

OP DORPSE SCHAAL

2006

Gemeente Midden Drenthe Pilot Elp

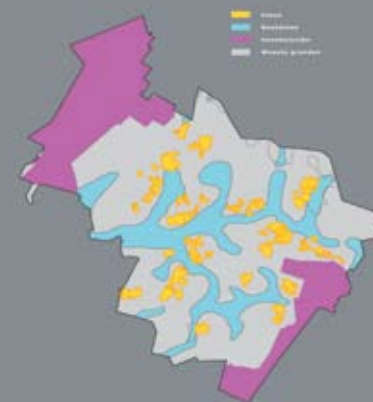
Very often things have to get out of hand to become aware of a problematic situation. This is the case with housing developments in small villages. People see the developments of the last decades as a problem and a red line is drawn around the villages to stop future extensions. But how can these villages develop, stay alive. This is the stage we are in now: it is a challenge to build for small villages, but this time on a rural scale and with respect to existing qualities.

This explains the project's title: 'On rural scale' or in Dutch: 'Op dorpse schaal', a research project in the community of Midden Drenthe to define a method for a uniform approach, how to deal with new housing developments in small villages.

Midden Drenthe has two basic typologies of villages: **sand villages** and **peat villages**. For these two types of villages Bosch Slabbers landscape architects and DAAD architects have designed a method for the development of the existing villages. The idea is to preserve the environmental characteristics of these villages. In the project a distinction has been made between developments within the villages and extensions on the outside. The internal developments basically are private developments for small scale housing, the extensions can be private as well as collective small scale housing initiatives.

In order to develop the method and test it at the same time, the village of Elp has been subject for a pilot project. Elp was chosen for a reason: a local group of inhabitants, organized in 'Dorpsbelangen Elp', has already participated in the project 'landschappelijk bouwen', organized by the Province of Drenthe and the BOKD (an organization of small villages). This project can be regarded as the most recent exercise in building with respect to the existing landscape and cultural history. In developing this method the inhabitants of the village Elp played an important role, each step and proposal was discussed and tested in workshops and presentations. They provided us with a lot of input and acted as the project's conscience. The results of this research will be developed to a general method for the Province of Drenthe. A method to keep the countryside in Drenthe beautiful and alive!

The developed method seeks to stimulate local initiatives and help to bring them to realization. Through the centuries, it was private initiative that made the villages come to existence and to develop. It is precisely this mechanism, that we want bring back to live. To assure a strong embedment of the new housing projects within the landscape, a set of tools accompanies local initiatives.



Typology of landscapes



scenario's created by inhabitants of Elp

PEAT VILLAGES

Peat villages are built on sand grounds. The peat, from which the landscape and the villages got their names, has been moved from the area for more than a century. Large scale removal of peat, to be used as fuel in the cities, has resulted in a wide and open landscape. The landscape is characterized by canals, ditches and ribbon villages. A landscape of grids, with long axes and wide views. The characteristic village is the ribbon-like, developed village, laid out along the most important lines in the landscape, for example the main waterway. More recently, new neighborhoods were added, perpendicular to these historic lines. These extensions are not integrated in the overall system of landscape and dwelling. The working tools for the peat settlements provide ways for realizing developments in- and outside the villages, in continuity with landscape and cultural history. This will be achieved by creating new ribbon villages, placed perpendicular, connected or not, and parallel to the existing settlements. Each extension or inside development is accompanied by an investment in the landscaping, by ways of new waterways, greenery, recreational routes and ecological developments.

SAND VILLAGES

As the name already points out, sand villages are built on sand grounds. These sand grounds consist of a system of 'essen', 'beekdalen' and 'heideontginningen'. This system derives from an old way of keeping cattle, a so-called deep litter house culture (potstalcultuur), in which these three elements were intertwined. 'Essen' are the rich fields, 'beekdalen' the grounds along brooks, that provided water and meadows, and on the 'heideontginningen', which are heathland reclamations, sheep were kept and peat bogs from these heath lands where used in the stables. After these peat bogs were soaked with manure, they were spread over the fields. This way the fields became more and more fertile. The so called 'esdorp' belongs to this type of landscape. It is characterized by a fanning out pattern of roads with an -apparently- ad random positioning of buildings, a lot of green space, one or more village greens (the so called 'brink') and many views from within the village, connecting it to the surrounding landscape. Recent extensions do not relate to these characteristics at all: the building density is higher, there is a lack of open green spaces and the development is disconnected from the landscape. In the working tools we developed a way to insure new buildings will be built with respect to the old village and the landscape characteristics will be embedded..

DA
AD

bosch slabbers
TUIN- EN LANDSCHAPSARCHITECTEN



In the project 'op dorpse schaal', a new method of participation was developed to designate new building sites, with different typologies, both in- and outside small villages within the community of Midden Drenthe. For these new sites a set of rules was made, based on characteristics of the local landscape and cultural history. This way, future additions will blend in with the landscape naturally. The addition of new houses is a gradual process because of an annual limit. The village of Elp was chosen for a pilot project to test the project's basic principles. The pilot's outcomes, together with the previously made assumptions, have resulted in an overall model that can be used in villages with different typologies, all over the province of Drenthe. For Elp the working model is integrated in the New Zoning plan and research has been done on the financial feasibility of the new method.

**DA
AD**

In Elp first of all a contour has been defined, in accordance with the developed method. Areas where can or cannot be built, or only under certain conditions, are indicated. Outside these contours, building only is allowed under strict conditions. These conditions are mentioned in the set of working tools for building in- and outside the village.

General Contours:

- Within the defined green contour, no new buildings are allowed; within the light green contour new buildings only are allowed using the tool: completion of the 'es'.
- The village border is not defined on the map, it is defined in cooperation with the village-people.
- To assure a gentle growth of the village, an annual maximum of 2% is set.

Developments within the village:

Every housing development within the village boundaries is accompanied by an investment in and improvement of the collective qualities of the village: a ditch between garden and the soft roadside, low hedges with local plants bordering the property, at least one tree every 300 m2 and parking on private property and out of sight.

Unbuilt lots:

In the village lots are to be found which, for some reason, never have been used for building. On such lots a house may be added. Then the collective qualities of the village should be improved as well.



Alteration, renovation, addition:

Existing agricultural buildings, or other buildings that are not in use for its original function anymore, may be transformed to housing. Farmhouses can be transformed to apartments, in order to realize housing for the elderly and starters on the housing market.



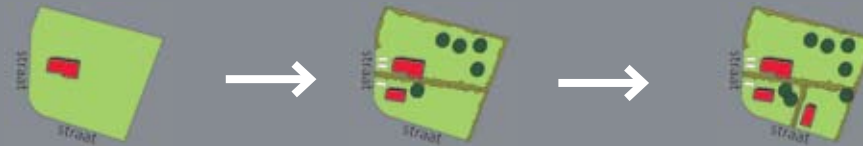
Demolition and rebuilding:

Unwanted and redundant buildings can be demolished and rebuild. To assure diversity in building masses in the village, large volumes comparable with the existing farmhouses are favorable.



Splitting up of lots:

A large lot may be split up in two. On the newly created lots houses may be built. This newly created lot may also be split up again. Major conditions are; each lot may be split only once and every lot must be reached directly from an existing road.



Building in second line:

In case of a deep lot, a new house may be built behind an existing one. A zone, at least 3 meters wide, should be kept free in order to reach the new house. The total surface built, old and existing together, should not exceed 50% of the lot's total area.

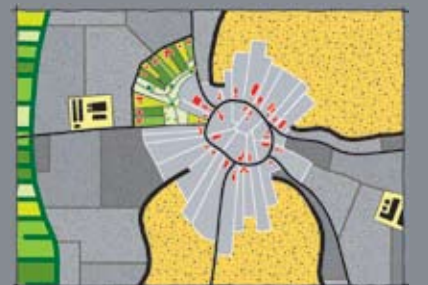


Developments outside of the village:

For developments outside the village, housing in combination with landscaping developments can provide good spatial solutions. The tools provided relate to scale and dimensions of the village and interact with the local qualities. Each extension results in a development and improvement of collective qualities, rich leafy shadowy profiles, vistas to the landscape, and collective (outdoor) spaces. These tools cannot be generic and have to be designed for each individual specific location. However, the design can be based on a set of generic principles.

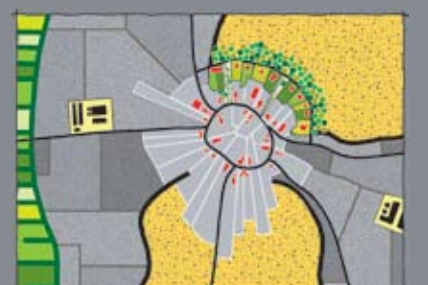
'Doorbrinken' - new village greens:

Essential to the tool 'doorbrinken' is the creation of a new village green ('brink'), an element typical for sand villages in the province of Drenthe. Scale and size of the new village green refer to the existing 'brink'.



'Afranden op de es' - completion of the village border:

In case of a sharp or messy village back site, facing the landscape, this tool 'afranden op de es' may be used. Important when using this tool, is the view from the surrounding landscape towards the village, transparency, shadowy character, and collective landscaping of the newly created village border.



Village entrance

Many villages have an unclear relation with the provincial main roads: they turn their backs towards these roads. Recent changes to the position of these roads are the main reason. Creating new village entrances make the villages visible again along the provincial roads.

