

Project Presentation

Proposed Extension and Renovation to Leidsenhage SC

12TH April 2013

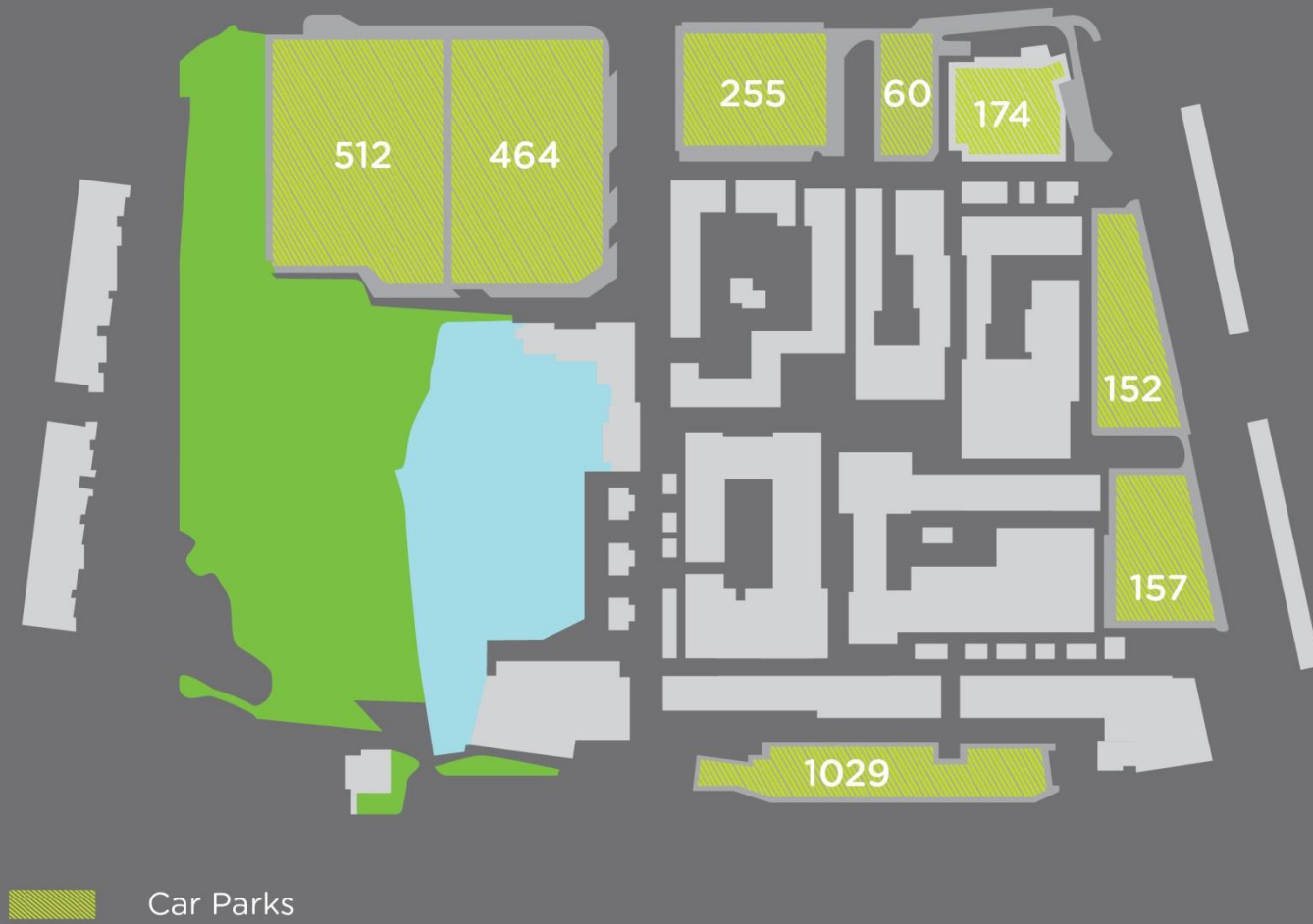
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Existing Site Analysis

02_EXISTING SHOPPING CENTRE

PARKING SPACES



CYCLE ROUTE/ PEDESTRIAN ROUTES



03_EXISTING SHOPPING CENTRE

DELIVERY AND COLLECTION



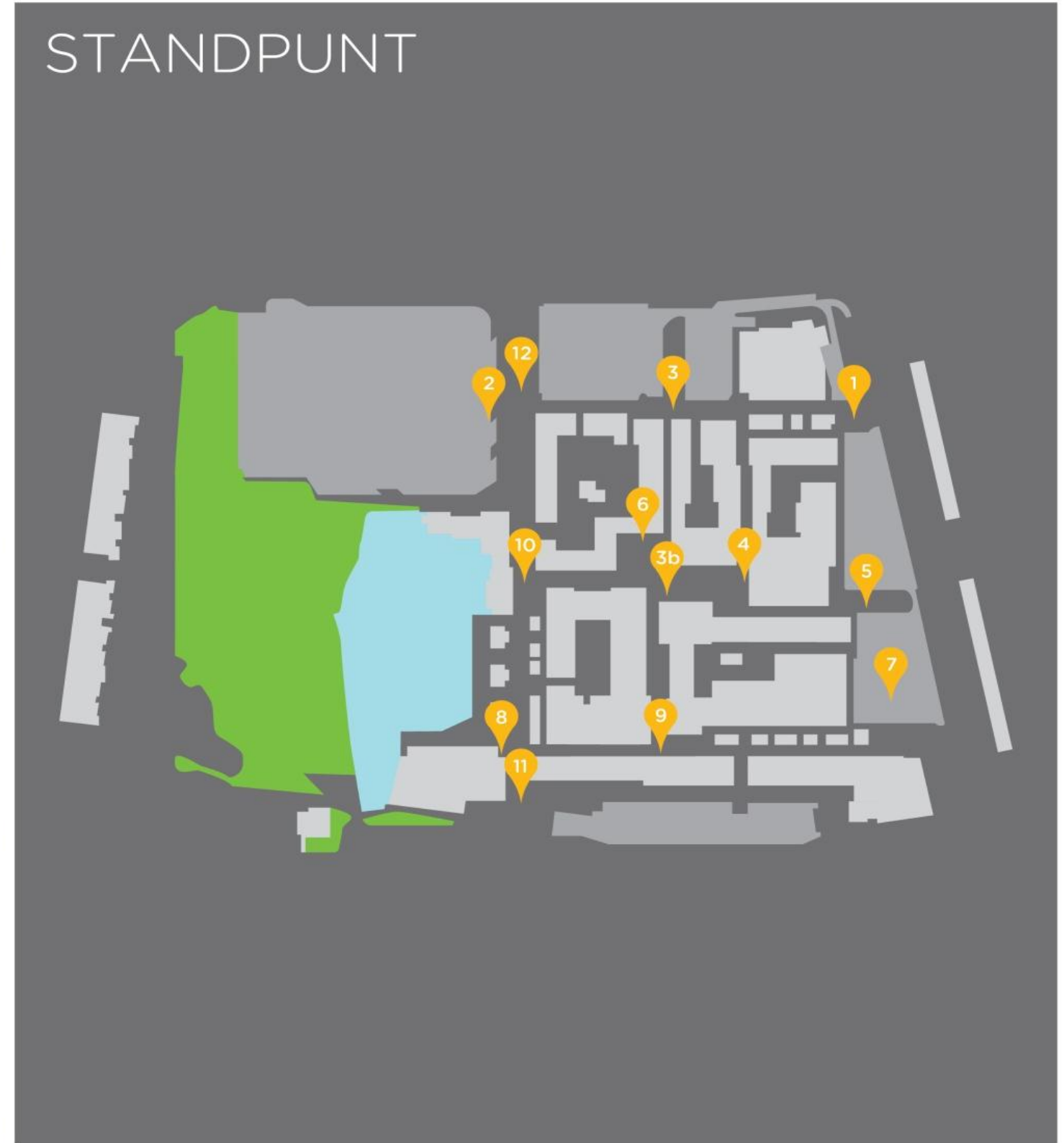
→ Delivery and Collection Routes

MALL WIDTHS

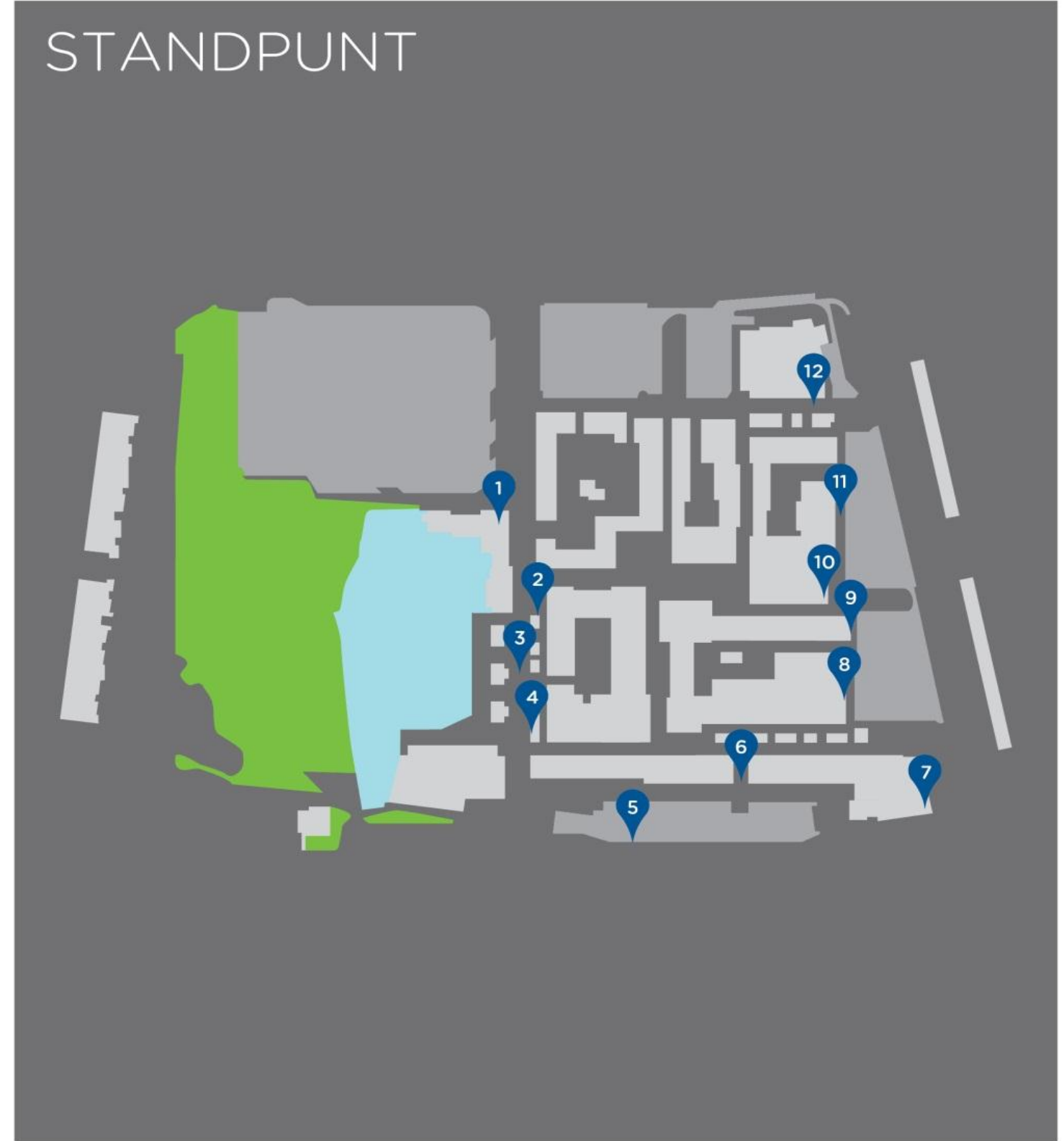


— Mall Widths

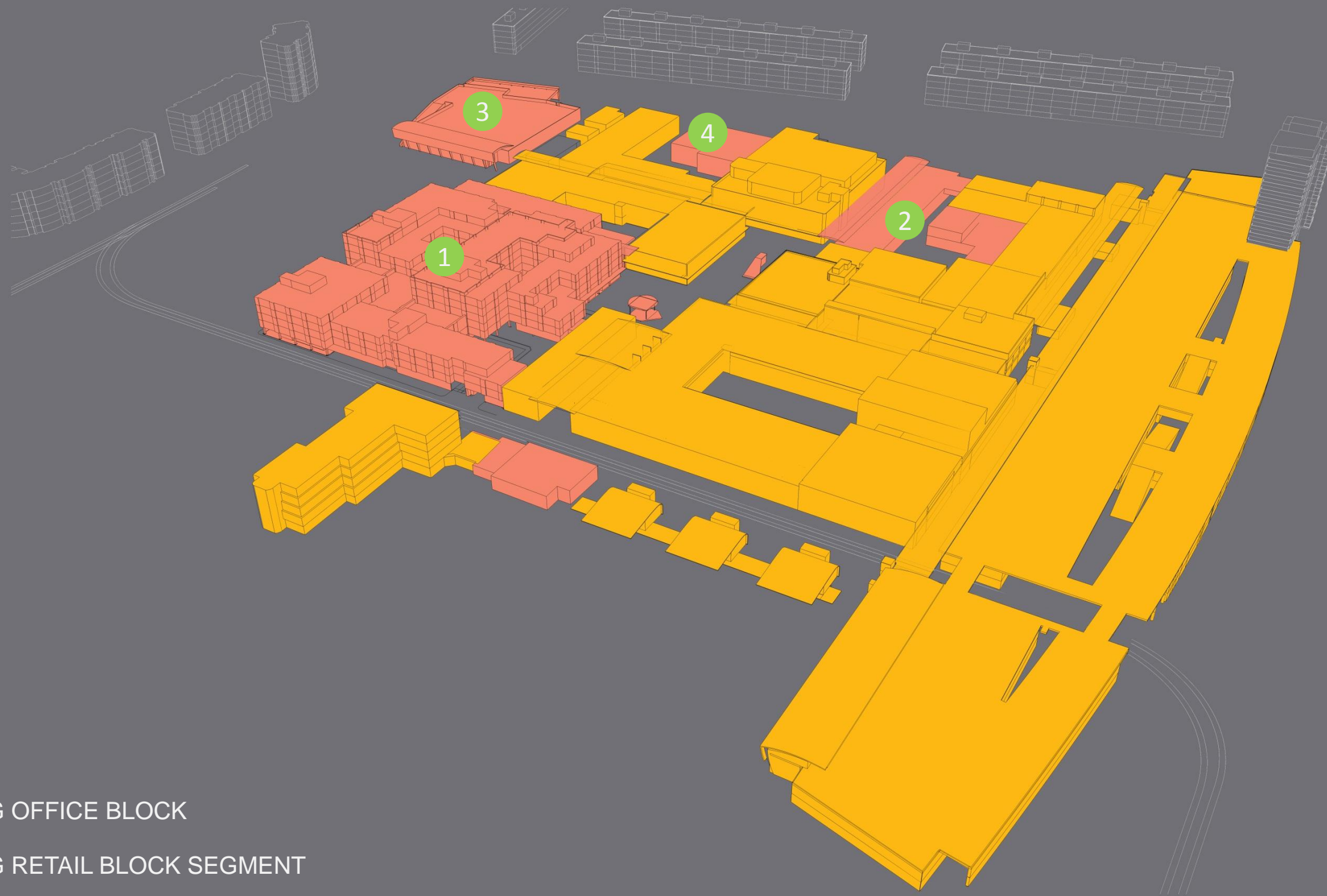
04_EXISTING SHOPPING CENTRE



05_EXISTING SHOPPING CENTRE

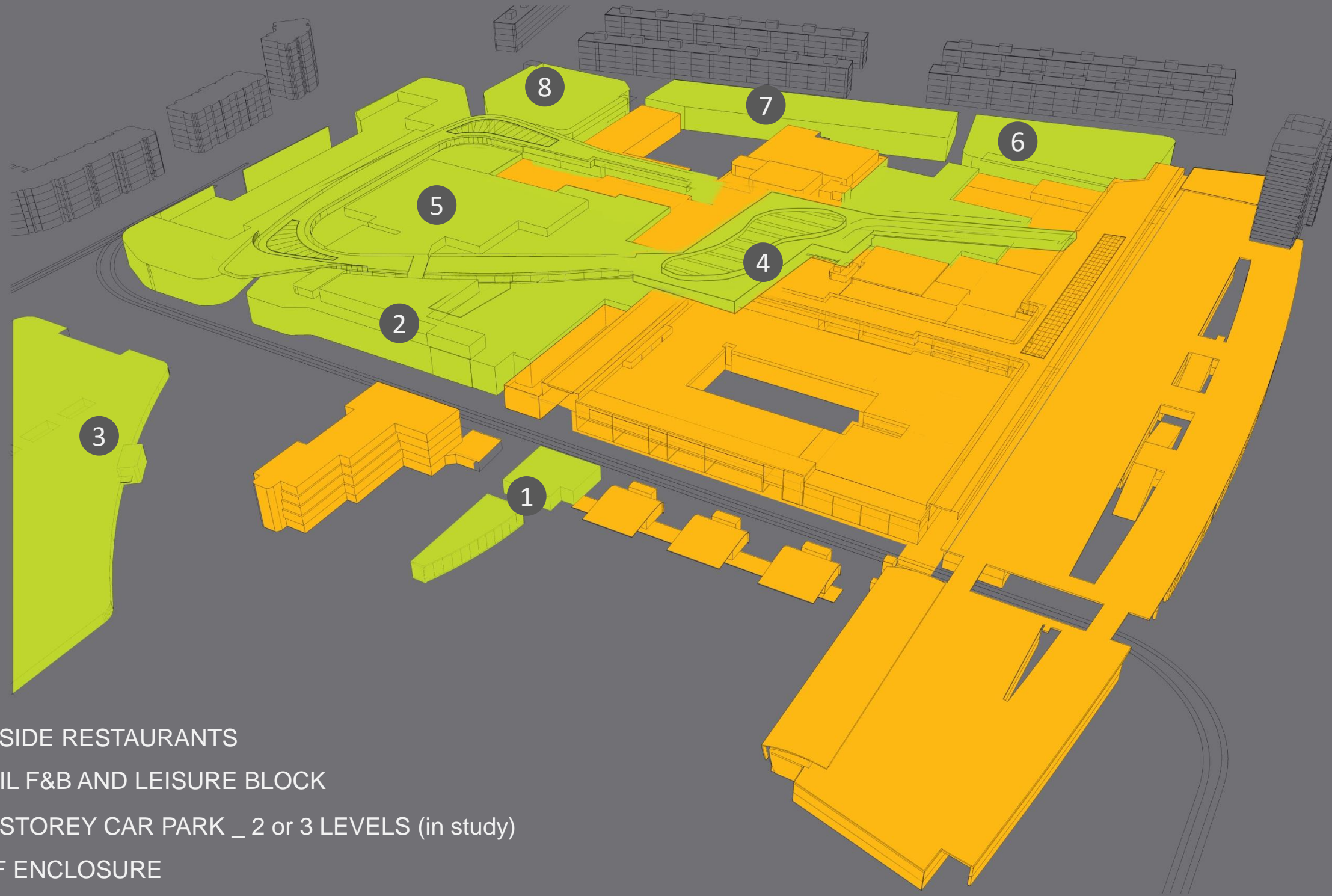


06_EXISTING SHOPPING CENTRE_EXISTING AND DEMOLISHED

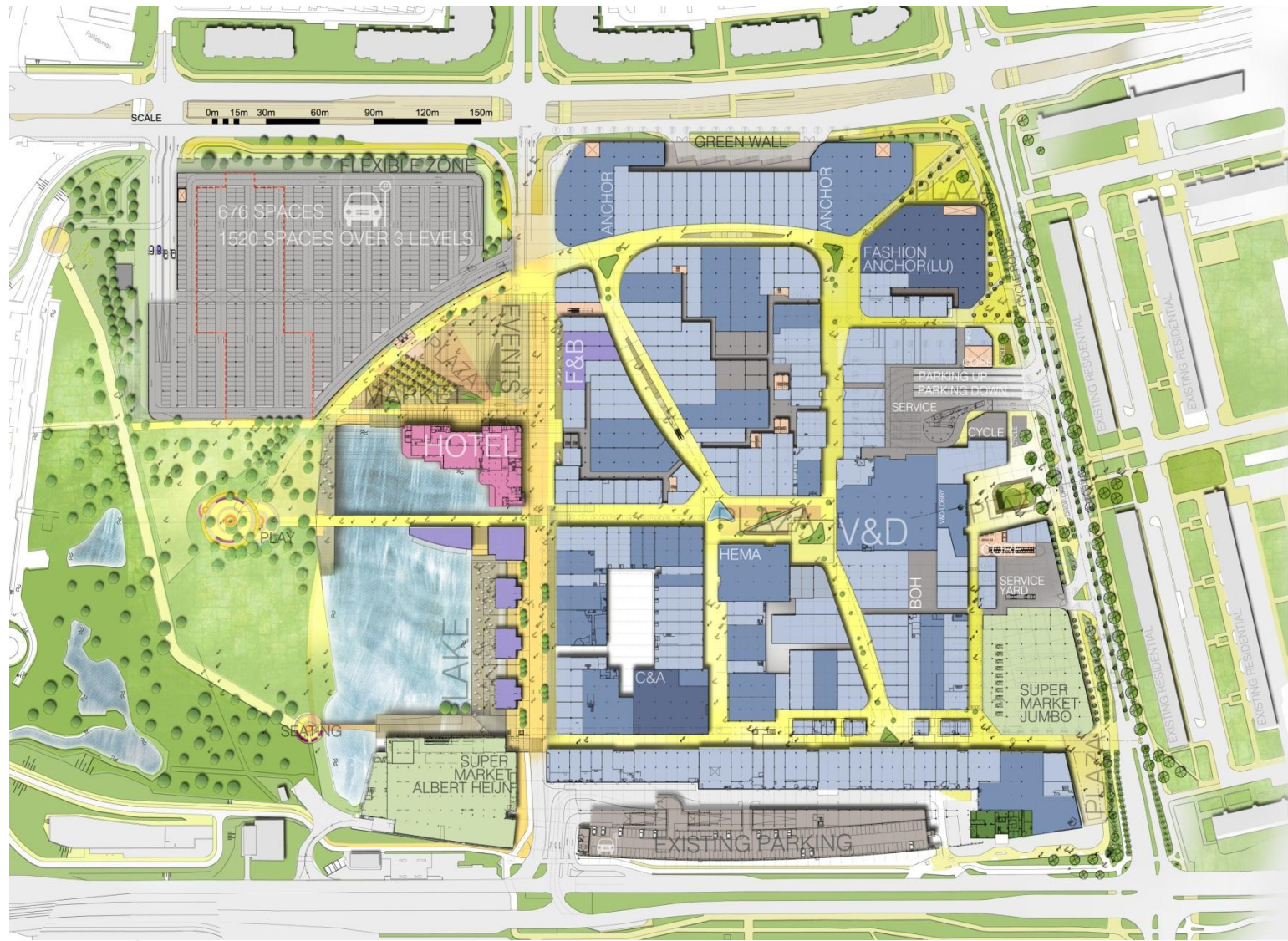


- 1 EXISTING OFFICE BLOCK
- 2 EXISTING RETAIL BLOCK SEGMENT
- 3 EXISTING RETAIL BLOCK SEGMENT
- 4 EXISTING JUMBO

07_EXISTING SHOPPING CENTRE_EXISTING AND PROPOSED



- ① NEW LAKESIDE RESTAURANTS
- ② NEW RETAIL F&B AND LEISURE BLOCK
- ③ NEW TWO STOREY CAR PARK _ 2 or 3 LEVELS (in study)
- ④ NEW ROOF ENCLOSURE
- ⑤ NEW RETAIL AND CINEMA BLOCK
- ⑥ NEW JUMBO
- ⑦ NEW MULTI STOREY SILO CAR PARK_4LEVELS
- ⑧ NEW FASHION ANCHOR



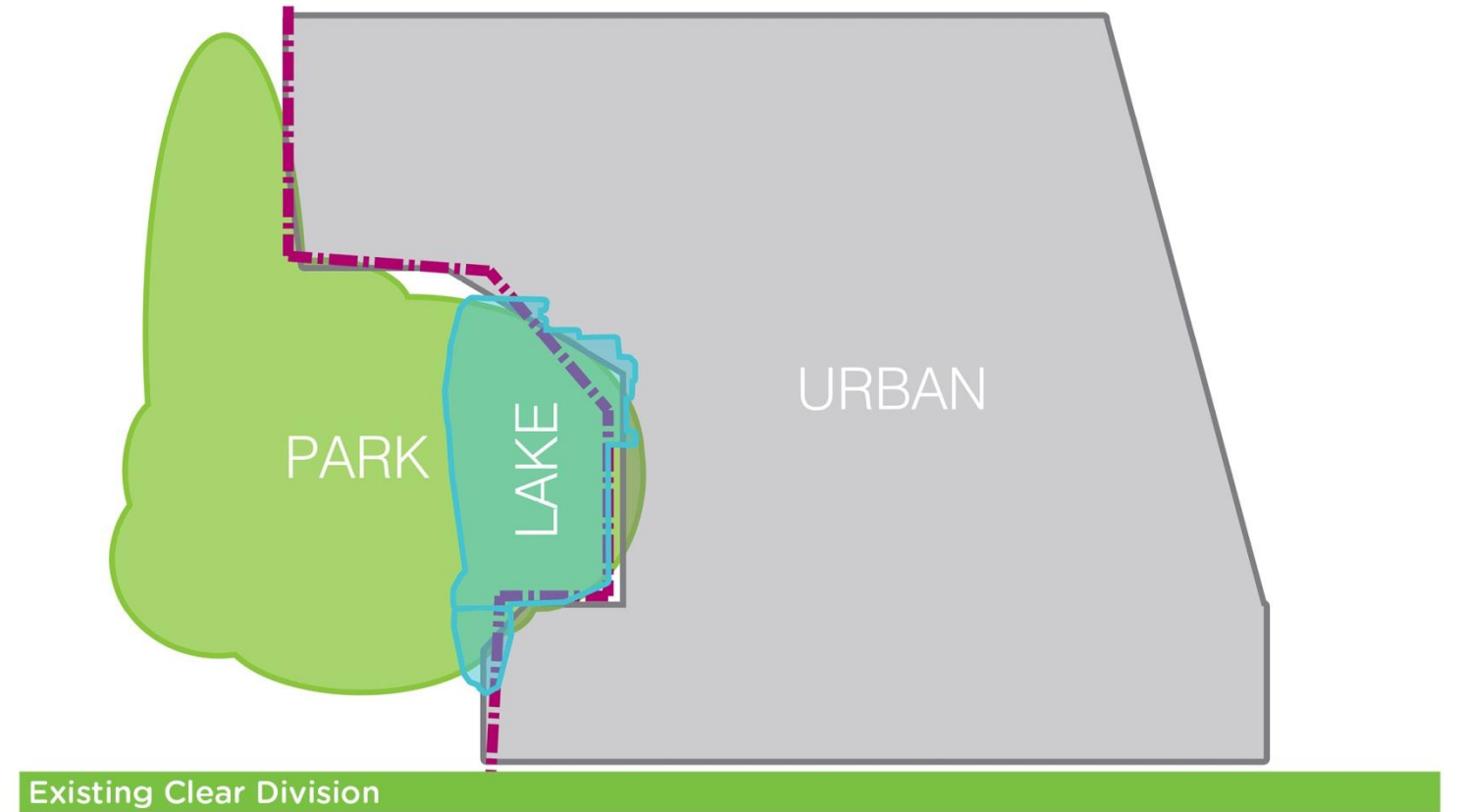
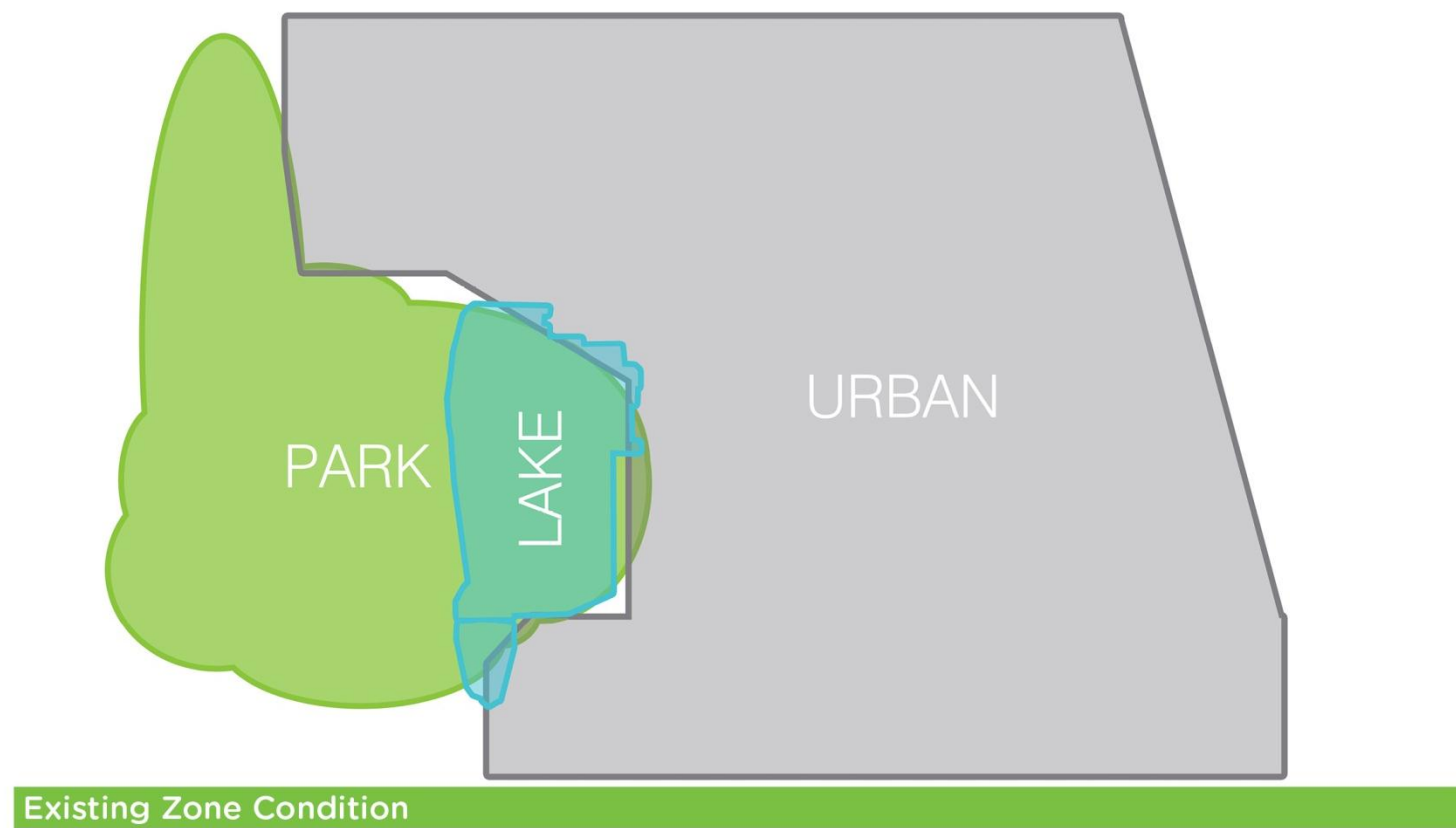
Na herontwikkeling



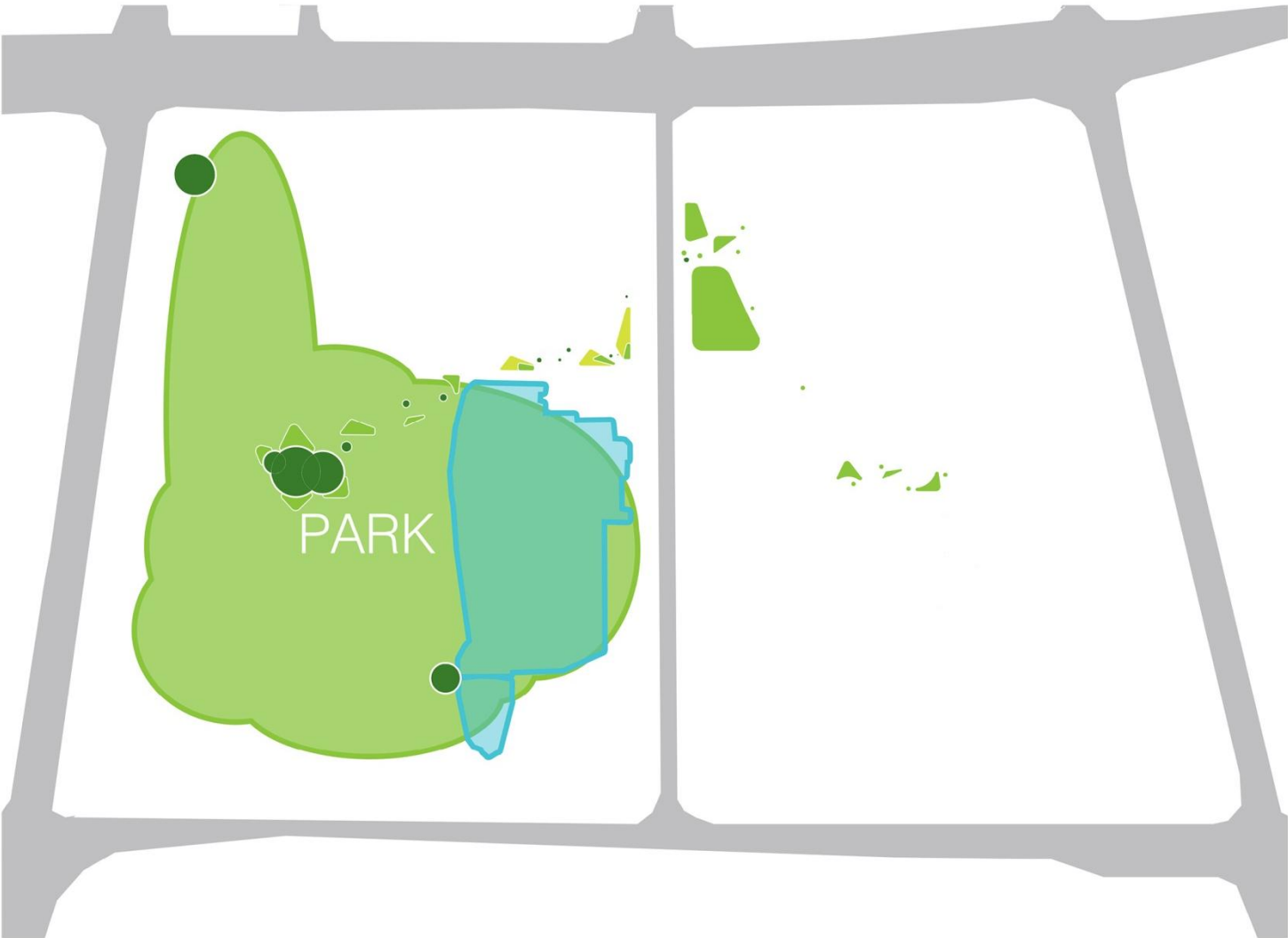
Voor herontwikkeling

Masterplan concept

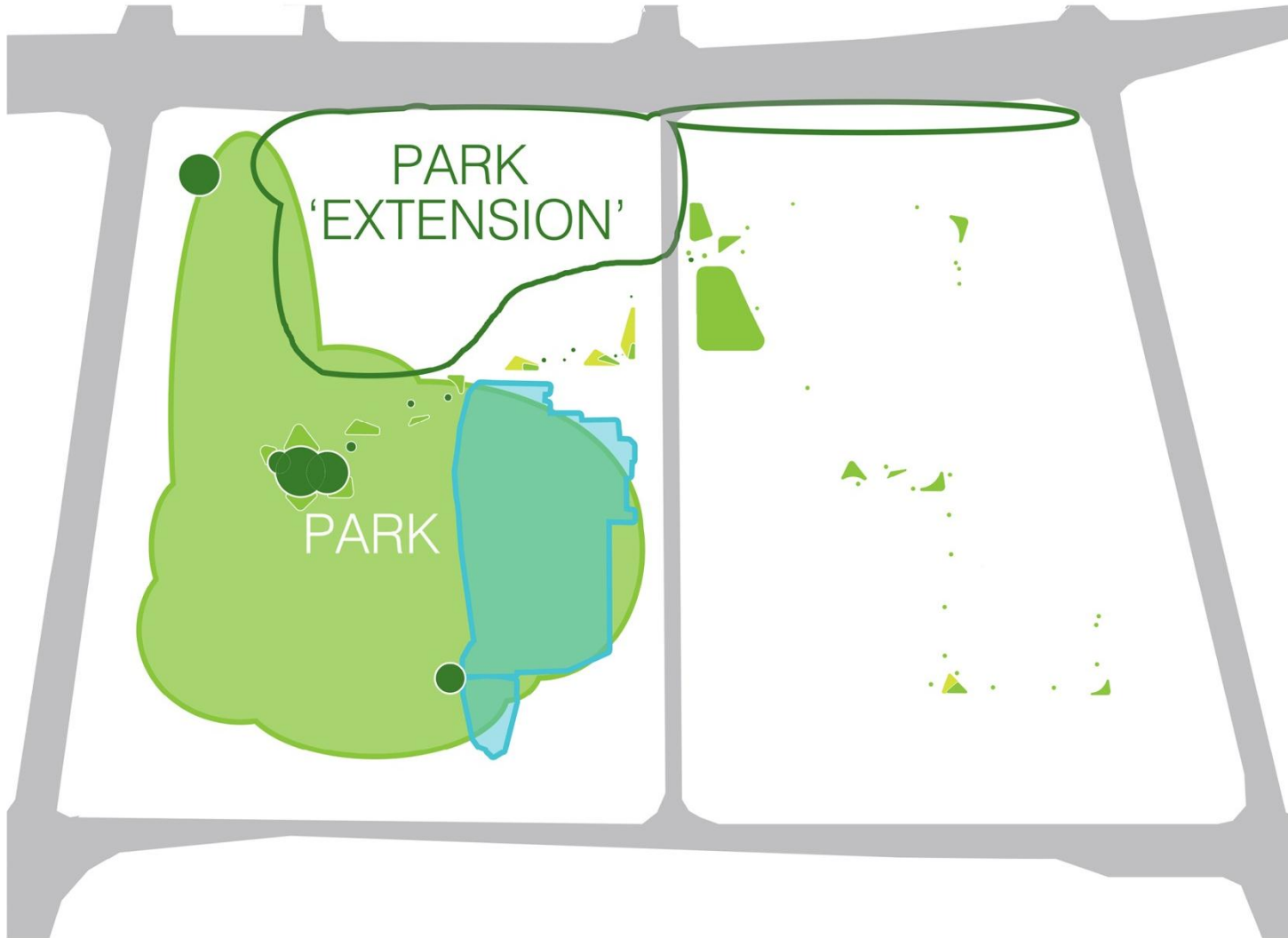
09_EXISTING SHOPPING CENTRE_MASTERPLAN DIVISIONS



10_PROPOSED CONCEPT_GREEN COLONISATION



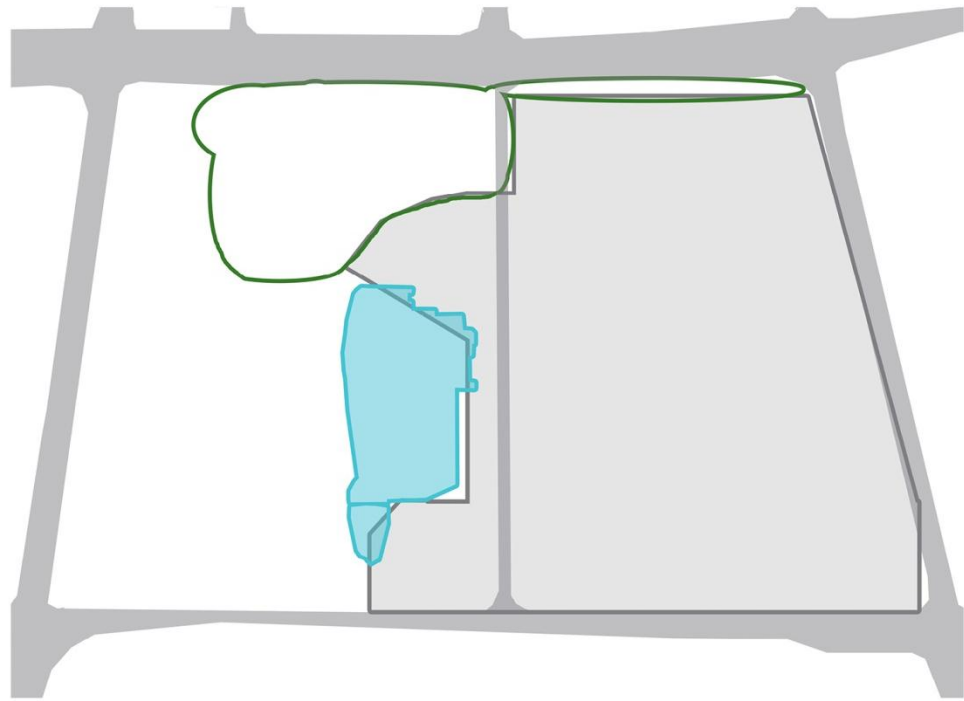
Feature Landscaping to South East and North East Entrance



Landscaped Car Park and Green Space

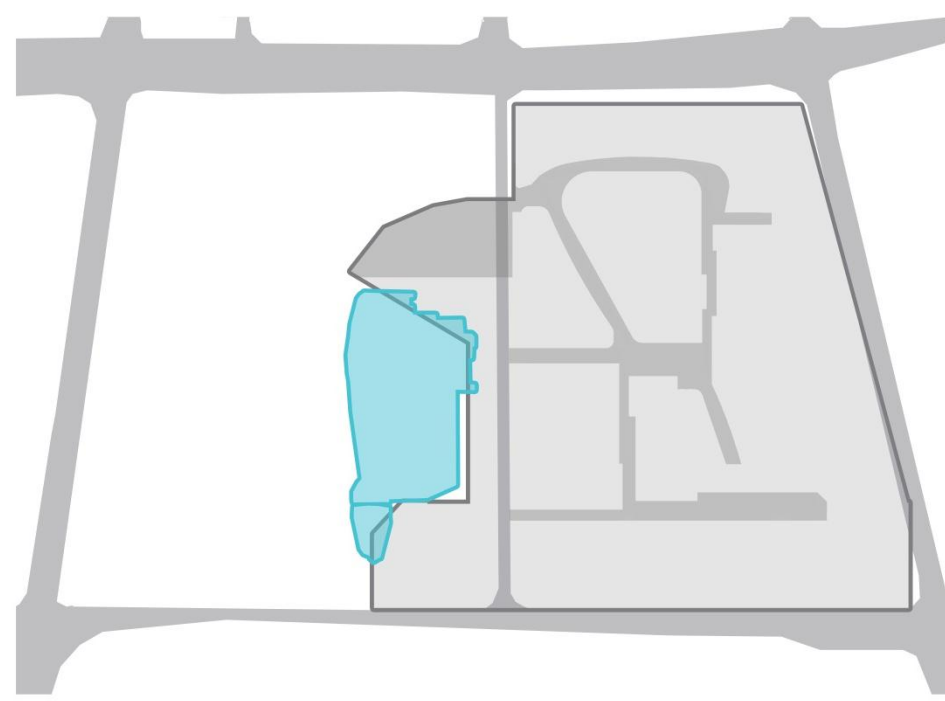


11_PROPOSED CONCEPT_URBAN REACTION



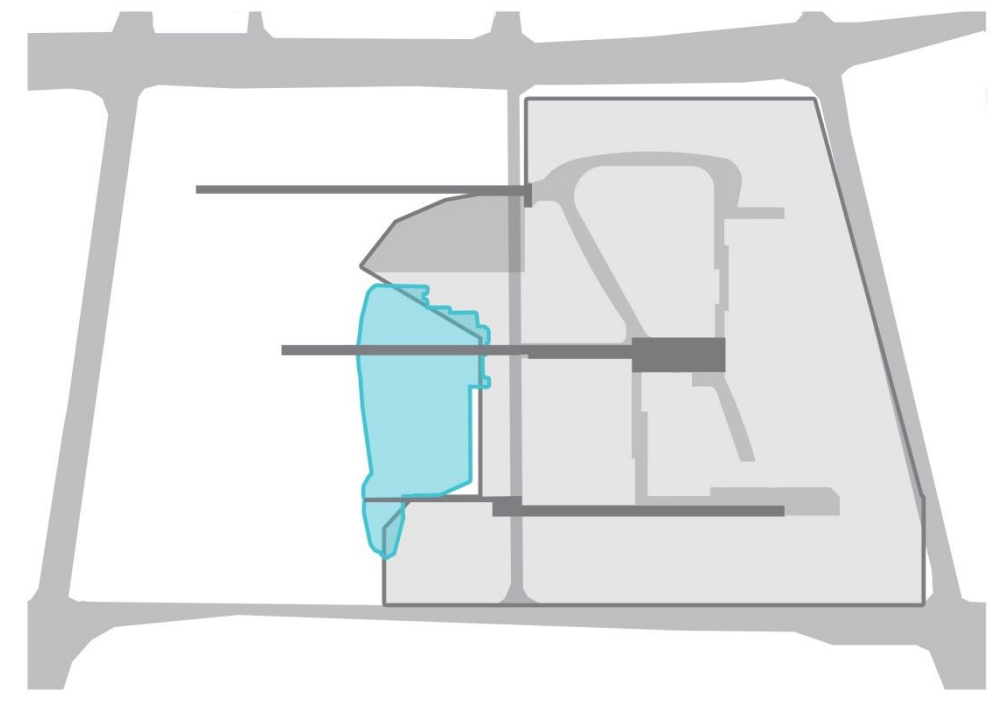
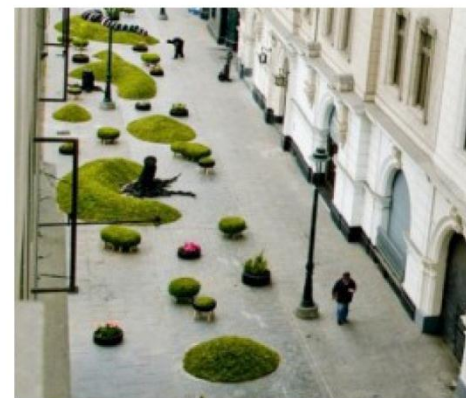
Urban Retreat

Allows for park growth and a re-balancing of park and urban areas



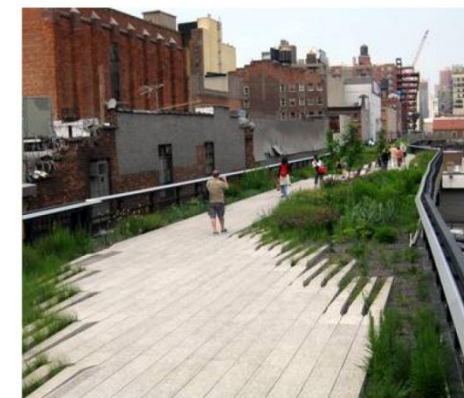
Proposed Key Urban Spaces

Respond to the proposed new retail circuit, the opening of park vistas and the enhancement of existing urban spaces



Rectilinear Urban Spread

Fingers of the 'urban' reach into the park forming clear park connections in the form of pedestrian routes/bridges



12_PROPOSED CONCEPT_THE URBAN GARDEN



13_PROPOSED AERIAL VIEW_THE URBAN GARDEN



Benoy

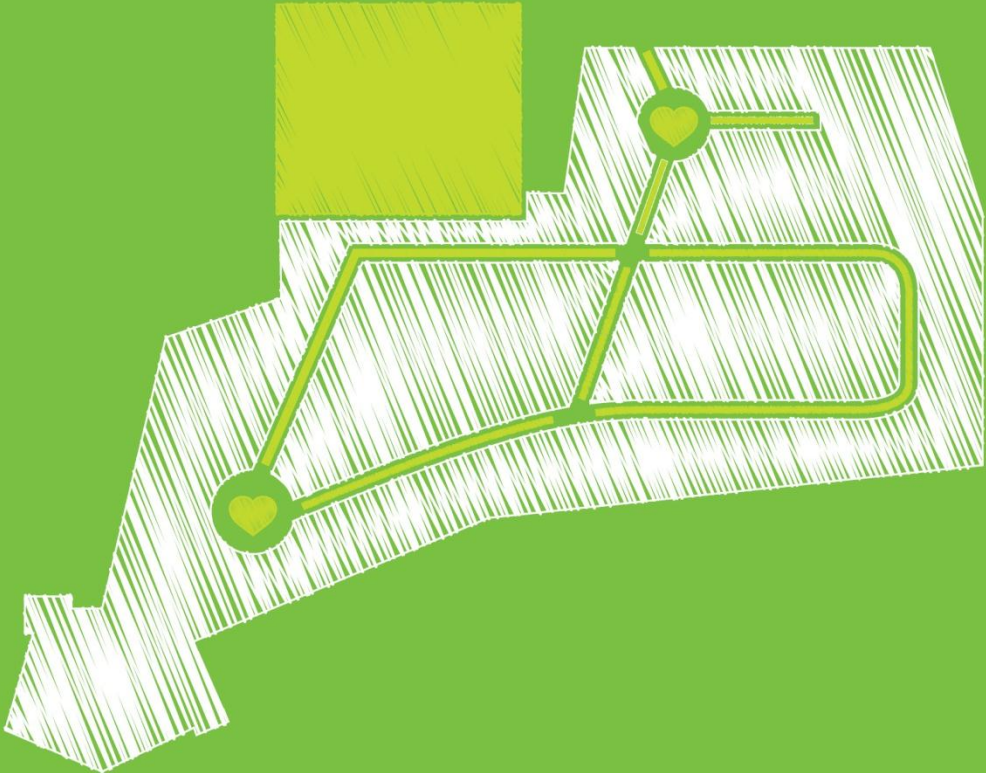
Retail concept

www.benoy.com

15_RETAIL SCHEME COMPARISON



Bluewater, Kent, UK



Aéroville, Paris, France

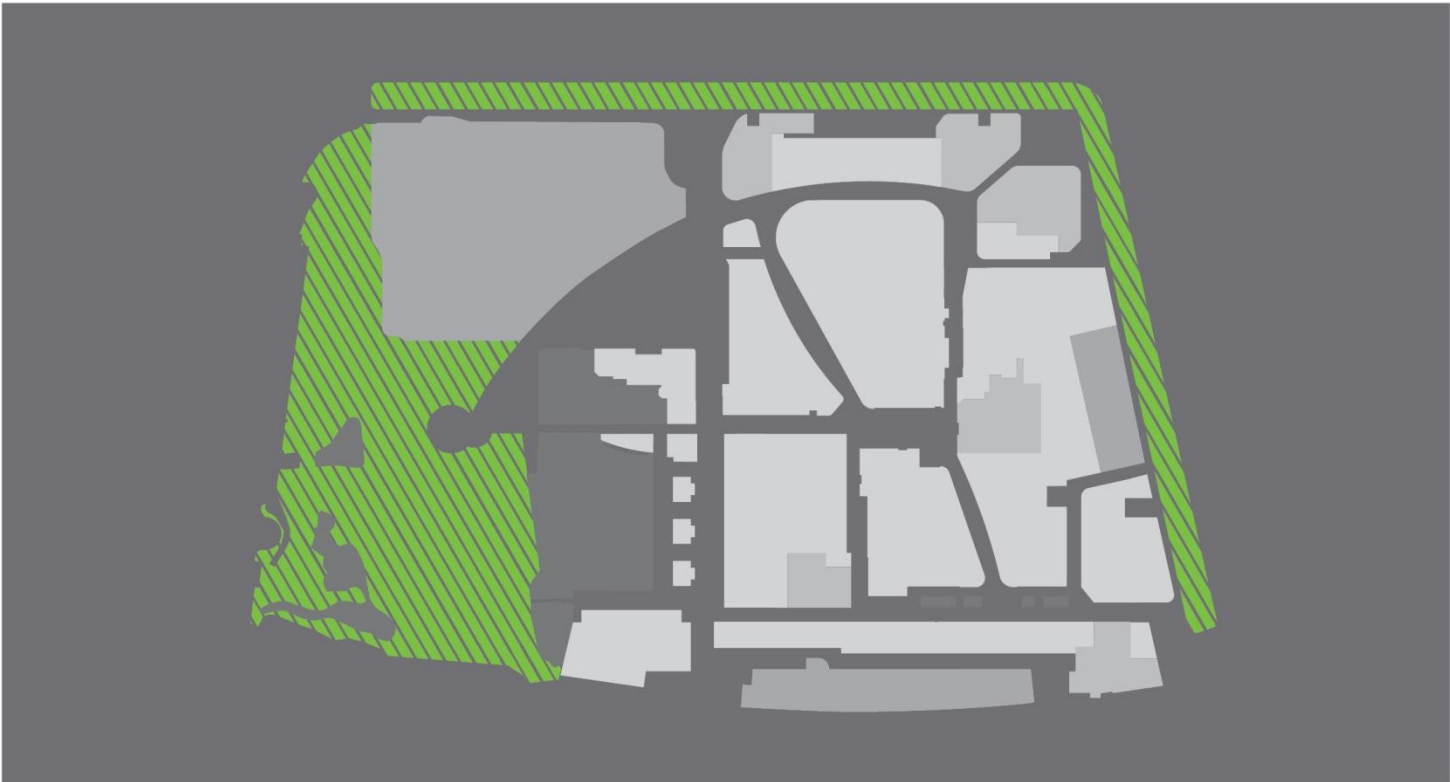


Westfield London, UK



Leidsenhage, Holland

18_URBAN RESPONSE



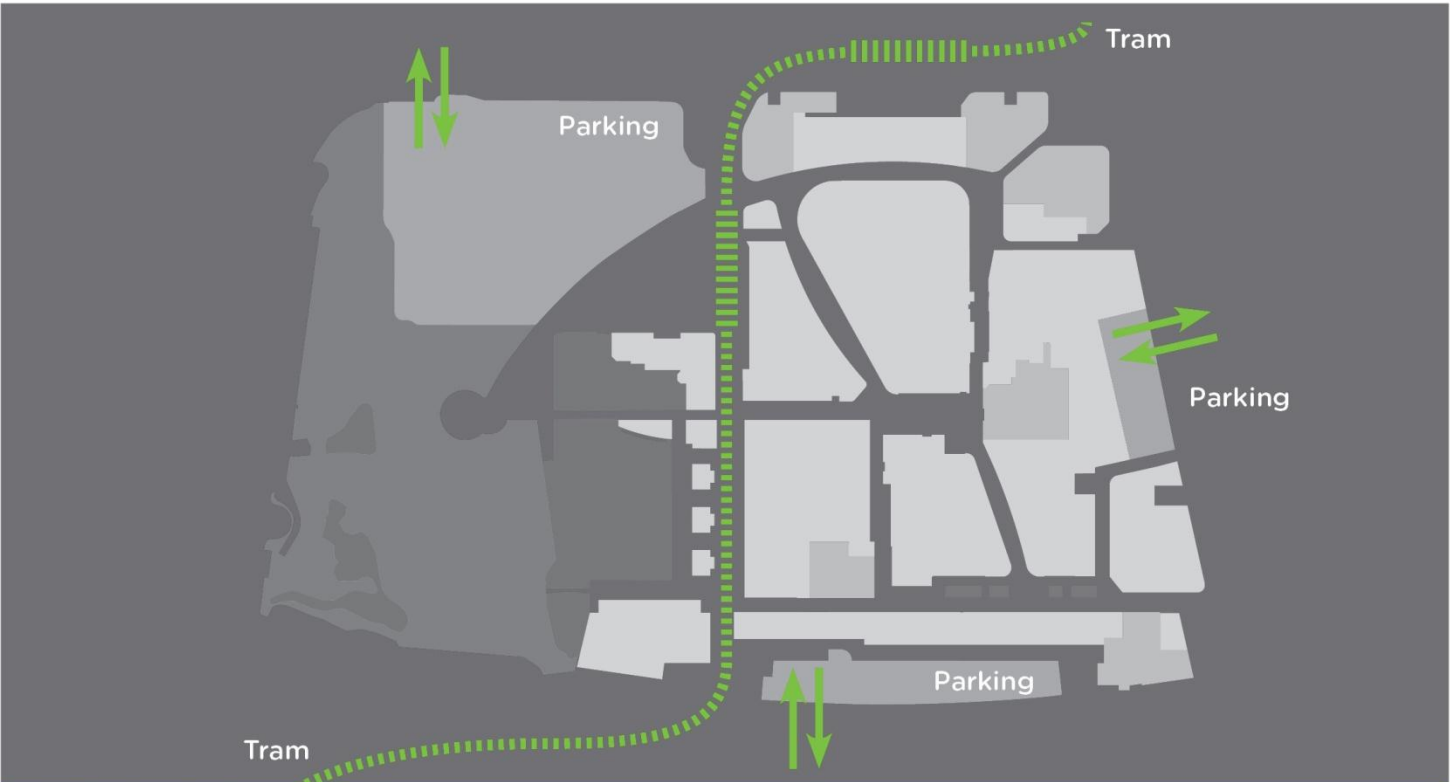
Greening the Site



Scheme Permeability



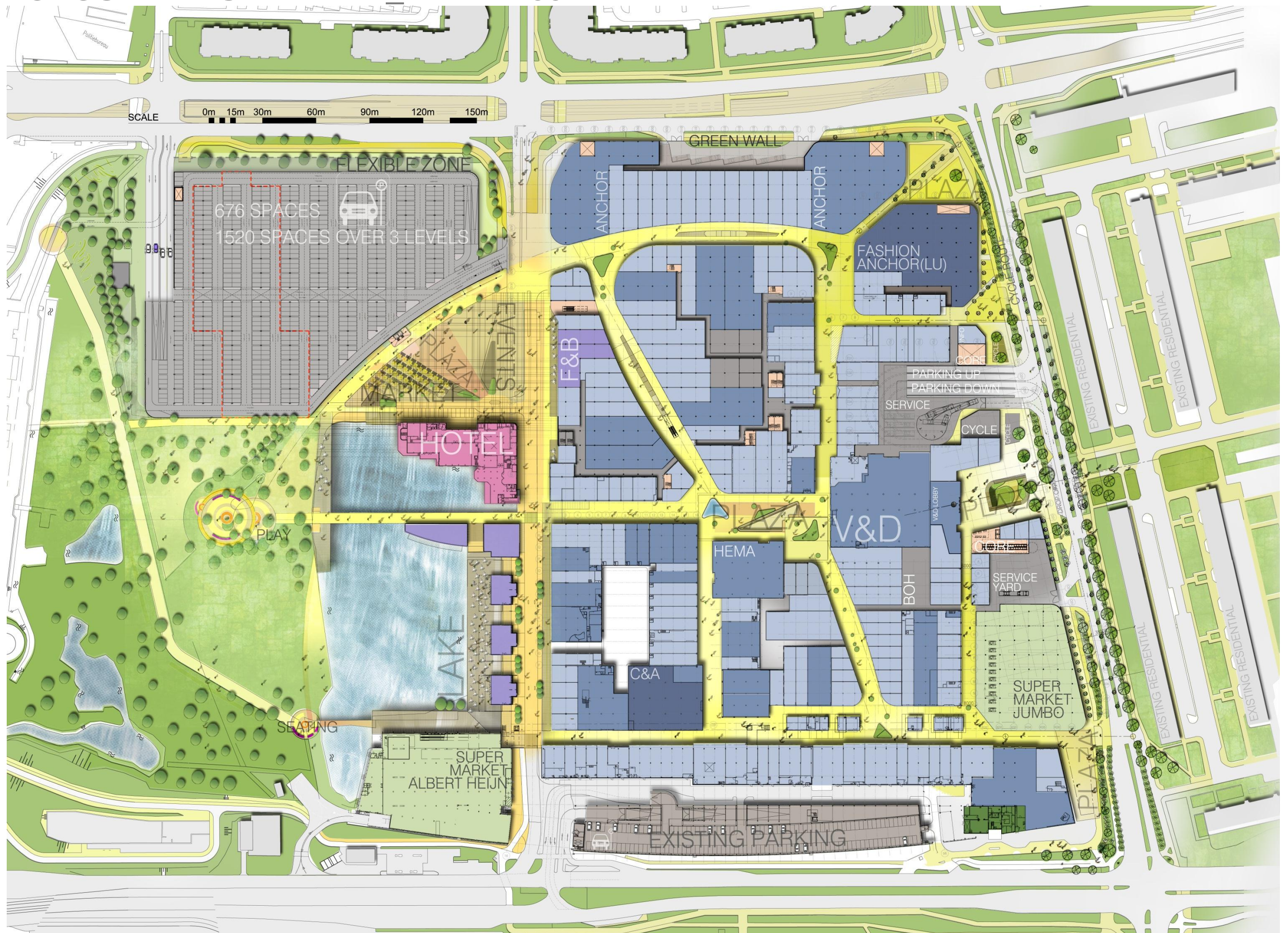
Public Open Spaces



Traffic Analysis

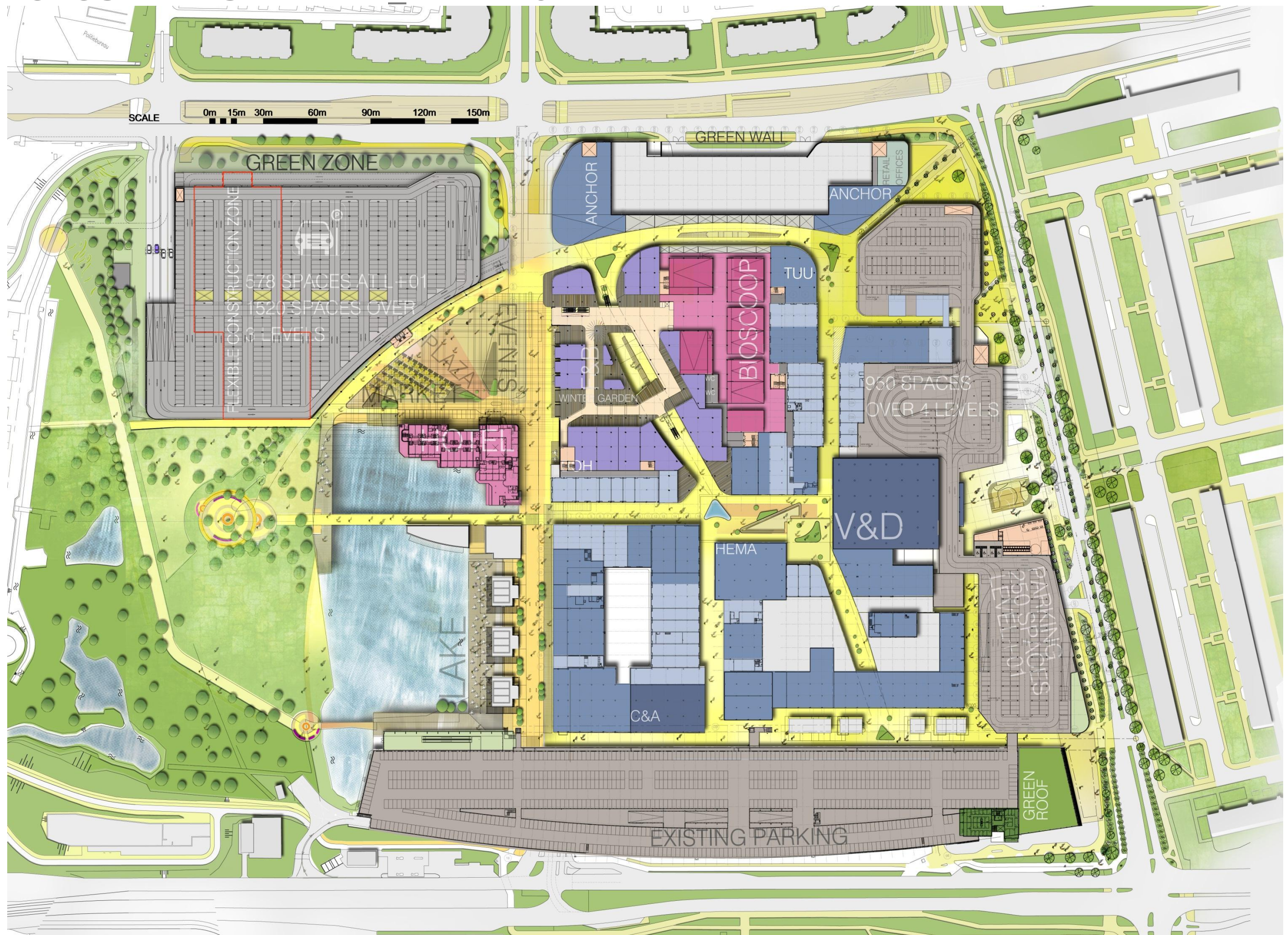
Proposed Masterplan

01_PROPOSED MASTERPLAN_LEVEL +00

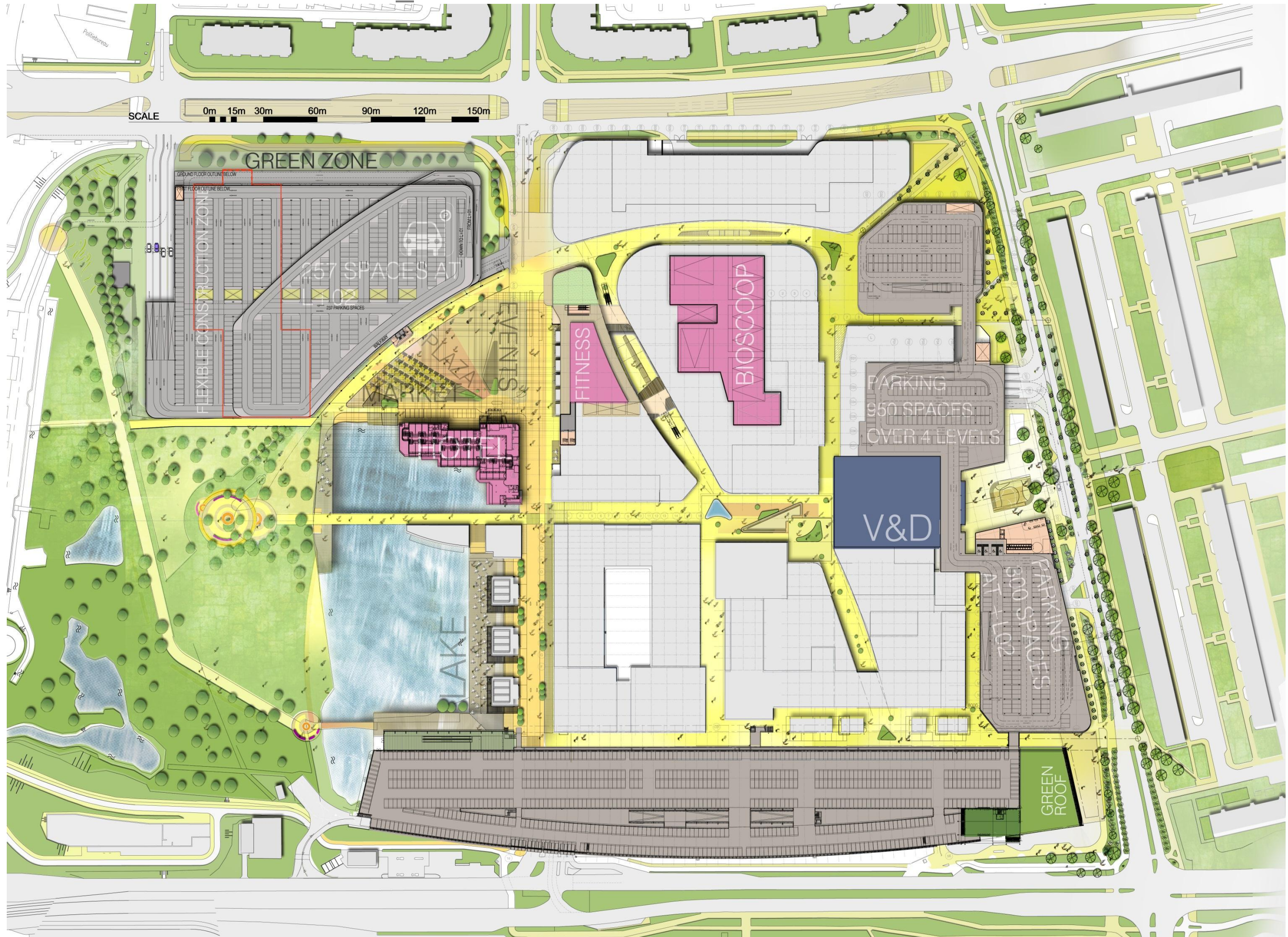


(*) ontwerp parkeren p9/p10 in studie: capaciteit 1500-1550 parkeerplaatsen (2-of 3 lagen) in samenhang met enige afstand van de Heuvelweg en ondergrondse kabels en leidingen (zie gebiedsvisie blz 63)

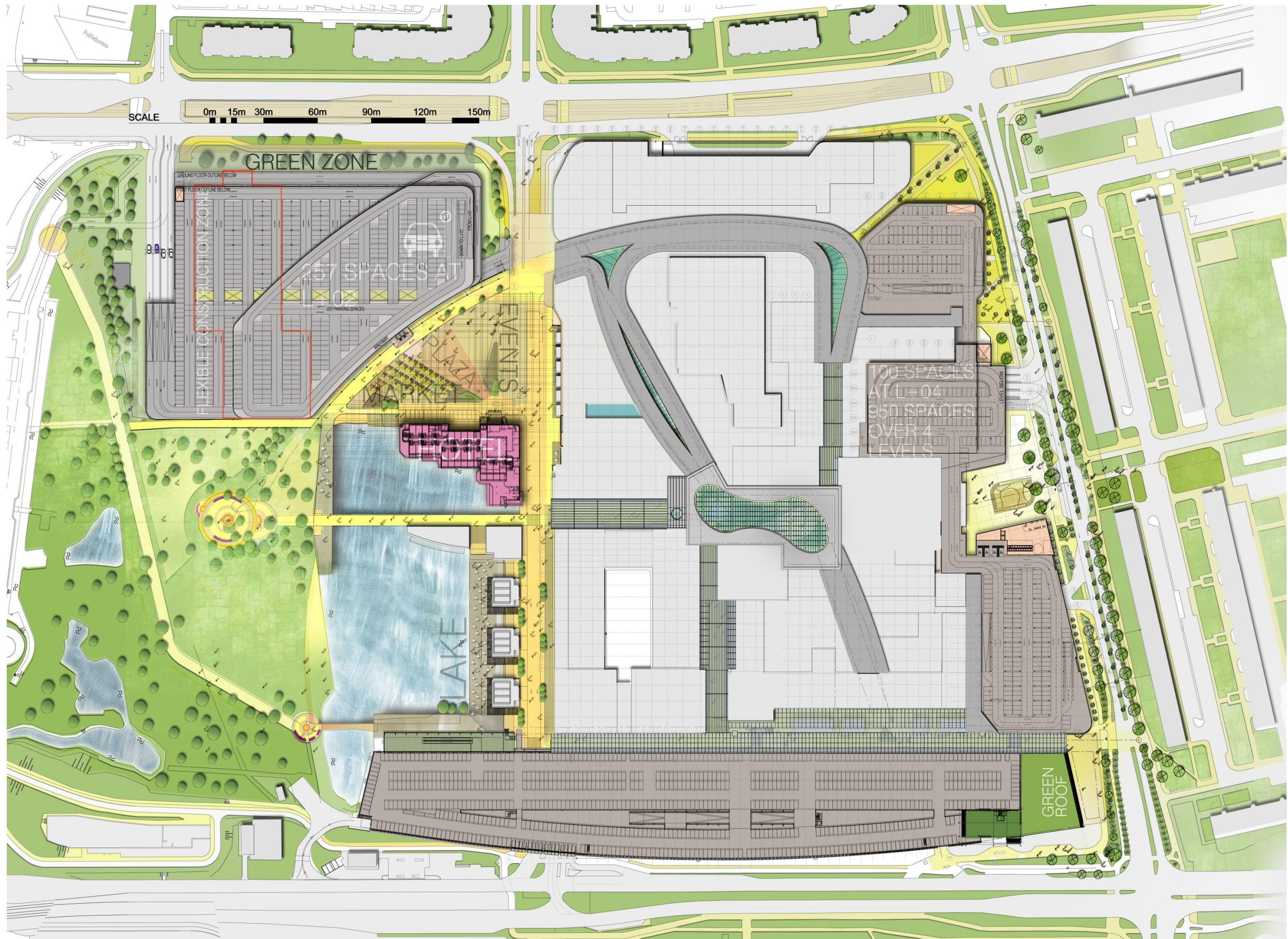
02_PROPOSED MASTERPLAN_LEVEL +01



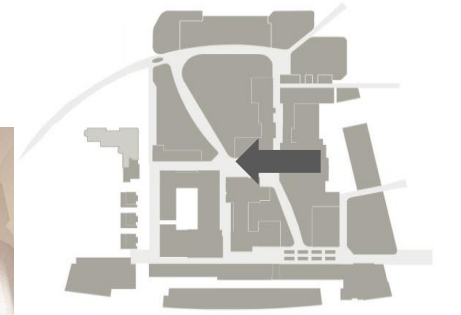
03_PROPOSED MASTERPLAN_LEVEL +02



04_PROPOSED MASTERPLAN_ROOF LEVEL



24_PROPOSED MASTERPLAN_CENTRAL PLAZA VIEW TO NORTH WEST



25_PROPOSED MASTERPLAN_NEW PUBLIC PLAZA

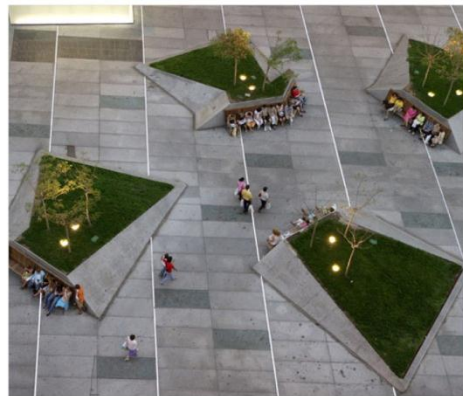
Geometry linked to the proposed north mall line creates a pedestrian link with the park

Landscaped fringe to proposed car park

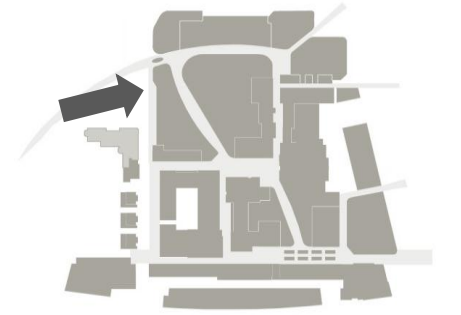
Landscape and paving features to public plaza

Plaza provides a fantastic location for the weekly market and periodic public events

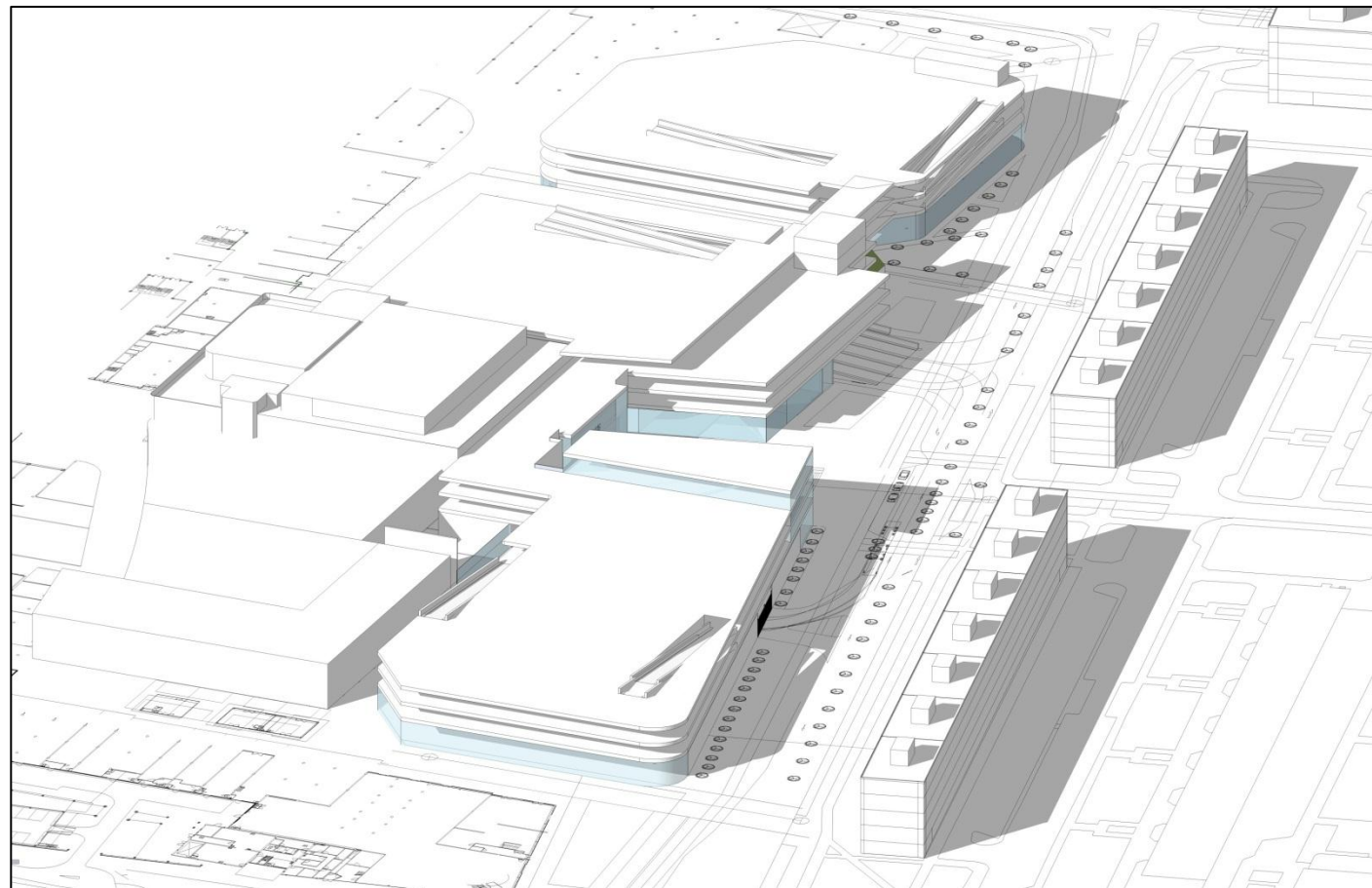
Attractive frontage serving the existing hotel



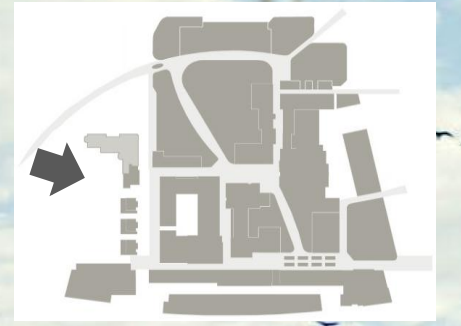
26_PROPOSED MASTERPLAN_NEW PUBLIC PLAZA



Vogelvluchtimpressies Banninglaan-zijde



27_PROPOSED MASTERPLAN_PARK AND LAKE



Traffic Strategy

LEIDSENHAGE

DIRECTE TRAMLIJN 2&6
NAAR DEN HAAG

DEN HAAG

VIJVER

PARK

TRAMLIJN 19

N14

A4

- LEGENDA**
- TREKKER (T)
 - PARKEREN (P)
 - 🚕 TAXI HALTE
 - 🚗 KISS & RIDE
 - 🚲 FIETSENSTALLING
 - 🚌 BUSHALTE
 - 🚊 TRAMHALTE
 - 💧 VIJVER
 - 🌳 PARK
 - 🚶 VOETGANGER

Routing en parkeren

LEGENDA

-  Parkeren
-  Wegen
-  In/uitrit parkeren

Ca 1.500-1.550
2 of 3 lagen

Ca. 950
(4 Lagen)

Ca. 1029 (Bestaand)

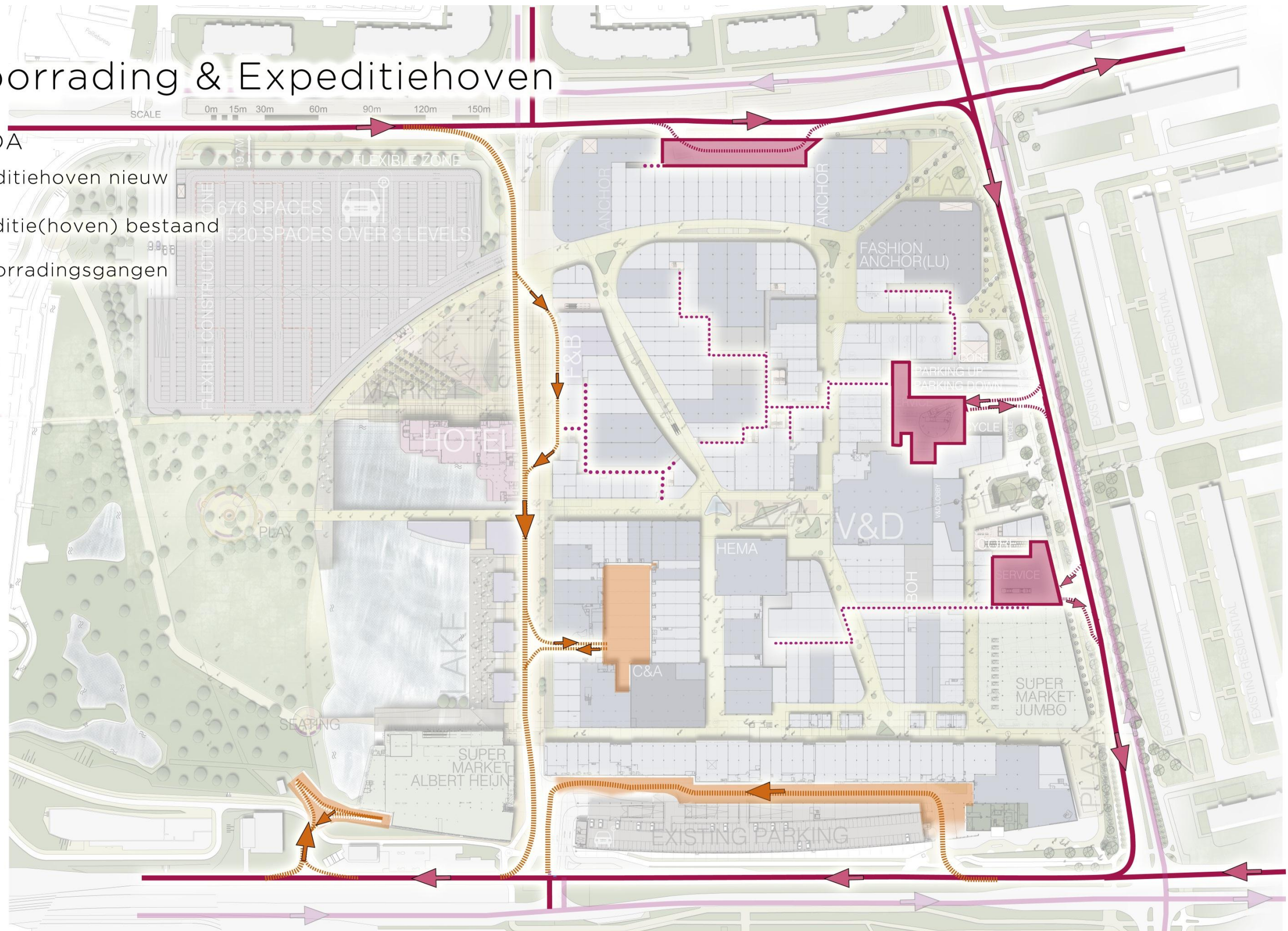
Parking Total Ca. 3500 Spaces

Bevoorrading & Expeditiehoven

SCALE 0m 15m 30m 60m 90m 120m 150m

LEGENDA

- Expeditiehoven nieuw
- Expeditie(hoven) bestaand
- Bevoorradingsgangen

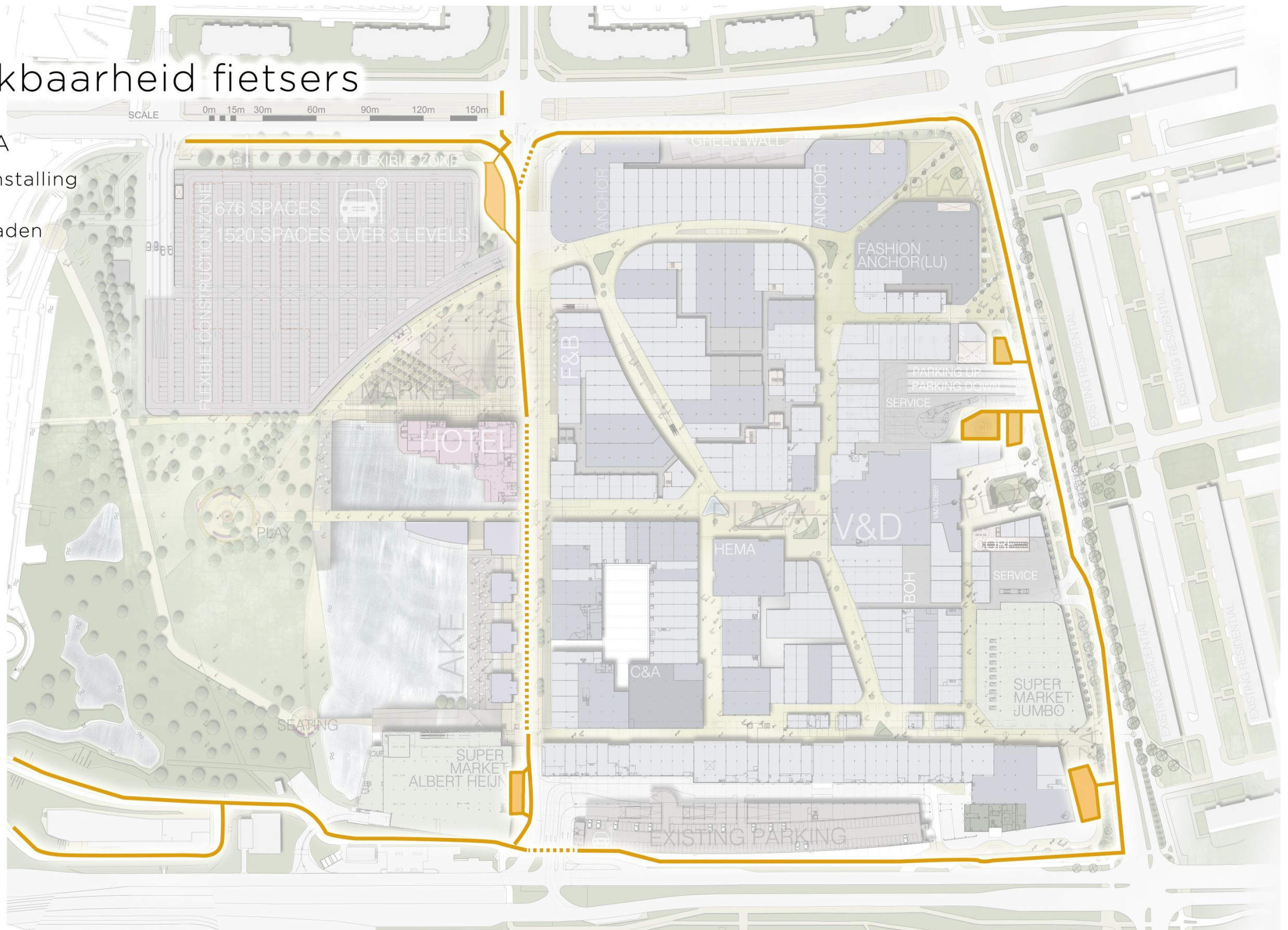


Bereikbaarheid fietsers

SCALE 0m 15m 30m 60m 90m 120m 150m

LEGENDA

-  Fietsenstalling
-  Fietspaden



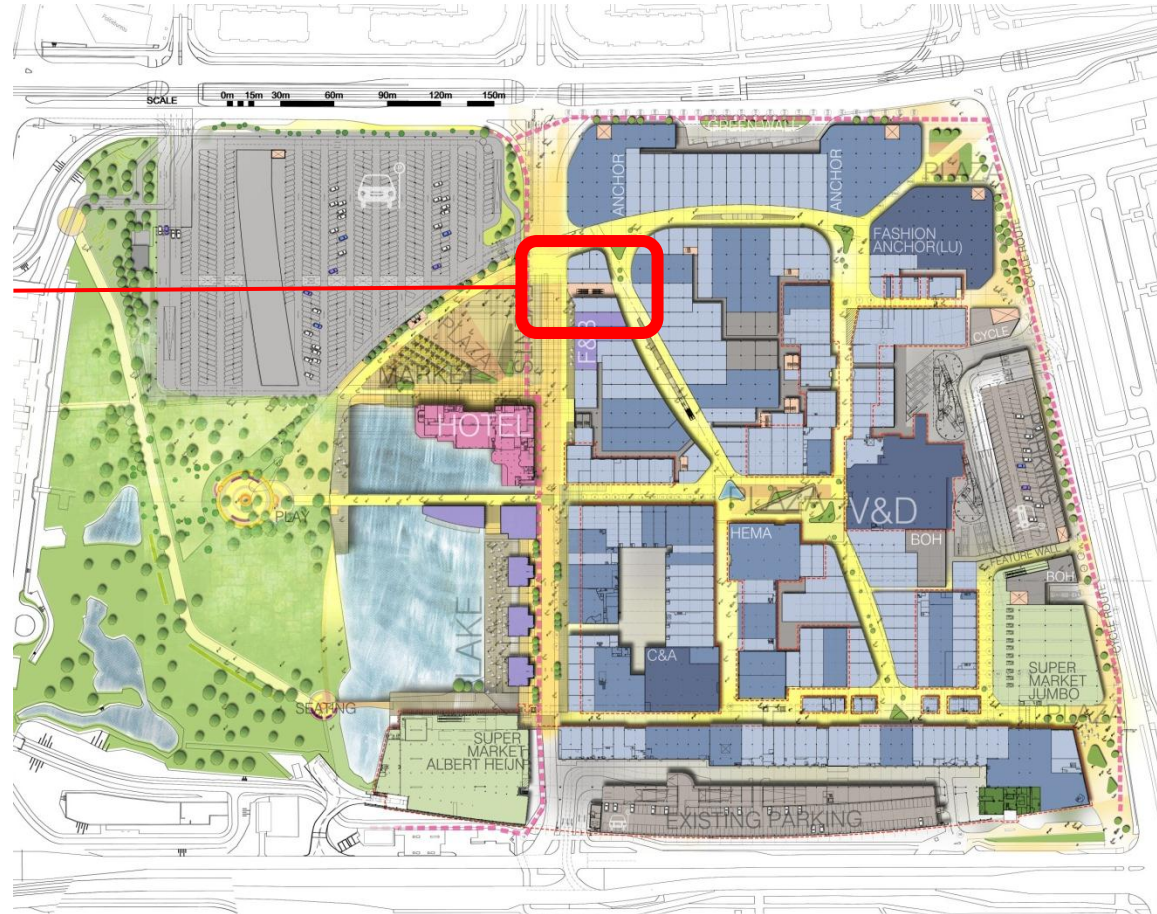
Cinema and Dining Experience

33_PROPOSED CINEMA ENTRY LOCATION

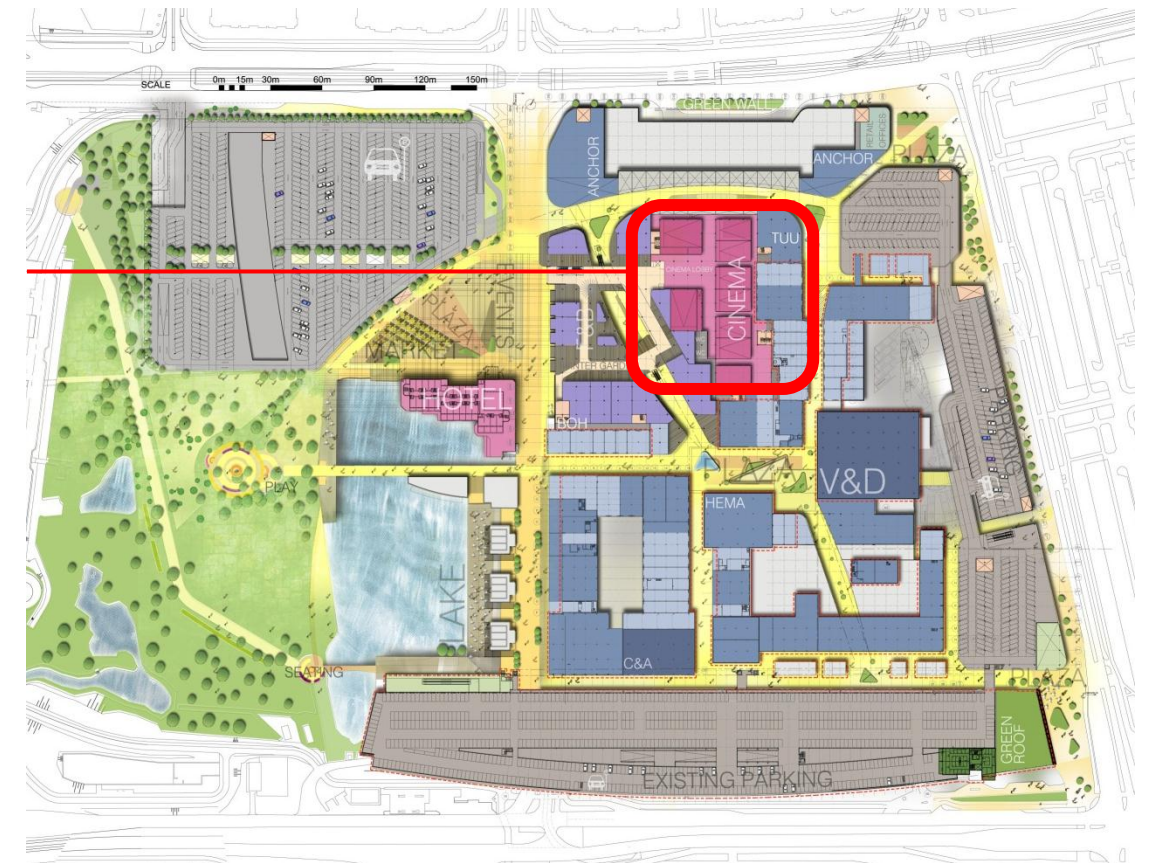
Cinema location expressed on the façade to draw people in



cinema entry Level 00



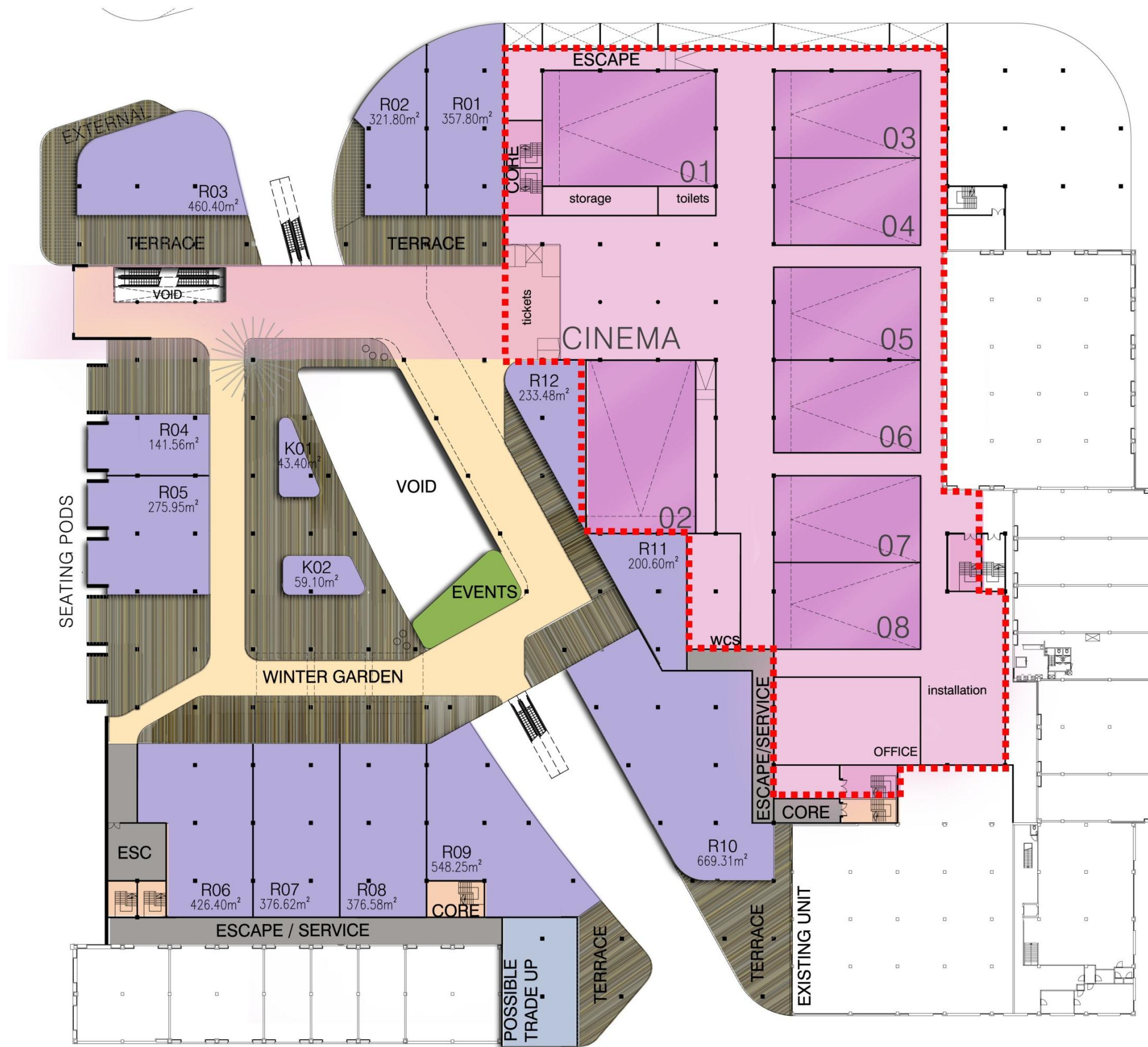
cinema entry Level 01



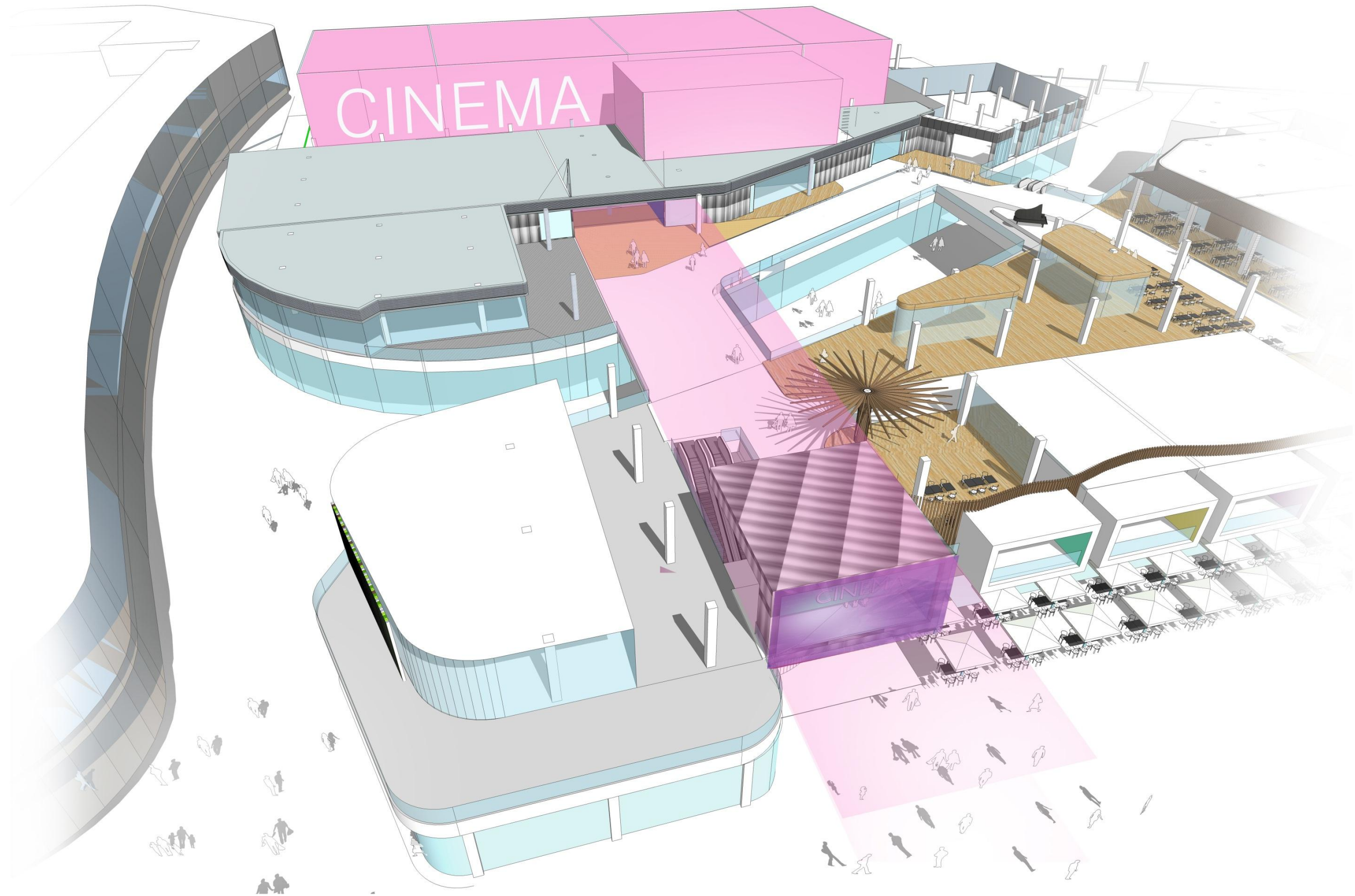
34_CINEMA ENTRANCE IMAGERY



35_PROPOSED CINEMA LAYOUT AND AREAS



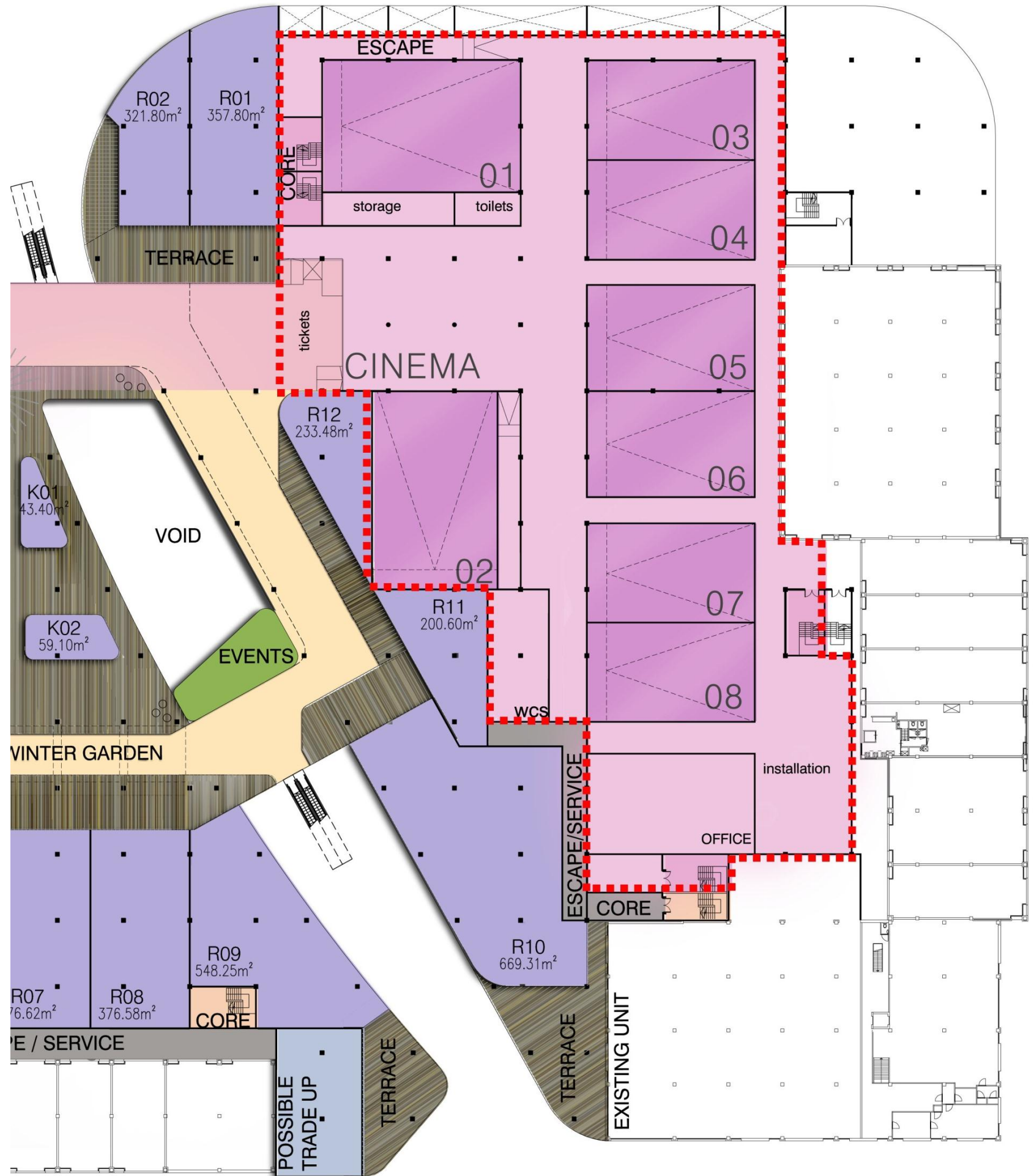
36_PROPOSED CINEMA AND DEX LAYOUT



Odeon Cinema, Liverpool One, Allies & Morrison



Hilti Store, CSO Arquitectura



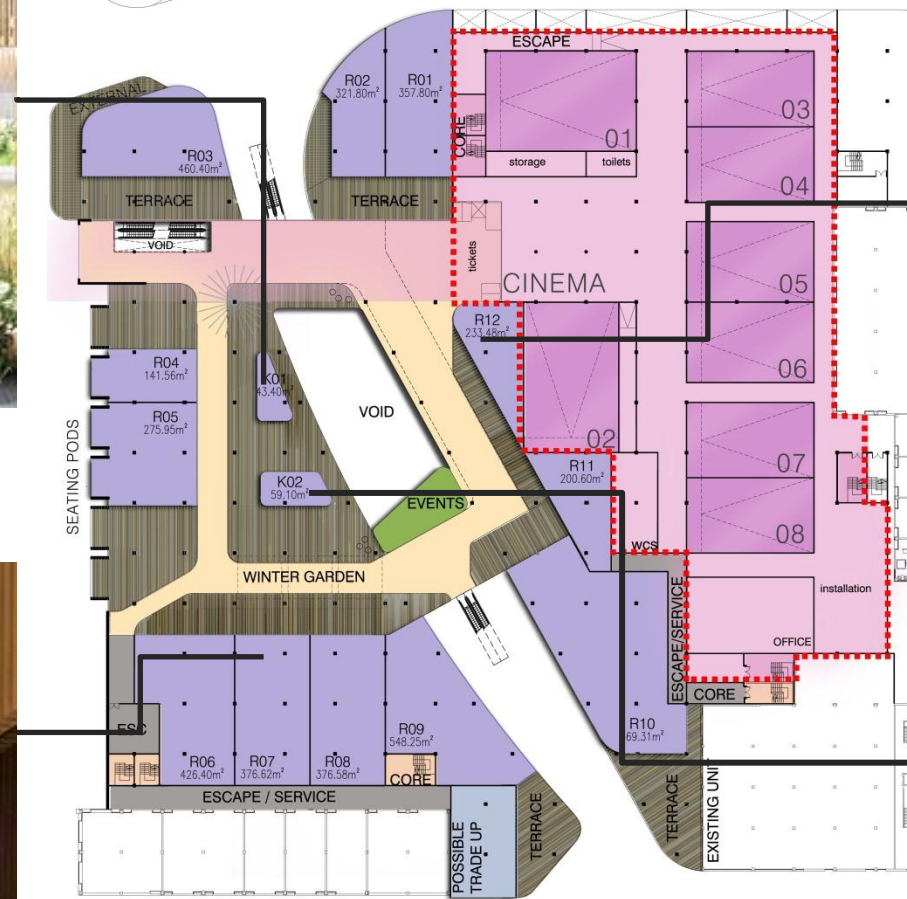
Children's Hospital – Zurich, Herzog & DeMeuron



Samsung PIN Pavilion, Westfield White City



Mistral wine , Sao Paulo, Studio Arthur Casas



Roosendaal Pavilion, Rene Van Zuik Architecten



39_PROPOSED DEX IMAGERY



Floor and Roof Principles

41_ROOF OVERVIEW



PROPOSED & RENOVATED ROOF OVERVIEW



EXISTING ROOF FROM ABOVE



PROPOSED & RENOVATED ROOF FROM ABOVE

42 MALL ROOF SUMMARY EXISTING RENOVATED

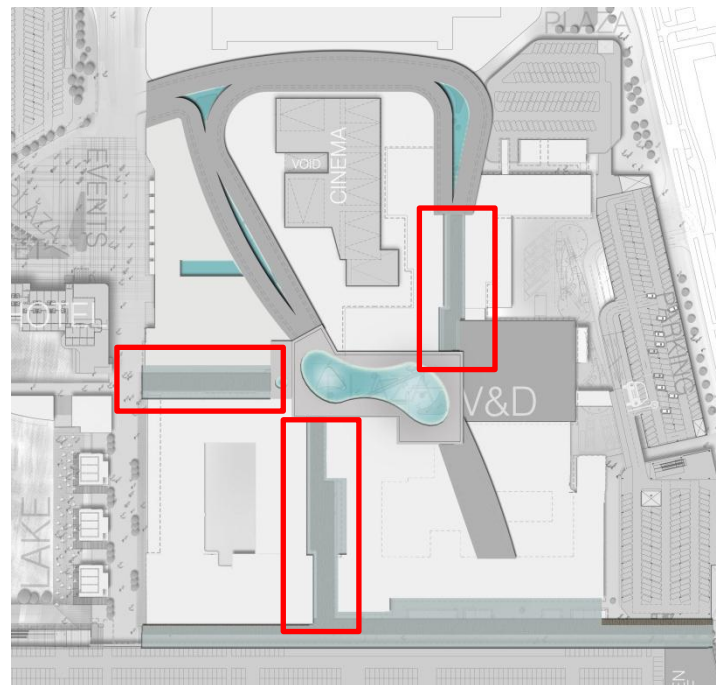
EXISTING RENOVATED NEW ROOF LIGUSTER RENOVATED



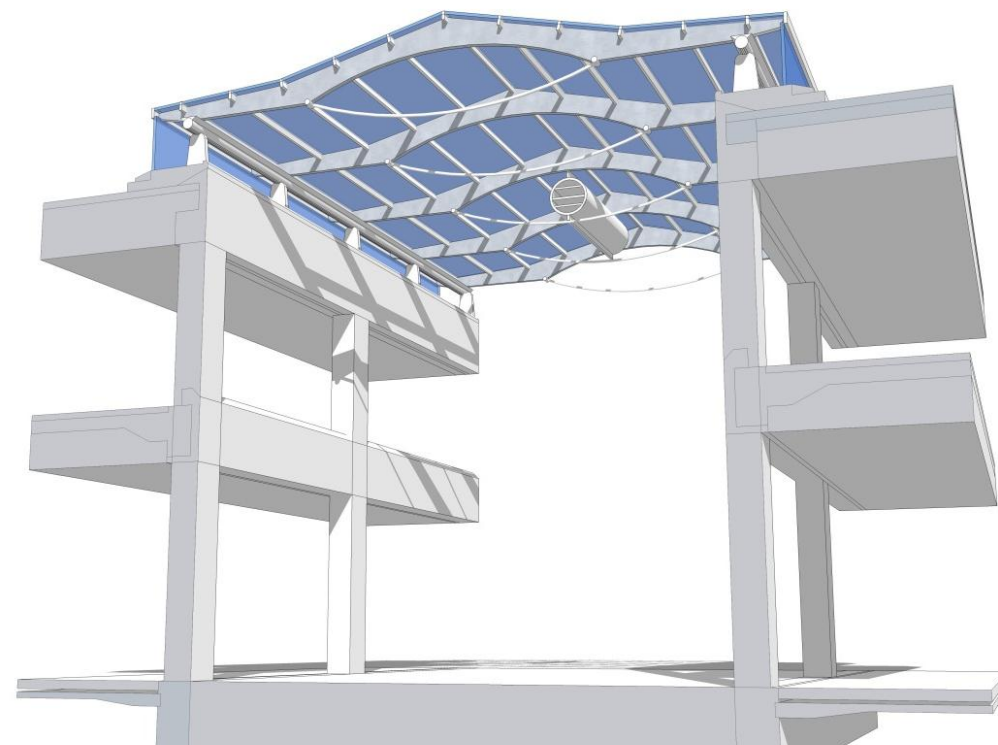
EXISTING BERKENHOVE



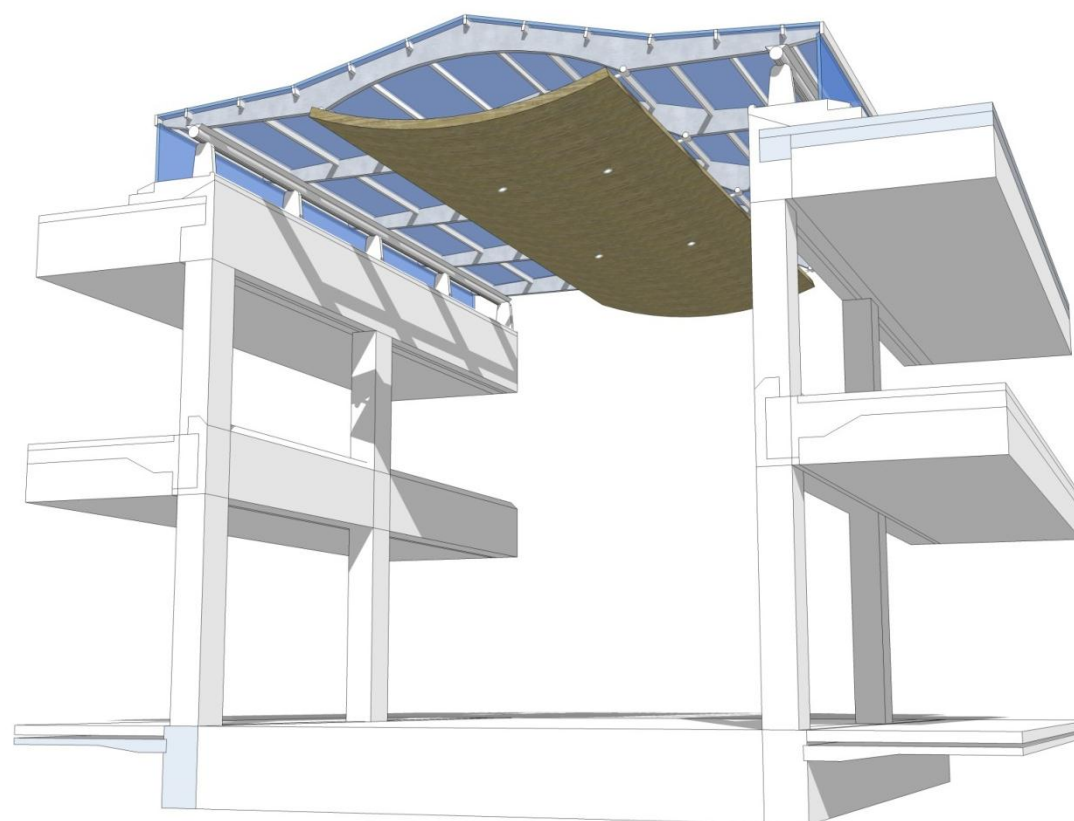
EXISTING EGLANTIER



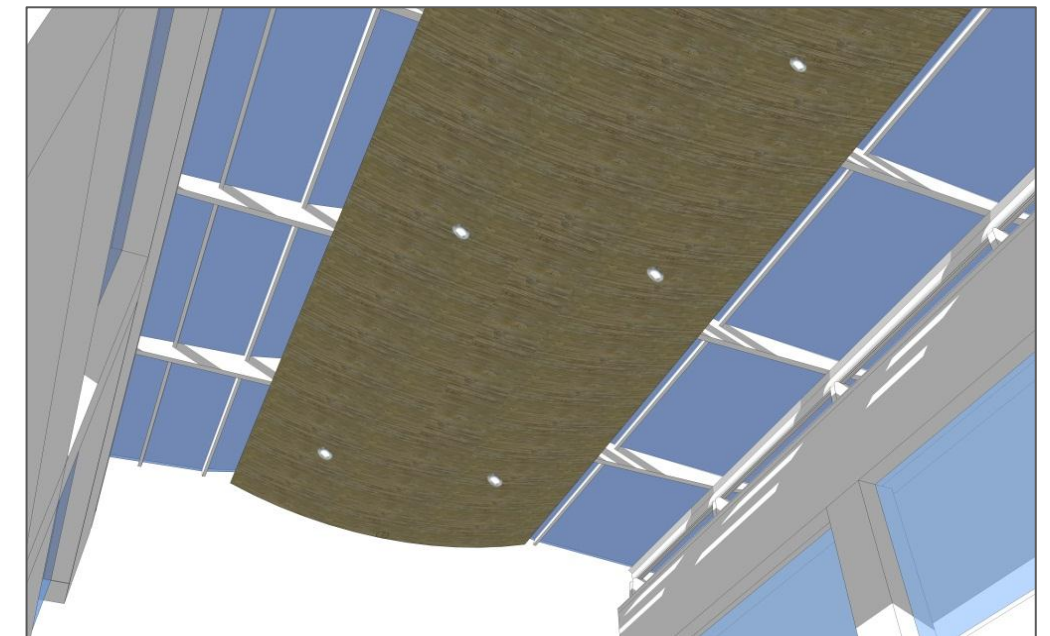
RENOVATED ROOF OVERVIEW



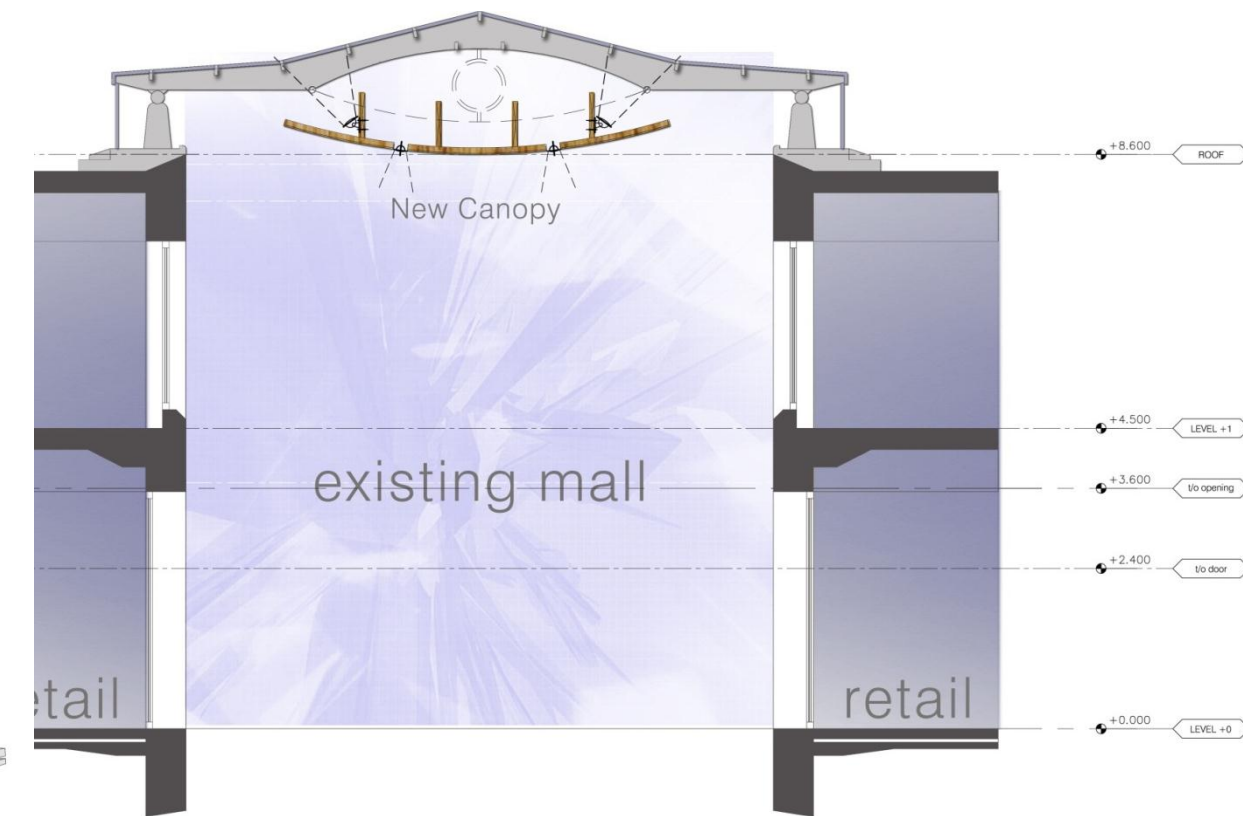
EXISTING ROOF



PROPOSED RENOVATED ROOF



PROPOSED RENOVATED ROOF ZOOM



PROPOSED RENOVATED ROOF SECTION

43_MALL ROOF SUMMARY_EXISTING LIGUSTER RENOVATED

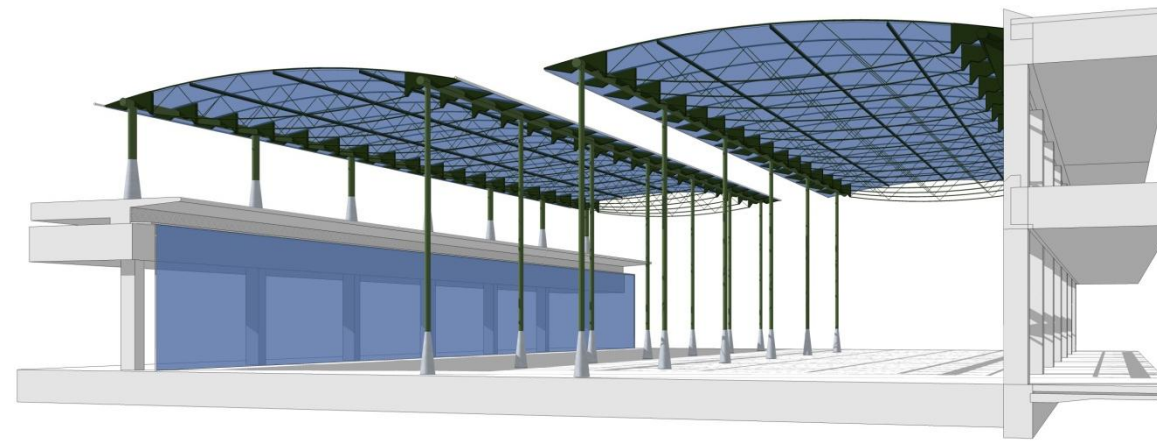
EXISTING RENOVATED

NEW ROOF

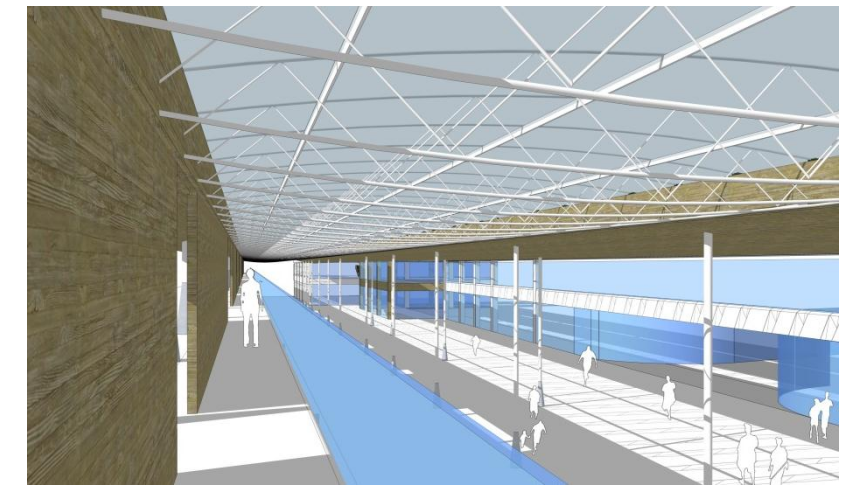
LIGUSTER RENOVATED



EXISTING LIGUSTER



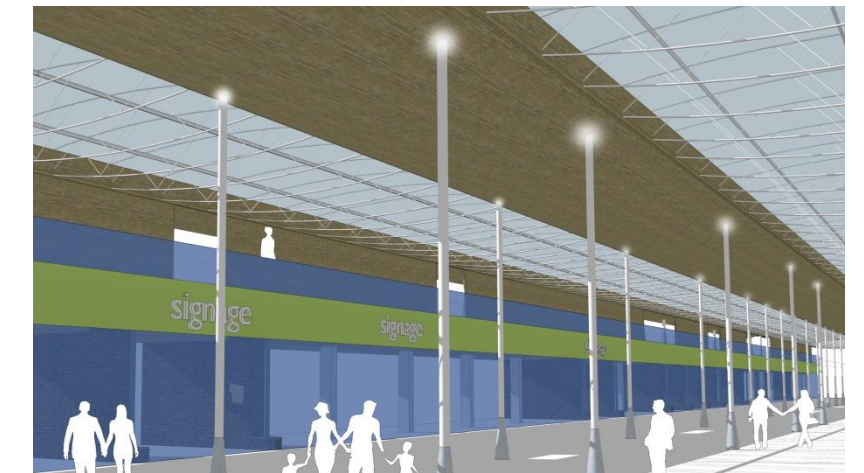
EXISTING LIGUSTER ROOF



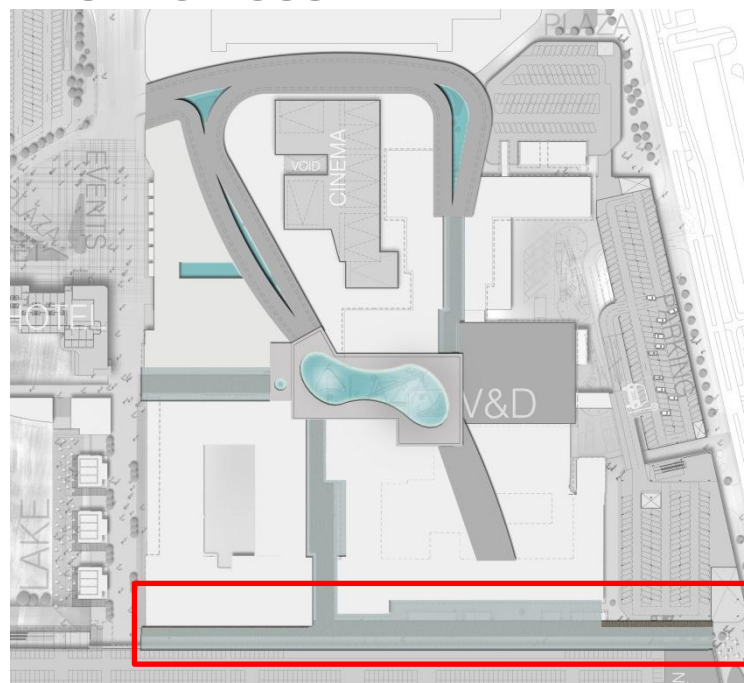
EXISTING LIGUSTER



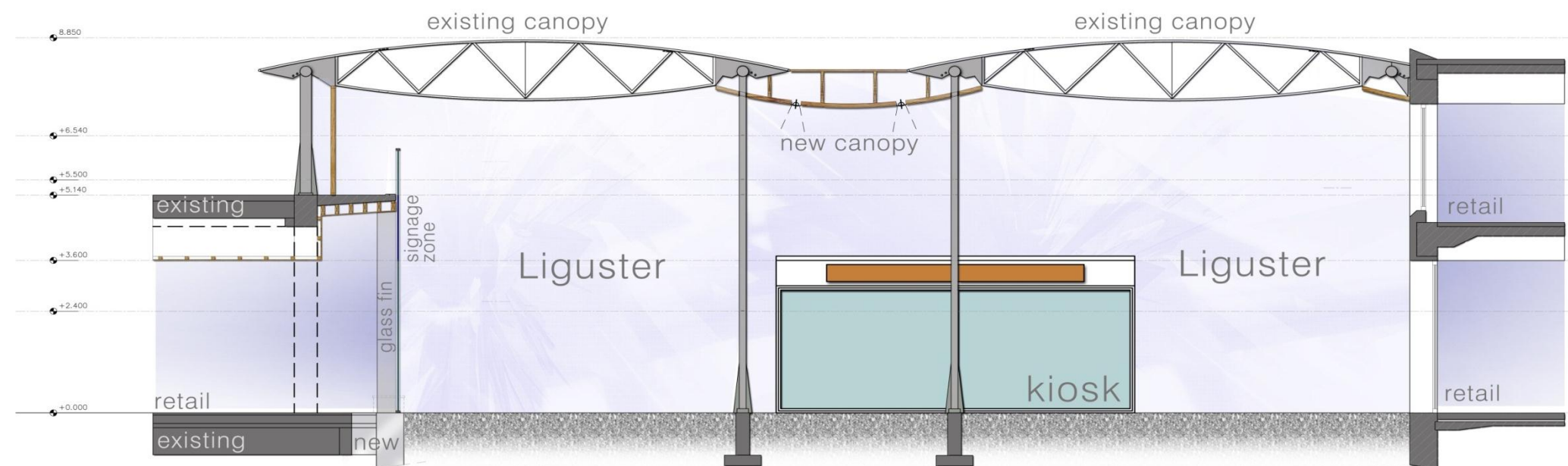
PRECEDENT IMAGERY



RENOVATED LIGUSTER ROOF IMAGERY

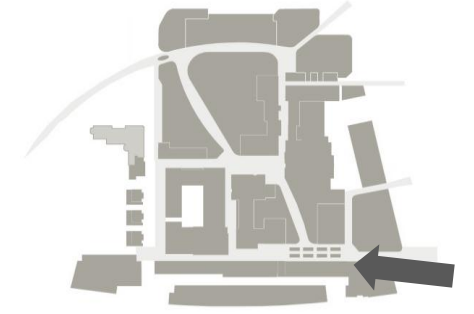


RENOVATED ROOF OVERVIEW



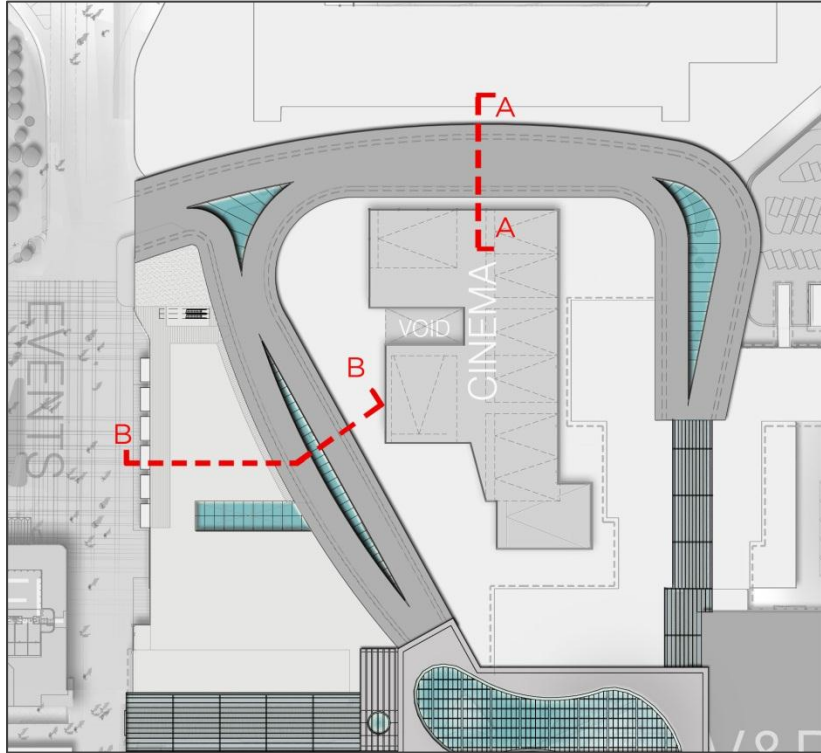
RENOVATED LIGUSTER ROOF SECTION

44_LIGUSTER RENOVATED VISUALISATION

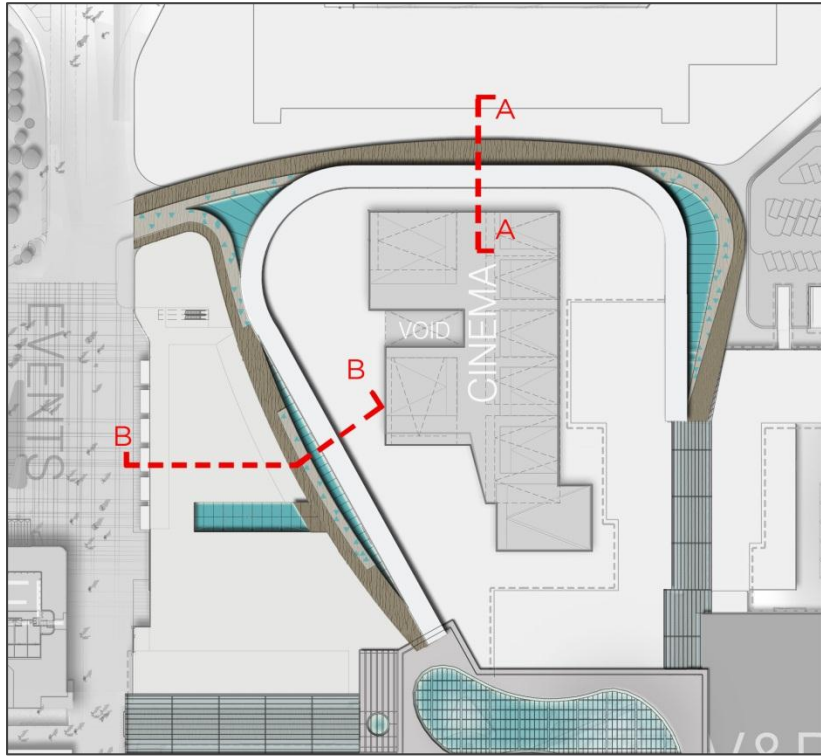
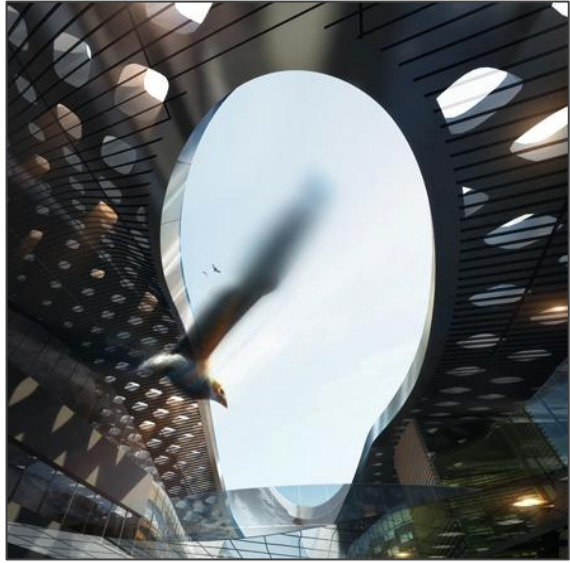


45_PROPOSED MALL ROOF OVERVIEW

EXISTING RENOVATED NEW ROOF LIGUSTER RENOVATED

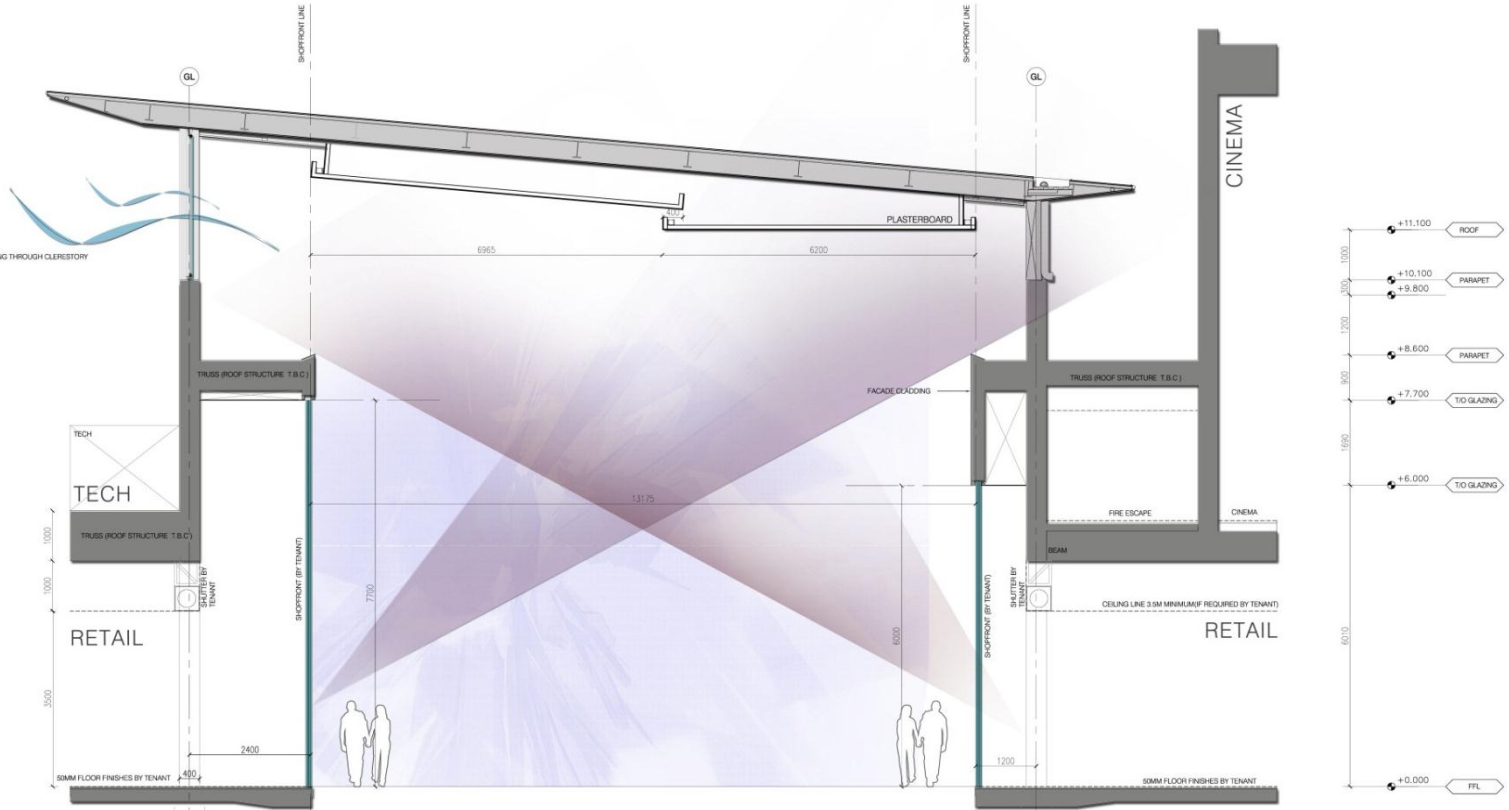


PROPOSED ROOF PLAN ZOOM

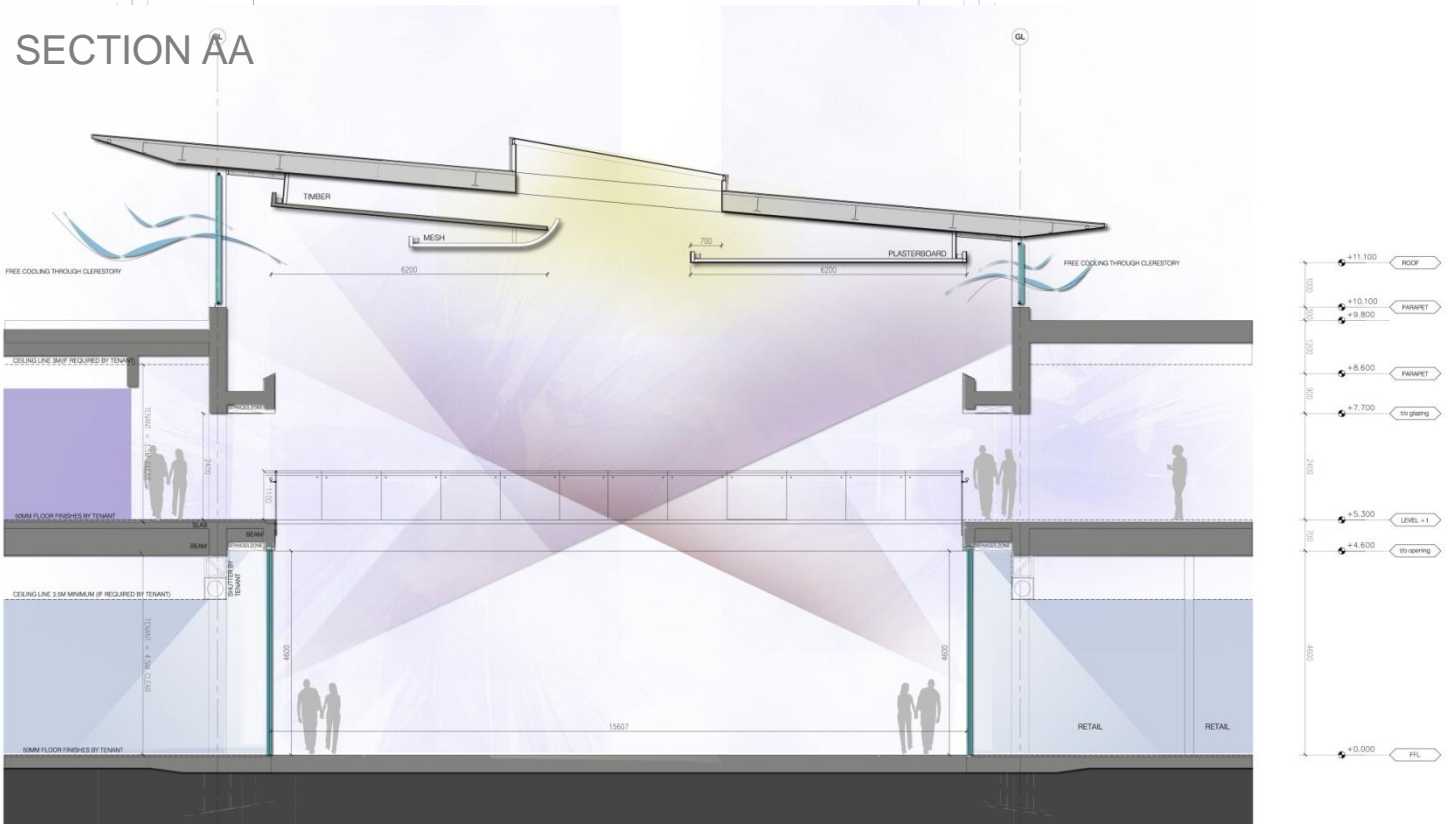


PROPOSED CEILING PLAN ZOOM

- KEY
- EXISTING BUILDING
 - EXISTING ROOF RENOVATED IN LINE WITH NEW MALL
 - GLAZING
 - SUSPENDED RAFT (PLASTERBOARD)
 - SUSPENDED RAFT TIMBER
 - SUSPENDED RAFT MESH PATTERN

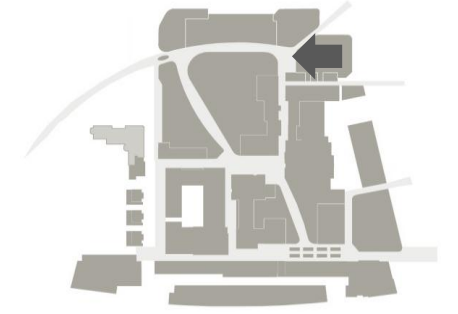


SECTION AA



SECTION BB

46_PROPOSED MALL ROOF VISUALISATION



47_PROPOSED CENTRAL PLAZA ROOF SUMMARY

EXISTING RENOVATED

NEW ROOF

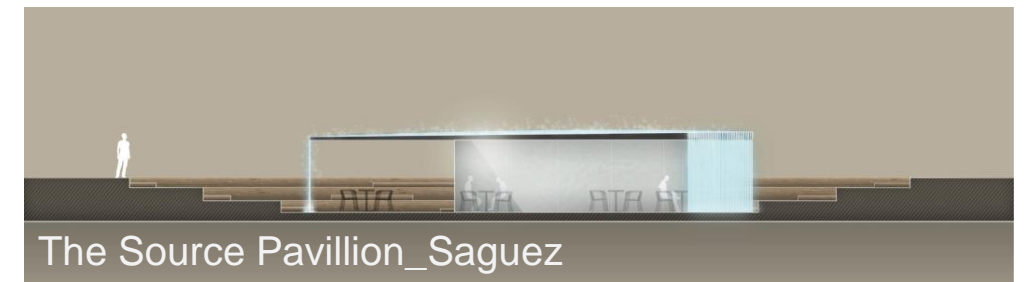
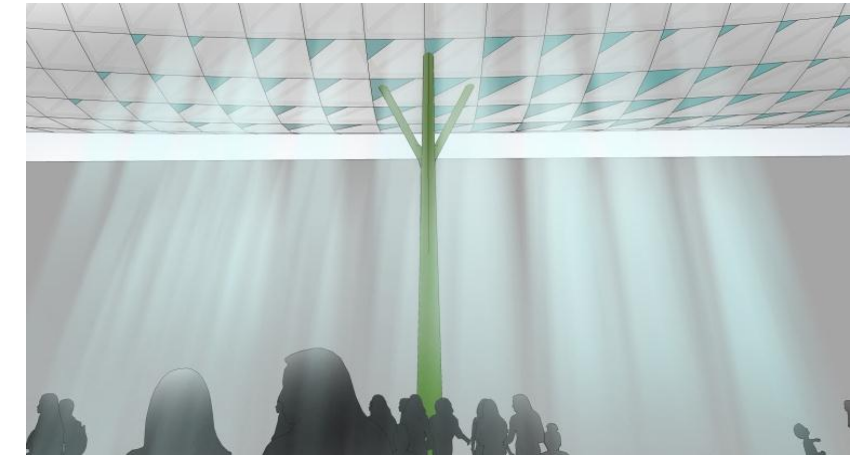
LIGUSTER RENOVATED



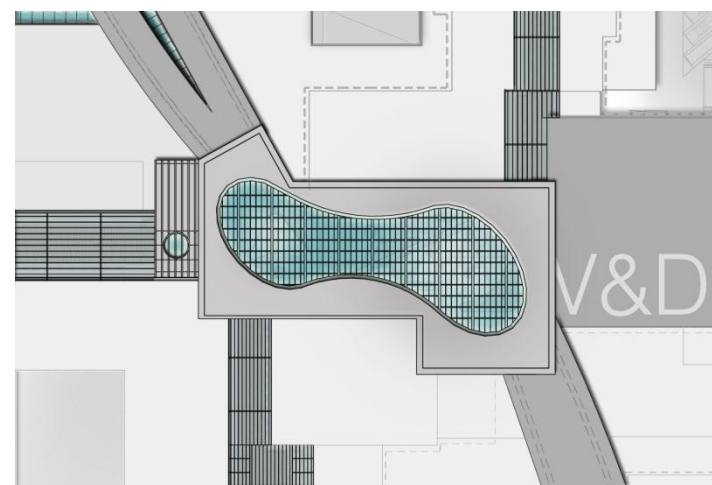
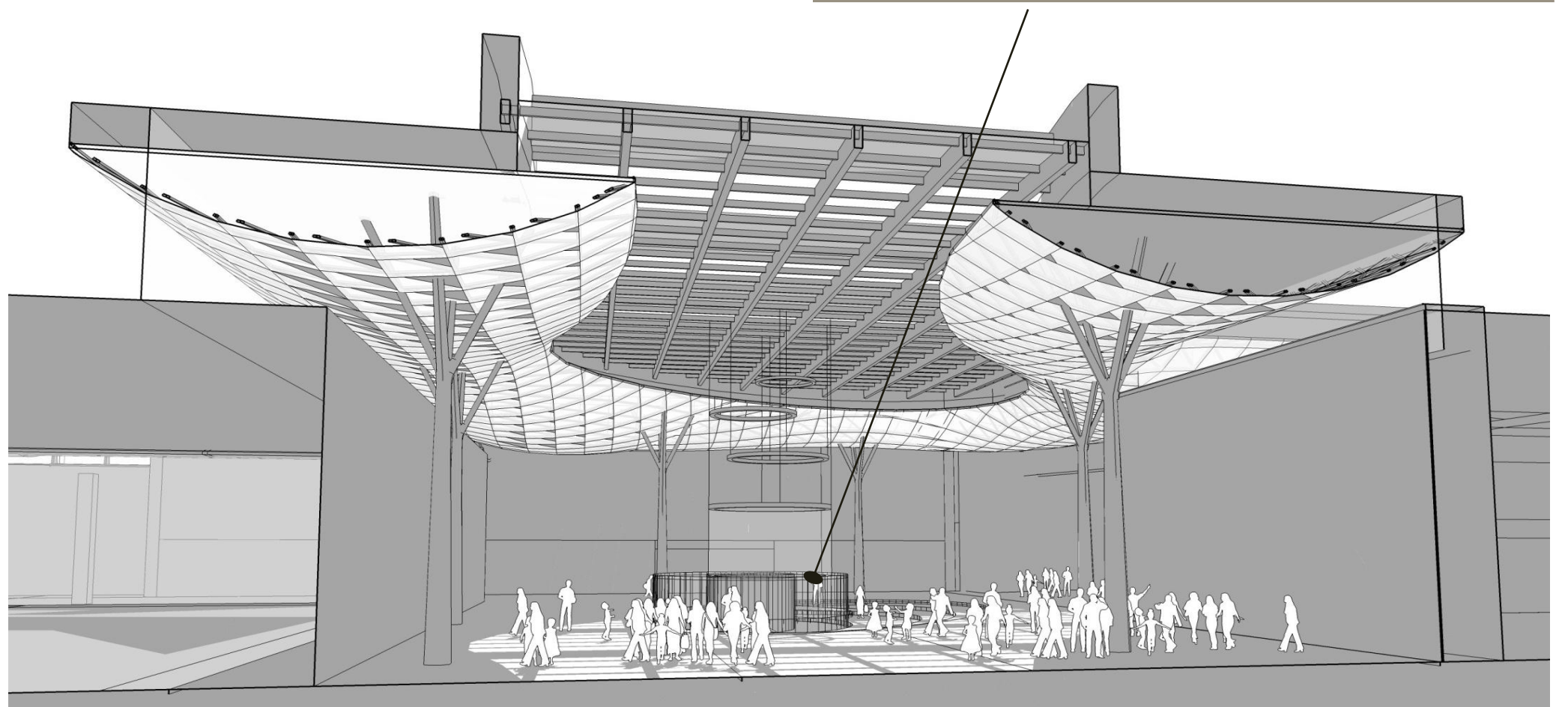
EXISTING CENTRAL PLAZA



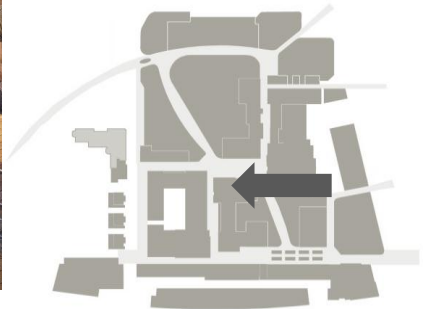
'Tree' structural columns with canopy containing pattern/lighting to simulate dappled light passing through tree canopy



The Source Pavillon_Saguez



48_PROPOSED CENTRAL PLAZA ROOF IMAGERY



49_FLOOR CONCEPT OVERVIEW



Shopfront Proposals

51_SHOPFRONT OVERVIEW

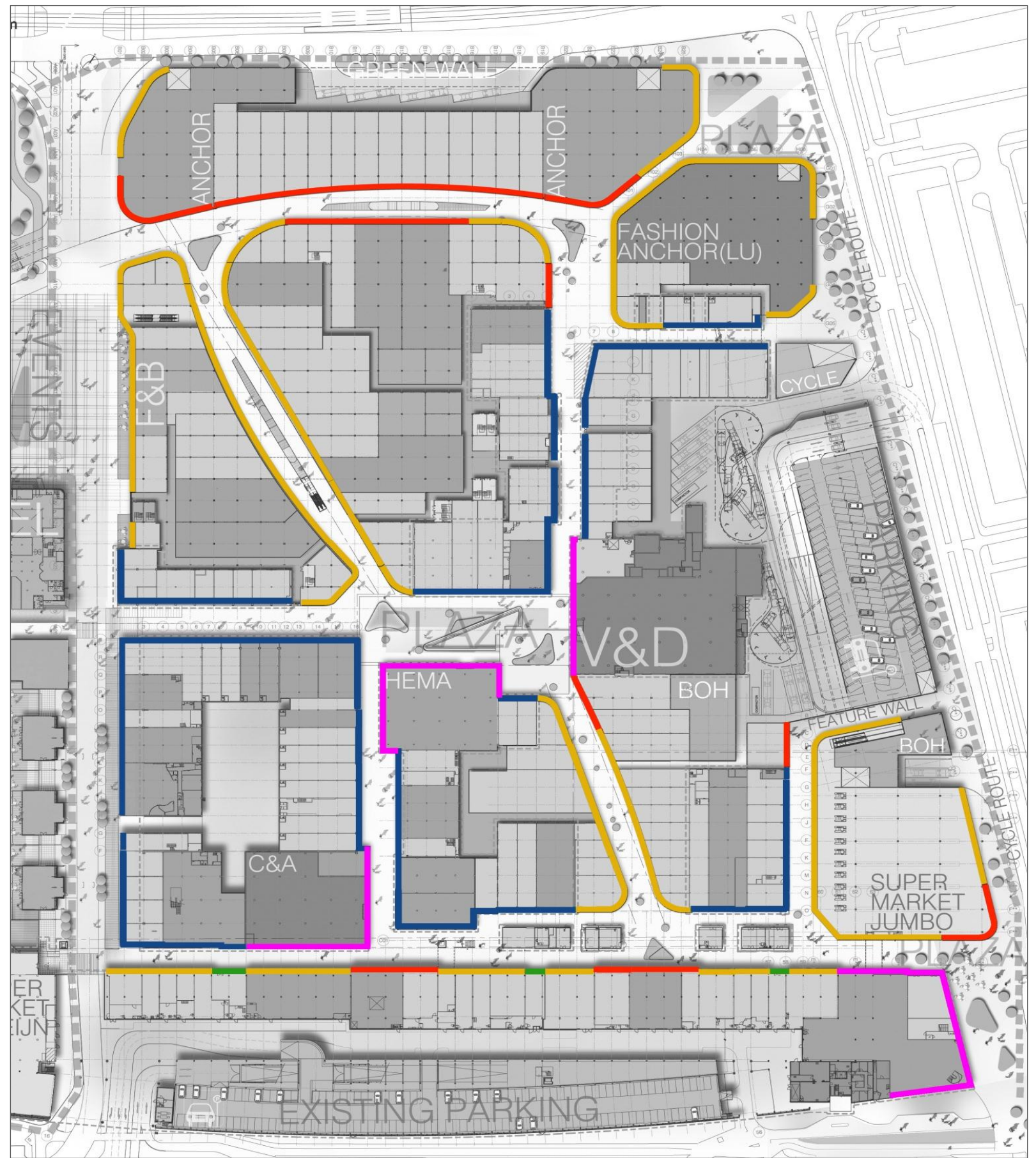
KEY_MAIN CENTRE

EXISTING (REFURB)	3.6/7.3M
DOUBLE HEIGHT	7.7/6M
PREMIUM	4.6M
EXISTING OTHER	VARIABLES

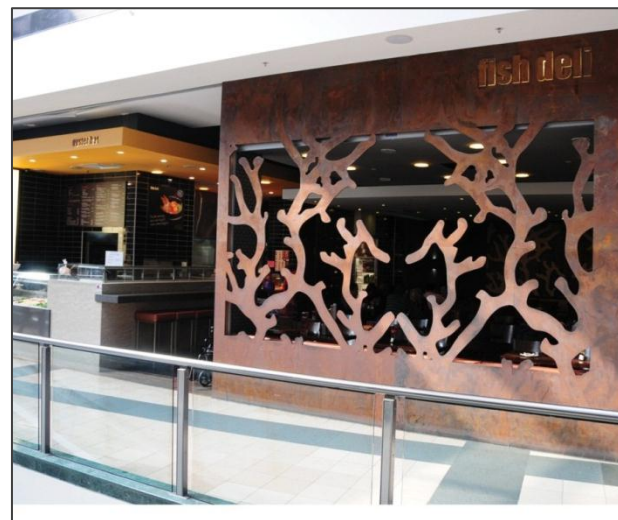
KEY_LIGUSTER SOUTH

(SHOPFRONT HEIGHTS VARY DUE TO EXISTING STRUCTURE)

EXISTING (NICHE)	4M
DOUBLE HEIGHT	6M
PREMIUM	4.6M

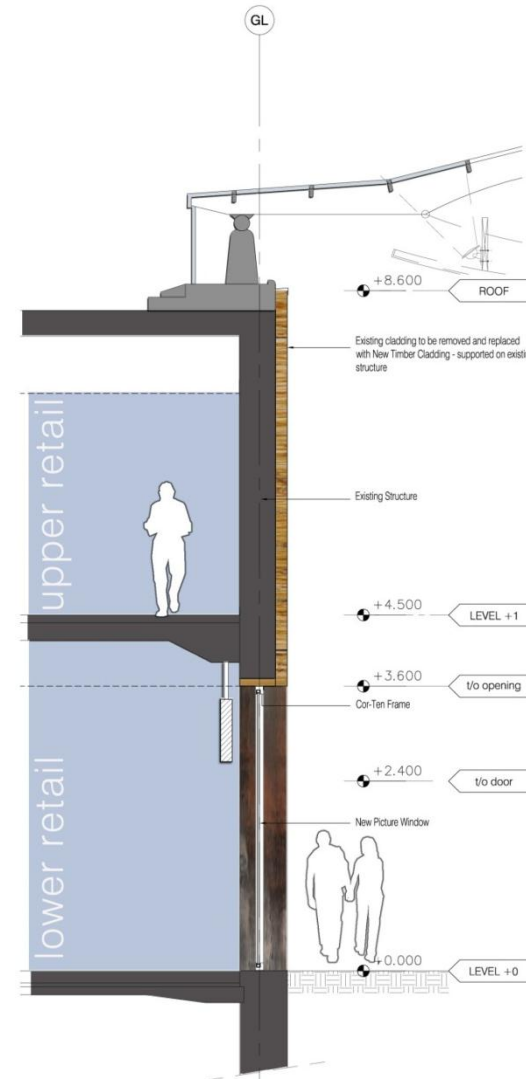


52_RENOVATED SHOPFRONTS

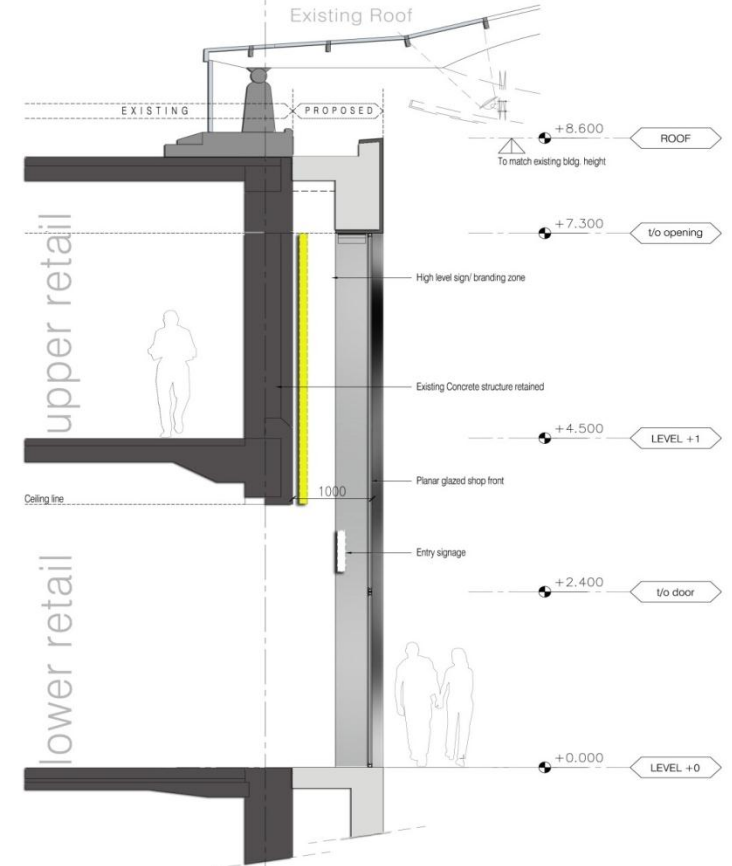


EXISTING SHOPFRONT IMAGES

PRECEDENTS



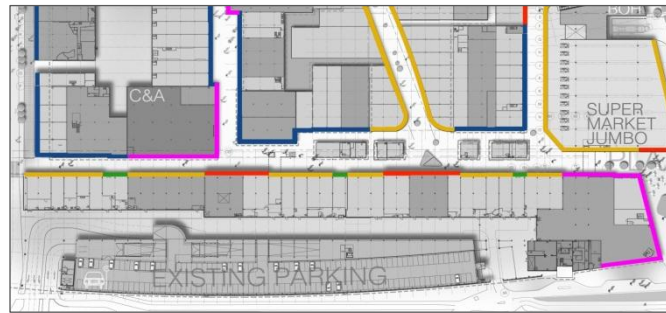
REFURB 3.6M



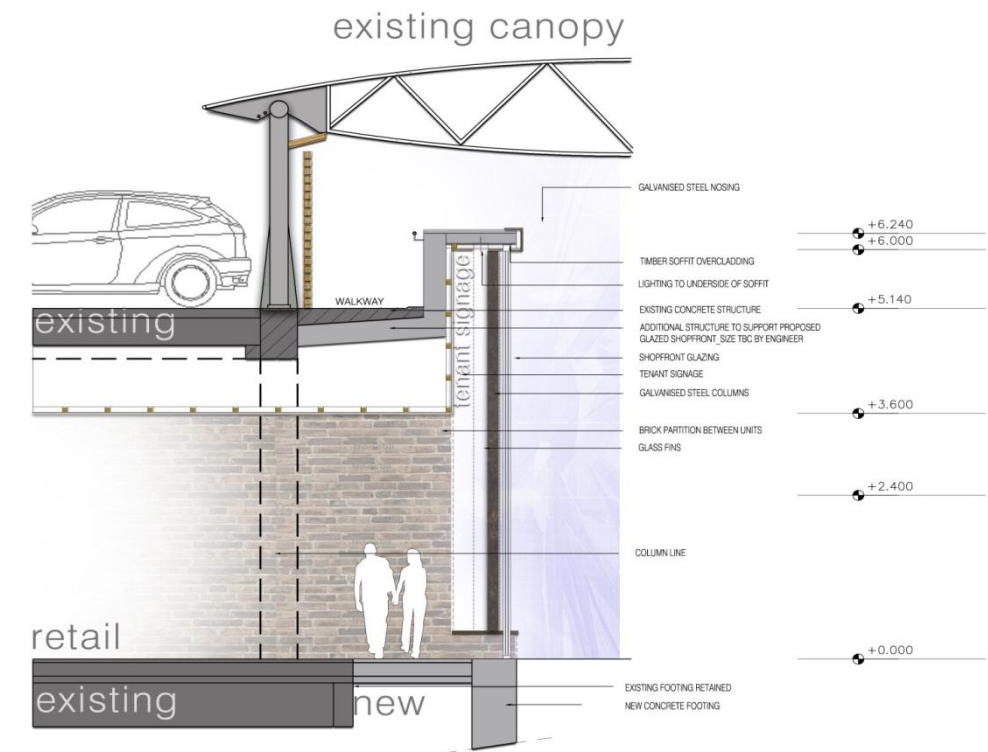
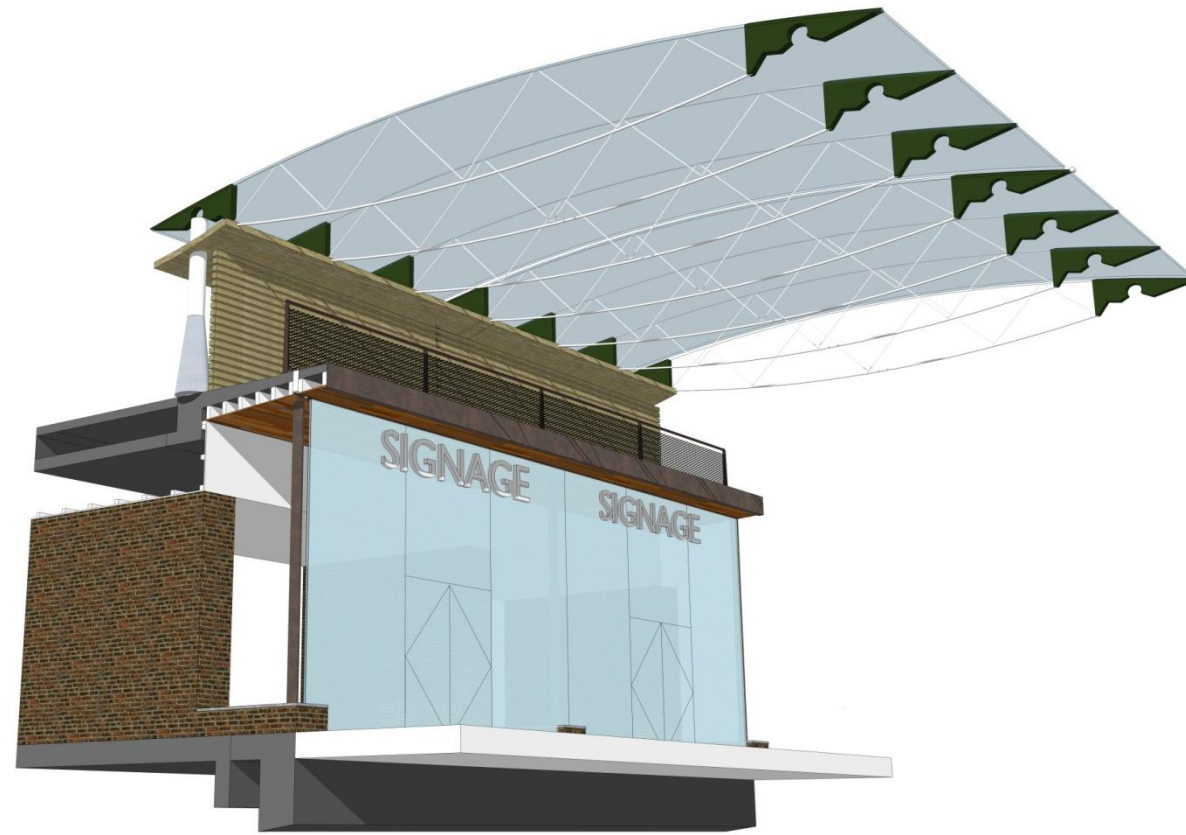
REFURB 7.3M



53_RENOVATED SHOPFRONTS LIGUSTER



PRECEDENT



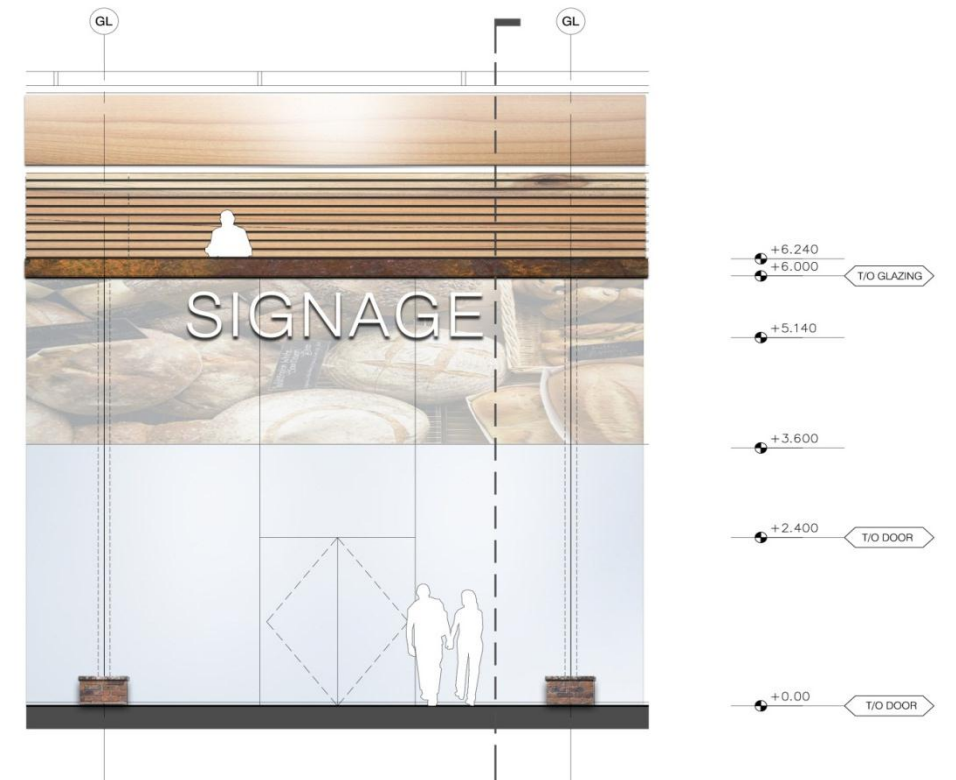
EXISTING SHOPFRONT IMAGES



EXISTING (NICHE) 4M 4M

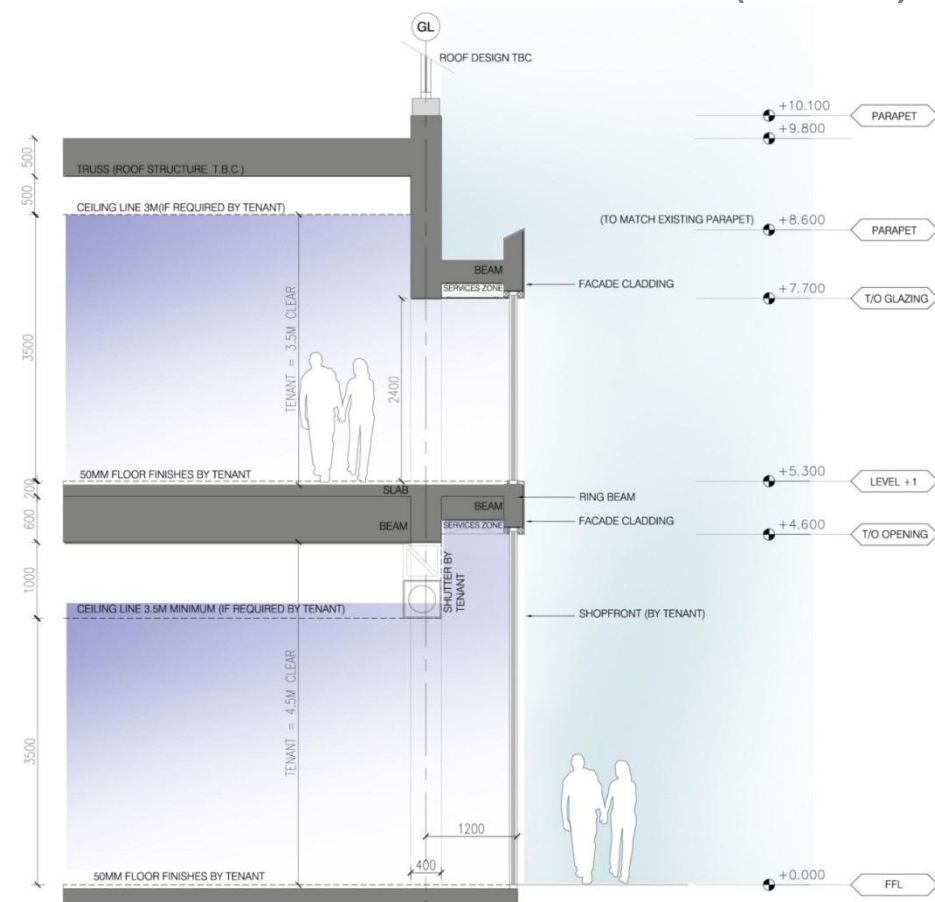
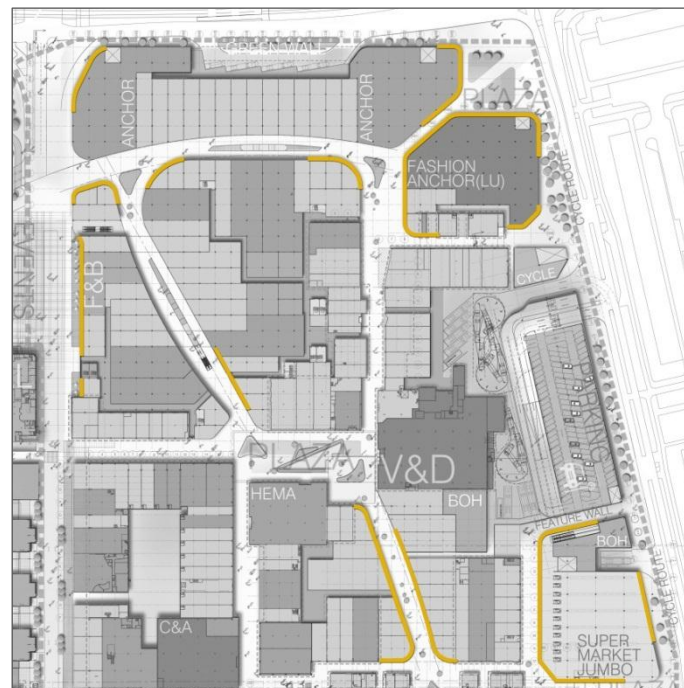


PREMIUM 4.6M

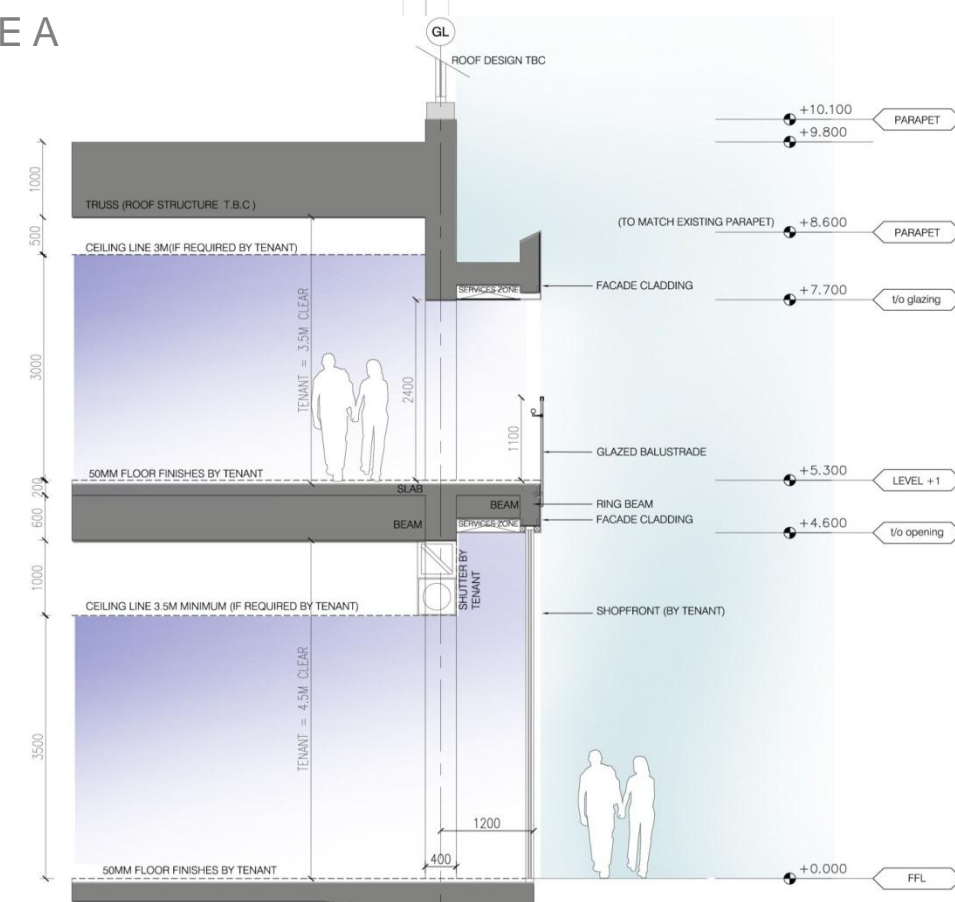


DOUBLE HEIGHT 6M

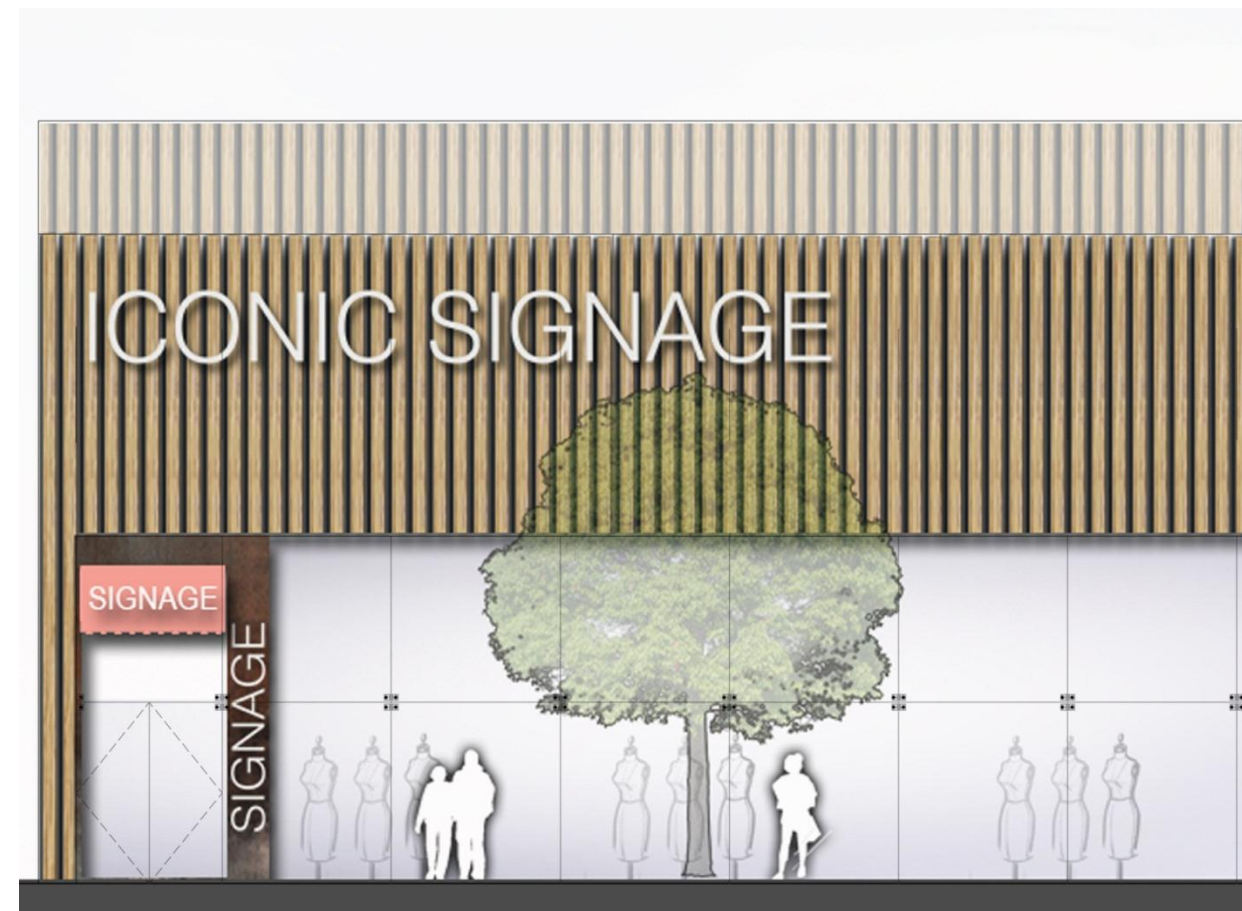
54_PROPOSED NEW SHOPFRONTS_PREMIUM (4.6M)



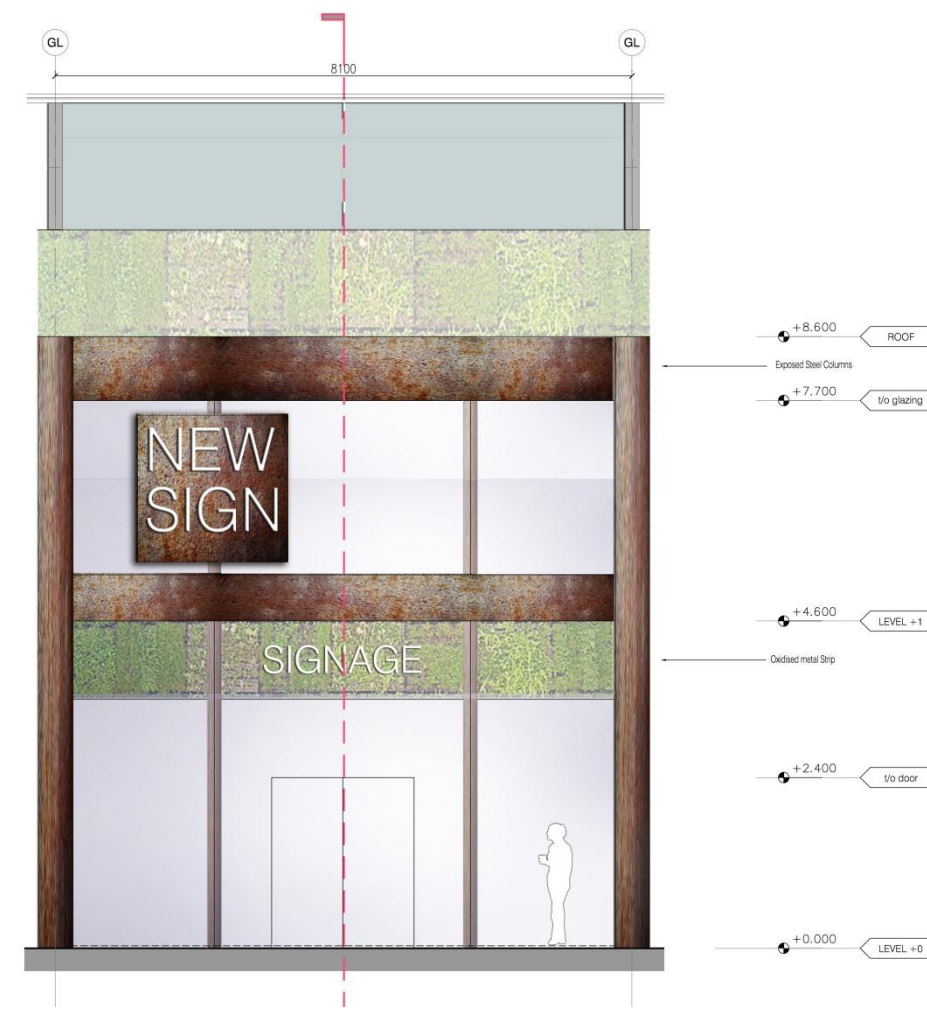
TYPE A



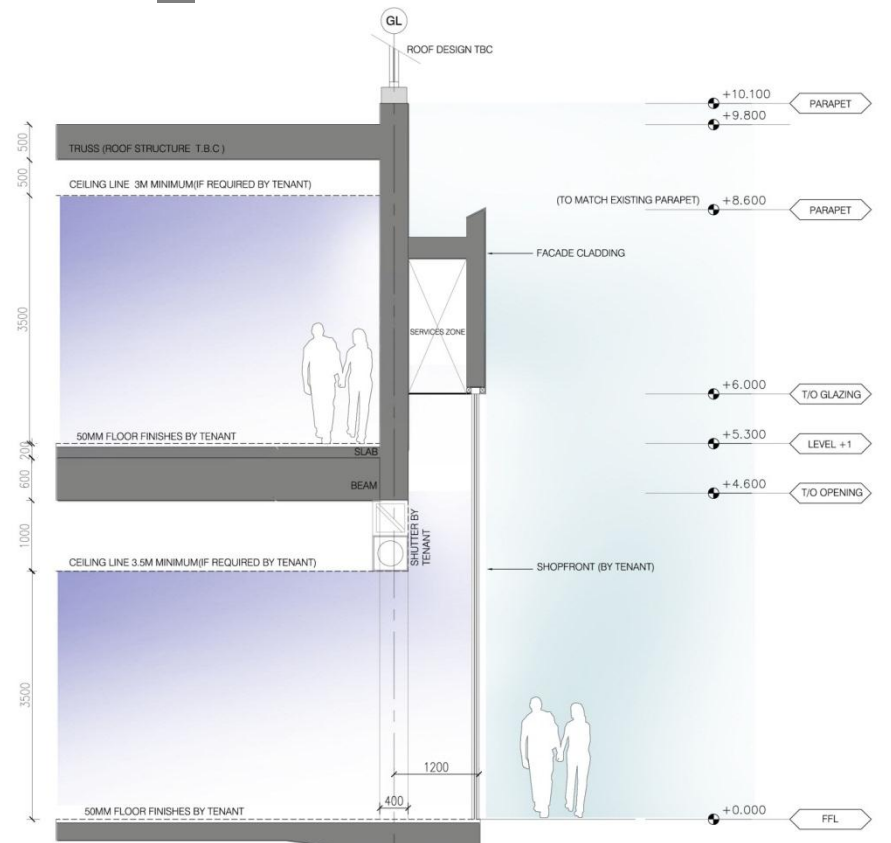
TYPE B



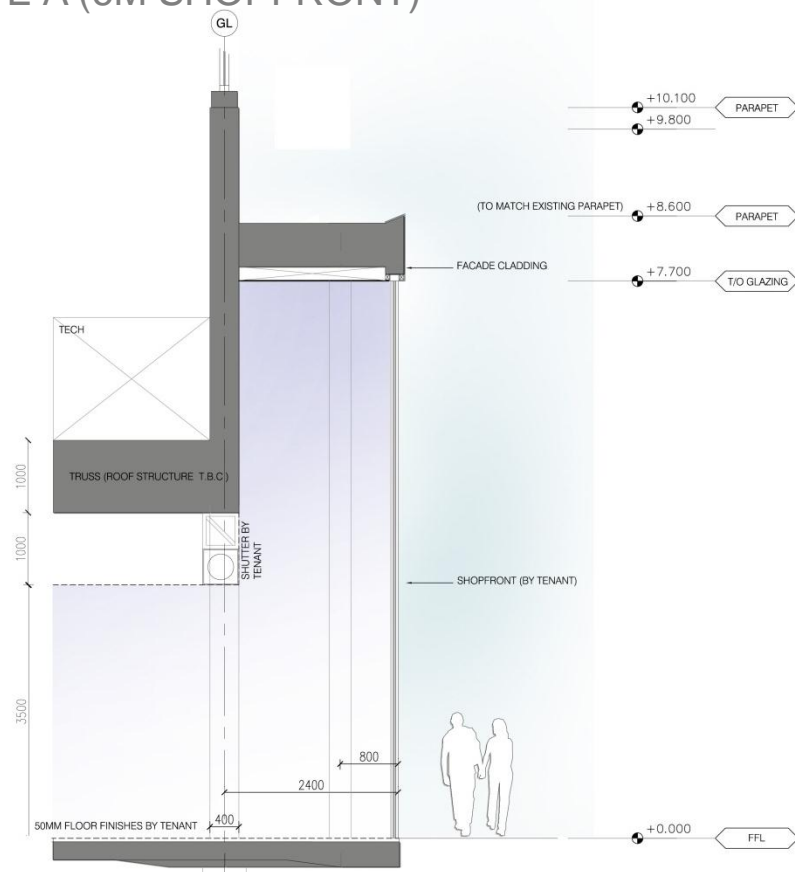
PRECEDENTS



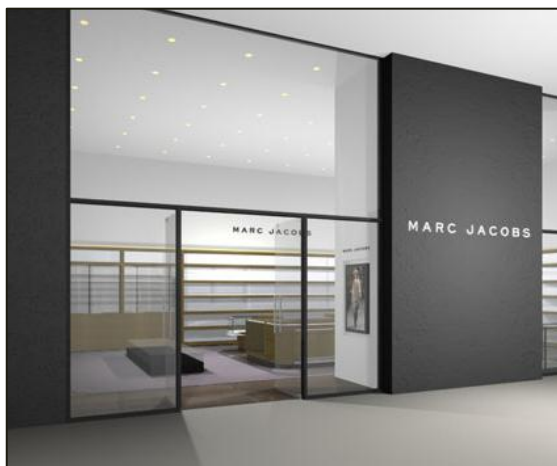
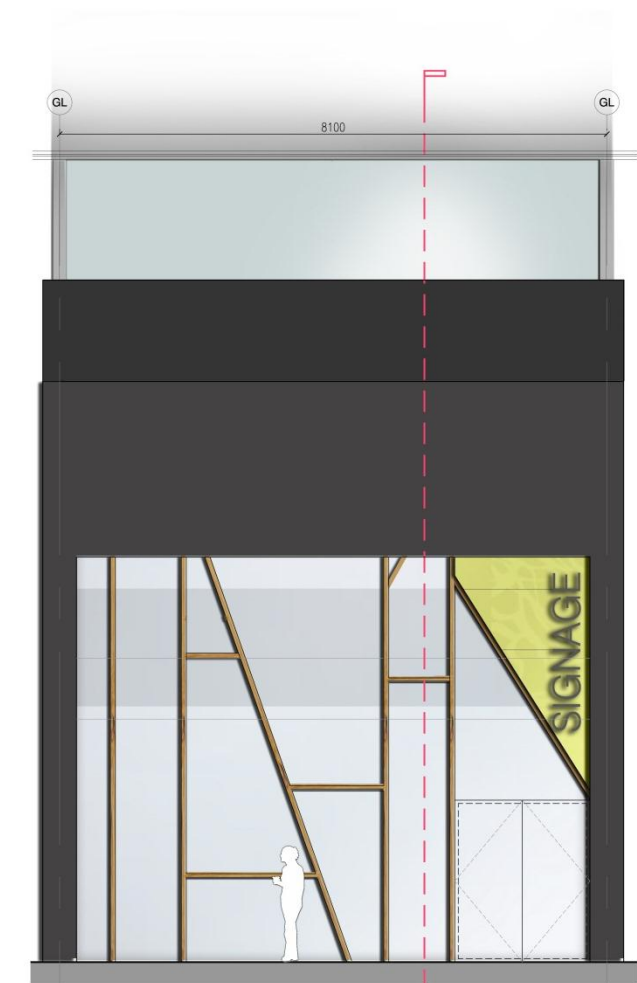
55_PROPOSED NEW SHOPFRONTS_DOUBLE HEIGHT



TYPE A (6M SHOPFRONT)



TYPE B (7.7M SHOPFRONT)



PRECEDENTS

56_PROPOSED SHOPFRONT SECTION (THOUGH EGLANTIER AND CUT THROUGH MALL)

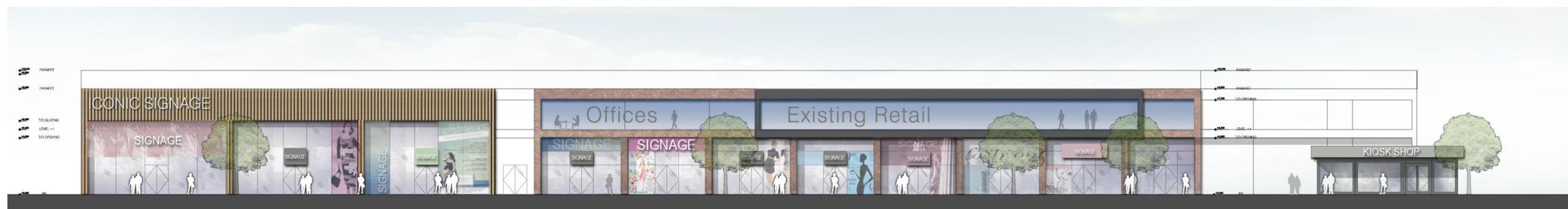


NEW MALL



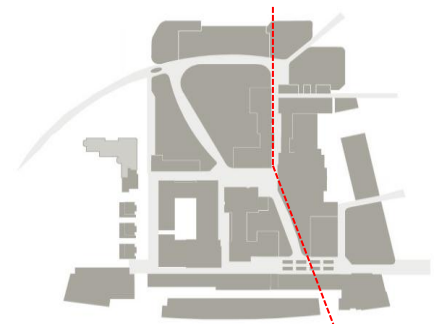
EGLANTIER

CENTRAL PLAZA



PROPOSED 'CUT THROUGH MALL'

LIGUSTER



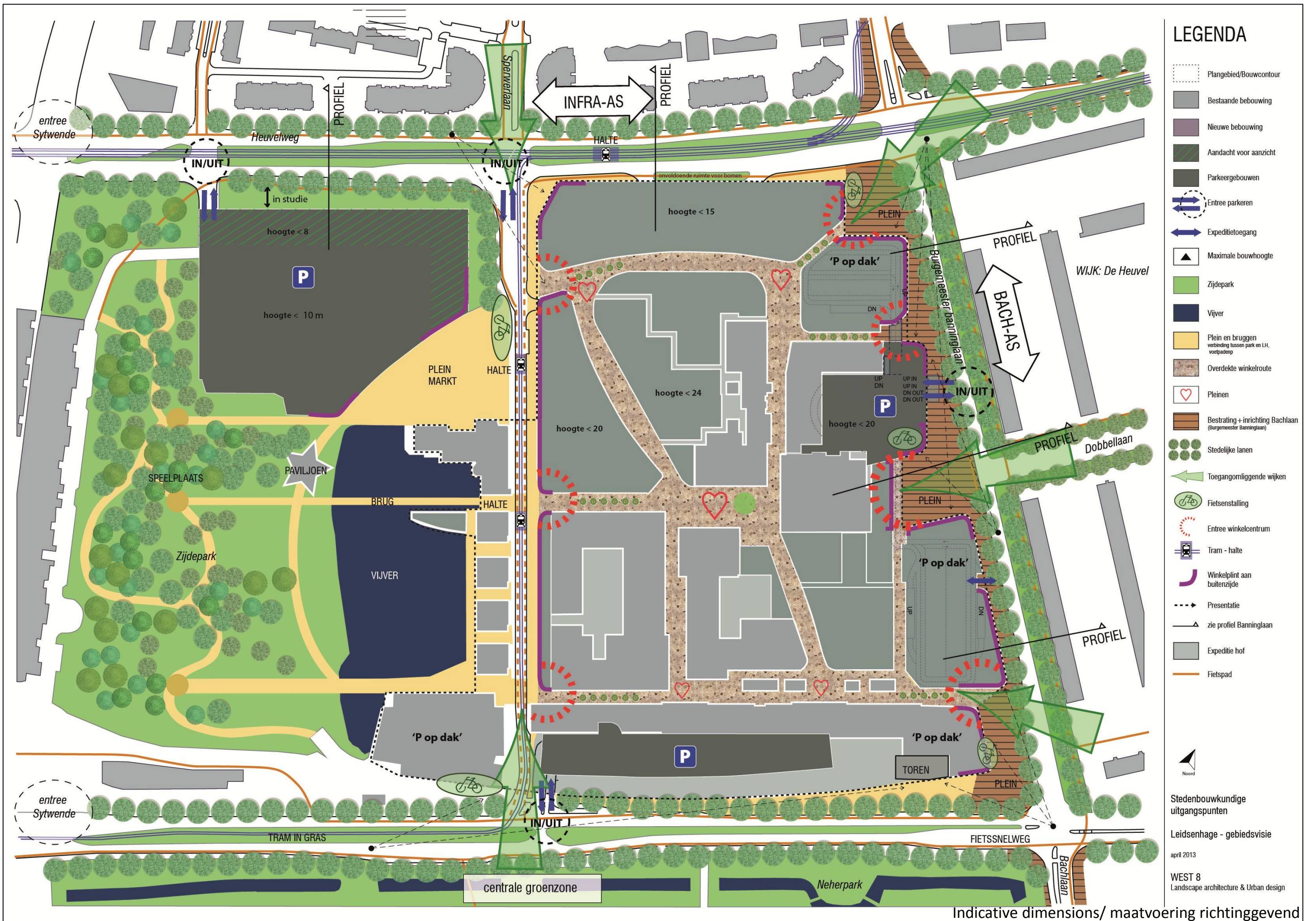
57_PROPOSED CENTRAL PLAZA ROOF IMAGERY



Studie inpassing Herontwikkeling Leidsenhage in Stedelijk Weefsel

Bijdrage WEST 8 en Benoy

April 2013



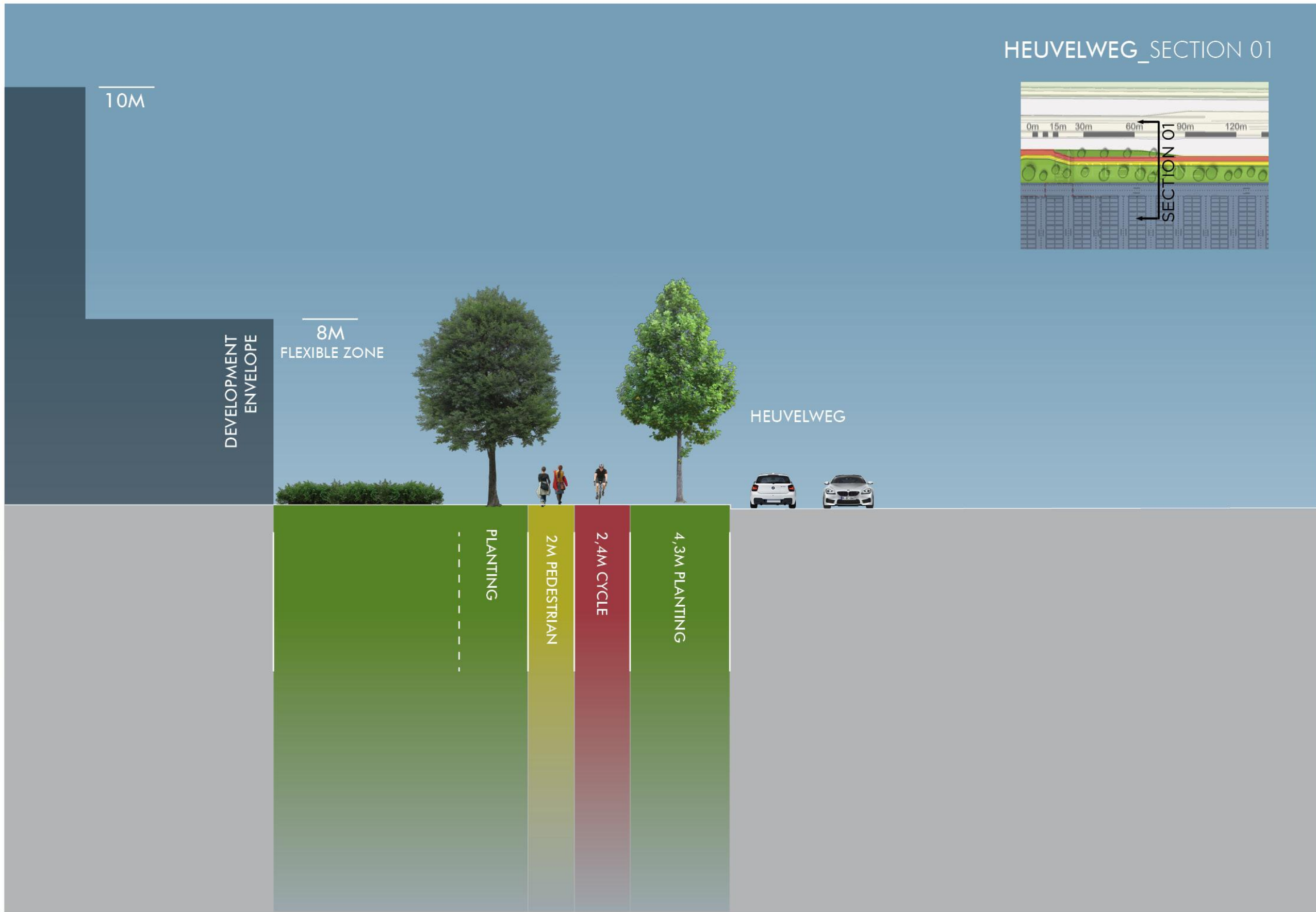
LEGENDA

- Plangebied/Bouwcontour
- Bestaande bebouwing
- Nieuwe bebouwing
- Aandacht voor aanzicht
- Parkeergebouwen
- Entree parkeren
- Expeditietoegang
- Maximale bouwhoogte
- Zijdepark
- Vijver
- Plein en bruggen verbinding tussen park en LH, voetpadenp
- Overdekte winkelroute
- Pleinen
- Bestrating + inrichting Bachlaan (Burgemeester Banninglaan)
- Stedelijke lanen
- Toegangsmogelijke wijken
- Fietsenstalling
- Entree winkelcentrum
- Tram - halte
- Winkelplint aan buitenzijde
- Presentatie
- zie profiel Banninglaan
- Expeditie hof
- Fietspad

Noord
 Stedenbouwkundige uitgangspunten
 Leidsenhage - gebiedsvisie
 april 2013
 WEST 8
 Landscape architecture & Urban design

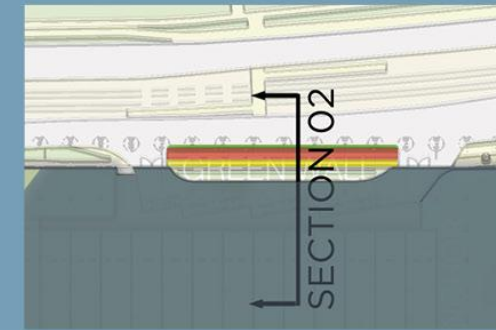
Indicative dimensions/ maatvoering richtingevend

HEUVELWEG_SECTION 01



Indicative dimensions/ maatvoering richtinggevend

HEUVELWEG_SECTION 02



< 15M

DEVELOPMENT
ENVELOPE

HEUVELWEG

2M PEDESTRIAN

2,4M CYCLE

1M PLANTING

Indicative dimensions/ maatvoering richtinggevend

BANNINGLAAN_SECTION 03



DEVELOPMENT
ENVELOPE

< 15M

EXISTING TREES RETAINED
WHERE POSSIBLE



BANNINGLAAN

1M BUFFER

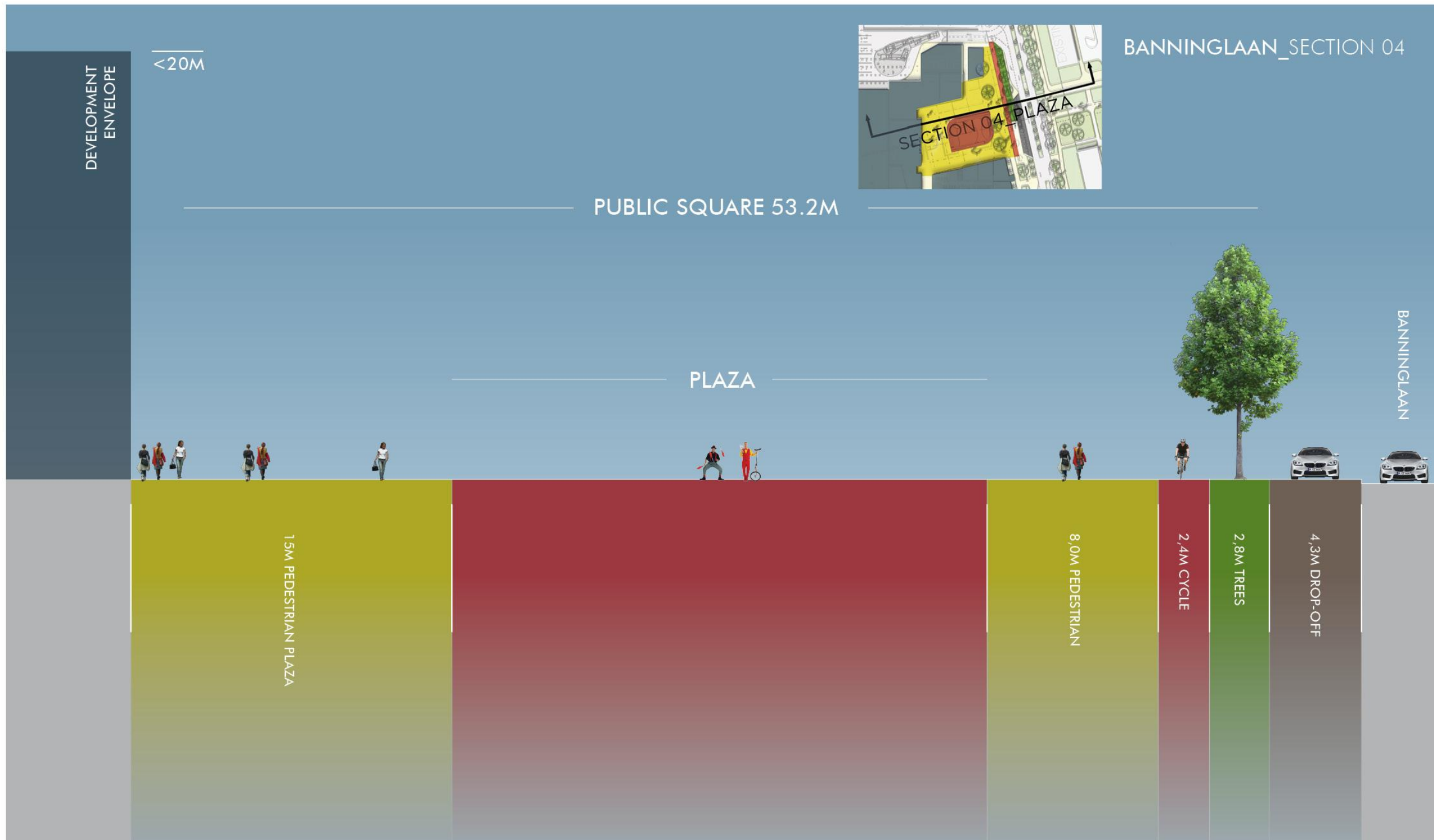
2,4M PEDESTRIAN

3,6M PLANTING

2,4M CYCLE

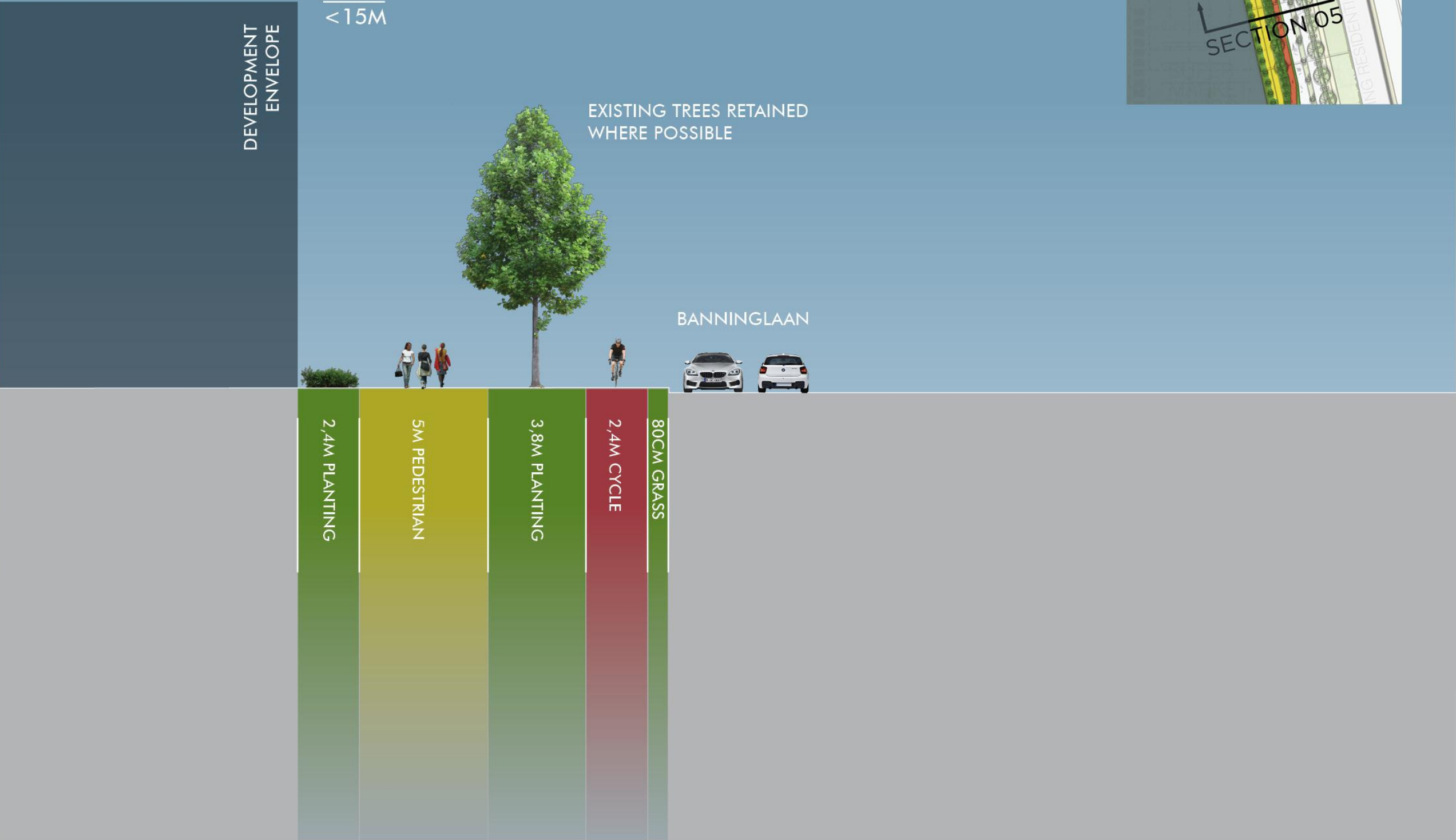
80CM GRASS

Indicative dimensions/ maatvoering richtinggevend



Indicative dimensions/ maatvoering richtingevend

BANNINGLAAN_SECTION 05



Indicative dimensions/ maatvoering richtingevend

Aanzet

Beeldkwaliteitsplan openbaar gebied en gevels buitenwanden

Bijdragen van Benoy en West 8

Materiaalkeuze gevels buitenwanden gebaseerd op toepassing van baksteen in combinatie met materialen met gelijkwaardige kwaliteit en uitstraling zodat moderniteit/vernieuwing tot uitdrukking gebracht kan worden.

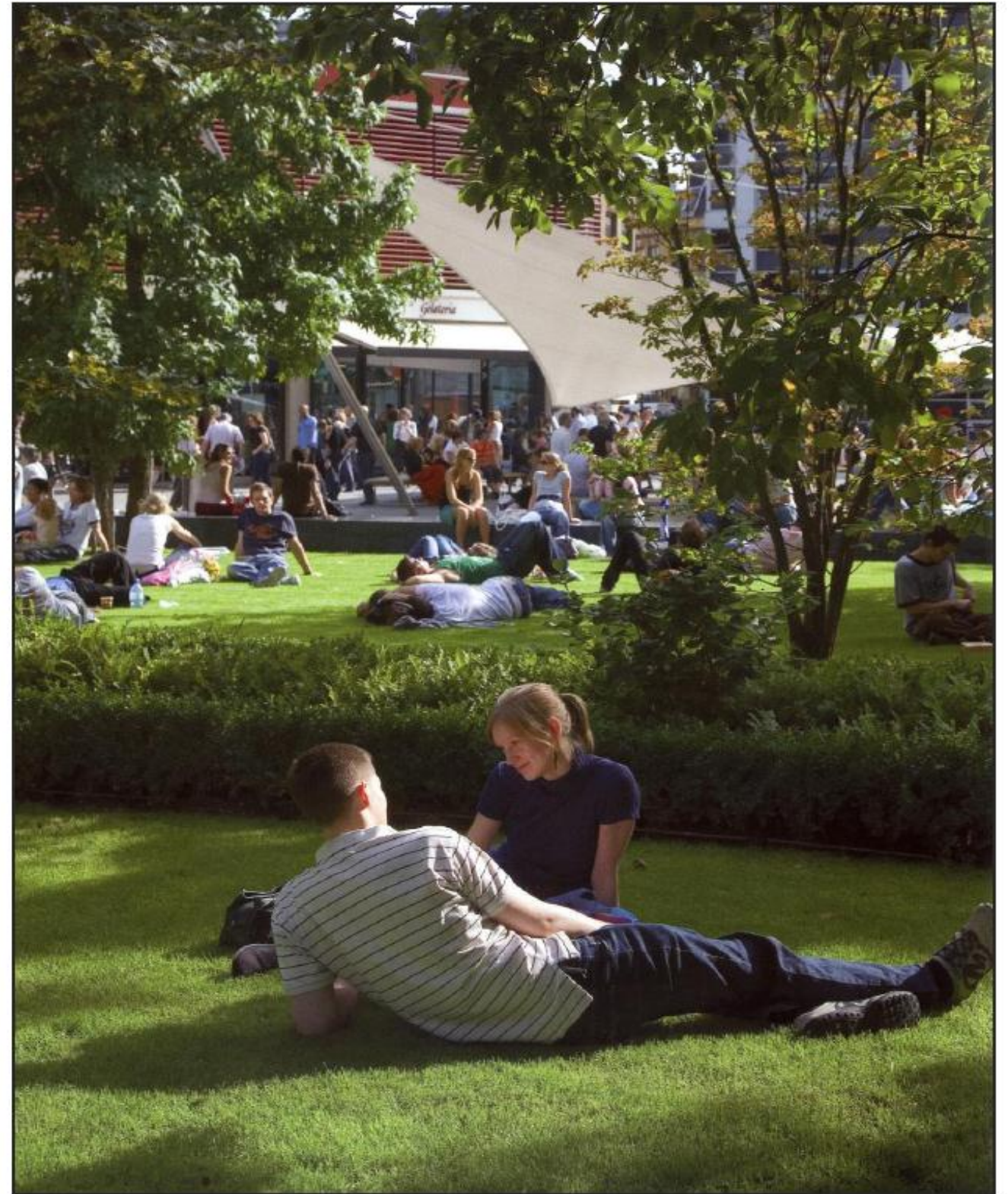
Nader uit te werken in overleg met de architect en de afdeling stedenbouw gemeente

Urban landscape Precedent Images

12th April 2013



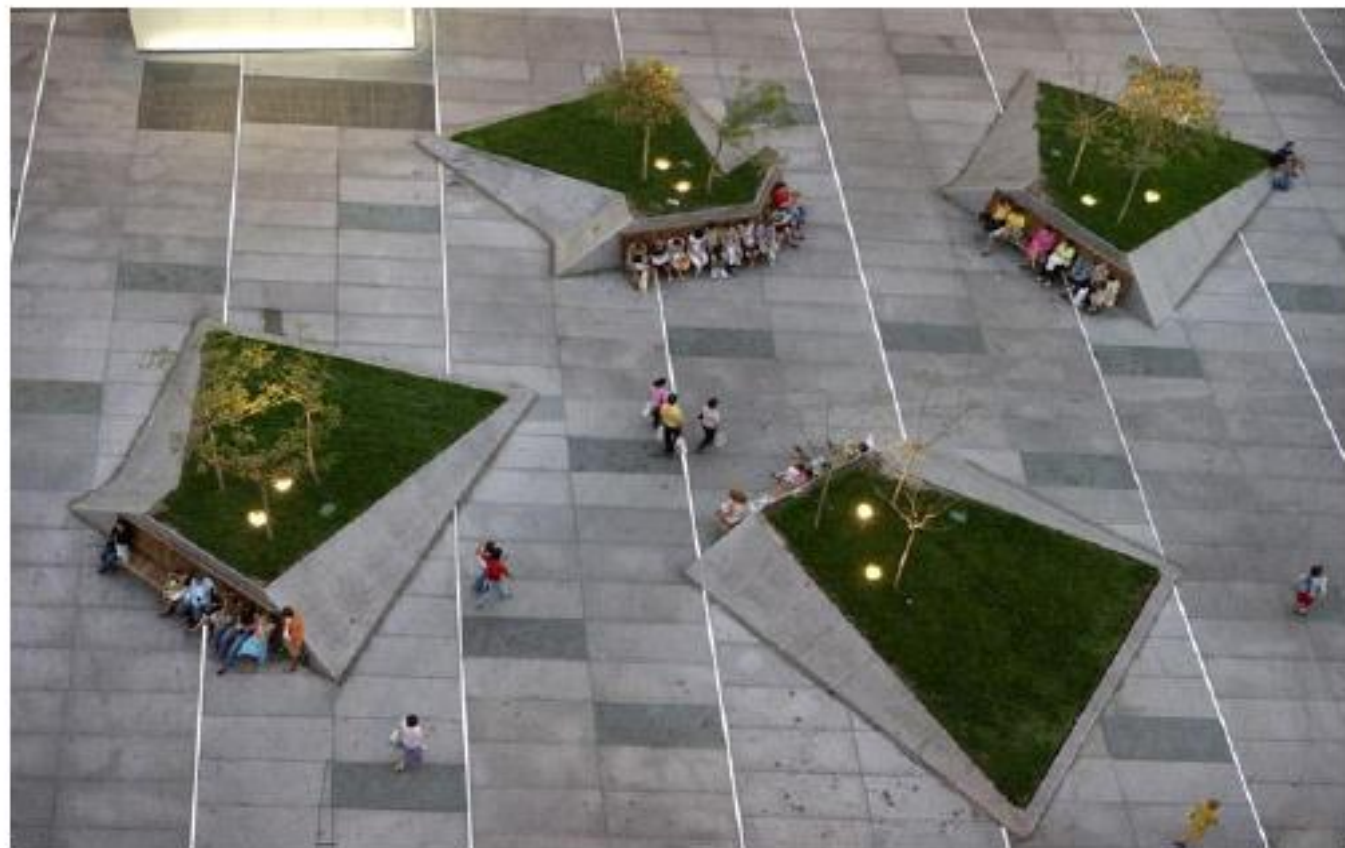
NeighbourhoodparkVenecia_CinoZuccizrchitetti



FPCBGT_EstudioDeArquitectura



Plaza del Torico_Spain



AuditorioPalacioCongresosBaluarte



Spitalfields, London



AuditorioPalacioCongresosBaluarte



High Line, New York City



walker sculpture garden minneapolis

Elevation Precedent Images

12th April 2013



Black House_Bakers Arkitekten



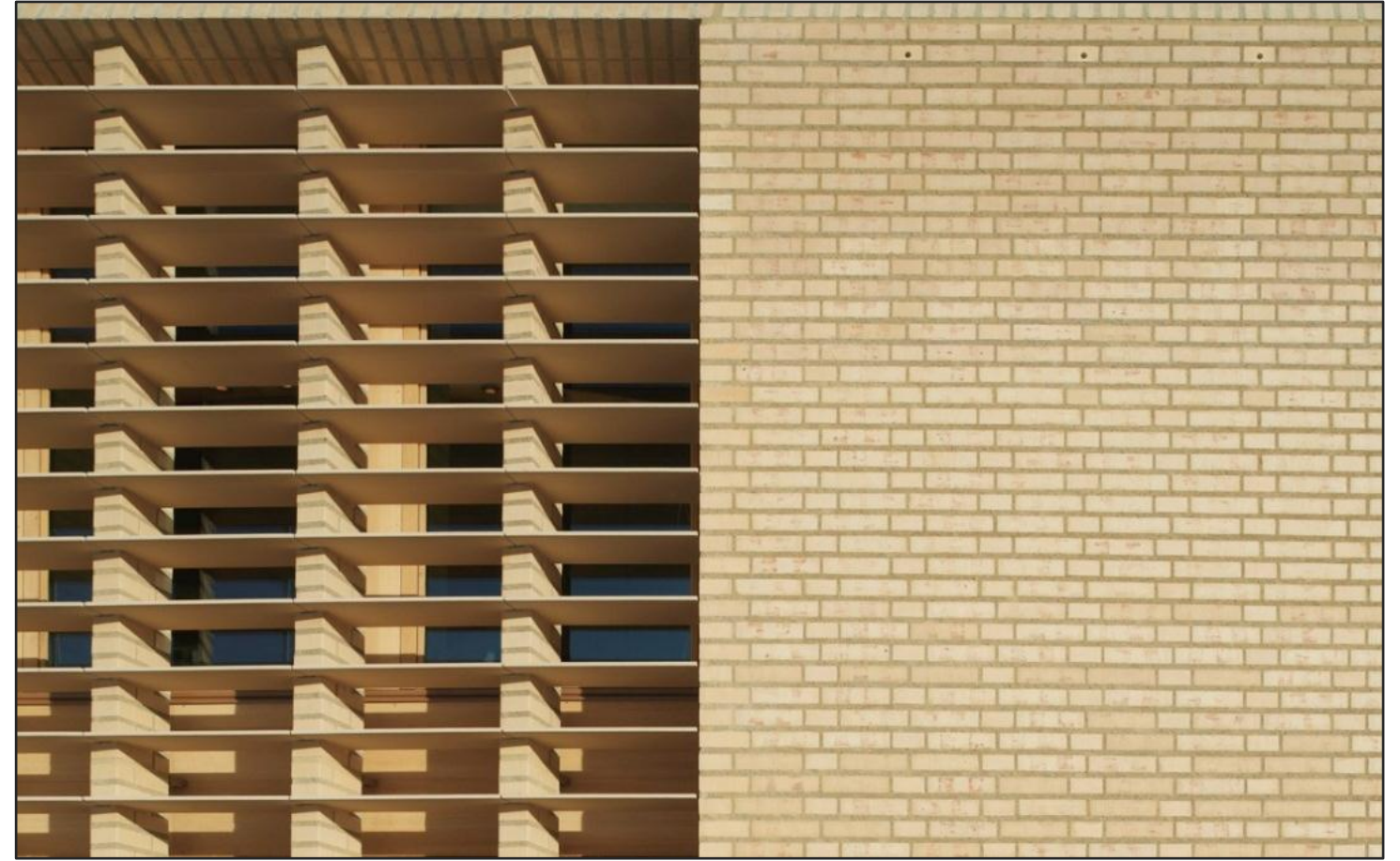
Bluecoats_BIQ Architects



Student Village_Hawkins Brown



PontificalLateranUniversity_KingRoselli



National Parliament of Liechtenstein_Hansjoerg Goeritz



HS99_CINiBA



w-house-east-reading-room



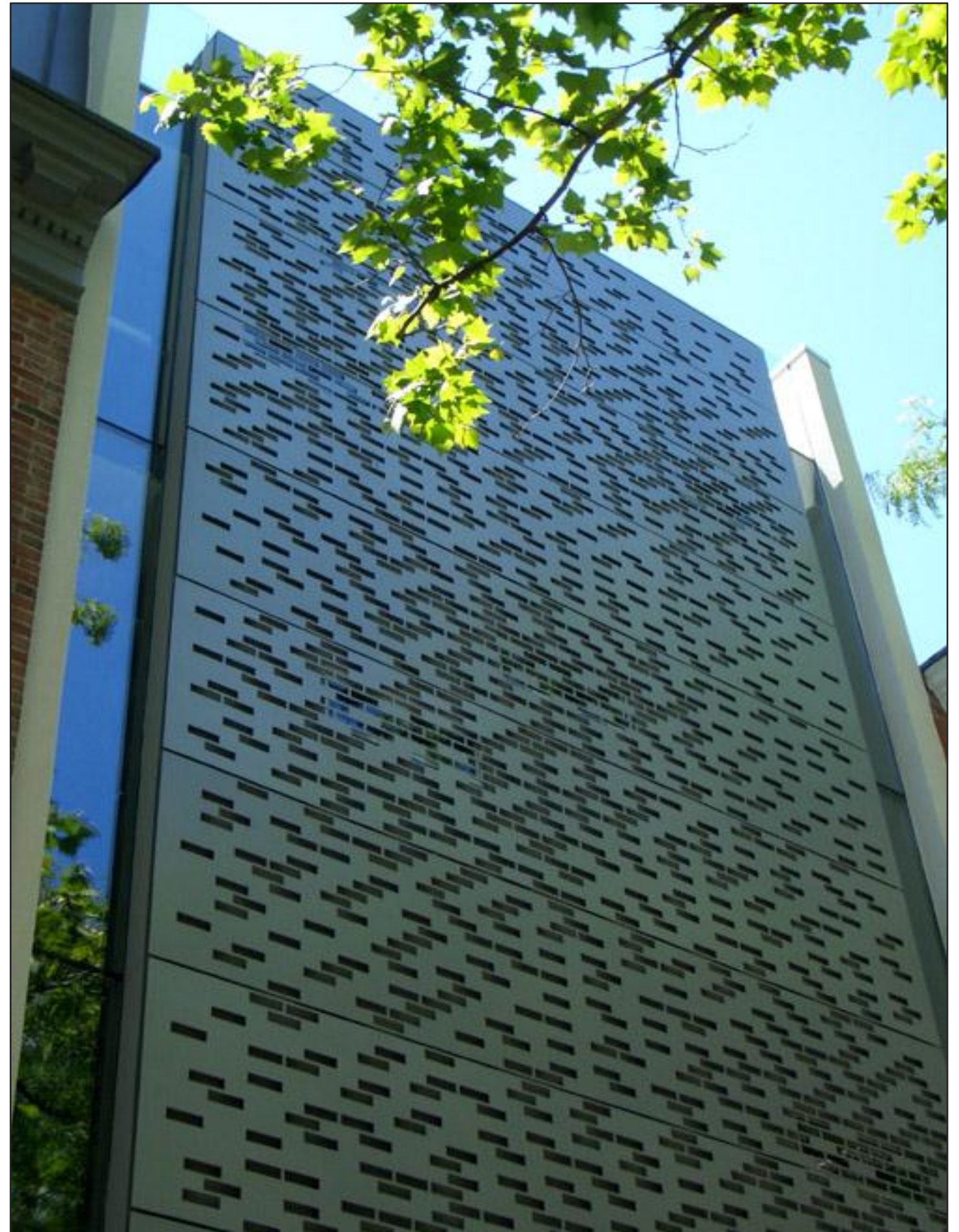
PontificalLateranUniversity_KingRoselli



UniversityBuilding Holland



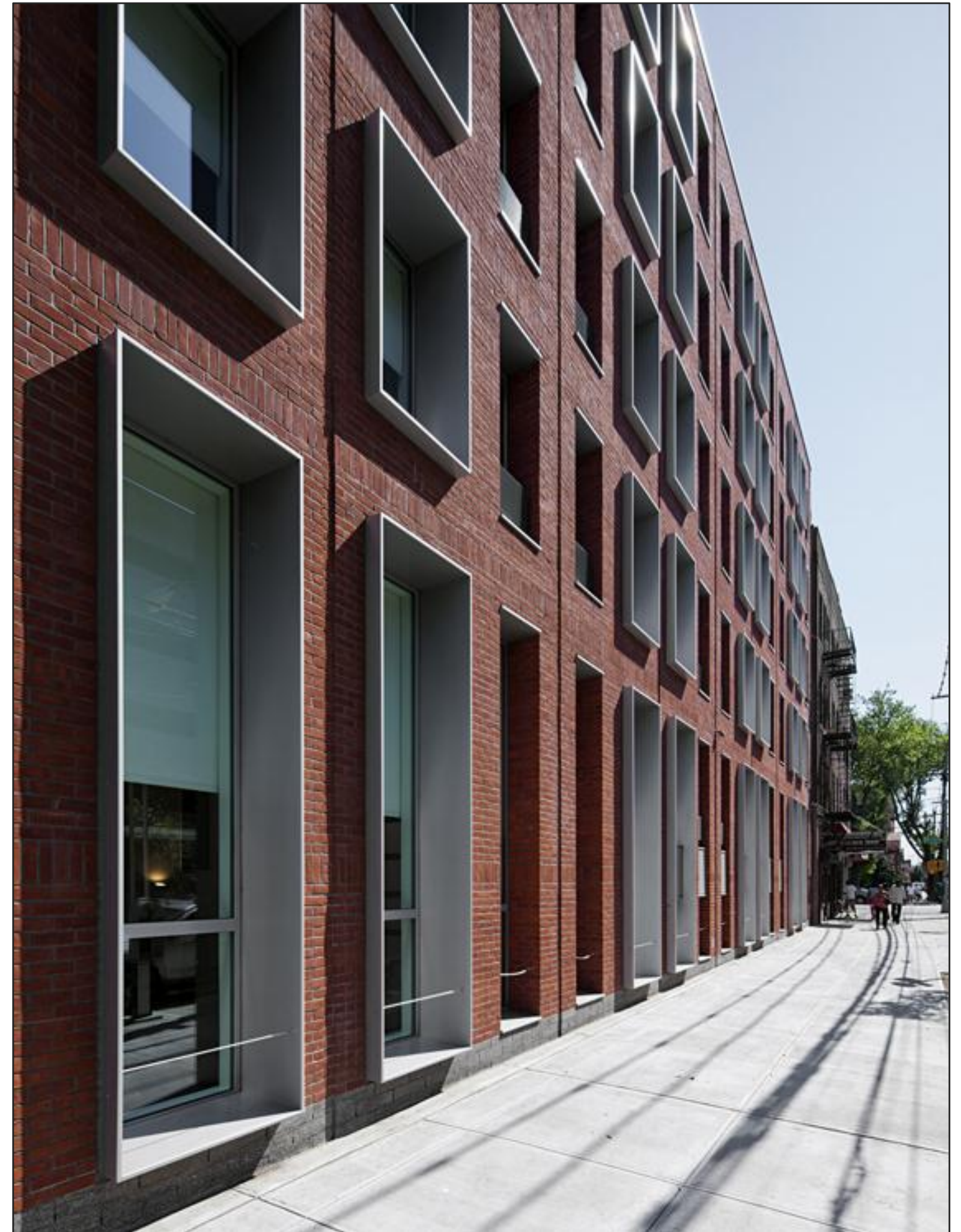
Sevrans Flats



Mulberry_Shop Architects



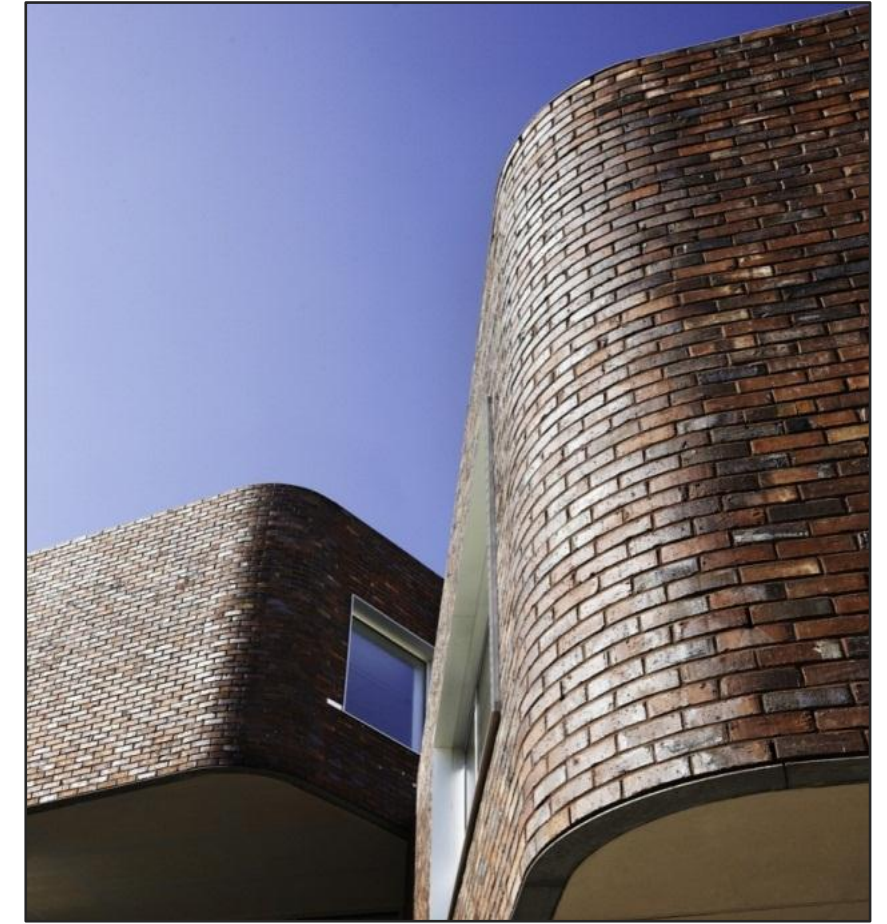
Vehbi Koc Foundation_Tece Archtects



The Hegeman_CookFox



La Corte Degli Alberi_Tomas Ghisellini



Levi Strauss High School)_Tank





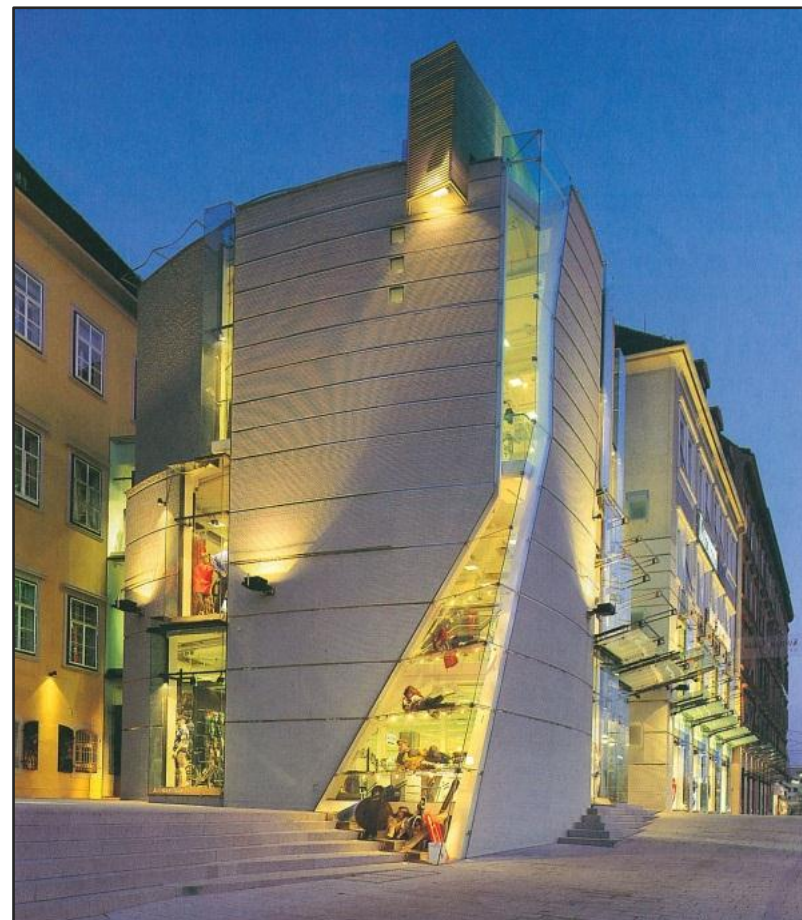
BaysidePoliceStation_Francis-JonesMorehenThorp



Residential Block_Mecanoo



Community School_Tesselsveld



Amsterdam Building

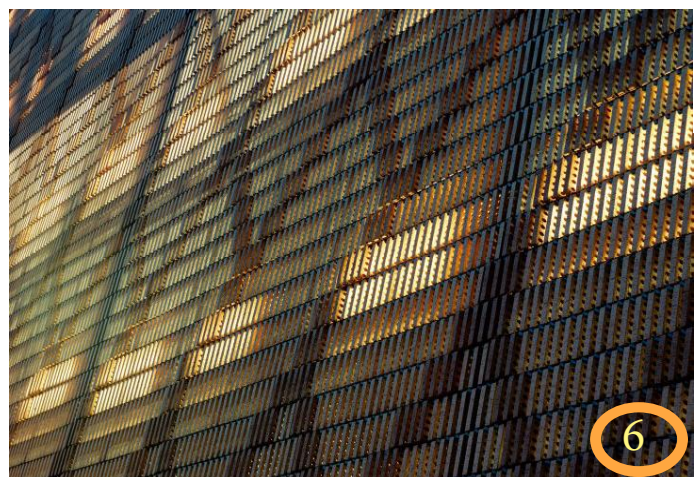
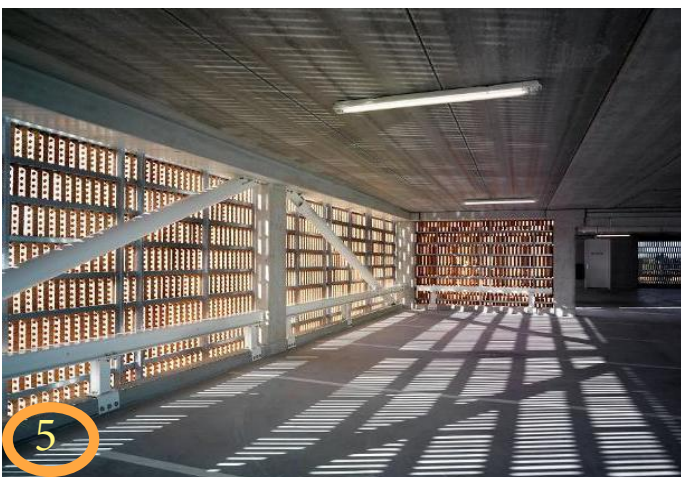
Leidsenhage

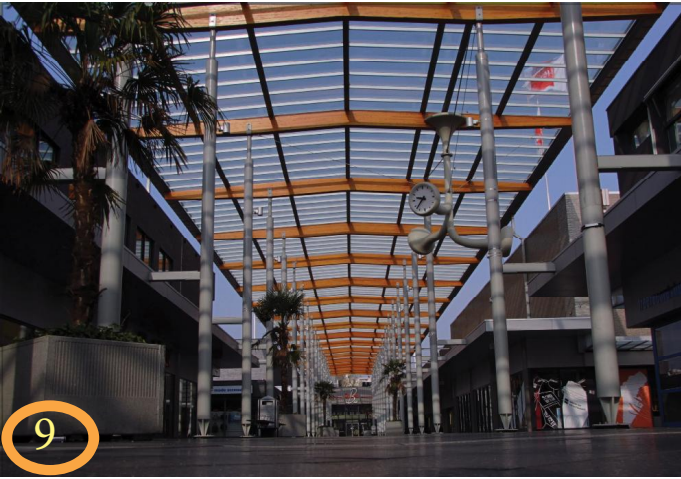
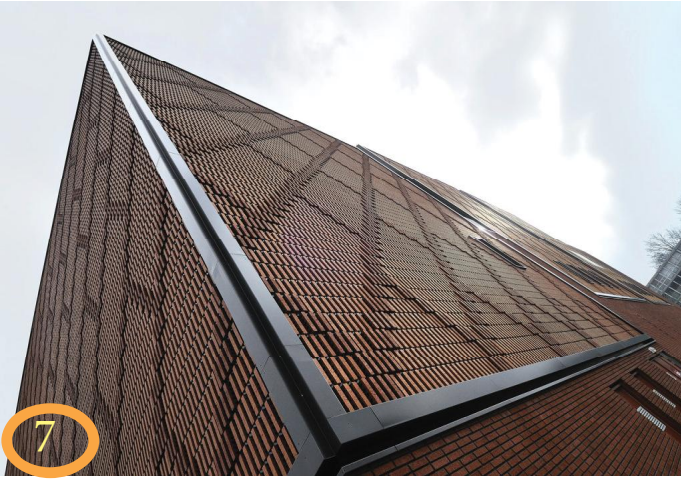
beeldkwaliteit

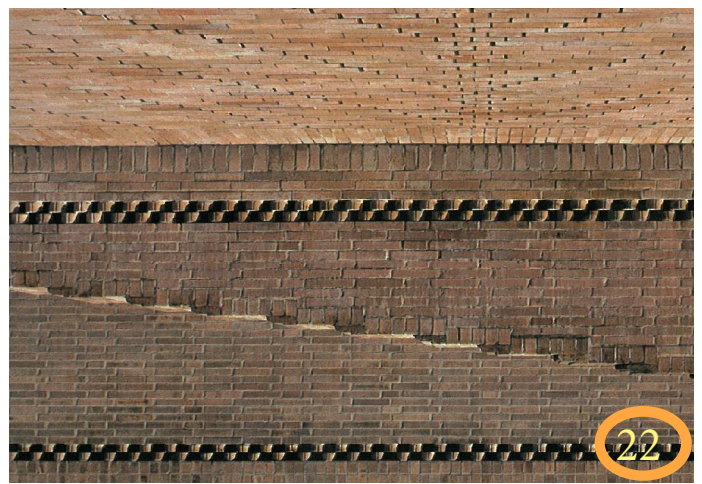
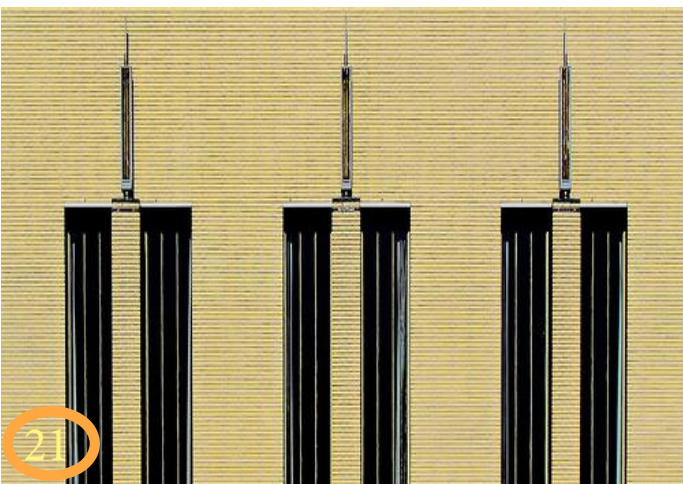
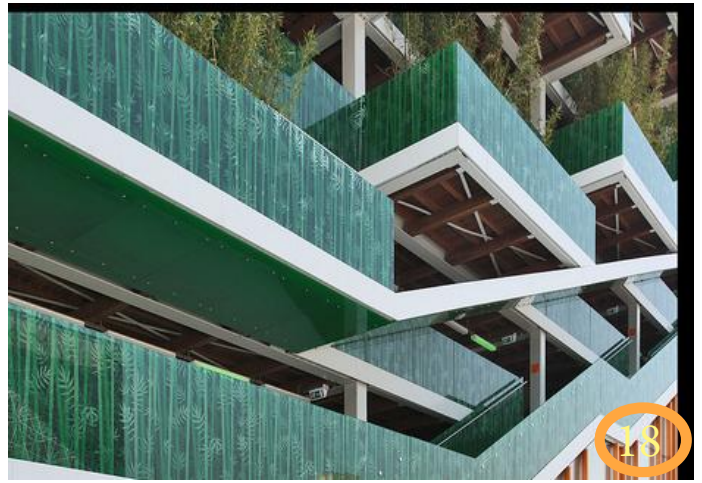
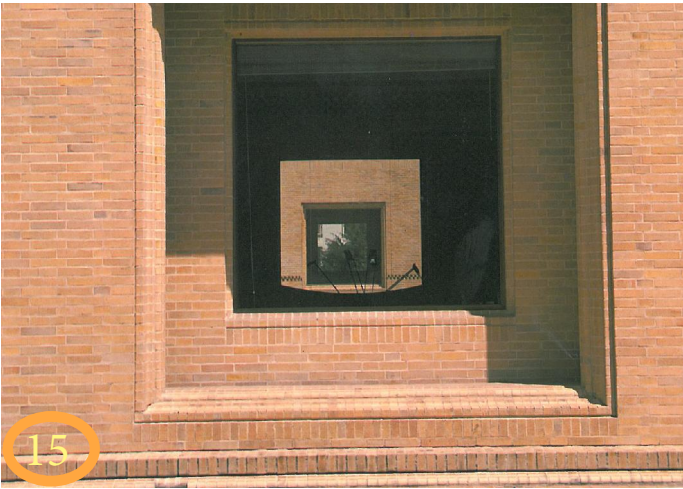
Document ~~bridge~~masterplan-structuurvisie

West 8 urban design & landscape architecture

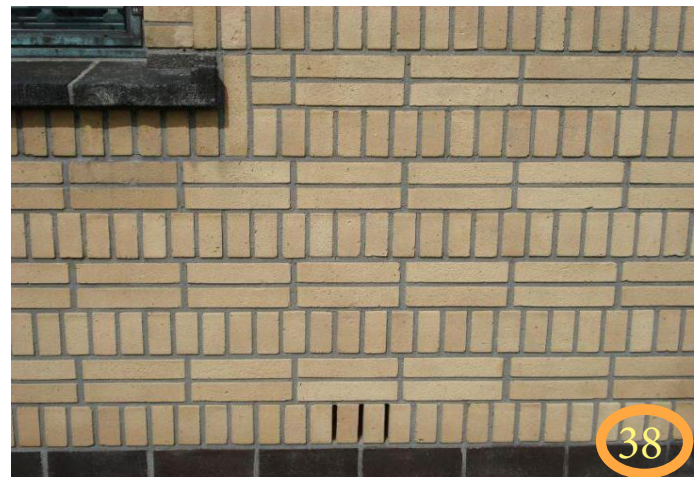
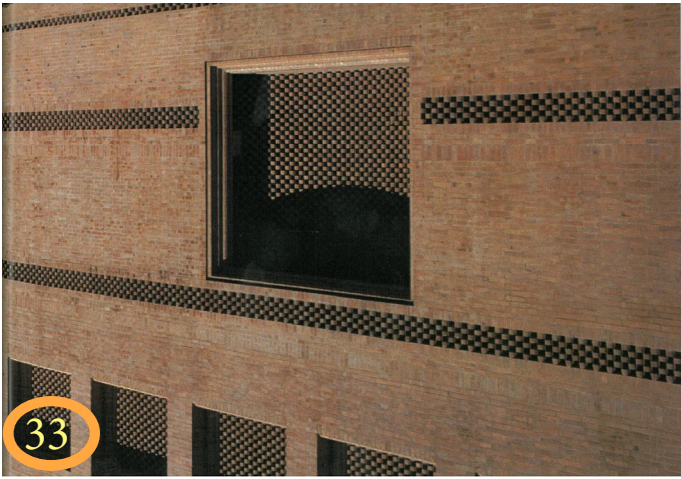
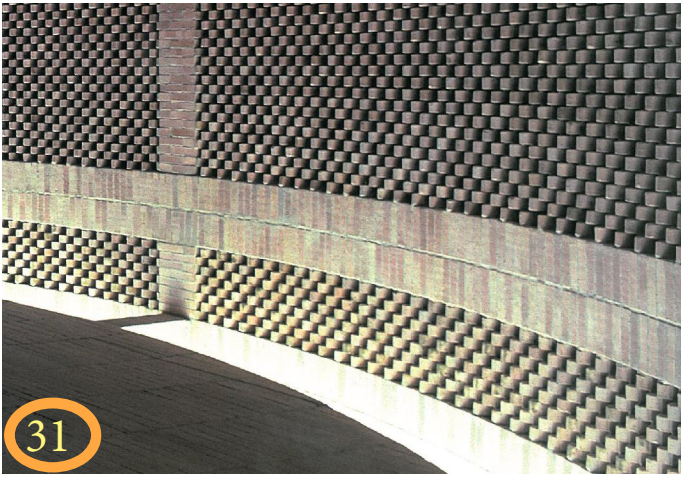
DRAFT 2013 04 12











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Thank you

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