



february 4th 2015, saturday 11:03 am



NIEUWA TER GAARDEN, a new landscape of water, meeting between urbanity and agriculture.

The proposal arises Nieuwa Ter Gaarden by the encounter of three main materials: water, city and farmland. In a scenic enclave of particular importance to the city of Leeuwarden an appropriate balance between these materials allows to think about a hybrid landscape which establishes a transition between rural and urban.

Thus become a new environment in which elements of the city (the traditional and the present) establish a proper dialogue with the existing agricultural plot and its associated infrastructure.

Each and every one of the 460 proposed residential units, including community facilities, will have a special and direct relationship with the channel. The water network will become the main road for some future residents, from a boat will have direct access to the garden of their home. NIEUWA TER GAARDEN becomes a landscape designed for true water lovers.



NIEUWA TER GAARDEN, a new image of preexisting significant result, tradition and memory.

We understand the idea of place in a comprehensive manner. We discuss this concept of three complementary ways:

- 1 The place as a location and physical space.
- 2 The place as a result of a technological tradition, constructive and typological.
- 3 The place as a space for collective memory, where the city's past emerges to support the present.

The identity associated with the urban is going to be established through the pre-existing, the tradition and the memory arguments can reveal the character of a particular landscape. It is to rescue, turning a peripheral and suburban space in a new location capable to foster its own identity. From the local heritage we can build a contemporary image of European urbanity.

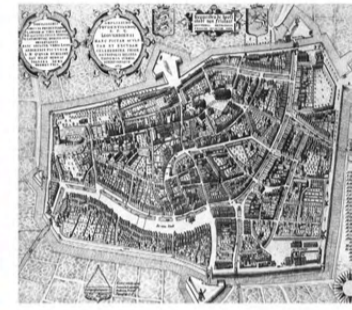


A new city emerging from the old one

Preexistence. Continued agricultural plot in support of the new city.

The agricultural canvas structures and molds all the terrain, object of the competition. The plots are clearly aimed at the grass bounded by a powerful infrastructure of canals that serve as the basis for the proposal. Thus, the new channel network for walking and enjoyment of these elements necessarily arise originating. The project understands this agricultural use as equity to integrate into the new proposed landscape.

Another element to maintain is given by the trace of the East-West axis of the old road Boksumerdyk (built in the 12th century), which currently coincide with the road. The transfer of road traffic allows us to work on this historic track boosting its position through the expansion of the two side channels that redraw this very important track. Its use will be exclusive to cyclists and pedestrians.



A new city emerging from the old one

Tradition. Reinterpretation of the residential block of suburban housing. The farm.

The block of terraced houses, more common in Leeuwarden and in the region of Friesland, and practically all of Holland, is characterized by a head space, which acts as a front garden and rear space, inside the block, where to locate a garden, playground and greenhouses. The constructed volume, is between those two gardens. The block is constructed by linear plots membership in two or four sides.

The space that has a more intense relationship with the house is the garden inside the block, as the front becomes a more representative. The backyard has a primary use in summer time is what allows a greater enjoyment of the outdoors. Associated with this space, infrastructures, such as sheds and greenhouses, appear to enable active use in winter.

From the idea of block we turn to a linear structure that would guide all the main gardens of relationship, main space of the housing, to the south. The northern facade, facing the city, appears uniform, continuous and serene, the southern facade, interspersed with the garden, facing the vibrant water territory. Equality and diversity, the exception and the rule go hand in hand in a proposal hybrid suburban house.

Memory. Reinterpreting the past, supporting the present.

The symbolic power and environmental elements from the medieval Leeuwarden which are still present in the contemporary city, open up an exciting opportunity for reflection for this proposal. The medieval city shows us quite revealing ways of understanding the urban project:

In the old terraced house created a balanced encounter between the common and the only way, the representation of individuality was done exclusively through the use of classified and standardized rules. Present subtle variations in this system like the quantity, size and rhythm of holes, color, change of wall types of the facades allow to display the difference through the acceptance of community. The present diversity in the front facade of the traditional medieval Dutch house shows the enormous capacity of architecture to participate in the community through the affirmation of difference.

The architecture and engineering became one. So the bridge as single infrastructure for both, the water and the pedestrian, constitute with architecture in different ways. One of the clearest examples are the gate buildings of town walls. This type of hybridization of architecture and engineering in contact with water will be fundamental to understand the way how the facilities of the proposed collective housing, tower or block, are related to the water.



A new city emerging from the old one

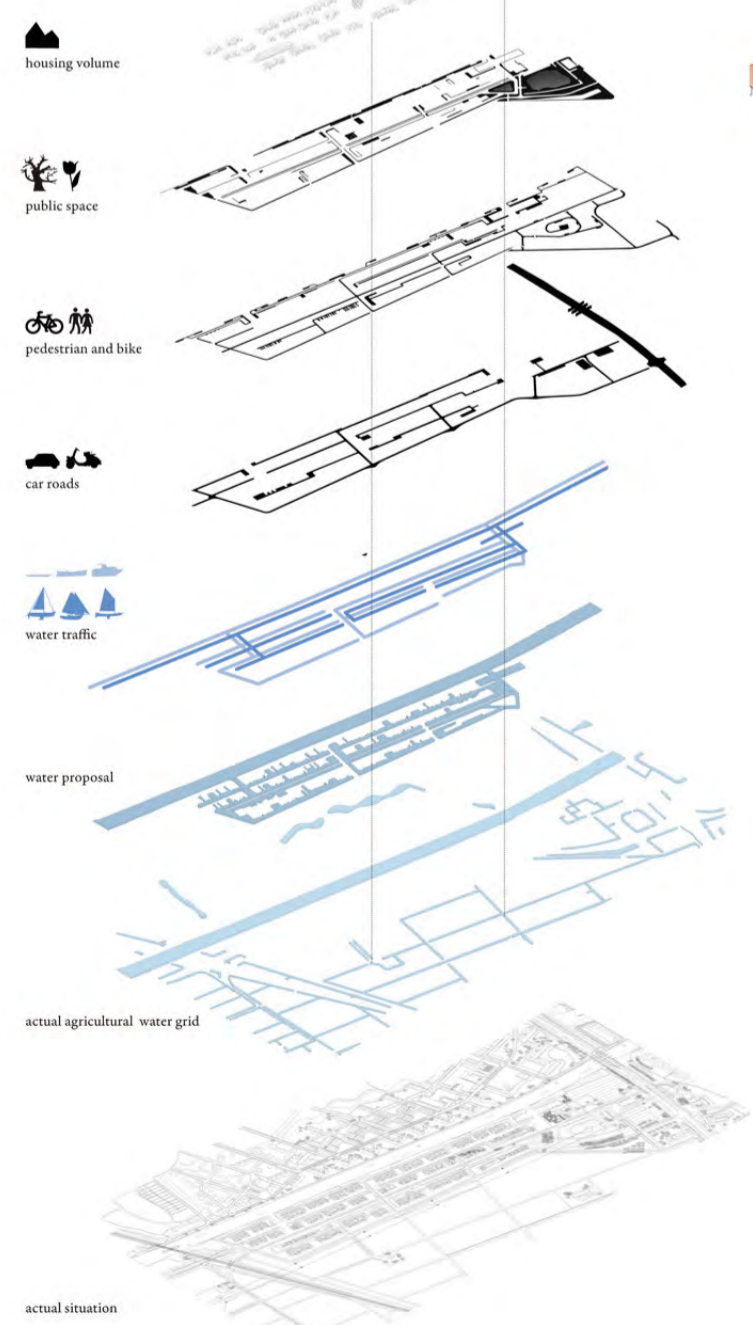
MARINA
In this area we will distinguish two main areas. The first, dedicated for recreational use where restaurants and shops invite to enjoy the harbor views. The second will be used for workshops, rental and sale of material linked to water sports.



BOKSUMERDYK
The transfer of road traffic allows us to work on this historic track boosting its position through the expansion of the two side canals that redraw this very important footprint. Its use will be exclusive to cyclists and pedestrians.



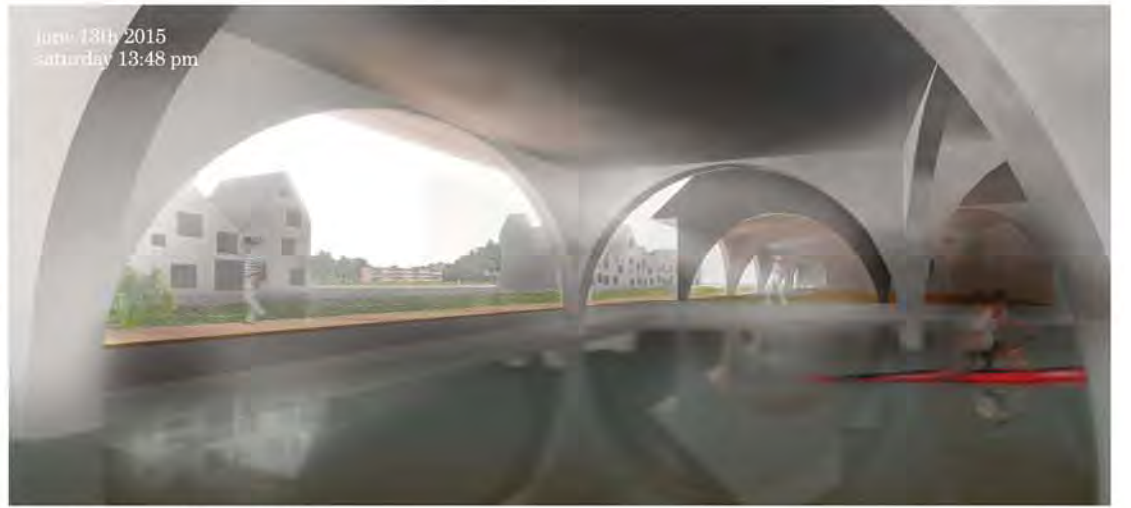
BORDER WALK
To the north, along the water front spaces related to a pedestrian and bike path as a complementation to the existing one across in the district of Nijl N in Van Harinxmabrug. Trying to understand the canal not as a barrier, but as the common location that joins the two banks.





We distinguish two groups of housing, individuals (detached, semidetached or terraced) and collectives (apartments). As mentioned, one of the premises of the project is that the water should be integrated as a structural element in the residential proposal, both for homes that have access from ground floor and for the apartments. **All the inhabitants of Kanaalzone will be able to have a boat associated with their home.** What will be changed is the way to solve one of the protagonists of the project areas, the pier. One approach is to ensure that almost all homes are south facing (in the case of dwellings with ground level access will be 100% of them).

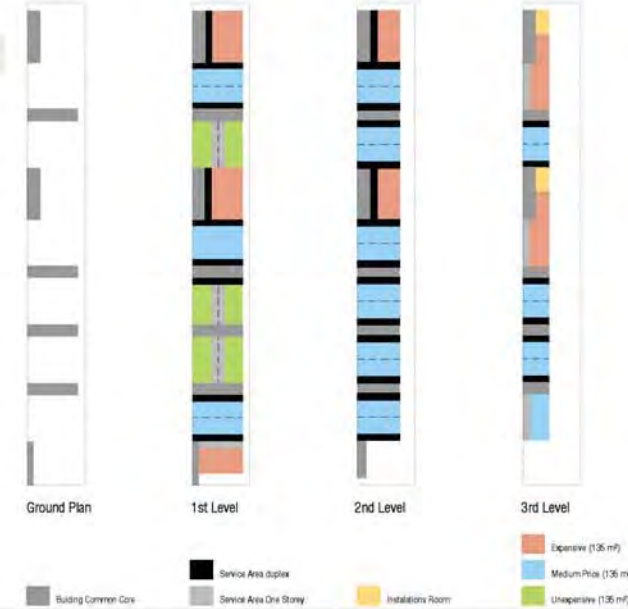
Both collective and individual dwellings are based on a modulation of the standards of the Dutch standard construction. This will take Tartan 90cm mesh for the frame space and 20 + 10 for the construction. The identity is set to continue the tradition of suburban housing environment.



Common dock basement space in the Apartments block building



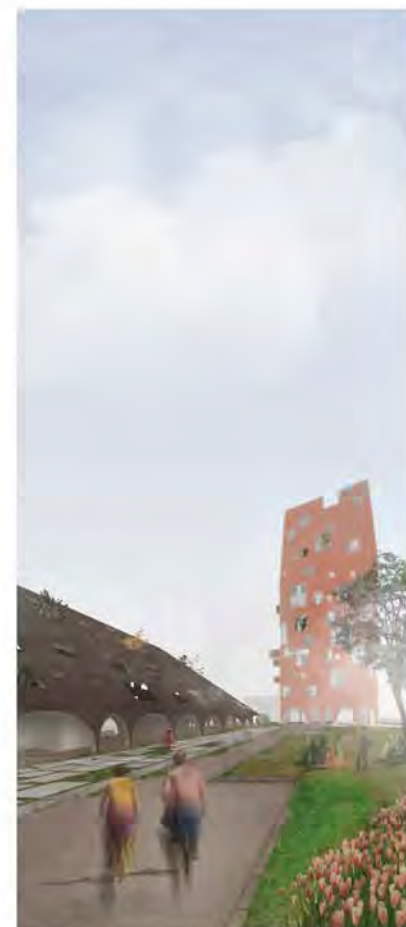
BLOCK Apartments Housing schemes



BLOCK Apartments Housing typologies



BLOCK Apartments plans 1st Phase Housing (25 units)



The group homes are divided into two main types, the block and the tower. Both the horizontal and vertical space have an important common ground floor: boat landing, parking and access to housing. This public space serves as a meeting place between the different milieus.

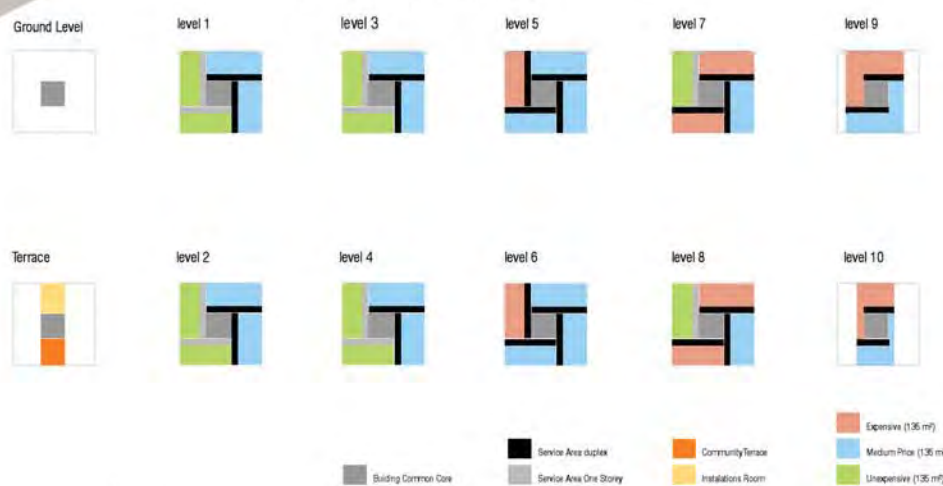
The houses are built around a common core of circulation and facilities, central in the tower and sequential in the block. Maisonette or single floor (depending on type) homes with south orientation (80% of plans) develop an interior-exterior space which like a greenhouse regulates the changes of climate depending on the seasons. This space is incorporated into the house in winter and becomes outdoor patio in summer.

All apartments are organized internally around a service core (central or lateral) that solves circulation spaces, damp rooms, storages, facilities and leaving the rest of free space for an organization of rooms as flexible and adaptable as possible.

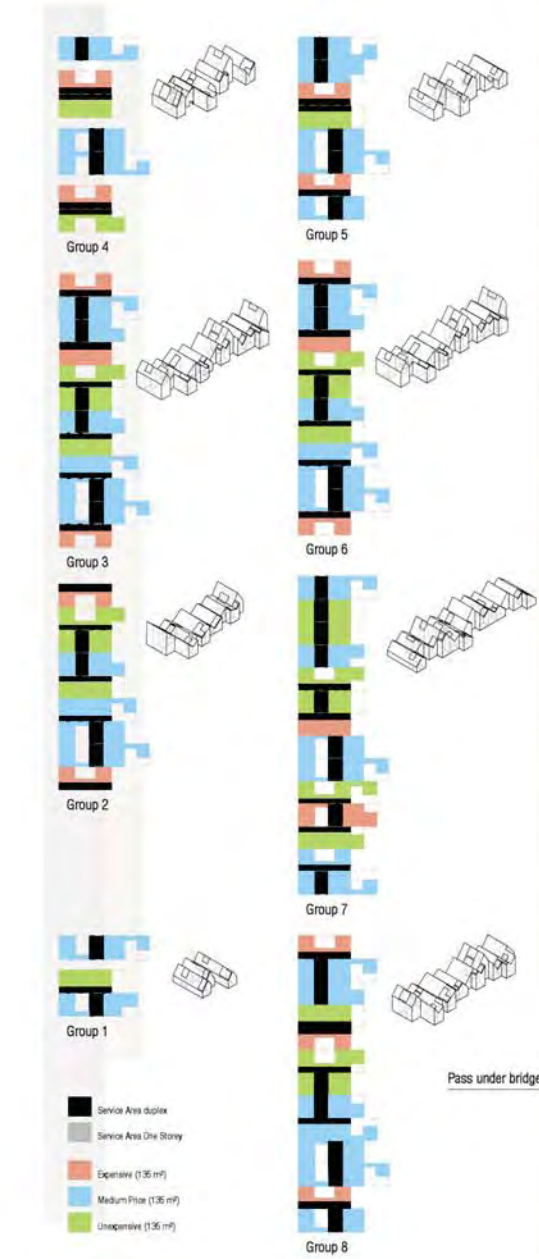
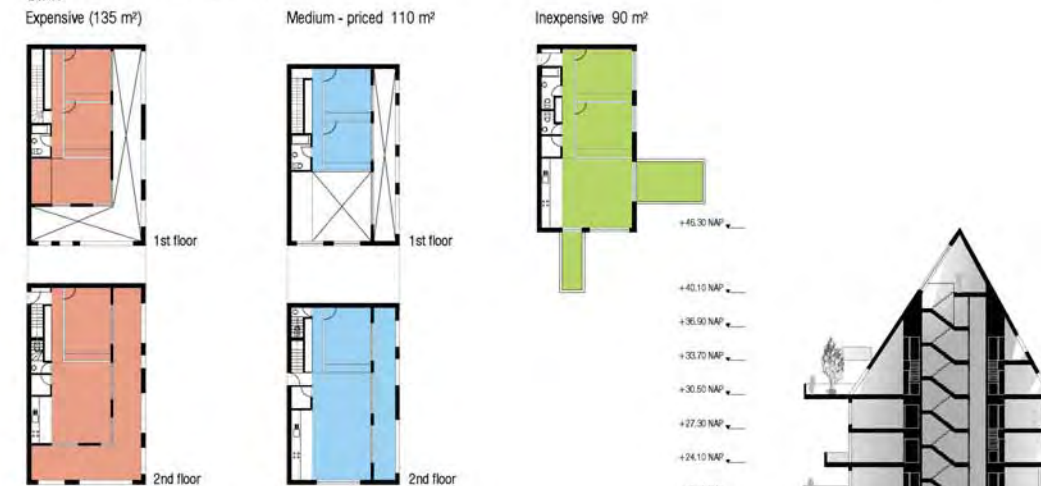


TOWER Apartments floors and sections (Design by the 2nd Phase 25 units)

TOWER Apartments Housing schemes



TOWER Apartments Housing typologies



HOUSING House with ground access schemes



Transversal section 2-2' houses with ground level access and apartments dock

Section A-A through the service core showing North and South facade



Residences and water

Dwellings with ground level access will be divided into types required by the base (relative to the surface and the price) to meet the specific percentages of Kanaalzone. Developing two basic plots, a 5.70 x 30m and a 7.20 x 30m (detached and semidetached). These plots are supports housing groups with a continuous north alignment (leaving a front garden and parking uniform to 5m) and dashed to the south.

This suggests a reinterpretation of the traditional block so that the interior of the blocks have always a more favorable orientation. This space transforms to a water garden and a pier. Through a clear modulation each household may choose a specific type of relationship with water. Some will have more area of garden, others more pier and others some even allow water to penetrate to the interior of the house.

With a constant width (5.70 m) each household will have a variable depth of the building, but clearly parameterized in terms of the relationship established with the garden. Intermediate spaces will be created between the residences and the garden becoming interior or exterior spaces, depending on the season. As greenhouses (facade townhouses or courtyards inside) these spaces have their own holes with the possibility of being closed with transparent elements becoming energy collectors interior rooms in winter. In summer, displaying the enclosure will become an extension of the garden as a place to stay outside.

With the same internal structure in the apartments, through varying the position of two core types of services they will get a wide range of different homes based on a strict common system.

Sustainability and water

The developed project works with sustainability parameters desirable for a balanced introduction into the environment.

Reducing energy consumption of the residential units will be developed primarily through passive systems. Mechanical systems will be complementary to them.

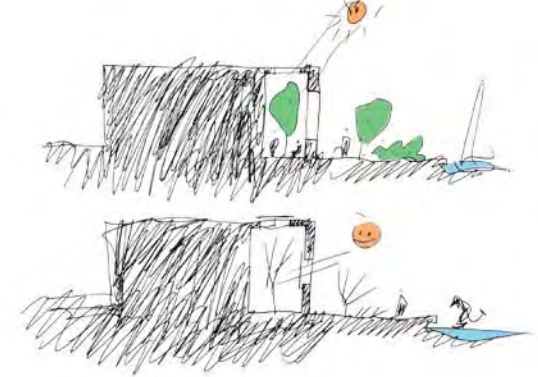
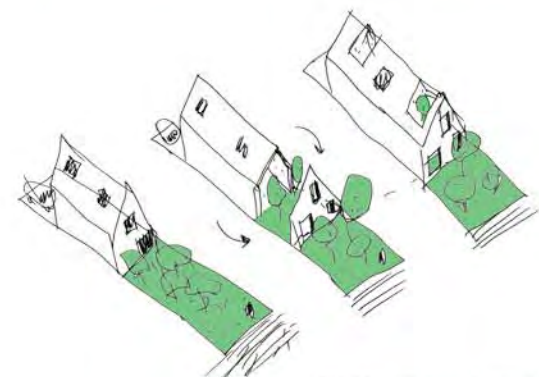
One of the most important passive tools is derived from a correct position on the solar orientation to ensure adequate thermal collector area in times of low temperatures. Large holes are used to ensure the penetration of winter sun inside. The facade will become an excellent thermal conditioner. The proposed membrane space for each dwelling will become a greenhouse heat storage space, easy to control.

The collective residential, with more surface area exposed to outside, use dark-toned coatings capable of providing a greater thermal inertia of the envelope.

The building system of choice for exterior walls and enclosures sealed high inertia ensure proper maintenance of the indoor environment without loss.

The fact that all households can be reached through the water, allows us to dream of a future (2020) where the car finally could be

Greenpace area acting as exterior room when seasonal conditions allow it

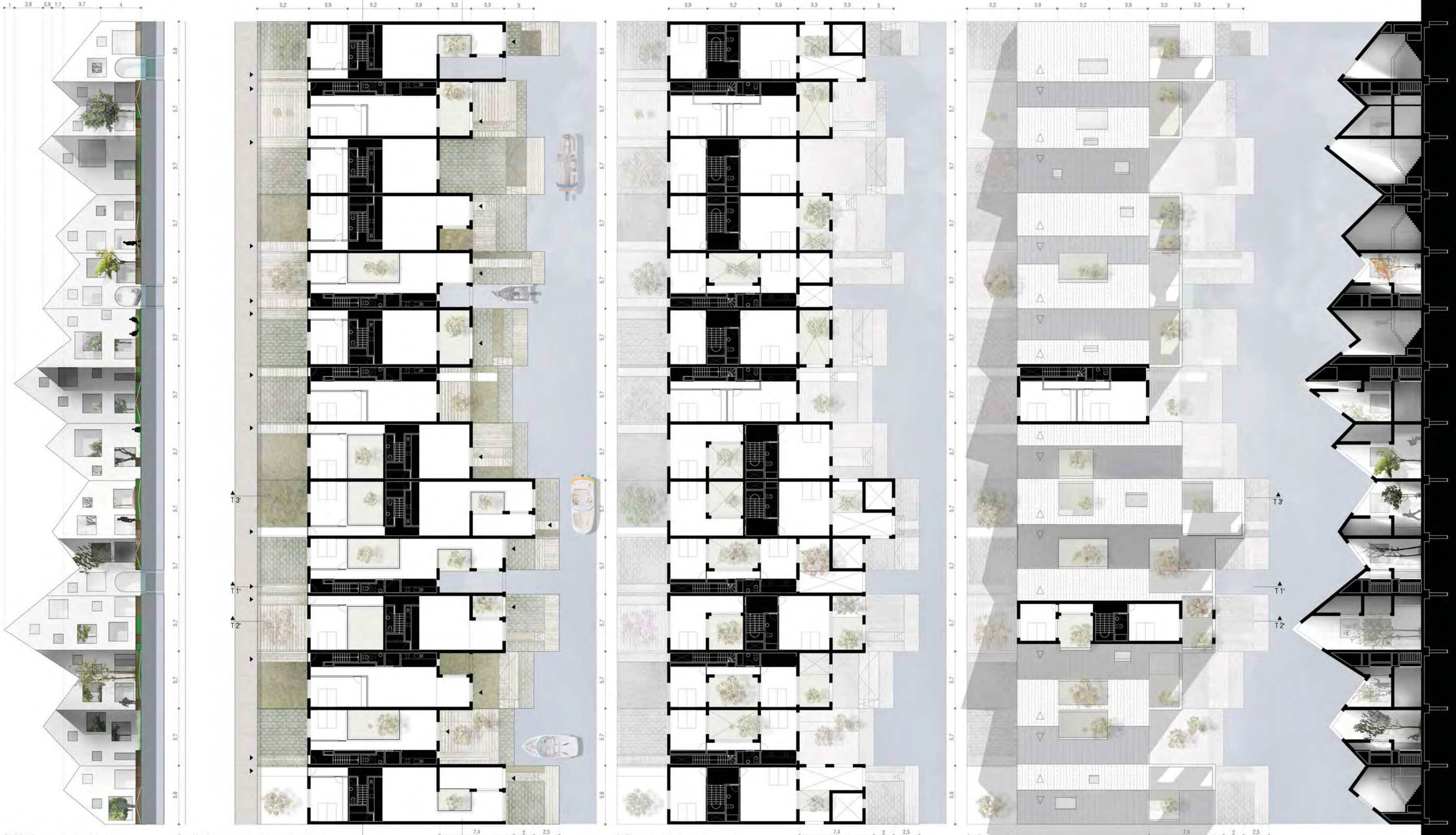


Relation with water and sun is always filtered by an ambiguous exterior/interior space

Warm Season (Windows open) Exterior Room-Terrace

Cold Season (Windows closed with transparent material) Interior Room-Greenhouse

Greenhouse space seasonal performance



South Facade materials and variations of different types

Plans and Sections

Selection of 14 units

Scale: 1:250

- Grass
- Wood
- Stone
- Brick/terracotta
- Painted Concrete
- Asphalt

