TOWARDS THE INCLUSIVE VILLAGE

FOLLOW UP ALPHEN

FOLLOW UP OIJEN
EVENTS & HEALTH CARE

CASE MEGEN
HISTORY & HOSPITALITY

FOLLOW UP BATENBURG
BRICKS & WOOD

FOLLOW UP LITH

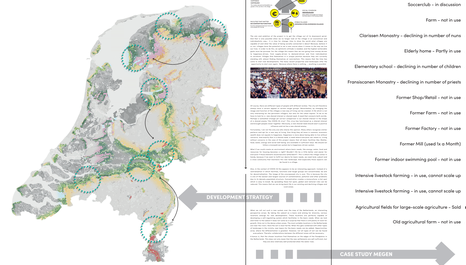
FOLLOW UP NEERLOON

ONGOING STRATEGY

DESIGN PRINCIPLES

MASTERPLAN

LAYERS



DEVELOPMENT STRATEGY

CASE STUDY MEGEN

High landscape/soil diversity

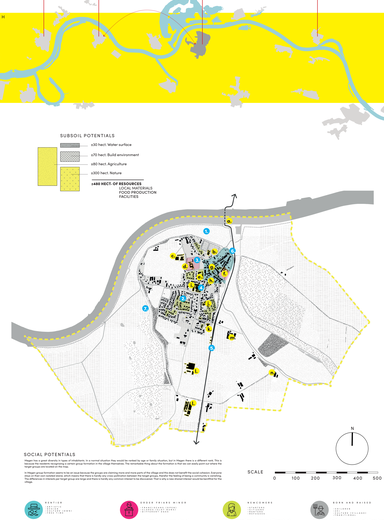
Potential development locations

Exchange of resources

UNUSED POTENTIALS

BUILD/VACANCY POTENTIALS

- Ferry – in discussion a.
- Soccerclub – in discussion b.
- Farm – not in use c.
- Clarissen Monastry – declining in number of nuns d.
- Elderly home – Partly in use e.
- Elementary school – declining in number of children e.
- Franciscanen Monastry – declining in number of priests f.
- Former Shop/Retail – not in use g.
- Former Farm – not in use h.
- Former Factory – not in use i.
- Former Mill (used fe a Month) j.
- Former indoor swimming pool – not in use k.
- Intensive livestock farming – in use, cannot scale up l.
- Intensive livestock farming – in use, cannot scale up l.
- Agricultural fields for large-scale agriculture – Sold m.
- Old agricultural farm – not in use n.



SUBSOIL POTENTIALS

- ±30 Hect: Water surface
- ±70 Hect: Build environment
- ±80 Hect: Agricultural
- ±300 Hect: Nature

±400 HECT.-OF RESOURCES:
LOCAL MATERIALS
FOOD PRODUCTION
FACILITIES

SPATIAL POTENTIALS

SOCIAL POTENTIALS

People has a great diversity in type of inhabitants. In a normal situation they would be ranked by age or family situation, but in Megen there is a different rank. This is because the village is relatively small and the different age groups interact with each other. The village therefore has the freedom to shape its own identity and does not need to adapt to the image groups are ranked on the map.

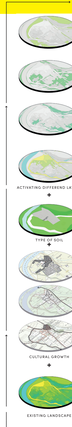
In Megen group orientated citizens tend to be loyal because the groups are relatively loyal and more part of the village and the size and identity this social cohesion. Outcross between the groups is relatively low because the groups are relatively small and the identity is strong. Because of the small size of the groups and the strong identity, the groups are relatively inward oriented. Because of this the inhabitants of Megen are group minded and there is hardly any outcross between the inhabitants. This is why the inhabitants feel a strong identification to the village.

The Seniors: All target group has inherited its place in the household society. They have a lot of free time and are actively involved in the village. They are also the group that is most likely that they are able to put an effort in the invaluable surroundings.

The Professionals and Wives: This target group is formed by the professionals. They have double obligations in the household. The wife has to work without. Survival is priority.

The Inspiration in Need: Newcomers without relatives who commute with the village. Needs a fresh but lasting environment. Is in search of a place where he can live. Is in the process of future knowledge without knowing any other village. The target group is different from it's surroundings and interests.

The Young potential: Young people who grow from Megen to grow and move on to the world. They are out of the house and are in search of their own identity. They are in the process of the first moments of the village and have seen all kinds of facilities in the village. They are not interested in the most common recreation in Megen.



ACTIVATING DIFFERENT LAYERS

CULTURAL GROWTH

EXISTING LANDSCAPE

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CONCEPTUAL APPROACH

The subsurface of Megen was formed mainly ice age and can all be recognized in the present situation by the flora & fauna, the altitudes and the soil compositions. Over the years this has been translated into the following mismatchtures which play a role in the current situation of Megen. The aim is to bring the different layers back in balance with each other and to create value using these structures in combination with the subsurface as a base, the identity of Megen can be secured in future developments.

By taking a closer look at the geomorphological structure these structures are of great importance. , They tell us something about why the village is settled here, why the focus remained in the field of agriculture but also why the city centre is located on the north and the dike follows a certain path. The landscape used to determine the culture and way of developing. However, due to the result of the landscape of Holland, it also tells us that we stopped using it and that we do not appreciated it as much as we should.

We also see that the landscape consists out of many layers, where each layer has its own qualities and possibilities for activation. Like all layers that the landscape consists of, the soil is a living entity that can grow and learn how to use it, without harming it. If we do so, we will see that the landscape has a lot to offer us in the future.

Making a landscape functional is in the nature of man and this is not different in Megen. Where people previously cultivated a lot of land for economic interest, it is now time to activate it again, but in a slightly different way. In the inclusive village we listen to the landscape and use the existing qualities to activate the subculture.

However, this time it will not be activated with an economic interest, but for social and natural benefits. The landscape will provide in our basic needs in the fields of food, water, resources, energy and also our leisure activities. Therefor a new common ground will arise in Megen. This is the ground for the village to grow and develop in the future and to create a new community without harming the underlaying systems, culture and naturalecosystems. The new program and the growth of the village will depend on this new system which means that the village can grow up till approximately 2000 inhabitants.

In this way a new ecosystem is created in which people and their environment are complementary to each other and social cohesion is created. The village will be a place where people can live in a natural environment, be self-sufficient, and which creates an almost independent environment. They decide what is going to happen and therefor control their immediate environment.

1. MULTIFUNCTIONAL SPORTSPARK
2. RESOURCES DEPOSIT
3. SEDIMENT LOCATIONS
4. CULTURAL HOTSPOT (CASTLE GARDEN)
5. THE HOUSE OF MEGEN
6. EVENTS LOCATION
7. RE-DESIGNED STREETS
8. HOTEL MEGEN (FAM. ROOM)
9. VILLAGE FARM
10. NATURAL WATERFILTER
11. ORCHARD
12. FARM YARD HOUSING
13. SMALL SCALE AGRICULTURE
14. RECREATIONAL WATER
15. WATER TURBINE (POWERDOCKS)
16. NATURAL WATER RESERVE
17. PEDASTIAN ROUTE
18. CLOSED OF DIKE, NEW PEDASTRIAN ROUTE

9. TOURISM
Megen has a great potential for tourism. The Maas-Waalkanal and a new bridge ground in Oijen make it easier to travel towards the village by boat. The village is also easily accessible by bicycle and on foot via the dikes and the Maas-Waal cycle path. The Maas-Waal cycle path is a well-known cycle path in the Netherlands and is also used by many tourists. The cycle path runs through the village and the tourists can stop in the village for a drink and coffee but can also stay overnight at the hotel. The village is also easily accessible by car via the provincial road N322 and the N271 via Oijen and Alphen.

8. RECREATIONAL NETWORK
The village has a large recreational network in the form of a network. This is a new, very recreational network. The character of the surrounding landscape is also used for this. The network is mainly on the dikes and in the landscape between the dikes and the village. The network is also connected to the Maas-Waal cycle path and the Maas-Waal cycle path is connected to the center of the village and vice versa. The network is in order to let the tourists stay in the village for a longer period of time and to let the tourists get to know the village and the surrounding landscape. The network is also in order to let the tourists get to know the village and the surrounding landscape in a special way.

The recreational network is the leading backbone network , around which the village is built. The network is also the backbone of the village.

7. LIVING AREA'S
Every family group has its own living area. The orientation by sharing a living area, the recreational network and the village is also taken into account. The living areas are also connected to the recreational network. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape. The living areas are also connected to the village and the surrounding landscape.

6. BACKBONE
Besides the leading recreational, the village also contains a functional backbone. This is the backbone of the village and is also the backbone of the recreational network. The backbone is also the backbone of the village and is also the backbone of the recreational network. The backbone is also the backbone of the village and is also the backbone of the recreational network. The backbone is also the backbone of the village and is also the backbone of the recreational network. The backbone is also the backbone of the village and is also the backbone of the recreational network. The backbone is also the backbone of the village and is also the backbone of the recreational network. The backbone is also the backbone of the village and is also the backbone of the recreational network.

5. LEISURE
The last element of our basic needs is leisure. For a little while during the year, the village is busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities.

4. ENERGY
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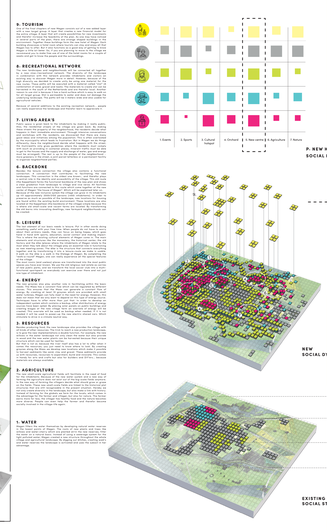
3. RESOURCES
The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities.

2. AGRICULTURE
The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities.

1. WATER
The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities. The village is also busy with leisure activities.



P. NEW HOTSPOT SOCIAL INVOLVEMENT

NEW SOCIAL DYNAMICS

EXISTING SOCIAL STRUCTURE

TOWARDS THE INCLUSIVE VILLAGE ELABORATIONS PER THEMATIC AREA

SHOWROUTE

The main motivation focuses on maximizing the existing structure of the site and exploiting its potential as organic route that can renew the landscape. The use of the potentials of the site (existing trees, the slope, the existing pathways) and the addition of a few new ones, can be achieved by making small programs. Because each & culture we already an important part of the site's structure. The programs are seen as nodes on the route and are mainly related to the existing trees. The existing trees on the site function as shelter or create a nice visibility to the surrounding landscape. Additionally, the slope on the site is also an important element as a new viewpoint will be created. Its orientation to the south has a very important role in the design of the side of the village for slow traffic.

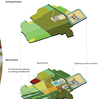
The villa will also be provided with information points, because the site functions as the new show route from which all landscape can be seen.

CULTURAL HOTSPOT

The masterplan focuses on maintaining openness and sightlines within crucial parts of the village. One of those crucial points is of the agricultural fields next to the monastery. This is the place where the different height accents of our buildings are shown at their best. In the new masterplan we propose to maintain the openness of the fields and the view towards the monastery. However, the end the former castle will be restored by redesigning a castle garden. In this way the area will not only have beautiful views of our grain towers, which is in the past, but also inside the garden. In this way, the castle will be restored and will be accessible for the public.

Because of the unusual plants and trees the area also functions as a public park where inhabitants can enjoy in there free time.

In order to maintain the openness and protects the monastery gardens from the neighbor's activities, a new hedge will be planted around the monastery. This hedge will be a mixture of different trees and bushes. The new hedge will be planted in such a way that it will not block the view from the gardens to the fields. However, it will create a visual barrier. Moreover, the new hedge will be linked to the existing sightlines reserve the accessibility of the terrain. Trees are designed in such a way that visitors will never see the other trails and discover something new every time.



BACKBONE (RIBBON)

The primary infrastructure has one workflow. Heavy goodsy will be rationed and strengthened in the new plan. The presence of cycles and connection with the landscape at the western part of the site is also important. Therefore, the new plan will maintain the cycle path on the north side of the site. The cycle path will be connected to the west of Lichtenvoorde and will be connected to the existing cycle path. Moreover, the cycle path will be connected to the south with the cycle path at Lichtenvoorde. The Lichtenvoorde will be placed at such distances that therefor social entrances to the fields will be created. This is important for the accessibility of the fields. Moreover, due to the softening area the number of driveways decreases when we move towards the rural area, therefor the presence of roundabouts will also decrease.

Due to the decrease of the number of roundabouts, the opportunity to initiate a program-more roundabouts, whereas new programs such as of housing and business activities in relation with surrounding landscapes will be made possible. This way new small-scale neighborhoods for several target groups will arise and the number of approx 2000 can be reached.

LIVING CLUSTERS

The private and public spaces in the residential clusters are again being examined by the masterplan. The main goal is to create a safe, green and healthy living environment. The main idea is an open meeting by means of a bottom-up approach. The people of the residential clusters decide for themselves what happens at these locations. The clusters an environment that suits the needs of the people. This is also the reason why the clusters are not fully designed by the masterplan and the needs to a lot of new potential ... especially now that we suffer COVID-19 crisis has shown how important green living environments are.

Currently the car dominates the street through an abundance of parking facilities and an unable greenroof and the front gardens of the social rental homes are often unscrubbed. In the new plan this will change drastically by turning the hungarian into a green oasis in the coming years. The car will be pushed to the periphery of the living clusters. Parking will be limited to a few of a magnificent tree and minimizing the traffic and by a realistic new fairway for the buses, to the new bus stop at the Dorpsstraat. The Hungarian will be transformed into a green oasis where in a green oasis where not the car but where dominates. In this way, there is an impetus in the living clusters and the residents will social meet there and many opportunities to better show the house to the users.

HISTORICAL CENTER

One of the most prominent places in Megen is the historical center. This is the place where people used to organize fairs in order to sell the events a weekly market. In spite of its historical and touristic importance, the historical center is not functioning as a meeting place. Therefore, the new masterplan will change this. By removing the car from the center, the meeting area will be created. Moreover, the car will be pushed to the periphery of the living cluster. This is also the reason why the historical center will be transformed into a pedestrian area.

By diminishing the car and organizing parking on the accesses at the back of the houses, many opportunities arise which allow the old market to function as a meeting place again. By reorganizing the historical center, the old market will be restored. This is also the reason why the historical center will be transformed into a pedestrian area. The car will also be pushed to the periphery of the living cluster. This is also the reason why the historical center will be transformed into a pedestrian area. By removing the car from the center, the meeting area will be created. Moreover, the car will be pushed to the periphery of the living cluster. This is also the reason why the historical center will be transformed into a pedestrian area. This way, there is room for a certain intimacy and one time towards the floodplain, which offers space for larger festivities. All in all, there is a place for everyone and no longer just for the car of the residents of the immediate vicinity.

Existing situation
Parking on the edges
Main Activities
Main activities
Main activities
Main

THE HOUSE OF MEGEN

This is where it all starts; "The new house of Megen". A house which focusses on the connection between people and the environment. It is not only a nice gesture that we transformed the overdiscussed, vacant old factory into something new, but it does come in handy. As new central point in the middle of the village and the good connections allong the ribbonstructure this is the place where everything comes together. The transformation of the site will be done bit by bit, depending on the timespan of the growth of the inclusive village and the ammounth of people that will be involved.

The idea behind the new house of Megen is that it is complementary to the existing cultural centre in the historical town. Therefor this becomes the facilitating hub (and not a cultural hub). It is a hub which assambles al facilitating elements for end-users, in relation to the basic needs, on this location. It therefor replaces the lost functions which were not profitable anymore..

The composition and appearance of the existing factory area idiosyncratic in comparison to the rest of the village. Because of the industrial character, it forms a different ensemble within the existing structure. It therefor stands out and makes religous or cultural distinction. It is latterly a place for everybody.

Due to the condition of the buildings and the unique characteristics, we opt for redevelopment and transformation instead of a complete new design. In the context of sustainability and preservation of the identity, the complex will be provided with new functions. This becomes the melting pot of the village, the place where social interaction is at its best. This is the place where the cooperation and many other facilities are located.

Due to the large size of the building and its functional layout, some adjustments to the structure are necessary. Just to get the right human scale into the environment. The complex also needs to connect better in comparison to the rest of the village. These connections and human scale can be made by opening up the complex in various places, without damaging its structure. This is where the grid structure comes in handy and new meeting places can arise by opening it up.

In addition, the complex will be provided with a height accent in the form of a tower. This accent makes the complex part of the series of prominent buildings in the village, only this time in a modern way. The new tower also has a new modern function because it is provided with a wifi transmitor to create free wifi for Megen.

In terms of food this is the place where all vegetables from the land will be cooled, stored and picked up. It becomes the new local supermarket.

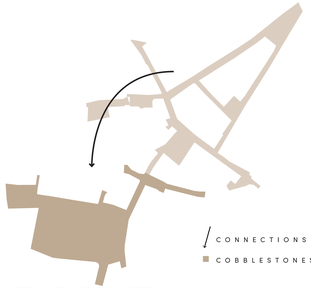
In terms of water this is the place where we study its cleaning quality and try to improve it. In addition this location contains a big wadi itself.

In terms of energy this is the place where shared electic cars will be charged and the overate of energy is stored.

In terms of resources this is the place where local materials are collected and transformed into products by arts an crafts in the shared workshops.

In terms of leisure this is the place where people meet because the shared facilities like an open- kitchen, library, office and livingroom are situated here.

And last but not least in terms of tourism this place functions as the reception and facility place for laundry and cleaning. (which is also available for the locals.



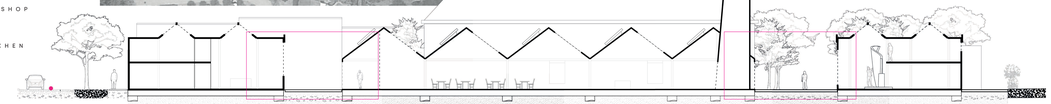
CONNECTION WITH HISTORICAL CENTER

ANCHORING IN THE ENVIRONMENT

OPENING UP THE EXISTING STRUCTURES

PROGRAMMATIC ACTIVATION

HEIGHT ACCENT
WATCHTOWER



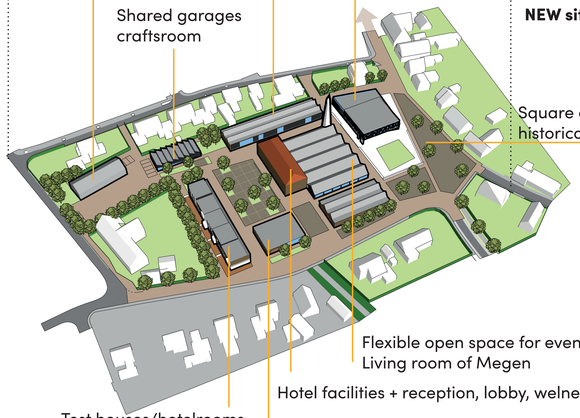
OPENING UP THE BUILDING
BASED ON CONSTRUCTION

OPENING UP THE BUILDING
BASED ON CONSTRUCTION

SECTION SCALE 1:100

EXISTING situation

NEW situation



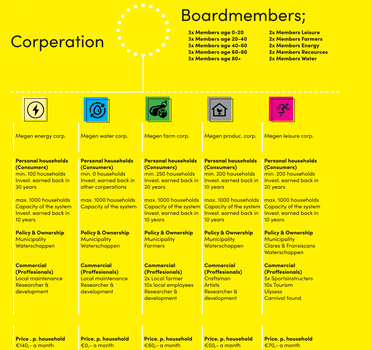
VILLAGE CORPERATION

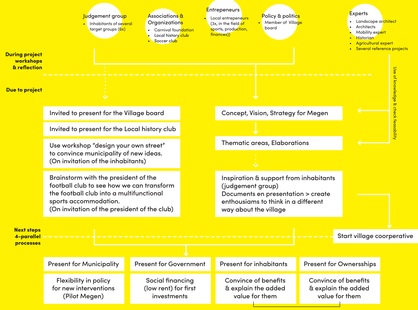
In order to organize the inclusive village we propose to set up an umbrella organization. An organization in the form of a cooperation which everyone can voluntarily join. It does not matter wether you are a company, an individual, an association or even a family, everybody is welcome. Because of the umbrella organization we can bring the different target groups together but still keep the differences in culture and interest. We bring them together to make important decisions about the village and the immediate environment, this way we created a new shared interest.

The cooperative is a form of enterprise where quick profit is not the goal; in which the needs of members are paramount; in which administrators tend to think of long-term interests and in which the human dimension is always paramount.

The main importance of the new village cooperative in Megen is; Increase the quality of life, promote the feeling of happiness and stimulate social cohesion. However, this approach also creates something else interesting at an individual level. The new jointness and self-organization also creates independence from third parties, which offers the opportunity to develop fair (profit-free) systems. In this way we cannot increase individual income, but we can reduce costs, which is also a kind of profit.

The new design not only activates the local population but also attracts a new target group, namely the tourist. They also benefit from such a development. However, they will not become part of the cooperation, but can become Friends of Megen.



Total price p. household
€330,- p. month p. household based on 500 households excl. external income which can lower the costs!

FOLLOW-UP