

A SOCIALLY COHESIVE OVERTOOMSE VELD

A research project on how the monofunctional post-war neighborhood Overtoomse Veld can be transformed into a more socially cohesive mixed-use area



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Graduation presentation | June 30th
Delft University of Technology | Urbanism
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Second mentor | Lei Qu

 Urbanism
 TU Delft

Op 1500 meter afstand van de wereldstad

[1500m from the world city]

Voorpagina

Prognose: recordaantal inwoners Amsterdam in 2019
[Record amount inhabitants Amsterdam]

Sturen met stadsvernieuwing

[Steering urban renewal]

Marokkanen in West, vijf jaar na de explosie

August Allebépleinvrees

[August Allebéplein fear]

Gentrificatie in Amsterdam heeft ook schaduwkanten

[Gentrification in Amsterdam has downsides]

Van hippiestad tot pretpark voor hoogopgeleiden

[From hippie city to amusement park for the highly educated]

Amsterdam in 2019: een stad vol problemen en vol geluk

[A city full of problems and full of luck]

Onderzoek

De Amsterdamse binnenstad verandert in een eentonig consumptiegebied

[The inner city is changing into a monotonous consumption area]

Waarom het massatoerisme ons meer kost dan oplevert

[Why mass tourism costs us more than it bears]

Raad voor de Leefomgeving: Amsterdam groeit uit tot enclave voor de rijken

[Amsterdam grows into an enclave for the rich]

‘Diversiteit is een kracht’

[Diversity is a strength]

Van wie is de stad?

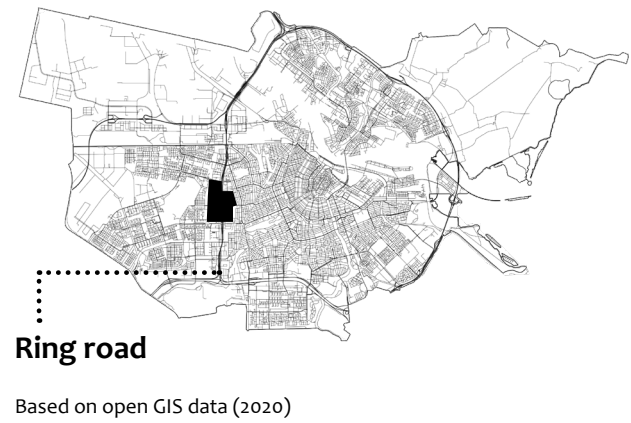
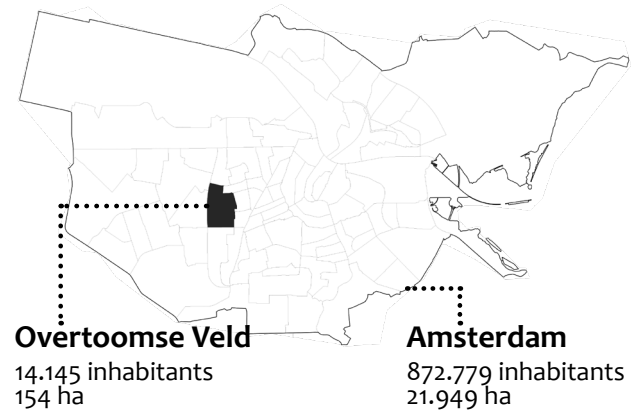
“

Social cohesion in neighborhoods

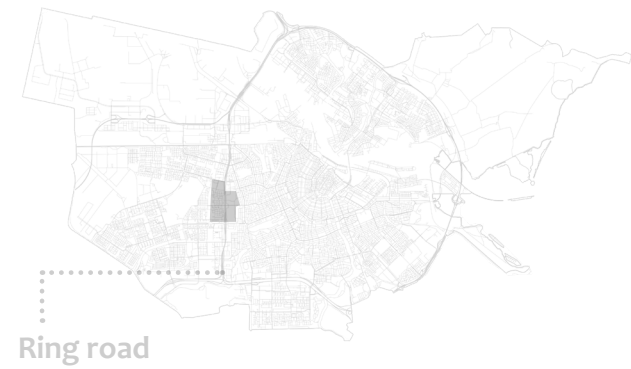
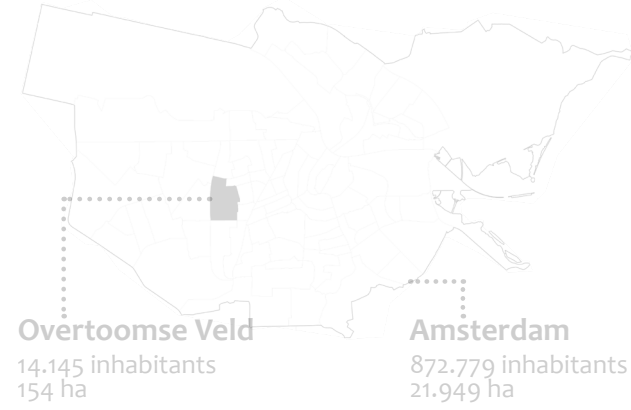
is a characteristic of society which deals with the interrelationship of **societal units** and **territorial units**.

A socially cohesive neighborhood enhances **activity, interaction** and **safety** on the streets and between persons of **different socio-economic** and **ethnic** backgrounds, different **ages** or **households** types.

”



The Garden Cities
Wijkgedachte
Das Neue Bauen



Based on open GIS data (2020)

Overtoomse Veld 1968



Aerophotostock (16.10.2020)

Overtoomse Veld 1973



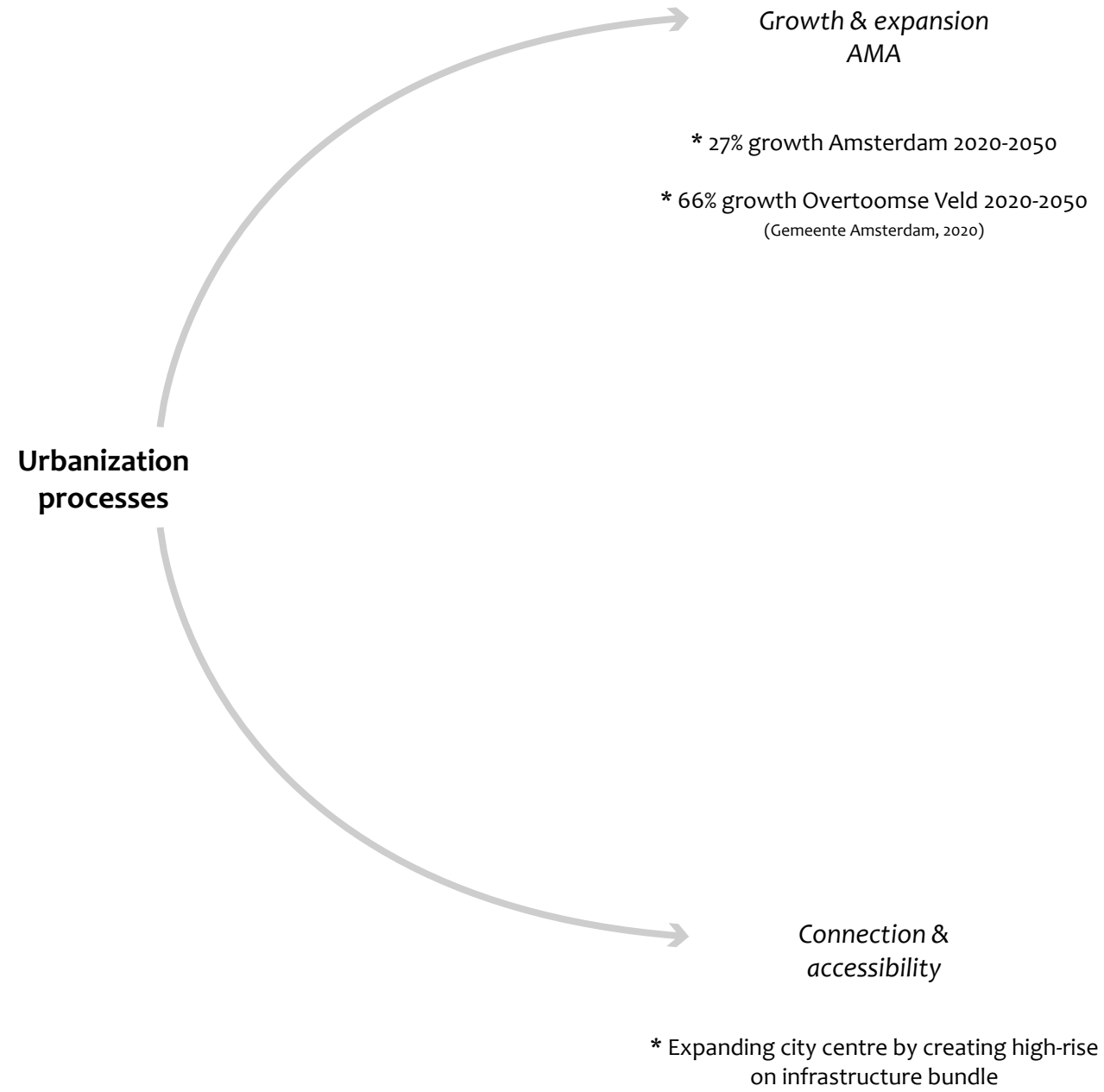
Aerophotostock (16.10.2020)

Overtoomse Veld 2014



Omgevingsvisie (16.10.2020)

Urbanization processes
Segregation & exclusion
Transformation



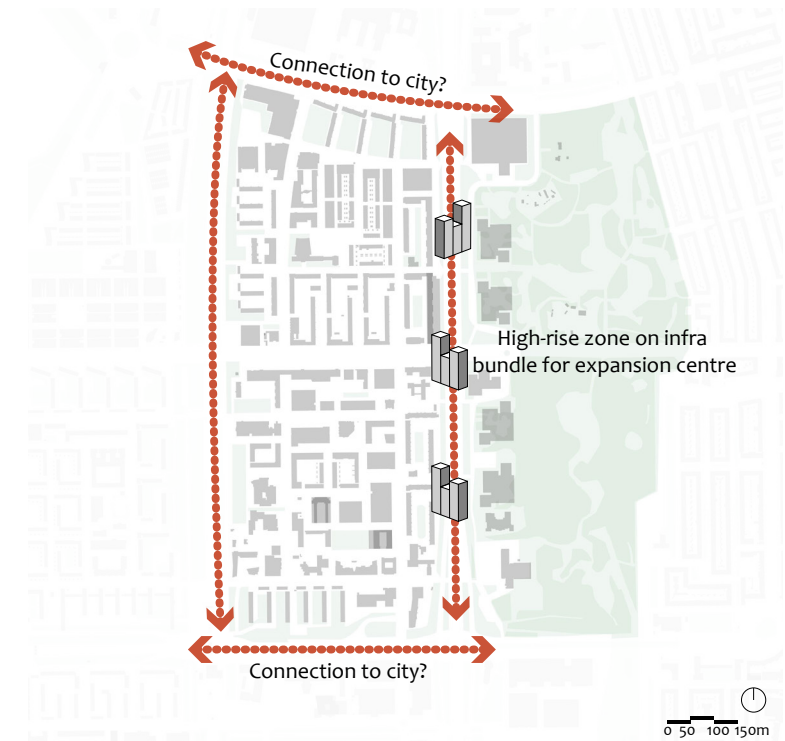
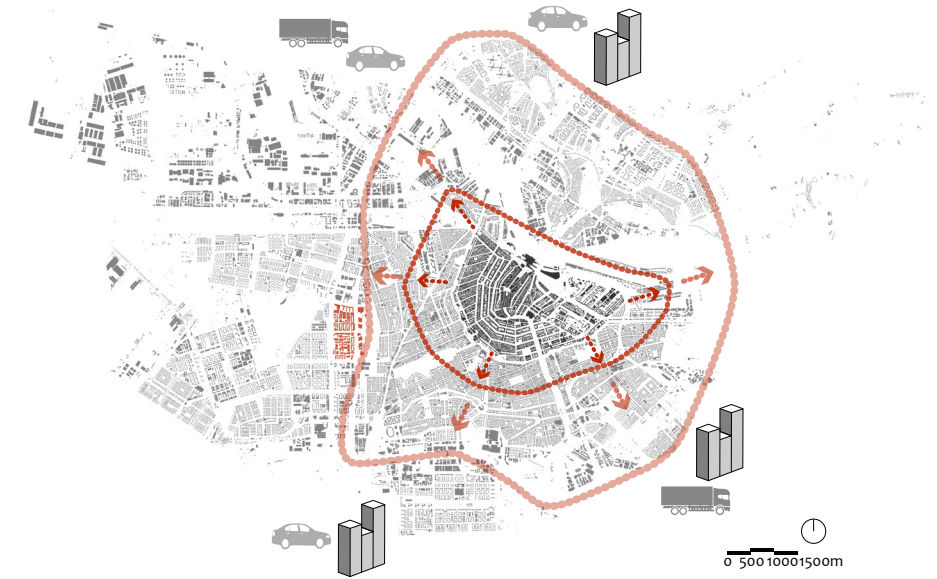
Urbanization processes

Growth & expansion
AMA

- * 27% growth Amsterdam 2020-2050
- * 66% growth Overtoomse Veld 2020-2050
(Gemeente Amsterdam, 2020)

Connection &
accessibility

- * Expanding city centre by creating high-rise on infrastructure bundle



Segregation & exclusion

Focus on high-incomes & knowledge economy

- * Adaptation urban environment to foresee in the needs & demands of new workers
- * Local shops move out & rent becomes unaffordable

Gap inside & outside the cityring

- * Rich & poor
- * Native Dutch & immigrants
- * High & lower educated
- * Neighborhood satisfaction & cohesion

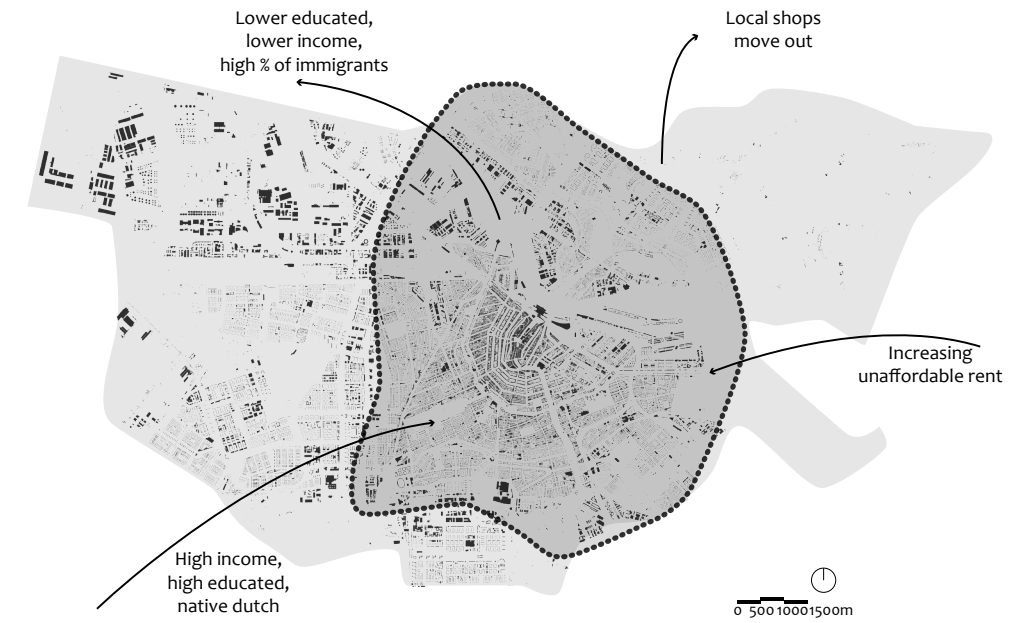
Segregation & exclusion

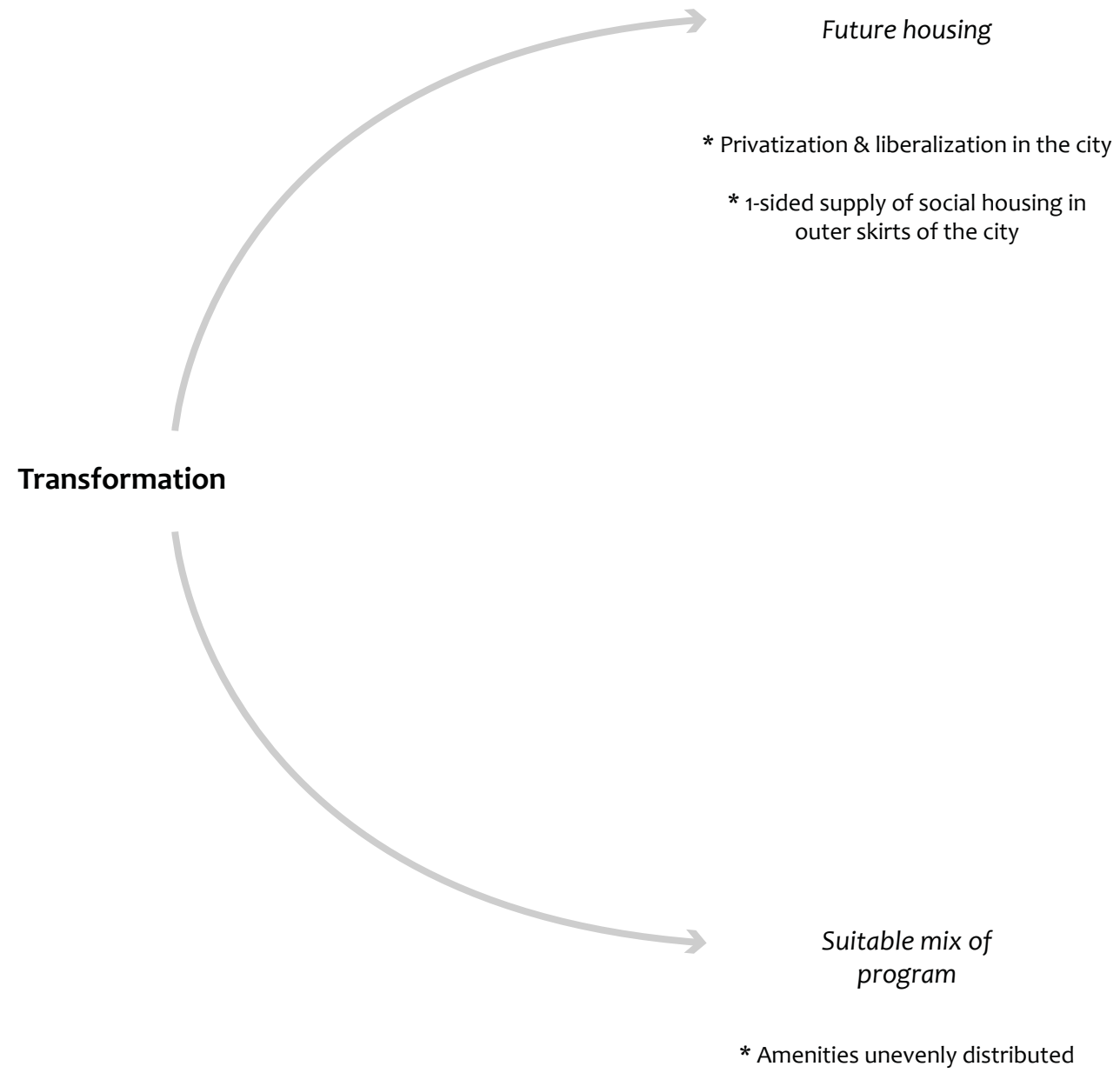
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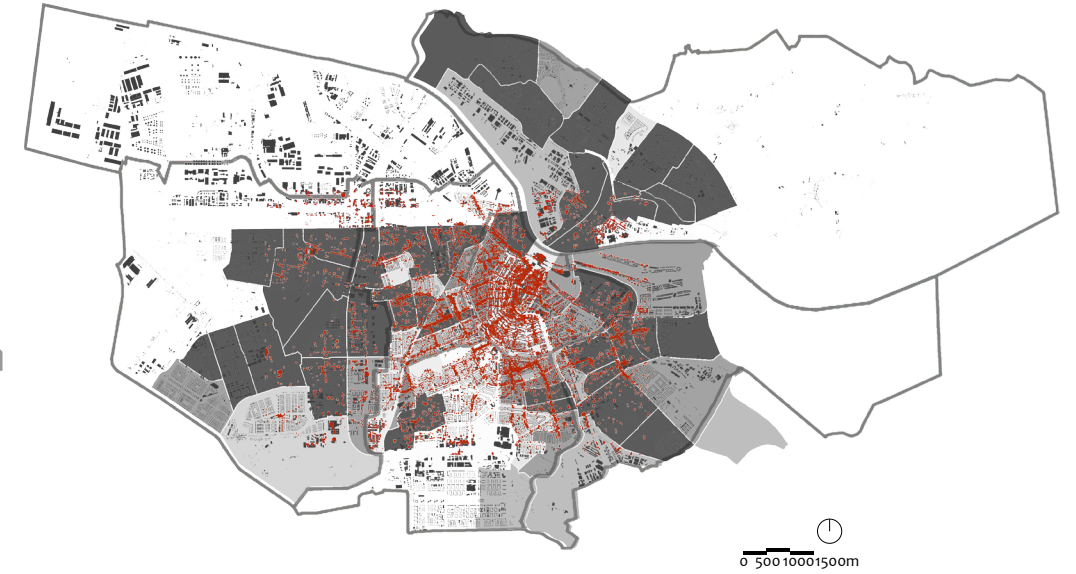




Transformation

Future housing

- * Privatization & liberalization in the city
- * 1-sided supply of social housing in outer skirts of the city

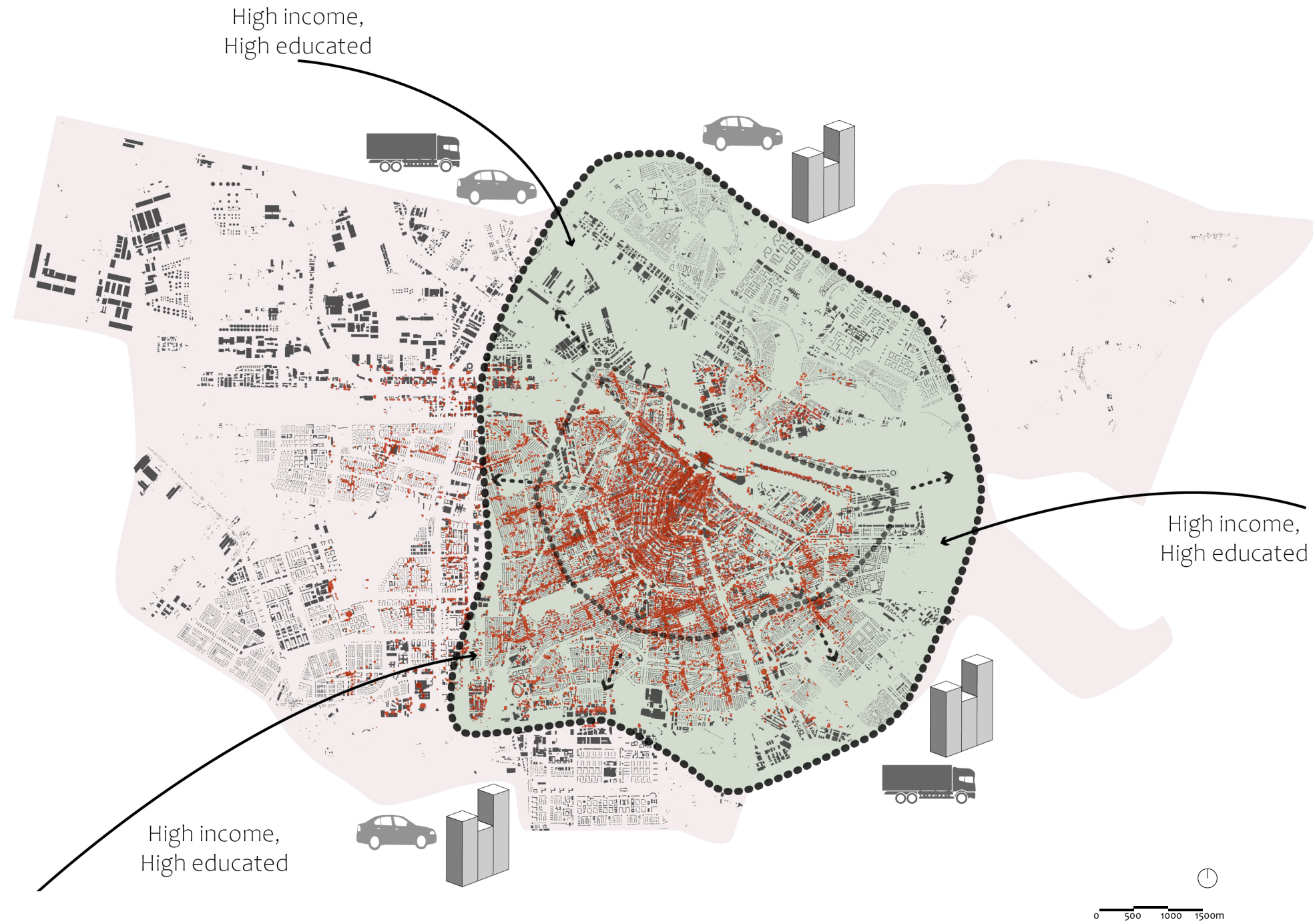


Suitable mix of program

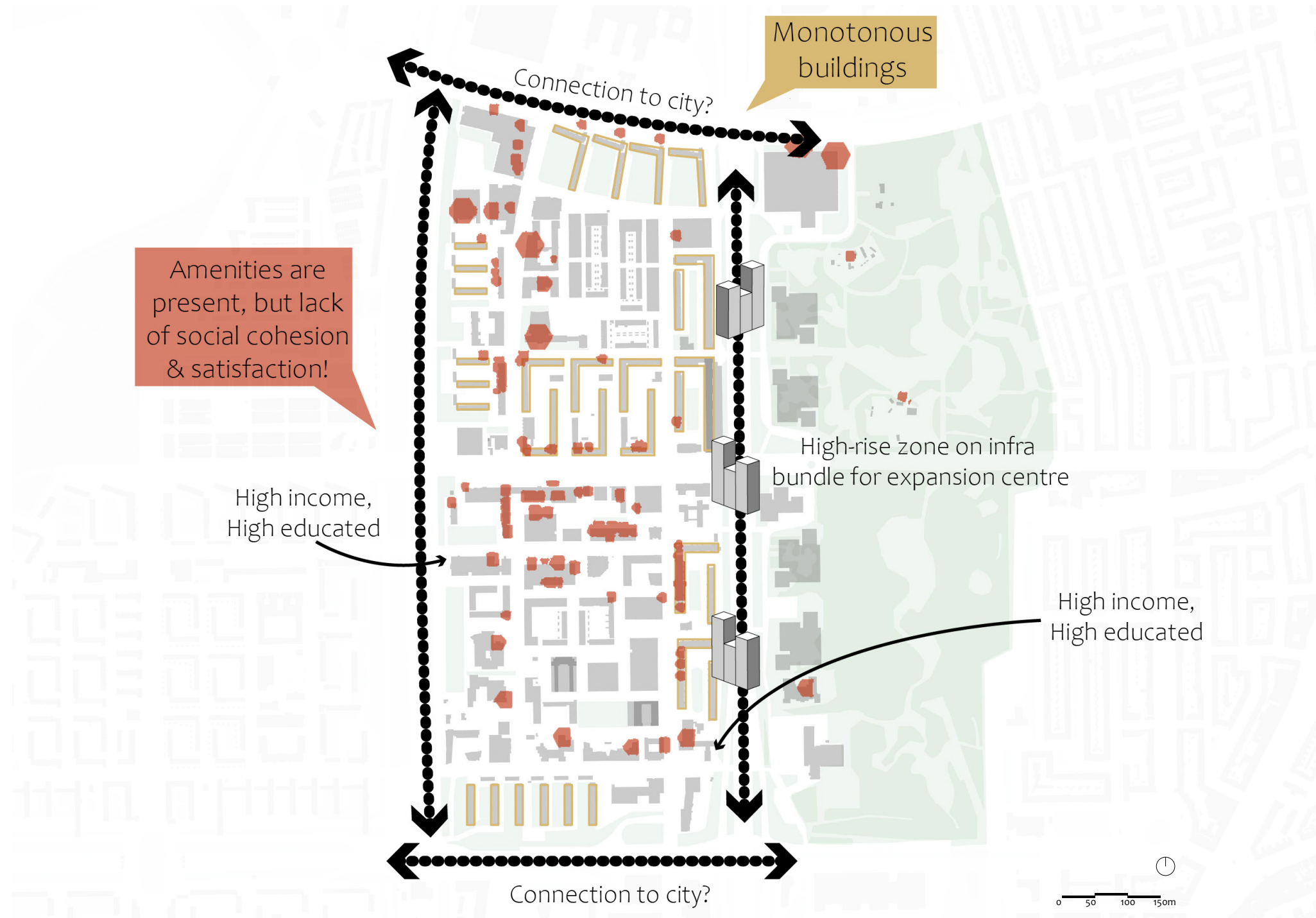
- * Amenities unevenly distributed



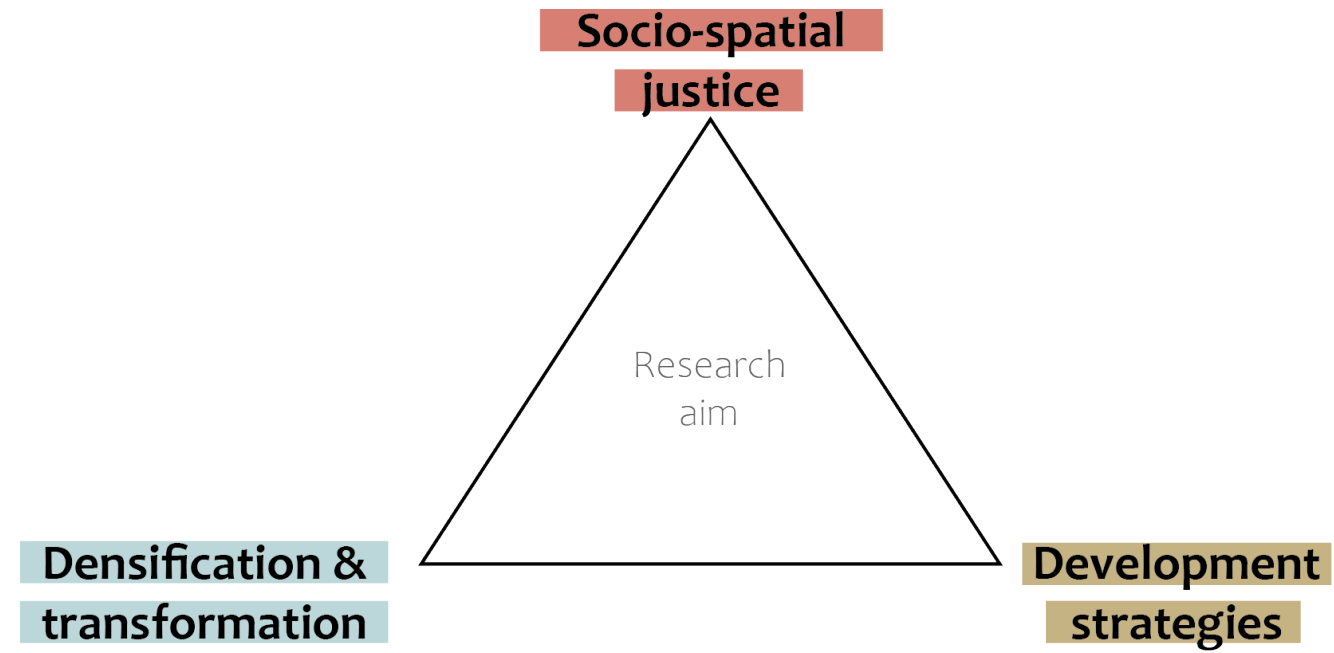
Conclusion Amsterdam

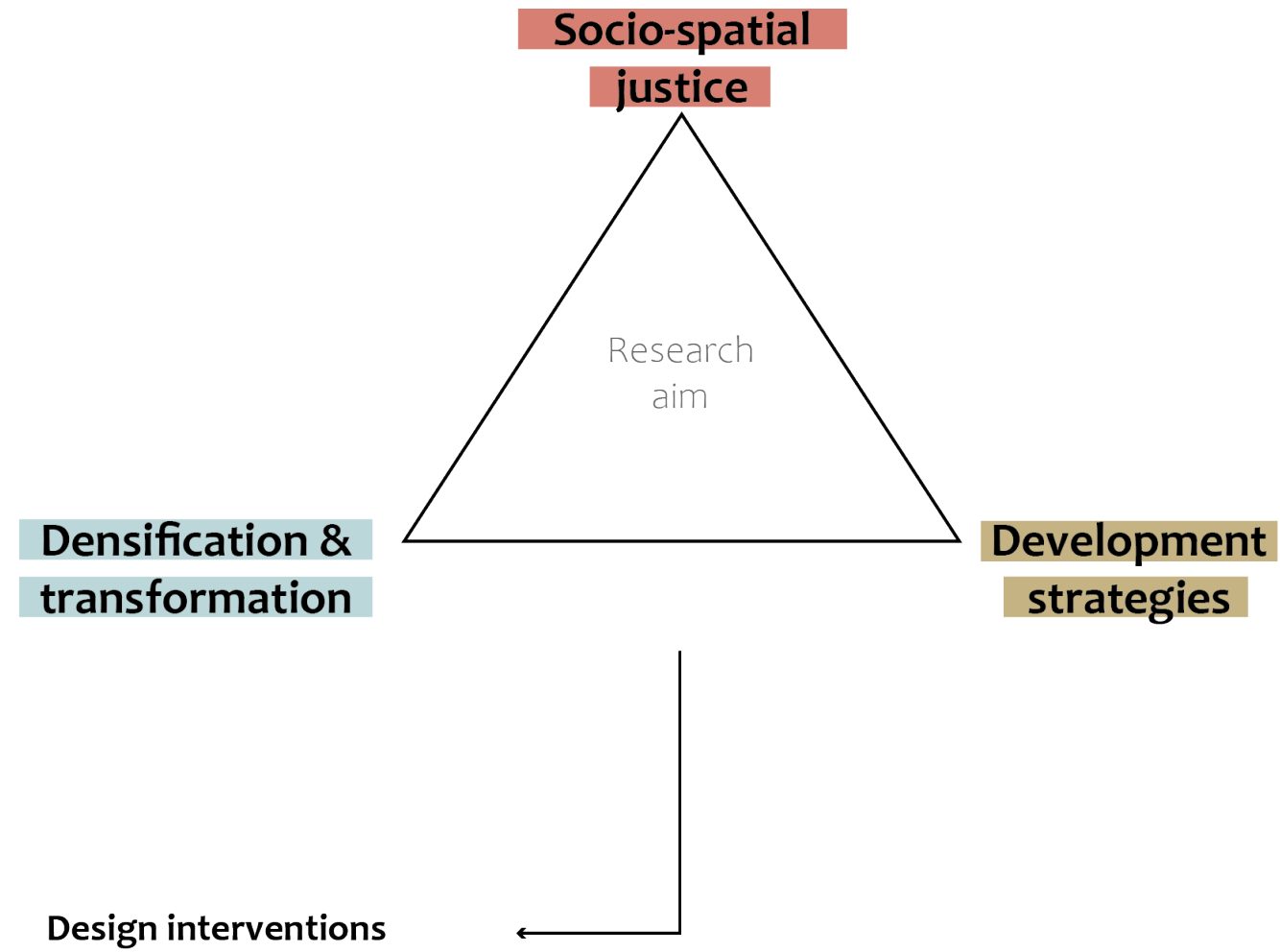


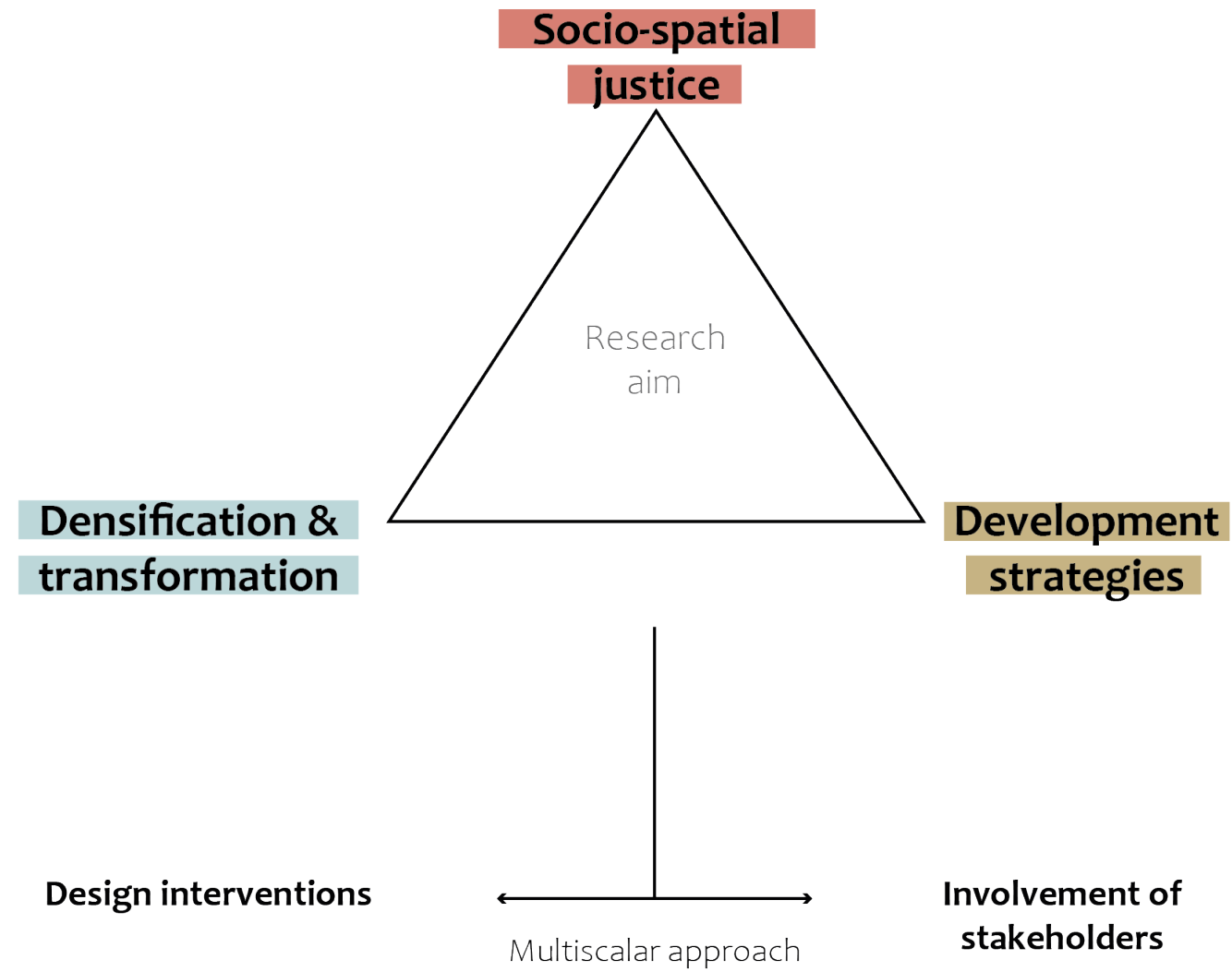
Conclusion Overtoomse Veld



To explore possibilities for densification,
but simultaneously achieve social cohesion between current & new residents

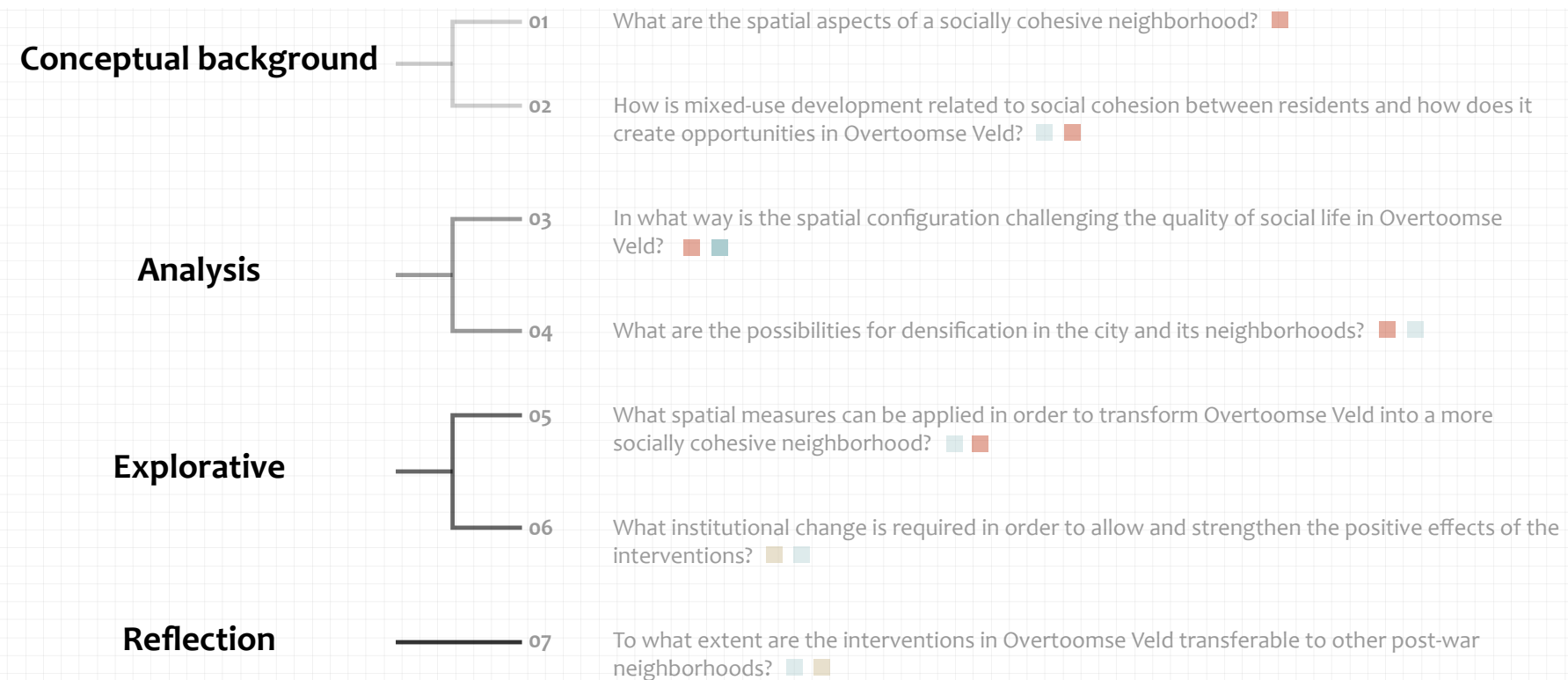




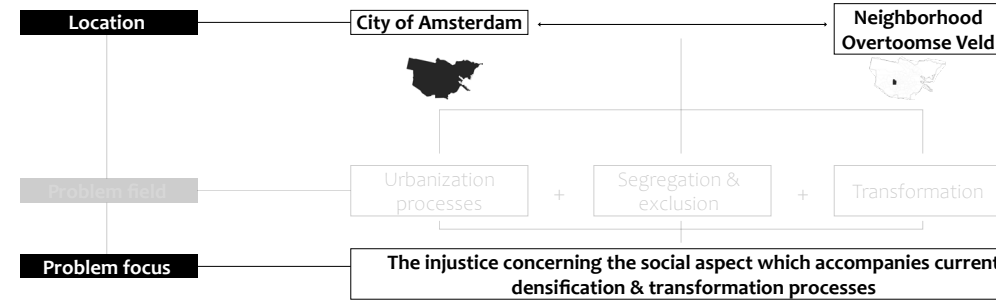


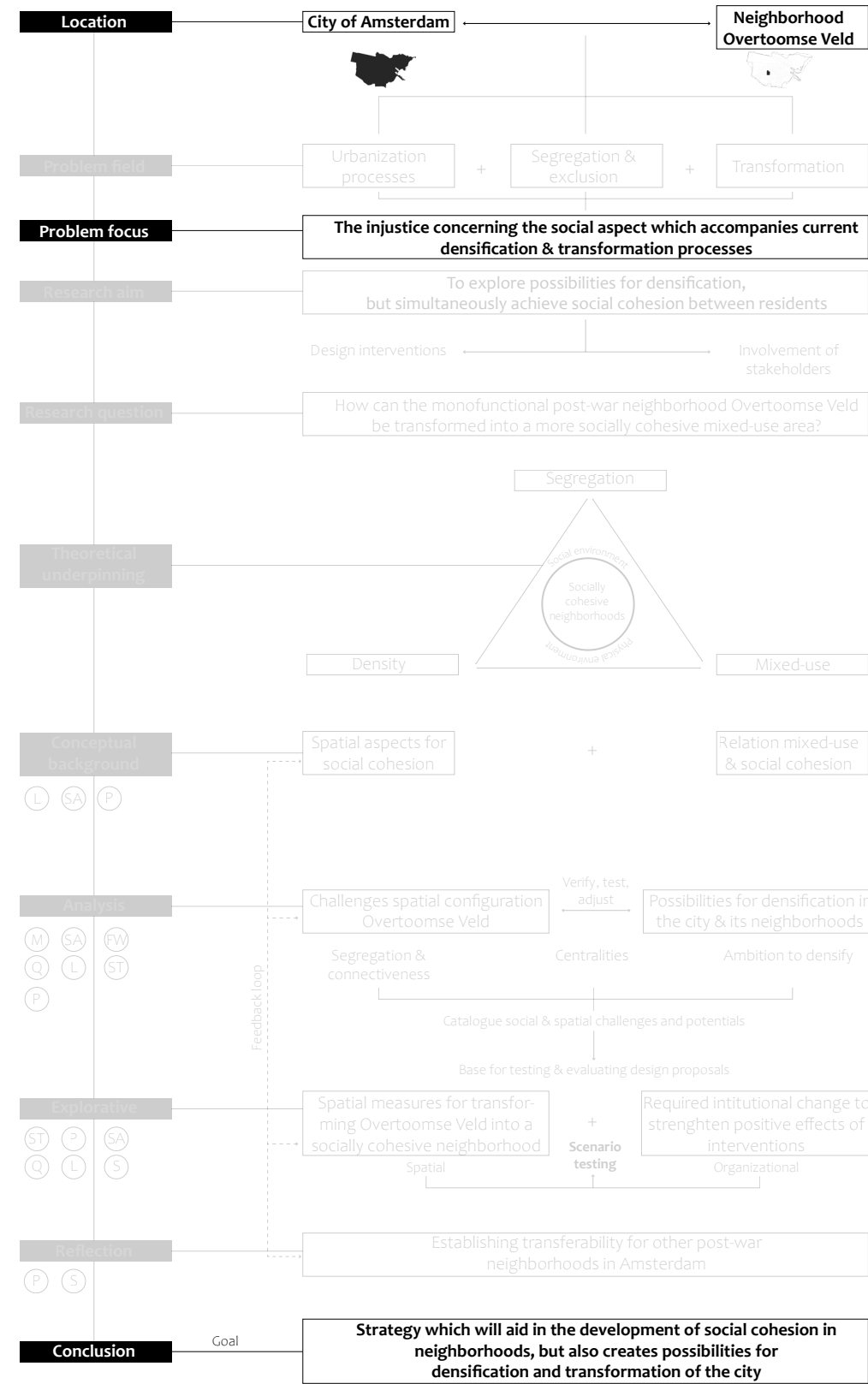
“ How can the **monofunctional post-war** neighborhood Overtoomse Veld be **transformed** into a more **socially cohesive mixed-use** area? ”

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- Ⓛ Literature review
- Ⓢⓐ Spatial analysis
- Ⓜ Mapping
- Ⓠ Questionnaire
- ⓈⓉ Fieldwork
- ⓈⓉ Scenario testing
- Ⓟ Pattern language
- Ⓢ Stakeholder analysis

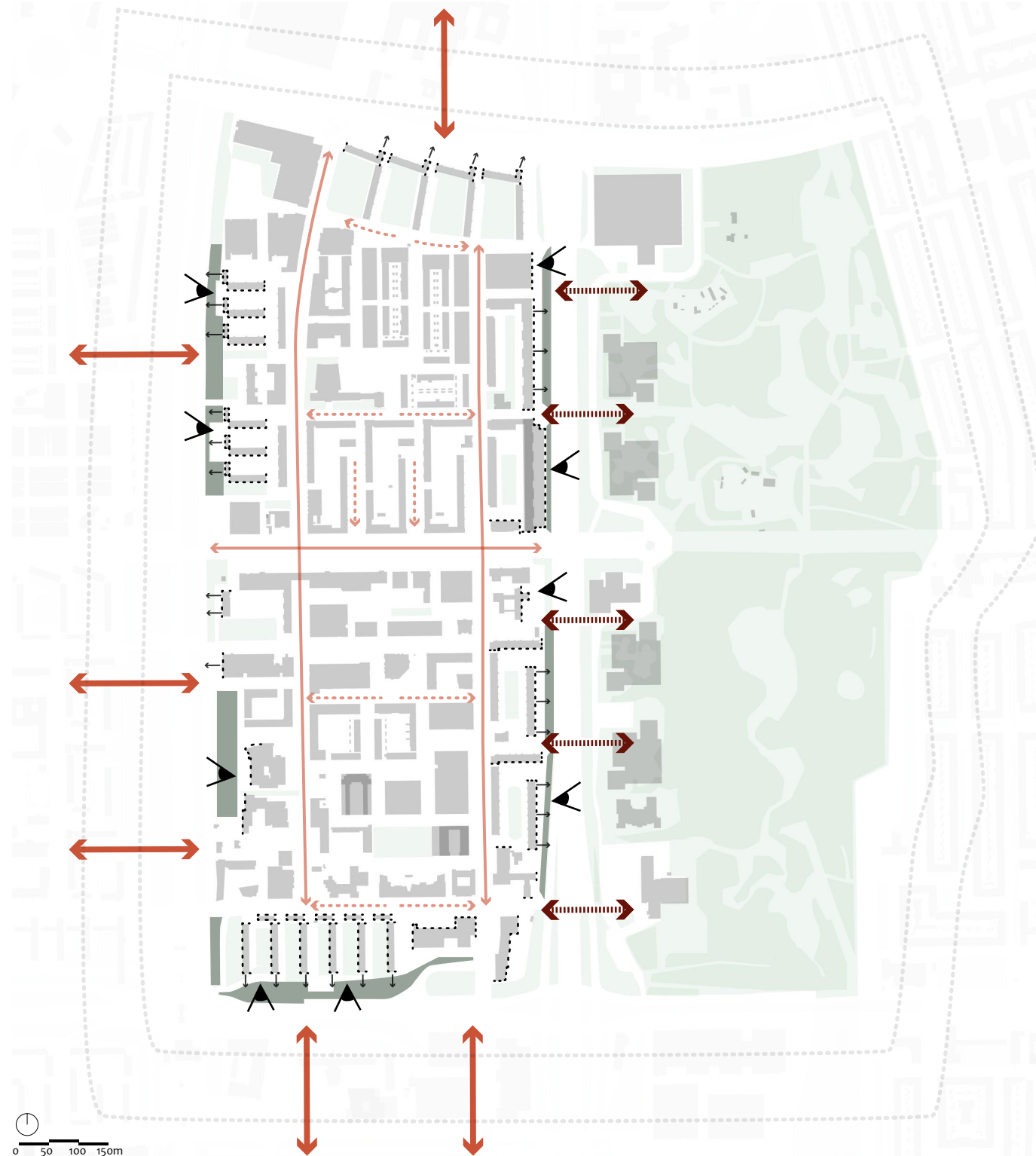
Segregation & connectiveness
Centralities
Ambition to densify
Questionnaire & interviews

Segregation & connectiveness



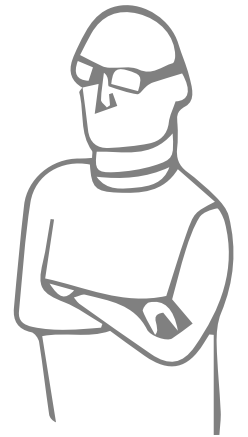
“I really **hate** crossing the **tunnels**. It is always **dark** & there are **youngsters.**”

- Respondent questionnaire



“The edges feel **unsafe** to me. The buildings look **old** and in **decay**. The area feels quite **isolated**”

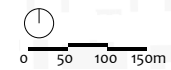
- Respondent questionnaire



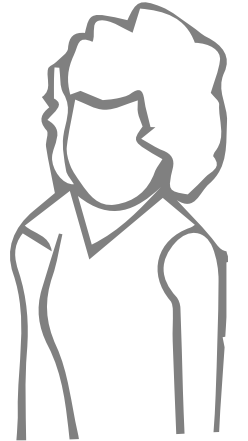
Potentials:

- Eyes on the street
- Lively building edges
- Create accessible green
- Building entrances also at edge side
- Safer crossings for pedestrians & cyclists
- More (car) entrances in the neighborhood
- Connect neighborhood streets to 3 streets which are currently easy to reach

Centralities



“**Basic needs** are available. But I go to the **centre** to have **more choice**. Tram 13 and you are there in no time!”
- Interviewee fieldwork






Potentials:

- Create seating possibilities & active facades
- ➡ More focus on pedestrians & cyclists, less on cars
- ➡ Clear accessibility & entrances towards public spaces
- ➡ Divide functions throughout neighborhood (attention to edges)
- ⋮ Functions should be interrelated & active during different times & days

Ambition to densify

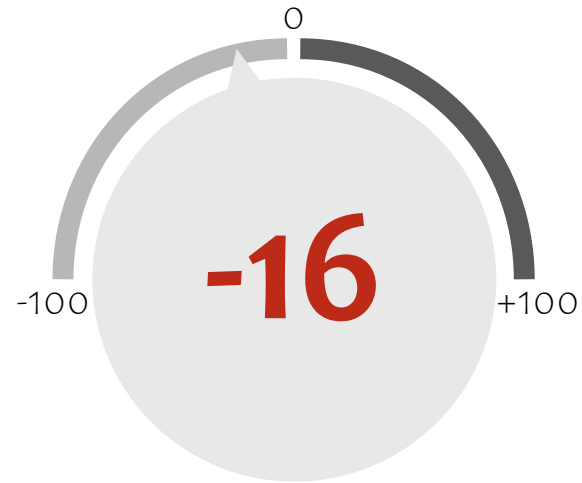


Potentials:

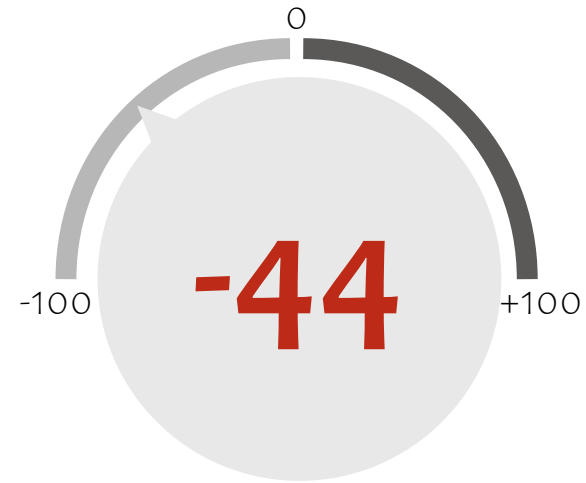
-  Possible areas for densification and transformation
-  Streets with high probability of being used + easy to reach
-  Improve areas in between central streets

Questionnaire & interviews

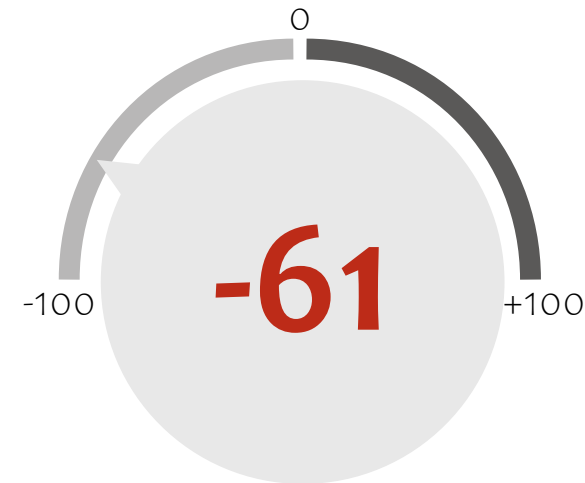
“I like living here”



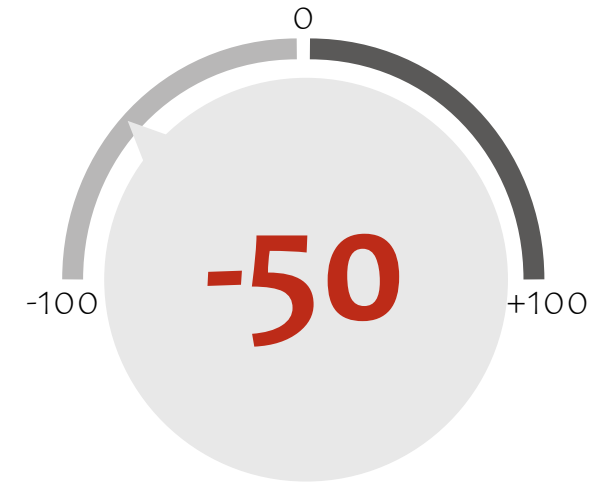
“How satisfied are you with your neighborhood?”



“If you live in this neighborhood, you are well of”



“I feel safe in the neighborhood”



Vision & design goal
Scenario structure
The 4 zones
Pattern language

“ In 2050, Overtoomse Veld will be transformed into a **socially cohesive mixed-use** neighborhood with space for a **diversity of people, functions, housing** and **public spaces**. The neighborhood needs to be **densified**, but also **well-connected** to the rest of Amsterdam.

Densification is mainly used by the **city** to solve problems related to **housing shortage**. However, by creating a **spatial framework** that not only accommodates densification, but also creates a better **spatial structure**, problems related to segregation and socio-spatial justice can be solved to aid in the facilitation of **social cohesion** in the neighborhood on the **short-term**. ”

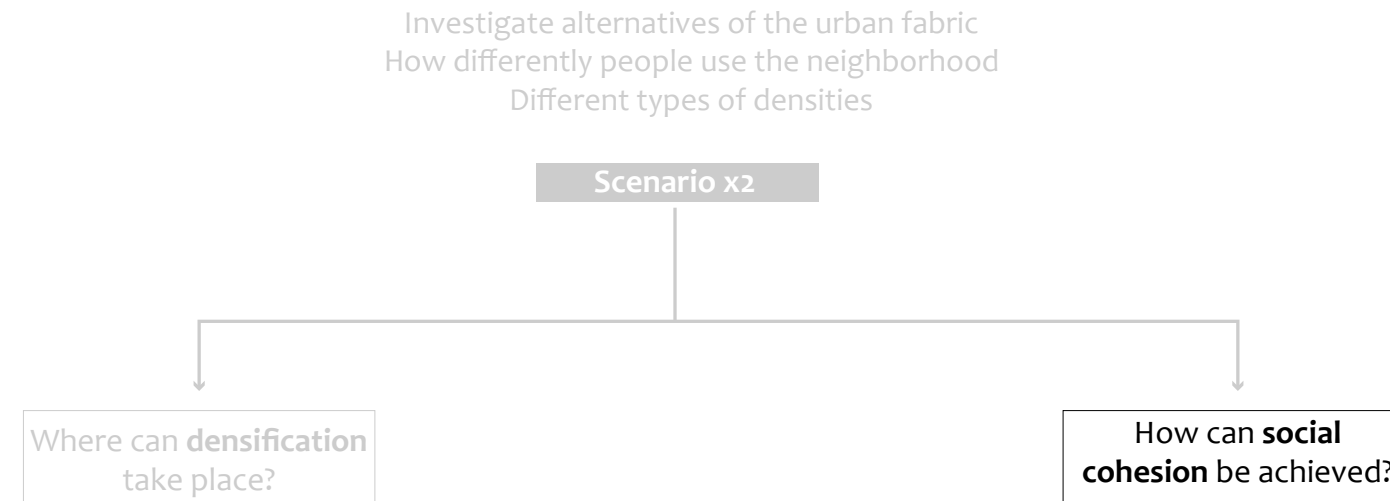


Investigate alternatives of the urban fabric
How differently people use the neighborhood
Different types of densities

Scenario x2

Where can **densification**
take place?

How can **social
cohesion** be achieved?



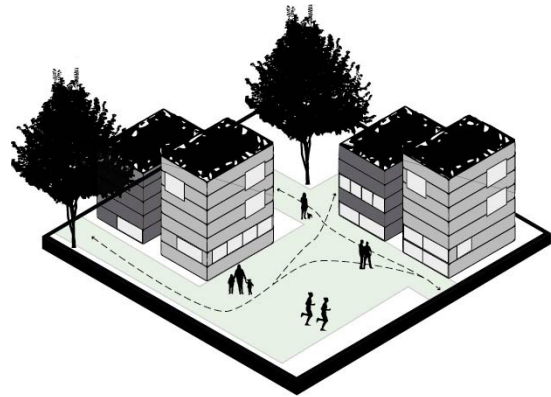
“

Social cohesion needs **social control**, which is achieved by **privacy zoning & different territories**. Each zone is recognizable by different **borders, transition spaces** and the **behaviour of people**.

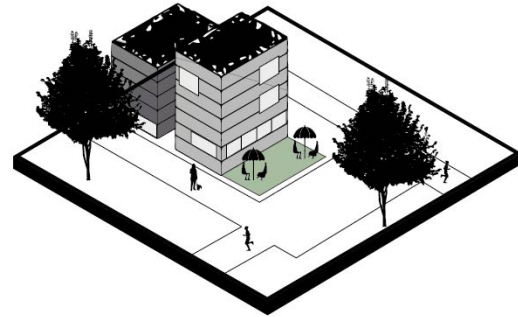
”

(Van Dorst, 2005)

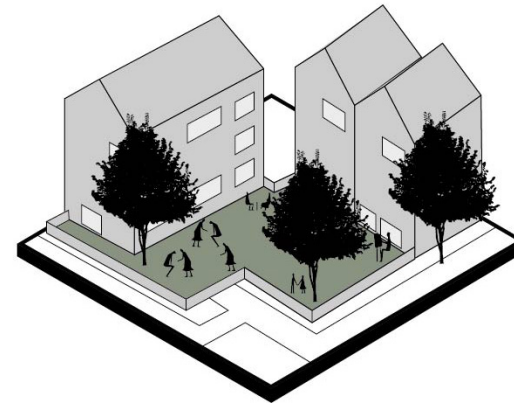
Public zone



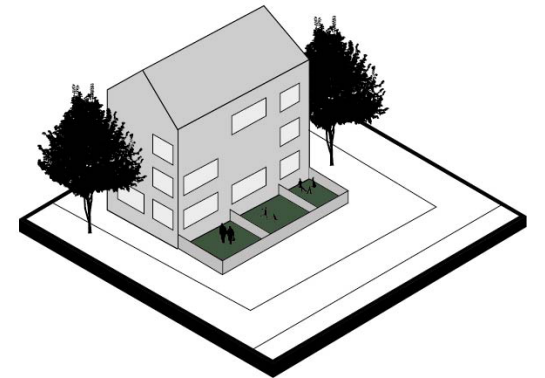
Semi-public zone



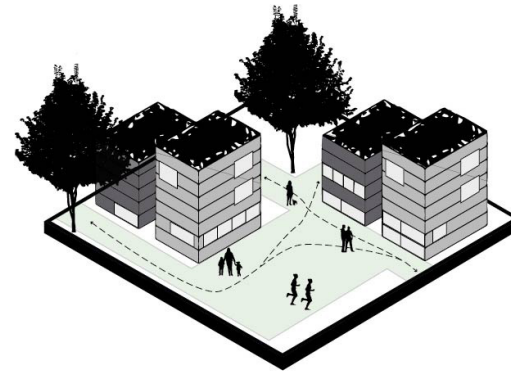
Collective zone



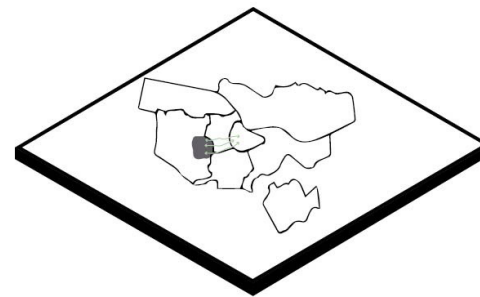
Private zone



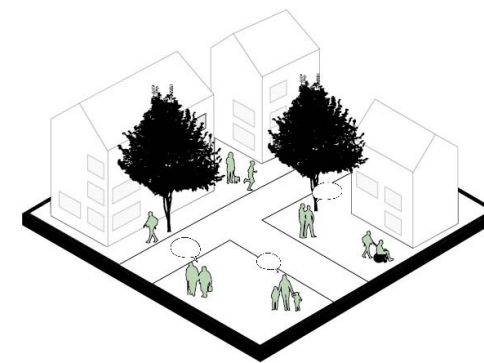
Public zone



Wide range of amenities for all residents



Connect to larger city network



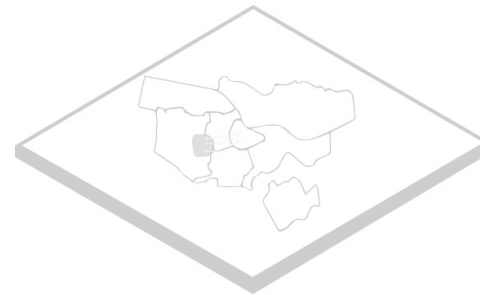
Prioritize pedestrians & stimulate encounters



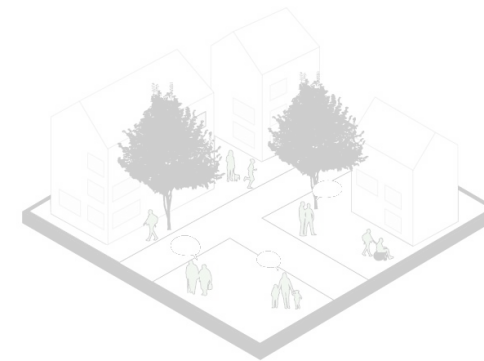
Current public zone



Wide range of amenities for all residents

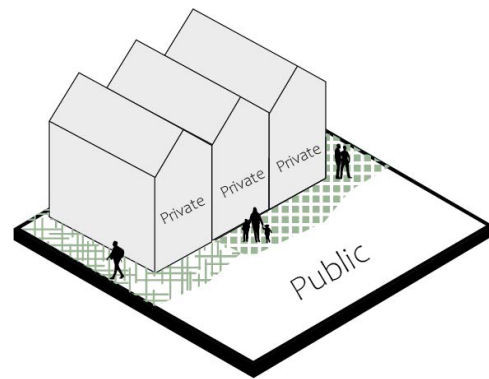
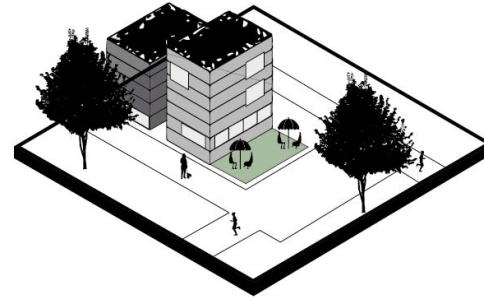


Connect to larger city network

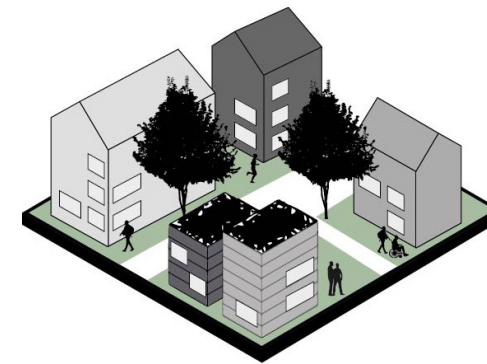


Prioritize pedestrians & stimulate encounters

Semi-public zone



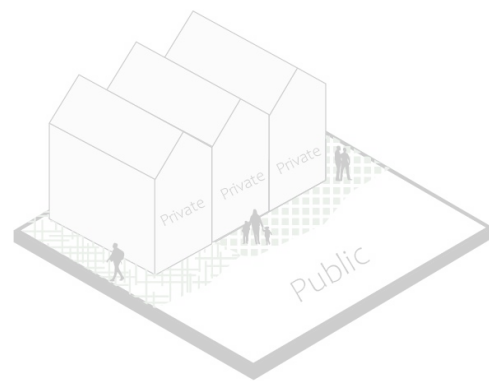
Stimulate transitions between public & private areas



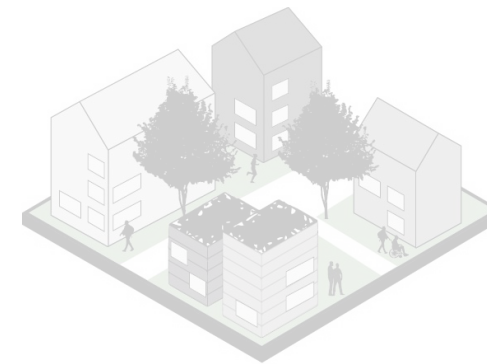
Activate the streets



Current semi-public zone

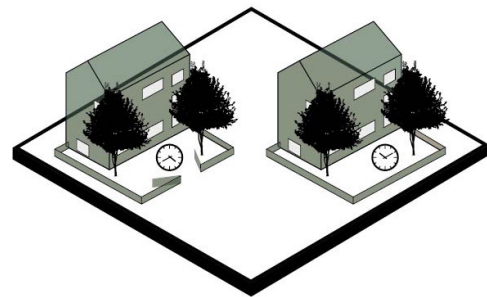
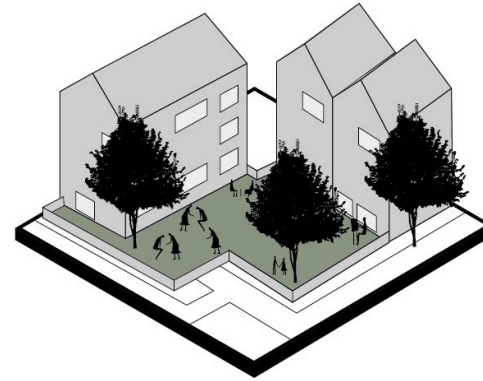


Stimulate transitions between public & private areas

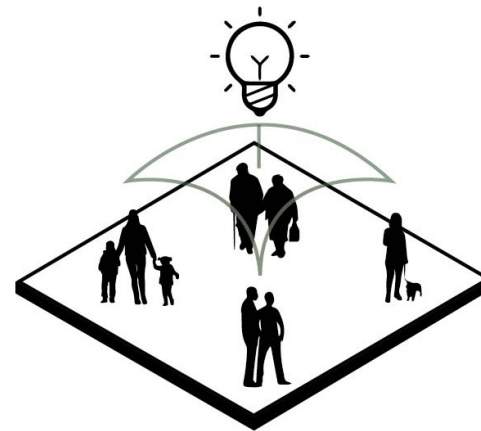


Activate the streets

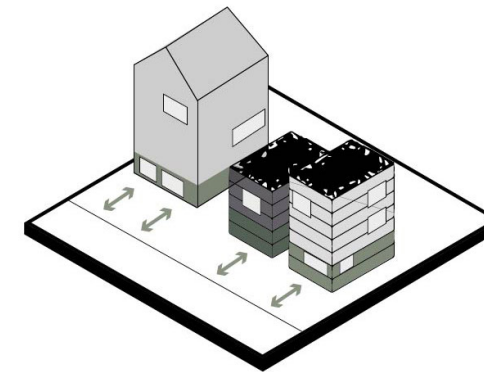
Collective zone



Clarity who & when the space can be used



Presence of community organizations & collaboration between stakeholders



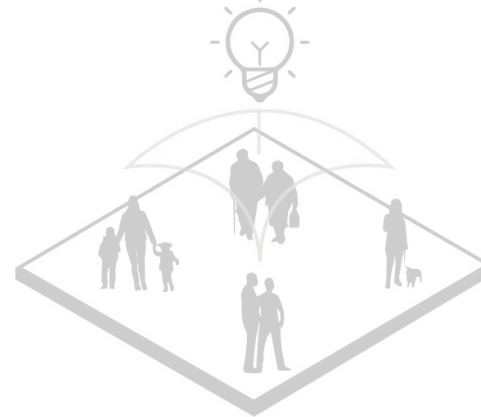
Strategic use of indoor & outdoor space



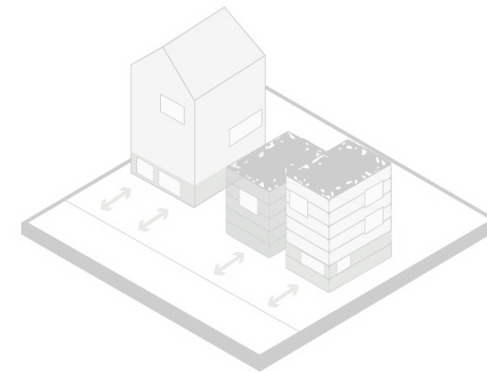
Current collective zone



Clarity who & when the space can be used

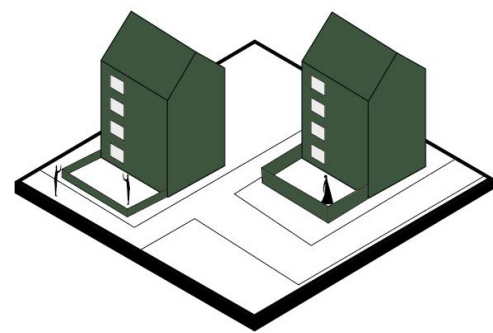
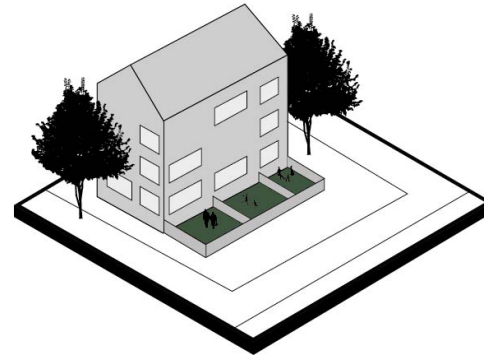


Presence of community organizations & collaboration between stakeholders

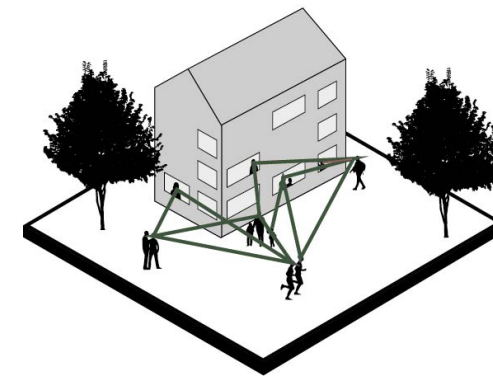


Strategic use of indoor & outdoor space

Private zone



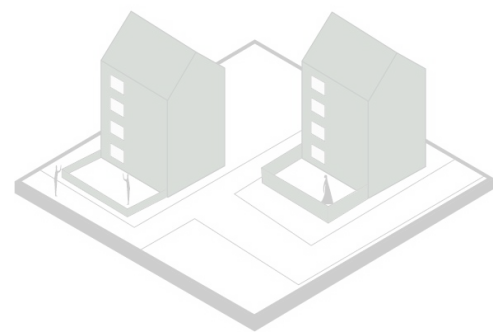
Accessible possibilities for interaction,
owners decide how much



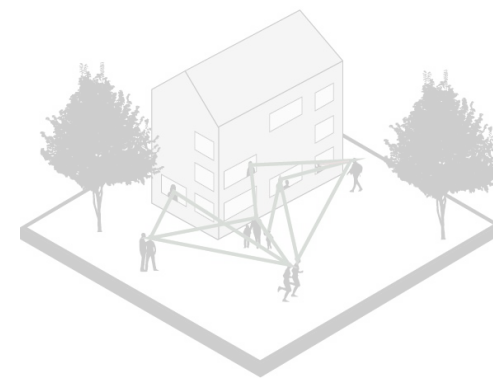
Eyes on the street from private
space



Current private zone



Accessible possibilities for interaction, owners decide how much



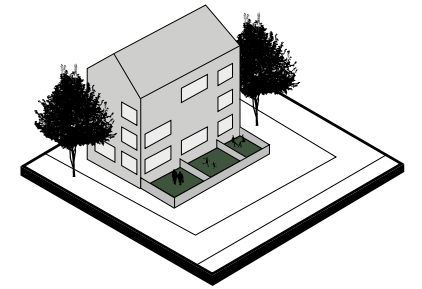
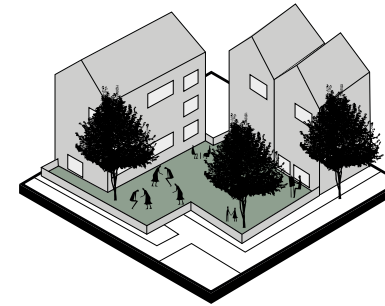
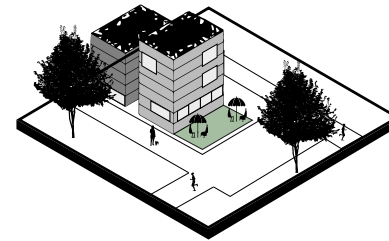
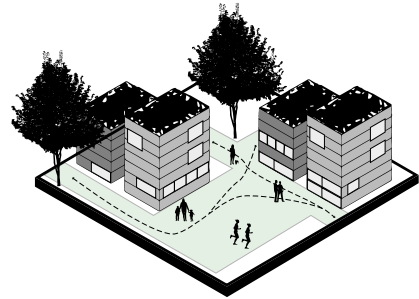
Eyes on the street from private space

Public zone

Semi-public zone

Collective zone

Private zone



Soft transition

Soft transition

Soft transition during day, hard transition during night

Soft transition during day, hard transition during night

Hard transition

Hard transition

Pattern language

“

Each **pattern** describes a problem which occurs over and over again in our environment, and then describes the **core of the solution** to that problem, in such a way you can use this solution a **million times over**, without ever doing it **the same way twice** [p.x].

”

(Alexander et al., 1977)

Pattern language

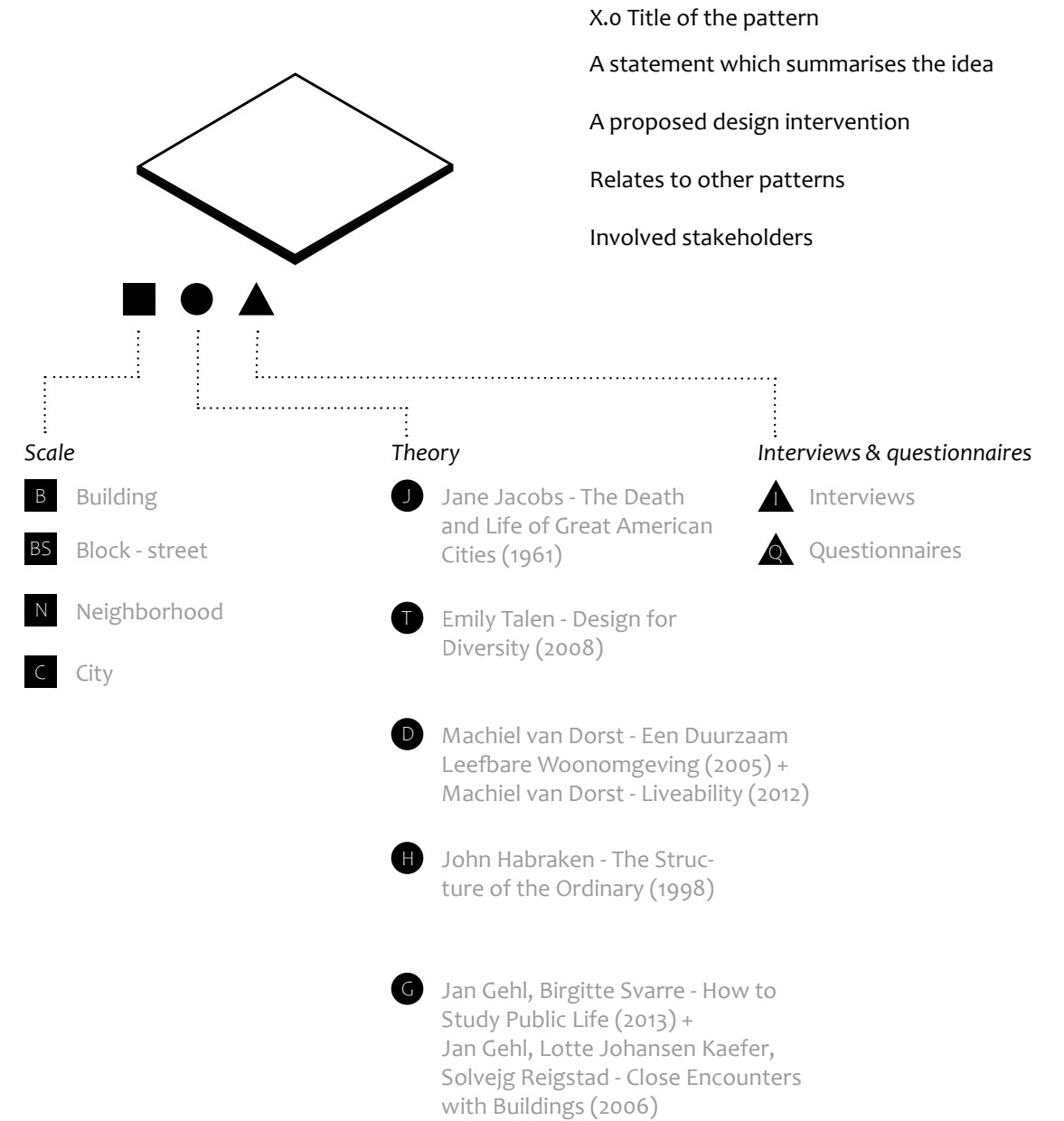


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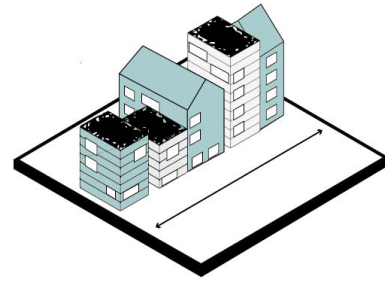
(Alexander et al., 1977)

A need specific for the scenario



Pattern language

Permeability & continuity in the neighborhood



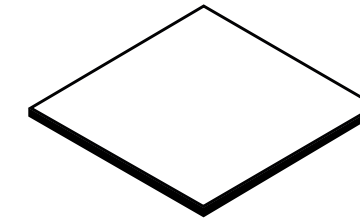
BS B G

P.1 Diverse facades

Buildings should have a diverse facade in order to stimulate movement on streets which link to the surrounding area. Groundfloor facades influence public life. According to Gehl et al. (2006), in front of active facades, pedestrians have a slower pace, there is a higher change of people stopping, and more activities can take place on the more pleasant, more crowded streets. They emphasize: “closed facades pacify while open and interesting facades activate urban users” [p.33].

Relates to: P.0, P.2, P.3, Z.4, Z.6
Municipality, landowners, residents

A need specific for the scenario



- X.o Title of the pattern
- A statement which summarises the idea
- A proposed design intervention
- Relates to other patterns
- Involved stakeholders

Scale

- B Building
- BS Block - street
- N Neighborhood
- C City

Theory

- J Jane Jacobs - The Death and Life of Great American Cities (1961)
- T Emily Talen - Design for Diversity (2008)
- D Machiel van Dorst - Een Duurzaam Leefbare Woonomgeving (2005) + Machiel van Dorst - Liveability (2012)
- H John Habraken - The Structure of the Ordinary (1998)
- G Jan Gehl, Birgitte Svarre - How to Study Public Life (2013) + Jan Gehl, Lotte Johansen Kaefer, Solvejg Reigstad - Close Encounters with Buildings (2006)

Interviews & questionnaires

- I Interviews
- Q Questionnaires

The 2 scenarios

**Soft scenario -
influx of students**



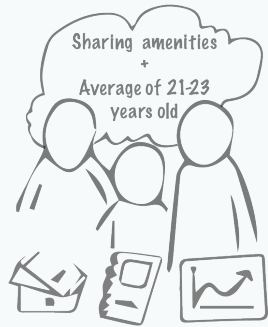
**Soft scenario -
influx of students**



**Extreme scenario -
influx of knowledge workers**



Soft scenario - students



Relatively less to spend:
comparable to existing
residents

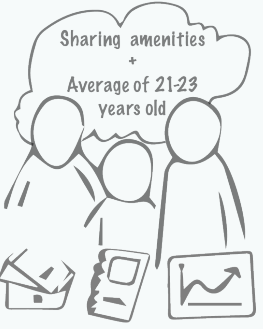


Studios & shared facility
housing: similar to current
oneperson & family



Connection to centre, and
local & global amenities:
variety of shops (sizes)

Spatial strategy



Sharing amenities +
Average of 21-23
years old

Relatively less to spend:
comparable to existing
residents



Studios & shared facility
housing: similar to current
oneperson & family



Connection to centre, and
local & global amenities:
variety of shops (sizes)

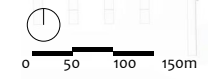
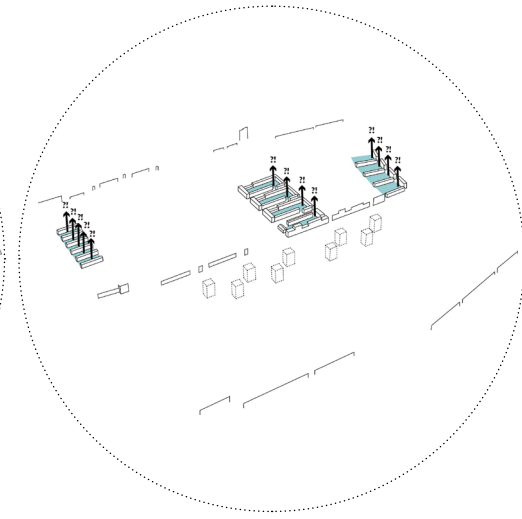
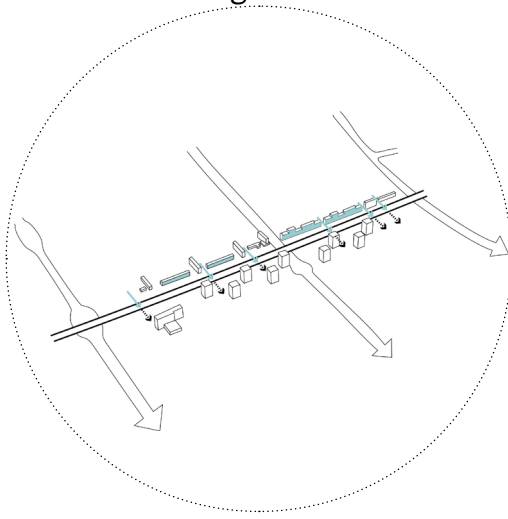
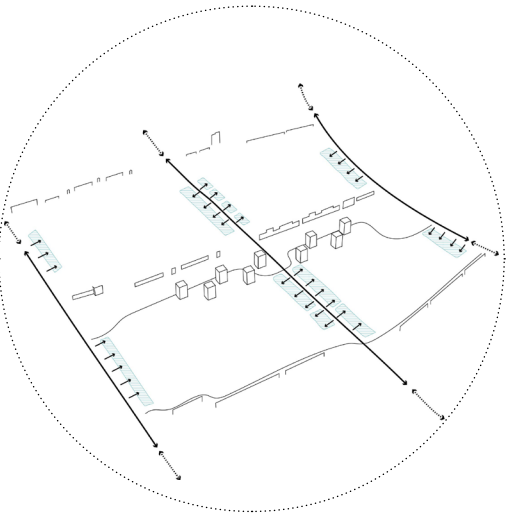


3 needs (large scale patterns)

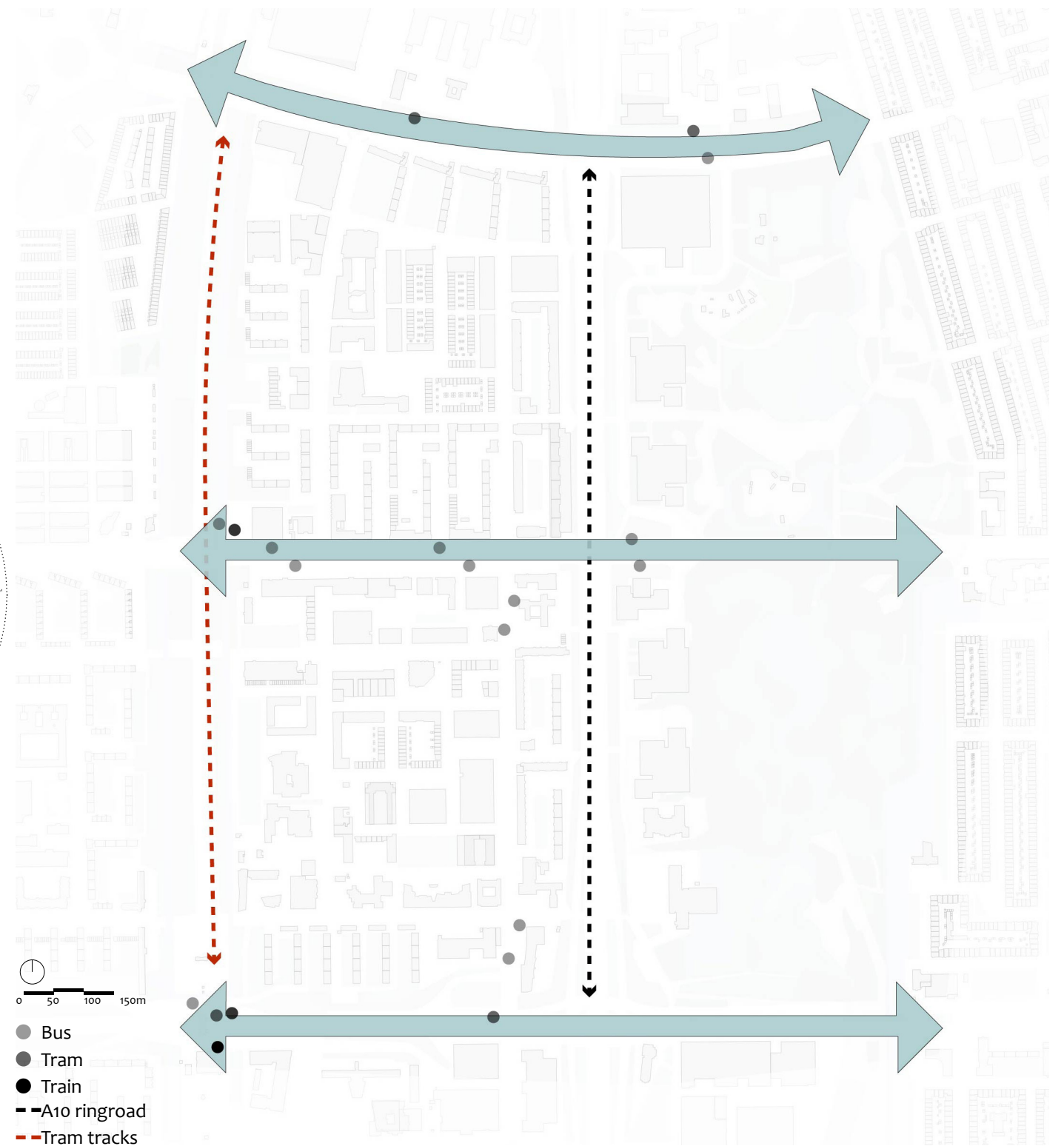
N.o Link to the city network

P.o Permeability & continuity in the neighborhood

Z.o Clarification of the living environment



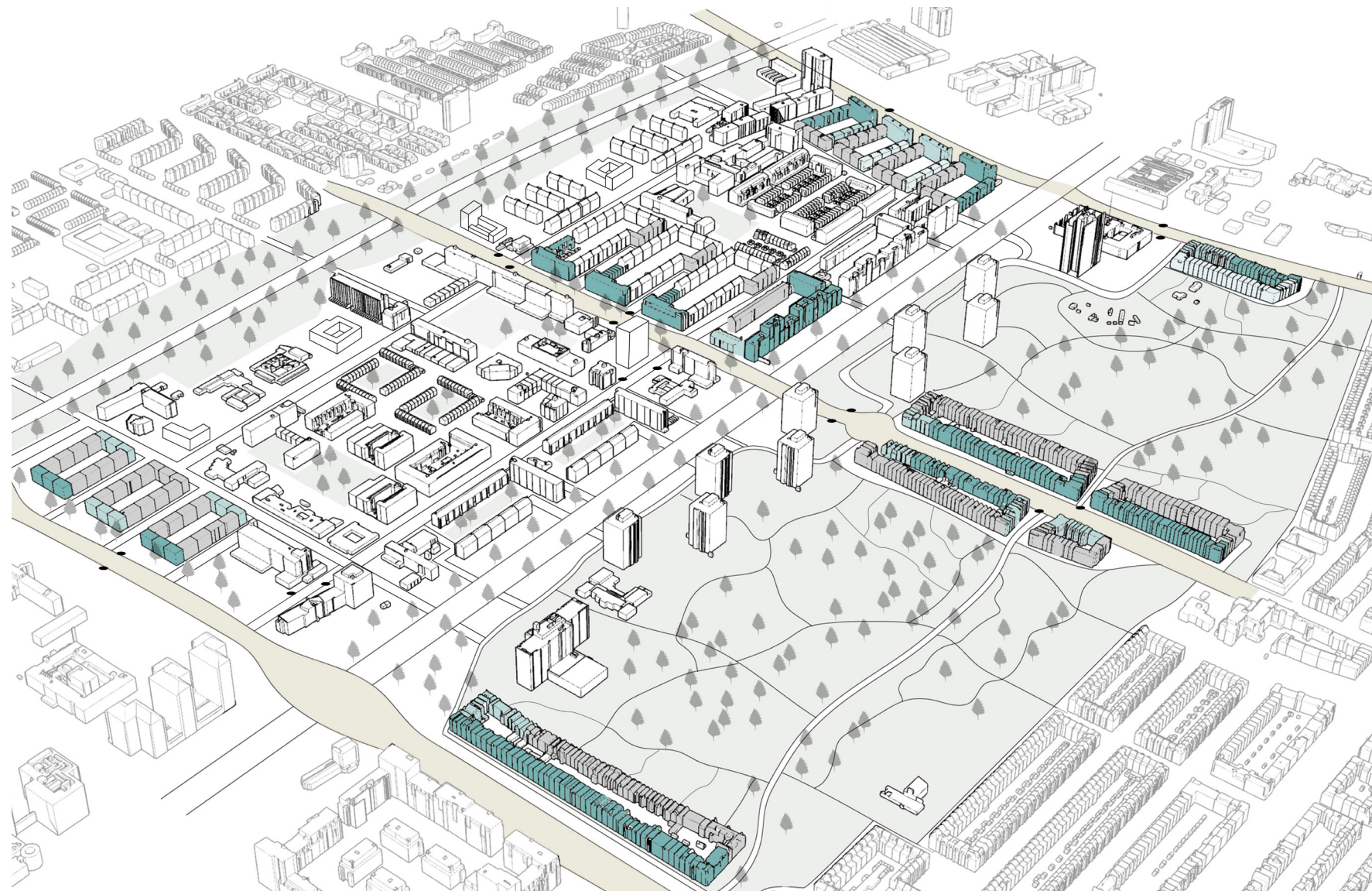
- Bus
- Tram
- Train
- A10 ringroad
- - - Tram tracks



Soft scenario

Enhance the existing, densify where possible

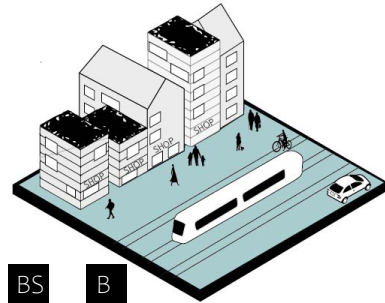
Moderate diversity: densification of buildings (2070 new apartments)
More public investment & involvement of social housing corporations
Residents have more to say in transformations



- Public transport stops
- New public functions (shops, cafes, restaurants)
- New semi-public/collective functions (e.g. workspaces)
- New residential homes

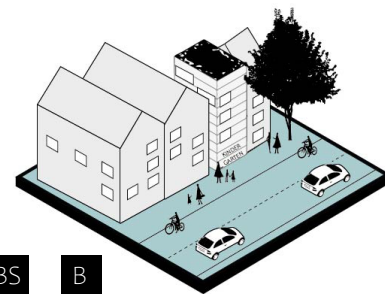
3 important patterns

Z.6 Main street



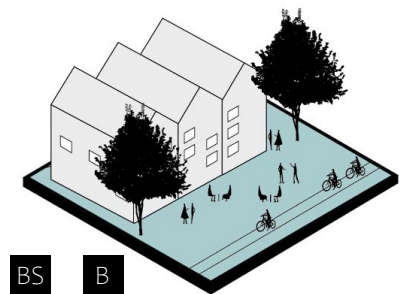
C N BS B

Z.7 Neighborhood street



N BS B

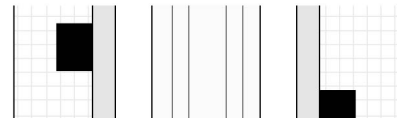
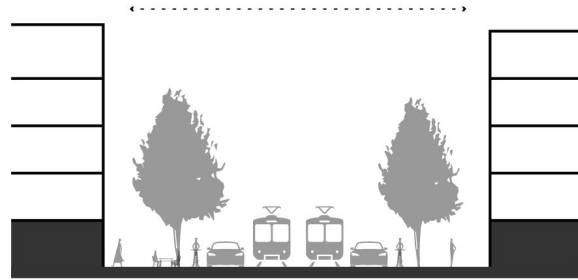
Z.8 Residential street



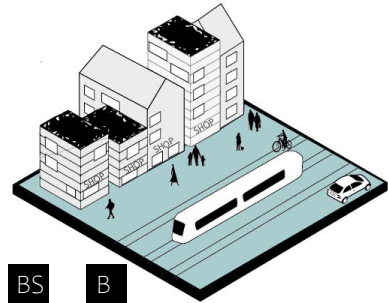
N BS B

3 important patterns

25-30m

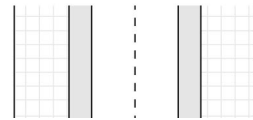
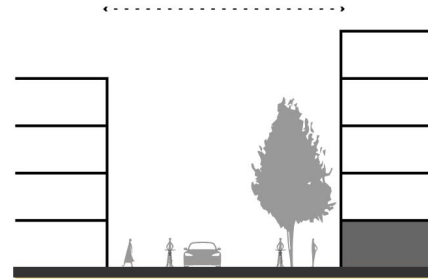


Z.6 Main street

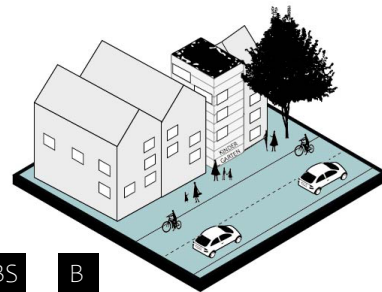


C N BS B

15-20m

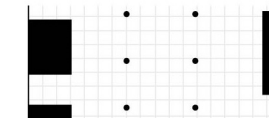
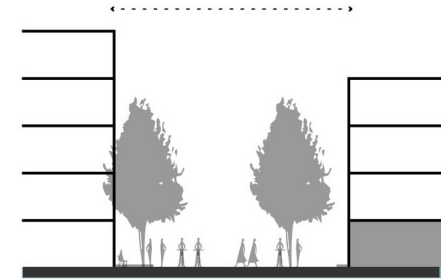


Z.7 Neighborhood street

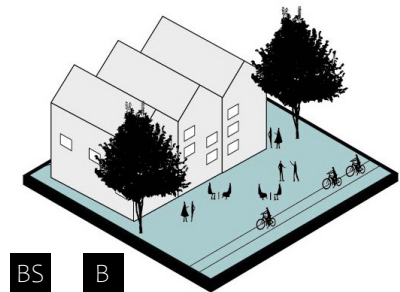


N BS B

15m



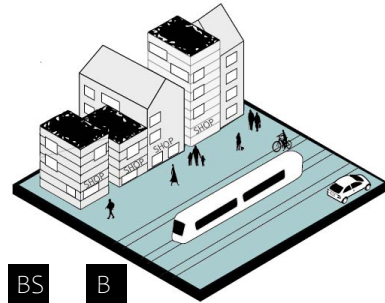
Z.8 Residential street



N BS B

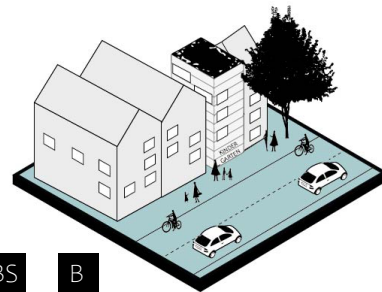
3 important patterns

Z.6 Main street



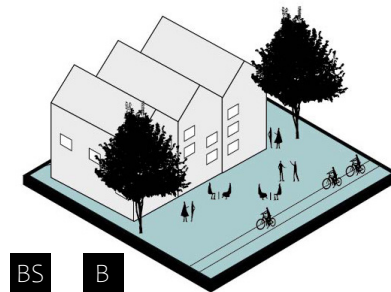
C N BS B

Z.7 Neighborhood street



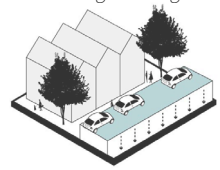
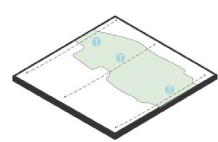
N BS B

Z.8 Residential street

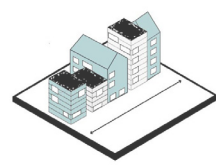


N BS B

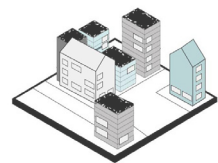
N.1 Introduce public transport N.2 Downgrade ringroad to link to Stadsstraten



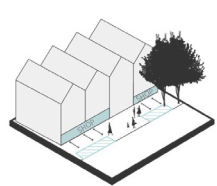
P.1 Diverse facades



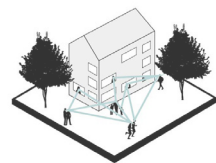
P.2 Mixture of functions & amenities



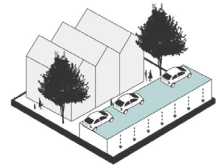
P.3 Pocket spaces



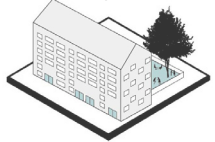
P.6 Create transparency by eyes on the street



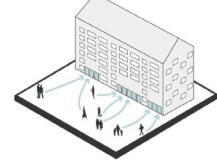
N.2 Downgrade ringroad



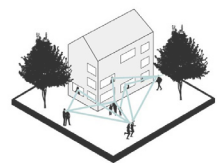
P.4 More entrances in building blocks



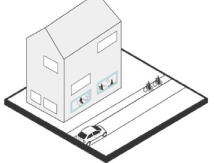
P.5 Collective entrances



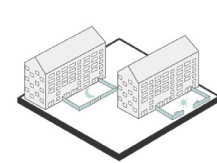
P.6 Create transparency by eyes on the street



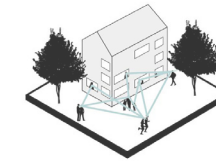
Z.2 Public rooms at public street side



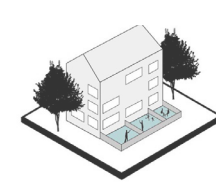
Z.3 Possibilities to close off spaces



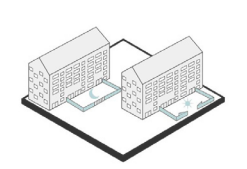
P.6 Create transparency by eyes on the street

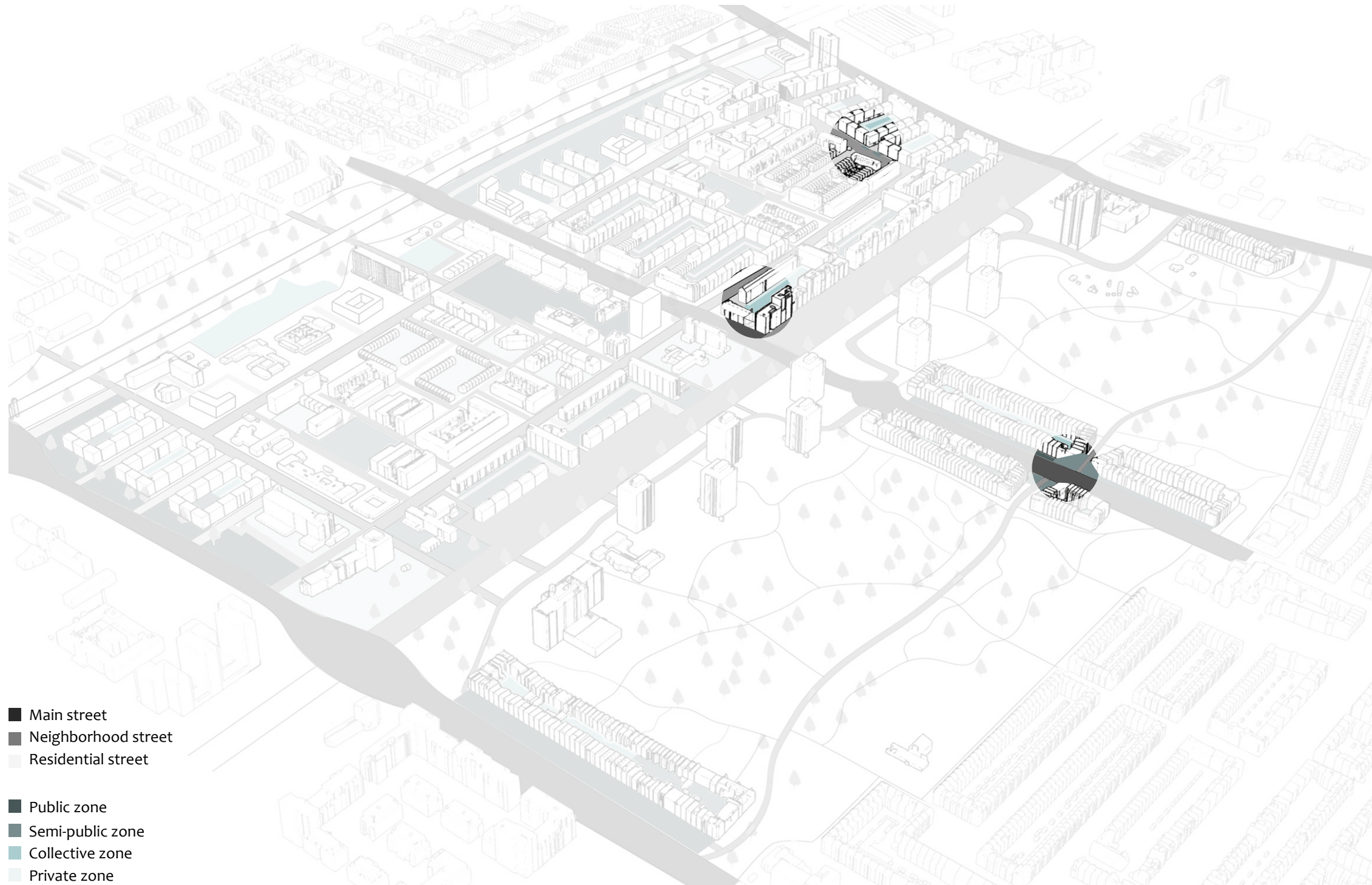


Z.1 Front gardens



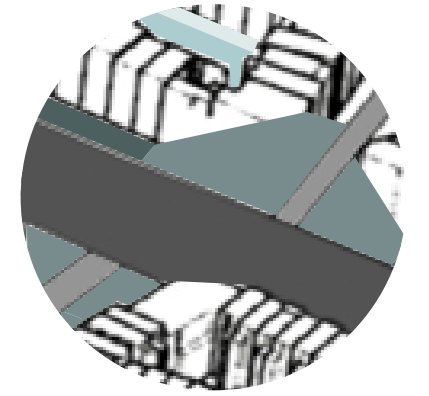
Z.3 Possibilities to close off spaces



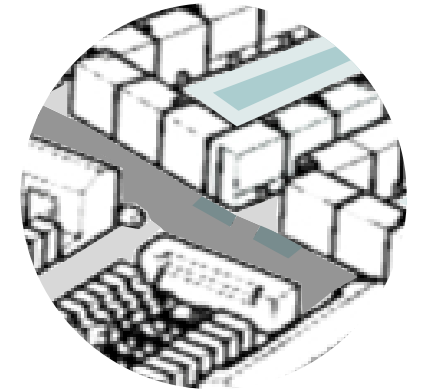


- Main street
- Neighborhood street
- Residential street
- Public zone
- Semi-public zone
- Collective zone
- Private zone

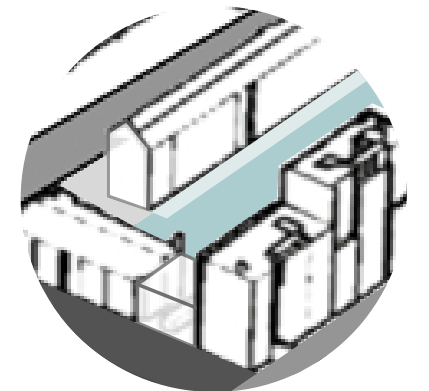
Public zones around main street



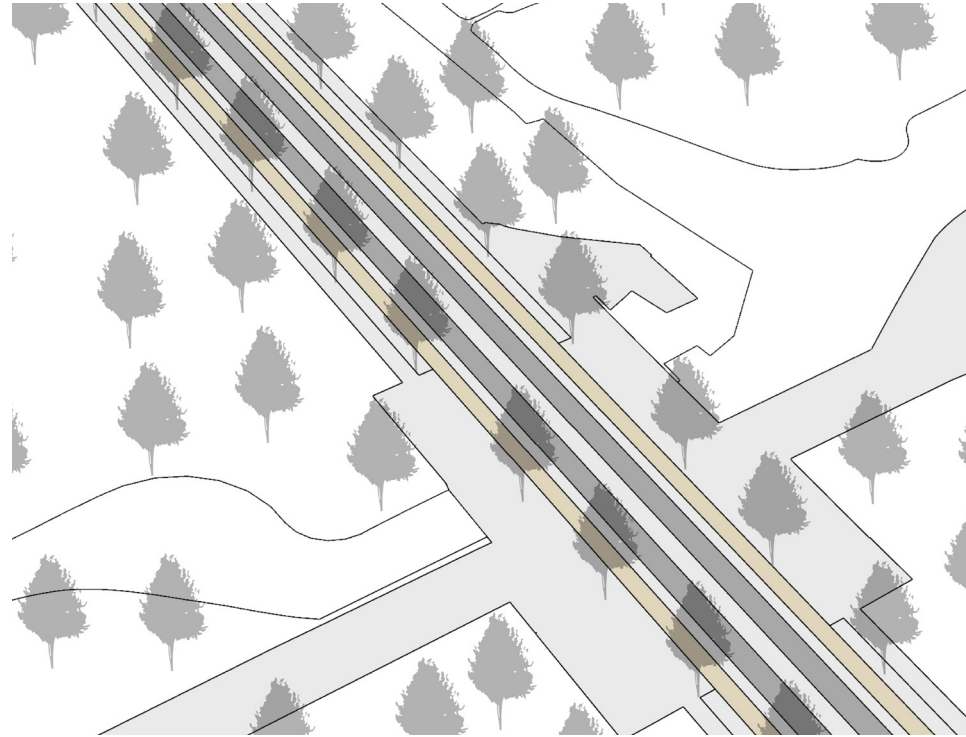
Transition public to more private zones



Private zones around residential street



New housing in the park
Public zones around the main street

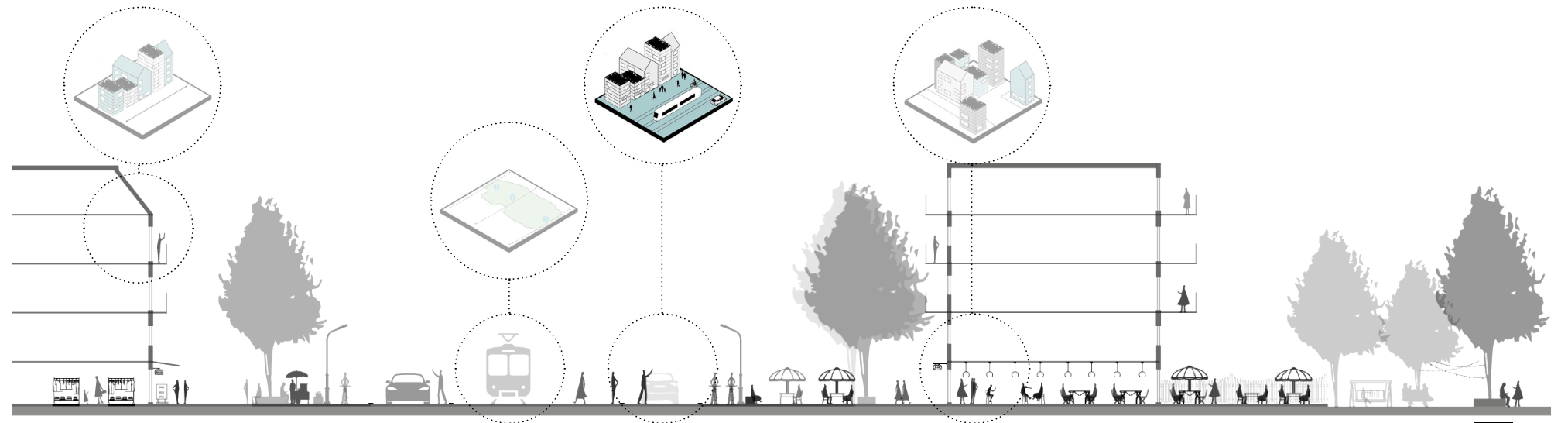
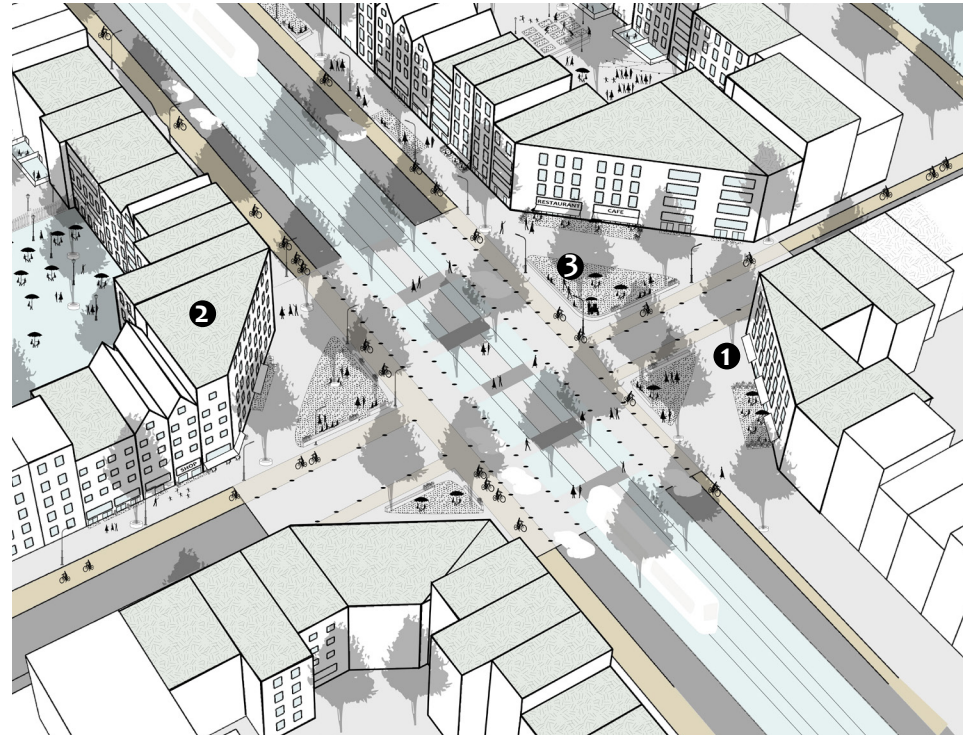


New housing in the park Public zones around the main street

1 Cut off corners to stimulate the transitions into the park

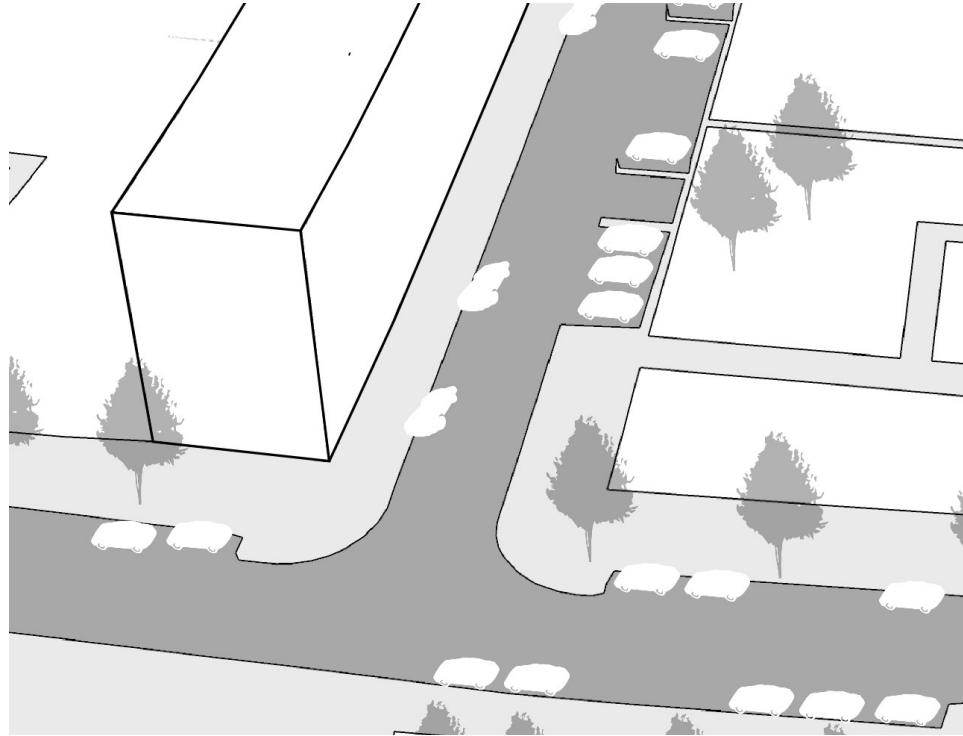
2 Manage & diversify ownership to prevent gentrification

3 Communal cooperative for pocket spaces to integrate residents and shopowners

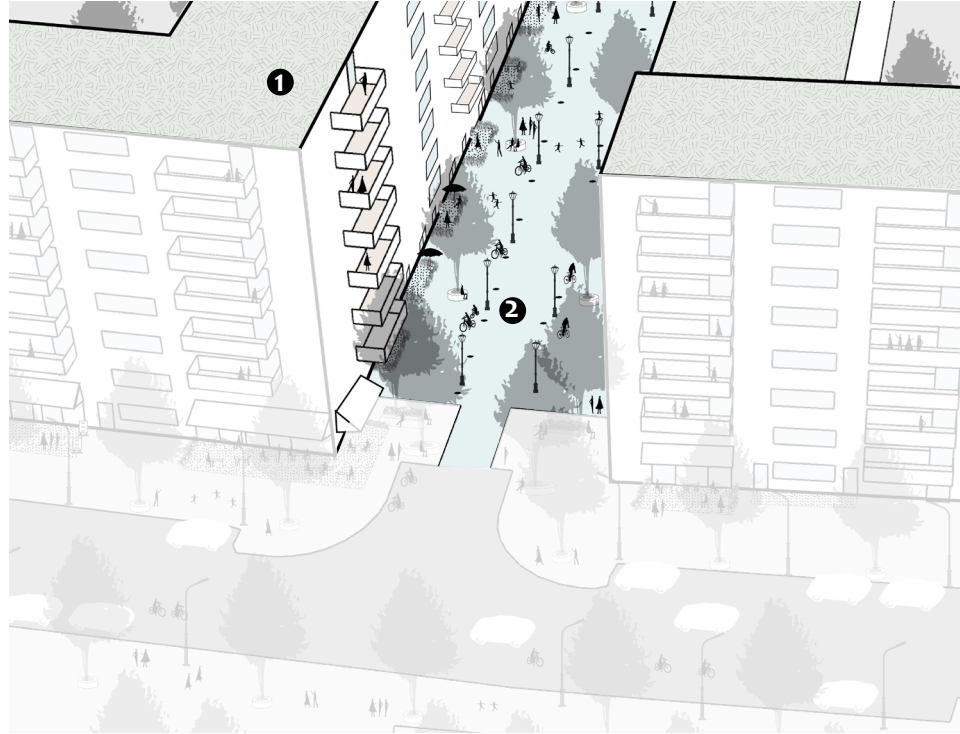


New situation: certain patterns link to specific zones

Development in the neighborhood
The transition from public to more private zones



Development in the neighborhood The transition from public to more private zones



❶ Existing housing completely owned by *social housing corporation*
(Gemeente Amsterdam, 2019)



❷ Initiate *co-creation* for the transformation of the more private streets

Development in the neighborhood
The transition from public to more private zones

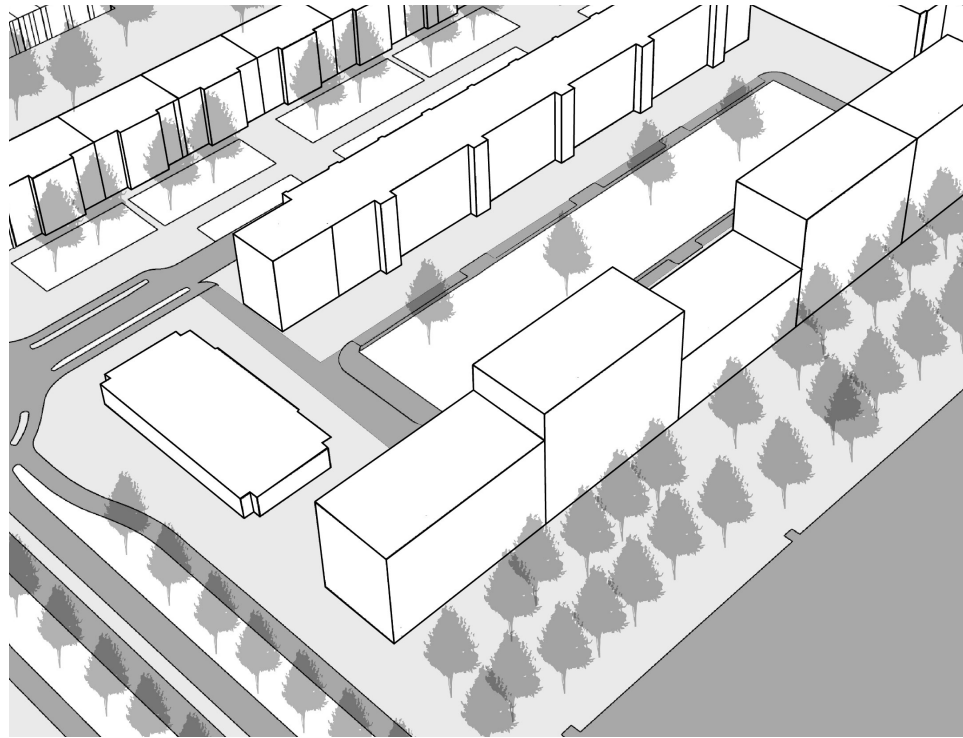


1 Existing housing completely owned by *social housing corporation* (Gemeente Amsterdam, 2019)

2 Initiate *co-creation* for the transformation of the more private streets

3 *Public investment* and *involvement of social housing corporations* needed for new housing

Existing housing with private & collective yard
The more private zones around the residential street



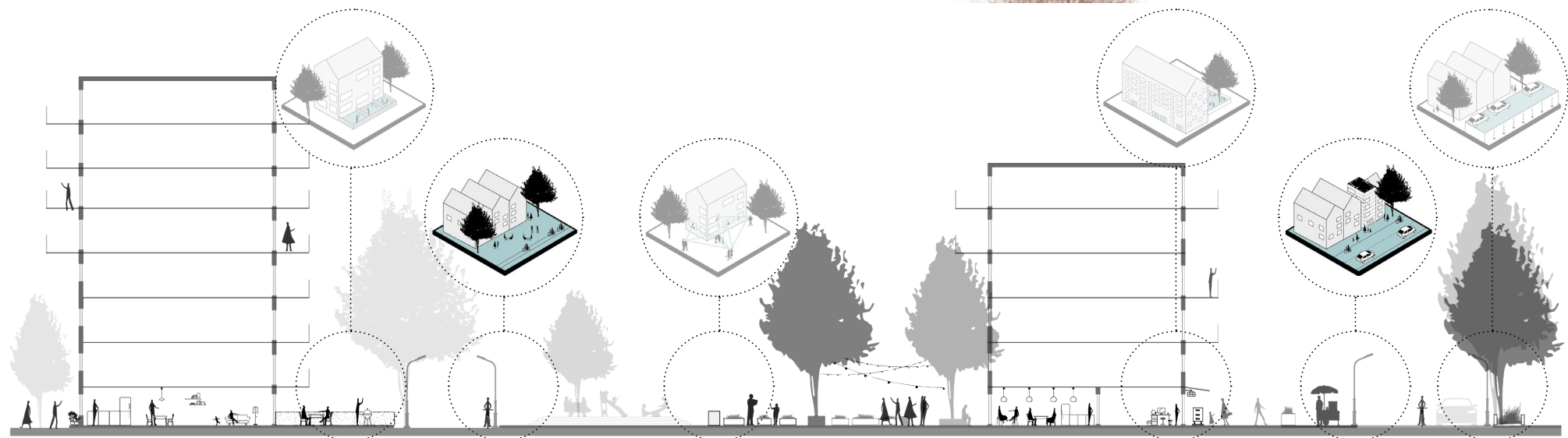
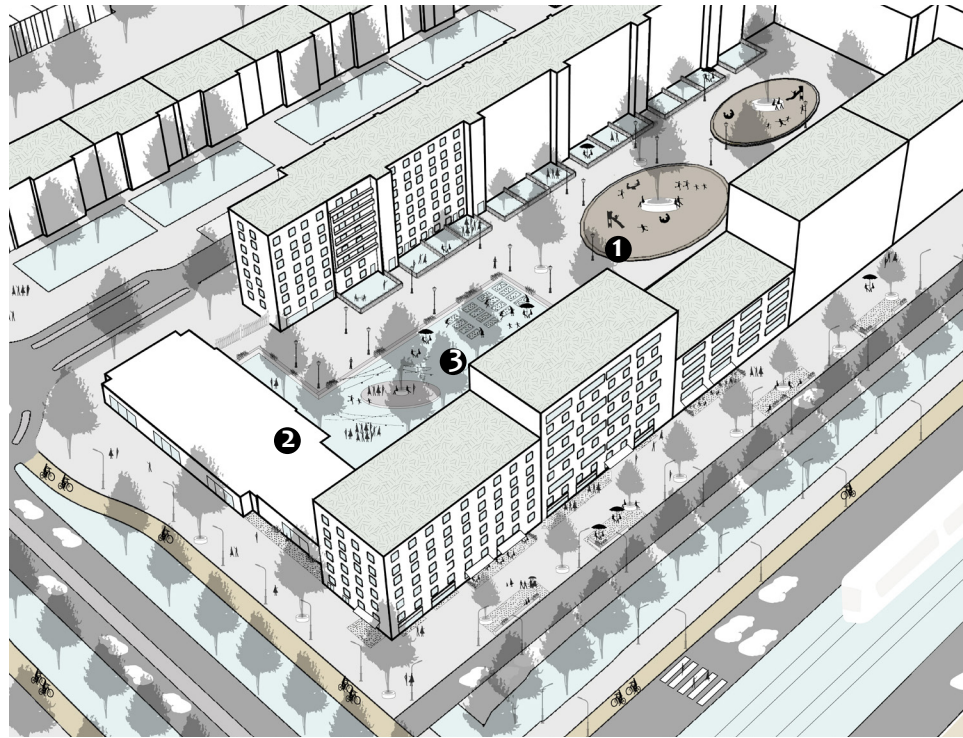
Current situation

Existing housing with private & collective yard The more private zones around the residential street

1 Initiate *co-creation* for the transformation of the collective spaces

2 Improved visibility of community organizations to stimulate interest and *facilitate participation*

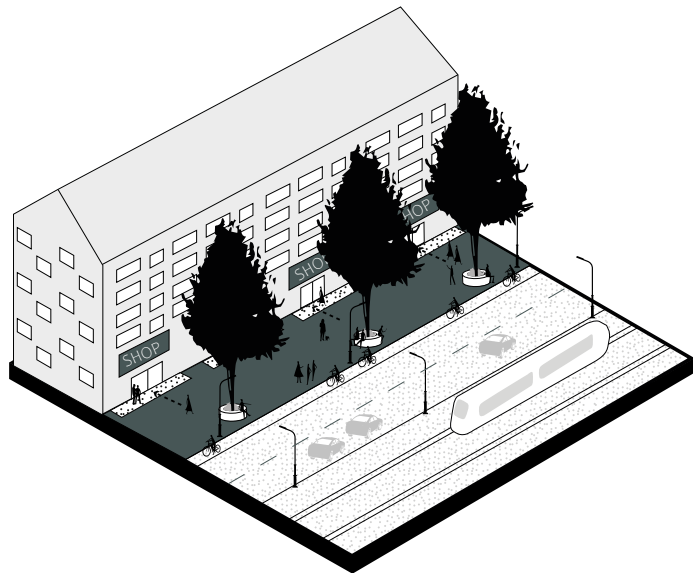
3 Community organizations require a *good collaboration* with the *municipality*



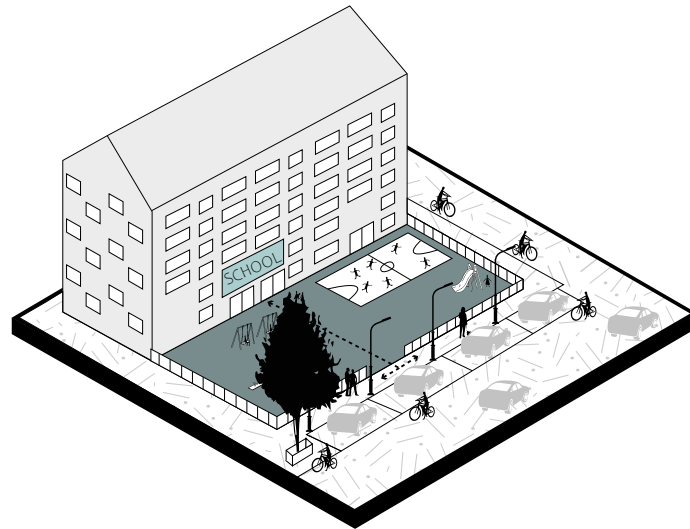
New situation: certain patterns link to specific zones

Conclusion soft scenario

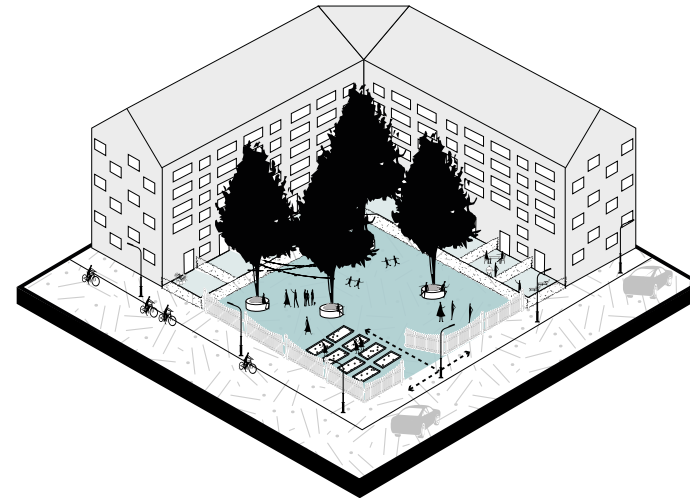
The importance of street patterns



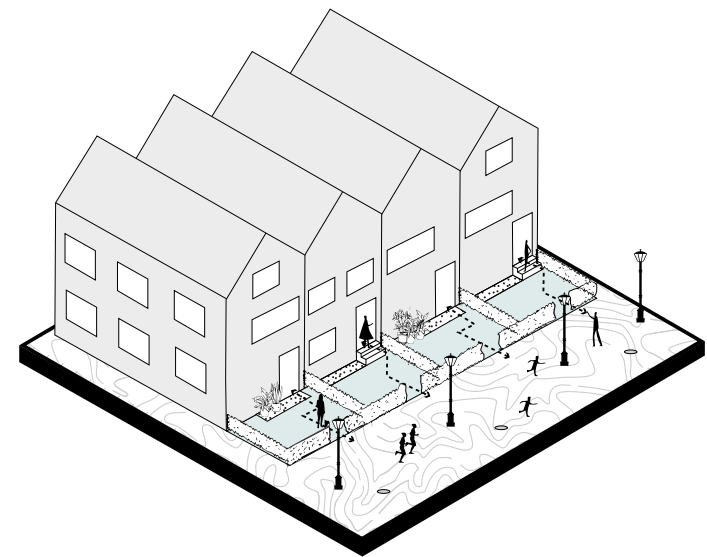
Public zones
+ main street



Semi-public zones
+ neighborhood street



Collective zones
+ neighborhood street



Private zones
+ residential street

- Public zone
- Semi-public zone
- Collective zone
- Private zone

- Main street
- Neighborhood street
- Residential street

Extreme scenario - knowledge workers



International company €

START a professional career

Earn relatively more: different than current residents

Larger, more expensive apartments: high diversity compared to existing

- Living & working in same region
- Central urban living environment
- Economic factors are important
- Public safety, daily shops, proximity
- Diversity, tolerance & urban amenities
- Good public transport

Global shops in an international environment: larger shop sizes

Spatial strategy

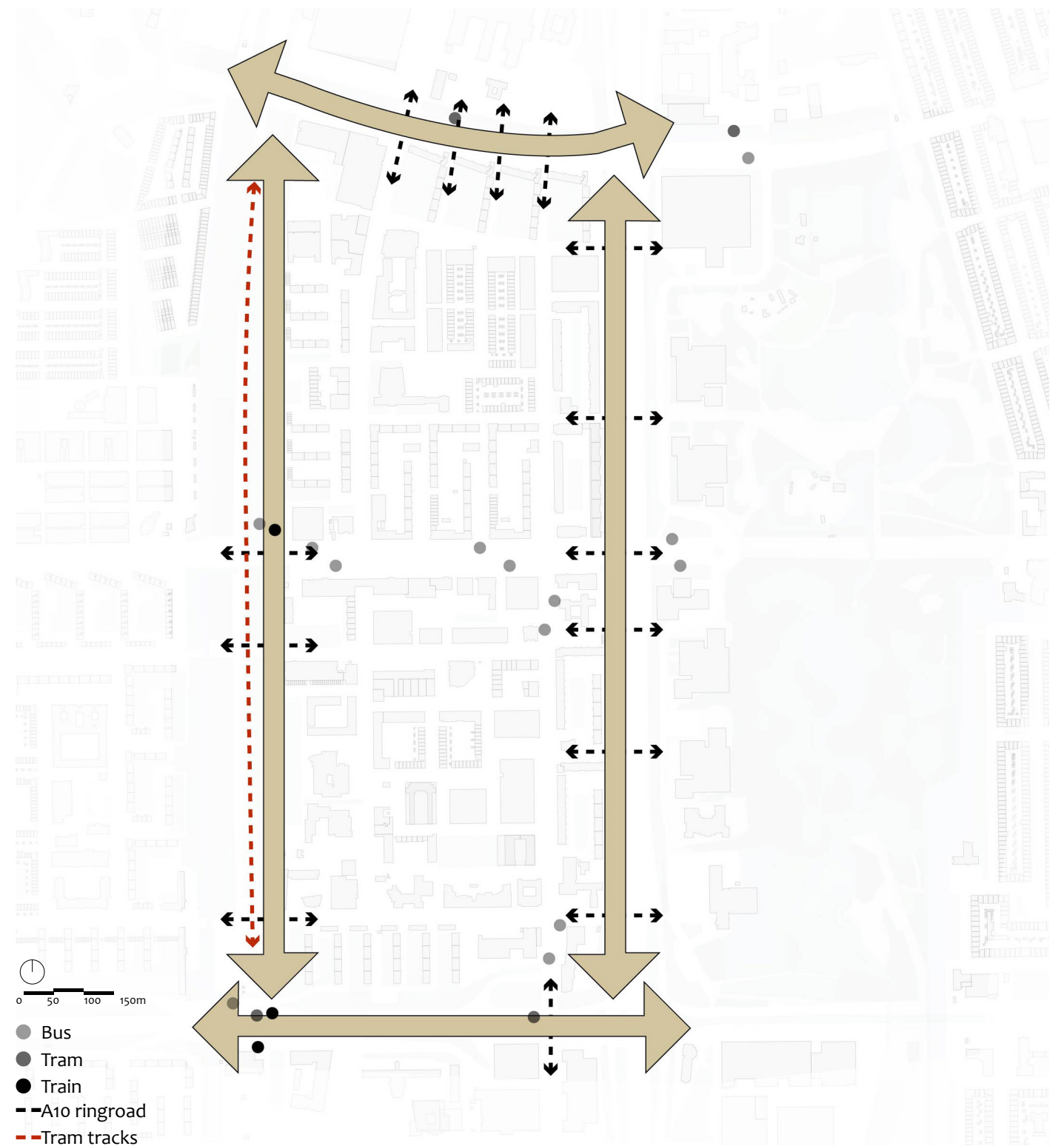
International company €
START a professional career

Earn relatively more: different than current residents

Larger, more expensive apartments: high diversity compared to existing

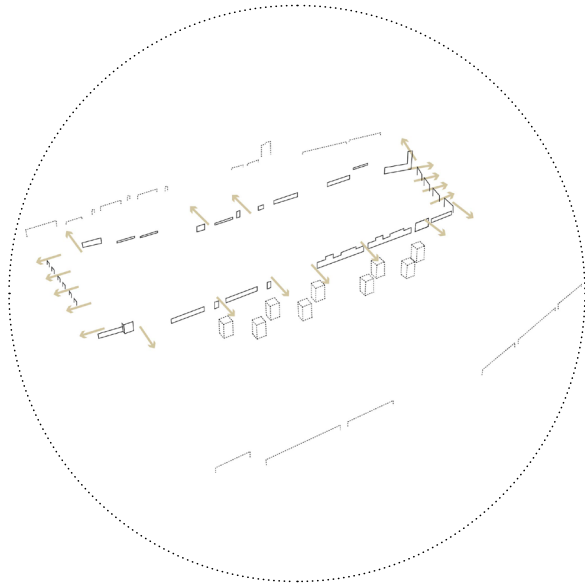
- Living & working in same region
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Global shops in an international environment: larger shop sizes

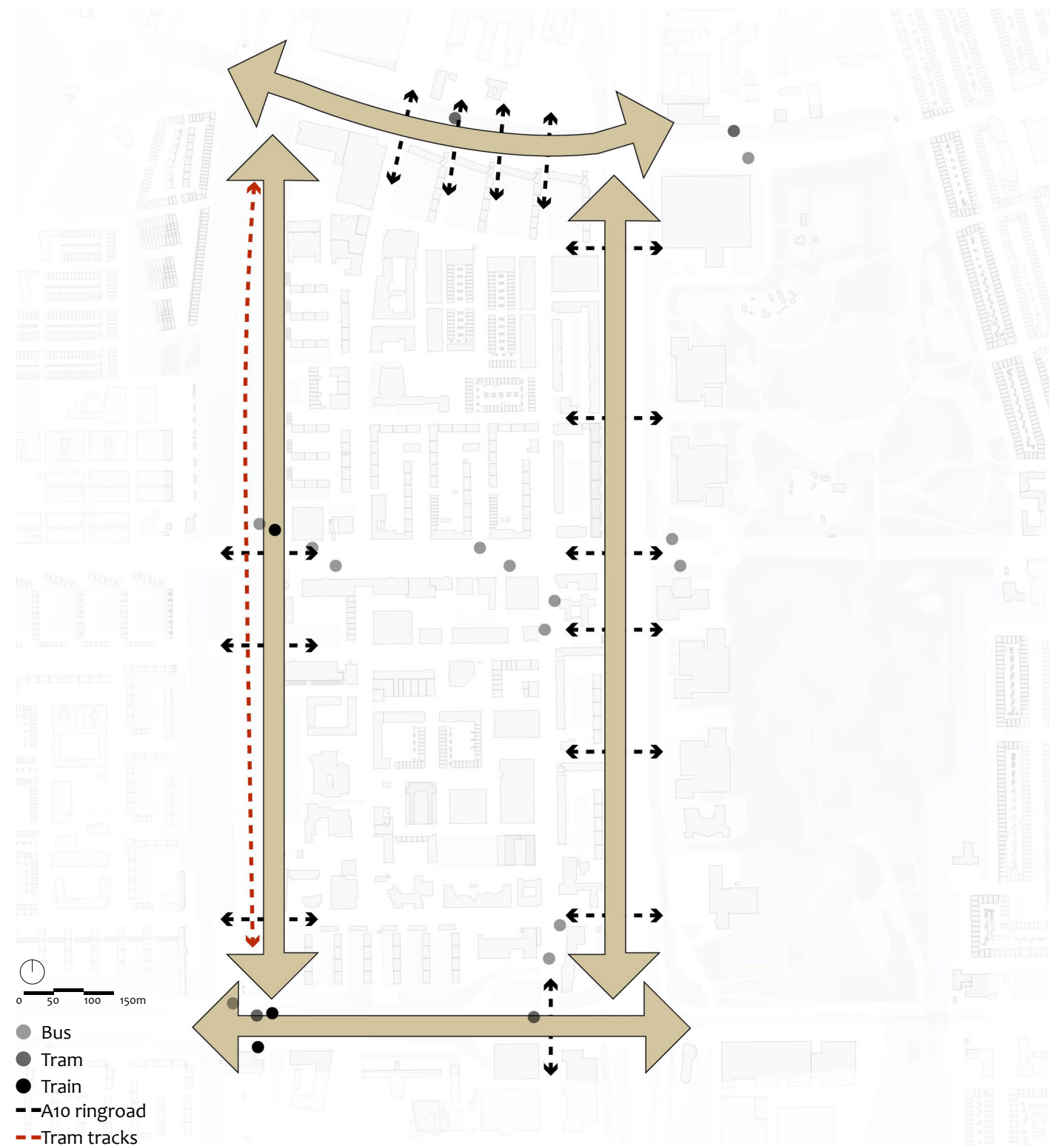
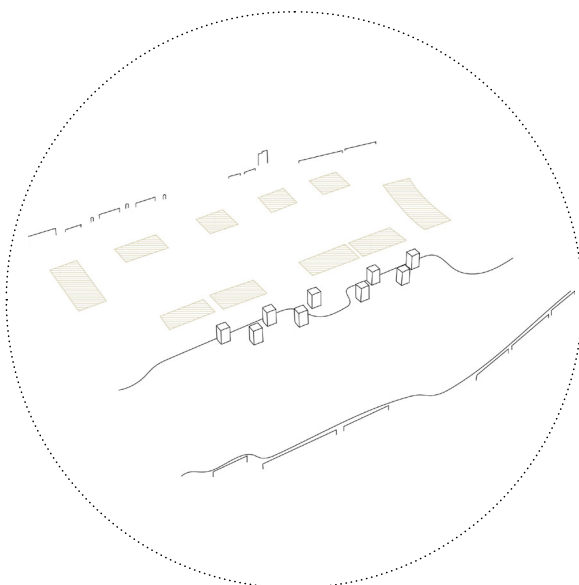


2 needs (large scale patterns)

T.o More transitions from & to the neighborhood



G.o Creating a variety of spaces



Extreme scenario

New building typologies & a larger variety of spaces

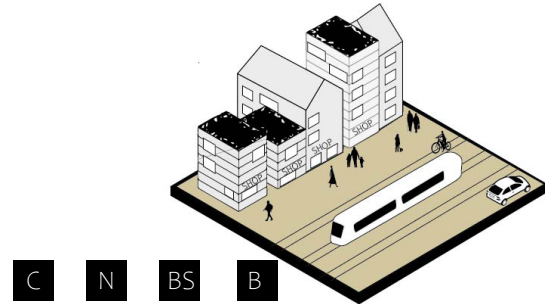
High diversity: densification of mid-high building blocks (3150 apartments)
More involvement of private developers
Residents have less to say in transformations



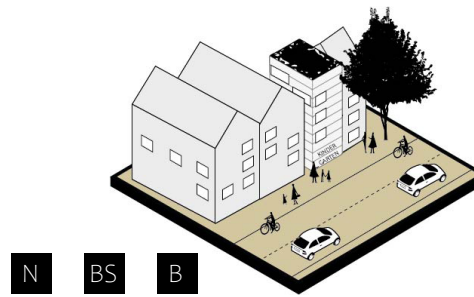
- Public transport stops
- New public functions (shops, cafes, restaurants)
- New semi-public/collective functions (e.g. workspaces)
- New residential homes

Street patterns

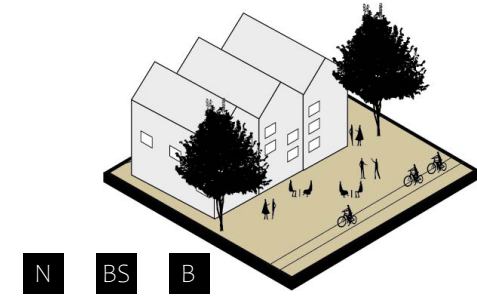
G.5 Main street



G.6 Neighborhood street



G.7 Residential street

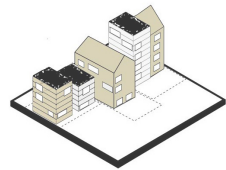


Street patterns

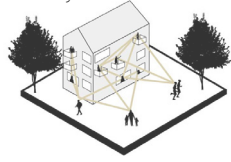
G.1 Clustered shops, businesses & offices



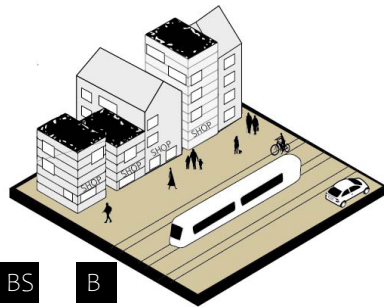
G.2 Diverse plots & volumes



G.3 Create transparency by eyes on the street

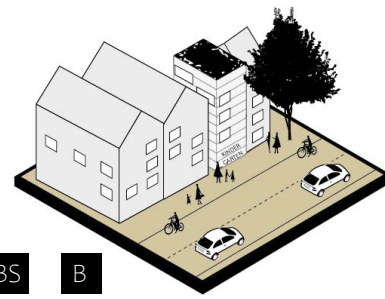


G.5 Main street



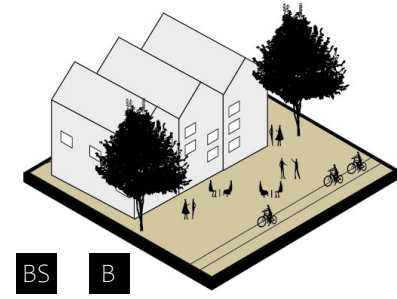
C N BS B

G.6 Neighborhood street



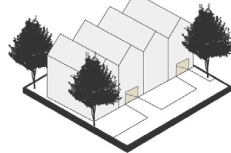
N BS B

G.7 Residential street

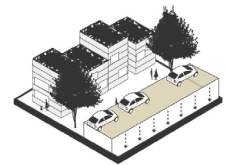


N BS B

T.1 Permeable building blocks



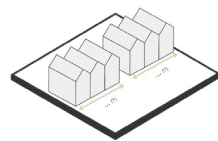
T.3 Downgrade the ringroad



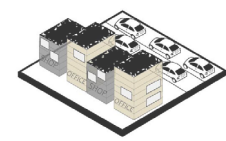
T.4 Collective entrances



T.5 Short blocks



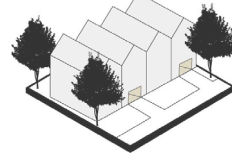
T.7 Resilient building types



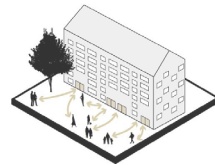
T.8 Pocket spaces



T.1 Permeable building blocks



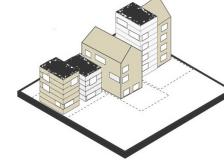
T.4 Collective entrances



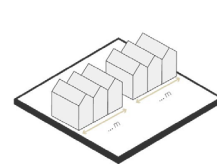
T.8 Pocket spaces



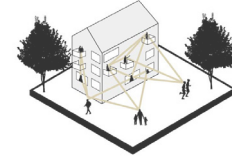
G.2 Diverse plots & volumes



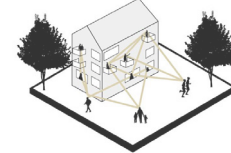
T.5 Short blocks



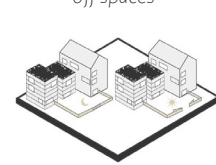
G.3 Create transparency by eyes on the street



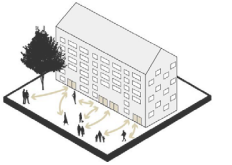
G.3 Create transparency by eyes on the street



G.4 Possibilities to close off spaces



T.4 Collective entrances

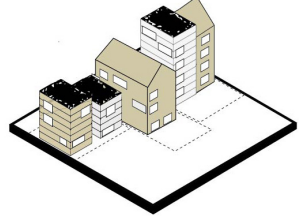


Patterns related to diverse spaces

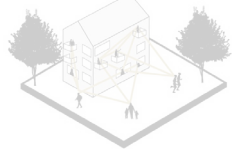
G.1 Clustered shops, businesses & offices



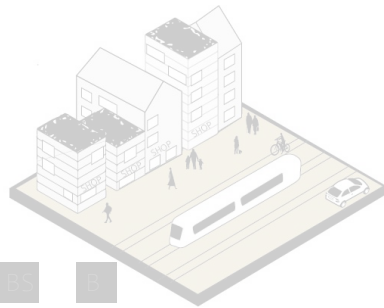
G.2 Diverse plots & volumes



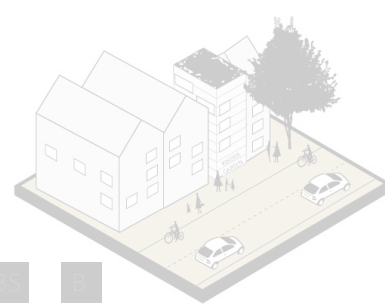
G.3 Create transparency by eyes on the street



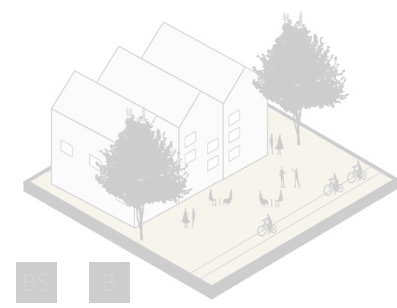
G.5 Main street



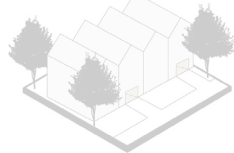
G.6 Neighborhood street



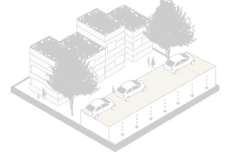
G.7 Residential street



T.1 Permeable building blocks



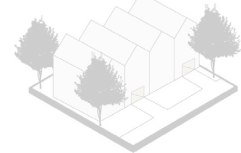
T.3 Downgrade the ringroad



T.4 Collective entrances



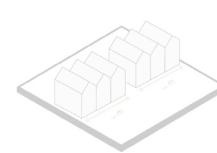
T.1 Permeable building blocks



T.4 Collective entrances



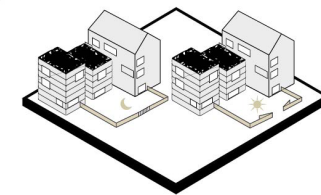
T.5 Short blocks



G.3 Create transparency by eyes on the street



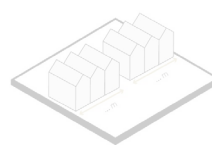
G.4 Possibilities to close off spaces



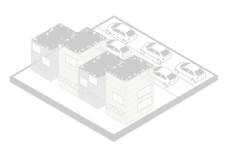
T.4 Collective entrances



T.5 Short blocks



T.7 Resilient building types



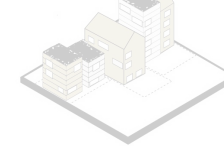
T.8 Pocket spaces



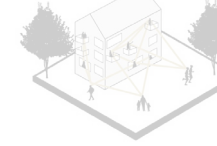
T.8 Pocket spaces

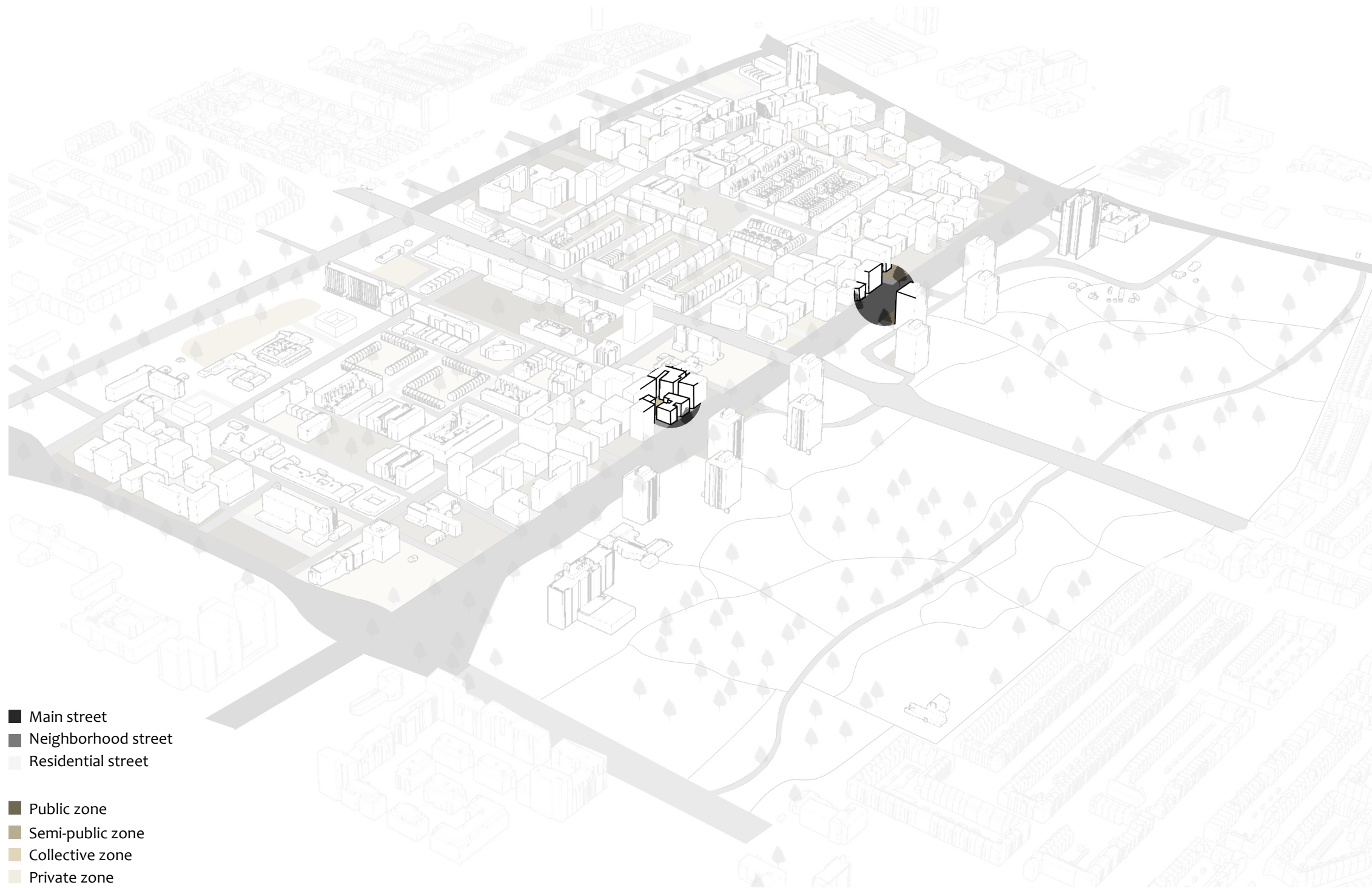


G.2 Diverse plots & volumes



G.3 Create transparency by eyes on the street





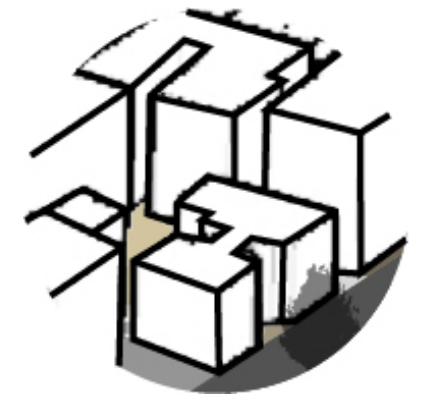
- Main street
- Neighborhood street
- Residential street

- Public zone
- Semi-public zone
- Collective zone
- Private zone

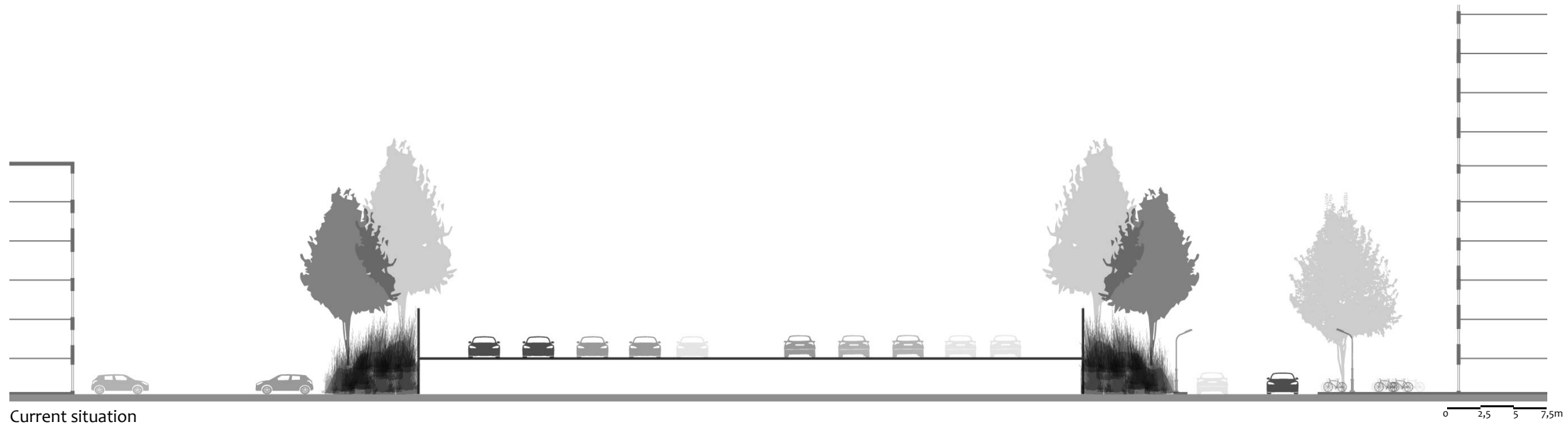
The public zones: the front side



The more private zones: the back side



The downgrade of the ringroad
The public zones - the front side



The downgrade of the ringroad The public zones - the front side

1 Downgrade ringroad creates easier transitions

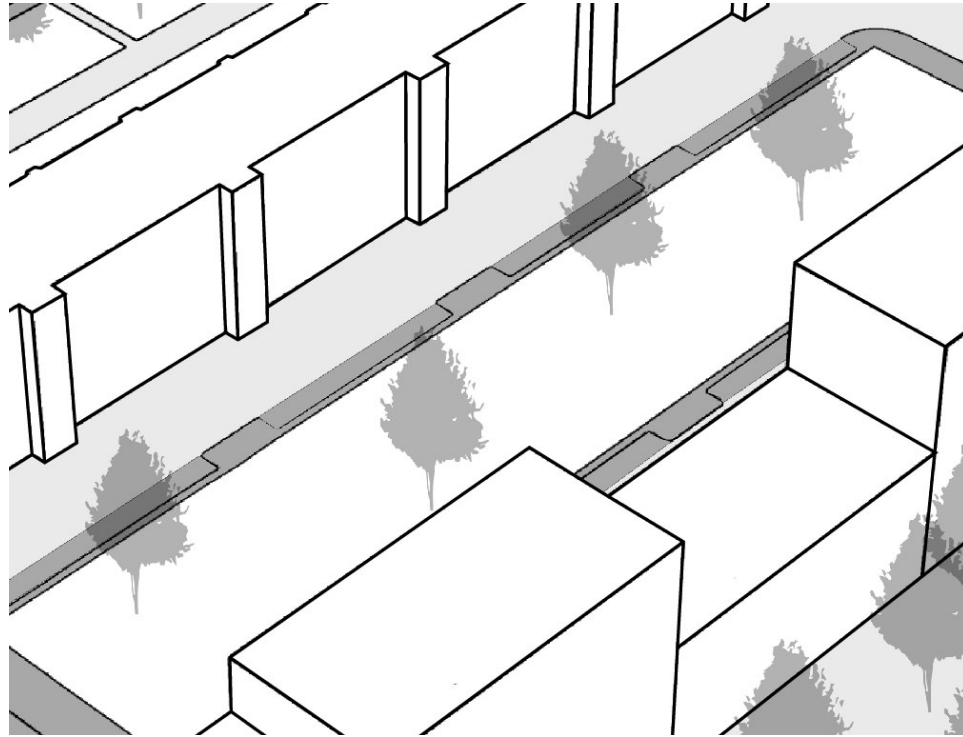
2 (semi-)public or collective ground floor functions in plinth of existing & new buildings

3 Involvement of private developers for the creation of new buildings

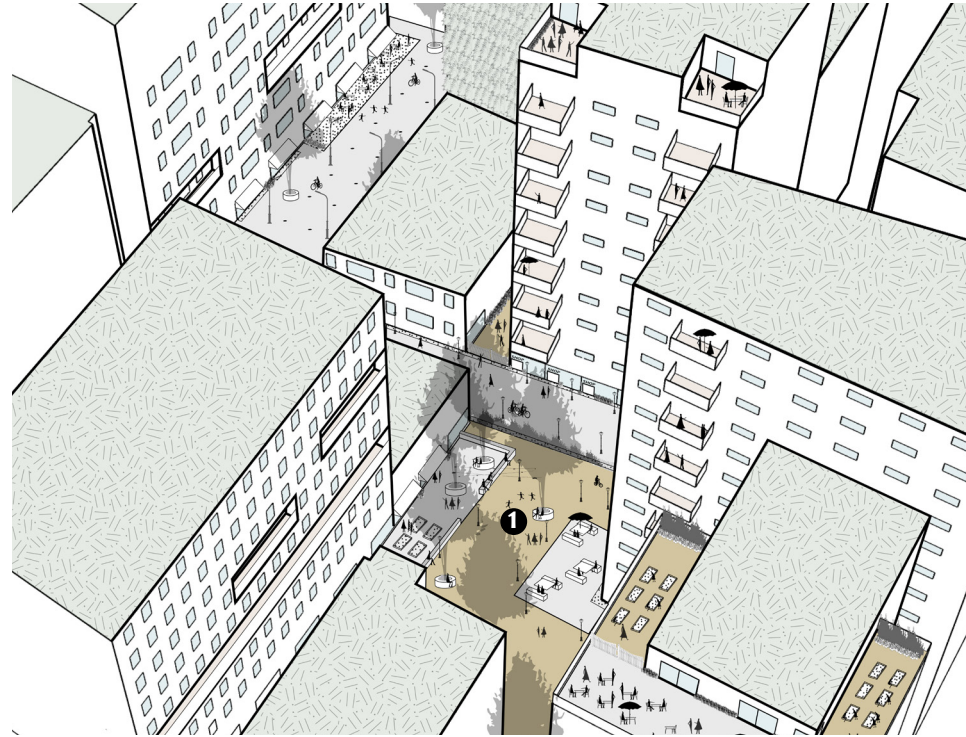


New situation: certain patterns link to specific zones

Realms for certain groups
The more private zones - the back side



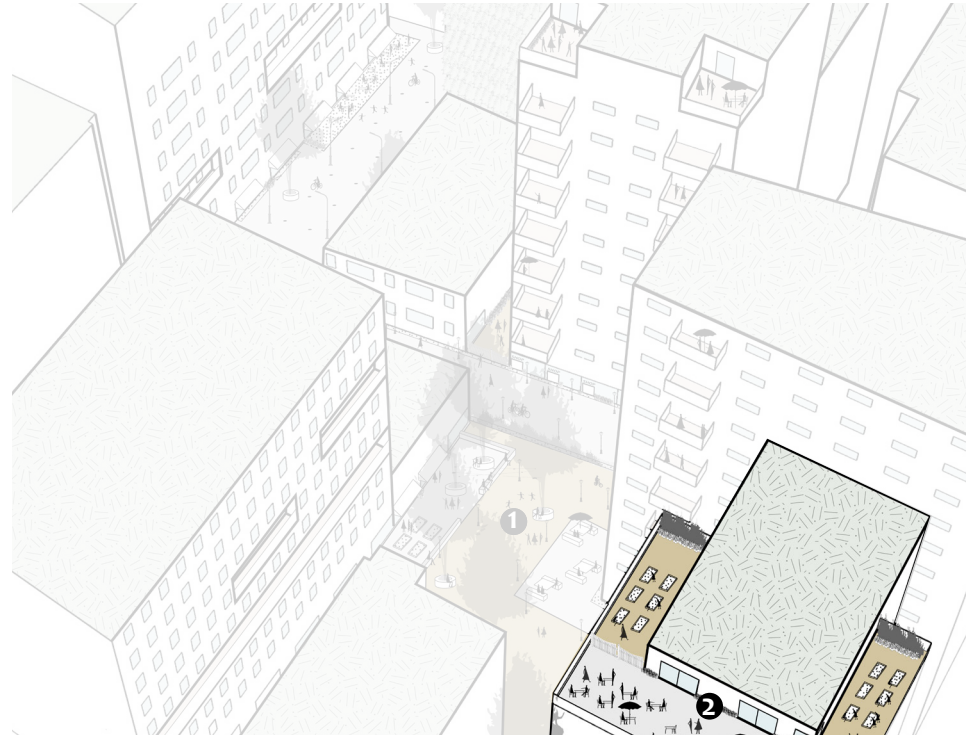
Realms for certain groups
The more private zones - the back side



❶ *Variety of spaces* require good *collaboration* between different *stakeholders*



Realms for certain groups
The more private zones - the back side

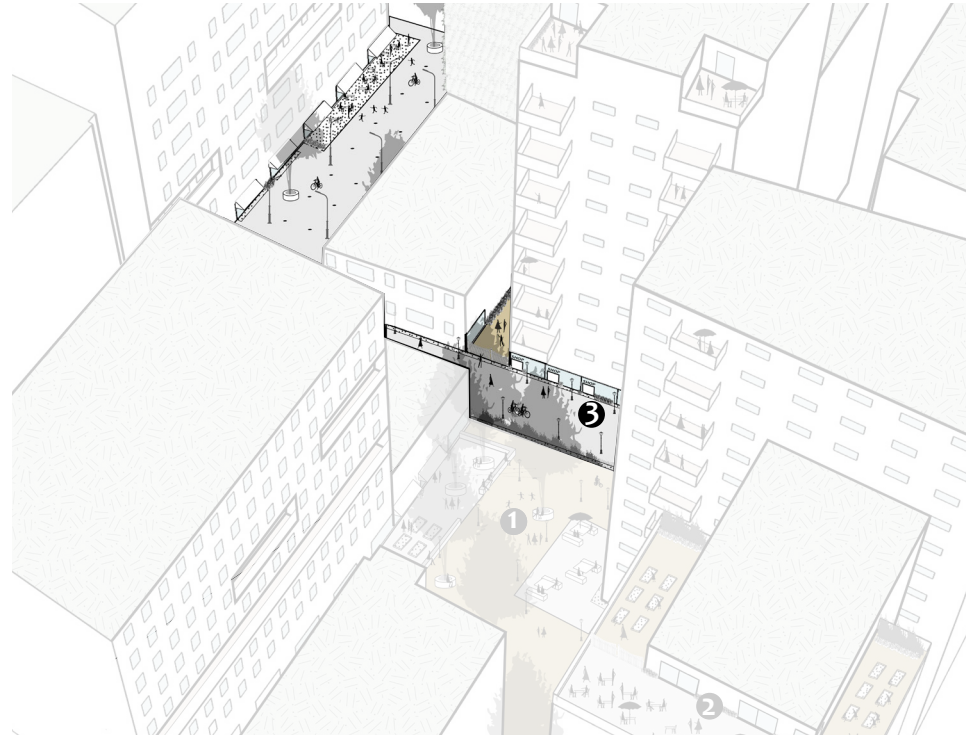


1 *Variety of spaces* require good *collaboration* between different *stakeholders*



2 *Privacy zoning* also achieved in a *vertical manner*

Realms for certain groups
The more private zones - the back side



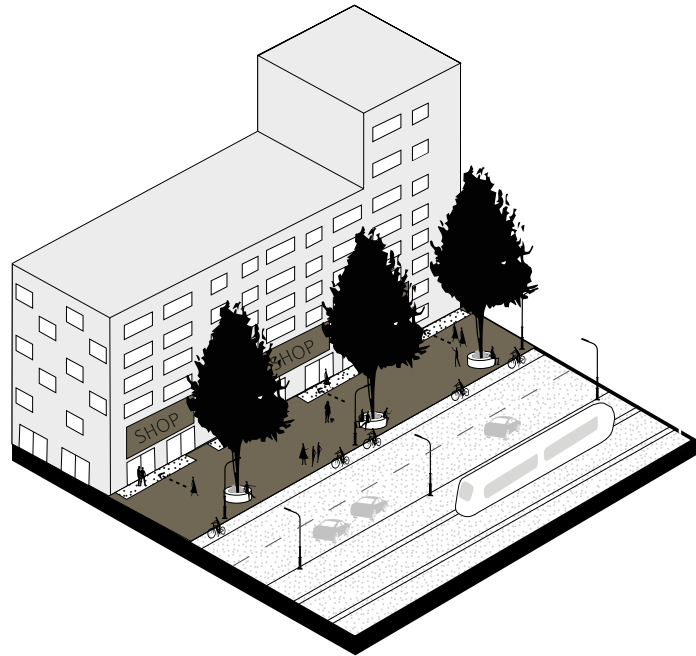
1 *Variety of spaces* require good *collaboration* between different *stakeholders*

2 *Privacy zoning* also achieved in a *vertical manner*

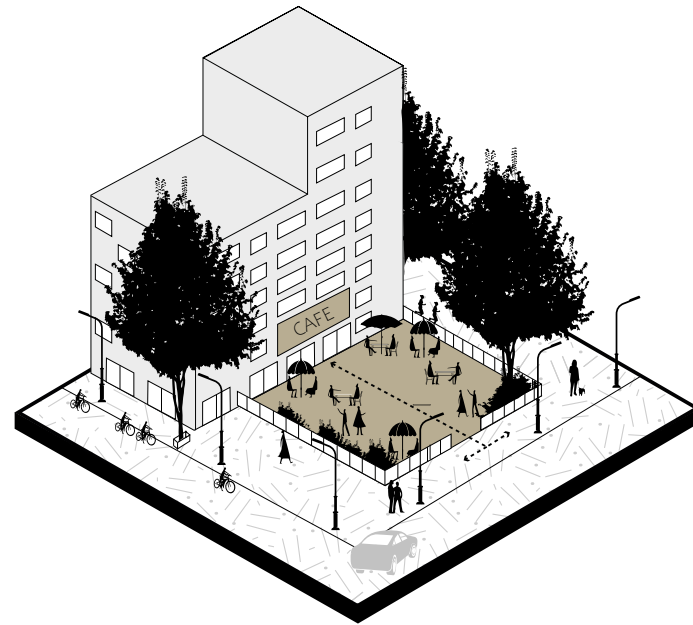
3 *Street crossing* the block *always accessible*, *inner courtyard* only for *residents*

Conclusion extreme scenario

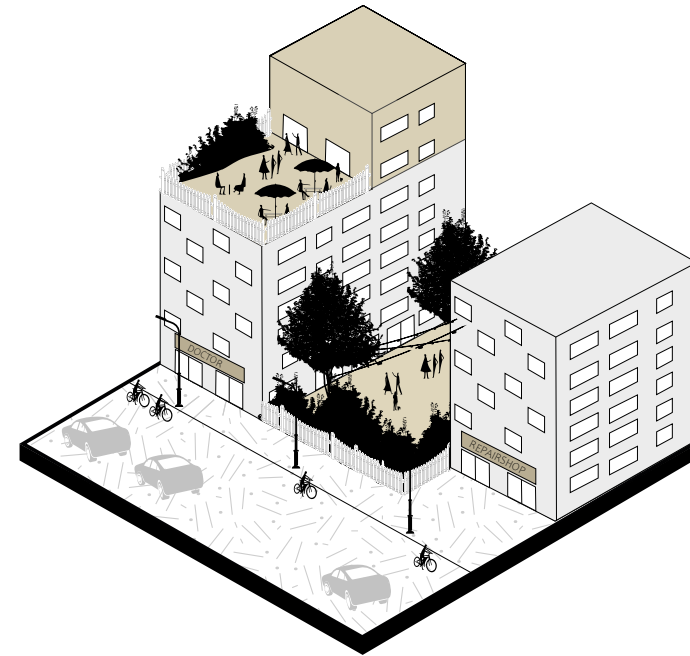
The importance of street patterns & vertical privacy zoning



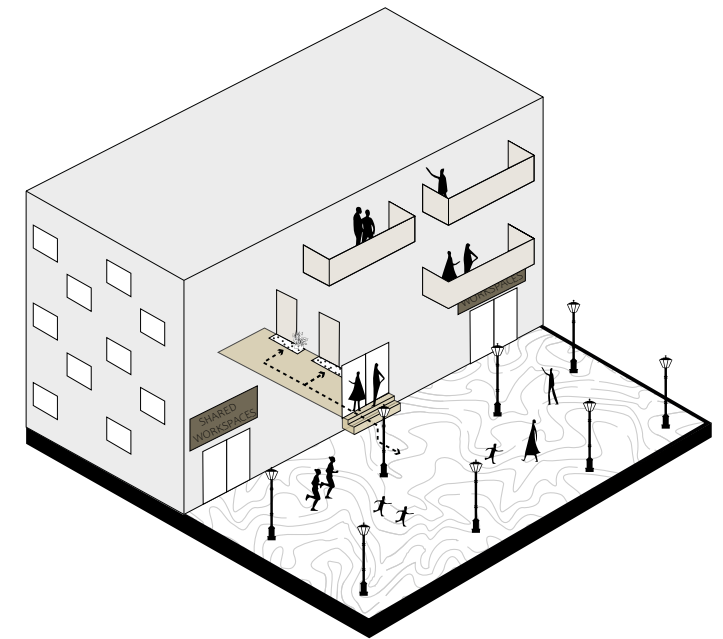
Public zones + main street



Semi-public zones + neighborhood street



Collective zones (also vertically) + neighborhood street

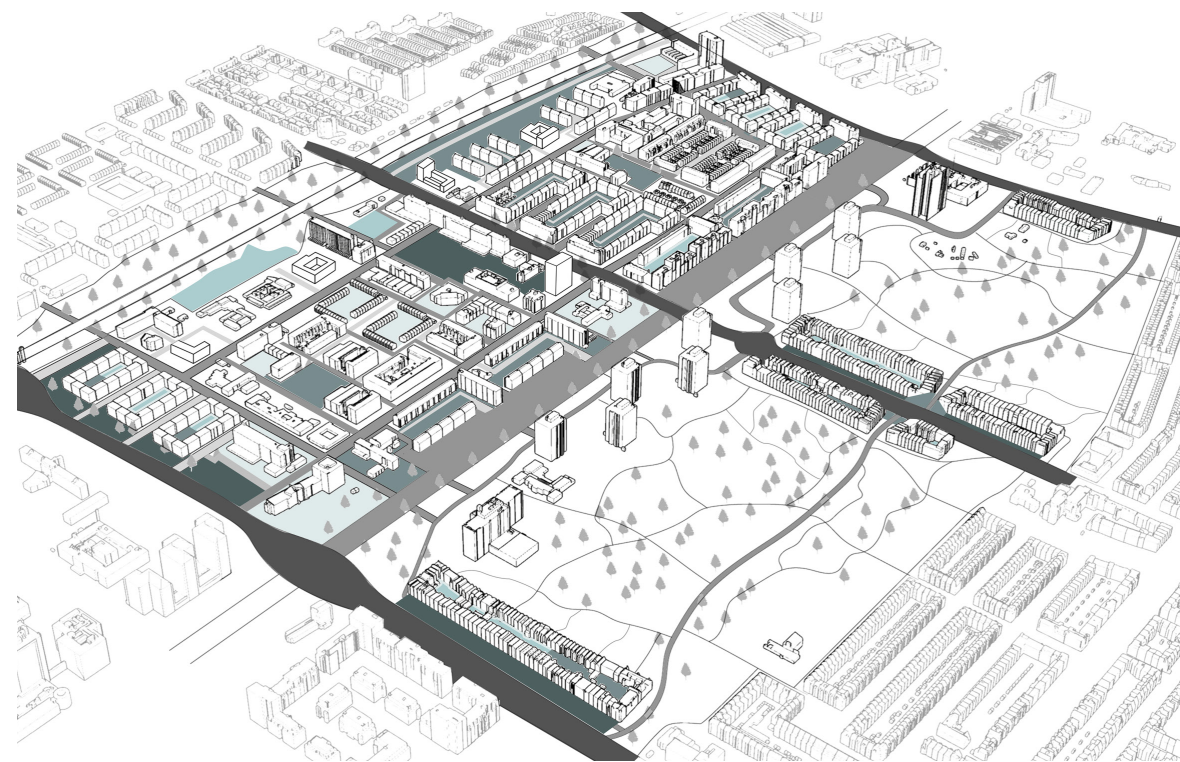


Private zones (indoors) + residential street

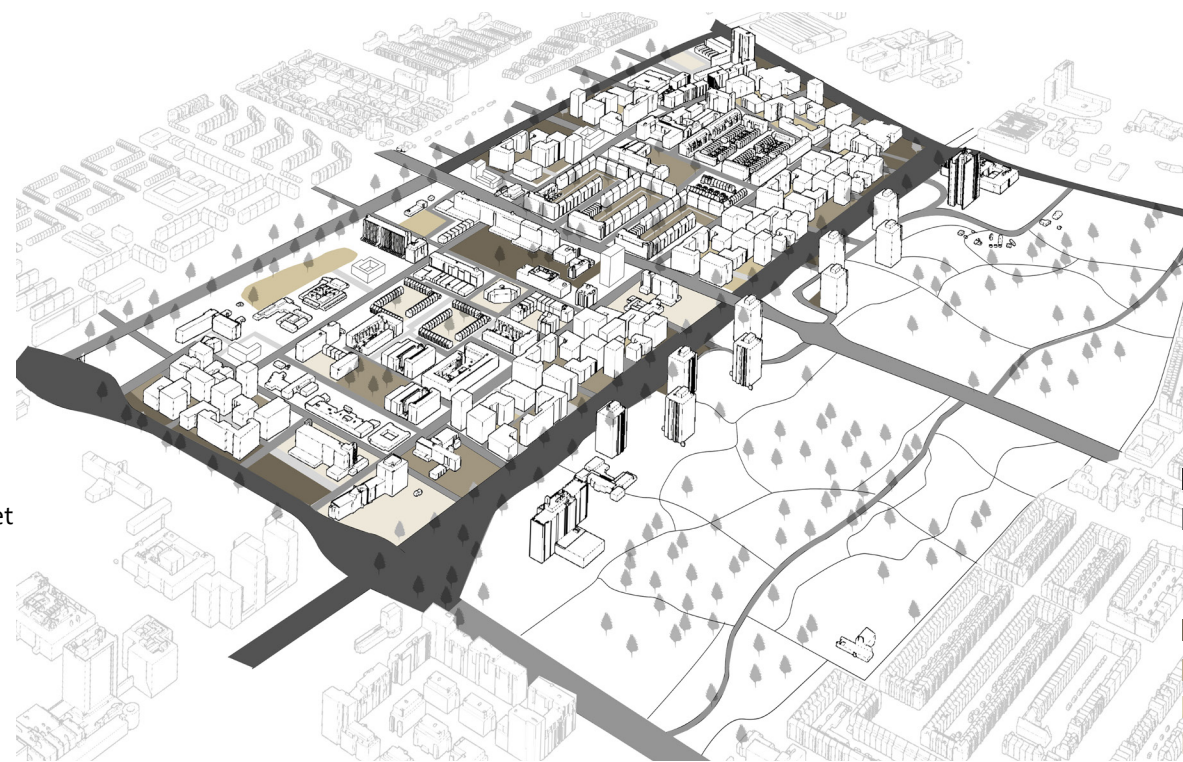
- Public zone
- Semi-public zone
- Collective zone
- Private zone
- ▨ Main street
- ▨ Neighborhood street
- ▨ Residential street

Reflection

Differences in development strategies, building configuration, stakeholders & zones



- Main street
- Neighborhood street
- Residential street
- Public zone
- Semi-public zone
- Collective zone
- Private zone

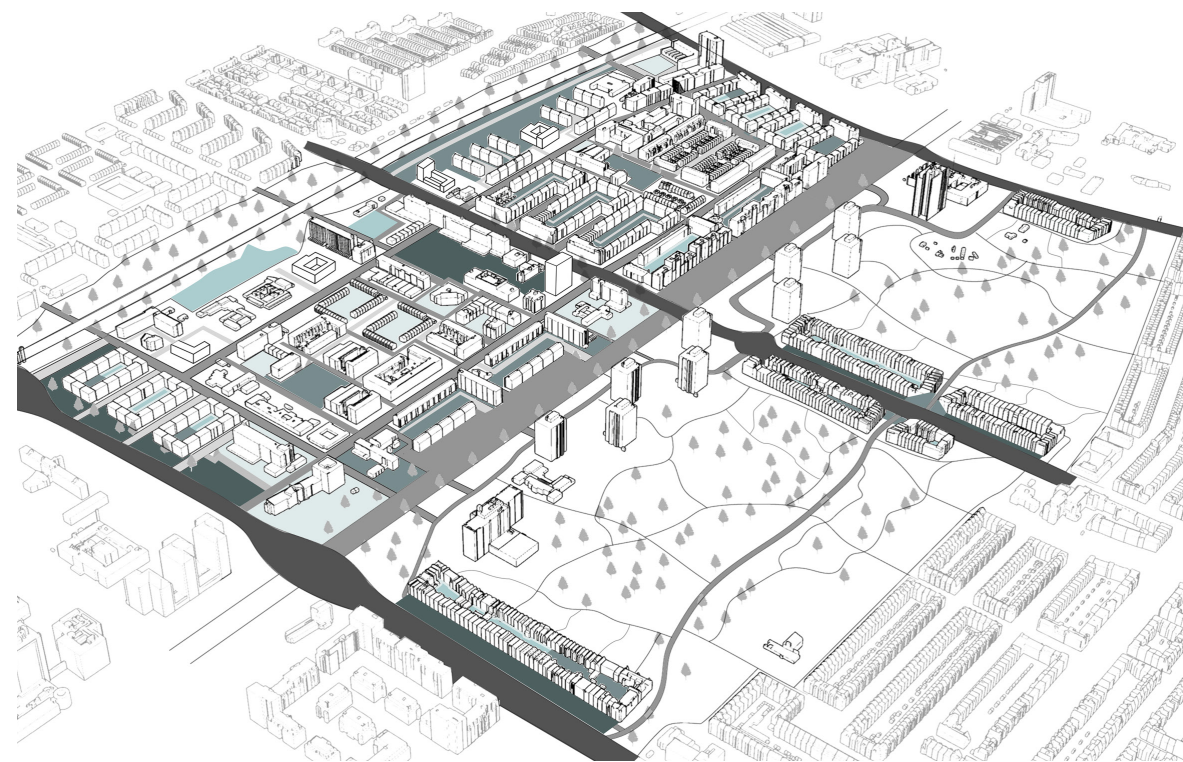


- Main street
- Neighborhood street
- Residential street
- Public zone
- Semi-public zone
- Collective zone
- Private zone

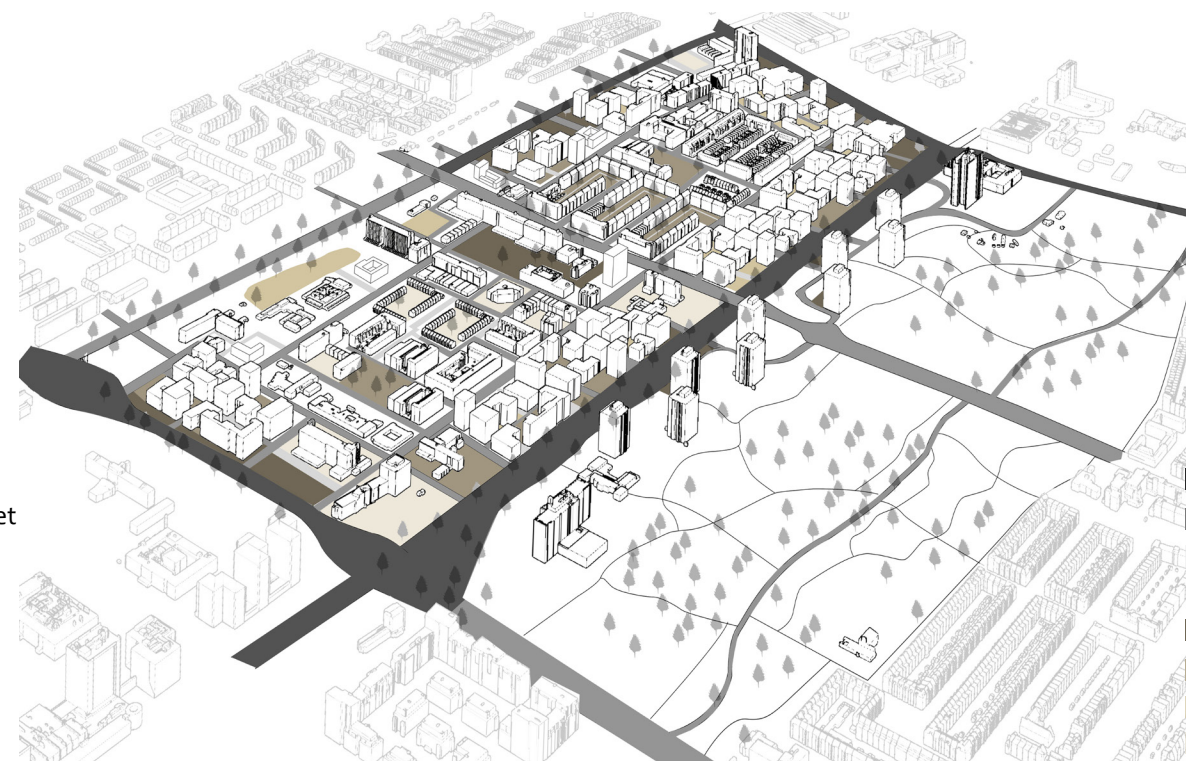
Reflection

Differences in development strategies, building configuration, stakeholders & zones

Pattern language can be universal to a certain extent



- Main street
- Neighborhood street
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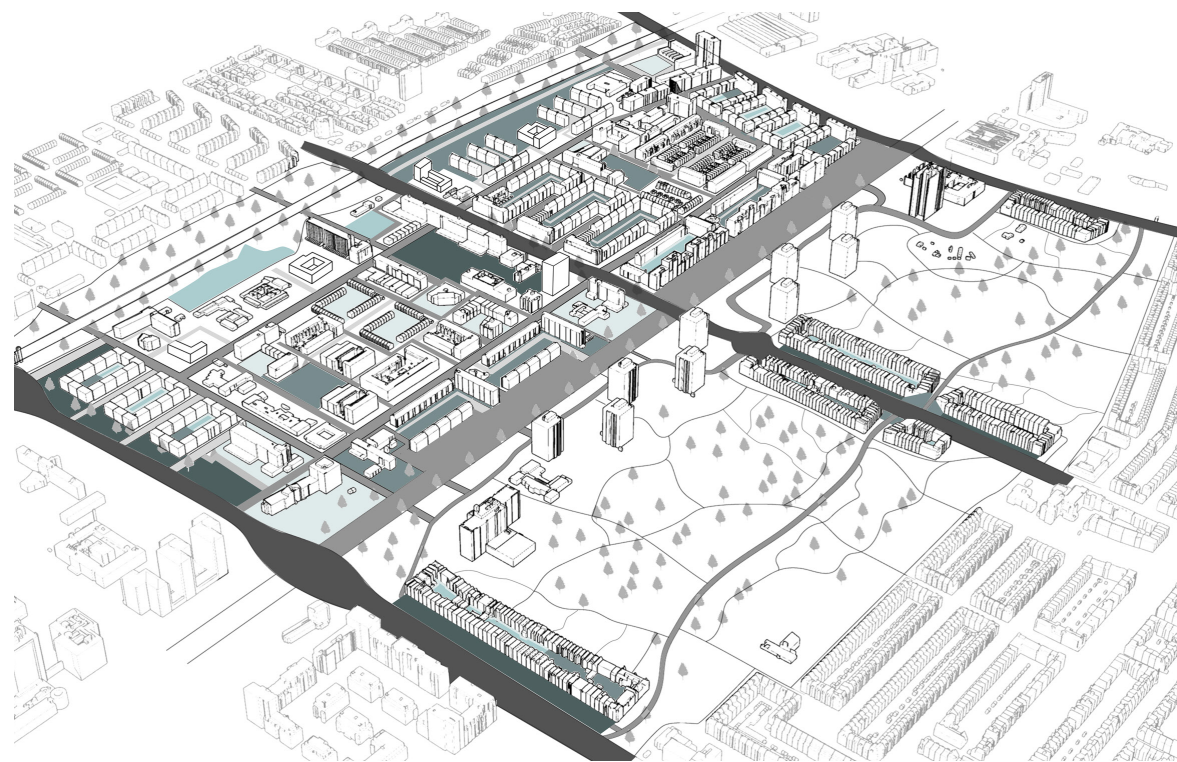
- Main street
- Neighborhood street
- Residential street
- Public zone
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Reflection

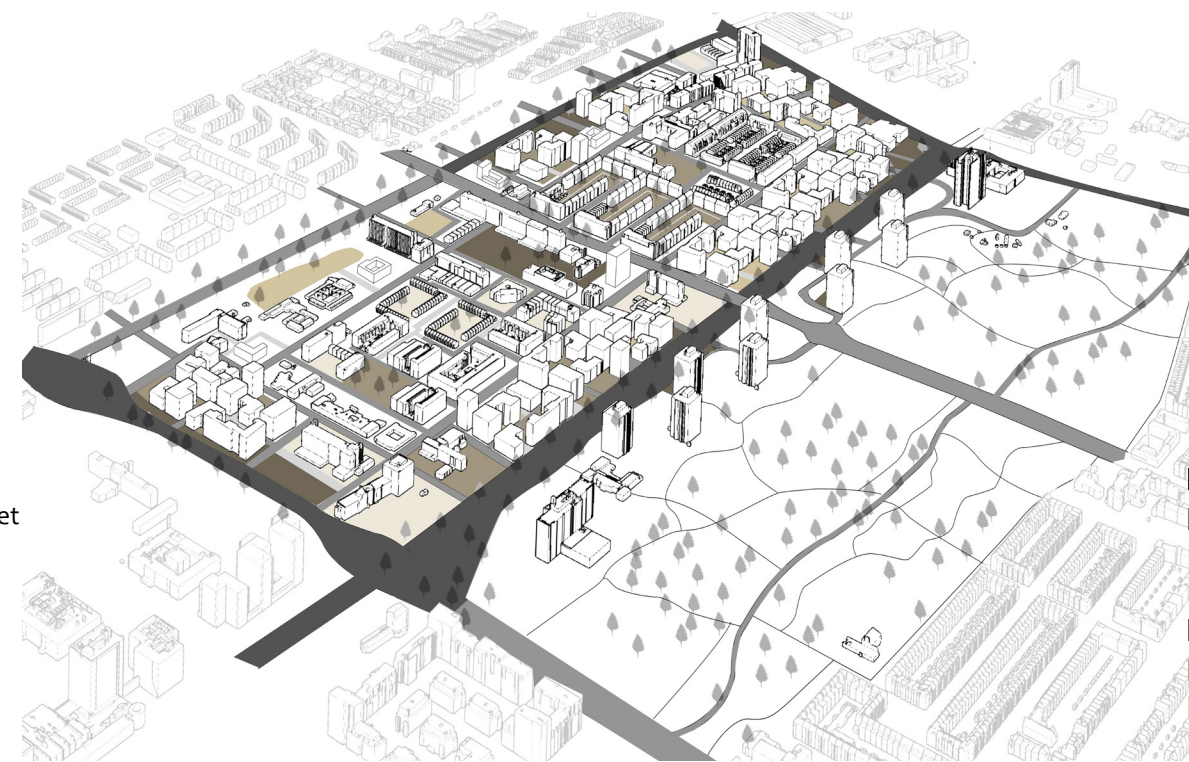
Differences in development strategies, building configuration, stakeholders & zones

Pattern language can be universal to a certain extent

Patterns related to streets can be prioritized



- Main street
- Neighborhood street
- Residential street
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- Semi-public zone
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- Private zone



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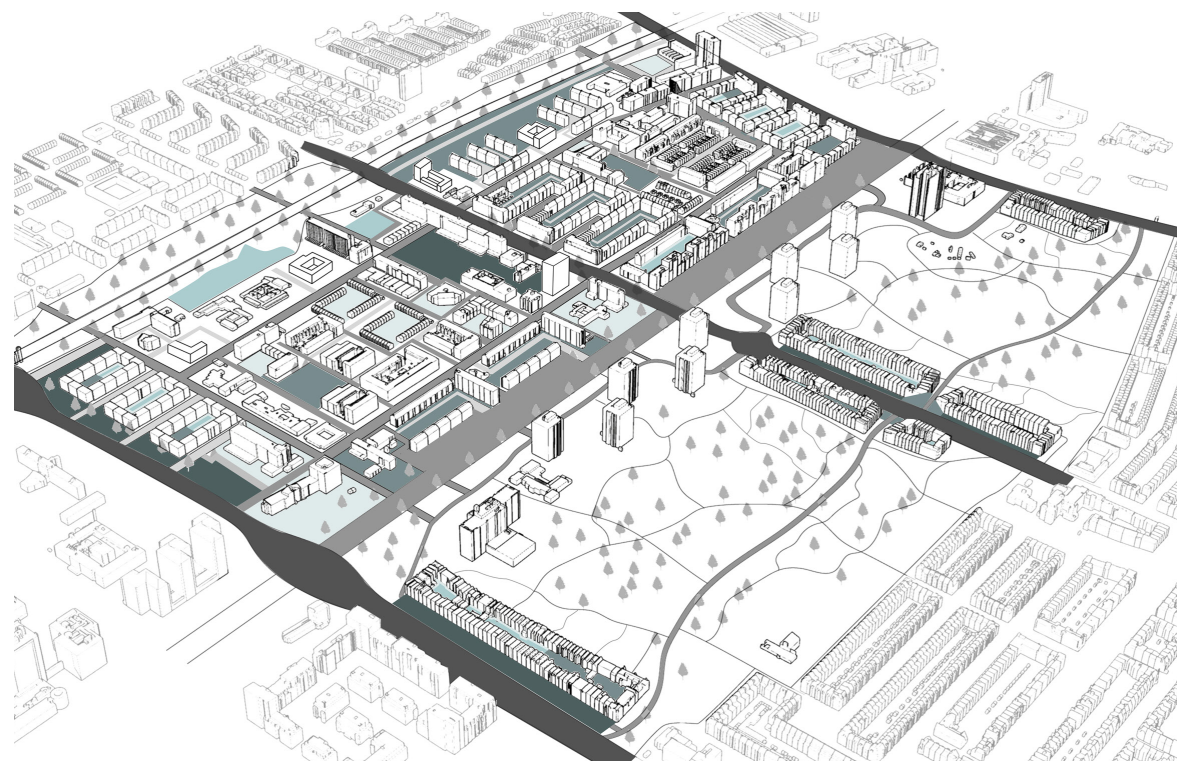
Reflection

Differences in development strategies, building configuration, stakeholders & zones

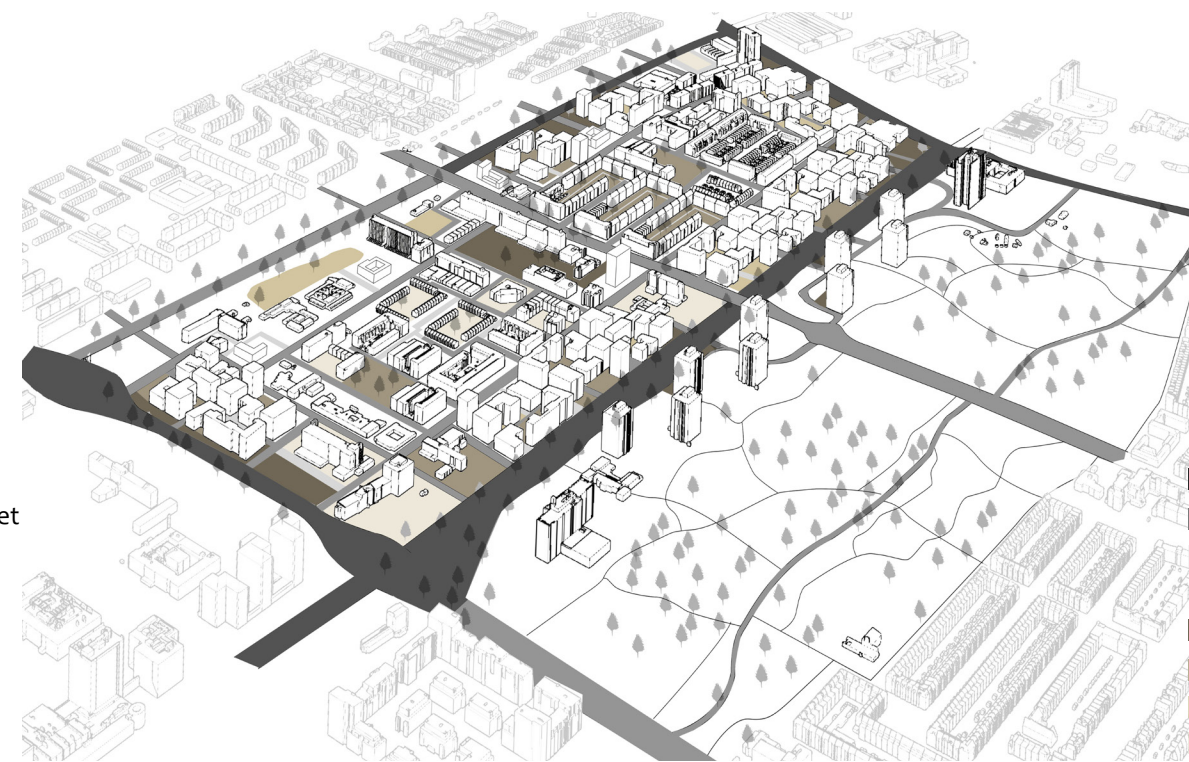
Pattern language can be universal to a certain extent

Patterns related to streets can be prioritized

Ensures a certain degree of transferability



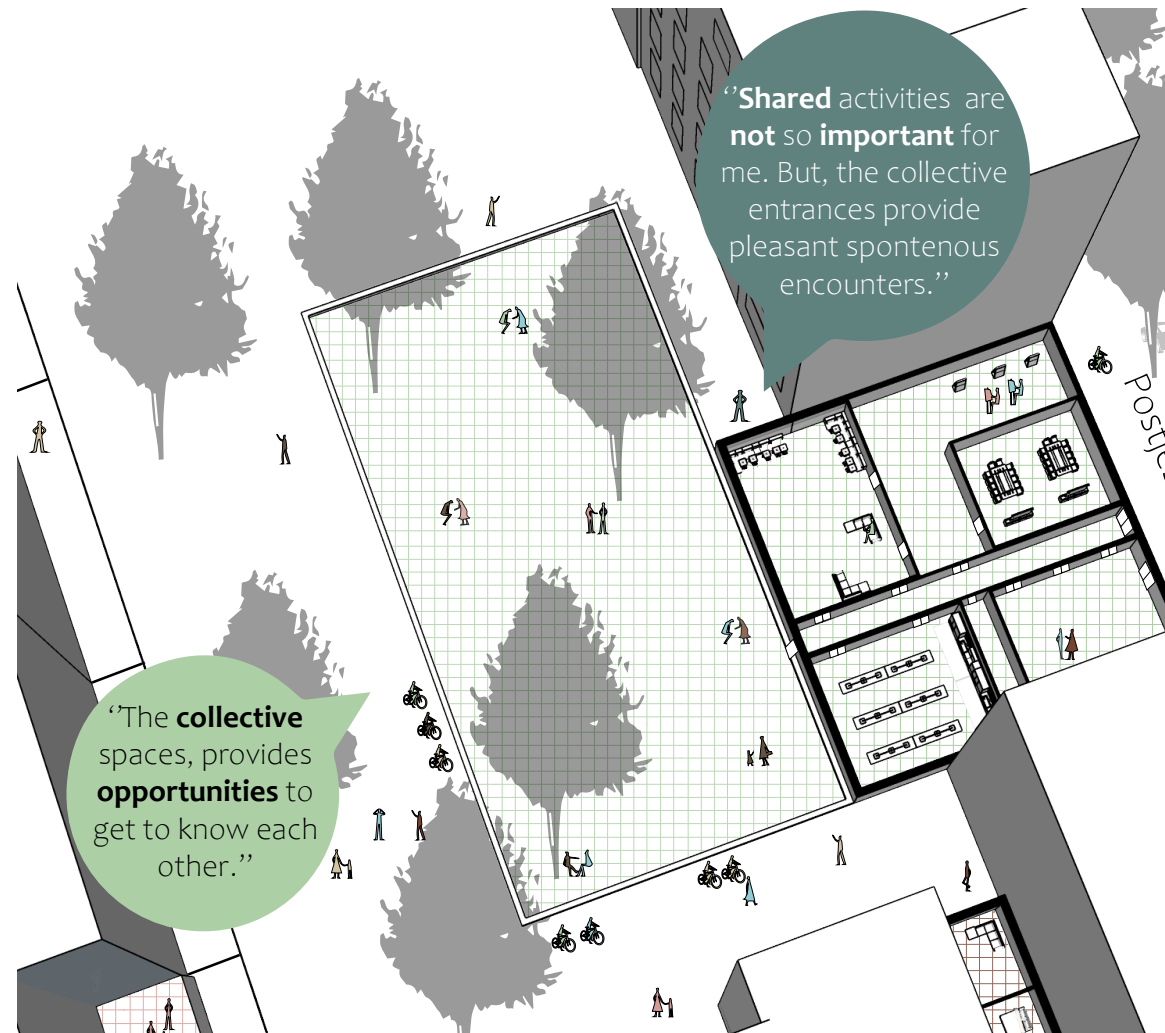
- Main street
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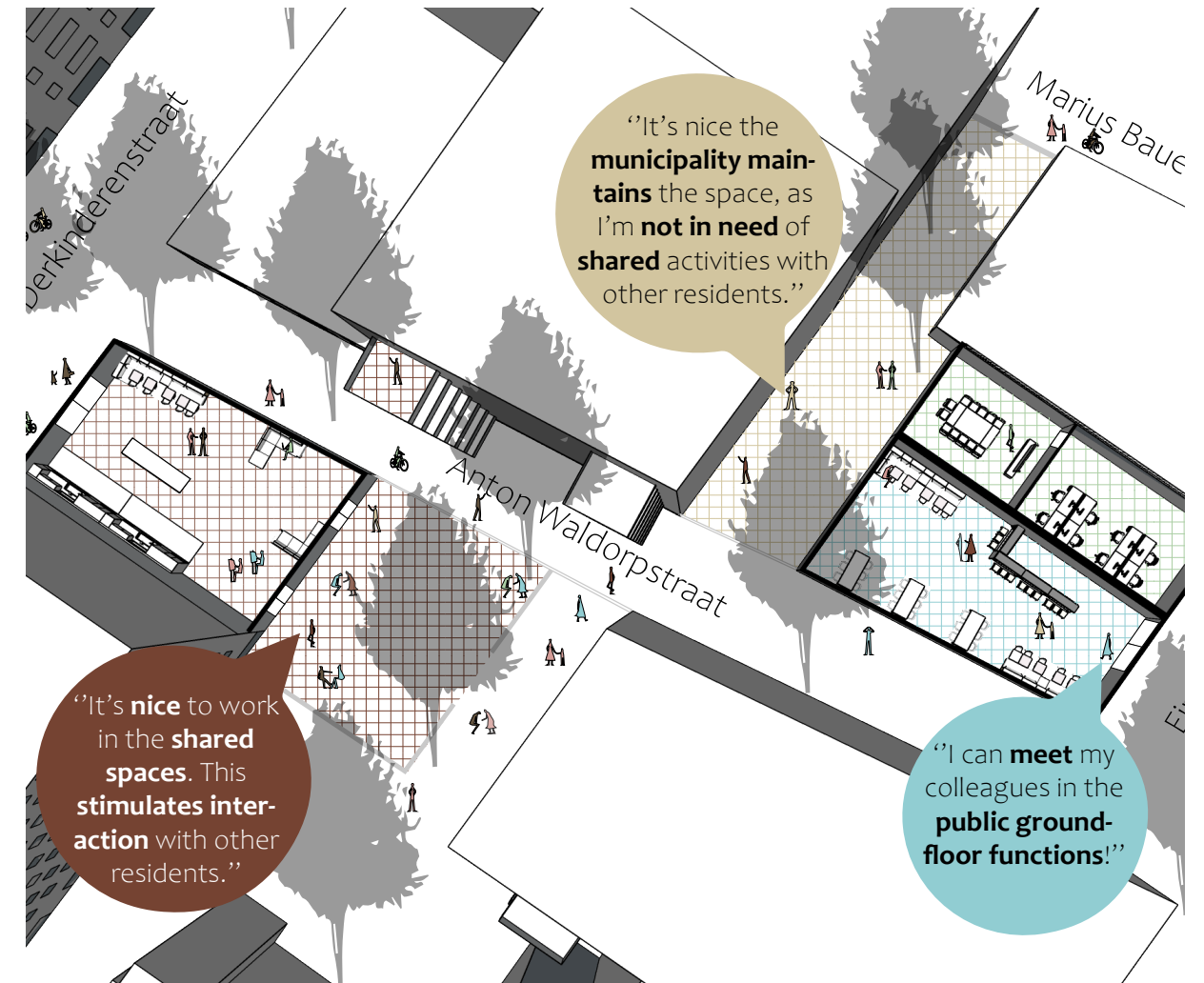
Considerations

Soft scenario



- Existing resident: oneperson household, in need of shared space
- New resident: student in studio, prefers a more individual life

Extreme scenario



- Existing resident: oneperson household, in need of shared space
- New resident: foreign knowledge worker, prefers spontaneous encounters
- New resident: Dutch knowledge worker, not in need of shared activities

“ How can the **monofunctional post-war** neighborhood Overtoomse Veld be **transformed** into a more **socially cohesive mixed-use** area? ”

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Rethinking densification proposals & catering the social the social aspects in these

“ How can the **monofunctional post-war** neighborhood Overtoomse Veld be **transformed** into a more **socially cohesive mixed-use** area? ”

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Focusing on potentials of existing structure & current residents

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Privacy zoning can be expressed in different ways, but is of crucial importance

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Variety of zones relate to:

- A variety of streets
- Functions (available throughout different times & days)
- Different housing typologies

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- A variety of streets
- Functions (available throughout different times & days)
- Different housing typologies

Importance of different stakeholders

THANK YOU!



A SOCIALLY COHESIVE OVERTOOMSE VELD

A research project on how the monofunctional post-war neighborhood Overtoomse Veld can be transformed into a more socially cohesive mixed-use area

Roos Jeronimus | 4494520

Graduation presentation | June 30th

Delft University of Technology | Urbanism

First mentor | Birgit Hausleitner

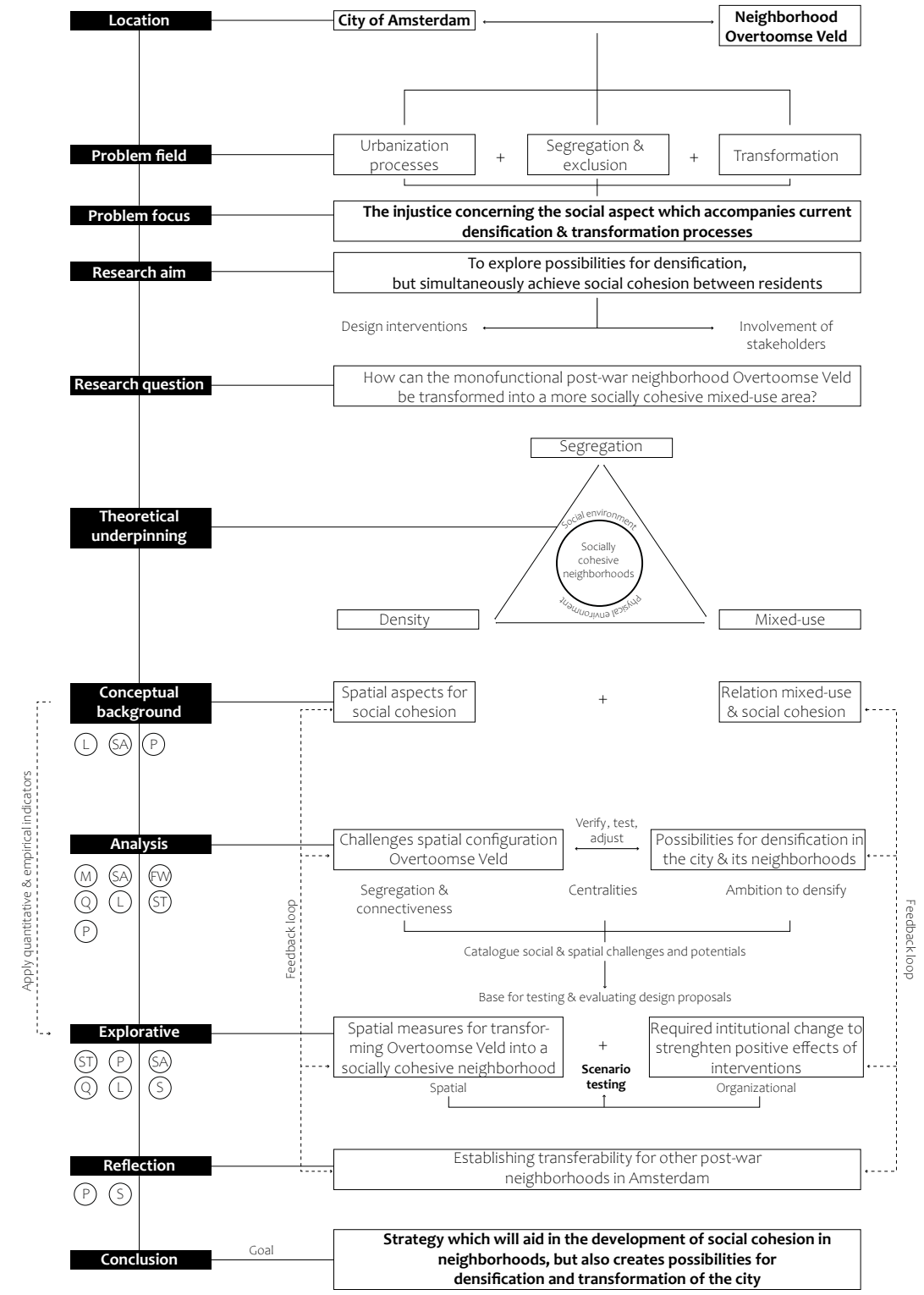
Second mentor | Lei Qu



* All figures are made by the author unless indicated otherwise

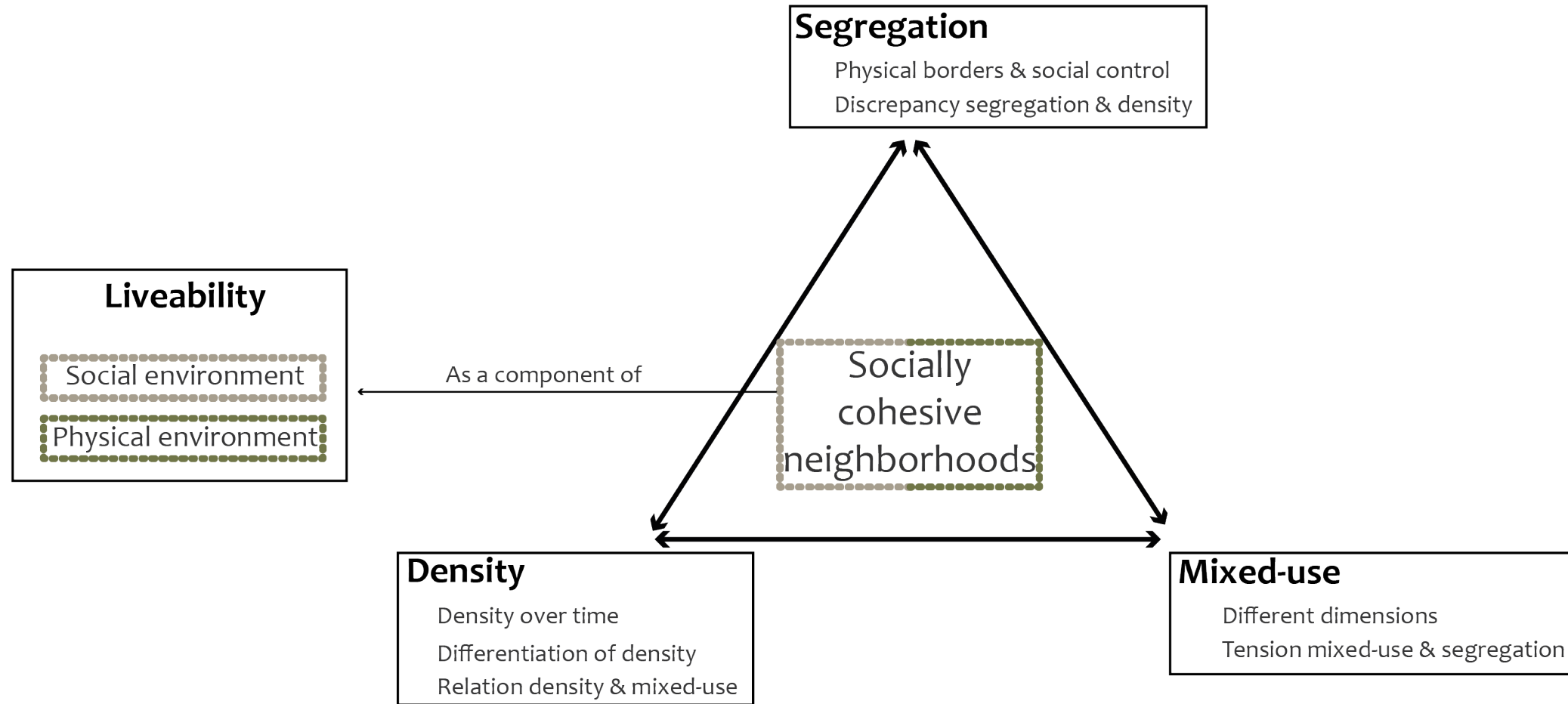
EXTRA SLIDES

Research structure

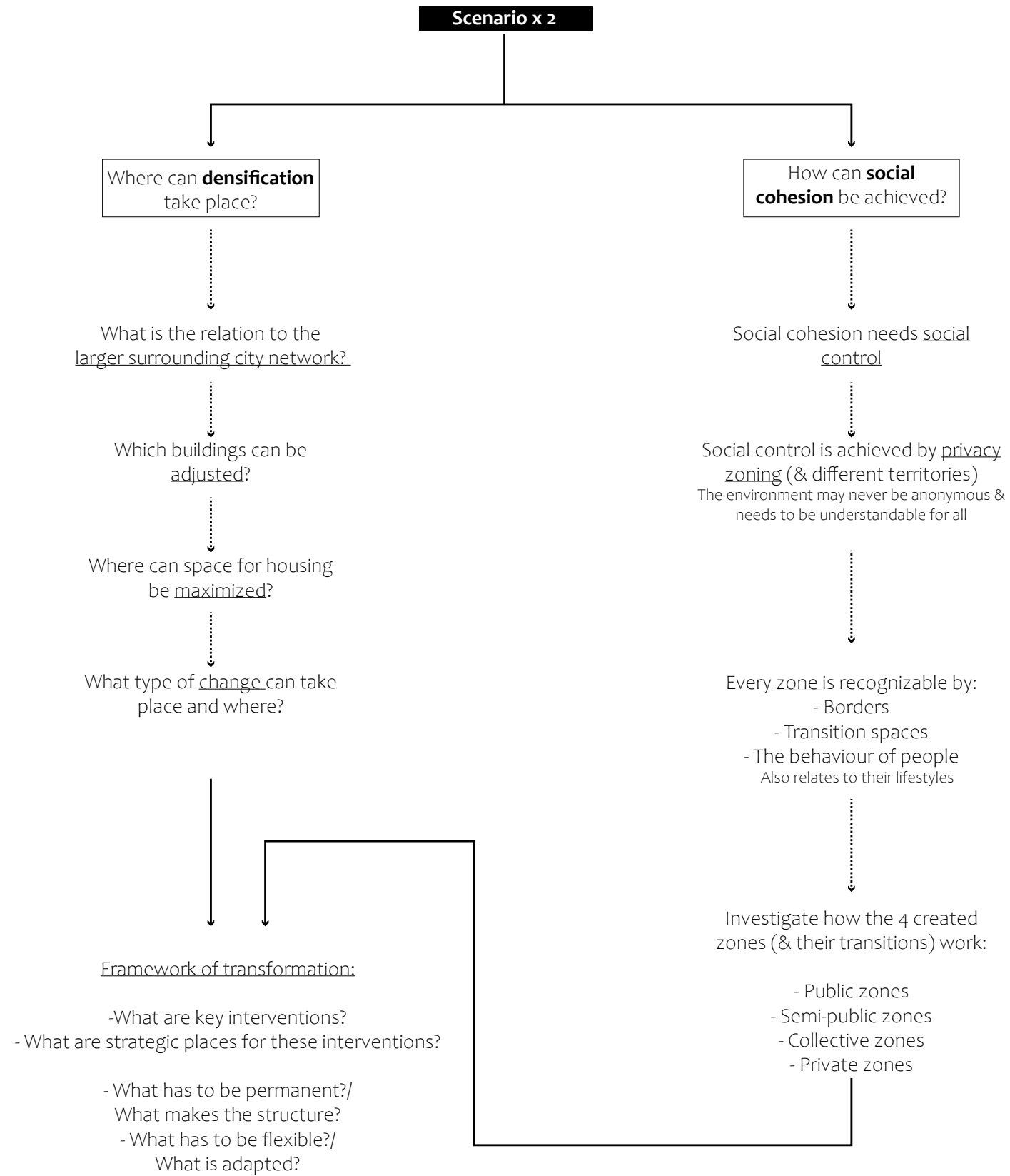


- (L) Literature review
- (SA) Spatial analysis
- (M) Mapping
- (Q) Questionnaire
- (FW) Fieldwork
- (ST) Scenario testing
- (P) Pattern language
- (S) Stakeholder analysis

Theoretical framework



Scenario structure



Where can densification take places?

Soft scenario

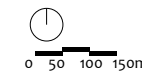
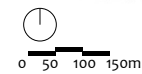
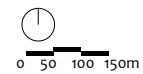
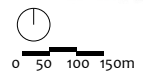
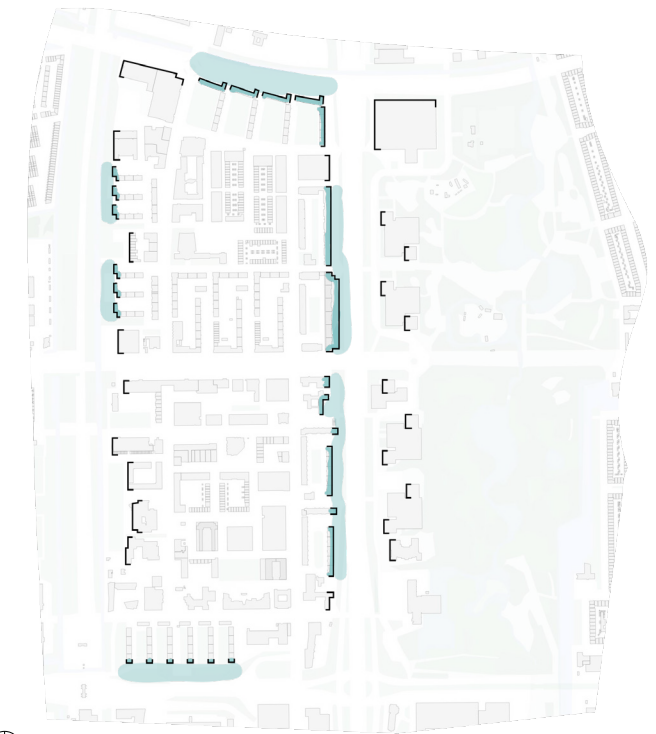
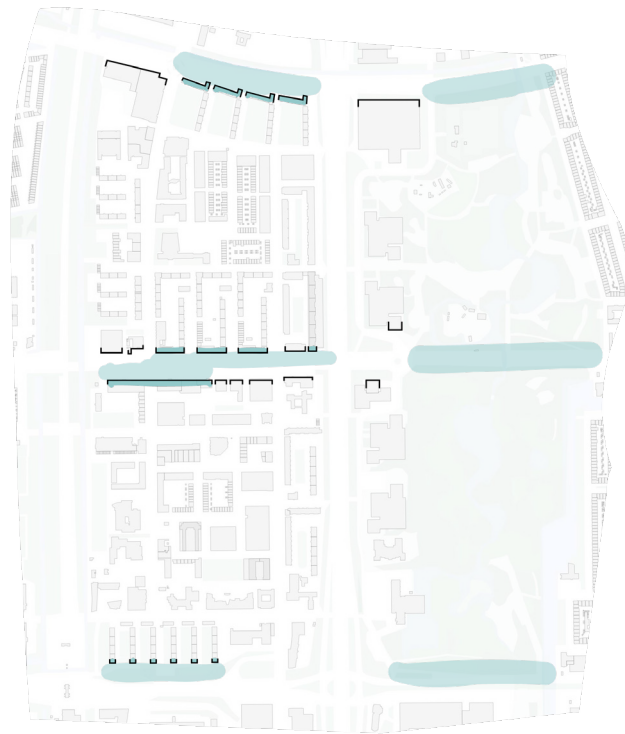
Extreme scenario

Which buildings can be adjusted around the 3 streets?

Where could space for housing be maximized?

Which buildings can be adjusted on the edges?

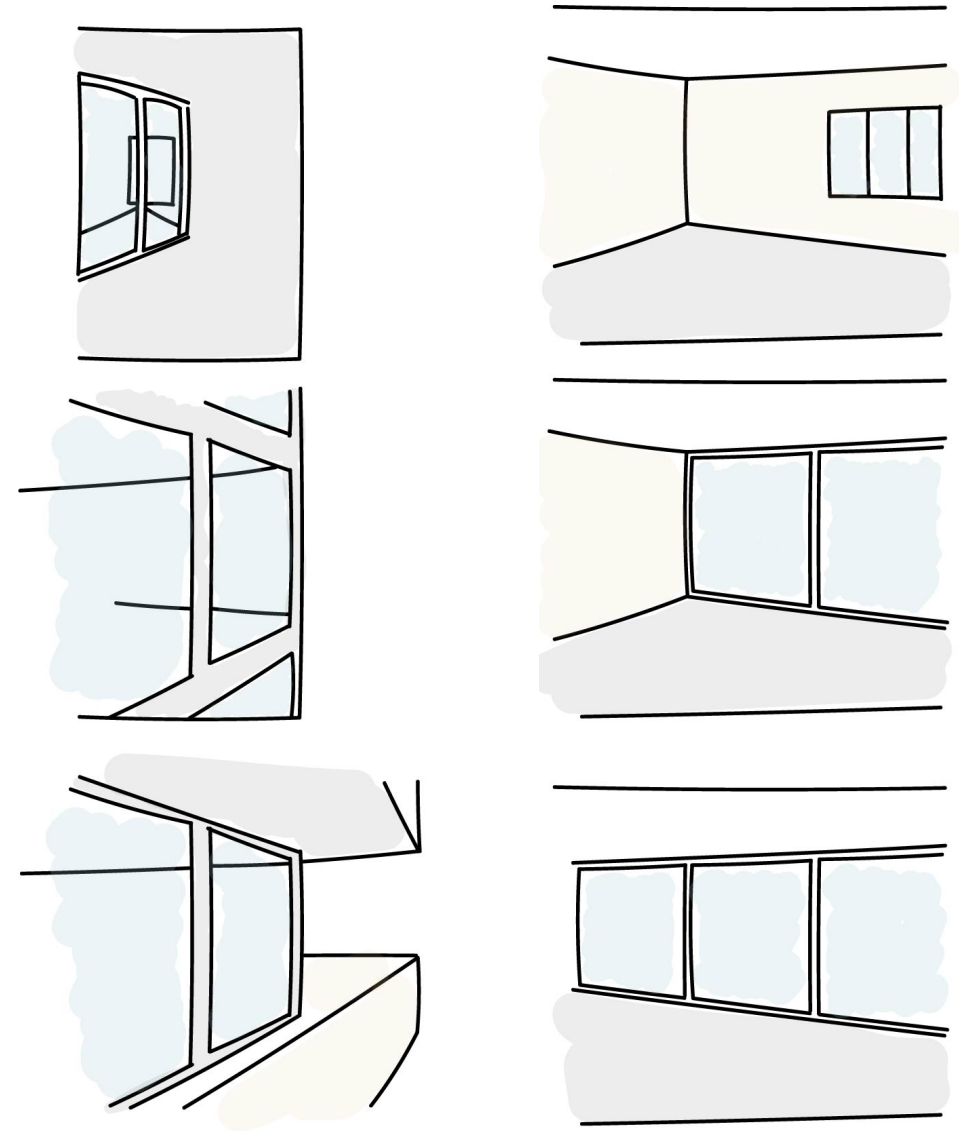
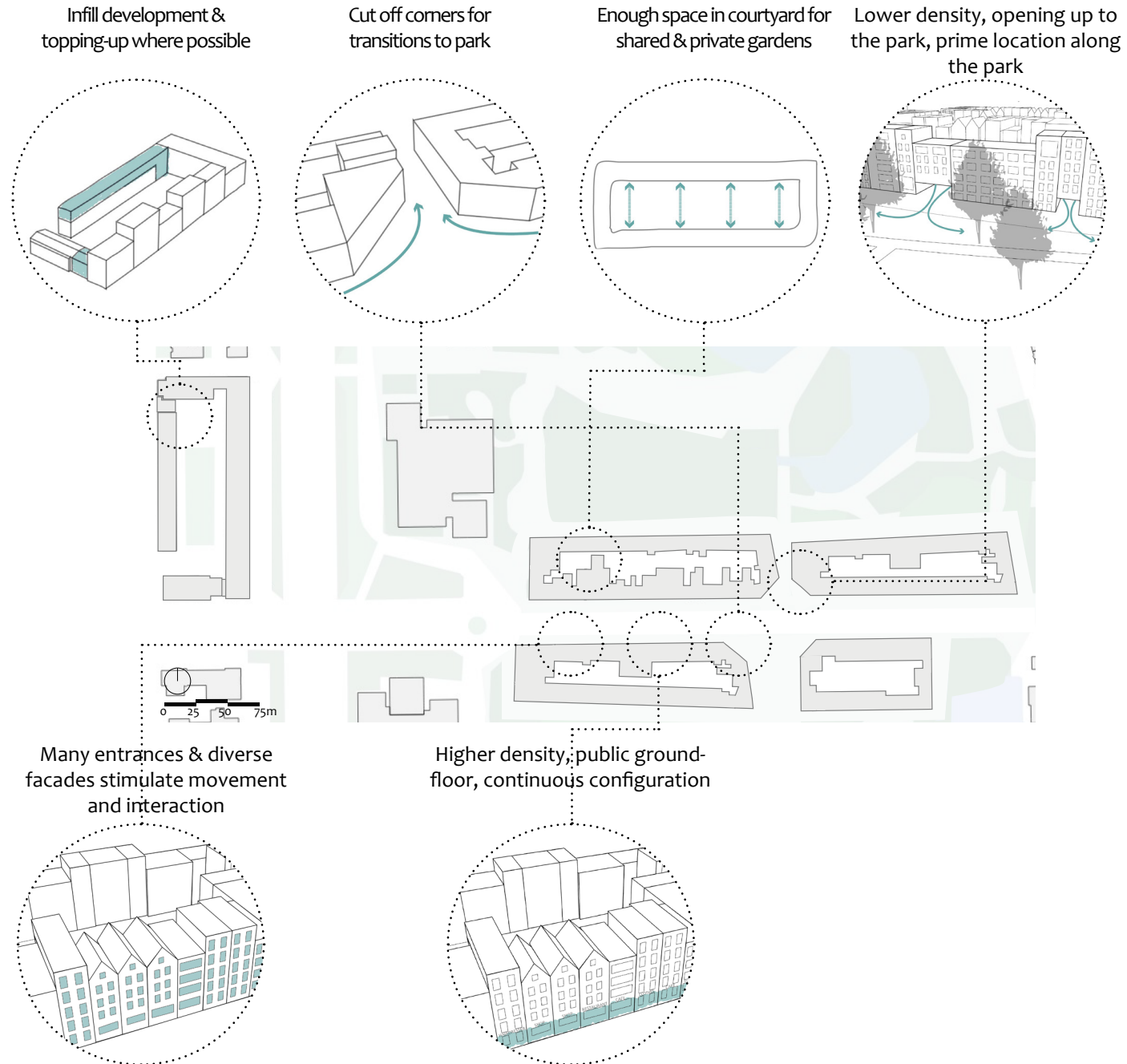
Where could space for housing be maximized?



- Energylabel C or lower
- Low FSI, GSI or building quality
- Built before 1960
- ▨ Over 50% owned by social housing corporations

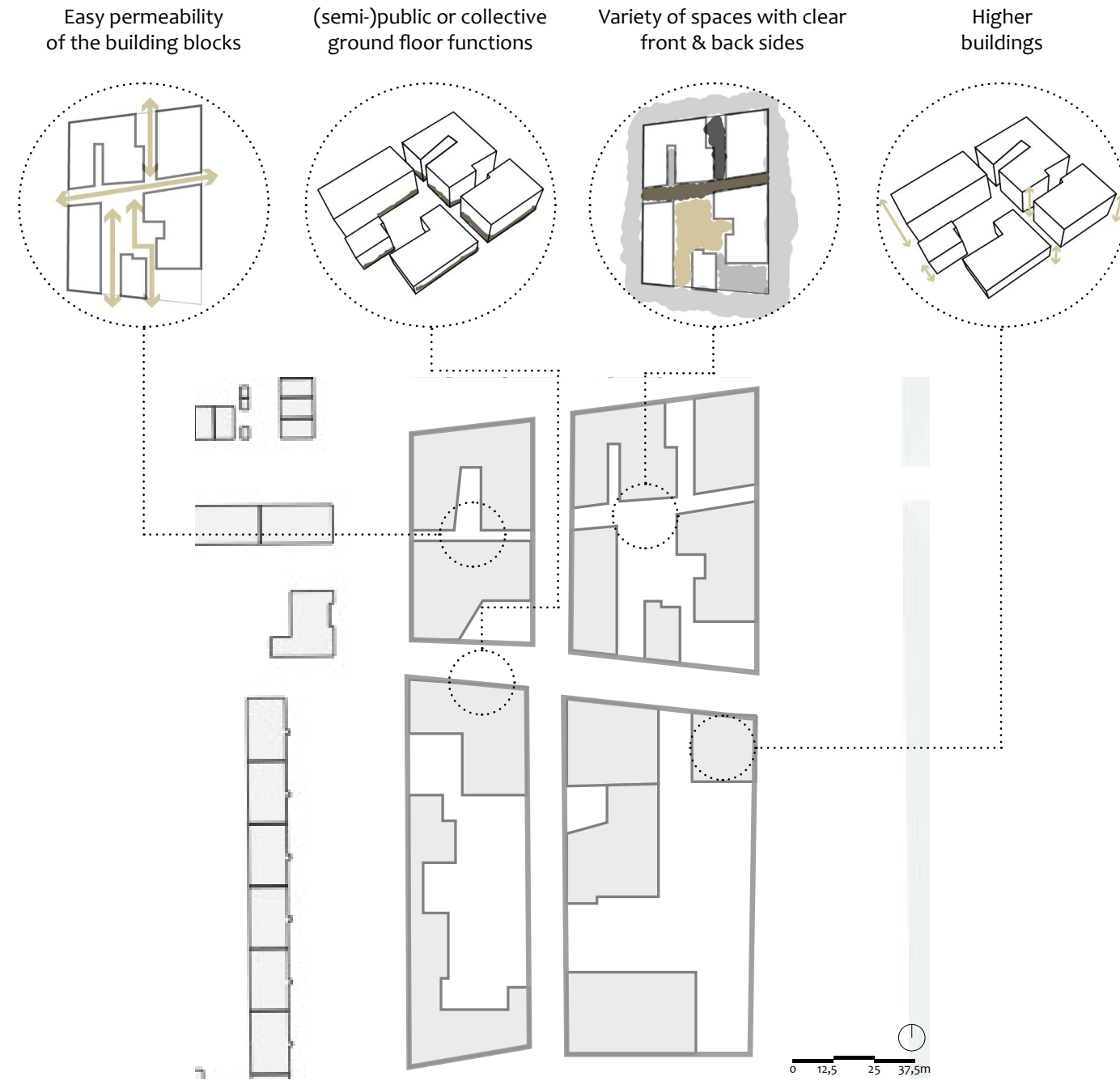
- Energylabel C or lower
- Low FSI, GSI or building quality
- Built before 1960
- ▨ Over 50% owned by social housing corporations

Soft scenario: needed qualities configuration



Adjustments to existing facade to create more light, air & outdoor space

Extreme scenario: needed qualities configuration



Comparisons Omgevingsvisie 2050 (Gemeente Amsterdam, 2021) & this project

Gemeente Amsterdam

Large project-related investments in accessibility, green and public spaces

Investing in station Lelylaan

Car as guest in city centre

Starting developments station Lelylaan

Car as guest in post-war city districts

2021-2030

2031-2040

2041-2050

This project

Downgrading ringroad

Where possible, adjustment & transformation of different roads in the neighborhood

S1: Infill development & transformation of existing housing

S1: New functions in buildings which will not be transformed or demolished

S2: Demolishment of poor quality housing and start of building new

Creation of new public transport stops in the neighborhood

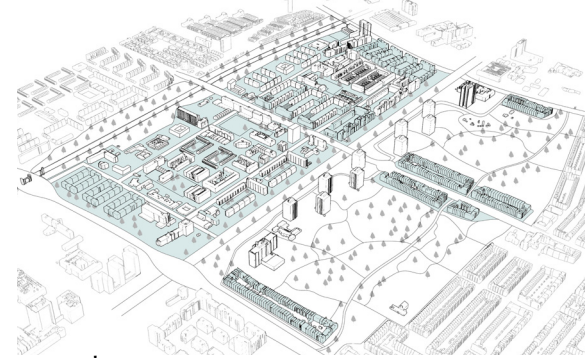
S1: Start building new housing in the park

S2: Continuation of building new housing

Transformation & upgrading of (existing) public spaces which will now be surrounded by new and transformed buildings

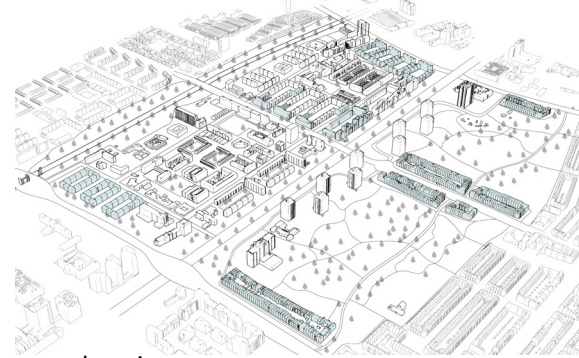
S1: Who is involved in what redevelopment?

National government



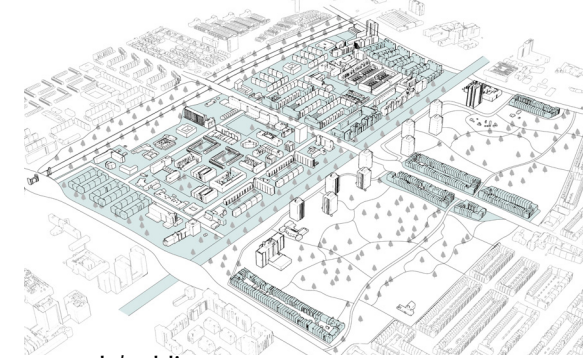
- parcels
- new buildings

Developers



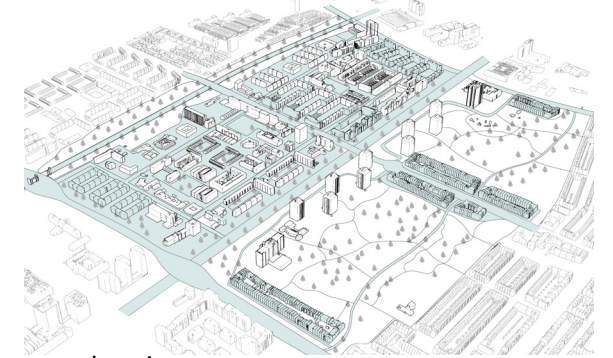
- new housing

Municipality



- parcels/public spaces
- new buildings
- downgrade A10

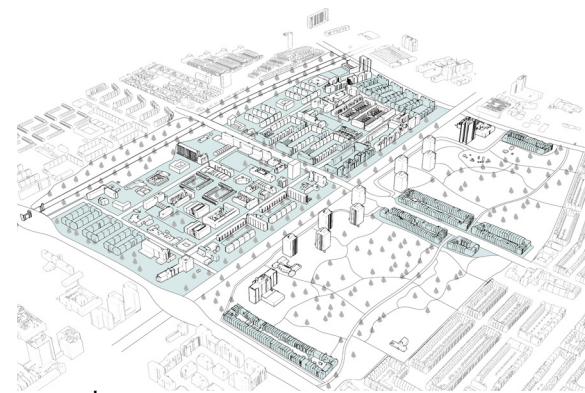
Current/new residents



- new housing
- new functions
- public spaces
- infrastructure & roads

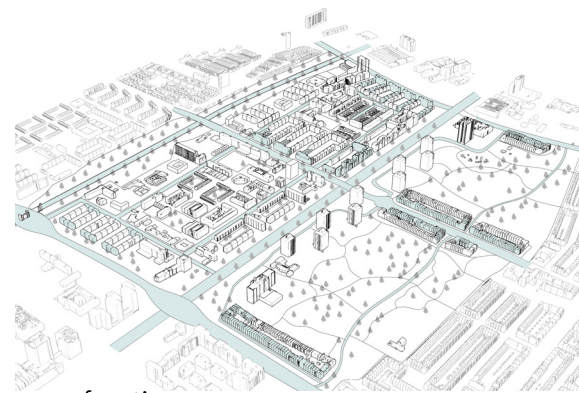
Residents are mainly interested, but they can have a saying in the transformation of spaces in this scenario.

Province



- parcels
- new buildings

Local/global retail owners, cafes & restaurants



- new functions
- public spaces
- infrastructure & roads

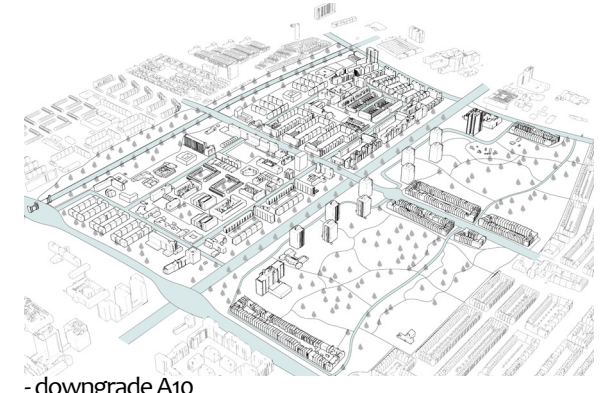
They are mainly interested. Together they can have some saying in the transformation, but it is limited.

Social housing corporations



- social housing in new buildings

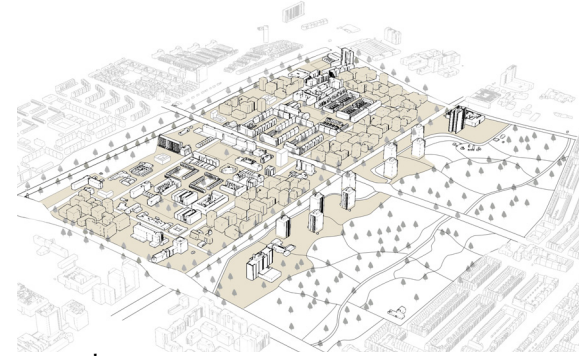
Transport businesses



- downgrade A10
- infrastructure & roads

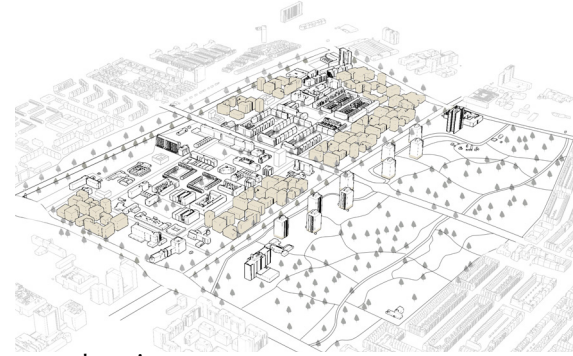
S2: Who is involved in what redevelopment?

National government



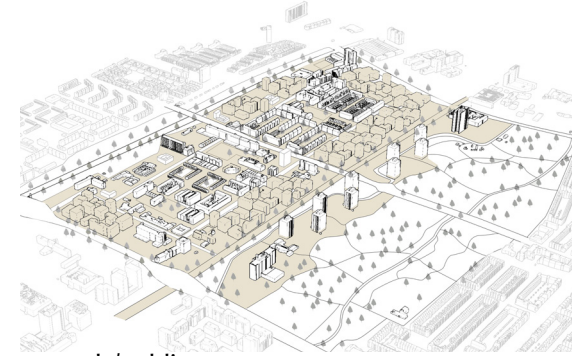
- parcels
- new buildings

Developers



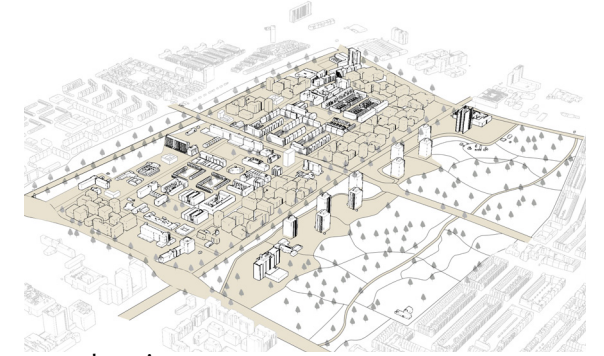
- new housing

Municipality



- parcels/public spaces
- new buildings
- downgrade A10

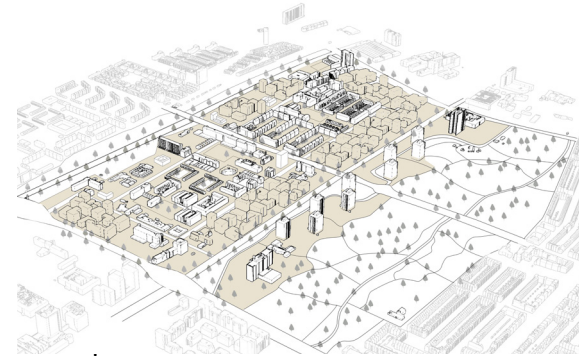
Current/new residents



- new housing
- new functions
- public spaces
- infrastructure & roads

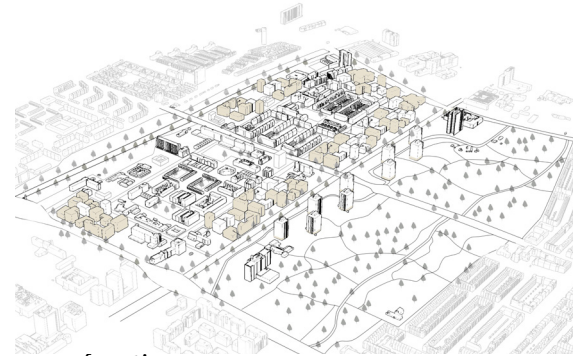
Residents are mainly interested. Their power is very limited in this scenario.

Province



- parcels
- new buildings

Local/global retail owners, cafes & restaurants



- new functions
- public spaces
- infrastructure & roads

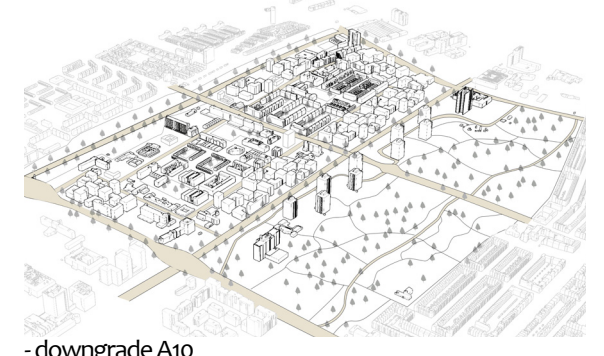
They are mainly interested. Together they can have some saying in the transformation, but it is limited.

Social housing corporations



- social housing in new buildings

Transport businesses



- downgrade A10
- infrastructure & roads

Main differences scenarios

Soft strategy

New residents *partly similar* to current residents (*students*). This results in a *lower variety* of *spaces* than scenario 2.

Local & global shops. This results in a variety of shop sizes.

Moderate diversity of block types. New buildings in the park, limited adjustments to existing buildings.

Stakeholders

Current residents can be *included* in the transformation of the existing spaces.

Involves probably *more public investment* as private developers cannot built large new, expensive housing in the neighborhood and existing housing will mainly be adjusted.

Much *involvement of social housing corporations* as their main goal is not to make profit. On top of this, a clear need of social housing is present in this scenario.

Zones

The creation of different zones of privacy will mainly happen in a *horizontal* way. Besides public and shared outdoor spaces, (front) *gardens as private outdoor spaces* are present in the neighborhood.

Density

Softer adaptations: mainly focusing on which *buildings* can be *densified*.

2070 apartments added, mainly oneperson (studios) and family (shared facilities) housing. 4600 are needed for 9400 people.

Patterns

3 patterns related to *streettype* have many relations to other patterns which target the clarification and transition to specific zones.

Therefore, patterns related to *achieving privacy zoning* and creating a *clear compartmentation of space* are important.

Extreme strategy

New residents mainly *different* than current residents (*knowledge workers*). *Higher variety* of *spaces* and *clarity* needed between the *front* and *back sides* of *buildings*.

Mainly *global* shops to create a more international environment. These shops require larger spaces.

High diversity of block types. Transformation to mid-high rise blocks. Moderate diversity between the new blocks.

Stakeholders

Current residents will probably have less to say in the decision making process, as the focus is on building new housing. However, gentrification needs to be prevented as there is a risk of only building for new high-income, high educated.

More involvement of private developers. Their main goal is making profit, which is probably easier in this scenario as larger, more expensive, new housing can be built.

Higher *diversification of stakeholders* due to new housing.

Zones

The creation of different zones is, besides horizontally, also created in a *vertical manner*. The application of mid-high rise blocks and (semi-)public or collective functions on groundfloors, leads to apartments which are located on upper floors. The *transition to private zones* therefore happens *indoors*, which also asks for *clear transitions inside buildings*.

Therefore, a variety of spaces is needed where the *public zones* are really *accessible* and *readable* to all, so *everyone uses it*.

Density

Structural changes: focus on *block & areas* in the neighborhood which can be *densified*.

3152 apartments added, mainly oneperson houses with varying (larger) sizes. 4600 are needed for 9400 people. Proportionately, density of residents is less compared to the soft scenario.

Patterns

Patterns related to *type of street* have many relations to other patterns which target the transition and goal of certain zones.

Patterns which aid in the *diversification of the building configuration* and creating a *variety of spaces* pop-up as having many relations to other patterns.

Patterns which aid in the *clarification of zones* are again important.