

MEET ME IN THE BACKYARD

Commons of the unproductive

THE IDENTITY

Not far away from the city center of Tilburg, the mixed industrial zone of Loven is located. One of the first observations when visiting Loven is the spatial contrast between work and living. But taking a closer look, there is a lot of "hidden" work and living. Many houses have small businesses at home, either physical or online. Next to this, many businesses also have a living part on the same plot. This combination of housing combined with small businesses, often at home, so called "backyard businesses", make Loven a unique and interesting place.

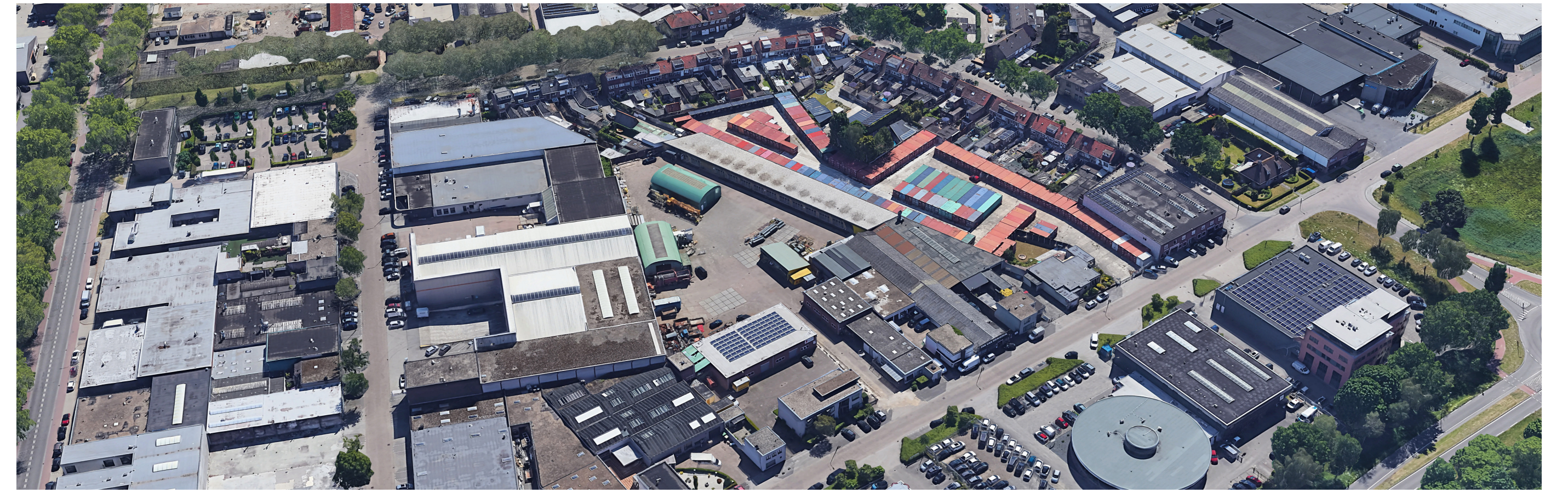
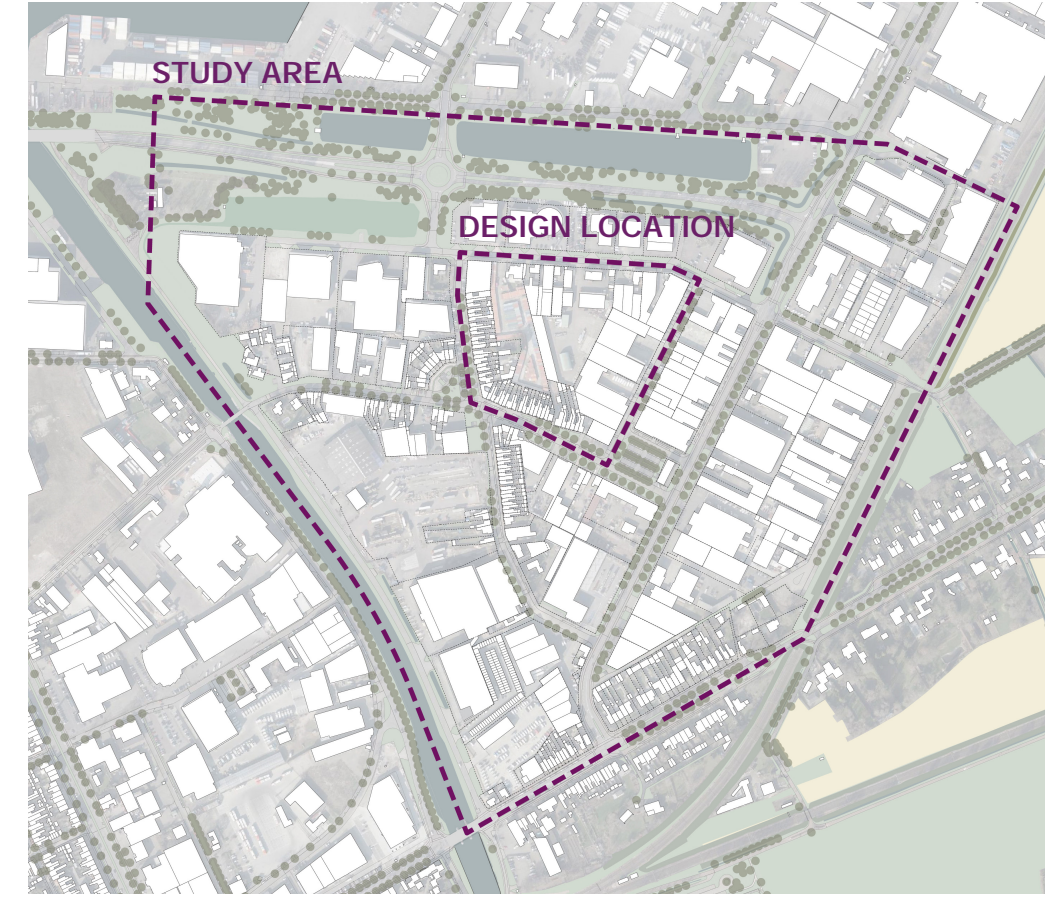
THE CONFLICT

The small scale of these businesses, along with the fact business owners often living in the same area, naturally evolved into a good relationship between residents and businesses. However, over time increasingly large-scale businesses gradually overshadowed the neighborhood, resulting in both physical and social conflicts. These large scale businesses increase heavy traffic in the residential streets, its buildings block view and sunlight and the industrial activities cause noise disturbance. Additionally, local residents feel their neighborhood is becoming increasingly isolated from the city center. But maybe the biggest issue might even be the fact that large-scale businesses are not as easily approachable in case of conflicts.

THE STRATEGY

A spatial strategy is introduced to transform the area of Loven into a more small-scale, livable neighborhood and restoring the balance between residential and industrial program. In this strategy, an incentive is introduced for plot-owners to transform their plot. The incentive includes offering possibilities for redevelopment to densify the plot (raising the FS) and to add residential program. However, in return of these increased possibilities for redevelopment there are spatial, programmatic and social rules. Following these rules, large-scale, monofunctional and self-centered industrial plots will transform into more fine-grained and mixed plots. This will not only contribute to a more diverse and livable neighborhood but also re-introduce the identity of Loven's backyard businesses.

ANALYSIS



At first sight traditional residential typology with "hidden" business in the backyard



Backyard businesses as part of the identity of Loven



At first sight traditional business typology with "hidden" living in the backyard



FRAMEWORK

- Current property lines as starting point
- Building height fitting to surrounding scale of housing and environment
 - lower
 - higher
- Safeguarding public places of (potential) quality
 - Mandatory to keep these spaces open and create connections between them
 - Drawbridge becomes car-free
- Creating new internal orientations and routes

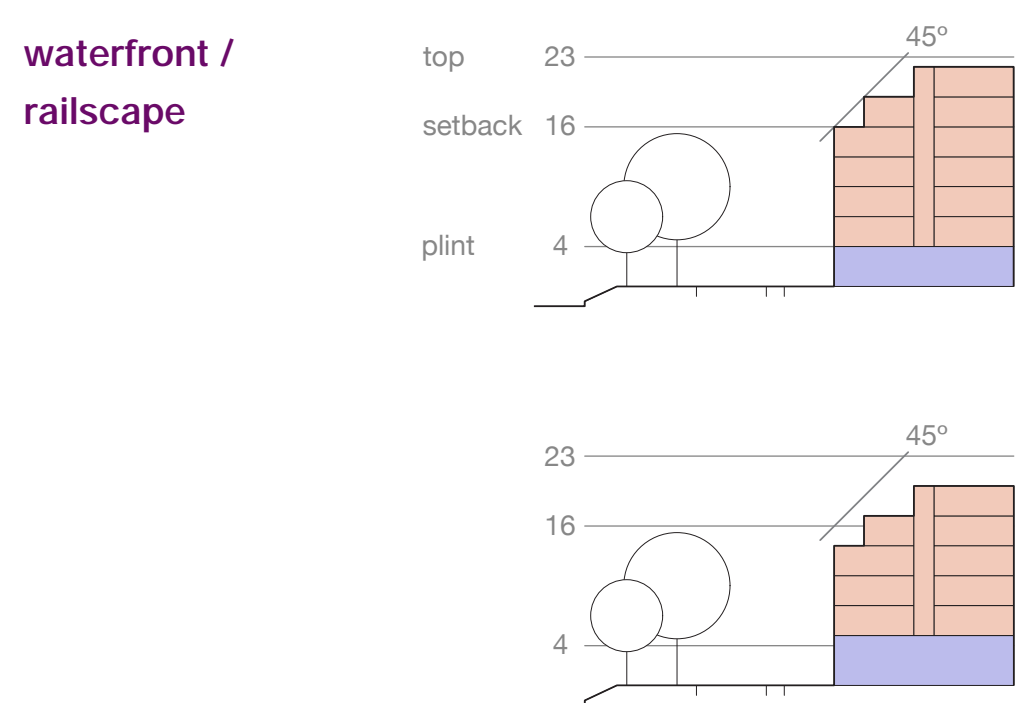
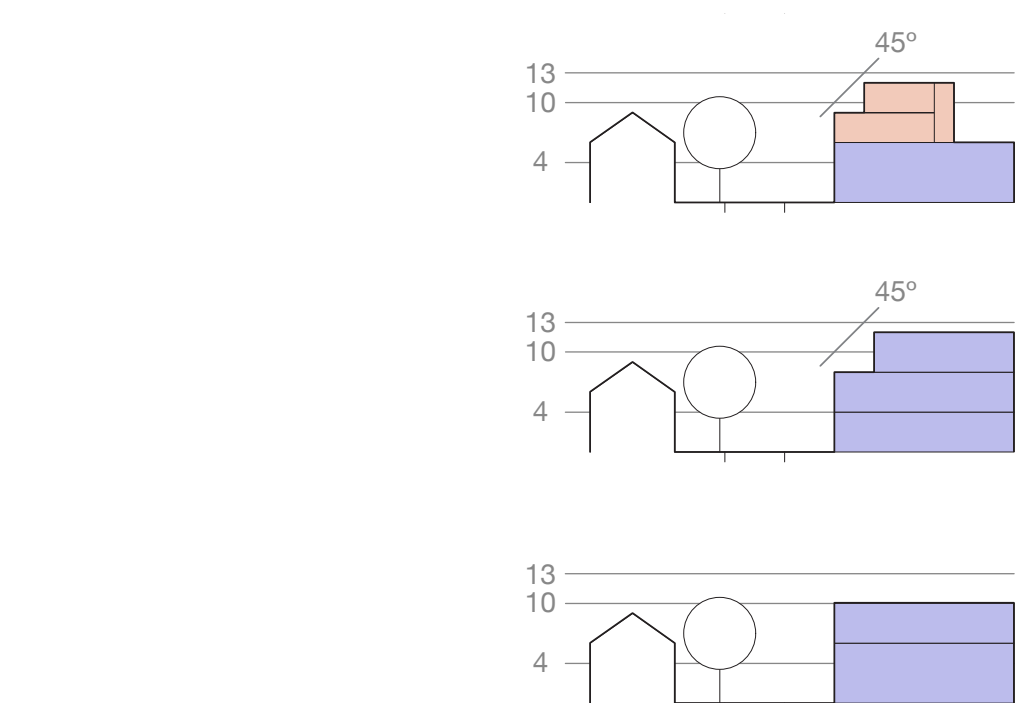
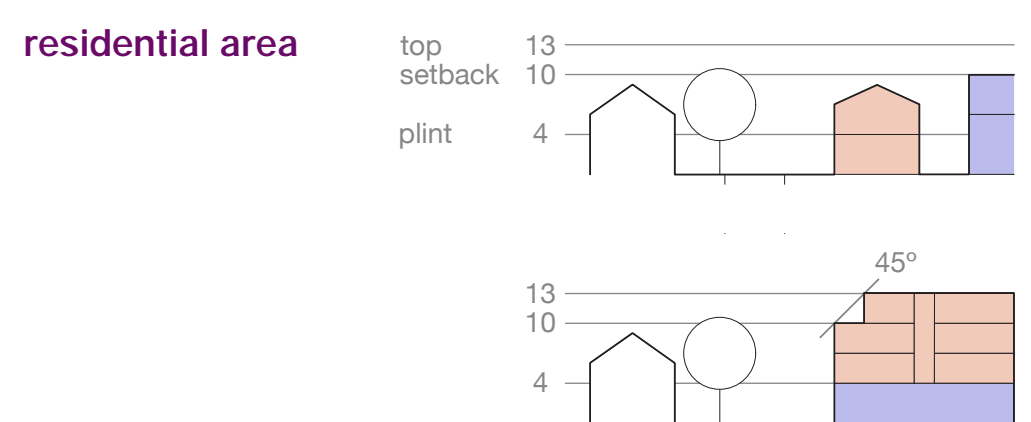
PLOT RULES

RULES OF SCALING

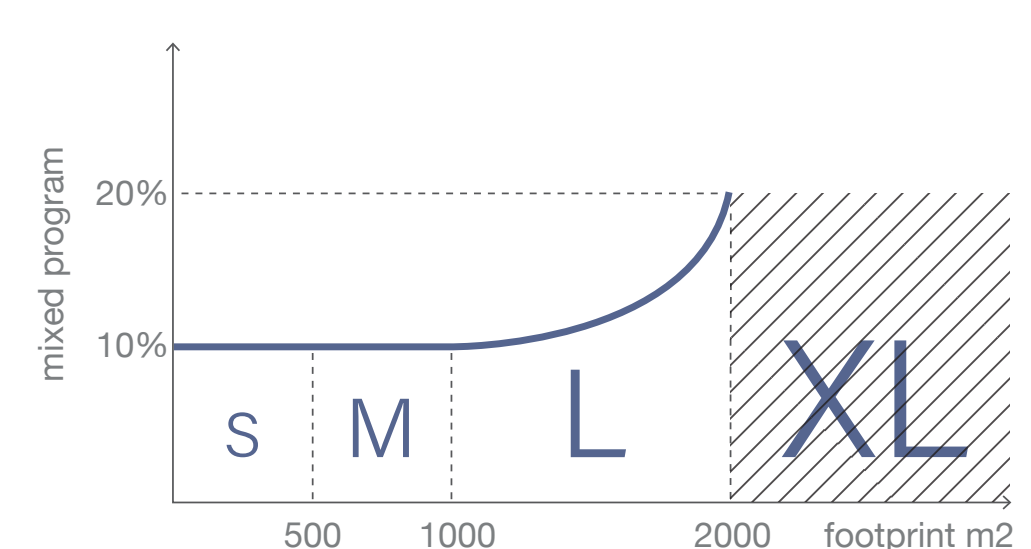
Maximum building height is related to existing houses and surrounding scale of the environment

Dimensional rules include:

- Plinth height of minimal 4 m to maintain future exchange between work and residential functions. Stimulating hybrid work-living typologies
- Building height directly to the street of maximum 10 m
- Maximum building height of 13 m, using a set-back or sloped roof of maximum 45°



- Plots located nearby the waterfront or railscape (as indicated) react to the bigger surrounding scale, allowing 2 additional layers and 2 set-backs



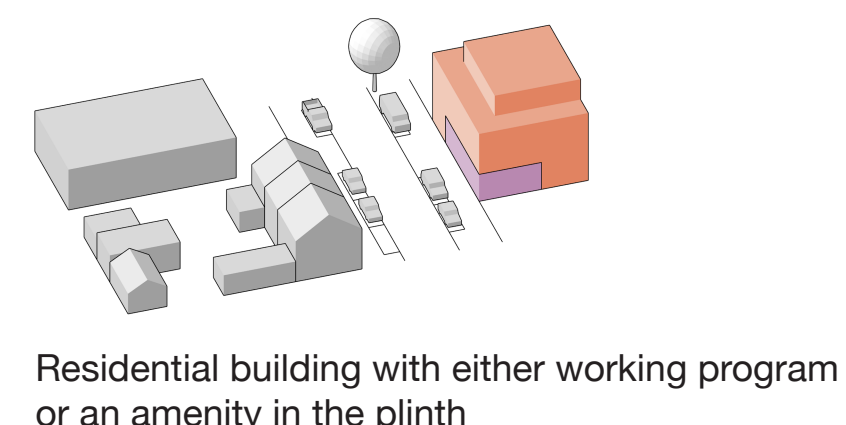
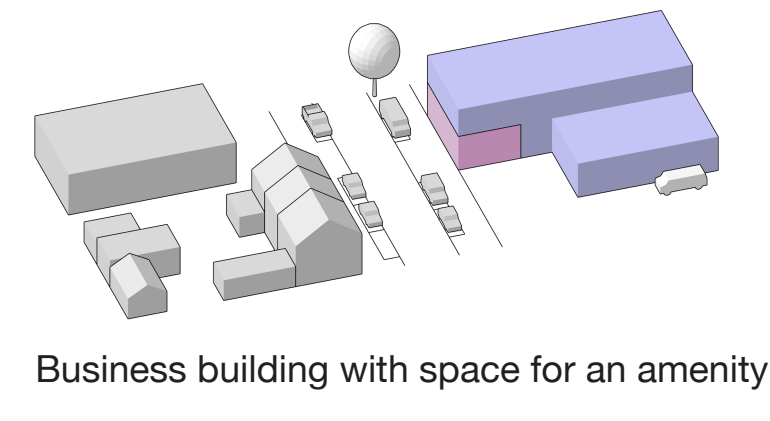
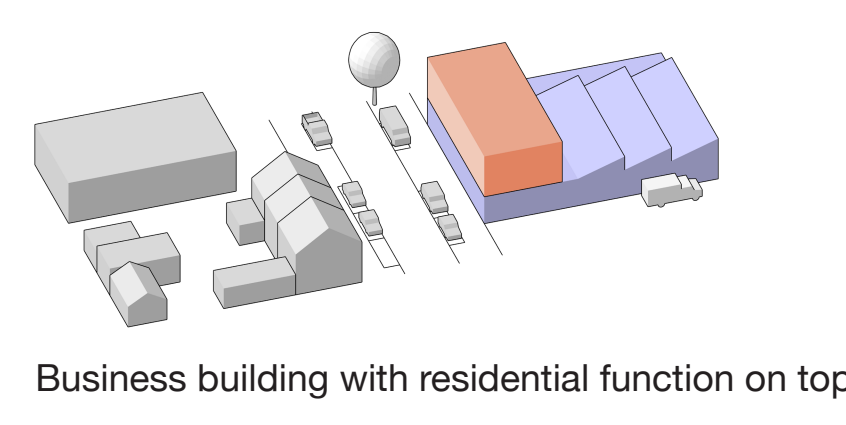
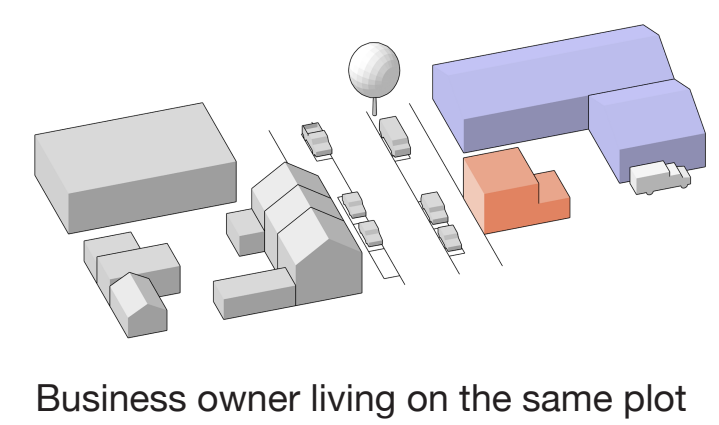
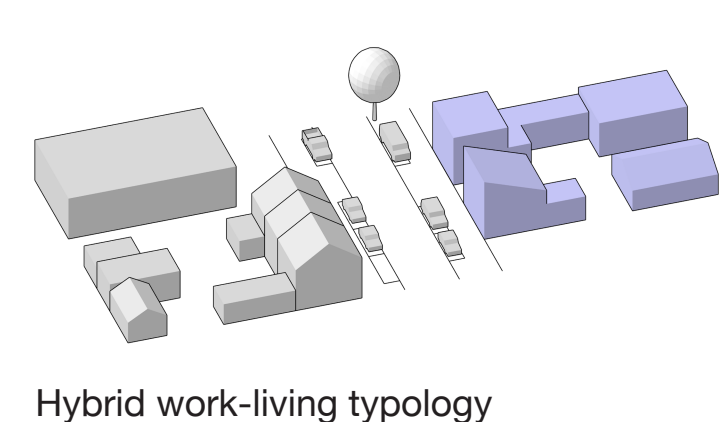
- Large-scale industry and logistics are not allowed. Maximum building footprints are in principle 1000 m². Up to 2000 m² is allowed only with a bigger mix of program (20%).

RULES OF PROGRAMMING

10% of total floor area consists of mixed program

Contributing to mixed program includes:

- Hybrid work-living typologies
- Business owner living on the same plot
- Mixed work-living functions, either on top or next to each other
- Work or residential program additionally with either commercial program or non-commercial amenities

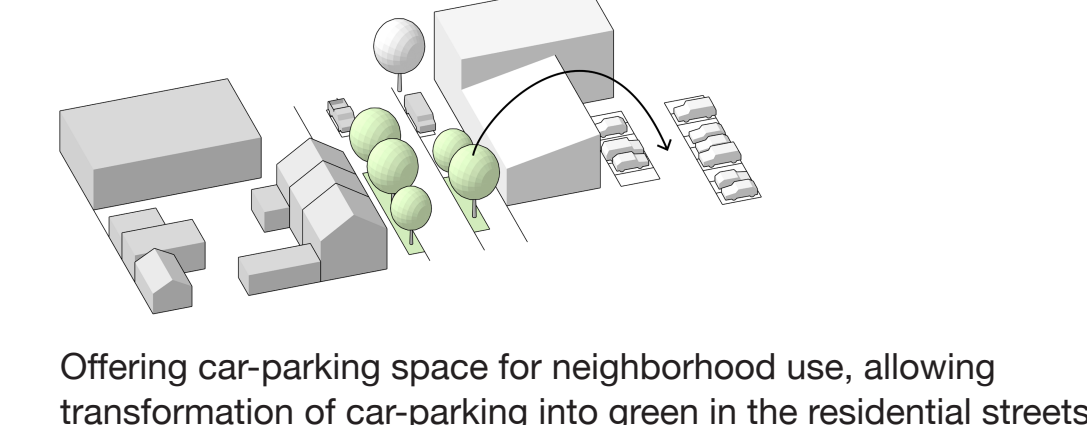
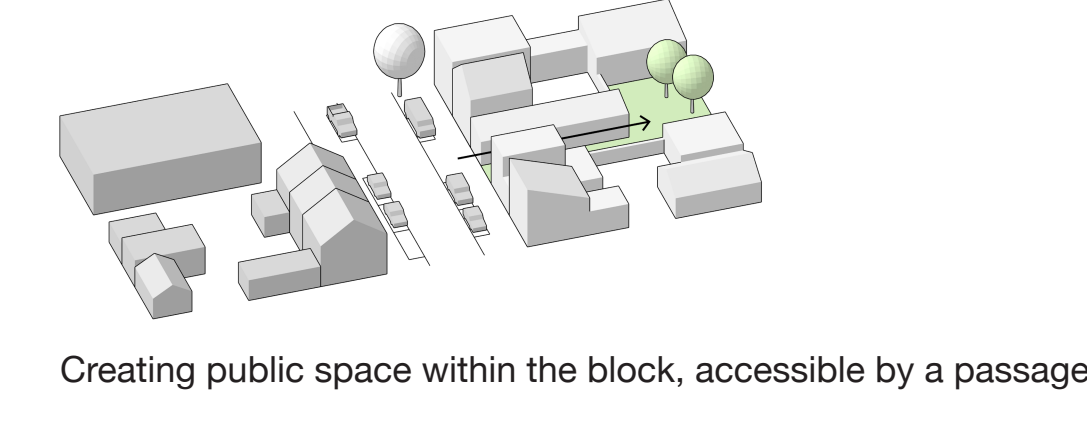
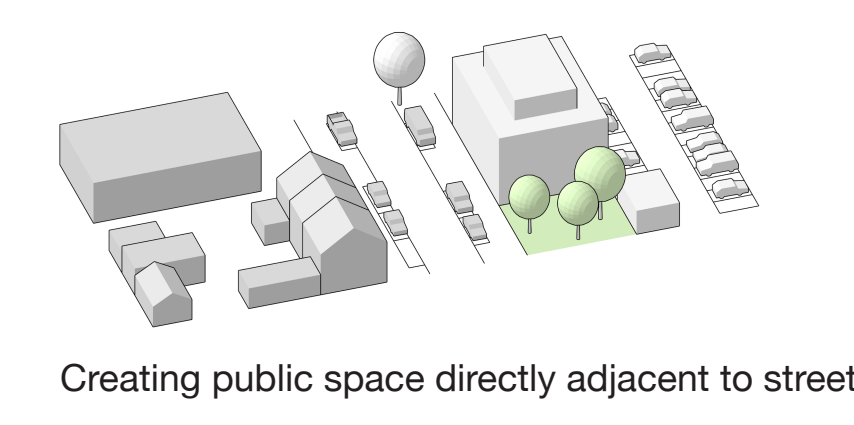
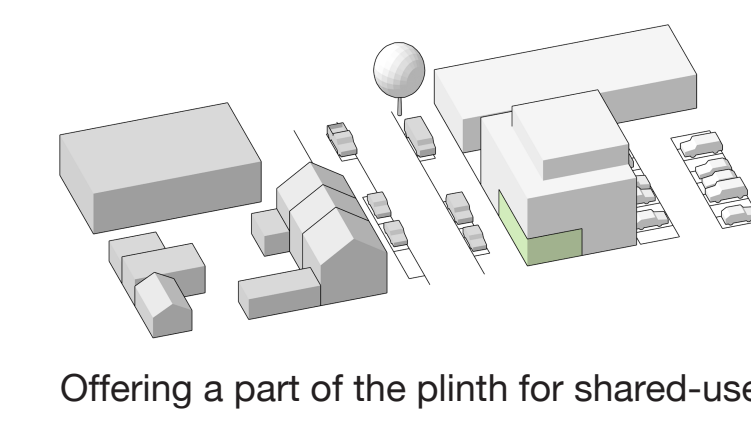
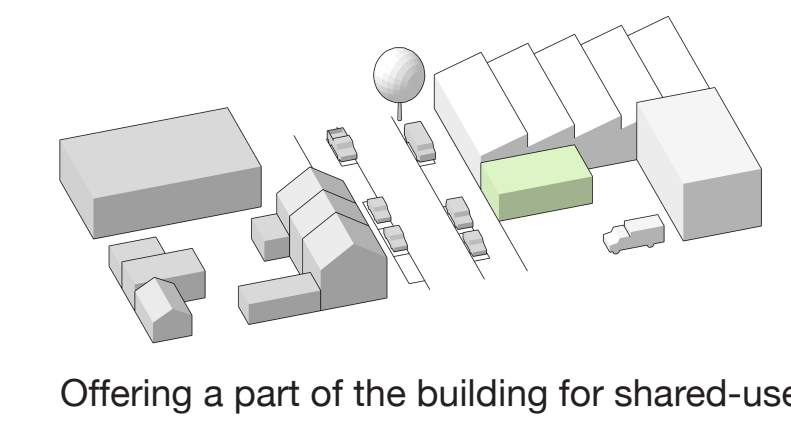


RULES OF SHARING

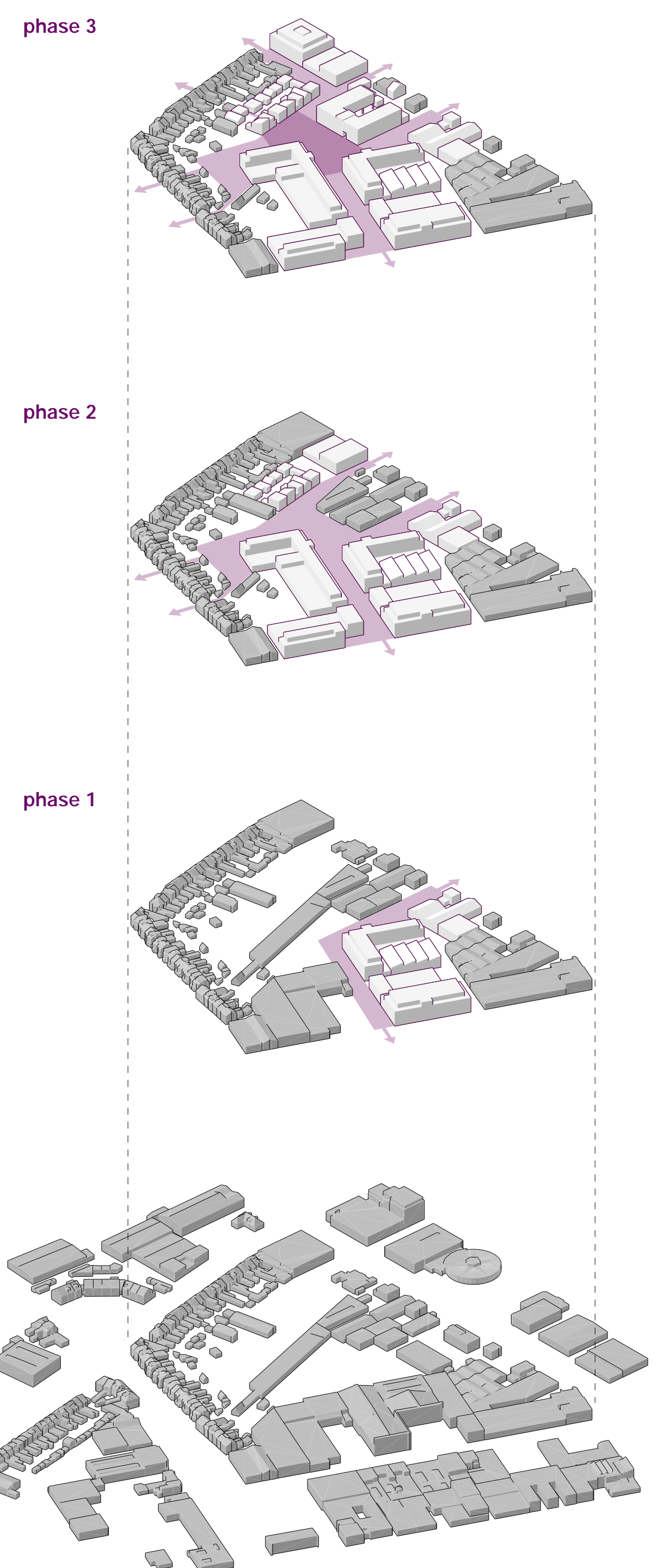
10% of plot area offered for accessible space or shared functions

Shared functions include:

- Outdoor spaces for public use (e.g. green, playing, parking)
- Indoor space for shared neighborhood activities (e.g. community center, workshop spaces, storage of public-use goods)
- Indoor space for shared-working facilities (e.g. shared office, meeting rooms, showcase activities)



TIMELINE SCENARIO

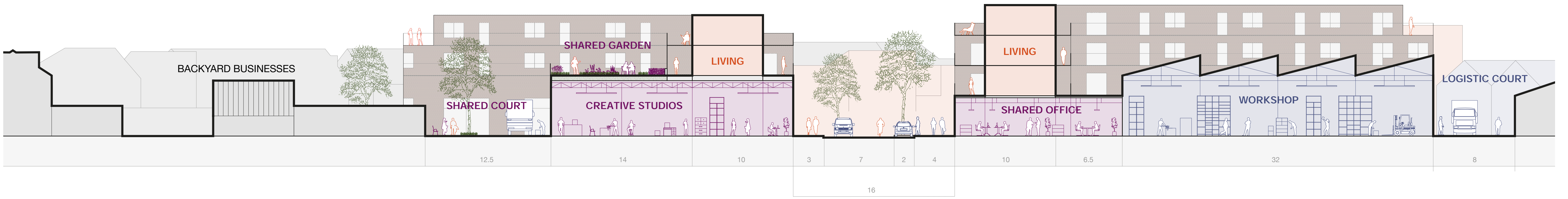


IMPRESSION



SECTION

1:200 A-A'



PLAN

1:500

- Existing buildings
- Private housing
- Private working
- Public space
- Common resource (programmed)
- Common unproductive space (unprogrammed)

