

KWARTIER 51

ONTWIKKELCONCEPT RECONVERSIE KAZERNE SIJSELE (DAMME)



Presentatie 22 september 2018



Ziegler | Branderhorst
stedenbouw en architectuur



TEAM



vertrouwd met landschap en buitenruimte,
wateropgave, duurzaamheid en circulaire
ontwikkeling



Ziegler | Branderhorst
stedenbouw en architectuur

vertrouwd met landelijke omgeving, zowel
stedenbouw als architectuur



Stadspark Ter Walle Mene



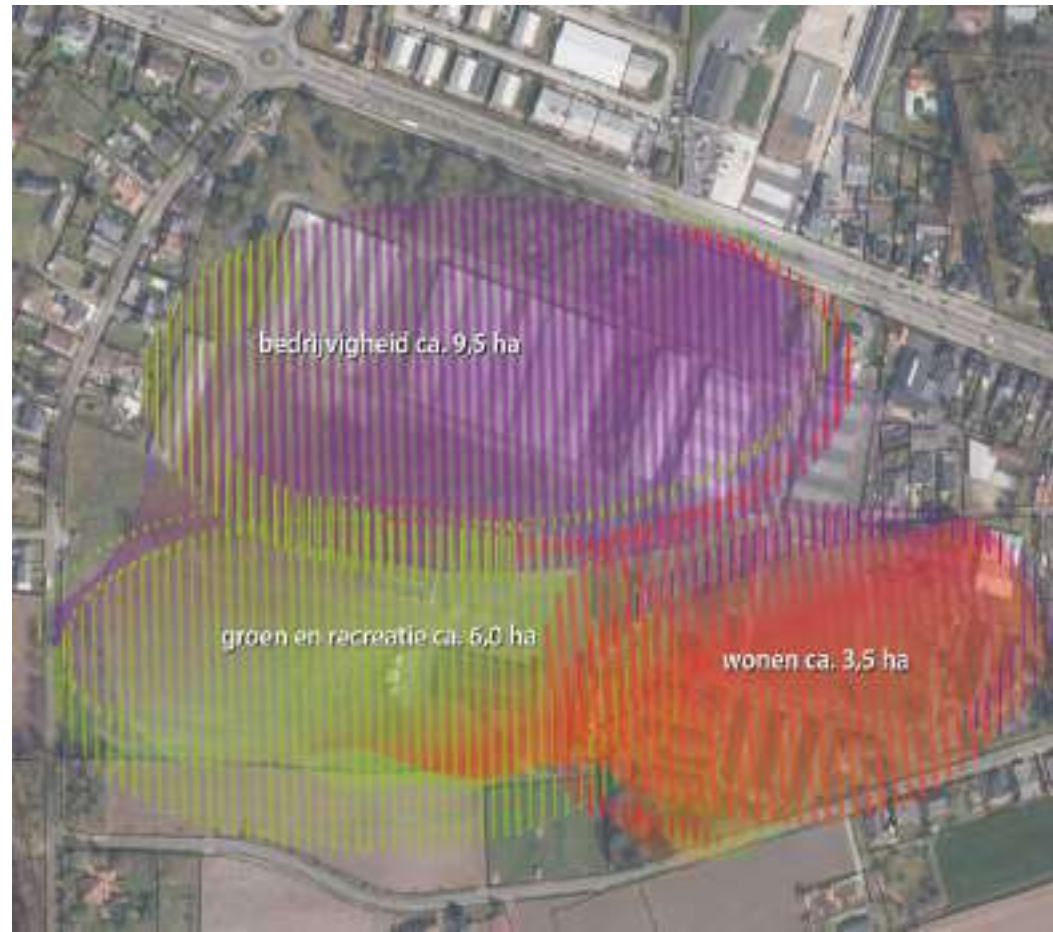
Nederzetting Markerwadden

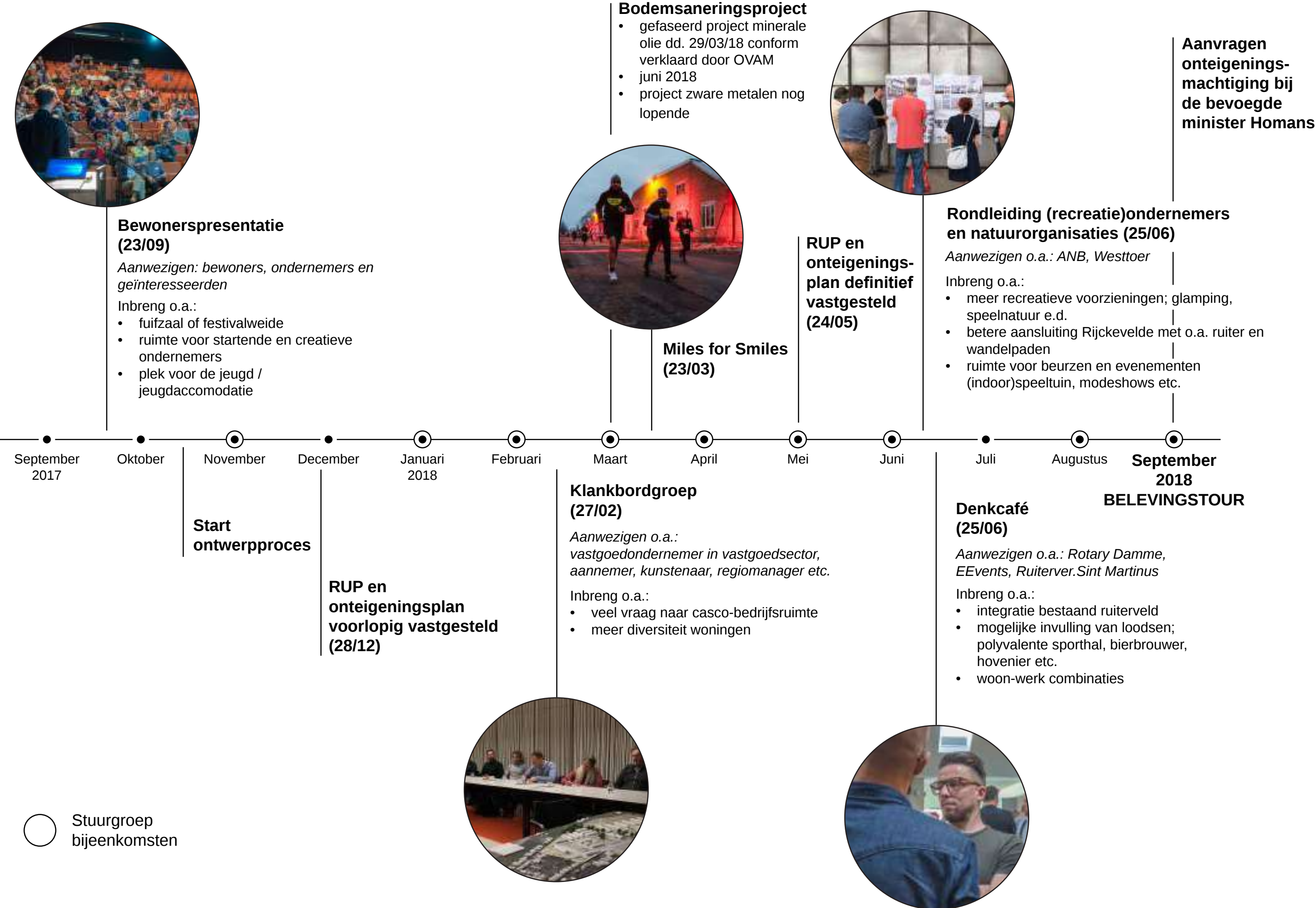
PLANGEBIED EN CONTEXT



PROJECTGEBIED – PLANOLOGISCHE CONTEXT | GRS

- gedeeltelijke herziening GRS i.f.v. de reconversie (2017)
 - programma:
wonen 3,5 ha
bedrijvigheid 9,5 ha
groen/recreatie 6 ha

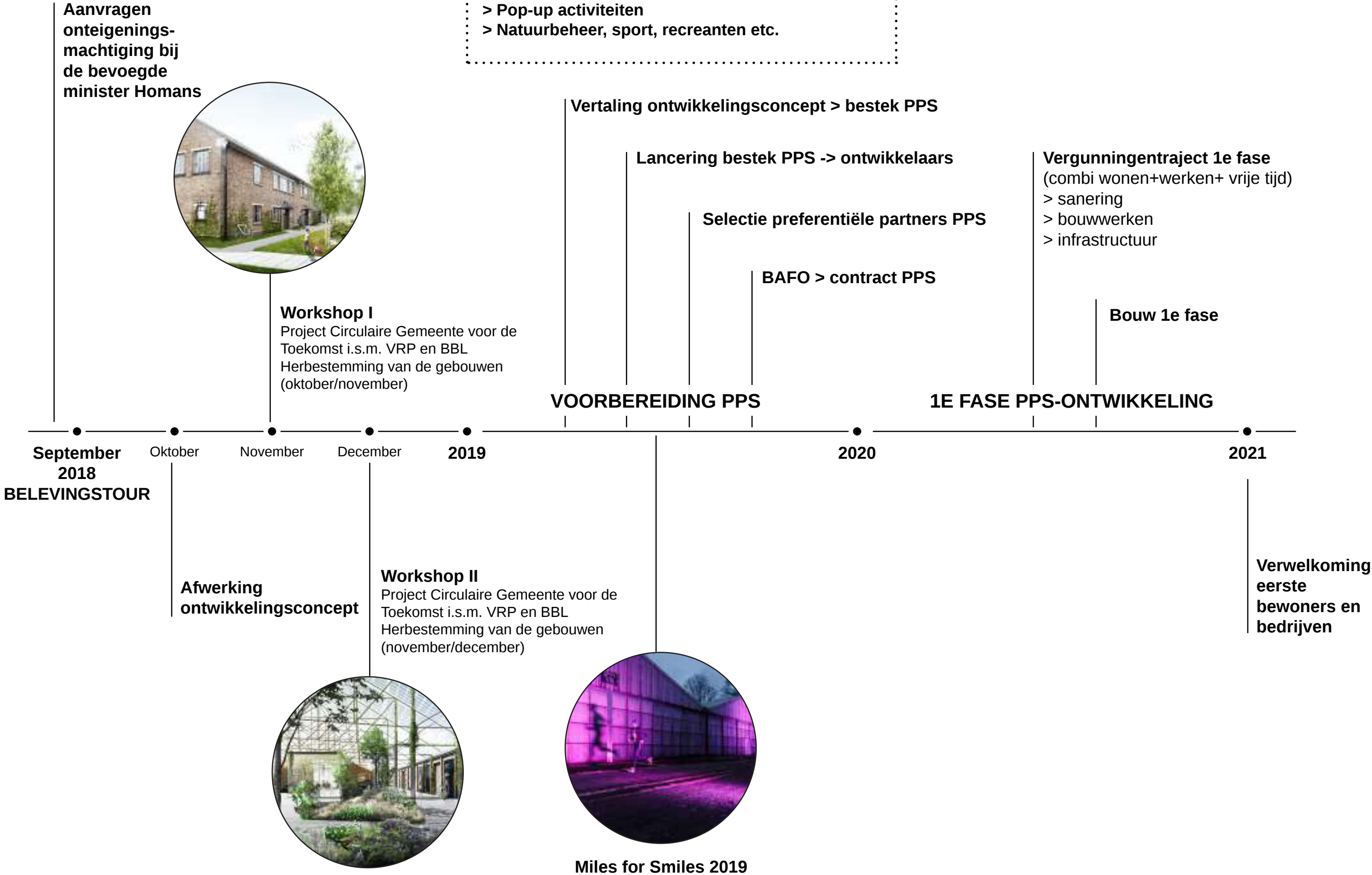




PROCES

VERVOLGPROCES

START TIJDELIJKE INVULLING BESTAANDE SITE
> Creatieve ambachten
> Pop-up activiteiten
> Natuurbeheer, sport, recreanten etc.

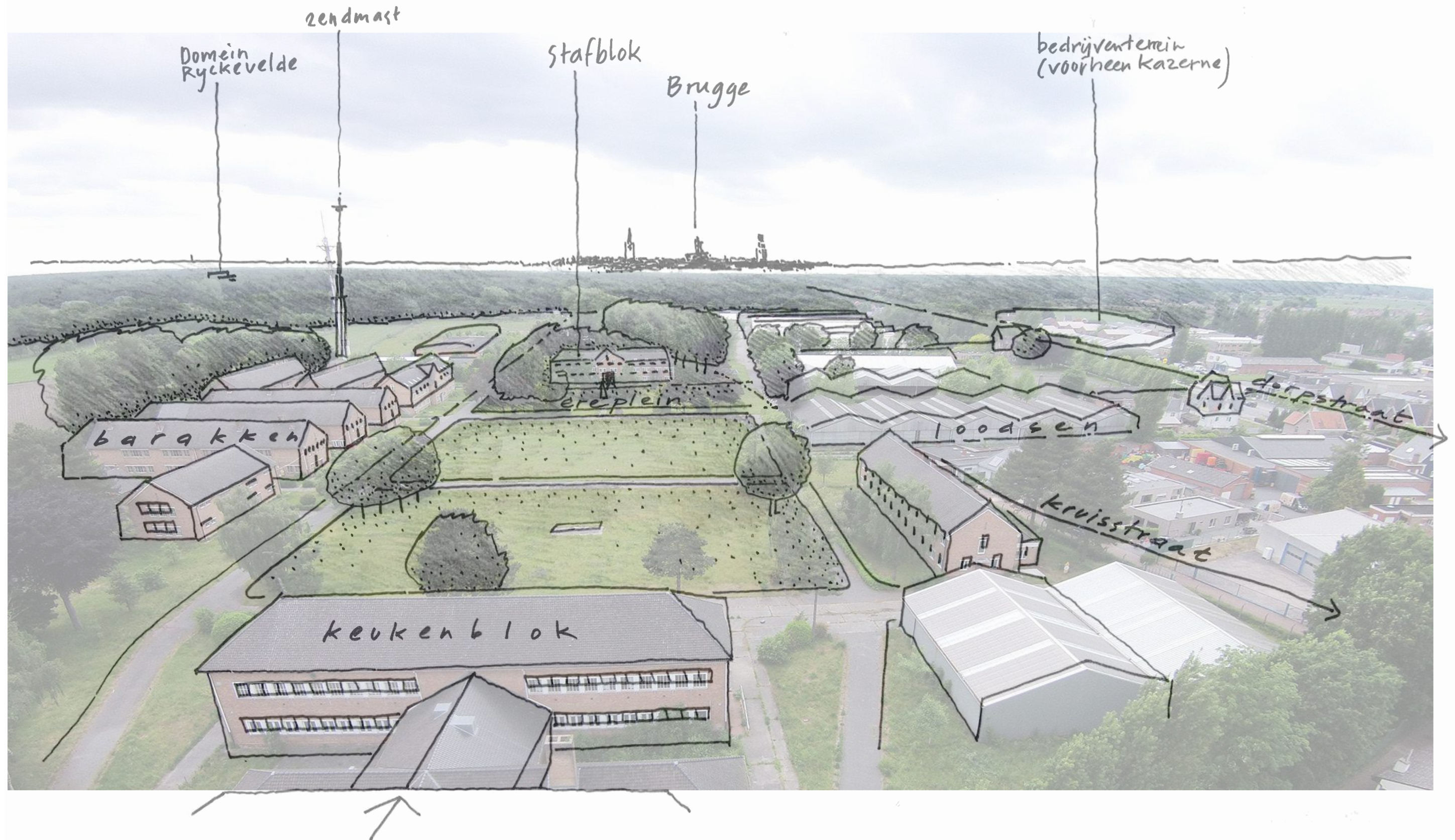




PLANGEBIED EN CONTEXT



PLANGEBIED EN CONTEXT



PLANGEBIED EN CONTEXT



PLANGEBIED EN CONTEXT





Goede fietsverbinding met Brugge



Prachtige droge natuur en domeinen aan de westgrens



Kans op verlies van gebiedskwaliteiten



Veel bewaard gebleven van de kazernestructuur

IN DIALOOG

Over het project

Publieksmoment

Wat is jouw idee?

Klankbordgroep

Wijk van de Toekomst - Sijsele

Een idee rond wonen, werken of ontspannen? Laat het ons weten. Elk idee telt!

WAT IS JOUW IDEE?

PLANGEBIED EN CONTEXT



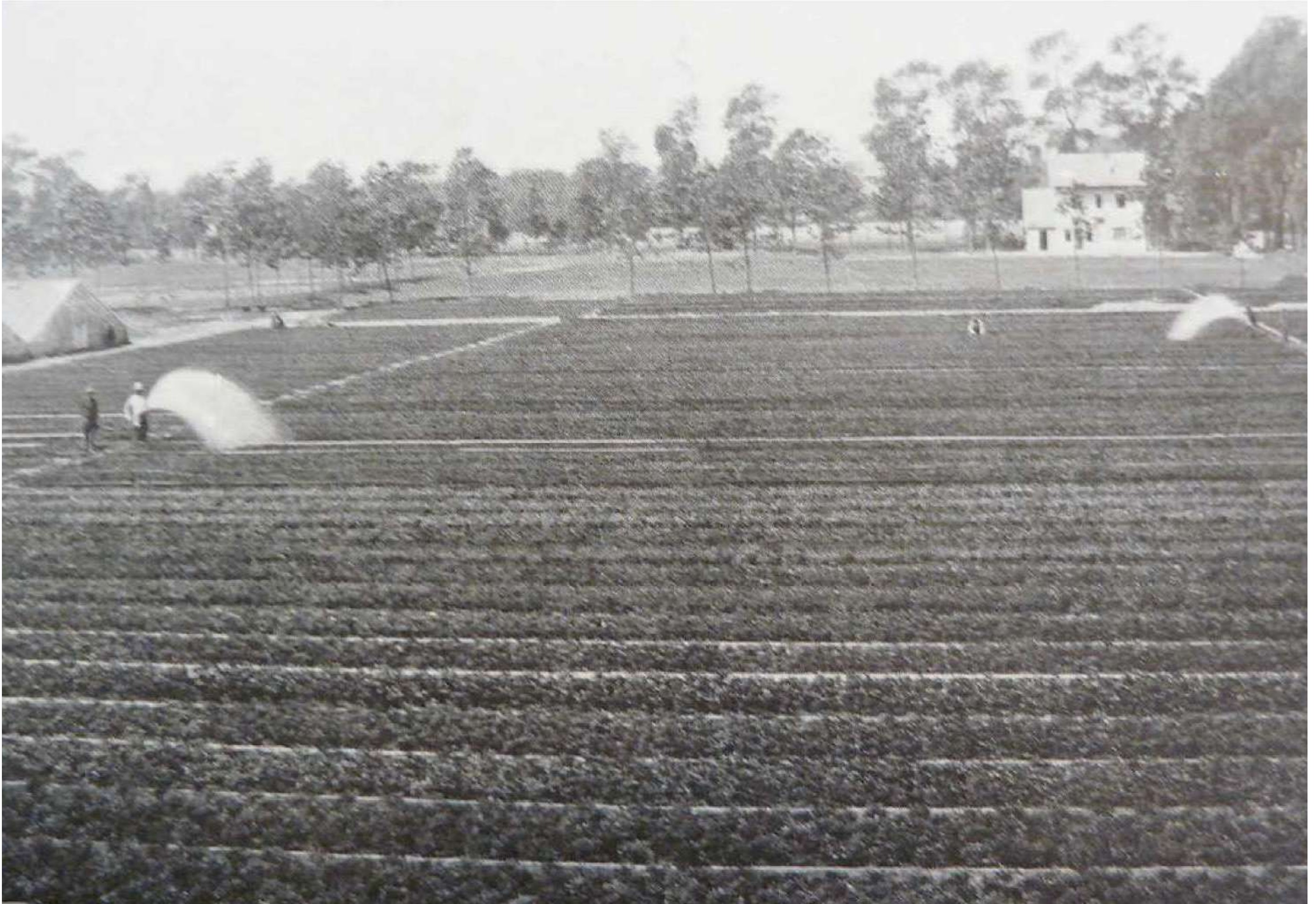
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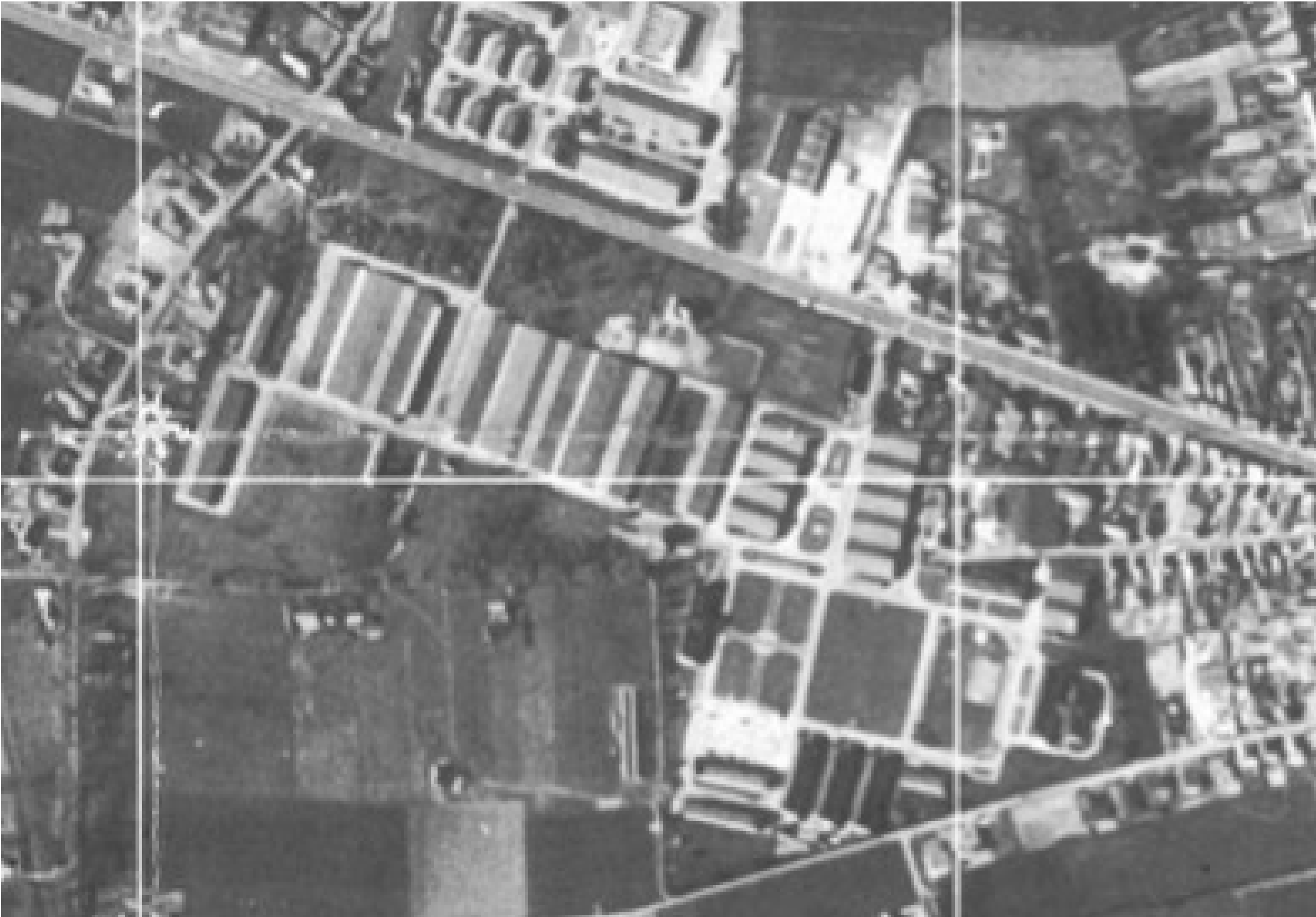
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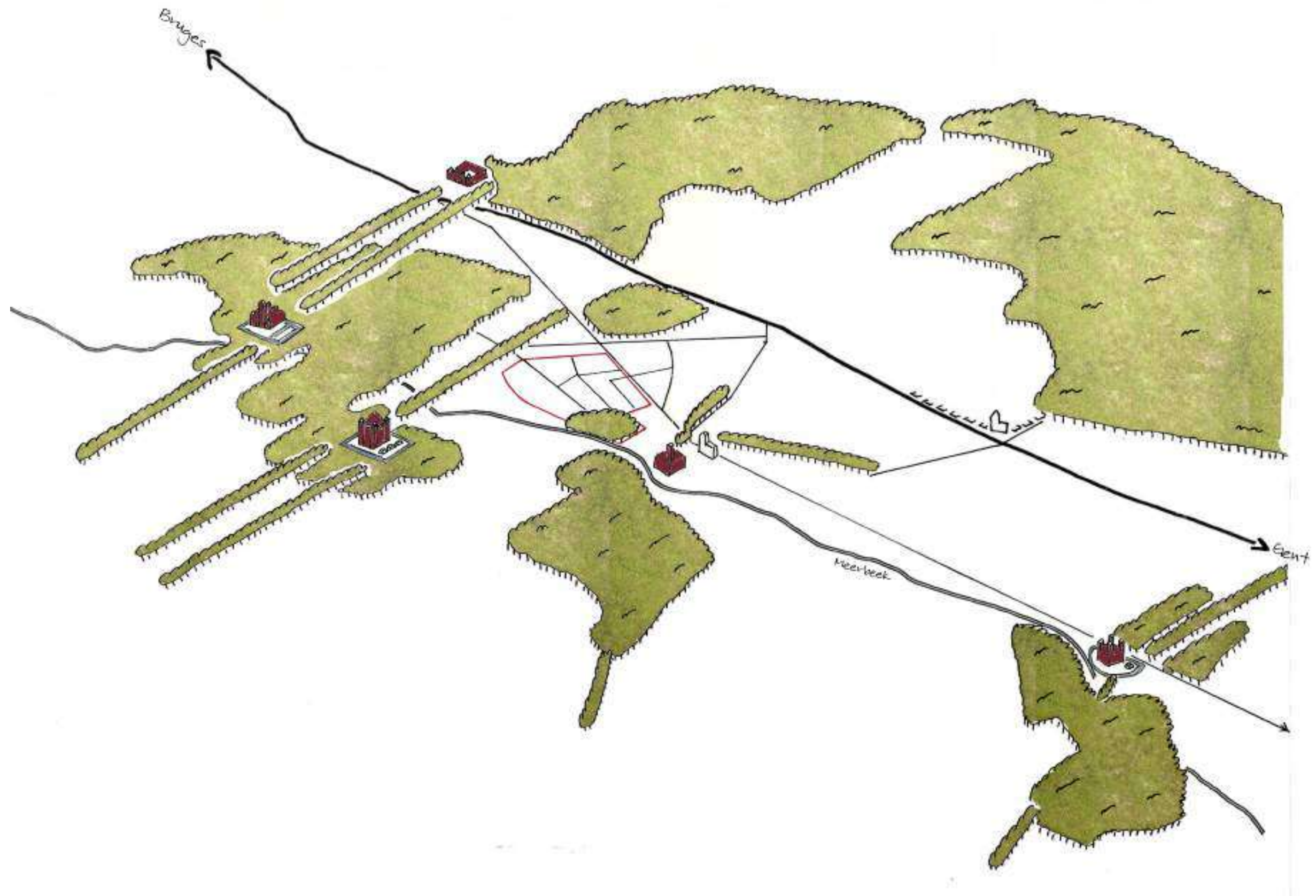
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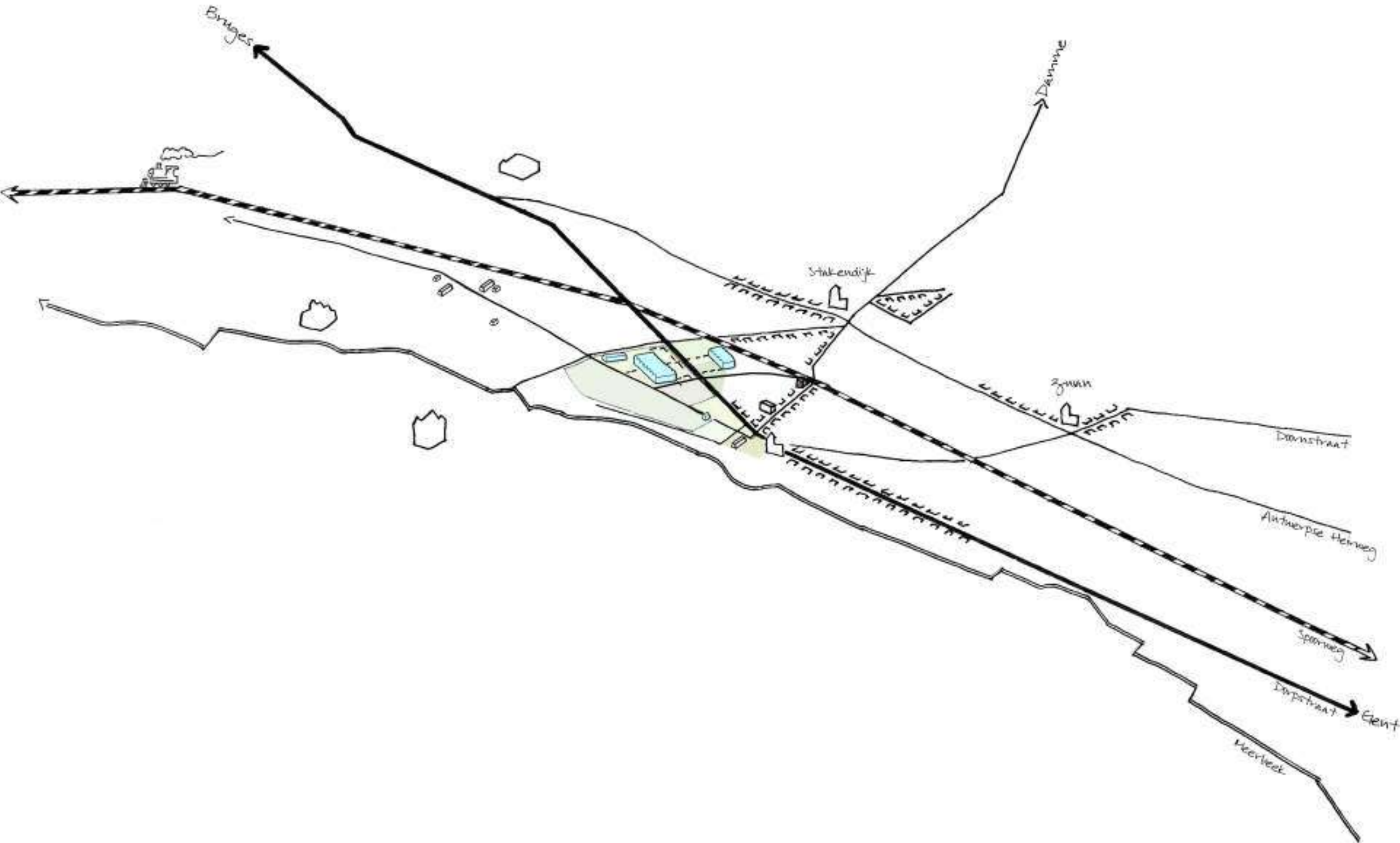
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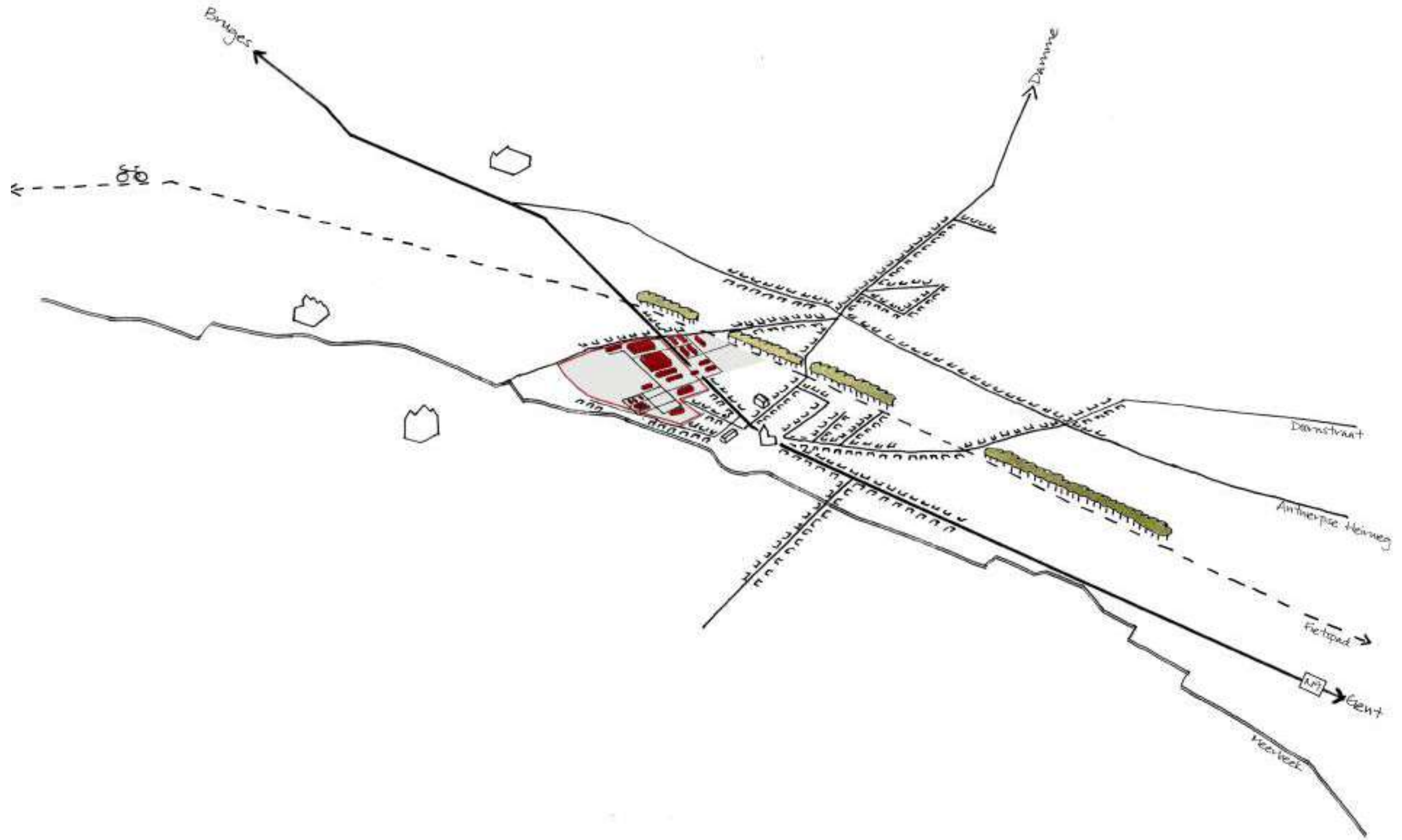
LANEN EN DOMEINEN



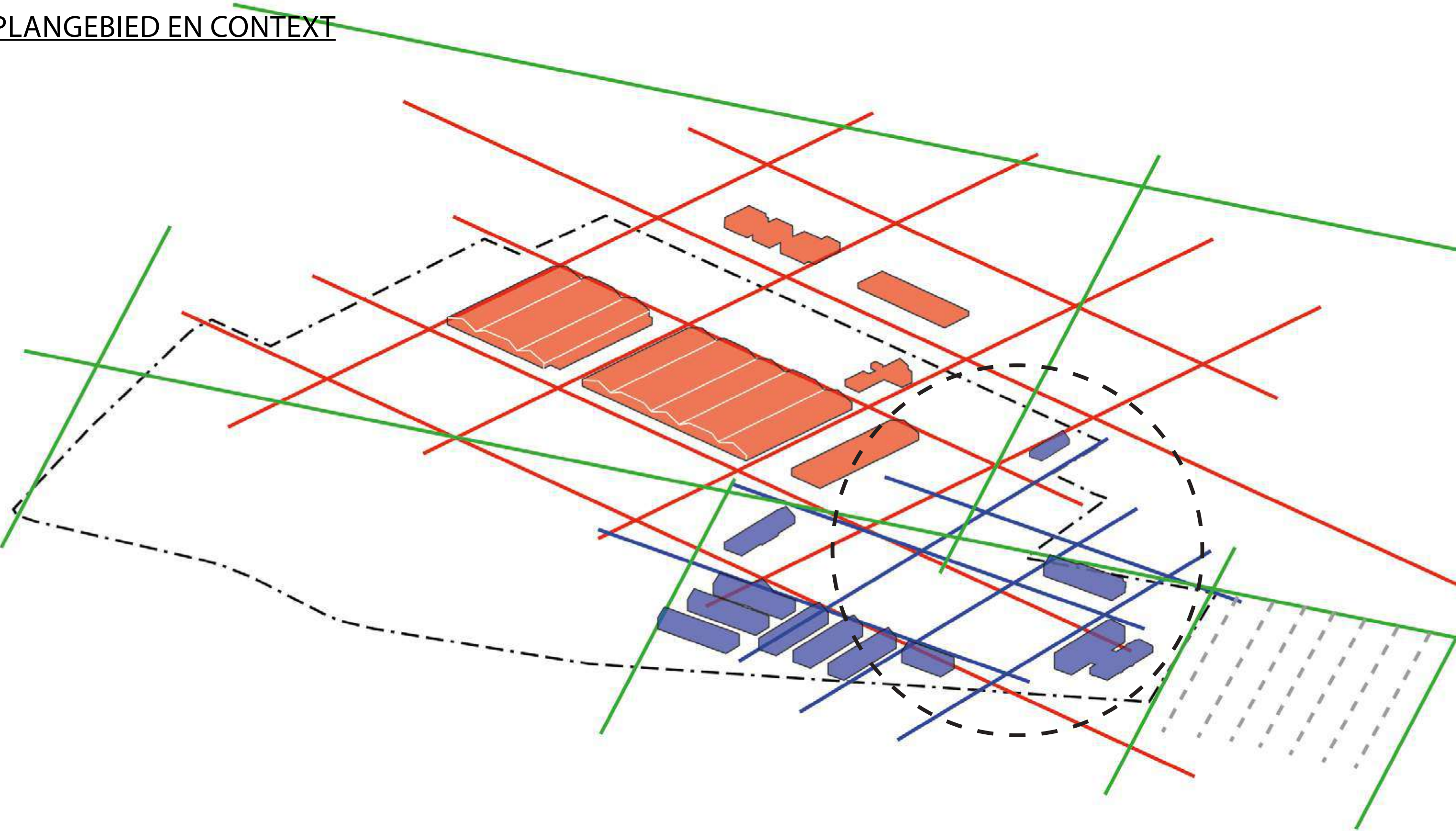
INFRASTRUCTUUR EN BEDRIJFVIGHEID



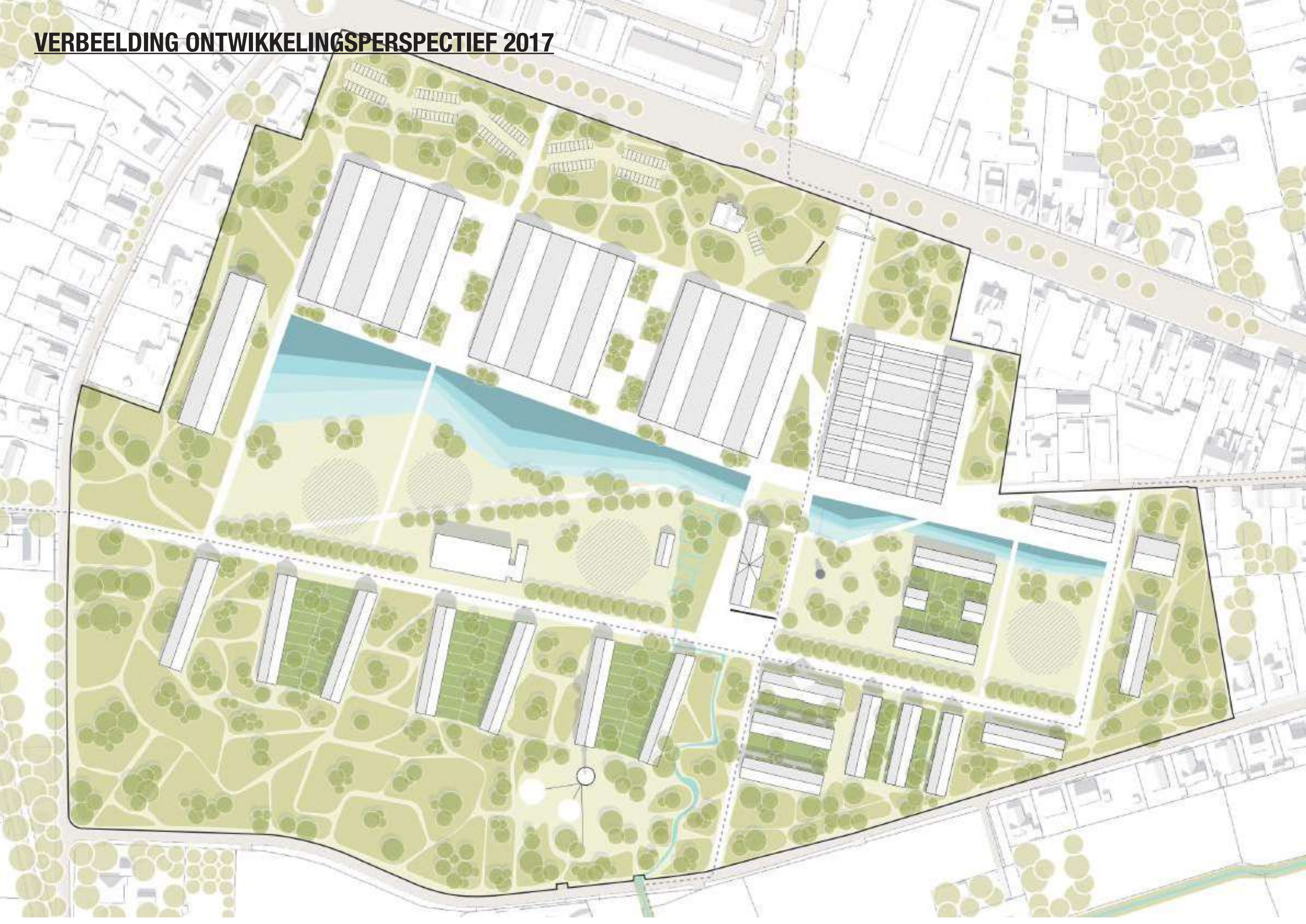
KAZERNE IN TRANSITIE



PLANGEBIED EN CONTEXT



VERBEELDING ONTWIKKELINGSPERSPECTIEF 2017



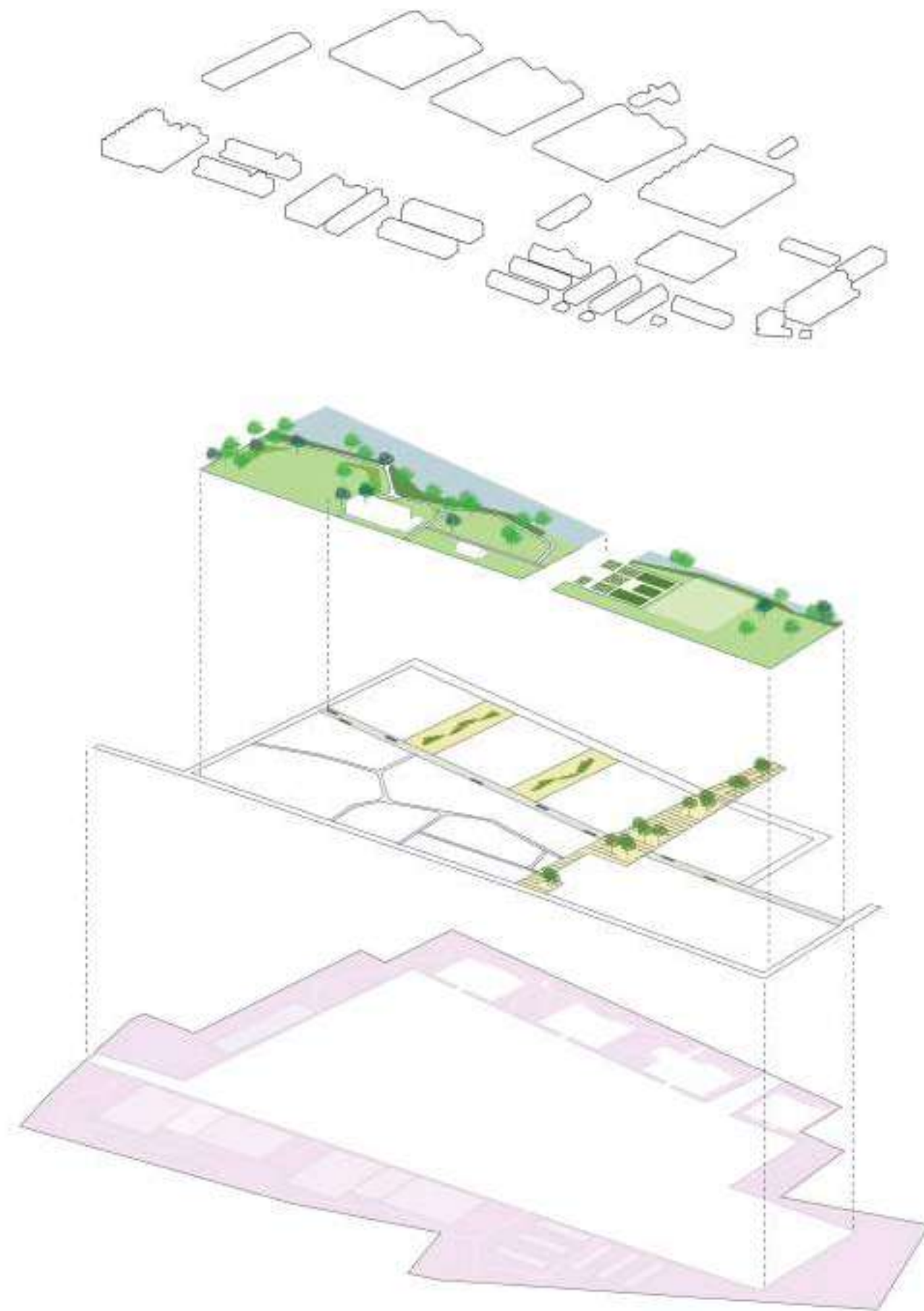
VERBEELDING ONTWIKKELINGSPERSPECTIEF 2018



VERBEELDING ONTWIKKELINGSPERSPECTIEF 2018



LAGEN



WONINGEN EN BEDRIJVEN

PARK

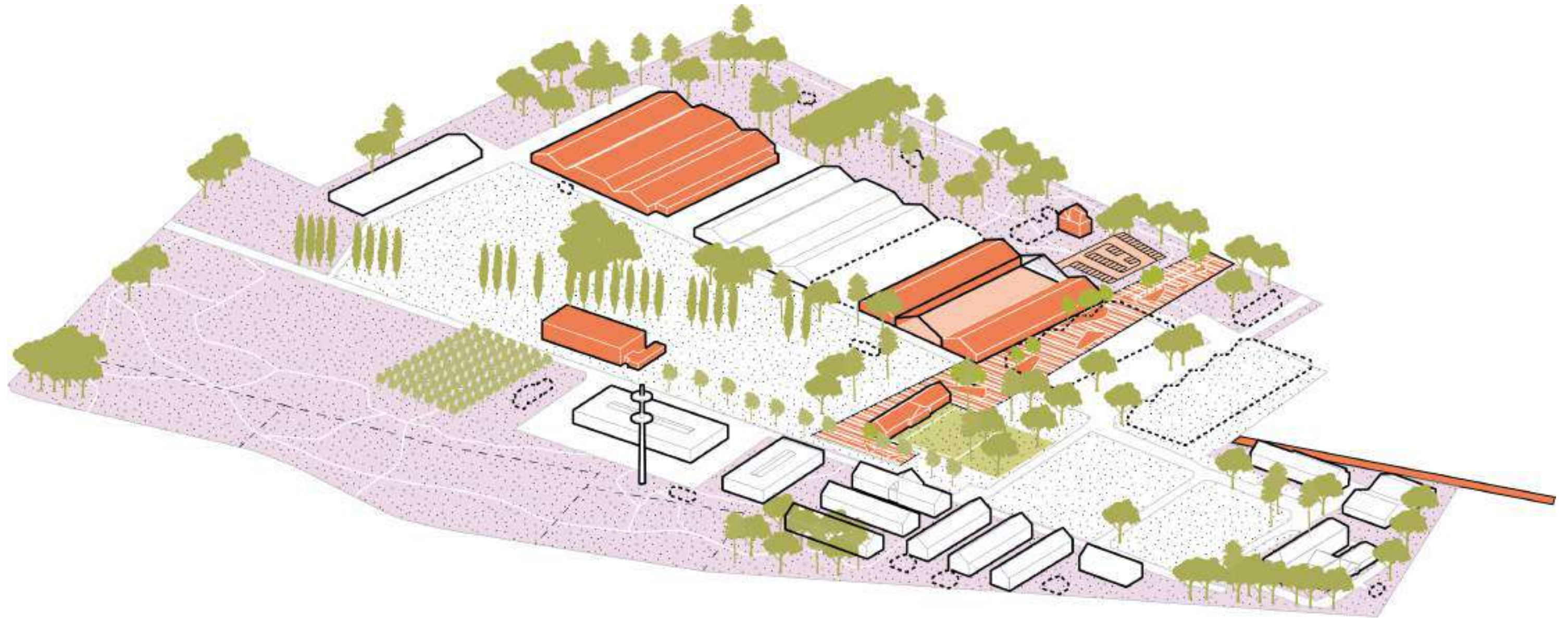
NETWERK

NATUURZOOM

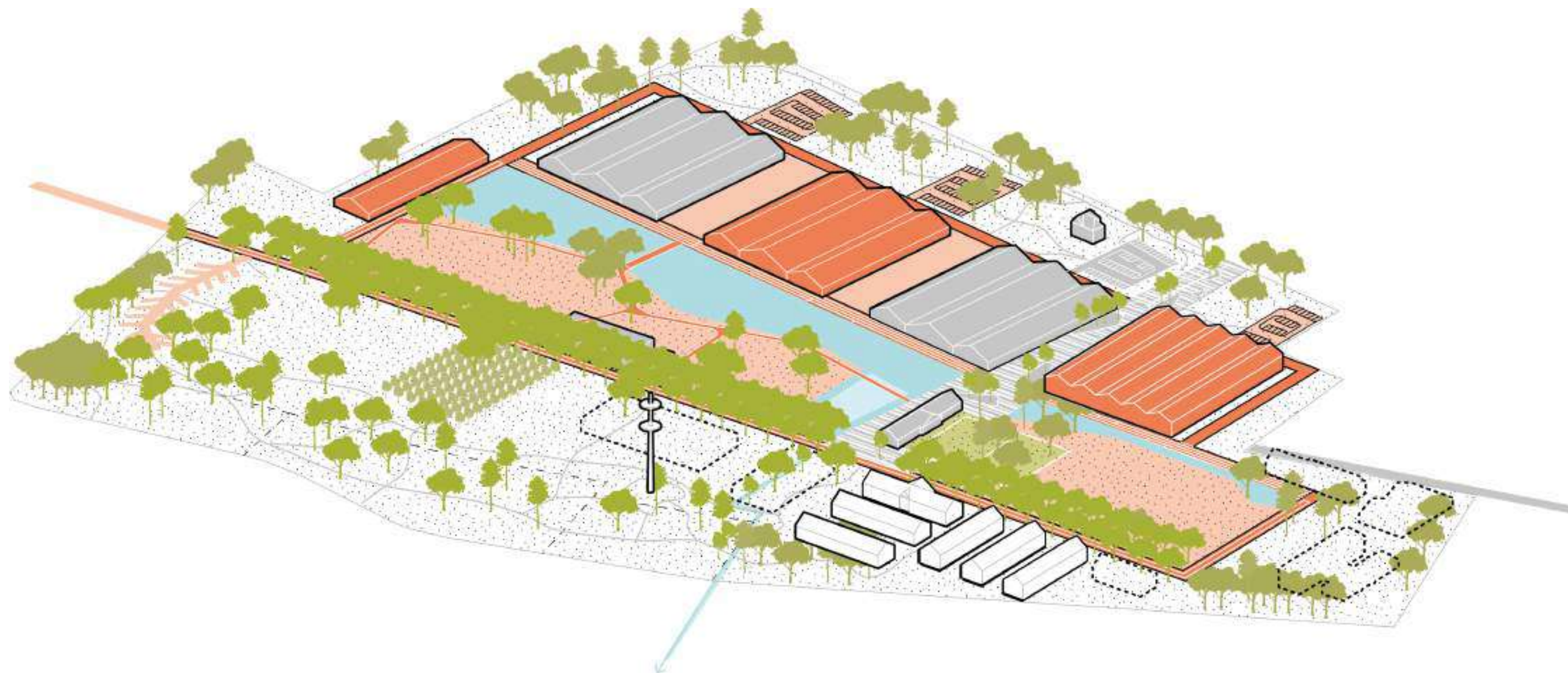
STAP 0: DE KAZERNE VANDAAG



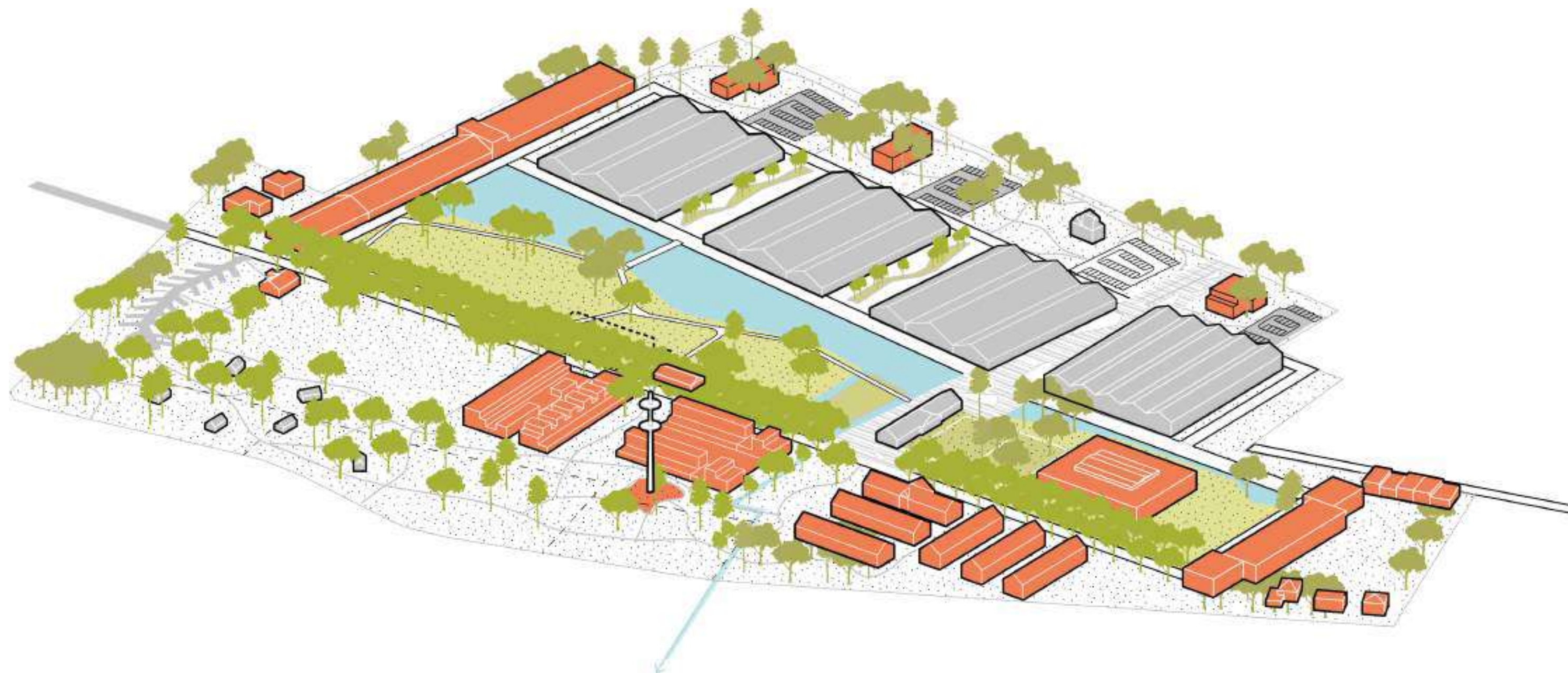
STAP 1: KWARTIERMAKEN

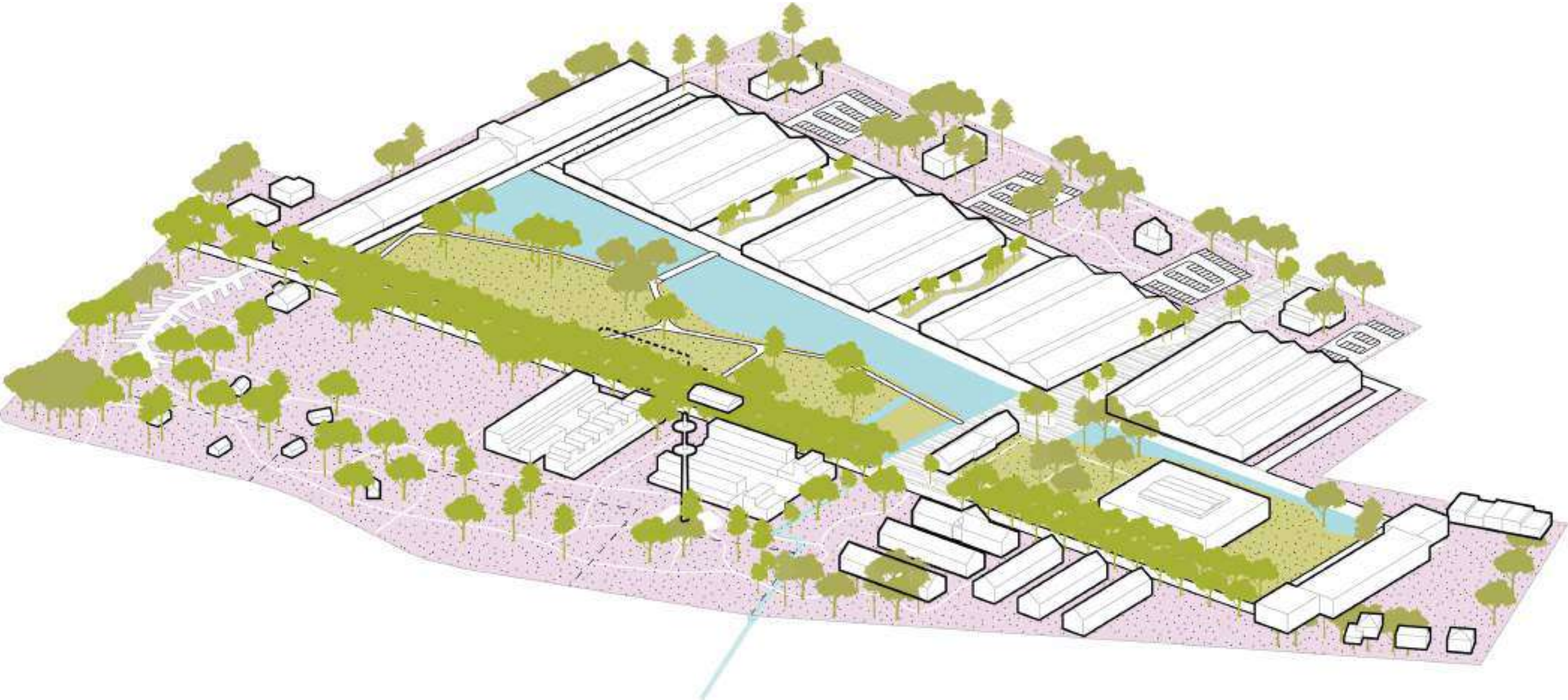


STAP 2: AANSLUITEN OP DORP EN RIJCKEVELDE + PARK MAKEN

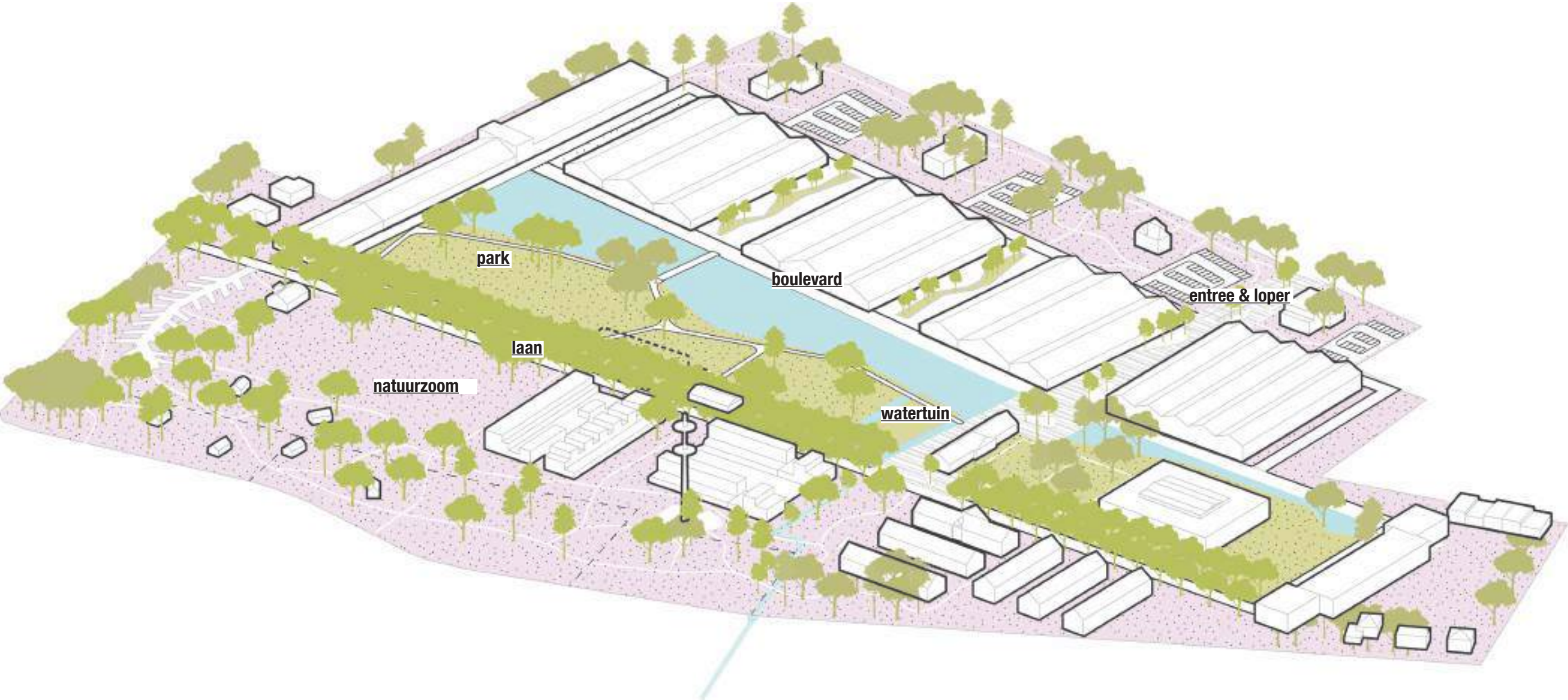


STAP 3: ONTWIKKELEN WOONMILIEUS AAN ZUIDZIJDE

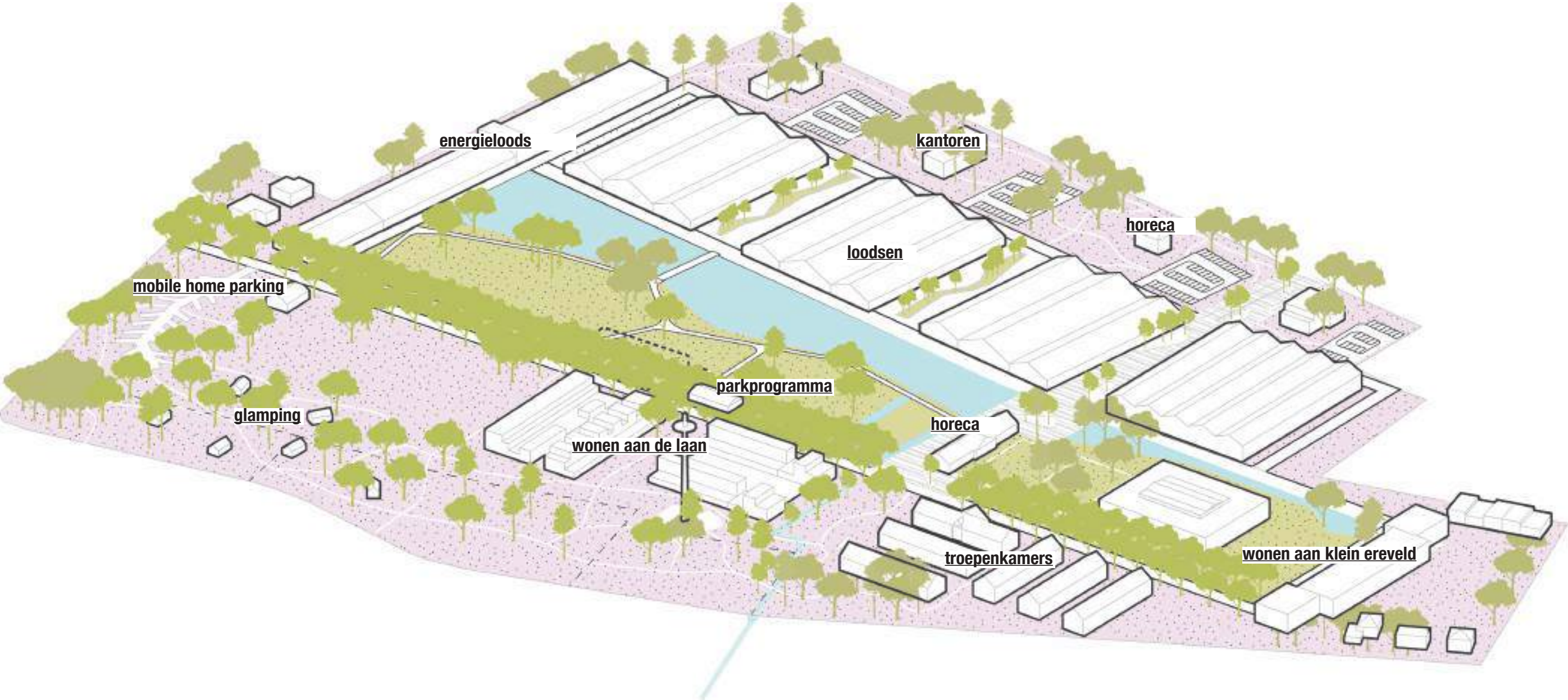




STRUCTUUR

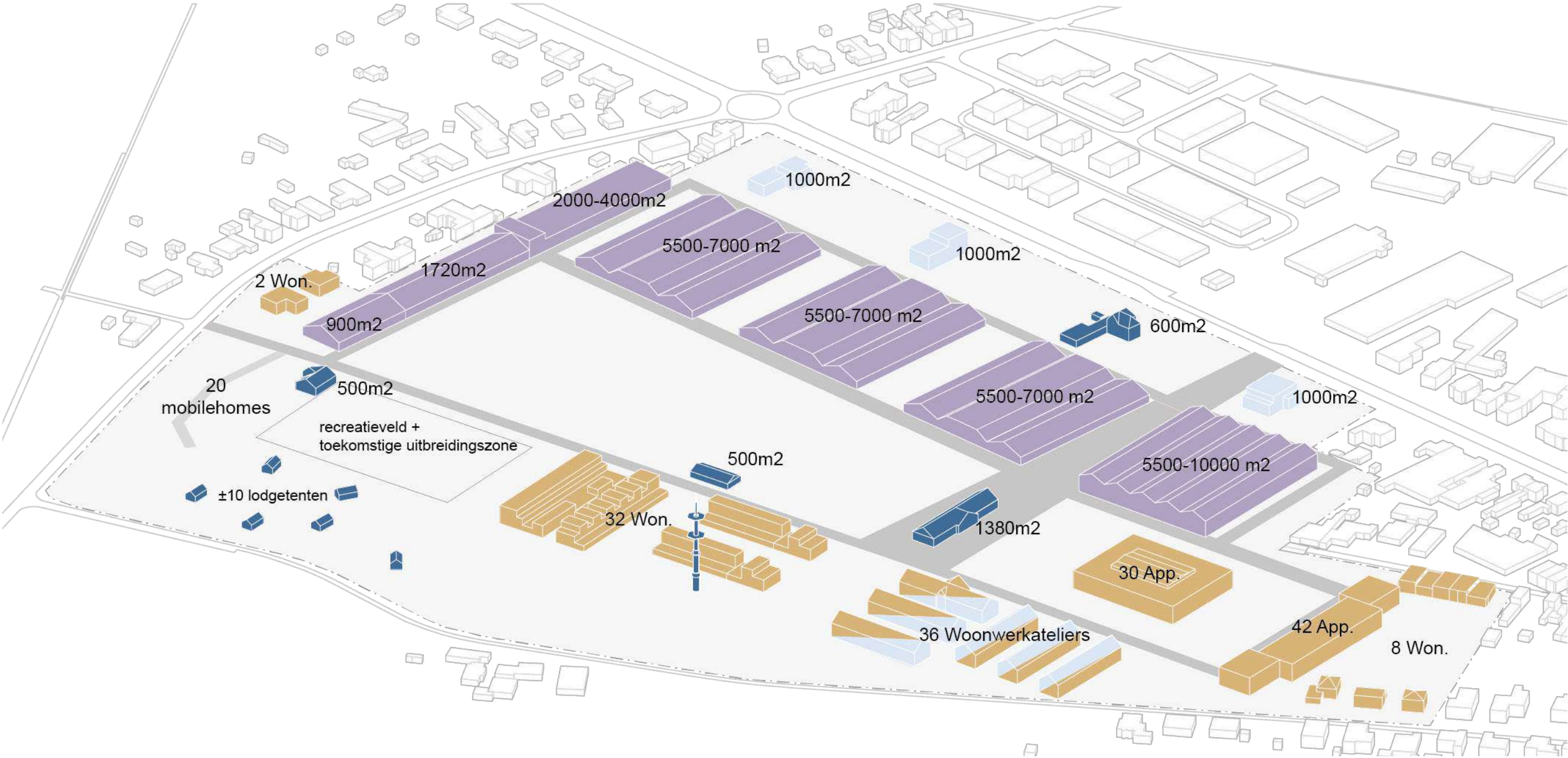


PROGRAMMA

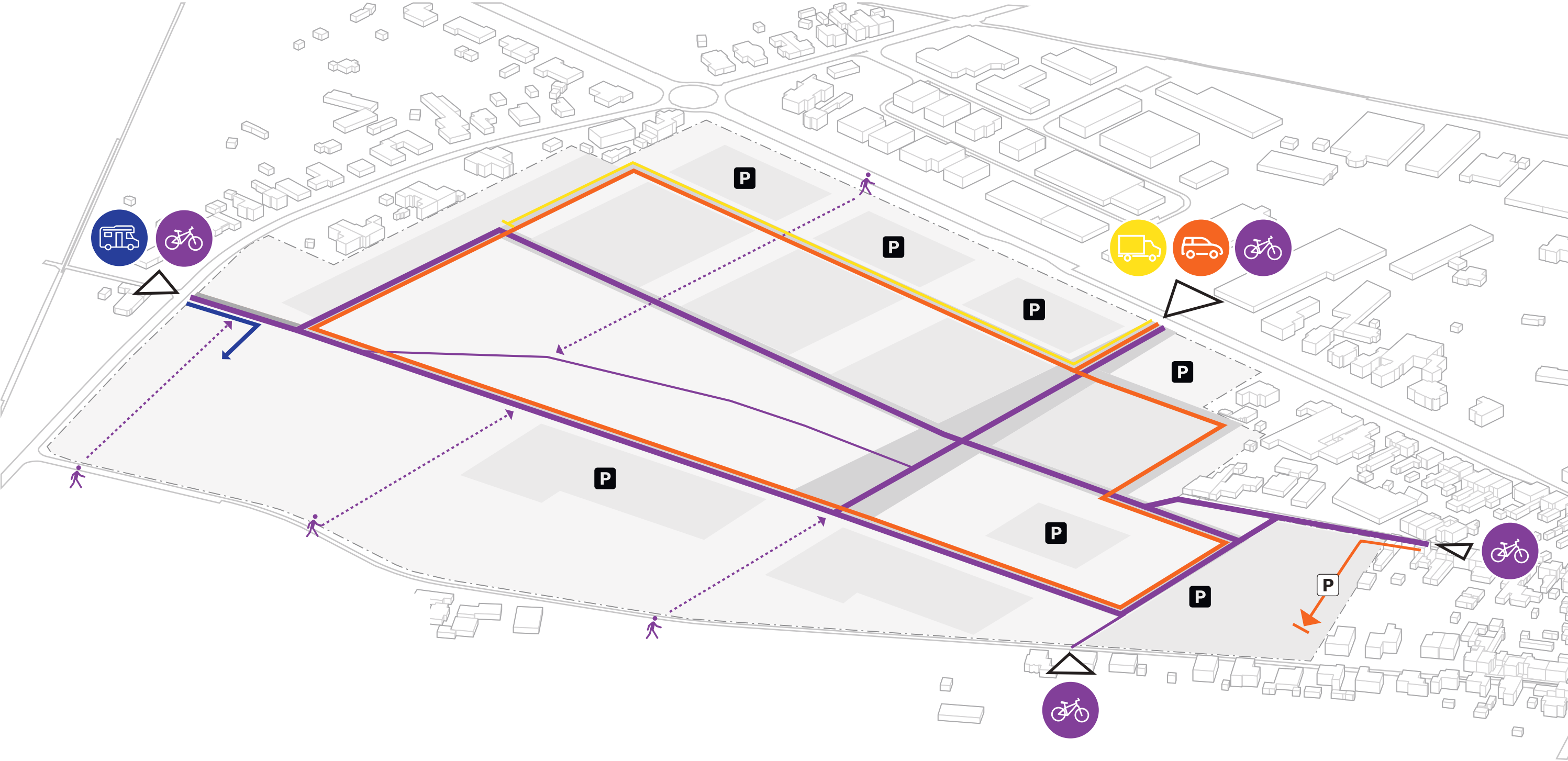


SCHEMA PROGRAMMA

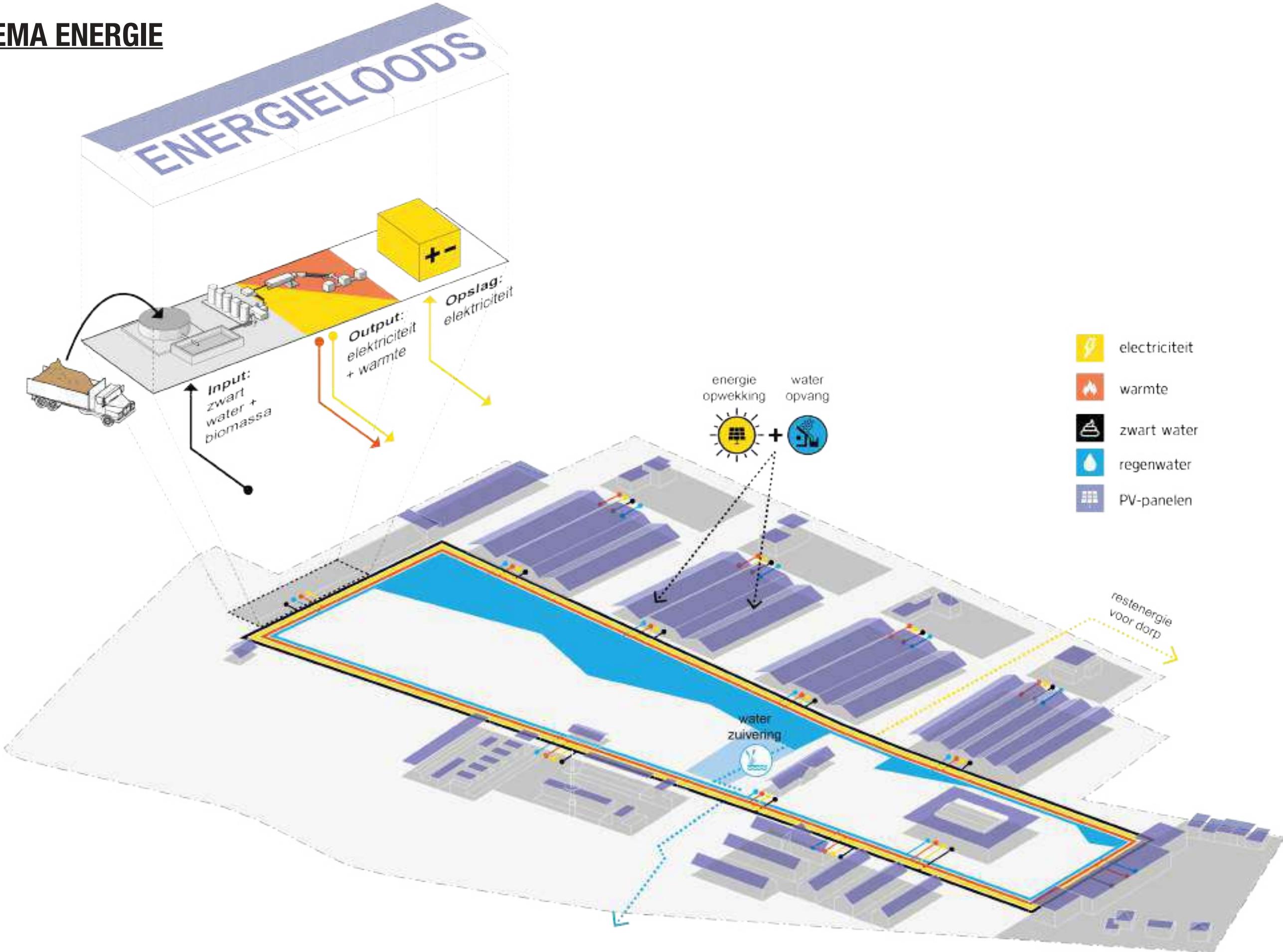
- WONEN: ± 150 woningen
- KANTOREN/WERKEN: ± 3.000 M2 + 30 ateliers
- LOODSEN ± 26.000 - 37.000 M2
- PUBLIEK/HORECA/RECREATIE: ± 3.000 M2



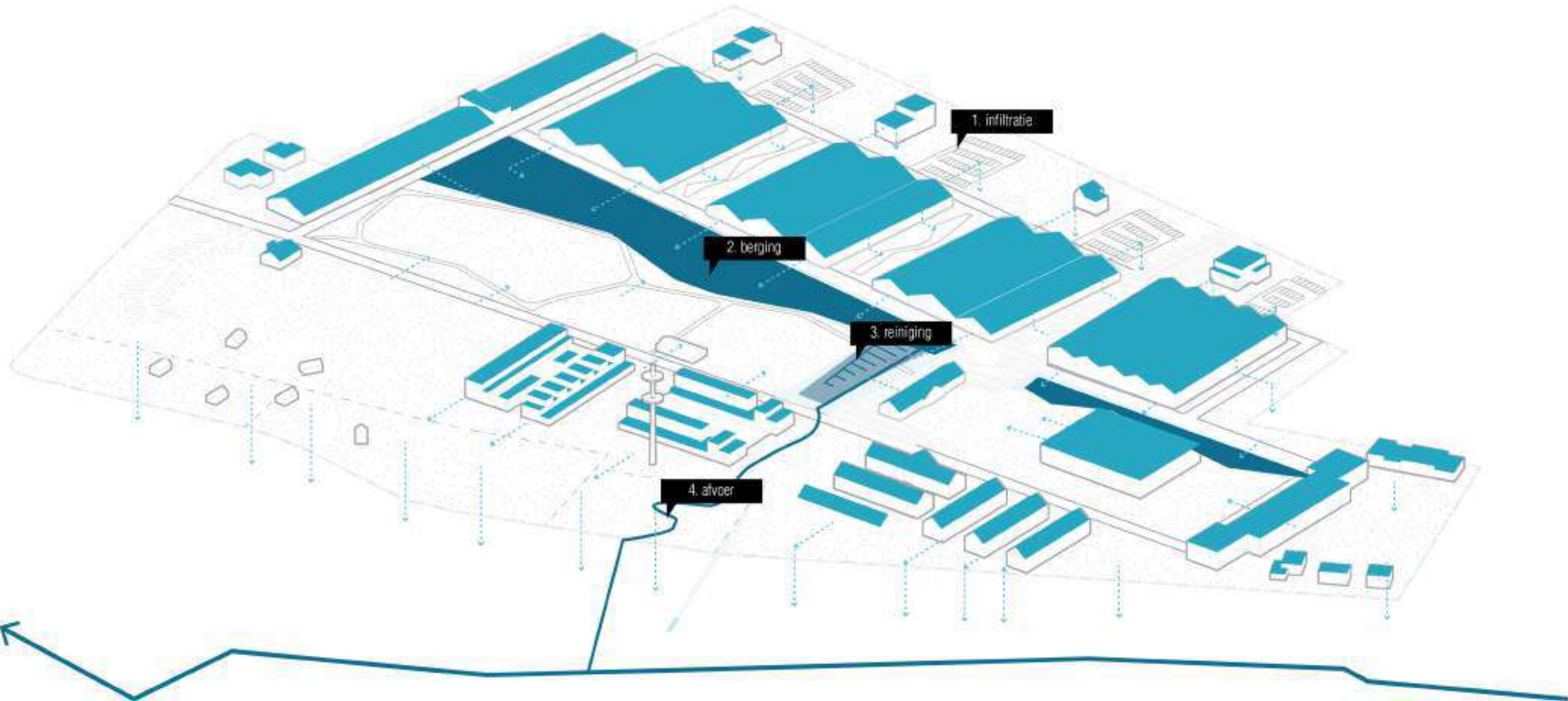
SCHEMA MOBILITEIT



SCHEMA ENERGIE



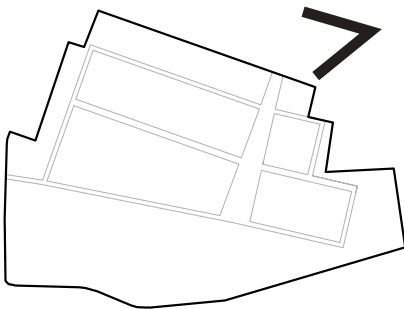
SCHEMA WATER



REFERENTIE SFEREN BUITENRUIMTE



ENTREE & LOPER



BOULEVARD



BOULEVARD AAN EREVELD



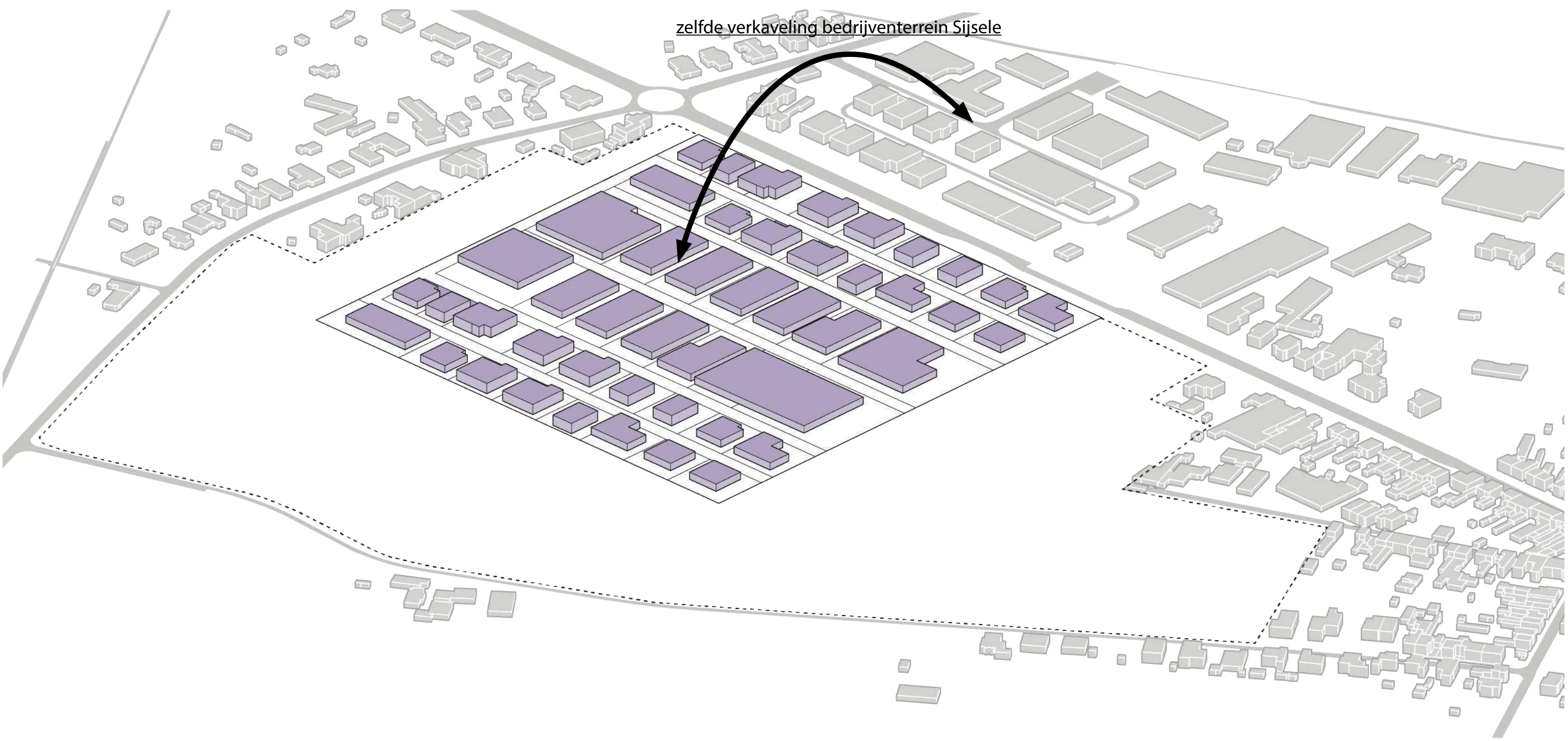
LOODSEN BLOEMISTERIJSTRAAT



LOODSEN BLOEMISTERIJSTRAAT



Schaalstudie 30.000 m2 werkvloer



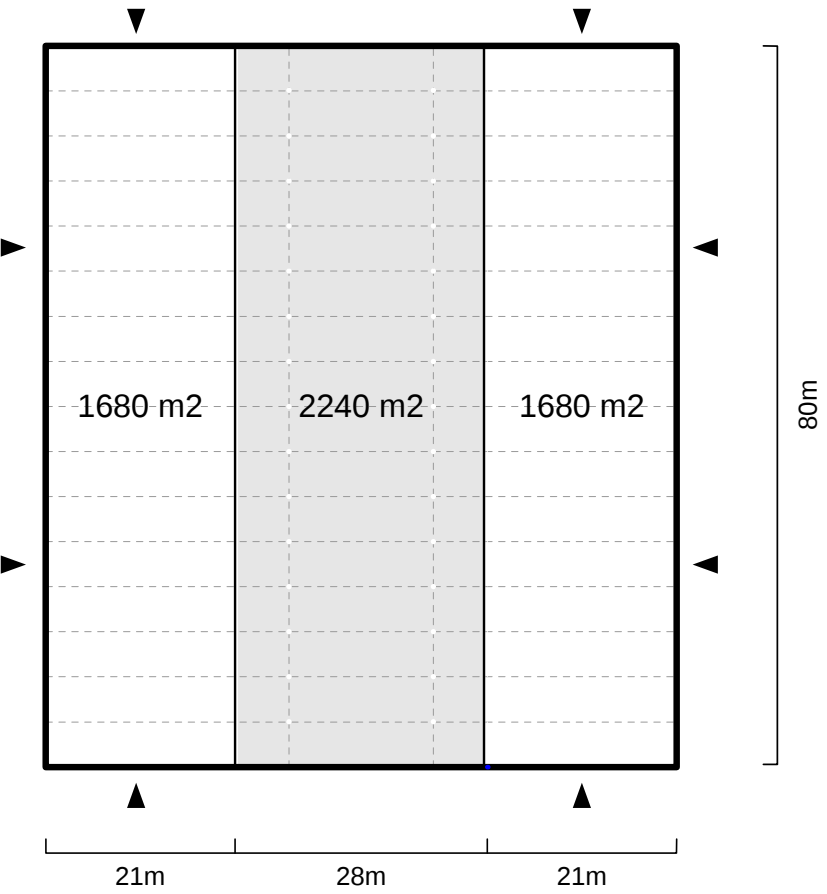
zelfde verkaveling bedrijventerrein Sijsele

RUIMTELIJKE VERKENNING LOODS L1, L1A, L2

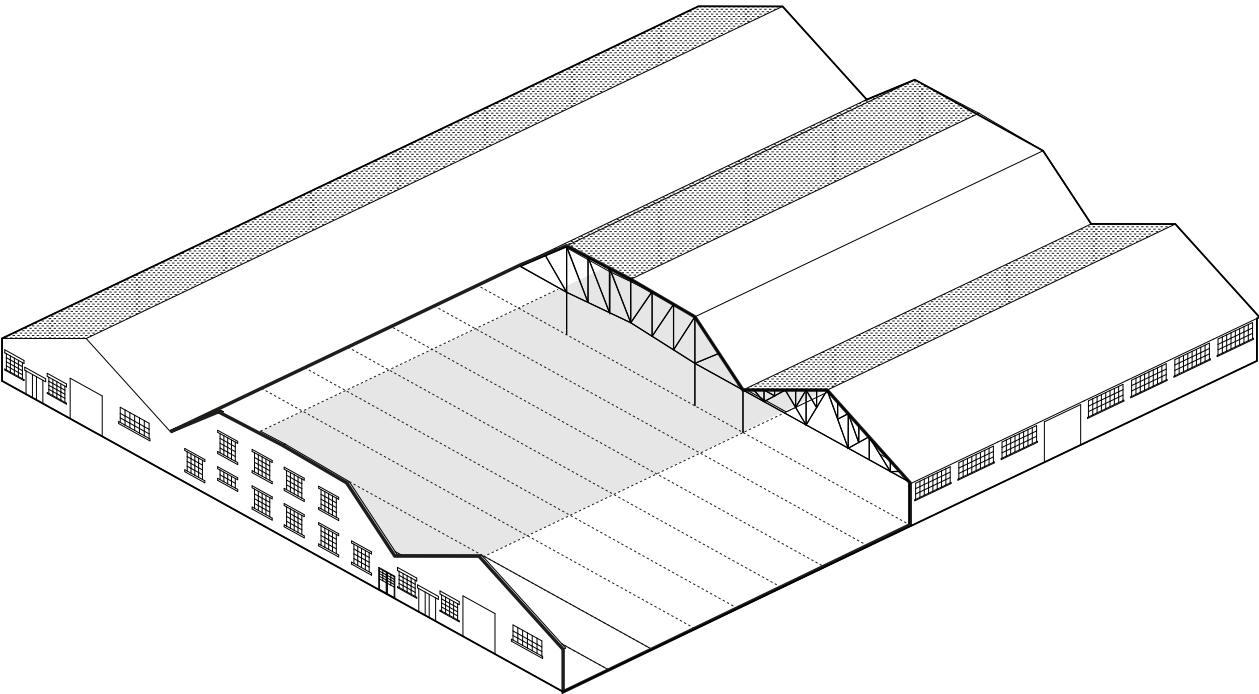


RUIMTELIJKE VERKENNING LOODS L1, L1A, L2

Schema plattegrond bestaande situatie

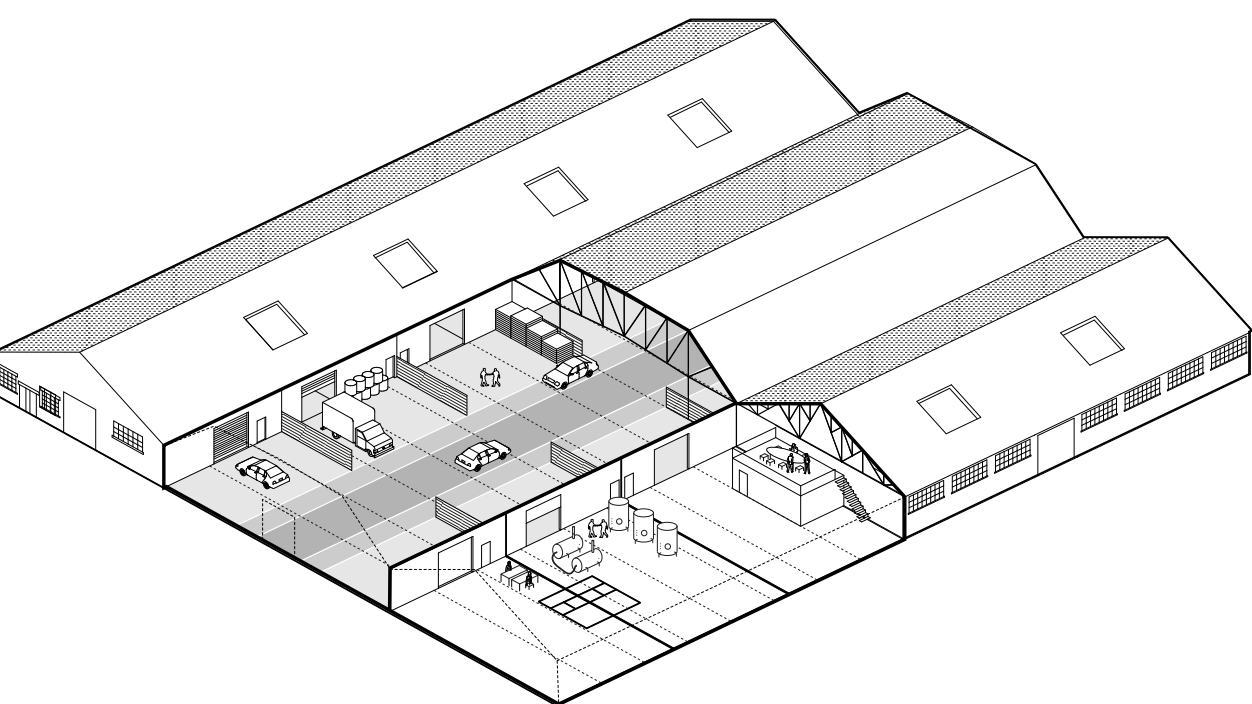
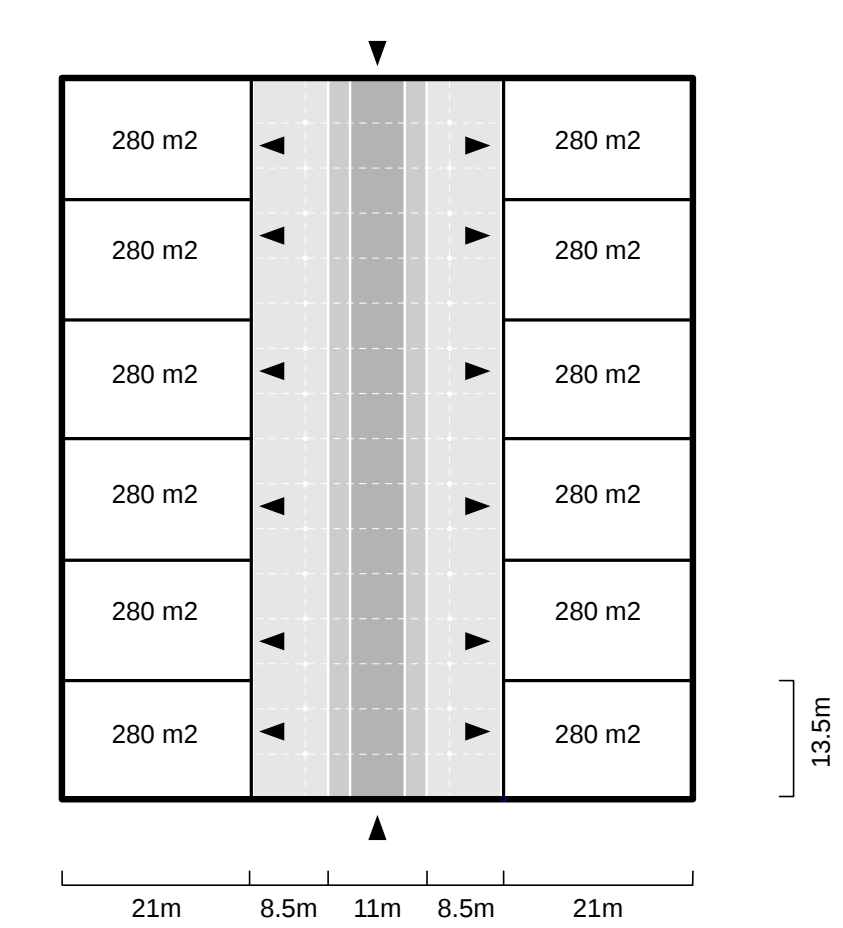


Axonometrie

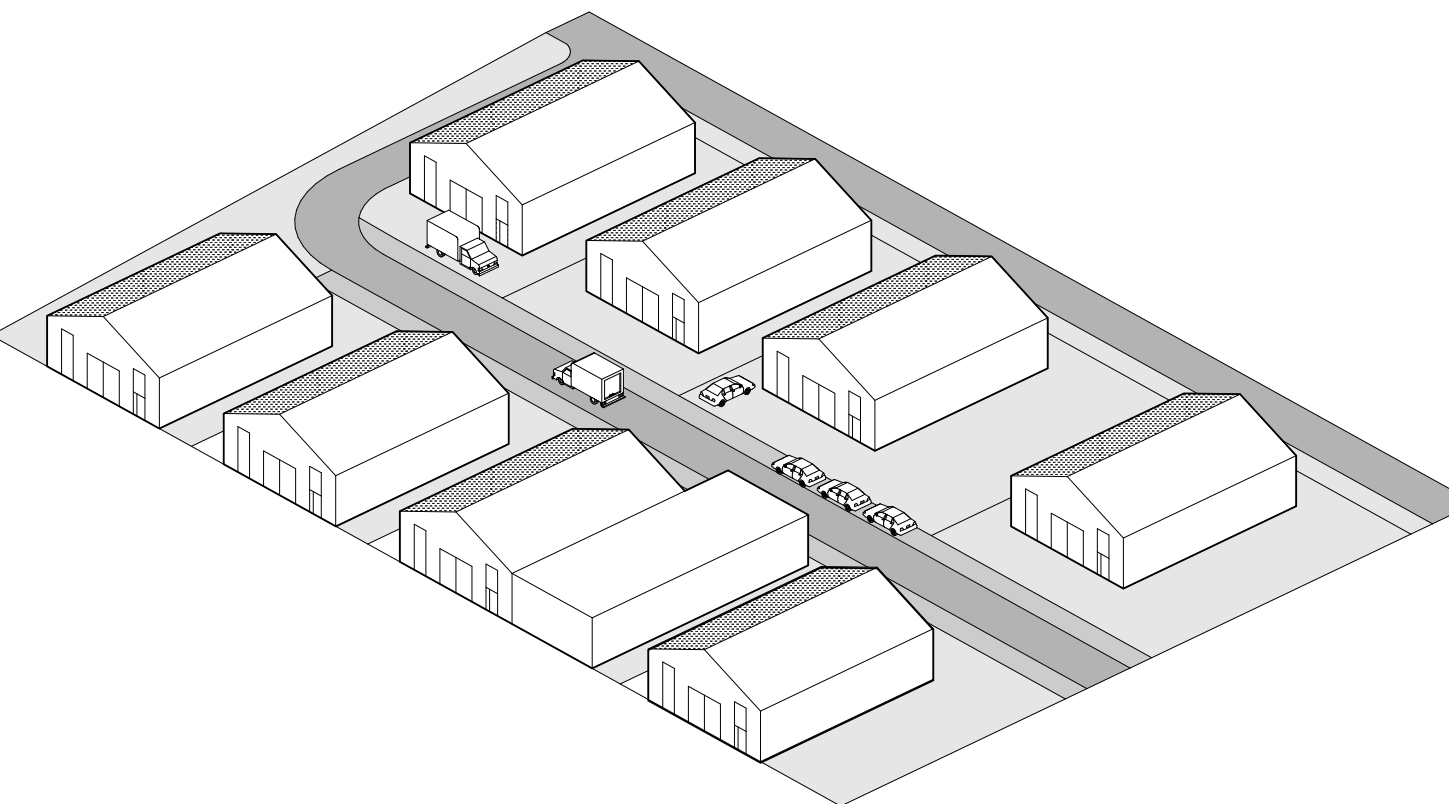
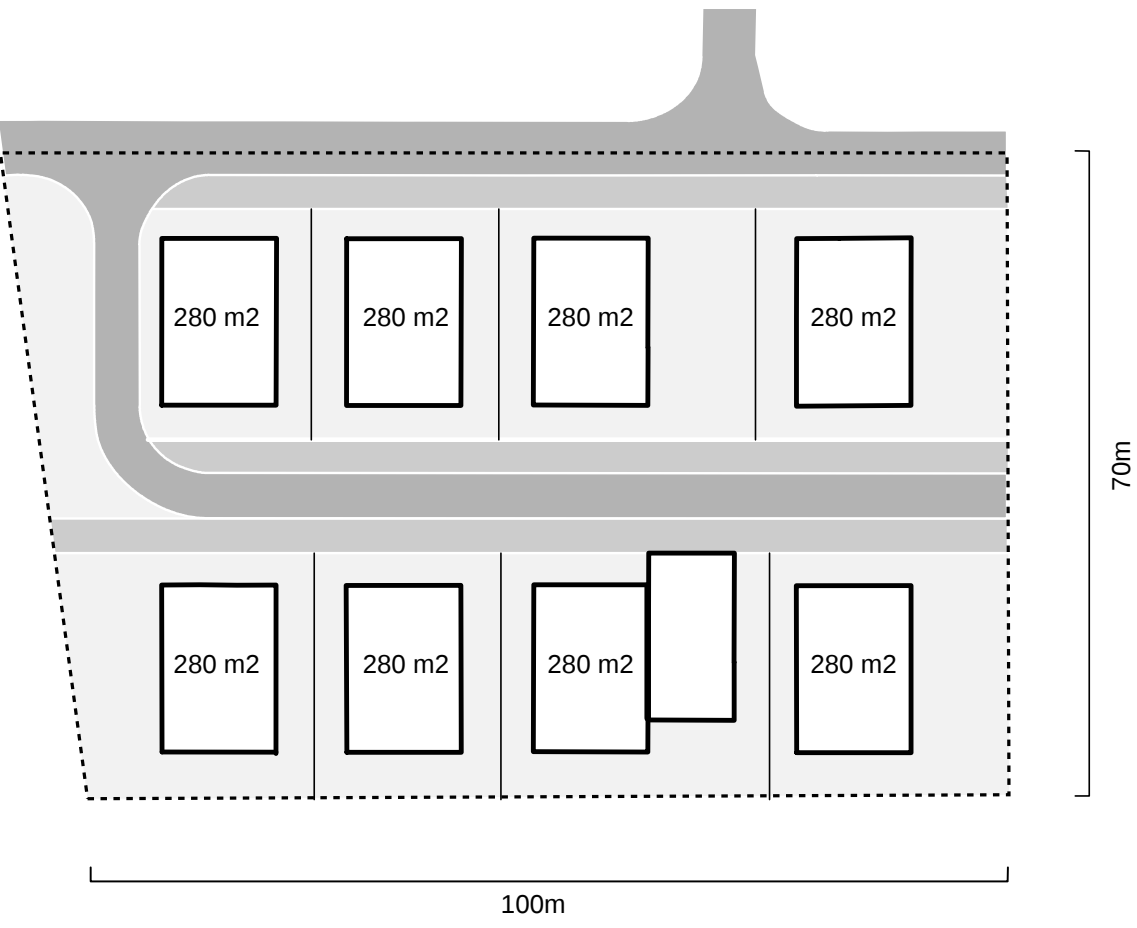


RUIMTELIJKE VERKENNING LOODS L1, L1A, L2

Variant collectieve werkruimtes met binnenstraat

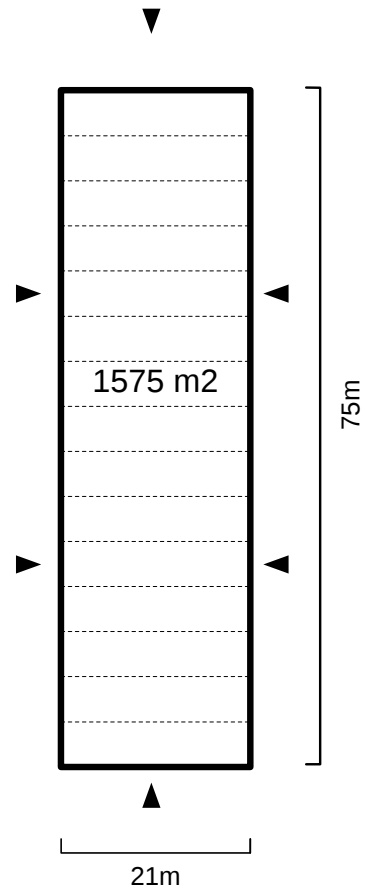


Situatie Bloemisterijstraat

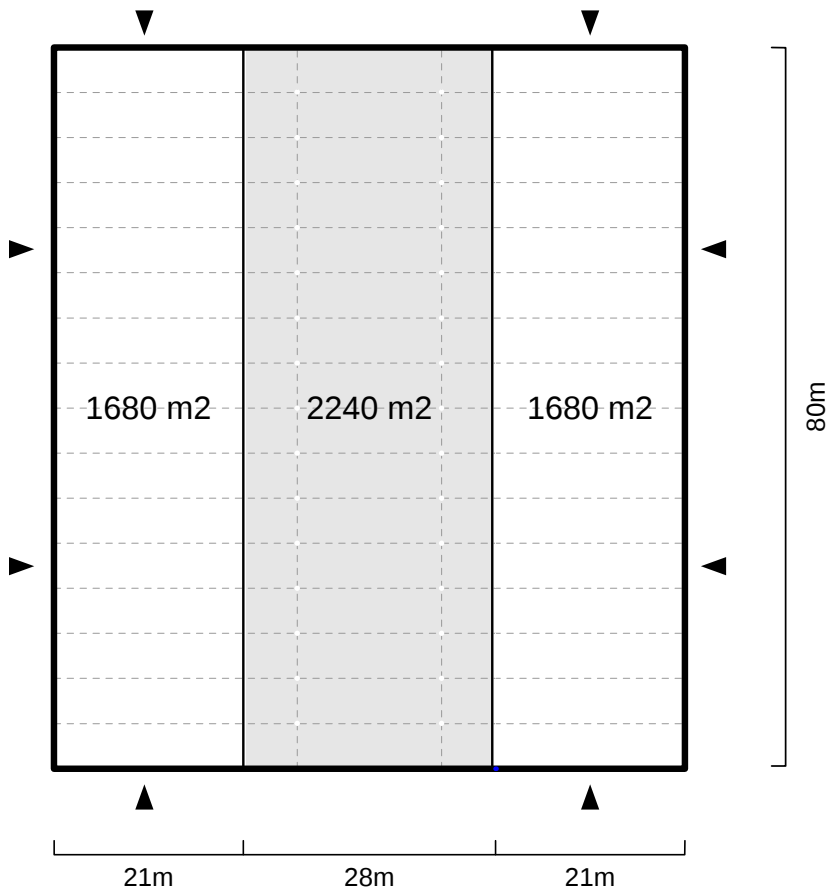


MOGELIJKE VARIANTEN LOODSEN

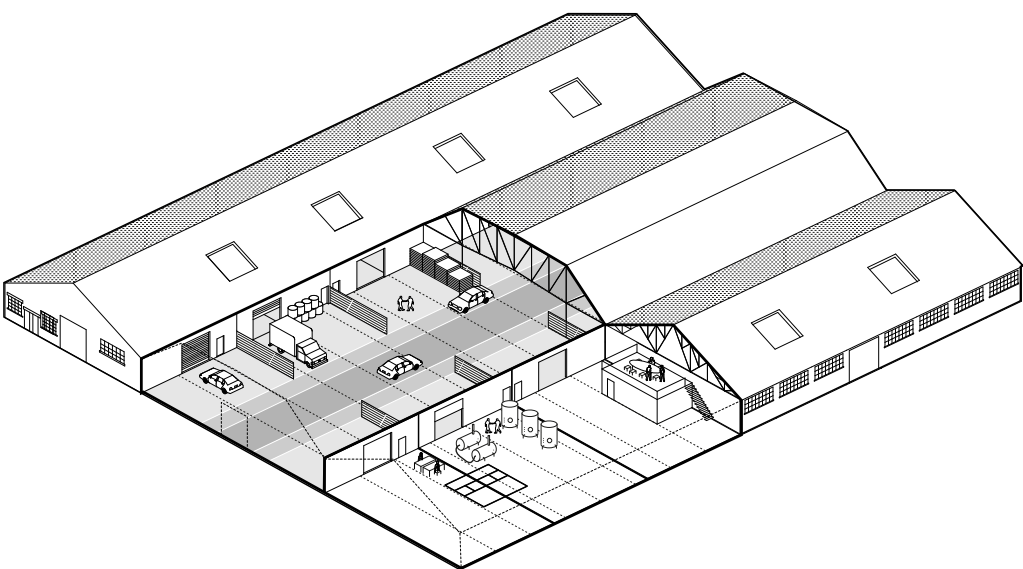
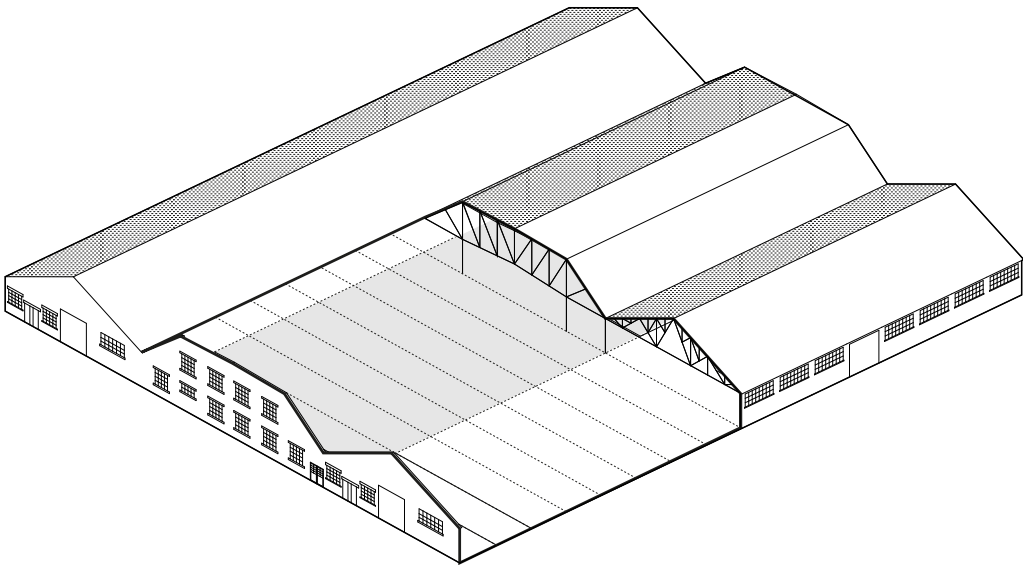
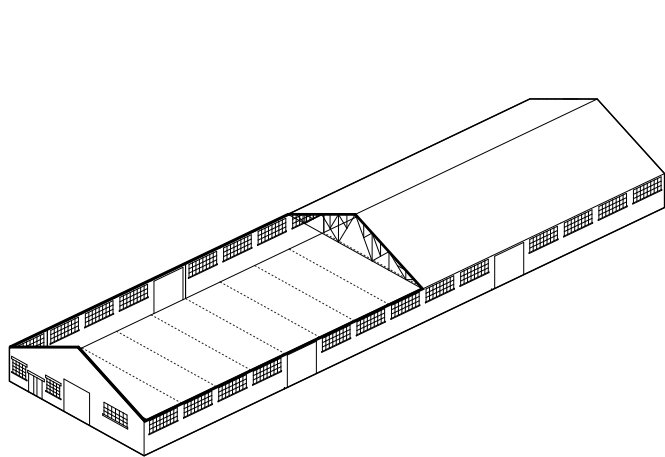
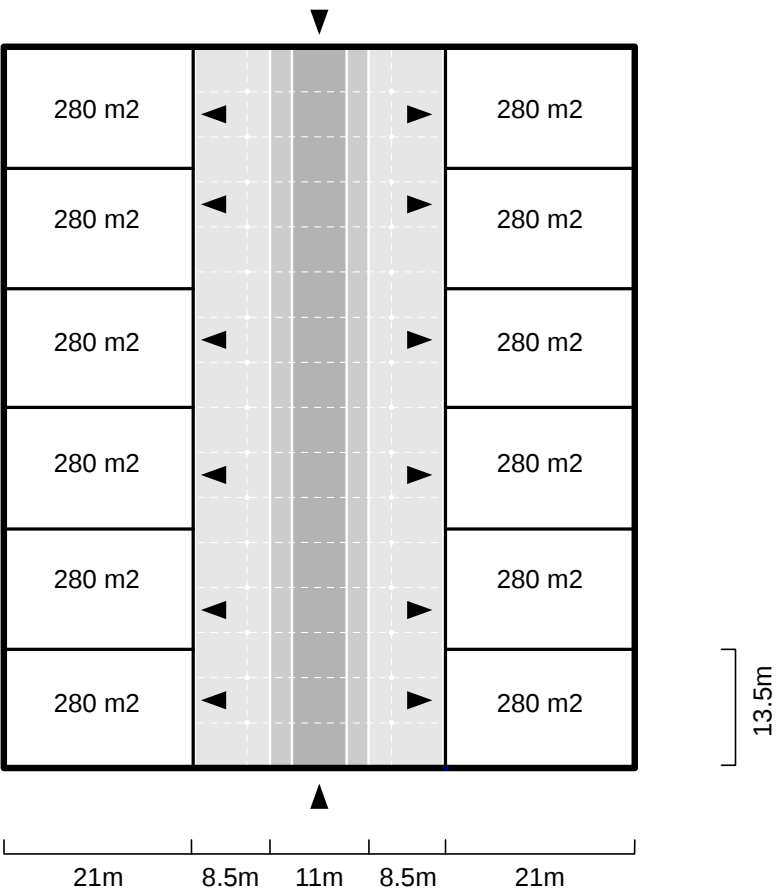
Loods L6



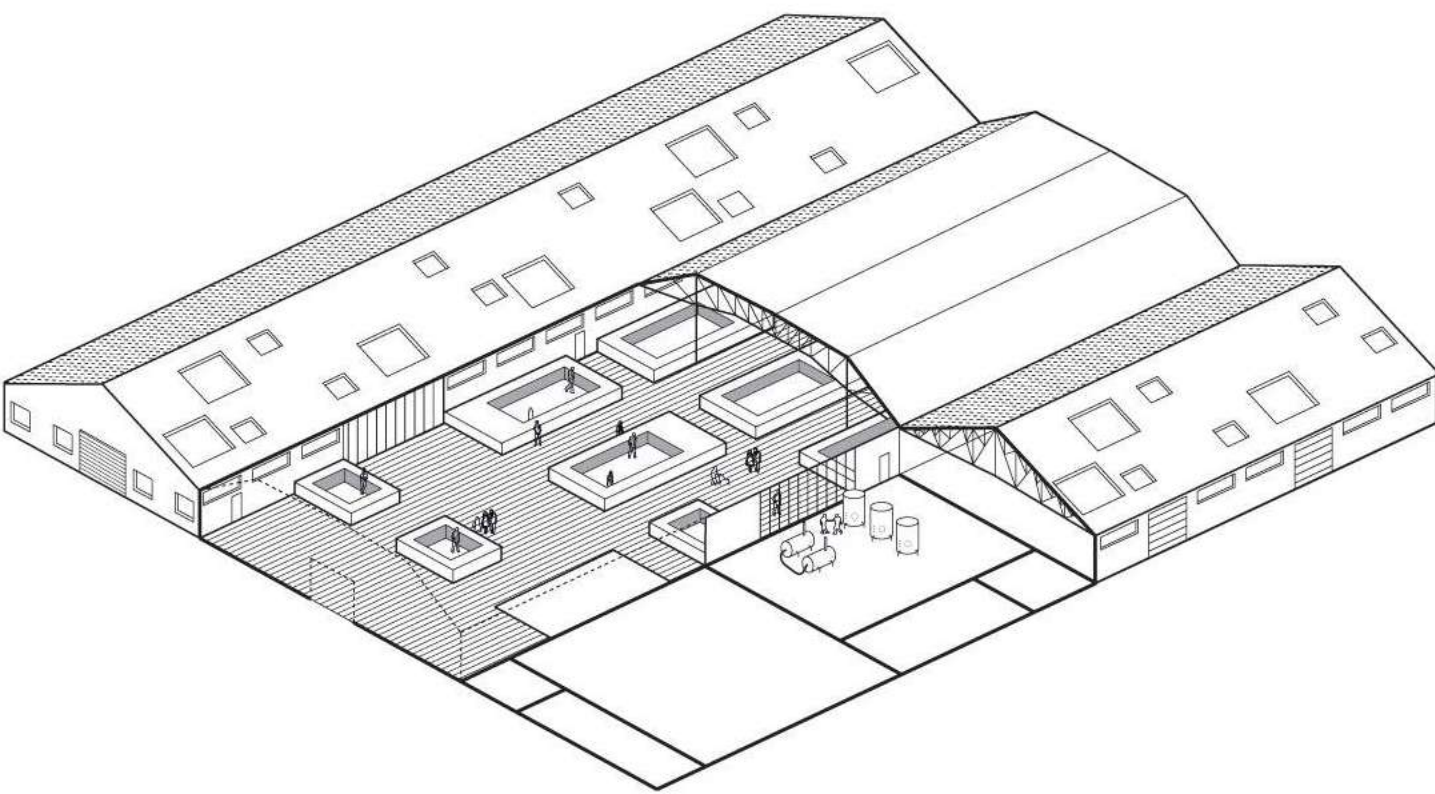
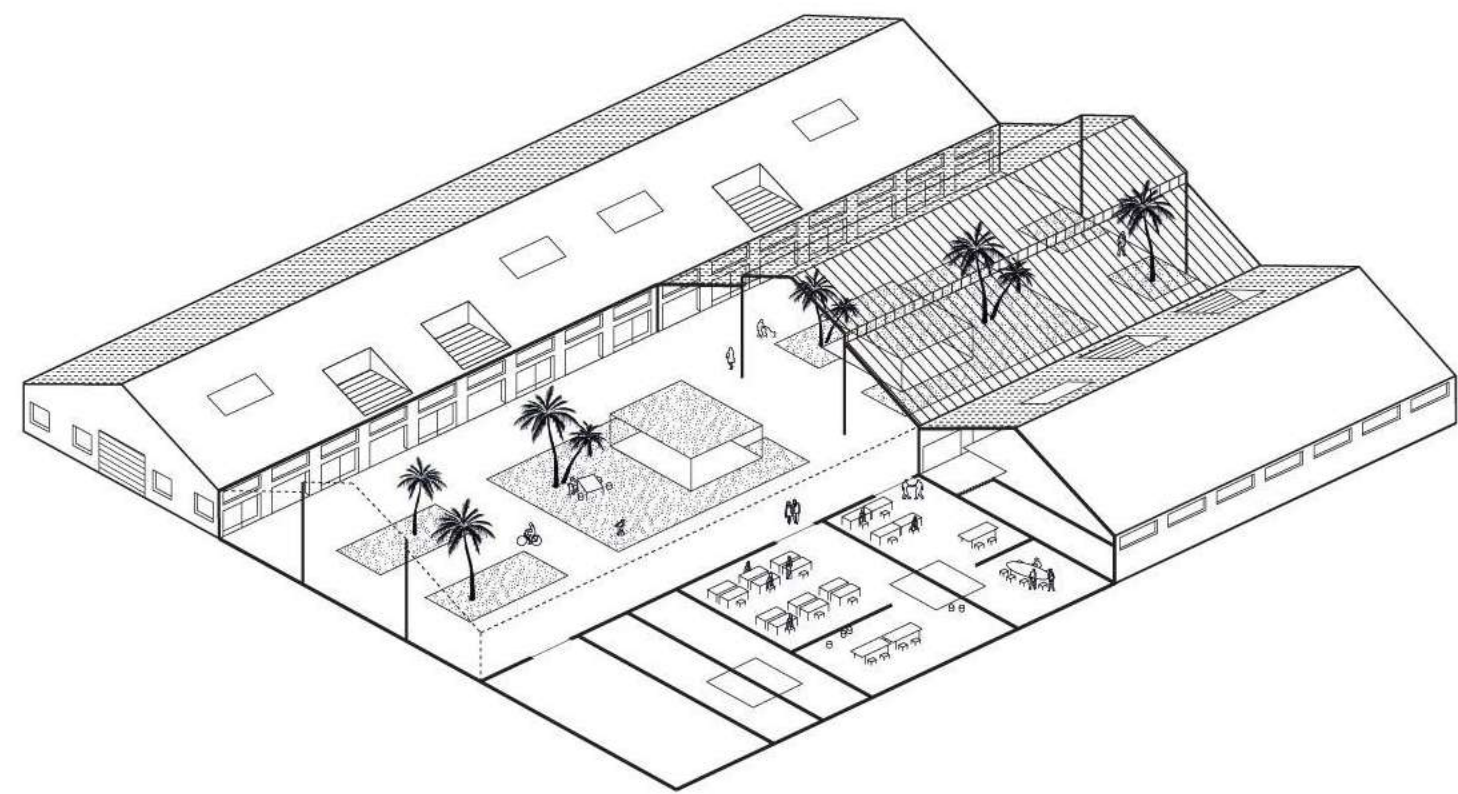
Loods L1/L2



VOORBEELD INDELING



LOODSEN

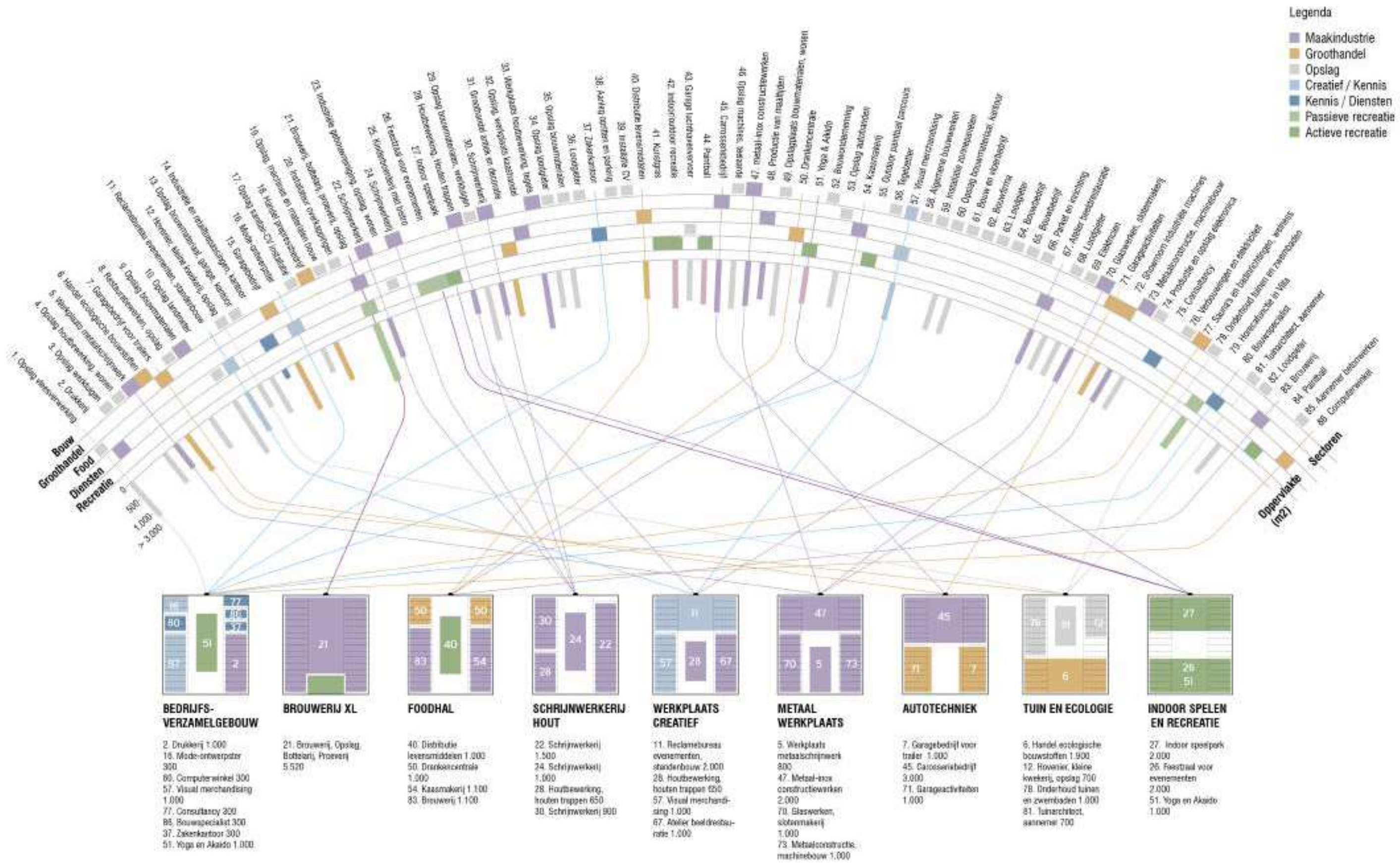


Kantoortuin

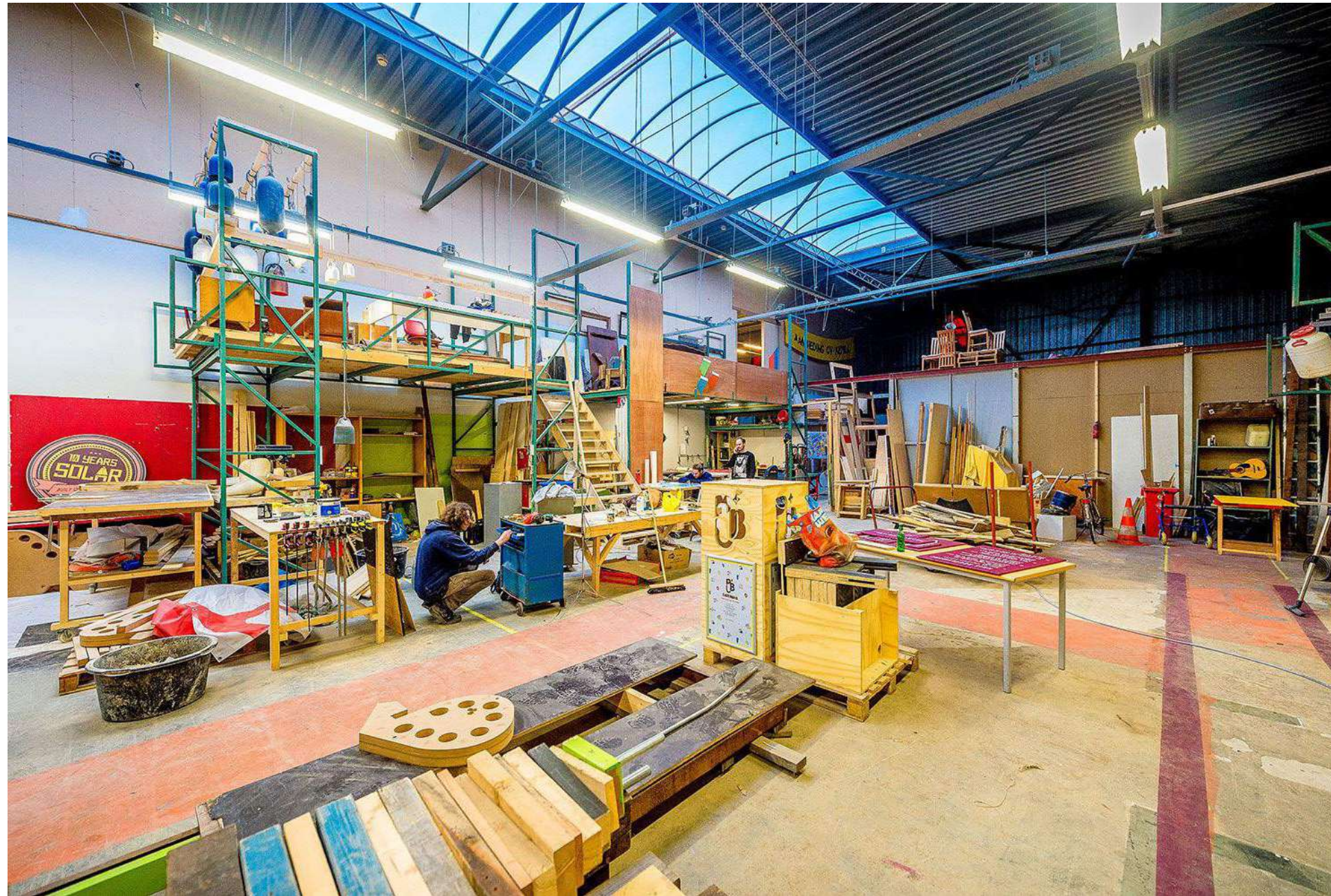


Fenix foodfactory, Rotterdam

PROGRAMMA



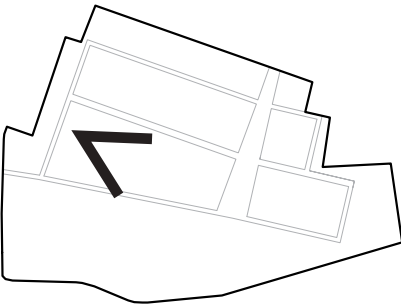
BEELDKWALITEIT LOODSEN



COLLECTIEVE RUIMTE BEDRIJFSVERZAMELGEBOUW



PARK

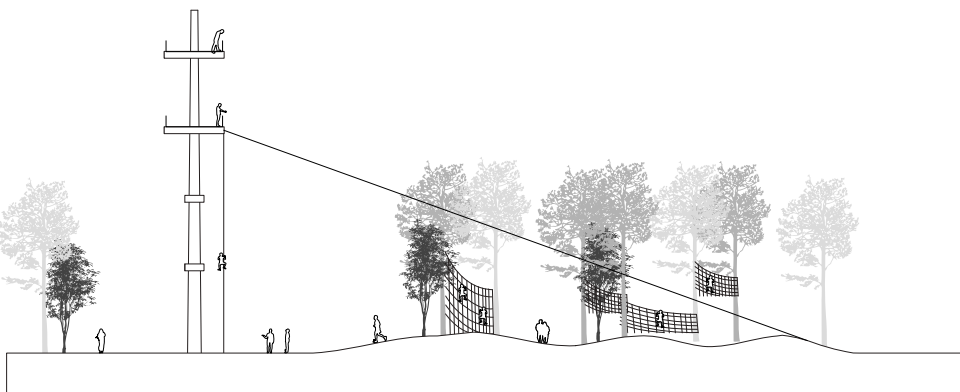
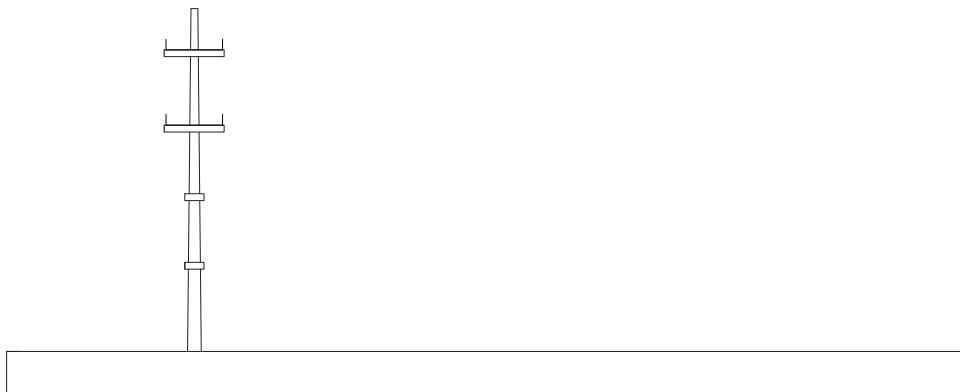
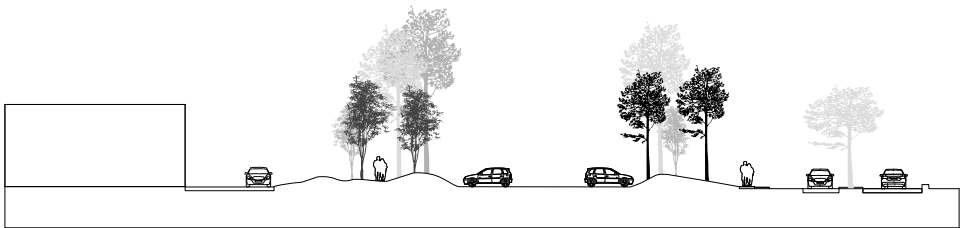


BEELDKWALITEIT PARK

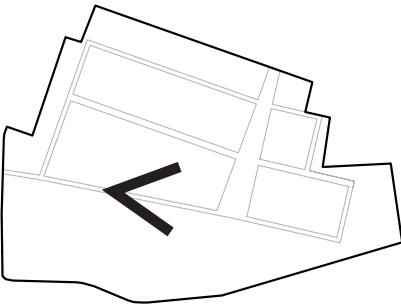




NATUURZOOM





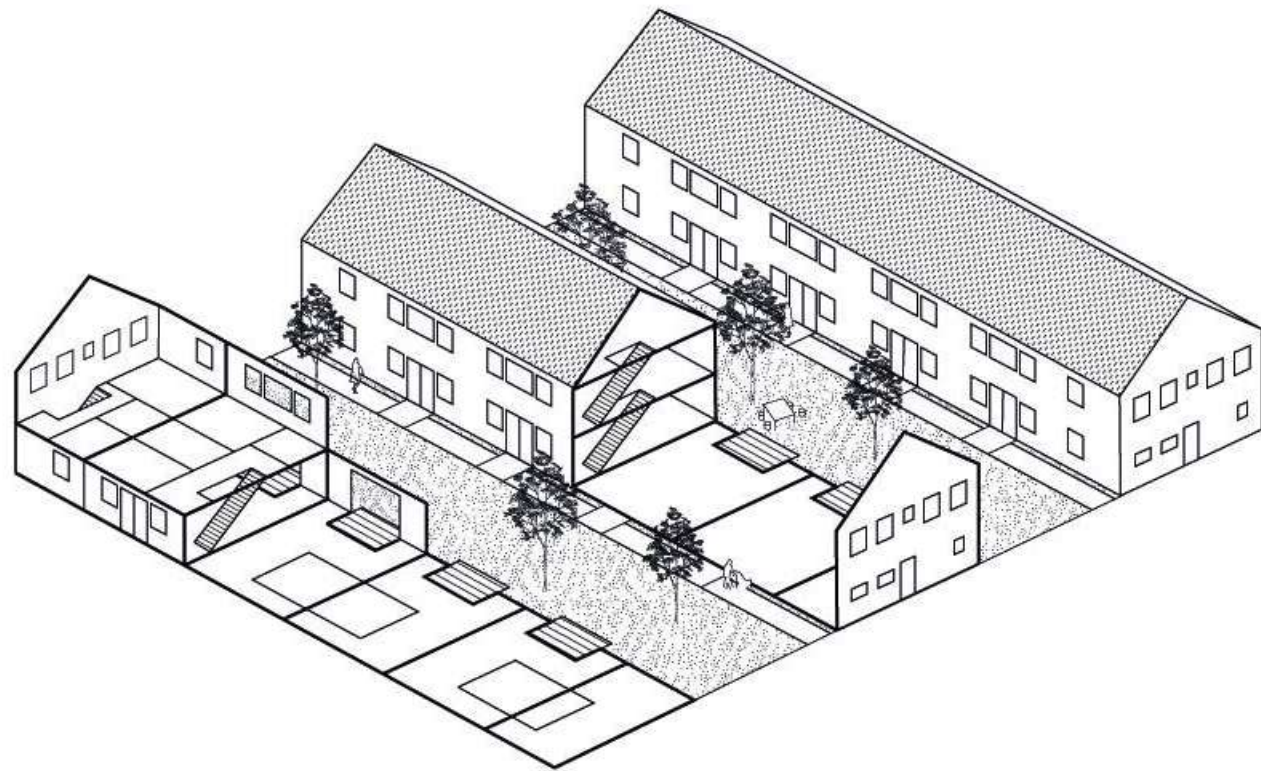


BEELDKWALITEIT WONINGEN EIKENLAAN



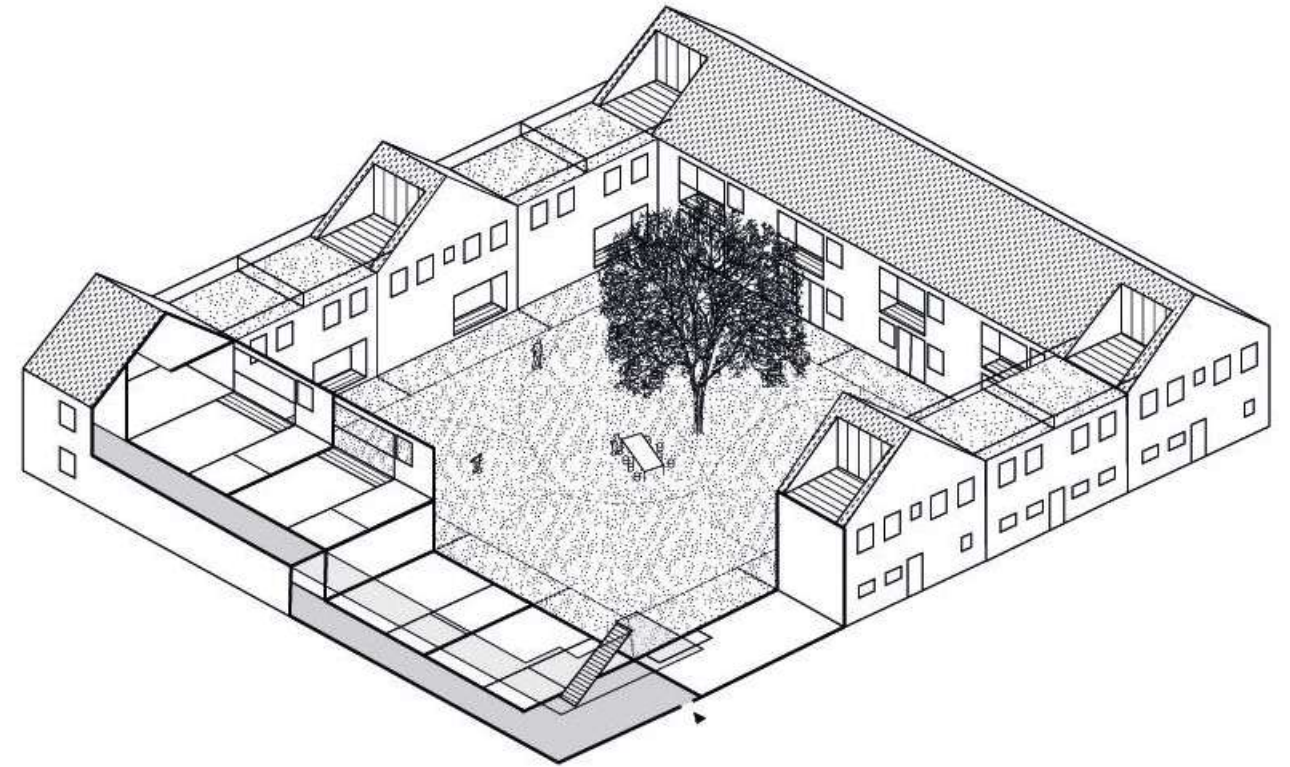
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TROEPENKAMERS



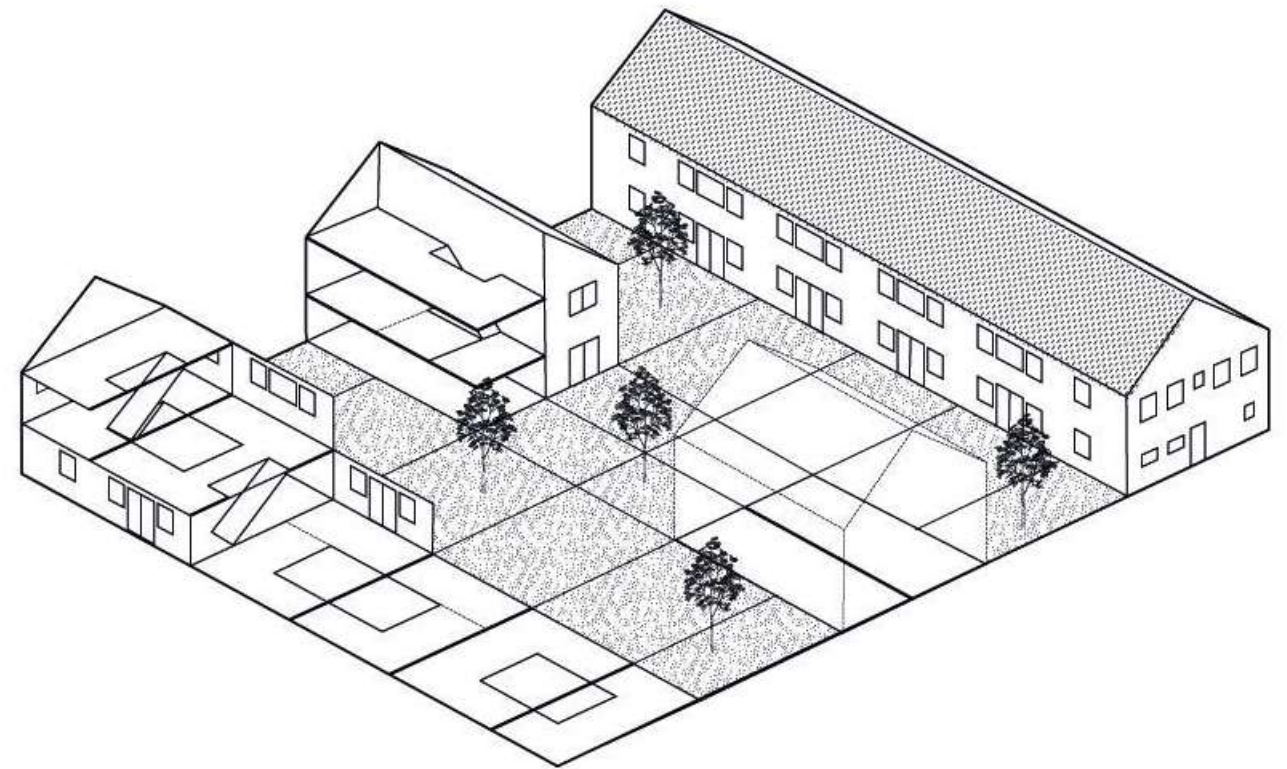
STROKENBOUW

Reconversie naar burgerwoningen direct aan het groen



HOFKAMERS

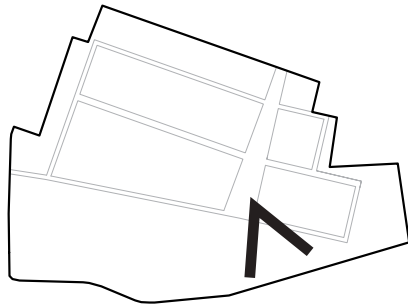
reconversie naar appartementen rondom een collectief hof



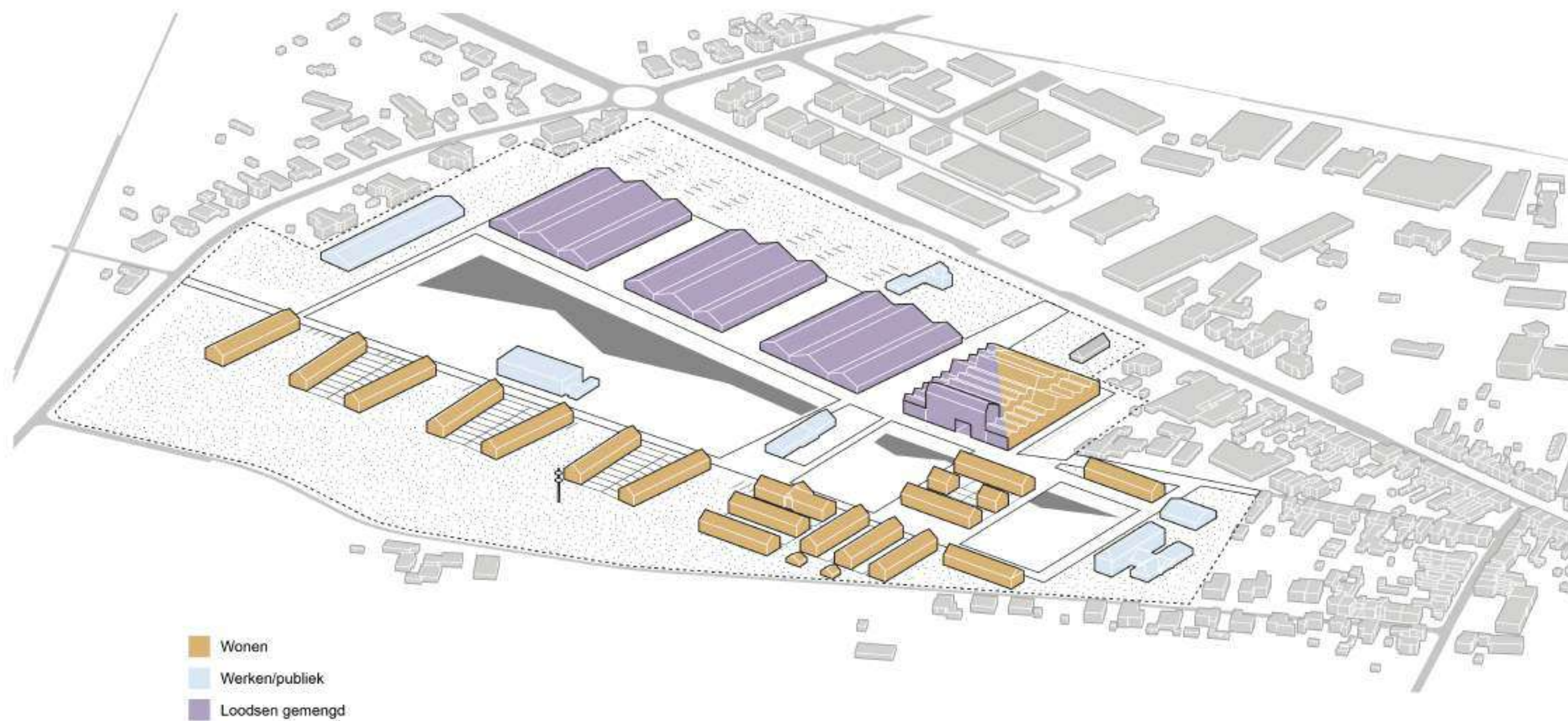
KAZERNEHUIZEN

Een eigen woning met een eigen tuin

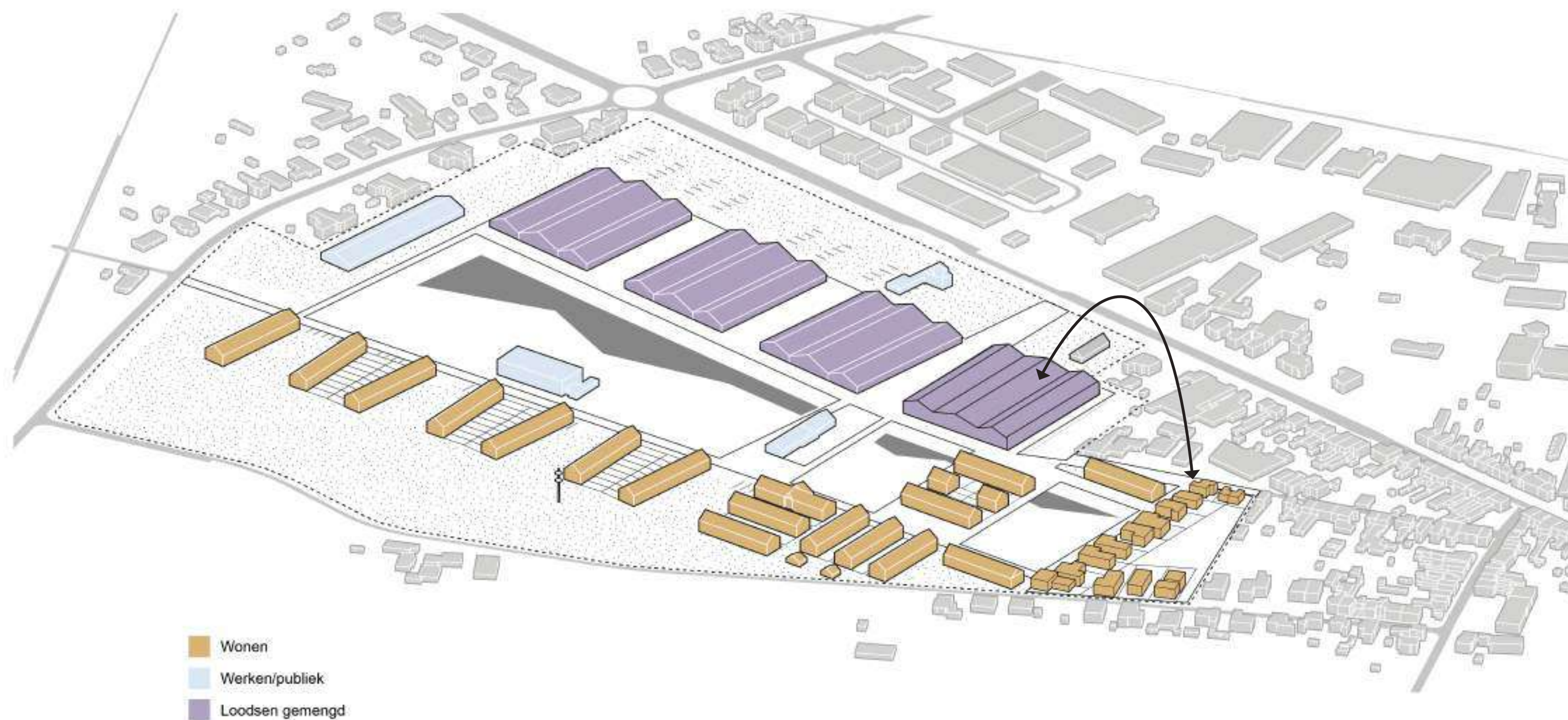
TROEPENKAMERS



PROGRAMMA HUIDIGE PLAN



MOGELIJKHEID TOT VERPLAATSING PROGRAMMA



BEELDKWALITEIT KLEIN EREVELD



UITLEG BIJ MAQUETTE



UITLEG BIJ MAQUETTE



