



TOPIC

"Substitution with a New District"

Alkmaar has a historical town centre with a strong regional function. Overstad, an industrial estate, is situated next to the historical centre of Alkmaar. The historical town centre has functions that derive their quality from this historical character. Overstad can accommodate functions that do not fit in the town centre because of their size and scale. The ambition is to transform Overstad into an attractive and lively new town-centre urban district, with a regional function. A central location with a high level of residential, work and service facilities and high grade public space. The challenge is to give some content to the contrast, in the urban and architectural framework, between the historical town centre and the study area.

CONURBATION

The location of Overstad, next to the historical town centre, can enlarge, reinforce and complement the central location as its "modern" counterpart. There is the opportunity of creating a housing density twice as high, a mix of urban functions and a finely-meshed road pattern with more frontages. This can generate more development potential. A spatial main structure has been drawn up for Overstad that functions as a framework capable of carrying the spatial development, also coping with the changing dynamics of the day. Situated on the Noordhollands Kanaal and close to the station, are elements that play an important role here. The Vegro site is deployed as the catalyst for the developments. The study area makes it possible to optimize the use of a number of exceptional qualities, and the presence of the canal, the station and the proximity of the historical town centre form the basis for this.

SITE

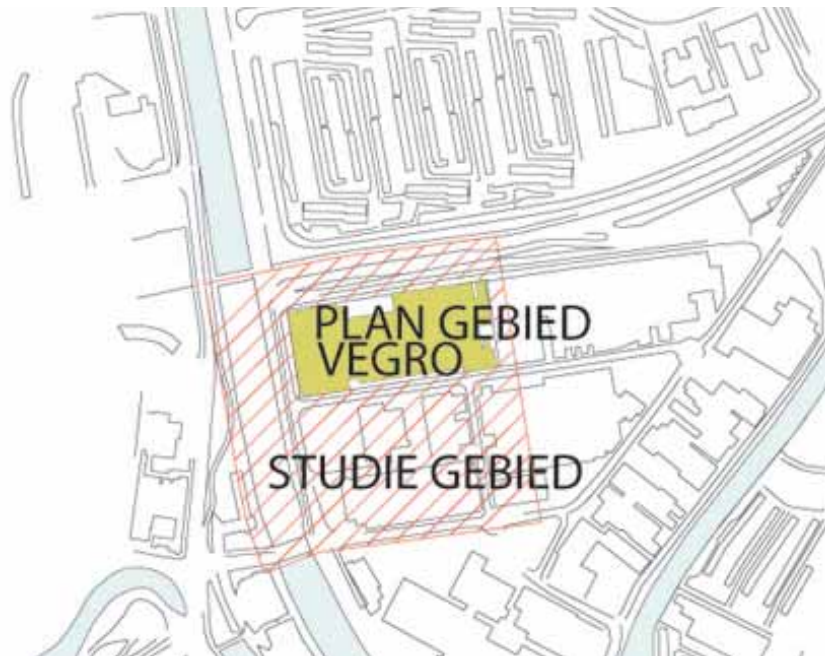
The study area is part of Overstad (the study area is approximately 10 ha, and Overstad in total is 34 ha). The European site is situated within the parcelisation of the spatial main structure, and it borders the Noordhollands Kanaal and the railway line. At the moment, there are large industrial buildings on the Vegro site. These buildings will be demolished. The Noordhollands Kanaal is a landscape element that creates space and distance. The area along the railway line, presently a hidden zone, should be transformed into a location with good visibility from the railroad. There are sources of noise, varying in nature (including the railway), that demand a creative solution.

Population: 93.000

Location: vegro site

Study area: approximately 10 ha

Project area: approximately 2.4 ha



PROGRAMME

The study area should be transformed into a mainly urban fabric of housing, with high-quality private external space and commercial facilities on the ground floor. Parking should be integrated in the building. The relationship with the existing urban area is important. The

programme for the intervention area along the canal assumes approximately 7,000 m² of commercial space on the ground floor. It further assumes approximately 280 housing units (average 90 m²) in four floors, whereby the lowest floor can be combined with the functions on the ground floor. For the other part of the intervention area, large-scale shopping facilities are envisaged. The surface area is totalling a maximum of 10,000 m², and assumes integrated parking and provisioning.

ISSUES

Social / functional

The mix of residential and business functions should guarantee activity in the daytime and in the evenings. The design of the public space should focus on inter-cohesion, diversity and public safety.

Sensitive

The landscape qualities of the Noordhollands Kanaal should be deployed for the site and, where possible, enhanced.

Sustainability

Sustainable development is aspired to, both as regards content and process. The main themes are people, the environment and energy. There are a number of aspects that should be taken into account in the field of the environment such as noise, plus air and soil pollution.



