



CATEGORY Urban design / architecture

SITE AND TOWN

Buitenweg in Emmen

POPULATION

109,150

STUDY AREA

6.25 ha

INTERVENTION AREA

2.40 ha

PARTIES MAKING THE SITE AVAILABLE

Lefier and the municipality of Emmen

OWNERS OF THE SITE

Lefier, private individuals and the municipality of Emmen

BRIEF AFTER THE COMPETITION

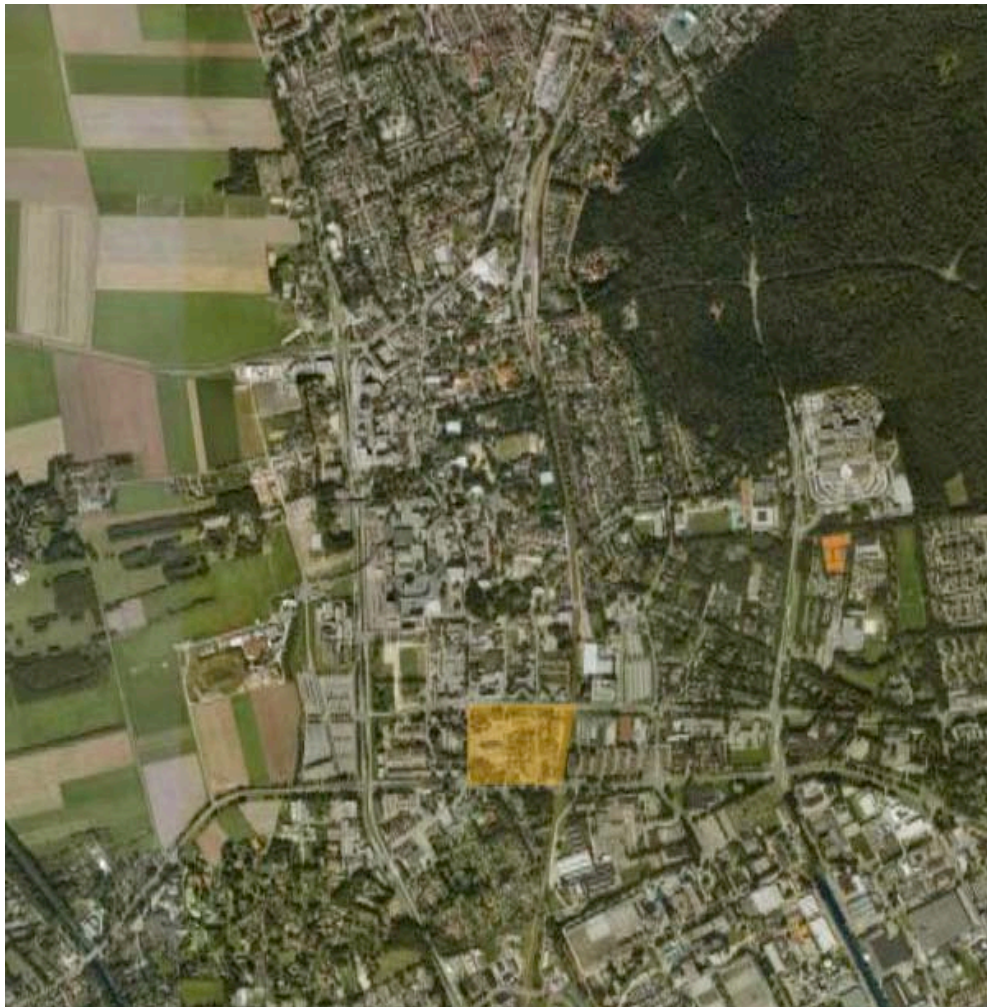
Realisation within the intervention area

Assignment

For years the European site has formed a gap in the urban structure of Emmen. For the study area, it should be indicated how specific interventions can transform this site into an attractive place in the town, with exceptional forms of housing that complement the standard housing supply in Emmen. The phasing of the transformation forms part of the assignment. In the first phase of the development Lefier housing corporation will build housing in the owner-occupied sector. The intervention area will mainly comprise housing with access at ground level creating an overall impact of urban living. Public space, linking the area up with the surrounding infrastructure and study into a minimum and a maximum variant, are expressly part of the assignment. The complexity of the assignment is increased by a number of external environmental influences.

City policy

In addition to the enormous restructuring assignment for the post-war housing estates on which Emmen is presently engaged, the assignment for the town centre in the coming years is the addition of 1,100 housing units. The European site is one of the locations where part of this assignment is to be achieved. In the “Emmen Centre 2020 Master Plan” the town council of Emmen has indicated its intention of aspiring to a more urban centre whereby three basic themes, namely “town centre, landscape and leisure”, are important. These three qualities are characteristic of the image of the town. The qualities will be given shape by relocating the *Dierenpark Emmen* zoo from the centre to “de es”, and by the redevelopment of the old zoo location and the layout of the zone between the old and the new location.



Site description

The study area is situated on the southern side of the centre of Emmen and it is bordered by three area access roads and the railway. This creates ease of access, but isolates the location.

The area is bordered on the western side by a large block of buildings dating back to the eighties, in which shops are established. The car park belonging to the block is used infrequently because parking is free of charge on the undeveloped site to the rear. The halls on the southern side of the study area will, in time, become vacant and they will be demolished. The railway on the eastern side does cause some noise nuisance, as do the roads on the northern and southern side. The planning should take this into account. The church will possibly fall into disuse with the passing of time. Demolition or re-designation are options. The vicarage belonging to the church is in private hands, as is the housing situated on the site. The presence of both the vicarage and the housing should be taken into account

for the time being. For part of the study area the existing building plan should be taken into account.

New urban mobility

Emmen is a car-friendly town. The point of departure is easy access by car and accessibility. Access to the site and parking facilities are designed and superimposed on this. Van Schaikweg and Dordsestraat have the status of area access roads. Traffic flows take place at these points. Many facilities are accessible by foot or by bike. Connection to the fine-meshed urban network can stimulate slow traffic.

New social life

The residents in the municipality live mainly in the centre of Emmen which, with its amenities and facilities, fulfils an important regional function.

Through the addition of apartments, in recent years many senior citizens have moved into the centre, creating considerable population ageing. In order to achieve a more balanced age distribution in the centre the Buitenweg site should become attractive for starters and families.

New sustainability

The municipal policy for sustainability and climate links up with the "Open green town" concept, stemming from the original open organic growth of Emmen, closely interwoven with the landscape. The water is managed according to the principle of "retention, storage and drainage". This should become visible in the town centre. The clustering of water and green spaces, whilst respecting the natural and cultural-historical situation, is in harmony with this aspiration.

Emmen– Nederland – europan 10



Intervention area



Free car park on the intervention area
Buitenweg from south to north

Existing housing
Halls on the southern side of the study area