# Deventer - Nederland - europan 11 HARBOUR DISTRICT TRANSFORMATION




**CATEGORY** Urban design/architecture

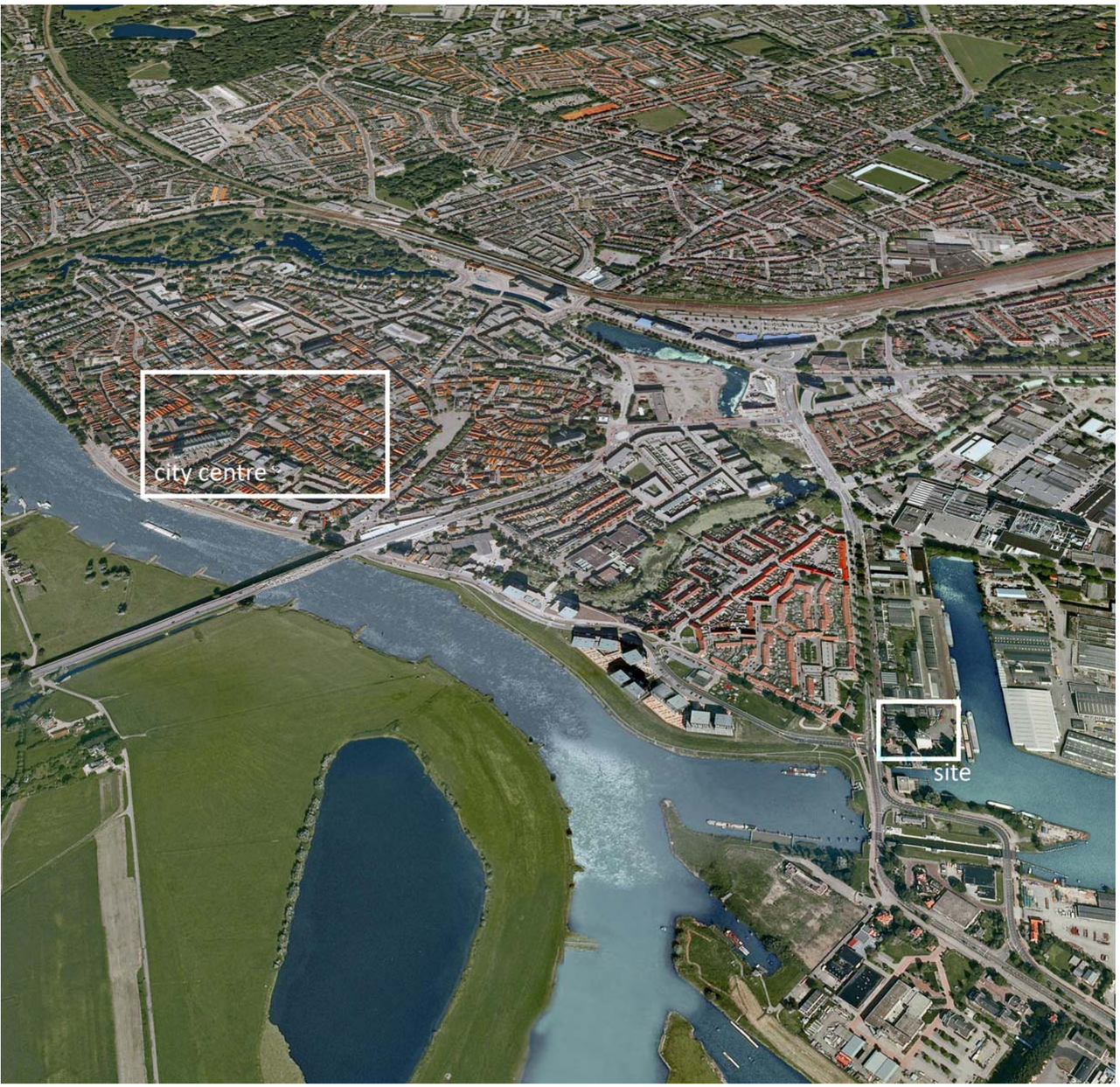
**LOCATION** Deventer - Havenkwartier, “de Silo's” sub-area
**POPULATION** 100,000
**STRATEGIC SITE** 8,600 $m^2$ **SITE OF PROJECT** 3,600 $m^2$
**SITE PROPOSED BY** Municipality of Deventer
**OWNERS OF THE SITE** Municipality of Deventer and developer

**COMMISSION AFTER THE COMPETITION** Municipality of Deventer sold the site to a developer and will do its best to have the winning design realised

**TRANSFORMATION OF SITE**
Once you pass the silos at the lock, then you are really in Deventer. These buildings are not officially listed buildings, but are well-known landmarks for the local population. This is why it has been decided to preserve and reuse these buildings. The assignment focuses on the transformation of the “Hoge Silo” – with demolition out of the question – and new development on the wharf as a contemporary extension of the industrial ensemble. The programme is mixed use: innovation and production, culture, entertainment and housing. The municipality of Deventer has opted for gradual transformation: existing industrial and maritime functions are not pushed aside, but complemented. Its strength lies in spontaneous creation. Character needs to be developed. The design for the silos should symbolise this slow dynamism!

**CITY STRATEGY**
The policy for Havenkwartier in Deventer marks a turning point. No large-scale “all in one go approach” in which so many Dutch towns and cities have become entangled, but a genuine choice for organic development with plenty of space for spontaneous initiatives. These initiatives can expressly have a permanent or temporary character (one, five or ten years). Temporary initiatives have the advantage that they provide more scope for experimentation – with a lower initial investment. This is essential for genuine cultural, economic and ecological regeneration. Consequently, Deventer sees sustainable development not so much as the “high-tech dream” of big property developers, but as an interactive strategy of smart reuse, daring to experiment and the stimulation of creativity among inhabitants, students and entrepreneurs.

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**SITE DEFINITION**
Deventer is a famous Hansa town on the River IJssel. The old town centre has one of the finest squares in Europe. The residential areas are situated to the north of the town centre, on the dry sand. The wet river bed was gradually developed for the purpose of docks and industry. Burgomaster De Boer took the initiative of excavating the first dock in 1920. This dock was such a success that a second and third dock inlet were constructed. The elongated dock basins lie north-south: the buildings protect against the prevailing wind. This no-nonsense logic is typical of the entire area: always functional, without frills. The dock is still used by commercial shipping and this will continue in the future. However, the buildings have to a large extent lost their original function. This does not mean that they are uninhabited. The complexes have been discovered by a colourful palette of artists, creative entrepreneurs etc. The silos are the supreme eye- catchers. The Zwarte Silo dates back to 1924, the Hoge Silo and the accompanying elevator building date back to 1961. It was once the highest sliding formwork in the Netherlands and has turned out to be an elegant and visually-dominant landmark of Deventer.

**NEW MOBILITY**
The Dutch are highly-dependent on the car. This is the reason why the municipality of Deventer aspires to a sustainable mobility network, promoting transfer between modalities (car-bike-water taxi-train-bus) and environmentally-friendly freight transportation by water. The municipality welcomes new ideas in this field, but they must be extremely convincing. Only then can there possibly be a reduction in the minimum number of parking spaces required in Havenkwartier.

**NEW WAYS OF LIFE**
A coproduction of present and new inhabitants, artists and entrepreneurs determine the composition of Havenkwartier. In principle, every initiative is welcome. Professional developers have an additional role to play, for example, in the re-designation of buildings such as the silos. This is why Deventer welcomes suggestions for achieving maximum synergy in buildings and in the public space.

**NEW SUSTAINABLE DEVELOPMENT**
The ecological diversity in dockland areas is, generally speaking, surprisingly large. The water quality in the docks is reasonable, although past soil pollution still leaches out. A peregrine falcon, a protected bird species in the Netherlands, nests on top of the Hoge Silo. Deventer is ambitious in the field of durability, as is evidenced by the reuse of existing buildings in Havenkwartier.

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View from the south-east


Silo seen from mr. H.F. de Boerlaan


Installation in disuse


Creative atmospere on the site