



LEVS

**SCHEEPMAKERS
KWARTIER|
HAARLEM**

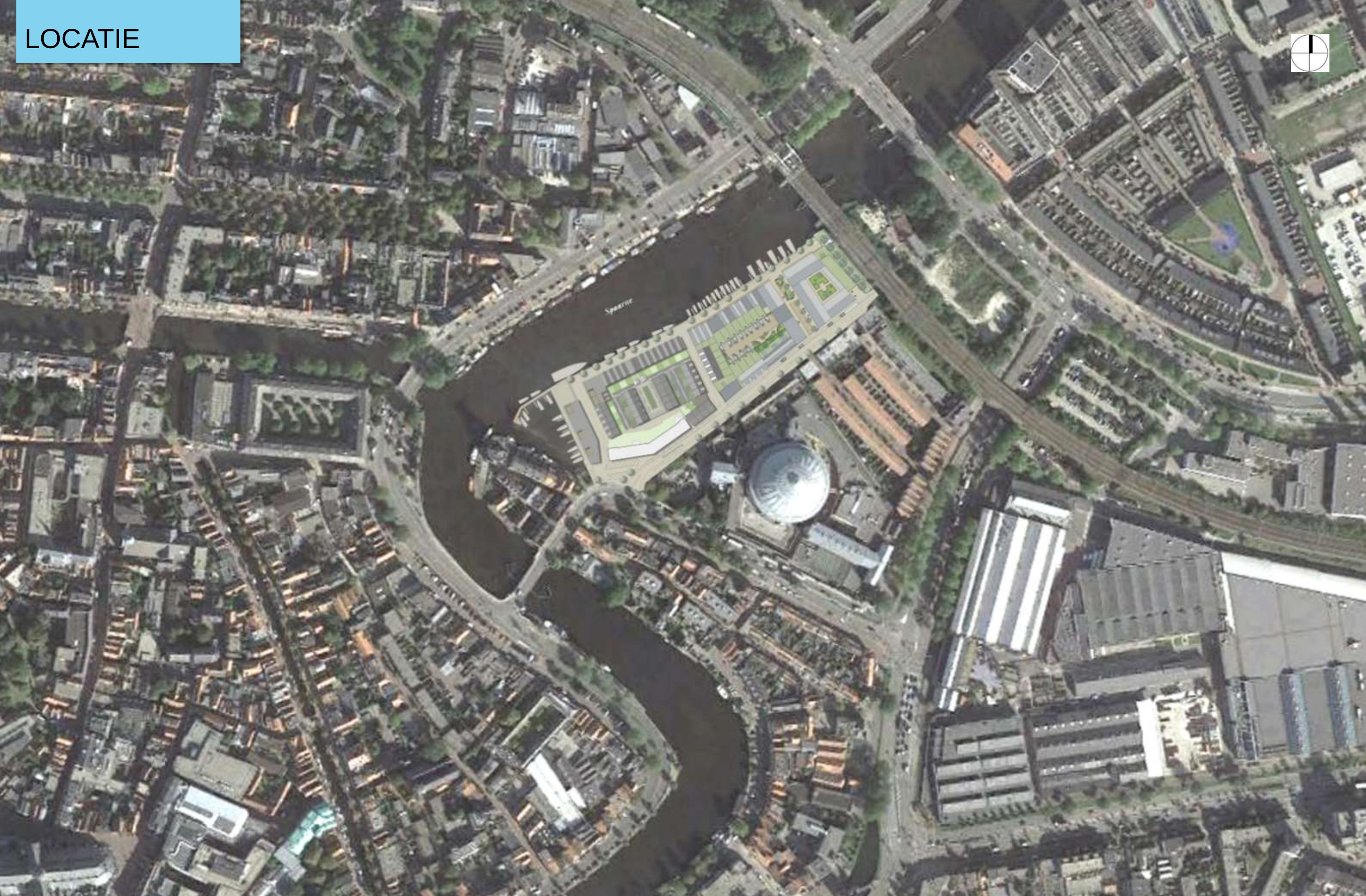
Fase 2
04|09|2015



- 1 Locatie
- 2 Eerdere ontwikkelingen
- 3 Ontwerp Fase 2A
- 4 Woningen

1

Locatie



LOCATIE



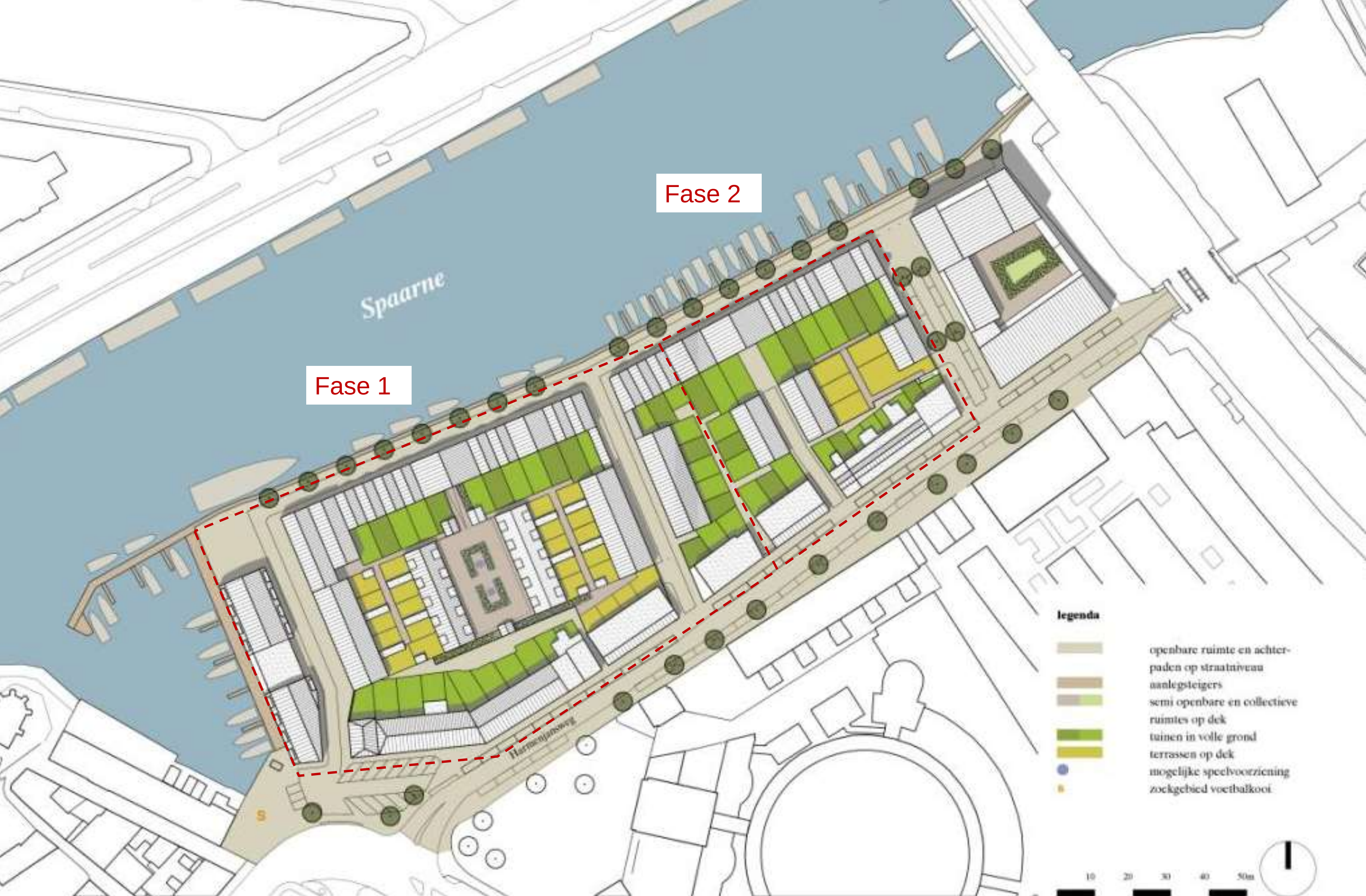
LOCATIE



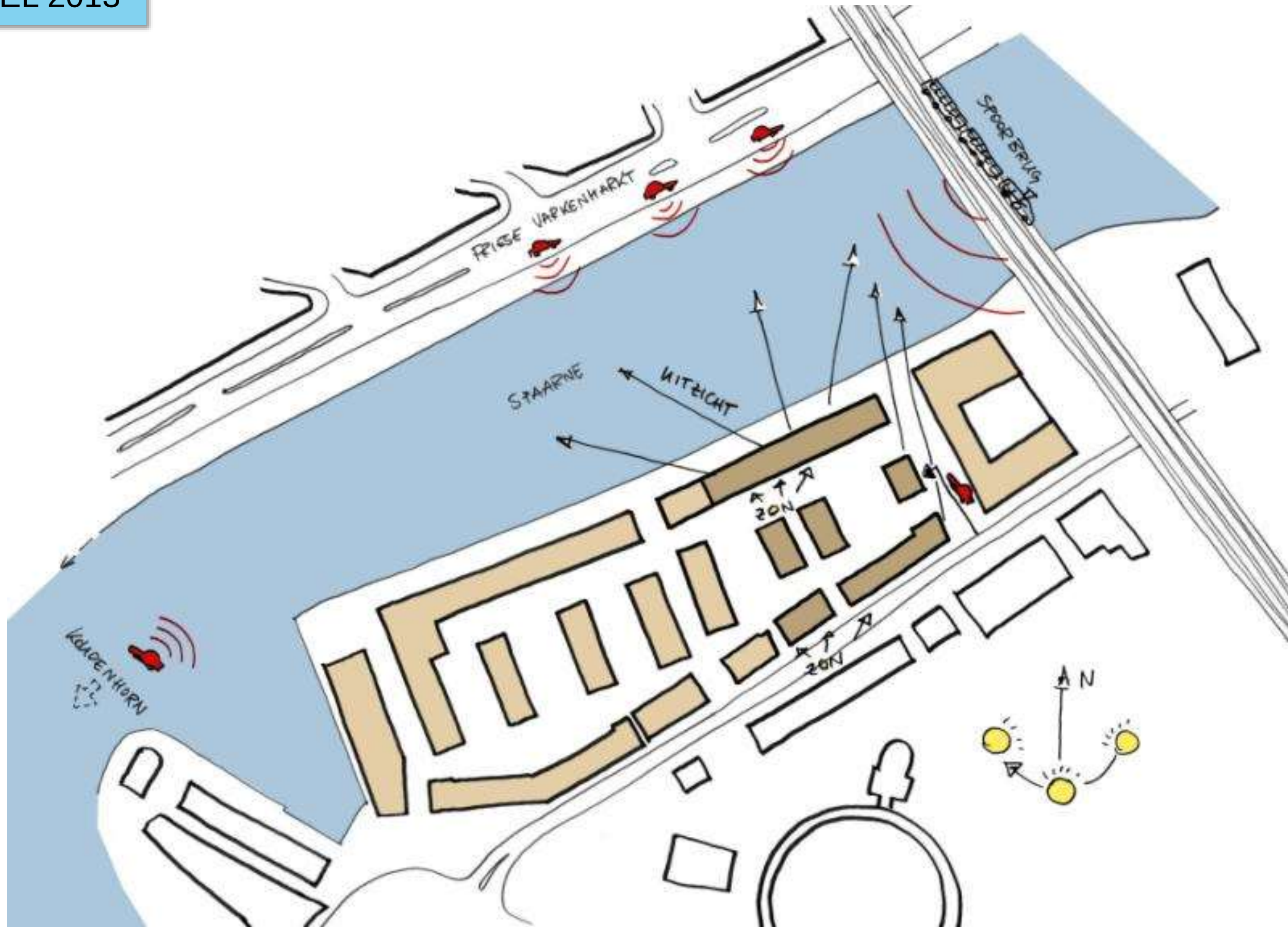
BESTAANDE TOESTAND

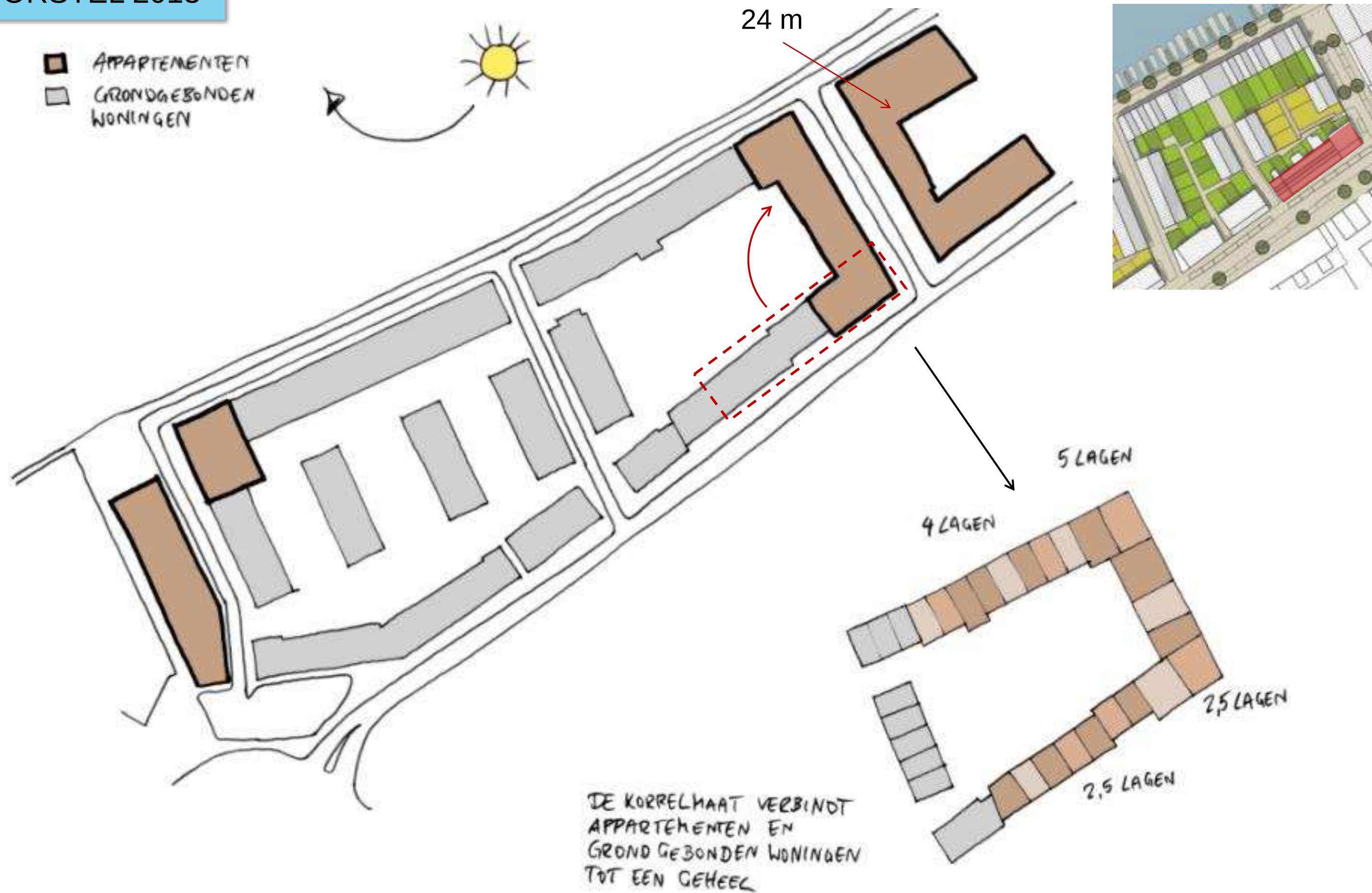
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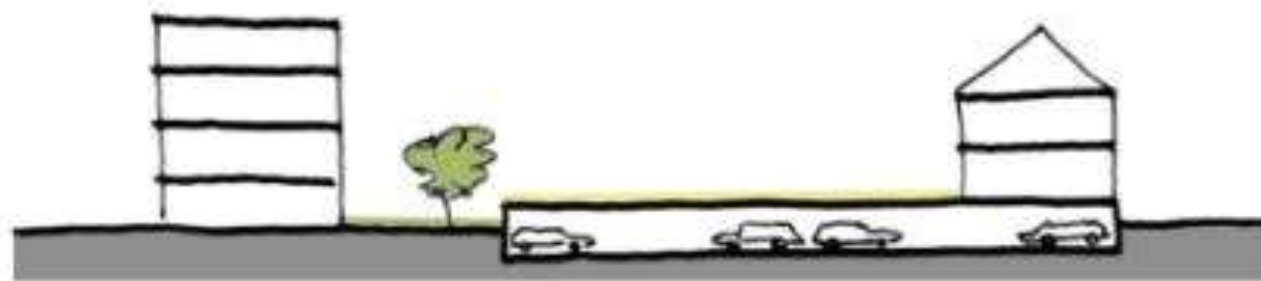
Eerdere ontwikkelingen



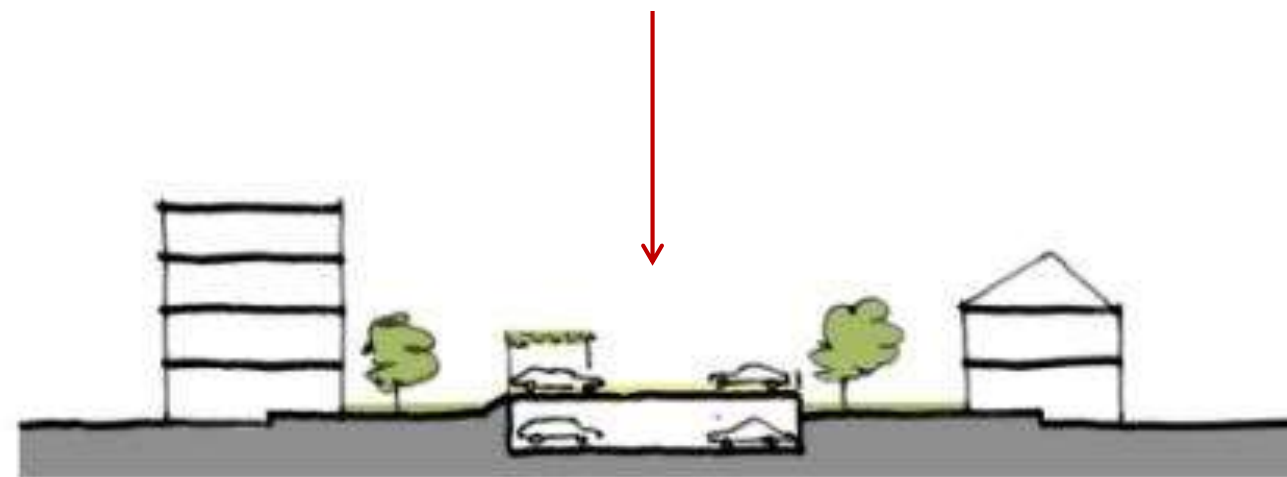






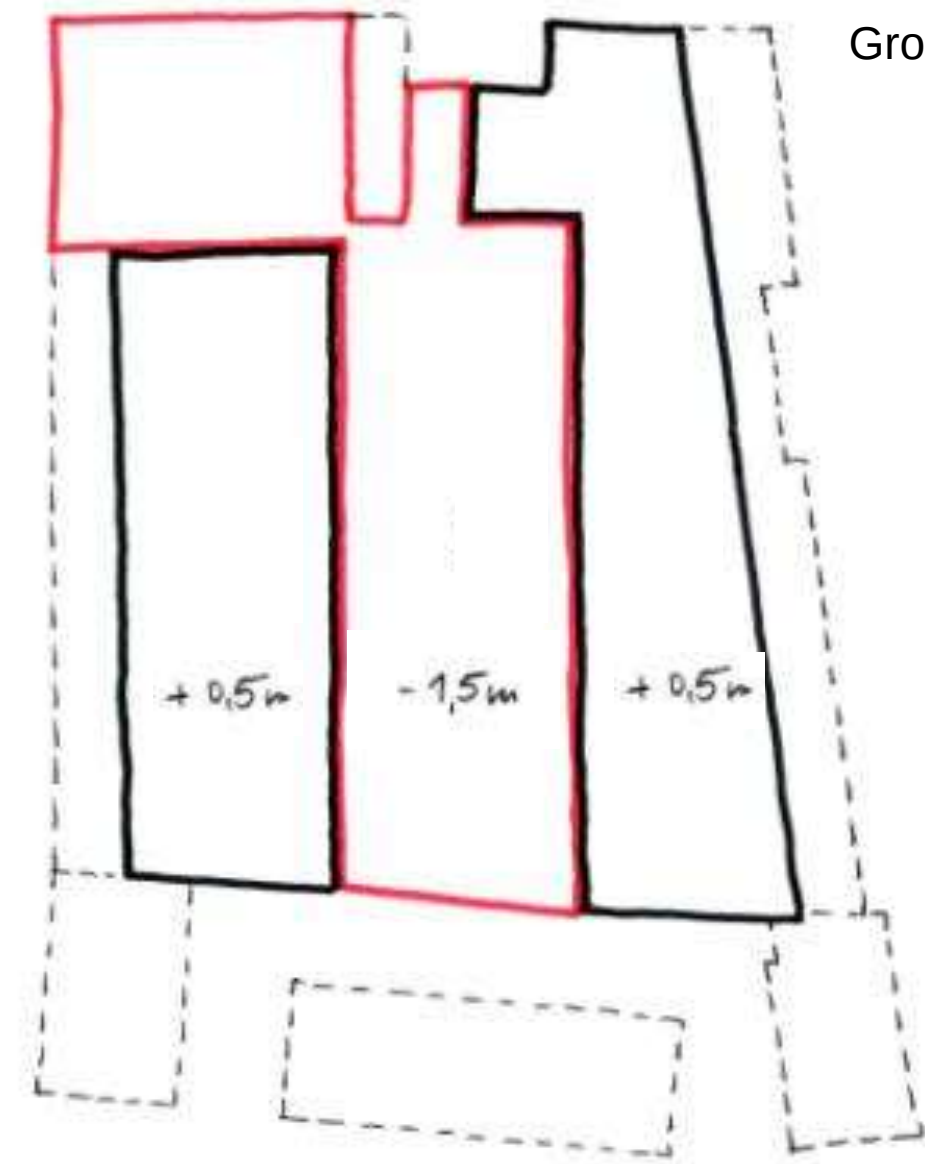
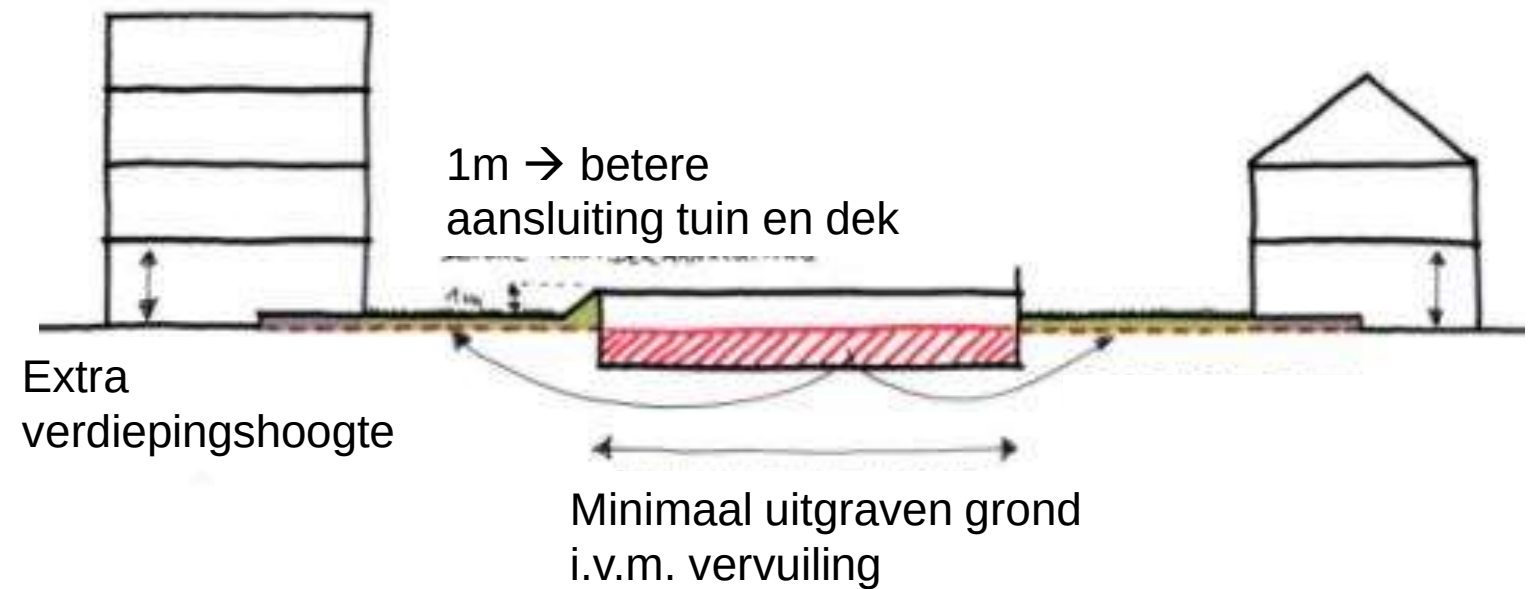


60 pp
1.490 m²

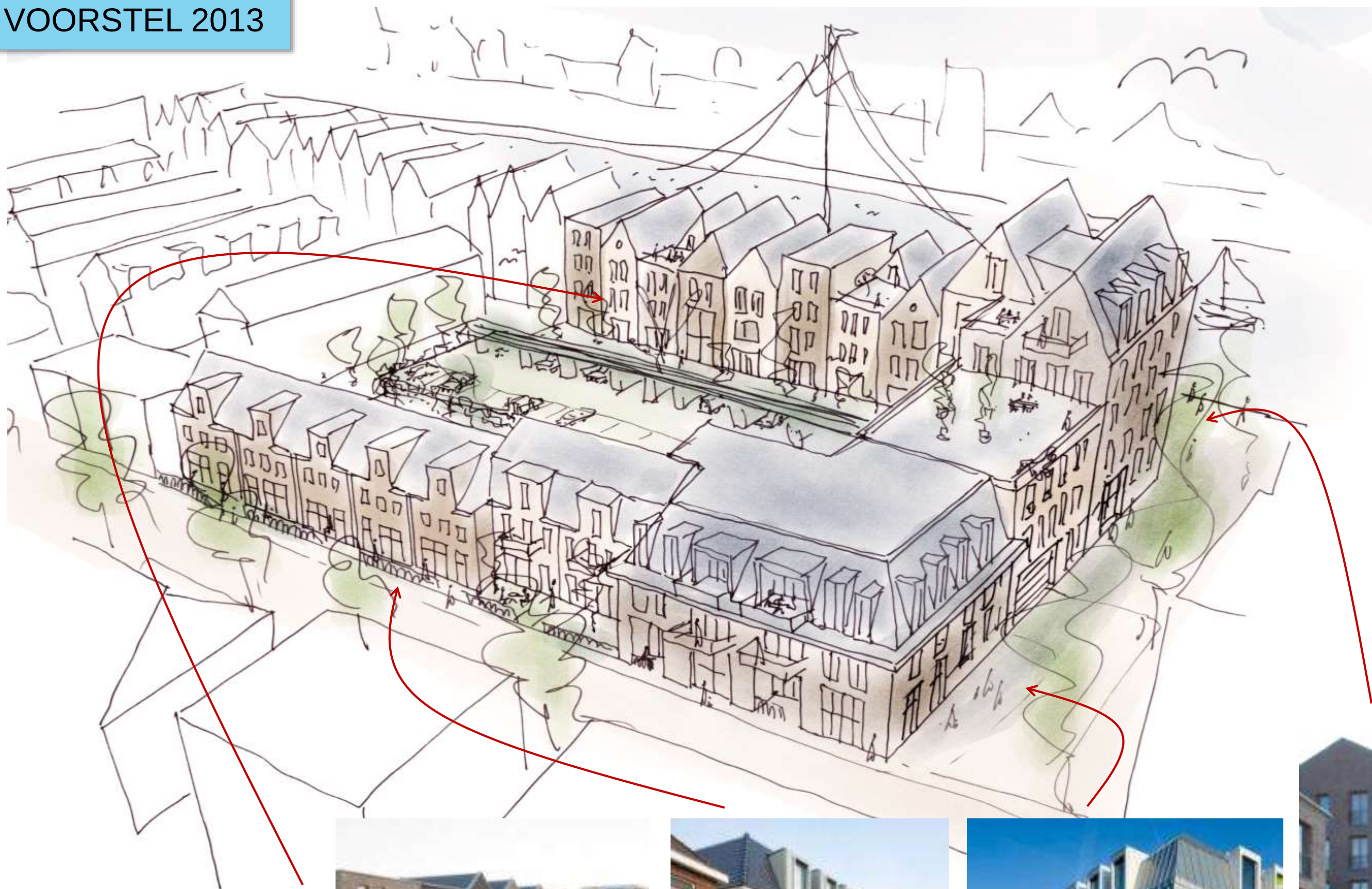


35 pp + 25 pp
780 m²

- meer groen in tuinen: volle grond
- vermijden kostbare parkeergarage onder woningen
- kwaliteit in randbebouwing: extra hoogte in aan straatzijde
- wonen op straat niveau ivm verhoogd op bak
- verbetering grondbalans







3

Ontwerp Fase 2A



Voorstel 2013



Voorstel 2013

Galerij appartementen

7 woningen aan de straat



Nieuwe plan



Nieuwe plan

2x portiekappartementen

Bestaande woningen

4 woningen aan de straat



Voorstel 2013

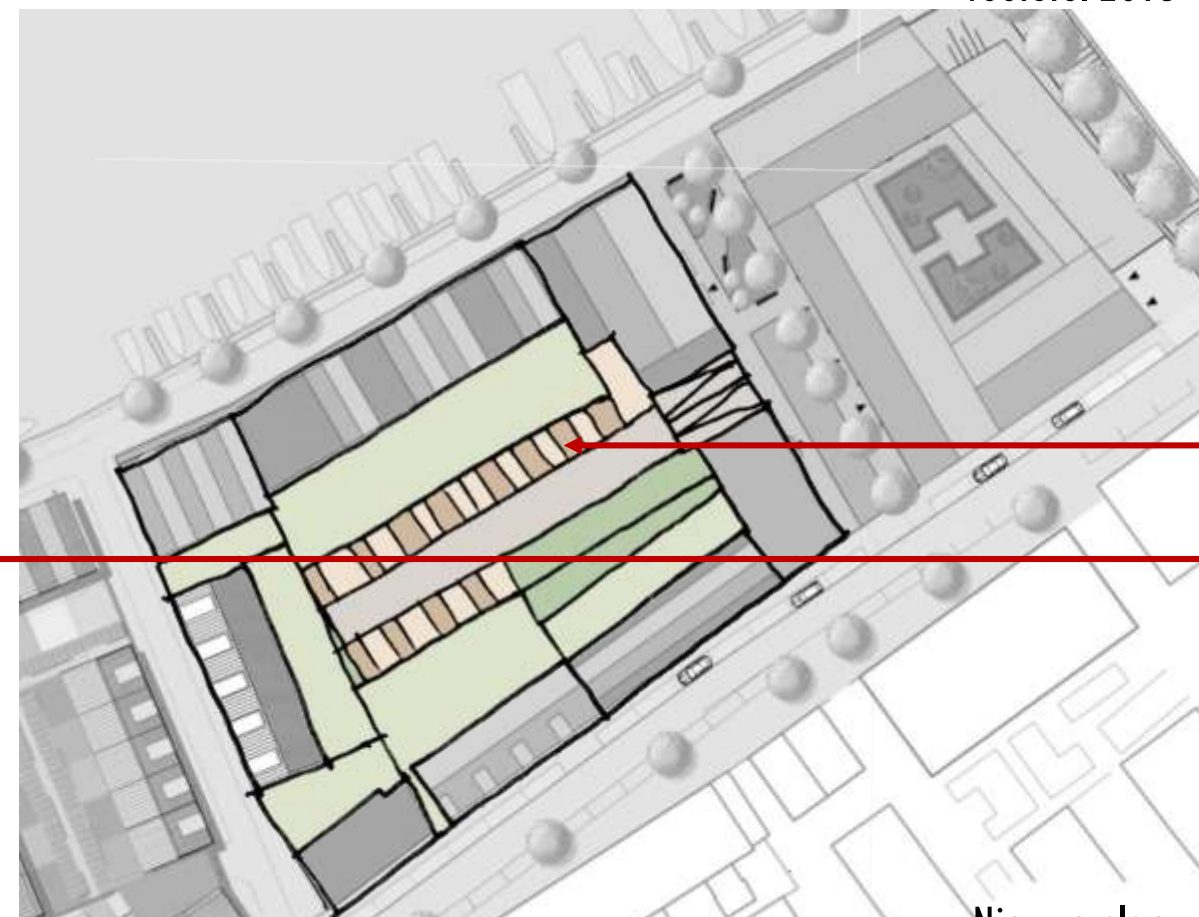


Voorstel 2013

25 pp op het dek
35 pp half verdiept



Nieuwe plan



Nieuwe plan

13 pp op het dek tussen
bergingen en onder
begroeide pergola

Aantrekkelijk dek dmv
toevoegen groen en
gemeenschappelijke plek

FASE 2A

Fase 2A
Parkeernorm 44 pp
In plangebied 46 pp

parkeernorm 29 woningen
 $29 \times 1,2 = 35 \text{ pp}$
 $29 \times 0,3 = 9 \text{ pp}$
totaal 44 pp nodig

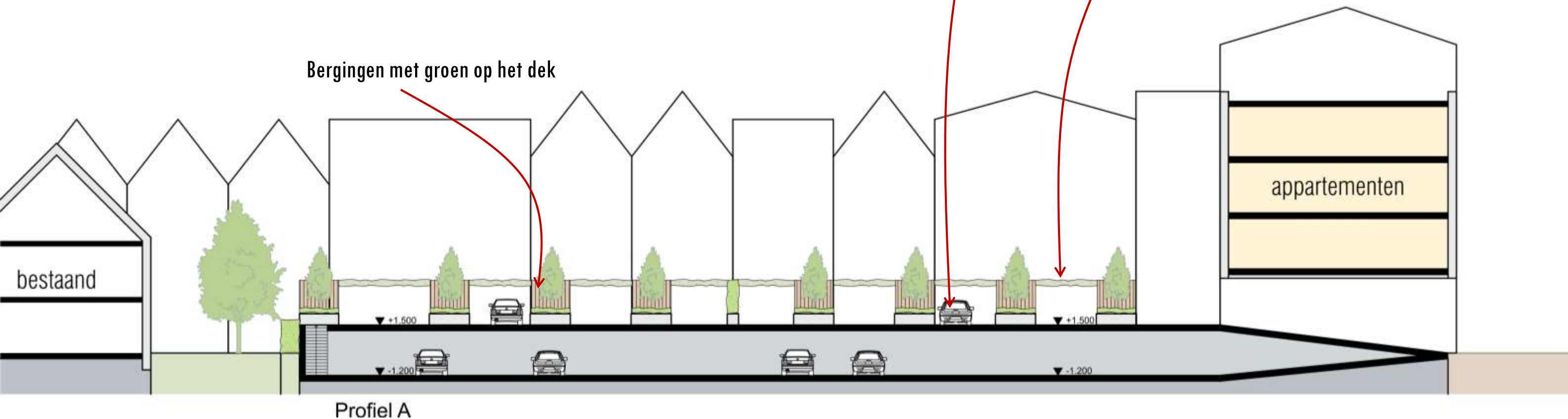


Parkeren tussen bergingen



Parkeren onder pergola's

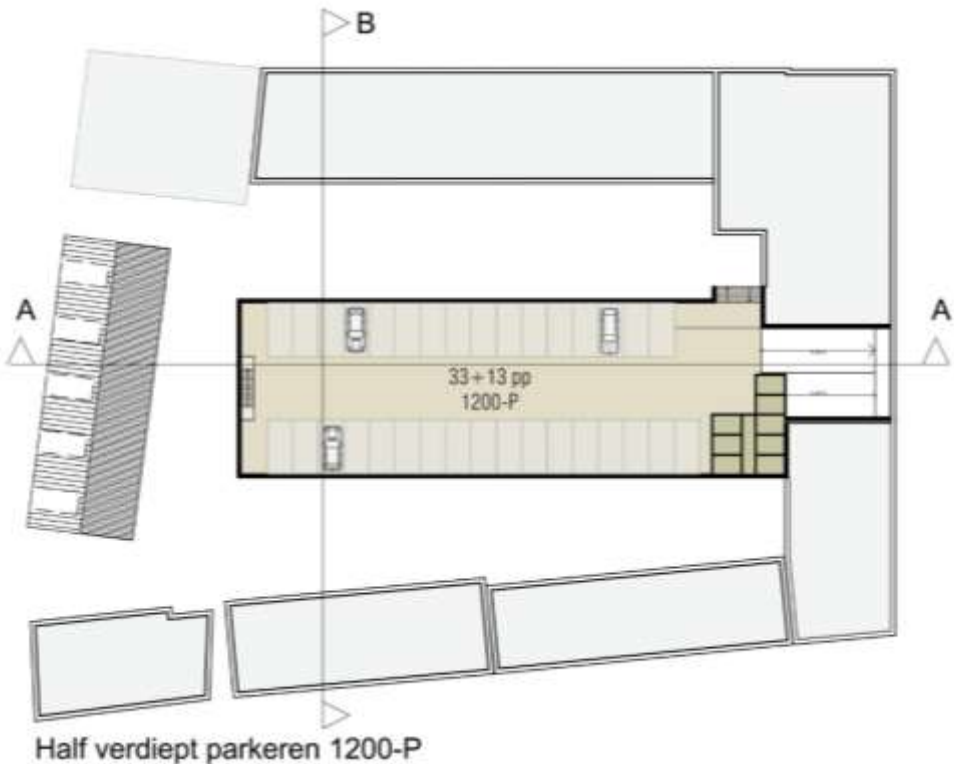
Bergingen met groen op het dek



FASE 2A

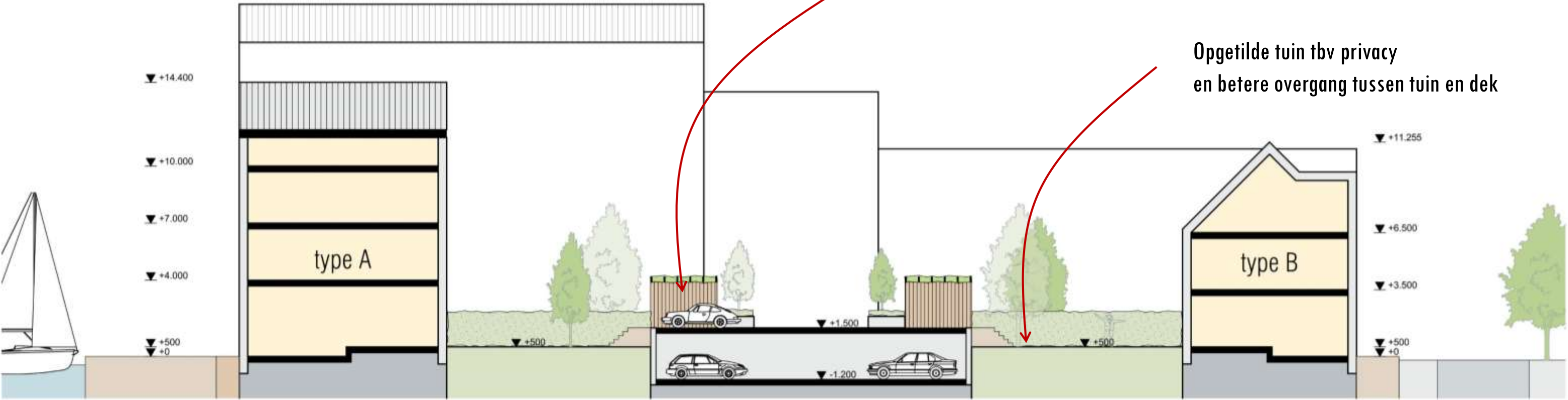
Fase 2A
Parkeernorm 44 pp
In plangebied 46 pp

parkeernorm 29 woningen
 $29 \times 1,2 = 35 \text{ pp}$
 $29 \times 0,3 = 9 \text{ pp}$
totaal 44 pp nodig



Bergingen met groen op het dek

Opgetilde tuin tbv privacy
en betere overgang tussen tuin en dek



Profiel B

Fase 2A		Parkeernorm 30 woningen	
Parkeernorm	45 pp	$30 \times 1,2 = 36 \text{ pp}$	
in plangebied	46 pp	$30 \times 0,3 = 9 \text{ pp}$	
		totaal	45 pp nodig









KELDERWINDKADE



Geleidelijke schaalsprong
Portiek app - Fase 2B

Geleidelijke schaalsprong
Dubbele woning - portiek app

Gelijkwaardige schaal

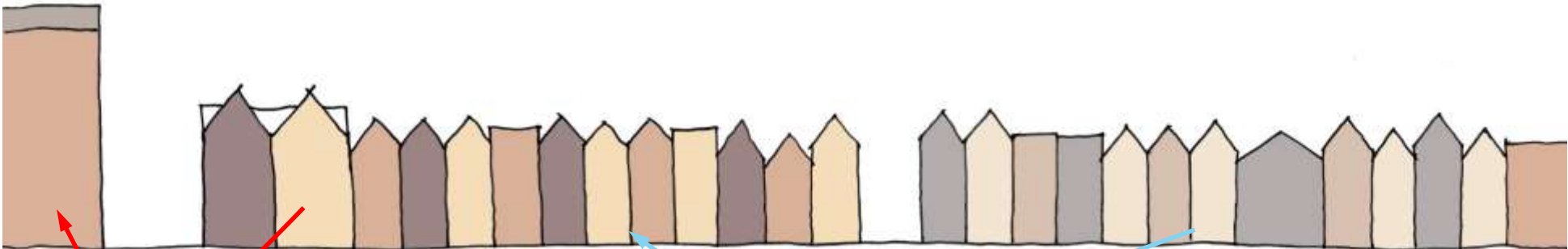
Nieuw plan



Te grote schaalsprong
Portiek app - Fase 2B

Gelijkwaardige schaal

Voorstel 2013



Geleidelijke schaalsprong
Portiek app - Fase 2B

Geleidelijke schaalsprong
Dubbele woning - portiek app

Gelijkwaardige schaal

Nieuwe plan

Fase 1





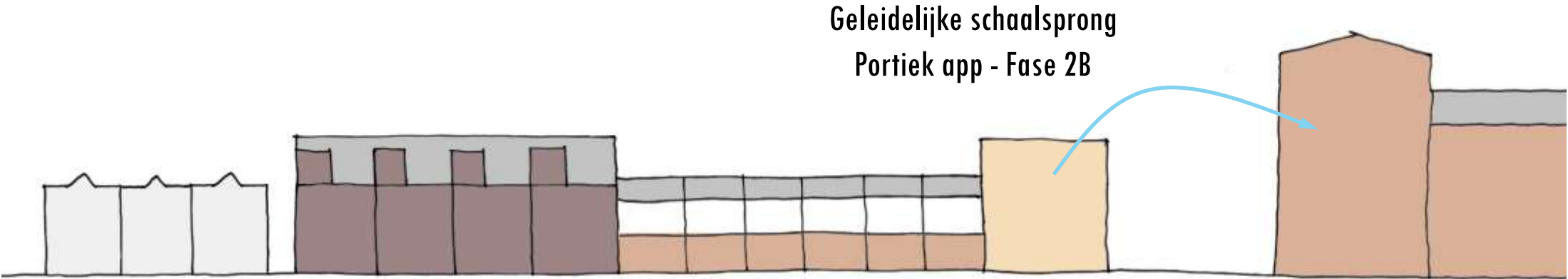
Huidig straatbeeld



Straatbeeld Fase 1

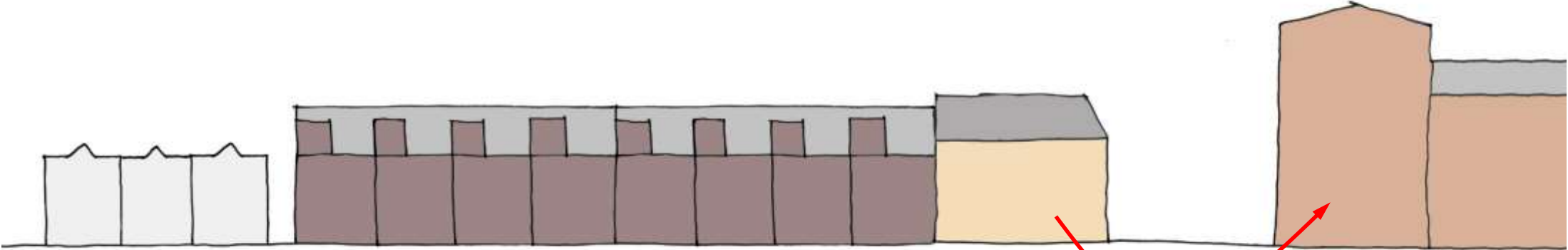


Erg grote schaalsprong
Portiek app - Fase 2B



Nieuw plan

Bestaande woningen



Voorstel 2013

Erg grote schaalsprong
Portiek app - Fase 2B

4

Woningen

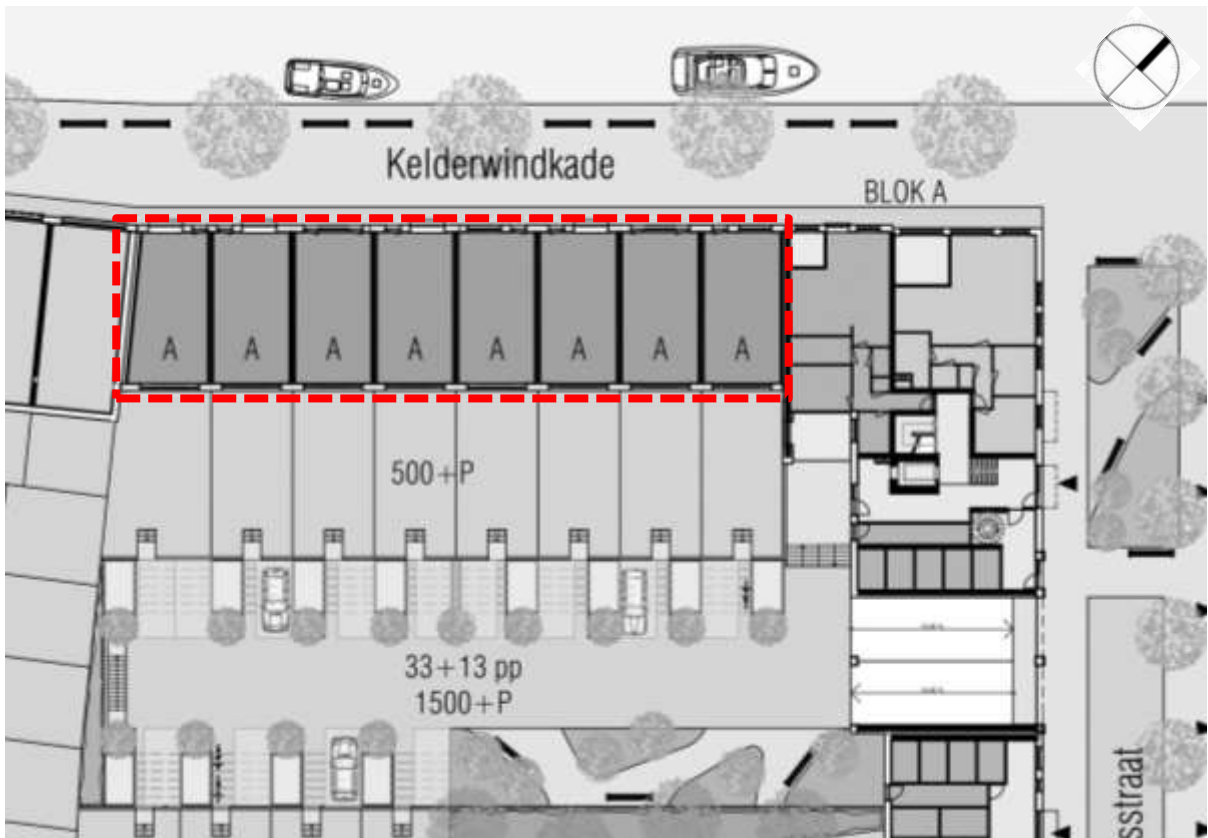
PLATTEGRONDEN



Varianten
begane grond

Varianten
tussenverdieping

Varianten
topverdieping

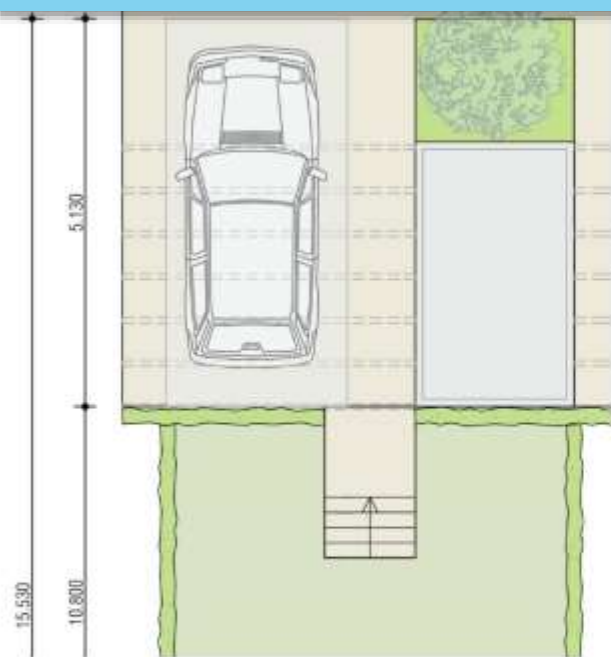


8 kadewoningen

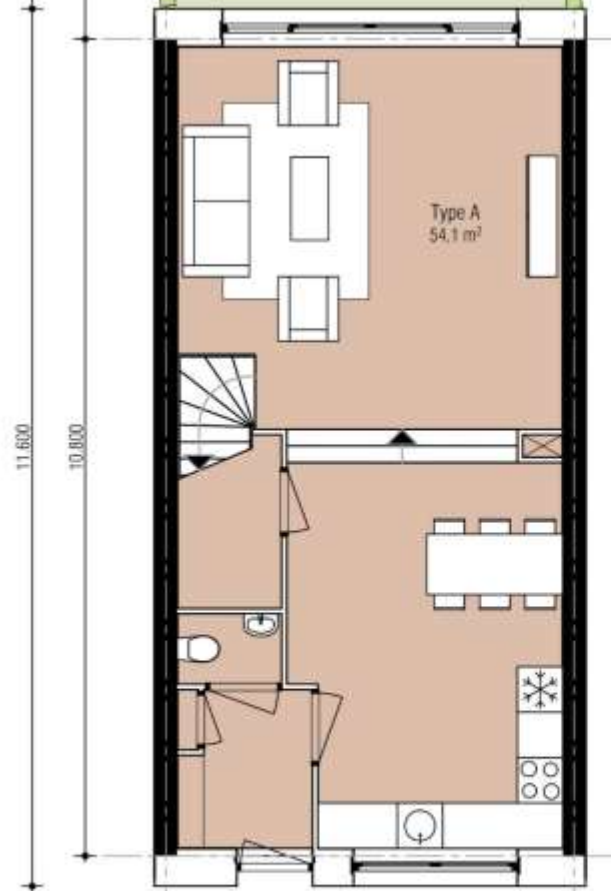
Type A
168 - 243 m2 GO

- Combineren tussen de woonvarianten zorgt voor een persoonlijke woonsfeer en gevarieerd beeld.
- Combinaties met vide, verschillende dakvorm en wonen of werken aan de straat zijn mogelijk.
-

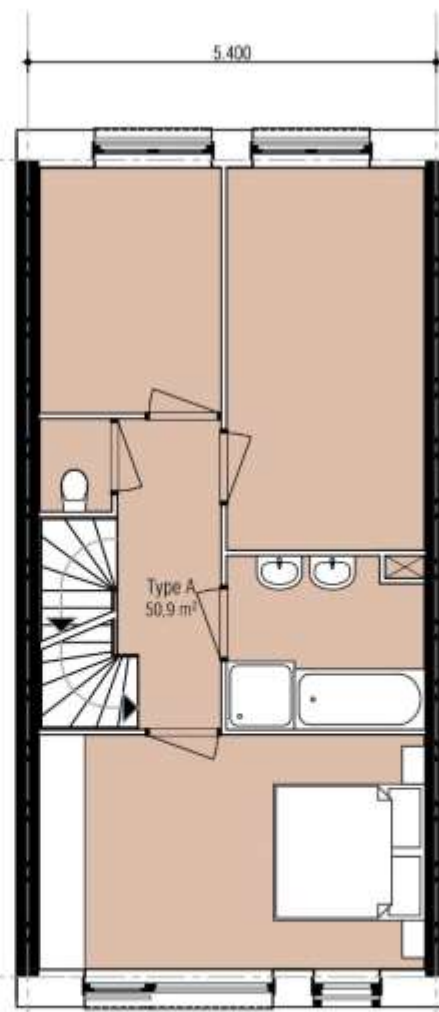
COMBINATIES



Type A1
Combinatie 1
183 m² GO



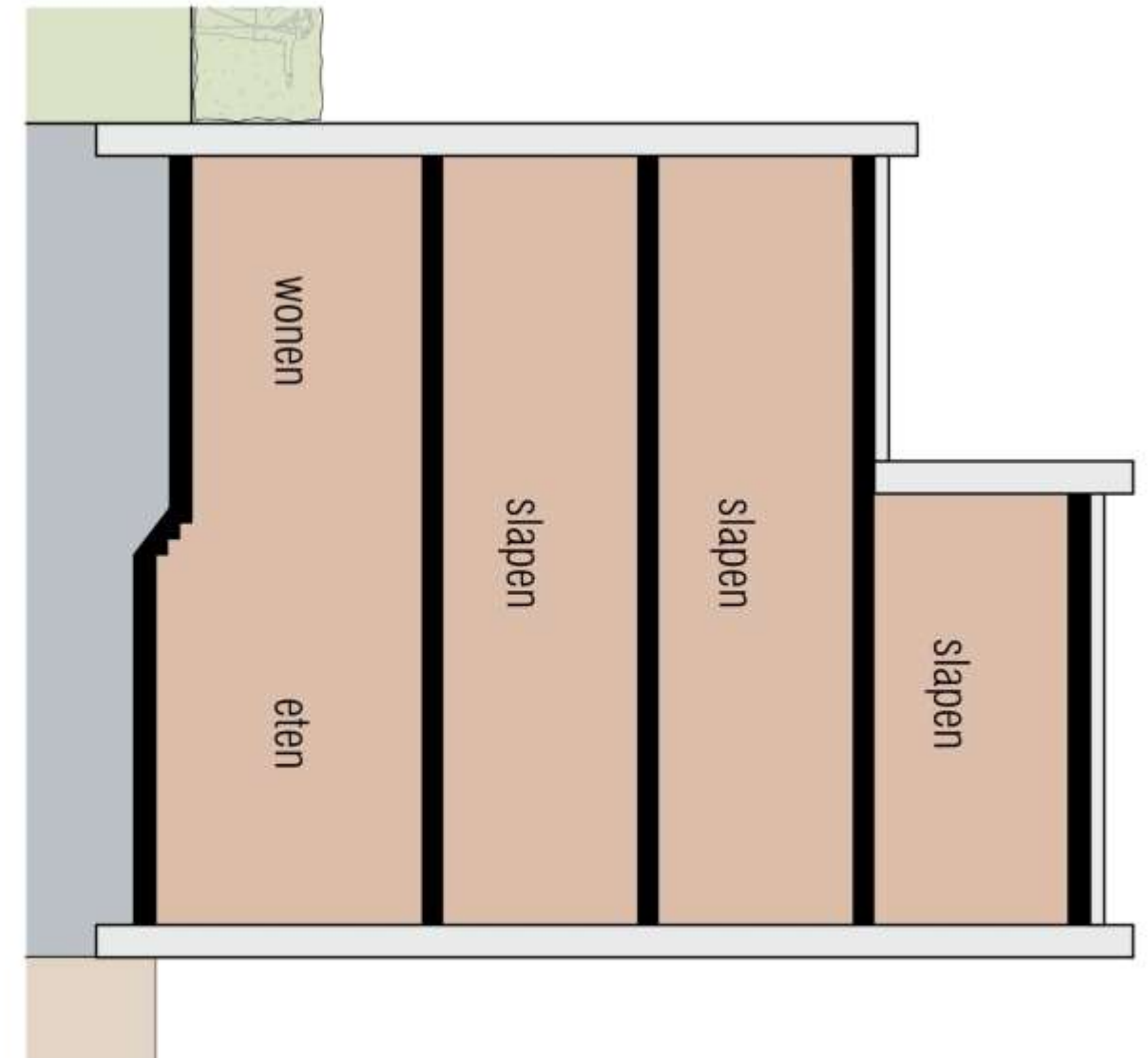
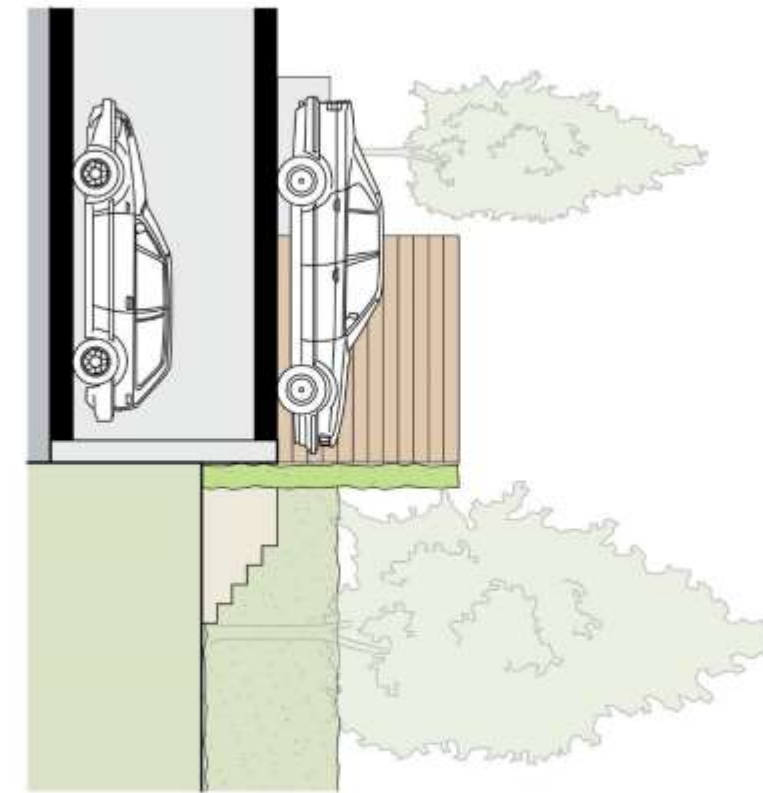
▲
Begane grond



2e-3e Verdieping



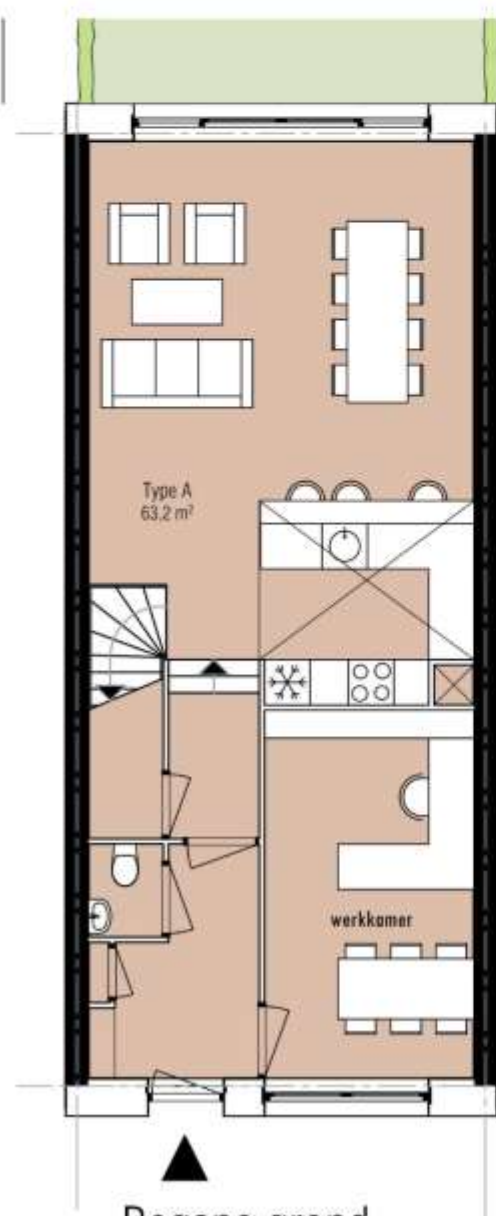
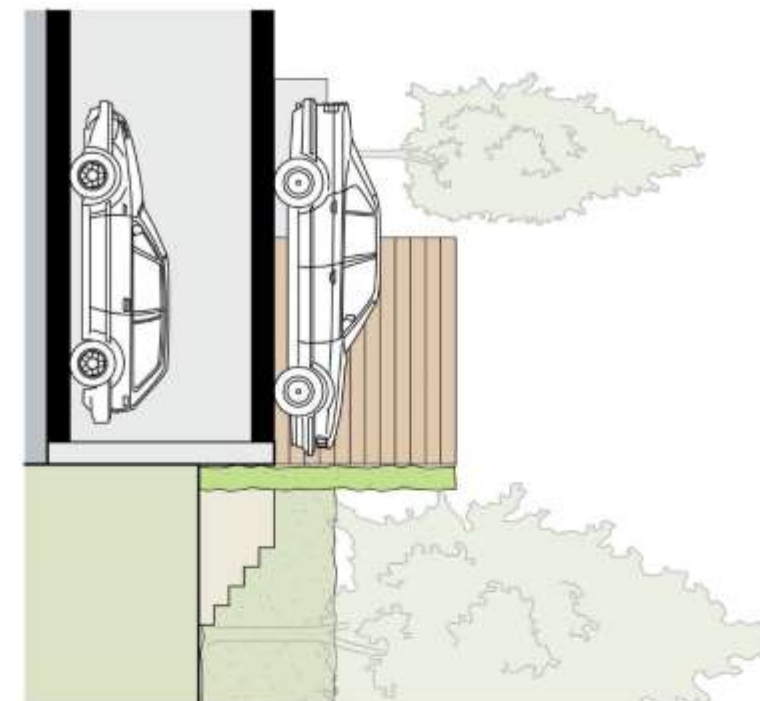
4e Verdieping



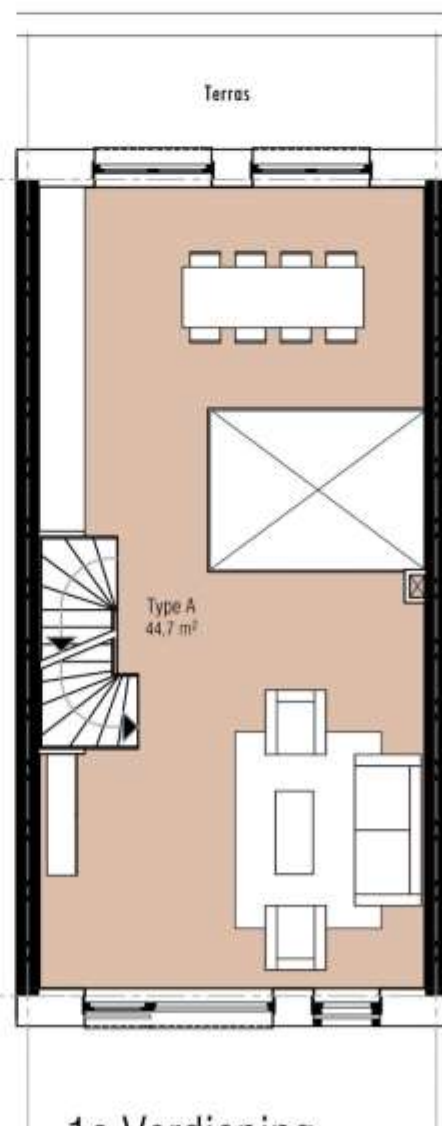
COMBINATIES



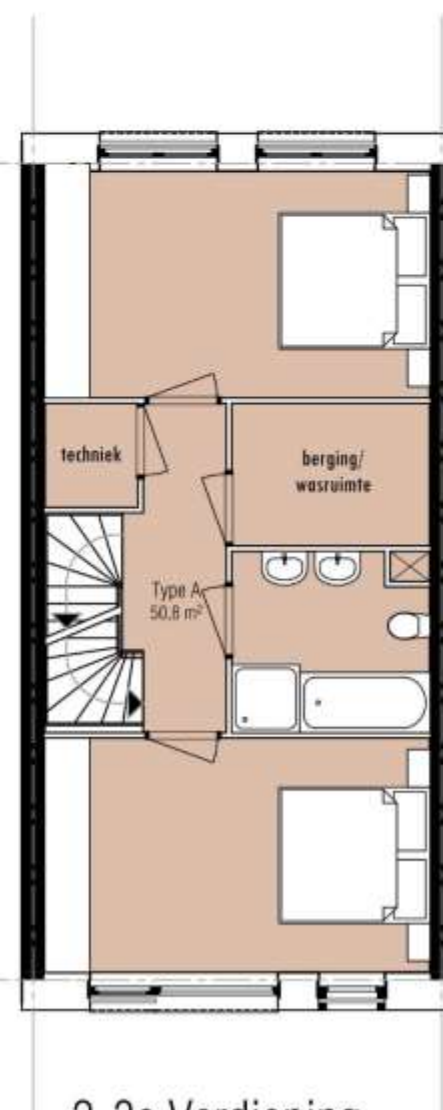
Type A2
Combinatie 2
210 m2 GO



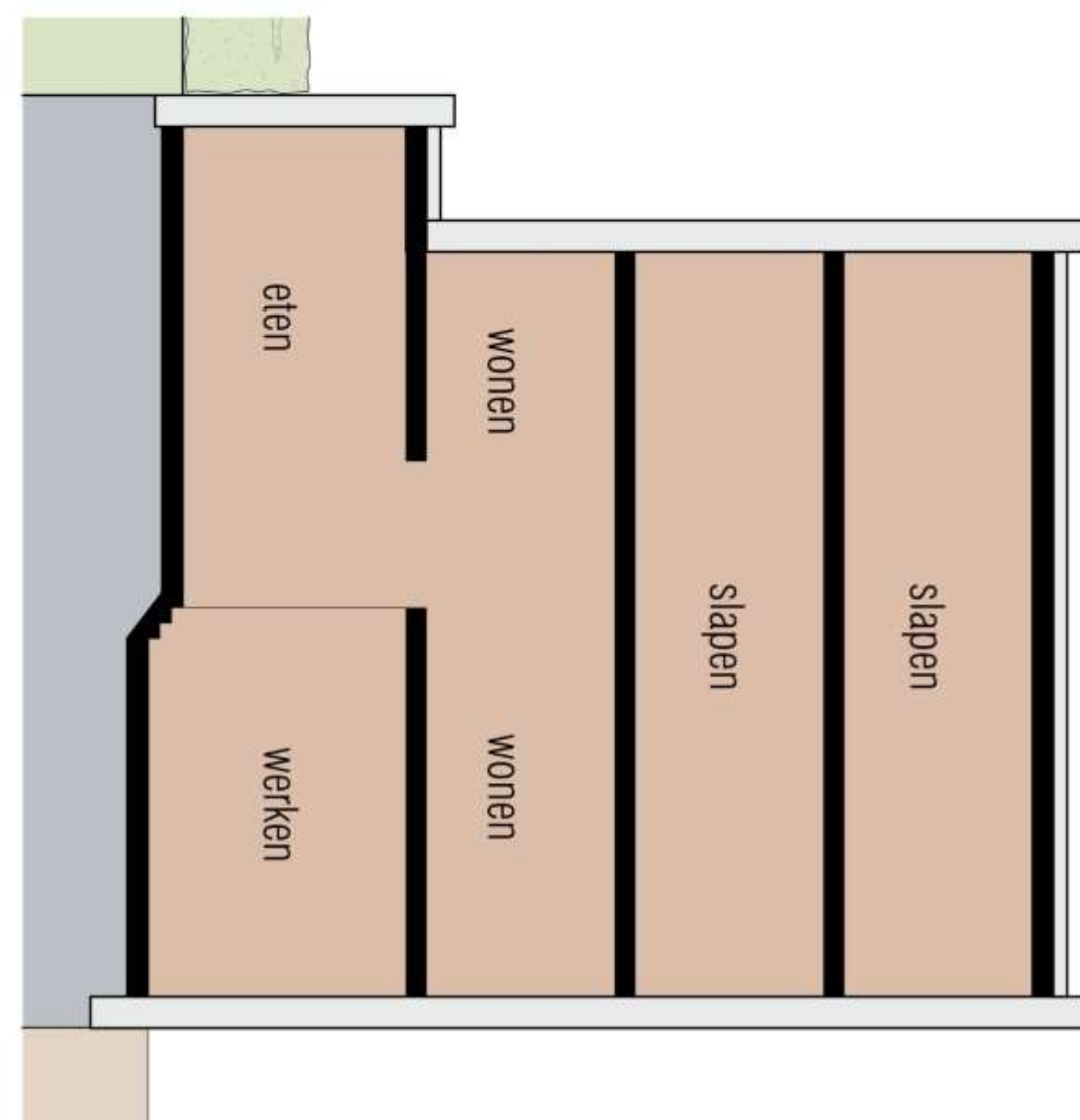
Begane grond



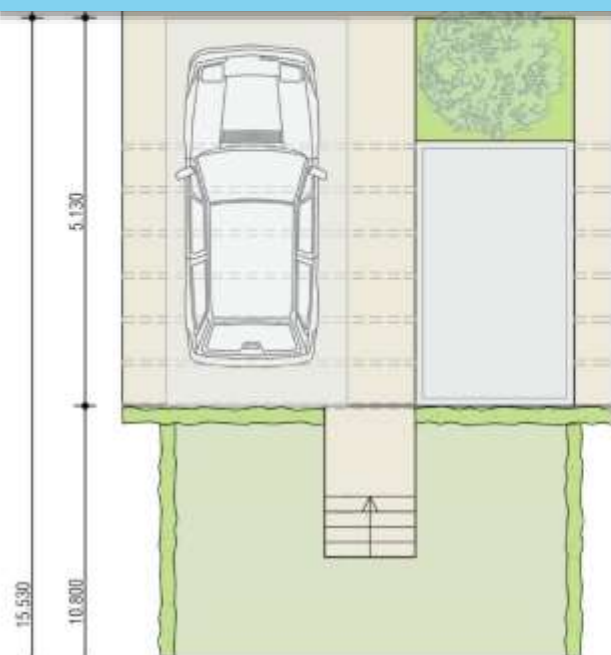
1e Verdieping



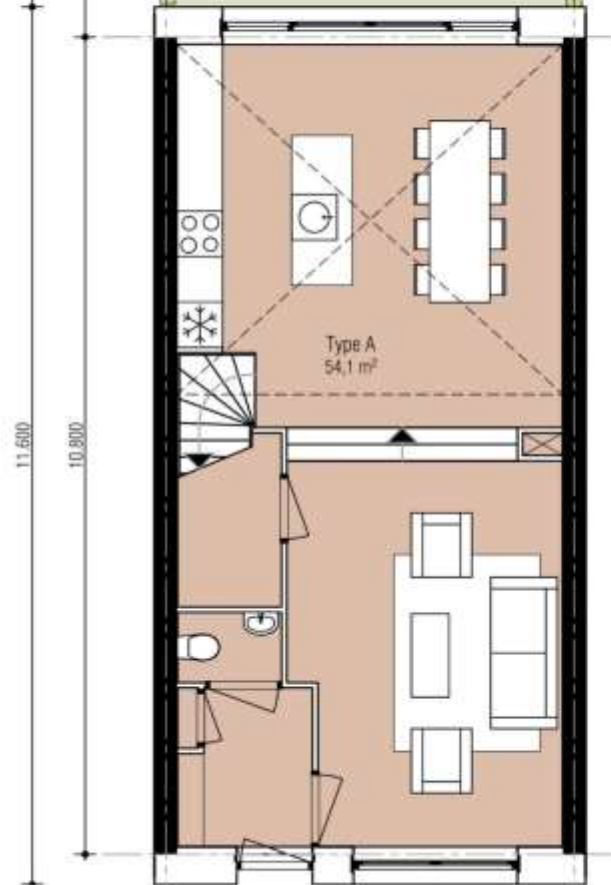
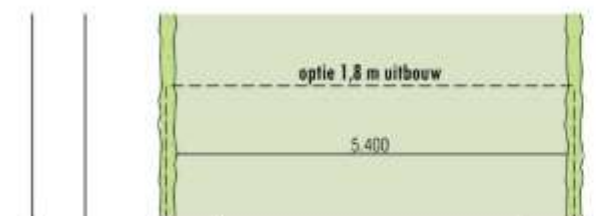
2-3e Verdieping



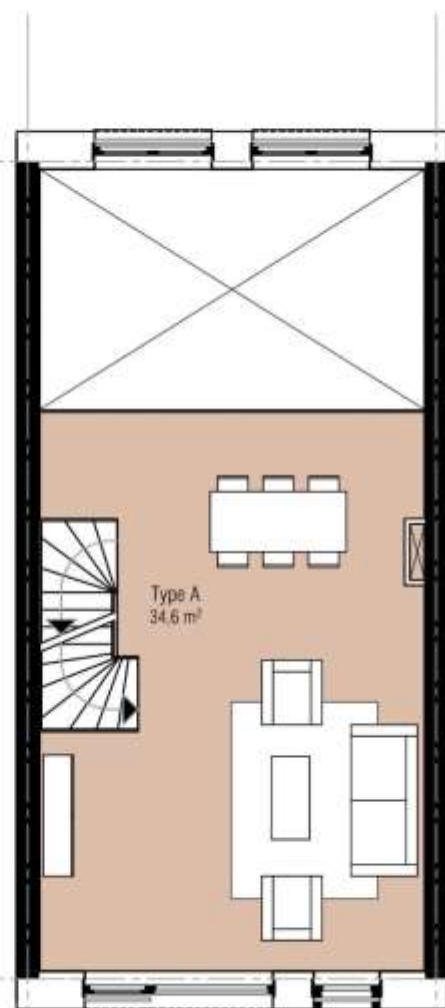
COMBINATIES



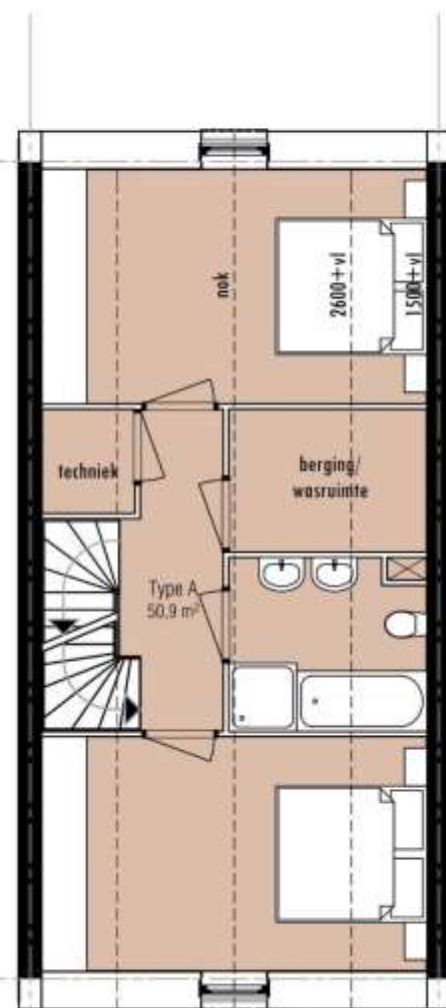
Type A3
Combinatie 3
190 m² GO



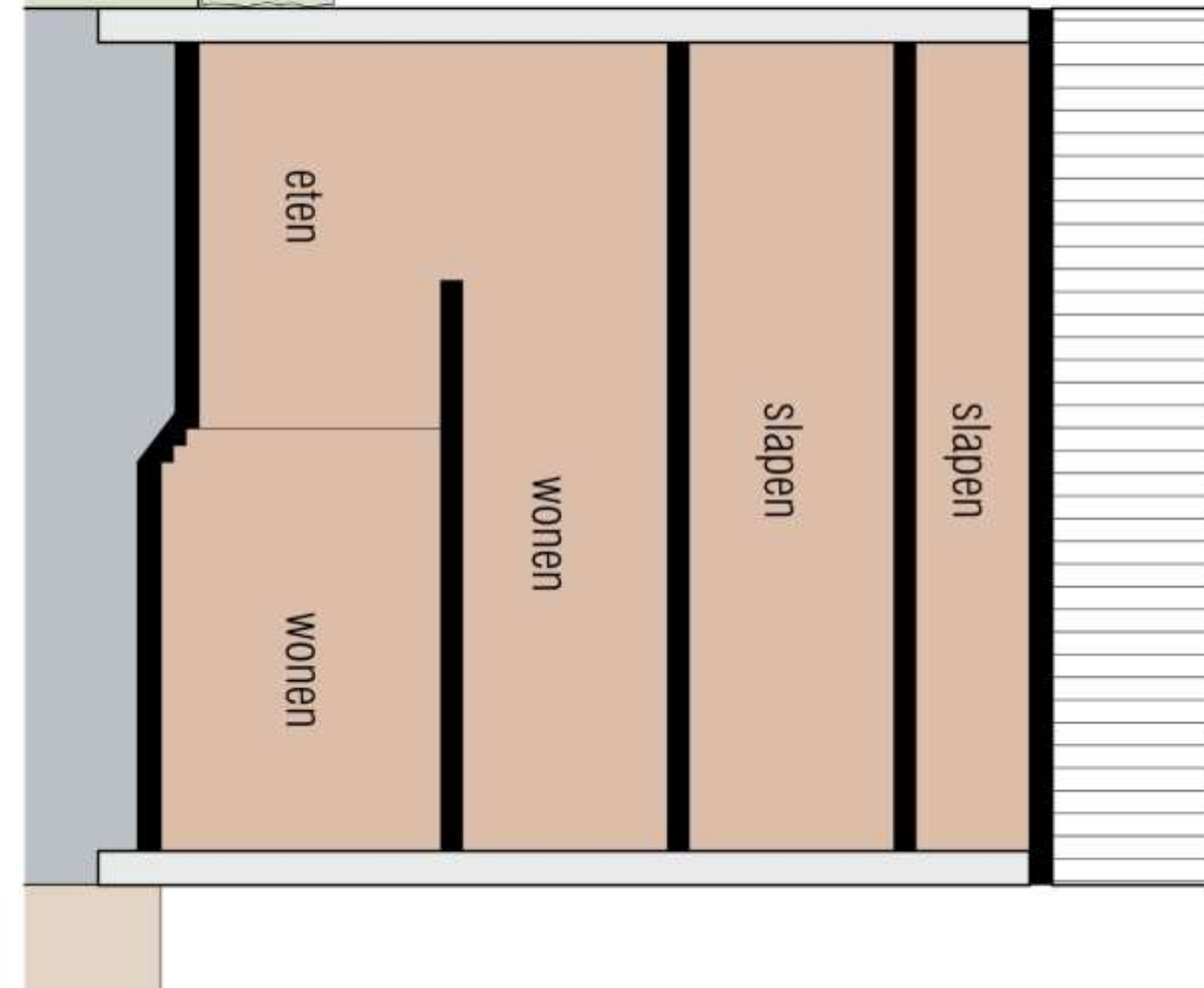
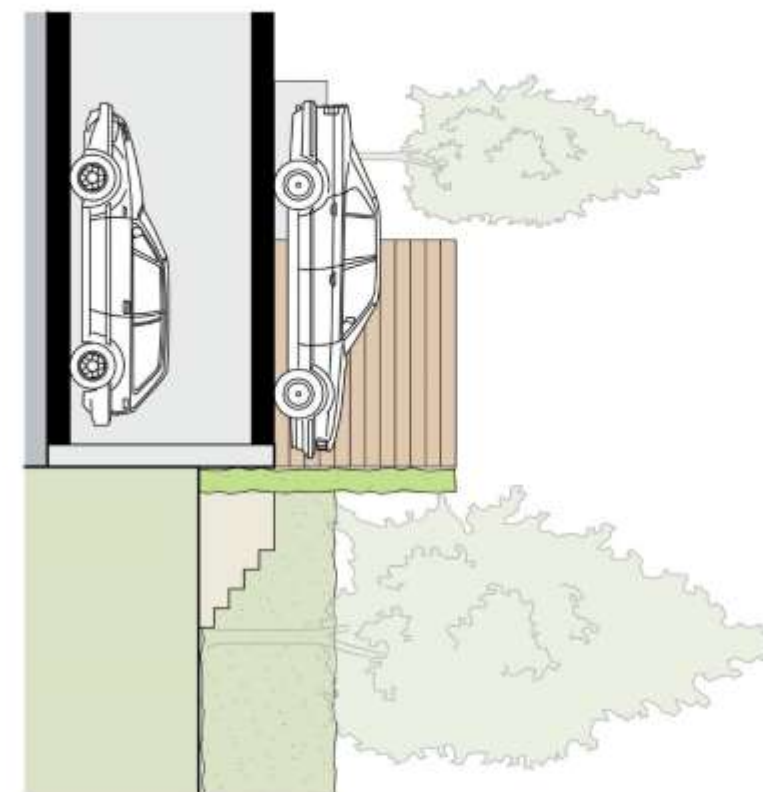
Begane grond



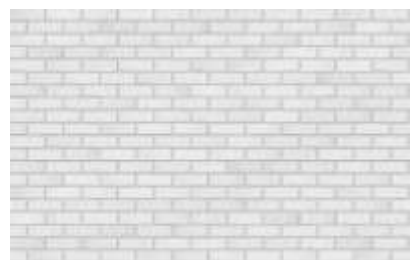
1e Verdieping



2-3e Verdieping



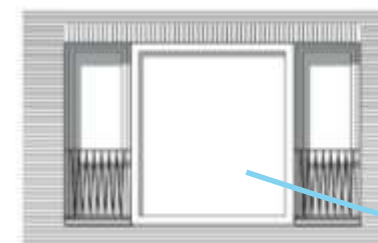
TOOLBOX GEVELS



4 typen baksteen



Dak opties



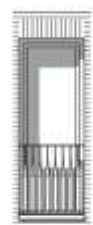
Uitragend balkon of erker?

Verdieping opties

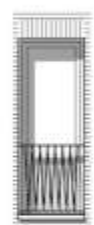


Beganegrond opties

TOOLBOX GEVELS



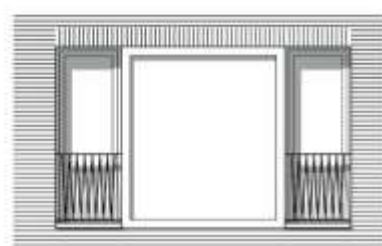
balustrade A -
getordeerde balusters



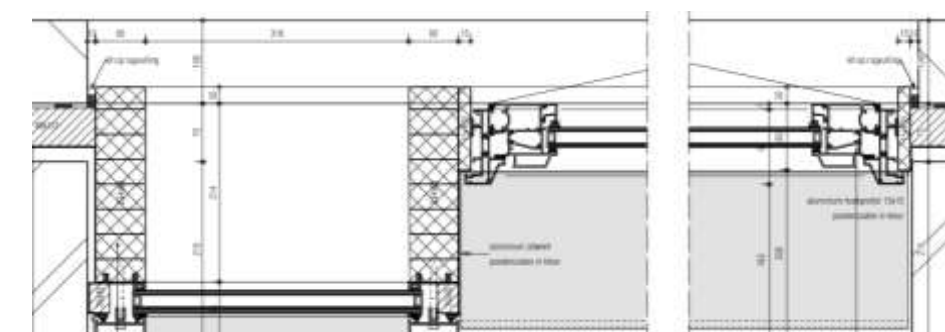
balustrade B -
stalen draden



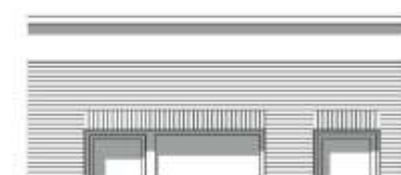
balustrade C -
glas



Kaders



Zit elementen



Dakranden en rollagen



GEVELVARIANTEN















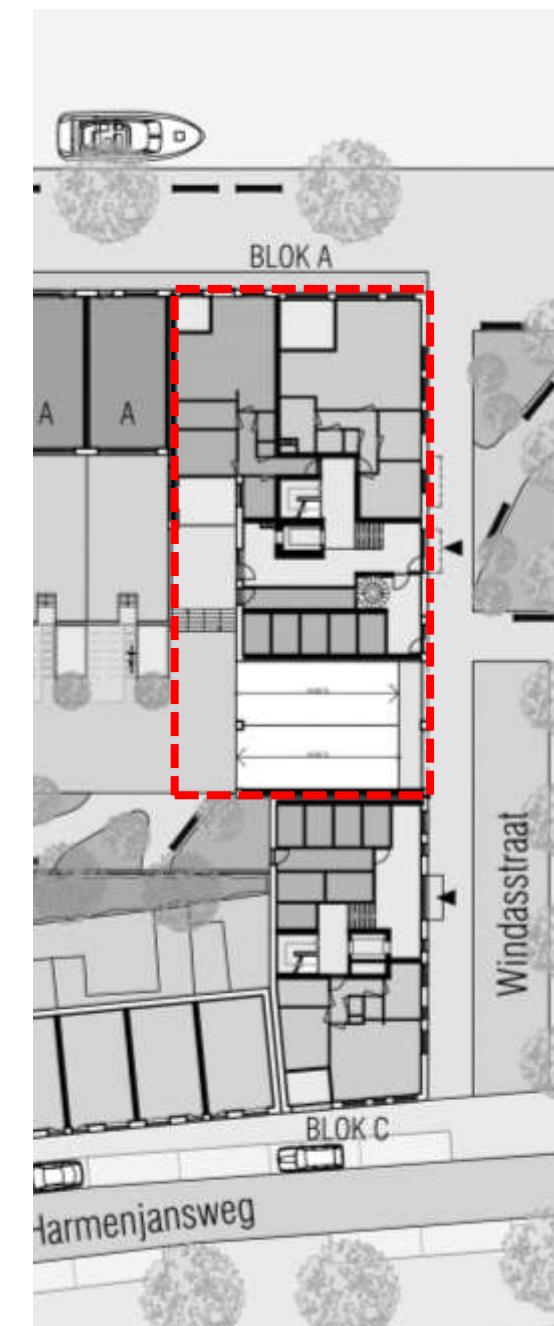
Begane grond
Fase 2A - 12 Appartementen



1e-3e Verdieping

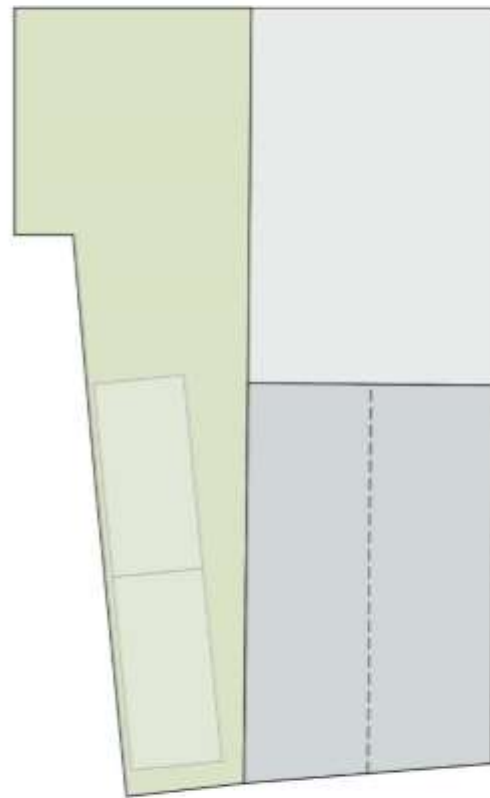


4e Verdieping



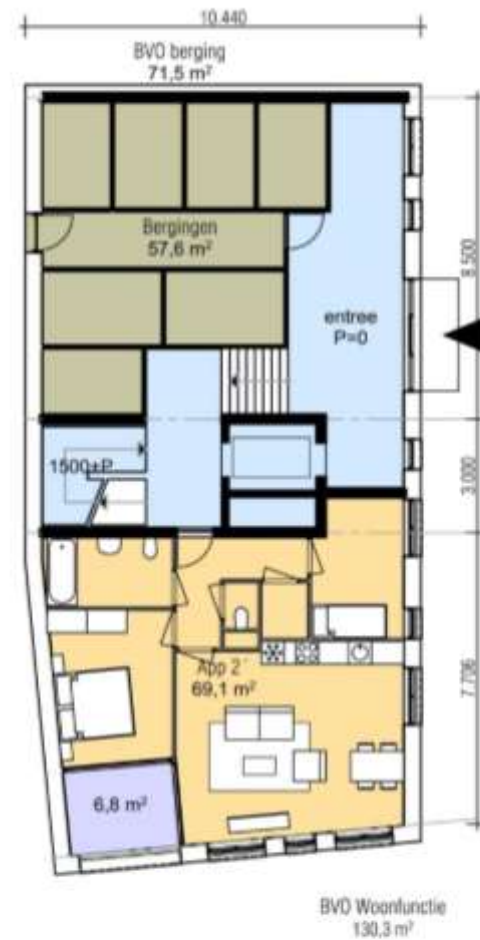
12 luxe appartementen





Bestaande woning

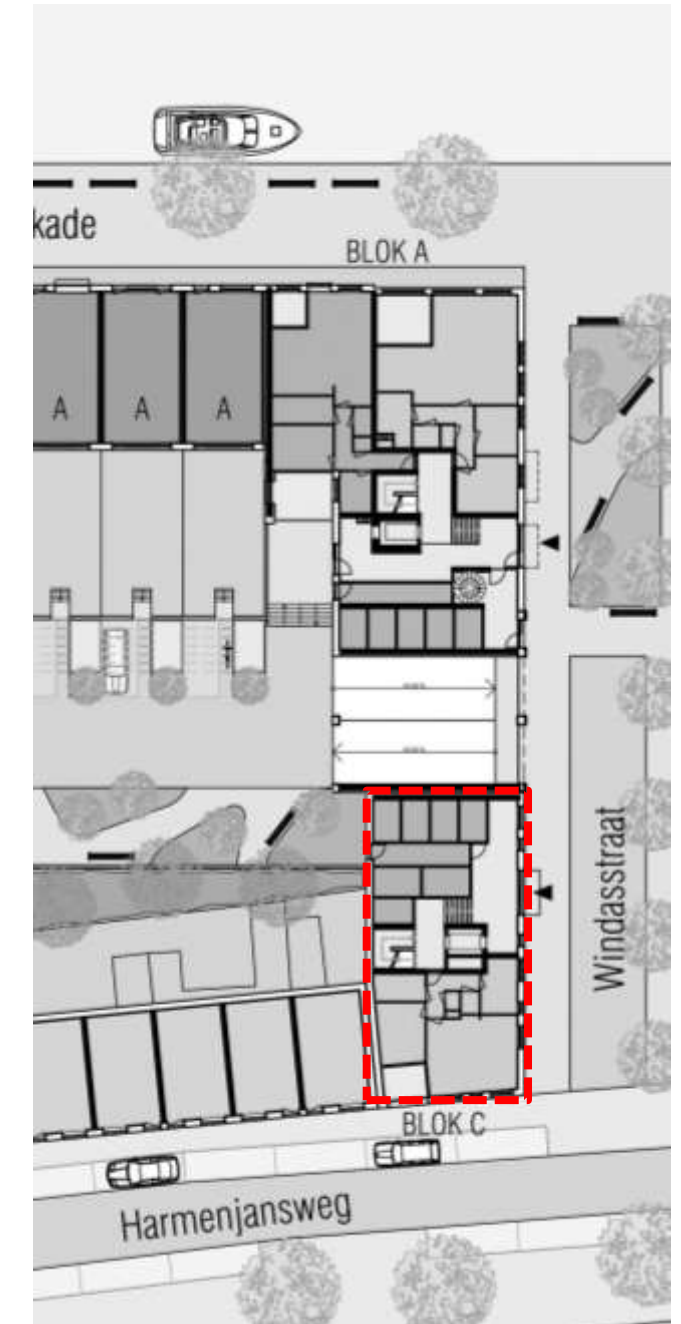
Fase 2A2
5 appartementen



Begane grond

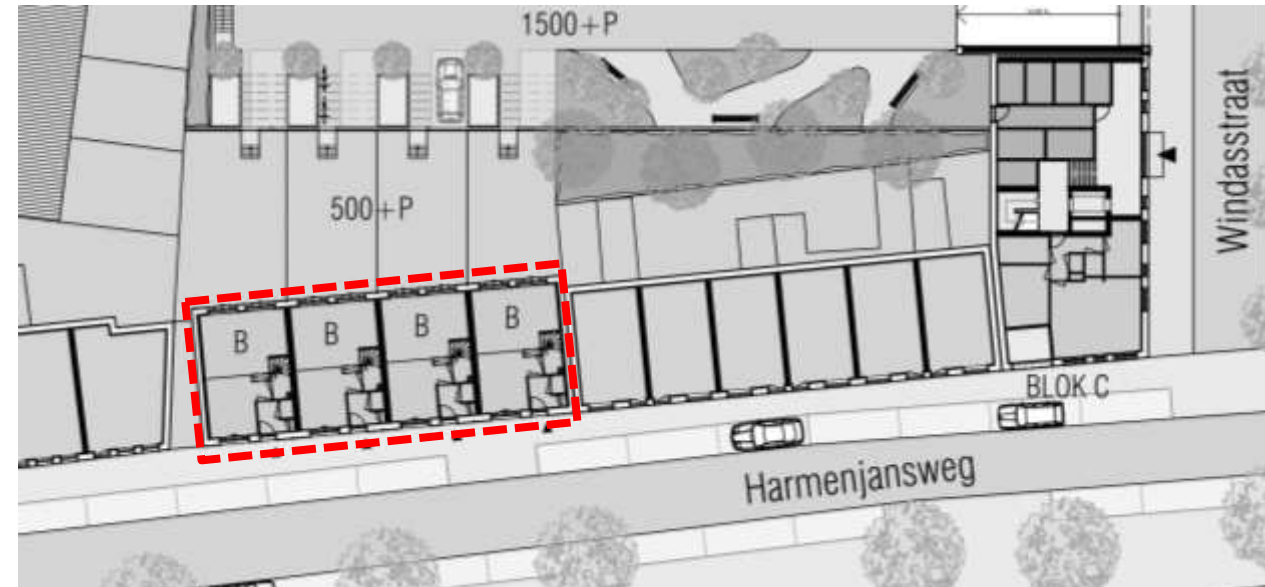


1-2e Verdieping

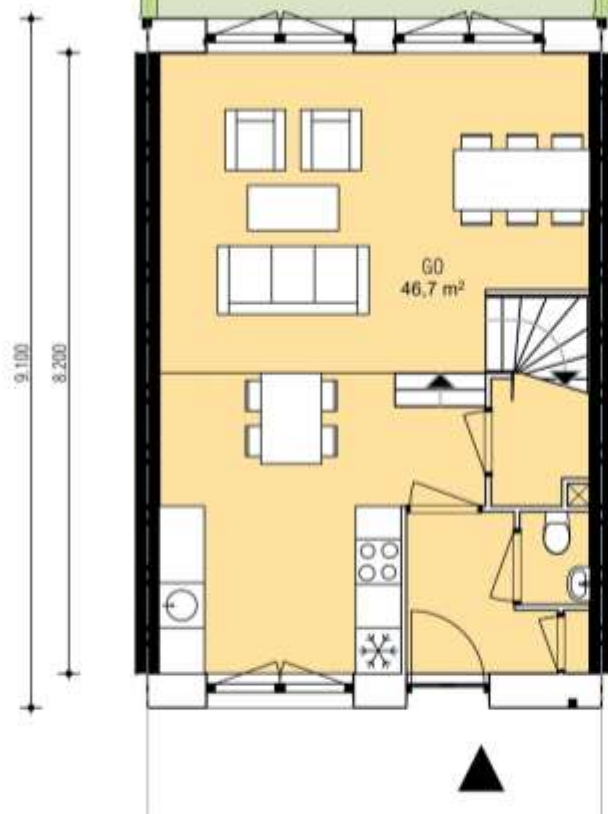


5 starters appartementen

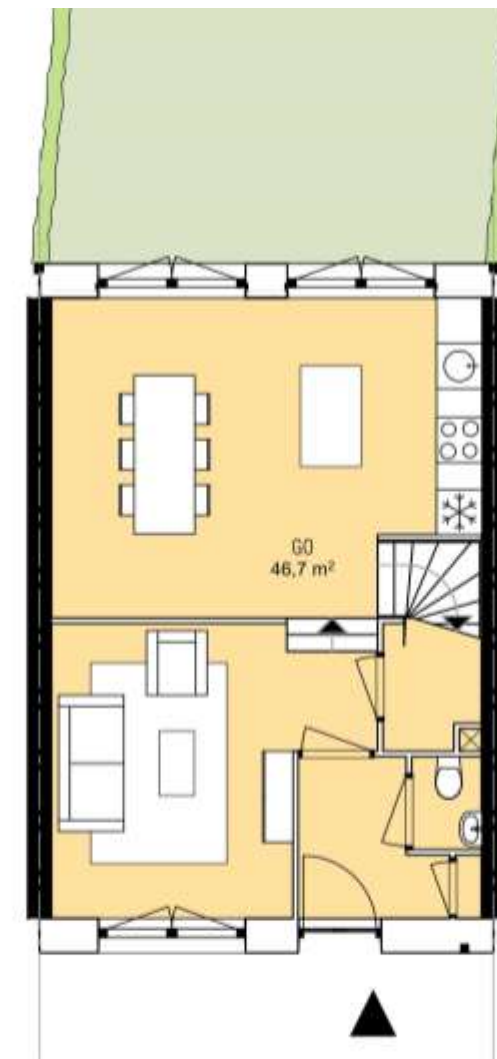
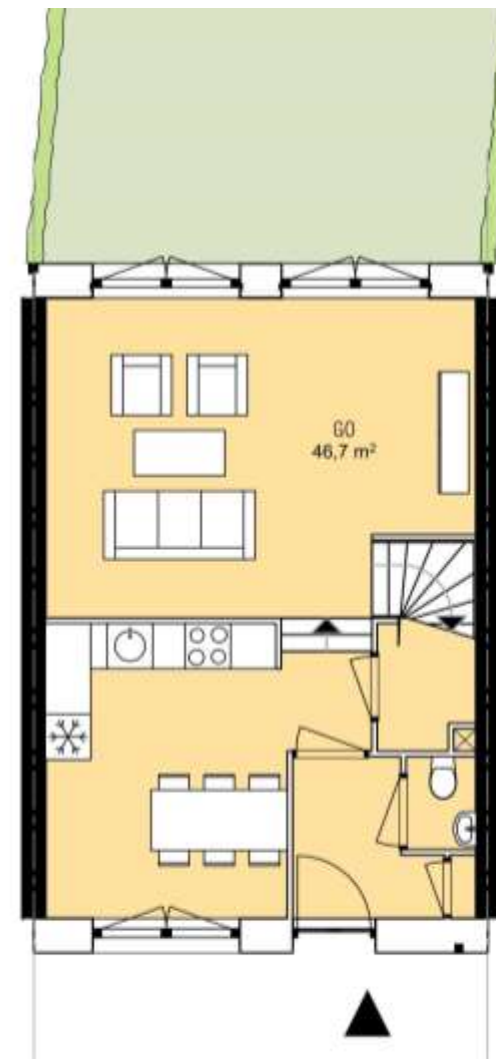
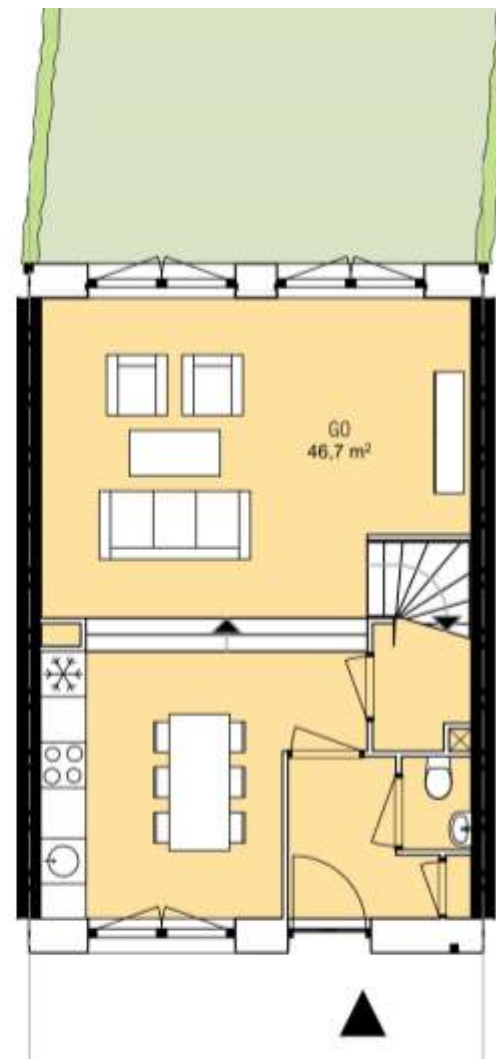




4 kapwoningen



Type B
Opties Begane grond



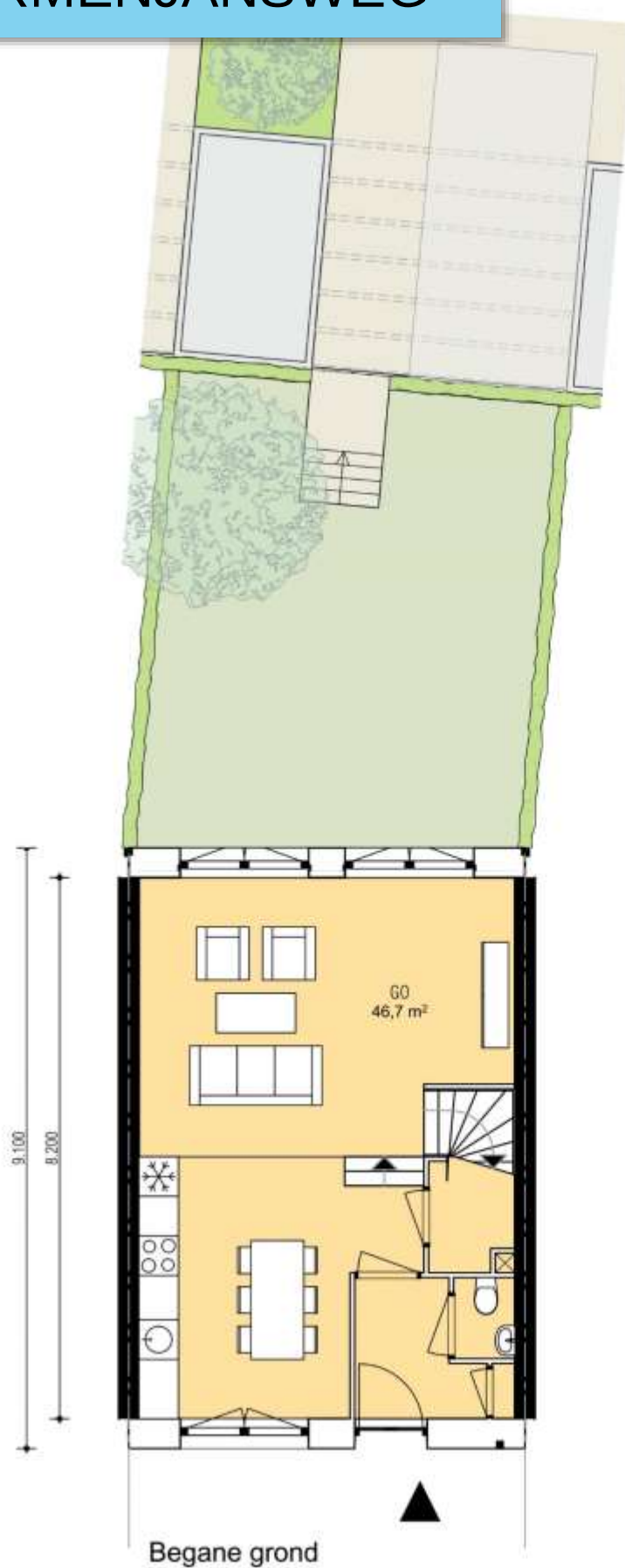
Verschillende begane grond opties zorgen dat eten, koken of wonen aan de straat mogelijk is.



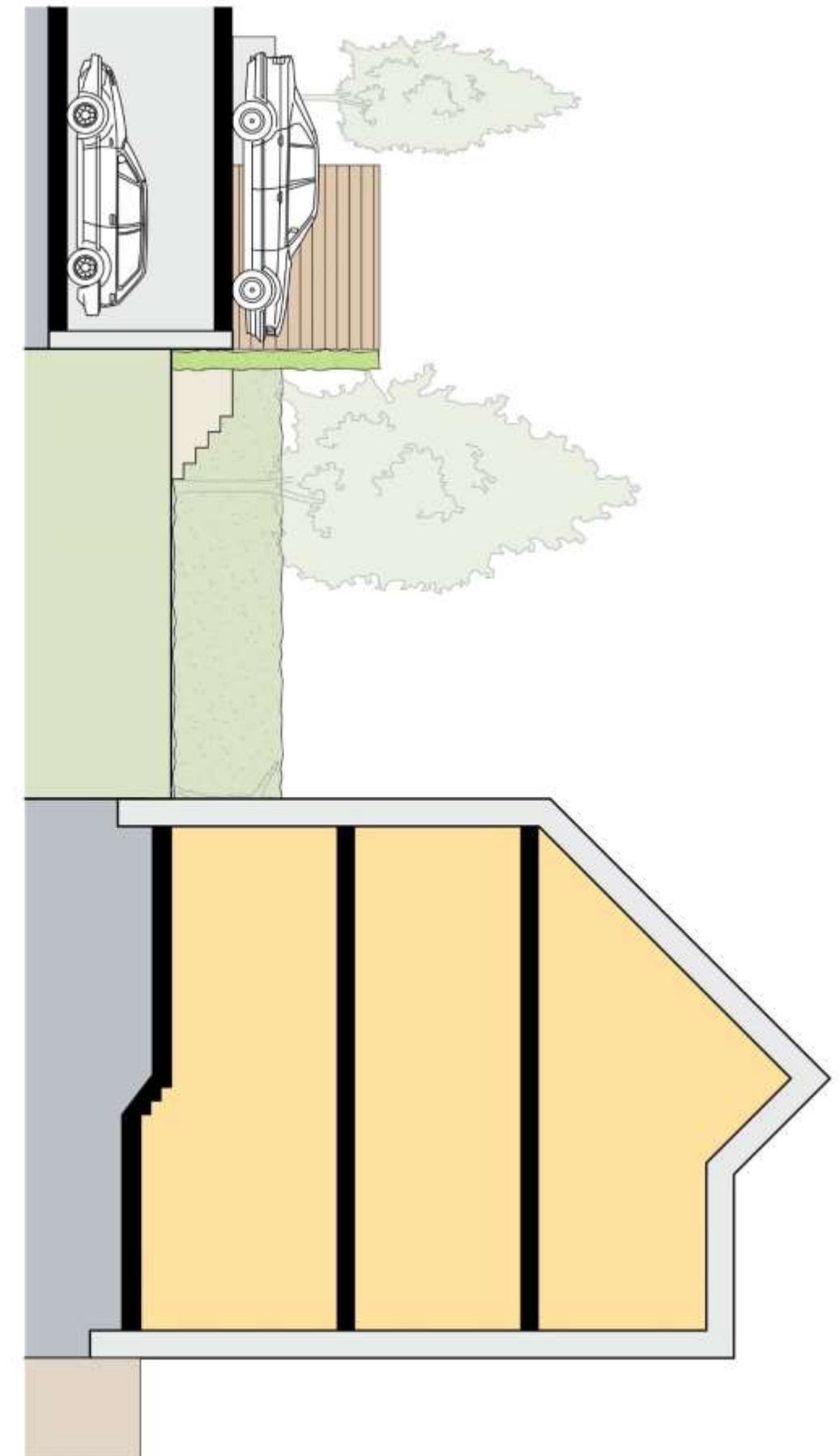
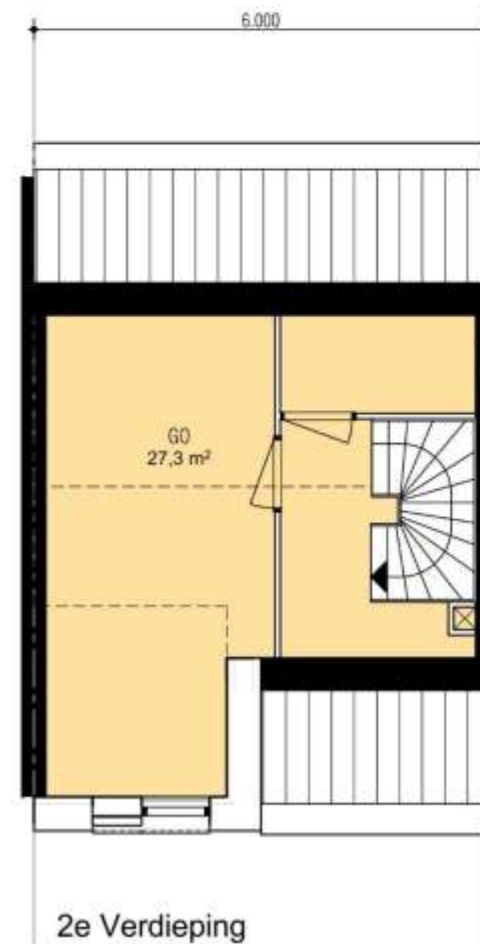
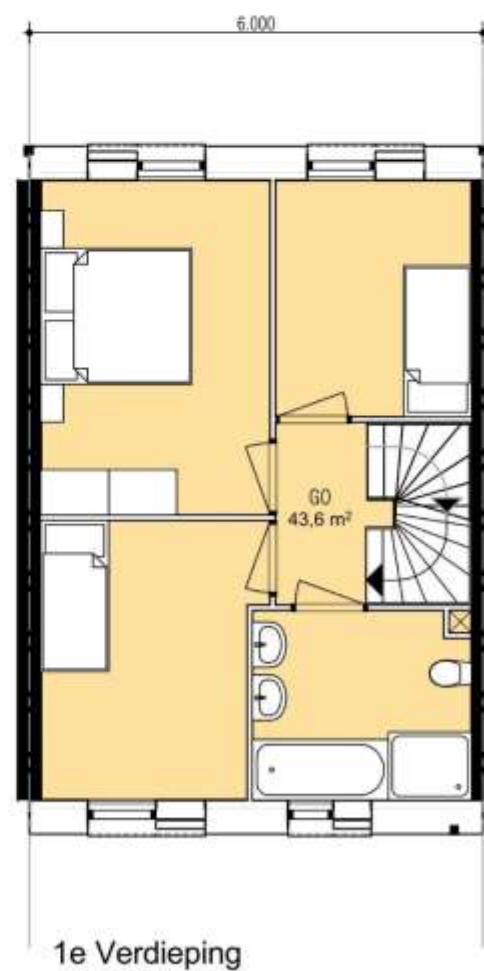
HARMENJANSWEG



LEVS



Type B
117.5 m2 GO





HARMENJANSWEG



LEVS

OVERZICHT M2

FASE 2A blok A

Appartementen	GO*	BVO**
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Kelder parkeren		900
Kelder bergingen		54
BG bergingen		61

BG	type	1'	82	289
	type	2'	100	

1e	type	1	135	455
	type	2	123	
	type	3	91	

2e	type	1	135	455
	type	2	123	
	type	3	91	

4e	type	1	135	455
	type	2	123	
	type	3	91	

5e	type	penthouse	192	273
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Totaal woningen	12	1421	1927	m2
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- * GO woning exclusief buitenruimte
- ** BVO woning excl. Buitenruimte, parkeren, bergingen

FASE 2A blok C

Appartementen	GO*	BVO**
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BG bergingen		71
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BG	type	2'	69	130
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1e	type	1	70	193
	type	2	73	

2e	type	1	70	193
	type	2	73	

Totaal woninge	5	355	516	m2
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FASE 2A woningen

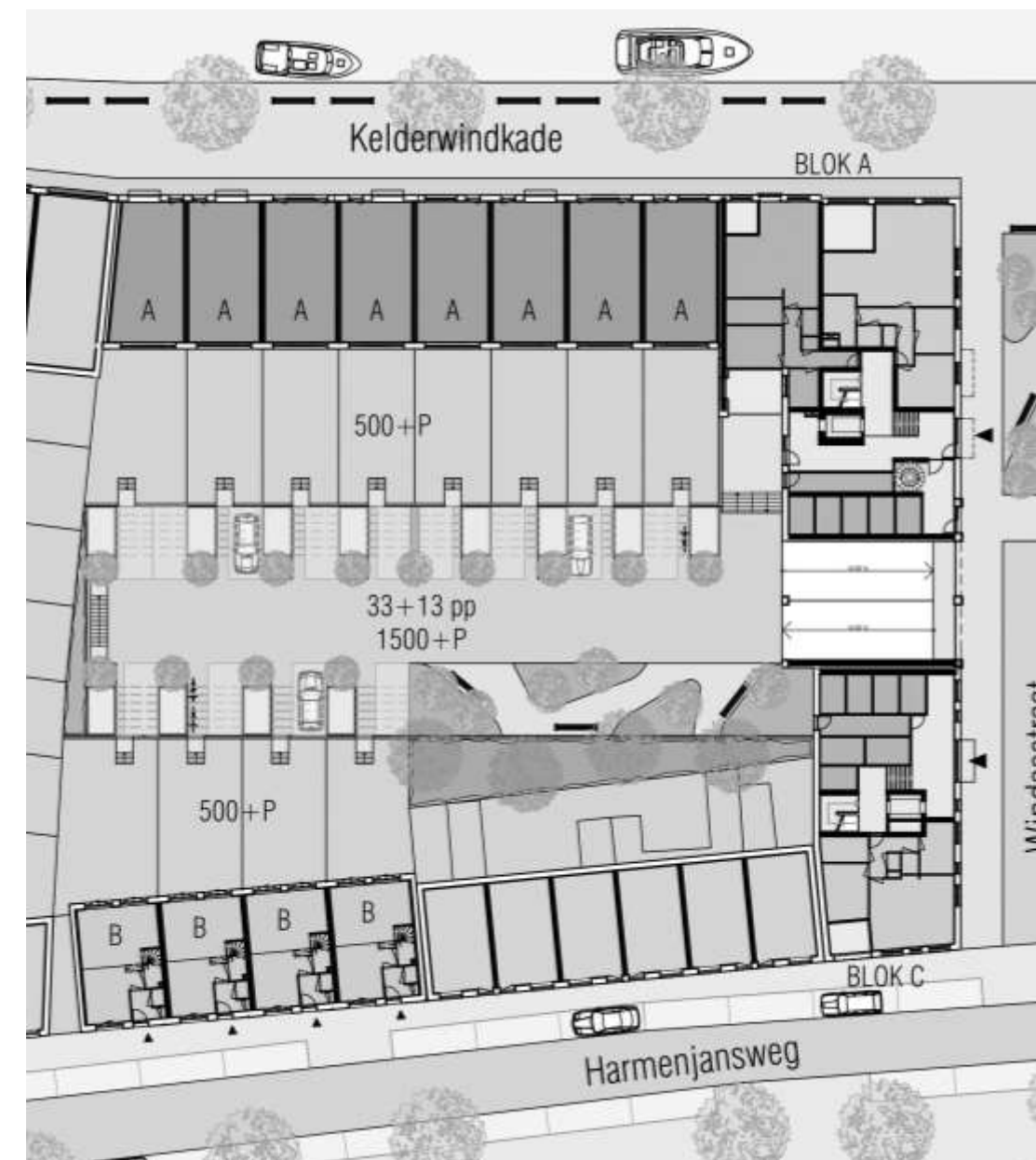
woning	GO*
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type	A	200
type	A	200
type	A	200
type	A	200
type	A	200
type	A	200
type	A	200
type	A	200
type	B	117,5
type	B	117,5
type	B	117,5
type	B	117,5

totaal	12	2070	m2
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Woningtype A gemiddeld 200m2 GO

FASE 2A	3846	m2 GO
FASE 2A	29	woningen





LCMC

