

VREDESSTAD



west-vlaamse intercommunale
dienstverlenende vereniging

Masterplan Ieper De Vloei 25 03 10 - Lille



- Intro: leper
- Project stages
- Project ambitions
- Site visit and workshop
- Masterplan

Ieper (Ypres)







22.000 inhabitants
WW I toerism
Landscape
Small industry





Historical city centre
Textile industry > 19th century



Ieper was totally destroyed during WW I





**Compact city in
open landscape**



8900-RP-5

Project area

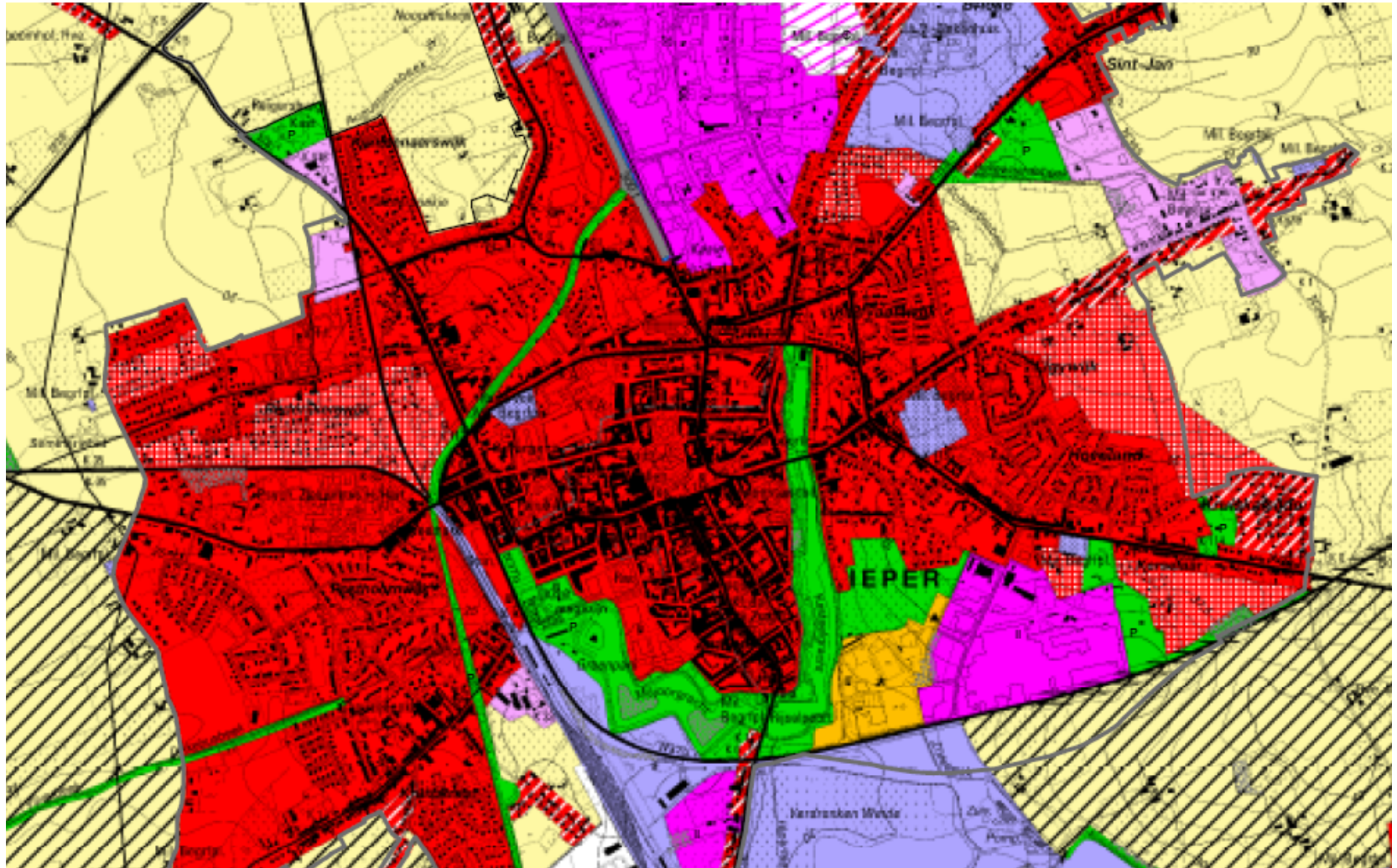
Project stages



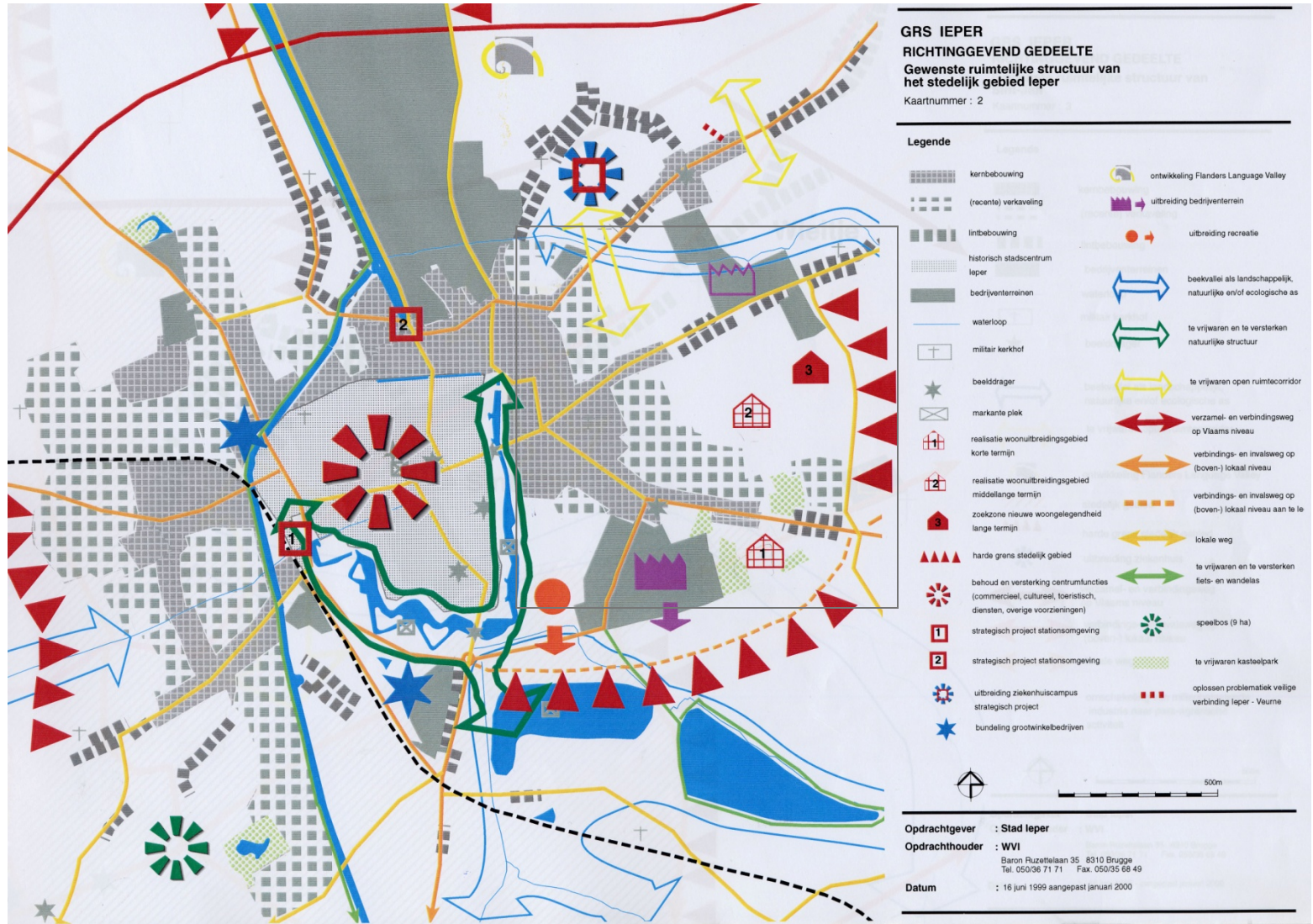
Earlier project stages

- Regional land-use plan (1978)
- Spatial planning - structure scheme (2000)
- Urban design (2006)
 - “Stad aan de Poort” (“City at the Gate”)
- Land use plan ‘Oostsector’ - (in progress)

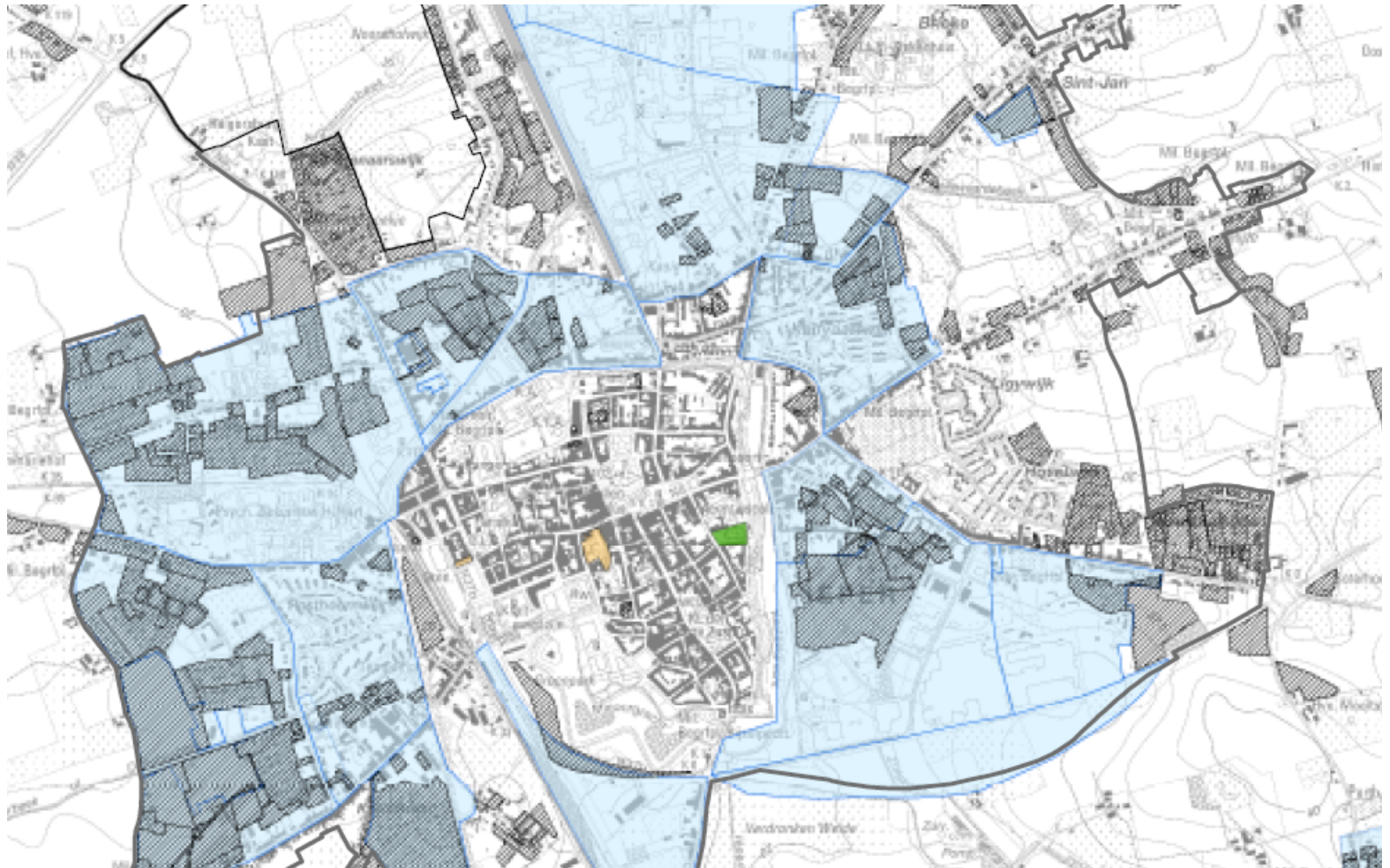
Regional land-use plan



Structure scheme – Ieper (2000)



Provincial urban demarcation plan



Urban design 2006



Earlier project stages

- **Collaboration agreement (nov. 2007)**
 - Ieper (Ypres)
 - Wvi – intermunicipal organisation
 - Social housing company ‘Ons Onderdak’
 - Province West Flanders



Earlier project stages

- **Collaboration agreement (nov. 2007)**
 - Realization of a sustainable urban extension
 - Awareness rising and gaining support for sustainability
 - Gathering experience and tools for future projects

Project ambitions

Sustainability

- Sustainable development
 - UN-conference 1987, Brundtland report 'Our common Future'



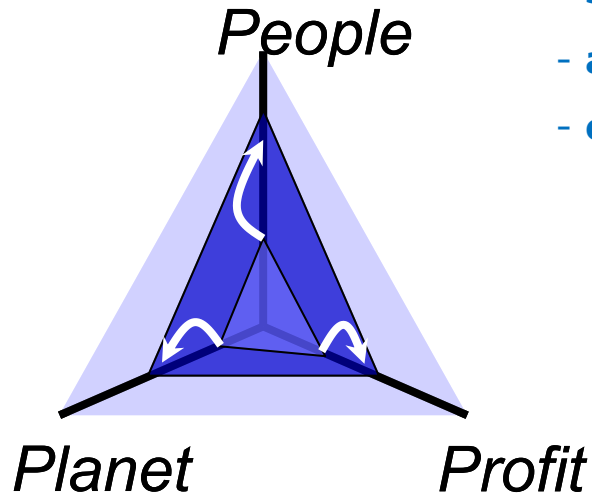
Sustainability

Sustainable development

When there is a balance between

Ecological quality

- Space
- Energy
- Water
- Material
- Mobility
- Nature



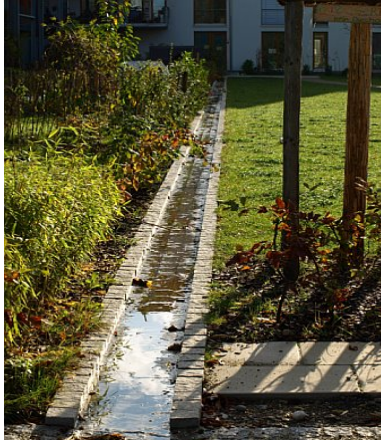
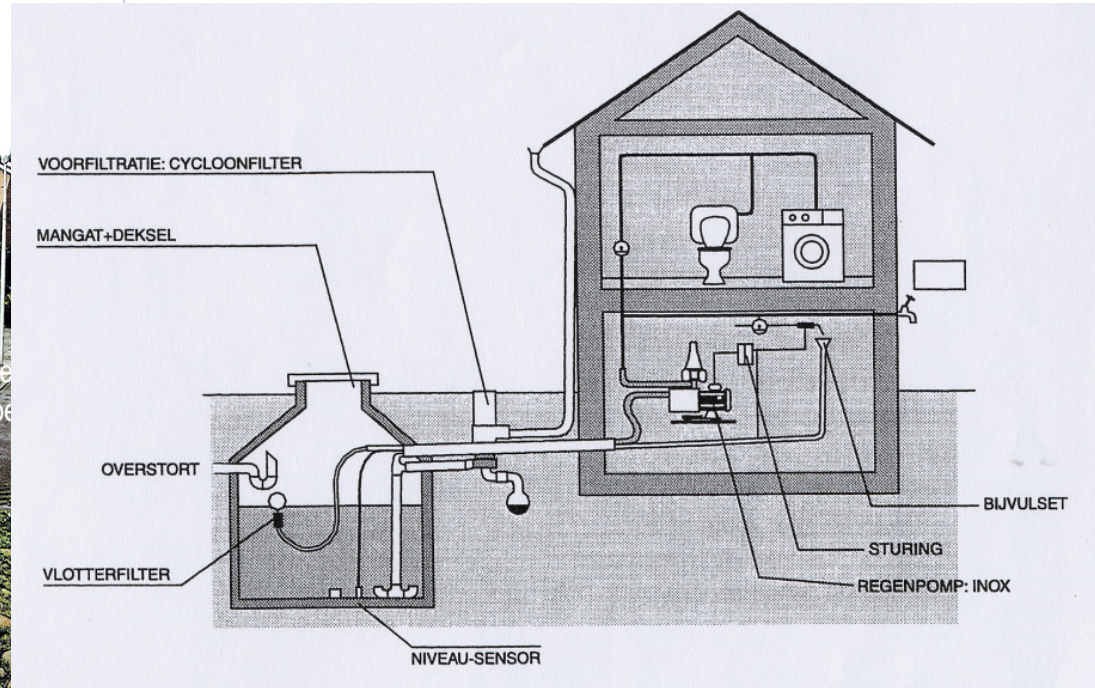
Social aspects

- health
- social cohesion
- safety
- accessibility
- cultural value

Economic growth

- prosperity
- demand vs offer (market)
- affordability
- functional mix
- flexibility on long term
- strong image

Water



Energy



Material

ruwbouwmaterialen



afwerkmaterialen



Green and landscape



Social aspects

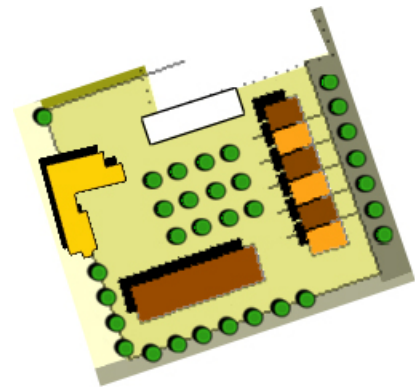
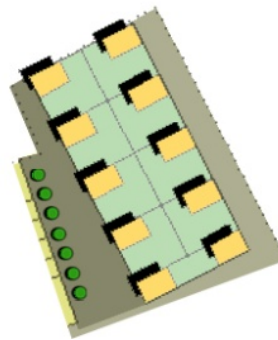
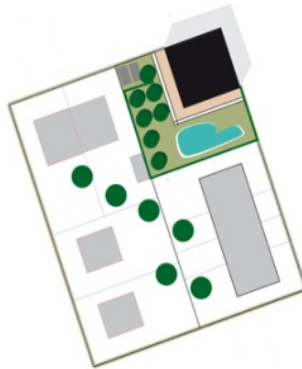
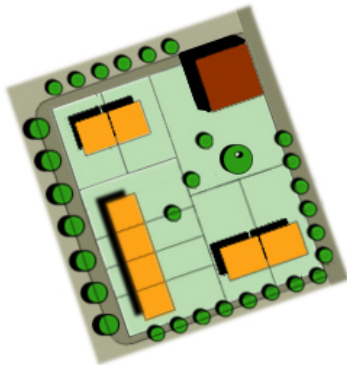


Mobility



Prosperity

- Funded infrastructure
- Cost-cutting infrastructure design
- Multifunctional use of space
- Variation in housing types
- Lower energy costs



Site visit and workshop

From ambitions to masterplan



Bird's-eye view



hist. city centre

Meenseweg

Zonnebeekseweg

Bird's-eye view



Social
Housing
Hovelandstraat

school

EPH

Ligy-wijk
(garden city)

Bird's-eye view



Active farm

Reconstruction
architecture farm

Degraded farm

Pool

Playing field

Sociale
Housing
Hovelandstraat

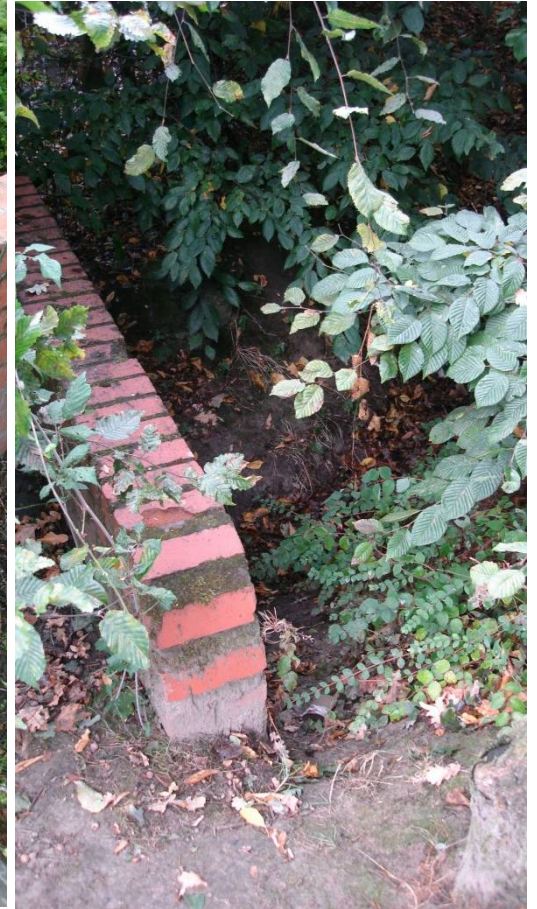
Koerierspad
Bike & footpath

Ligy-wijk
Garden city

Actual situation



Actual situation



Actual situation



Workshop

- Participants
 - Ieper – mayor, aldermen, technicians
 - Province West-Flanders
 - Social housing company representatives
 - Wvi technicians
 - External experts

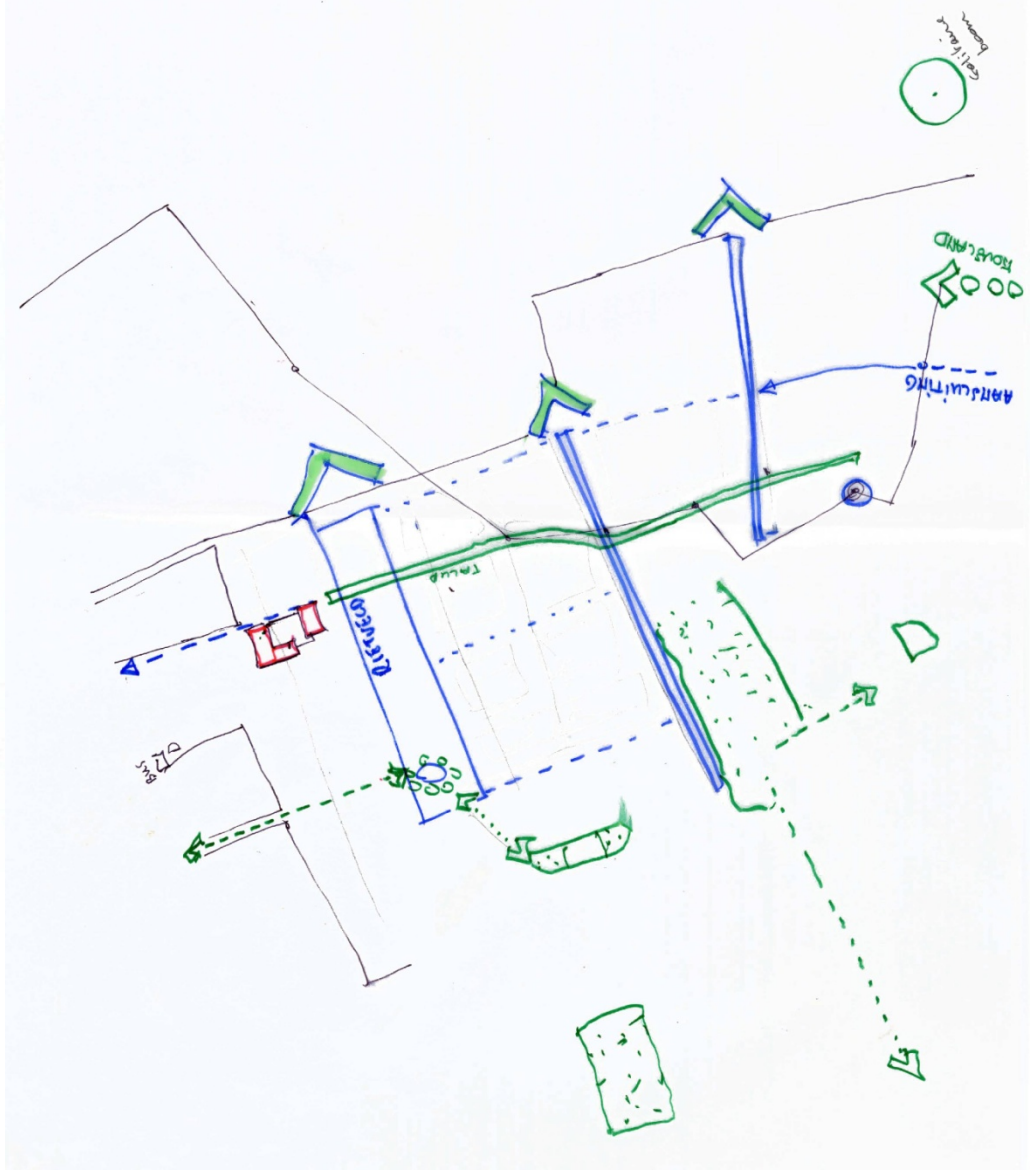


Workshop

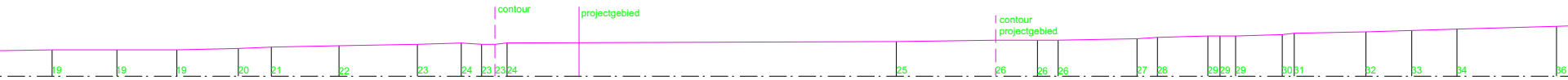
- *Team 1: blue green network*
 - Infiltration possibilities were unclear
 - Height difference: 4.60 m
 - Concept of 4 'terraces'
 - Water as spatial quality



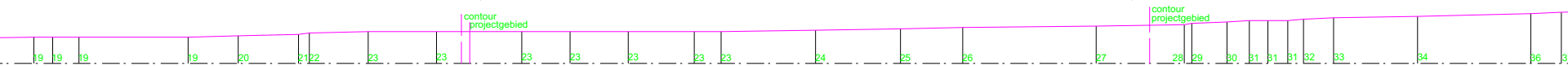
Workshop



Workshop



H 4,60 m

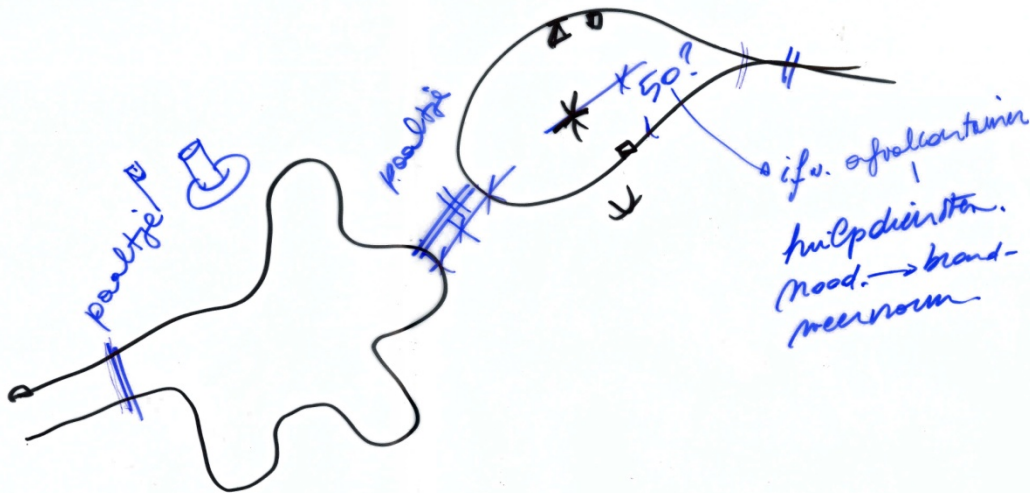
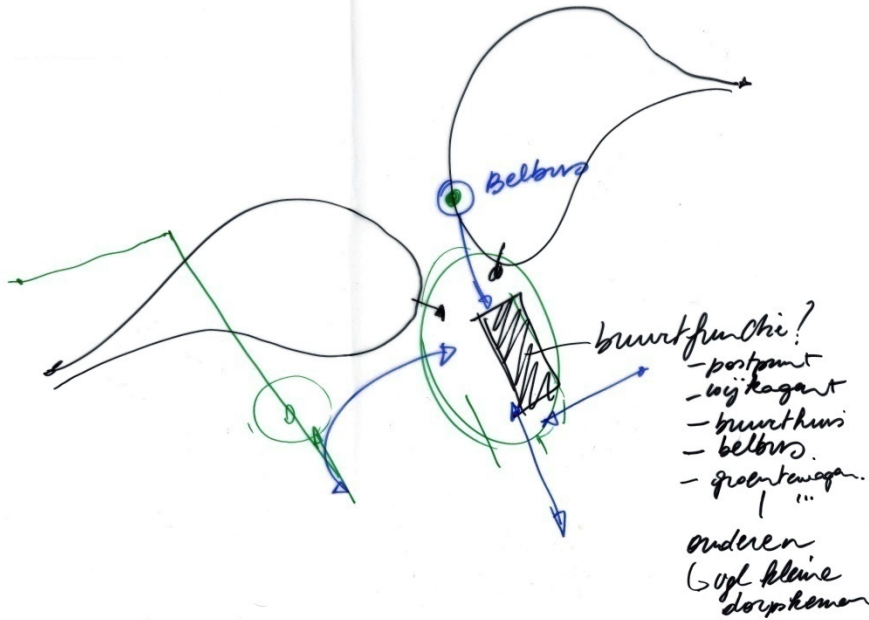


Workshop

- *Team 2: smart mobility*
 - No connection between entry roads
 - 2 loops + shortcut for bus
 - Parking docks
 - Maximize accessibility



Workshop

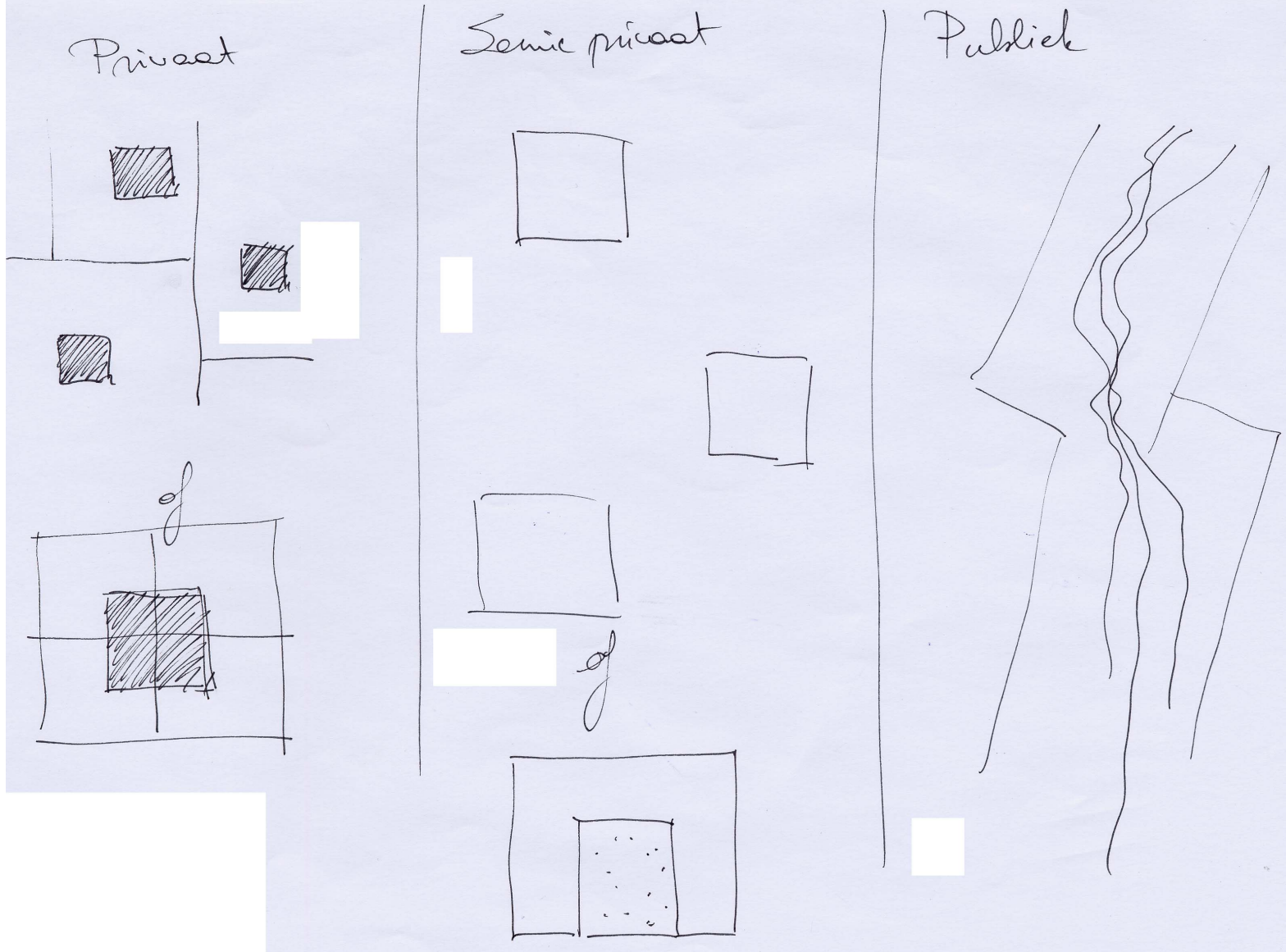


Workshop

- *Team 3: Housing and density*
 - Social mix on building-block level
 - Density: 25 dw/ha
 - Orientation and implantation to allow efficient use of garden and natural light.
 - Garden-sharing between public and private green space



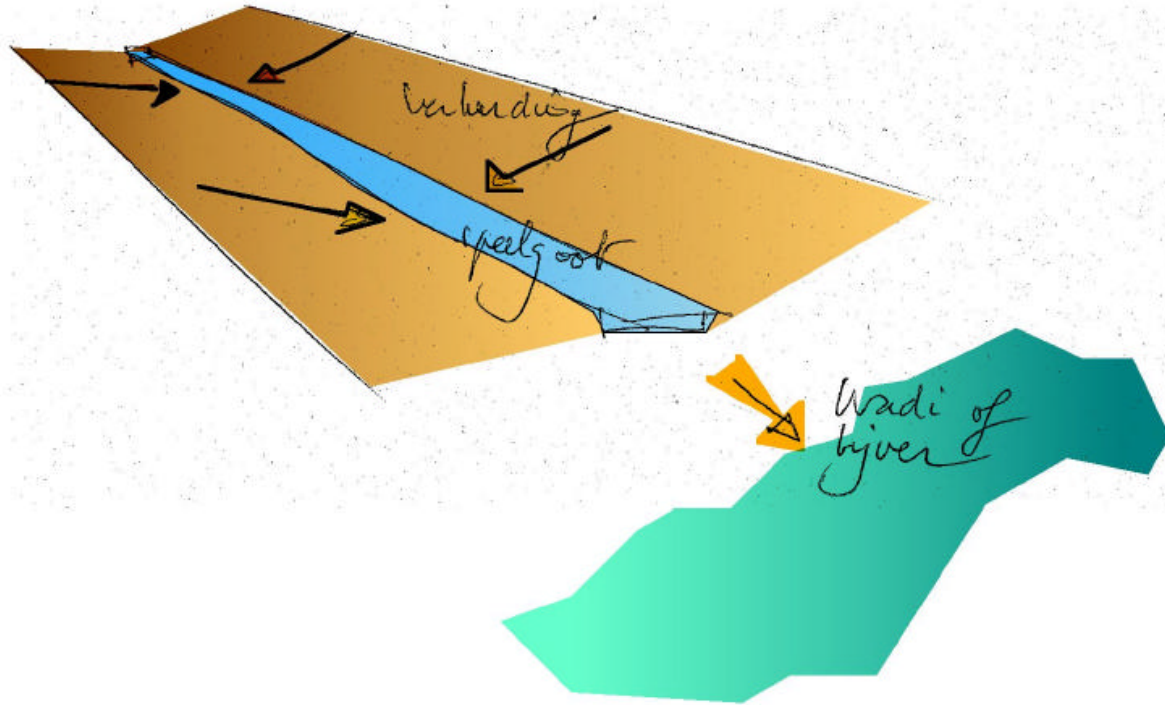
Workshop



Masterplan



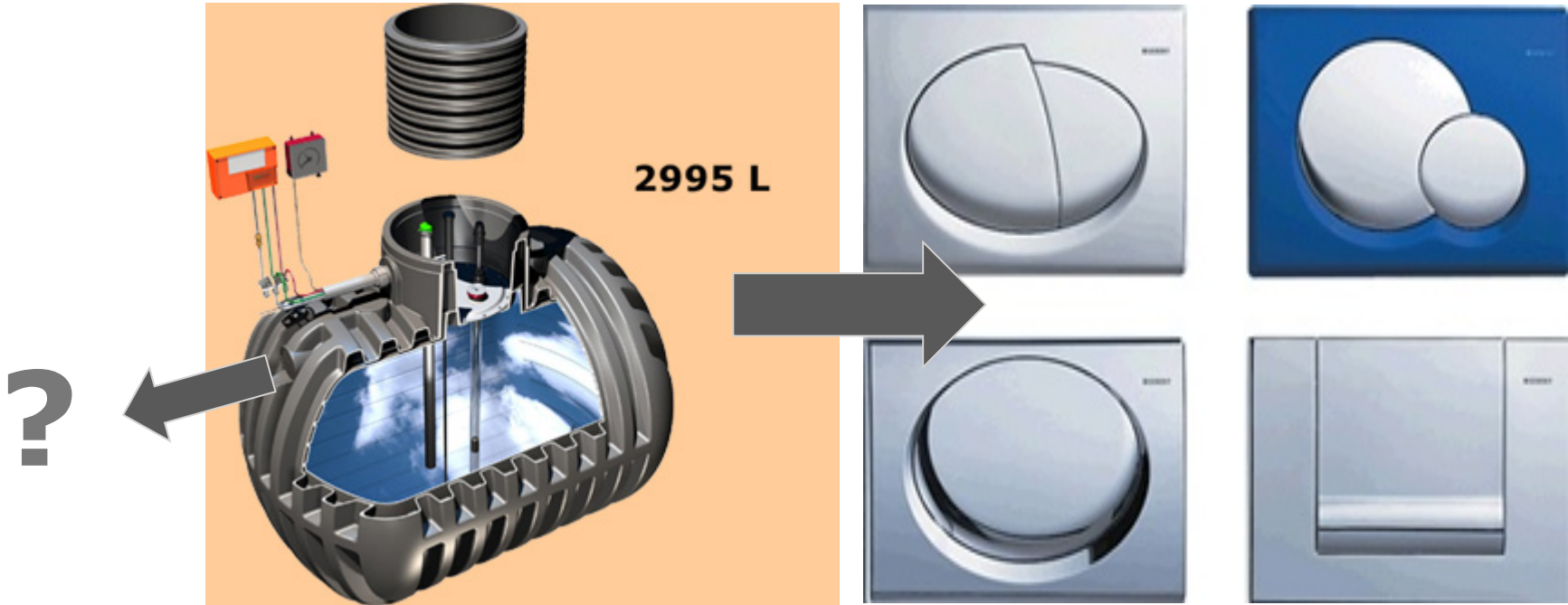
- Height difference
 - Use of the height difference for natural draining of **all** rainwater



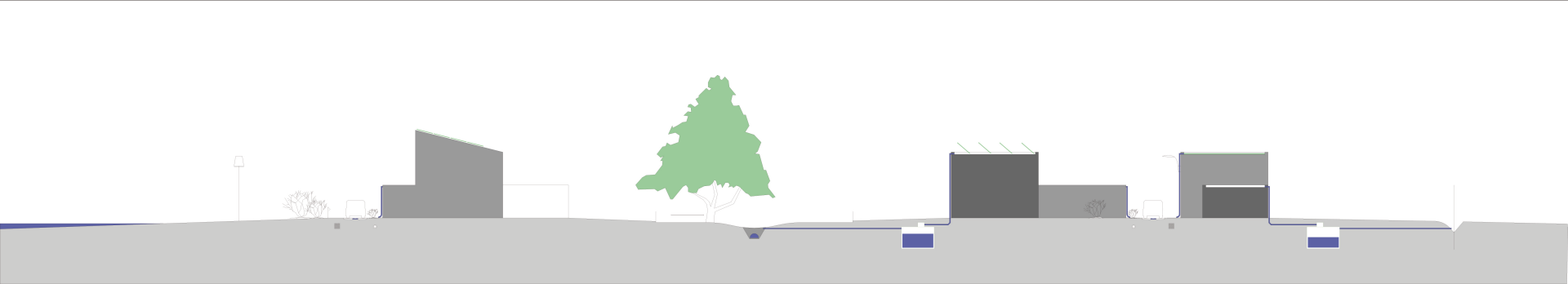
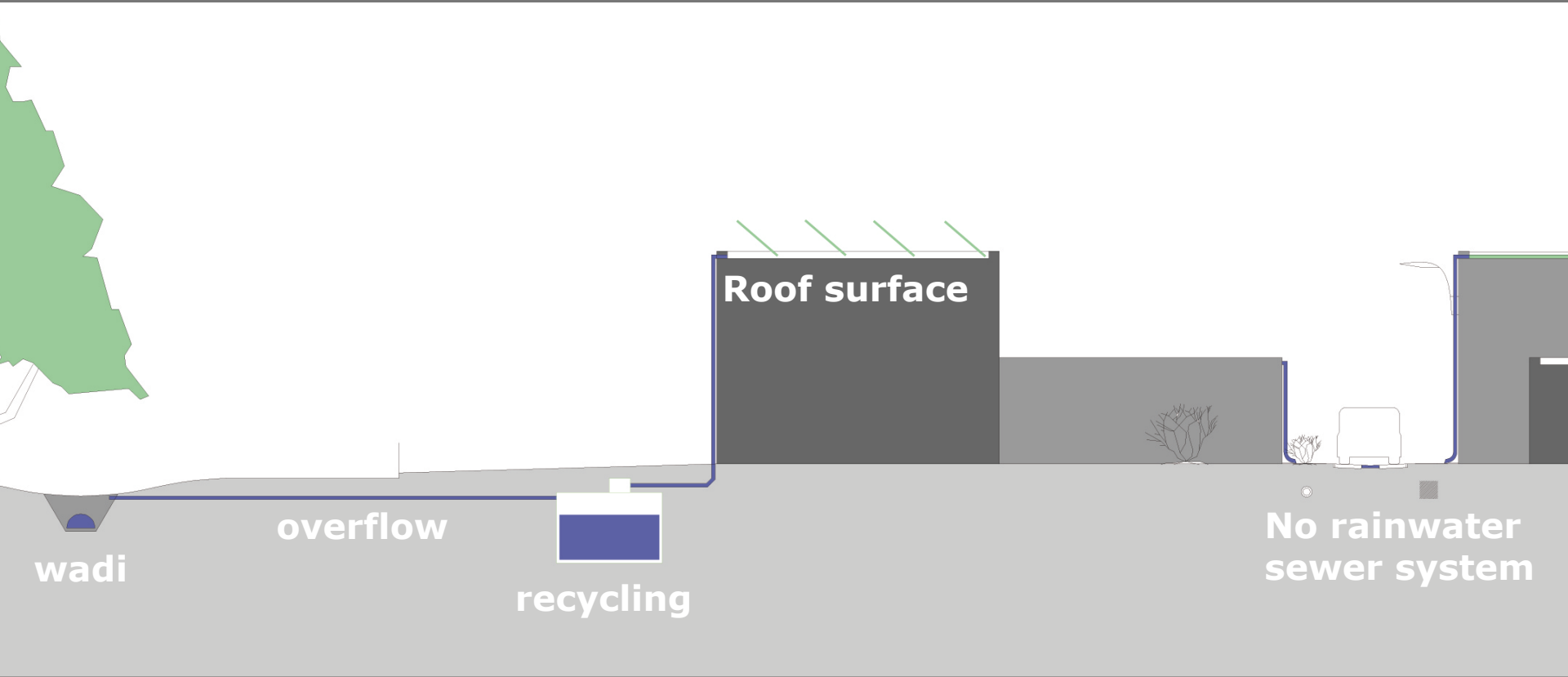
No rainwater sewer: water becomes a design element



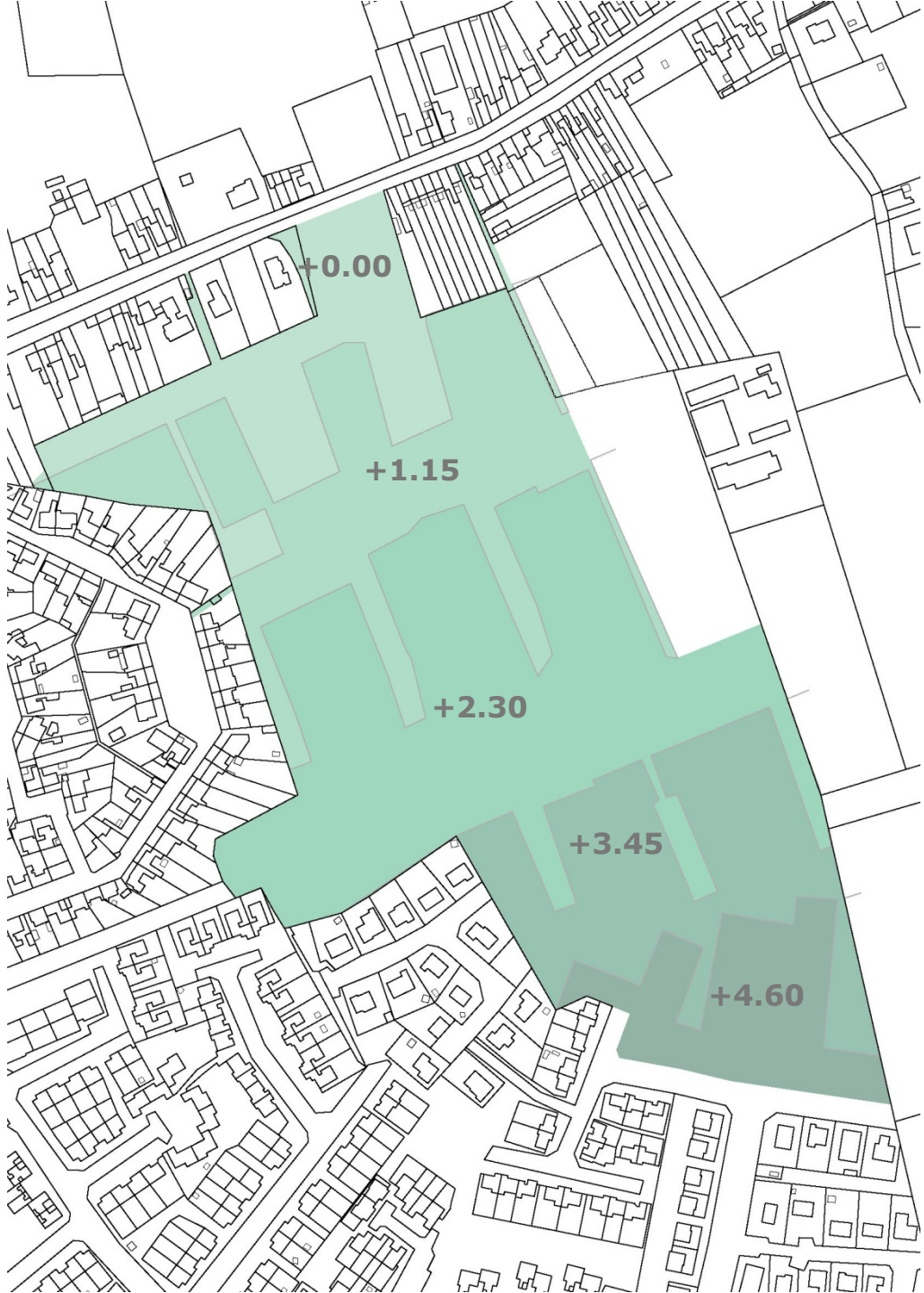
Re-use of rainwater: what about the overflow?



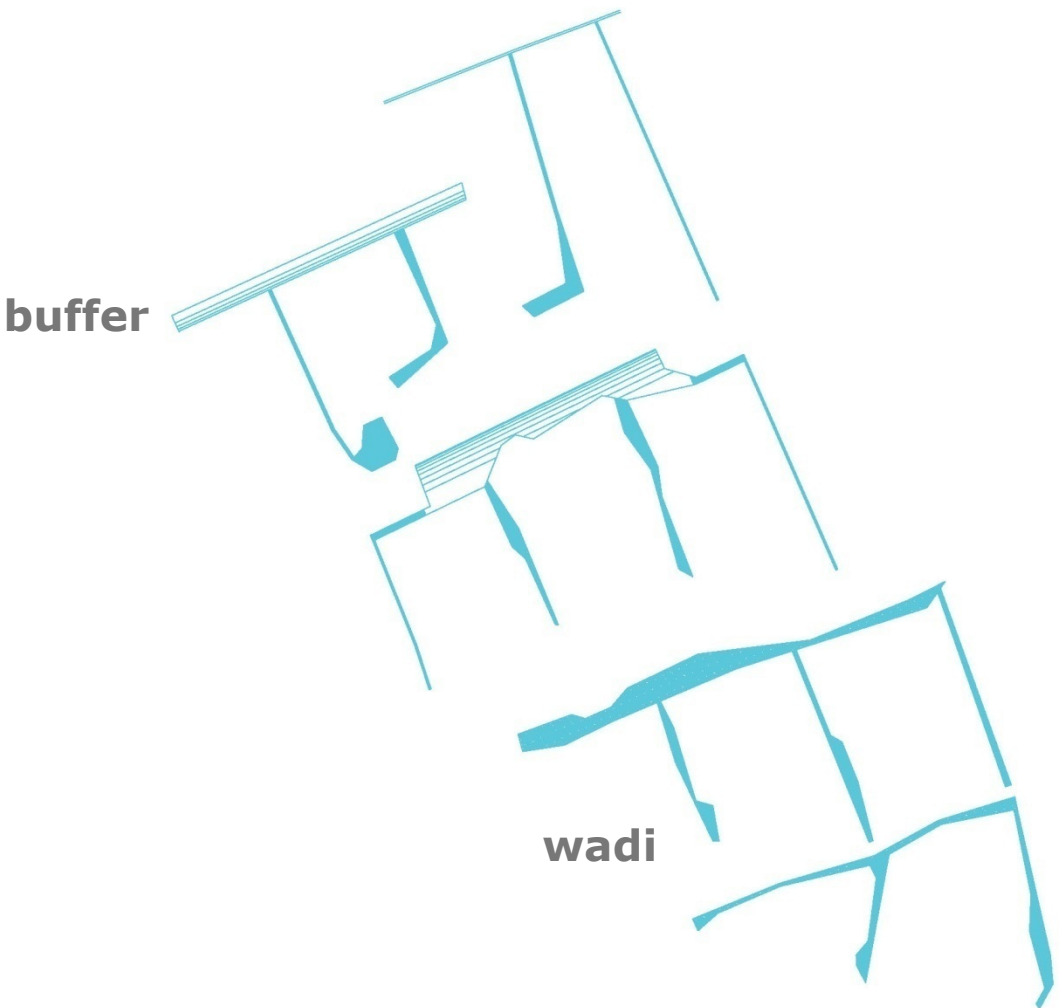
Typical section



4 terraces



Water: comb-structure



- Water
 - Blue network as a **carrier** for green space



Blue network as a carrier for green space



Blue and green as good conditions for social cohesion



Water: adventure for children

Water carries public and semi-private spaces



Buffer capacity in main public space

Courtyard with wadi inside the building block



- Parking
 - **Reducing** the space used for cars by
 - Bundling parking docks
 - Not allowing car traffic in parts of the quarter
 - More public space as a **‘playfull network’**



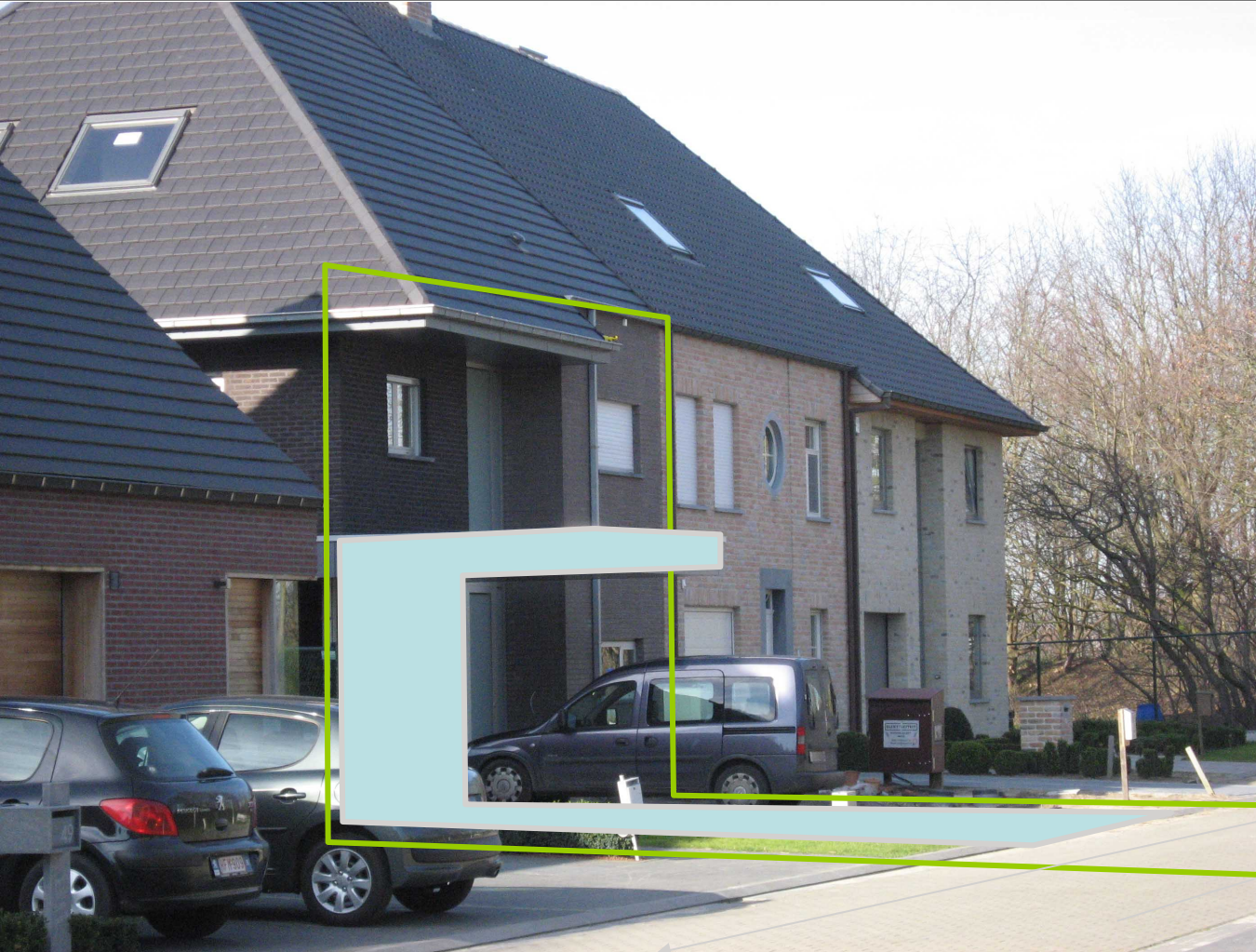
Cars use space...



The Jeep parking space event took place over a few weeks in the spring of 2007 in Copenhagen. Our object of communication was to make the Jeep brand part of the urban environment in a surprising way.



Parking: typical solution



78 m²/dwelling

Parking-dock solution



62,5 m²/dwelling

**gain:
15,5 m² + spatial quality**



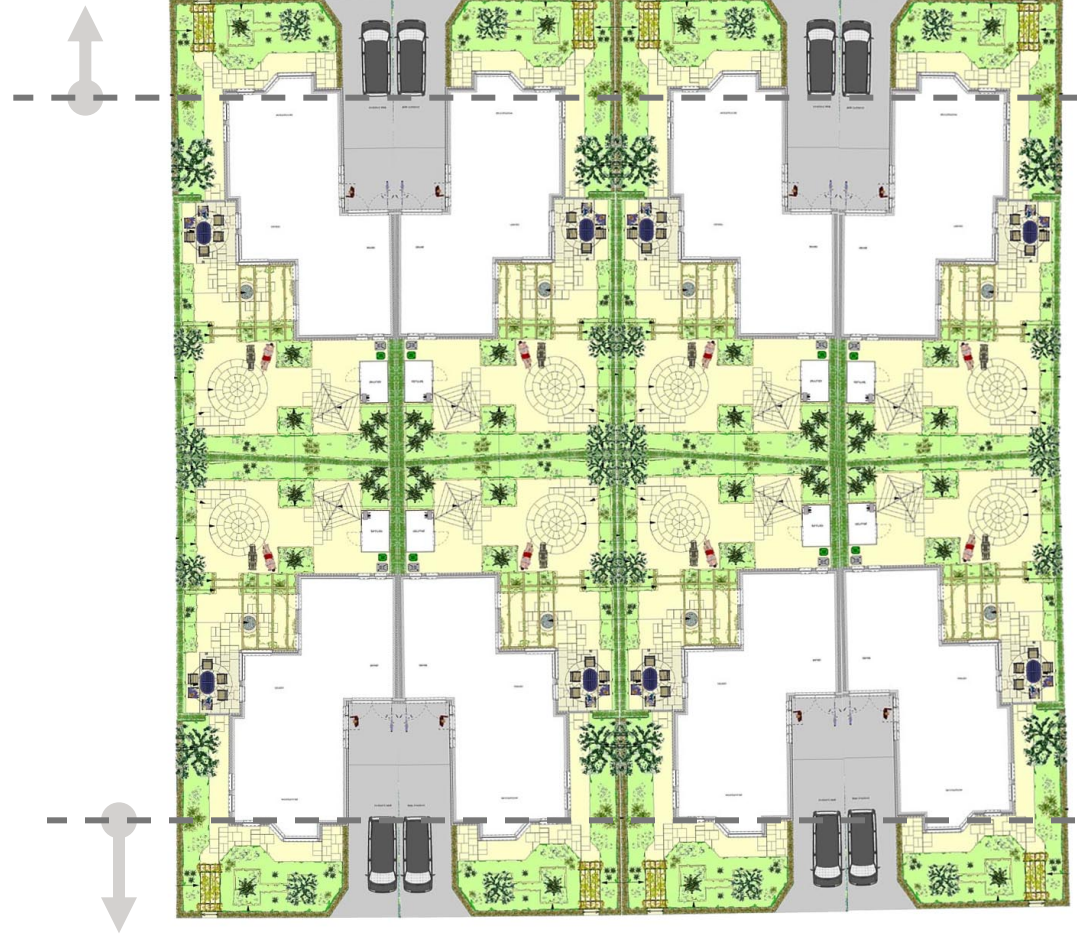
**Parking docks can be transformed as
community infrastructure**

Parking dock: key to gardens

- No front garden nor garages: dwellings can be moved closer to the street
- Streets can be narrow
- Garden (or other car free spaces) can be bigger
- Houses become healthier, and consume less energy



Garden



Move dwellings up to the street: no front garden

Garden



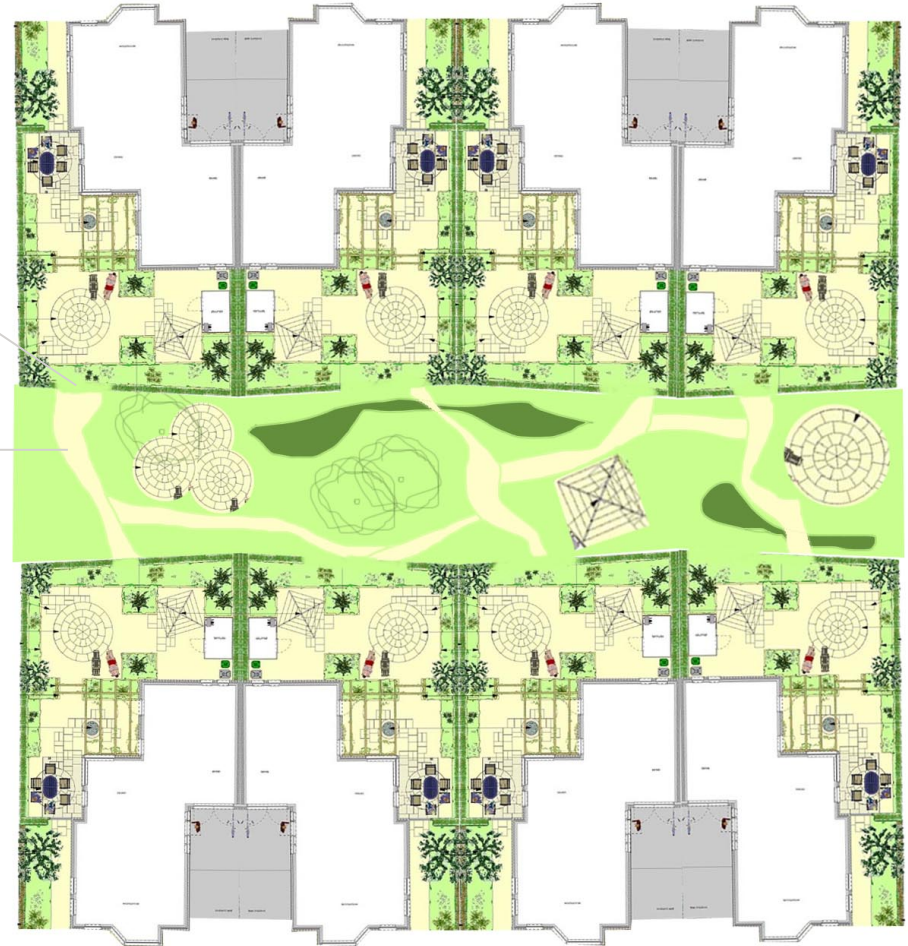
Result: extra space in the back

Garden

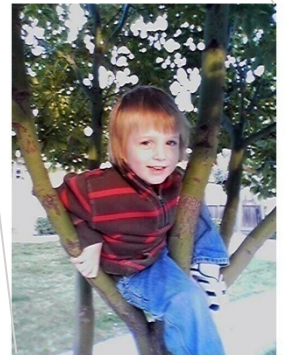
No need for fencing

Sharded garden: place for
- playing outside
- party's
- gardening

- ...



Gardens



Garden

- Garden-sharing: co-ownership by building-block inhabitants.
- Design and maintenance: ownership agreement is needed
- Participation as key to stronger social cohesion in the neighbourhood

Garden



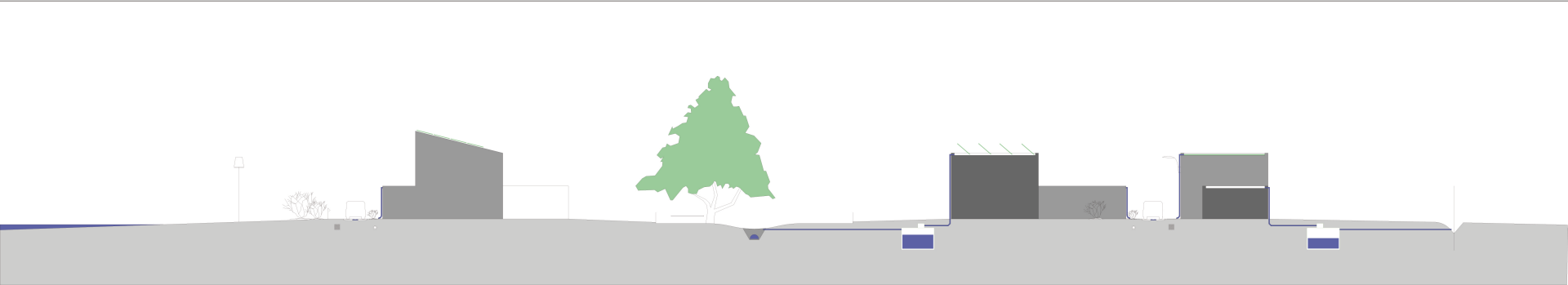
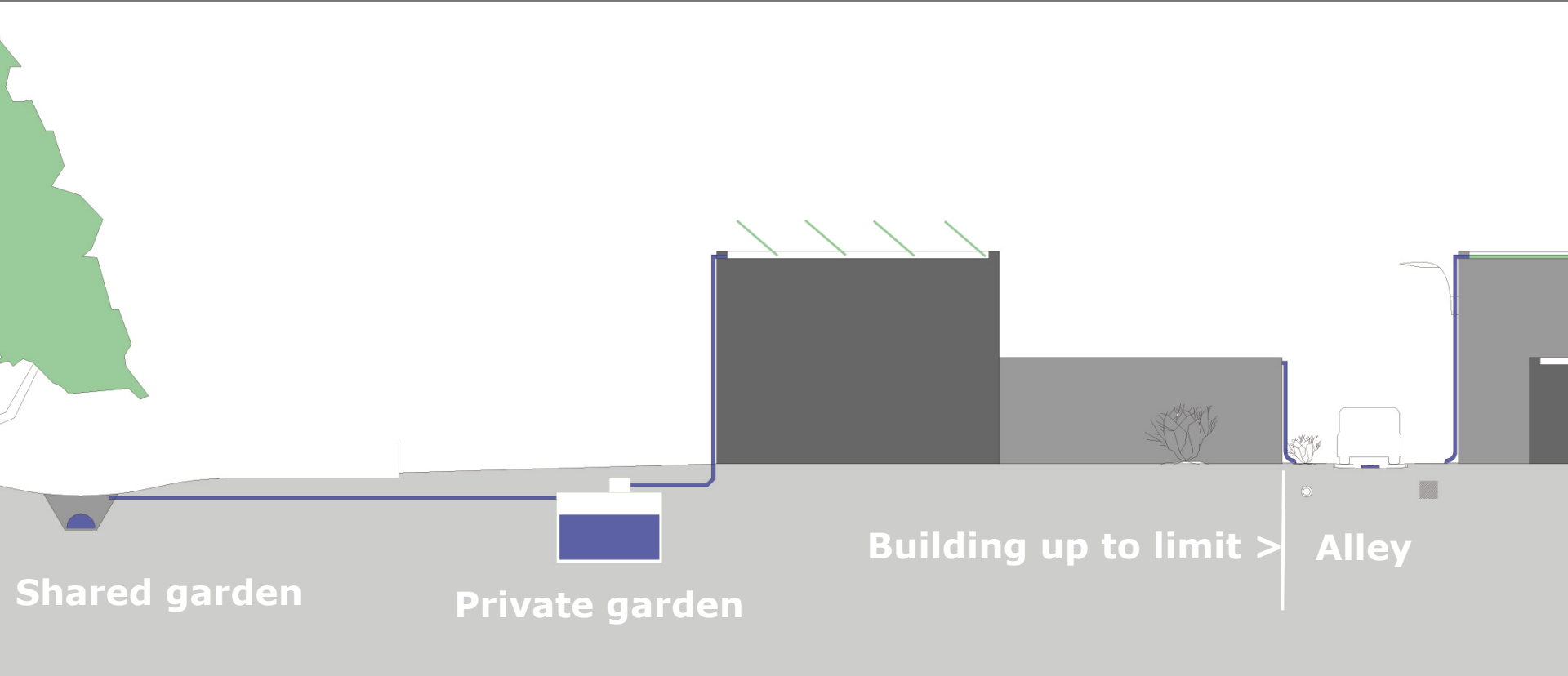
Water carries public and semi-private spaces

Main public space

Courtyard: garden sharing



Typical section



- Traffic
 - 2 '**loops**' (no connection for cars through the area)
 - Introducing '**alleys**', where cars can deliver goods, but cannot park.



Alleys and parking docks



Residential street

alley

Parking dock

gate



Alleys and parking docks

**Dwellings using
parking dock**

**Min. 62 units
(ca 25%)**



Housing: mix per building- block



Retail /
coffee bar

Community
centre



Connectivity

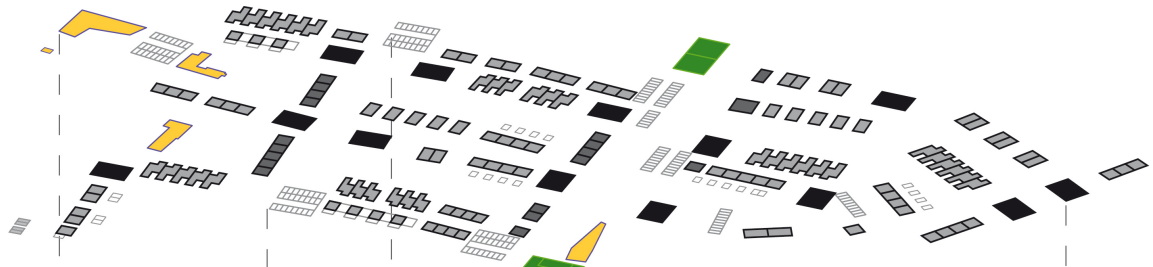
Bus stop

City centre
10' walking

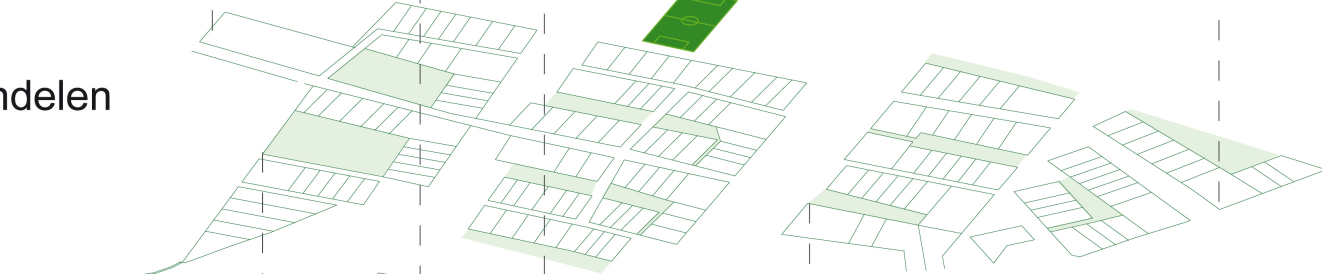


Synthesis

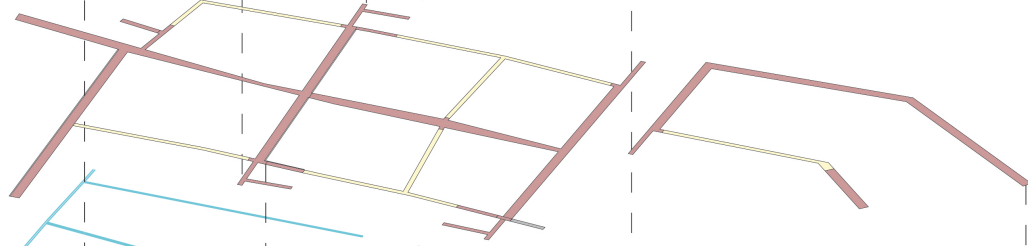
Wonen
Collectieve functies
Parkeerhavens



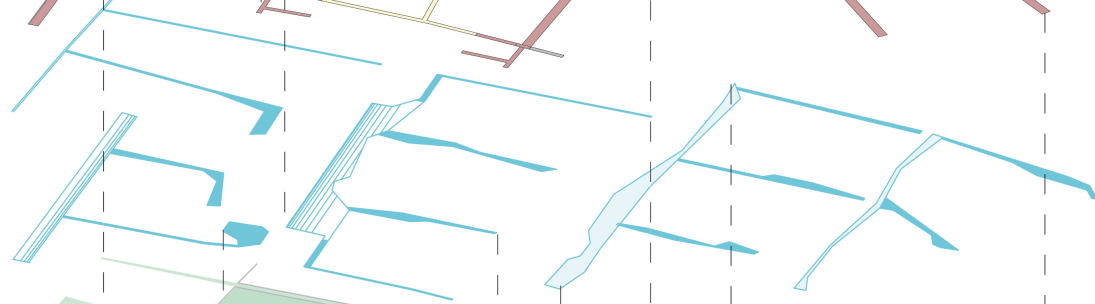
Kavels en tuindelen



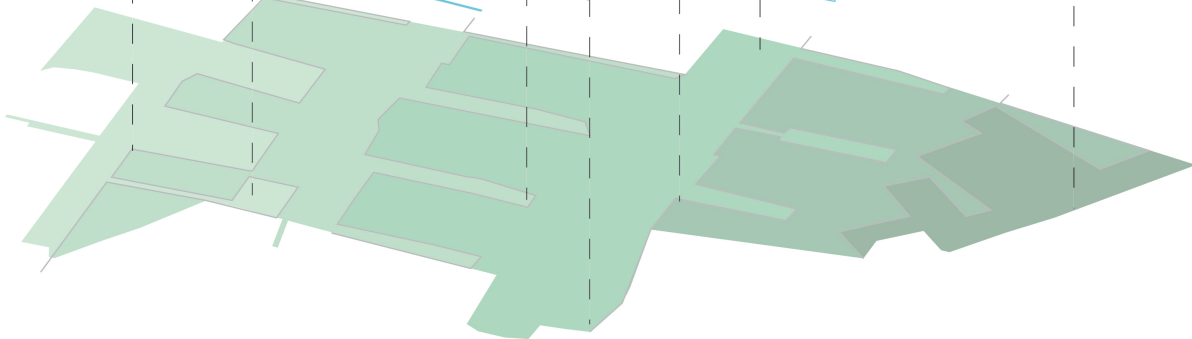
Woonstraten
Erfwegen



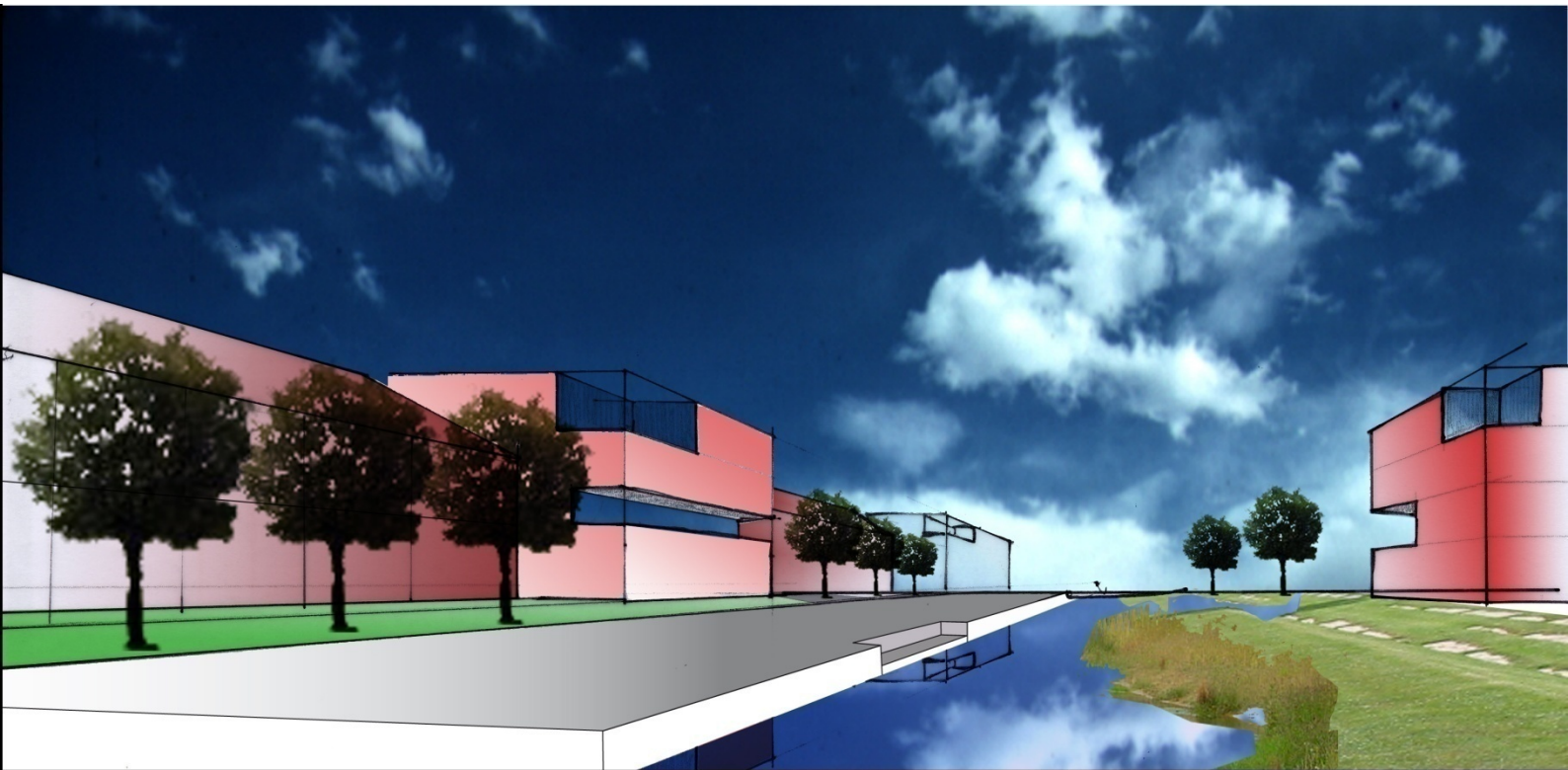
Water - kamstructuur



Reliëf - 4 trappen



Public Space



	(m ²)
Total area	99.509
Courtyards	12.062
Building plots	50.964
To privatise	63.026
Public space	36.483
	(n)
Dwellings	189
Appartements	66
Farm buildings	2
Total	257
% publ. space	35%

Master plan

PROCES	POP – ROP PROJECT DEVELOPPEMENT SPATIAL PLANNING	DO-IT SUSTAINABILITY DEVELOPMENT AND IMPLEMENTATION TRAJECTORY	CP COMMUNICATION PROCESS	FC (Future Cities – interreg project)
INITIATIVE	IEPER	Wvi	IEPER	Wvi,
STRUCURE	Project-team	Sounding-board team		
Proces stages	1 Demarcation plan	1 Ambitions (CBS 08/07/08)	1 Training officials and politicians	1 Guidelines
	2 Land-use plan	2 Masterplan + checking developpement and spatial planning plans	2 information to/from key figures	2 Action plans
	3 Visual-quality plan	3 Realization: coaching of the process	3 sensibilisation architects, contractors, devellopers	3 Implementation and evaluation
	4 Allotment plan	4 communication process (cfr. CP)	4 Public sensibilisation	4 Creating support
	5 Subsidies		5 Participation future inhabitants and surrounding quarters	
	6 Infrastructure plans			

Actual Planning situation

- Standard procedure
 - Sketch design (discussed wth stakeh.)
 - Masterplan (containing all information)
 - Allotment plan
 - Infrastructure plans
 - ...

Actual Planning situation

- Demarcation plan has been approved
- Masterplan as 'foundation' for
 - Land – use plan
 - Allotement plan
 - Visual Quality plan
 - ...

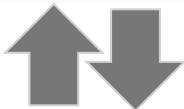


Ambitions

Sounding Board Group



Masterplan



Planning

Communication

- 1 Demarcation plan
-
- 2 Land-use plan
-
- 3 Visual-quality plan
-
- 4 Allotment plan
-
- 5 Subsidies
-
- 6 Infrastructure plans

- Sensibilisation documents
-
- Talk-plan
-
- Simulations
-
-
-



Thank you for your attention

For more information, please check:

www.wvi.be

www.ieper.be

www.future-cities.eu

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