

KATWIJK INNER HARBOR RENOVATION

HANS VAN OLPHEN

**URBAN DESIGN
AND ARCHITECTURAL SUPERVISION**

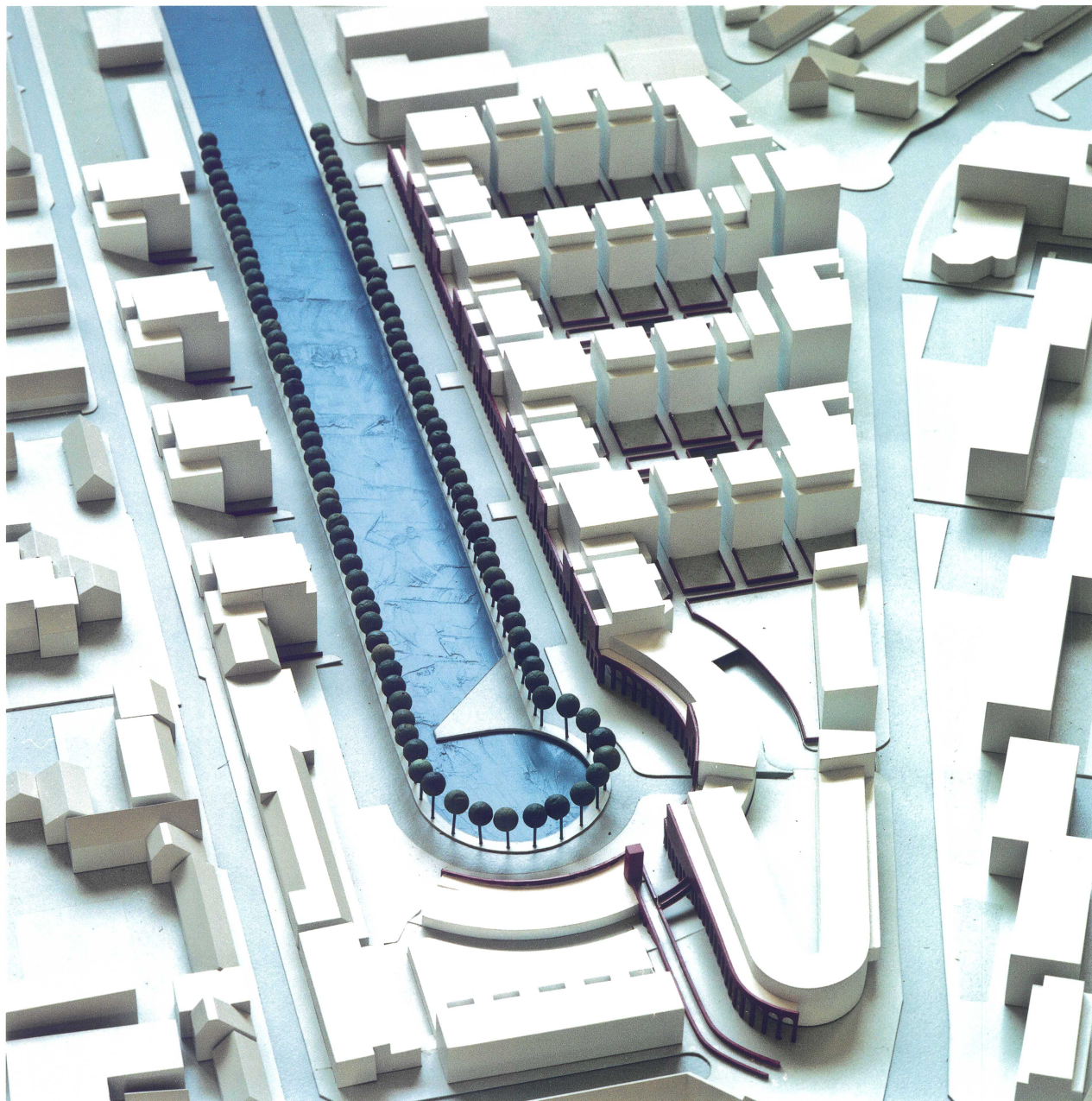




Model of the
Master Plan

To the right of
the harbour
four urban
courts above
the two story
garage.

To the left, four
“Urban Villa’s”



KATWIJK town is built on the dunes overlooking the North Sea.

As a fishermen's town for centuries it uniquely had not sea harbour. The fishing ships were hauled on the beach and the catch was carried inland.

Eventually the town became a center for processing fish (fish, also caught elsewhere) and selling it to retailers inland. A inner harbour allowed distribution of its products via the extensive water system in the entire country.

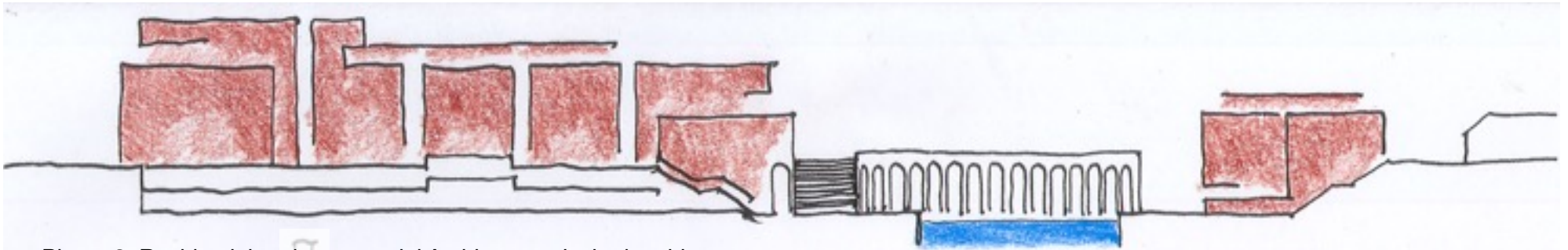
Over time distribution was increasingly done by road and eventually the production centre was relocated elsewhere, leaving the area around it ready for residential use.

In the last decade of the 20th century local builders and developers took the initiative in cooperation with the town council and invited three urbanist - architects to make proposals for the redesign of the area.

My plan was unanimously voted as the preferred one and I was asked to work out a detailed proposal .

The project is a "Thematic Design" scheme in that it distinguishes clearly a architectural super structure on the basis of which five other architect offices were invited to design the actual residential buildings as well as retail space.





Phase 3, Residential and commercial Architecture, invited architects



Phase 2, Urban Architecture, Hans van Olphen



Phase 1, Site Profile

- 1) The available land sloped down from the street level of the town proper to the six meters lower level of the quays of the inner harbour.
- 2) On one side of the harbour space an architectural infrastructure was put into place first. It consisted of a two story garage built in the slope and a two floors high arcade integrated with a four floor high facade wall.
- 3) On top of the garage structure apartment buildings were erected of five floors maximum. On the other side of the harbour four separate apartment structures, called "urban villas" were erected with a capacity of max. four units on each floor.

THE DISTRIBUTION OF THE DESIGN TASKS

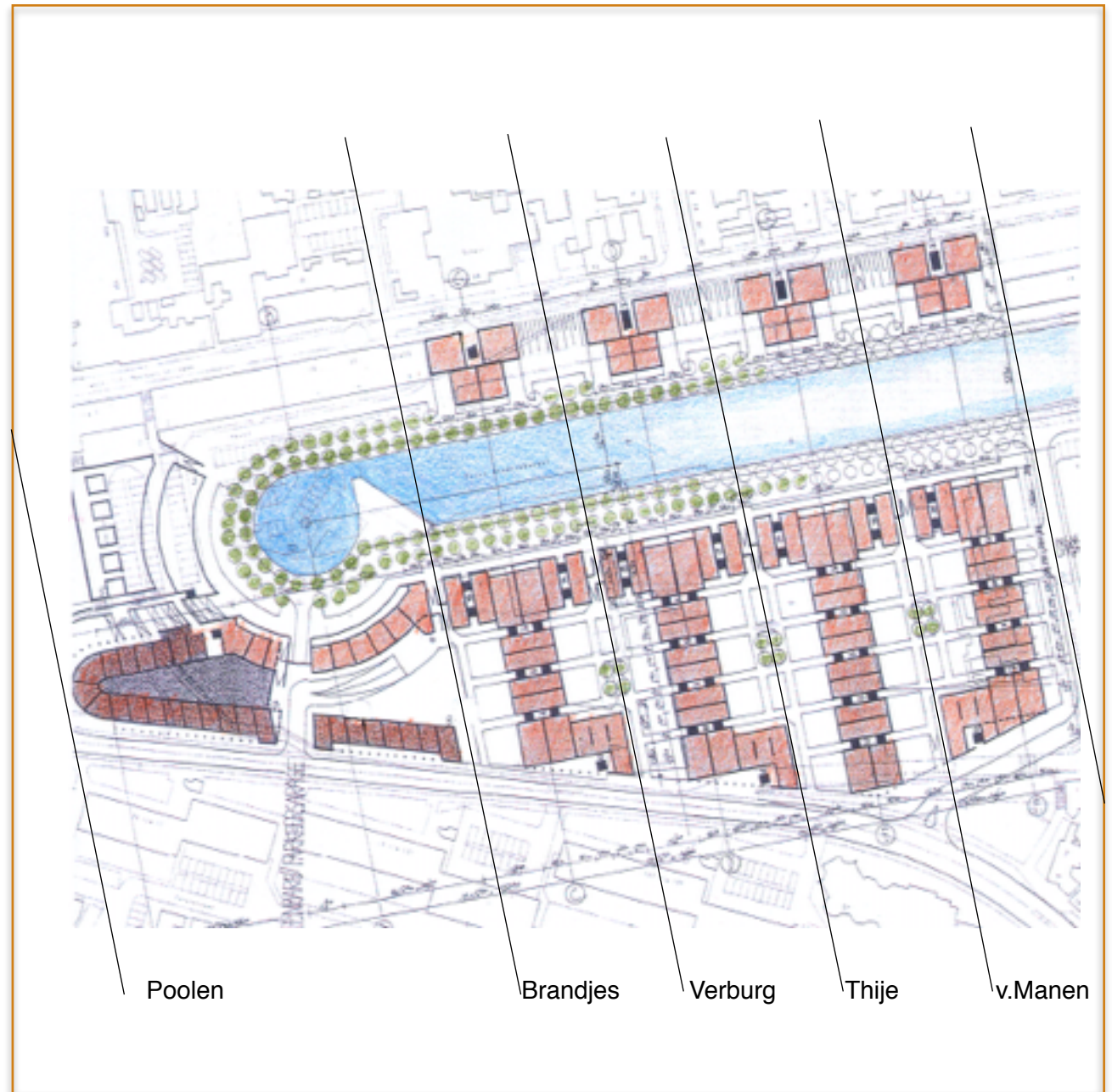
Five architects offices were invited to design the residential buildings. Each got a zone perpendicular to the inner harbour.

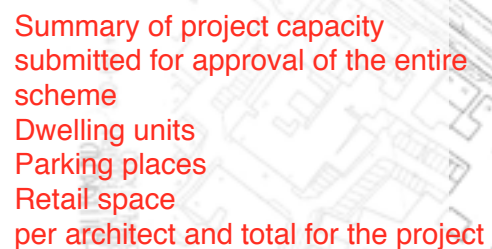
Each zone included a number of buildings on top of the garage structure and behind the arcade and, in addition, four zones each contained one of the “urban villas” on the other side of the harbour.

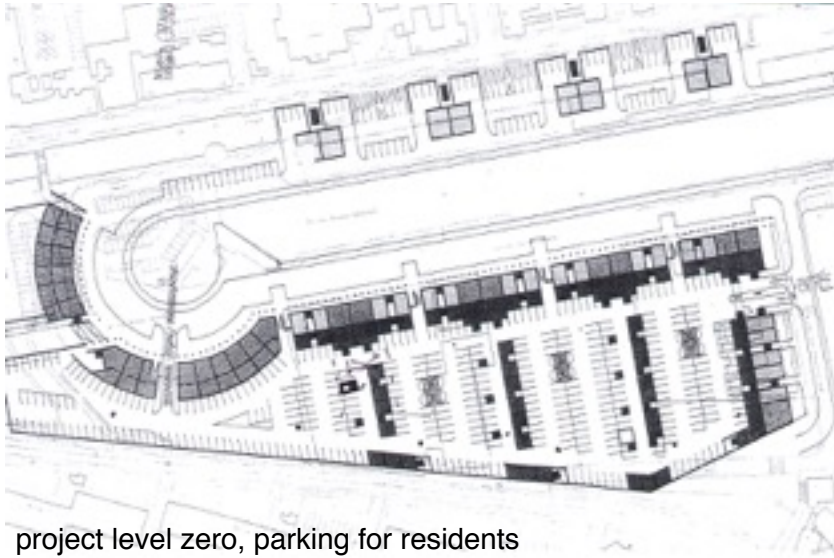
The footprint as well as the height of the buildings were already determined in the urban structure design phase. The position of the elevator shafts connecting the apartments with the residential garage were already determined by the design of the garage. See the black squares in the overview.

The entire project was initiated by three local building companies working in close coordination with the town council as formal client and the RABO bank as major financier

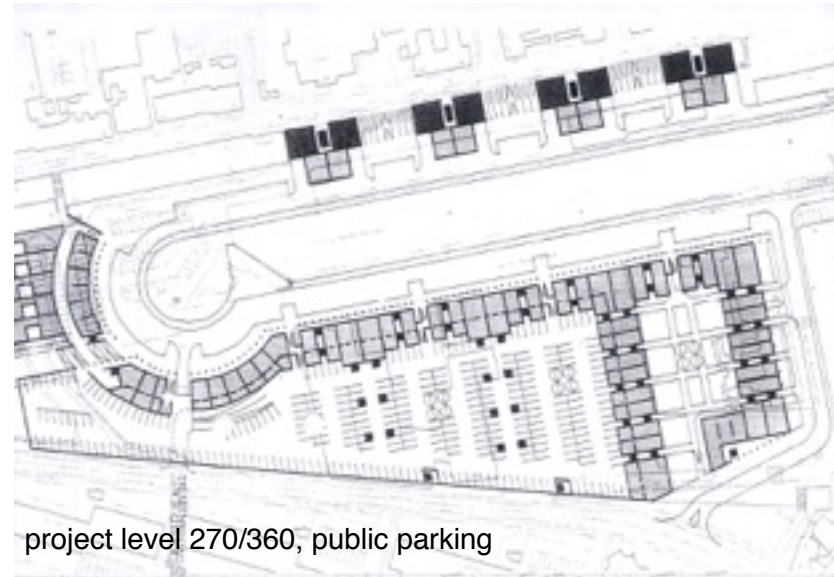
The architects invited to do the final phase: Jan Poolen, Cees Brandjes, Theo Verburg, Bert Thijs, and Gerben van Manen. Two of them were selected by the builders, one by the Rabo bank and two by myself



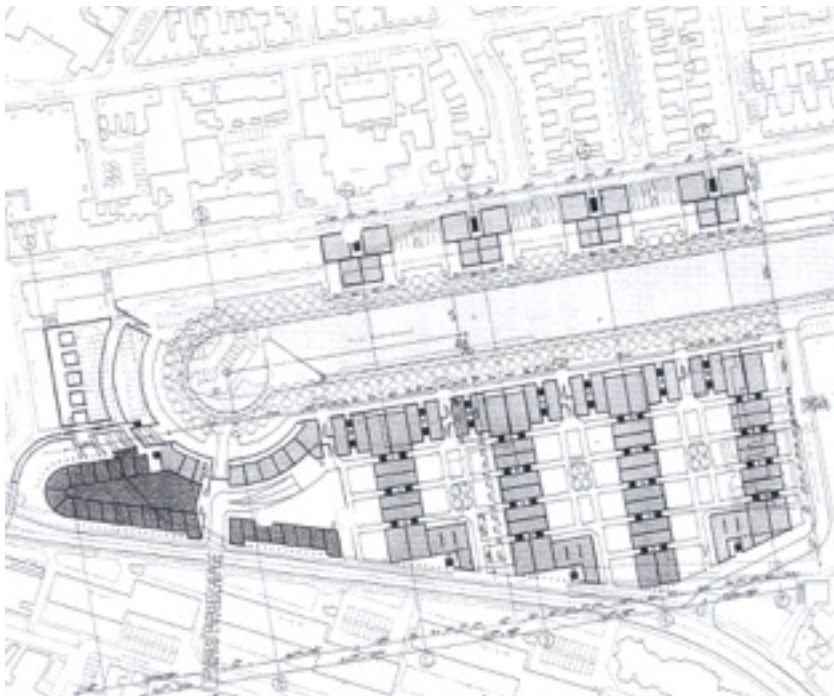




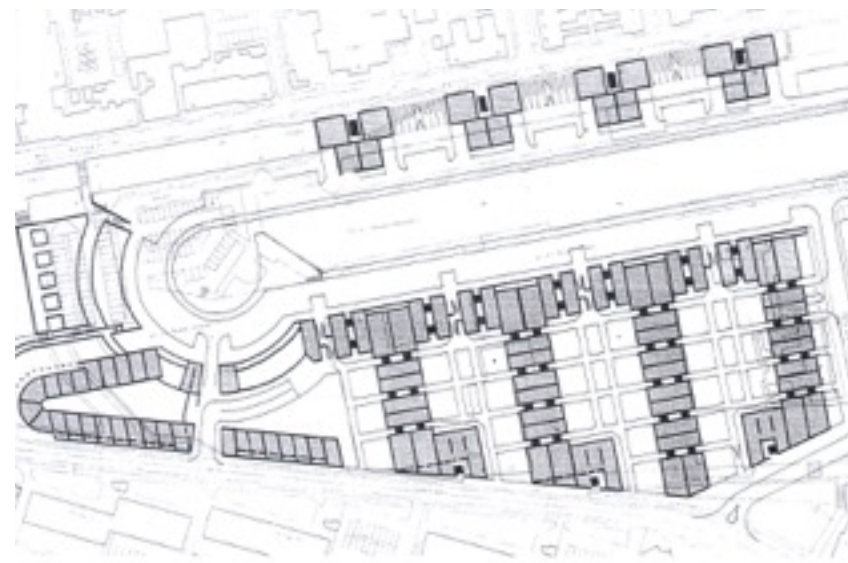
project level zero, parking for residents



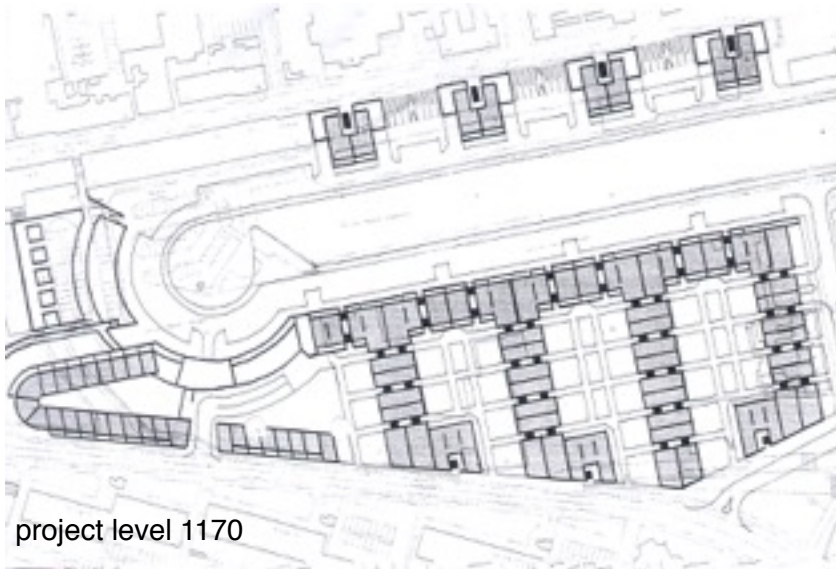
project level 270/360, public parking



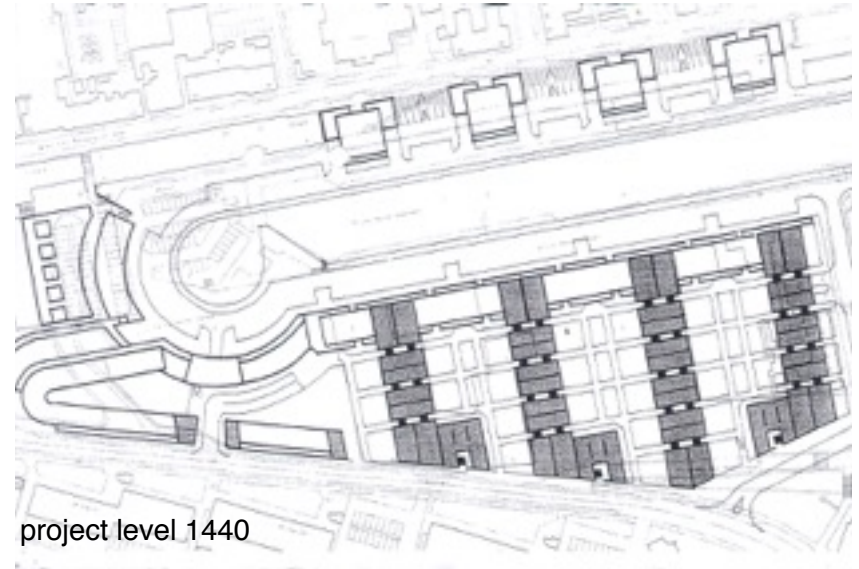
project level 540/630; residential courtyards



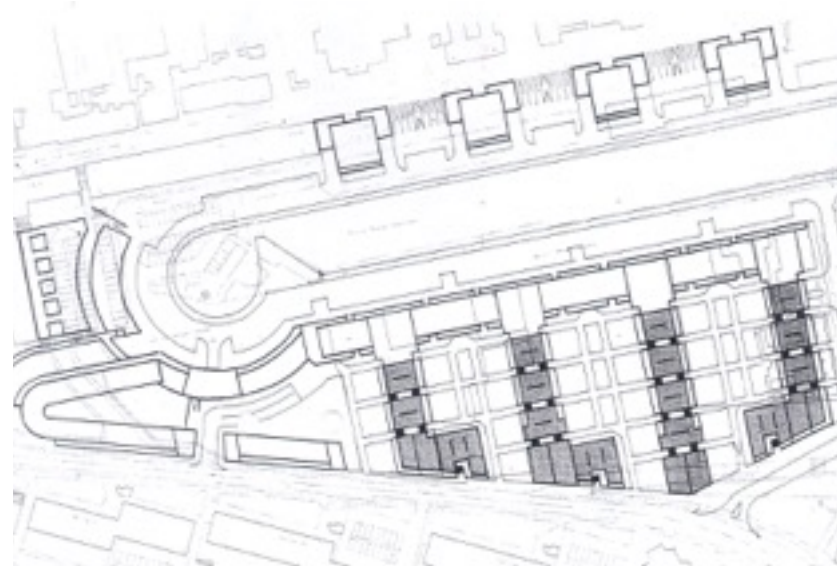
project level 900



project level 1170



project level 1440



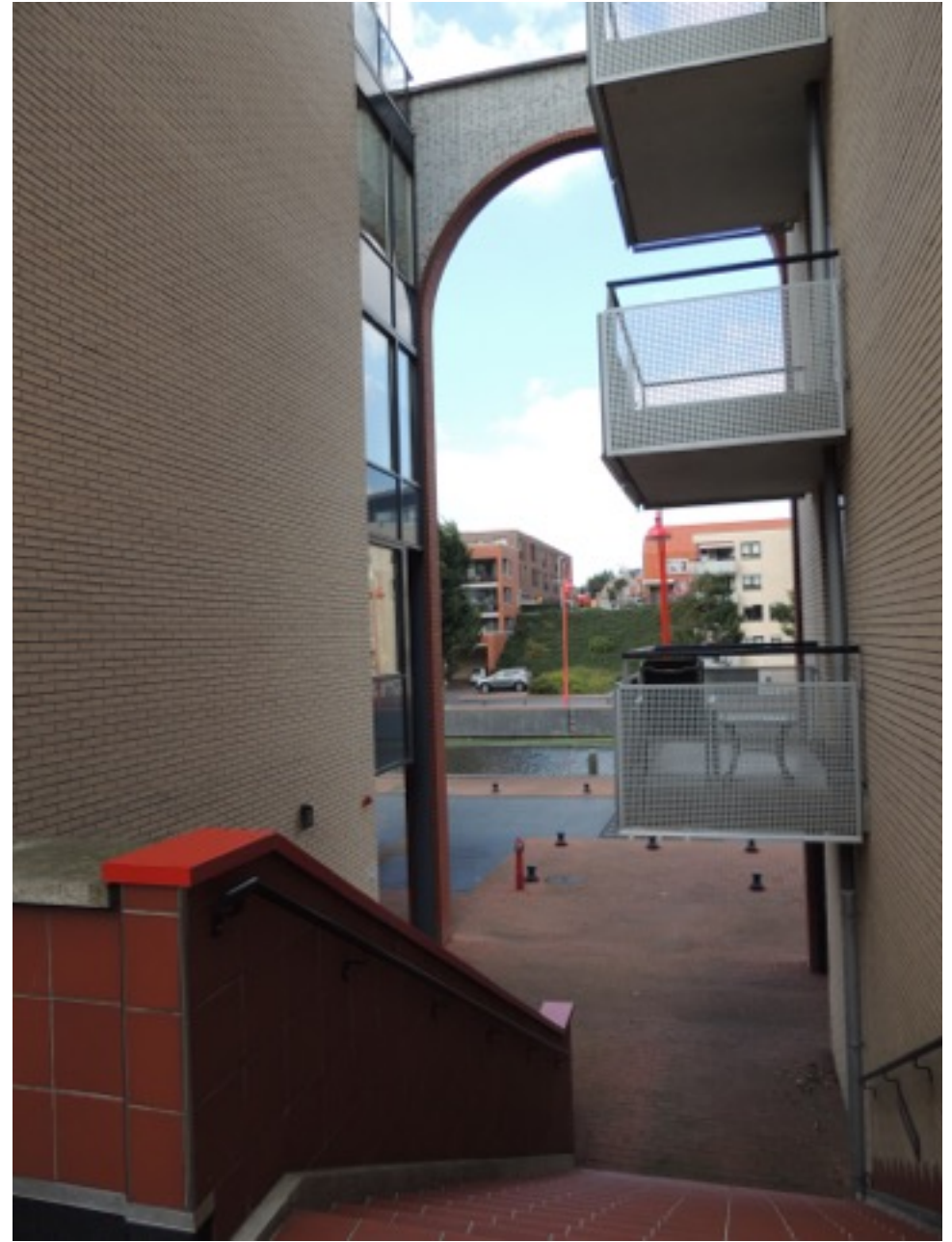
project level 1710











One of the urban courts.

At the far end stairs to the harbour level.

Note the two glass covered light wells for the garages underneath







One of the
urban courts.

View from the
town side





One of the
“Urban villa’s”

Four
apartments per
floor, each with
a view on the
harbour.



