



Rothuizen van Doorn 't Hooft Architects Urban Planners Goes Middelburg Breda Terneuzen

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The common thread in planning

In Rothuizen van Doorn 't Hooft's vision, defining a common thread is an integral part of the planning process in rural and urban surroundings. The bureau distinguishes itself by the developmental approach that it applies to urban-planning commissions. The context of the final development, both spatially and socially, is central. In addition to analysis and design, the bureau applies itself to the organisation and management of the planning processes, whereby obtaining support is considered self-evident. When assignments require it, Rothuizen van Doorn 't Hooft offers interdisciplinary solutions, architecture and urban development complementing each other. RDH stands for an integrated service package and for modern designs rooted in a 75-year tradition.

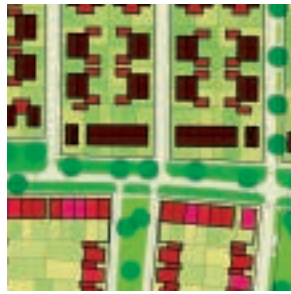
Colophon

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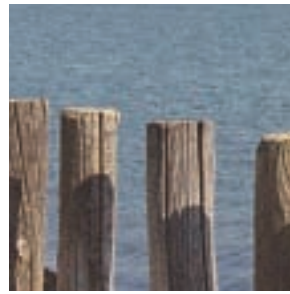
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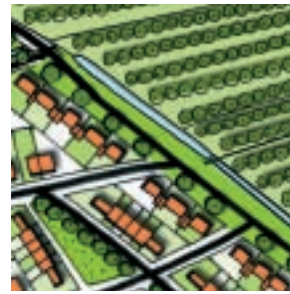
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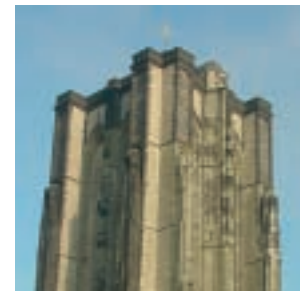
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The urban development projects that are being worked on are characterised by an increasing degree of diversity. They are varied projects of different scale and sometimes variable aims, for clients from the public and private sectors.

What is common to all projects is our developmental approach. This is employed in order to home in on the latest trends in which people and space have centre stage. A team is formed from the various disciplines of developmental strategy, design and legal planning sciences to ensure an integrated handling of the project.

In this thematic edition we present a selection of current plans, in which the diversity of urban development is demonstrated by a number of the staff members behind the projects.



Six pilot locations



Bruinisse Harbour



Island in the delta

Innovation Island



Innovation Island Studio



Publication on Innovation Island

Living as stimulus for the local economy

Innovative, made-to-measure residential projects as a stimulus for the local economy. The urban planner who is able to concentrate on this will have the opportunity to lend all his skills and knowledge to the project. Huub Droogh, one of RDH's partners, is the urban planner. The first concrete plans are being presented on Schouwen-Duiveland under the name Innovation Island.

"Development planning is one of the key concepts in the Dutch government's national spatial policy document (Nota Ruimte)", explains Droogh. "It is still a relatively new concept and means a more dynamic policy in town and country planning, focused on development." The intention behind development planning is a broad approach to living and working, but also, for example, to water management and countryside development. Droogh: "A feature of development planning is that it requires a combined approach by businesses, government and civil-society institutions and citizens. Innovation Island is a concrete expression of this concept in, at least for the Dutch province of Zeeland, a unique project."

The initiative for Innovation Island came from independent contractors in Zeeland, who set up the limited company ProWonEc for this purpose. This collaboration was enabled by the Taskforce for Zeeland Innovative Activities, an organisation that was set up by the organisation for medium and small businesses [MKB] and is financed under a collaborative arrangement between Zeeland and the European Union. The taskforce is concerned primarily with the development and dissemination of knowledge for the world of small-to-medium businesses. "A project such as Innovation Island, with a focus on construction, gives the building industry every opportunity to accumulate knowledge and apply pooled knowledge in a practical way", Droogh believes. "We were asked in the summer of 2004 to apply development planning to a Zeeland context. After talking, thinking and a great deal of discussion, Innovation Island came into being: the innovative, demand-oriented and small-scale continuation of building based on the existing situation on Schouwen-Duiveland."

Innovation Island will give a new impulse to the regional building industry, but its importance for Schouwen-Duiveland itself is also not to be underestimated. Employment is continually on the decrease. Facilities are relocated to neighbouring areas that are economically more attractive, or they disappear altogether. The recreation sector, that could be depended upon for a long time after the completion of the Delta Works to give a strong and growing economic impulse to the area, is losing ground to cheap and sunny destinations. Targeting different population groups with innovative, demand-driven residential estates must draw the economy out of its recession.

In the summer of 2005 a two-day workshop was held concentrating on the opportunities offered by Innovation Island. It was attended by local and provincial council representatives, a development advisor, a technical expert from TNO, an expert in planning science, a town planning specialist, an architect and an economist. The health, building and recreation sectors were also represented. "That workshop itself was already an innovative process", recounts Droogh. "All the groups targeted in the development planning could give their points of view, listen and interact with each other. New ideas and insights arose that led in the end to six pilot schemes."

These six pilot projects, spread over Schouwen-Duiveland, must together provide about 650 dwellings. Each project has a theme that relates the new housing development to the existing neighbourhood, also in relation to culture and recreation and to healthcare services. From the beginning the emphasis has been on innovative (building) techniques and the use of durable materials. In addition, Schouwen-Duiveland is to gain six hundred mooring berths, divided over two yachting marinas.

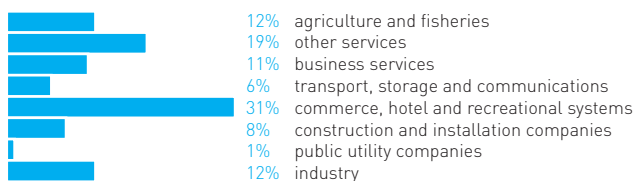
Four of the six pilots have in the meantime been assessed for their economic outcomes by Frits Oevering of the Rabobank Netherlands Economic Research staff group. When the 600 houses and apartments in these four pilots have been built, a growth of 4.3 percent will have been realised. The number of residents will increase by about 1,450. The projects will provide a one-off investment impulse of 140 million euros in housing construction.

In the areas of agriculture, infrastructure and water, that sum will be 65 million euros. For the two yachting marinas together the investment impulse will be 9 million euros.

Oevering also looked at the permanent effects. With regard to shops, the present situation can still pertain, but some movement is possible. For the whole of Schouwen-Duiveland a growth of 6 to 8 percent (30 million euros) is predicted after completion. The growth in number of work placements will be around the 200 FTEs, which will provide around 300 to 350 jobs.

The Province of Zeeland has in the meantime indicated its readiness to pave the way for the town-planning aspects of a number of pilot schemes. Along with the local council and ProWonEc, the province has joined a steering committee that will take the realisation of the projects in hand, still in 2006.

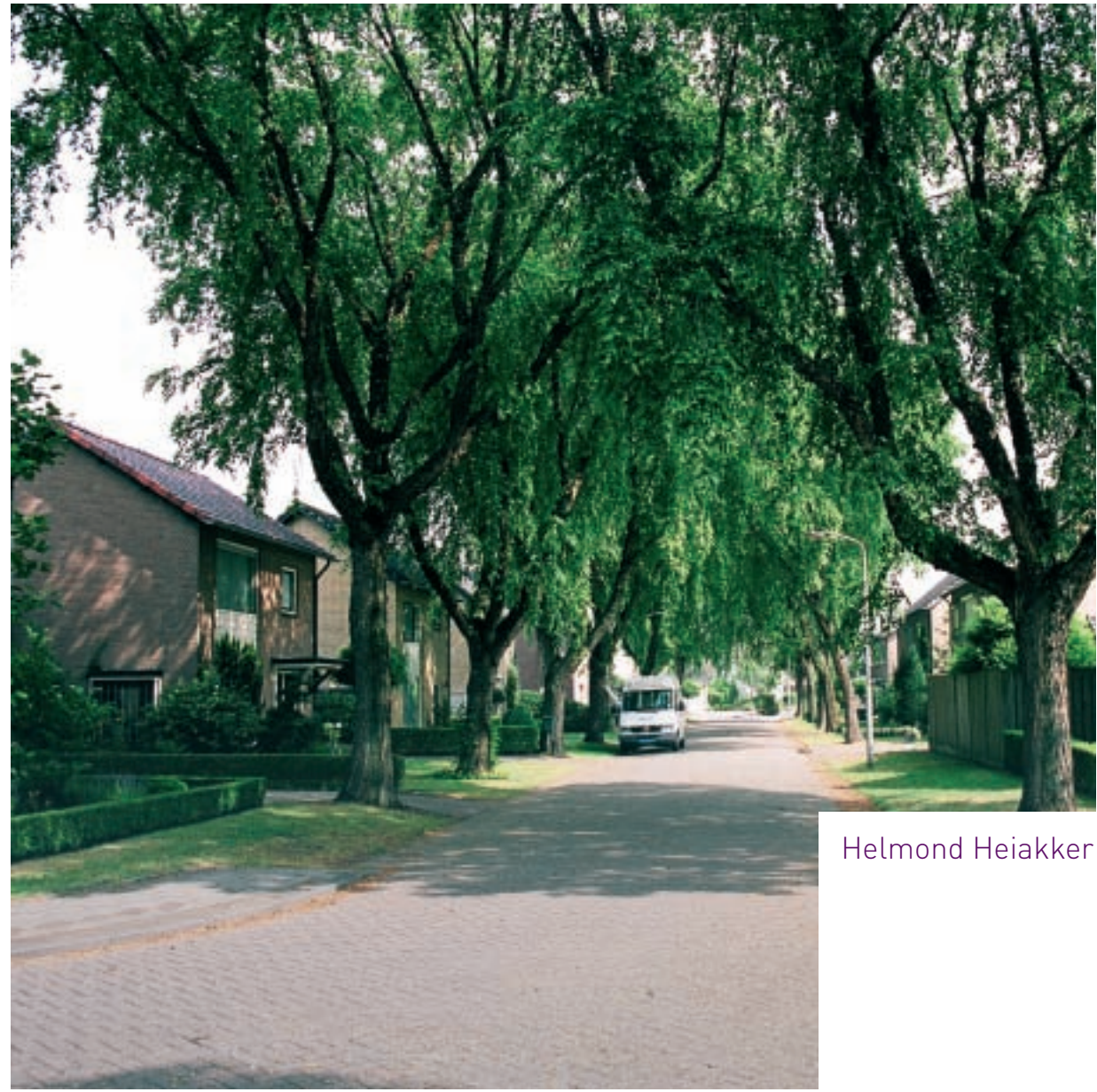
Innovation Island
 Commissioned by: ProWonEc Zeeland
 Location: Municipality of Schouwen-Duiveland
 Development: 2004-present
 Programme: Approximately 650 dwellings, expansion of yacht marina, medical services centre, etcetera



H.C. Droogh (1960)



At Rothuizen van Doorn 't Hooft, urban planner and partner Huub Droogh is specialised in design and planning at regional and urban level, and in strategic advice concerning developmental processes.



Helmond Heiakker

Relevance of the surroundings



Integrated assignment:
relocation of sport accommodation



Elaboration of double assignment



Heiakker planning sketch

Integrated neighbourhood development for housing and sport

Intensifying existing residential land usage or encouraging higher-density housing construction, a priority for all governmental bodies, presents specific problems. There are usually many parties involved, and there are existing claims not only on the ground but also below it. Often, room has to be found for existing usage. An integrated approach can help.

In the 1980s Helmond was enlarged through the construction of the new Brouwhuis estate, encircling the Heiakker hamlet. The local football and tennis associations were accommodated amongst the housing in this new development. Expansion of the football fields and tennis courts is no longer possible.

By moving both associations to a larger site on former agricultural land on the edge of Helmond, space is being created for 150 dwellings. "This quite complex, double assignment – on the one hand equipping a modern sports complex and on the other designing an area of housing within an existing built-up area to the orders of a local property developer – calls for an integrated approach", says RDH's Marty van de Klundert. "That is the only way to convince all concerned of the importance of the move that in turn creates space for houses."

Relatively minor matters can really stand in the way of this process. Both associations, for example, want to retain their own 'image', while the council's idea was to combine various facilities. Van de Klundert: "Good communication is therefore essential. While taking everybody's wishes into account, the challenge lies in getting all those involved to acknowledge the common good." In the case of Heiakker the collective interests seem to be recognised, which simplifies the process. "Laying out the housing estate, we have extended the general lines of the original T-structure and of the circular new development. We deliver work based on the individual existing situation but with a modern identity."

To be able to proceed to the realisation of these plans, an overall zoning scheme was necessary which would provide a firm basis to meet the legal requirements concerning town planning. In the structuring of a development-oriented zoning scheme there is always tension between the interests of flexibility and legal security. Flexibility is necessary so that the developers are not continually being cramped by limits that are too strict. On the other hand, legal security is important – for example, because local residents need clarity. The official urban development plan has in any case already been presented and approved. The choice has therefore fallen on a flexible system for the local interpretation of the estate planning within which the main structures reflected in the town planning as granted remain definitive.

Helmond Heiakker
Commissioned by: Gebr. Van Wanrooij
Location: Helmond
Design: 2005-2006
Involved: Helmond Town Council, KennisBouwadvies, BTL
Size of area to be developed: Approximately 5 hectares
Programme: 145 dwellings, sports fields and related services



Excerpt from zoning scheme

M.J.C.A. van de Klundert (1970)

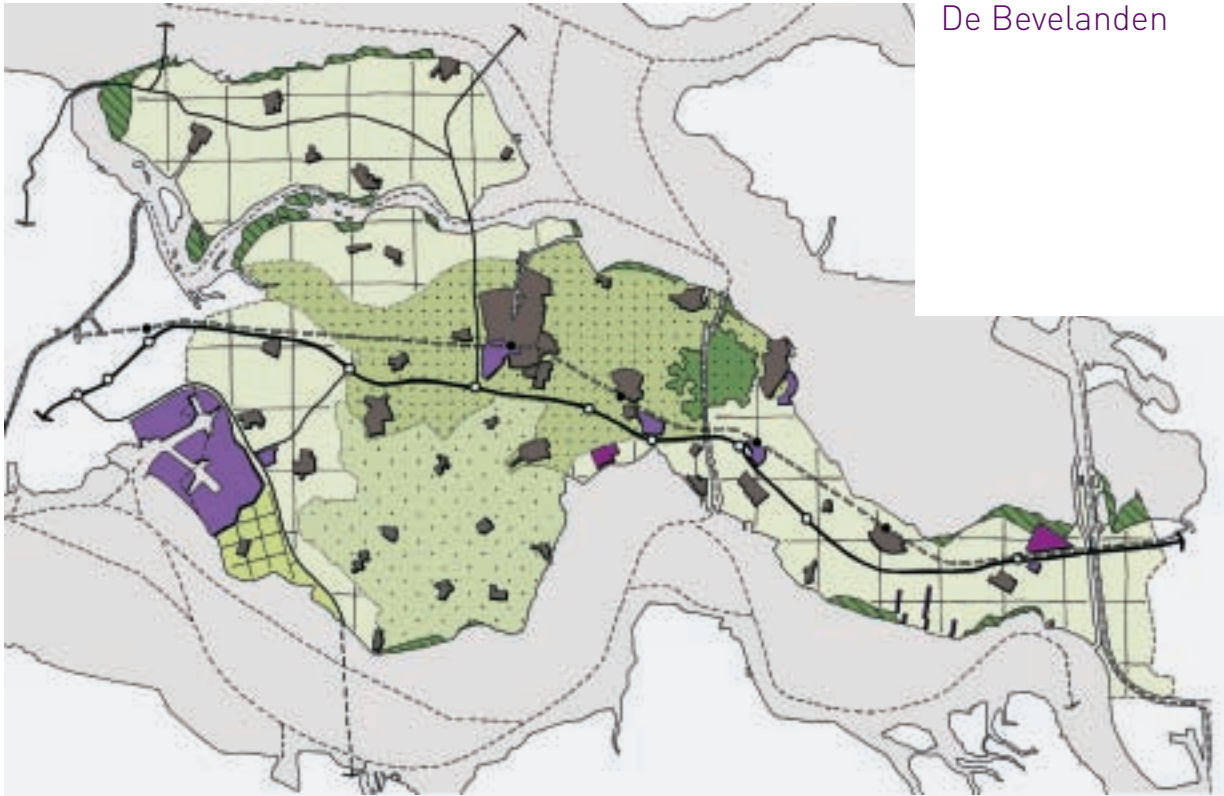


At Rothuizen van Doorn 't Hooft, urban planner Marty van de Klundert is responsible for the urban development design studio and is particularly specialised in (urban) area development.



Coastline

De Bevelanden



- Renewed polder
- Small-scale polder landscape
- Differentiated landscape
- Large-scale polder landscape
- Nature reserves on the coast
- Nuclei
- Industrial estates
- Greenhouse market gardening
- Road transport infrastructure
- Railway line
- Waterway

Regional visions as a basis for collaboration

A regional vision can support collaboration between local councils in the areas of economics and town and country development. In a regional vision the councils establish the line they wish to follow for the long term. The five councils of North and South Beveland have together developed such a regional vision.

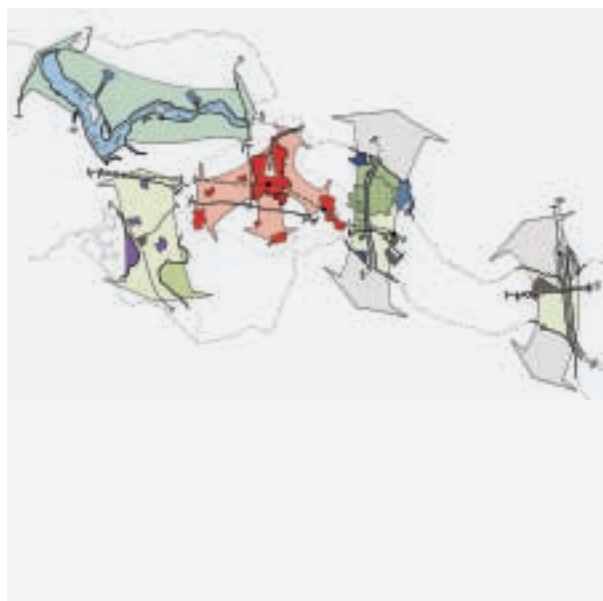
Planning expert Miriam Heijdra was closely involved in the process. "The necessity for a regional vision was felt by all five councils, but the area such a vision should cover was during the exploratory stages very extensive indeed. It was therefore decided to create some partial, thematic concepts and unite these into one memorandum. RDH has been asked to develop and supervise the working procedure for the five councils. We have also been asked to set up the partial concepts in the areas of housing and recreation and to draw up the integral final report. The thematic concept concerning labour is being handled by another consultancy bureau.

The basic principle behind the thematic regional concept for Housing became quality before quantity, whereby the demands and desires of the user assume a central position. Heijdra: "For each council area, within a regional environmental framework, we have developed one or more interesting residential environments. Within the framework as a whole we distinguish development zones and equilibrium areas. In the development zones space is made available for, for example, special forms of housing. More is possible in these zones than elsewhere. In the equilibrium areas a balance and blending with the surroundings is the aim. In this case, no particular target has been set beforehand, but rather a monitoring process to achieve the blending."

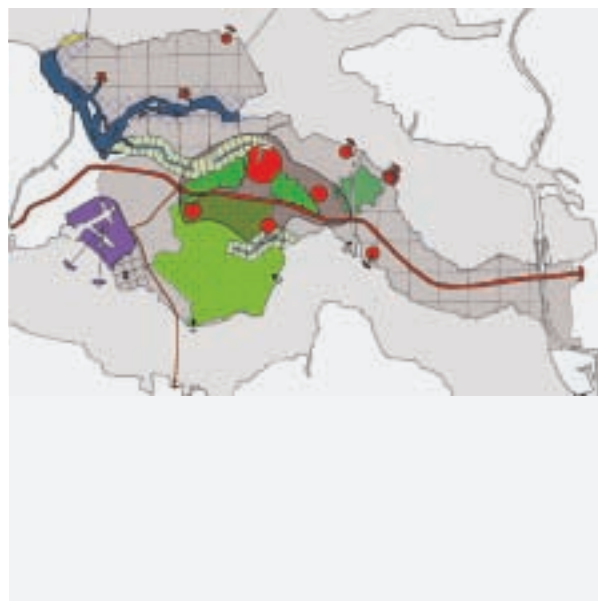
Such an approach can conflict with the policies being developed by the province in its environmental planning, and this therefore requires dialogue. "It is an interesting process", says Heijdra. "Goes wants, for instance, to retain its central function. That is also understood by the other four council areas. Goes's strength lies in its function as a regional urban centre. Supraregional urban residential milieux can be created here." Heijdra stresses that in Zeeland residential development lags far behind the prognoses. "We must break through the impasse and get on with building within the qualitative constraints."

For the Recreation thematic regional concept, five areas were designated that were especially suitable for recreation, each with its own theme in line with the surroundings. "Much exists already", says Heijdra, "But the tourist doesn't know enough about it. Promotional collaboration is therefore important, but also collaboration in, for example, the provision of special packages." In each of the designated areas detailed discussion is being held with businessmen, civil servants and the local tourist offices to develop further ideas that fit in with the themes. Now that the partial concepts and the integration regional vision have been worked out by the five councils, the actual implementation of the vision is the next step. RDH is again involved, but now in the implementation of various concepts.

De Bevelanden
Commissioned by: De Bevelanden
Administrative Platform
Location: Municipalities of Noord-Beveland, Goes, Borsele, Reimerswaal and Kapelle
Development: 2003 - 2005
Size of area to be developed: Approximately 709 km²



Stimulators with a high to medium dynamism



The exciting mix of De Bevelanden

M.A.M. Heijdra
(1971)



At Rothuizen van Doorn 't Hooft, planning specialist and advisor on spatial strategy Miriam Heijdra advises municipalities and private bodies in the area of spatial development



Kapelle Zuidhoek

Characteristic orchard landscape



Old waterway as basis for present structure



Master plan

Living in an orchard landscape

In view of the Council Priority Rights Act (Wet Voorkeursrecht Gemeente), the Kapelle rural district council chose for a structural plan when considering expansion of the villages Biezeling and Kapelle itself. The area was considered too complex for a global zoning scheme to be prepared within the two years allowed for by the Act.



Structural plan



The new ribbon

1. The fruit village (Fruitdorp)
2. Beguinage (Begijnhof) new style
3. The old auctioneers' (Oude Veiling)

The concept chosen for Kapelle's expansion is "living in a (former) orchard landscape". "That immediately raises the question of how to go about this", says town-planning expert Lonke Steenbakkers. "The area includes two ribbon developments along infrastructural routes. Building a third, new ribbon development along the connecting route between Kapelle and the centre of the new development, the backbone can be created for a new development plan." The basis of the plan as a whole is an open, green structure in which the new developments grow separately from the existing built-up areas.

It is probable that six hundred dwellings will be built. These will be divided between various estates with their own themes and functions and their own list of needs. Steenbakkers: "RDH often applies a layered approach to its research, whereby, from cartographic research, we analyse what has happened to the area during the past millennia. In this case, it appeared that there was a centuries-old waterway that we could use as a basis for water storage today. We have preserved as far as possible the typical linear patterns of the orchard landscape."

Kapelle Zuidhoek
 Commissioned by: Municipality of Kapelle
 Location: Kapelle-Biezeling
 Design: 2004-2005
 Size of area to be developed: Approximately 130 hectares
 Programme: Approximately 600 dwellings

L.A.A.A.
 Steenbakkers
 (1971)



At Rothuizen van Doorn 't Hooft, urban planner Lonke Steenbakkers is an expert in the development of recreational areas, as well as in the design of residential estates.



Waterwijk
Zierikzee

Visualisation of the architecture



Pnina Avidar houseboat design



Grosfeld draft



Kingma Roorda draft



Zierikzee urban concept

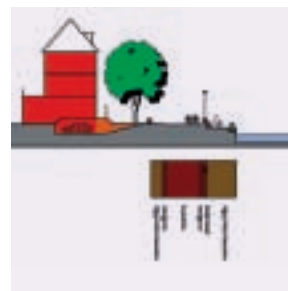
Supervision during the realisation of a project

Supervision plays an important role during the implementation phase of a project, forming the thread of the planning. Waterwijk in Zierikzee is an example of this, where various architects are contributing to a master plan under the supervision of a review team. In September 2006 the area was prepared for building.

During recent years RDH has been intensively engaged in the development of the last phase of the Poortambacht area of Zierikzee, in collaboration with the Schouwen-Duiveland local council. "We have developed a plan based on a careful analysis of the area", according to supervisor Huub Droogh. "Zierikzee's desire to encompass a large range of individual living environments was mirrored in the development by the introduction of separate estates, each of which has its own identity." Waterwijk Zierikzee lies on the boundary between the monumental town centre and the open country bordering on the Oosterschelde river estuary. The new edge of the town forms the formal boundary of the district and reflects the historical character of the town in its form as a town wharf.

"Once the master plan had been defined, in addition to a global zoning scheme, a quality handbook was also compiled to guarantee that the qualitative principles of the development would be maintained. On the basis of this quality definition, a selection round for architects was held, from which various architects such as Grosfeld, Kingma Roorda and Tarra Architects were chosen." Under the review team's supervision the bureaux have designed the dwellings. Commencement of building is scheduled for the autumn of 2006.

Waterwijk Zierikzee
 Commissioned by: Municipality of Schouwen-Duiveland
 Location: Zierikzee
 Design: 2001–present
 Size of area to be developed: Approximately 25 hectares
 Programme: 330 dwellings and campus space



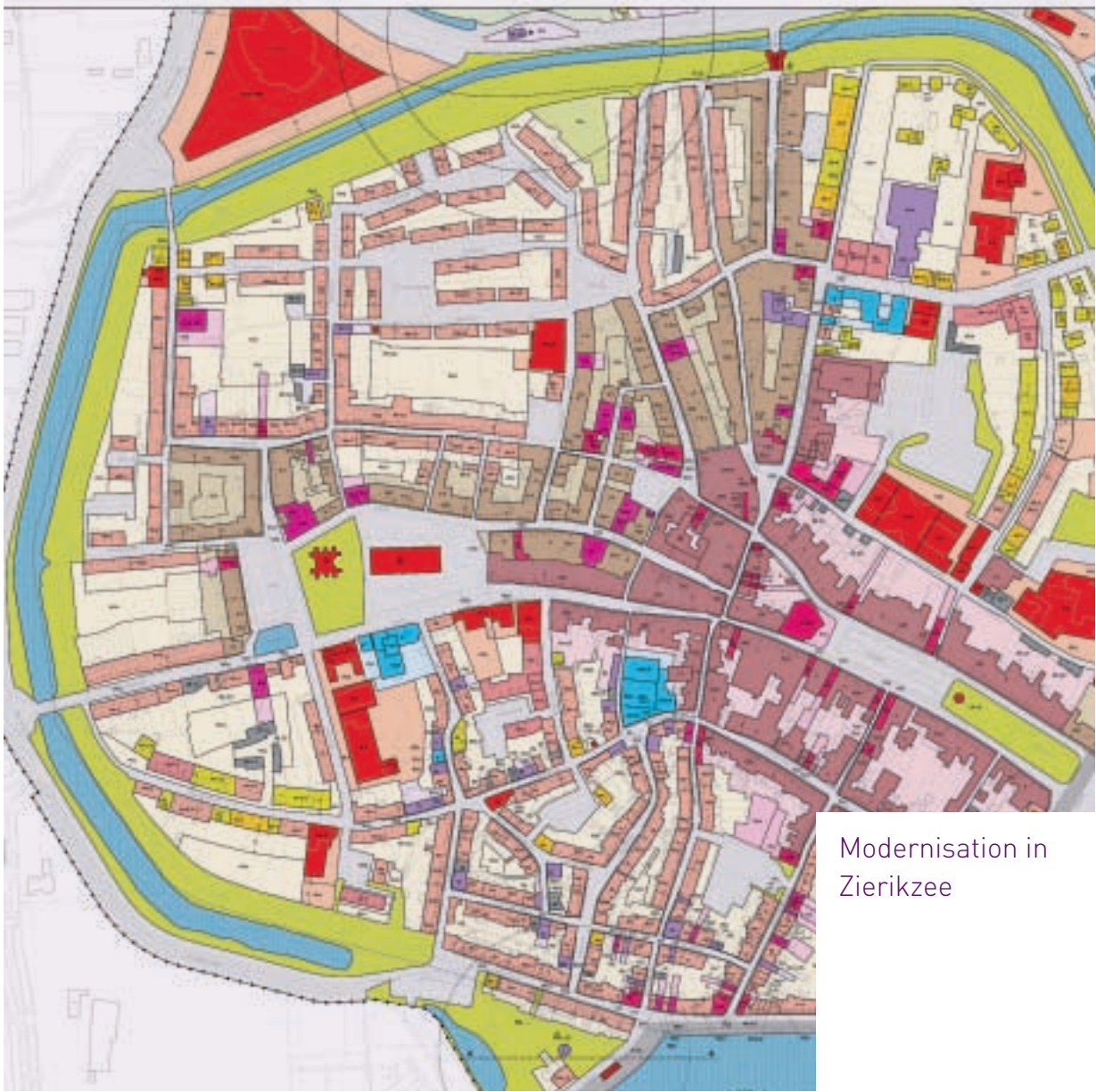
Quay profile



Structural plan



Master plan quayside



Modernisation in Zierikzee

Zoning scheme concept



Historical town map



Dikke Toren

Including an area design concept in updating

Updating of zoning schemes is inevitable. You can, as a local council, do this in isolation, but you can also include an area design concept. This stimulates creativity and encourages entrepreneurs to think about developments, is the experience of RDH's planning expert Edwin Oude Weernink.

Every local council is sure to have a pile of zoning schemes with the associated regulations that need to be put in order. RDH is regularly involved in this process, for both residential and rural areas. "There are local councils with more than a hundred plans: a highly muddled situation", says Oude Weernink. "Together with the local council, we reduce them to ten to fifteen such plans." The new plans must not cramp the existing possibilities. To this end, the existing plans are meticulously studied. In the updated plans, the rules are optimally geared to each other. Then one ends up with a framework with a set of simplified rules for each function or land usage. "It is a relatively lengthy process", Oude Weernink admits. "There are some local councils that simply opt for making the rules transparent. But in that case you do not develop a vision for the ten years during which the plan will be in force. This means that separate procedures are necessary when entrepreneurs wish to bring their plans to fruition. That costs extra time, energy and money." Oude Weernink calls for the development of a concept or vision to precede the updating process in every case. "With strict guidance, that takes an extra three to six months. But in that case you allow the residents to think along with you, businessmen see new opportunities and you can stimulate desirable developments and suppress undesirable ones. Especially for dynamic areas, such a planning process is highly desirable."

Legal advice on all aspects of the planning process

In urban and country planning, local councils often have to deal with objections. Sometimes these can become so serious that a project grinds to a halt. RDH can act as mediator.

There are many legal aspects to development projects. Not every local council has civil servants with the appropriate legal expertise. RDH can provide government and private bodies with expert support in court cases and objection procedures and can formulate appropriate legal procedures in the case of development plans or zoning schemes. This requires a broad approach from the legal advisors. "Where 25 years ago three sides of A4 paper might have sufficed for a project application, these days due to the various laws and regulations it is extremely hard to remain under the fifty pages", states Edwin Oude Weernink. "If only for the environmental regulations. These are an essential feature of any development scheme, with considerations that have far-reaching implications. Take for instance atmospheric pollution versus accessibility. Furthermore, the man in the street has become more vocal. If it turns out that a project is insufficiently grounded, its progress can be halted pending further investigations, with all the (financial) consequences that arise." The mediatory role of RDH is aimed at getting such projects moving again with the least possible upheaval. But RDH also urges the necessity of involving lawyers as early as possible in a planning project. Oude Weernink: "The advantage of our in-house legal expertise is that our urban planning specialists are involved with a project right at the beginning. If legal problems arise, then at RDH the lines of communication are extremely short."



Zierikzee town gate

E.H. Oude Weernink (1963)



At Rothuizen van Doorn 't Hooft, planning expert and development advisor Edwin Oude Weernink is specialised in setting up urban and rural development plans and zoning schemes, and updating them.

In brief

Guidelines for urban development and the environment (Stad & Milieubenadering)

During the formulation of development plans, all kinds of environmental issues are regularly encountered. Such environmental aspects are often regarded as limiting factors.

RDH has been involved with the instigation of two national publications in which environmental considerations are presented as valuable ingredients in the developmental planning process. For the Interprovinciaal Platform (Interprovinciaal Overleg), guidelines were formulated last year aimed at adequate consideration for the environment in ISV2 (the Dutch government's investment plan for urban renewal). At the beginning of November 2006 the guidelines for urban development and the environment (handreiking Stad & Milieubenadering) will be published.

These guidelines represent an integrated approach to the environment and urban development, aimed at improving the quality of the surroundings in which people live. This involves three stages: basic policy, working within the law, and possible deviations from the law. This approach has been found to work in practice. Projects do get off the ground, but in a limited number of cases it is necessary to deviate from the letter of the law. The power of these guidelines lies principally in investment in communication between all the parties involved and in seeking a creative solution within the framework of the law. But it also concerns the willingness on the part of managers and their courage in actually daring to think and work within an integrated framework. The message behind the guidelines for urban development and the environment is that building can take place on environmentally sensitive locations, provided that the quality of the surroundings is improved and that the space is used functionally and efficiently.

ViaTaal

During the summer, RDH began with the formulation of the urban development master plan ViaTaal. The project involves the redevelopment of a location of about 35 hectares on the Theerestraat in Sint Michielsgestel. ViaTaal is an organisation involved with those who, as a result of a handicap, have problems with hearing, seeing and communicating. The organisation offers support through providing information and through consultation, diagnosis, education, treatment and guidance in the areas of housing, learning, working and recreation.

A main feature of the location is its situation in the valley of the River Dommel and the presence of a number of monumental buildings from the nineteenth century. Various buildings no longer come up to modern standards of housing and do not fit in with the open character that the organisation wishes to convey. Restructuring is therefore essential, the basic principle being maximum independence of the clients in inspiring surroundings. Living, learning and working NORMALLY is the motto of the assignment. In addition to revamping housing and care services, various public services will be introduced to the project, including the Sint Michielsgestel town hall.

The project involves an integrated (urban) area development in which healthcare facilities, educational institutions and housing are interrelated. Creative dialogue plays an important role in the approach to the project. Based on an analysis of the location, solutions of various kinds are being proposed to lead to the final positioning of the development programme. After exhaustive consultation with (representatives of) clients and staff, a master plan will be drawn up.



HANDREIKING STAD & MILIEUBENADERING