

# USES & ACTIVITIES

The Development Framework proposes to radically change the concept of zoning. To date, zoning is based on mono functionality, residential, commercial or industrial, and often leading to unsustainable low suburban densities or to disproportionate high densities when mixed use is introduced.

Mixed use is being proposed as a basic condition for urban development. As the status quo is industrial, the balance between uses is defined per area based on the intensity of transformation that should take place. The determination of the mix of uses is therefore an essential component of any process of urban transformation.

The balance between differentiation and overlap in a use matrix is critical. The proposal is to facilitate a gradual change of use from existing light industrial to a mixed use condition. The major warehousing and process based

industrial uses are left in place and are separated from residential areas by mixed use areas or landscaped buffers.

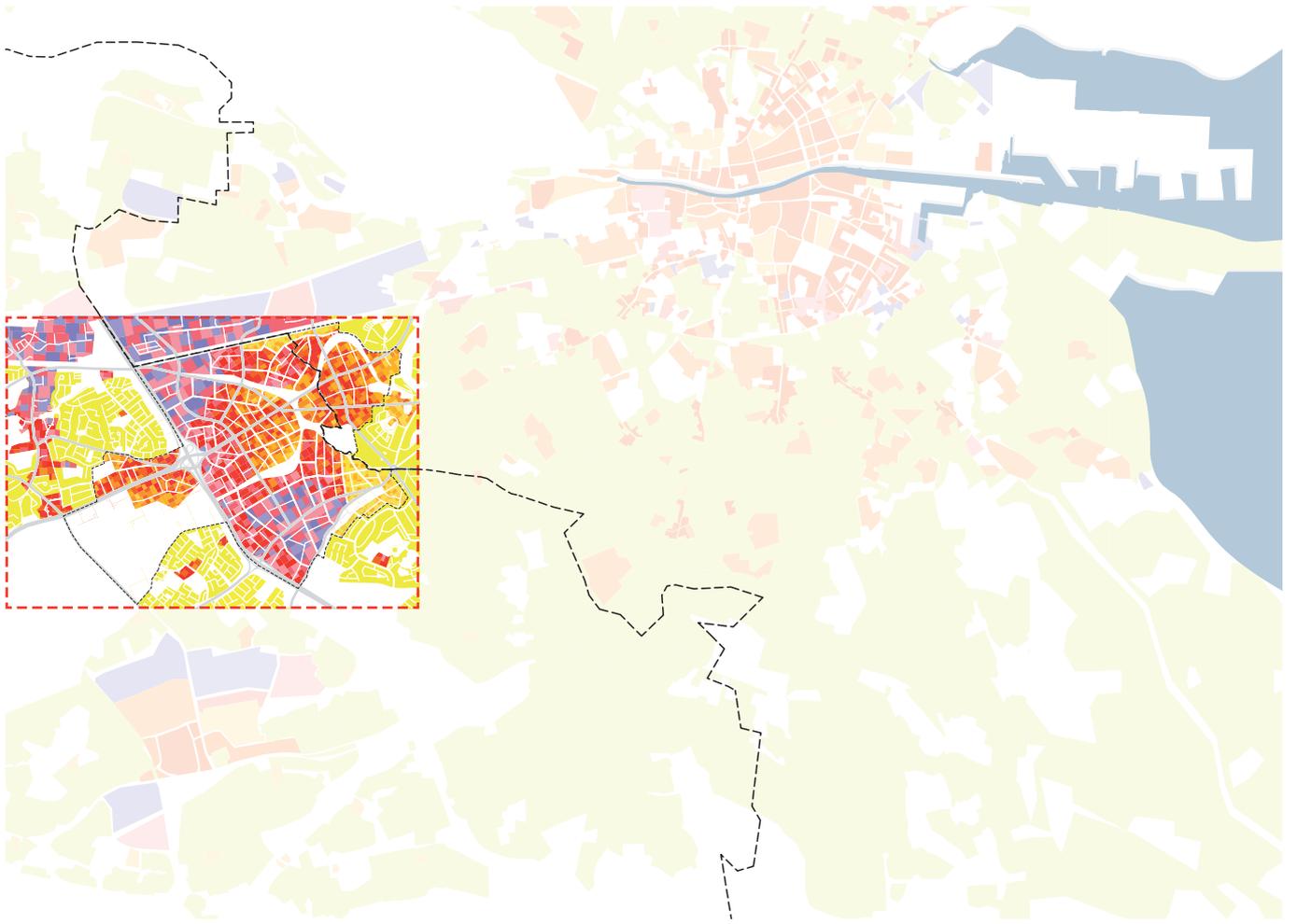
The criteria is an assessment of compatibility - what uses can coexist without mutual detriment. The presumption should be one of inclusion subject to specific assessment for incompatibilities.

The definition of mixed use is independent from density in an area and it can and should happen on all levels of development. It can be defined per area, but it can as well happen in clusters, city blocks or in buildings.

Mix is related to both section and plan - key frontages will require animated ground floor uses. Predominately residential areas can accommodate other uses as points of reference and differentiation.

The balance between differ





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# Zoning

In so far as is practical the methodology is one of gradual overlapping avoiding strong differentiating edge conditions.

The predominantly industrial/ warehousing uses close to the M50 are being kept because of traffic movements and their dependence on the M50

Industry led mixed use areas can accommodate both light industries and residential uses and have been key vehicles of transformation in other cities. Compatibility is a key issue here. This zoning is used for industrial areas where a slow transformation process is being welcomed.

Mixed use is introduced for areas that should undergo an intensive transformation because current uses are below the local potential.

Residential uses with some degree of mix are proposed at perimeters in order to allow a gradual change from the existing residential zoning that currently adjoin incompatible and conflicting industrial uses.

West of M50 the green belt zoning is being confirmed in an 'activated green' zoning that allows uses that are green space related and support the intended public/private character and use of this area.



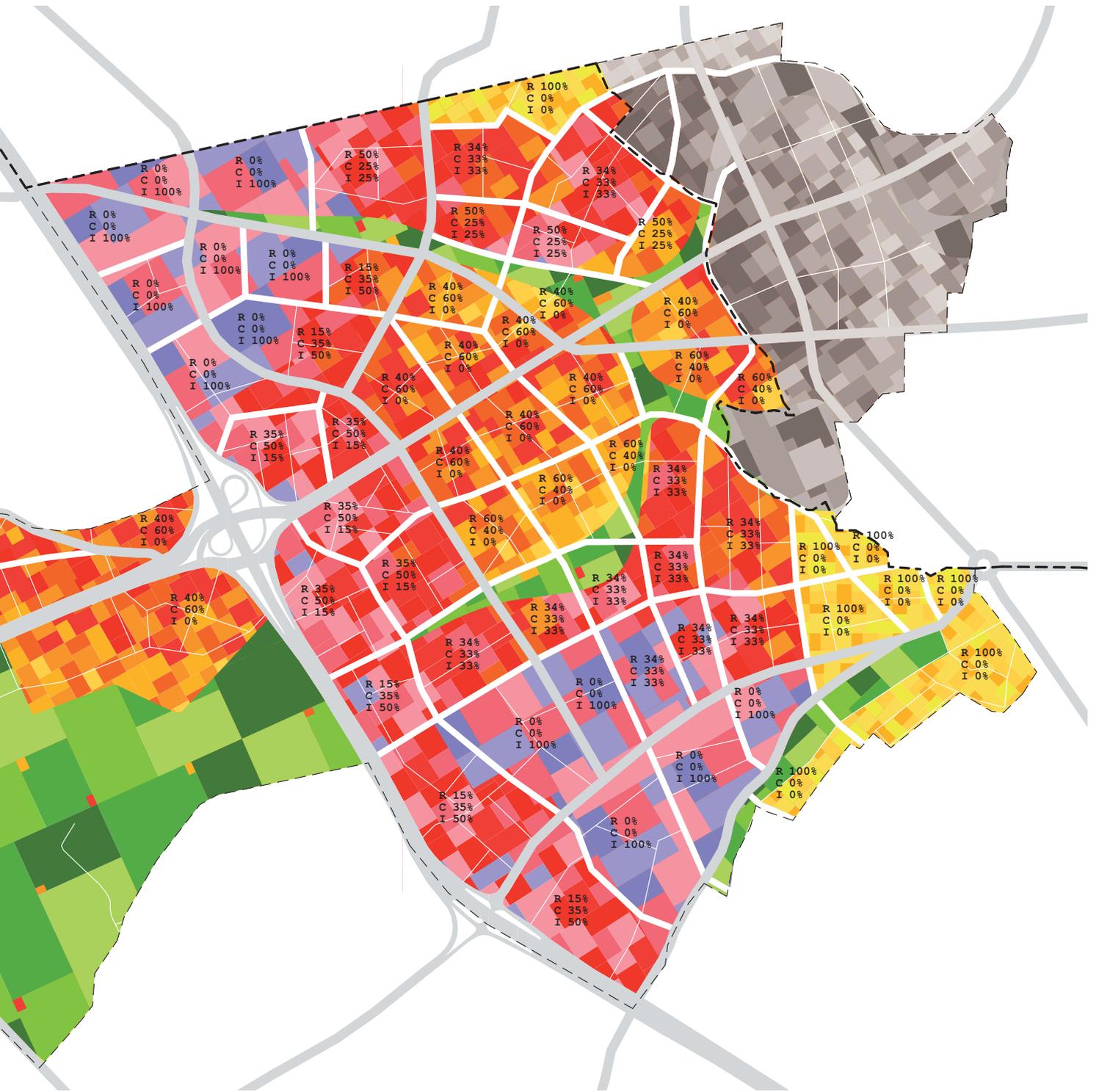
Gradual zones with mix of uses (Residential, Commercial, Industrial)



non industrial



industry led



industrial



residential



activated green

## Mixed use

### Non industrial

Mixed use developments are placed in areas with best accessibility levels by public transport

After residential and commercial uses, mixed use non-industrial zoning can accommodate a wide range of functions that are compatible with residential use. Clearly, warehousing and heavy industry uses are inadmissible in this zoning.

The mix of uses can happen at several scales; at the scale of the area, at the scale of the bloc and within buildings. This diversity is welcomed.

Density can vary throughout the mixed use areas, depending on accessibility levels and gradual build up from neighbouring zoning.



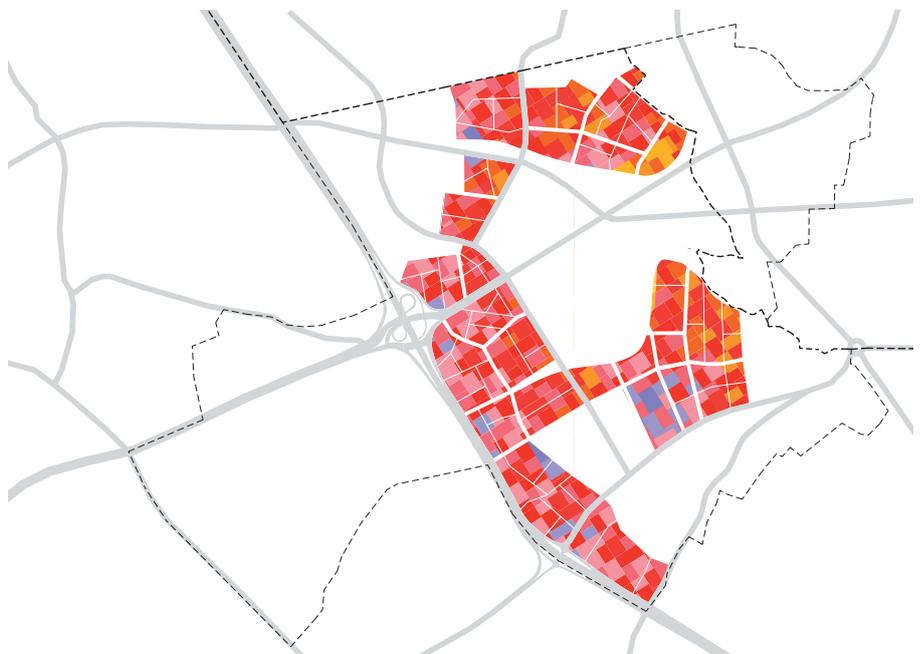
## Mixed use

### Industry led

The strict separation of land uses has previously led to negative urban development results. Retaining productive non-residential uses alongside the creation of a good living environment is a potential way to deal with the limitations resulting from zoning. As traditional development patterns are unsustainable, new approaches to the physical accommodation of industrial activity are required.

By creating an enriched urban mix through new combinations with industry, industrial areas which are currently presented on city maps as uninviting grey districts should become colourful living parts of the city.

The success of these neighbourhoods depends on their relationship and proximity to community facilities - open spaces, schools, local shops, services and public transport.





Kennedy business center KCAP Eindhoven NL



Sulzerareal Winterthur CH



De Landtong CIE Rotterdam NL



Sihlcity Zurich CH



Mixed urban block Brussels BE



Zurich West CH



Westergasfabriek Amsterdam NL



22@district Barcelona ES



Groothandelsgebouw Rotterdam NL

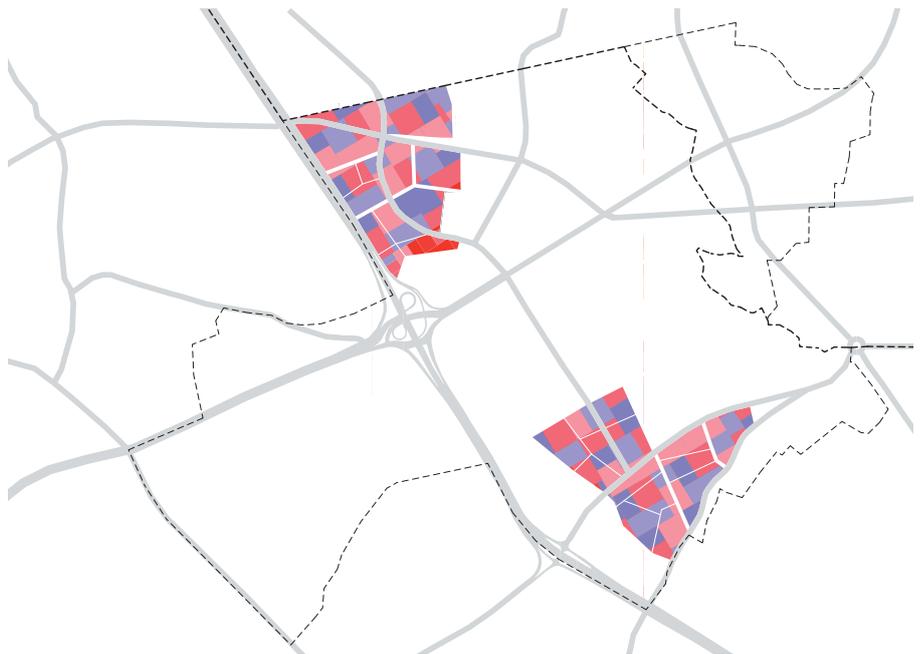
## Mixed use

### Industrial

Mixed Use Industrial is associated with those areas with best accessibility from M50 and the best potential to remain mainly industrial.

Transformation here is to a more efficient use of the available lands by adapting plot sizes to scales that are better adapted to deal with current market standards.

The examples that are shown here prove that architectural quality or careful positioning in an urban context are not contradictory to a program of industrial uses and can have a positive impact on the visibility and identity of individual companies.



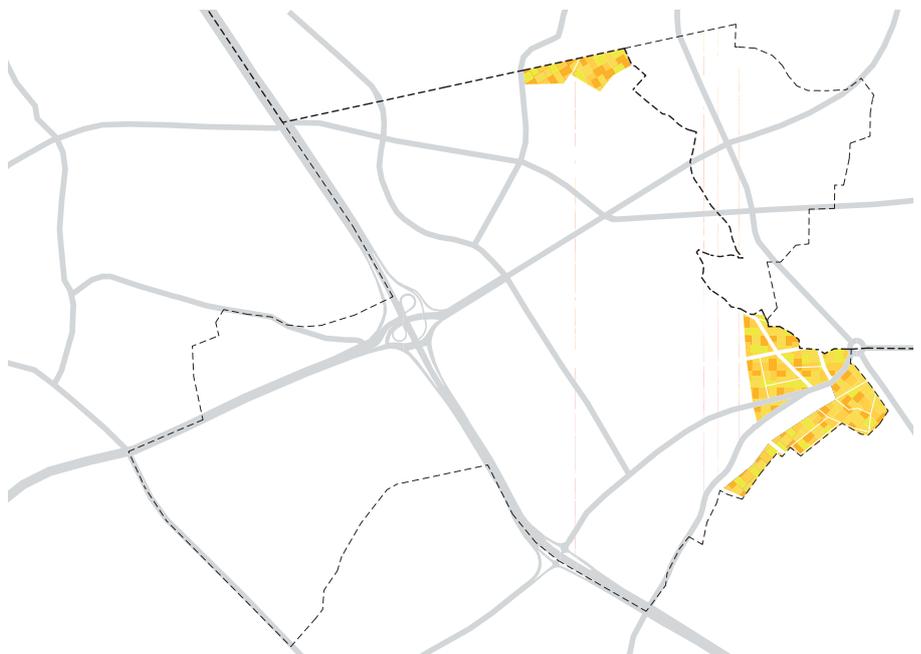
## Mixed use

### Residential

Predominately residential mixed uses areas are suggested to interface with the existing Walkinstown district and to avail of the remarkable amenity that the Canal represents.

Mixed use in these areas means the inclusion of the necessary attendant uses. Taking 6,000 units as a baseline the following services and approximate spaces would be needed for a 'walkable neighbourhood':

- 4 primary school from entries at one or two locations.
- Secondary school
- Community centre with library and IT facilities. 1000 m<sup>2</sup>
- Health centre. 400m<sup>2</sup>
- Leisure centre. 2000 m<sup>2</sup>
- Places of Worship. 500m<sup>2</sup>
- 7-20 local shops convenience including e retail, newsagent, post, hairdresser, chemist, takeaways. c. 90m<sup>2</sup> each
- 2 Pubs. 120 m<sup>2</sup>
- Cafe, restaurants. 100 m<sup>2</sup>



These built space suggestions pass a 'sanity check' of falling within a range of 7-10% of the total residential floorspace.

Urban space needs to include green amenity space, sport pitches and productive space in a maximum of 400m distance.



Mansel Containercity London UK



WOS8 NL Architects Leidsche Rijn NL



Research Building RUG UN studio Groningen NL



Pharmacological research laboratories Sauerbruch Hutton Biberach DE



Ricola factory Herzog&Demeuron Basel CH



Breevaarthoek KCAP Gouda NL



Borneo Sporenburg various Amsterdam NL



GWL terrein KCAP Amsterdam NL



Ilot St Maurice XDGA Lille FR

## Mixed use

### Activated green

The Newlands Green Space and the linear park can accommodate a wide range of recreational uses. These spaces function as a linkage for areas, as a buffer to uses that are difficult to combine with residential use, and most of all as a high quality open space that adds to the identity of the area. Integrating any outdoor and built uses should correspond to the area through which it crosses.

Some modifications of existing zonings, from current industrial zoning back to green belt zoning, are being proposed in the context of an incentivised approach to planning approval.



## Temporary Use

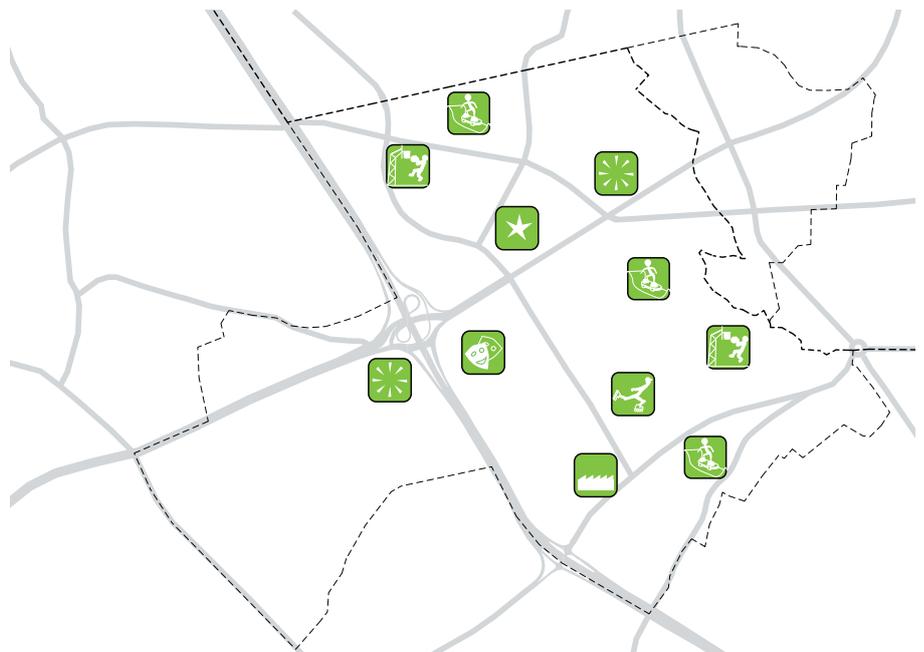
### Urban pioneers

Allowing, encouraging and stimulating temporary uses is an important urban design and planning tool as it sets into motion transformation in a bottom-up process.

It recognises a primary function of a development framework - to release latencies - often where eventual outcomes are unknown.

The origin of Temple Bar's rejuvenation was in the temporary uses through the 1980's, which by their presence and success suggested a potential for the area which would otherwise have been unrealised

Temporary uses can be small scale, non-commercial and informal but these are not imperatives. Large scale, commercial events can as well be very successful because of the big crowds they attract and





Royal Crescent Bath UK



Grips schoolgarden Berlin DE



Vondelpark Amsterdam NL



Skatebowl Kortrijk BE



Parc de la Villette Paris FR



open air cinema Northheim DE



Parasite dwelling Rotterdam NL



Kitchenmonument Raumlabor Berlin DE



freestyle event Zürich CH

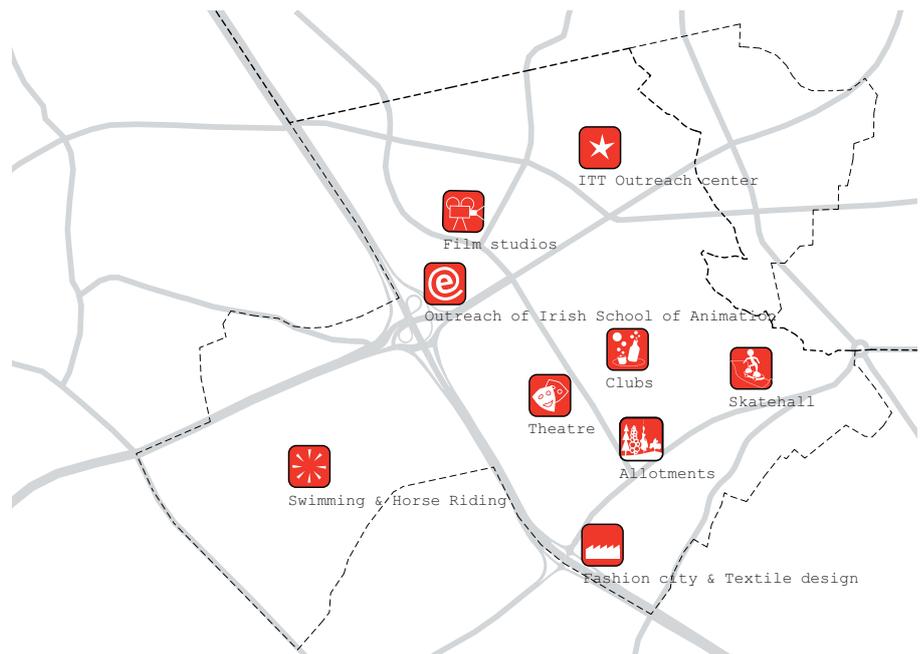
## Urban Catalyst

Pilot or flagship uses provoke a change of perception that allows a wider vision as to possibilities. Often they attract other uses that profit from their presence and that set into motion an upward spiral of uses.

Film studio facilities, fashion centre or educational functions are possible potentials identified in the area.

Large public functions such as hospital uses that are currently under discussion can be a powerful motor to start upward development.

A positive example of transformation generated by the presence of a public building is the extreme upgrading of T Zuid in Antwerp after the Muhka, Museum of Modern Art was built in the early nineties.

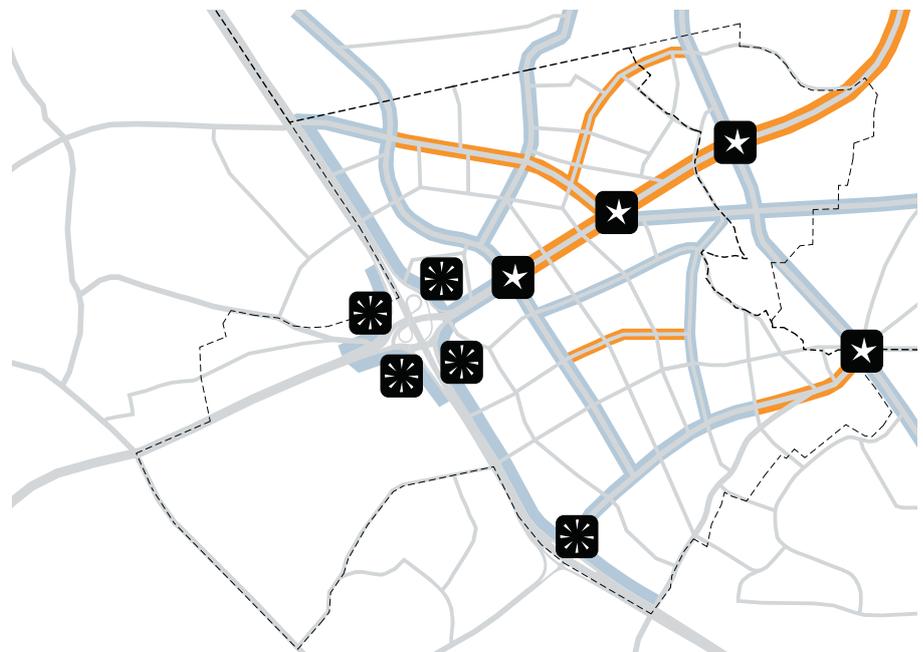


## Ground Floor Uses & Prime Locations

Blue locations are attractive for maximising market value to Commercial or industrial uses because of their visibility and their location on the primary network.

Orange locations with good visibility should have activated ground floor uses sustaining viable urban life. Smaller scale activated ground floor uses should be possible throughout all mixed use and more residential areas by developing new building typologies.

Prime locations have orientation and structuring roles. They are visible locations on a bigger scale without being necessarily particularly accessible from the street level.





Infobox Potzdammer Platz Berlin DE



Badeschiff summer Berlin DE



Wimby Hoogvliet Rotterdam NL



Blauw huis Florentijn Hofman Rotterdam NL



Freitag flagship store Zurich CH



Kennedy business center KCAP Eindhoven NL



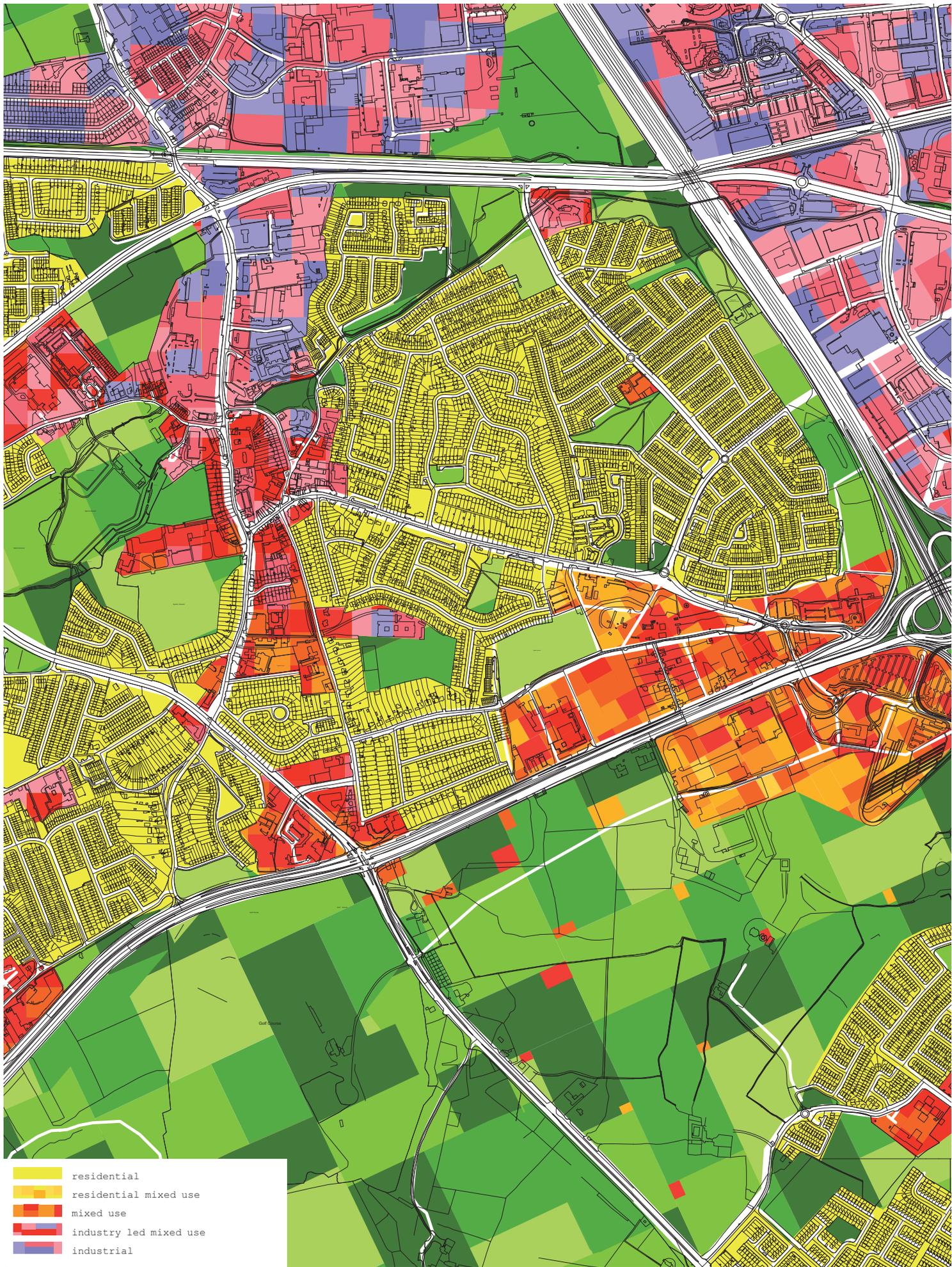
De Landtong CIE Rotterdam NL



Stadstuinen KCAP Rotterdam NL



Witte Keizer KCAP Rotterdam NL



Overlay zoning on existing

