



TU/e



Store Vacancies

TC | Jules Gielen - 0613947

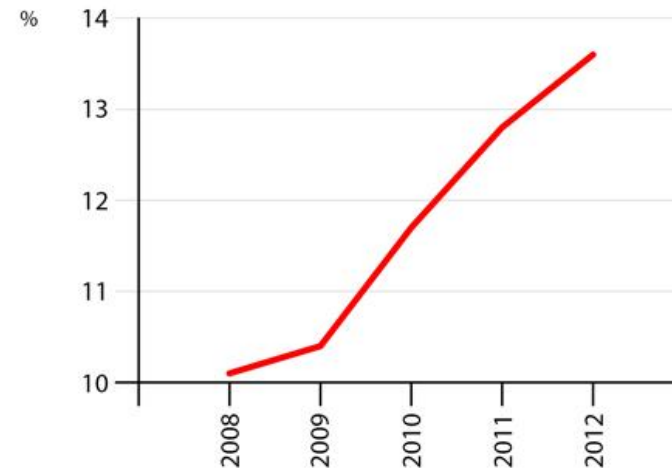


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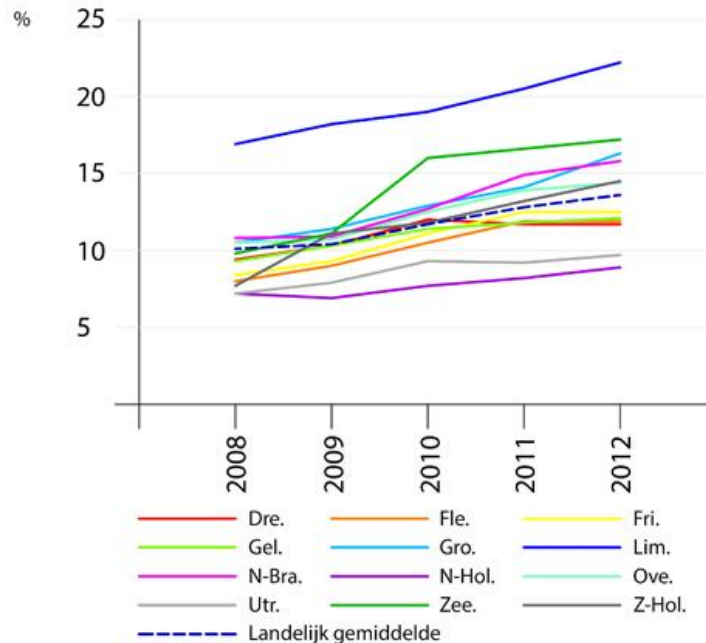
- Vacancies
- Approach
- SoR (Schedule of Requirements)
- Scenarios
- Product development
- Planning
- Questions

Vacancies

Shop vacancies in The Netherlands



Shop vacancies per province



- 4 - 6 % vacancy is acceptable and necessary (frictional vacancy)
- Limburg is by far the province with most problems

Source: Locatus retail facts, kengetallen over de Nederlands detailhandel



Causes of vacancies

- Increase in scale
- The internet
- Size of the working population
- Population growth rate and composition of the population
- Concentration of retail functions
- Shopping behaviour

Future forecast

Vacancies percentage will increase further

Demand for retail functions until 2020

Nr.	Gemeente		Nr.	Gemeente	
1.	Heerlen	-7%	20.	Alkmaar	0%
2.	Sittard-Geleen	-5%	21.	Breda	0%
3.	Venlo	-4%	22.	Hengelo	0%
4.	Maastricht	-3%	23.	Rotterdam	1%
5.	Leiden	-3%	24.	Zaanstad	1%
6.	Enschede	-3%	25.	Leeuwarden	1%
7.	Schiedam	-3%	26.	Tilburg	1%
8.	Dordrecht	-2%	27.	Helmond	2%
9.	Emmen	-2%	28.	Haarlemmermeer	2%
10.	Haarlem	-2%	29.	Amsterdam	3%
11.	Ede	-1%	30.	Groningen	3%
12.	Zoetermeer	-1%	31.	Lelystad	4%
13.	Arnhem	-1%	32.	Amersfoort	4%
14.	Apeldoorn	-1%	33.	Nijmegen	4%
15.	Almelo	-1%	34.	Delft	5%
16.	Eindhoven	0%	35.	Zwolle	6%
17.	Den Haag	0%	36.	Utrecht	8%
18.	Deventer	0%	37.	Almere	15%
19.	Den Bosch	0%			

Trend of shop vacancies percentage until 2020

Nr.	Gemeente		Nr.	Gemeente	
1.	Schiedam	35%	20.	Tilburg	11%
2.	Sittard-Geleen	27%	21.	Leeuwarden	10%
3.	Heerlen	24%	22.	Deventer	10%
4.	Venlo	23%	23.	Den Haag	10%
5.	Almelo	23%	24.	Ede	10%
6.	Helmond	22%	25.	Zoetermeer	10%
7.	Lelystad	21%	26.	Groningen	10%
8.	Enschede	20%	27.	Alkmaar	9%
9.	Dordrecht	17%	28.	Leiden	9%
10.	Zaanstad	17%	29.	Delft	9%
11.	Maastricht	16%	30.	Haarlemmermeer	8%
12.	Emmen	16%	31.	Den Bosch	8%
13.	Hengelo	15%	32.	Nijmegen	7%
14.	Apeldoorn	14%	33.	Amersfoort	4%
15.	Breda	13%	34.	Amsterdam	3%
16.	Haarlem	12%	35.	Zwolle	2%
17.	Rotterdam	12%	36.	Utrecht	-4%
18.	Arnhem	12%	37.	Almere	-4%
19.	Eindhoven	11%			

Source: Jones Lang LaSalle, Retail market profile Netherlands - Q3 2012



Solution

To counter blight and decline in value, the retail spaces have to be filled with functions other than shops

A (temporary) new function can remedy the situation

Approach



Approach

32,4 % of the vacant shops in Venlo are as narrow as 5 meters or less

The majority of these shops are very long compared to their width (up to 25 meters)

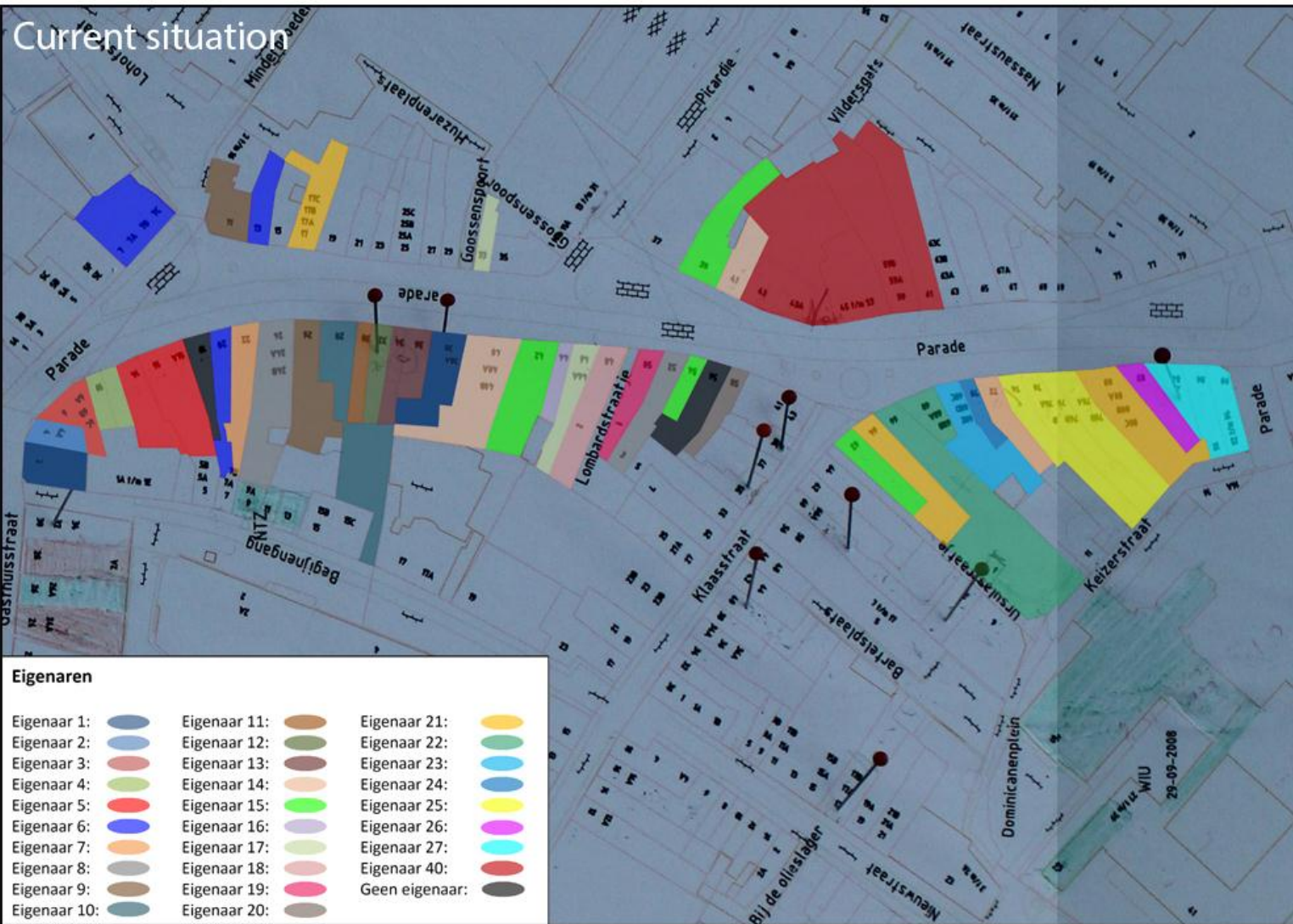
Difficult to convert these spaces



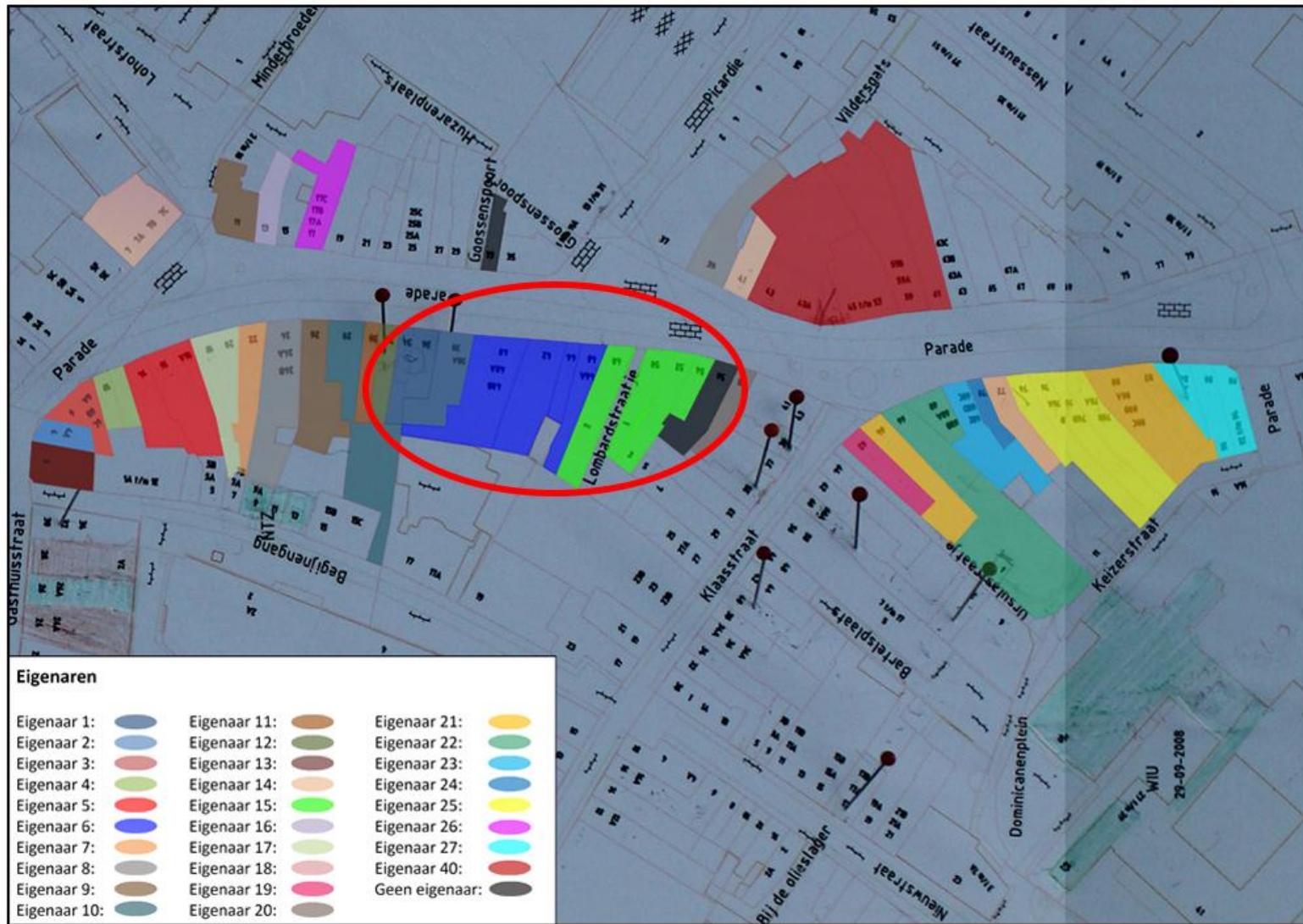
Approach

- Urban reallocation
- Combine several small spaces into one large space
- Convert the existing space into an adaptable one
- Fill the upper (vacant) floors with residential functions

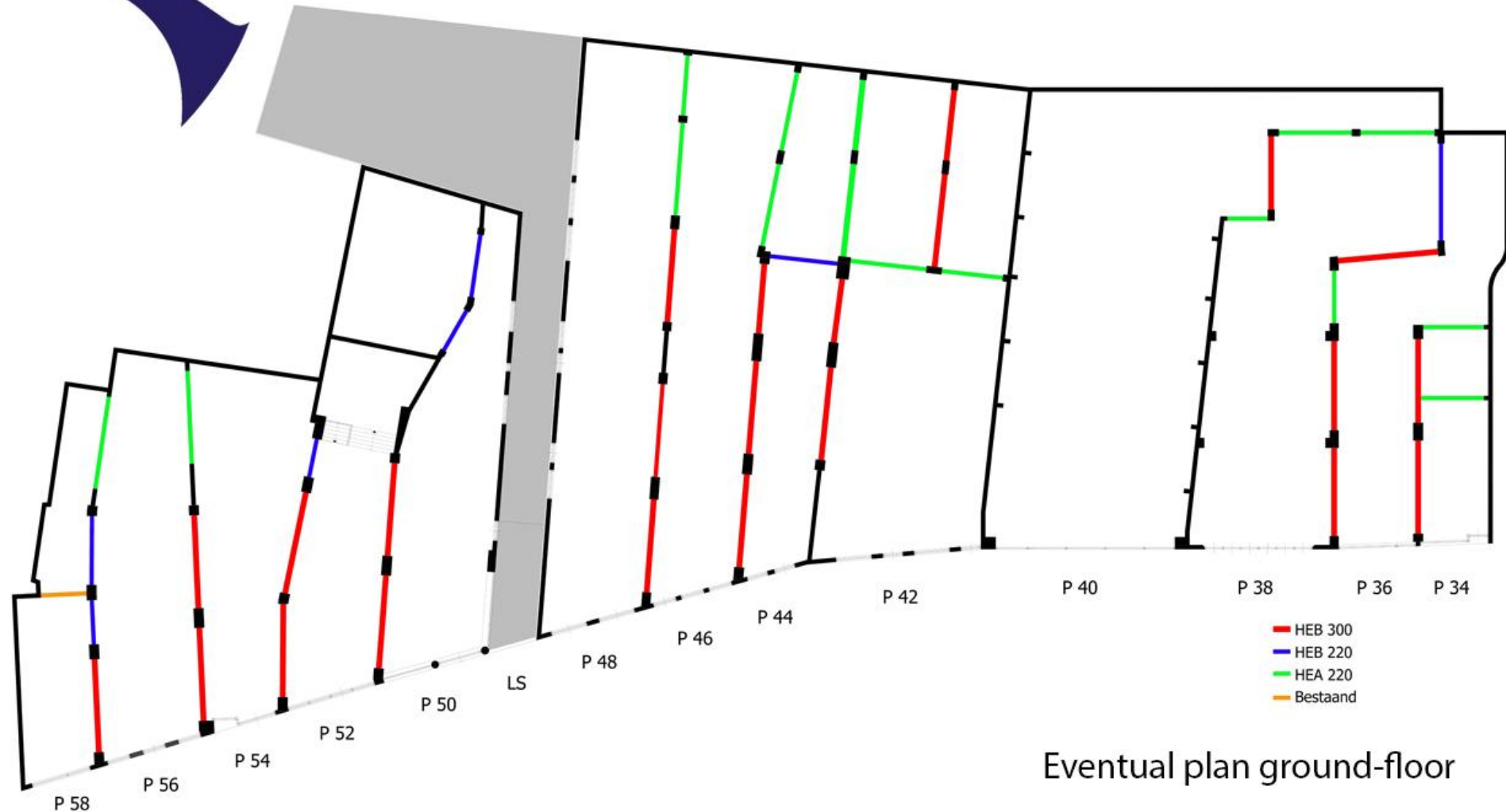
Urban reallocation



Combine spaces



Combine spaces



Eventual plan ground-floor



Adaptable space

Design a system to convert existing space into an adaptable one

Purpose:

Increase options for rent and use by;

- enabling various functions
- enabling individuality
- enabling short term rental agreements
- renting out square meters instead of regular spaces

Lower the threshold for tenants

Upper floors

Large project area paves the way for redevelopment of upper floors

Residential functions:

- students
- starters
- care apartments

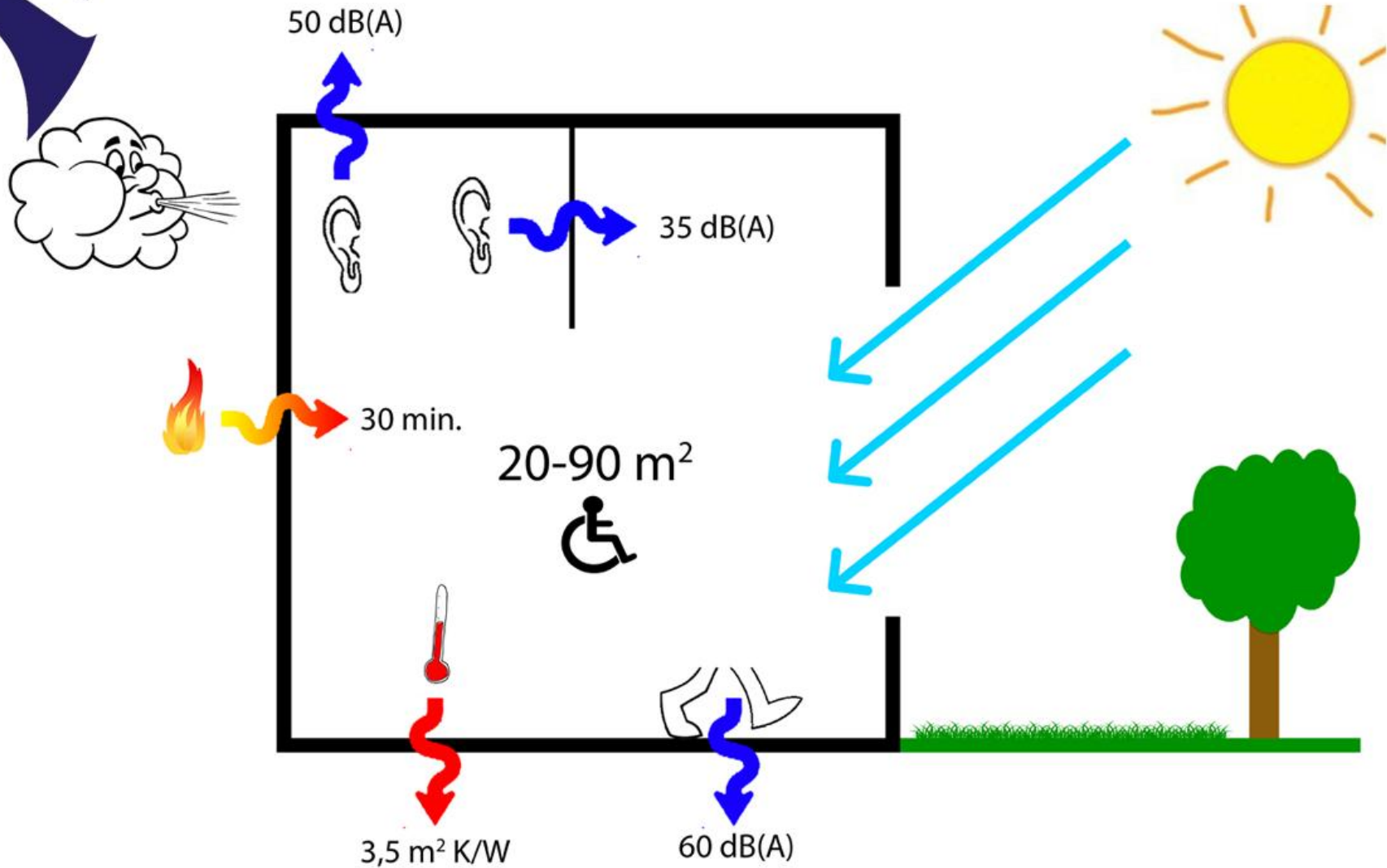


Schedule of Requirements

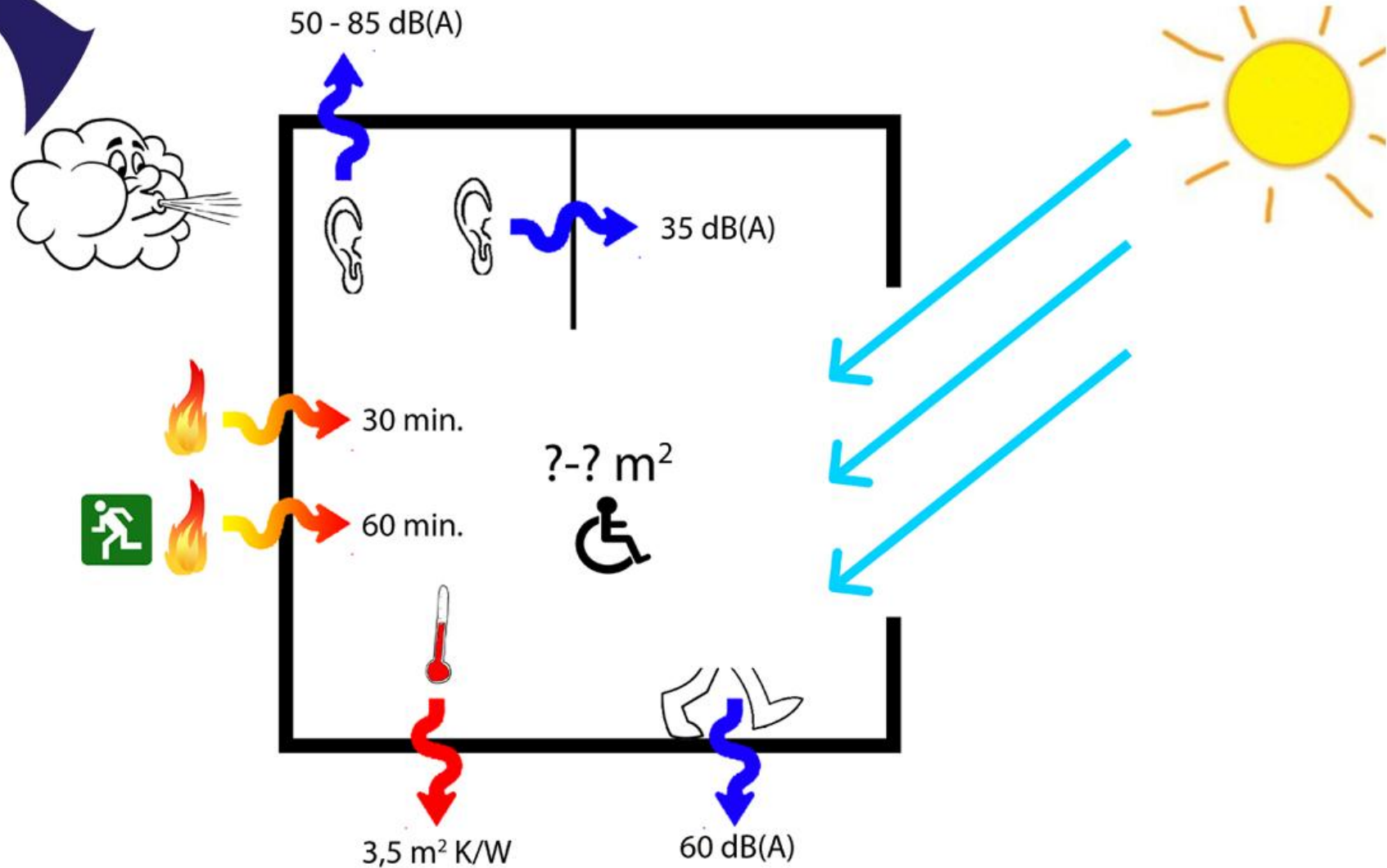
SoR regarding

- the upper floors
- the ground floor
- the built-in system used at the ground floor

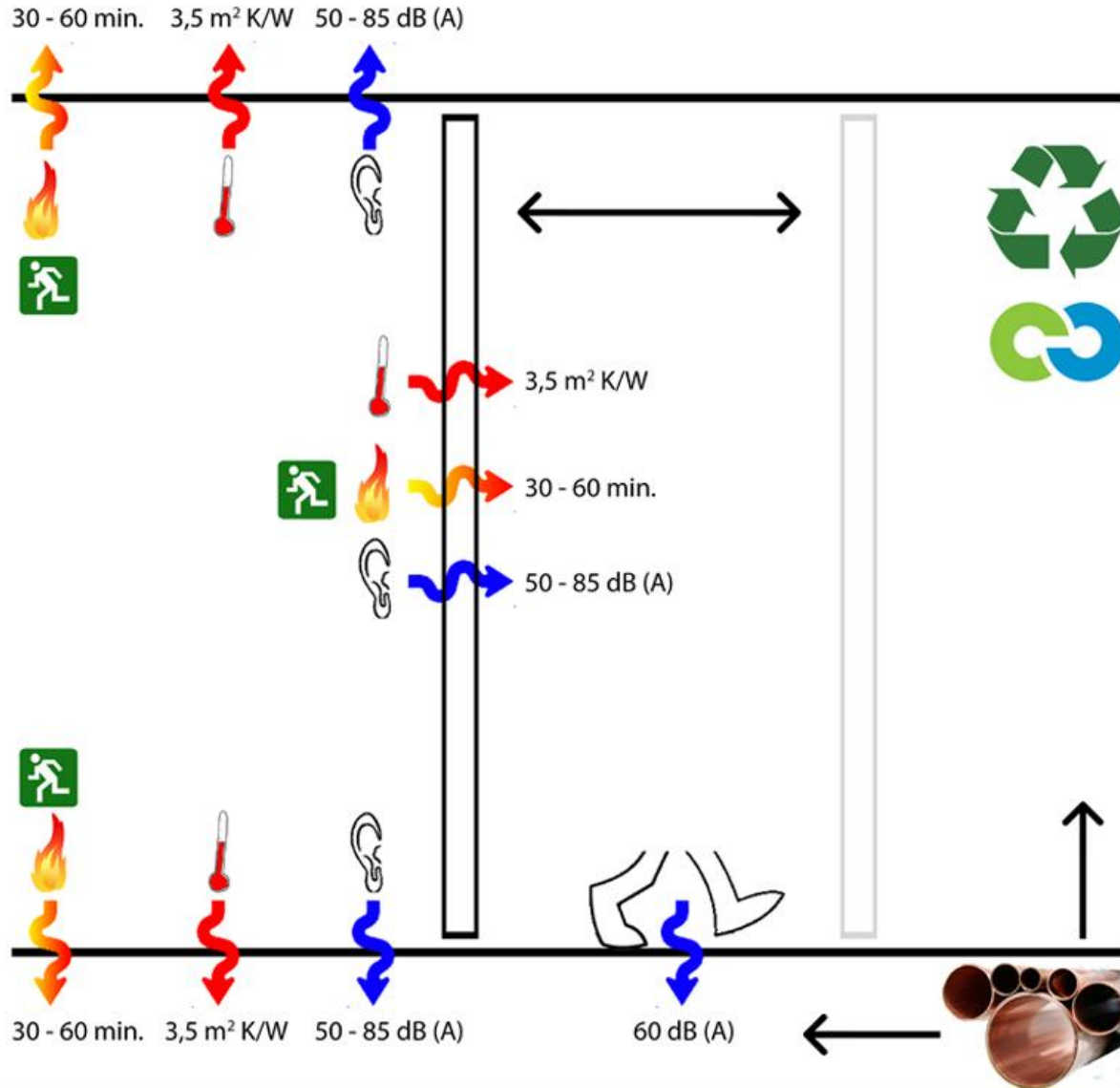
Upper floors



Ground floor



Built-in system



Scenarios

Seperate scenarios for the ground floor and the upper floors





Upper floors

Scenario 1: independent student home - large care apartment

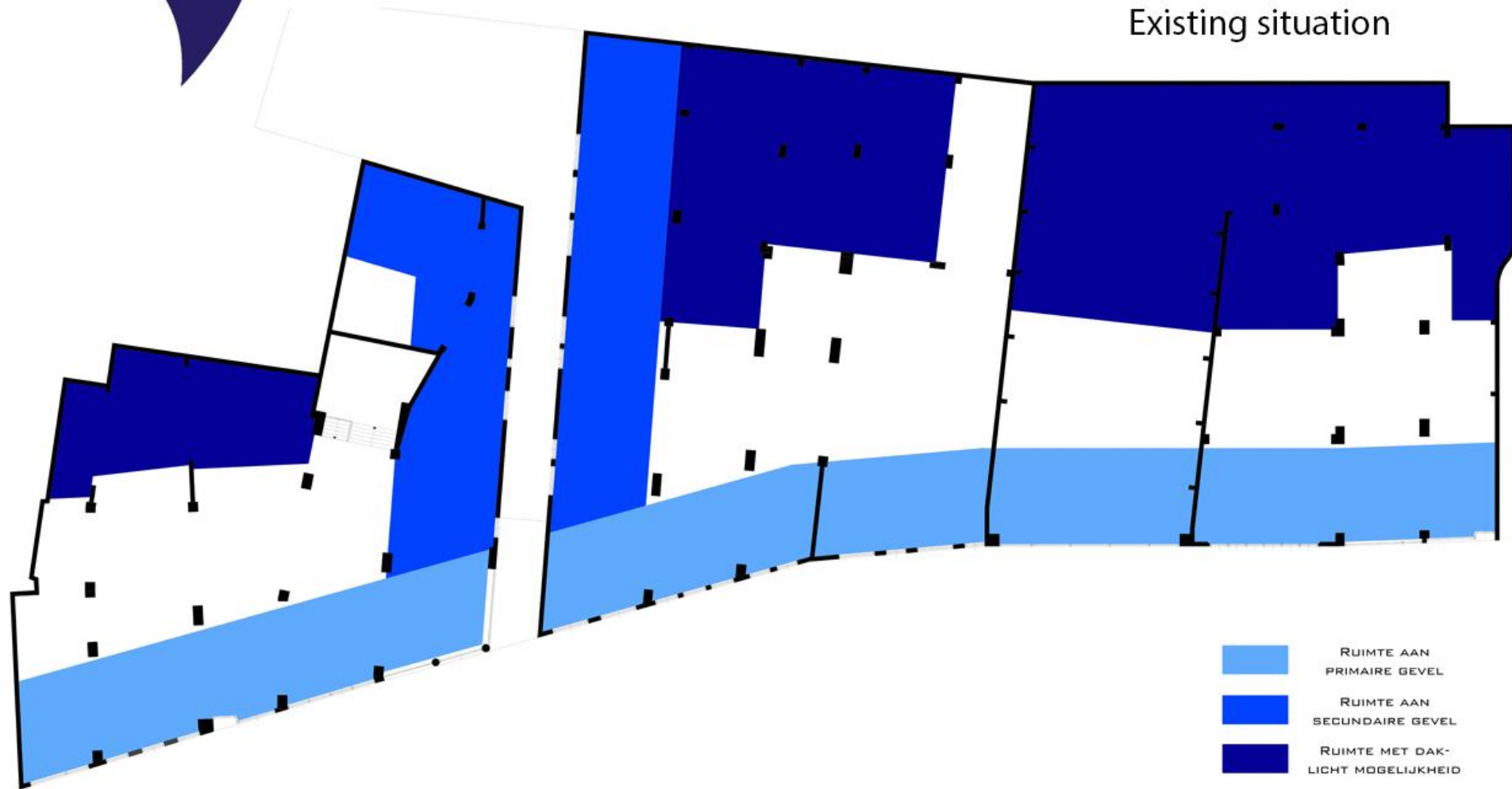
Scenario 2: studenthome with independent facilities - small care apartment

Scenario 3: starter home - student home with shared facilities

Scenarios derived from comparable plans

Ground floor

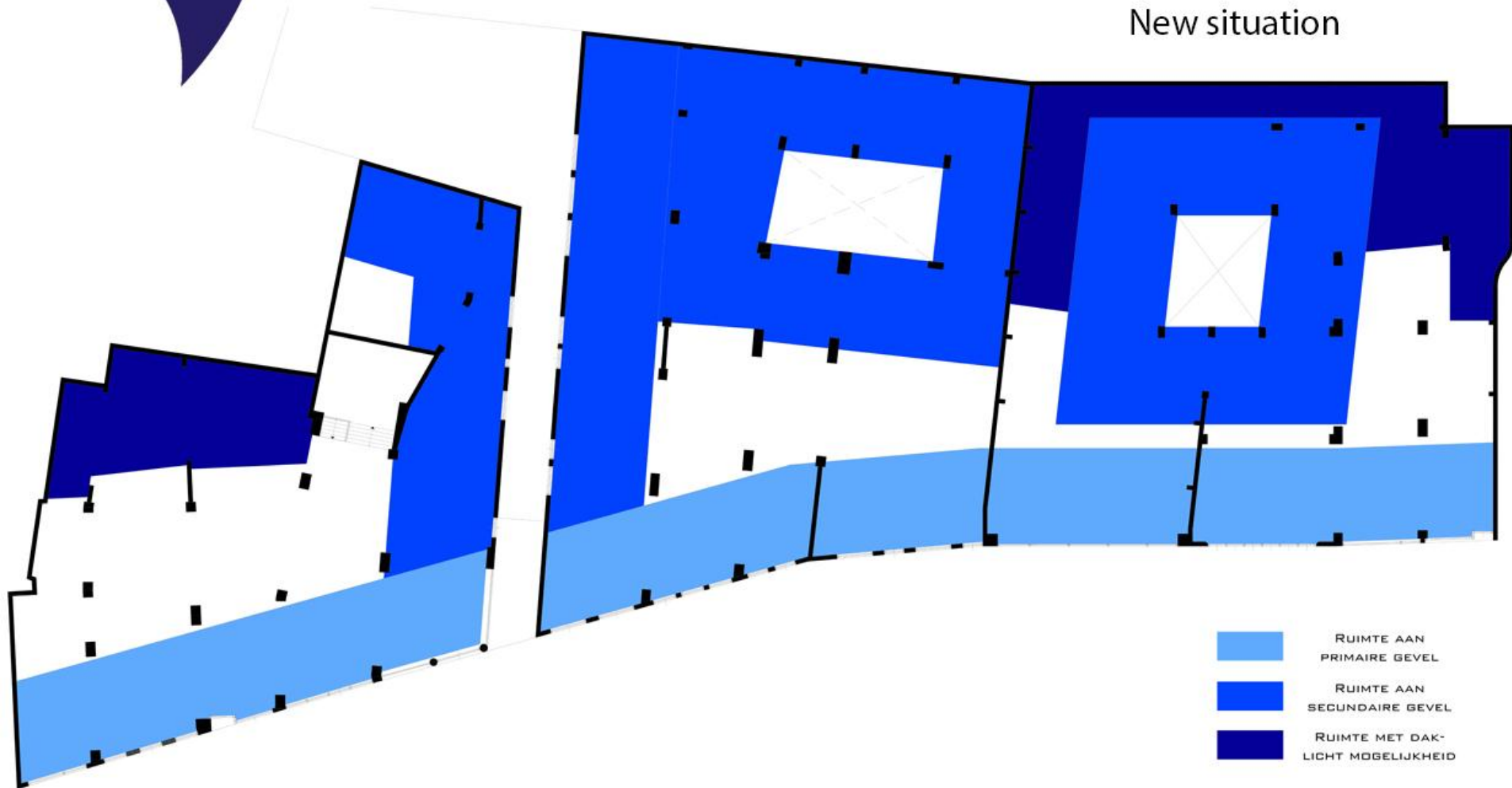
Existing situation



- RUIMTE AAN
PRIMAIRE GEVEL
- RUIMTE AAN
SECUNDAIRE GEVEL
- RUIMTE MET DAK-
LICHT MOGELIJKHEID

Ground floor

New situation





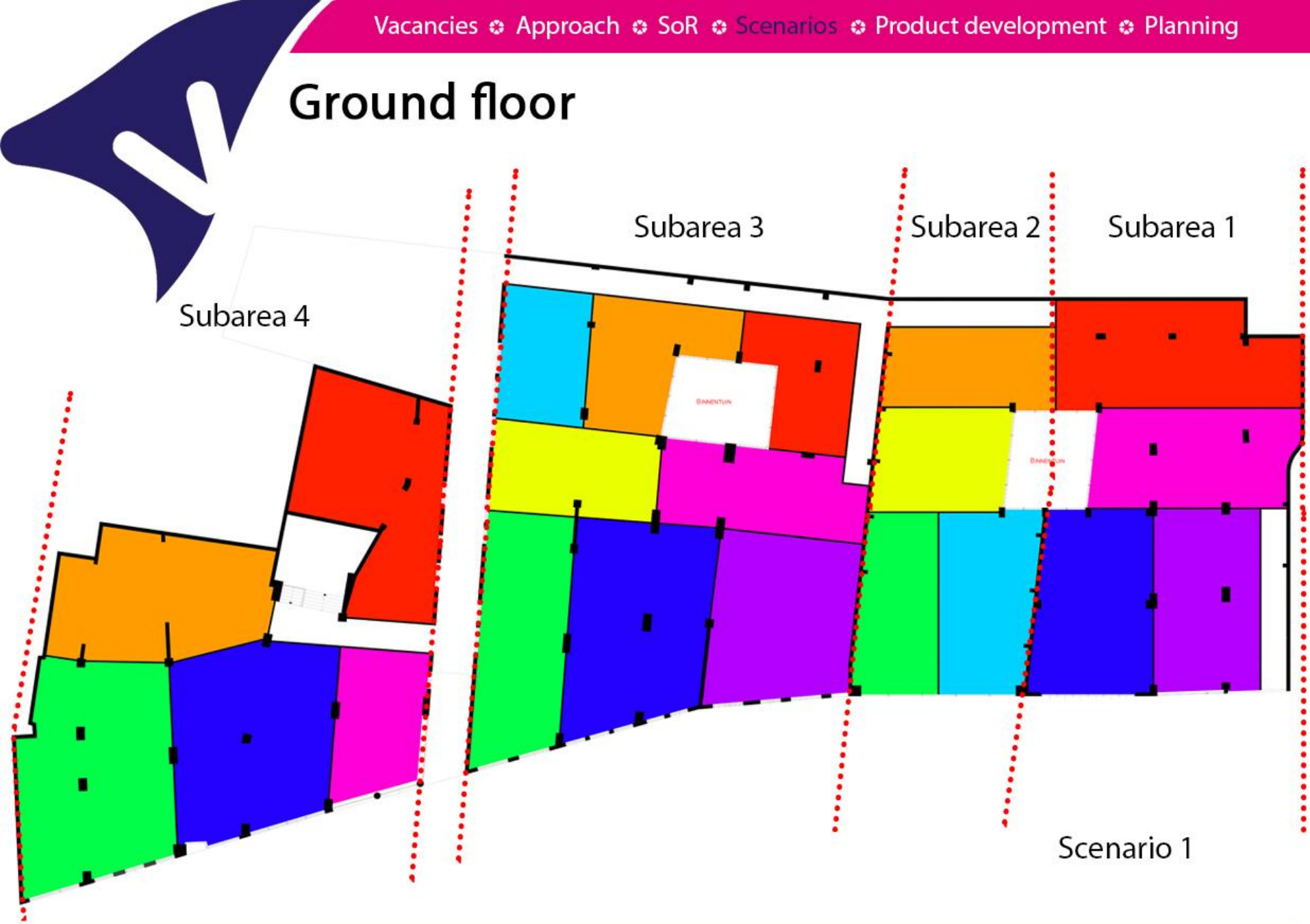
Ground floor

Scenario 1: Entire surface covered with the maximum amount of functions

Scenario 2: Entire surface covered with a small amount of functions

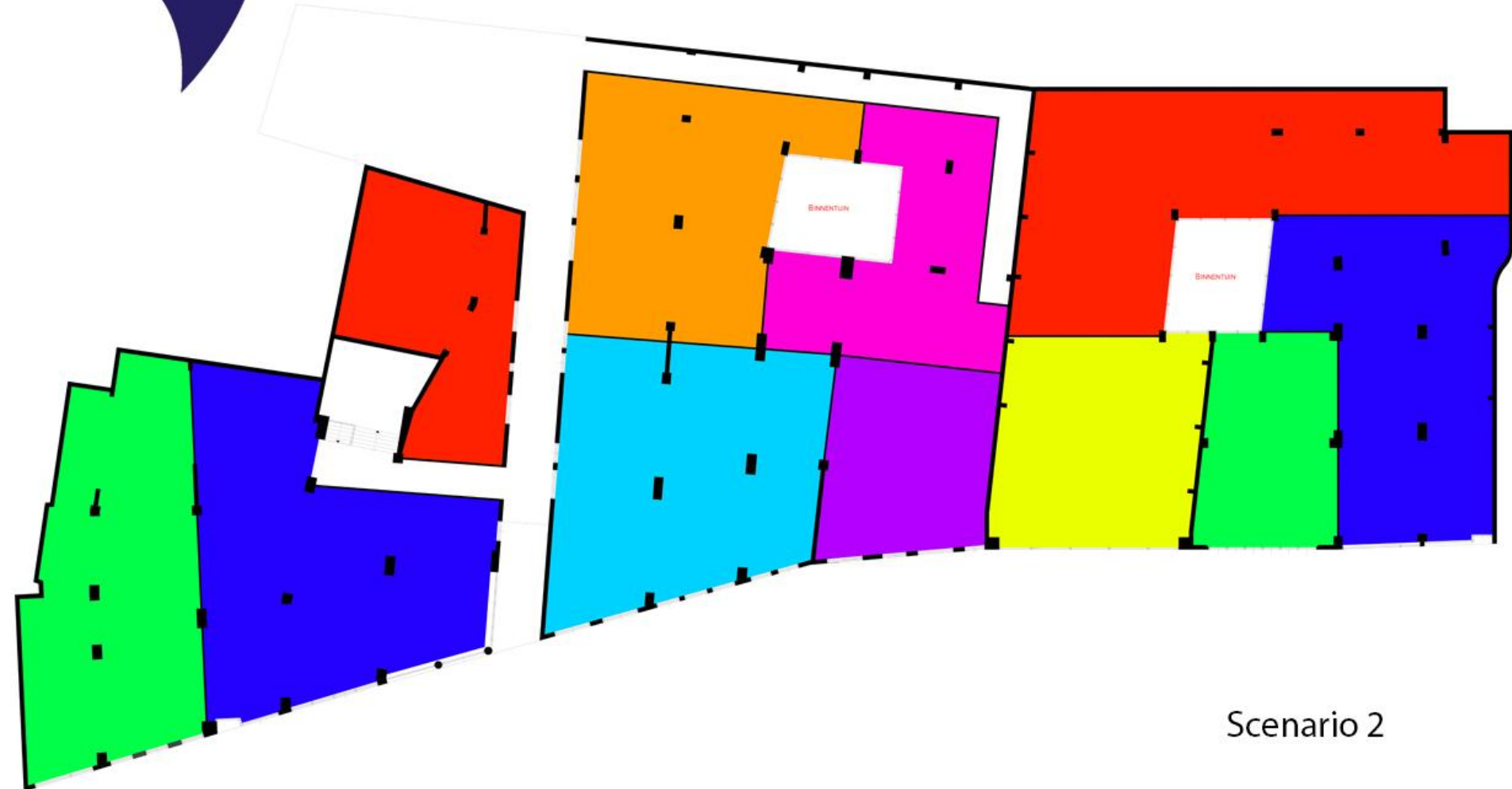
Scenario 3: Every possible situation other than scenario 1 and 2

Ground floor



Scenario 1

Ground floor



Scenario 2

Ground floor



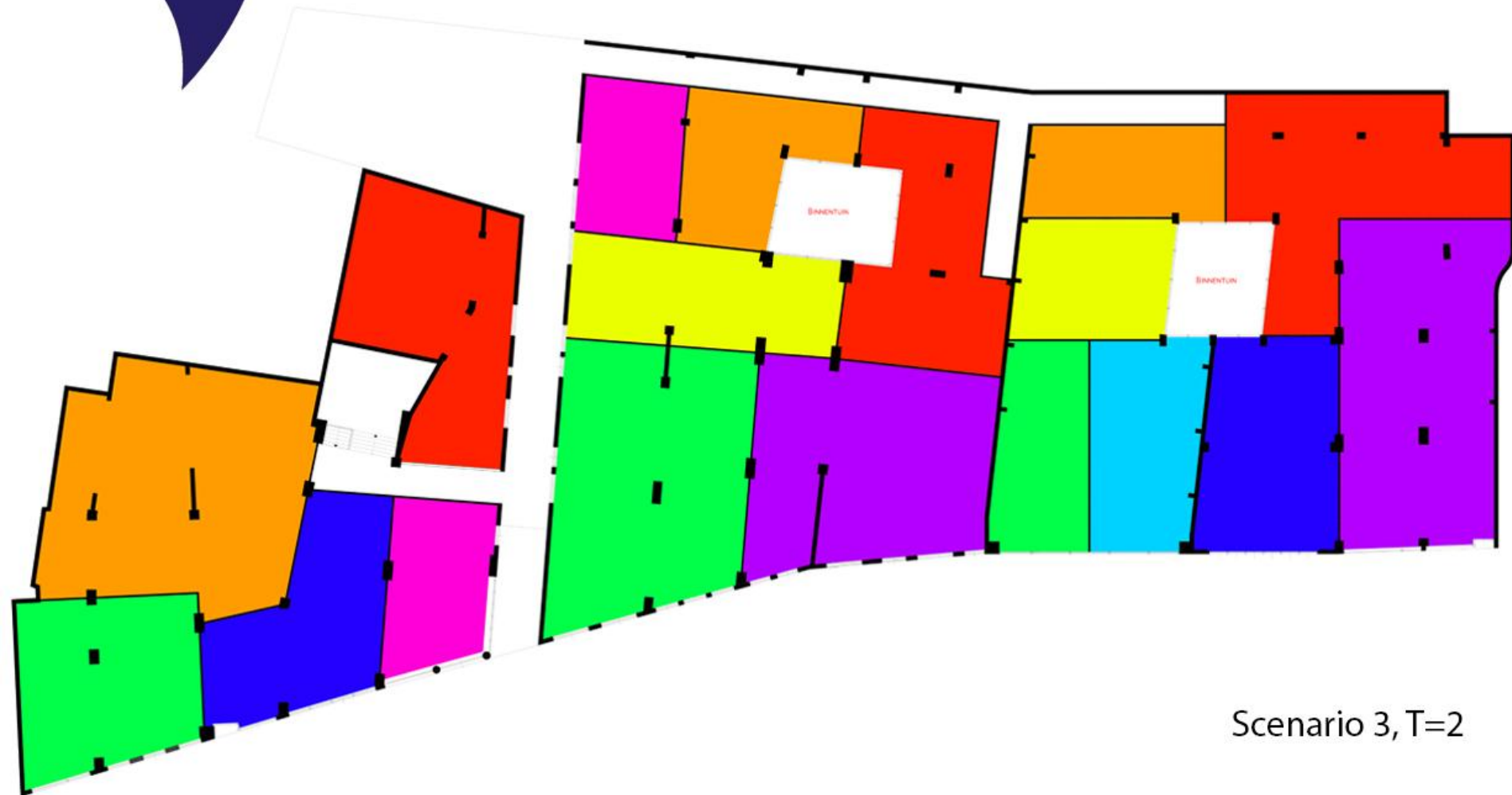
Scenario 3, T=0

Ground floor



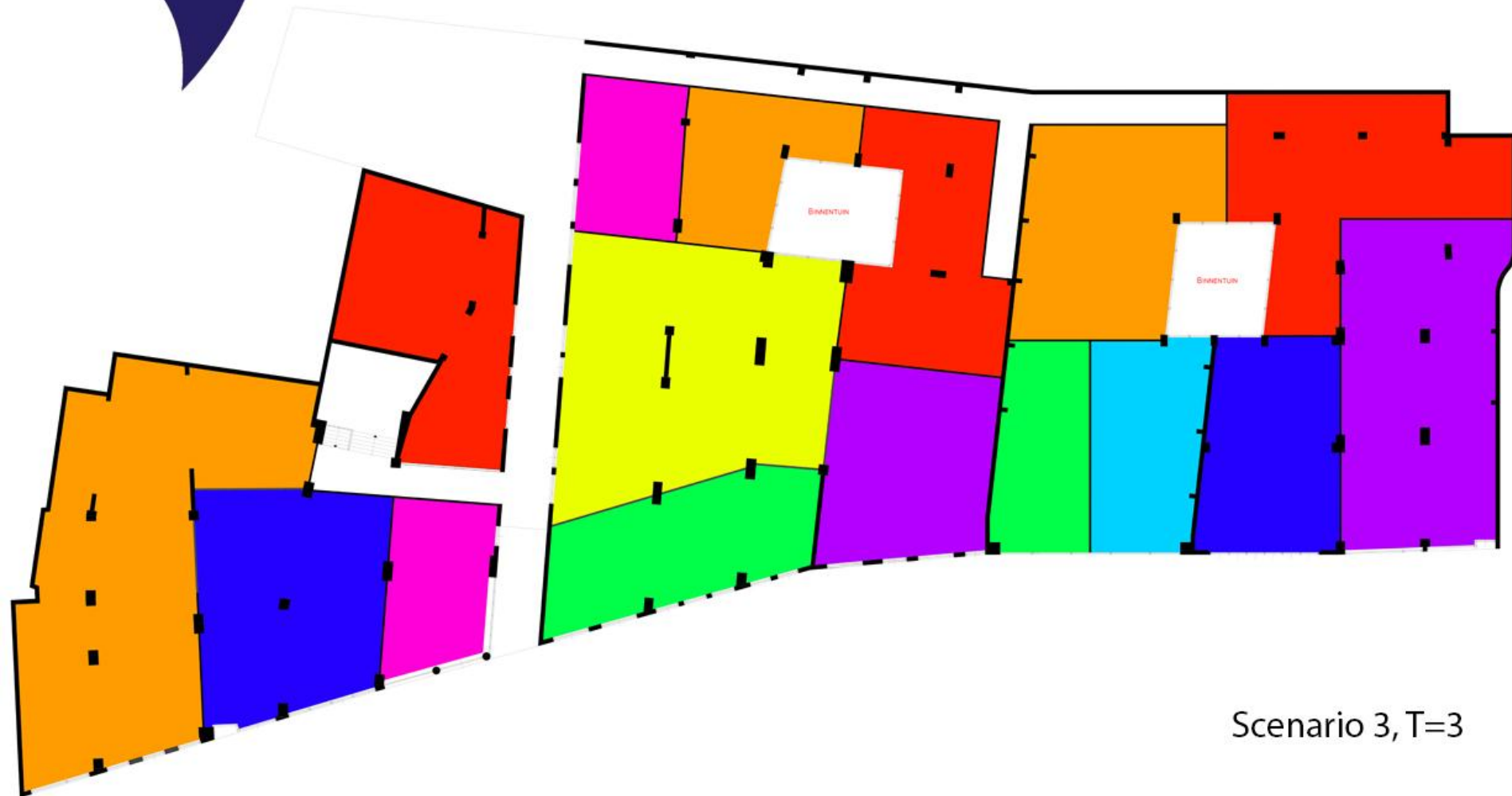
Scenario 3, T=1

Ground floor



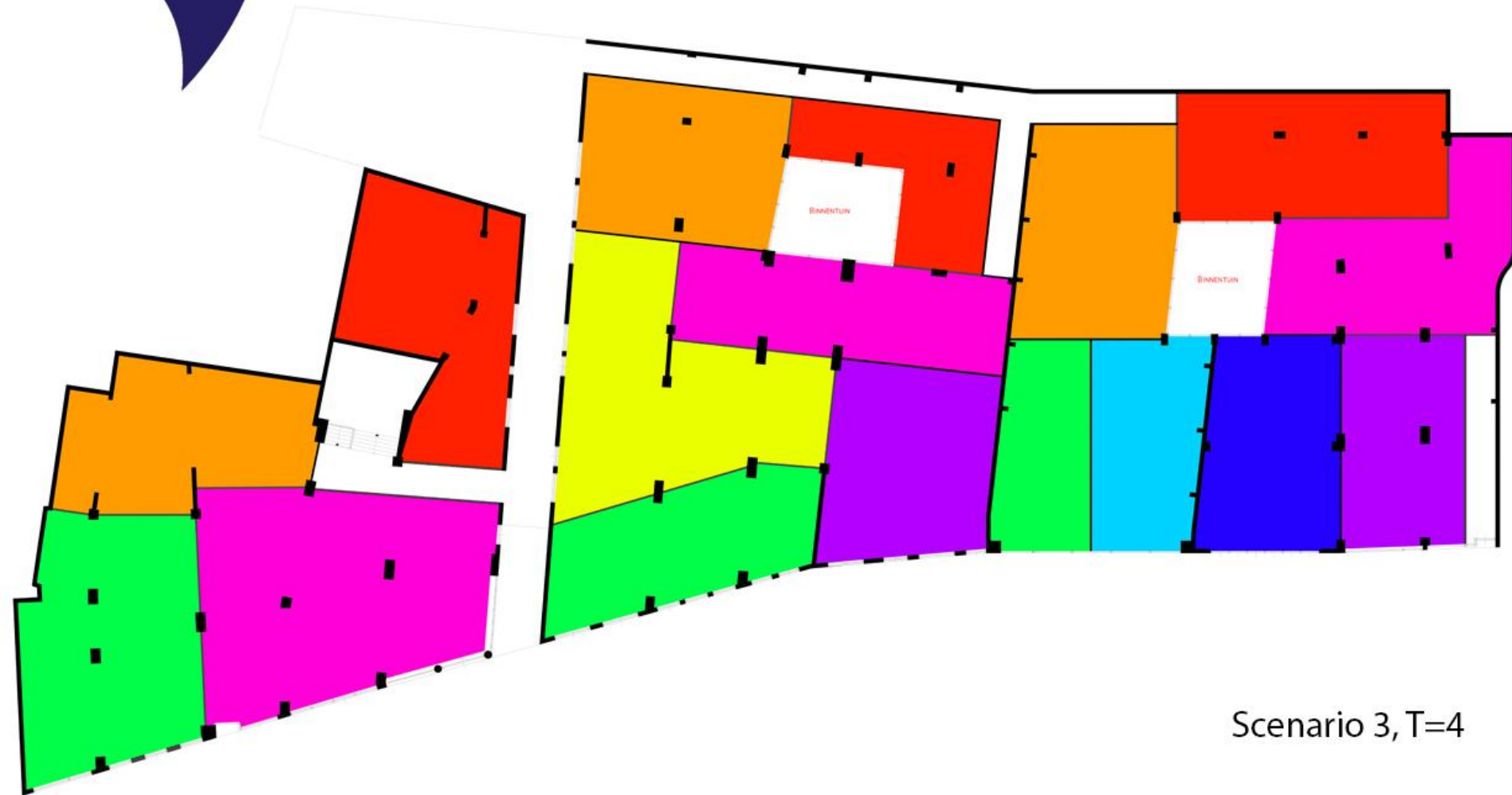
Scenario 3, T=2

Ground floor



Scenario 3, T=3

Ground floor



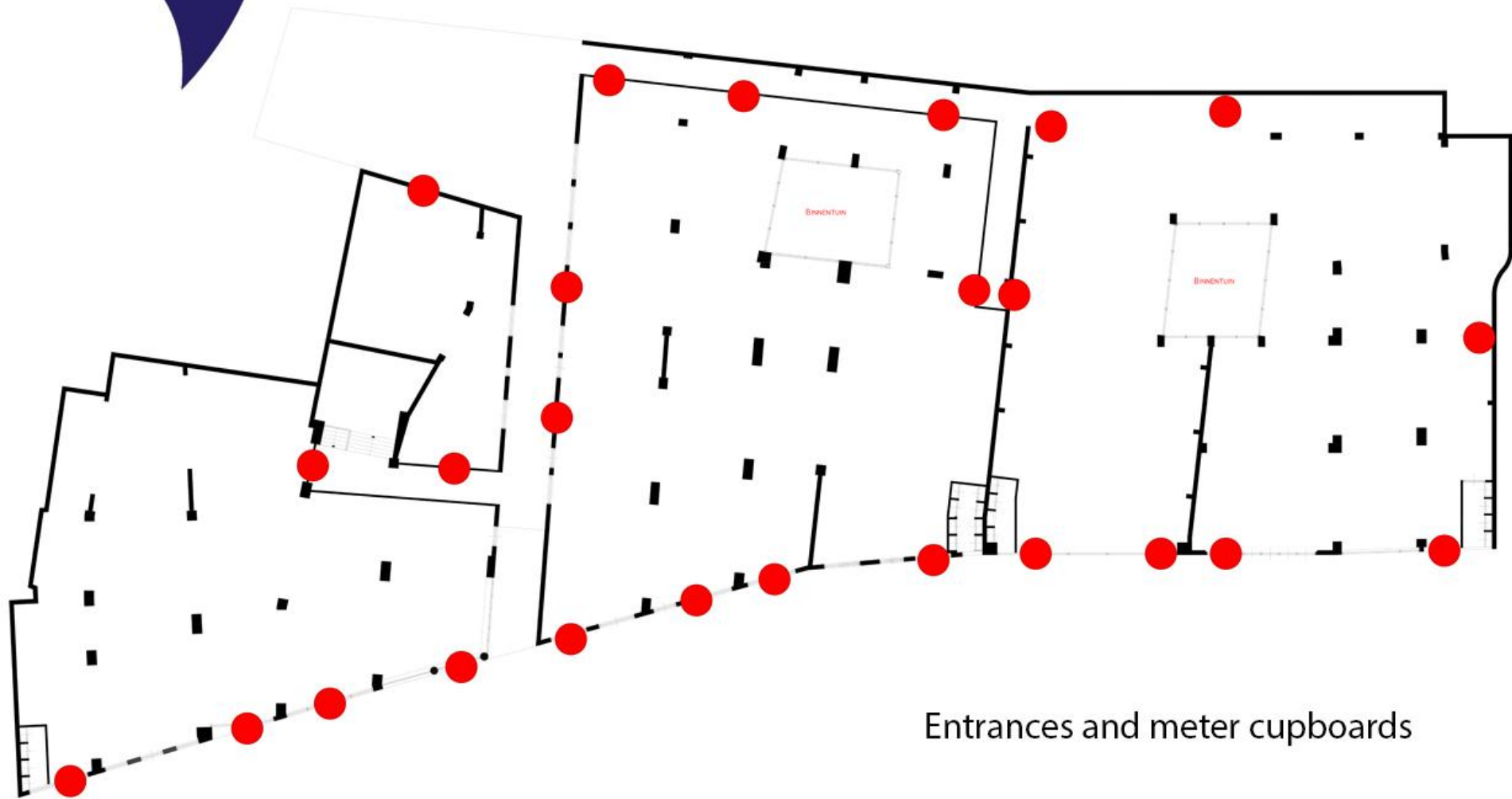
Scenario 3, T=4

Ground floor

Conclusions:

- usage of both moveable as well as demountable walls
- a few circulation routes can be removed in some situations, others can't
- changes can be predicted
- built-in systems can't exist only out of standard sized elements
- everything but angular shapes in some area's

Predict changes



Entrances and meter cupboards

Predict changes



Restrooms and kitchenettes



Product development

Design a system to convert existing space into an adaptable one

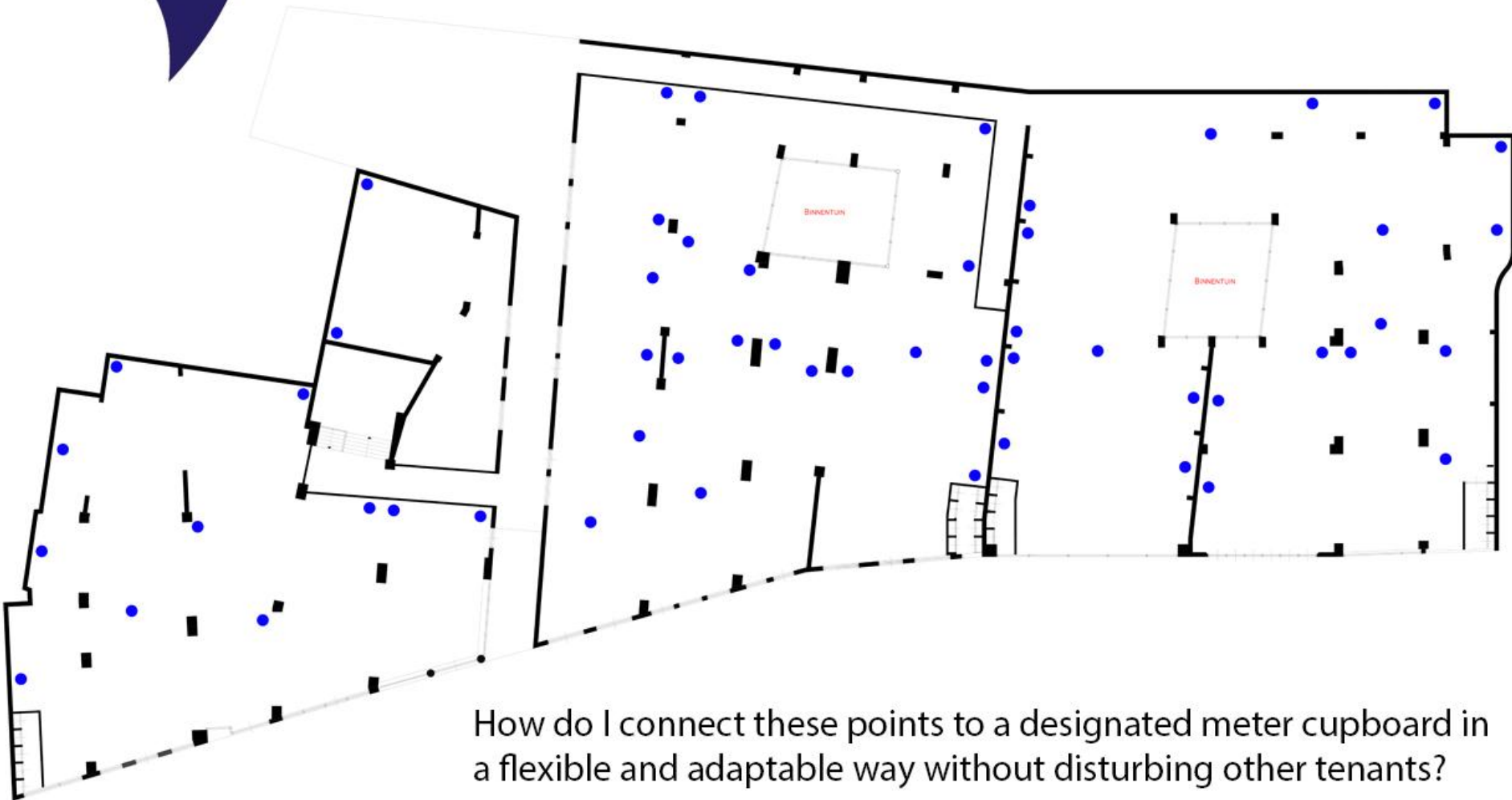
Purpose:

Increase options for rent and use by;

- enabling various functions
- enabling individuality
- enabling short term rental agreements
- renting out square meters instead of regular spaces

Lower the threshold for tenants

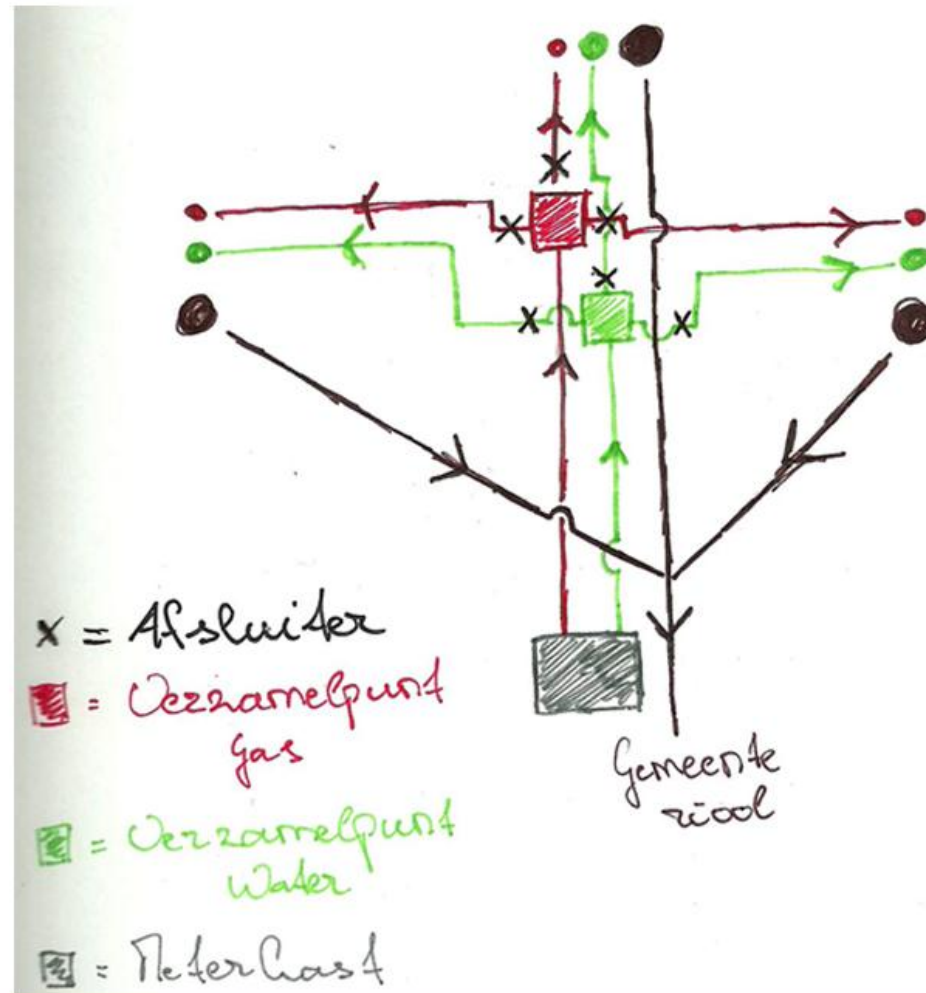
Services



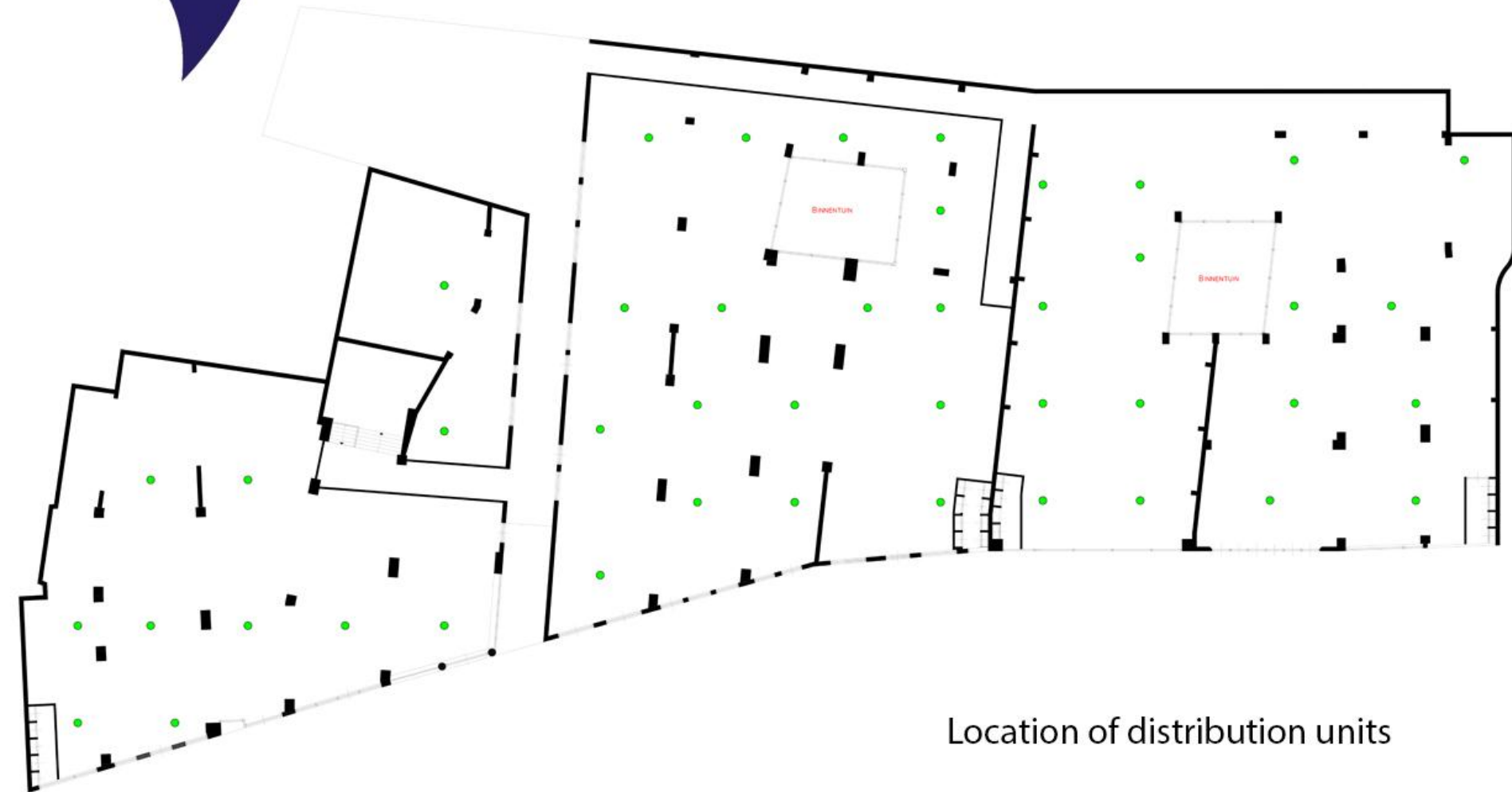
How do I connect these points to a designated meter cupboard in a flexible and adaptable way without disturbing other tenants?

Distribution units

Seperate distribution units for every function

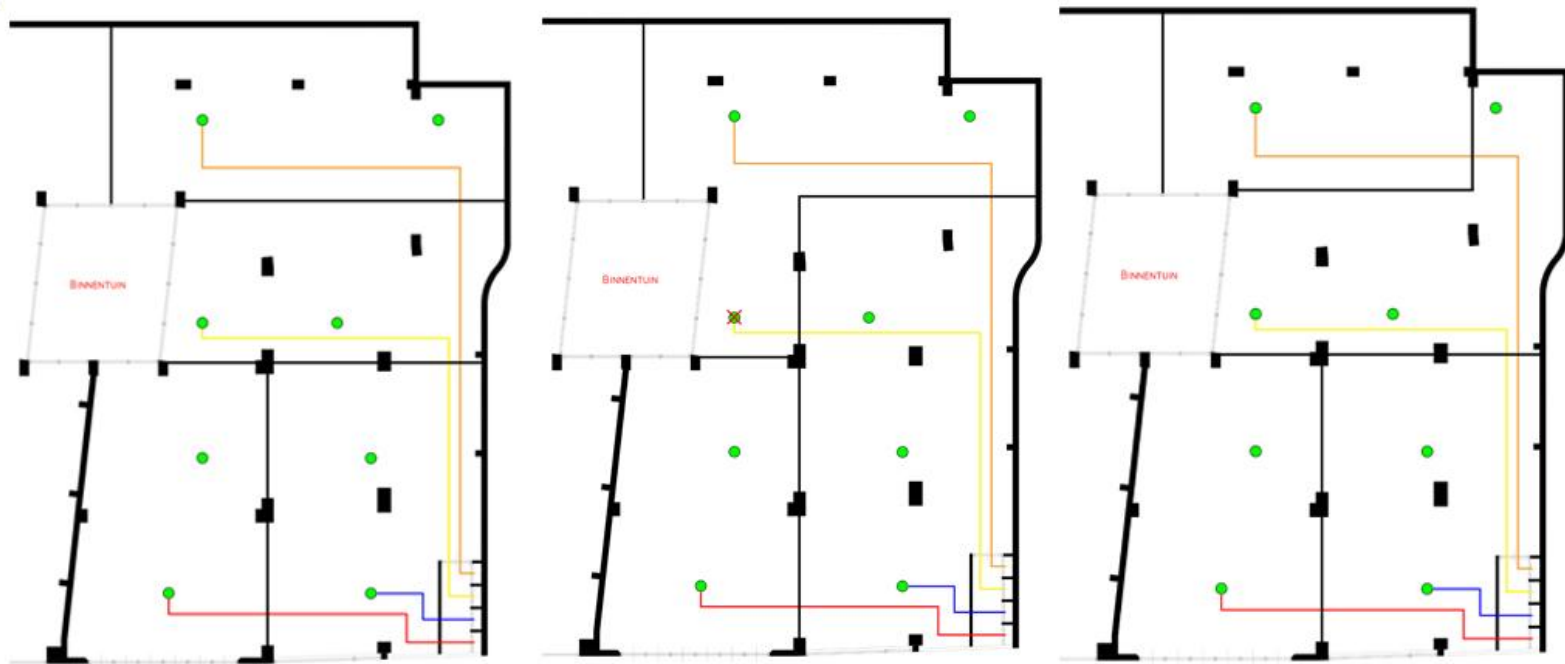


Distribution units



Location of distribution units

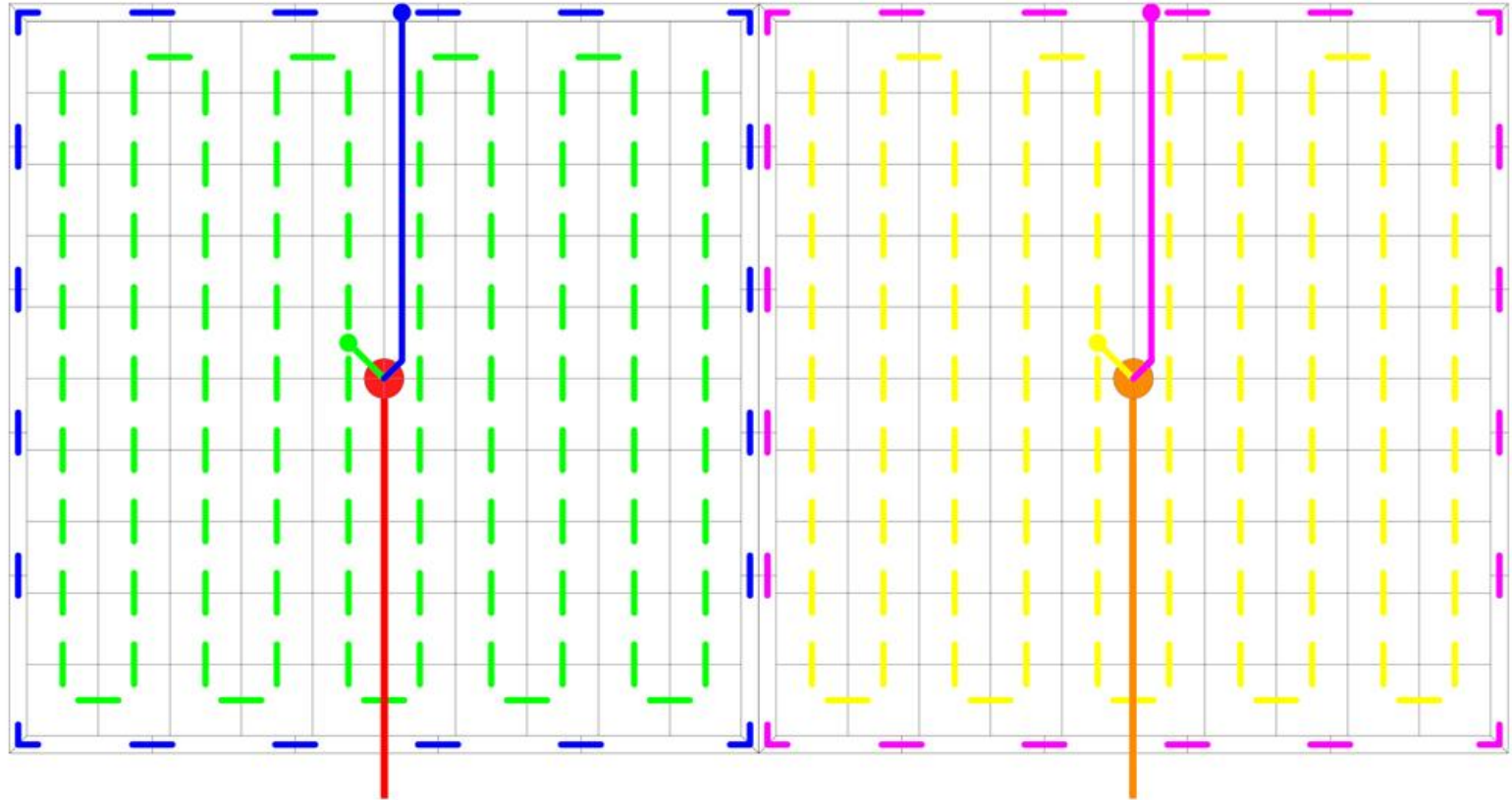
Distribution units



Connect the distributions units to the cupboard which are likely to be in a designated function at all times

Simply disconnect unused units

Distribution units



Connect walls and floorelements

Seperate electrical circuit in every wall ellement

Planning

