



DUINDIGT RACECOURSE

Vooroverlegplan May 2018

CONCEPT PROPOSAL

Sustainable development plan

OMA
AMO

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1 CONCEPT

CONCEPT PLAN

SHORT STAY



HOTEL



SMALL TRIBUNE



PUBLIC PARKING

P

P

SHORT STAY

HOTEL

STABLES

TRIBUNE

POLO
DRESSAGE
EVENTS
JUMPING

New treeline



RACETRACK



DWELLINGS



OPEN AIR LANDSCAPE STABLES

CONCEPT PLAN ON EXISTING SITUATION

HOTEL



SMALL TRIBUNE



SHORT STAY



RACETRACK

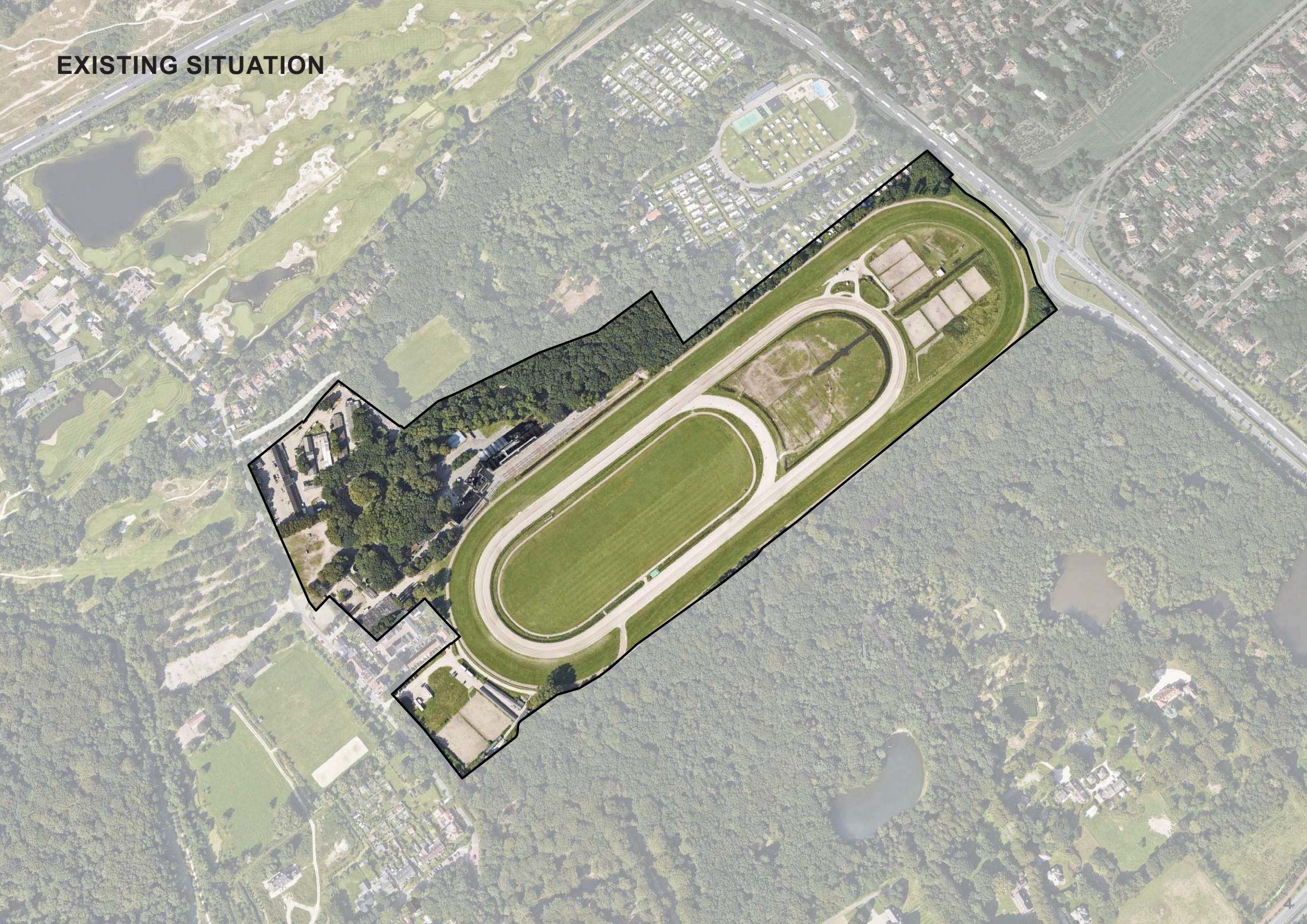


DWELLINGS

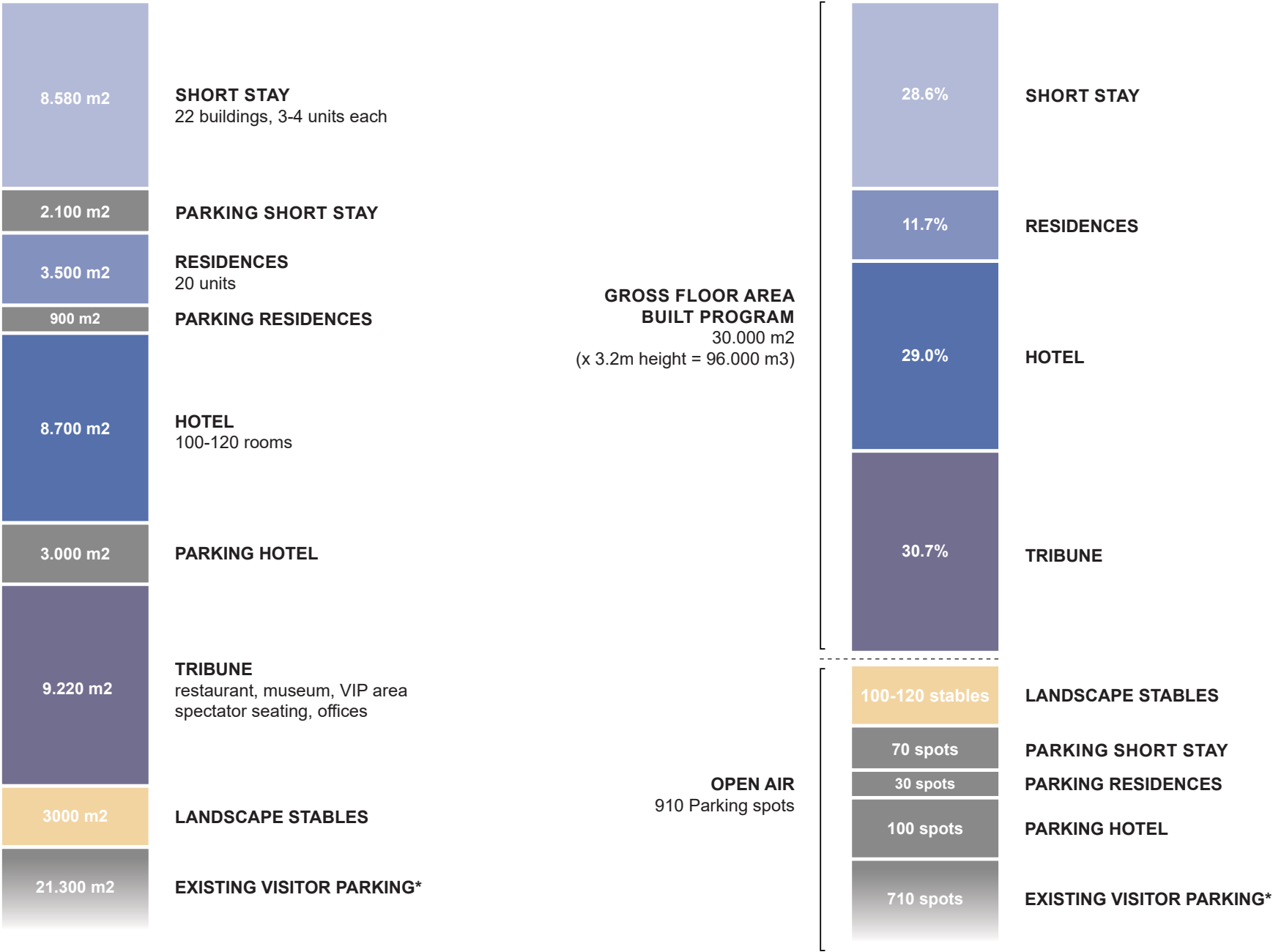


OPEN AIR LANDSCAPE STABLES

EXISTING SITUATION






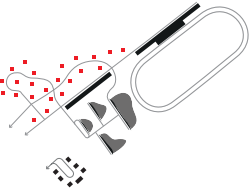
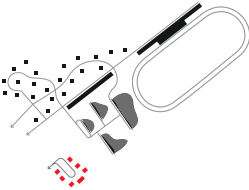
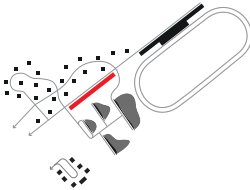
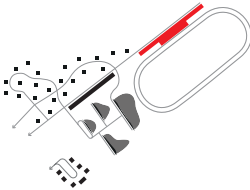
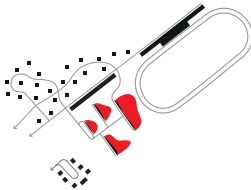
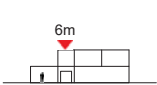
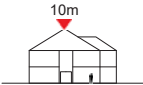

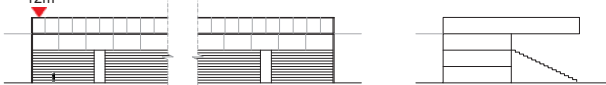
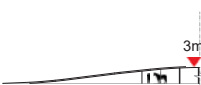



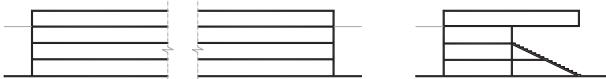
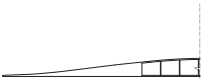
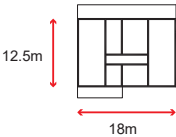
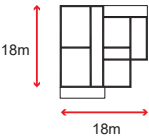
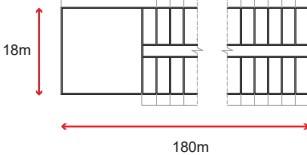
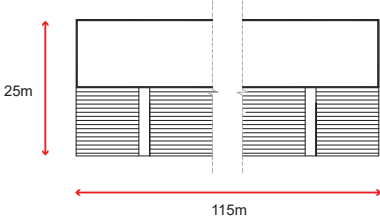
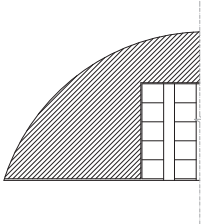


PROGRAM



*existing parking can be used as overflow parking or as buffer for events

OVERVIEW BUILDINGS

	SHORT STAY 22 buildings of 390 m2 3-4 units each of 120 m2 total gross floor area: 8580 m2	RESIDENCES 7 residential villas of 500 m2 20 residential units of 175 m2 total gross floor area: 3500 m2	HOTEL 1 accommodation unit 100-120 units total gross floor area: 8700 m2	TRIBUNE VIP, museum, restaurant, spectator area, offices total gross floor area: 9220 m2	STABLES 120 horse stables of 14 m2 storages total gross floor area: 3000 m2
Reference					
Location					
Elevation					
Section					
Plan					

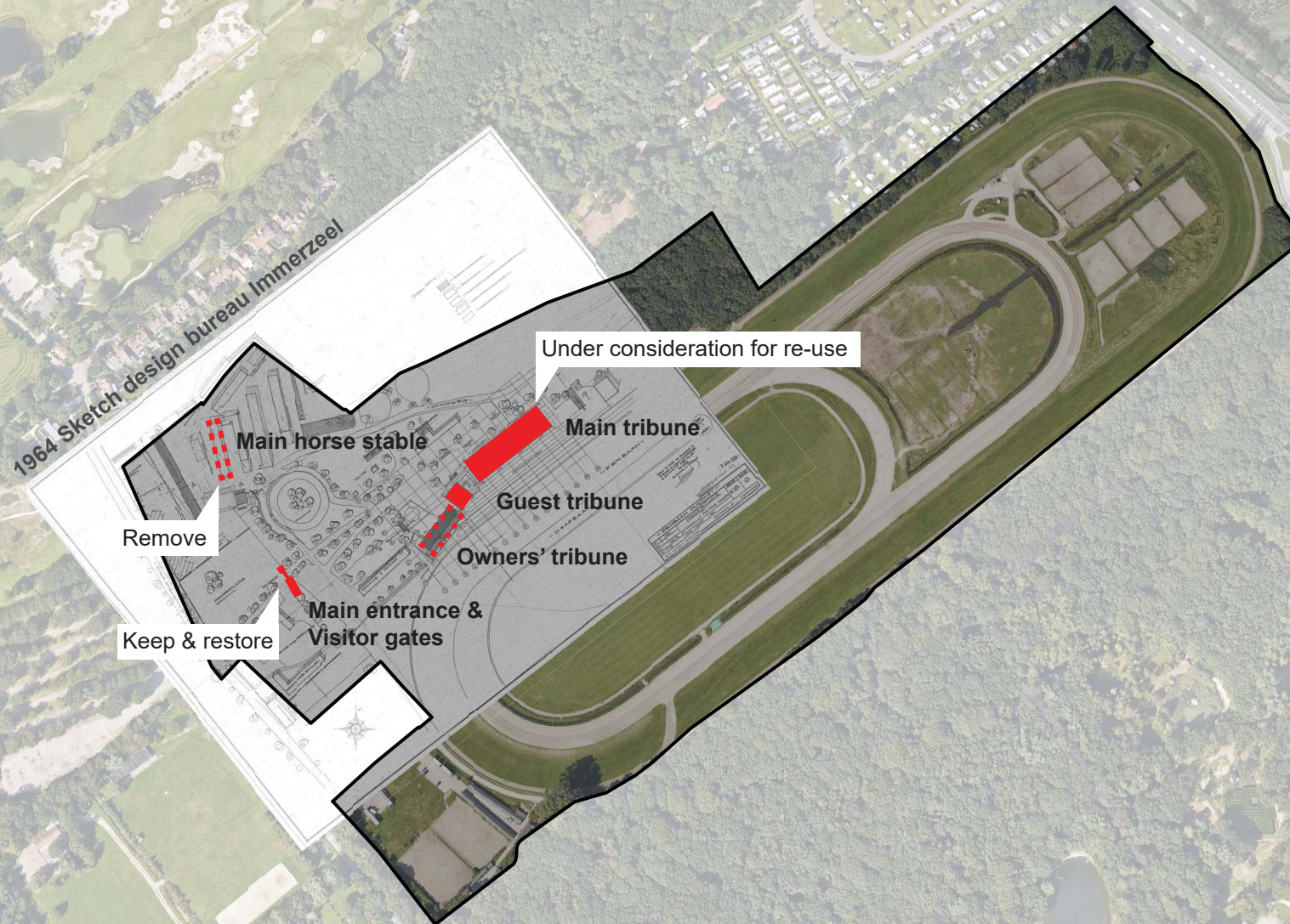
2 CONCEPT EXPLANATION

BRING BACK THE INTANGIBLE EQUESTRIAN CULTURE TO DUINDIGT



SUGGESTED HERITAGE BUILDINGS

KEEP THE BUILDINGS THAT ARE IMPORTANT TO THE CULTURAL EXPERIENCE OF DUINDIGT



Buildings with high cultural-historic value



Buildings with lesser cultural-historic value, due to changes

CULTURAL HISTORY

FURTHER INVESTIGATION REQUIRED

DOUBTS ON THE ACTUAL VALUE OF THE TRIBUNES & STABLES FOR POSSIBLE RE-USE OR TRANSFORMATION



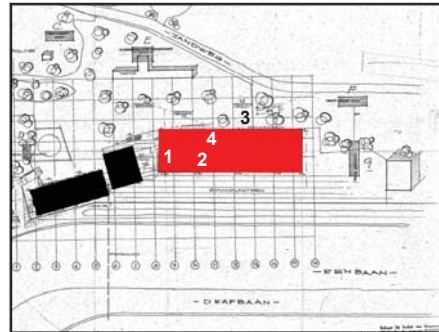
- Broken doors & fences
- Bent steel bars

- Building itself in original condition
- Can be restored
- Worth keeping

- Deteriorating walls, electrical fixtures outside
- No rooflights
- Roof needs to be replaced

- New stable doors
- Removed chimney
- New, simpler loading hatch doors
- Heritage quality is questionable

CULTURAL HISTORY



- Highly degraded concrete
- Safety of tribune might be compromised
- Structural assessment needed by professionals

- Repairs and fixes were done with a very poor quality
- Degraded facades need replacement

CULTURAL HISTORY

BRING BACK EQUESTRIAN CULTURE

ADD COMPLEMENTARY PROGRAM WHICH SUPPORTS, PROMOTES & DIVERSIFIES EQUESTRIAN ACTIVITIES ON THE PLOT

EQUESTRIAN LIFE



SOCIALIZING



WATCH RACES



POLO & OTHER EVENTS

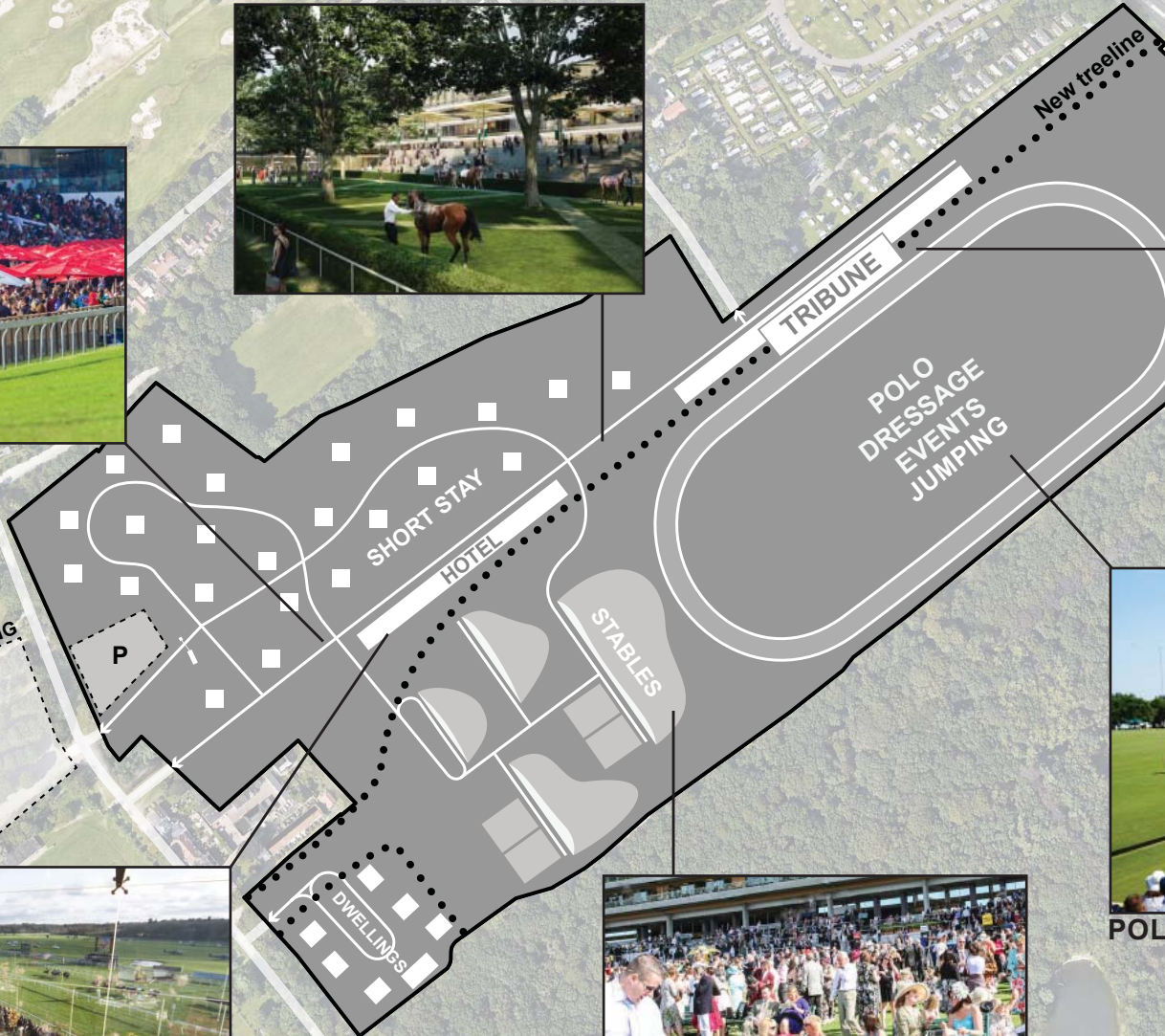


RECREATION ON GRASS PLAINS

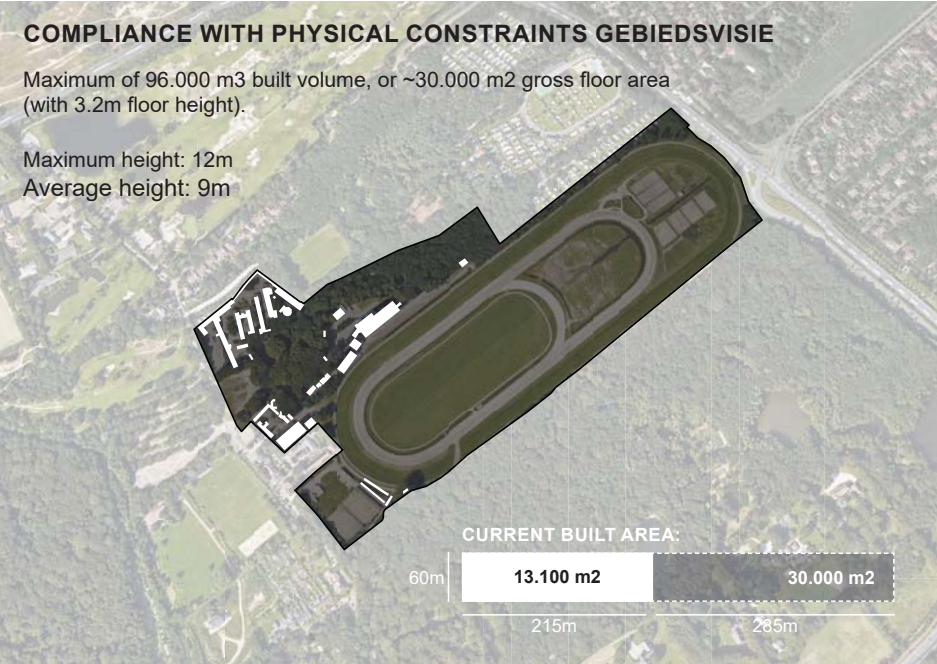
MEET & DINE



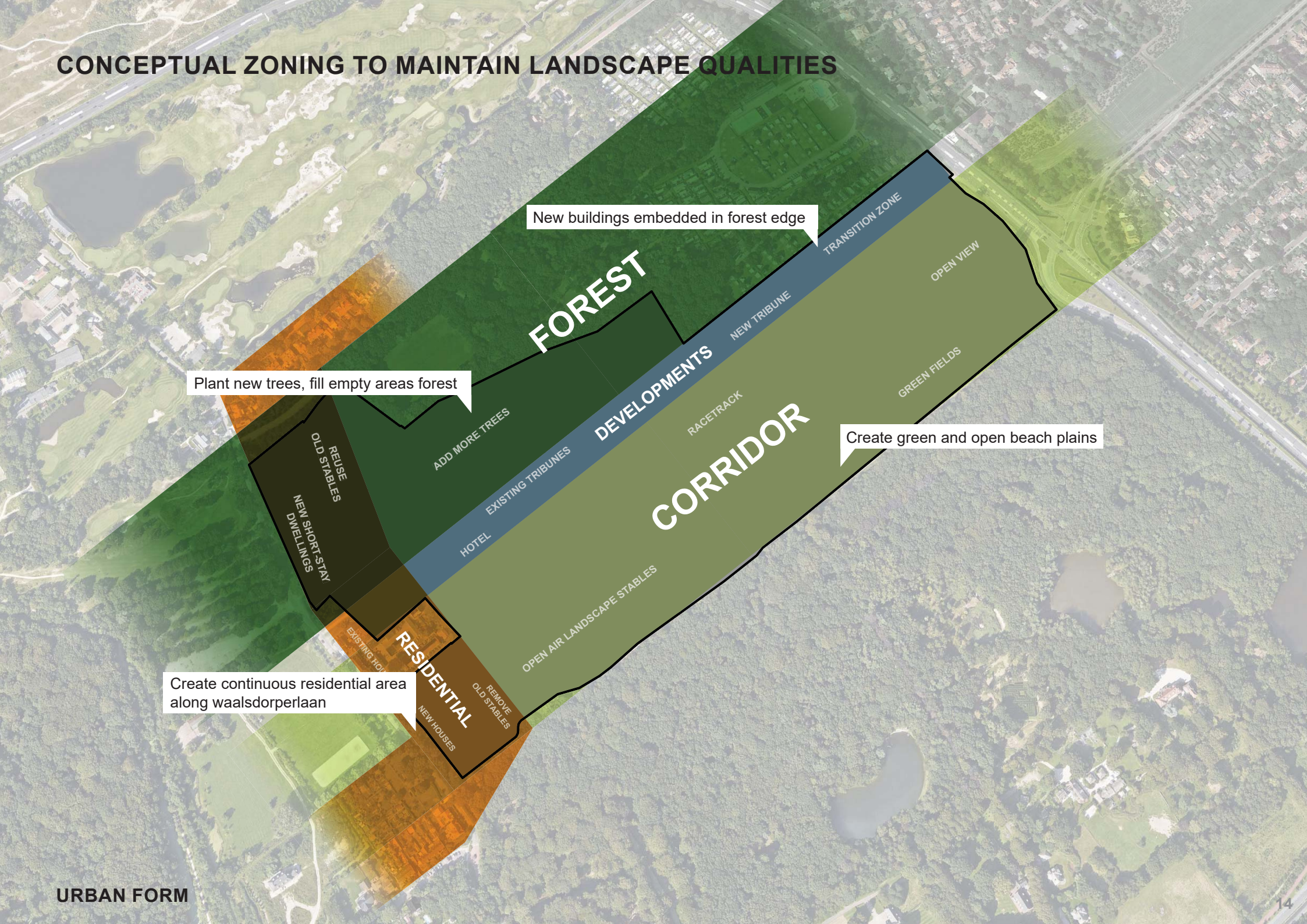
CULTURAL HISTORY



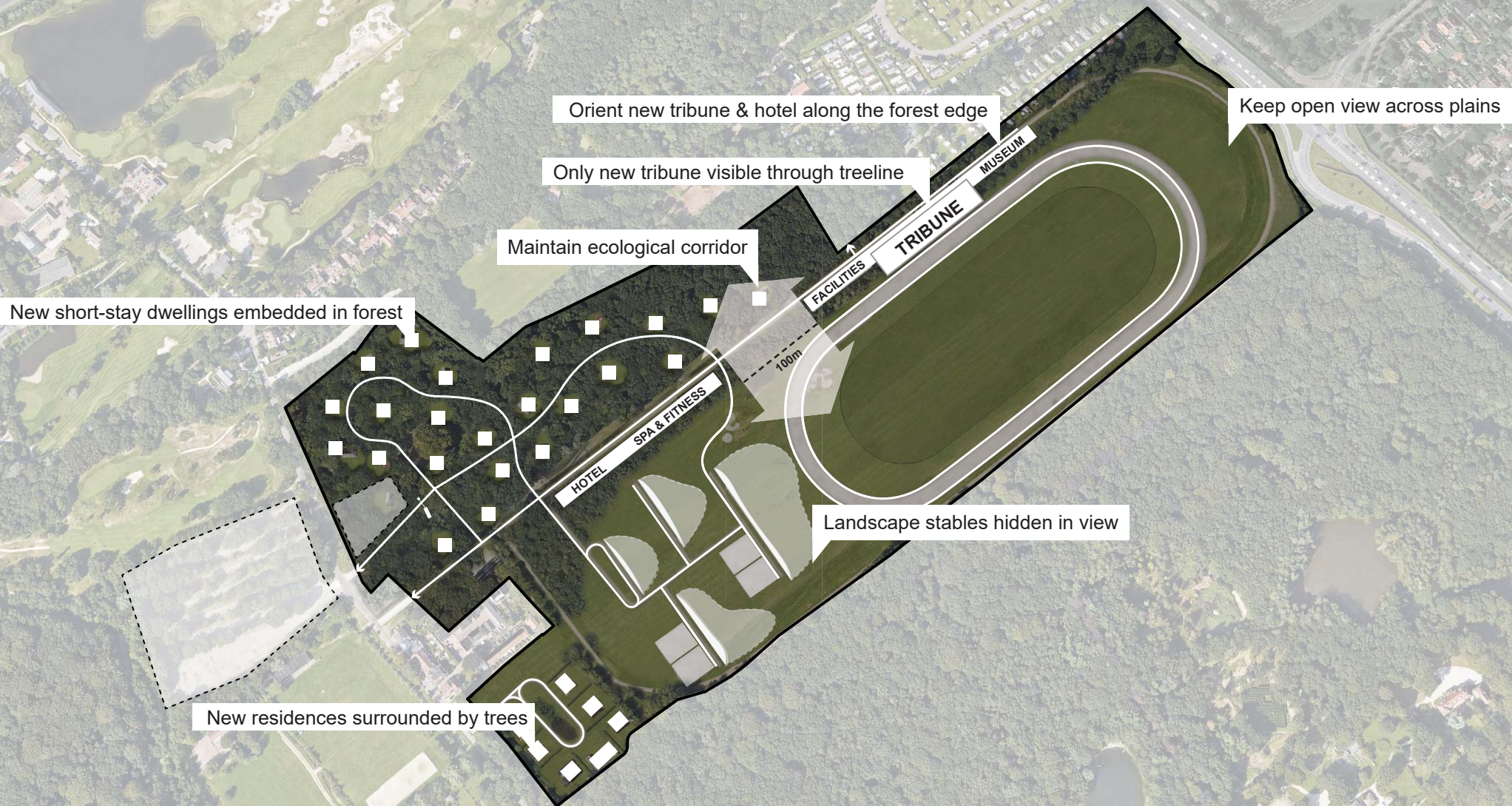
GEBIEDSVISIE GUIDELINES INTEGRATED IN CONCEPT



CONCEPTUAL ZONING TO MAINTAIN LANDSCAPE QUALITIES



ADJUST NEW BUILDINGS TO THE EXISTING LANDSCAPE QUALITIES



MAINTAIN SEQUENCE OF OPEN BEACH PLAINS AS GREEN CORRIDOR



Shift treeline towards back of plot to cover existing & new residences

Narrowing of corridor

Landscape stables covered with grass

Narrowing of corridor

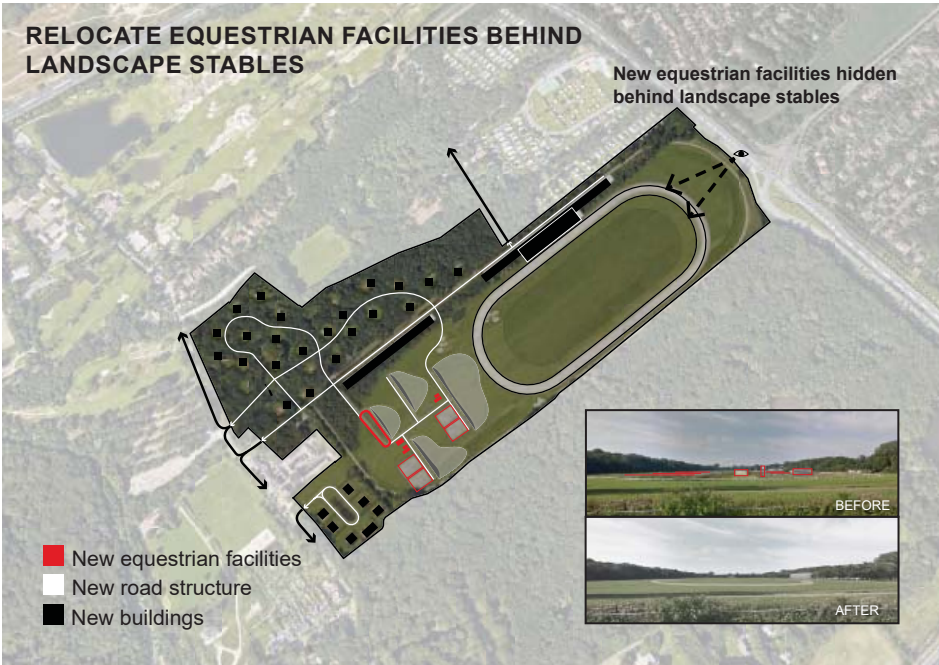
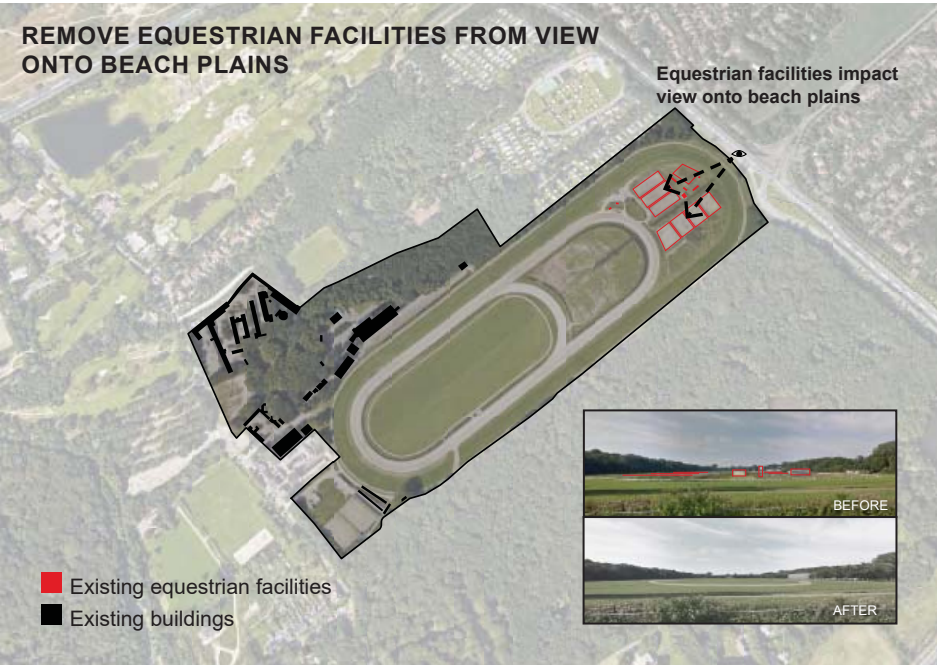
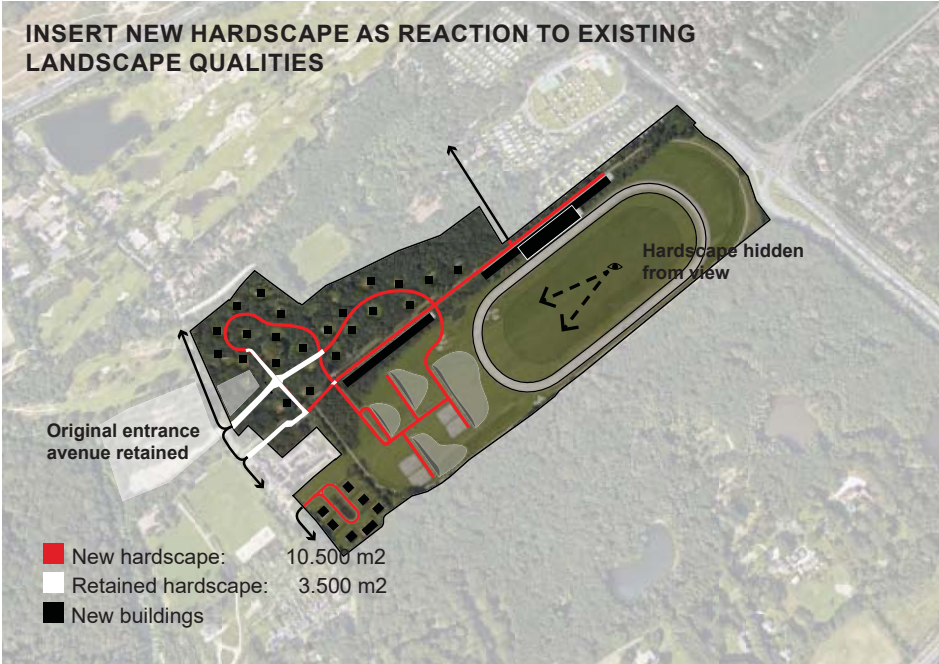
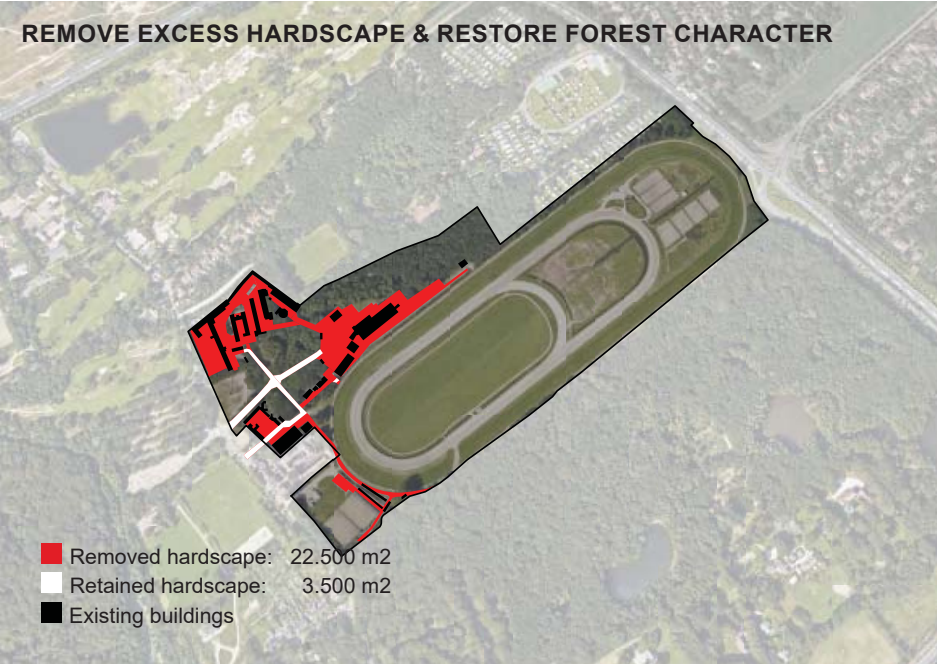
New treeline

Existing treeline

FOREST

CORRIDOR

ADDITIONAL MEASURES TO IMPROVE LANDSCAPE QUALITIES



TRAFFIC

SECONDARY ACCESS
VISITORS



HORSE TRAILERS &
BACK OF HOUSE ACCESS

Restore function of Boerenlaan as
connection to racetrack for large vehicles

New treeline

VISITORS

Spread traffic pressure on
Waalsdorperlaan with mix of program

INHABITANTS



MAIN ACCESS
VISITORS

PARKING

