



PROGRAMME

Creating a town-centre environment linking up with the Nieuwstad structure. Building heights of three to five floors, six floors along the river Spaarne. Creating a pedestrian route along the bulwarks, reducing the barrier effect of the railway, the relationship with the other side of the river Spaarne. Underground or integral parking solutions for visitors to the station area (300 spaces) and residents.

Study area: minimum 100 housing units (see reference plan), school (2,000 m²), public facilities/catering establishments (3,000 m²), small offices (3,000-5,000 m²), chiefly in the northern part. Intervention area: approximately 90 housing units, public facilities/catering establishments (1,500 m²), offices (900 m²).

ISSUES

Social / functional

Important target groups are urban-orientated households wishing to live in the middle of the town, in high-standard housing. The site is also suitable for senior citizens and first-time buyers seeking urban life and good accessibility by public transport.

Functional

A well-balanced combination of functions and the relationship between the development and the surroundings. Sub-area south: minimum 25 % of the programme for work and facilities, the remaining for housing. The development is intensive, the FSI is 0.9-1.1. The parking factor is 1/housing unit.

Phasing

Because of the ownership situation, the car park and blocks of buildings will be realized in phases.









