

VINEXITY

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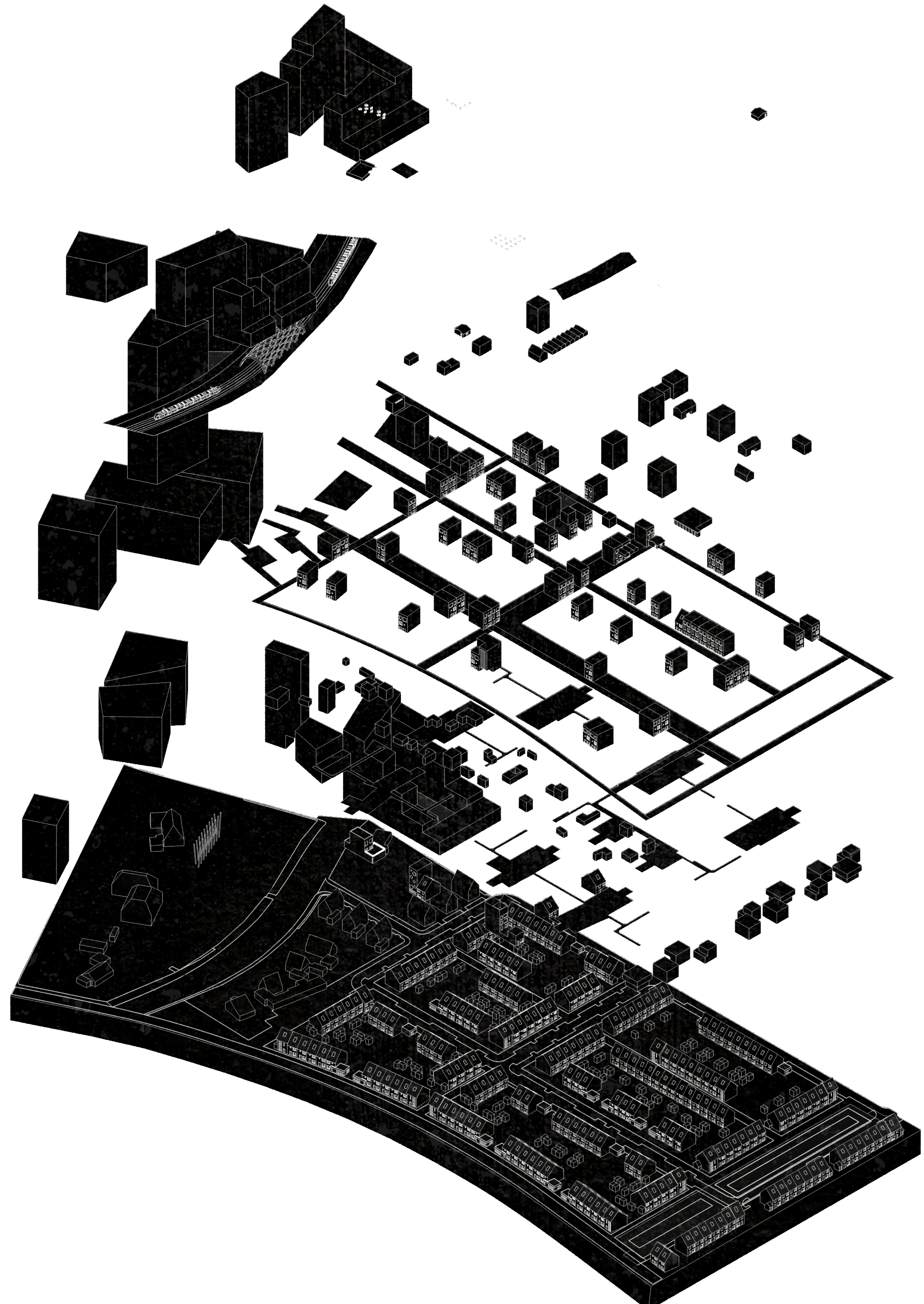
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Begeleiding MA+U : Jan-Willem van Kuilenburg, Pieter Feenstra

The demographic, economic and societal **changes in the near the future** will **impact on** the quality of life and the build environment in **vinex-suburbs**. Through **reprogramming** based on a **scenario of the future**, **self-organization** and **transformation** will be facilitated. This will avert an implosion and will tun the Vinex-suburb in to a **responsive living environment** for all.

‘The vinex-suburb will become the city of the Future’

- Dennis Burger -



MASTERPLAN & CONCEPTS

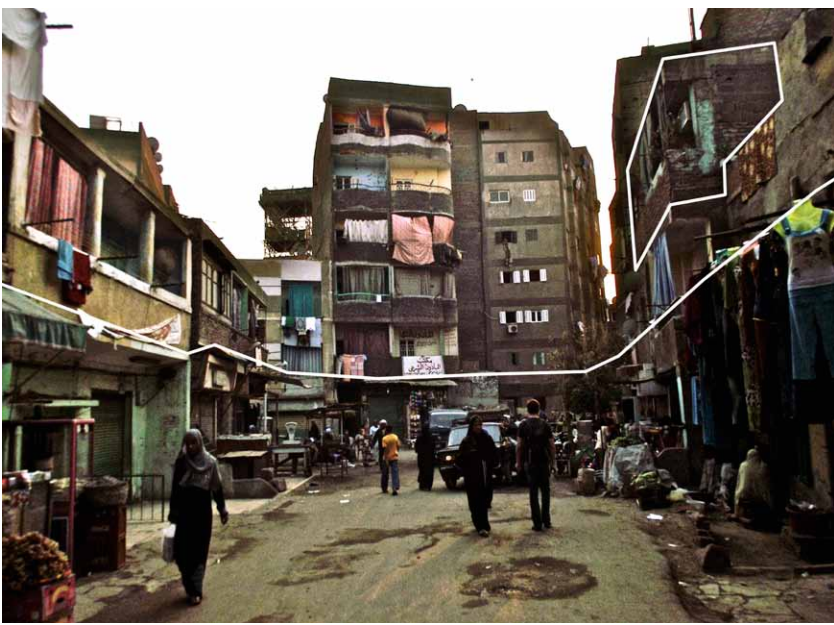


The vinex suburb has potential to grow.
The overall building intensity in Leidsche Rijn is low, there exists a small pocket of density, this area is located in Leidsche Rijn Centrum which is intended to function as a new city centre for Leidsche Leidsche. Based on FSI and GSI the potential for densification in Leidscherijn is high.
The highest potential for densification is located in the 'Het Zand' following the old road structure from the south to the train station Utrecht terwilde. The masterplan is created for this area.

The way a denser Leidsche Rijn will be created is based on two concepts.
These concepts are based on spatial development methods that are used abroad, and are also named after the specific location.

The concept of Cairo is based on the self-organized density and qualities that show them selves trough-out the city. Zurich is based on the Swiss way which enables high quality and high-rise social housing projects.

CONCEPT CAIRO



This concept is based on my fascination with self organizing qualities of human settlements, during a study trip to Cairo in 2010 I got inspired by this quality of informal urbanism. This concept seeks to take the positive of the informal city and mitigate the negative effects.

CONCEPT ZURICH



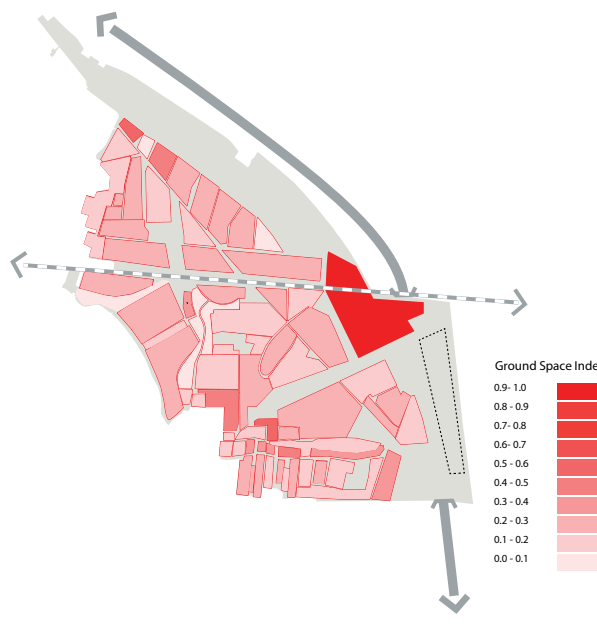
In Zurich high quality affordable housing is realised in co-ops wich are comparable to the baugruppen in Berlin. This way of working makes it possible to realize a broad diversity in selfbuild housing.



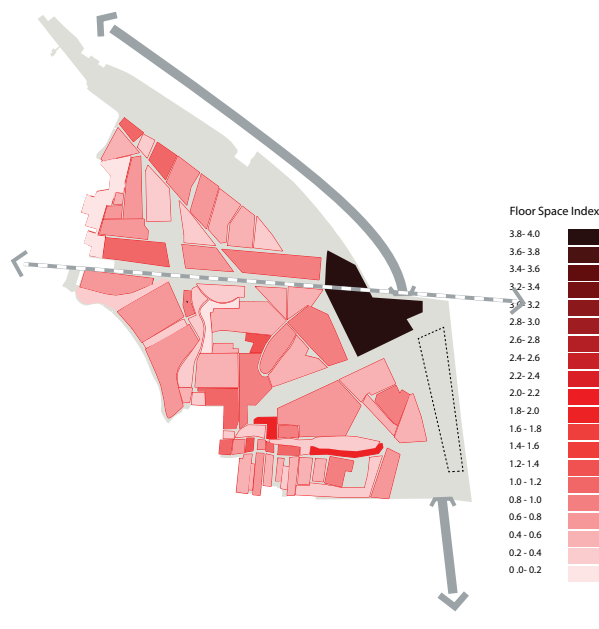
Location of Leidscher in Utrecht



Inhabitants & Jobs within 2km radius



Ground space index

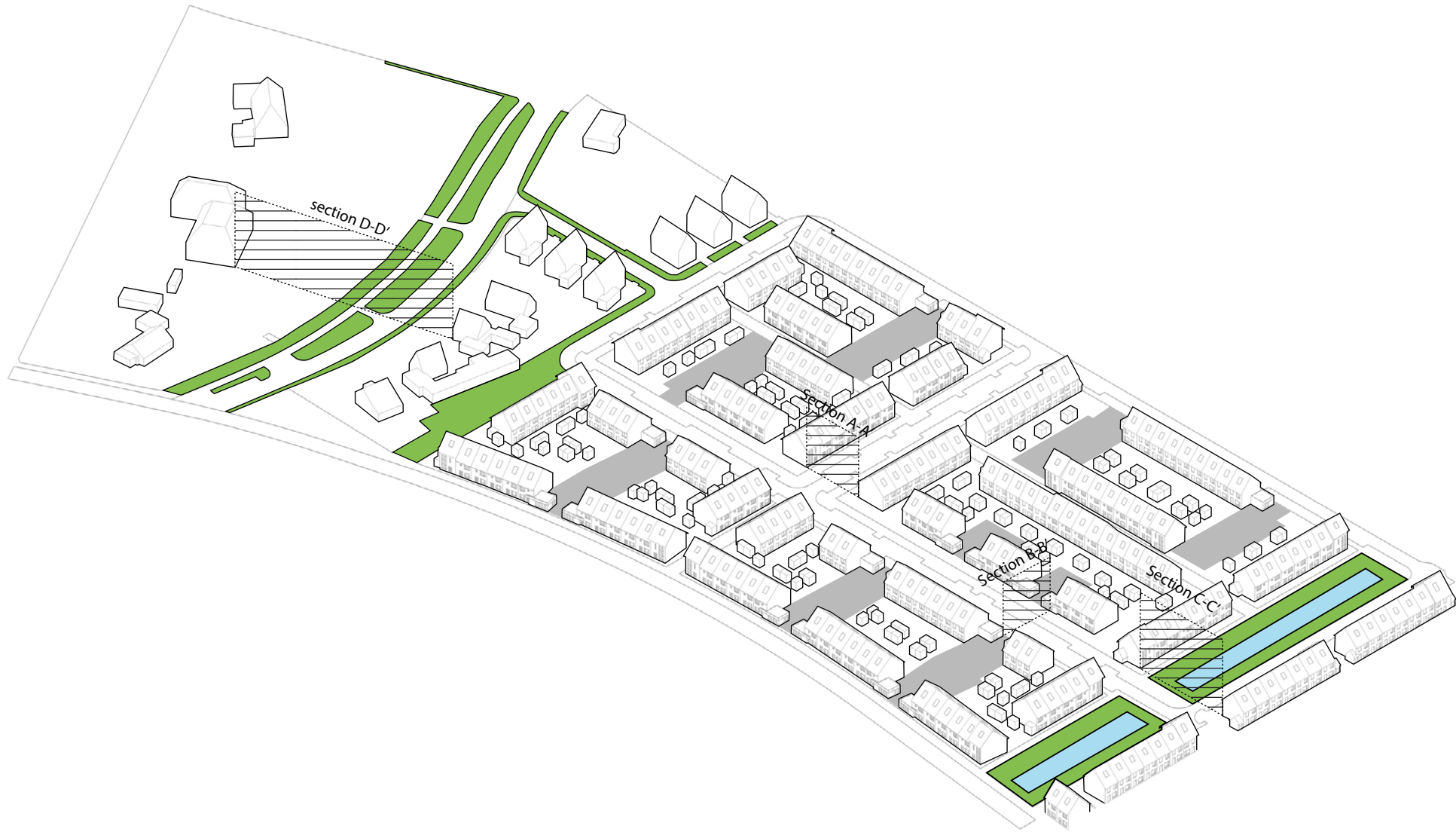


Floor space index

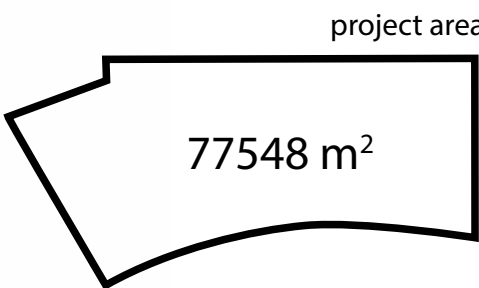
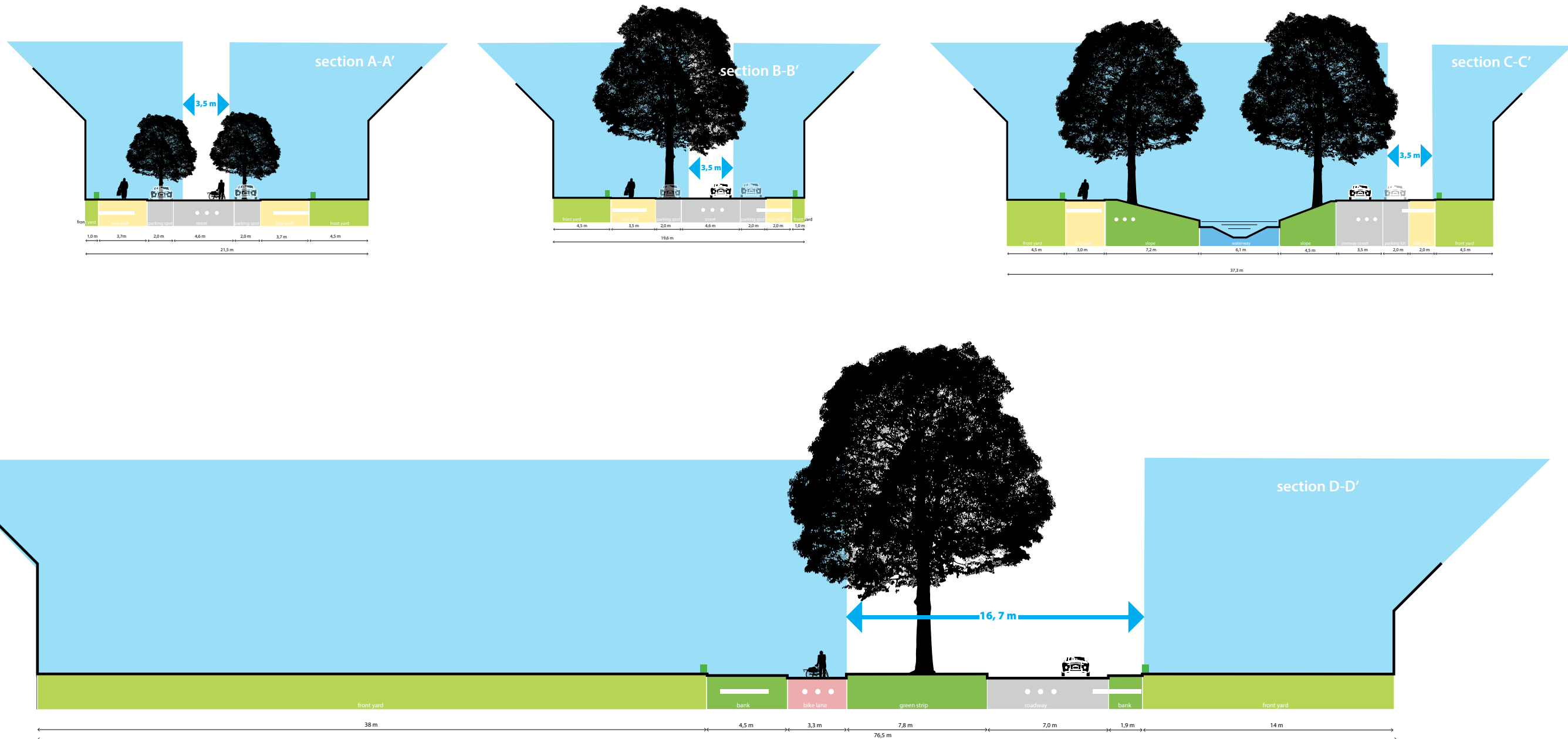
SPACE IN THE VINEX SUBURB.

350000 inh/km²

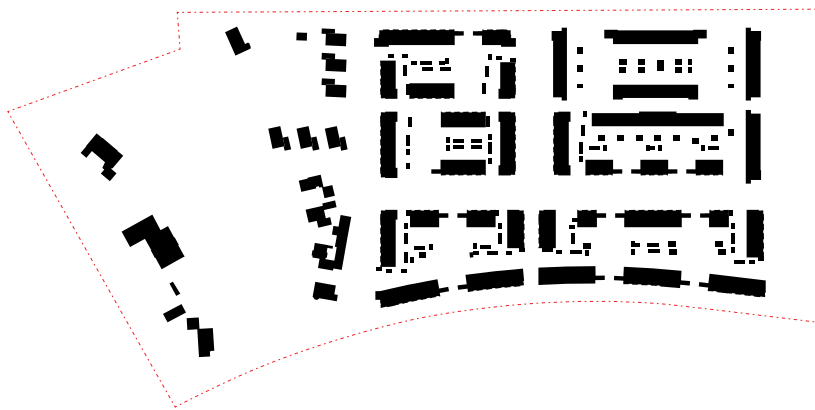
population density Cairo



current situation project area



project area

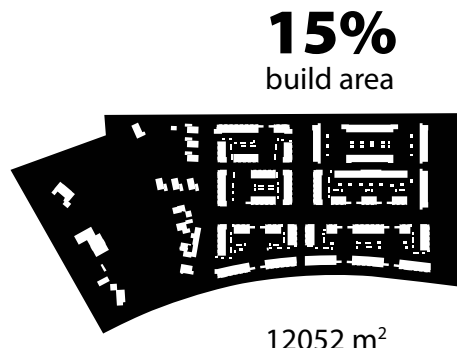


15%
build space



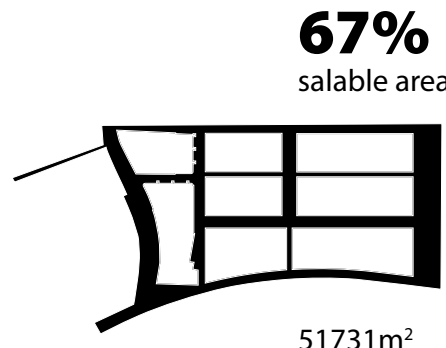
65%
build space

build and open space in project area vs
build and openspace in Sharif al Kabir, Cairo



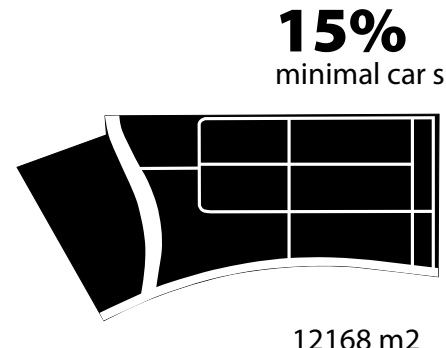
15%
build area

12052 m²



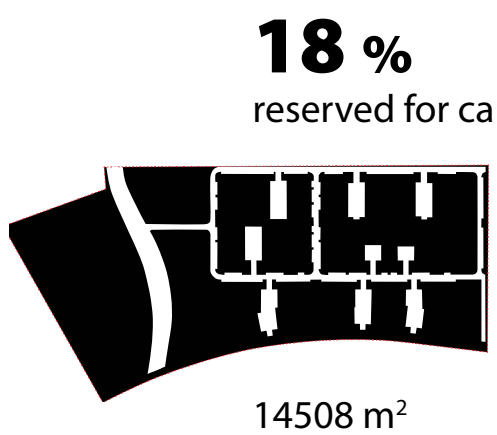
67%
salable area

51731 m²



15%
minimal car space

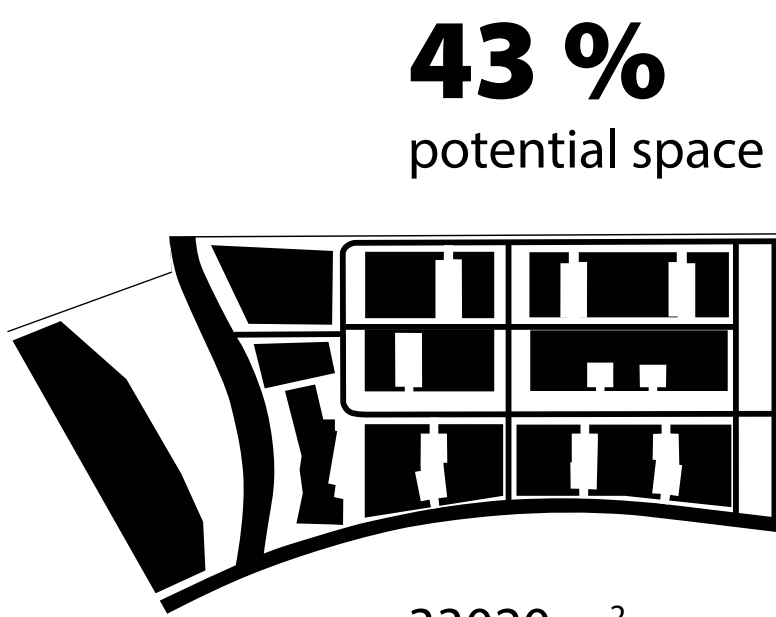
12168 m²



18 %
reserved for car

14508 m²

different typologies of space mapped out to
determine the basic potential for densification

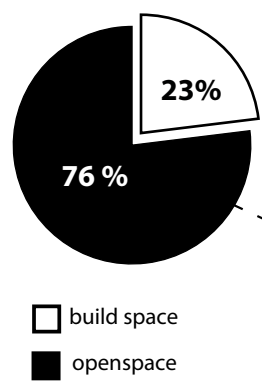


43 %
potential space

33020 m²

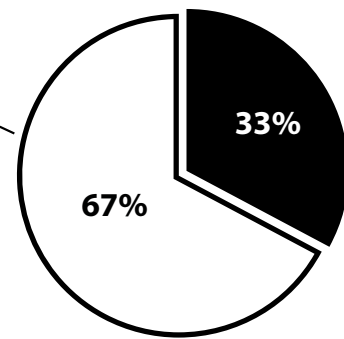
potential Space

Ratio public/private



23%
76 %

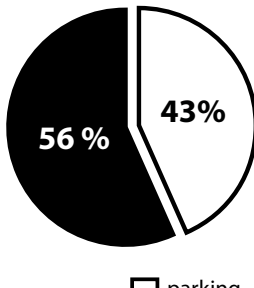
□ build space
■ openspace



33%
67%

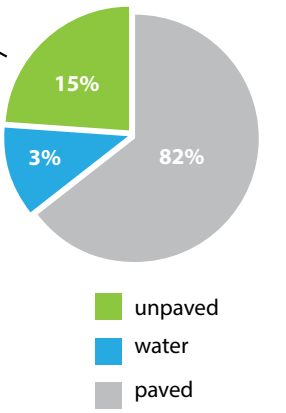
□ private
■ public

Public space
25817 m²
Private space
51731 m²



56 %
43%

□ parking
■ street & sidewalk



15%
3%
82%

□ unpaved
■ water
■ paved

different typologies of space mapped out to
determine the basic potential for densification

20153 inh/km²

population density Utrecht

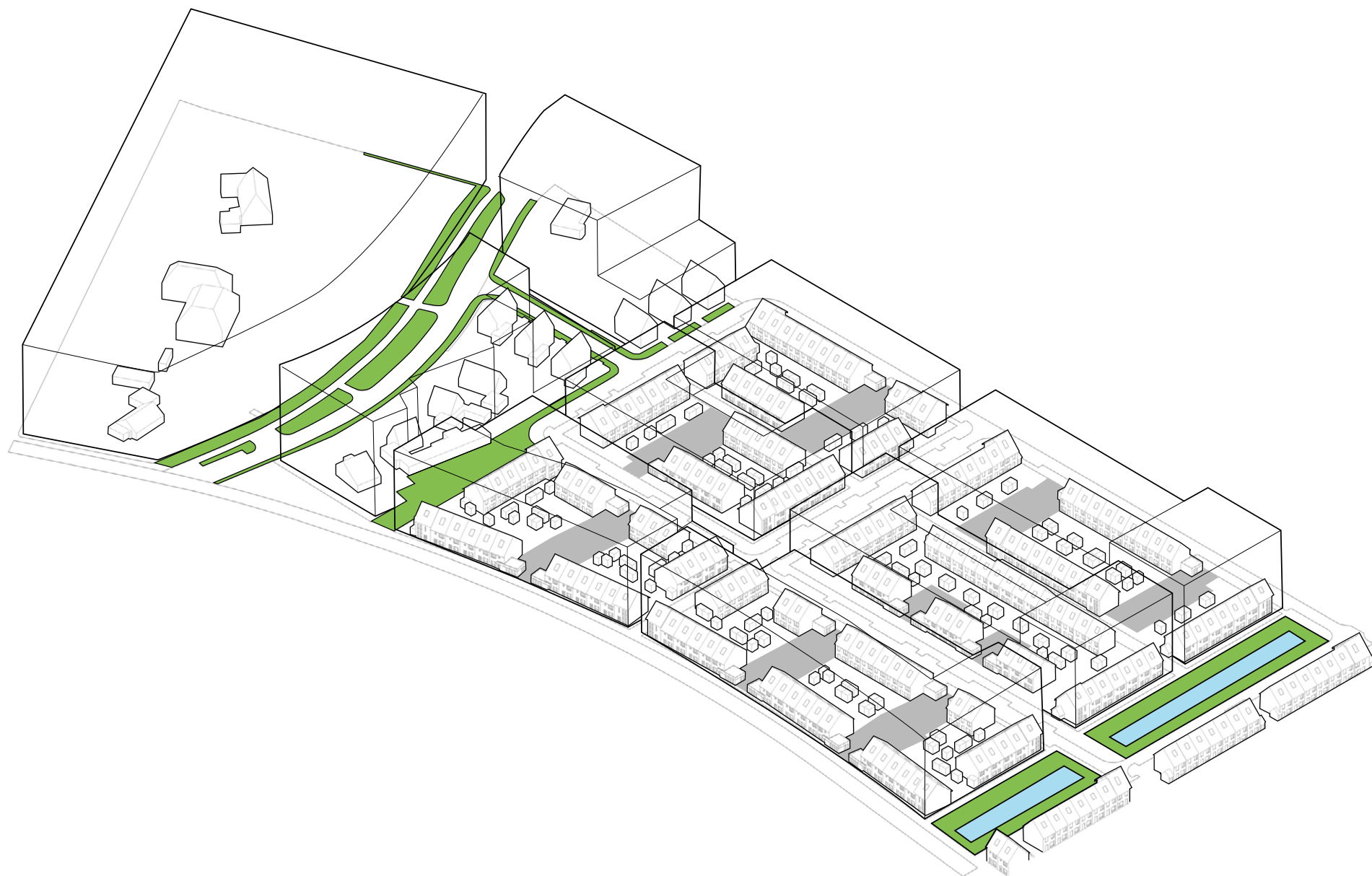
7500 inh/km²

population density Leidscherijn



Situation in Sharif al Kabir, Cairo

The project area has consist for the largest part of private space, public space is minimal and focused on accessibility and parking, the public space is not intended as place to stay or to facilitate public life. The infrastructure, despite being build for a low density neighbourhood, can handle more. Comparing it to a in size and infrastructure comparable area in Cairo the potential becomes more clear. There is even more square meter saleable area in the project area than in the reference location in Cairo.

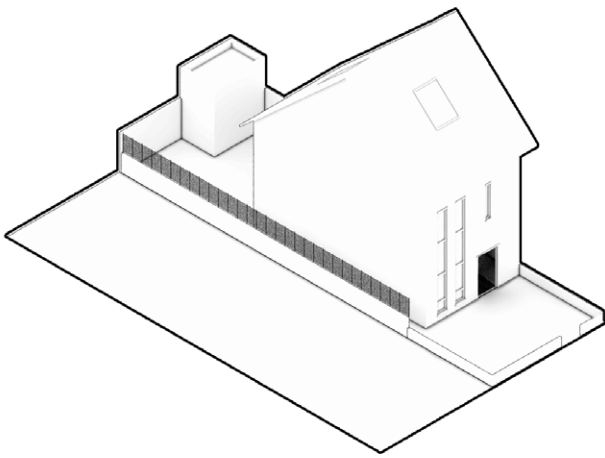


Potential building envelope based on light and street width

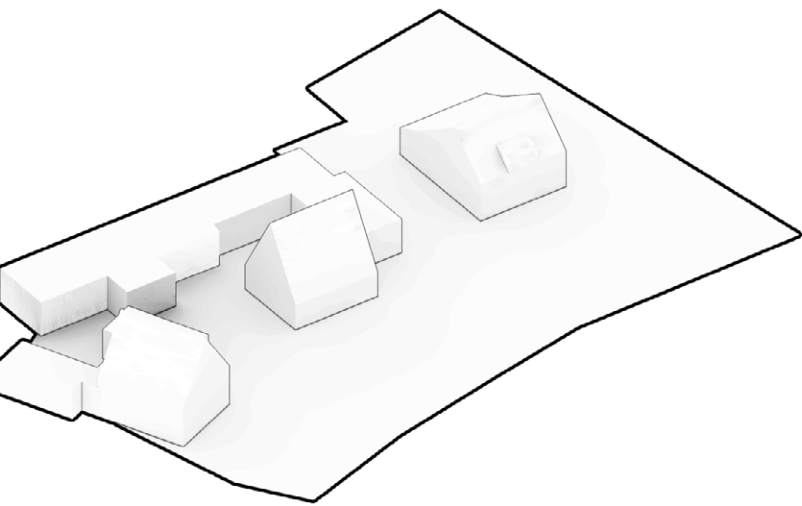
HOW WILL THE TYPICAL DUTCH SUBURB CHANGE.

The transformation will be done in steps, and is based on a retreating government. The first step is changing the rules, the spatial policy will change from conservative to progressive and will be development oriented. Inhabitant and the designer will be the main actors, development will be carried by these actors. The municipality will set the main prerequisites for development, being consulting a designer who will guide the design, consulting the neighbourhood and going of grid, (detachment from gas and water net whether or not phased) and the max building heights (which, depending on the design and context, can be exceeded). The municipality will arrange public services in this case high-quality public transport and the redesign of the public space.

Changing the rules



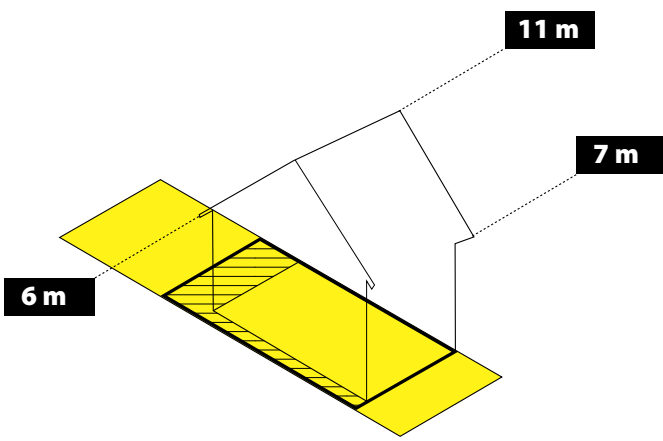
Row house from project area



Detached houses along Het Zand

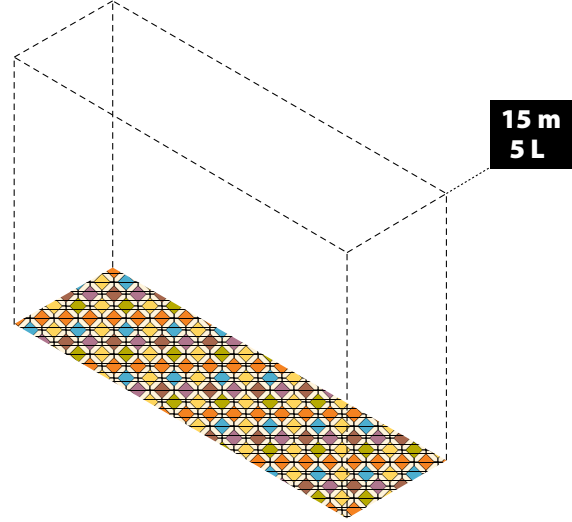
Old rules

- minimal expansion space
- conserving build form
- monofunctional

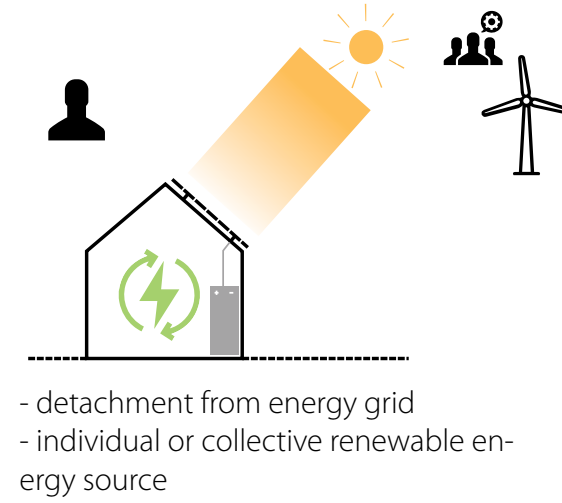
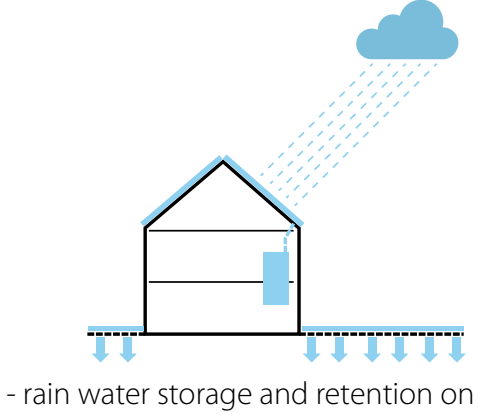


New Rules

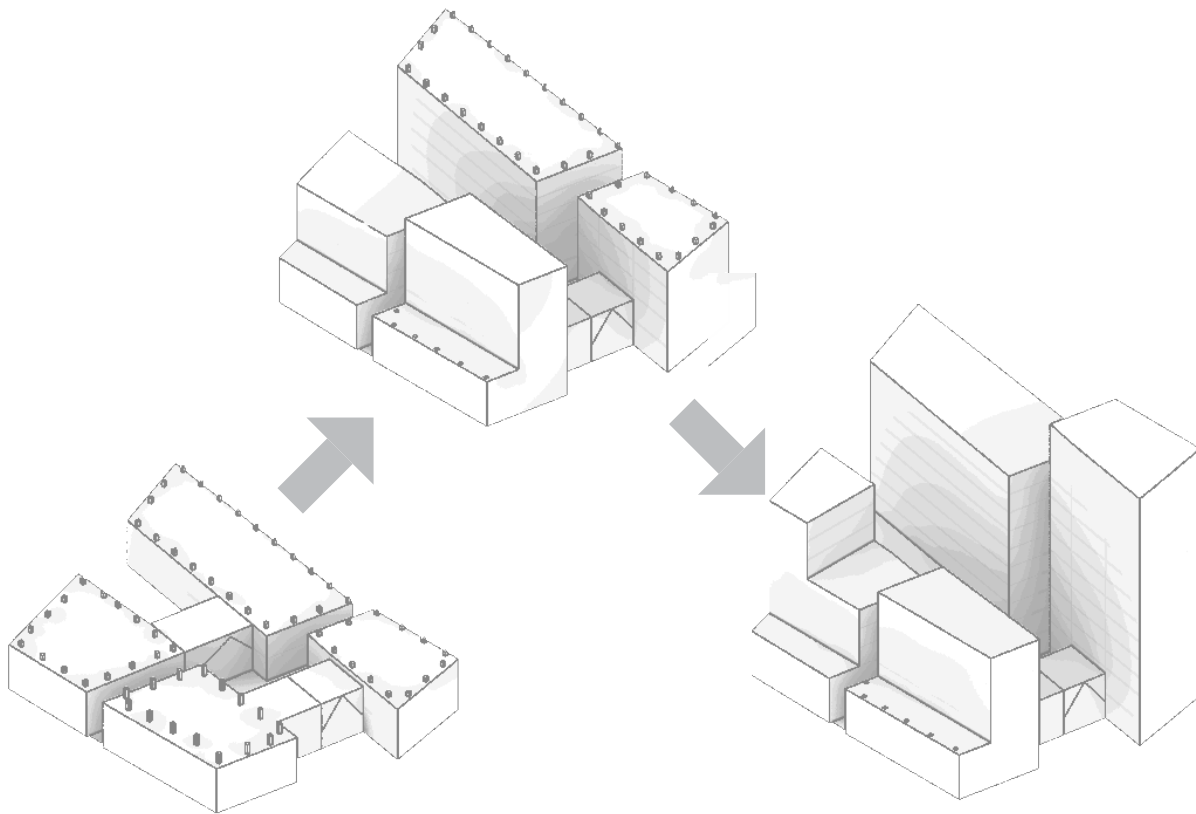
- maximized expansion space



Prerequisites for development



Possible result when new rules are applied

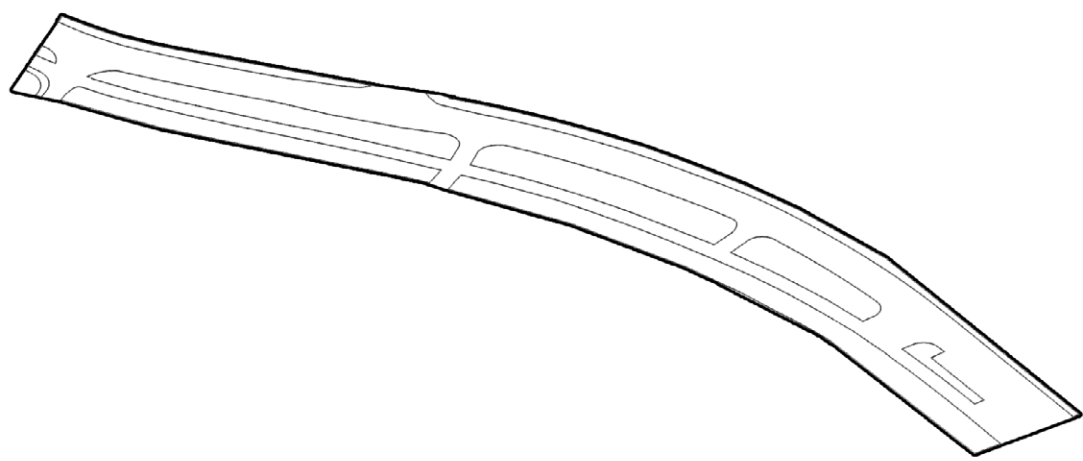


Possible progression of incremental development on larger plots along the existing road structure Het Zand.

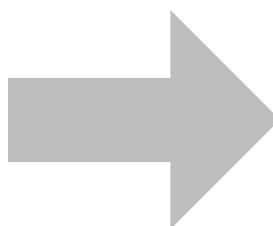
Lightrail / high quality public transport



The old road structure 'Het Zand' remains intact, a light rail connection will be added. The old road structure is the core of the densification of the master plan, by introducing high quality public transport trough light rail more mass (people and functions can be added).

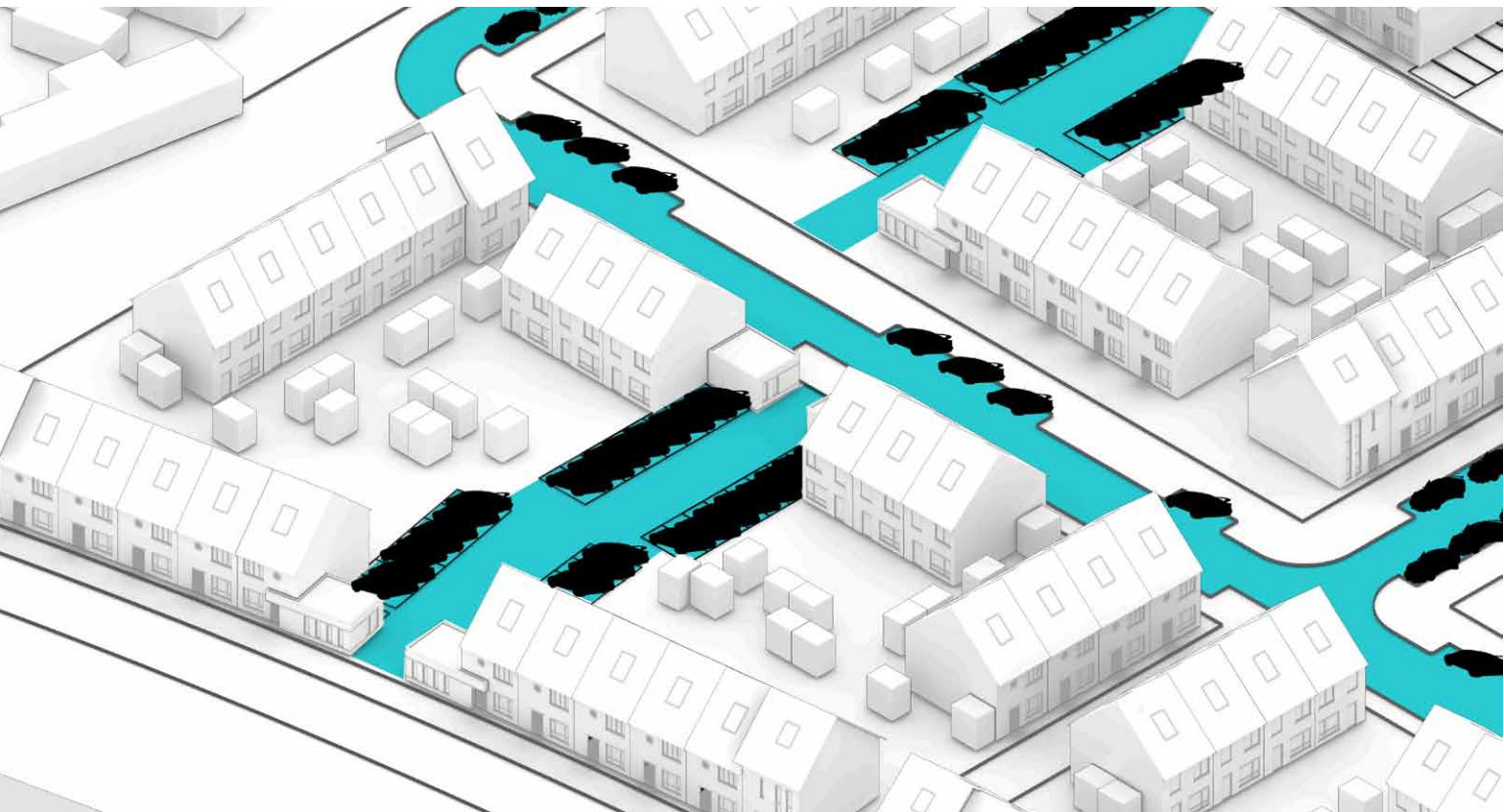


Existing structure

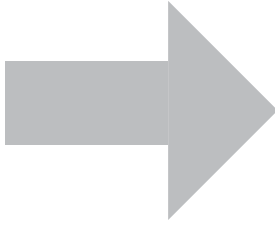


New Structure

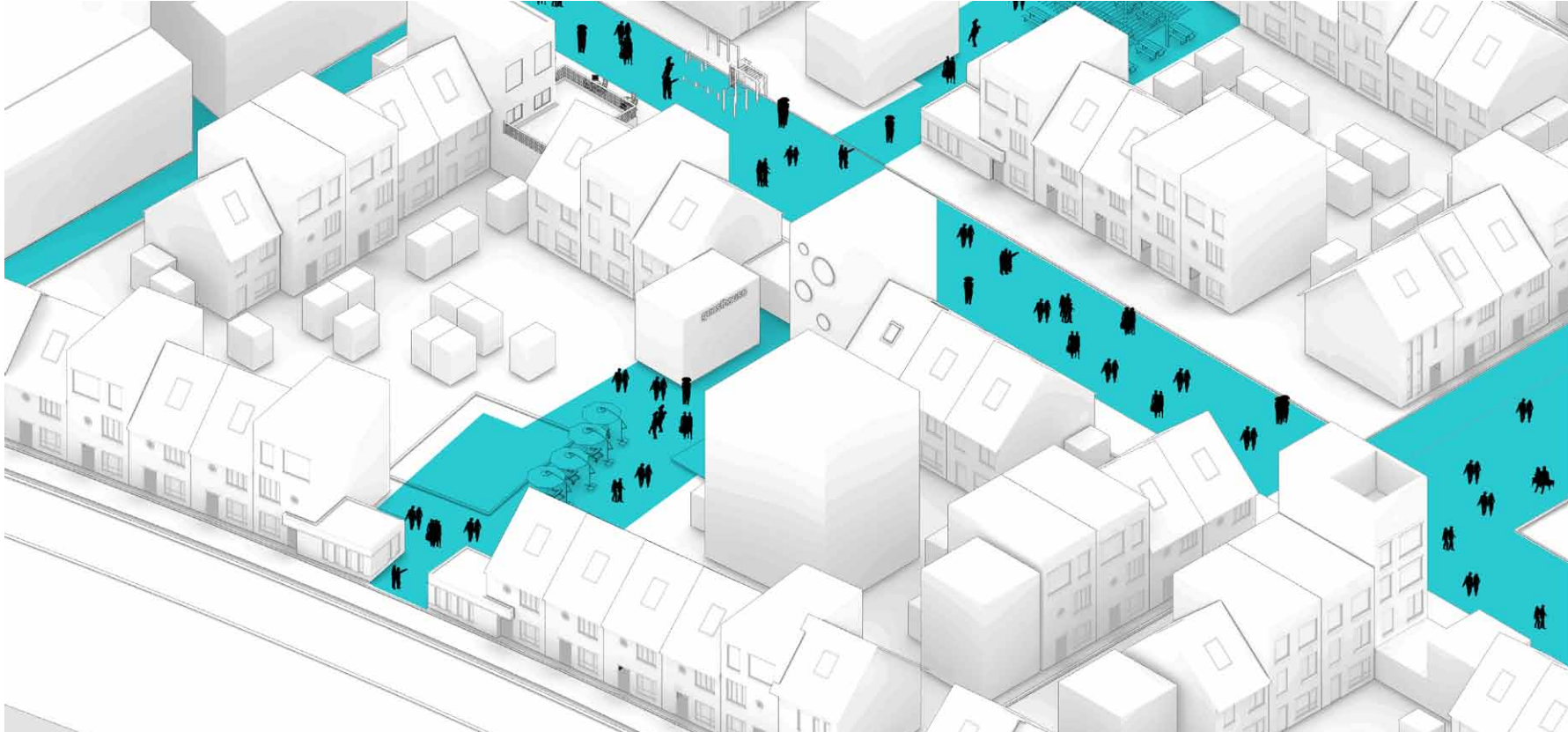
Transformation of public space



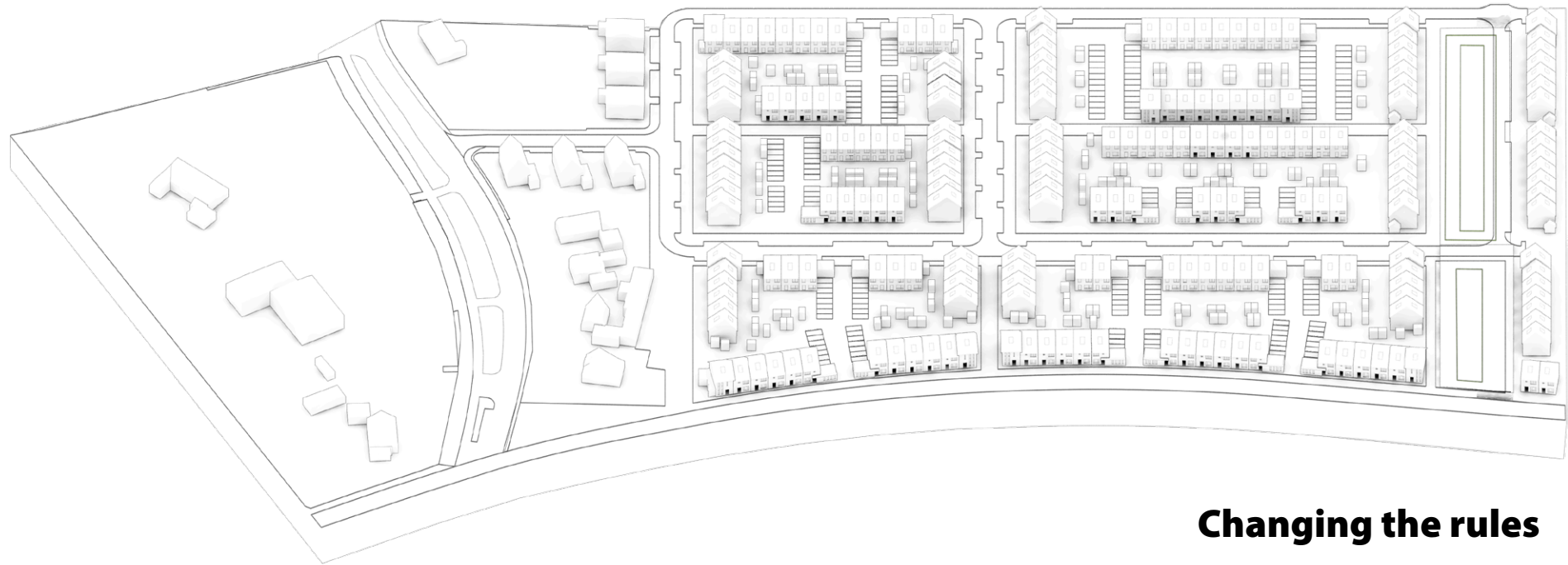
From car oriented space



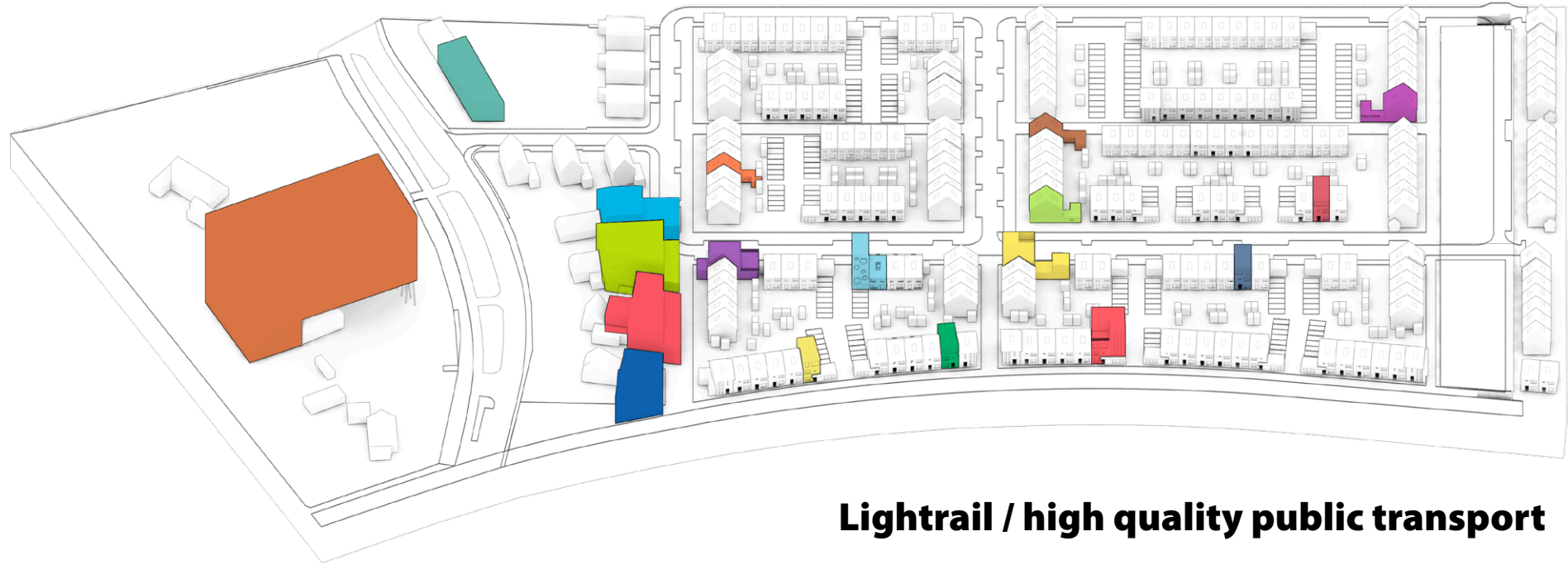
To people oriented space



Existing situation



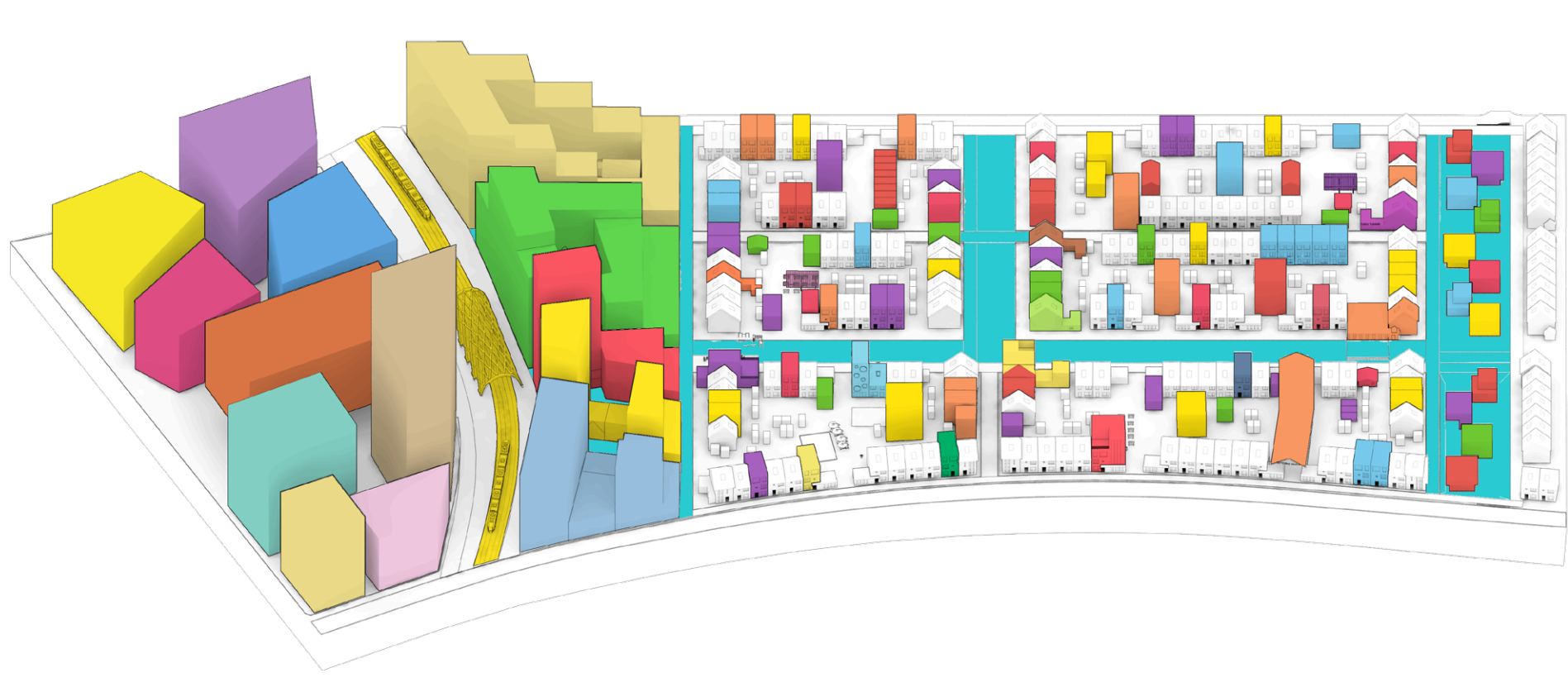
Changing the rules



Lightrail / high quality public transport

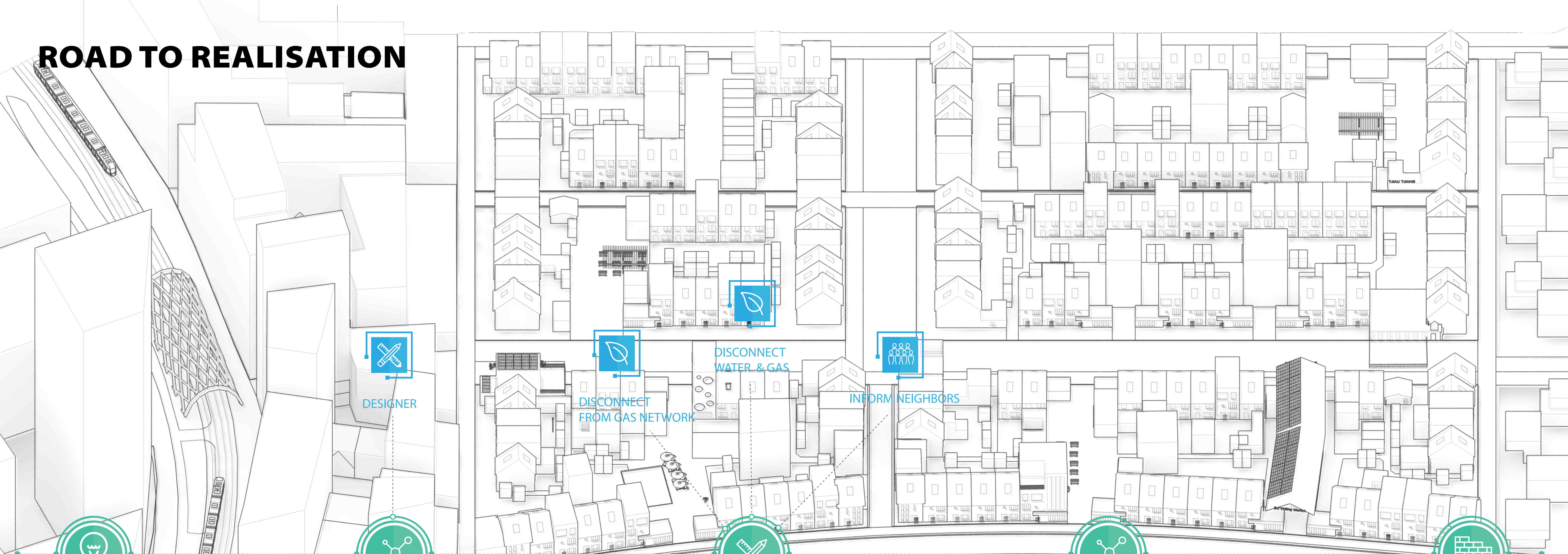


Transform public space





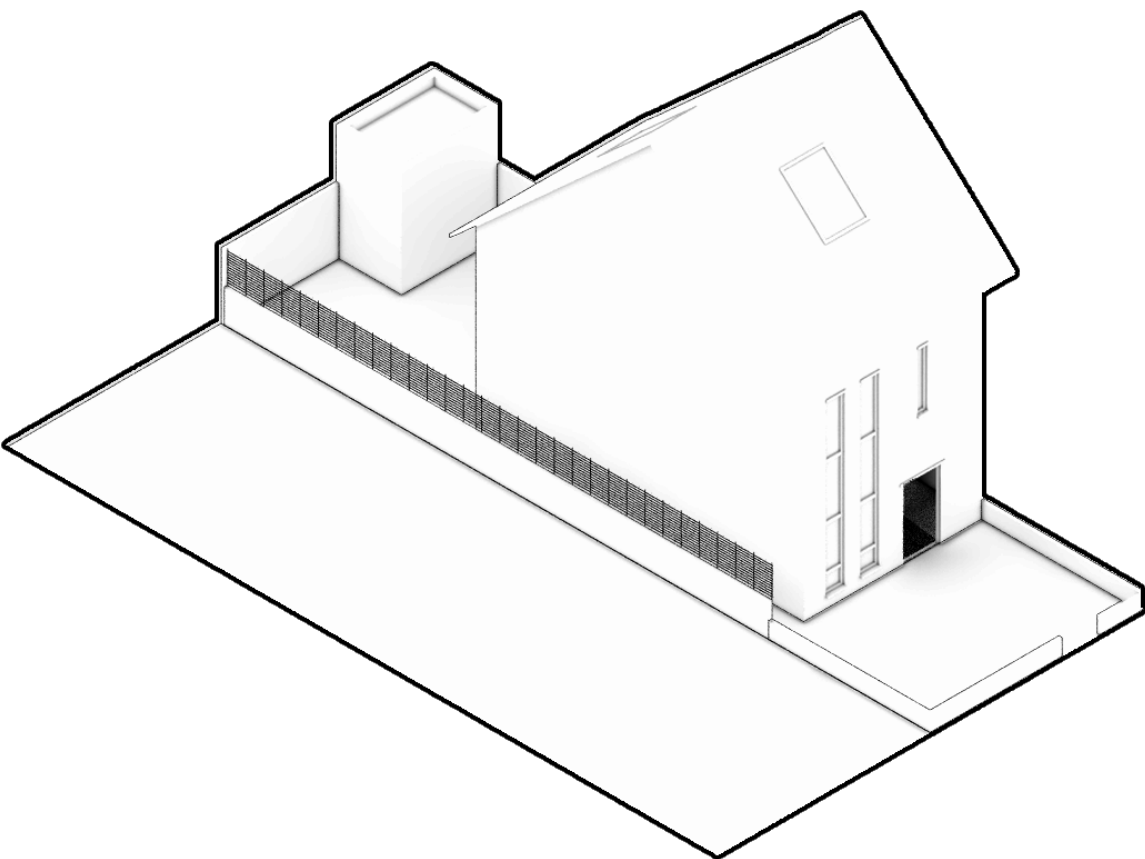
ROAD TO REALISATION



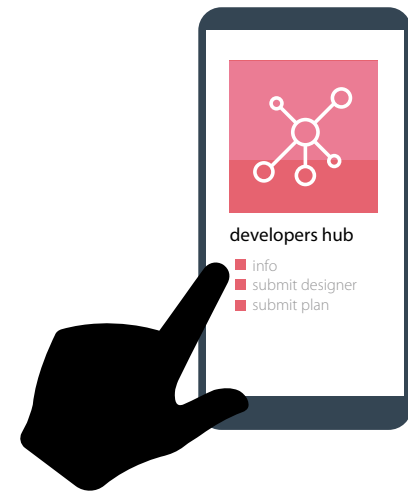
1 WISH



Citizen A has a wish to start a restaurant at home.

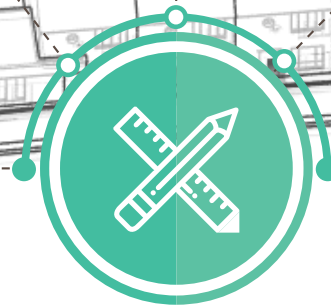


2 HUB

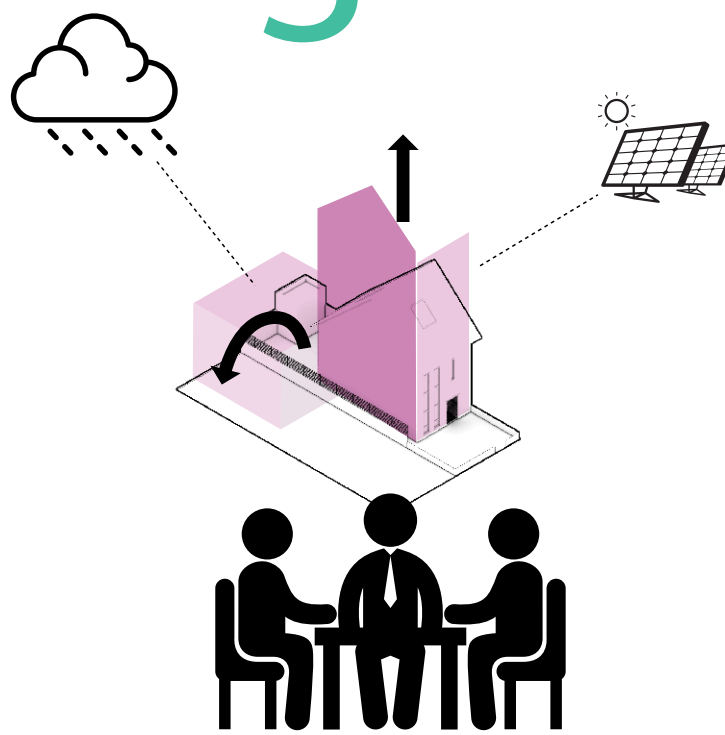


Citizen A goes to the municipal platform the hub and files his idea.

For te project to be succsesfull Citizen A needs to meet four requirements:
1.) A designer to guide the design proces.
2.) Consult the neighbourhood about the plans.
3.) Phase out the detachment the electricity network.
4.) Storage and infiltration of rainwater on the property.



3 DESIGNER

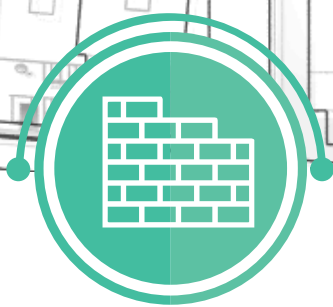


The designer will inform and engage the neighbourhood in the design.

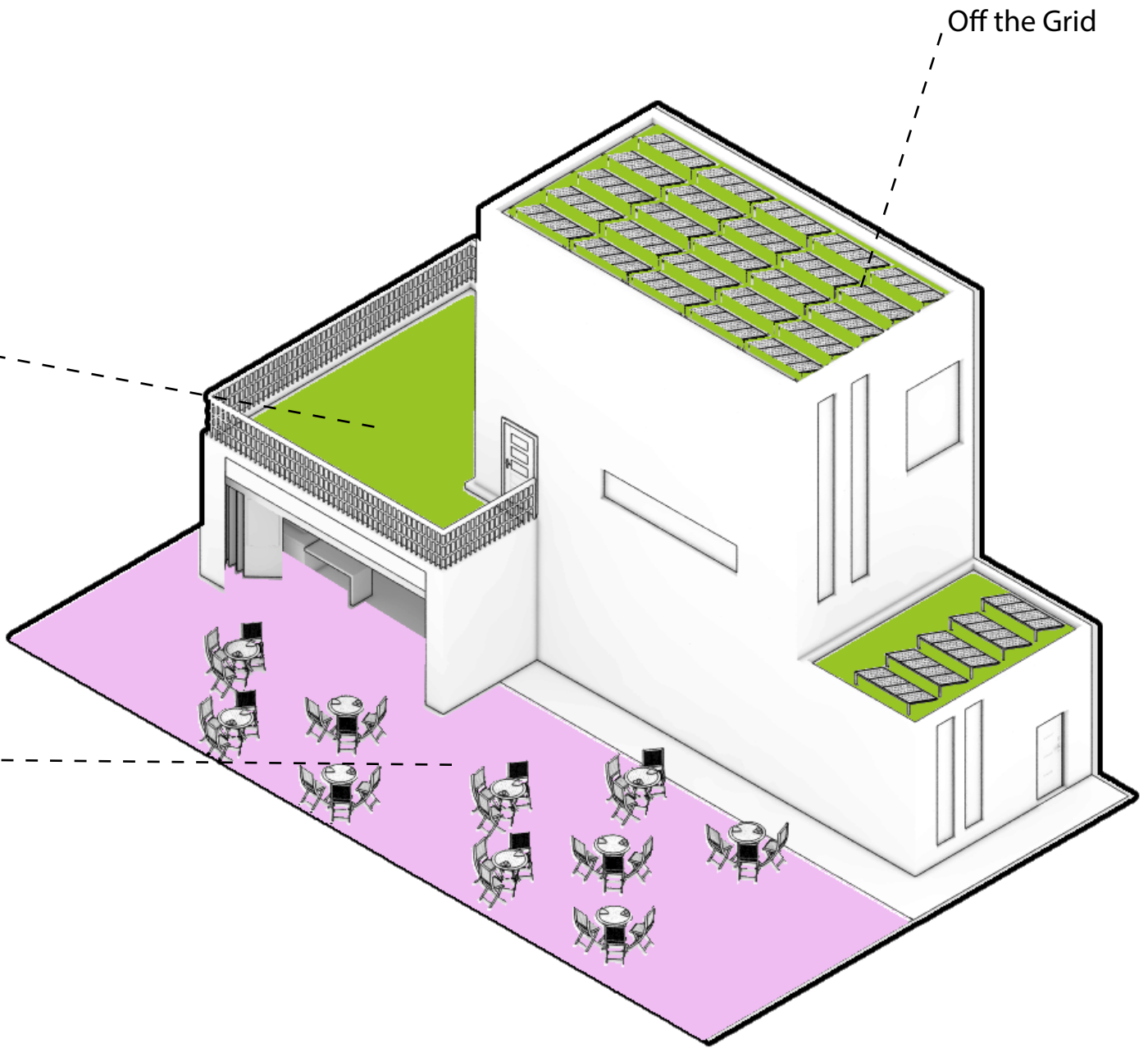


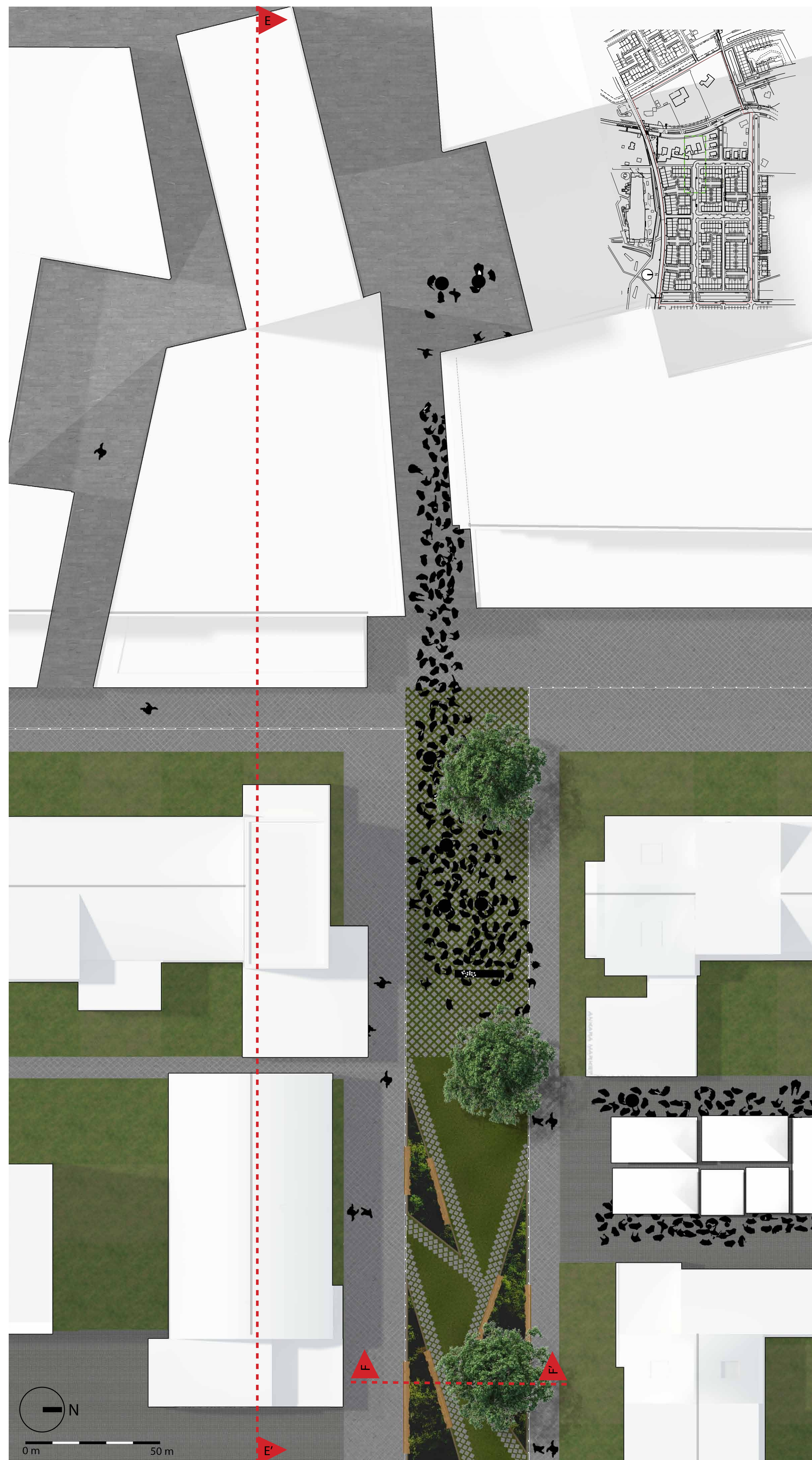
4 HUB

the plans and results of neighbourhood consult are comunicated through the hub. When the requirments are met the plan will be checked ant the municipality will give a go and the project can be carried out.



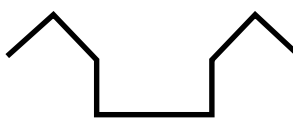
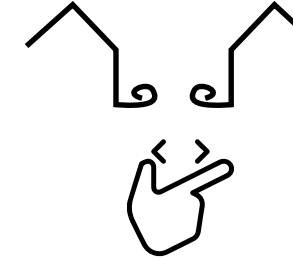
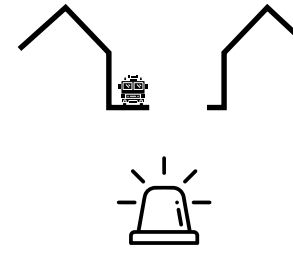

5 BUILD



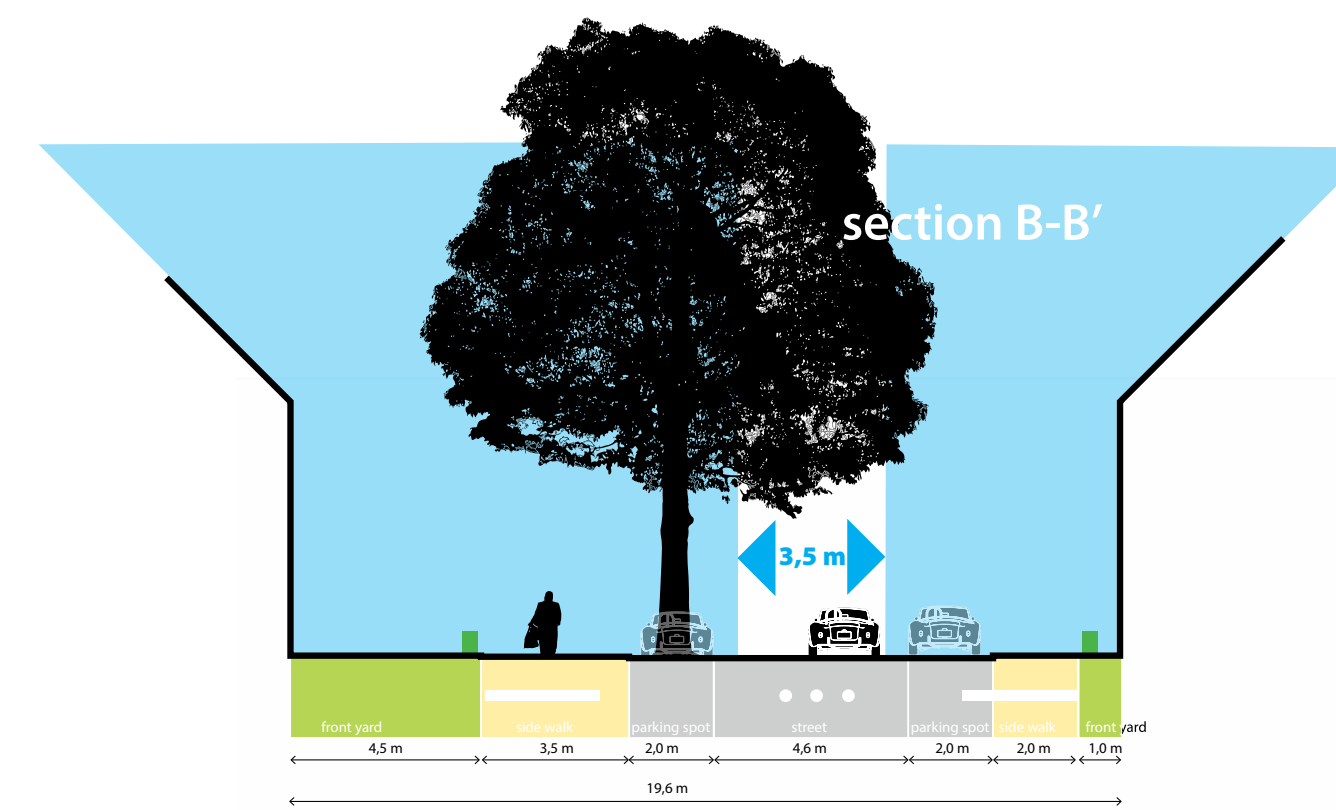
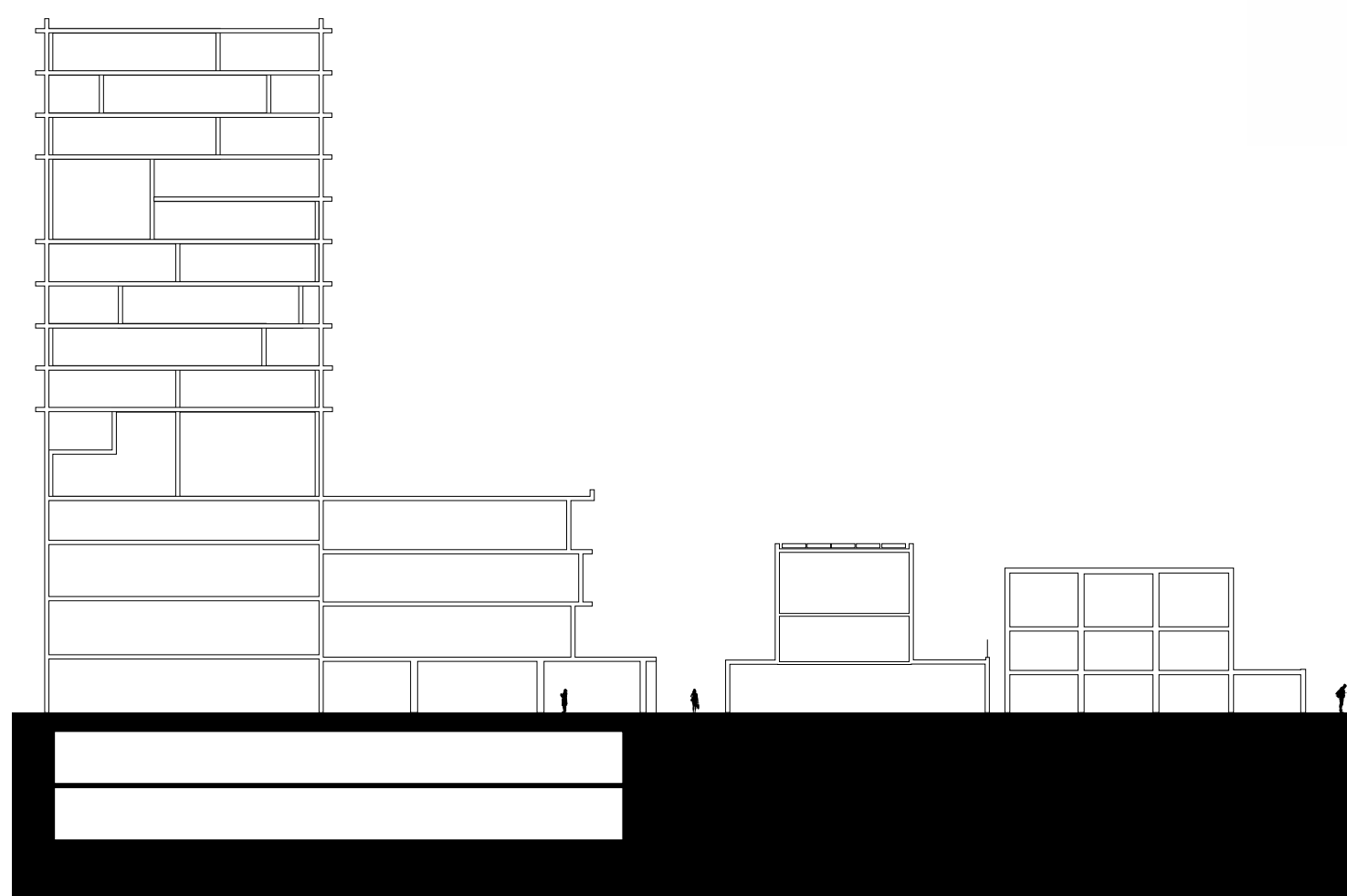


The project area will transform into two different parts which are clearly recognizable through form, mass and the way they will develop. The area along 'Het Zand' will develop incremental and will have a more collective character, while the Cairo area will also develop incremental but will have a more individualistic character. The public space will act as a connector between the two areas, the street will be transformed as it will no longer function as a car oriented space but as a lively public space, that will accommodate the increased density in the project area. The materials used in the design are the same as used in the current situation, the only materials that are added are the vegetation and the concrete for the flower/vegetation boxes.

Transformation of existing

-  principle of existing situation
-  removing roadway
-  reserving space for emergency services
-  introducing green in the public space

Section E-E'



Existing situation in the Plantenkasstraat



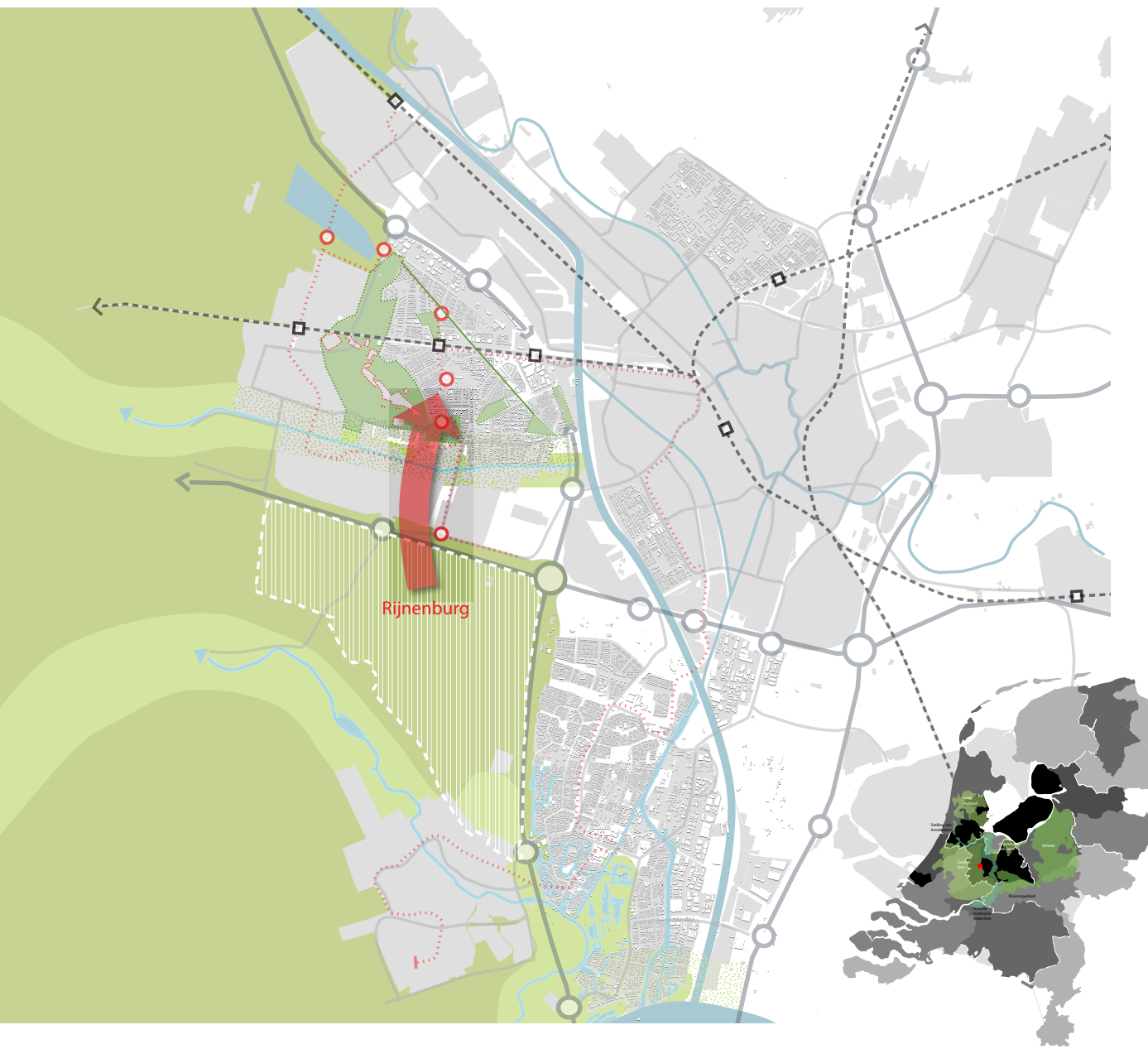
New situation in the Plantenkasstraat.

Section F-F'



Materials used in Public space

Sustainable Spatial Development

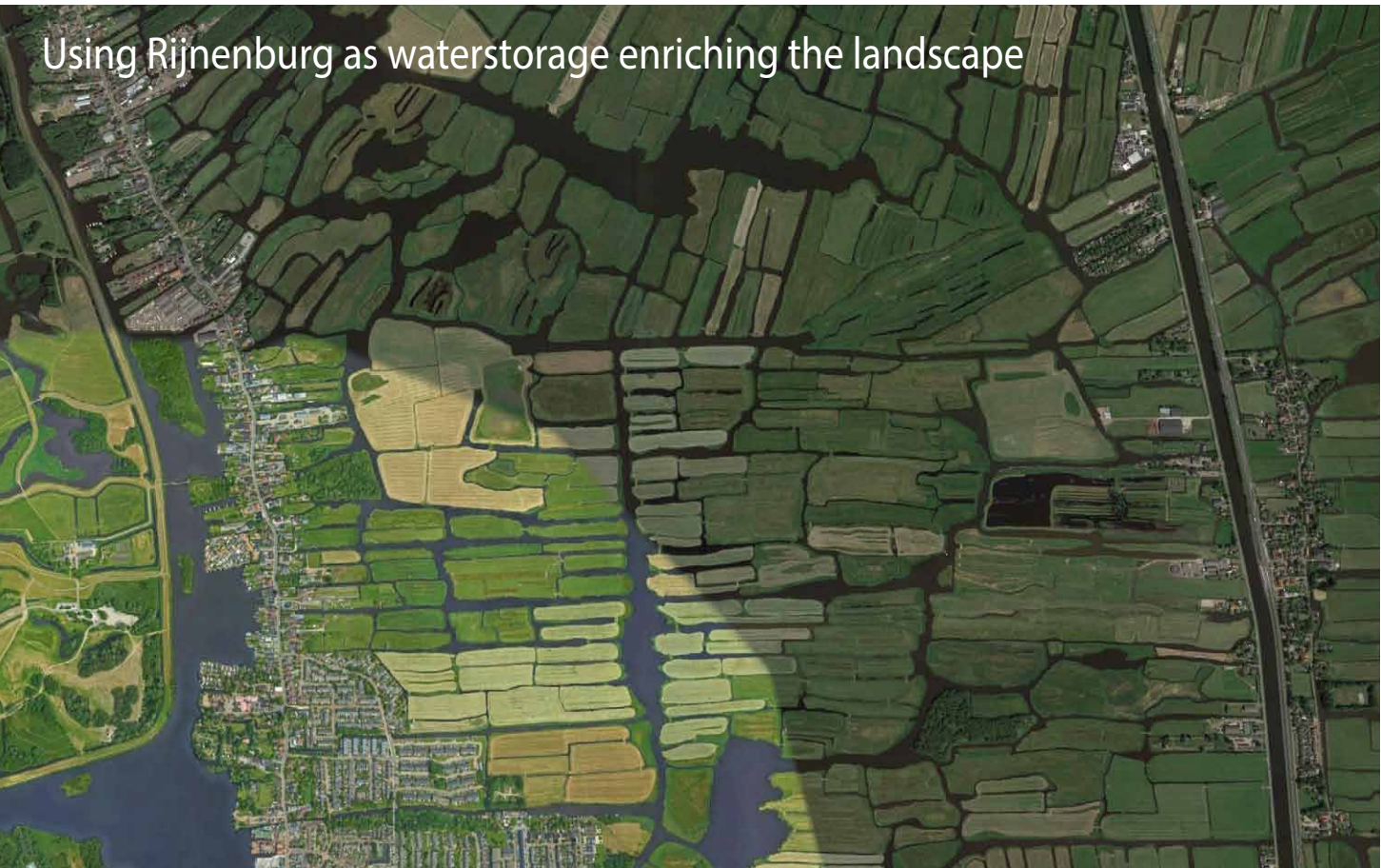


Neighborhood Decay

new neighborhood

- attractiveness of existing neighborhood (vinex-suburb) decreases
- increase in household mobility
- available dwellings will be occupied by households with less housing options
- higher income households move out of neighborhood
- change in demographic can lead to declining social control
- increase in vandalism and crime
- financially able people move out of the neighborhood
- high turnover of renters/owners
- ascending probability of vacant housing stock.
- more vandalism
- reduced willingness to invest in real estate
- accelerated dilapidation of housing stock

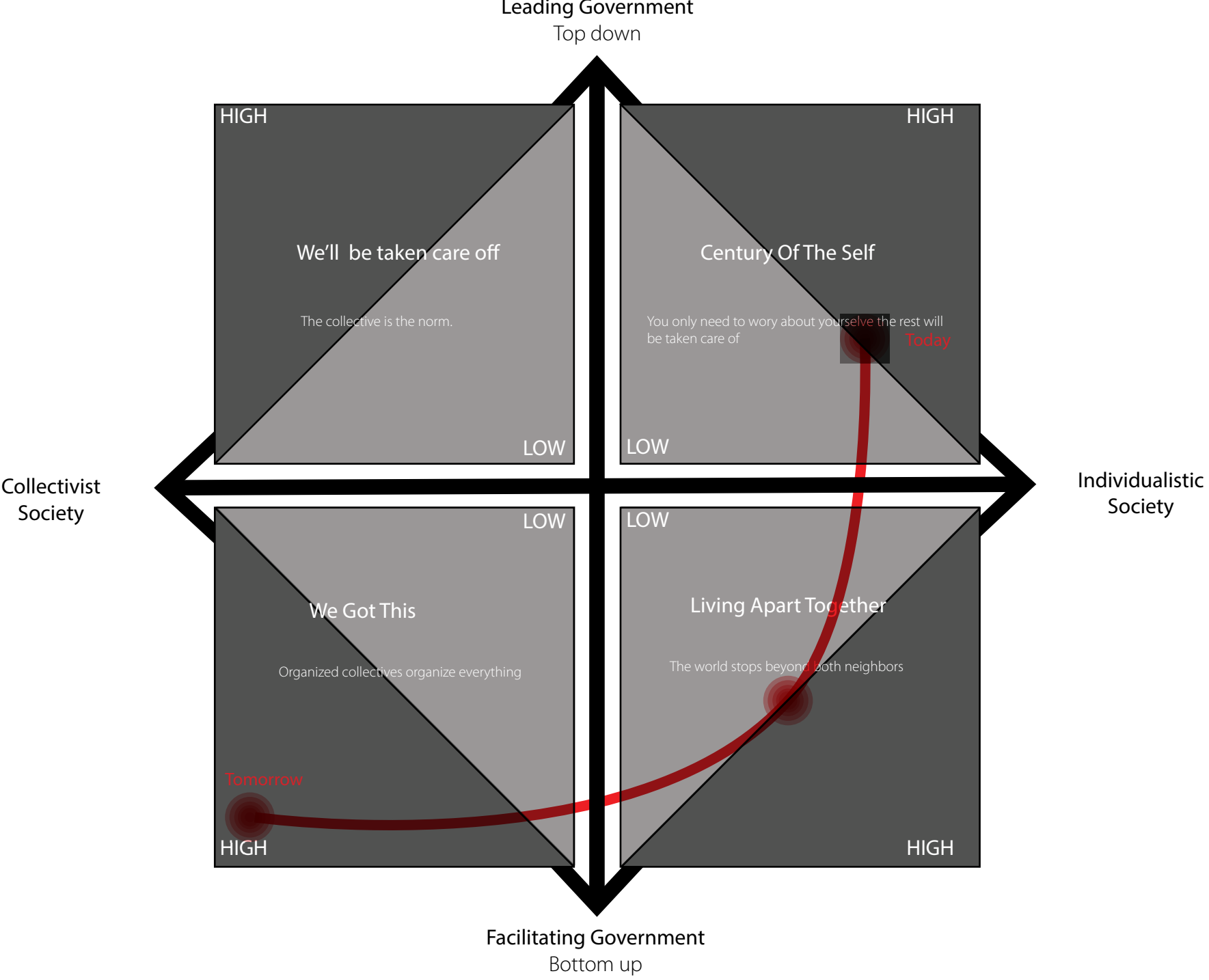
Gentrification/Transformation



Carrying out the new Urban agenda



Preparing for a further retreat of government



Energy transition of build environment



Genius Loci

