

THES-locatie Stedenbouwkundig Schetsplan Breda



Inhoud

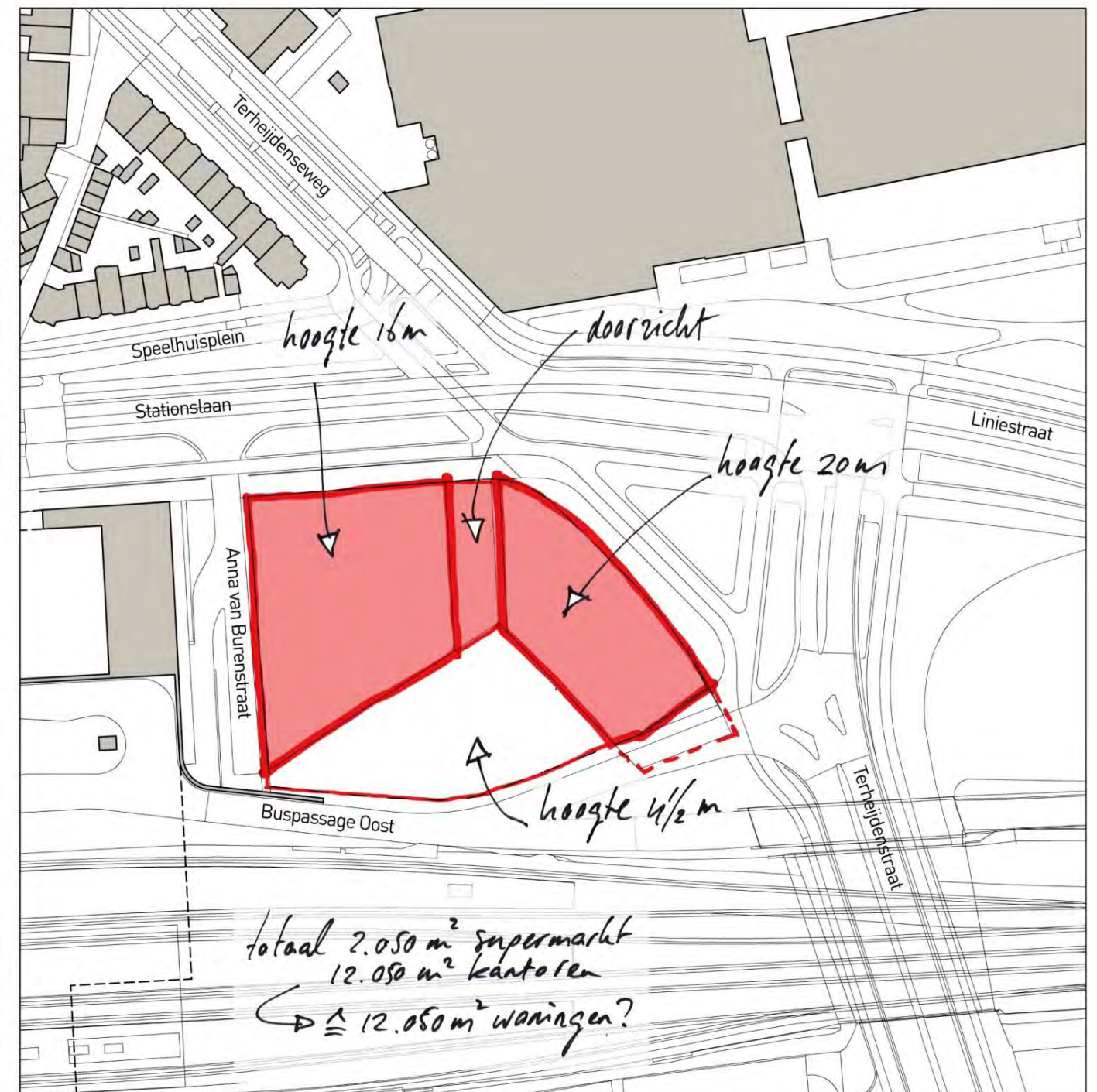
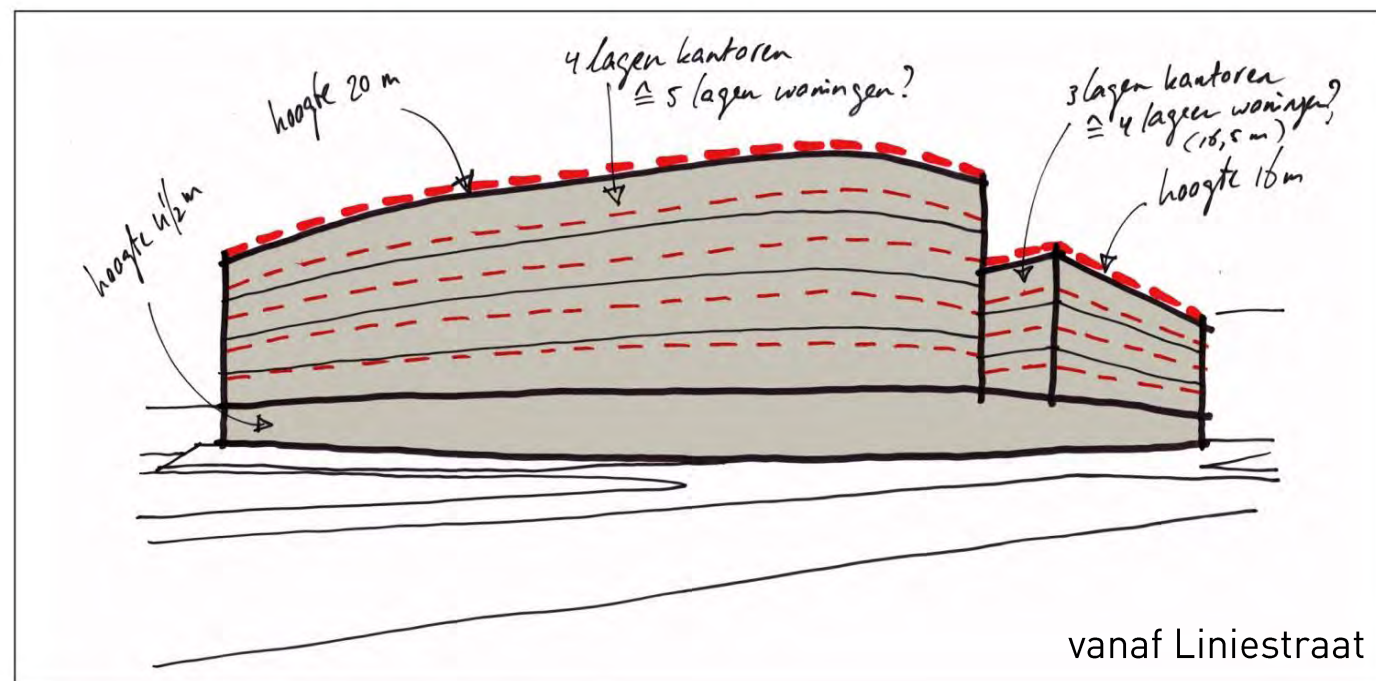
1. Stedenbouwkundige concept
2. Concept en materialisering
3. Voorlopig Ontwerp Gebouw

Stedenbouwkundig concept



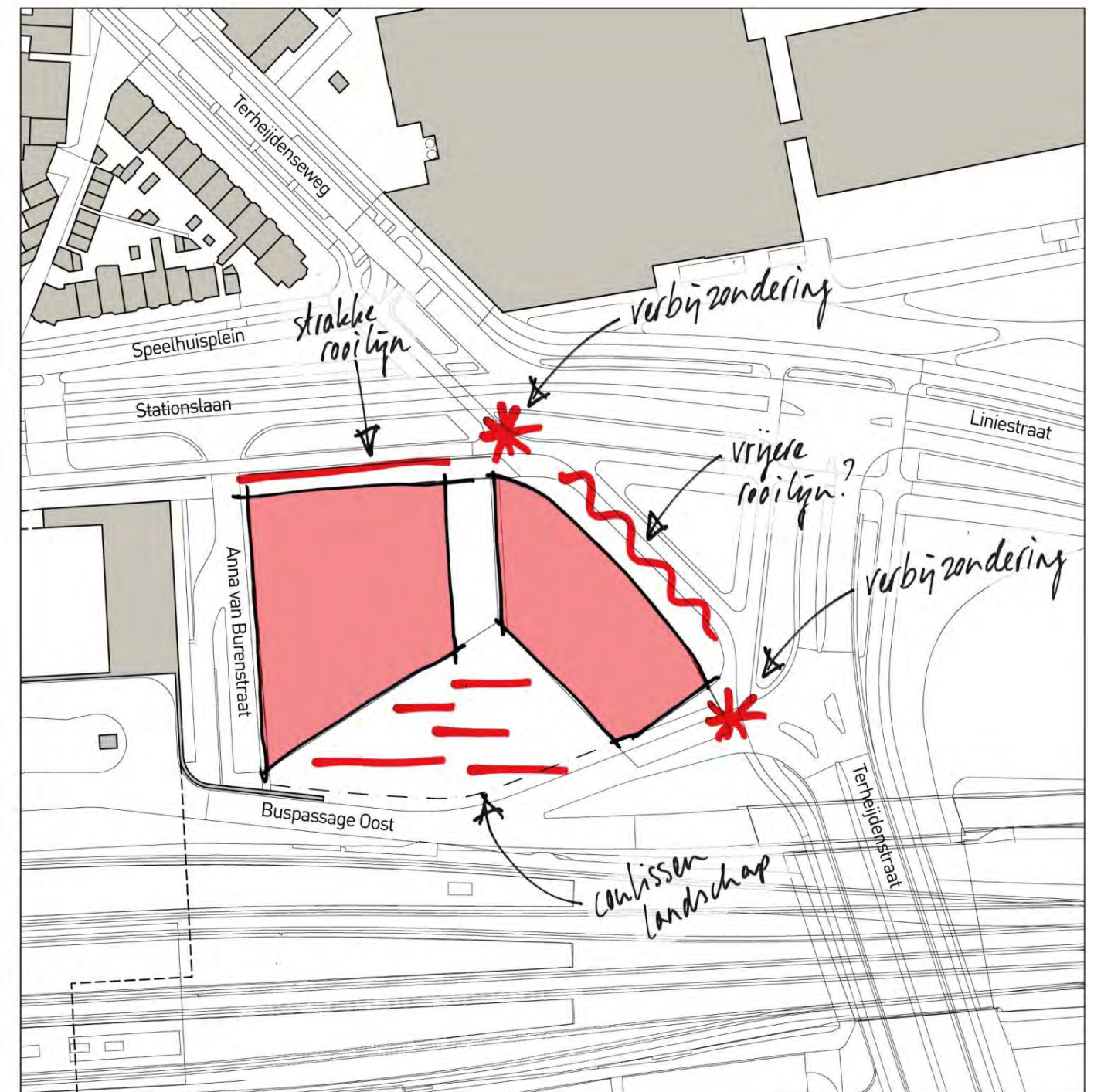
Bestemmingsplan in relatie tot wonen

- worden 3 resp. 4 lagen kantoren 4 resp. 5 lagen wonen?
- gebruiksfunctie plint Terheijdenstraat?
- wordt 12.050m² bvo kantoren ook 12.050m² bvo woningen (incl./excl. buitenruimten)?



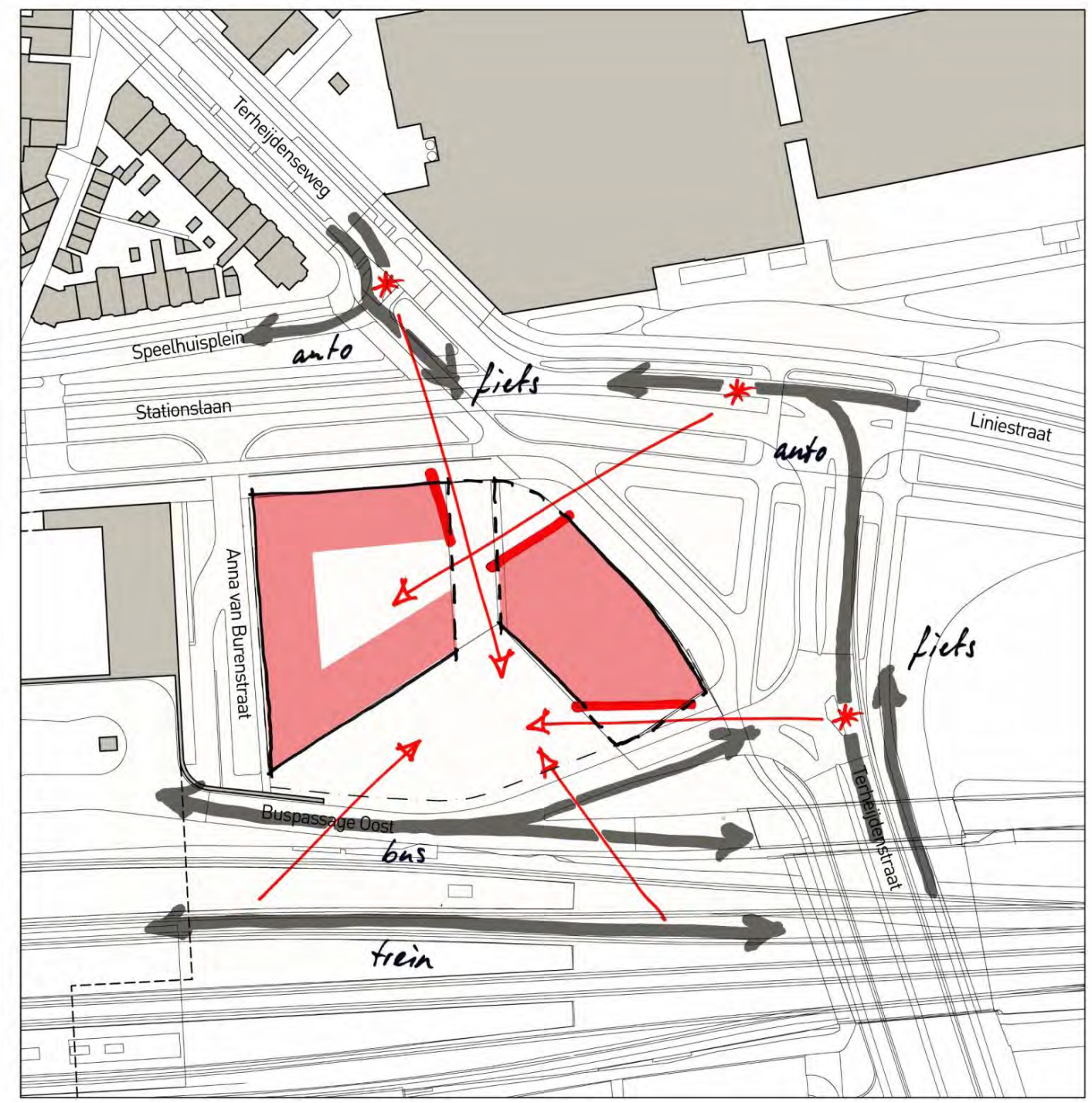
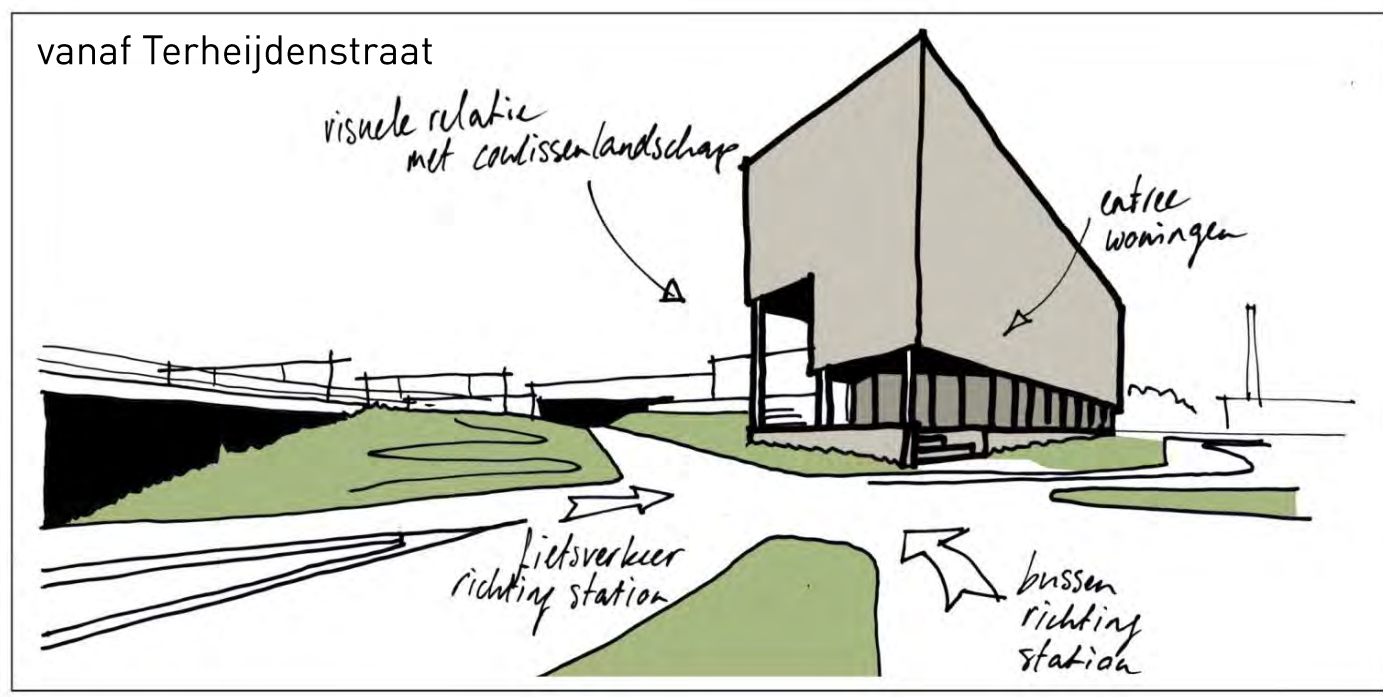
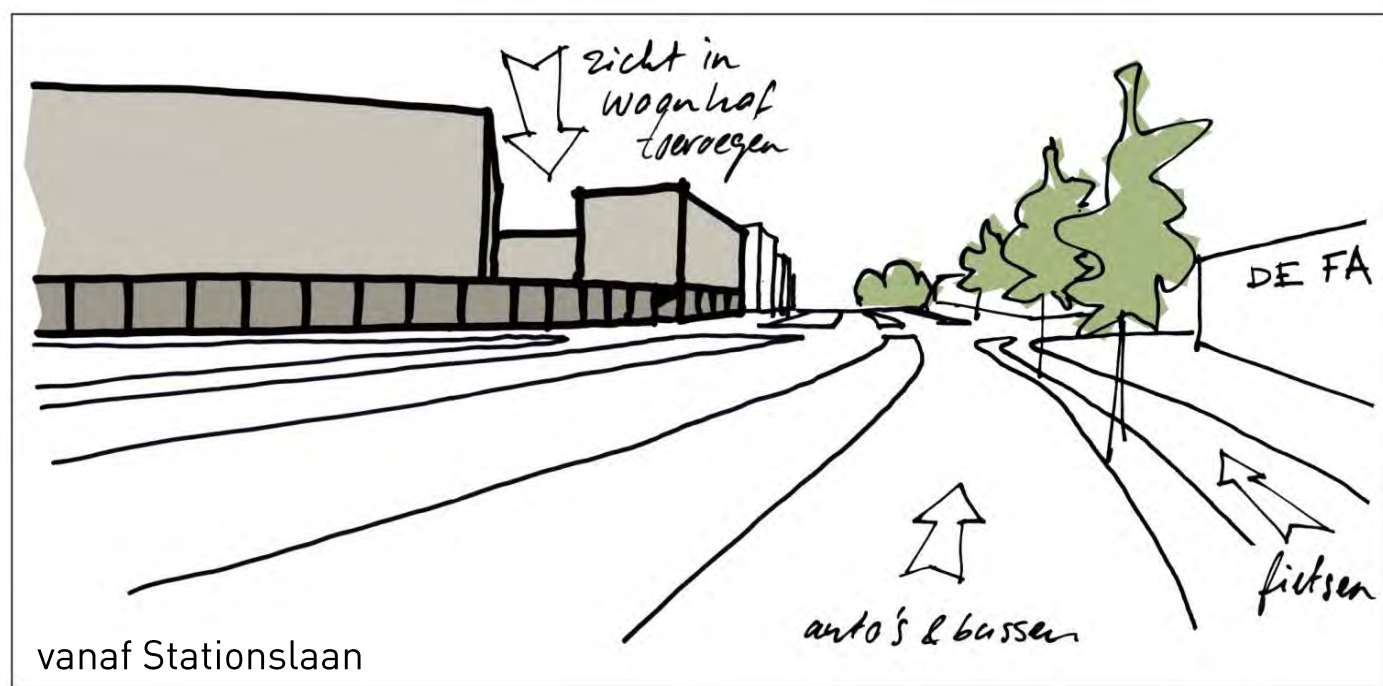
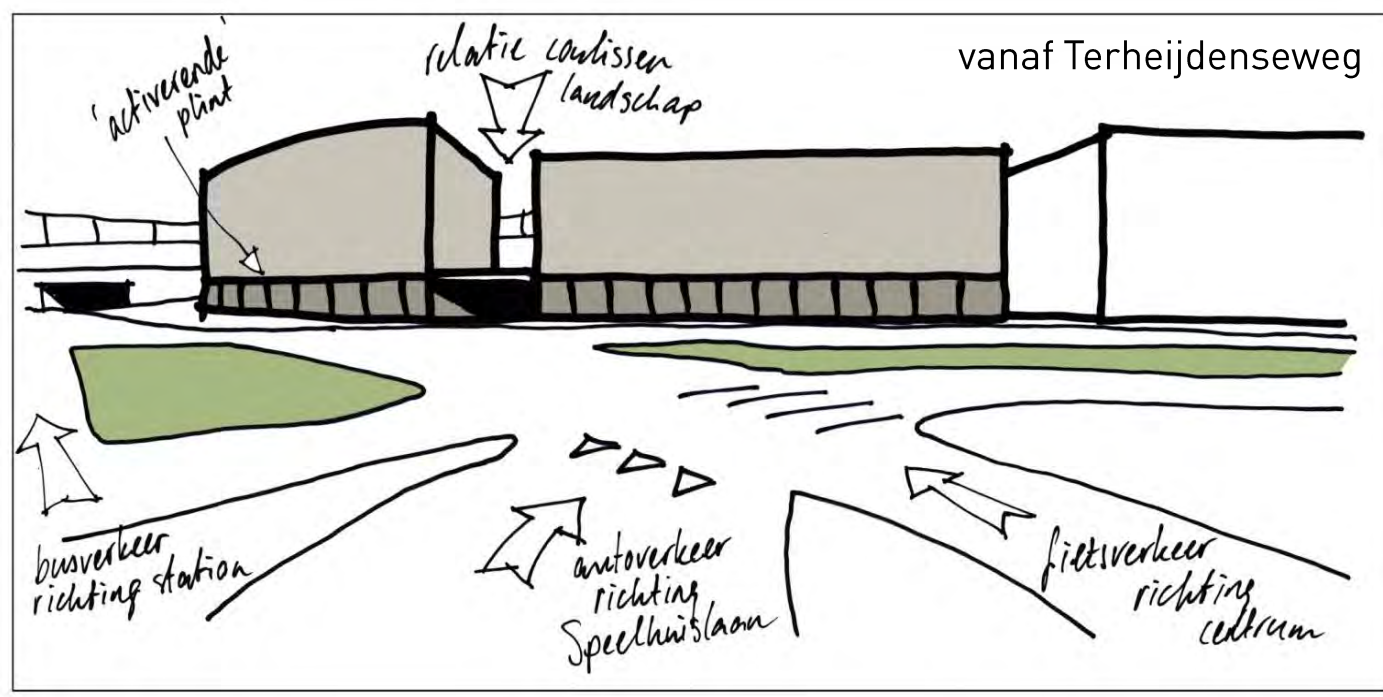
Stedenbouw – architectonische massa

- randvoorwaarden beeldkwaliteit:
 - coulissenlandschap
 - verbijzonderingen
 - strikte rooilijn Stationslaan
 - eventueel vrijere rooilijn Terheijdenstraat
- architectonisch onderscheid tussen de 2 volumes?



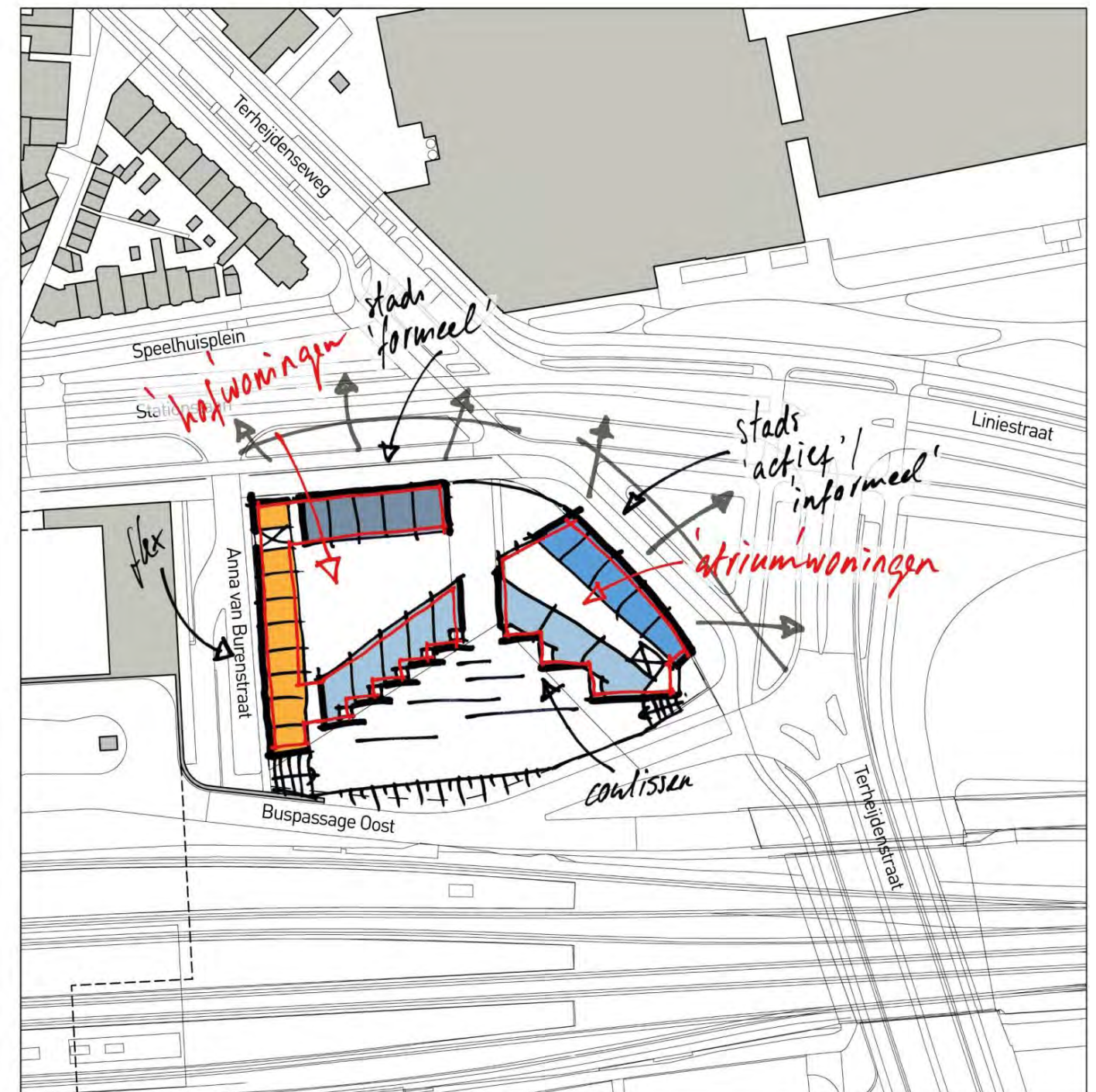
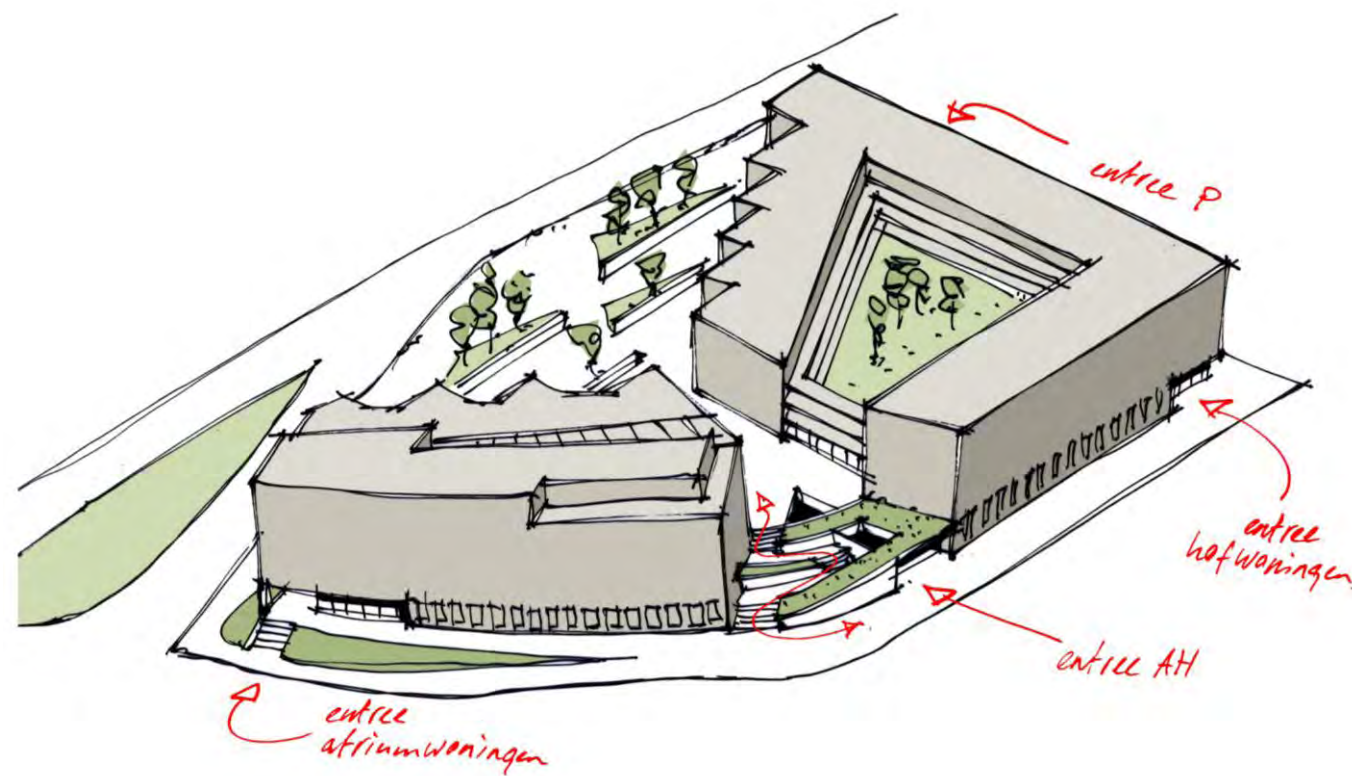
zichtlijnen

bouwmassa i.r.t. verkeersbewegingen



Concept – woningtypologieën

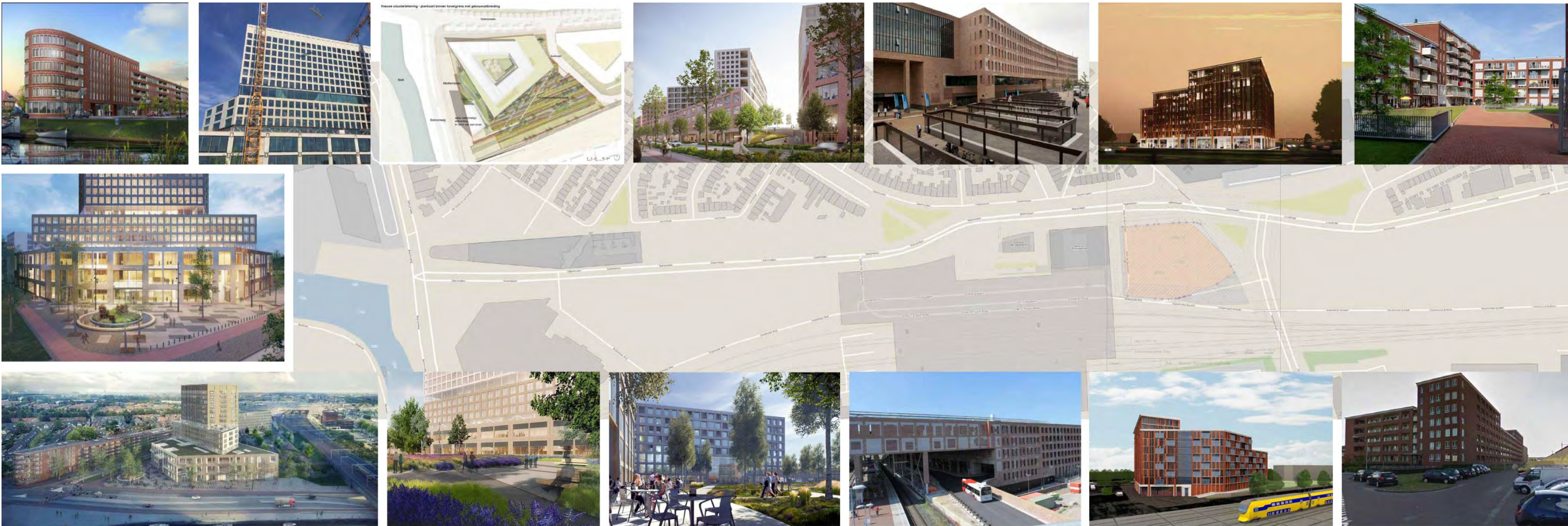
- 'hofwoningen' en 'atriumwoningen'
- formeel aan de Stationslaan
- informeel/actief aan de Terheijdenstraat
- coulissewoningen aan de spoorzijde met dove gevel
- kleine flexunits aan de meer gesloten westzijde
- flexwoningen 40 à 45 m² GO
- overige woningen gemiddeld 80 m² GO



Concept en materialisering

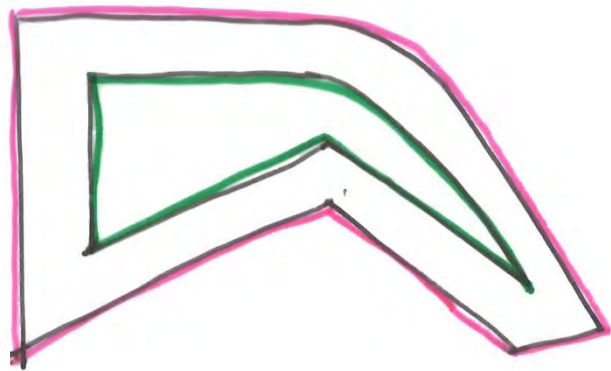


Beeldkwaliteit omgeving stationsgebied

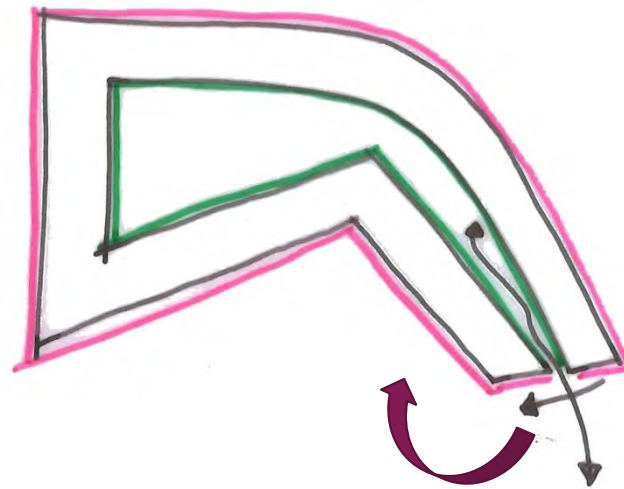


Concept opbouw massa en gevels

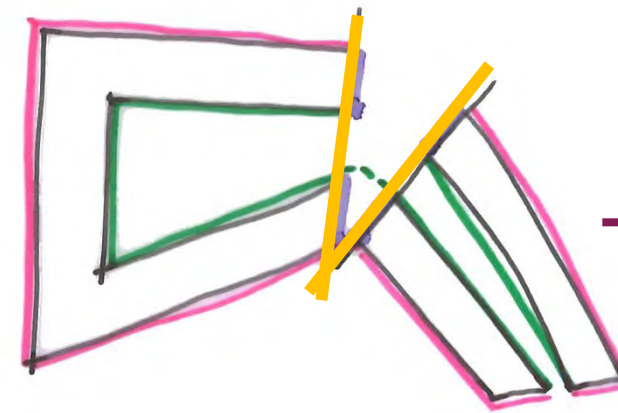
A. Bouwblok: buiten en binnen-wereld



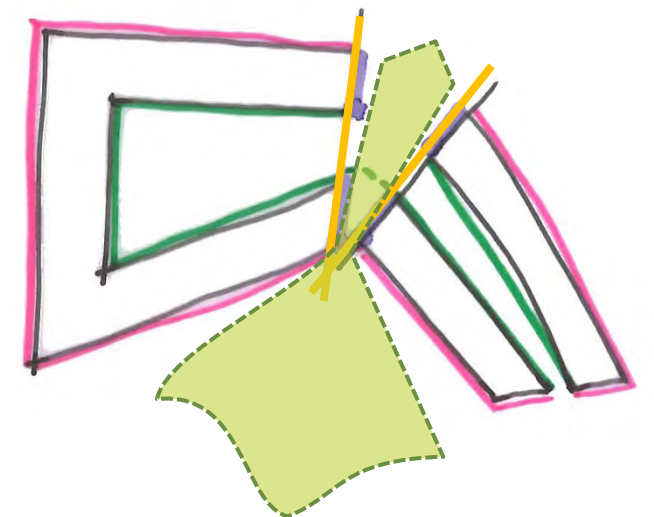
B. Punt opendraaien tbv licht en lucht



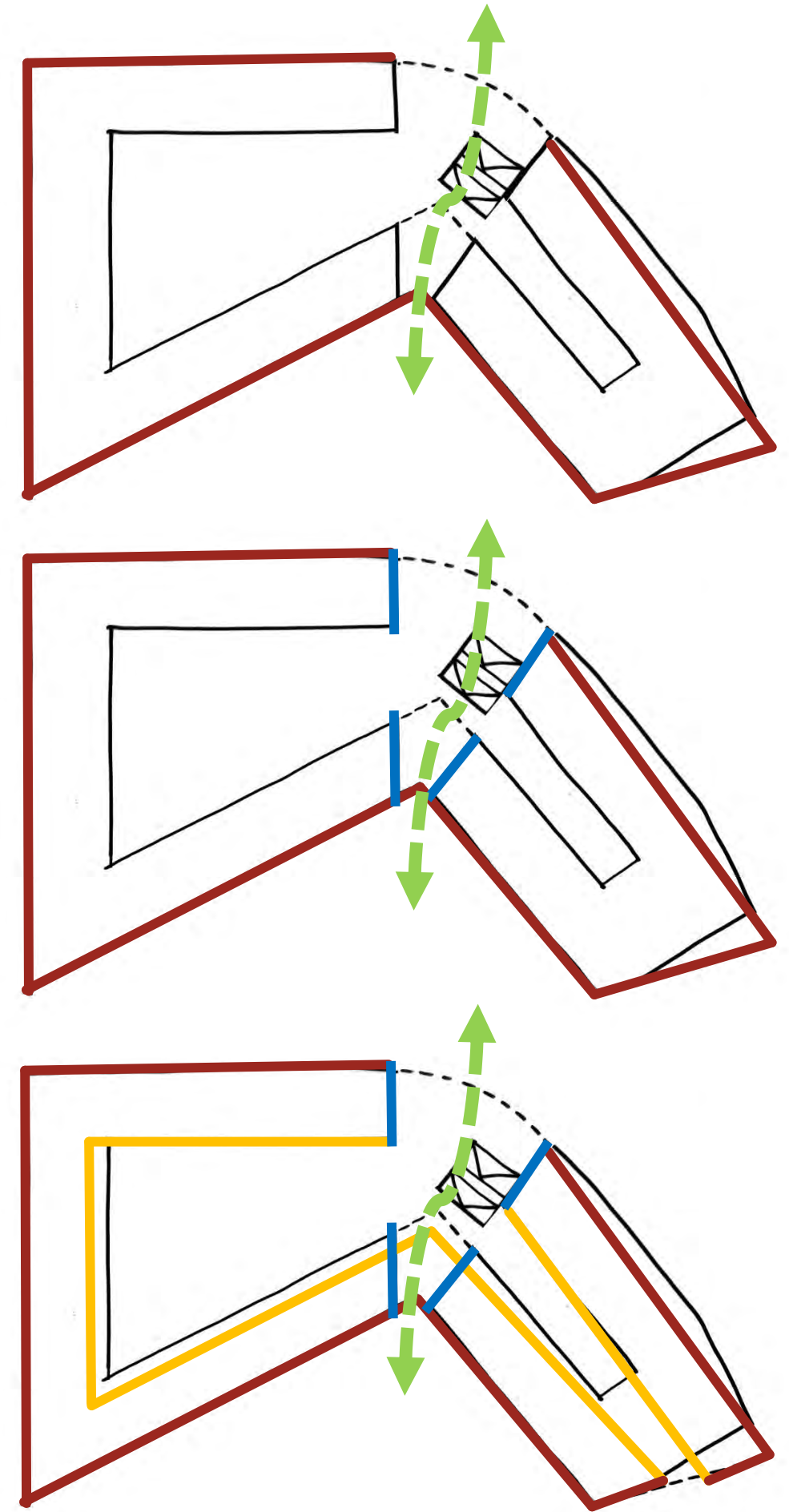
C. Opensnijden op snijpunt zichtlijnen



D. Subtiële aankondiging van het coulissenlandschap aan de Stationslaan.



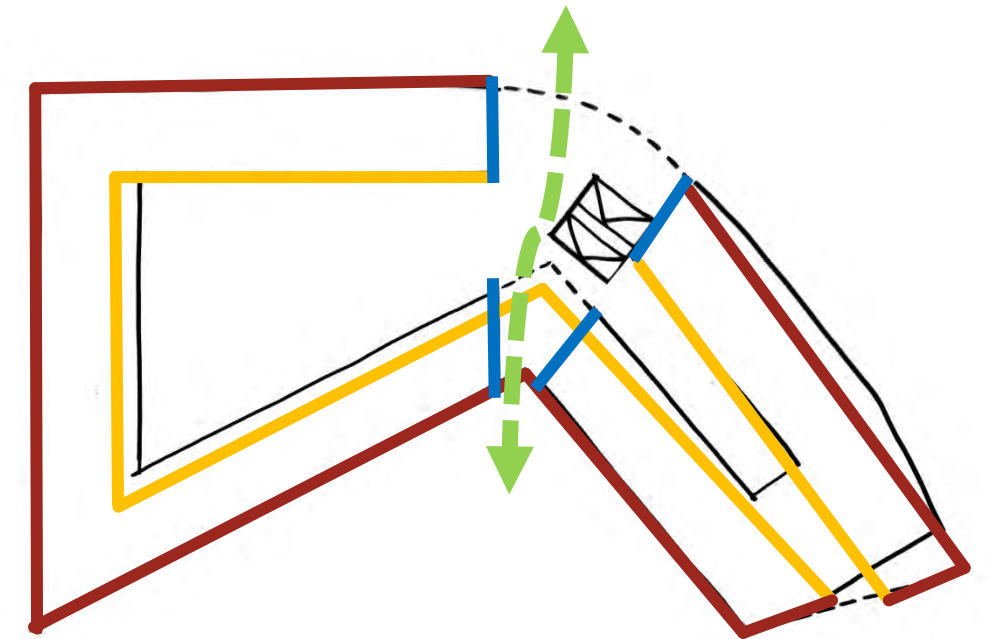
Concept opbouw massa en gevels – materialisering



Concept opbouw massa en gevels – nadere toelichting snede

Snede:

- Bijzondere plek/uitstraling
- Naadloos – ‘snede’
- Hard materiaal om te kunnen ‘snijden’
- Perspectivische en vlakwerking van materiaal
- Warme en groene uitstraling
- Zorgvuldige detaillering
- Onderhouds-arm
- Duurzaam



GeoStylistix, kleur Unique Beige

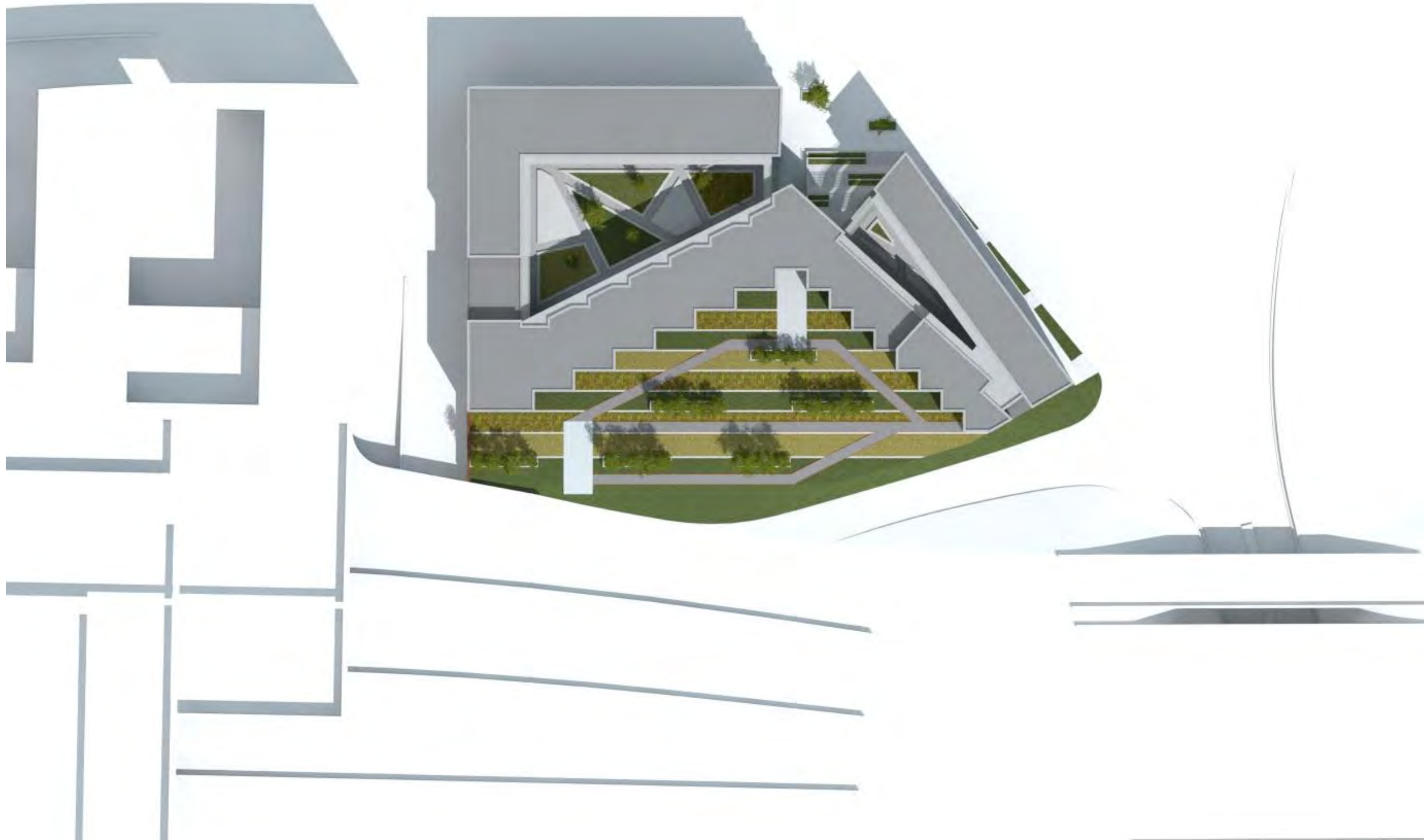


Mogelijkheid reliëf

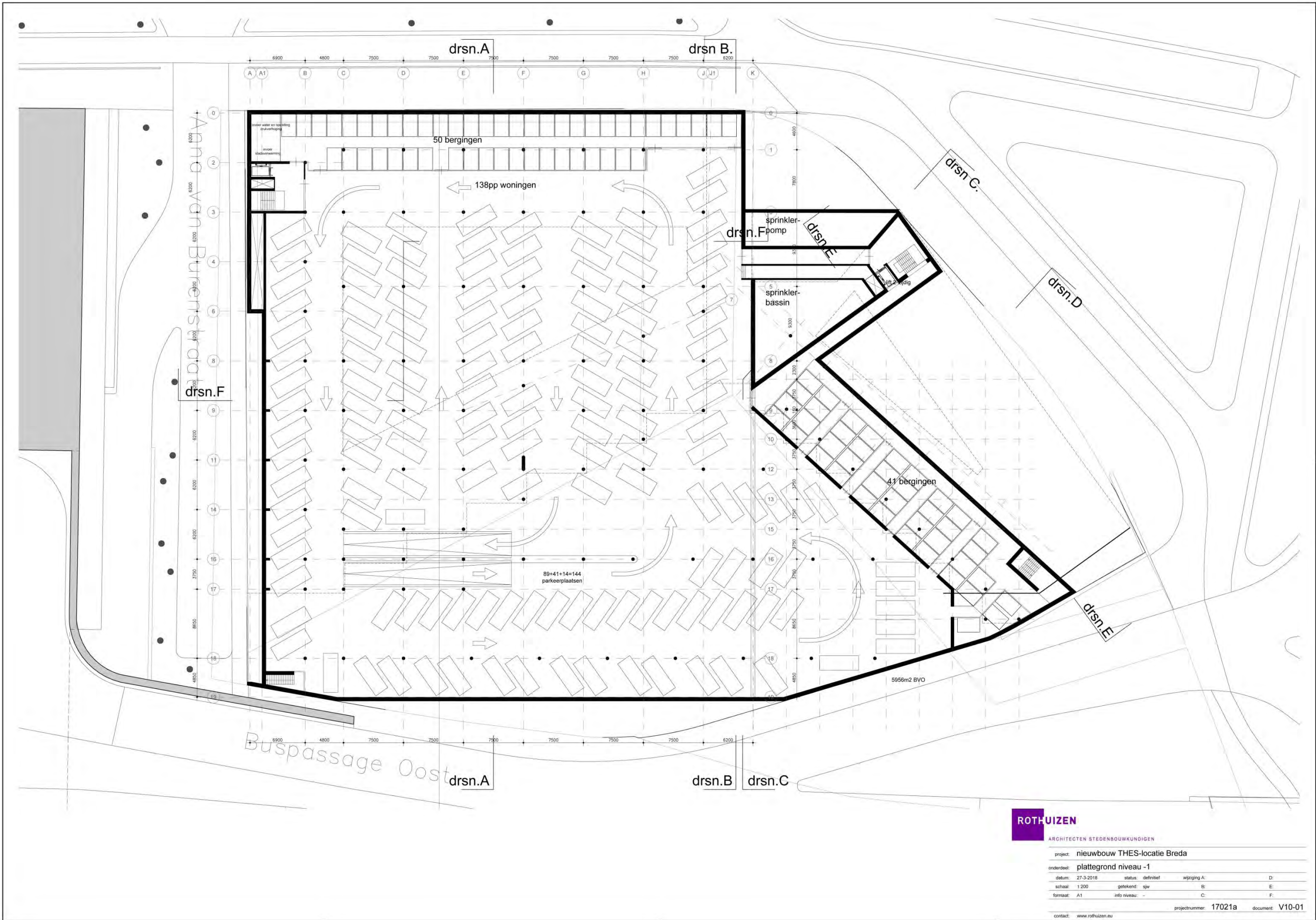
Voorlopig Ontwerp



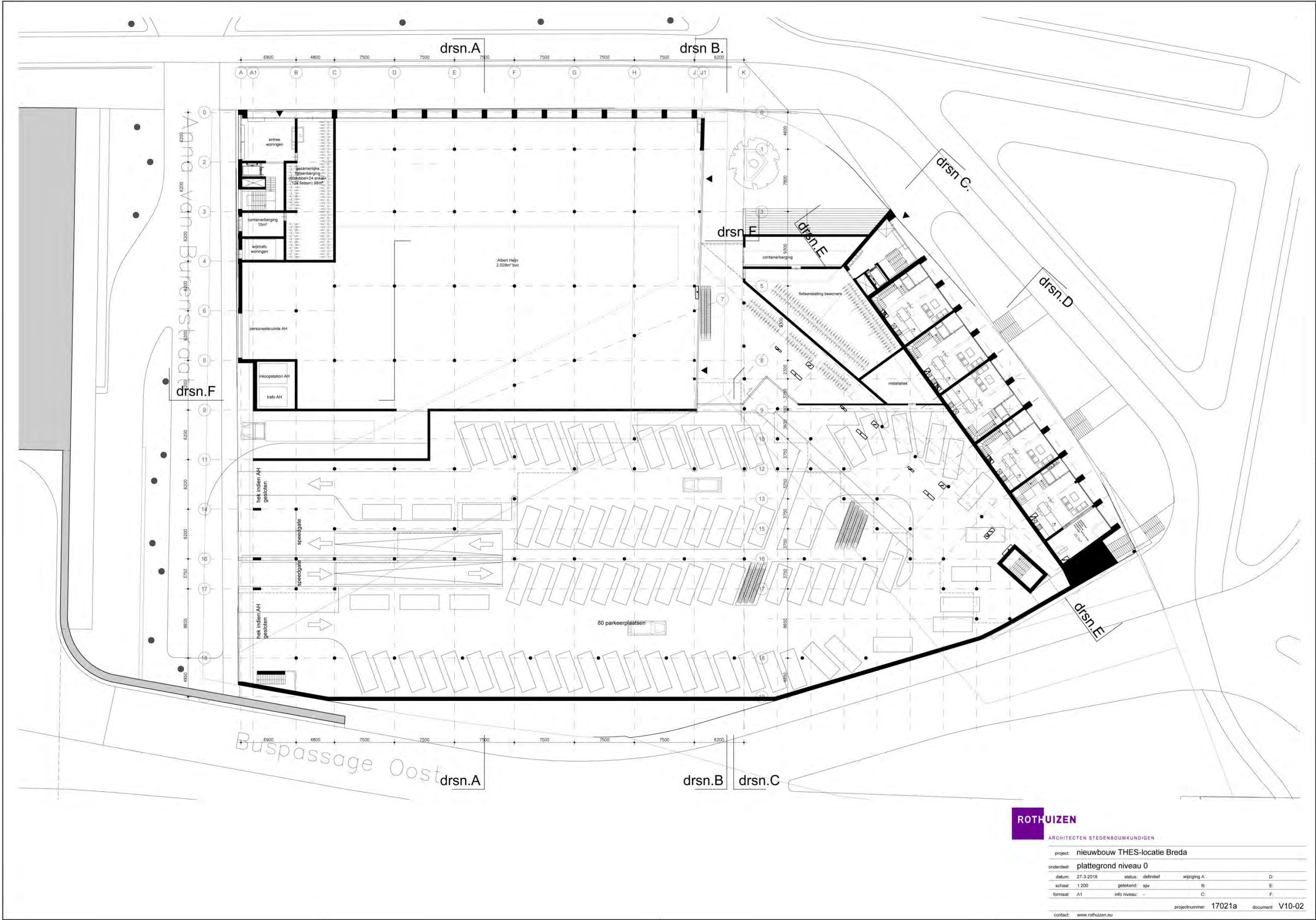
Situatie



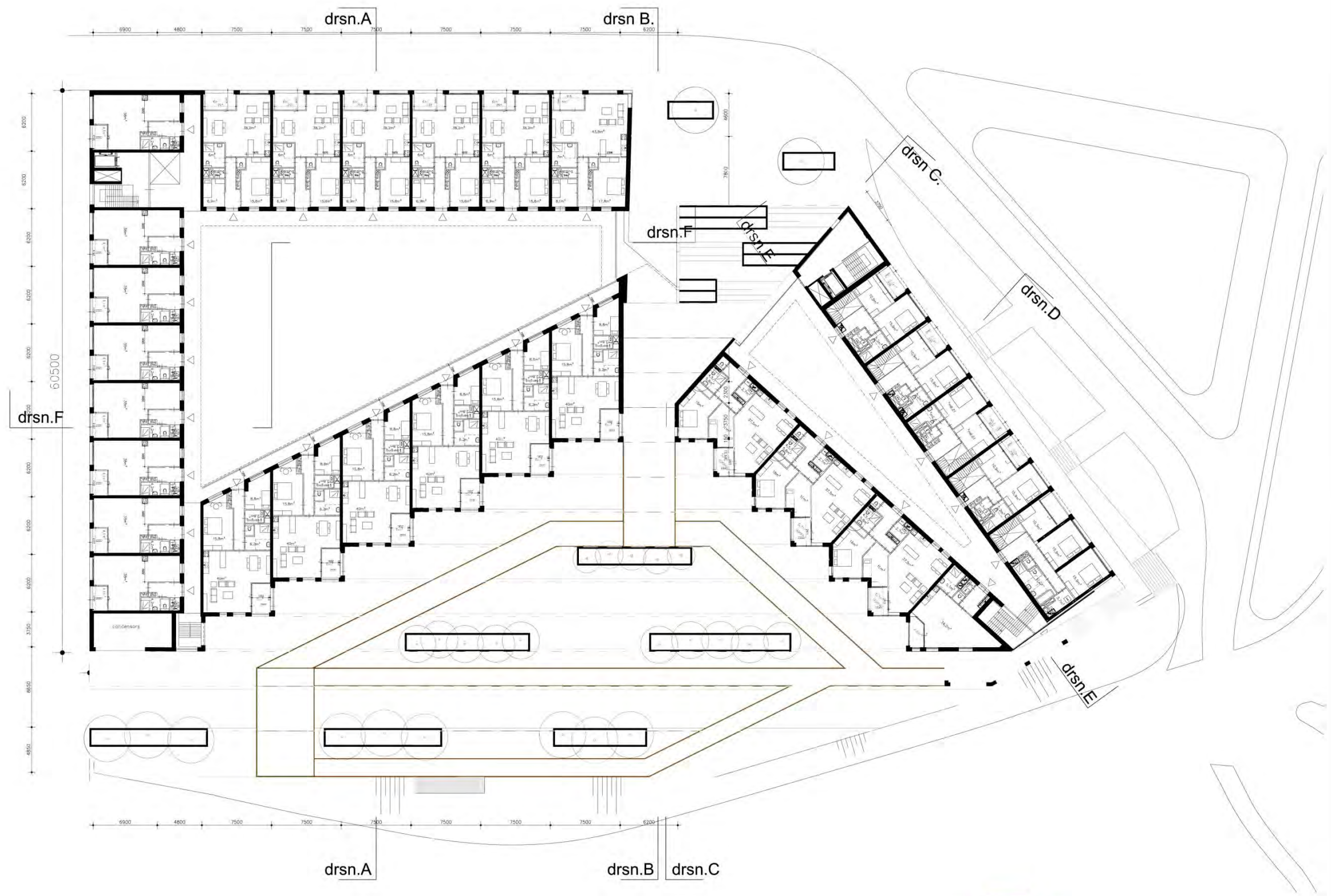
plattegronden



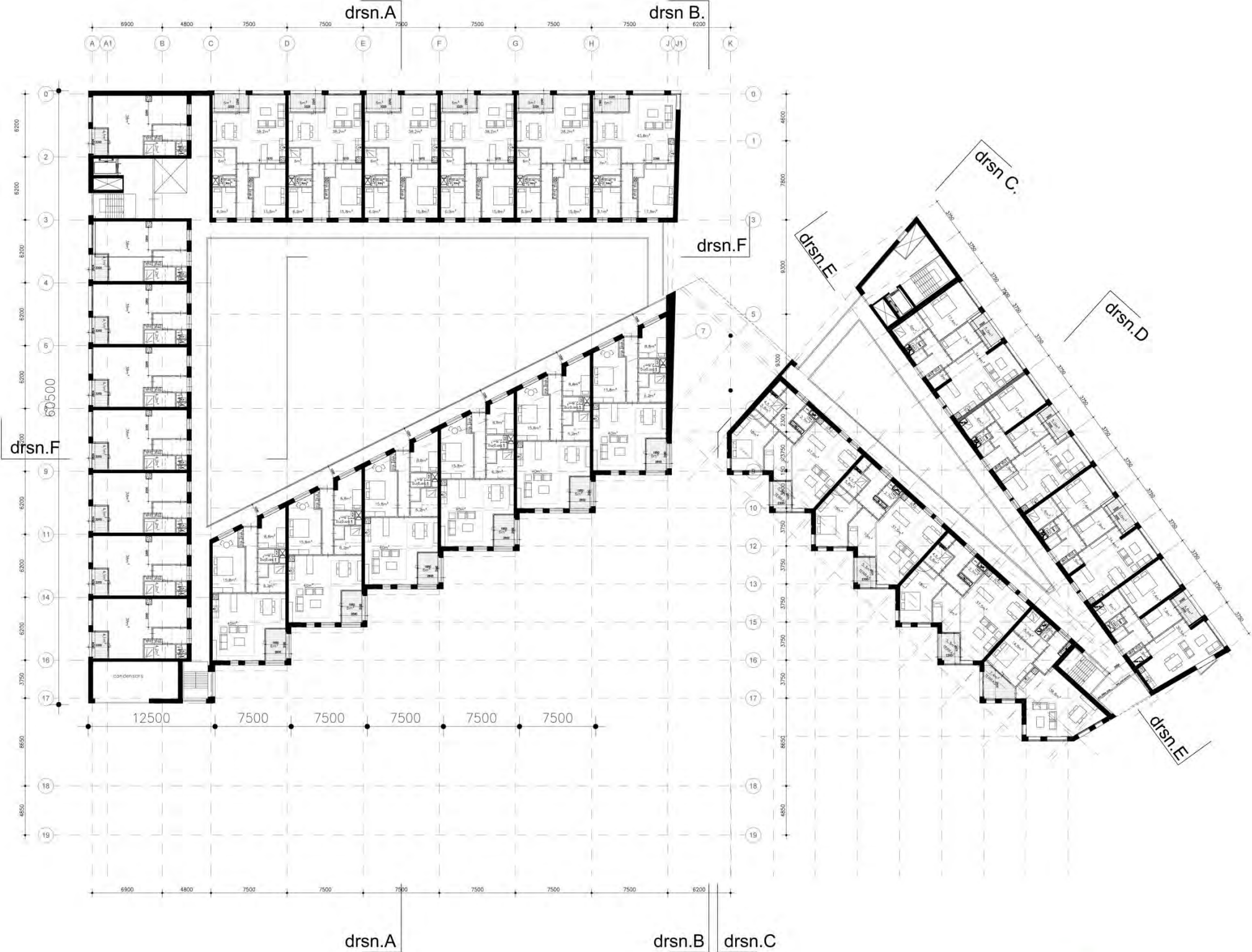
plattegronden



plattegronden



plattegronden



ROTHUIZEN

ARCHITECTEN STEDENBOUWKUNDIGEN

project: nieuwbouw THES-locatie Breda

onderdeel: **plattegrond niveau 2**

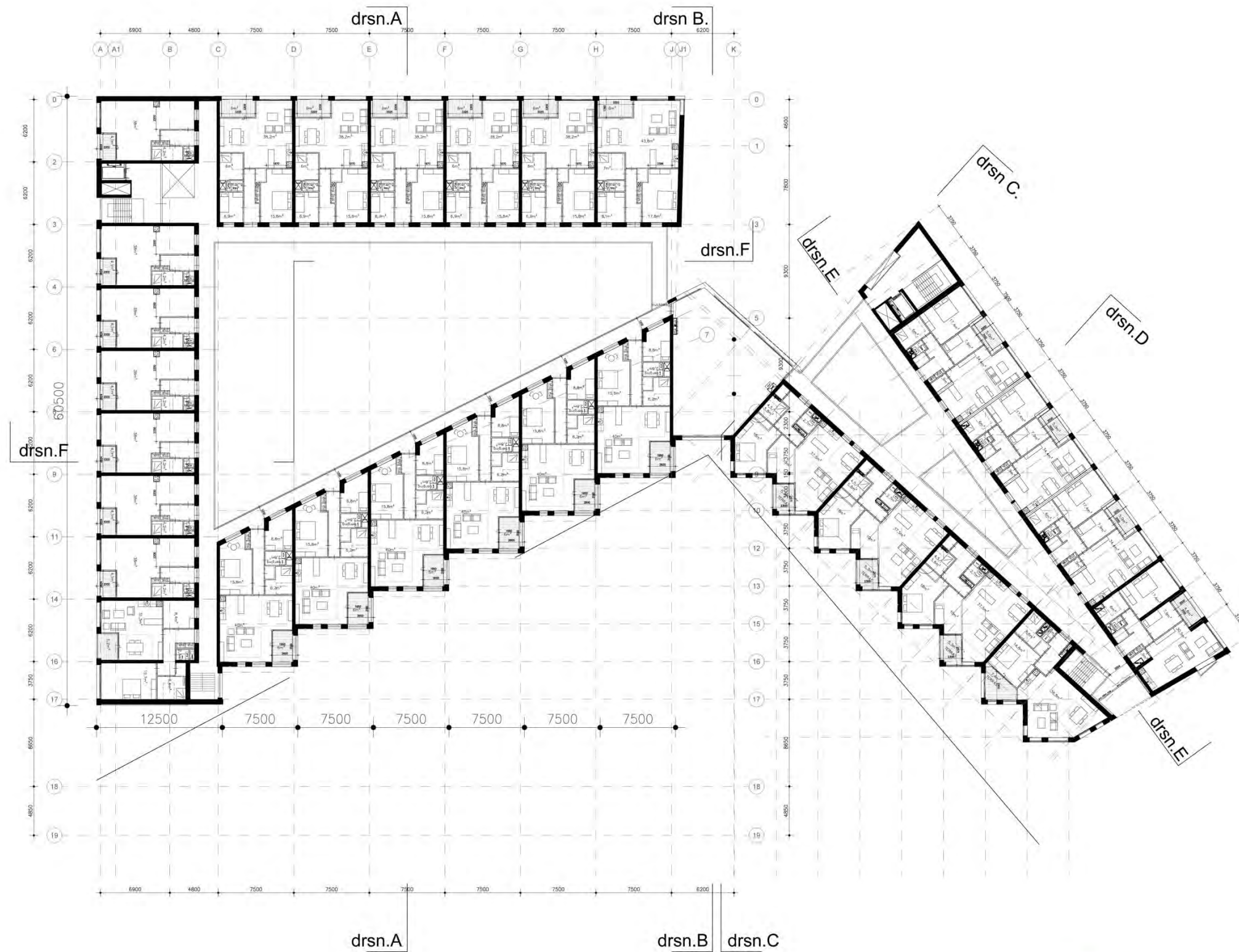
datum:	27-3-2018	status:	definitief
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schaal: 1:200
 getekend: sjw

projectnummer: 17021a document: V10-04

contact: www.rothuizen.eu

plattegronden



ARCHITECTEN STEDENBOUWKUNDIGEN

project: nieuwbouw THES-locatie Breda

onderdeel: **plattegrond niveau 3**

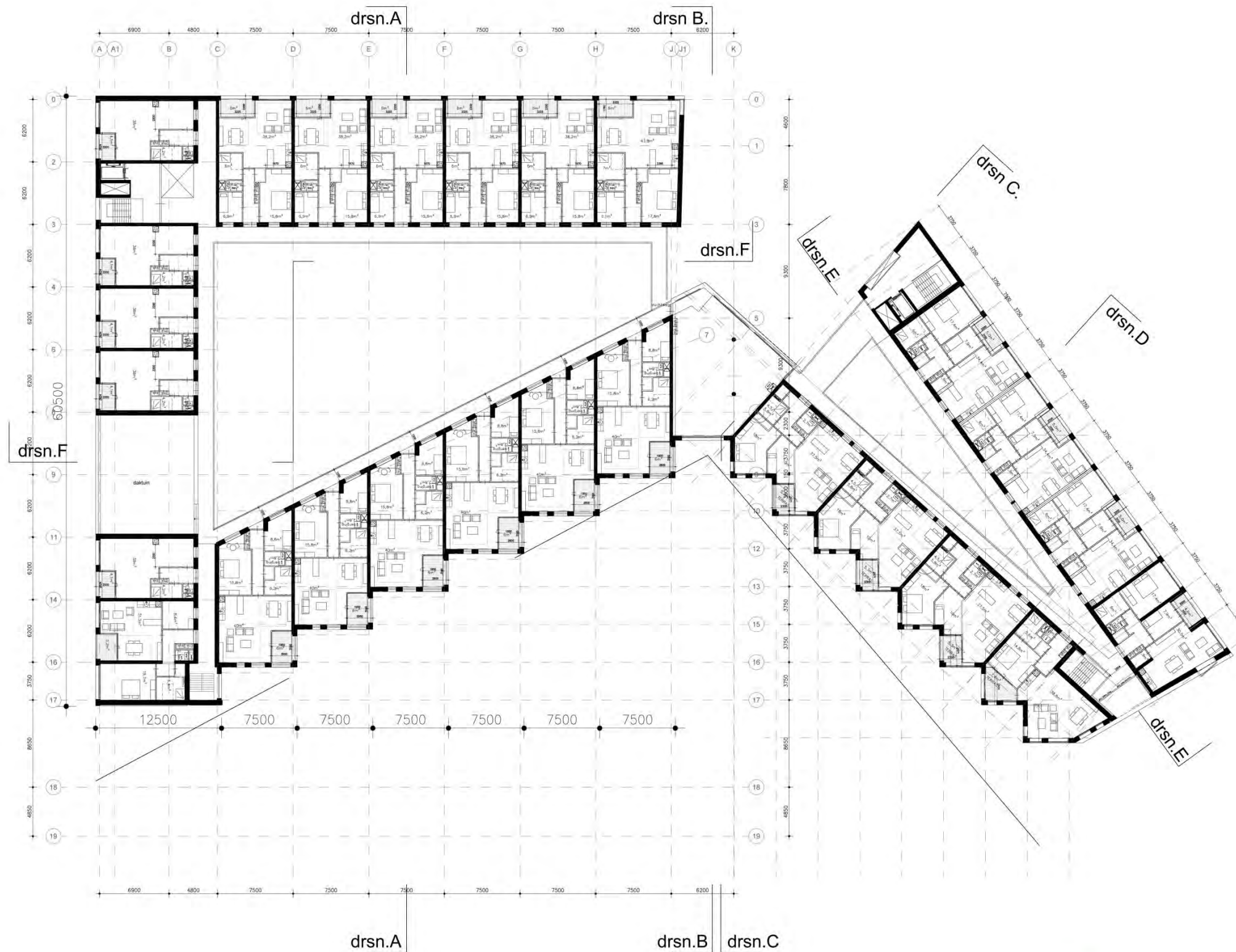
datum:	27-3-2018	status:	definitief
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schaal:	1:200	getekend:	sjw
formaat:	A1	info niveau:	-

projectnummer: 17021a document: V10-05

contact: www.rothuiszen.eu

plattegronden



ARCHITECTEN STEDENBOUWKUNDIGEN

project: nieuwbouw THES-locatie Breda

onderdeel: **plattegrond niveau 4**

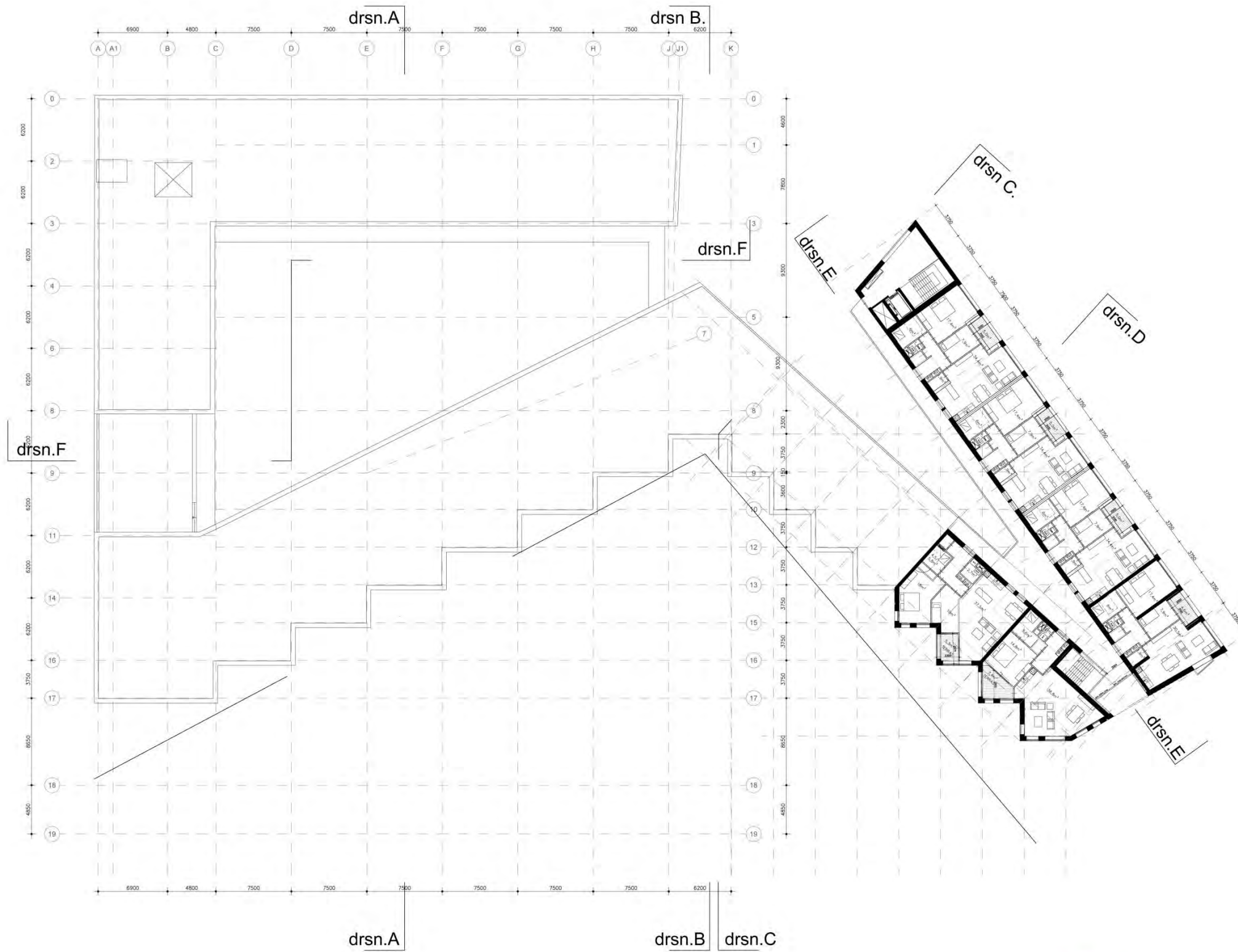
datum:	27-3-2018	status:	defin
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schaal:	1-200	getekend:	sjw
formaat:	A1	info niveau:	-

projectnummer: 17021a document: V10-06

contact: www.rothuizen.eu

plattegronden



ARCHITECTEN STEDENBOUWKUNDIGEN

project: **nieuwbouw THES-locatie Breda**

onderdeel: **plattegrond niveau 5**

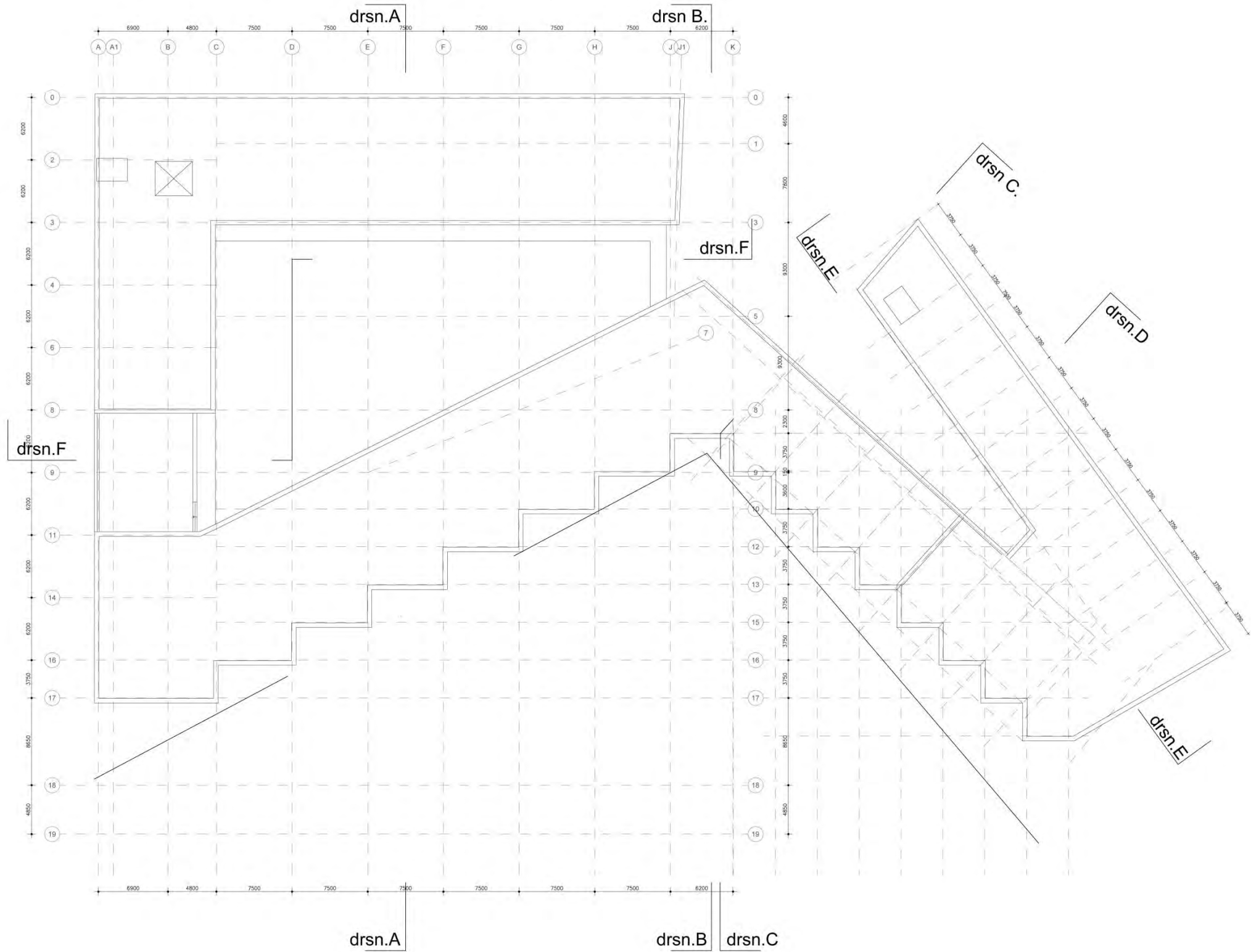
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sekolah:	1-200	notekend:	nu

schaal:	1:200	getekend:	sjw
formaat:	A1	info niveau:	-

projectnummer: 17021a document: V10-07

contact: www.rothuizen.eu

plattegronden



ROTHUIZEN

ARCHITECTEN STEDENBOUWKUNDIGEN

project: **nieuwbouw THES-locatie Breda**

onderdeel: **plattegrond niveau 6 DAK**

datum:	27-3-2018	status:	definitief
school:	1-200	getekend:	nix

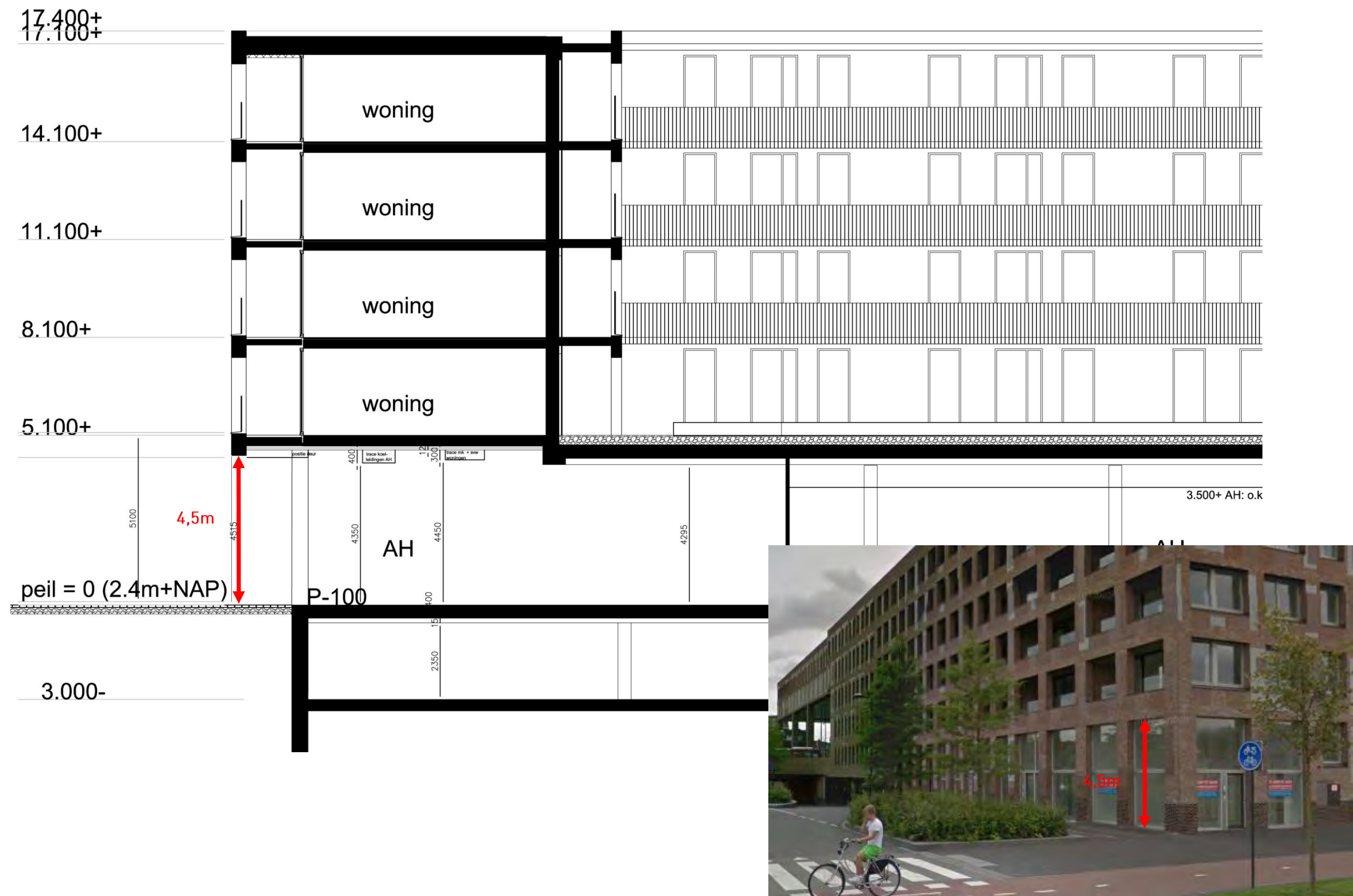
schaal:	1:200	getekend:	sjw
formaat:	A1	info niveau:	-

FOR THE YEAR:	2014	2013	2012	2011	2010
1. Net sales					
2. Cost of sales					
3. Gross profit					
4. Selling, general, and administrative expenses					
5. Depreciation and amortization					
6. Other income (expense)					
7. Income before income taxes					
8. Income taxes					
9. Net income					
10. Earnings per share					
11. Dividends					
12. Retained earnings					
13. Total assets					
14. Total liabilities					
15. Total equity					
16. Total debt					
17. Total capital					
18. Total debt to capitalization ratio					
19. Total debt to equity ratio					
20. Total debt to total capitalization ratio					
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projectnummer: 17021a document: V10-08

contact: www.rothuizen.eu

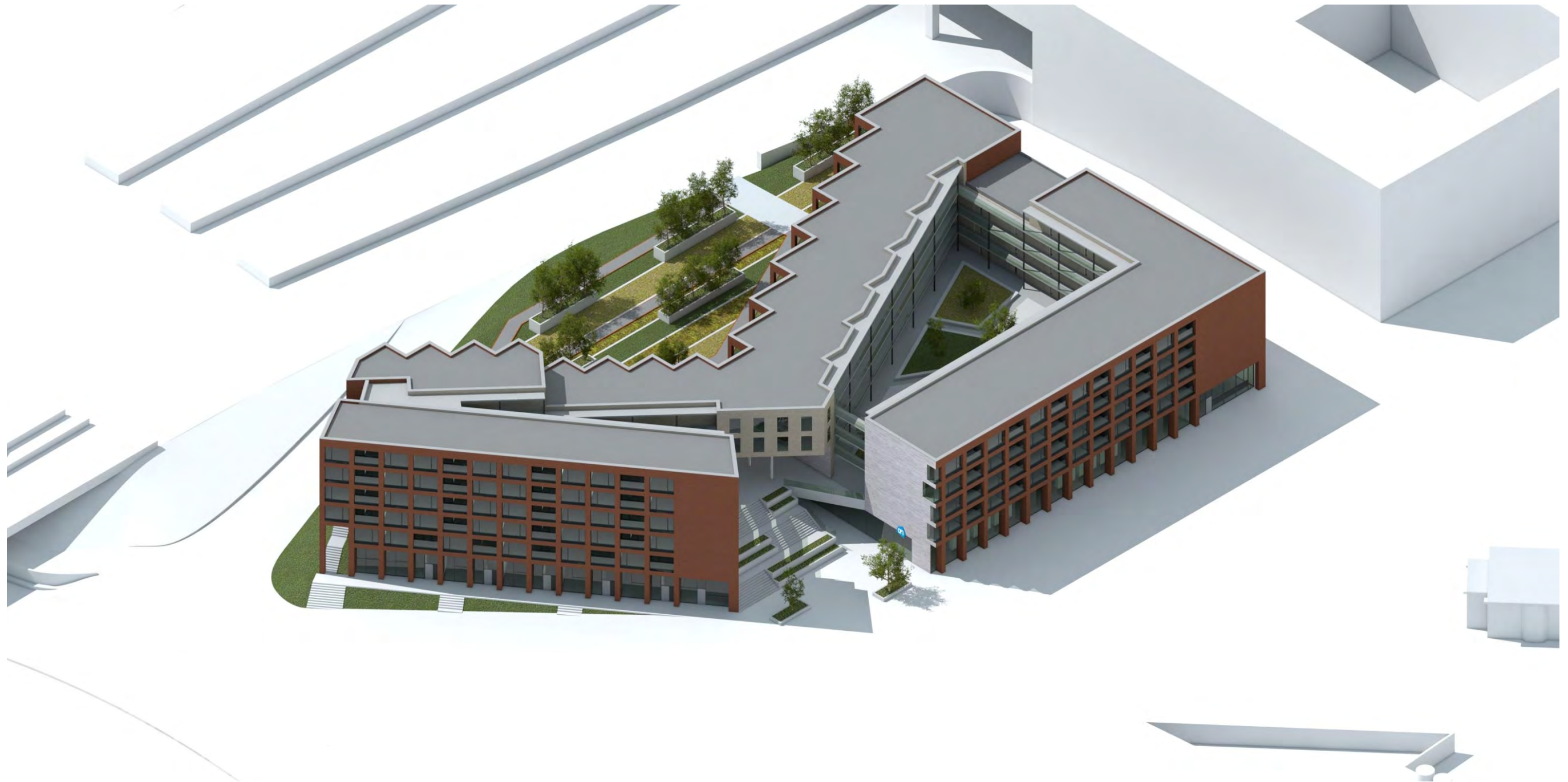
Principe doorsnede – plint onderzijde band 4,5m en dakrand: 17,4m < 17,6m



Visualisaties



Visualisatie isometrie Terheijdenstraat



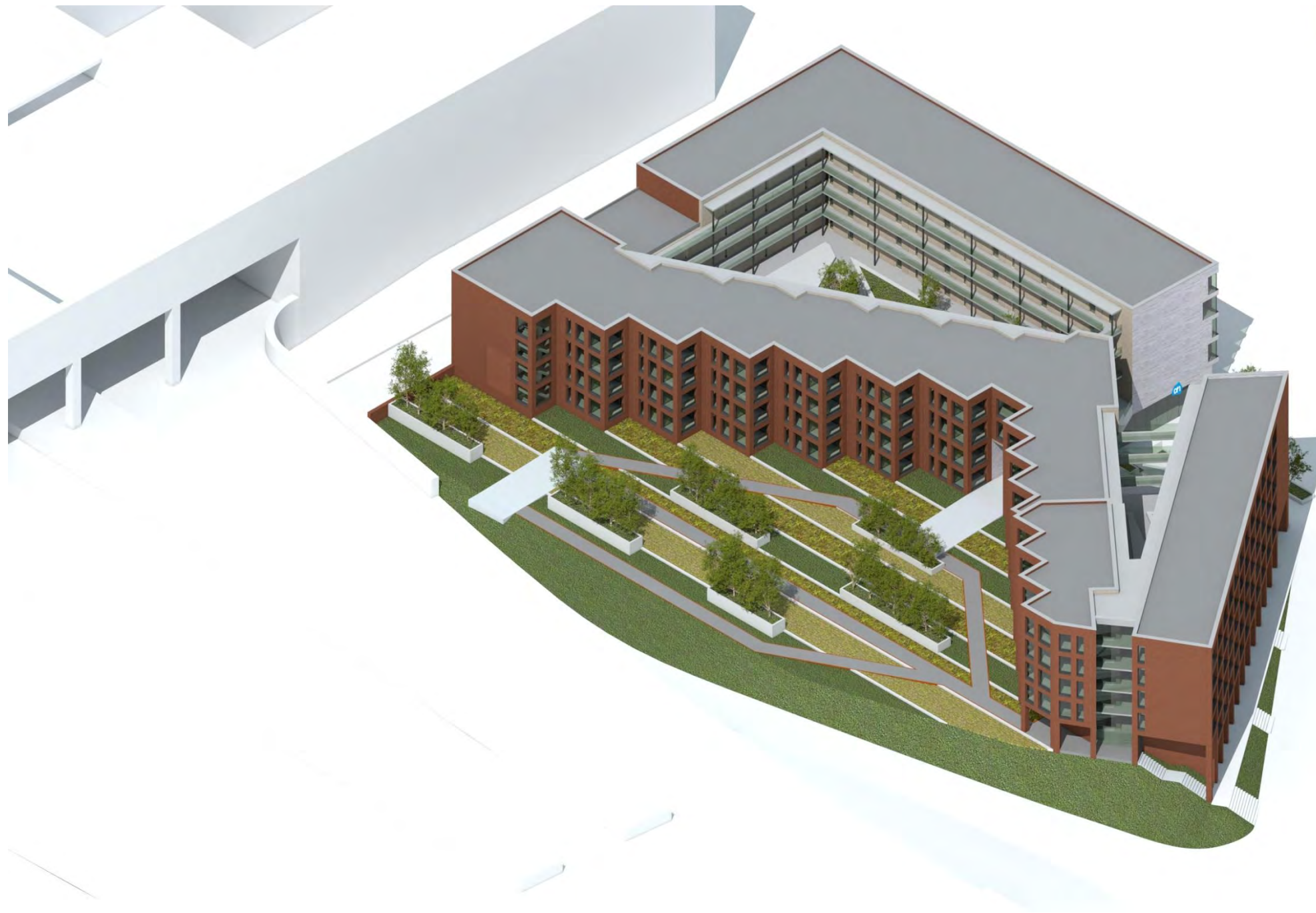
Visualisatie isometrie Stationslaan



Visualisatie isometrie Anna van Burenstraat



Visualisatie isometrie spoor



Visualisatie ooghoogte Terheijdenstraat



Visualisatie ooghoogte Stationslaan



Visualisatie ooghoogte snede



Visualisatie ooghoogte vanuit Terheijdenseweg



Visualisatie ooghoogte Stationslaan



Visualisatie vanuit trein



Visualisatie vanuit trein



Visualisatie Anna van Burenstraat



Visualisatie Anna van Burenstraat



Fin