



District-U

Een stoer, dynamisch woonwerkcluster als overgang van stad, park en haven

Zonstudie

26-02-2021

Inleiding

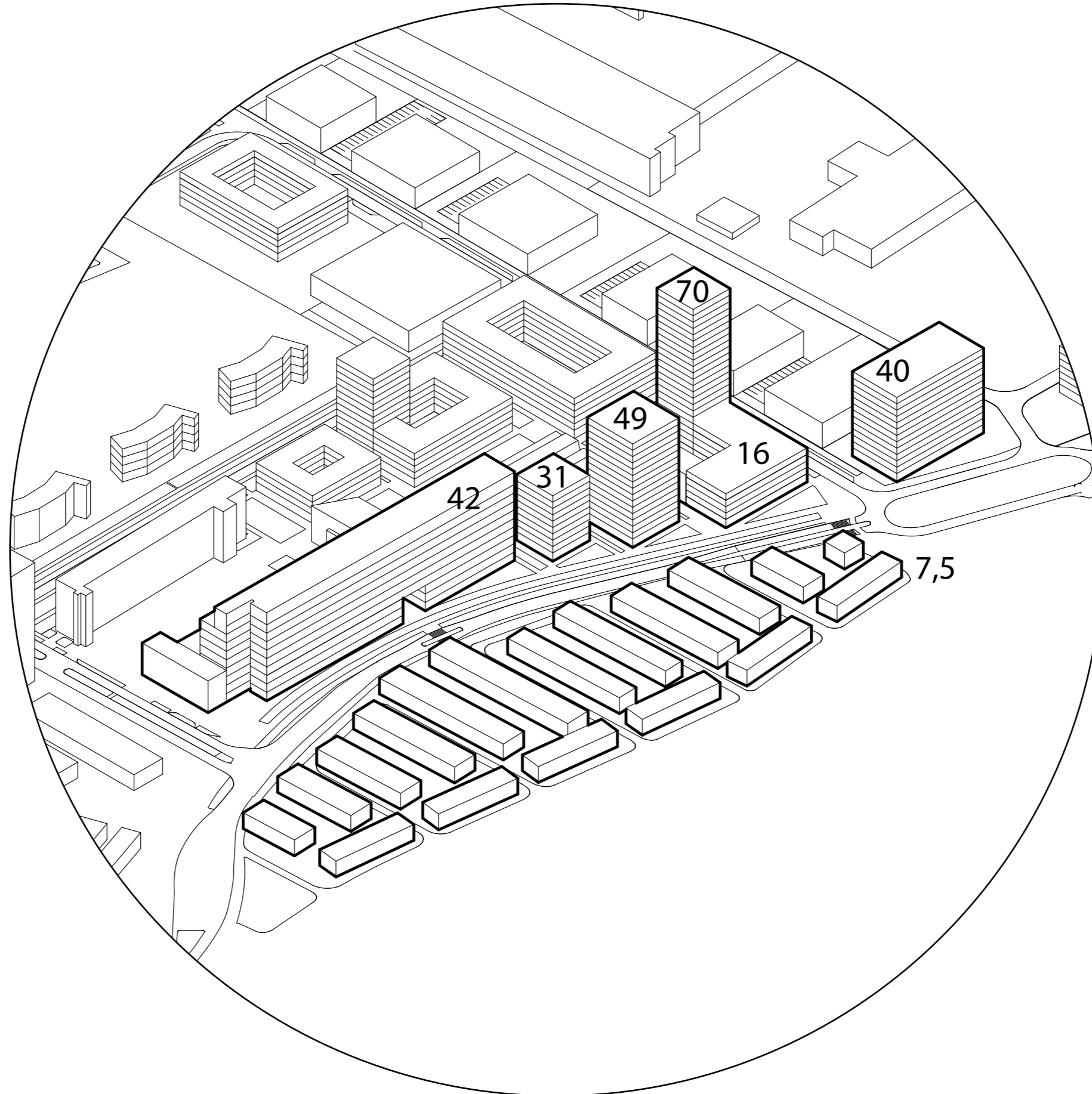
Er is een zonstudie uitgevoerd om de effecten van de toegevoegde bebouwing op de omgeving te testen, ten opzichte van de bestaande bebouwing. Hierbij worden de richtlijnen van Kenniscentrum InfoMil gehanteerd (Ministerie van Infrastructuur en Waterstaat), aangevuld met extra metingen in de maanden april, mei, juli en augustus vanuit het praktisch oogpunt van tuingebruik.

Samenvattend blijft de grootste schaduwwerper het voormalig hoofdgebouw van Unilever. Overige volumes zijn strategisch geplaatst om hun schaduwwerking op de omgeving zo minimaal mogelijk te houden. In de architectonische uitwerking kan er optimalisatie gezocht worden in vormgeving, om de gering toenemende schaduwwerking verder te verkleinen. Dit kan indien noodzakelijk leiden tot bijstelling in vorm, stedenbouw, typologie of programma.

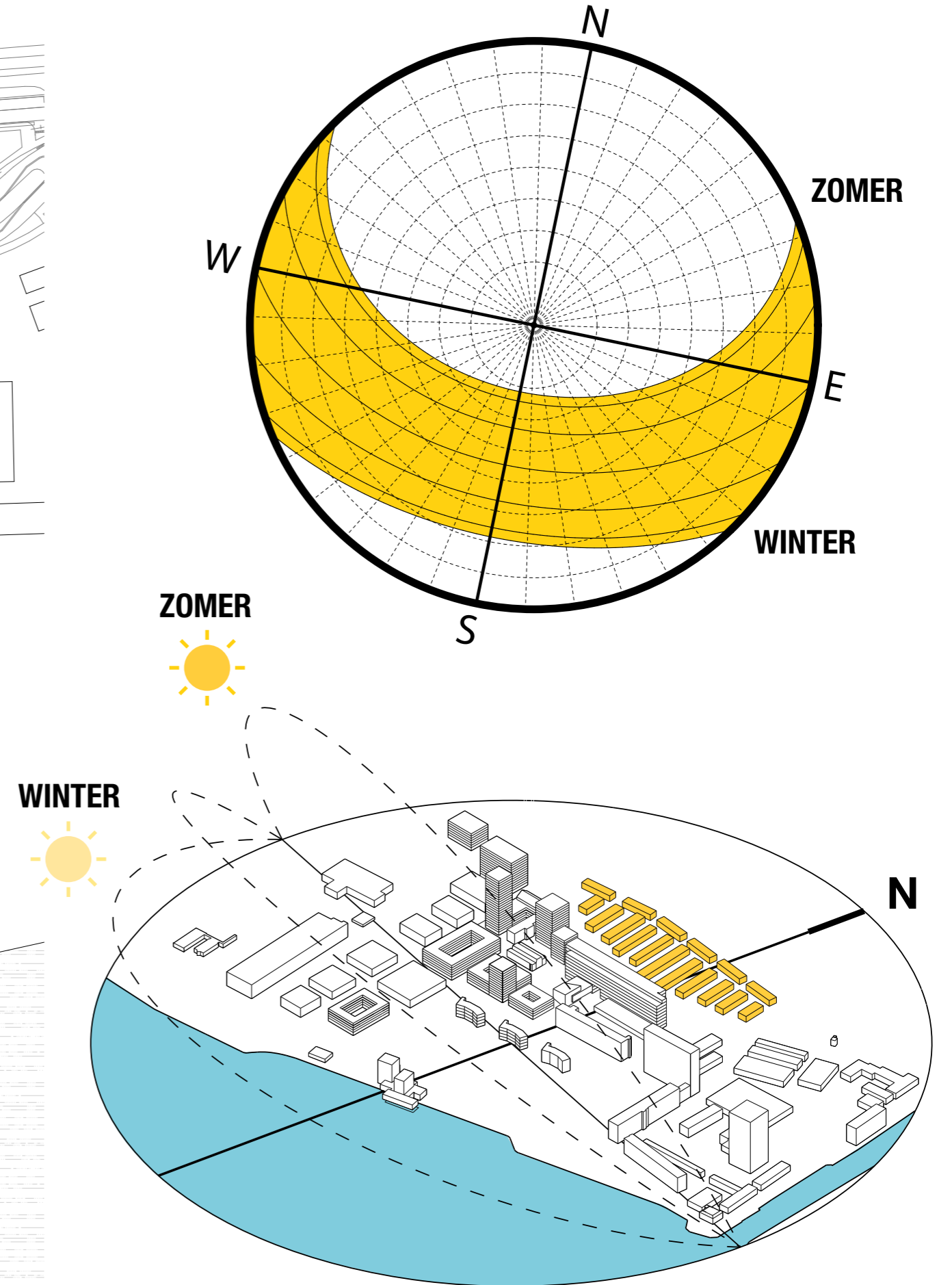
Geadviseerd wordt om tijdens de architectonische uitwerking gedetailleerde zonstudies per gebouw uit te voeren.

Leeswijzer

District U - Variant Masterplan - beoogde ontwikkeling - bouwhoogtes (meter)

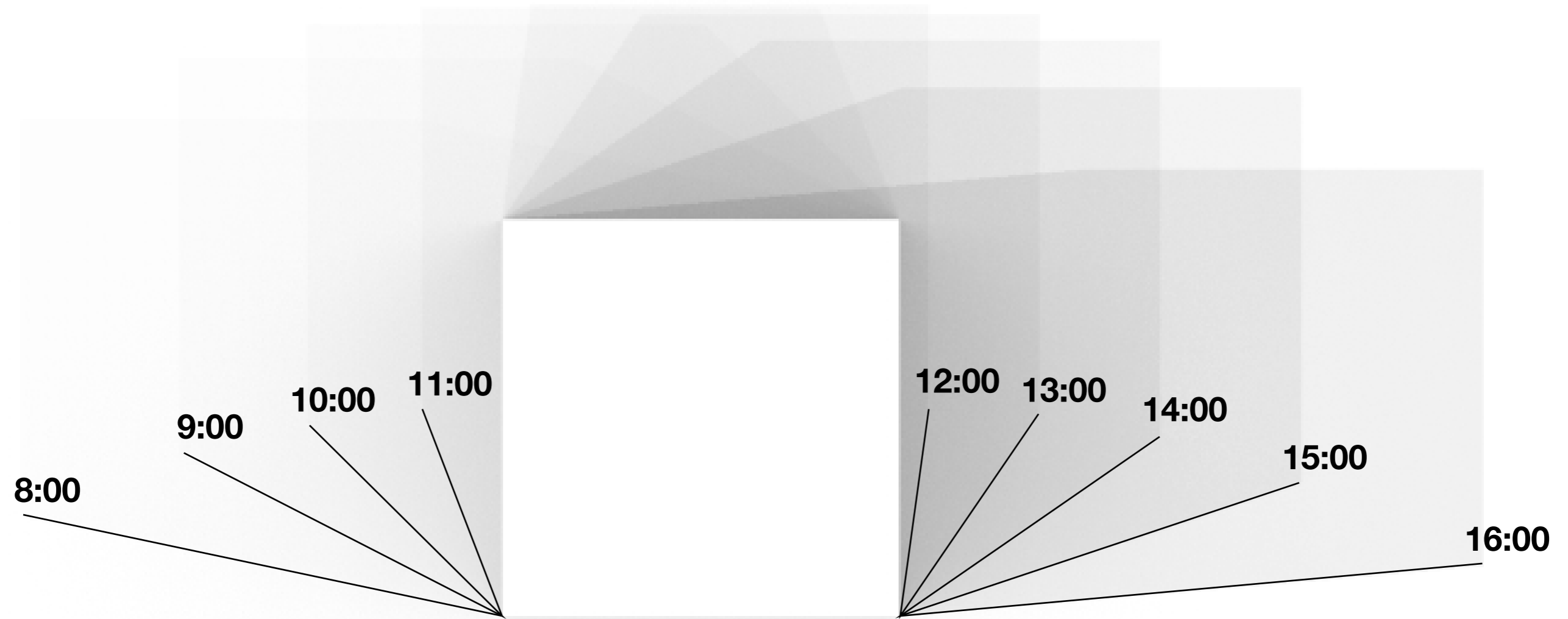


Leeswijzer



Leeswijzer

Schaduwwerking zonpad gedurende de dag

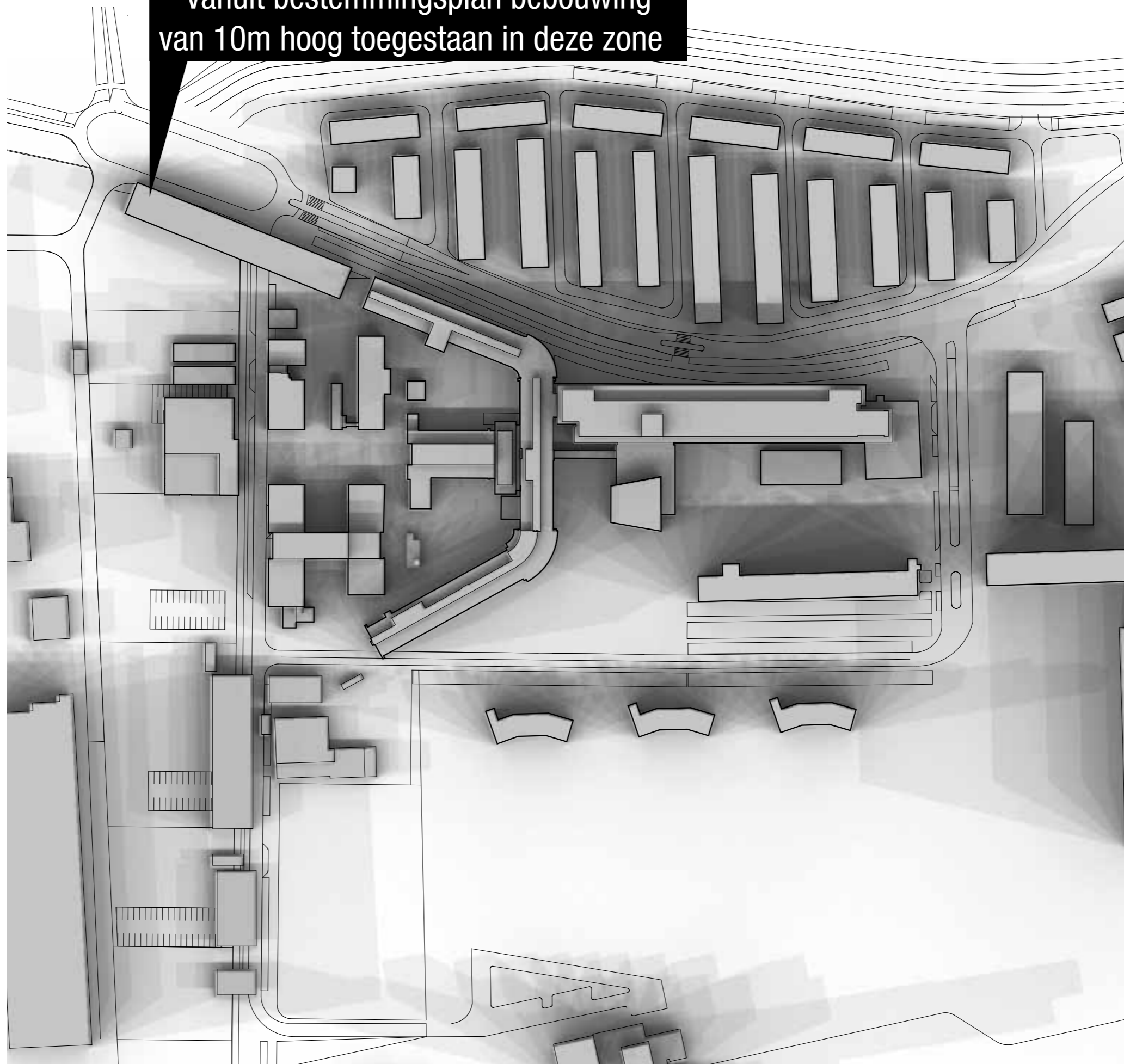


Overzicht zonstudie plangebied

LENTE (21 MAART)

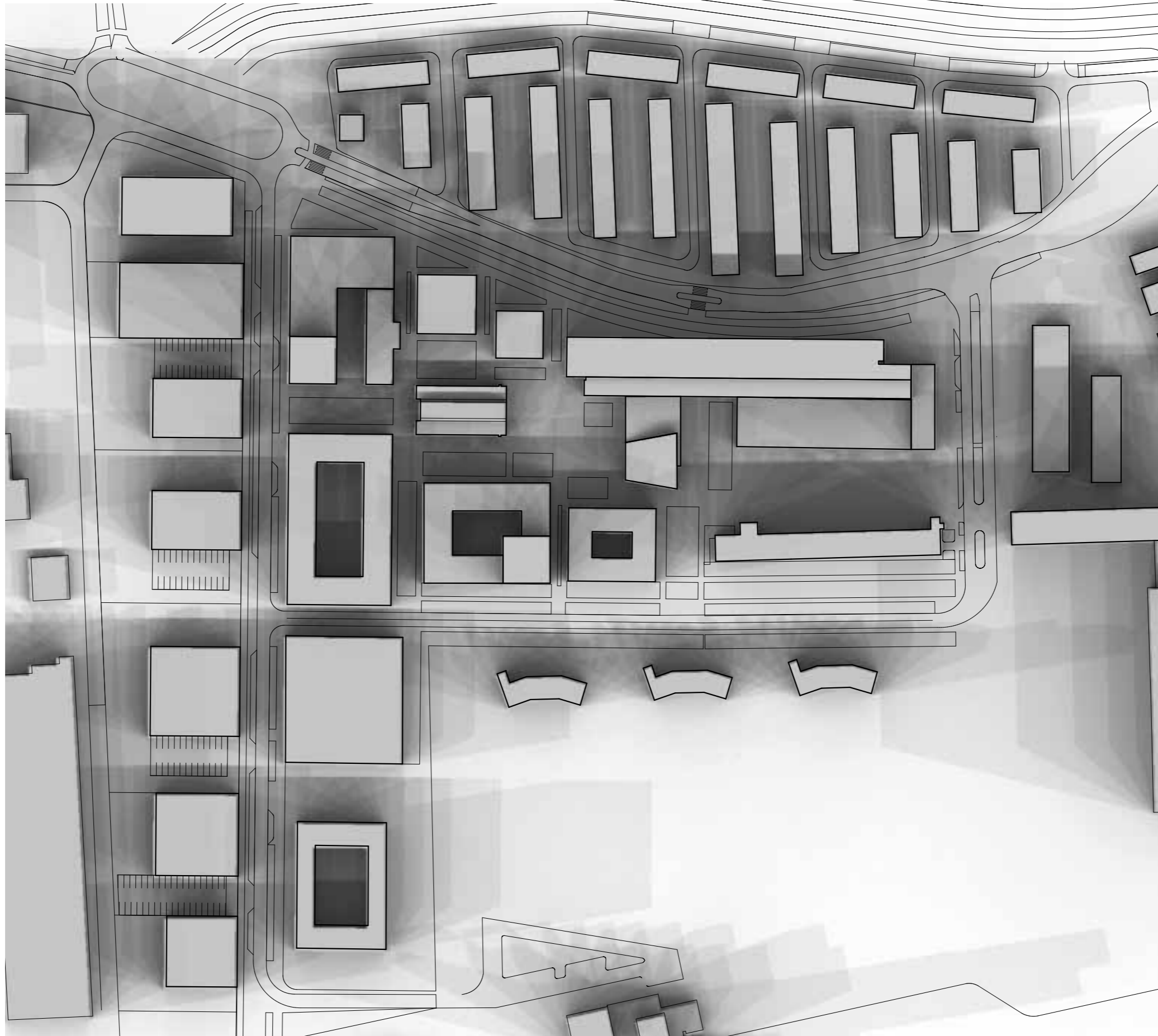
Huidige situatie

Vanuit bestemmingsplan bebouwing van 10m hoog toegestaan in deze zone



LENTE (21 MAART)

District U - Variant Masterplan - beoogde ontwikkeling



ZOMER (21 JUNI)

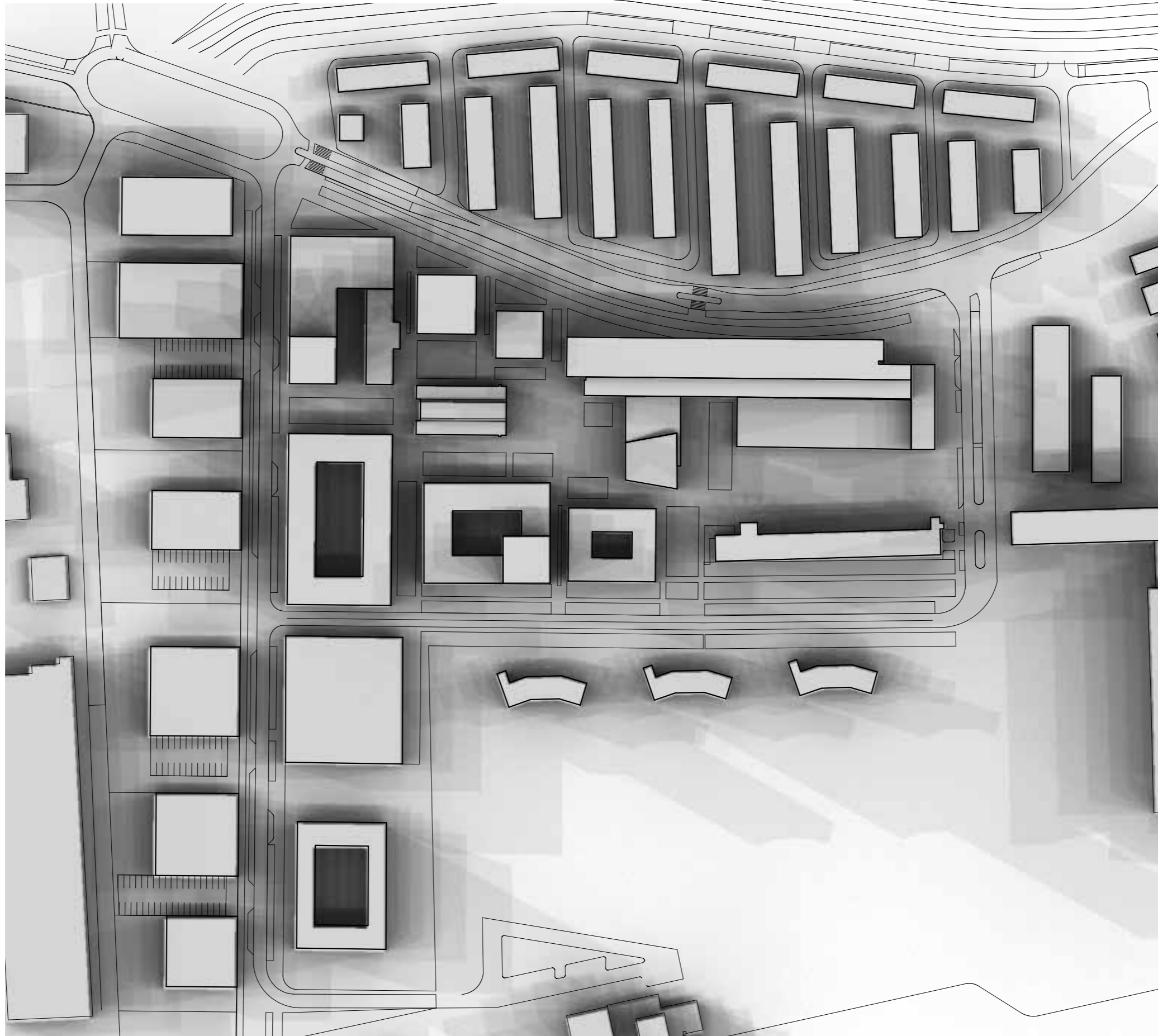
Huidige situatie

Vanuit bestemmingsplan bebouwing
van 10m hoog toegestaan in deze zone



ZOMER (21 JUNI)

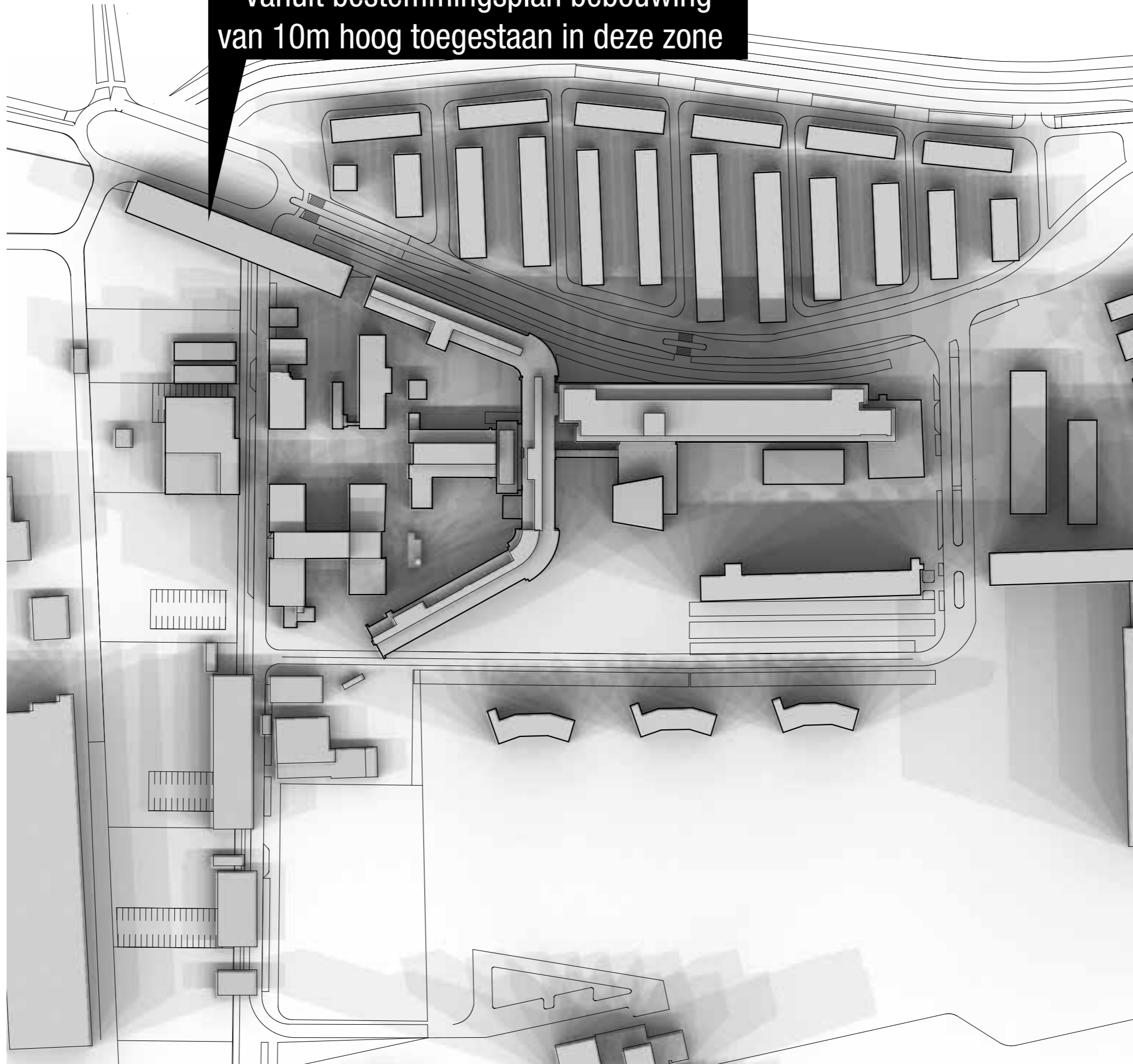
District U - Variant Masterplan - beoogde ontwikkeling



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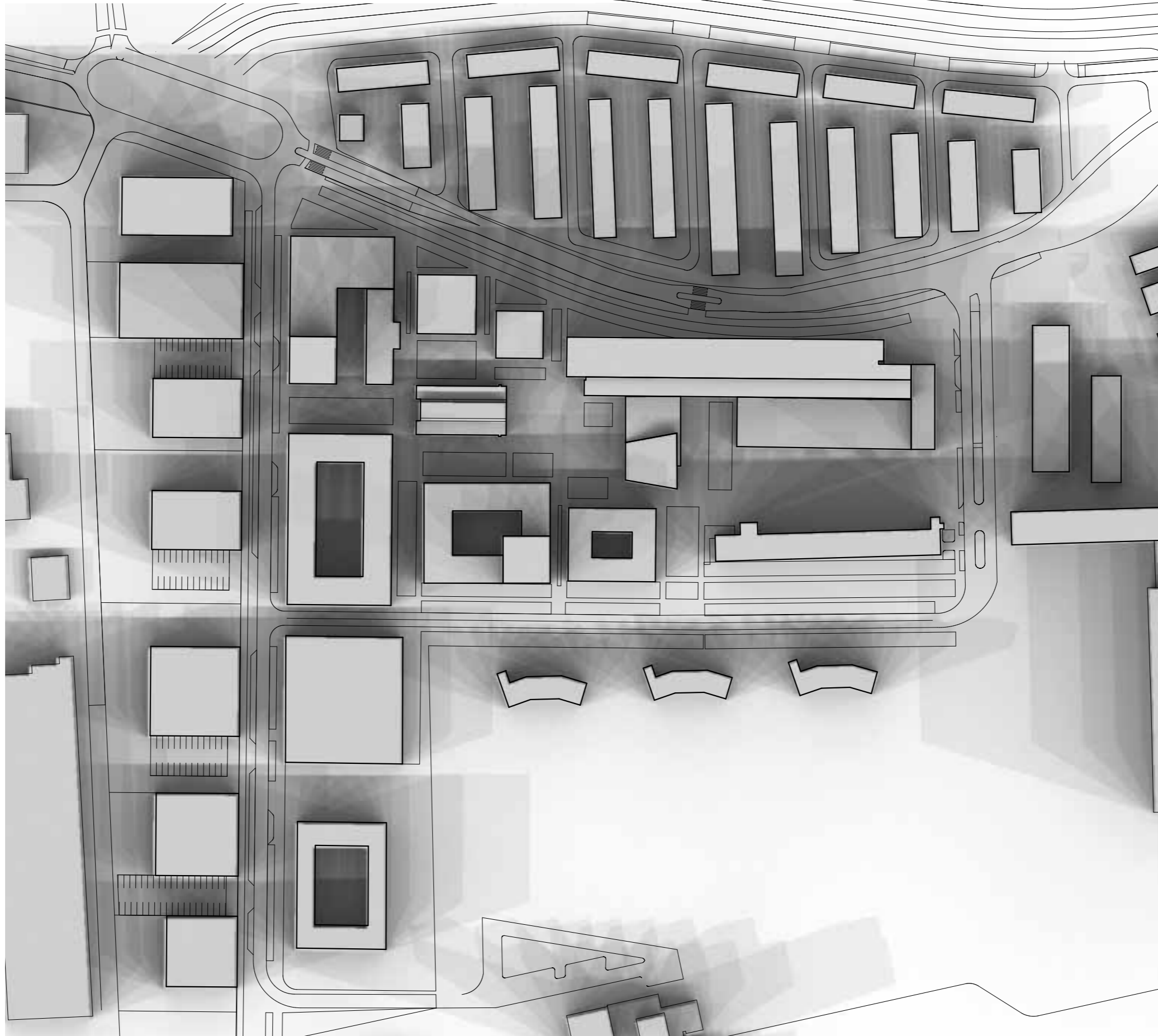
Huidige situatie

Vanuit bestemmingsplan bebouwing van 10m hoog toegestaan in deze zone



HERFST (23 SEPTEMBER)

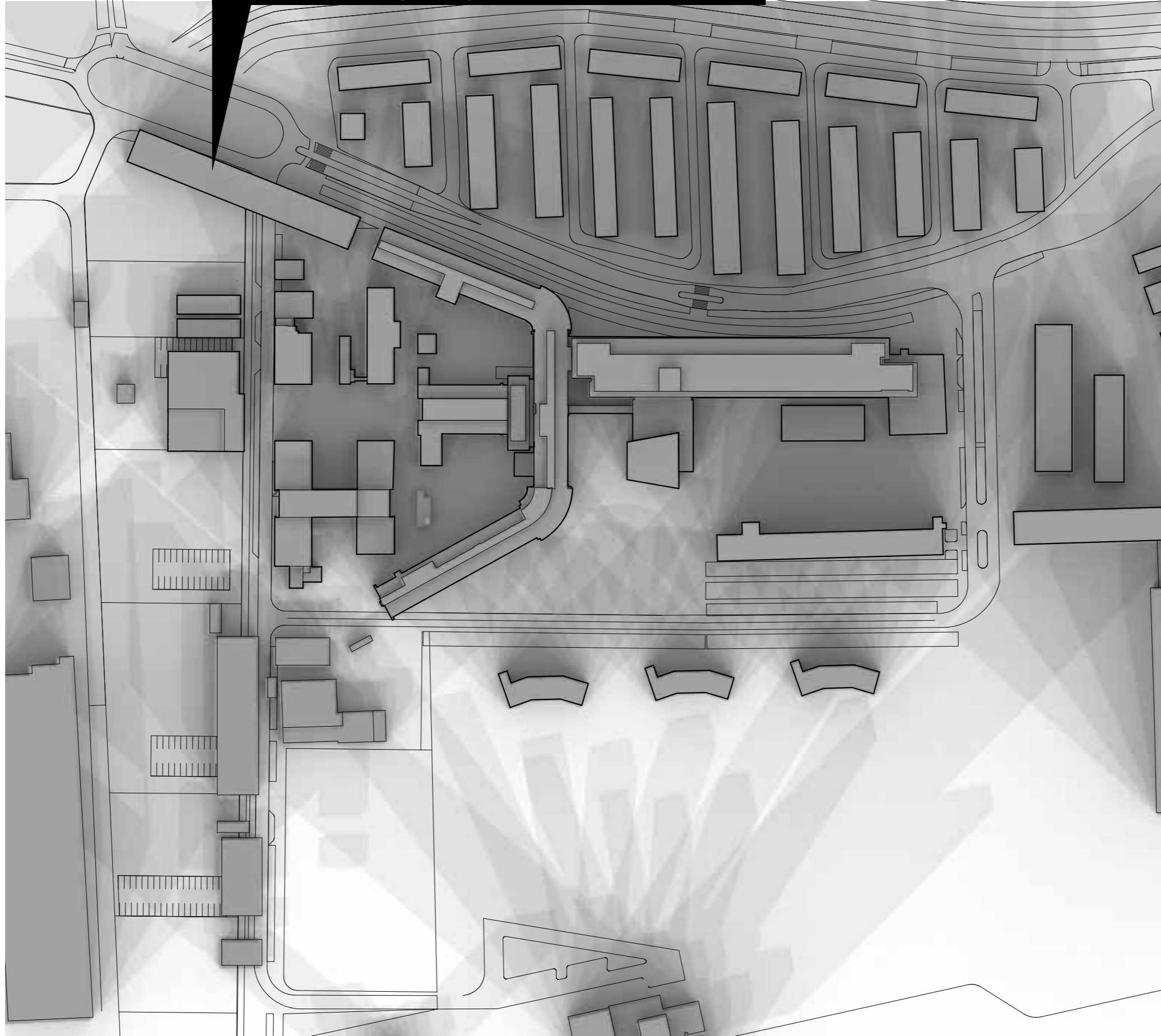
District U - Variant Masterplan - beoogde ontwikkeling



WINTER (22 DECEMBER)

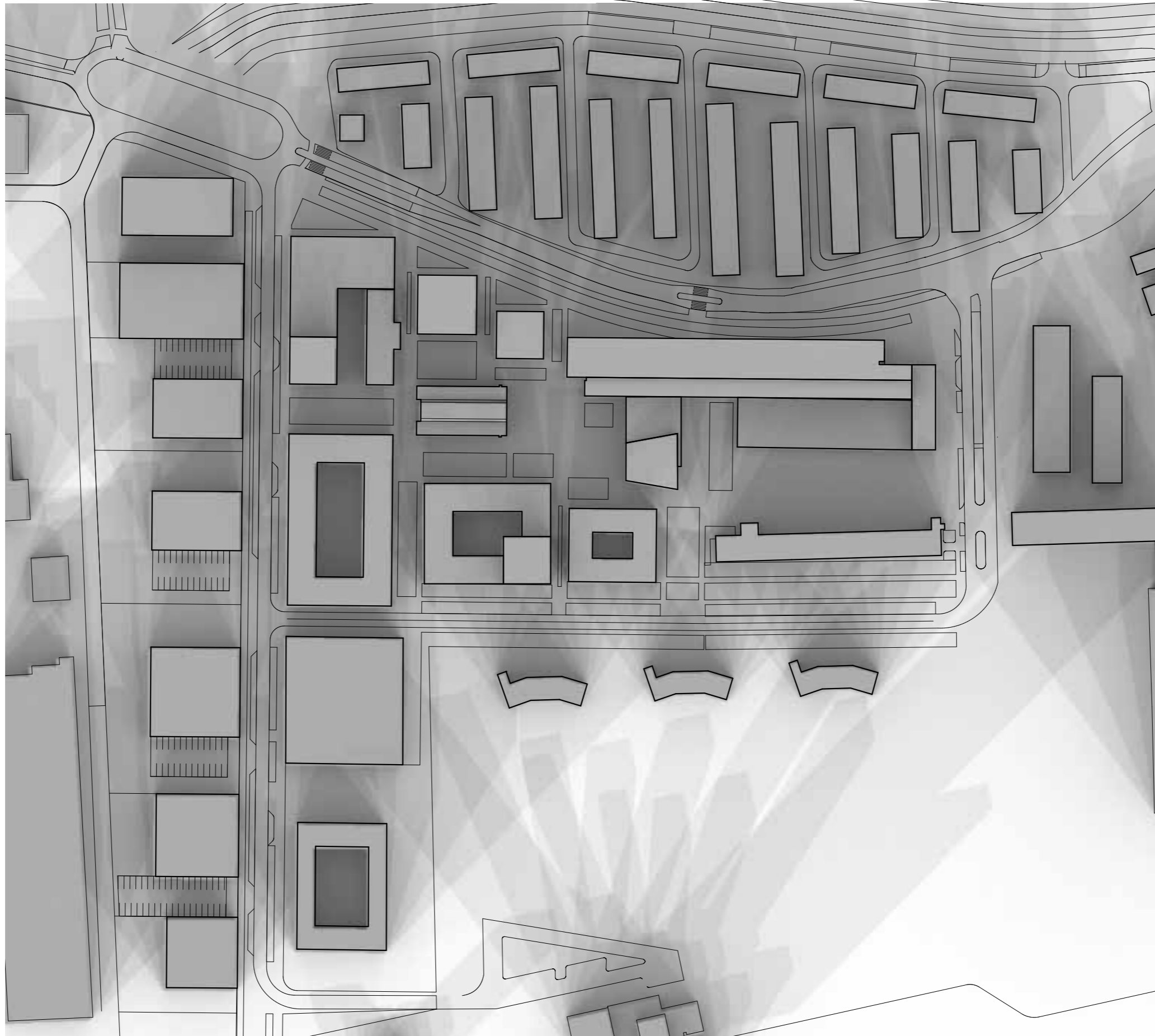
Huidige situatie

Vanuit bestemmingsplan bebouwing van 10m hoog toegestaan in deze zone

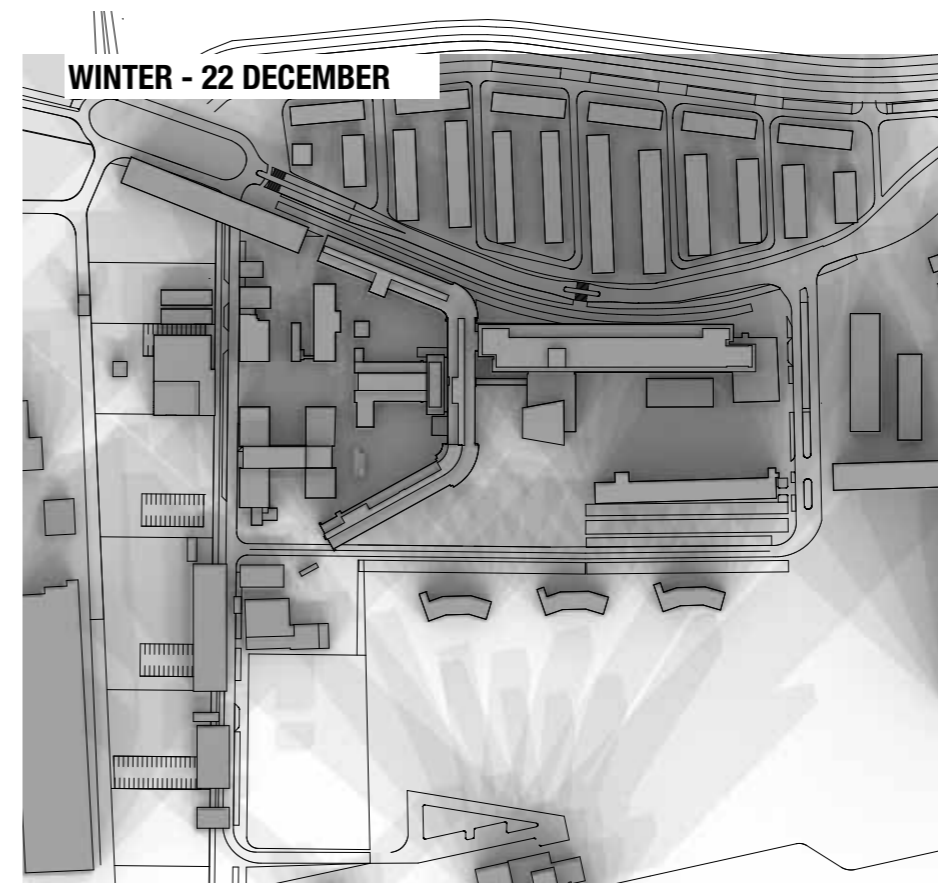
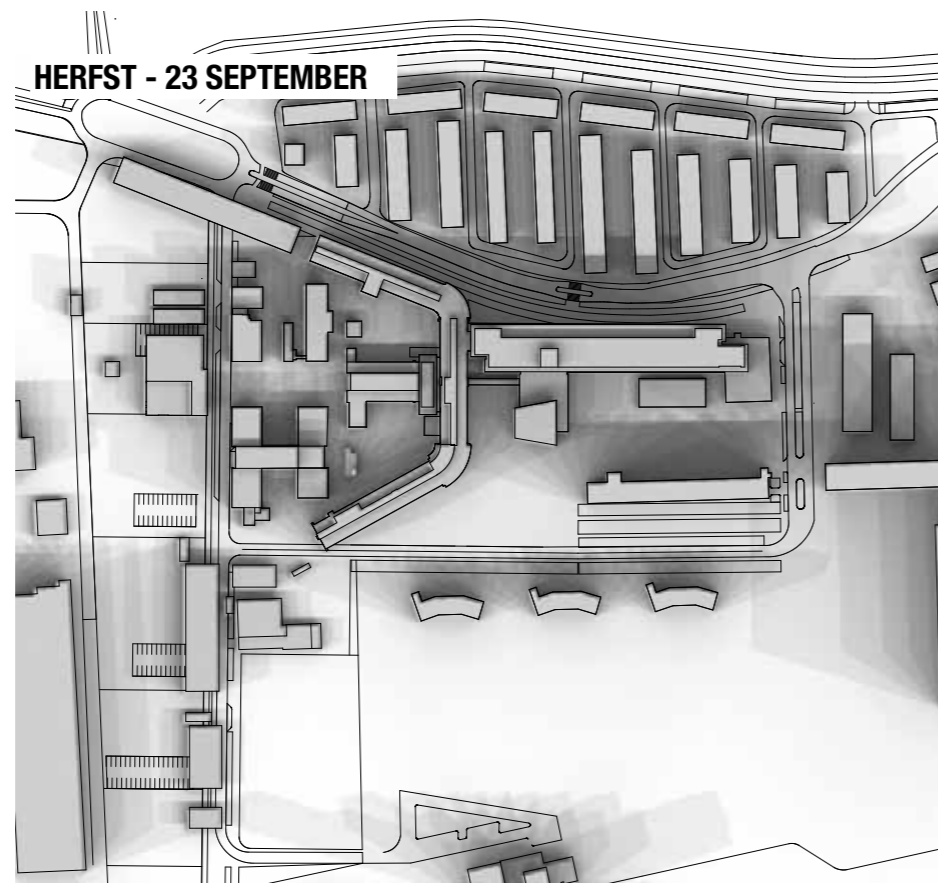
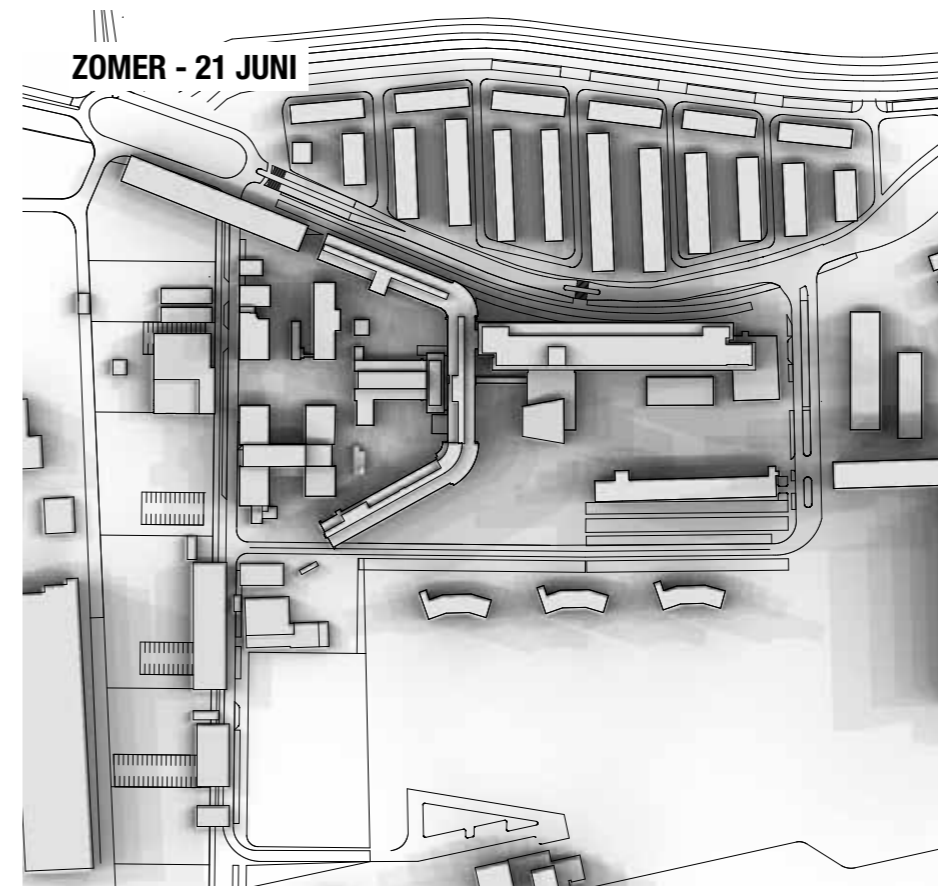
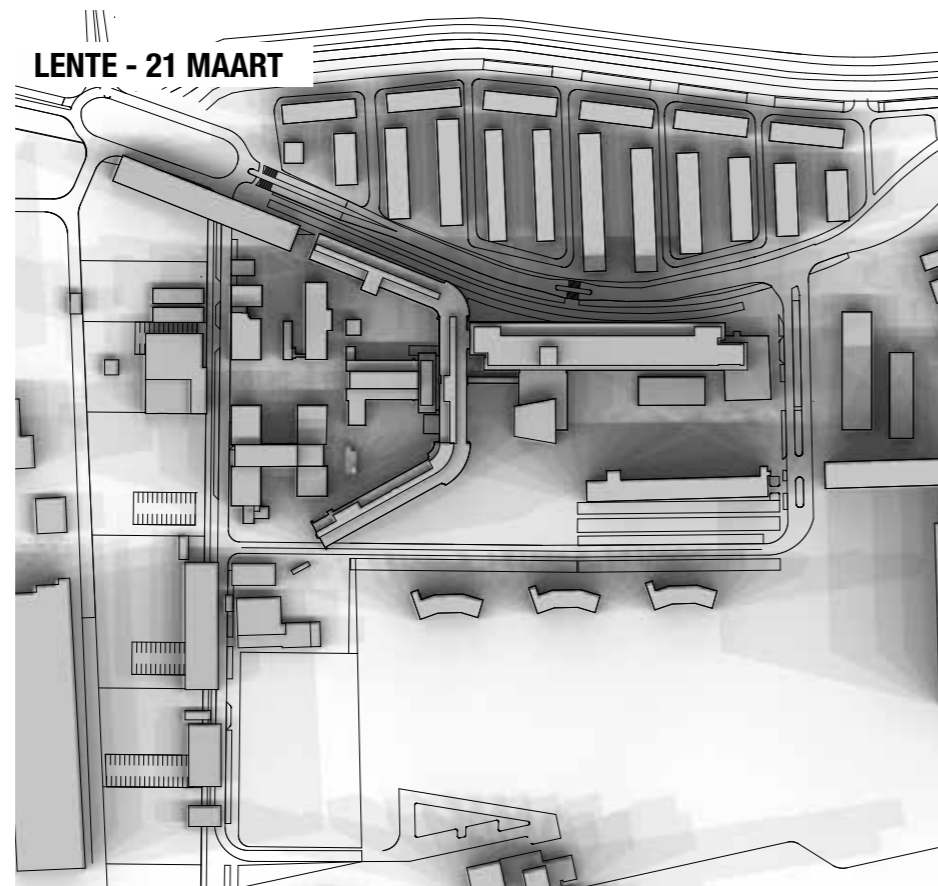


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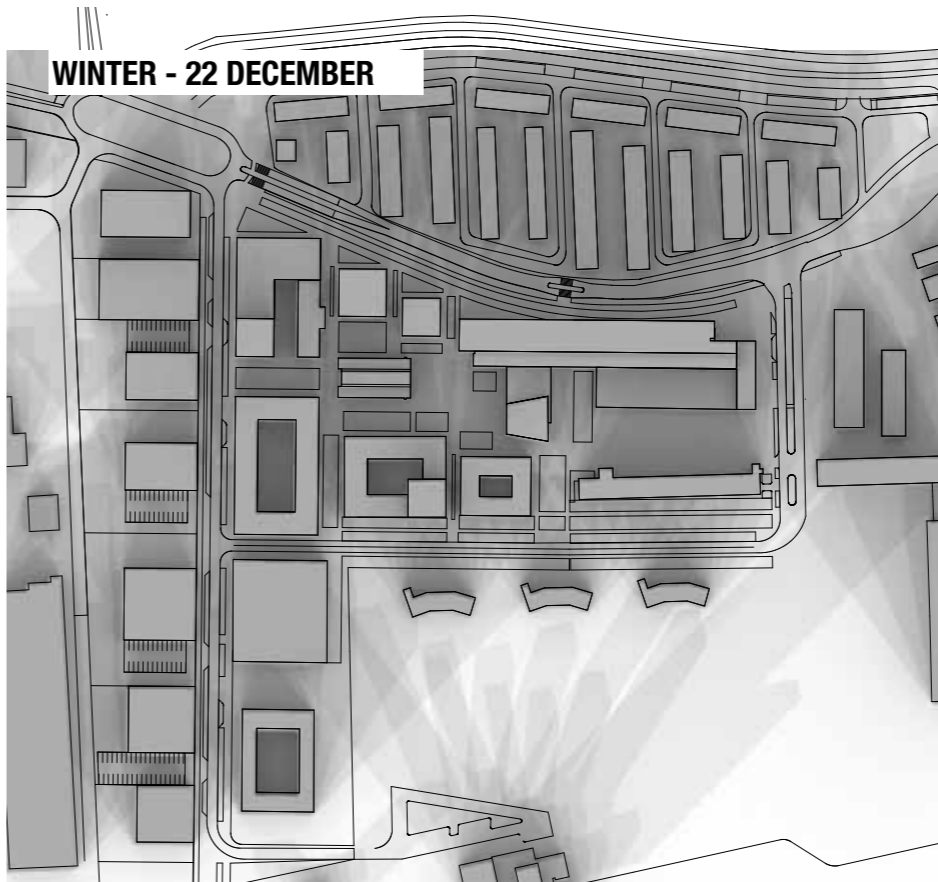
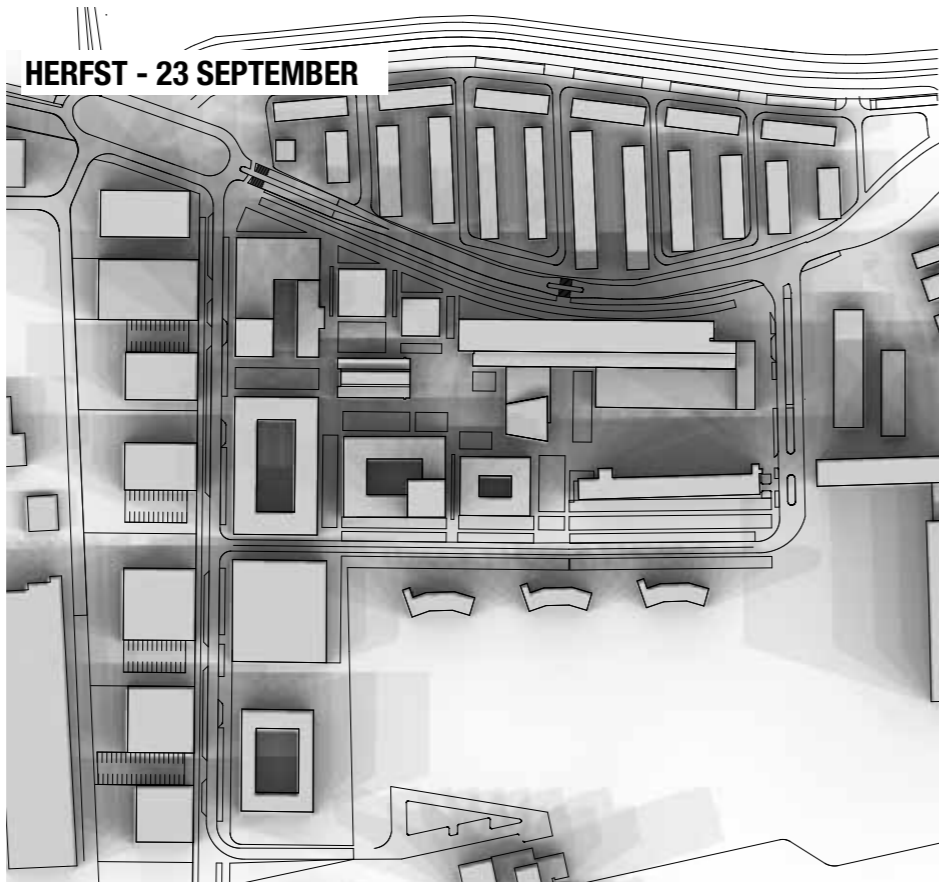
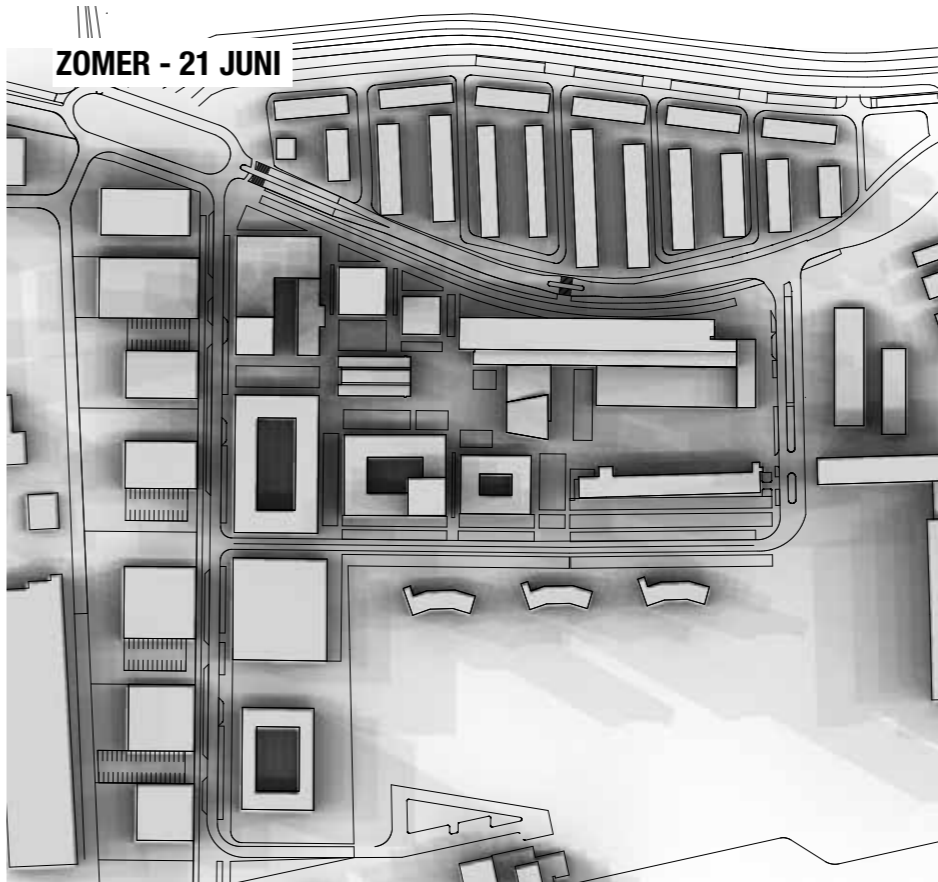
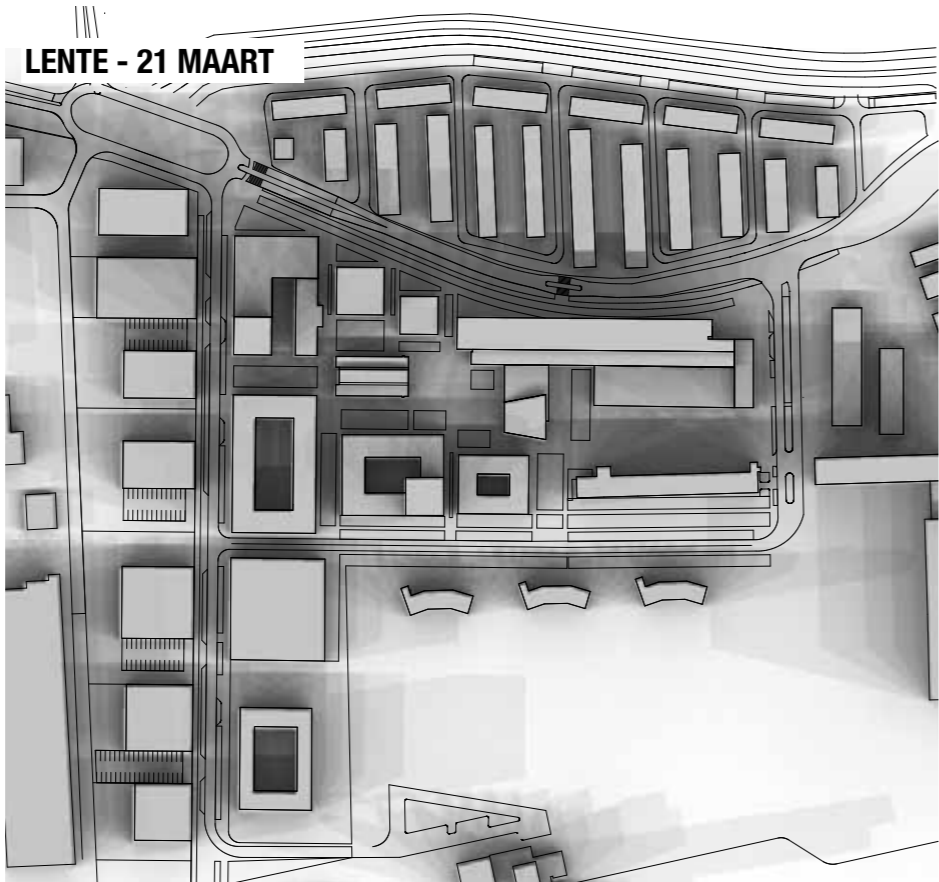
District U - Variant Masterplan - beoogde ontwikkeling



Overzicht - huidige situatie

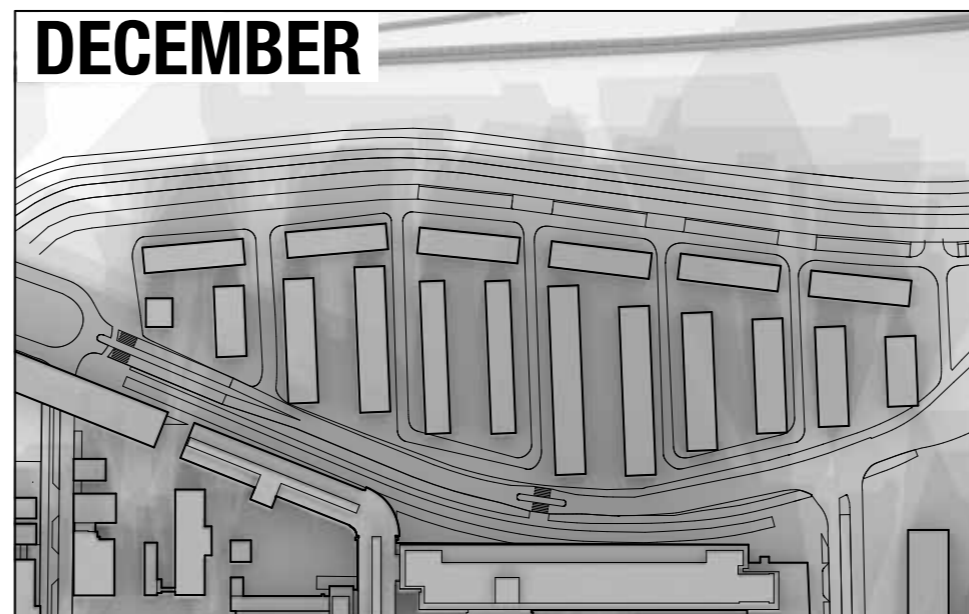
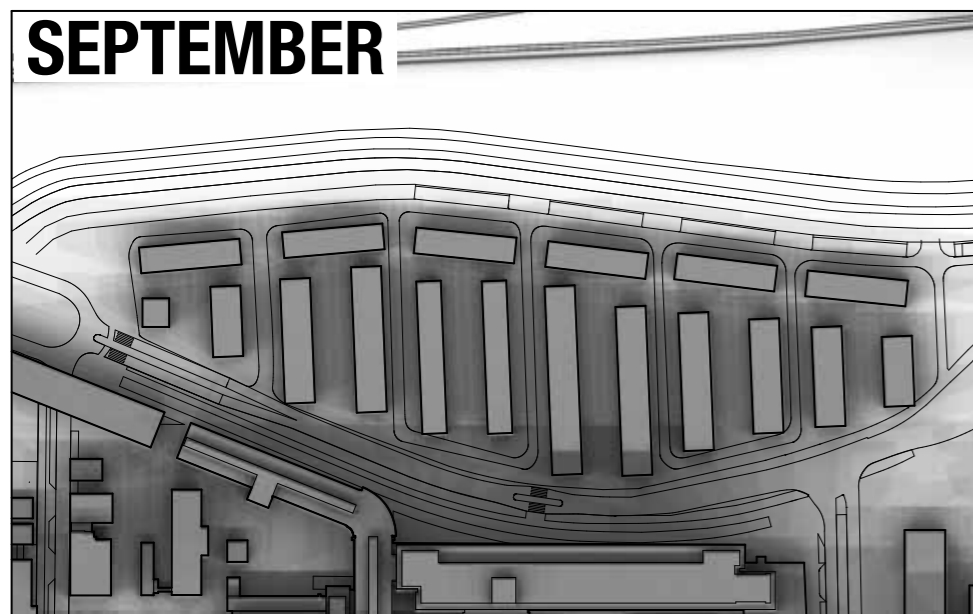
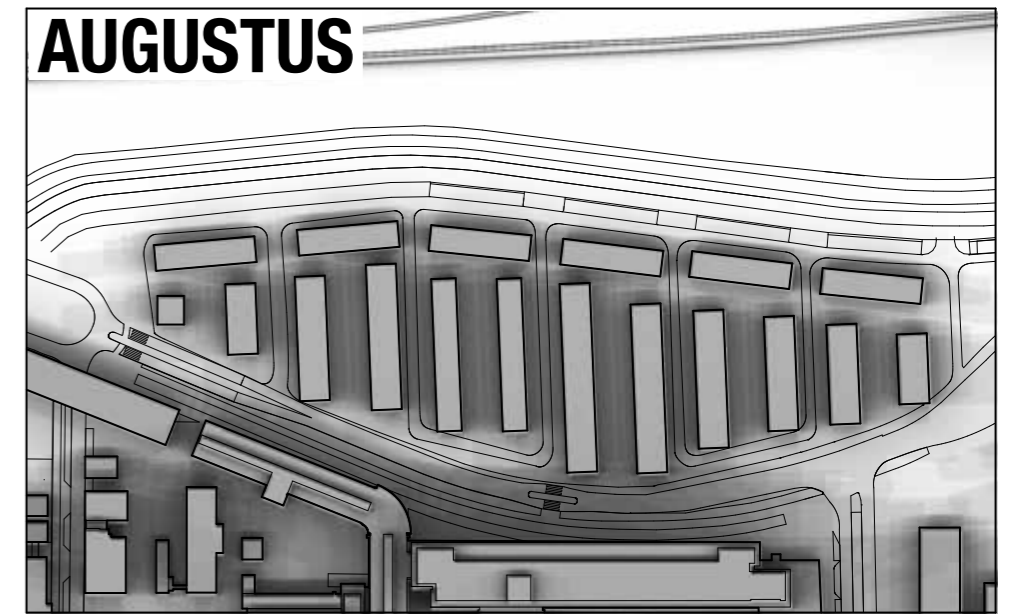
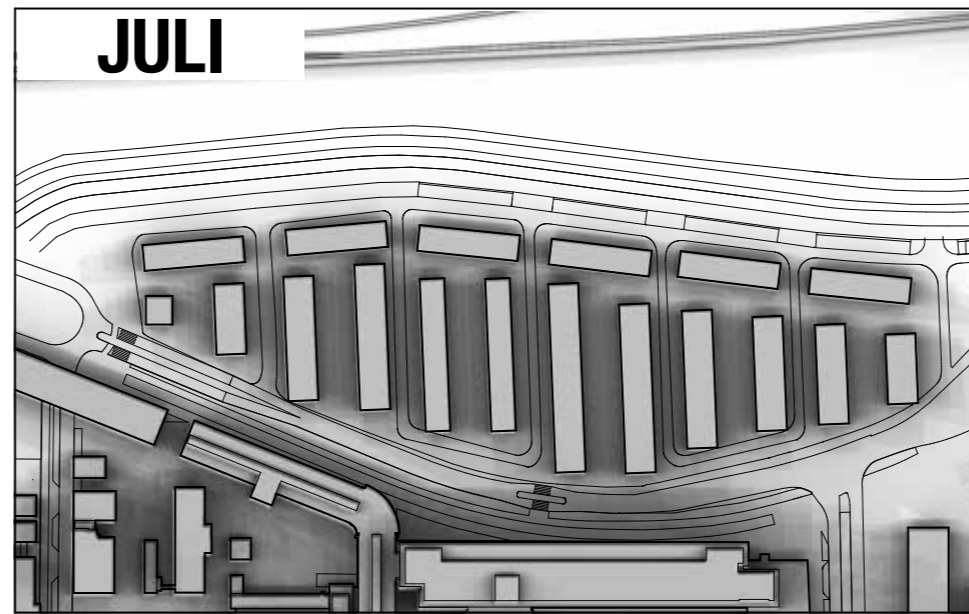
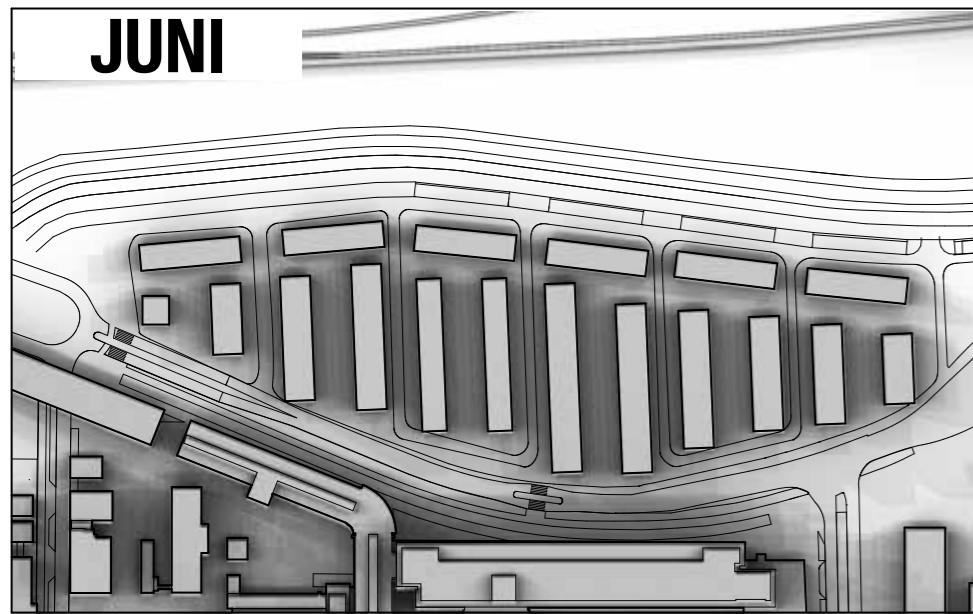
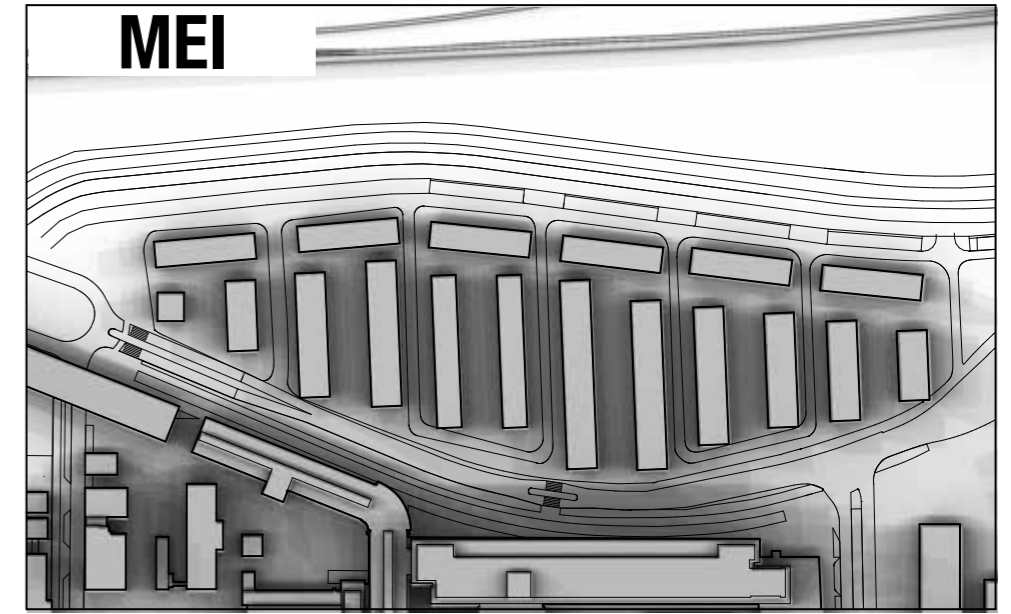
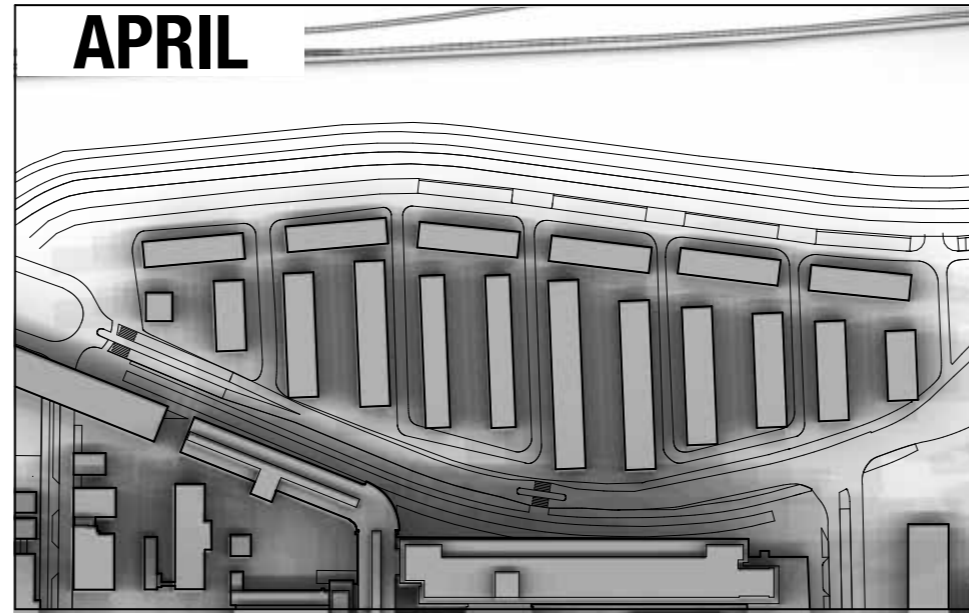
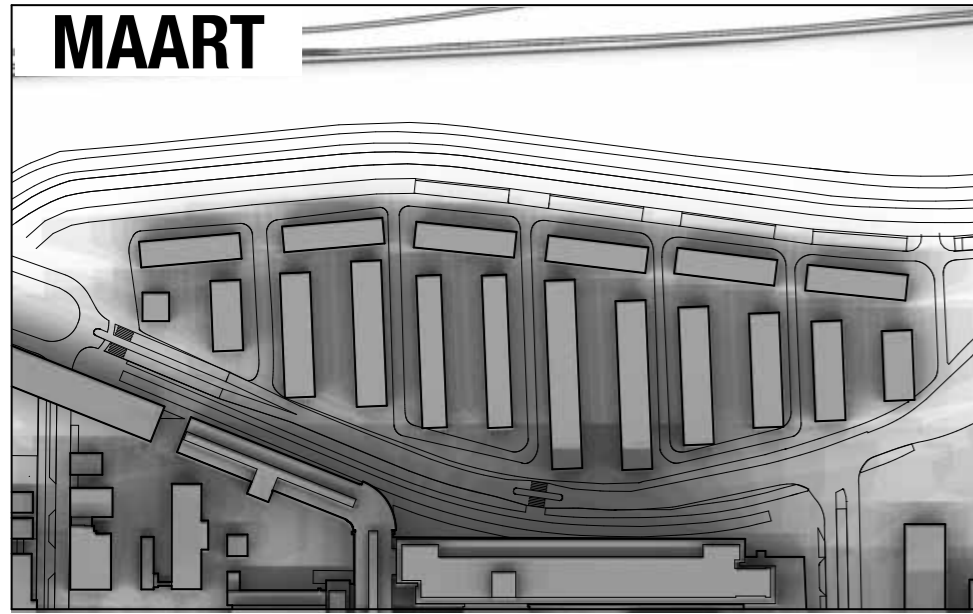


Overzicht - beoogde ontwikkeling masterplan

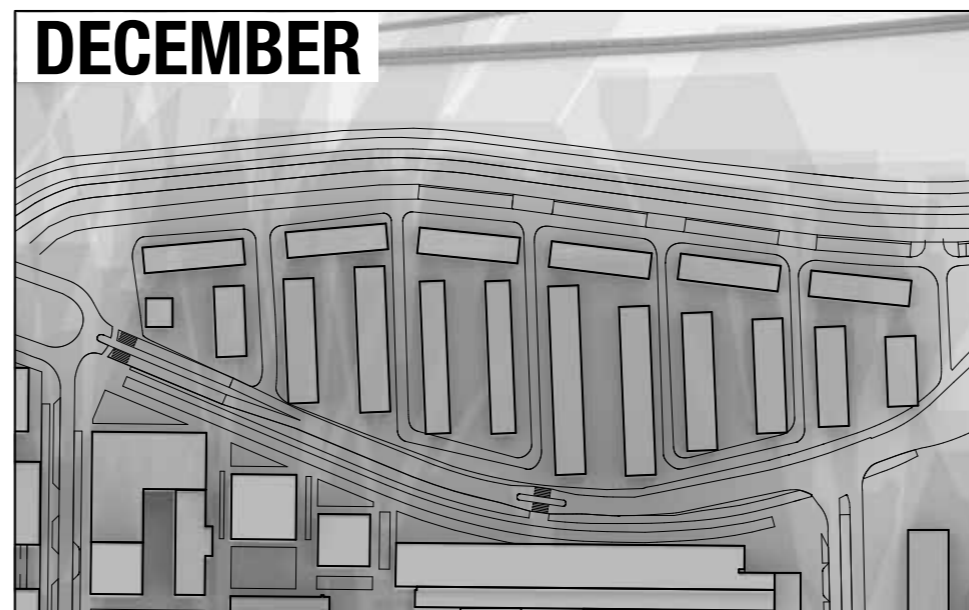
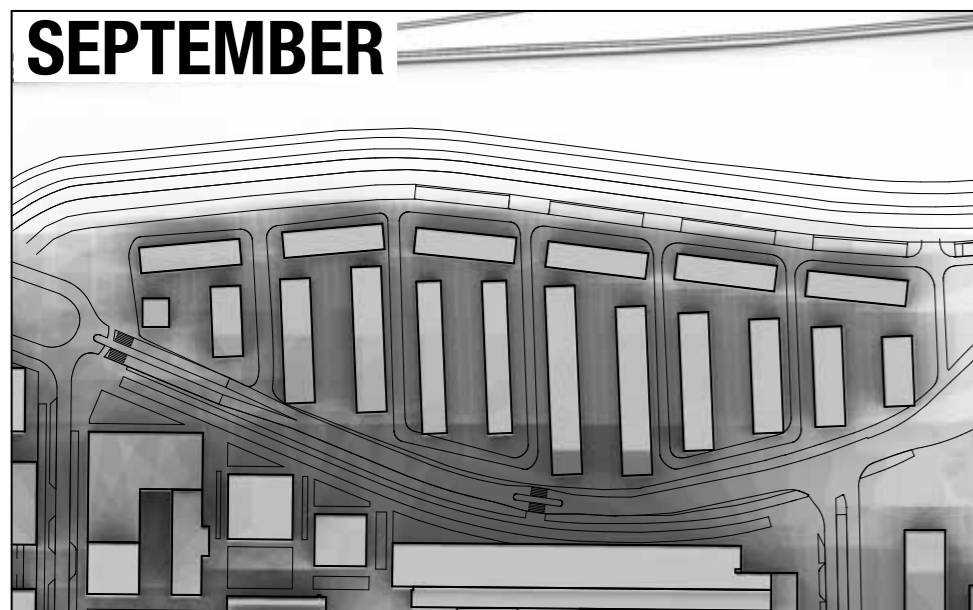
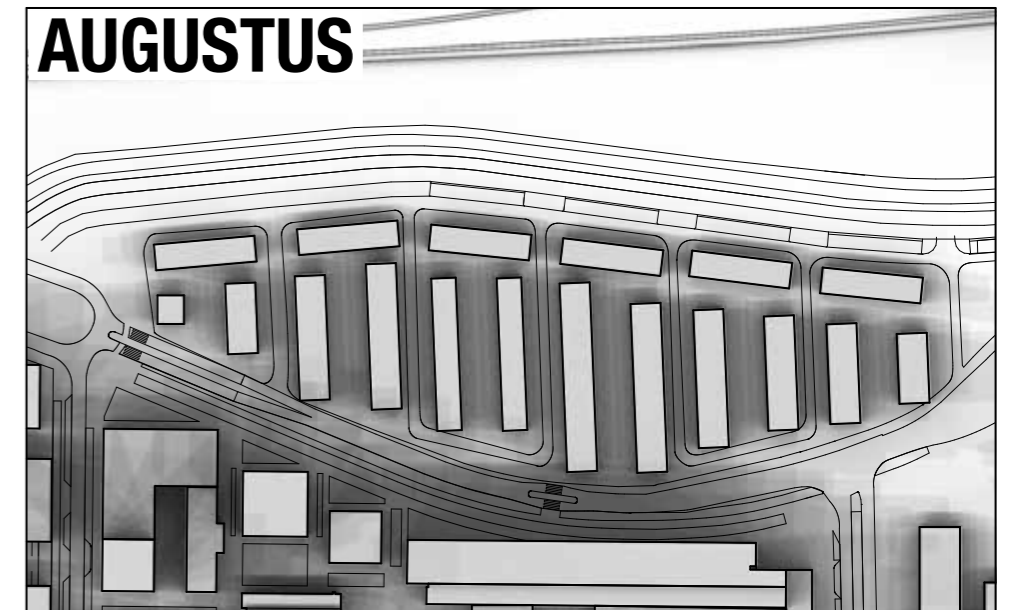
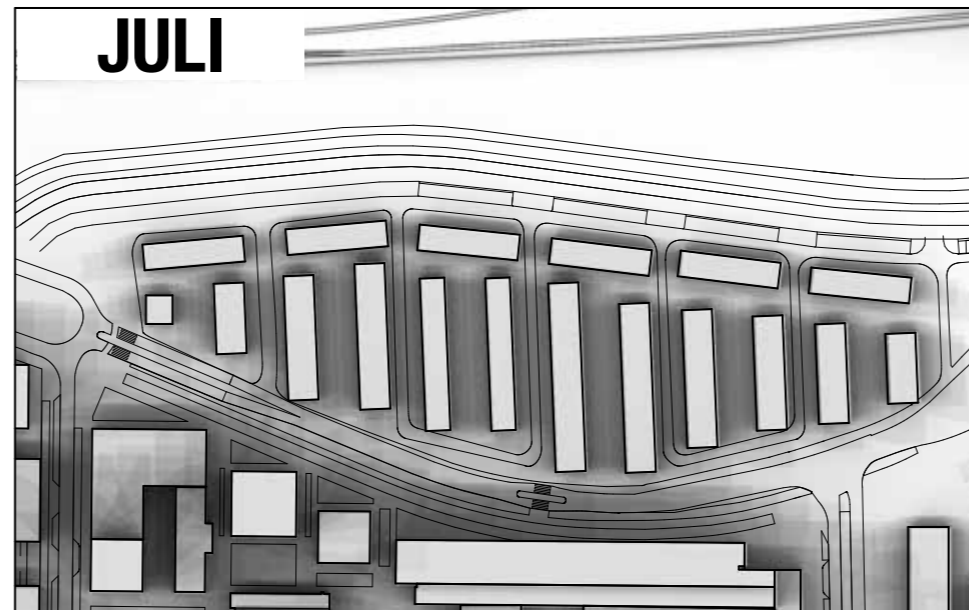
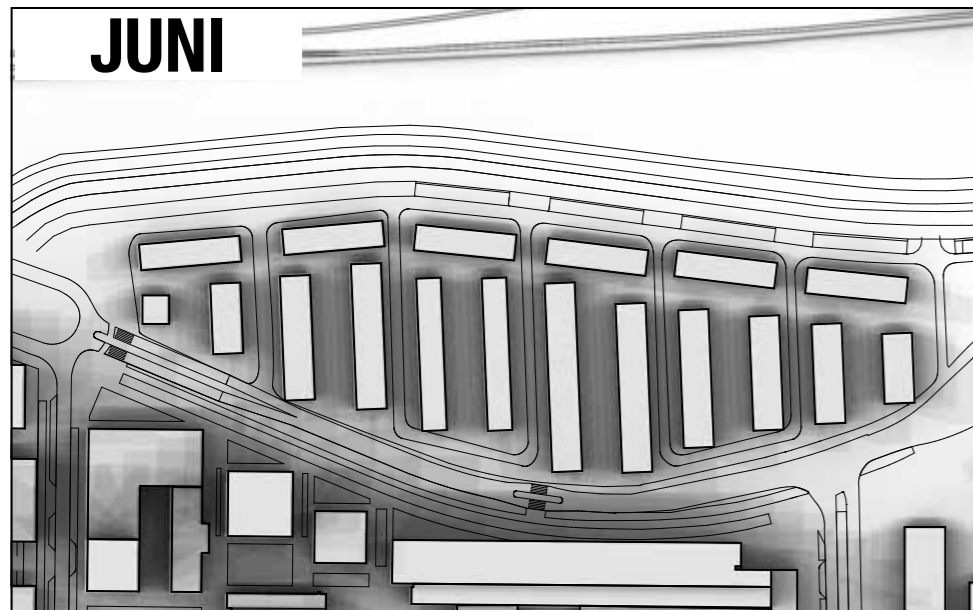
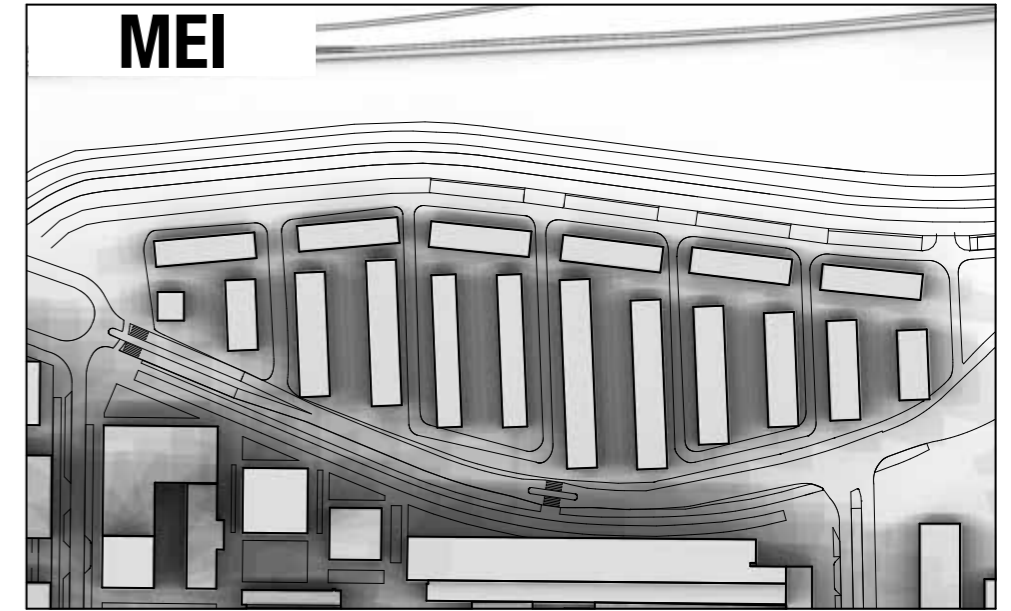
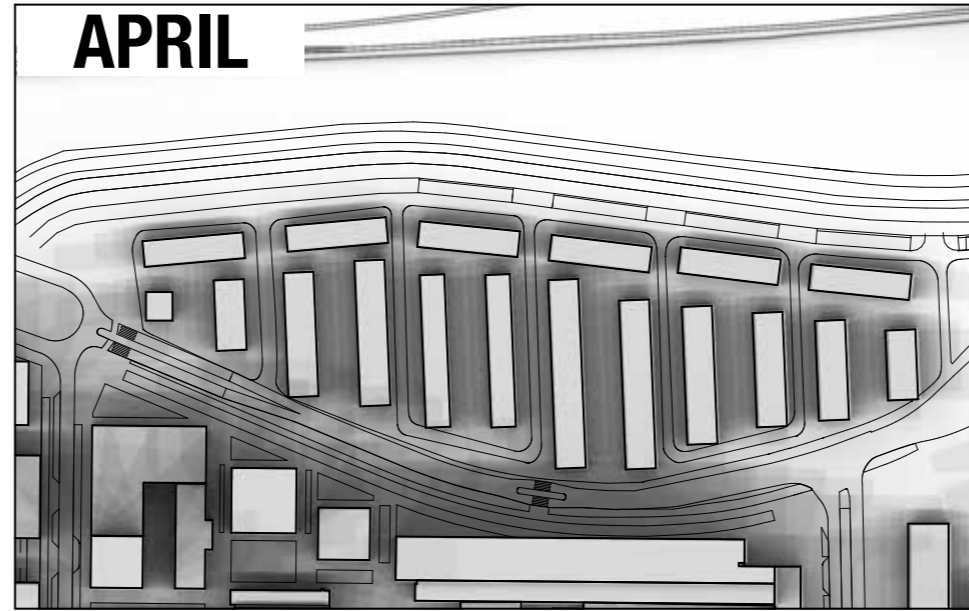
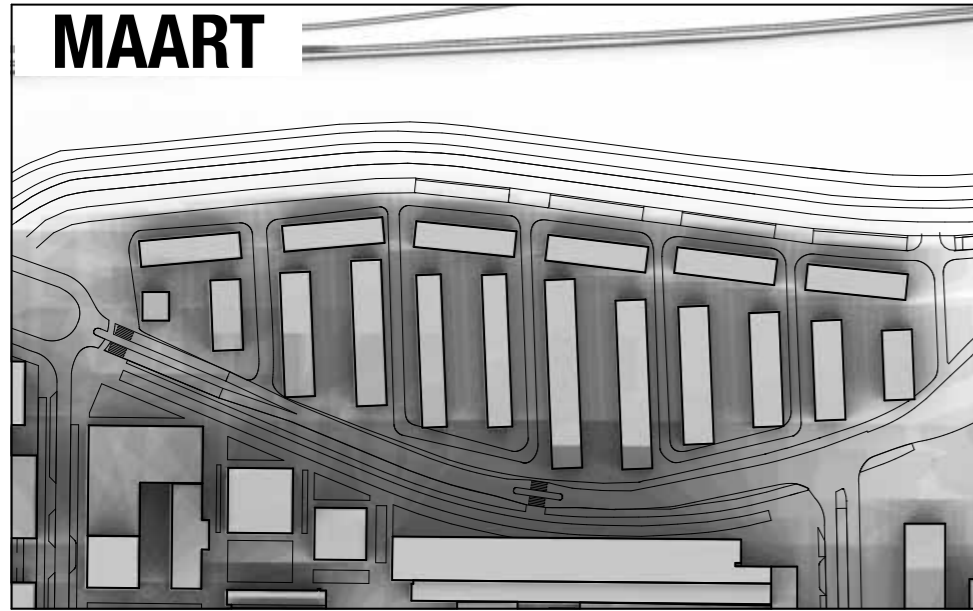


Close-up zonstudie noordzijde plangebied

Overzicht - Huidige situatie

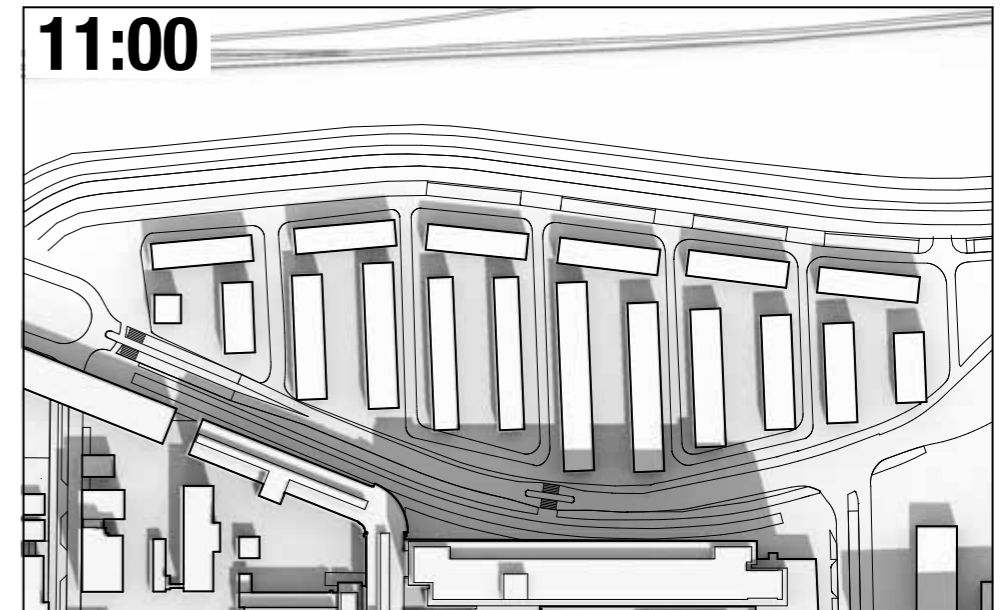
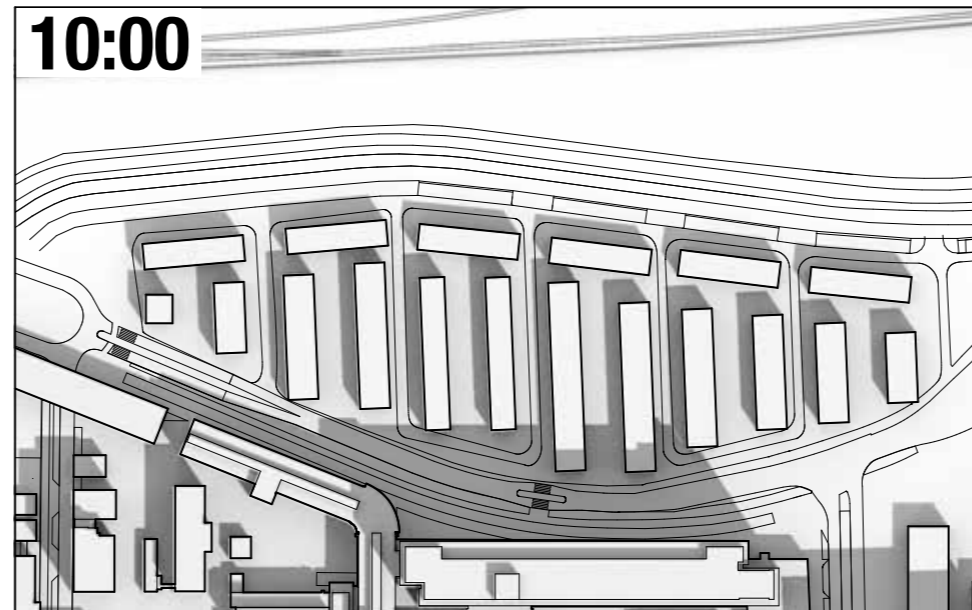
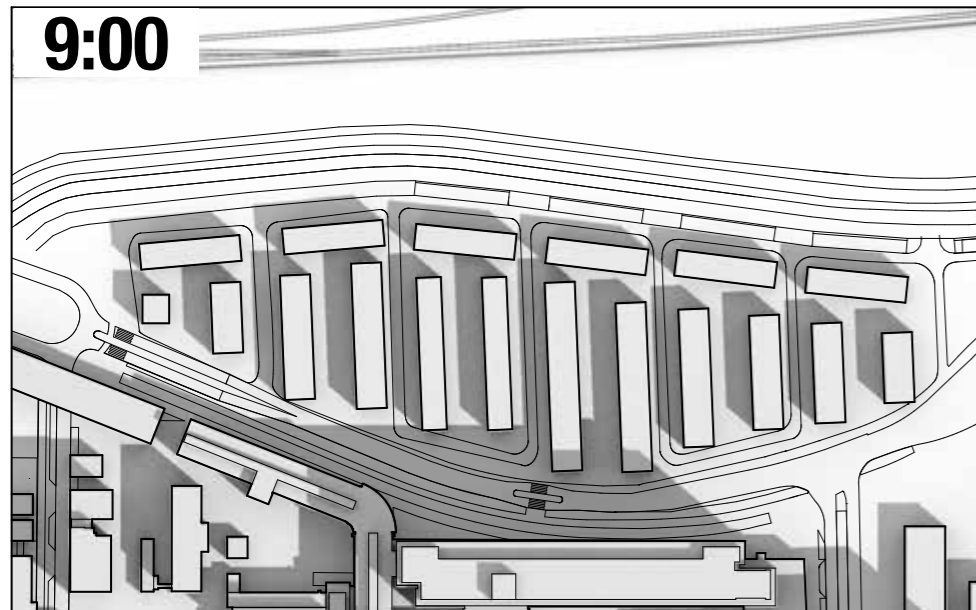
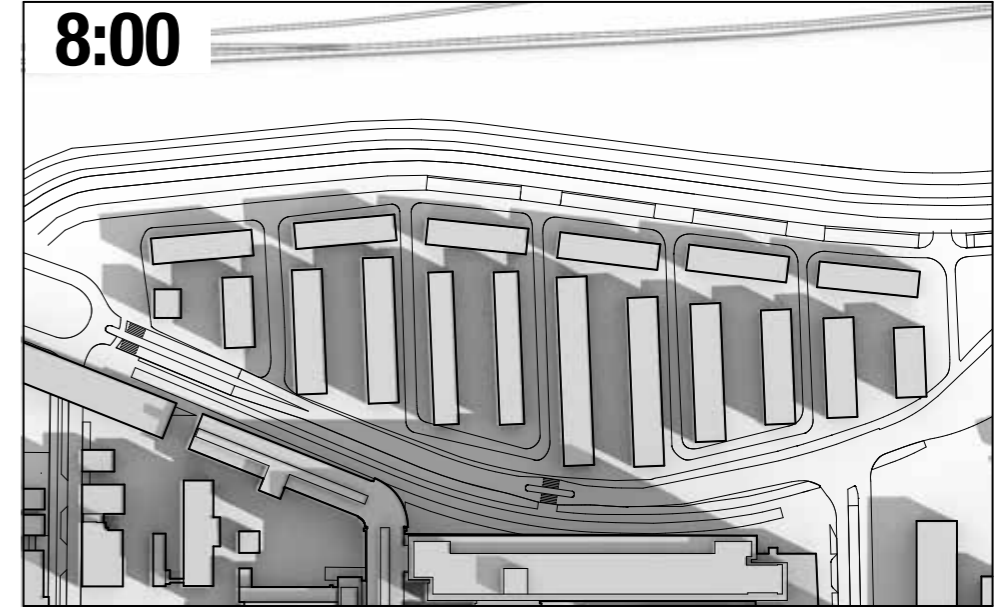
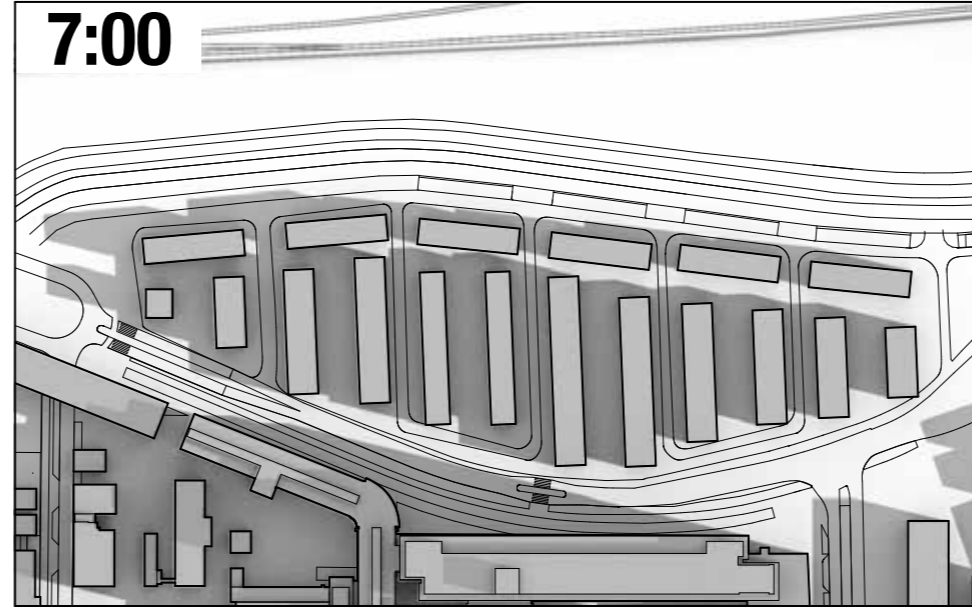
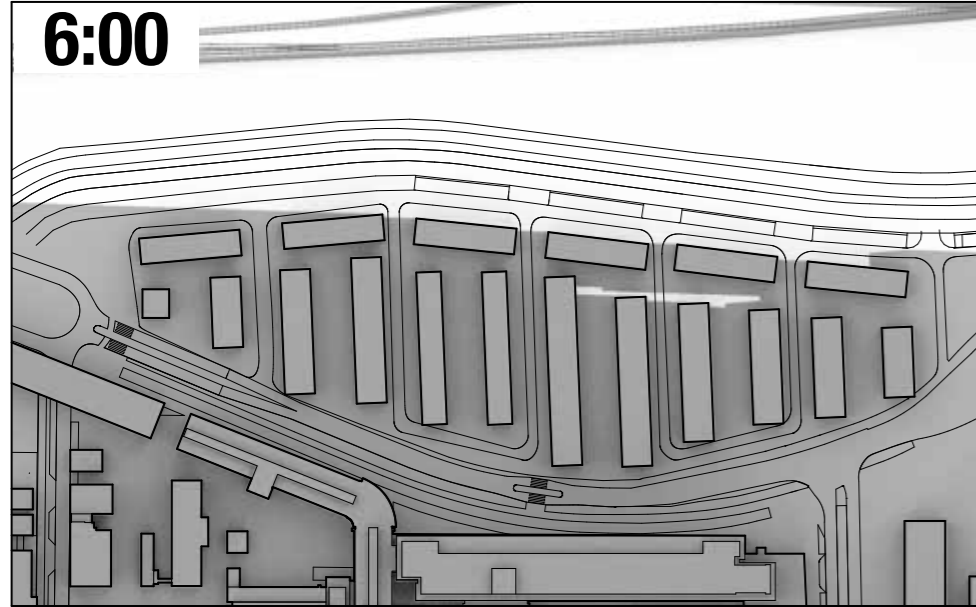


Overzicht - Beoogde ontwikkeling masterplan

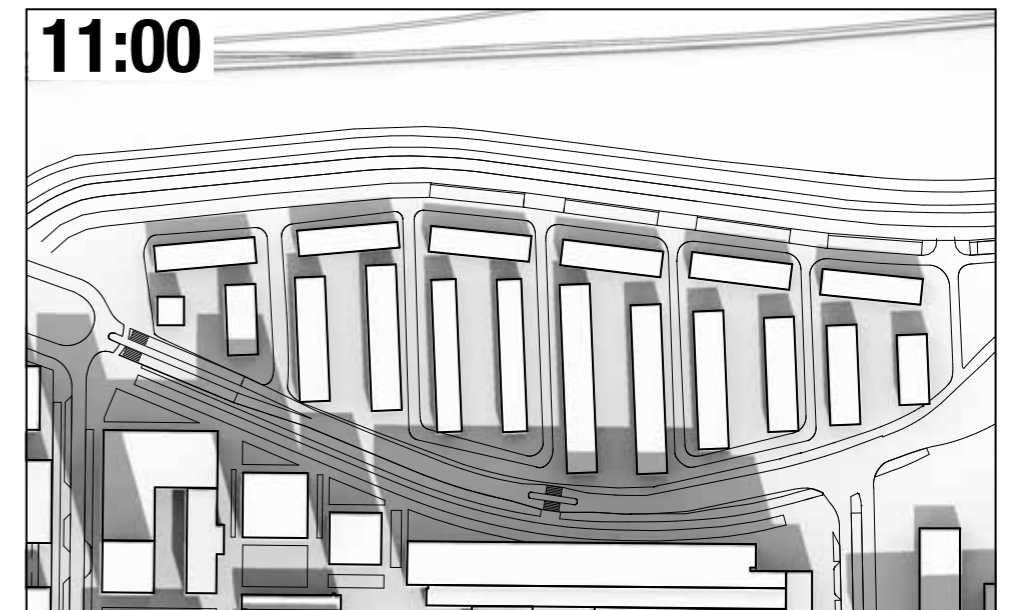
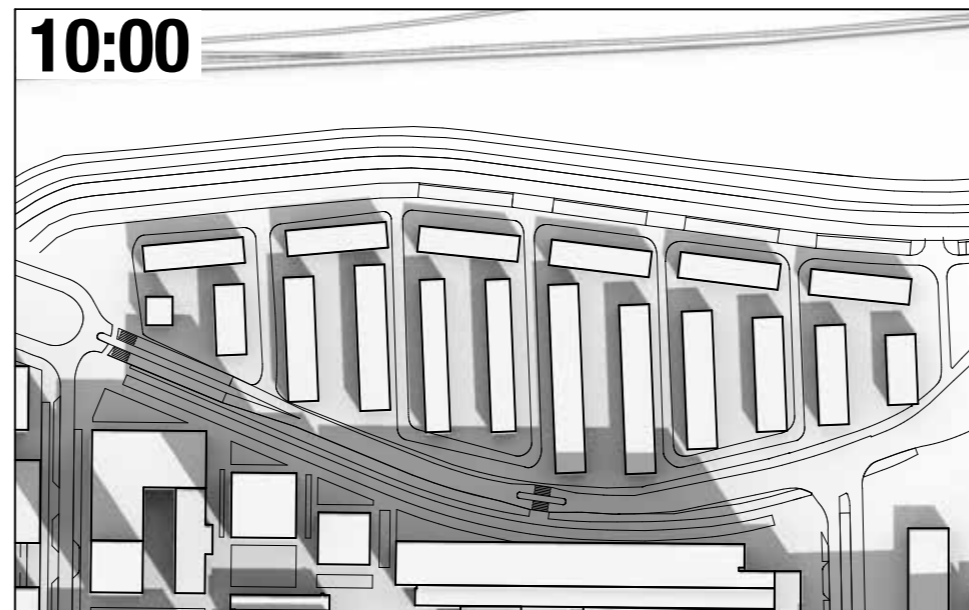
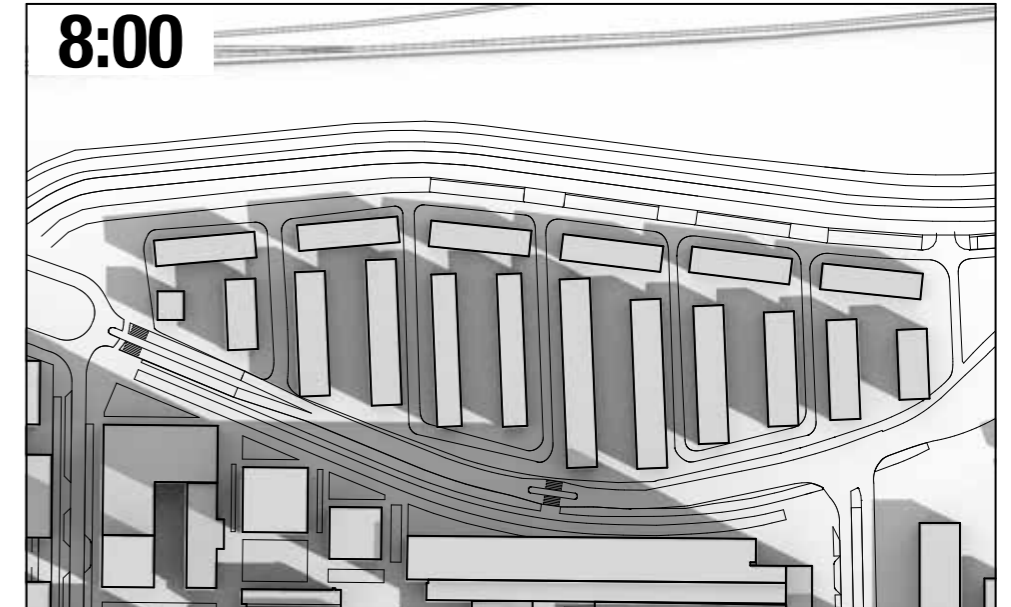
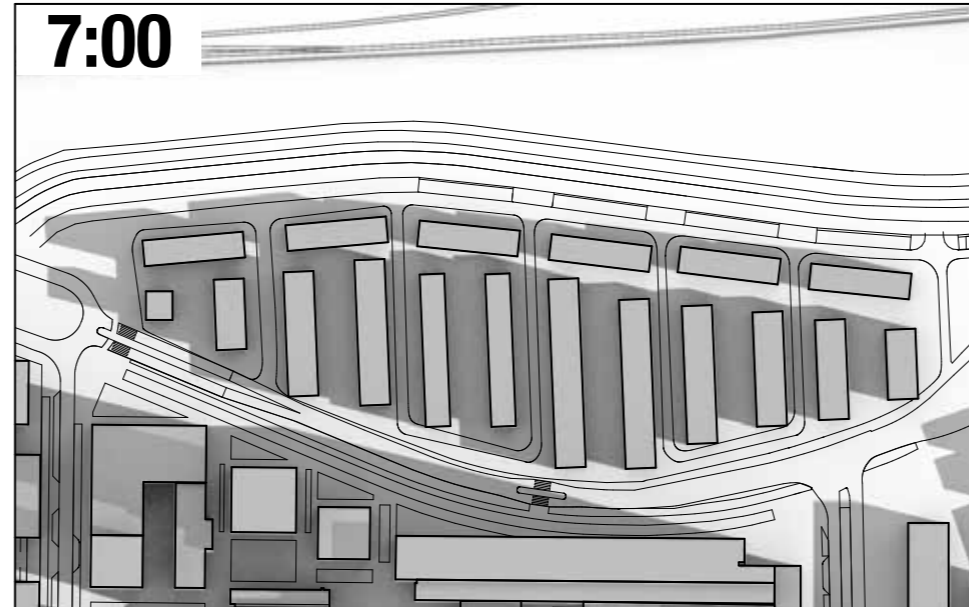
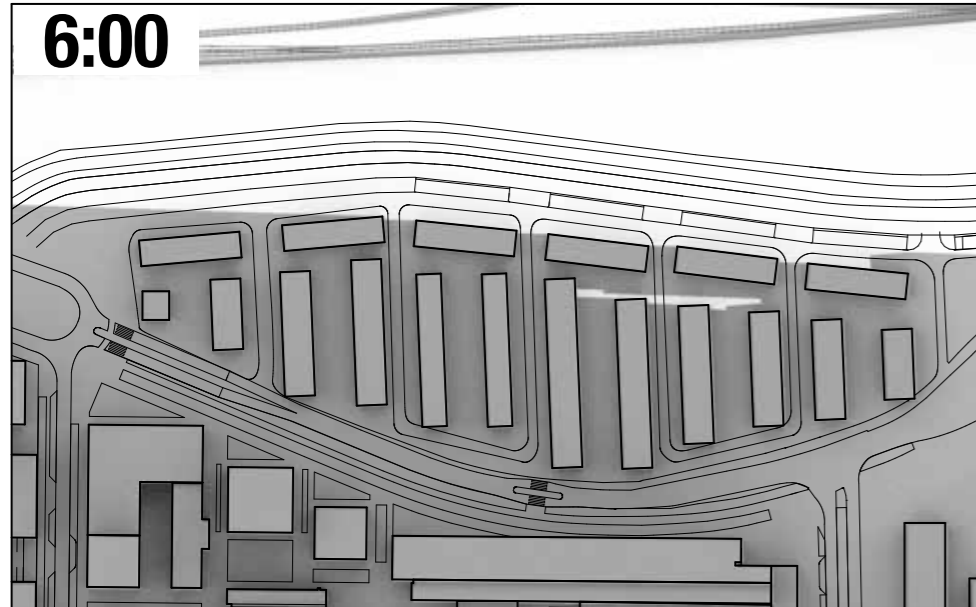


Overzicht per maand

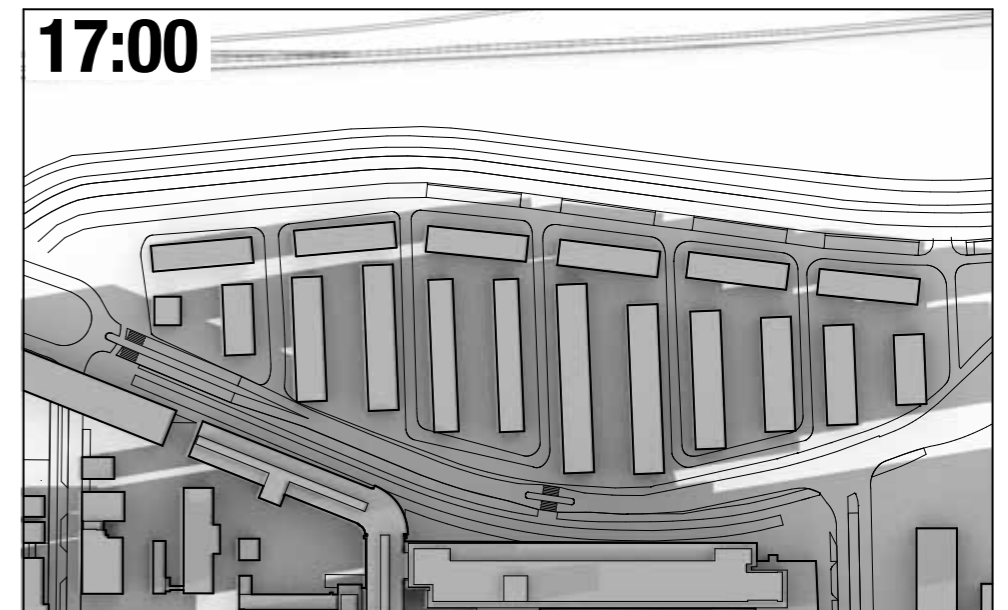
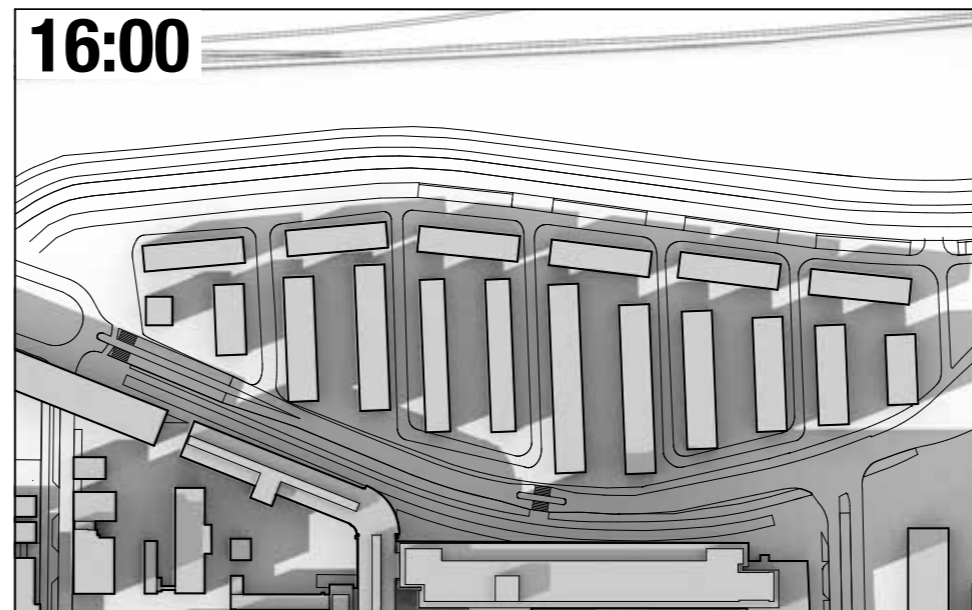
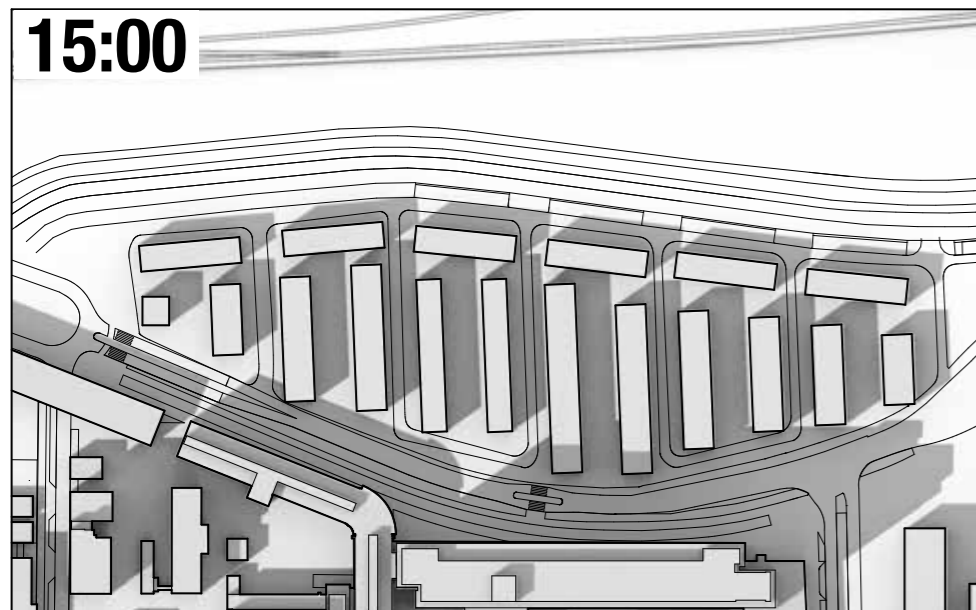
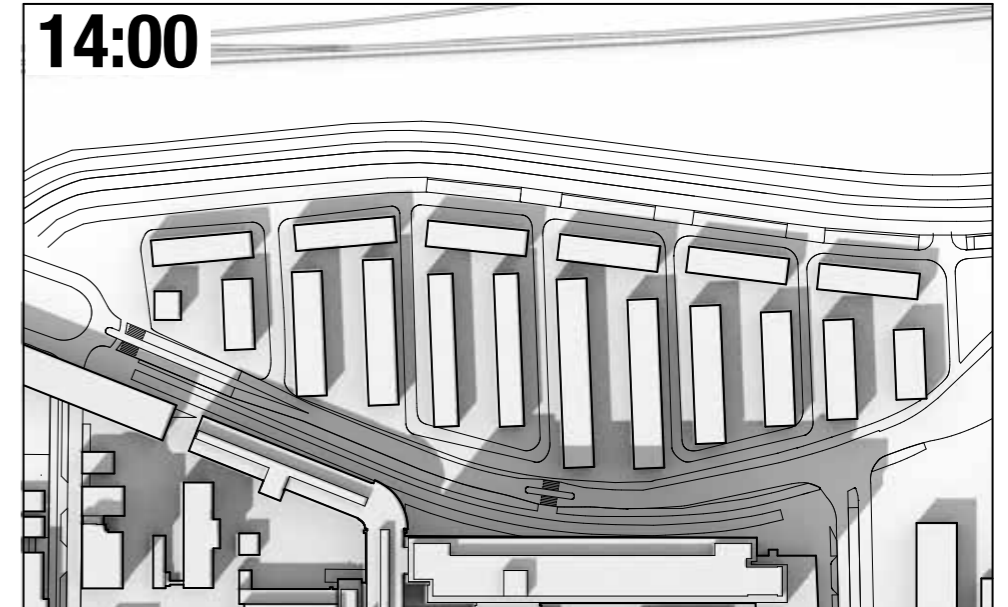
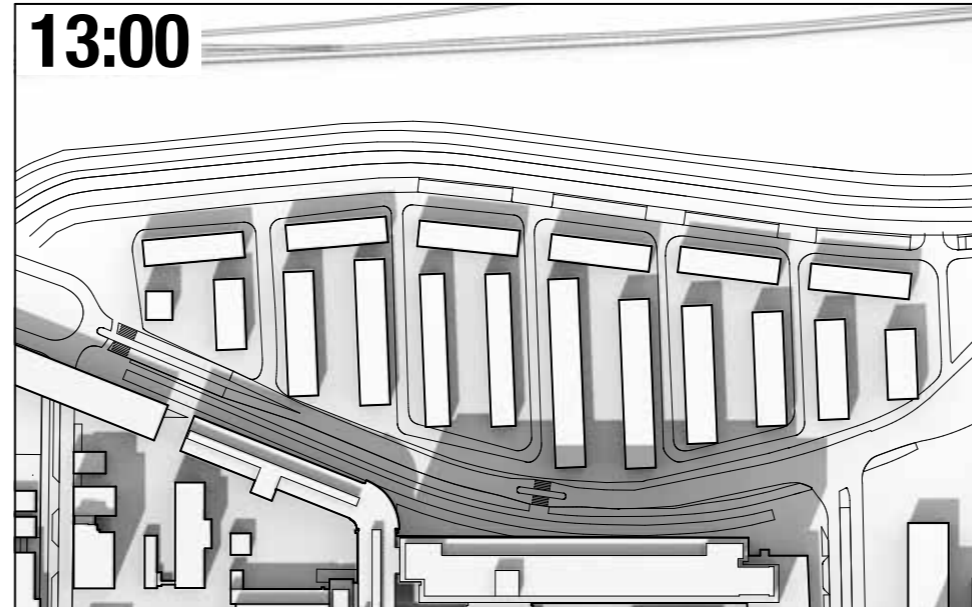
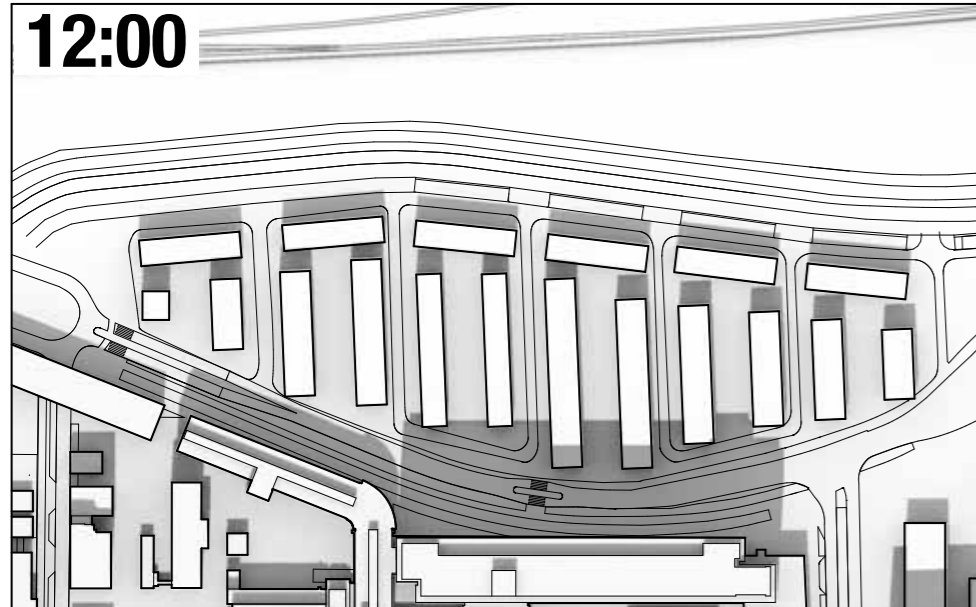
21 MAART Huidige situatie



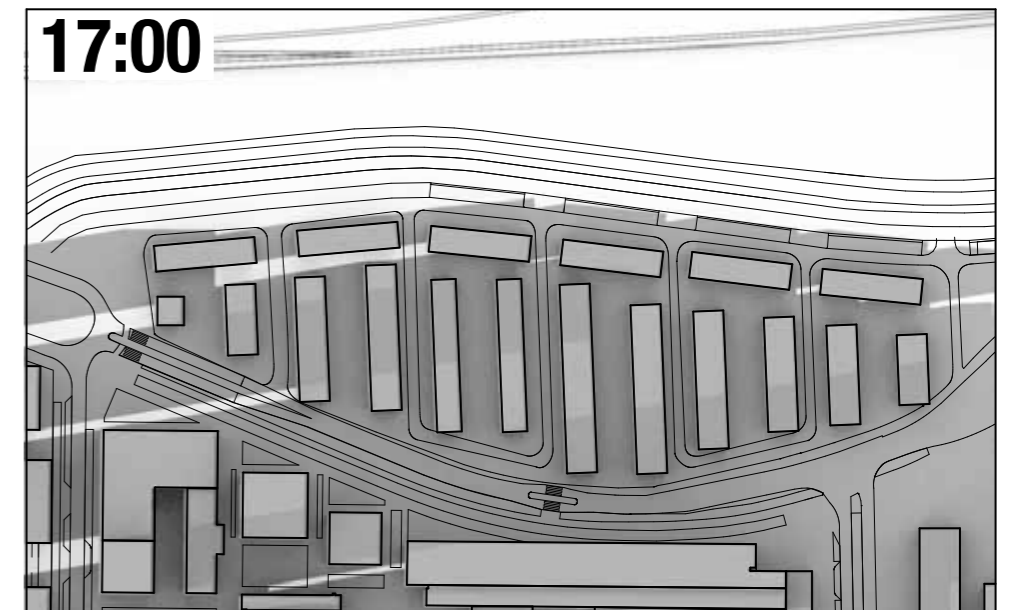
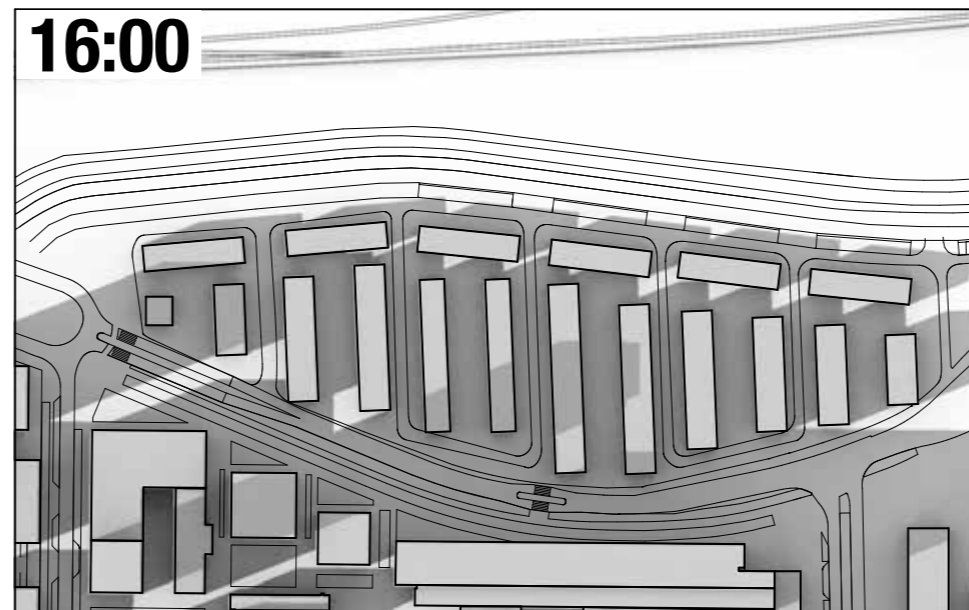
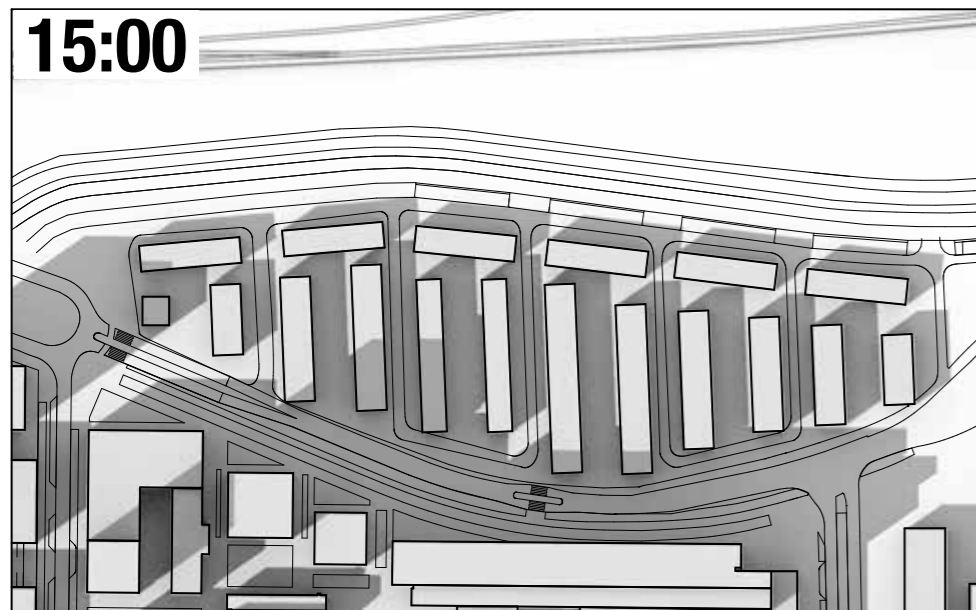
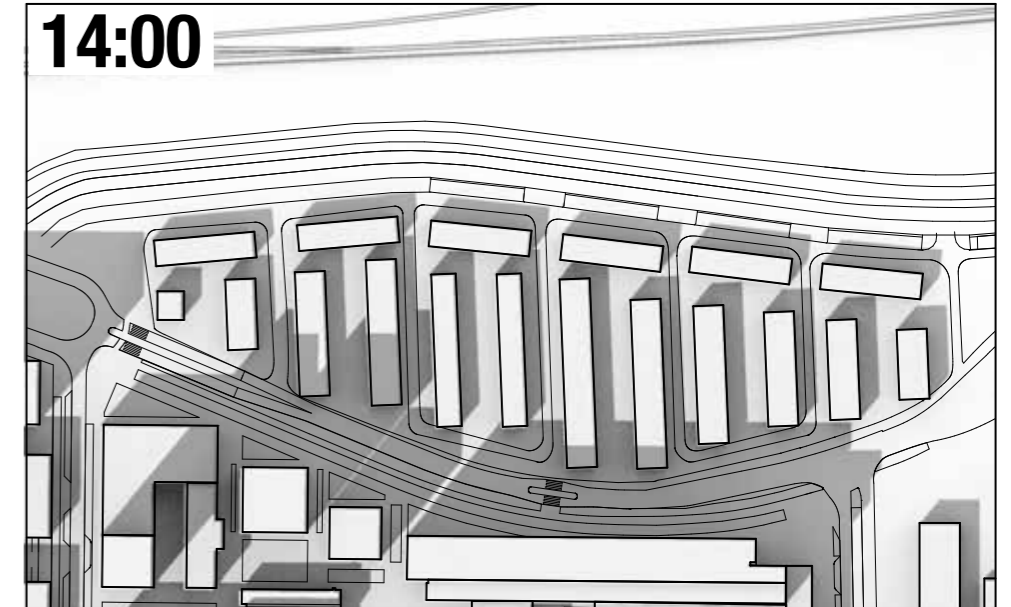
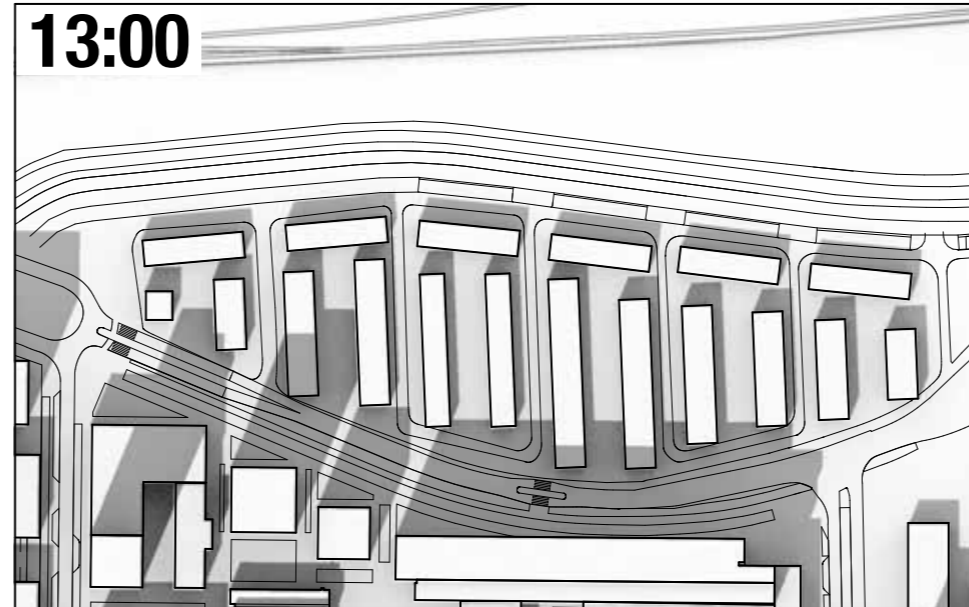
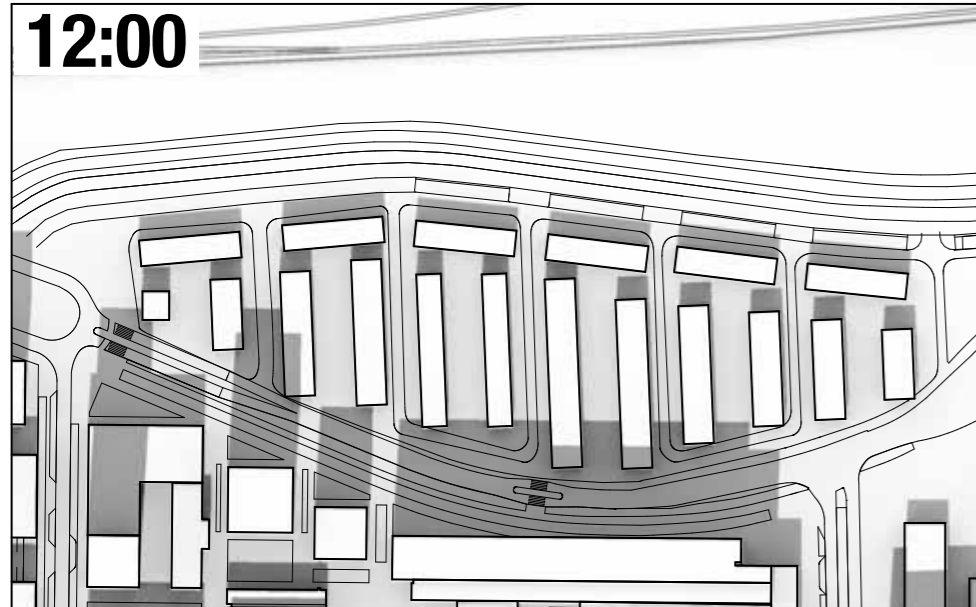
21 MAART District U - Variant Masterplan - beoogde ontwikkeling



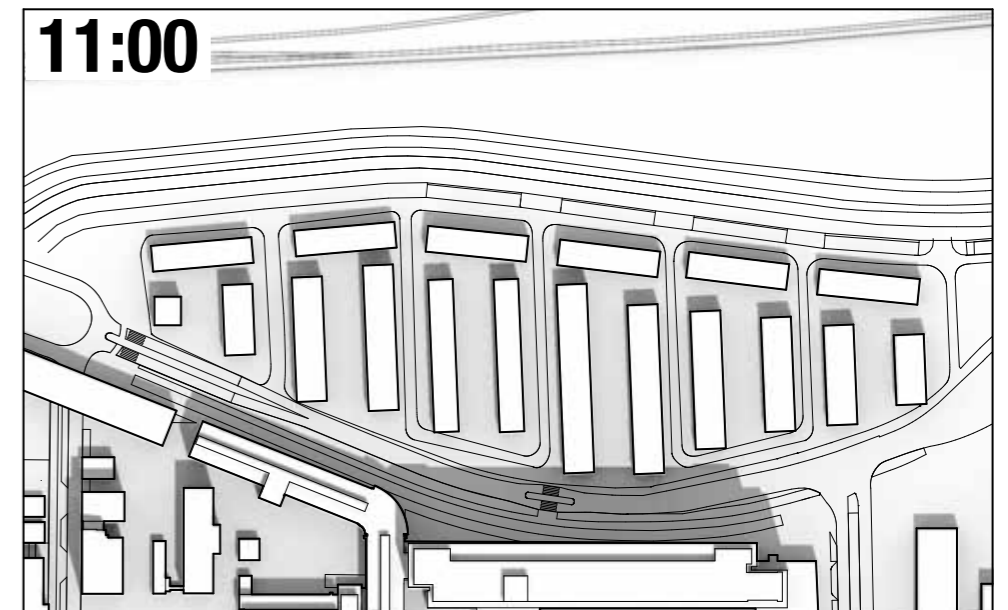
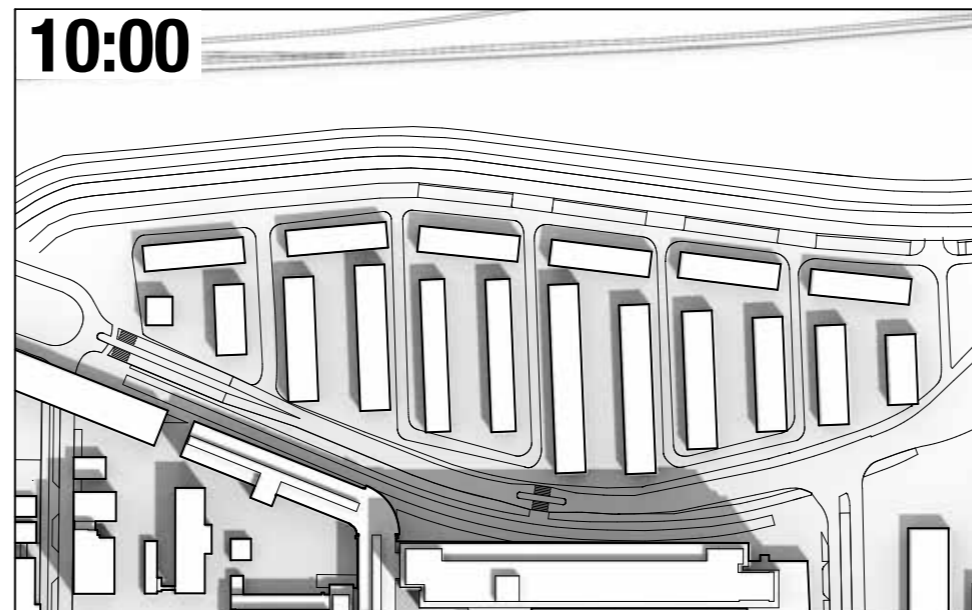
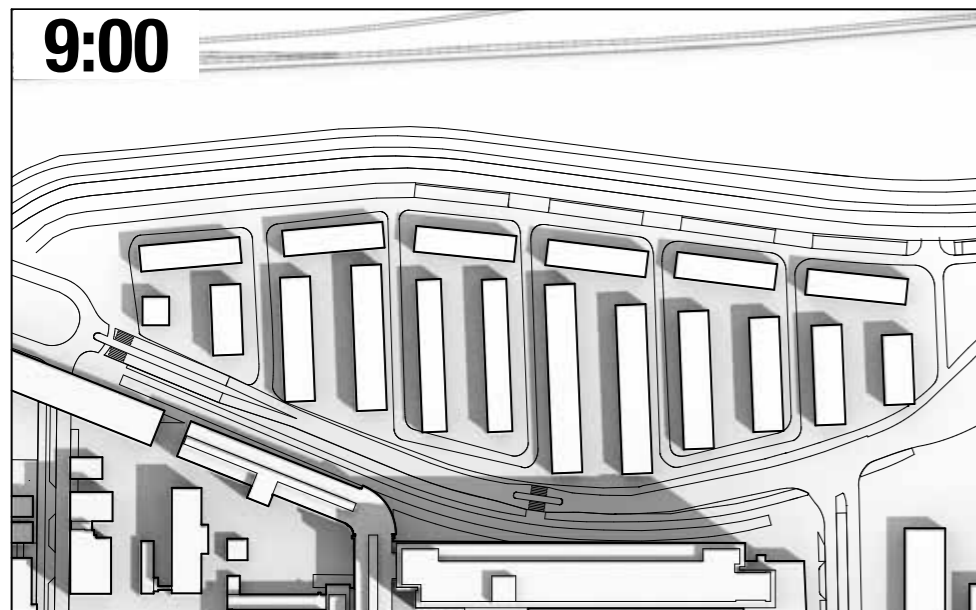
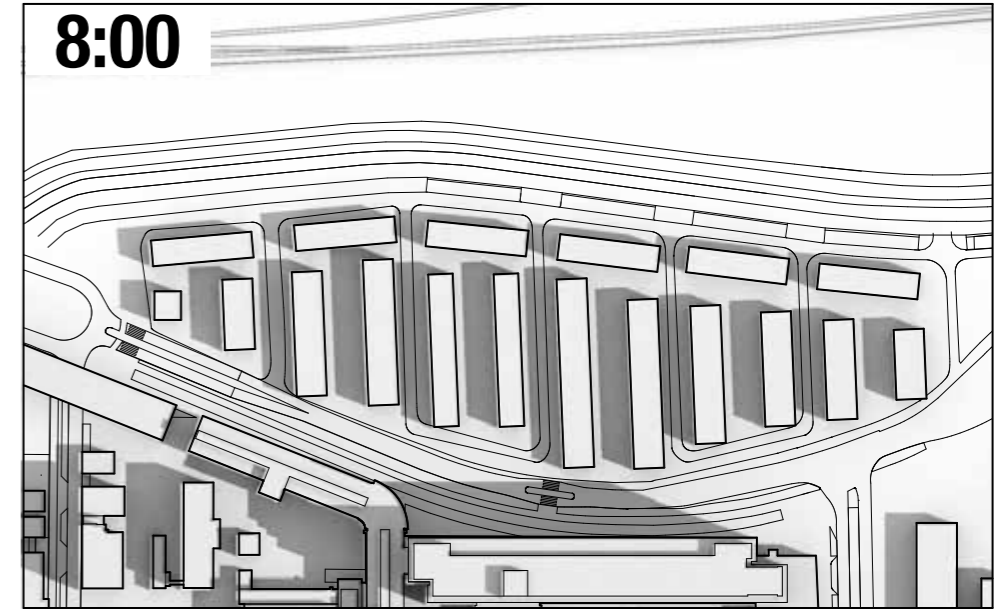
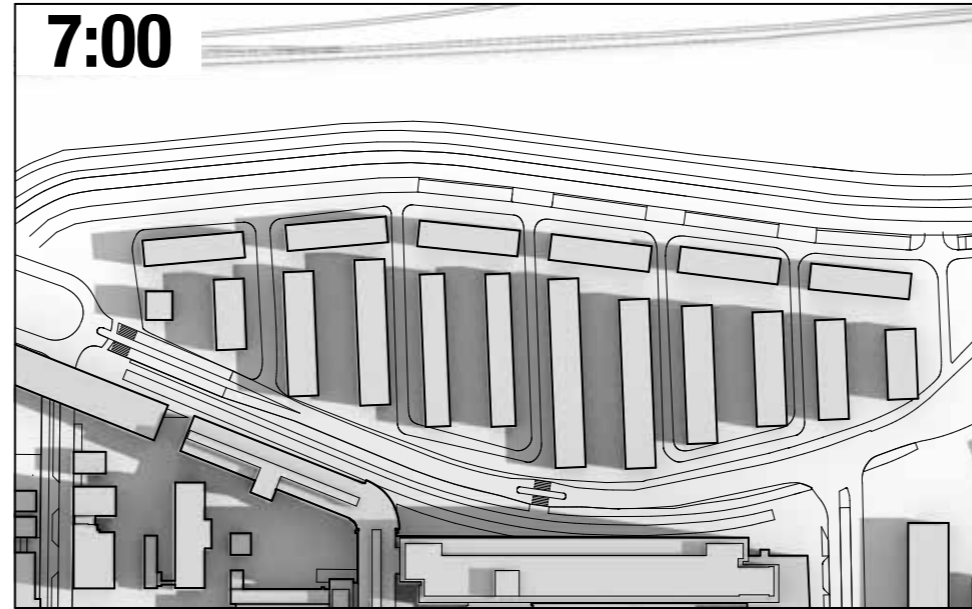
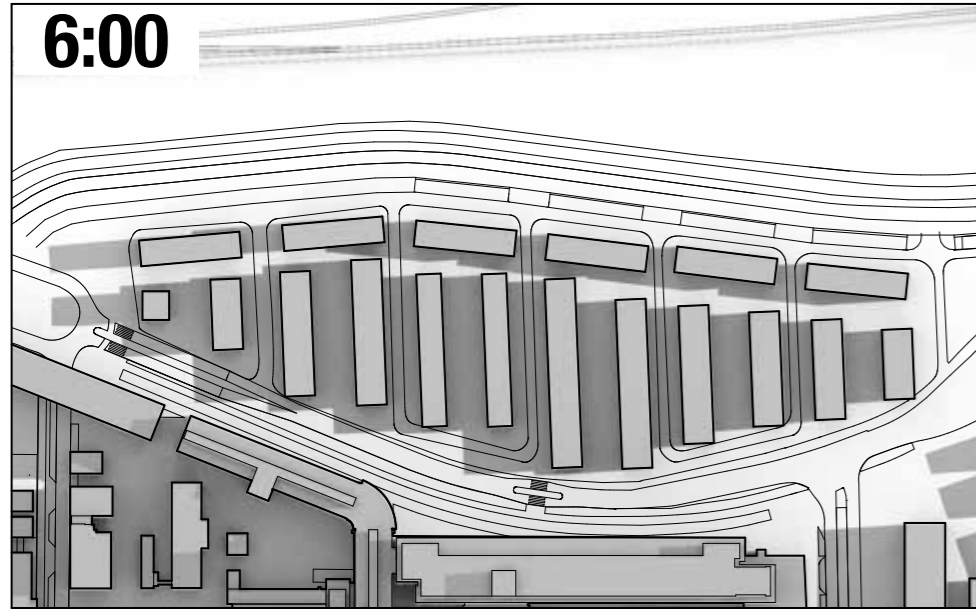
21 MAART Huidige situatie



21 MAART District U - Variant Masterplan - beoogde ontwikkeling

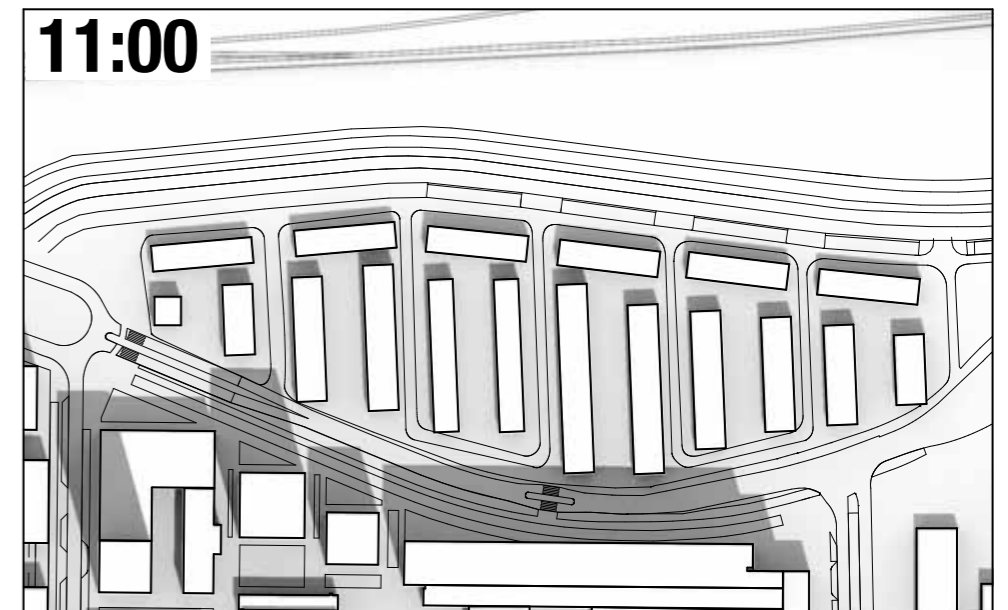
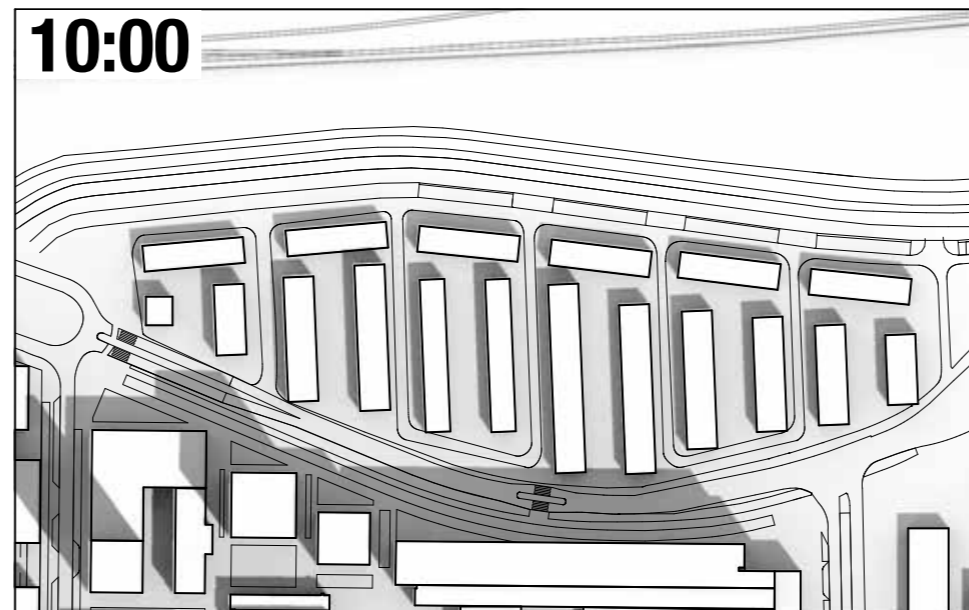
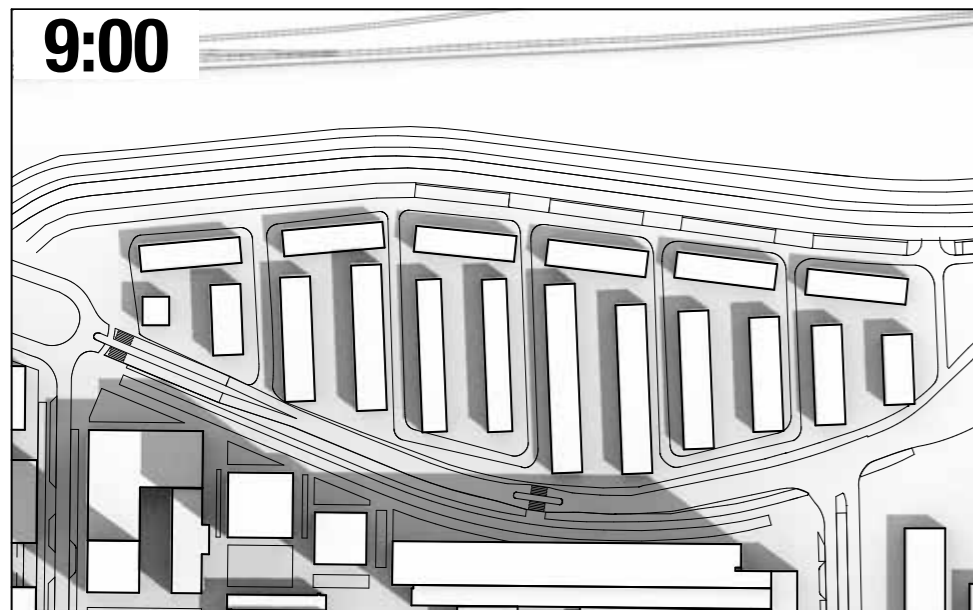
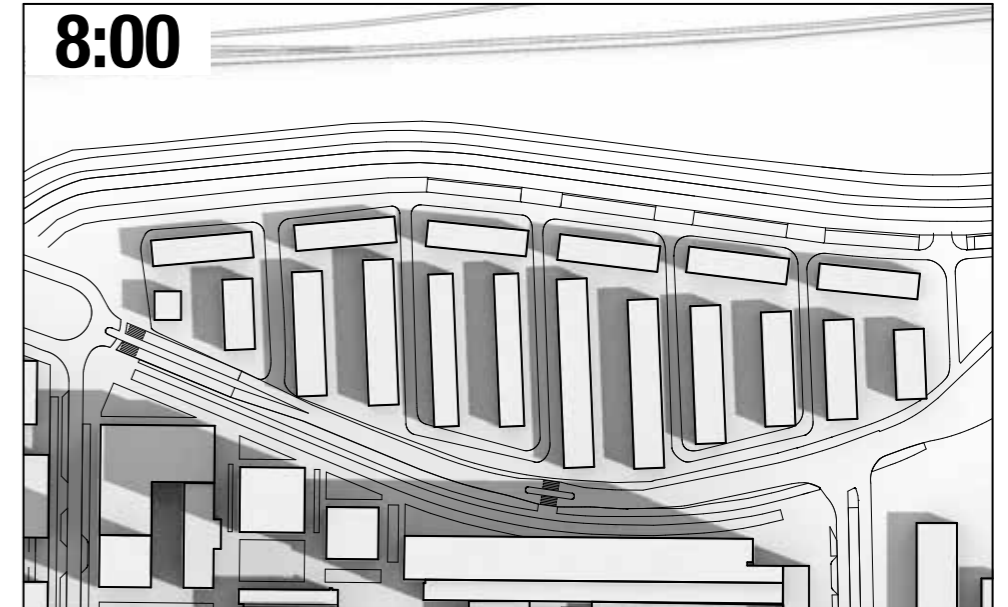
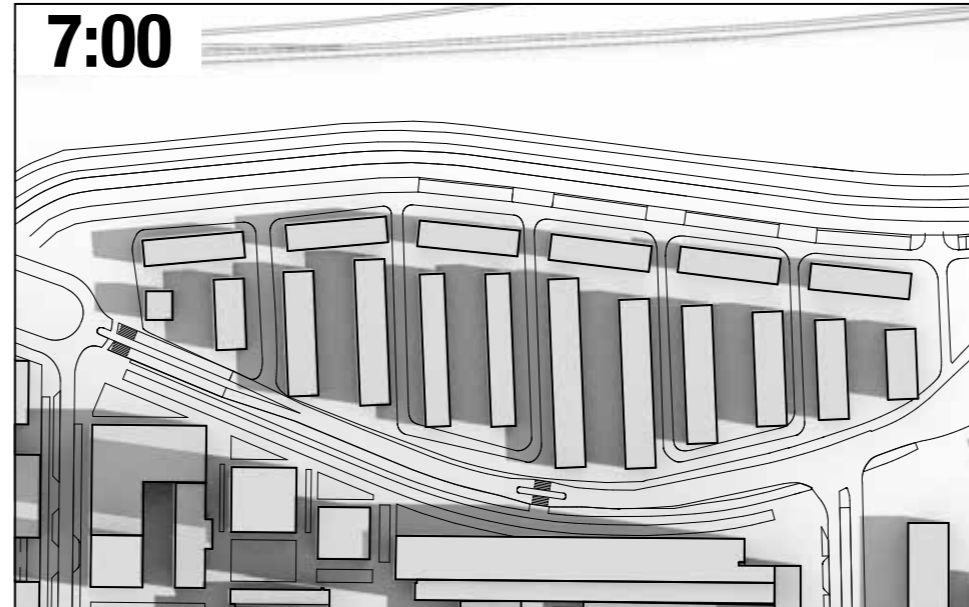
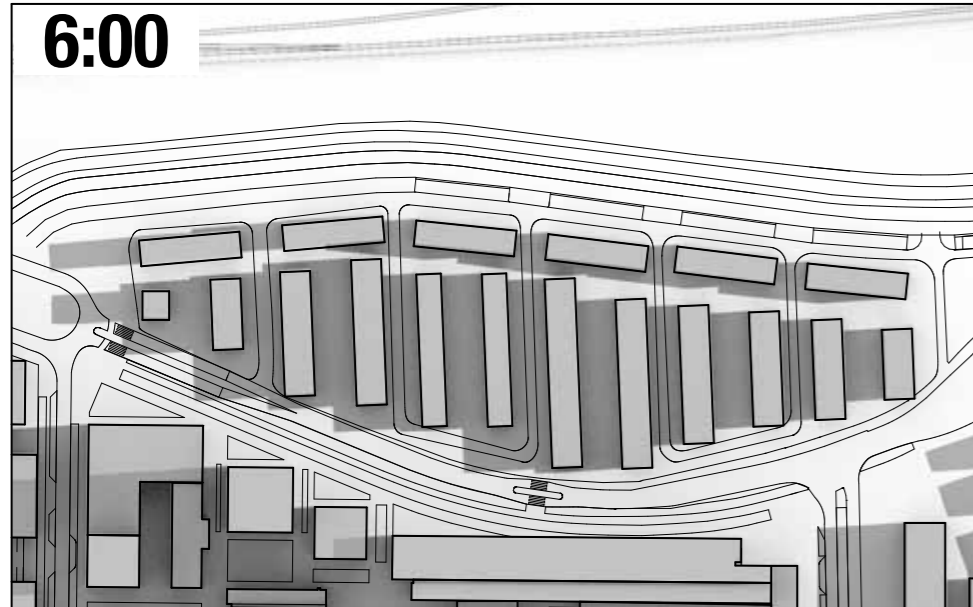


21 APRIL Huidige situatie

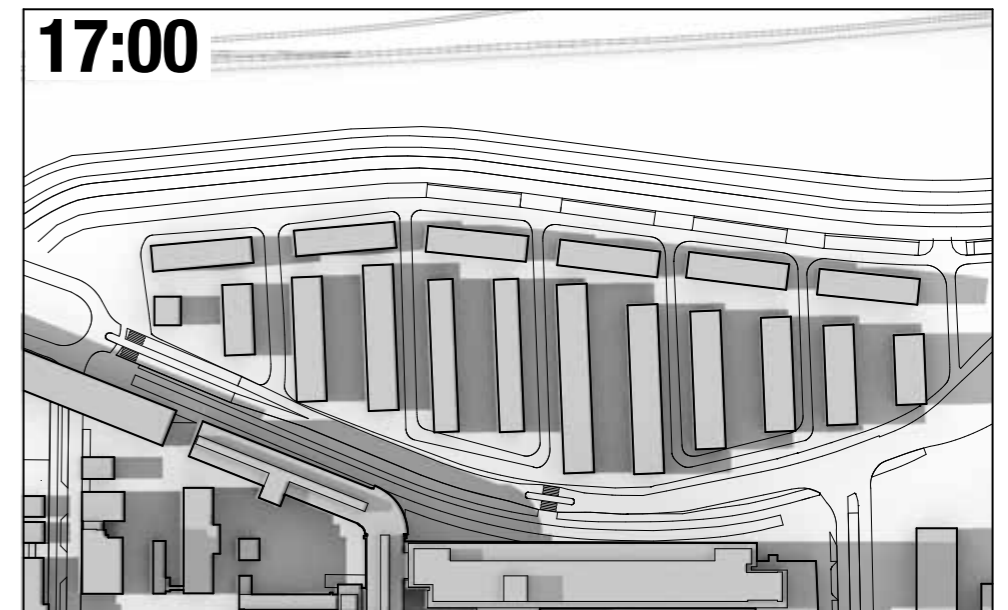
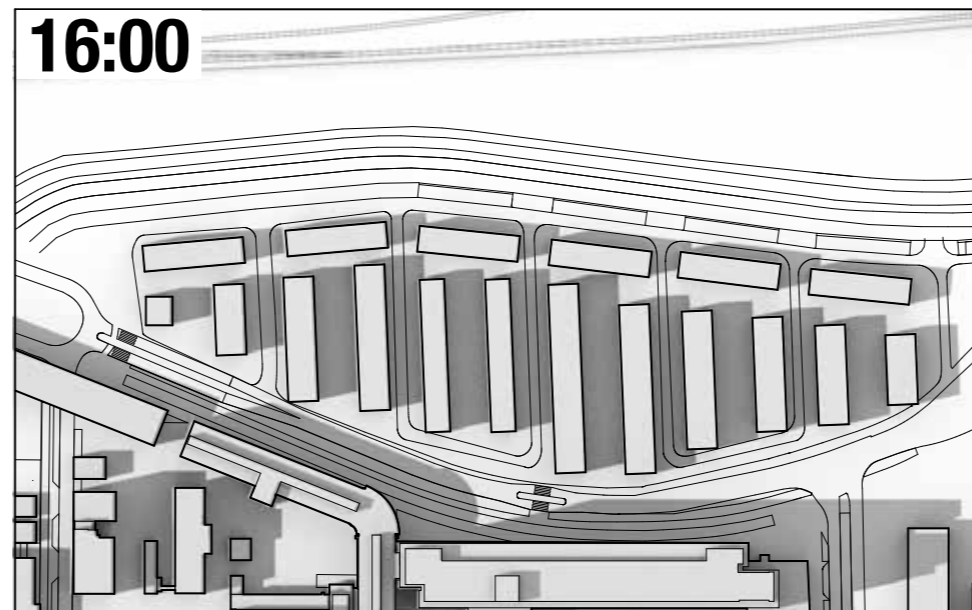
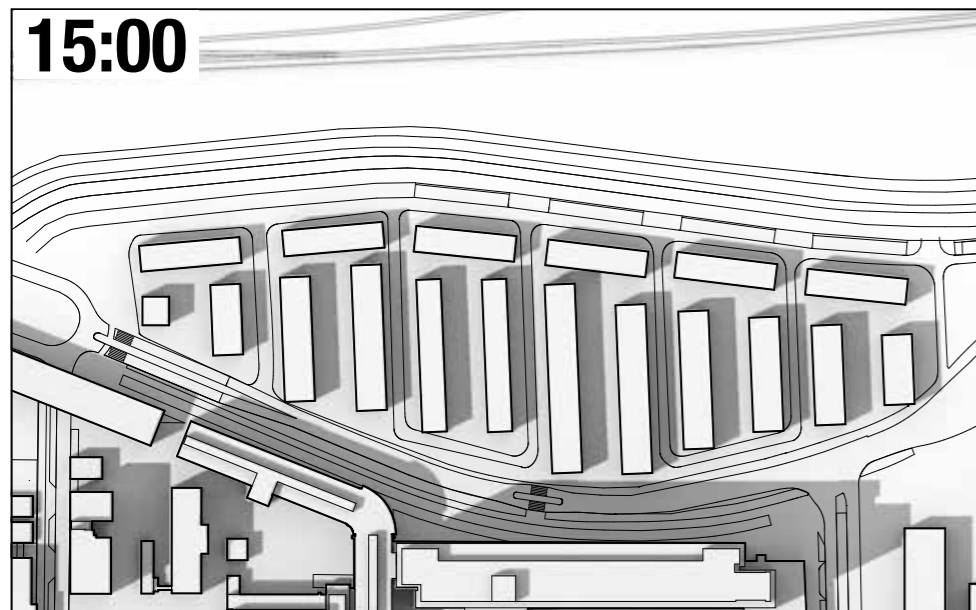
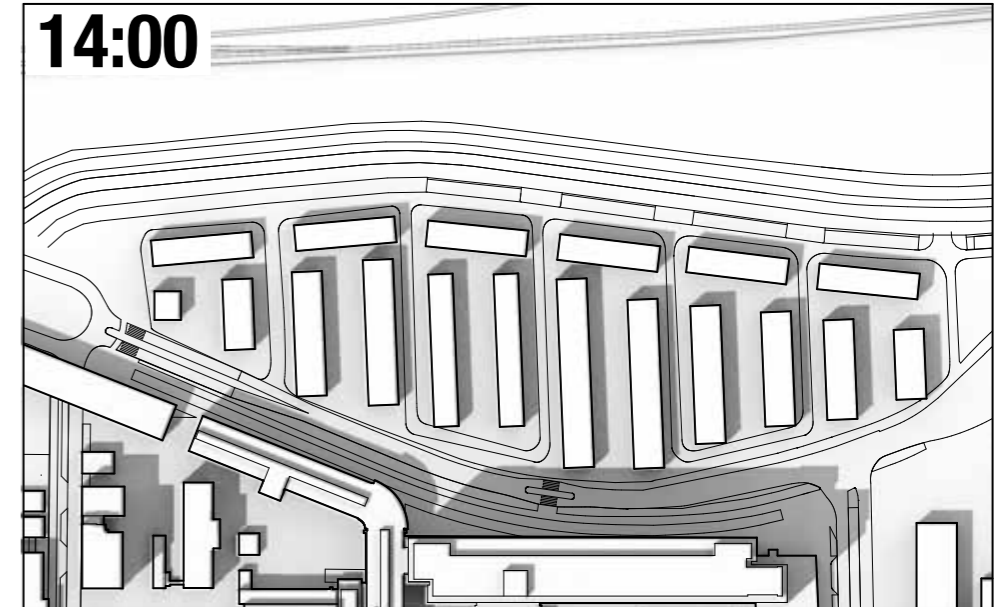
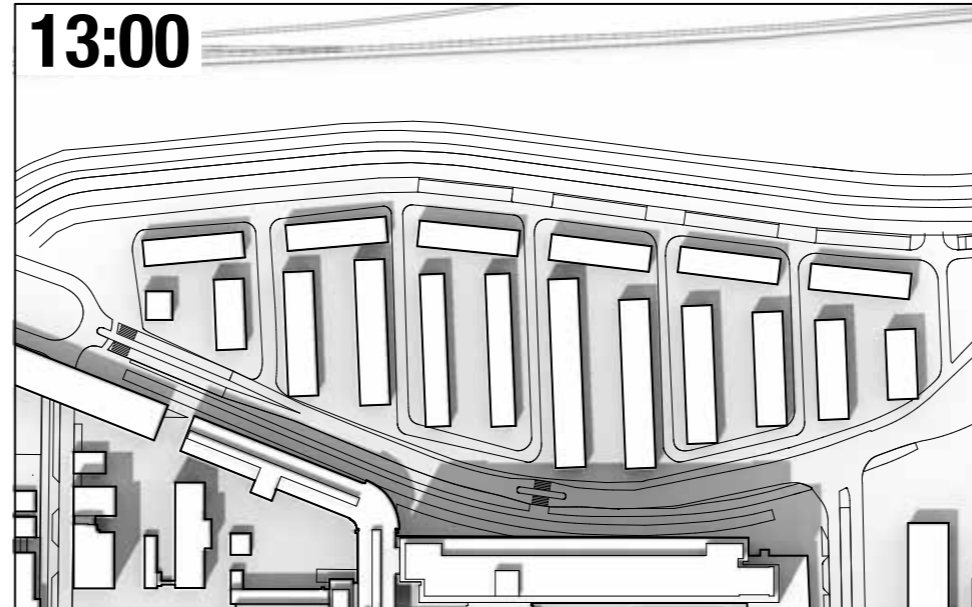
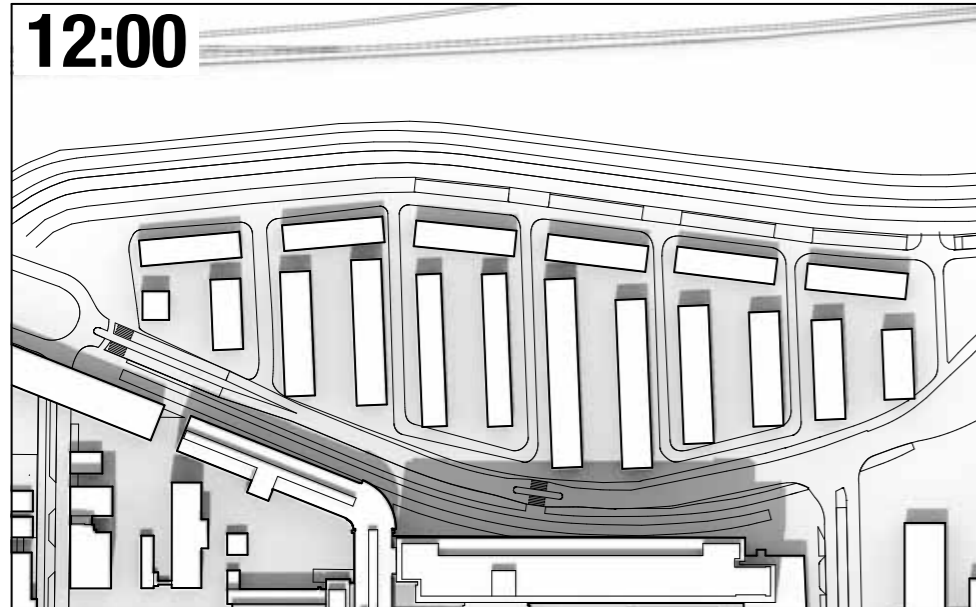


21 APRIL

District U - Variant Masterplan - beoogde ontwikkeling

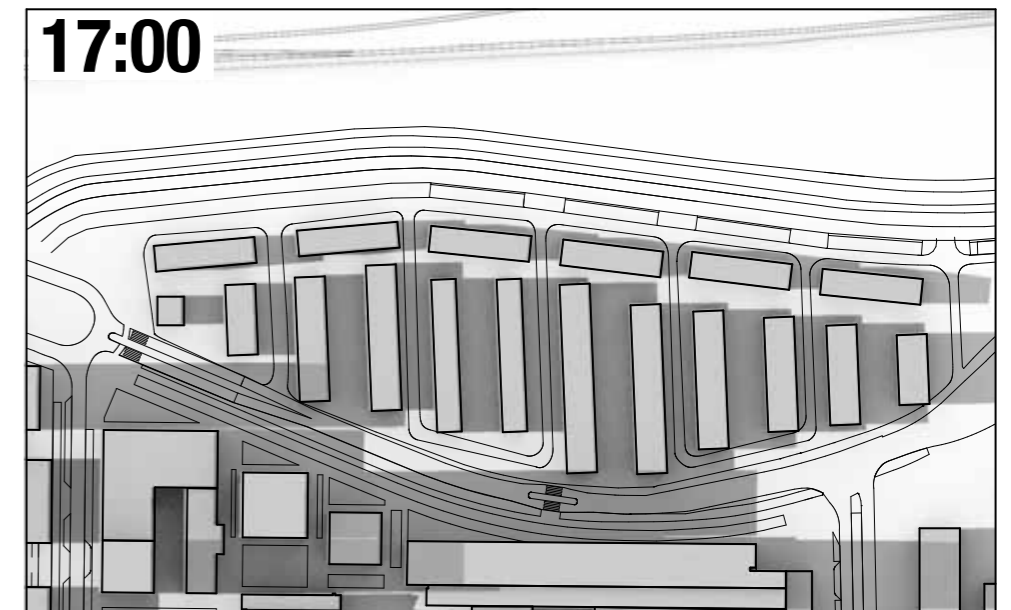
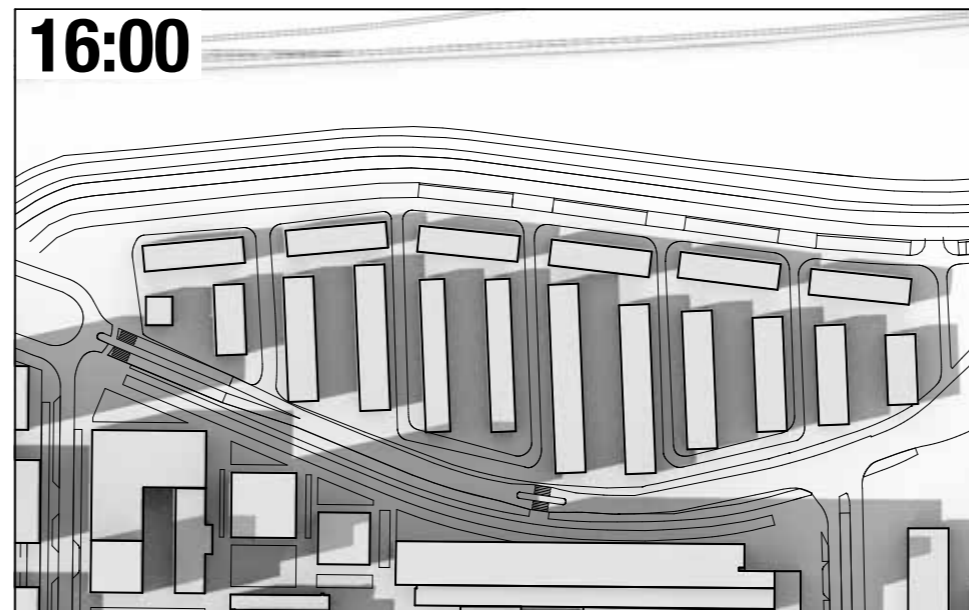
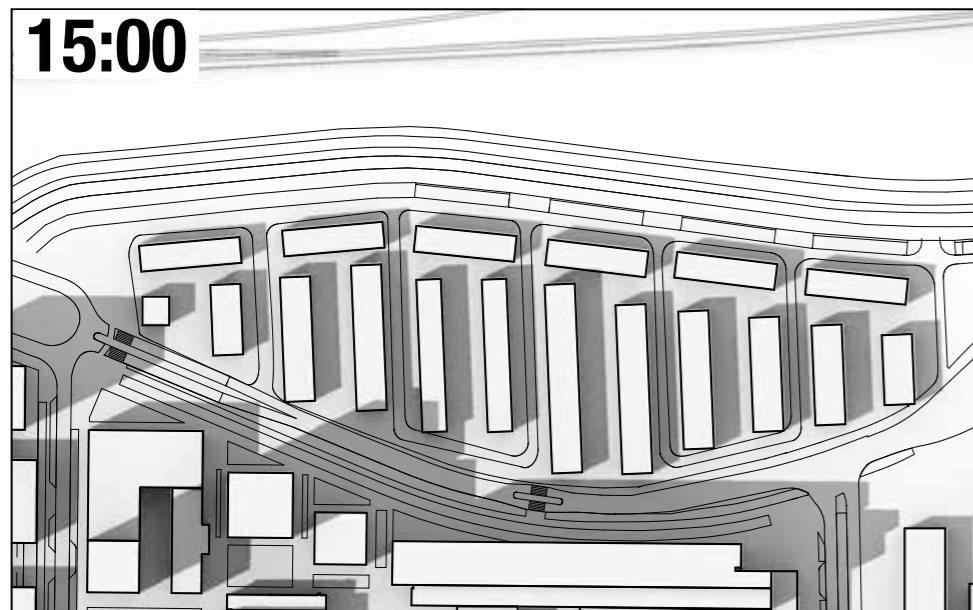
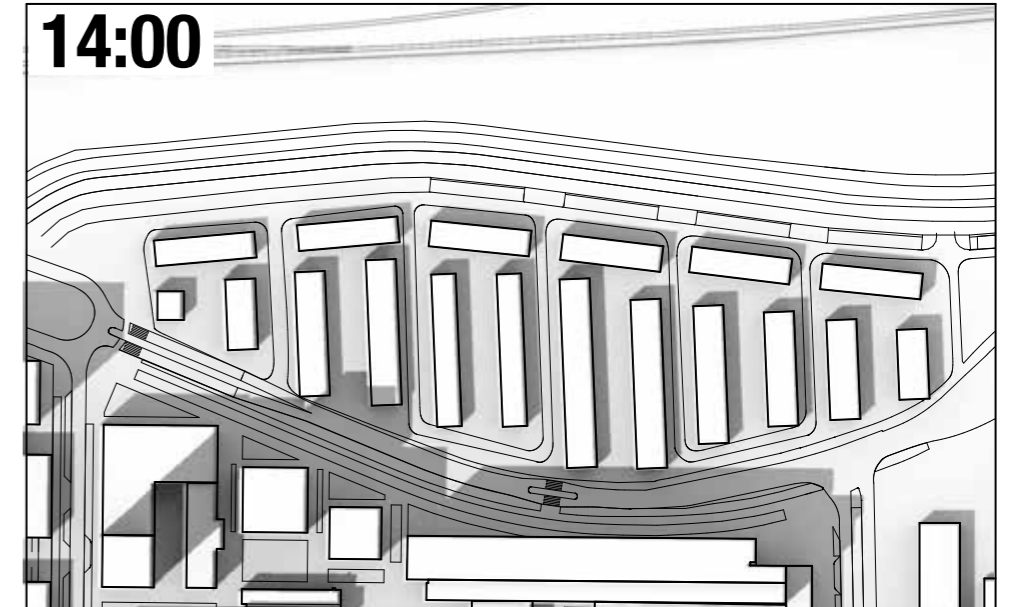
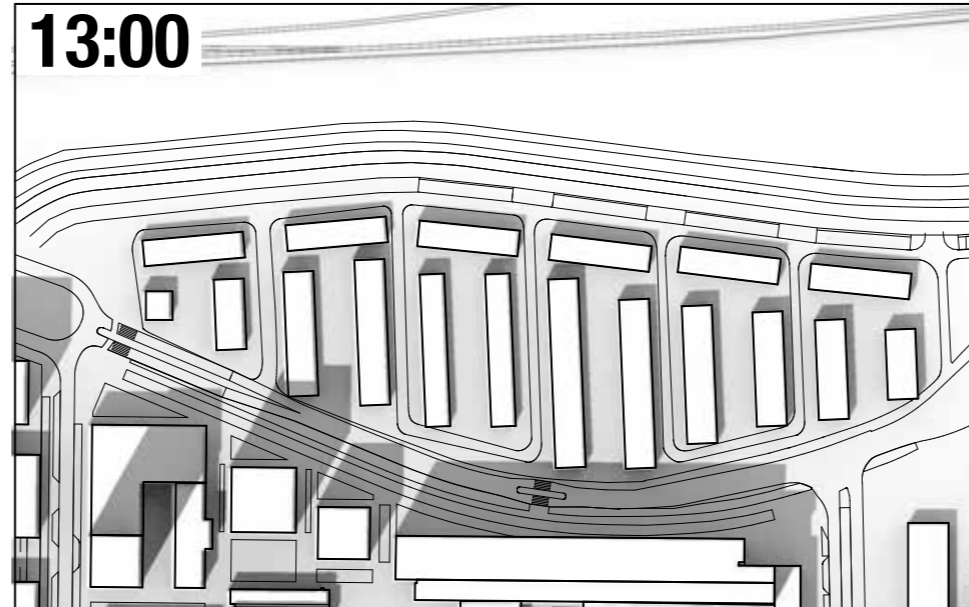


21 APRIL Huidige situatie

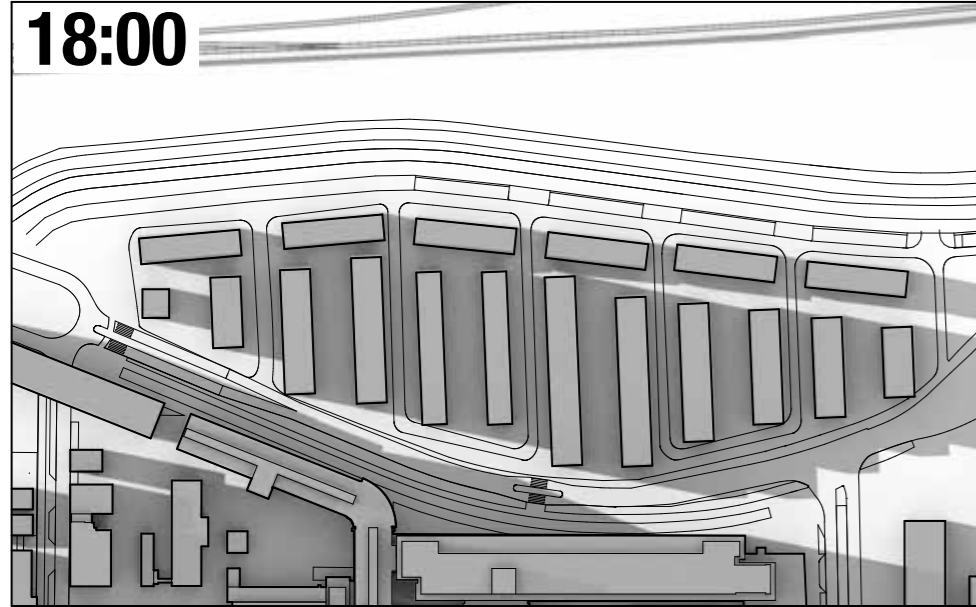


21 APRIL

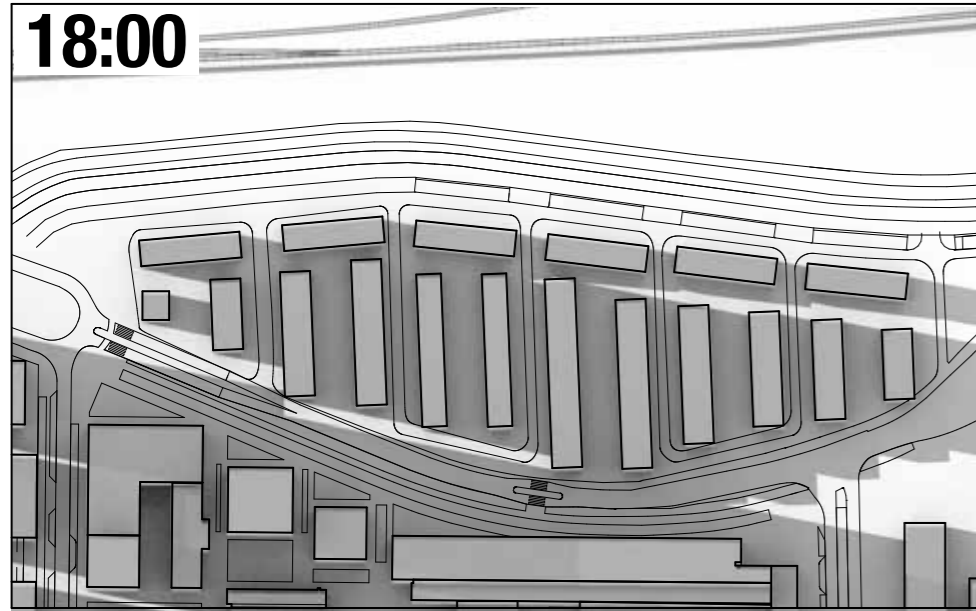
District U - Variant Masterplan - beoogde ontwikkeling



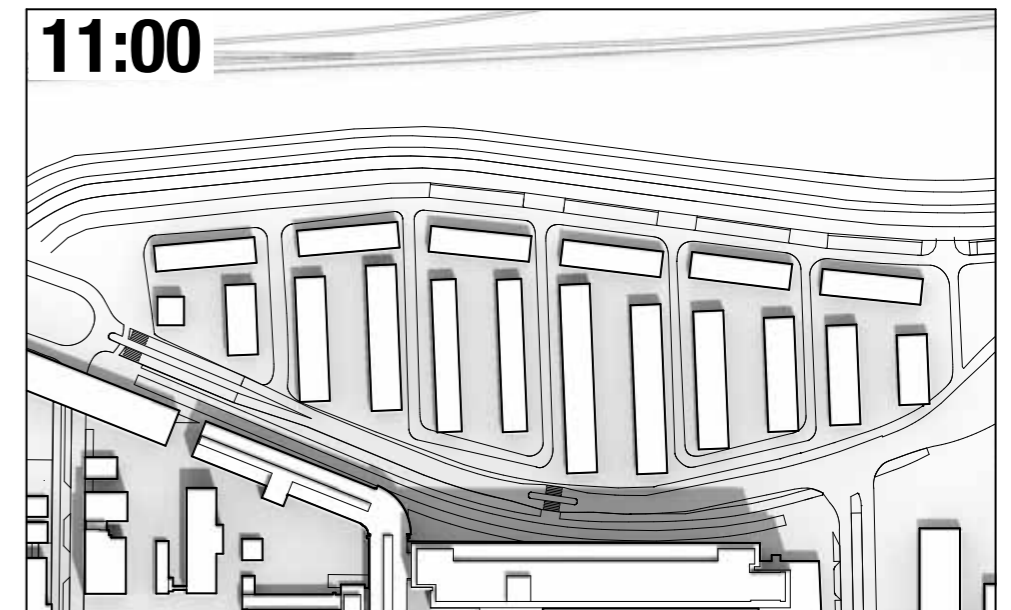
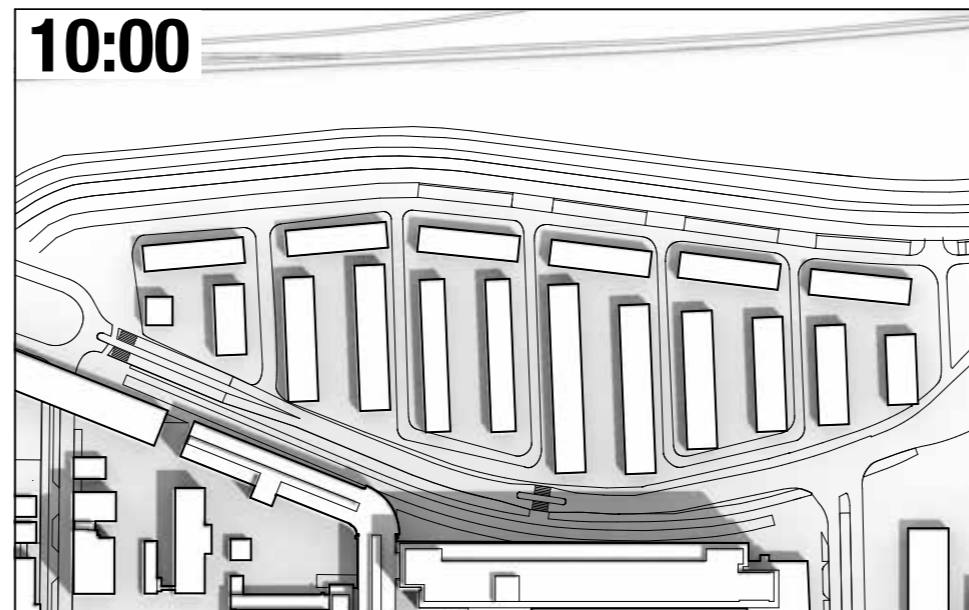
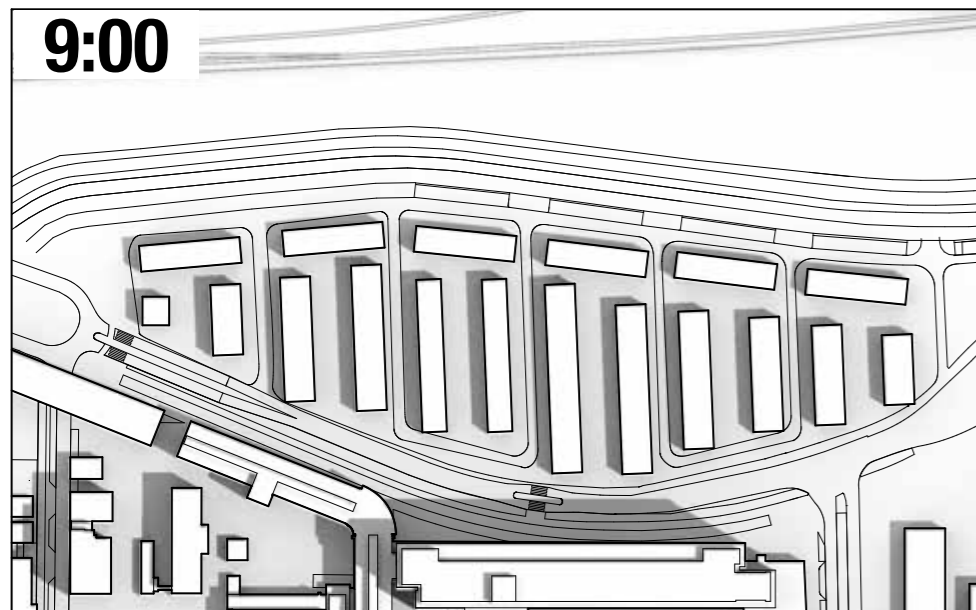
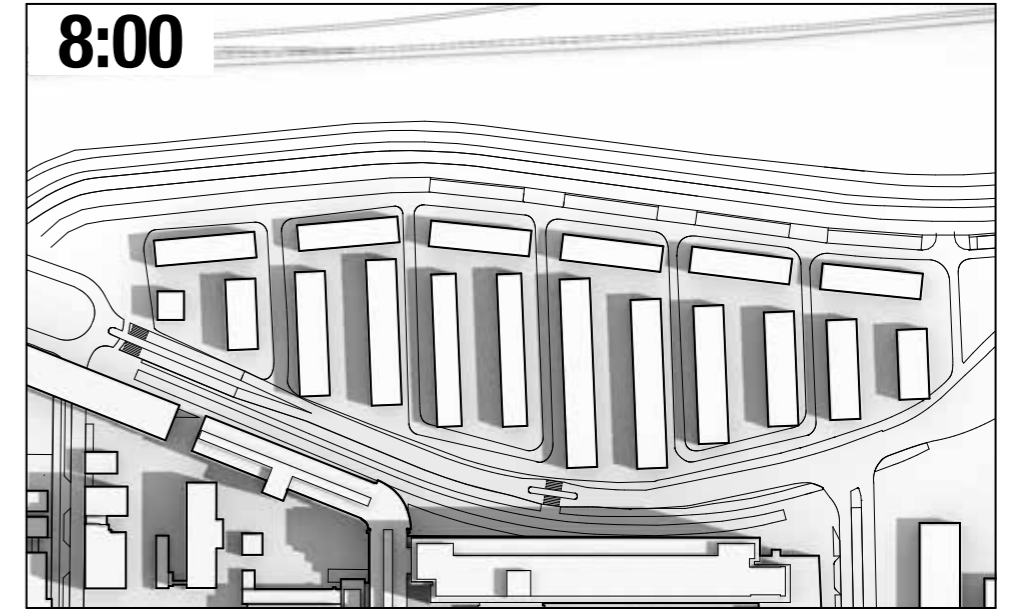
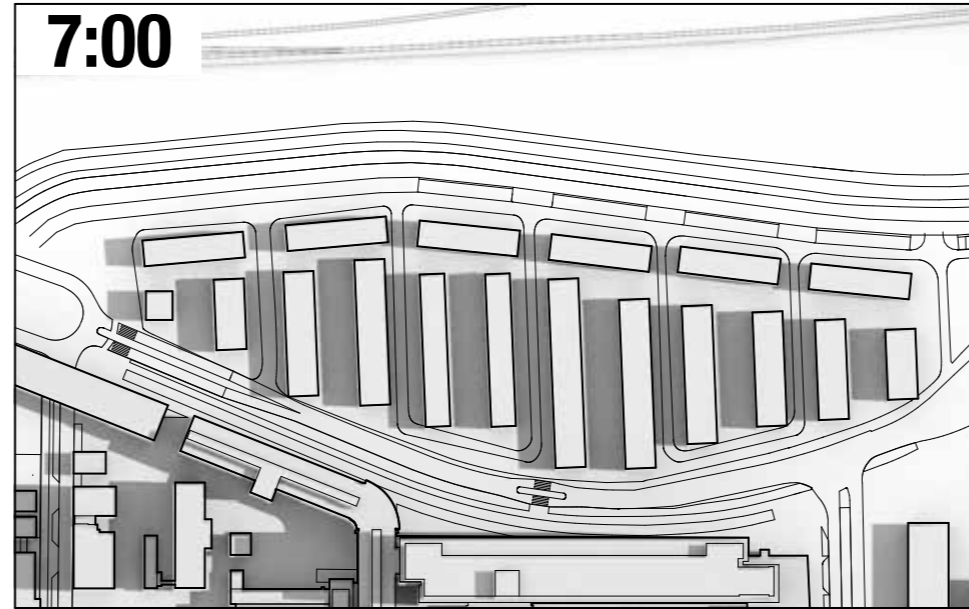
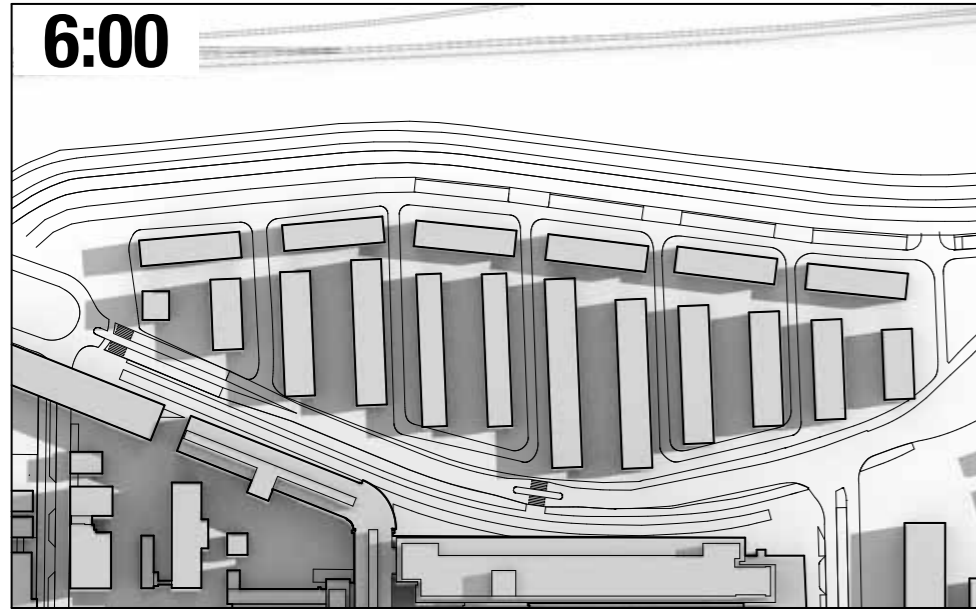
21 APRIL Huidige situatie



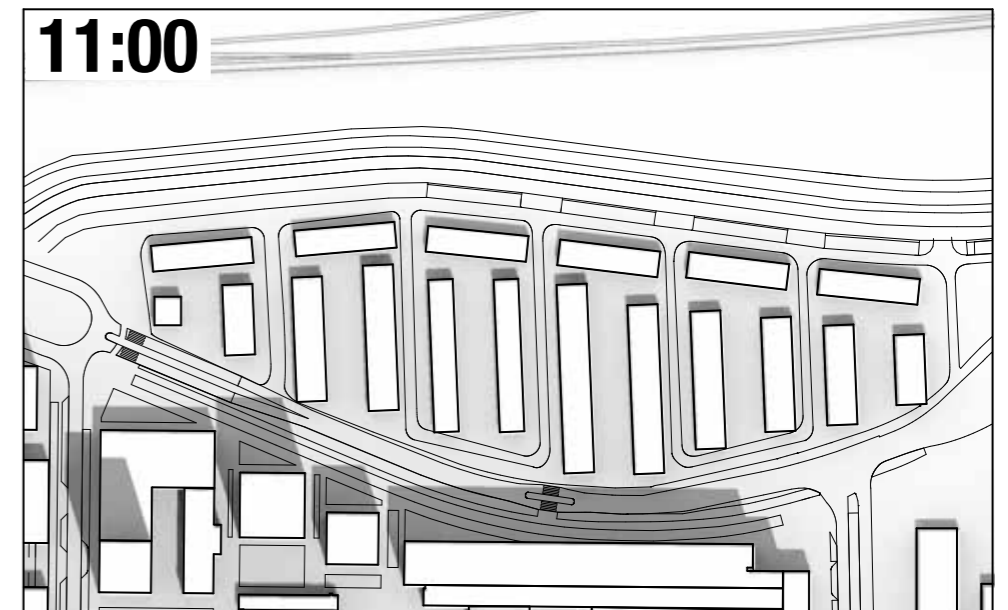
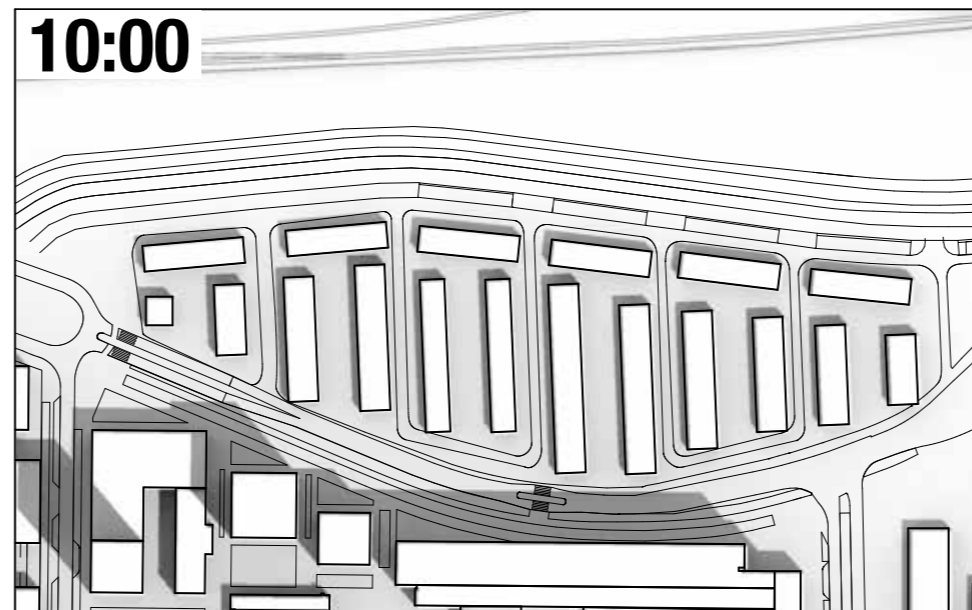
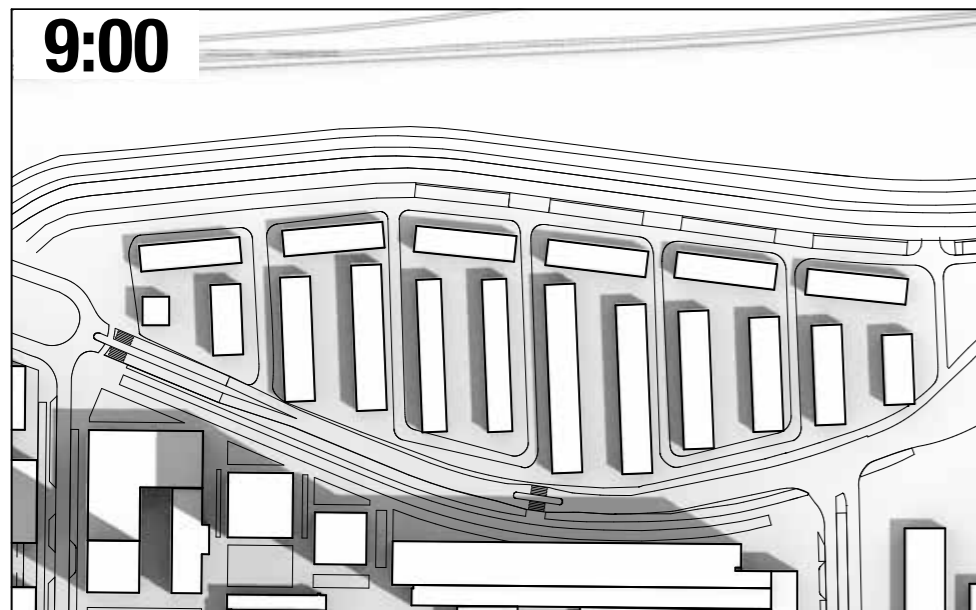
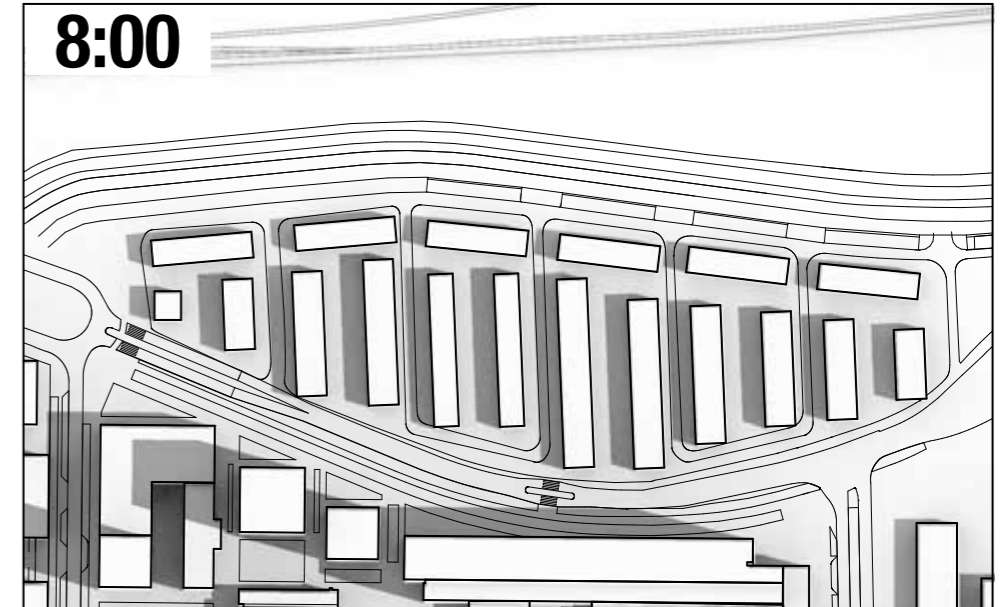
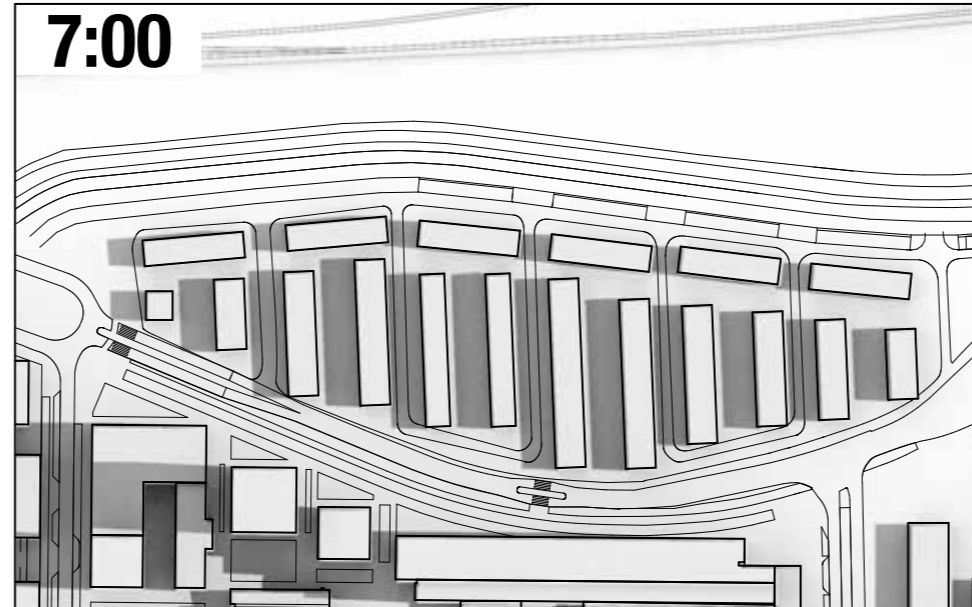
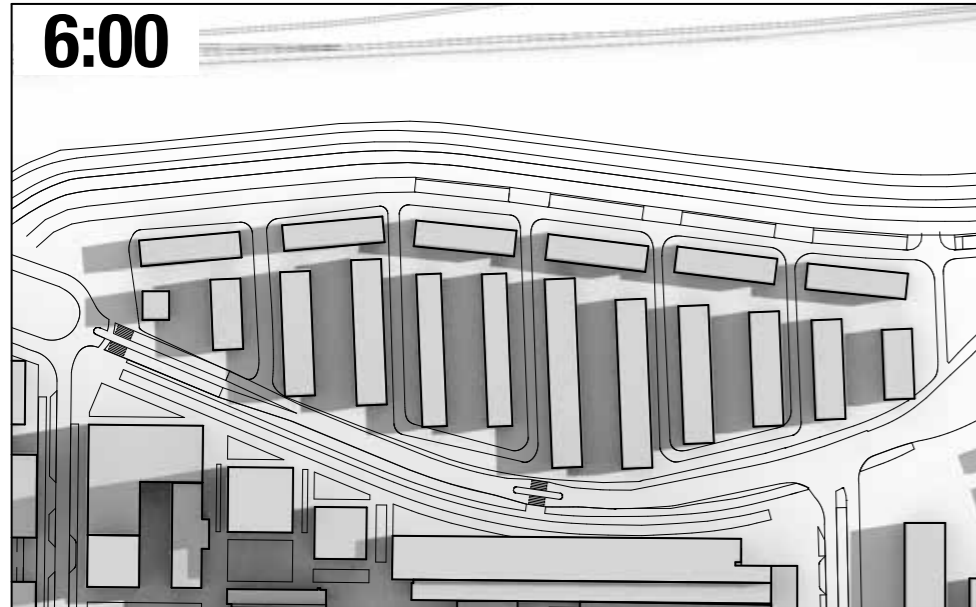
21 APRIL District U - Variant Masterplan - beoogde ontwikkeling



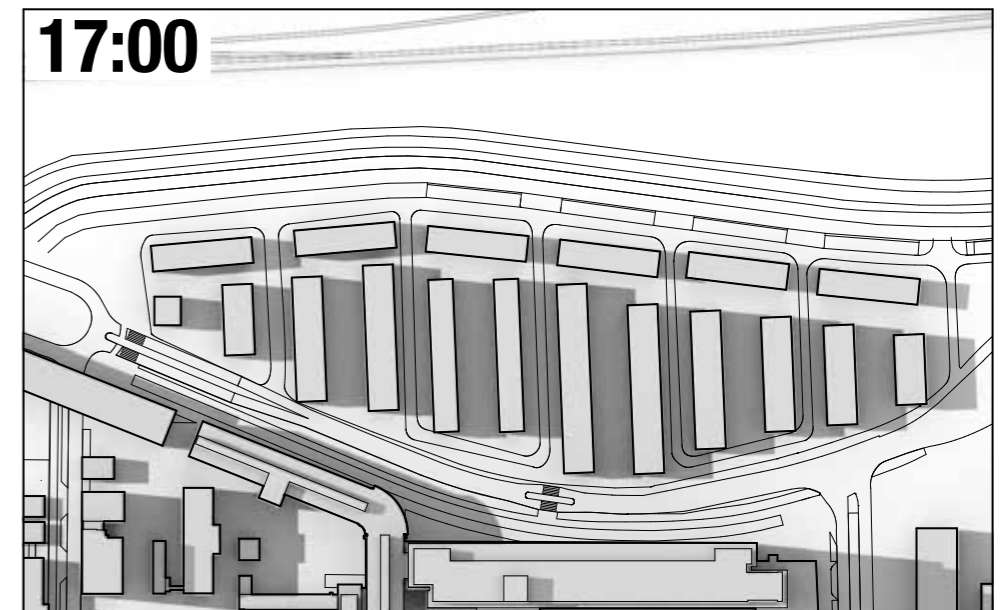
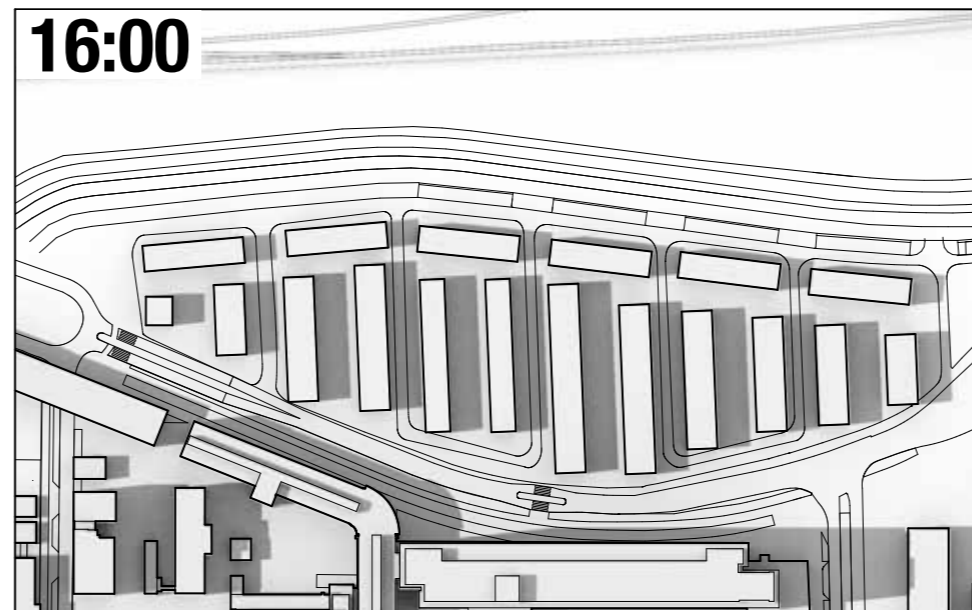
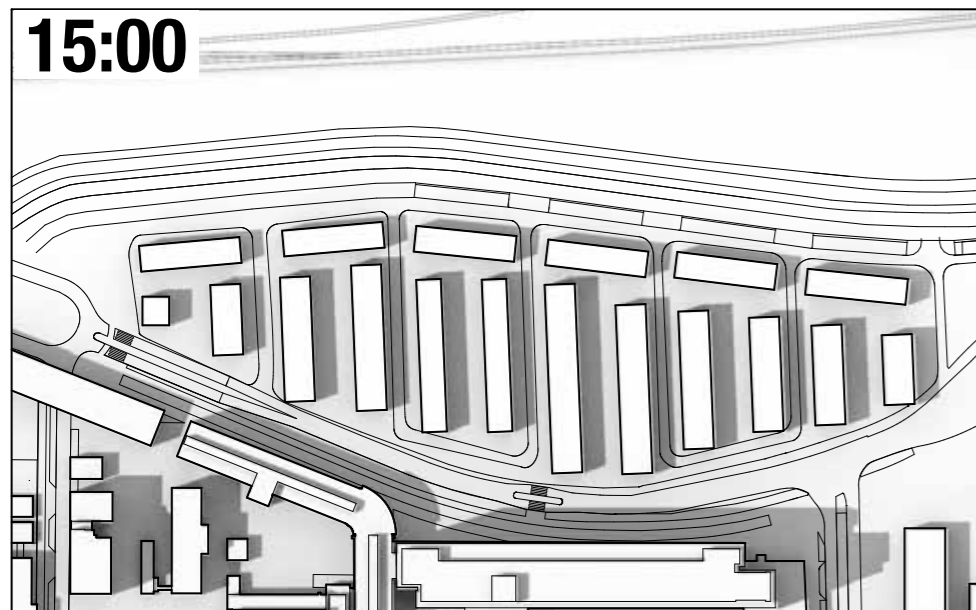
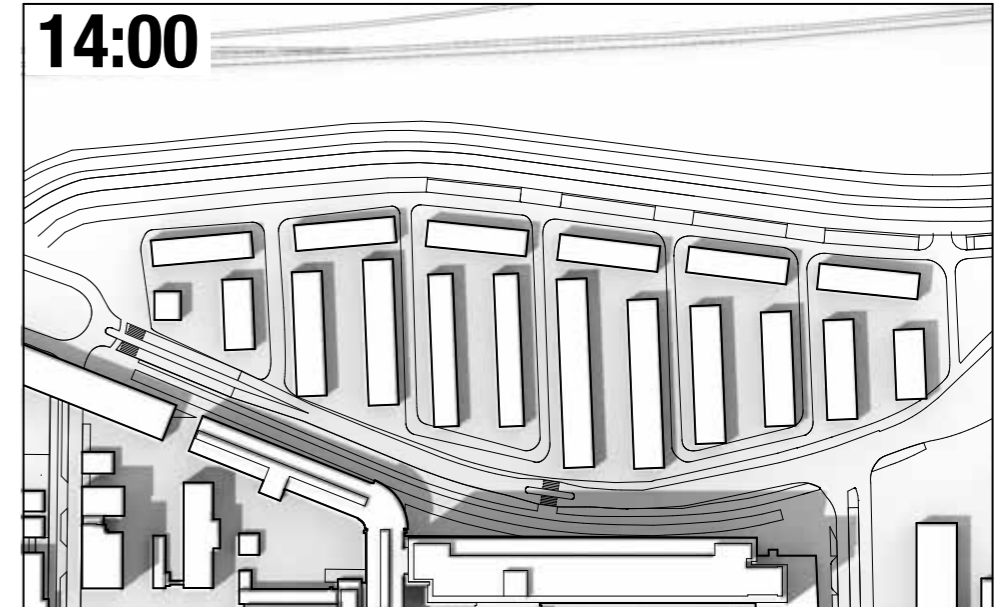
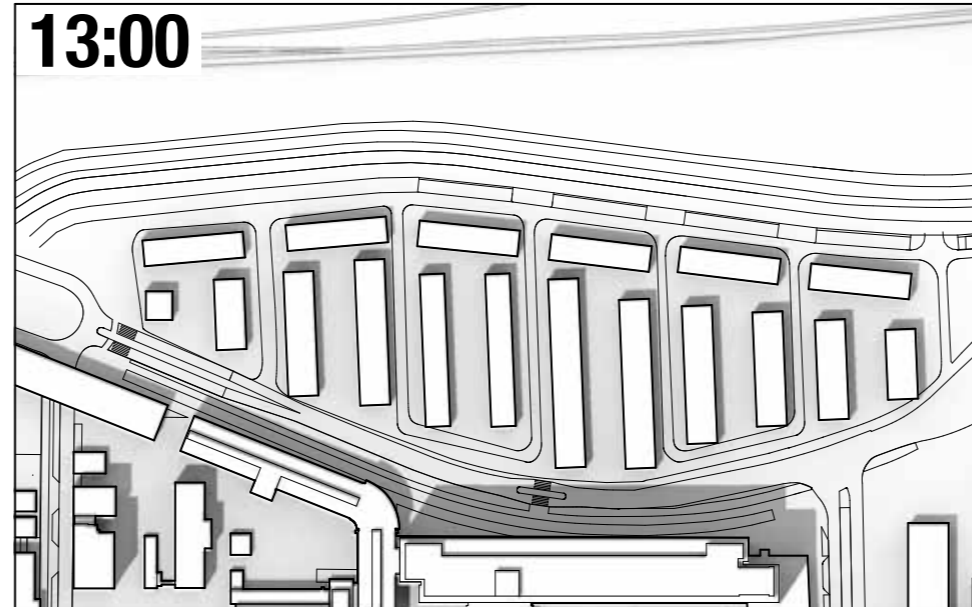
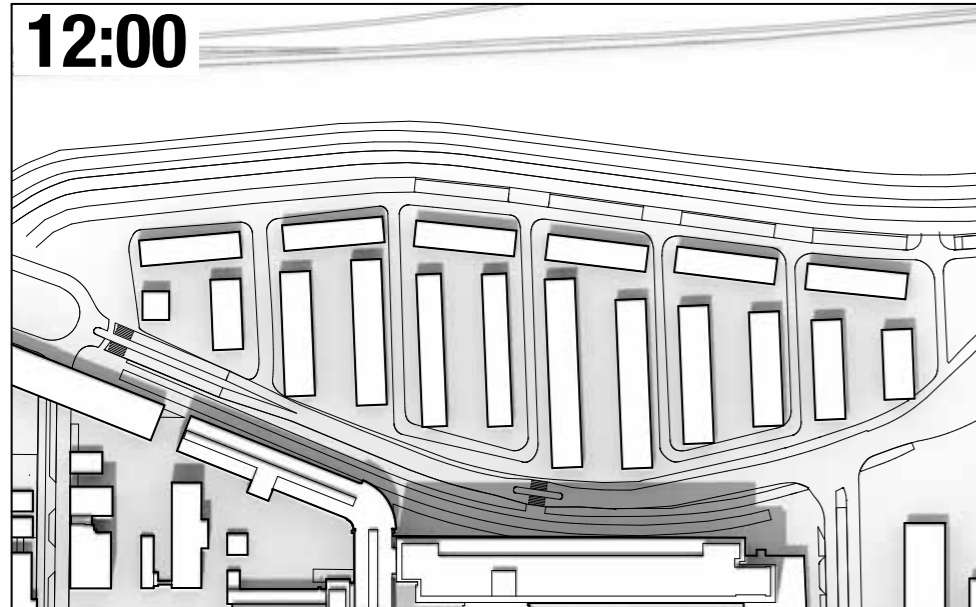
21 MEI Huidige situatie



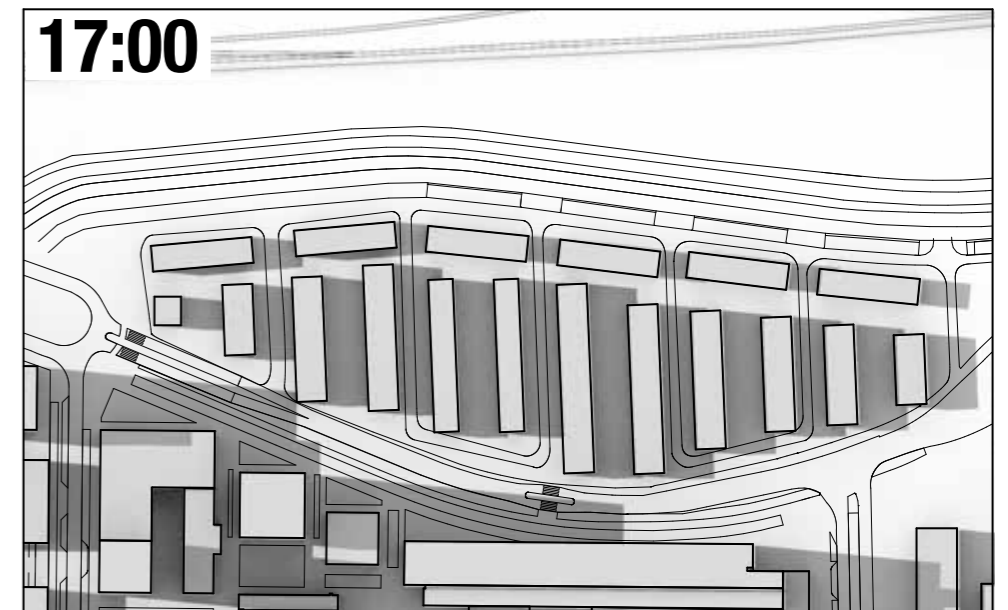
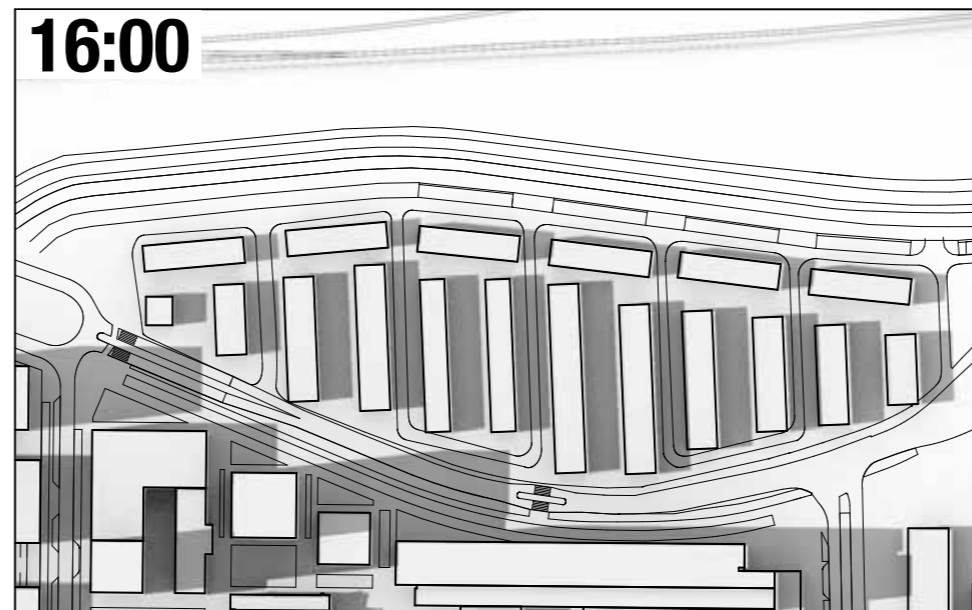
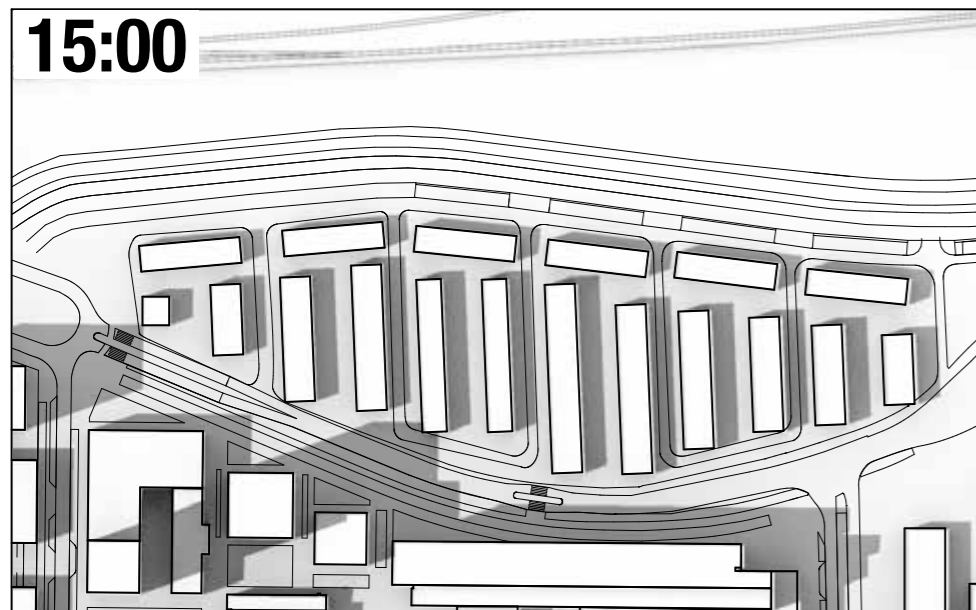
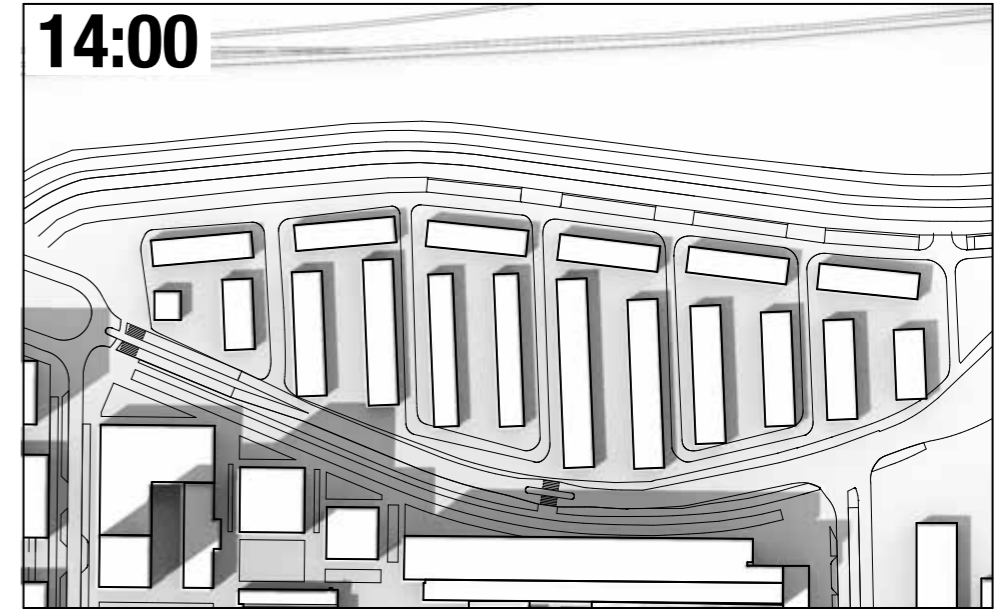
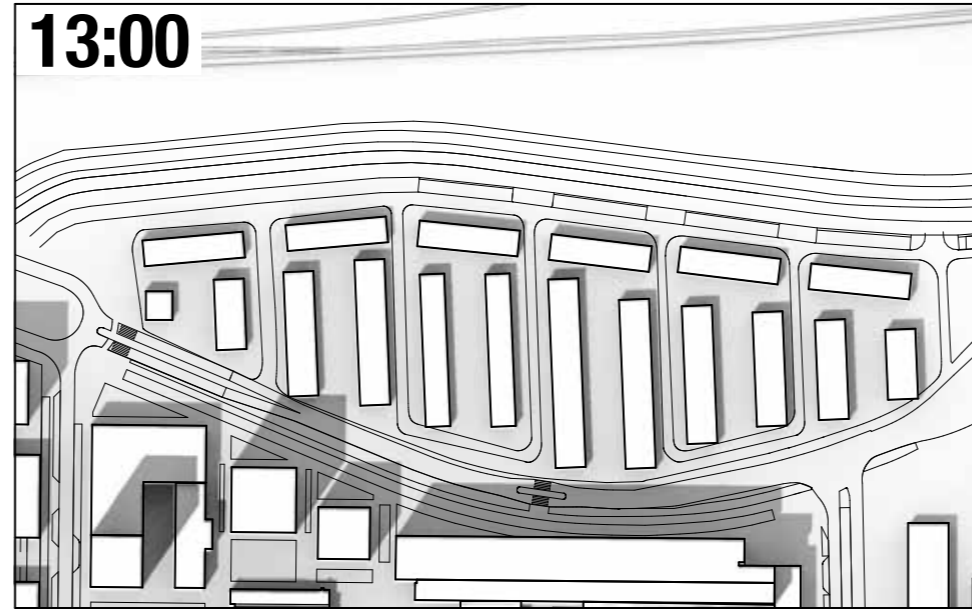
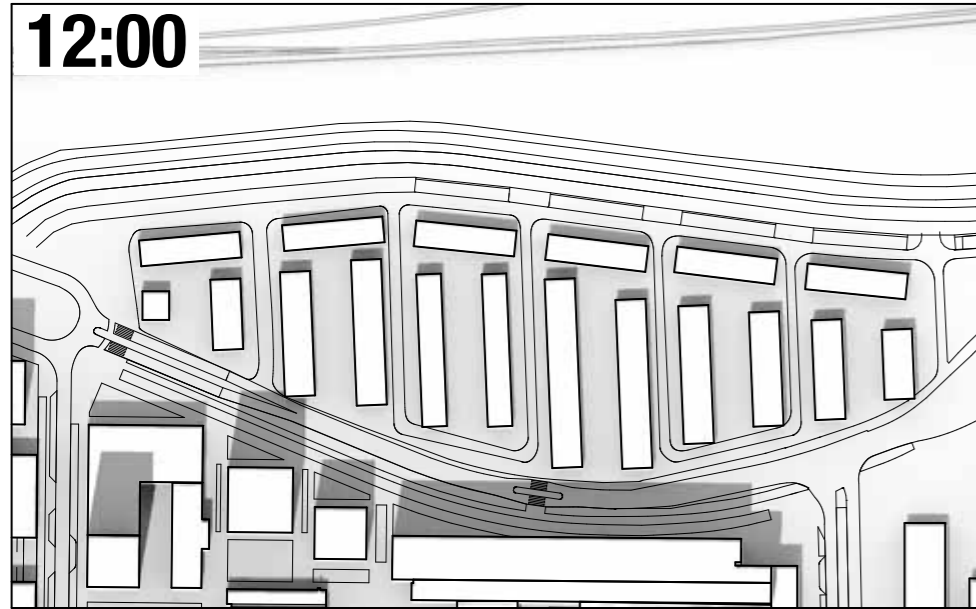
21 MEI District U - Variant Masterplan - beoogde ontwikkeling



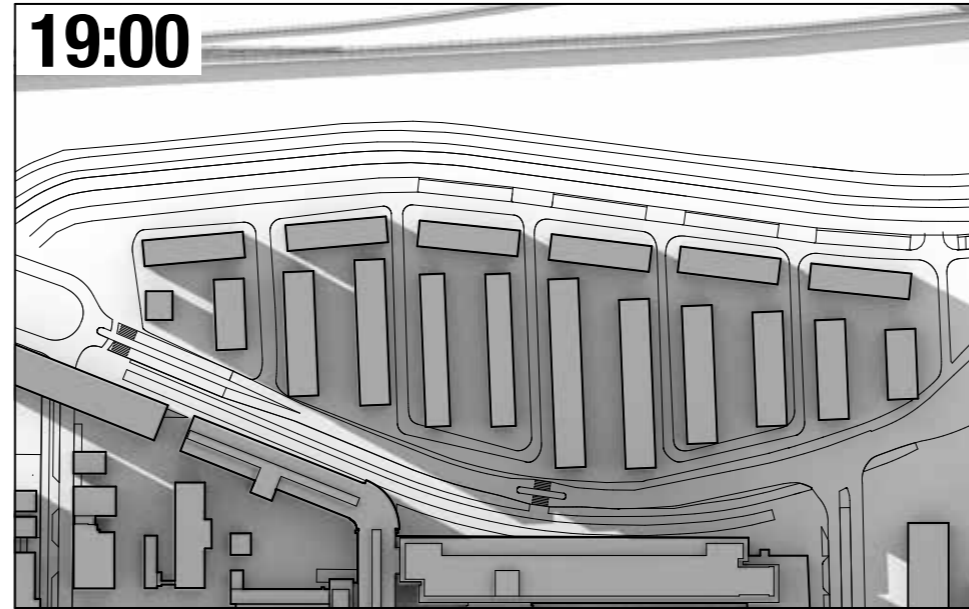
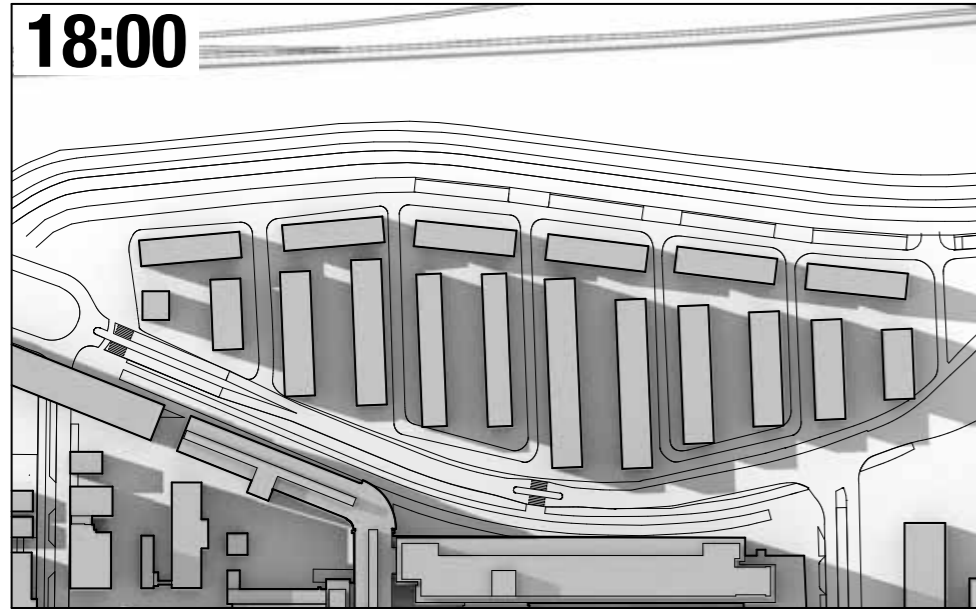
21 MEI Huidige situatie



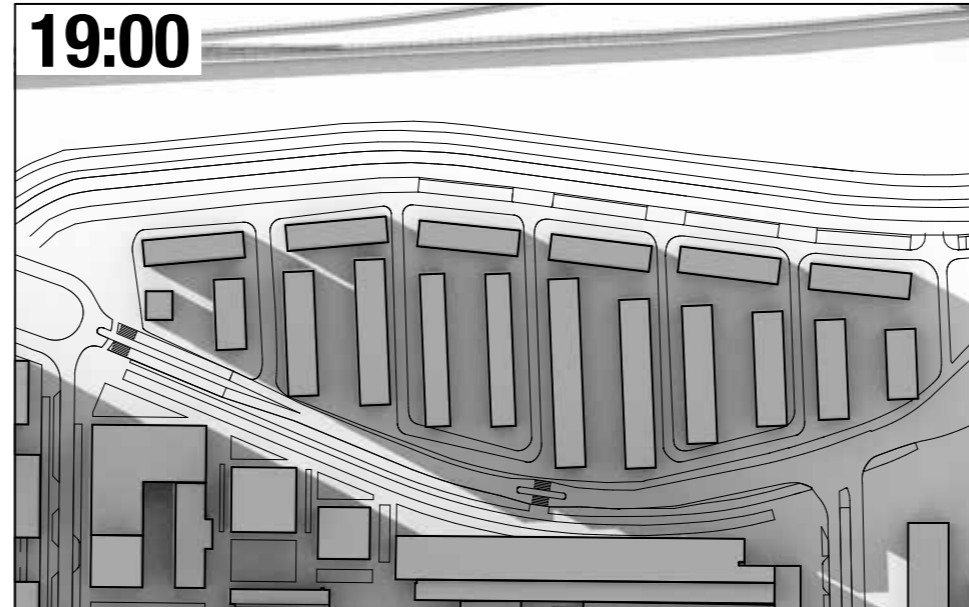
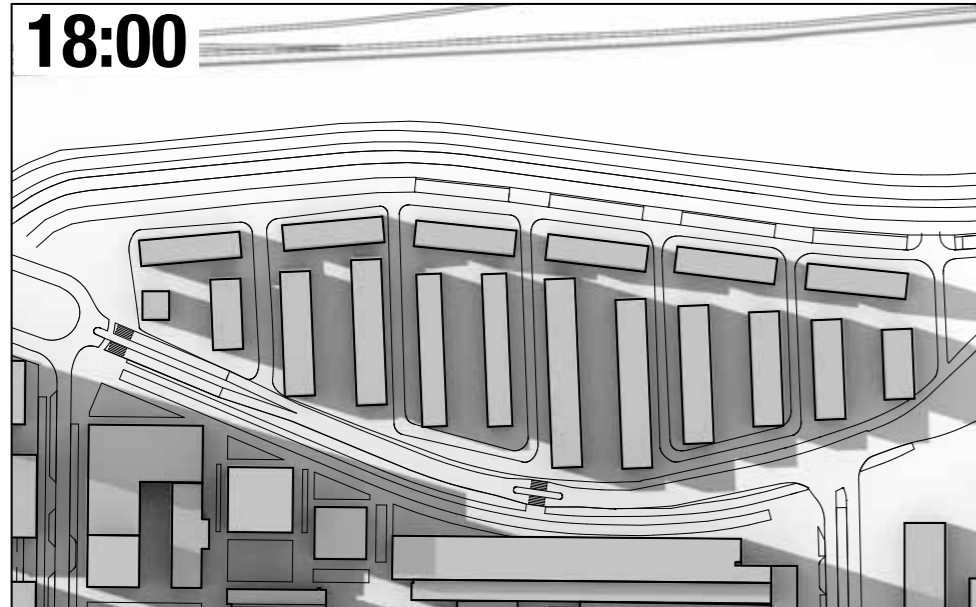
21 MEI District U - Variant Masterplan - beoogde ontwikkeling



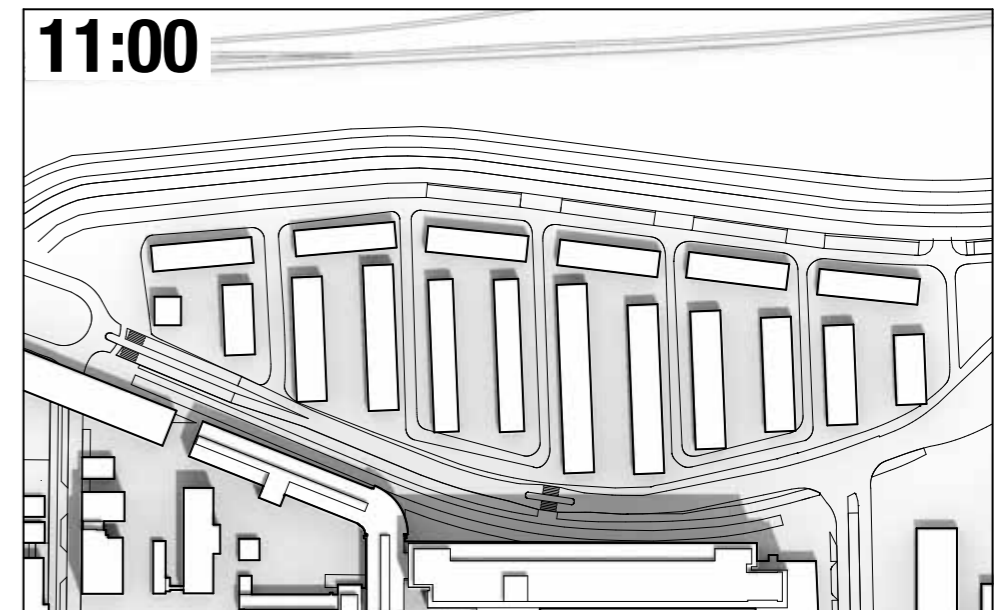
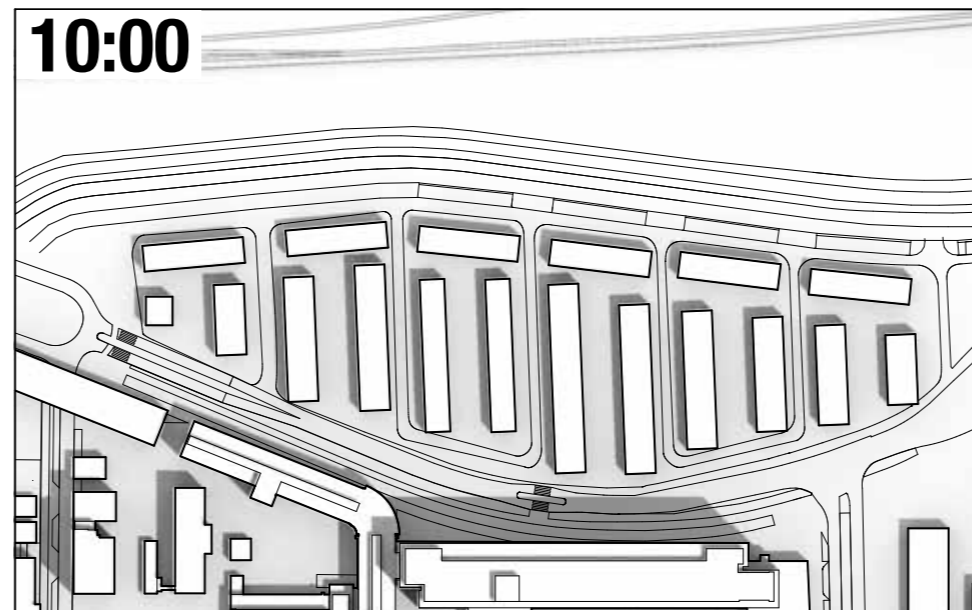
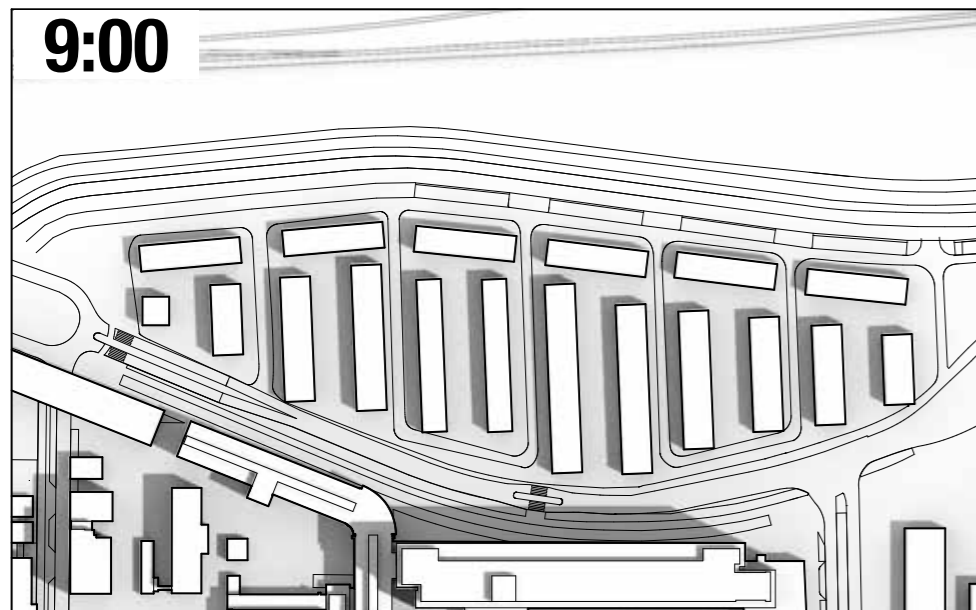
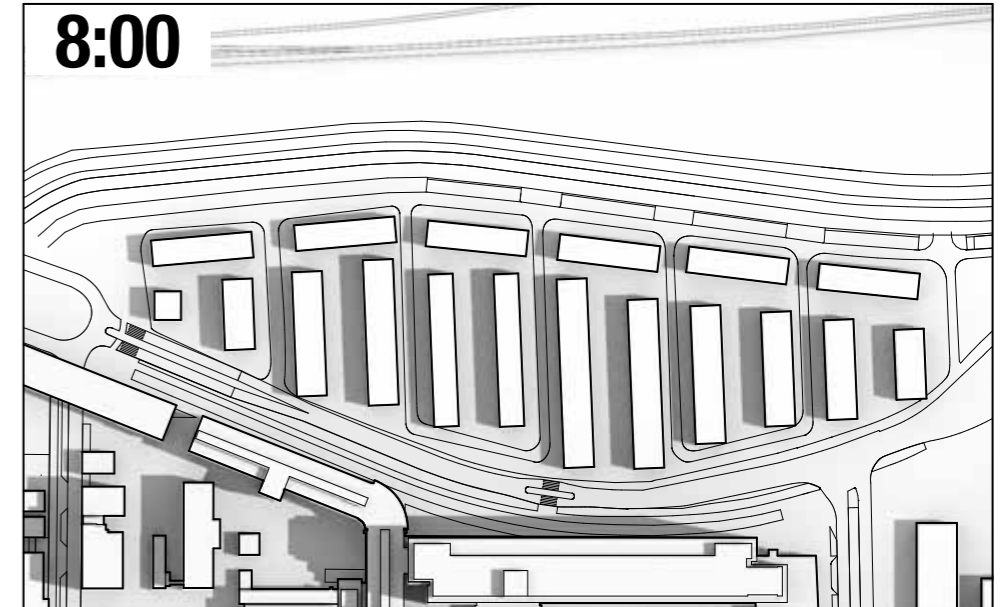
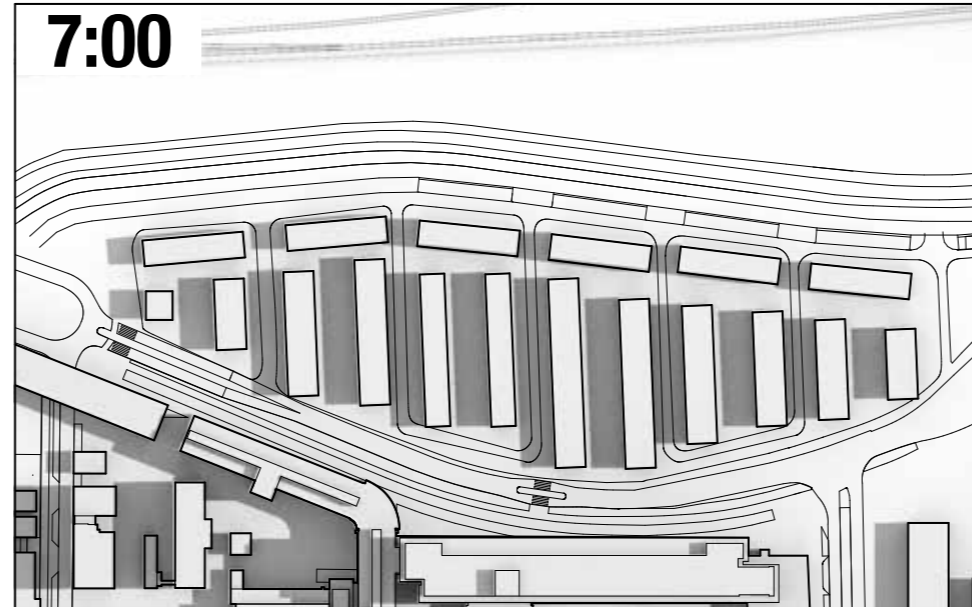
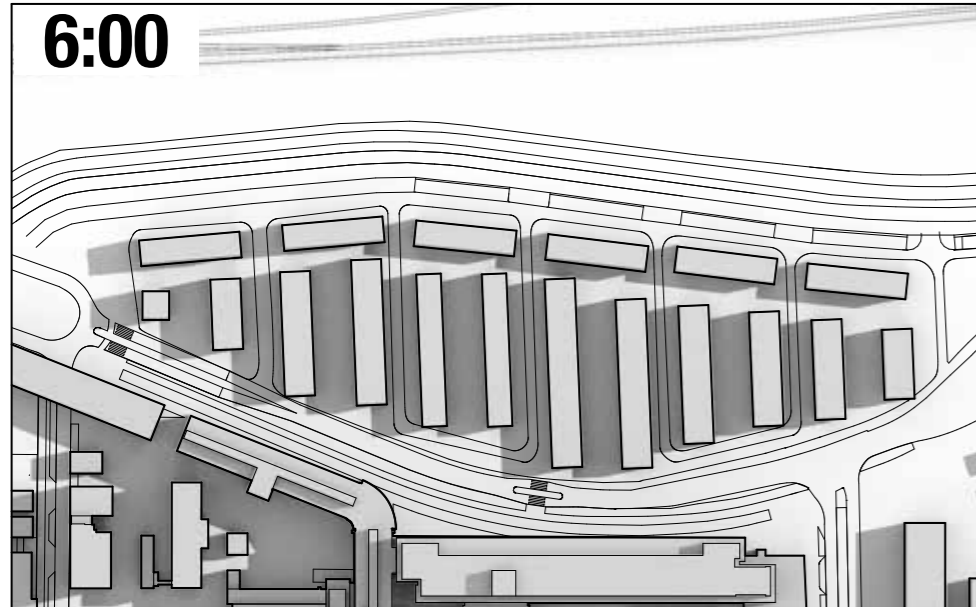
21 MEI Huidige situatie



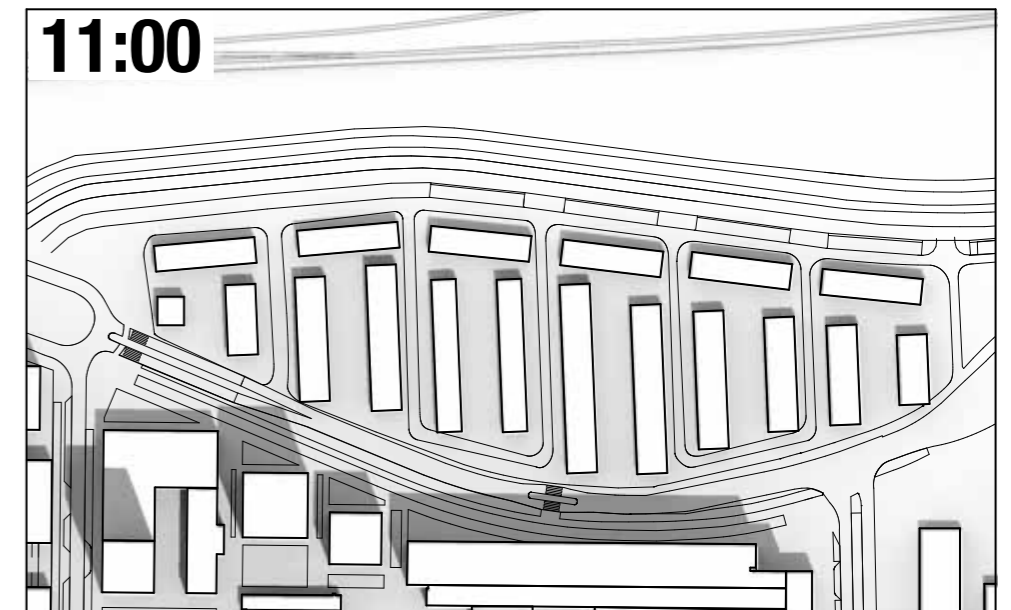
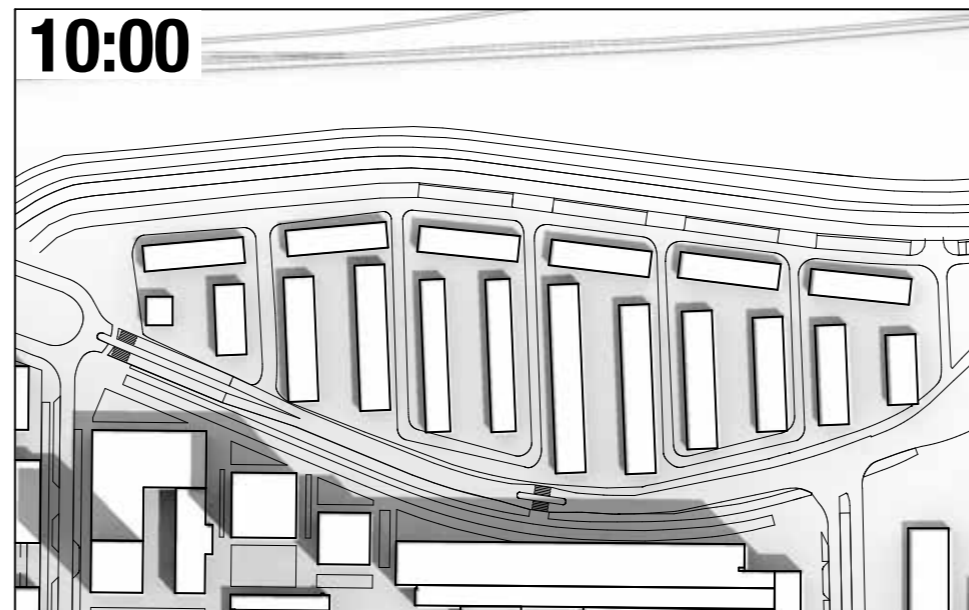
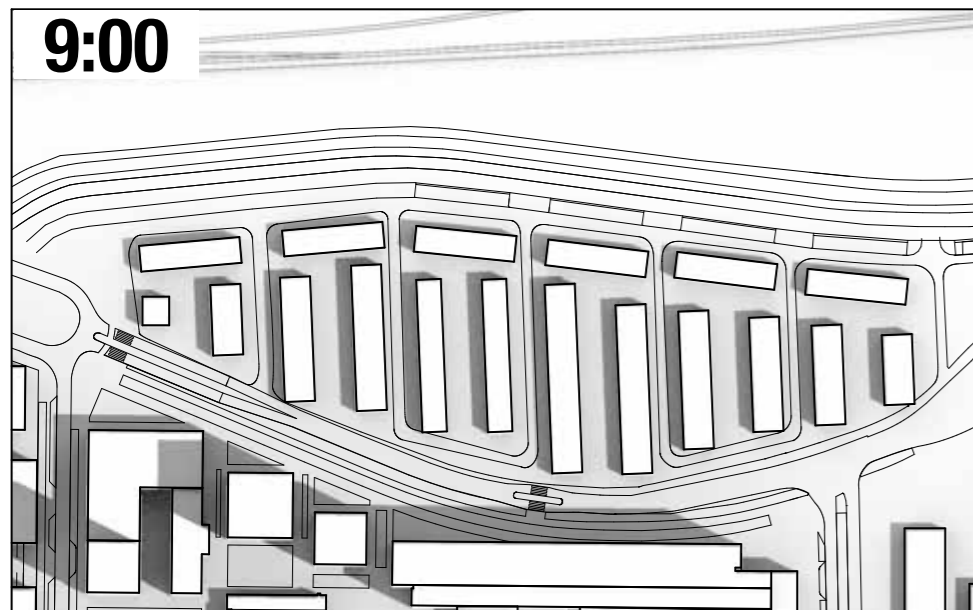
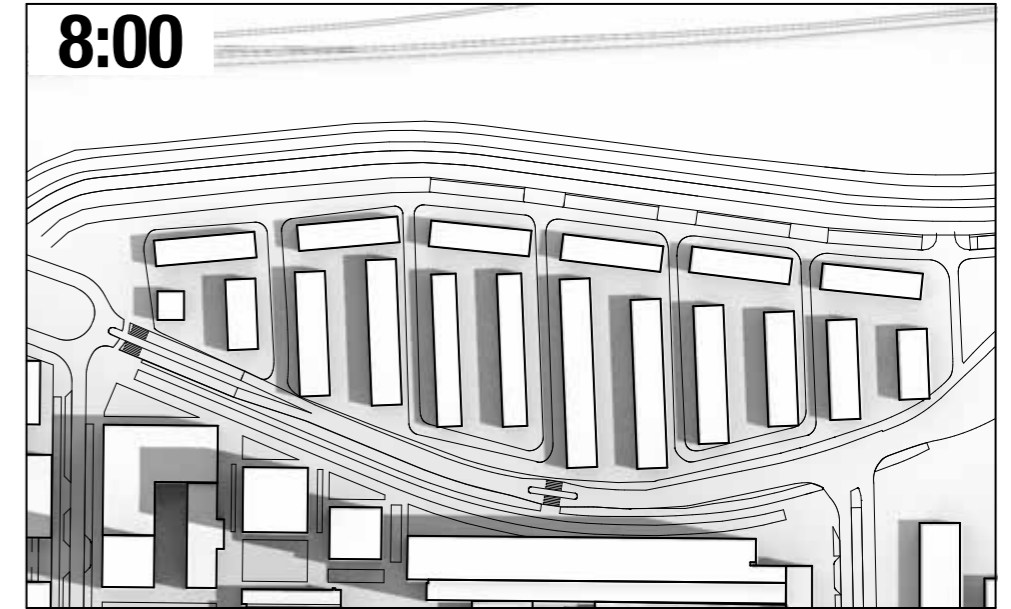
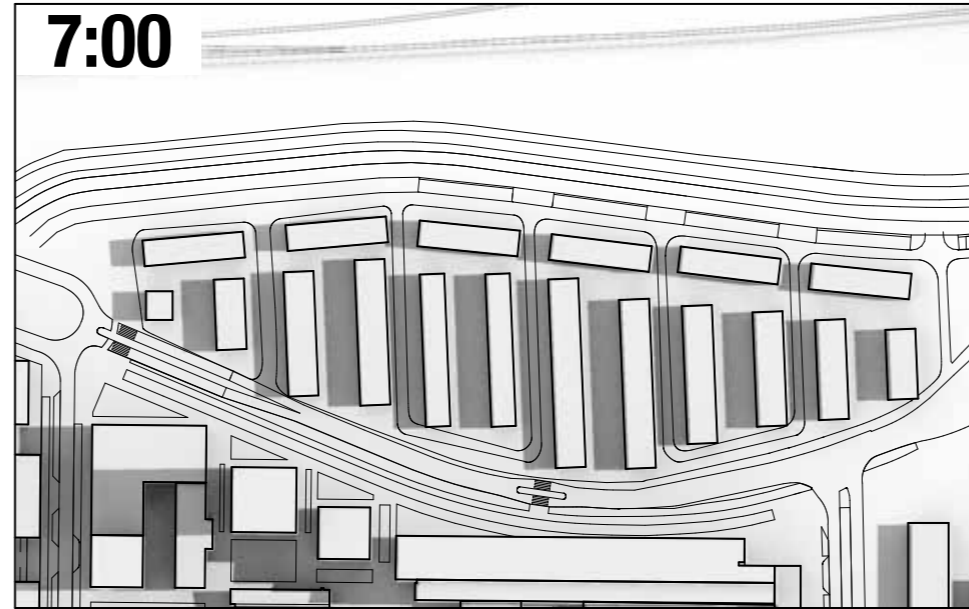
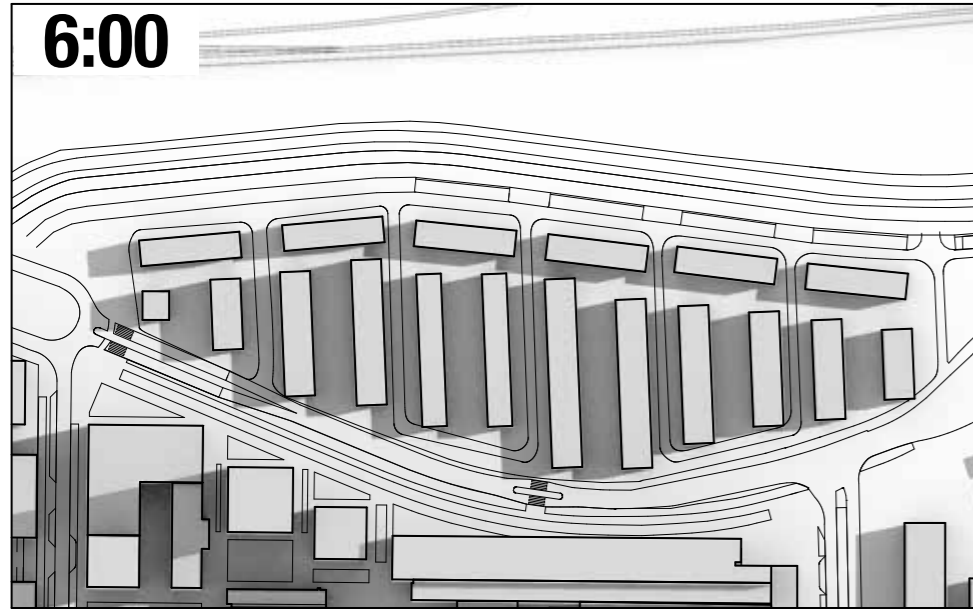
21 MEI District U - Variant Masterplan - beoogde ontwikkeling



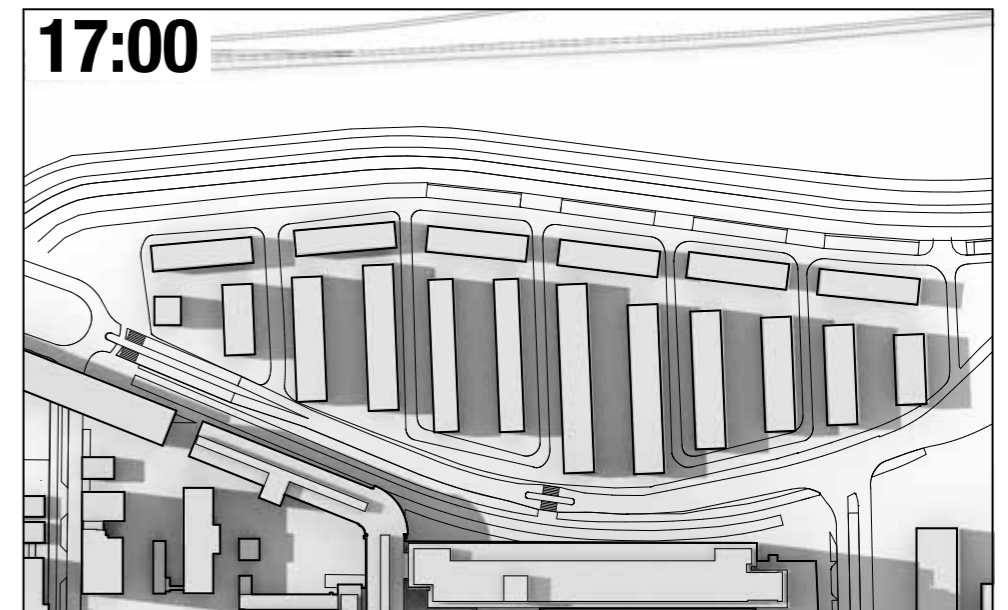
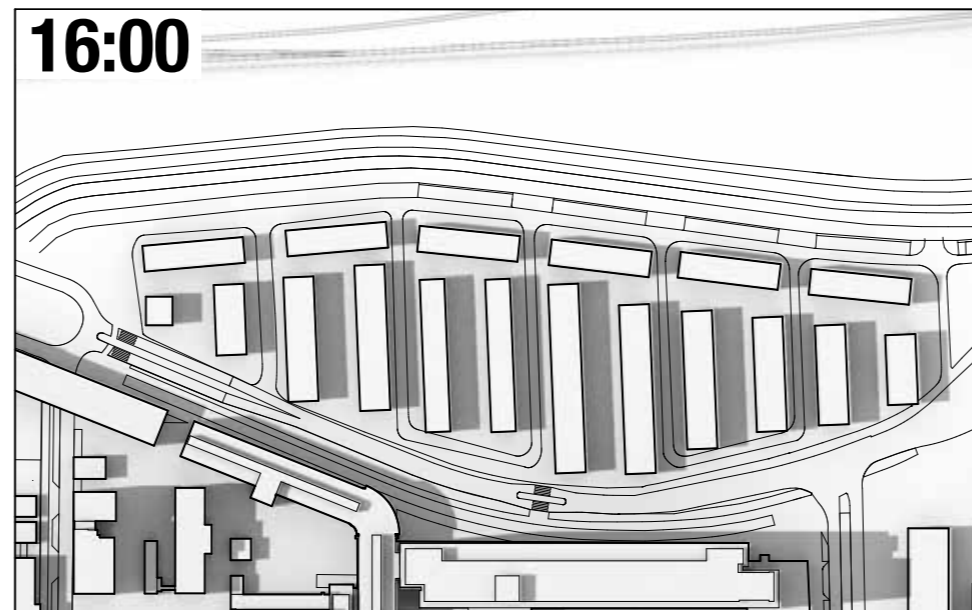
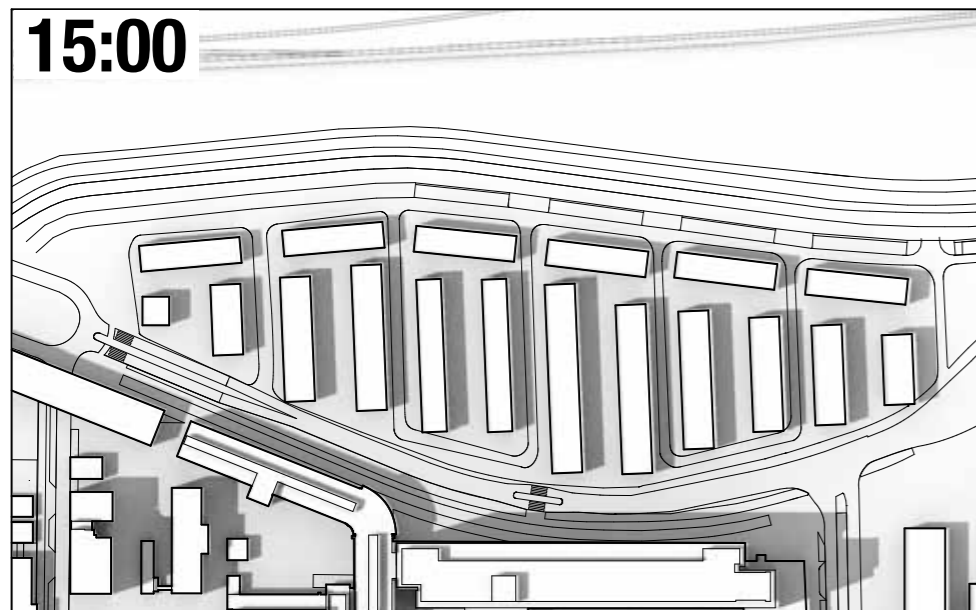
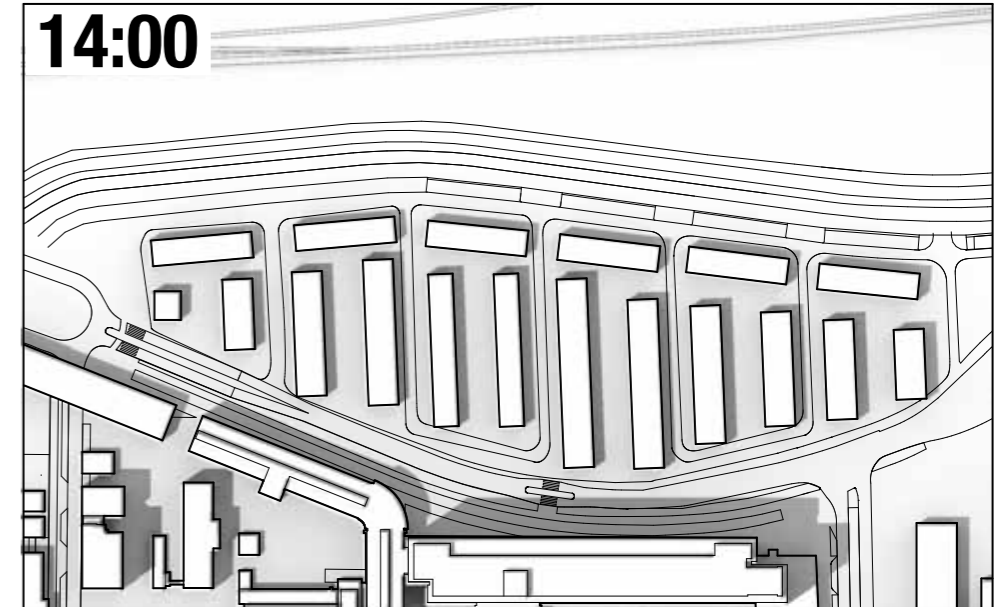
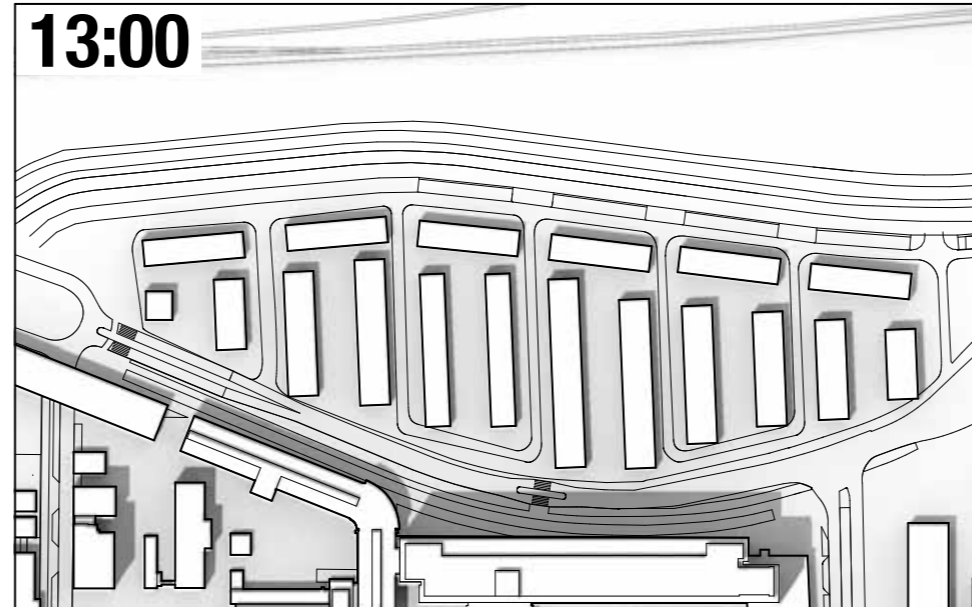
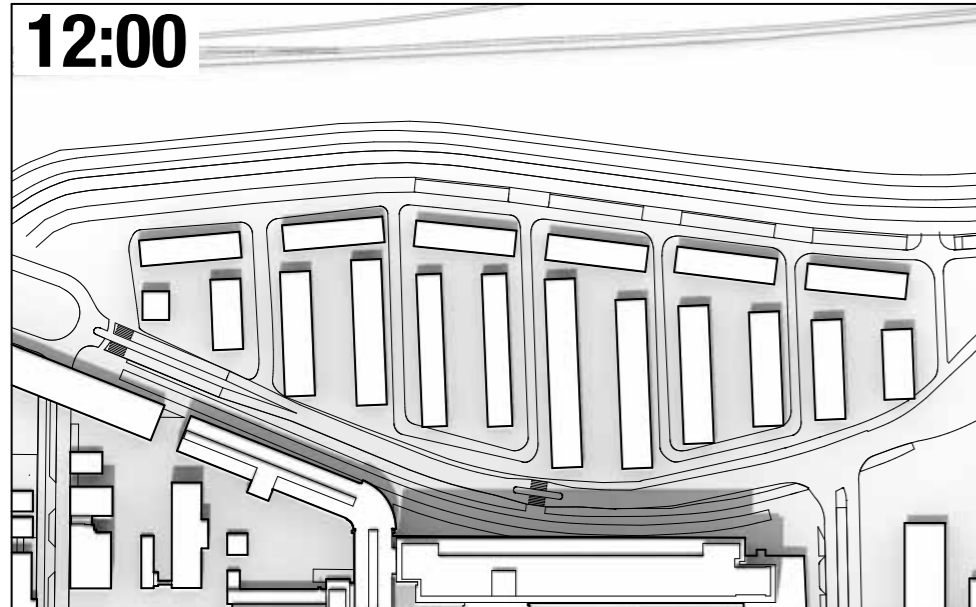
21 JUNI Huidige situatie



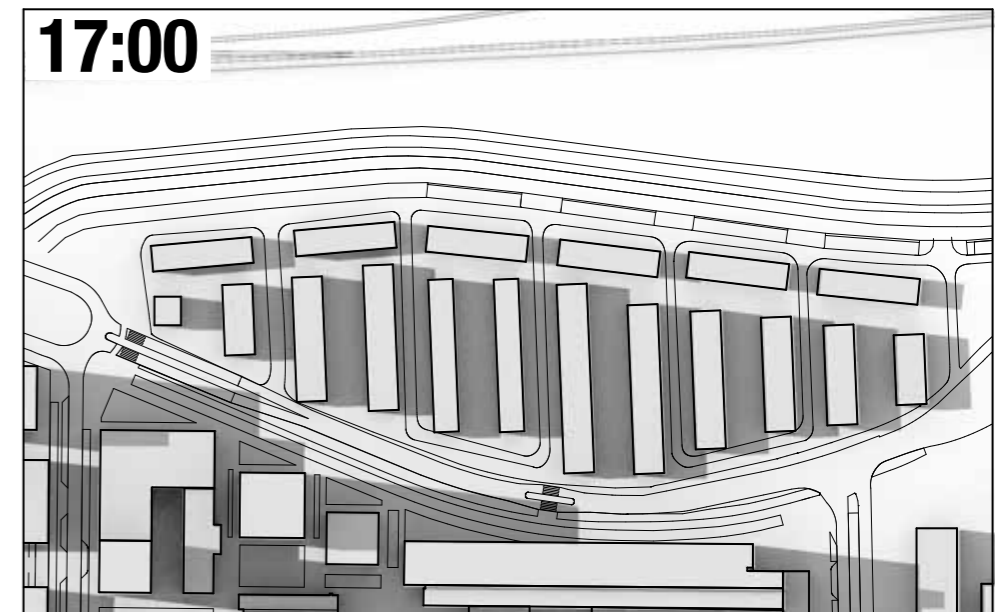
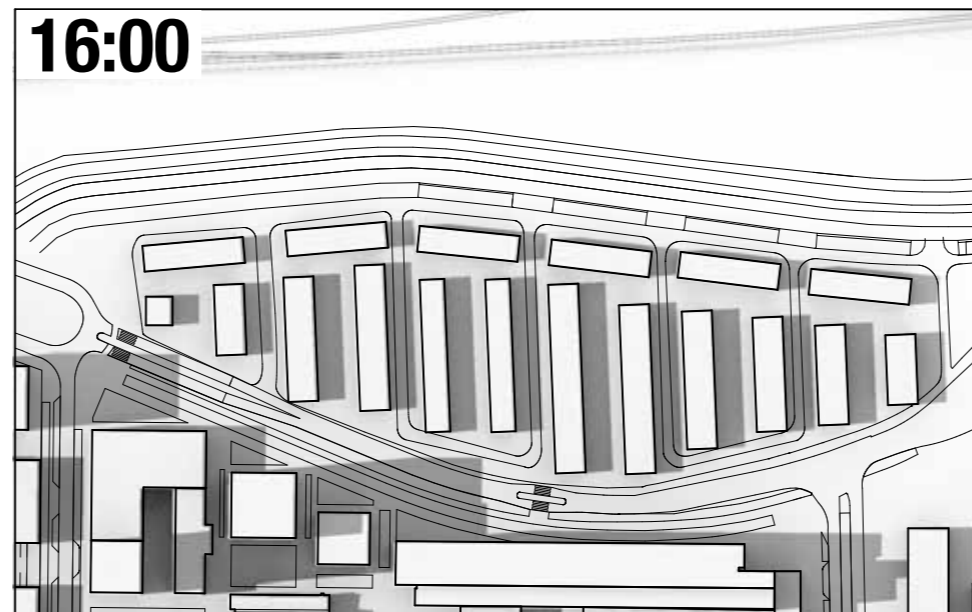
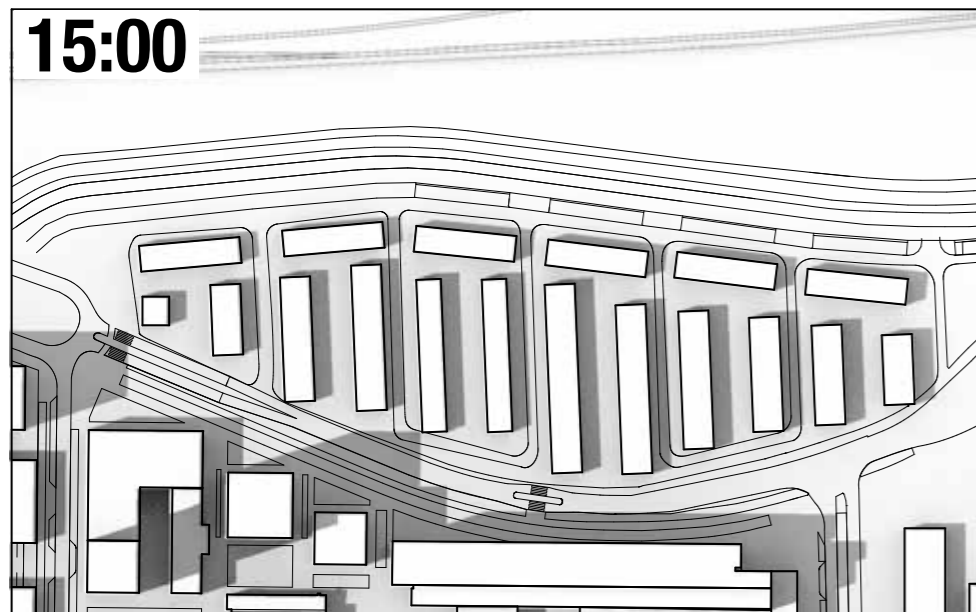
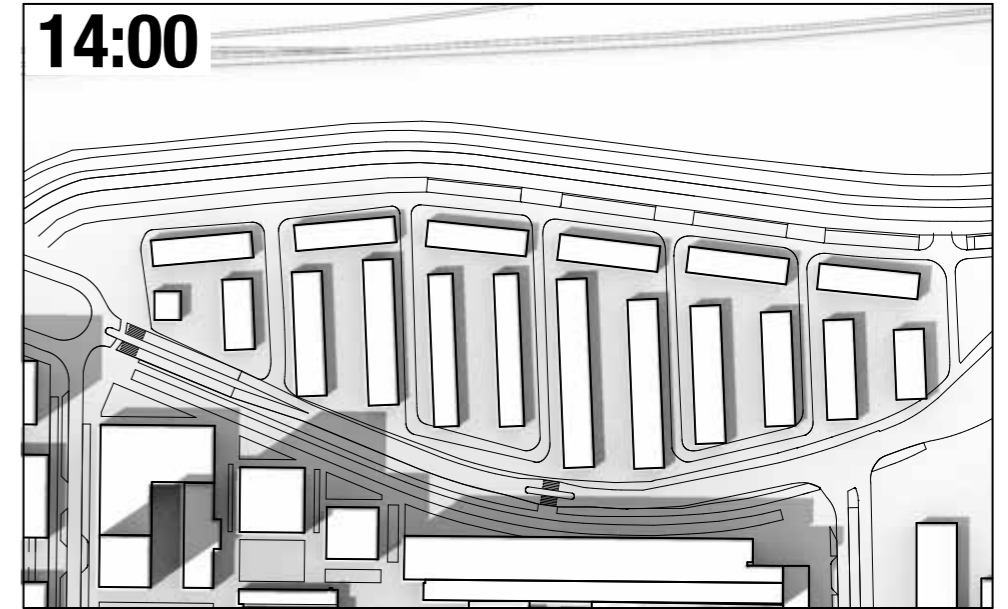
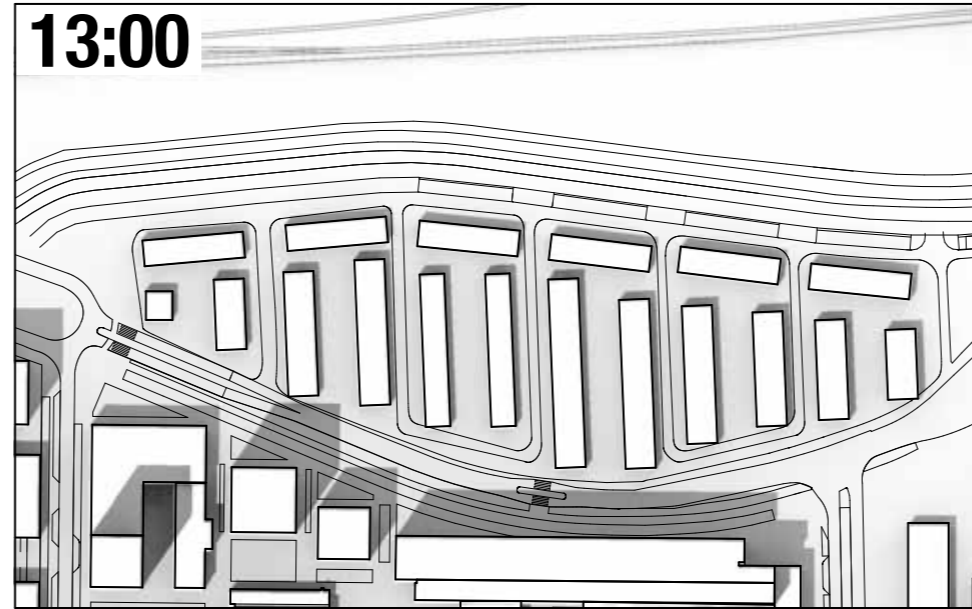
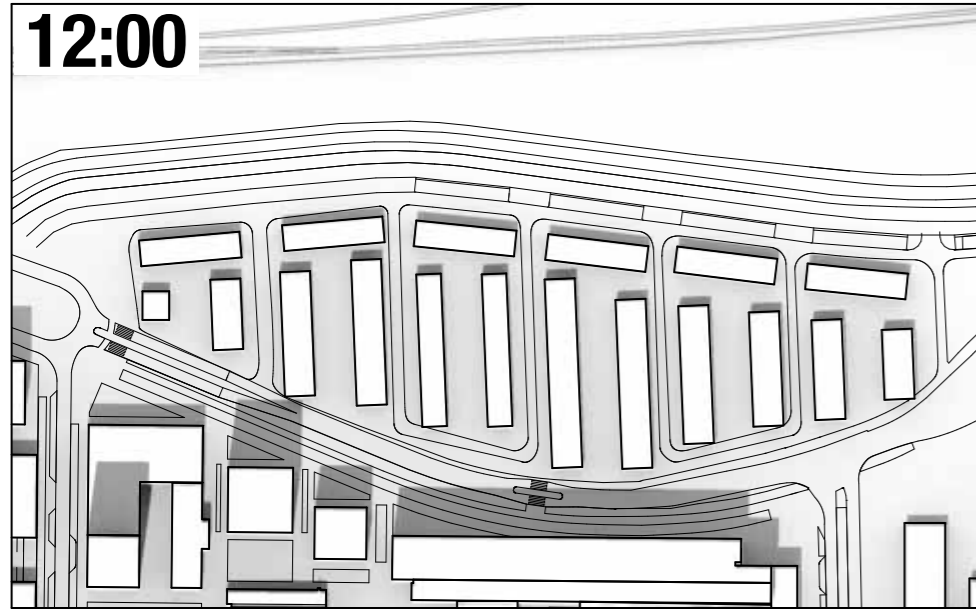
21 JUNI District U - Variant Masterplan - beoogde ontwikkeling



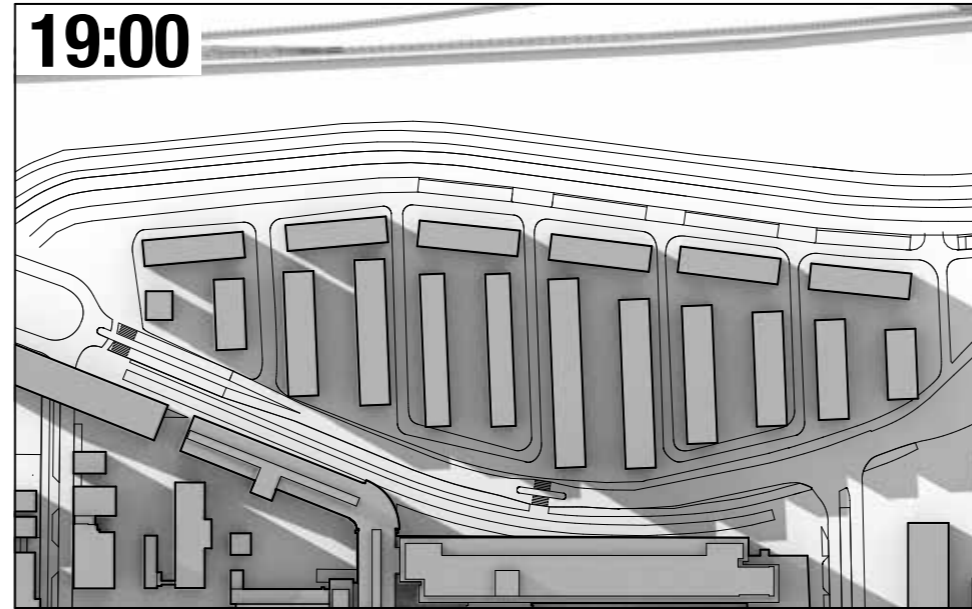
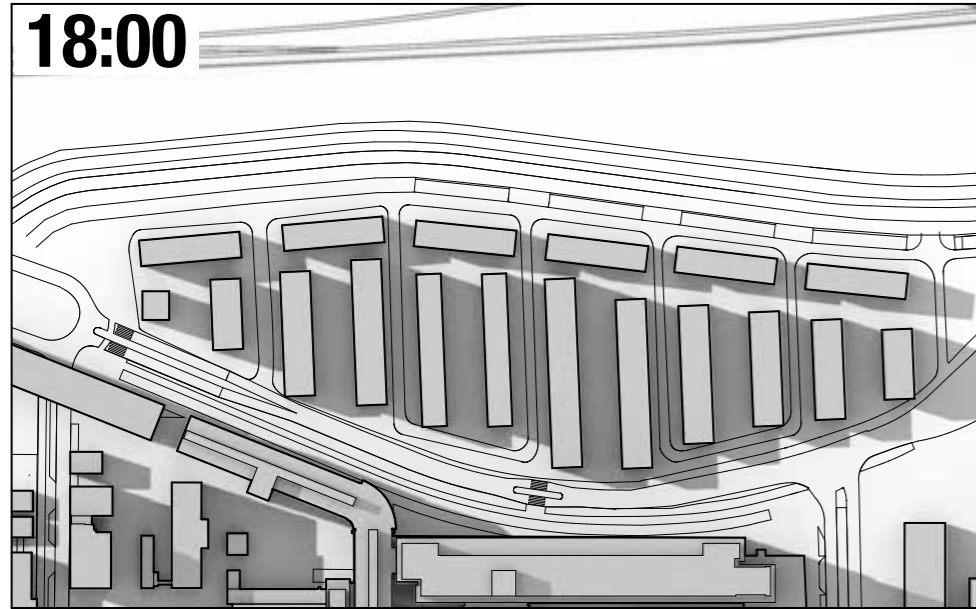
21 JUNI Huidige situatie



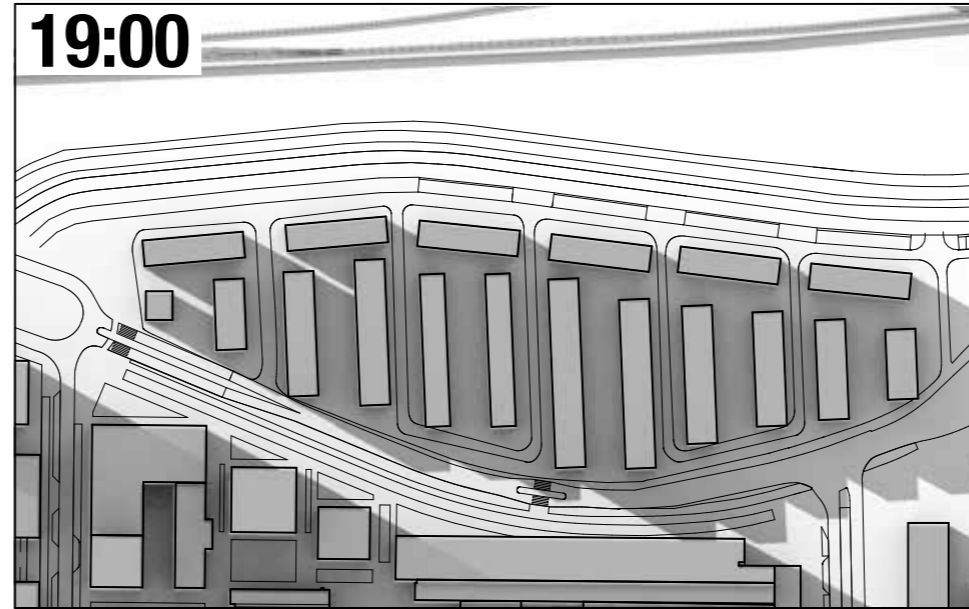
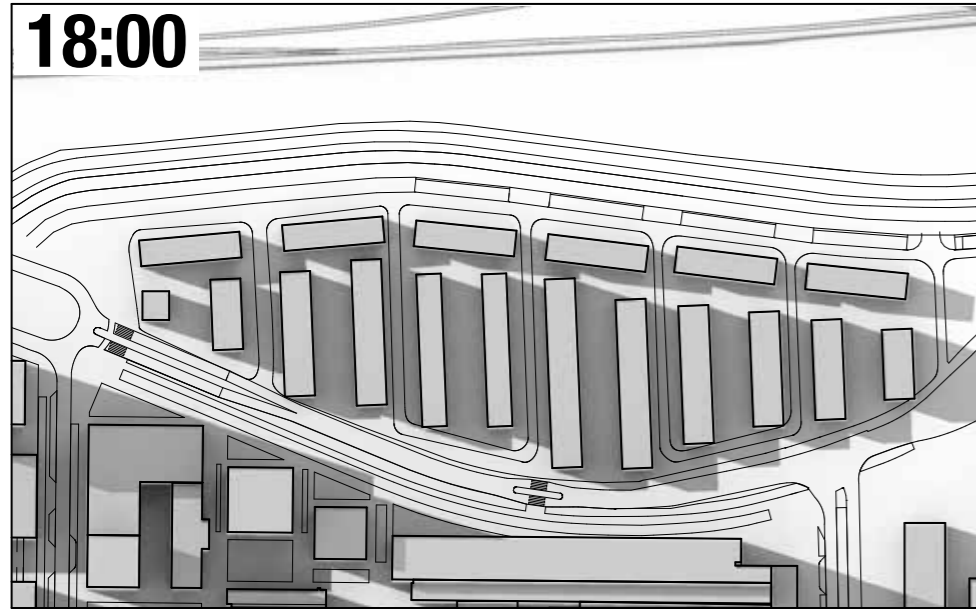
21 JUNI District U - Variant Masterplan - beoogde ontwikkeling



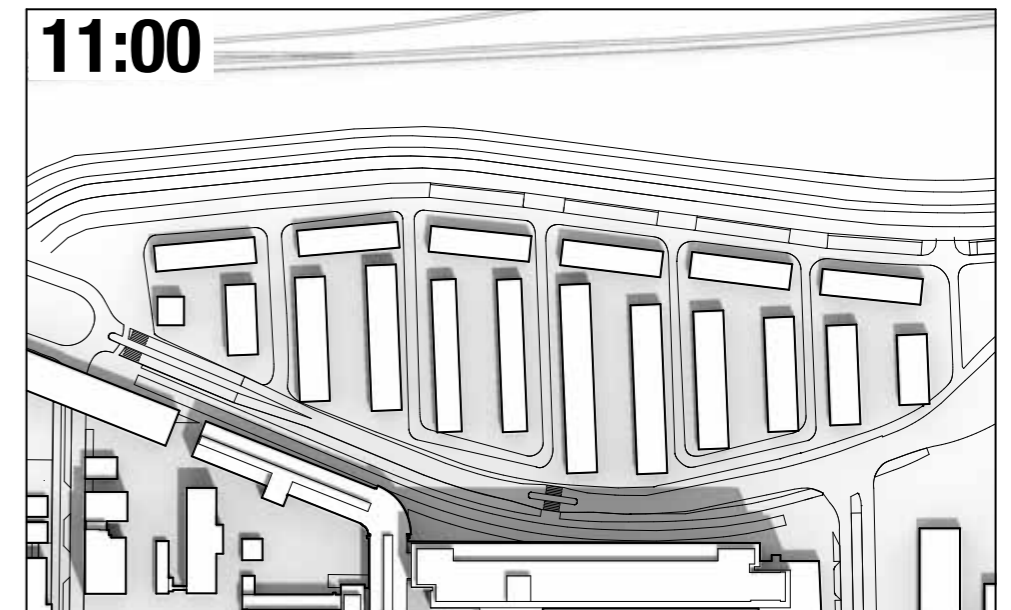
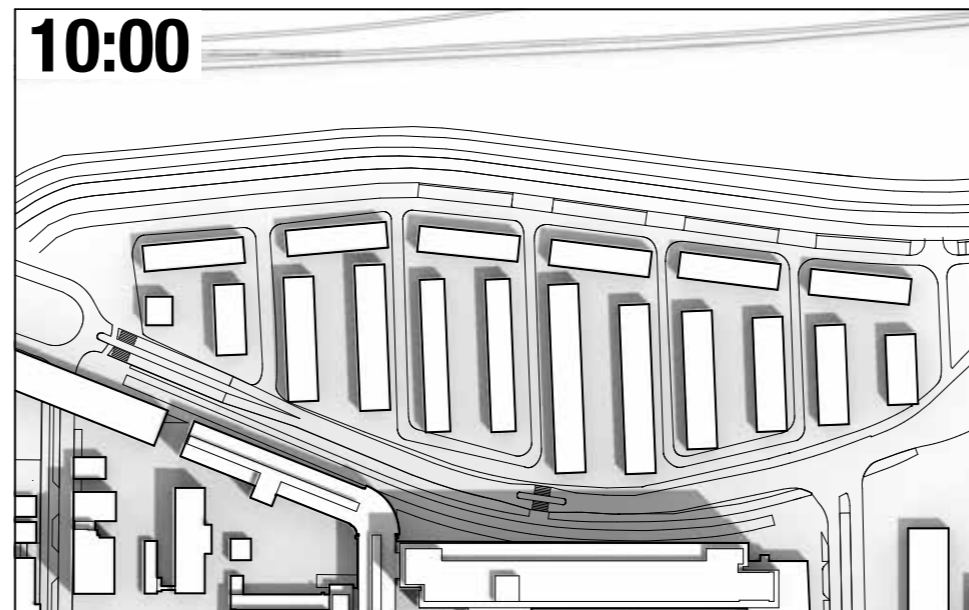
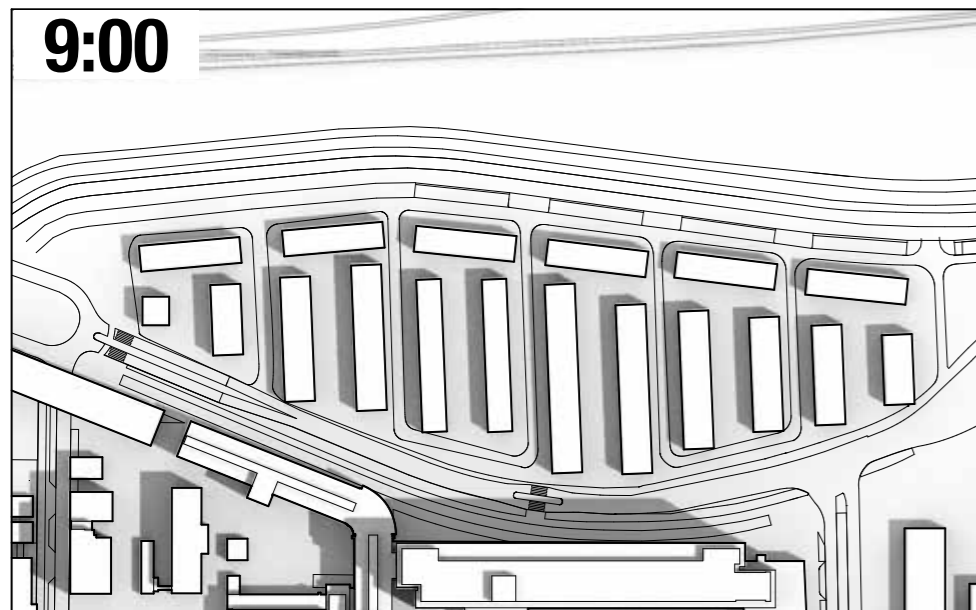
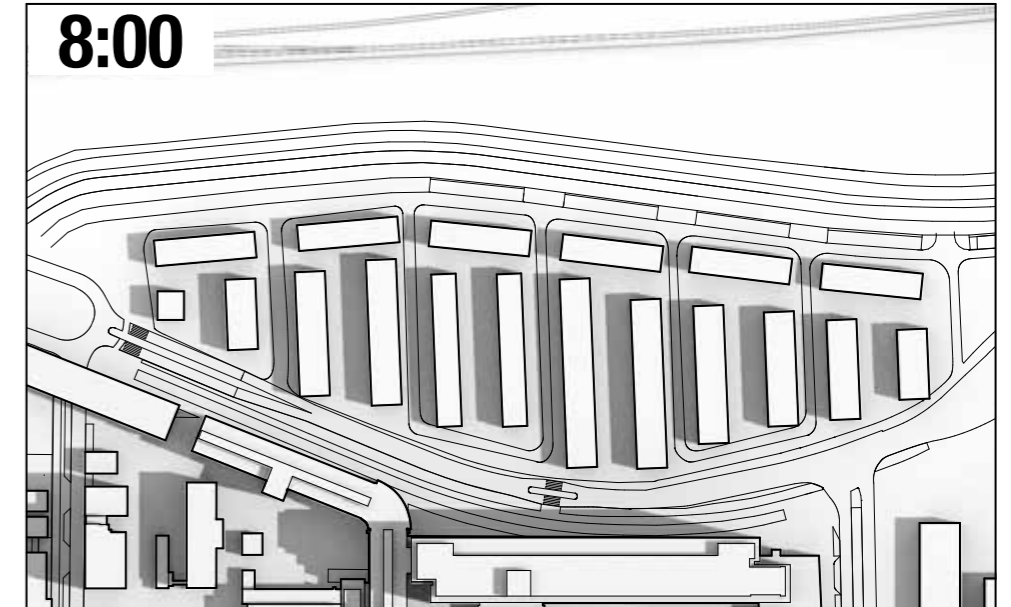
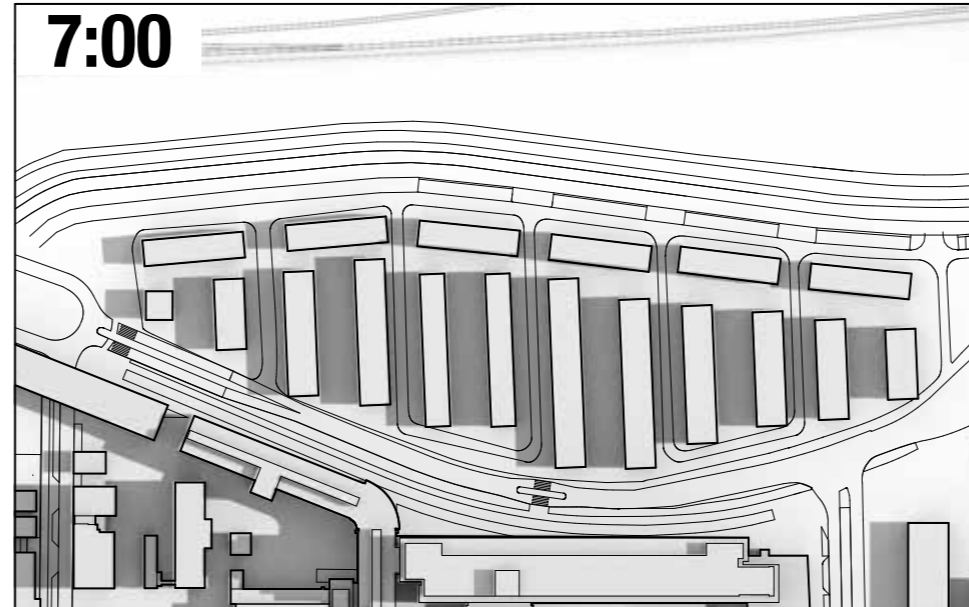
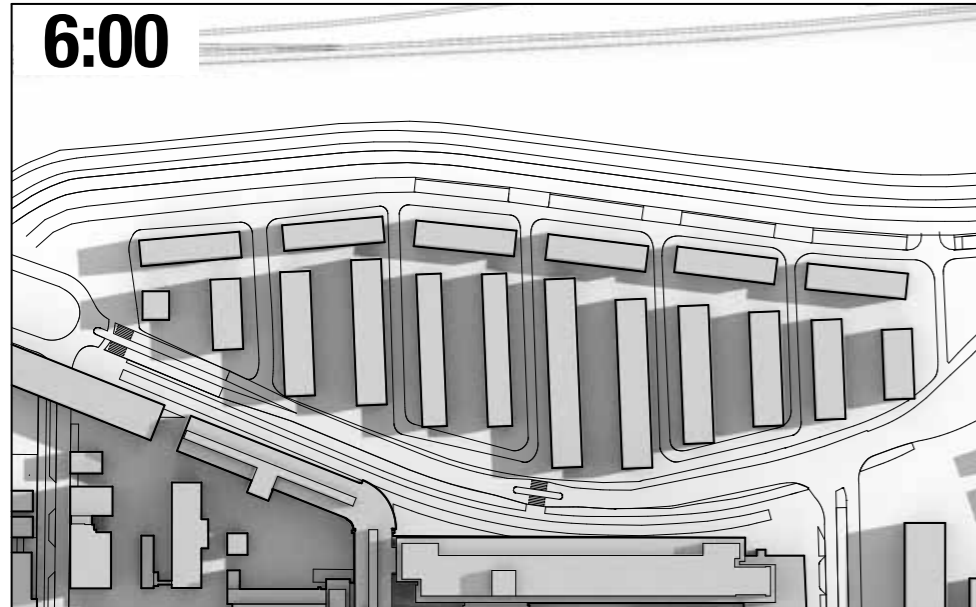
21 JUNI Huidige situatie



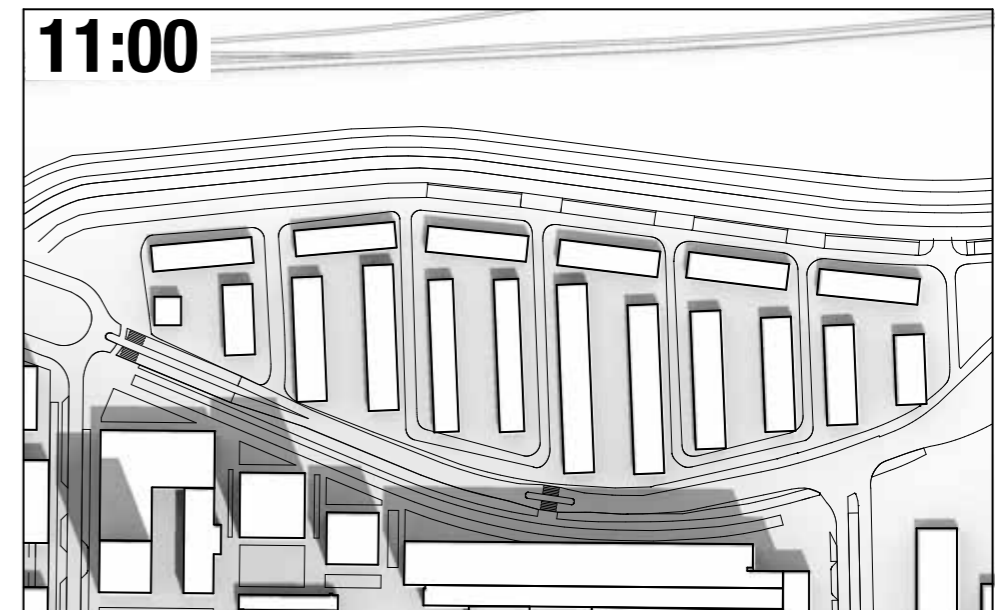
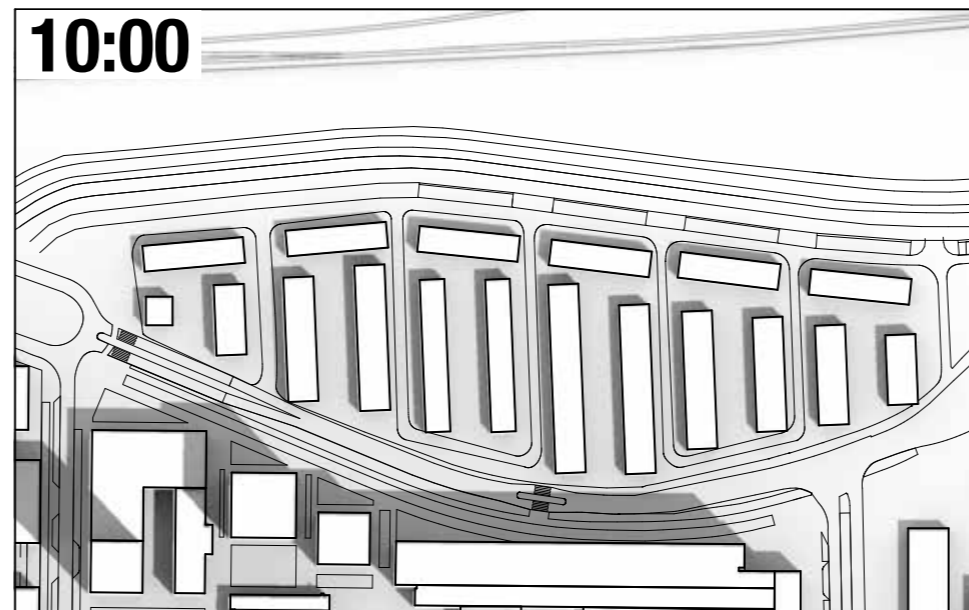
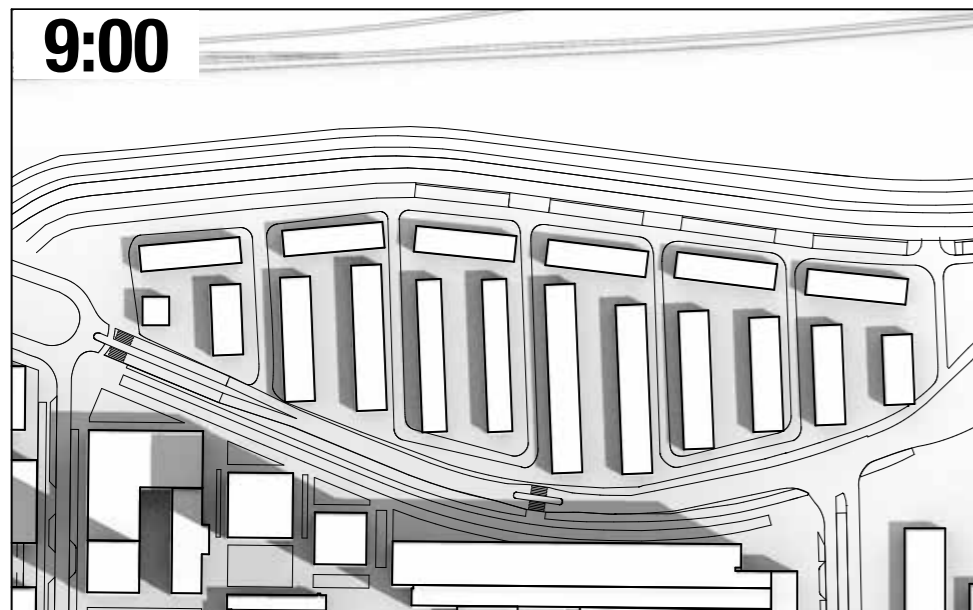
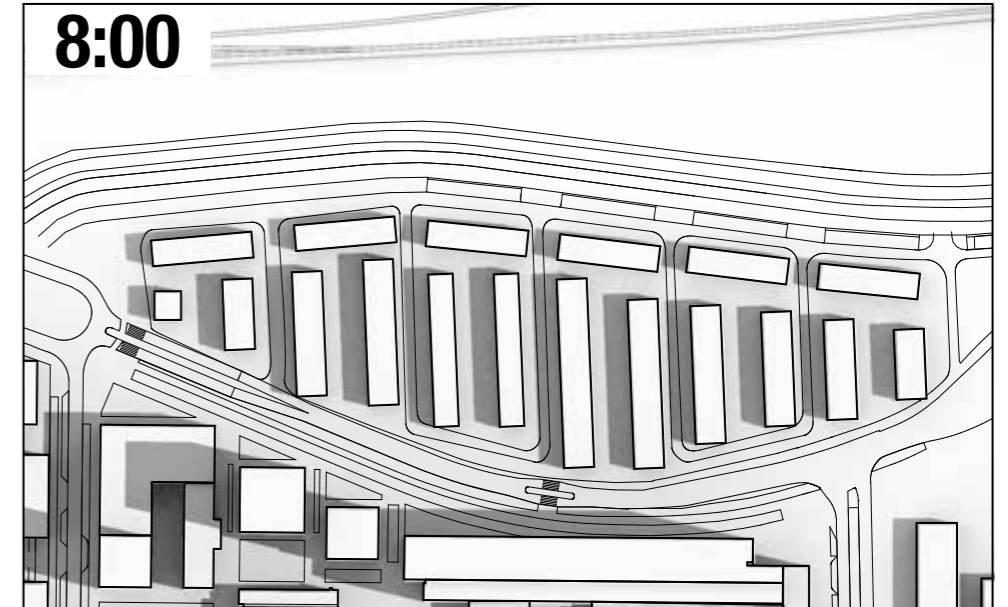
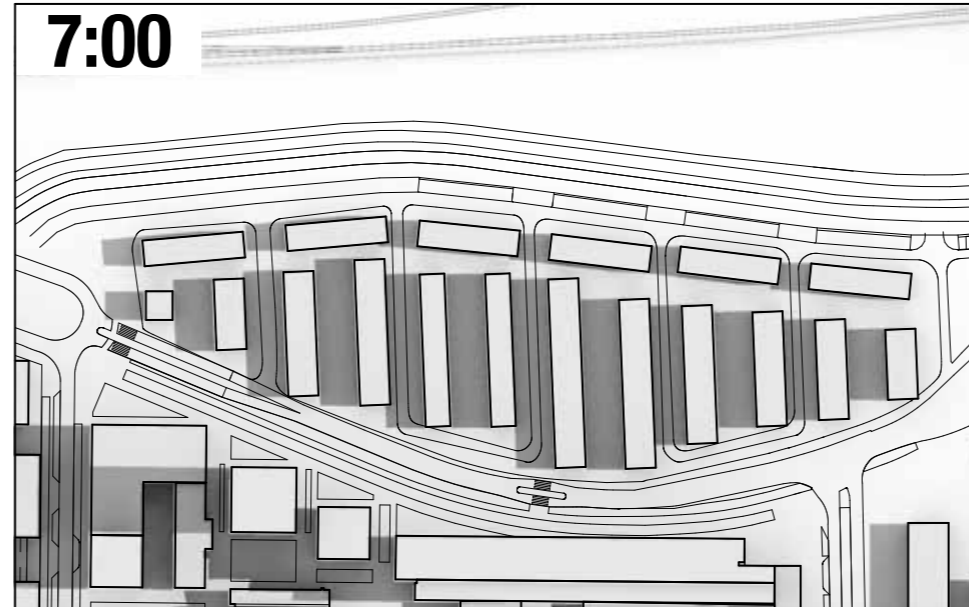
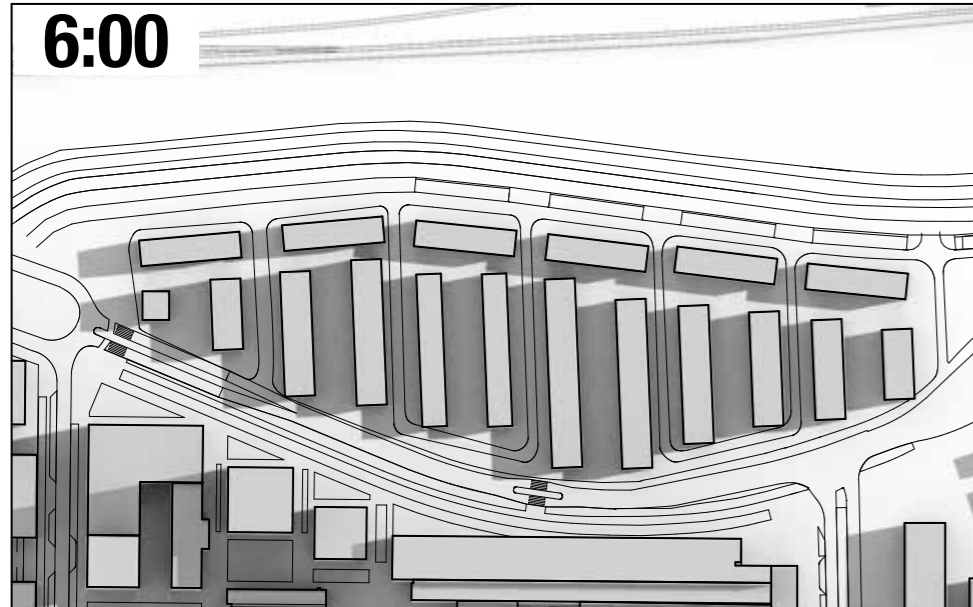
21 JUNI District U - Variant Masterplan - beoogde ontwikkeling



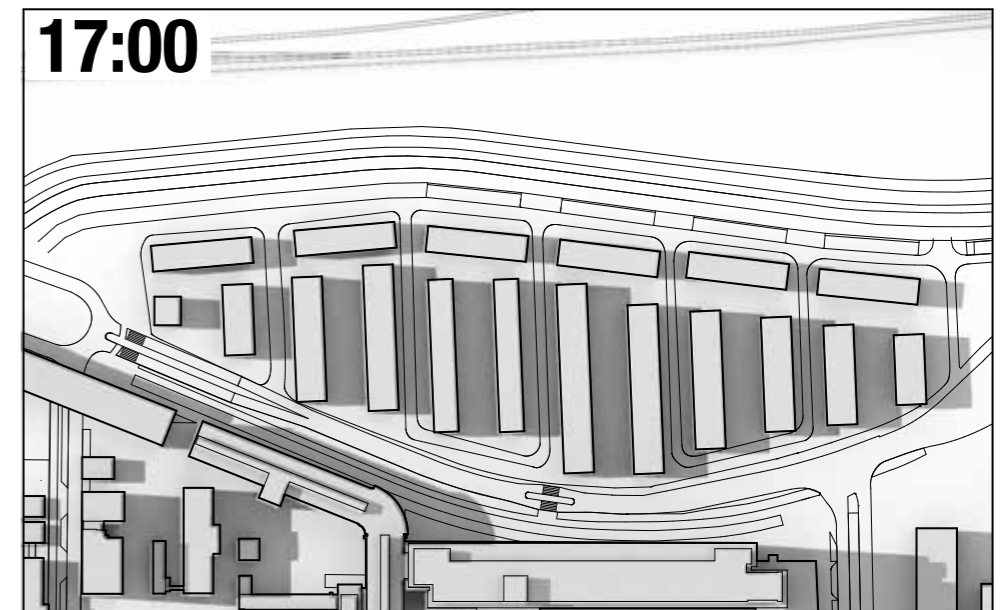
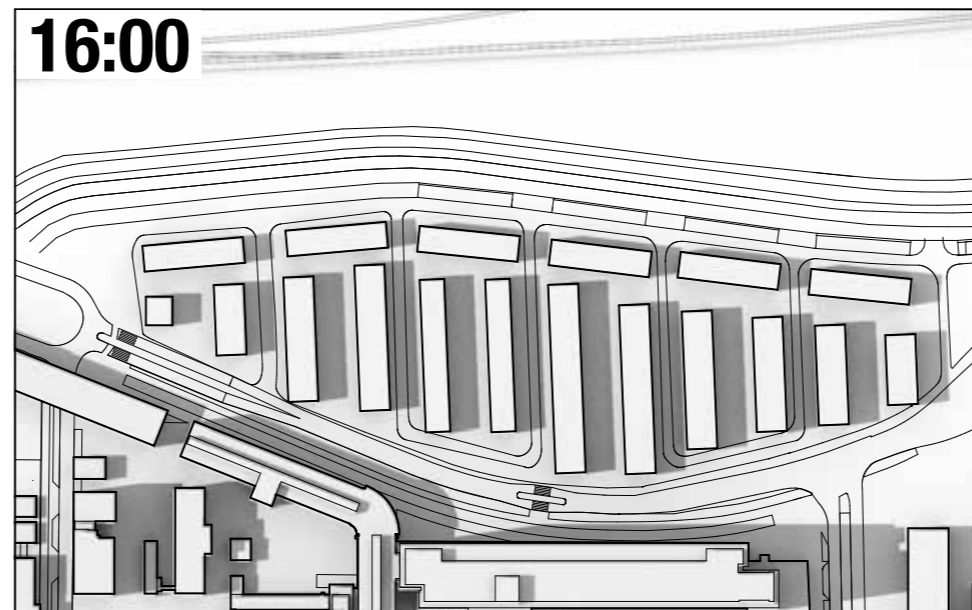
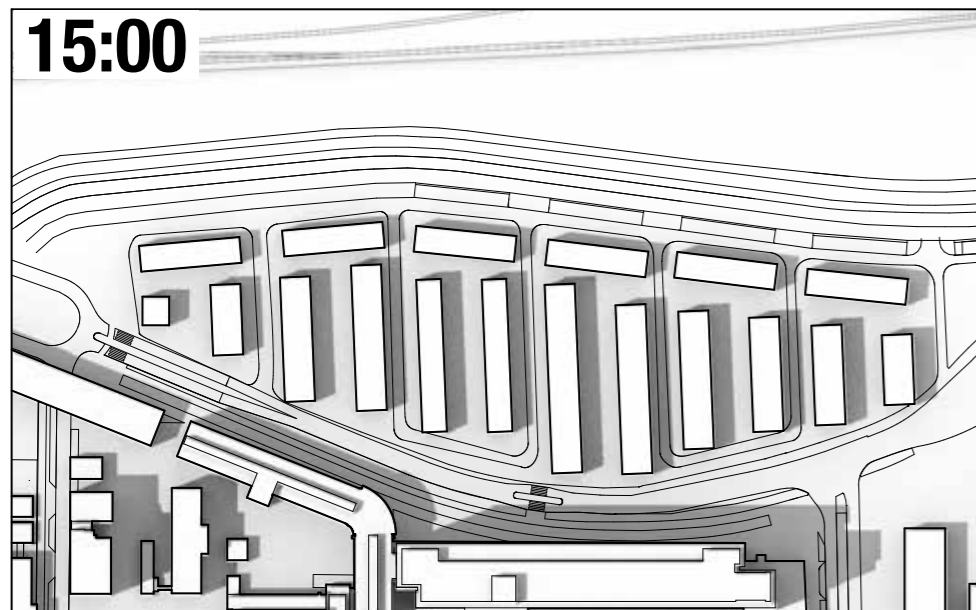
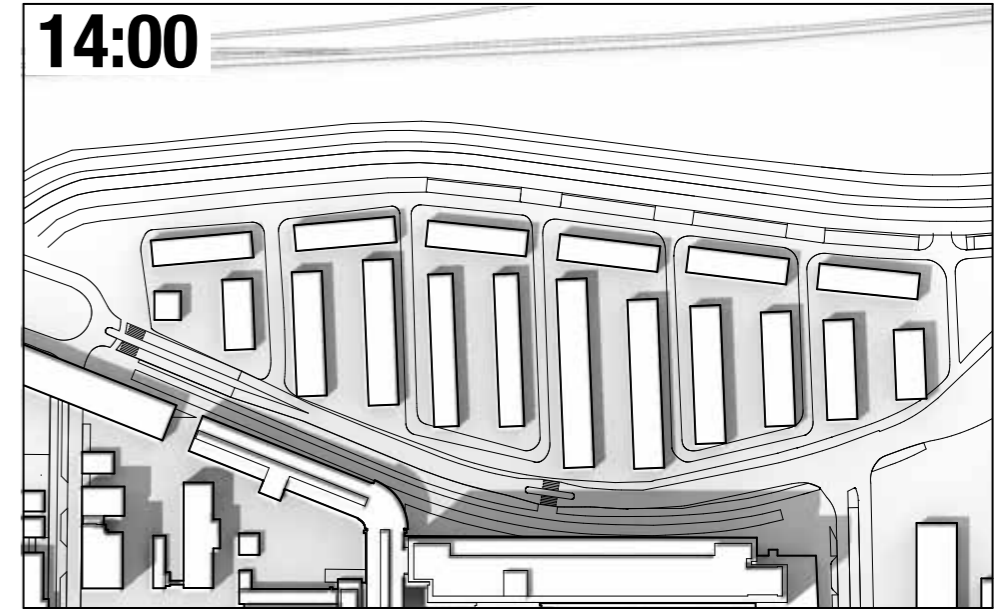
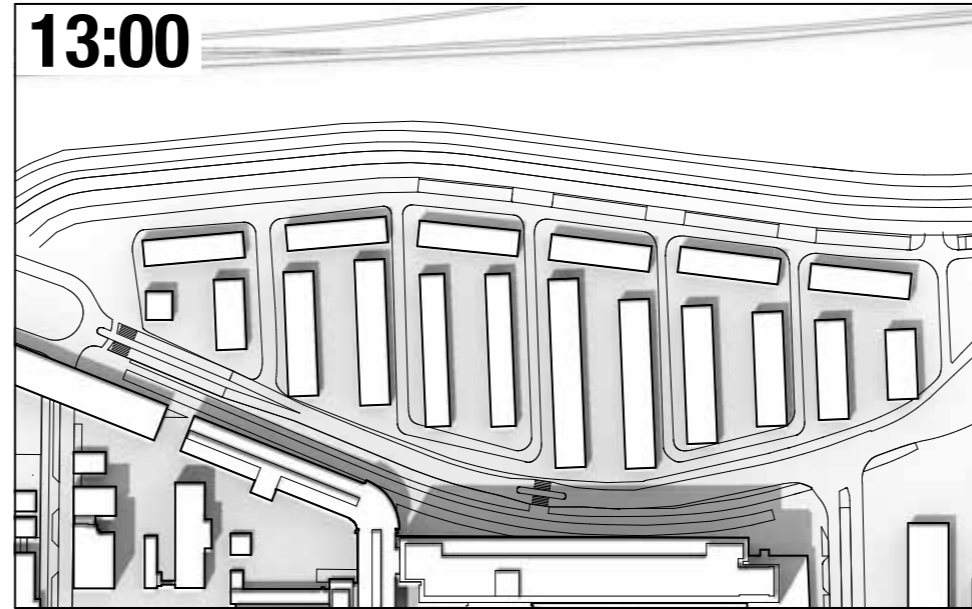
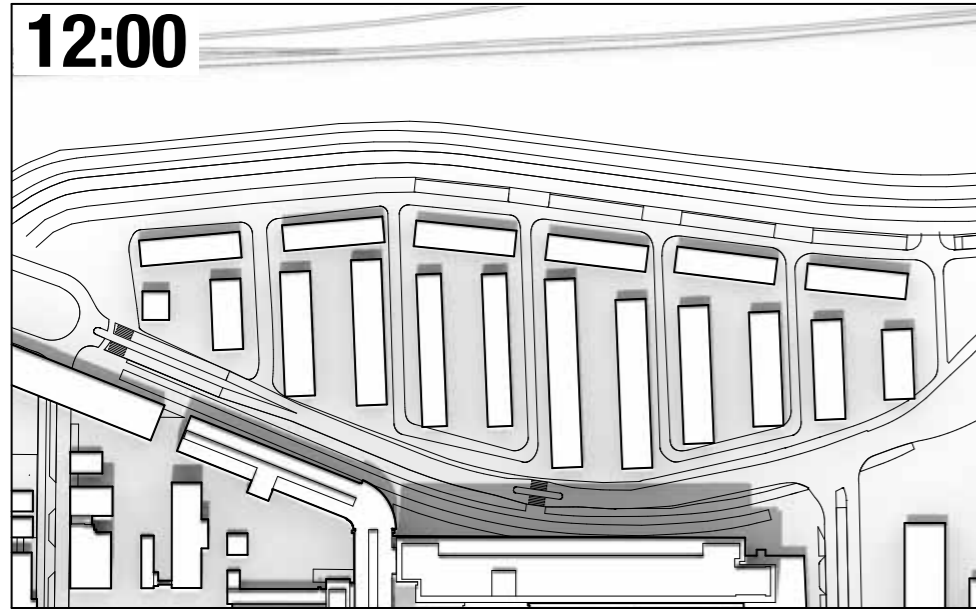
21 JULI Huidige situatie



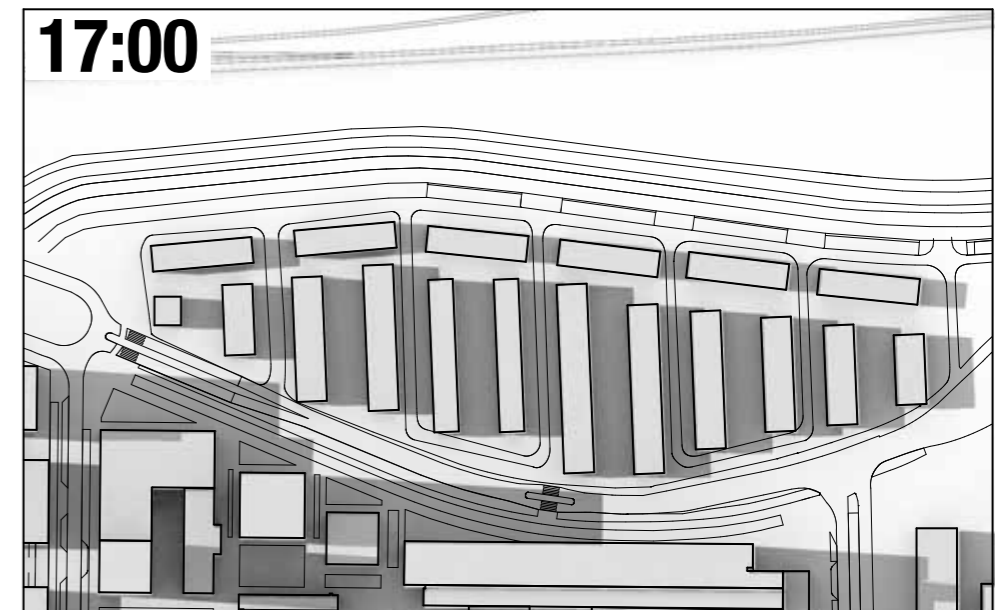
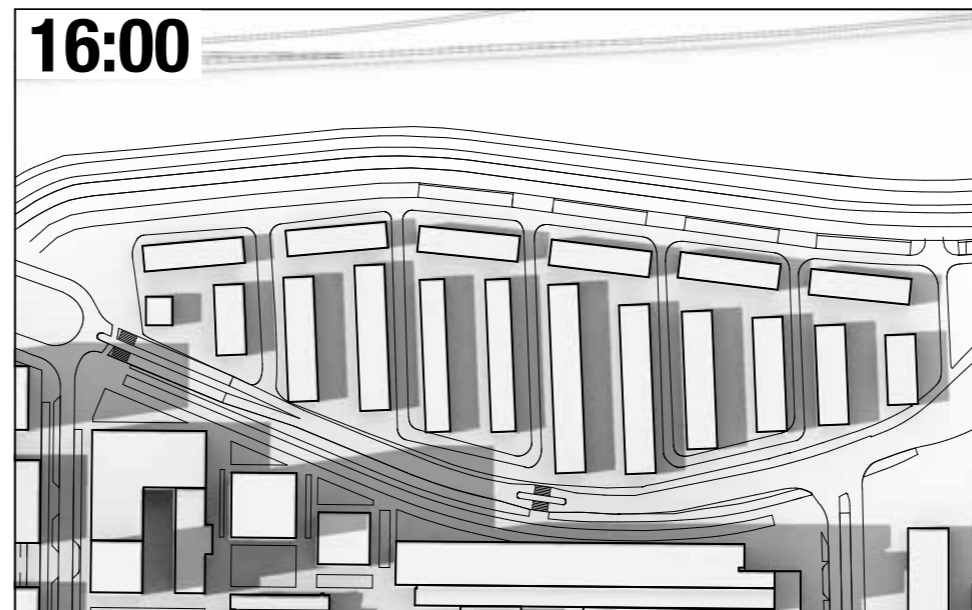
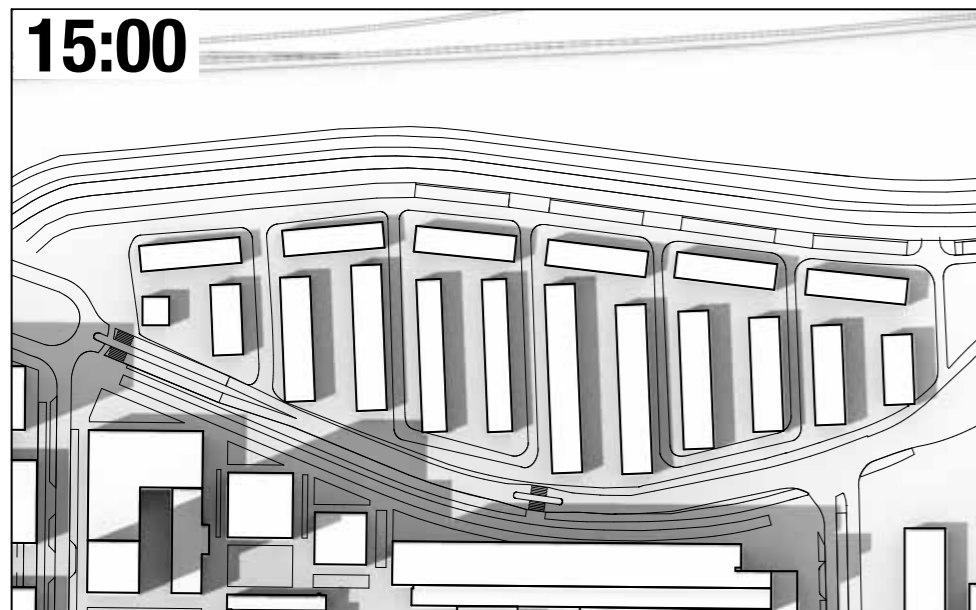
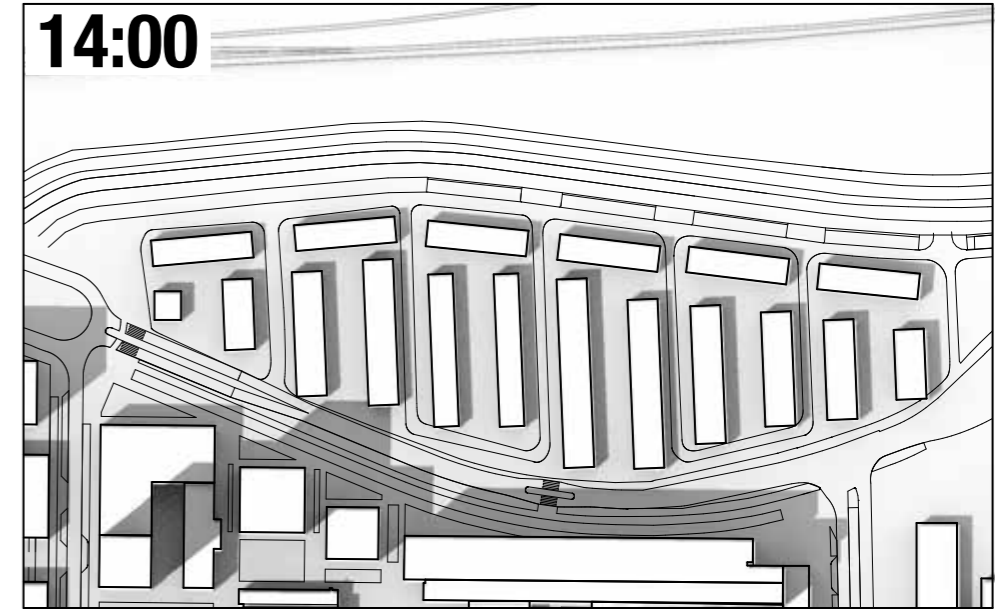
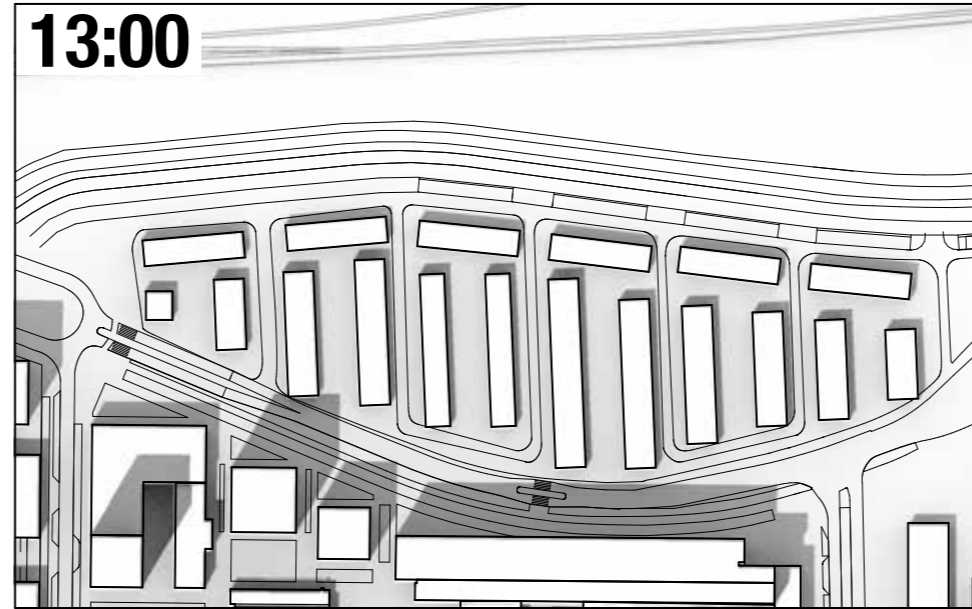
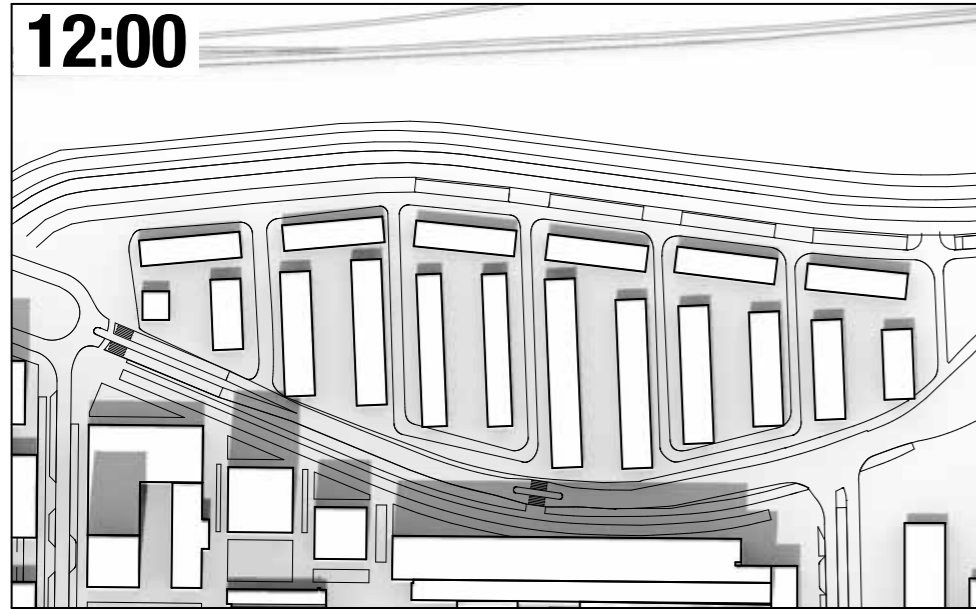
21 JULI District U - Variant Masterplan - beoogde ontwikkeling



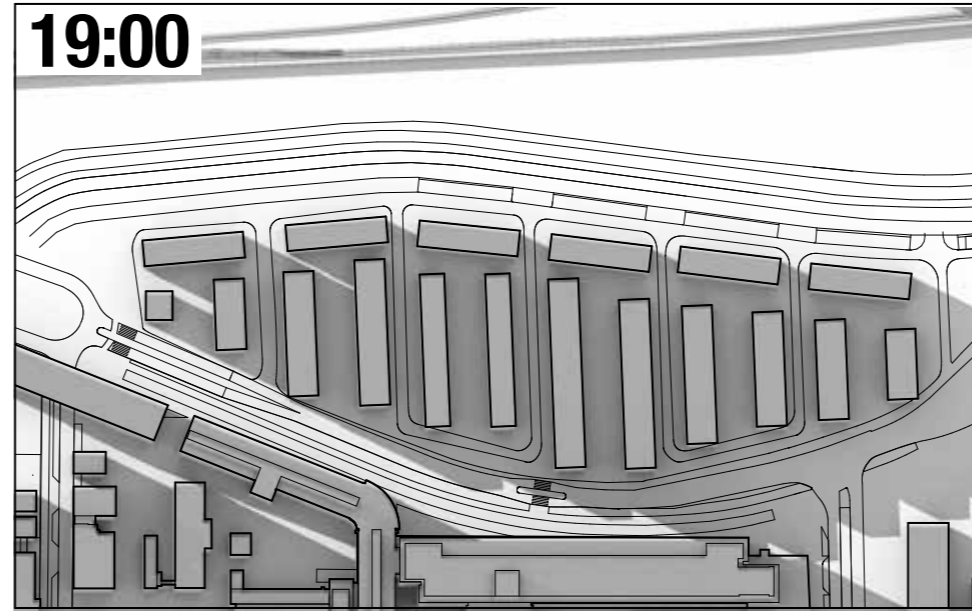
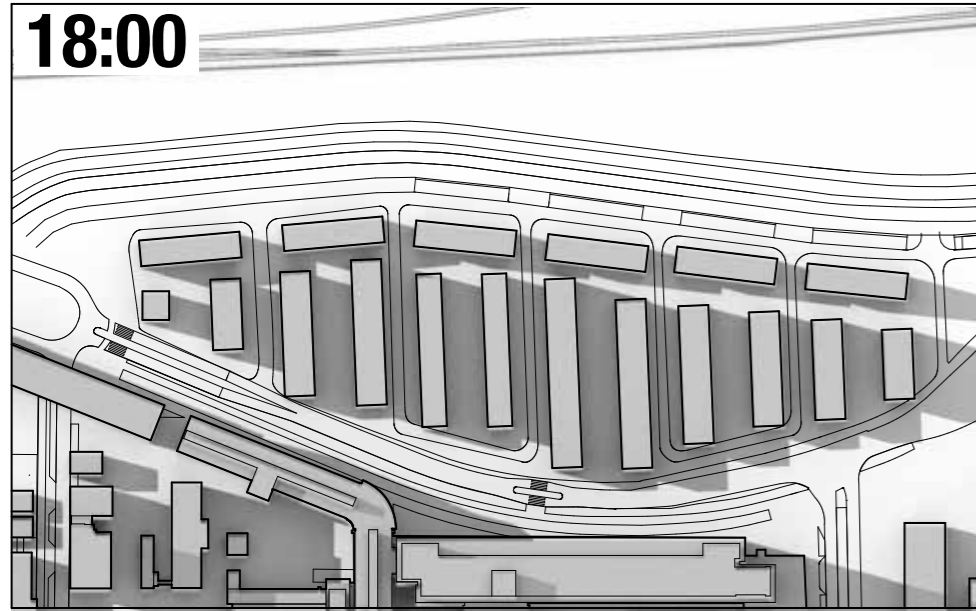
21 JULI Huidige situatie



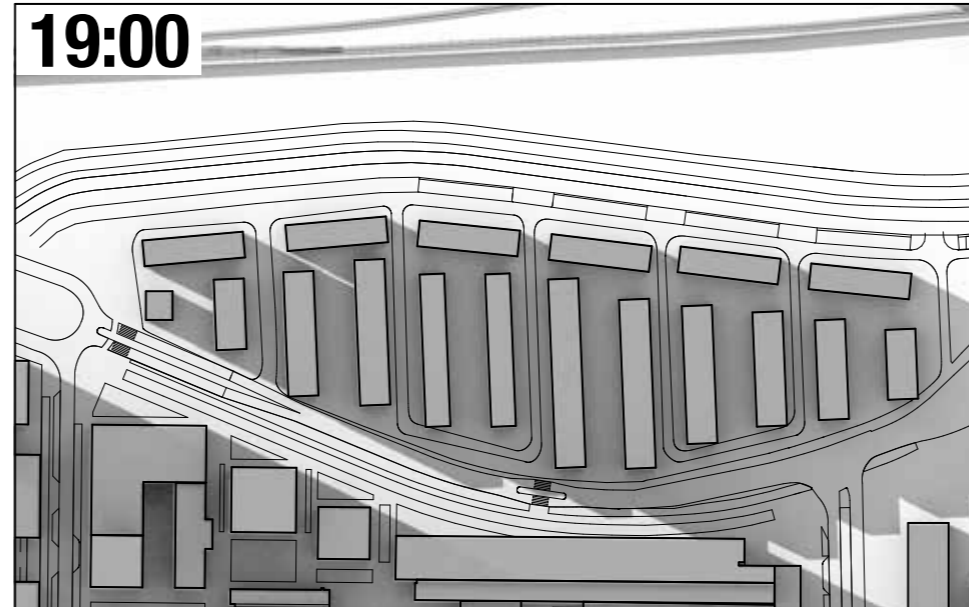
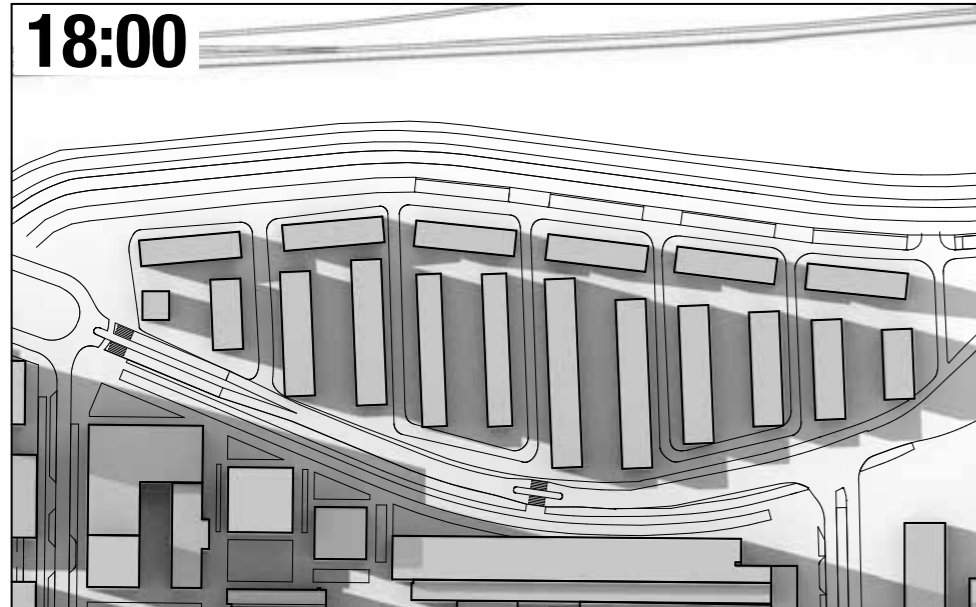
21 JULI District U - Variant Masterplan - beoogde ontwikkeling



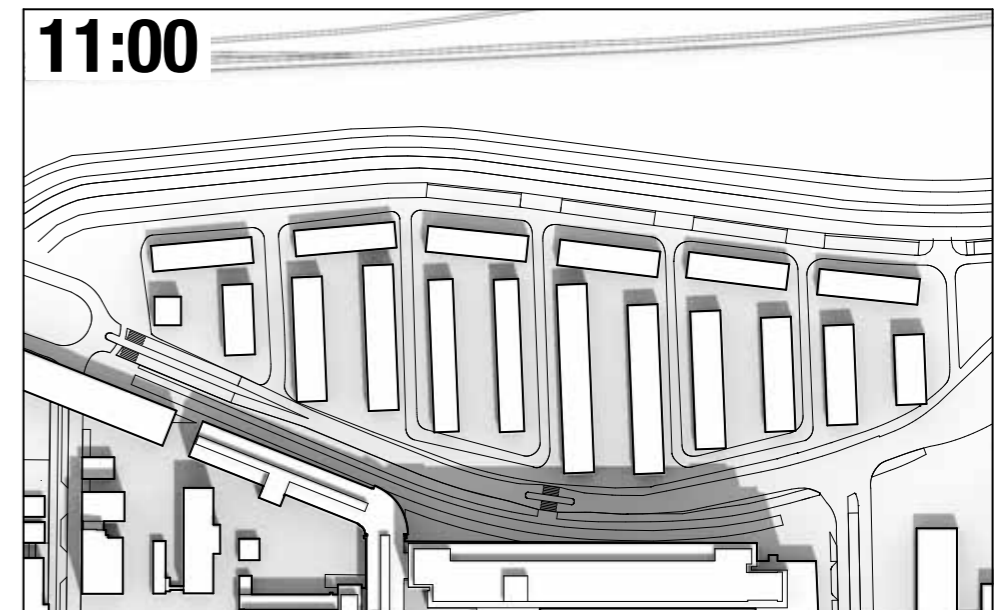
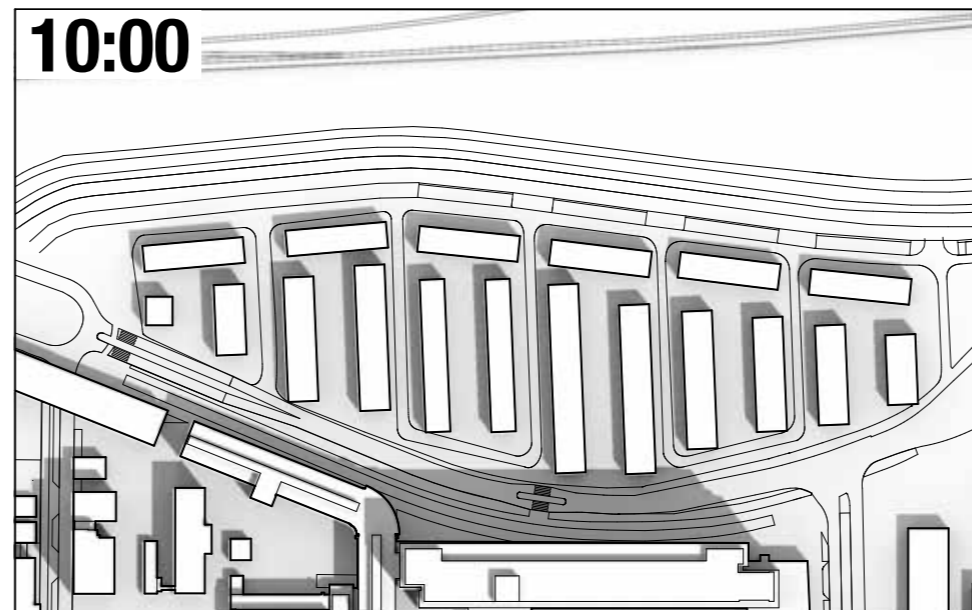
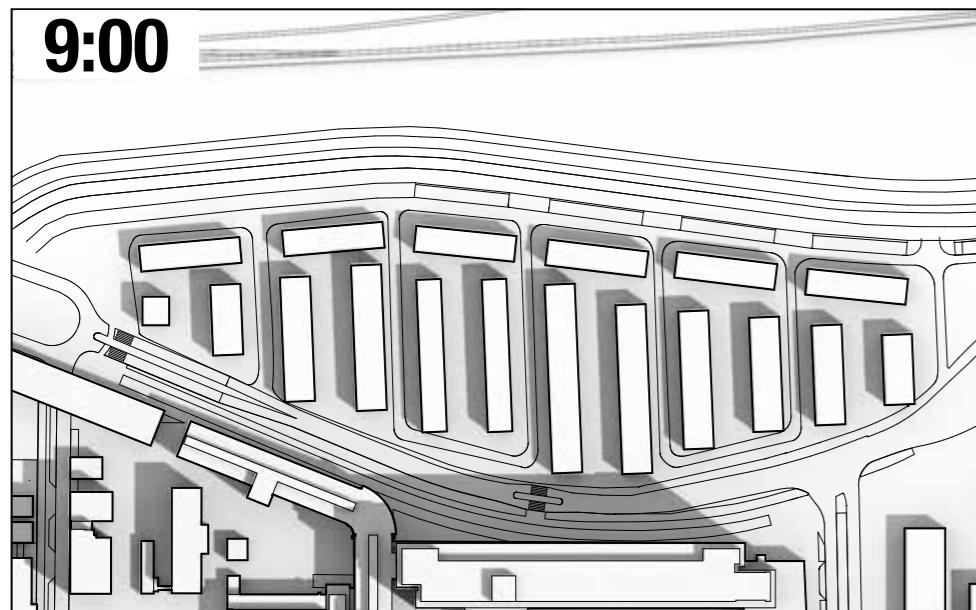
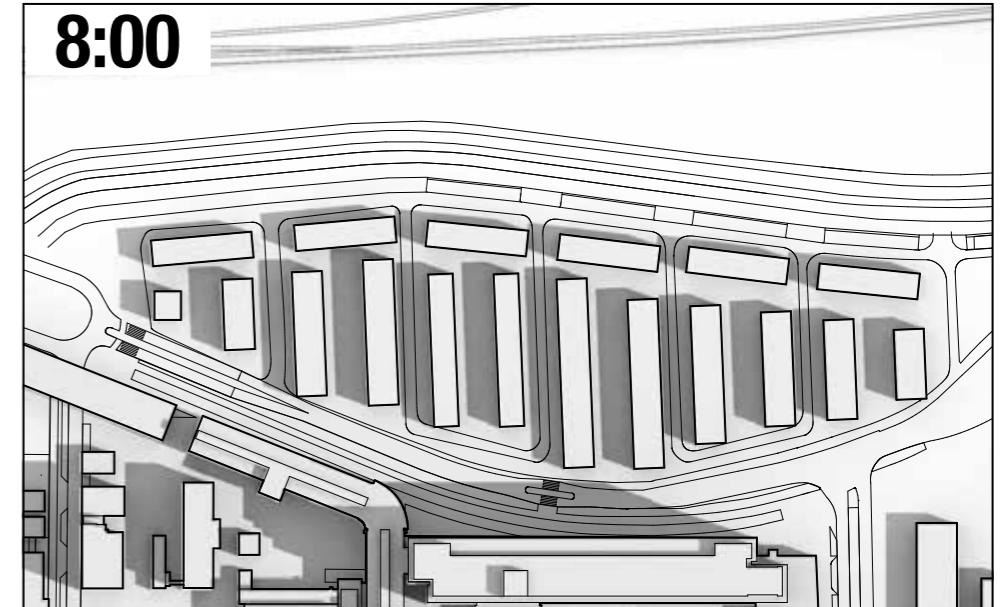
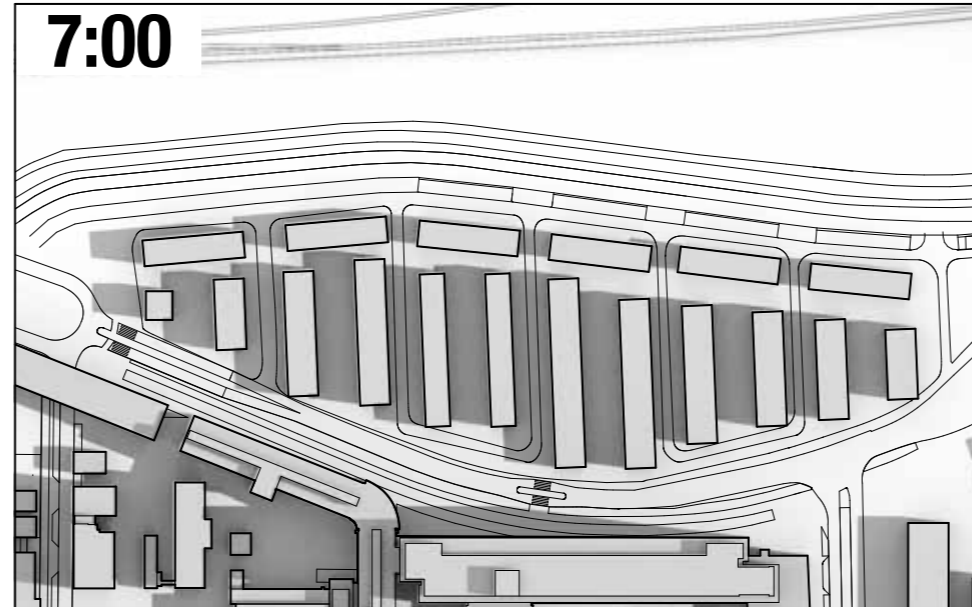
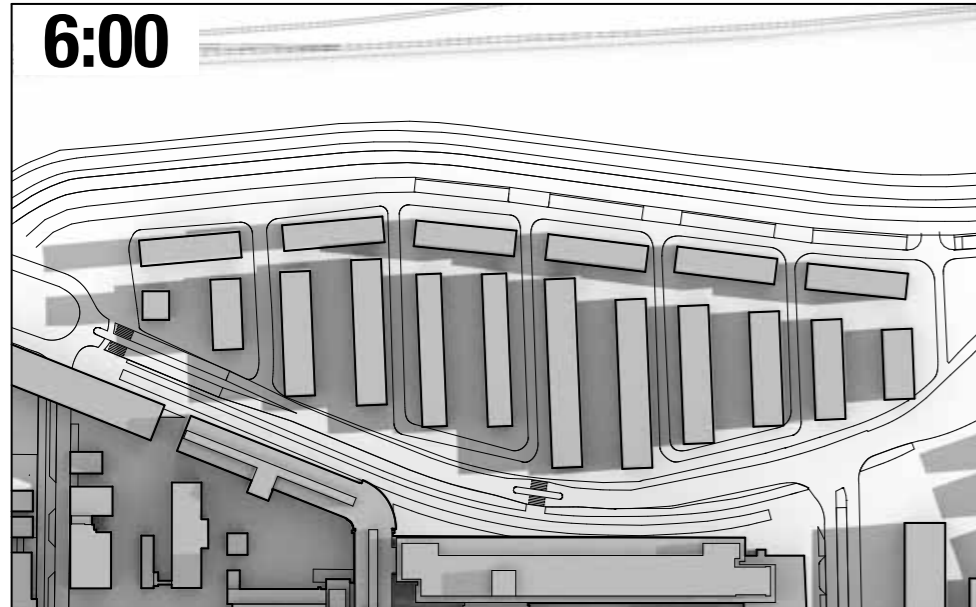
21 JULI Huidige situatie



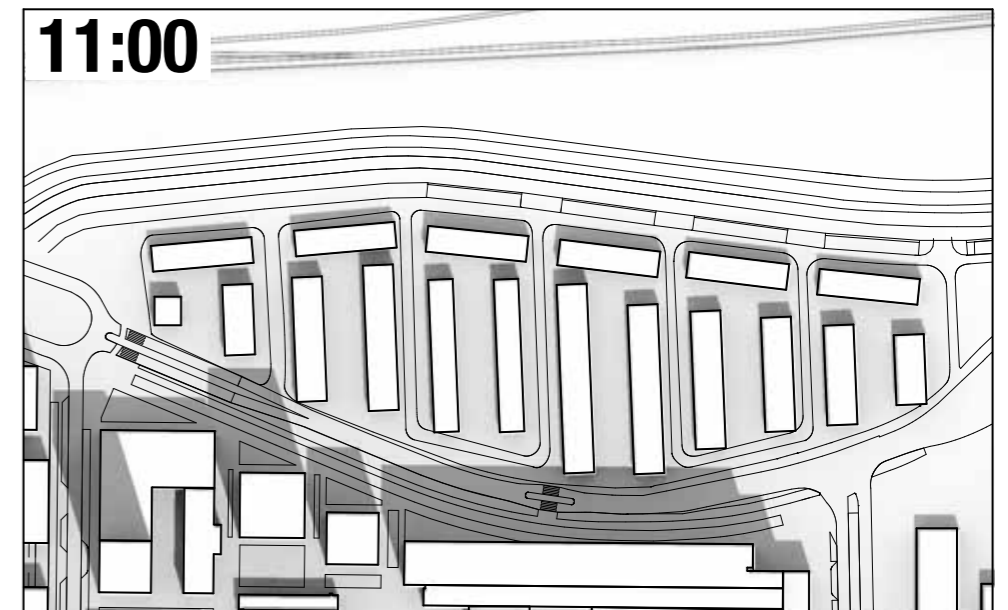
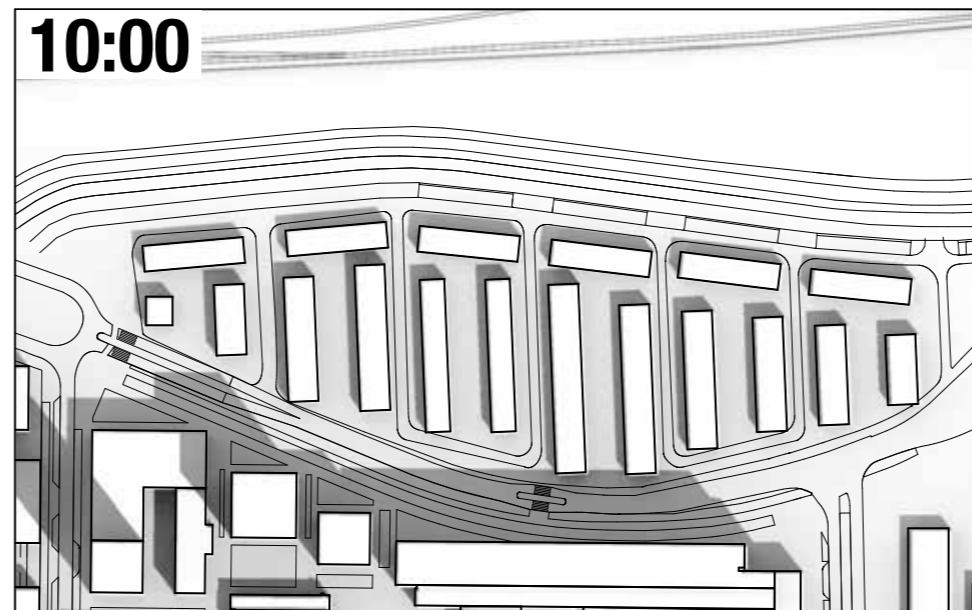
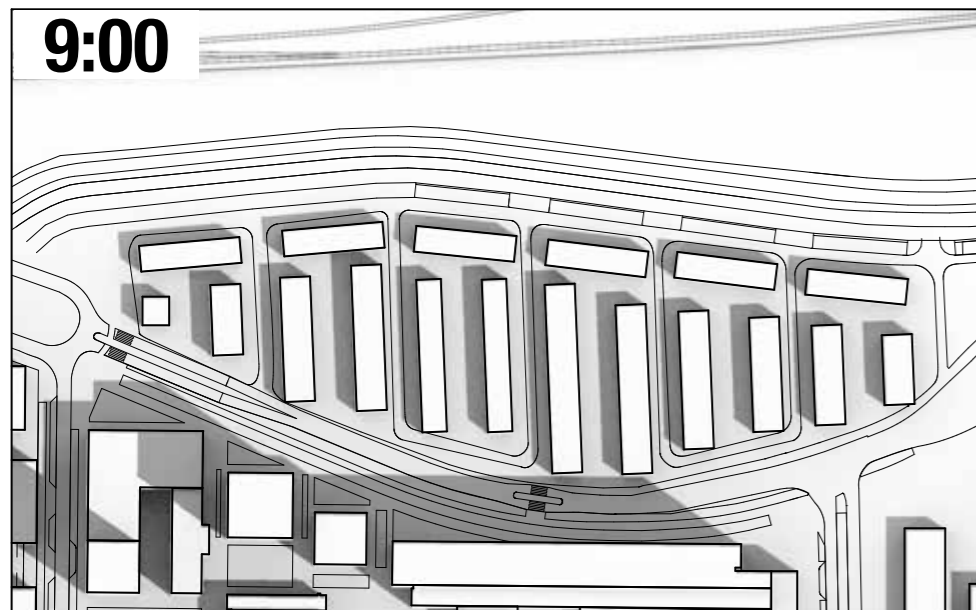
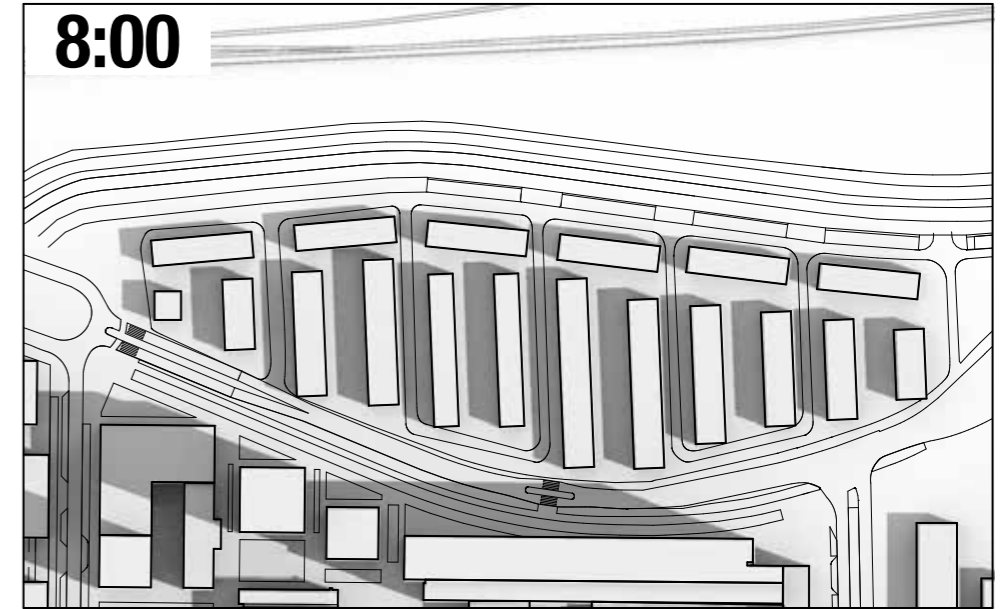
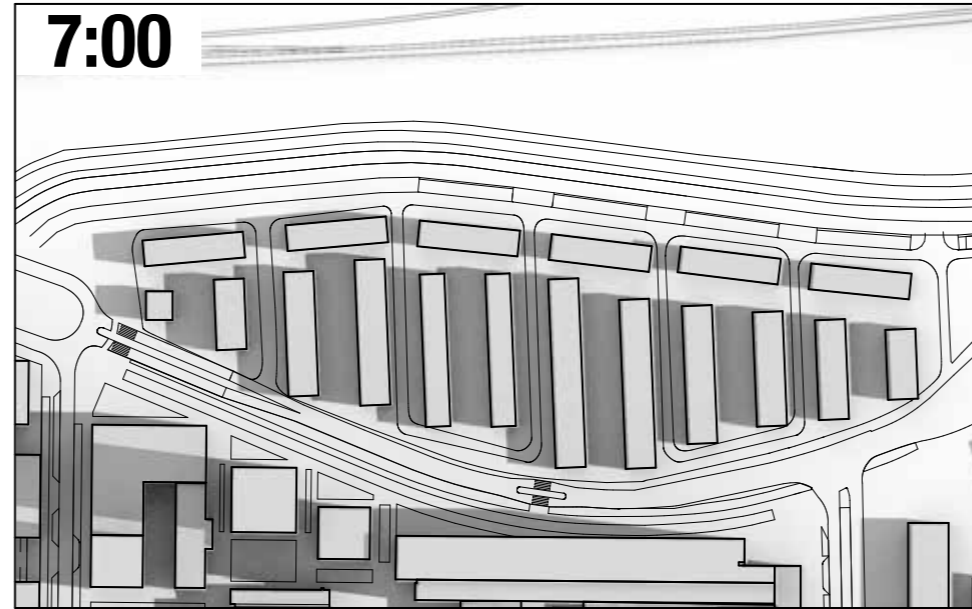
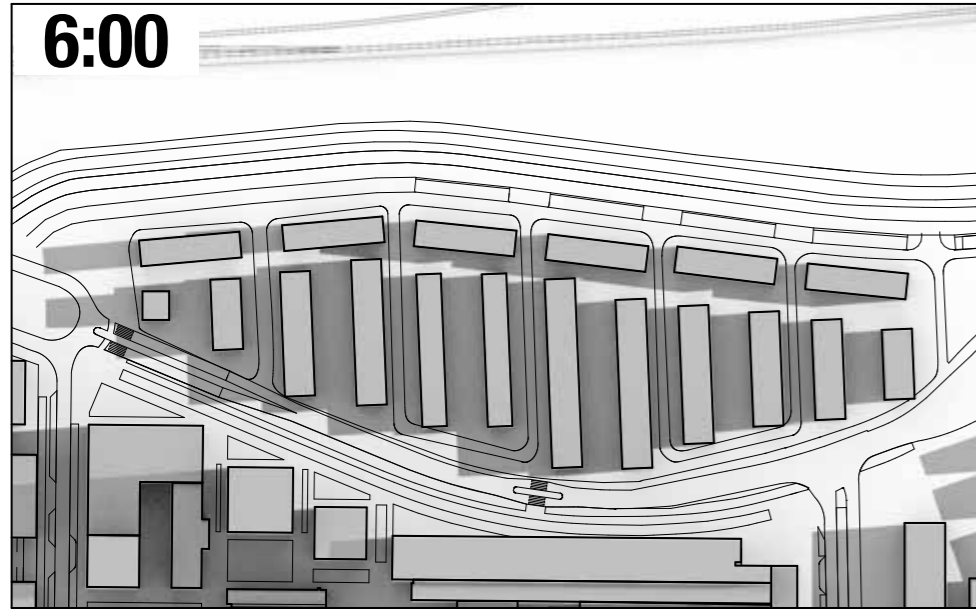
21 JULI District U - Variant Masterplan - beoogde ontwikkeling



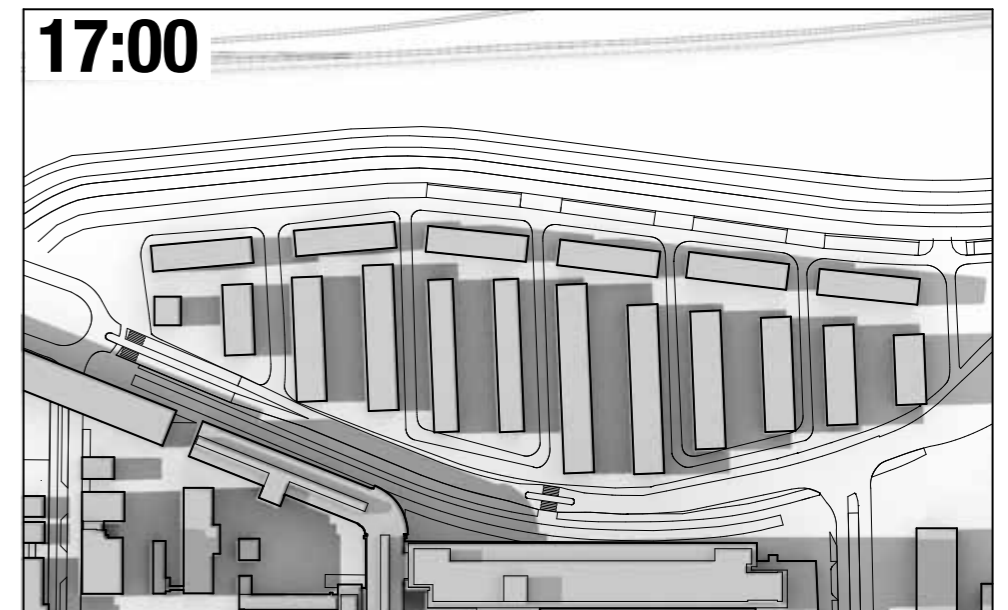
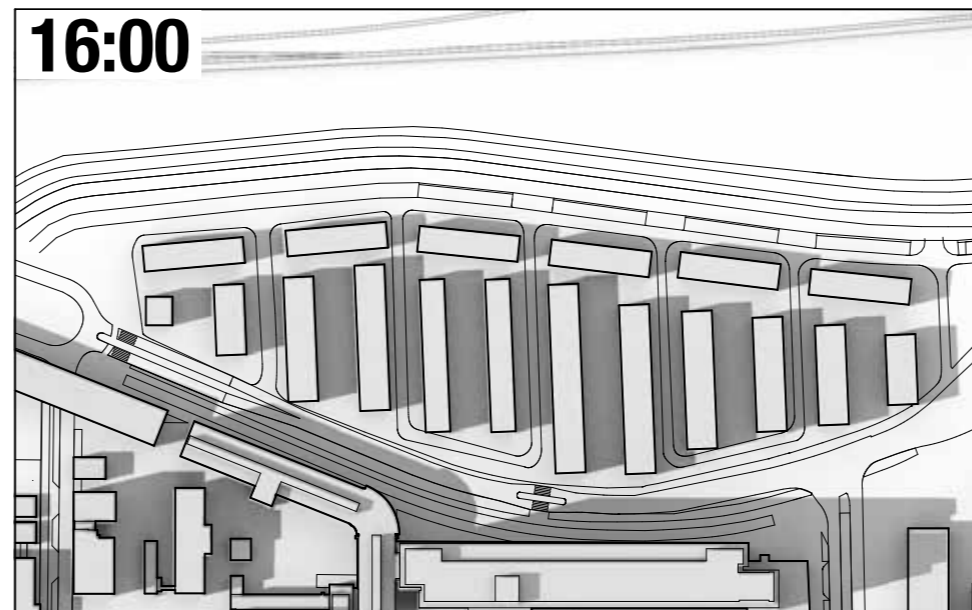
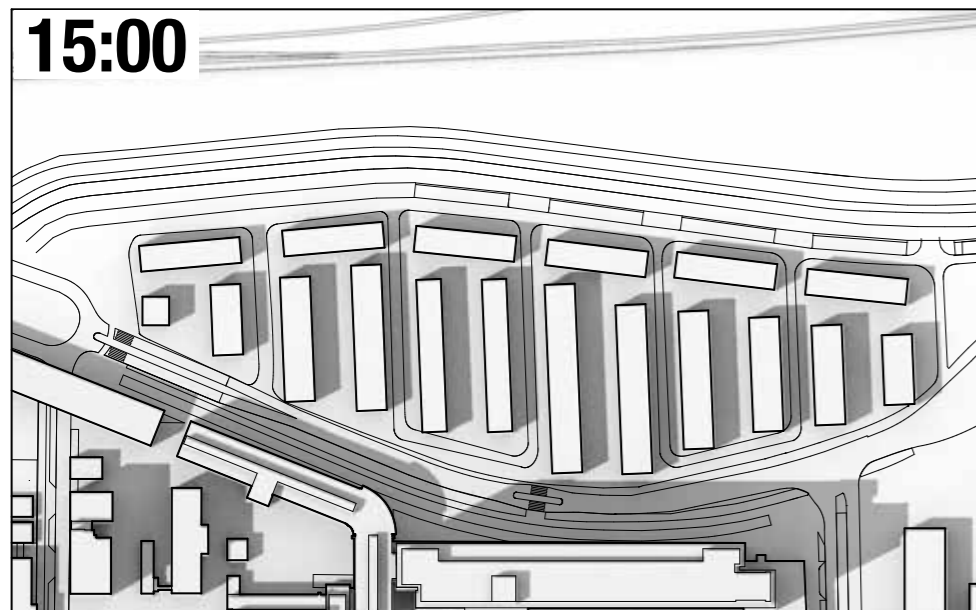
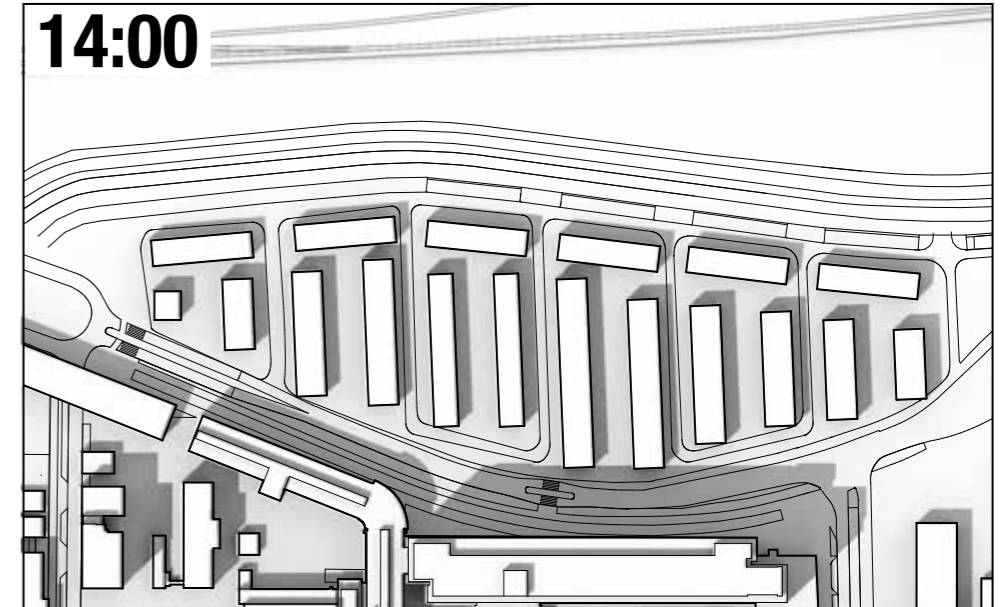
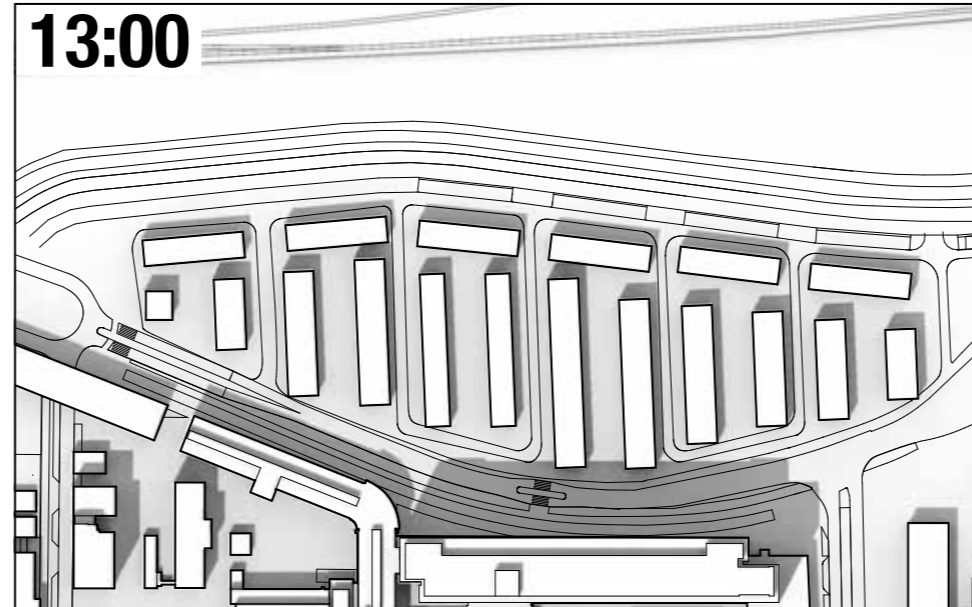
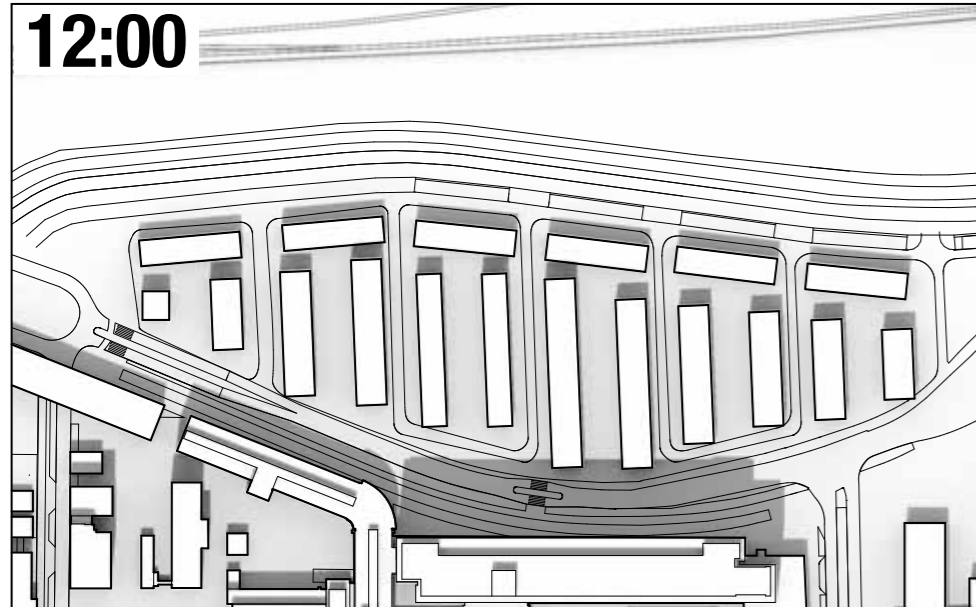
21 AUGUSTUS Huidige situatie



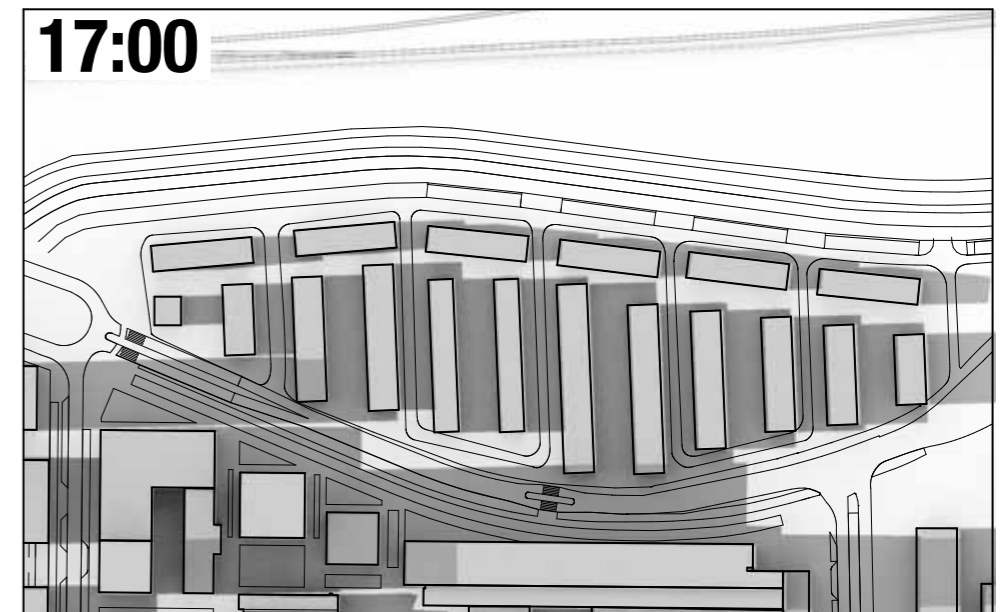
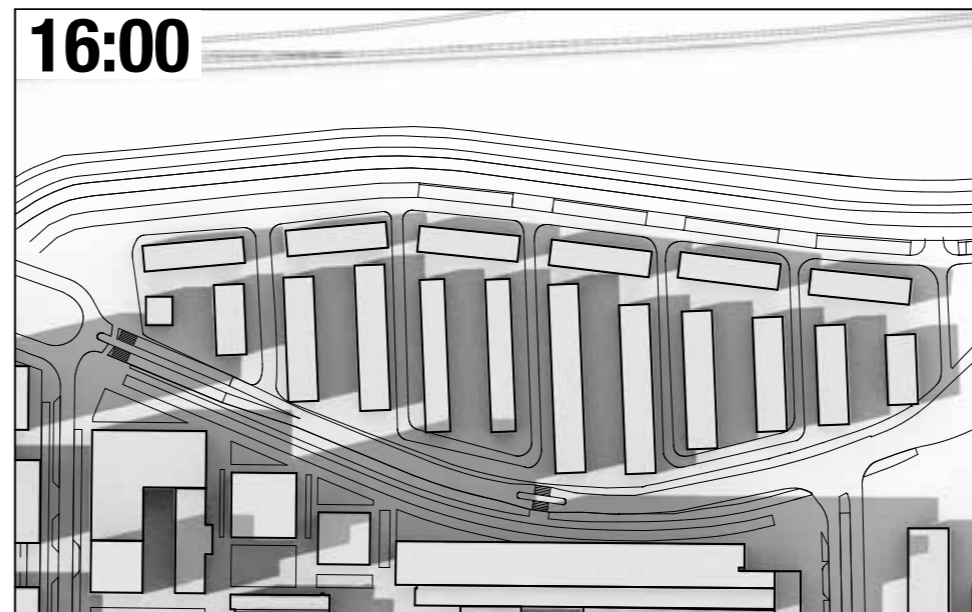
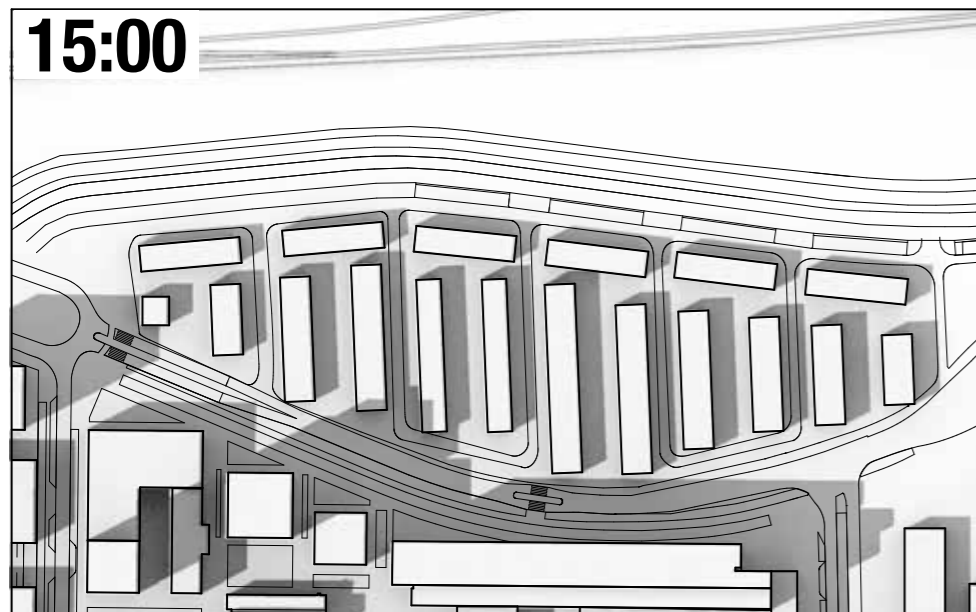
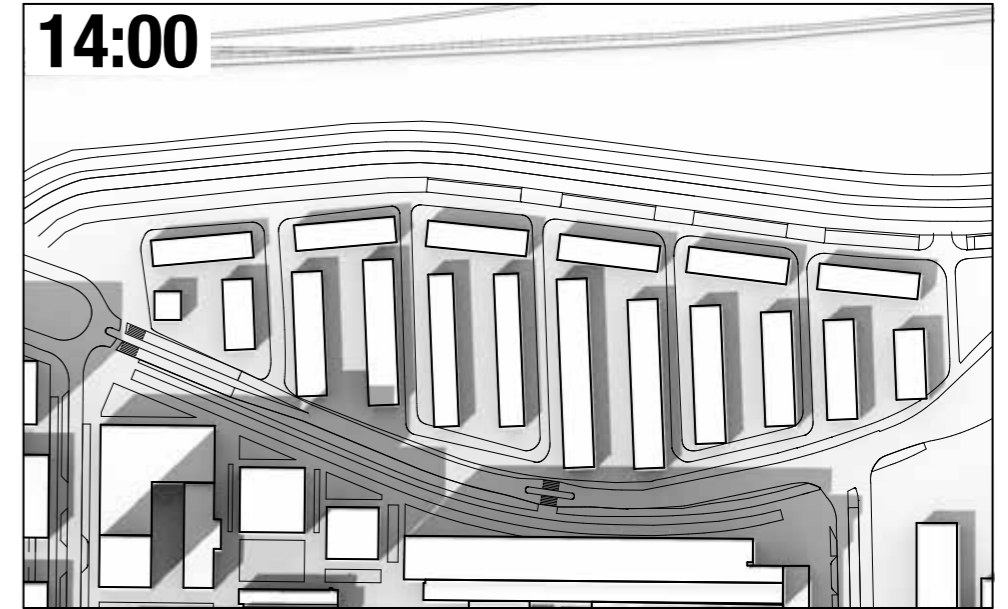
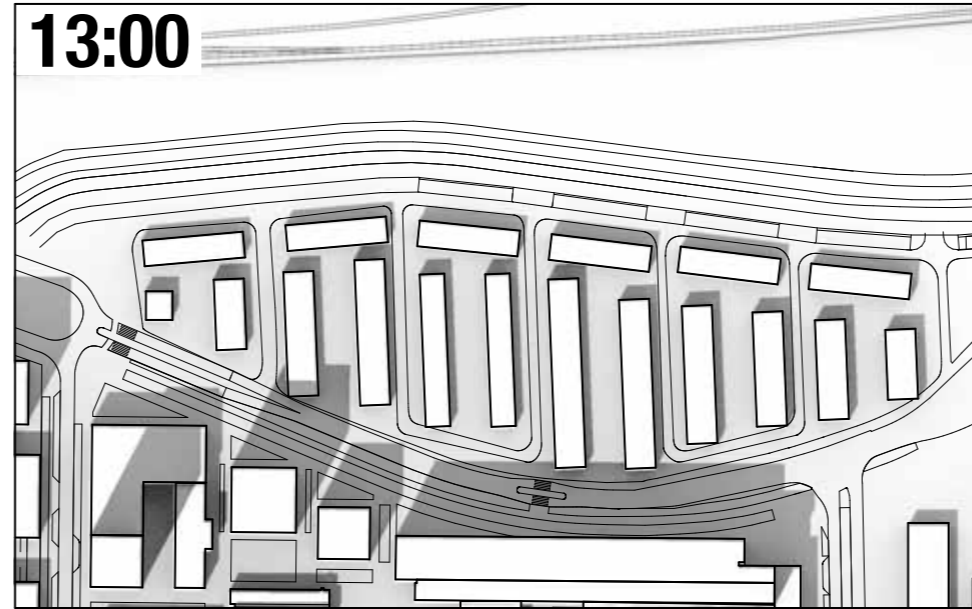
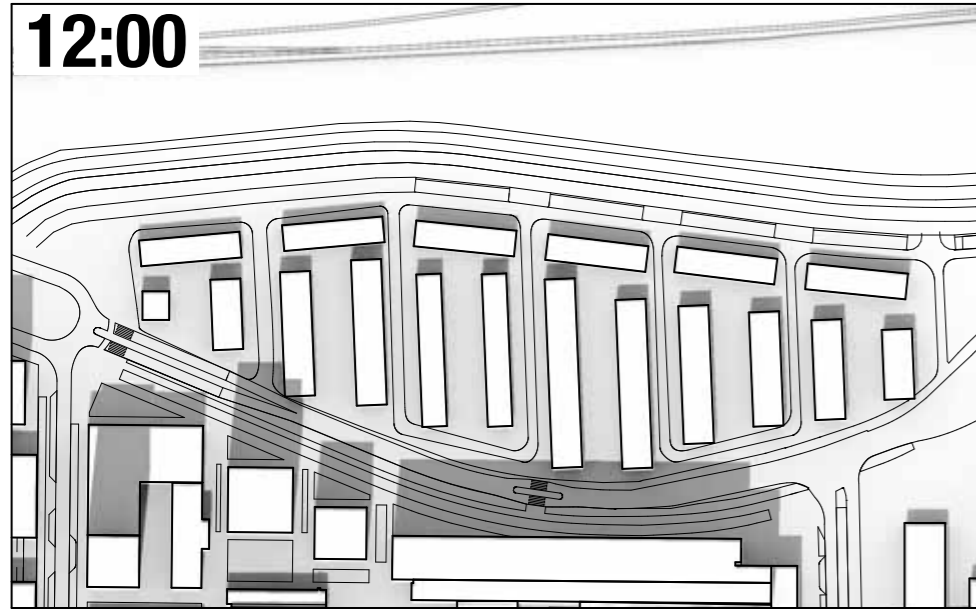
21 AUGUSTUS District U - Variant Masterplan - beoogde ontwikkeling



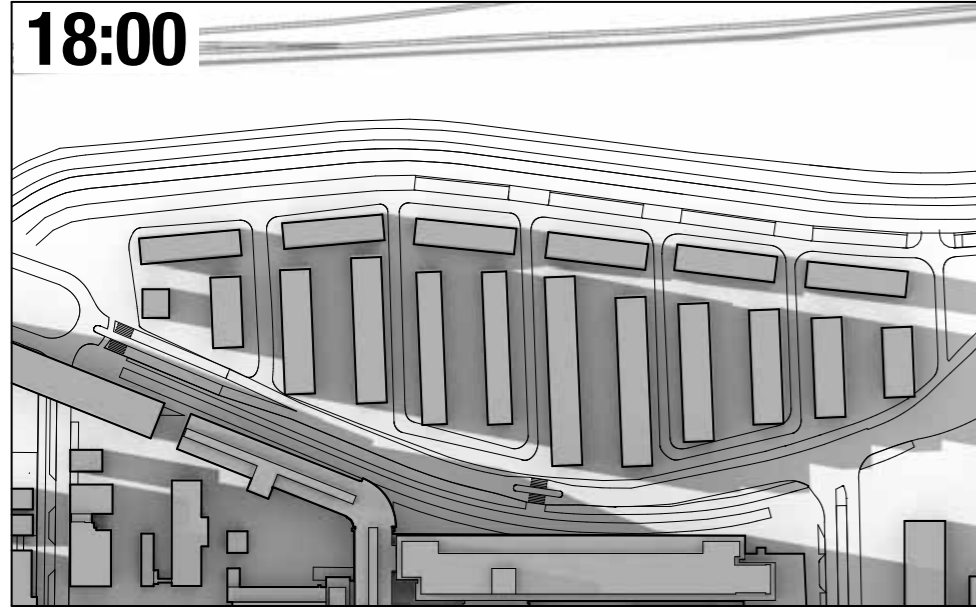
21 AUGUSTUS Huidige situatie



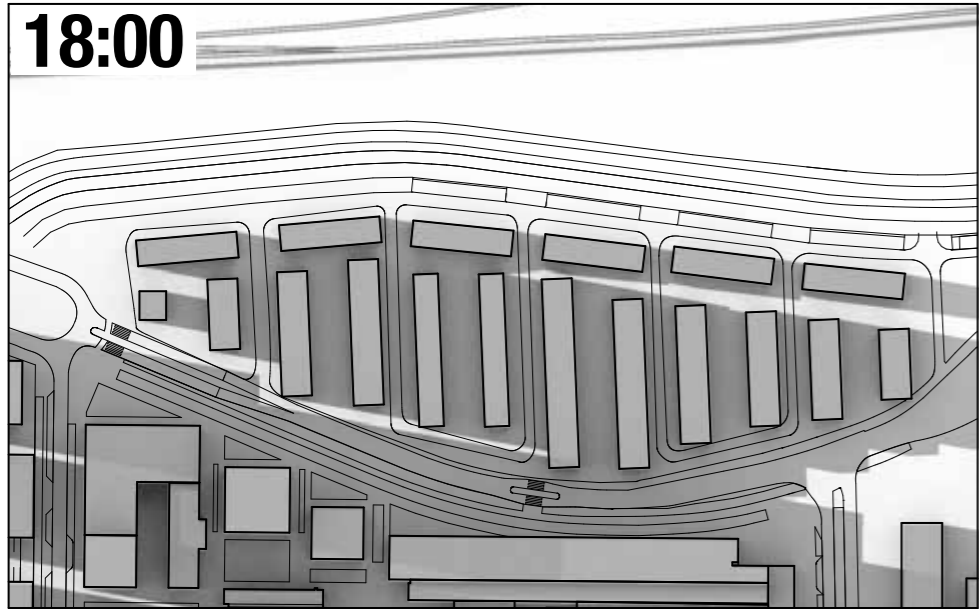
21 AUGUSTUS District U - Variant Masterplan - beoogde ontwikkeling



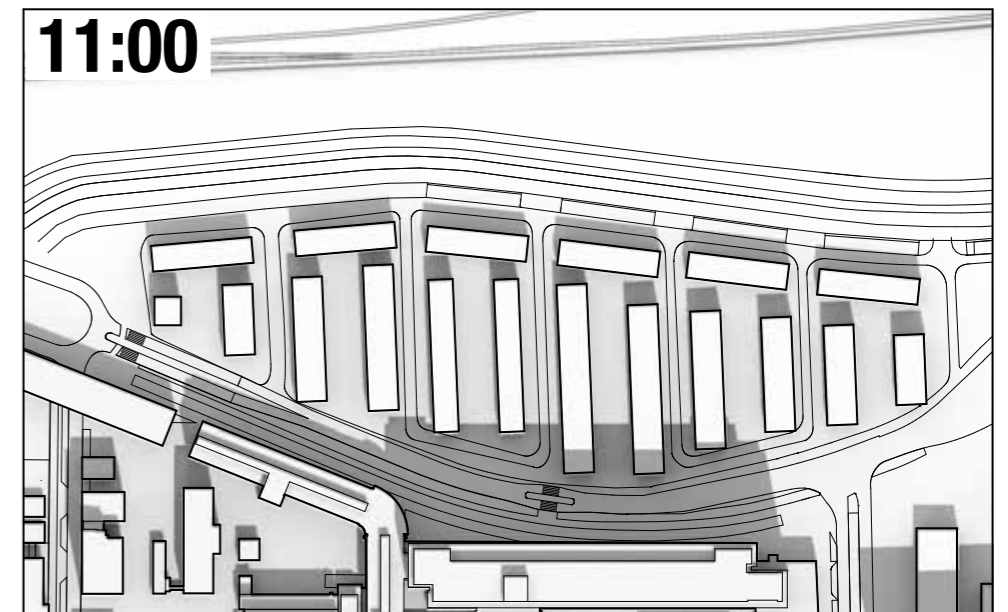
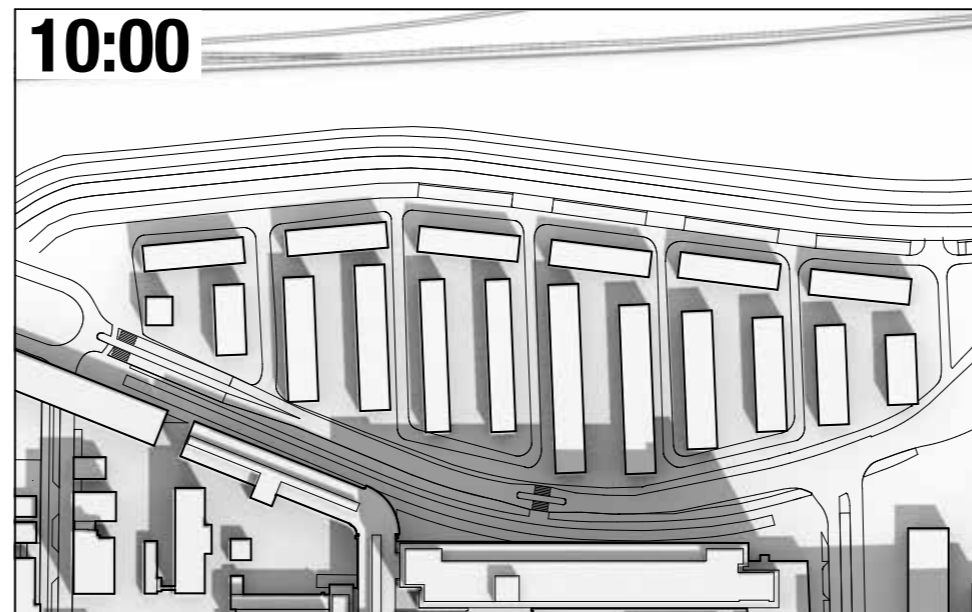
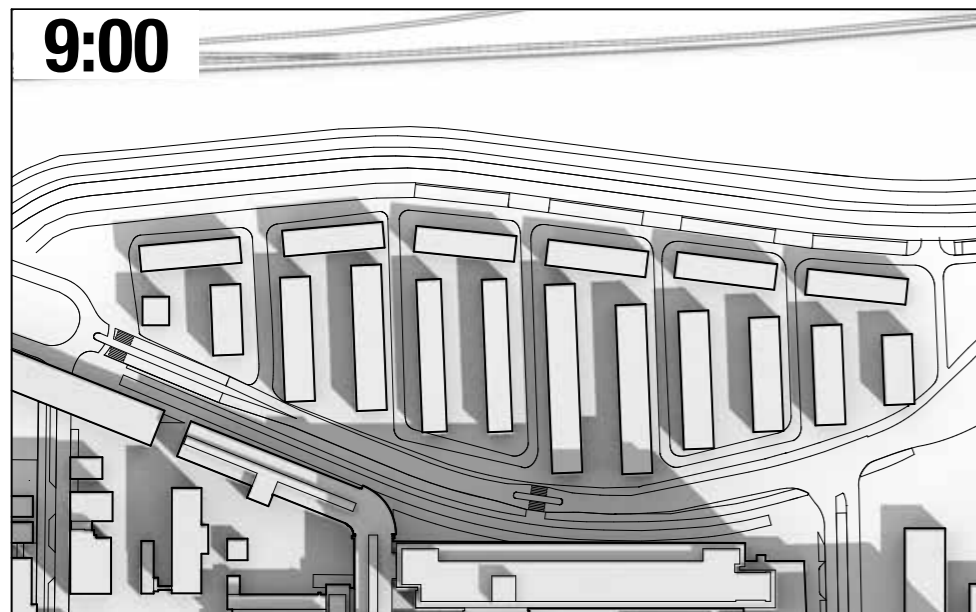
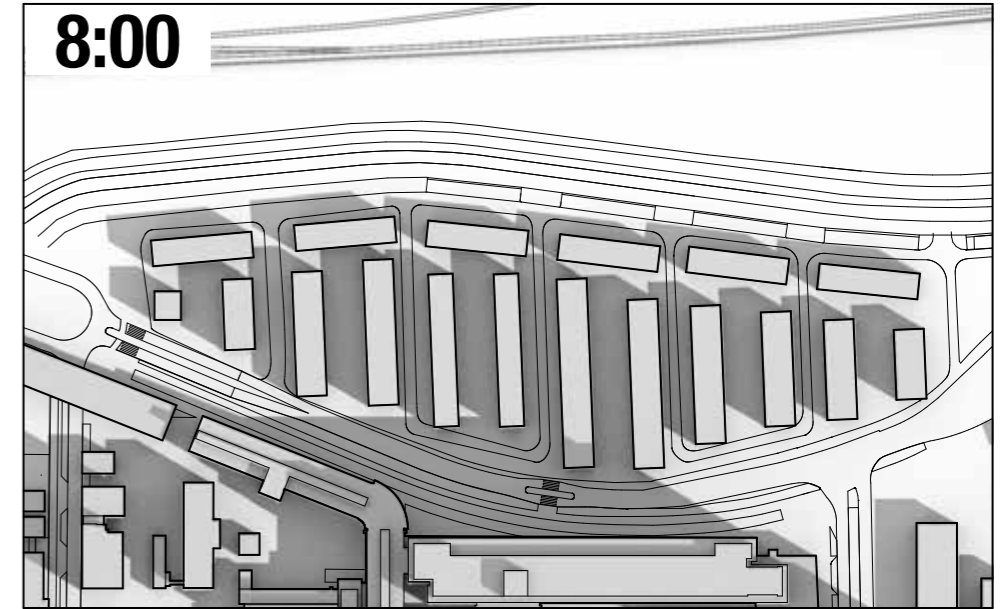
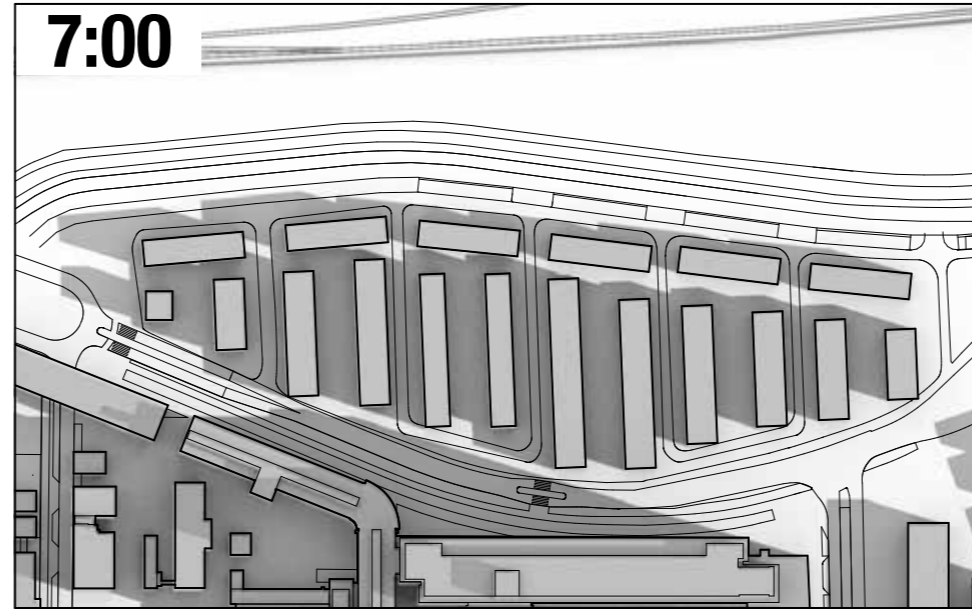
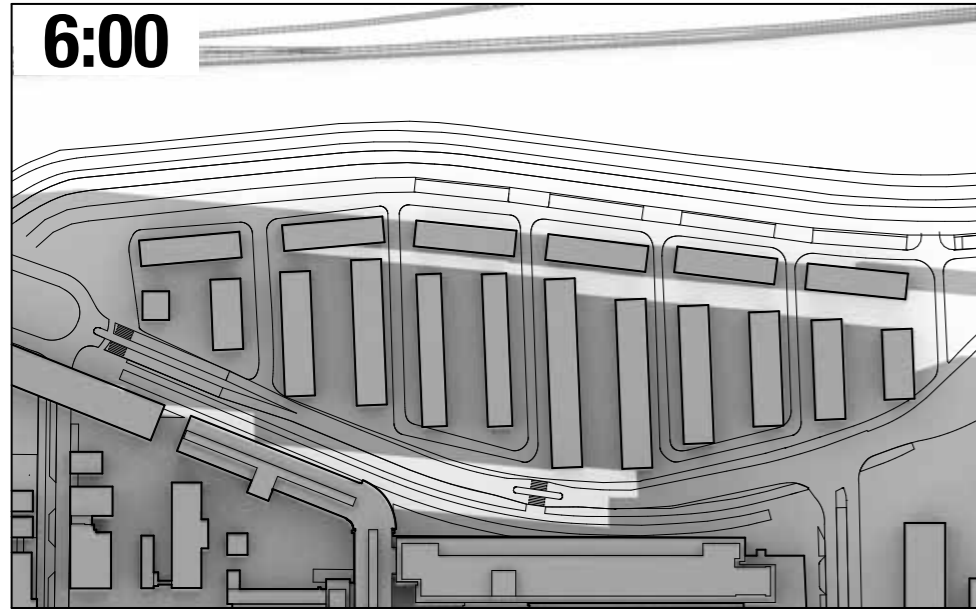
21 AUGUSTUS Huidige situatie



21 AUGUSTUS District U - Variant Masterplan - beoogde ontwikkeling

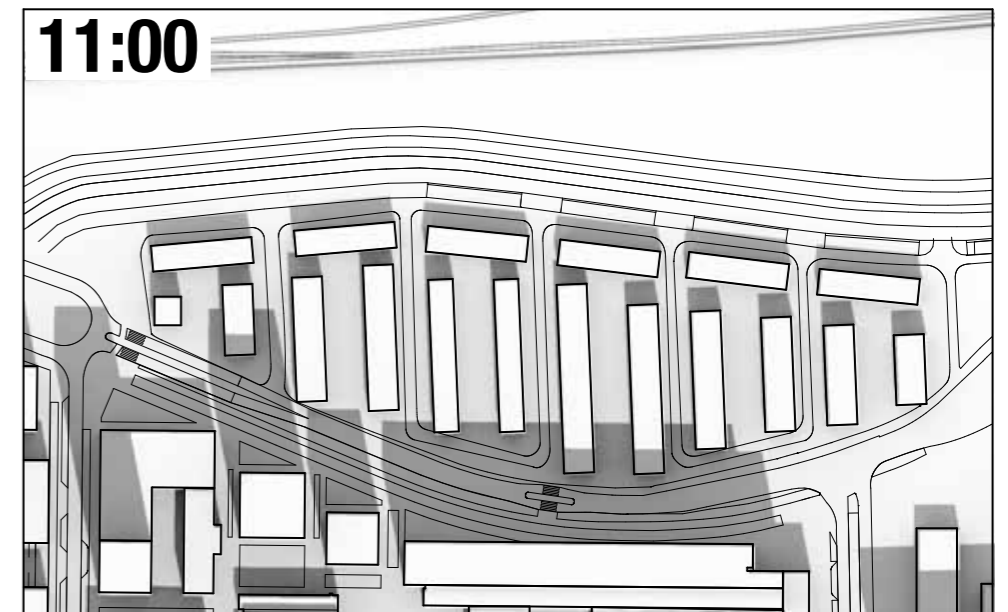
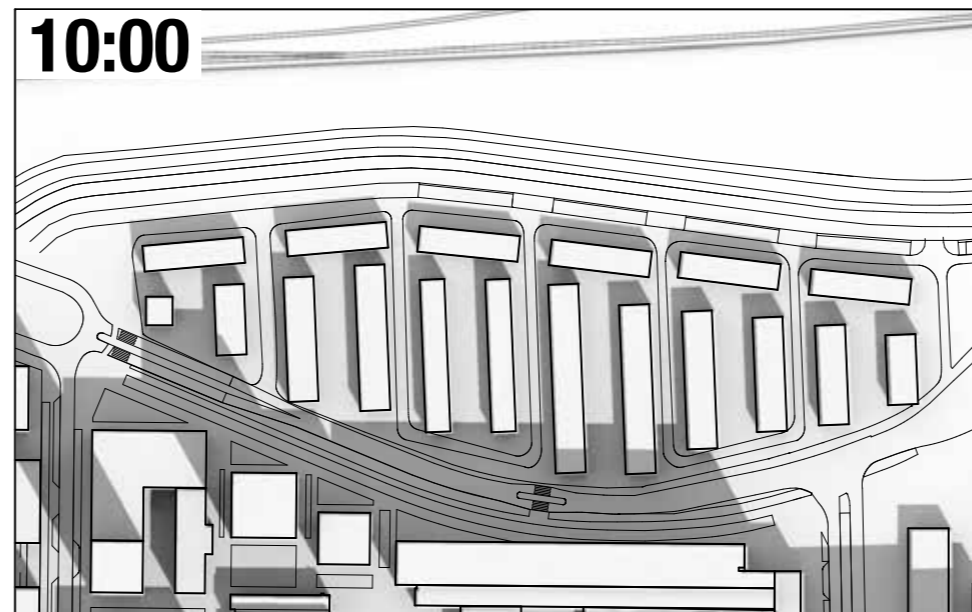
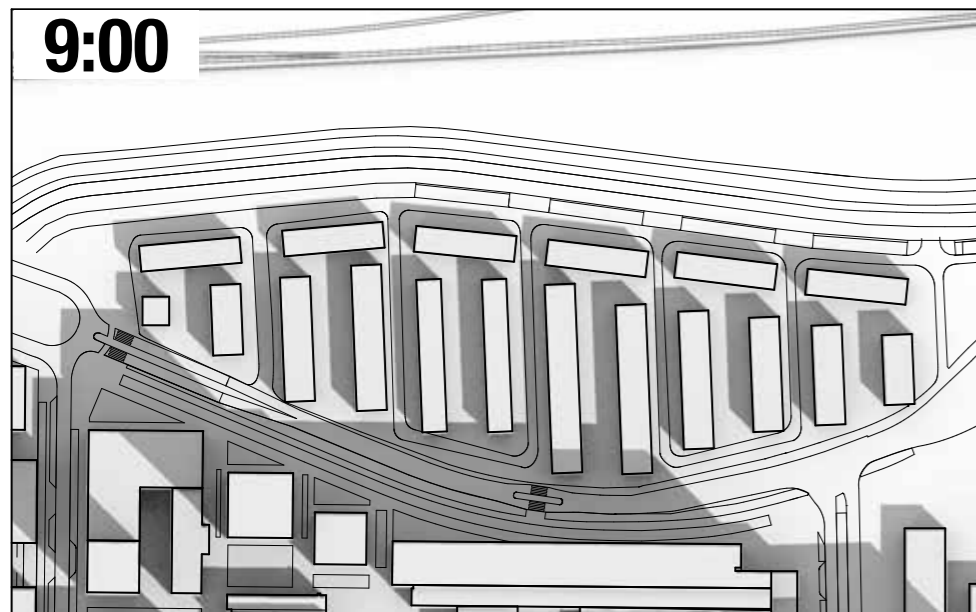
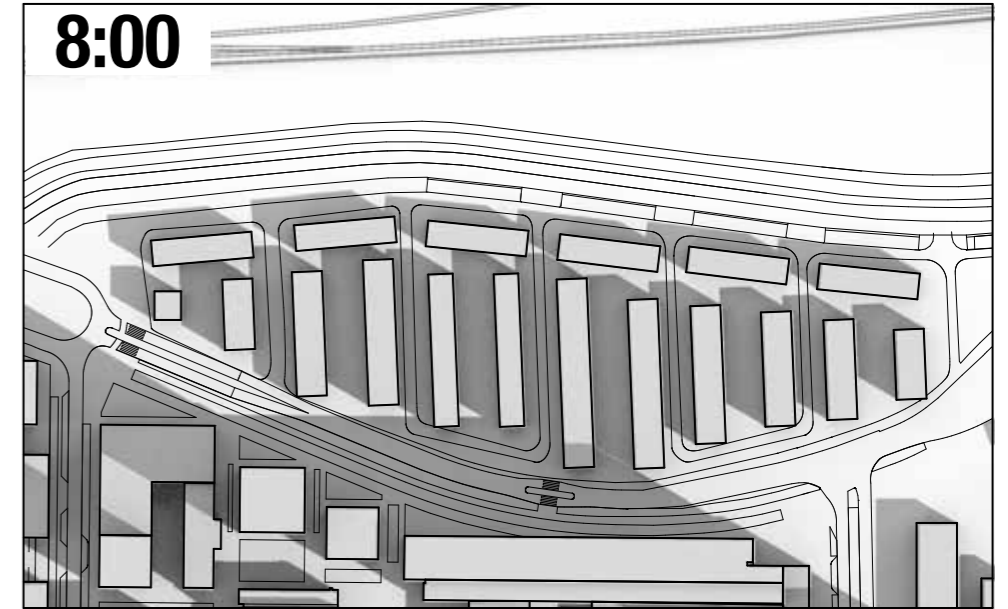
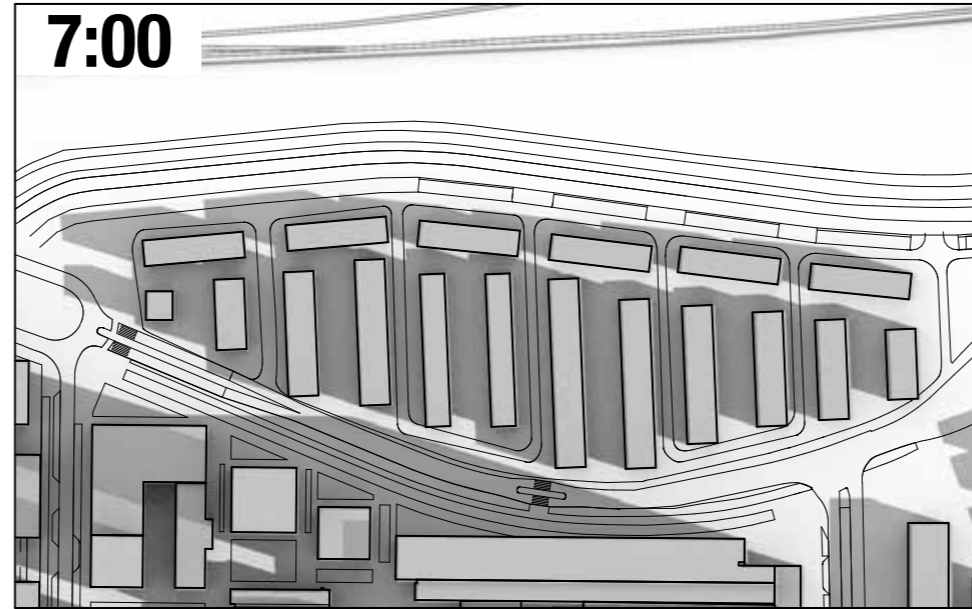
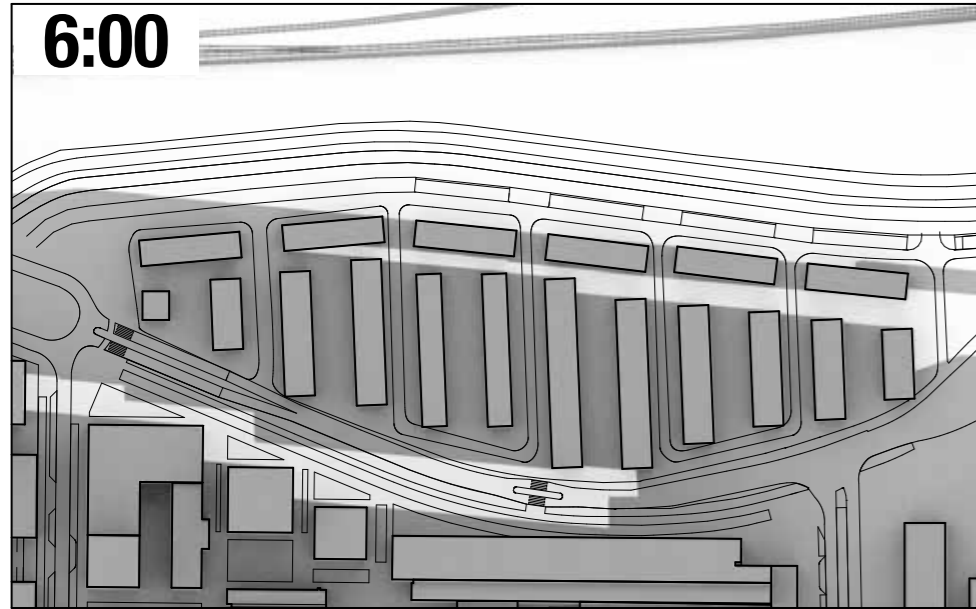


23 SEPTEMBER Huidige situatie



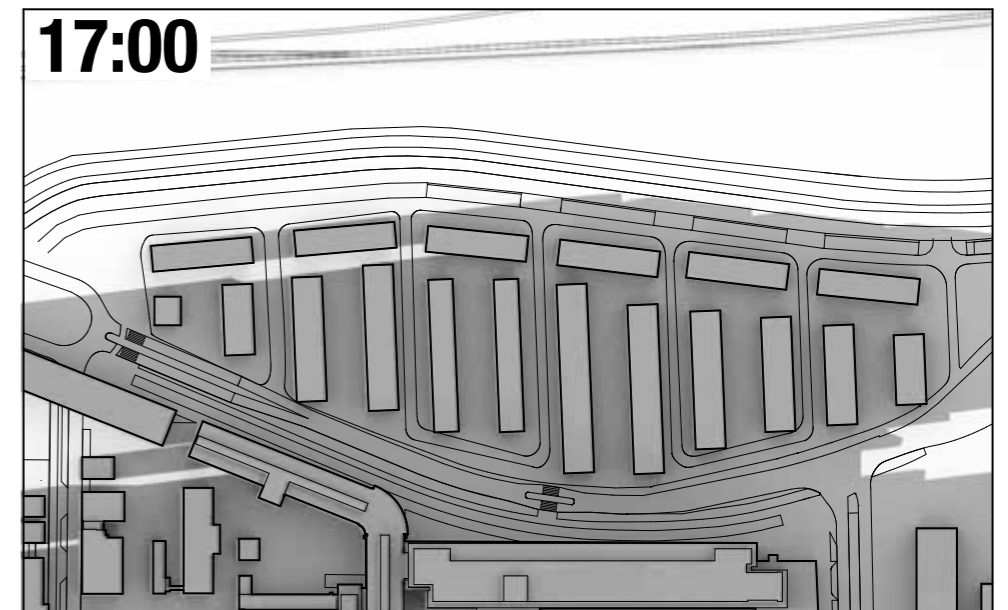
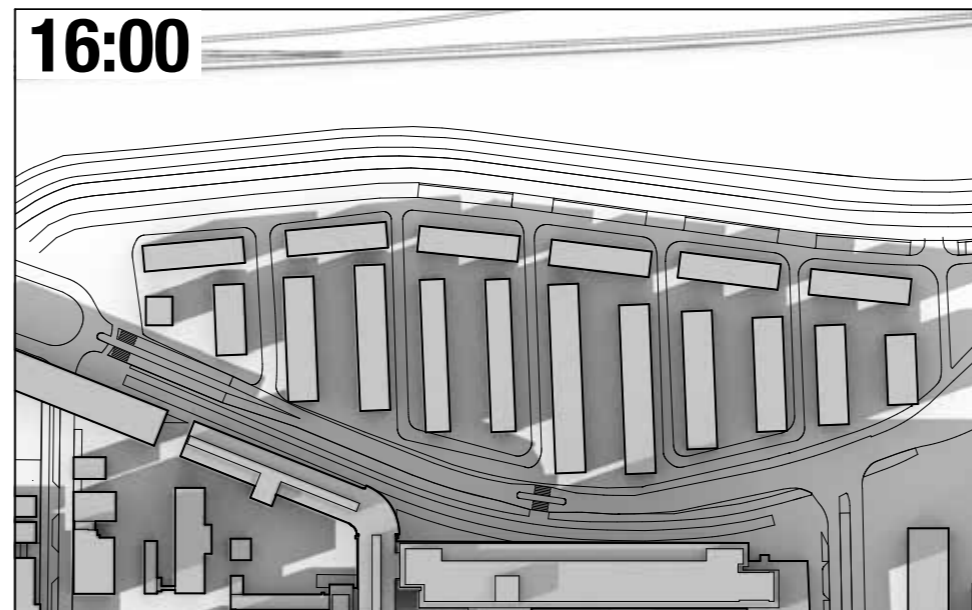
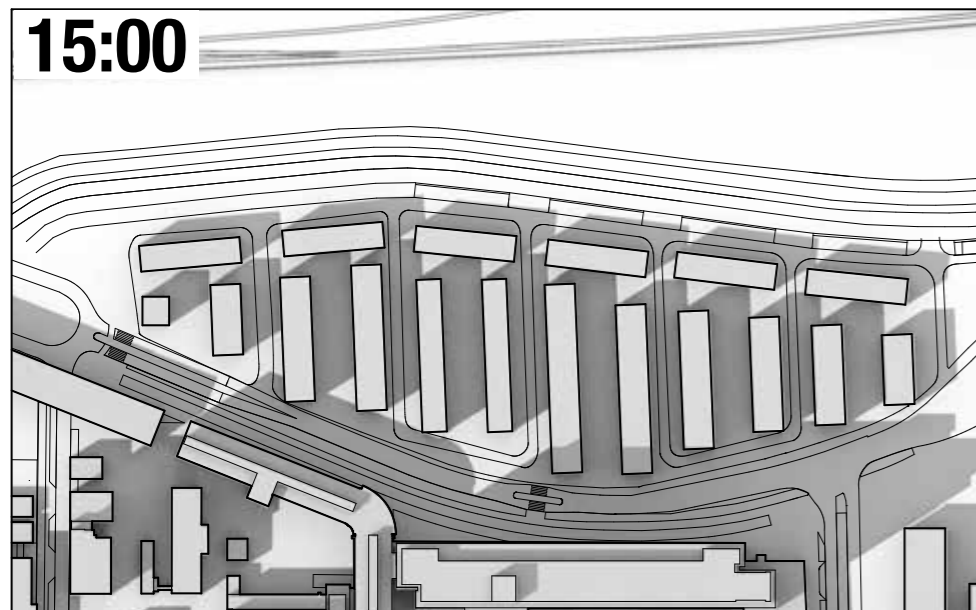
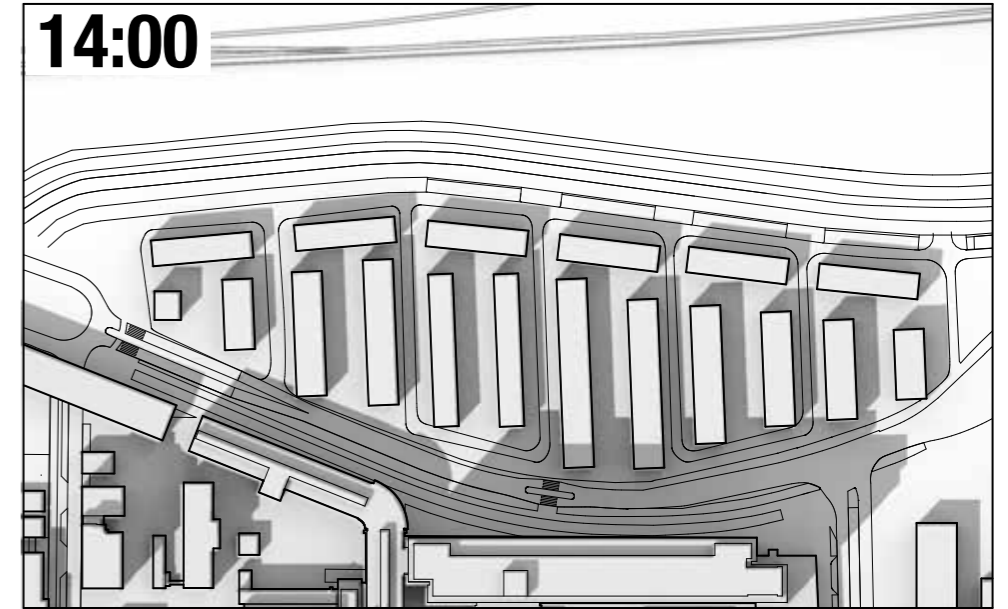
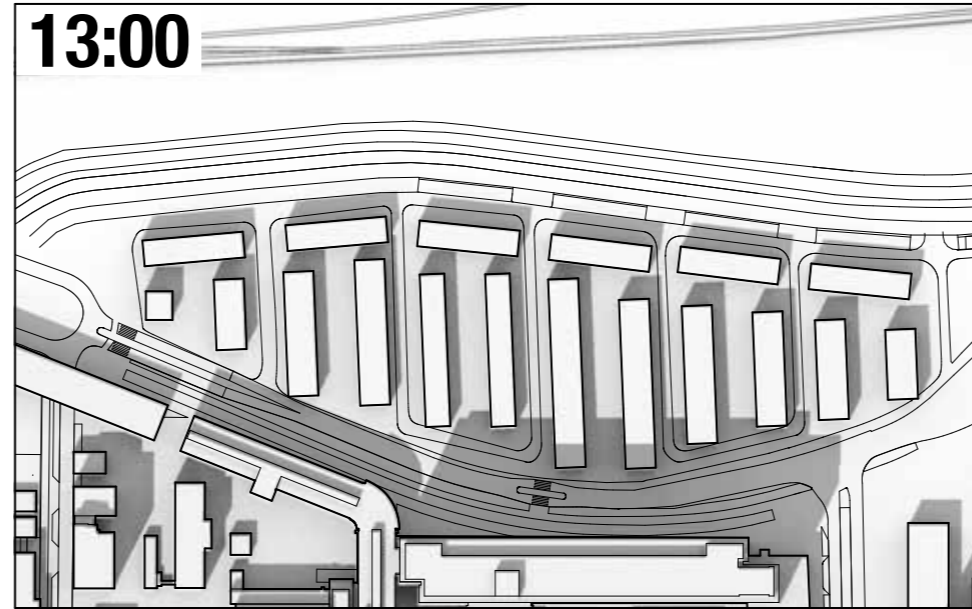
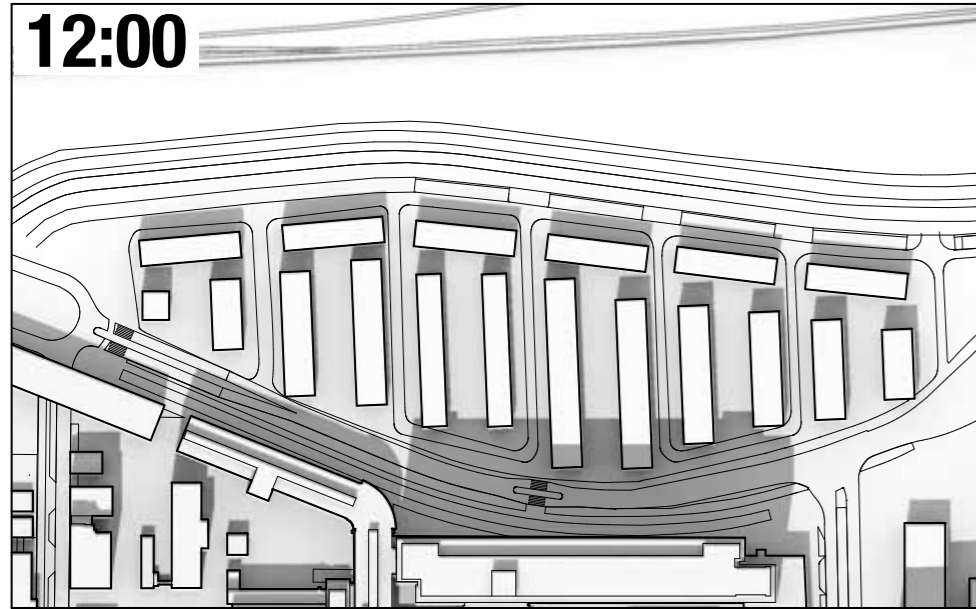
23 SEPTEMBER

District U - Variant Masterplan - beoogde ontwikkeling



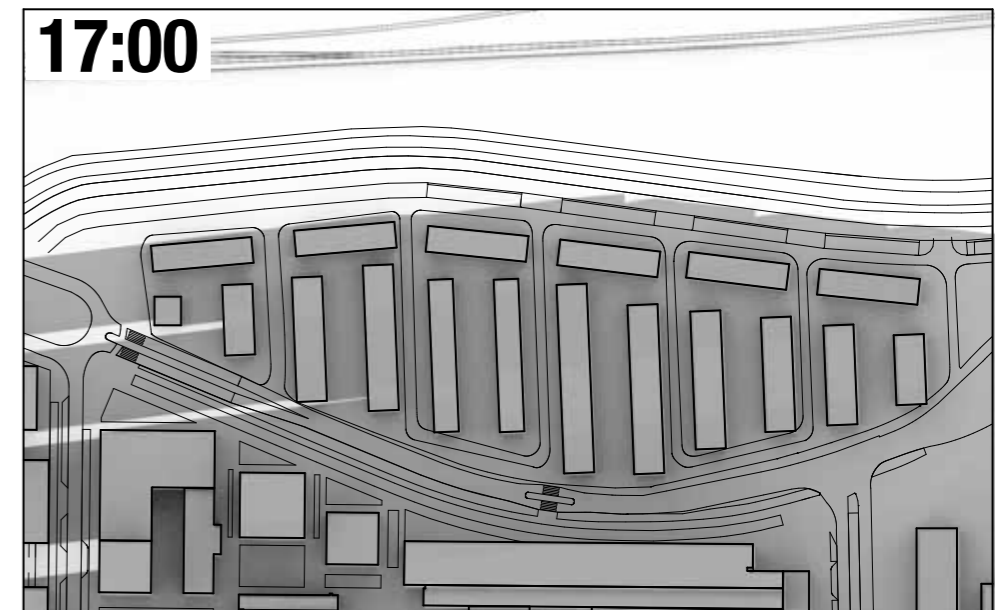
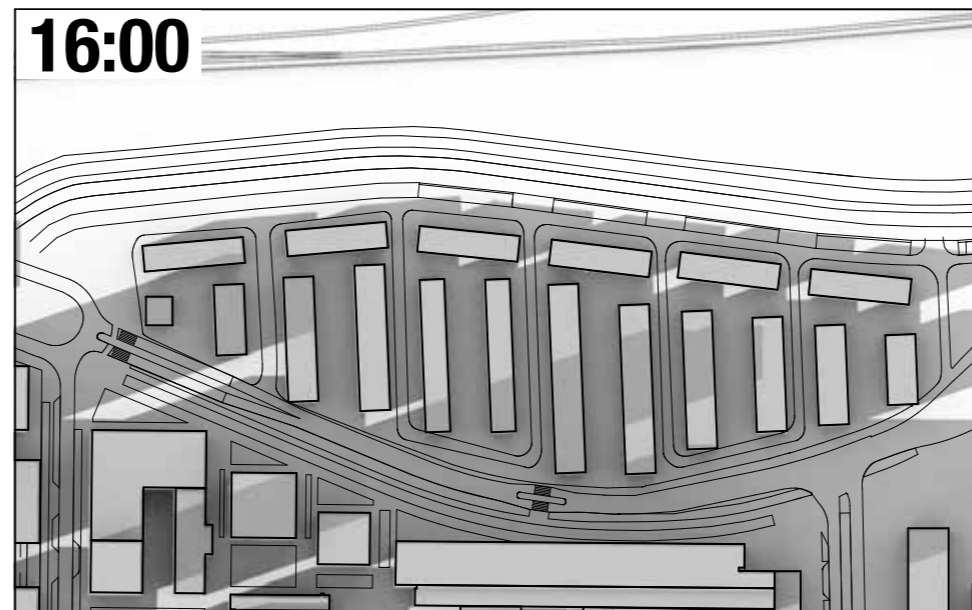
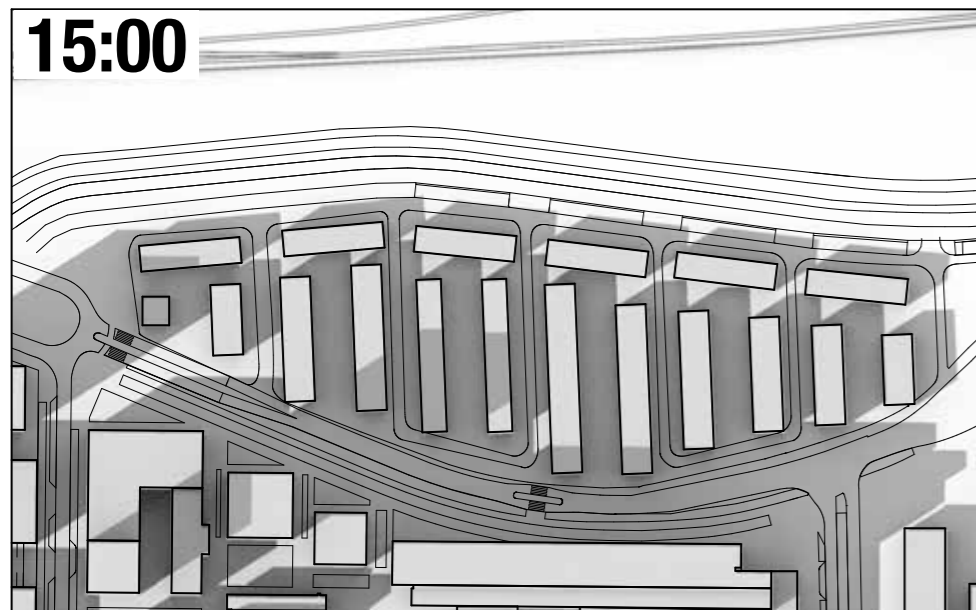
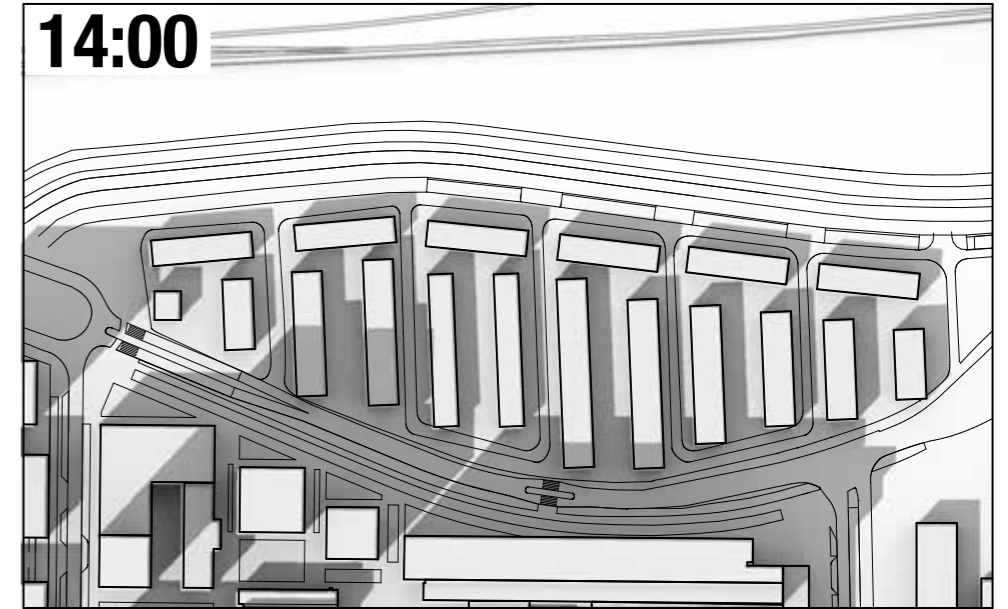
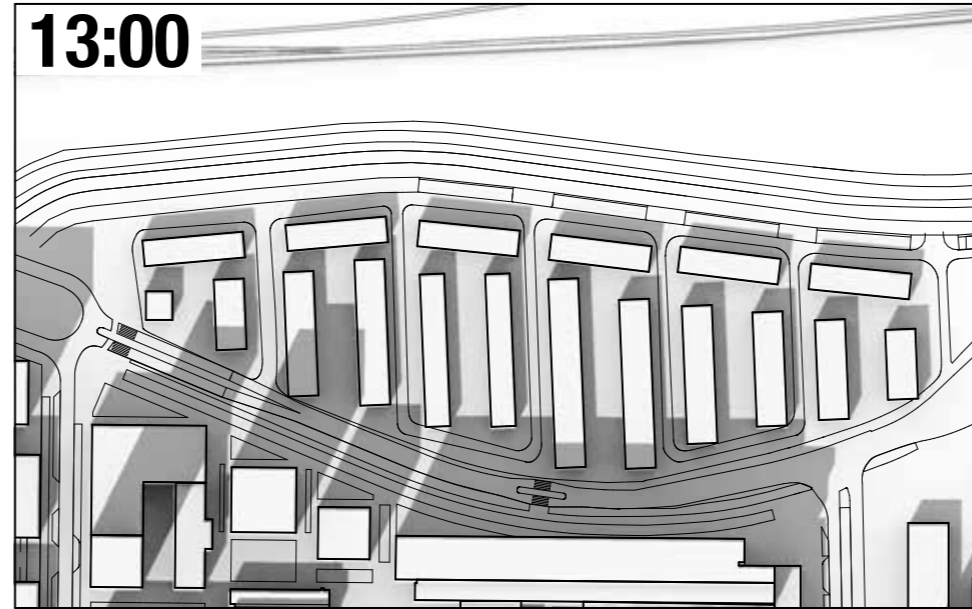
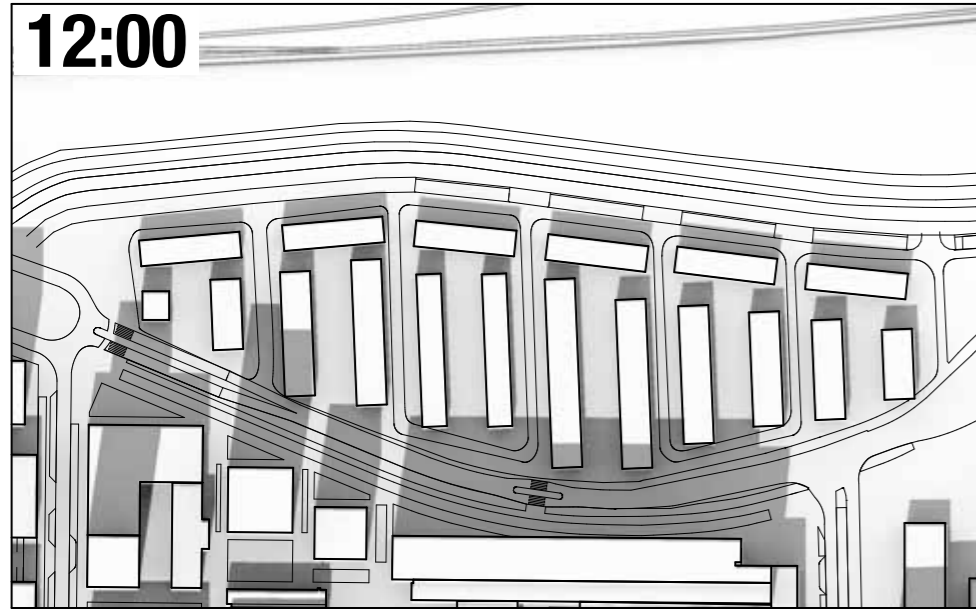
23 SEPTEMBER

Huidige situatie

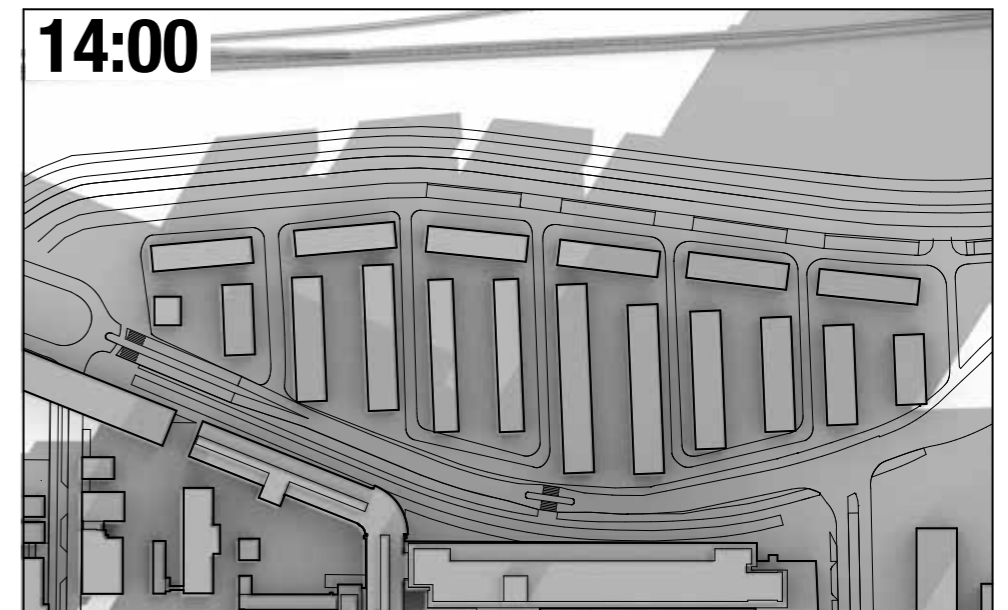
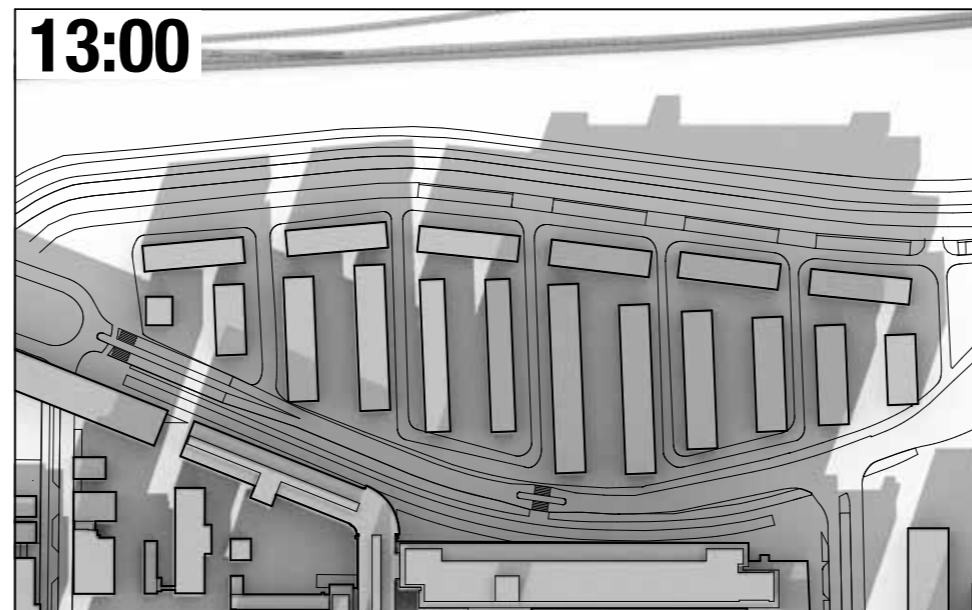
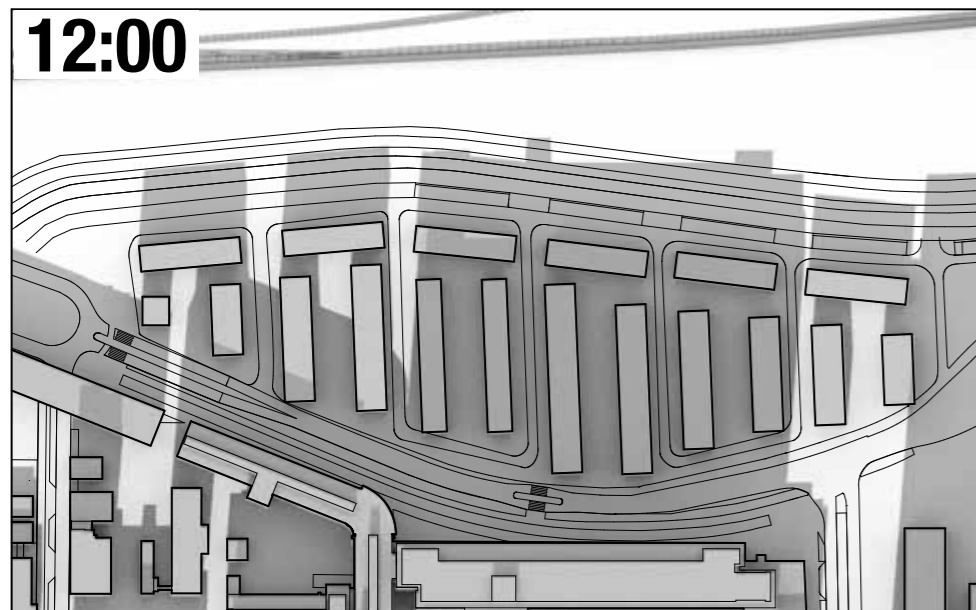
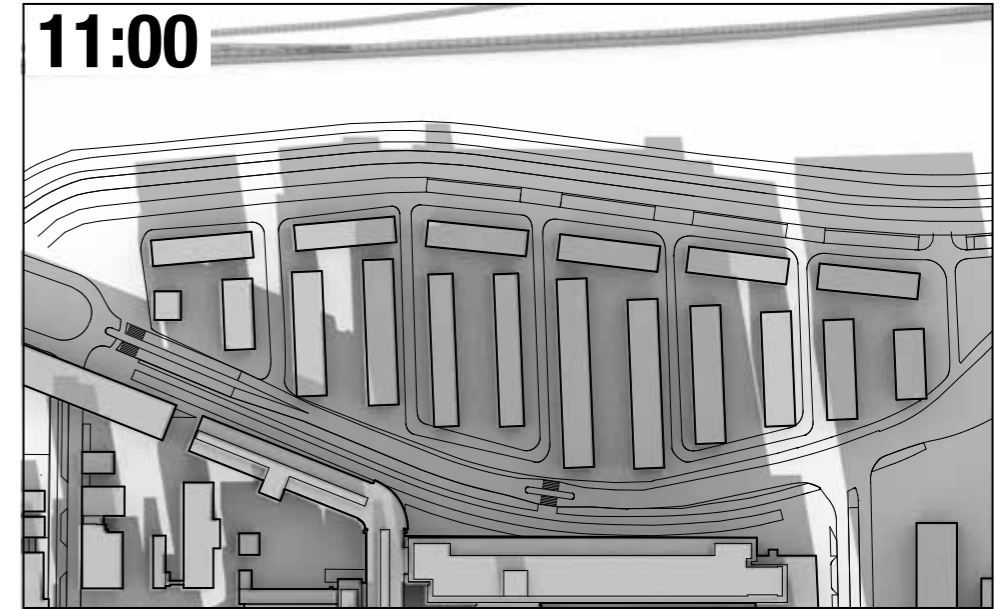
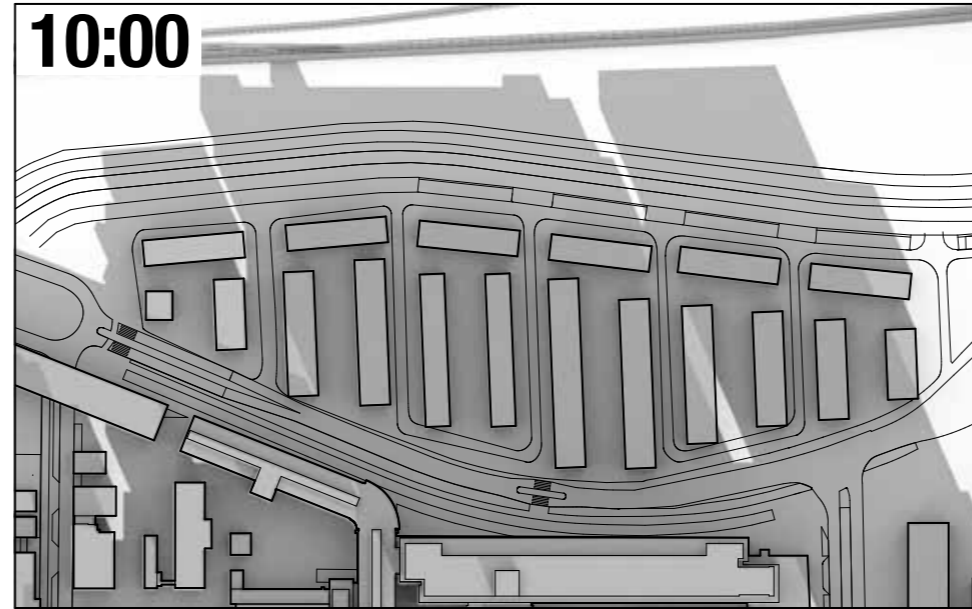
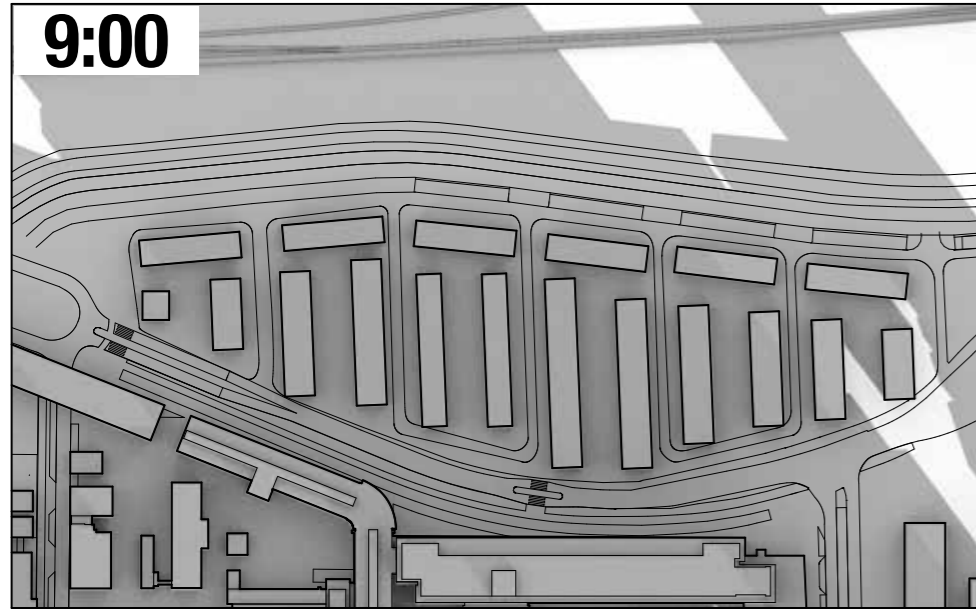


23 SEPTEMBER

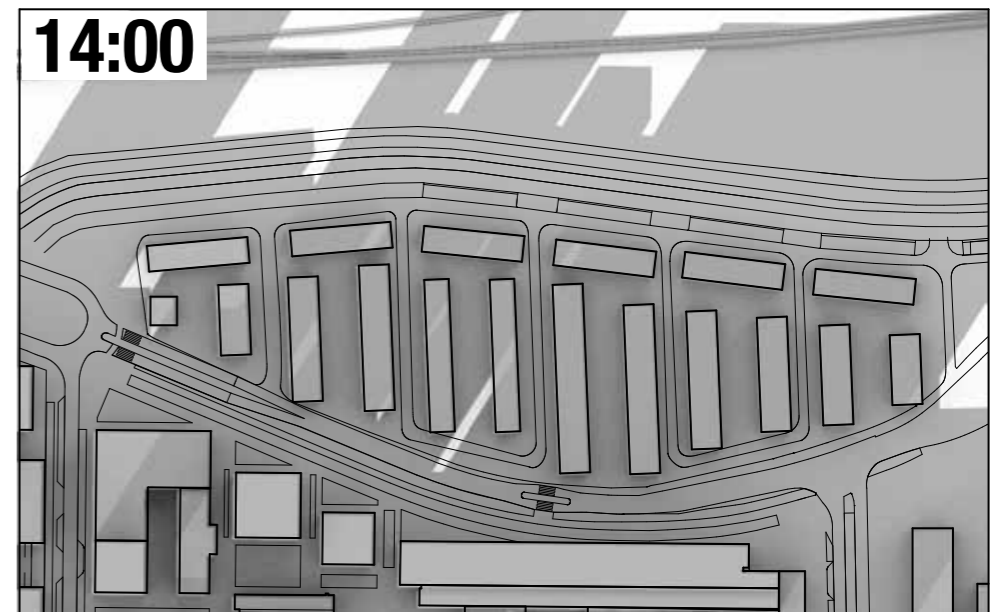
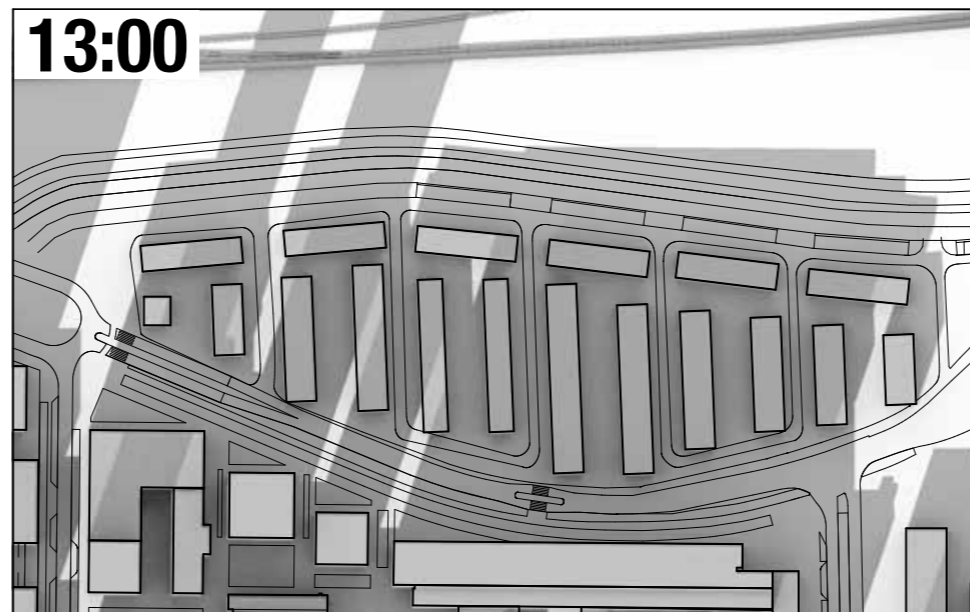
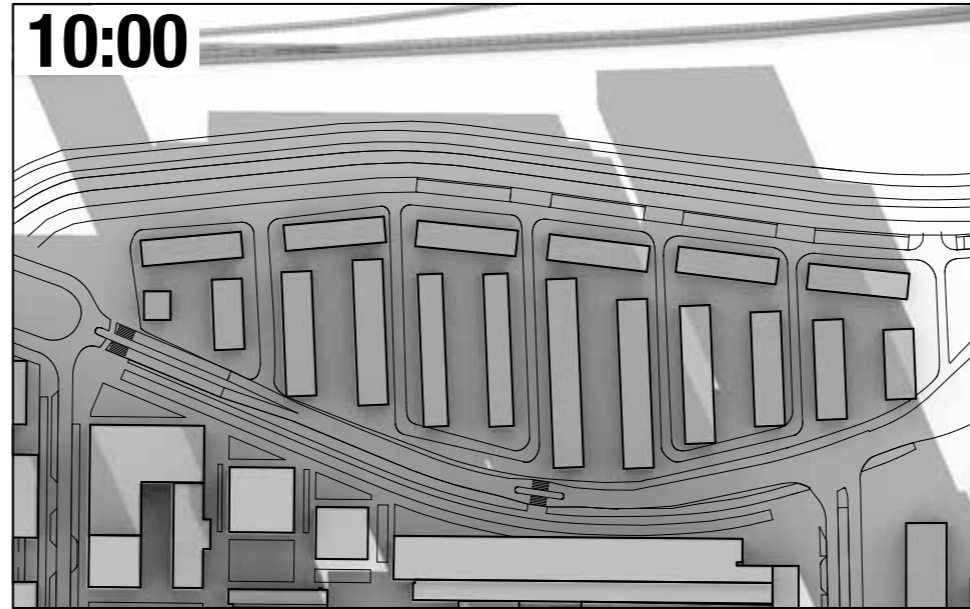
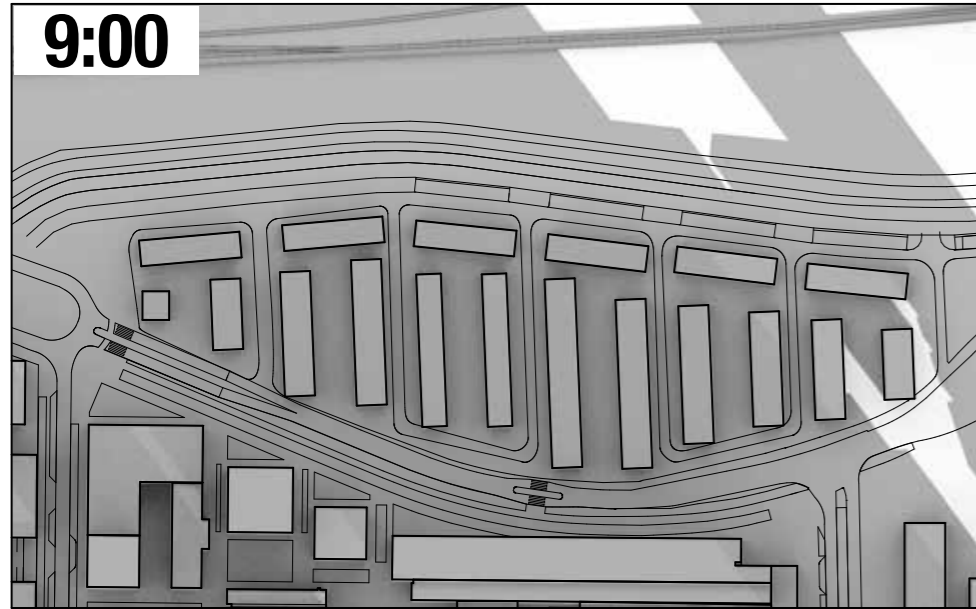
District U - Variant Masterplan - beoogde ontwikkeling



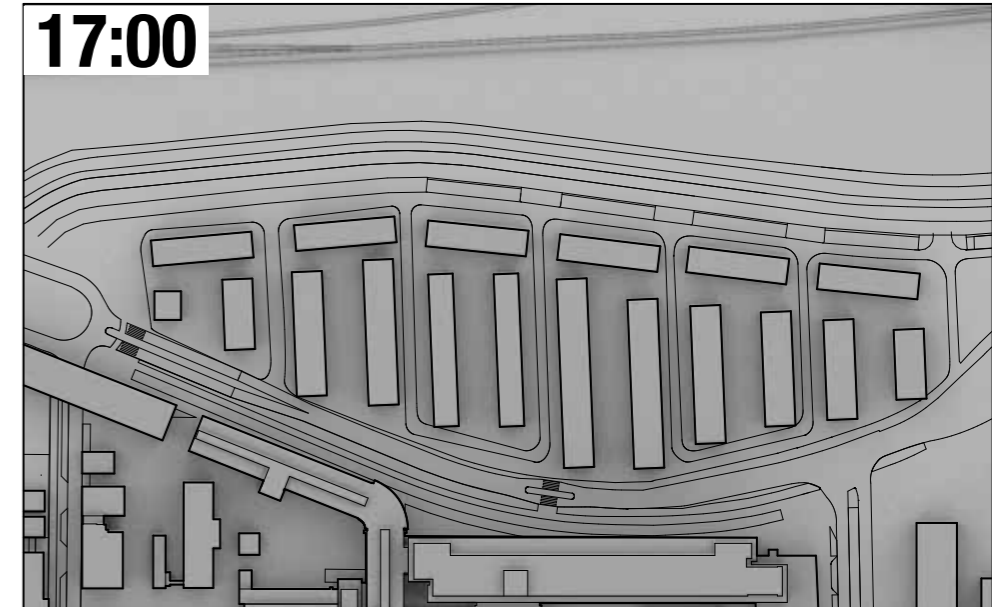
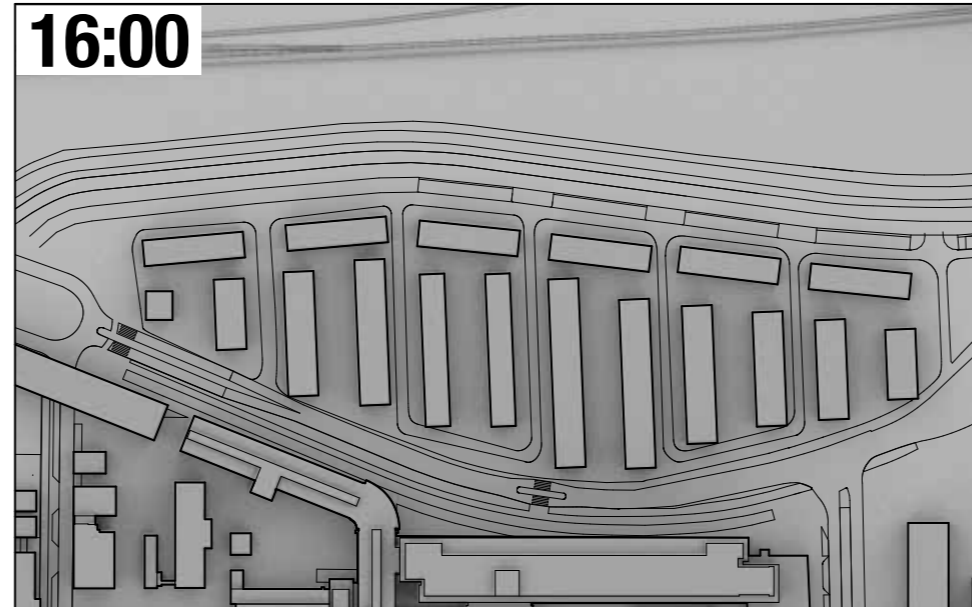
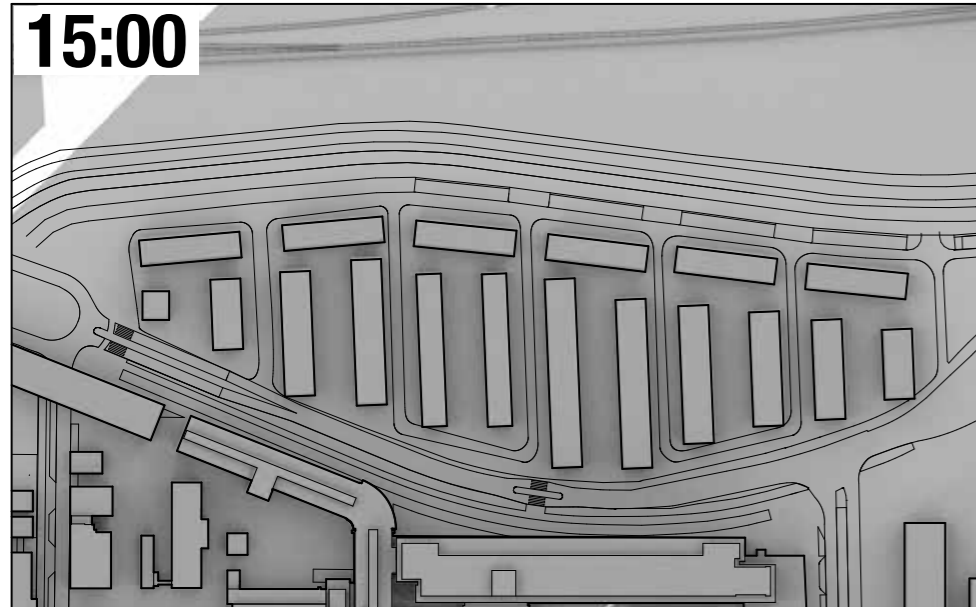
22 DECEMBER Huidige situatie



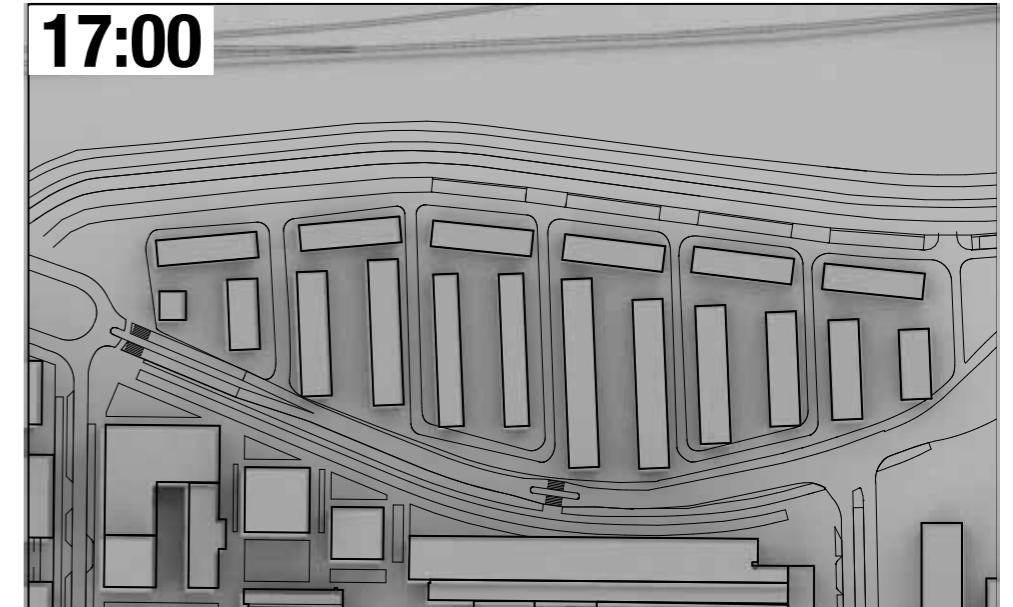
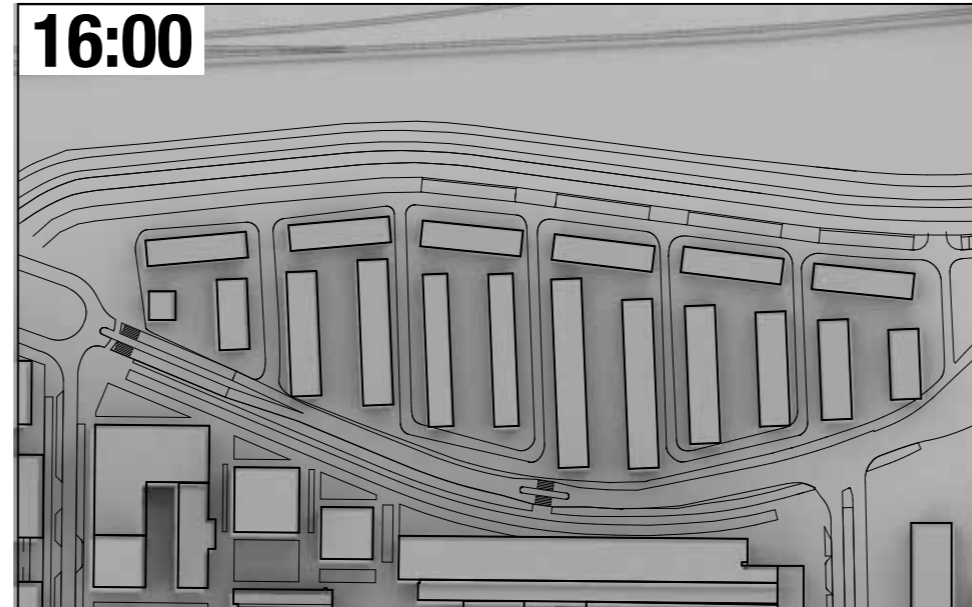
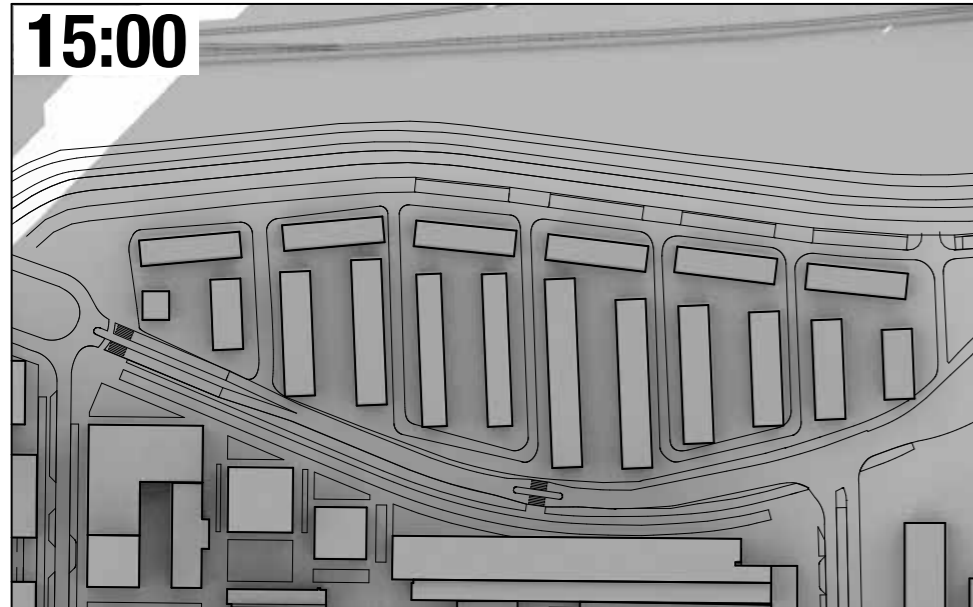
22 DECEMBER District U - Variant Masterplan - beoogde ontwikkeling



22 DECEMBER Huidige situatie



22 DECEMBER District U - Variant Masterplan - beoogde ontwikkeling



Colofon

Opdrachtgever: Van Adrighem Group, Leyten
Gedelegeerd ontwikkelaar: Inspire Real Estate

Ruimtelijke visie en ontwerp: Studio for New Realities
Advies ruimtelijke ordening: Rho Adviseurs

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Studio
for New
Realities