

SCHUTTEVAERKADE ZWOLLE

PRESENTATIE JSA

25 06 2018

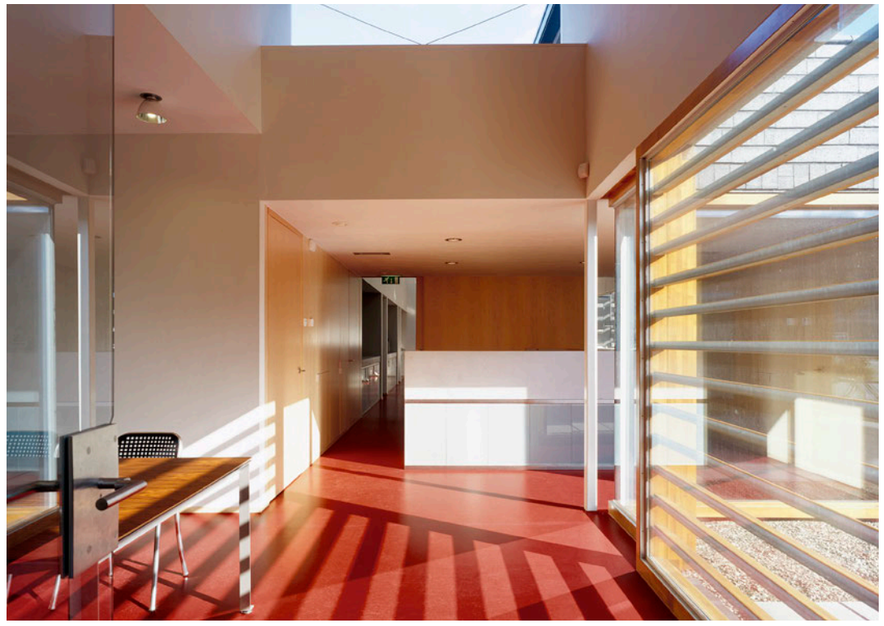
BUREAU

School: VWO, NSG, Nijmegen	1978 – 84
Study: Architecture, Eindhoven University of Technology	1984 – 90
Guest lecturer: Rotterdam, Delft, Amsterdam, Arnhem, Eindhoven	1990 >
Work: Architect at Mecanoo Architects, Delft	1991 – 93
Grant: Netherlands Foundation for Visual Arts, Design and Architecture, Amsterdam	1993 – 94
Founder: JSA | [redacted] architecten, Rotterdam	**1995 >**
Member: Committee for Buildings and Monuments, Rotterdam	2004 – 09
Partnership: with [redacted], urban planner	2006 >
Founder: Orange architects with [redacted], Rotterdam	2010>
Member: Committee III for Buildings and Monuments, Amsterdam	2011 – 17

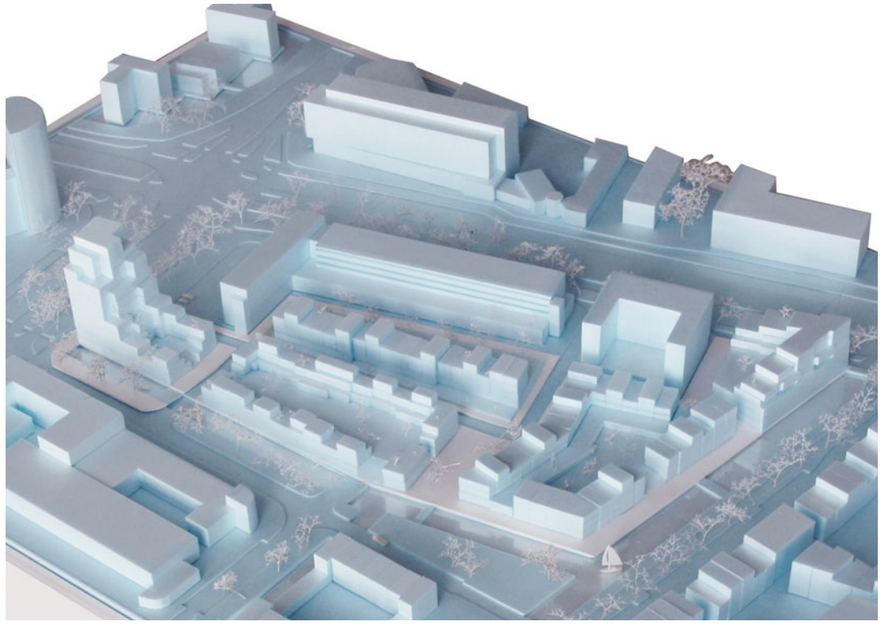




ARCHITECTURE



INTERIOR



URBAN PLANNING



LANDSCAPE


Sjælland
THE NETHERLANDS
BELGIUM

School: VWO, NSG, Nijmegen	1978 – 84
Study: Architecture, Eindhoven University of Technology	1984 – 90
Guest lecturer: Rotterdam, Delft, Amsterdam, Arnhem, Eindhoven	1990 >
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Member: Committee III for Buildings and Monuments, Amsterdam	2011 – 17

ORANGE

ARCHITECTS


ST. PETERSBURG
Baltic Sea
North Sea
MOSCOW
CHEBOKSARY
ROTTERDAM
AMSTERDAM
BELGRADE
Black Sea
Caspian Sea
Tyrrhenian Sea
LIMASSOL
BEIRUT
Mediterranean Sea
Persian Gulf
RIYADH



BEIRUT



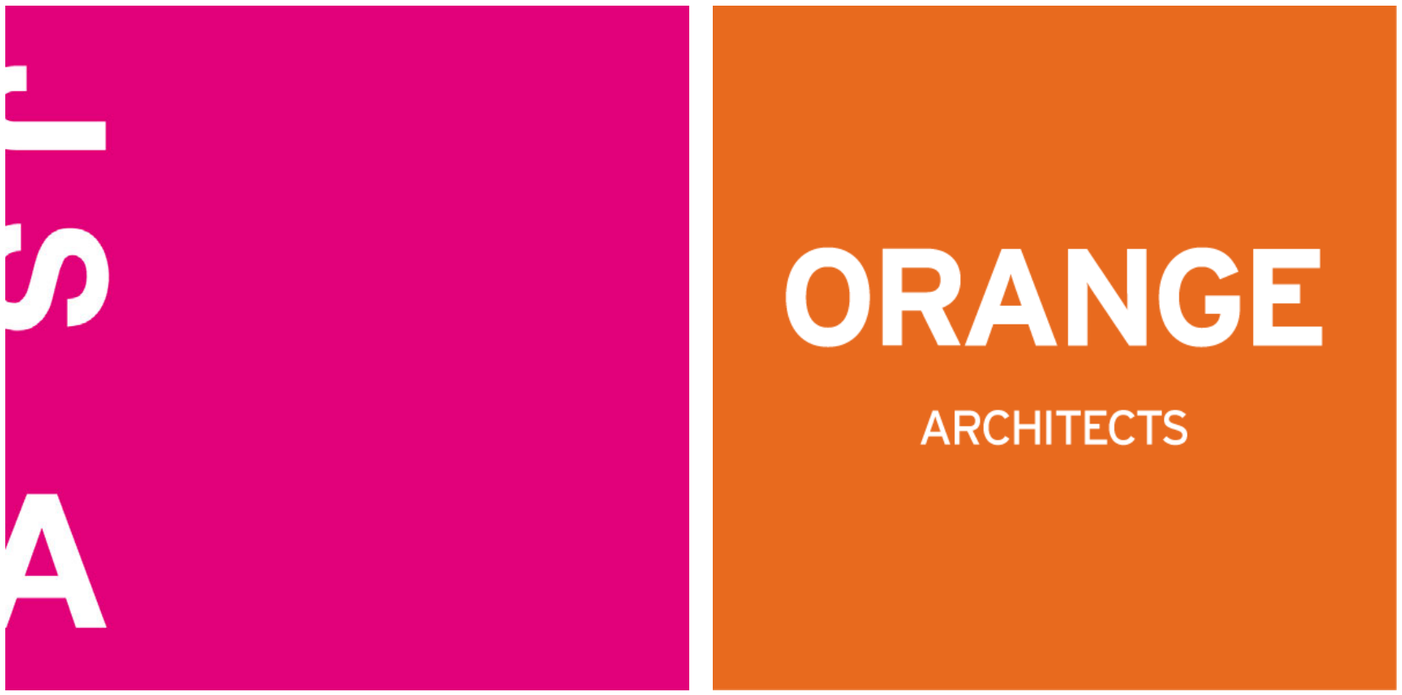
VLAARDINGEN



IJBURG



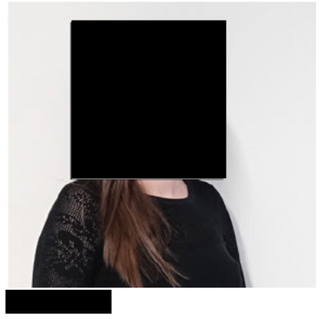
AMSTERDAM



TEAM





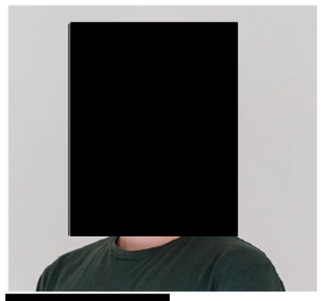
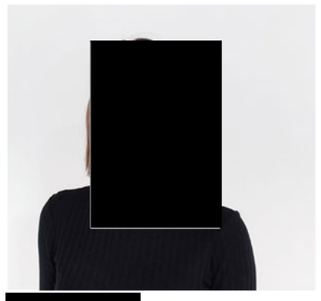


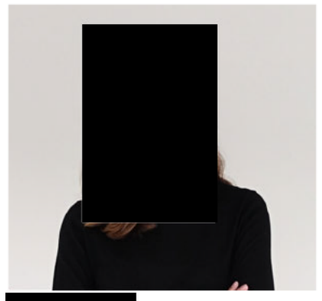
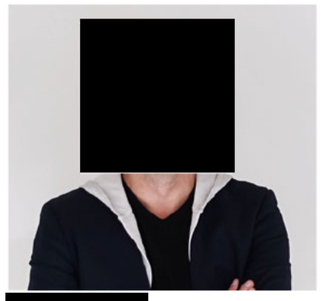
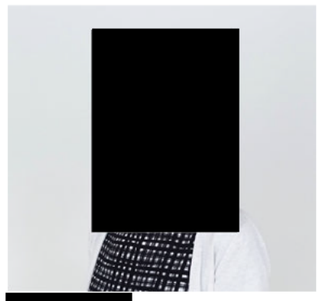


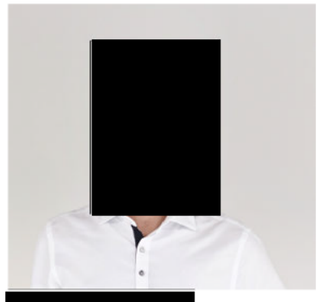
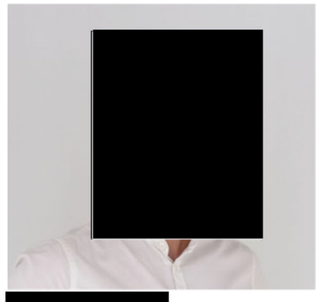
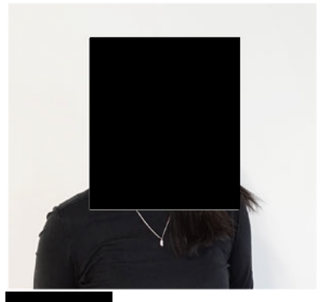


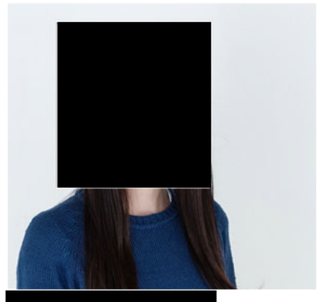
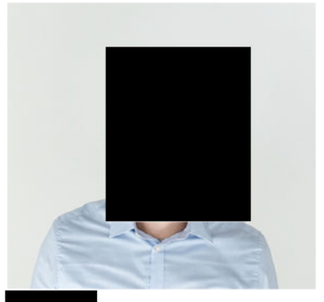


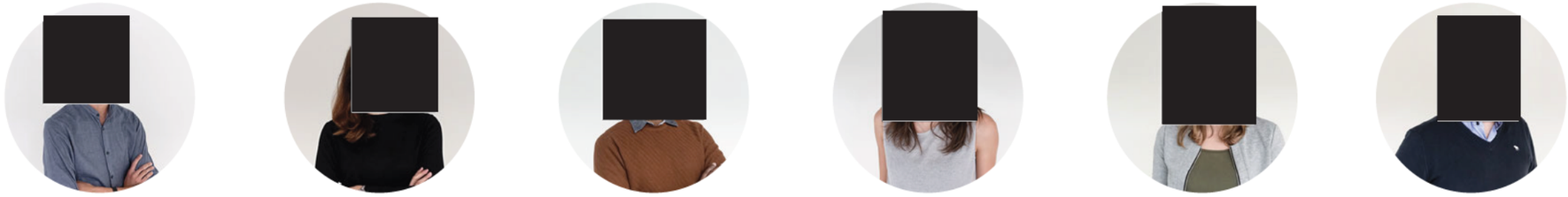


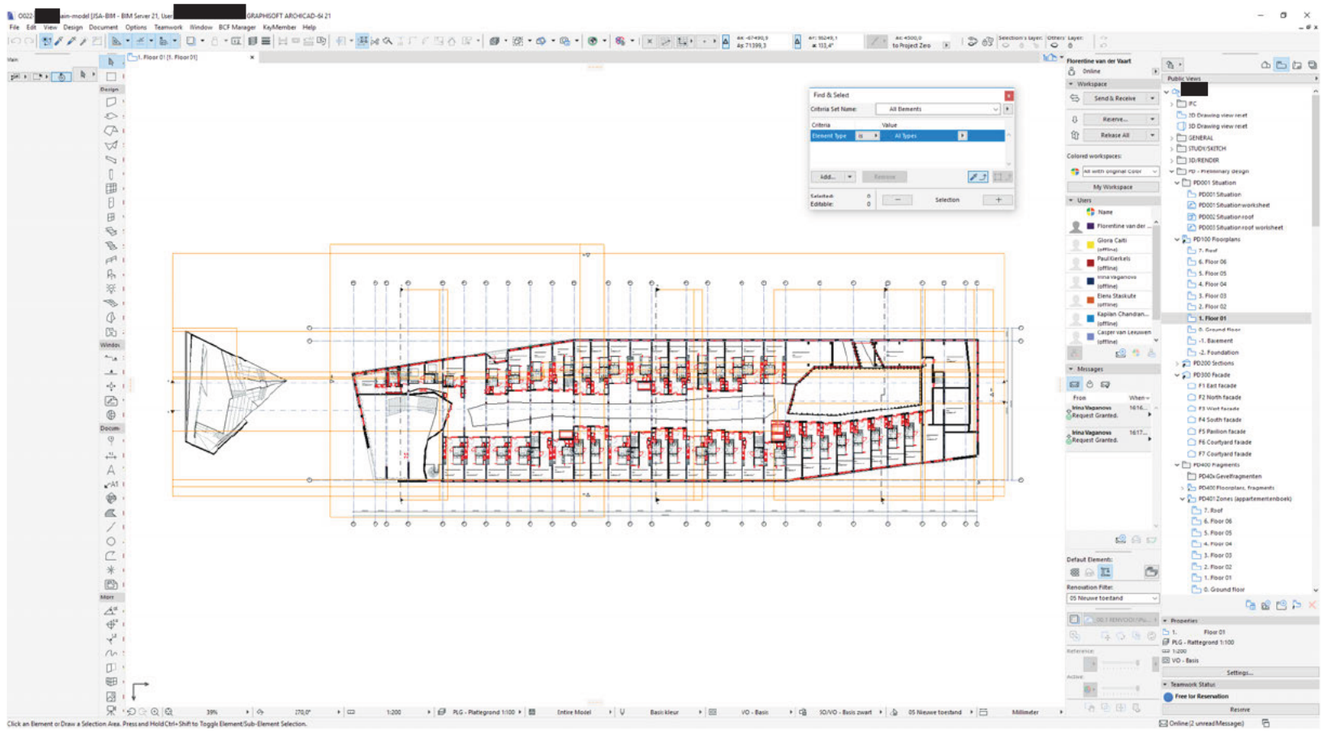







felixx
LANDSCAPE ARCHITECTS
& PLANNERS

AMVEST

abt

SPRANGERS
BOUWBEDRIJF

2015>
PORSELEINEN HOF
DELFT, THE NETHERLANDS
11.000 M2 | 63 APARTMENTS, 33 DWELLINGS AND COMMERCIAL
SPACE

2015>
PORSELEINEN HOF
DELFT, THE NETHERLANDS
11.000 M2 | 63 APARTMENTS, 33 DWELLINGS AND COMMERCIAL
SPACE

BIM = TEAMWORK

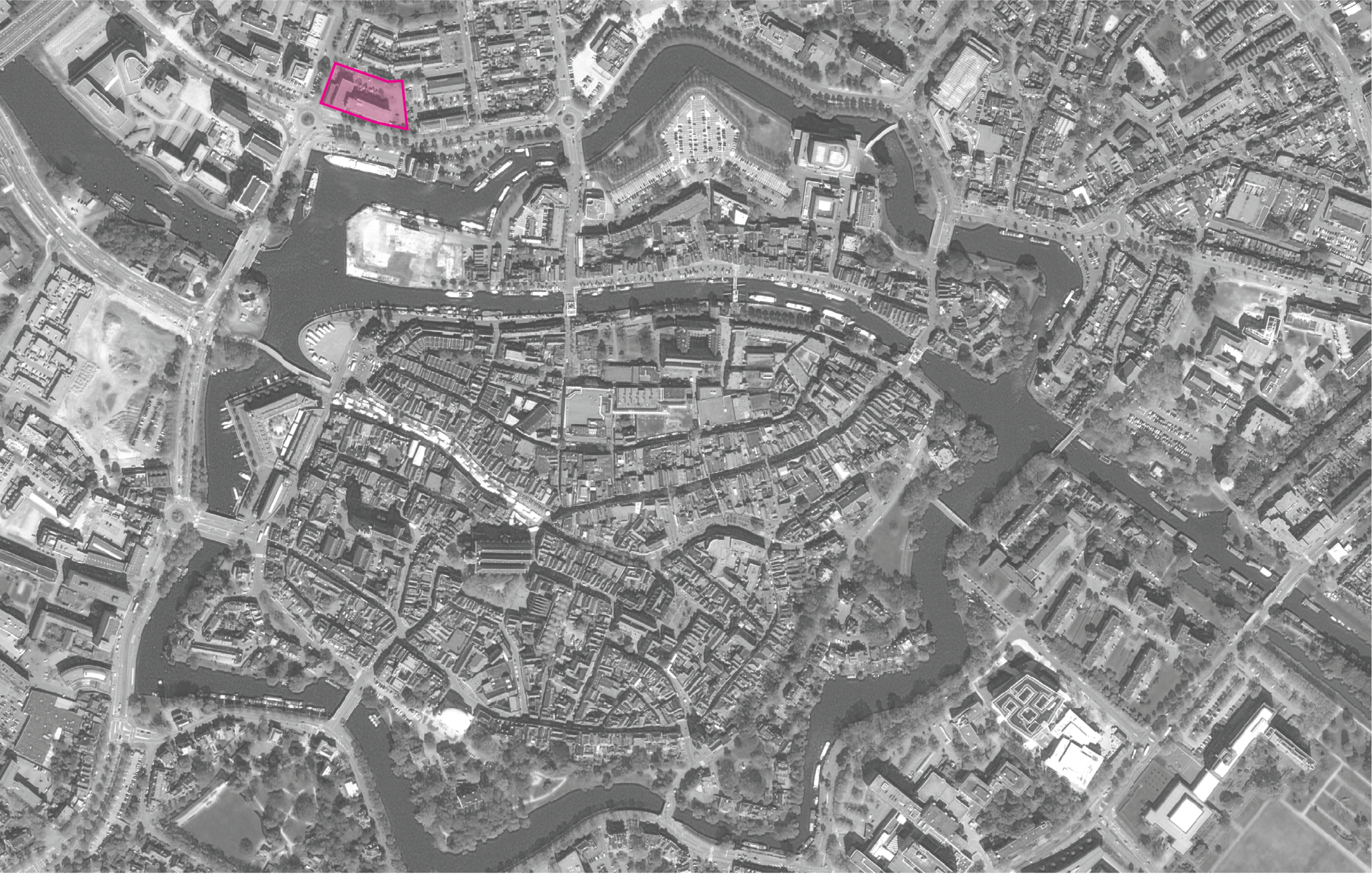


2015>
PORSELEINEN HOF
DELFT, THE NETHERLANDS
11.000 M2 | 63 APARTMENTS, 33 DWELLINGS AND COMMERCIAL SPACE

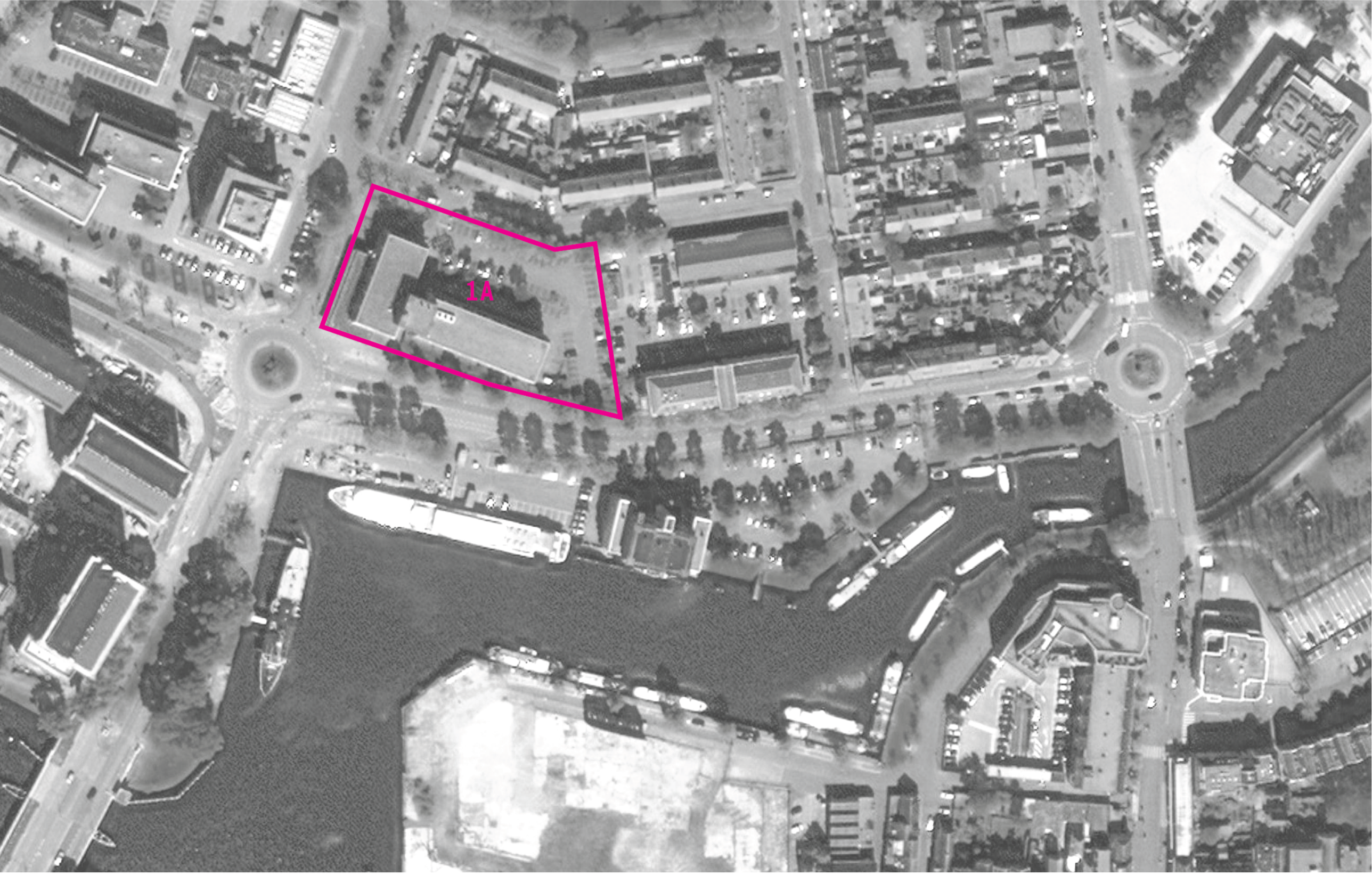
2015>
PORSELEINEN HOF
DELFT, THE NETHERLANDS
11.000 M2 | 63 APARTMENTS, 33 DWELLINGS AND COMMERCIAL SPACE

BIMx MODEL

LOCATIE



MIDDELEEUWSE VESTINGSSTAD – PLAN LOCATIE



PLAN LOCATIE FASE 1A – SLOOP NIEUWBOUW OPGAVE



PLAN LOCATIE FASE 1A + 1B

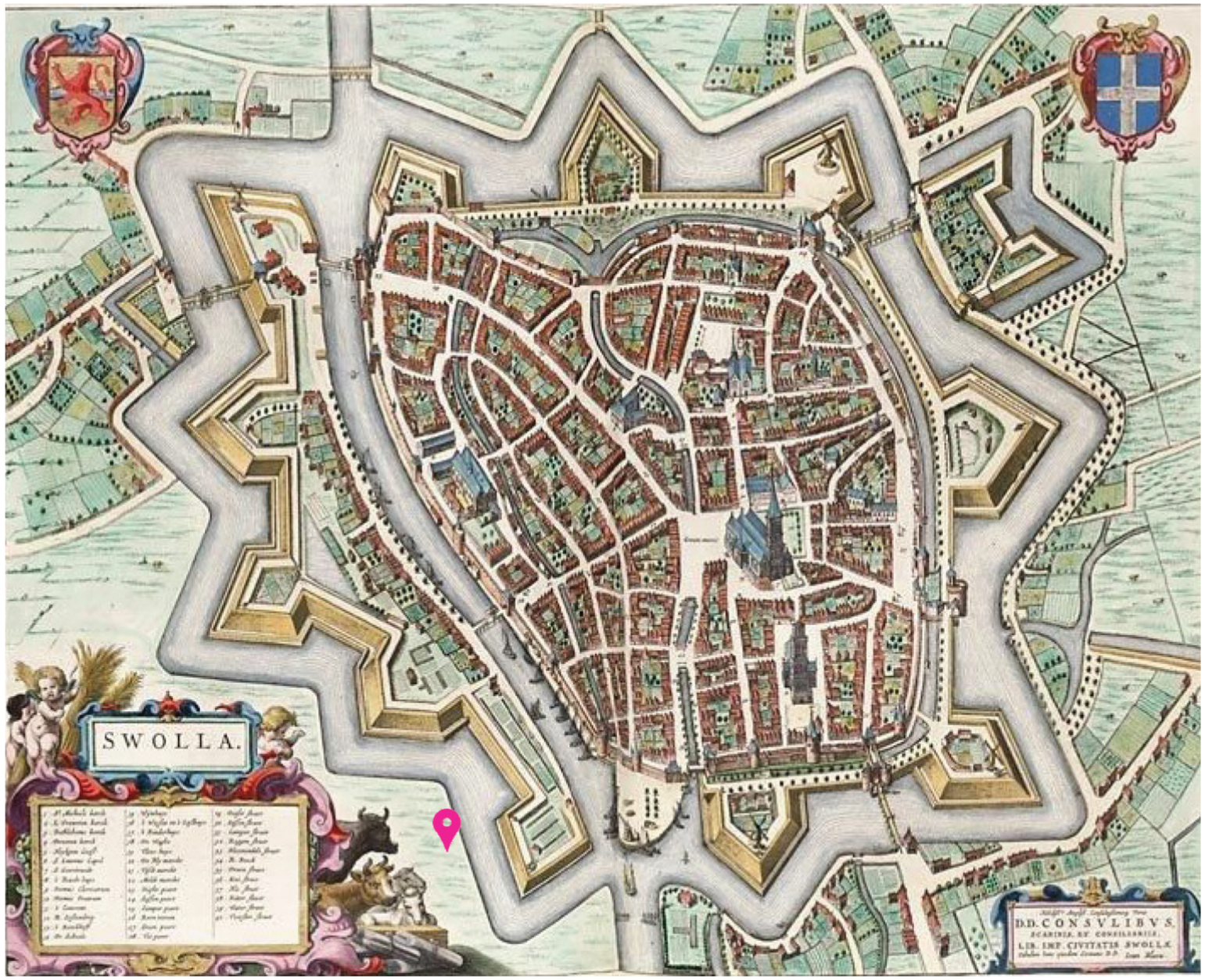


PLAN LOCATIE FASE 1 + 2



PLAN LOCATIE COMPLETE FASERING

HISTORIE

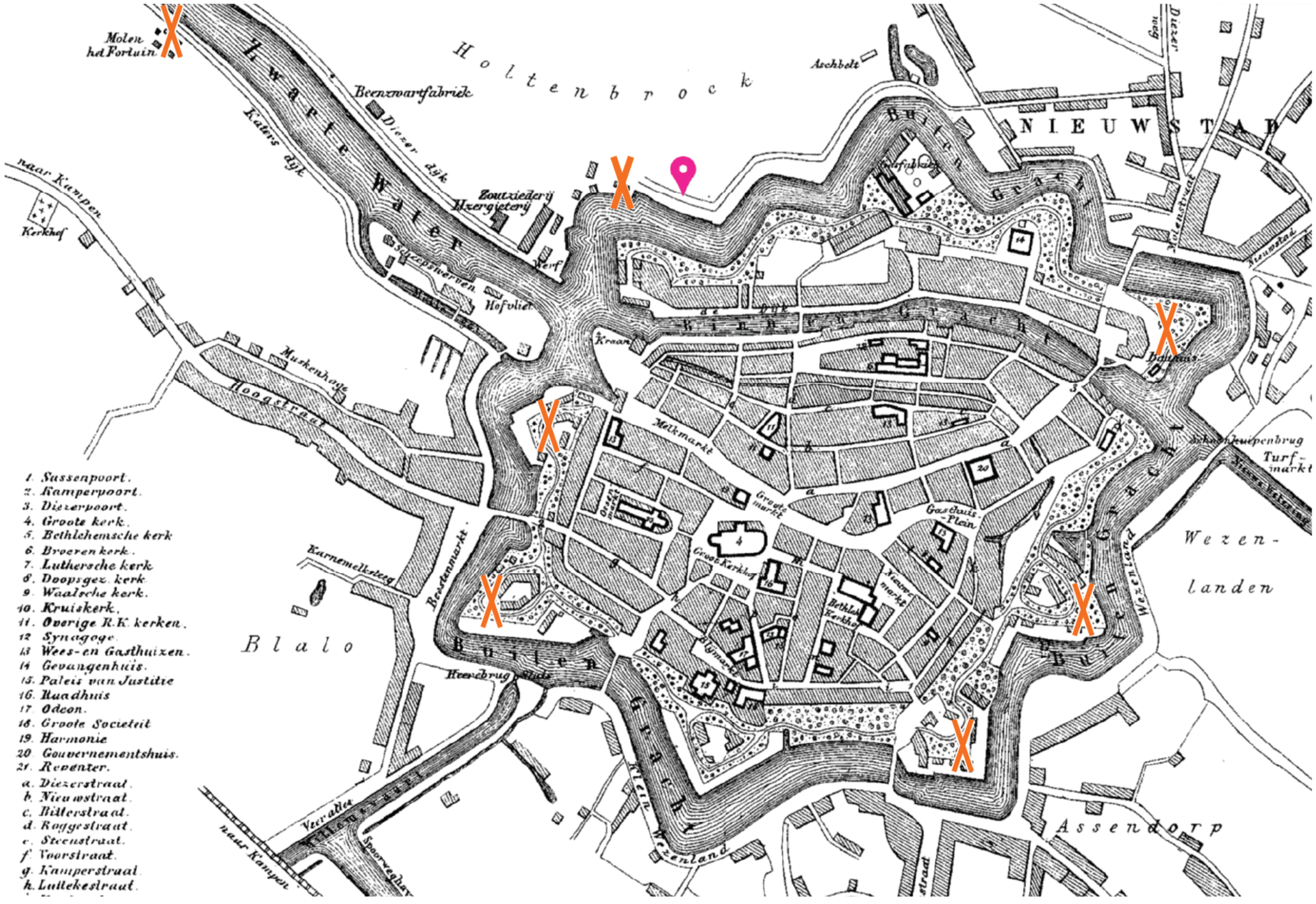


17E EEUW

MIDDELEEUWSE VESTINGSSTAD



ZWOLLE VANAF HET ZWARTE WATER – BEGIN 17E EEUW



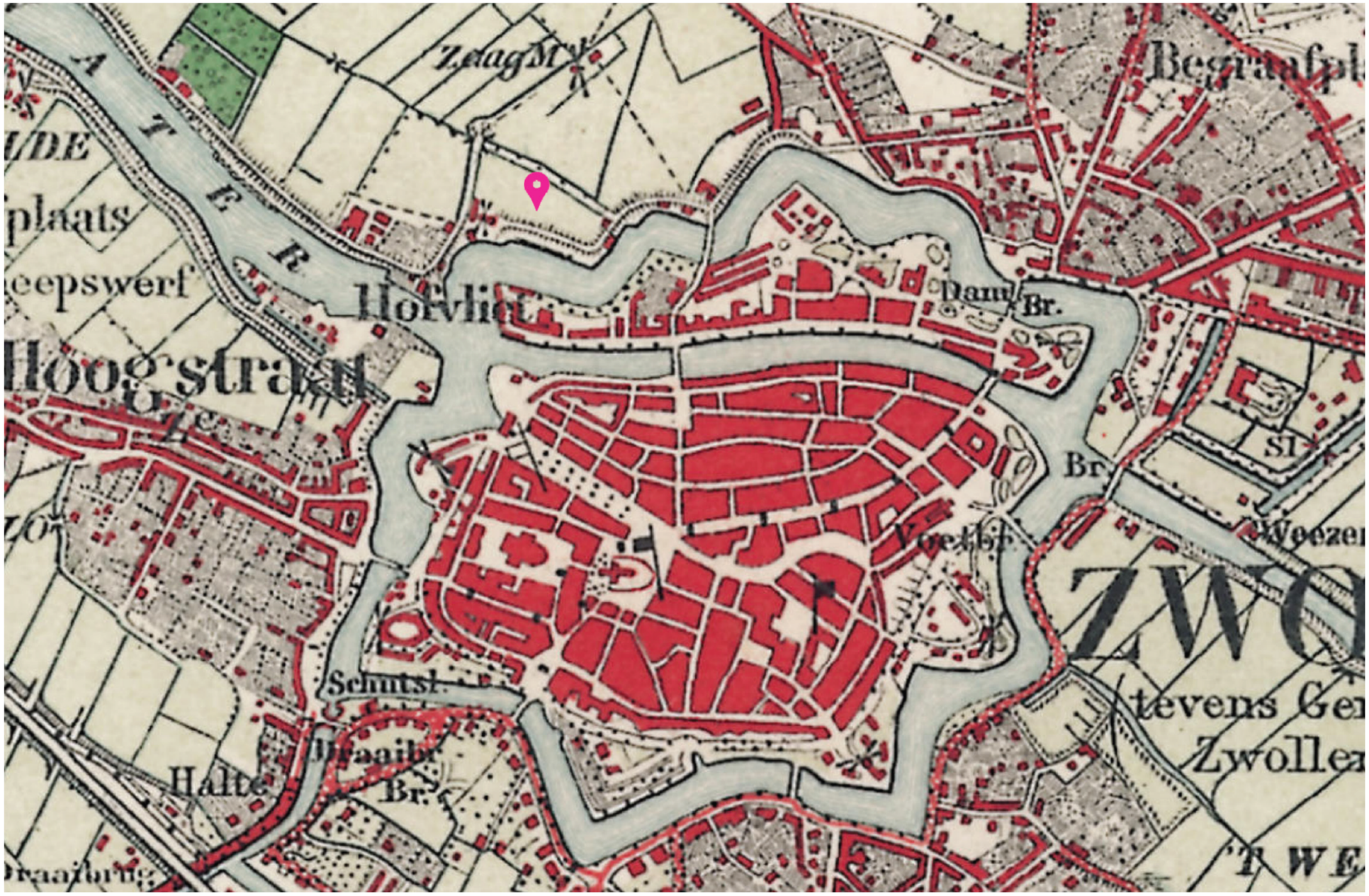
19E EEUW

MOLENS AAN DE STADSGRACHT

83 x

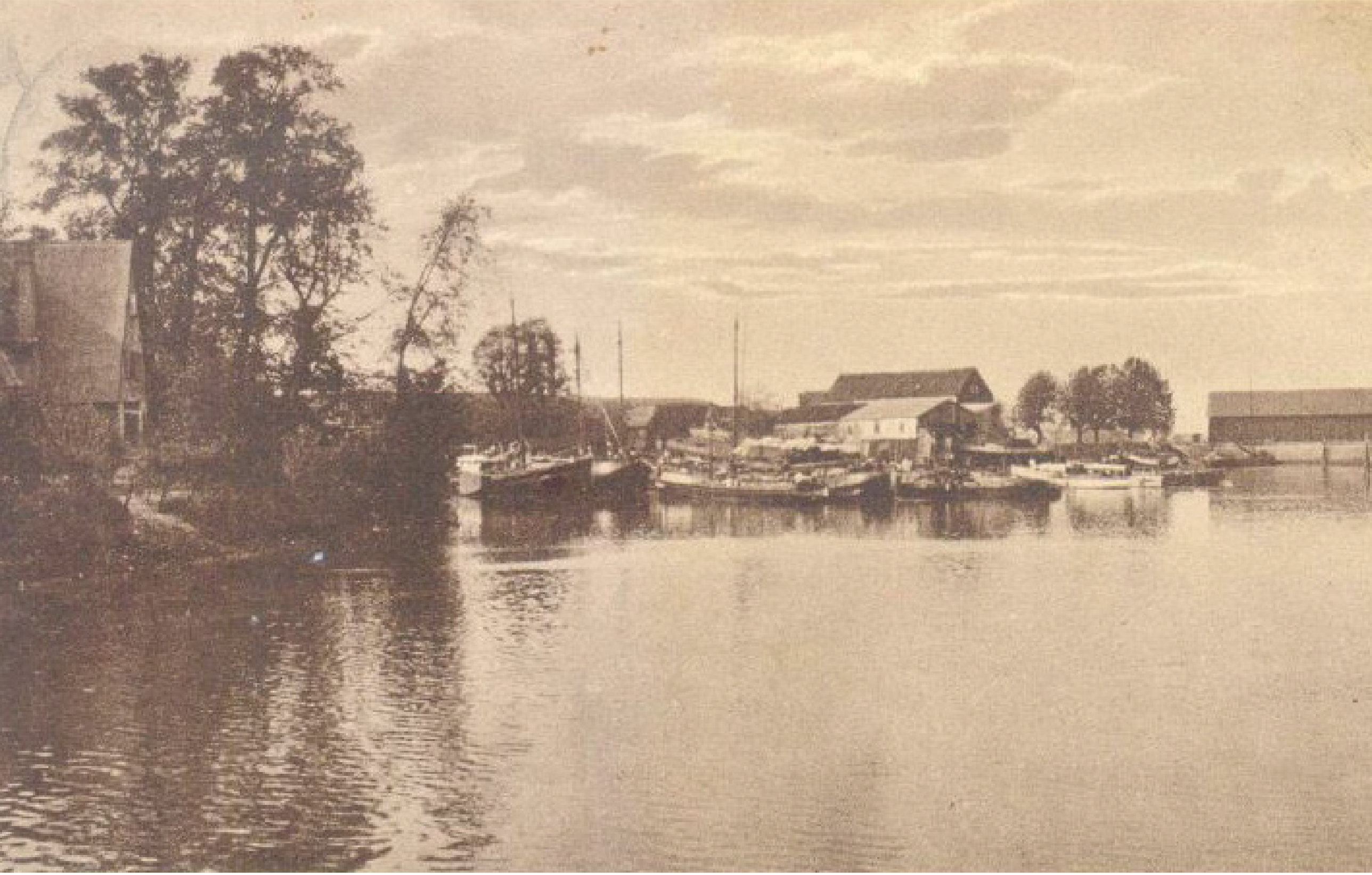


HOUTZAAGMOLEN ‘DE ZWAAN’ – 1885

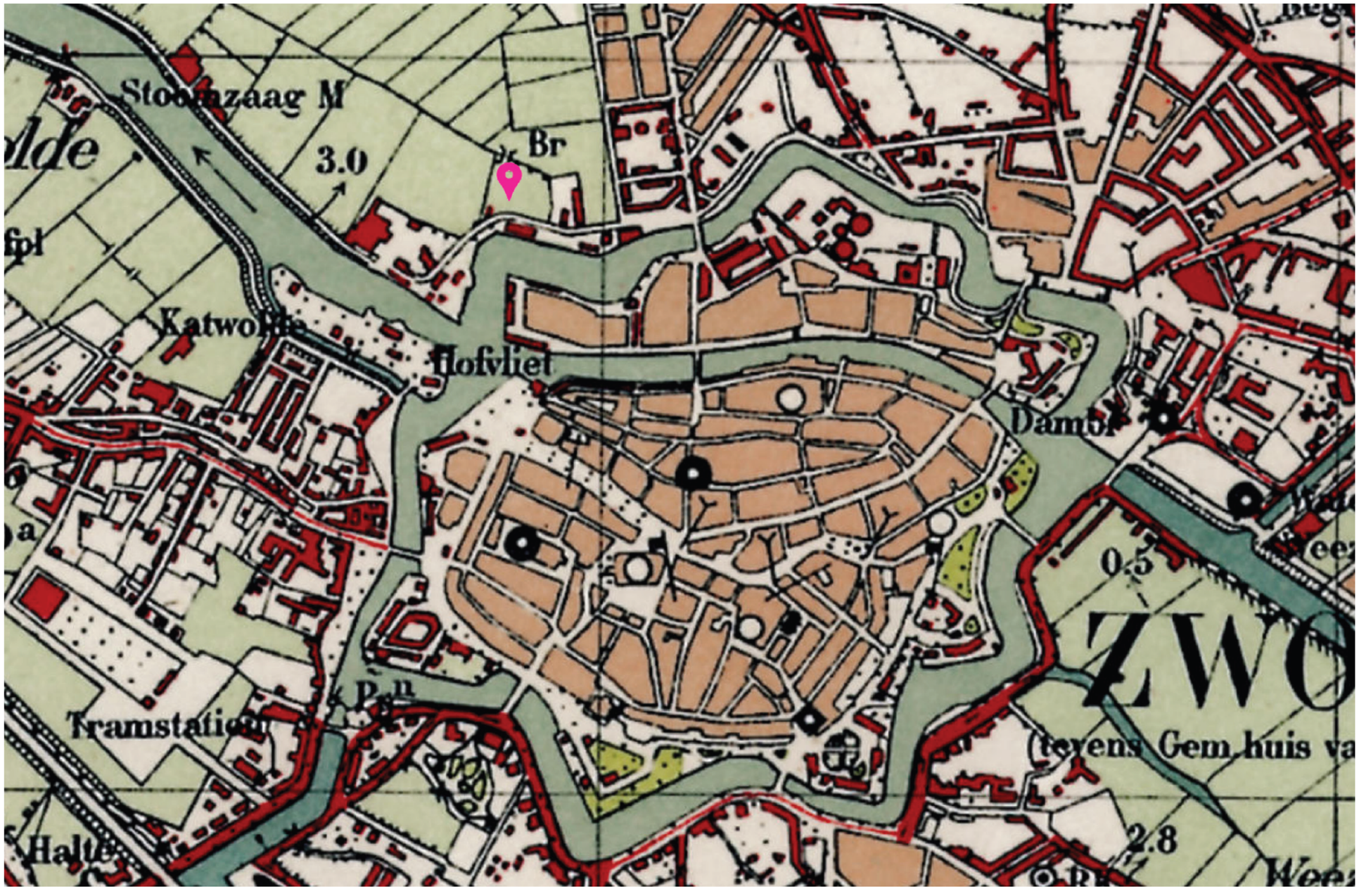


1910 –1930

DE KOMST VAN DE VROEG 20E EEUWSE INDUSTRIE



KLEINSCHALIGE MARITIEME BEDRIJVIGHEID BIJ ENTREE ZWARTE WATER

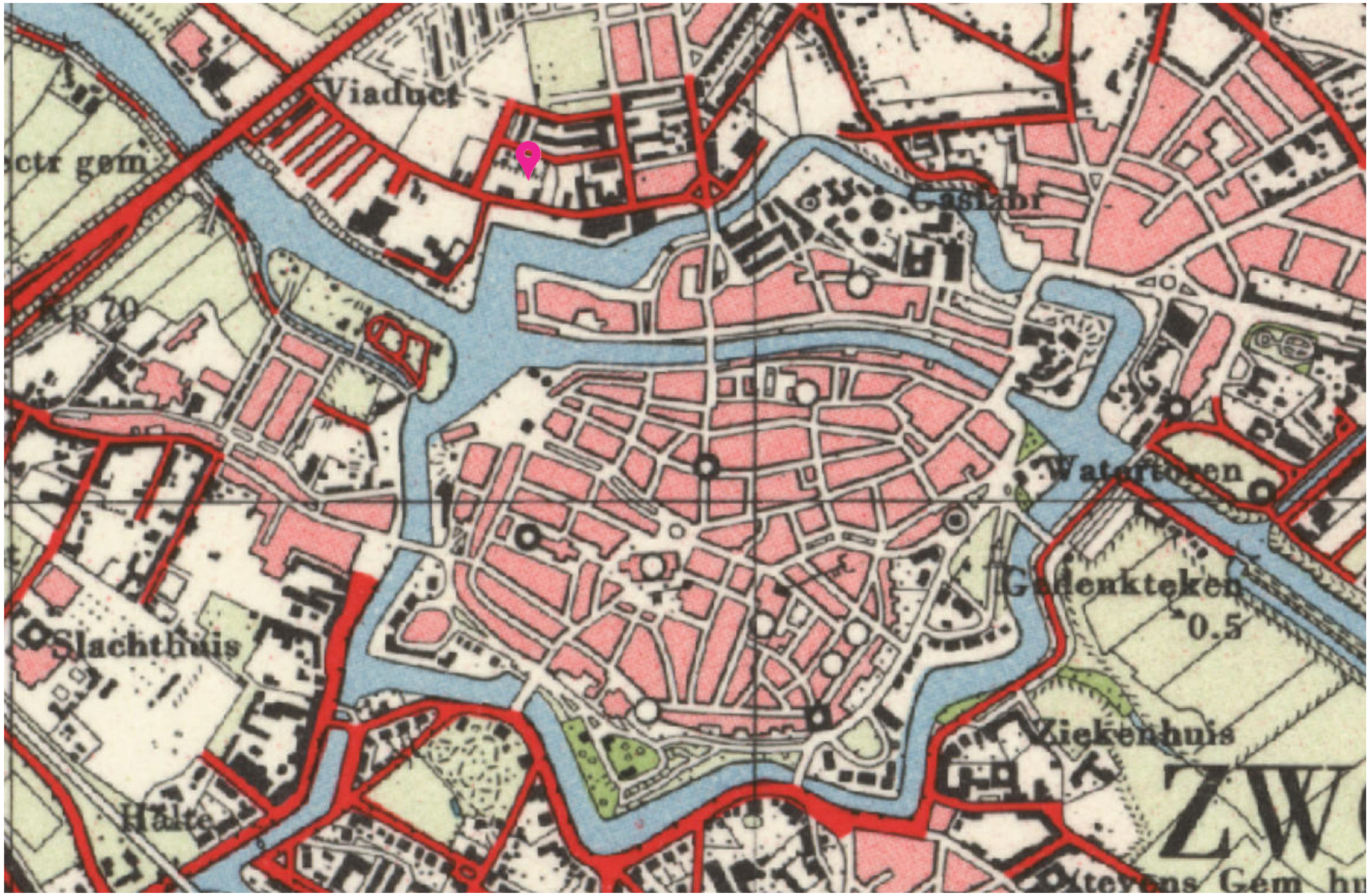


1940

ZWOLLE OMSTREEKS WO II



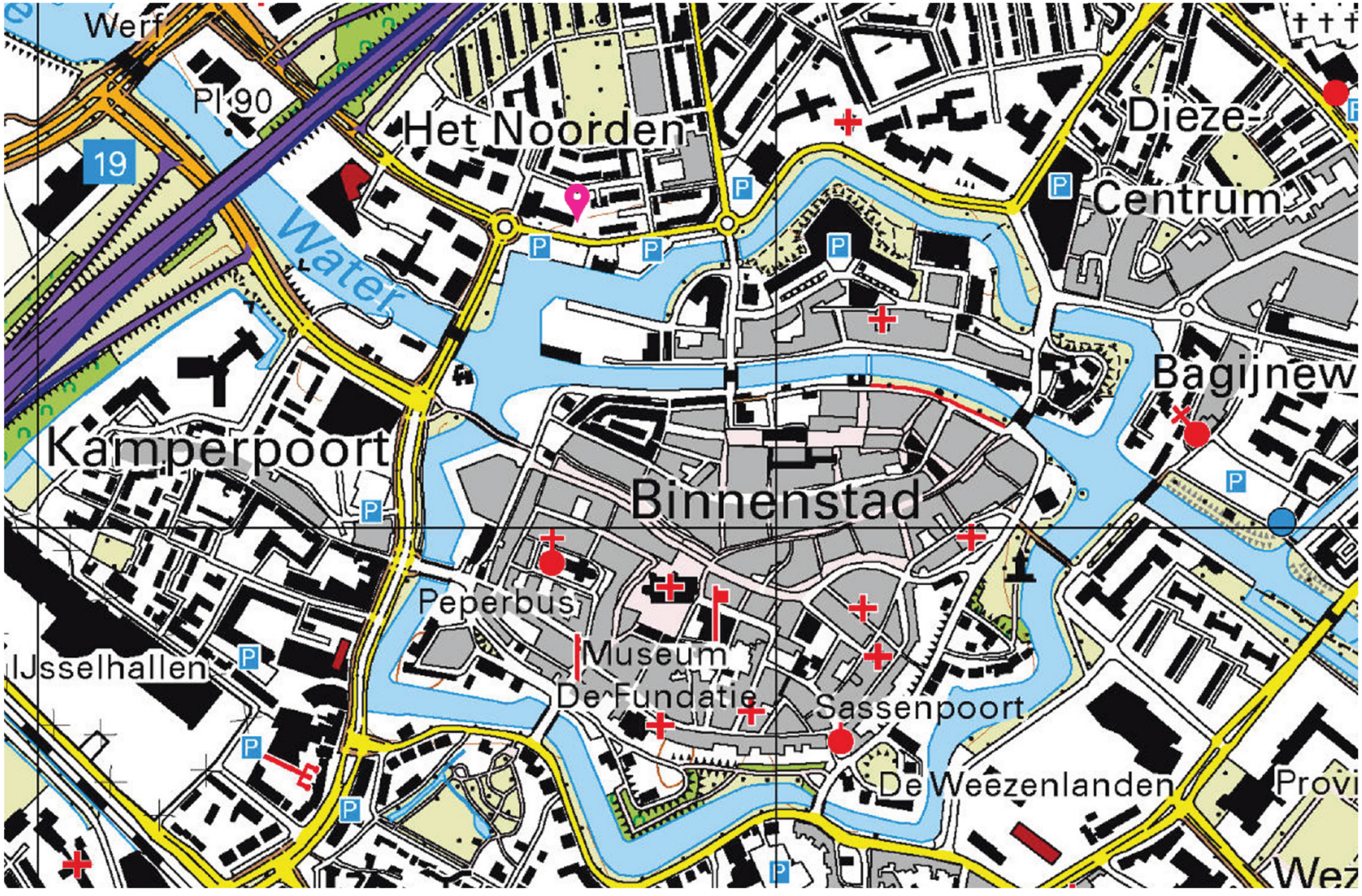
KOMST VAN KADEMUUR – BEHOUD VAN ZICHT OP HET GROENE BUITENGEBIED



1950–1960

NA OORLOGSE STADSUITBREIDING

VOGELVLUCHT STADSUITBREIDING DIEZE – 1956



HEDEN

HERONTWIKKELING BINNENSTEDELIJKE (INDUSTRIE) LOCATIES – WATERPLEIN

VOGELVLUCHT WESTZIJDE BINNENSTAD – HEDEN



LOCATIE SCHUTTEVAERKADE 80 – 88



ZICHT OP DE STADSGRACHT



ONGEDEFINIEERDE KADE – PARKEERTERREIN

HOTEL CAMPANILE AAN DE SCHUTTEVAERKADE



VERROMMELDE INVULLING ACHTERGEBIED



KLEINE SCHAAL VAN MIEREVELTSTRAAT

STEDELIJKE ANALYSE



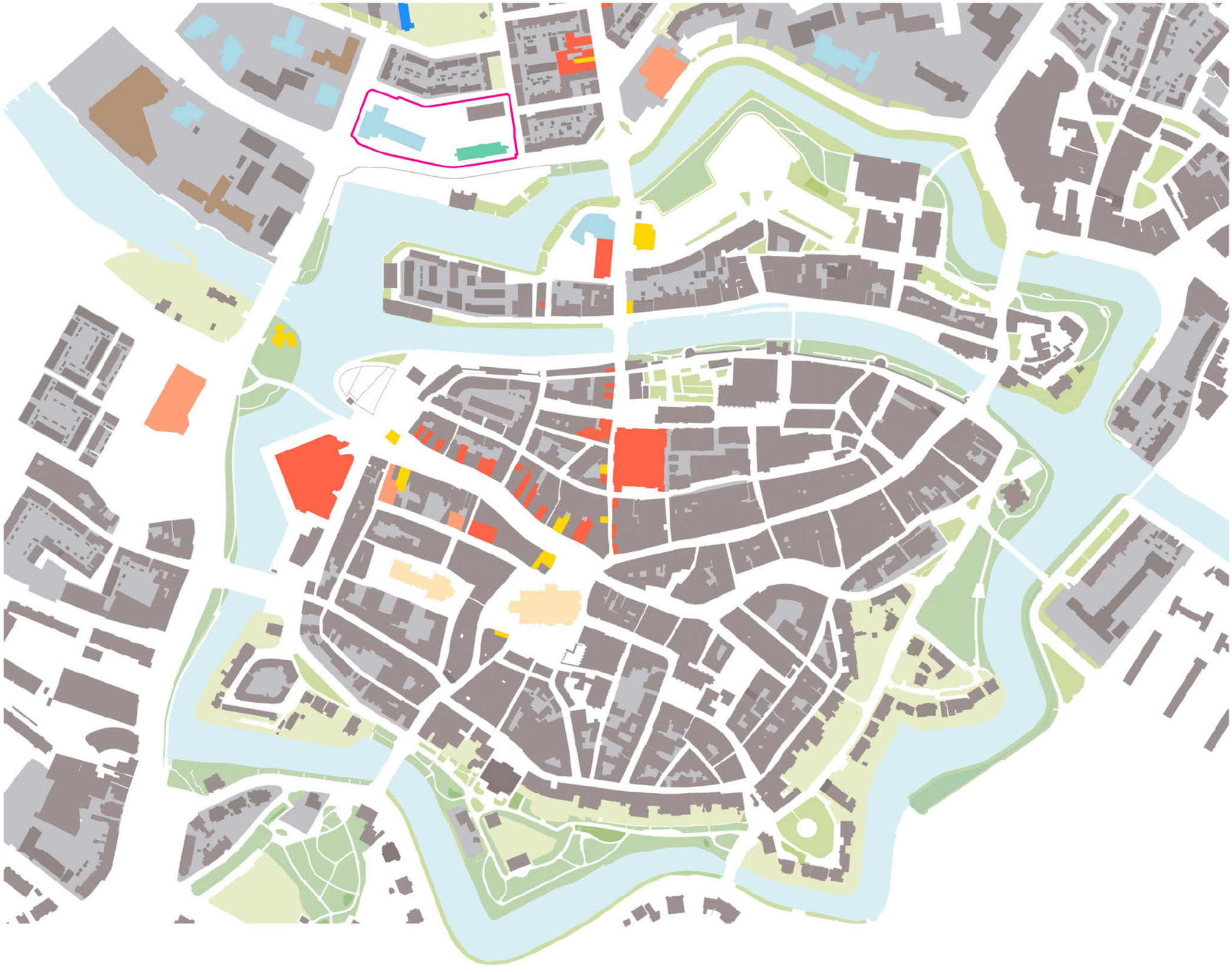
GROENE OEVERS AAN DE STADSGRACHT



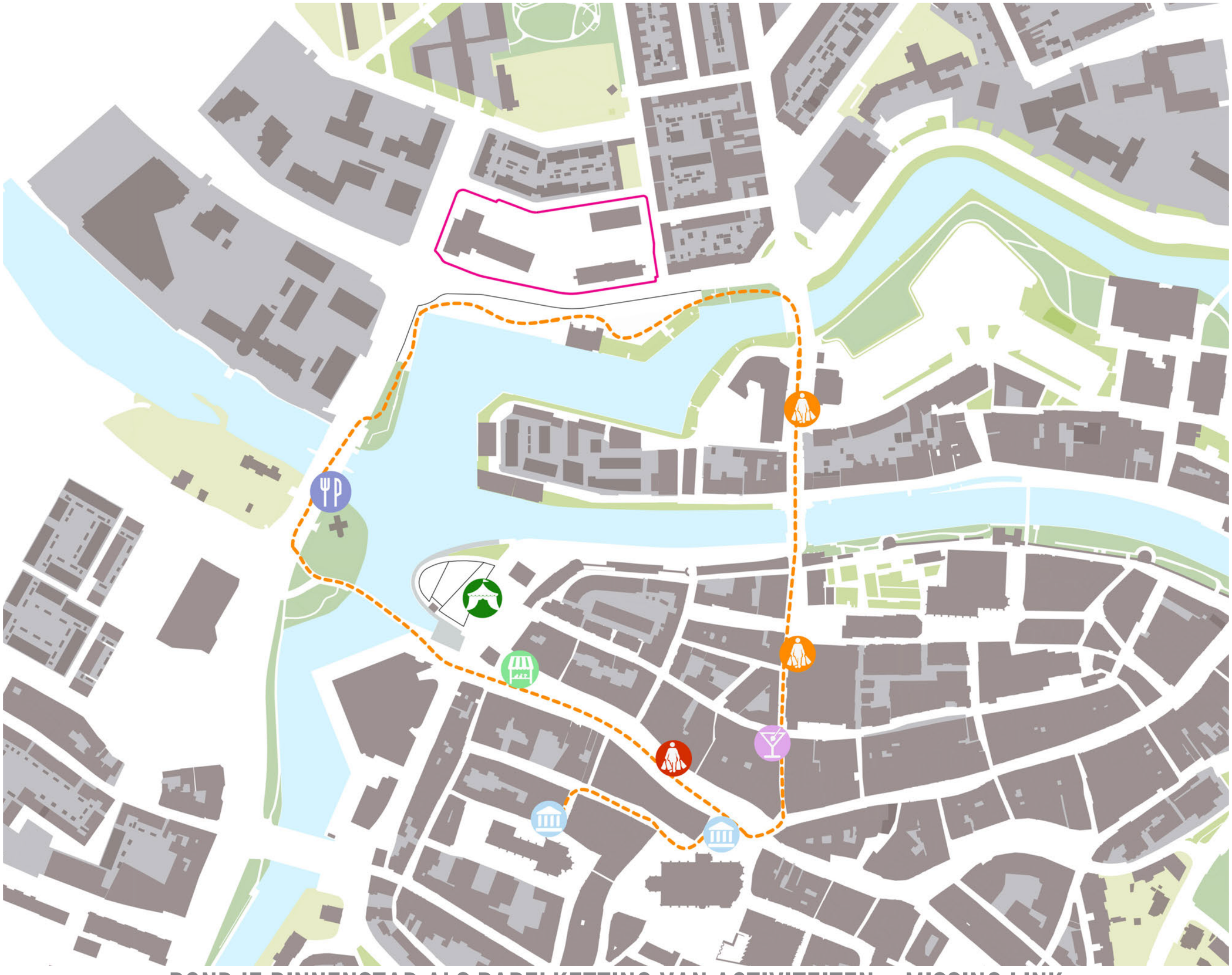
MISSING LINKS



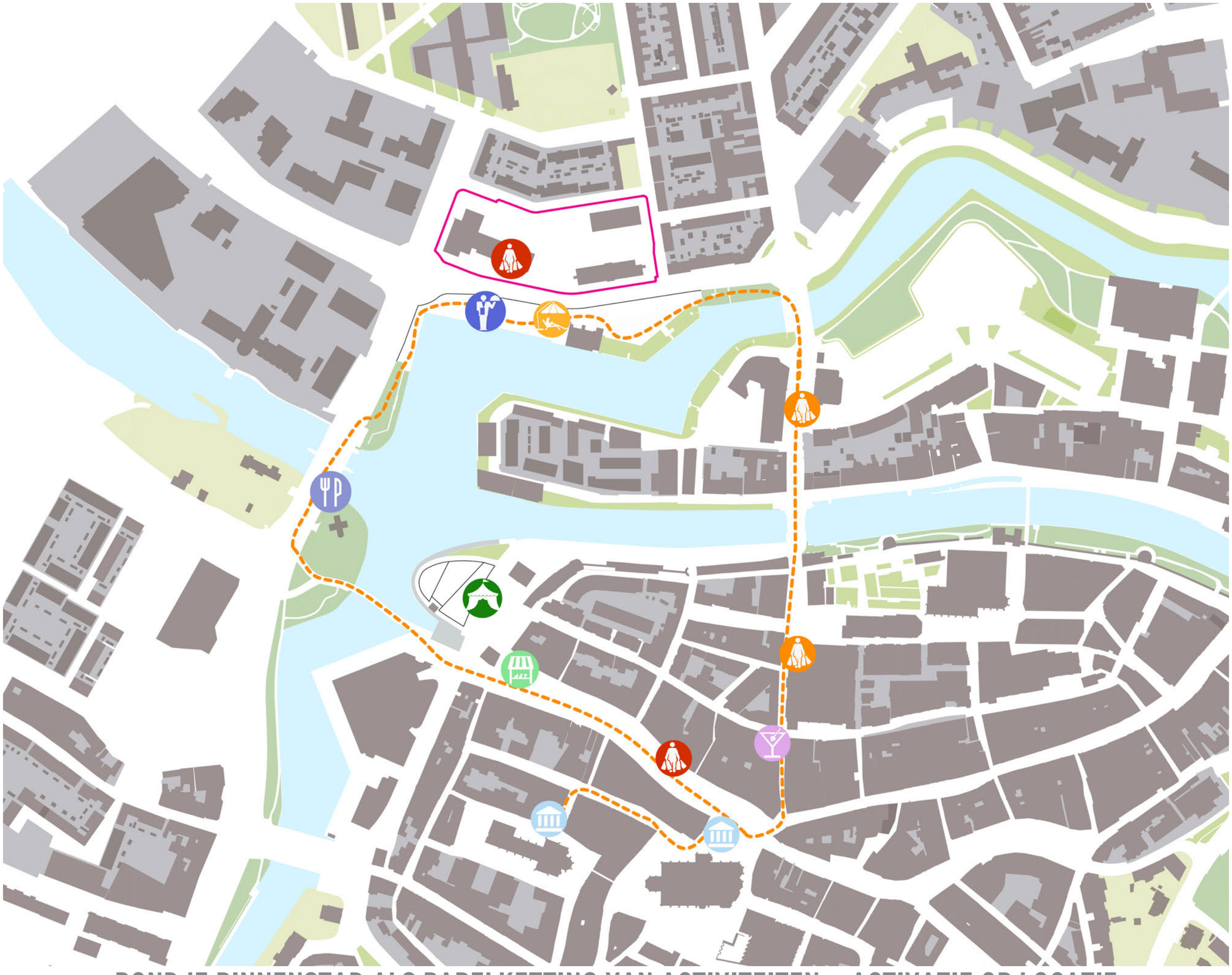
VAN BINNENSTEDELIJKE HOOFDONTSLUITING NAAR GEPROGRAMMEERDE STADSSTRAAT



HUIDIG PROGRAMMA ROND SCHUTTEVAERKADE

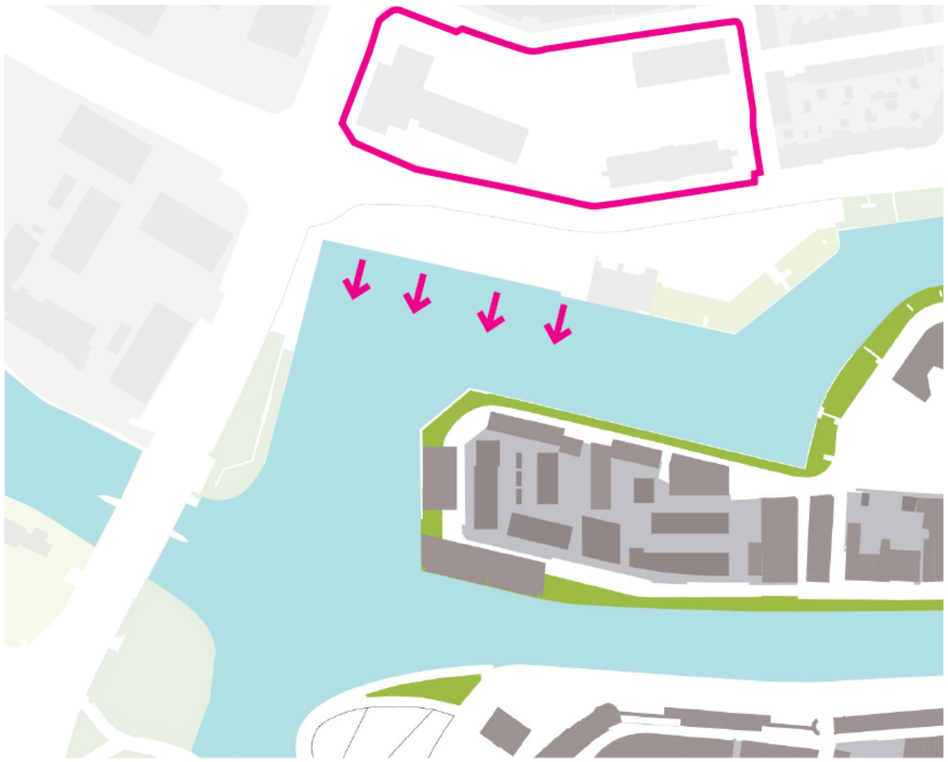


RONDJE BINNENSTAD ALS PARELKETTING VAN ACTIVITEITEN – MISSING LINK



RONDJE BINNENSTAD ALS PARELKETTING VAN ACTIVITEITEN – ACTIVATIE OP LOCATIE

IDENTITEIT







ONDERDEEL VAN DE MIDDELEEUWSE STADSGRACHT







ONDERDEEL VAN HET BUITENGRACHTSE INFORMELE GEBIED

THEMA'S

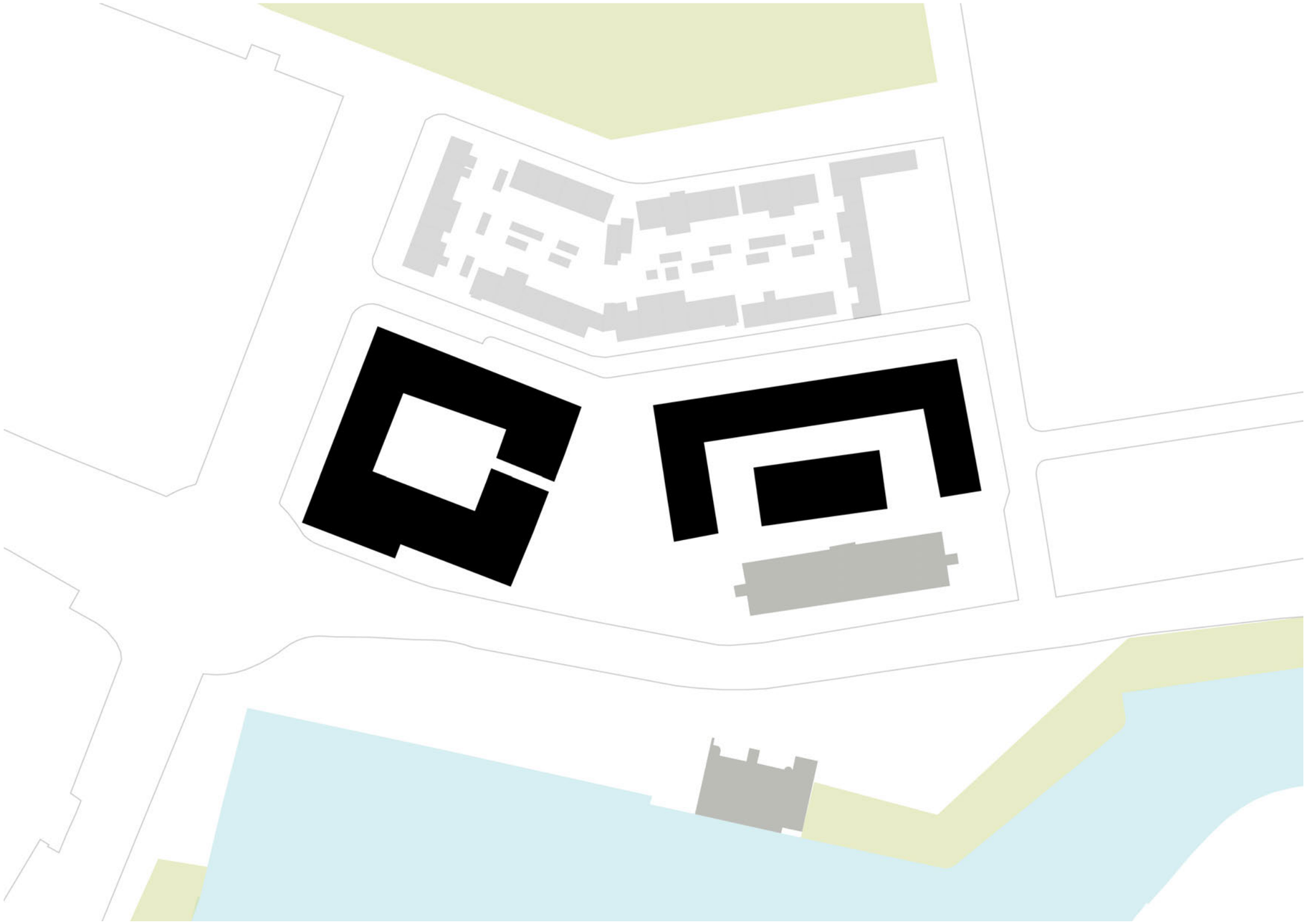
RECREATIEVE GROENE OEVER



LANDELIJK ENSEMBLE

DEEL VAN DE STAD

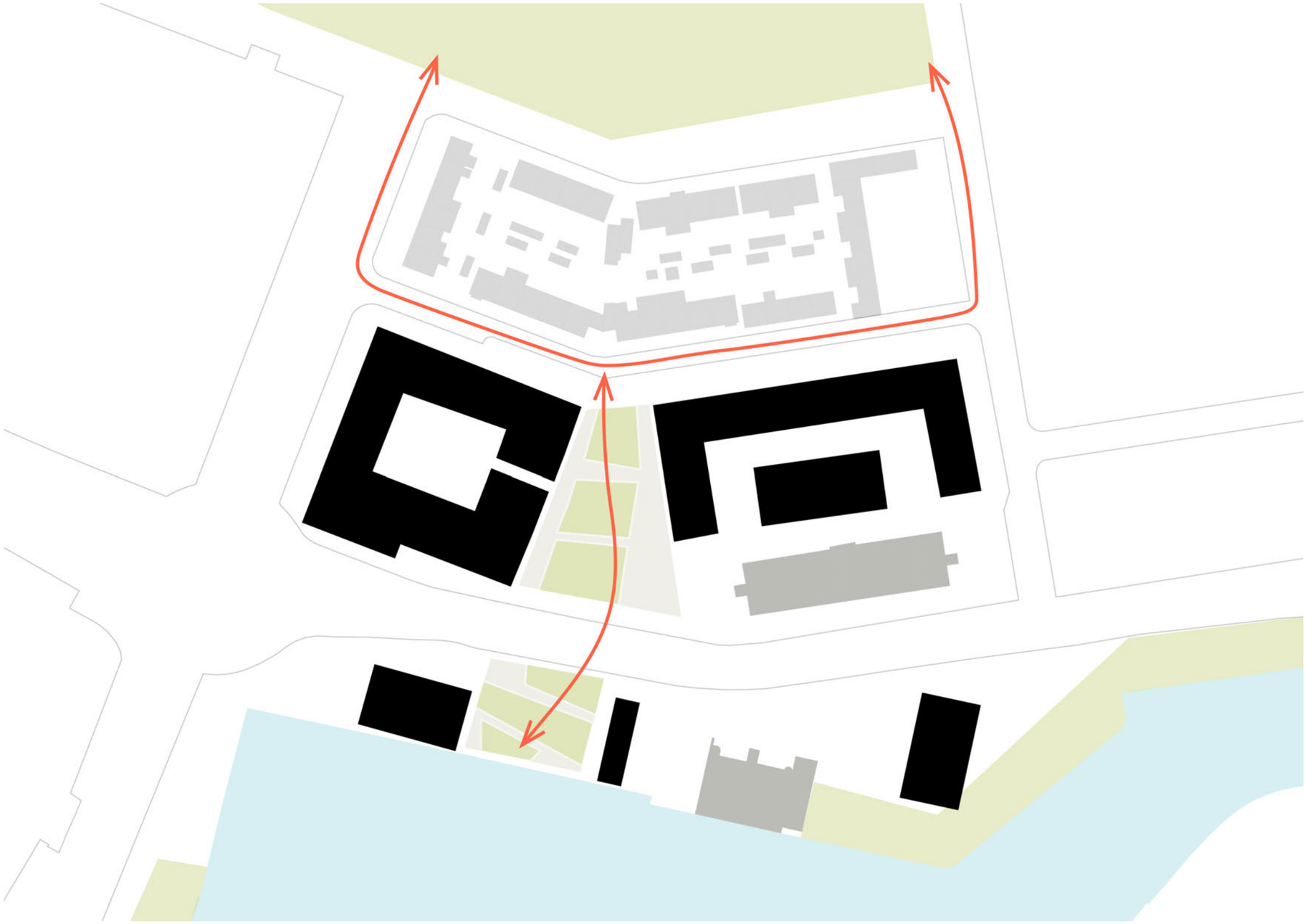
CONCEPT



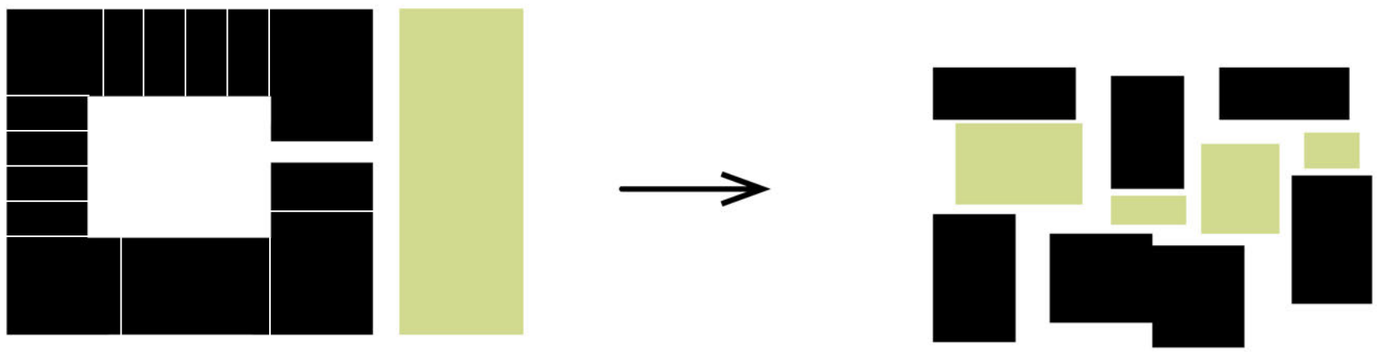
SCHEMATISCHE WEERGAVE VOORSTEL GEMEENTE – SAMENGESTELDE BOUWBLOKKEN



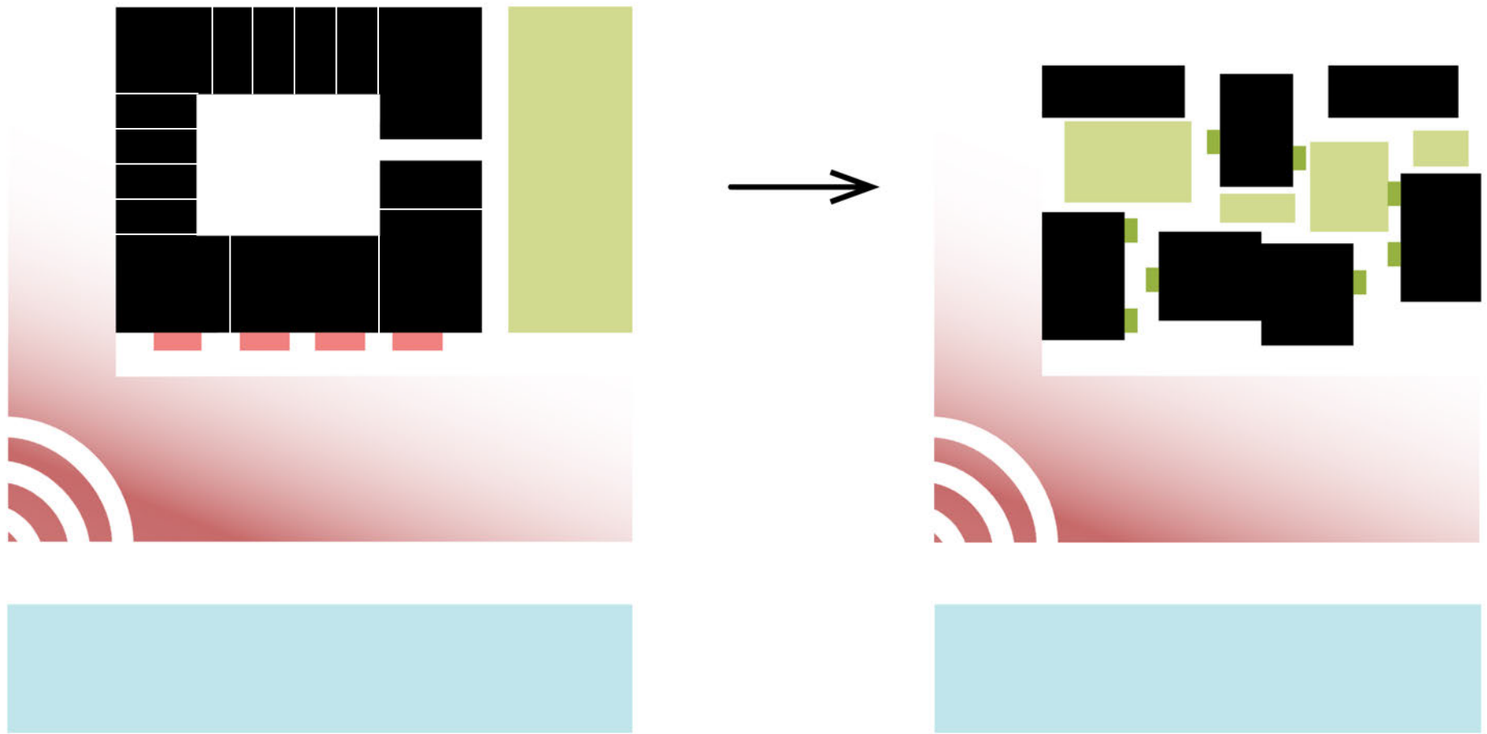
SCHEMATISCHE WEERGAVE VOORSTEL GEMEENTE – PUBLIEK PLEIN



SCHEMATISCHE WEERGAVE VOORSTEL GEMEENTE – VERBINDING



VAN SAMENGESTELD BLOK MET PLEIN NAAR ENSEMBLE VAN GEBOUWEN EN PLEINEN



BUITENRUIMTES GELUIDSLUW POSITIONEREN



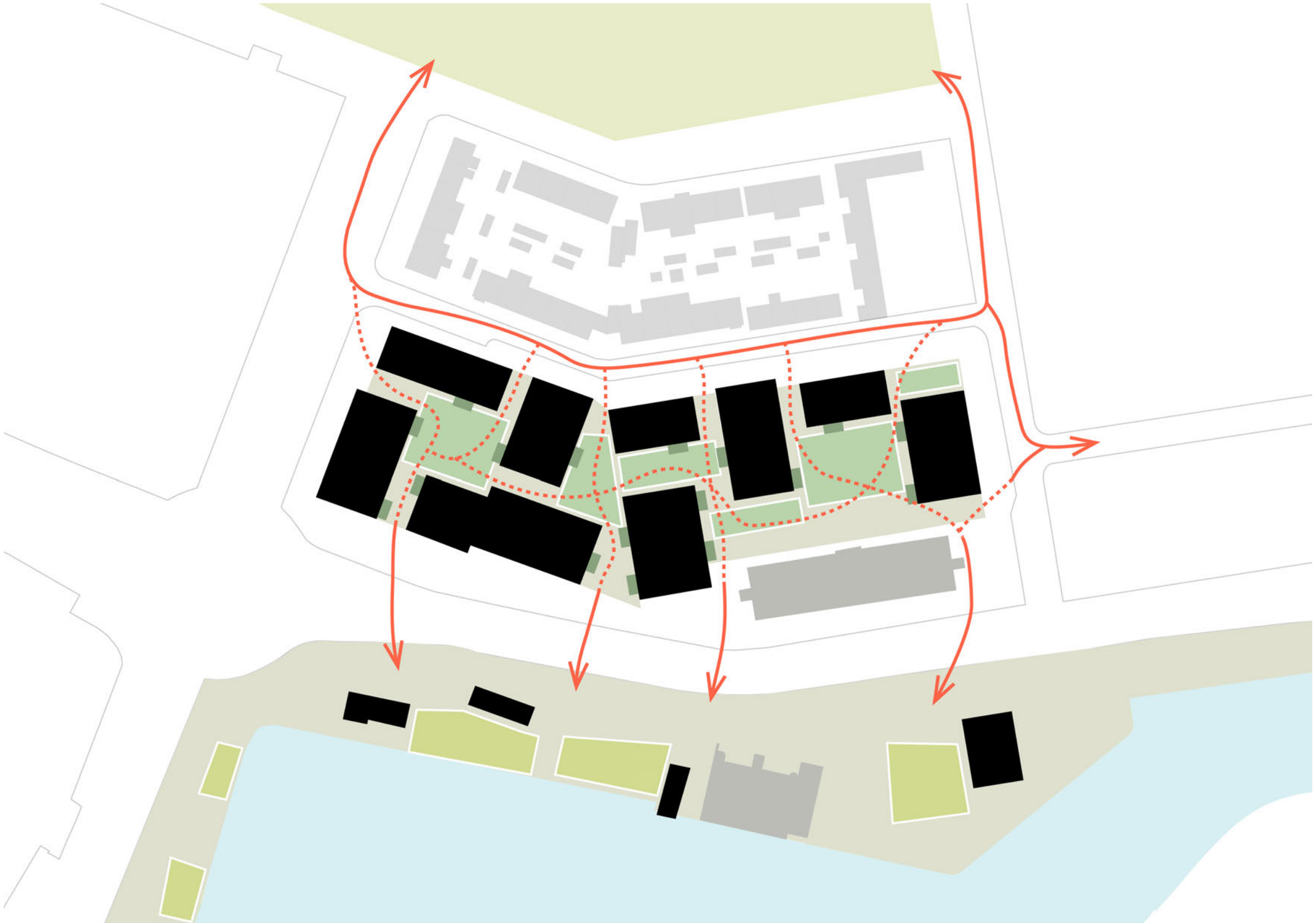
SCHEMATISCHE WEERGAVE VOORSTEL JSA – ENSEMBLE VAN GEBOUWEN



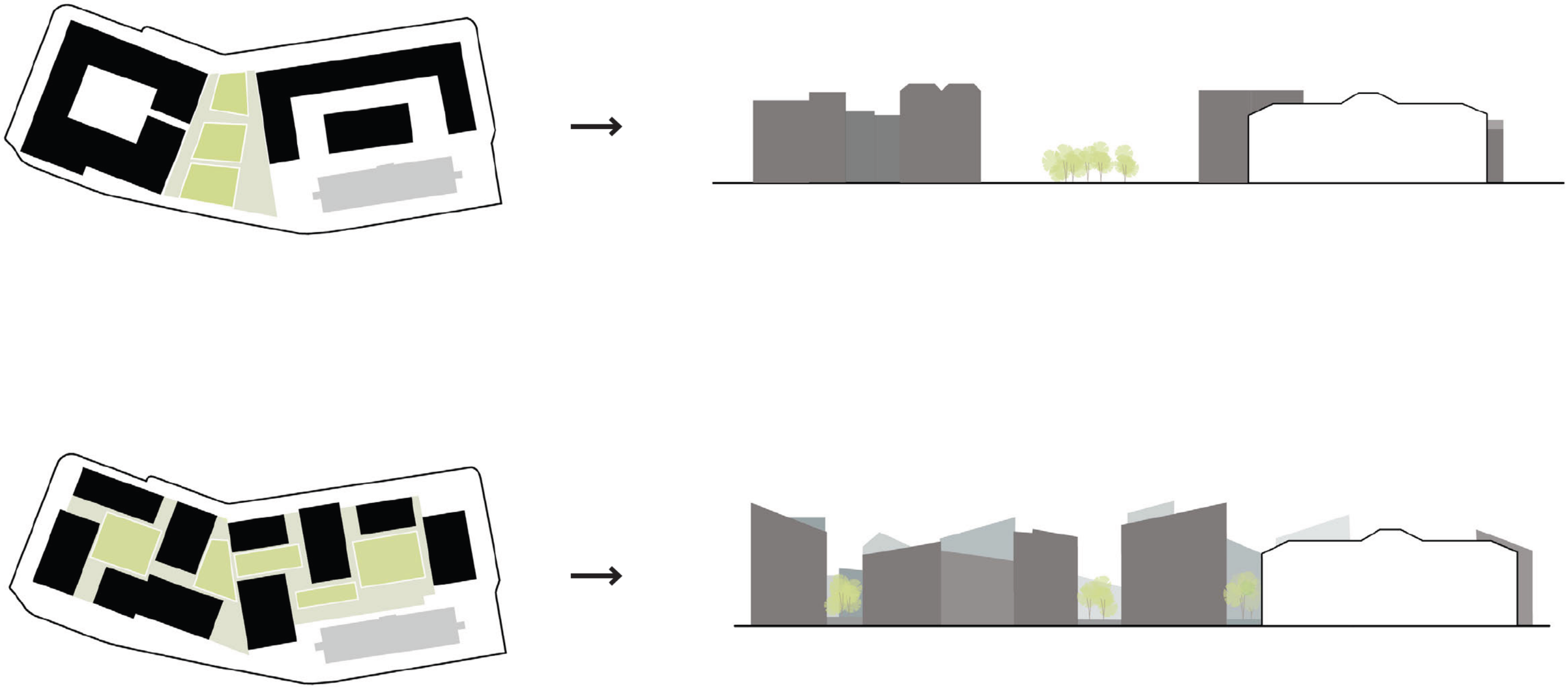
SCHEMATISCHE WEERGAVE VOORSTEL JSA – BINNENTUINEN EN PLEINEN



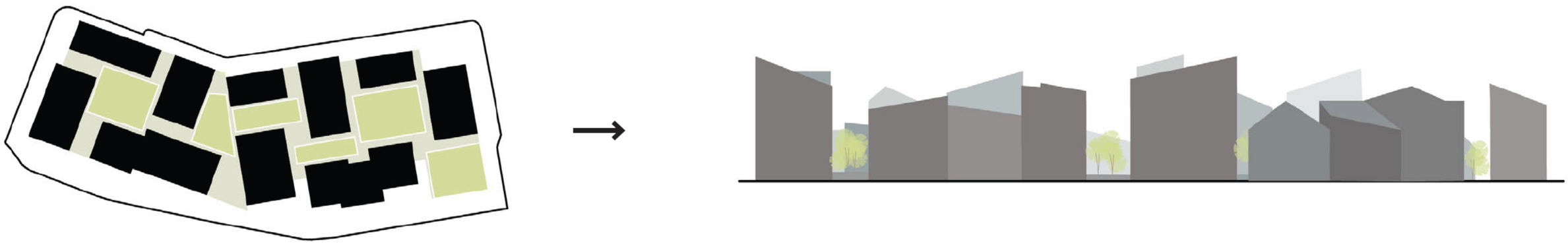
SCHEMATISCHE WEERGAVE VOORSTEL JSA – OPENEN NAAR HET WATER



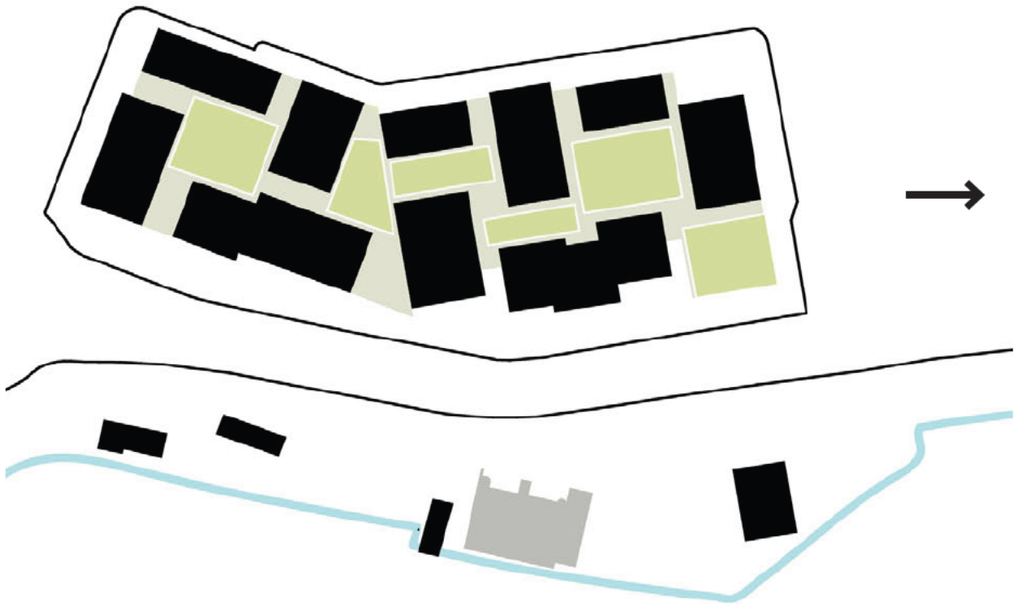
SCHEMATISCHE WEERGAVE VOORSTEL JSA – FIJNMAZIGE VERBINDINGEN EN ROUTES



VAN GEPARCELLEERD BLOK NAAR GEDIFERRENTIEERD ENSEMBLE – FASE 1 EN 2



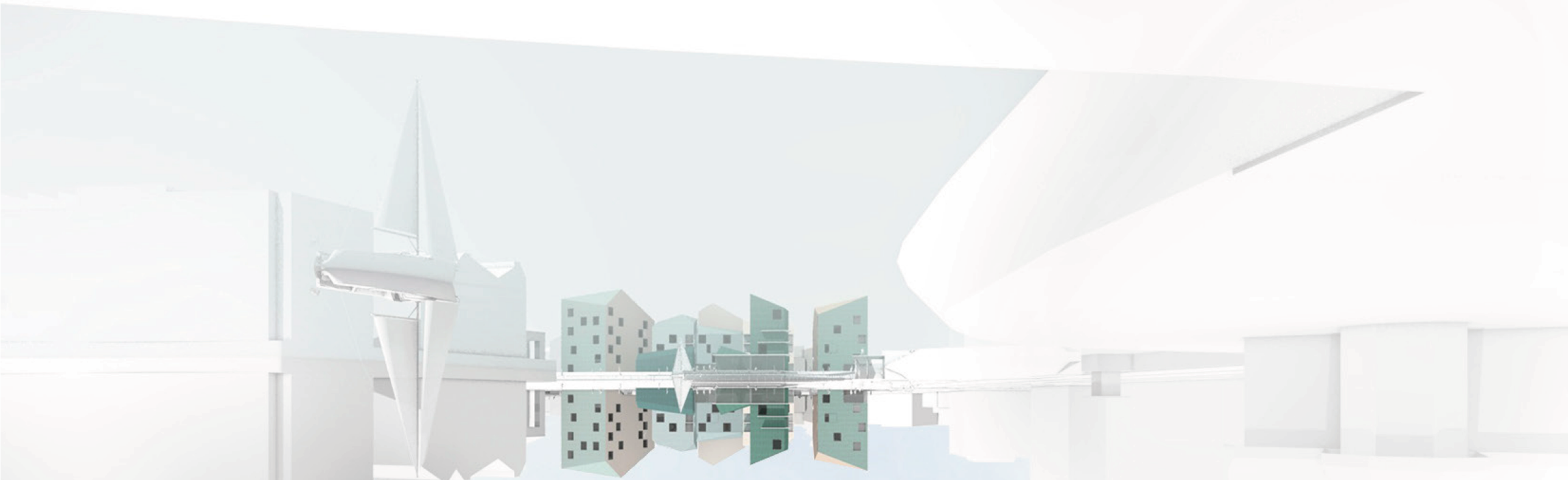
VAN GEPARCELLEERD BLOK NAAR GEDIFERRENTIEERD ENSEMBLE – HERONTWIKKELING HOTELLOCATIE



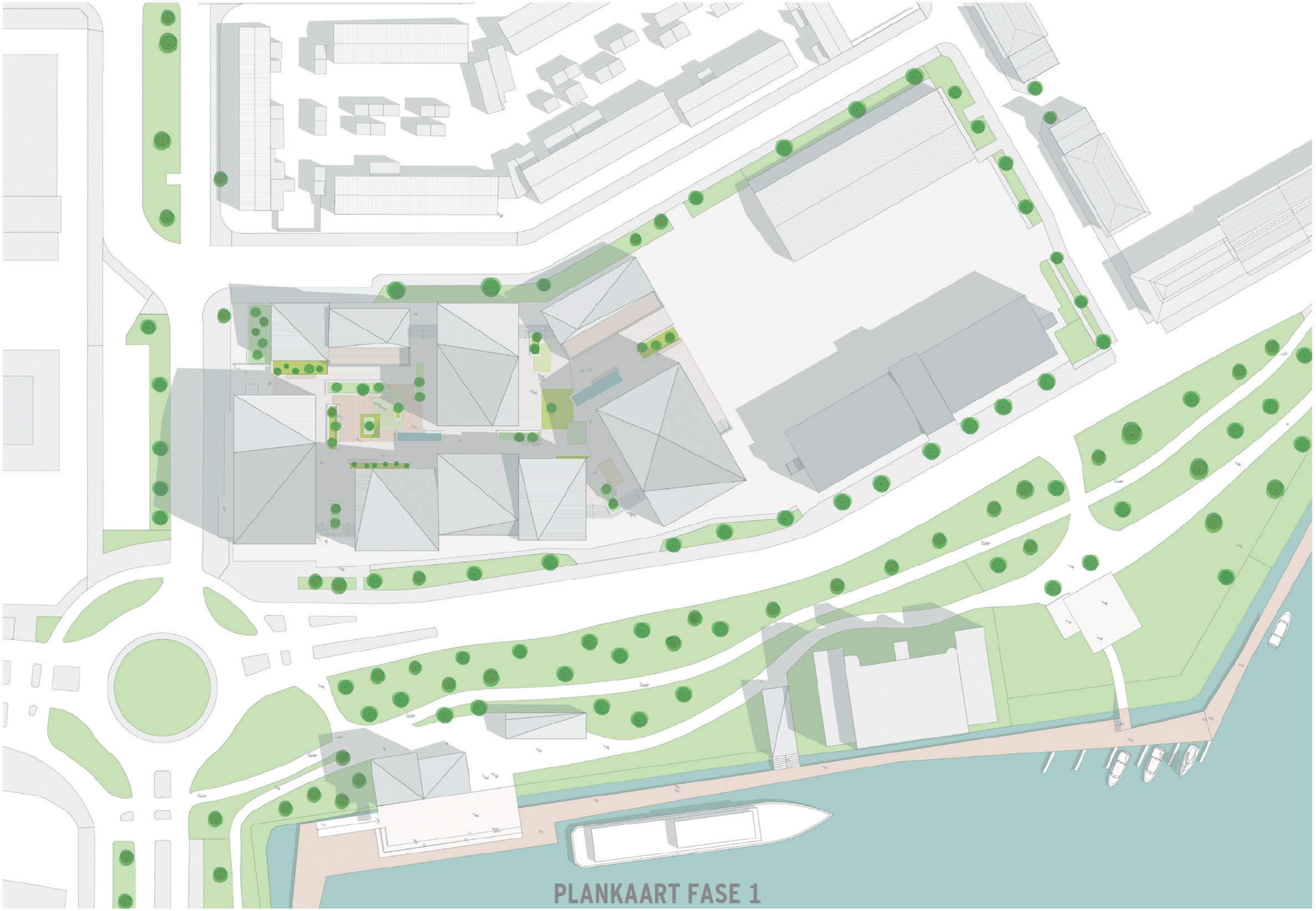


HET TOEVOEGEN VAN PROGRAMMA AAN HET WATER – COULISSEN VORMING

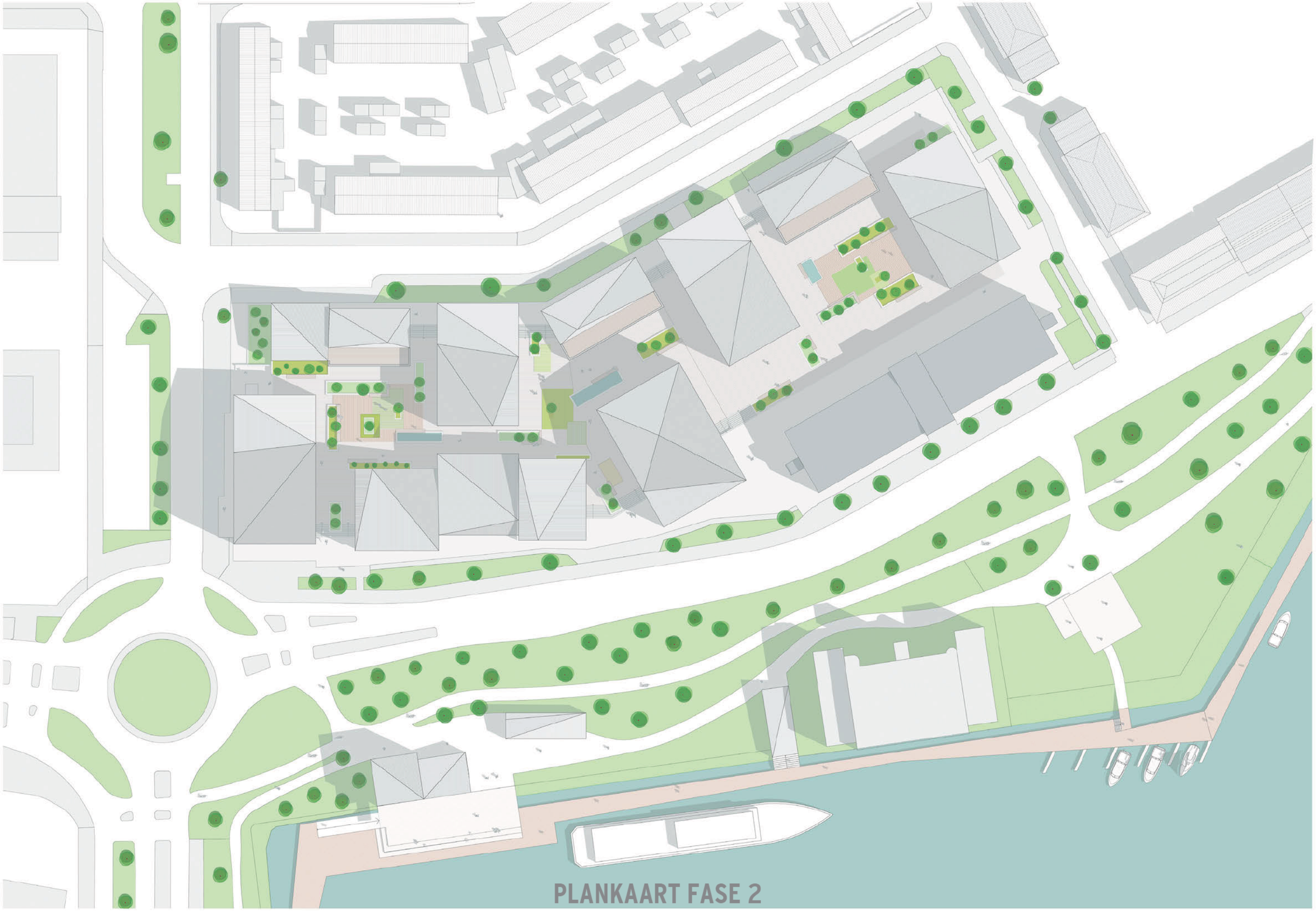
COULISSEN



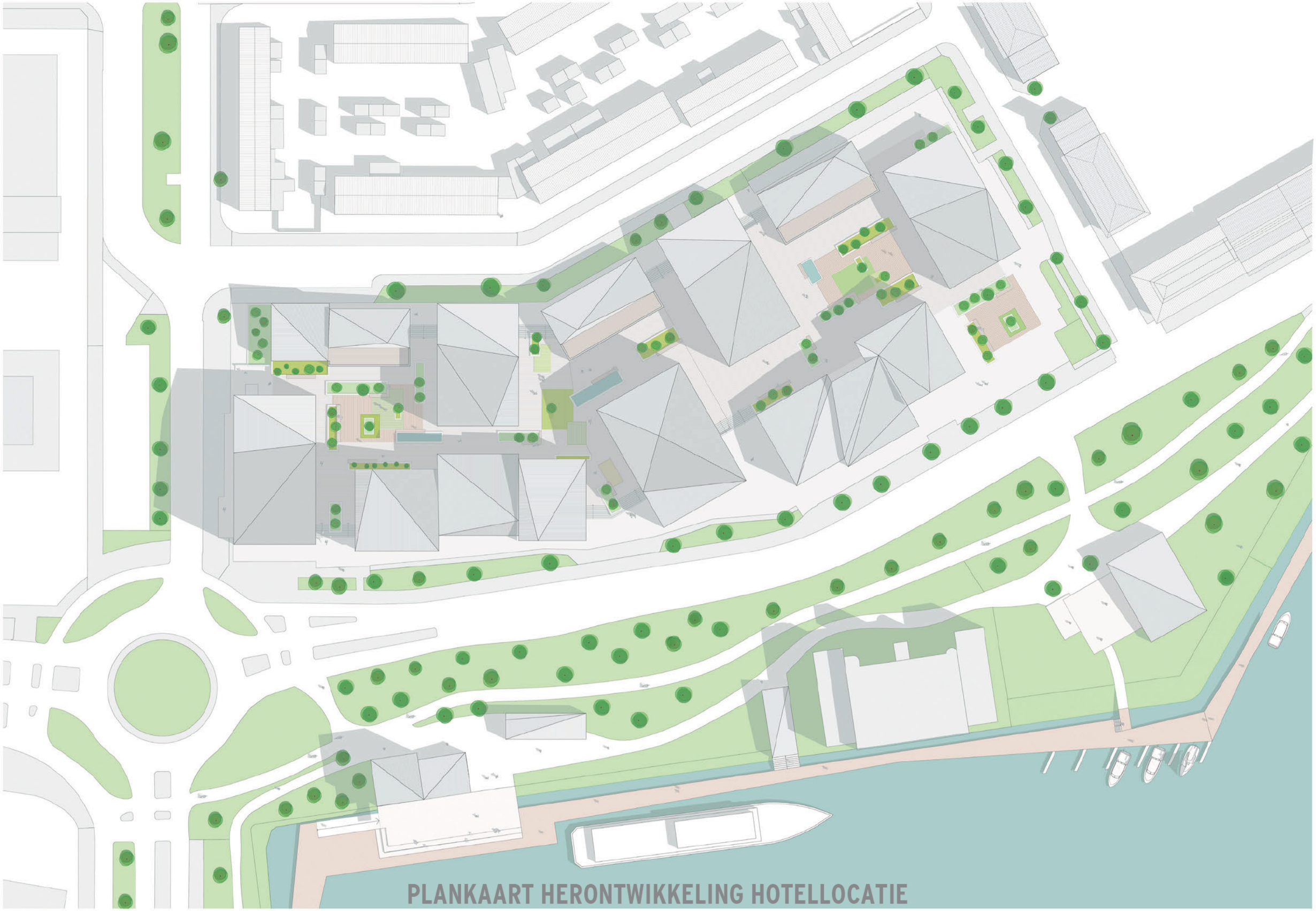
PLAN



PLANKAART FASE 1



PLANKAART FASE 2

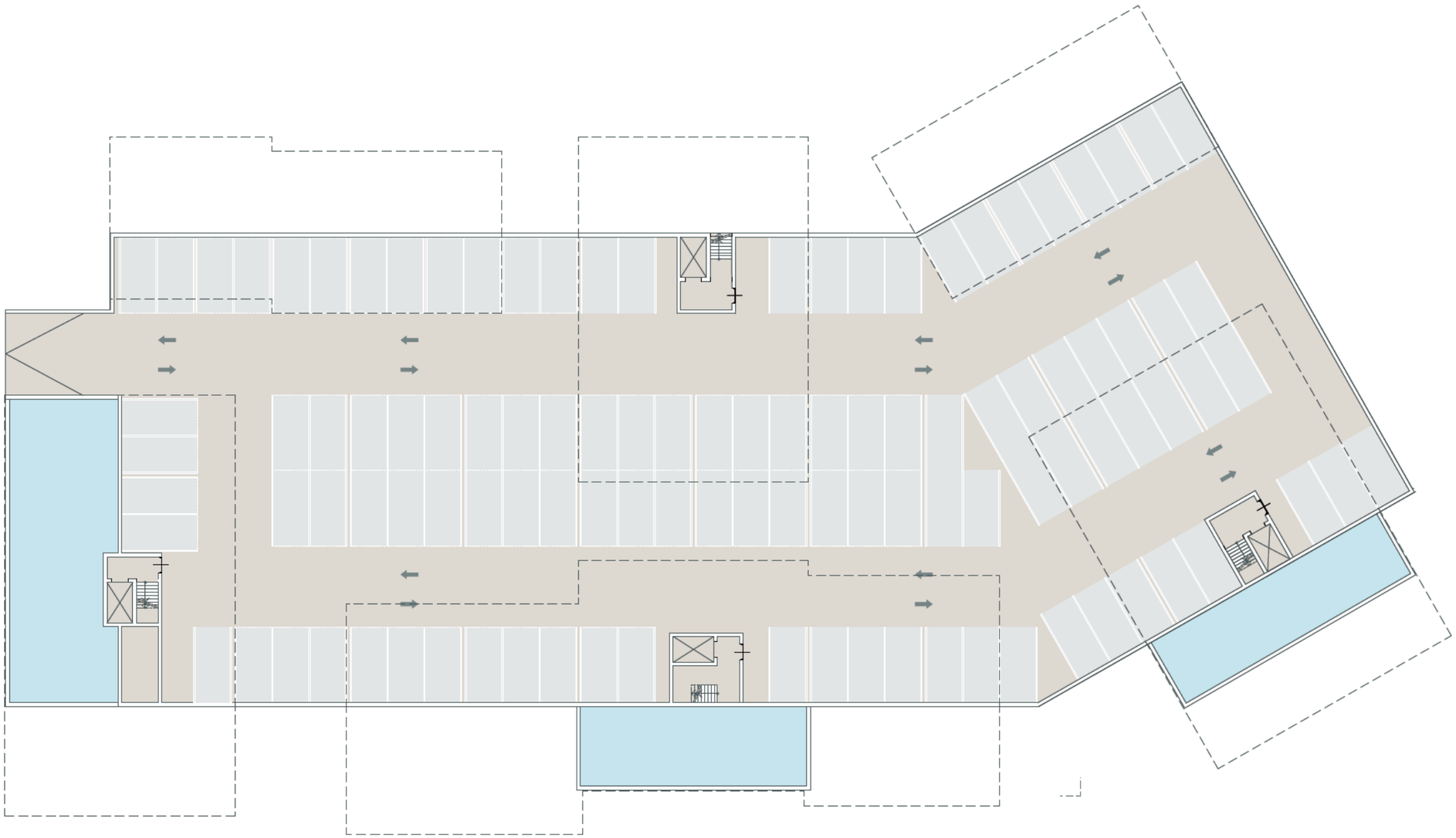


PLANKAART HERONTWIKKELING HOTELLOCATIE

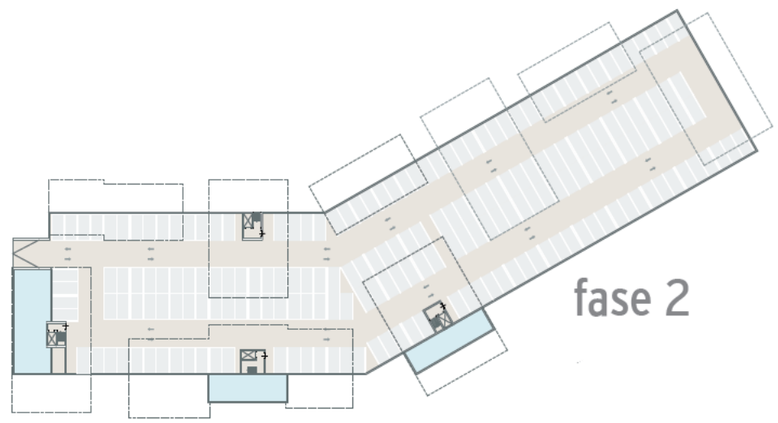
EENGEZINSWONINGEN
M – APPARTEMENTEN 60–70 M²
L – APPARTEMENTEN 100–130 M²
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN

BEGANE GROND



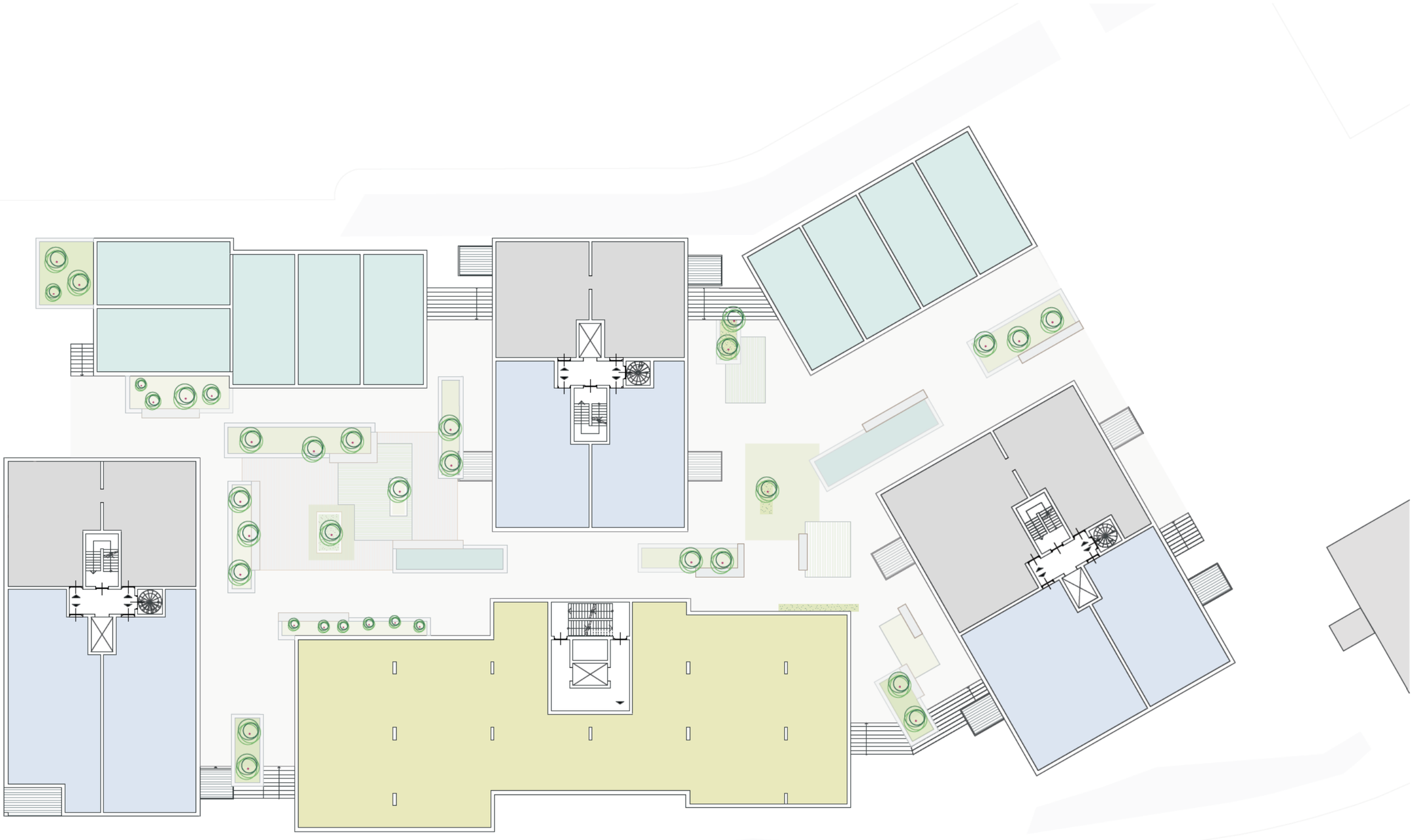


117 pp + waterberging



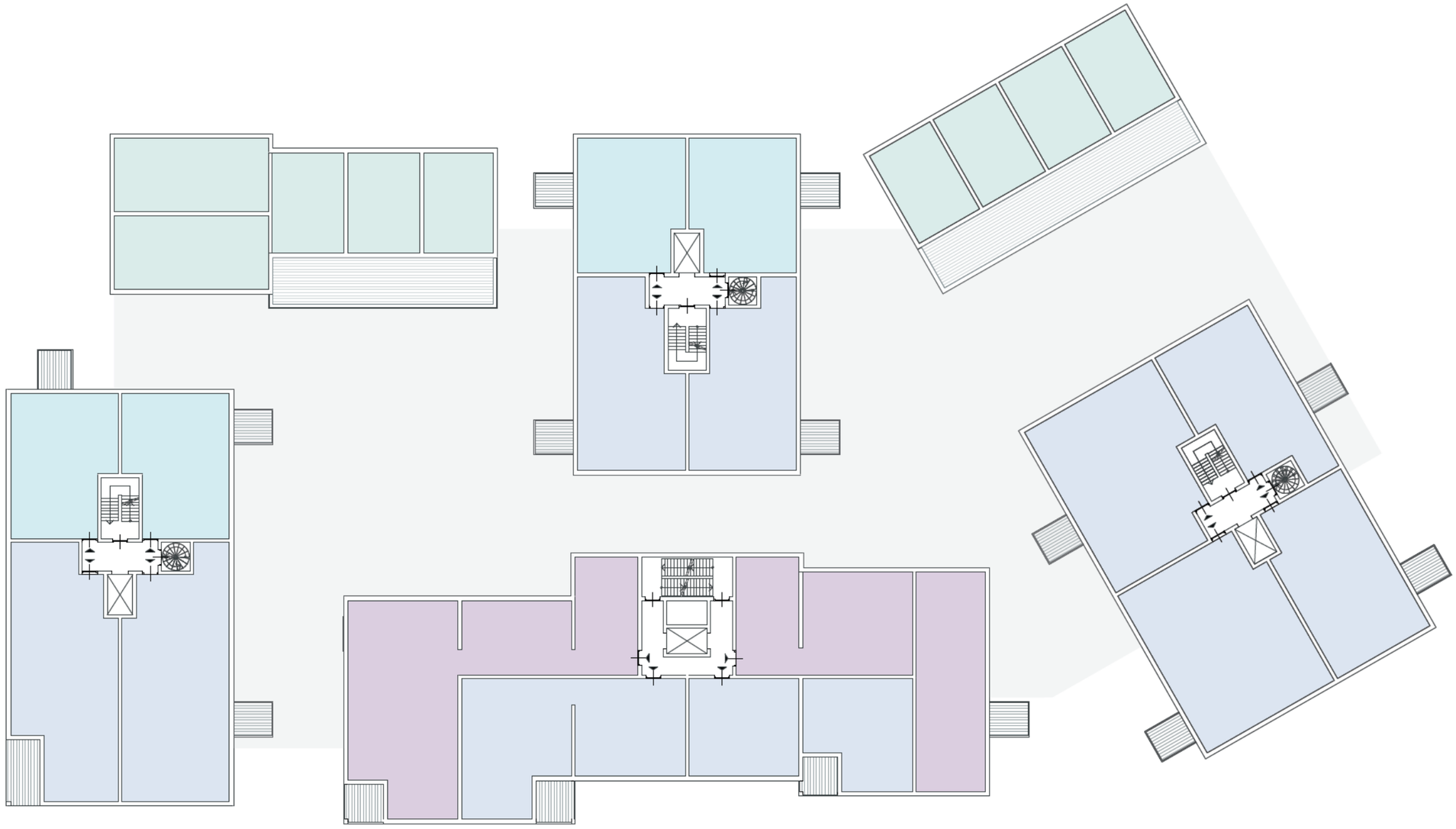
fase 2

HALF VERDIEPT SOUTERRAIN



EENGEZINSWONINGEN
M – APPARTEMENTEN 60–70 M²
L – APPARTEMENTEN 100–130 M²
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN

EERSTE VERDIEPING



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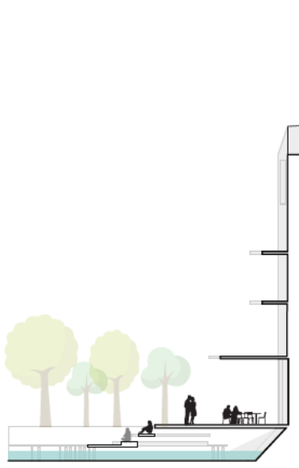
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN

PRINCIPE VERDIEPING









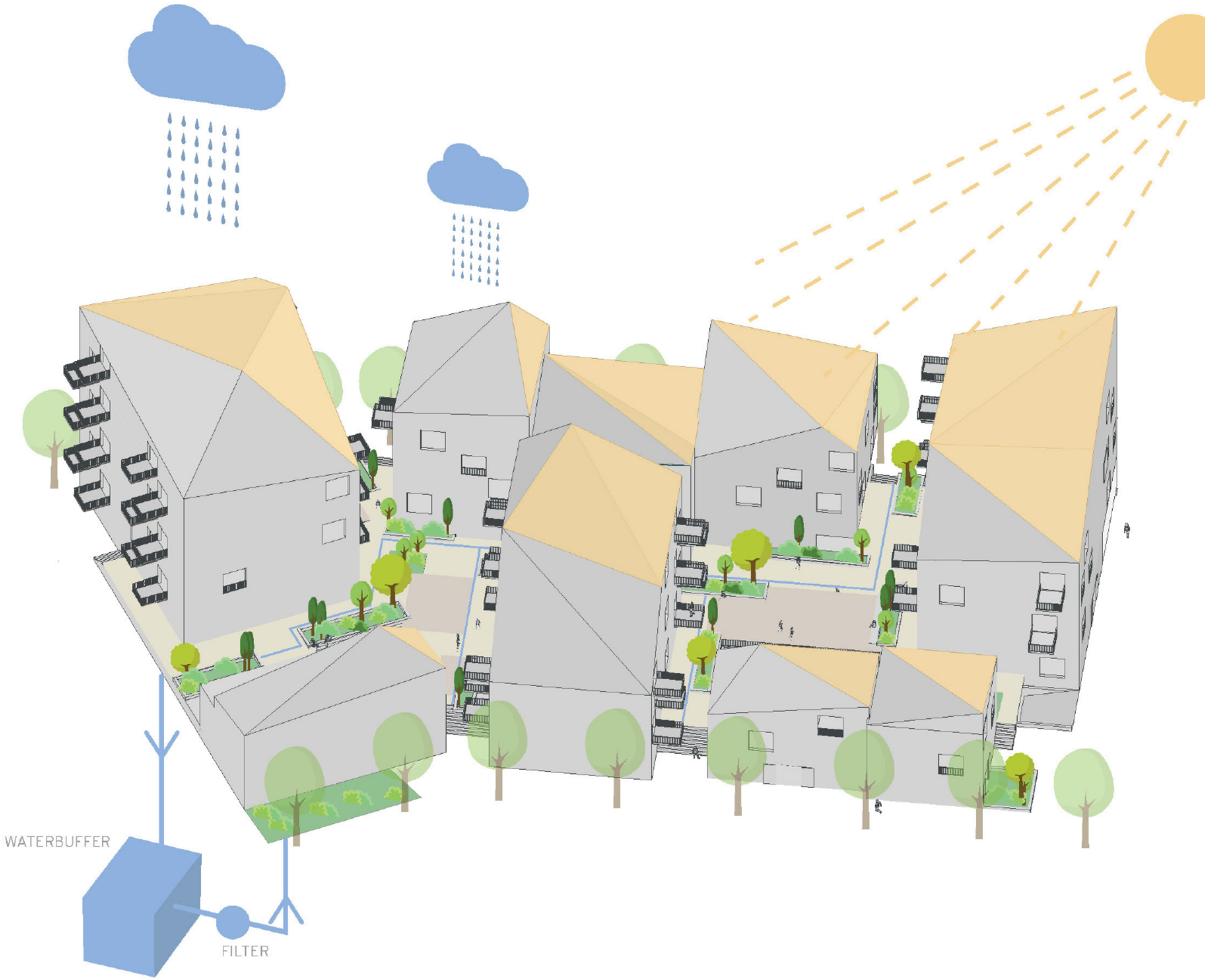
DWARSPROFIEL PLAN



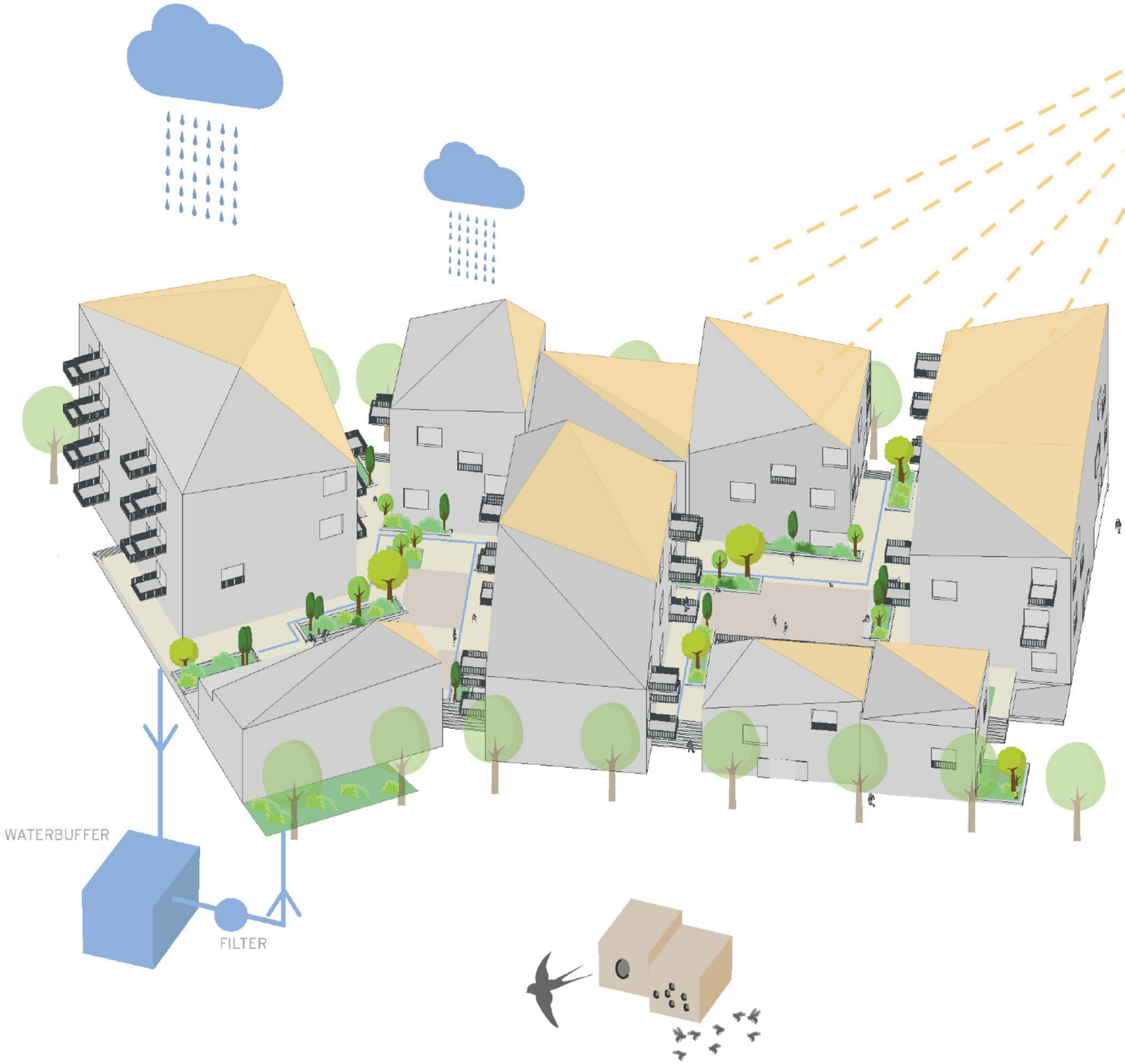
KLIMAAT ADAPTATIE – GROENE BINNENTUINEN EN PLEINEN, BEHOUD BOMEN



KLIMAAT ADAPTATIE – WATER OPVANG EN HERGEBRUIK

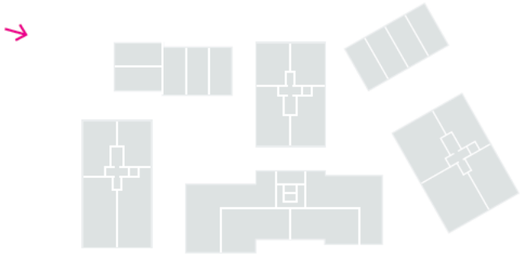


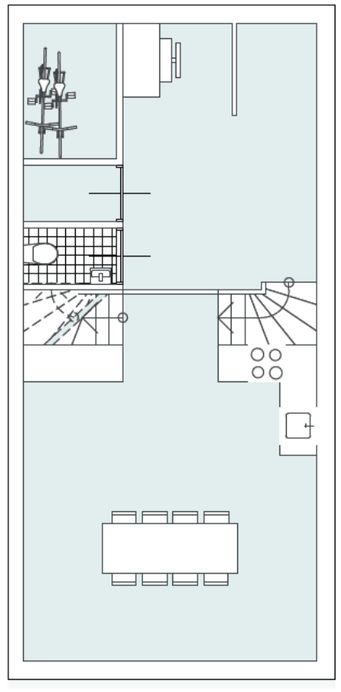
KLIMAAT ADAPTATIE – OPWEKKING ZONNE ENERGIE

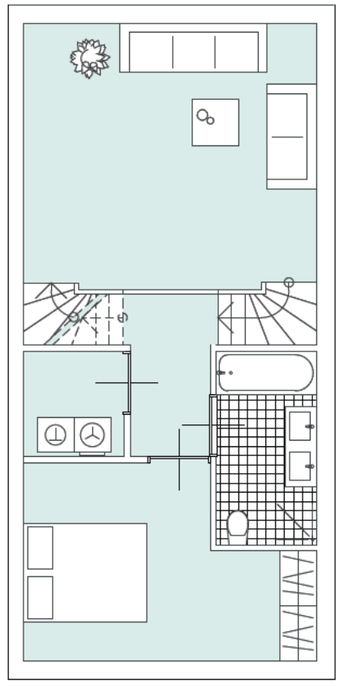


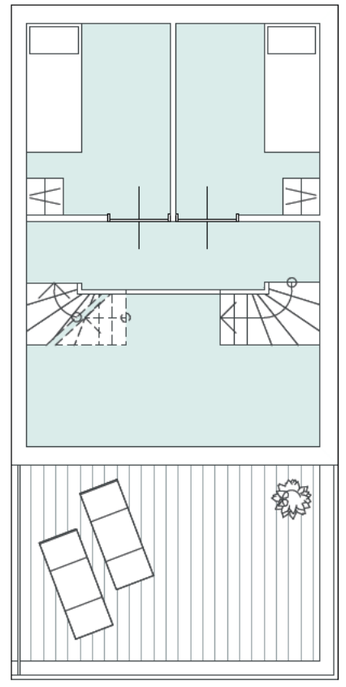
KLIMAAT ADAPTATIE – BIODIVERSITEIT



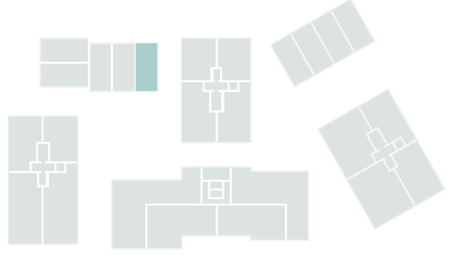




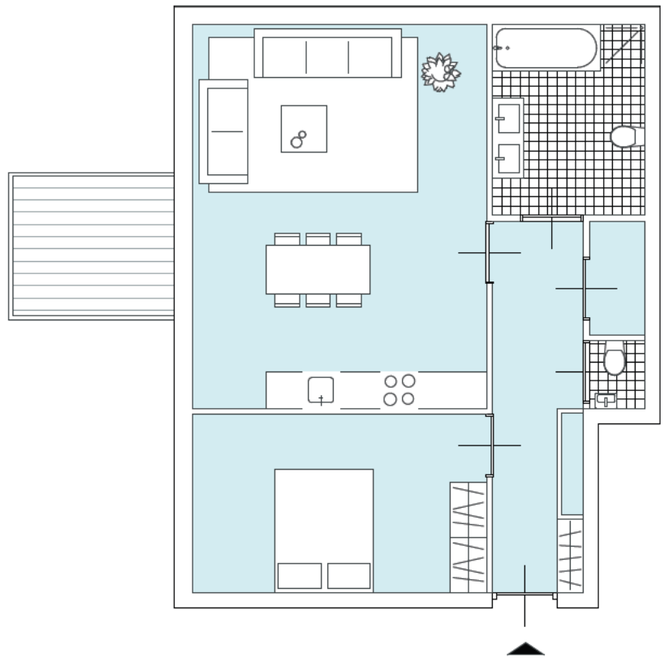




EENGEZINSWONINGEN
M – APPARTEMENTEN 60–70 M²
L – APPARTEMENTEN 100–130 M²
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN



SPLITLEVEL EENGEZINSWONING – 150 M2 GO



EENGEZINSWONINGEN
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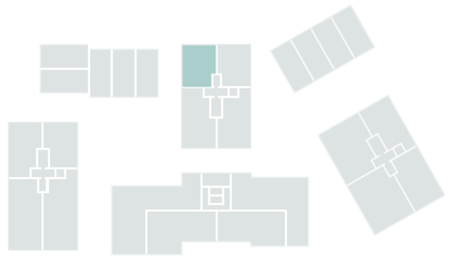
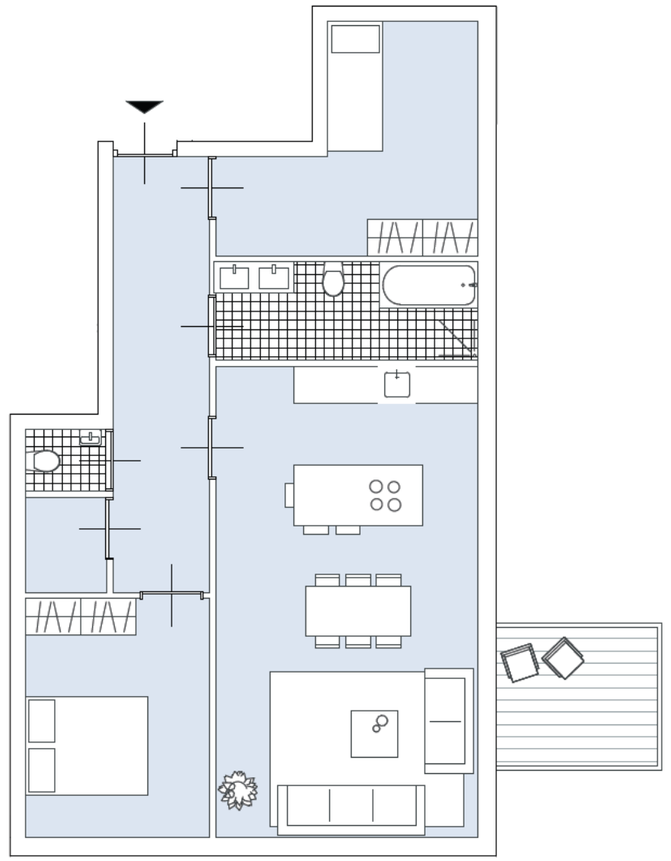
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN



TWEEKAMER APPARTEMENT – 70 M2 GO





EENGEZINSWONINGEN
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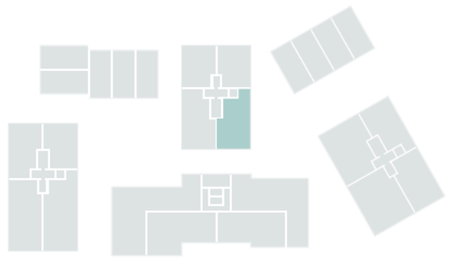
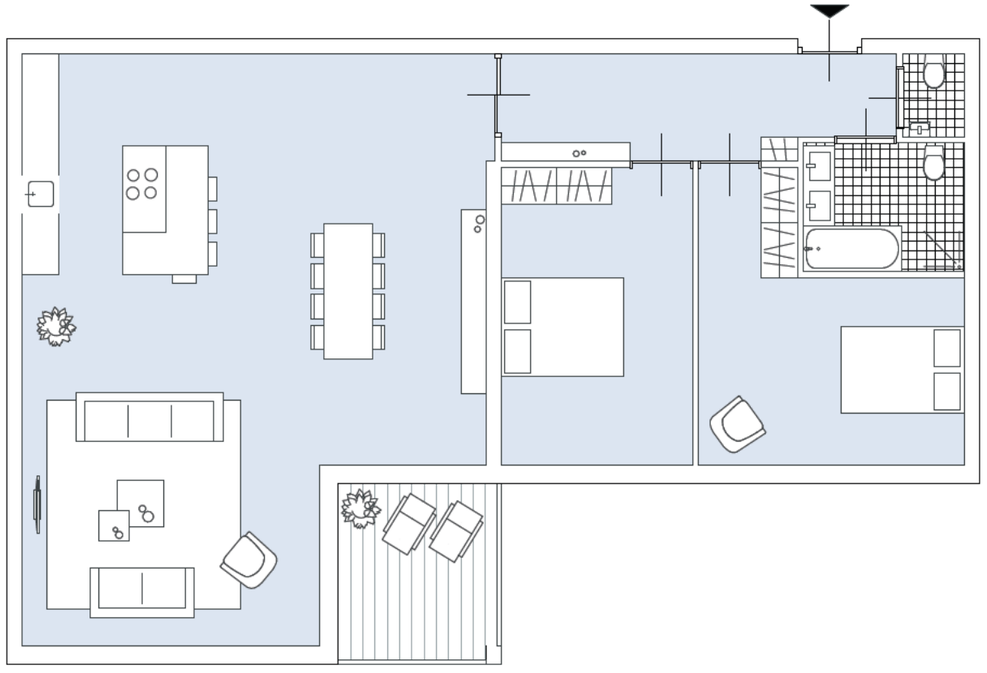
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN



DRIEKAMER APPARTEMENT – 85 M2 GO



EENGEZINSWONINGEN
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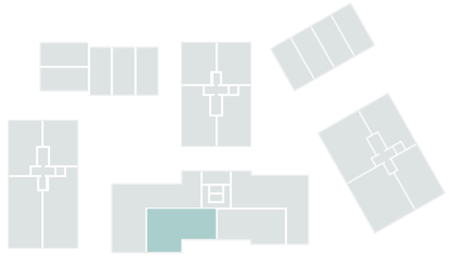
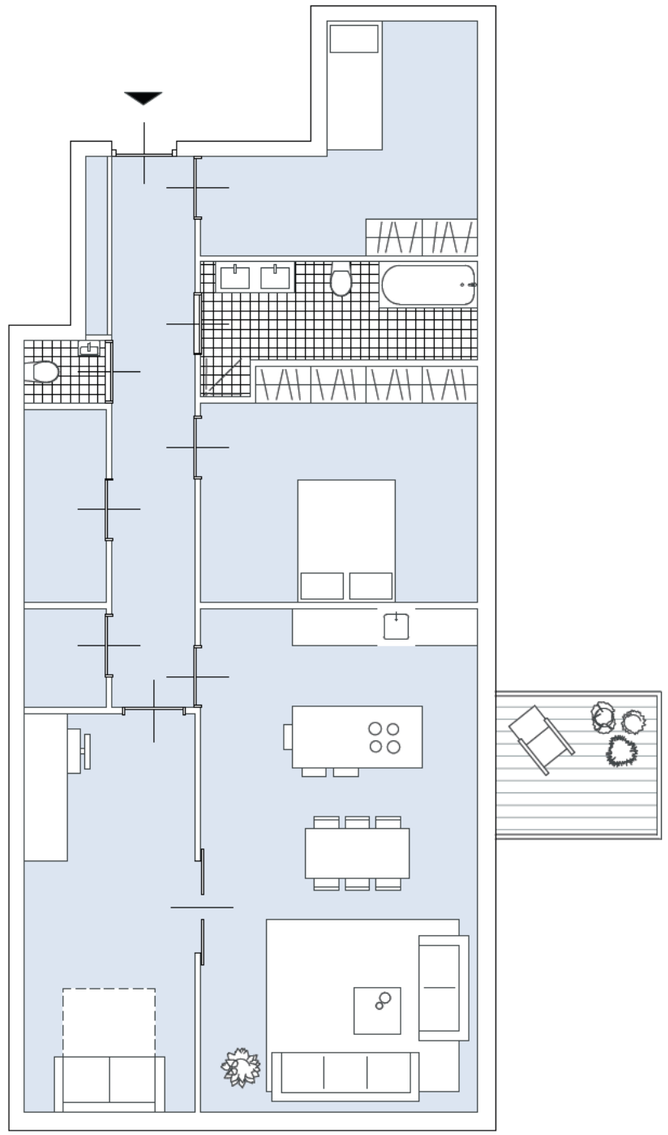
L – APPARTEMENTEN 100–130 M²
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN



DRIEKAMER APPARTEMENT – 105 M2 GO



EENGEZINSWONINGEN
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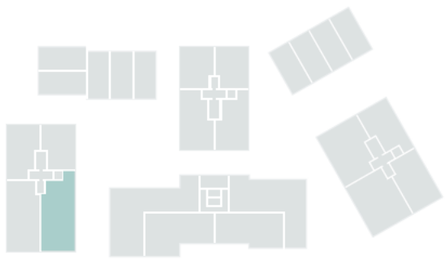
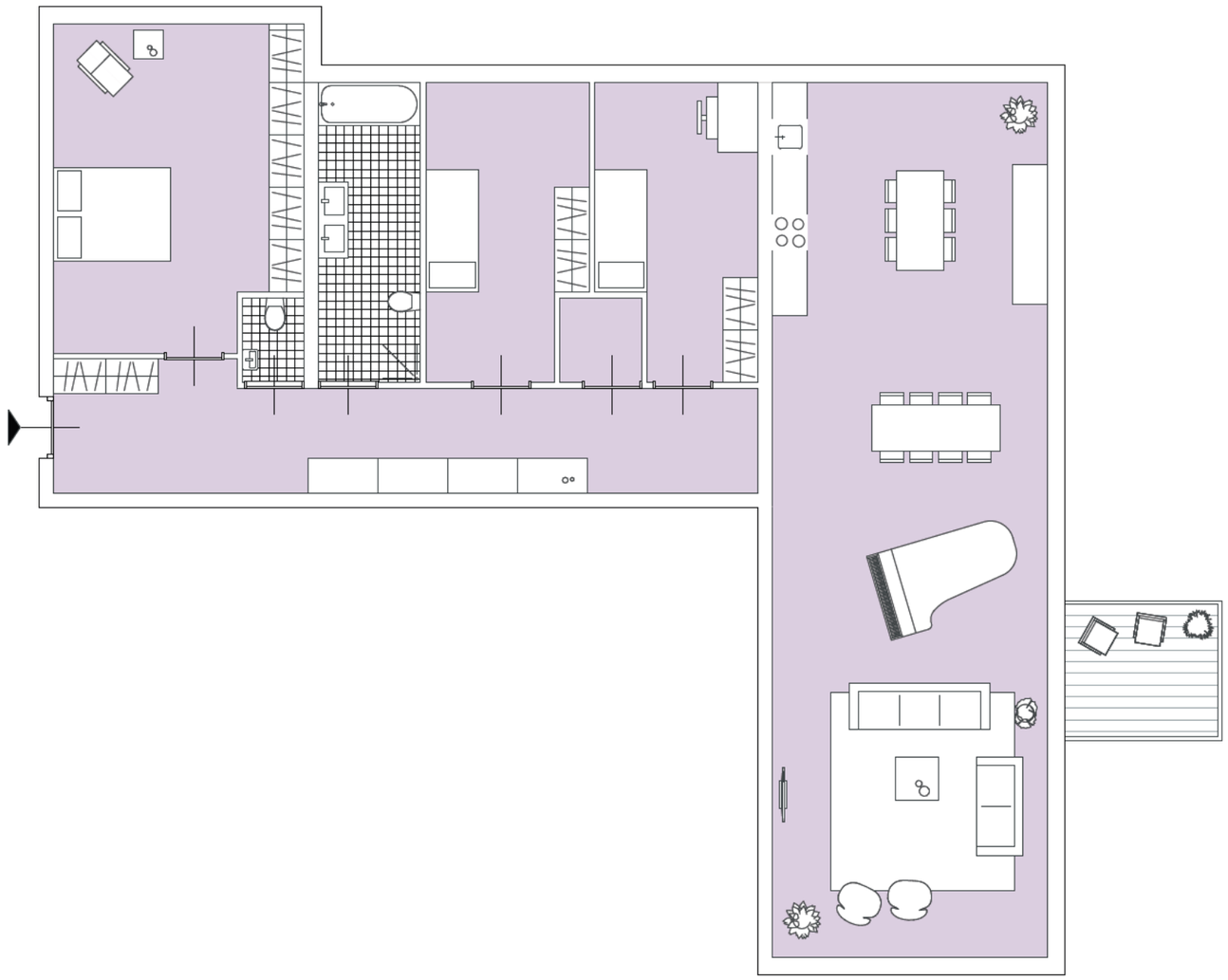
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN



VIERKAMER APPARTEMENT – 120 M2 GO



EENGEZINSWONINGEN
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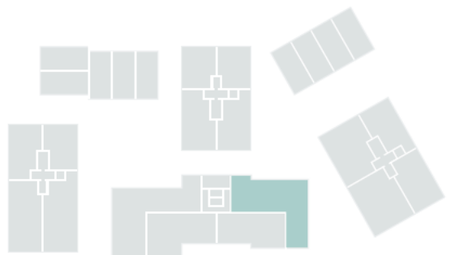
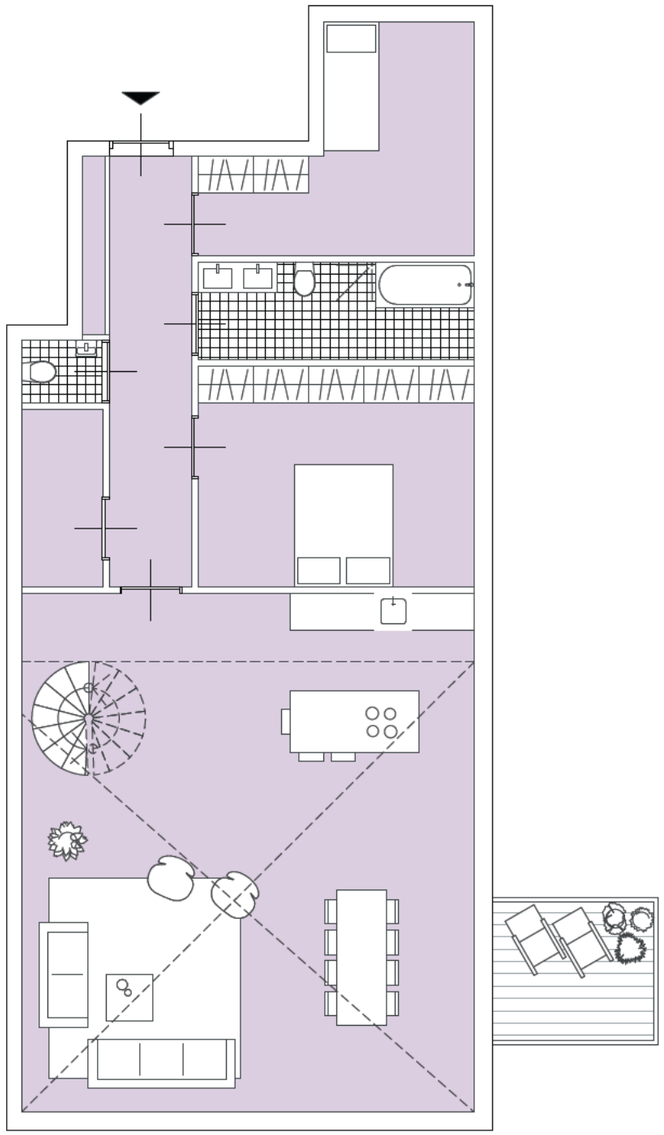
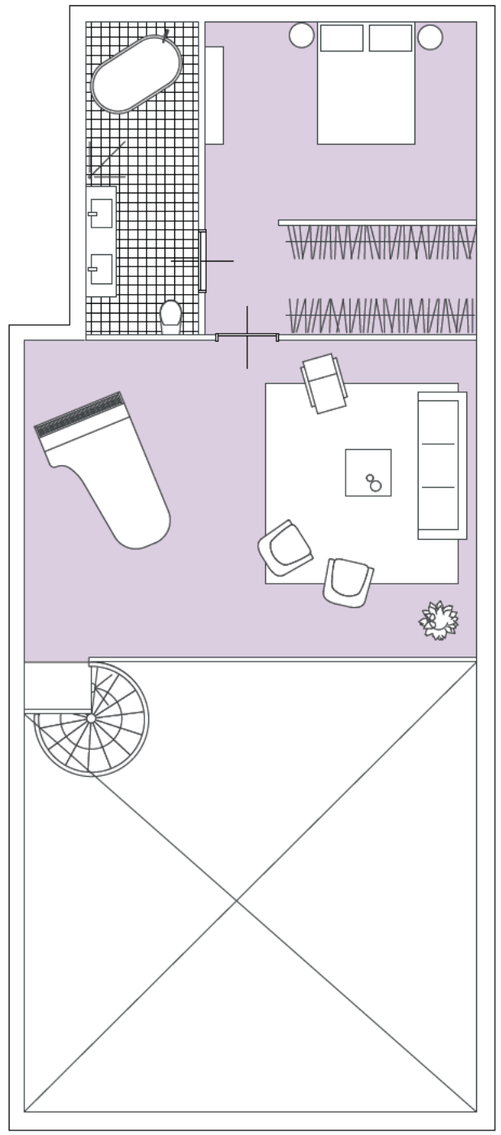
XL – APPARTEMENTEN 150–200 M²
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN



VIERKAMER APPARTEMENT – 160 M2 GO







EENGEZINSWONINGEN
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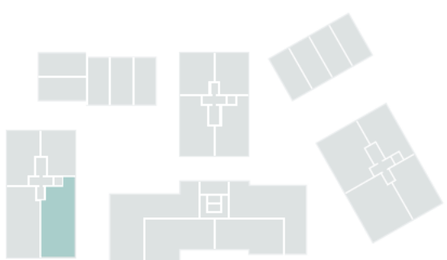
COMMERCIËLE RUIMTE
KANTOOR RUIMTE
BERGINGEN



PENTHOUSE – 200 M2 GO



GETEKEND: 76 APPARTEMENTEN

15% M APPARTEMENTEN:	060-070	M^2 GO
70% L APPARTEMENTEN:	100-130	M^2 GO
15% XL APPARTEMENTEN:	150-200	M^2 GO
COMMERCIEEL PROGRAMMA:	585	M^2 VVO
KANTOORRUIMTE:	600	M^2 VVO
BERGINGEN:	076	STUKS
PARKEERPLAATSEN:	117	STUKS

TOTAAL GO WONINGEN:	9.310 M2 GO
TOTAAL BVO WONINGEN:	11.970 M2 BVO

FACTOR:	0.78

PLAN INHOUD

PARKEERAANTAL OPTIE 1, UITGANGSPUNT:

1,5 PP PER UNIT:	**114 PP**

(OBV 76 APP, EXCL KANTOOR EN COMM)

PARKEERAANTAL OPTIE 2, CF NORM:

LOCATIE:	**SCHIL**
CATEGORIE:	**ZEER STERK STEDELIJK**
M = MIDDELDUUR SEGM:	**1,1 PP PER UNIT***
L+XL = DUURSEGM:	**1,2 PP PER UNIT***
KANTOOR Z. BALIEFUNTIE:	**0,9 PP PER 100M2 BVO***
COMMERCIEEL:	**2,5 PP PER 100M2 BVO***

TOTAAL OPTIE 2:	**110 PP**

*(excl bez pp= 0,3pp p woonunit en 5% voor overig)

5 A 6 EXTRA WONINGEN MOGELIJK BINNEN GETEKEND VOLUME!

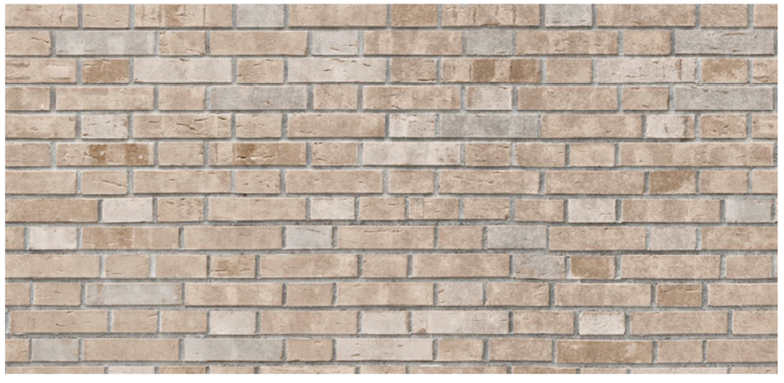
PARKEERNORMERING

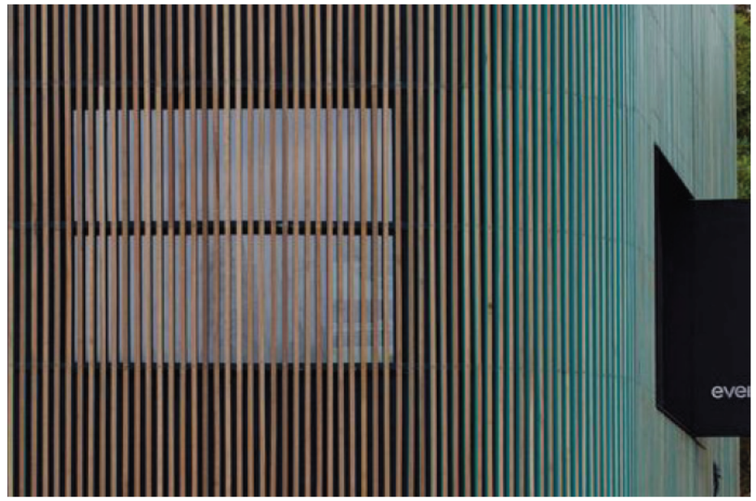




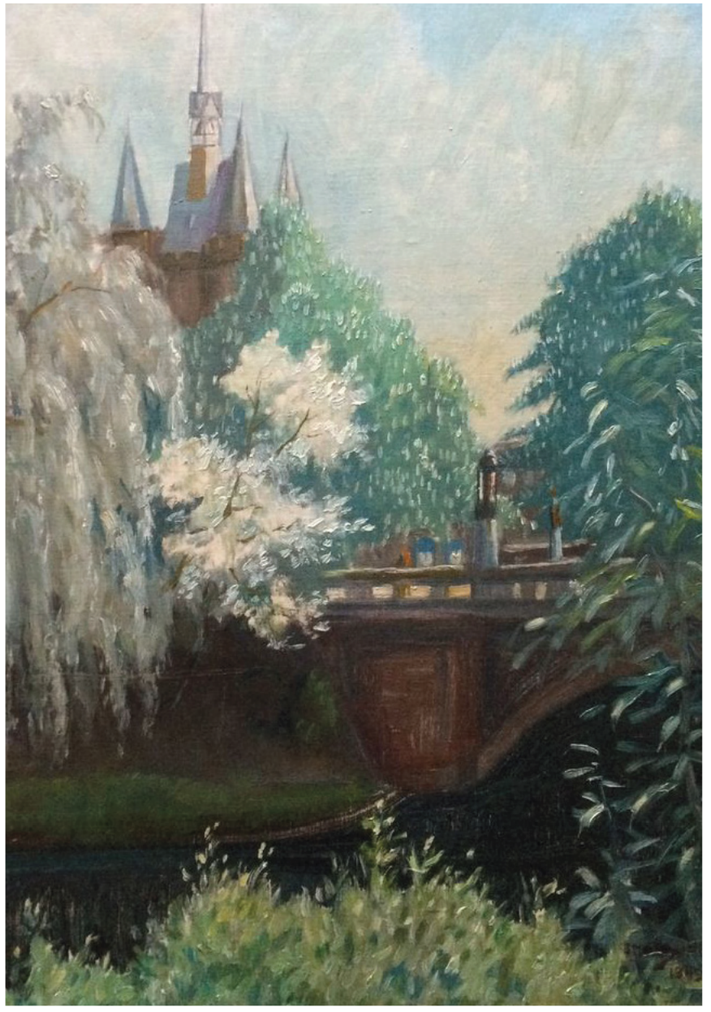
BLOEMENLANDJE – EVERT BOMHOF

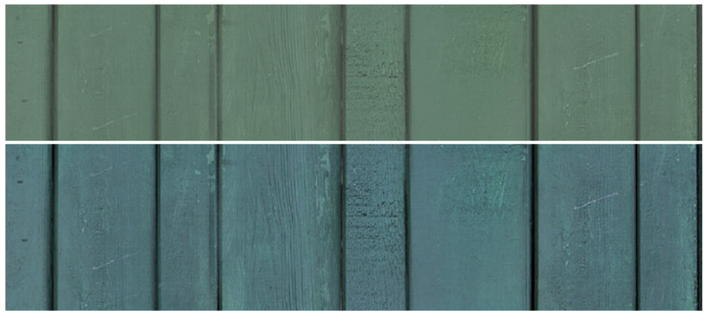






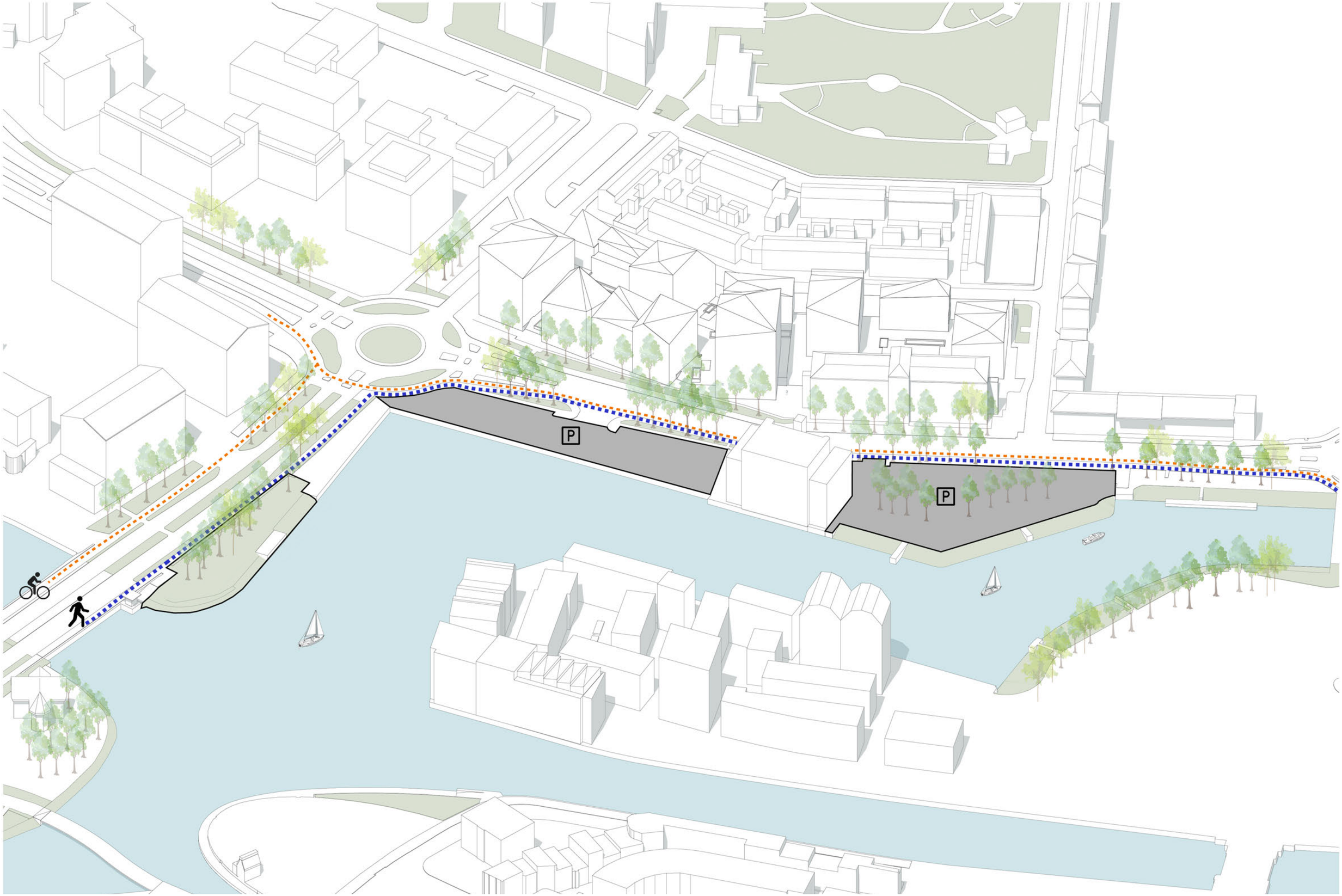




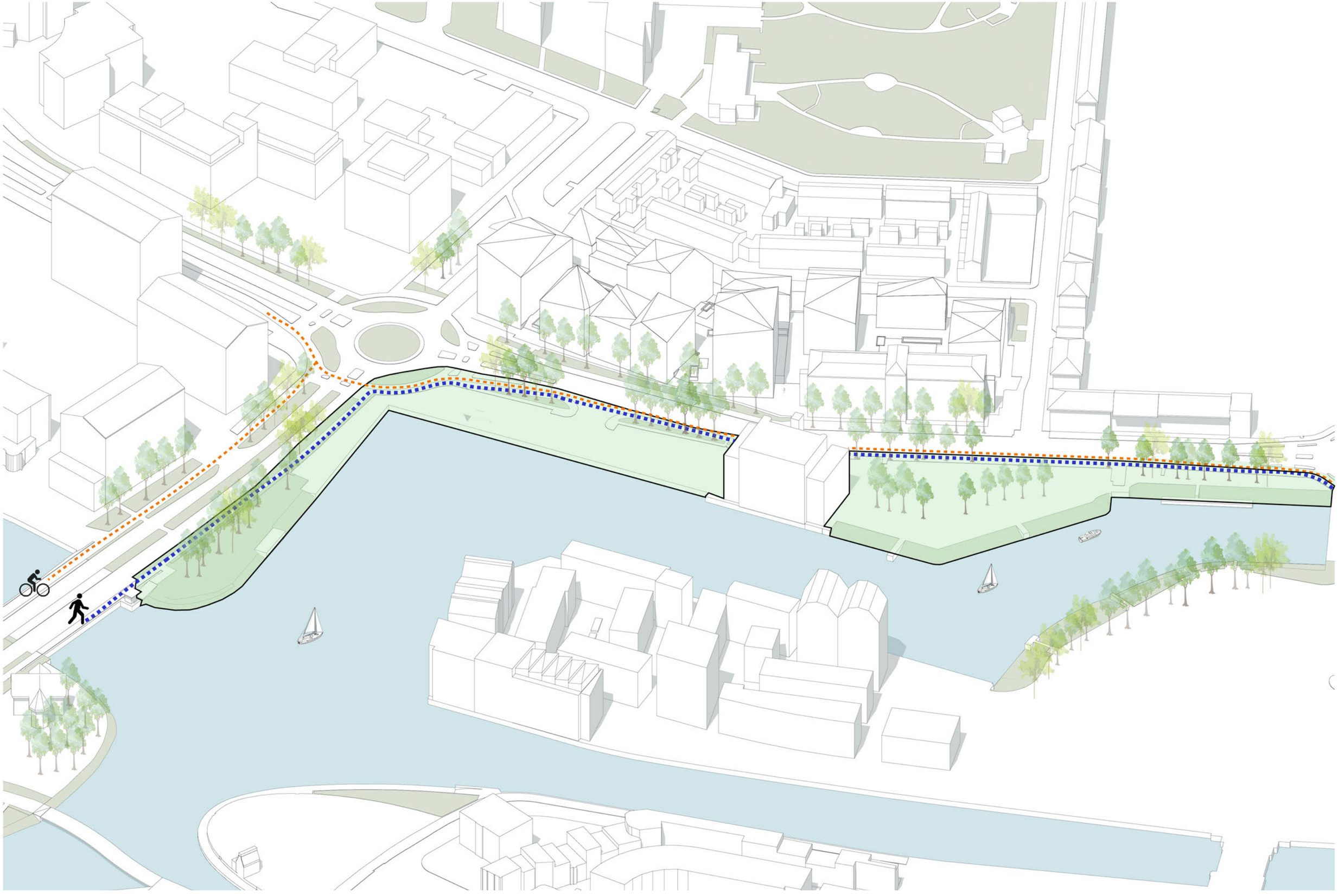


LOOK & FEEL

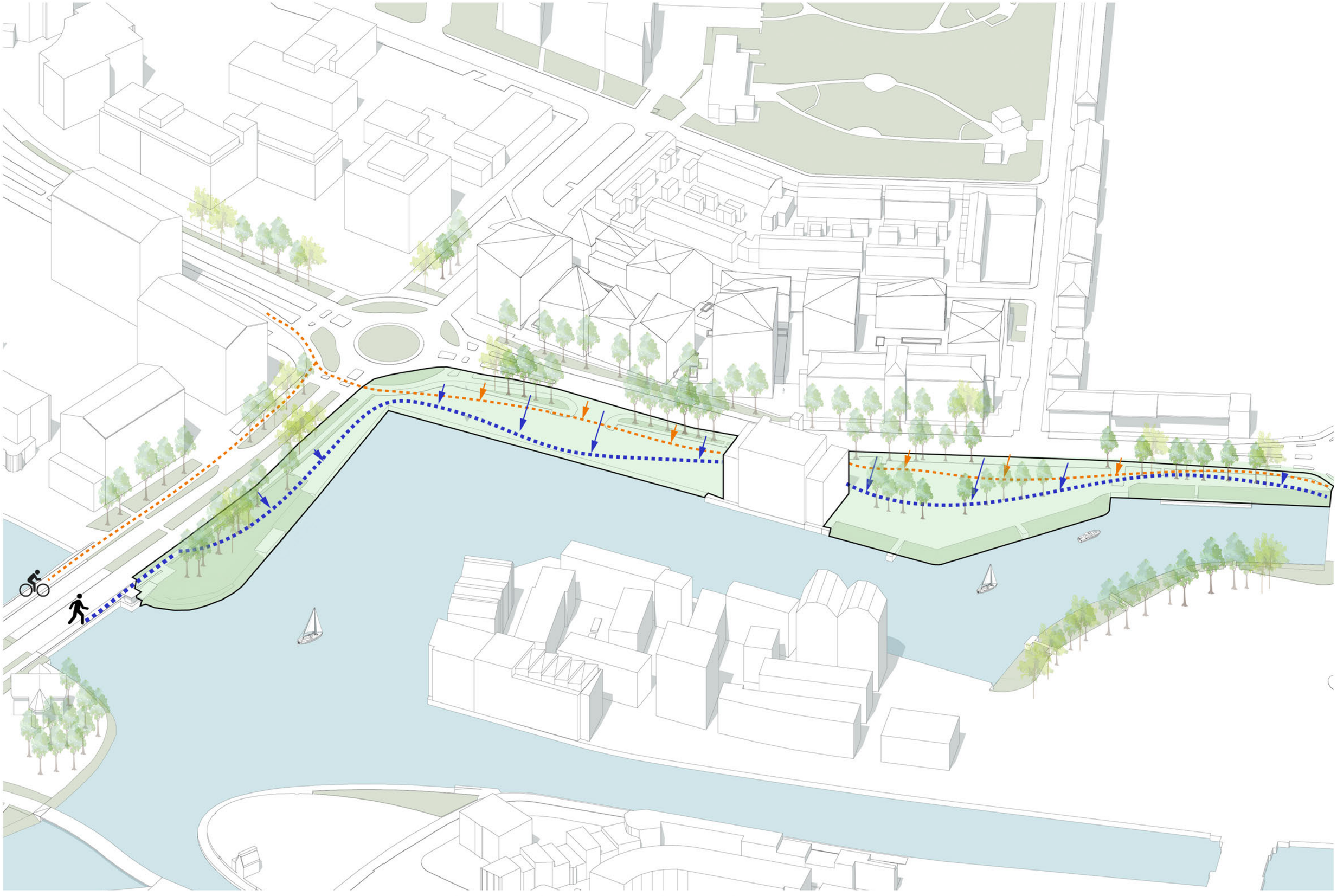
RECREATIEVE OEVER



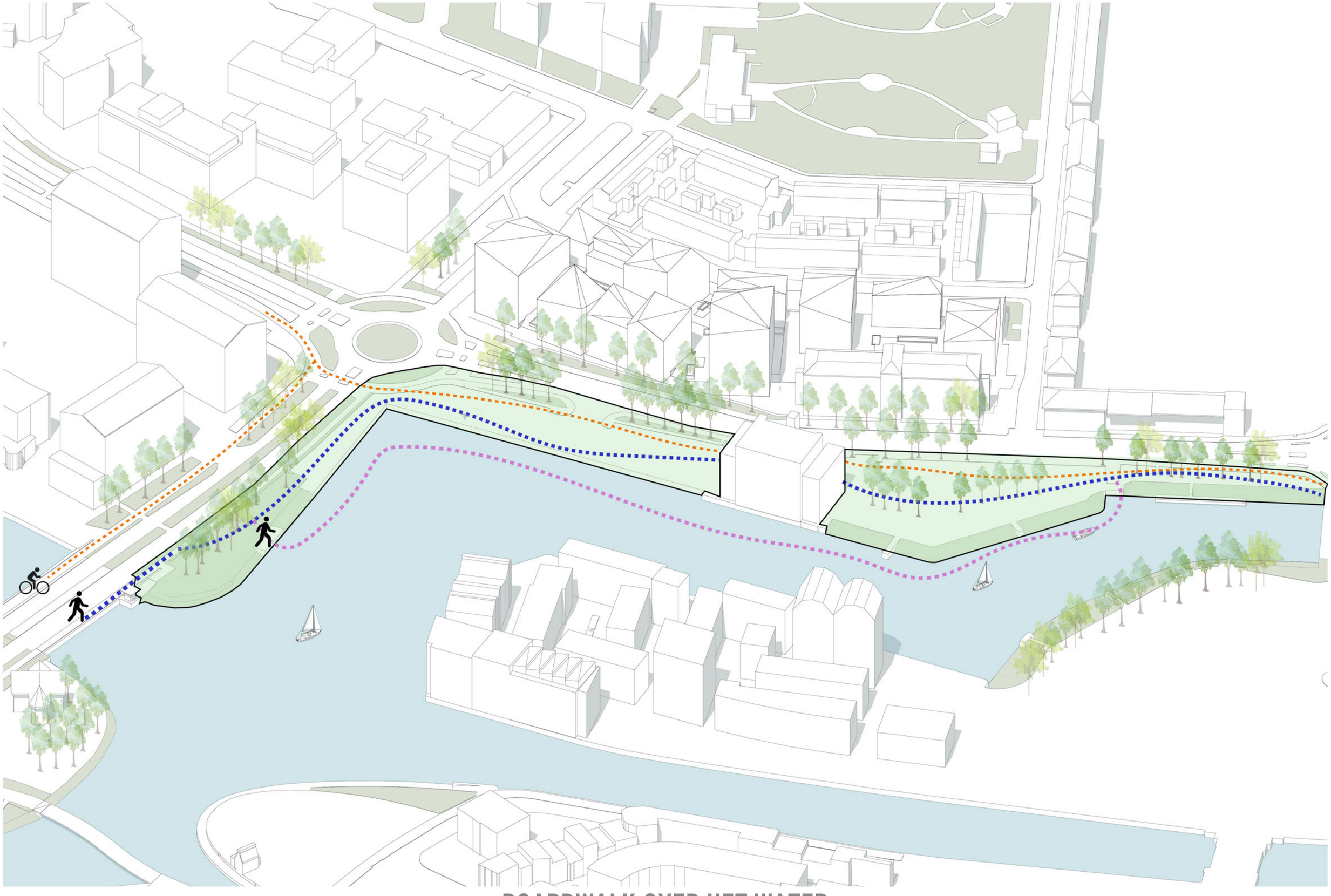
ONDERBREKING VEROORZAAKT DOOR PARKEERTERREIN



TRANSFORMATIE VAN PARKEERTERREIN NAAR GROENE OEVERS



FIETS– EN VOETPADEN OEVERGEBIED INTREKKEN



BOARDWALK OVER HET WATER



NIEUW PUBLIEK DOMEIN AAN DE STADSGRACHT



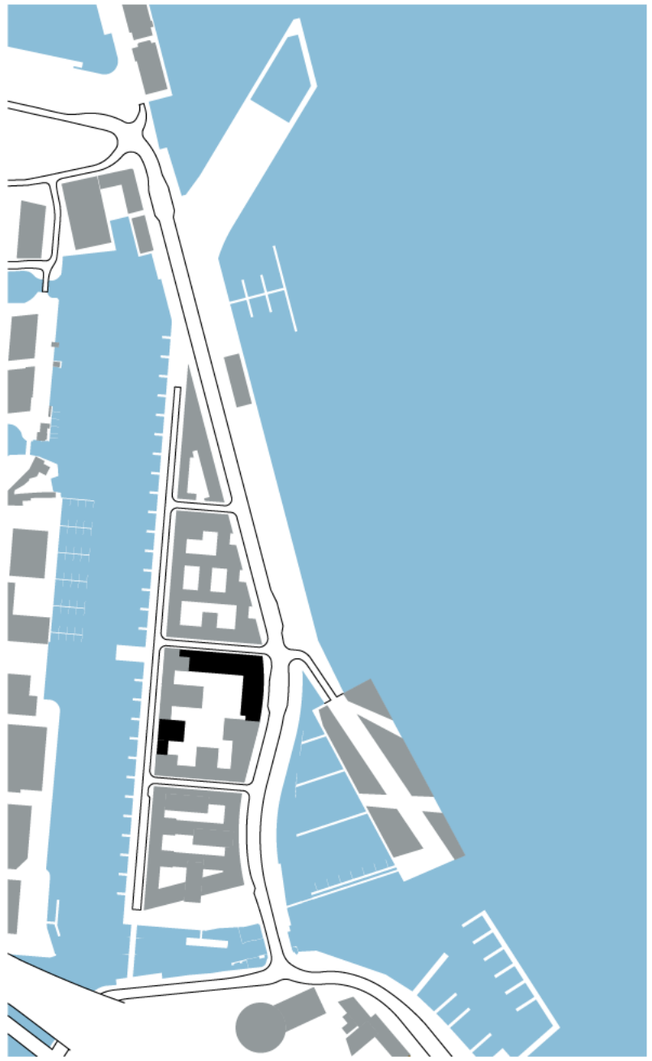
GROENE RECREATIEVE HOTSPOT



REFERENTIES JSA

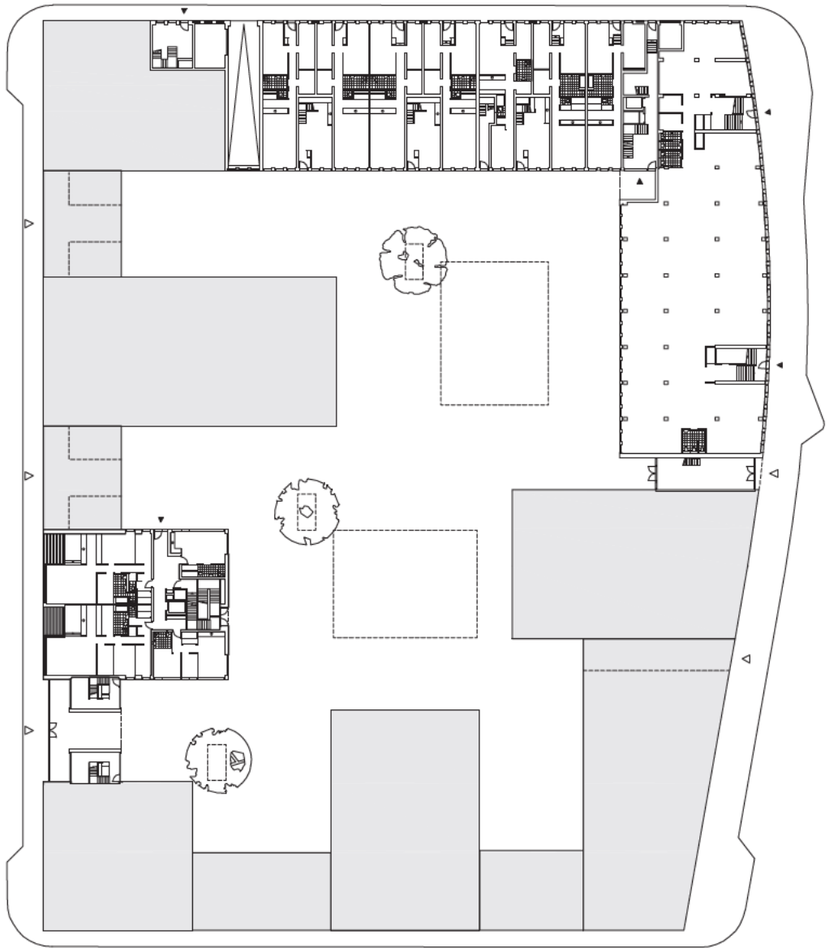
WESTERDOKSEILAND
AMSTERDAM





AMSTERDAM, NEDERLAND
OPGELEVERD 2008
18.100 M2
135 APPARTEMENTEN EN COMMERCIËLE RUIMTE

WESTERDOKSEILAND | AMSTERDAM

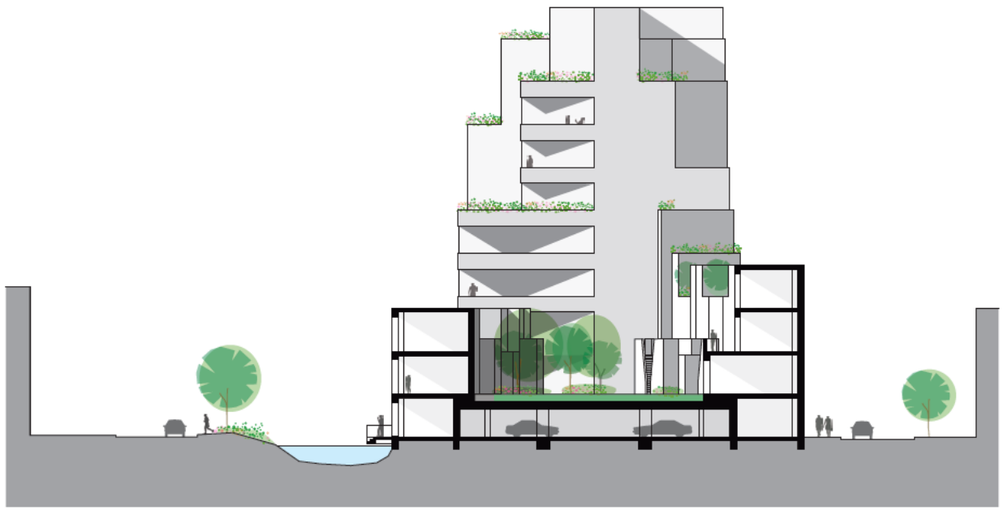




WESTERDOKSEILAND | AMSTERDAM

PORSELEINEN HOF

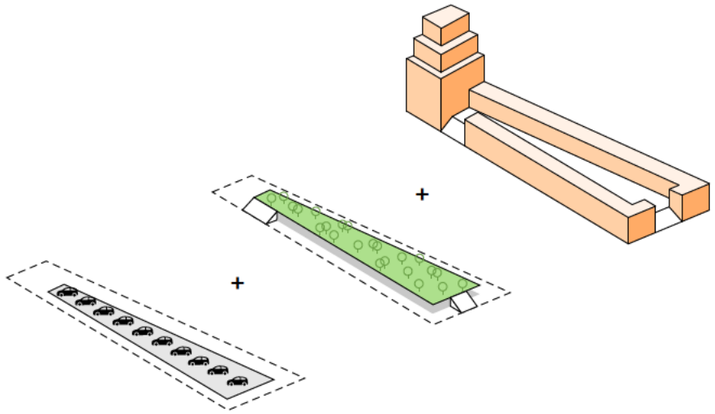
DELFT

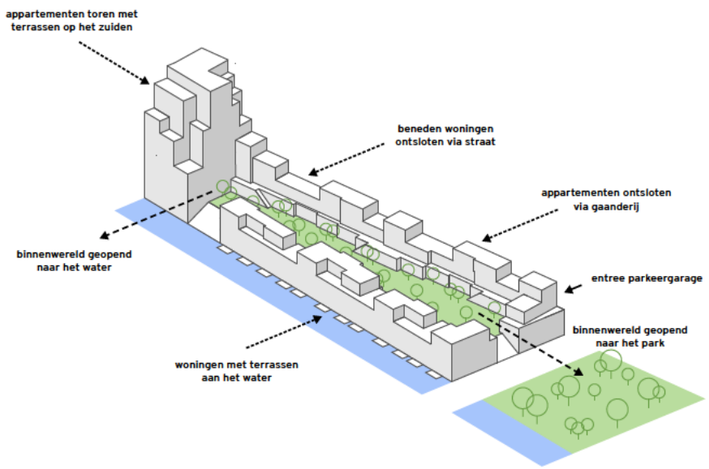




DELFT, NEDERLAND
2015 >
11.300 M2
96 WONINGEN EN COMMERCIËLE RUIMTE

PORSELEINEN HOF | DELFT

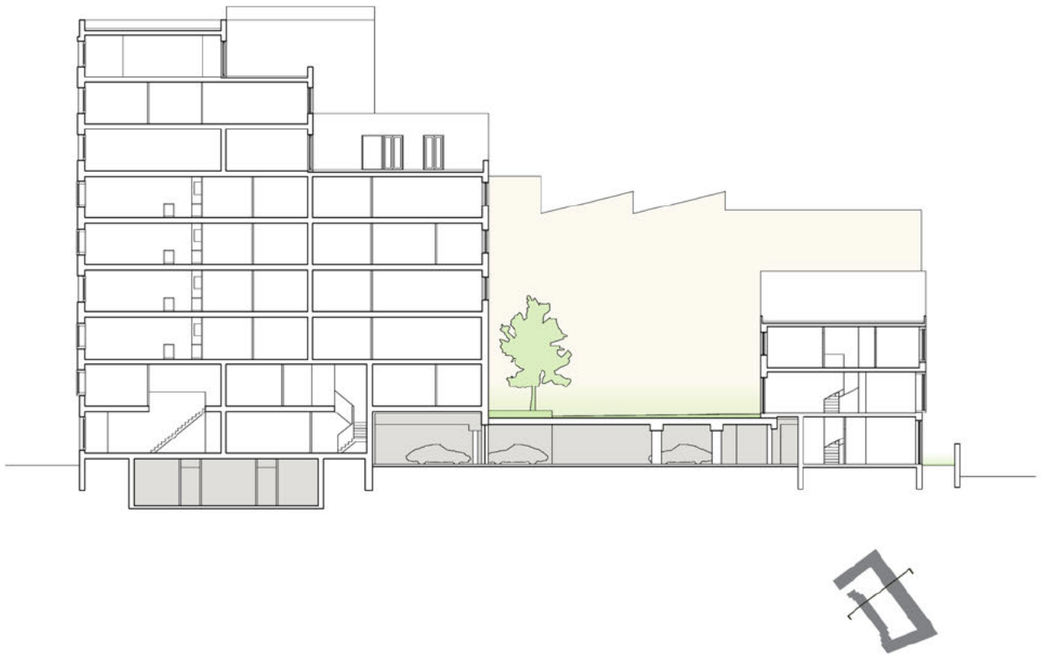






PORSELEINEN HOF | DELFT

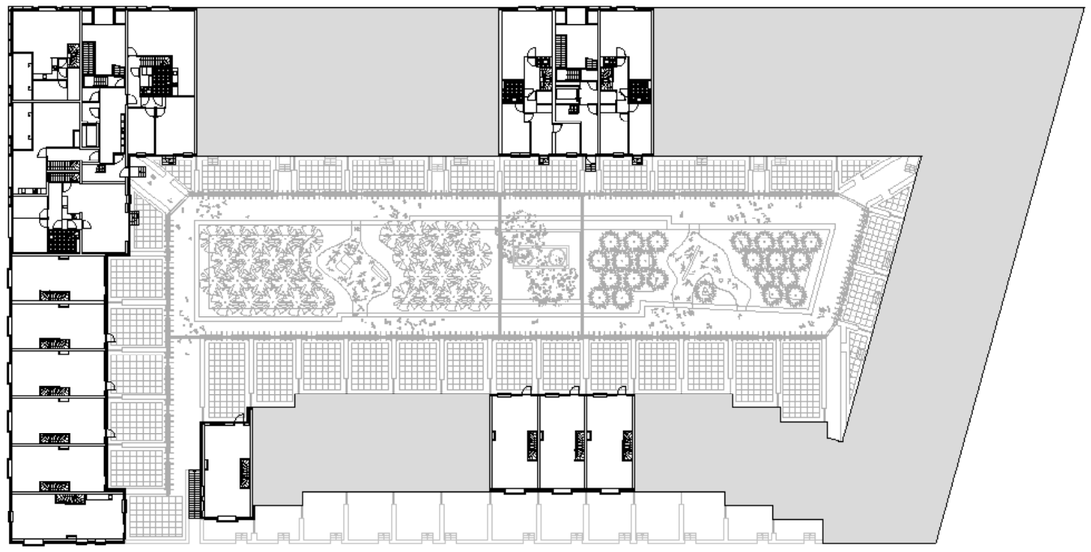
NIEUW CROOSWIJK
ROTTERDAM





ROTTERDAM, NEDERLAND
2007–2012
14.750 M2
51 APPARTEMENTEN EN 24 WONINGEN

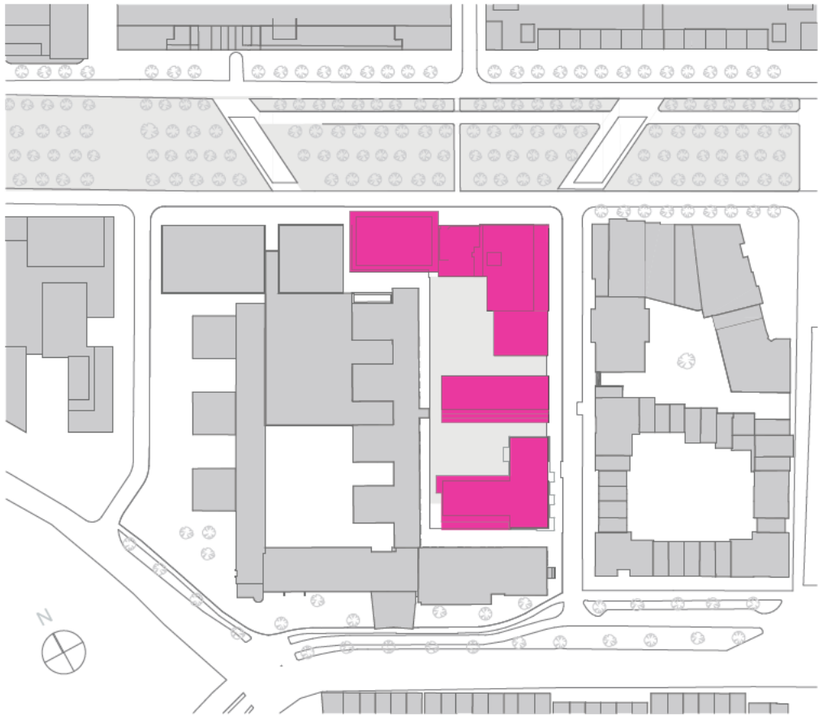
NIEUW CROOSWIJK | ROTTERDAM





NIEUW CROOSWIJK | ROTTERDAM


S-WEST
EINDHOVEN





STRIJP-S EINDHOVEN, NEDERLAND
2017-
29.665 M2
235 APPARTEMENTEN

S-WEST | STRIJP-S EINDHOVEN





S-WEST | STRIJP-S EINDHOVEN

DANK U WEL

