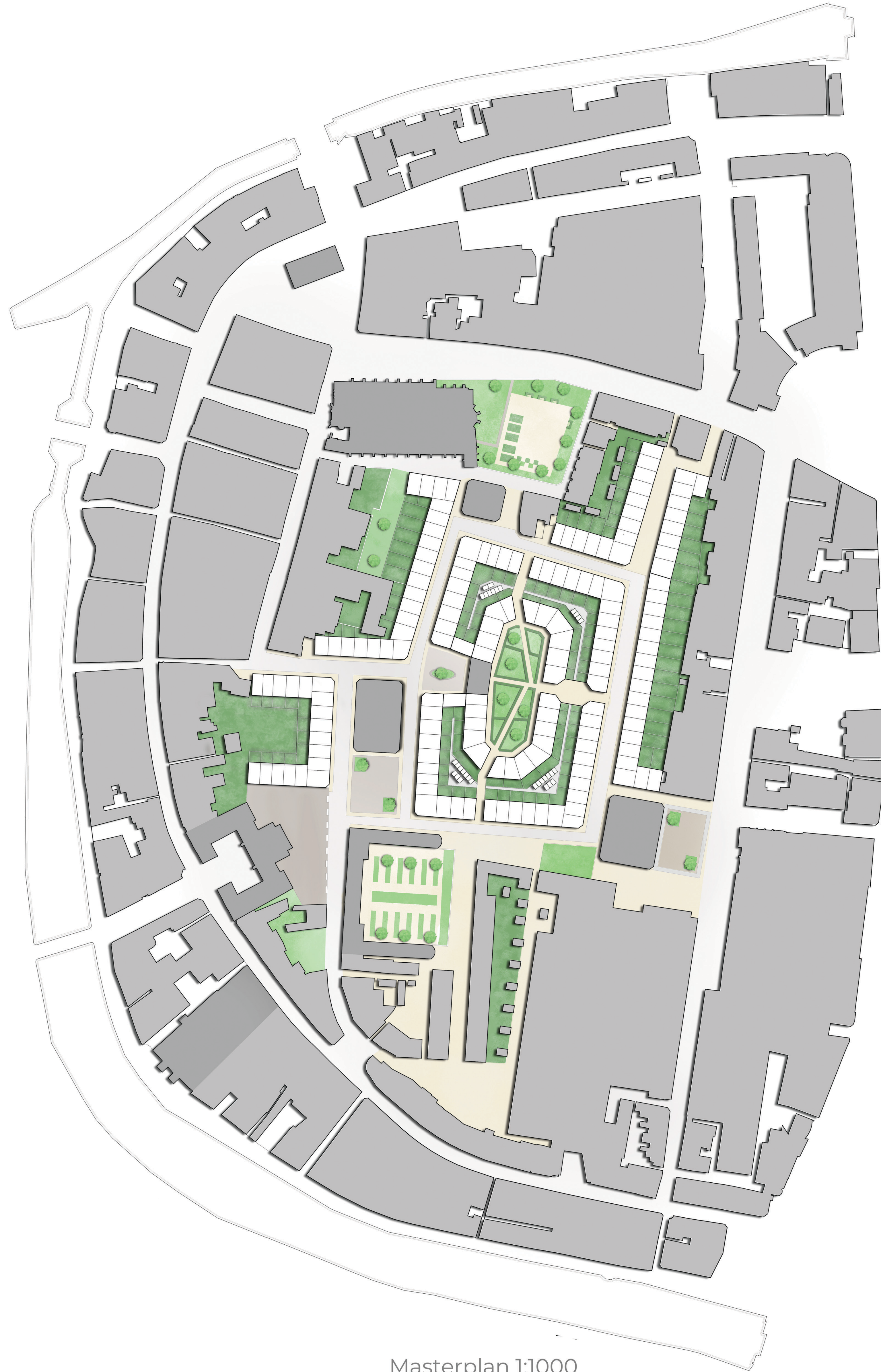


De stad in de stad: Schiedam



Masterplan 1:1000



Plan doorsnede 1:200



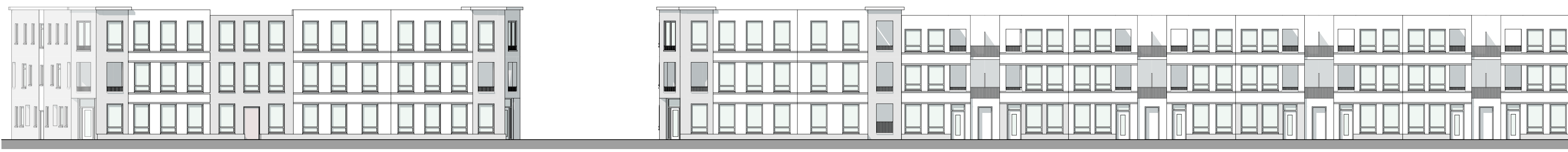
Impressie straat



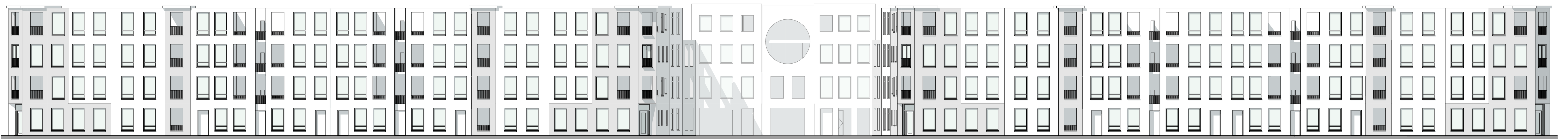
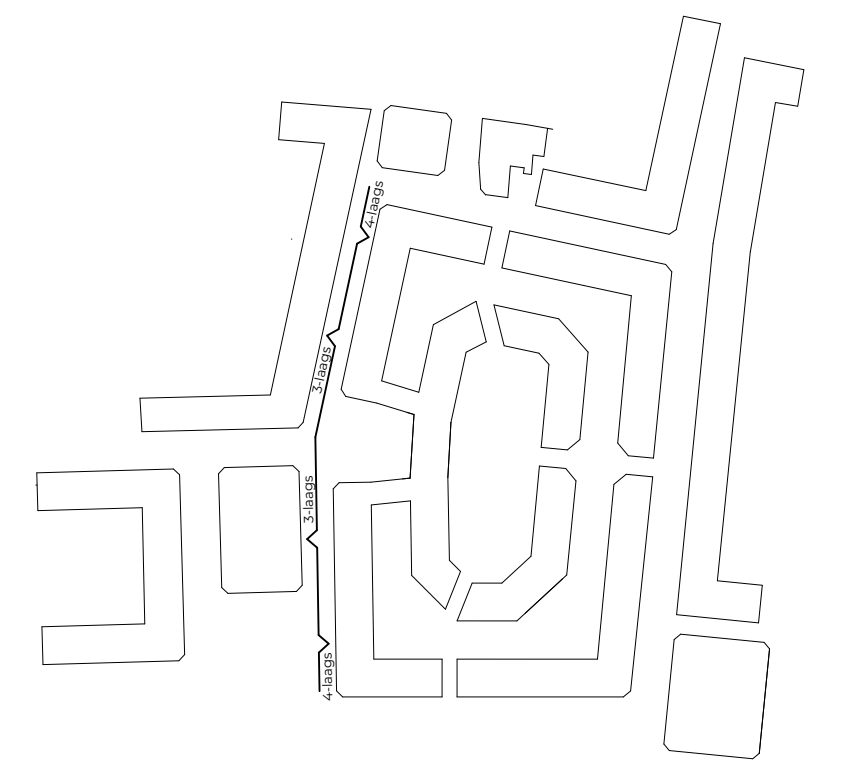
Impressie plein



Plangebied 1:200



Gevelaanzicht 3-laags



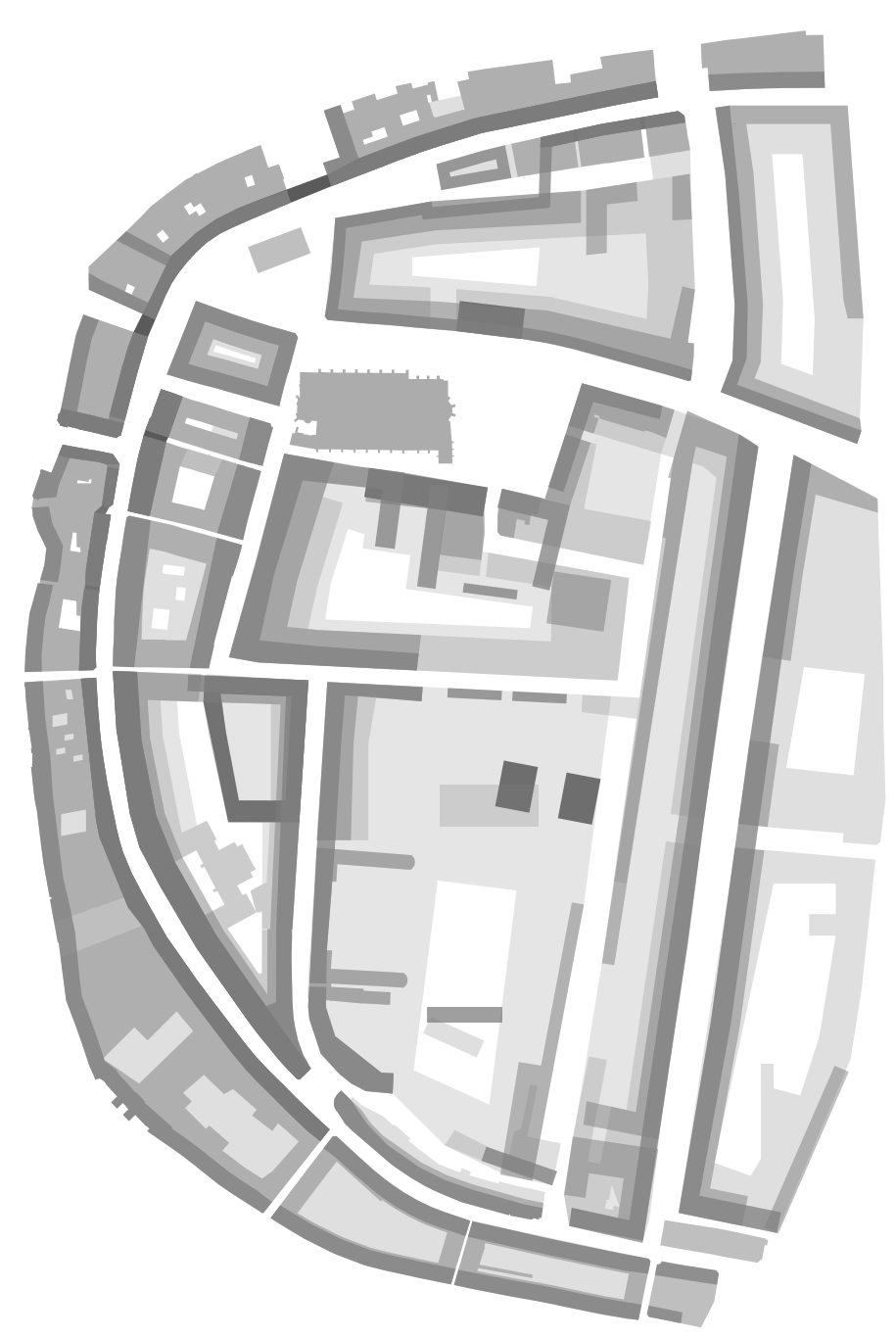
Gevelaanzicht 4-laags



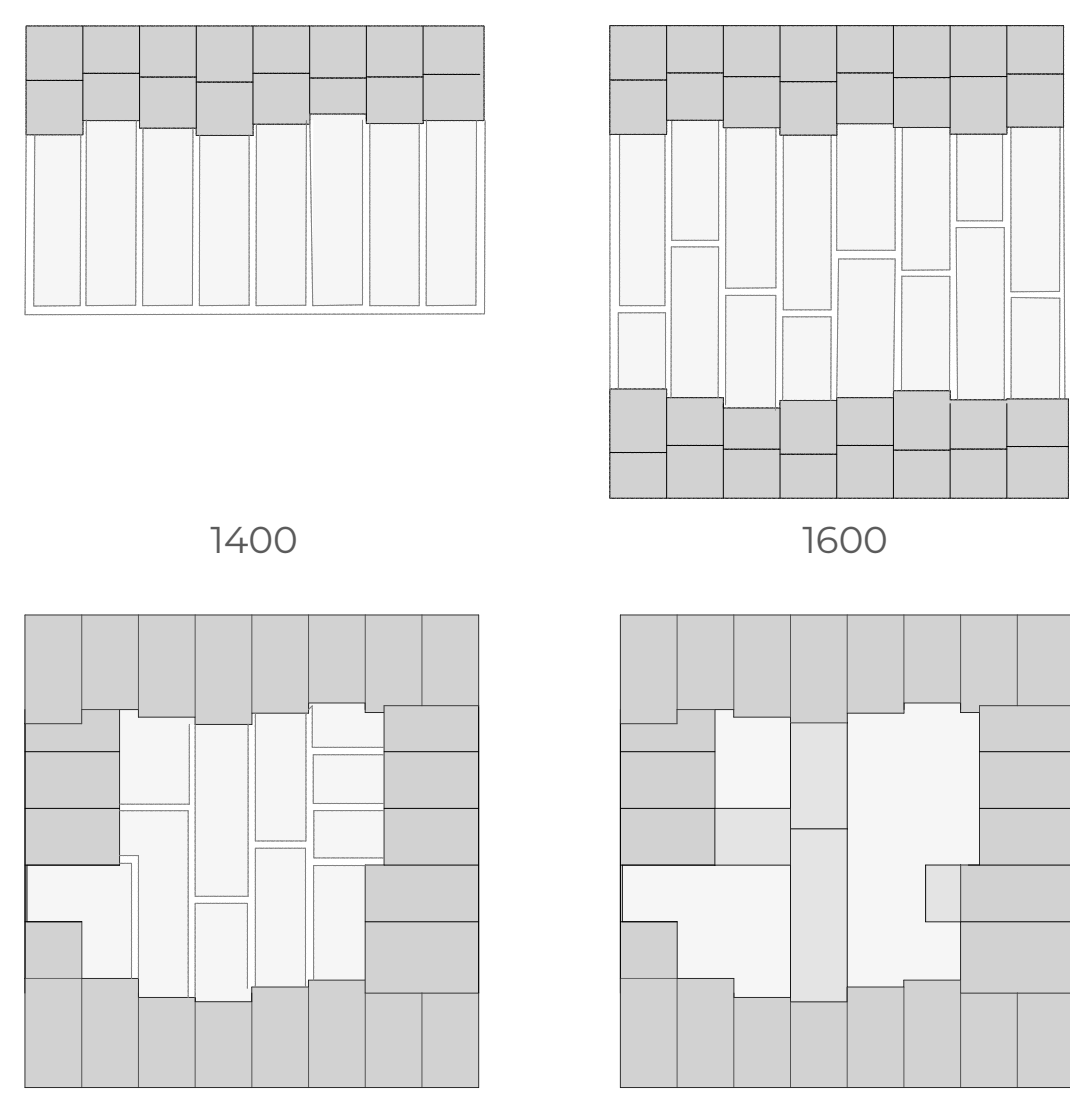
Analyse poster

1 Morfologie

Identiteit van het huidige Schiedam



Verdichting centrum



Verdichting bouwblokken



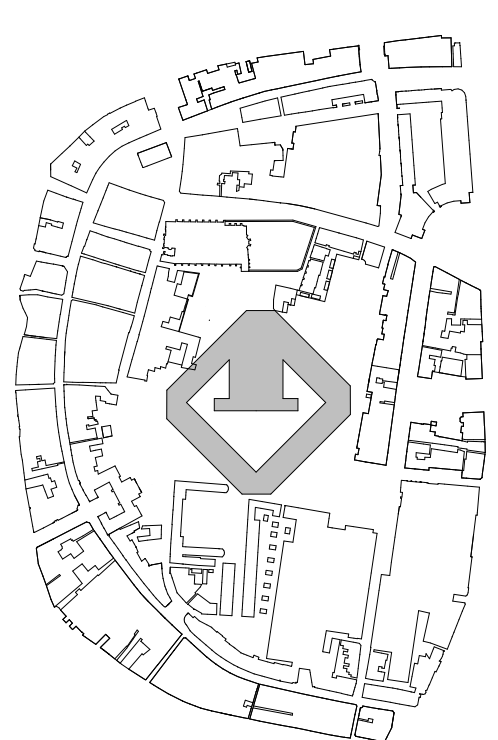
Oriëntatie rooilijnen



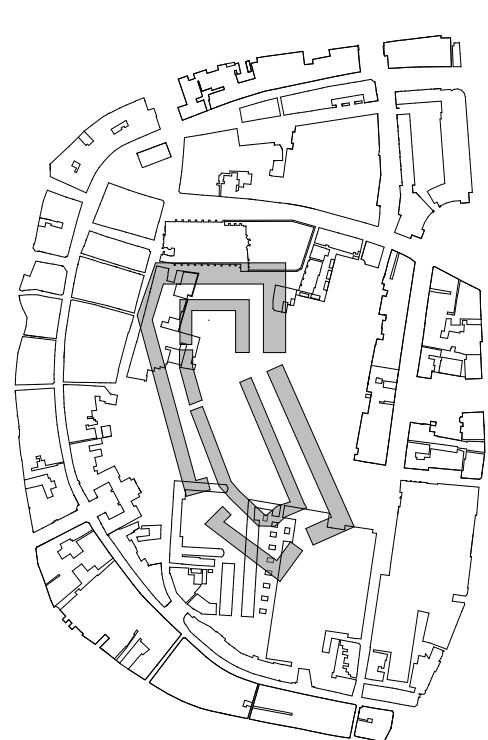
Relatie voorgevel - zijgevel

2 Schaalstudies

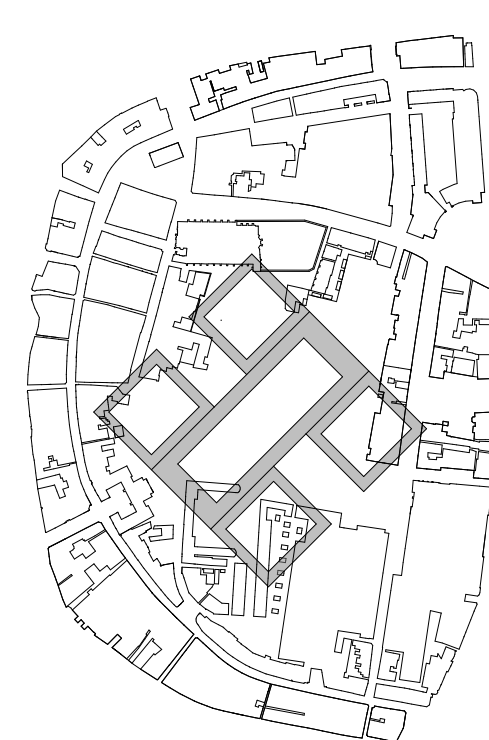
Referentieprojecten centrum Schiedam



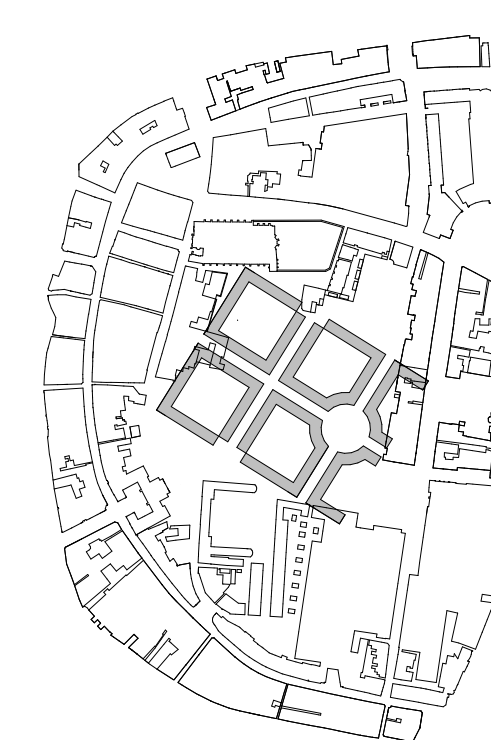
Superblok
Barcelona



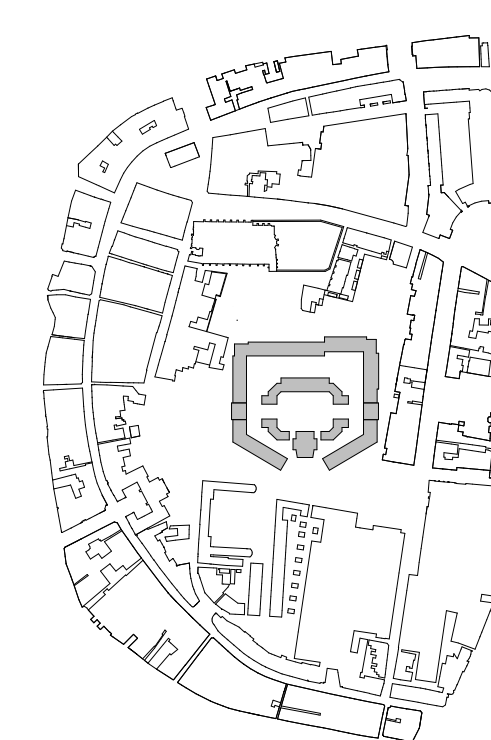
Saenveste
Amsterdam
Tjeerd Kuipers
1916



De Grote Hof
Nootdorp
Rapp+Rapp
1998



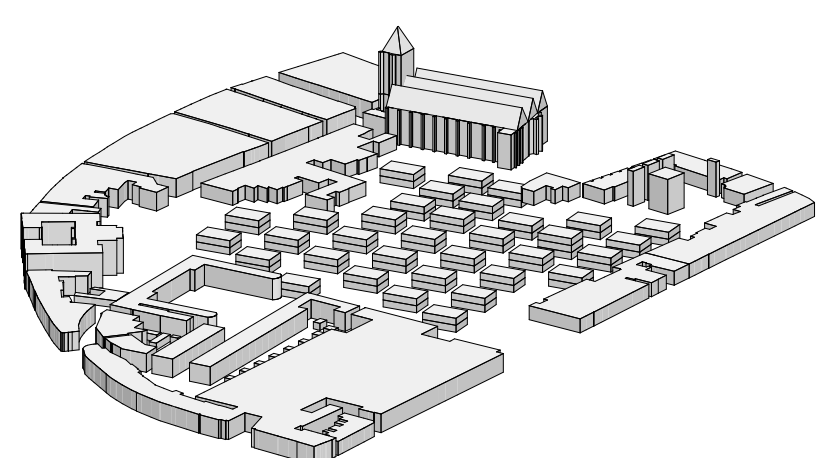
Arcades du Lac
Paris
Ricardo Bofill
1980



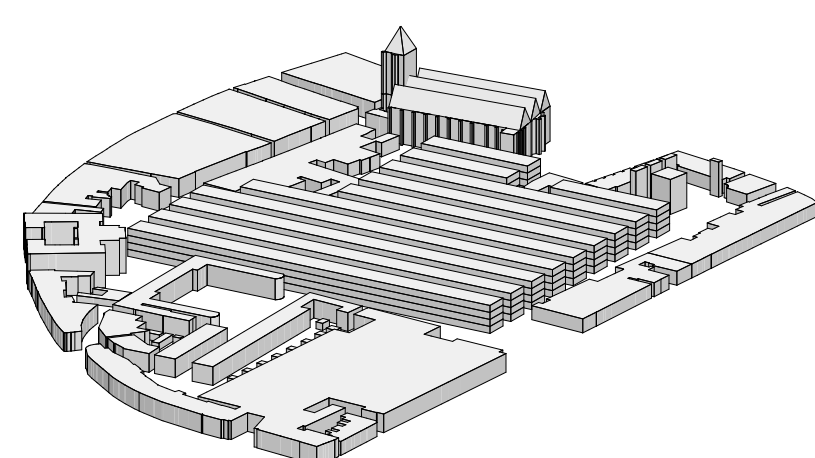
Coöperatiehof
Amsterdam
Piet Kramer
1923-1928

3 Stedenbouwkundige typologieën

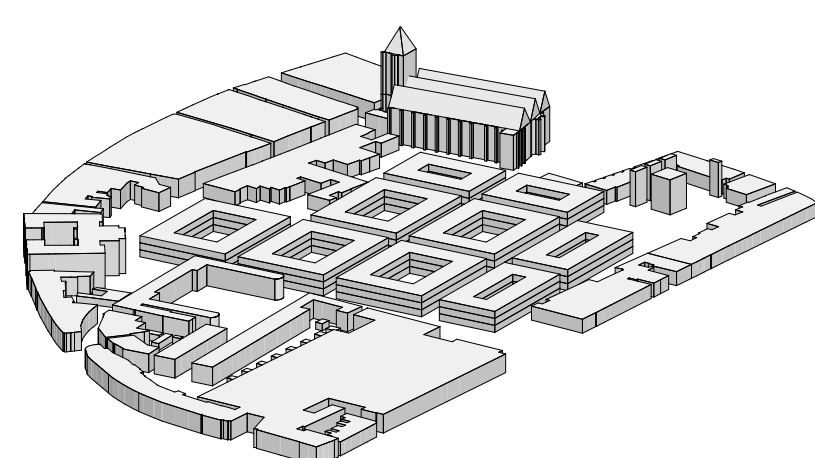
Varianten stedelijk ensemble



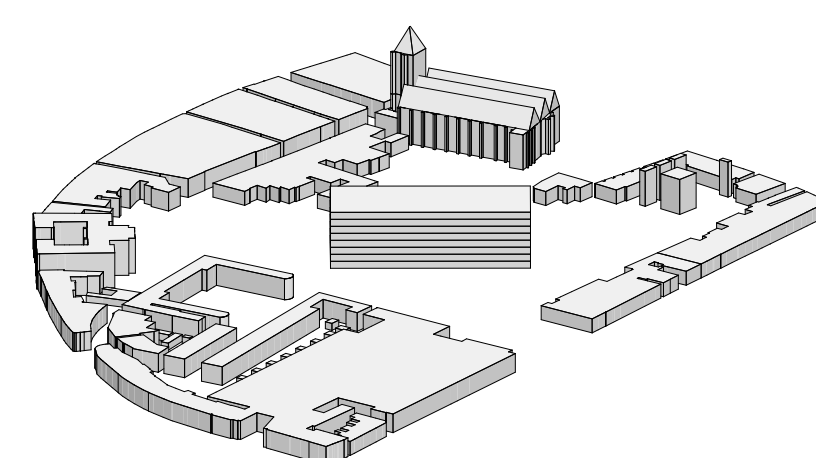
Villapark



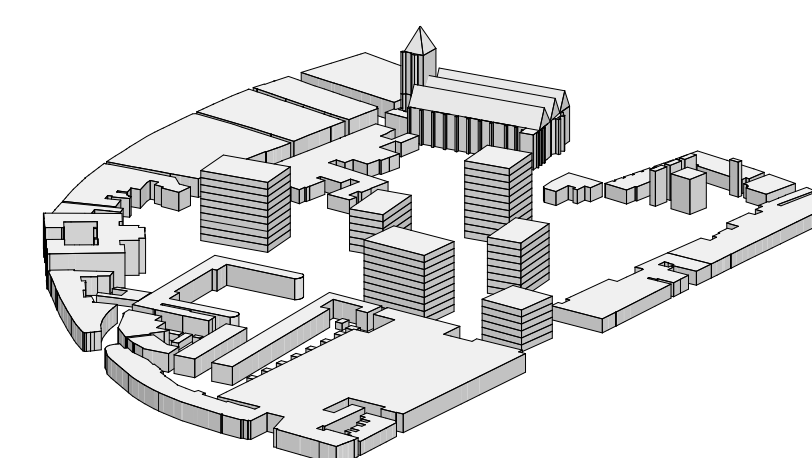
Strokenbouw



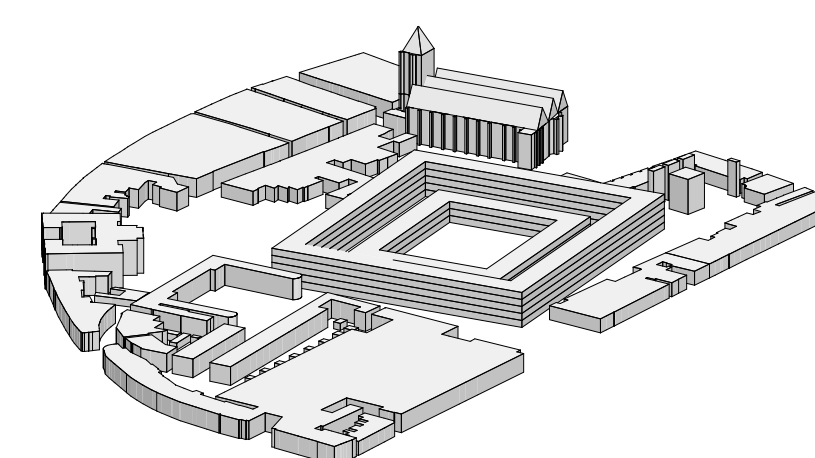
Gesloten bouwblok



Vrijstaand object



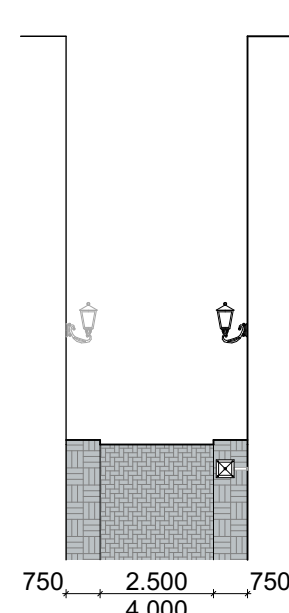
Vrije compositie



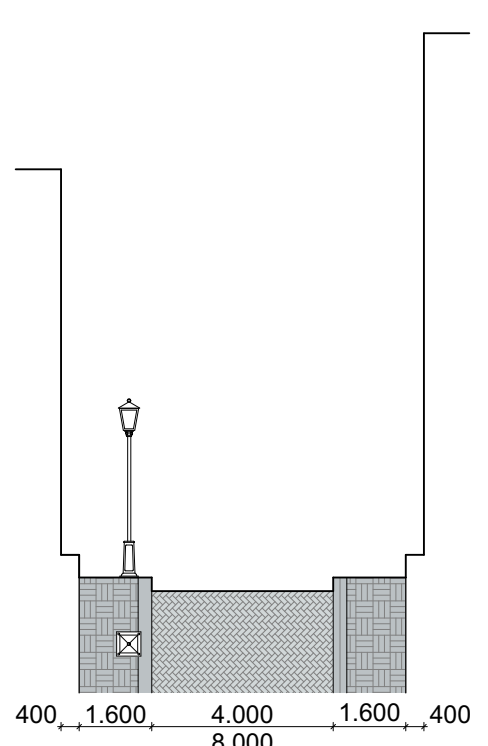
Superblok

4 Straatprofielen

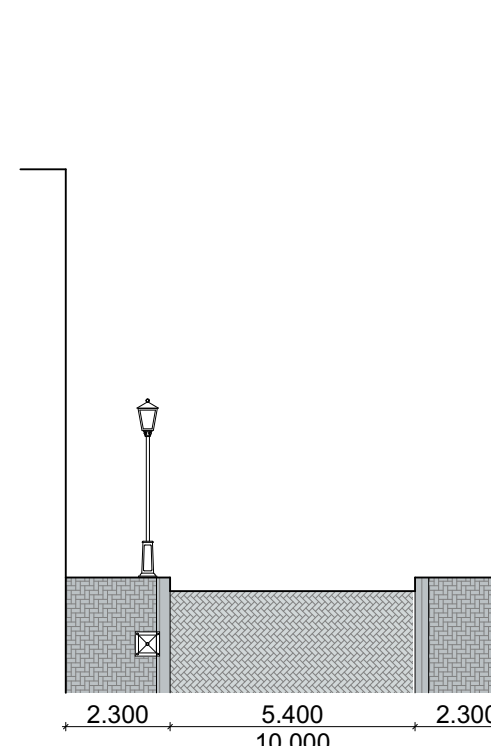
Verschillende straat doorsneden



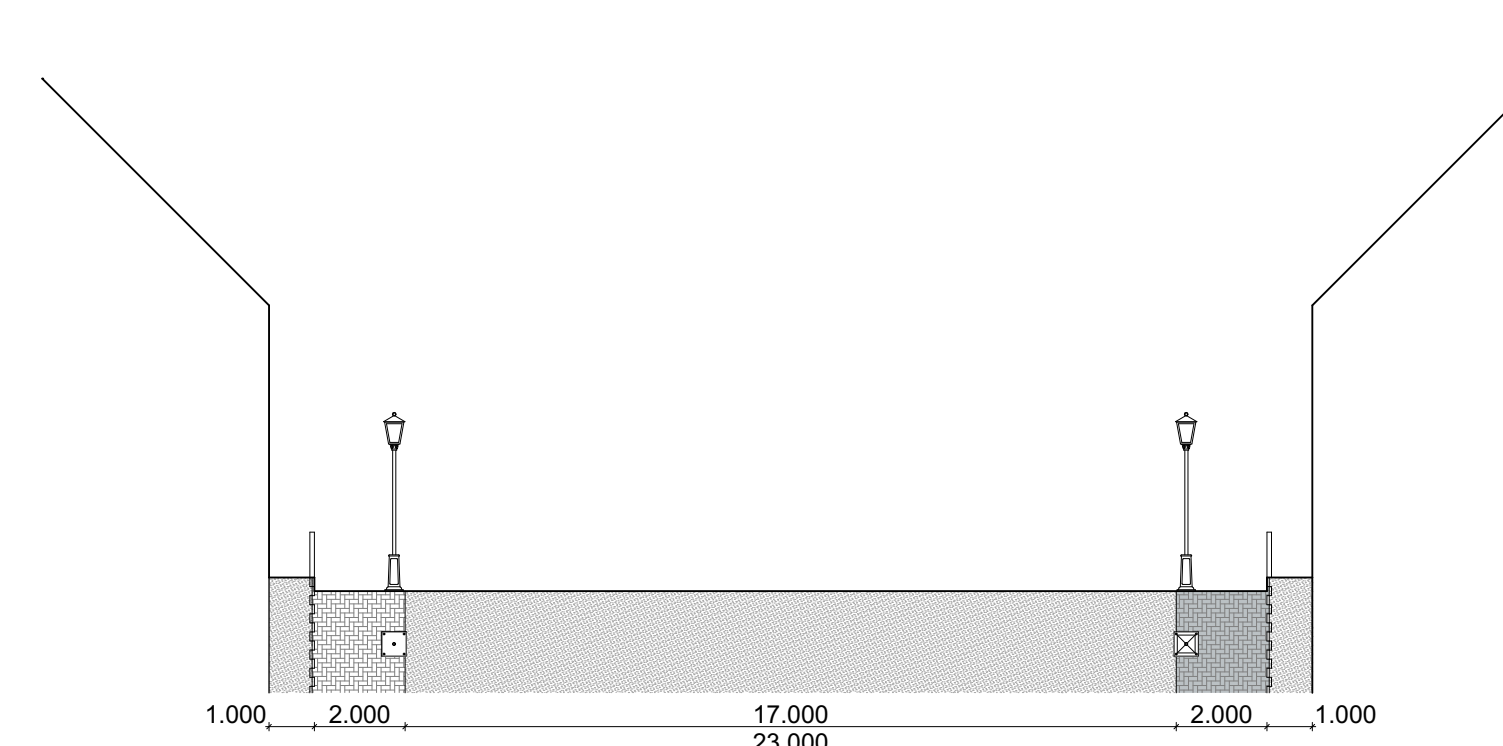
Steeg



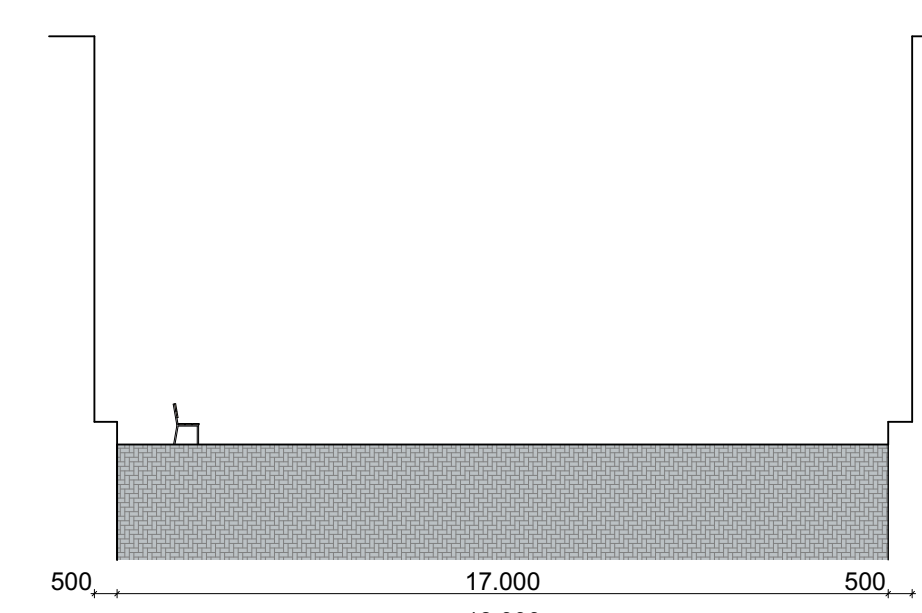
Stadssteeg



Woonstraat



Hof



Pleintje

5 Kosten

economische calculatie

Verwervingskosten
€ 59.275.524

Portiek woningen

aantal: 140
BVO: 90m²
GO: 72m²

Verkoopwaarde per m² GO: €1.900
Verkoopwaarde per woning: €136.800
Totaal opbrengst: €15.828.099

Totaal bouwkosten: €15.120.000
Totaal advieskosten: €2.651.040

Subtotaal: €17.771.040

Eengezinswoningen

aantal: 24
BVO: 120m²
GO: 108m²

Verkoopwaarde per m² GO: €2.200
Verkoopwaarde per woning: €237.600
Totaal opbrengst: €4.712.727

Totaal bouwkosten: €2.880.000
Totaal advieskosten: €546.048

Subtotaal: € 3.426.048

Maisonettewoningen

aantal: 110
BVO: 140m²
GO: 112m²

Verkoopwaarde per m² GO: €2.000
Verkoopwaarde per woning: €224.000
Totaal opbrengst: €20.363.636

Totaal bouwkosten: €18.480.000
Totaal advieskosten: €3.264.800

Subtotaal: € 21.744.800

Totaal

aantal: 274
Totaal opbrengst: €40.904.462

Totaal bouwkosten: €36.480.000
Totaal advieskosten: €6.461.888

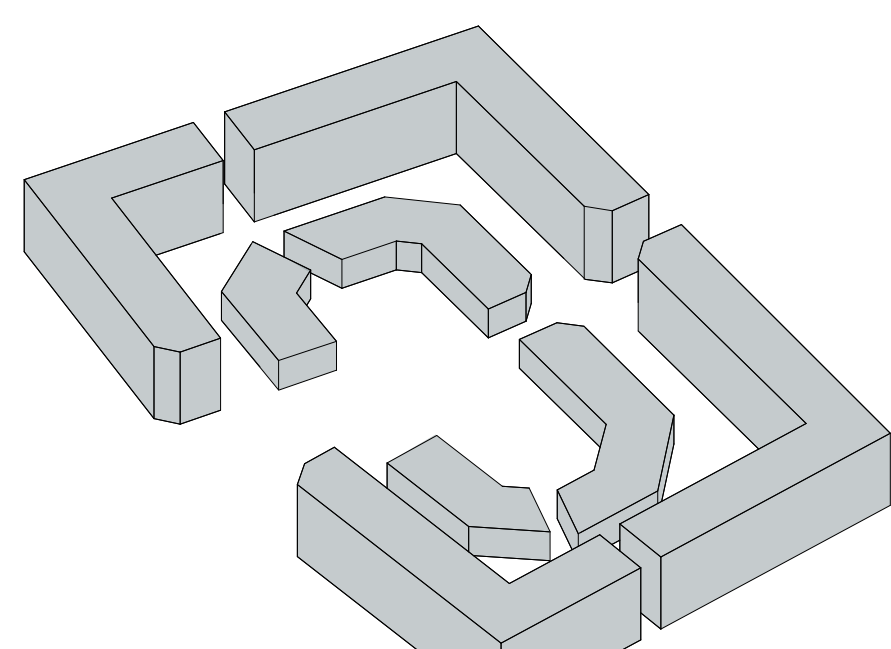
Subtotaal: €42.941.888

Totaal: €-2.037.426

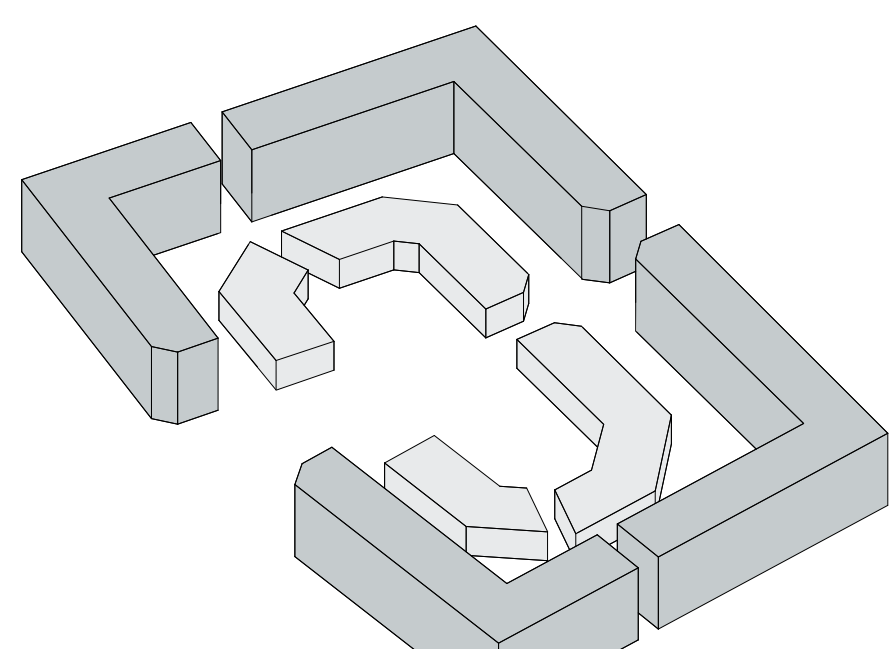
Plan totaal: €-61.312.950

6 Parcellering

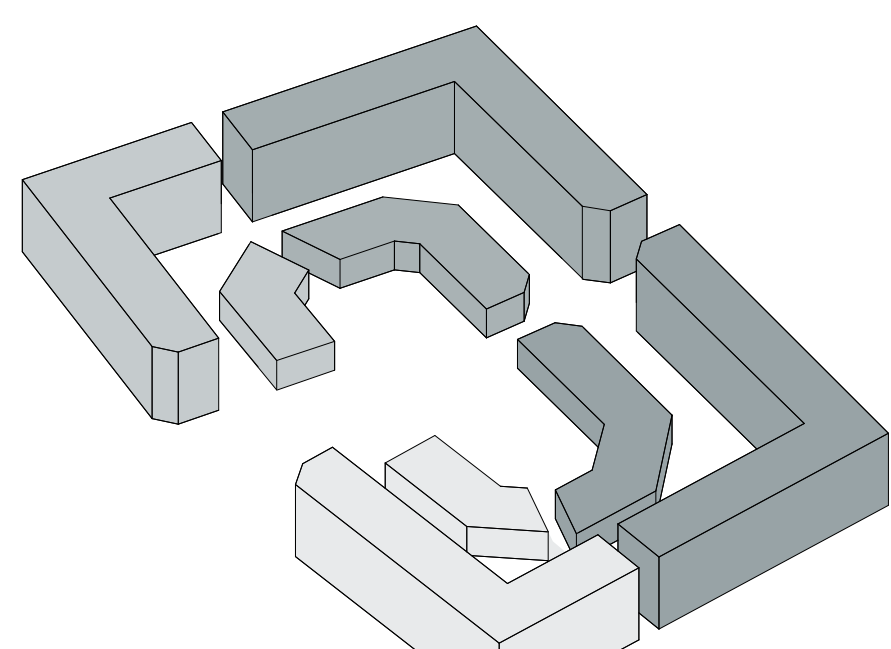
Varianten uitwerkingen bouwblokken



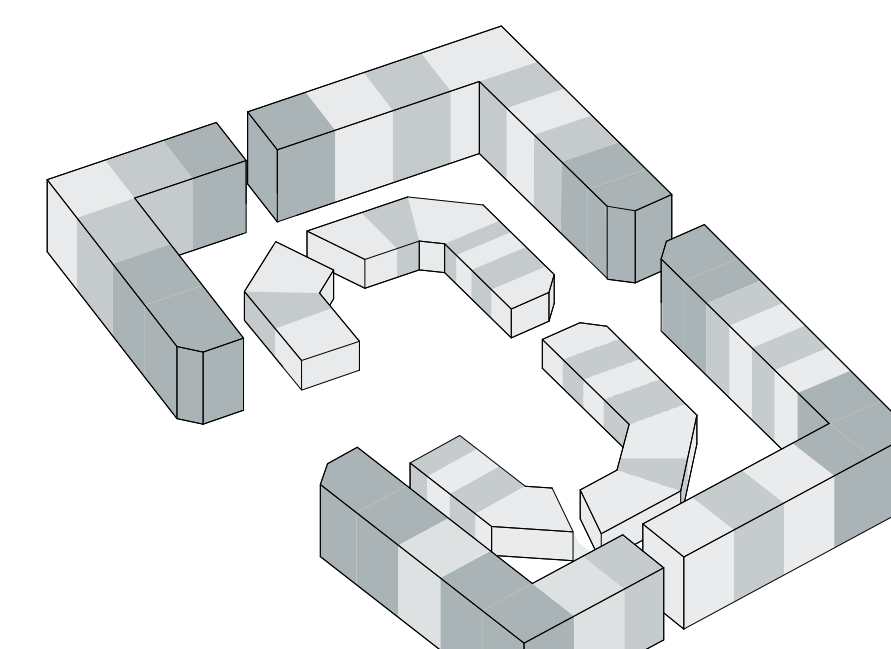
Blok



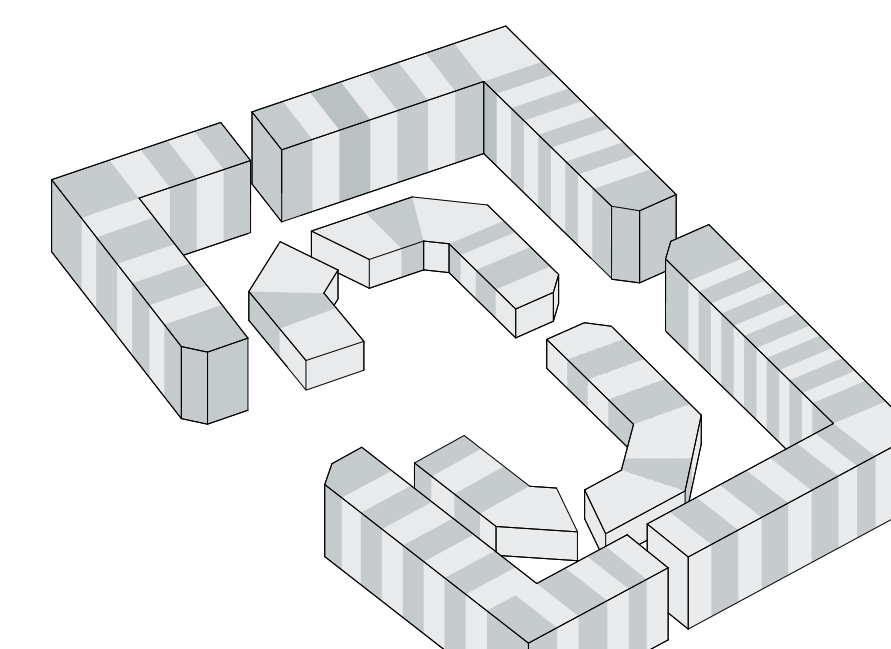
Straat



kwadrant



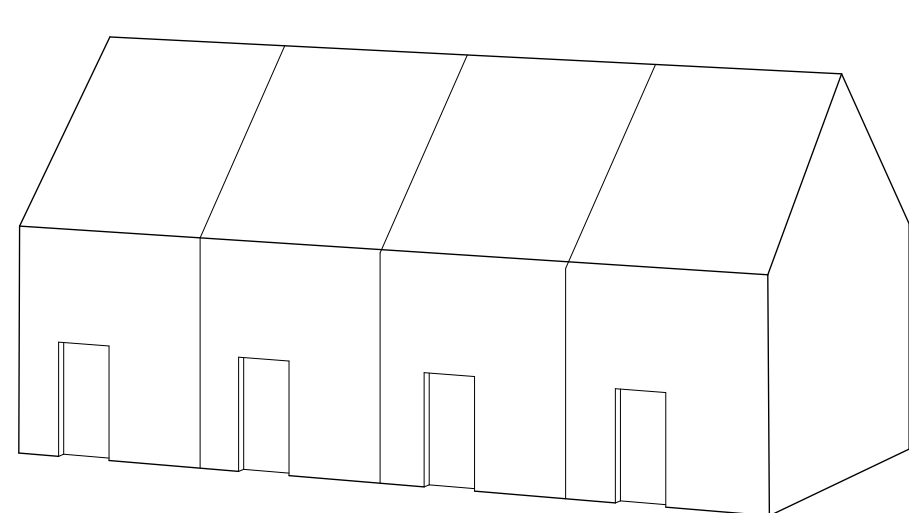
woning typologie



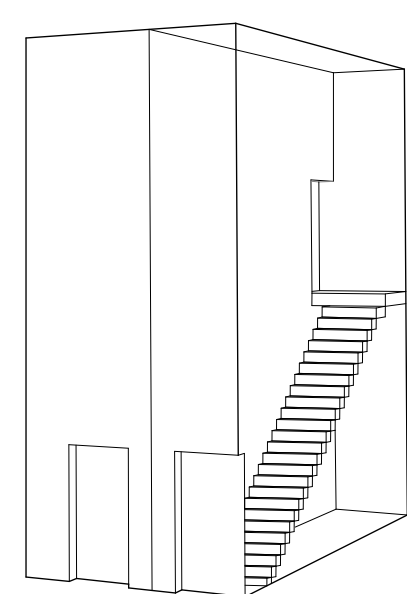
woning

7 Woningtype

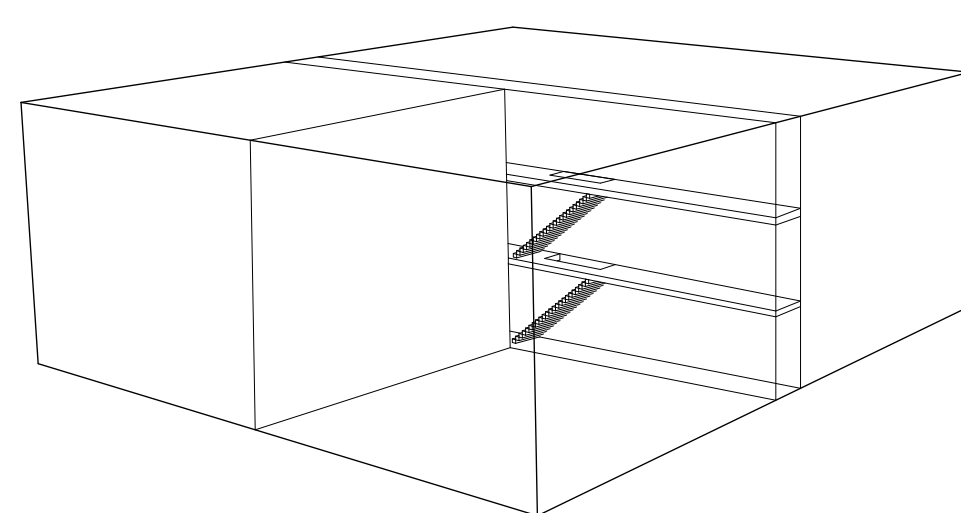
Varianten woningtype, en schakelingen



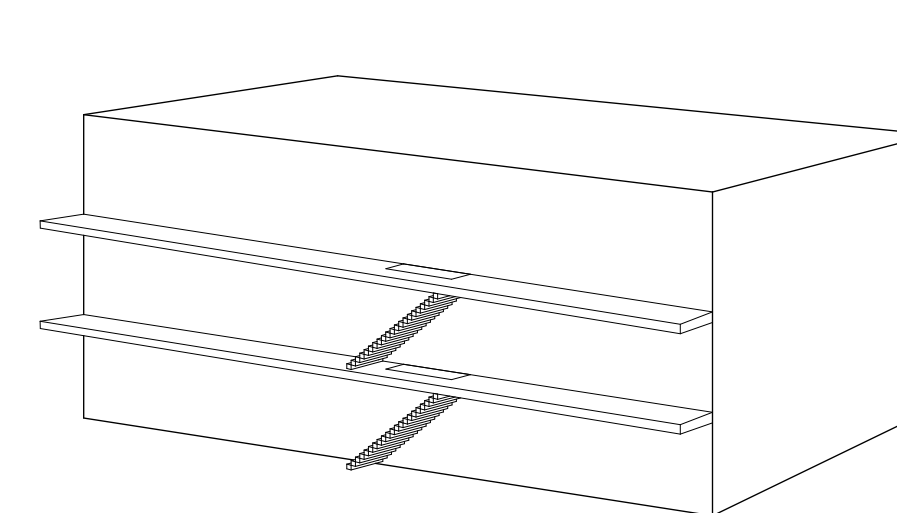
grond gebonden woning
rijwoning



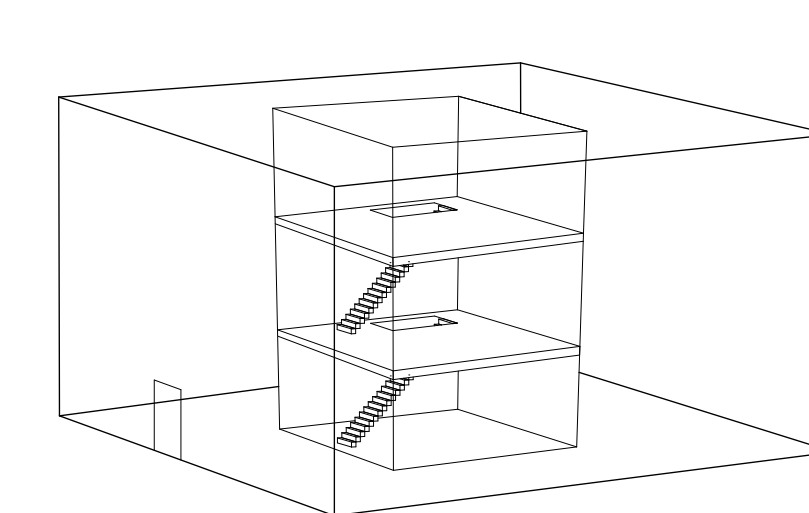
Beneden boven woning



corridor



gallerij



portiek