**TOPIC**

Enschede is surrounded by a splendid green landscape that permeates through to the town centre. Thanks to the many parks the town is surprisingly green. In 2003 Enschede was even proclaimed the greenest town in the Netherlands. The northern side of the intervention area with "Mixed Salad" as its theme also has a green identity, thanks to the "Boerenkerkhof" park and a residential area with urban villas in a green setting. The "built-up" centre is situated to the south. The "Mixed Salad" area forms a transition zone between the peaceful, green residential area and the dynamic, innovatory centre of Enschede. "Mixed Salad" is a strategic site in the railway zone and it is close to the town centre. A site where "nature" and "urbanity" converge!

**CONURBATION**

Two hundred years ago Enschede was a small agrarian town. Once a textile town it has now developed into a large, modern, residential, work and student town. Enschede has 153,000 inhabitants, is the eleventh town in the Netherlands and it forms part of an urban network with 325,000 inhabitants: "Network City Twente". Enschede is situated on the border with Germany and it has an important (eu)regional position. No less than one million people live within a radius of 30 km and three million people within a radius of 60 km. In addition, Enschede has a unique campus university, a regional airport, contemporary textile monuments and buildings by the architects Rietveld, De Bazel and Blom.

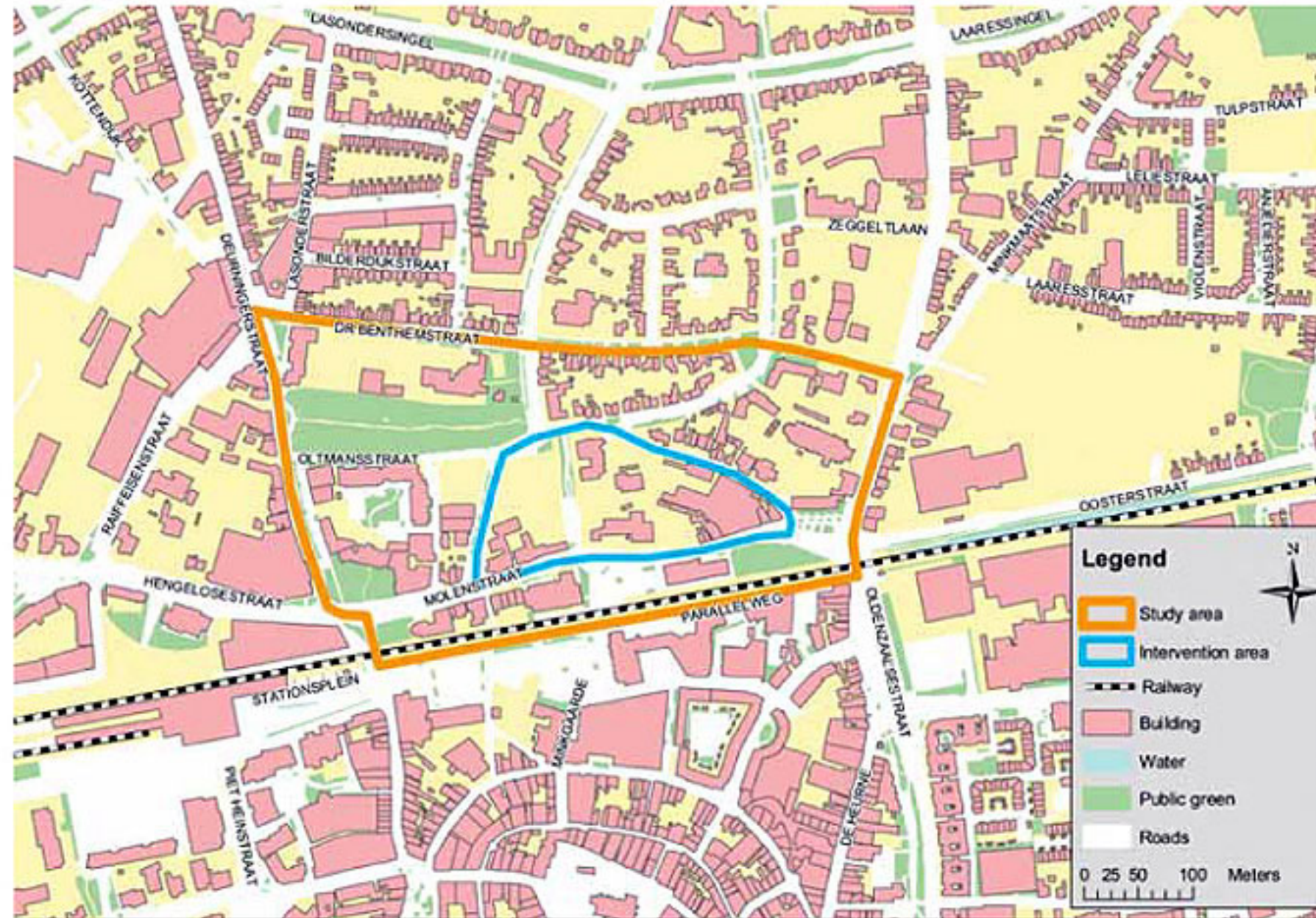
**SITE**

The "Mixed Salad" intervention area is situated to the north of the town centre, near the central station and a short walk away from all the urban facilities. It is a transition area between large-scale buildings and small-scale housing where "nature" and "urbanity" converge. The intervention area is bordered by Visserijstraat, Nieuwe Schoolweg and Molenstraat / centre ring. The area already has a mix of functions such as education, the Salvation Army, a courthouse and a machine factory. A number of buildings or parts of buildings, several trees and a cycle connection must be retained. In height, the area gradually tapers away to the west. The intervention area is surrounded by a peaceful villa neighbourhood, a park, the northern part of the centre and two high-rise projects (= the study area).

**Population:** 153.000

**Study area:** approximately 8 ha

**Project area:** approximately 2.6 ha



**PROGRAMME**

Enschede's ambitions, specifically as regards housing, should be achieved in the "Mixed Salad" intervention area. This to be supplemented with social facilities and business services. It should be easy to turn the housing into suitable premises for business services and vice versa.

The housing density aspired to is a minimum of 60 housing units per hectare. Some of the housing should be suitable for working from the home. A primary school of at least 3,000 m<sup>2</sup> g.f.a. is included in the programme (including gym and playground). A housing community for approximately 50 people should also be included. A maximum of 2,000 m<sup>2</sup> is envisaged for small-scale business services.

**ISSUES**

**Social / functional**

"convergence" is an extremely important item that must be expressed in both the design of the residential environment and in the design of the social facilities and the business facilities. This also applies to the public space. Nuisance from overlapping functions should be avoided wherever possible. It is precisely the paradox between the desired high housing density (urbanity), the desired green setting (nature) and the supplementary programme that present the challenging design assignment to create a new urban residential-work mix in the town centre: an environment for "sheltered housing", for yuppies and "empty nest" baby boomers, combined with other functions.

**Sensitive**

The area should have a more pronounced engagement with the centre. Especially where the building form is concerned. The transition with the existing building heights and the adjacent high-rise projects require extra attention in this respect. The spatial qualities of the public space should link up with the northern residential area.

**Sustainability**

A number of existing buildings or parts of buildings, several trees and the cycle connection require incorporation. Housing and business services should be easily interchangeable in the future. Water should be separated off and collected and stored in full view (green - blue mix).



