



15 07 2021

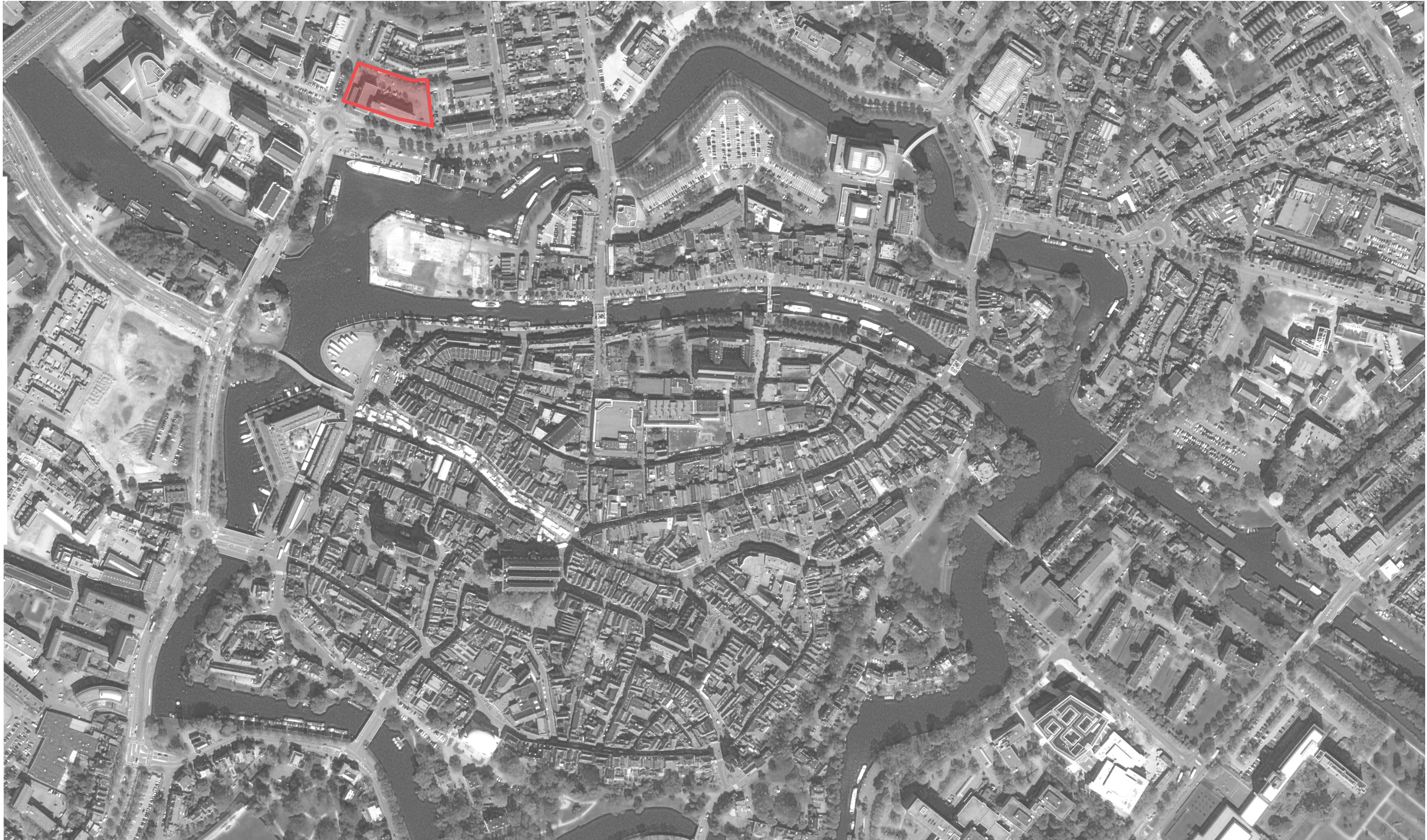
De Zwaan Zwolle Presentatie Welstand



Slokker Vastgoed

Locatie

Locatie



Planlocatie – net buiten de middeleeuwse binnenstad

Locatie



locatie schuttevaerkade 80 – 88



zicht op de stadsgracht

Huidige situatie

Locatie



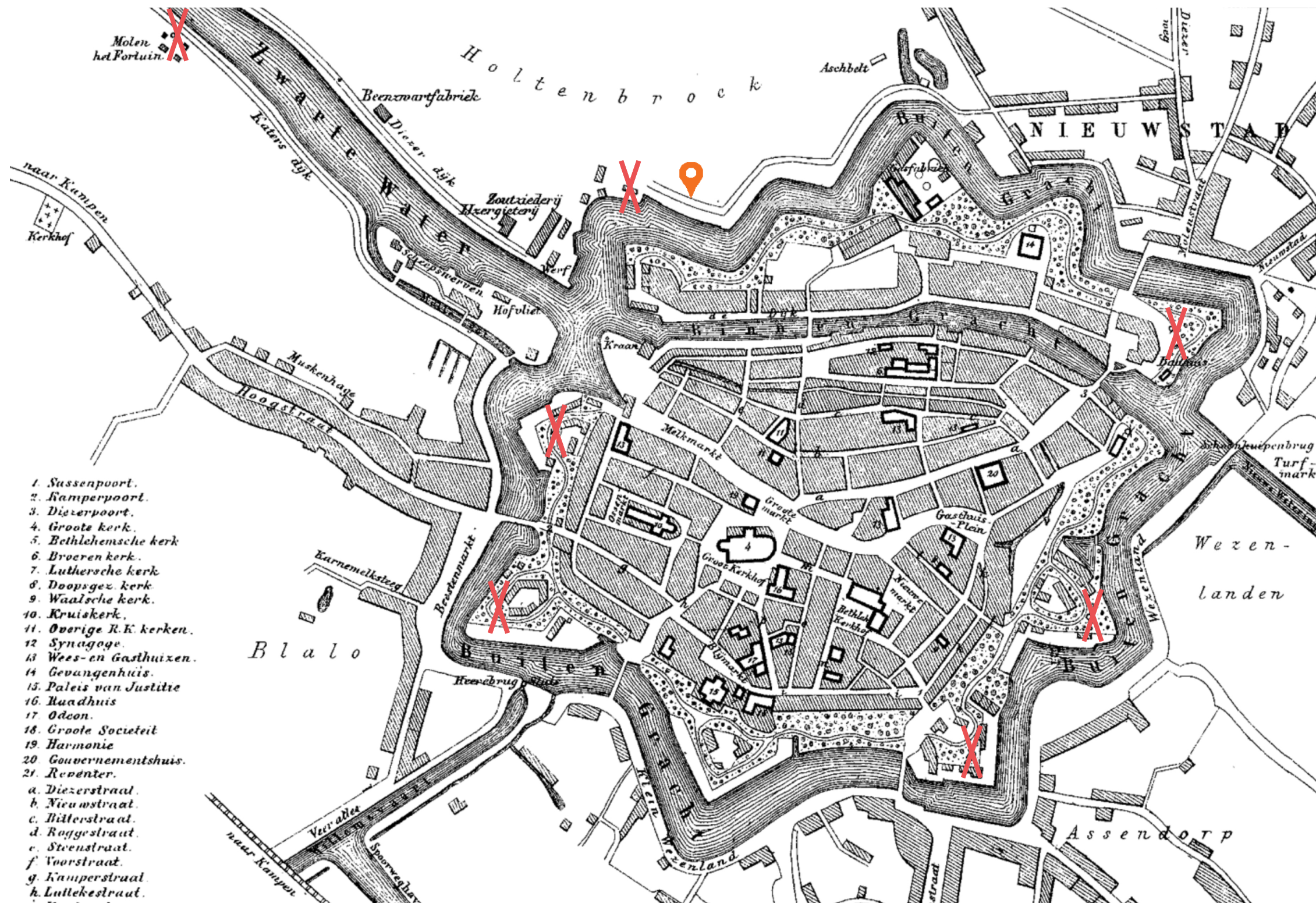
kleine schaal van miereveltstraat



verrommelde invulling achtergebied

Huidige situatie

Locatie



Molens aan de stadsgracht – eind 19e eeuw

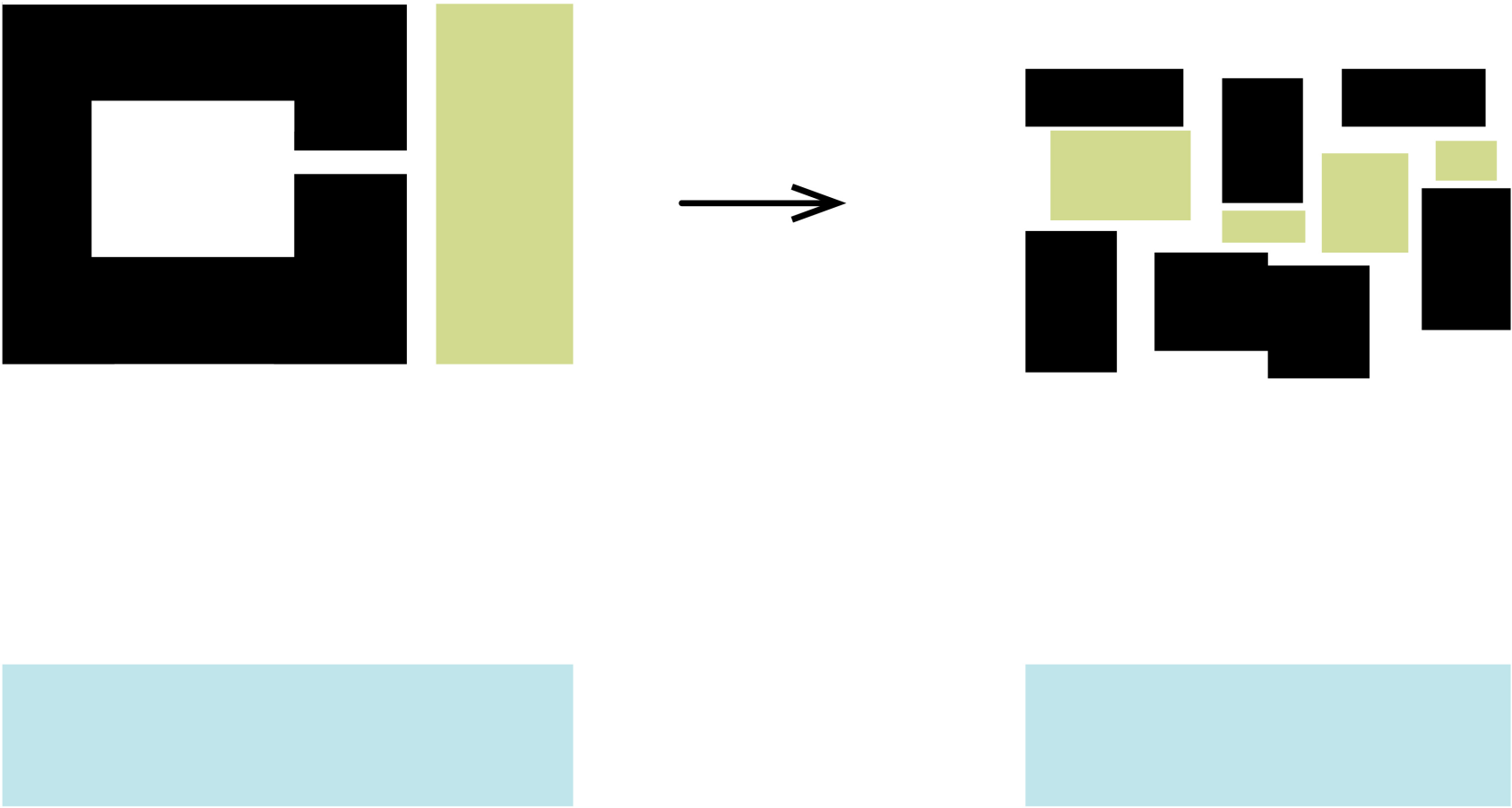
Locatie



Houtzaagmolen 'De Zwaan' – 1885

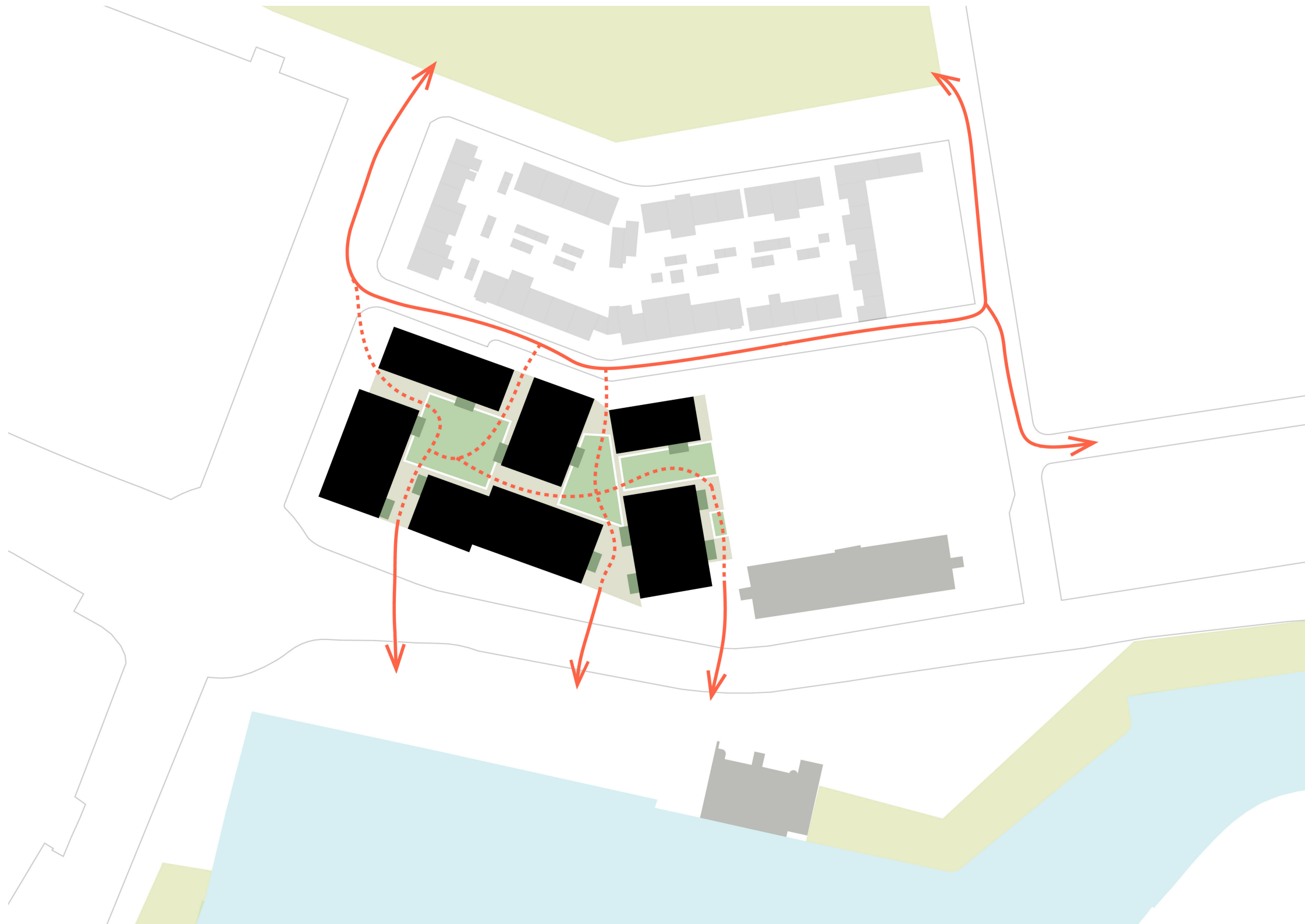
Concept

Concept



Van samengesteld bouwblok naar ensemble van gebouwen

Concept



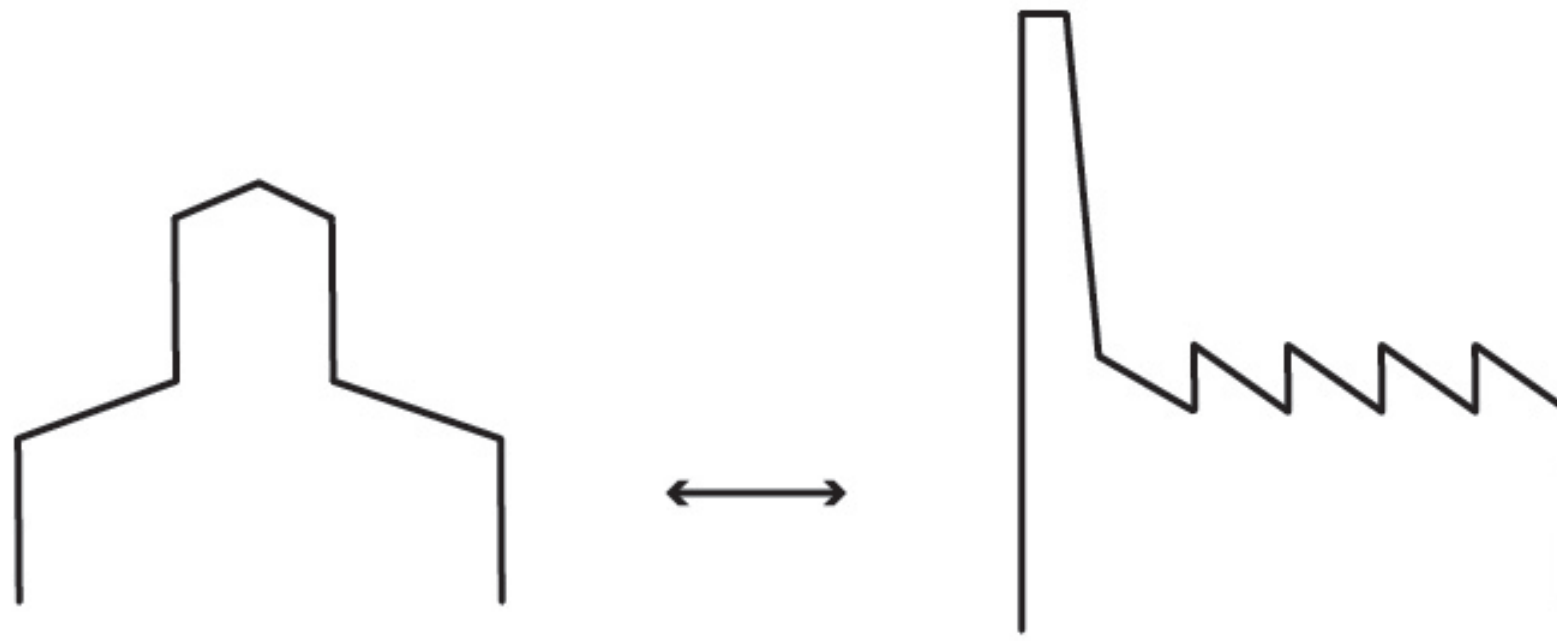
Fijnmazige verbindingen en routes

Concept



Kleinschalige industrie

Concept



Architectonisch concept

Ontwerp december 2019

Ontwerp december 2019



Situatie

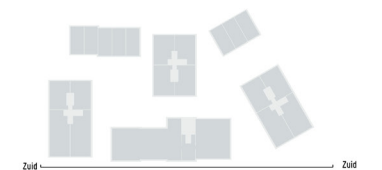


Ontwerp december 2019



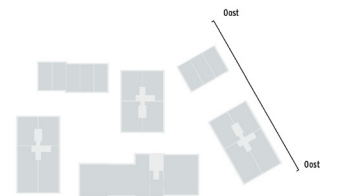
Vogelvlucht Schuttevaerkade

Ontwerp december 2019



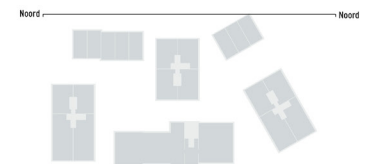
Gevelaanzicht zuid | Schuttevaerkade

Ontwerp december 2019



Gevelaanzicht oost

Ontwerp december 2019



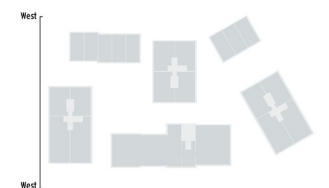
Gevelaanzicht noord | Van Miereveltstraat

Ontwerp december 2019



Vogelvlucht Van Miereveltstraat

Ontwerp december 2019



Gevelaanzicht west | Govert Flinckstraat

Ontwerp december 2019



Hoek Schuttevaerkade – Govert Flinckstraat

Opmerkingen

Welstands- en Monumentencommissie IJsselland
5 december 2019

Opmerkingen

**maat, schaal en architectonische uitwerking
lichtgekleurde gebouw (blok E)**

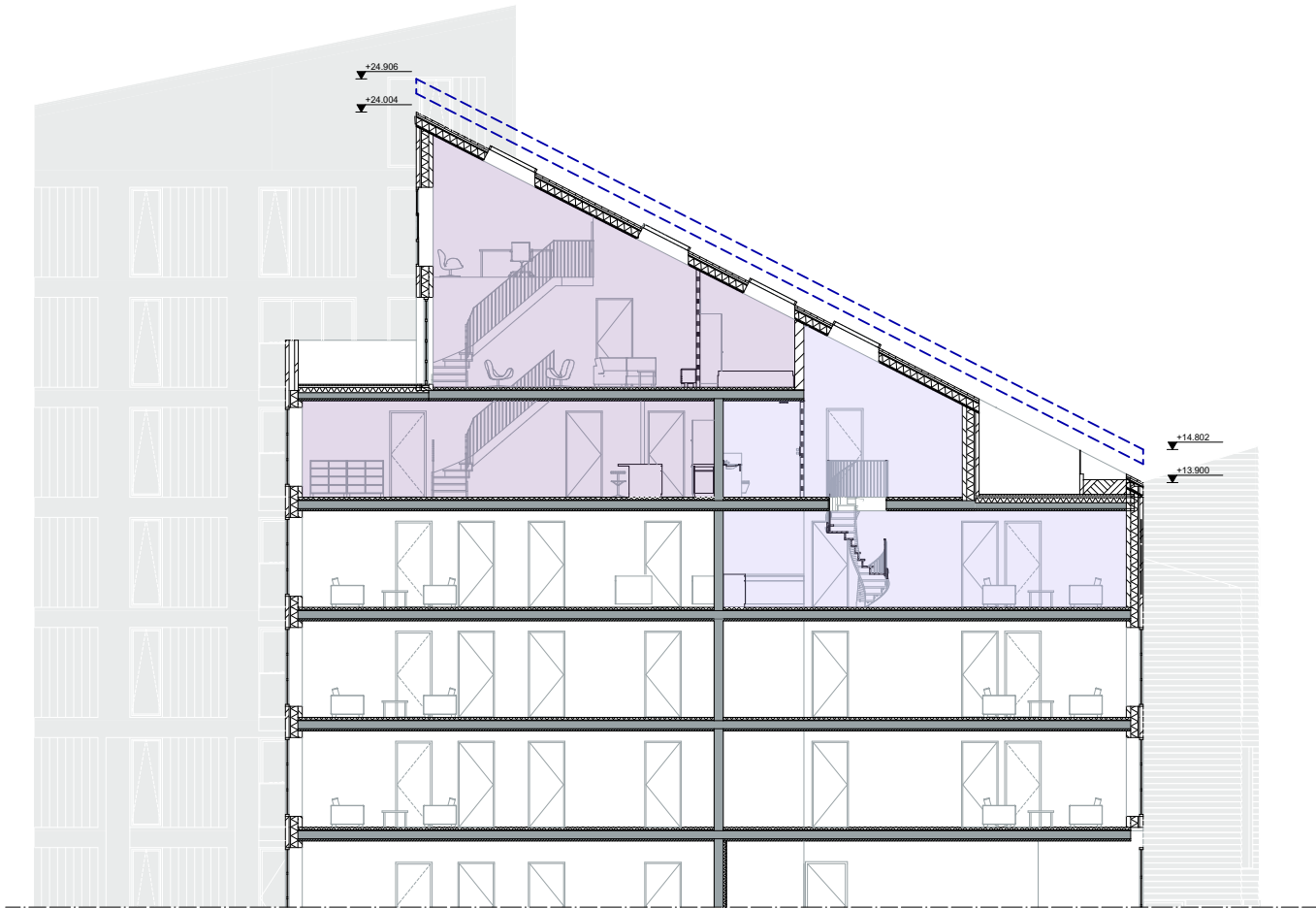
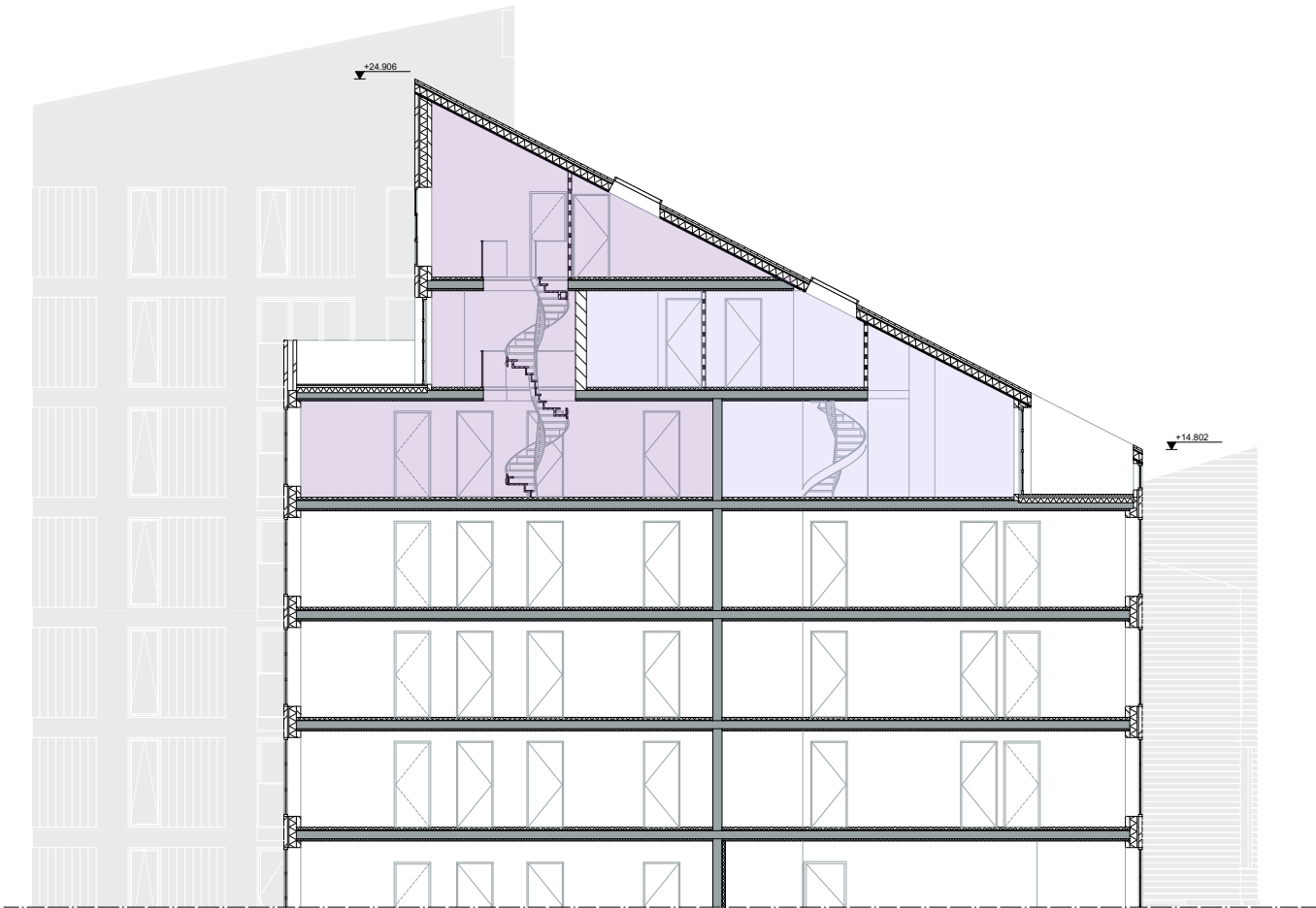
**route tussen wijk en water langs
lichtgekleurde gebouw (blok E)**

afscherming tussen privé–buitenruimtes

toepassing natuurinclusieve maatregelen

Blok E

Blok E



Verlaging van het volume (90cm)

Blok E



Oorspronkelijke volume (december 2019)

Blok E



- dak :
900mm naar beneden
- ramen verdiepingen :
alle ramen 2500mm en tussenafstanden gelijk
- raam begane grond :
begint vanaf dekniveau
- entree deur en ramen begane grond:
terugliggend met nis

Aanpassingen volume

Blok E



Nieuwe volume

Blok E



Monserbord metselwerk

Blok E



Ontwerp juli 2021

Route tussen wijk en water

Route tussen wijk en water



Route tussen wijk en water

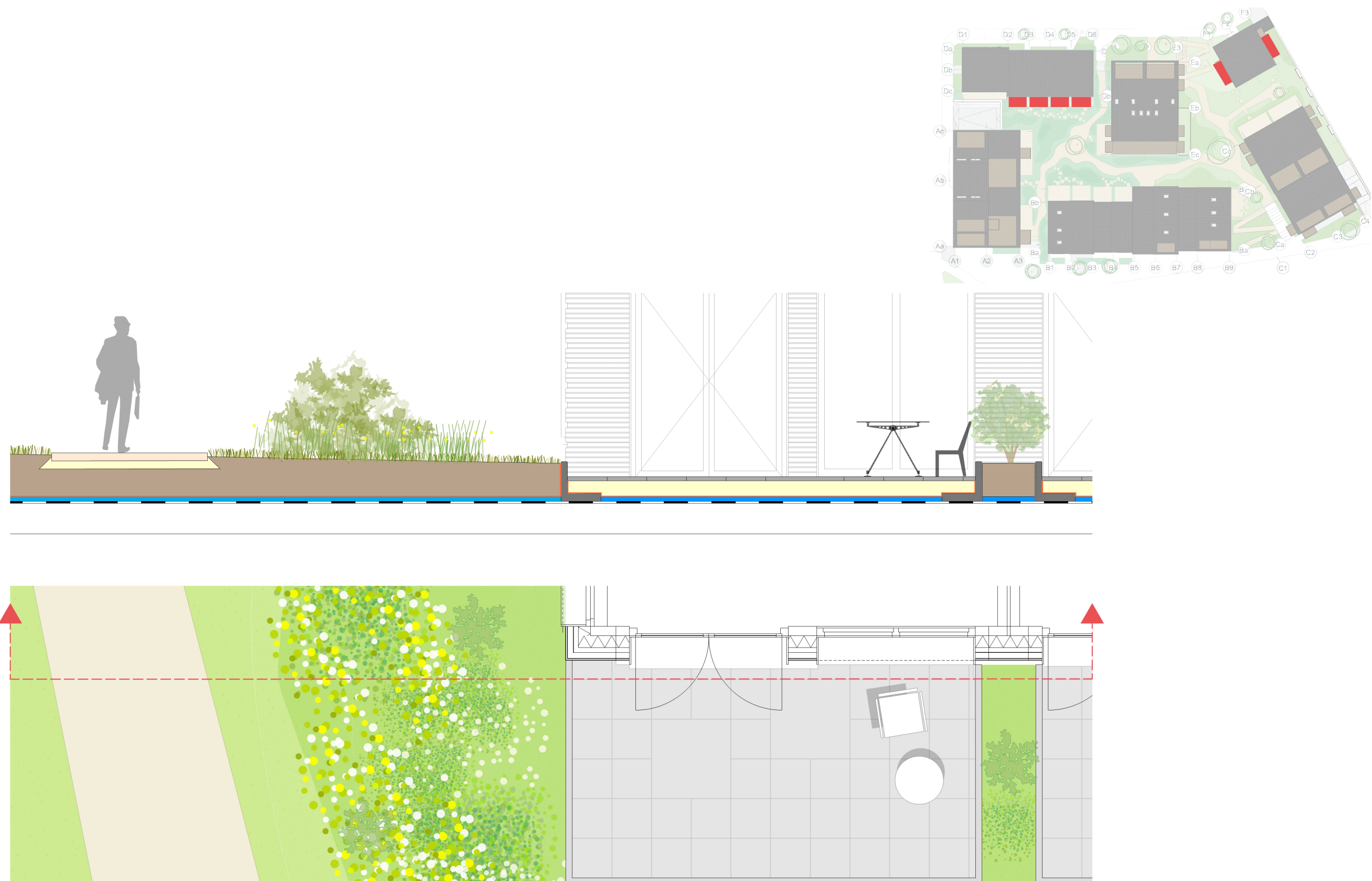


Maaiveld | verbrede toegankelijke doorsteek



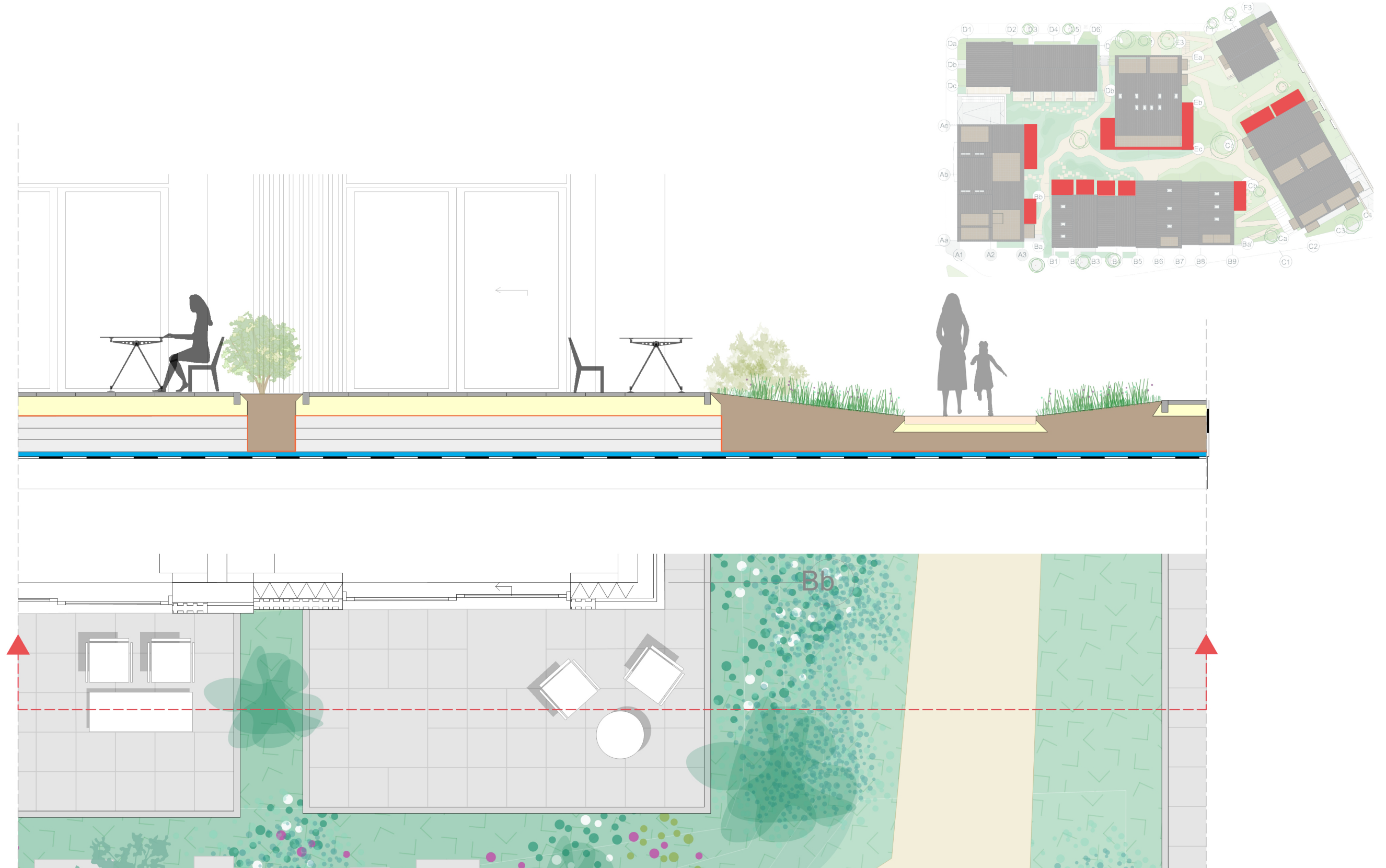
Overgang privé–openbaar

Overgang privé–openbaar



Laag gelegen terrassen bij Blok D en F

Overgang privé–openbaar



Hoger gelegen terrassen bij de overige woningen

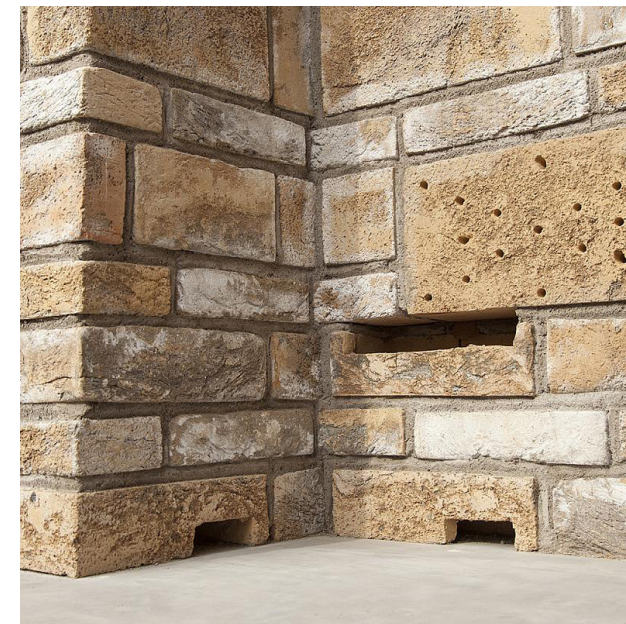
Overgang privé–openbaar



Opgaande beplanting zorgt voor afscheiding en privacy

Natuurinclusieve maatregelen

Natuurinclusieve maatregelen



nestkasten

insectenhotels

vleermuiskasten

Nestkasten en insectenhotels

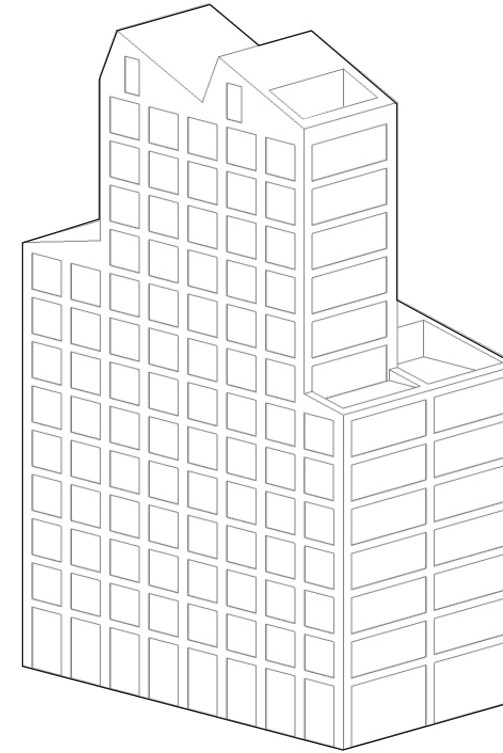
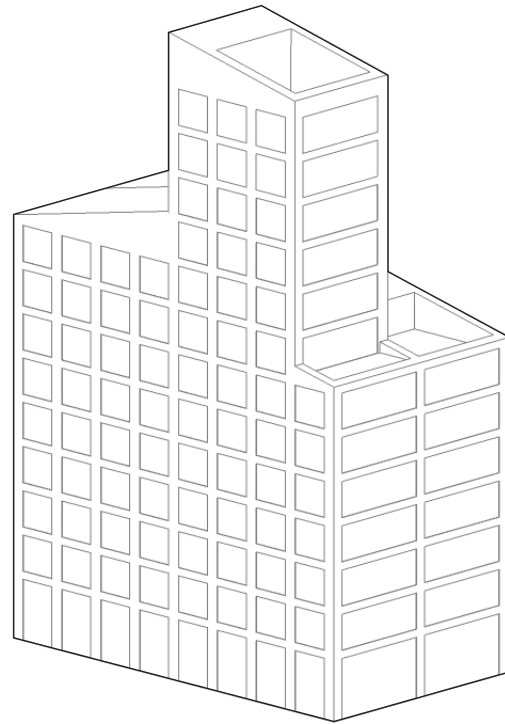
Ontwerp juli 2021

bekroning en plint blok A

opzet en woonprogramma blok D

opzet en woonprogramma blok F

Ontwerp juli 2021



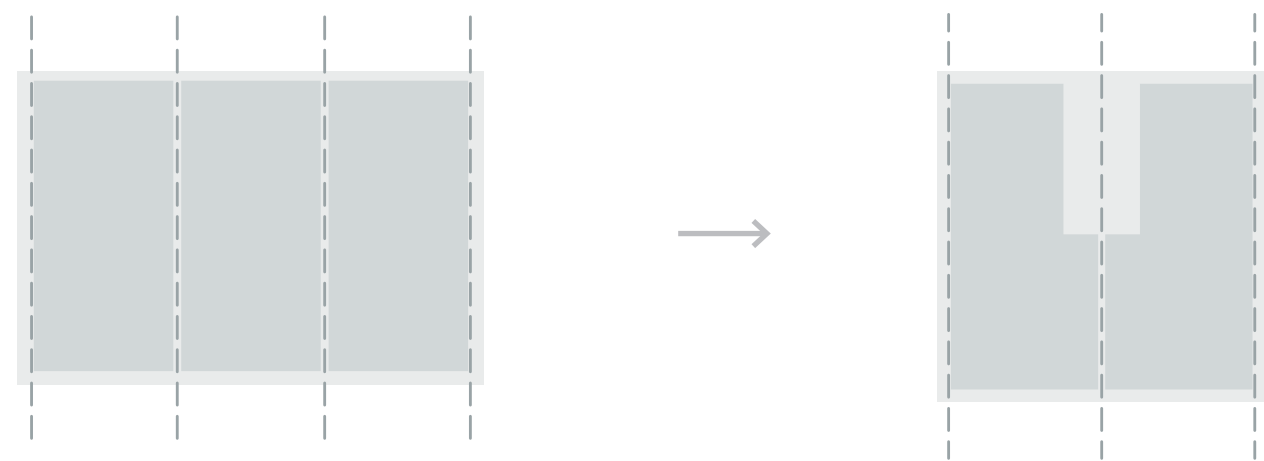
Blok A | bekroning van enkele naar dubbele shed

Ontwerp juli 2021

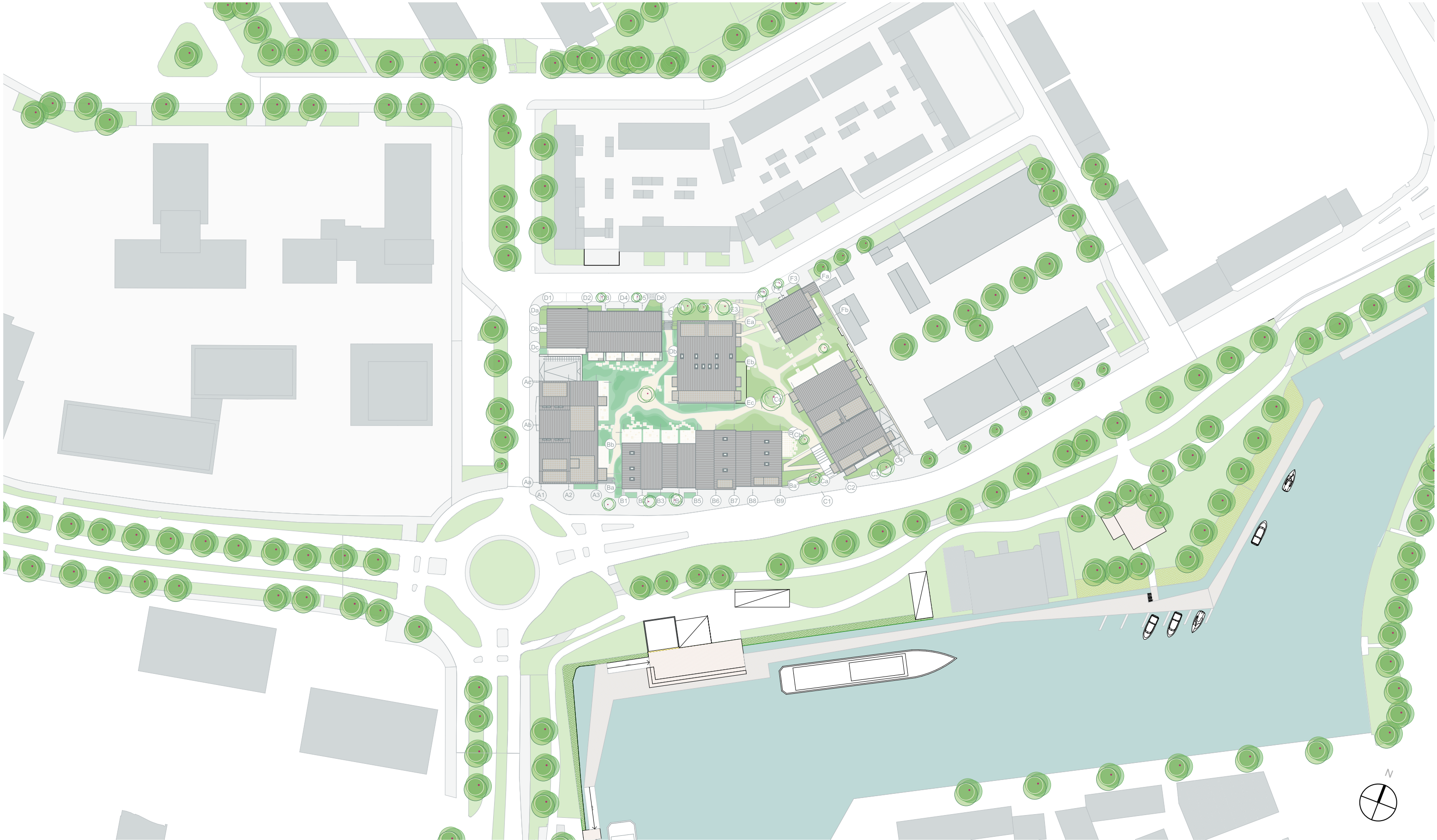


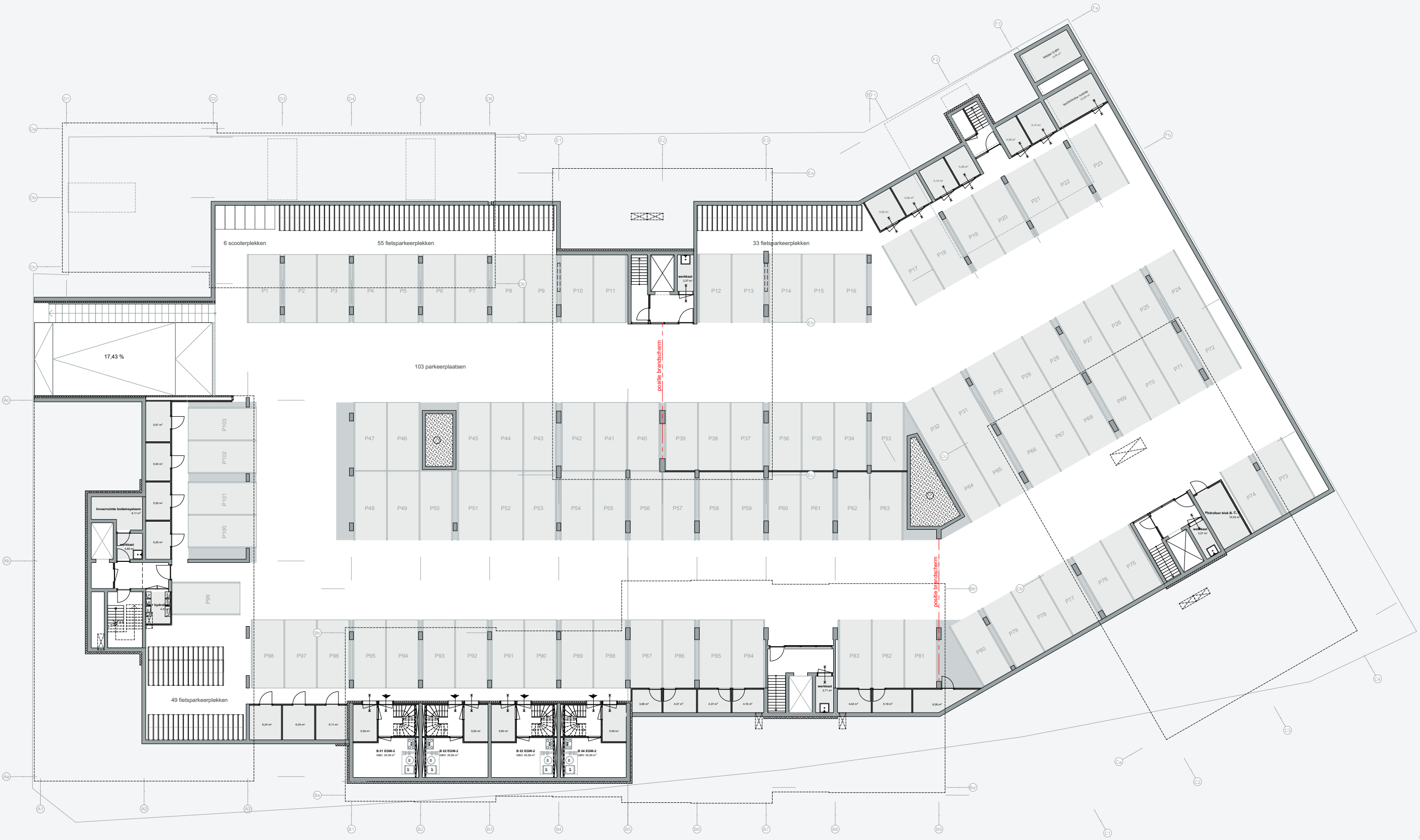
Blok D | van 5 egw naar 20 app (sociale koop)

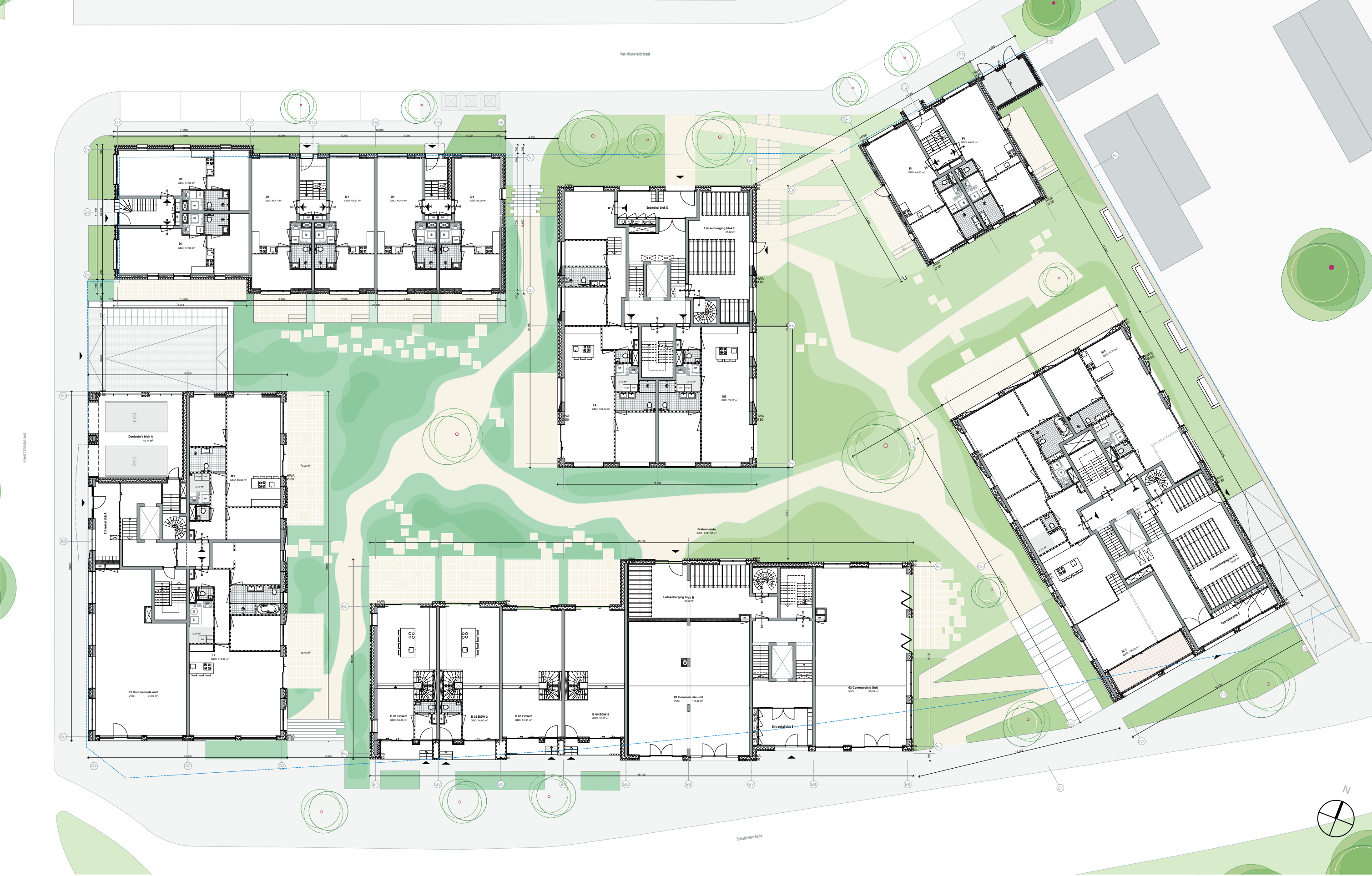
Ontwerp juli 2021



Blok F | van 3 egw naar 6 app (sociale koop)





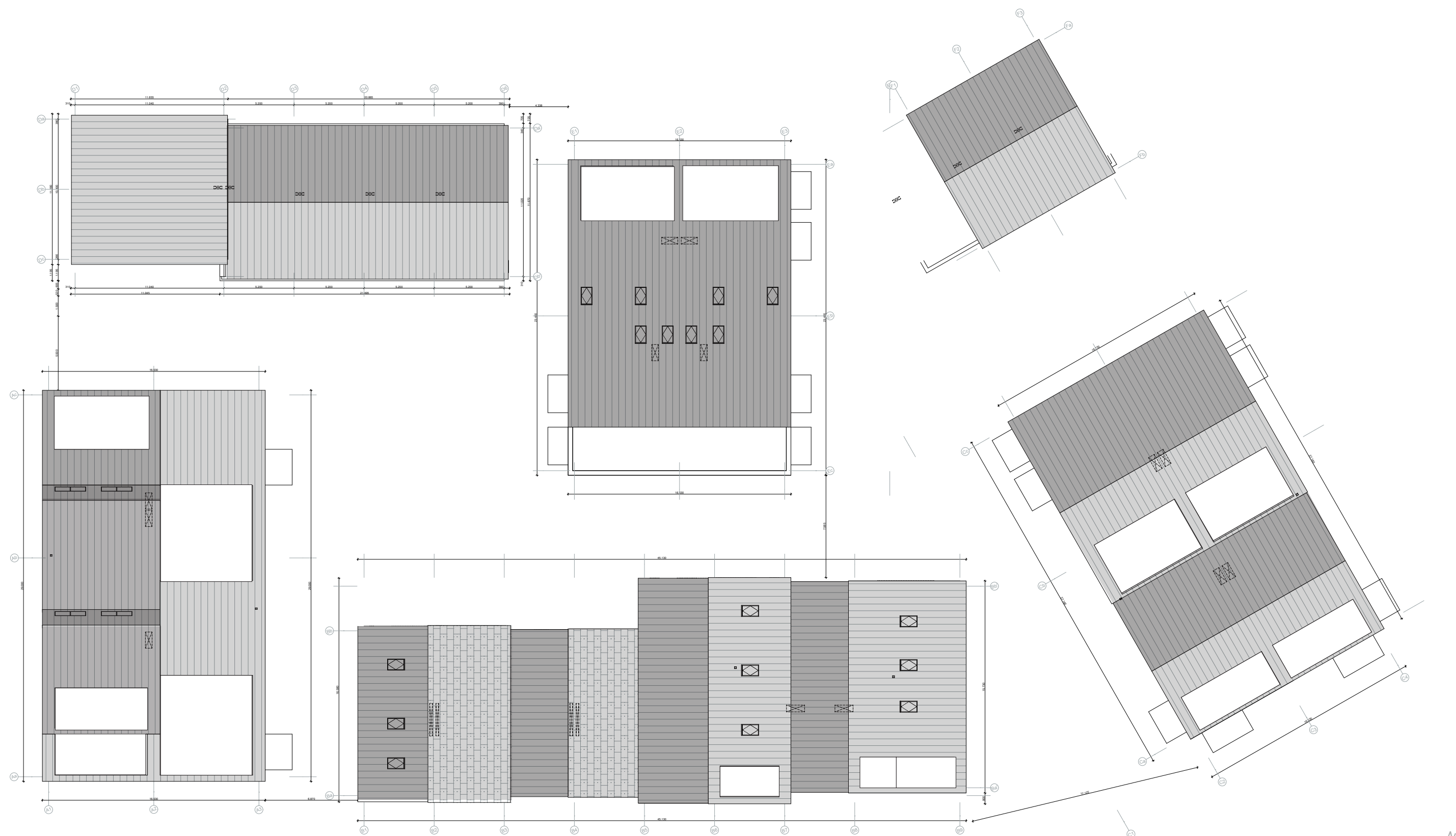


Begane grond

Ontwerp juli 2021



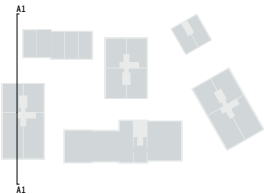
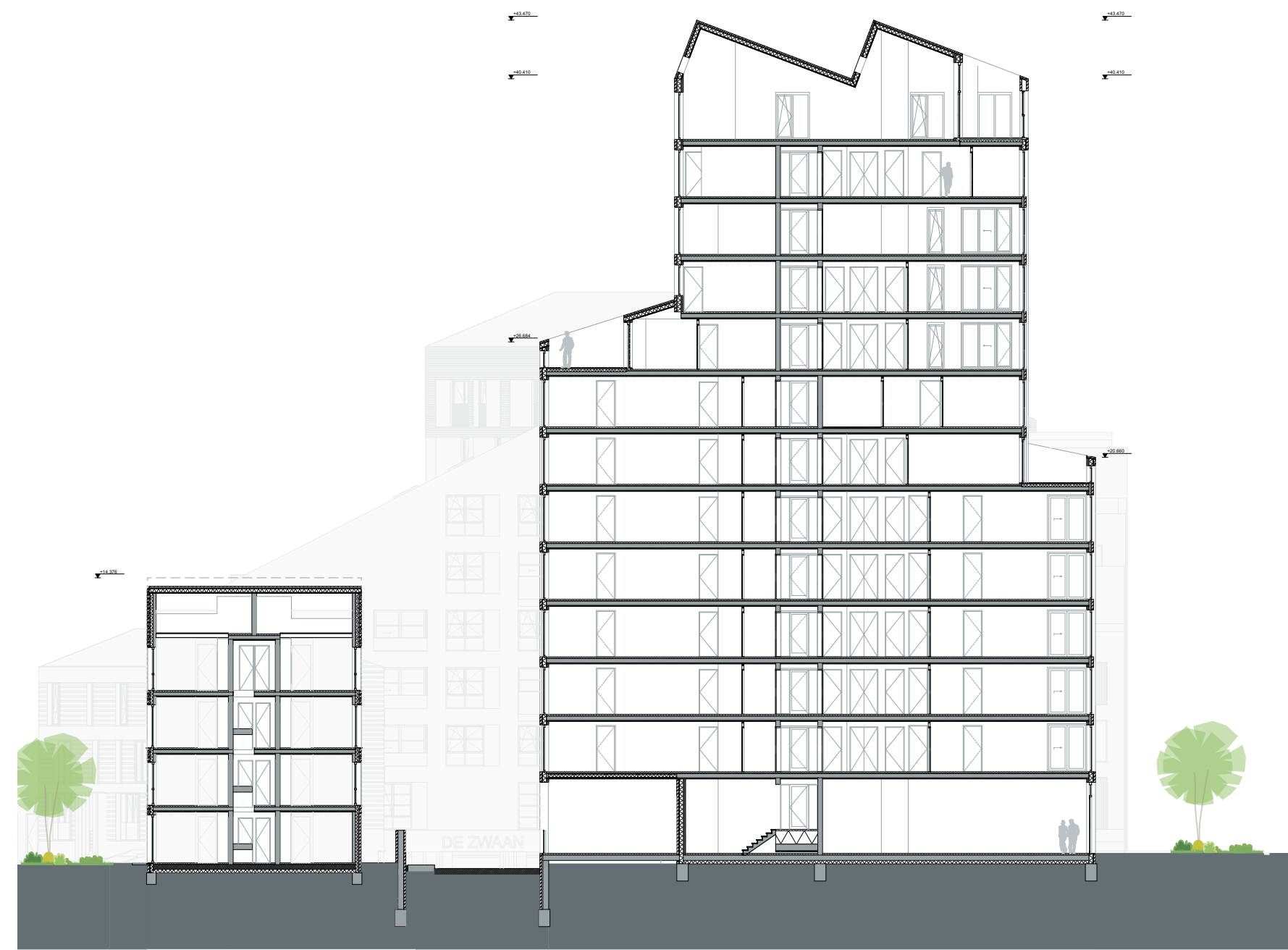
Inrichting daktuin (stand van zaken)



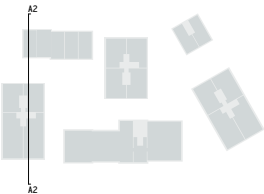
Dakaanzicht



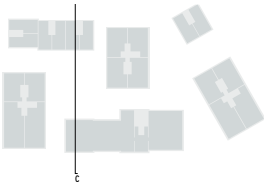




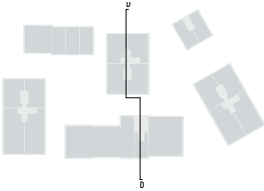
Doorsnede Blok D en Blok A (hoge deel)



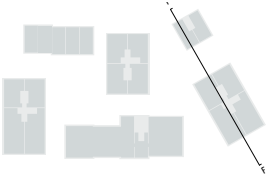
Doorsnede Blok D en Blok A (lage deel)



Doorsnede Blok D en Blok B



Doorsnede Blok E en Blok B

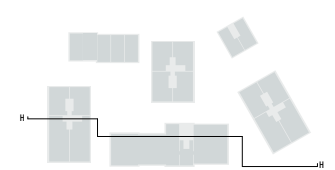
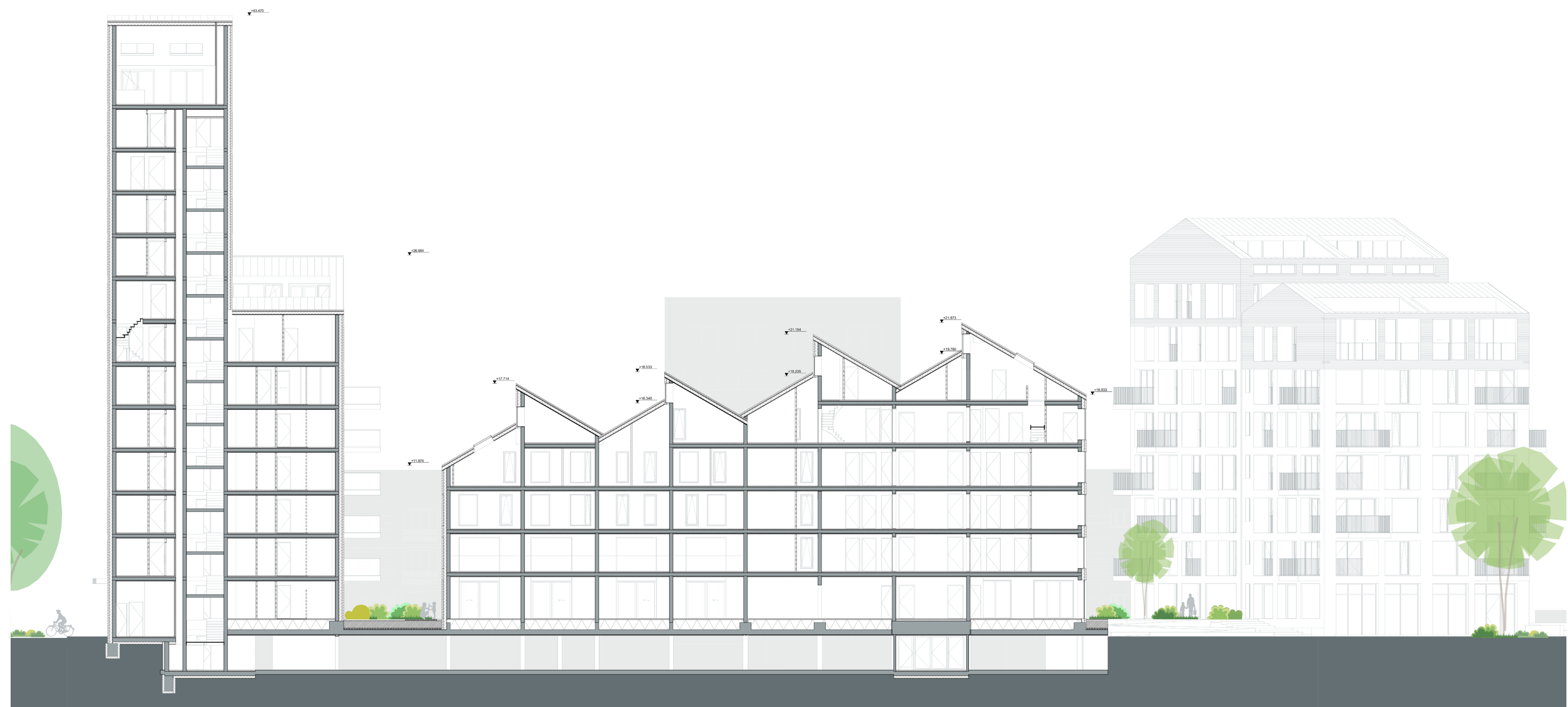


Doorsnede Blok F en Blok C



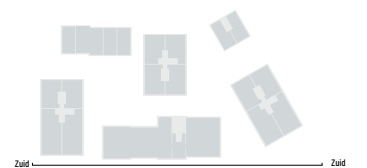


Langsdoorsnede Blok E en souterrain



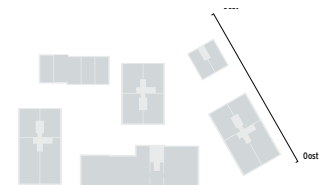
Langsdoorsnede Blok A en Blok B

Ontwerp juli 2021

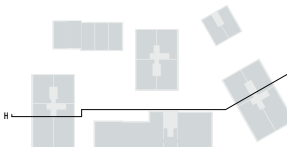


Gevelaanzicht zuid | Schuttevaerkade

Ontwerp juli 2021

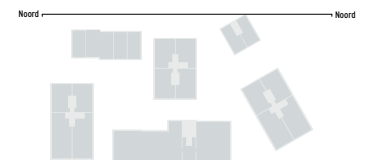


Gevelaanzicht oost



Langsdoorsnede Blok C en Blok A

Ontwerp juli 2021



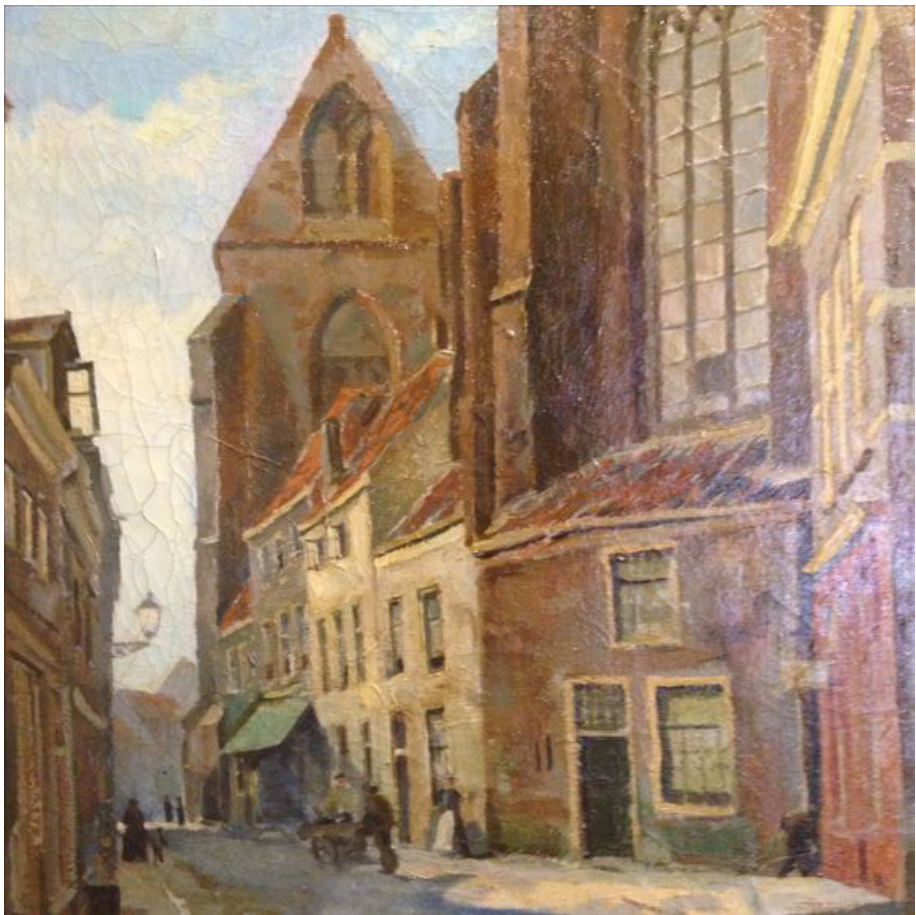
Gevelaanzicht noord | Van Miereveltstraat



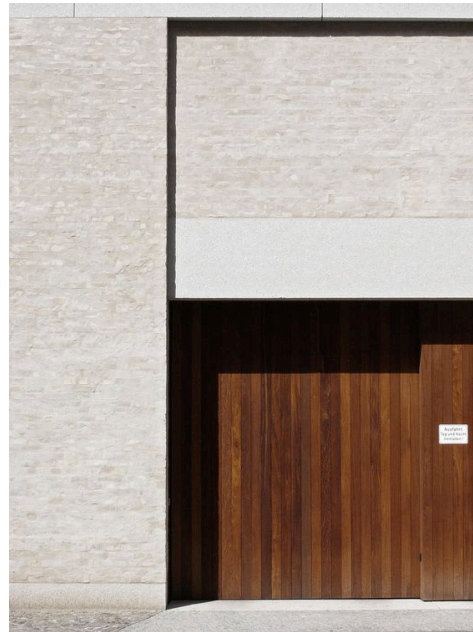


Materialisering

Materialisering

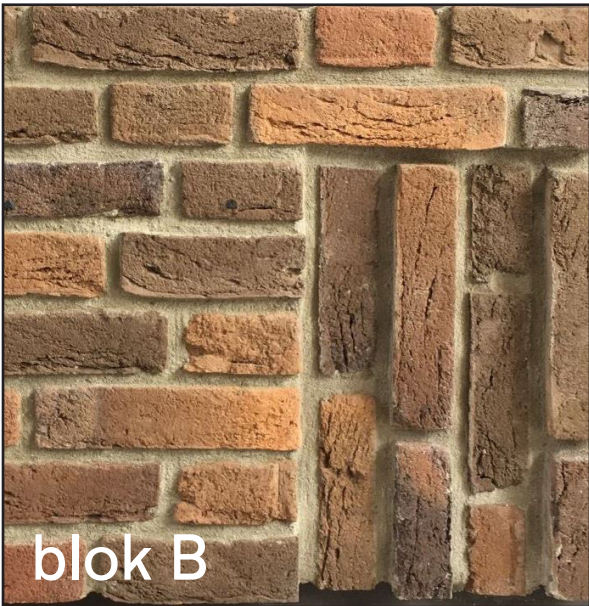
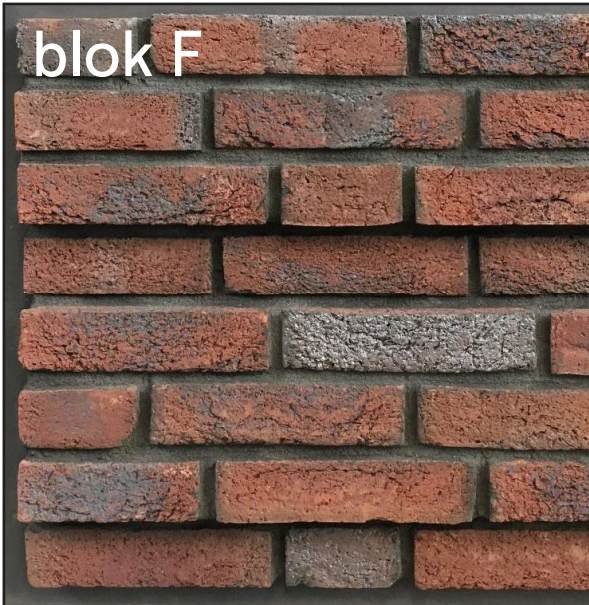
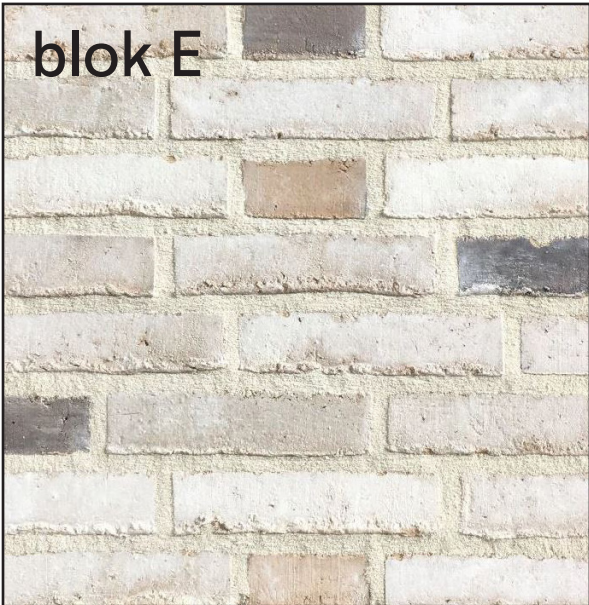


Materialisering



Kleurenpalet | rijk en duurzaam verouderend

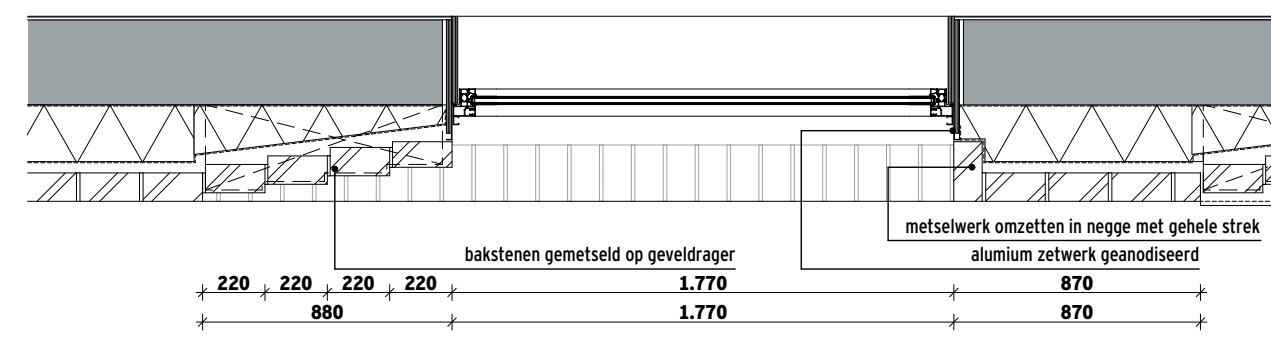
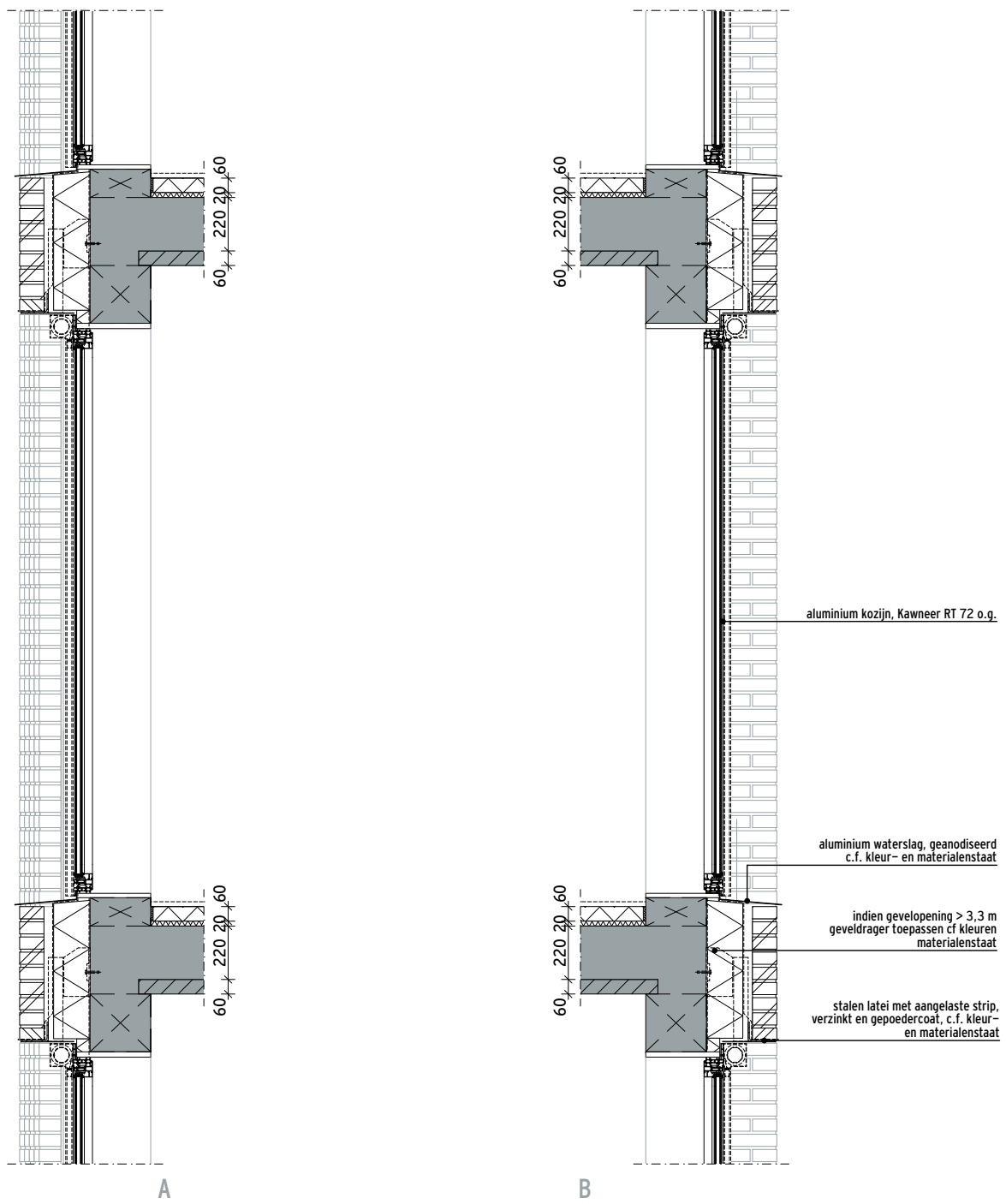
Materialisering



Metselwerkpallet per blok

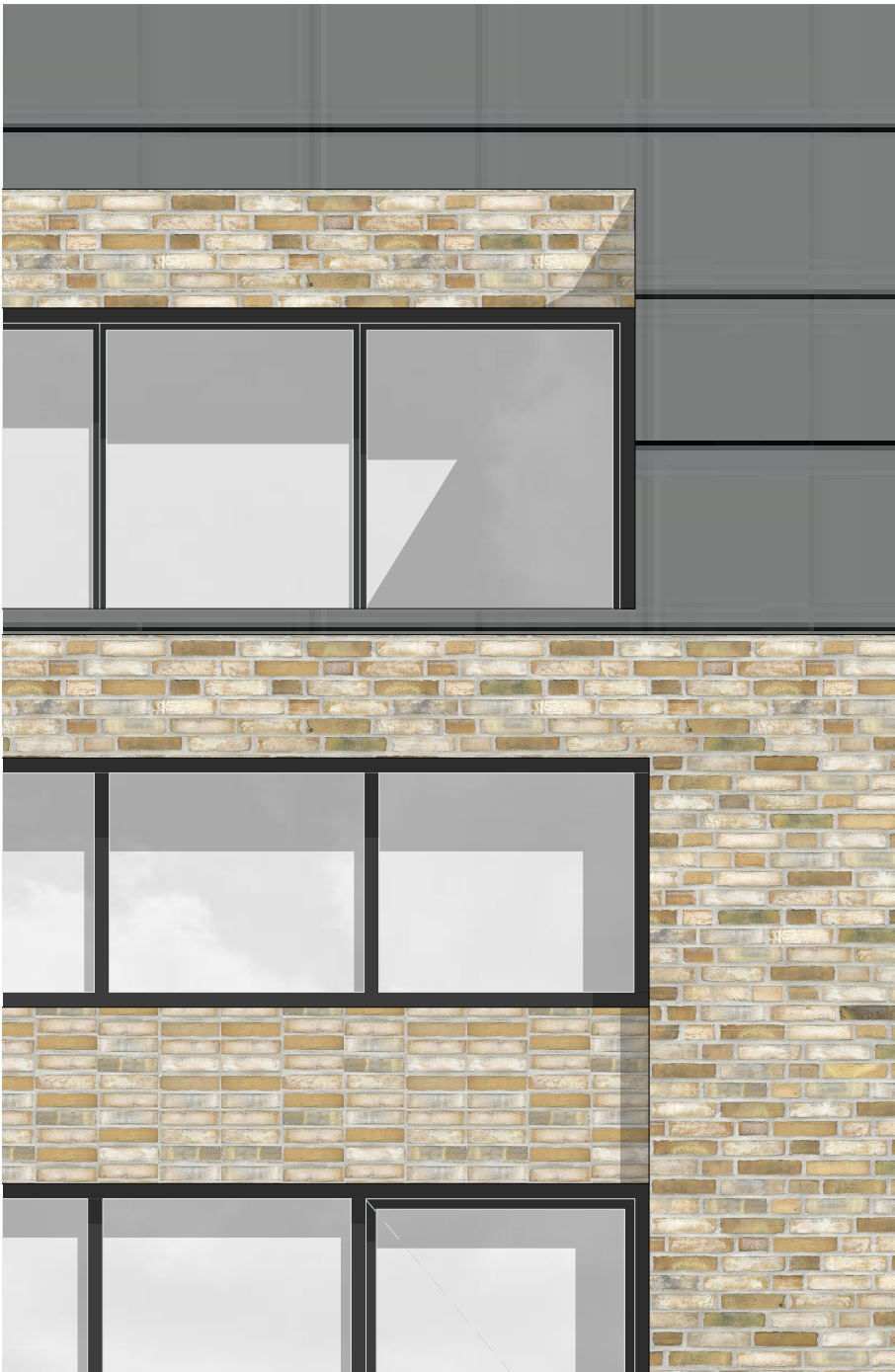
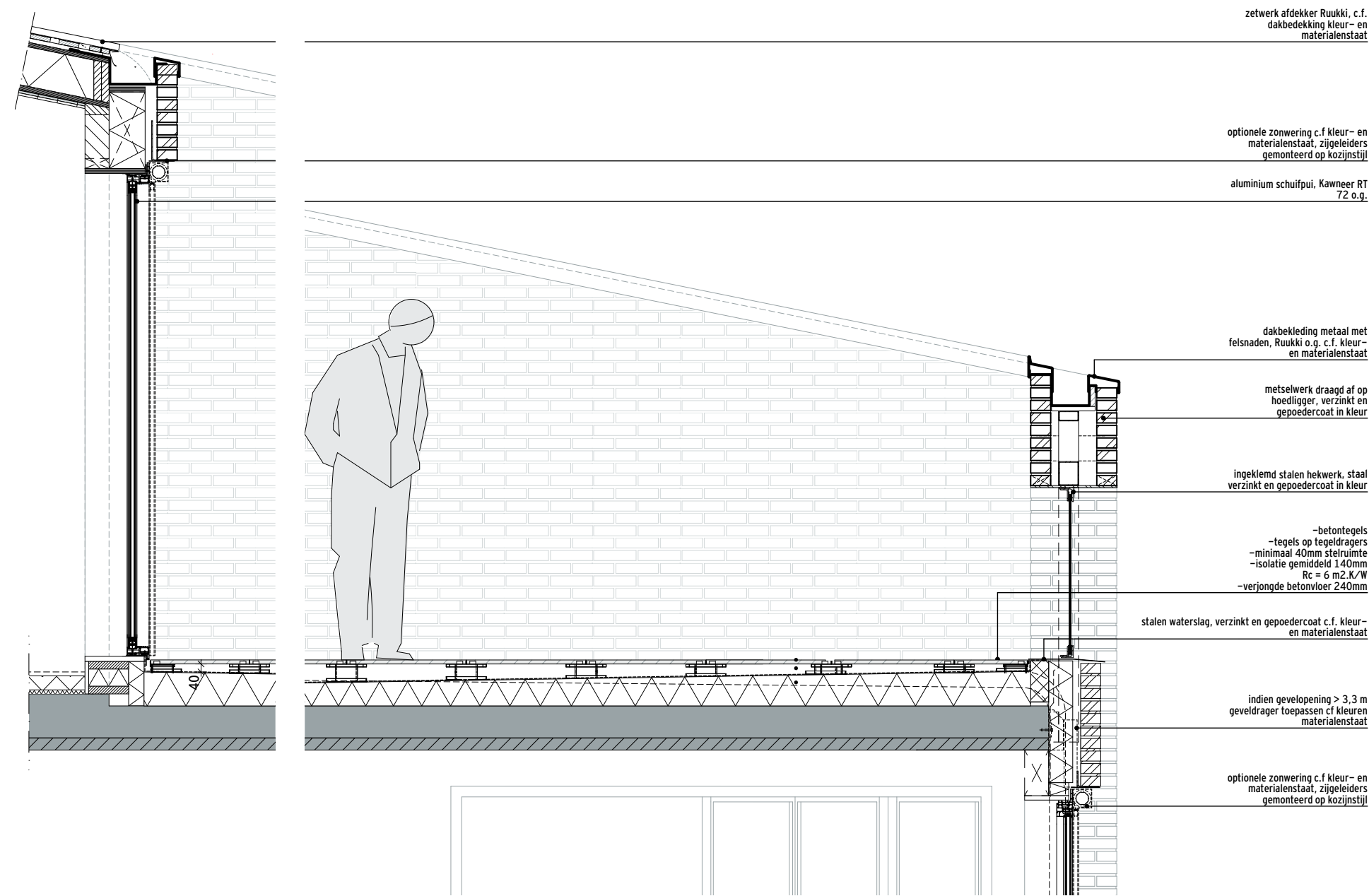
Plasticiteit

Plasticiteit



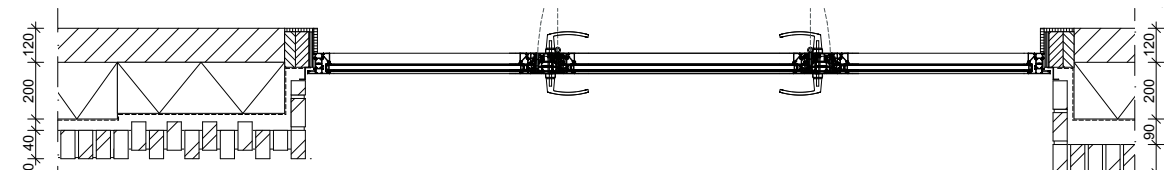
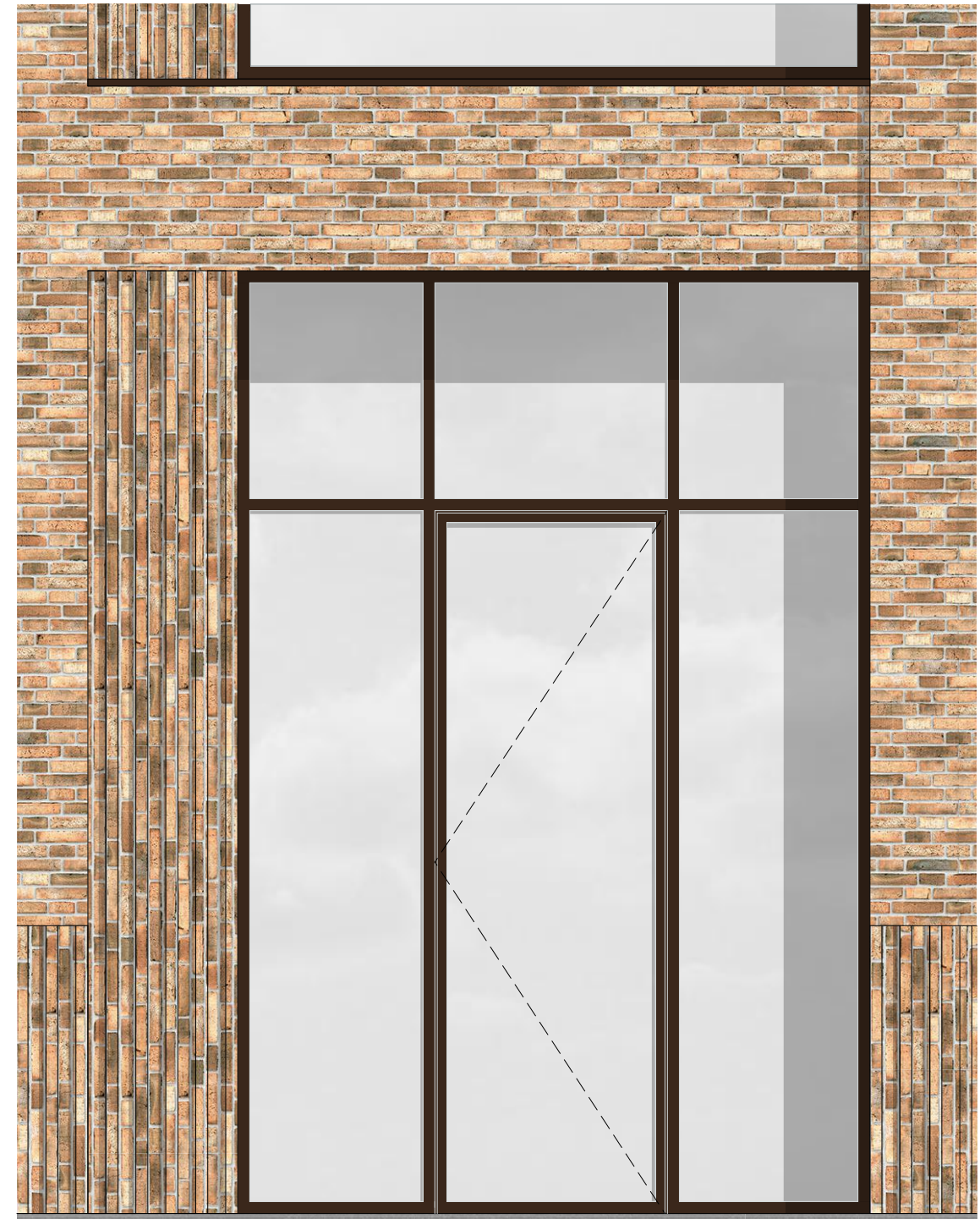
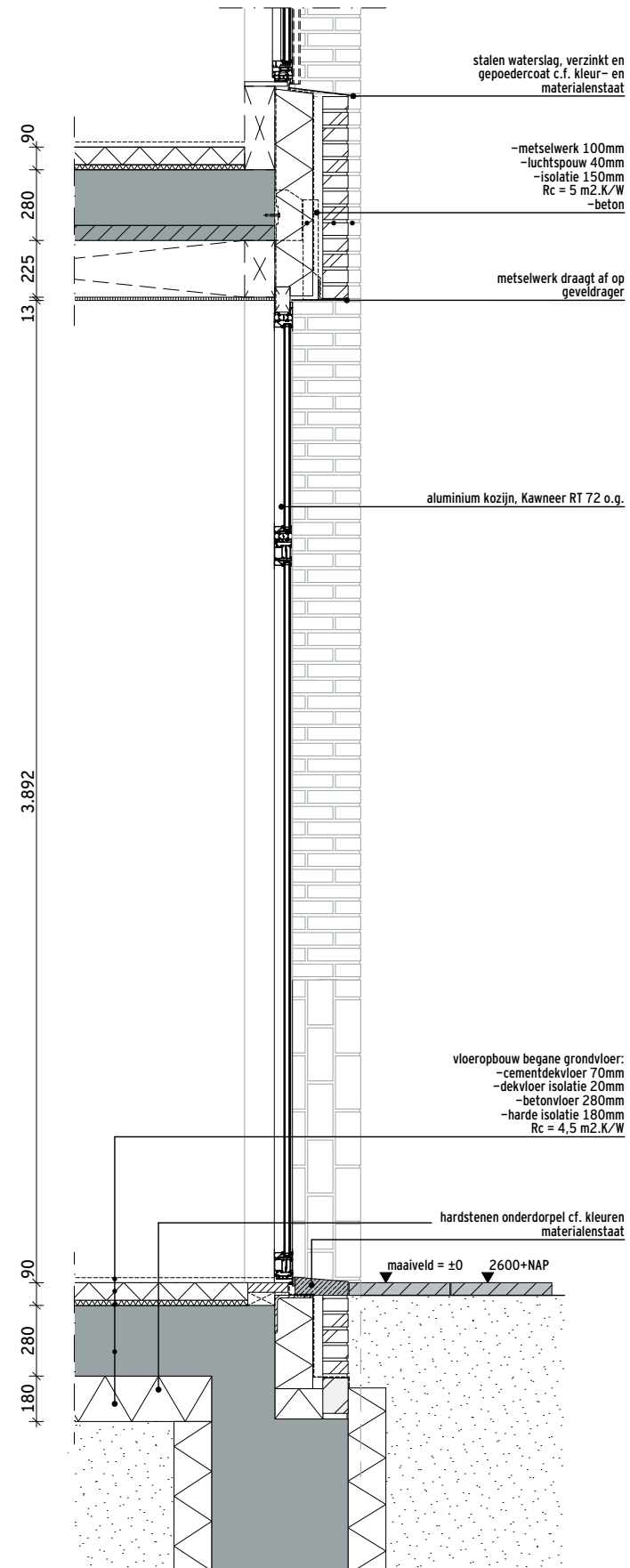
Blok A | raamfragment

Plasticiteit

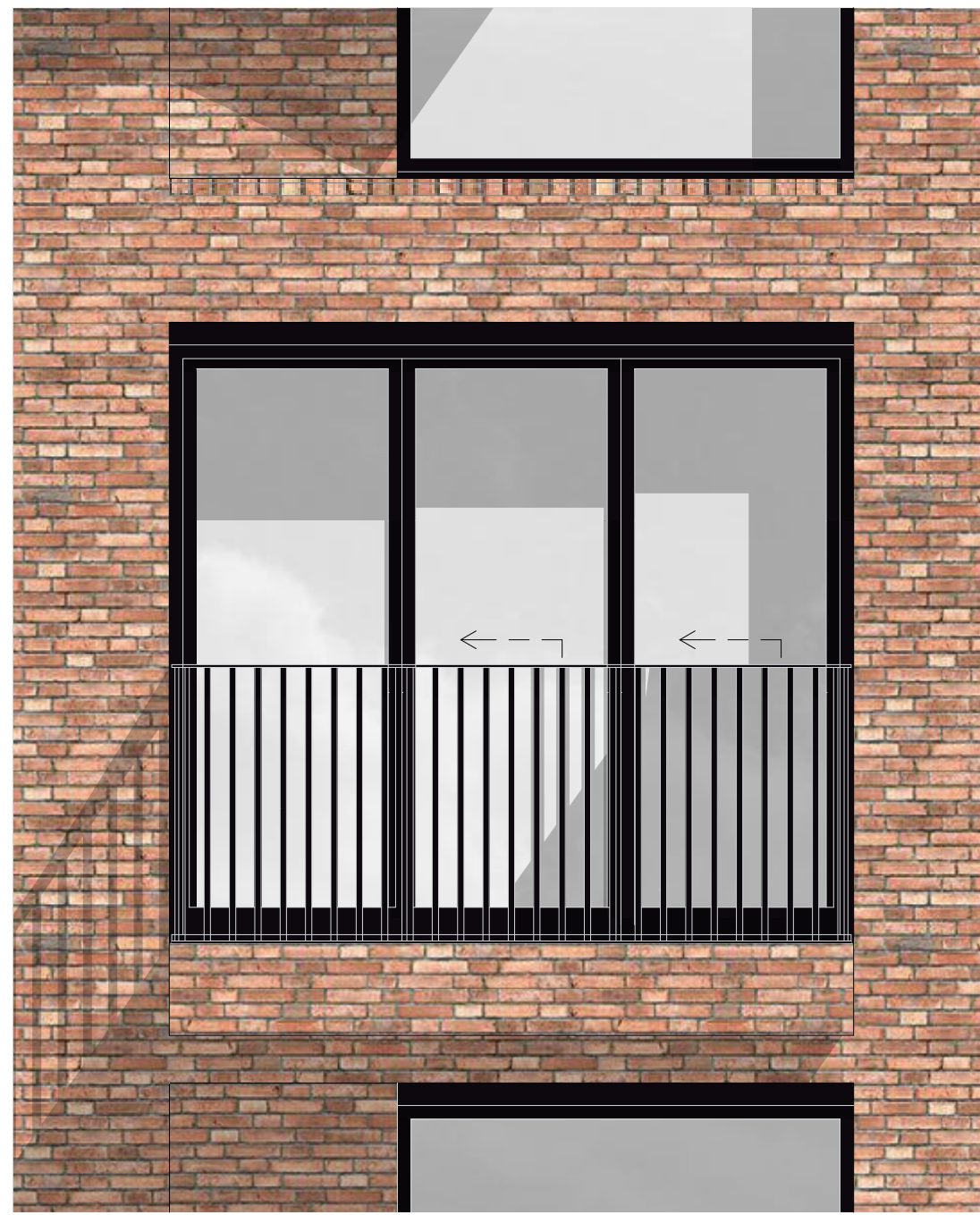
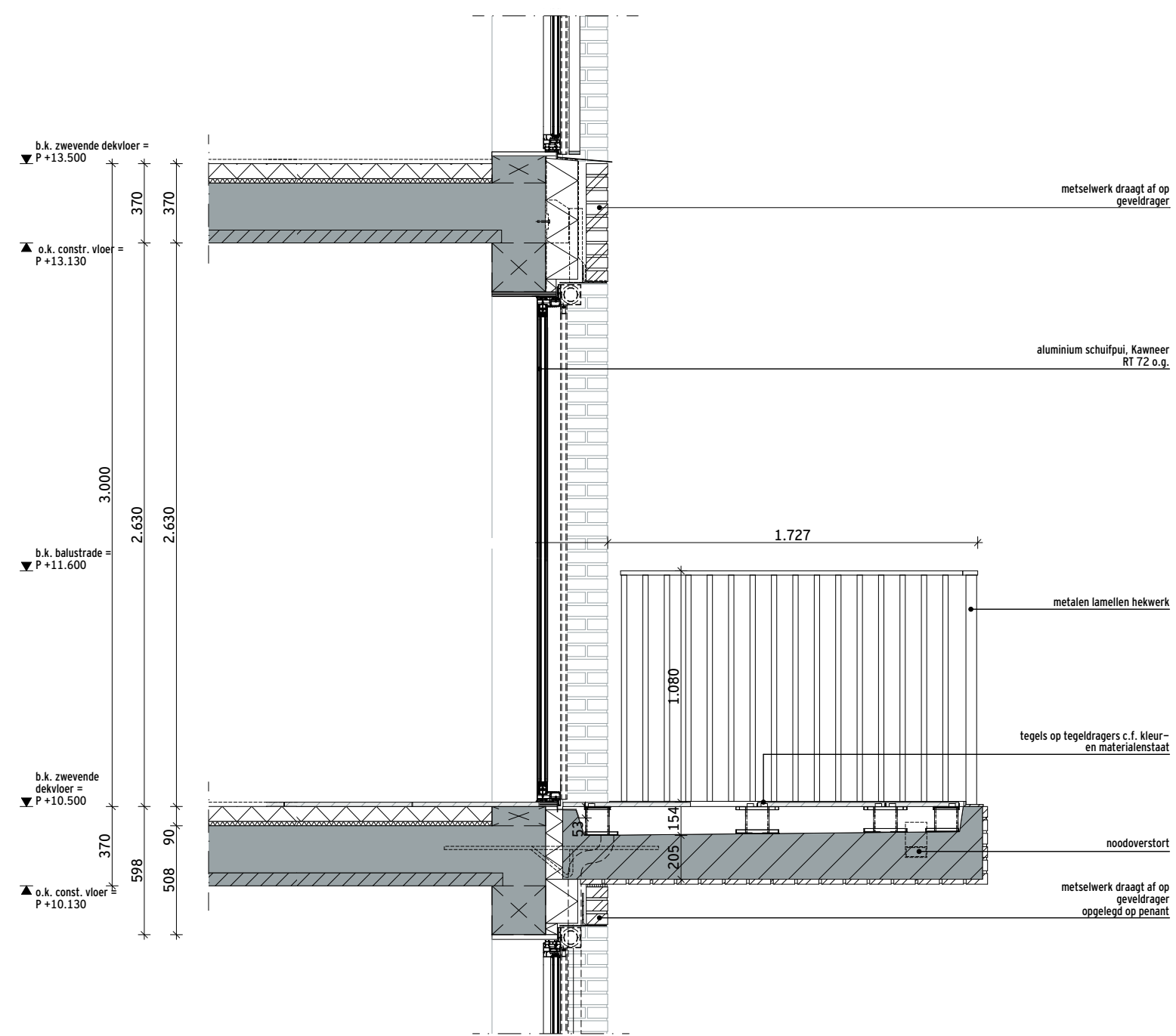


Blok A | fragment dakpatio

Plasticiteit

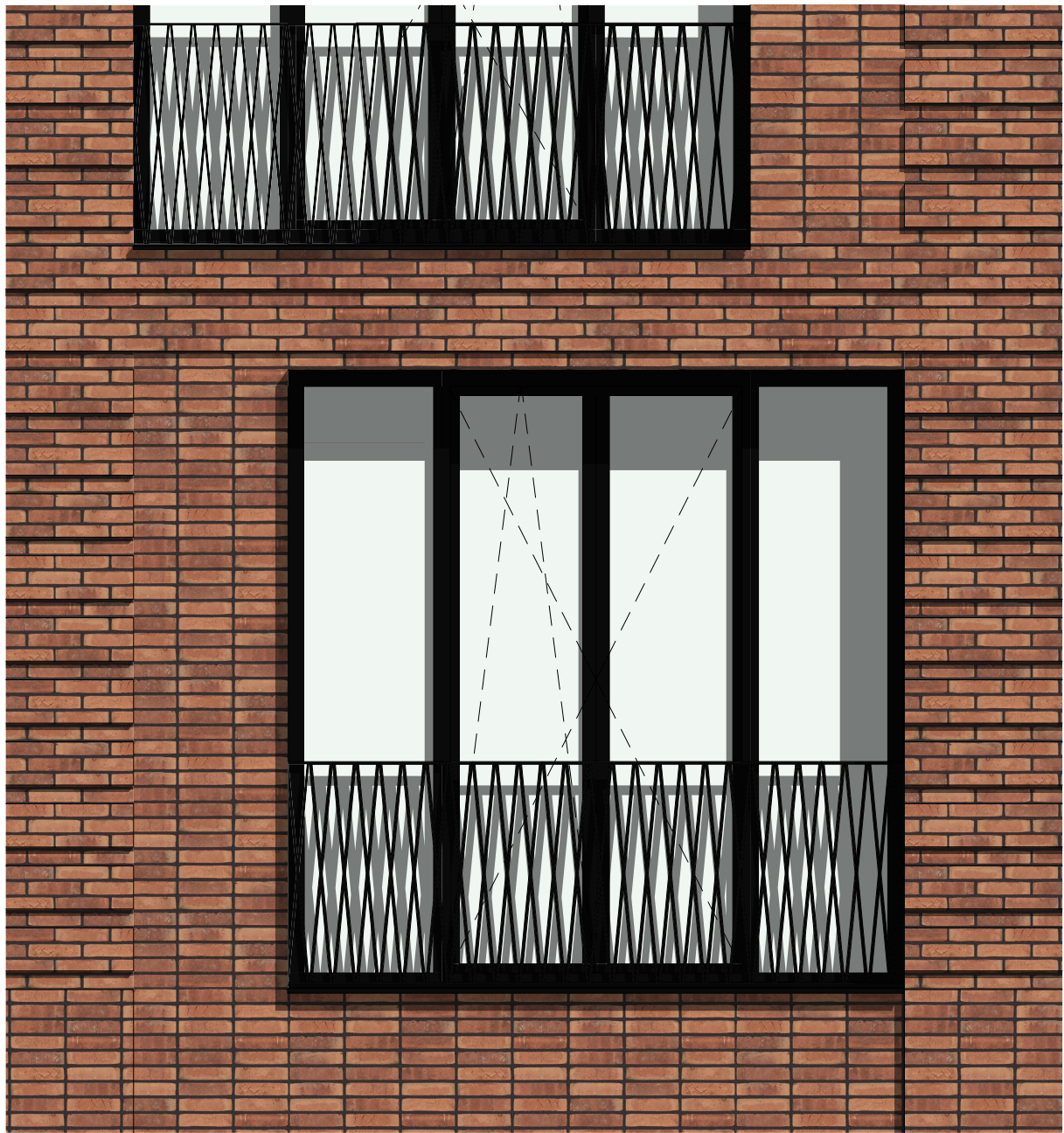
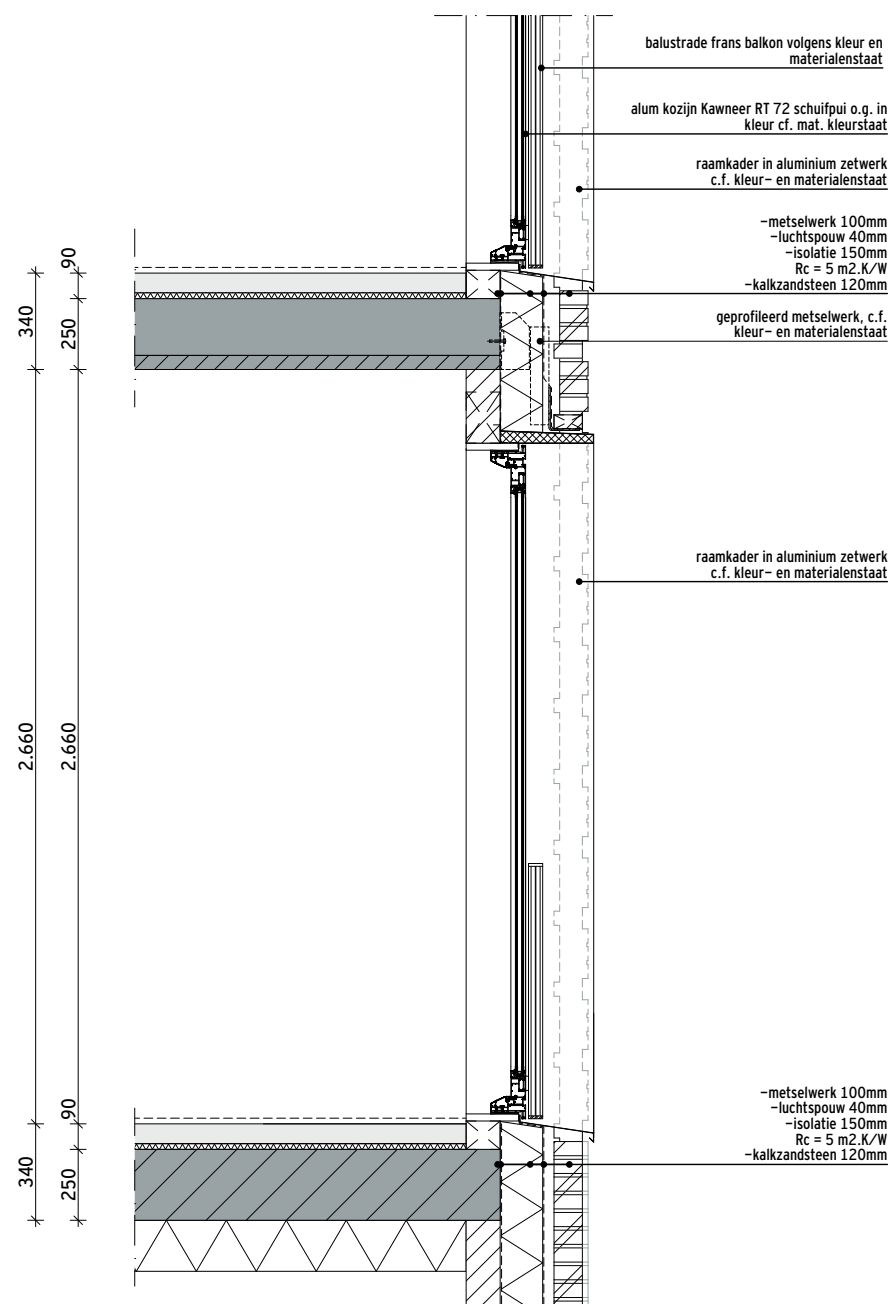


Plasticiteit



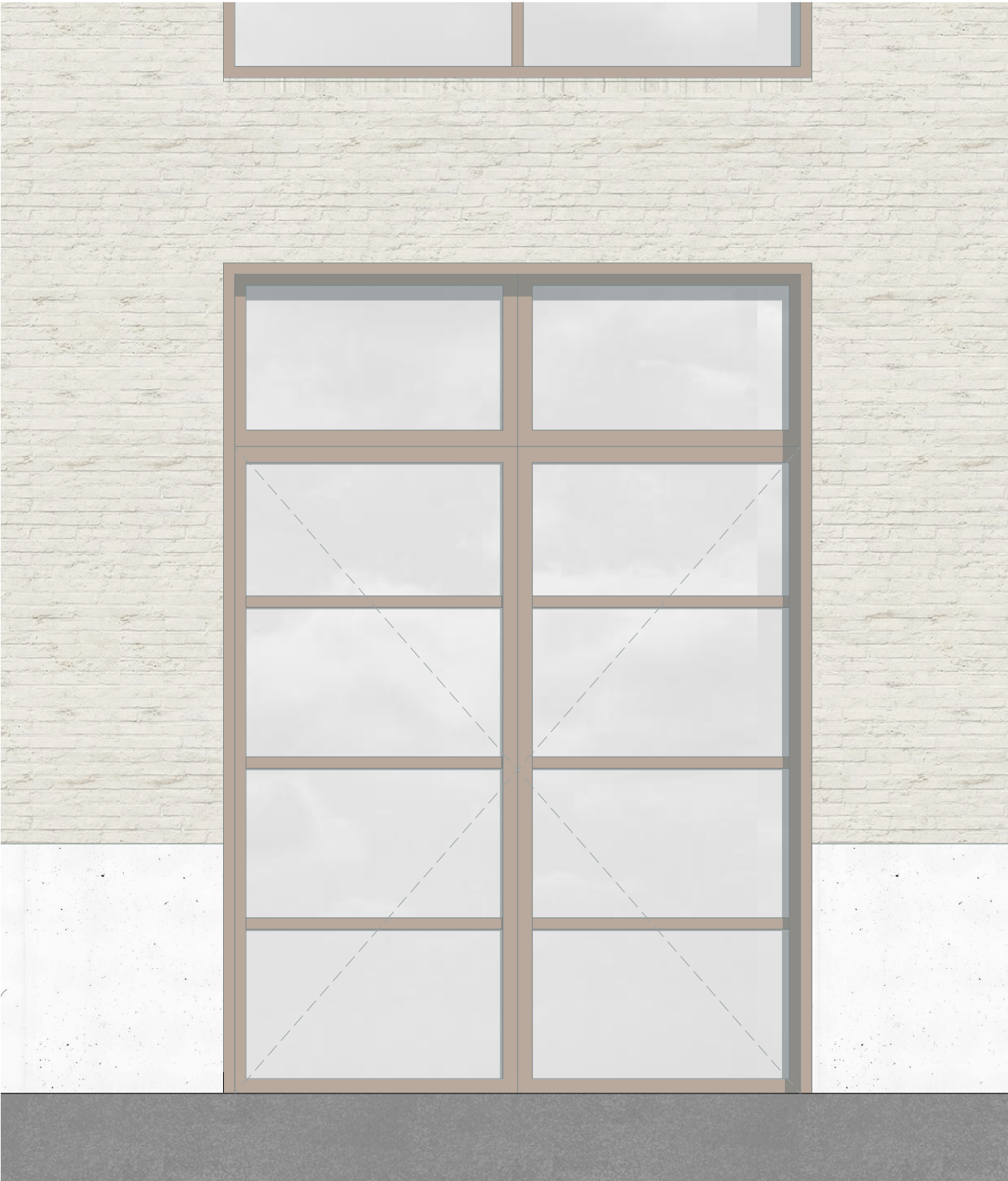
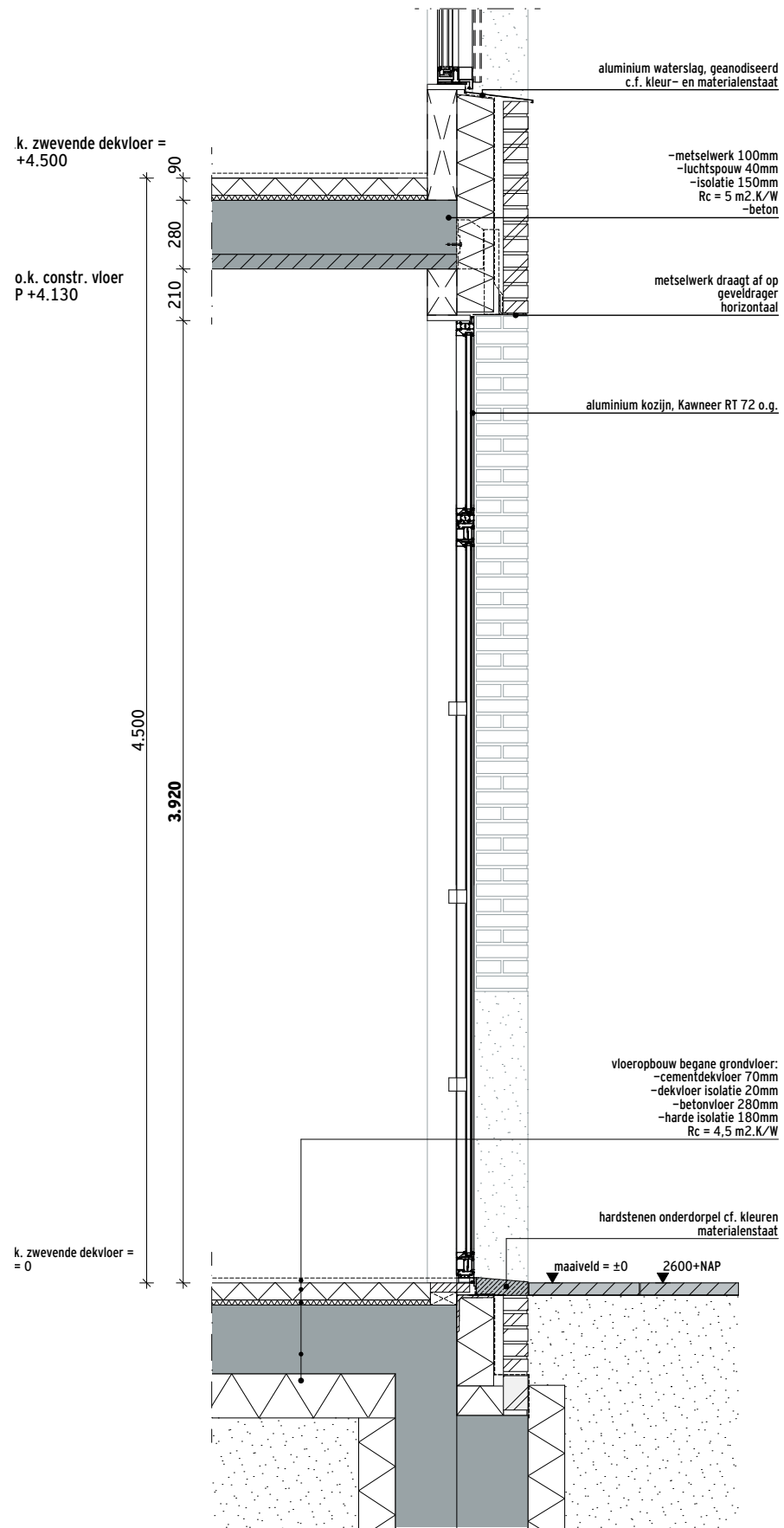
Blok C | fragment balkon

Plasticiteit



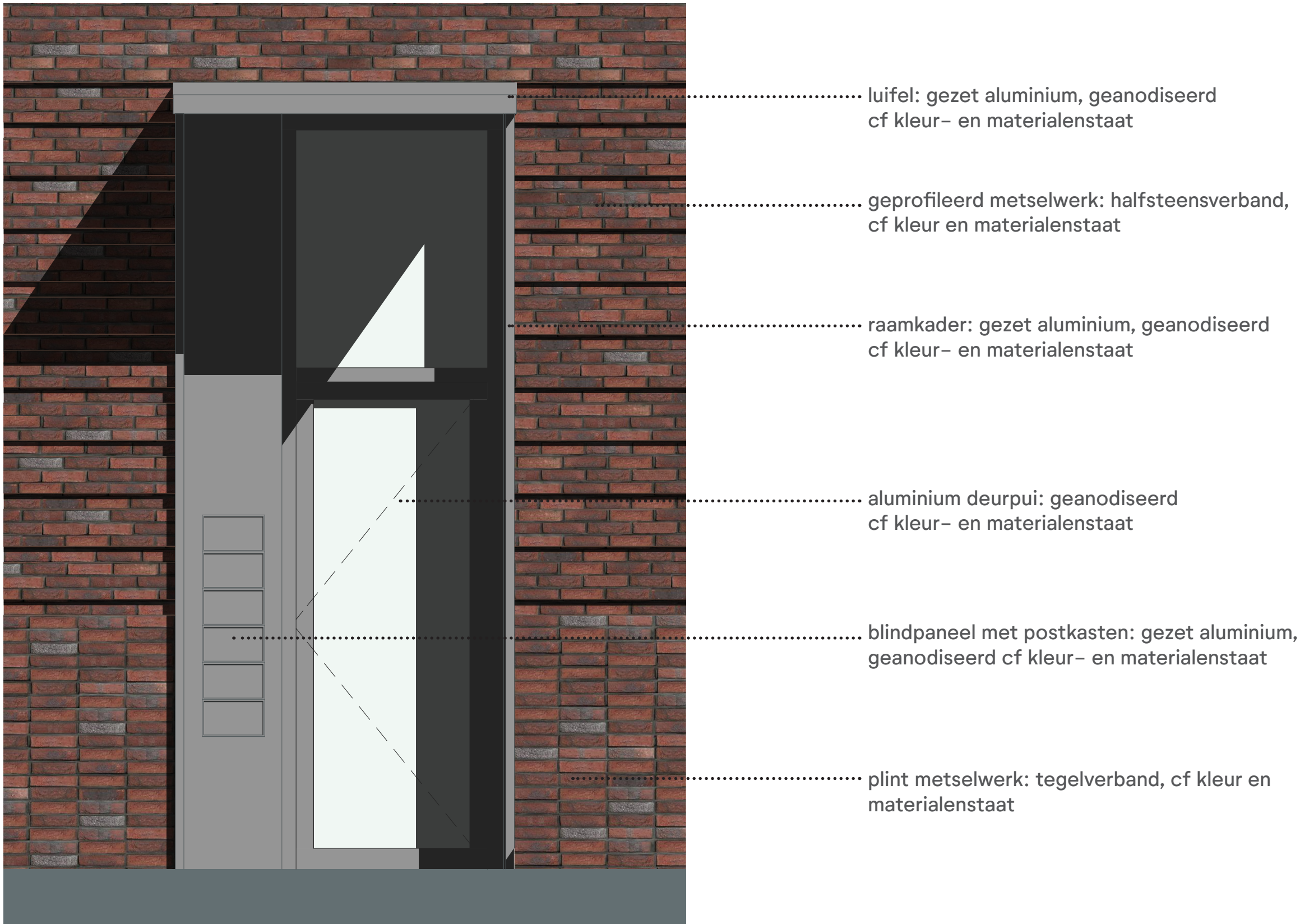
Blok D | fragment frans balkon

Plasticiteit



Blok E | fragment entreepui

Plasticiteit



Blok F | fragment entreepui



Aantallen

Aantallen

BVO totaal	17.900 m2	
BVO souterrain	3.260 m2	103 parkeerplaatsen
BVO bovengronds	14.640 m2	
GO wonen	10.410 m2	104 app + 4 egw
VVO commercieel	320 m2	3 units

