



Herontwikkeling Gooise Warande (Bussum)

Omgevingstafel 2

19 november 2020 (gewijzigd/aanvulling)

Gooise Warande– Omgevingstafel 2

Toelichting initiatief

Gooise Warande – Omgevingstafel 2

Toelichting case – initiatief De Alliantie/Vivium/DubbeLL

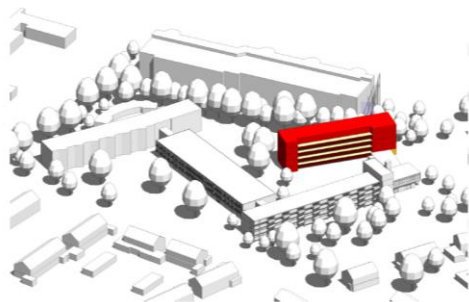
- Nieuwe, extra appartementen nabij zorgcentra creëren voor nieuwe doelgroep
- Hoofdlijn:
 - Doelgroep: oudere mensen uit de omgeving die nog niet veel zorg nodig hebben, maar wel zich aan het oriënteren => later gebruik van maken
 - Los van het zorgcentrum / zelfstandige woningen
 - Eigen uitstraling gebouw en signatuur bewoners
 - In dit geval: focus op betaalbare huur => geen hoge bouwkosten of risico's mogelijk
- Parkeren conform norm “Serviceflat” of “Verpleeg en verzorgingstehuis” = 1,1

Gooise Warande – Omgevingstafel 2

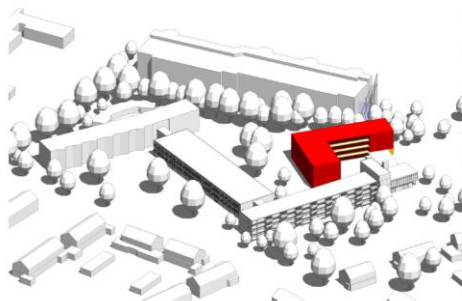
Toelichting case –
Locatie
initiatief



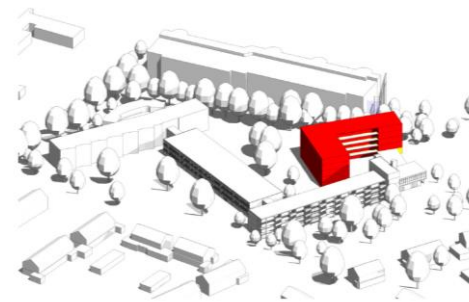
OPTIE A



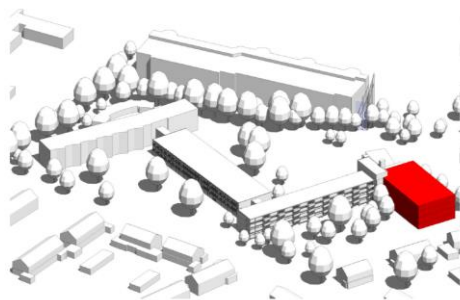
OPTIE B



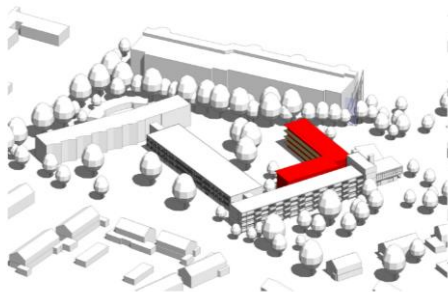
OPTIE B2



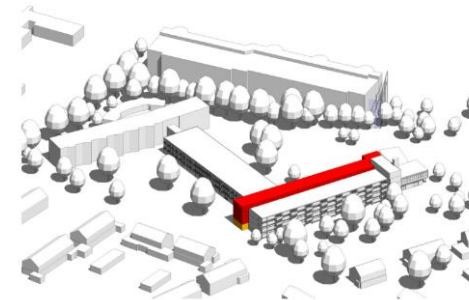
OPTIE C



OPTIE D



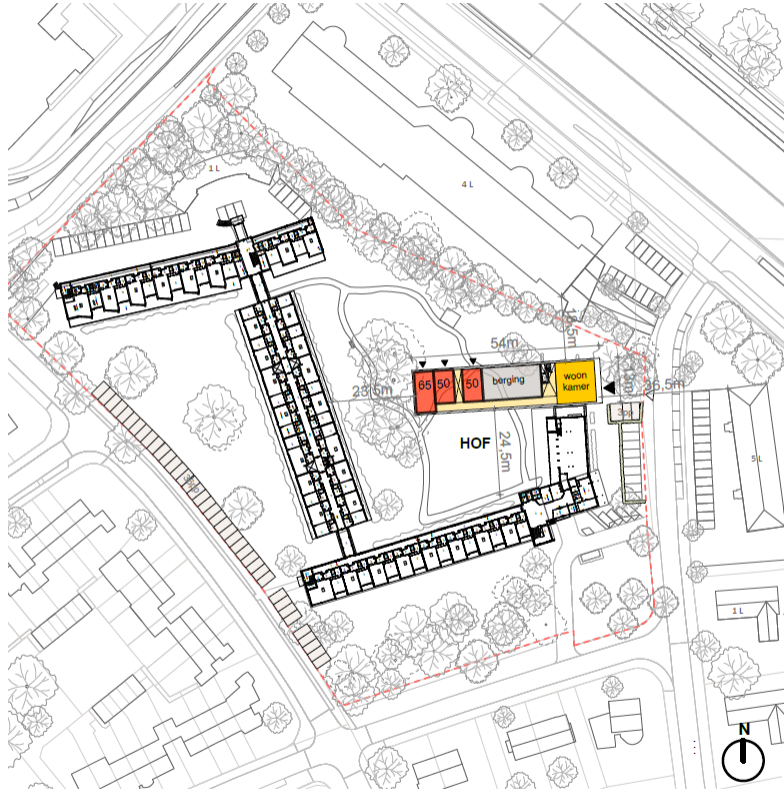
OPTIE E



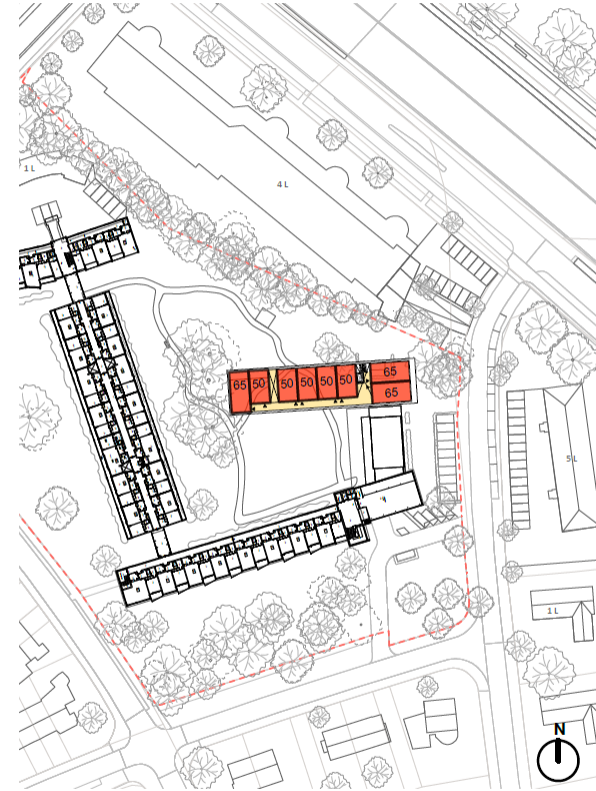
OPTIE A(Strook in binnentuin)

35 woningen

5 lagen (1l berging + 4l Wonen)

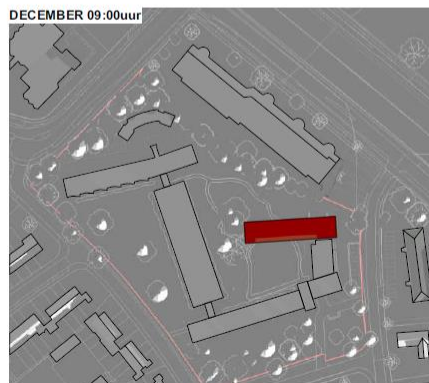
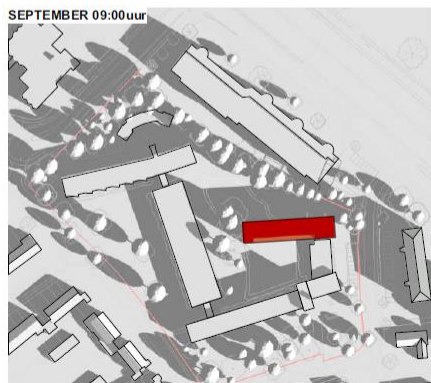
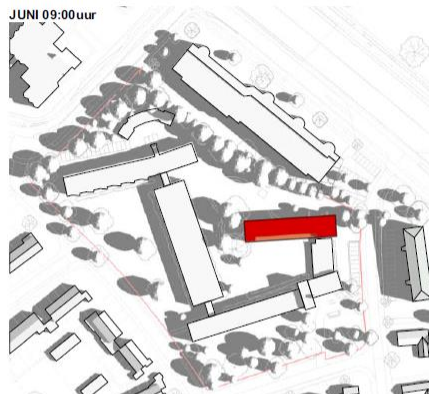
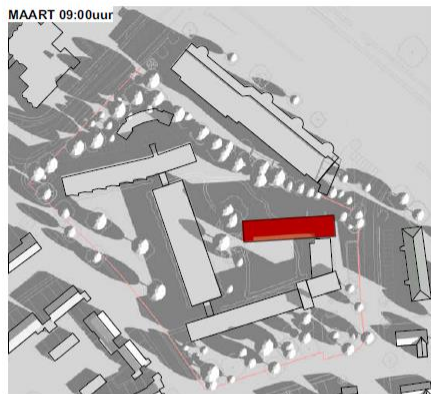


Begane grond

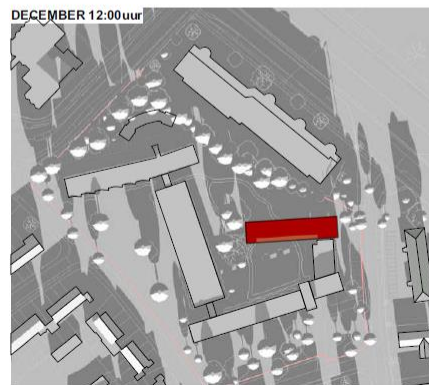
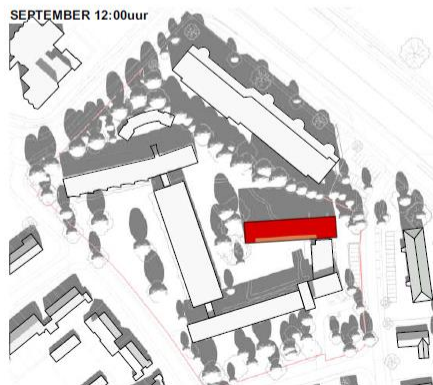
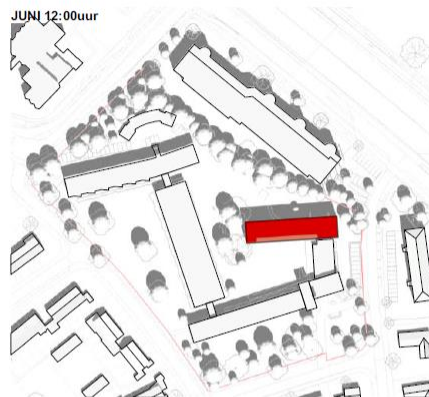
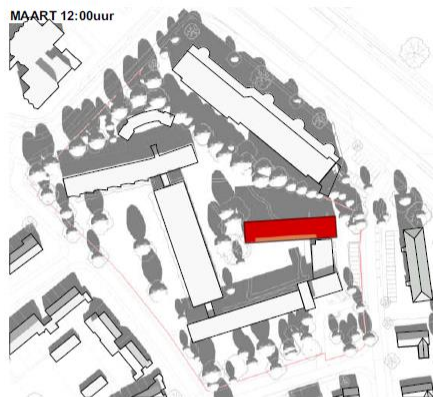


Verdieping

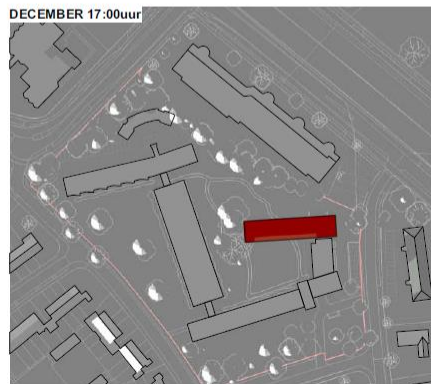
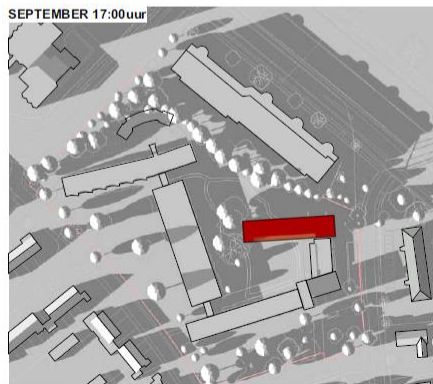
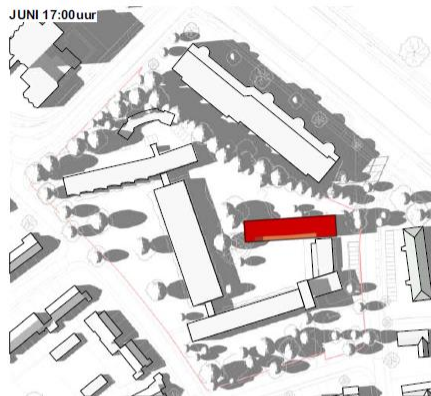
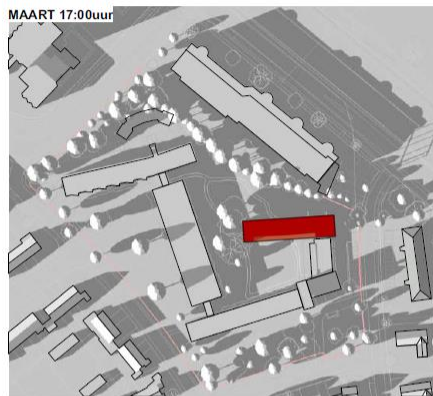
09:00uur



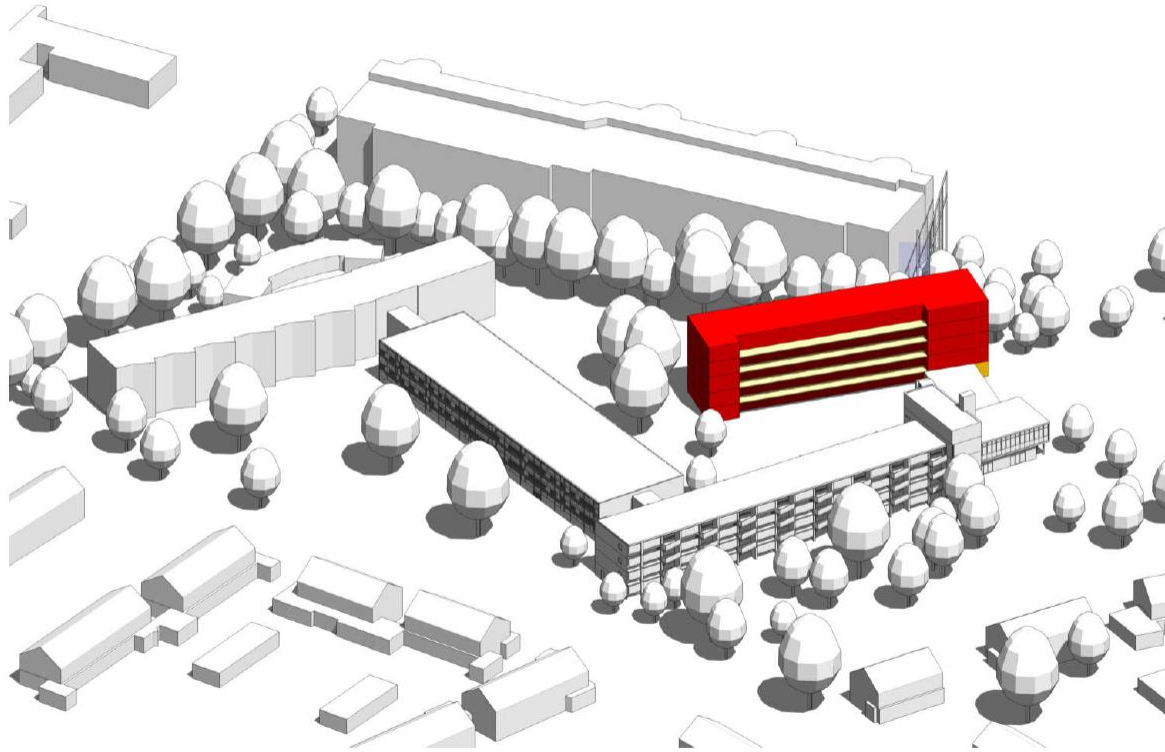
12:00uur



17:00uur

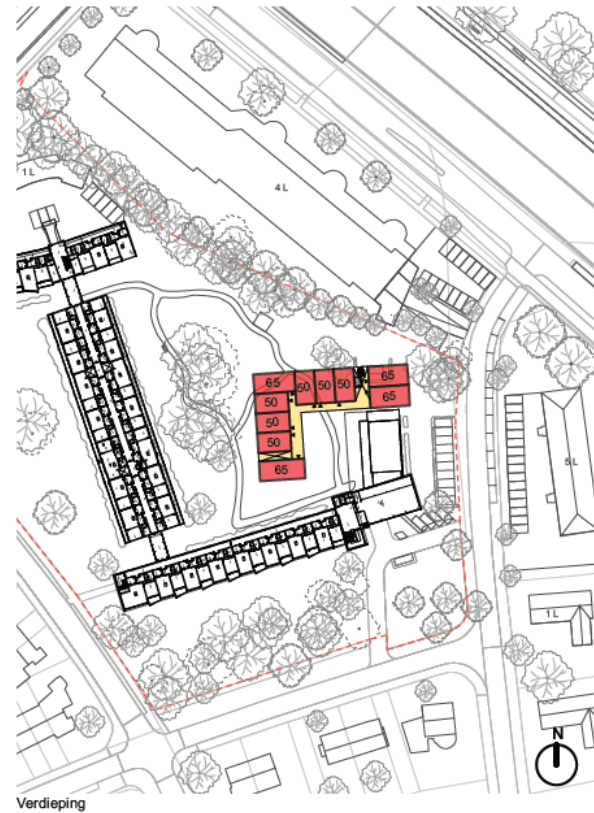
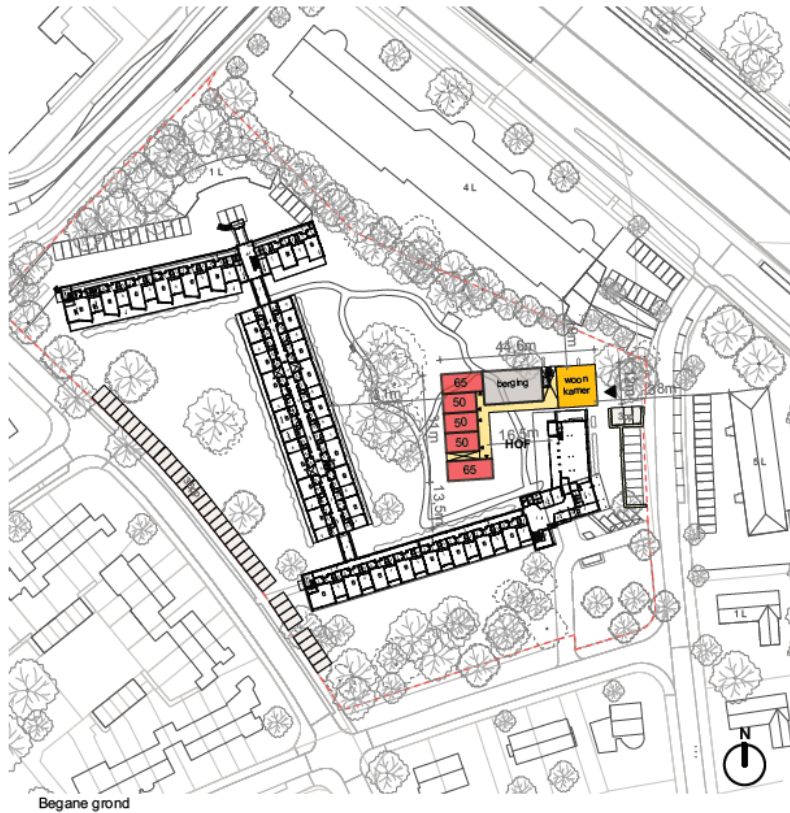


OPTIE A

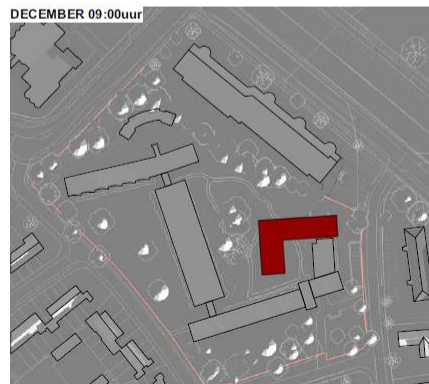
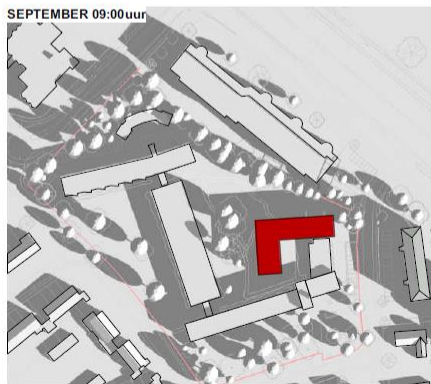
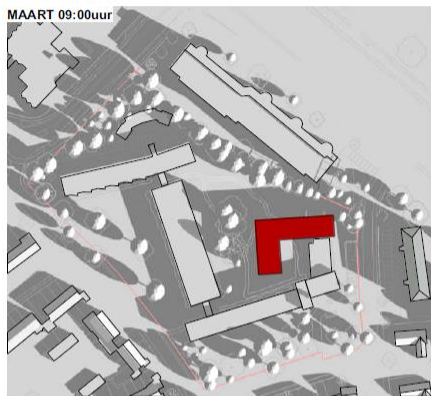


OPTIE B1 (haak in binnentuin)

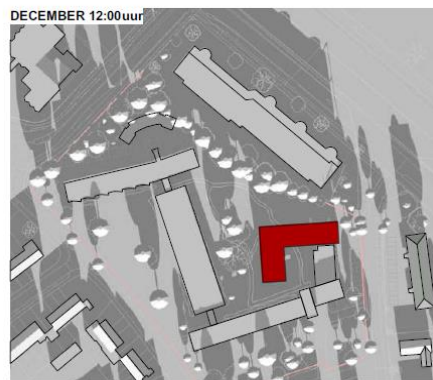
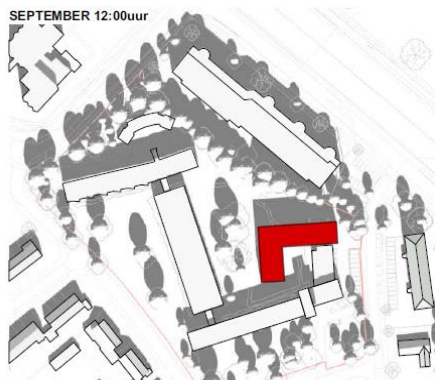
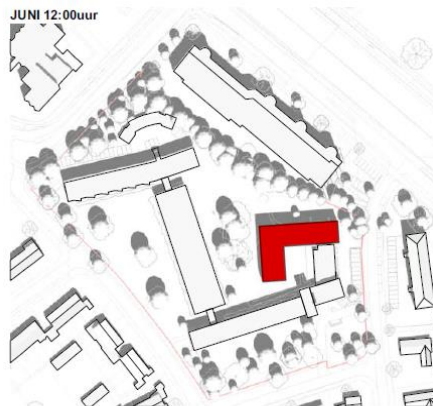
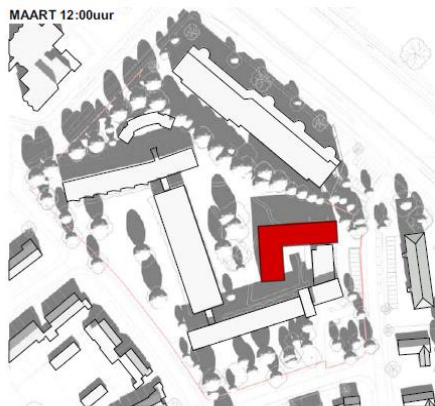
35 woningen
4 lagen (11 berging + 31 Wonen)



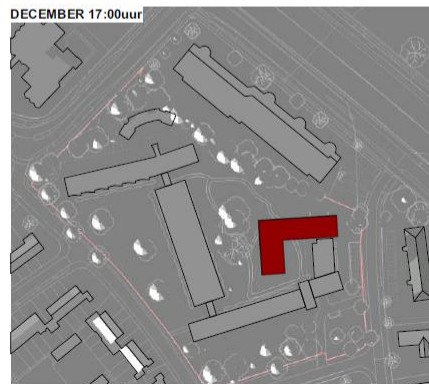
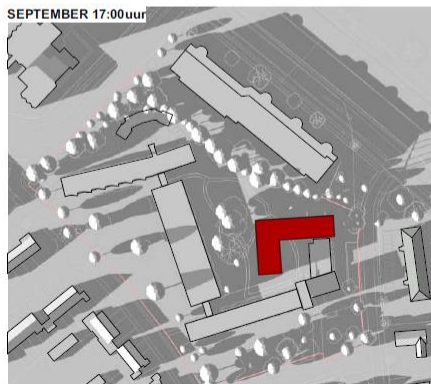
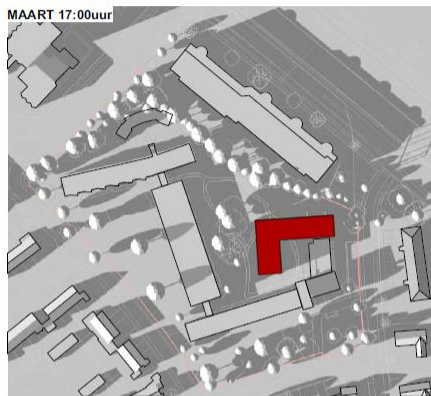
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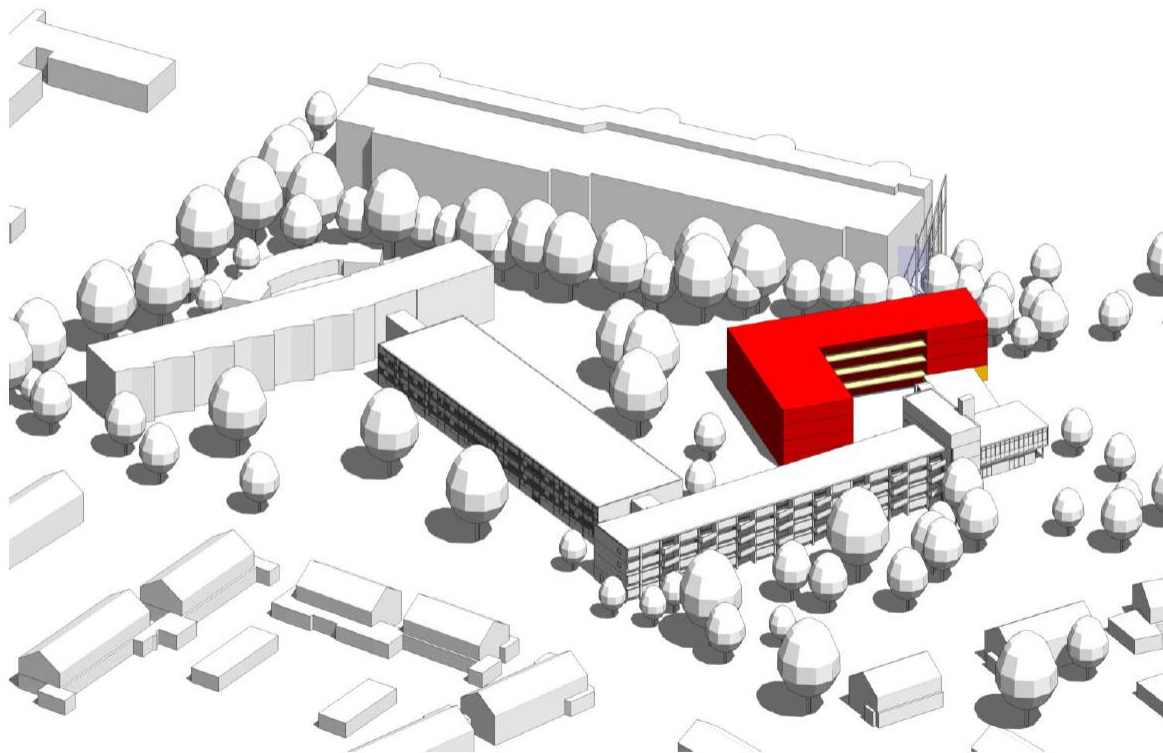
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17:00uur



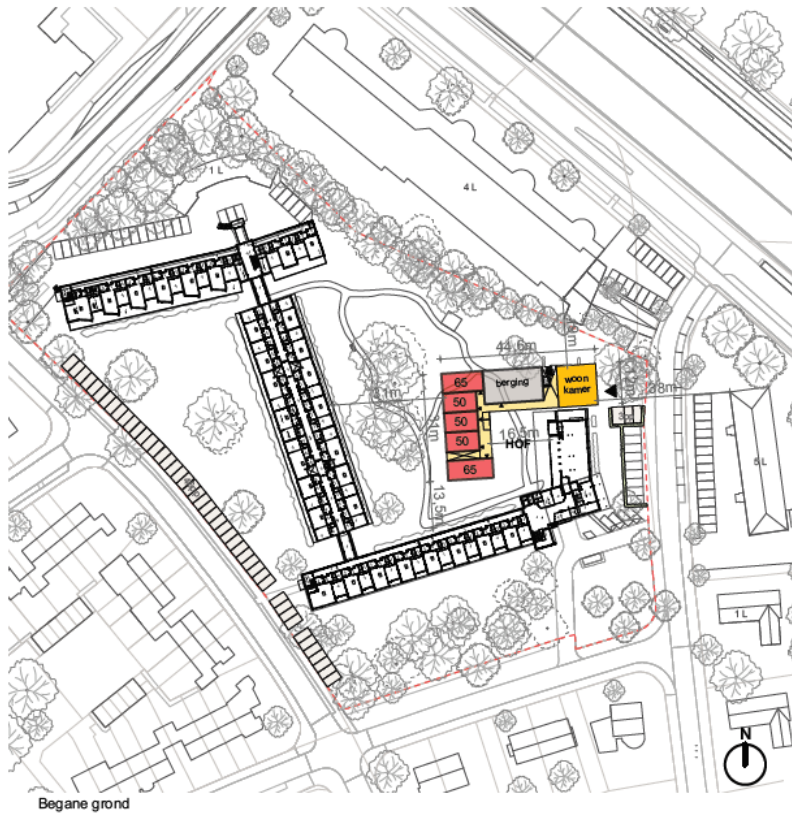
OPTIE B



OPTIE B2 (haak in binnentuin)

45 woningen

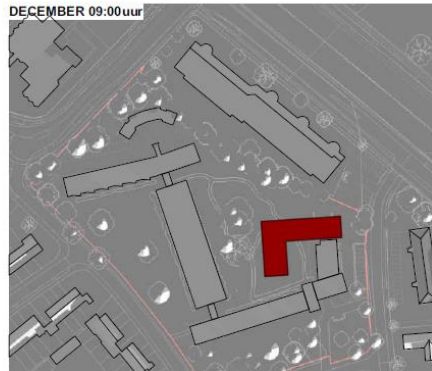
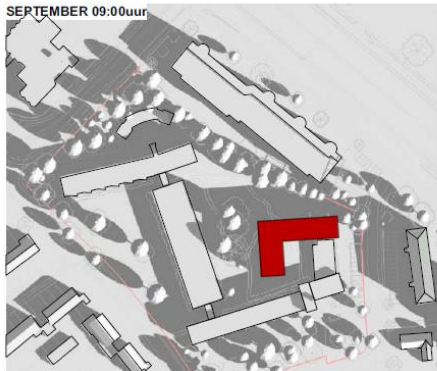
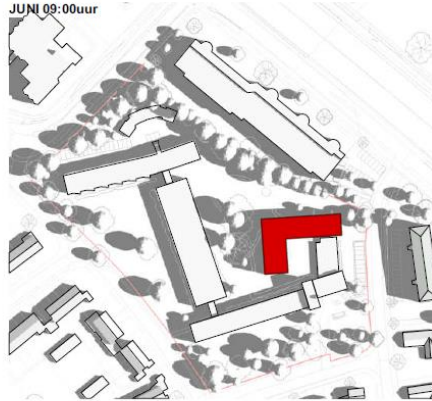
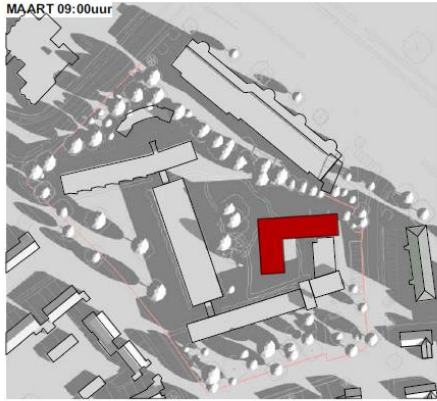
5 lagen (11 berging + 41 Wonen)



09:00uur

OPTIE B2

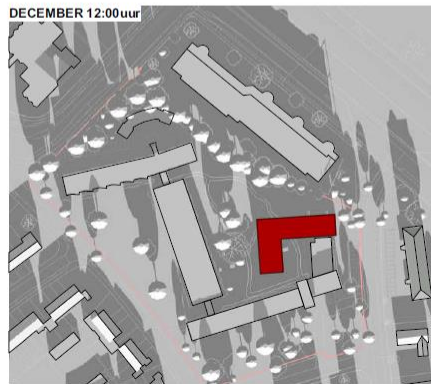
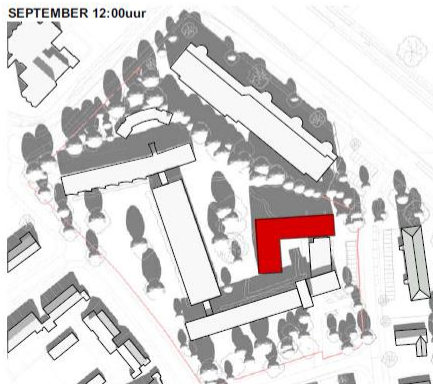
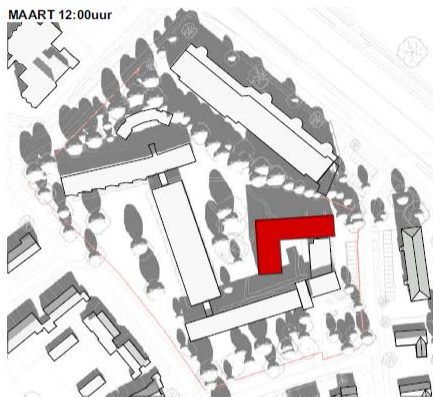
zonnestudie



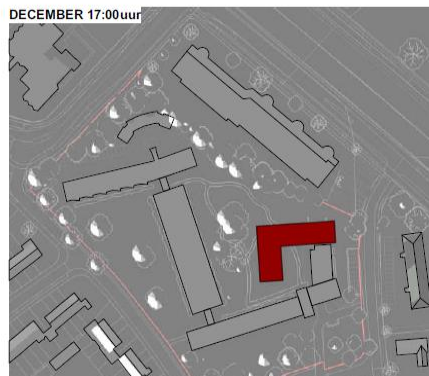
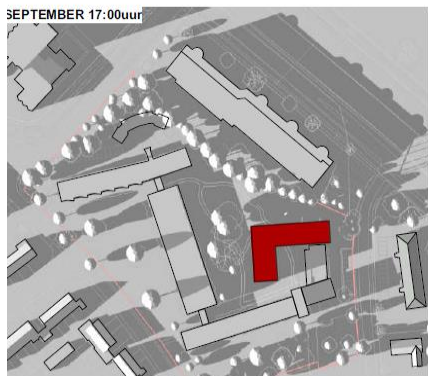
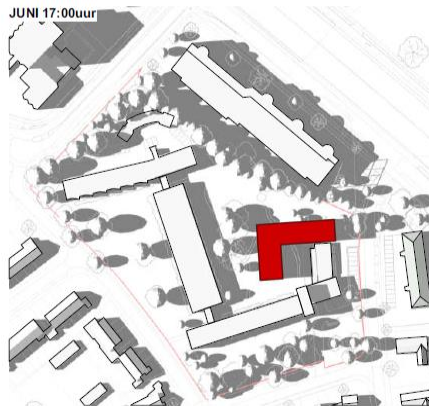
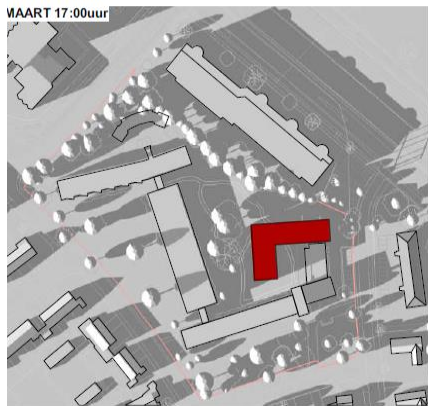
OPTIE B2

zonnestudie

12:00uur

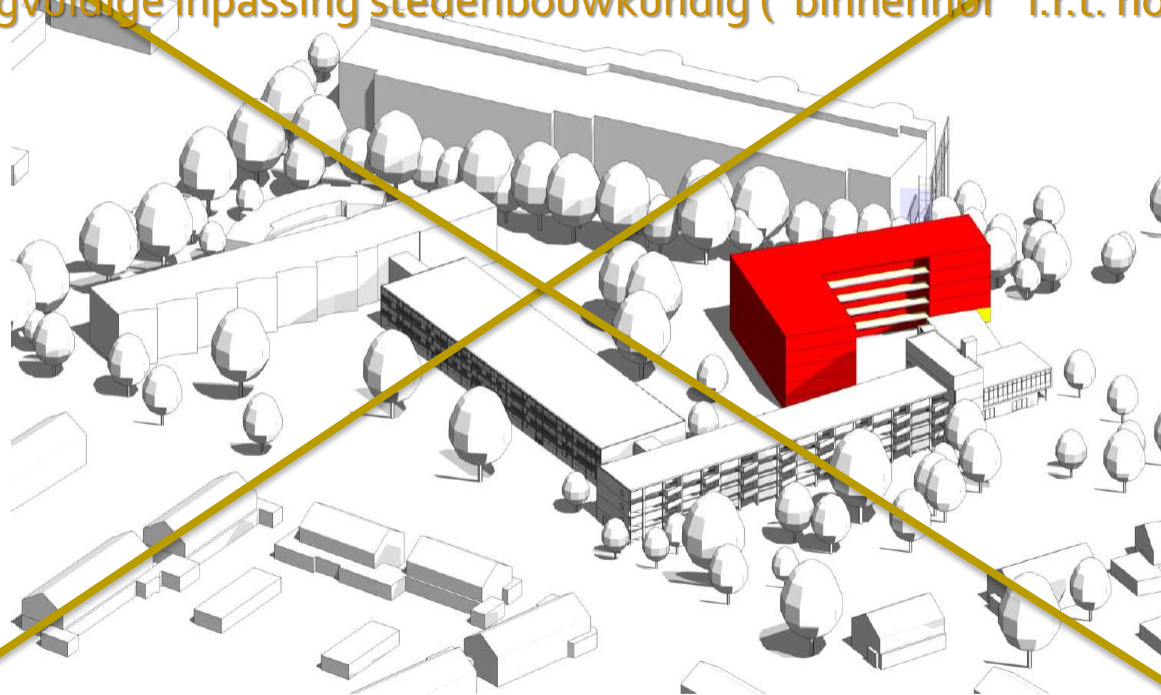


17:00uur



Visie initiatiefnemer:

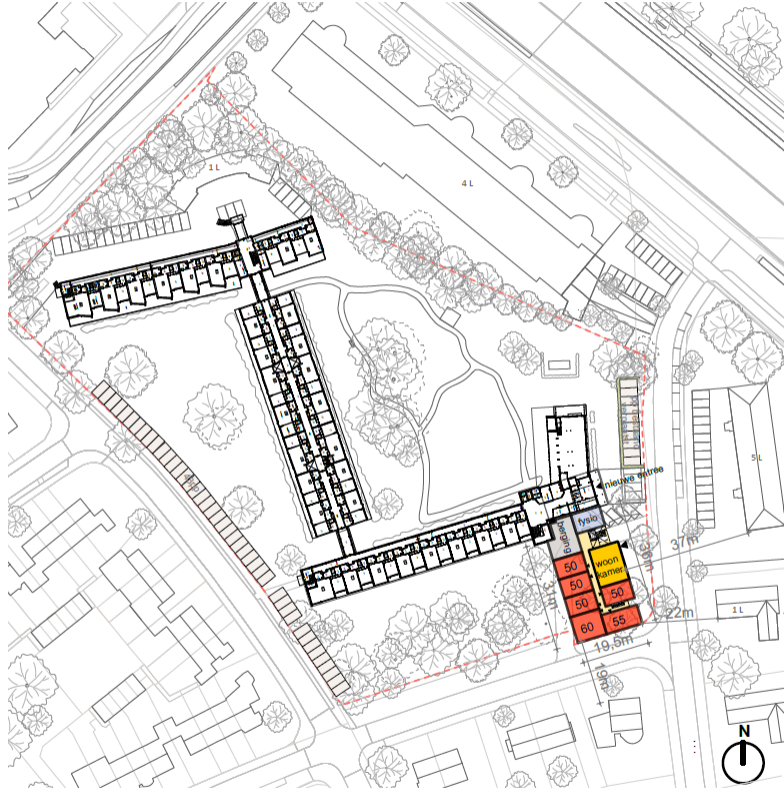
- Minder zorgvuldige inpassing stedenbouwkundig ("binnenhof" i.r.t. hoogte)



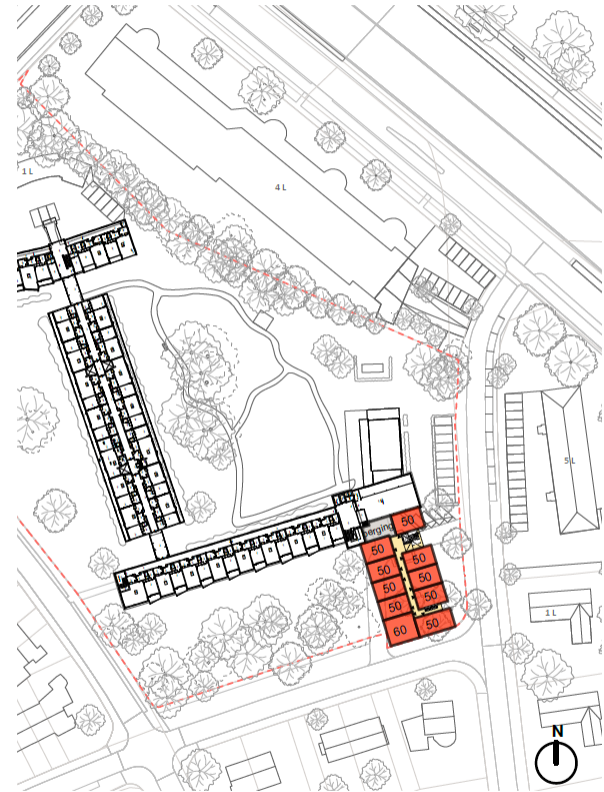
OPTIE C (aanbouw aan voorzijde)

36 woningen

4 lagen (1l berging + 3l Wonen)

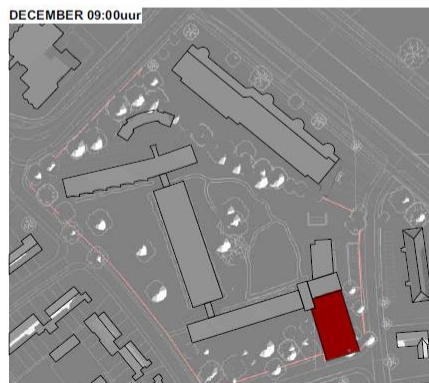
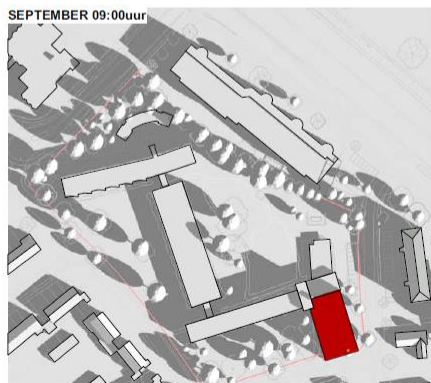
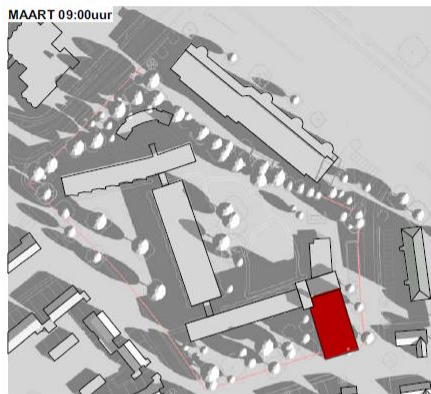


Begane grond

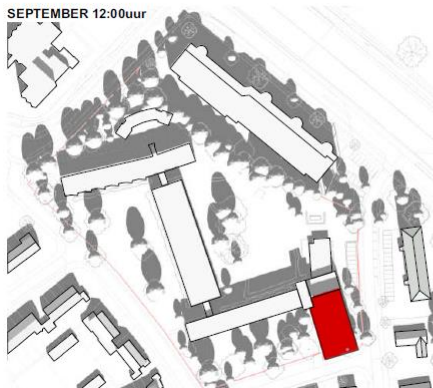
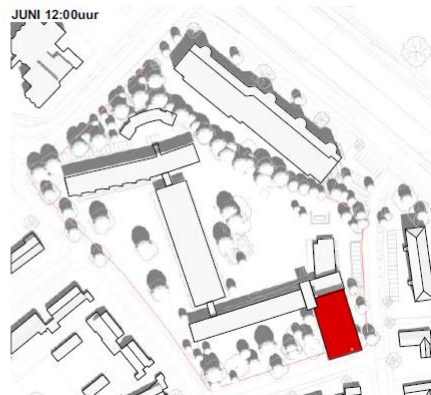
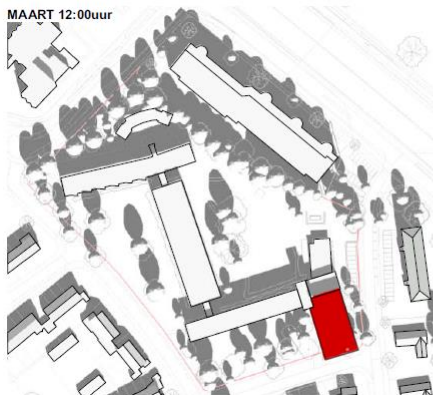


Verdieping

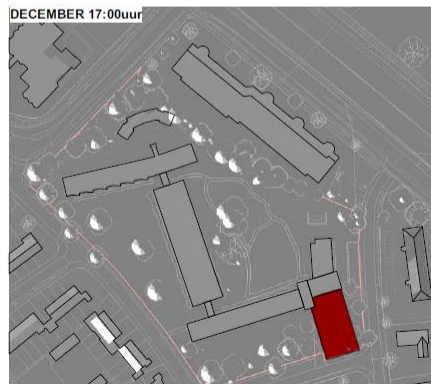
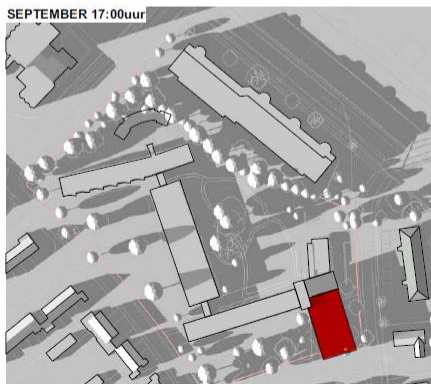
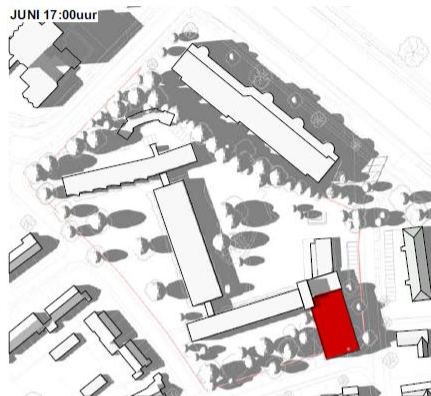
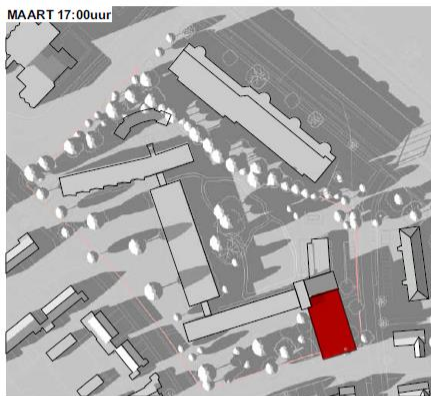
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12:00uur



17:00uur



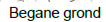
Visie initiatiefnemer:

- Geen eigen uitstraling gebouw en signatuur bewoners (onderdeel GW)
- Minder zorgvuldige inpassing stedenbouwkundig
- Grote fysieke koppeling met zorgcentrum mbt doelgroep, bouwrisico's en kosten
- Hogere bouwkosten of hogere risico's

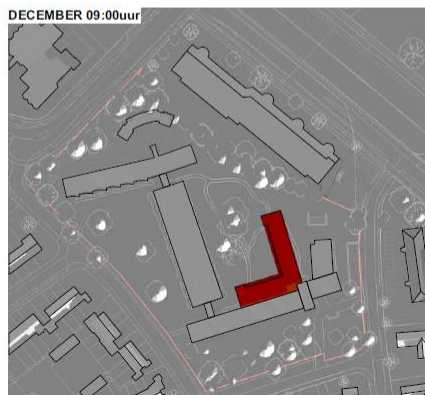
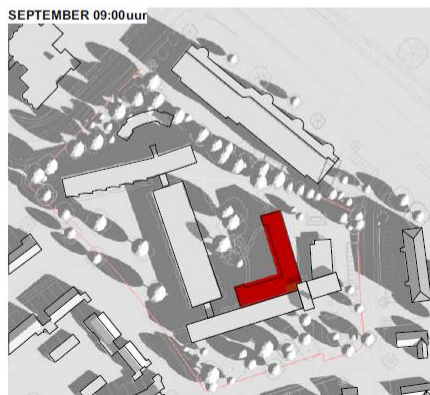
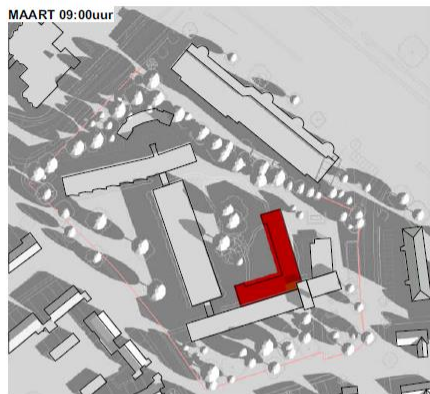


37 woningen

g + 3l Wonen)

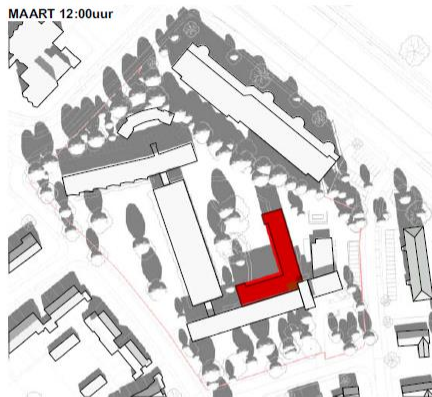


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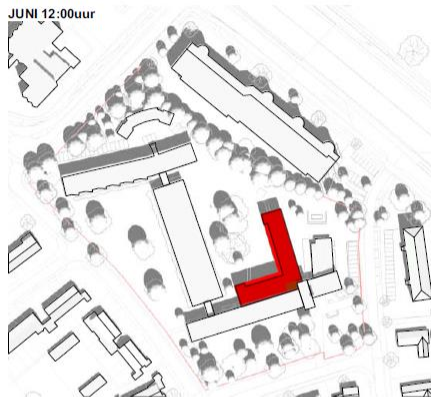


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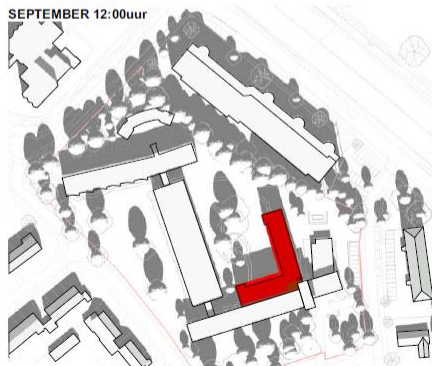
MAART 12:00uur



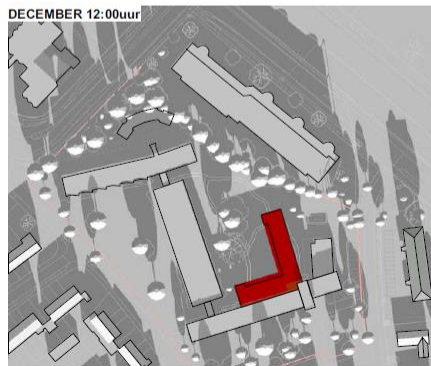
JUNI 12:00uur



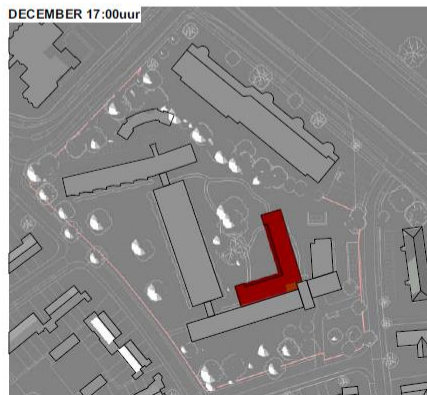
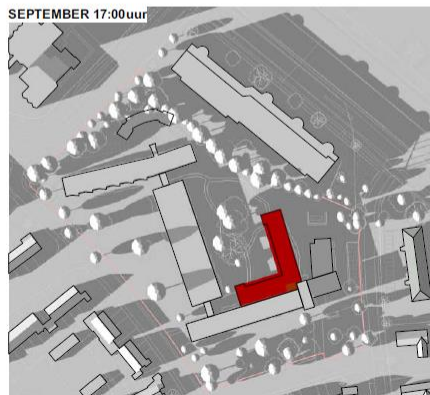
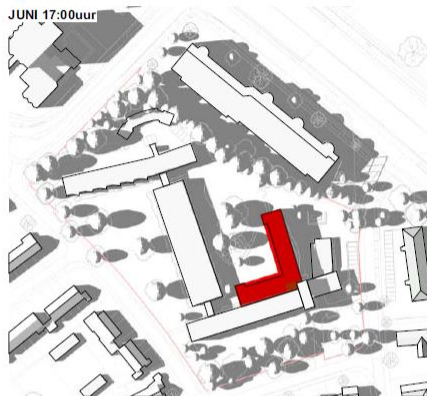
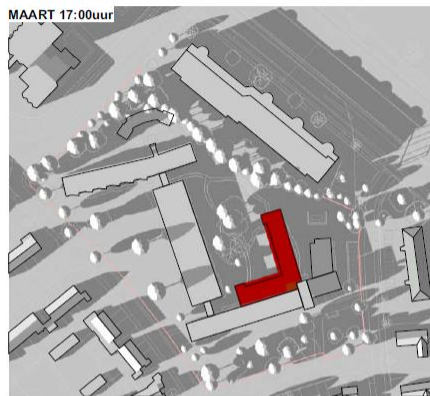
SEPTEMBER 12:00uur



DECEMBER 12:00uur

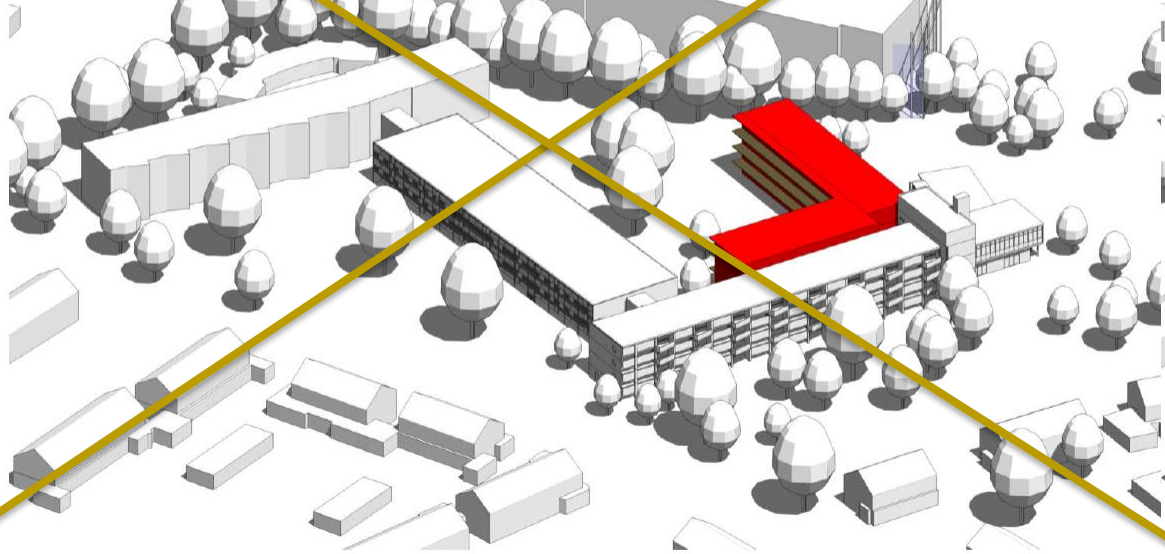


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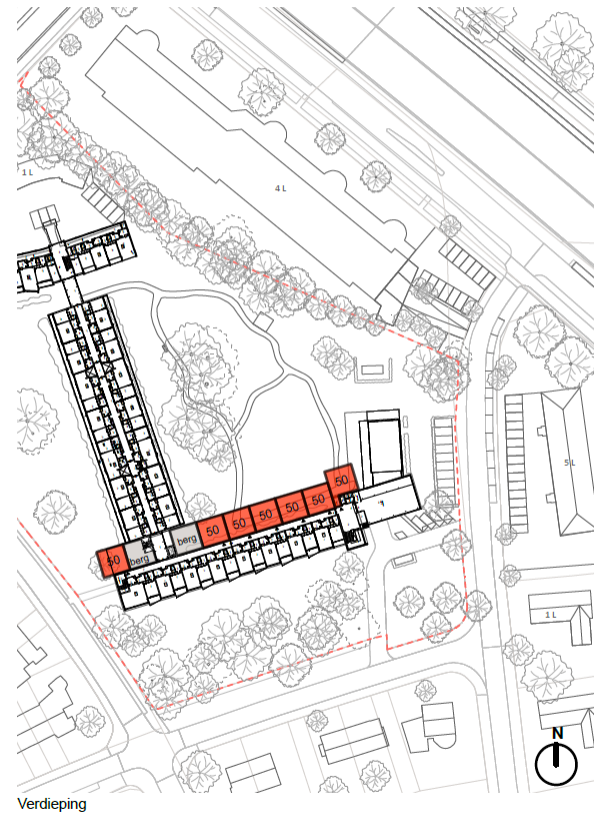
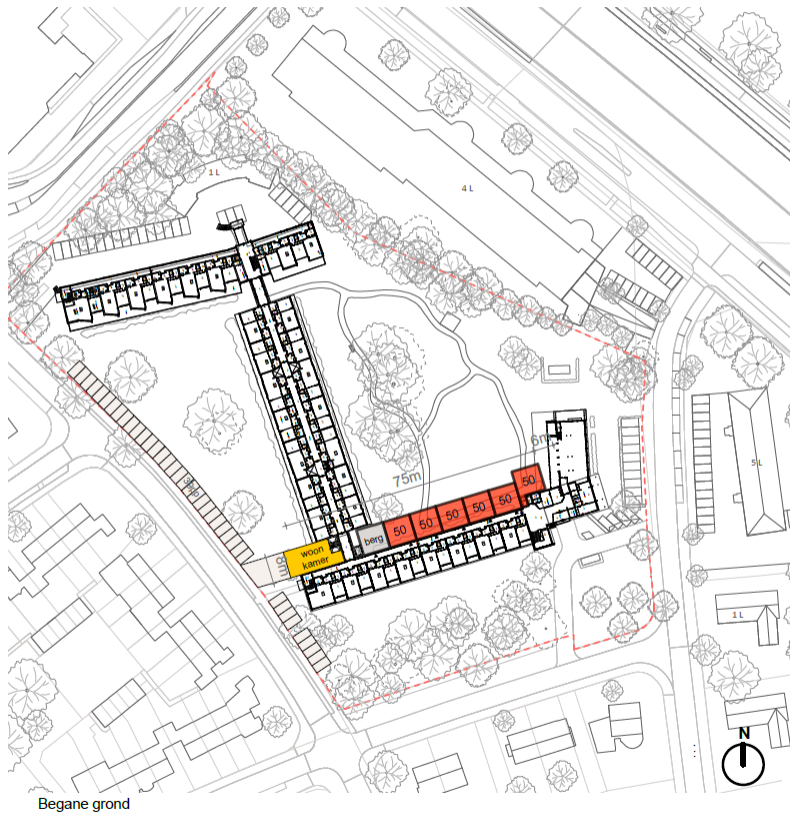
Visie initiatiefnemer:

- Geen eigen uitstraling gebouw en signatuur bewoners (onderdeel GW)
- Grote fysieke koppeling met zorgcentrum mbt doelgroep, bouwrisico's en kosten
- Hogere bouwkosten of hogere risico's

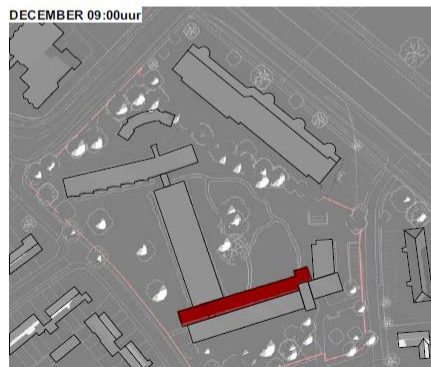
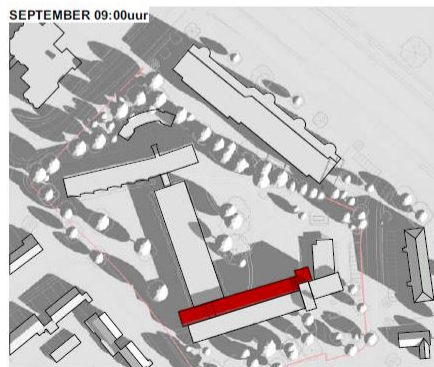
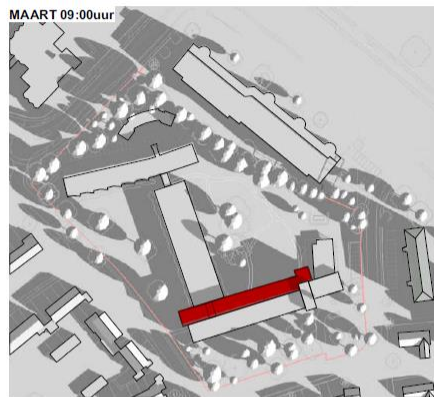


OPTIE E (aanbouw aan bestaand gebouw)

27 woningen
4 lagen (1l berging + 3l Wonen)

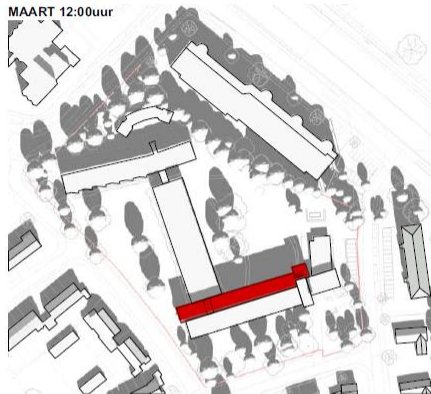


09:00uur



12:00uur

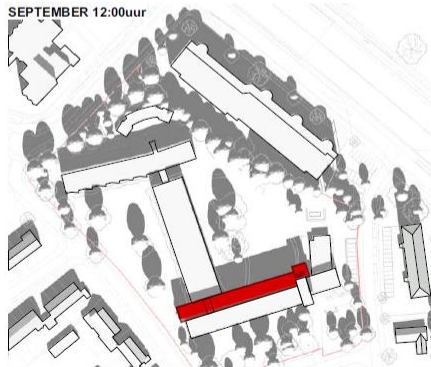
MAART 12:00uur



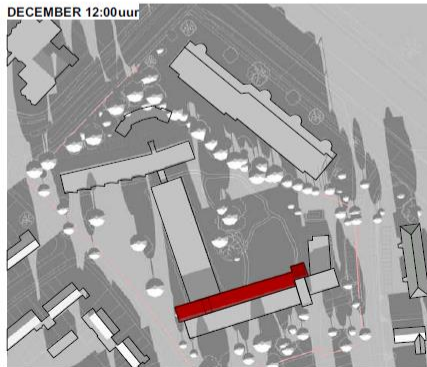
JUNI 12:00uur



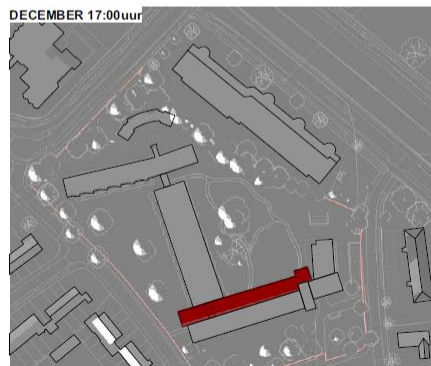
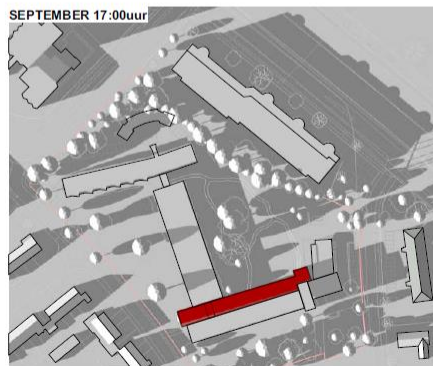
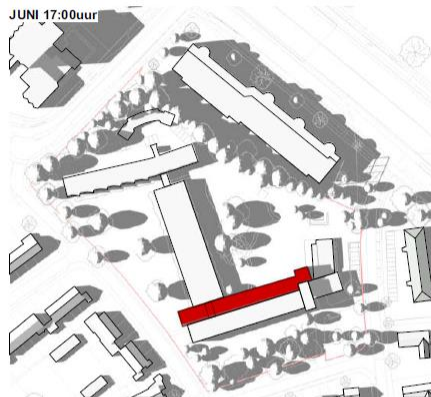
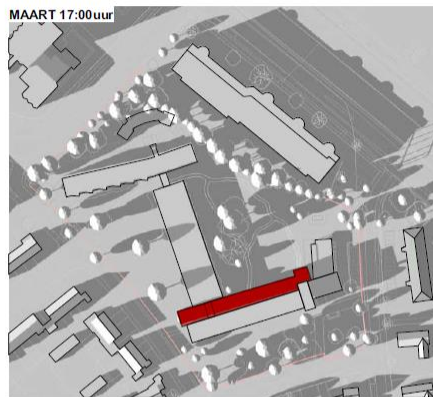
SEPTEMBER 12:00uur



DECEMBER 12:00uur



17:00uur



Visie initiatiefnemer:

- Geen eigen uitstraling gebouw en signatuur bewoners (onderdeel GW)
- Grote fysieke koppeling met zorgcentrum mbt doelgroep, bouwrisico's en kosten
- Hogere bouwkosten of hogere risico's

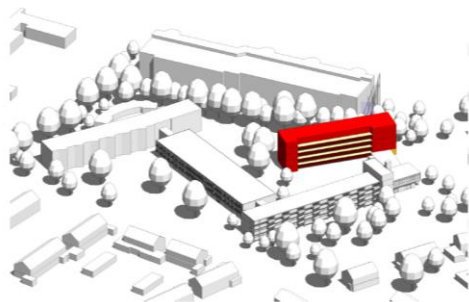


Gooise Warande – Omgevingstafel 2

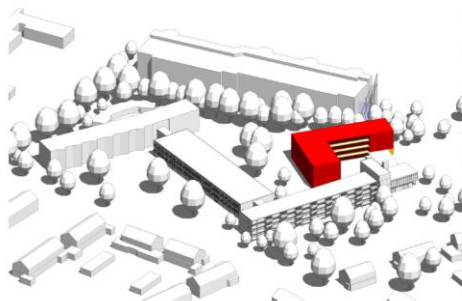
Globale toetsing modellen op stedenbouw

- Nieuwe, extra appartementen nabij zorgcentrum creëren voor nieuwe doelgroep
- Eigen uitstraling gebouw en signatuur bewoners
- Zorgvuldige inpassing stedenbouwkundig
- Geen fysieke koppeling met zorgcentrum ivm doelgroep, bouwrisico's en kosten
- Focus op betaalbare huur => geen hoge bouwkosten of risico's mogelijk
- Parkeren conform norm "Serviceflat" of "Verpleeg en verzorgingstehuis" = 1,1; onderzoeken of norm nog lager kan om zo min mogelijk plekken in de tuin te maken.

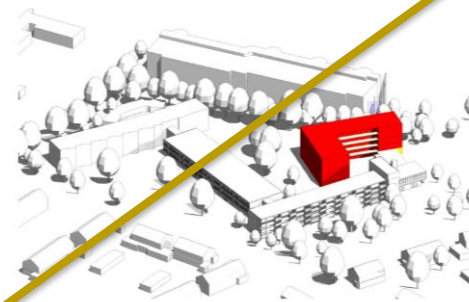
OPTIE A



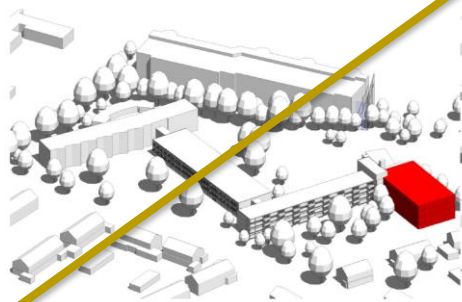
OPTIE B



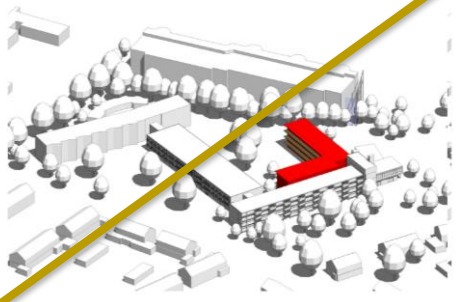
OPTIE B2



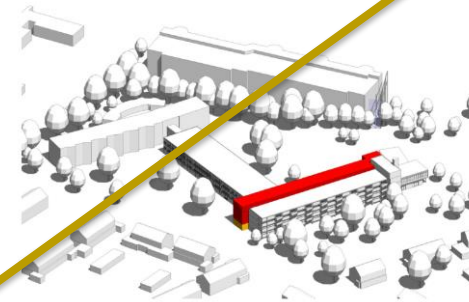
OPTIE C



OPTIE D



OPTIE E



Gooise Warande – Omgevingstafel 2

Bespreken thema's