

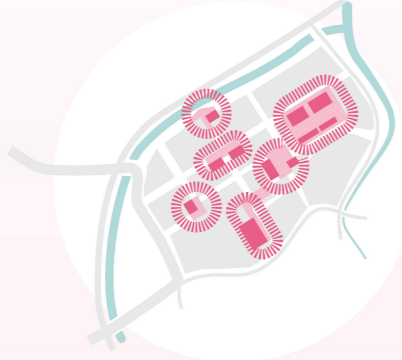
Open Up Schorsmolen!

Schorsmolen becomes a social, inclusive and lively green urban neighbourhood. Where inhabitants stop for a chat, greet visitors and keep an eye out on the streets from their balconies. With pedestrian friendly streets and lively public spaces. 'Open Up Schorsmolen' brings the neighbourhood's biggest quality into fruition; its social capital. The project allows inhabitants to open up to each other in cool and biodiverse public space. It activates the streets through opening up the blind facades with public programme. Inhabitants will open their door onto lush shared courtyards and new private outdoor spaces. A series of precise design interventions transforms Schorsmolen into:



A futureproof park

The space along the Singel becomes a lush and cooling green park that extends into Schorsmolen, providing the green public spaces that are currently missing. The park runs along the entire Singel, bringing inhabitants in contact with the water and connecting to the different neighbourhoods of Breda.



An active urban fabric

The social and urban fabric is revitalized and activated. As space is limited, the principle of urban acupuncture is applied: a series of precise interventions builds on existing qualities, activates the public realm and diversifies the housing programme.



A legible neighbourhood

To clearly delineate between public and private, the inner spaces of the building blocks are closed and transformed from parking lots to lush inner courtyards. The floorbound units get private patios to stimulate ownership and activate the shared courtyards.



Open Up the Urban Fabric

The urban fabric is opened up. Literally, as paving is removed to make space for lush biodiverse planting that prevents and reduces the Urban Heath Island Effect. And figuratively as a legible and organised urban fabric provides the foundation for active streetscapes. The clear structure of Schorsmolen in the '60s (that has slowly disappeared over time) forms the blueprint for the following structural interventions:

Revive Middellaan

The Middellaan is restored to its former glory; inviting the community out into the public space to meet and and make their own. Squares become active nodes and balconies and private gardens along the street increase social cohesion.



Define neighbourhoods

Within Schorsmolen emerge three clearly defined districts with strong identities, rooted in existing qualities: the Park, the Urban Heart and the Care District. Each district requires a specific programme and design approach.



Organize mobility

Parking within the blocks is either covered by roof gardens or moved to mobility hubs to create green shared courtyards. The hubs replace street parking to create the preconditions for a pedestrian friendly neighbourhood with ample room for high quality public space.



Resilient rainwater management

Pressure on the graywater and sewage system is relieved by storing and infiltrating rainwater in a smart network of green courtyards, permeable streets and lowered planting beds. This makes Schorsmolen resilient to increasingly intense rain events.



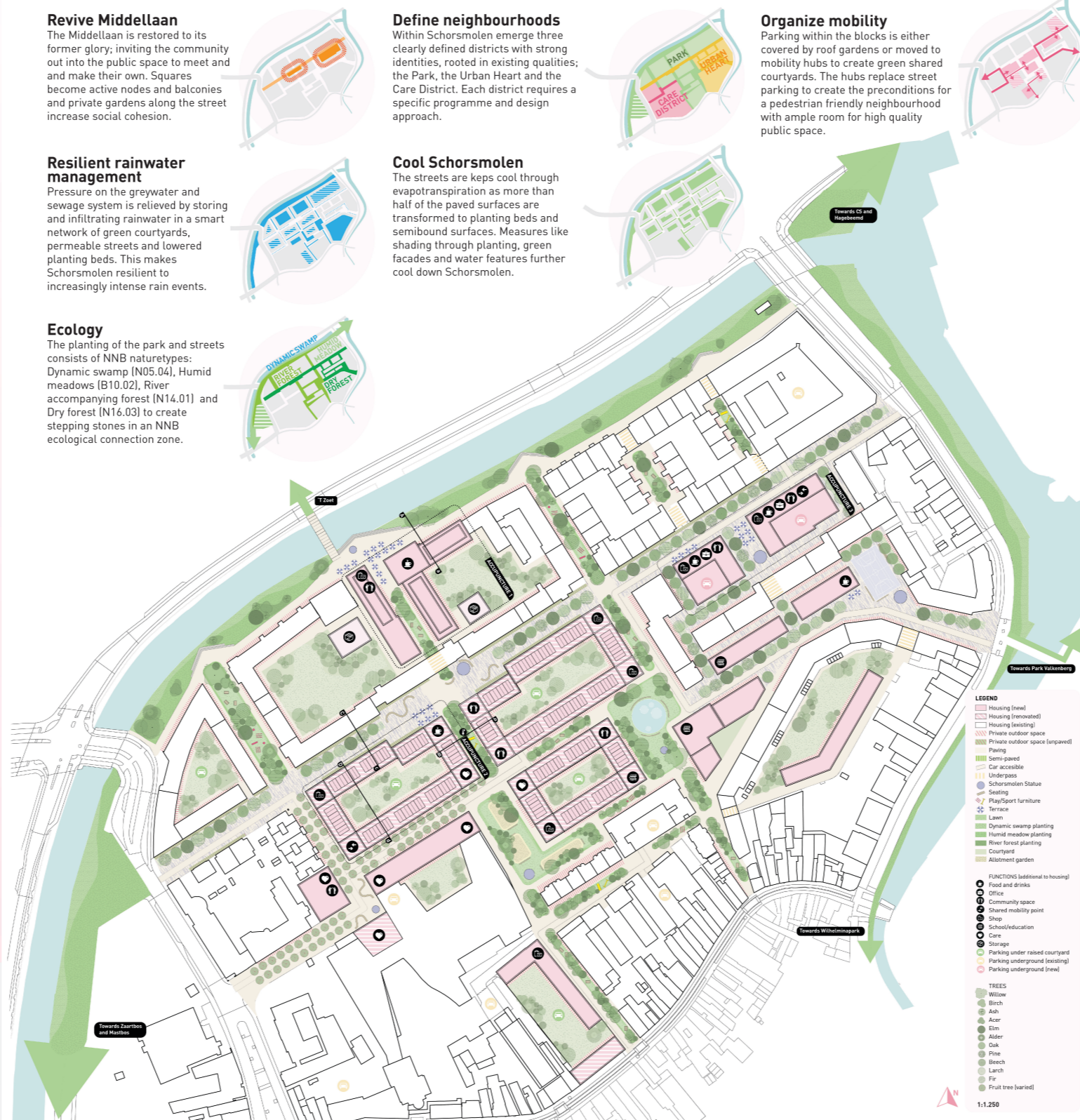
Cool Schorsmolen

The streets are kept cool through evapotranspiration as more than half of the paved surfaces are transformed to planting beds and semibound surfaces. Measures like shading through planting, green facades and water features further cool down Schorsmolen.



Ecology

The planting of the park and streets consists of NNB naturtypes: Dynamic swamp (N05.04), Humid meadows (B10.02), River accompanying forest (N14.01) and Dry forest (N16.03) to create stepping stones in an NNB ecological connection zone.



- LEGEND**
- Heating lined
- Heating (interstitial)
- Heating (external)
- Private outdoor space
- Private outdoor space (permeable)
- Paving
- Green paved
- Car accessible
- Underpass
- Schorsmolen Statue
- Seating
- Play/Sport furniture
- Terrace
- Law
- Dynamic swamp planting
- Humid meadow planting
- River forest planting
- Courtyards
- Allocation garden
- FUNCTIONS (additional to housing)**
- Food and drinks
- Office
- Community space
- Shared mobility points
- Shop
- School/education
- Care
- Storage
- Parking under raised courtyard
- Parking underground (seating)
- Parking underground (tree)
- TREES**
- Willow
- Birch
- Ash
- Alder
- Elm
- Alder
- Oak
- Prun
- Beech
- Larch
- Fr
- Fruit tree (varied)

Activate through housing

New housing structures the urban fabric and adds a diversity of extra inhabitants to Schorsmolen, livening up the streets.



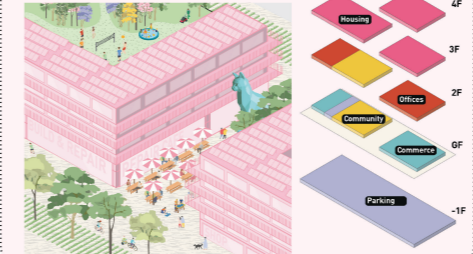
Renovate and improve

The blocks are insulated, extended and fitted with balconies. Parking lots are covered by shared courtyards.



Mobility hubs

Heart of the urban district are two blocks attracting visitors with lively programme and services. The blocks contain visitor parking space and a shared-mobility hub.



Open Up the Streets

The streets of Schorsmolen are opened up. As the addition of furnished, interactive streetscapes invites the inhabitants to fully utilise their surroundings. Additional housing and programme brings new activities and life to the streets. The following measures enliven Schorsmolen:

Diverse co-creation

New housing is developed within a flexible structure, allowing co-creation by the (new) residents. This leads to the emergence of different typologies. The aim is to stimulate less common typologies like group housing, multi-generation homes and starter apartments with gardens.



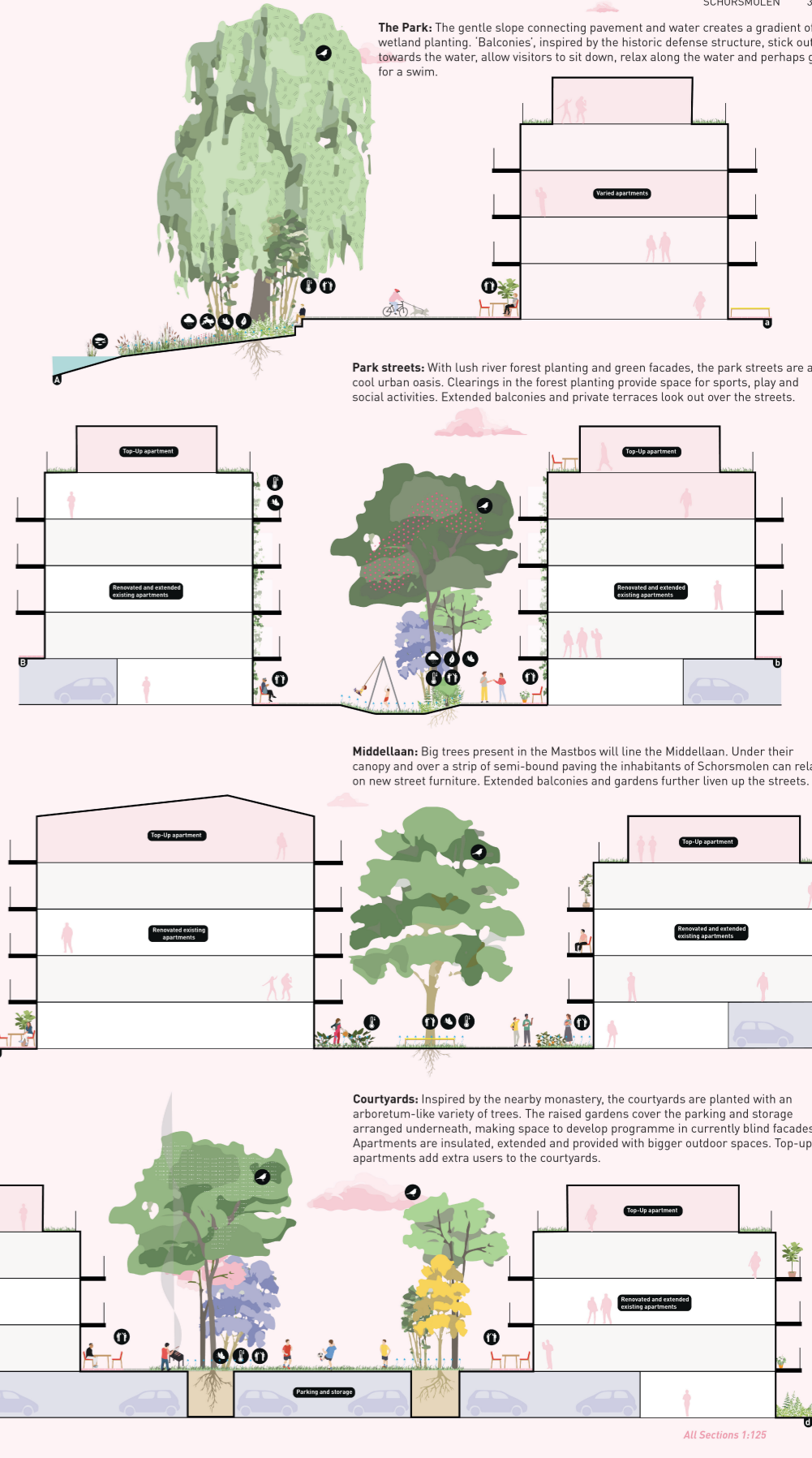
Activate through renovation

Many buildings need to be insulated to accommodate a heating network. This necessary maintenance is combined with installing (better) balconies, apartment extensions and the creation of floor bound residences with private outdoor space to stimulate social surveillance and interaction.



Schorsmolen statues

In addition to street furniture that allows people to play, meet and relax, a series of statues will be designed by the inhabitants, together with stakeholders and planners. The statues represent significant people, places and events of Schorsmolen and allow those involved to get to know each other and kickstart work on the neighbourhood.



The Park: The gentle slope connecting pavement and water creates a gradient of wetland planting. 'Balconies', inspired by the historic defense structure, stick out towards the water, allow visitors to sit down, relax along the water and perhaps go for a swim.

Park streets: With lush river forest planting and green facades, the park streets are a cool urban oasis. Clearings in the forest planting provide space for sports, play and social activities. Extended balconies and private terraces look out over the streets.

Middellaan: Big trees present in the Mastbos will line the Middellaan. Under their canopy and over a strip of semi-bound paving the inhabitants of Schorsmolen can relax on new street furniture. Extended balconies and gardens further liven up the streets.

Courtyards: Inspired by the nearby monastery, the courtyards are planted with an arboretum-like variety of trees. The raised gardens cover the parking and storage arranged underneath, making space to develop programme in currently blind facades. Apartments are insulated, extended and provided with bigger outdoor spaces. Top-up apartments add extra users to the courtyards.

Open Up to Change

No time to lose! Green spaces need to expand by 10% within the next decades to maintain current urban temperatures. 900.000 houses need to be built before 2030. The Breda 'Warmttransitievisie', connects Schorsmolen to a heat-network within 10 years. The transformation of Schorsmolen needs start quickly to leverage available subsidies and political momentum and prevent uncoordinated spatial alterations. However, a swift top-down process deteriorates Schorsmolen's social capital. Inhabitants need to join the process, be able to leave their mark during co-creation and stay committed to Schorsmolen. By kicking off with festive events, the project quickly involves current and new inhabitants, encourages inhabitants to take part in cocreative processes, and slowly grows the social and biodiverse values of the neighbourhood.

