

**TOPIC**

The area is situated in the Dutch river delta in an exceptional place in the city and the Drechtsteden region. It borders the historical town centre situated at the point where three rivers (Oude Maas, Noord and Beneden Merwede) converge and it is cross-sectioned by the Wantij river. Within the framework of the Drecht riverbank project, the riverbanks that occupy a central position in the Drechtsteden region are transformed into one cohesive urban area. Within this context De Stadswerven forms the spearhead of Dordrecht, which is destined to define the further development of its city centre as a unique experience.

CONURBATION

The area should make an important contribution to the formation of the centre function of the Drechtsteden at the Drierivierenpunt (the point where the three rivers converge). Because of the location - against the city-centre and the 19th century periphery of Dordrecht, a re-zoning has been selected that links up with the function and the characteristic features of the city centre. Within this framework De Stadswerven is designated as the site for expanding the city-centre residential climate, i.e. a mixed, compact environment with housing, businesses and facilities, with particular emphasis on cultural and entertainment functions.

SITE

The intervention area is entirely outside the dikes. The actual development and vegetation will be removed. Part of the development is still to be acquired. The street will be moved eastwards. An existing industrial area - which may be transformed in the future - forms the border on this side. Westerly of the intervention area a public "werfpark" (wharf park) will be developed where now, on both sides of a former craneway, industrial artefacts in the form of 100 metre long concrete shipbuilding ramps loom upwards, inclined, out of the river. Under the influence of the tide, they alter in length four times a day. Their retention is the subject of a study. The site is situated between the entrance to the Kop van de Staart (Merwedestraat-Maasstraat junction) and the river Beneden Merwede.

Population: 120.000

Study area: 7 ha

Project area: 0.8 ha



PROGRAMME

The entrance to the Kop van de Staart forms the study area. In the area the confrontation and / or the reconciliation will be established between old and new. Moreover the tone will be set for possible future developments like further transformation of the industrial area on the eastern side of the intervention area. Interesting relics of ship building activities that took place in the past, like the shipbuilding ramps, the harbour and the machine hall, are situated in the study area.

On this point of intersection the brief concerns a housing block, projected between the werfpark and the industrial area. Programme: 180 housing units (different housing types, to a maximum of 20 floors). A maximum of 3,000 m² of other functions should be accommodated as well, which may decrease the number of housing units. In the public area 50 parking spaces in the public area plus 250 in-built parking spaces will have to be designed. The programme for the study area will be highly determined by the urban scheme for the Kop van de Staart (theatre / congress centre, hotel, landing-stage for fast ferry, water bus and water taxi's, about 1,000 housing units, a "puntpark" and a "werfpark", the lay out of a nautical district, and facilities like shops, offices and leisure.

ISSUES

Social, functional

Both the study area and the intervention area must be developed in an urban density with a mix of functions and target groups. Spatial link up with both the industry and the Noorderkwartier district is one of the objectives, the continued development of the area in an eastern direction must be possible in the future.

Sensitive

The building block has to have an urban emanation towards the river, thus attracting residents appreciating a setting like that.

Sustainability

Flexibility of the development in order to be able to include - with the passing of time - the various functions that will play a role. Furthermore, focus should be given to the possibilities of giving form to sustainability in this area, in the field of energy, among other things.



