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OPEN FORT 400 OPEN IDEAS COMPETITION COMPETITION LIMITING CONDITIONS

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Background

A Buiksloterham/Papaverweg Plan of Approach was drawn up in 1998 to restructure and intensify the Buiksloterham industrial estate. Not much later the insights regarding the way in which the Buiksloterham should be developed were drastically changed. Shell decided to concentrate its branch on a smaller area of the site and to dispense with the rest. The Shell plans also prompted the drawing up of a Master Plan for the whole western part of the north bank of the River IJ in the middle of 2000.

There were two reasons why it was impossible to automatically convert the Master Plan into the Project Decision. In the first place, the Master Plan was a vision in main lines and required further elaboration. Secondly, the Master Plan was drawn up at a time when Amsterdam was in a much better economic position. It was now necessary to review the different proposals.

The integral adoption of the proposals of the Master Plan would result in a very negative balance. It was clear in advance that a plan with such a deficit would not stand a chance. Research was carried out on how to make a financially feasible plan with sufficient quality that would offer an attractive location to businesses and residents. The Project Decision is the result.

Project Decision

The Project Decision was laid down in the summer of 2005. It specifies the plan that must gradually transform the Buiksloterham to a mixed urban work and residential area. The mixture of forms of housing and work takes place at various scale levels: the home, the block, and sometimes the area. Since the developments will take some 20 to 25 years, the plan incorporates a considerable degree of flexibility. For example, a number of reservations have been made for infrastructure to provide good access to future developments as well (see map ...). After consultation, the widening of the Grasweg has been postponed to 2015.

A total of 4,000 homes will be built in the Buiksloterham, 2,200 of them before 2015. The total number of jobs is estimated at 10,000, which amounts to an intensification of 7,000 jobs.

In those areas where the local authority owns the land, it will play an active part to get the developments under way. Where the land is in private hands, the local authority will play an auxiliary and facilitatory role.

Investment Decision

An investment decision was laid down in January 2007. It was necessary because the political insight was to limit the role of the government in the development of the area and to give entrepreneurs room for manoeuvre within the limiting conditions (rules of play). There is thus no urban development plan for the Buiksloterham. The limiting conditions have been drawn up for each area in building envelopes. The Decision also includes a *Memorandum on regulations regarding the external appearance of buildings* (see below).

Housing is not allowed on all locations. This is partly motivated by the noise circles that are still there. But the difference in housing and work areas has also been so designed to maximise the variation in environments. The residential areas will comprise 30% rented council housing; 80% of the homes will be apartments, 20% houses.

A number of infrastructural interventions are also envisaged to improve accessibility and convenience in the area. For example, it still has very little public space. A public quay will be created adjoining the Zijkanal 1. A map of the zoning of the public space is appended.



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Investment Decision rules of play

General rules of play:

The maximal building height is 30 metres, unless otherwise indicated.

Parking facilities must be incorporated entirely within the plot. Norms: work 1:125 m² gross floor surface, amenities 1:100 m² gross floor surface, rented council housing 0.5 parking lots per home, free sector 1.5 parking lots per home.

Parking lots for visitors (0.25 parking lot per home) can be incorporated in the public space.

In principle 1 car entrance per plot to the grid of main streets.

These percentages housing/work apply per development unit (plot or ensemble of several plots) and are not mutually interchangeable.

Rules of play per type of building field (colour)

Transformation area housing - work

Volume: plot-floor space index max. 2.3

Programme: max. 60% housing, min. 40% work.

The starting point is formed by the existing businesses; housing is only possible if the environmental situation of these firms permits it, or if such measures are taken that the requisite conditions are satisfied (source measures/screening).

The establishment of new enterprises should be compatible with housing, max. environmental nuisance category 2.

Specific rules of play

There is a reservation for a green riverbank beside the bank of the River IJ.

There are three passages across plots in the area. This is a visual passage from road to water at least 10 metres wide, situation indicative. The passage is also the entrance to the plot.

There is also the embedding of a square in the planning map.

Peripheral retail trade is possible. Peripheral retail trade aimed at the Klaprozenweg, indirect access from the Klaprozenweg (via parallel road, car park). No car park entrances or loading and unloading for the retail trade enterprises via the quay on the south side.

The building line on the side of the River IJ is by the quay. Use of the waterside of one's own plot is possible on the canal side. Possibility of wooden landing stages for nautical purposes. No houseboats possible. Max. width 5 metres from quay for landing stage plus boat.

Accents up to 45 metres are possible on the canal side. It is a zone in which a building height of max. 45 metres is possible.

Memorandum on regulations regarding the external appearance of buildings

The *Framework Memorandum on regulations regarding the external appearance of buildings in Amsterdam* provides a framework within which city districts can further elaborate their own memoranda. In the case of the Buiksloterham, this is the *Memorandum on regulations regarding the external appearance of buildings in metropolitan areas*. The criteria listed below are in line with this and specify the framework criteria with regard to the external appearance of buildings in the case of the Buiksloterham Investment Decision.

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This Memorandum distinguishes between:

- Context: history of the area, present characteristics, development orientation of the Buiksloterham Investment Decision
- Criteria: generally applicable building criteria
- Evaluation framework: criteria applicable in the context of the sub-areas.

1.1 History and characteristics

The Buiksloterham was poldered in 1848. Instead of the planned agrarian use, the polder developed to become an industrial area. Plots were issued from South-East to North-West. The size of the plots increases in the northwesterly direction, while the percentage of private ground diminishes. In 1905 the Dortsche Petroleummaatschappij, a precursor of Shell, established itself in the area and gradually took over a number of adjoining plots. This resulted in large, closed complex at the southern tip of the Buiksloterham. As a result of the transformation into an industrial estate, the original polder structure is barely visible any more. The subsoil and water structure have been constantly adapted as need changed in a continuous process of excavation and filling in again. The characteristic structure consisted of plots that extended between canal inlets and central road access points. Water prevailed; the roads were dead ends and were not connected with one another, a situation which has persisted to some extent down to the present.

South of the Johan van Hasseltkanaal the original structure is still clearly visible, but north of the canal it is extremely limited. The triangle between Asterweg and Distelweg has a different structure. This is the site of the former Asterdorp, of which only the entrance building remains.

Garden villages, Disteldorp and the Van der Pekbuurt were built next to the industrial estates. In scale and carefully designed structure they form a strong contrast with the Buiksloterham, but have a functionally direct connection between work and housing. This direct relation disappeared along with the disappearance of shipbuilding and industry. The industrial estate is extensively used and shows signs of decay. Large parts lie unused, some older structures have been put to new use, others have been replaced by generally boxlike new industrial halls. Water-related industry has largely gone. Recent developments show the establishment of small-scale businesses in the creative sector, particularly in the field of media and design.

Older structures tend to have a steel skeleton faced with brick, or sometimes concrete constructions with shed and shell roofs. Smaller structures are often entirely constructed of (load-bearing) brick. Newer structures are generally box-shaped, made of concrete, sheeting material, sometimes with a masonry plinth. As a result of the increasing orientation towards retail activities, larger glass panelled façades have appeared. The building line displays a staggered pattern except in the surroundings of the Papaverhoek. The *Cultural Historical Effect Report* (CHER) for the northern bank of the River IJ lists which buildings are significant. Although the quality of the buildings as monuments has not been specifically investigated, the development process of the Buiksloterham and the spatial structures that remain are often more valuable than the buildings themselves.

1.2 Development orientation

The strategy of the Buiksloterham Investment Decision is radically different from the adjacent development on Overhoeks. Overhoeks includes a "final plan", the implementation of a final result that has been laid down in advance. For the fragmented situation of plots and property in the rest of the Buiksloterham, this is both impossible and undesirable.

The main value of the area lies in strengthening the organic dynamism of intensification and colouring. That is why no urban development final plan has been drawn up, but an "initial plan" that creates conditions and lays down main lines. The built result is not determined in advance. Commercial activity and the mixture with housing form an important starting point. Eventually roughly half of the building volume will consist of housing. Housing and facilities are positioned in particular along the Johan van Hasseltkanaal. This is the link between Oud Noord at the Mosplein and Nieuw Noord at the River IJ. A grid of streets and public space functions as the foundation of the developments. It reinforces the links between North Amsterdam and the River IJ. The most important public spaces are situated beside the water.

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The area can change colour within this grid. Limiting conditions are indicated where necessary, often by fixing a maximum for the developments. The capacity of the road network is an important factor in the determination of the development ceiling. Urban development cannibalism, with the highest buildings and the most lucrative programme directly on the riverside, which casts a literal and programmatic shadow on the area behind it, must be avoided. A maximal building height of 30 metres is imposed, a conventional height on the riverside with warehouses, the Central Station, the Grain Silo, the future Overhoeks Campus, and other buildings.

Depending on the size, only some of the inlet canals in the Buiksloterham admit of building heights of a maximum of 45 to 60 metres, while the height opposite the garden villages is limited. By way of exception, two high-rise accents of max. 100 metres would be welcome at the ends beside the Zijkanal 1.

The dynamism of the Buiksloterham is stimulated by a number of developments in the environment.

These concern media, with Pand Noord in the Meeuwenlaan (film), Mediawharf on the NDSM wharf (TV, music), and the Film Museum on Overhoeks. Another stimulus is a sustainable knowledge cluster whose core is formed by the Shell NTC. A harbour for seaworthy yachts in the Johann van Hasseltkanaal can provide an extra impulse.

Sub-areas can be distinguished within the Buiksloterham. Part of the Buiksloterham remains entirely devoted to work, with branches of industry that are not compatible with housing. In some parts the present industrial structure is the starting point and housing is only possible to a limited extent. In other parts the emphasis is on housing and the work function has to be (environmentally) compatible with it. This results in different housing qualities. The density and percentage of housing can be the highest beside the Johann van Hasseltkanaal on the large plots of land that are unused at the moment.

Overhoeks offers an entirely new frame of reference in North Amsterdam, but the density in the Buiksloterham is lower so that also ground-level homes are possible. And in areas with lower densities and lower percentages of housing, a large number of work-housing combinations with a smaller grain is possible. The percentages indicated for housing and work in the different sub-areas apply per building field, as indicated on the map (often coinciding with the boundary of the plot as recorded in the register).

The work percentage is a compulsory minimum, but that of housing is not. However, the housing programme is tied to a maximal percentage. The aim is to arrive at a mixed work and housing area and to prevent work from being driven out by housing.

2. Criteria

The general reference is the industrial and utilitarian past of the area. This goes hand in hand with a certain sturdiness and robustness, but also a measure of variation and random combinations of buildings on adjacent plots. Because the Investment Decision is more of a development strategy than a traditional urban development plan, its criteria are designed less to direct a development than to prevent undesirable developments. The latter are those that have a strongly negative impact on the developmental qualities of the area.

2.1 Building in context

Building height

- The maximal building height is 30 m, unless otherwise indicated
- Opposite the garden village buildings a maximal building height of 20 m is applicable where indicated
- Beside the canals accents of 45 to 60 m are possible where indicated, with a minimal intermediate dimension of 30 m
- A high-rise accent of 80 to 100 m is desirable on two sites beside Zijkanal 1
- Floating programme has a maximum of three storeys

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Positioning

- Buildings must be positioned within the indicated building lines
- Where a building line is compulsory, at least 65% must be built in the building line; deviation is possible for designated valuable buildings
- Where indicated a passage must be made somewhere on the plot for transparency and visual contact between water and road; this concerns the situation in which the practical possibility arises, as in structural plot redevelopment
- It is possible to build on top of a passage through a plot provided a passage the height of two storeys remains open underneath
- On plots with a compulsory building line, buildings are orientated to the line of the road

Relation to public space

- Parking, loading and unloading must be done on the plot itself with a maximum of one entrance per plot beside quays or main roads; for practical reasons exceptions can be made for very large building fields or existing industrial situations
- The entrances to the garage or roll-up doors are not directly situated on quays or main roads; where a passage through a plot is indicated, this is also the entrance (for cars)
- An urban plinth is indicated along a part of the Johann van Hasseltkanaal for programme that is geared as much as possible to the public. The minimal height of a storey here is 3.5 m, consisting of at least 50% glass, orientated towards the street
- Floating programme is not directly connected with a public quay, but is always linked indirectly by means of a landing stage
- Any fencing around plots beside quays, water or main roads must be designed at the same time as the buildings and have an industrial reference; fencing must be transparent

2.2 Building in itself

Volume composition

- Buildings are designed on all sides, the elevation construction is consistent and well proportioned
- Building typologies are preferably multifunctional, without too emphatic an architectural translation in terms of specific functions; but physical separation of simple housing and work volumes is not ruled out, and may even be the obvious solution, depending on the different plot programmes
- Designated valuable buildings must be embedded or integrated where possible
- Balconies are possible on the upper storeys to a maximum of 2 metres beyond the building line
- The quay beside the Johann van Hasseltkanaal has a wall at least 20 m high with a robust appearance
- Volumes higher than 30 m, where permitted, provide accents towards the water and do not form a part of continuous walls

Choice of materials

- The materials applied are in harmony with the industrial reference of the area: brick, concrete, glass, metal, wood; restrained use of synthetic sheeting
- Harmonisation of the materials with the buildings on adjacent plots is not required, contrast is possible
- The appearance is one of thoroughness but possibly with a temporary or recyclable character
- The application of materials and use of colour are applied per building in a limited range
- The use of colour should be reticent and controlled; colour accents are not ruled out in advance, provided they are meaningful in the urban context

2.3 Civic constructions in the public space

- Quays match the industrial reference of the area: steel dam wall, concrete, brick or basalt; bridges of steel or concrete, as elegant and light as possible, without a dominant colour scheme
- Landing stages are implemented in wood

2.4 Awnings and advertising

- Advertisements refer exclusively to a building or its users and consist of text and/or logo
- Advertising is modest in size, colour and use of lighting to prevent it from dominating the surroundings

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- Advertisements must be applied to the façade, may not be higher than 1 m, and may not cover more than 25% of the width of the façade
- Awnings are an integrated part of the façade design; advertising on awnings is not permitted

Assignment for competition for end of Grasweg

- Create a significant spot beside the River IJ
- Define the relation between indoors (building on the deck) and outdoors (continuous green route beside the River IJ)
- Seek a significant relation between programme, building and the public space
- Seek a sustainable content

Limiting conditions competition for end of Grasweg

Ground level green riverbank

- Basis is continuity greenery/protective stone deposit along bank of the River IJ
- Contour of the green riverbank is (mainly) fixed
- Green riverbank must be land in connection with protection against collision
- Include pedestrian/bicycle through traffic (created in stages; the part between Overhoeks and the assignment area is illustrative with regard to accessibility to businesses)

Ground level area around square

- Seek relation with green riverbank
- Take entrances to buildings into account
- Take entrances to garages into account
- Embed *Groene Draeck* in the whole

Building at end of Grasweg (assignment in yellow)

- Fit in with rest of complex at end of Grasweg
- Refer to industrial past
- Zoning plan: pro memoria
- Additional limiting conditions: pro memoria architect