

CHARLOIS
VELDACADEMIE 2009
J E Hamoen - 1211064

CULTURAL AXIS



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Preface

On FieldAcademy

Instead of defining and designing an area by maps, an excursion and data, we walked through Oud-Charlois at least twice a week using public transport, talking to inhabitants, buying beers in the supermarket and tasting the atmosphere.

Combining the knowledge from the neighbourhood, municipality and university into a cohesive approach with your own perceived image of the context.

This booklet is a result of the FieldAcademy, a collaboration between the TU Delft and the municipality of Rotterdam where a variety of students work on topics regarding urbanism and architecture with a specific focus on Oud-Charlois, a subdistrict in the south of Rotterdam known for its specific set of problems.

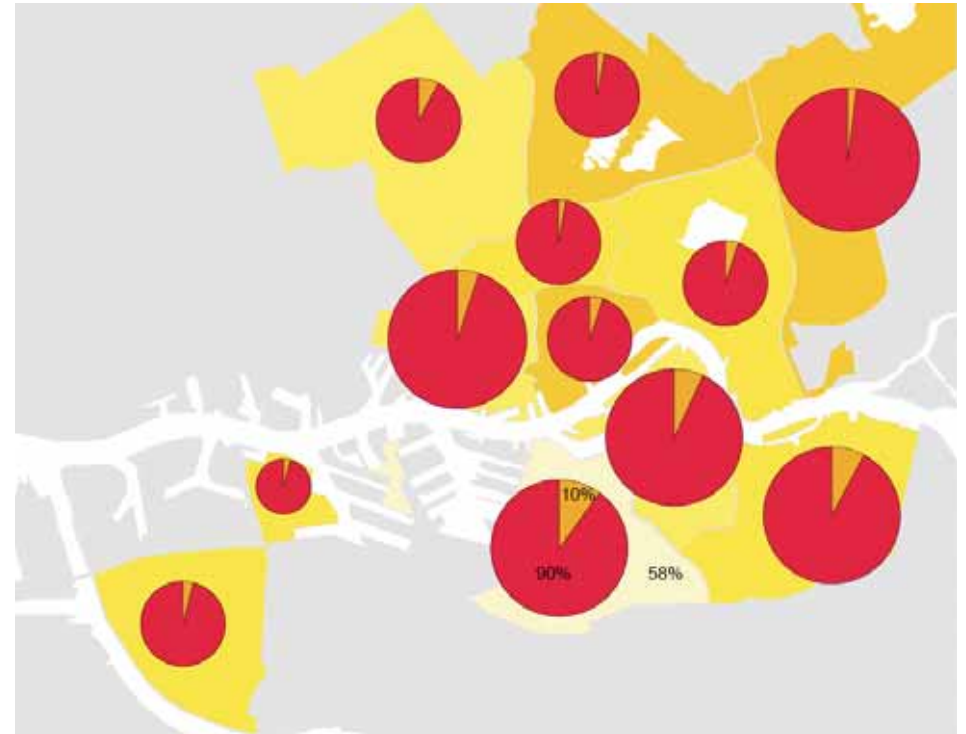
With the analysis of Oud-Charlois on three different scale-levels; city, district and neighbourhood, a strong foundation was developed as starting point for a one week workshop to preliminary define objectives, target groups, program, location and intervention. The analysis and workshop led to an intervention with a focus on urban transformation with long and short-term effects.

The order of analysis, workshop, intervention and effects is maintained in this booklet, hereby hopefully giving a clear overview of the proposal and its methodology.



Educational level & Starting Qualifications

- Educational level above average of Rotterdam
- Educational level Rotterdam average
- Educational level under average of Rotterdam
- School dropouts
- Starting qualification



Employment

- % Unemployed
 - % Employed
- Participation in Workforce
- High Participation (72% to 75%)
 - Medium Participation (61% to 66%)
 - Low Participation (45% to 58%)
 - Very Low Participation (< 58%)



Capacity of inhabitants

- Knowledge of Dutch language
- Income
- Health
- Education
- Maximum

Capacity Index

- | | | |
|---|-----------|-------------|
| ■ | > 7.1 | Strong |
| ■ | 6.0 - 7.0 | Sufficient |
| ■ | 5.0 - 5.9 | Vulnerable |
| ■ | 4.0 - 4.9 | Problematic |
| ■ | < 3.9 | Very Weak |



Galleries



Social Network



Educational Facilities

On Charlois Analysis

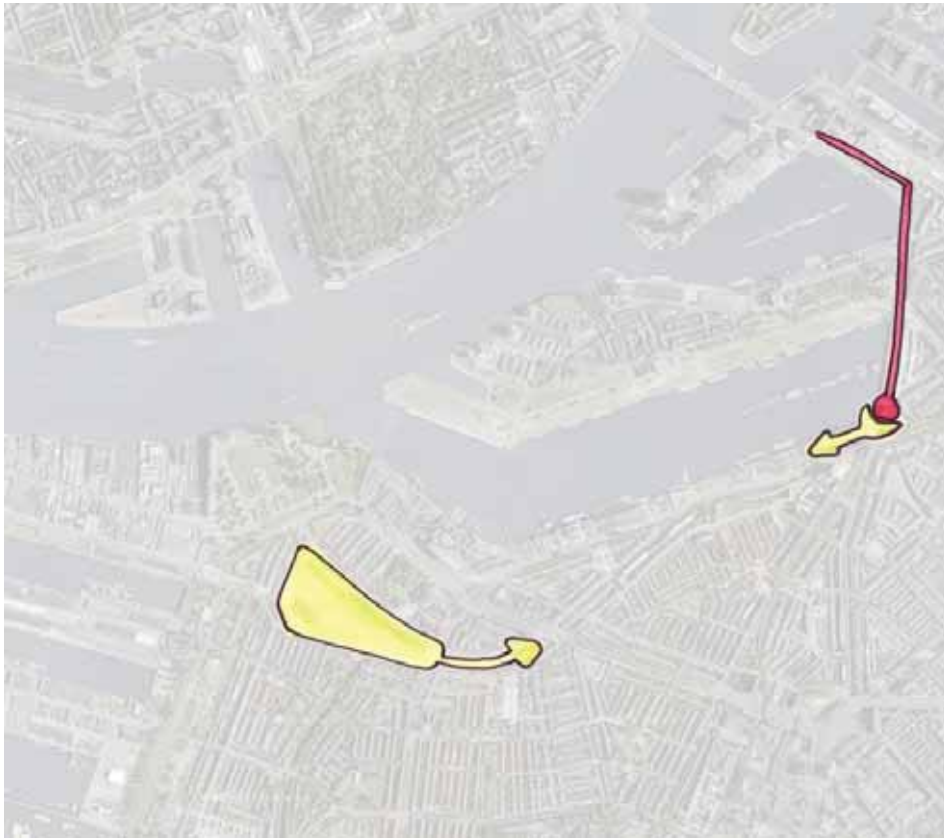
The extensive analysis of Charlois in different scale levels resulted in a booklet of over 160 pages with visualized data from work & income to safety; defining the characteristics of the area in both hard and soft data.

From this analysis, a set of maps was chosen that is explanatory for the current state of Charlois, its position within Rotterdam and the role of Oud-Charlois.

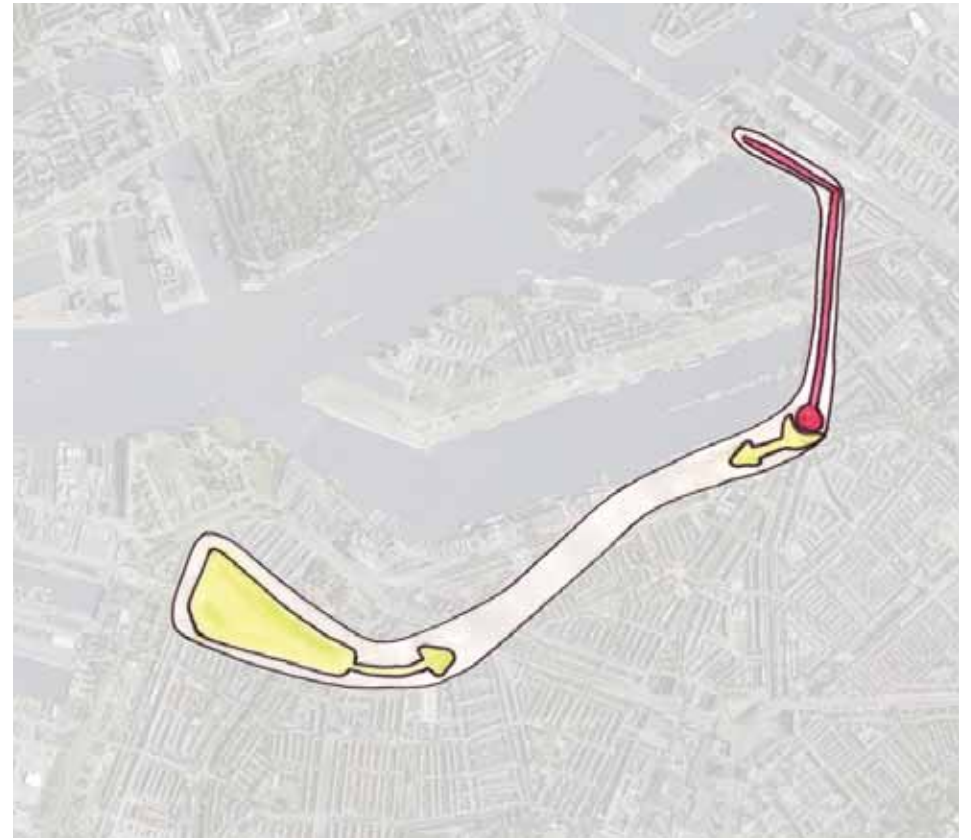
Quality and usage of education and the employment rate and participation are of large importance, linked to each other they result in prosperity or a lack thereof. With a high level of dropouts and the lowest level of workforce participation Charlois can be described as a problem area. As the cause and effect relationship between these two can result in a vicious circle, interventions in these categories are of utmost importance for further developing the area.

Capacity of the inhabitants supports this 'cause and effect' by showing that setting out main characteristics of inhabitants such as language skills and health once again list Charlois as 'very weak'. The necessity for a wide approach, active on multiple layers is now self-evident.

Specification of these general conclusions leads into more specific analysis, such as a lack of higher educational facilities, group-focused social networks as a barrier for further development and an increasing amount of galleries and artists settling in the Charlois, giving opportunities for catalytic development of the area and its inhabitants, in both character and number.



Cultural Zone - Main Elements



Cultural Zone - Transformation from zones to axis



Theatre Nieuwe Luxor



Club Maassilo



Creative Factory Maassilo



Creative Factory & Club Maassilo



Meat & Eat

On Charlois Current Development

A closer look on current and planned development in and for the area laid out the foundation for an integrated approach of the earlier analysis with feasible new solutions.

The 'Cultural Axis' is an already started initiated by the municipality of Rotterdam with the goal to connect the 'Kop van Zuid' with the older city districts in the south.

This cohesion is mainly being achieved by naming several core-elements and adding program to the axis. Three important elements, for both the axis and Charlois, are the 'Eat & Meet' zone (in red), the Creative Factory (red node) and the Art Village (green).

A theatre, Nieuwe Luxor, is the introduction and conclusion to the 'Cultural Axis'. Located at 'De Kop van Zuid', the theatre also functions as starting point for the 'Eat & Meet' zone that has a strong focus on going out with cafés and clubs.

On the other side of the zone, an old silo is transformed into a 'Creative Factory', a factory for starting merchants in the creative industry, larger business-units and two clubs, used for a wide variety of activities.

A still to be developed 'art ribbon' connects the 'Creative Factory' to 'Art Village'; Oud-Charlois as a creative node by attracting artists and galleries.

With this development, a cohesive axis is designed that activates the area in a variety of disciplines and urban layers. This cohesion however, is threatened if the inclusion of the vicinity to the zone lacks strength.

On Charlois

Objectives

With the definition of the most important to be improved characteristics based on the analysis and a view on current development, a set of overall objectives was made to define the guidelines for concept and intervention.

These guidelines were used as tool to decide on target group, program and location, but also to regulate the design process by feedback.

In general, the aim is to improve the living quality in Oud-Charlois and its vicinity, not by making the district more attractive for a higher layer of society, but by improving the prosperity, and therewith the perception, for the current inhabitants.

Translating these objectives towards general guidelines with both short- and long-term effects, a division is made between the target group, program and location.

Target group

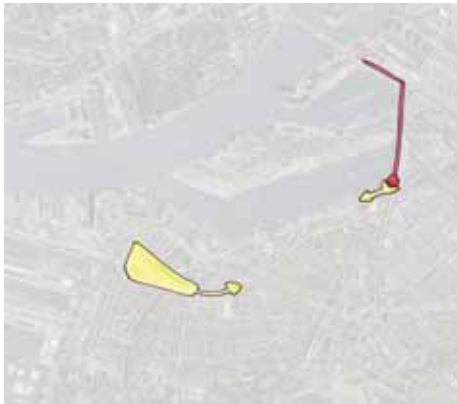
With a strong tendency to invest in future development of current inhabitants, the focus on youth from the subdistrict of Oud-Charlois plays a key-role. However, future acts also rely on current effort, and with a long-term vision, matters as integration, quality of housing and welfare all play a role, thus their users do too.

Program

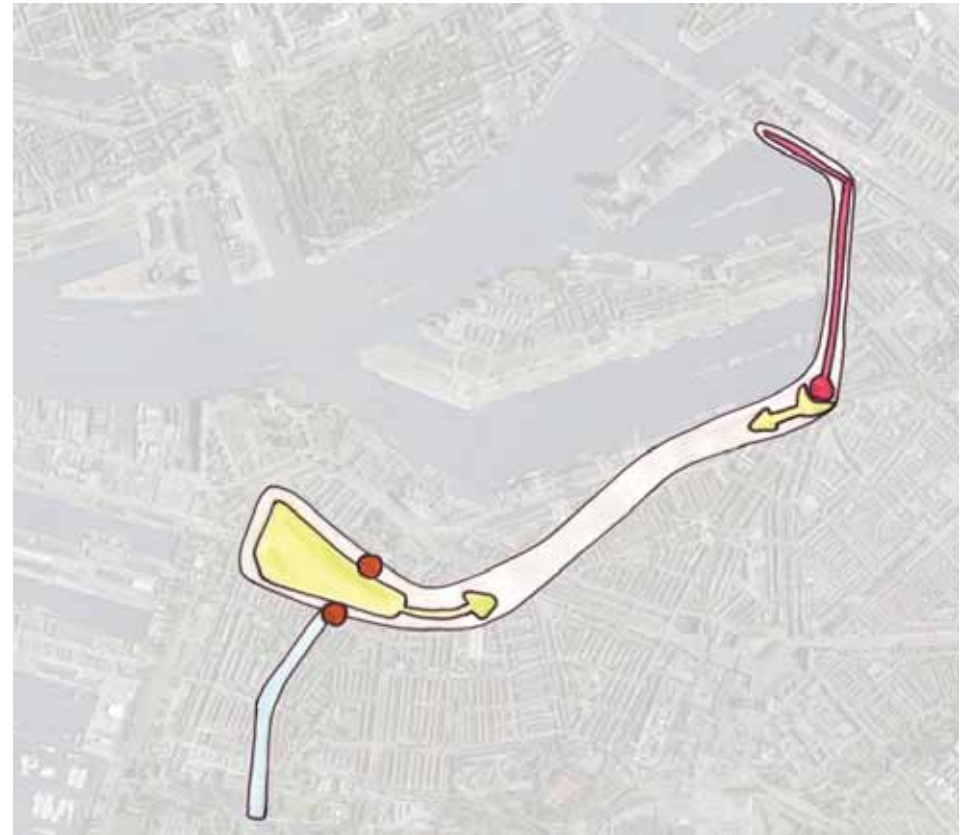
Education and opportunities lead to prosperity on the long-term, facilities and support are a necessity in short-term sense.

Location

A mental connection between Oud-Charlois and its vicinity convigorates interventions; connecting the core to the axis, thereby introducing a node.



Cultural Zone - Current Development



Cultural Zone - Including Oud-Charlois



Cultural Zone - New Possible Nodes

On Concept

Location

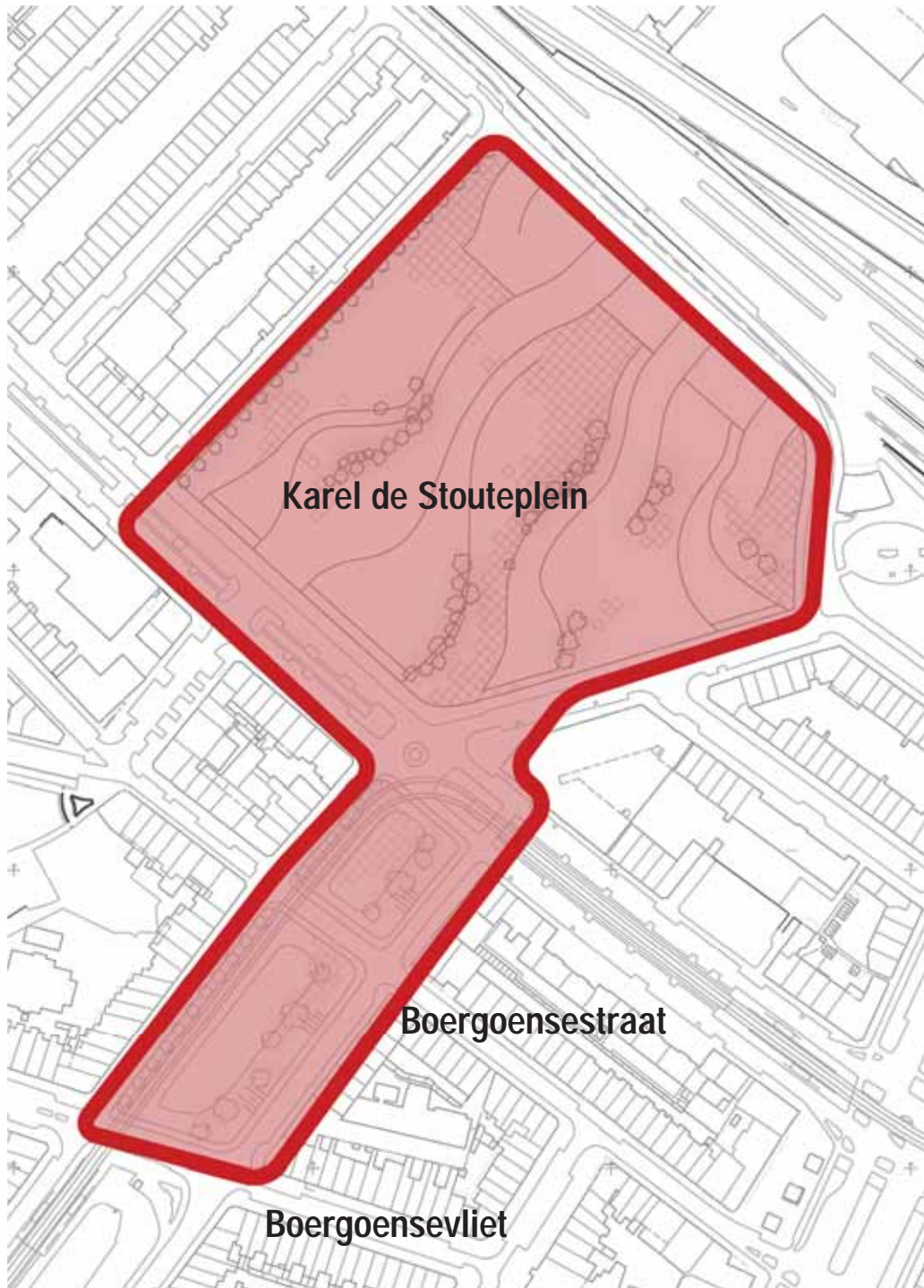
A connection between Oud-Charlois and its vicinity is translated into a both physical and programmatic intervention that brings together Oud-Charlois and the 'Cultural Axis'.

Integration in the current context to fully benefit from the intervention is of high importance. For this reason, the intervention will mainly focus on the node where the 'Art Village' of Oud-Charlois joins the 'Cultural Axis'; Karel de Stouteplein.

As a park, Karel de Stouteplein is partially a buffer between the built environment and the Maastunnel entrance and partially functions as a public space for inhabitants of Oud-Charlois. To maintain and improve this character, not only for the vicinity but for while Oud-Charlois, Boergoensestraat is involved.

Boergoensestraat lacks a connective quality, with a low accessible Karel de Stouteplein and the sudden stop of the characteristic town canal Boergoensevliet as result.

Physically connecting Oud-Charlois to the 'Cultural Axis' and adding programmatic value to Oud-Charlois that complements both itself and the axis ask not only for interventions on Karel de Stouteplein en Boergoensestraat; the integration in the current context is significant as well. The border of the location is as significant as the location; adding program, improving housing quality and improving its connections to the location, that now functions as node.



On Concept Program

With the objective to improve the living quality of Oud-Charlois and its vicinity and the improvement of prosperity and perception for the inhabitants, a program is developed that not only functions for the main target group, but also serves other inhabitants and the 'Cultural Axis'.

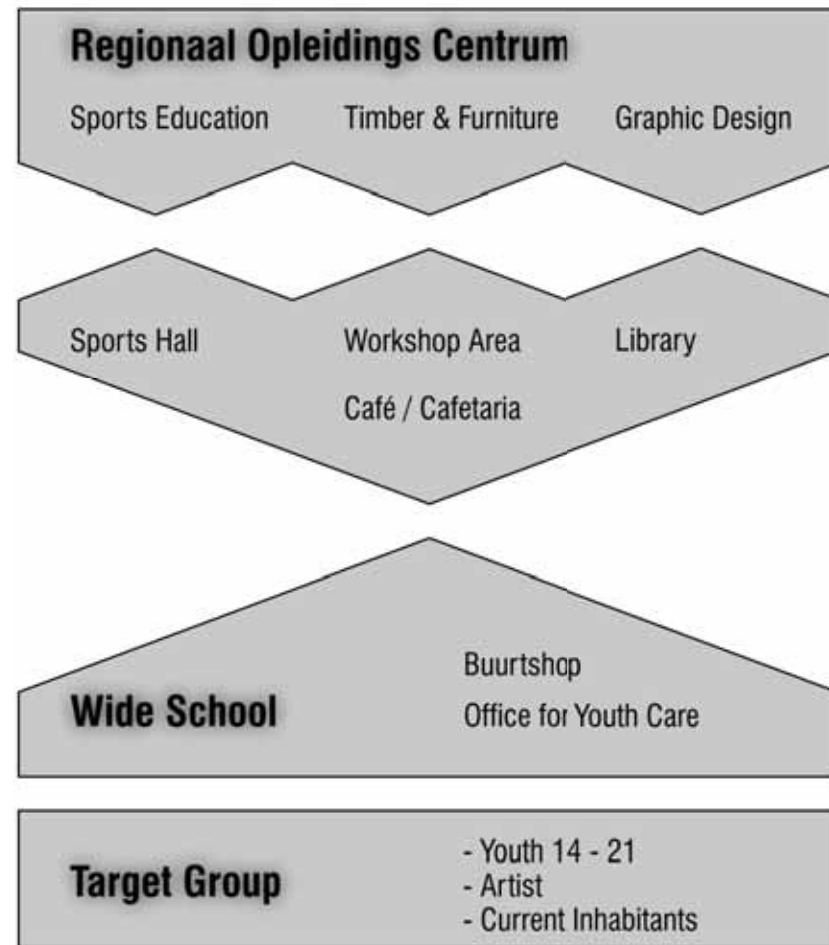
The main programmatic intervention is the introduction of a Regional Training Centre that educates with an orientation towards profession. As a part of the 'Cultural Axis', the ROC will educate in creative professions in a vivid area, full of professionals on a location where higher education is scarcely offered.

Though, together with sport education, these training centres are already situated in the north of Rotterdam, the introduced cooperating ROC in Oud-Charlois can benefit from the location and the other schools by defining them as complementary, rather than competing.

Within the boundaries of the ROC, the expansion of program to a 'wide school' is a step further. Usage of specific spaces, such as a sports hall and workshop can be collaborative with inhabitants of Oud-Charlois, generating a multifunctional program with activities and usage throughout a full day.

A wide school in this sense offers non-shared educational facilities and non-shared inhabitant facilities such as an office for youth care.

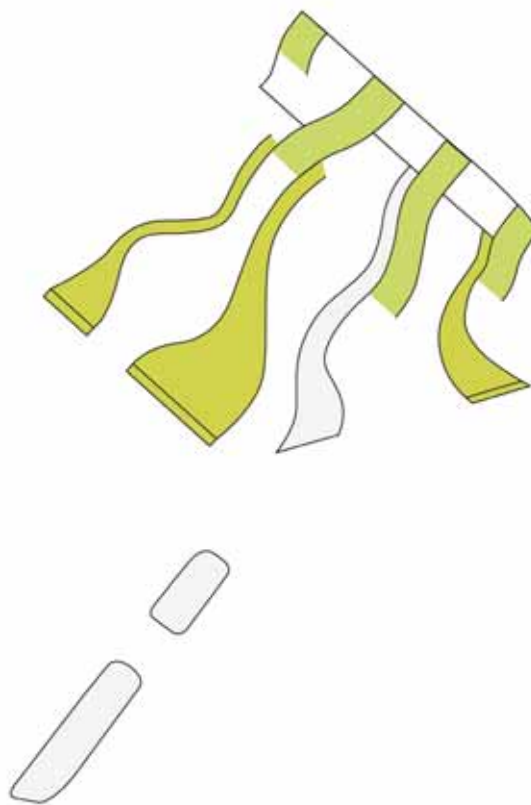
Bringing together different local social networks in one place for common facilities improves social cohesion in the neighbourhood, that combined with program increases quality of environment.



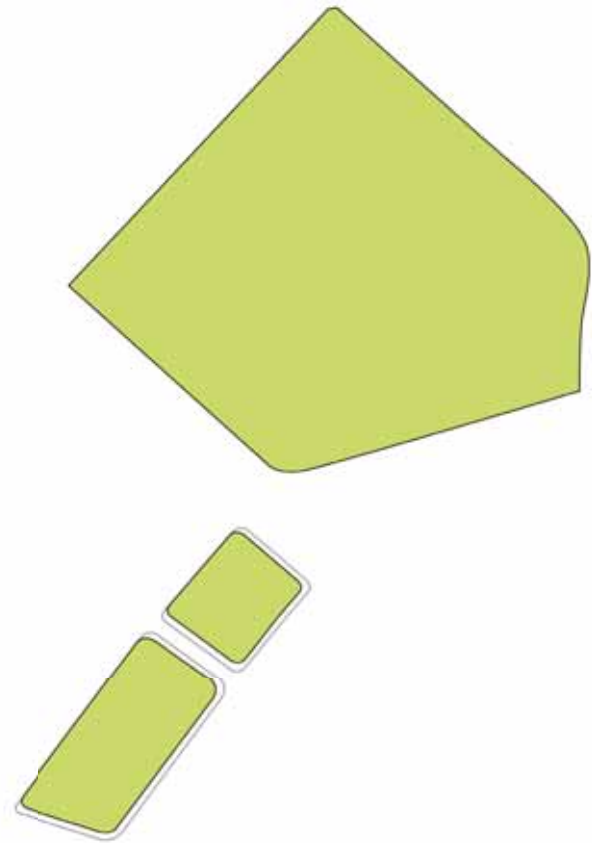
Scheme of cohesion in program



Guides



Flow



Base

Masterplan - Extraction of 3 Main Elements



On Intervention Masterplan

On the left, the interventions on Karel de Stouteplein and Boergoensestraat are shown in the map of the masterplan, where continuance of connection is an important element in a plan that resembles a junction of a city-scale axis and the Oud-Charlois sub-district.

As can be seen on the left page, the park basically consists of three main elements; the guides, pavement, trees and urban furniture; flows, dissolving boundaries of the green and the built; and base, the renewed footprint of the intervention.

Divided in two elements that connect each other, the Boergoensestraat element is responding on the Boergoensevliet, a typical Rotterdam city canal with a prominent character. A continuance of water and street width halt the dominant abruptness of the street by building blocks, hereby connecting the street to Karel de Stouteplein and visually improve the small scaled centre around the junctions.

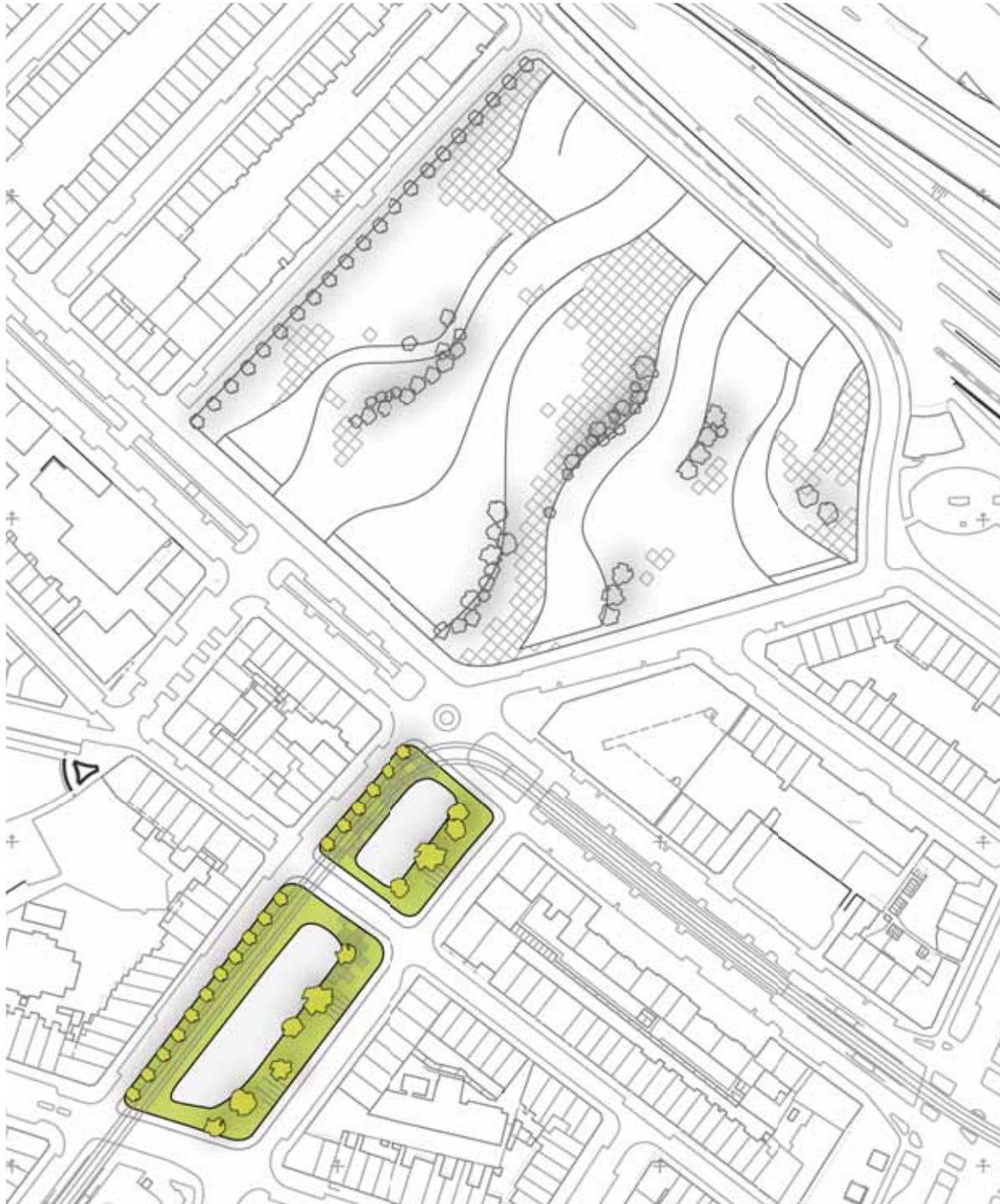
The main element of development, Karel de Stouteplein, responds to Boergoensestraat by continuing the water and converting this into a landscape flow that is found back in the whole park and its program; offering not only a direct physical intervention but also a programmatic solution that responds to current needs, but also problems, hereby facilitating an intervention that has, besides direct, also long-term effects.



View on Boergoensestraat



Section of street profile



On Intervention

Boergoensevliet

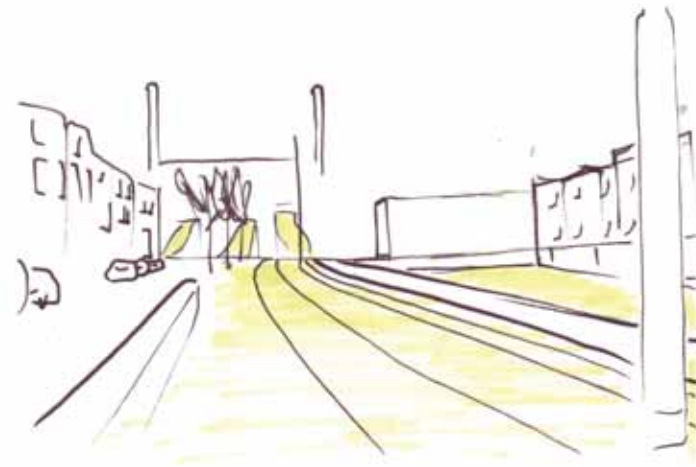
With the goal of establishing a physical connection between Oud-Charlois and the 'Cultural Axis' this intervention defines a second axis. Perpendicular to the Cultural Axis it improves and brings balance to the city canal in the street profile of Boergoensevliet and the park at Karel de Stouteplein.

The use of this continuance enhances the mental connection to Zuiderpark. More important, however, is the overall image of Boergoensevliet and Boergoensestraat, that functions as a main axis within Oud-Charlois and that, due to the intervention, will have a better climate for living and working.

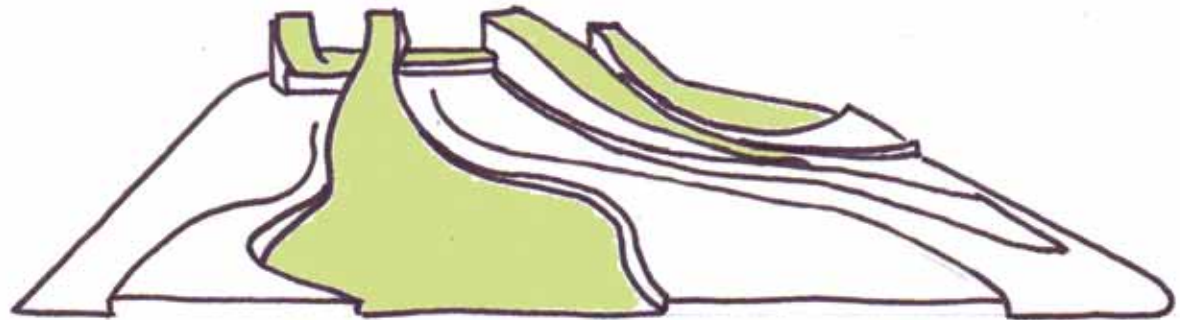
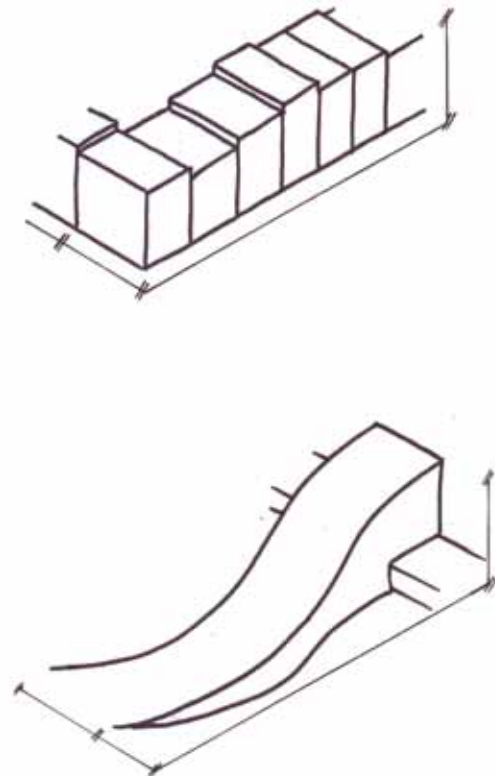
As written, the unattractiveness of the Boergoensestraat is mainly explainable due to the discontinuance of a characteristic street profile by a building block, fencing of both the park on the north side and the city canal on the south side. By decreasing the size of the blocks, demolishing fifteen units in two blocks, and extend the Boergoensevliet, a physical connection is introduced, revitalizing the area towards and from the junction, unifying Karel de Stouteplein with the whole of Oud-Charlois.

Oud-Charlois is partially characterized by its building stock; a centre with buildings dating back from the 17th century and working-class housing projects from the end of the 19th century. With this context in mind, the intervention on Karel de Stouteplein has limitations.

Rather by fully respecting the typology with a 21st century point of view, the choice is made to look at the reflection on surroundings; dimensions and proportions by modulation. Hereby giving possibilities to newly define a shape that interacts, rather than responds.



View on park and incinerator from Boergoensestraat



Overview on Karel de Stouteplein with main elements



On Intervention

Karel de Stouteplein

The interventions on Karel de Stouteplein can be abstracted in three fundamental aspects; the park, the including program and the vicinity. The park distinguishes itself by different faces, making connections in a generic approach whilst having different objectives;

Enhancing the not fully operating connection from Karel de Stouteplein to the main axis of Oud-Charlois to a viable node, by using the first part of the intervention, Boergoensestraat and physically and visually continuing this in the park.

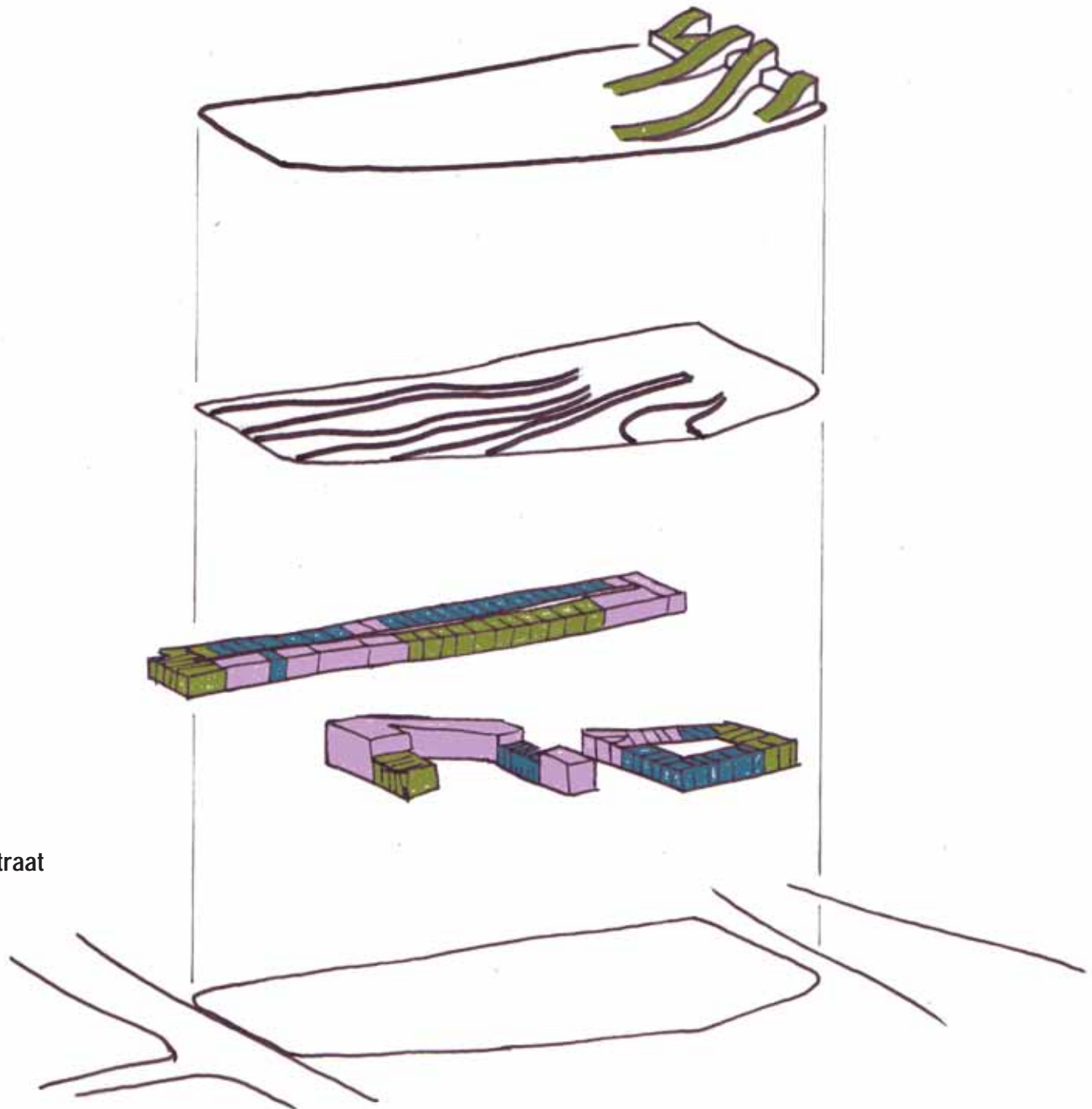
The incinerator on the other side of Doklaan, north of the park, provokes the image of Charlois, by indirectly transforming it into an object with a less dominant character Oud-Charlois will regain its attractiveness on this aspect.

An expatiation on the program and the vicinity will be given in the next pages. Together, they have the objective to stimulate the coherence between social networks, by providing facilities, connecting neighbourhoods and improving the overall character. Inducing this, two extra principals were used; flows of park and building that have the ability to congregate people together with the pattern of tile-like squares with individual functions, both are referred to in the justification.

Noticing future development of the outer dike area, adaptations are possible from this proposed situation; by continuing the reflection of the building on Karel de Stouteplein towards the location of the current incinerator, or by physically including the incinerator either by developing public space, mixed-use, or new program.

With an added program to the park, as can be read on the right page, a change will occur in the usage of the park, but even more important, the effect on Oud-Charlois.

The liveliness, specifically near the borders of the park, can be amplified. The borders are mainly determined by the working-class housing characterized by low quality and a high vacancy, and a small amount of recent projects. By updating all the stock, not only the character can be improved, but new functions can be attracted, resulting in mixed-use blocks, where housing is next to for instance a gallery whilst offices and functions on street-level are placed in more visible and noticeable parts of the blocks. Hereby enforcing a climate of activities throughout the day.



View on park and incinerator from Boergoensestraat

- Program; ROC & Wide School
- Housing
- Store / Office / Gallery
- Mixed-use; Function on street-level
Housing above

On Intervention

Karel de Stouteplein

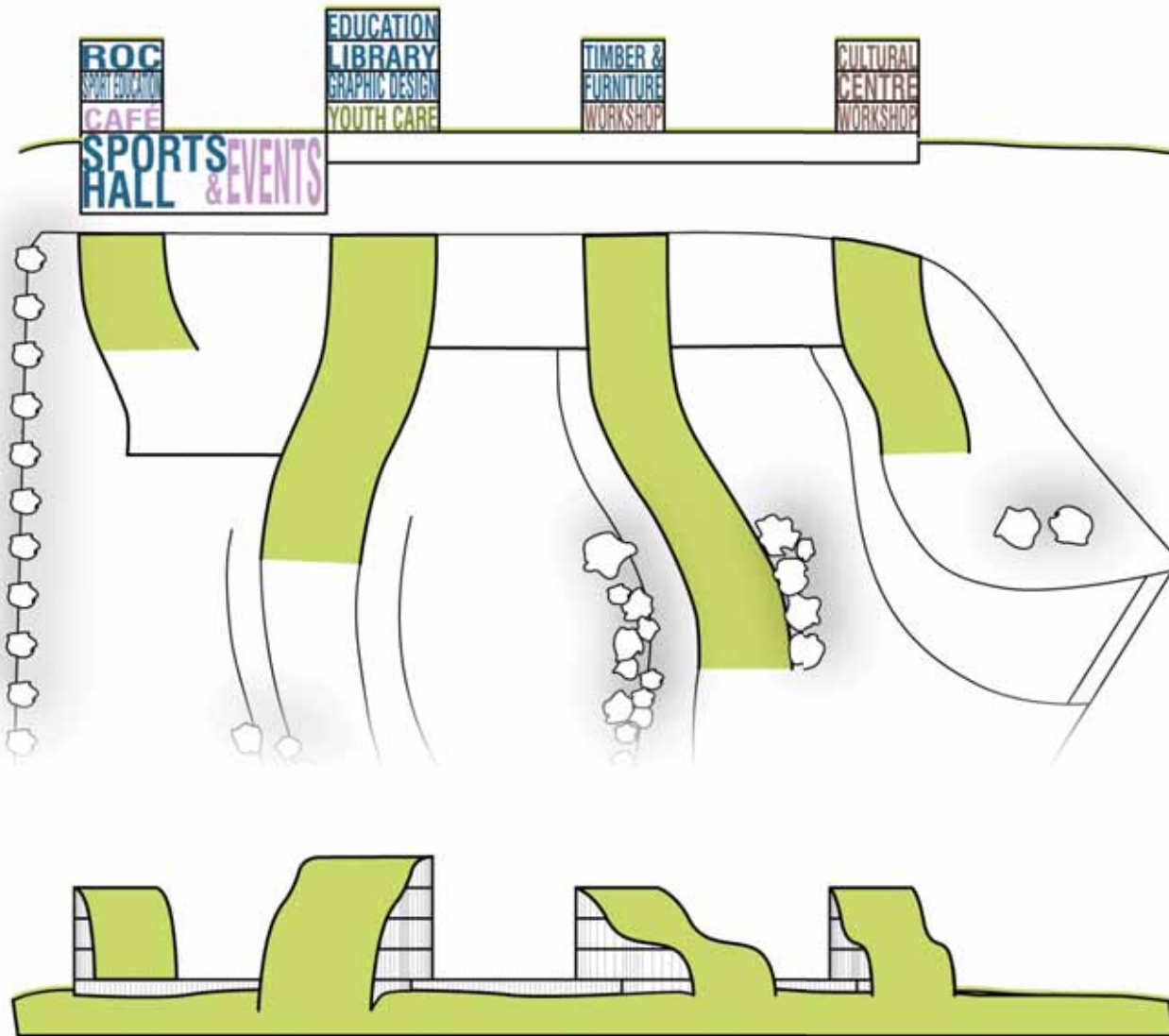
As can be read at the concept part of program, by improving social cohesion, education level, employment e.g. Oud-Charlois will be able to suffice and improve itself.

The means chosen for this goal are the combination of a regional education centre and a wide school, also offering activities, events and support with the combined resources of the building on Karel de Stouteplein.

Using the movement of the park by continuing it in the building, a shape is developed that exists of a main axis, parallel to Doklaan with four perpendicularly orientated flows that move higher to respond on the incinerator.

Each flow has a main function; sports education, a very popular direction for youth, timber & furniture and graphic design, that make use of their position within the 'Cultural Axis', favourably exchanging knowledge and people.

Combined with the concept of a wide school, local inhabitants can use the sports hall, or can combine a workshop area with a cultural centre, organizing workshops, films, school exhibitions and events.



On Intervention

Phasing

The set of interventions is of high influence when developed, but a smooth transition towards an improved Oud-Charlois has to be reached careful and thoughtful due to the scale and complexity.

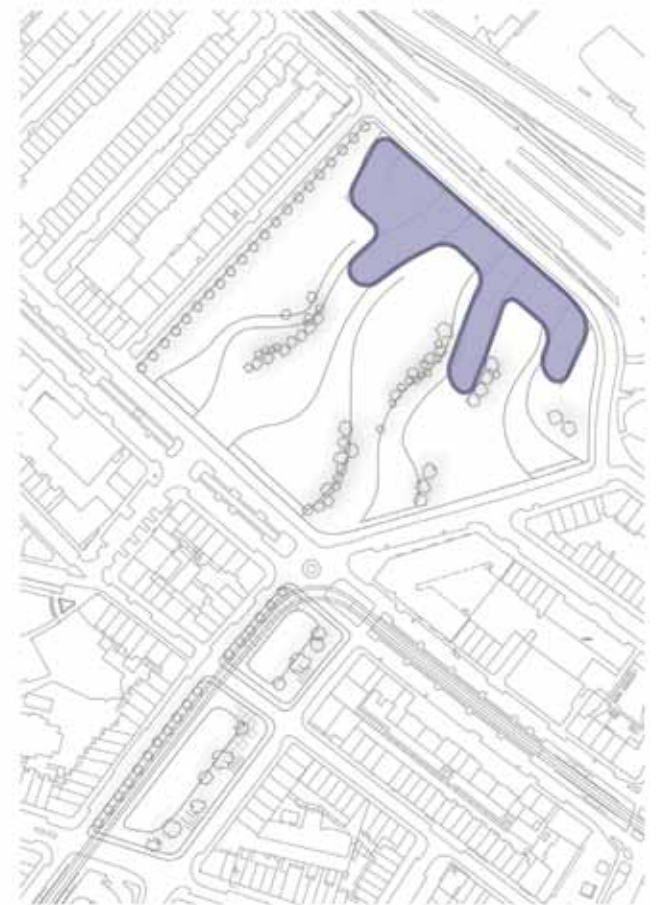
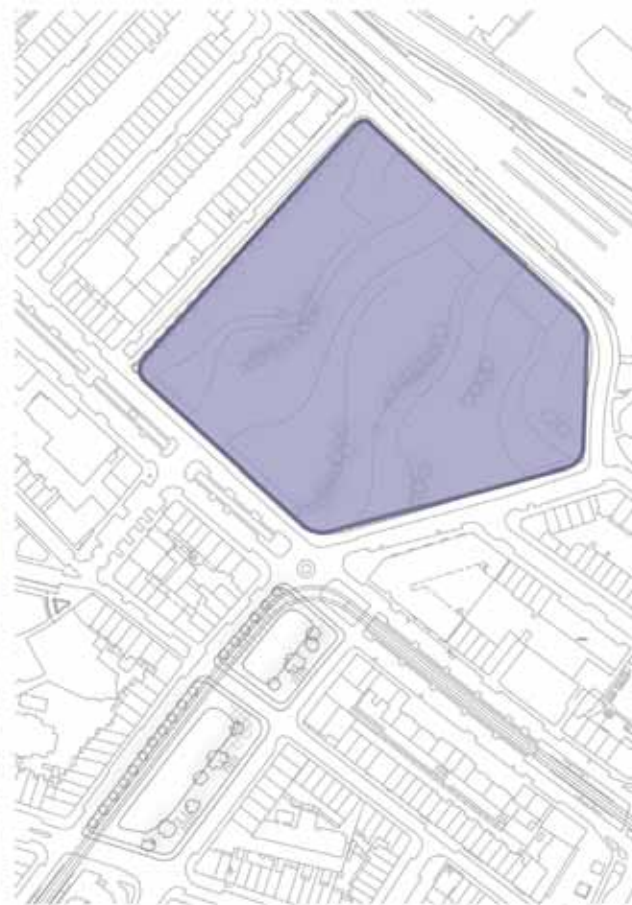
As a result, the intervention is divided in three phases, strategically transforming Boergoensstraat and Karel de Stouteplein.

Phase 1 exists of the improvement, renovation and new distribution of functions of the surroundings

of Karel de Stouteplein, combined with the restructuring of a continued Boergoensevliet by partially demolishing two adjacent blocks and adjusting the street profile.

Phase 2 is fully focused on the restructuring of the park at Karel de Stouteplein, a start for the building in Phase 3 can be made and the connection to Oud-Charlois gains its first strength. The full development can be completed after the last phase.

In phase 3, the emphasis is on building the wide education centre and its connection to the park. Certainly most characterizing for the whole intervention, but on the level of influence comparable to the Boergoensevliet, this phase is located last due to the location and the incomplete impact on the surroundings without the other phases, where now a transformation of individual continuative elements is achieved.



Effects

To justify the intervention by its effects on different urban layers, a table based on the analysis is made. The given categories and chosen themes are set out against each other, hereby determining the influence of more defined and specific layers (categories in columns) on more general issues (themes in rows).

The first table shows the direct or short-term influence of the intervention on Oud-Charlois, if 0, no direct changes are to be expected, if +, a direct improvement is expected; for example the mobility of education; due to the introduction of the ROC, accessibility for the vicinity is enhanced.

Notable is the direct effect on categories as Health Care & Support (mainly support) and Education, due to its more specified character, effects are attained earlier than an overall change in for example the social network.

This is supported when we look at the second table with long-term expectations, where identity and the social ability and network are improved in all categories due to elements in society as acceptance, reflection, acclimatization, but also due to a next generation who were able to use the opportunities realized by the interventions.

	Living	Work & Income	Health Care & Support	Education	Social Participation	Economy	Safety
Mobility	0	0	+	+	0	0	0
Public Private	+	0	0	+	+	0	0
Social Network	0	0	+	+	0	0	+
Social Ability	+	0	+	+	0	+	+
Identity	0	0	0	+	+	0	0

Short-term effects by categories & themes

	Living	Work & Income	Health Care & Support	Education	Social Participation	Economy	Safety
Mobility	0	0	+	+	+	0	0
Public Private	+	0	+	+	+	+	+
Social Network	+	+	+	+	+	+	+
Social Ability	+	+	+	+	+	+	+
Identity	+	+	+	+	+	+	+

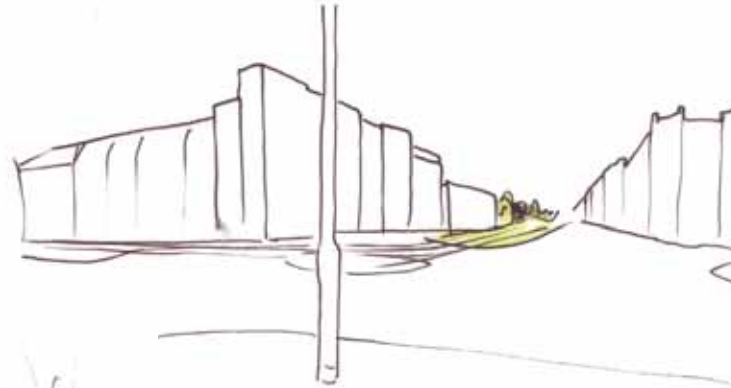
Long-term effects by categories & themes

On Justification Effects

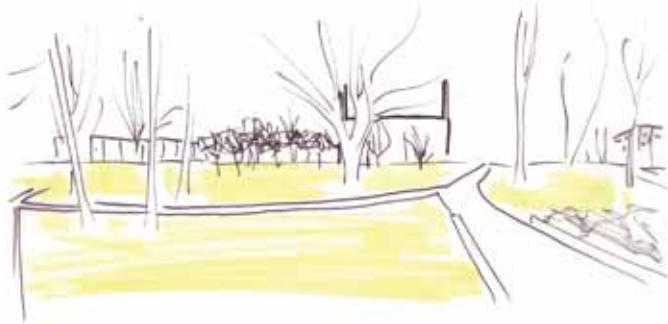
Where justification by schemes on analysis, as on the left page, is a possibility to make an inventory of effects, a visual approach gives characteristics and an impression of the physical influence.

Karel de Stouteplein is characterized with an introduction in volume towards the incinerator, flows inviting towards the park and facilities with a collaborative identity.

Boergoensevliet is extended towards the junction at Karel de Stouteplein, hereby defining a new profile for Boergoensestraat, transforming the main axis of Oud-Charlois to an entity connected with the city-scale cultural axis.



Boergoensestraat - Previous Situation



Karel de Stouteplein - Previous Situation



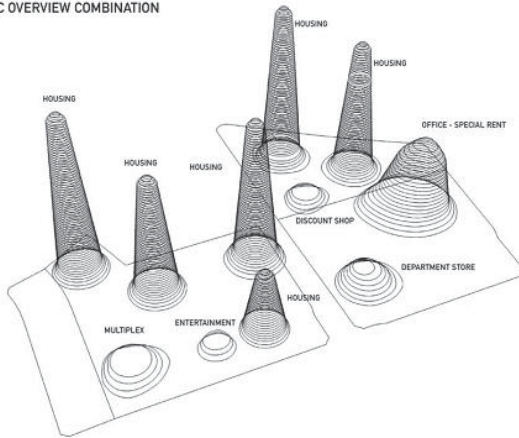
Boergoensestraat - Future Situation



Karel de Stouteplein - Future Situation



SCHEMATIC OVERVIEW COMBINATION



MVRDV - Green Power Center - Gwanggyo

Friedensreich Hundertwasser - Organic Village - Austria

On Justification References

Referring to projects leads to understanding and misinterpretation. Three similar though completely different projects were selected to support the proposed intervention.

The Green Power near Seoul, South Korea is the design for a self-sufficient city for about 80,000 inhabitants. The diverse program in combination with the definition as node and its horizontal flows give an interesting view on the intervention, where similar terms resulted in opposite and contrary solutions, from a self-sufficient program (rather than ecological) to vertical movement rather than horizontal.

These movements return in the organic village of artist and architect Hundertwasser, an environmentalist it with a tendency towards organic shapes. Instead of a continuous flow in the landscape, an end or start are made as response to the incinerator, future development and most of all the strength of the axis over the city canal.

The final reference is chosen to show the effect a landscape design can have on public space. With the design of 12 office buildings, Cigler Marani Architects included a chessboard-like design with different functions for different tiles. Comparably sized, the tiles in Oud-Charlois shape a path and square towards the wide school, hereby following the meandering path of the overall design, but considering the strong grid of the surrounding blocks.



Cigler Marani Architects - The Park - Prague

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