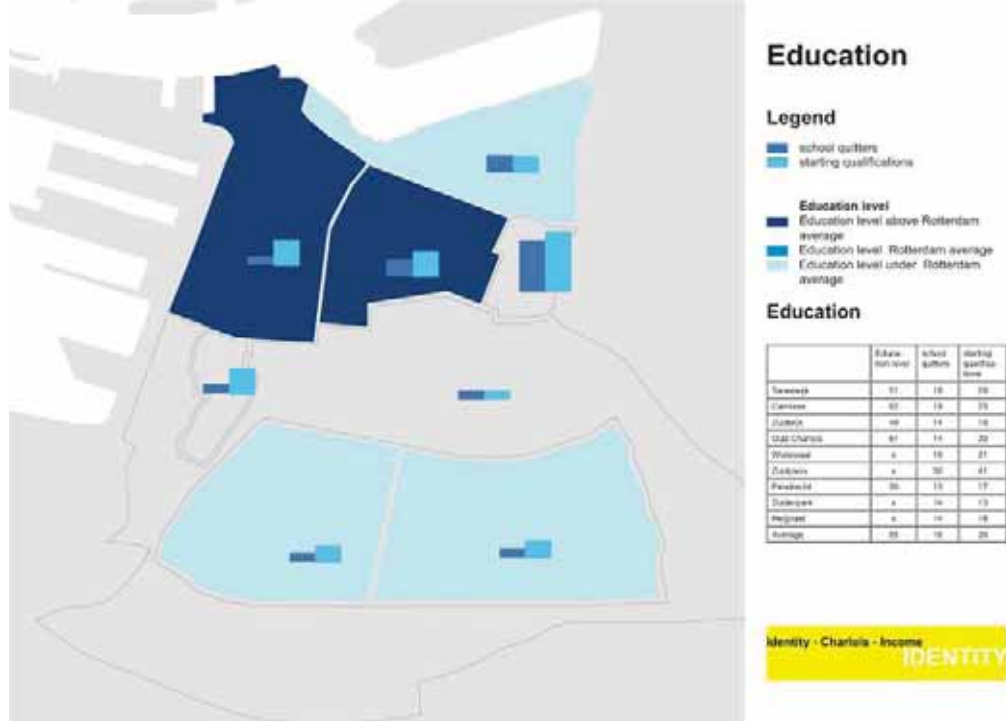


Fig. 18: Educational Level, Municipality of Rotterdam, 2007

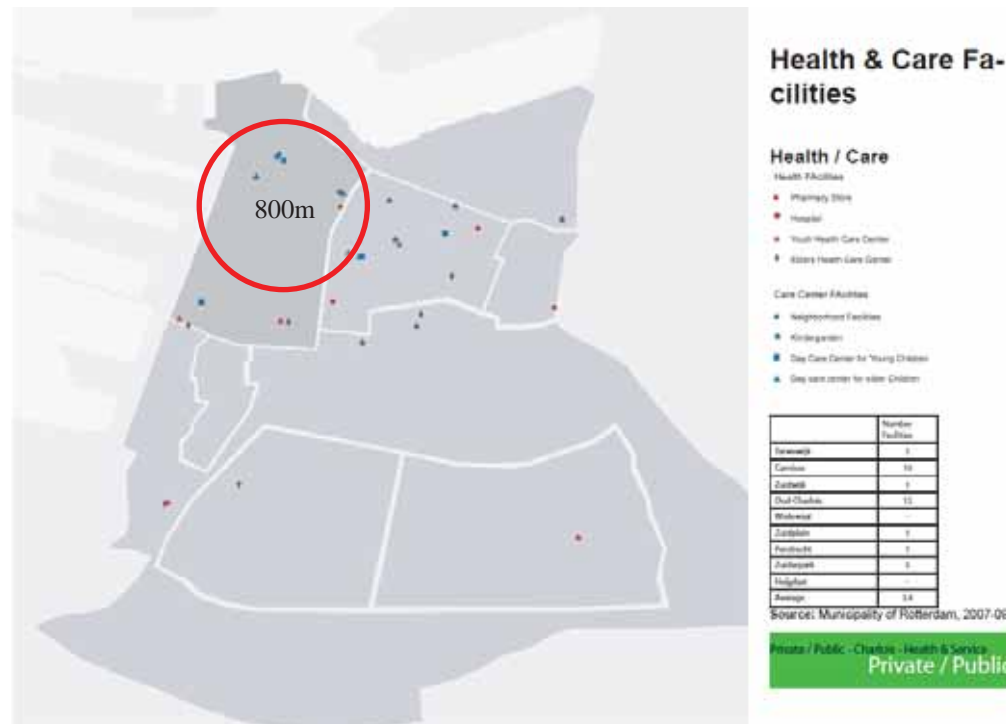


Fig. 19: Health & Care Facilities, Municipality of Rotterdam, 2007

Analysis of Facilities

Examining Oud Charlois neighborhood with regards to its supply of school facilities, we notice an quantitative, however there is always room for improvements in terms of quality. Comparing the intervention area to its vicinal neighborhoods in terms of supply of health and care facilities for elderly and young people, we notice that there is a relative distance in-between services and the population.

- **Sufficient Number of Schools**, Potential needs for **Quality improvement**

- **Need for Health/Care Centre for Eldery + Young people** in comparison to the **service distance** and the **population**

Project

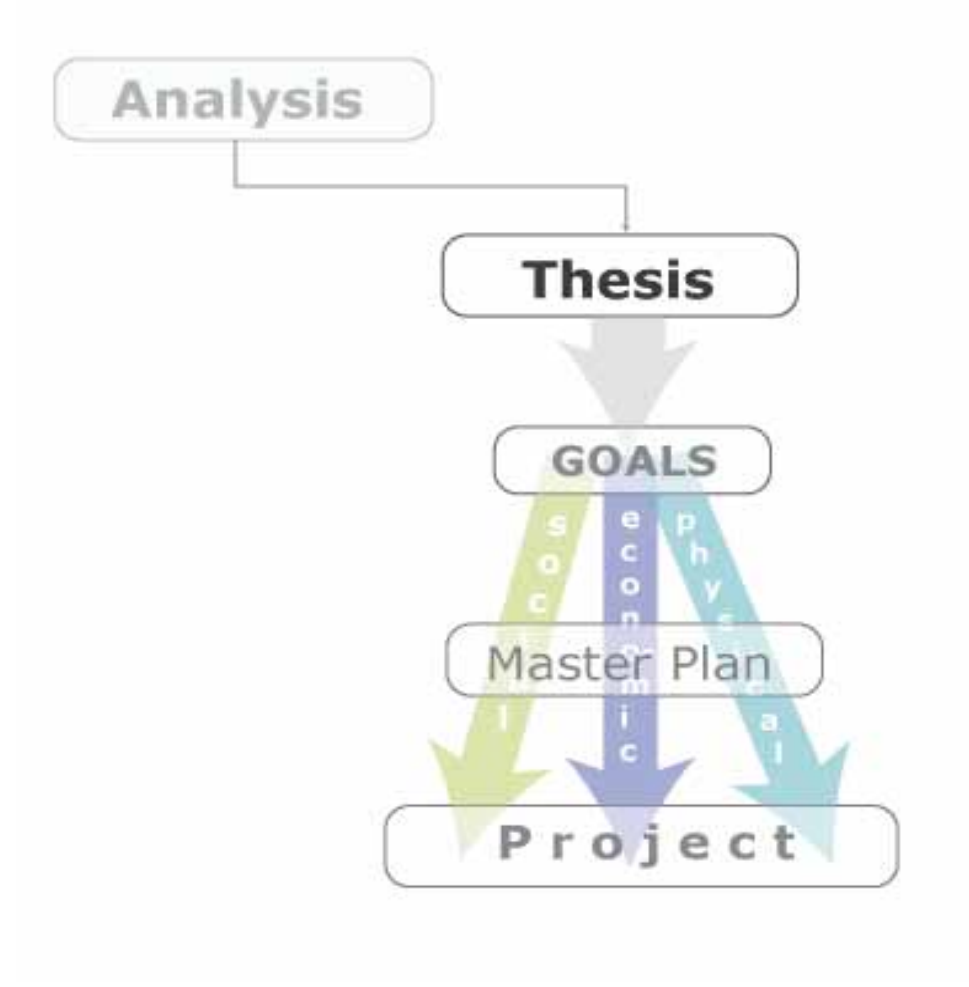


Fig. 20: Social Interventions Project, Group Work, 2009

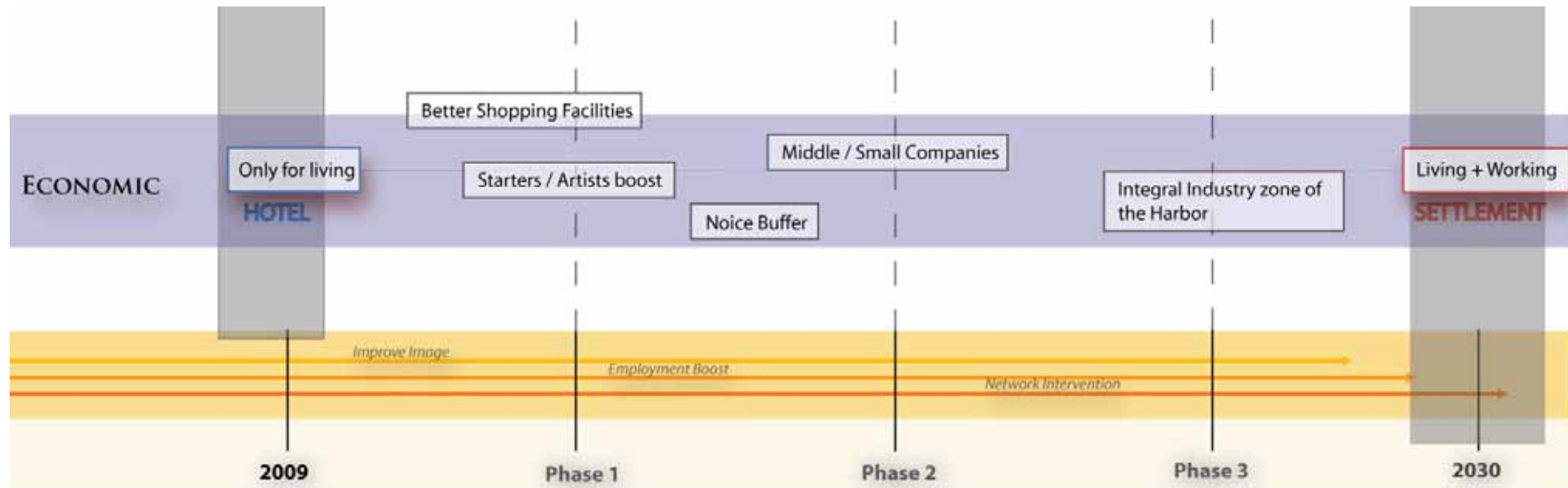
- Safe playground
- Outdoor market/workshop for family with artists participation
- Sports field for family
- Communal centre and health care point

The project on the park area of Karel de Stouteplein constitutes an example in terms of social intervention, as it chosen the cutoff the outer traffic in order to reinforce the safety and the feeling of belonging. Aiming to facilitate this way, the flow of people to the new sports fields, to the outdoor market and the other workshops which are addressed to families and are designed with the artists participation. This project also, reinforce the creation of a visual dialogue between the communal center and the new health center. So that the residents of Oud Charlois would feel that they are getting connected and appropriate more their own neighborhood.



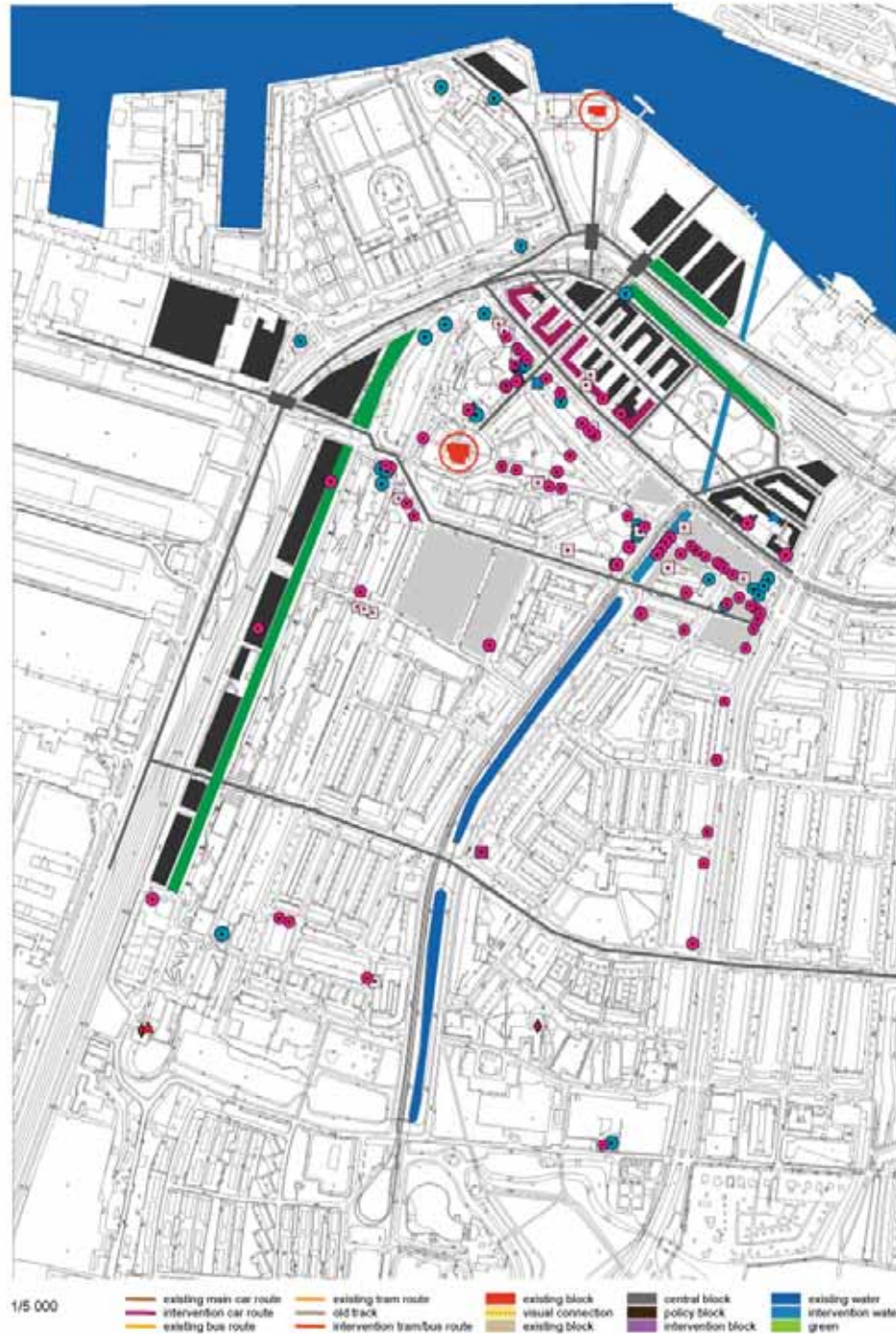


From **LIVING** to **WORKING + LIVING**



The economic axis deals with re-vitalization of the local economy of Oud Charlois, and is focusing on actions that aspire to transform the neighborhood from a provisional staying place to a settlement that offers both the living and working possibilities. Within them we can easily distinguish certain actions at address to specific social group, like for example the starters / artists boost that aims to facilitate the installation of new people at the area by giving them certain motives, or the establishment of middle and small companies that are look for to keep the population of the Ducth and (mostly) of the immigrants families. On the other hand the re-vitalization of the shopping/commercial facilities aims to establish the necessary structures in order to create a new image and revitalize the neighborhood center and the Wolphoertsbocht street. The action of 'integral industry zone of the harbor' is located to the last phase of the general intervention plan and it is closer connected to the linkage to the new harbor developments.

Economic Master Plan



At the economic Master Plan are depicted the intervention tools that constitutes the major focusing points, with regards to the proposed policy towards the economic processes. Indeed, at this plan are presented the public zones in which it is propose the allocation of small and middle companies• aiming to employ mostly immigrants, starters and artists and offer to those sensible layers of population more job opportunities. The specific position of the new businesses was chosen under the consideration of certain parameters like an suitable size of building spaces, the mobility criteria, the connection to the harbor, the provided facilities, the environmental and subsidy policy, etc.

Economic Interventions: Economic Re-vitalization of the neighborhood

- **Allocation of Small / Middle Companies (immigrants, starters, artists)**
- Sufficient size of building space
- **Mobility**
- **Connection to the Harbor Companies**
- Offer of business facilities
- Environmental and **Subsidy Policy**

	living		working		support		economy		social participation		schooling		safety	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S
Economic	-	+-	-	+	-	+-	-	+					-	+-

The evaluation of the economic axis intervention tools follows the same scheme like the one of the social measurements. The proposed solutions are judge in their entity by their effects on the analysis categories (living, working, support, economy, social participation, schooling and safety) at the time scale of HOTEL and SETTLEMENT. Thus, the evaluation conclusion, comes from the judging on the effects of the economic conditions on a time span of 20 years and through the interventions prism.

Working + Living

Middle / Small Companies connected with the outer Harbor

I. Immigrants



Suitable space size for companies <100 employers

II. Starters



III. Artists



Offer of,

- Connection,
- mobility,
- facilities,
- environment and subside policy

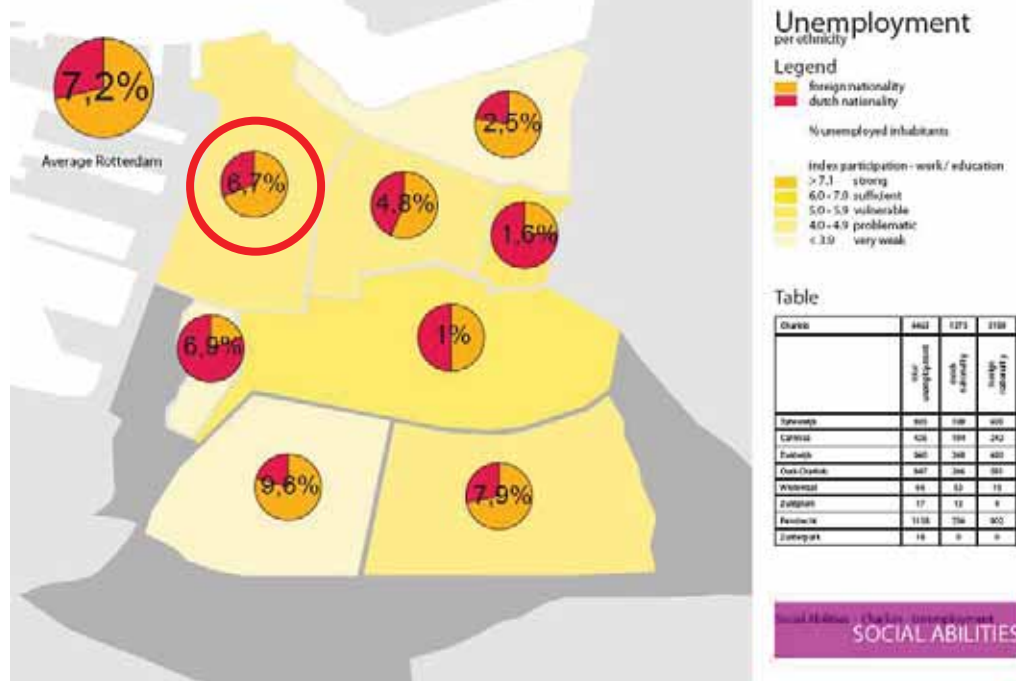


Fig. 21: Unemployment in ethnic basis in Charlois, neighborhood basis, Municipality of Rotterdam, 2007

Analysis of Education

The statistical data reveal a rather moderate average educational level, while the unemployment percentages presents important variations on an ethnicity basis. Thus the population of foreigners constitutes the 75% of the total unemployed population.

- High Unemployment among immigrant population

- the Average Educational level is not good enough

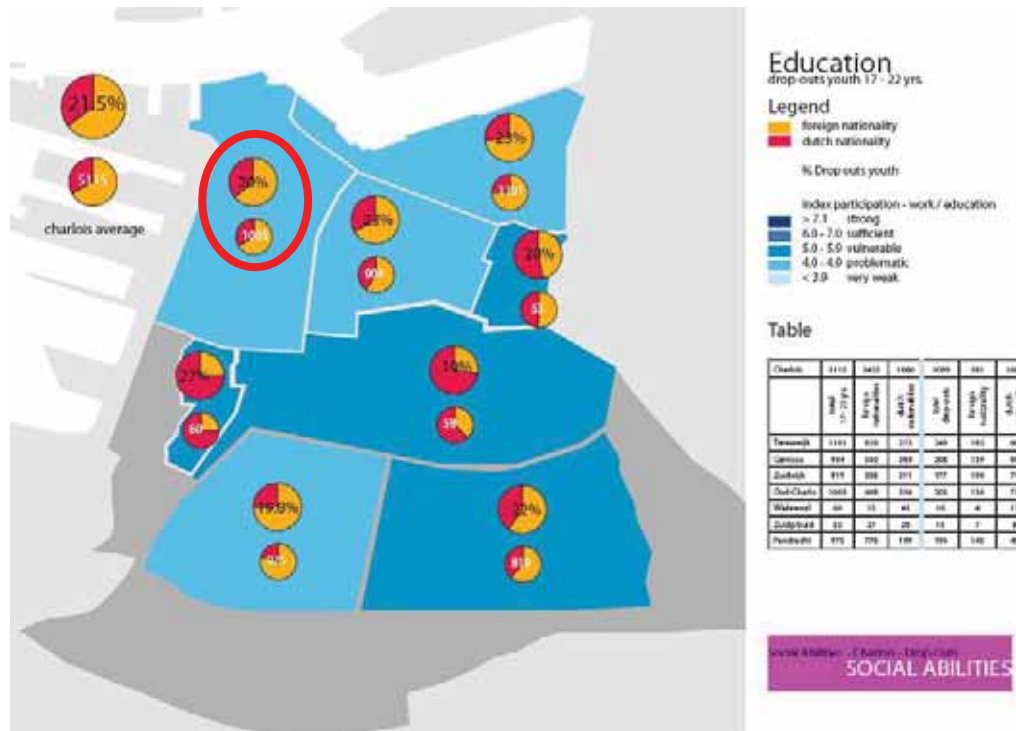


Fig. 22: Educational Level in Charlois, neighborhood basis, Municipality of Rotterdam, 2007

Analysis of Unemployment & Income

According to the statistical data Oud Charlois constitutes mostly a living area, as the majority of its residents is occupied at the city centre. However, at the same time the neighborhood presents a continuity in keeping a stable quantity of small and middle companies, which are proved rather feasible during time.

- **Oud Charlois : mostly living and not working area**
- feasible and strong **Small & Middle Companies**



Fig. 25: Re-inventing Delta Technologies, Stadshaven Rotterdam, 2008

Analysis of Policy - City Level

According to the Rotterdam Vision 2030, the municipality strategy comprises to the development of the harbor district mainly as a working zone• paying also special attention to building up of connections with inner area, where the existing working places are located today.



Fig. 26: *Connections - Crossing Borders, Stadshaven Rotterdam, 2008*

Analysis of Policy - Neighborhood Level



Fig. 27: Working Places in Oud Charlois, Municipality of Rotterdam / Group Analysis, 2007-9

Zooming in the Oud Charlois neighborhood, we notice that the spatial pattern of the working locations follows the contours lines of the harbor/water area and the Wolphaertbocht street. Indeed, three seem to be the most important working area: a) the one that is located out of Oud Charlois borders at the harbor, b) the hardbor/industrial oriental line that is located at the outer west part of the neighborhood and c) the working places are located on or near the Wolphaertbocht street and constitute mostly commercial facilities. However, the living and working places don't seem to overlap except from the last case• where the working positions are less in comparison to the other areas.

- no important overlapping between the Living and Working places

Project



Fig. 28: Economic Project Plan, Group Work, 2009

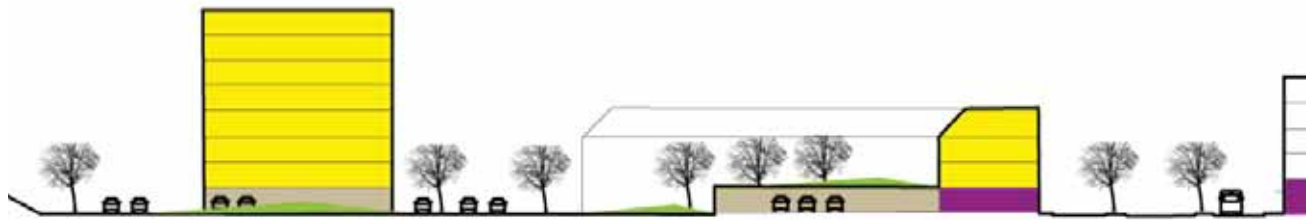
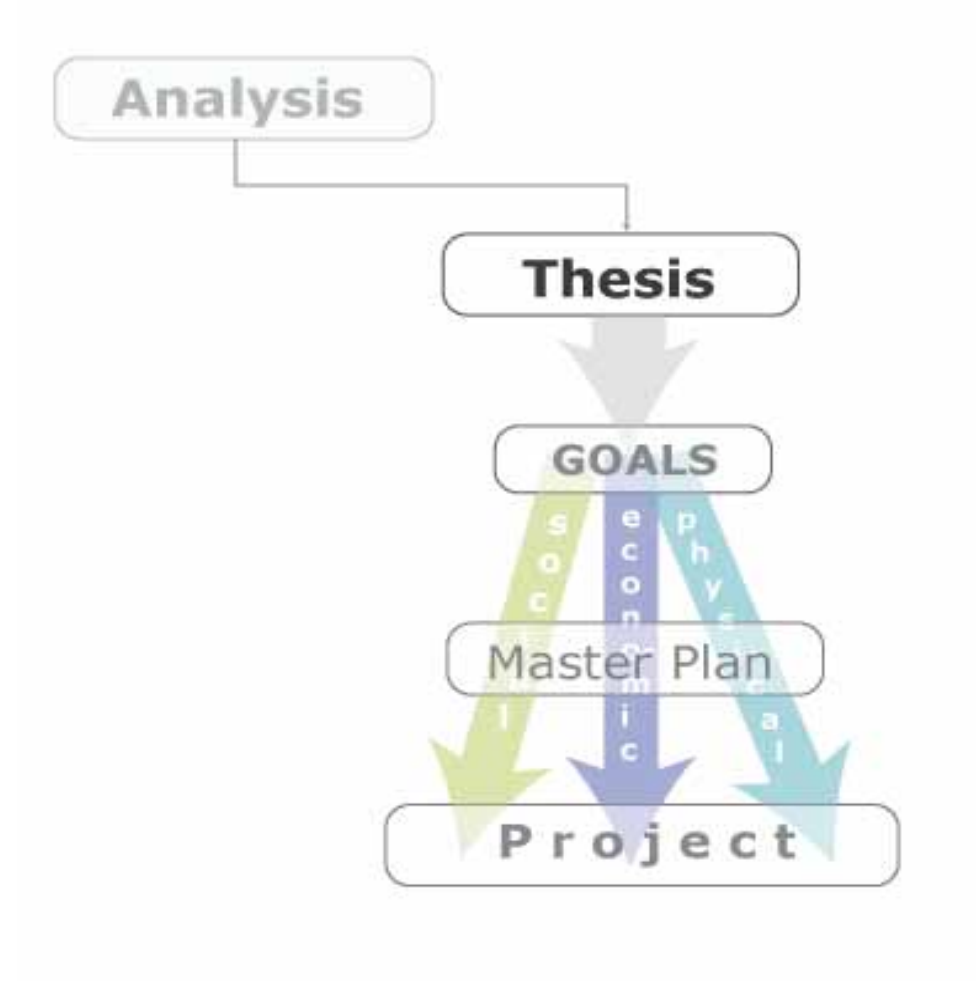


Fig. 29: Integral section of the Project Plan area, Group Work

Zooming more on the project area, we propose the placement of the new facilities on the Wolphaertbocht street• aiming on the one hand to make them more accessible to the public and on the other to strengthen the central role of street, while they also take advantage of the addition of the new bus lines. For the back buildings and blocks is proposed a mix function use, with artists studios or small companies at the lower level and residential uses at the uppers floors. Besides the same model is proposed also for the front buildings, so that would achieved the overlapping of working and living places and it would at the same time improved the feeling of safety.

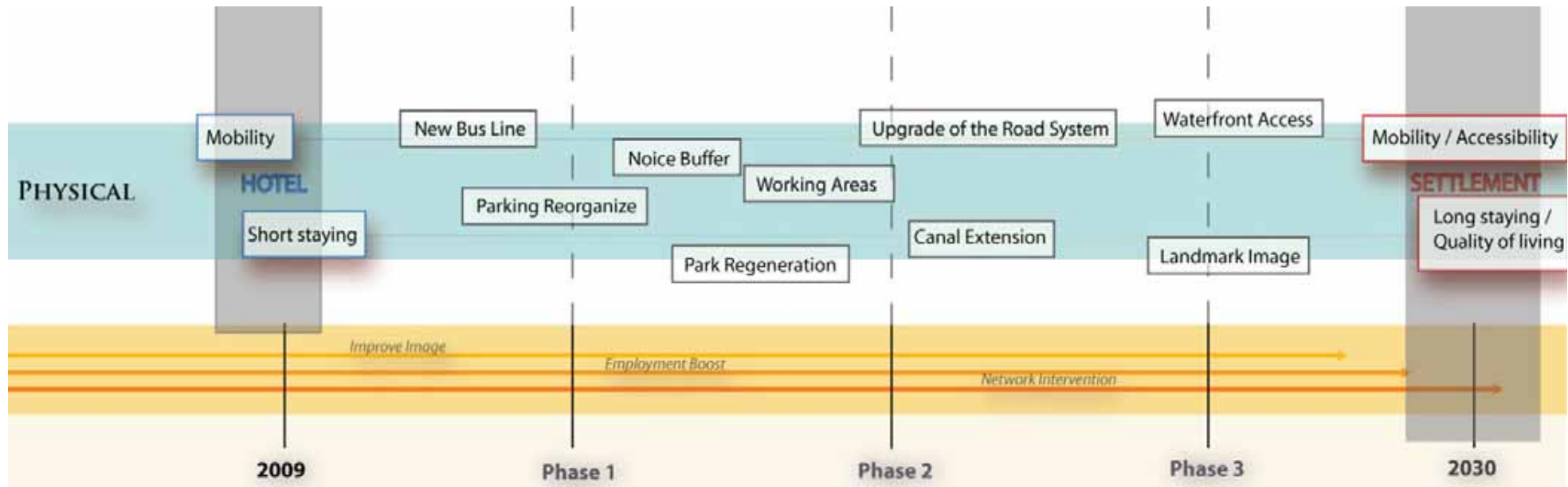


Fig. 30: Perspective of the new working buildings, Group Work



From **MOBILITY** to **MOBILITY / ACCESSIBILITY**

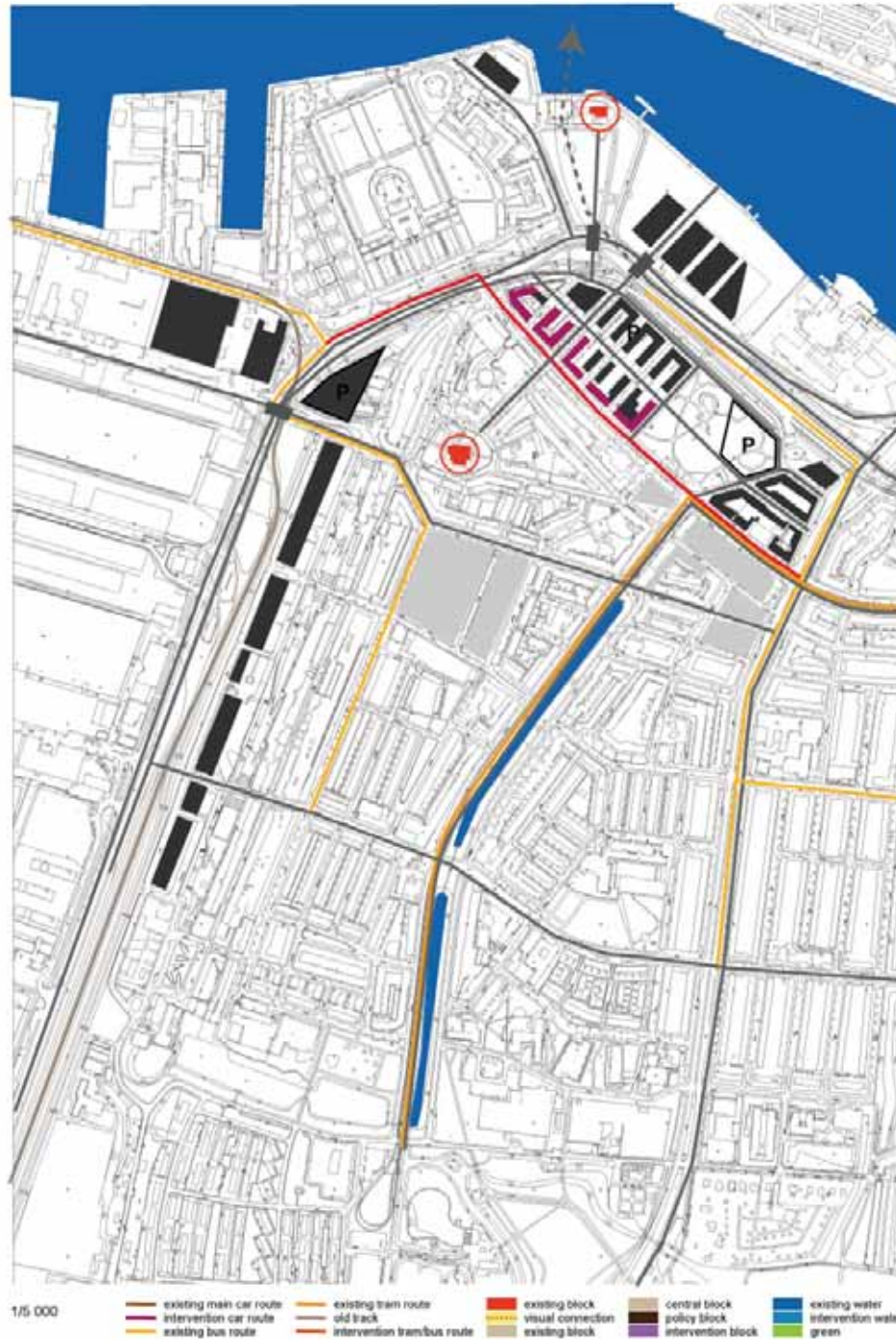
From **LOW PRICE** to **PRICE + QUALITY**



The physical axis is composed by a series of intervention actions that have clear reference to the physical space and in their terms are sub-divided connections (physical and visual) and to the built and un-built space. Also in this intervention aspect at the first two phases it is demanded the strengthen of the role of Oud Charlois and the improvement of the quality of infrastructures and space, while at the third one the emphasis is placed on the linkage to the new waterfront development.

The connection to the center and the other peripheral commercial centers (like Zuidplein) is rather essential for the strengthen of the Oud Charlois, so in regards to the connections firstly it is needed the initialization of a new bus line, then the upgradation of the existing road system and finally the strengthen of the waterfront access. Considering the built and un-built space the intervention proposition revolves mostly around the reorganization of the parking places, the regeneration the green (park – Karel de Stouteplein, noise buffer zones) and water (canal extension) spaces and concludes at the third phase with the establishment of the landmark images.

Physical Master Plan of Connections



For the better explanation of the proposed solutions it was chosen the division of the physical axis into two different domains: the connection one (physical and visual) and the mass / space one (built and un-built space). At the present map are presented the major 'connections' solutions which are summarized to the improvement of the infrastructural connections through, a) the upgrading of the main street, b) the extension of the bus line to serve the neighborhood center towards the harbor and c) the removal of the street parking in order to improve the street image and the visual connection.

Connection Interventions: Improve Infrastructural and Visual Connections

- Upgrade Wolphaertbocht (main) street
- Extension of the bus line towards harbor
- Remove street parking
- Improve visual connections

	living		working		support		economy		social participation		schooling		safety	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S
Physical	+/-	+	-	+/-	+/-	+	-	+/-	+/-	++	+/-	+	+/-	+

The evaluation of the proposed solutions follows the same scheme as the previous cases. The proposed solutions are judge in their entity by their effects on the analysis categories (living, working, support, economy, social participation, schooling and safety) at the time scale of HOTEL and SETTLEMENT. Thus, the evaluation conclusions, come from the judging on the effects both of the infra-visual connections and the built & un-built space conditions on a time span of 20 years and through the interventions prism.

Connections : Infra + Visual

I. Re-organization of the parking places



II. Extantion of the bus lines



III. Neighborhood Support Services



Analysis of Mobility - Accessibility

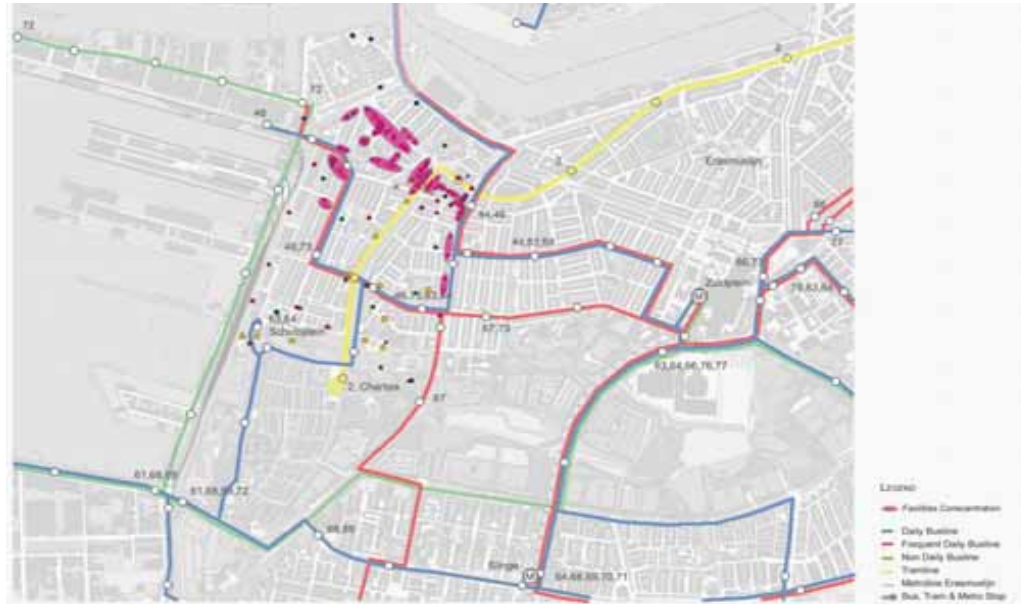


Fig. 31: Correlation of Public Transport itinerary to Facilities location, Municipality of Rotterdam/Group Analysis, 2009

Comparing the itinerary of the public transport means to the location pattern of the existing facilities, we notice a mis-connection in-between them• given the fact that the buses follow a route inside the clearly residential areas but the don't pass from the Wolphaertbocht street around of which all the majority facilities and commercial shops are located. On the other hand the 2-step analysis shows that the Wolphaertbocht street constitutes an important part of the urban fabric of Oud Charlois and all the facilities that are located on or near it are well integrated and easily accessible from the other areas of the neighborhood. Examining the public transport network on its own we notice a un-sufficiency of mobility modes.

- mis-connection of facilities location and public transport itinerary
- un-sufficiency of mobility



- Wolphaertbocht is the most well integrated street

Fig. 32: 2-step Analysis, Group Analysis, 2009

Analysis of Policy - City Level

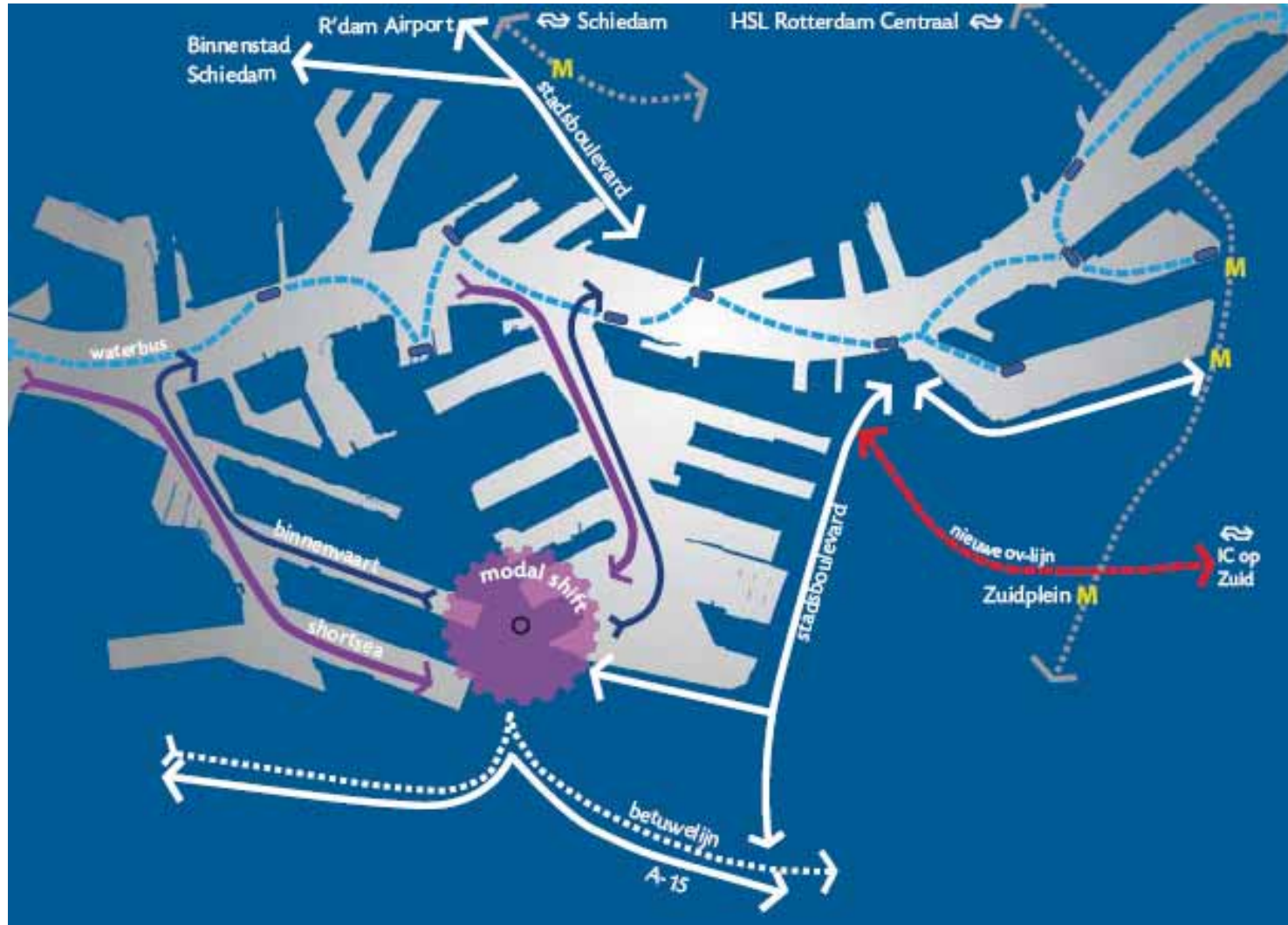
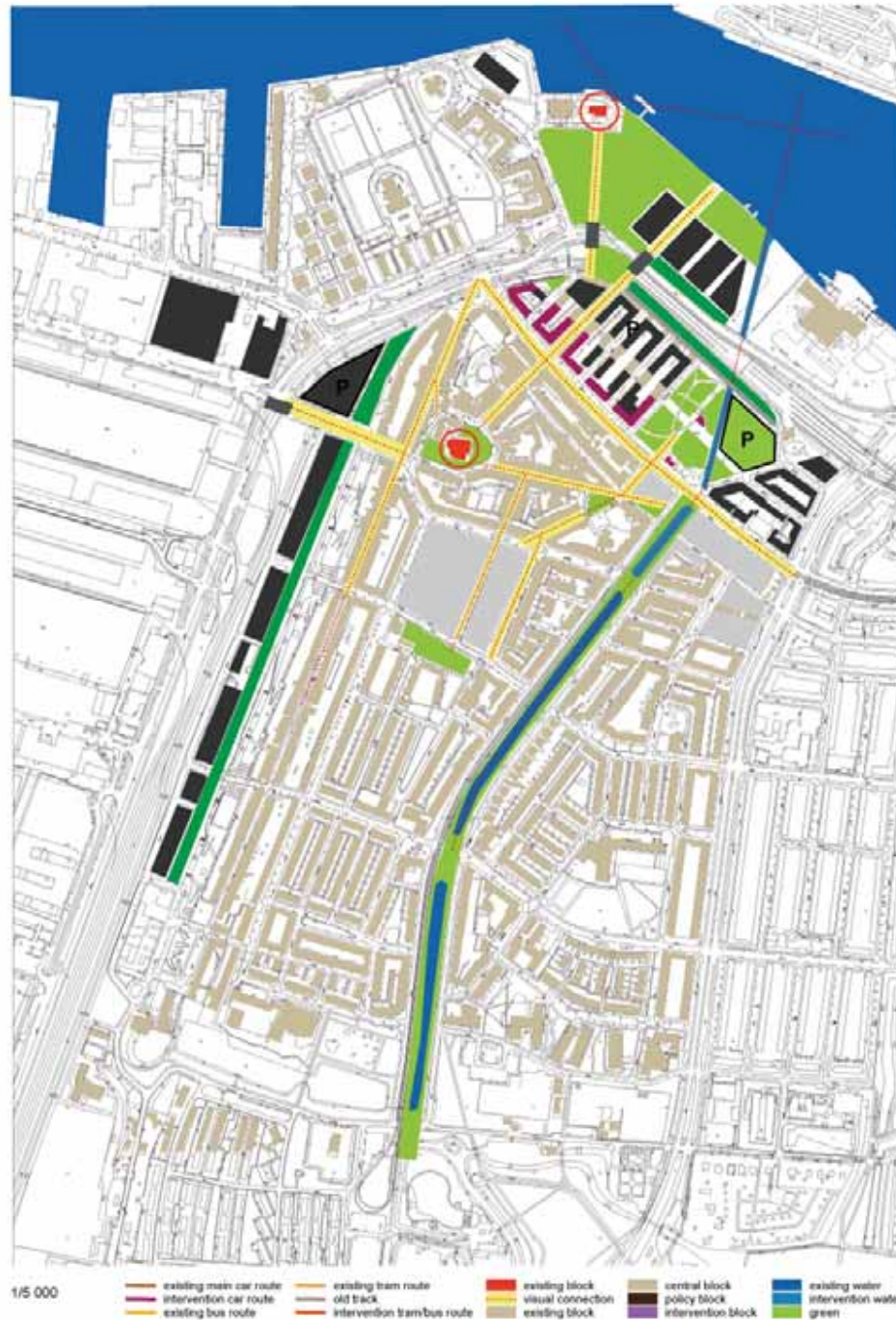


Fig. 33: Sustainable Mobility ways, Stadshaven Rotterdam, 2008

According to the municipality policy, as it is expressed at the Rotterdam Vision 2030 there is provision in the long term for the establishment of a ferry line. A measurement, that would connect all the old port areas and that push forward Oud Charlois to stage of a harbor city. On the other hand it is expressed the municipal will for strengthen of a internal road (red line). However we cannot agree with this choice as a main road given the fact that it lacks of public identity.

Physical Master Plan of Built & Un-Built Space



The second 'physical Master Plan' that refers more specifically to the characteristics of the built and un-built space, depicts the following main intervention actions: a) the idea of the canal extension and its changing of direction in order to reduce the visual influence of the recycling plant, b) the creation of new physical connections to the waterfront area through a bridges system, c) the emphasizing on visual linkages, d) the reduction of the noise pollution and e) the re-organization of the mass and space of the new living-working zone. The last action is achieved through the construction of a new road that passes exactly at the middle of the project intervention area and traverses it from east to west• by dividing it in the middle all the existing and new building block and offering at the same time physical and visual connection to the park of Karel de Stouteplein.

Built & Un-Built Space Interventions

- Canal extention
- Connection to the Waterfront
- Emphasis on the visual links
- Reduction of the noise pollution
- Re-organization og the mass & space of the working zones

	living		working		support		economy		social participation		schooling		safety	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S
Physical	+-	+	-	+-	+-	+	-	+-	+-	++	+-	+	+-	+

The evaluation of the proposed solutions follows the same scheme as the previous cases. The proposed solutions are judge in their entity by their effects on the analysis categories (living, working, support, economy, social participation, schooling and safety) at the time scale of HOTEL and SETTLEMENT. Thus, the evaluation conclusions, come from the judging on the effects both of the infra-visual connections and the built & un-built space conditions on a time span of 20 years and through the interventions prism.

Upgrade of the Internal Space

I. Canal extension



II. Utilization of the dyke to create pedestrian & cycle connection to the water front



III. Green as a Noise Buffer Zone



Analysis of Building & Space

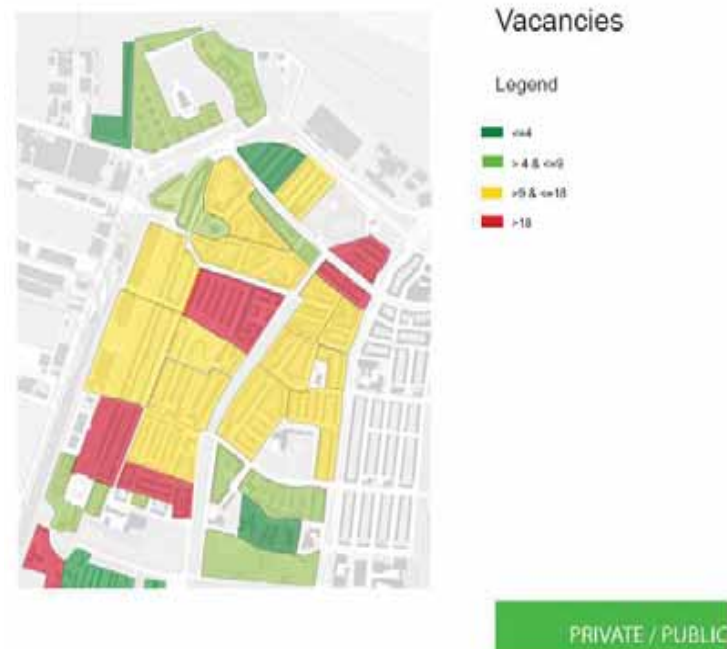


Fig. 34: Vacancies in Oud Charlois, Municipality of Rotterdam, 2009

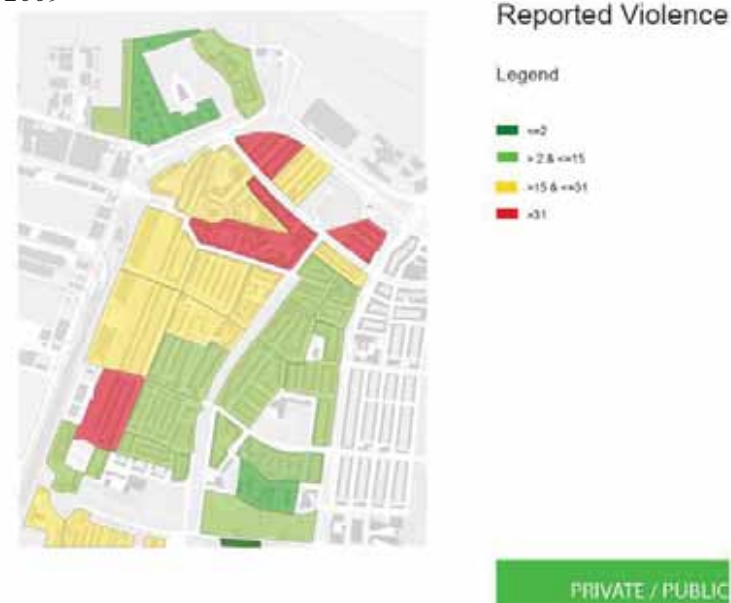


Fig. 36: Reported Violence in Oud Charlois, Municipality of Rotterdam, 2009

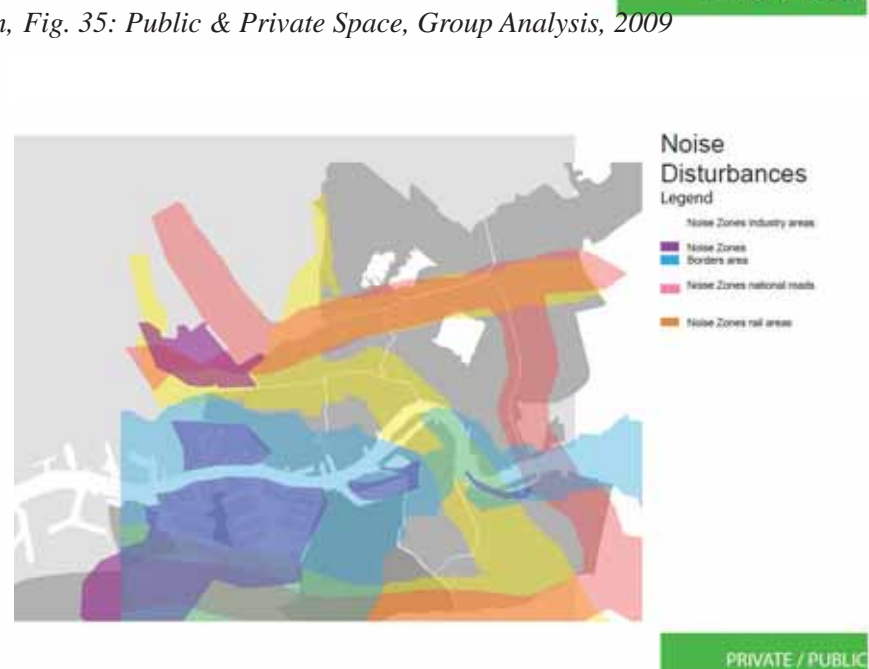
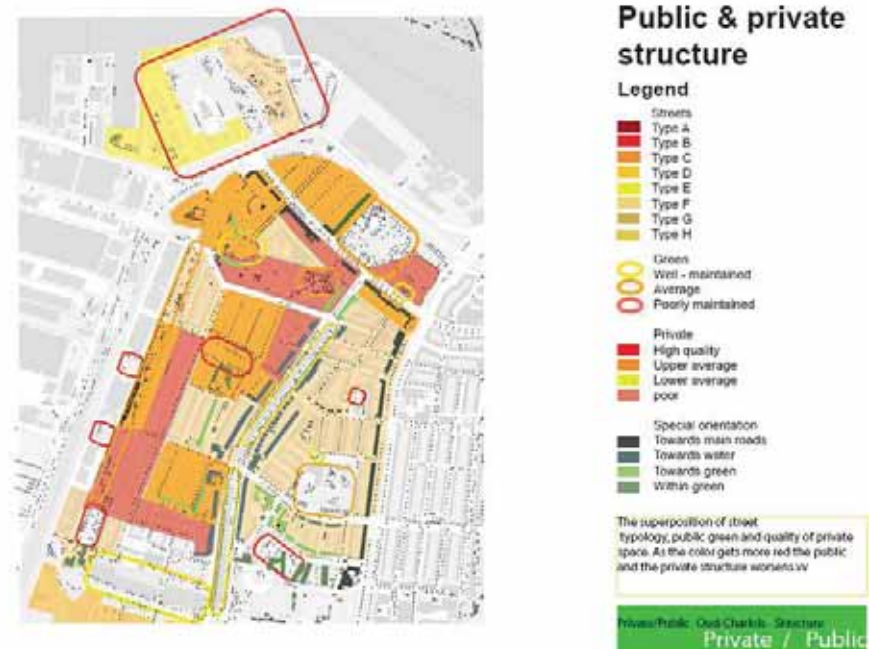


Fig. 37: Noise Disturbance Zones in Rotterdam, Municipality of Rotterdam, 2009

Examining the analysis data we come across to the conclusion that at that the neighborhood centre and its surround area (which constitutes our intervention – project area) is characterized by an accumulation of problems• given the facts that at it's upper part has high percentages vacant spaces, many violence incidences are reported there, and also contains an average quality with no actual use green space. In addition it is located at the border area of the harbor noise disturbance zones.

Project



Fig. 38: Physical Project Plan, Group Work, 2009

In the project level, as a interventions that are proposed have binary optics are they refer to the entity of the physical space both from connections and mass/space point of view. So, with regards to the connections (infra and visual) it is proposed a) the removal of the parking places from the Wolphaertbocht street, b) the mobility increase and c) the addition of new public transport lines. On the other hand concerning the physical mass it is proposed the making through of a new road connection at the upper blocks in order a) to connect the west part to the east one, and facilitate the access to the Karel de Stouteplein park, enhancing also at the same time the safety feeling, b) the re-organization of the park area with the addition of the canal extension and c) the new green buffer zones at the behind area that will function as noise barriers to the sonic pollution that is created by the high frequency traffic road.



Fig. 39: Section - removal of parking places, Group Work, 2009

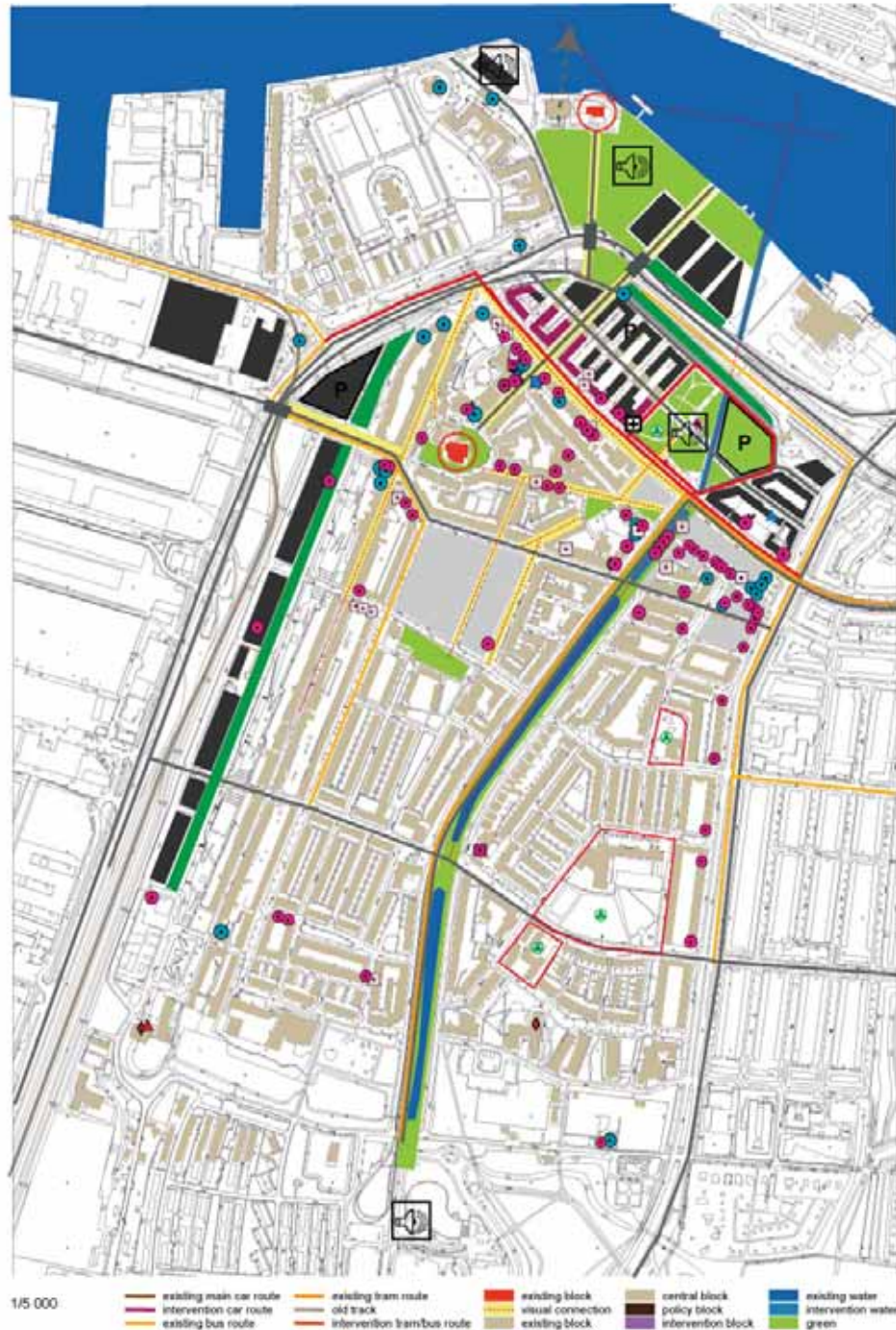


Fig. 40, 41: Perspective views, visual connections, Group Work, 2009



Fig. 42, 43: Re-organization of the traffic movements and the parking places, Group Work, 2009

General Master Plan



The General Master Plan presents an overview of all the proposed solutions, as it summarizes all the measurements that are proposed in each of the intervention axes. Thus, this way we have the opportunity to see how all the social, economic and physical solutions overlap on the Oud Charlois area.



Evaluation

The evaluation of the intervention suggestions is being done on a triple basis, comparing the initial analysis categories (living, working, support, etc.) to the main intervention axes (social, economic, physical) that facilitate the principles of sustainable development• and trying to analyze at the same time, all those aspects both on the existing (HOTEL) and the future (SETTLEMENT) situation. The evaluation scheme follows a five point scale, oscillating from the lower level (--) to higher one (++)

	living		working		support		economy		social participation		schooling		safety	
	H	S	H	S	H	S	H	S	H	S	H	S	H	S
Social	-	+-	-	+-	+-	+	-	+-	+-	++	+-	++	-	+
Economic	-	+-	-	+	-	+-	-	+					-	+-
Physical	+-	+	-	+-	+-	+	-	+-	+-	++	+-	+	+-	+
Improvement	3+		4+		3+		4+		4+		3+		4+	

A horizontal reading of the evaluation table would characterize the intervention proposal as rather moderate, as they don't manage to upgrade the existing situation more that one to two levels. However a vertical reading would reveal much more differences as the resultant effect of all the intervention actions makes the transition to settlement much more evident. It should be outlined that these urban regeneration proposal doesn't have the power to effect but only indirectly certain aspects like schooling, social participation or even safety. Nevertheless, the intervention strategy places emphasis on the living, working and economy aspects.