

REDEFINING HISTORIC CENTRAL DISTRICTS

GUIDE TOWARDS VITAL SUSTAINABLE CENTRAL DISTRICTS FOR ALL

PAST URBAN TRENDS



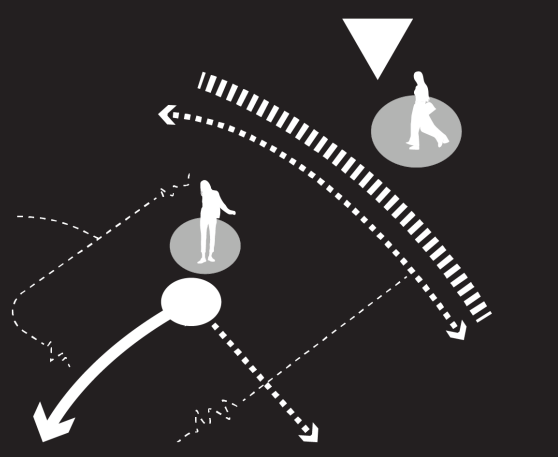
CURRENT SITUATION IS ALARMING



CAR ORIENTED PUBLIC SPACE
NOT A PLACE TO STAY



DISTRICTS '23: STUCK

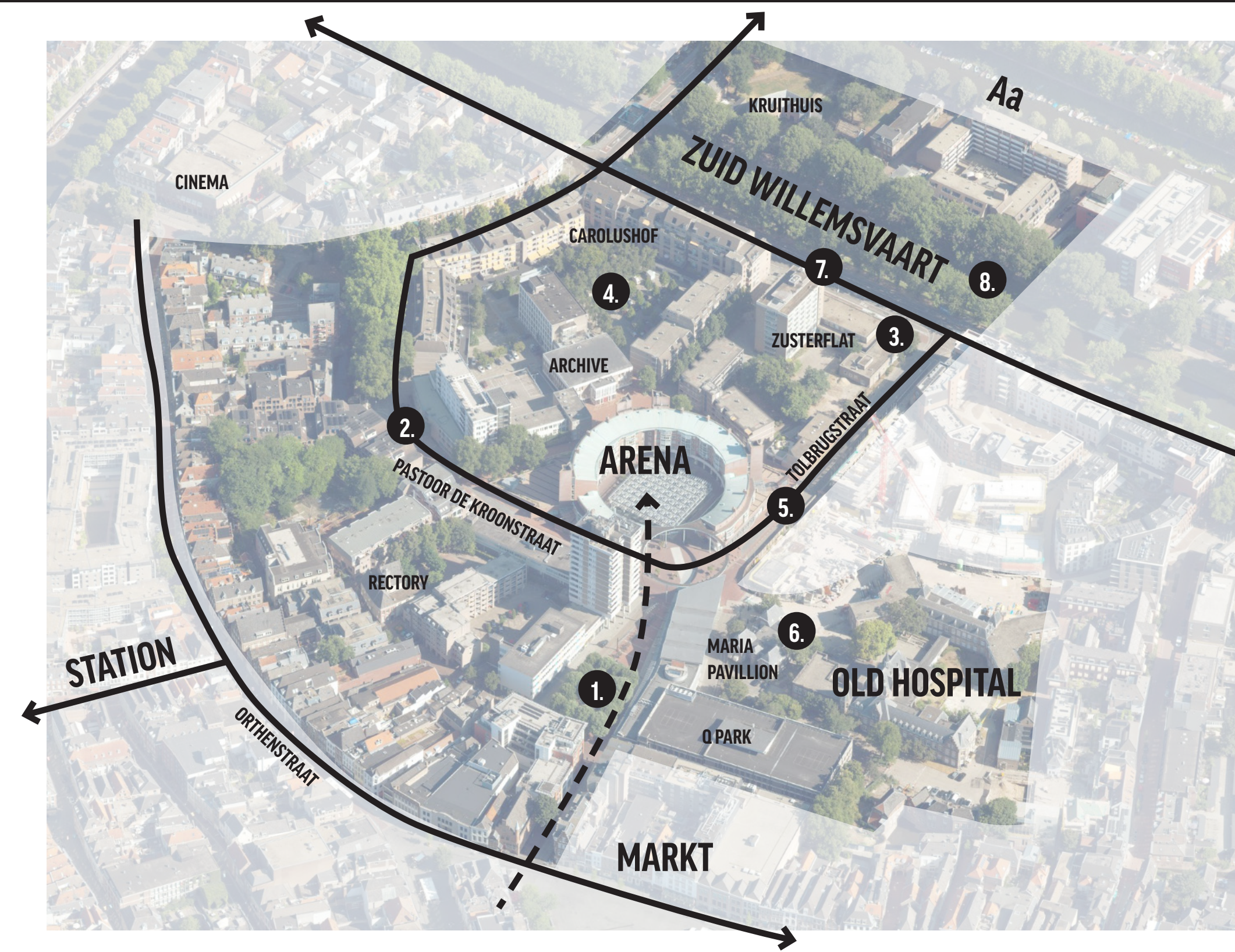
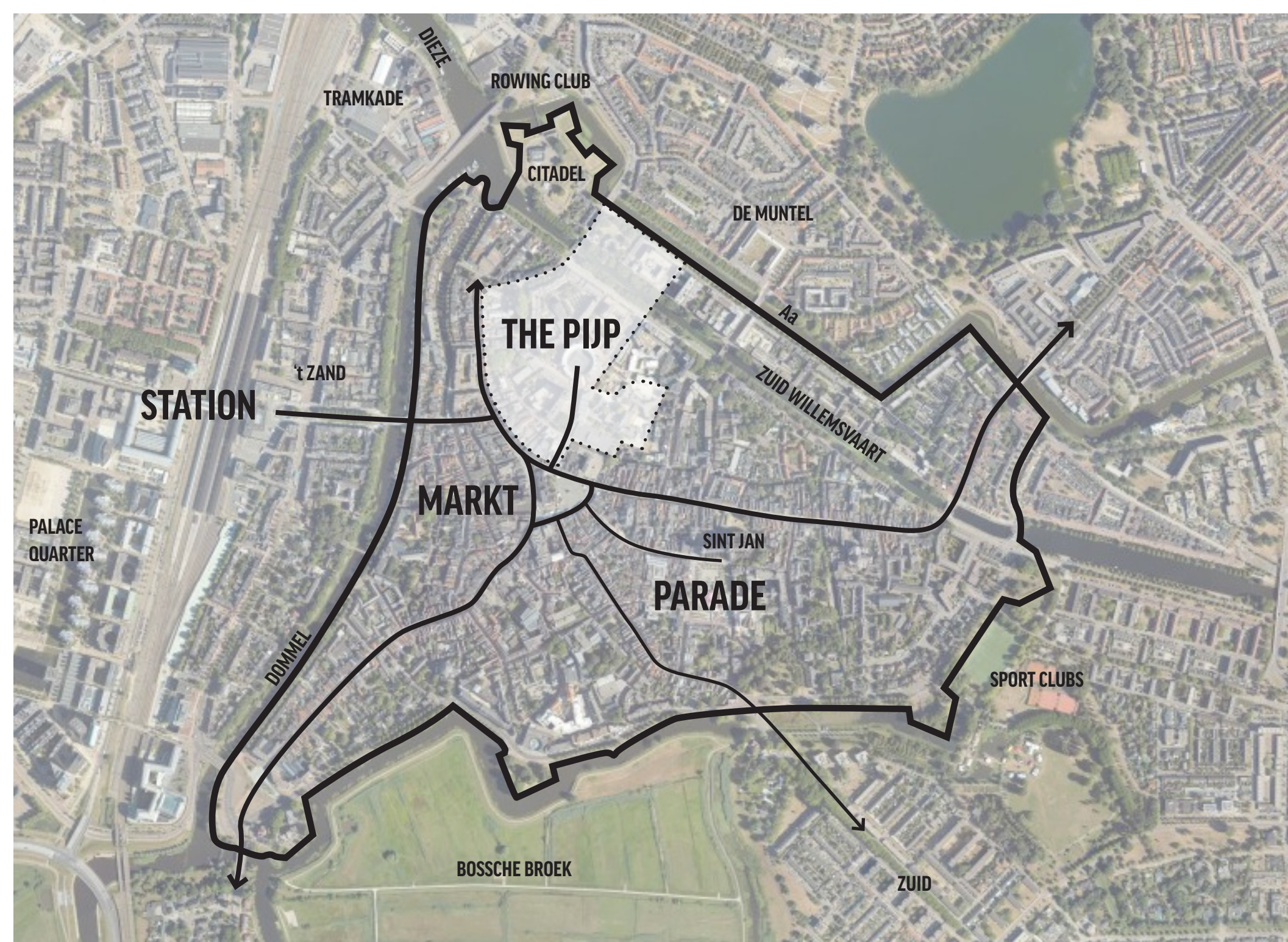


ILLEGIBLE DISCONNECTED
URBAN FABRIC

LOSS OF DIVERSITY
& RAPID URBANIZATION



CASE STUDY: 's HERTOGENBOSCH - THE PIJP



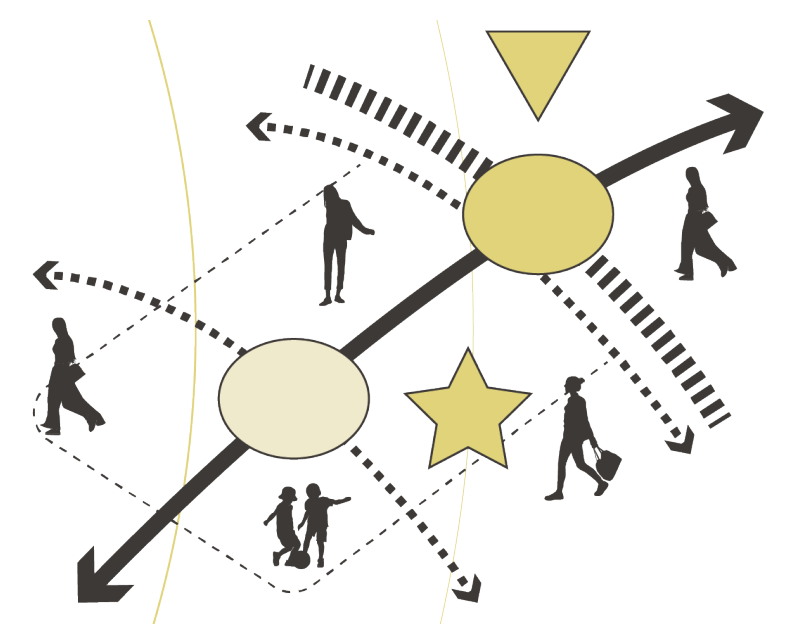
THE PRESSING SUSTAINABILITY CHALLENGES of climate adaptation, transitioning to alternative modes of transportation, housing transformation and assignment, coupled with the shifting landscape of shopping and leisure due to the rise of online retail, **CREATE A UNIQUE OPPORTUNITY TO REDEFINE AND REVITALIZE** historic central districts **AS ECONOMICALLY, FUNCTIONALLY, AND SOCIALLY SUSTAINABLE** areas."

AIM FOR HISTORIC CENTRAL DISTRICTS:



SUSTAINABILITY: CHARGE AND CONNECT AVAILABLE GREEN SPACES AND DESIGN BASED ON THE ELEMENTS SUCH AS WIND, RAIN AND SUN

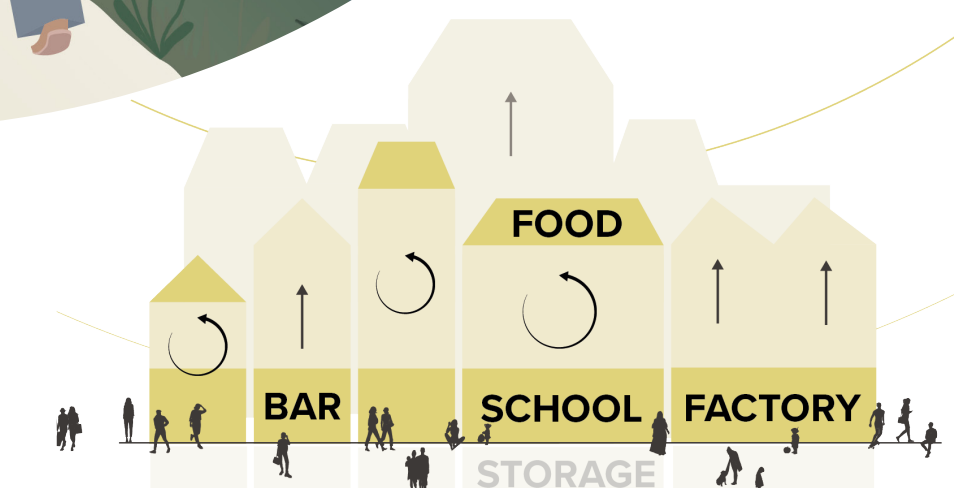
MOBILITY TRANSITION RELOCATE CARS, DECELERATE MOVEMENT AND PLACE-MAKING FOR PLACES TO STAY AND INTERACT



PERMEABLE AND LEGIBLE INTERCONNECTED FABRIC BY MAKING USE OF LINES, EDGES, NODES, LANDMARKS AND SIGHTLINES



INCREASE DIVERSITY BY DENSIFYING IN ENCLOSED MERCHANT BLOCKS AND LIVE LOCALLY



TOLBRUGSTRAAT TOWARDS ARENA



PASTOOR DE KROONSTRAAT (FORMER DIEZE)



ZUSTERFLAT



INSIDE CAROLUS COURT



TOLBRUGSTRAAT TOWARDS ARENA



MARIA PAVILION



ROAD ZUID WILLEMSVAART

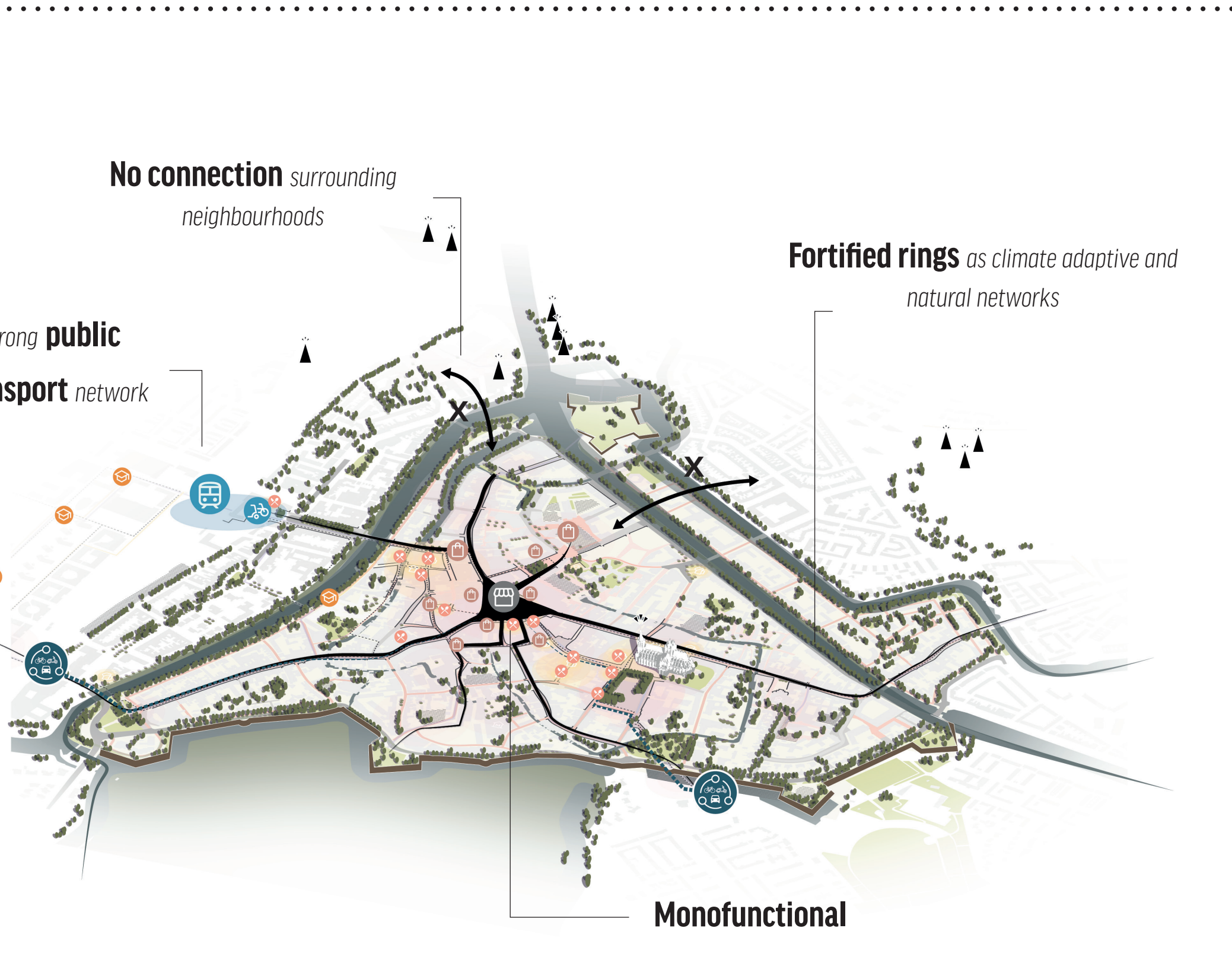
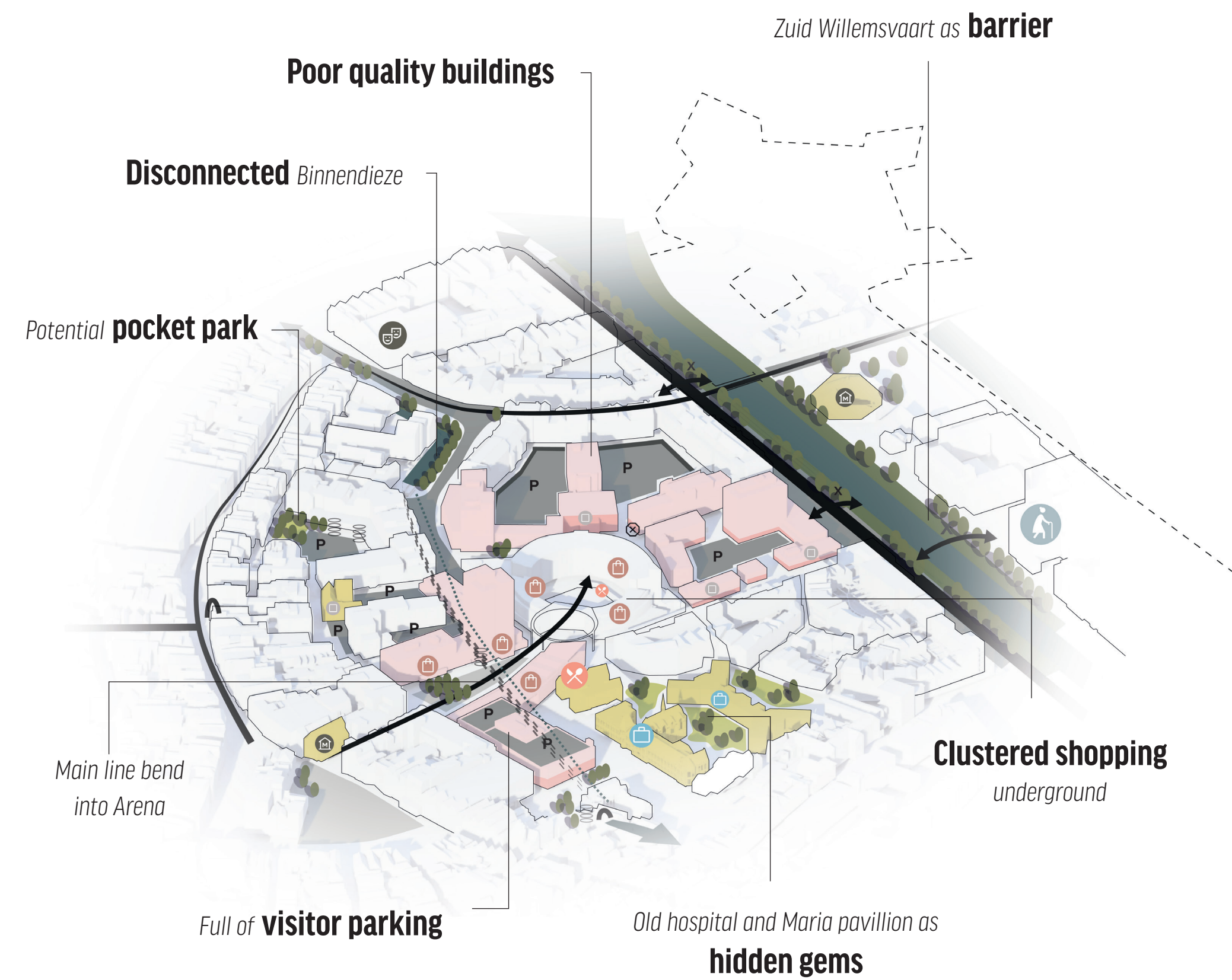
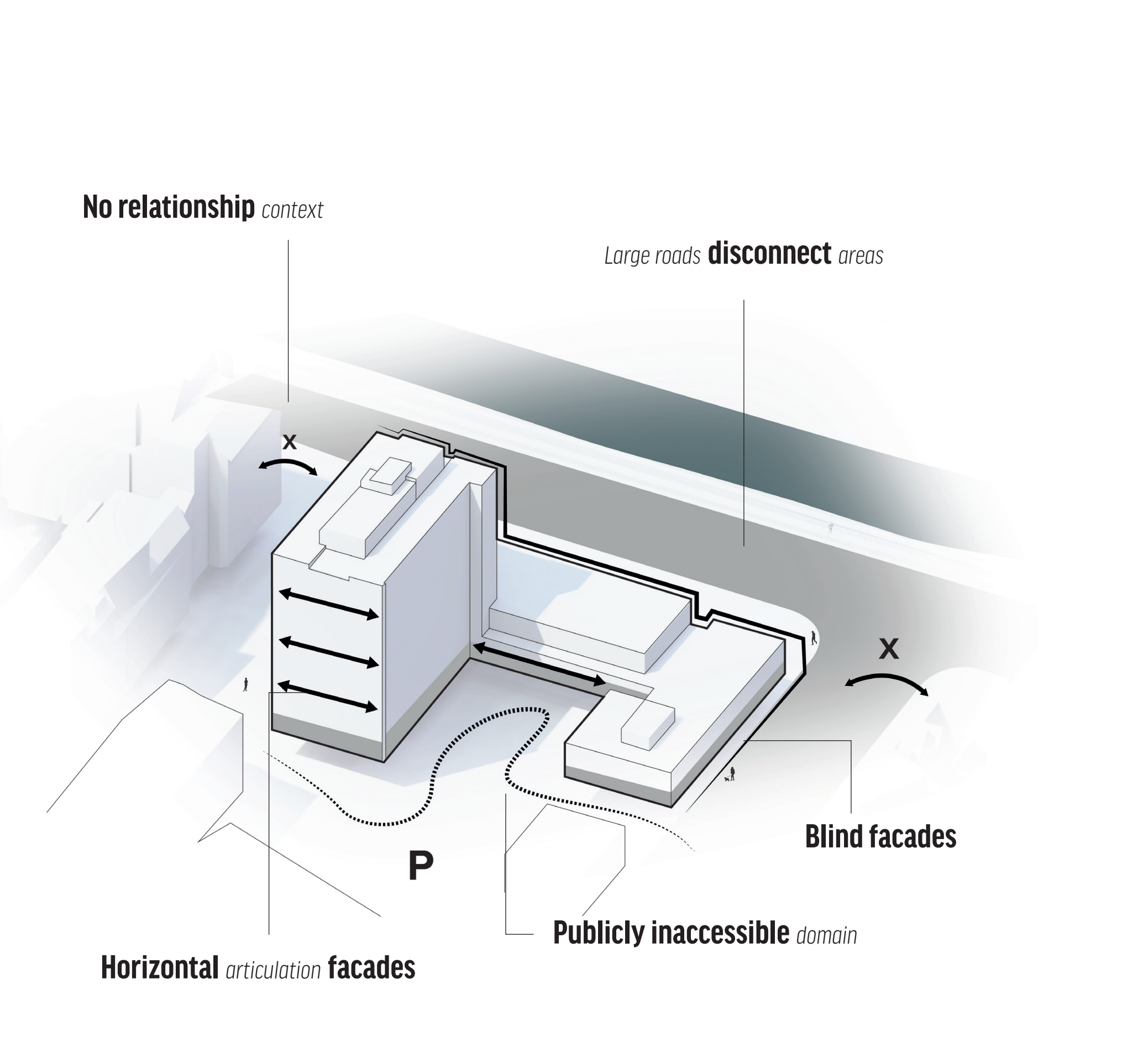


ZUID WILLEMSVAART CANAL

NEXT URBAN TRENDS - DESIGN PRINCIPLES

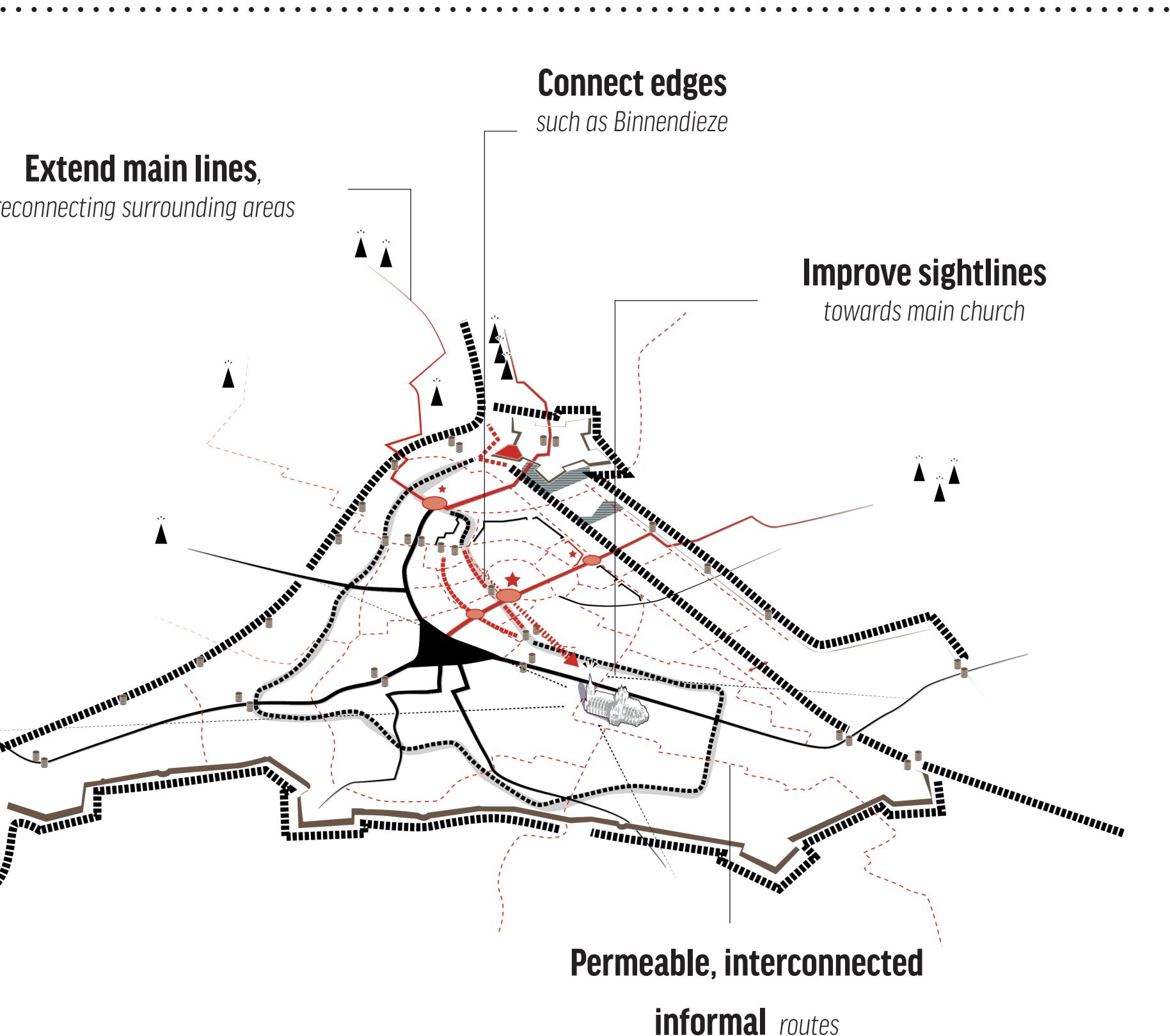
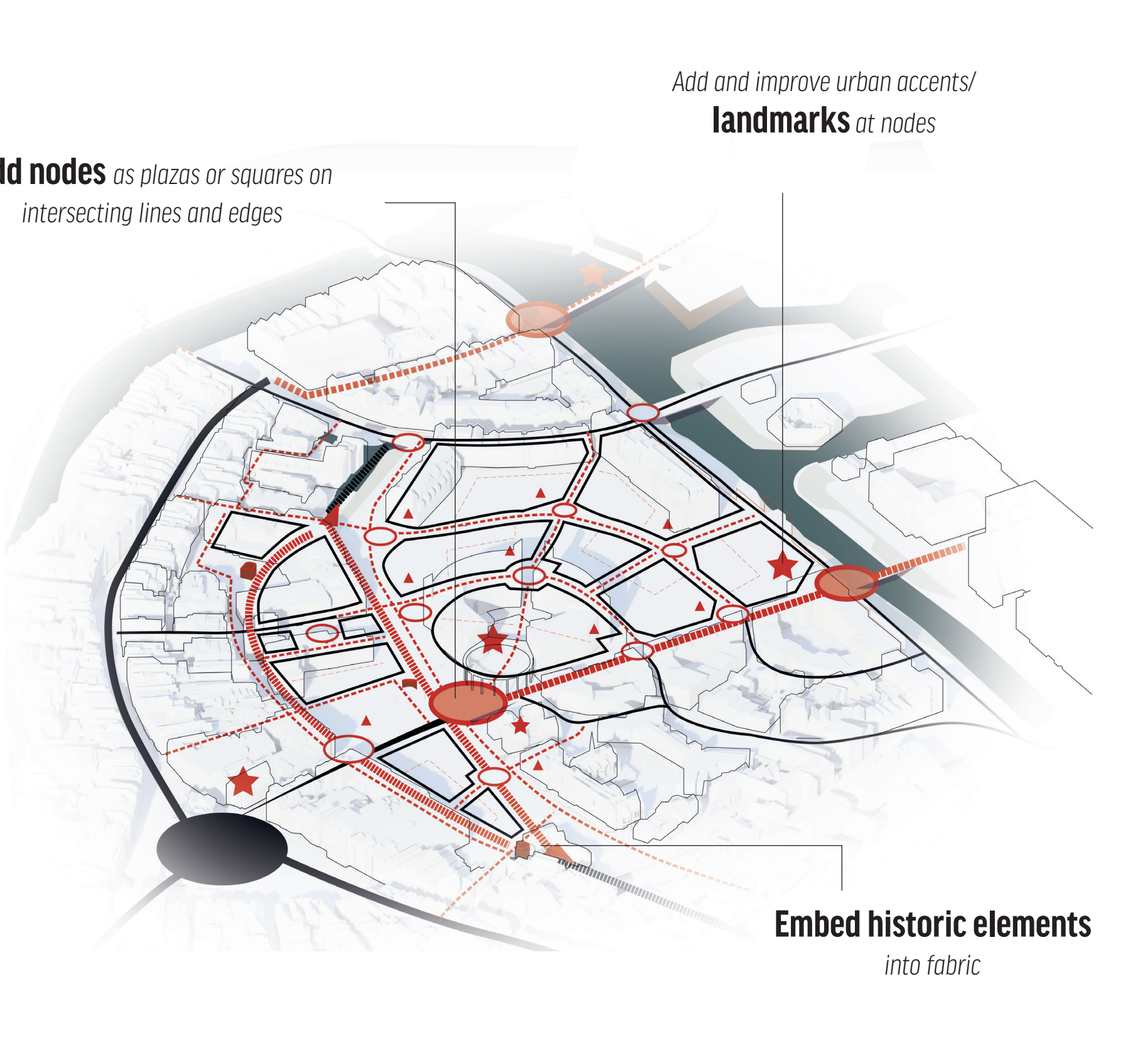
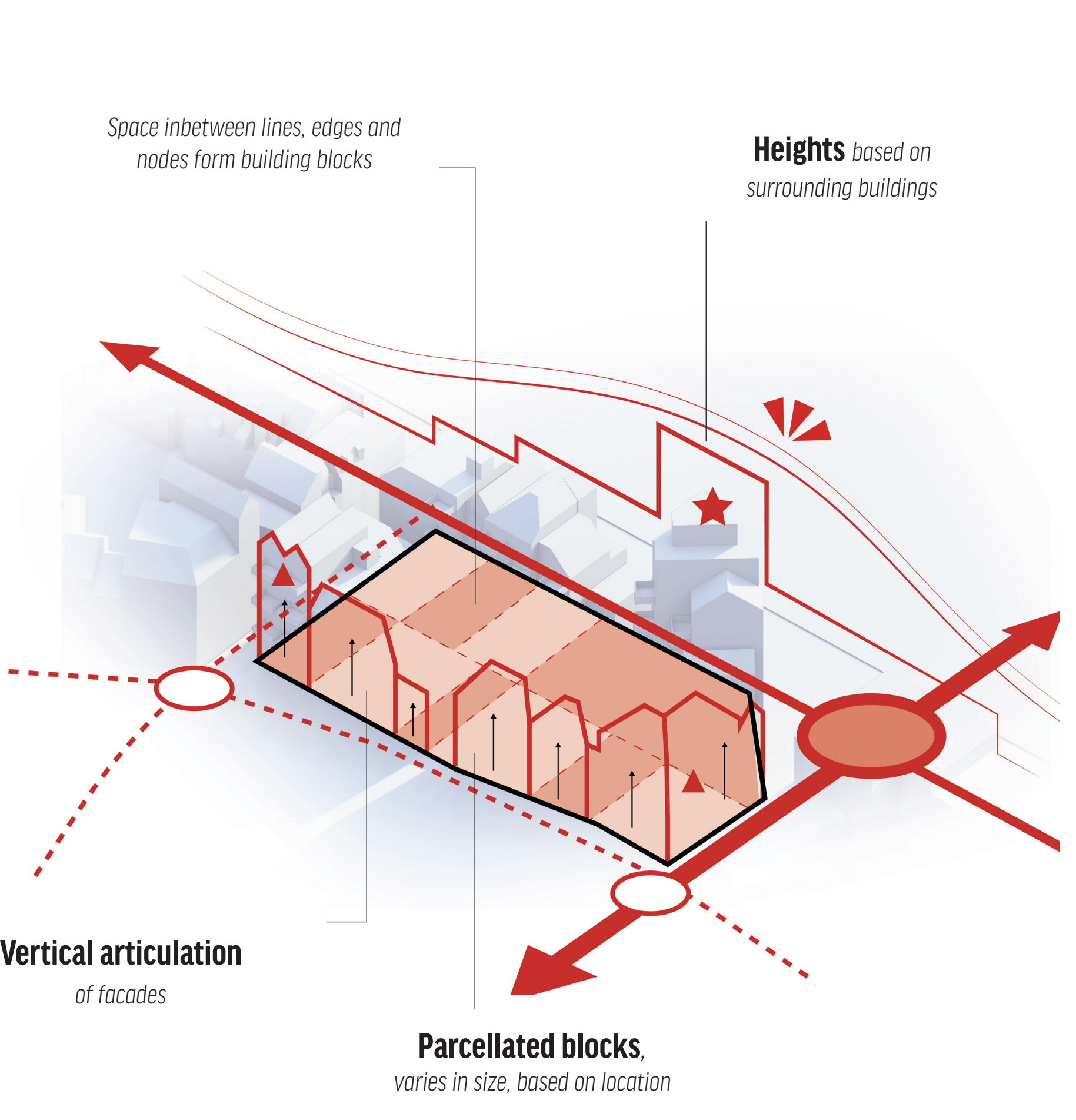
LOCATION ANALYSIS - CURRENT SITUATION

'S HERTOGENBOSCH AND THE PIJP



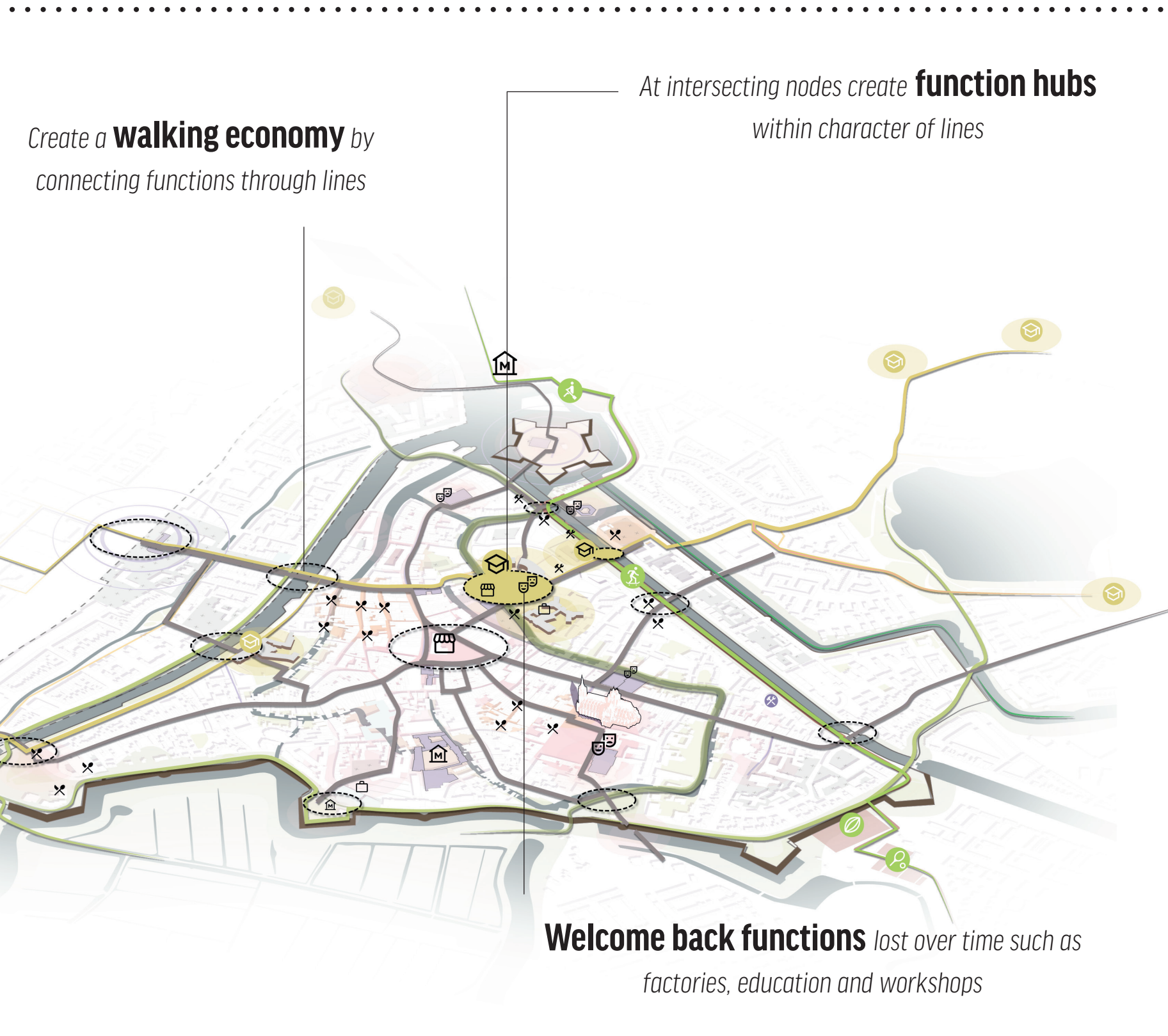
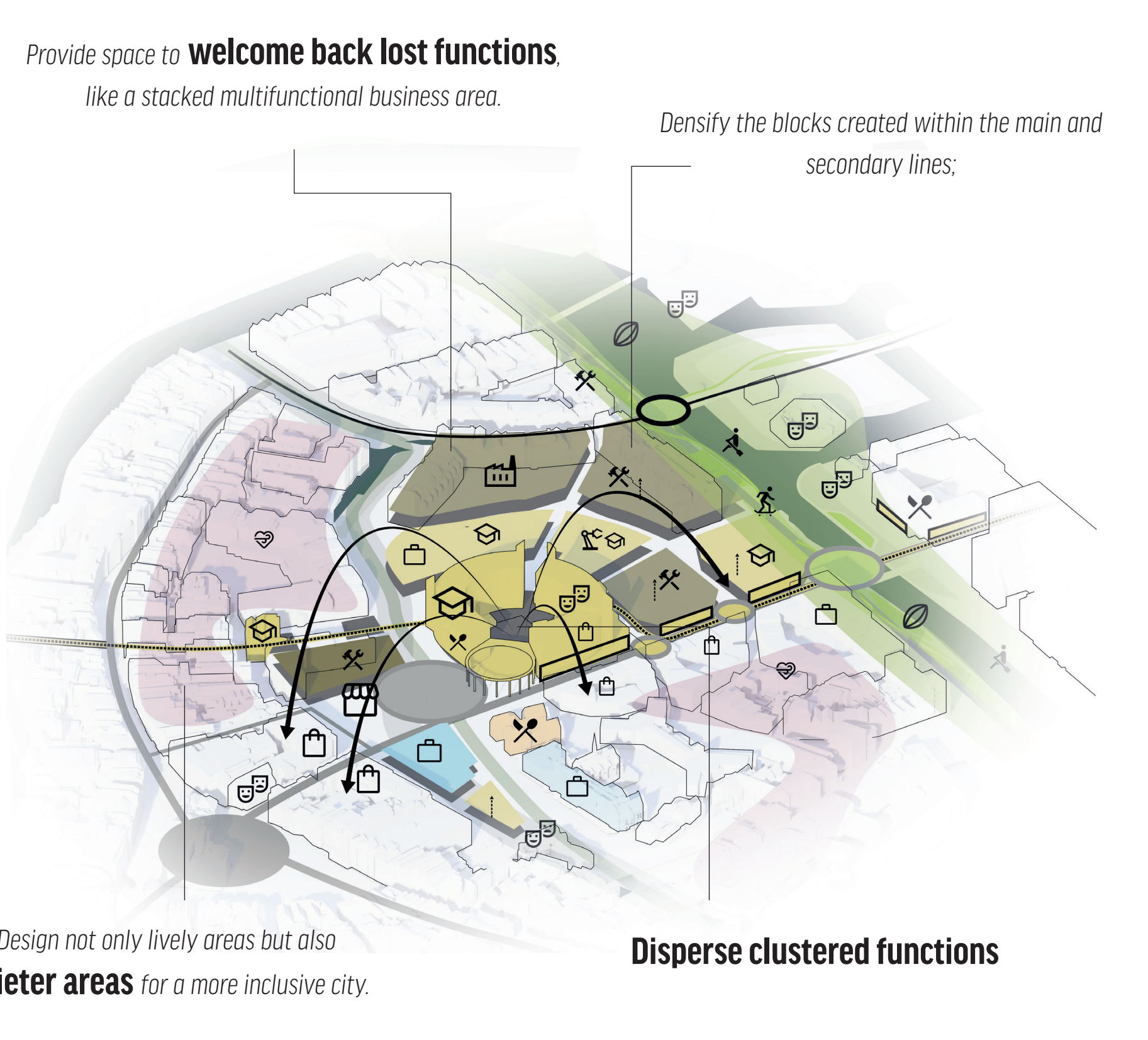
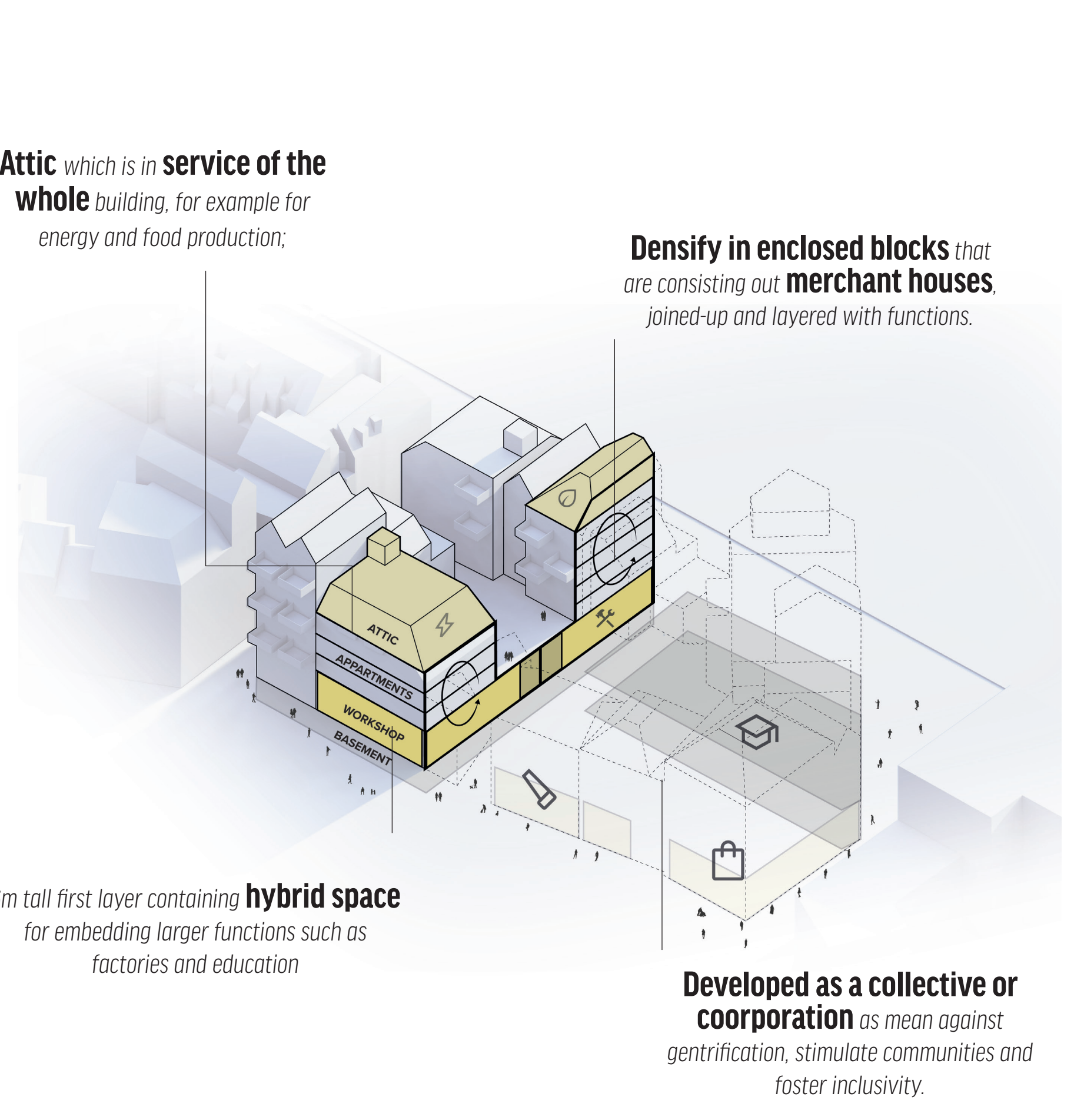
PERMEABLE, INTERCONNECTED & LEGIBLE

STRENGTHENING VARIETY OF LINES, EDGES, NODES, LANDMARKS AND SIGHTLINES



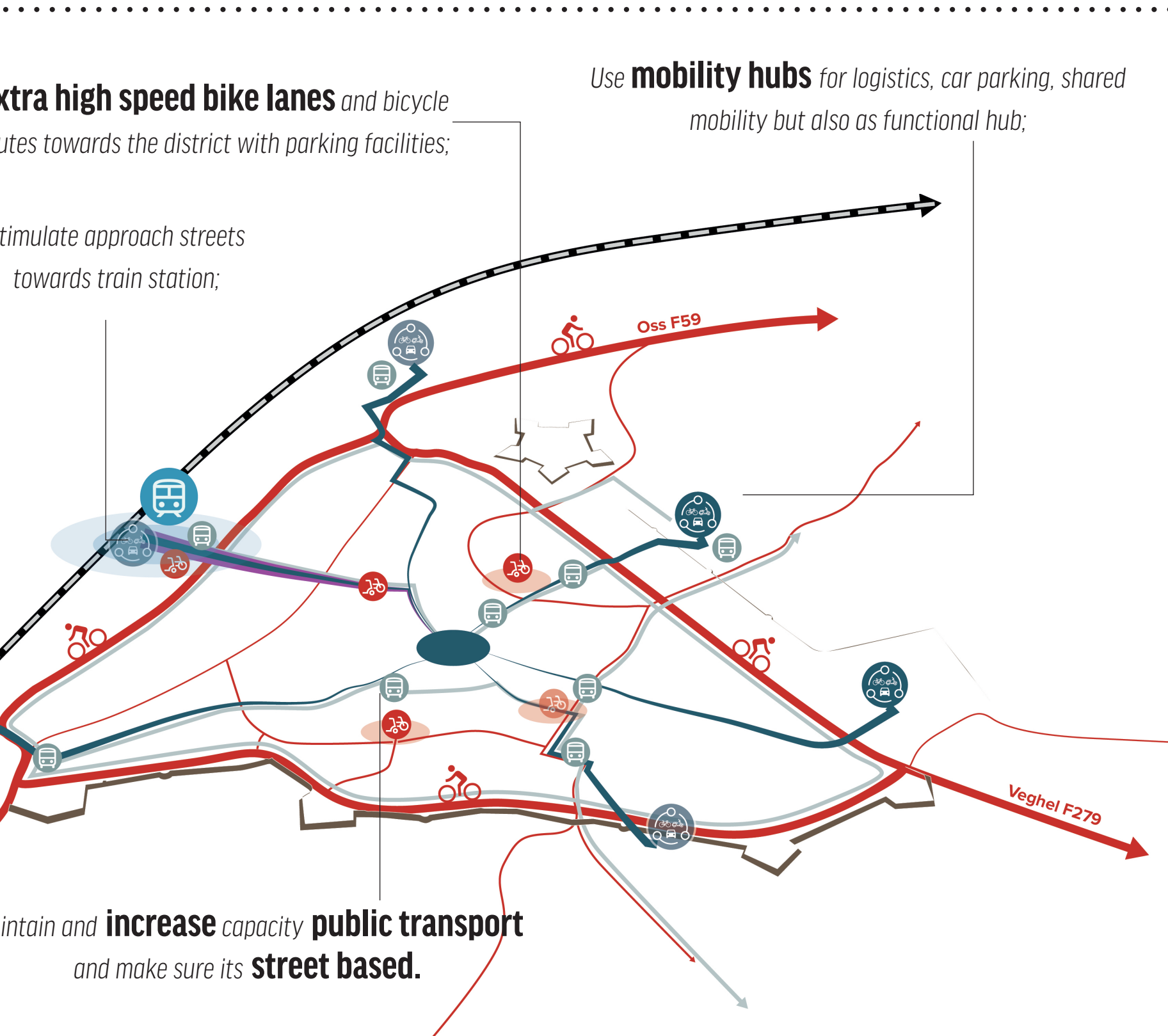
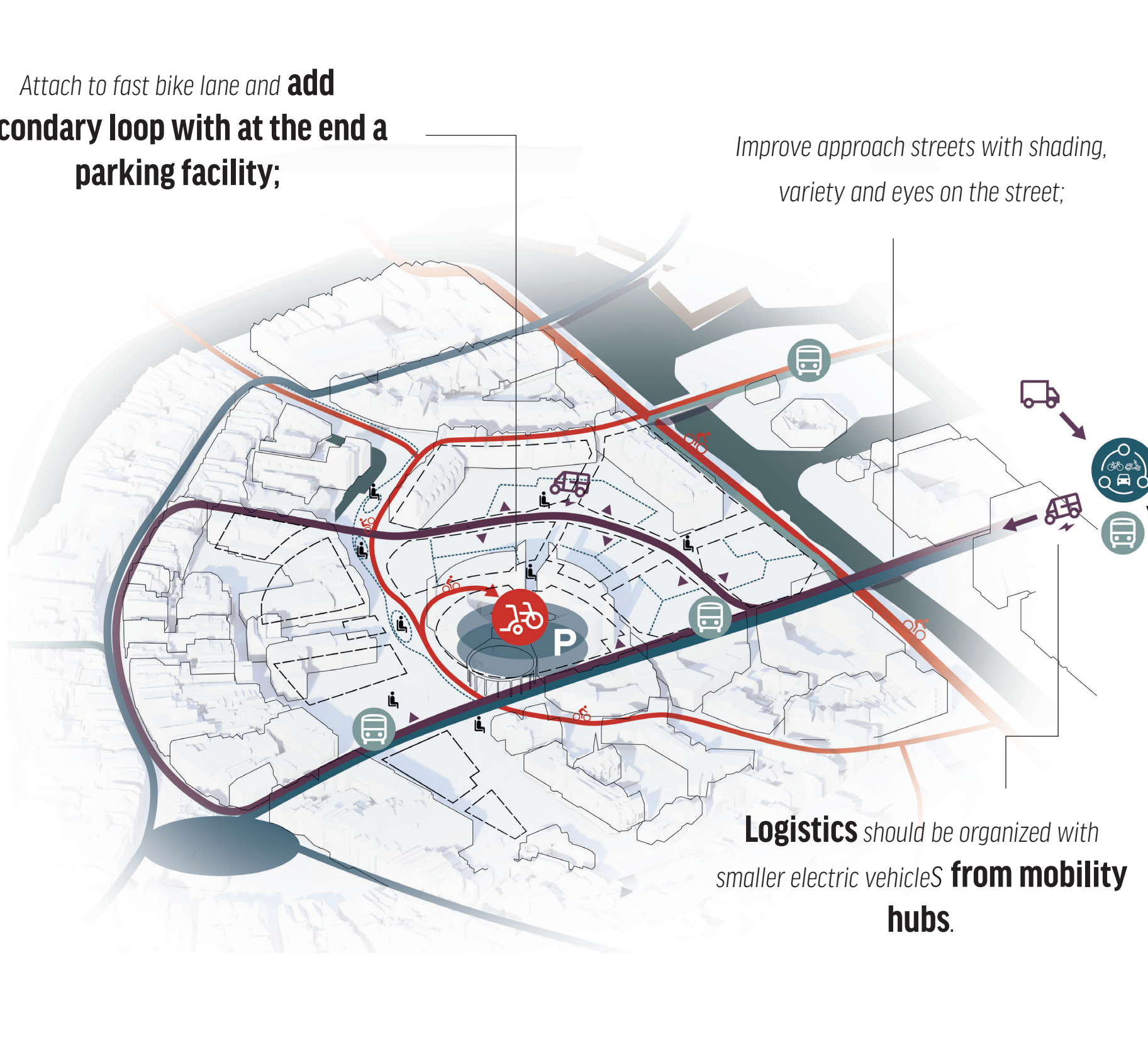
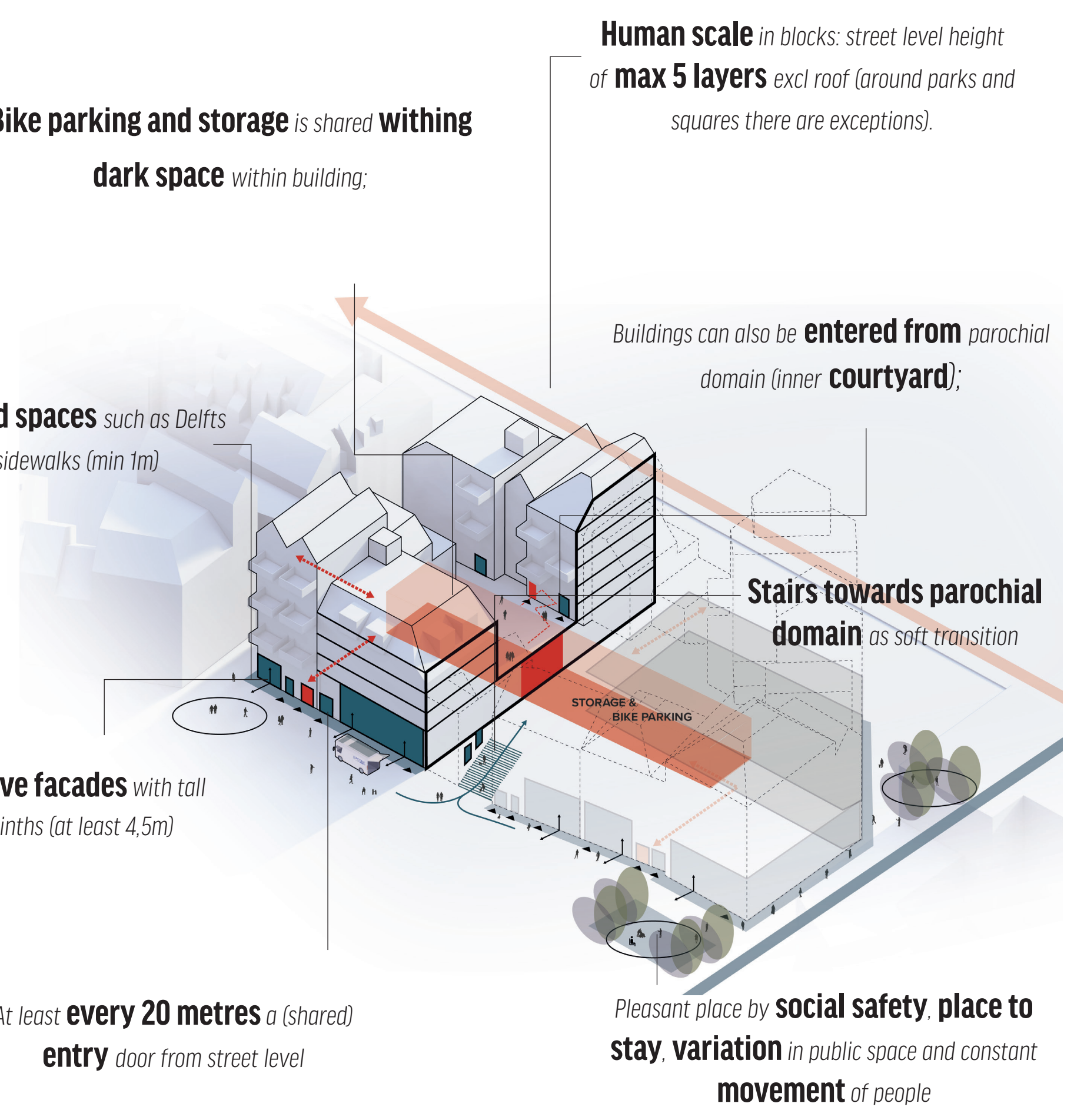
INCREASE DIVERSITY BY DENSIFYING IN

ENCLOSED MERCHANT BLOCKS, CREATE A WALKING ECONOMY AND LIVE LOCALLY



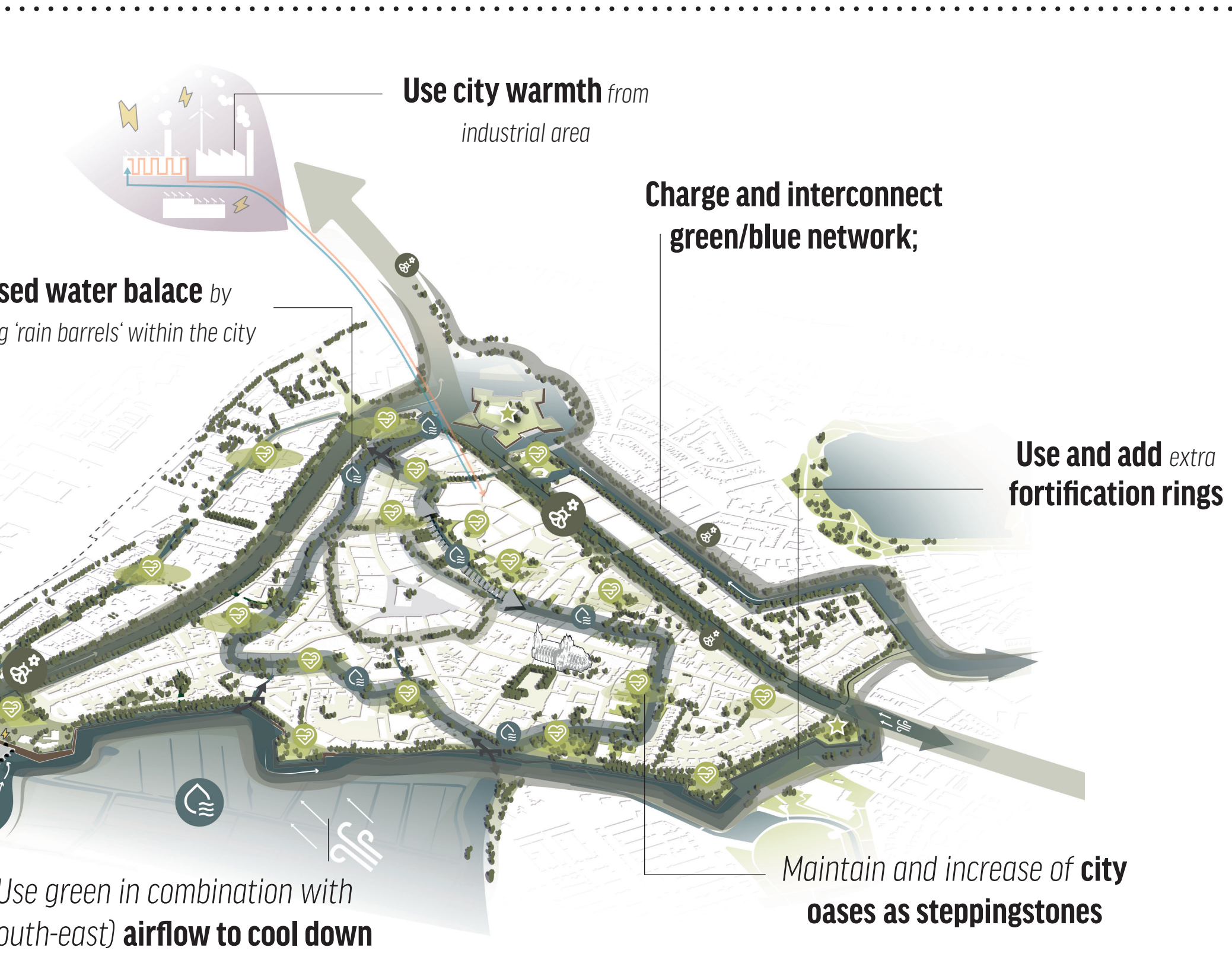
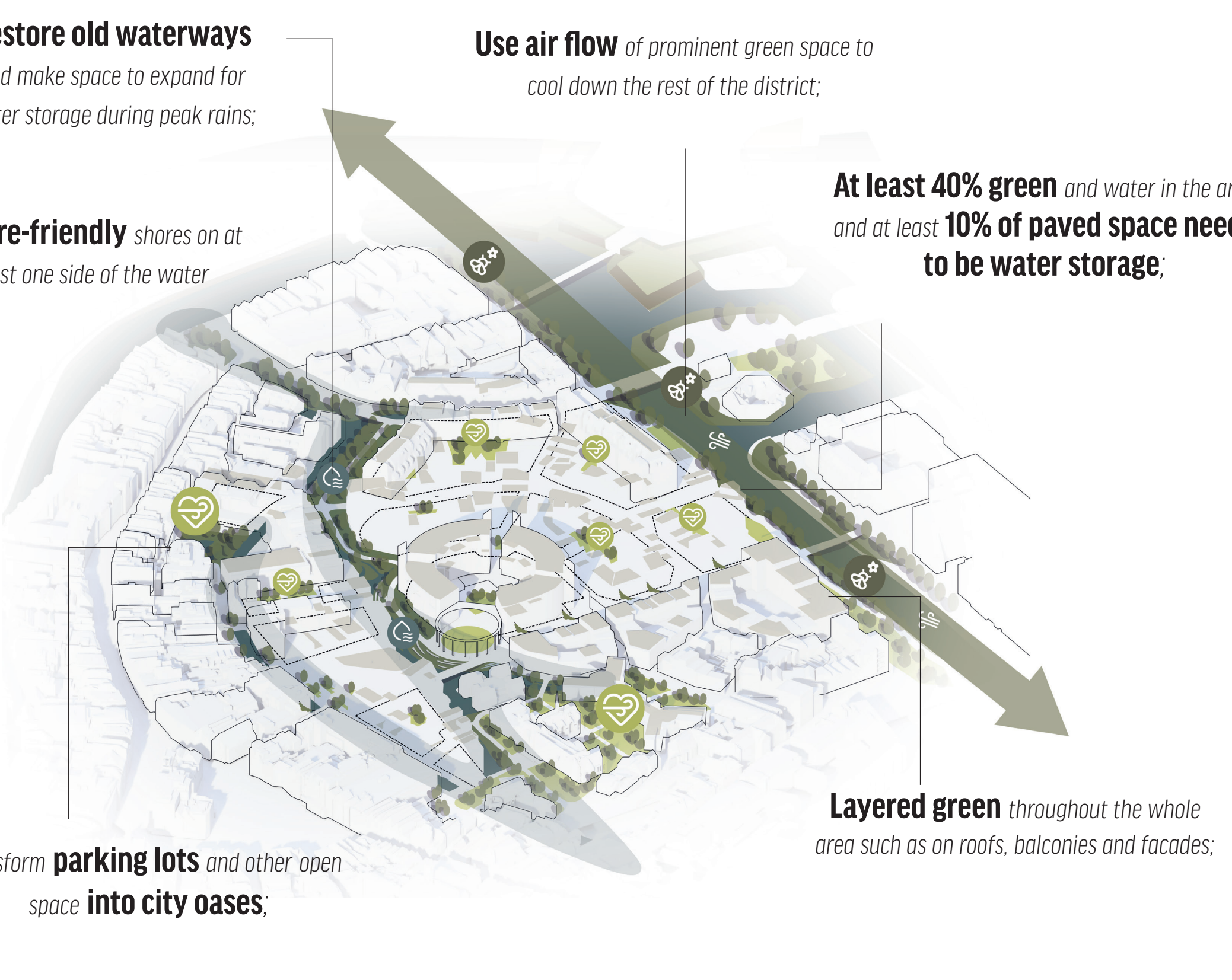
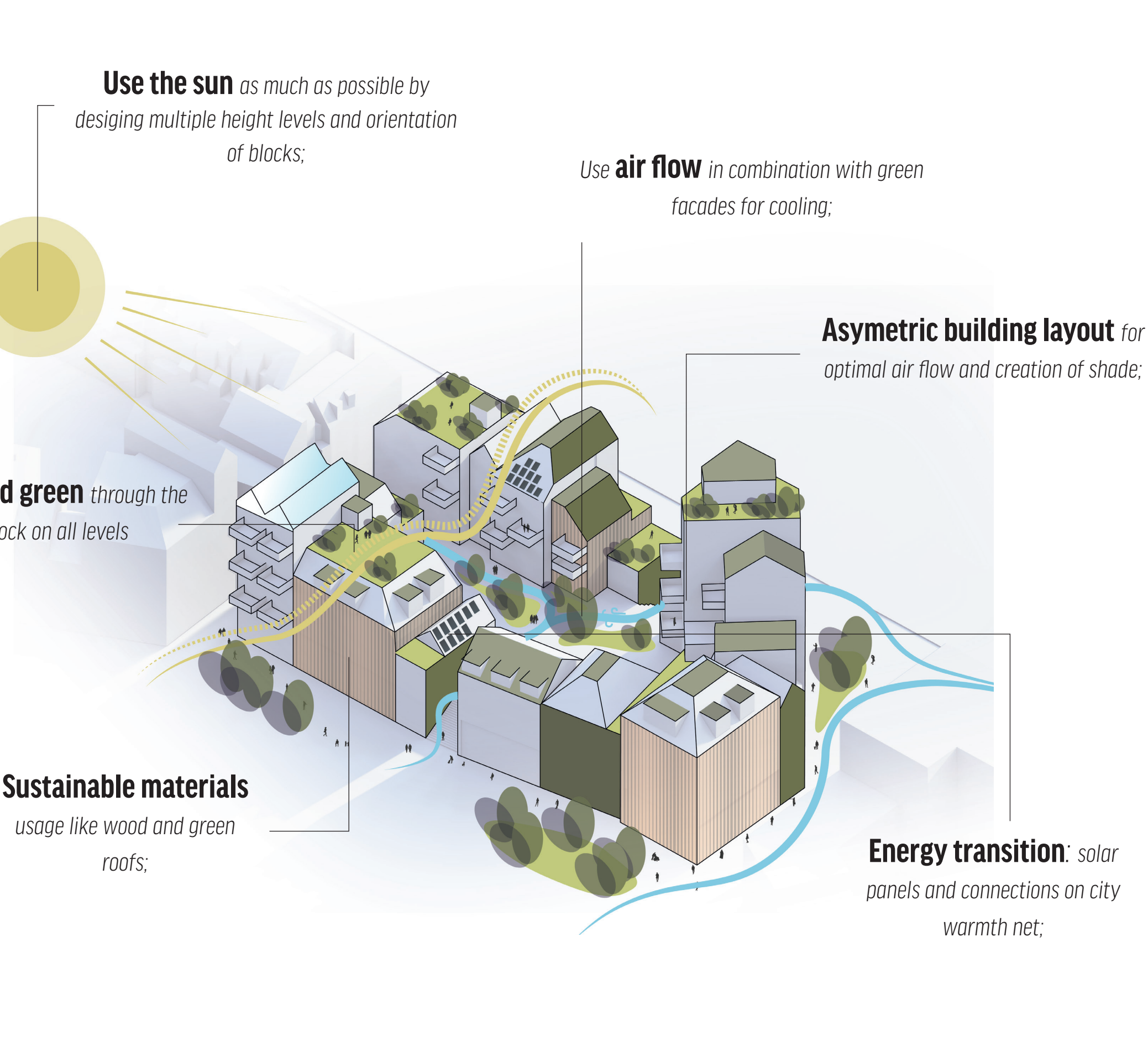
MOBILITY TRANSITION BY RELOCATING CARS

AND PLACEMAKING TO BECOME A PLACE TO STAY AND INTERACT



SUSTAINABILITY BY CHARGE AND INTERCONNECT

AVAILABLE GREEN NETWORKS AND DESIGN BASED ON THE ELEMENTS SUCH AS RAIN, WIND AND SUN



FRAMEWORK : *REVIVING THE PIJP.* *INTERWOVEN WITH THE PAST, READY FOR THE FUTURE*

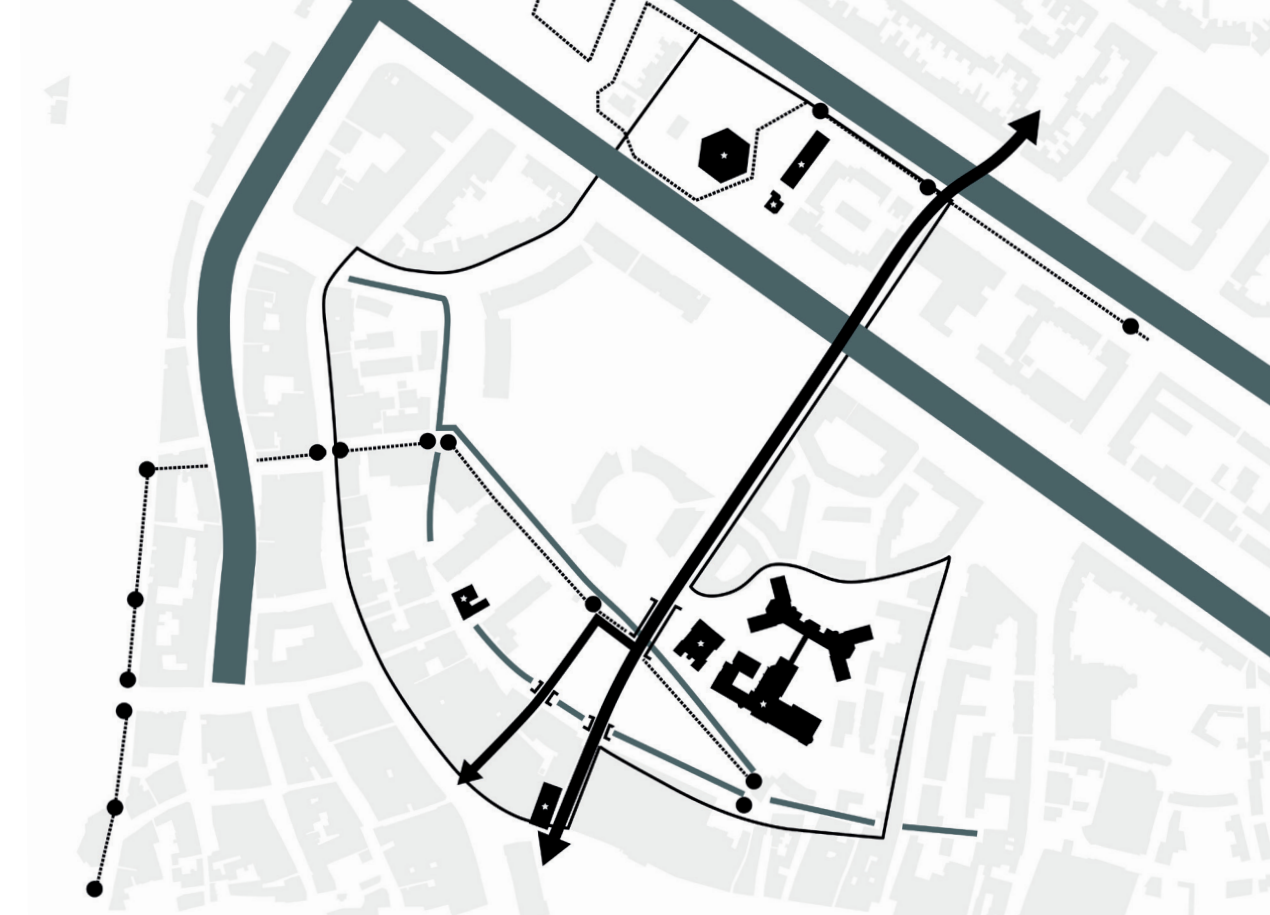


CONCEPT

The framework ensures the main principles are maintained, allowing existing buildings to be preserved and communities to continue living there. This healing of the fabric provides opportunities for densification and creates flexible building blocks between the ribbons, city streets, and squares that can accommodate larger functions and housing. The Binnendieze waterway will play a prominent role in the neighborhood, serving as a park for residents and ensuring proper water management. The Diezepark will provide a beautiful view of the Sint Janskathedraal

and lead to the Mariapaviljoen. The Arena will remain a prominent feature of the neighborhood but will be raised and improved. The Zuid Willemspark will serve as a sports boulevard and ecological corridor, while the area will become car-free with a new mobility hub in the Muntel. A new bridge will also be constructed to connect with the Muntel and hofstad. Overall, this framework attaches to the existing fabric and lays the foundation for the evolution of a new urban neighborhood.

INTERCONNECTED WITH THE PAST "RELIVE HISTORY WITH A STRONG BACKBONE"



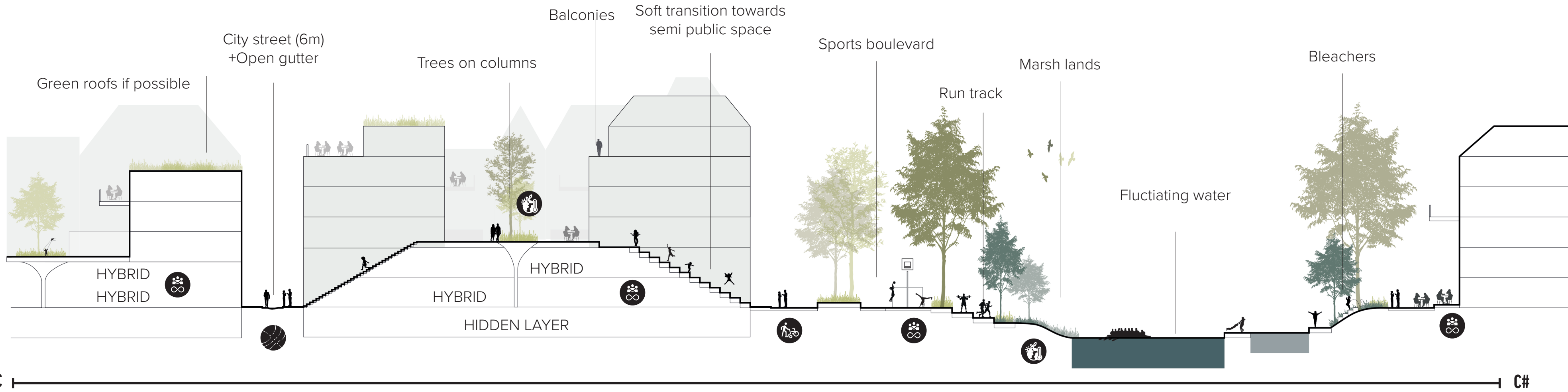
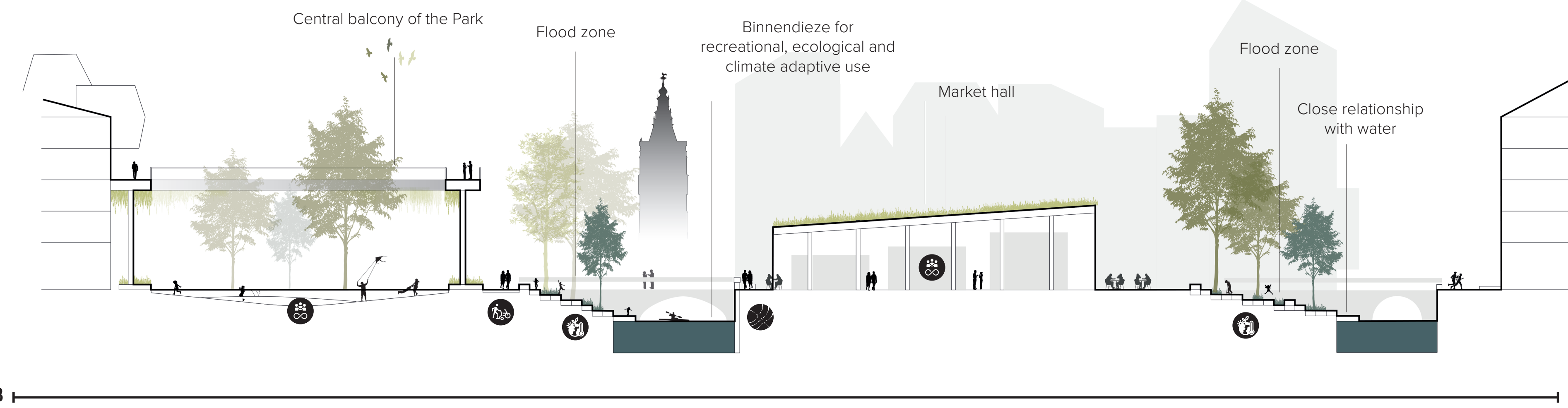
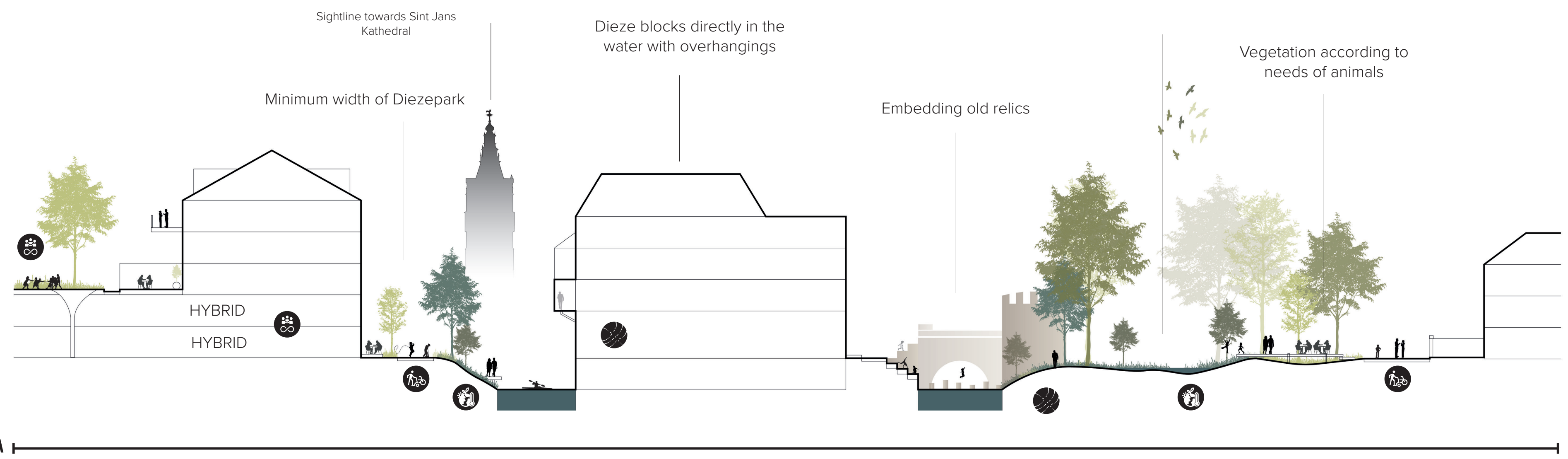
RE-EMBEDDING THE SWAMP "SWAMP DRAGON RISES" - CREATING HABITAT FOR LOCAL SPECIES



CONTINUES VARIED FLOW FROM PLACE TO PLACE "BLOOD CIRCULATION" - NARROWING AND WIDENING CONSTANTLY



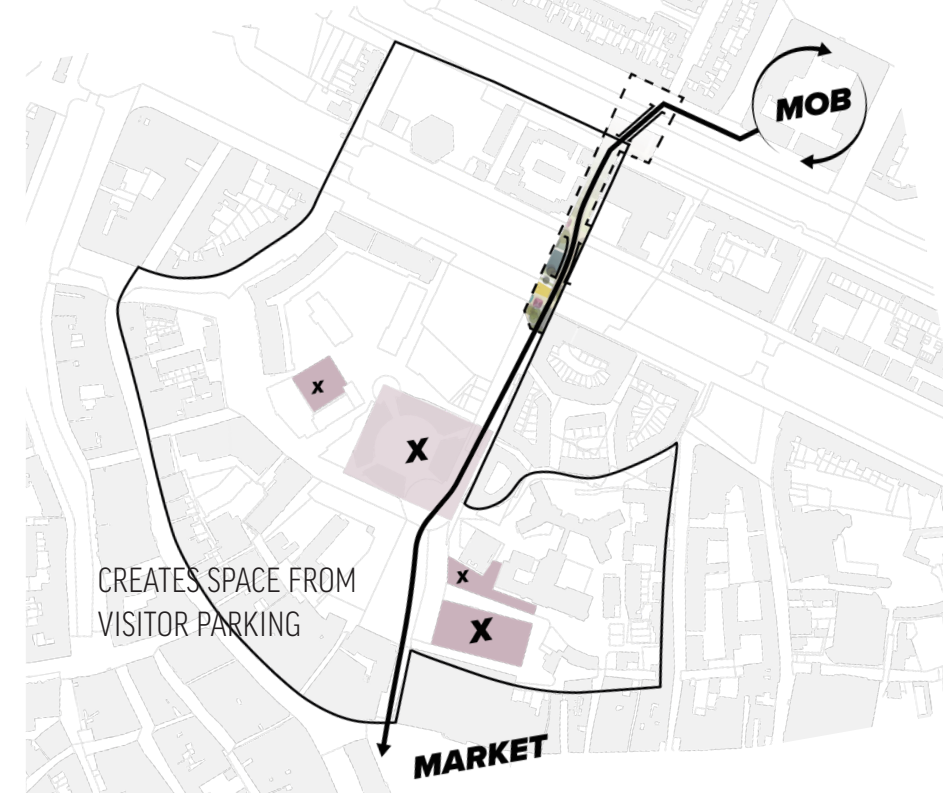
SECTIONS



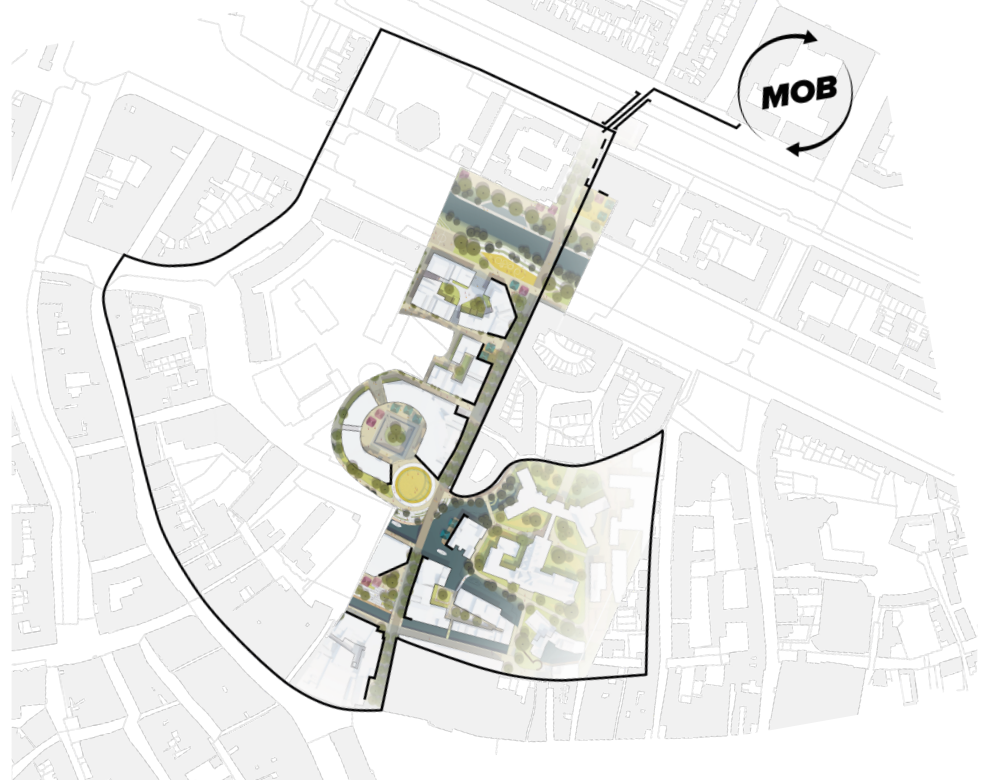
DEVELOPMENT STRATEGY: *Separate puzzle pieces for flexibility*

The first step is extending the main routes to the outer neighbourhoods, possibly with new bridges, to establish good connections. At the end of these main routes, mobility hubs can be established. This approach strengthens the identity as a fortified city, as visitors enter through different fortification rings. It improves the connection with the surrounding areas and also frees up space that is currently used for visitor parking.

1. MOBILITY HUB WITH APPROACH STREET



2. STRENGTHEN APPROACH STREET. DENSIFYING CREATED SPACE FROM VISITOR PARKING



Next, buildings along the future Diezepark can be transformed and infilled to cover the costs and facilitate park development to create a climate resilient area as soon as possible. During this transformation, slow traffic routes should be incorporated to create a permeable and accessible area.

4. DEVELOP REST SPACE OF CAROLUS COURTS IN COMBINATION WITH WILLEMSPARK



The second step is enhancing the approach streets for visitors, with attractive facades, sightlines, and places to stay. In 's-Hertogenbosch, this could involve densifying the Zusterflat and adding an urban accent. The space freed up near the parking structure for visitors can be developed, transforming it into the initial phase of the Diezepark. The underground functions of the Arena can be brought to the surface and spread along the main route. This allows the vacated lower level of the Arena to be used as a bicycle parking garage.

3. DEVELOP DIEZE PARK AS SOON AS POSSIBLE BY DEVELOPING BLOCKS ALONGSIDE IT



Subsequently, the Carolushof can be transformed with urban streets and merchant blocks, improving the facade formation for the new Zuid-Willemspark. Once this development is completed, the Zuid-Willemspark can be fully transformed into a green sports boulevard.

The framework will be in place, but the city is far from finished with further development. This city will continue to evolve with flexible blocks, while always maintaining a strong urban fabric as its foundation.



POTENTIAL DEVELOPMENT



BINNENDIEZE AS KEY ELEMENT

The Binnendieze area is undergoing revitalization and connection in both the northern and southern parts. Buildings along one side of the Dieze will be situated on the water's edge, following the path of the old city wall, allowing for the reintroduction of relics like an old tower. The Diezepark stretches from one water gate to another, offering a clear view of the St. Jans Cathedral. The northern section of the park will include a wetland zone, bringing back marshland to the city for aesthetic benefits and as a water reservoir for retention and cooling. This will facilitate the return of animals like the Oetel and heron, which have been absent from the city center for a long time.

The Binnendieze area will transform into a space for everyone, humans and animals alike, featuring vibrant activity areas and peaceful spots. The arena, with its characteristic arch, will serve as a central balcony within the Diezepark, providing a panoramic view of Den Bosch's beautiful roovescape. The area will evolve into a lifelong learning hub, centered around the Arena, which will house a library, classrooms, and a theater—a campus where people can both learn and work.

WANDERING ENVIRONMENT

The area is anchored by attaching itself to the historical fabric, resulting in the creation of various urban streets. These streets meander from place to place, connecting neighborhood squares and block gardens through a web of streets. The urban streets are bordered by subdivided buildings with materials such as wood and green facades. The narrow streets with green facades transport cool air through the neighborhood, providing natural cooling. Trees are strategically planted where possible to provide shaded areas for recreational activities. Each individual building has a transitional zone that residents can personalize. The plinths are tall, allowing for multifunctional use of the buildings. To access the inner courtyards of the building blocks, one must ascend a flight of stairs, creating a soft transition to the next space, giving the impression of entering a semi-public space.

The streets are designed for bicycles and pedestrians, but are also accessible for city distribution. Stairs are equipped with ramps, making them accessible for bicycles and wheelchairs. Overall, the district has a medieval labyrinthine atmosphere with a high density that is ready for the future.



CONNECTED BY THE SOUTH WILLEMSVAART

The Zuid-Willemsvaart canal, once an unused waterway, is now being transformed from a barrier into a connecting element. The "Lint" of the Tolbrugstraat is extended with a new bridge to the nursing home and further to the Munte! The hard wall along the Zuid-Willemsvaart canal is angled to draw the space into the city center. This angle creates an accent that communicates with the new developments in the Bossche city delta. The construction will fit in with the industrial harbor character on one hand, and the small-scale medieval character on the other. The water in the area will fluctuate greatly, providing cooling and water storage. The area will become an important ecological corridor with wide reed beds that boost biodiversity. This location is not only for climate adaptation and nature, but also for sports, with a sports route running along the old canal, connecting various sports complexes. The sports boulevard includes running tracks, skate parks, and more. The canal can be used for various water sports such as rowing, stand-up paddleboarding, and dragon boat racing. Staircases will be provided for competitions that will also function as grandstands. A prominent bike route also runs along the boulevard, connecting the Bossche city delta with the Zuiderpark and Bossche Broek. The Zuid-Willemsvaart canal is transformed into a city park for everyone, providing a healthy and sustainable environment for humans and animals alike.



LEGEND

- Pedestrian walkway
- Ribbon
- Hybrid zone
- Park
- Flood zone
- Water
- Special square
- Reeds
- Boardwalk

NUMBERS

Housing

30% Social
30% Cheap buy
40% Other (expensive/student/etc.)

84.500 m² Bvo Residential

Social: 349 units
Cheap buy: 585 units
Expensive: 306 units
Student: 391 units

- Demolished: 160 units

Total: 1409 added units

Hybrid layers

Total: 33860 m² Bvo

Ground use

Total development: 101.000 m²

Green 39% 39000 m²

Water 5,9% 5900 m²

Total 45% water and green

This vision for the redefinition of 's-Hertogenbosch showcases the latest urban trends in response to the malfunctioning of historical central districts. It transforms leisure areas into a multifunctional, climate-adaptive, and healthy living environment for all, where traditional shopping is replaced by a mix of leisure, life-long learning, manufacturing and high density residential neighbourhoods. The vision aims to achieve a harmonious balance between the city, climate, and nature, providing a safe and healthy environment for its inhabitants, and eliminating cars from the entire city. This framework is designed to evolve and adapt to future needs, providing a sustainable and resilient urban center that is a place for all.

MODEL STUDY

