



LES ESPACES OUVERTS FONT-ILS LA VILLE

FORUM BATIR ET PLANIFIER 18-4-2013
Ute Schneider KCAP Architects&Planners



How Our Greatest Invention Makes Us Richer,
Smarter, Greener, Healthier and Happier

TRIUMPH OF THE CITY

EDWARD L.
GLAESER

Programmatic zoning - Overlap

OLD MODEL
GOVERNMENT DRIVES ECONOMIC DEVELOPMENT
THROUGH POLICY DECISIONS AND INCENTIVES



NEW MODEL
COLLABORATIVE PROCESS INVOLVING
GOVERNMENT AT MULTIPLE LEVELS, COMPANIES,
TEACHING AND RESEARCH INSTITUTIONS, AND
INSTITUTIONS FOR COLLABORATION

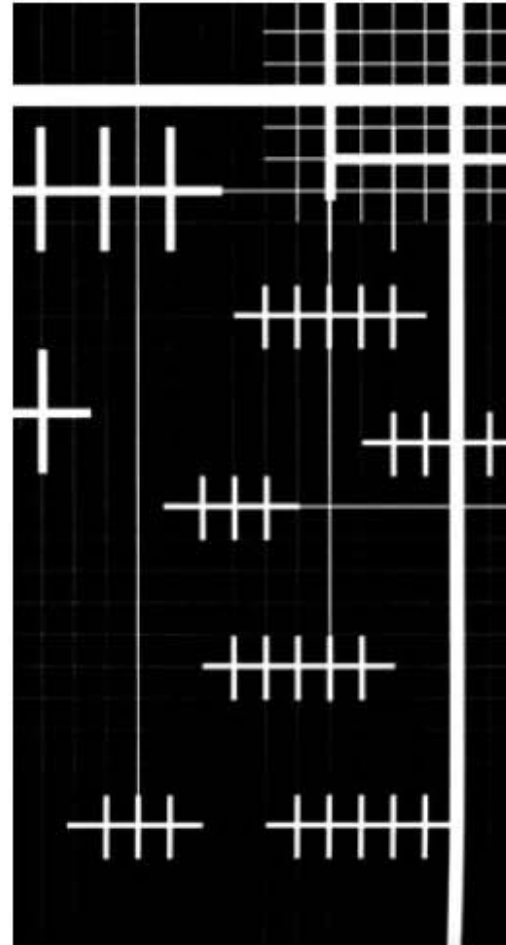
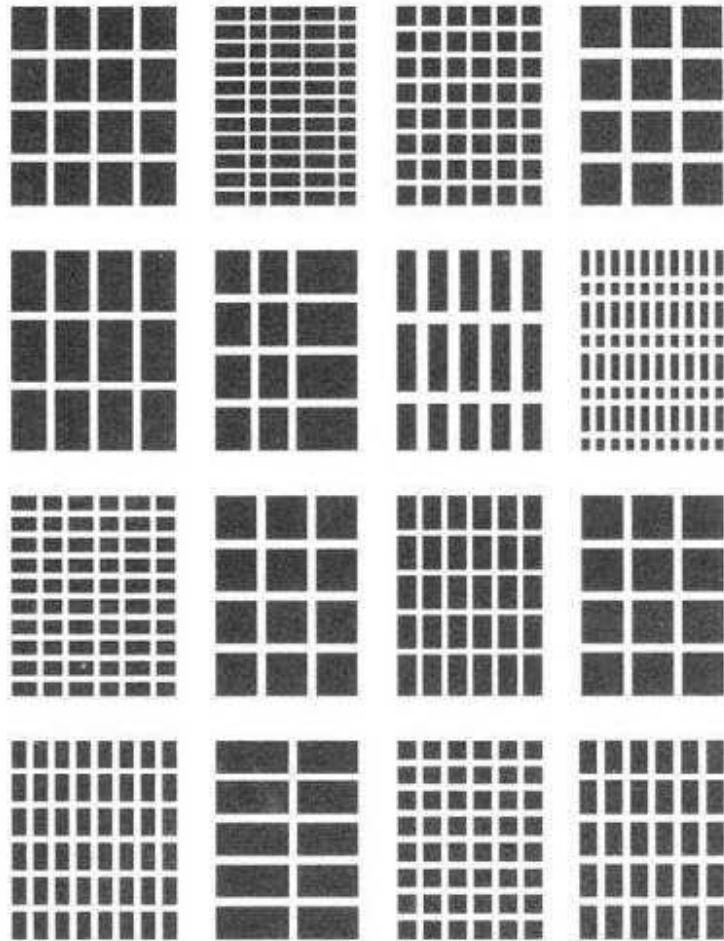


PROGRAMMATIC ZONING
项目分区



URBAN CLUSTERS
城市组团

Access limité - ou - ville ouverte ?

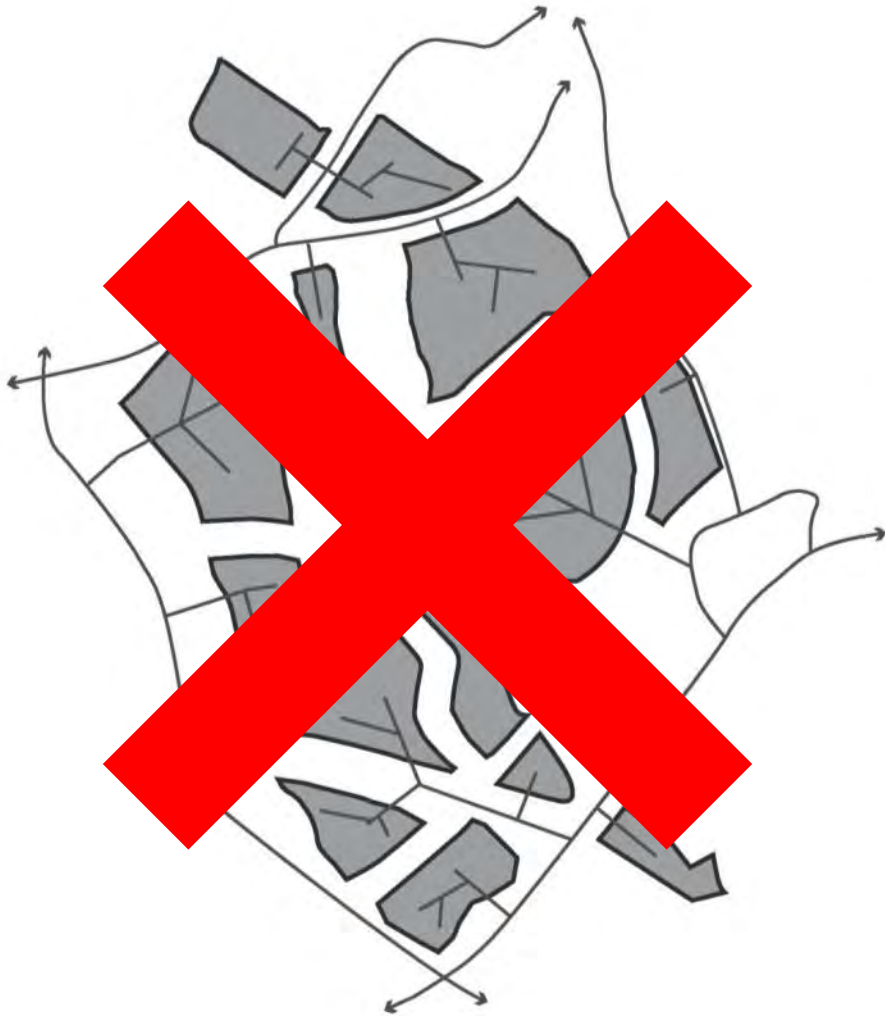


- transformation of status-quo [open-ended process]
- traces and identity [old buildings]

- density [concentration of people, uses, typology]
- mixed use [primary & second]
- scale [diverse typologies]

- public-private [activation, eyes on the street, strangers]
- street network [multi-directional, pedestrian]
- mobility [whole city a neighbourhood, no hierarchy]

- social sustainability [secure, interaction, pedestrian, reduced car-use]



city as a tree

- 1 séparation **spatiale** | cul de sac
- 2 ségrégation **social**
- 3 **programme** monofonctionnel

open city

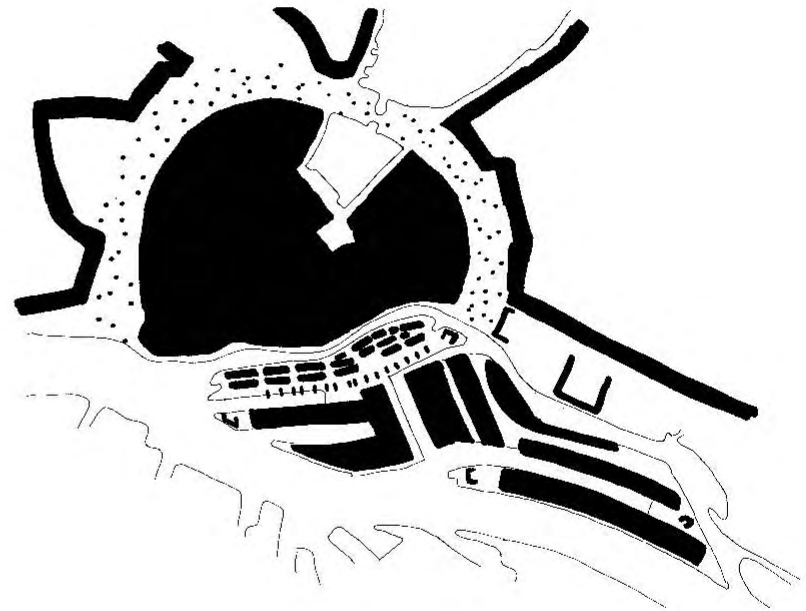
multidirectionnelle
coexistence
diversité



Hamburg [GE]

HAFENCITY




doublage du centre-ville...



ouverture + grain + mixité...



Nutzungsverteilung

-  Handel, Dienstleistungen und Gastronomie
-  Kultur, Schulen, Hotel und sonstige Nutzungen
-  Wohnen
-  Büro und Gewerbe

Key principle:

Include a diverse yet physically small scale mix of all uses.



programms commercials.. ouvert



Retailkonzept



Sichtbeziehungen

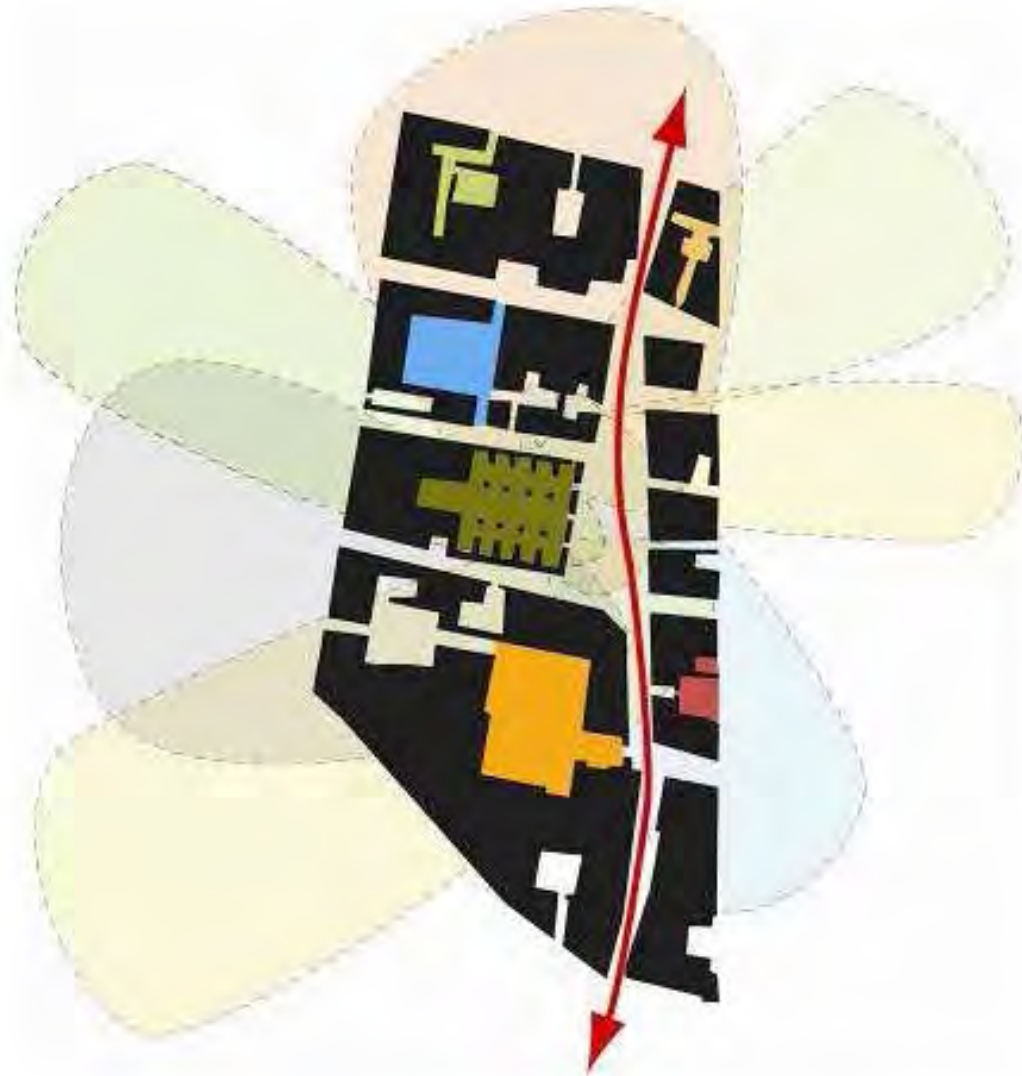
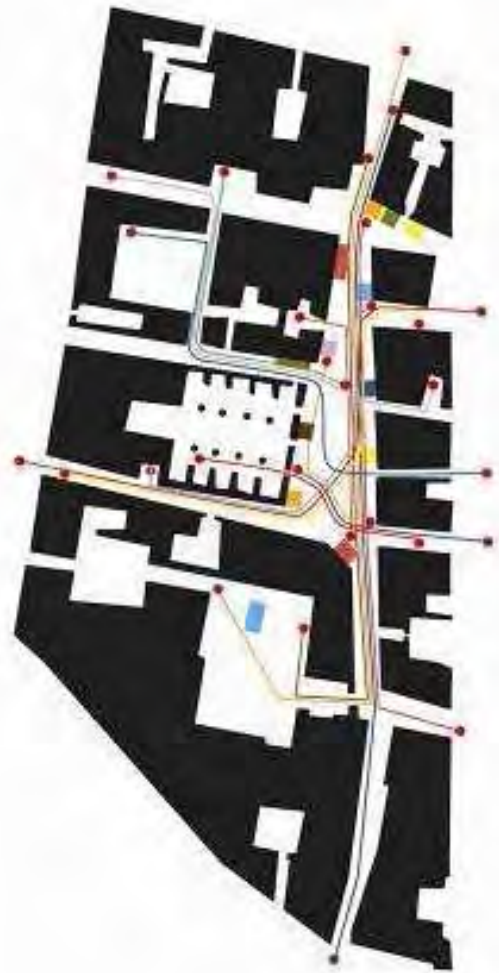


Setback und Baulinien

BOULEVARD UND ÜBERSEETERRASSEN

Access limité - ou - ville ouvert?

Domaine public - ou - domaine privé?











Stadträume ohne Namen Sabine von Fischer



Prime Tower - Hardbrücke

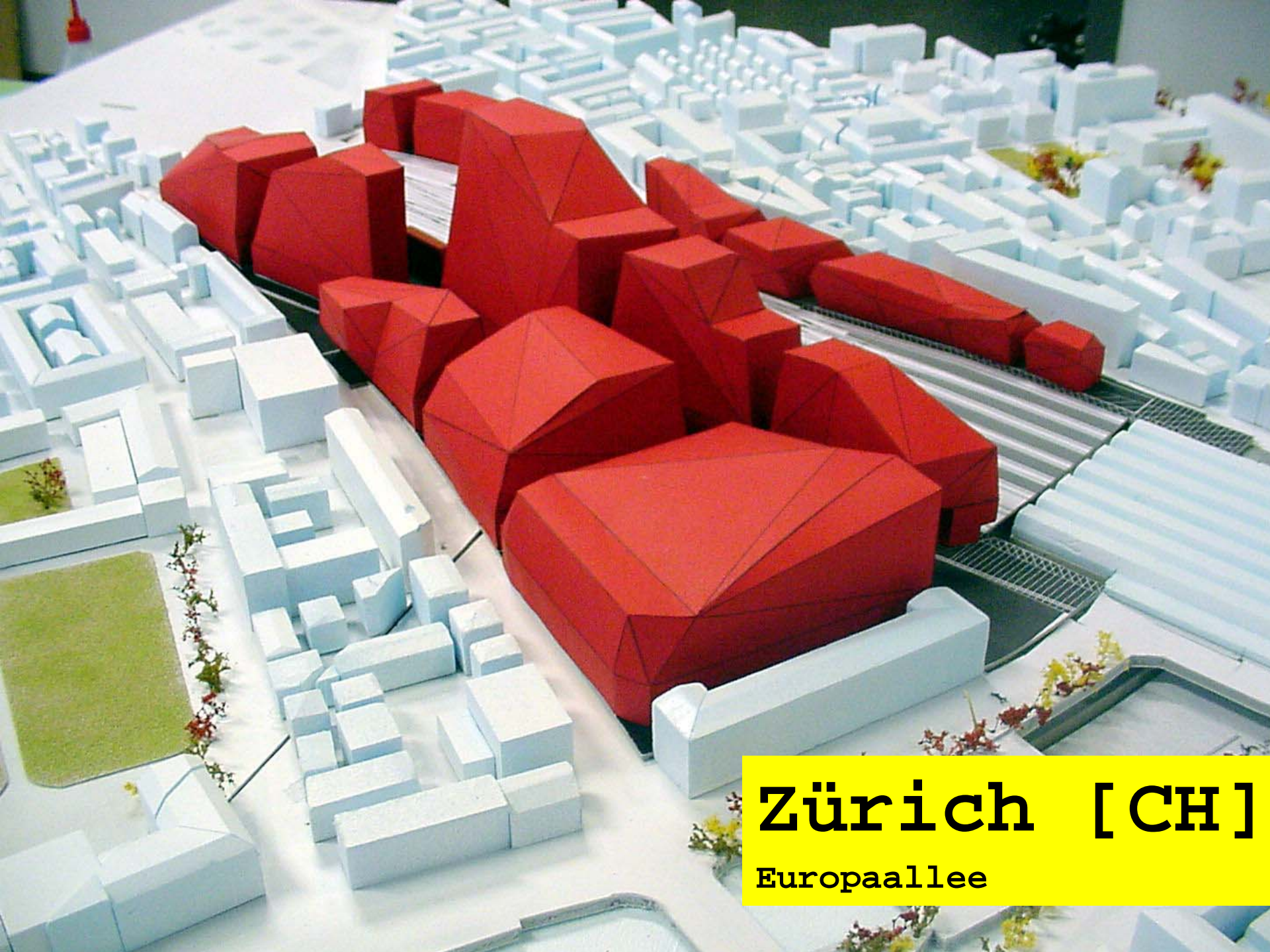


Prime Tower - Skyline



Entrée Prime Tower



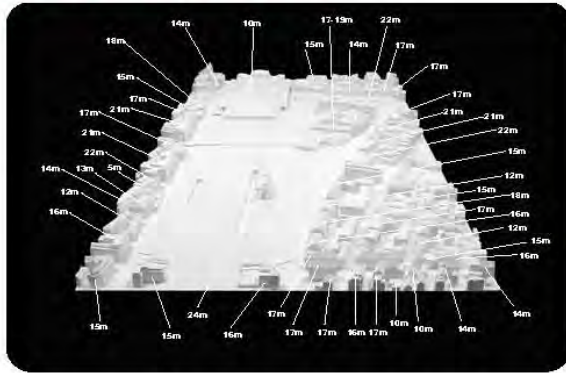


Zürich [CH]

Europaallee

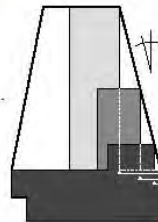
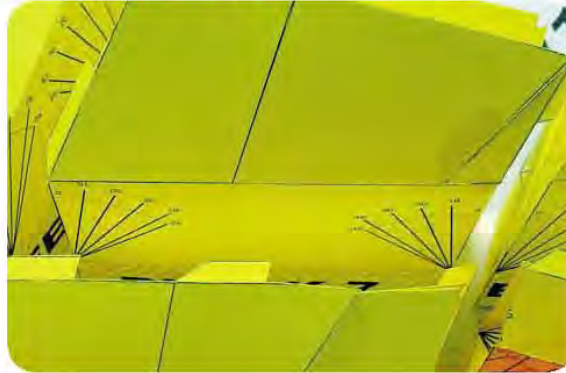
Evolution des volumes...

TRAUFHÖHE = 18 m



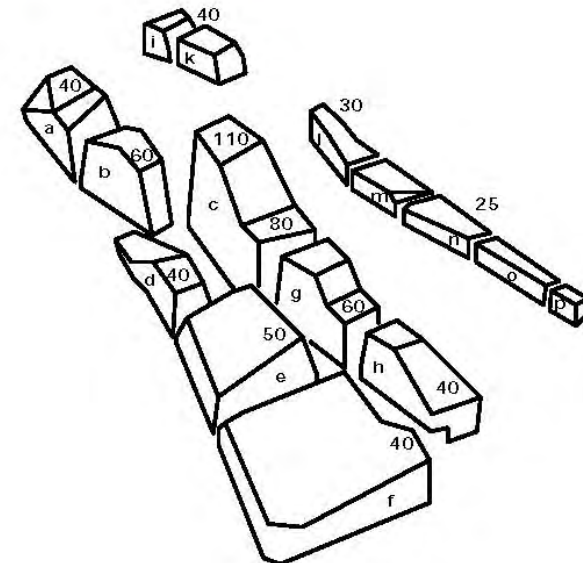
Die Traufhöhe der Umgebung beträgt im Durchschnitt 18 m.

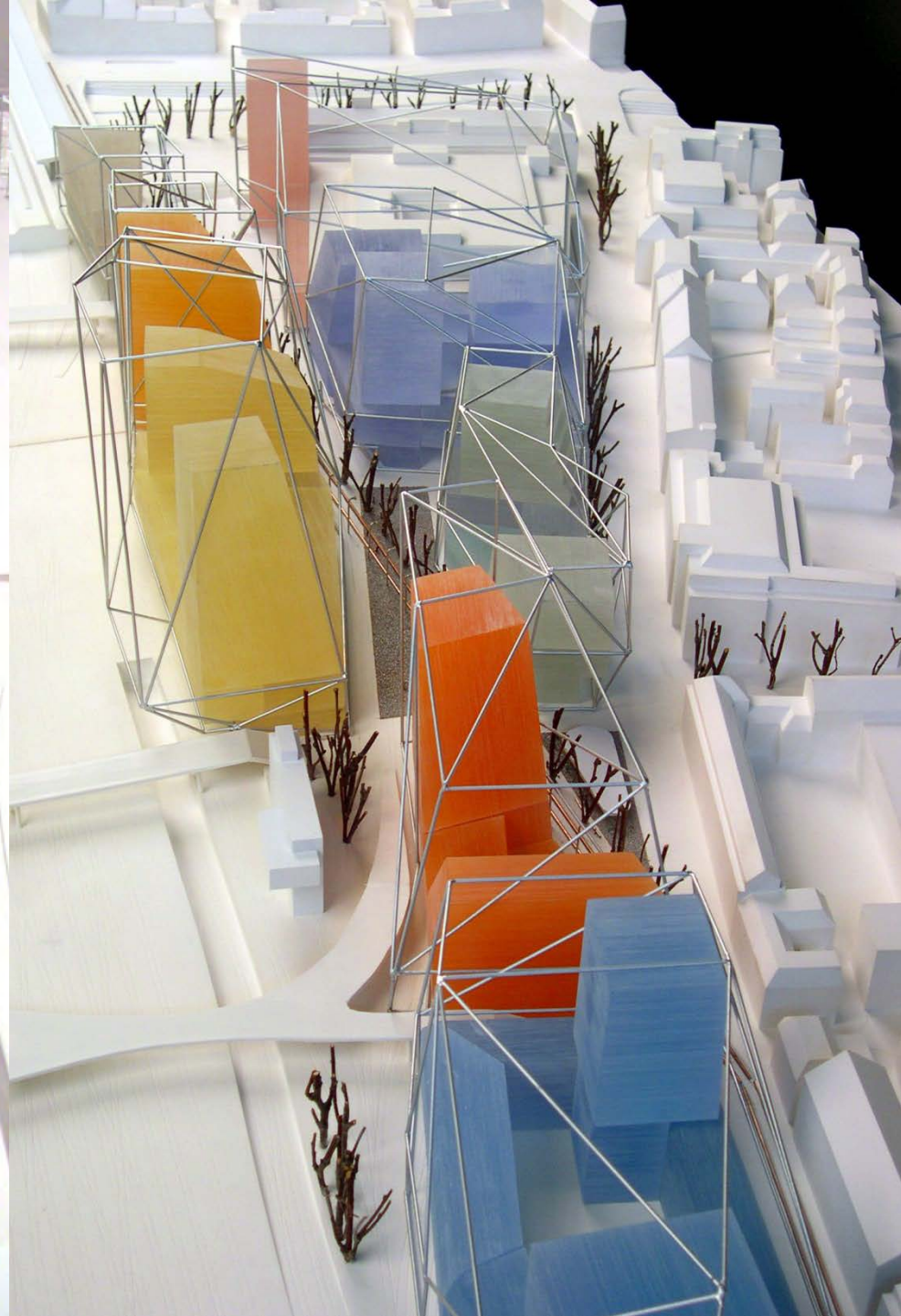
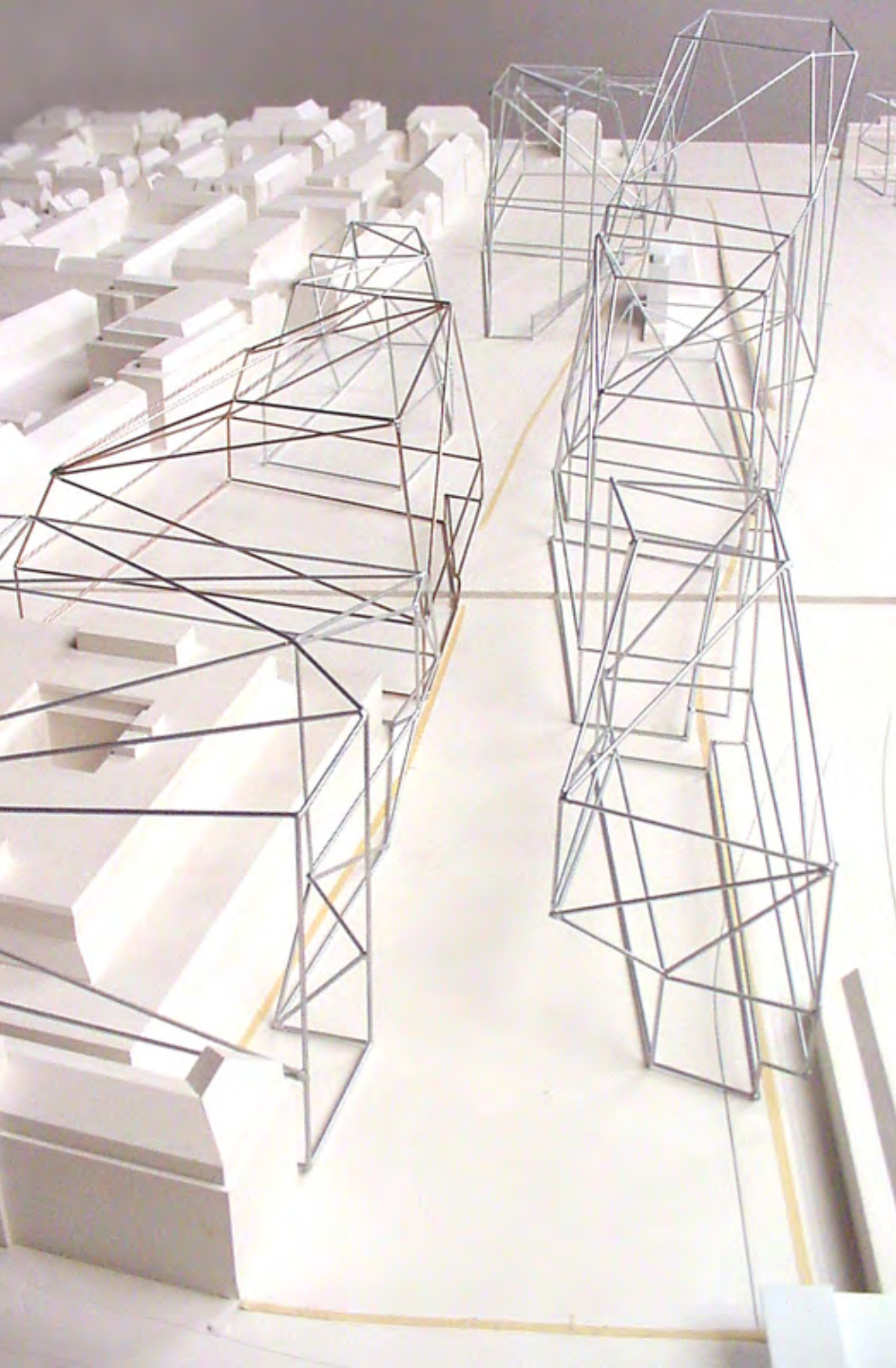
SETBACKWINKEL



Gebäude rücken entsprechend ihrer Höhe zurück

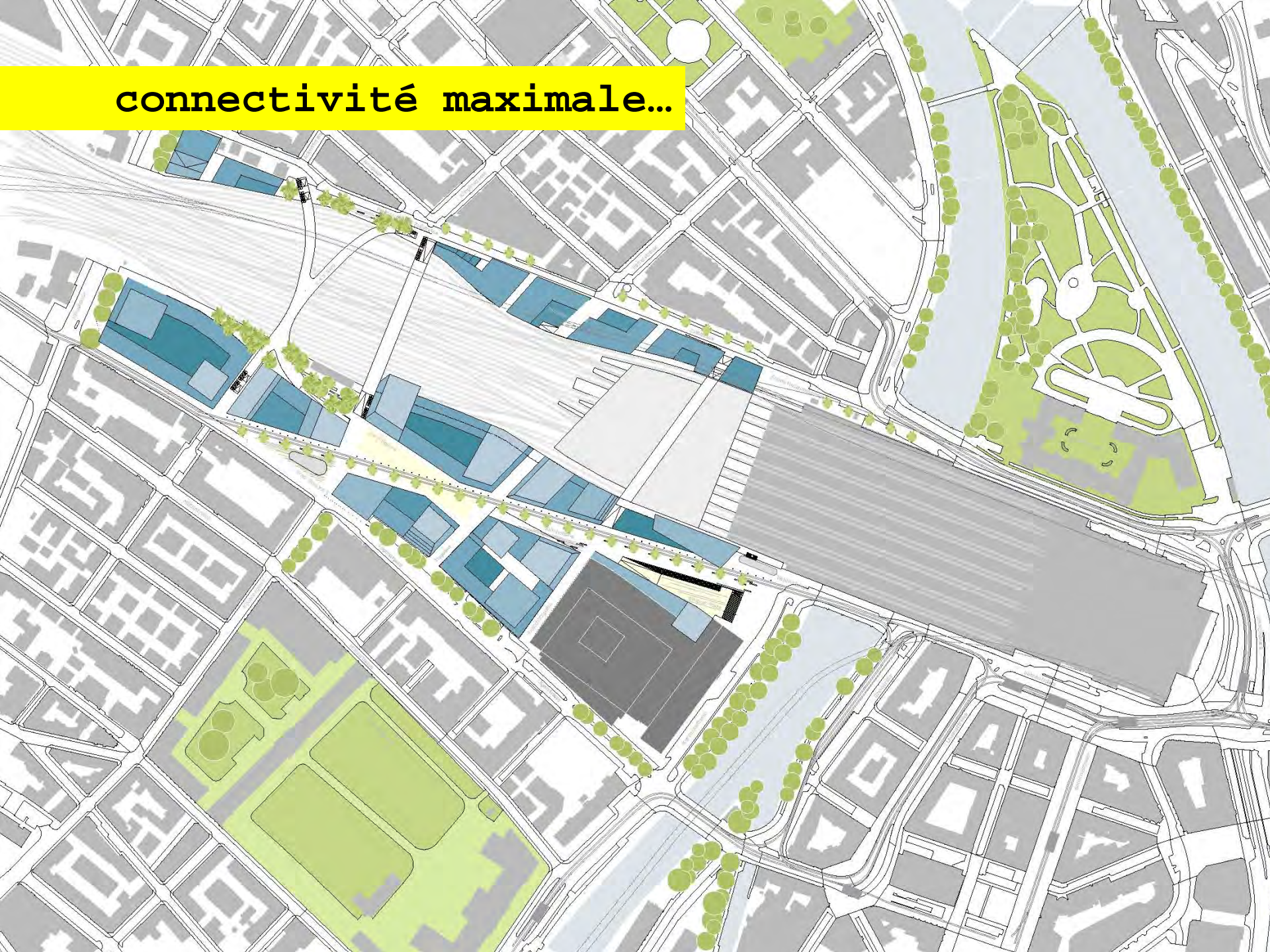
MAXIMALE HÖHE







connectivité maximale...



Europaallee – Kanonengasse

Avec le quartier à coté...



Sihlpost Entrée Europaallee

Avec la gare + la ville...



activer le rez-de-chaussée...



L'espace public - Le perron...



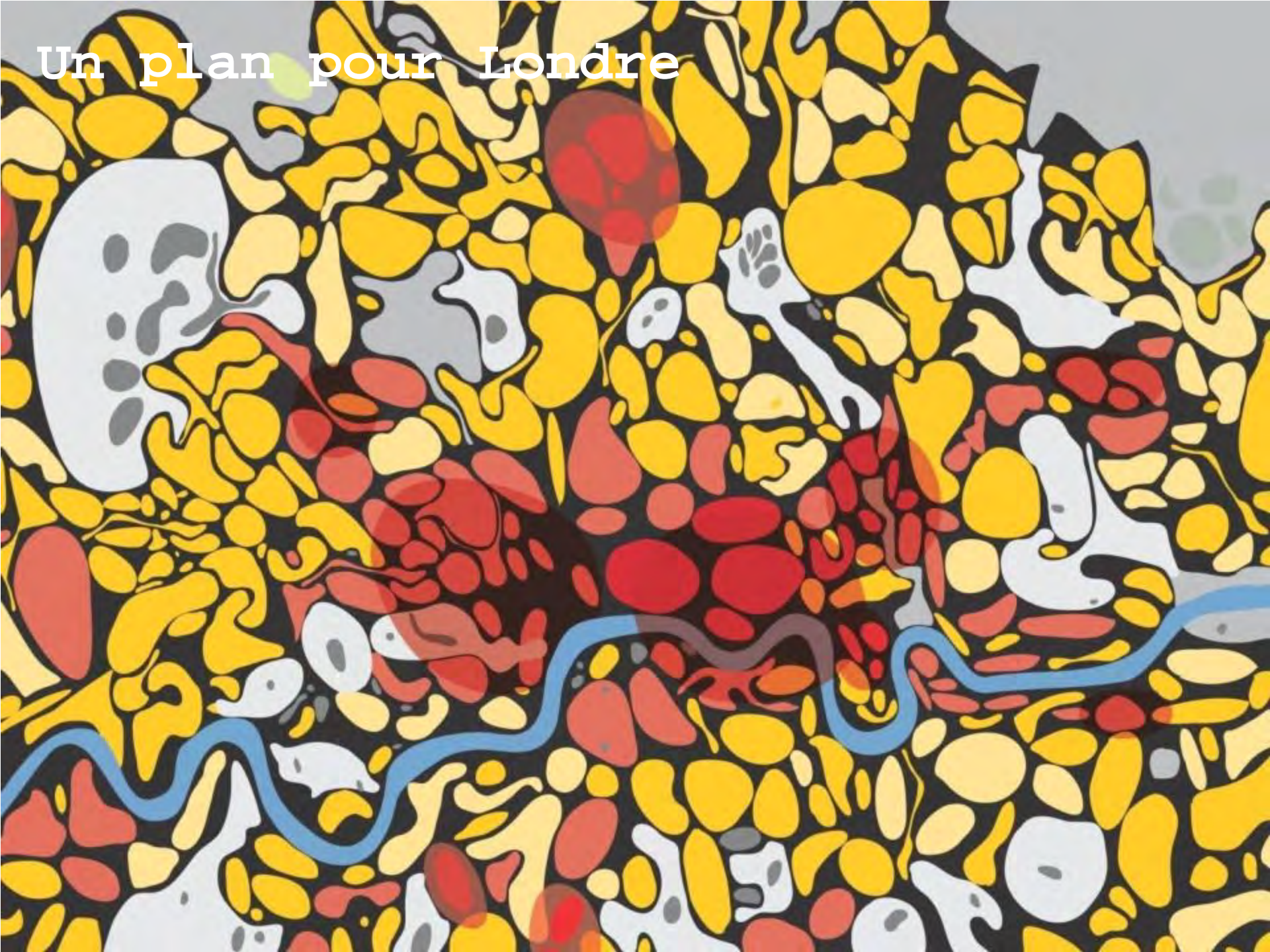
L'intégration de la silhouette..



**LES ESPACES OUVERTS
FONT-ILS LA VILLE**

PLACEMAKING

Un plan pour Londres



LONDON

SOCIAL & FUNCTIONAL ANALYSIS

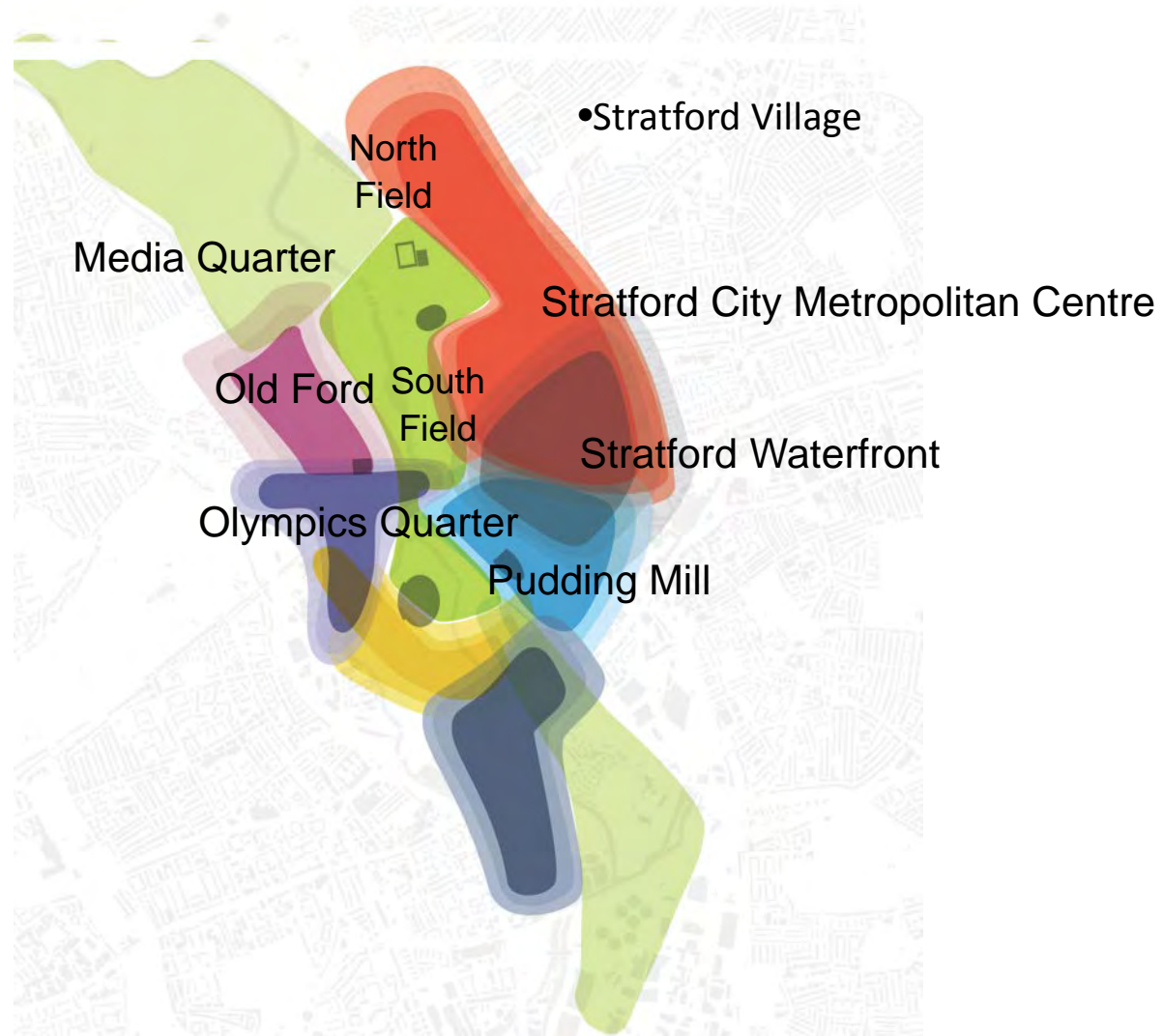
A FABRICATION OF THE CONDITIONS & OPEN SPACE SURVEY SHOWING THE CRUISING MAIN ELEMENTS OF LONDON AROUND THE CENTRE CONSISTING OF THE CITY & WEST END ARE SHOWN IN THE CENTRE. THE RESIDENTIAL COMMUNITIES WHICH ARE SHOWN AROUND THE CENTRE ARE CHARACTERISED BY THE WEST END, THE EAST END & SOUTH BROAD COMMUNITIES WHICH HAVE A HIGH PROPORTION OF OBSOLETE PROPERTY & IN THE WEST ARE PLACED TO OVERTHROW PROPERTY. THE SUBURBAN COMMUNITIES WHICH ARE PLACED IN THE WEST & SOUTH ARE CHARACTERISED BY INDUSTRIAL CONCENTRATIONS ARE ALSO SHOWN.

- CENTRAL COMMUNITIES AROUND WEST END
- CENTRAL COMMUNITIES WITH HIGH PROPORTION OF OBSOLETE PROPERTY
- SUBURBAN COMMUNITIES
- MAIN INDUSTRIES WHARVES WAREHOUSES & RAILWAYS
- OPEN SPACES & LARGE INSTITUTIONS WITH SUBSTANTIAL OPEN SPACE
- WATERWAYS RESERVOIRS ETC.
- TOWN HALLS
- MAIN SHOPPING CENTRES

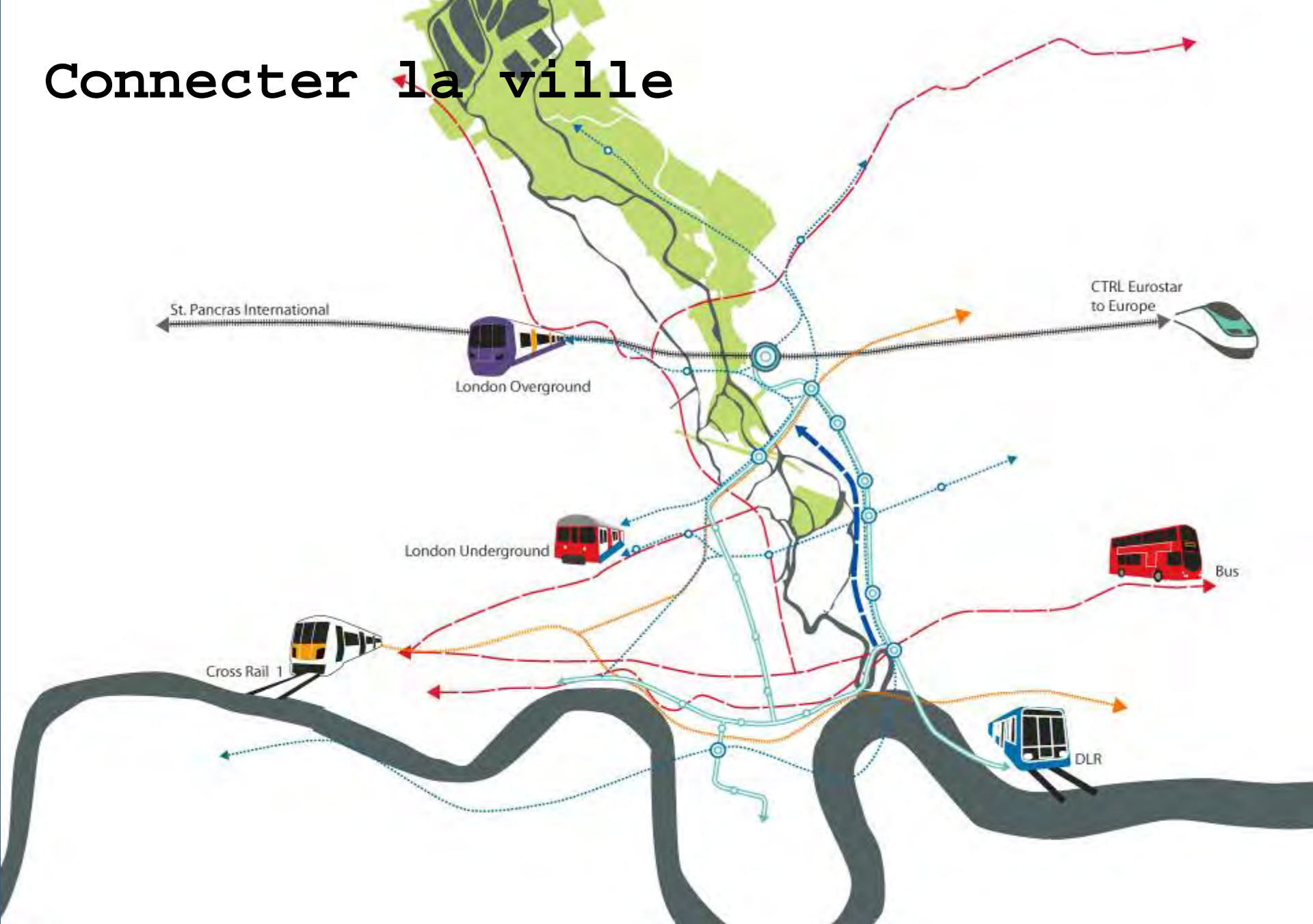


Sir Patrick Abercrombie - Social Map of London 1948

Quartiers caractéristiques

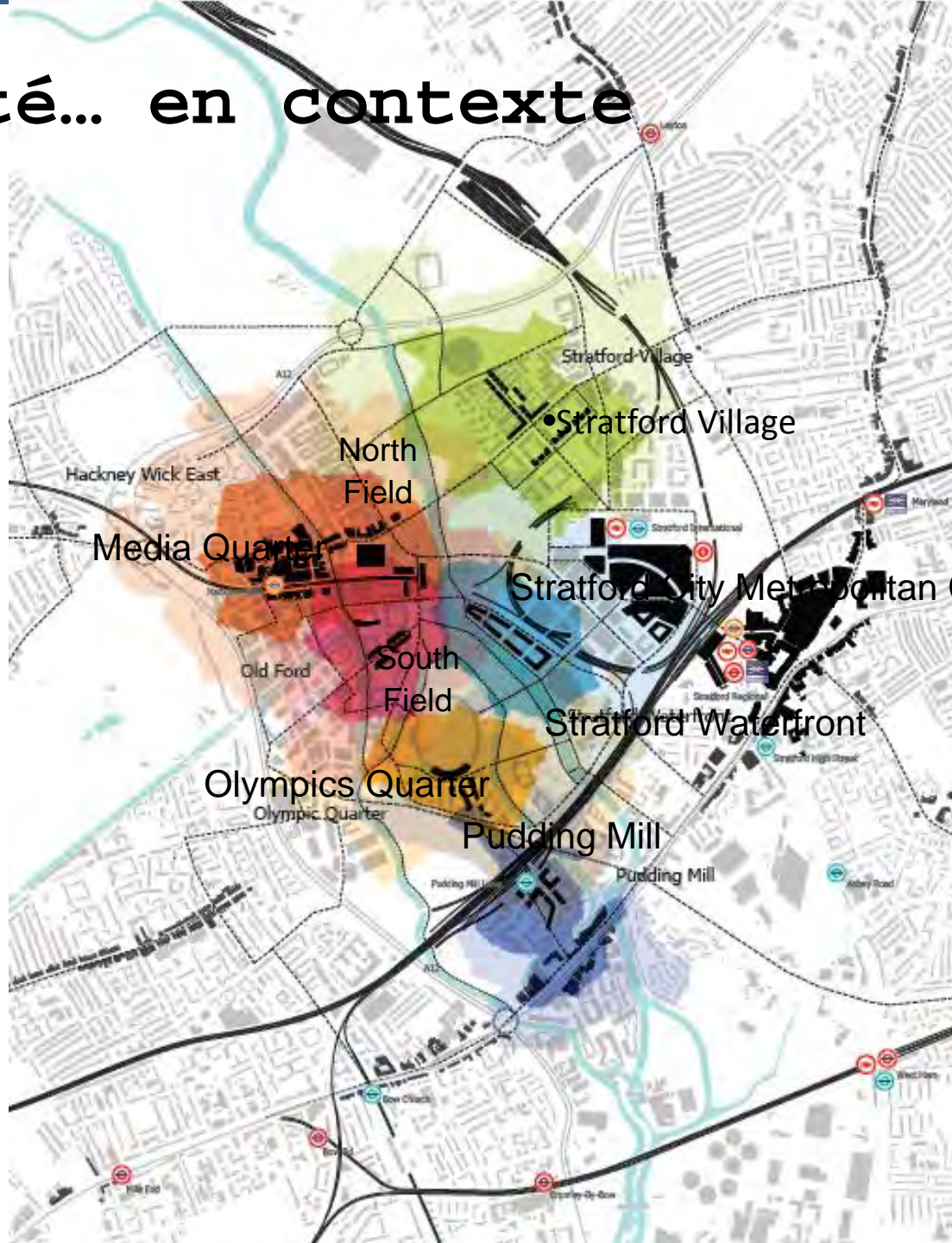


Connecter la ville



Le transport commun 2012

implanté.. en contexte



Media Quarter

North Field

•Stratford Village

Stratford City Metropolitan Centre

South Field

Stratford Waterfront

Olympics Quarter

Pudding Mill

Placemaking

Placemaking is a term that began to be used in the 1970s by architects and planners to describe the process of **creating squares, plazas, parks, streets and waterfronts that will attract people because they are pleasurable or interesting.** Landscape often plays an important role in the design process.

According to Bernard Hunt, an architect practicing in London: We have theories, specialisms, regulations, exhortations, demonstration projects. We have planners. We have highway engineers. We have mixed use, mixed tenure, architecture, community architecture, urban design, neighbourhood strategy. But what seems to have happened is that we have simply lost the art of placemaking; or, put another way **we have lost the simple art of placemaking.**

We are good at putting up buildings but we are bad at making places.^[1]

Placemaking

Dans la formation des espaces urbains, vivants et agréables le mot 'placemaking' joue un rôle clé. A partir des années 70 les architectes et urbanistes ont commencé à parler **'de la formation d'un lieu' dans le processus de la création des espaces publics, les places, les courts, les parc, les rues et les 'waterfronts', fronts d'eau.**

"Nous avons les théories, les spécialistes, le cadre réglementaire, les encouragements, les projets de référence. Nous avons des urbanistes. Nous avons des ingénieurs mobilité. Nous avons de l'architecture à programme mixte, à occupation mixte, de l'architecture communautaire, de l'urbanisme, des stratégies de quartier. Mais il semblerait que nous avons tout simplement perdu l'art de créer des espaces, ou, dit d'une autre façon nous avons perdu l'art simple de la création d'espaces. Nous sommes bons pour édifier des bâtiments mais mauvais pour créer des lieux. »^[1]



A real sense of place!

L'ésprit d'un lieu!



A real sense of place!

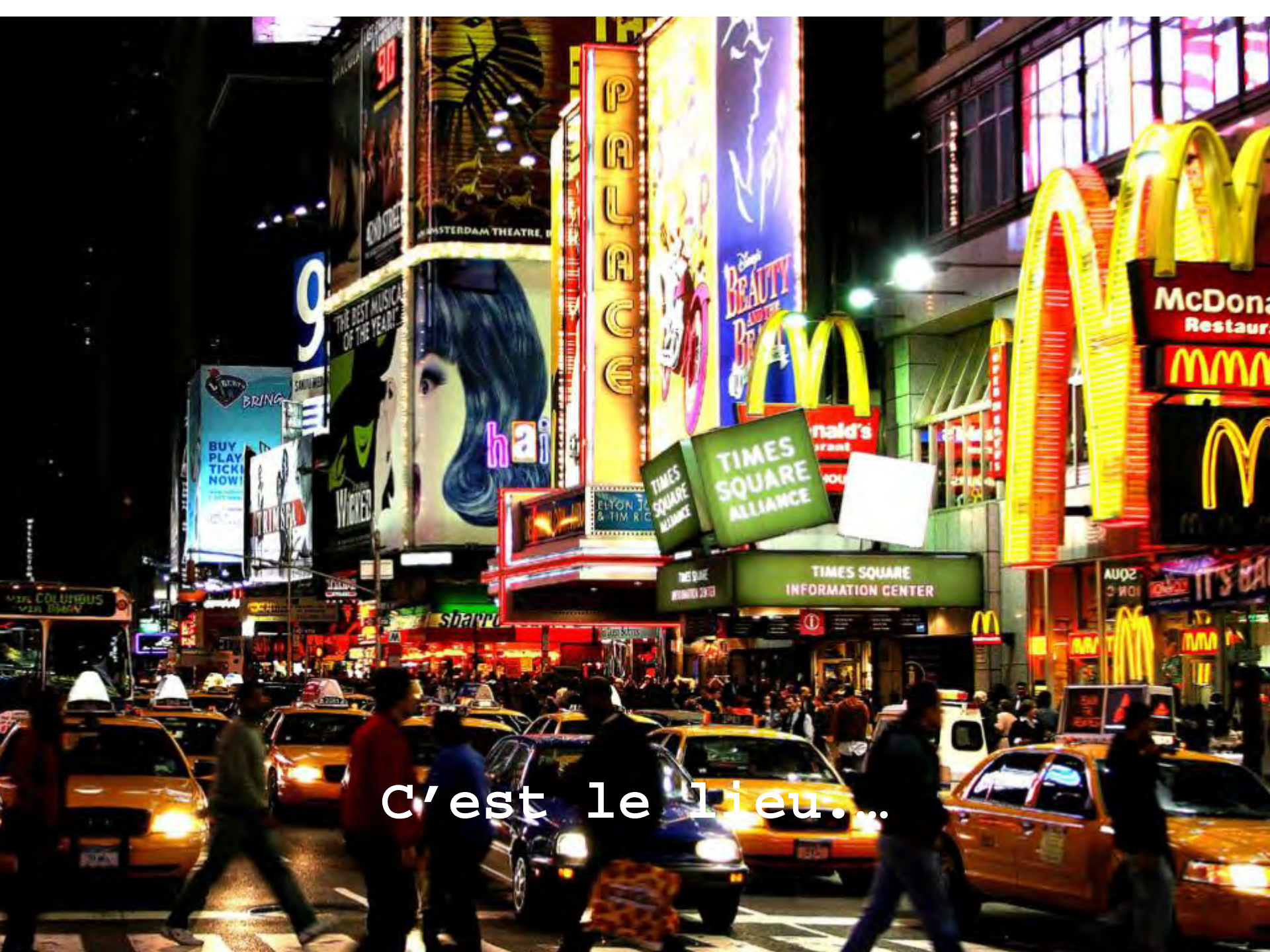


L'esprit d'un lieu?



C'est le 'container'

Mike Jones
PhD



C'est le lieu...



... ou ca...



C'est un autre 'container'



Un autre lieu...



ou ca...

Comment nous pouvons créer un
lieu?

Should they not be a result
rather than an input?

Qu'est-ce qu'il faut faire?




Batir l'histoire?



ou moderne?

Quels sont les plus
important elements d'
UN LIEU?

4 Thèses

A photograph of a row of colorful terraced houses (yellow, green, white) with ground-floor shops. The shops include 'LYRES', 'RETRO ROOM', 'SODA COKE EXCHANGE', 'PHARMACY', 'THE WINDING LINE', and 'COFFEE REPUB'. People and cars are visible on the street in front of the shops.

Thèse 1:
**Le rez-de-chaussée c'est
le moteur**

A photograph of the Tokyo Midtown building at dusk. The building is a modern skyscraper with a glass facade, illuminated from within, showing office floors. A vertical sign on the right side of the building reads "Tokyo Midtown". In the foreground, there is a paved plaza with several trees and people walking. A digital signpost is visible on the left. The sky is a deep blue, and other city lights are visible in the background.

Thèse 2:
il faut la création d'un
grain fin dans les
espaces ouverts





A photograph of a modern, multi-story building with a prominent red metal frame and large glass windows. The building is situated in a public square where many people, including children, are gathered. In the foreground, a large fountain with multiple water jets is active, and people are playing in the water. The sky is blue with scattered white clouds. A vertical sign on the left side of the building reads "150,000 sq-ft OFFICES TO LET".

Thèse 3 :
L'adaptabilité est une
condition







Thèse 4:
**Un lieu est la
somme « ce qui est là +
ce qui est proche »**



UNDERGROUND

COLOUR

MARKET



VINTAGE
PIERCING
TATTOO
RETRO



SHOPPING
EATING
ACTIVE STREET
MARKET STALLS



BARGE



LONDON ZOO

OPEN SPACE

REGENTS PARK

KENTISH TOWN

INTERSECTION
CROWD



24HS

CANAL

JAZZ
MUSIC
GOTHIC



CAMDEN

5mins

10mins

MORNINGTON CRESCENT

EUSTON



Achieving a complex piece of city...

with a mosaic out of several characteristic areas + places





Rotterdam [NL]

Wijnhaveneiland

Avant...1989



La vision...



Aujourd'hui...



Avant...1989



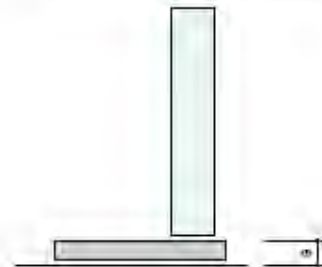
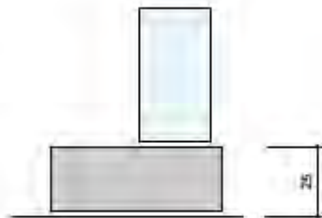
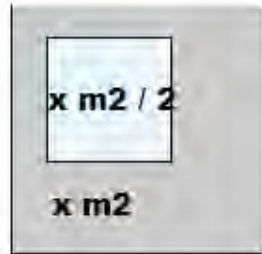


4 generators of diversity (Jane Jacobs):

1. Mixed uses
2. Short blocks
3. Buildings of various ages & states of repair
4. Density

4 générateurs pour une diversité (Jane Jacobs):

1. mixité
2. Distance court
3. Bâtiments des différentes âges & états
4. Densité



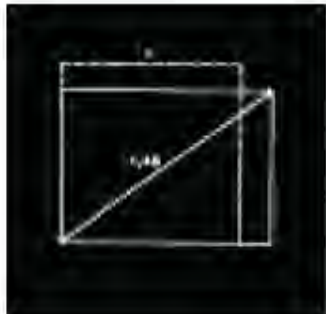
volume

hoger dan 9.00 m is volumetoename mogelijk in de vorm van torens met een vloeroppervlak van 22 m³ / m² perceeloppervlak

maximale volumetoename per perceel: 55.000 m³

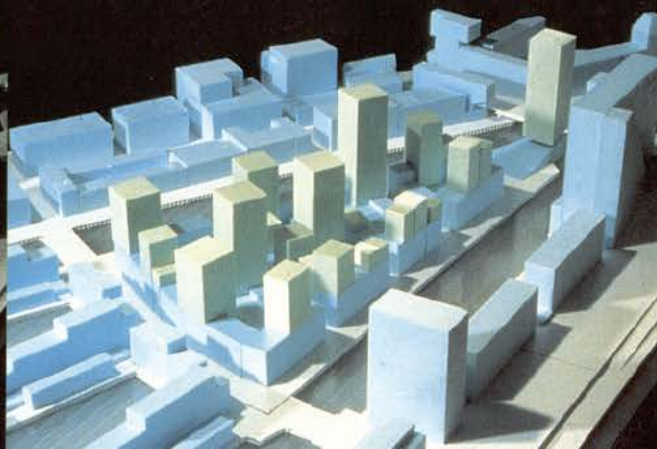
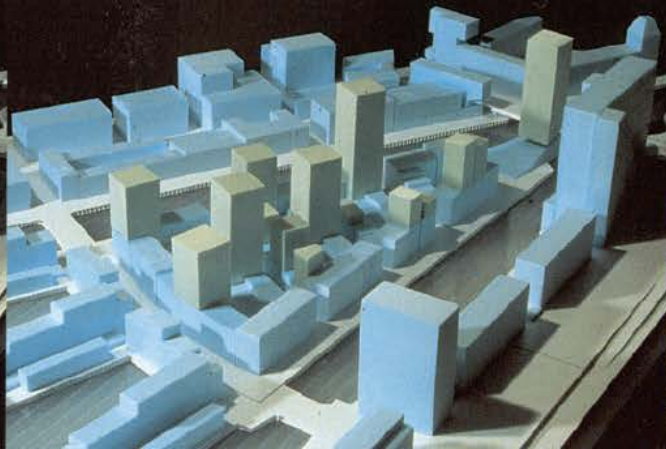
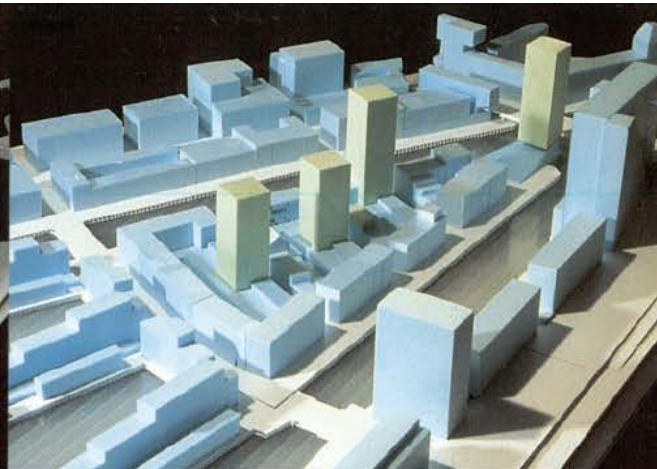
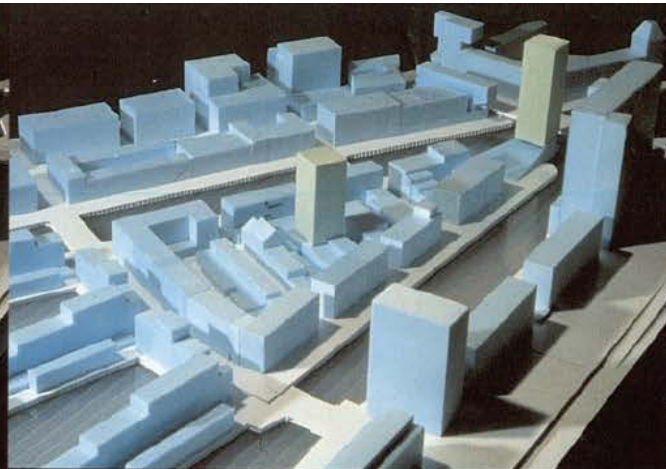
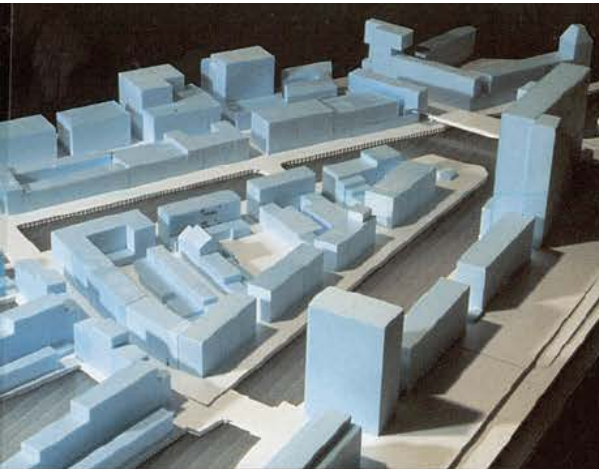
Voorzover het extra volume niet in de randbebouwing langs Wijnhaven, Posthoornstraat of Glashaven is gerealiseerd, kan het resterende volgens de regels in de torens worden gerealiseerd :

50% van het bouwperceel is het maximum vloeroppervlak voor de mogelijke toren
het maximale vloeroppervlak is 580 m²



slankheid

maximale diagonaal van een verdieping van de toren is $1,45 \times V$ verdiepingsvloeroppervlakte.





La vie en rez!



La vie en haut!



La vue exclusive!



La vue exclusive la nuit!



voilà! ..en haut tout seul



**LES ESPACES OUVERTS
FONT-ILS LA VILLE?**

oui + non... merci bien!