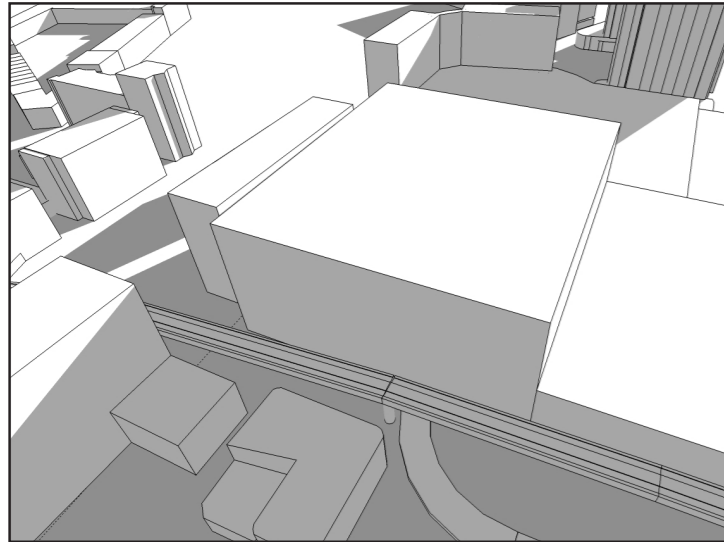


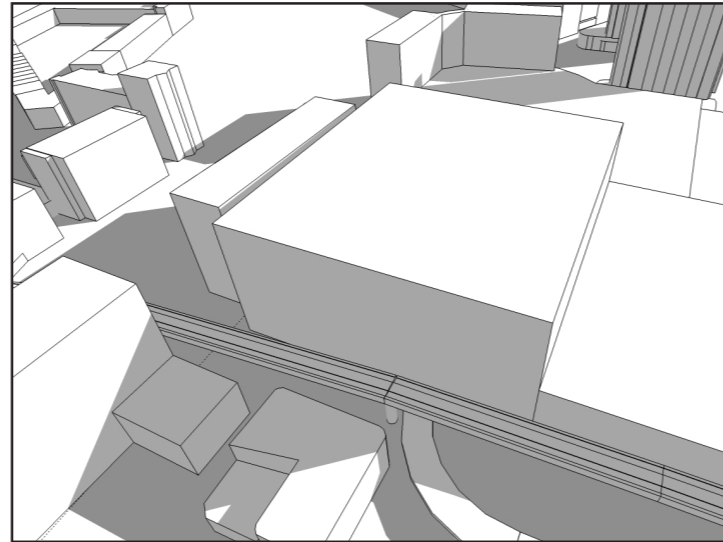


Bezonningsstudie  
Hart van Zuid

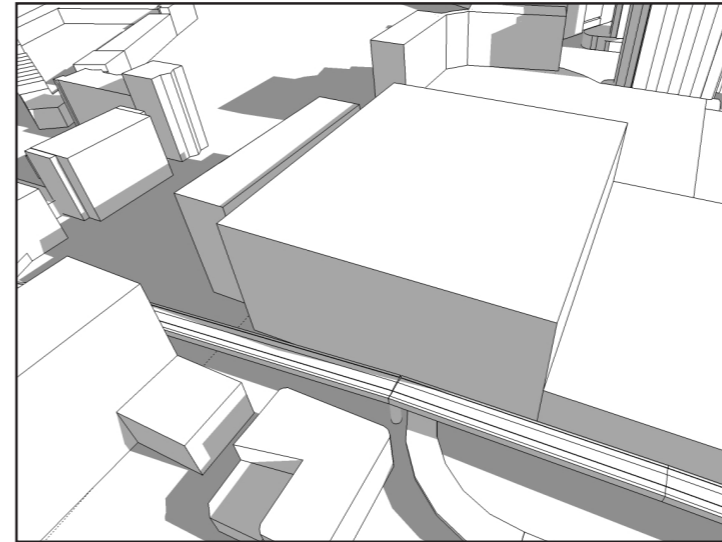
Bezonningsstudie  
**flat Zuidplein 324-510**  
maximale situatie (obv ontwerp bp) - 19 februari



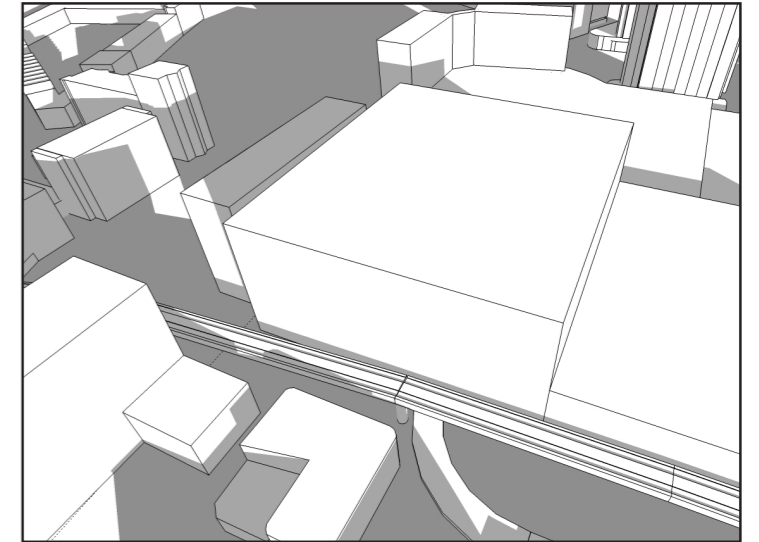
19 februari, 10:00u



19 februari, 12:00u

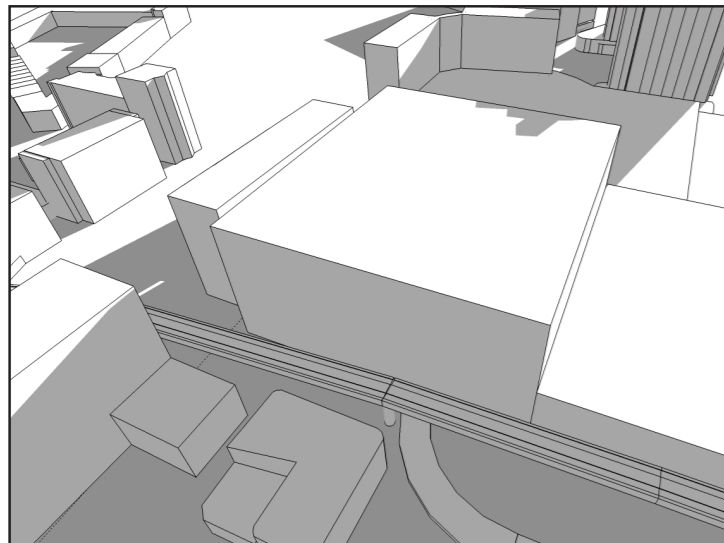


19 februari, 14:00u

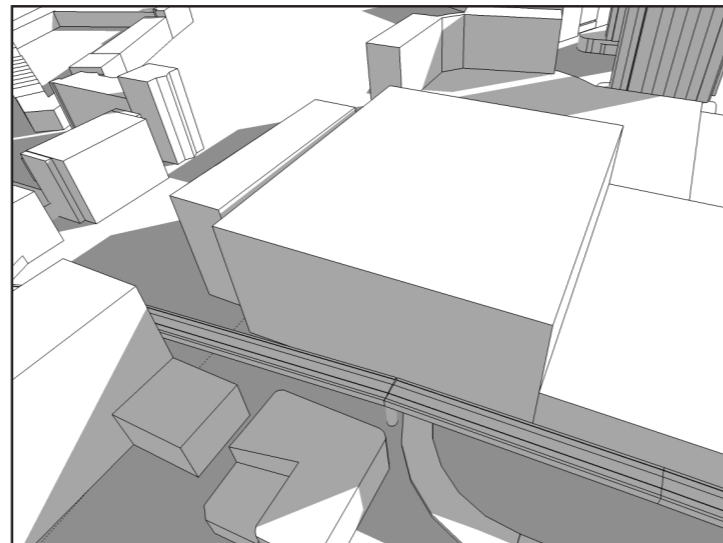


19 februari, 17:00u

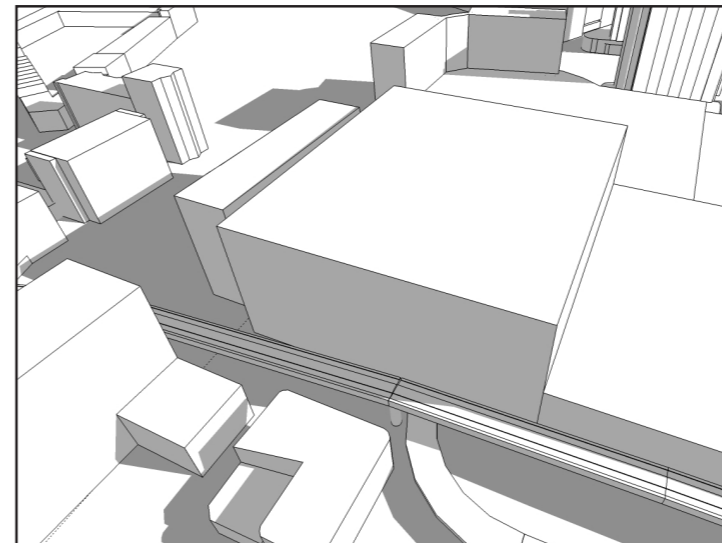
Bezonningsstudie  
**flat Zuidplein 324-510**  
maximale situatie (obv ontwerp bp) - 21 oktober



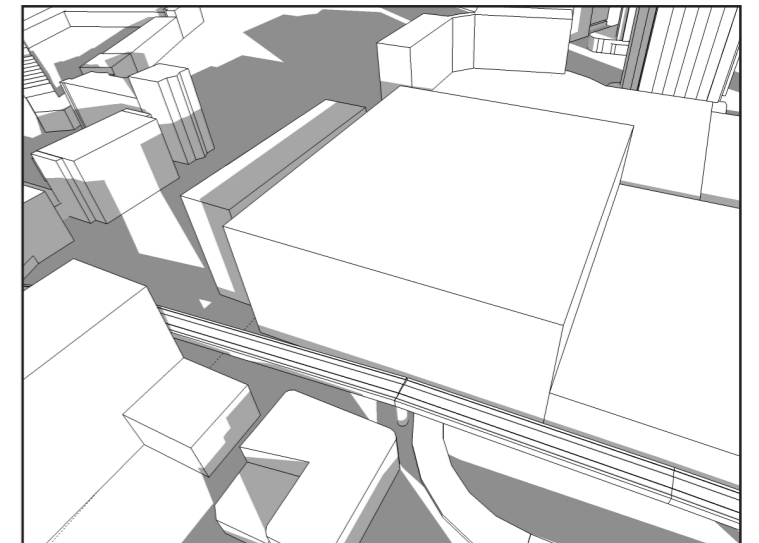
21 oktober, 10:00u



21 oktober, 12:00u



21 oktober, 14:00u

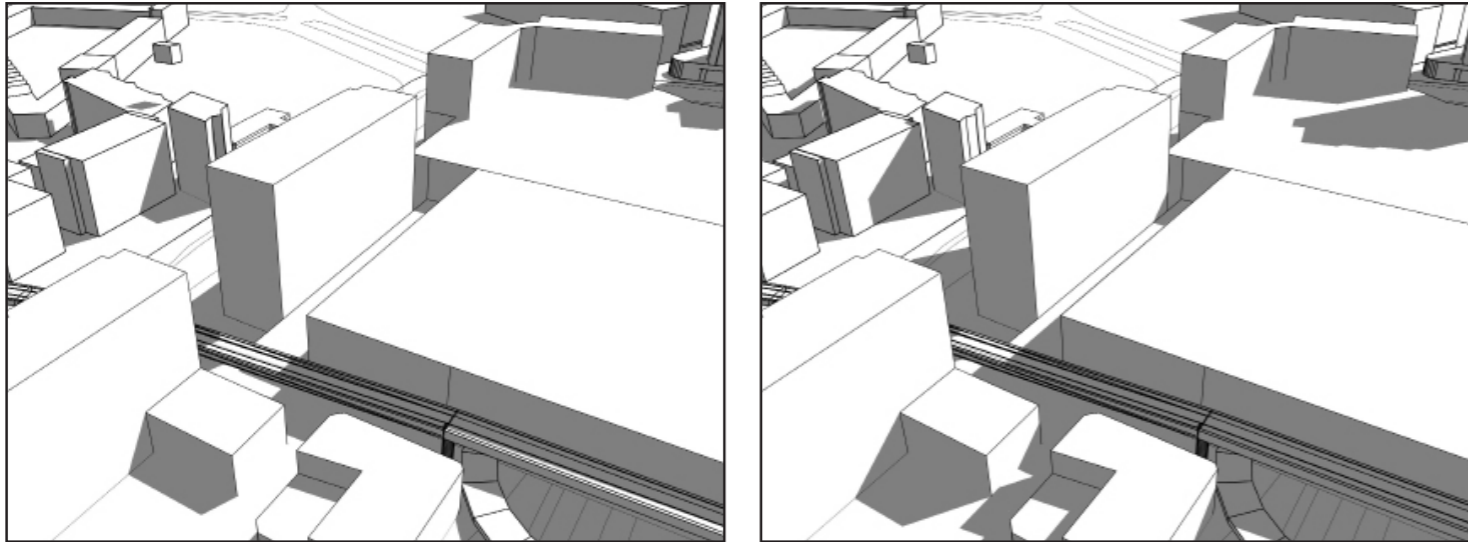


21 oktober, 17:00u

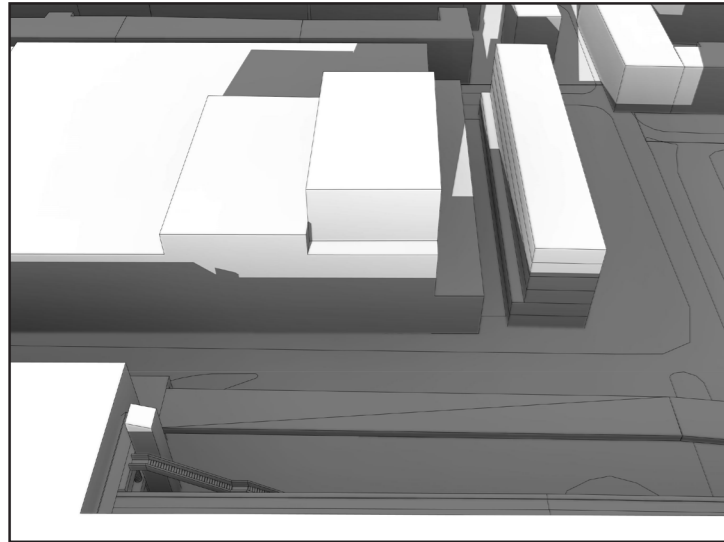
## Bezonningsstudie

### Conclusies flat Zuidplein 324-510

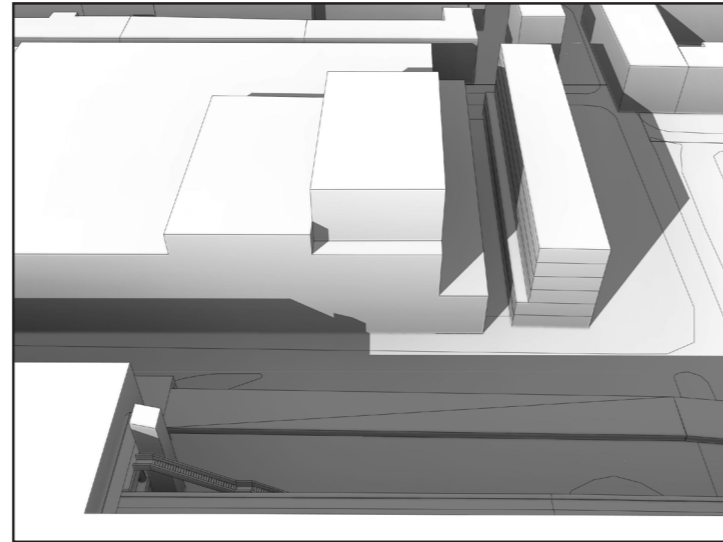
Uit de afbeeldingen op de pagina hiernaast (pagina 2) blijkt dat er, uitgaande van het bouwvolume dat het ontwerpbestemmingsplan ten behoeve van de uitbreiding van het winkelcentrum mogelijk maakt, sprake zou zijn van een verslechtering van de bezonningssituatie op de gevels van de woningen in het gebouw Zuidplein 324-510. Gelet hierop is in het vast te stellen bestemmingsplan de bouwhoogte van 40 meter verlaagd naar 20 meter. Uit de afbeeldingen op pagina's 14 tot en met 17 blijkt dat, beoordeeld vanuit de lichte TNO-norm, de bezonningssituatie acceptabel is. Er is sprake van meer dan 2 uur direct zonlicht op de gevel. Ter illustratie zijn hieronder al twee afbeeldingen opgenomen.



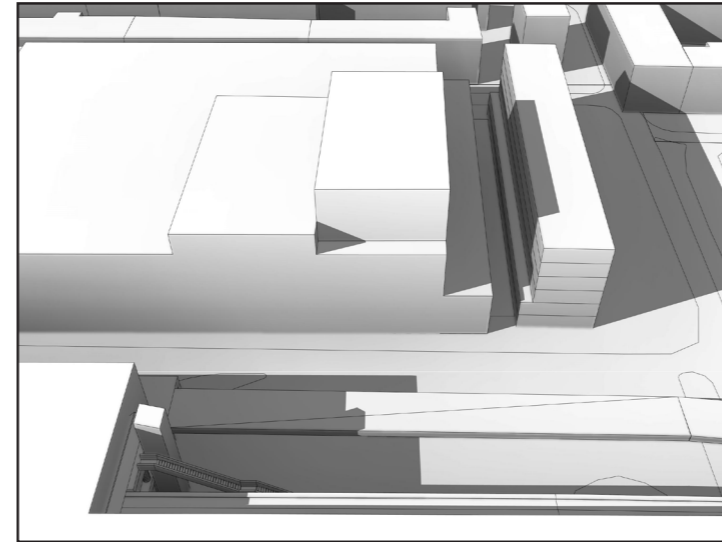
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
maximale situatie (obv vastgesteld bp) - 19 februari



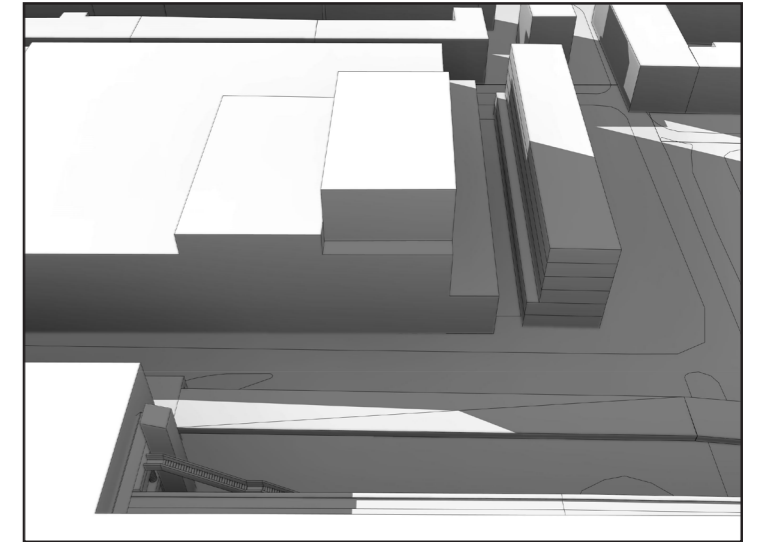
19 februari, 10:00u



19 februari, 12:00u

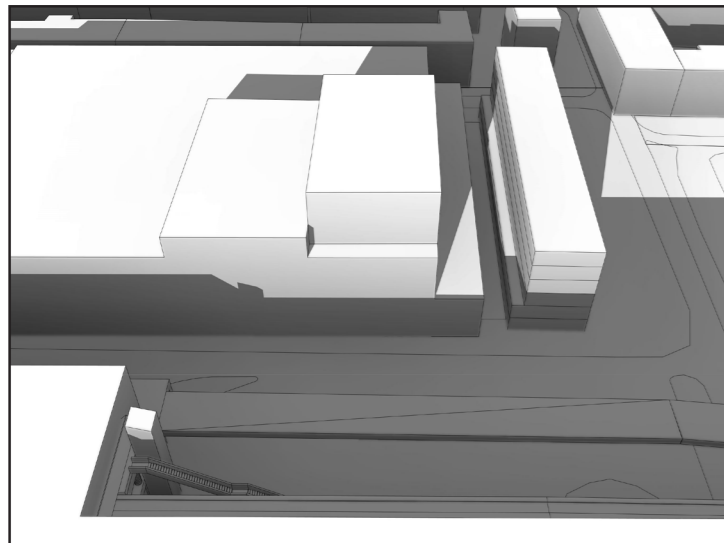


19 februari, 14:00u

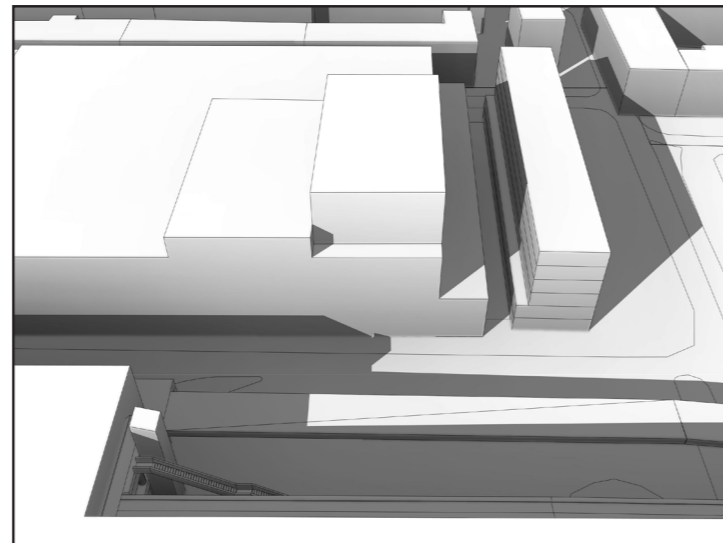


19 februari, 17:00u

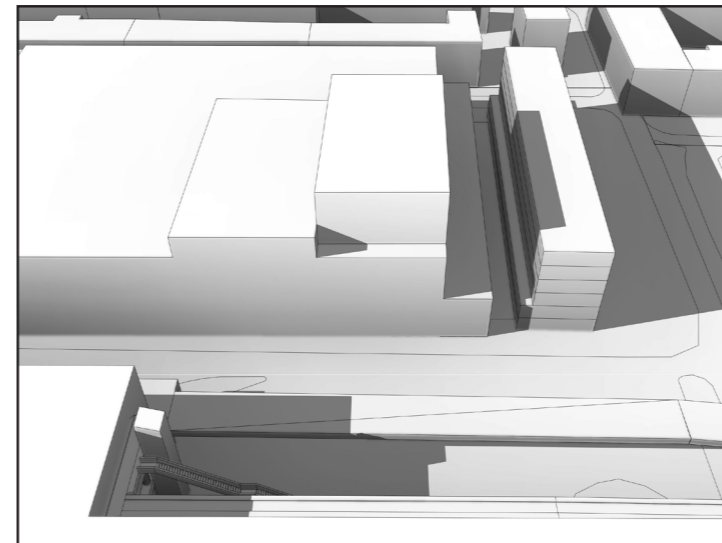
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
maximale situatie (obv vastgesteld bp) - 21 oktober



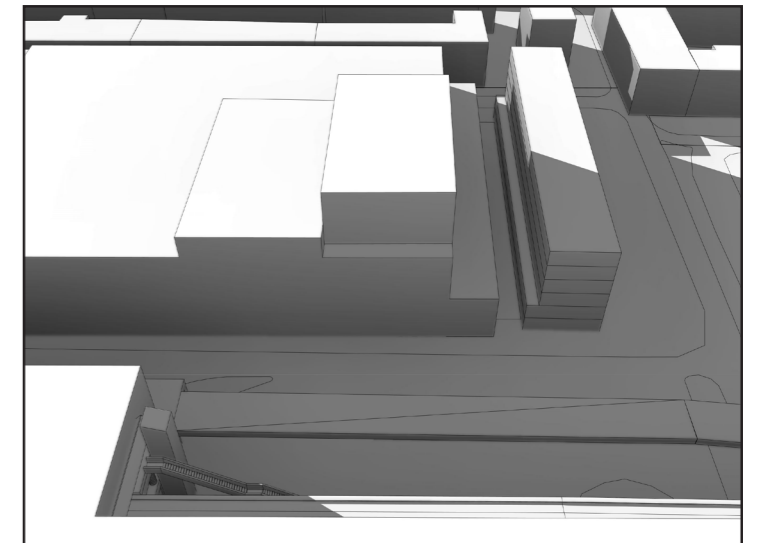
21 oktober, 10:00u



21 oktober, 12:00u



21 oktober, 14:00u



21 oktober, 17:00u

## Bezonningsstudie

### Conclusies flat Zuidplein / Gooilandsingel

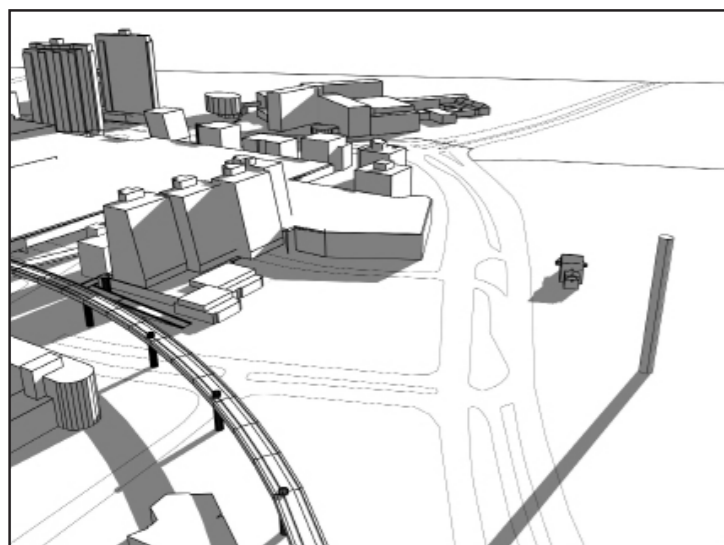
Uit de uitgevoerde bezonningsstudie op pagina 20 tot en met 23 is gebleken dat er, uitgaande van het bouwvolume dat het ontwerpbestemmingsplan ten behoeve van de nieuwbouw van het kunstenpand mogelijk maakt, sprake zou zijn van een verslechtering van de bezonningssituatie op de gevels van de woningen in het naastgelegen flatgebouw. Gelet hierop is in het vast te stellen bestemmingsplan de bouwhoogte verlaagd. Uit de afbeeldingen op de pagina hiernaast (pagina 4) blijkt dat, beoordeeld vanuit de lichte TNO-norm, de bezonningssituatie acceptabel is. Er is sprake van meer dan 2 uur direct zonlicht op de gevel.



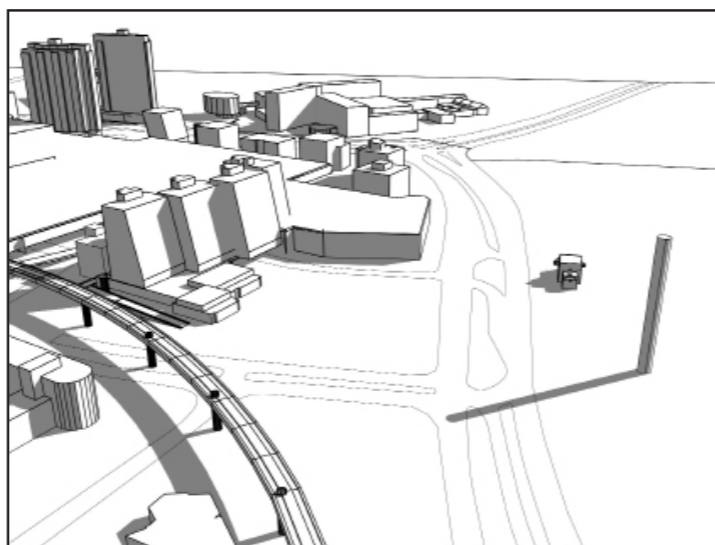
Bezonningsstudie  
**Zuiderterrasflat**



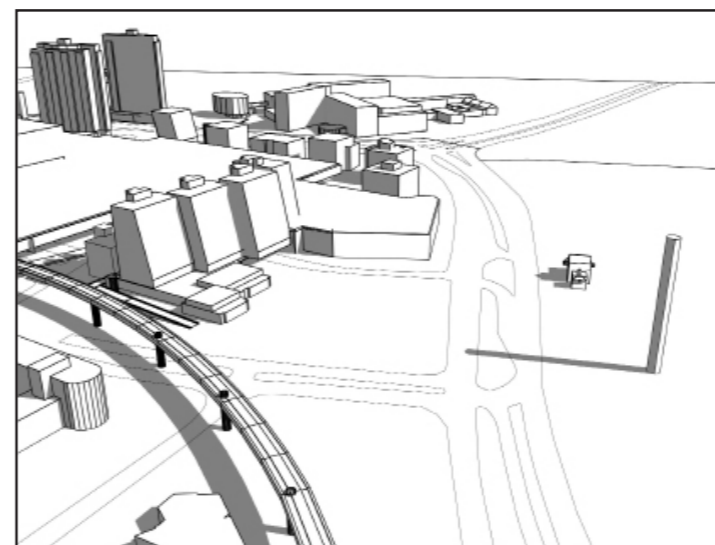
Bezonningsstudie  
**Zuiderterrasflat**  
bestaande situatie - 21 maart



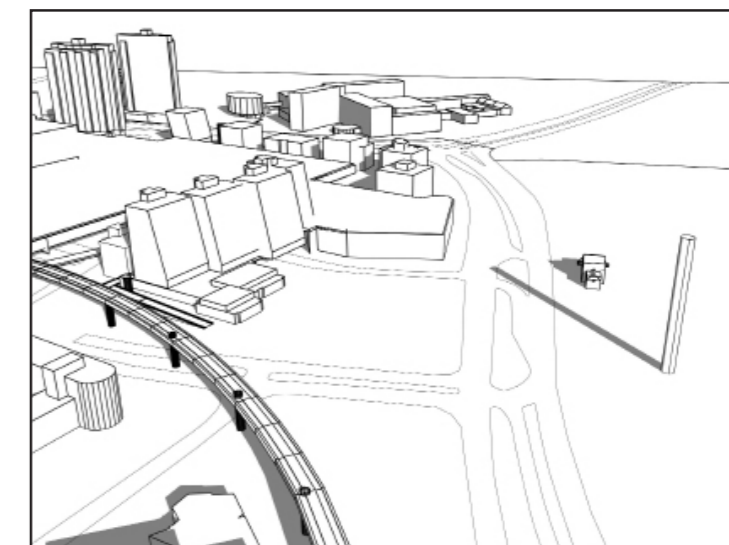
21 maart, 10:00u



21 maart, 12:00u

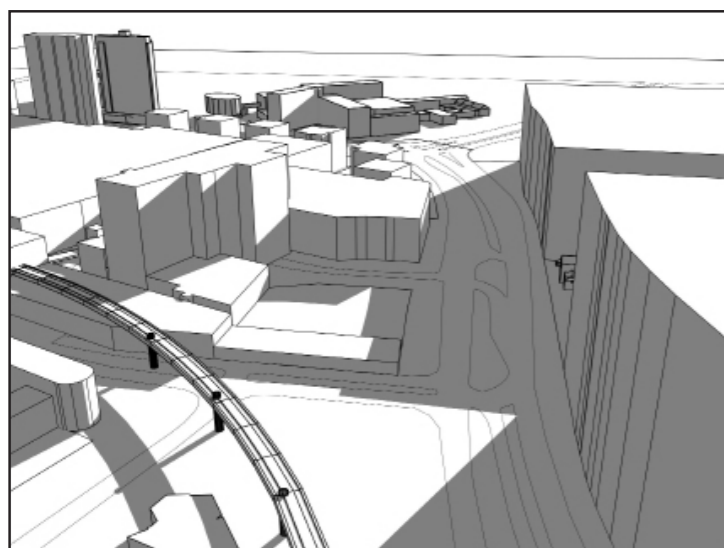


21 maart, 14:00u

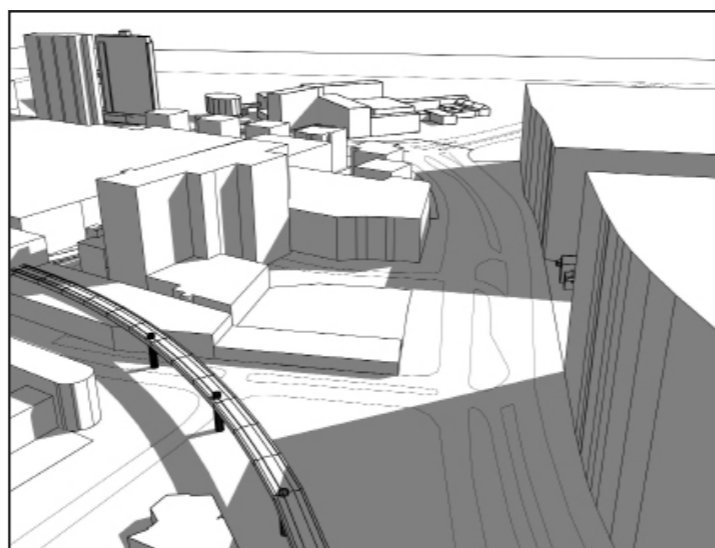


21 maart, 17:00u

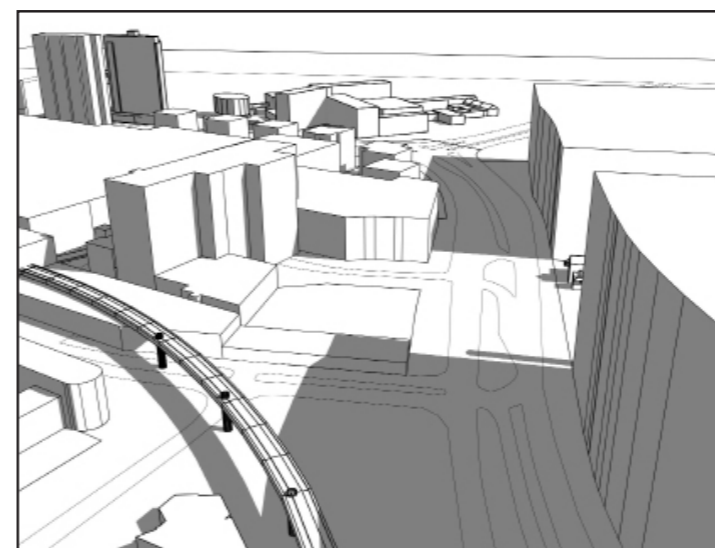
Bezonningsstudie  
**Zuiderterrasflat**  
maximale situatie (obv ontwerp bp - plein is vergroot in vast te stellen bestemmingsplan) - 21 maart



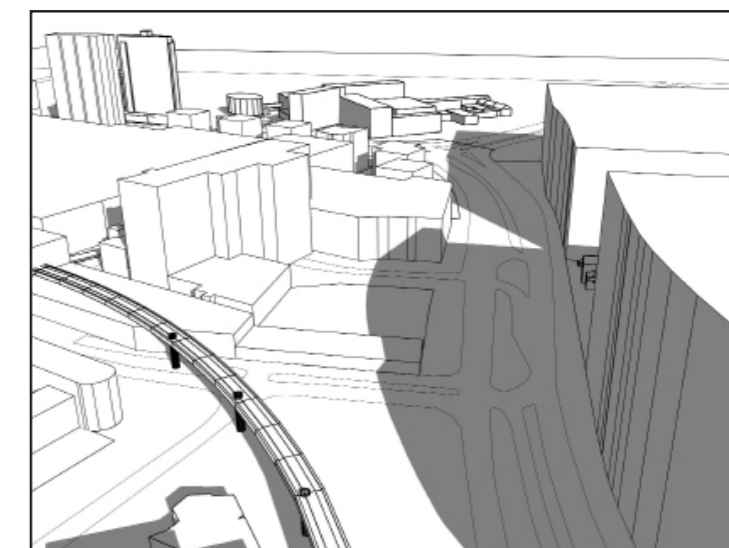
21 maart, 10:00u



21 maart, 12:00u



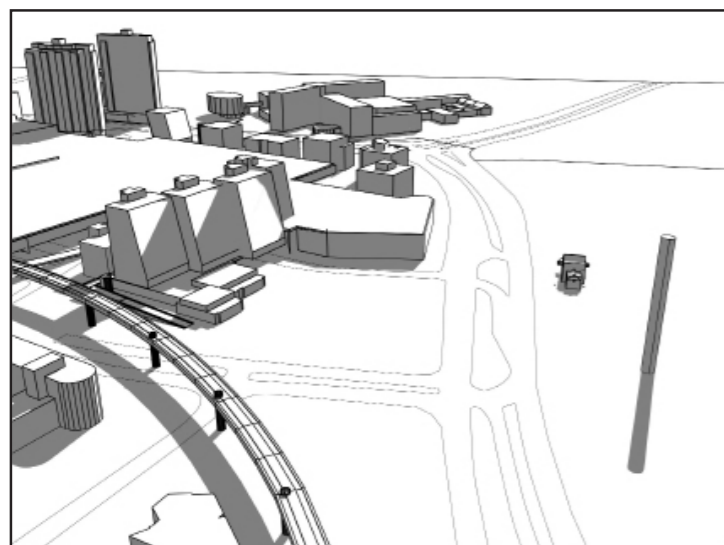
21 maart, 14:00u



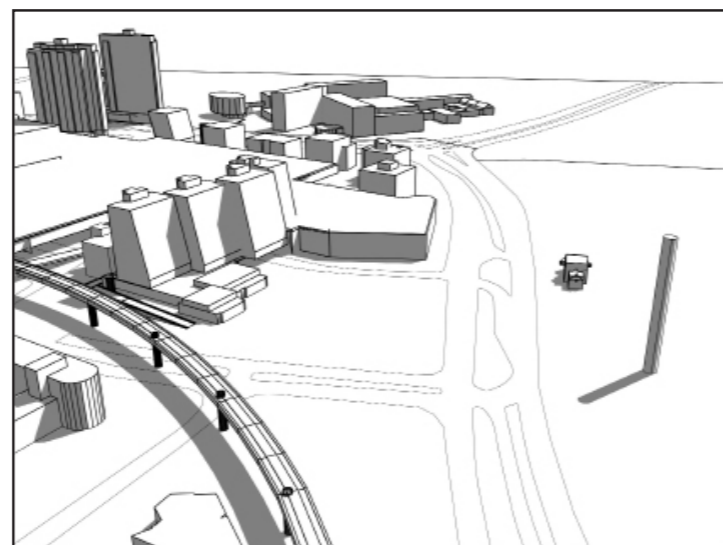
21 maart, 17:00u



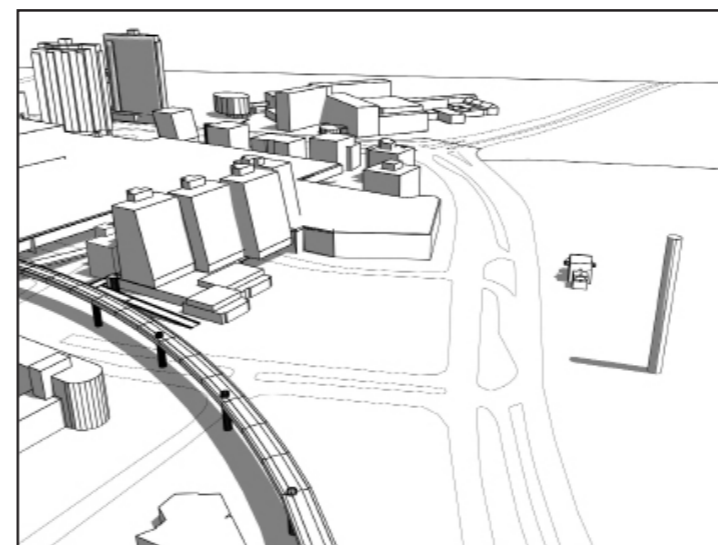
Bezonningsstudie  
**Zuiderterrasflat**  
bestaande situatie - 21 juni



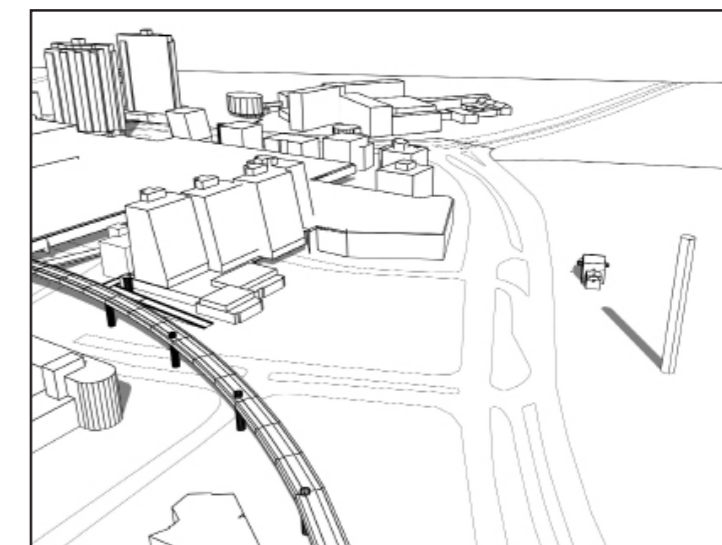
21 juni, 10:00u



21 juni, 12:00u

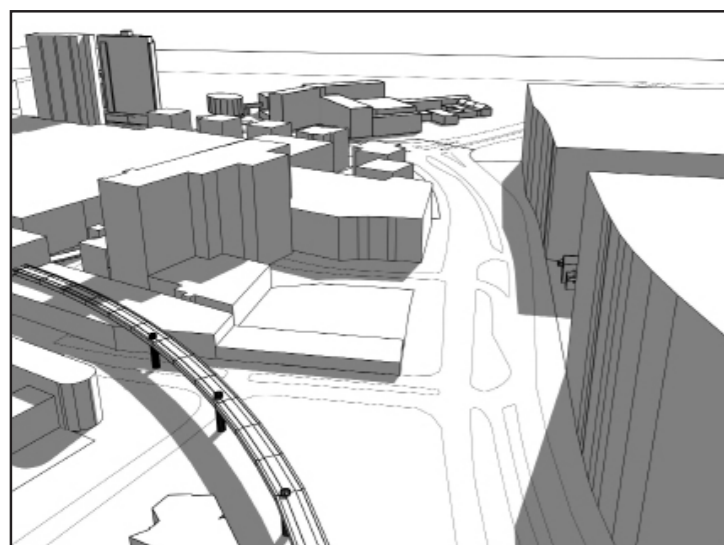


21 juni, 14:00u

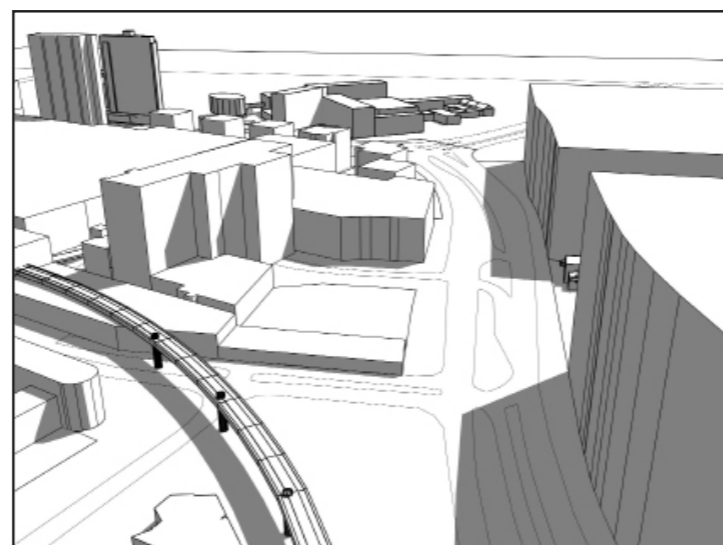


21 juni, 17:00u

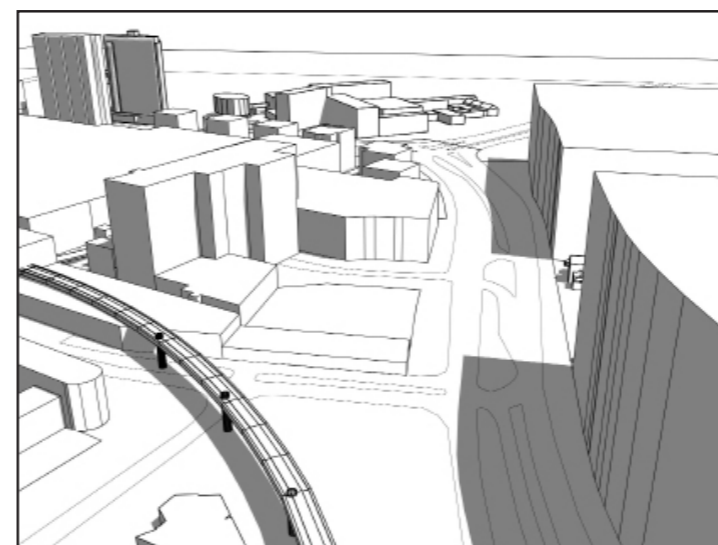
Bezonningsstudie  
**Zuiderterrasflat**  
maximale situatie (obv ontwerp bp - plein is vergroot in vast te stellen bestemmingsplan) - 21 juni



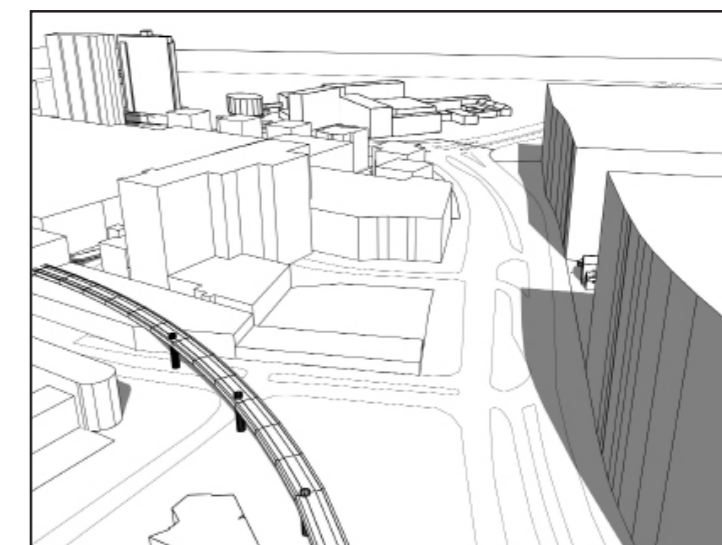
21 juni, 10:00u



21 juni, 12:00u

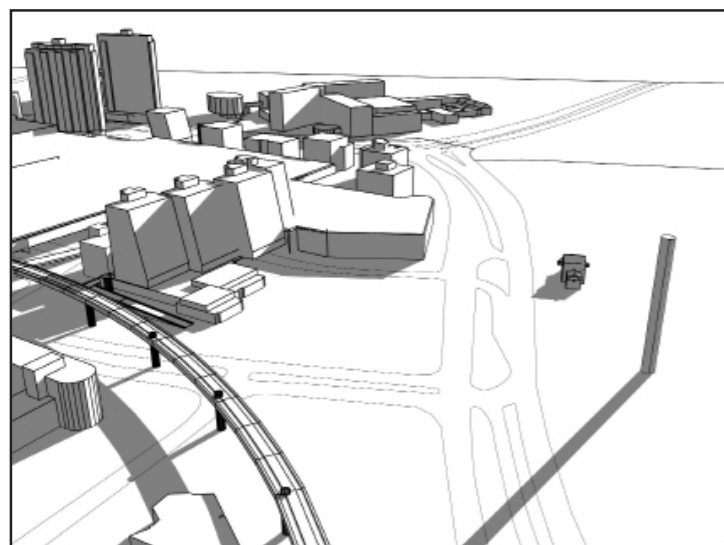


21 juni, 14:00u

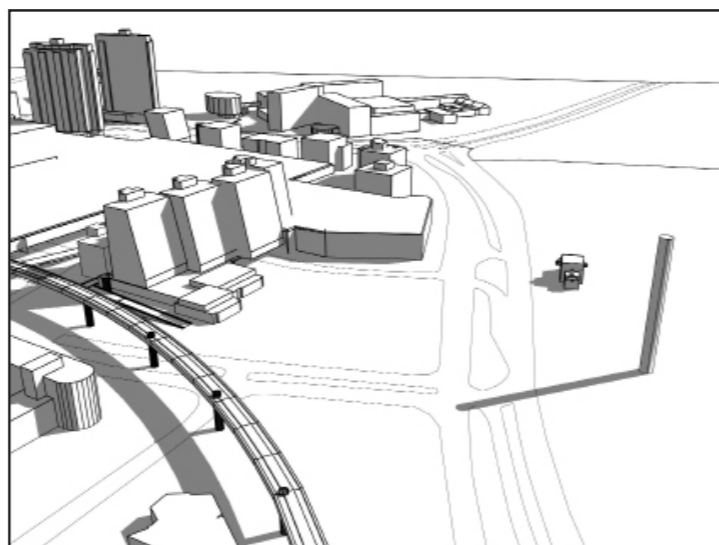


21 juni, 17:00u

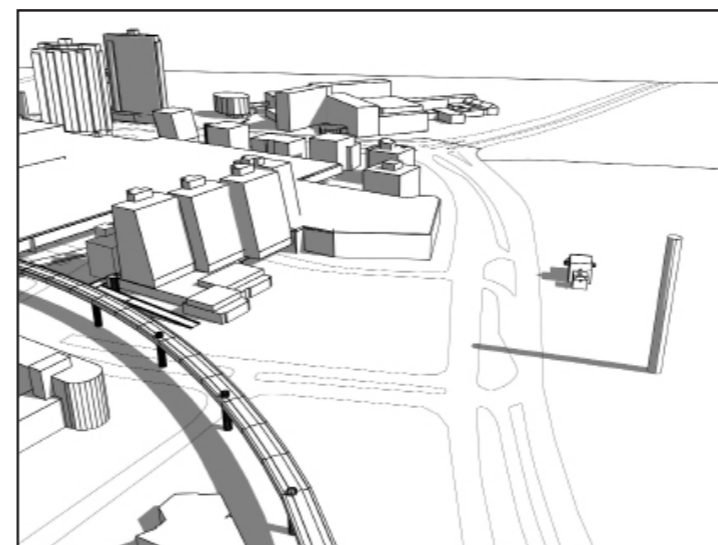
Bezonningsstudie  
**Zuiderterrasflat**  
bestaande situatie - 21 september



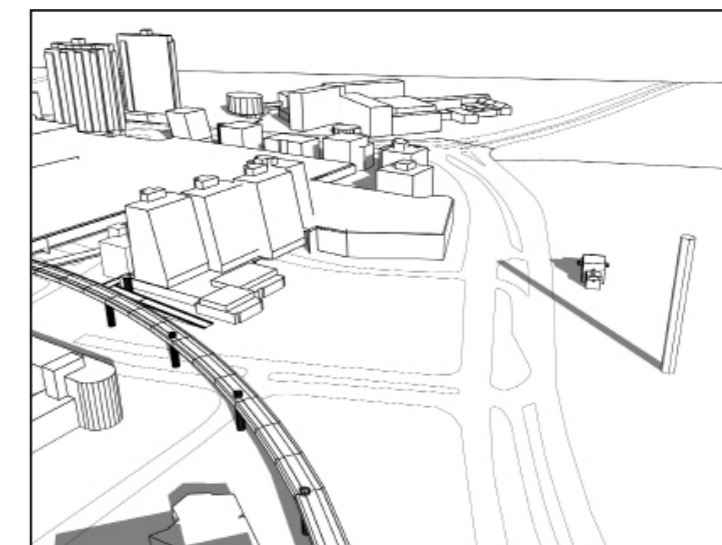
21 september, 10:00u



21 september, 12:00u

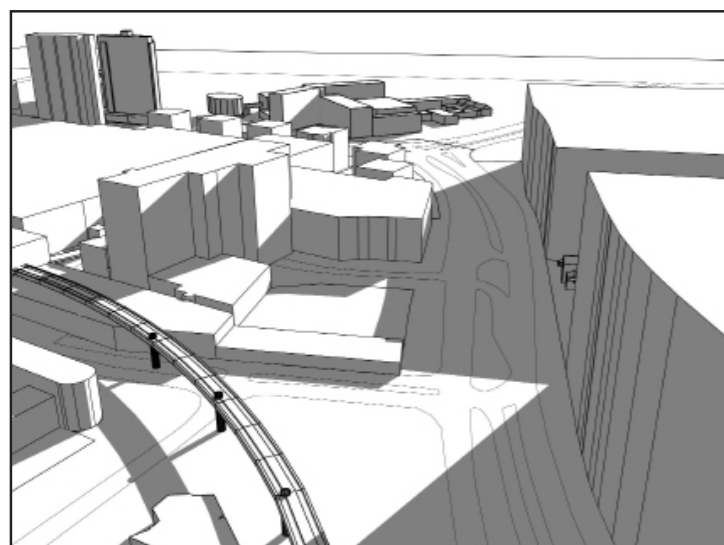


21 september, 14:00u

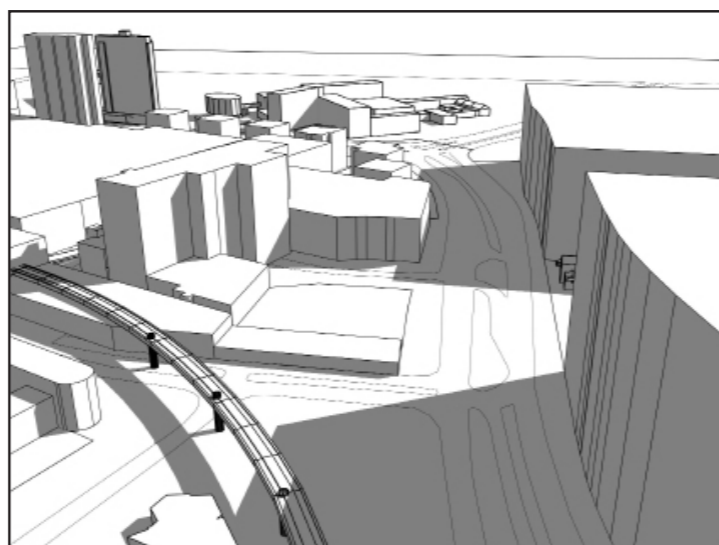


21 september, 17:00u

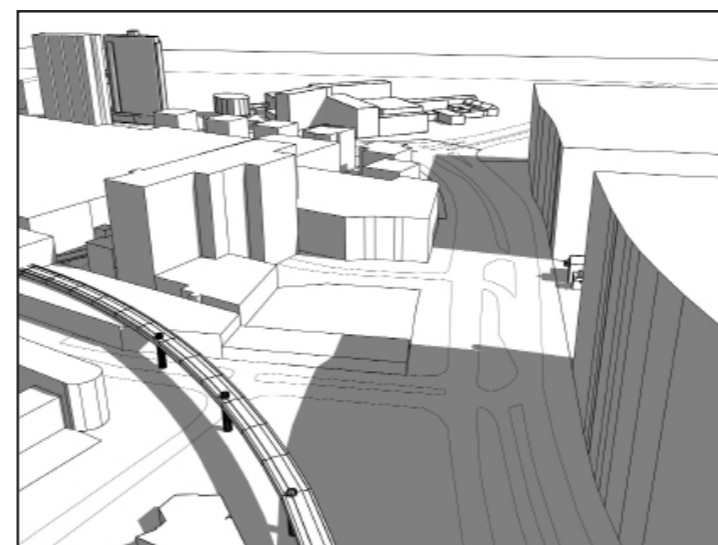
Bezonningsstudie  
**Zuiderterrasflat**  
maximale situatie (obv ontwerp bp - plein is vergroot in vast te stellen bestemmingsplan) - 21 september



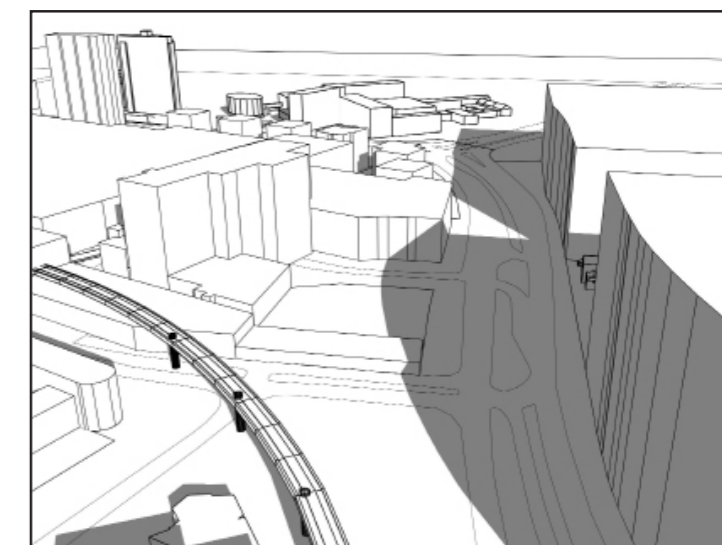
21 september, 10:00u



21 september, 12:00u

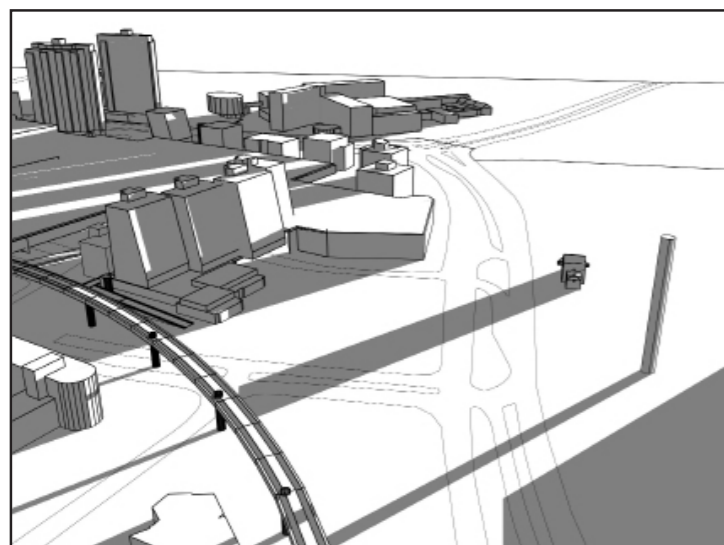


21 september, 14:00u

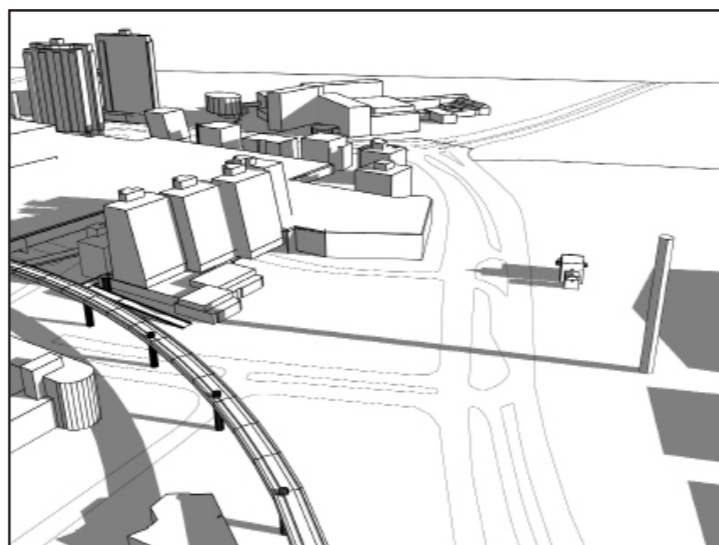


21 september, 17:00u

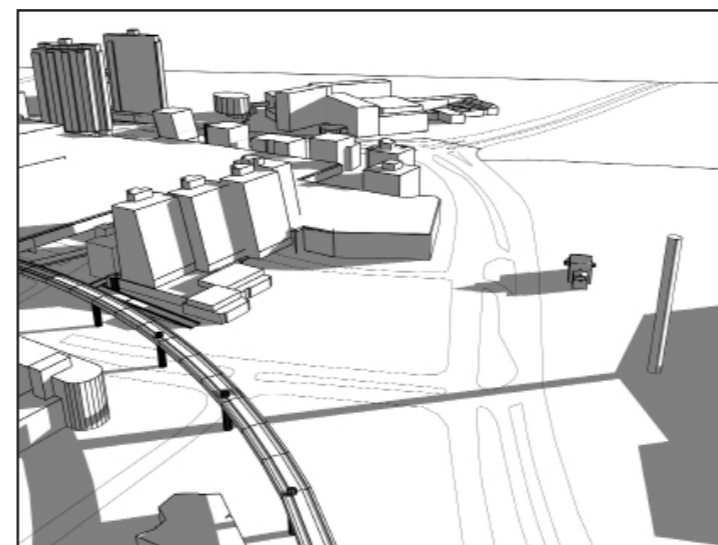
Bezonningsstudie  
**Zuiderterrasflat**  
bestaande situatie - 21 december



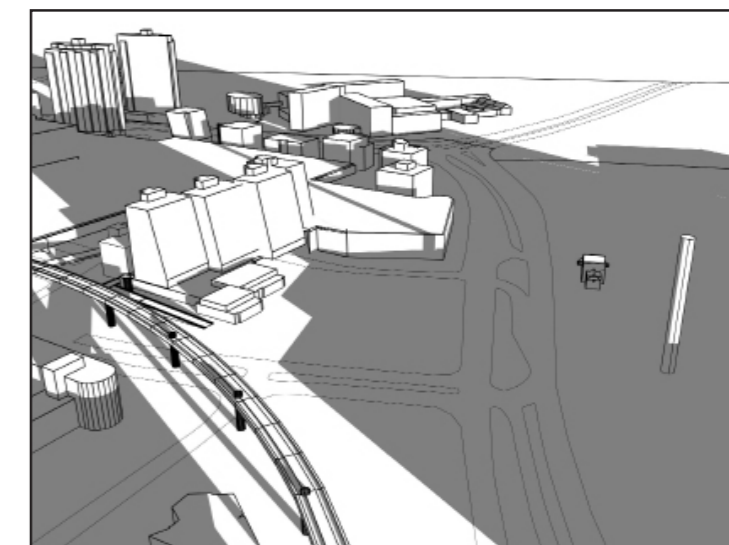
21 december, 10:00u



21 december, 12:00u

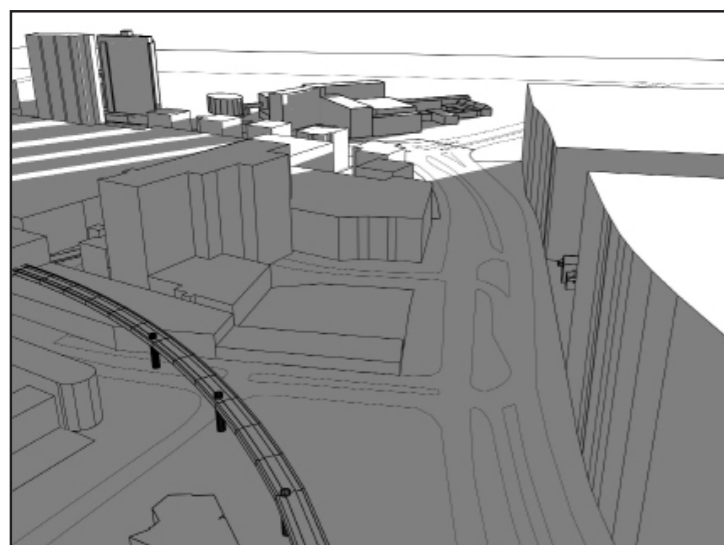


21 december, 14:00u

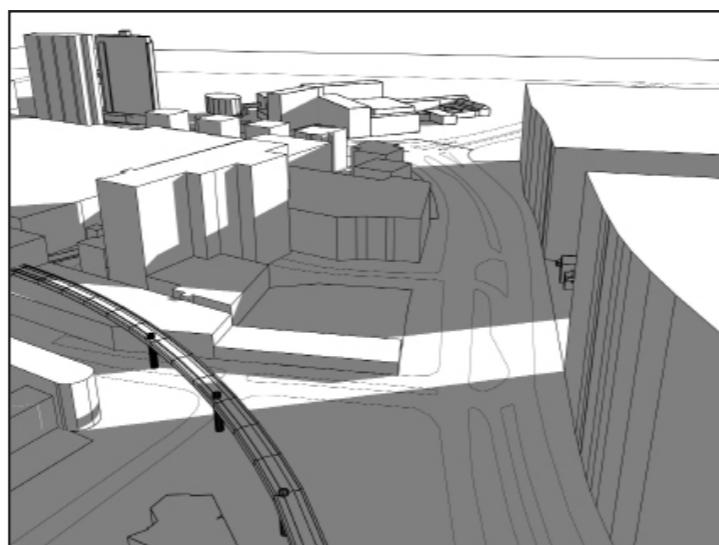


21 december, 17:00u

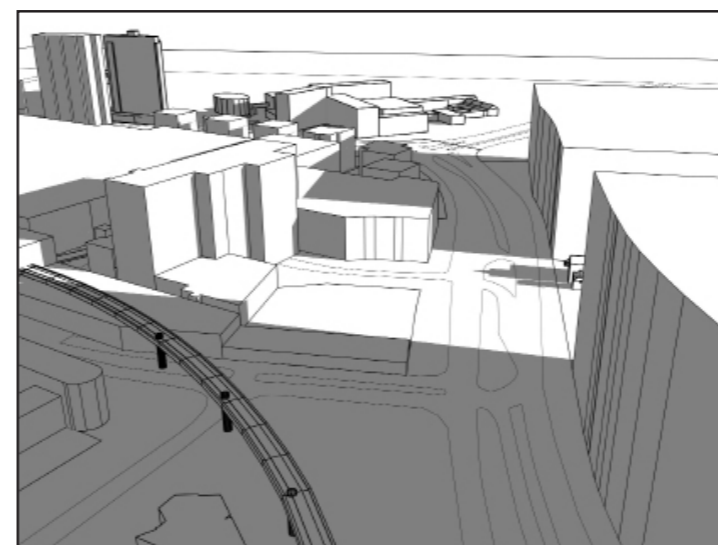
Bezonningsstudie  
**Zuiderterrasflat**  
maximale situatie (obv ontwerp bp - plein is vergroot in vast te stellen bestemmingsplan) - 21 december



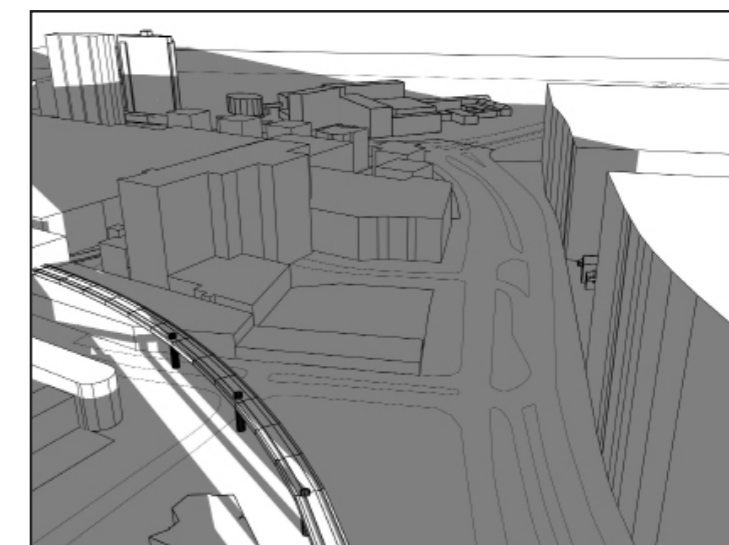
21 december, 10:00u



21 december, 12:00u



21 december, 14:00u



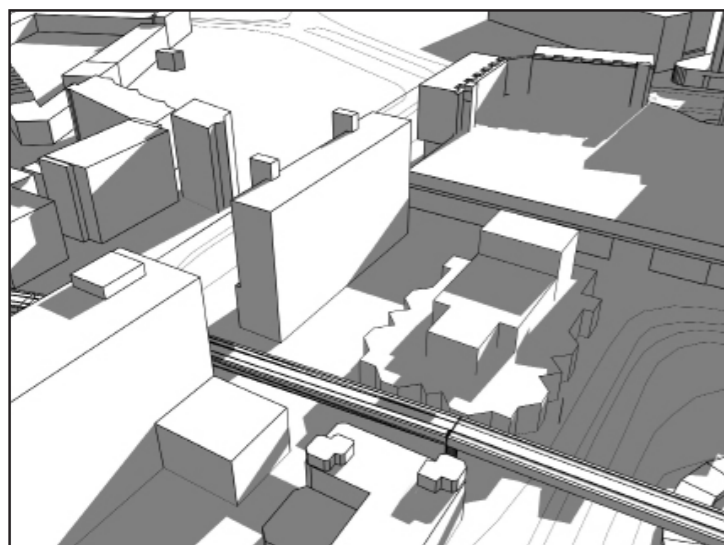
21 december, 17:00u



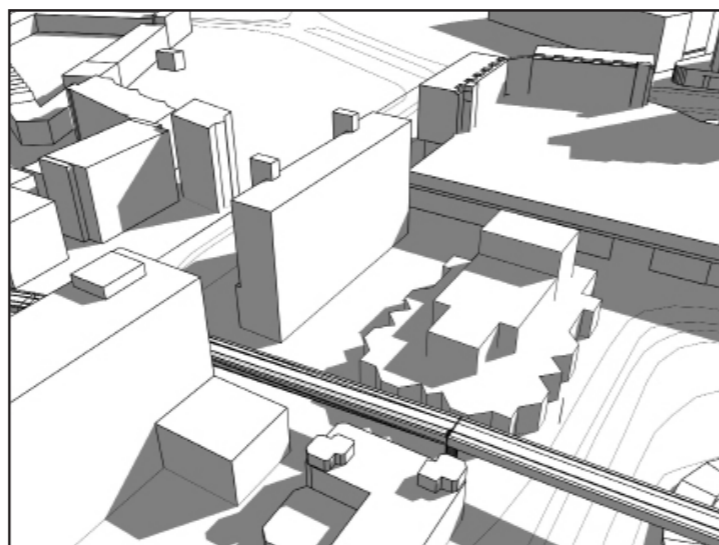
Bezonningsstudie  
**Zuidplein 324-510**



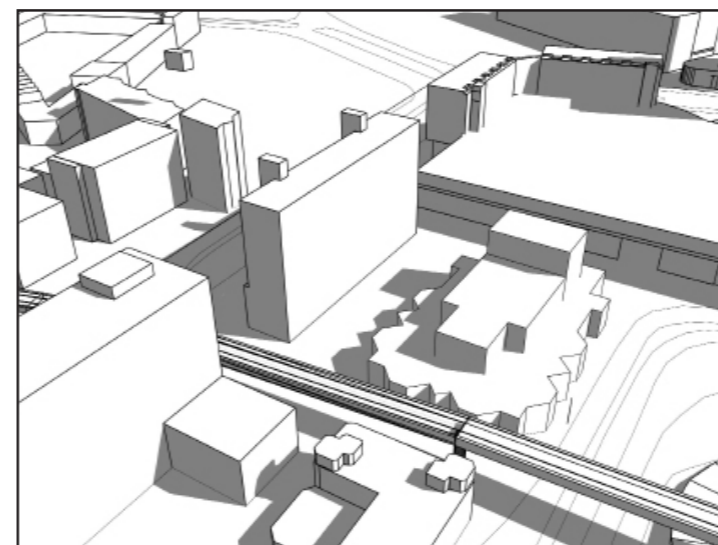
Bezonningsstudie  
**Zuidplein 324-510**  
bestaande situatie - 21 maart



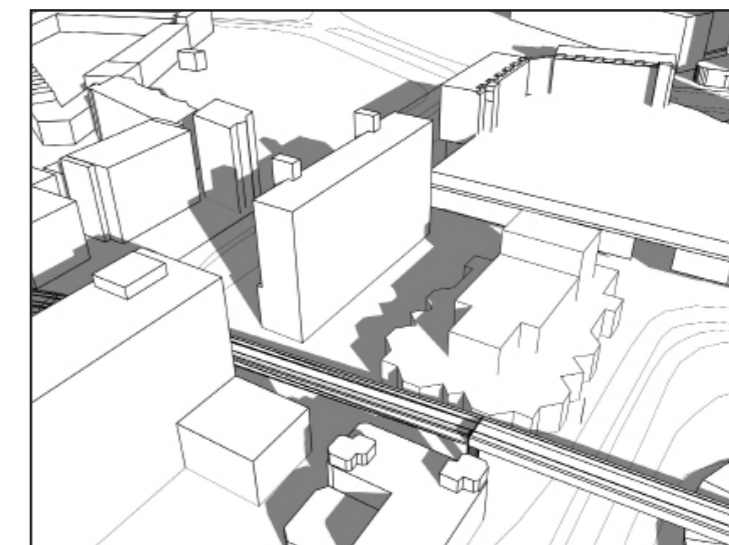
21 maart, 10:00u



21 maart, 12:00u

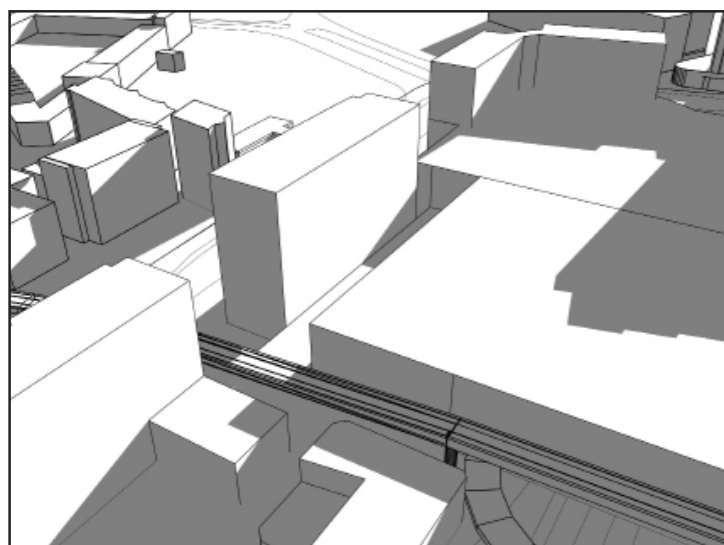


21 maart, 14:00u

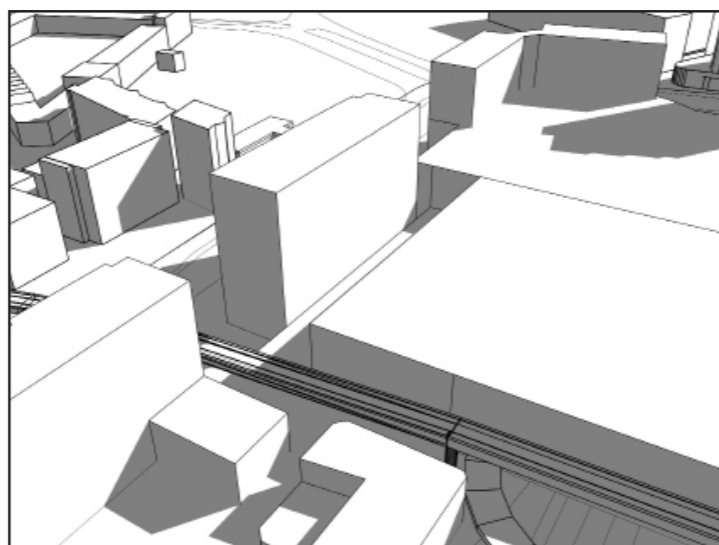


21 maart, 17:00u

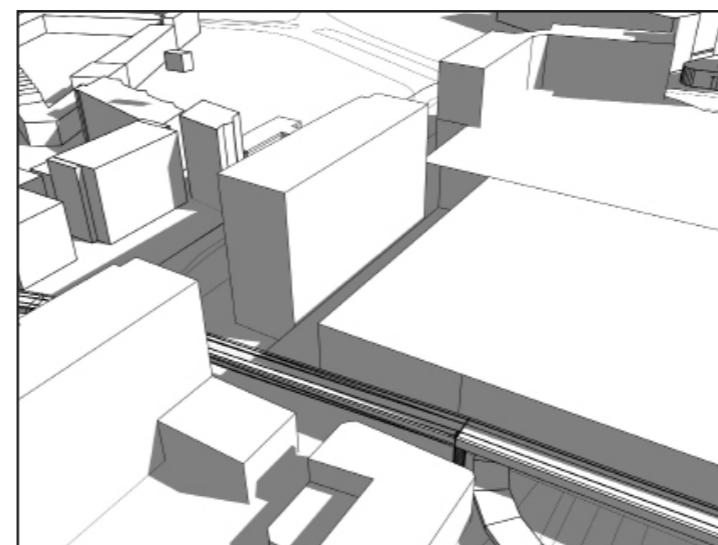
Bezonningsstudie  
**Zuidplein 324-510**  
maximale situatie (obv vast te stellen bp) - 21 maart



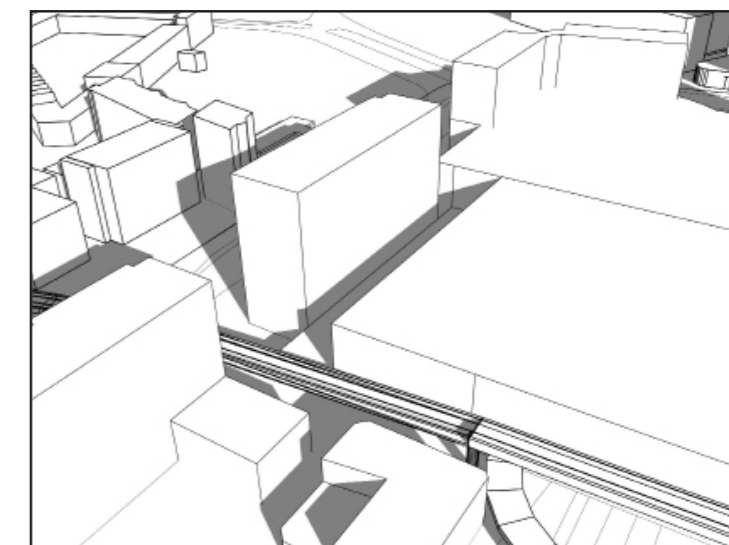
21 maart, 10:00u



21 maart, 12:00u



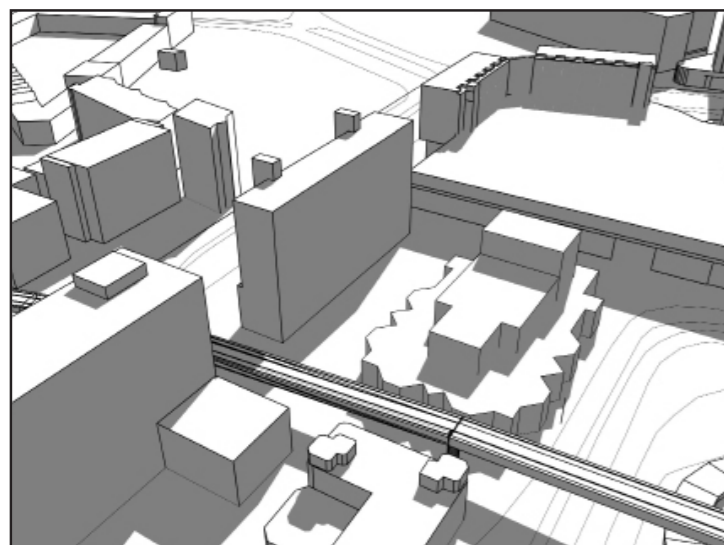
21 maart, 14:00u



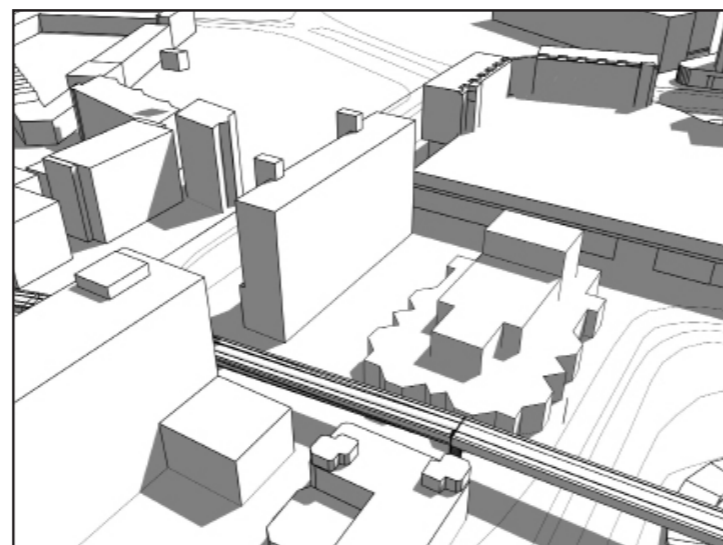
21 maart, 17:00u



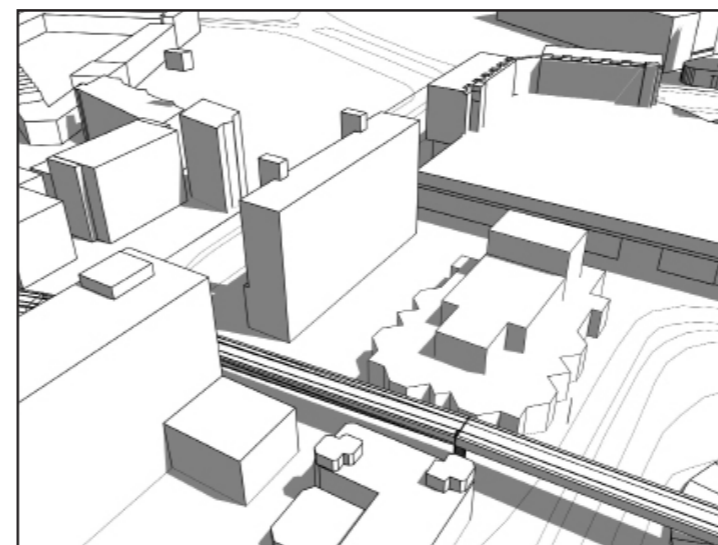
Bezonningsstudie  
**Zuidplein 324-510**  
bestaande situatie - 21 juni



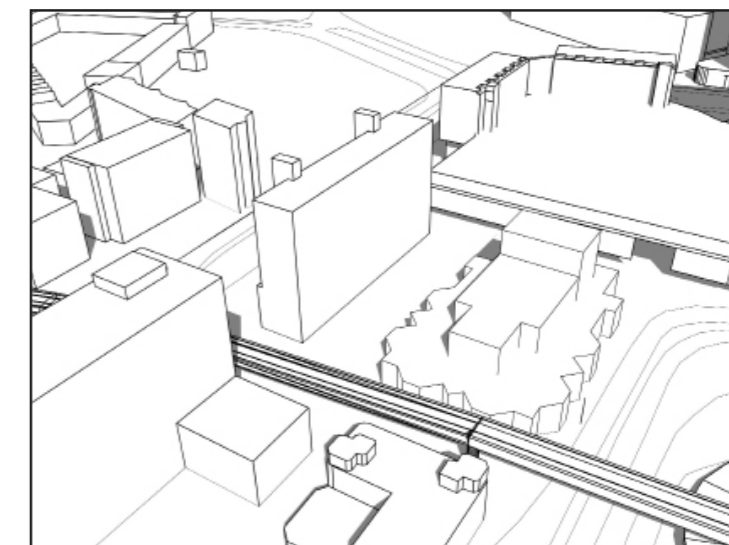
21 juni, 10:00u



21 juni, 12:00u

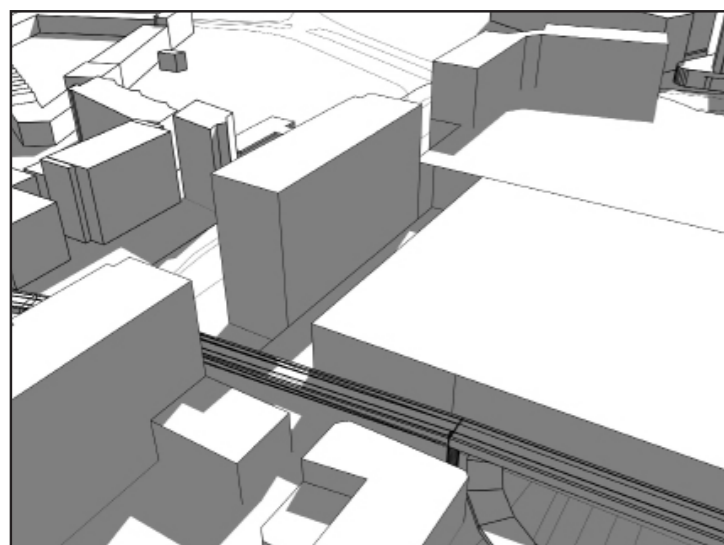


21 juni, 14:00u

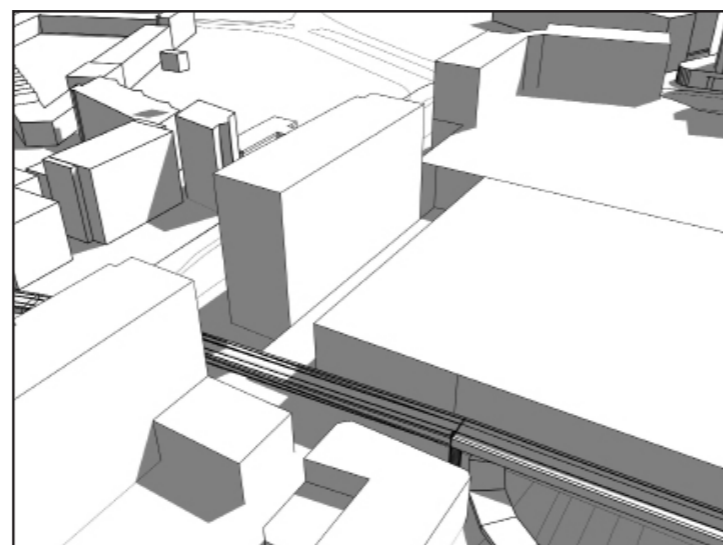


21 juni, 17:00u

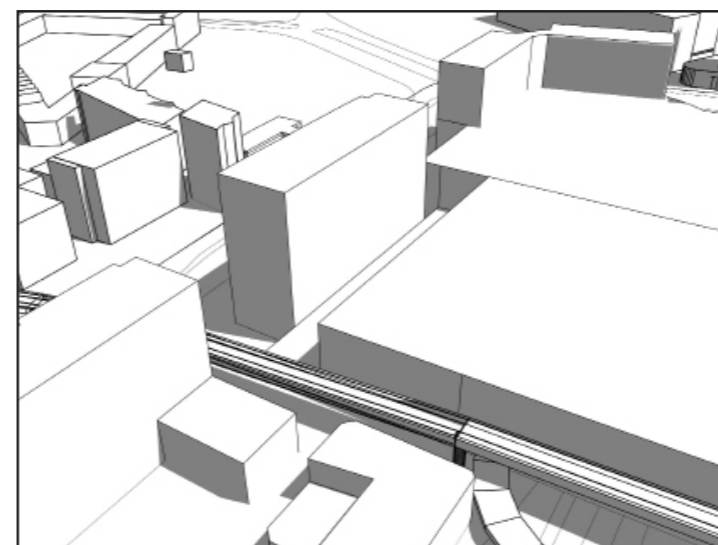
Bezonningsstudie  
**Zuidplein 324-510**  
maximale situatie (obv vast te stellen bp) - 21 juni



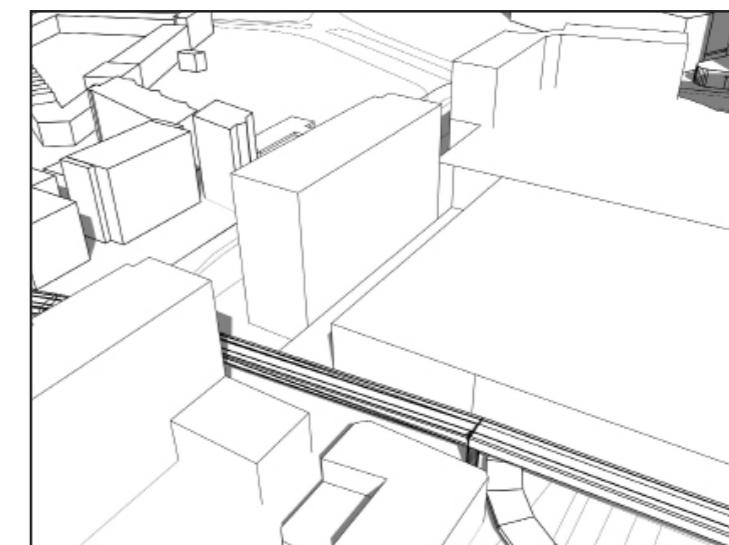
21 juni, 10:00u



21 juni, 12:00u

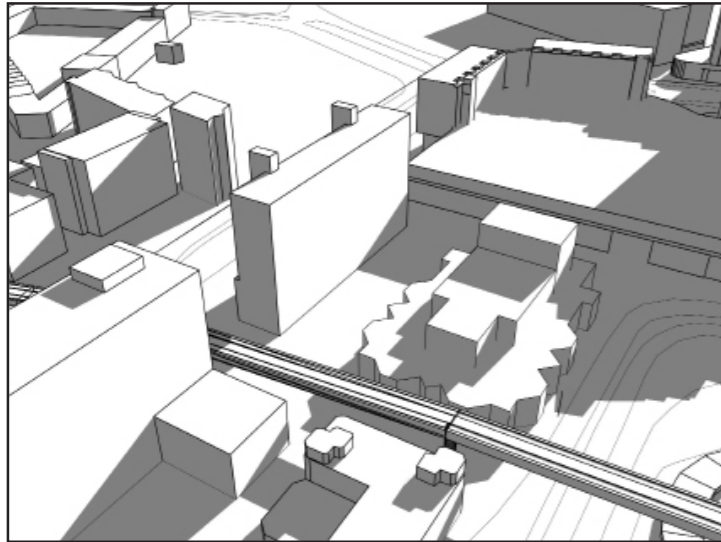


21 juni, 14:00u

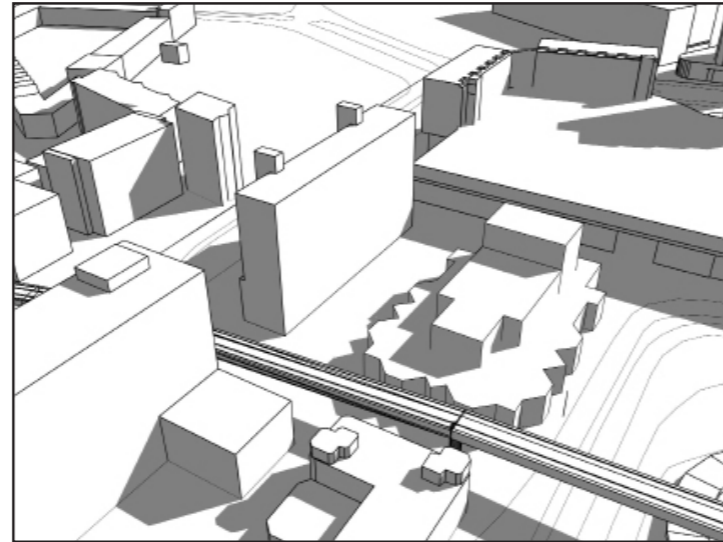


21 juni, 17:00u

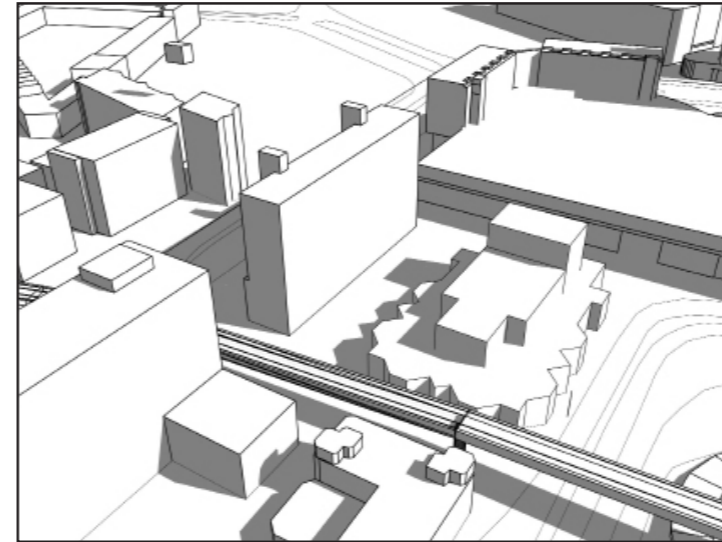
Bezonningsstudie  
**Zuidplein 324-510**  
bestaande situatie - 21 september



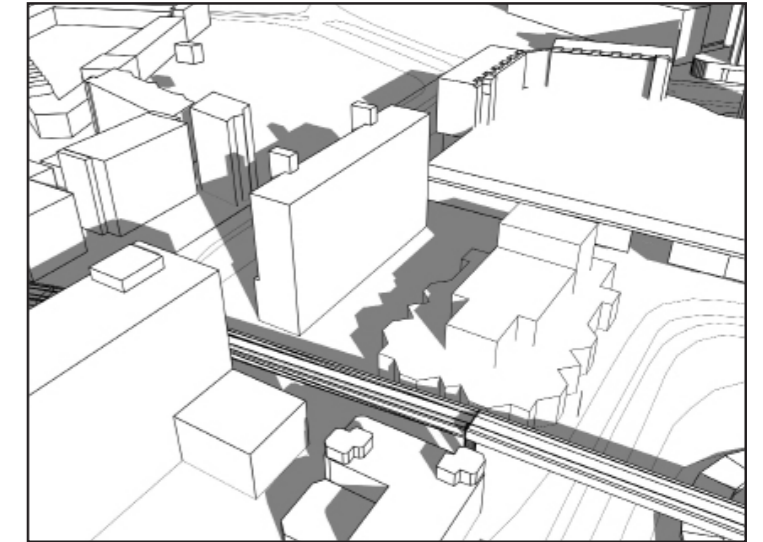
21 september, 10:00u



21 september, 12:00u

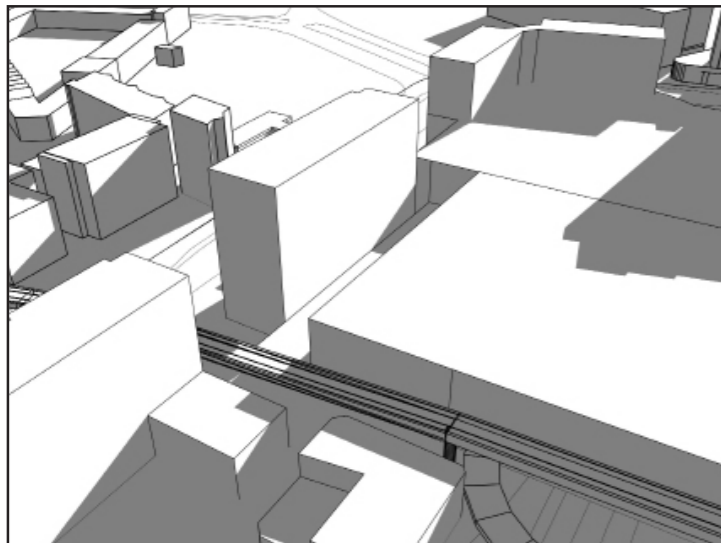


21 september, 14:00u

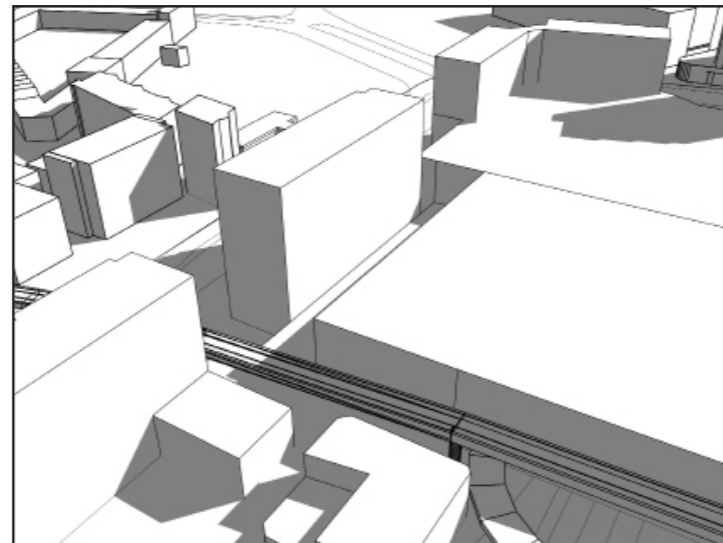


21 september, 17:00u

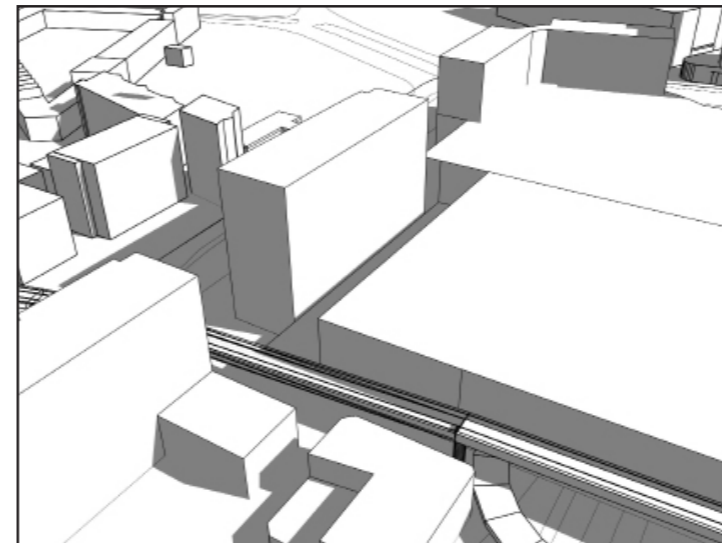
Bezonningsstudie  
**Zuidplein 324-510**  
maximale situatie (obv vastgesteld bp) - 21 september



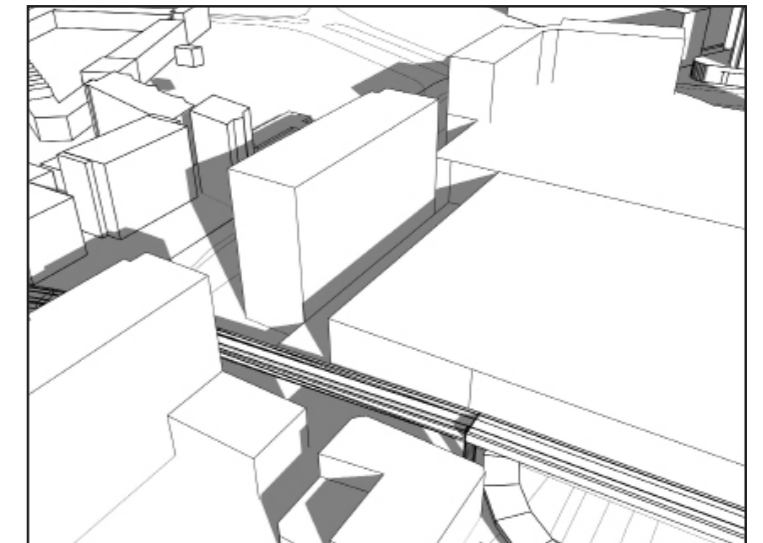
21 september, 10:00u



21 september, 12:00u

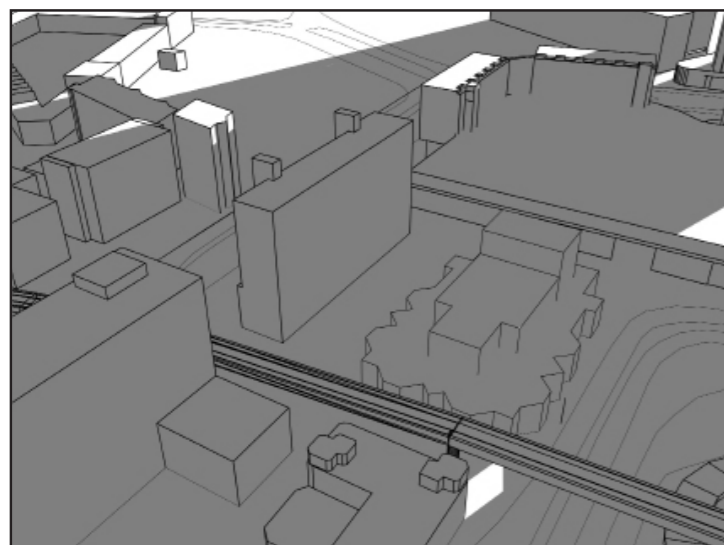


21 september, 14:00u

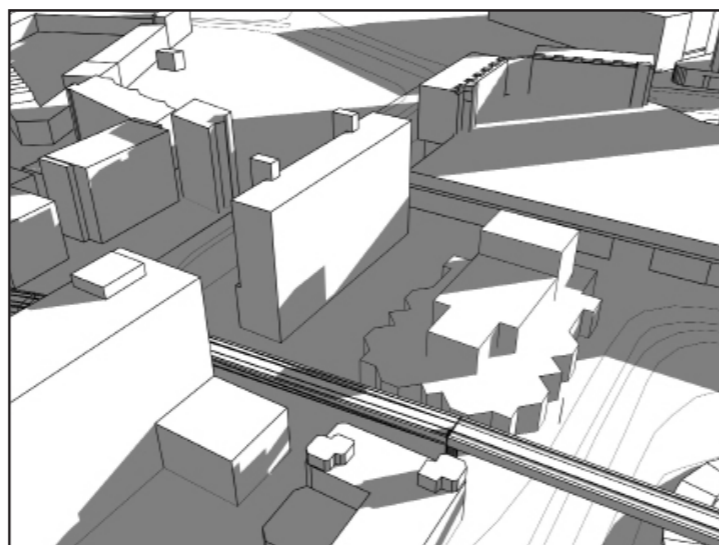


21 september, 17:00u

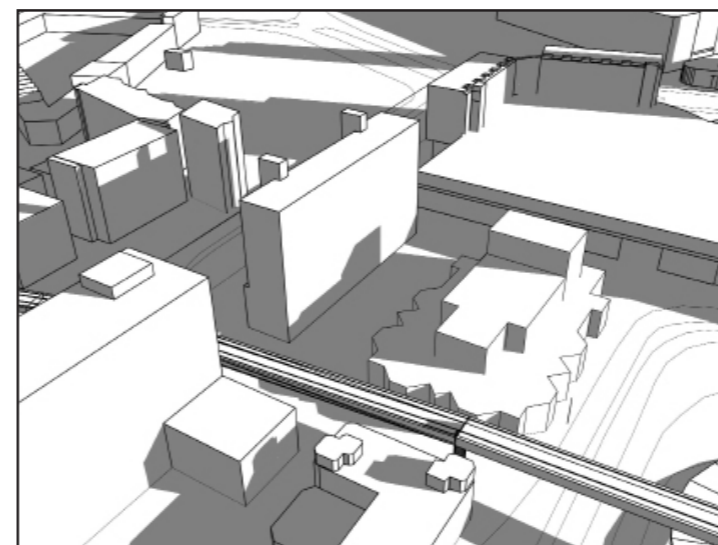
Bezonningsstudie  
**Zuidplein 324-510**  
bestaande situatie - 21 december



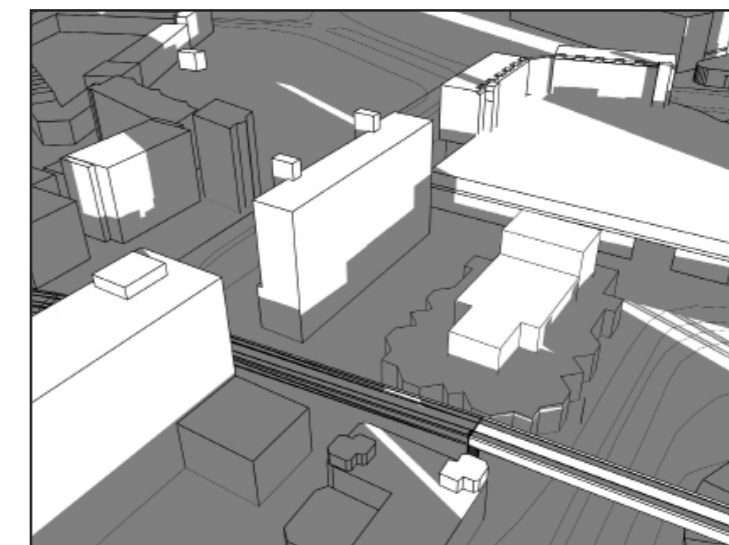
21 december, 10:00u



21 december, 12:00u

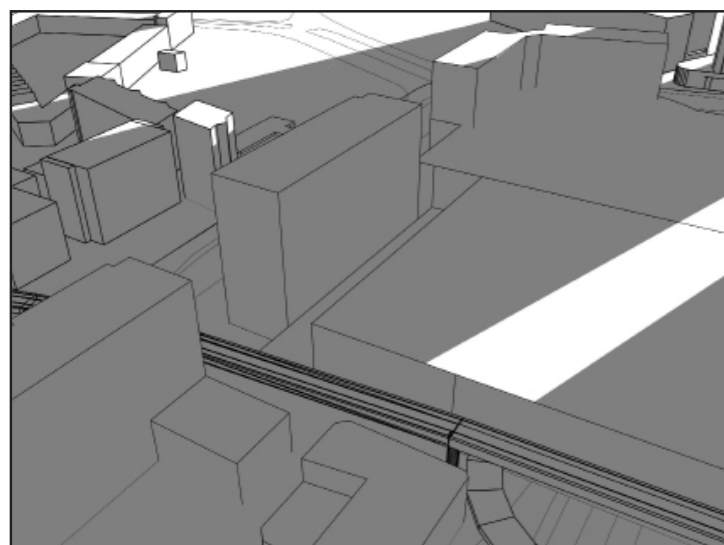


21 december, 14:00u

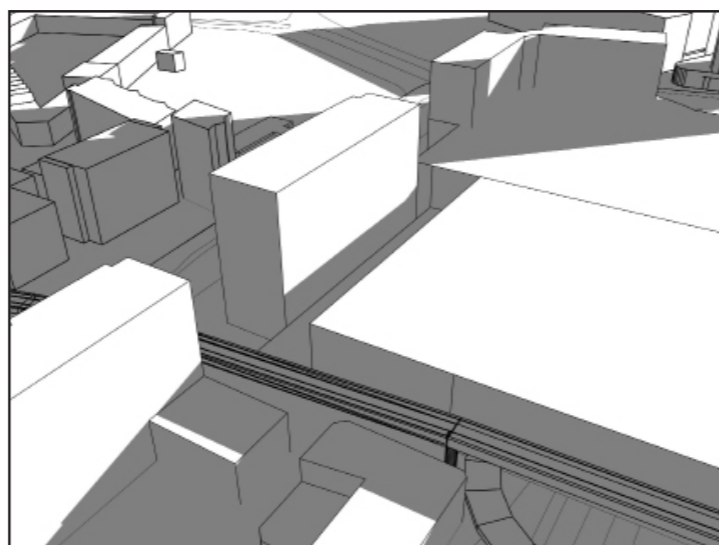


21 december, 17:00u

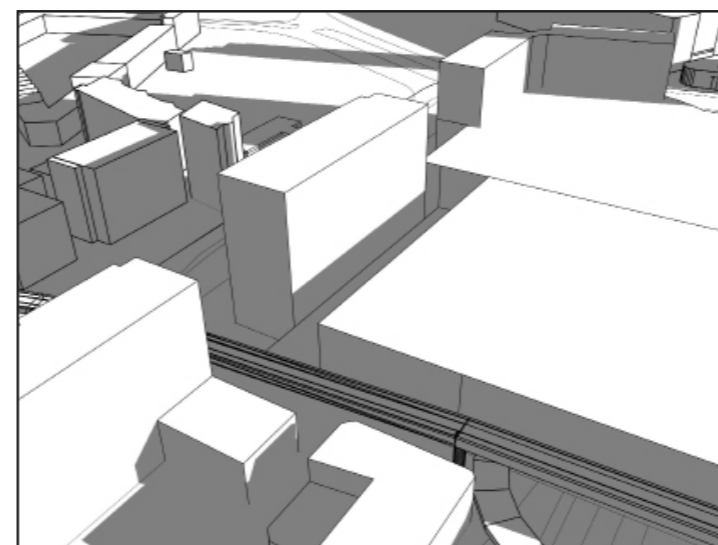
Bezonningsstudie  
**Zuidplein 324-510**  
maximale situatie (obv vast te stellen) - 21 december



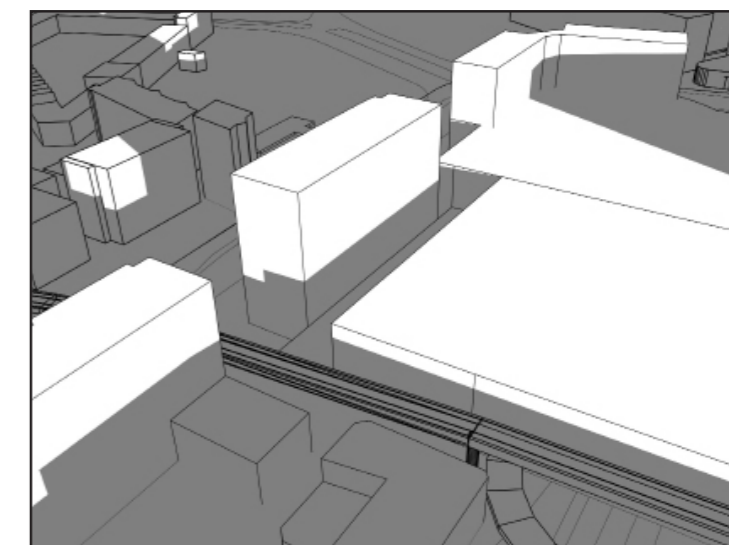
21 december, 10:00u



21 december, 12:00u



21 december, 15:00u



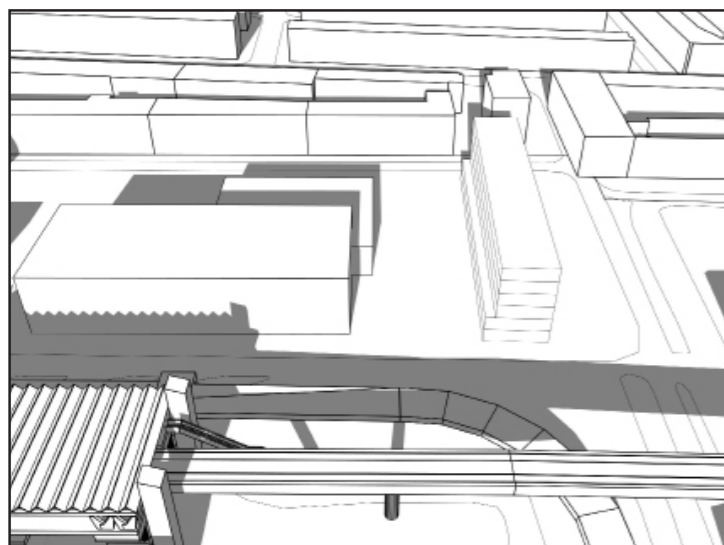
21 december, 17:00u



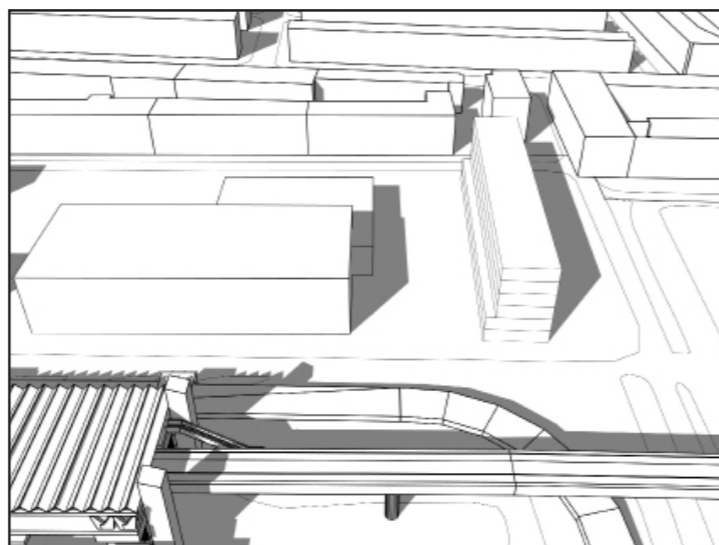


Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**

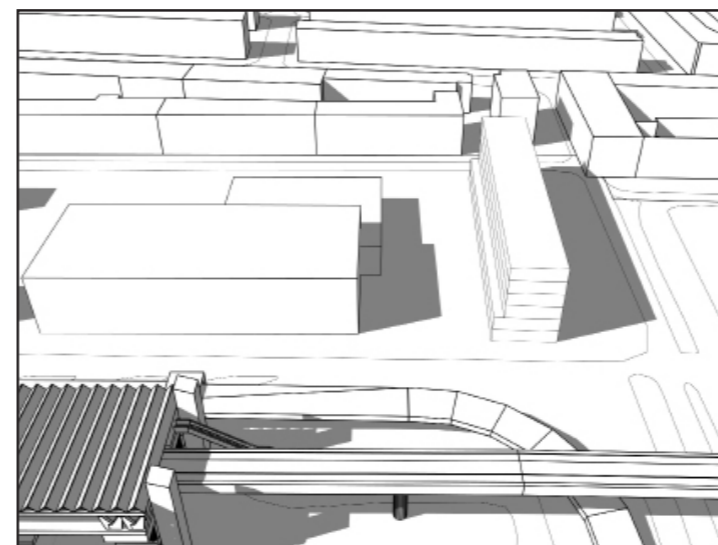
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
bestaande situatie - 21 maart



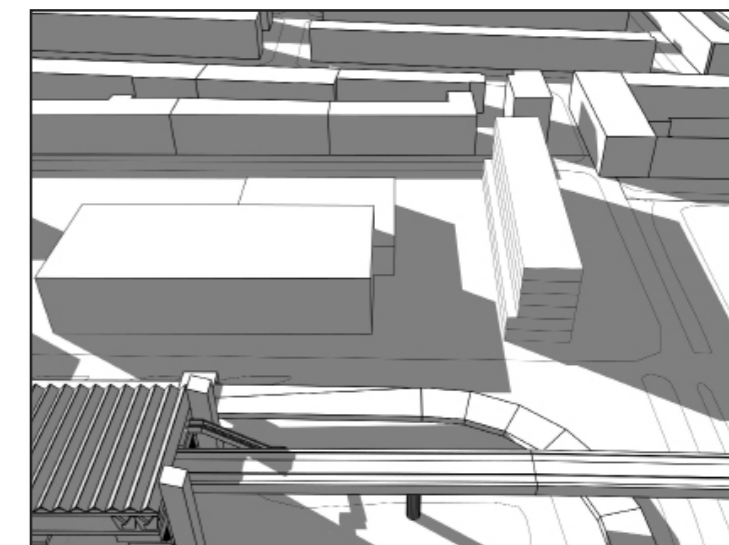
21 maart, 10:00u



21 maart, 12:00u

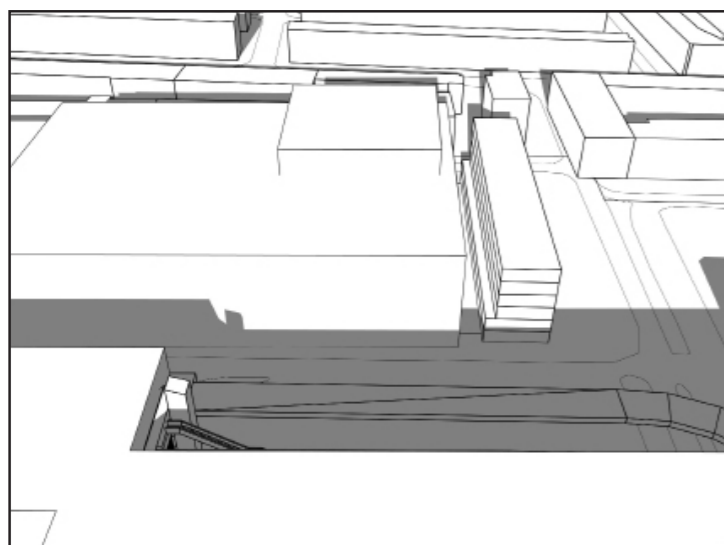


21 maart, 14:00u

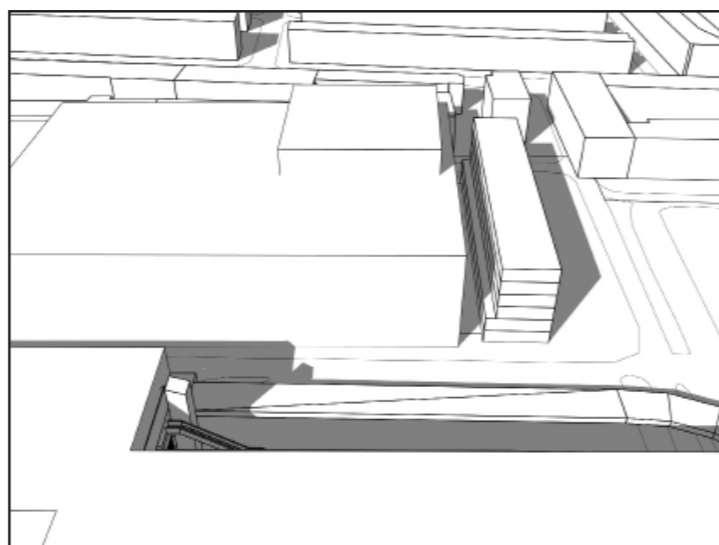


21 maart, 17:00u

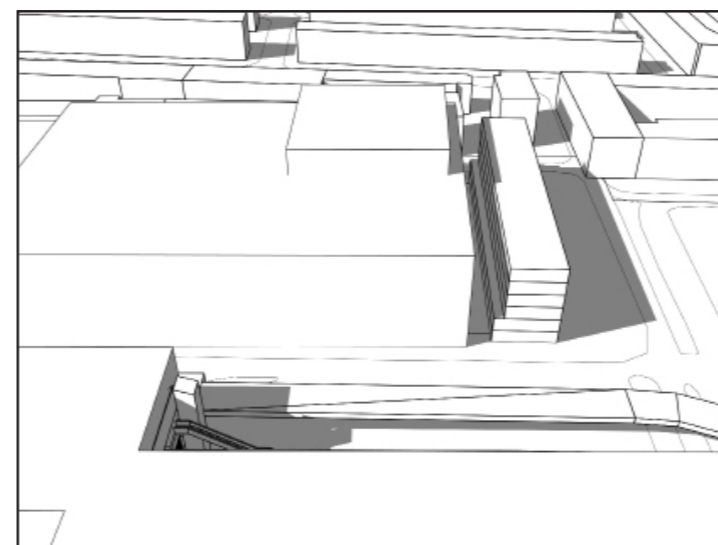
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
maximale situatie (obv ontwerp bp) - 21 maart



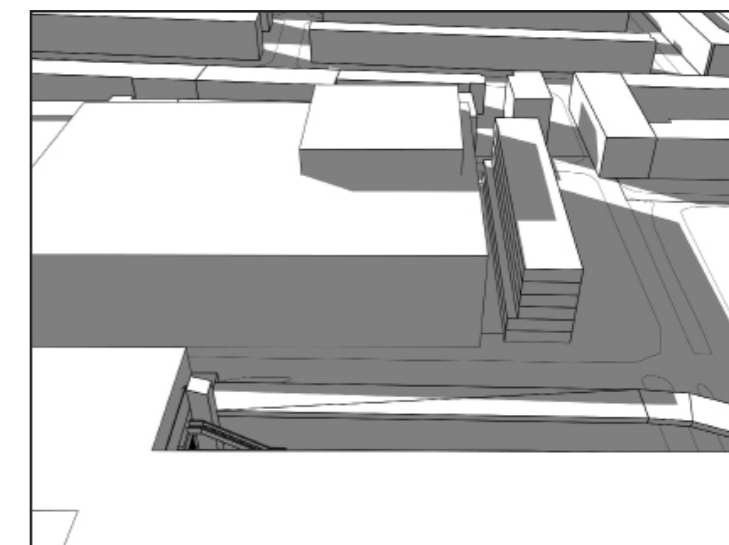
21 maart, 10:00u



21 maart, 12:00u



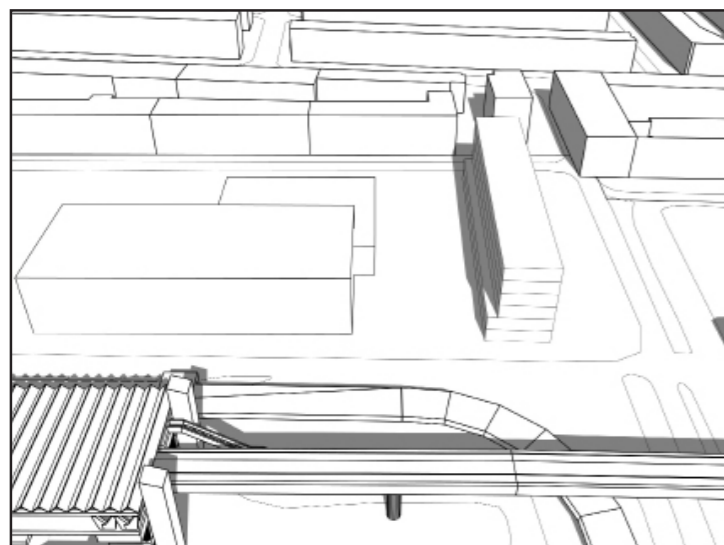
21 maart, 14:00u



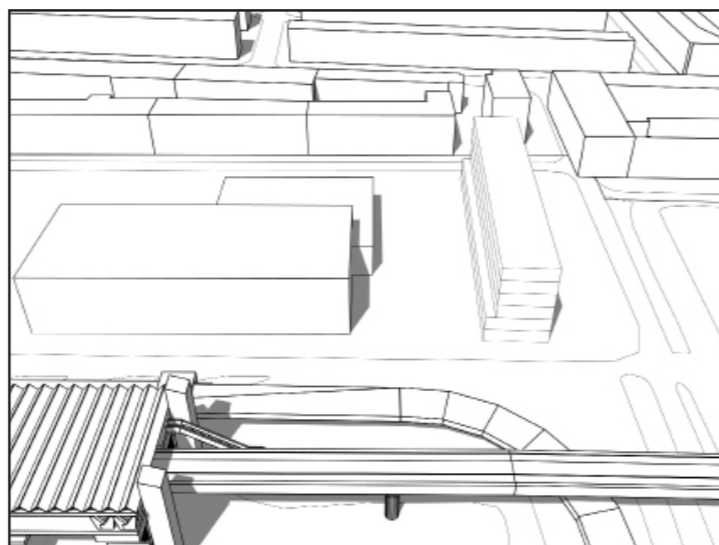
21 maart, 17:00u



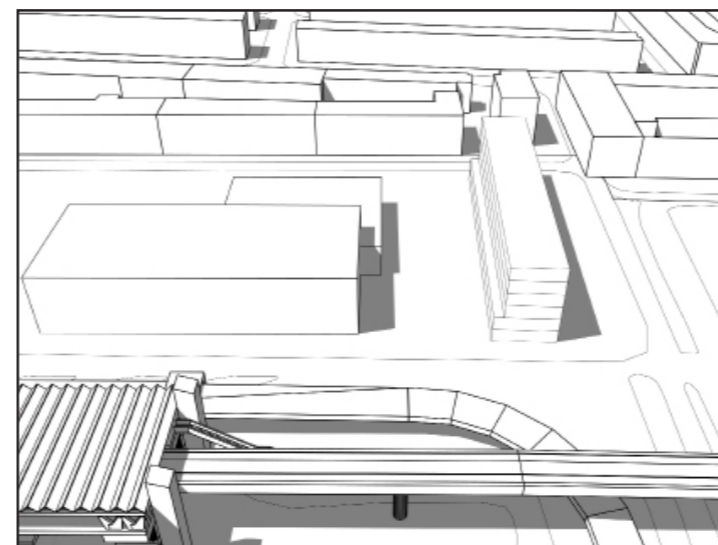
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
bestaande situatie - 21 juni



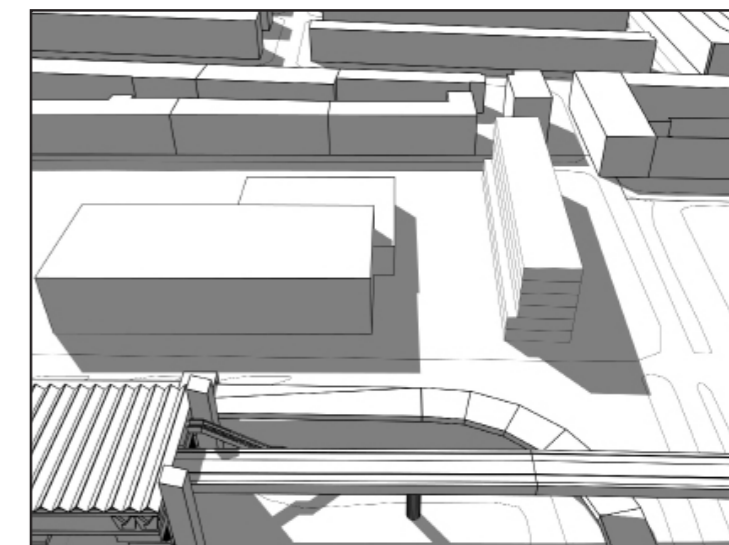
21 juni, 10:00u



21 juni, 12:00u

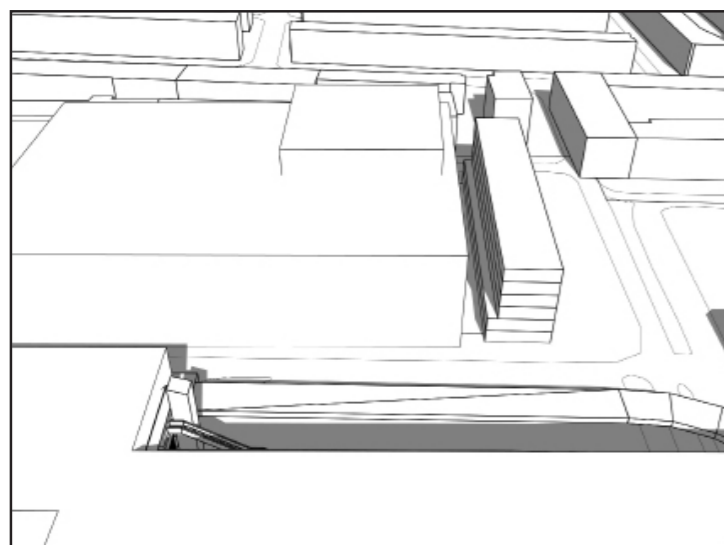


21 juni, 14:00u

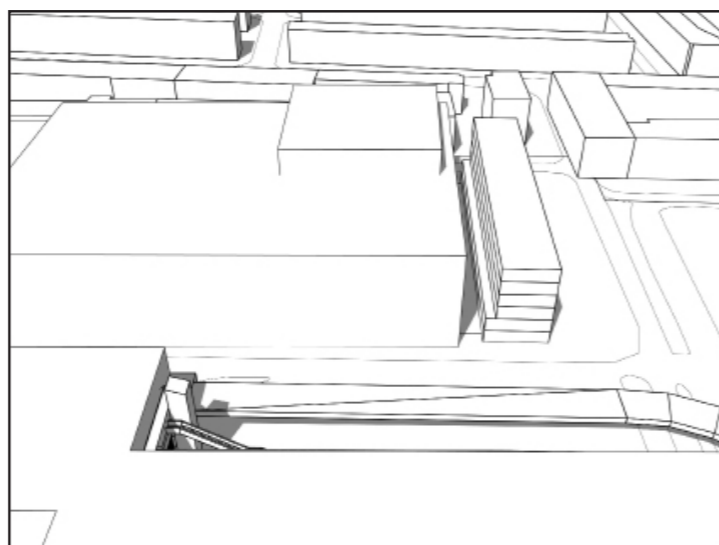


21 juni, 17:00u

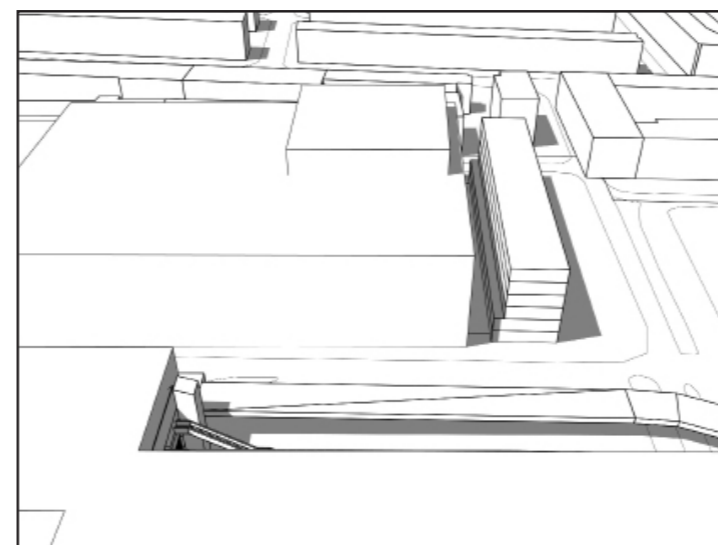
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
maximale situatie (obv ontwerp bp) - 21 juni



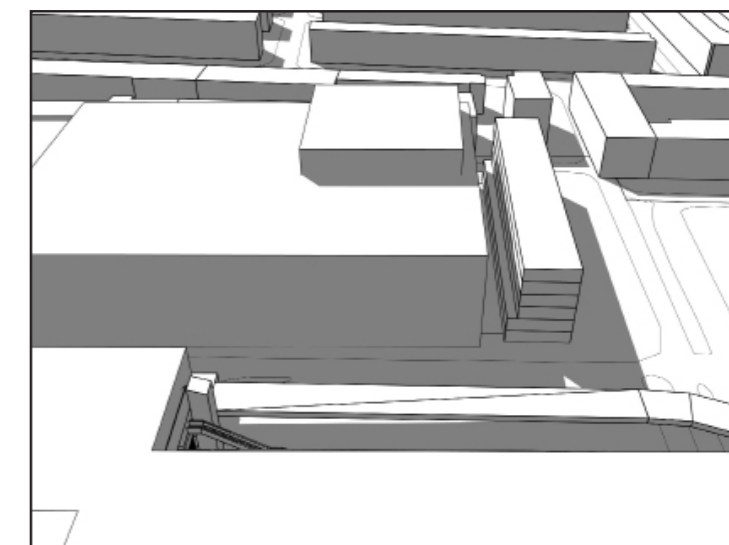
21 juni, 10:00u



21 juni, 12:00u

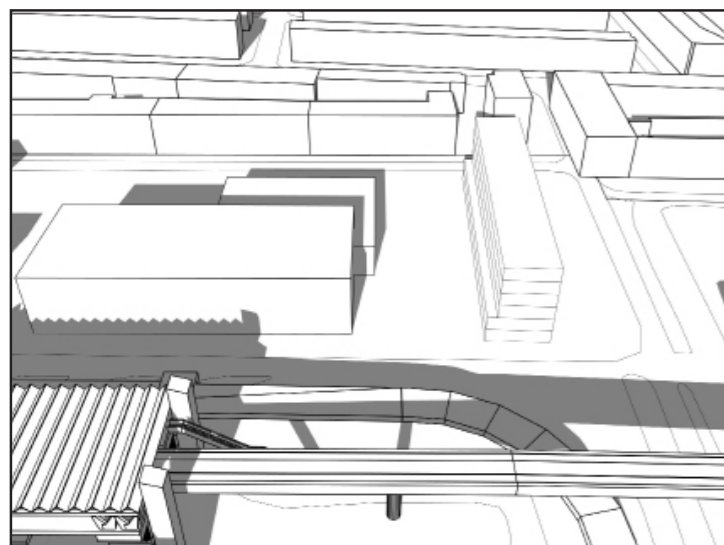


21 juni, 14:00u

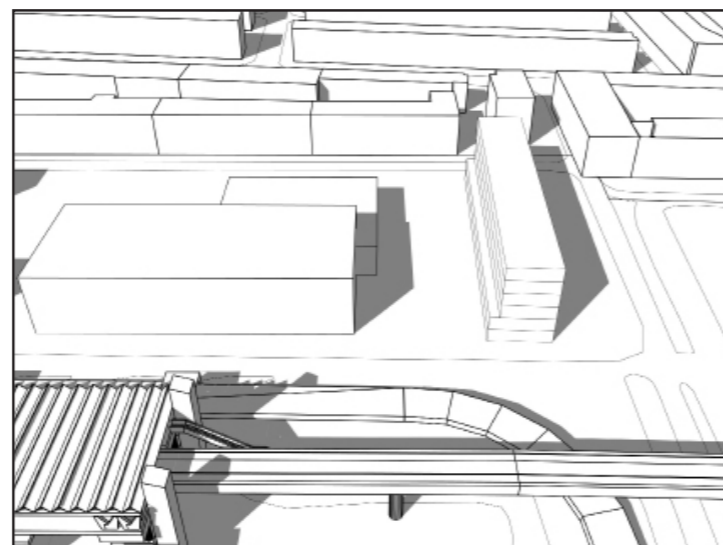


21 juni, 17:00u

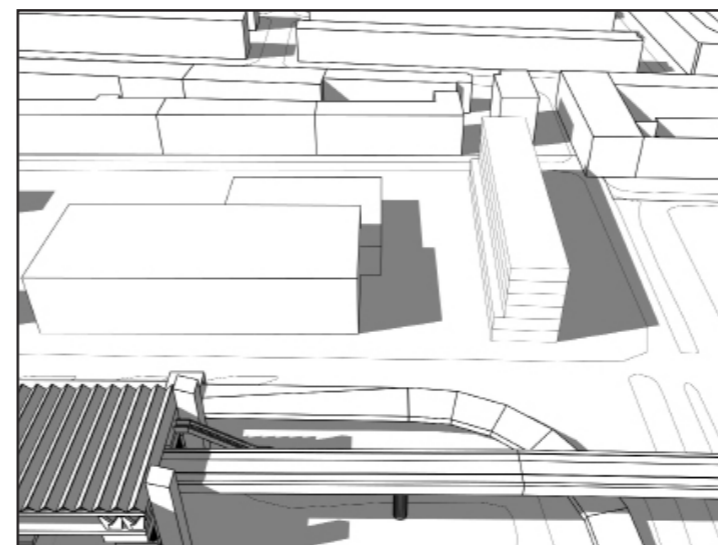
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
bestaande situatie - 21 september



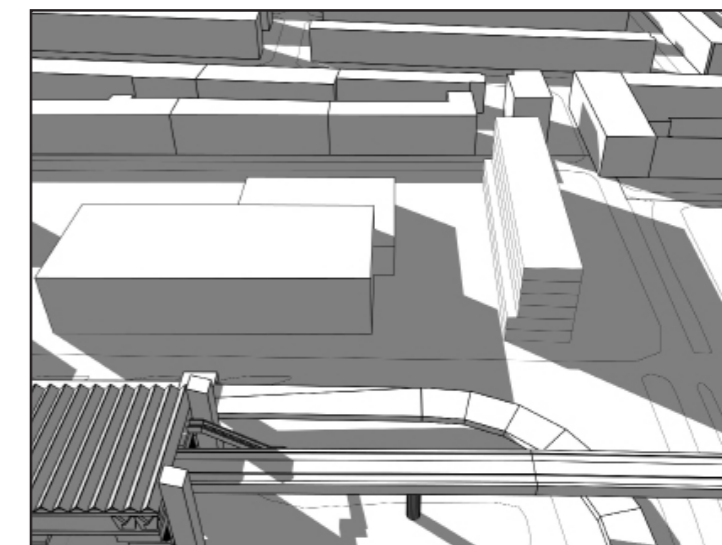
21 september, 10:00u



21 september, 12:00u

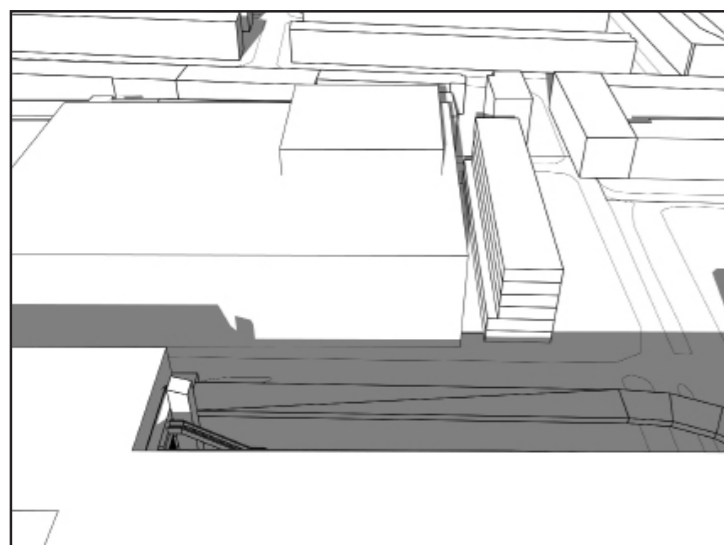


21 september, 14:00u

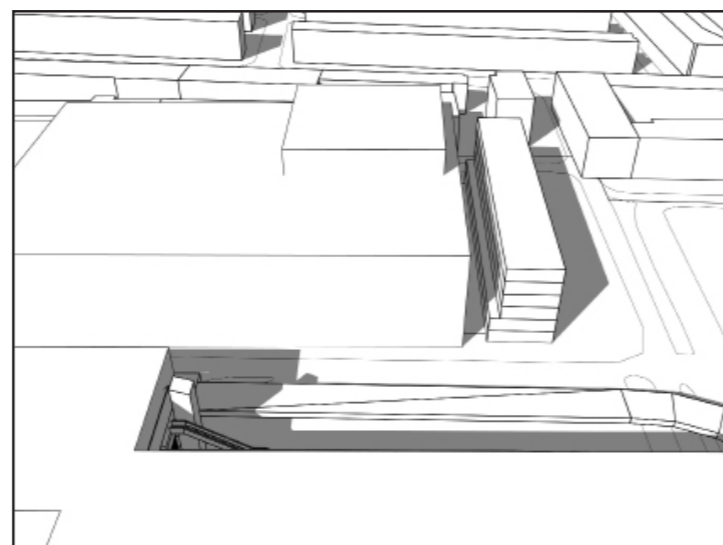


21 september, 17:00u

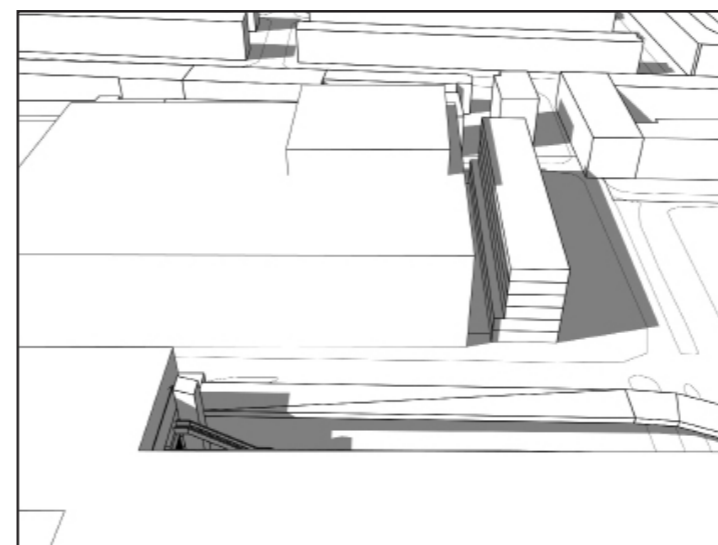
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
maximale situatie (obv ontwerp bp) - 21 september



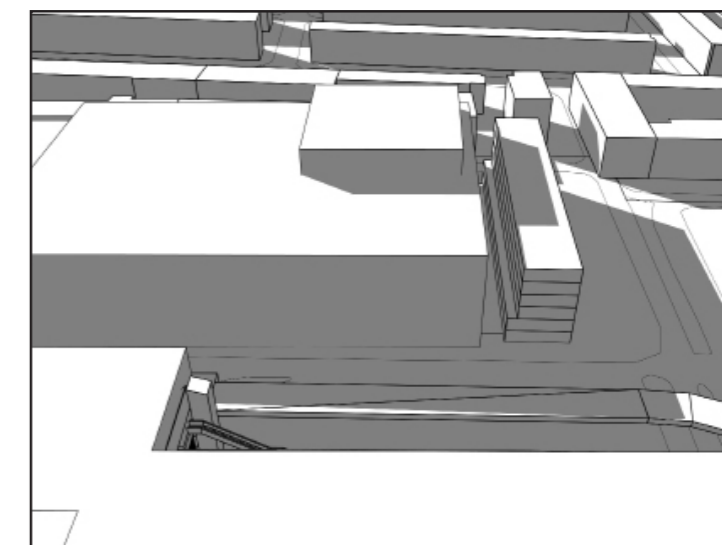
21 september, 10:00u



21 september, 12:00u

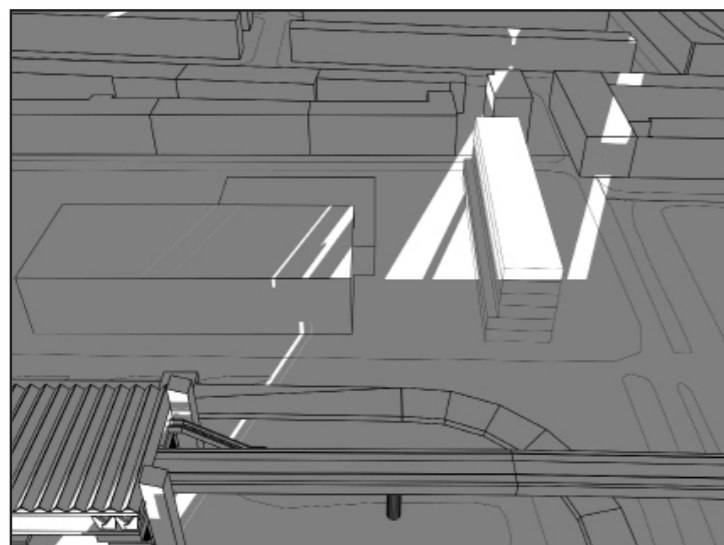


21 september, 14:00u

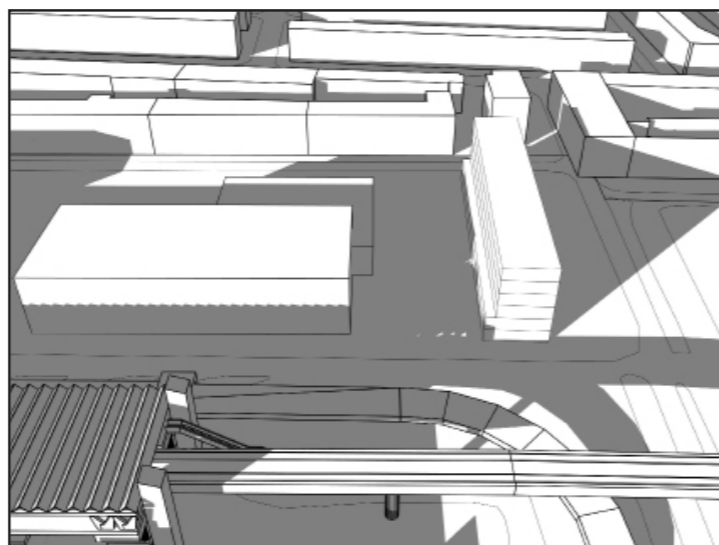


21 september, 17:00u

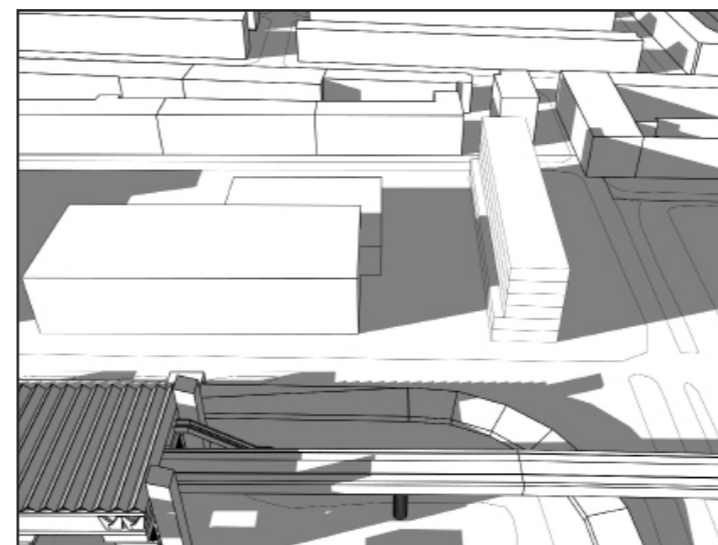
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
bestaande situatie - 21 december



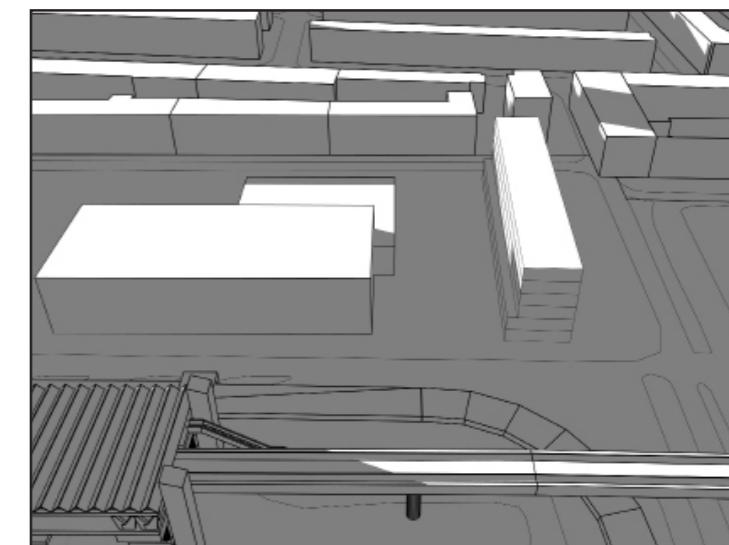
21 december, 10:00u



21 december, 12:00u

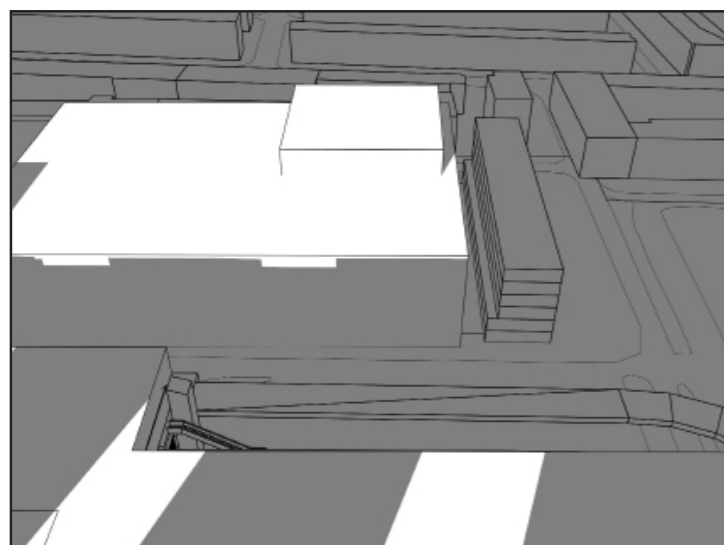


21 december, 14:00u

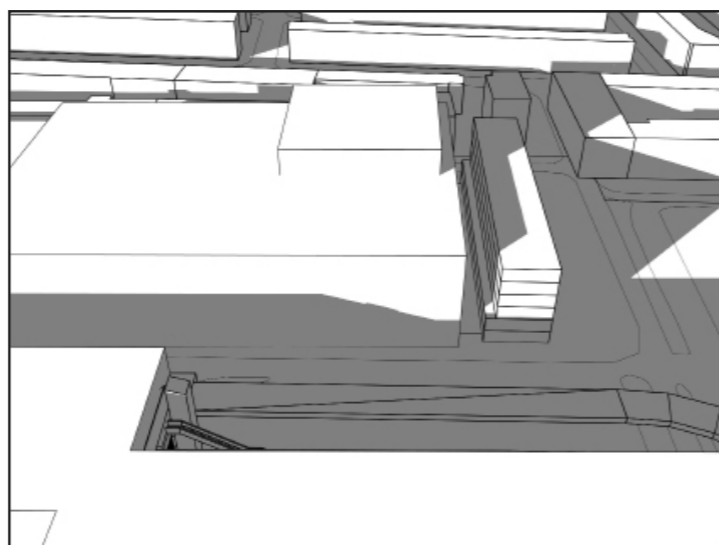


21 december, 17:00u

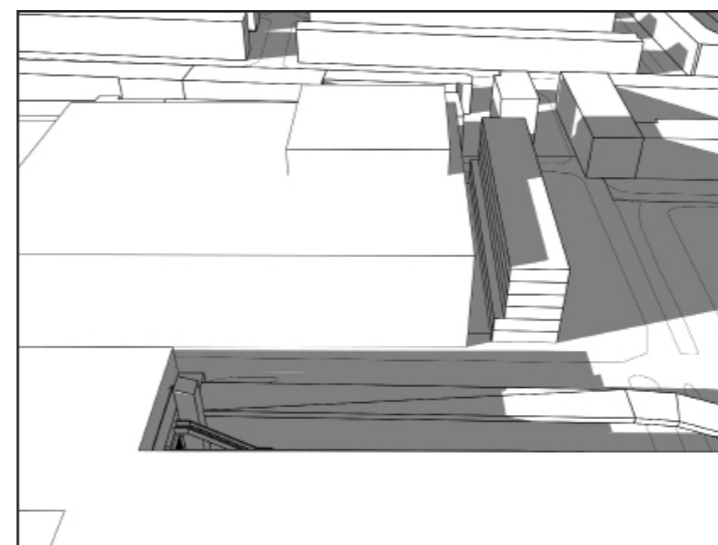
Bezonningsstudie  
**flat Zuidplein / Gooilandsingel**  
maximale situatie (obv ontwerp bp) - 21 december



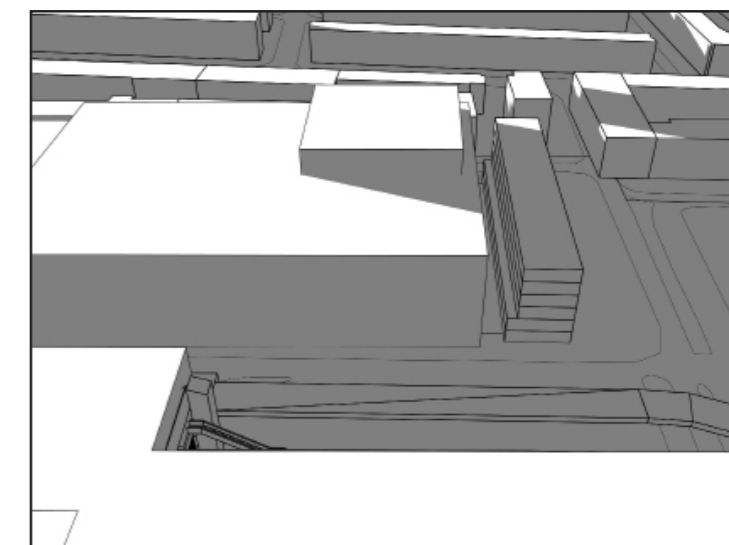
21 december, 10:00u



21 december, 12:00u



21 december, 14:00u



21 december, 17:00u



Bezonningsstudie  
**Van Swietenlaan**





Bezonningsstudie  
**Van Swietenlaan**  
bestaande situatie - 21 maart

In het kader van deze bezonningsstudie zijn ook de bestaande en toekomstige situaties ter plaatse van de bestaande woningen aan de Van Swietenlaan onderzocht. Gebleken is dat het met de beschikbare middelen lastig is om deze situaties in beeld te brengen. Geconcludeerd kan worden dat er als gevolg van de voorgenomen nieuwbouw slechts een beperkt effect op de bezonningssituatie zal zijn. Dit effect is acceptabel in een hoogstedelijke omgeving als Rotterdam-Zuid.

