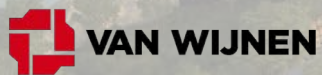


# Meneba Wormerveer

27-10-2020



**WATERLAND REAL ESTATE**

**mecanoo**

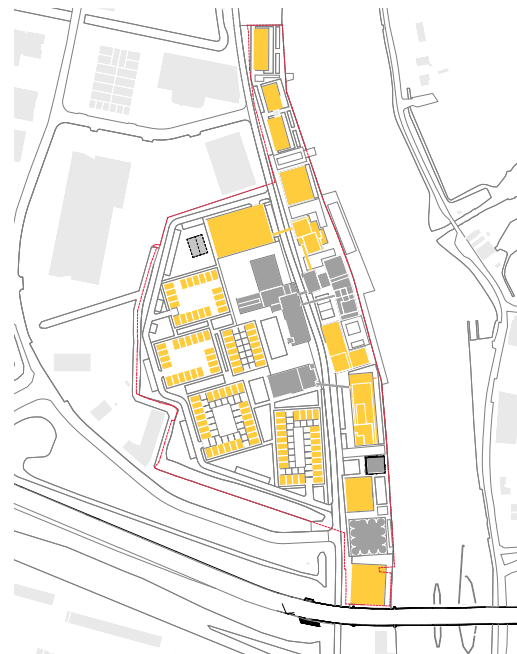
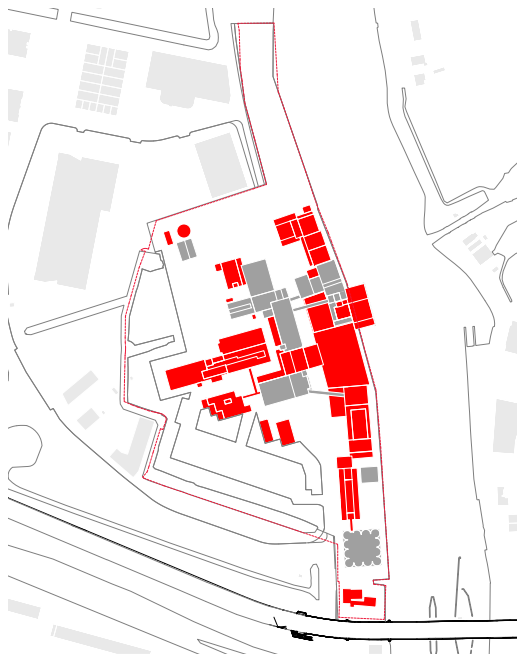
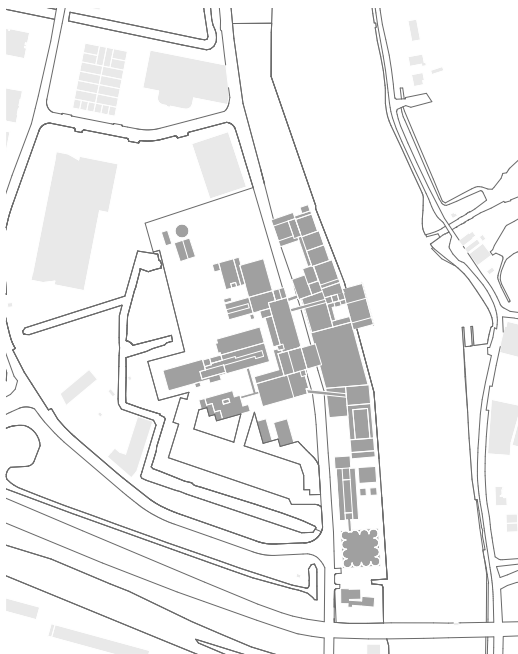
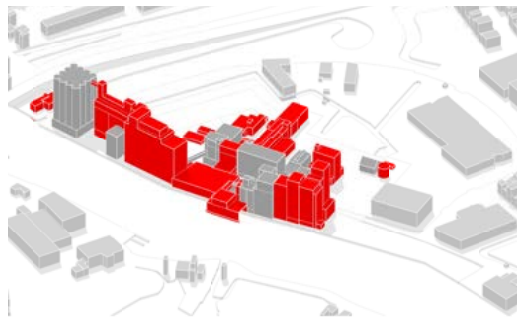
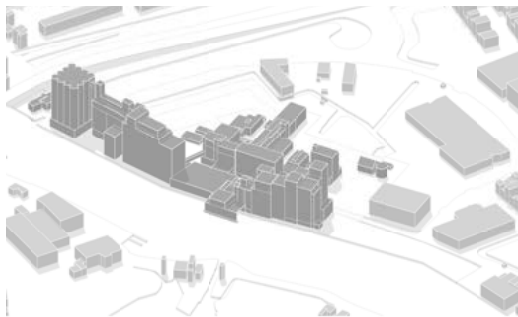
**Transformatie:  
Van industrie naar woongebied;  
een buurt met karakter**



# Bestaand erfgoed aan de Zaan



# Deels Renovatie Deels nieuwbouw



Bestaand

Te slopen

Nieuwbouw

# Behoud van het bestaande silhouette



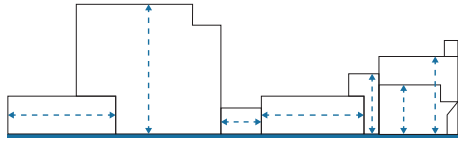
## Uitgangspunt



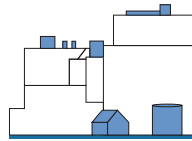
## Ontwerp



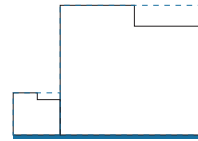
# Principes voor het behouden van het contrast & diversiteit binnen het silhoette



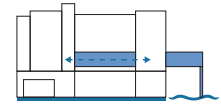
horizontaal-verticaal



industriële accenten



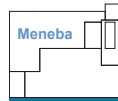
groot - klein



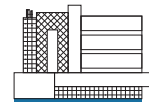
verbindende elementen



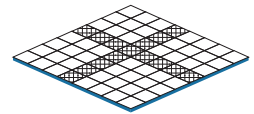
open - gesloten



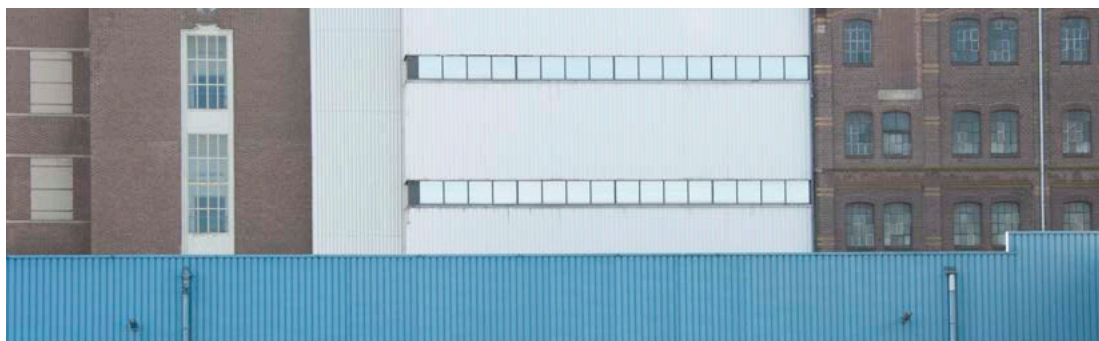
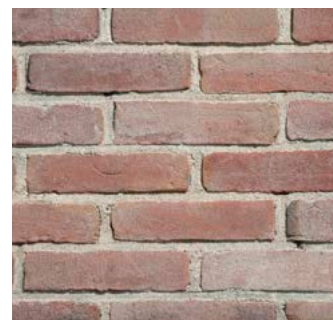
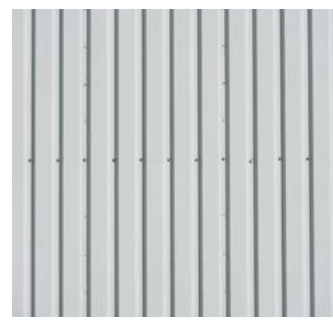
borden en belettering



donker - licht, hard - zacht



buitenruimte



**De nieuwbouw  
zoekt  
aansluiting bij  
het bestaande  
doormiddel van  
materialisering**

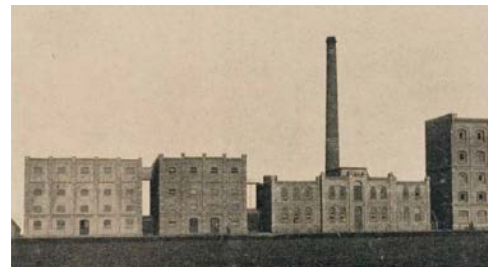




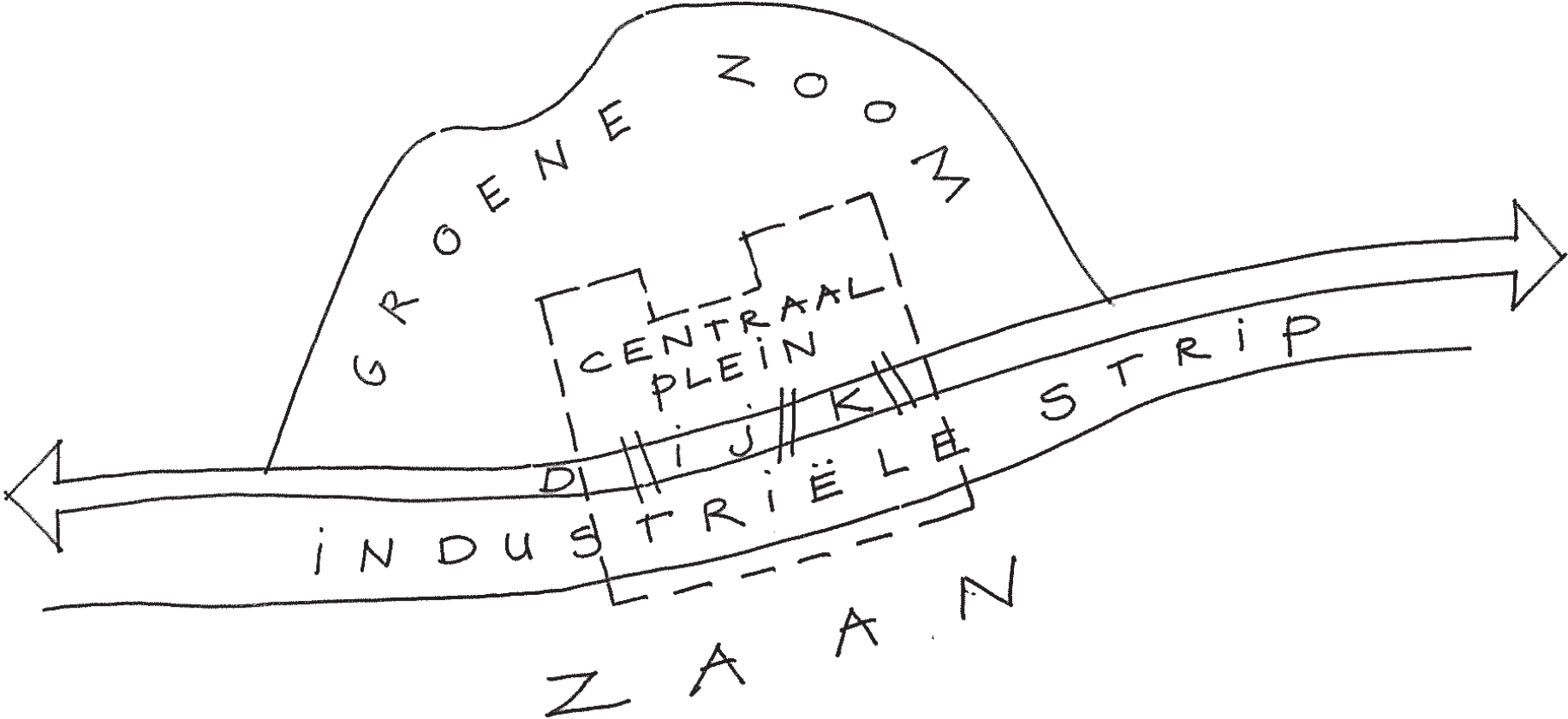
Silo's

Rondom de Vlijt

Pakhuizen



# Buurt Concept





**“ Zaan en buurt zijn verbonden door zichtlijnen”**

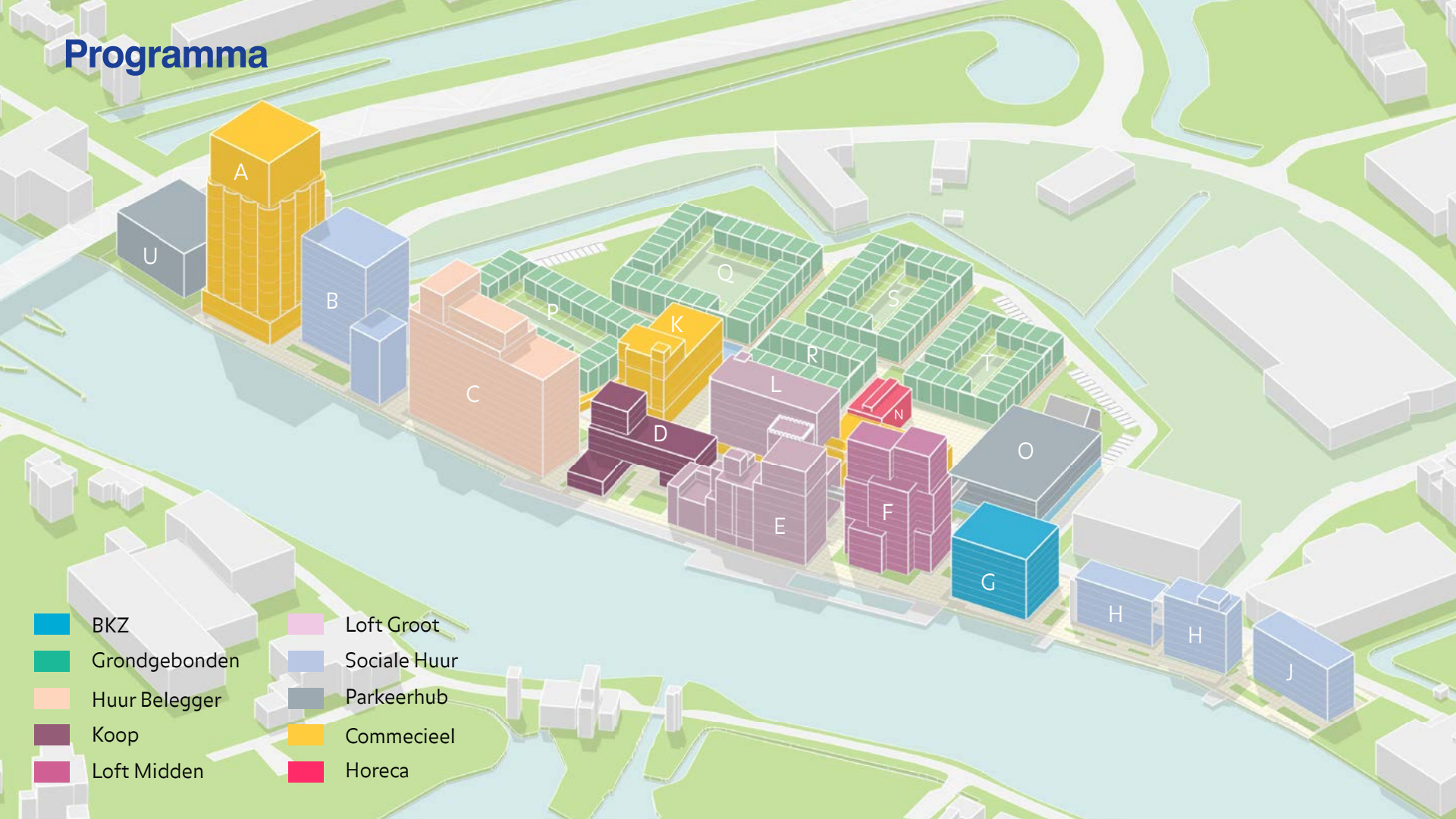


- Grondgebonden woningen
- Gestapelde woningen
- Commercieel
- Parkeergarage



# Woonprogramma

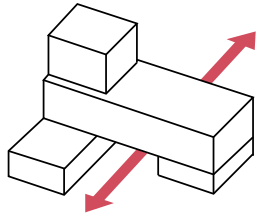
# Programma



- |  |  |
|--|--|
|  BKZ           |  Loft Groot   |
|  Grondgebonden |  Sociale Huur |
|  Huur Belegger |  Parkeerhub   |
|  Koop          |  Commeciaal   |
|  Loft Midden  |  Horeca      |

# Wonen in de Industriële Strip

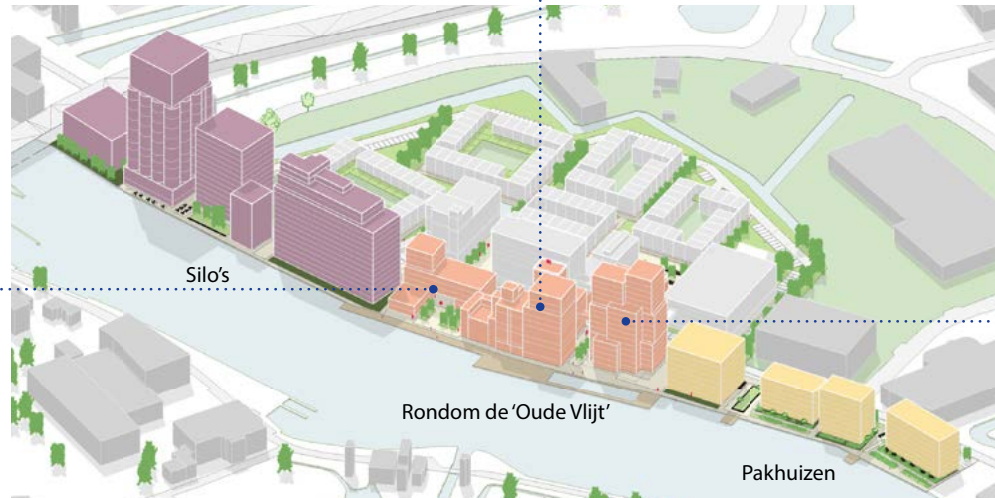
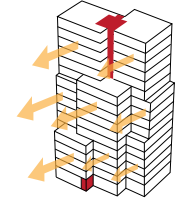
Poortgebouw



Loft Wonen in de Oude Vlijt



Volledig uitzicht naar de Zaan



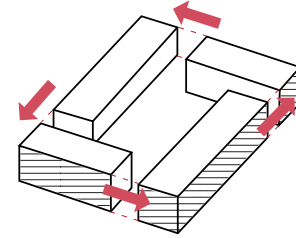








# Woonblokken in de Groene Zone



P



Q



R



S



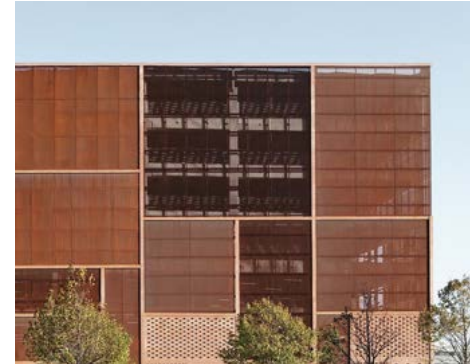
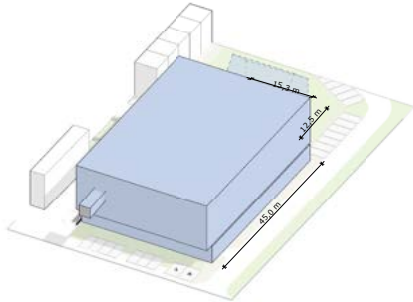
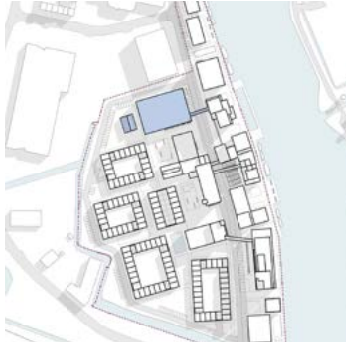
T



**Vragen?**

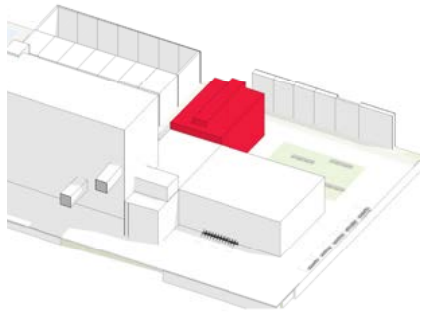
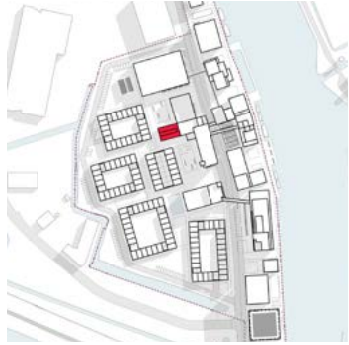
# Vorzieningen

# Supermarkt en Parkeerhub

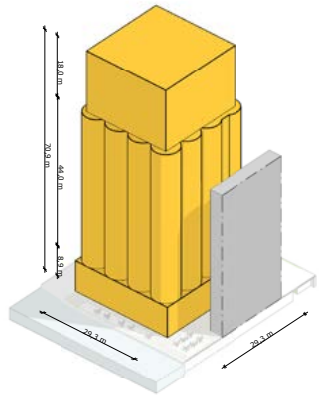




## Horeca, Brouwerij in de Machinekamer



# Hotel Silo Amerika



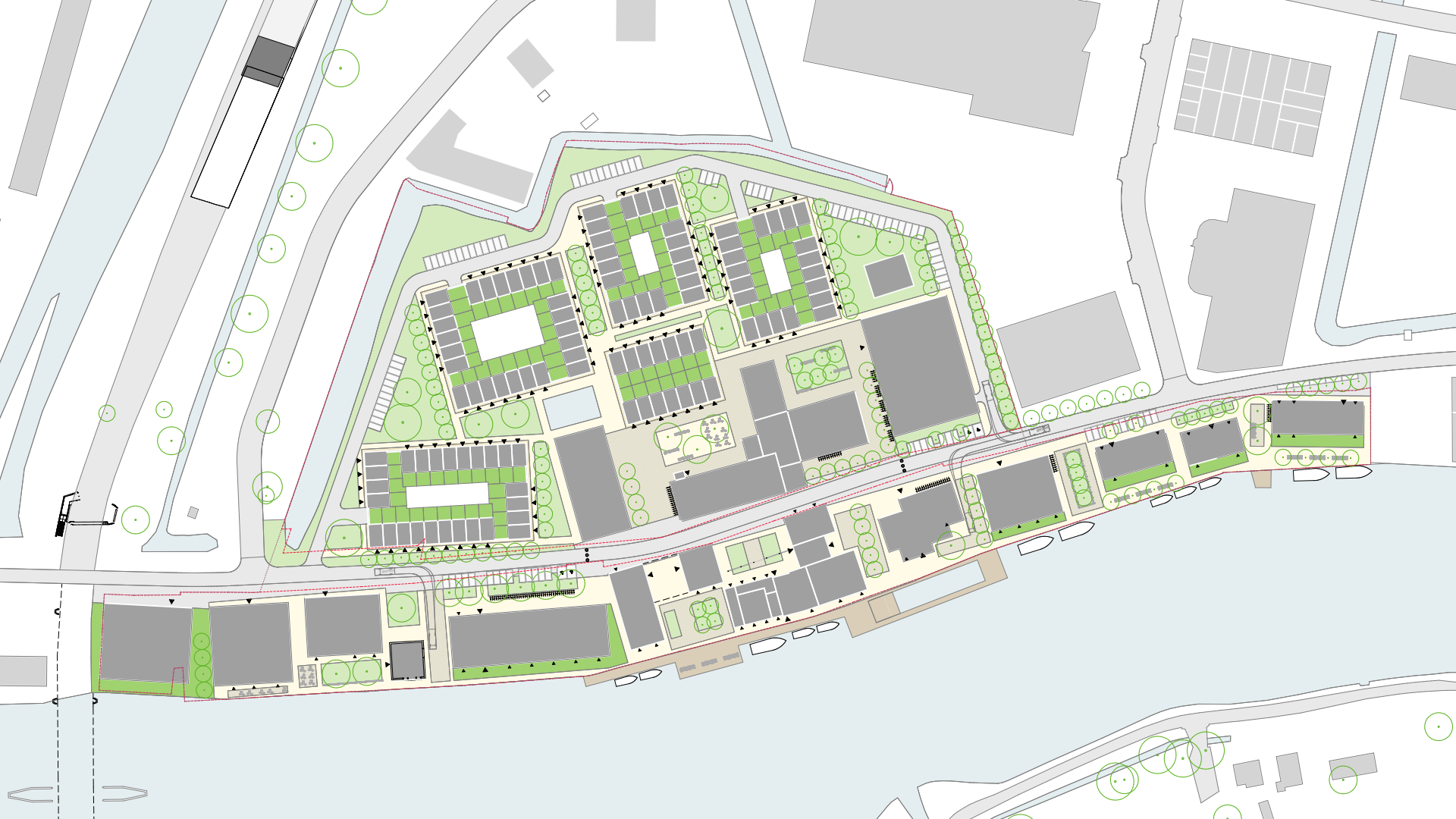
# Commerciële plinten



**Vragen?**

# Openbare ruimte en Groen

1. Inrichting waterkant
2. Ontmoetingsplekken
3. Kunst en historische verwijzingen
4. Materiaalgebruik
5. Groenvoorzieningen

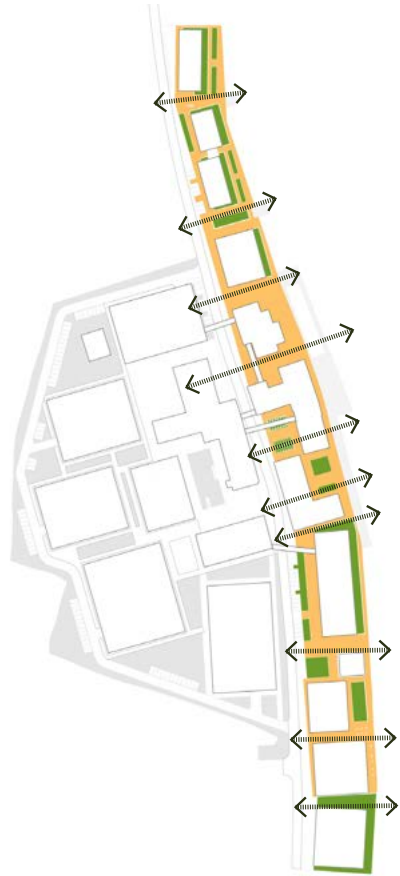


## Buitenruimte: 4 sferen



# Industriële Strip

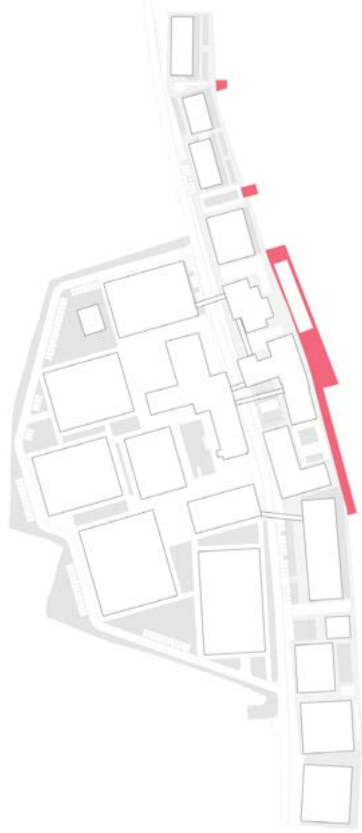
## 1. Inrichting waterkant





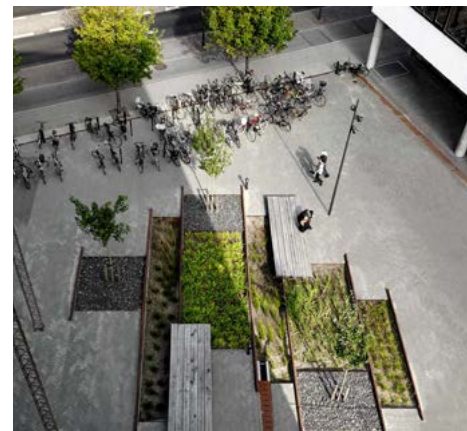
# Kade

## 1. Inrichting waterkant



# Centraal Plein

## 2. Ontmoetingsplekken



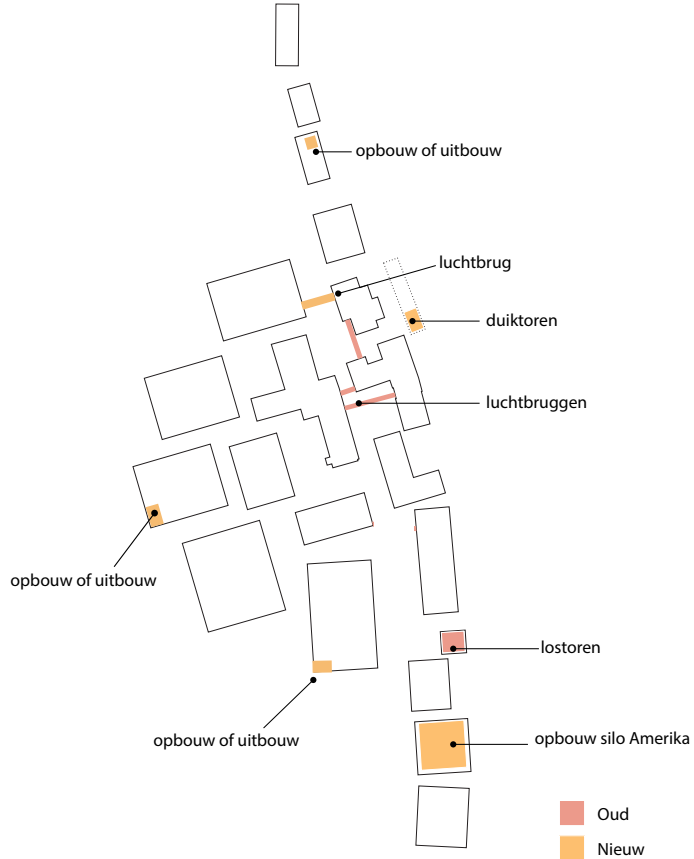
# Groene Zone

## 2. Ontmoetingsplekken



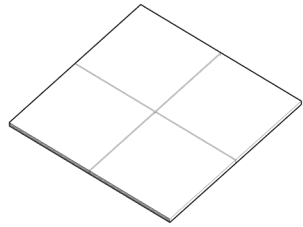
# Specials

## 3. Kunst en historische verwijzingen

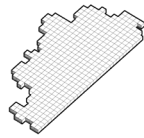


# Openbare Ruimte Elementen

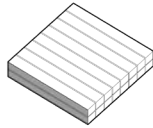
## 4. Materiaalgebruik



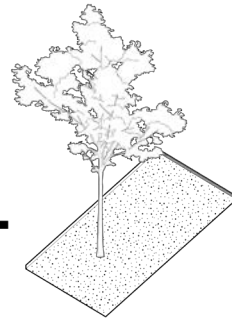
+



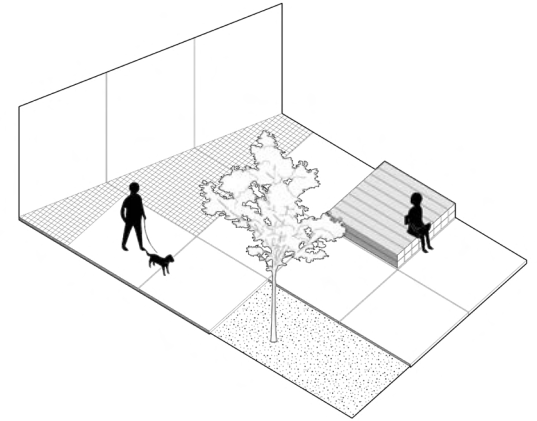
+



+



=



stelconplaten (oid, nader te onderzoeken)

klinkers

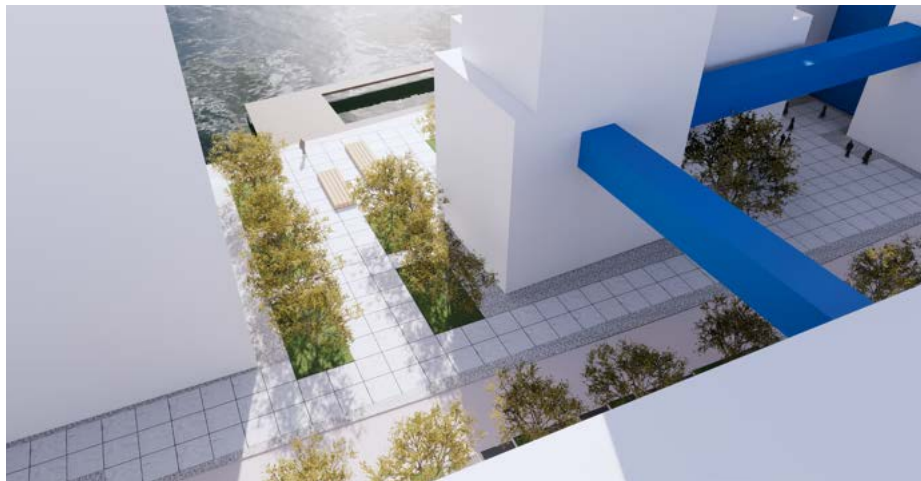
zitbank

groen

# Buitenruimte: straatmeubilair, verlichting

## 4. Materiaalgebruik





## Herplaatsen van de Molensteen





# Speeltuinen



## 5. Groenvoorzieningen



Groen bestaand: 6956 m<sup>2</sup> (14.1 %)



Groen nieuw: 8657 m<sup>2</sup> (17.5%)



Openbare ruimte : 29050 m<sup>2</sup>

Boomdekking : 5928 m<sup>2</sup> (20.40 %)

**Vragen?**

# Verkeer en Vervoer

# Visie op Gebiedsontwikkeling en Mobiliteit



**S**  
Stappen



**T**  
Trappen



**O**  
OV



**M**  
MaaS



**P**  
Privéauto



# Parkeerhubs



**T**

Trappen



**M**

MaaS

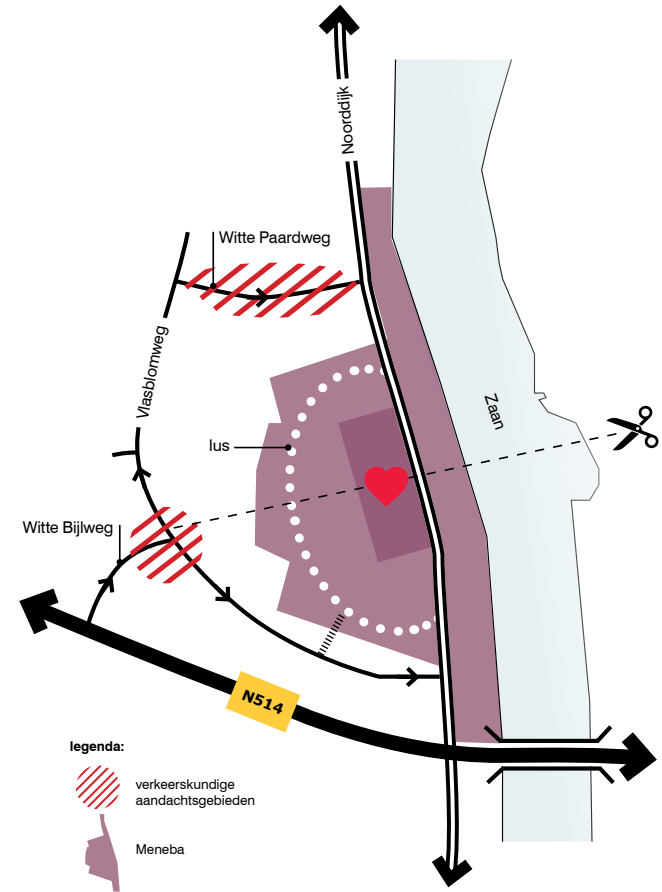
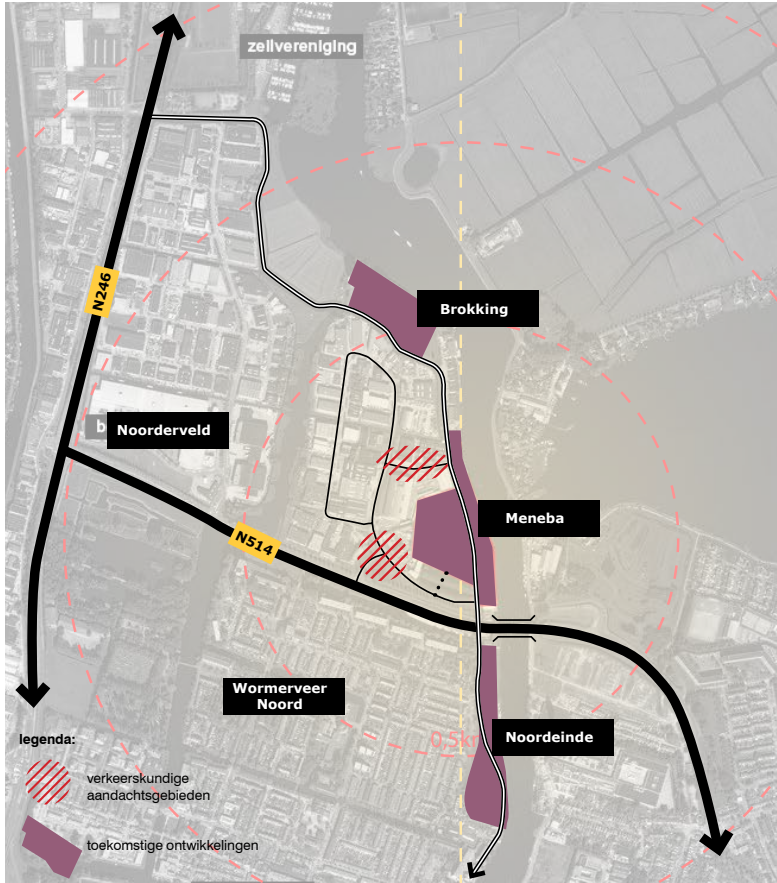


**P**

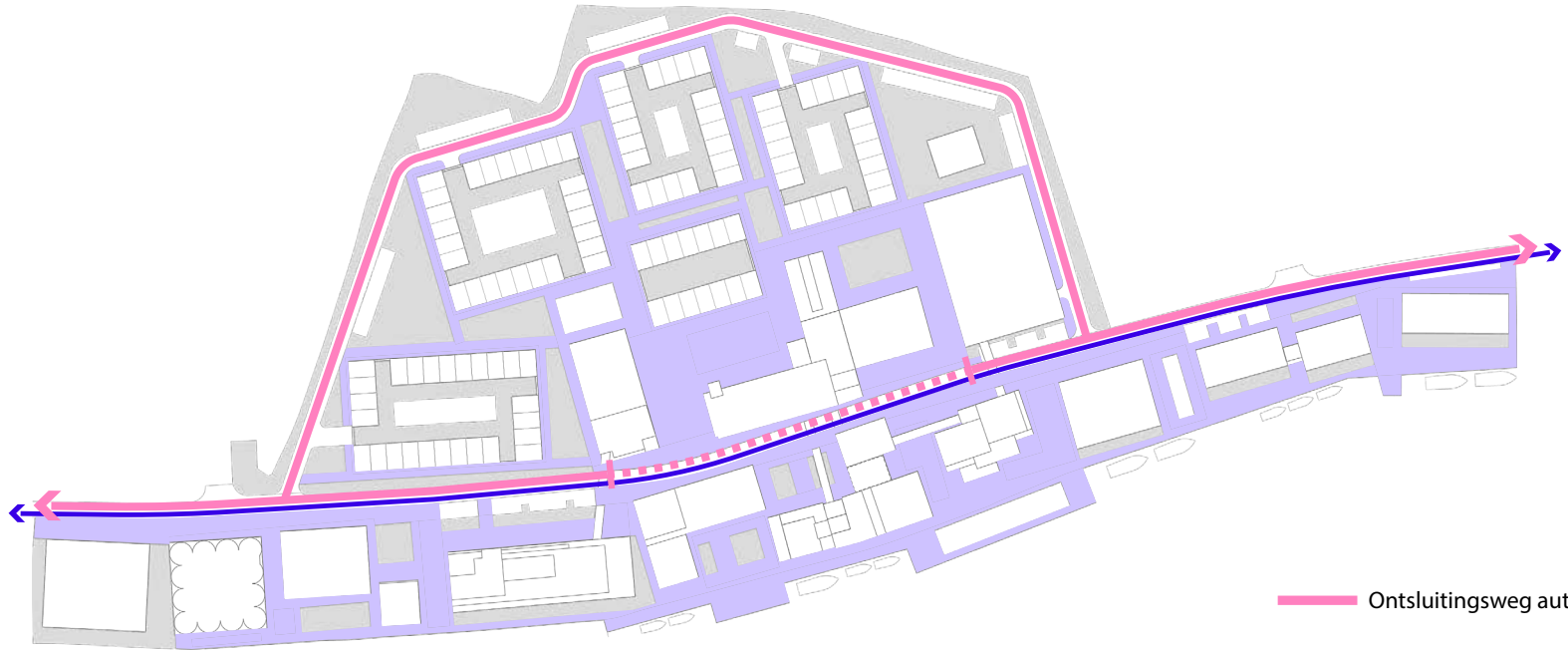
Privéauto



# Verkeer



# Verkeer



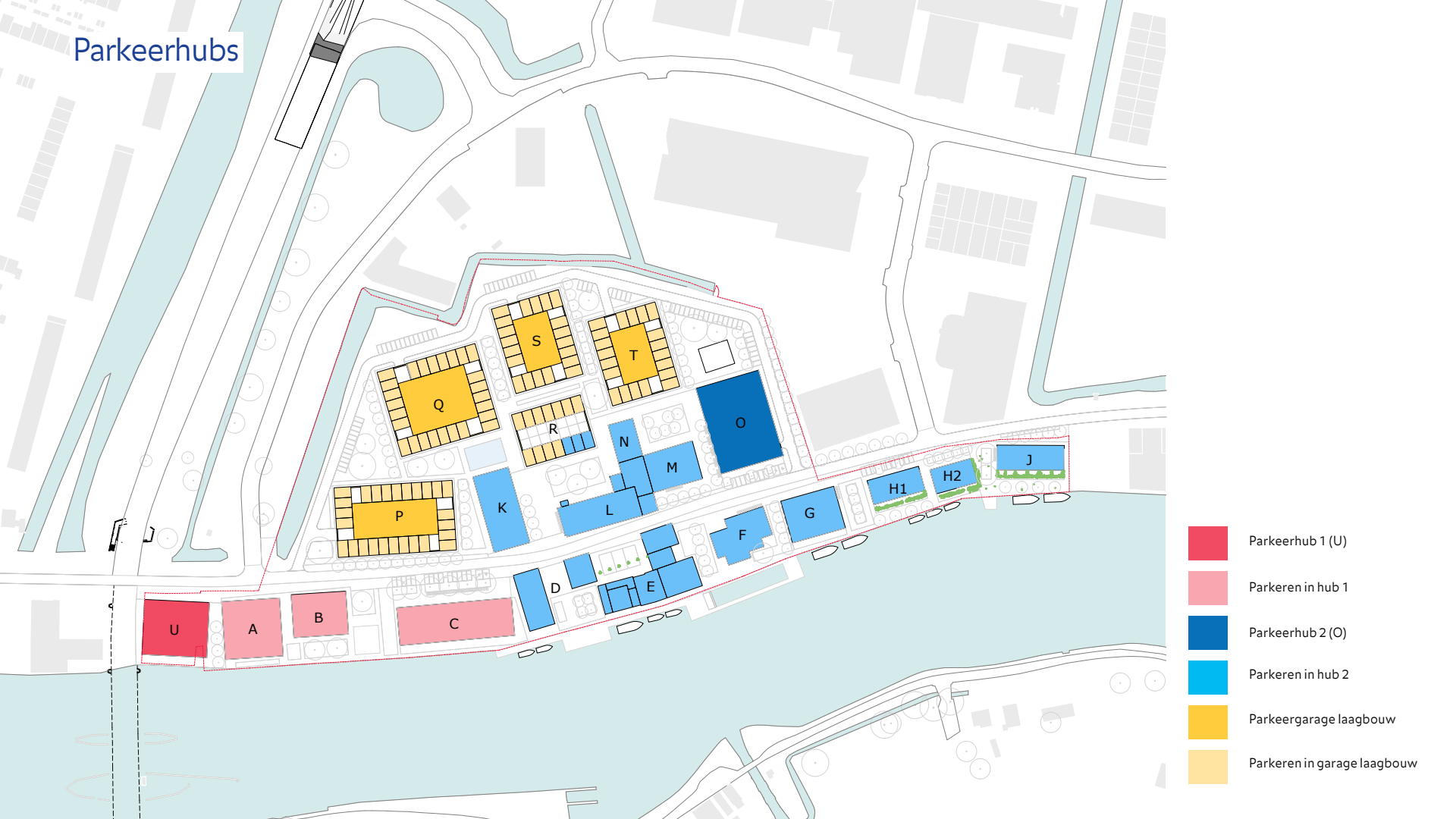
- Ontsluitingsweg auto's
- - - Nood- en servicetoegang auto's
- Fietsroute
- Voetgangerszone



## Buitenruimte: parkeren op maaiveld, fietsparkeren, laden & lossen



# Parkeerhubs



- Parkeerhub 1 (U)
- Parkeren in hub 1
- Parkeerhub 2 (O)
- Parkeren in hub 2
- Parkeergarage laagbouw
- Parkeren in garage laagbouw

**Vragen?**

