

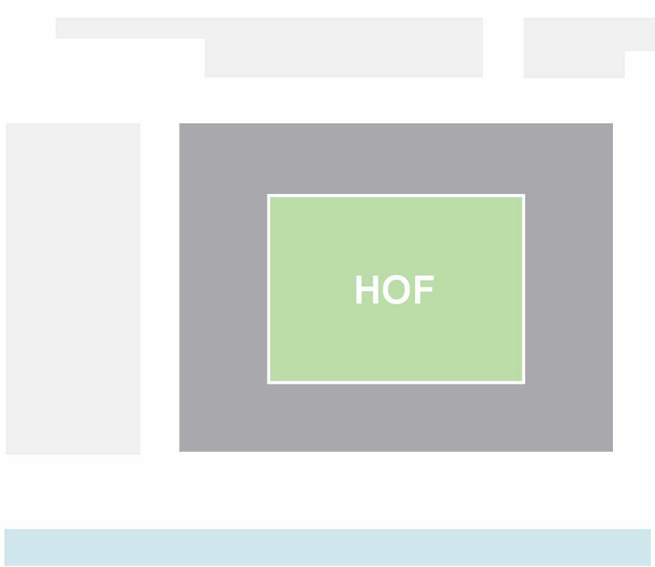
SDK LOCATIE OSDORP

SUPERVISOR OVERLEG 02

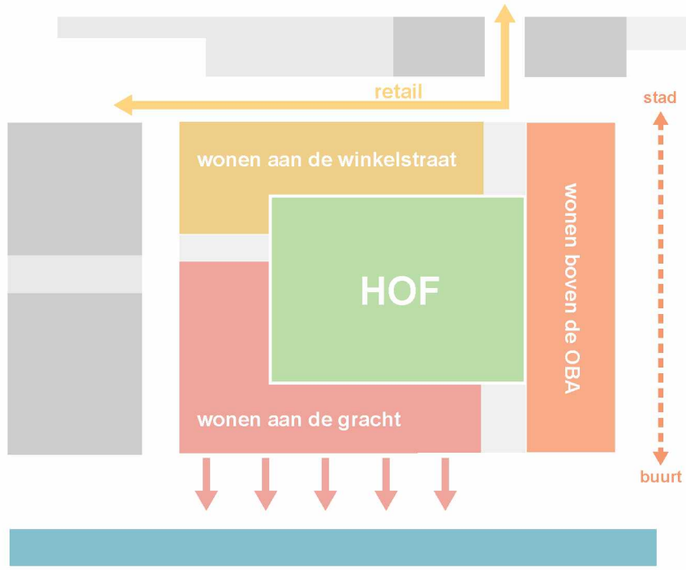
15 - Juli - 2019

Cie.

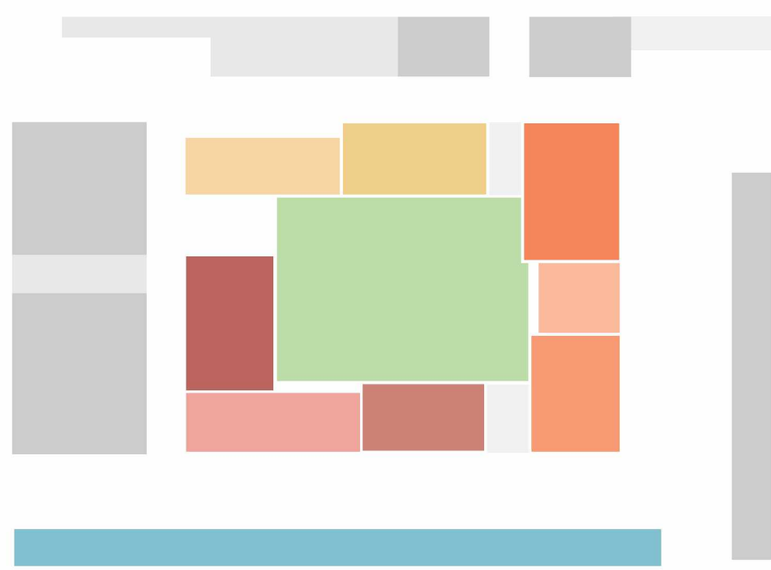
structuur
opbouw



bebouwing rond centraal hof



drie huizen rondom een hof



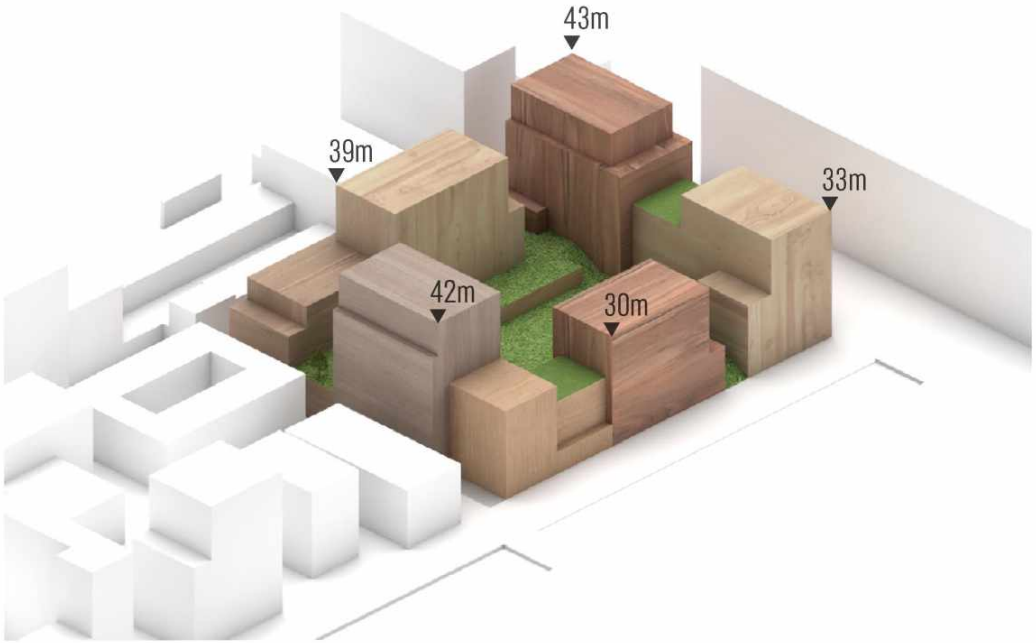
acht architecturen

structuur
opbouw

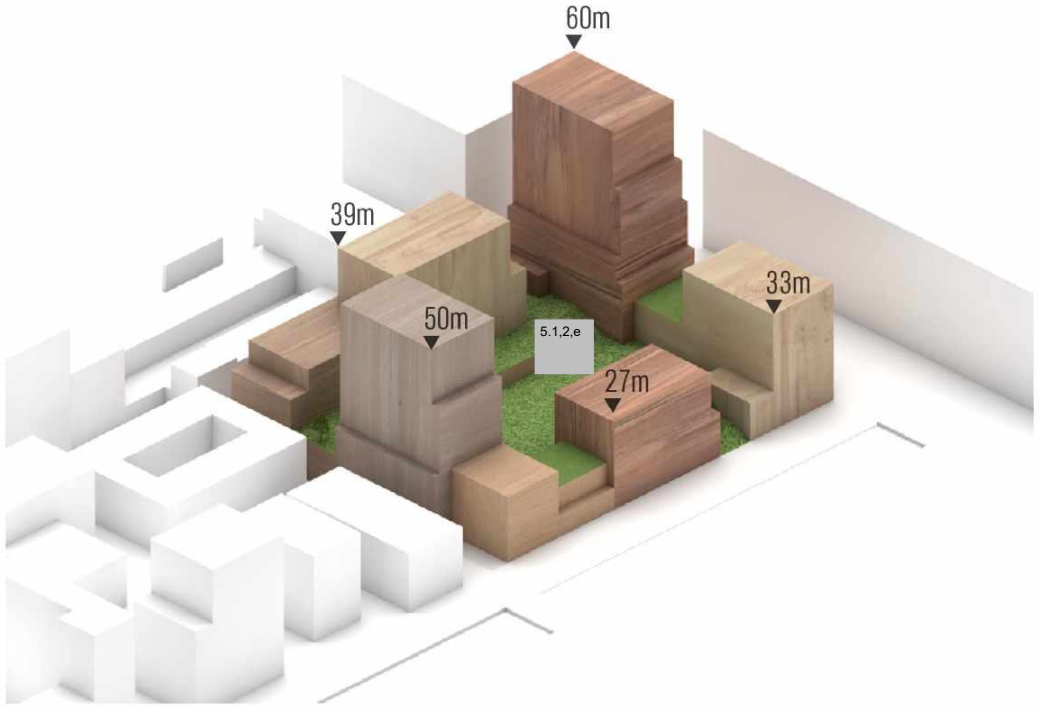


twee modellen

afhankelijk van besluit LIB



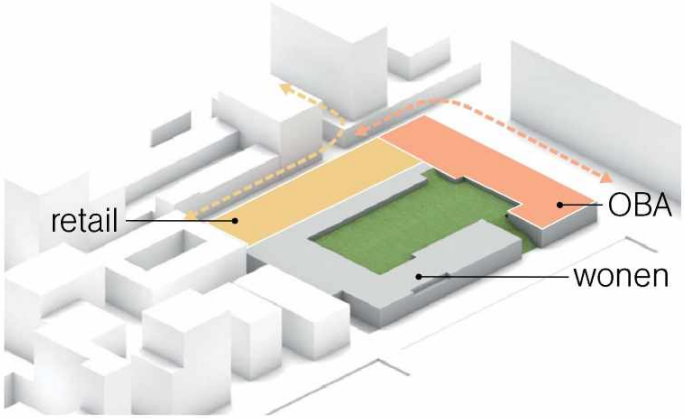
optie 1 **torens van 40 m**



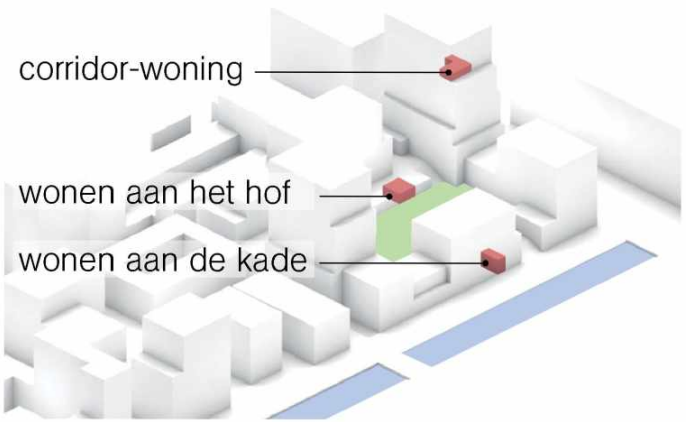
optie 2 **torens van 50-60 m**

aansluiting ruimtelijke planvisie

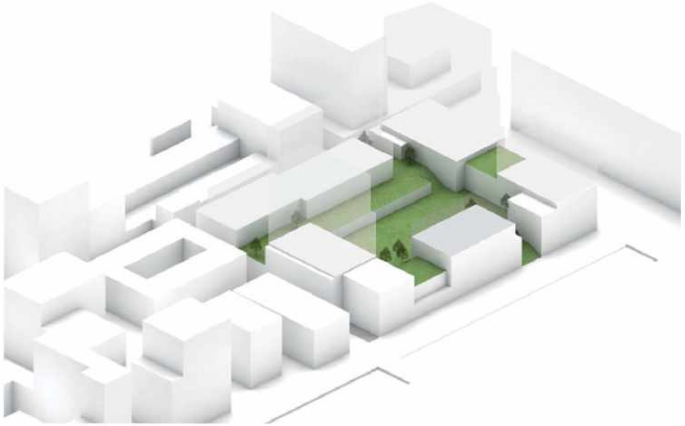
zes stedenbouwkundige stappen



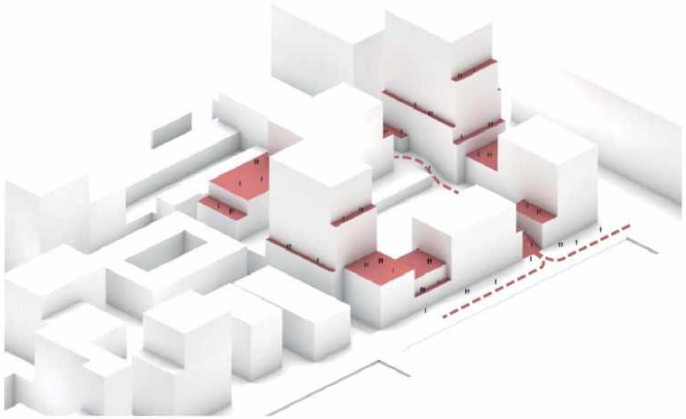
1. winkelcircuit



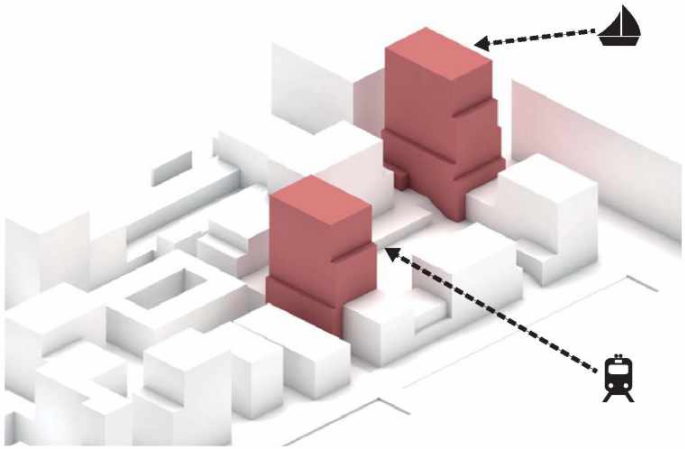
2. diversiteit aan woningen



3. groen als kwaliteit



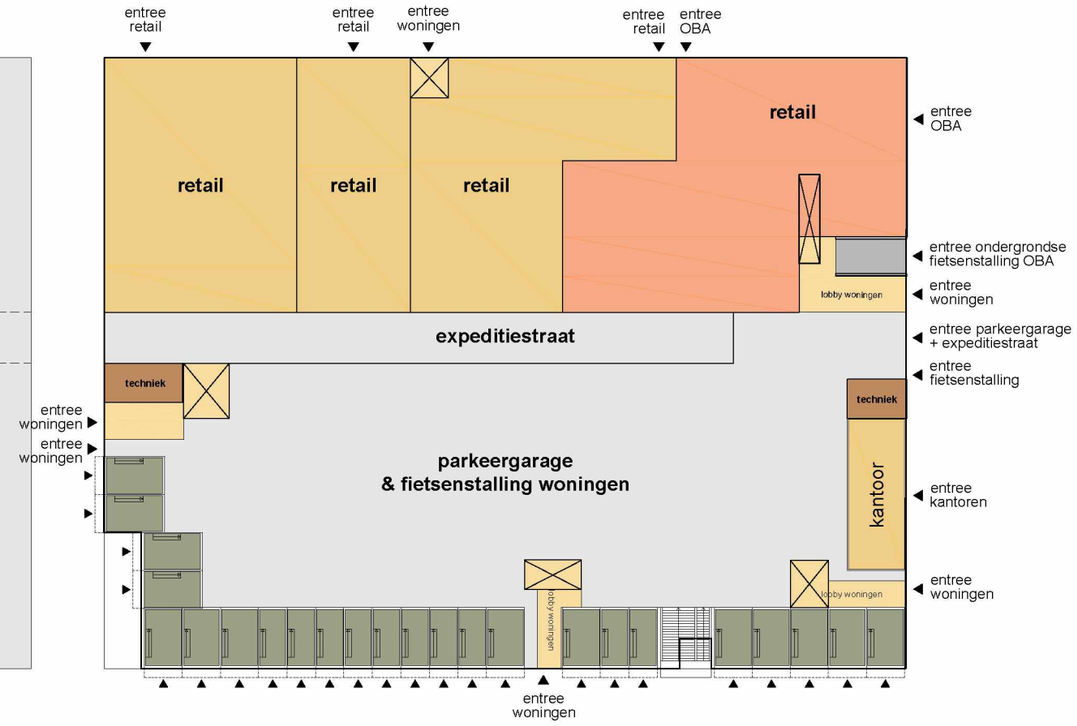
4. verbinding en menselijke schaal



5. silhouet en markering

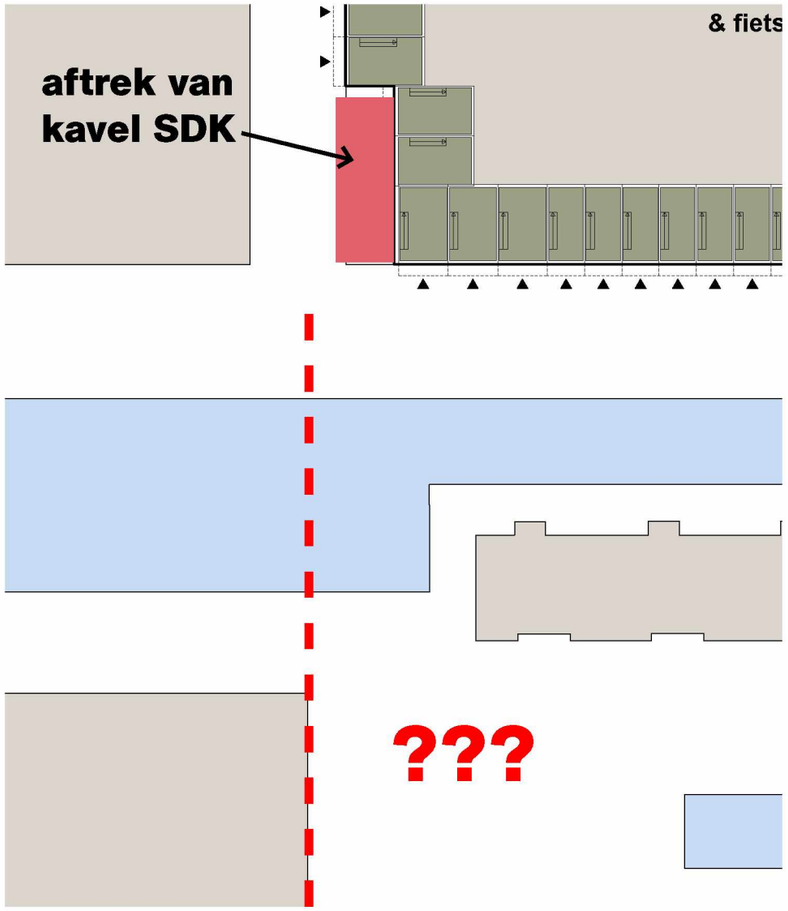


6. geordende chaos

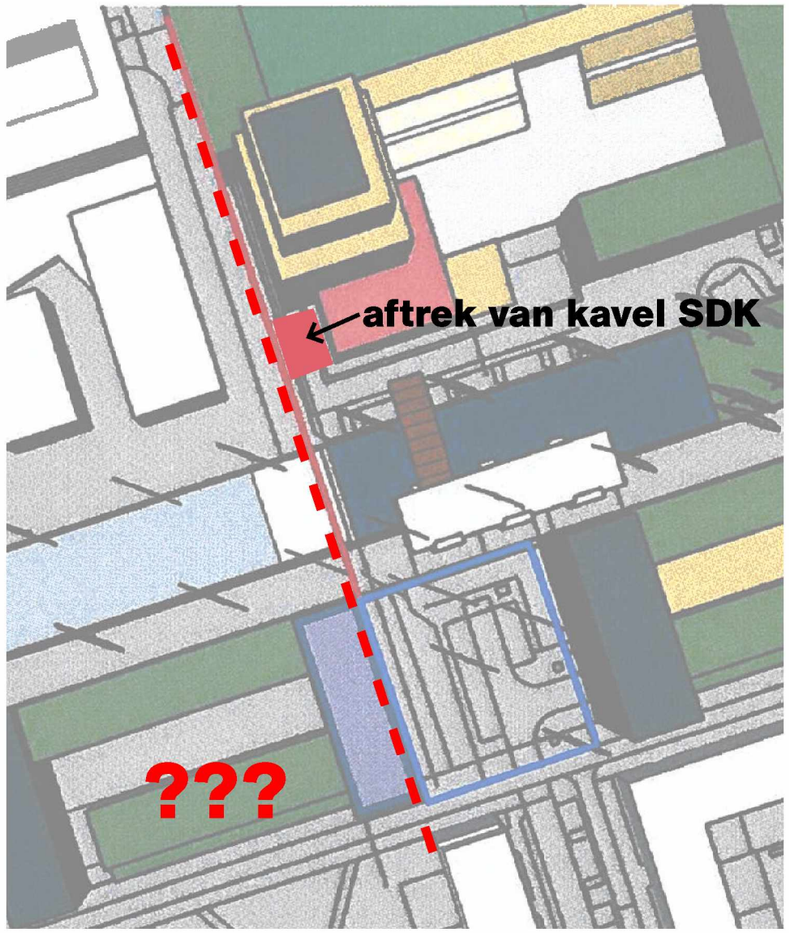

entree retail
entree retail
entree woningen
entree retail
entree OBA
retail
retail
retail
retail
entree OBA
entree ondergrondse fietsenstalling OBA
entree woningen
lobby woningen
expeditiestraat
entree parkeergarage + expeditiestraat
entree fietsenstalling
techniek
techniek
entree woningen
entree woningen
parkeergarage
& fietsenstalling woningen
kantoor
entree kantoren
entree woningen
lobby woningen
lobby woningen
entree woningen

ZuidWest-hoek

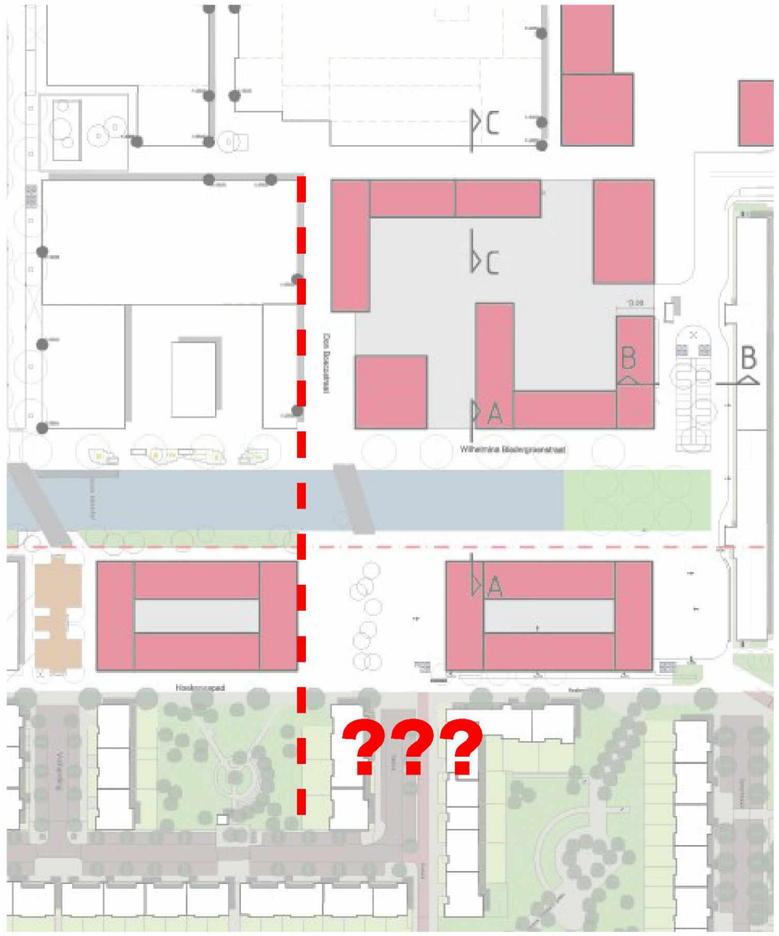
vragen over de grootte



voorstel
beperkt aftrek plot



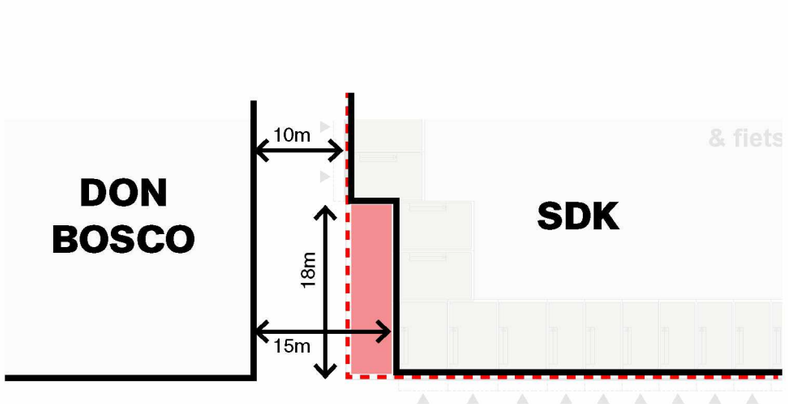
SUHA in rooilijn van SDK
meer aftrek plot
doorgang vanuit Metro-locatie geblokkeerd

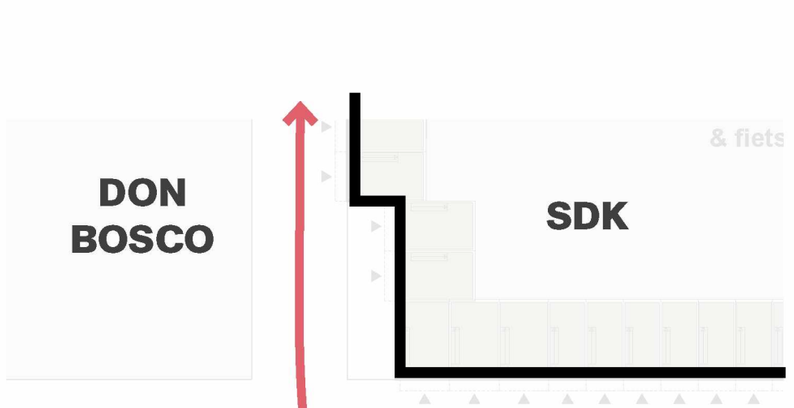


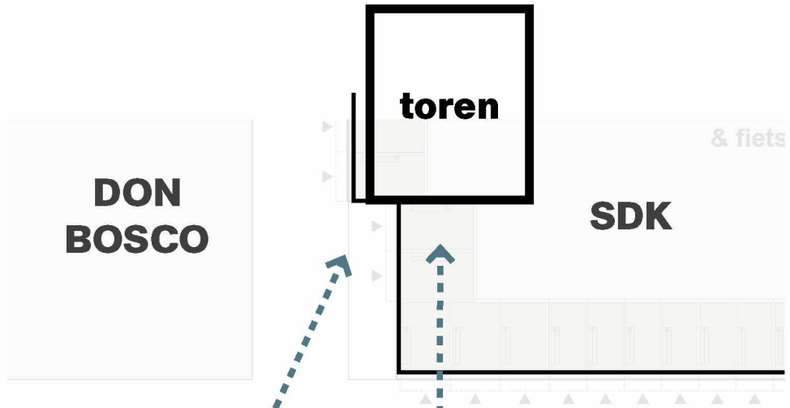
alternatief met beperkt aftrek SDK
doorgang van uit Metro-locatie logischer

ZuidWest-hoek

voorstel





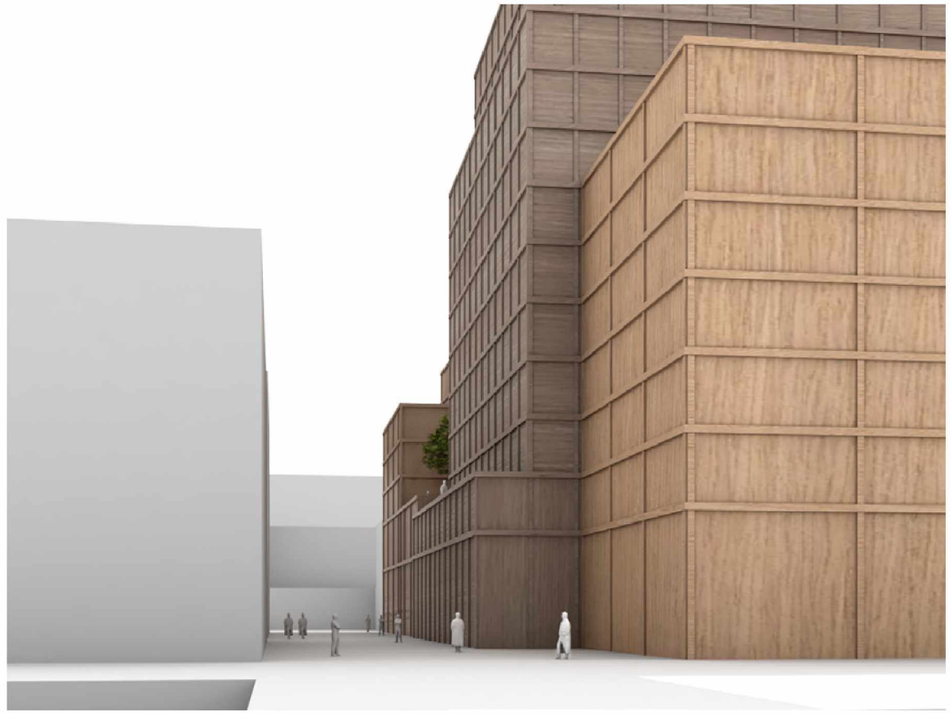


ZuidWest-hoek

ooghoogteperspectief



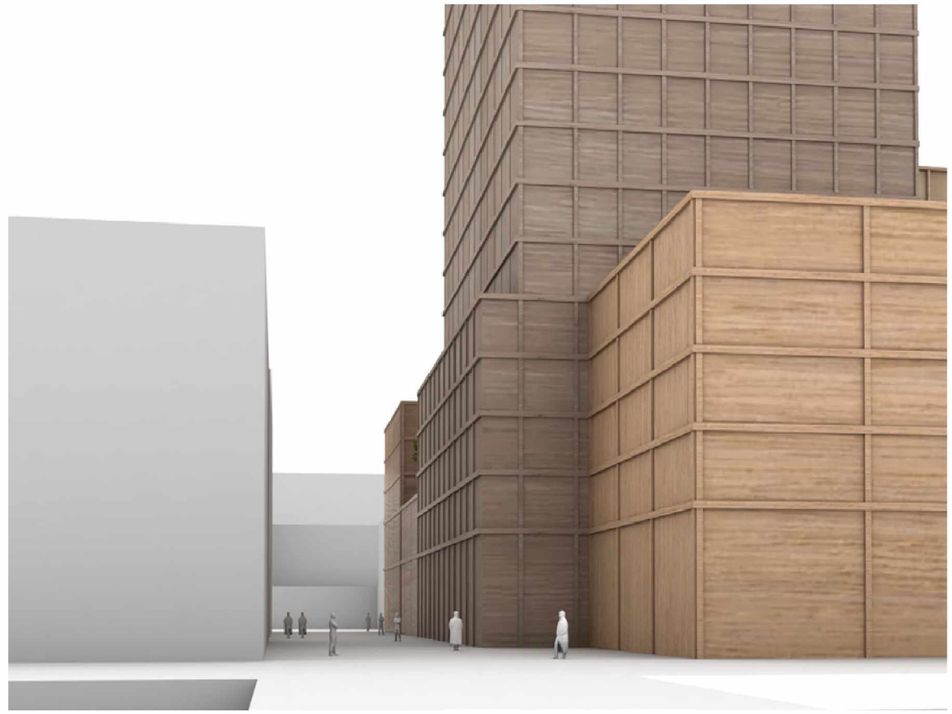
optie 1 **torens van 40 m**



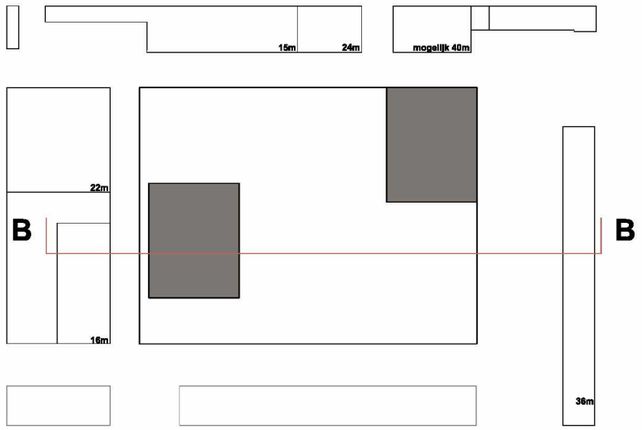


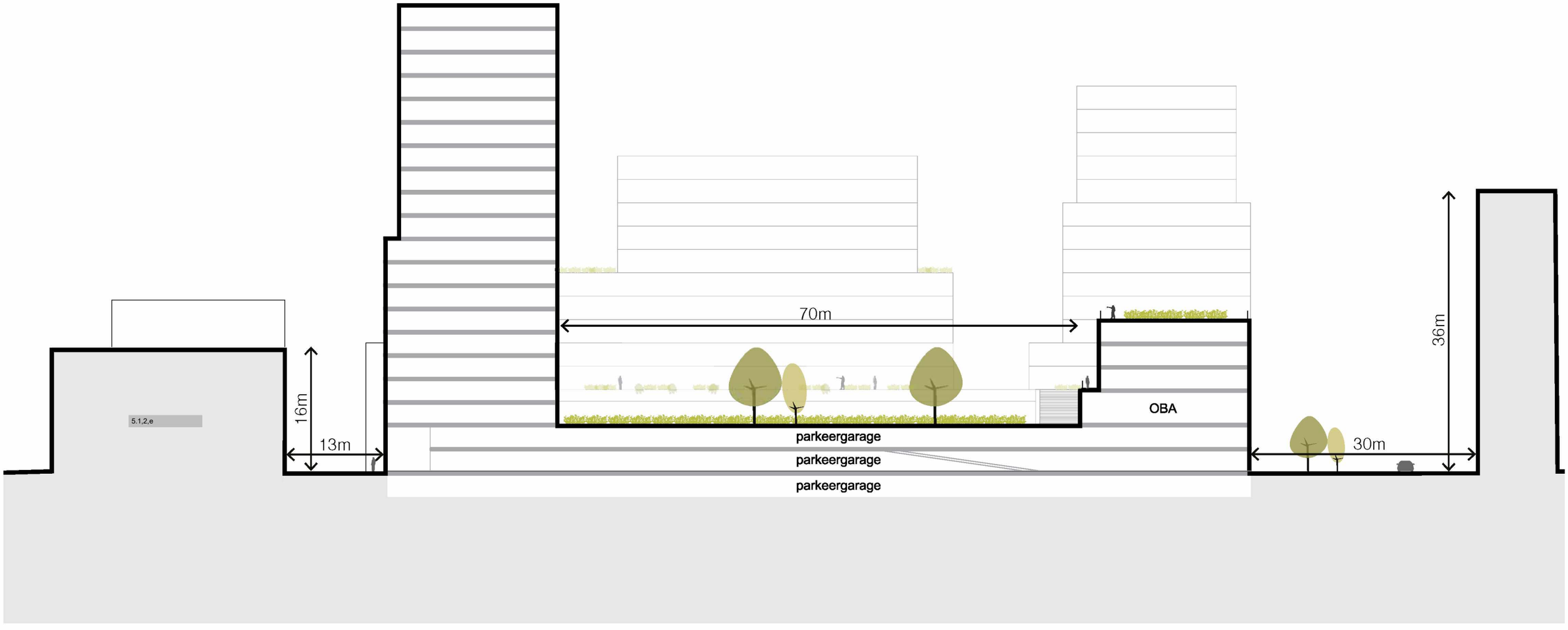


optie 2 **torens van 50-60 m**

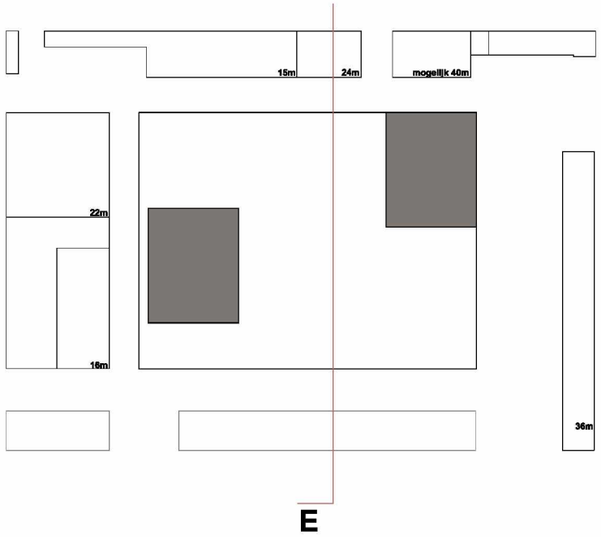


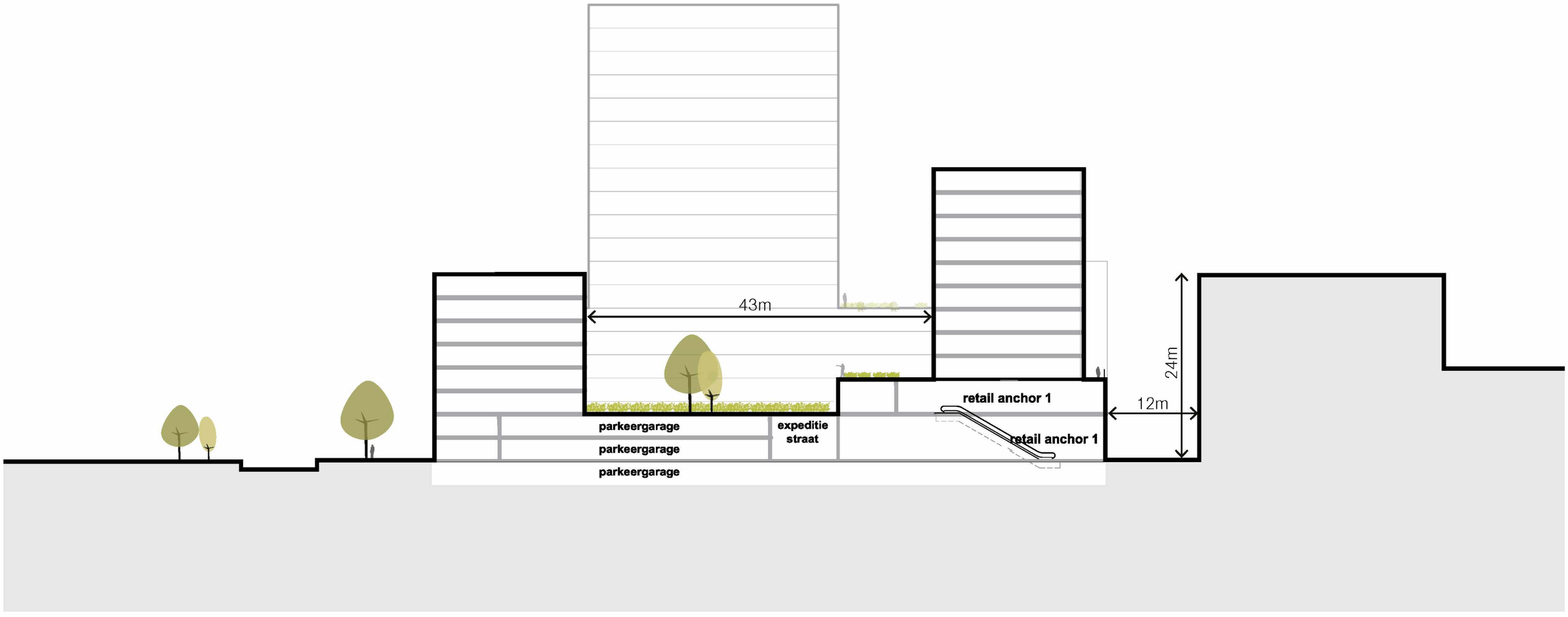
profielen
1:500





profielen
1:500





maaiveld

1:500

15m

24m

mogelijk 40m

22m

16m

entree retail

entree retail

entree woningen

entree retail

entree OBA

retail

retail

retail

OBA

Podium concert
306m²

entree OBA

entree fietsenstalling OBA

entree woningen

lobby woningen

expeditiestraat

entree parkeergarage + expeditiestraat

entree fietsenstalling

trafo/techniek 62m²

trafo/techniek 47m²

entree woningen

entree woningen

parkeergarage

kantoor 169m²

entree kantoren

fietsenstalling

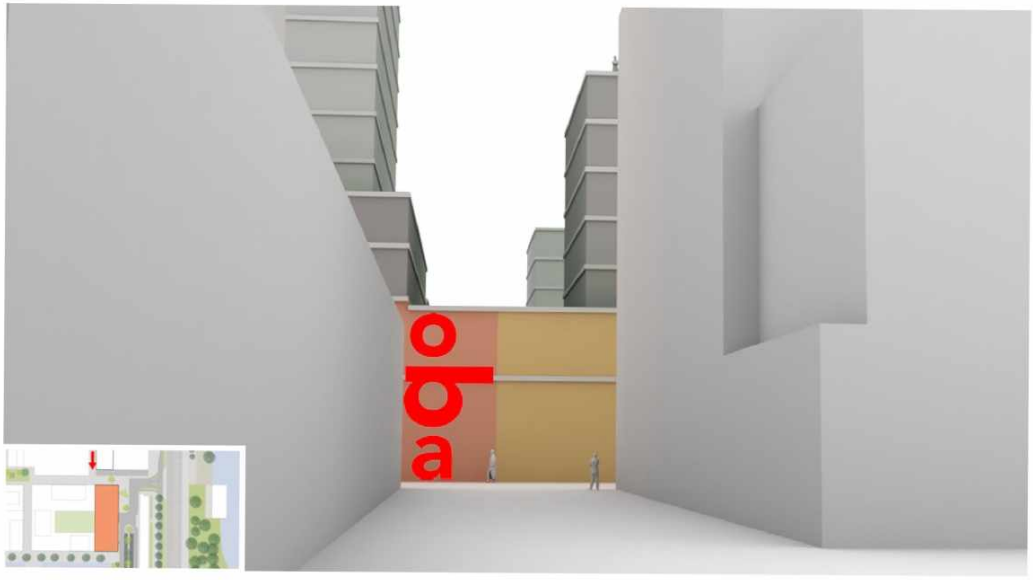
lobby woningen

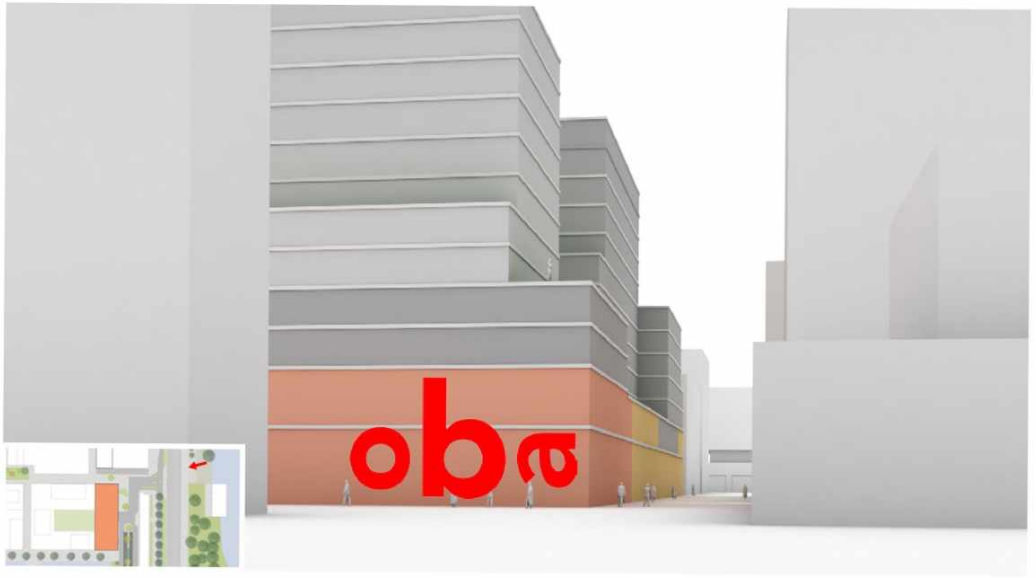
lobby woningen

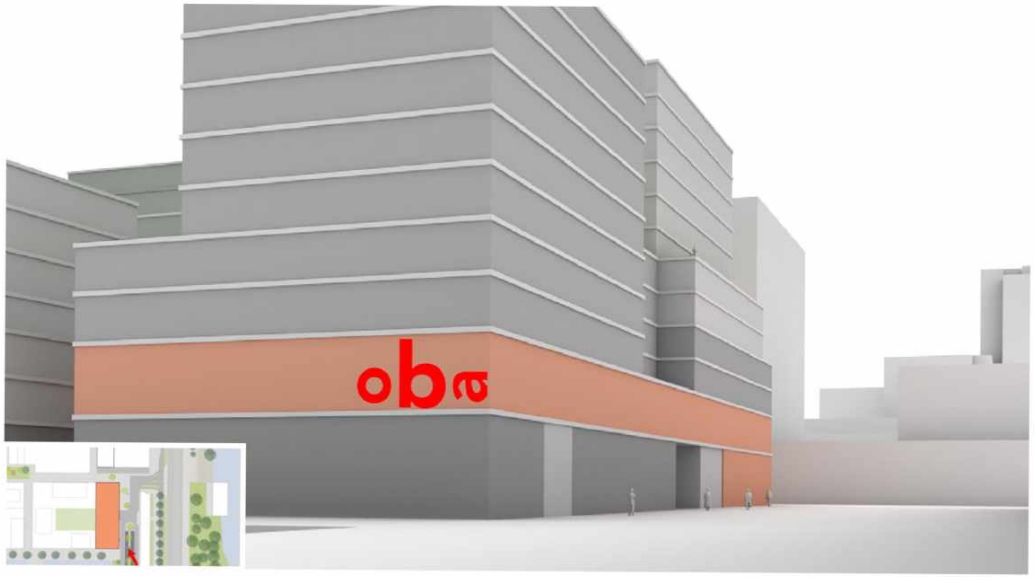
entree woningen

entree woningen

inpassing OBA







het hof P+6000

1:500

15m

24m

mogelijk 40m

22m

16m



het hof P+9000

1:500

Cie.

15m

24m

mogelijk 40m

22m

16m



gemeenschappelijkeruimte buiten

referenties


Alta Laguna, California


Space-S, Eindhoven


Space-S, Eindhoven


Alta Laguna, California


Alta Laguna, California

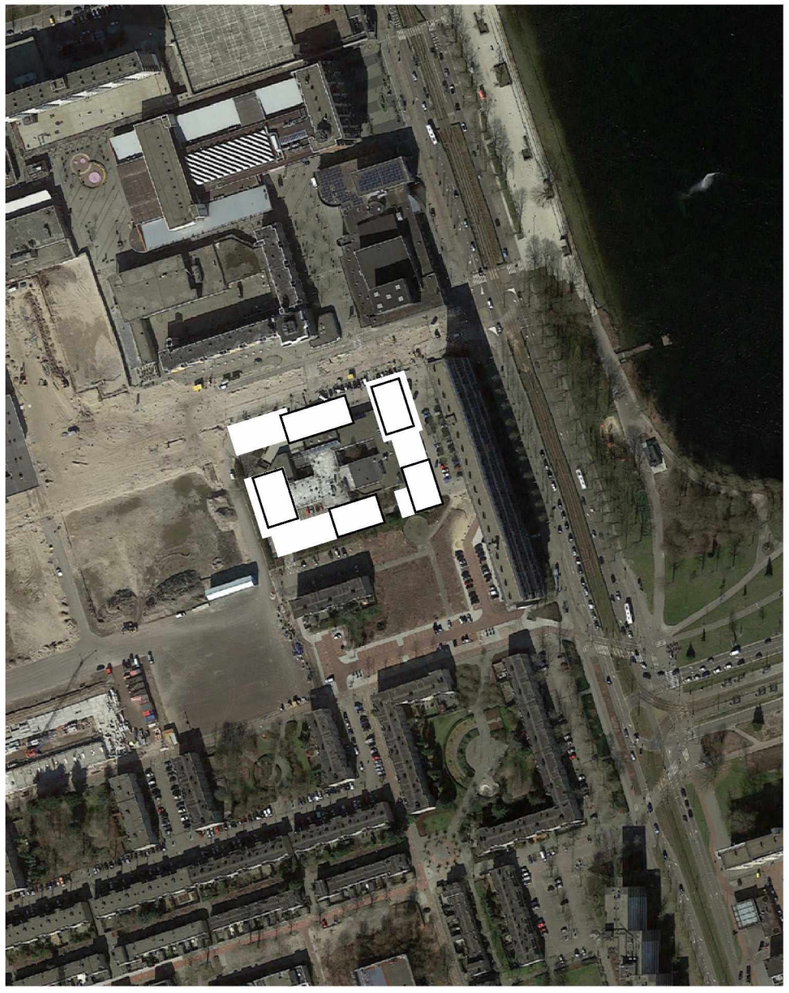

Funenpark, Amsterdam


Zonnehuis, Amstelveen


Hunziker Areal

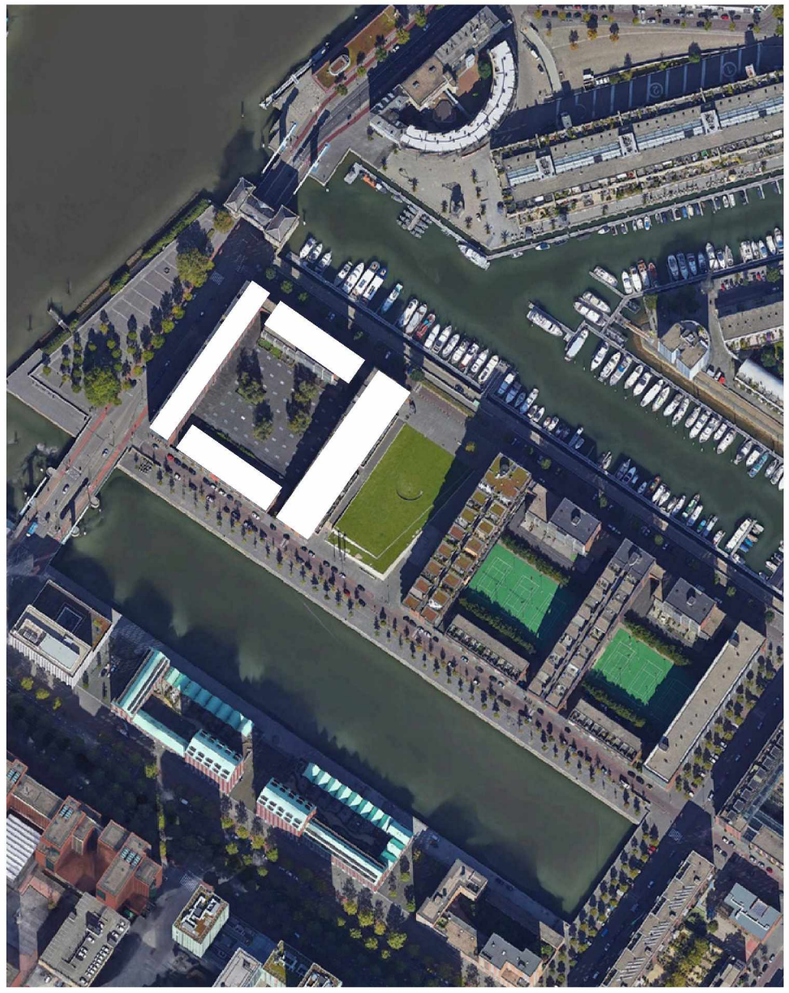
schaal referenties

SDK-kavel geprojecteerd op referentieprojecten



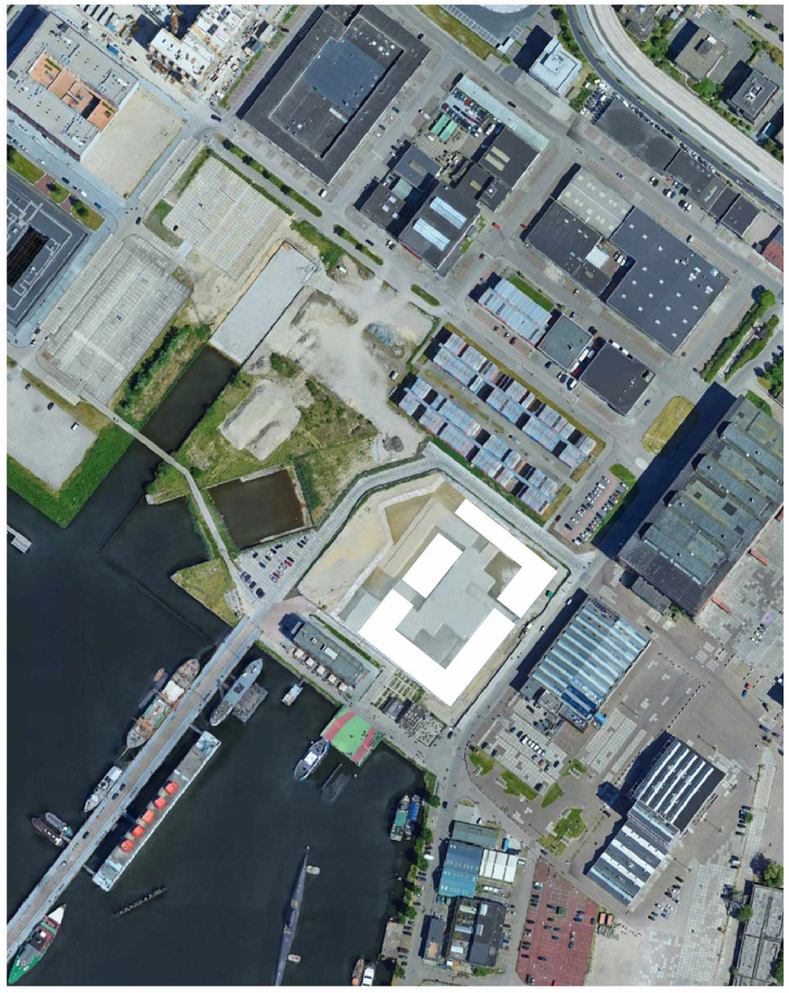
SDK-kavel
Amsterdam

BVO 53.000m²
FAR: 5.4
526 woningen



Landtong
Rotterdam

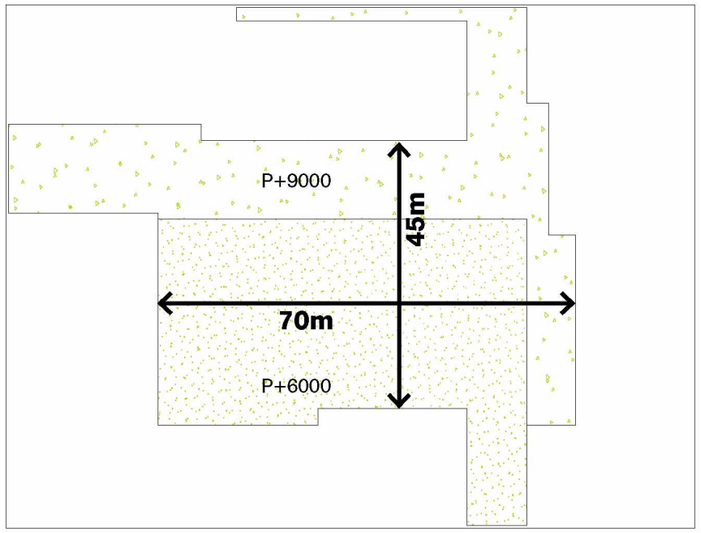
BVO 40.000m²
FAR: 3.8
625 woningen



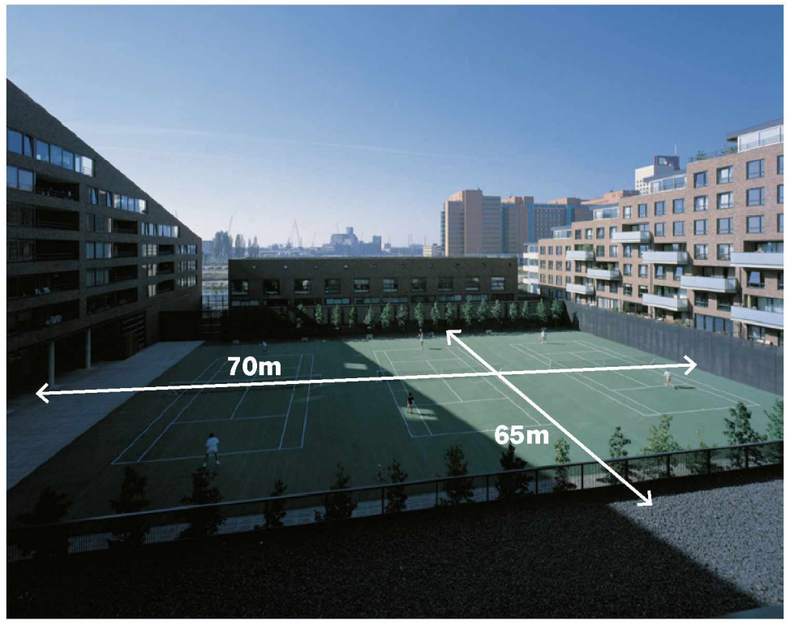
Pontkade NDSM
Amsterdam

BVO 32.000m²
FAR: 5.0
250 woningen

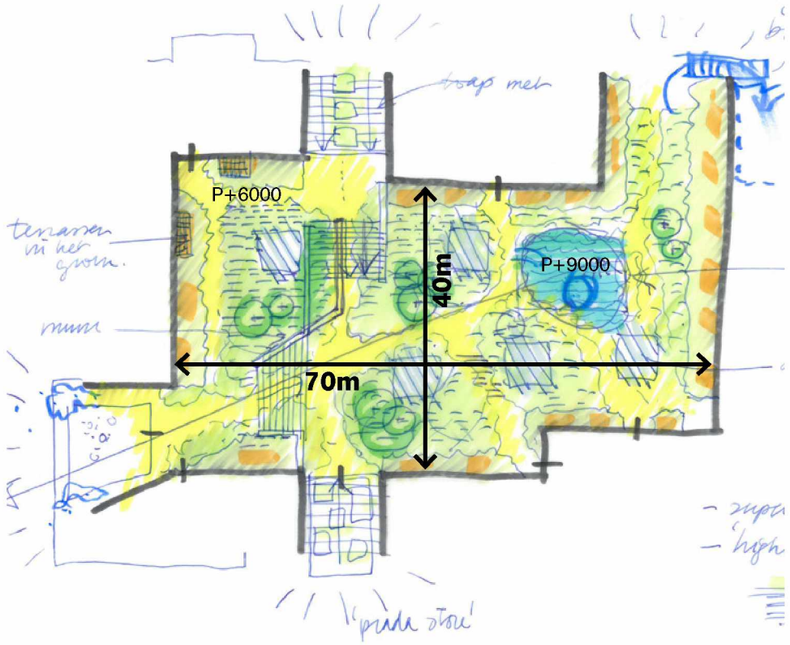
binnentuin Referenties



SDK-kavel
Amsterdam



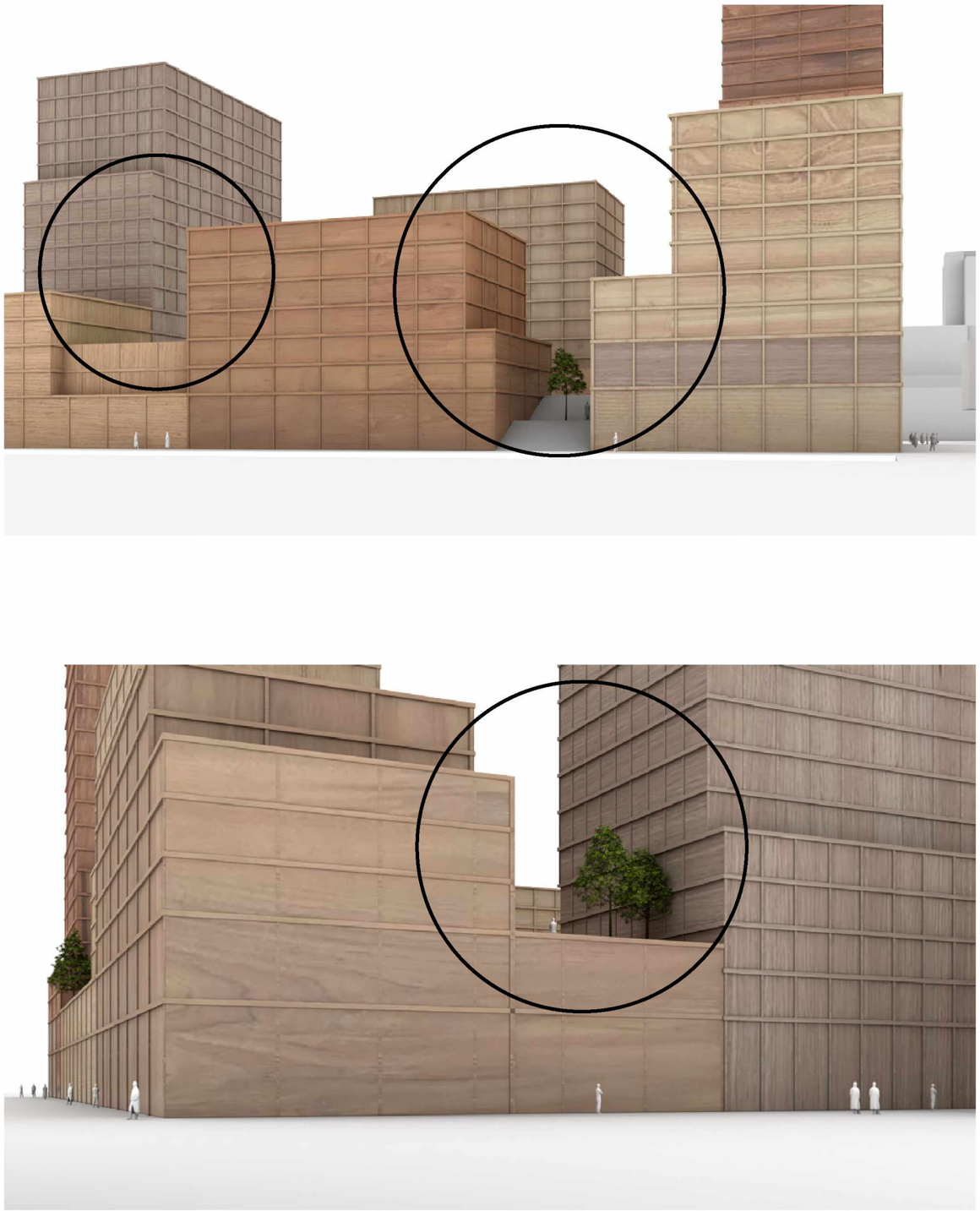
Landtong
Rotterdam

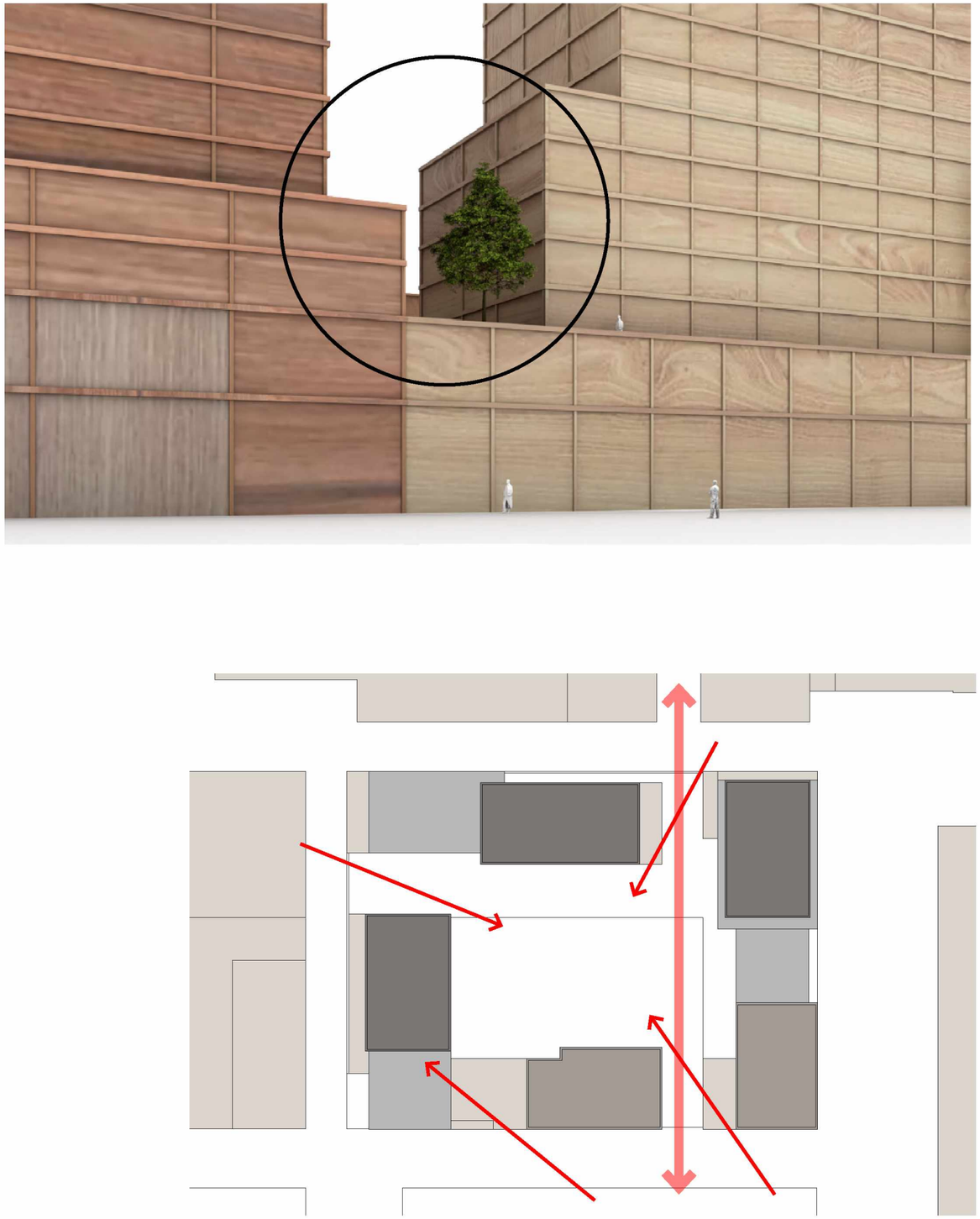


Pontkade NDSM
Amsterdam

ruimtelijkheid van het bouwblok

doorkijken zorgen voor luchtigheid in de dichtheid

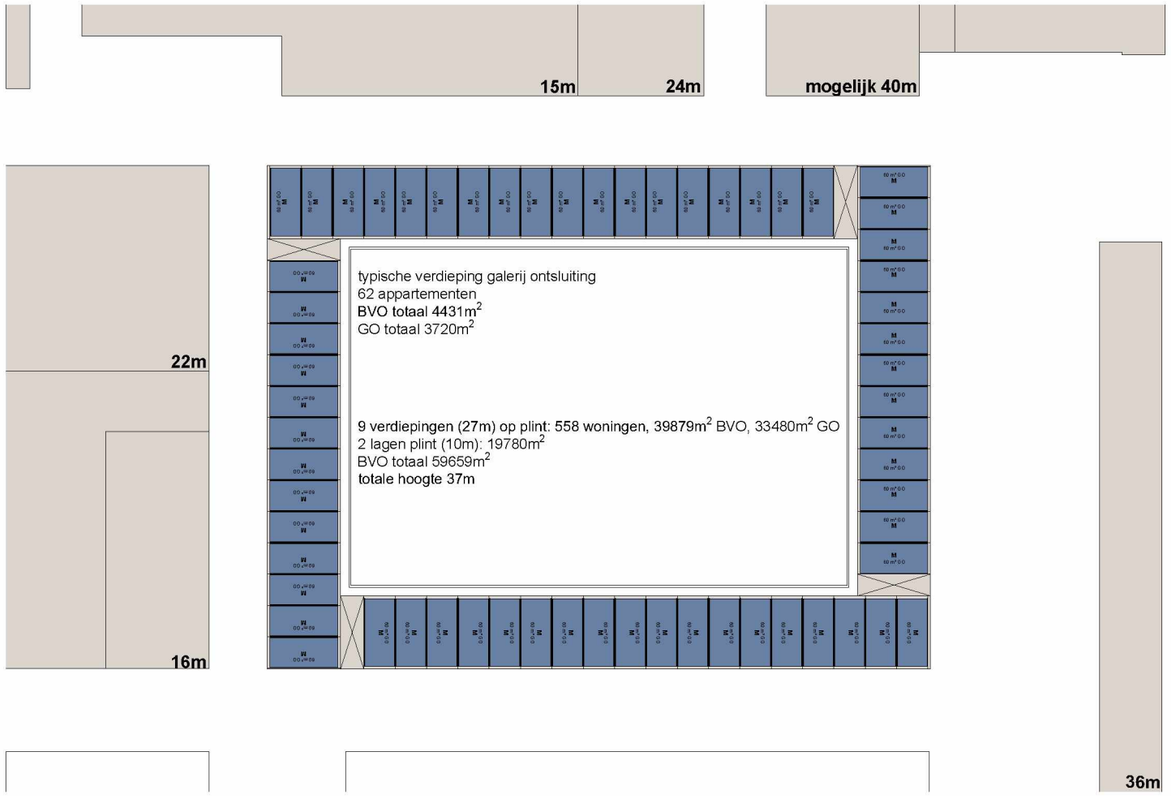


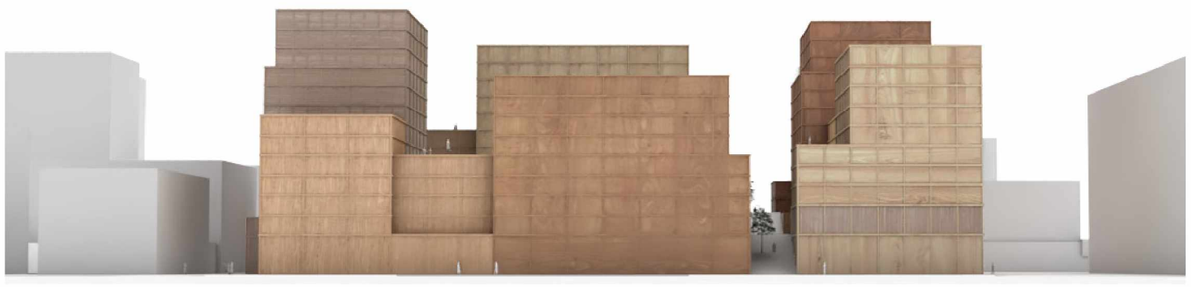


corridor versus galerij

zelfde volume, andere luchtigheid









gemeenschappelijke binnenruimte

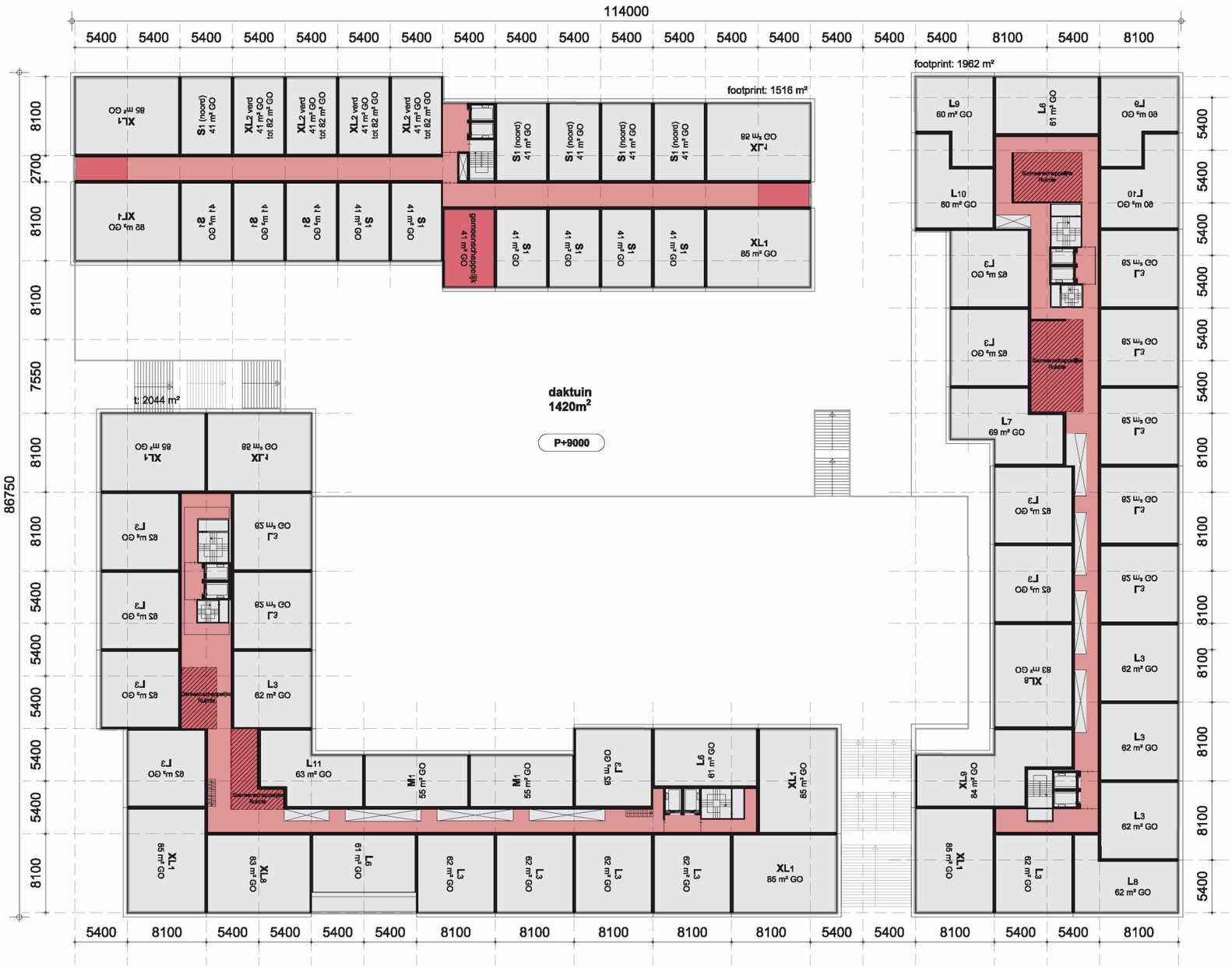
referentie plattegrond

15m | 24m | mogelijk 40m

woning programma	
type	aantal
S1	22
S2	2
M1	0
M2	0
M3	3
L1	0
L2	34
L3	1
L4	0
L5	1
XL1	0
XL2	5
XL3	2
XL4	2
XL5	0
XL6	0
	72

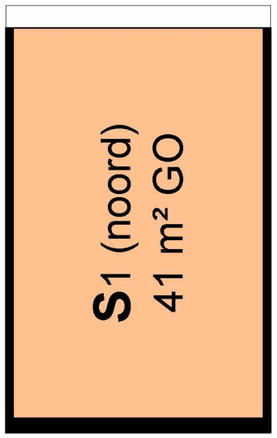
22m

16m



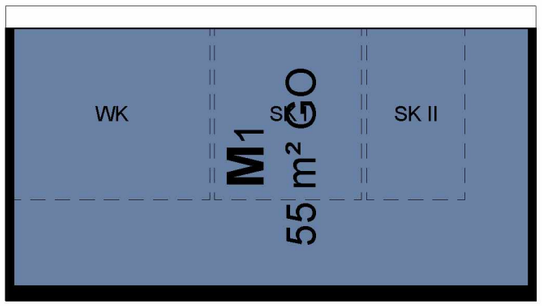
noord woningen

subtitle



sociaal **59x**

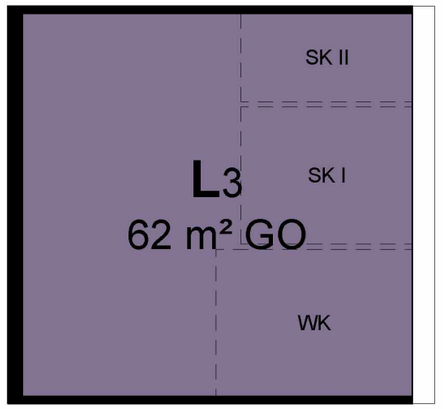
59x



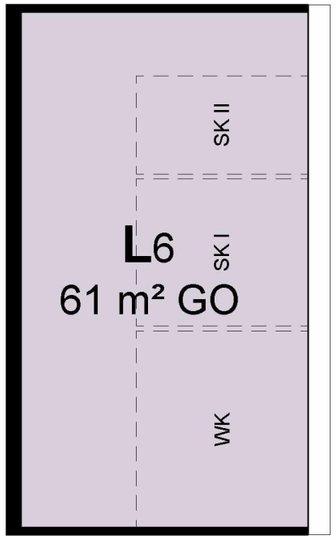
belegger **8x**

waarvan 6 noord georiënteerd

6x



5x



5x

gemeenschappelijke ruimtes
ideeen

donkere ruimtes

- wasserette
- pakketpunt
- verhuurbare muziekstudio's
- bioscoopkamer
- (gereedschap) kluskamer
- boeken delen punt
- fietsenmaker/fietshuur
- sauna
- gemeenschappelijk markt
- pingpong ruimte
- telefoon zitplekken
- fitness
- media kamer
- organic composting

lichte ruimtes

- gemeenschappelijke huiskamer
- gedeelde logeer kamer
- eetzaal met kookstudio's
- werkplekken te huur
- vergaderruimte te huur
- studeertuinen bij OBA
- kinderopvang
- koffie corner
- fitness
- (tuin) kluskamer

buitenruimtes

- tropische tuin
- moestuinen
- playscape

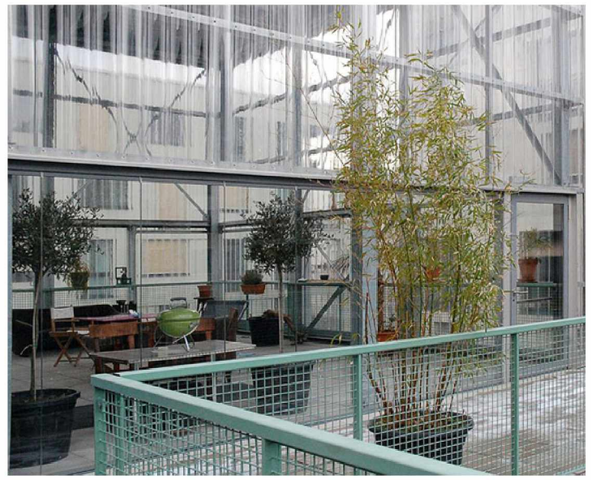
faciliteiten

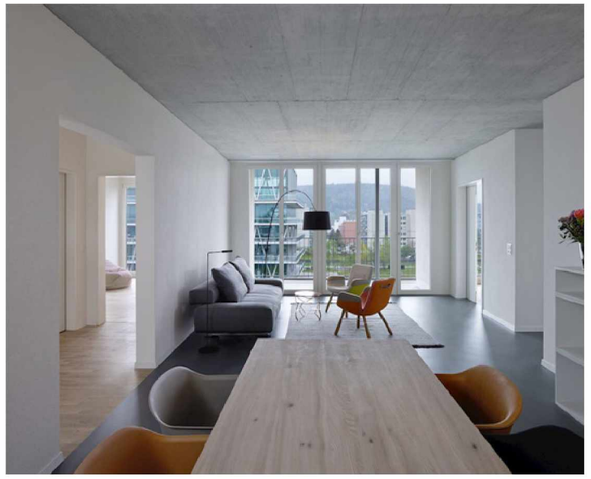
- greenwheels/deelauto
- online deelplatform
- eetclub (digitaal)
- gezamelijke boodschappen (digitaal)
- afvalmanagement
- opslag

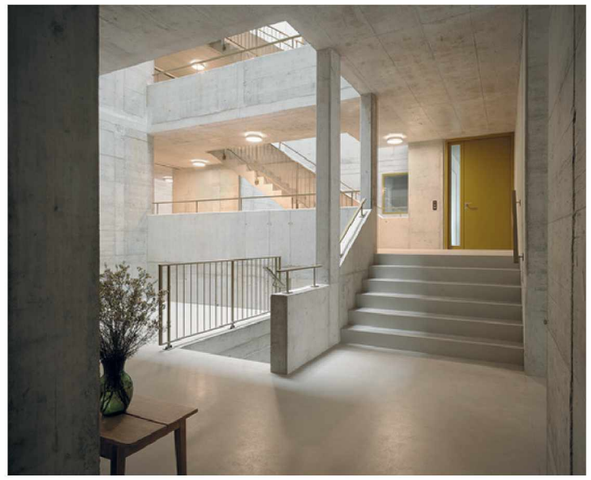
gemeenschappelijke binnenruimte
referencies





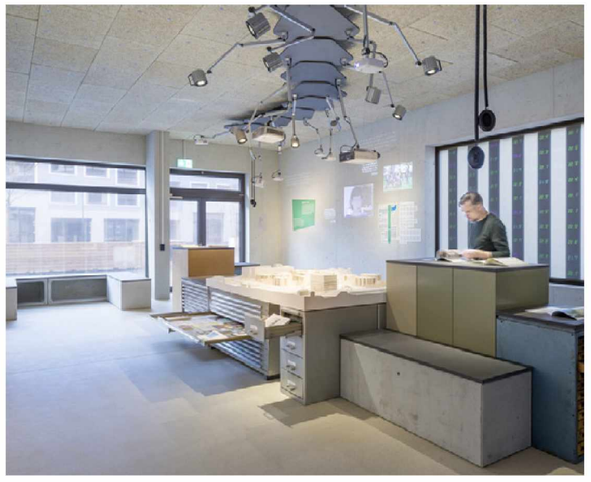






Hunziker, Areal

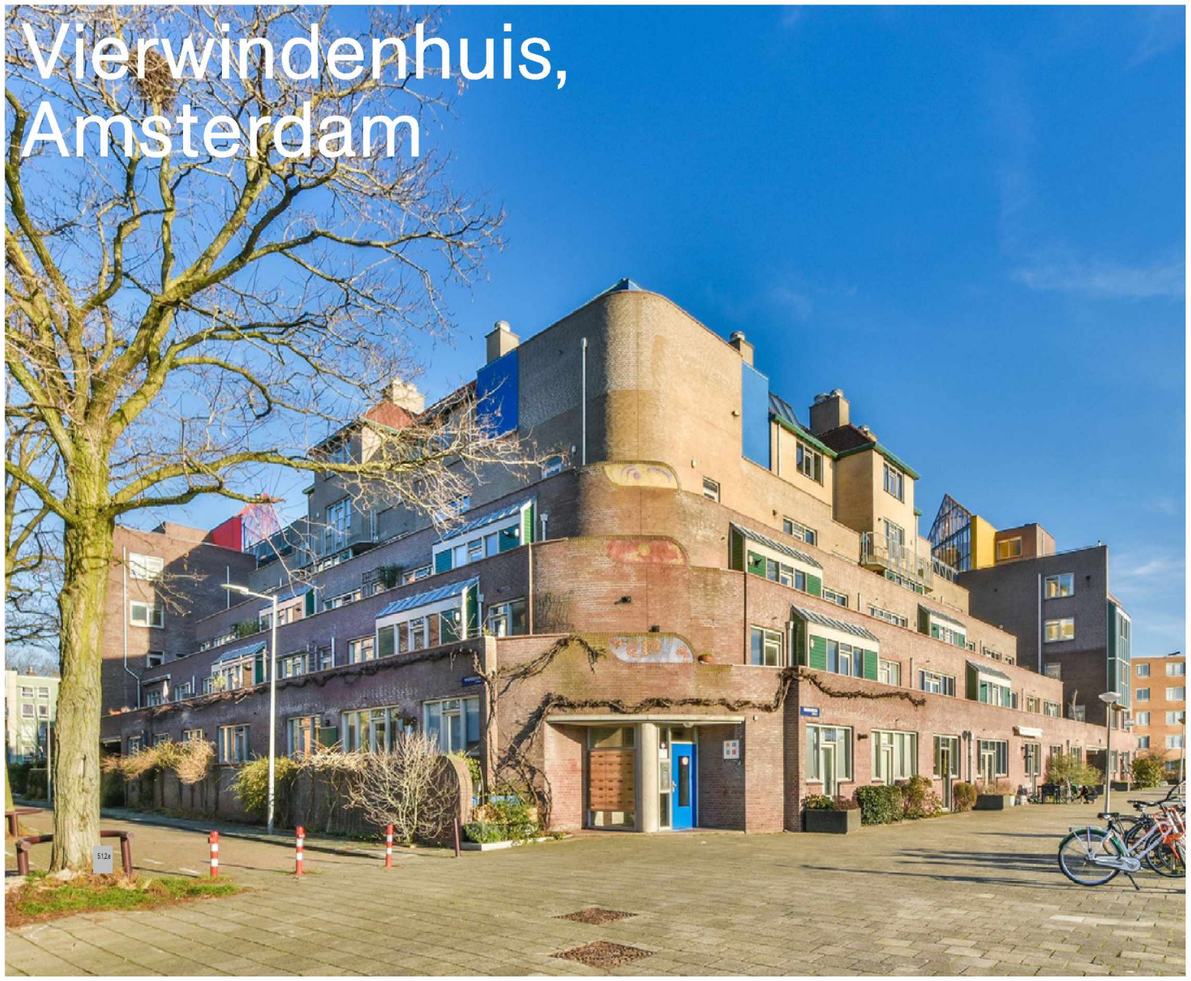
“This is one of the largest and most ambitious cooperative housing programmes in Europe, resulting from a collaboration between 50 different cooperatives. Thirteen buildings with nearly 400 housing units, 35 retail units and large shared community spaces and neighbourhood infrastructure (kindergarten, day care centres, etc.) provide environmentally-friendly homes for people from a wide range of backgrounds and income levels. The project promotes social diversity throughout, from the architectural design to the allocation of tenancies.”

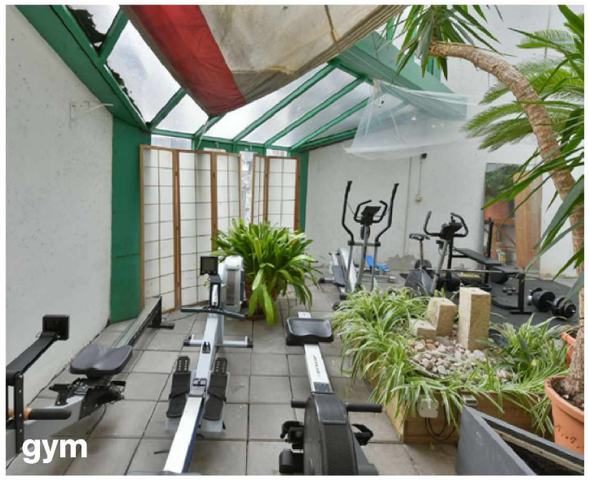




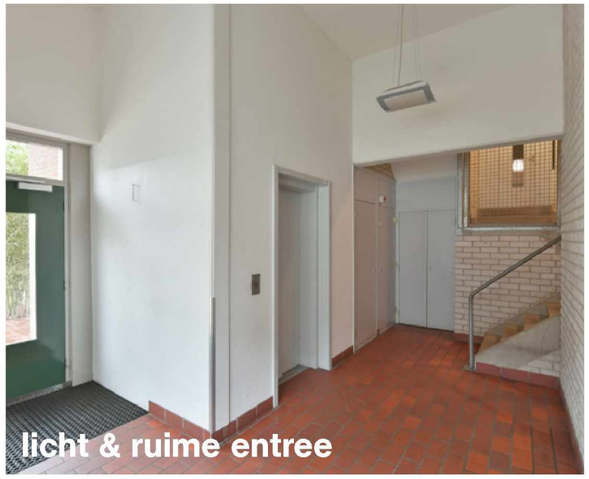
gemeenschappelijke binnenruimte

referencies




gym


elke hoek een andere identiteit

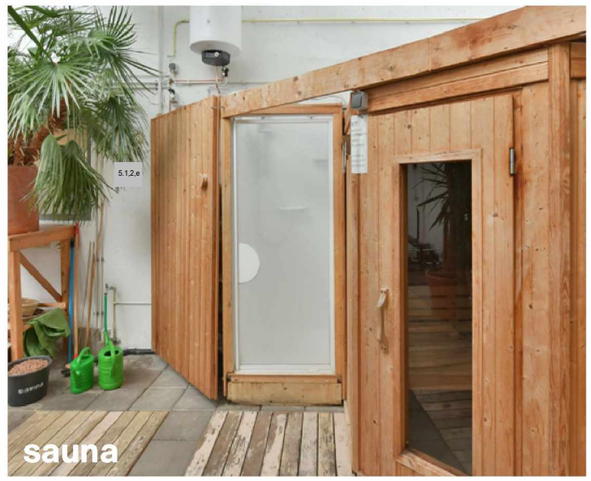

licht & ruime entree


zitplekken in de trappenhuis

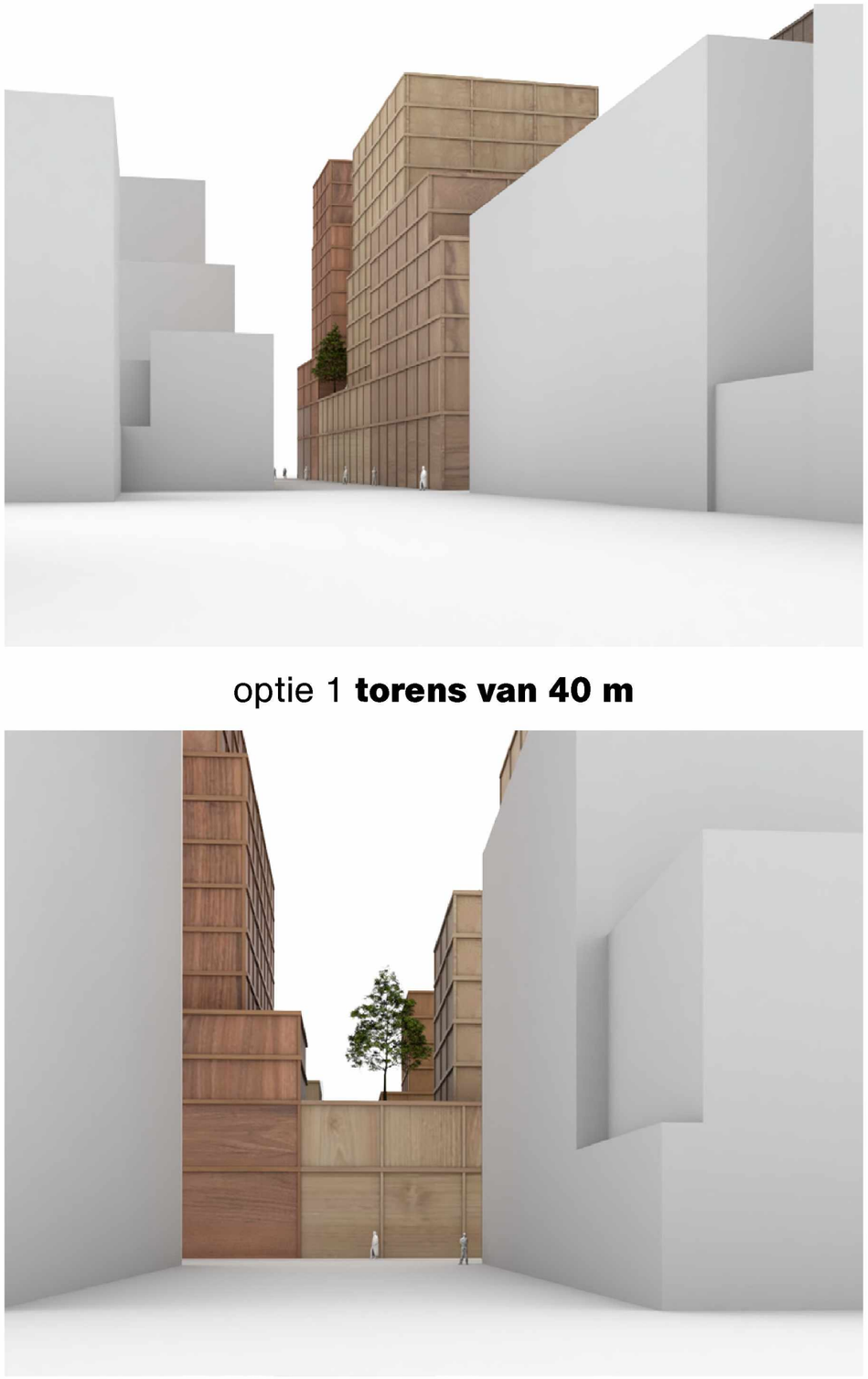

tropische tuin


gemeenschappelijk binnentuin

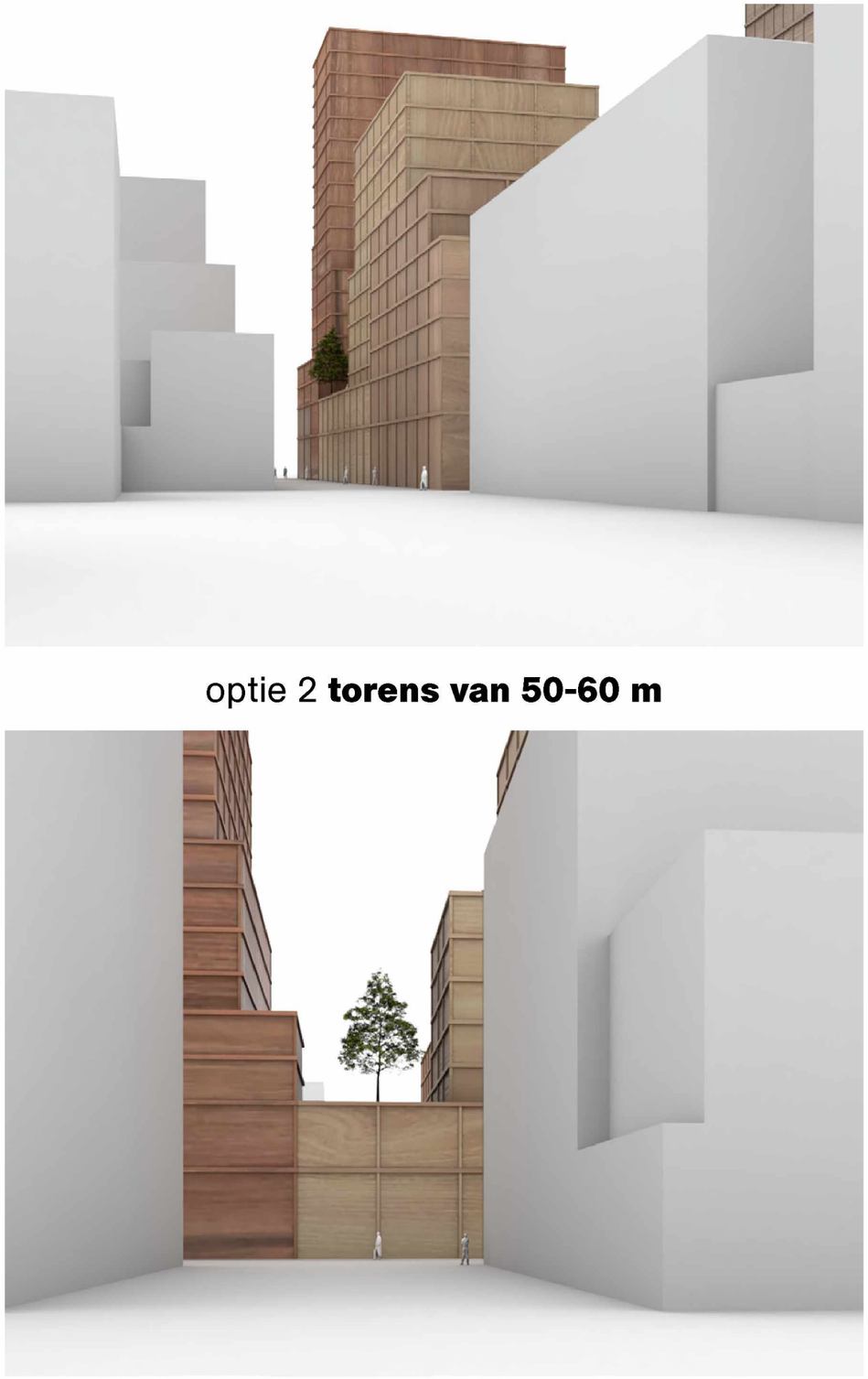

ontmoetingsplekken


sauna

ooghoogte perspectieven







optie 1 **torens van 40 m**

optie 2 **torens van 50-60 m**

ooghoogte perspectieven

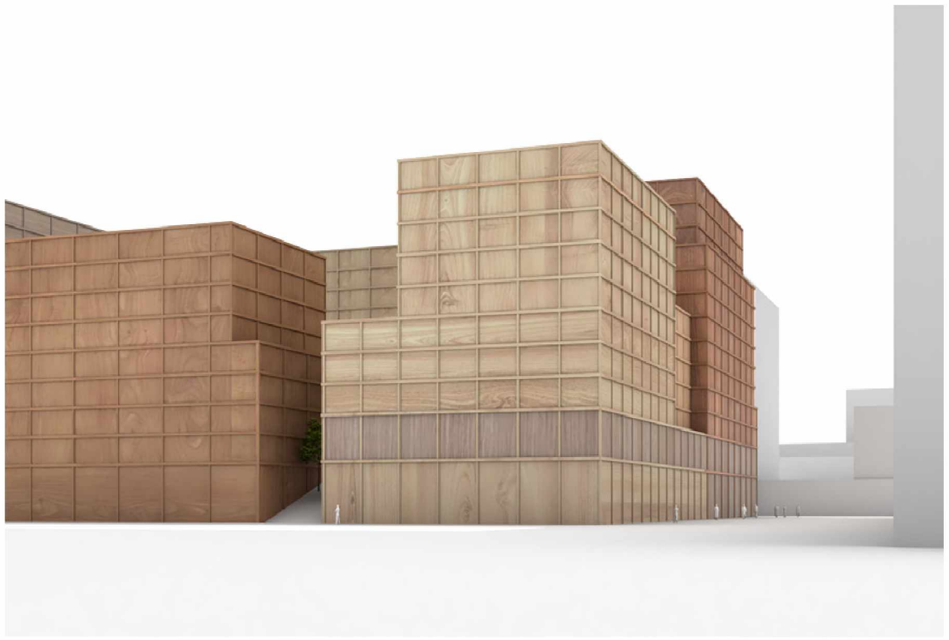


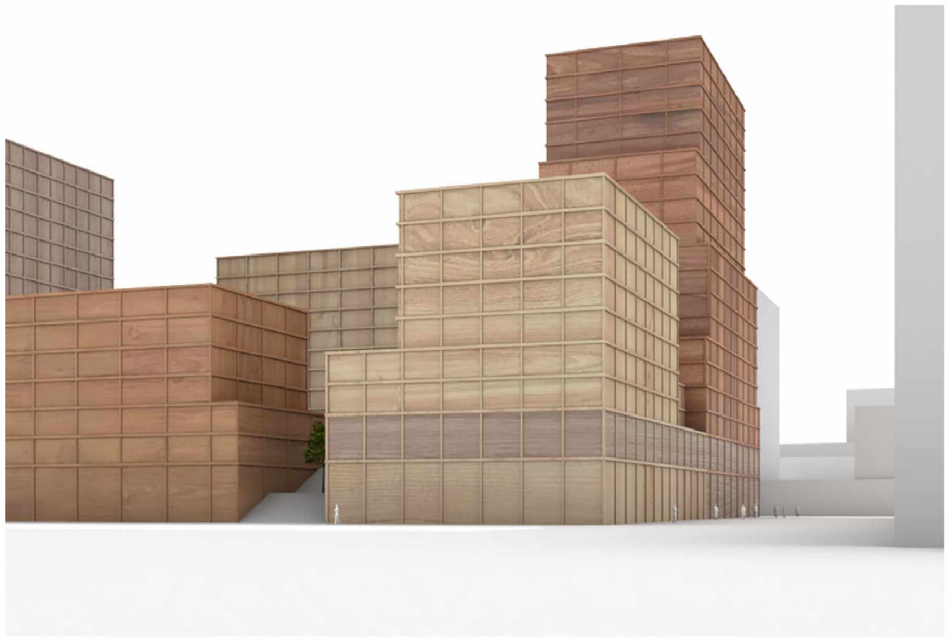




optie 1 **torens van 40 m**

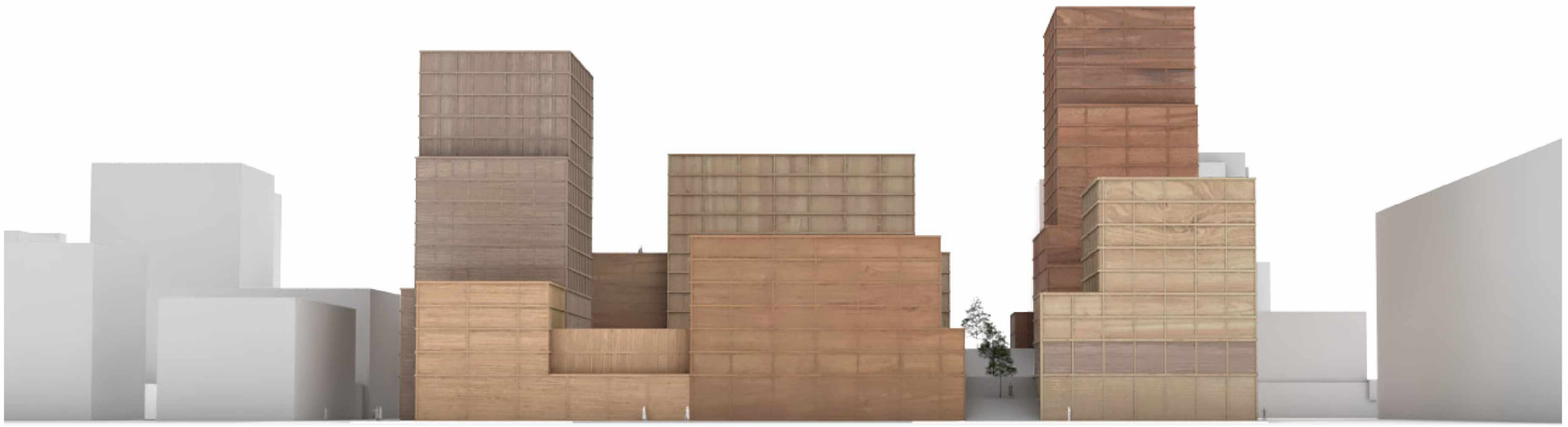
optie 2 **torens van 50-60 m**





Aanzicht vanuit het zuiden







BIJLAGE

boven aanzicht

1:500

Cie.

15m

24m

mogelijk 40m

SOCIALE BLOK

22m

16m

40,5m
retail + 10 woonverdiepingen

43,5m
oba +
11 woonverdiepingen

39m
oba +
13 woonverdiepingen

21m
7 woonverdiepingen

34,5m
oba+
8 woonverdiepingen

OBA-BLOK

ruimte houden voor mogelijke invulling plint

4000

10000

4000

1690

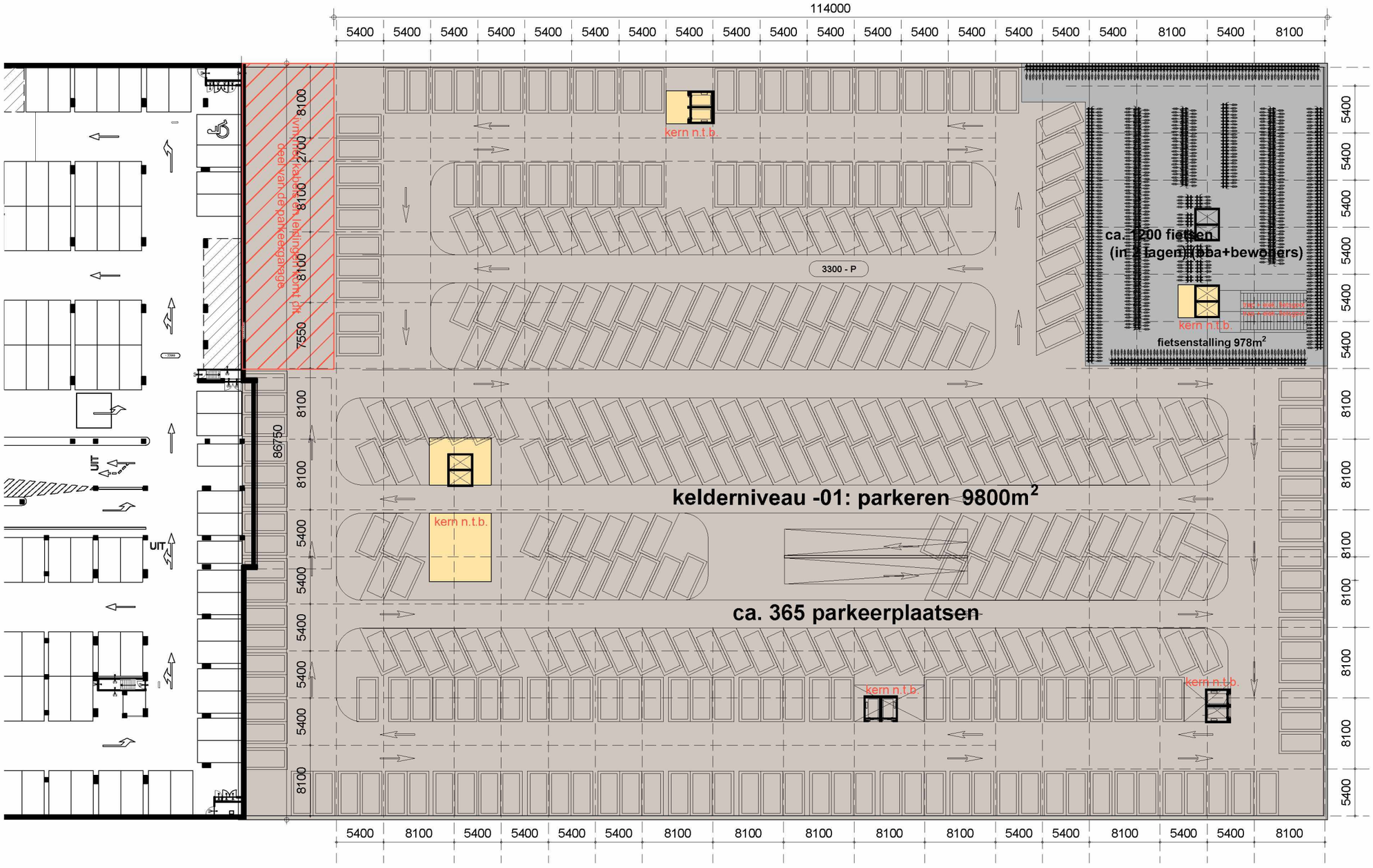
5000

6180

KADE-BLOK

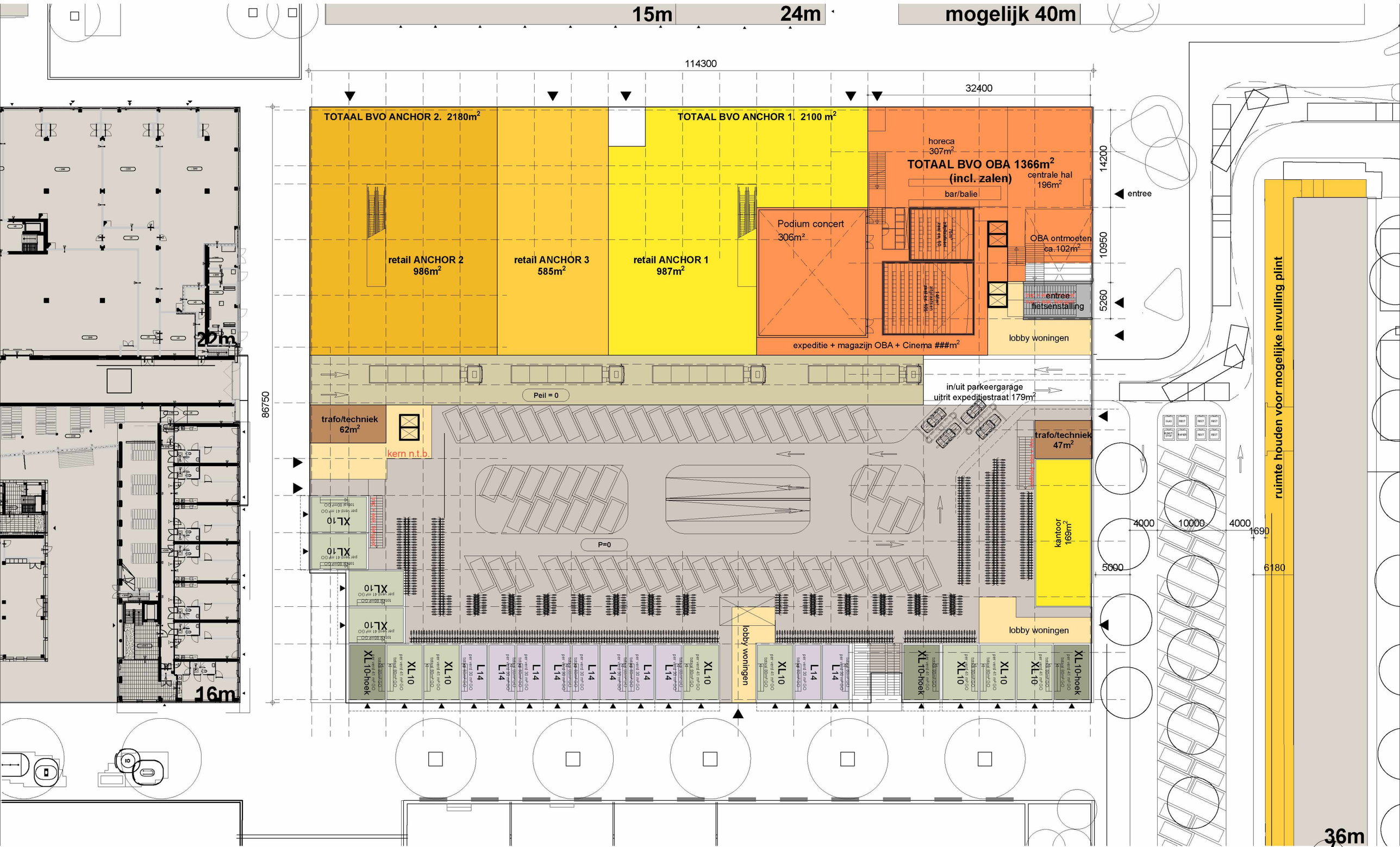
plattegronden

kelder P-3300 1:500



plattegronden

maaiveld P=0 1:500



plattegronden

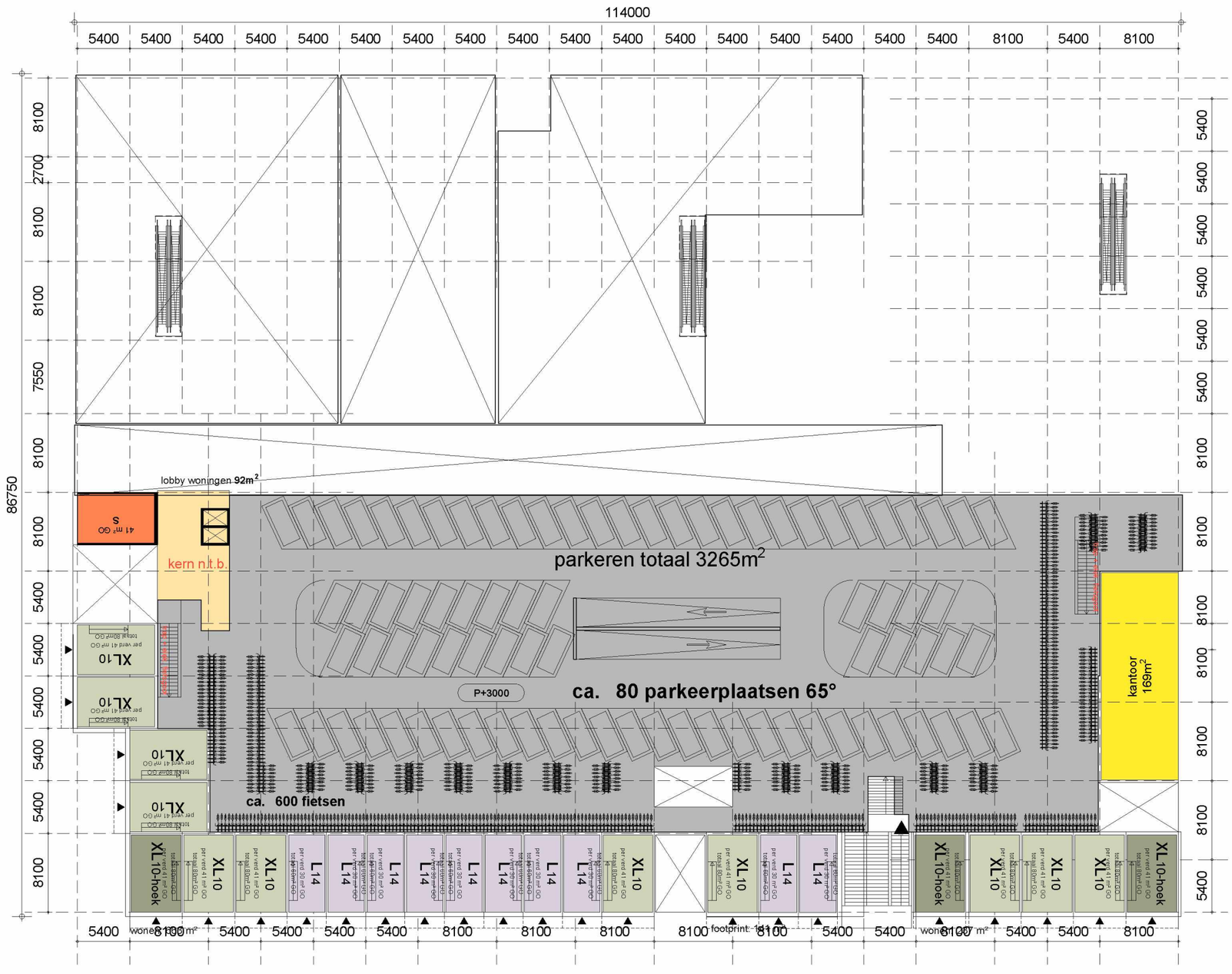
verdieping 1 P+3000 1:500

15m | 24m | mogelijk 40m

22m

16m

36m



plattegronden

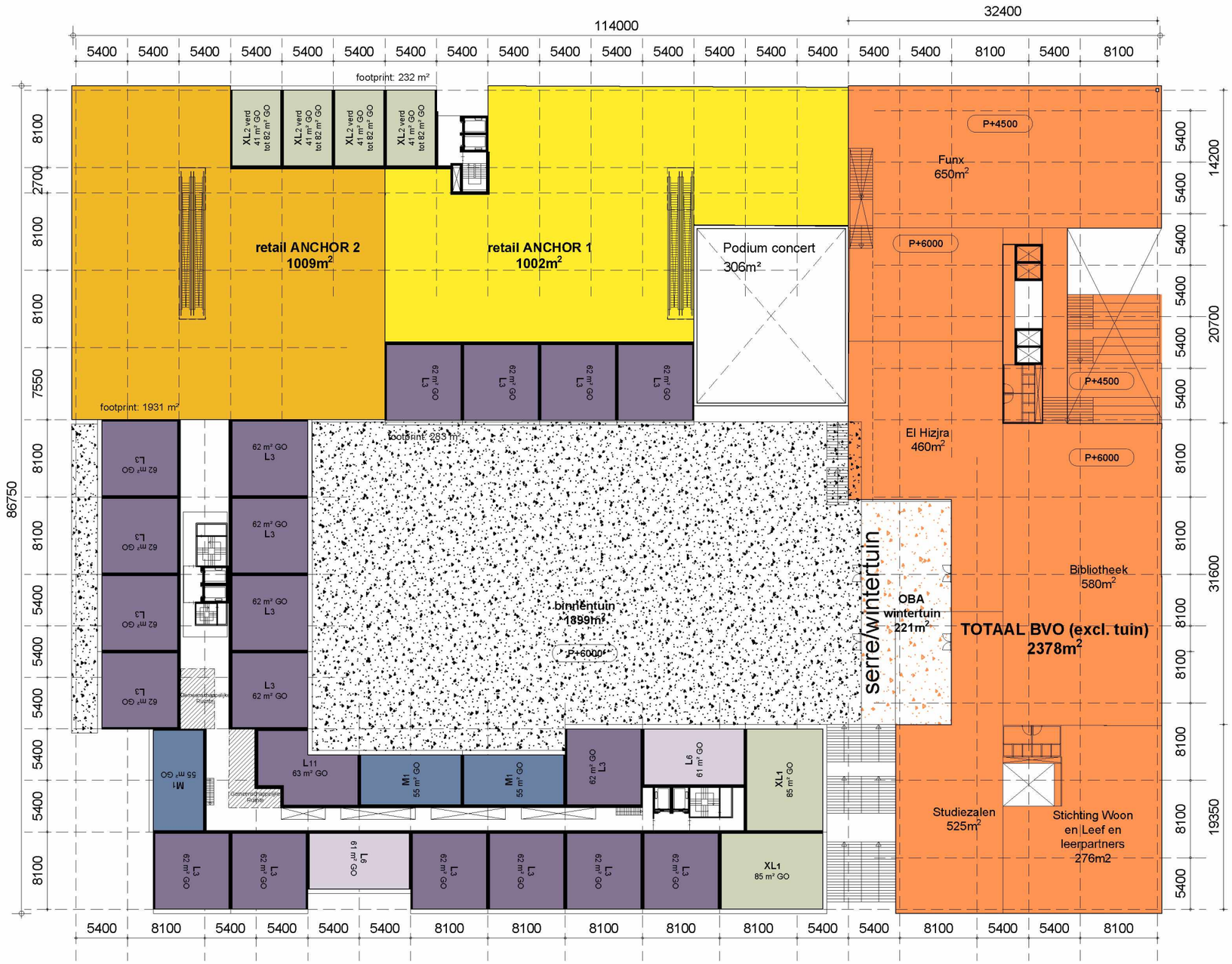
verdieping 2 P+6000 1:500

15m | 24m | mogelijk 40m

22m

16m

36m



plattegronden

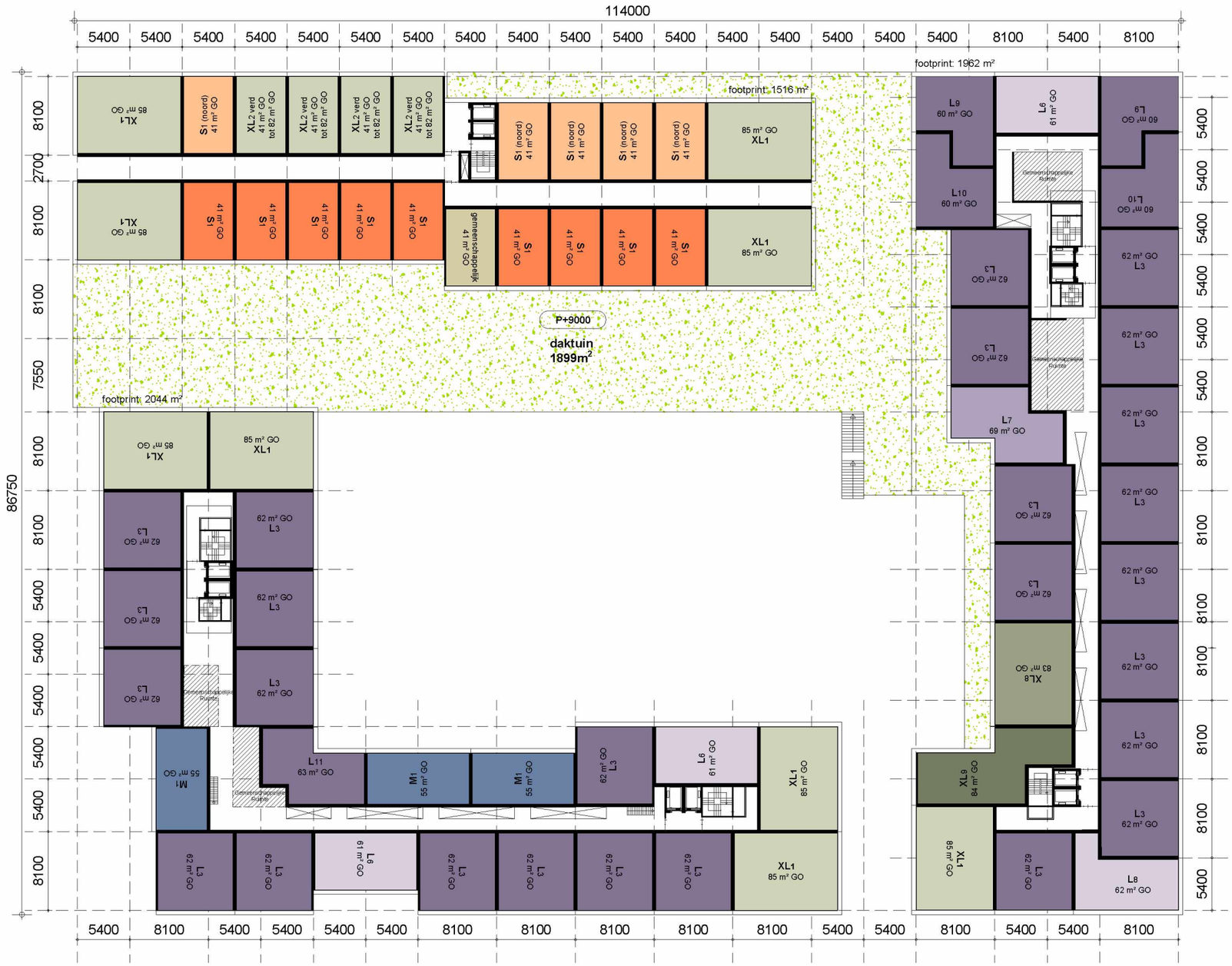
verdieping 3 P+10500 1:500

15m | **24m** | **mogelijk 40m**

programma
aantal
22
2
0
0
3
0
34
0
0
0
5
2
2
0
0
72

22m

16m

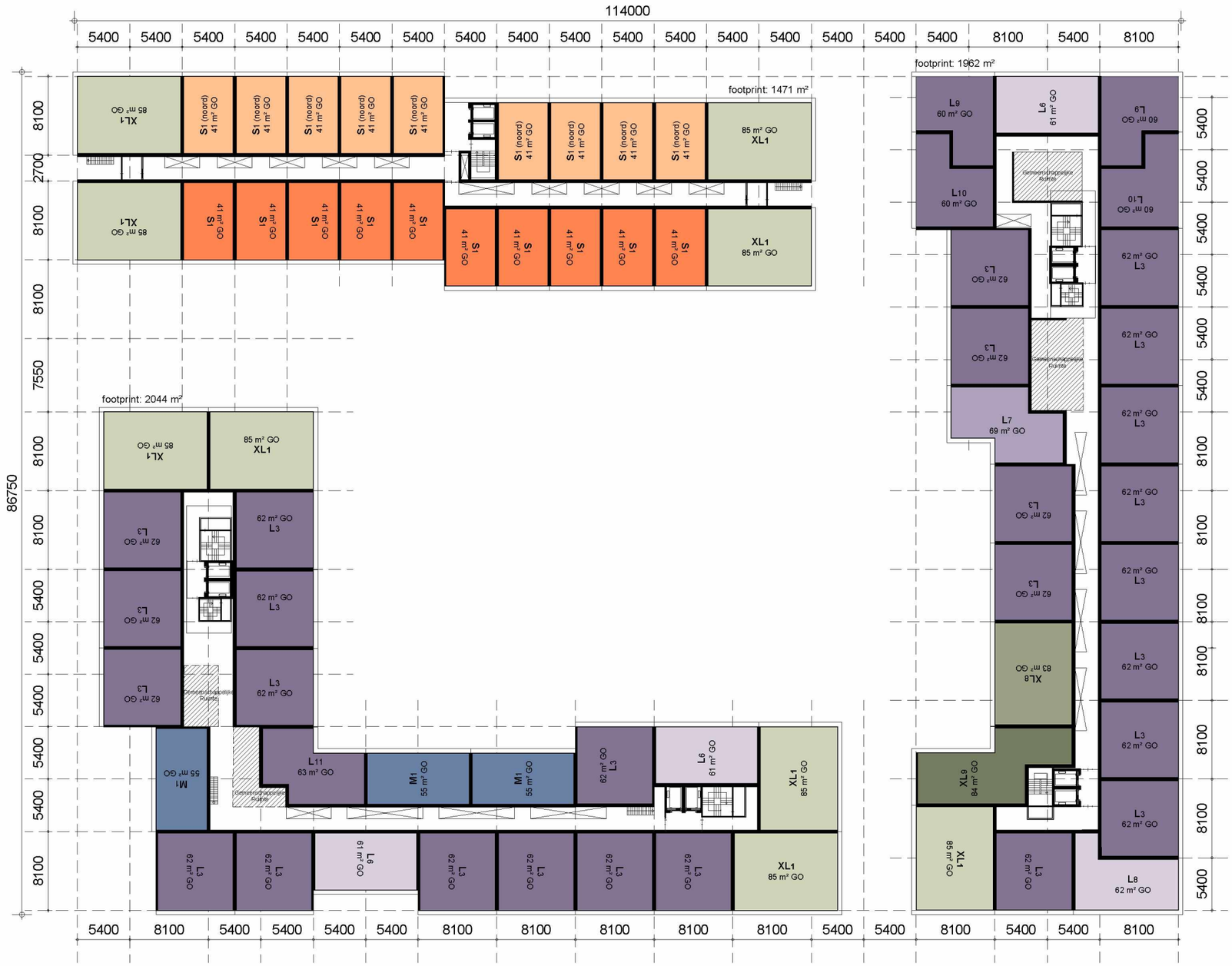


egorie	GO*	balcony %	
	40-50m²	0-10	klein aparttement: studio/1 slaapkamer
	50-60m²	10-15	medium aparttement: 1/2 slaapkamers
	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	75-90m²	10-15	groot aparttement: 3 slaapkamers
L	>90m²	10-15	penthouse
iB	70-100m²	10-15	grondgebonden stadswoningen

plattegronden

verdieping 4 P+13500 1:500

15m | **24m** | **mogelijk 40m**



22m

16m

36m

categorie	GO*	balcony %	
S	40-50m²	0-10	klein aparttement: studio/1 slaapkamer
M	50-60m²	10-15	medium aparttement: 1/2 slaapkamers
L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
XXL	>90m²	10-15	penthouse
GGB	70-100m²	10-15	grondgebonden stadswoningen

GO is exclusief buitenruimte

plattegronden

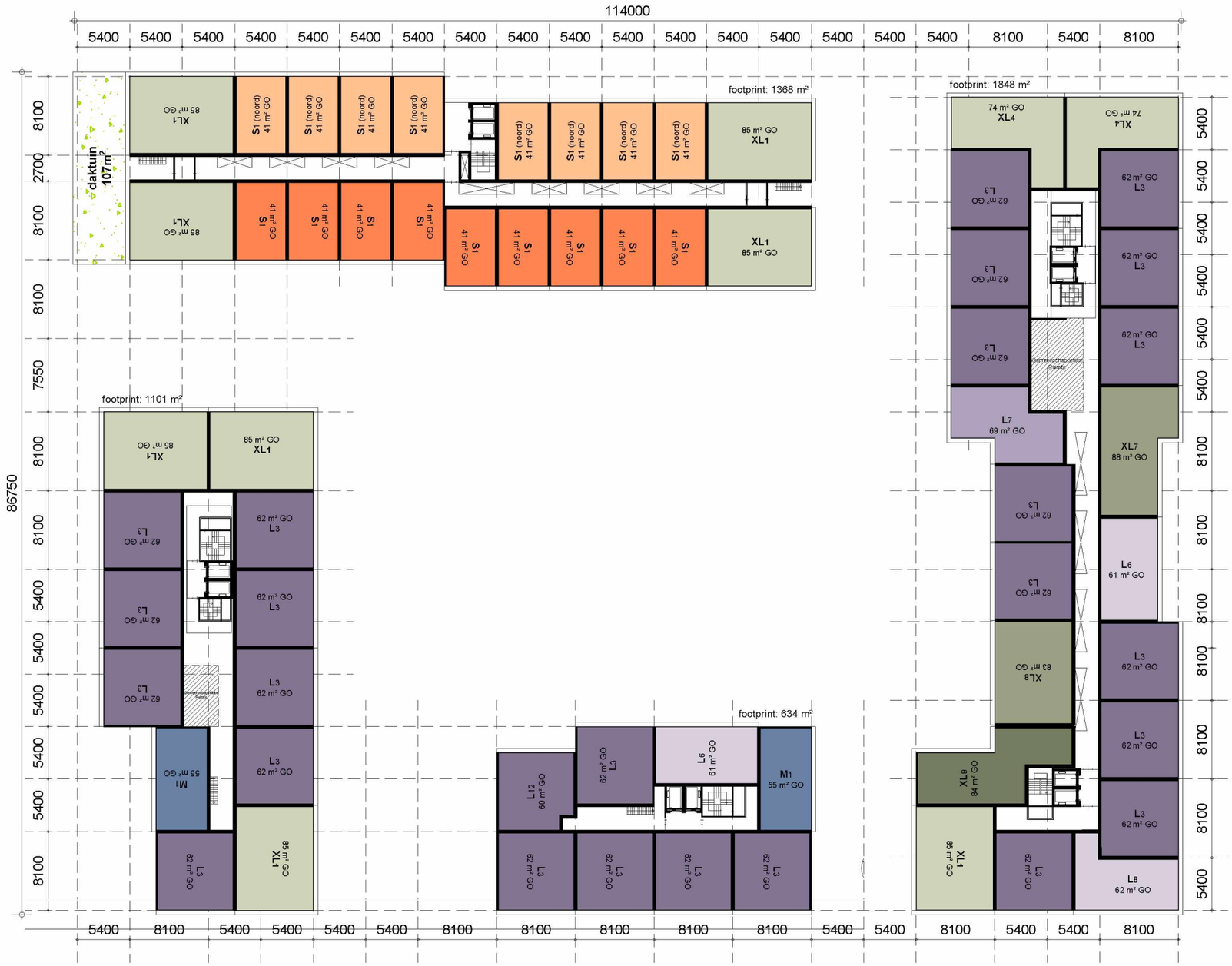
verdieping 5 P+16500 1:500

15m | **24m** | **mogelijk 40m**

22m

16m

36m



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	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

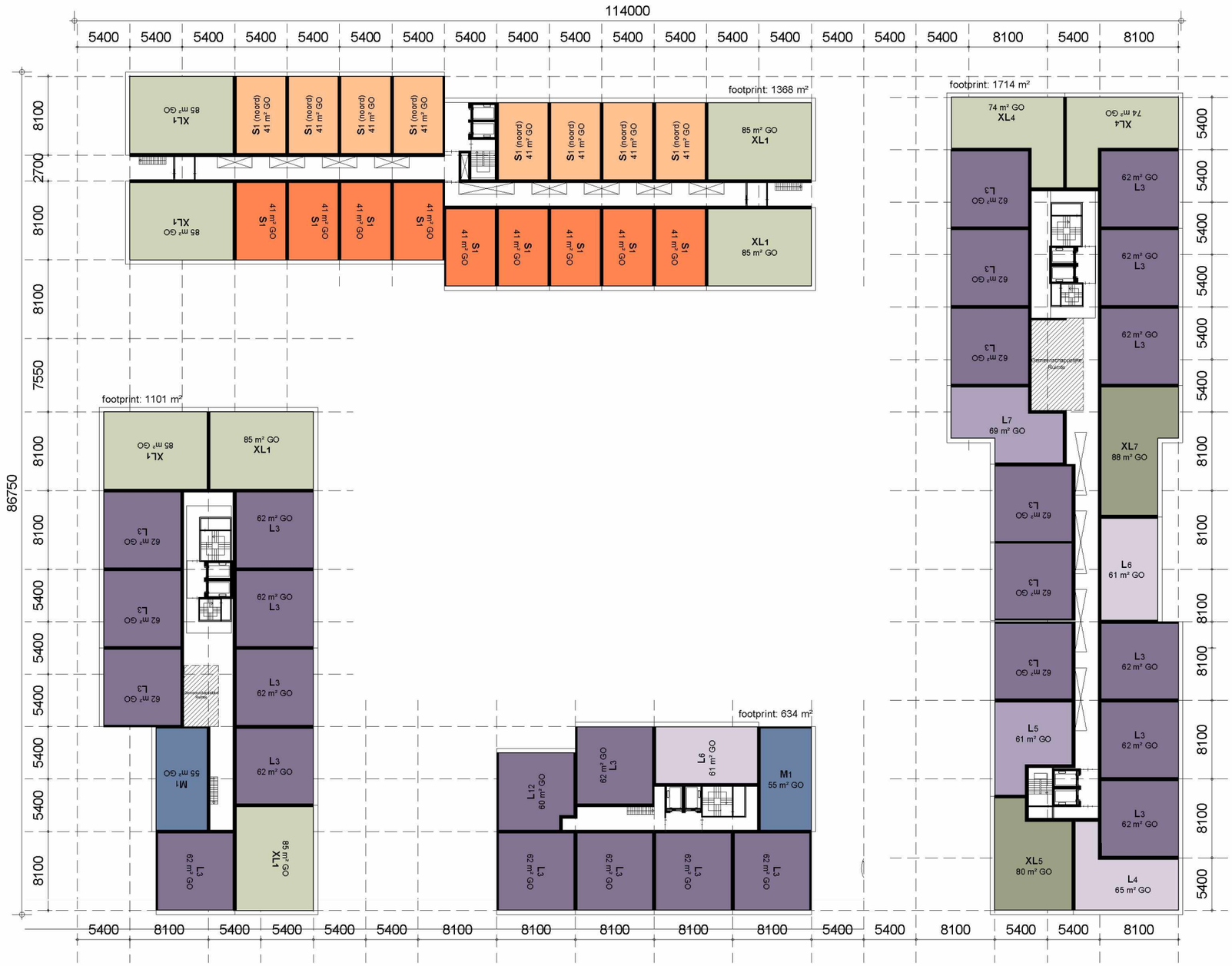
GO is exclusief buitenruimte

plattegronden

verdieping 6 P+19500 1:500

24m **mogelijk 40m**

22m



16m

36m

	categorie	GO*	balcony %	
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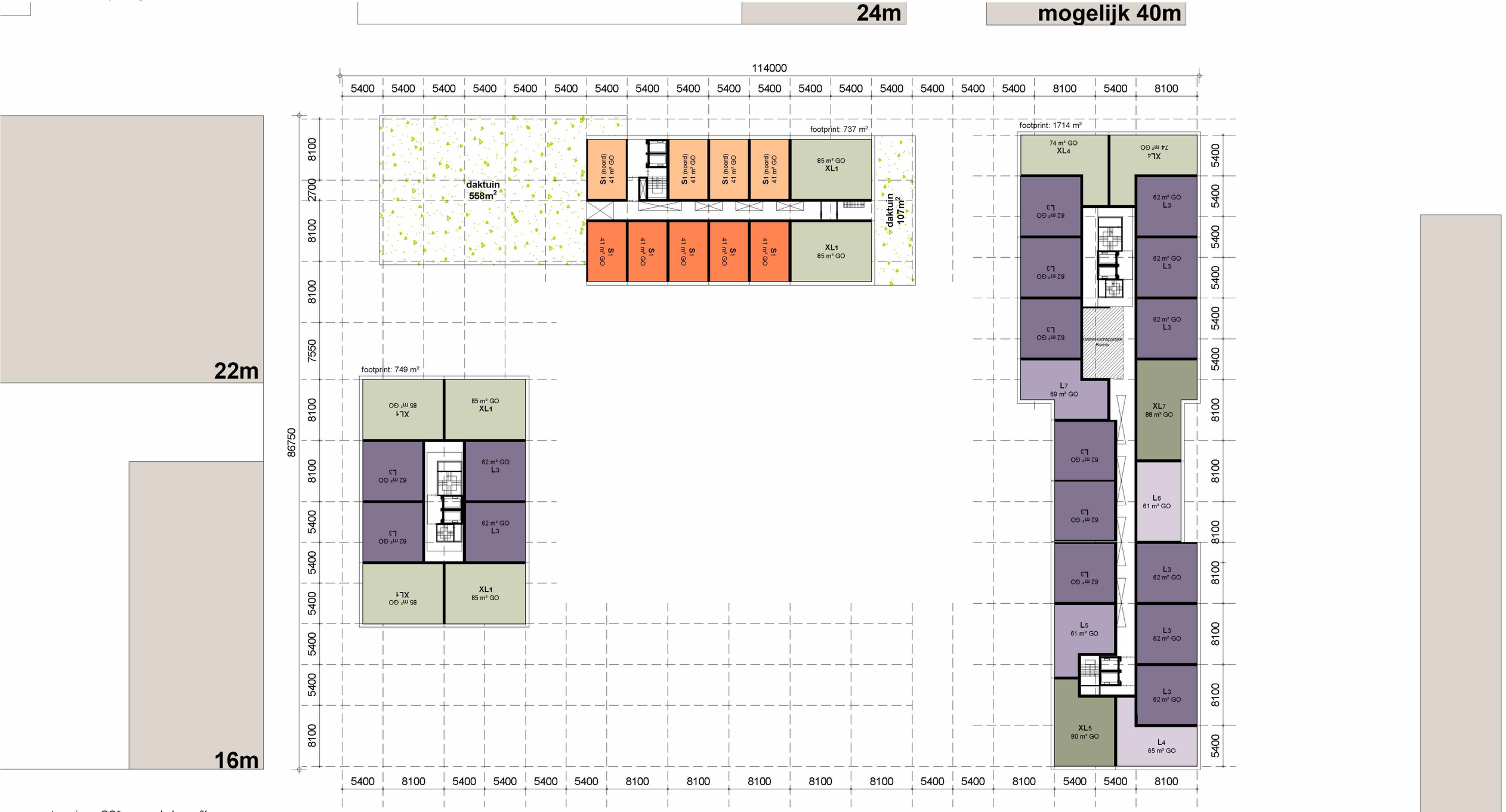
	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

GO is exclusief buitenruimte

plattegronden

verdieping 7 P+22500 1:500



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	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

GO is exclusief buitenruimte

plattegronden

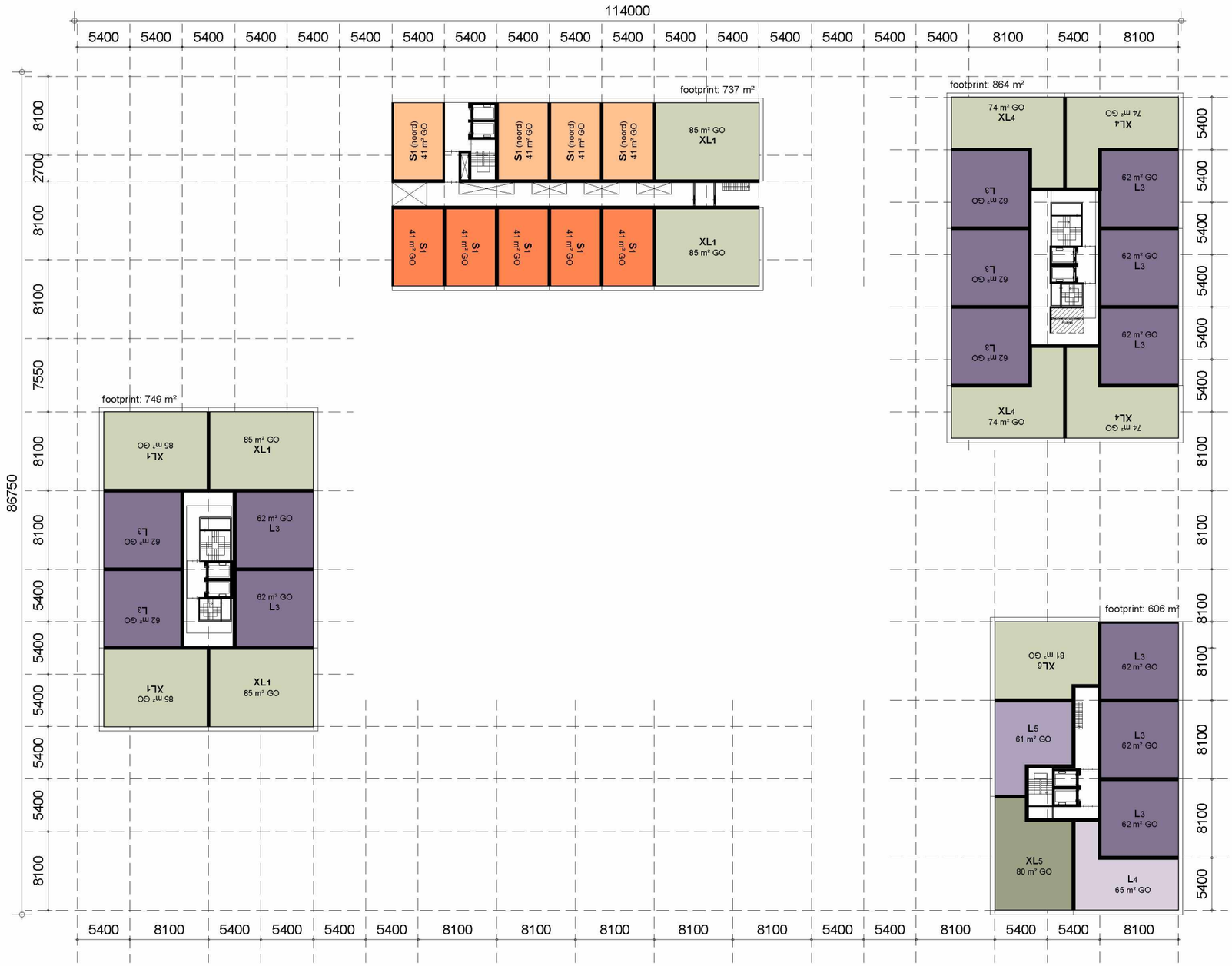
verdieping 8 P+25500 1:500

24m **mogelijk 40m**

22m

16m

36m



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	M	50-60m²	10-15	medium aparttement: 1/2 slaapkamers
	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

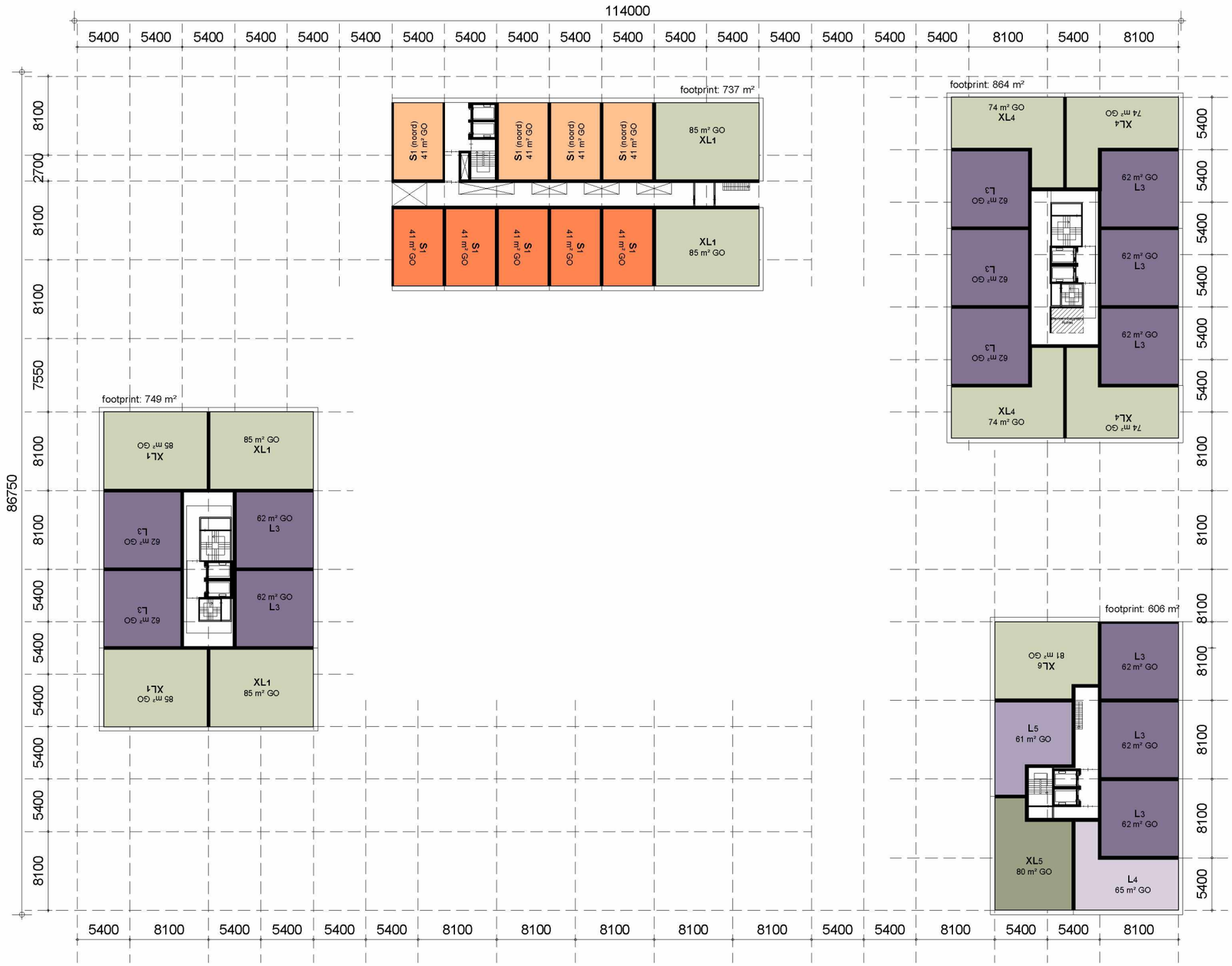
GO is exclusief buitenruimte

plattegronden

verdieping 9 P+28500 1:500

24m **mogelijk 40m**

22m



16m

36m

	categorie	GO*	balcony %	
	S	40-50m²	0-10	klein aparttement: studio/1 slaapkamer
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	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

GO is exclusief buitenruimte

plattegronden

verdieping 10 P+31500 1:500

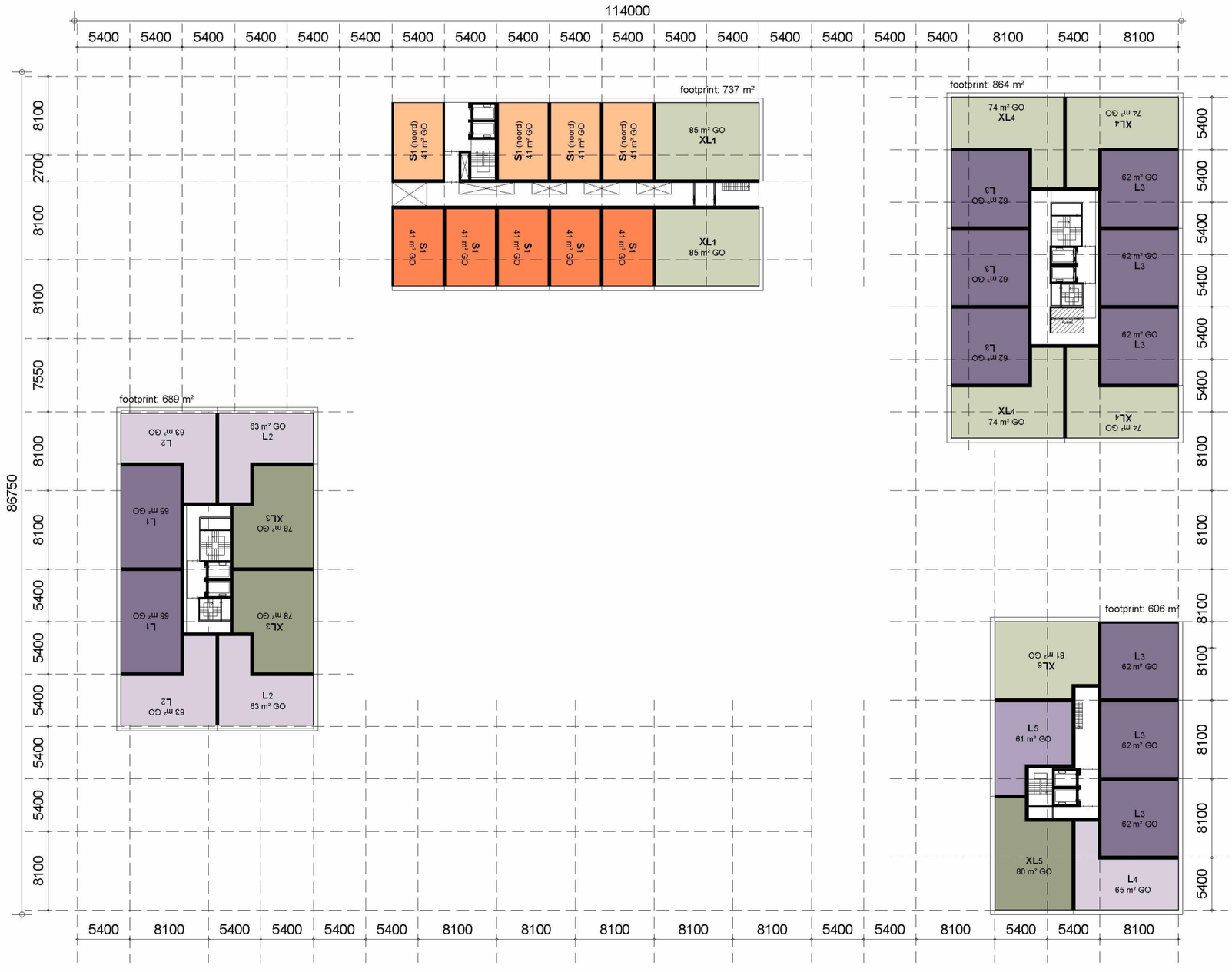
24m

mogelijk 40m

22m

16m

36m



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	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

GO is exclusief buitenruimte

plattegronden

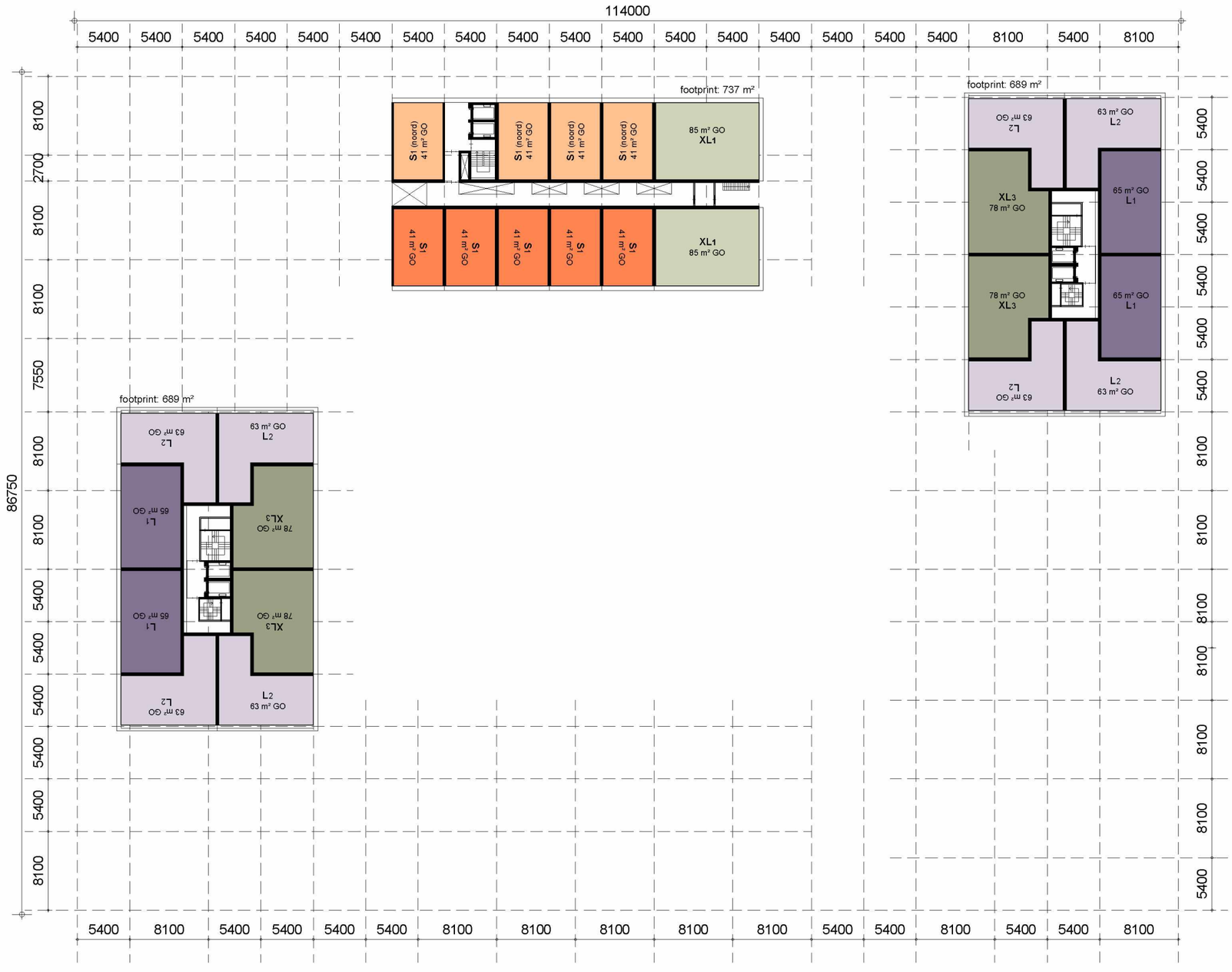
verdieping 11 P+34500 1:500

24m **mogelijk 40m**

22m

16m

36m



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	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

GO is exclusief buitenruimte

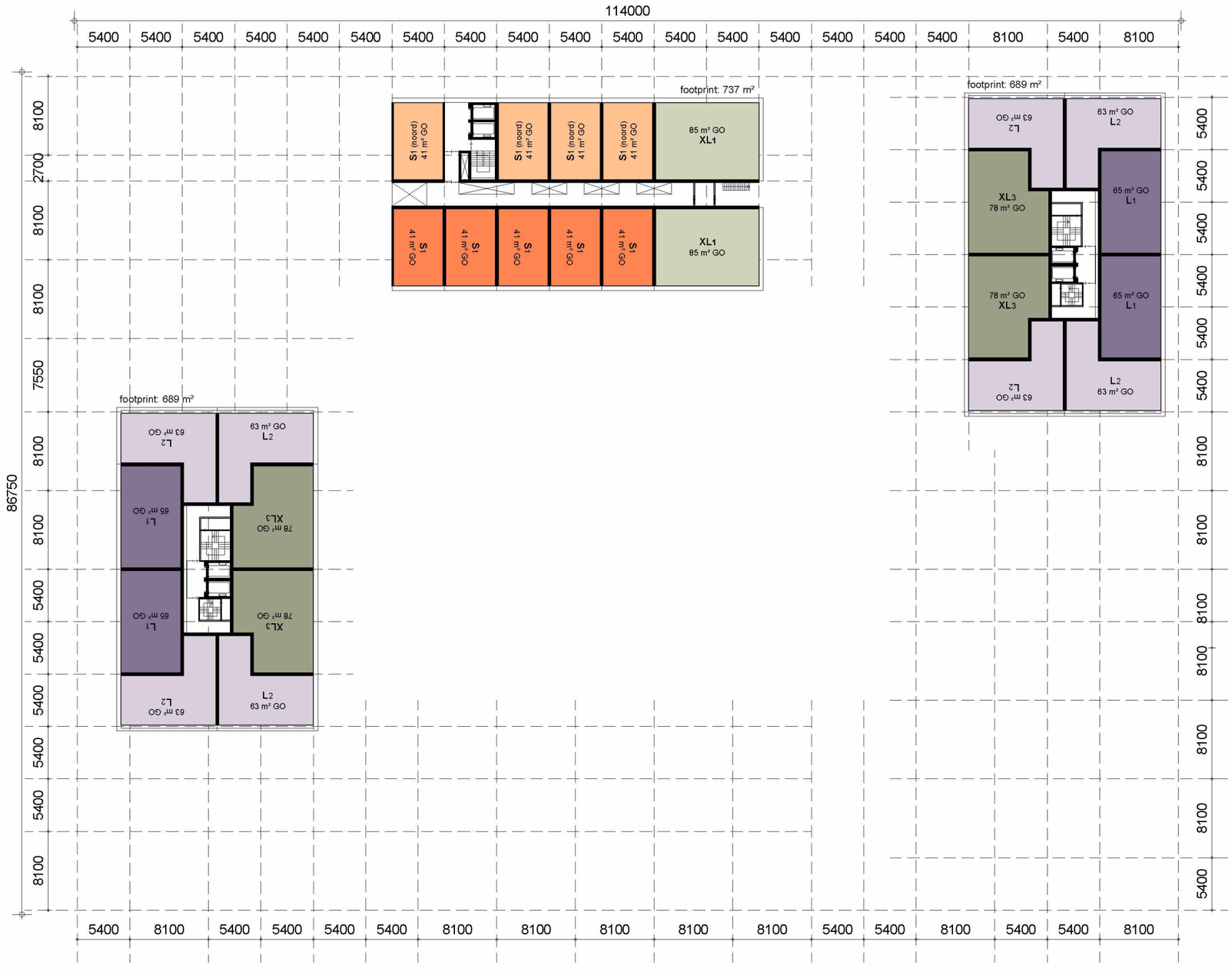
plattegronden

verdieping 12 P+37500 1:500

24m **mogelijk 40m**

22m

16m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5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 5400 8100 5400 8100
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plattegronden

verdieping 13 P+40500 1:500

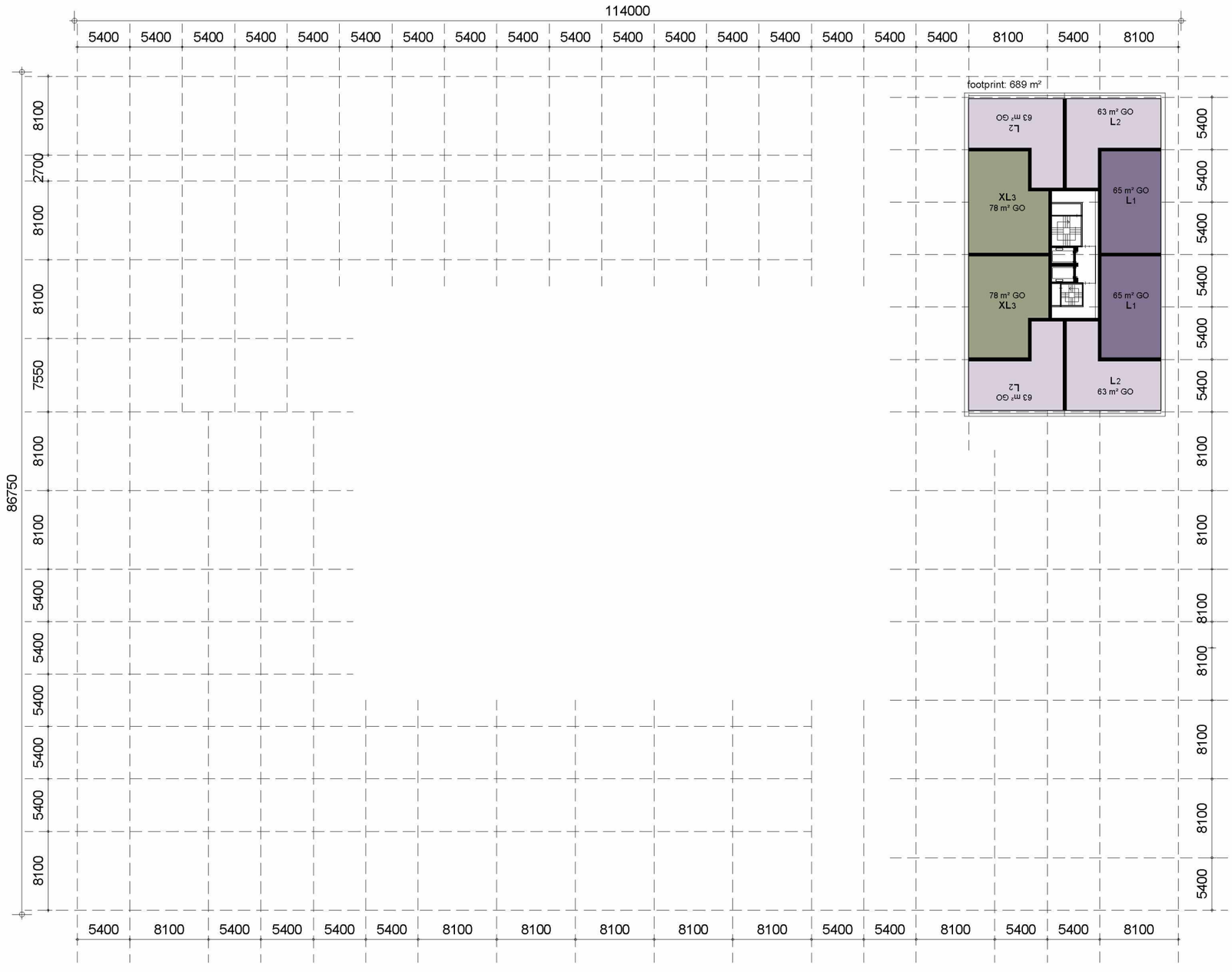
24m

mogelijk 40m

22m

16m

36m



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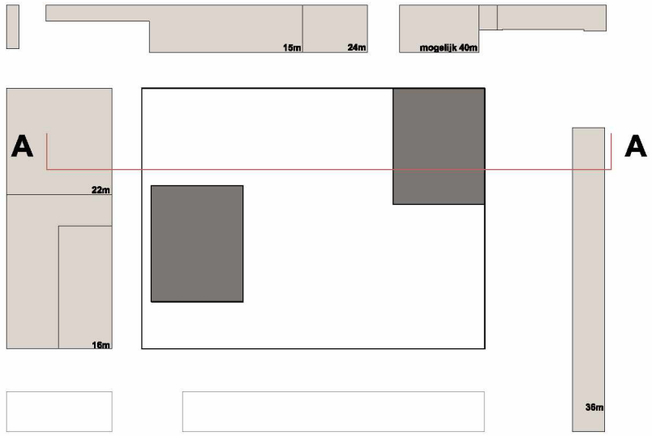
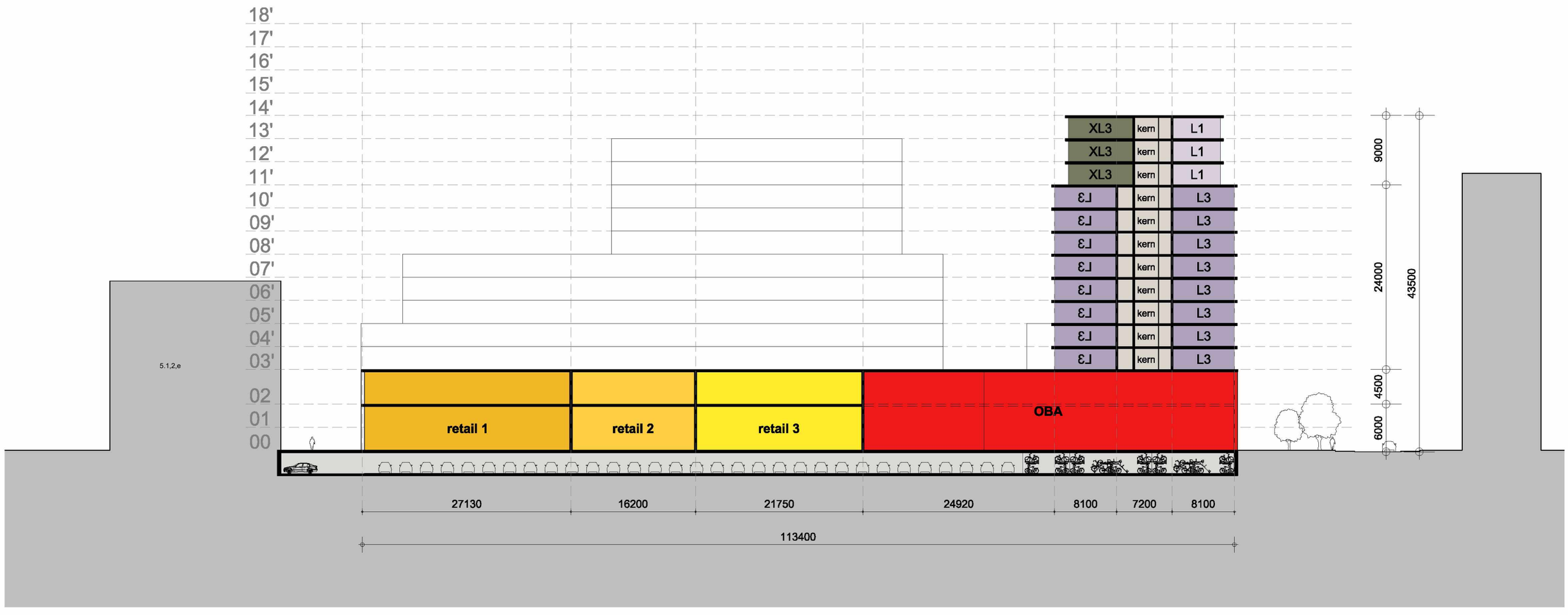
	L	60-75m²	10-15	medium groot aparttement: 2 slaapkamers
	XL	75-90m²	10-15	groot aparttement: 3 slaapkamers
	XXL	>90m²	10-15	penthouse
	GGB	70-100m²	10-15	grondgebonden stadswoningen

GO is exclusief buitenruimte

doorsneden AA

1:500





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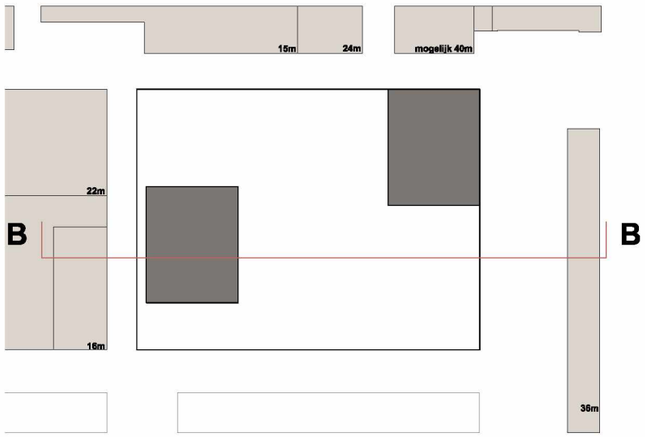

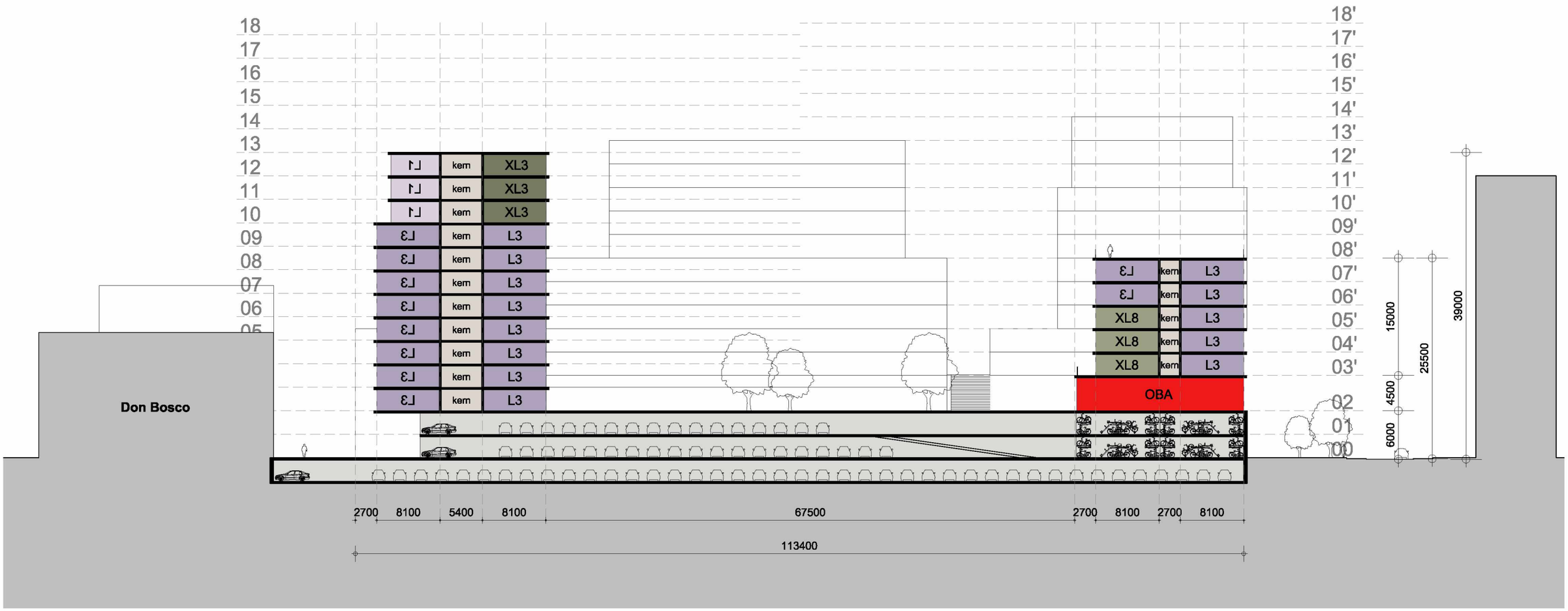

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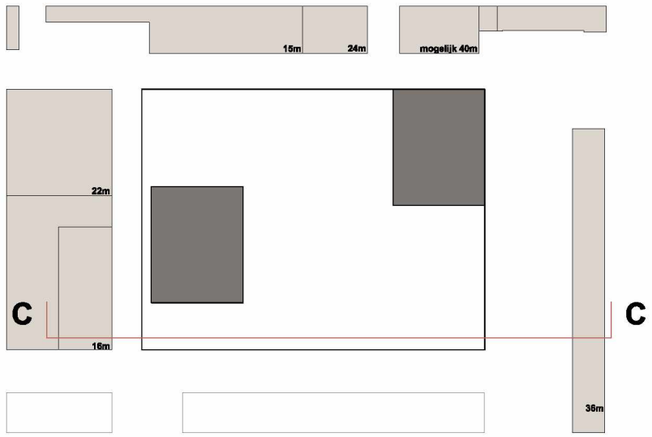
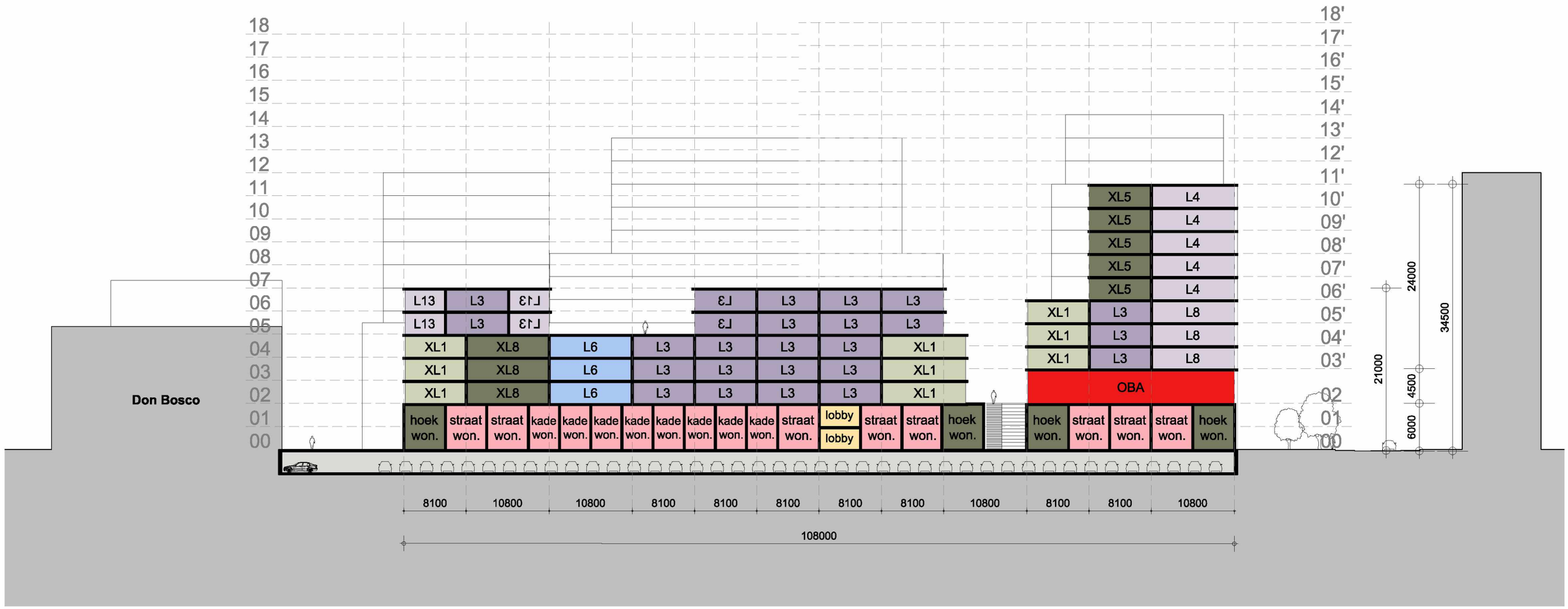
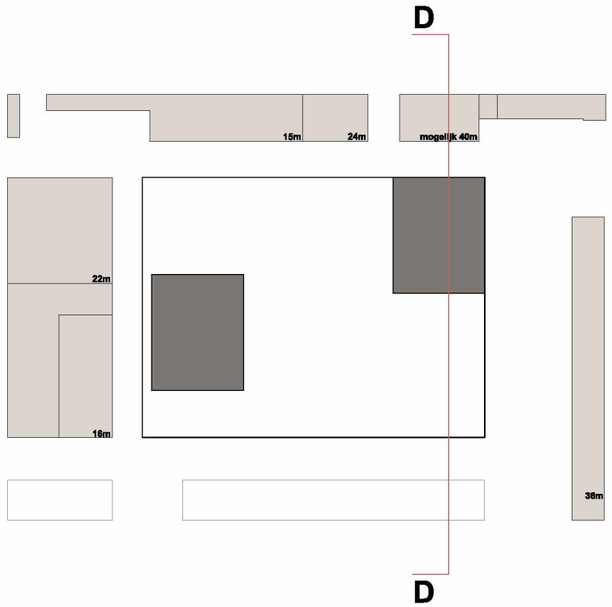
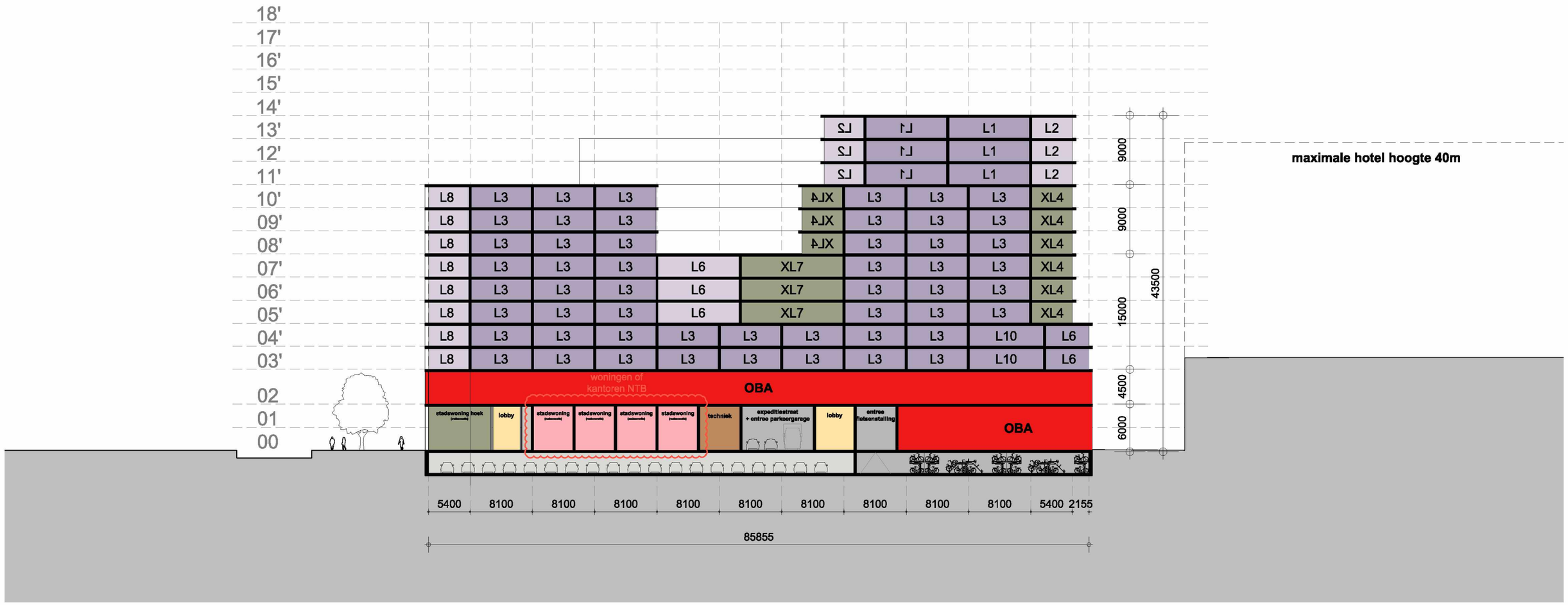




doorsneden DD

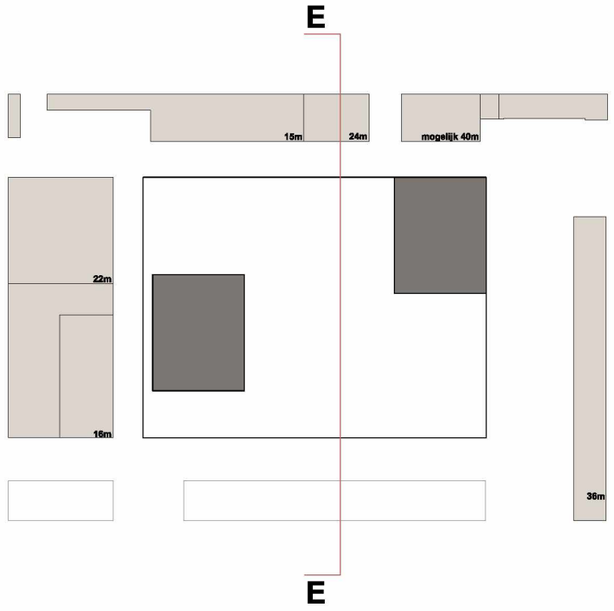
1:500

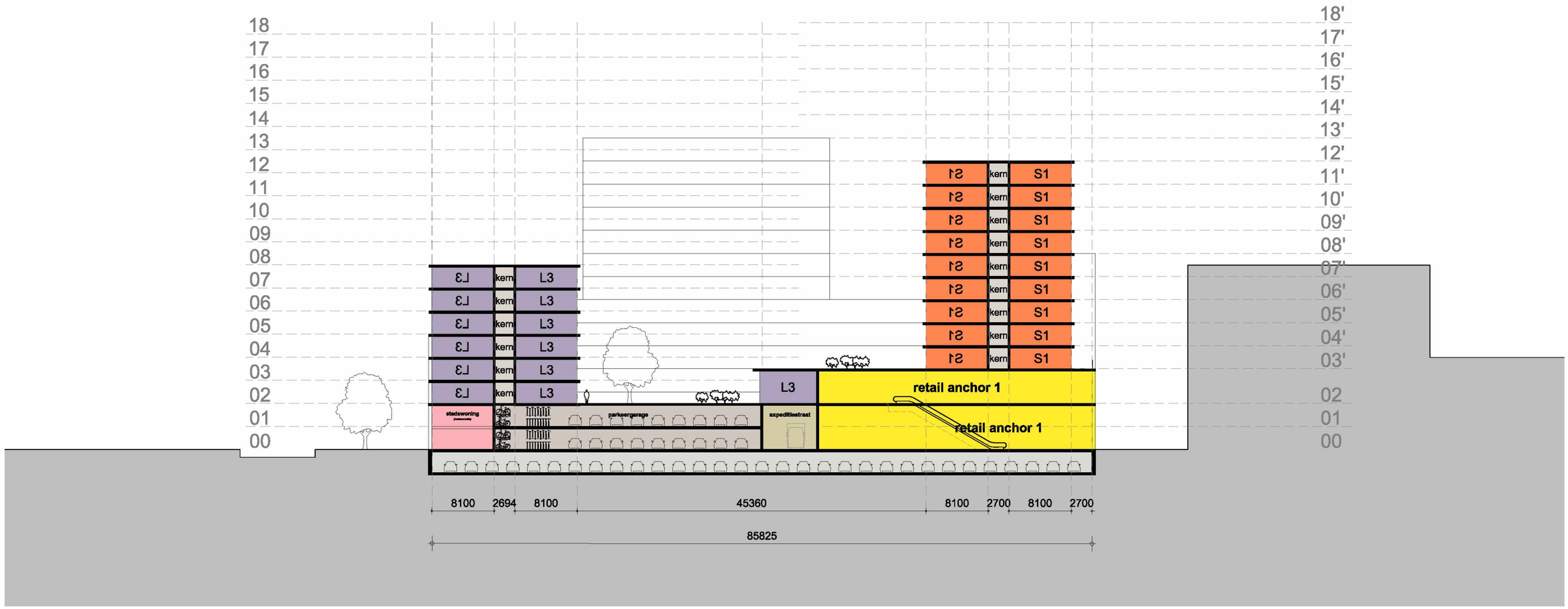




doorsneden EE

1:500



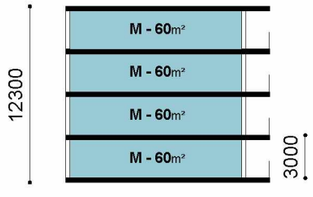


STUDIES

title
subtitle

Cie.

dubbel georiënteerd
24 woningen



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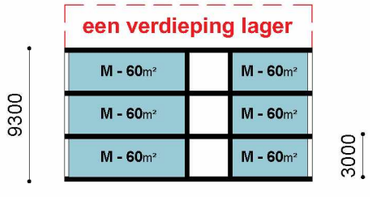
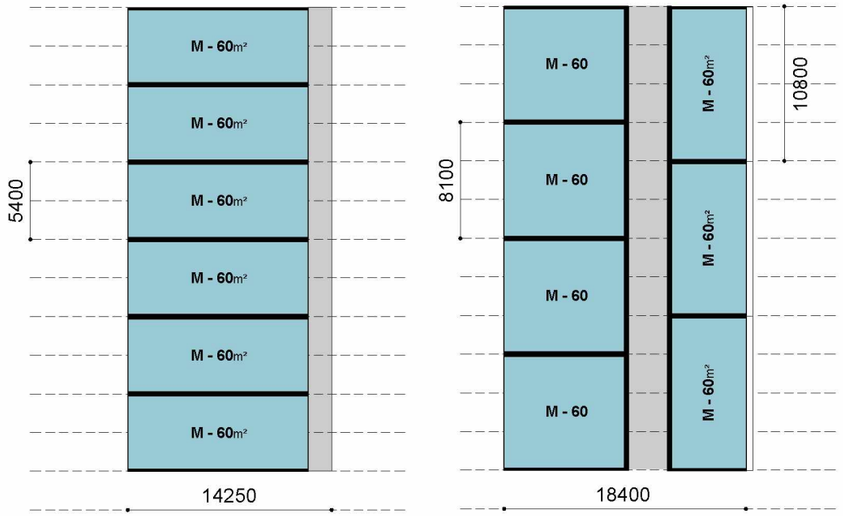
24 woningen





hoogte

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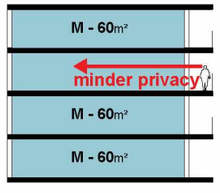

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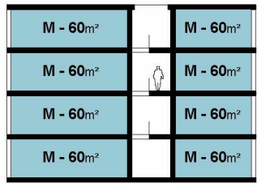
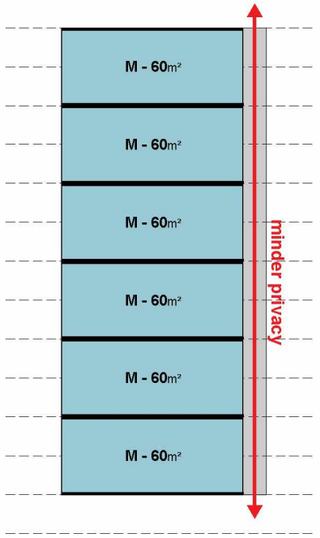
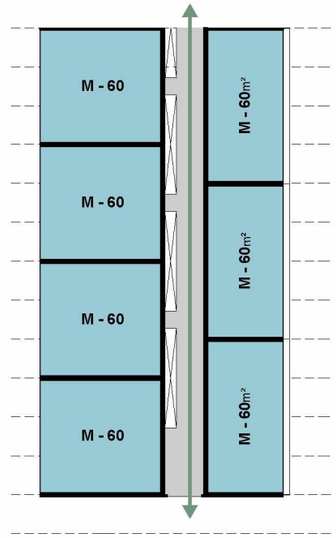
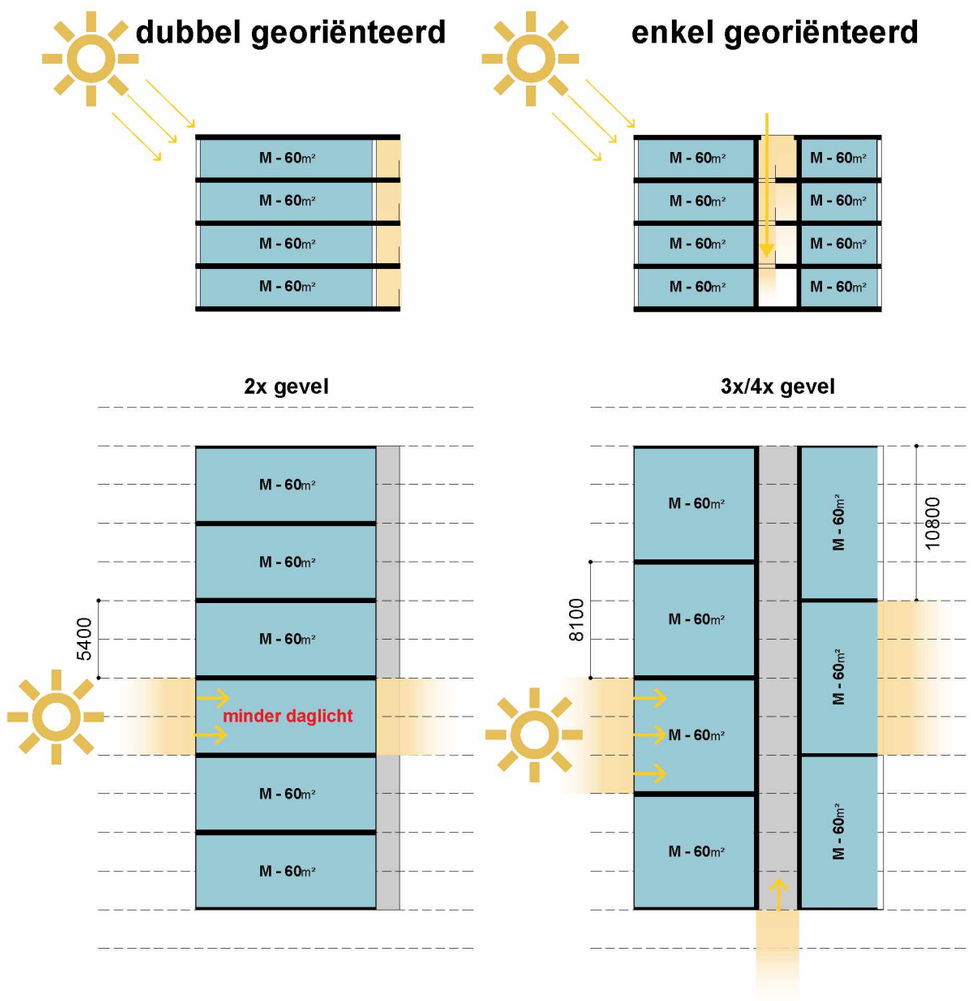






privacy

title
subtitle



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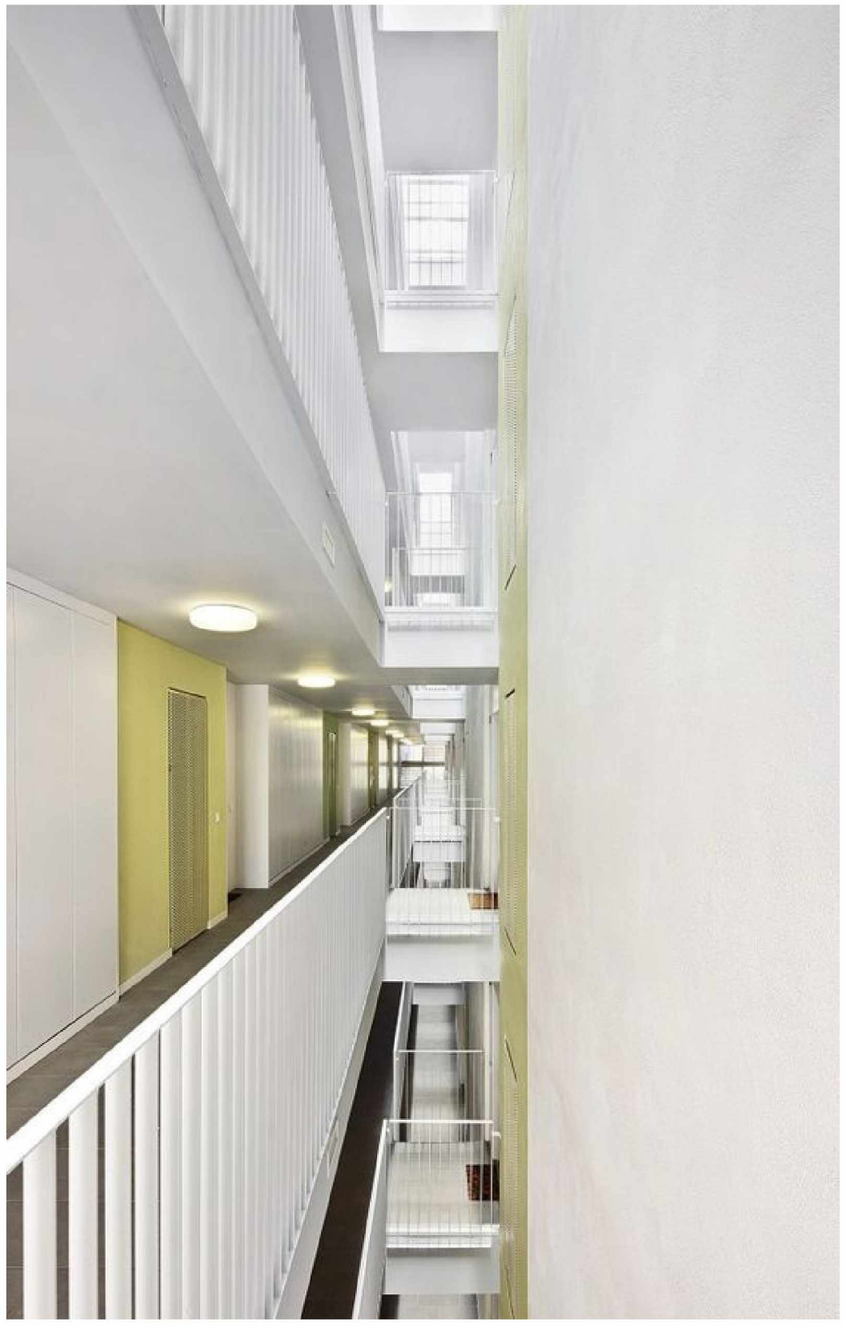
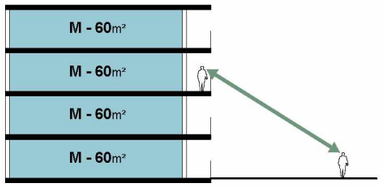


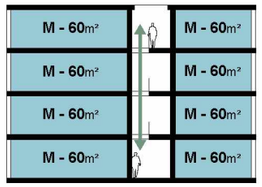
title
subtitle

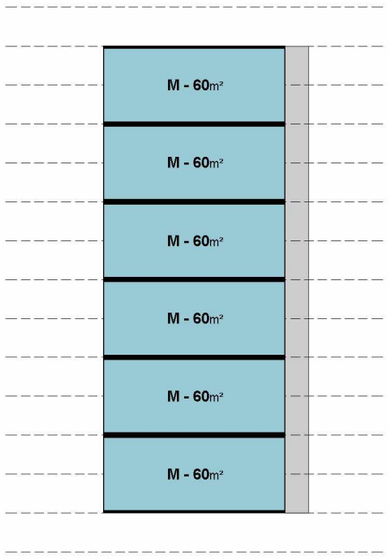
Cie.

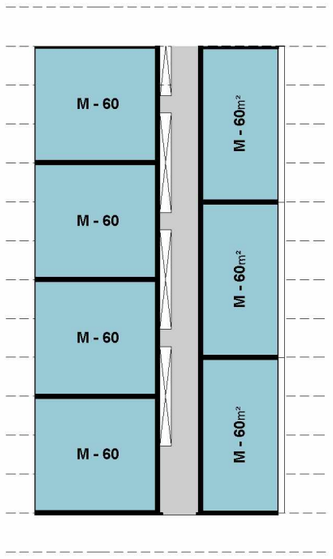
dubbel georiënteerd



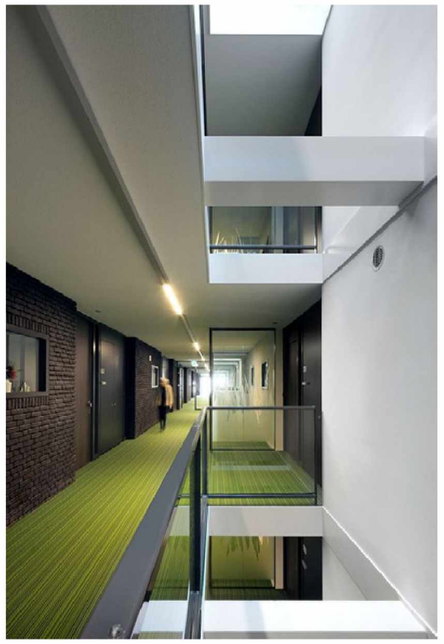
enkel georiënteerd



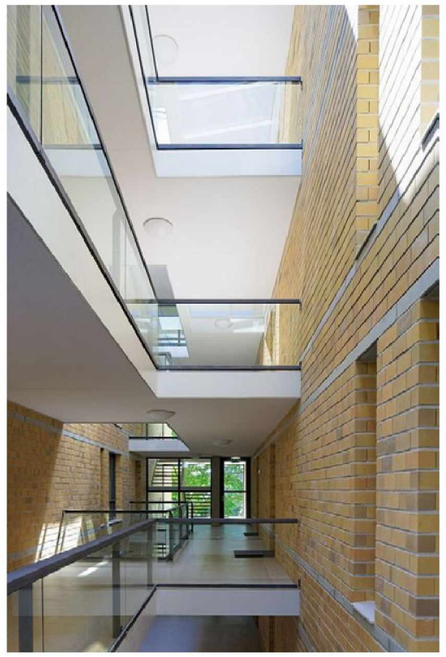


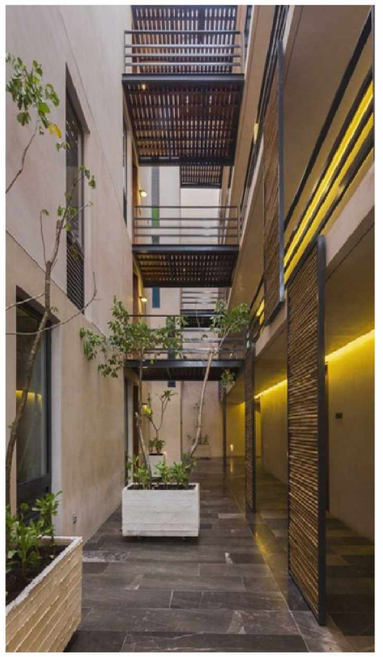


aansluiting

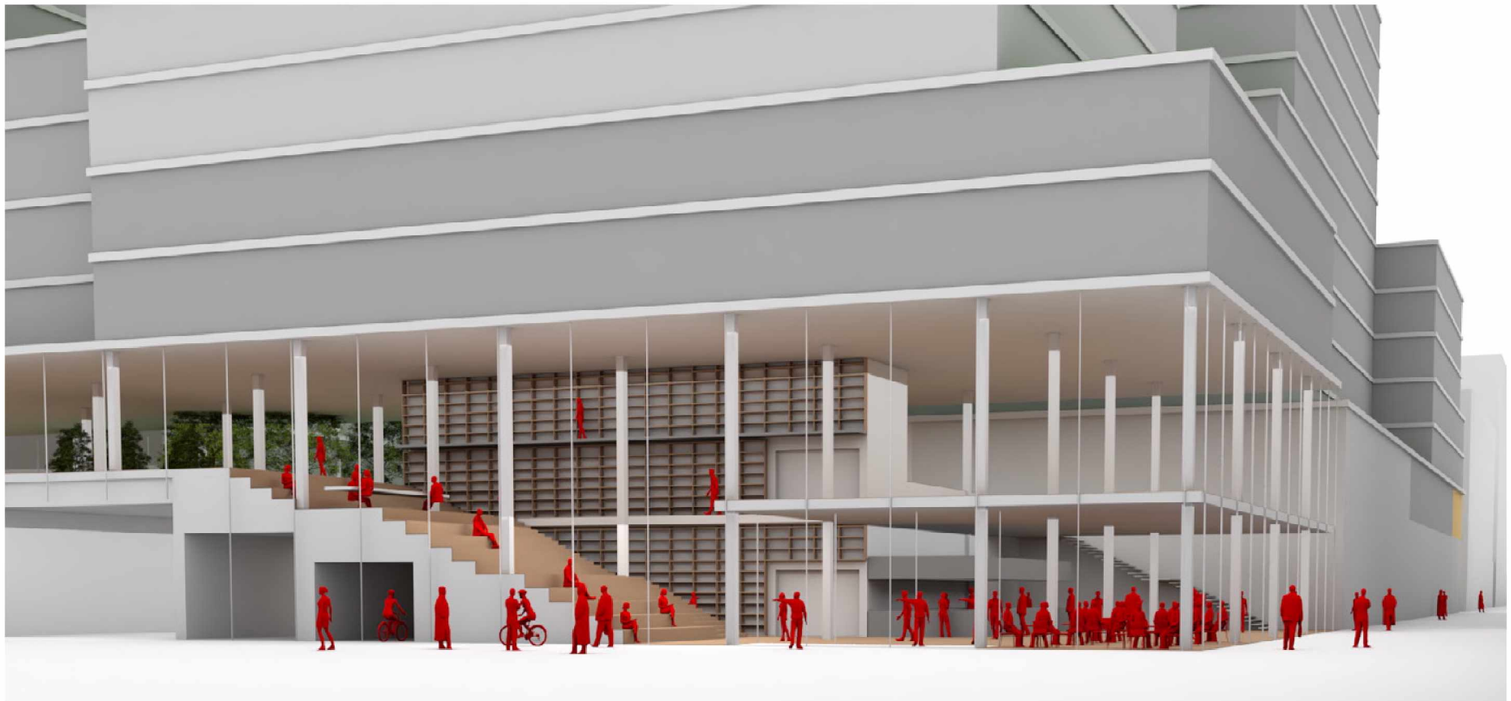








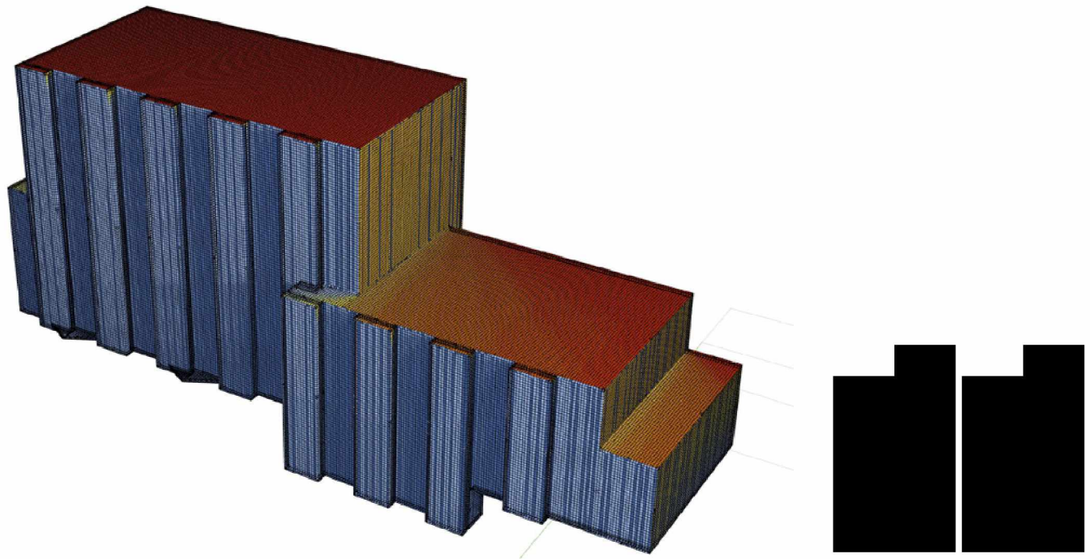
inpassing OBA

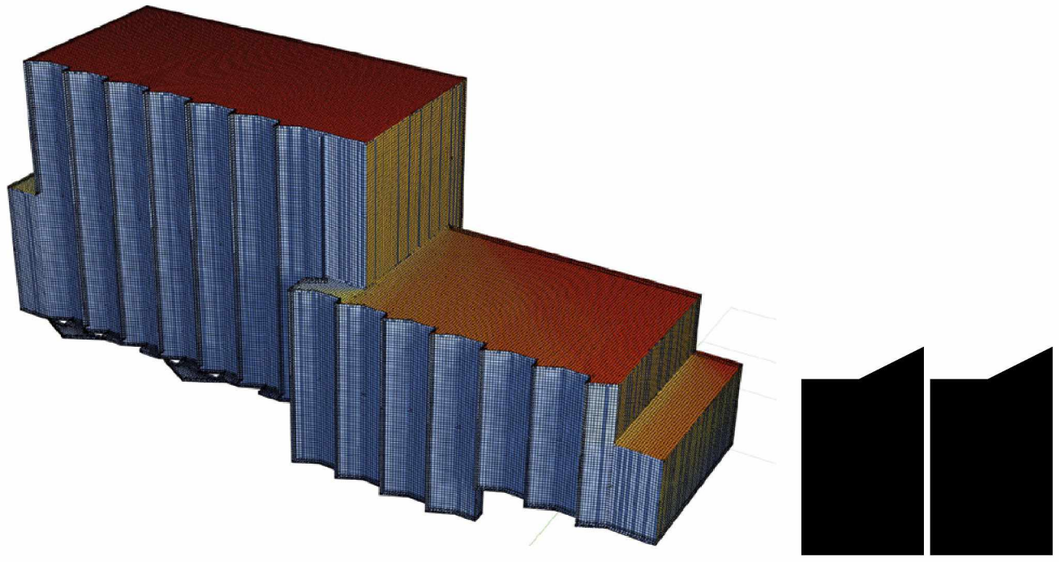


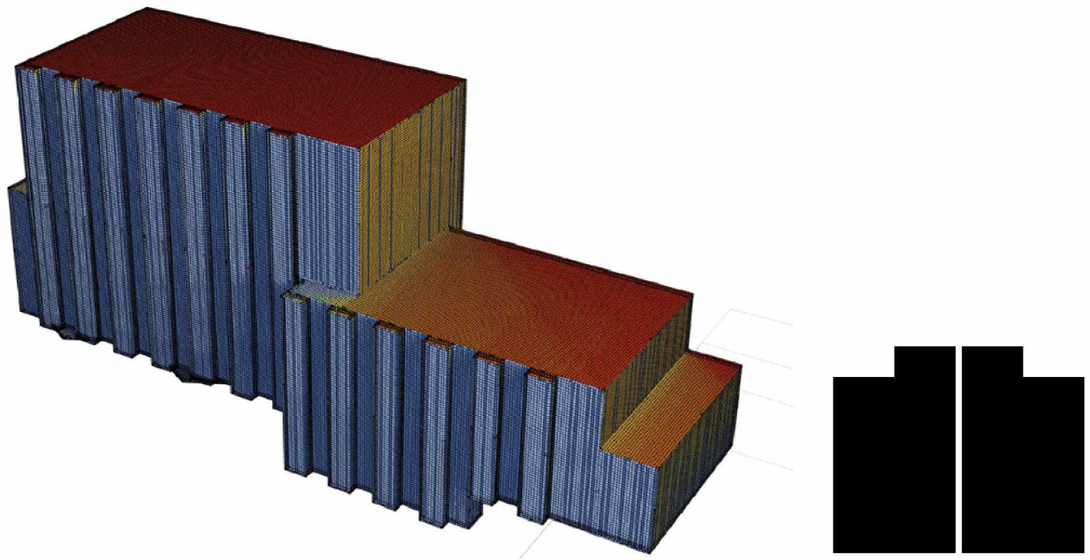


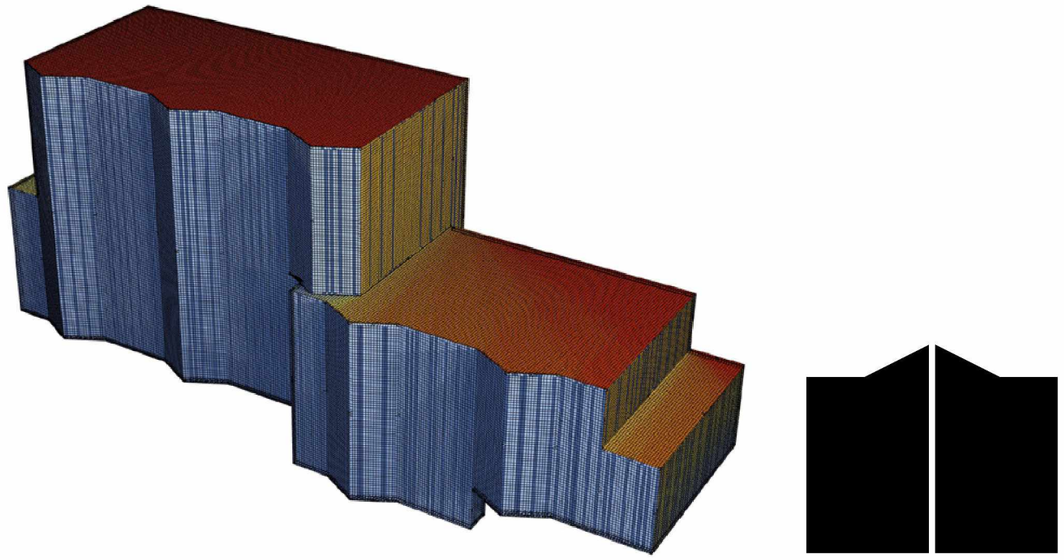
Zonnestudie Noordwoningen

Erker Opties



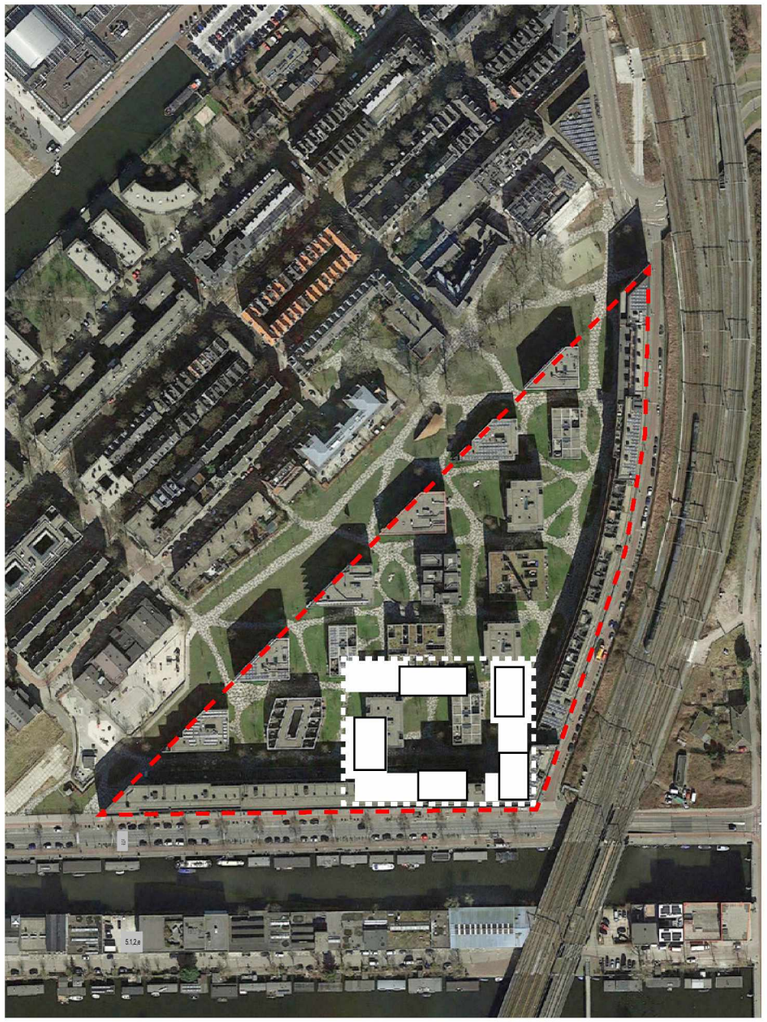




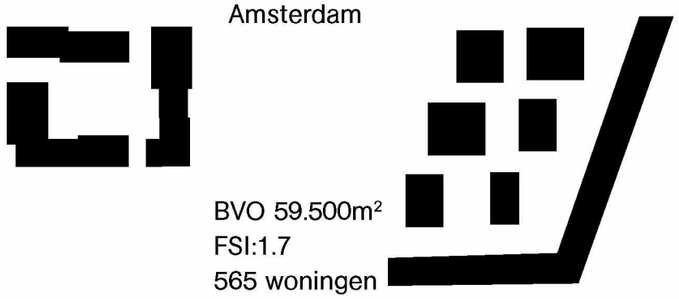


schaal referenties

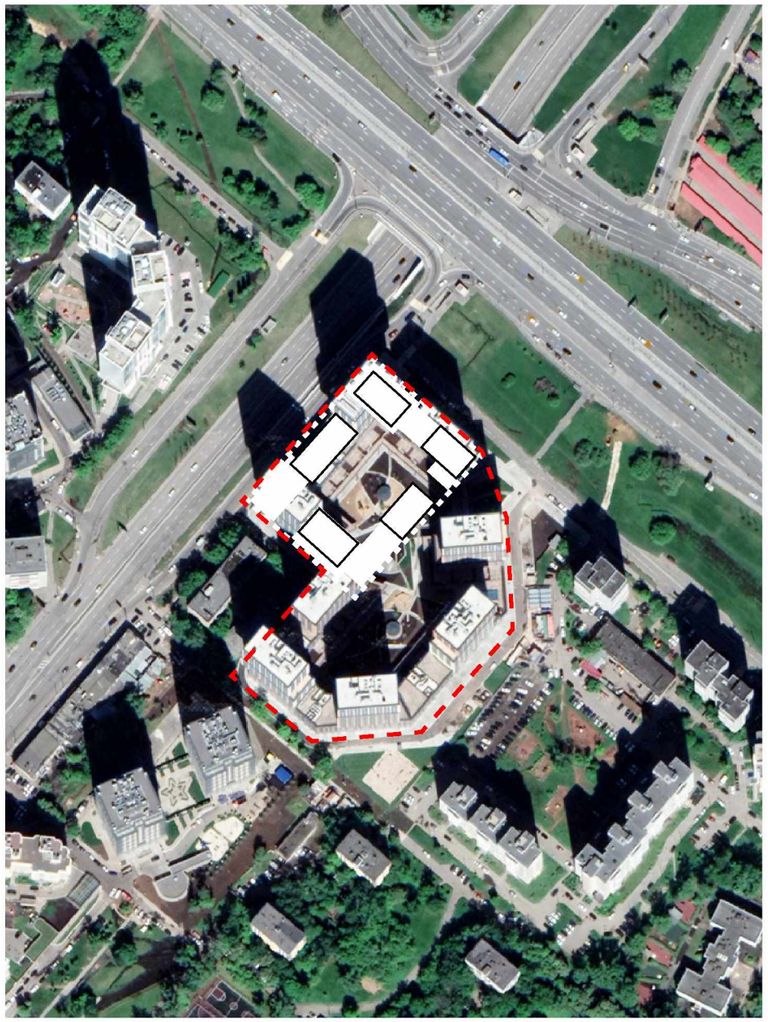
SDK-kavel geprojecteerd op referentieprojecten



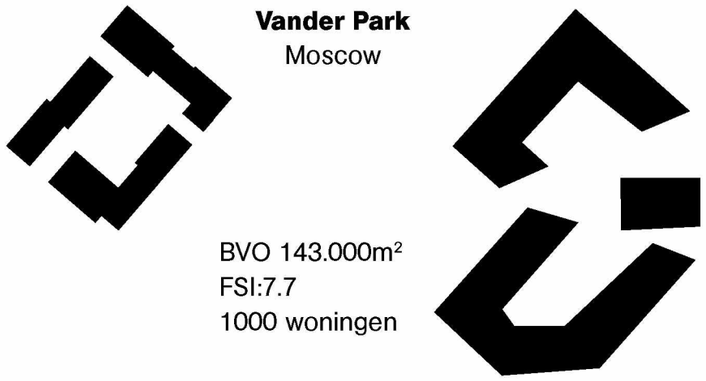
Het Funen
Amsterdam



BVO 59.500m²
FSI:1.7
565 woningen



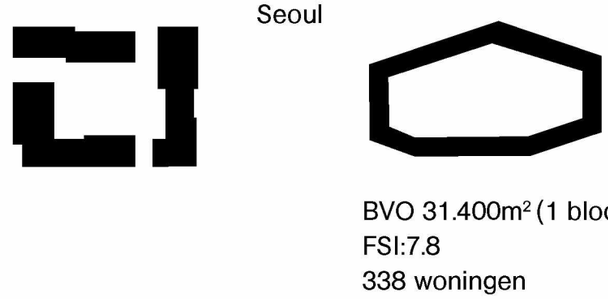
Vander Park
Moscow



BVO 143.000m²
FSI:7.7
1000 woningen



Block A5
Seoul



BVO 31.400m² (1 block)
FSI:7.8
338 woningen

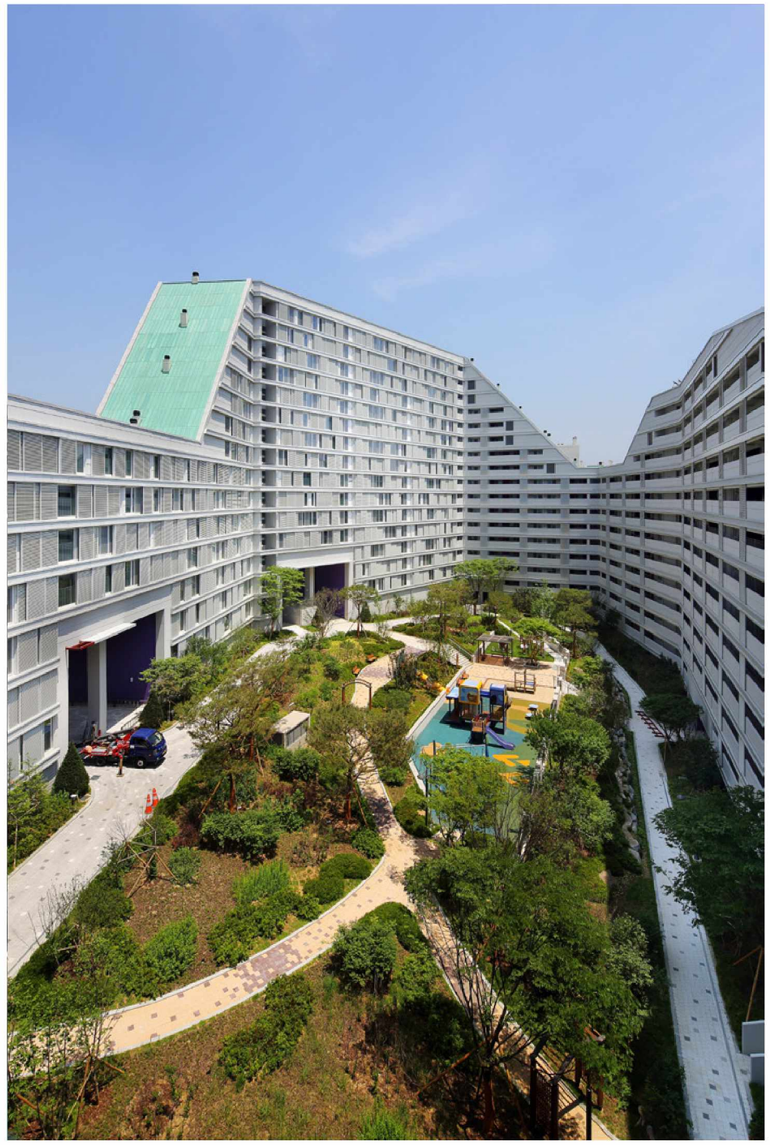
Binnentuin Referenties



het Funen
Amsterdam



VanderPark
Moskou



Block A5
Seoul

SDK-kavel Osdorp
#19017

team

5.1,2,e
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