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Preface

communal facility >> oud charlois >> msc2 urban plan & city analysis

This booklet was made for the Msc2 course of urban plan & city analysis. The area is located in the neighborhood Oud Charlois in Rotterdam.

During the 8 weeks' studio, we focus on data analysis and planning of restructuring the existing urban fabric. In the first 4 weeks, we use GIS and cos.nl to help us collect and analysis data. In the last 4 weeks, we start to design and plan a solution for this renewal program of Oud Charlois. The design is mainly based on the research we have done in the beginning. All the concept map and design drawing can be found in this booklet.

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Definition

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What is communal facility?

Facilities that shared with public to improve the living standard and quality. There are different types of communal facilities which included

■ Infrastructure:

such as Highway/ Road/ Railway/ Tram station/ Parking lot/ Bus stop...ect.



■ Sewer system

■ Utility facility:

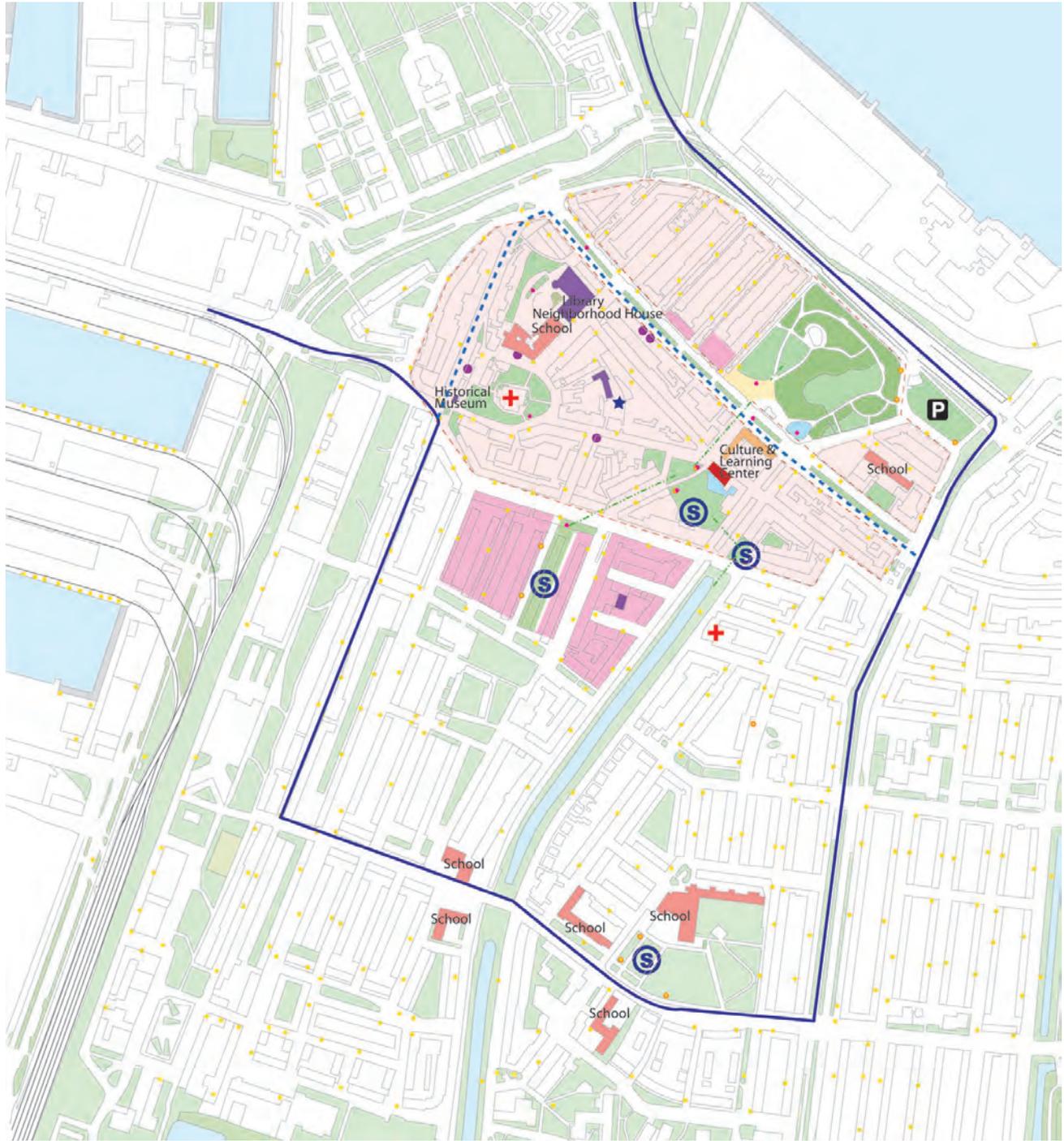
like Water plant/ Power plant/ Gas station/ Pipe line/ Street furniture/ Light...ect.



■ Facilities and public space for the neighborhood:

like School/ Sport facility/ Library/ Museum/ Market/ Park/ Play-ground/ Shelter...ect.





The Master Plan

In our design, we mainly focus on communal facilities for the neighbourhood like sport facilities, job coaching and education facilities... etc.

We introduced a cultural program with arts, stages and education in the park and we designed a cultural centre in the central of this neighbourhood. In this centre people could learn about the different cultures in the neighbourhood. This centre would be specifically focused on the second generation immigrants. There should also be job programs and job coaching for the people from this generation and it should be not only a place to work, but it should also be a place where teenagers could hang around.

Other important points from our plan is the regeneration of the housing area nearby, the improvement of the ending of the Canal street and the connections between the green areas in the neighbourhood, as is shown in the master plan.

We also introduce a buss line so that the people can reach the shops in the Wolphaertsbocht wit public transport. And create parking lots nearby the Karel de Stoute plein. Because of this improvements the street could become an important shopping street again. There will also be less carsin the street

After this we will make a route by placing some sculptures at certain places. This sculptures will work as a sort of marks or mini icons to show the art route and to create an art and education route.



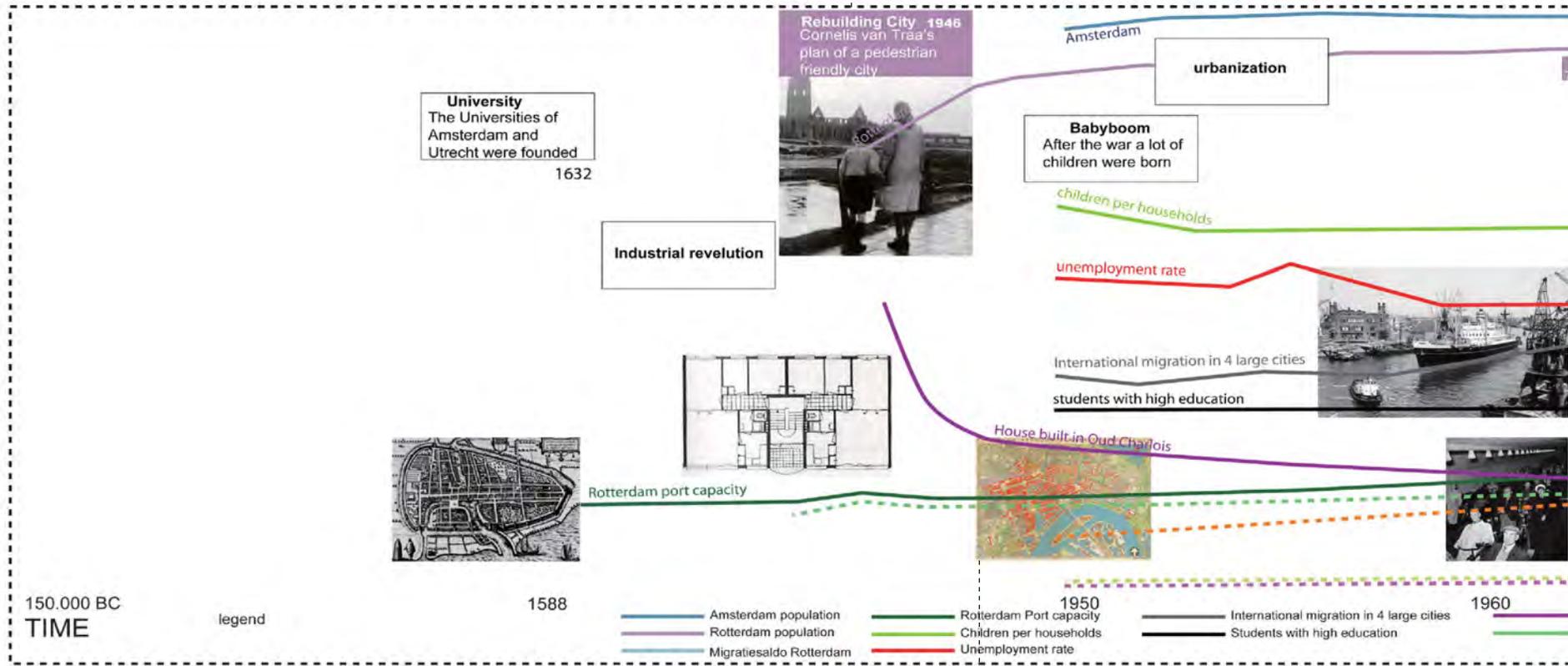
Timeline

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To understand the problems in the neighbourhood it is important to look at the history of Charlois. Charlois is an old settlement. It is founded in the 15th century. Charlois used to be an independent town with an agricultural based economy until 1895, when it was annexed by Rotterdam.

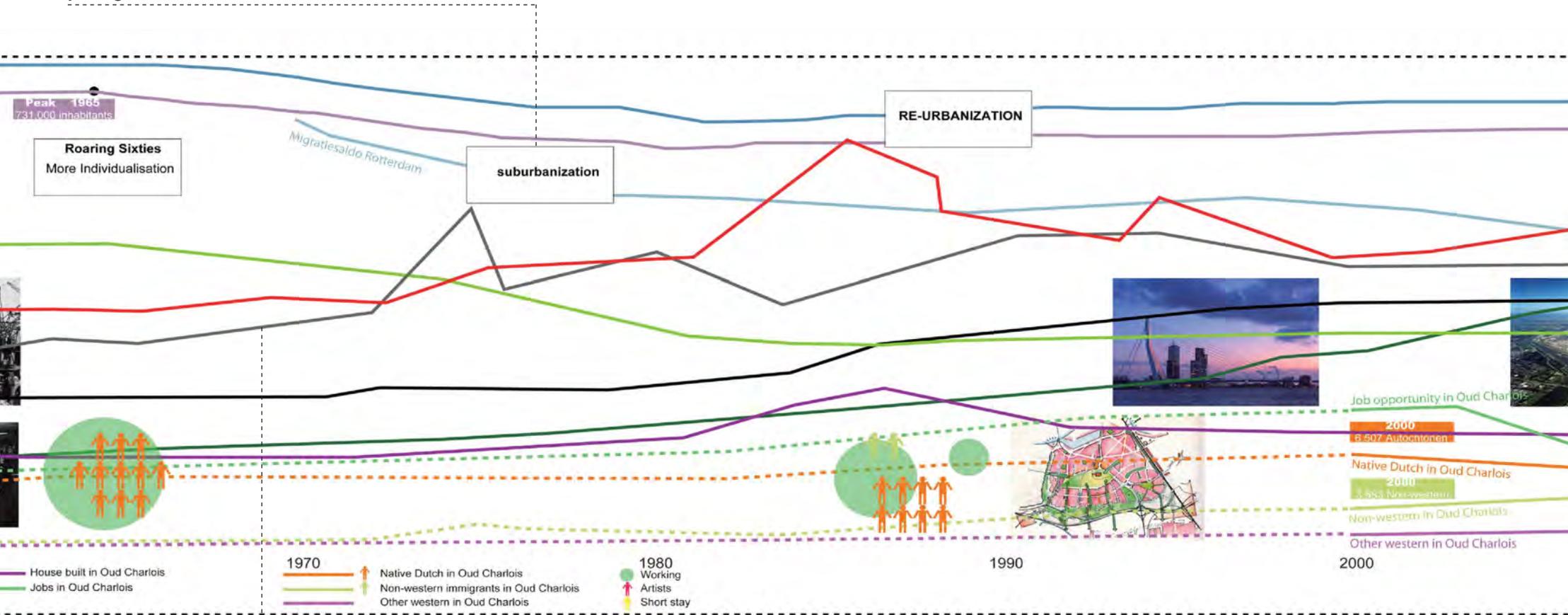
SCALE

- Europe/World
- Netherlands
- Randstad
- Rotterdam
- Port district
- Oud Charlois



In the first half of the 20th century most of the houses in the district were built. Most of the people were working in the harbour and were also living nearby. There was a strong social structure.

During the suburbanisation period from the sixties till the eighties most native Dutch families moved to the suburbs like Barendrecht, because the houses and the living environment fitted their lifestyle better. The families who were moving away, were mainly young families with children.



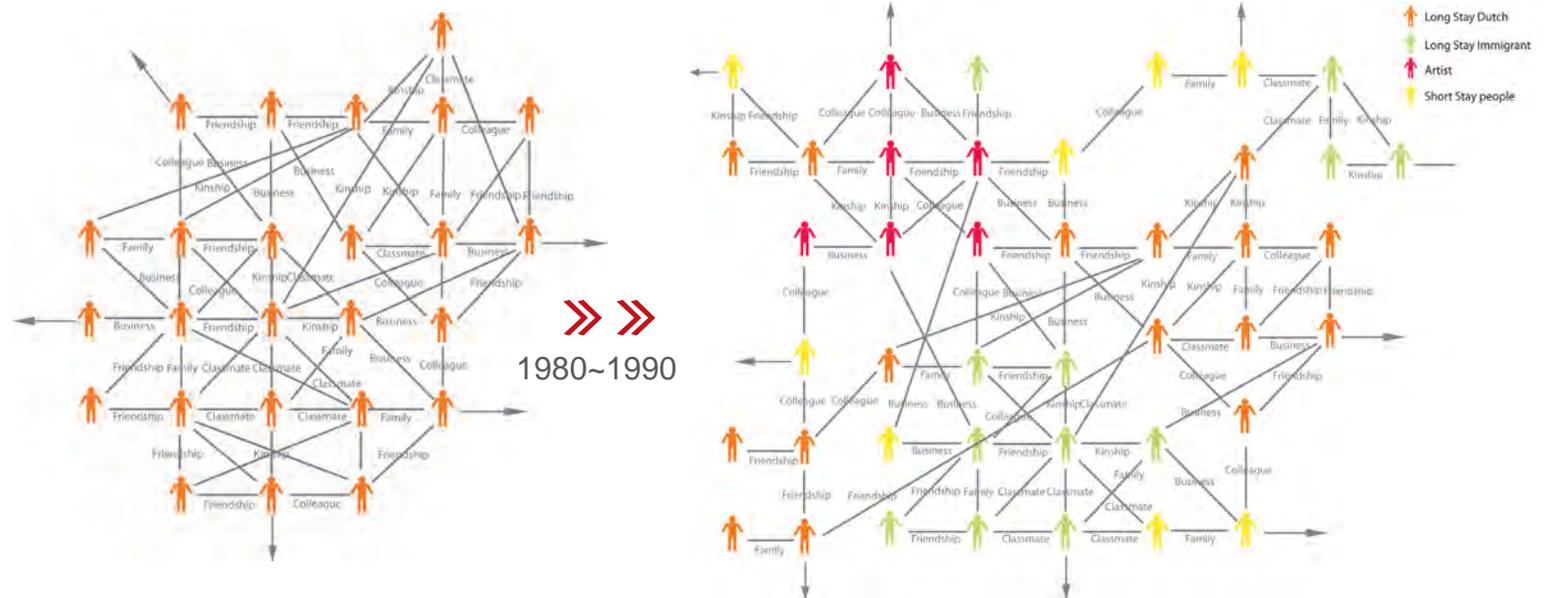
The people who were moving into these houses were mainly immigrants and artists. They were attracted by the cheap housing. The artists were also attracted by the old and historical architecture. We have also distinguished a third group. This is the group of people who only stay in Charlois for a few years or even shorter. These people care less about their neighbourhood, because they only stay there for a short time.

Social Network

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From the data we collected, we found the social composition in Oud Charlois can be divided into four groups, the native Dutch, immigrants, artists and short stay people.

When we take a closer look at where the different groups meet, we find out that they all go to their own shops. Although they might be living in the same neighborhood and working at the same place, but the different culture background, religion and life style separate them into several groups and had no relate or contact with each others. Artists meet their friends in club or galleries, the native Dutch meet each others in the church and local bars. The immigrants mainly meet at shops for immigrants and some will meet in the mosque. However, there are no space and facilities for teenagers but adult or family. Therefore, we want to provide a meeting place for the second generation of immigrant, who has social contact with other groups in school and has higher possibility to integrate.



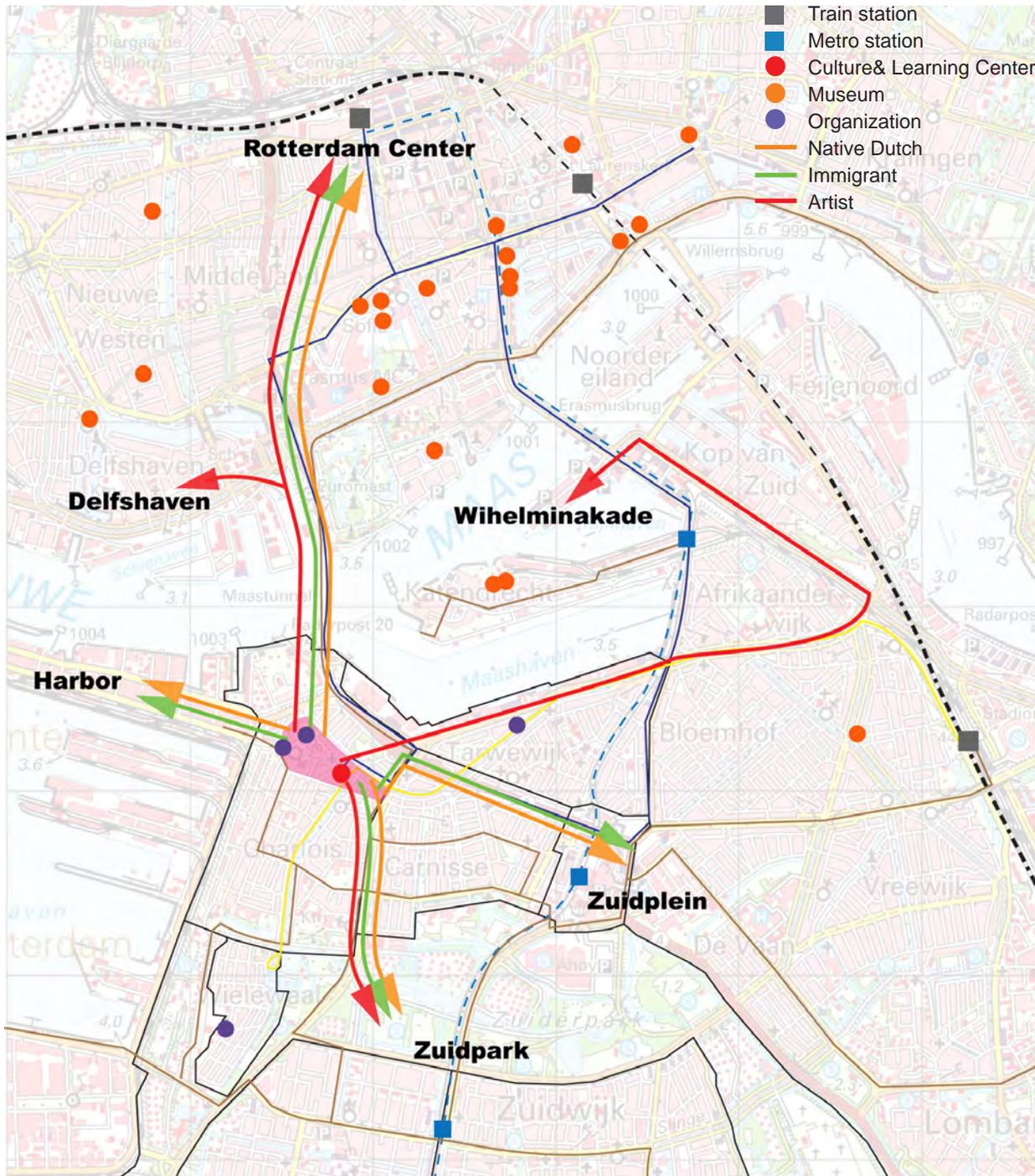
1980~1990

Social group-Native Dutch

Social group-Immigrant

Social group-Artist





There used to be a strong social network in the neighbourhood. Nowadays there is a strong social network within the different groups, but not between the groups. On the map on the left you can see where people go for their daily routine except Oud Charlois:

Native Dutch:

Shopping at Zuidplein and R'dam center
 Working at harbor, Zuidplein and R'dam center
 Have recreation at Zuidpark and R'dam center
 Meeting friends at R'dam center

Immigrant:

Shopping at Zuidplein and R'dam center
 Working at harbor, Zuidplein and R'dam center
 Have recreation at Zuidpark and R'dam center
 Meeting friends at R'dam center

Artist:

Shopping at R'dam center
 Working at and R'dam center
 Have recreation at Zuidpark and R'dam center
 Meeting friends at Delfshaven, Wihelminakade and R'dam center



Demography

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Compared with other cities in the Netherlands, Rotterdam has more immigrants living and working there. The ethnic composition map shows that except the north part, most districts in Rotterdam have more than half's population are immigrants. Also, the percentage of immigrant is inversely proportional to the income level, which means the immigrants in Rotterdam are mainly labors or doing low income jobs.

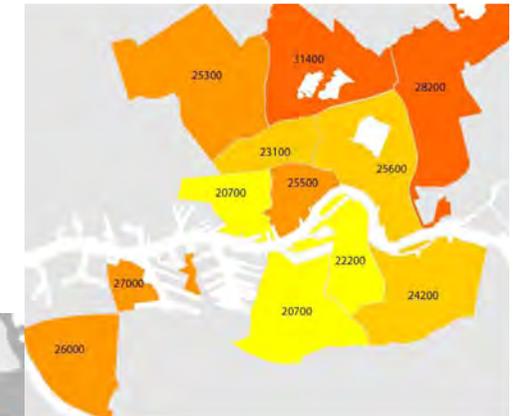
From the demography maps, we can see there is a high percentage of elderly people in Charlois, which mainly consists of native Dutch. They have been living in their neighbourhood for a long time. Therefore we can conclude that the young generation in Oud Charlois has high percentage is immigrant.

Ethnic composition/ Rotterdam

Legend

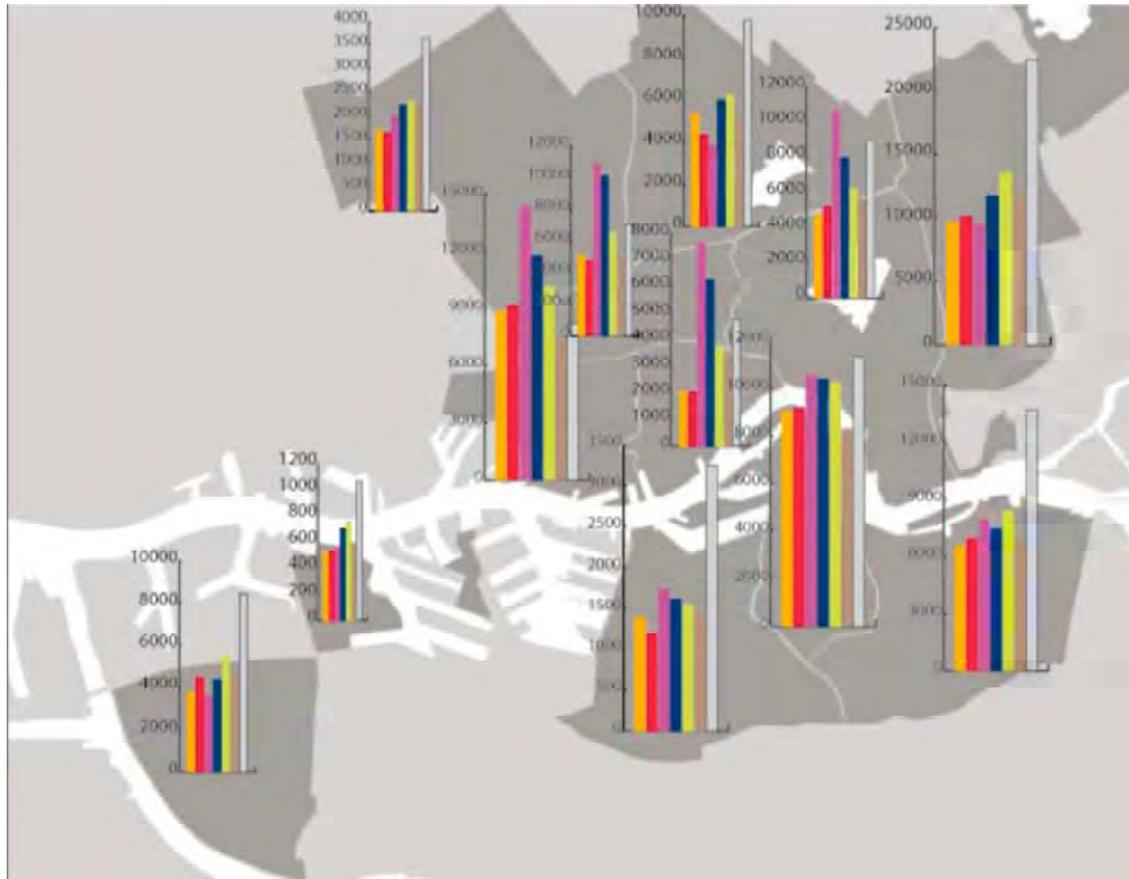


Income/ Rotterdam

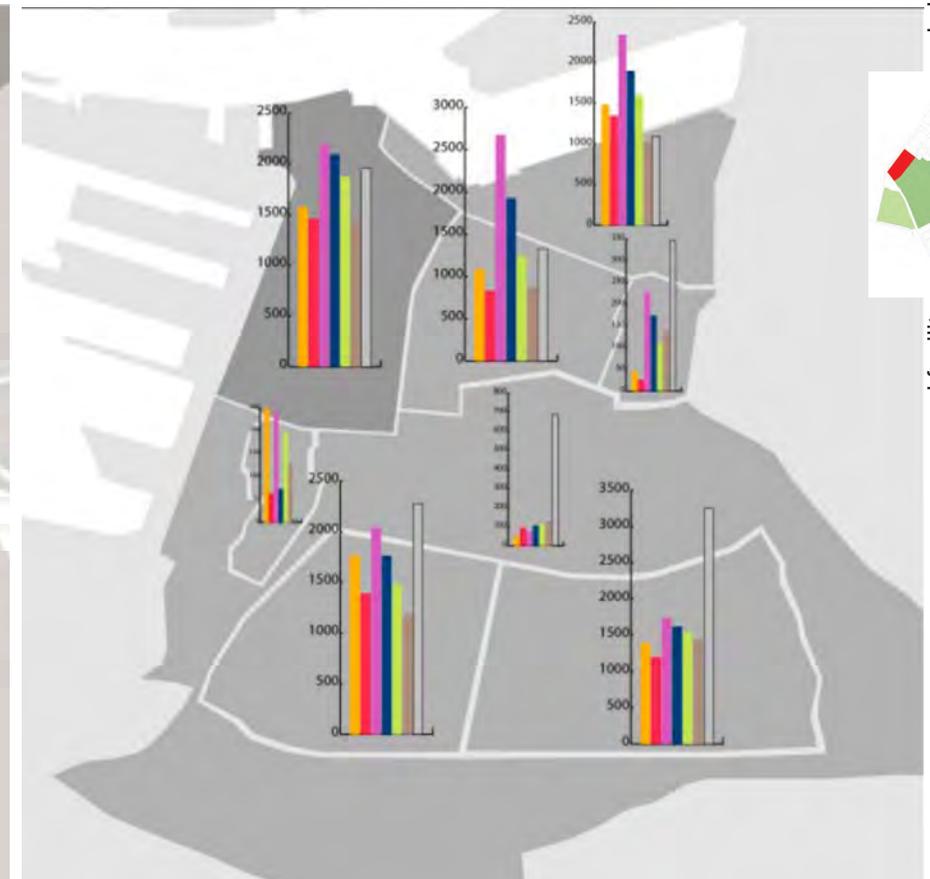


Age/ Rotterdam

Legend



Age/ Charlois

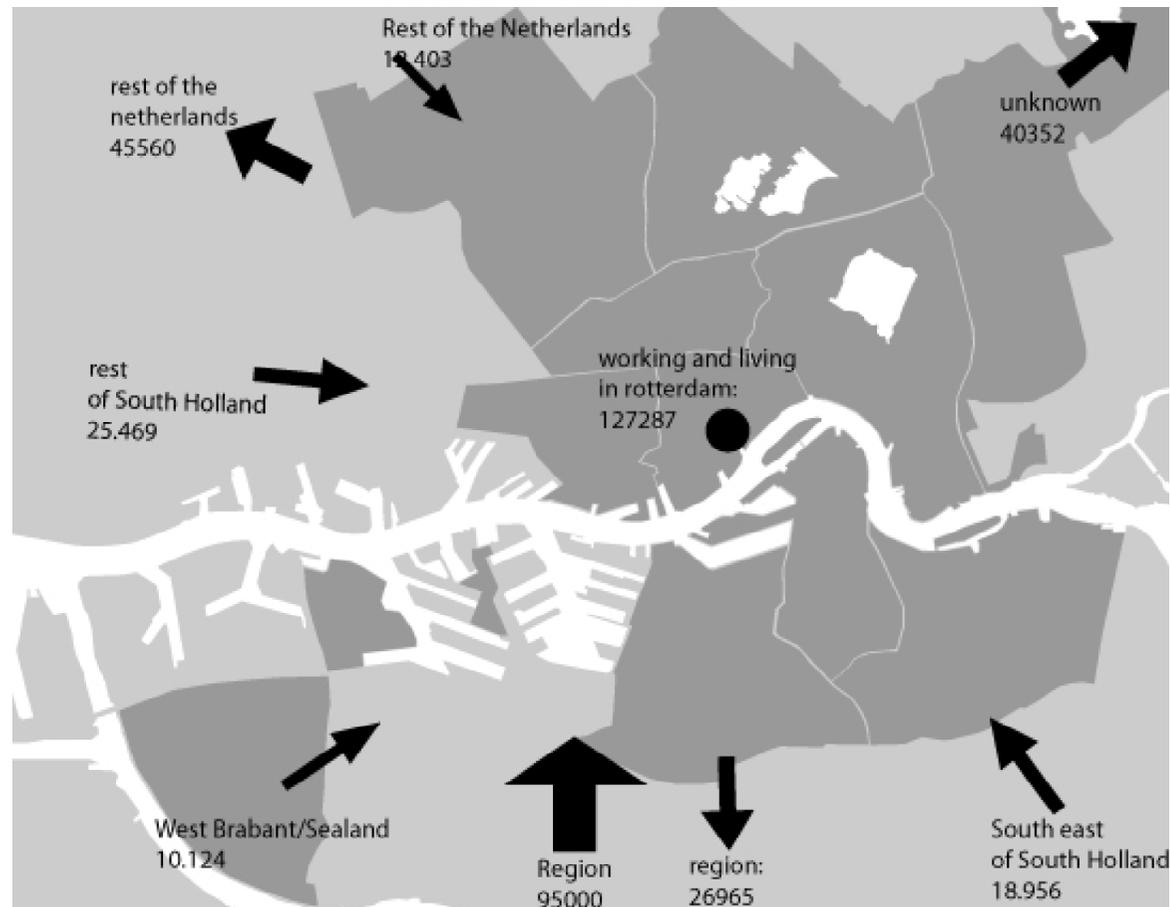


Commuting/ Rotterdam

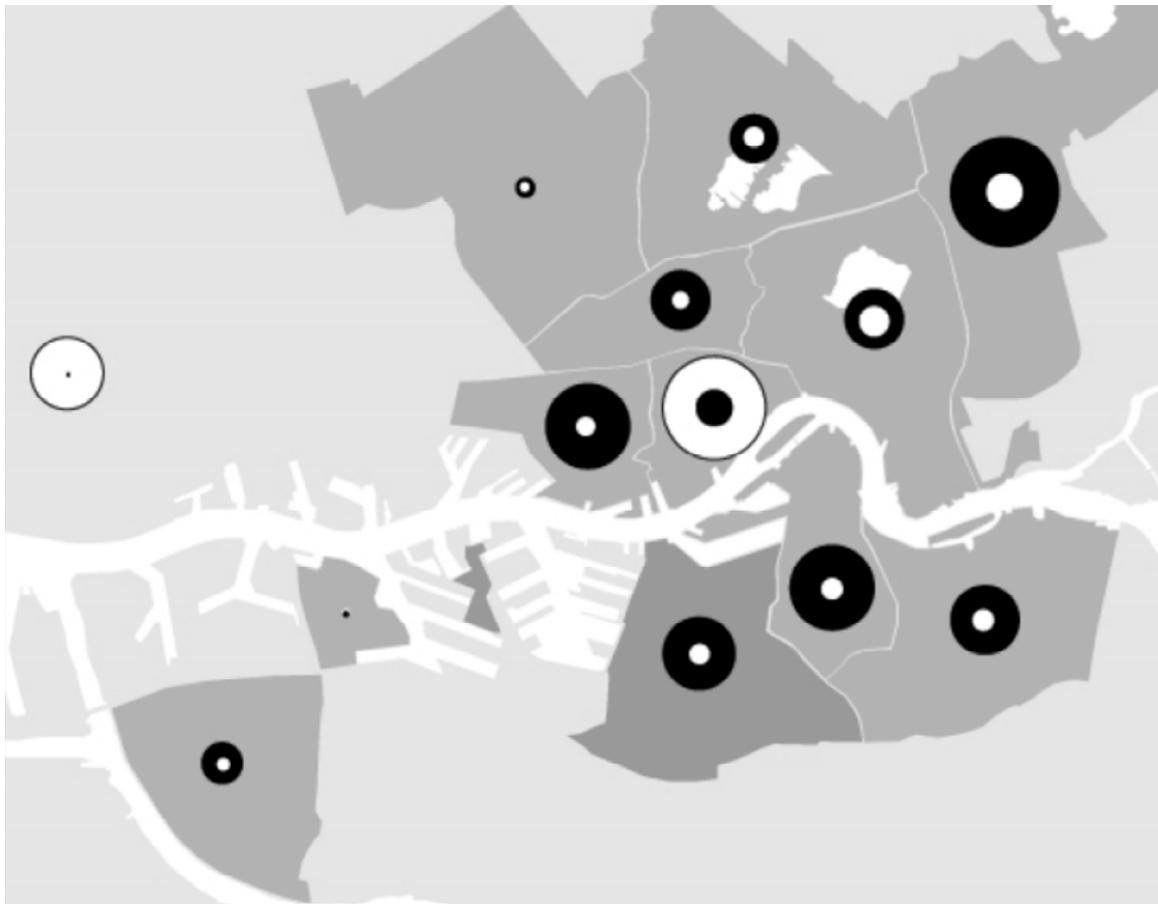
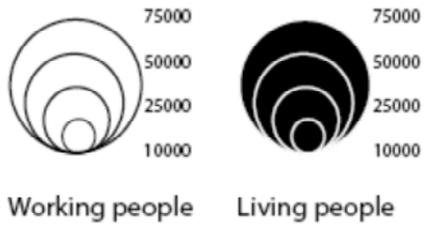
During the 50's people in Charlois used to work in the harbor or nearby their home. Most of them are low education labors and because of lacking skill, their job opportunities are limited. After the business shrinking in the harbor, many of them are difficult to find jobs near their house. Today, most people travel further to reach their work.

From the analysis map we can see, most jobs are found in the centre of Rotterdam and the harbor. Also, there are more jobs than dwelling in Zuiderpark and the Zuidplein in district Charlois.

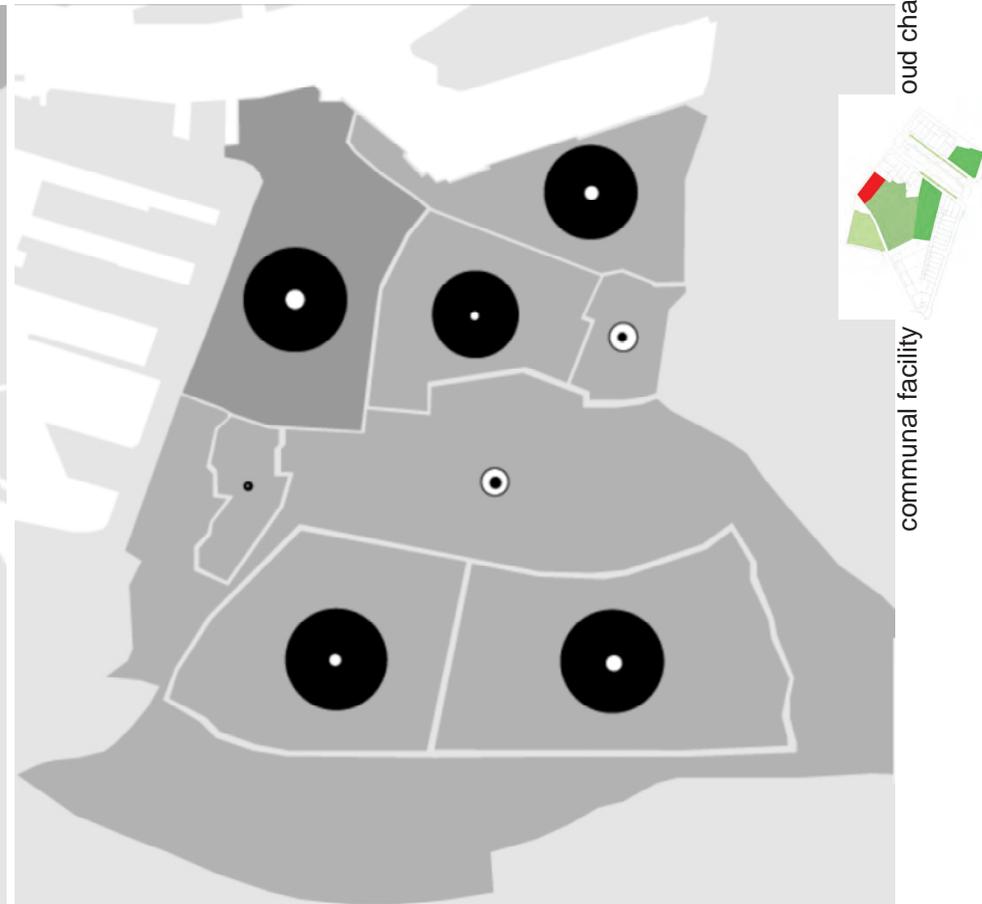
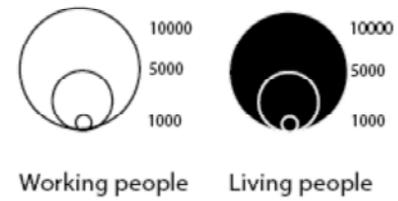
Commuting from and to Rotterdam



Working and Living/ Rotterdam



Working and Living/ Charlois



Move Mobility

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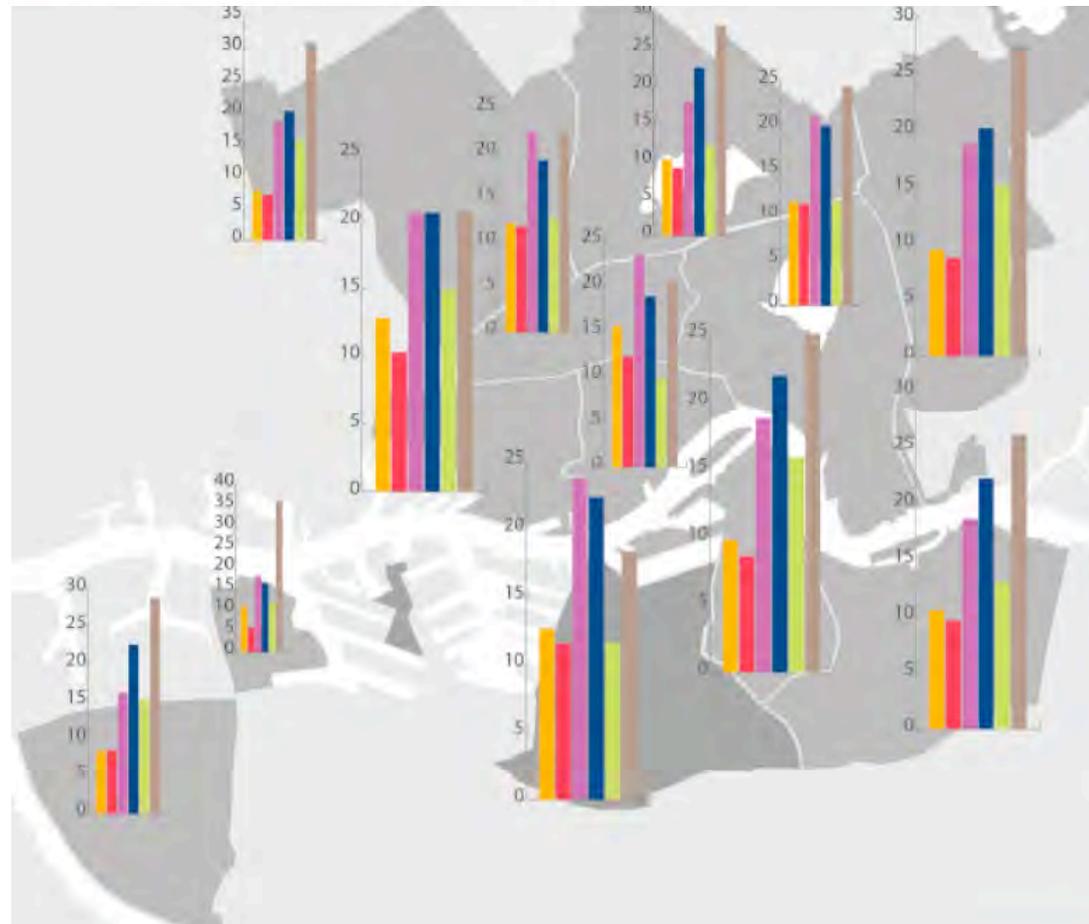
From the average stay years map we can find almost 50 percent's people are stay in Charlois form 2 to 9 years and about 18 percent's people stay more than 15 years. That means Charlois is a good place to settle down and people do have enough time to develop their own social network.

When we look at the people moving in and out of the city, large numbers of Dutch move out to suburban area and the immigrant move in to occupy the vacancy space. In the future there will be more immigrants than native dutch in the neighbourhood.

Average Stay years/ Rotterdam

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



Vision

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Oud Charlois should be a dynamic and multi-cultural neighbourhood, where everybody (especially the second generation of immigrant) can have their own identity and place, but still can easily contact and has interaction with other social groups. There should be a place for everyone where they can show different cultures and understand and respect each other. In addition, to offer young people a place to hang around and play sport without hostility.





Gemeente Rotterdam

On the website of the municipality of Rotterdam we could see that most immigrants in Rotterdam should take the course of dutch language to help them to obtain a job with higher income.

Rotterdam as a mosaic:

This is a rapport about integration in general goes as following:

The multicultural society is no longer seen as a crucible, where everybody should have the same identity, but should be seen more as a mosaic. Everybody has their own identity but they are connected with common moral values. This is the glue of the mosaics.

It is one of the most important things for immigrant to learn the Dutch language so they can participate in the Dutch society.

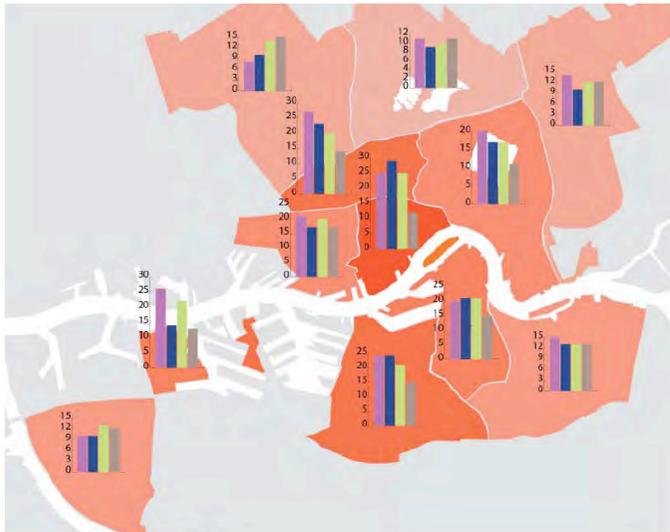
The participation rate should also become higher according to the municipal of Rotterdam. Besides this, the immigrants are responsible for their own integration.

Second generation immigrants:

The municipality has propose another rapport about the second generation immigrants:

They state that quarter of them have higher education, while quarter of them have no qualification. So there is a big difference in schooling in this group.

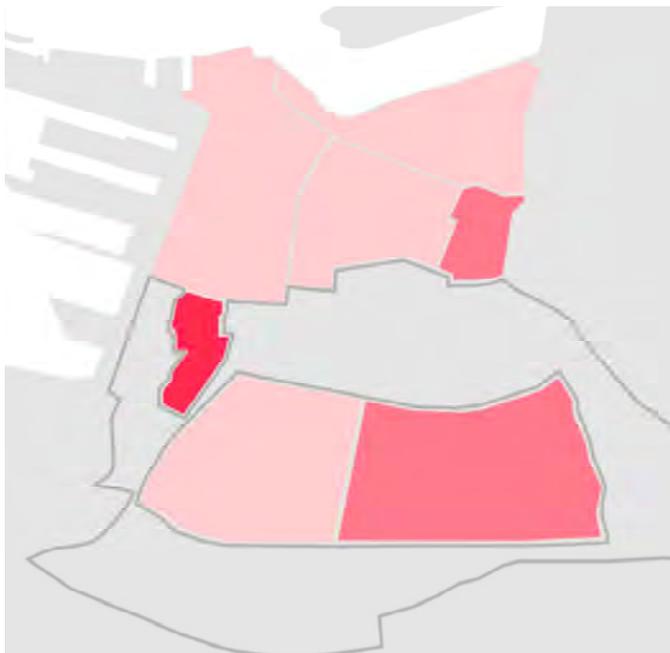
The municipality advice school to signalize dropouts early, to support them after secondary school and to involve them more into the making of the policy.



Safety and security

Legend

- Unsafe
- Threated
- Middle
- Safe
- Bike stealing
- Car stealing
- Destruction thief from car
- Burglary in dwellings



Satisfaction

Legend

- high satisfaction level
- medium satisfaction level
- low satisfaction level

There is a strong social network within 4 groups in Oud-Charlois, but the **mixed living** leads cultural conflicts and tensions within the neighborhood. People feel unsafe, because of this segregation between the groups. They have the feeling that they can not really trust their neighbours and they hang out mainly with people from their own group. This perception of unsafety combined with social segregation is becoming a serious social problem. In our design we will focus on the second generation immigrants and teenagers in the neighborhood. They can learn language and shift culture quicker than their parents and have better chance to integrate into the society.

Besides this, there also a problem with **young people** hanging around. This is considered to be a threat to neighborhood security according to many people. This is also because the teenagers who are hanging around are mainly second generation immigrants, while the elderly people are mainly Dutch. Another problem is that many youngsters have low education. People think they might endanger the security of the society and cause more social problem.

The idea of culture and learning center is through **art** and **cultural** program to reach the goal of social integration. We plan to provide teenagers a place where they can do their homework and can relax, also mix it with good **sporting** facilities. Also a program for the **second generation** that they can self identify themselves (the -in between- generation).



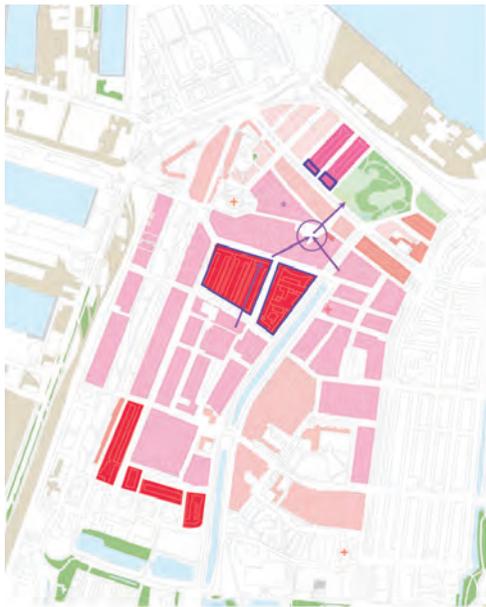
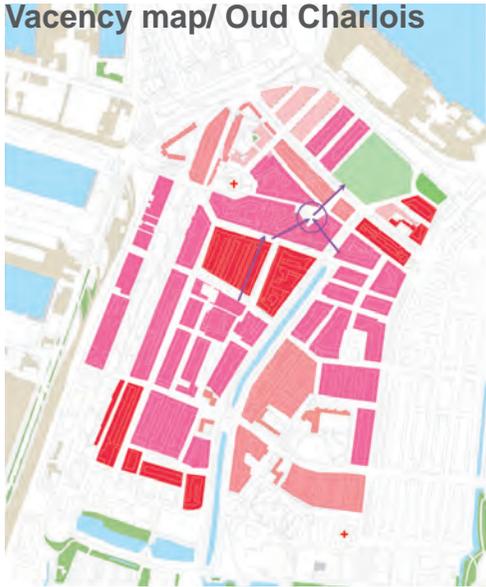
oud charlois

communal facility

Masterplan

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Vacancy map/ Oud Charlois



In the master plan, we try to solve some conspicuous problems such as scatter green area, poor quality dwelling, lack sporting facility and social segregation.

First, we relocated the sporting facilities inside the neighborhood and open some block to connect the green space together.

In addition, the dwellings near the center of Oud Charlois are dilapidated, a regeneration program is needed to be raised in this area. Also, we introduce a green area and sporting facilities to create a recreation space for inhabitants.

Moreover, we want to use art and culture programs as a tool to integrate different groups' people. Therefore, we place a culture and learning center in the middle of the neighborhood. By working with artists, schools, and local organizations, we want to hold events and a culture market to attract more people to visit Oud Charlois.

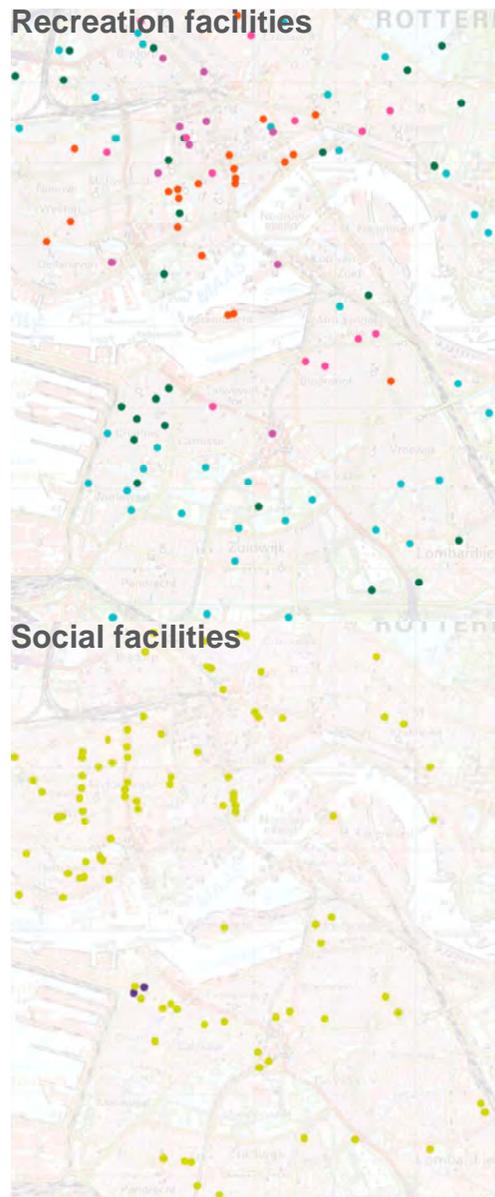
Also, add one bus line on the main street to improve the accessibility of the heart of Oud Charlois and put more lights on the street to improve the safety at night.



- + Church
- ★ Mosque
- S Sport field
- P Parking
- Art objects
- Lighting
- Bus stop
- Regeneration area



oud charlois
 communal facility

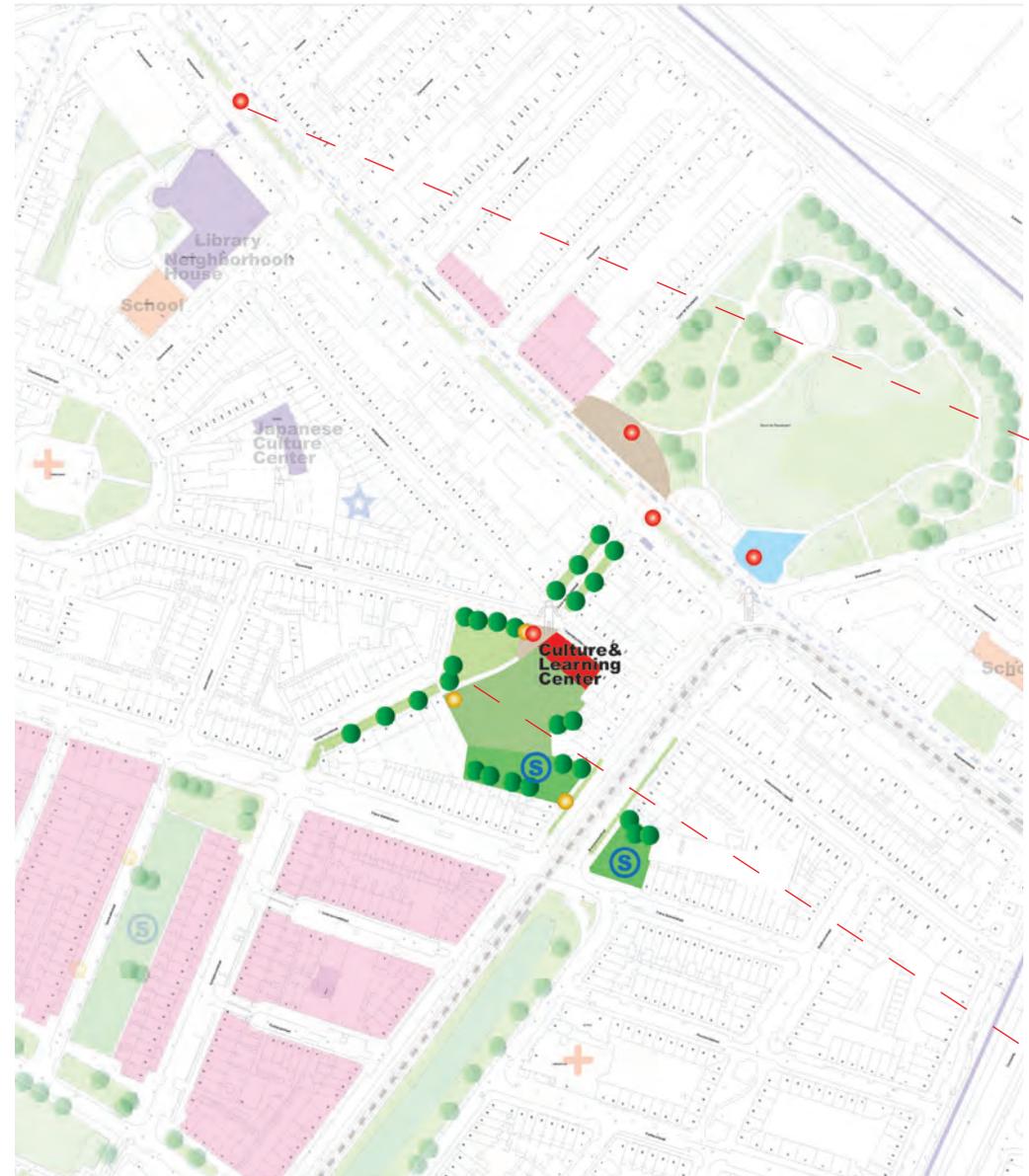


Culture & Learning Center

When we look to the facilities in the neighborhood we have concluded that there are not so many recreation facilities in Charlois as in the rest of Rotterdam. Especially cultural facilities are more to be found elsewhere in the city. We have also concluded that there are a lot of facilities for homeless people and for people with big mental problems, but there are not that many facilities for young adults who does not have that big problems, but who could use coaching to reach their full potential.

We want to provide more art and culture program such as:

- Exhibiting different culture, history and tradition of immigrants to help people understand each other and reduce the conflict.
- Working with artists and students to create art objects to place in park or the buffer zone in the street to change the image of the neighborhood.
- Held culture market to attract more people to visit here and buy the handcrafts or foods that made by immigrants.





oud charlois



communal facility

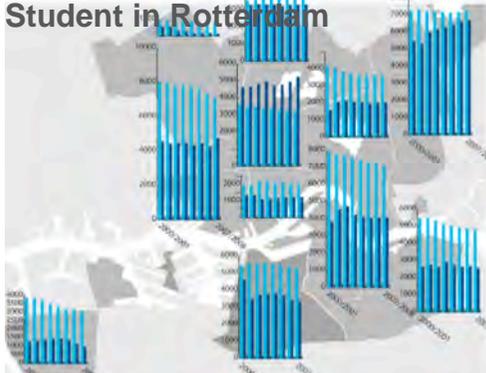
Program

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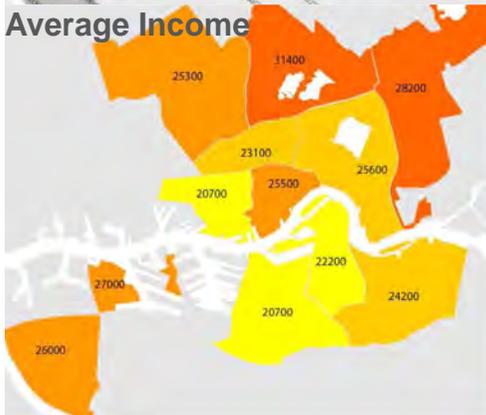
Education Level



Numbers of High Education Student in Rotterdam



Average Income



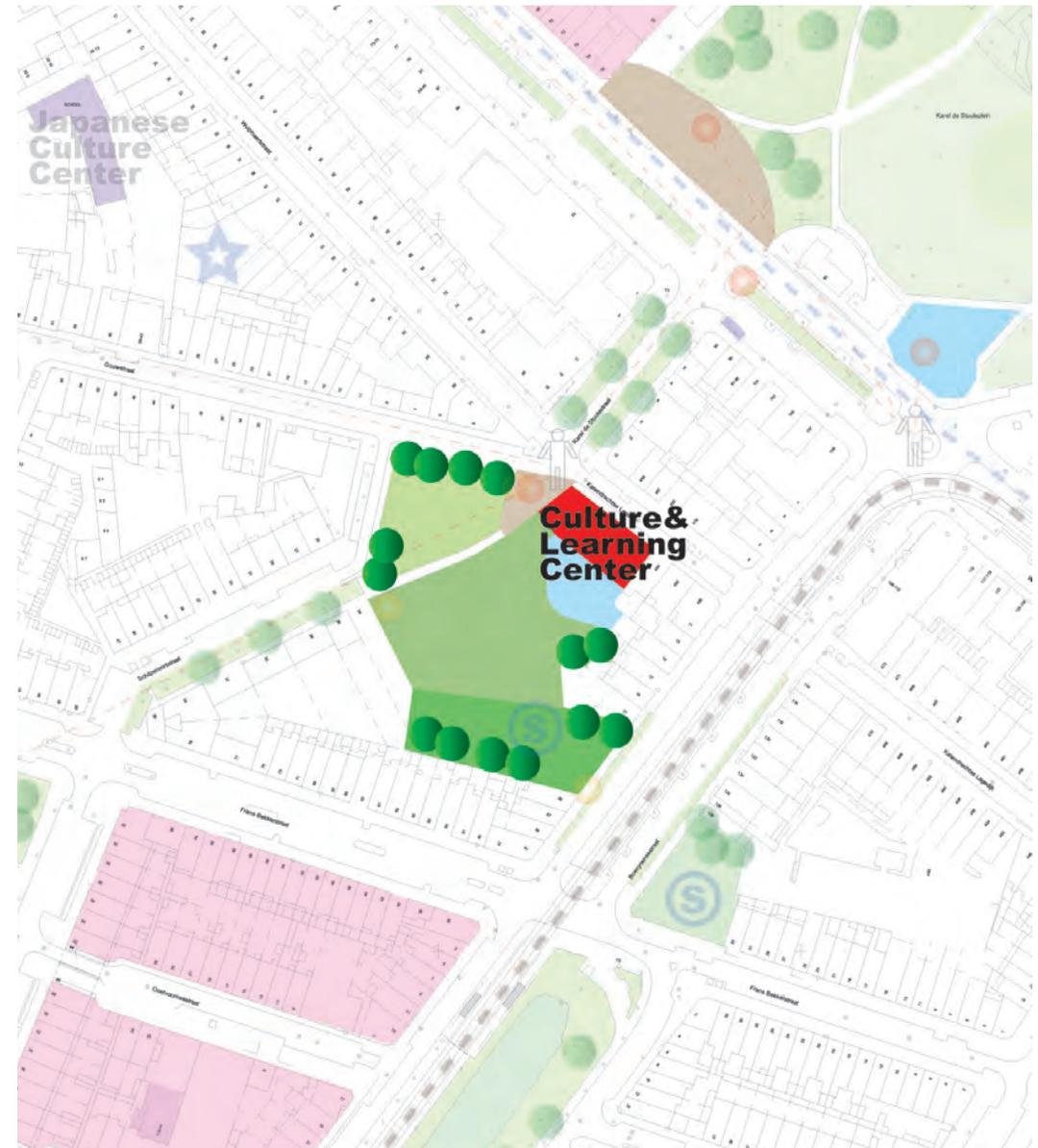
Job Coaching

There are many students drop out school and a lot of youngsters with low education in Oud Charlois. The lower level education and lack of qualification directly lead to the result of low income.

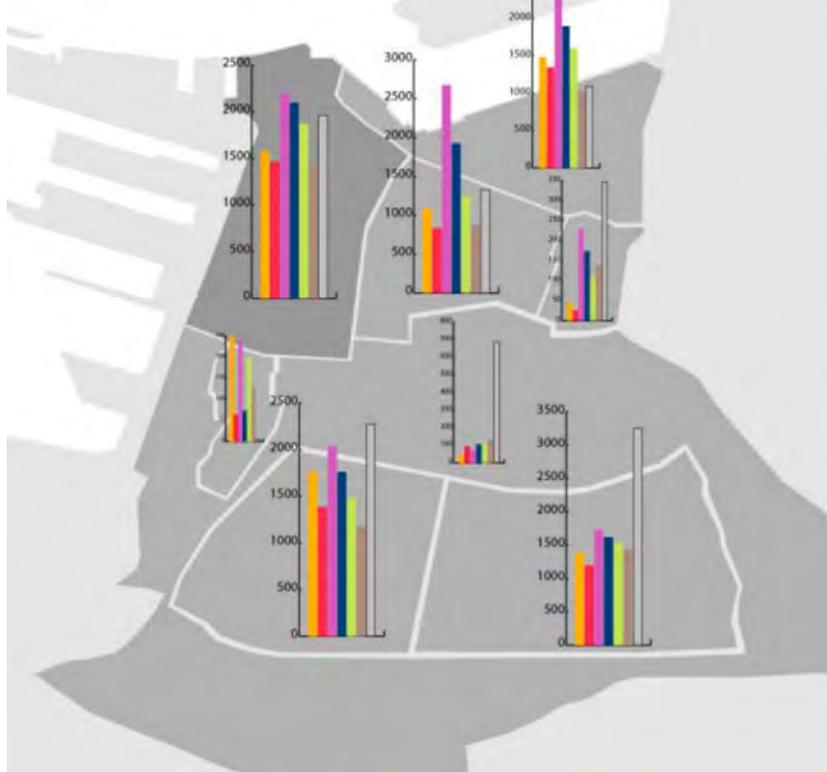
To change the situation and improve the working ability of those youngsters, we plan to provide job coaching program to teenagers who need working training or helping to find a better job. By coordinate with local school, we offer them advanced language course, computer class and varies kinds of working training.

Traininig Program

- Computer program: to learn how to use the basic software, doing paper work and operating machine.
- Language program: to learn how to speak and write advance Dutch language to improve their working ability. etc.



Numbers of young people in Oud-Charlois

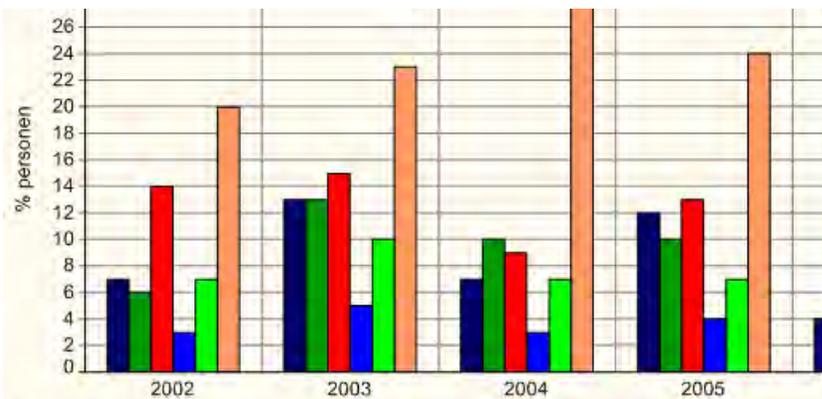


A space for teenagers

The Culture & Learning Center provide teenagers a place where they can relax and doing their homework. Also mix it with sporting facilities, so them can do exercise there instate of hang around on the street .

Teenagers Program

- Academic counseling: teachers, university students or housewives who have qualification can volunteer to help students to do their homework or give them advice when they have problems.
- Art program: Culture and Learning Center will work with artists to offer those young people a chance to visit and to assist artists doing their work. Also, provide painting, music and design classes in the center to offer teenagers a different choice of activity but sporting.
- Sporting facilities: a place for young people can do sport and exercise.



Onderwerpen

- vrouwen en mannen worden op straat lastiggevalen
- dronken mensen op straat
- lawaai van omwonenden / burengerucht
- geluidsoverlast van horeca
- andere vormen van geluidsoverlast
- overlast van groepen jongeren

Bron: Veiligheidsenquête



oud charlois

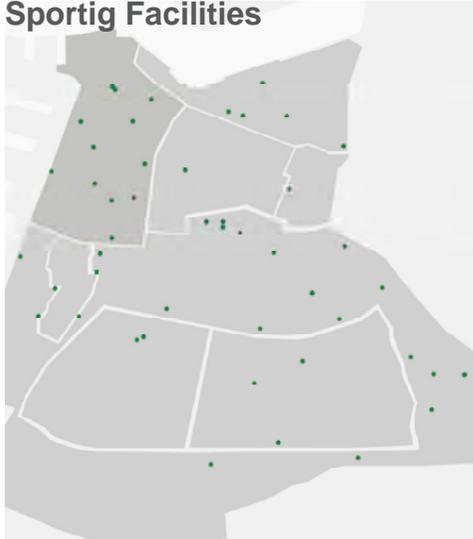


communal facility

Program

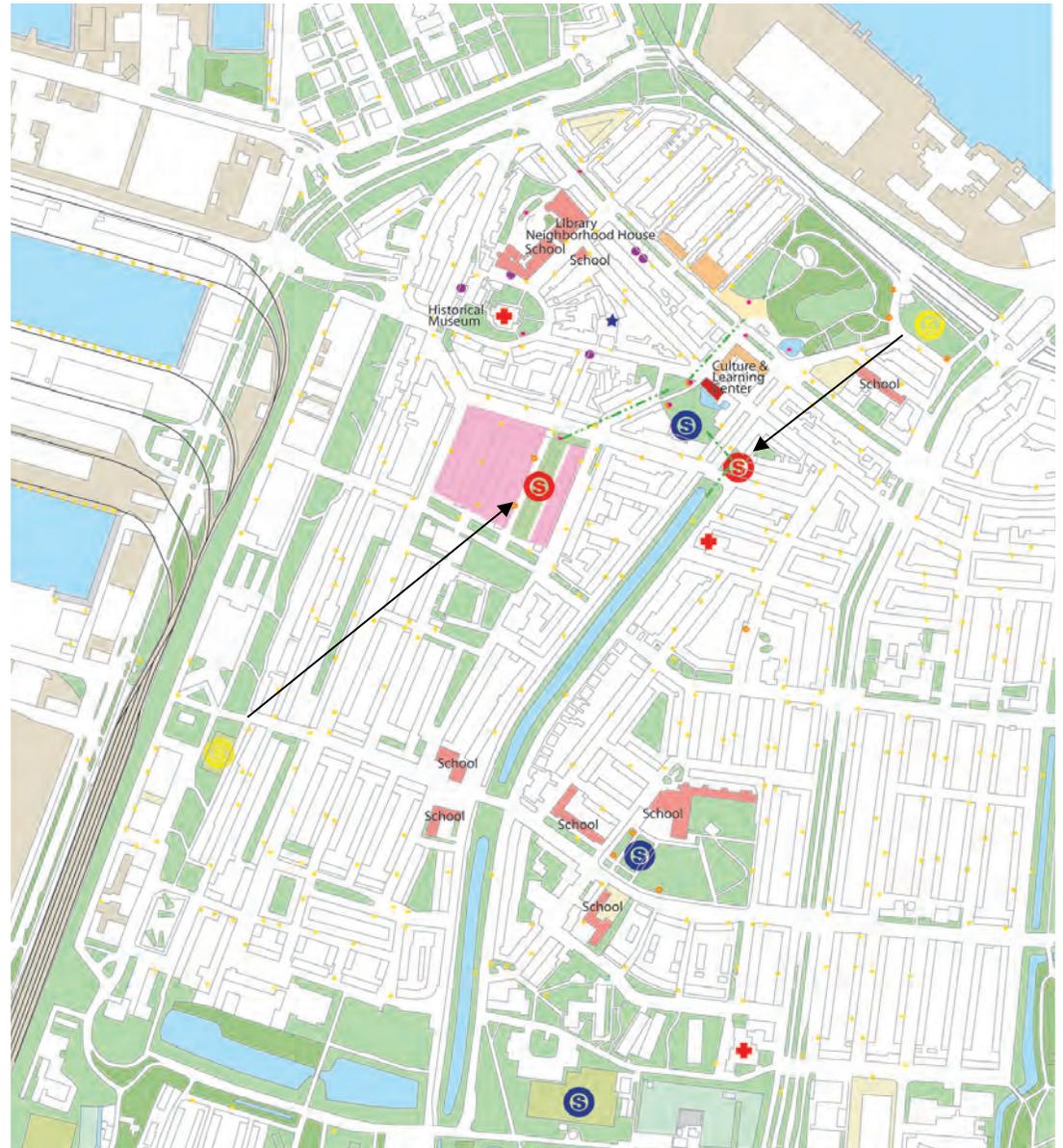
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Sportig Facilities



Sport Facilities

There are more sport fields in Oud Charlois than other neighborhood, but still, people in Oud Charlois feel not enough for them because most of the sport fields are located at the empty places at the edge of the neighbourhood. People do not really use them, because they are out of the way and unsafe. Therefore, we plan to relocate the sport fields at the centre of the neighbourhood and add lighting to make these fields safe at night. This way we increase the accessibility and usage of those sport fields.





oud charlois



communal facility



Program

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Private quality



Maintenance of public green



Karel de Stoute Plein

When we look at the current state of maintenance of the private and the public space, we conclude that it is very bad.

Besides adding green to this area and replacing sport fields. We also want to improve the current state of the public space.

We want to add some sculptures to emphasize the routes in the neighbourhood and to create a sort of mini icons for the neighbourhood. These sculptures will be placed only at certain spots. We also want to improve the play garden for the children and add stages and podia for events.





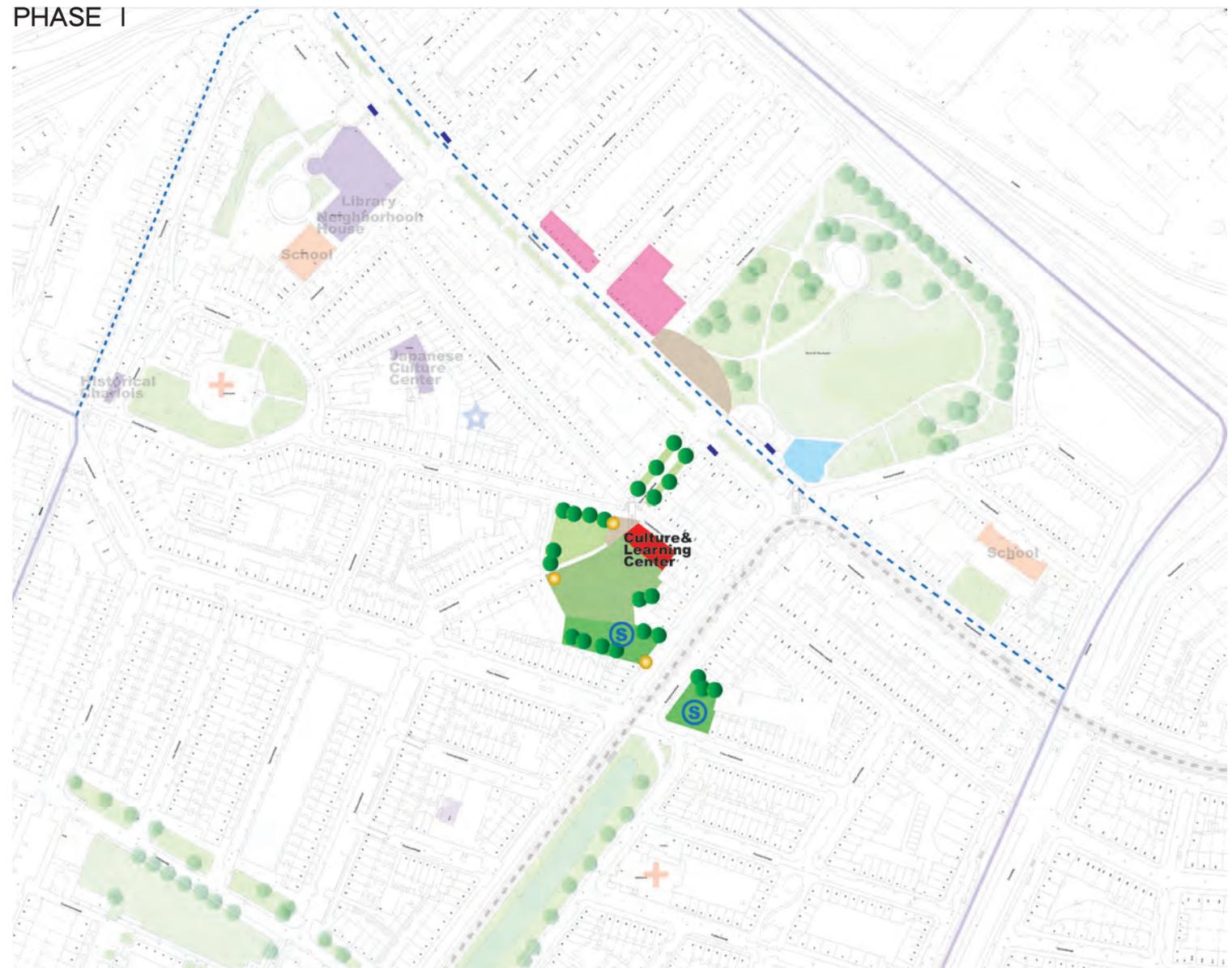
Phases

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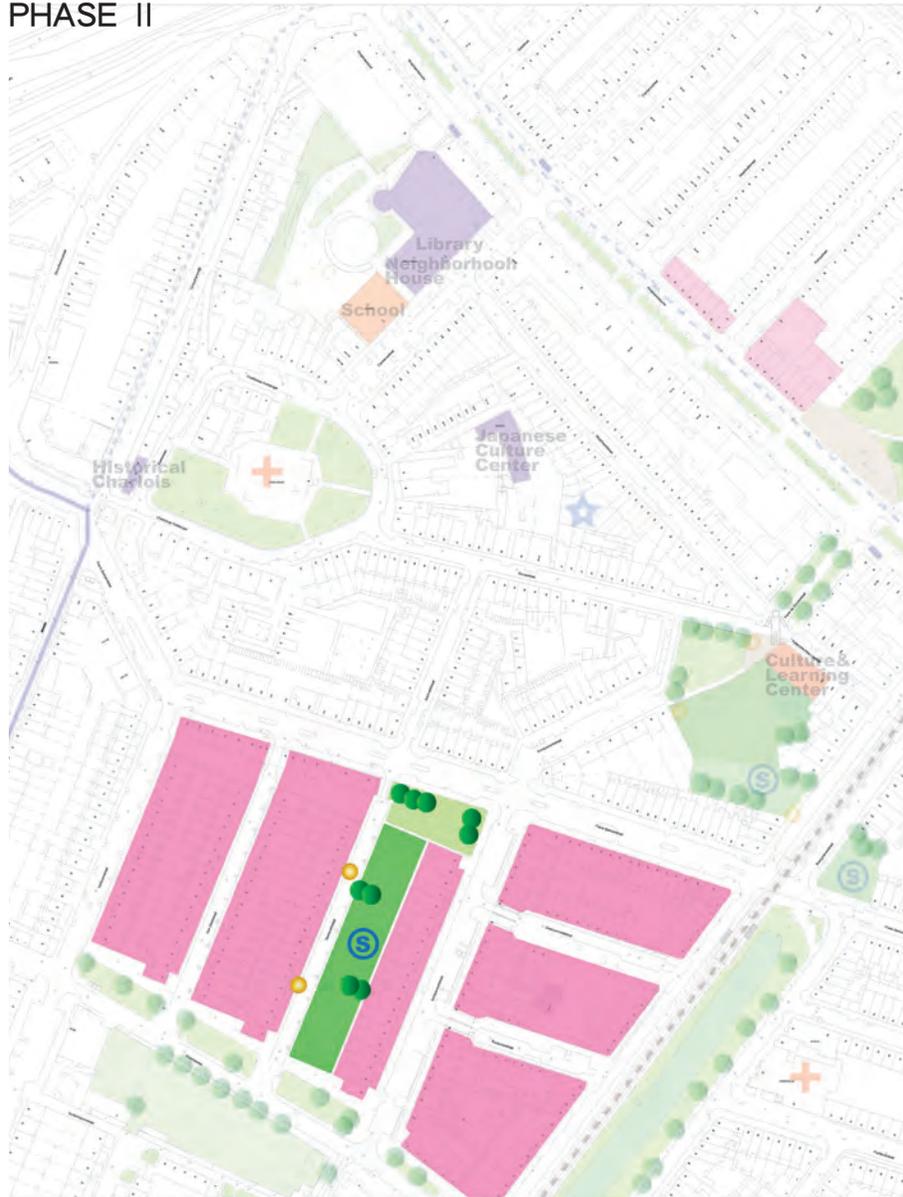
Phase 1: we want to construct the Cultural and Learning Center and use the green space to link to the existing green in the neighborhood. We also want to replace the sporting field from the edge of the neighborhood to the central. In addition to this, we will add bus stops on the Wolphaerts bocht and put lighting around the Cultural Center.

Phase 2: we will regenerate the residential area in the central of Oud Charlois. We also provide more public space at this place. By doing this, we will create another green route. This could be 1-5 years later than the first phase. We think this phase will take more time for preparation.

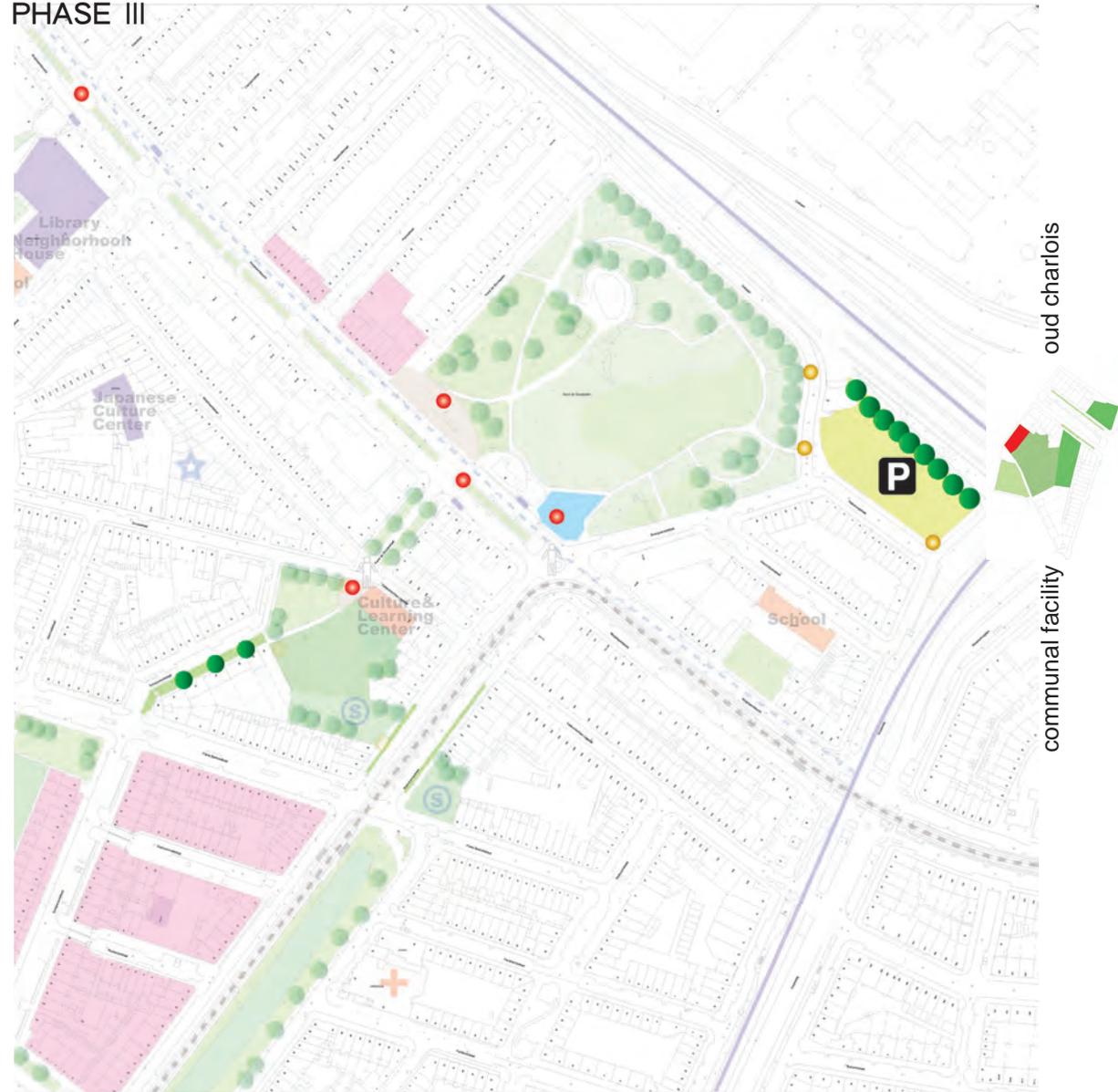
Phase 3: we will change the little skate park near the Karel Stoute plein into a parking lot and cancel the street parking in Karel de Stoutestaat, Schilperoortstraat and part of Boergoensevliet, because the low usage of this place and the demand of parking space in the neighborhood. We also want limit parking in the Wolphaertsbocht and adding art objects on the street to turn it a proper shopping street again.



PHASE II



PHASE III

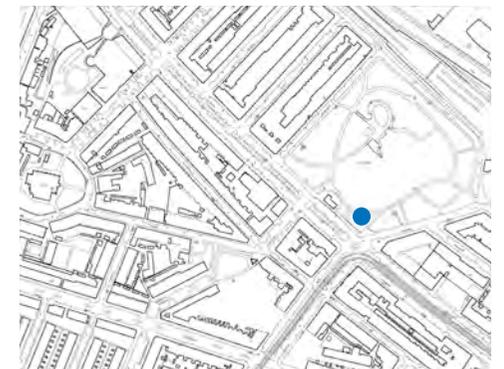


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Expectation

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Future Safety

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The inhabitants will perceive the neighbourhood as more safe in the future, because there is a place for teenagers to hang around.

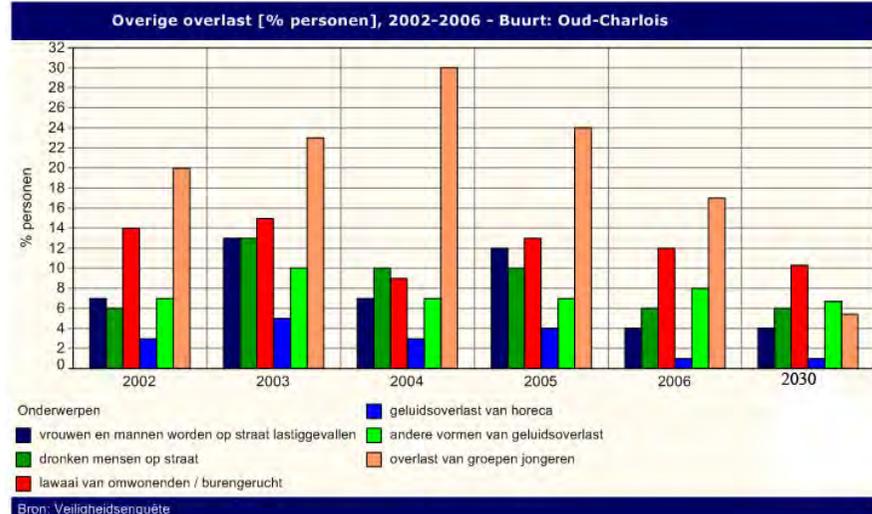
There is also a cultural centre where people could learn about each others' culture, and reduce the conflicts and misunderstanding. Important steps will be made towards integration.

Because of these programs, people might perceive less social problems in Charlois in the future.

Safety and security

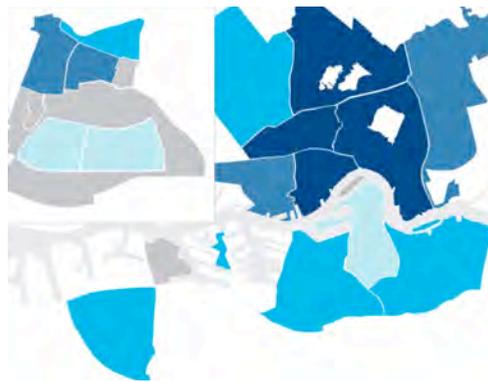
Legend

- Unsafe
- Threaded
- Middle
- Safe
- Bike stealing
- Car stealing
- Destruction thief from car
- Burglary in dwellings



Future Education

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2008

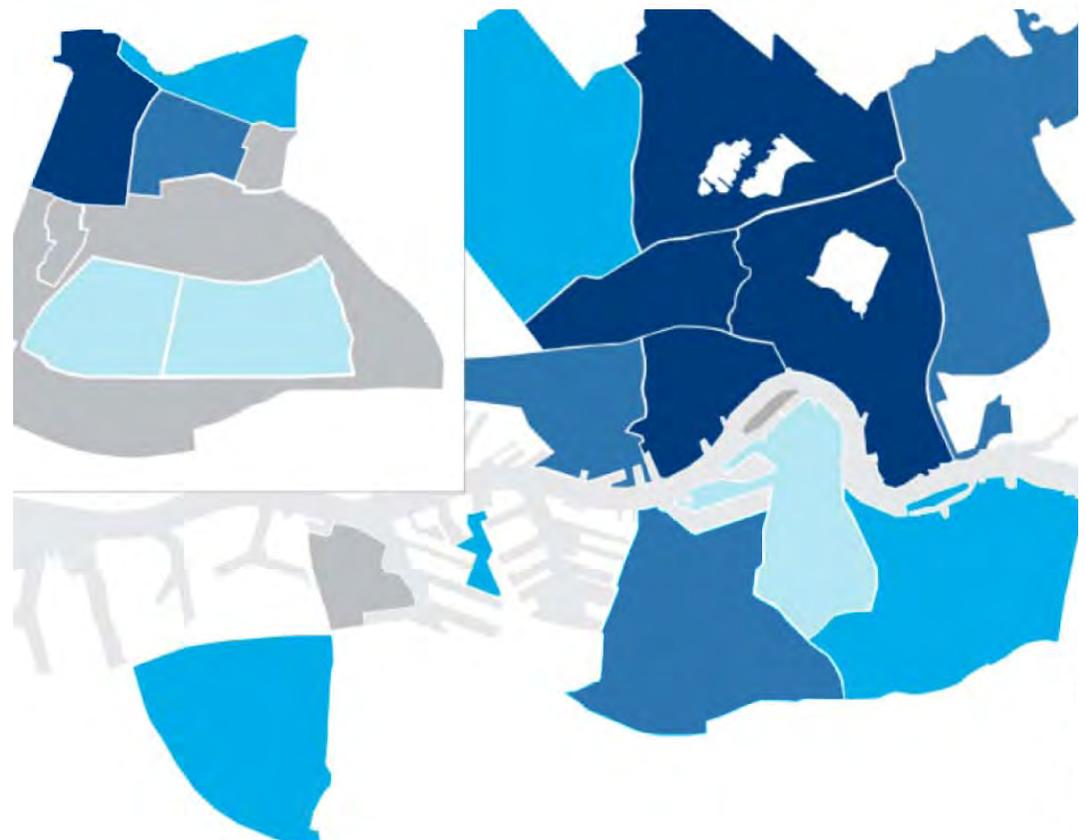
Oud Charlois has at the moment a medium educational level.

There are 61 percent people who had high education and this is a little bit higher than the average of Charlois, but lower than the average of Rotterdam.

We plan to use the job program and the working coaching to keep more young people continue to study. And hope to increase the high education rate to 70 percent.

Education Level

Legend

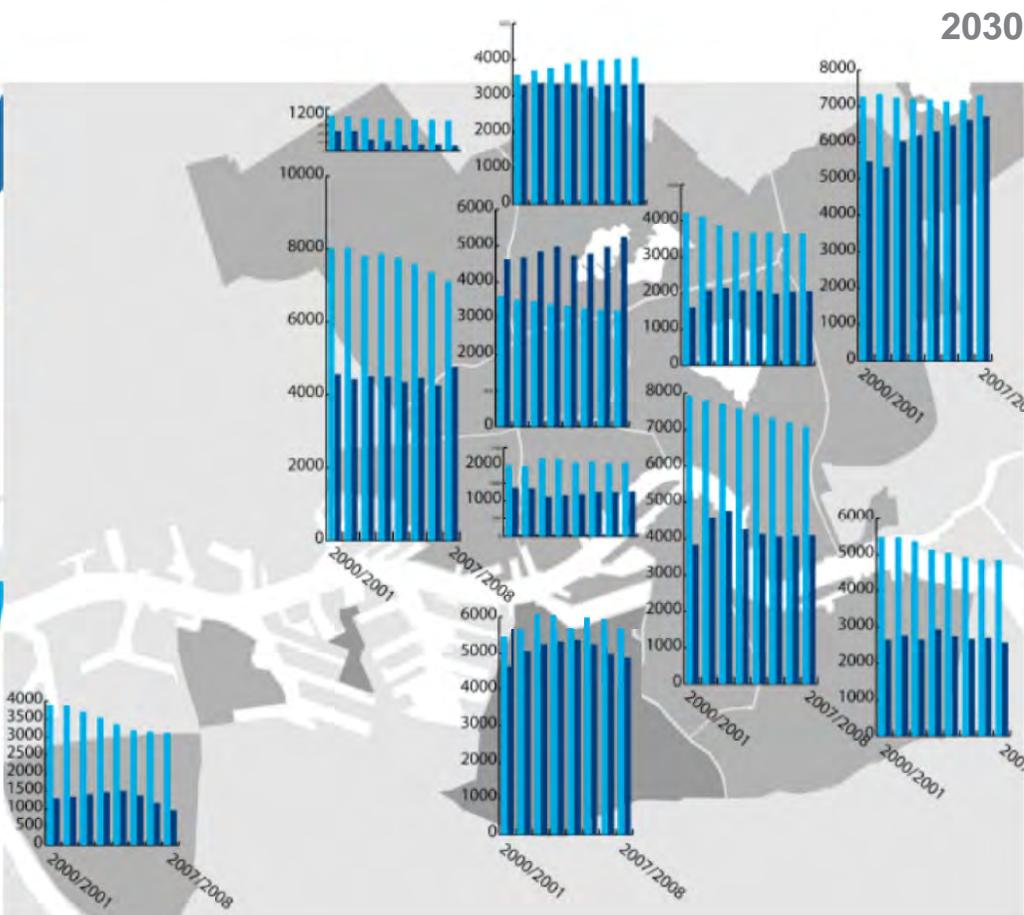


2030

Education Level

Legend

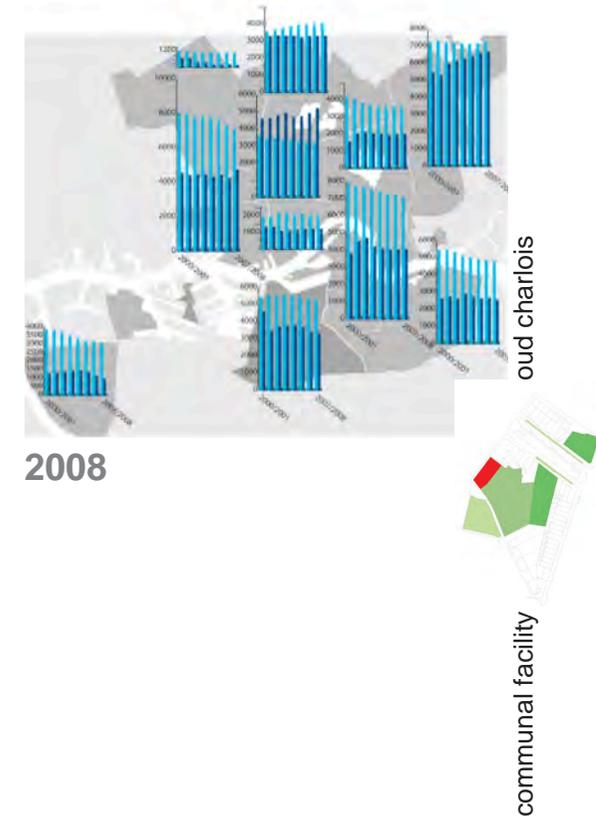
- Secondary School
- Elementary School



There are also many young people who drop out school and go to work immediately. Most of this youngsters do not have a starters qualification.

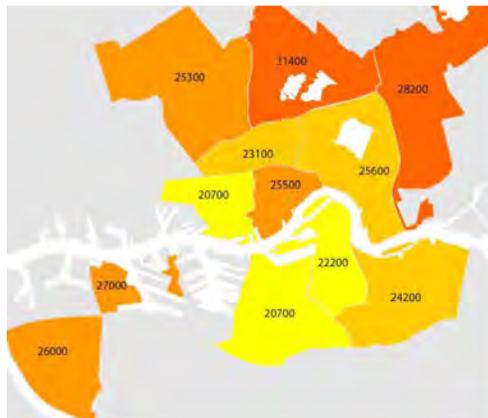
This does not have to be a problem, but when these youngsters loose their job, it is difficult for them to find a new job.

There is also a lot of potential lost in this group, because a lot of this people could do more advanced jobs if they will get the opportunity to study again. we want to offer those people a chance to study and improve their working skill to obtain a better job in the future.



Future Income

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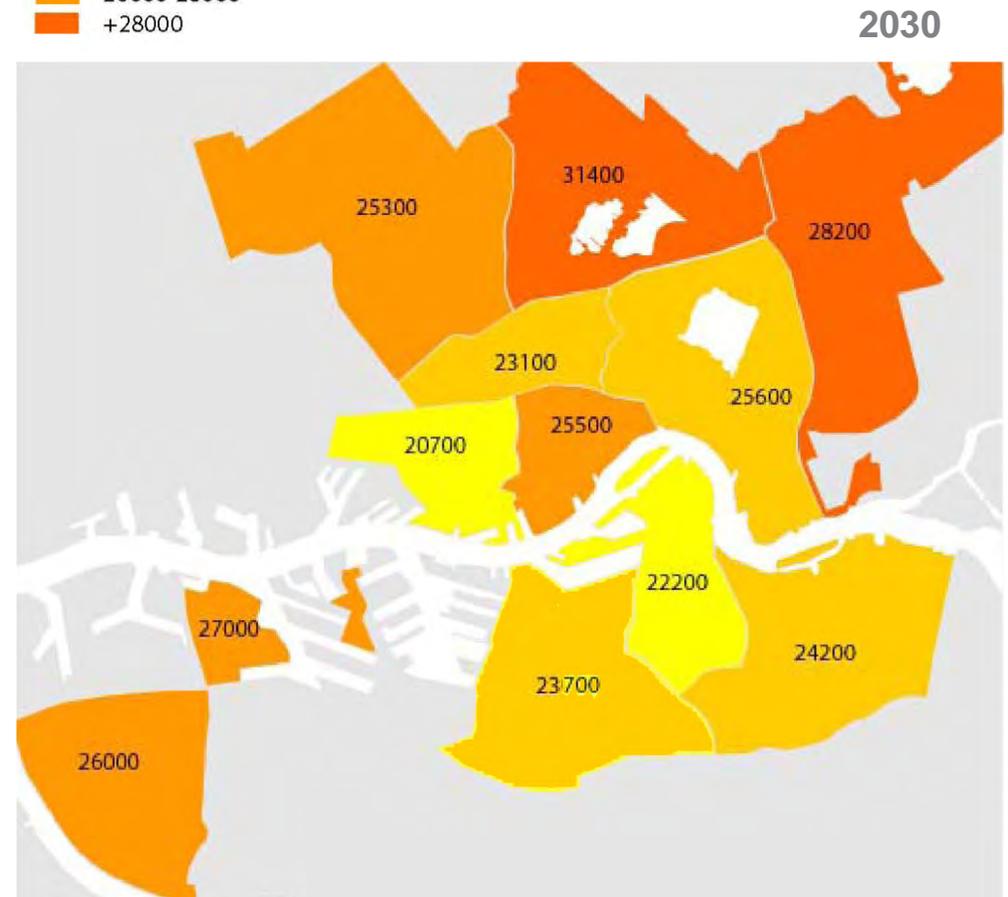
2008

The average income in Charlois is €20700, which is the lowest district in Rotterdam. After the completion of the proposed job coaching program, we hope we can help the immigrants to obtain a higher income job or create more job opportunity for them.

It is also possible to keep the families with a middle income longer in this neighbourhood, because there are less social problems and the atmosphere in the neighbourhood is better.

Income

Legend



Future Private Quality

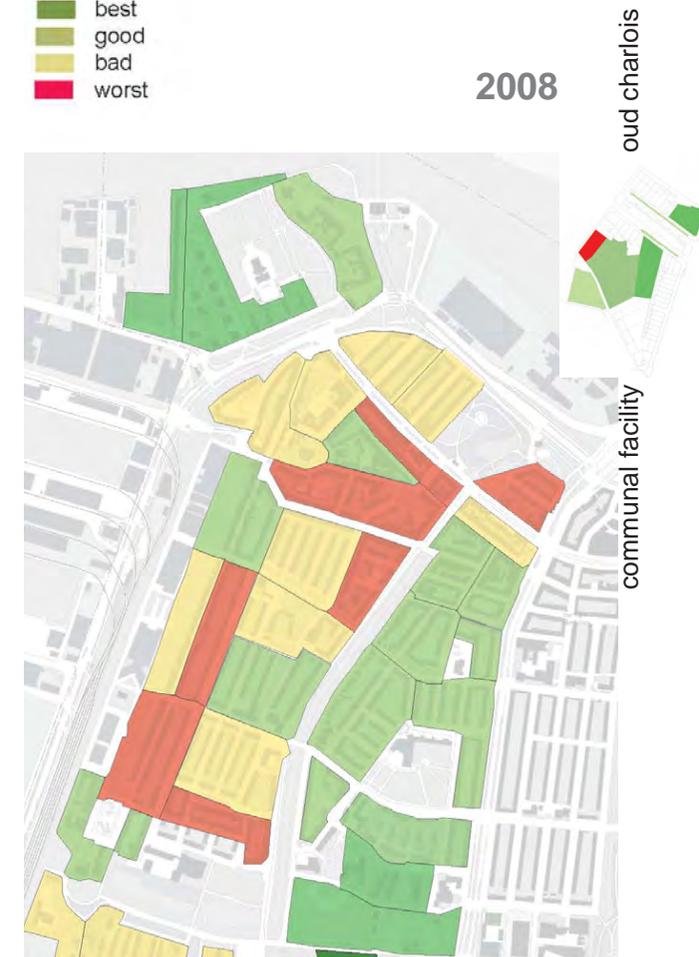
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The private quality will be improved in the future because of three reasons:

1. We regenerate area's and construct new buildings and housing area's with high qualities.
2. Because of the job program people will have more money to invest in the private quality of the neighborhood and if we attract more people, we will attract people who care about the neighborhood.
3. Because of the social programs people will be more aware about it.

Private quality Legend



Conclusion

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Conclusion:

There are four different social groups in the neighborhood. The networks inside are very strong on their own, but there are no strong interconnections between the networks.

That is why we add a cultural and learning centre inside the neighborhood. This centre is important for the integration between the groups.

Besides that we will also provide the centre with job training and coaching. So that people will have a better job. This could also lead to people having a higher income and better living environment.

