



## Aantekeningen voor concept verslag- supervisie Draka+ EH 21/12/21

### Stedenbouw-presentatie

5.1-2-e : DRAKA sees the central spine as the connector between the two developments: DRAKA and EH. The central spine is a sequence of different public spaces and amenities, where there's a pocket park between the blocks A2 and A3 of EH.

5.1-2 : in the vision of EH is the pocket park situated between the blocks A3 and A6. There is still discussion with the city about the position of the park. The blokspaspoort is flexibel and makes different solutions possible.

5.1-2-e : Hines might develop block A3, taking it from EH. This gives the possibility of connecting the parking garage of blocks A3 and A6.

5.1-2-e : the difference between the plans of Draka and EH is the pocket park. 5.1-2-e prefers the initial position (between blocks A2 and A3), but understands it's difficult to reach the density for EH. He thinks that the scheme of DRAKA opens the possibility of putting the park back to its initial position.

For 5.1-2, the new position of the park is not only a matter of density but also a making a bayonet of the street, like in Draka's development (between A7/A9 and A8/A10).

5.1-2-e remembers that it's not only about the position of the pocket park, but also about its size. But putting the park between blocks A3 and A6, the park gets considerably smaller. While the initial park fulfills the green norm, the second one doesn't.

Further study is needed on the 'industry lane' between A1 and A2 and specific the position of the school and the tower in A3, to determine its function and spatial structure.

5.1-2-e :

- the position of the pocket park should be rethought, to have it more central in the area and directly connected to the Kromhouthal, but still making it feasible to develop.
- The specials are the blocks A3 and A13 (afpraak)
- Draka and the gemeente have to agree in the number of square meters that have to be redistributed (afpraak)
- Prefers to add a floor on top than to make the courtyard blocks

- About the typology of the small southern blocks, better the assemblage than the courtyard block. But the assemblage is falling into many pieces. We prefer to avoid that. Better to have 3 buildings instead of 4, or 2 L-shaped buildings that are intertwined.
- Typology of town houses. Even in the assemblage type there's an internal courtyard. We prefer that there's a roof garden that can be seen from the street. That means that this typology is under pressure.

5.1-2-e they'll study further what the right typology for it is

5.1-2-e :

- preferably different program on ground floor, instead of town houses, and then with green on top
- reference of Whale is good, but it's not a closed block but a monolith with internal green connected to the public space. This is a better reference for the block A13, as a special.
- In The Netherlands we prefer to use the afternoon sun, instead of the morning sun. It's better to orient the blocks towards it.

### Landschap presentatie

5.1-2-e and 5.1-2 agree on that landscape vision presented by Felixx is a very ambitious. Curious on how it develops further and integrates with the rest of the plan, and if Hines is on board.

5.1-2 reminds Felixx that we prefer roof gardens instead of courtyard blocks.

5.1-2 (Hines): Hines will try to make it happen.

### Algemeen

Urhanhn doesn't present own material as it has already been commented. The position of the towers are subject to be discussed later. Eigen Haard wil study on the urban structure further more and will present in a following supervisieteam.

5.1-2-e points out that now that Hines might develop the block A3, and given that block A6 was always kept within the ownership limits of Hines, there's an opportunity to add more program by enlarging block A3. This could help finding a solution for the park in A2.

5.1-2-e points out that it is not possible to enlarge block A6 because the bestemmingsplan doesn't allow it anymore.

5.1-2-e :

- span structure is quite convincing
- deliveries don't reach block A13, so recheck it
- remark on the section, on the green roofs: roof lights in top of the maker spaces are too large. Priority goes to get enough green on the roofs, and roof lights should be minimized to what's minimally functional.

5.1-2-e :

- points out that the blocks at the Oeverpark also need delivery
- the building of 5000m<sup>2</sup> office, 5.1-2-e puts it as headquarters, which is absolutely not preferable

### **Architectenselectie**

5.1-2-e block A3 has to be discussed with Hines

5.1-2-e suggests a selection of a group of 3 or 4 architects that give a pitch with a reflection on what the work Rijnbout has already done. They have a list of 12-13 names, but that's for Hines to share with 5.1-2-e

5.1-2-e

- is happy with the idea of Richard, but prefers that the architects present a portfolio, followed by an interview/ pitch. Suggestion is to limit it to strategic questions. He will send some examples of tender documents that he has as a Bouwmeester of Brussels.
- It's not clear yet how Hines organizes the call. The suggestion of last time was to let the municipality present also a selection of names. His preference goes for an open call, because that attracts more names that we might not have thought about.

5.1-2-e points out that Architectuur total has channels to make open calls.

5.1-2-e prefers the agreed form.

5.1-2-e suggests to contact Architectuur Lokaal, but not to let them take over the competition.