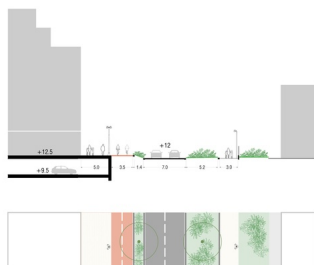
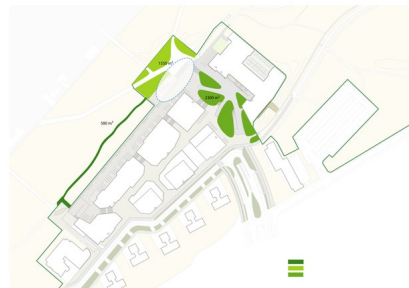


KIJKDUIN-BAD

2016, Kijkduin-Bad, Netherlands



Kijkduin-Bad is located along the Dutch seashore. It is the second seaside resort of The Hague, located about 8 kilometers south of its big brother Scheveningen. Kijkduin-Bad is a popular family destination, although the need of a facelift for the resort has been felt for long. Asphalt and cars dominate the public space and capital investments were postponed several times over the last few years.

The first outlines of the plans for a revitalization of Kijkduin, which were initiated in 2008, are now quickly taking shape. The city council of The Hague has asked West 8 to design a vision for the public space that carefully integrates several multifunctional real estate developments into a renewed public realm. Kijkduin-Bad will be enriched with more sand and beach grass, a 'Balcony at Sea', a new lively promenade and easier and safer traffic flows. Central to the vision for Kijkduin's public space is the return of the Dutch dunes landscape. This creates awareness of the proximity to the sea and reinforces the traditional Dutch coastal experience.

Located along the seaside boulevard the existing Atlantic hotel will be renovated and enlarged (design by INBO) and the retail centre completely renewed and extended (design by KOW). A total of approximately 650 new dwellings are planned for the entire village. To reinforce the identity of Kijkduin as a small coastal settlement West 8 has emphasized aspects like intimacy, seclusion and shelter.

West 8's vision takes a set of six basic principles into account:

- Kijkduin Bad functions primarily as a dune crossing point that allows comfortable entrance to the beach for all users;
- A height increase of the boulevard to 16,5 meters + N.A.P. (Amsterdam Ordnance Datum) is necessary. The boulevard features a high quality design and should be accessible for everyone;
- Height differences do not cause fragmentation in the area;
- Natural qualities remain intact. The area functions as a natural habitat and ecological connecting zone;
- The public space design solves as many spatial issues in one plan as is possible.

With a series of solutions, West 8 has managed to create a vision that unifies all these principles into one clear design in which buildings and public space are well-integrated.

The Balcony at Sea on the Delta Plaza will become the central point of Kijkduin-Bad. The balcony is located on top of the dune between the new shopping area and the Atlantic Hotel. The choice for construction of new dunes was made for two reasons: they naturally solve the height differences in the area and simultaneously connect Kijkduin with the surrounding natural and coastal context. From here, beachgoers can enjoy themselves along a 250 meter stretching promenade complete with restaurants and terraces.

The main entrance route to Kijkduin, the Kijkduinsestraat, is designed as a gateway towards the sea. The existing Deltastraat is part of the coastal green belt and will be adorned with sand and beach grass. Several passageways connect the courtyards inside the new shopping area with the Delta Square and the Boulevard. The entrances to the upstairs apartments are also located within this shopping area.

Visitors and residents of Kijkduin-Bad will be able to park their cars and bicycles completely out of sight under the shopping center and Deltaplein, creating plenty of space for pedestrians. The entrance to the underground car park will be located in the median strip of the Kijkduinsestraat. With the streamlining of the infrastructure, new space will be created for improvements to the long-distance cycle route along the Dutch coast. The vision fits seamlessly with the 'Healthy Coast', the investment program for Scheveningen-Bad region.

client

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