



view of the harbour basin and the characeristic silo building

**CATEGORY** strategic/urban/architectural  
**TEAM REPRESENTATIVE** architect or urban planner or landscaper  
**LOCATION** ASSEN HAVENKWARTIER  
**POPULATION** City 67,000 inhab. **Conurbation** 200,000 inhab.  
**STRATEGIC SITE** 23 ha **SITE OF PROJECT** 1,3 ha  
**SITE PROPOSED BY** the municipality of Assen  
**OWNER(S) OF THE SITE** the municipality of Assen and private owners  
**COMMISSION AFTER COMPETITION** possible design of housing with access at ground level by the water or an apartment building on the waterfront

**HOW THE SITE CAN CONTRIBUTE TO THE ADAPTABLE CITY?**  
The present economic situation has altered the traditional approach to urban planning. From a “we know what’s best for you” approach to a shift whereby, coalitions are forged that encourage and entice parties to initiate developments and to invest in public space. The Municipality now invests in the first phase of Havenkwartier by means of the construction of a lock, quays and canals, thus giving impetus to the transformation and, figuratively speaking, firing the process. The study area can contribute to considering how in the present climate an industrial area can be transformed organically into a creative and lively residential-business environment, where living and working at every stage can co-exist. Activities in the available public space and temporary functions in the existing vacant buildings, should soon change and blossom the area.

**CITY STRATEGY**  
Assen’s strength as a growth-town in the North lay in its expansion with attractive, green residential environments on the town’s peripheries. For a long time Assen was able to develop in this way. In addition to this, the Council has decided to seek a robust programme of infill development and transformation in the existing town. Havenkwartier has been designated to make a fundamental contribution to this infill aspiration. It involves focusing on expanding the housing supply for a new target group. Assen’s new urban living and working environment in Havenkwartier will be developed for a consumer seeking an urban lifestyle a short distance away from amenities and nature, in a neighbourhood buzzing with life and activity. Havenkwartier as an area where people live and work and where public space occupies a prominent place in people’s lives.





Assen city centre and European site



strategic site and project sites

## SITE DEFINITION

The Havenkwartier study area is bordered to the West by Stadsboulevard/ Industrieweg, on the South/East side by the Zwolle-Groningen railway line, to the East by the sewage treatment plant and to the North by Fokkerstraat. The study area is an old, disorganised, mixed industrial area where there is still a lot of activity, but a location where the spatial impact of many of the premises and the public areas are deteriorating and run-down. There are, however, a number of exceptions in the area. The study area's geographic location is important as a connection to the centre of Assen and it has potential for connections with the residential area behind it and the National landscape of the river Drentsche Aa.

## ADAPTABILITY : MAIN ELEMENTS TO TAKE INTO ACCOUNT

The Municipality has recently had a plan drawn up for the redevelopment of this area into an urban residential neighbourhood on the waterside. This master plan envisages a desired outcome – the development of Havenkwartier in its entirety – with a more concrete infill for the first phase, Silo island. The plan was originally conceived and developed with the municipality in charge of the implementation of the plan but changing economic circumstances have led to a more flexible plan. A first phase has now been conceived that will function as a catalyst for the rest of the development in the area, with a more organic approach to the transformation. This first phase should therefore be seen as the point of departure and may be taken as definite. The study is divided into two parts. For the strategic site proposals are

expected that will facilitate the gradual transformation process. Give a convincing and distinguishing vision for living and working in surroundings that change continually. The project site concerns the elaboration on urban level of the north side of the harbour basin, including the design of two housing blocks: one apartment block and one block with ground accessed dwellings in the water.









corner Industrieweg/Dr A.F. Philipsweg



Havenkade view in the direction of Het Kanaal



view along the waterway to the harbour basin



the characteristic silo building south of the harbour basin