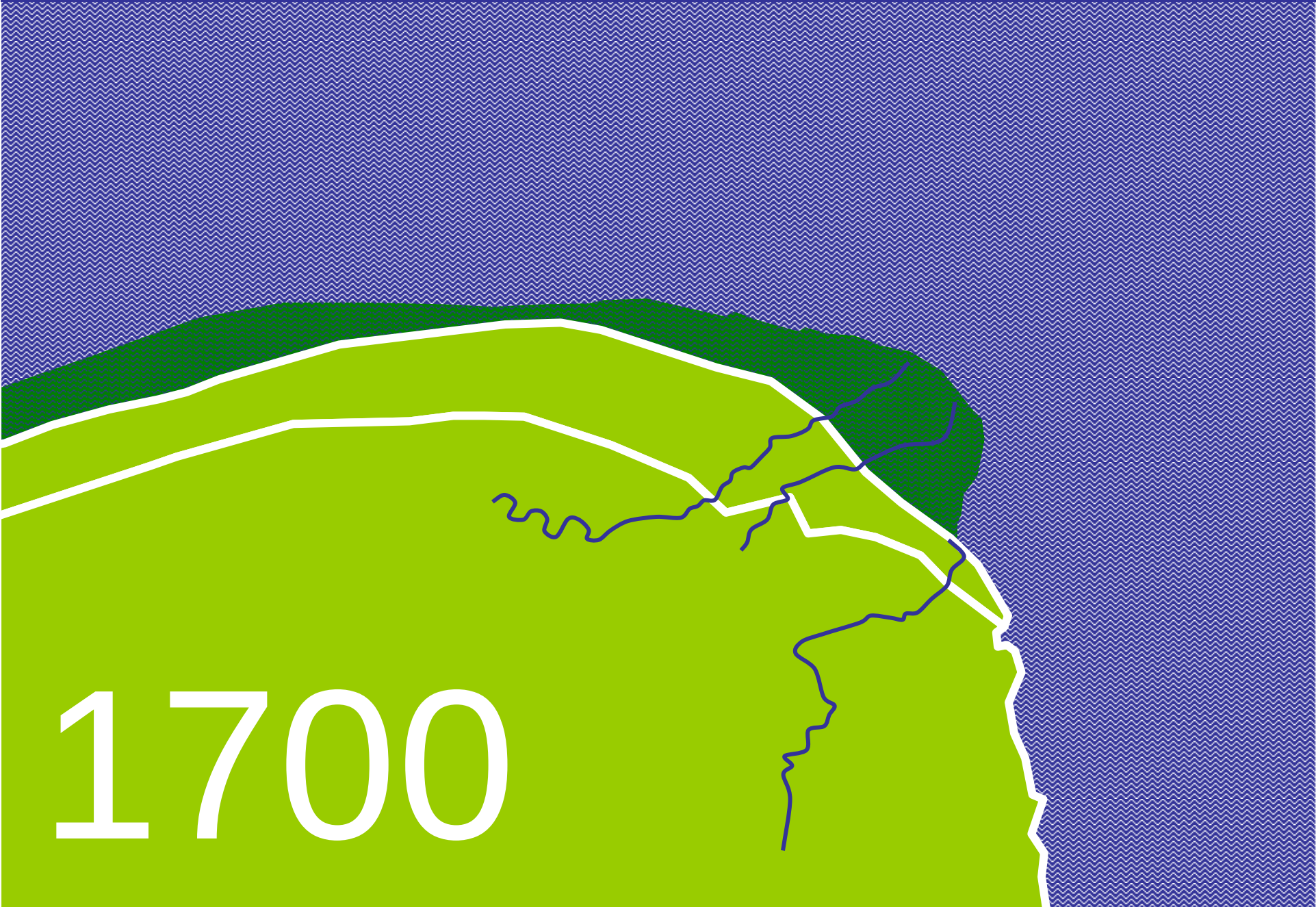


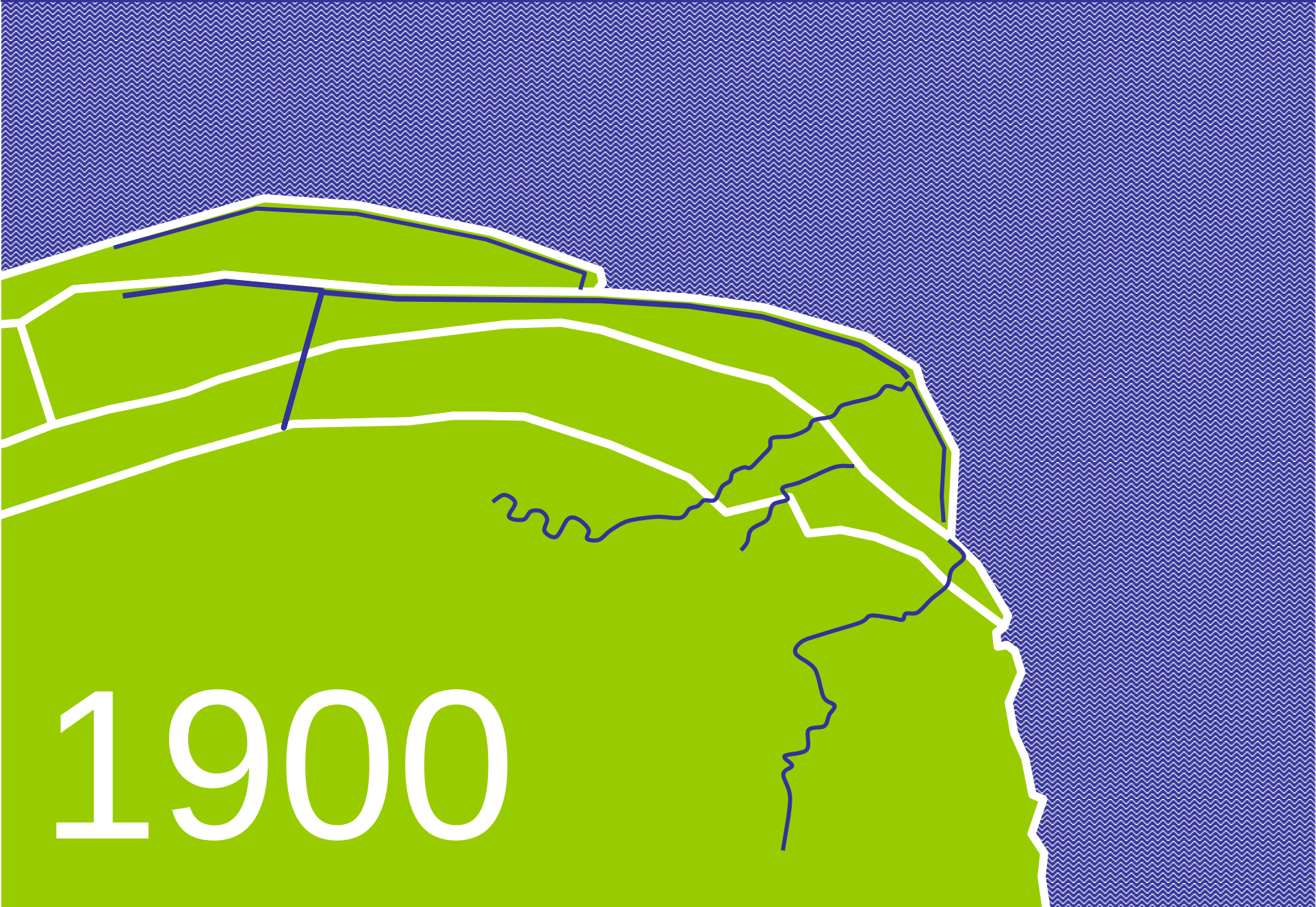
Emshaven Zuidooost



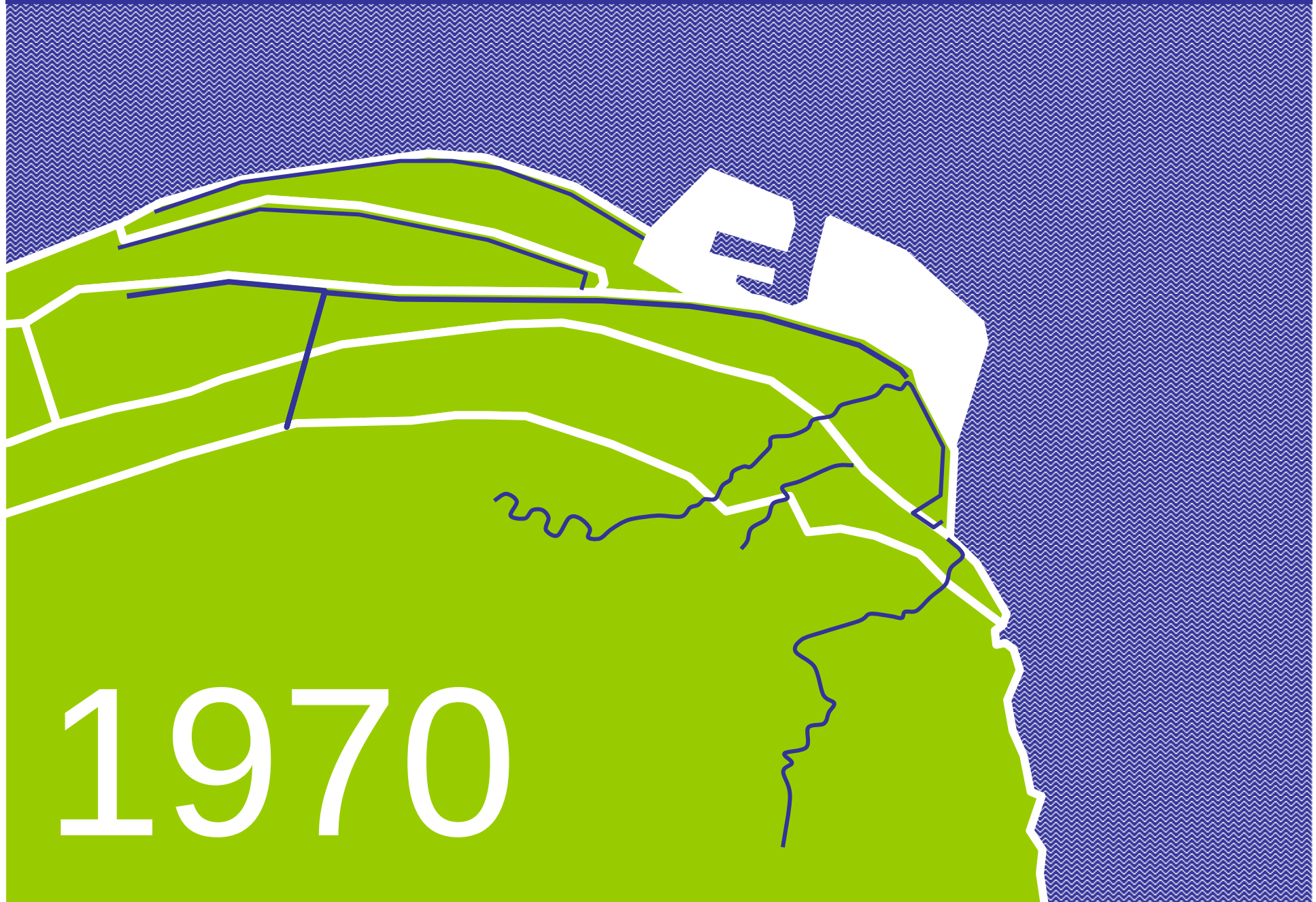
visual report Masterplan march 2012



1700



1900







Masterplan

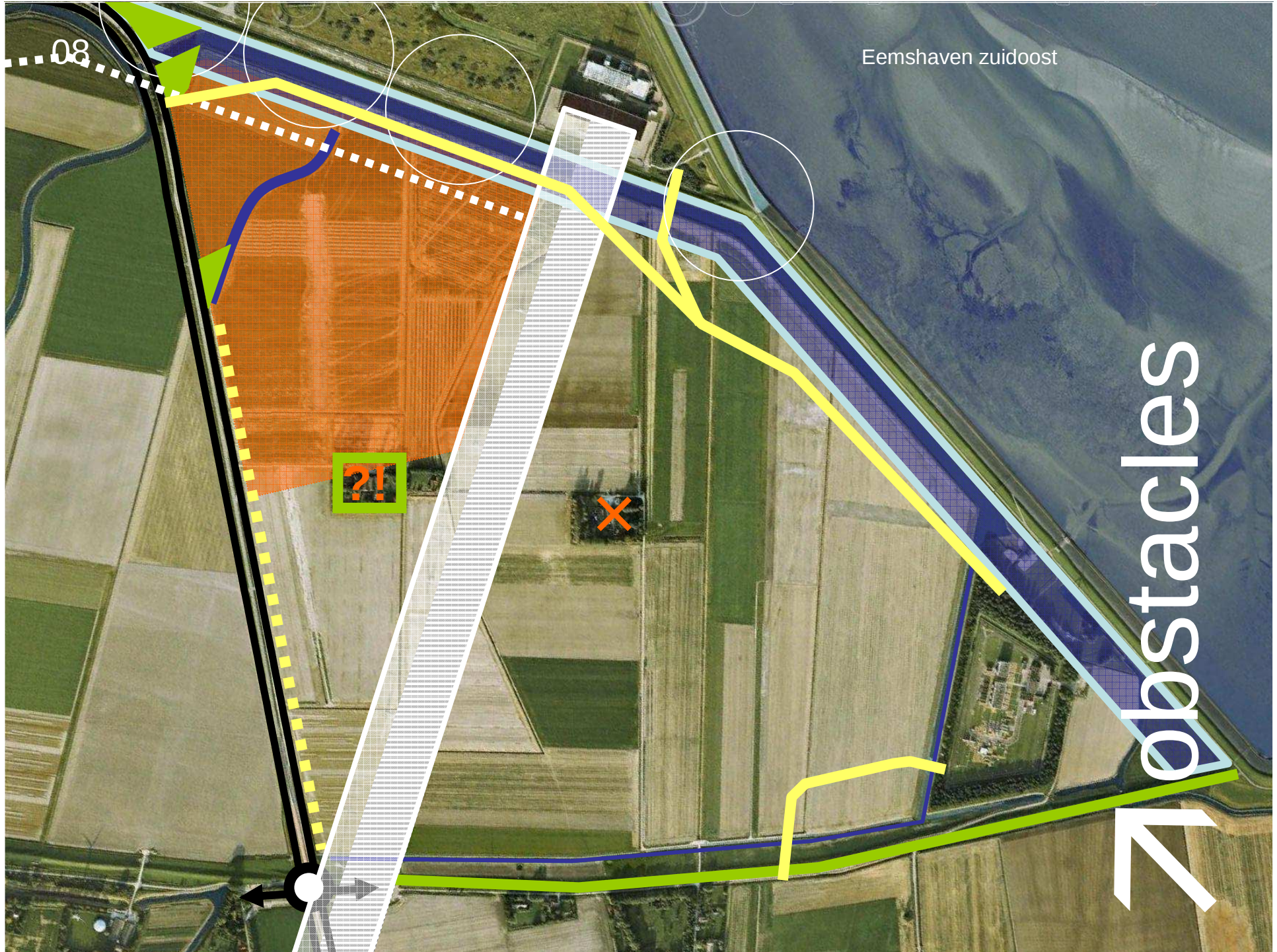
existing main road N33

07

zuindoost

Eemshaven zuidoost

↑ obstacles



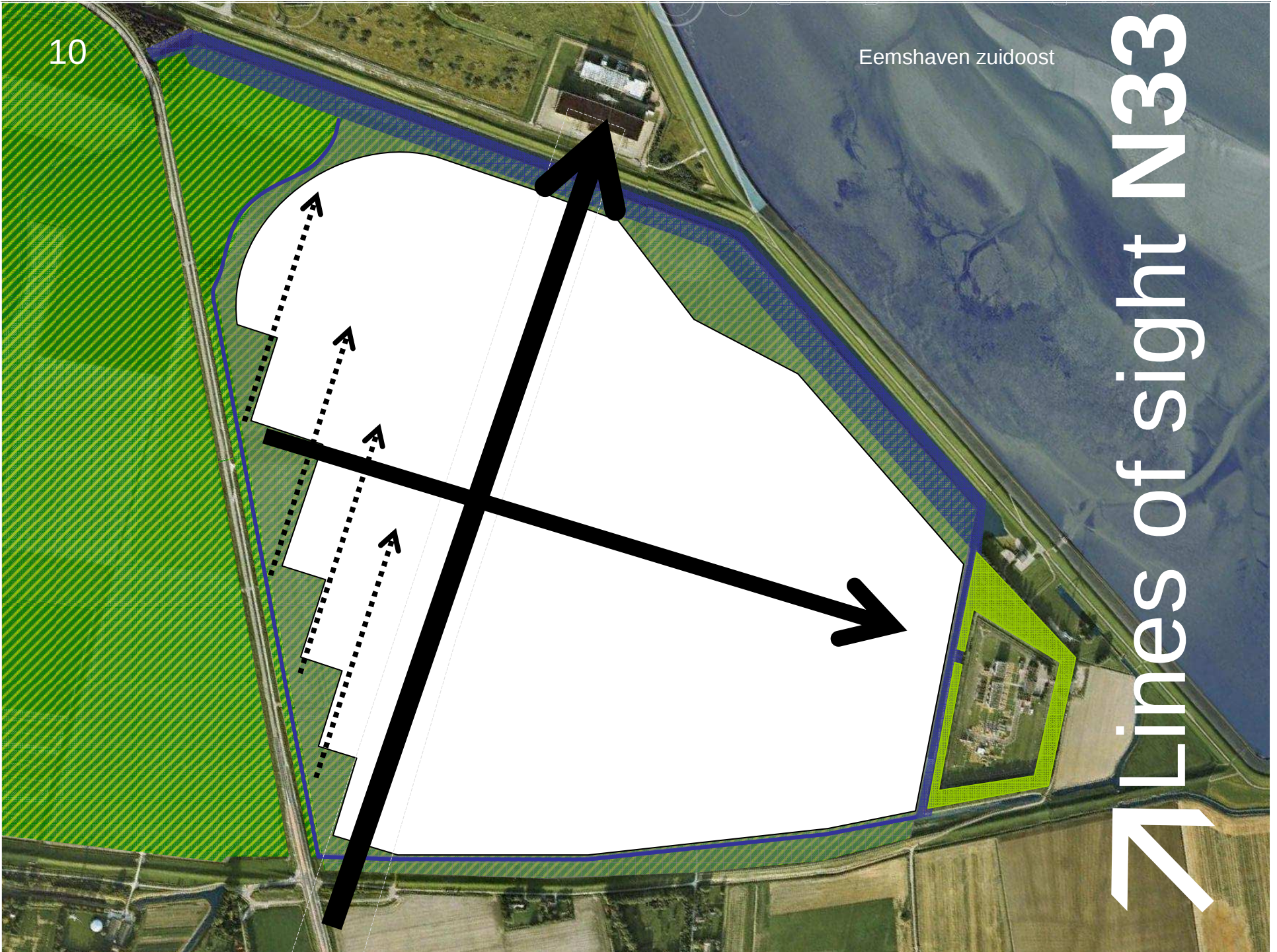
Masterplan (approved)



10

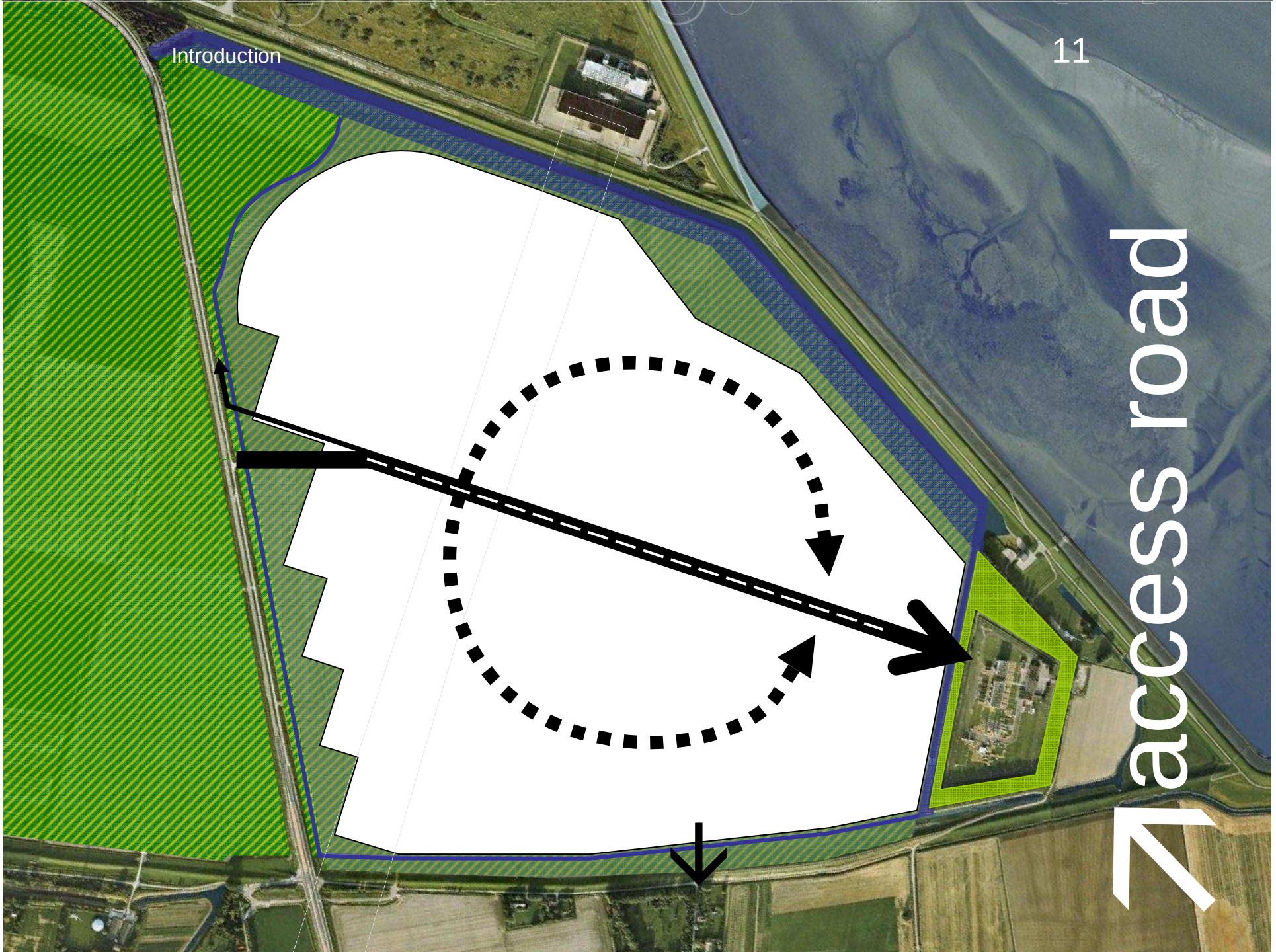
Eemshaven zuidoost

Lines of sight N33



Introduction

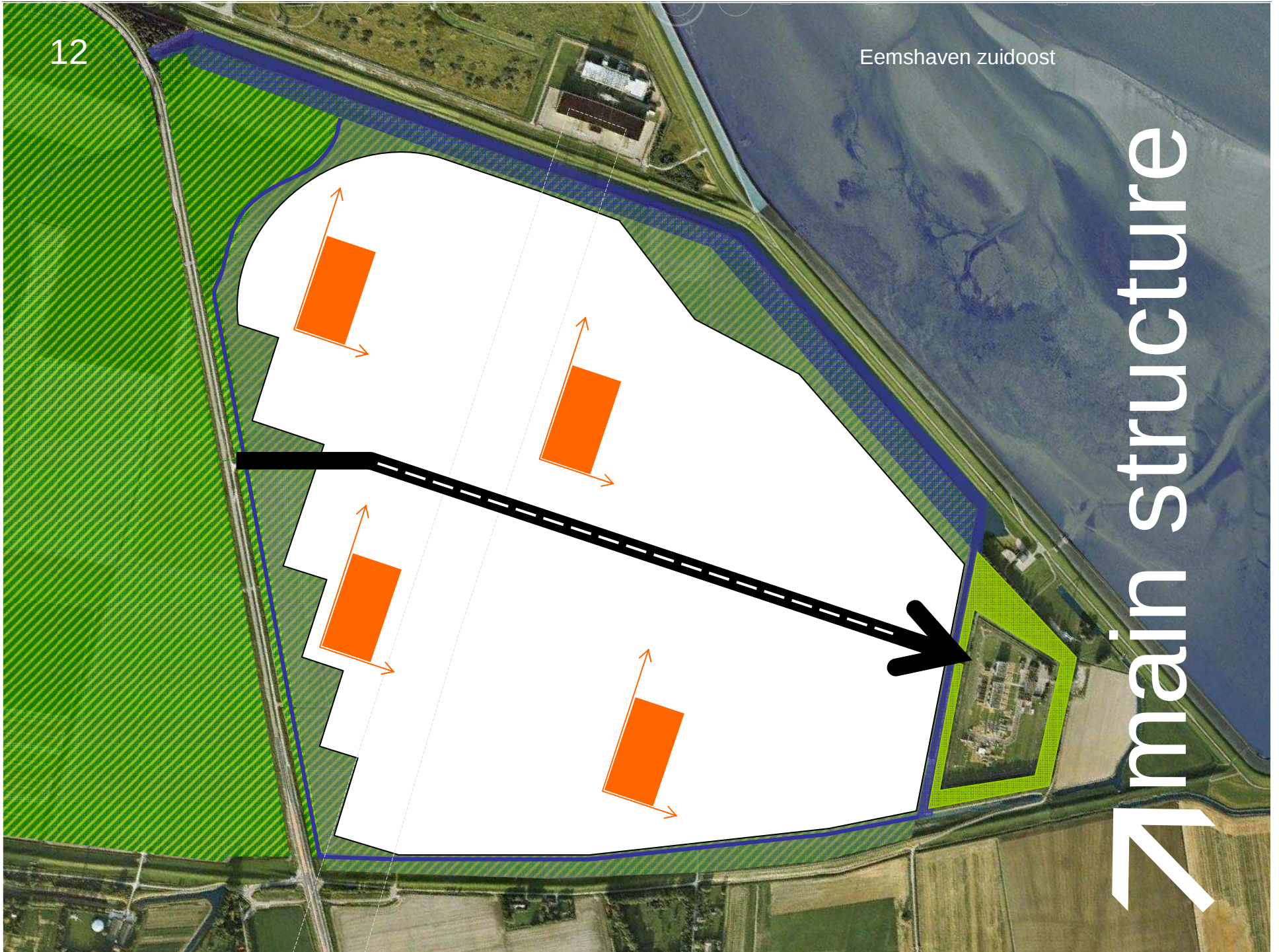
access road



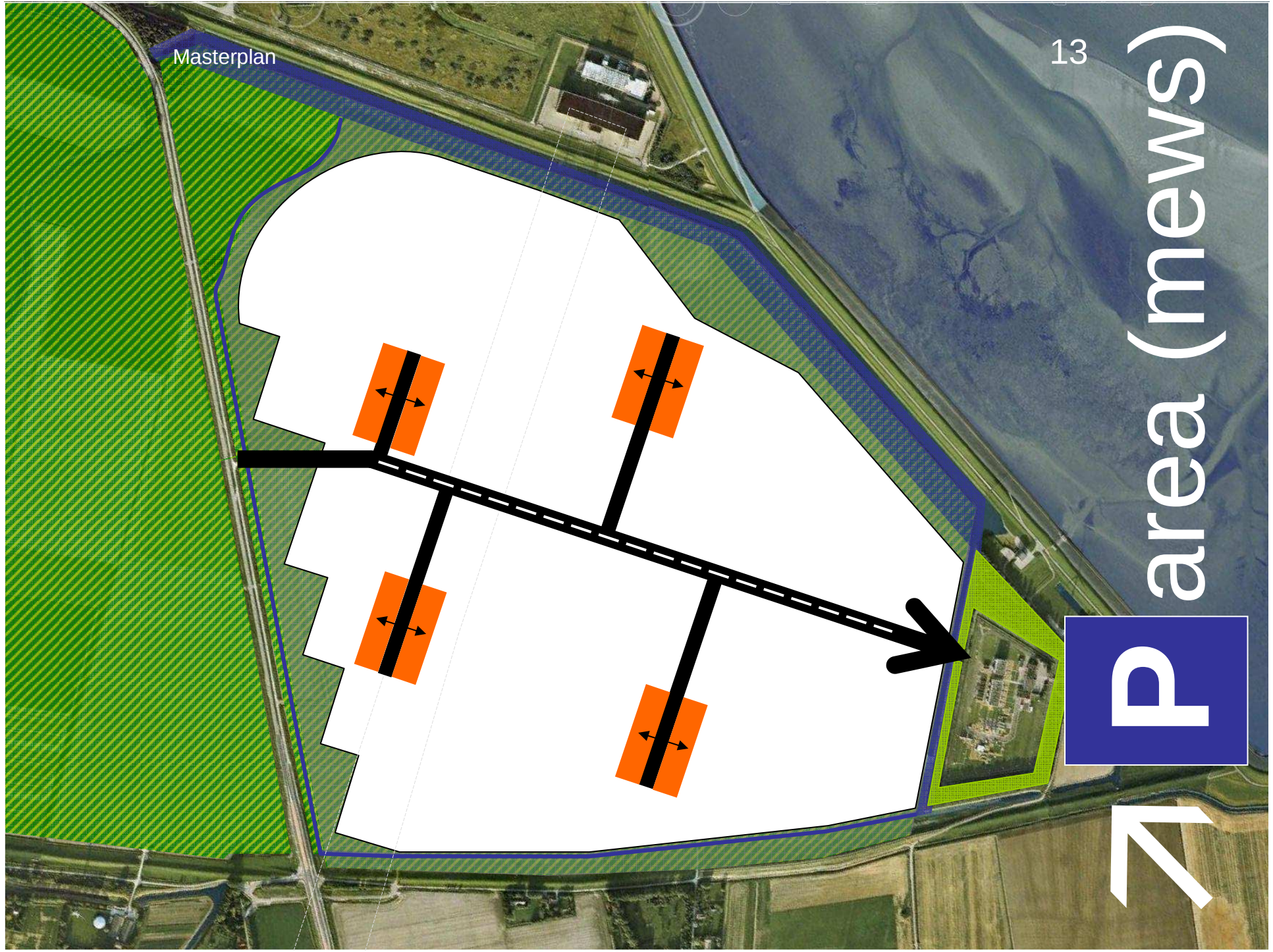
12

Eemshaven zuidoost

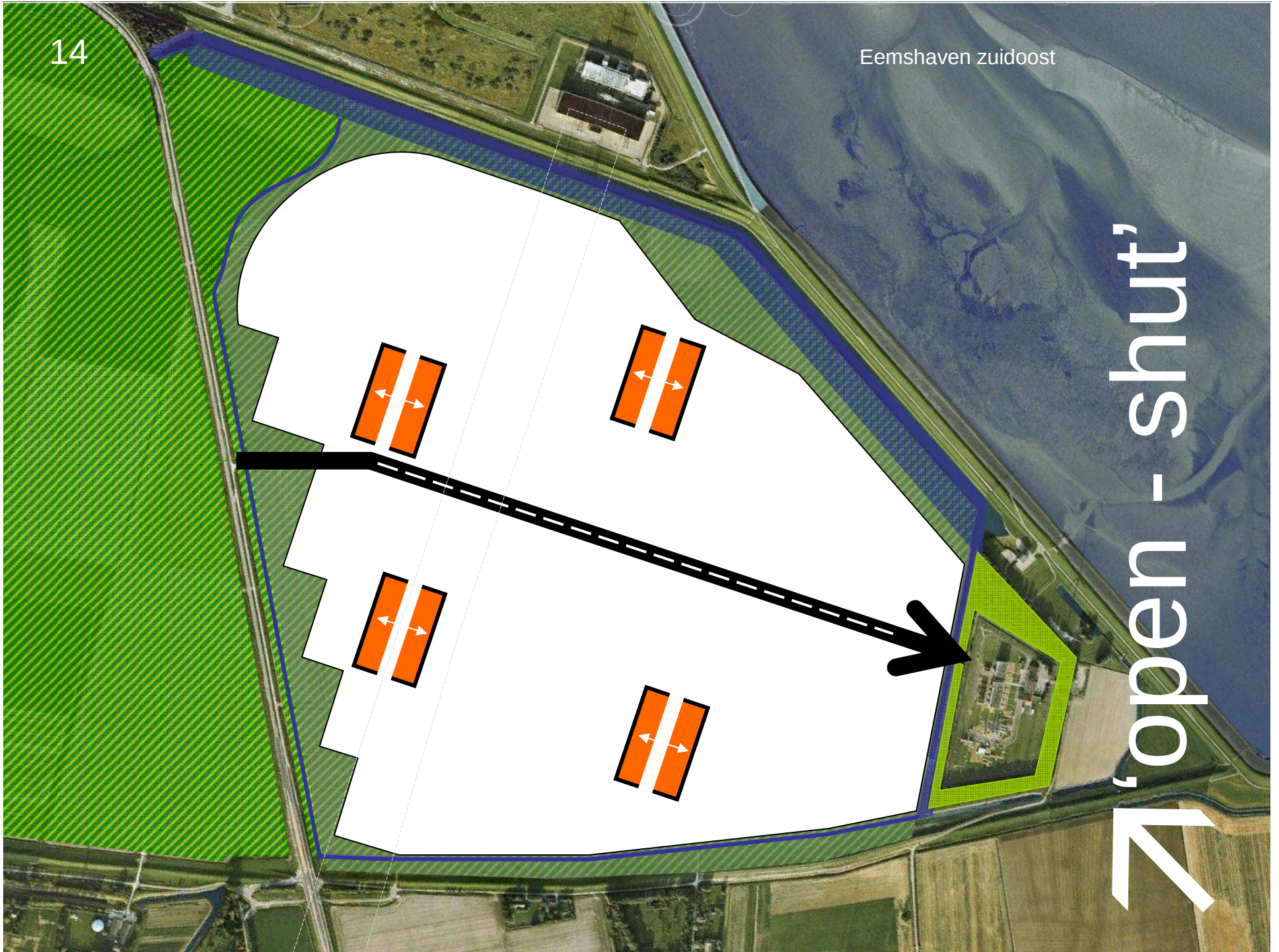
main structure



area (mews)



↑ open - shut ↓



Masterplan

building height
12-24m

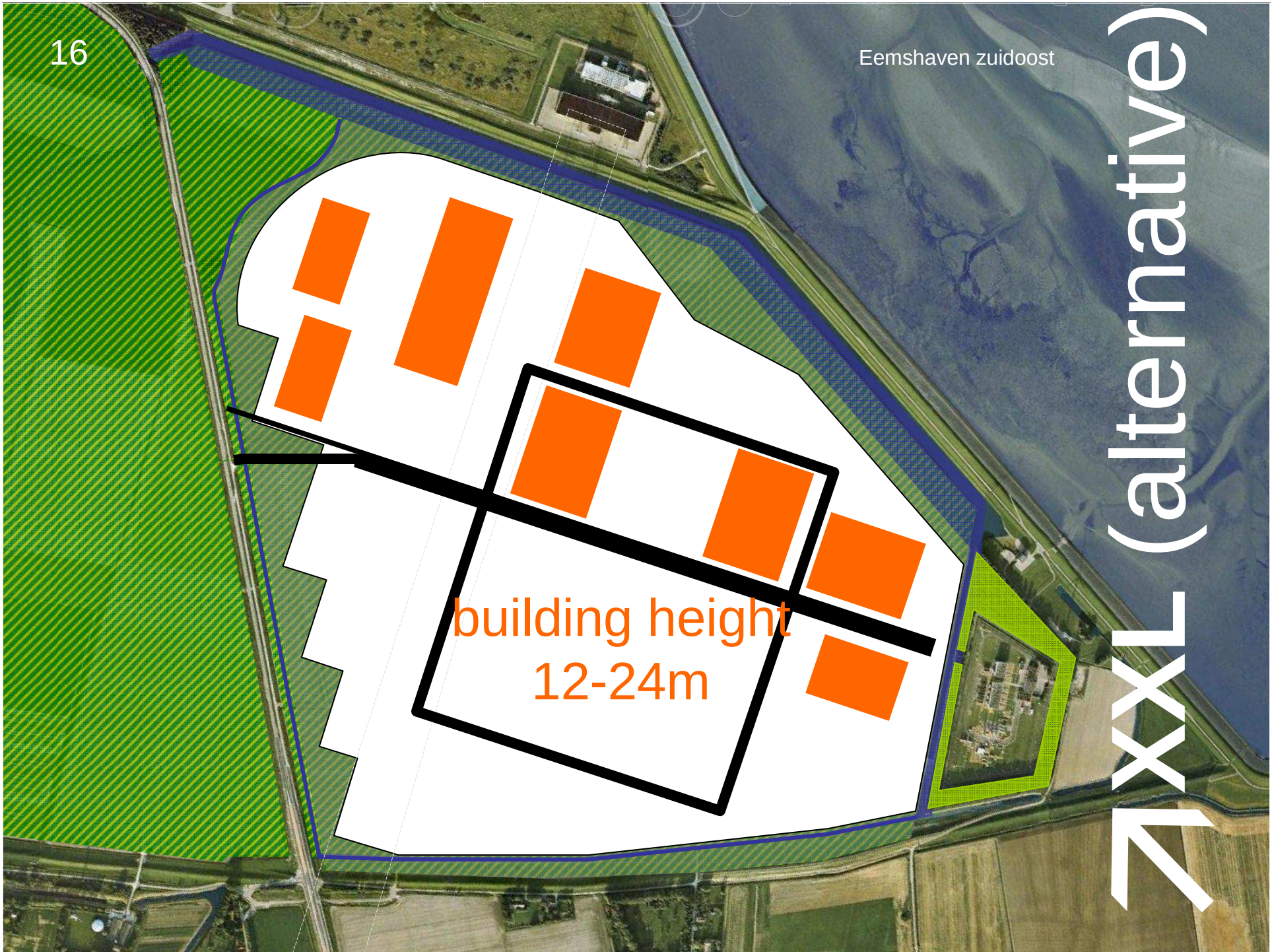


16

Eemshaven zuidoost

building height
12-24m

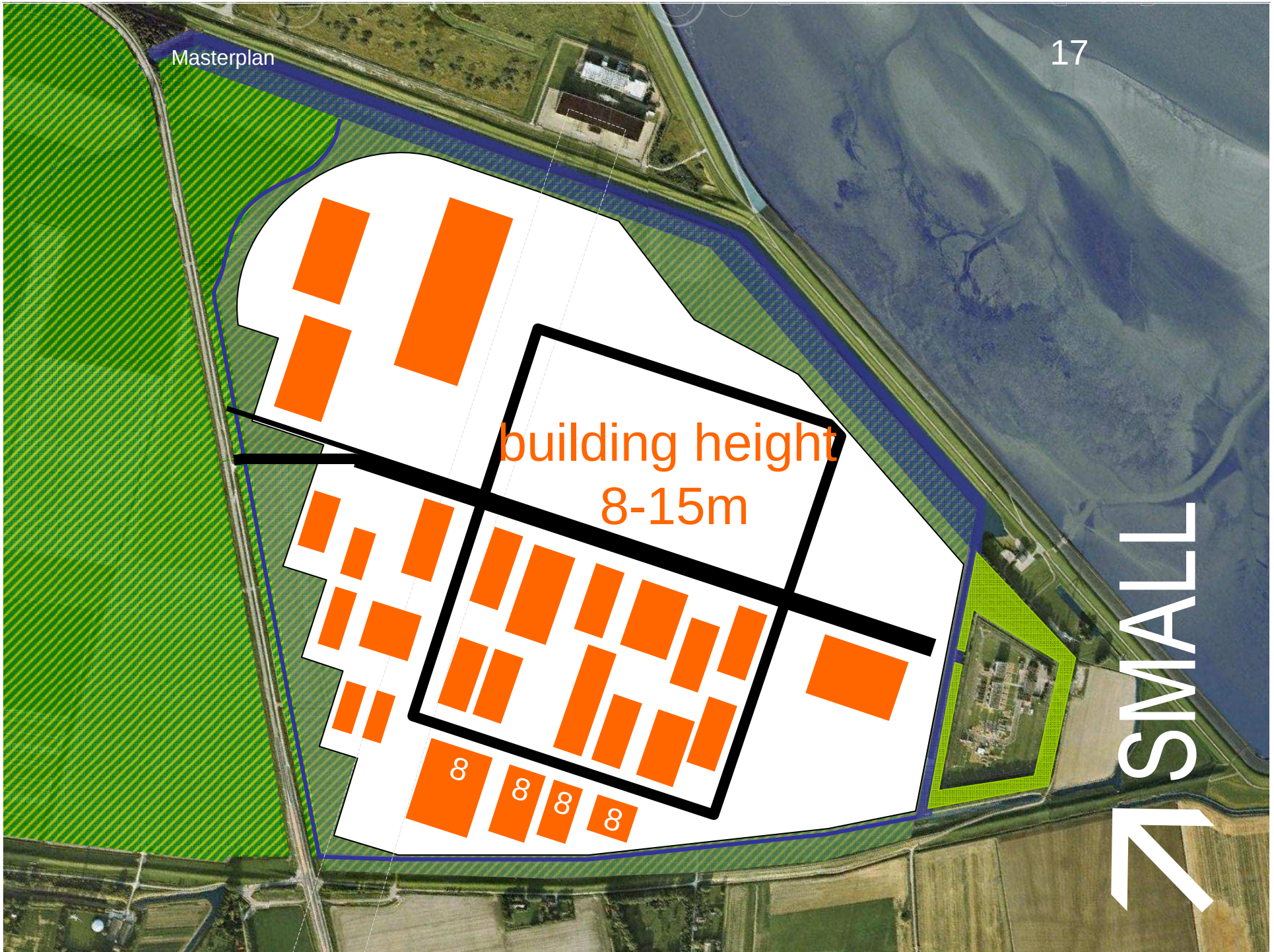
↑ xxxl (alternative)

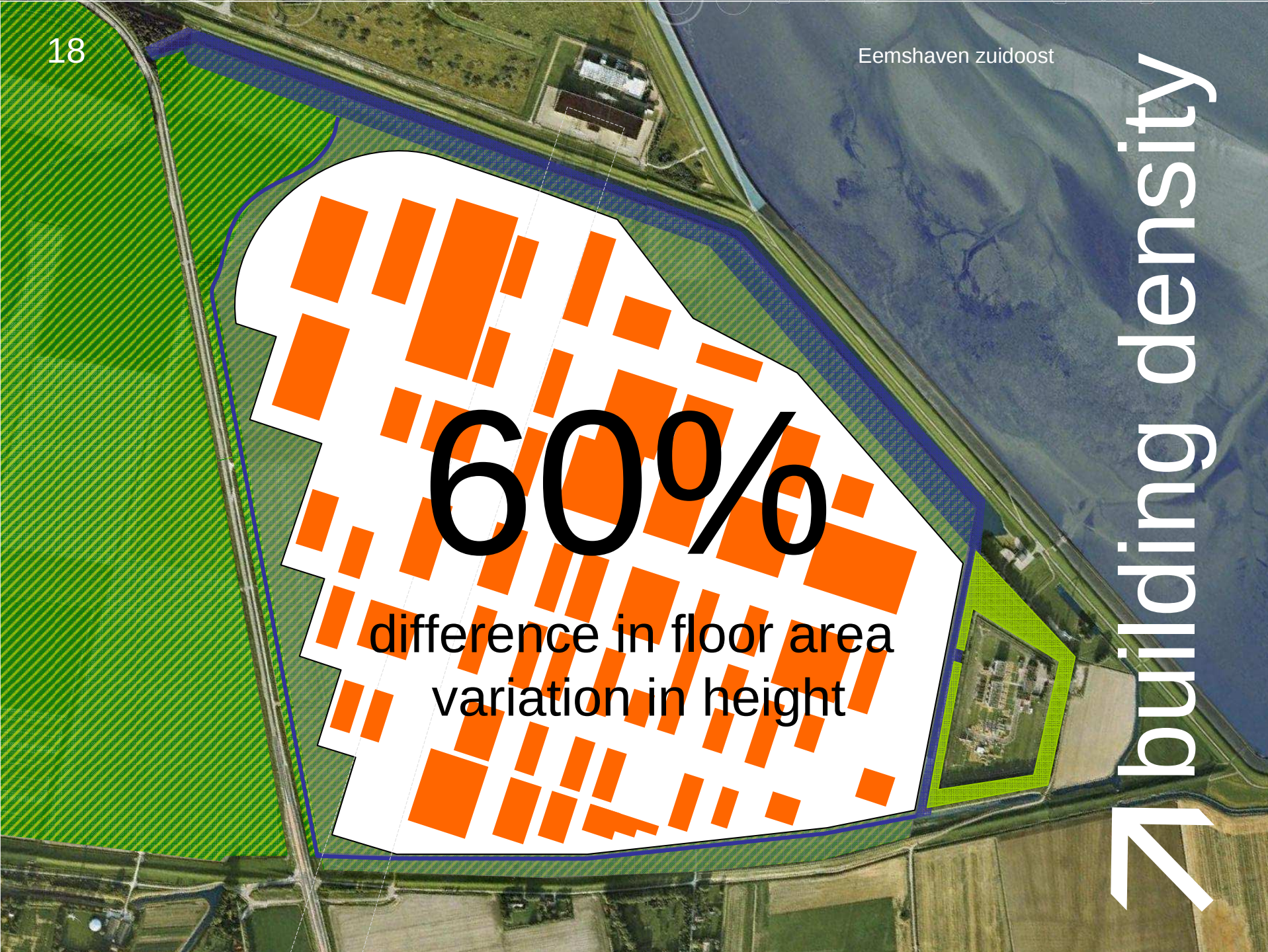


Masterplan

building height
8-15m

SMALL





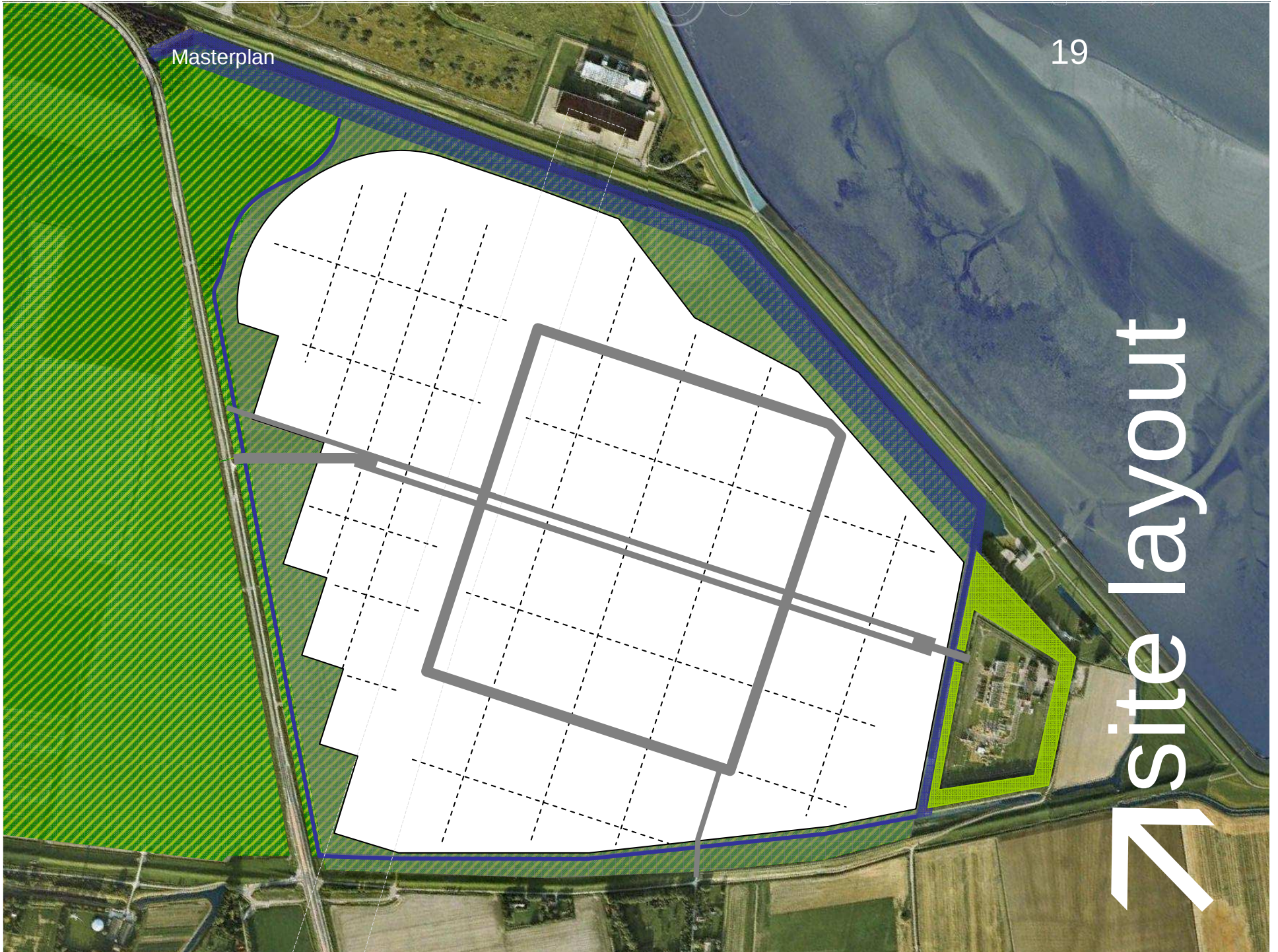
60%

difference in floor area
variation in height

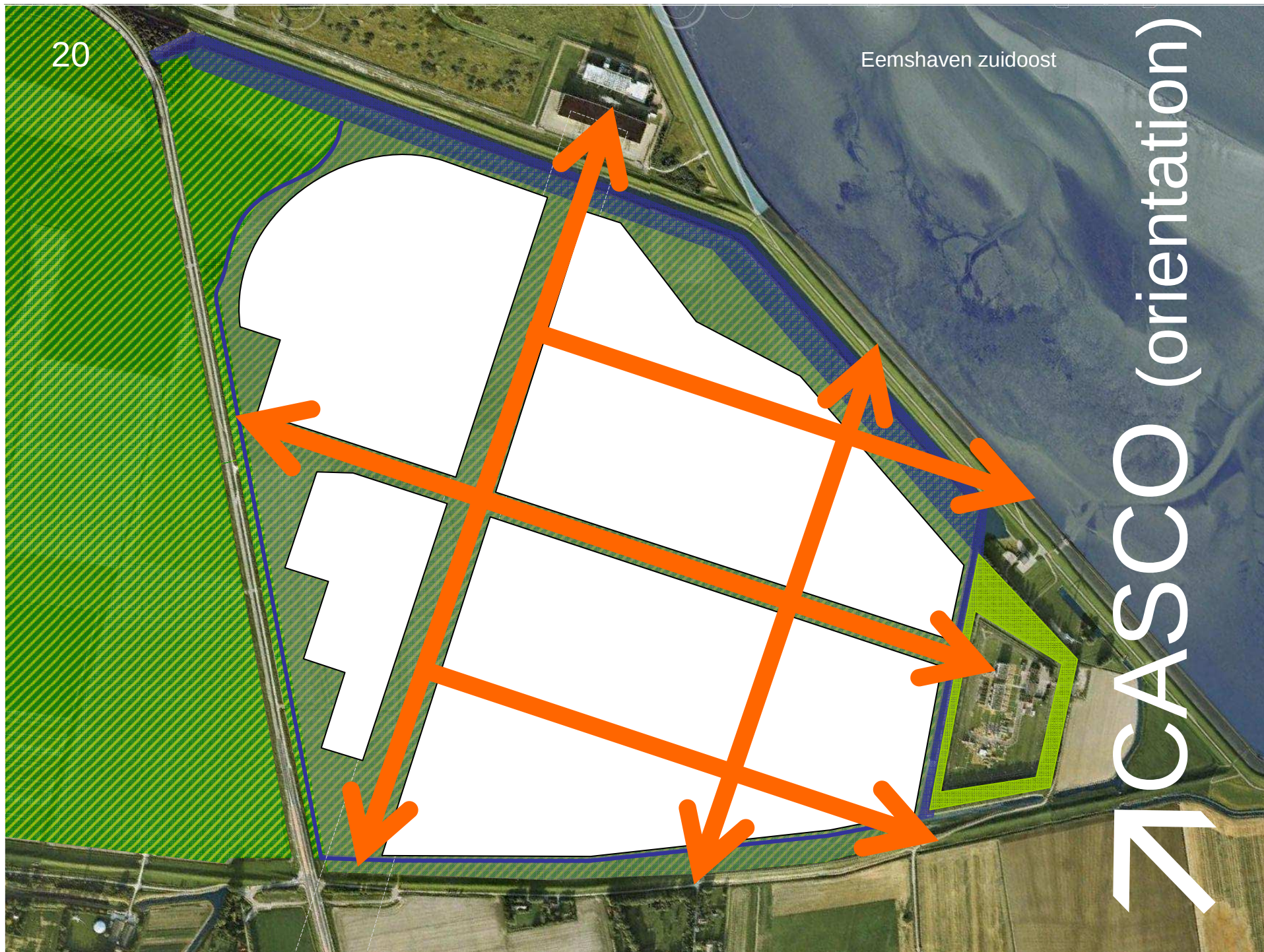
↑ building density

Masterplan

↑ site layout



↑ CASCO (orientation)



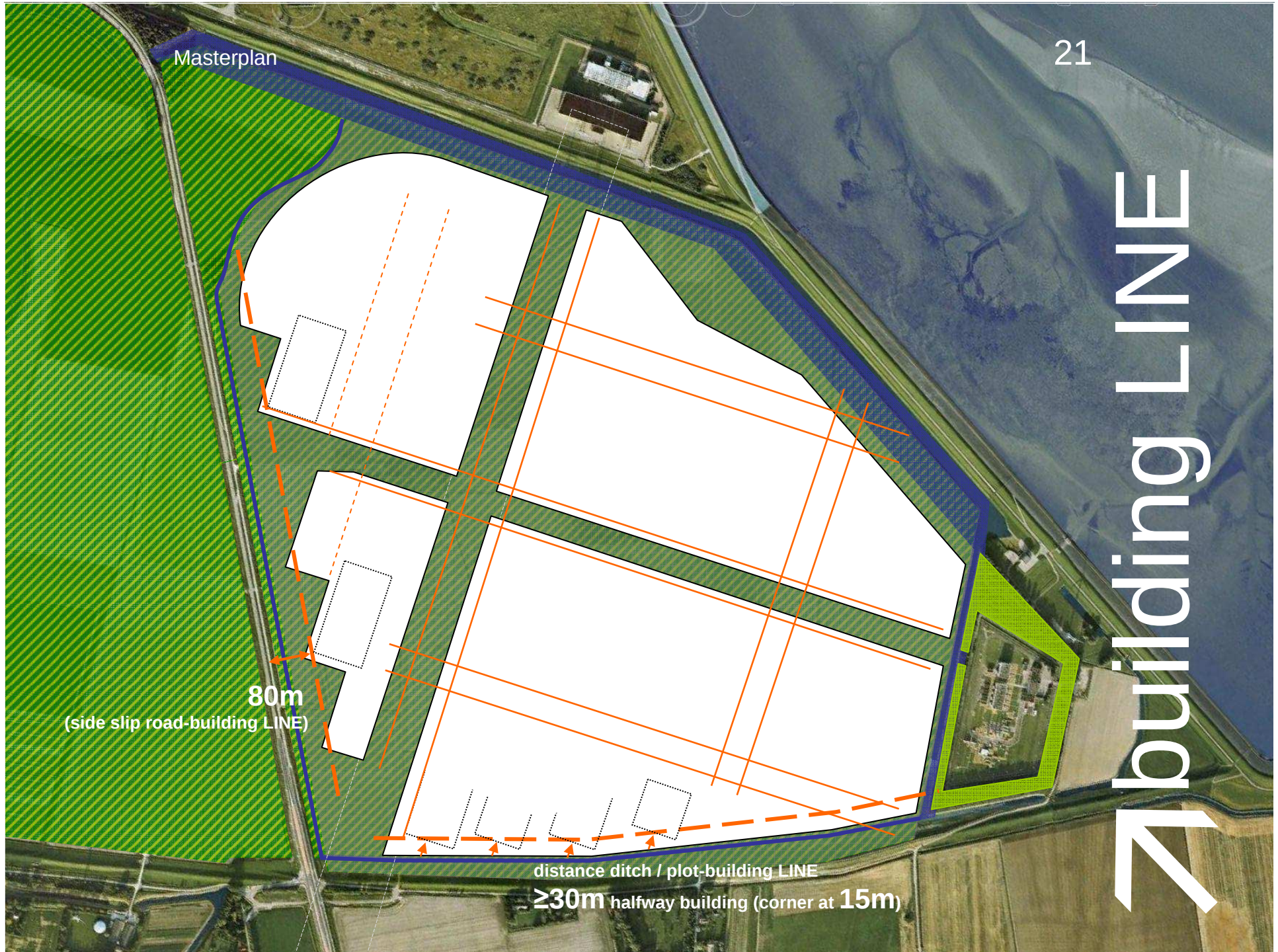
building LINE

Masterplan

80m
(side slip road-building LINE)

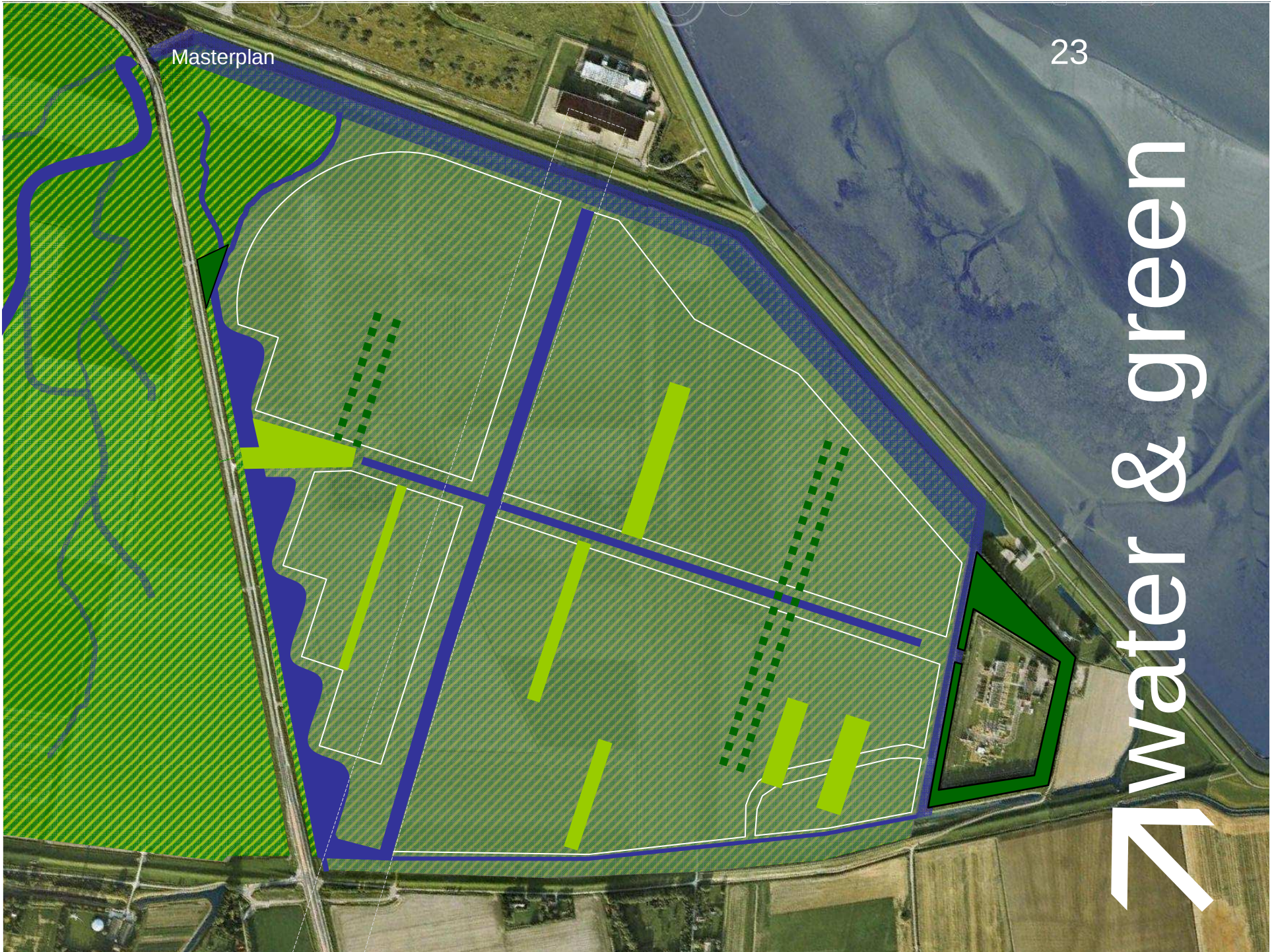
distance ditch / plot-building LINE

≥30m halfway building (corner at 15m)





water & green



↑ pavement



Masterplan

routing



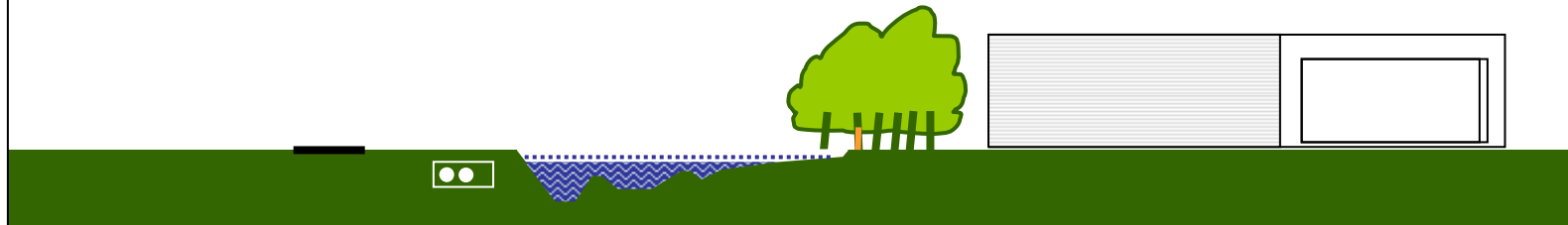
Masterplan



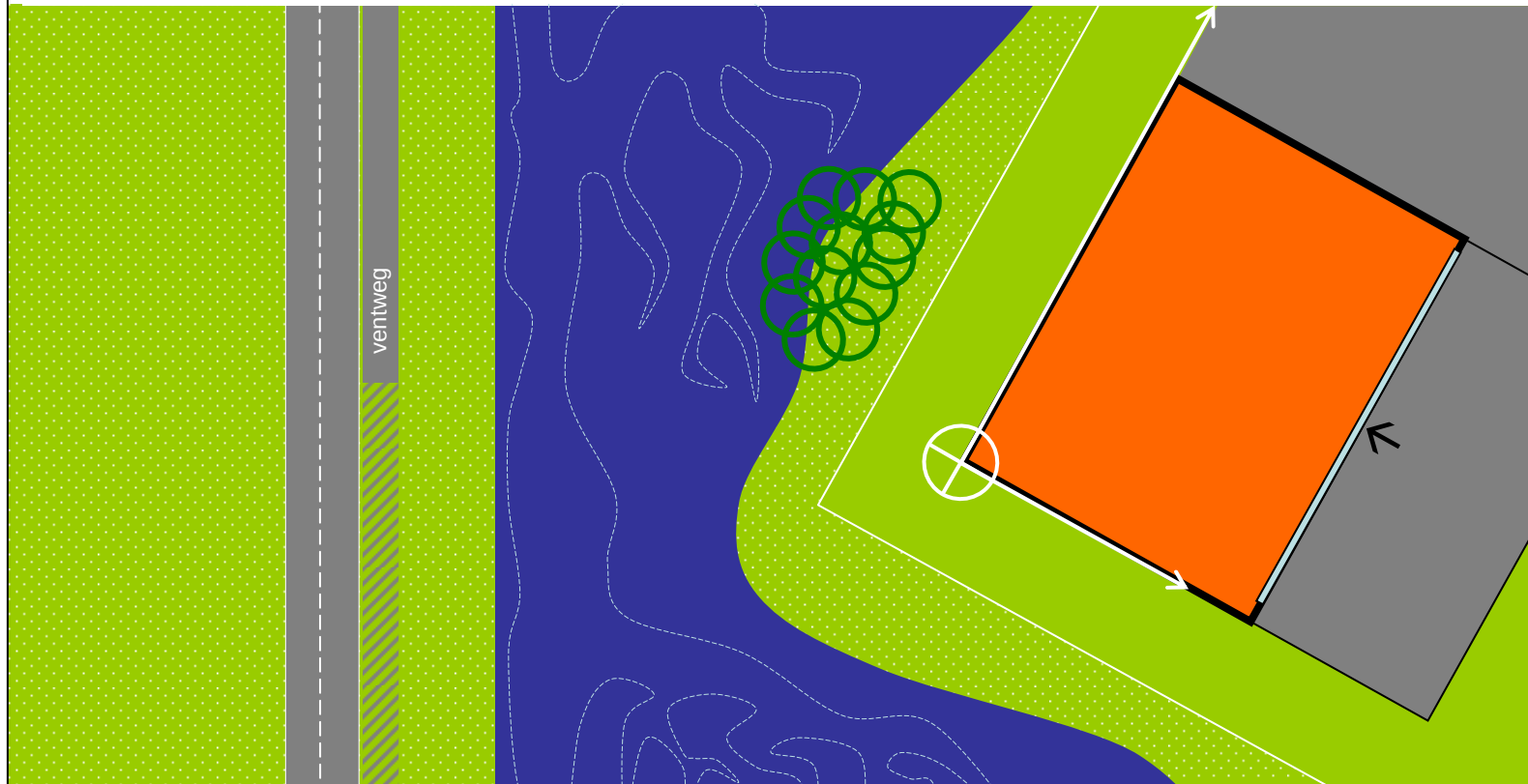
Masterplan

27

N33 cables&pipes water buffer (wadi) → plot



ca. 60 meter (ca. 80)



Cross Section

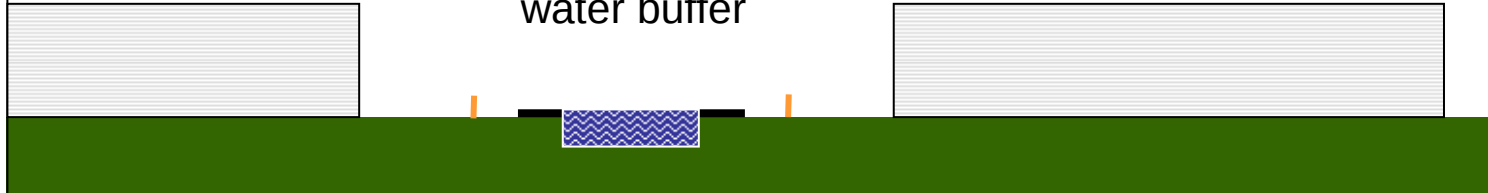
28

Eemshaven zuidoost

principal AXIS

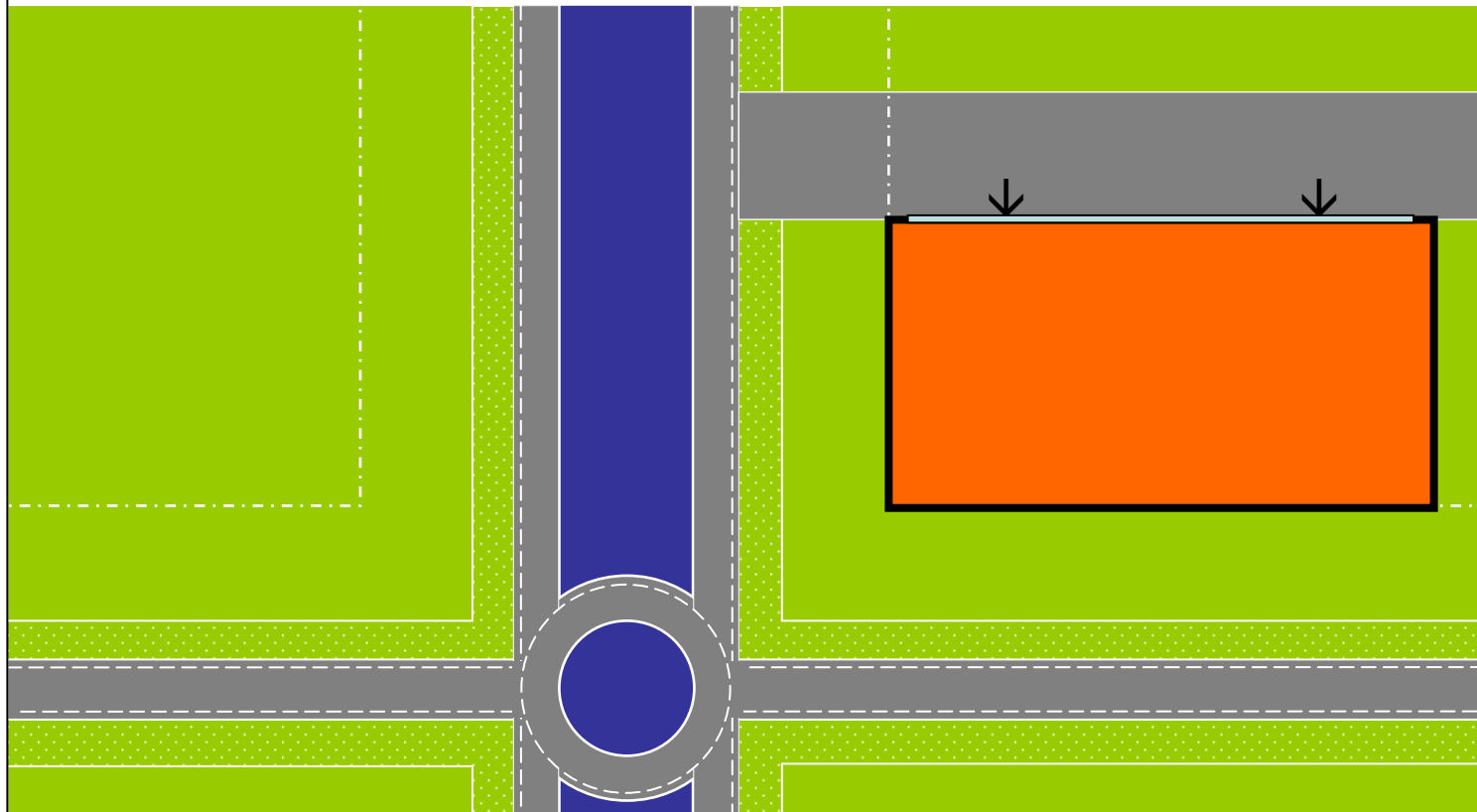
+

water buffer



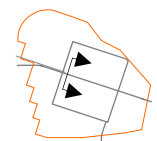
11 18 11

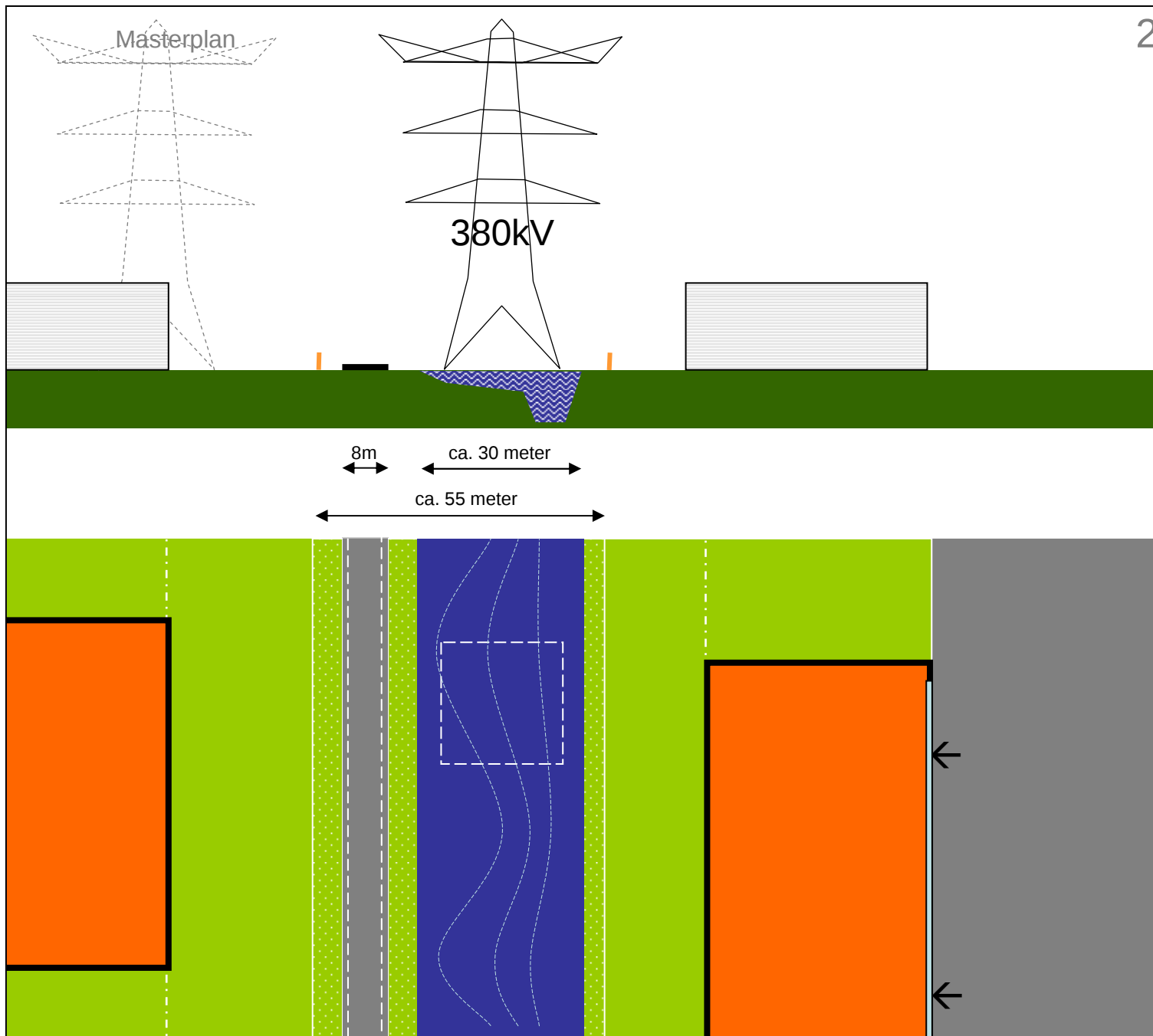
ca. 40 (70) meter



CONCEPT

Cross Section

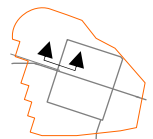




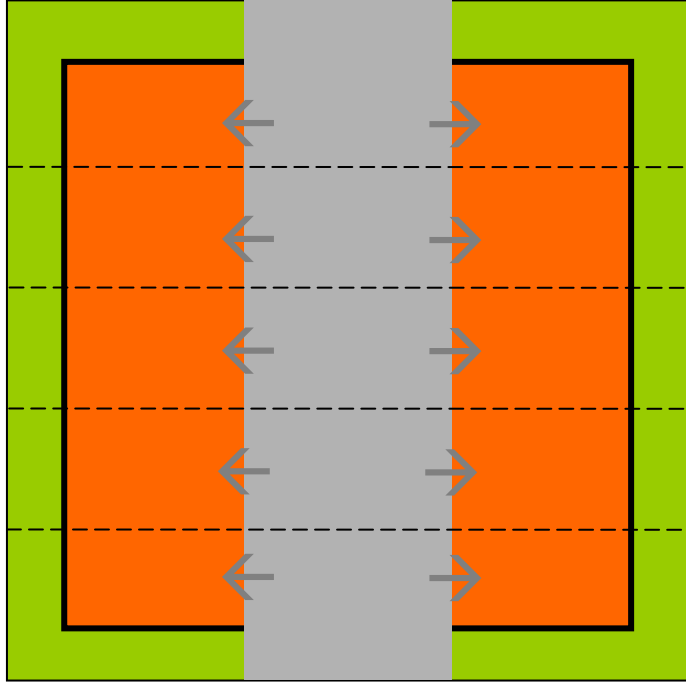
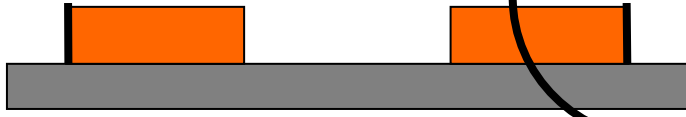
29

Cross Section

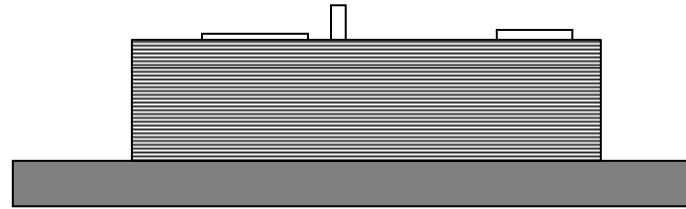
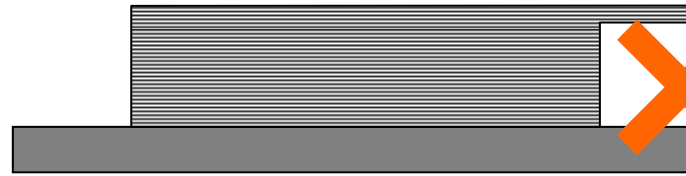
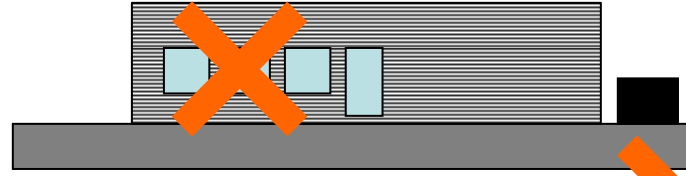
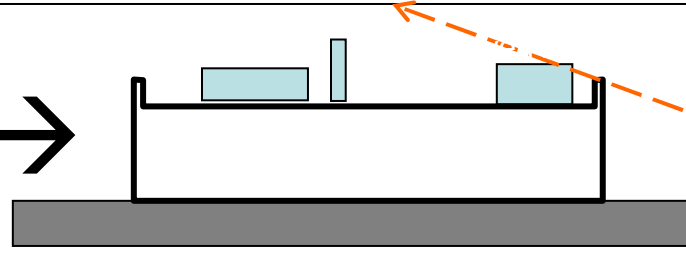
CONCEPT



30

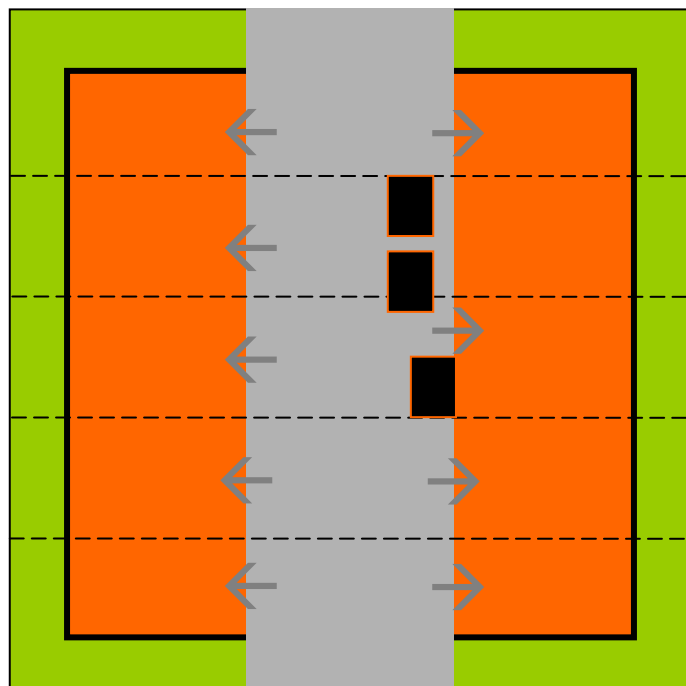
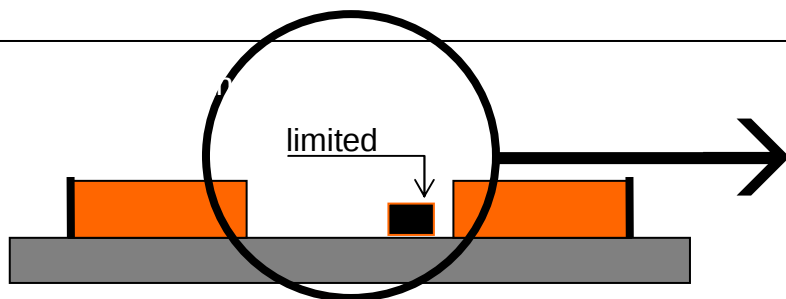


catalogue

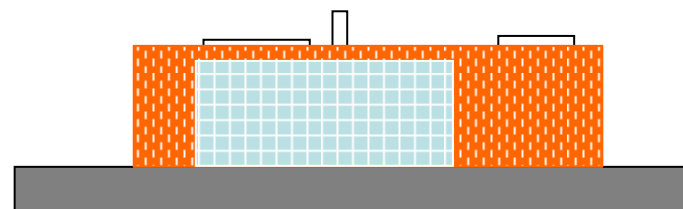
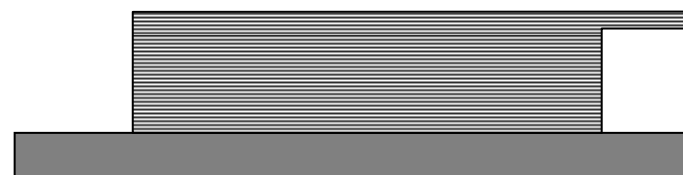
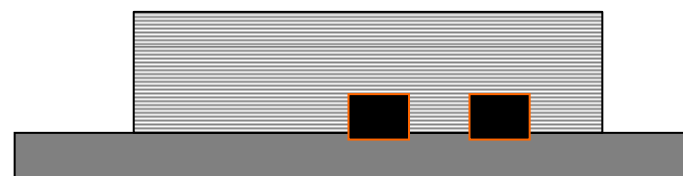
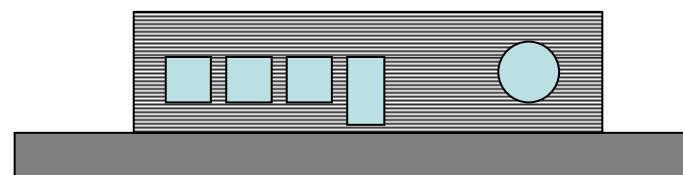
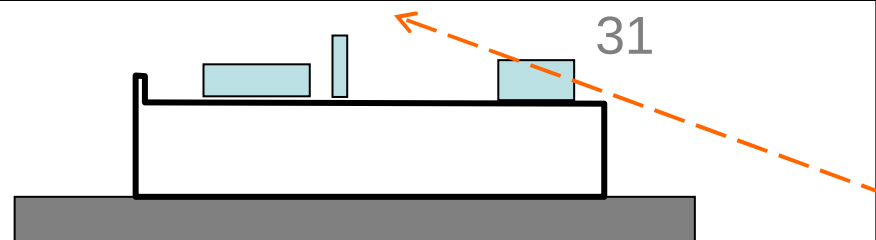


Outside Borders

rules



catalogue



CENTRE

rules

phase 1

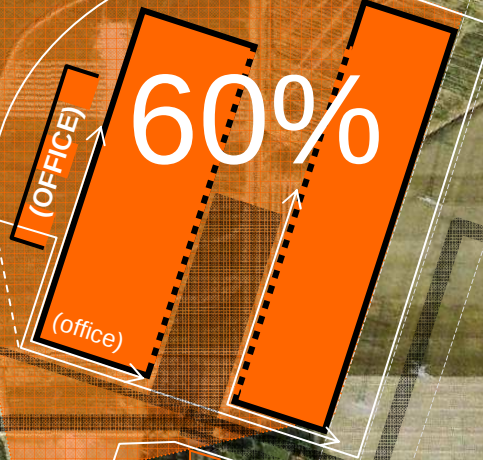
60m (slip road-plot)
80m (side slip road-building LINE)



Phase 1

33

alternative (curve axis)

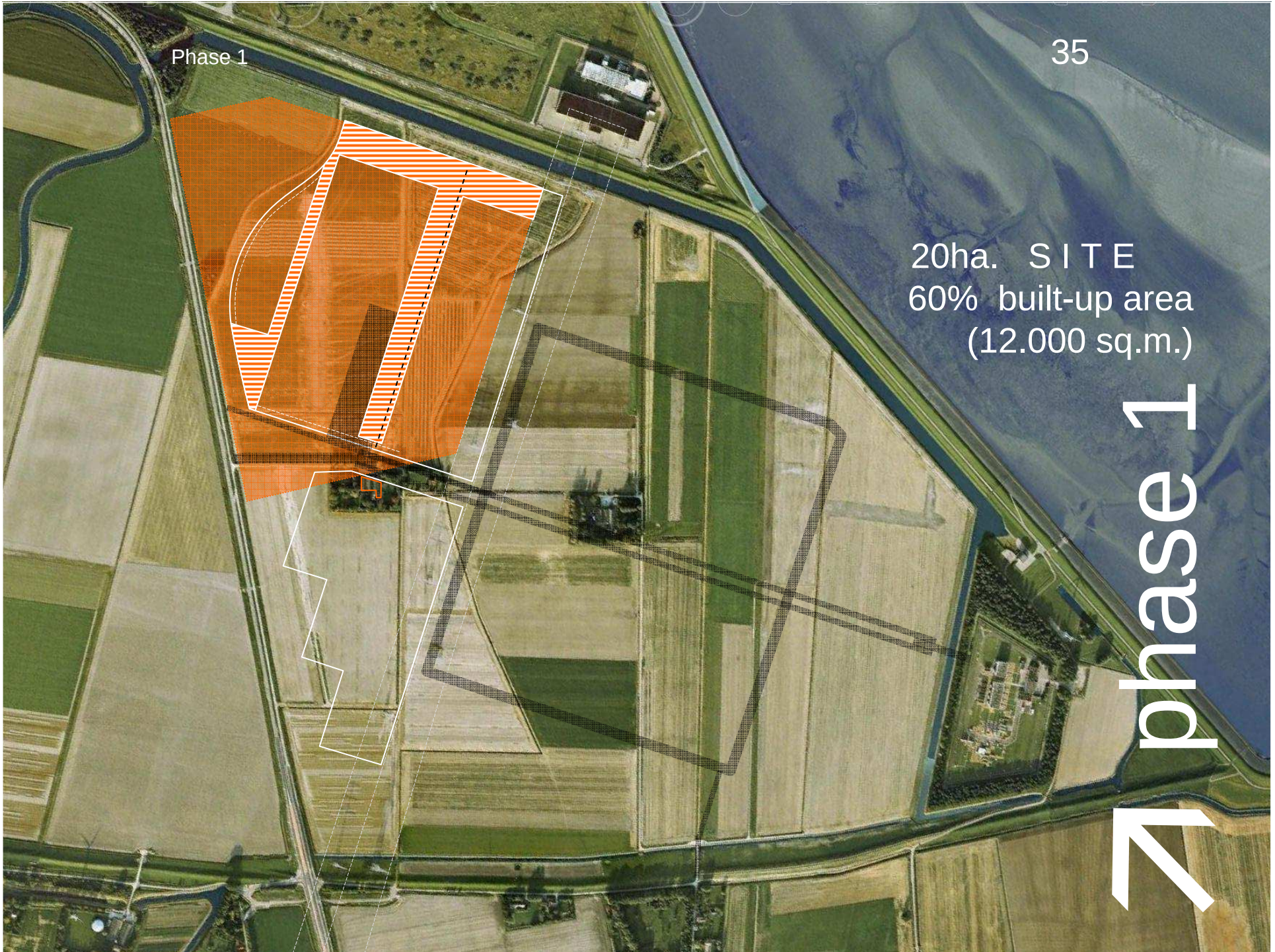


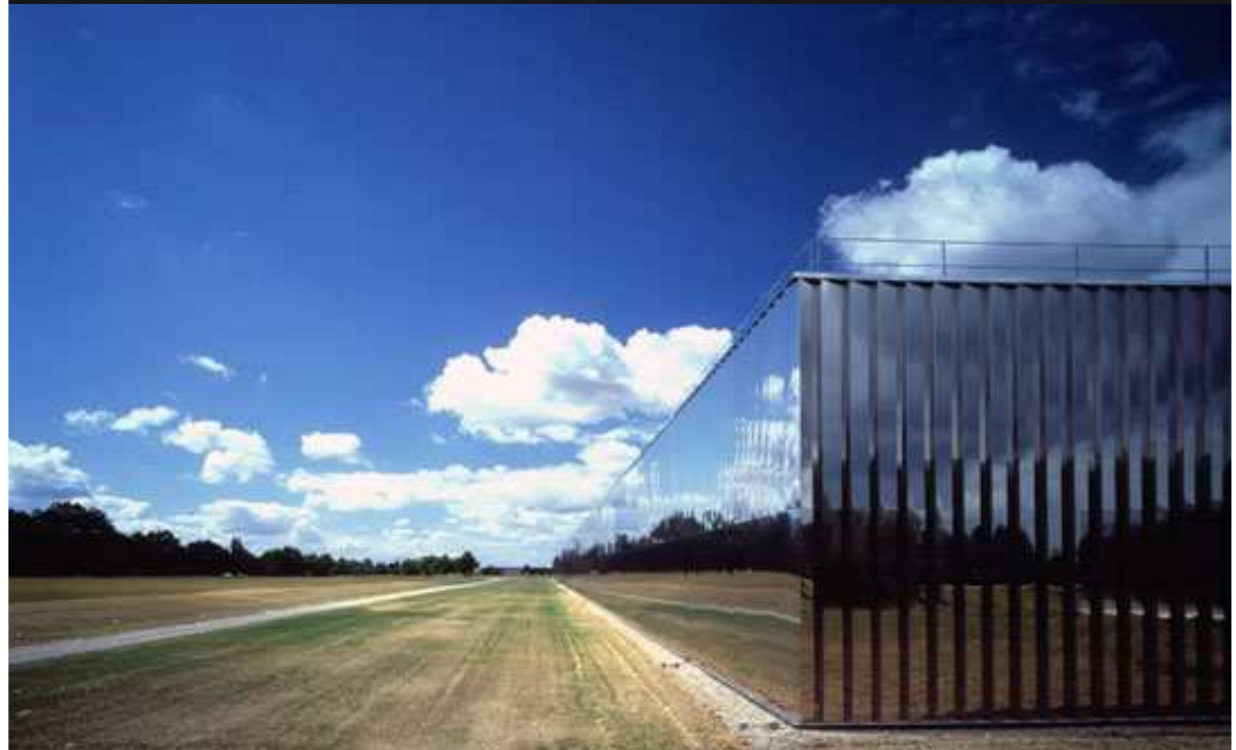
phase 1

Phase 1

20ha. SITE
60% built-up area
(12.000 sq.m.)

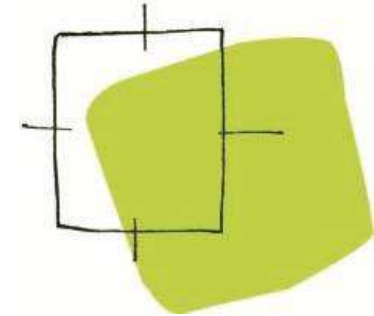
phase 1







37 Visual Quality



BügelHajema

Plek voor ideeën

