

AARTSBISSCHOP ROMEROSTRAAT UTRECHT

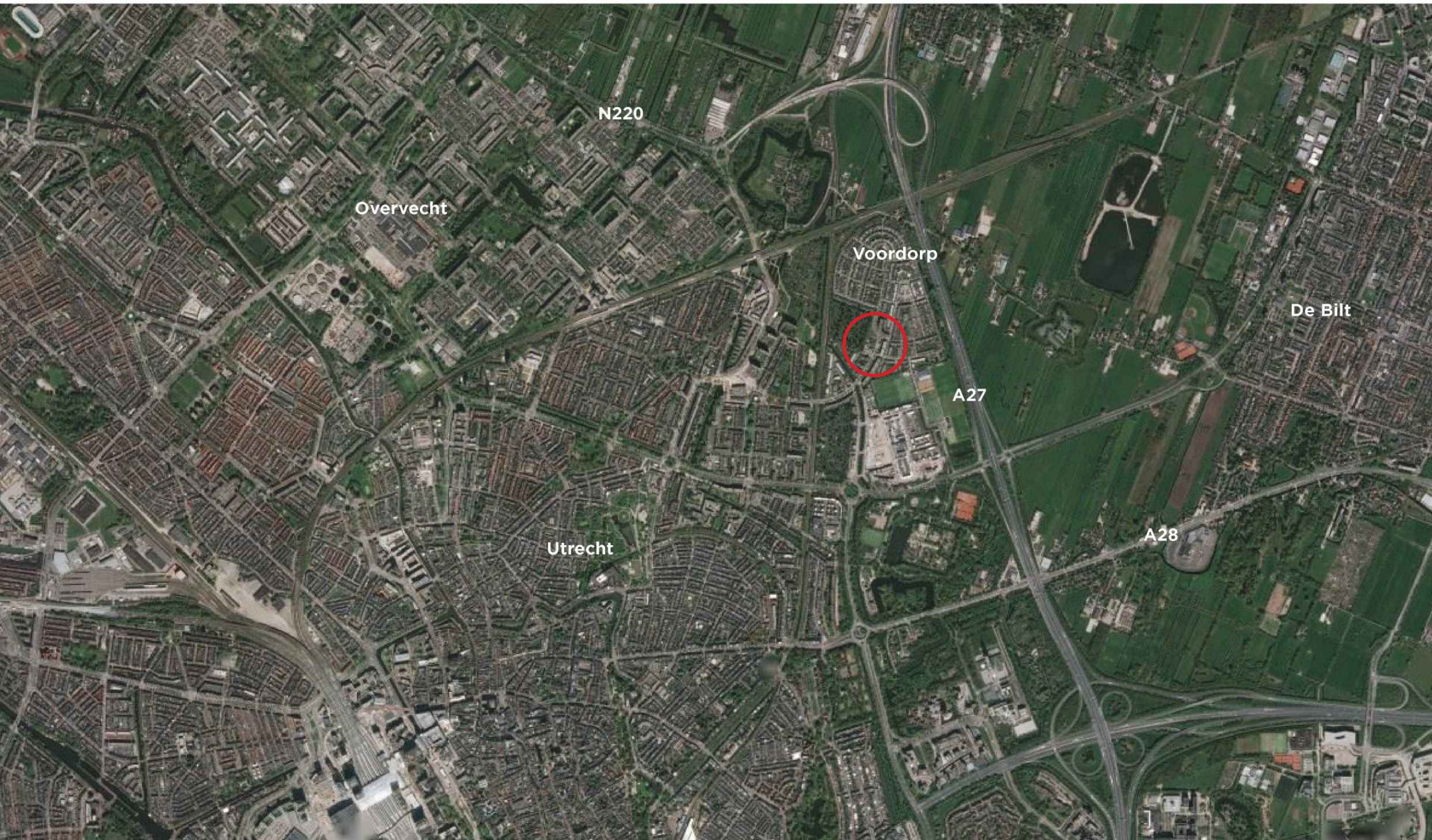
15-06-2021

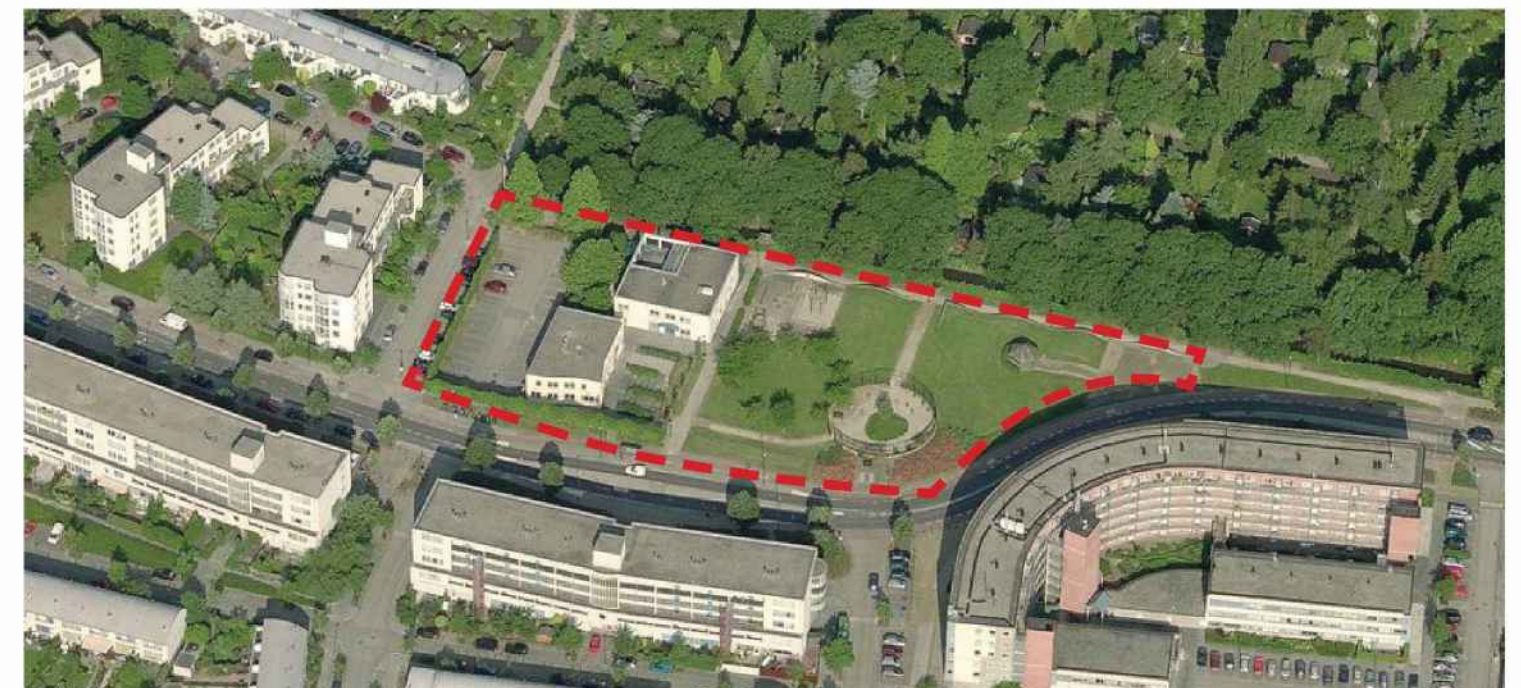
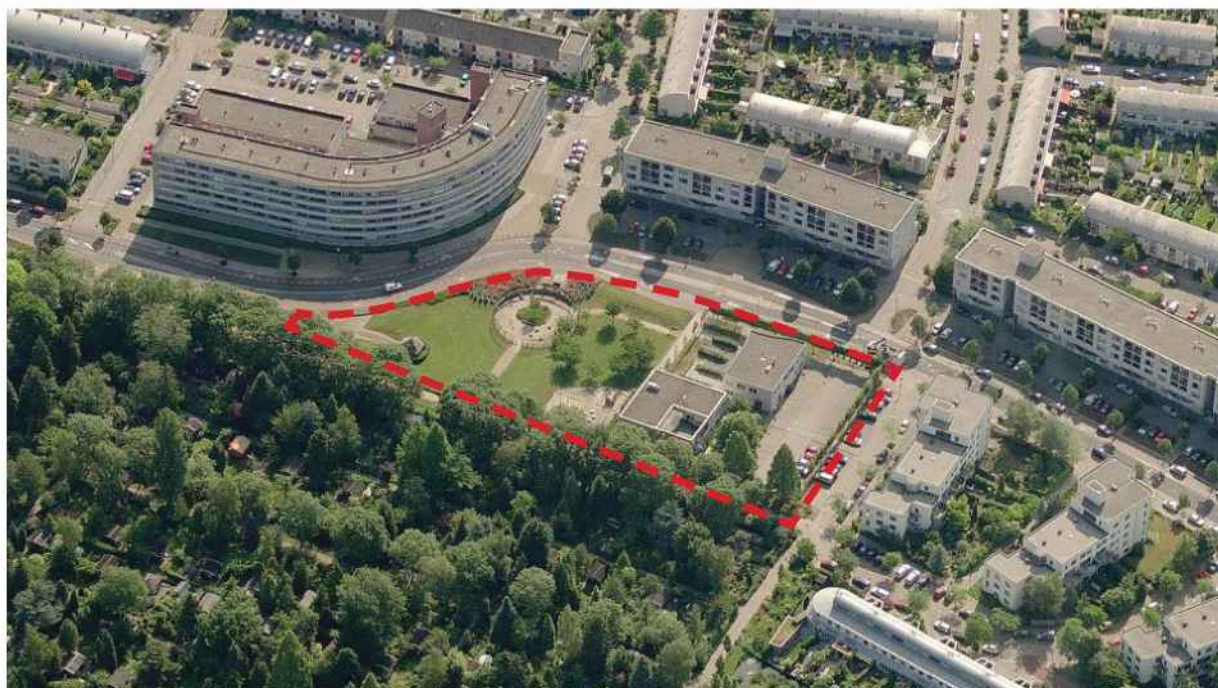
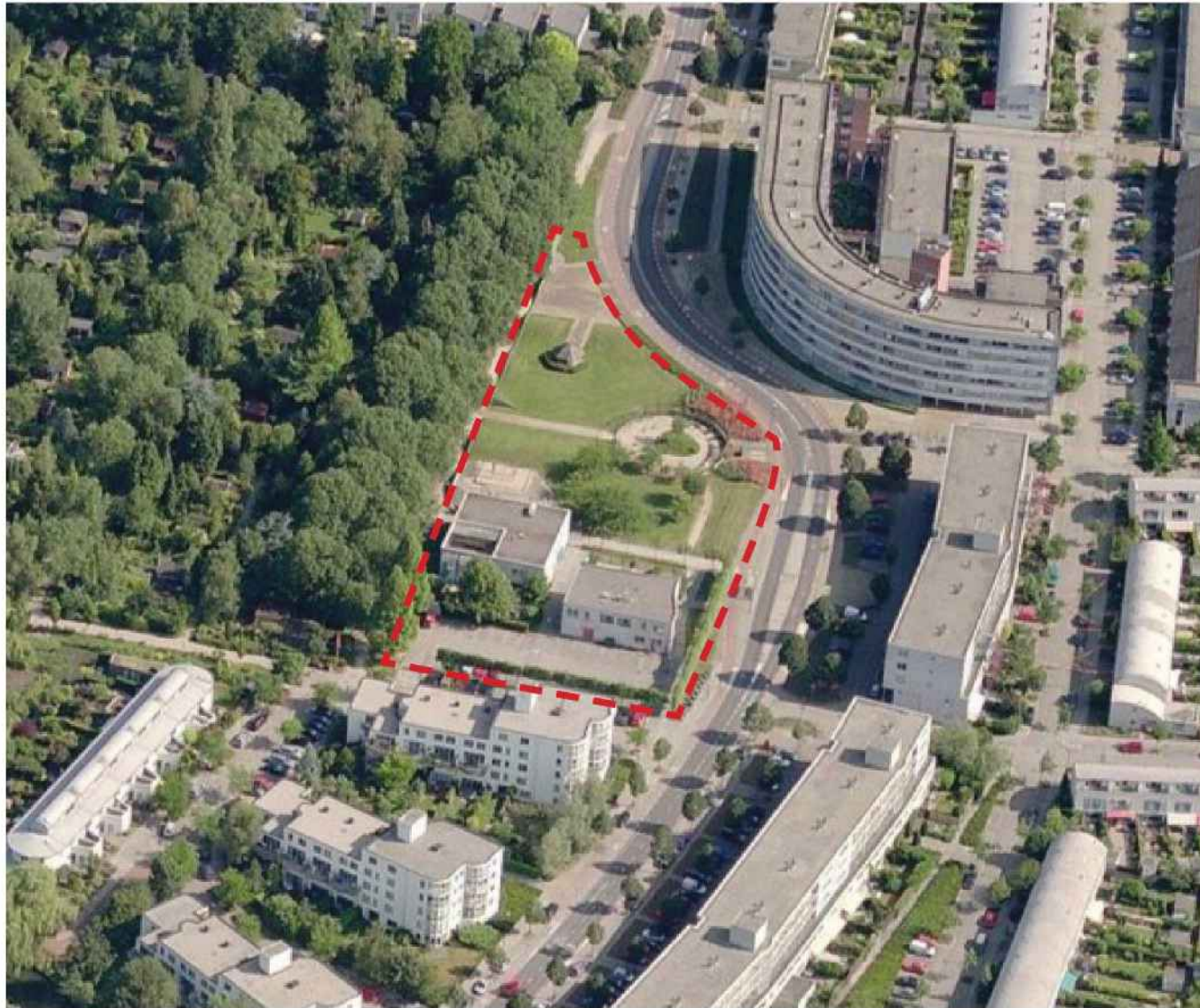
M2 STUDIE

MODEL M

ZZDP
ARCHITECTEN

Buro Sant en Co







MORFOLOGIE

Kamstructuur doorzetten

Transparantie tussen volumes haaks
op Aartsbisschop Romerostraat

Schaal nieuwe volumes passend



VERDICHTEN EN VERGROENEN

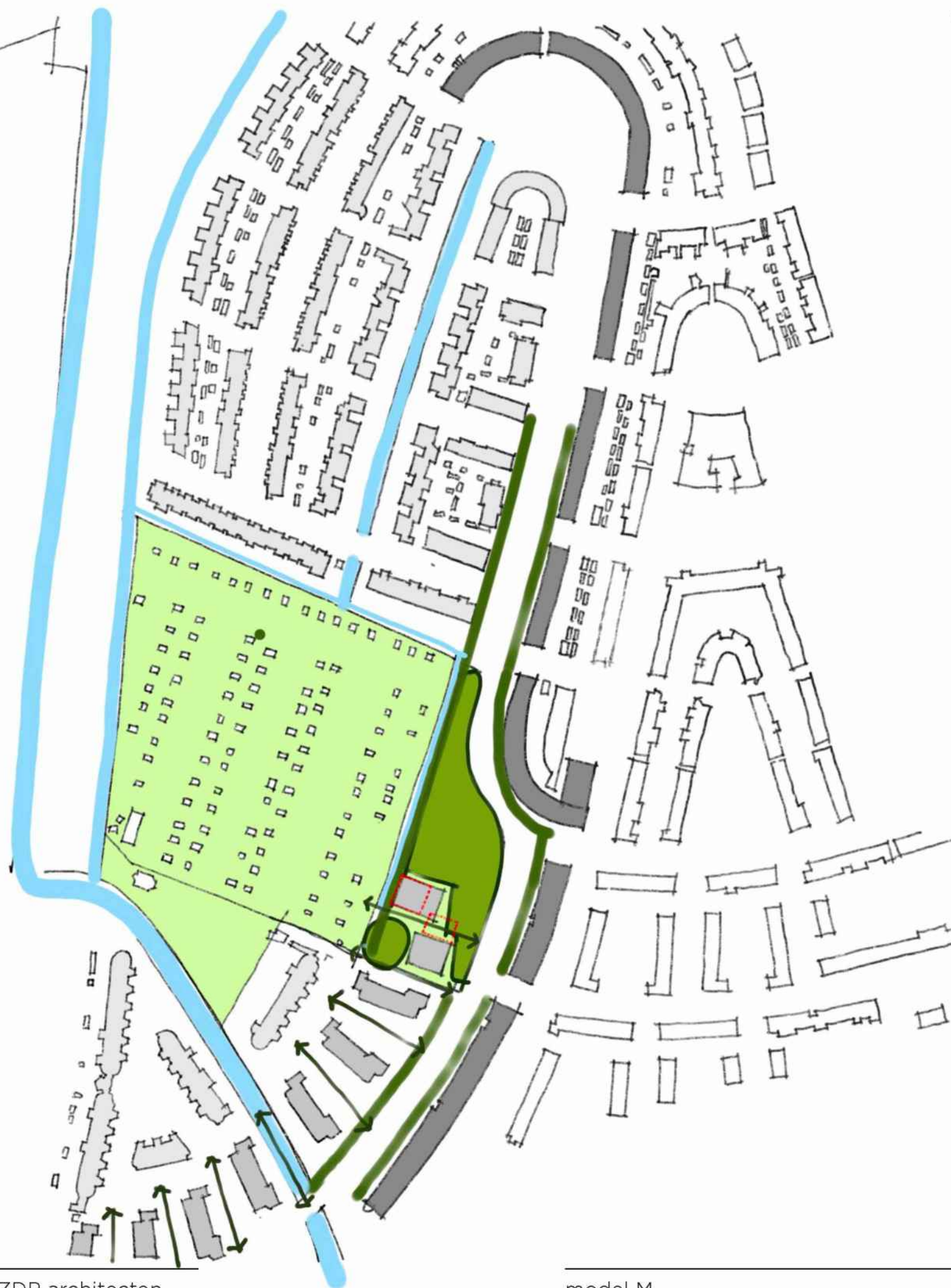
plantsoen vergroten tot Pal Maleter-
straat (parkeerplaats vervalt)

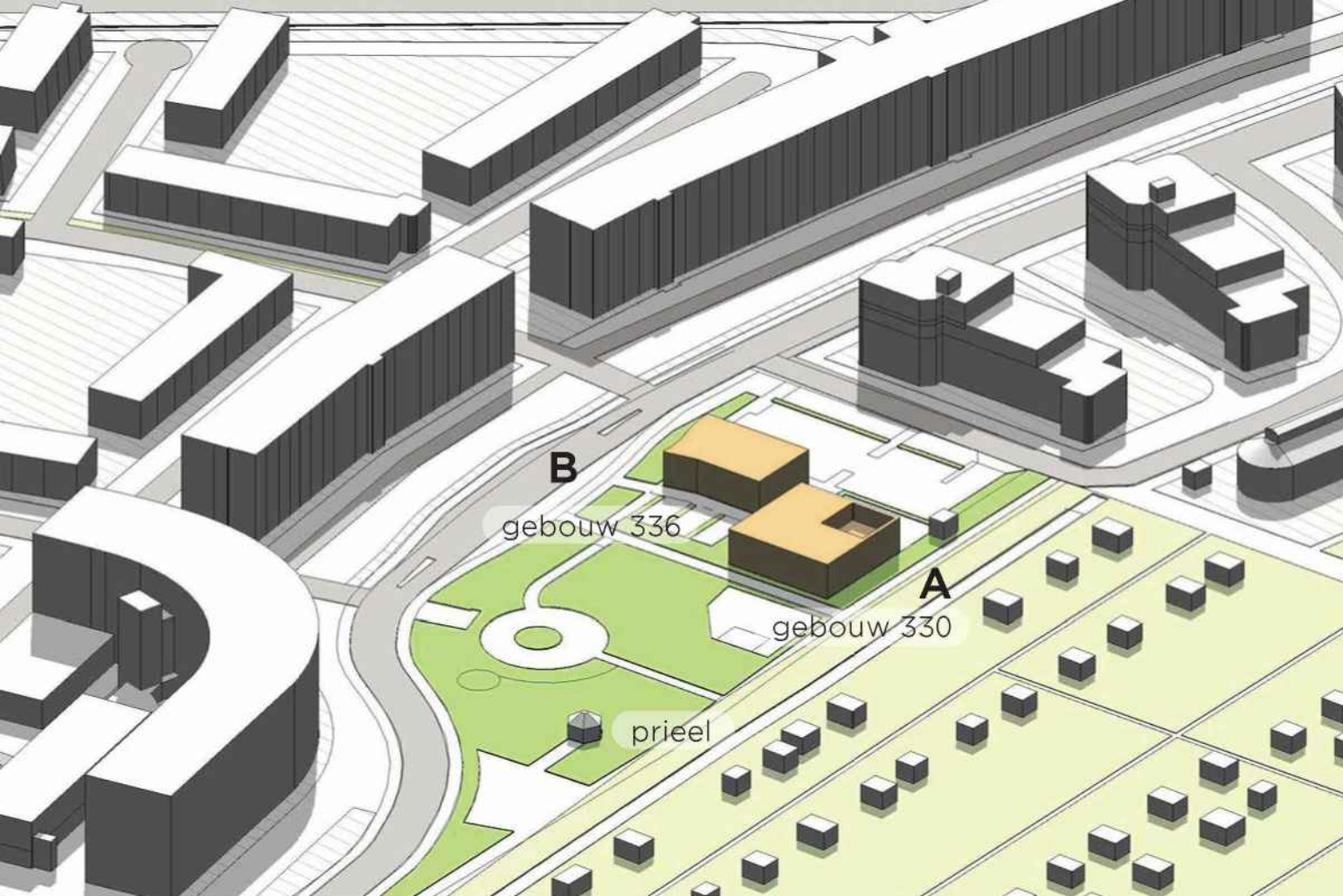
plantsoen inleiden bij hoek Maleter-
straat

ruime groene ruimte bij cipressen

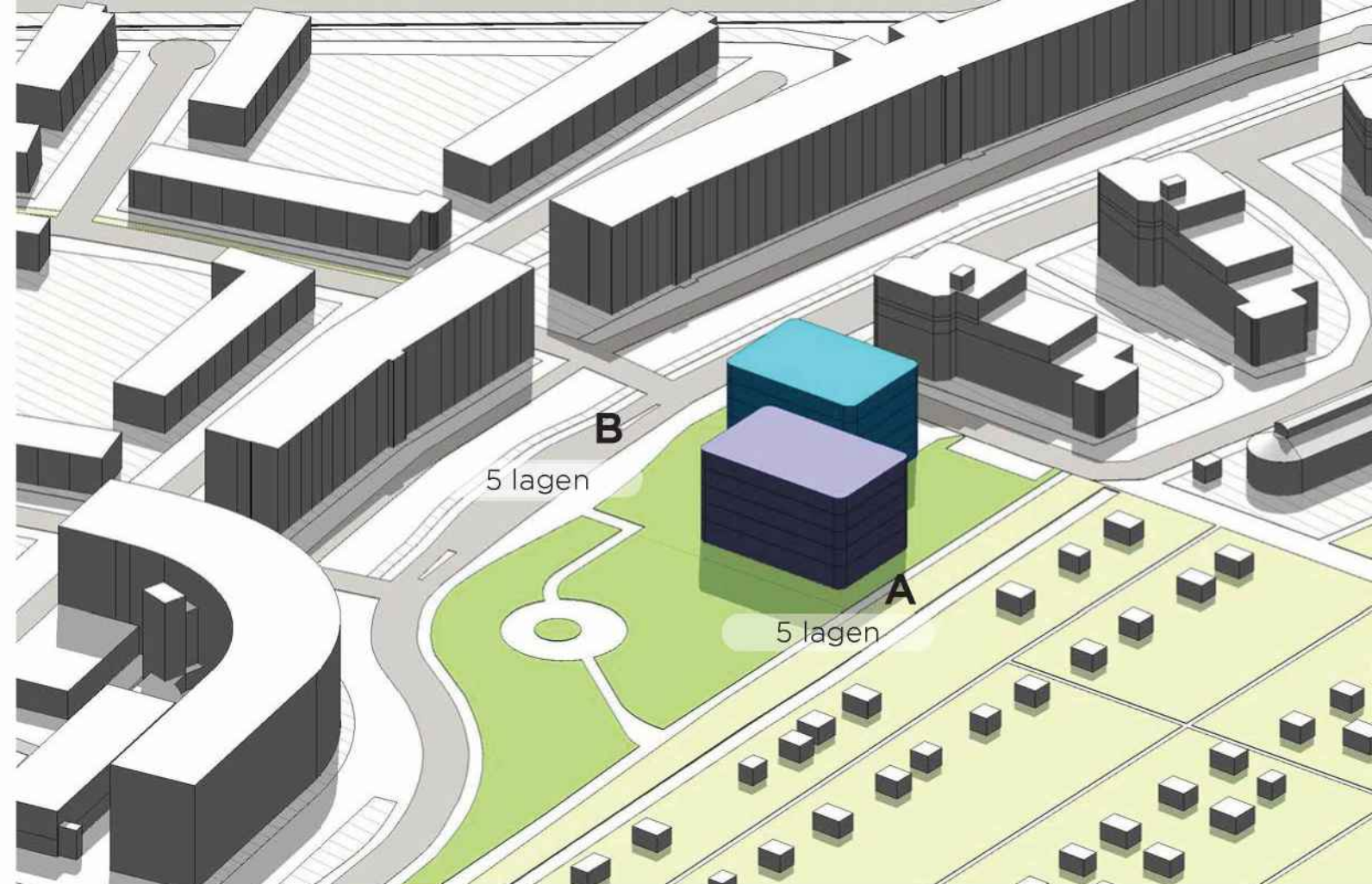
geen scheiding tussen bestaand
plantsoen en nieuw groen (op volle-
dig ondergrondse parkeergarage)

evt vergroenen van openbare ruimte
rondom prieel iom de buurt



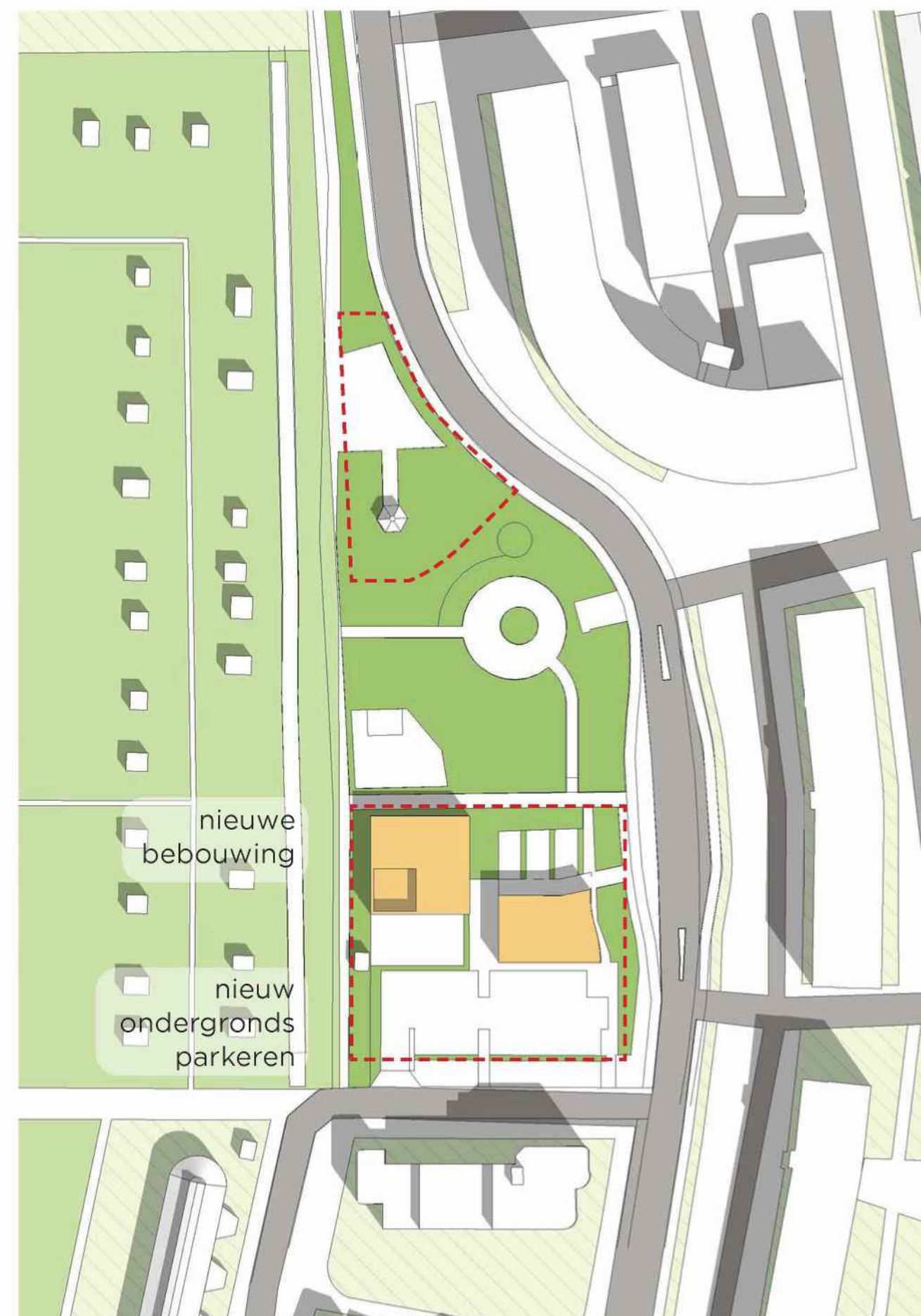
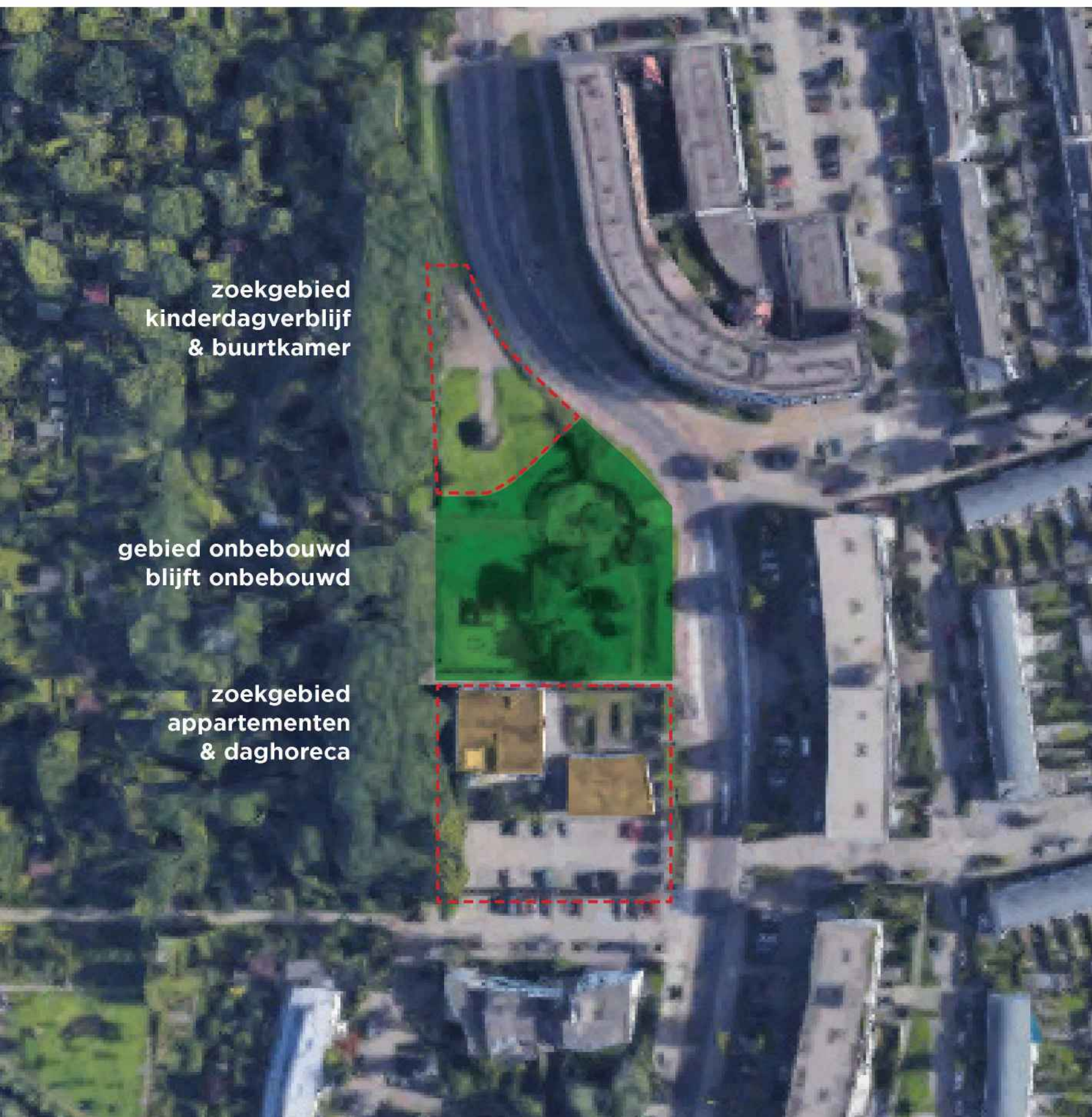


#00 huidige toestand



#12 model M / 2 x 5 lagen

	A		B		
	gebouw 330		gebouw 336		totaal
	lagen	BVO m2	lagen	BVO m2	
#00 huidige toestand	bg -1e	= 600 m2	bg -1e	= 460 m2	1.060 m2
		= 57%		= 43 %	= 100 %
<hr/>					
#12 model M	bg	495	bg	335	4.590 m2
	1e -4e	495 x4	1e - 4e	445 x4	= 100 %
		= 2.475 m2		= 2.115 m2	
		= 54%		= 46 %	



SCHAAL 1:1000

model M

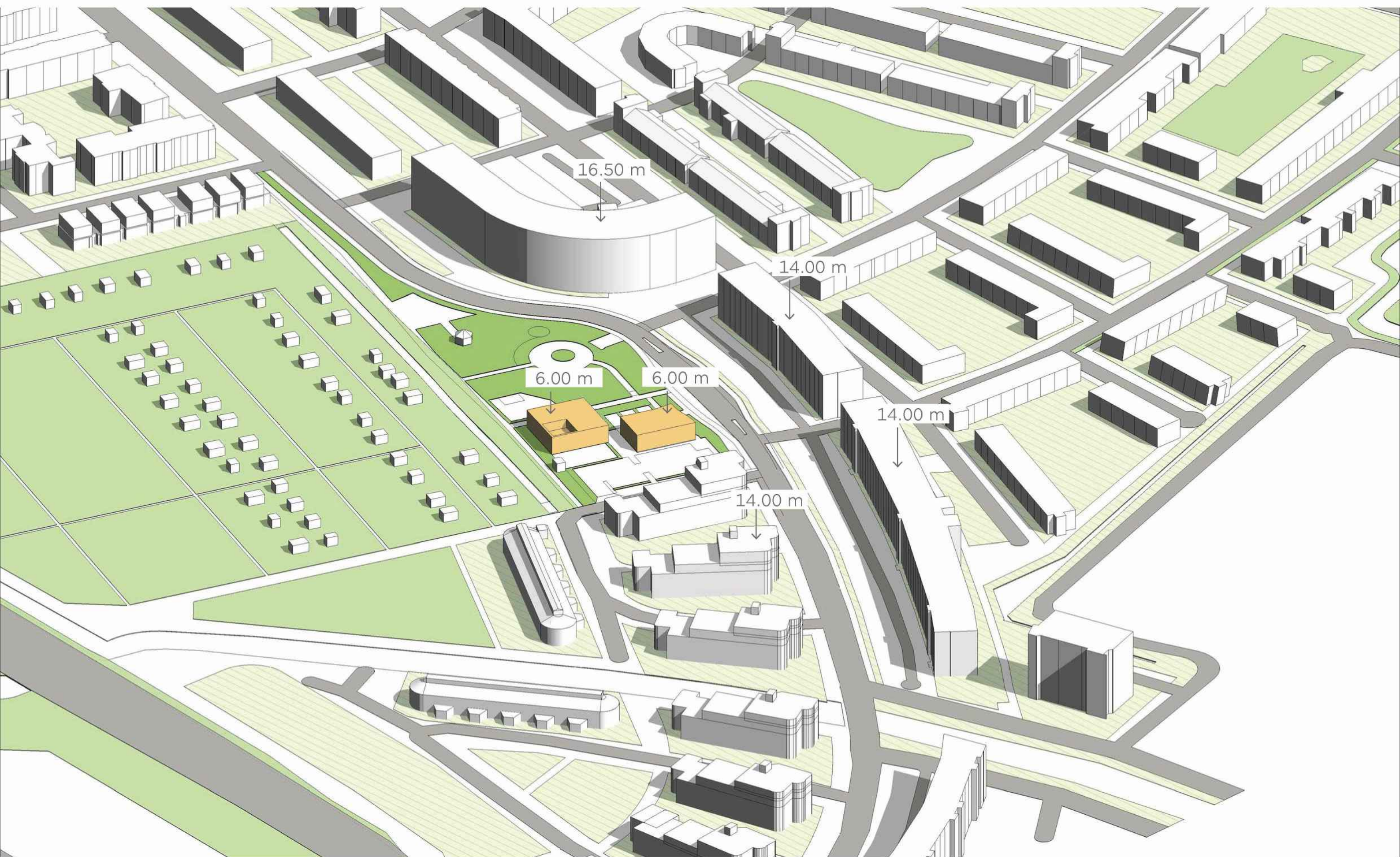


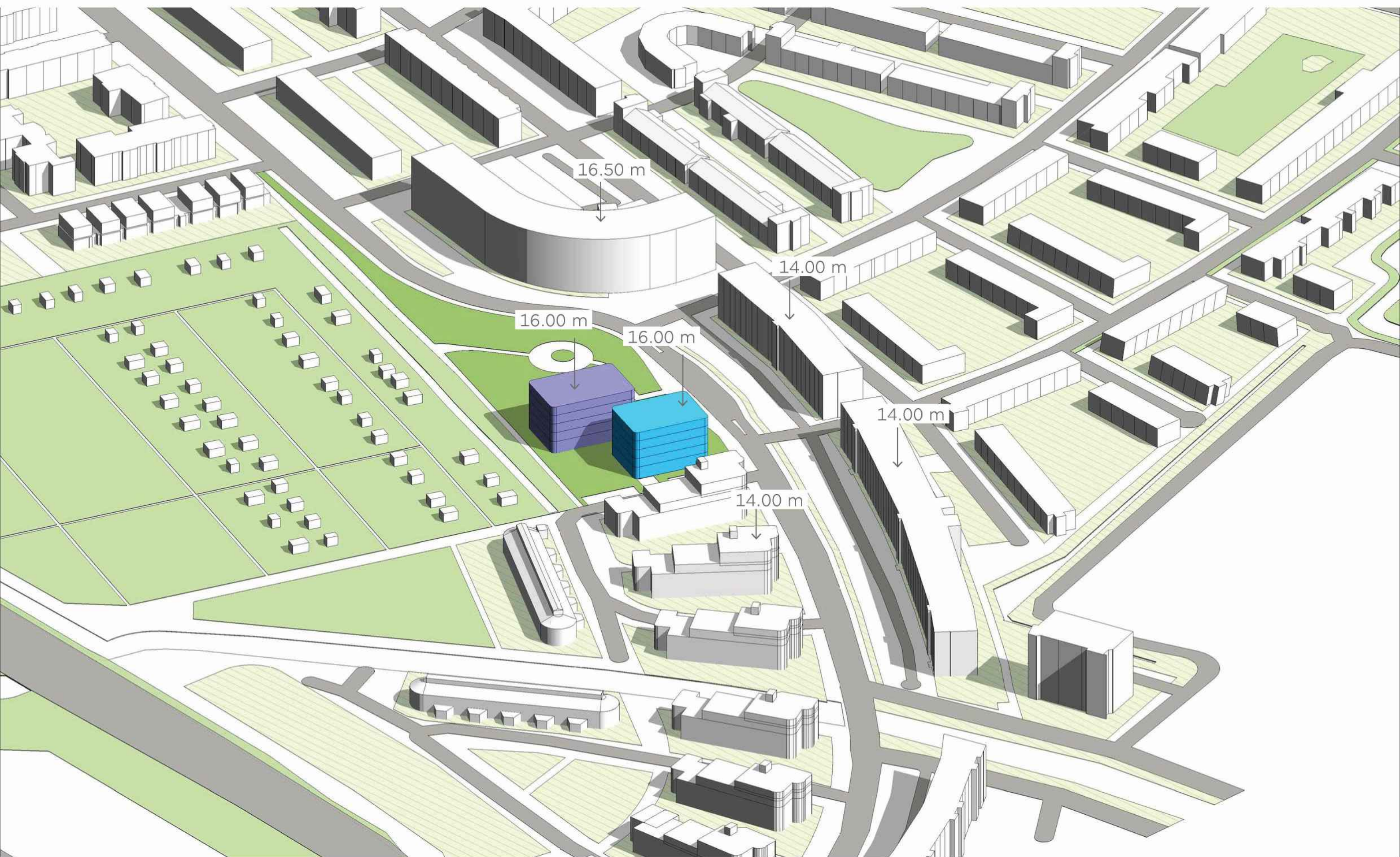
huidige toestand

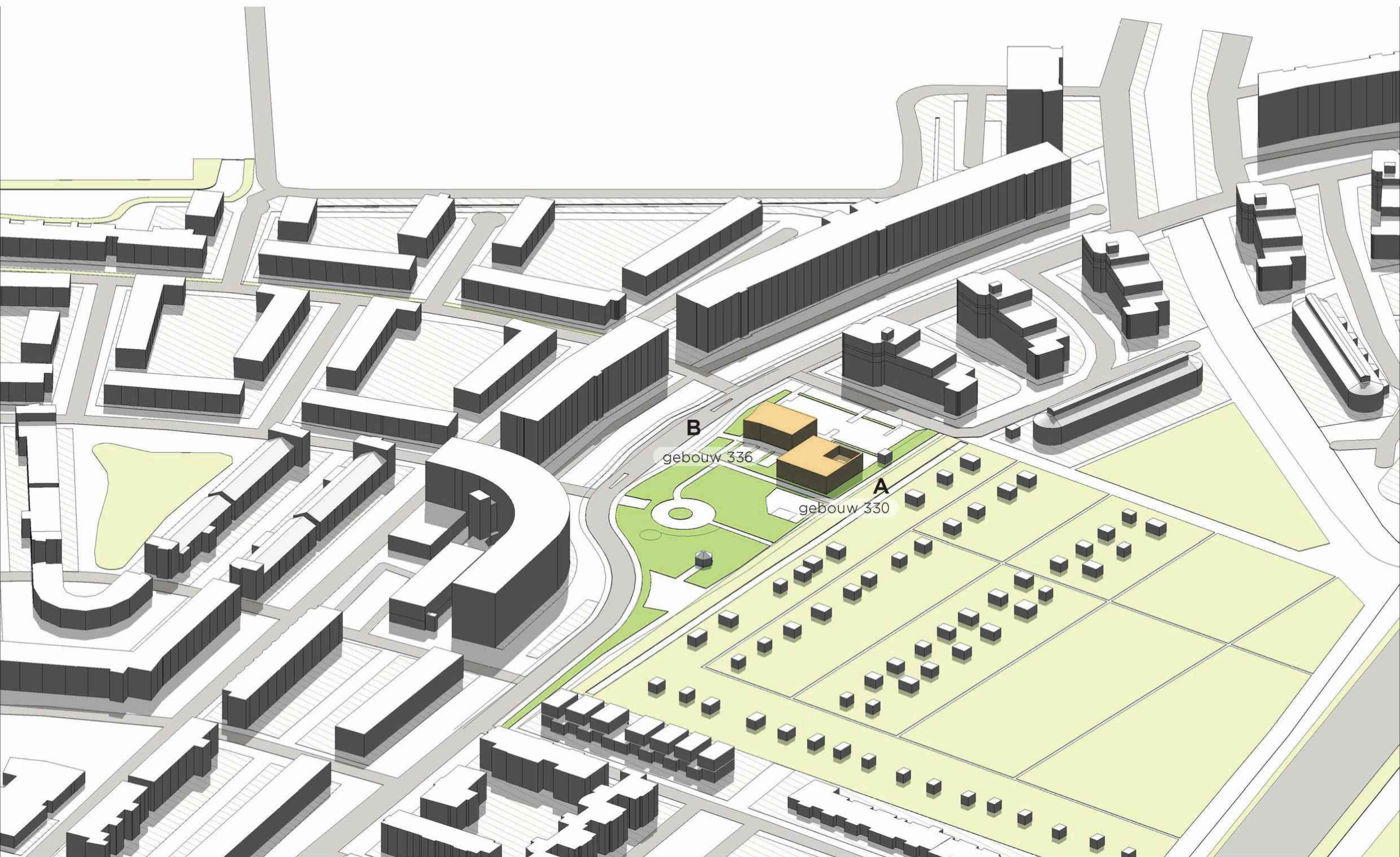


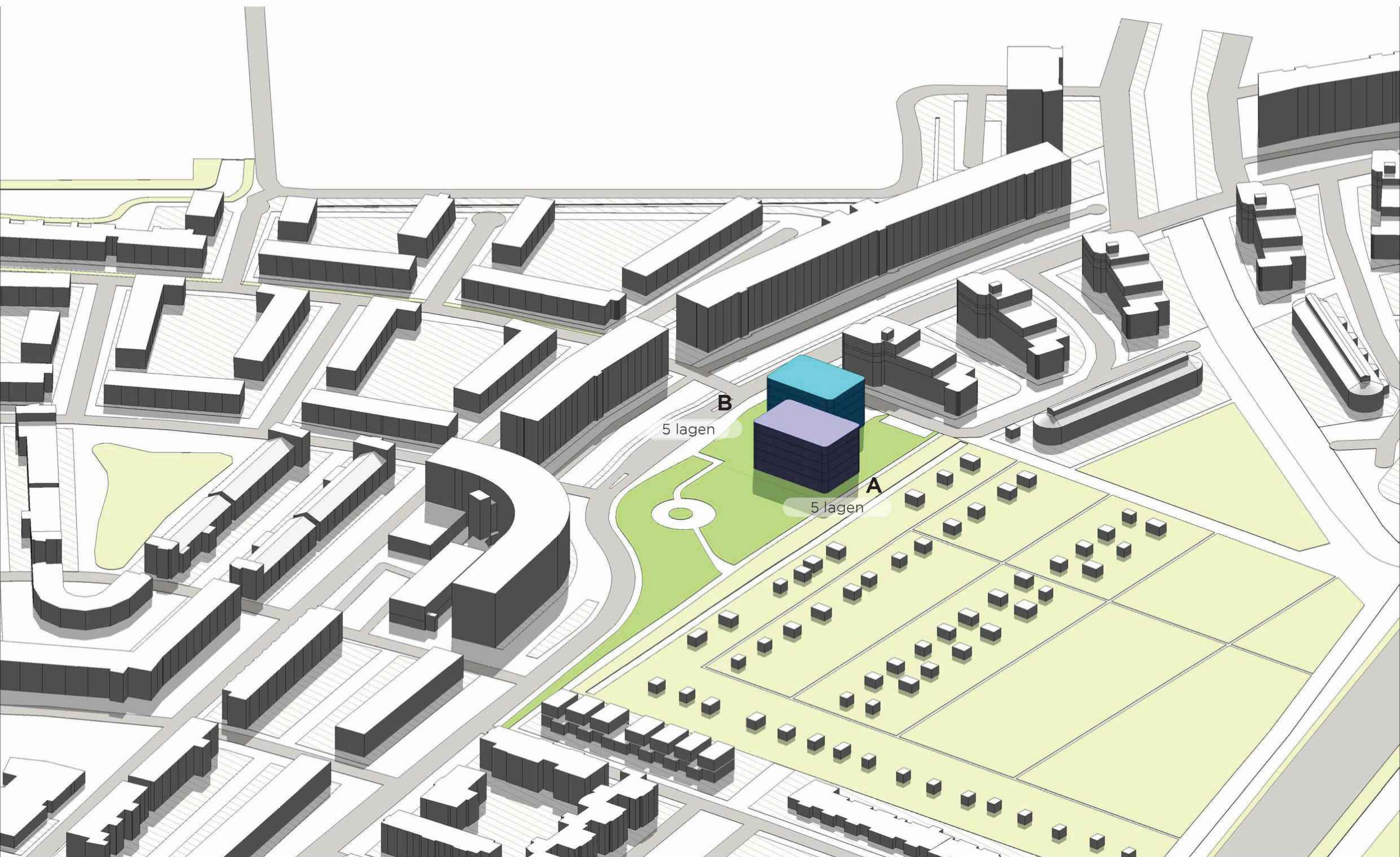
model M / 2 x 5 lagen





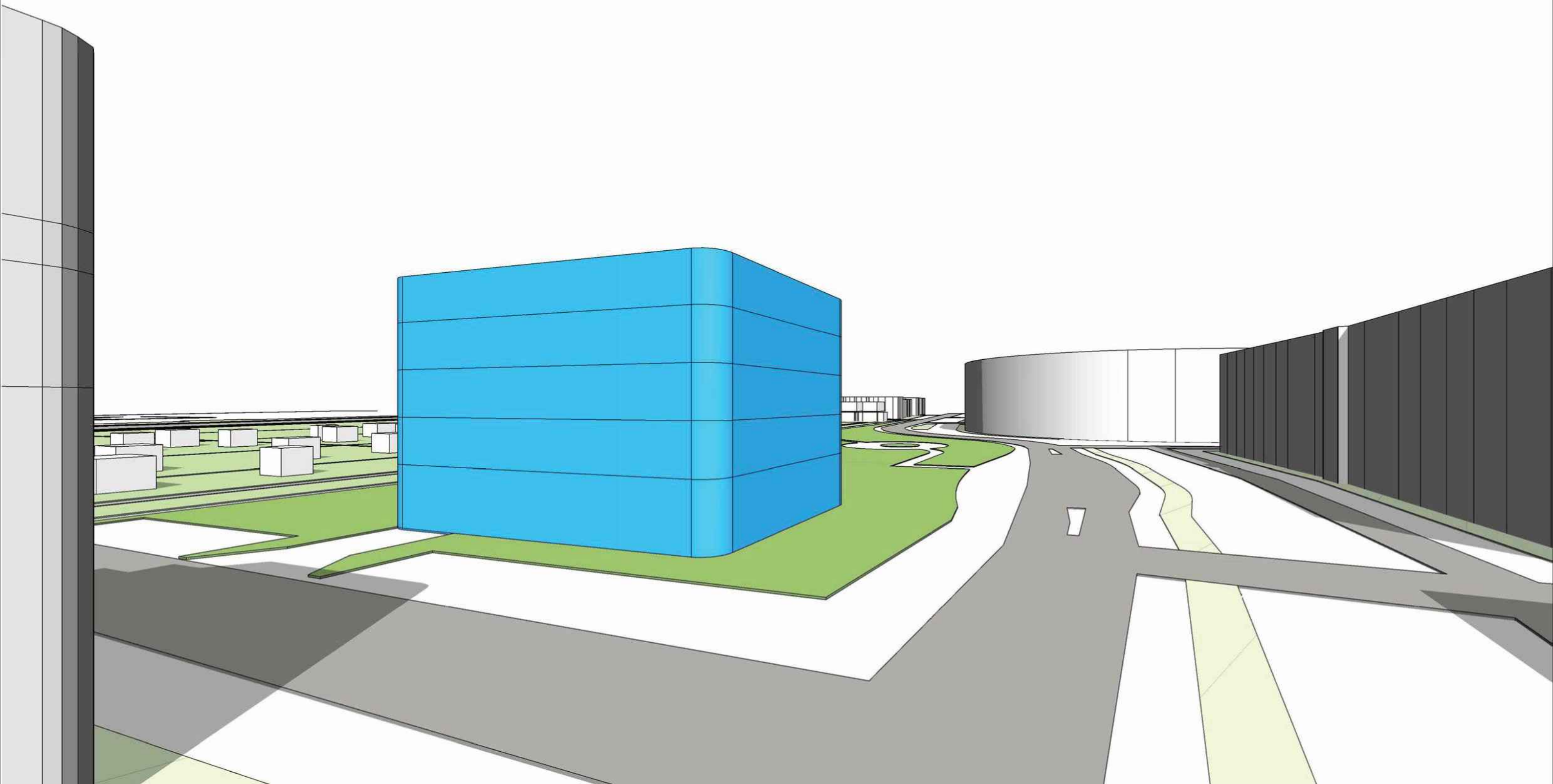






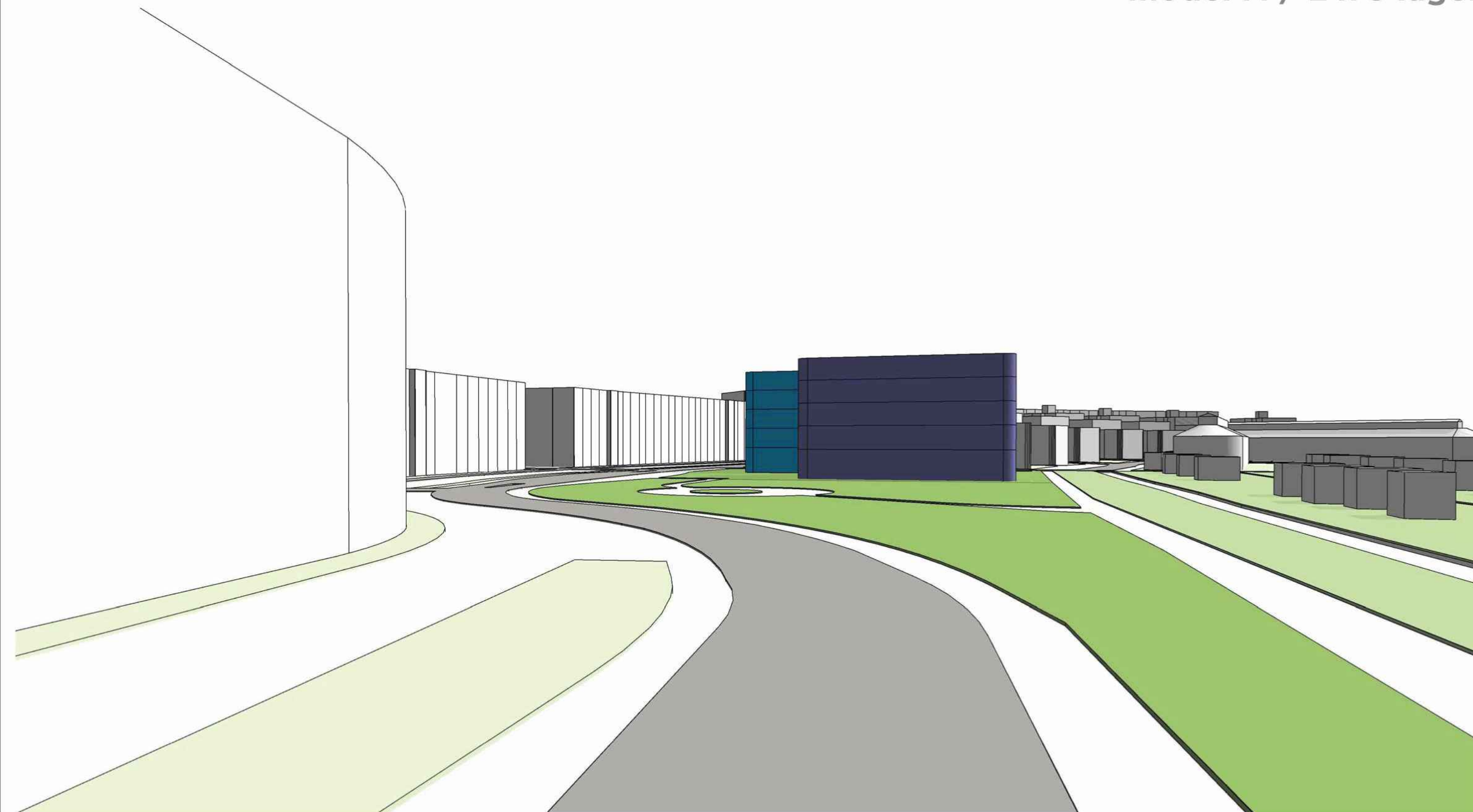




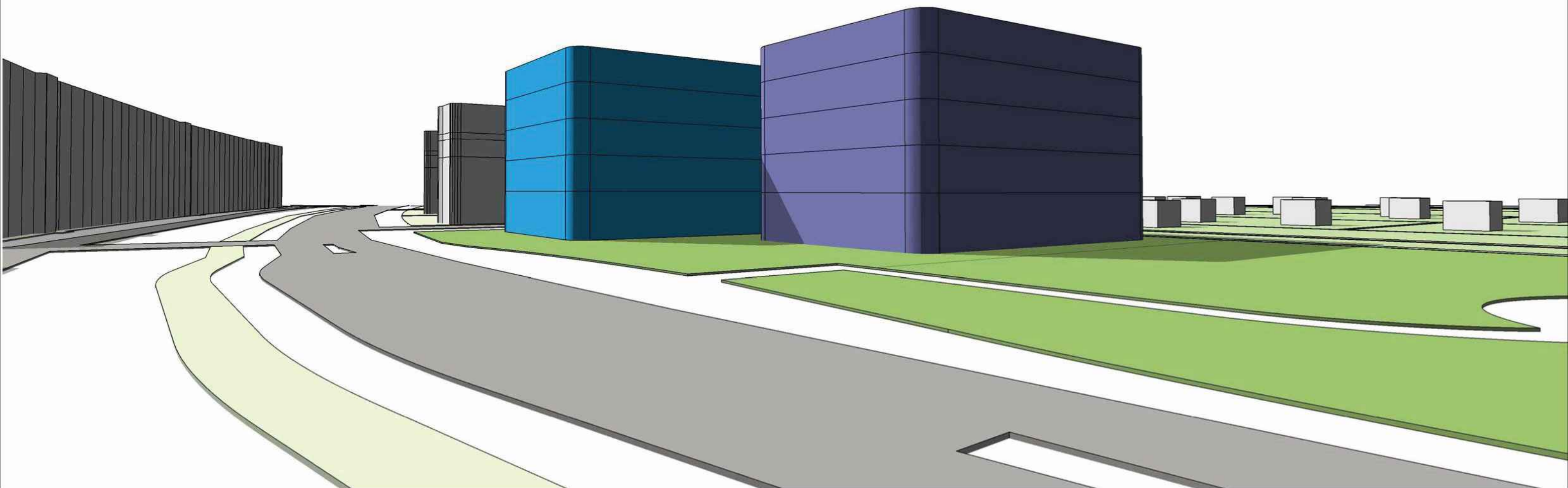


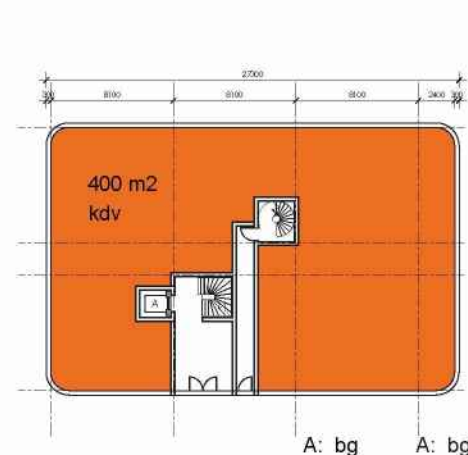








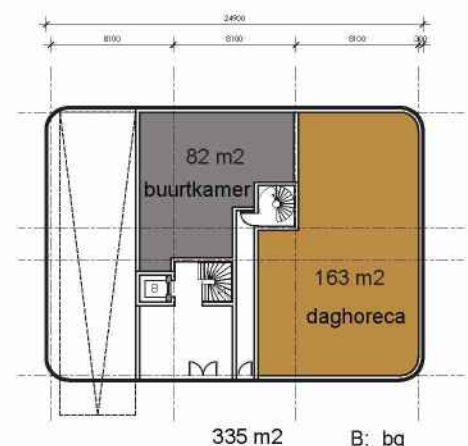




A: bg A: bg



495 m2 A: 1e-4e



335 m2 B: bg



445 m2 B: 1e-4e

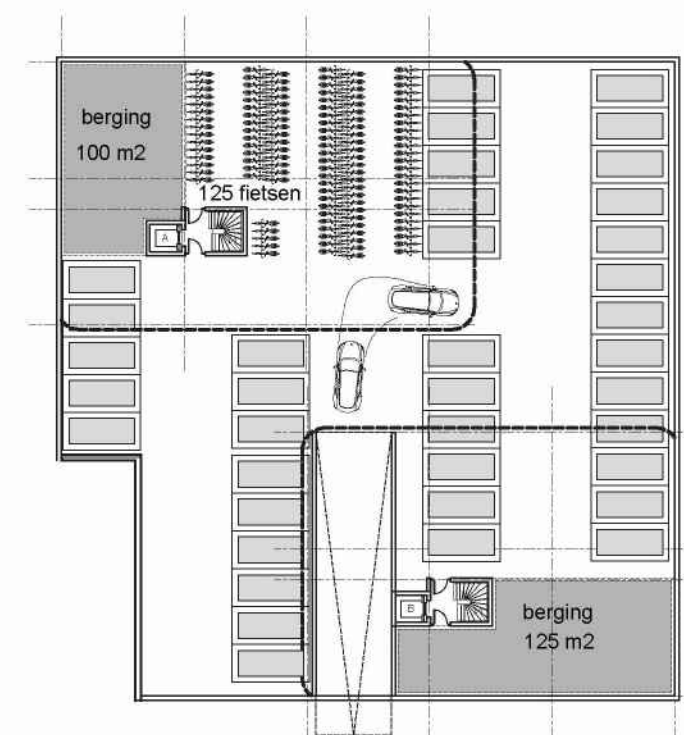
44 appartementen verdeling GO					
	17%	8 app.	80-130 m2	(norm 1,2) = 9,6 ppl	
	50%	24 app.	55-80 m2	(norm 1,1) = 26,4 ppl	
	33%	16 app.	< 55 m2	(norm 0,5) = 8 ppl	
		48 app			44 ppl

kdv 400 m2 (norm 0,7 / 100m2) = 2,8 ppl

uitgangspunt:
70 appartementen
25% 18 app. in klasse 80-130 m2
58% 40 app. in klasse 55-80 m2
17% 12 app. in klasse < 55 m2

	A	B	BVO
bg	495	335	
1e-4e	4x 495	4x 445	
totaal	2.475 m2 = 54%	2.115 m2 = 46%	4.590 m2

uitgangspunt:
gebouw A 600 m2 57%
gebouw B 460 m2 43%
totaal 1.060 m2 100%



Gebruiksoppervlakte per woning
Aantal plekken in een fietsenrek
(50) - 75 m2 3 x40 = 120
75 - 100 m2 4 x8 = 32
100 - 125 m2 5
> 125 m2 6





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