

KLOOS
ALBLASSERDAM

WELSTAND

1967 22.01.2021

JULI 2020	BEWONERSAVOND
JULI 2020	ERFGOEDCOMMISSIE
NOVEMBER 2020	BEWONERSAVOND
DECEMBER 2020	ERFGOEDCOMMISSIE
JANUARI 2021	GOEDKEURING STEDENBOUWKUNDIG PLAN
HEDEN	WELSTAND
FEBRUARI 2021	COLLEGEBESLUIT ONTWERP BESTEMMINGSPLAN
FEBRUARI 2021	START DO
APRIL 2021	START VERKOOP
MEI 2021	VASTSTELLEN BESTEMMINGSPLAN
EIND 2021	START BOUW

BESTAANDE SITUATIE



BESTAANDE SITUATIE













grootschalige industriële bebouwing die gedeeltelijk zeer dicht tegen de weg aan ligt









Voorheen stonden er dijkhuisjes gecombineerd met grote fabriekspanden.

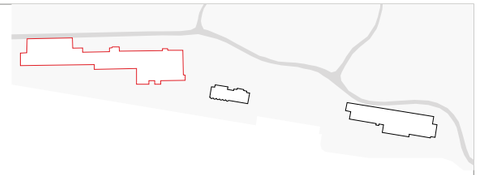
STEDENBOUWKUNDIG CONCEPT

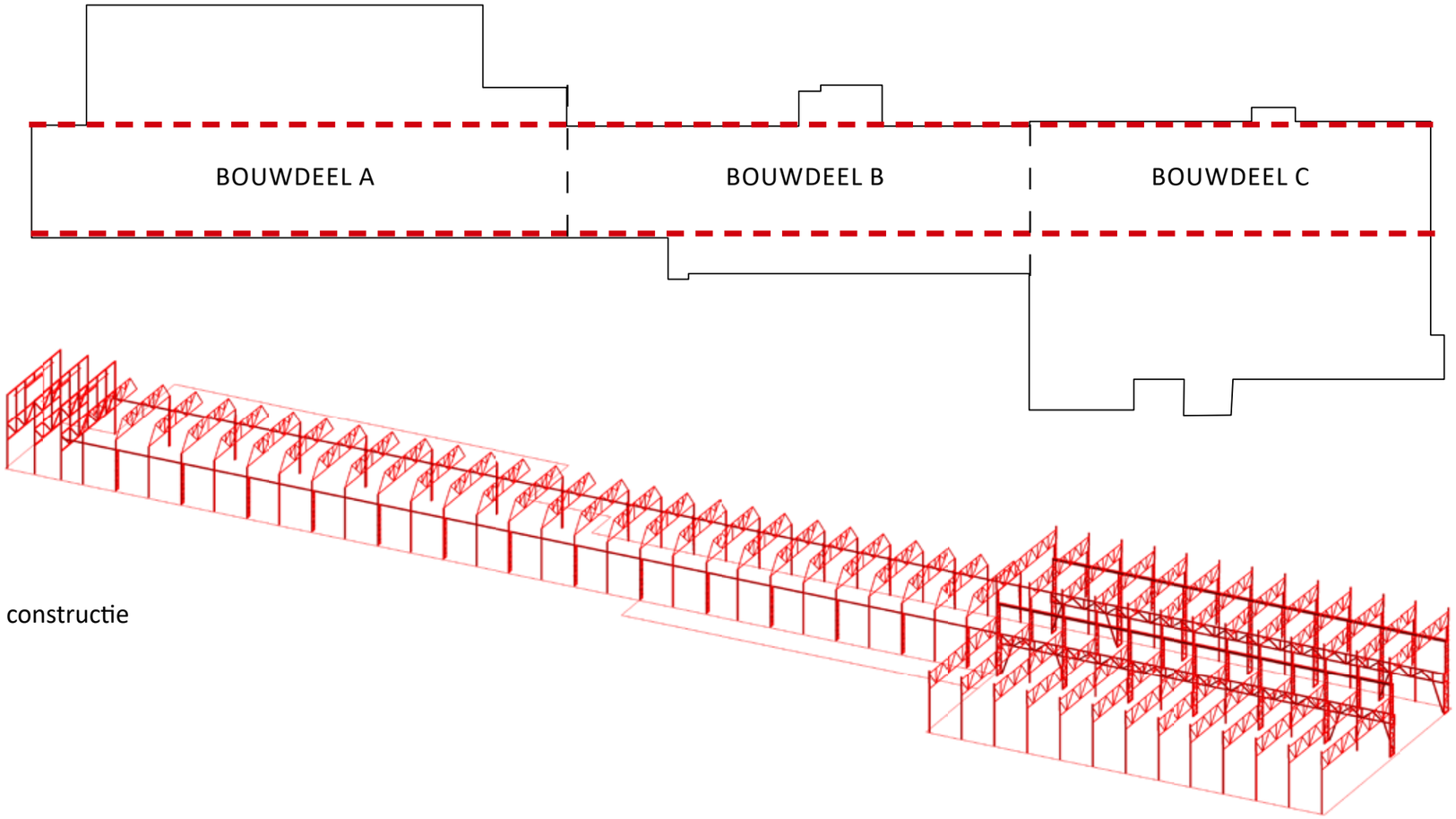
BESTAANDE SITUATIE

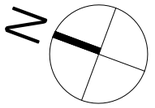


Bosch Slabbers VA A.

BESTAANDE BEBOUWING

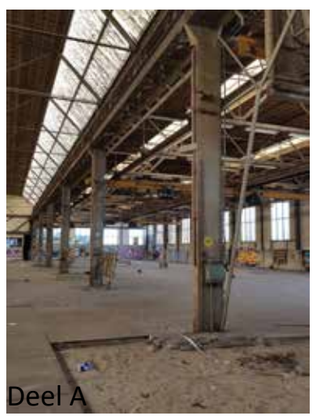






constructie


Deel A


Deel A


Deel B

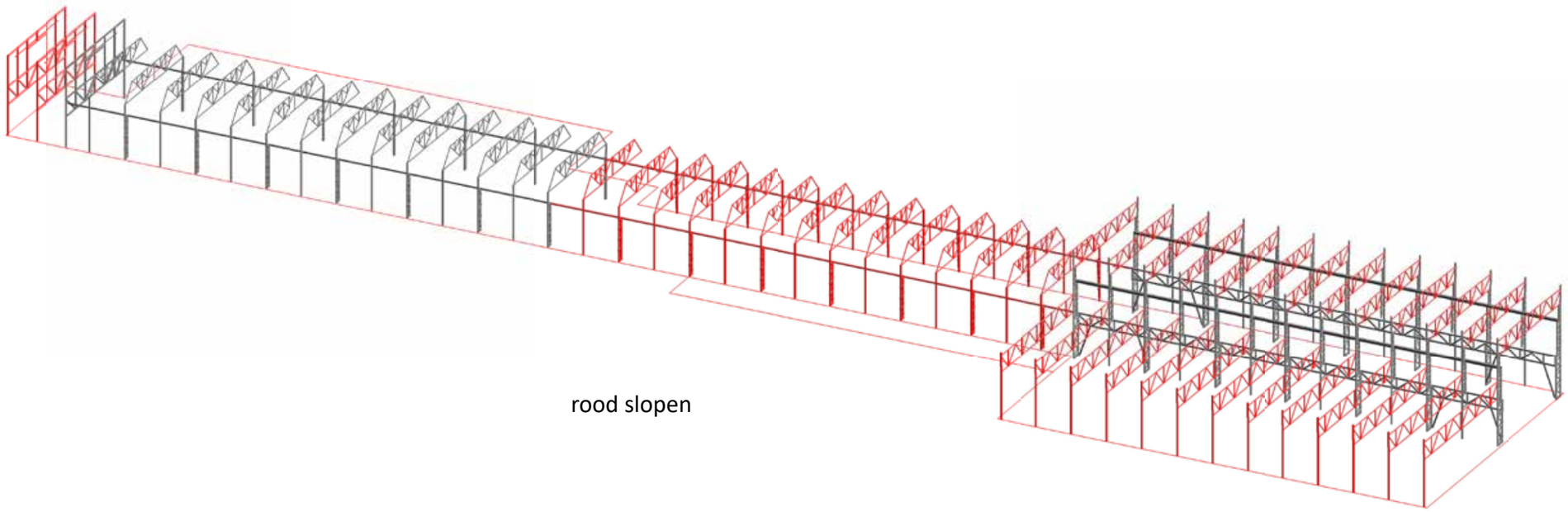

Deel B


Deel C

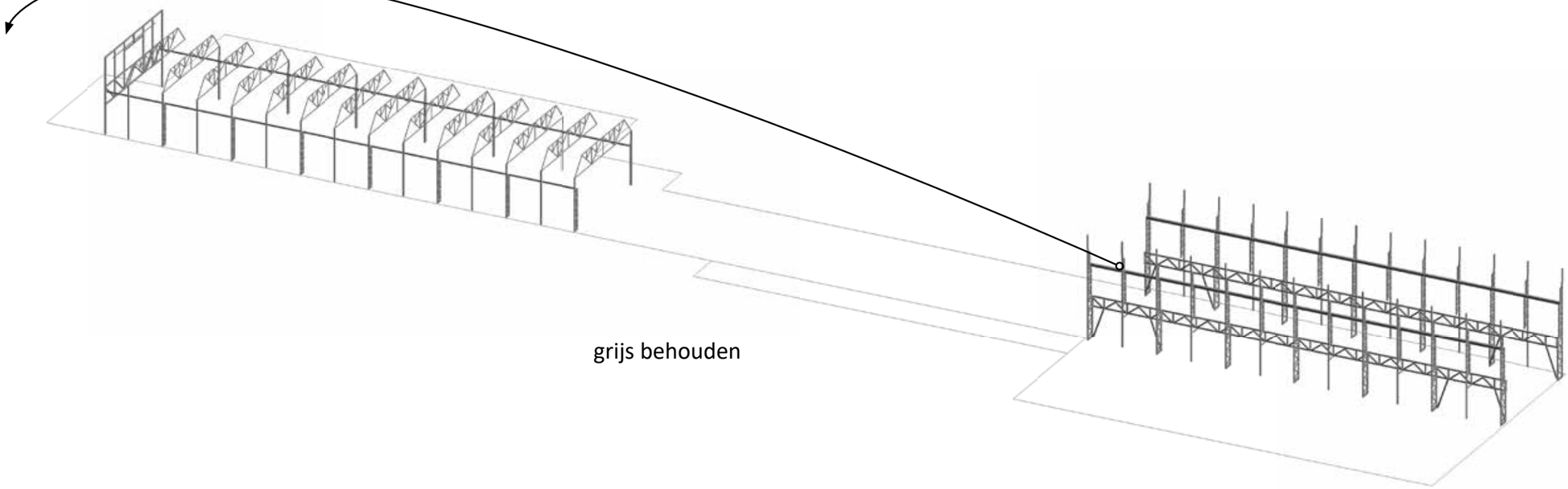

Deel C naar B

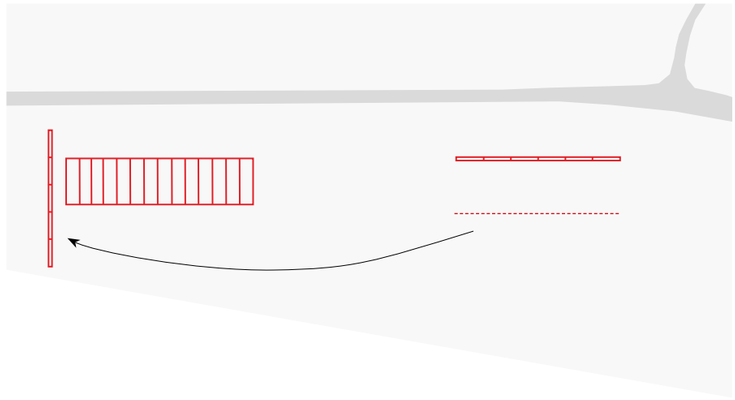
Bosch Slabbers

VA A.

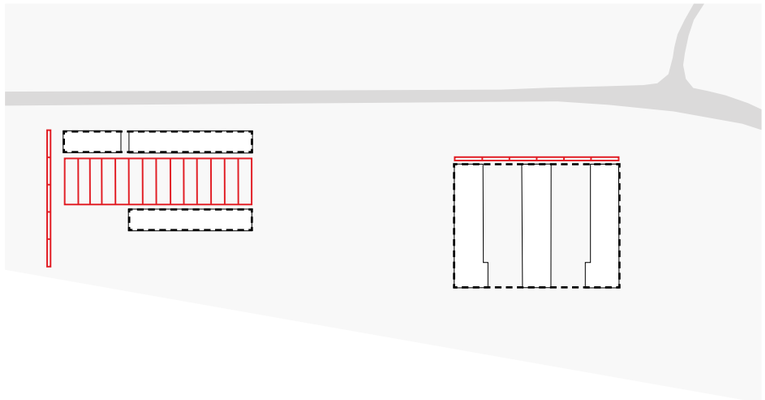


Verplaatsen spant
voor geluidsscherm

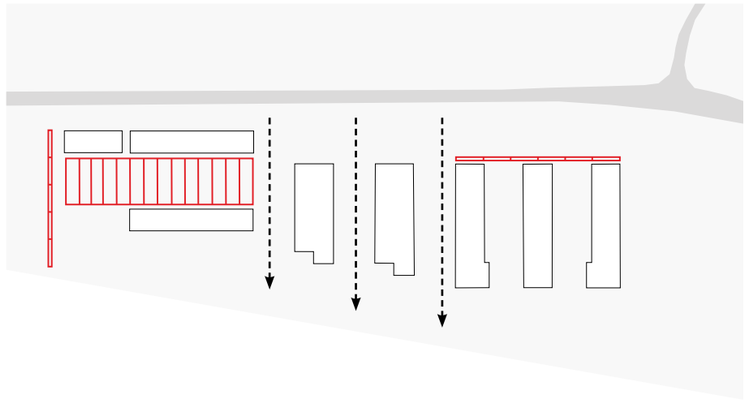




constructie



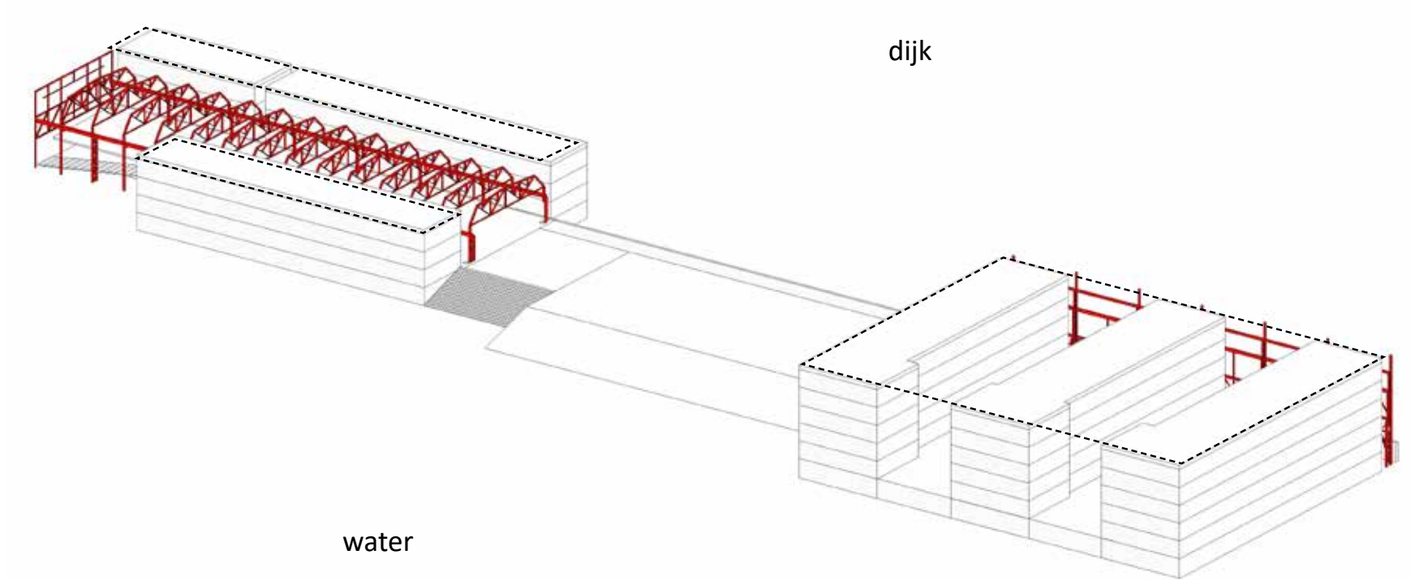
bebouwing bij constructie
links dijkwoningen
rechts loodsappartementen



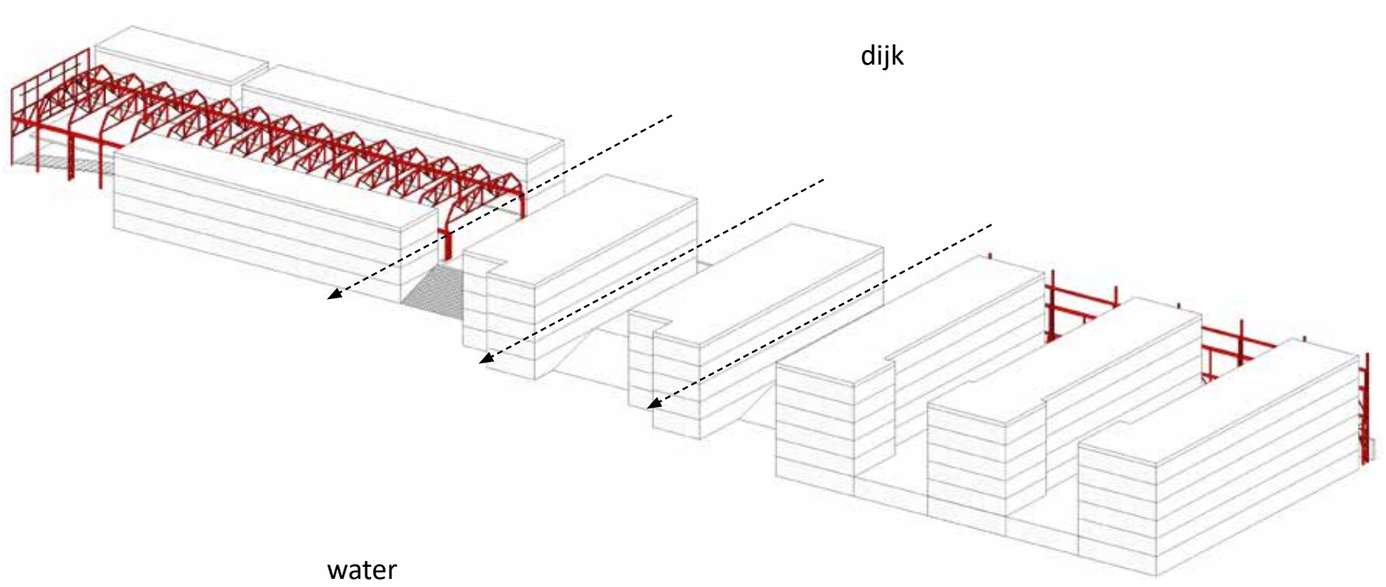
nieuwe invulling
kadeappartementen



toevoeginging van rivierappartementen



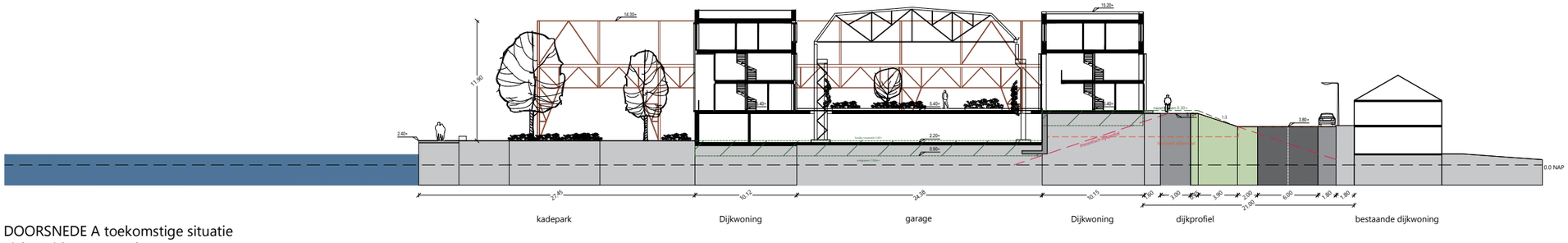
1. volgen te behouden structuur



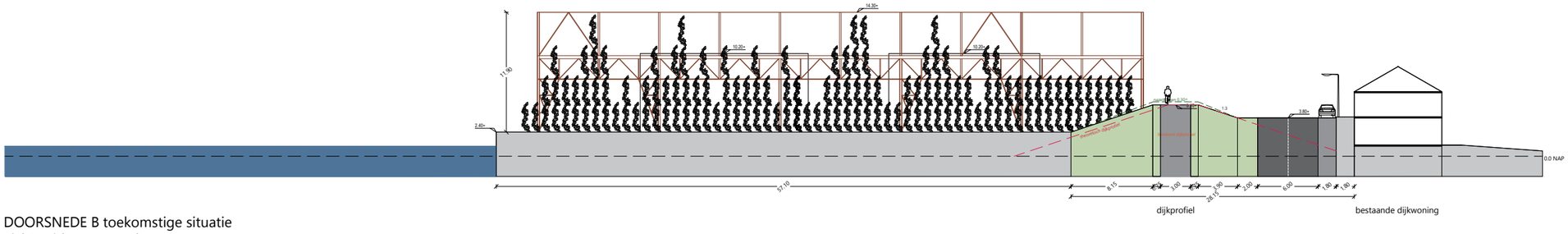
2. nieuwe invulling;
kwaliteit verbeteren van omgeving
doorzichten / meer lucht
schaal industrie behouden

GELUIDSSCHERM





DOORSNEDE A toekomstige situatie
zicht zuid naar noord



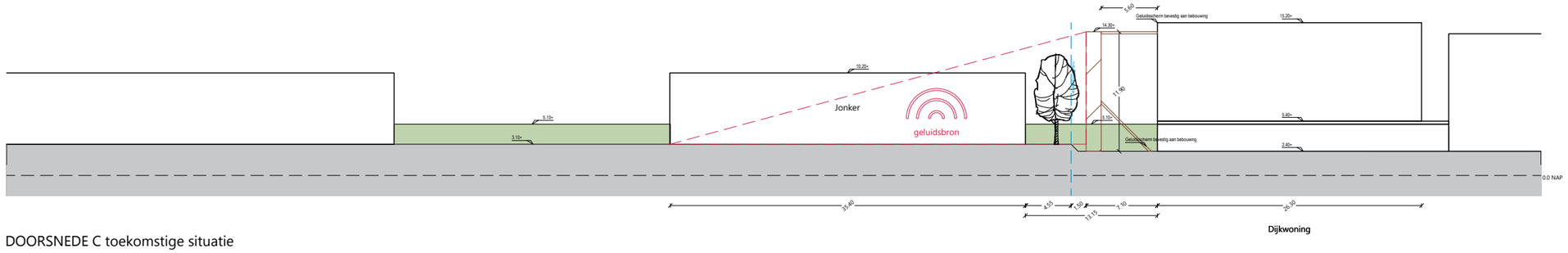
DOORSNEDE B toekomstige situatie
zicht zuid naar noord

1:500

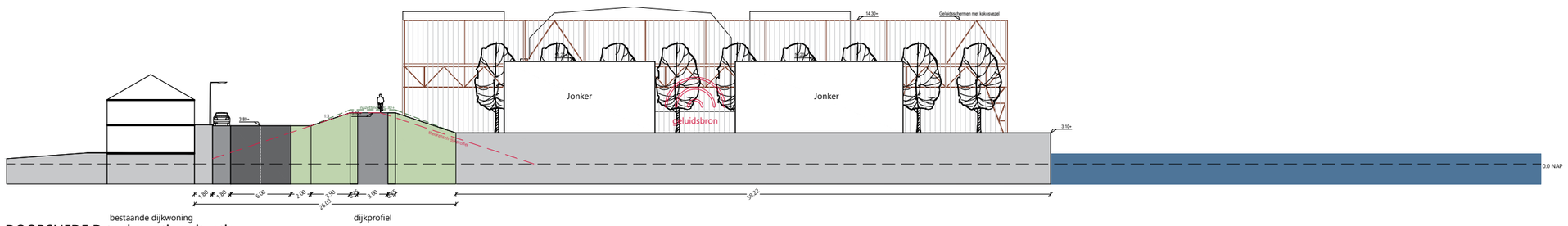
Bosch Slabbers

VA A.

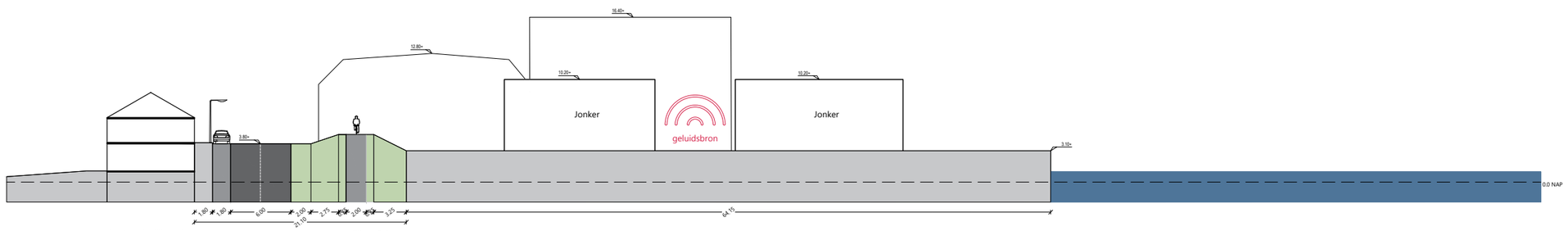
GELUIDSSCHERM



DOORSNEDE C toekomstige situatie
zicht zuid naar noord



DOORSNEDE D toekomstige situatie
zicht noord naar zuid



DOORSNEDE E bestaande situatie
zicht noord naar zuid

1:500

Bosch Slabbers

VA A.

KWALITEITEN GEBIED



HISTORISCHE MOLENS



DIJK



DIJKHUIZEN



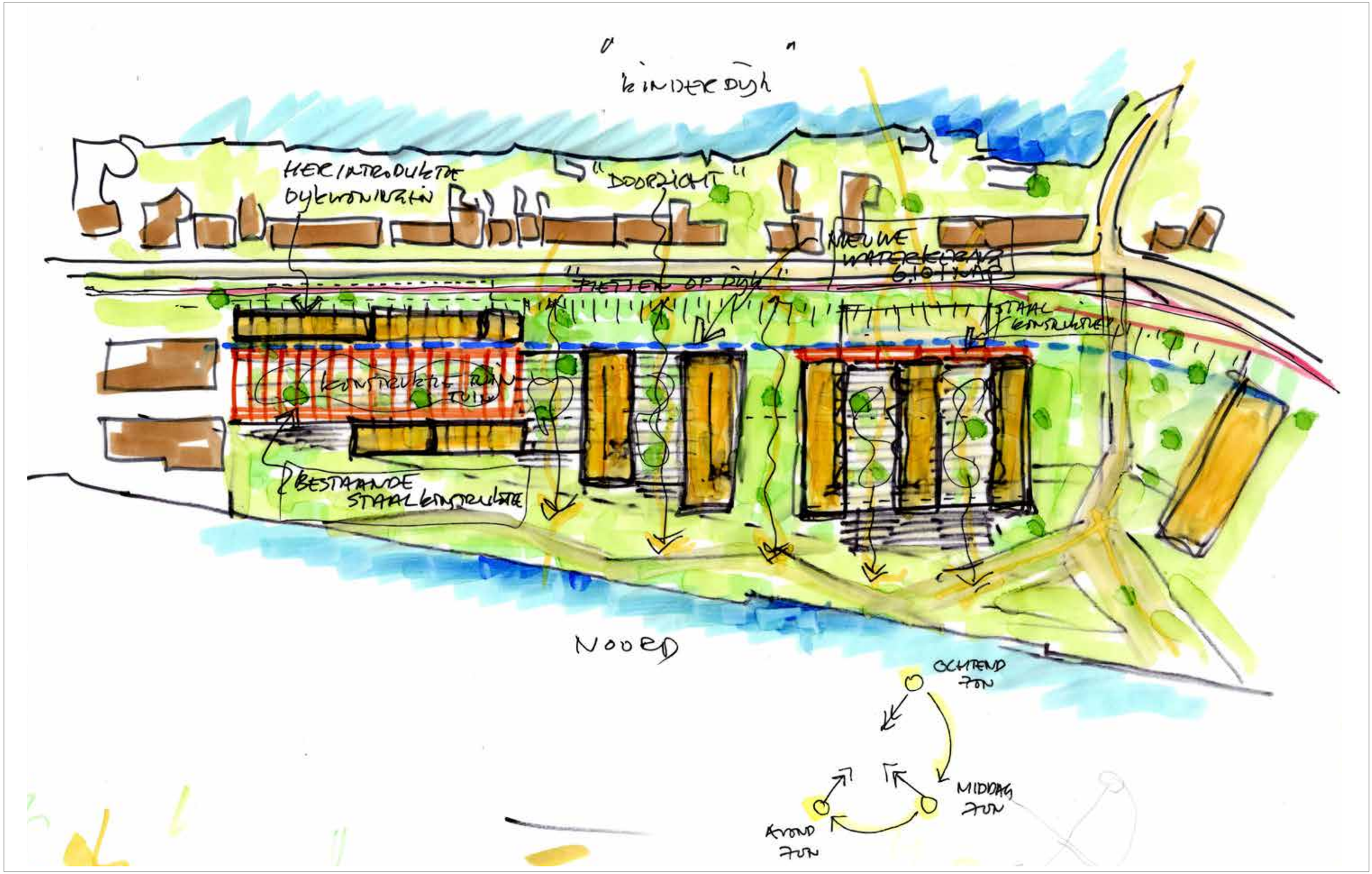
WATER EN GROEN



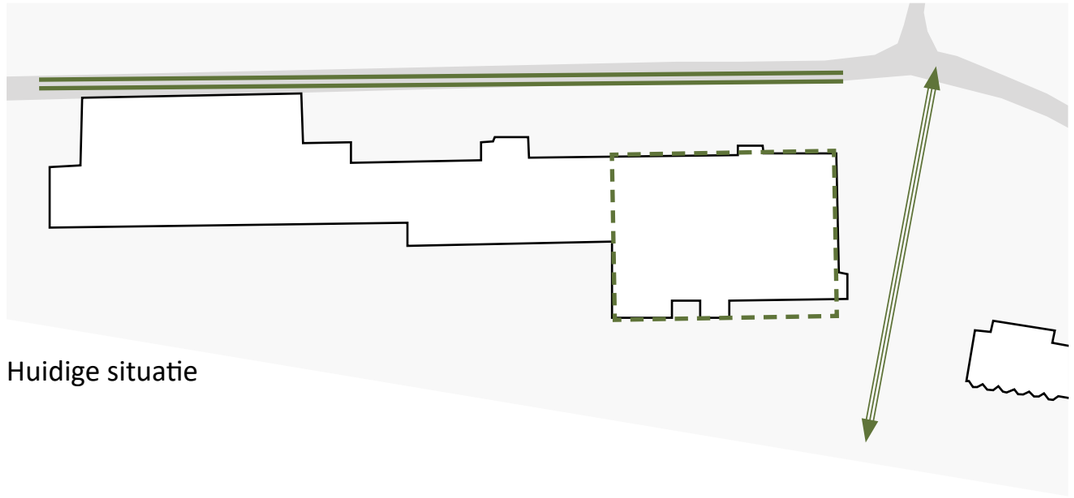
OUDE CONSTRUCTIE STAALFABRIEK



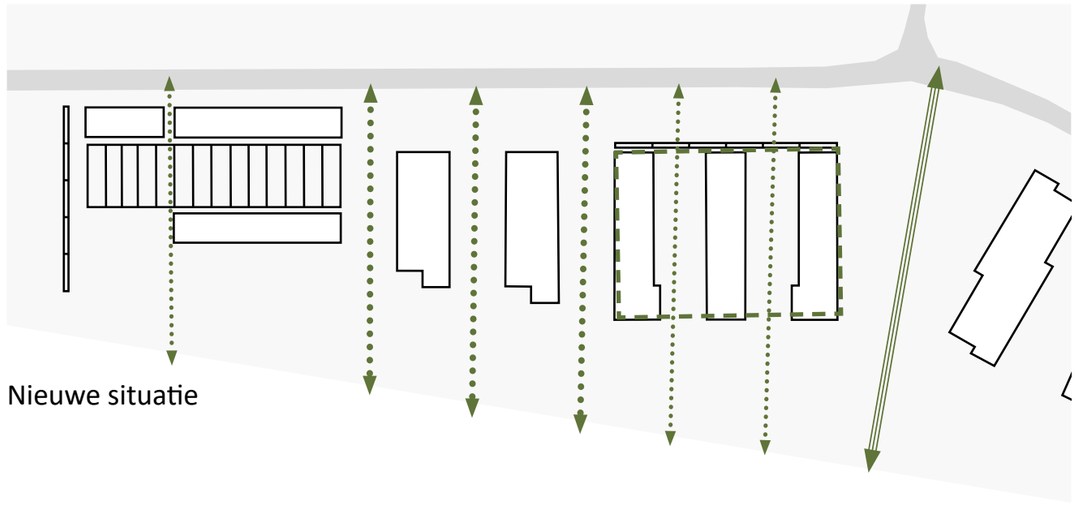
HISTORISCHE ELEMENTEN



Bosch Slabbers VA A.



Huidige situatie



Nieuwe situatie

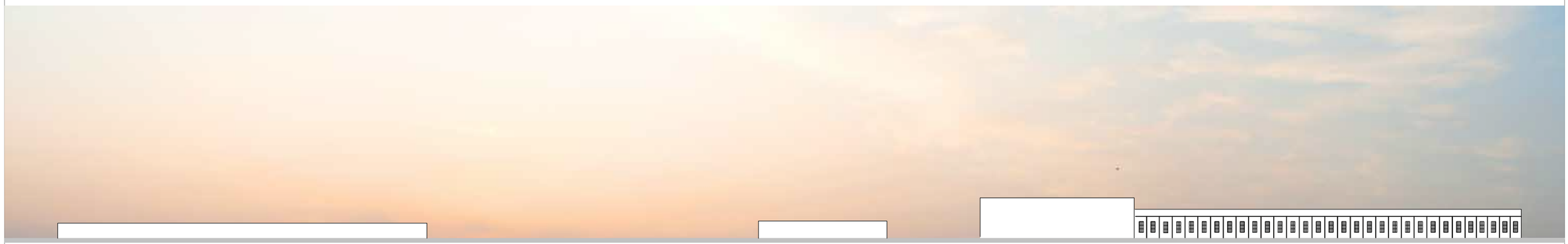
KLEINE DOORKIJK

DOORKIJK

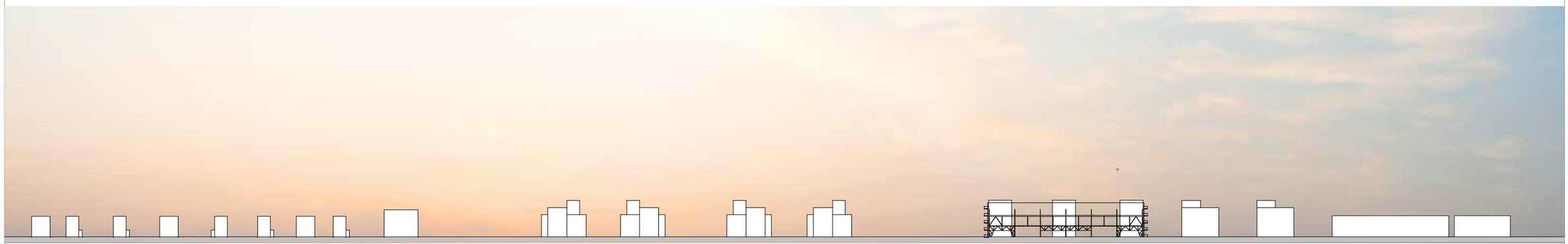
VRIJ ZICHT

ZICHT BLOKKADE

CONTOUR LOODS



Huidige situatie



Nieuwe situatie

AANZICHT PLANGEBIED VANAF DE DIJK

1:2000

CONCEPT TUSSEN RIVIER EN DIJK



groene binnenruimtes

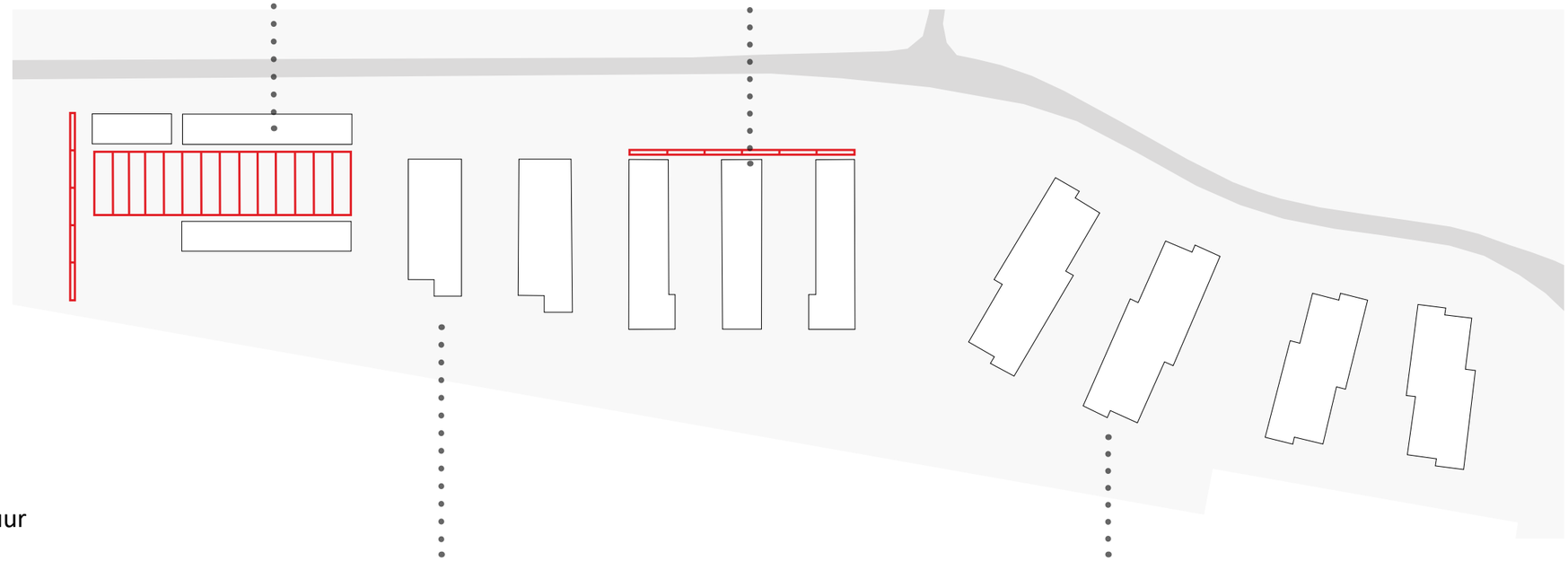








industriële metselwerkarchitectuur



industriële architectuur
open betonstructuur













Bosch Slabbers

VA A.



PLANOVERZICHT

SITUATIE

A: 23 DIJKWONINGEN

B: 50 KADEAPPARTEMENTEN

C: 101 LOODSAPPARTEMENTEN

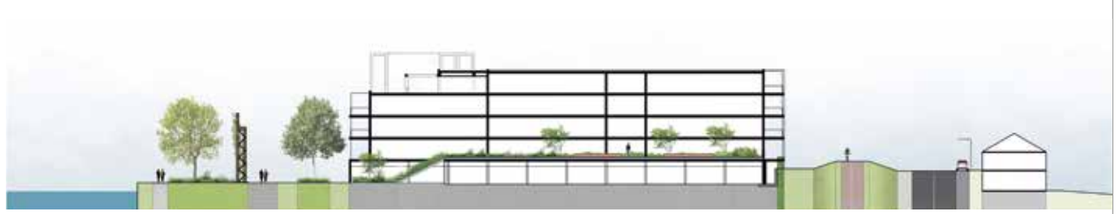
D: 85 RIVIERAPPARTEMENTEN



1:2000



DOORSNEDE 1



DOORSNEDE 2

Bosch Slabbers

VA A.

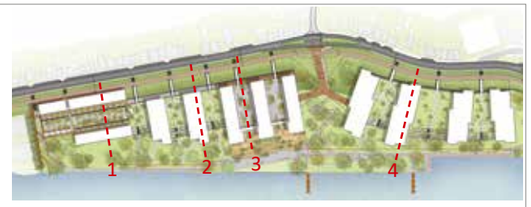
PARKEREN SITUATIE

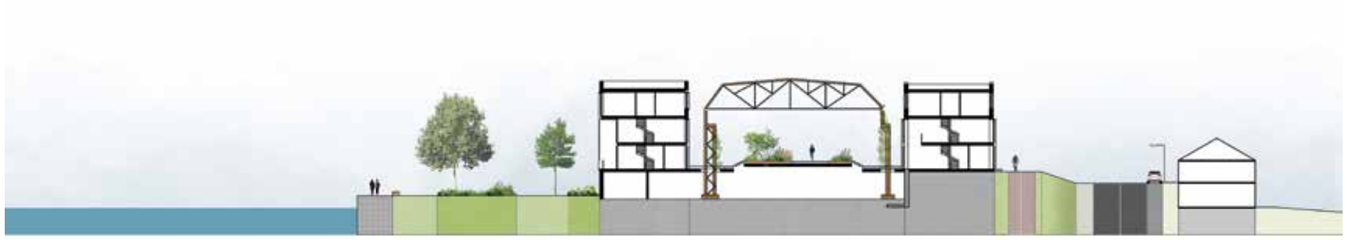


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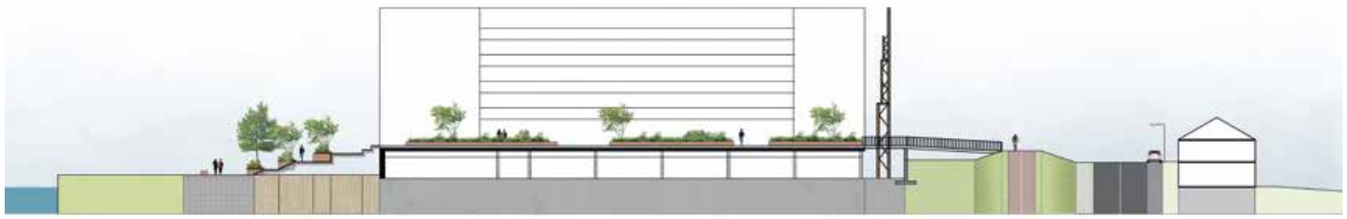
DOORSNEDES



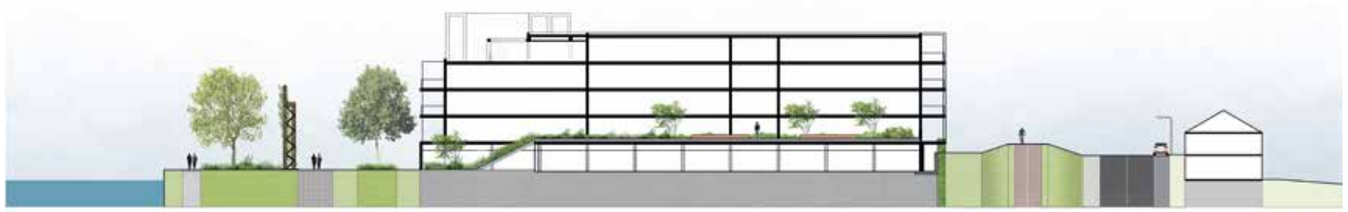


DOORSNEDE 1

DOORSNEDE 2



DOORSNEDE 3



DOORSNEDE 4

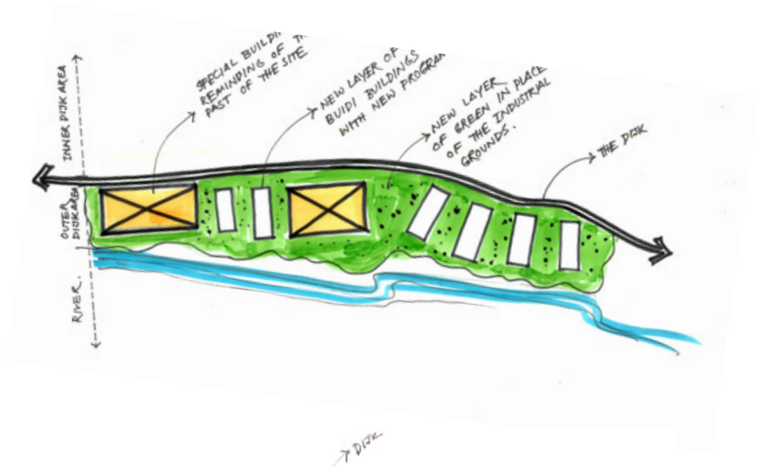
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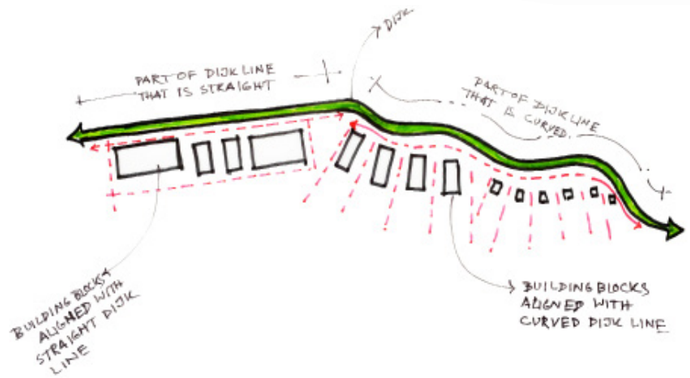
Bosch Slabbers

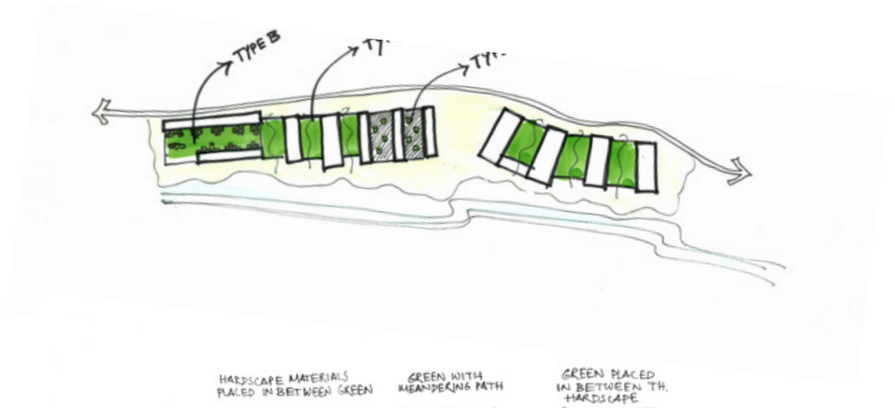
VA A.

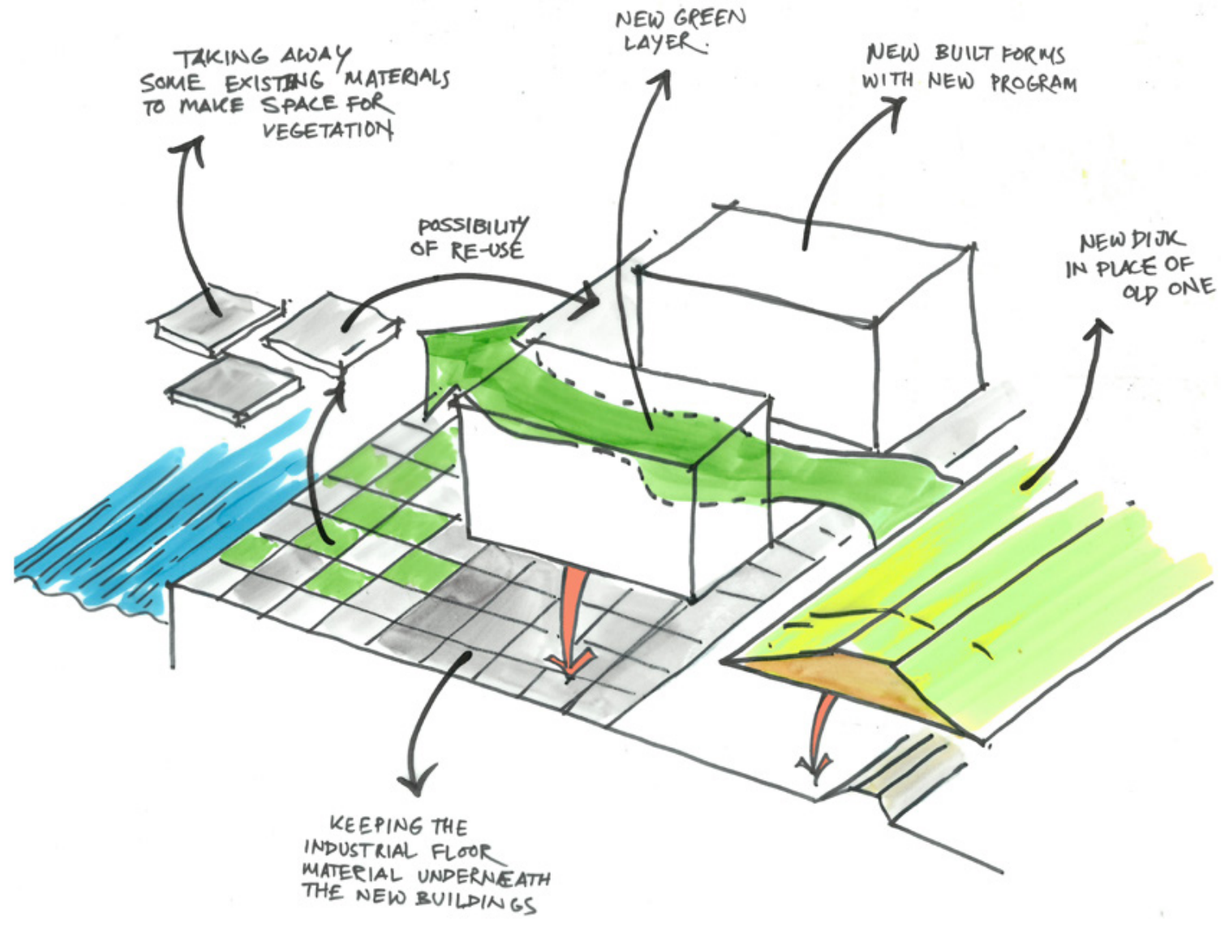
LANDSCHAP

CONCEPT TERREININRICHTING









Bosch Slabbers VA A.

PLANKAART



Bosch Slabbers VA A.

MATERIALISATIE














Bosch Slabbers

VA A.

BEPLANTING



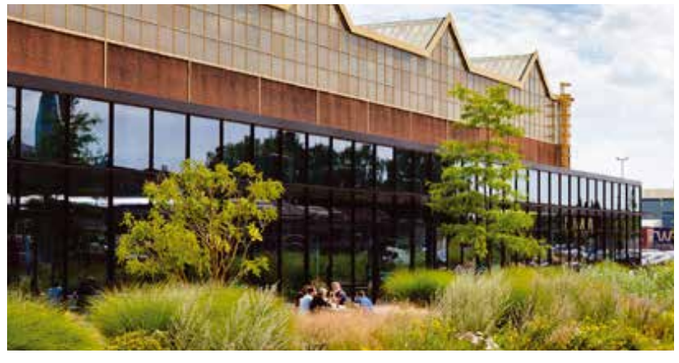






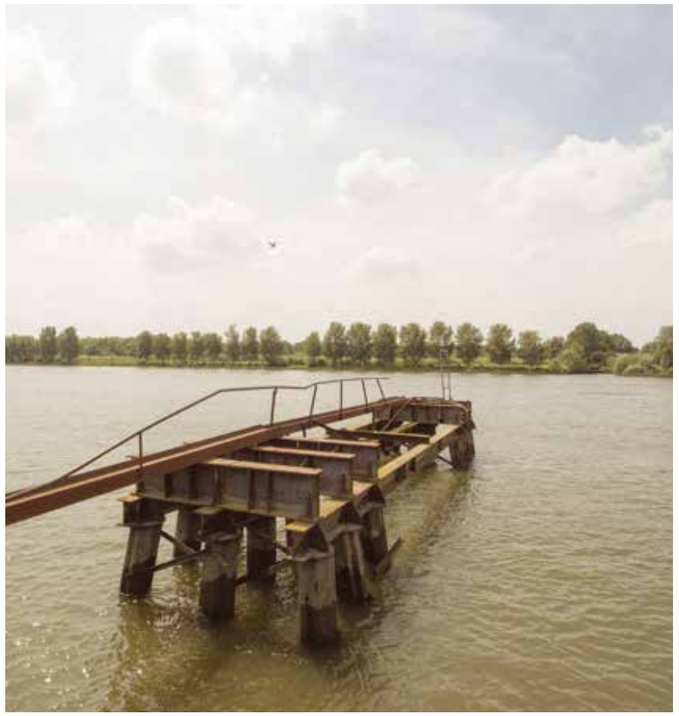


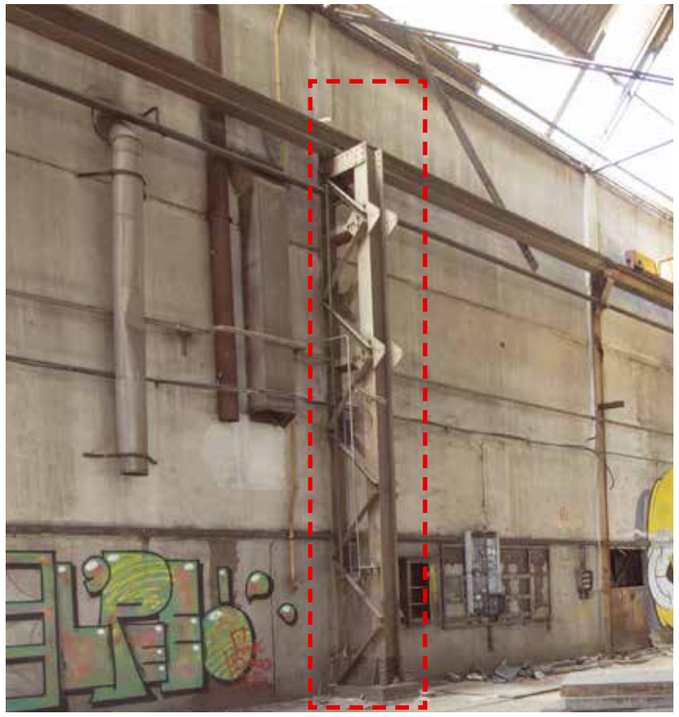




Bosch Slabbers

VA A.









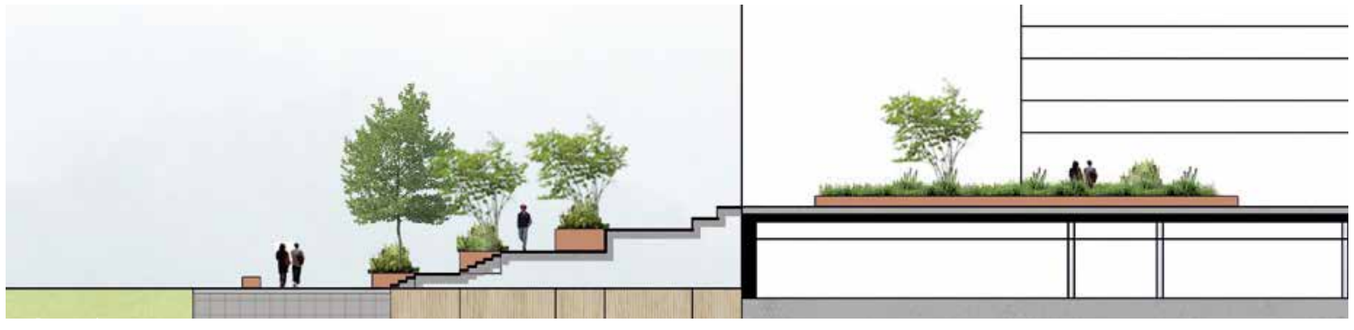


VERBLIJFSTRAP







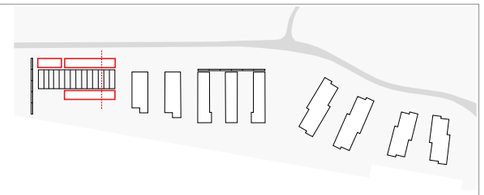




Bosch Slabbers

VA A.

DIJKWONINGEN
DEEL A



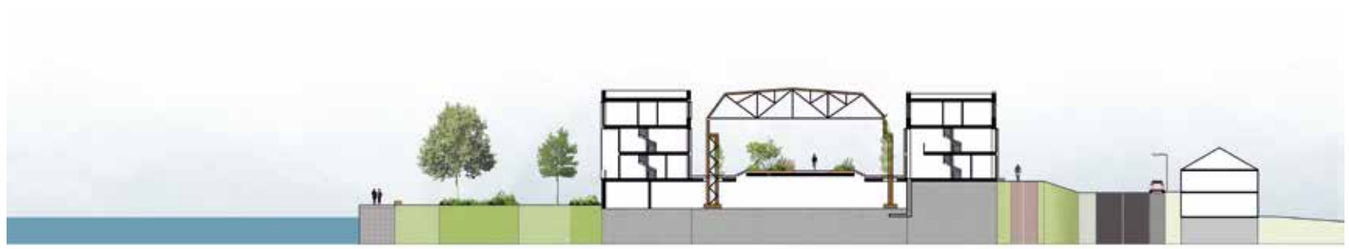
DOORSNEDE A

BLOK A1

BLOK A2



BLOK A3



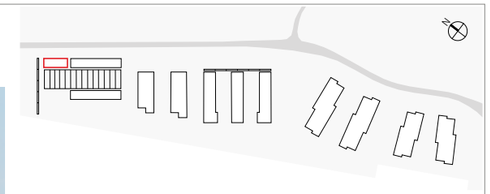
SITUATIE DEEL A

1:500

Bosch Slabbers

VA A.

BLOK A1





DIJKWONINGEN A1 DIJKZIJDE (OOSTZIJDE)

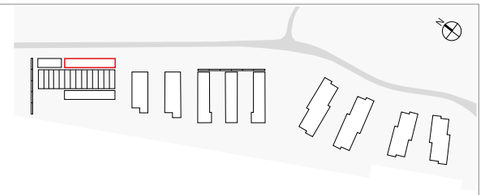


DIJKWONINGEN A1 DEKZIJDE - (WESTZIJDE)

GEVELS

1:200

BLOK A2





DIJKWONINGEN A2 DEKZIJDE (WESTZIJDE)

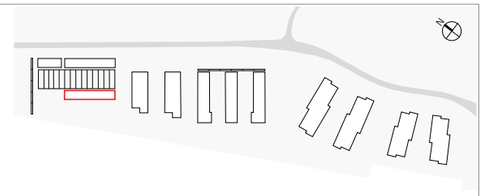


DIJKWONINGEN A2 DIJKZIJDE (OOSTZIJDE)

GEVELS

1:200

BLOK A3





DIJKWONINGEN A3 DEKZIJDE (OOSTZIJDE)



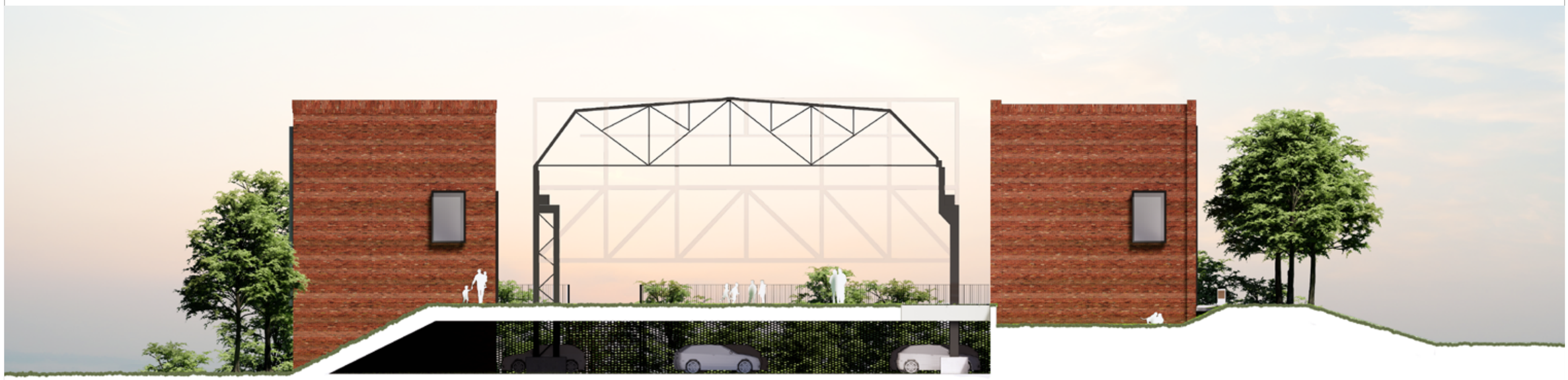
GEVELS

DIJKWONINGEN A3 RIVIERZIJDE (WESTZIJDE)

1:200



DIJKWONINGEN NOORDZIJDE



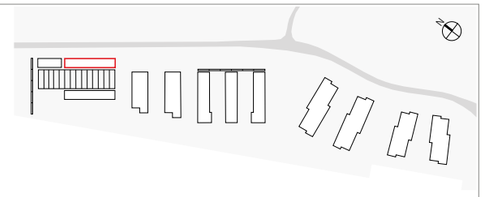
DIJKWONINGEN ZUIDZIJDE

GEVELS

1:200

Bosch Slabbers

VA A.





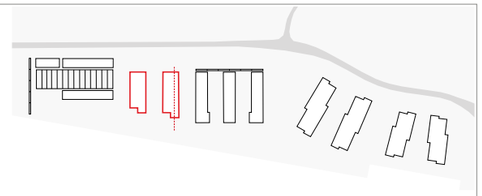
ENTREE DIJKZIJDE BLOK A1 - A2





KADEAPPARTEMENTEN

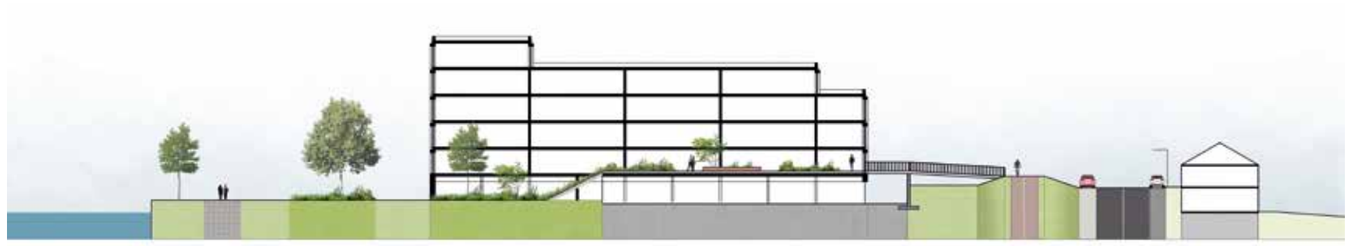
DEEL B



DOORSNEDE B



BLOK B1 BLOK B2



SITUATIE DEEL B

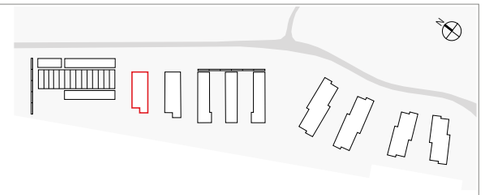
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Bosch Slabbers VA A.

BLOK B1



NOORD-WEST GEVEL





NOORD-OOST GEVEL

GEVELS

1:200

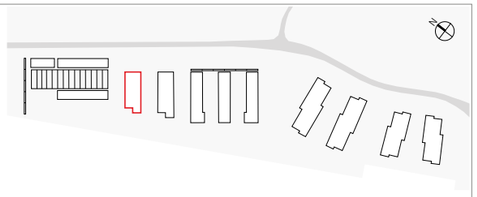
Bosch Slabbers

VA A.

BLOK B1



ZUID-OOST GEVEL





ZUID-WEST GEVEL

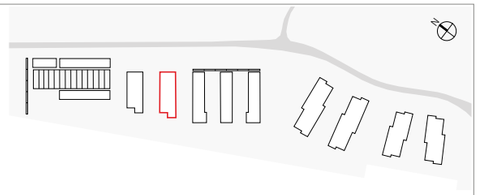
GEVELS

1:200

BLOK B2



NOORD-WEST GEVEL





GEVELS

NOORD-OOST GEVEL

1:200

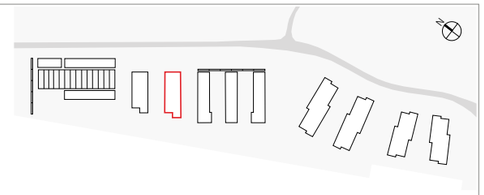
Bosch Slabbers

VA A.

BLOK B2



ZUID-OOST GEVEL





ZUID-WEST GEVEL

GEVELS

1:200





GEVELFRAGMENT

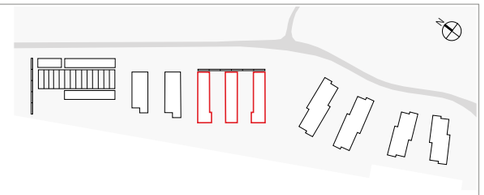








LOODSAPPARTEMENTEN
DEEL C



DOORSNEDE C



BLOK C1 BLOK C2 BLOK C3



SITUATIE DEEL C

1:500

Bosch Slabbers VA A.



NOORD-OOST GEVEL



GEVELS ZUID-WEST GEVEL 1:200



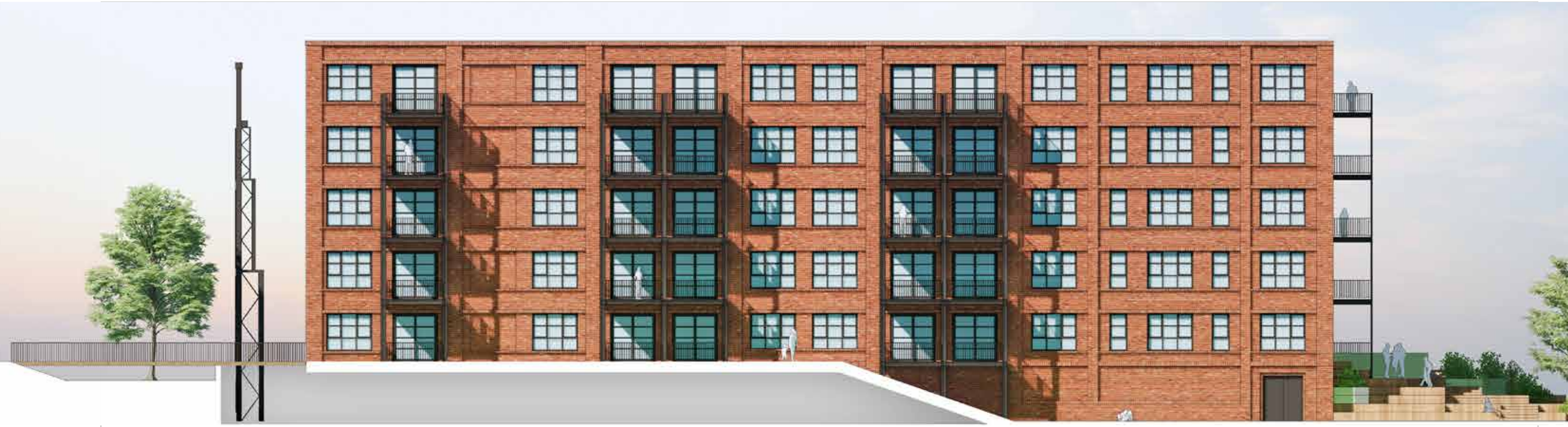
NOORD-WEST GEVEL



ZUID-OOST GEVEL

GEVELS

1:200



BINNENGEVEL GALERIJ



GEVELS

BINNENGEVEL BALKONS

1:200

Bosch Slabbers

VA A.





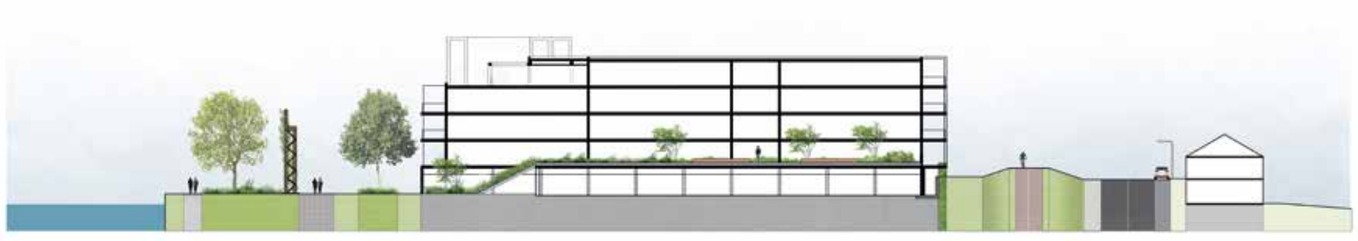


RIVIERAPPARTEMENTEN

DEEL D



BLOK D1 BLOK D2 DOORSNEDE D BLOK D3 BLOK D4

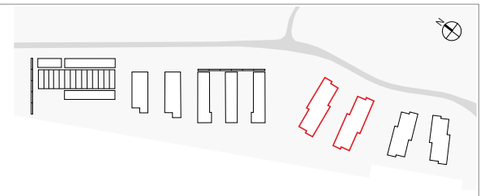


SITUATIE DEEL D

1:500

BLOK D1
BLOK D2 IS GESPIEGELD





DIJK GEVEL



ENTREE GEVEL

GEVELS

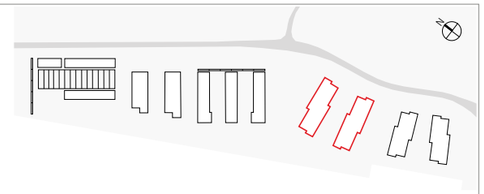
1:200

Bosch Slabbers

VA A.

BLOK D1
BLOK D2 IS GESPIEGELD





WATER GEVEL



PARKEER ENTREE GEVEL

GEVELS

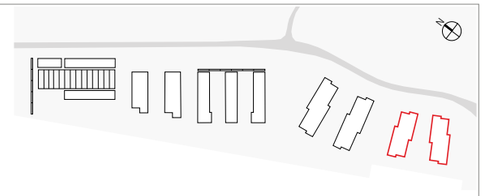
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Bosch Slabbers

VA A.

BLOK D3
BLOK D4 IS GESPIEGELD





DIJK GEVEL



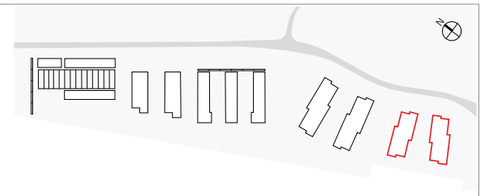
ENTREE GEVEL

GEVELS

1:200

BLOK D3
BLOK D4 IS GESPIEGELD





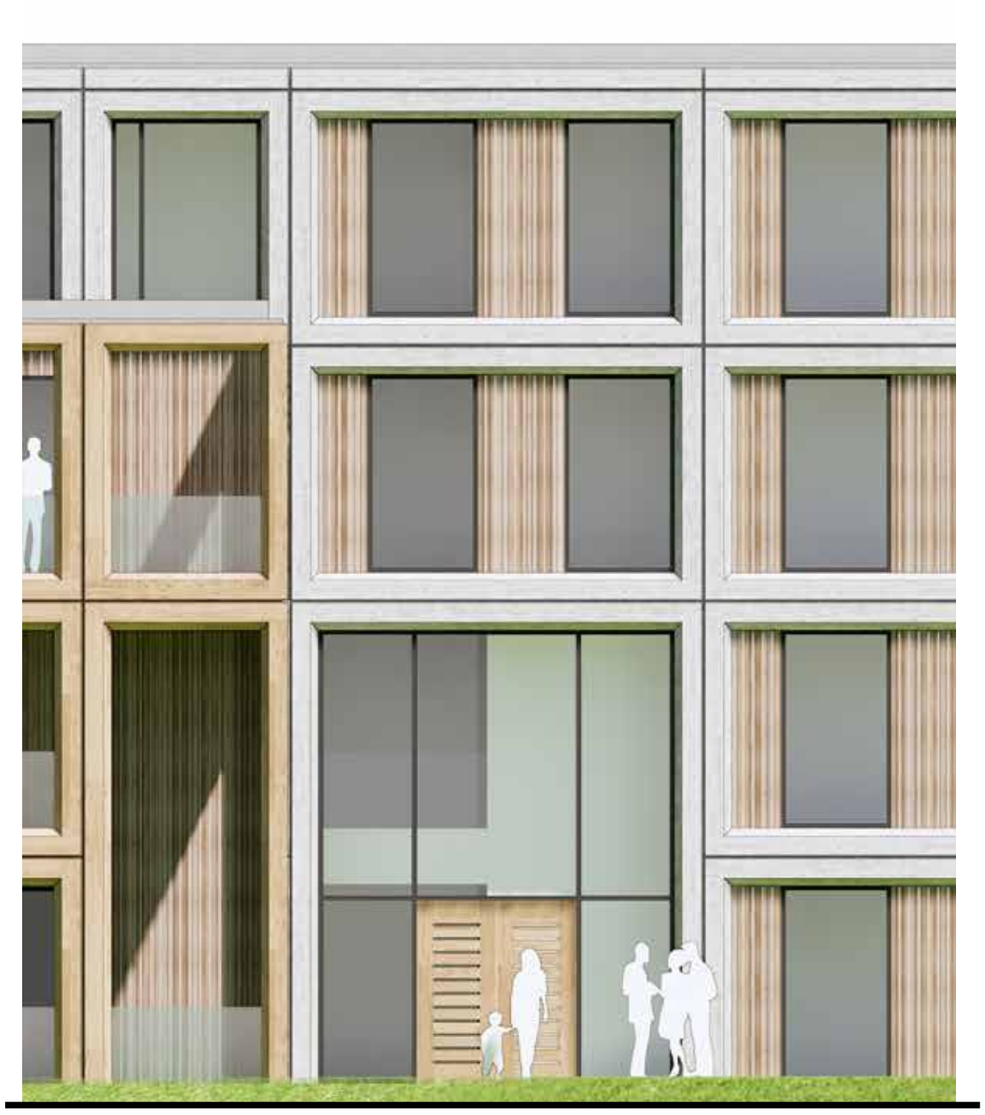
WATER GEVEL



TUSSEN GEVEL

GEVELS

1:200





GEVELFRAGMENT









Bosch Slabbers VA A.

VA
A.

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Bosch
Slabbers

Plankaart: Kloos Alblasserdam



VERKLARING

- 1e planten boom, 1e grootte
- 1e planten boom, 2e grootte, meerstamming
- 1e planten heester, meerstamming
- haag
- vaste planten siergras
- vaste planten siergras, verhoogde bak
- gras
- straat / weg
- fietspad
- bestrating begaanpaden
- voetpad halfverharding met beton band 50/20cm
- vlonder
- doorsteek
- betonplaat
- smalle betonplaat
- trap
- keermuur
- zitrand bank
- kade bank
- bebouwing
- garage
- bovenkant talud
- onderkant talud
- kavelgrens
- aanduiding afschuitpercentage en -richting
- bestaand peil t.o.v. N.A.P.
- maatvoering in meters

Kloos Alblasserdam

project	Kloos Alblasserdam	schaal	1:500
onderwerp	Plankaart	projectnummer	BQS-044
opdrachtgever	FSD	papierformaat	A0 (verlengd)
datum	24/03/2021	tekeningnummer	1.1
bestandsnaam	210324 kloos alblasserdam plankaart.dwg	tekenaar	VH

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