ruimte voor
morgen
sdkvastgoed.nl
SDK

# Nieuw Bergen Buurtinformatieavond

## Herontwikkeling Deken van Somerenstraat

# Spelregels

1. Microfoon uit
2. Vragen via de chat
3. Vragen worden na afloop van de presentatie beantwoord

# Agenda

1. Introductie
2. Buurtvertegenwoordiging
3. Tijdlijn en programma
4. Nieuw Bergen het ontwerp
5. De bouwfase
6. De omgeving
7. Vragen en dialoog

# Introductie

# Introductie

Gemeente Eindhoven

MVRDV

Stam + De Koning Bouw

Regie Overleg Nieuw Bergen (RONB)

SDK Vastgoed

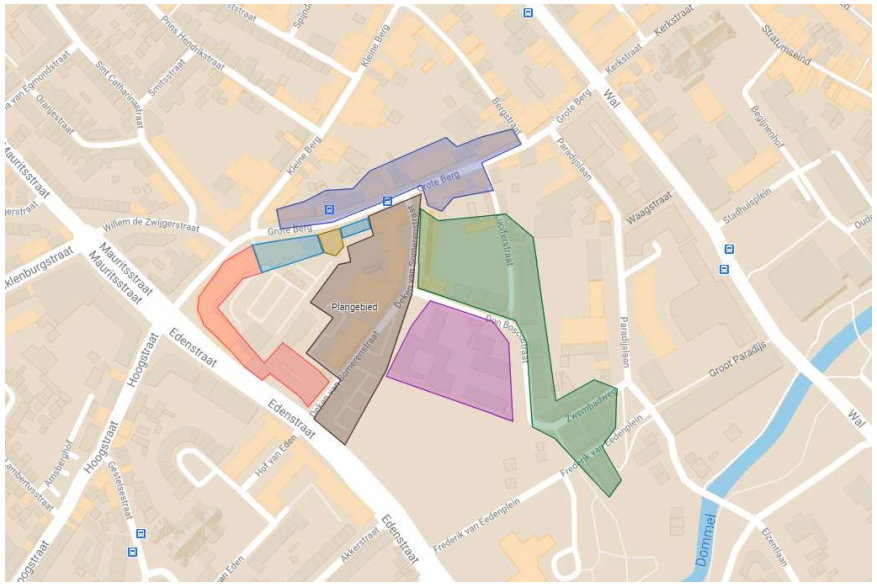
# Buurt-vertegenwoordiging

## Regie Overleg Nieuw Bergen (RONB)

# Buurtvertegenwoordiging

De participatie van bewoners en ondernemers is vorm gegeven middels een Regiegroep. Zij zijn de monitor voor het project gedurende het gehele proces. Dit overleg staat in nauw contact met de ontwikkelaar/ bouwer en gemeente en is het communicatiekanaal naar de achterban en omgeving.

- Opgericht maart 2018
- 11 leden
- Informatievoorziening
- Vergadert maandelijks




**Website RONB:**
https://sites.google.com/view/regieoverlegnieuwbergen/homepage

# Tijdlijn en programma

# Tijdlijn Nieuw Bergen

| | |
|---|---|
| Juli 2017 | → Winst tender |
| November 2019 | → Ontwerp |
| December 2020 | → Bestemmingsplan + afronden ontwerp |
| Eind maart 2021 | → Bouwvergunning |
| Zomer 2021 | → Start verkoop |
| Eind 2021 | → Start bouw |
| 2024 – 2025 | → Oplevering |

# Status

Het bestemmingsplan is onherroepelijk.

Dit is het ruimtelijk kader en de basis voor de omgevingsvergunning.

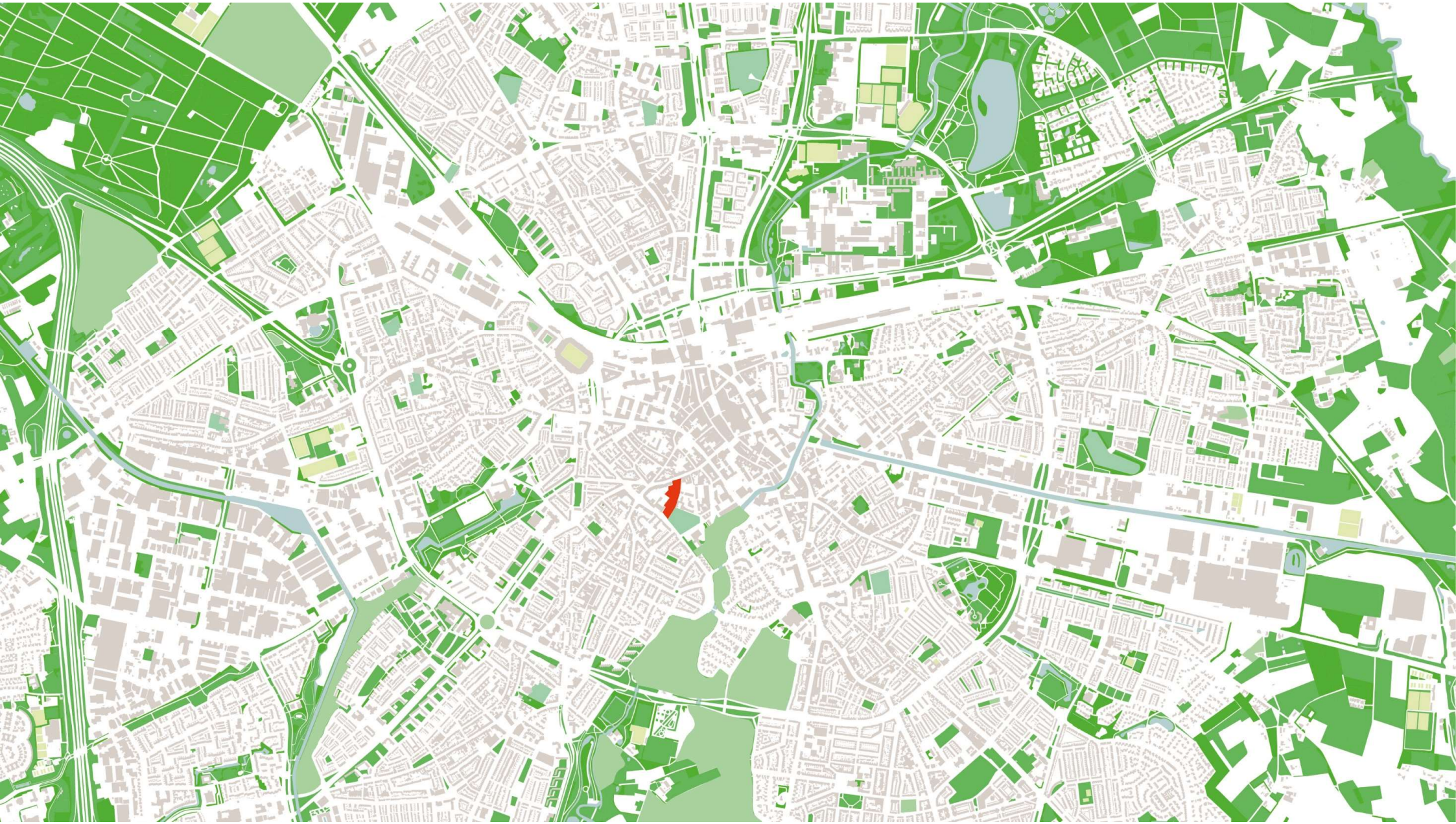
Nieuw Bergen blijft binnen de kaders van het bestemmingsplan. Eind maart 2021 wordt de bouwvergunning ingediend.

# Woonprogramma Nieuw Bergen

| | |
|---|---|
| 117 | Koopwoningen |
| 66 | Commerciële huurwoningen |
| 55 | Sociale huurwoningen |
| 238 | Totaal aantal woningen |

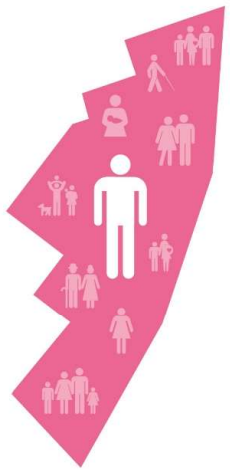
# Nieuw Bergen
# Het ontwerp

## Het definitief ontwerp



Meet the Creators
Art Gallery
Señora Rosa
Brandweermuseum
Eindhoven
Edenstraat
Edenstraat
Don Boscostraat

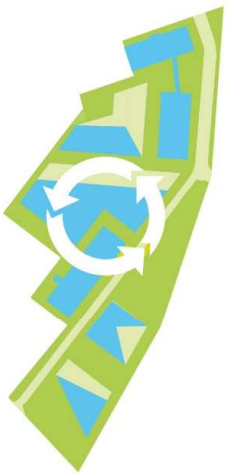
# Ambitions



De mens centraal

Positieve impact

Slimme oplossingen



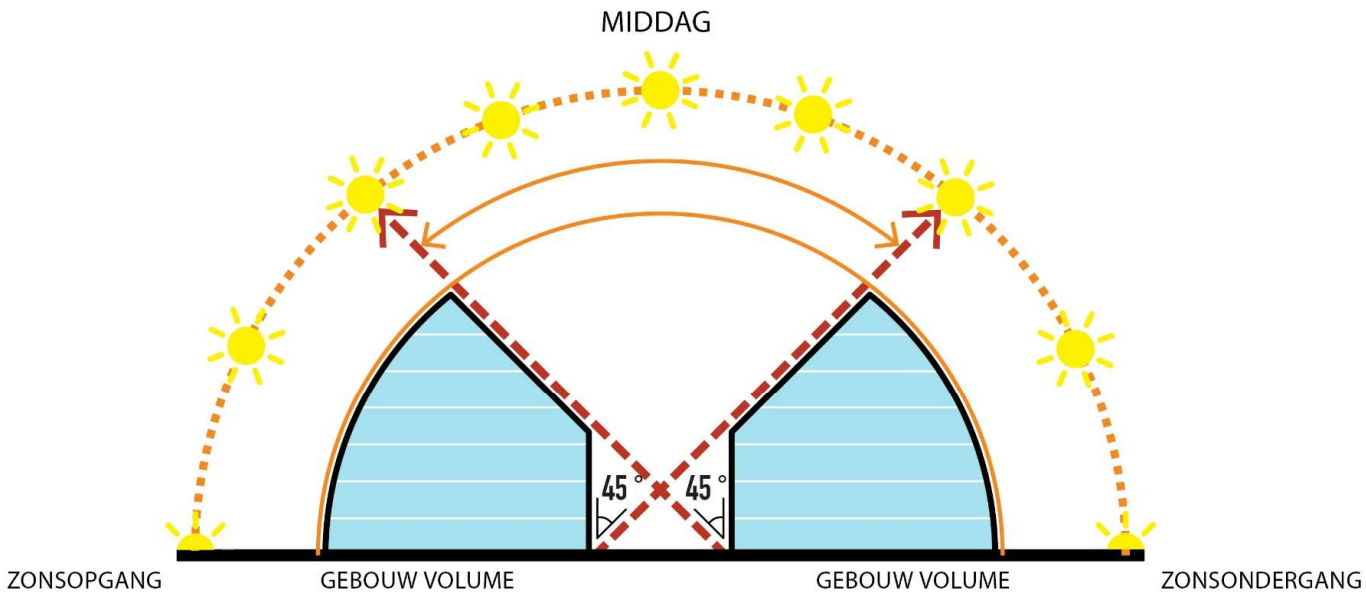
Duurzame inpassing

Verbindingen maken

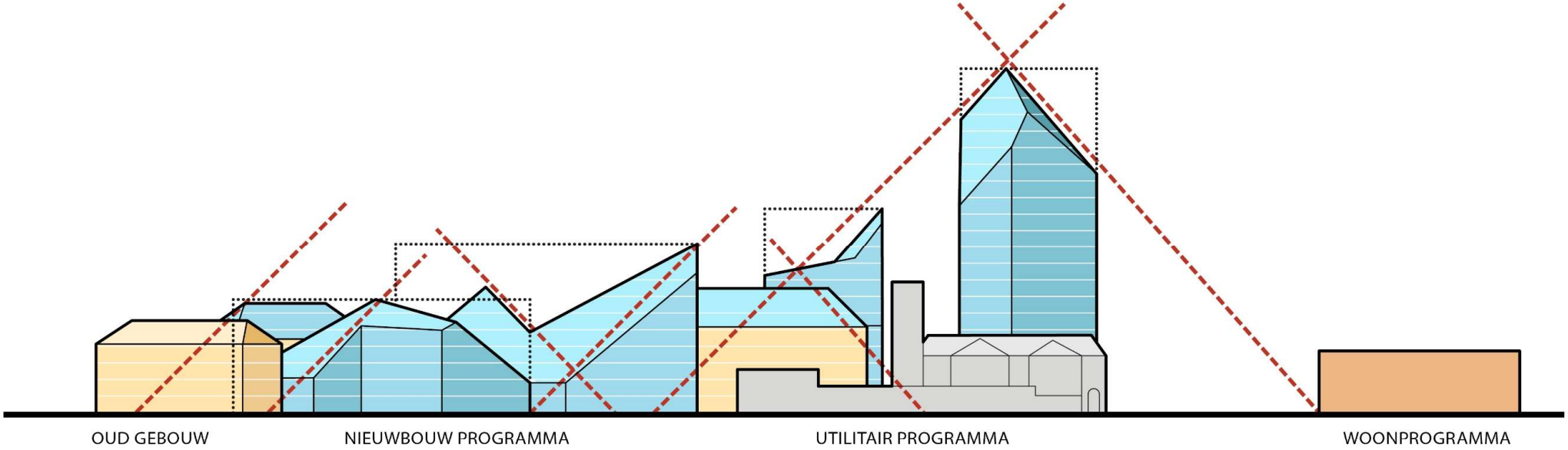
Innovatief design

# Duurzaamheid

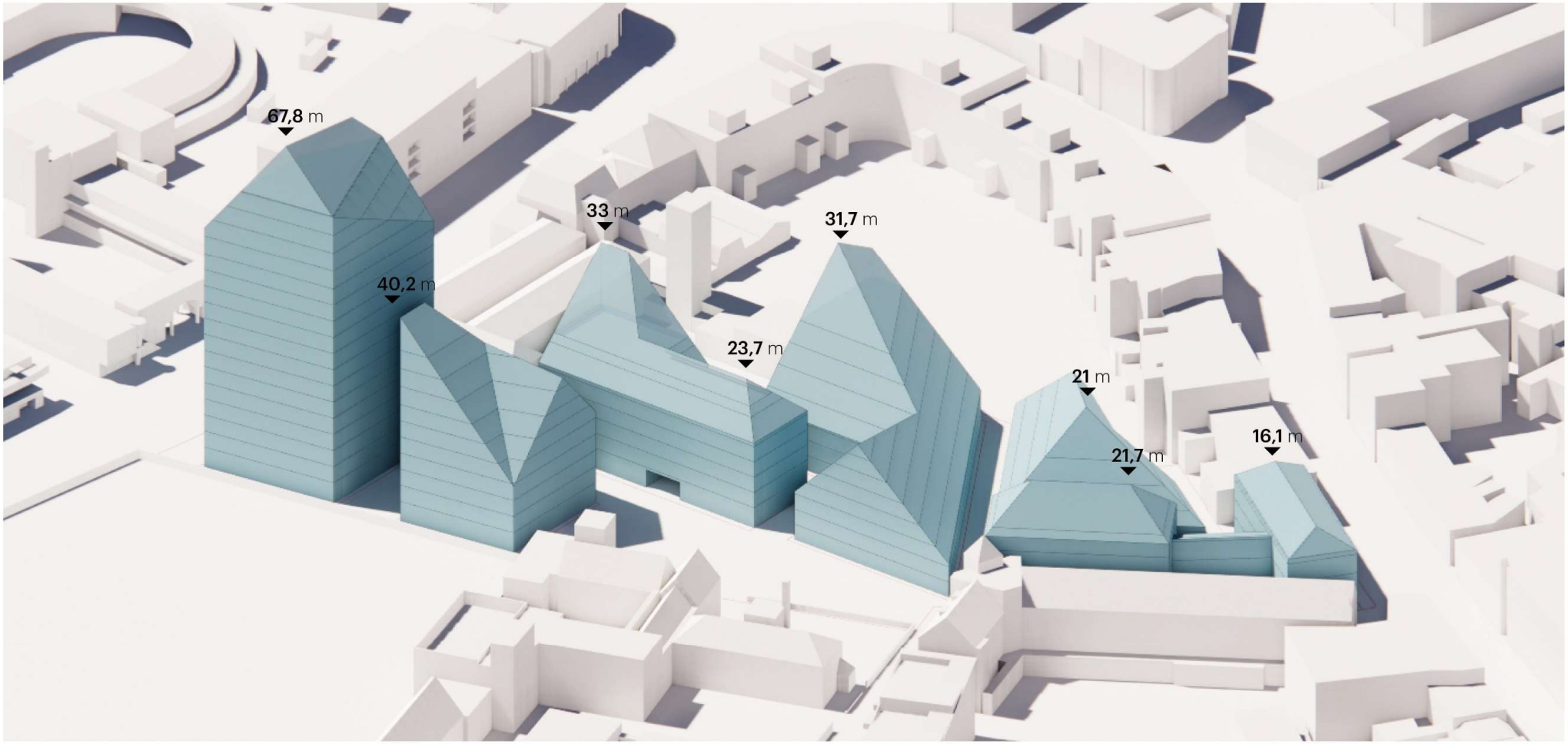
# Daylight concept



# Massing generation



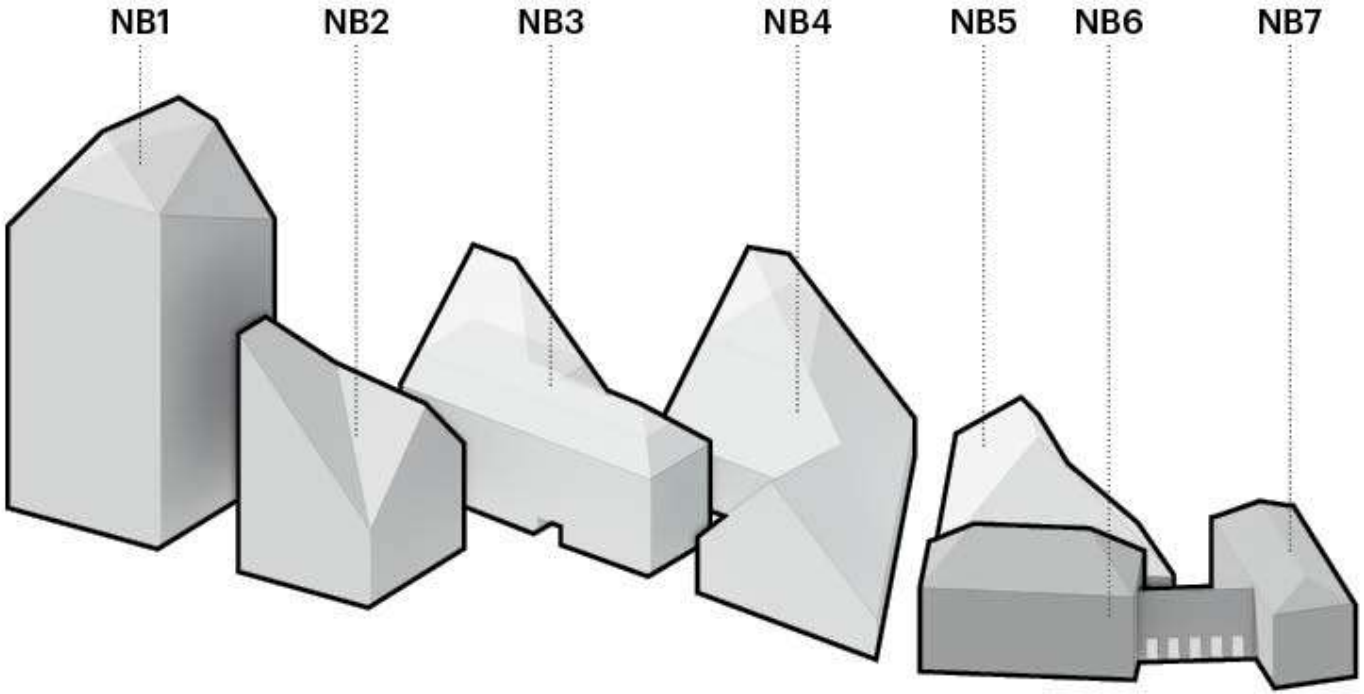
# bouwvolumes



# Nieuw Bergen
# Het ontwerp

## De gebouwen

# gebouwnummers



# gradient concept

| NB1 | NB2 | NB3 | NB4 | NB5 | NB6 / NB7 |
|---|---|---|---|---|---|
| ceramic | ceramic | stucco | brick | brick | brick |

**1. COLOR**

WHITE ⟷ RED-BROWN

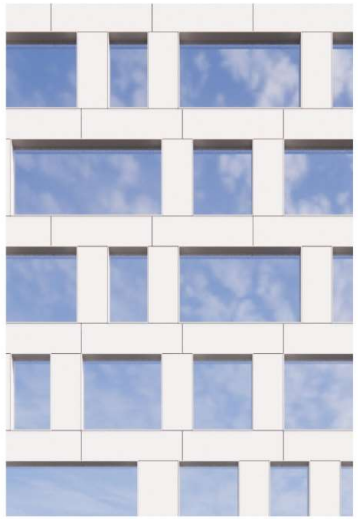
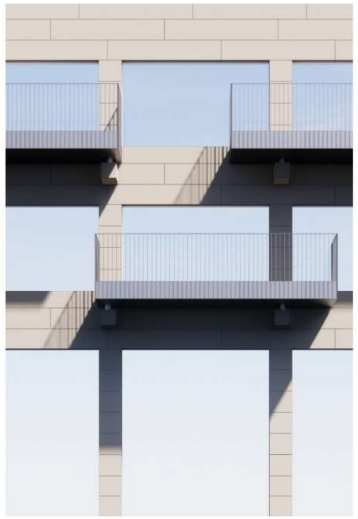
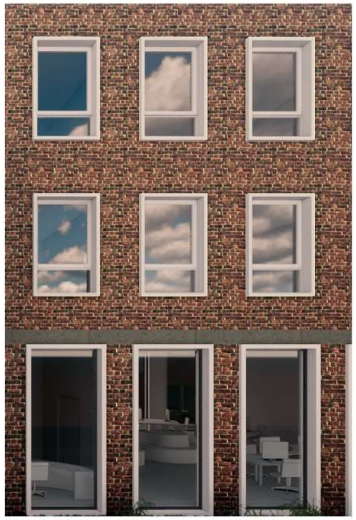
**2. FINISH**

SMOOTH-GLOSSY ⟷ ROUGH-MAT

**3. SIZE**

BIG ⟷ SMALL

# materials overview

| NB1 | NB2 | NB3 | NB4 | NB5 | NB6 NB7 |
|---|---|---|---|---|---|
|  | |  | | |  |
| | | | | | |
| ceramic | ceramic | stucco | brick | brick | brick |

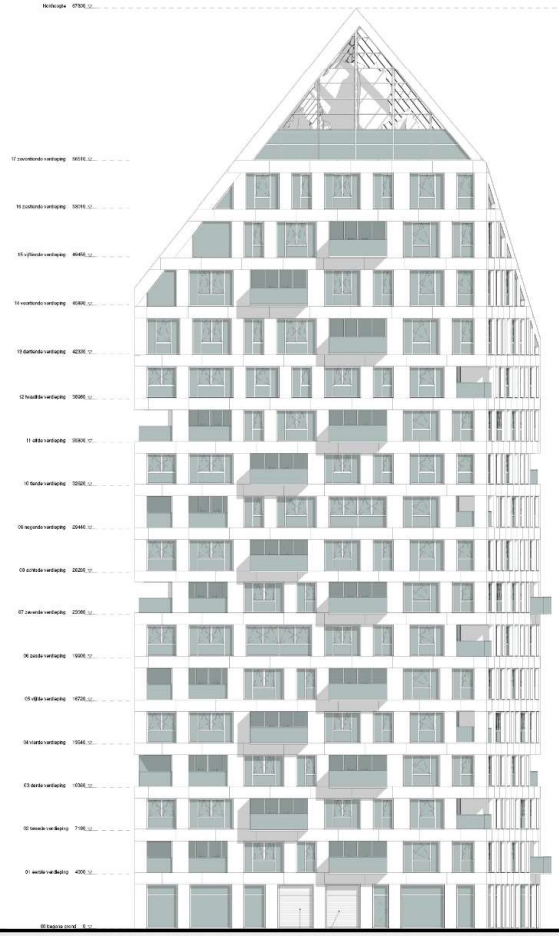
25 maart 2021 Dit is de titel van de presentatie

# INDIGO Ontwerp

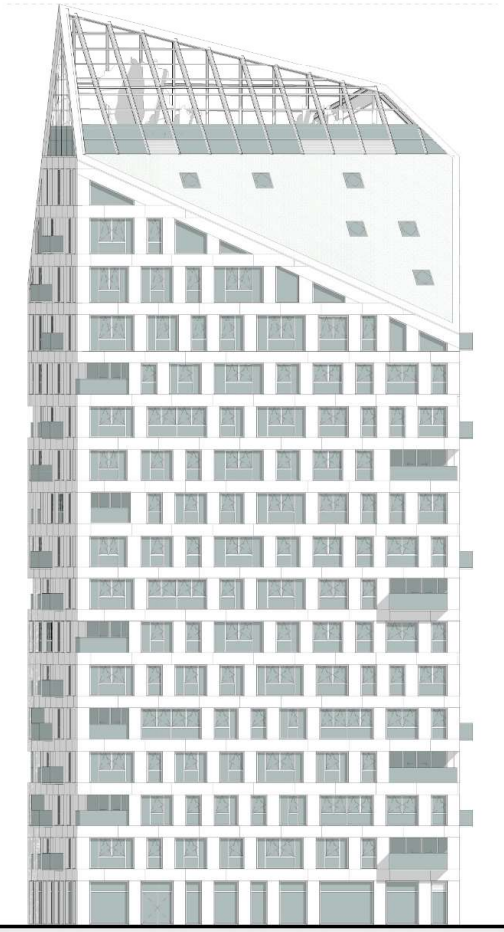
## NB1

sdkvastgoed.nl

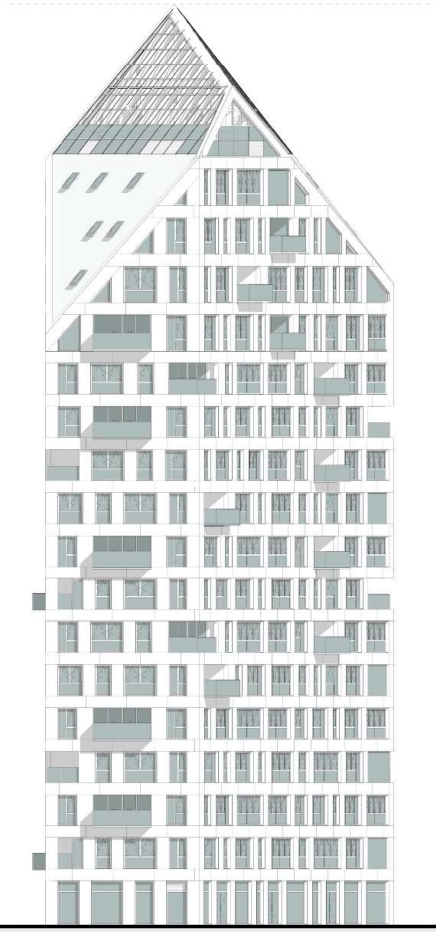
# NB1 - **elevation**



ZO

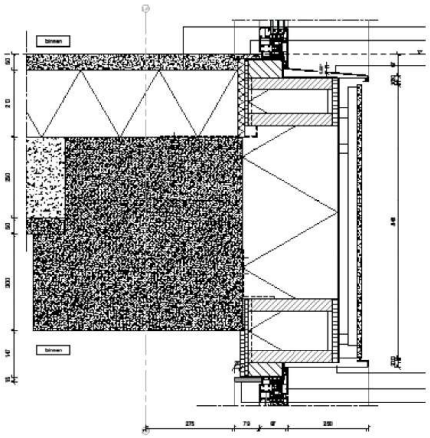


NO



NW

# NB1 - **facade fragment**

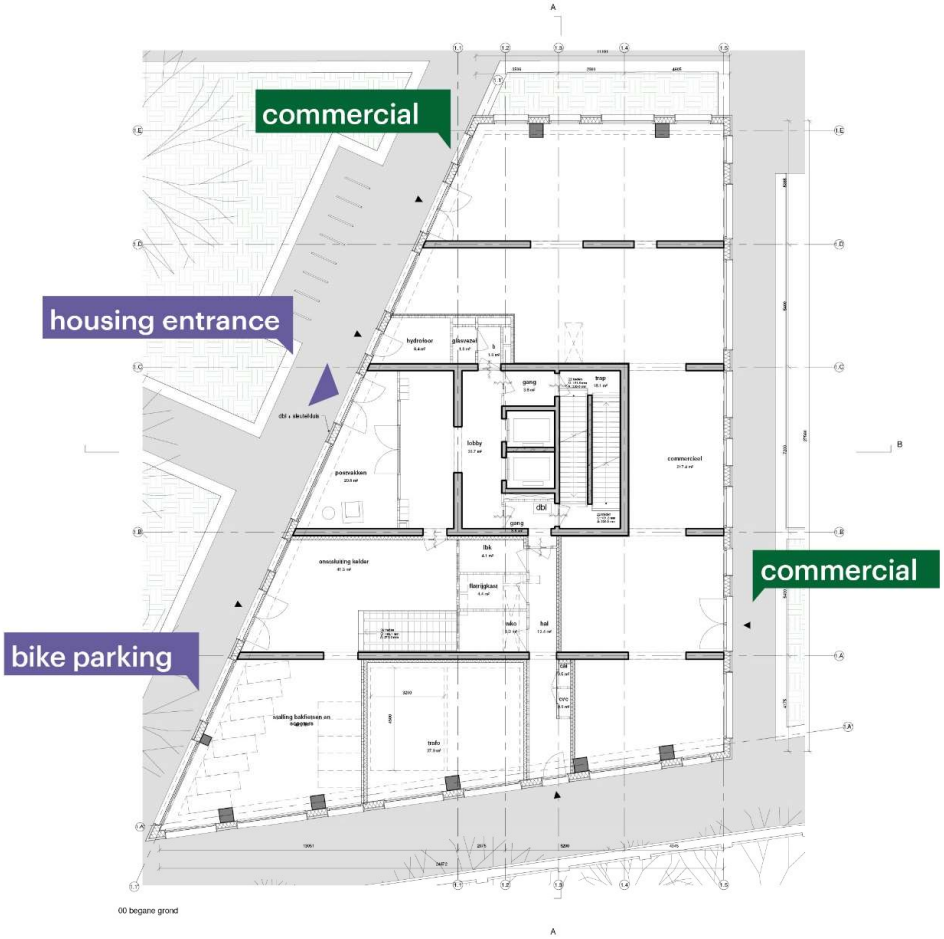


aluminum frame

aluminum reveal

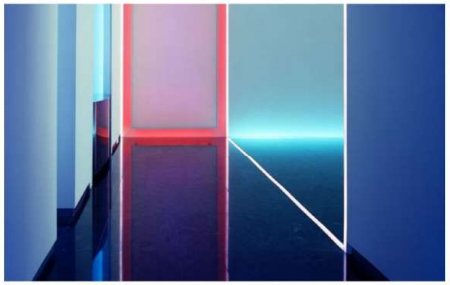
ceramic facade

# NB1 - **floorplan**

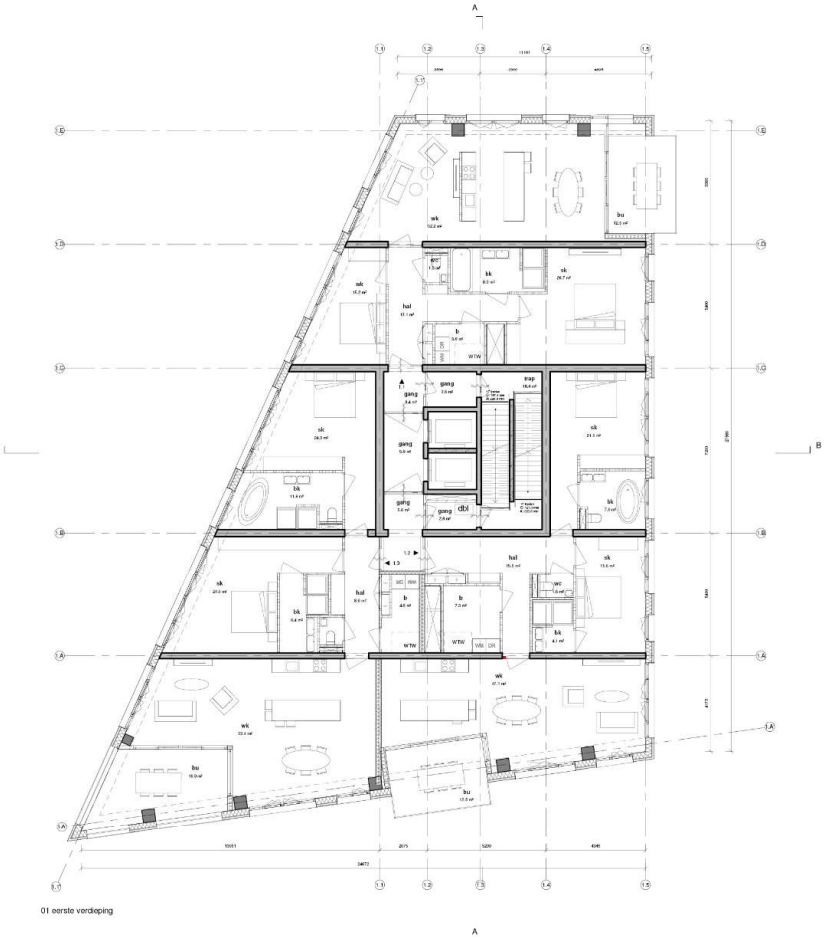



groundfloor

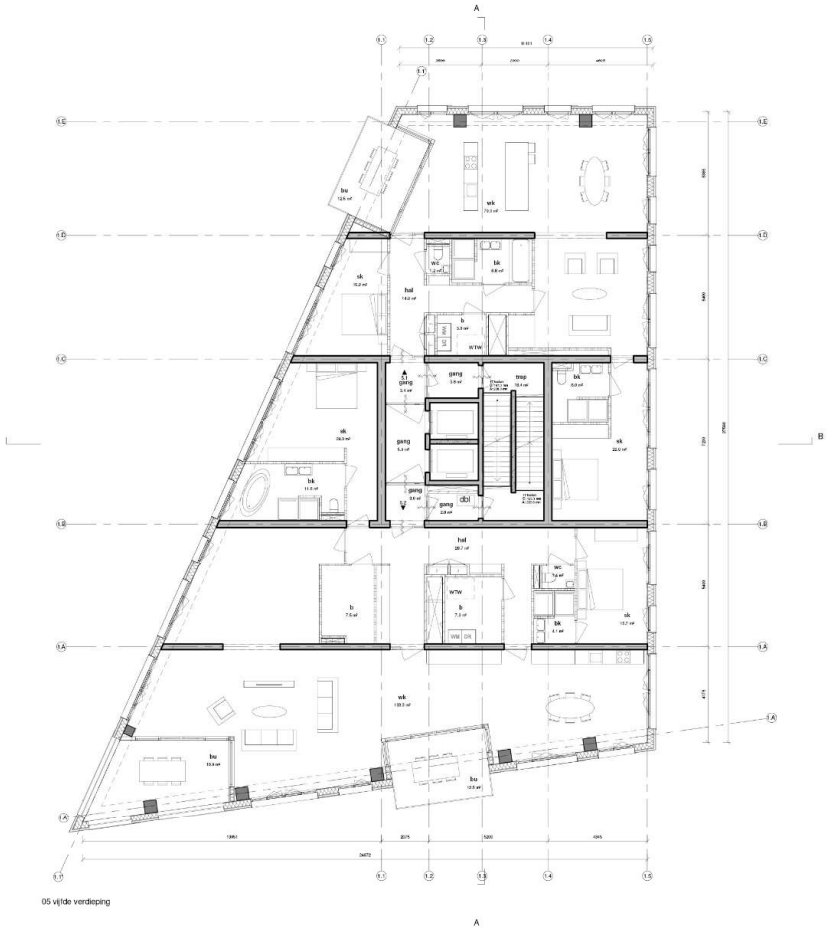
# NB1 - **residential lobby**



# NB1 - **floorplan**

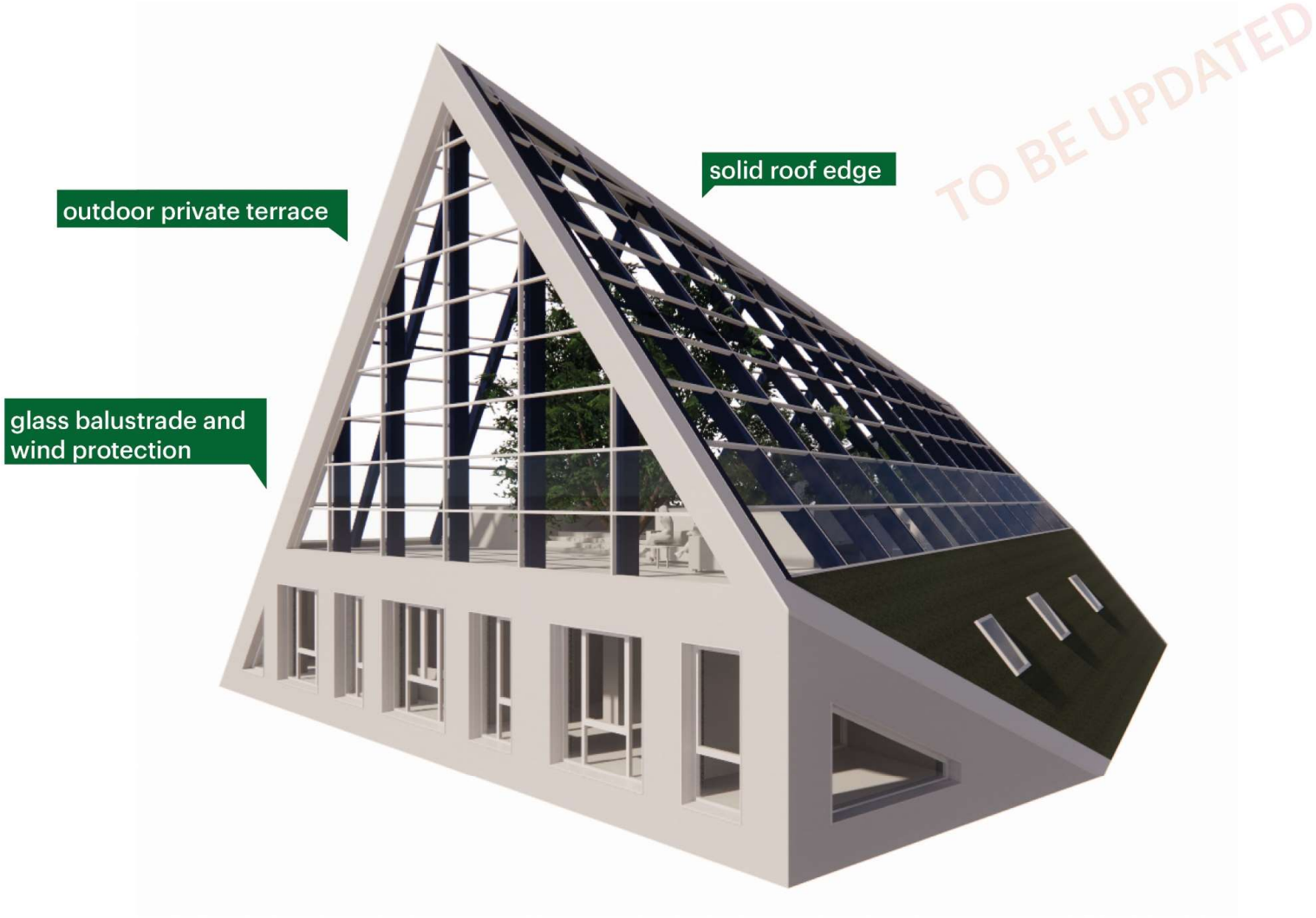



1st floor - 3 apartments




2nd floor - 2 apartments

# NB1 - **roof**


solid roof edge
outdoor private terrace
glass balustrade and
wind protection
TO BE UPDATED

25 maart 2021

Dit is de titel van de presentatie

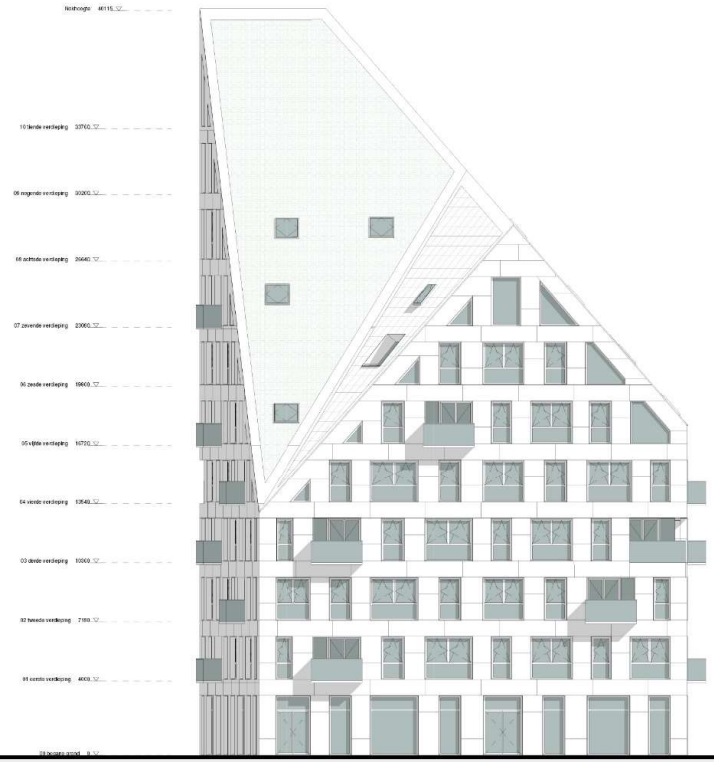
# VIOLET Ontwerp

## NB2

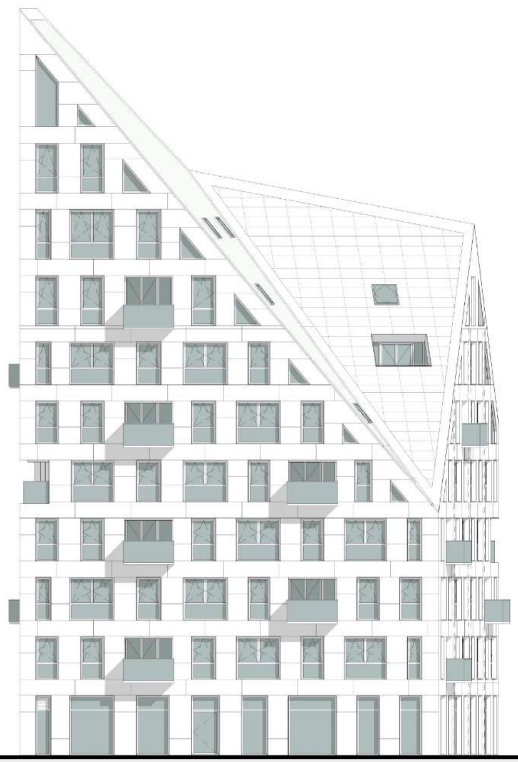
sdkvastgoed.nl

SDK

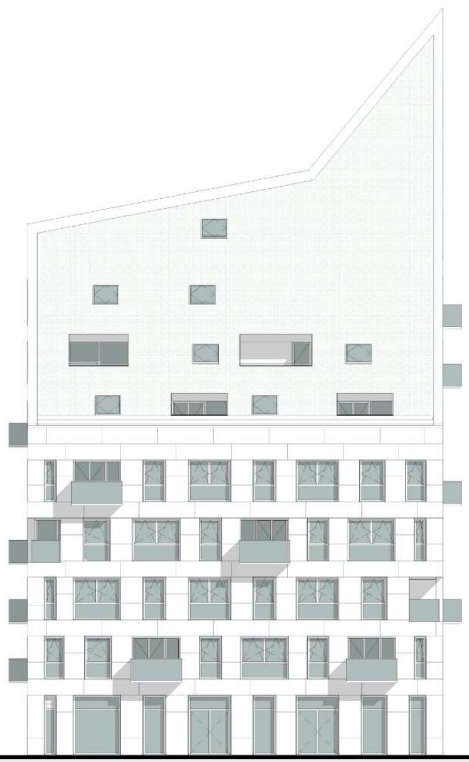
# NB2 - **aanzichten**




NO

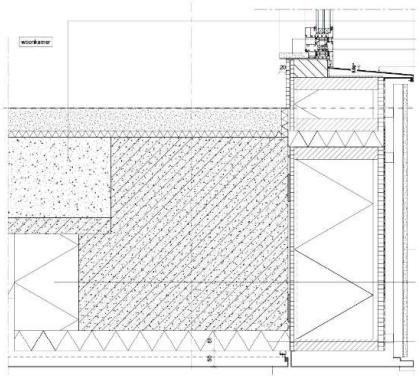


ZO



NW

# NB2 - **entreefragment**



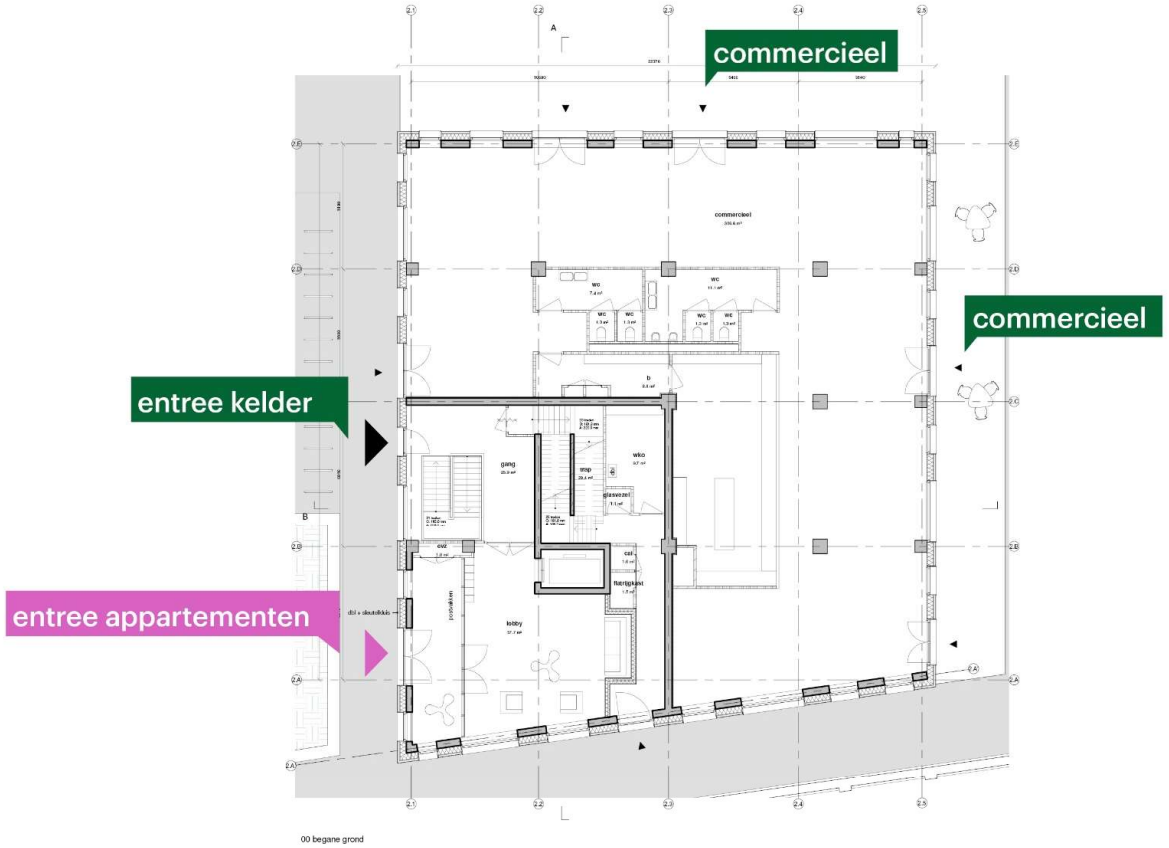
gevel/loggia detail

aluminum kozijn

aluminum negge

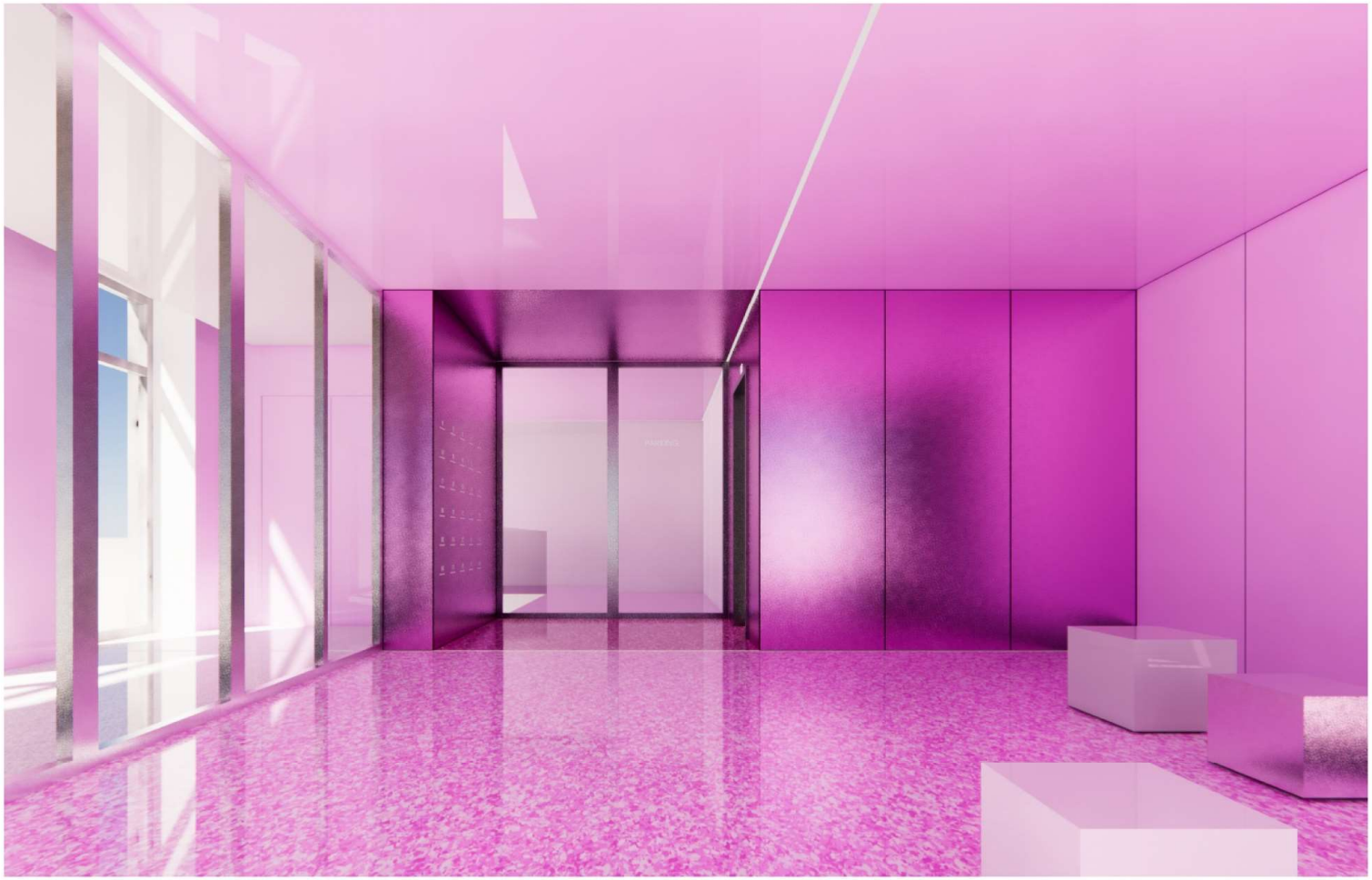
keramische gevel

# NB2 - **begane grond**

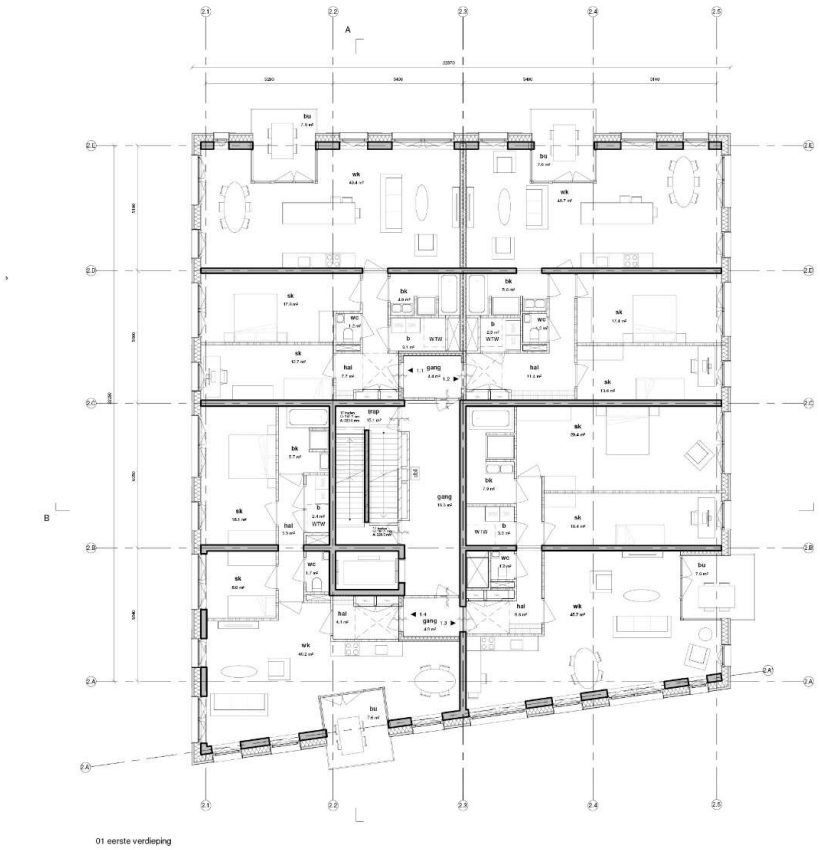



begane grond

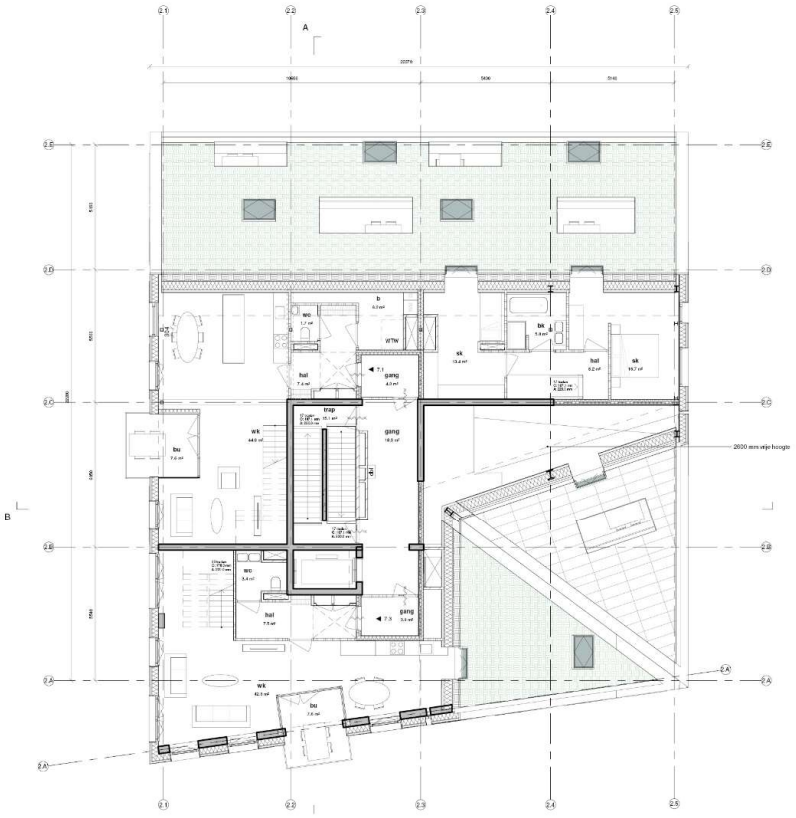
# NB2 - **lobby**



# NB2 - **mix van types**




1e verdieping - typical




7e verdieping - loft/penthouses

25 maart 2021

Dit is de titel van de presentatie

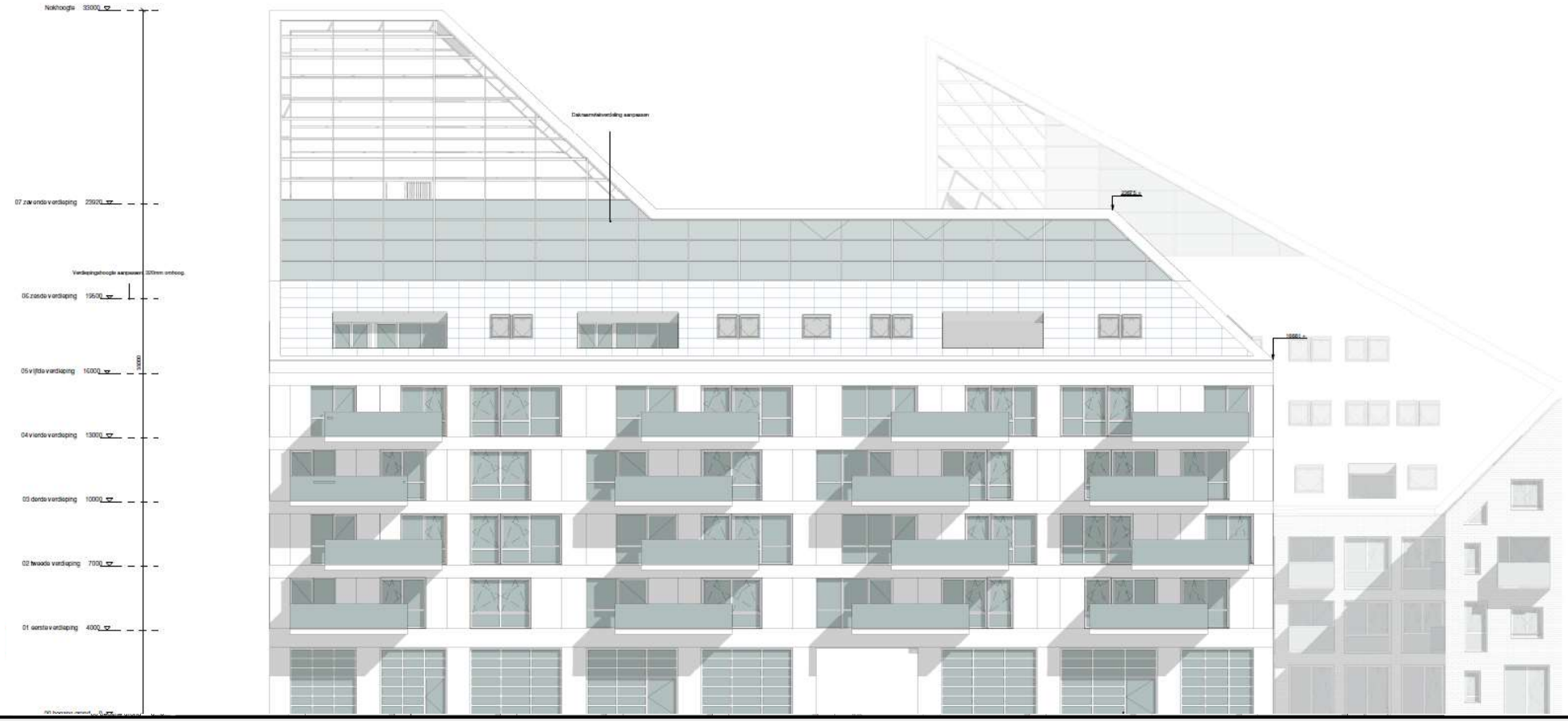
# BLUE Ontwerp

## NB3

sdkvastgoed.nl

SDK

# NB3 - **aanzicht**



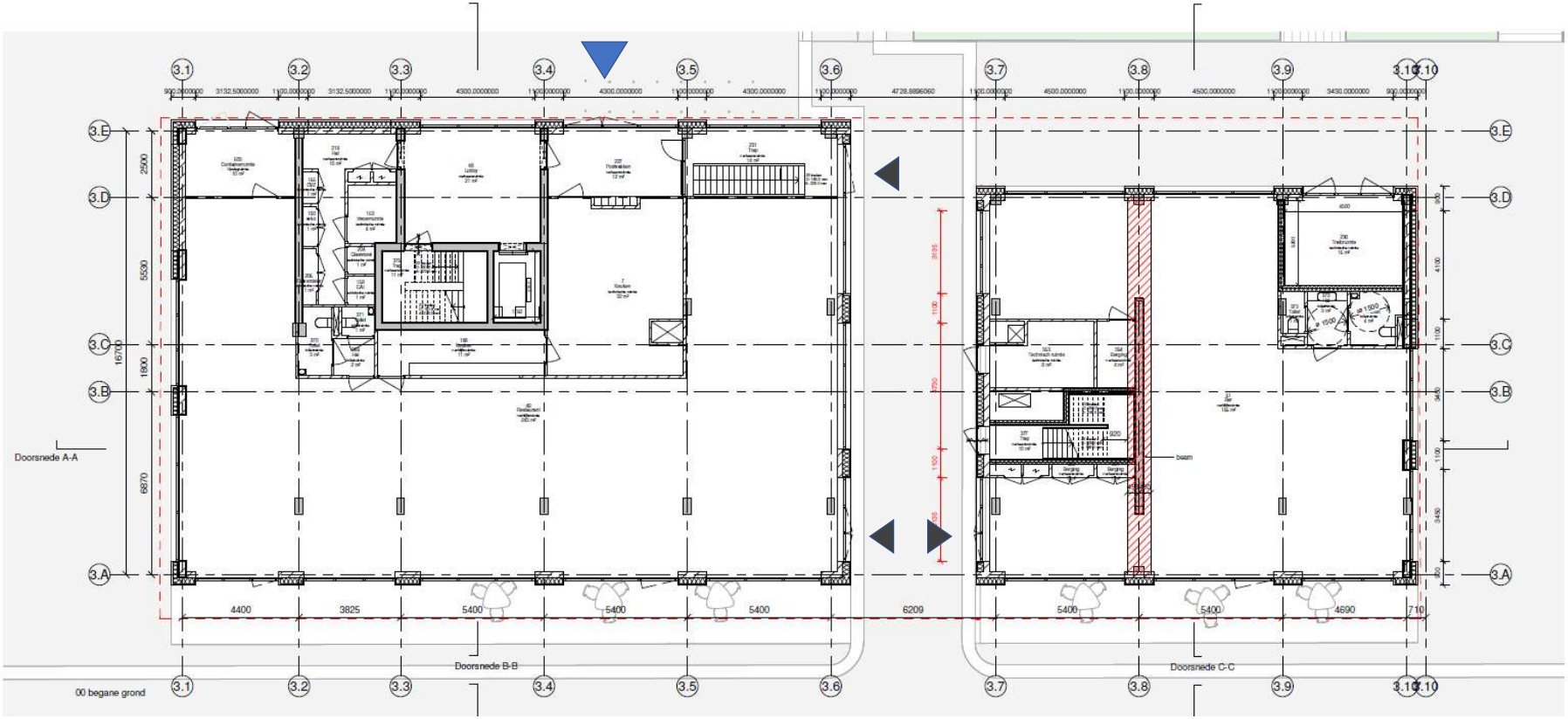

ZO

# Gebouw 3 | **fragment**

aluminum kozijn

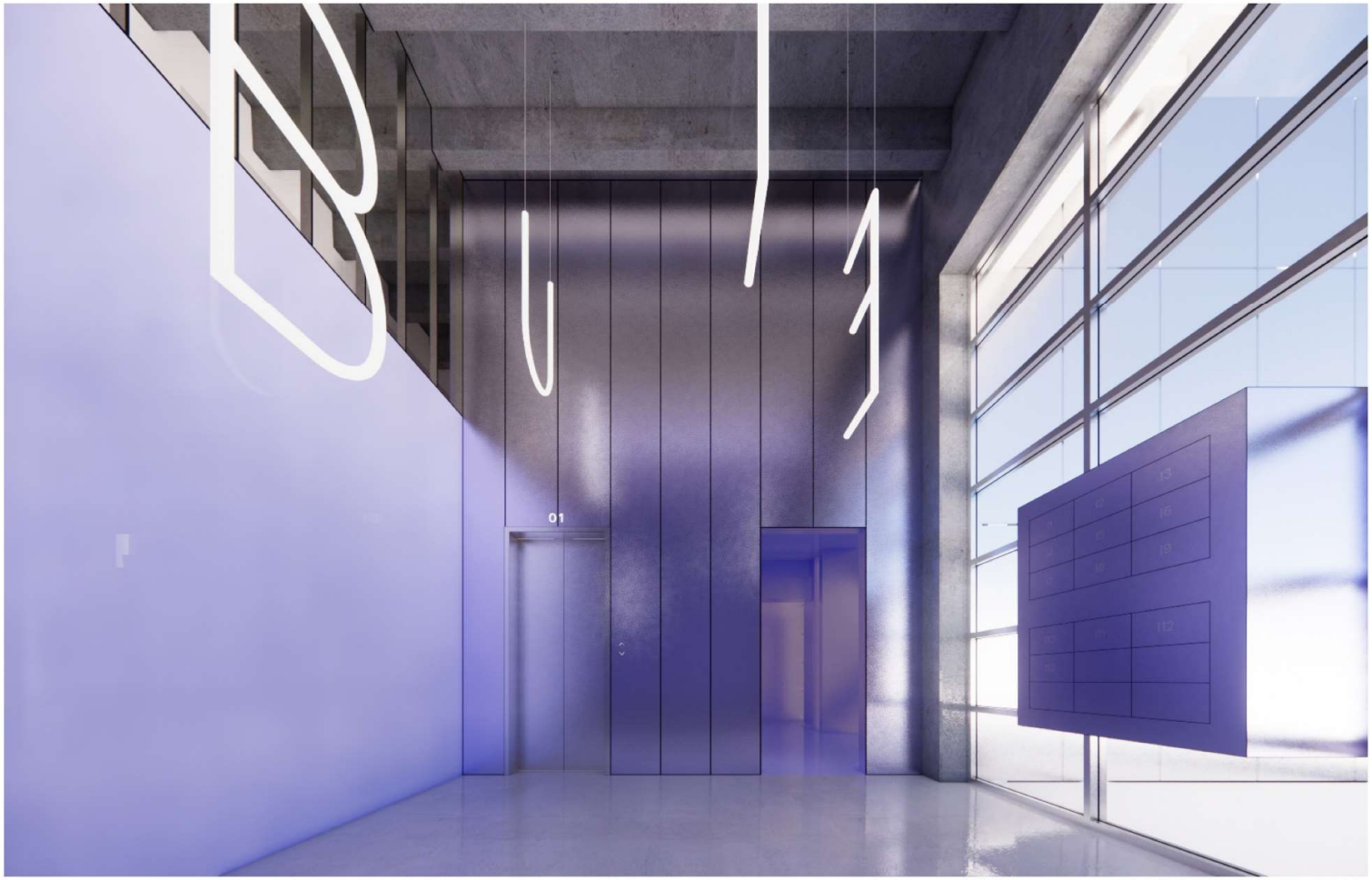
stucco gevel
met relief
(beton-look)

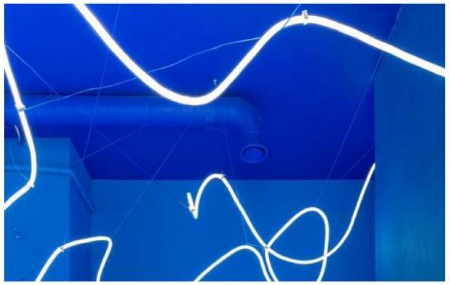
# NB3 - **begane grond**

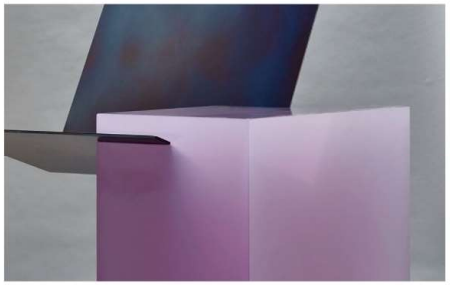


# NB3 - **restaurant**

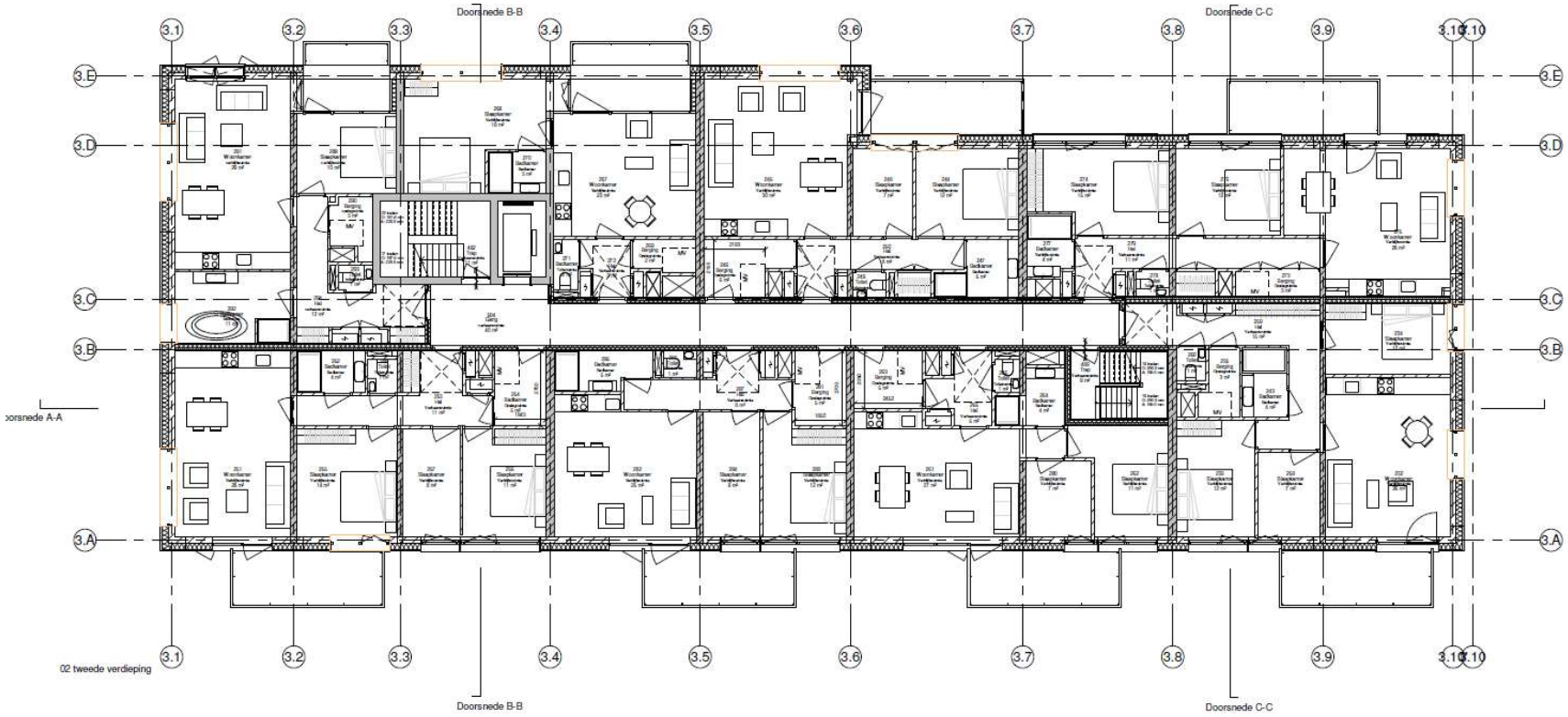
# NB3 - **lobby**





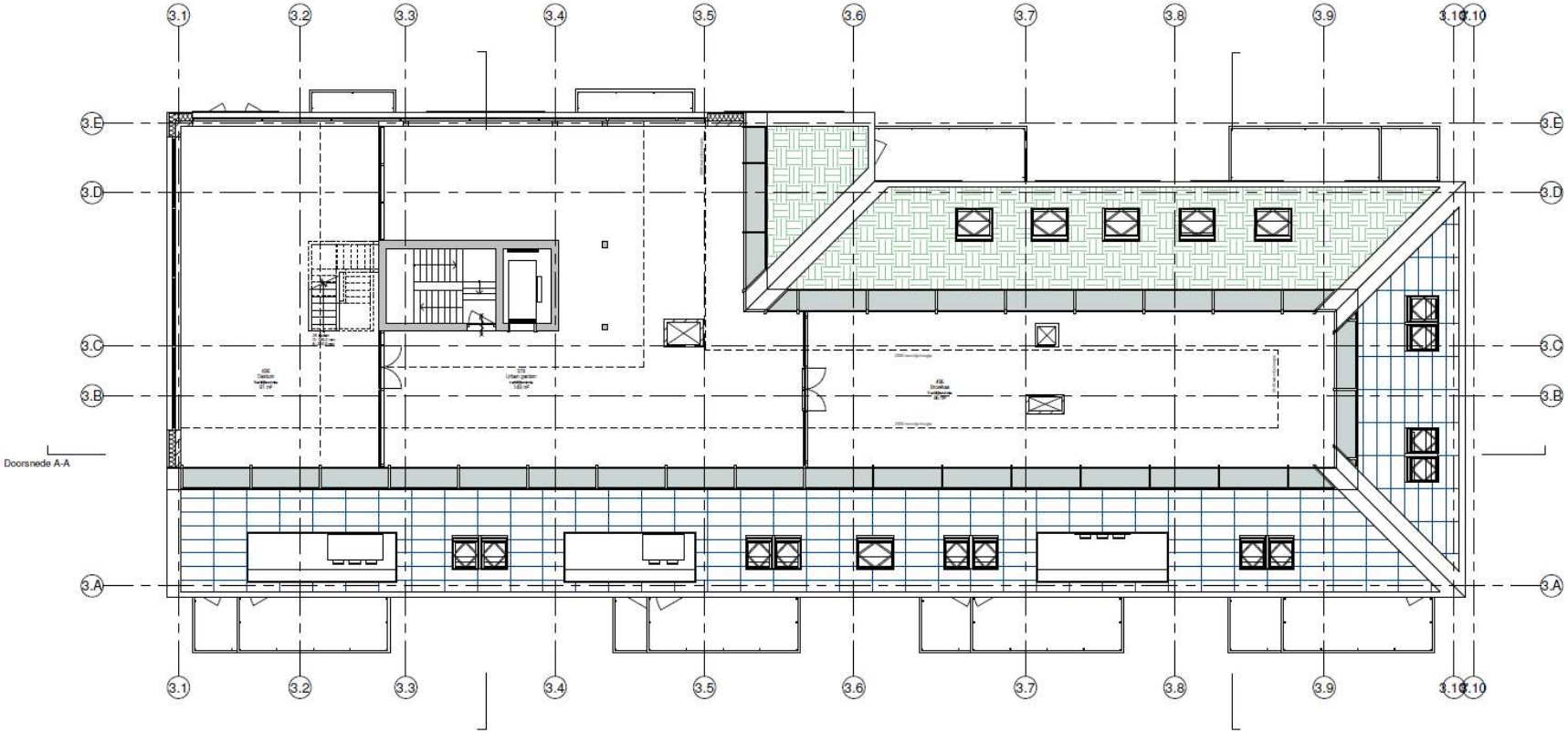


# NB3 - **woonverdieping**




1e verdieping

# NB3 - **plattegrond urban farming**



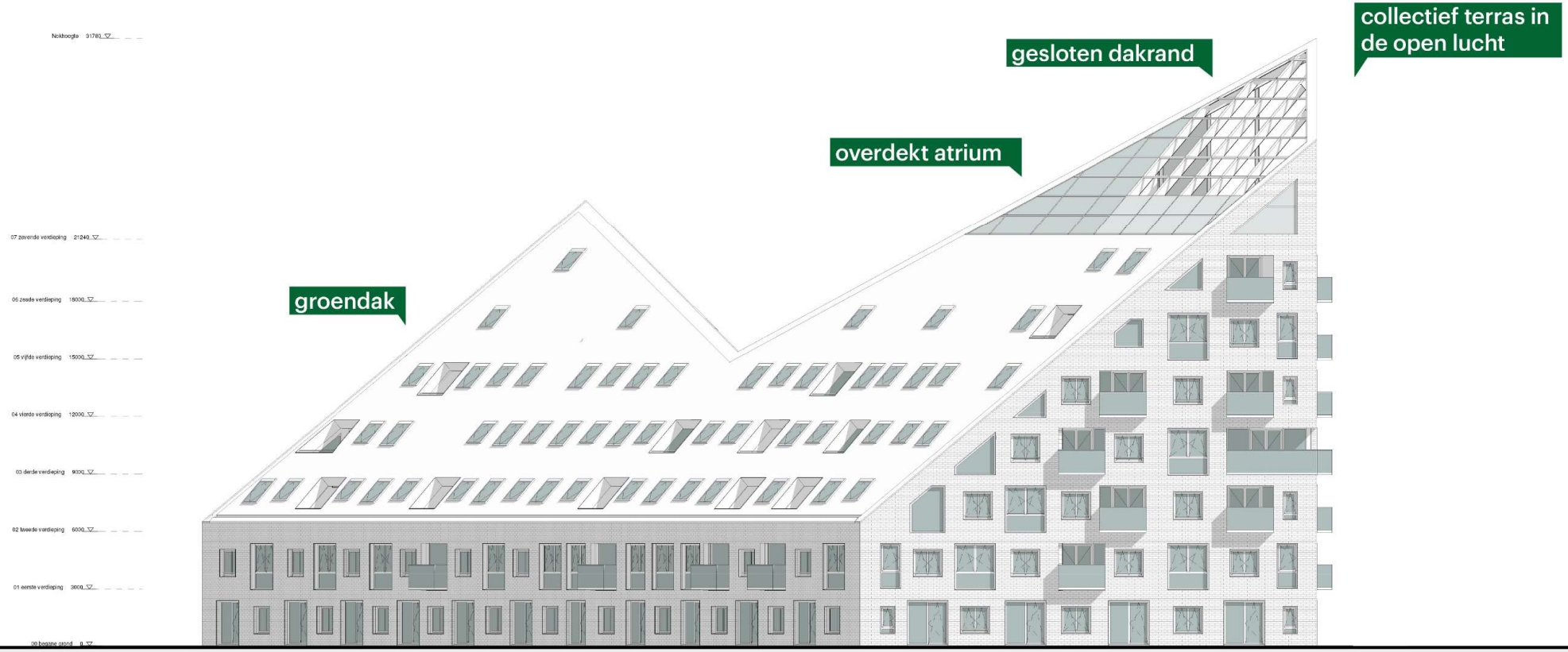

4e verdieping

25 maart 2021 Dit is de titel van de presentatie

# ROUGE Ontwerp

## NB4

# NB4 - **aanzicht**

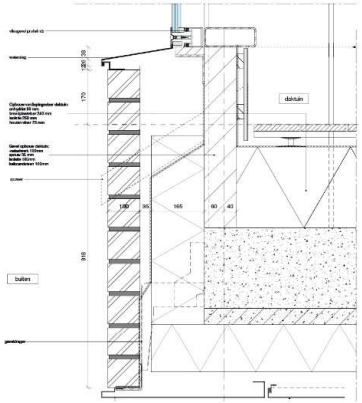



NW

# NB4 - **aanzicht**

ZW

# NB4 - **entreefragment**



gevel/loggia detail

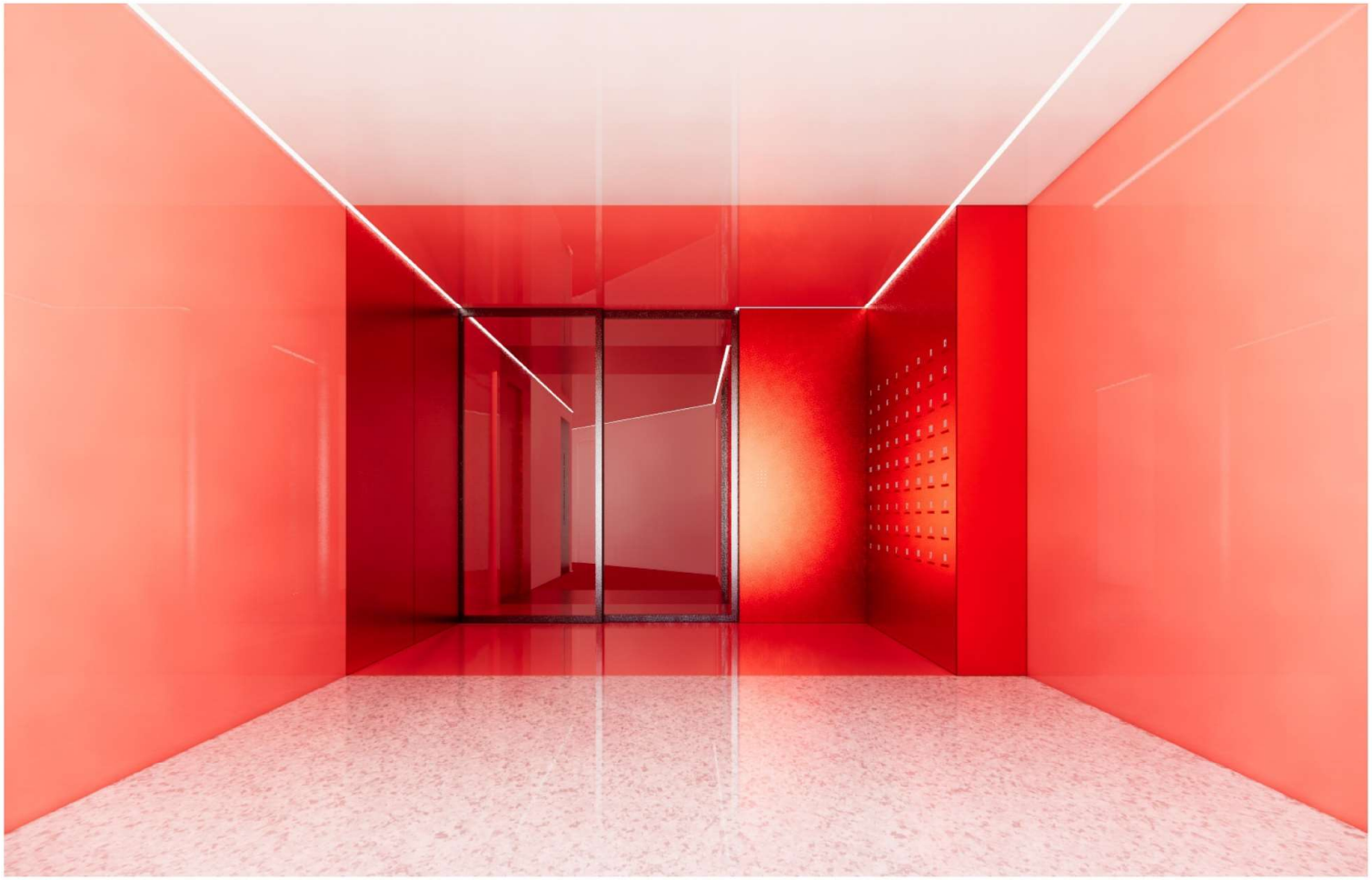
aluminum kozijn

aluminum negge

metselwerk

# NB4 - **begane grond**

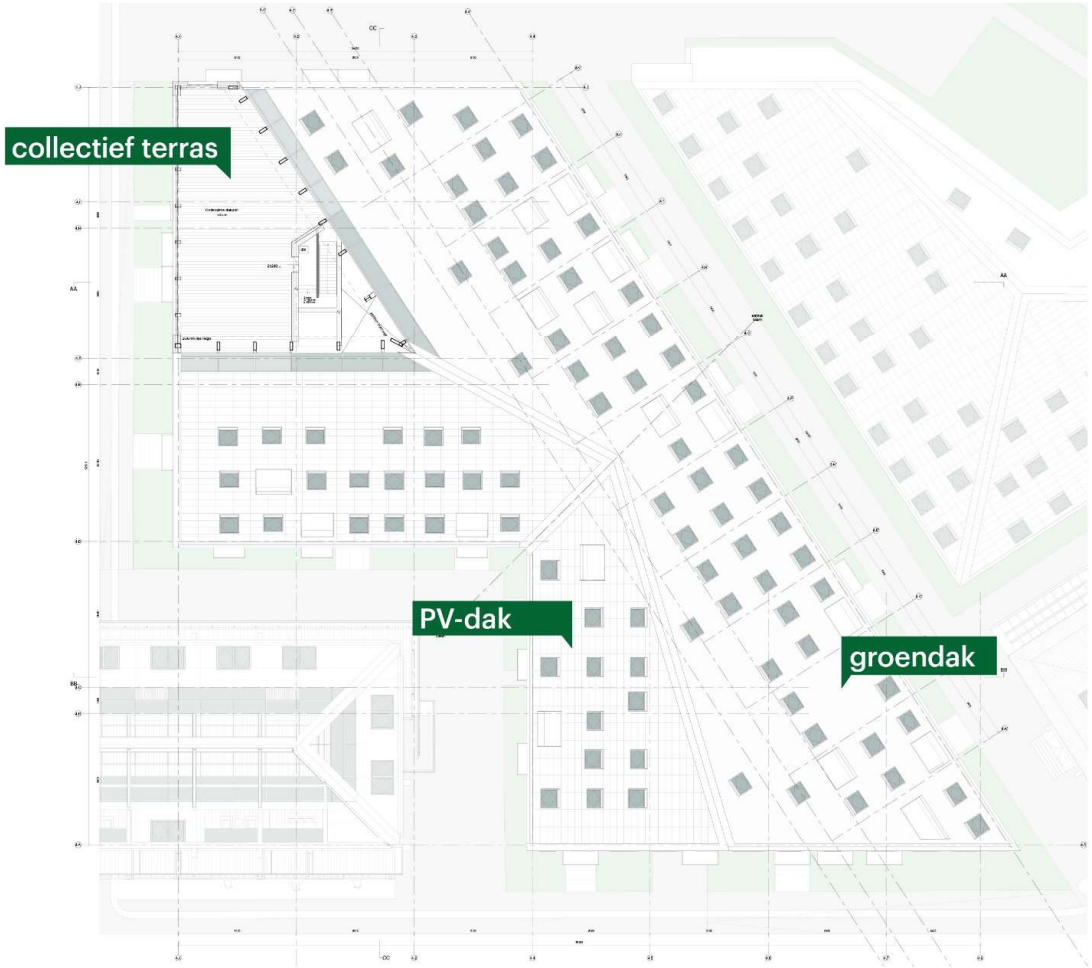
# NB4 - **lobby**



# NB4 - **verdieping**

4e verdieping - schuin dak

# NB4 - **plattegrond collectief terras**




7e verdieping

25 maart 2021

Dit is de titel van de presentatie

# ORANGE
# Ontwerp

## NB5

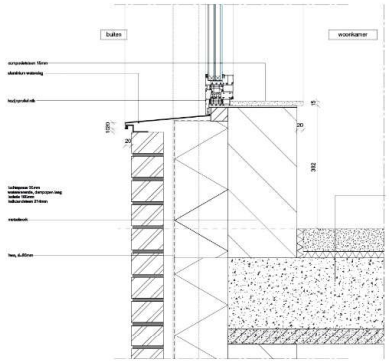
sdkvastgoed.nl

SDK

# NB5 - **aanzicht**

W

# NB5 - **entreefragment**



geveldetail

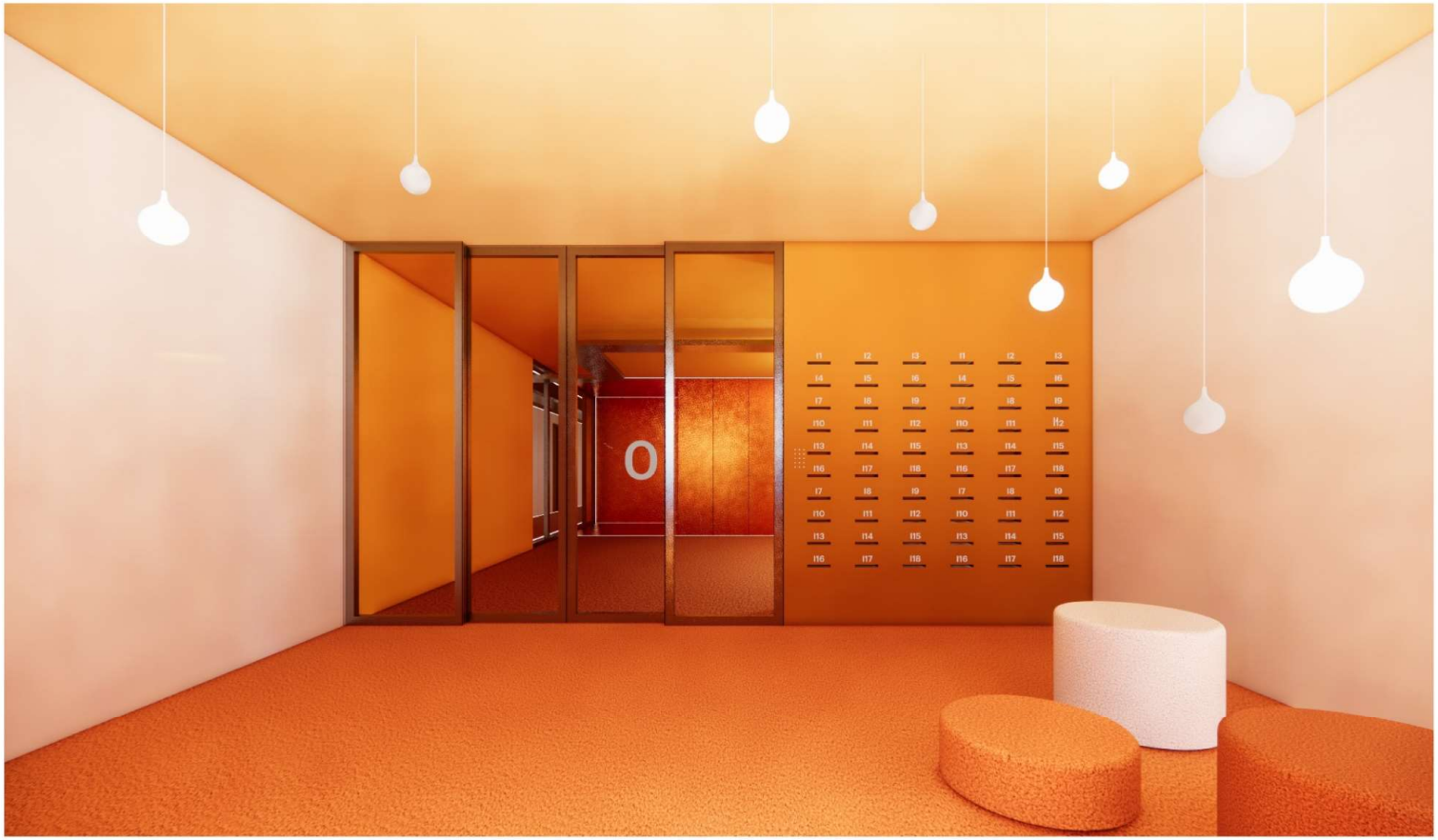
aluminum kozijn

aluminum negge

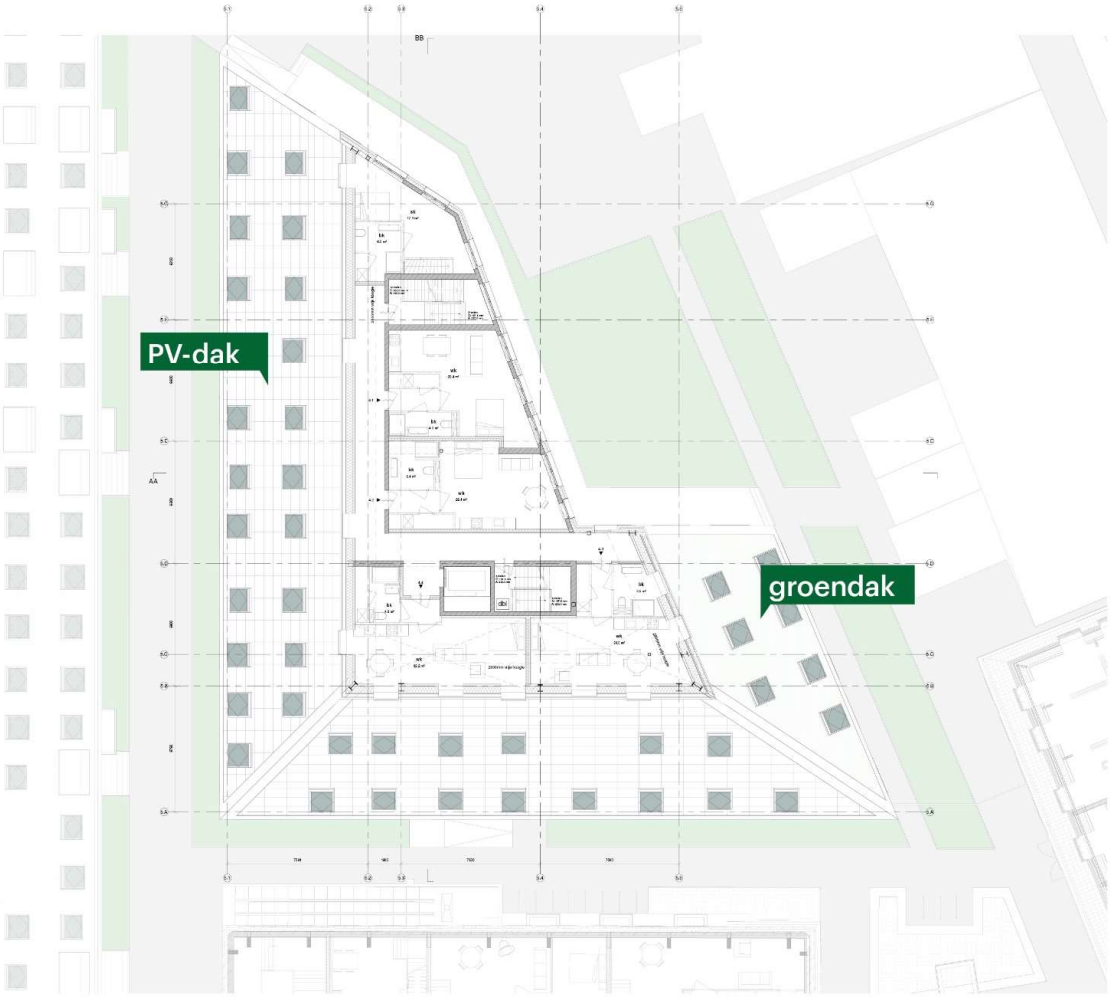
metselwerk

# NB5 - **begane grond**

# NB5 - **lobby**



# NB5 - **plattegrond**



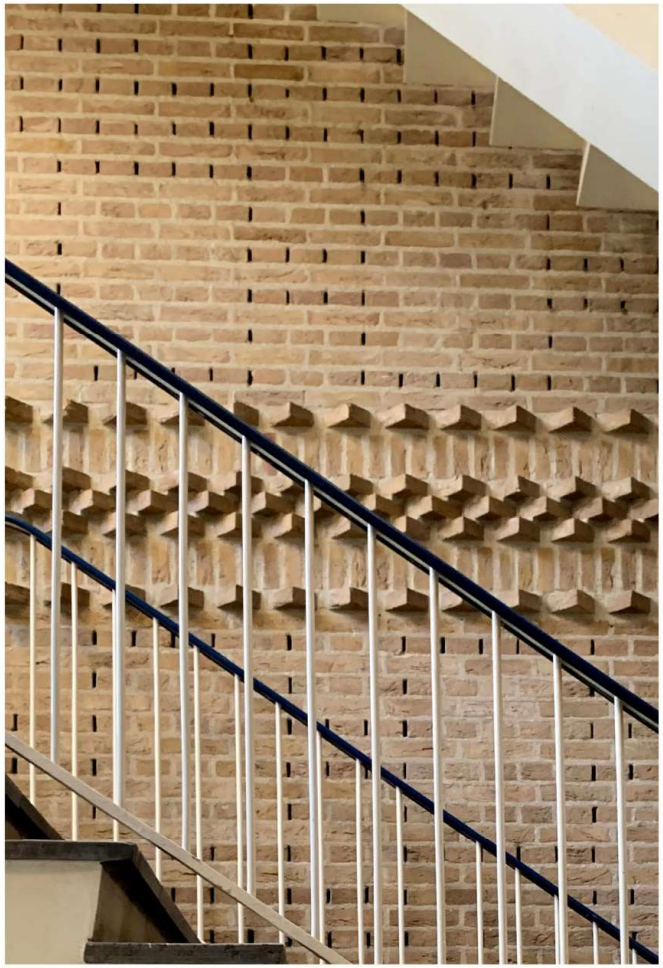

4e verdieping- schuin dak

# JAUNE Ontwerp

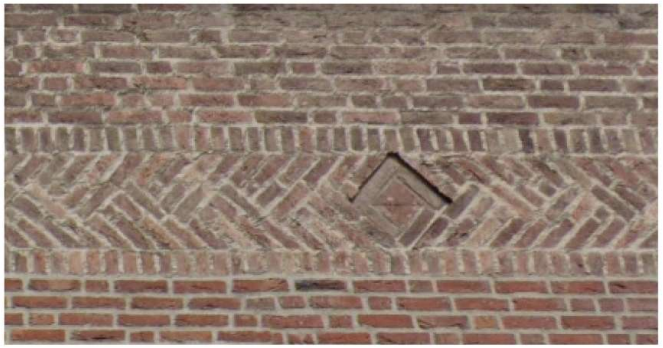
## NB6

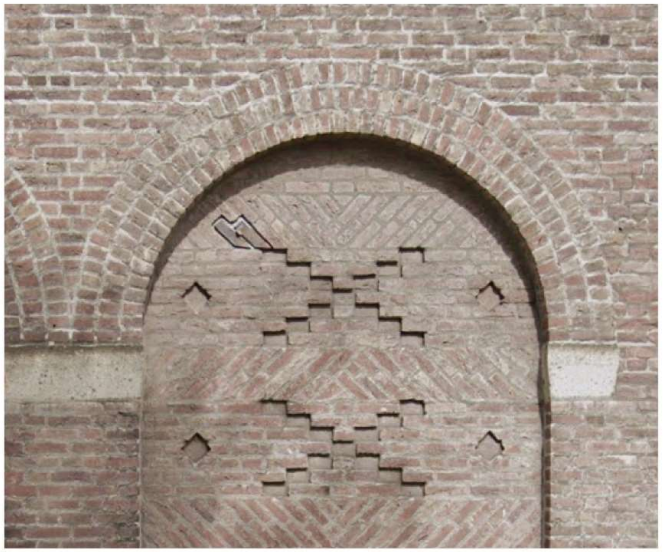
sdkvastgoed.nl

# metselwerk in de omgeving



NB6 bestaand interieur

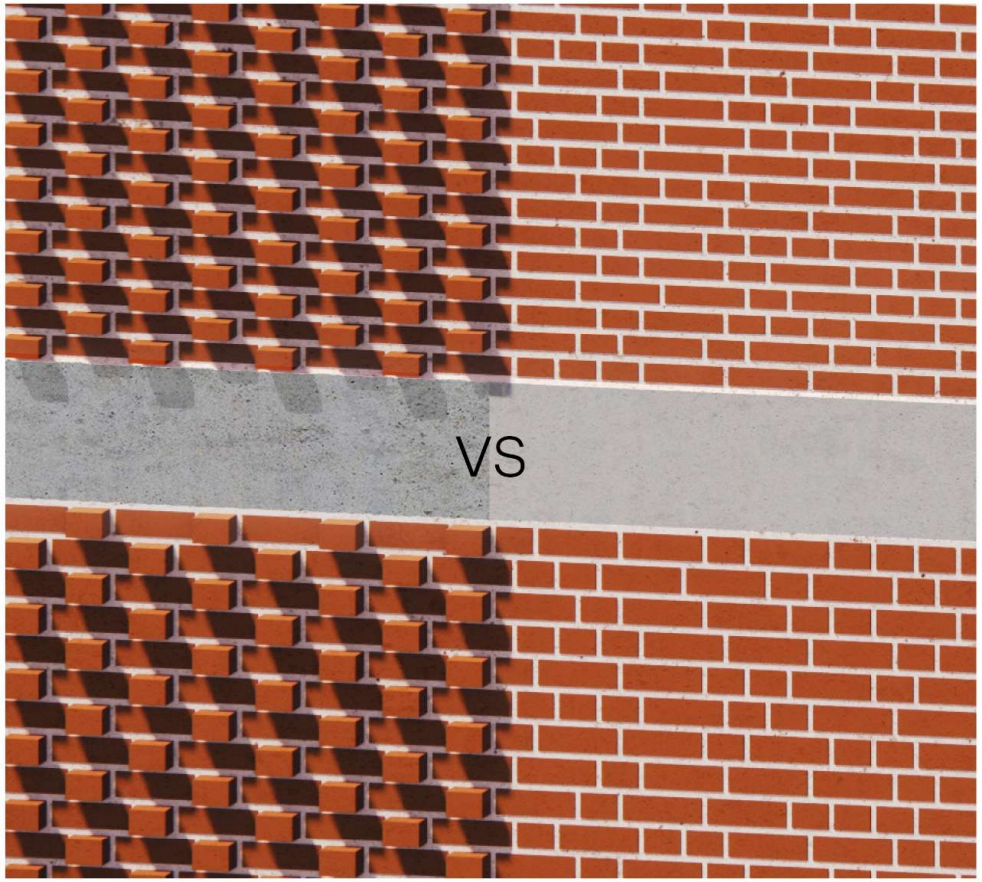




Brandweerpost

metselwerk - **concept**

NIEUW - **relief**

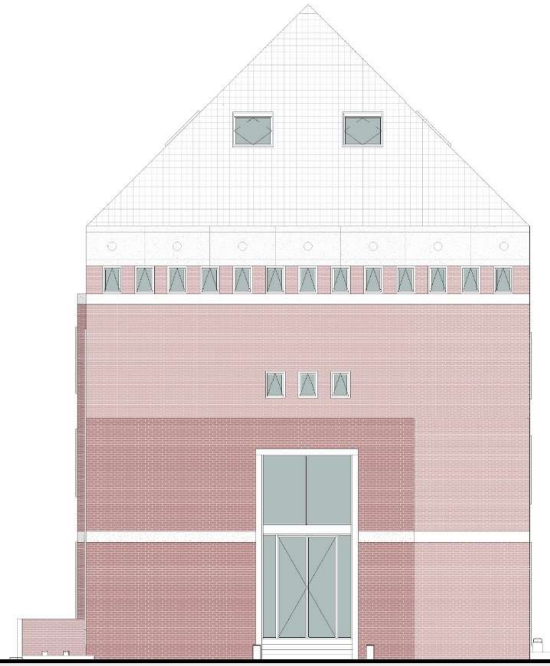



**vlak** - BESTAAND

# **Metselwerk** | MONSTER

# NB6 - **aanzichten**

O



Z

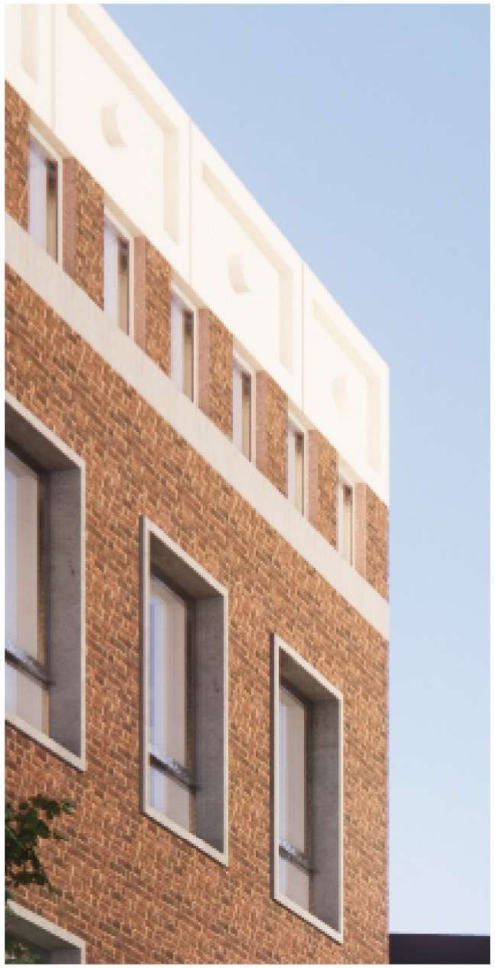
# **Gebouw 6** | NIEUW ONTWERP

gevelaanzicht oostgevel

# **Gebouw 6** | DAKRAND - voorstel 3 (elementen met reliëf)

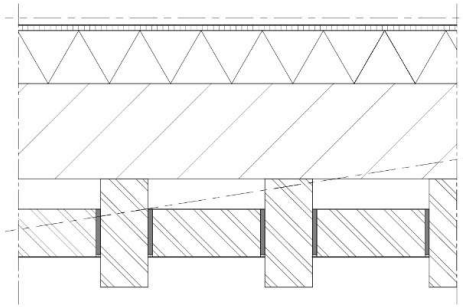
voorkeursoptie

Deken Van Somerenstraat uitzicht



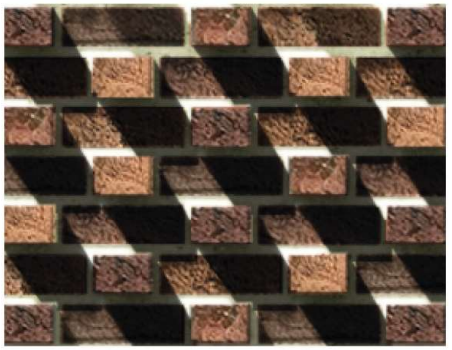
dakrand

# NB6 - **entreefragment**



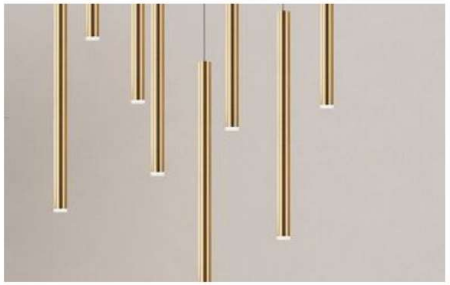
metselwerk detail

aluminum kozijn



metselwerk (nieuw)

# NB6 - **lobby**



# VERT Ontwerp

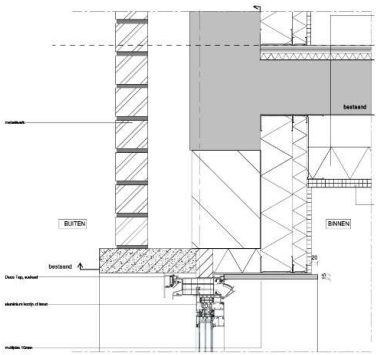
## NB7

sdkvastgoed.nl

# **Gebouw 7** | RENOVATIE

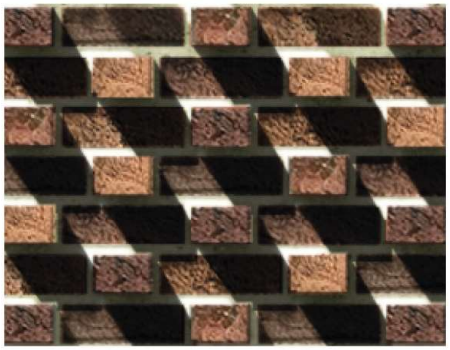
gevelaanzicht N

# Gebouw 7 | **entraneefragment**




geveldetail

aluminium kozijn

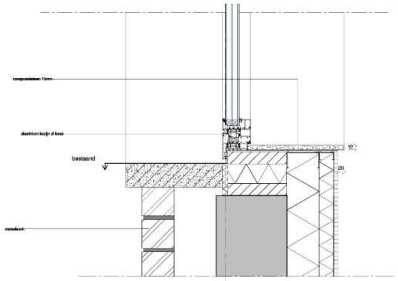


metselwerk (nieuw)

# **Gebouw 7** | COMMERCIËLE ENTREE

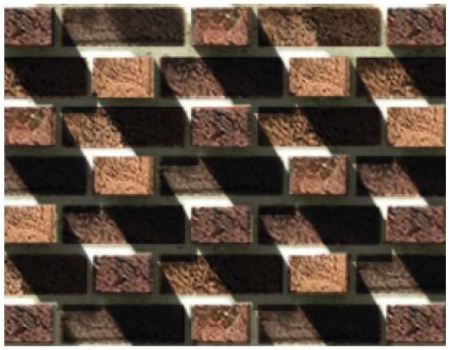
Grote Berg - middag

# NB7 - **entraneefragment**



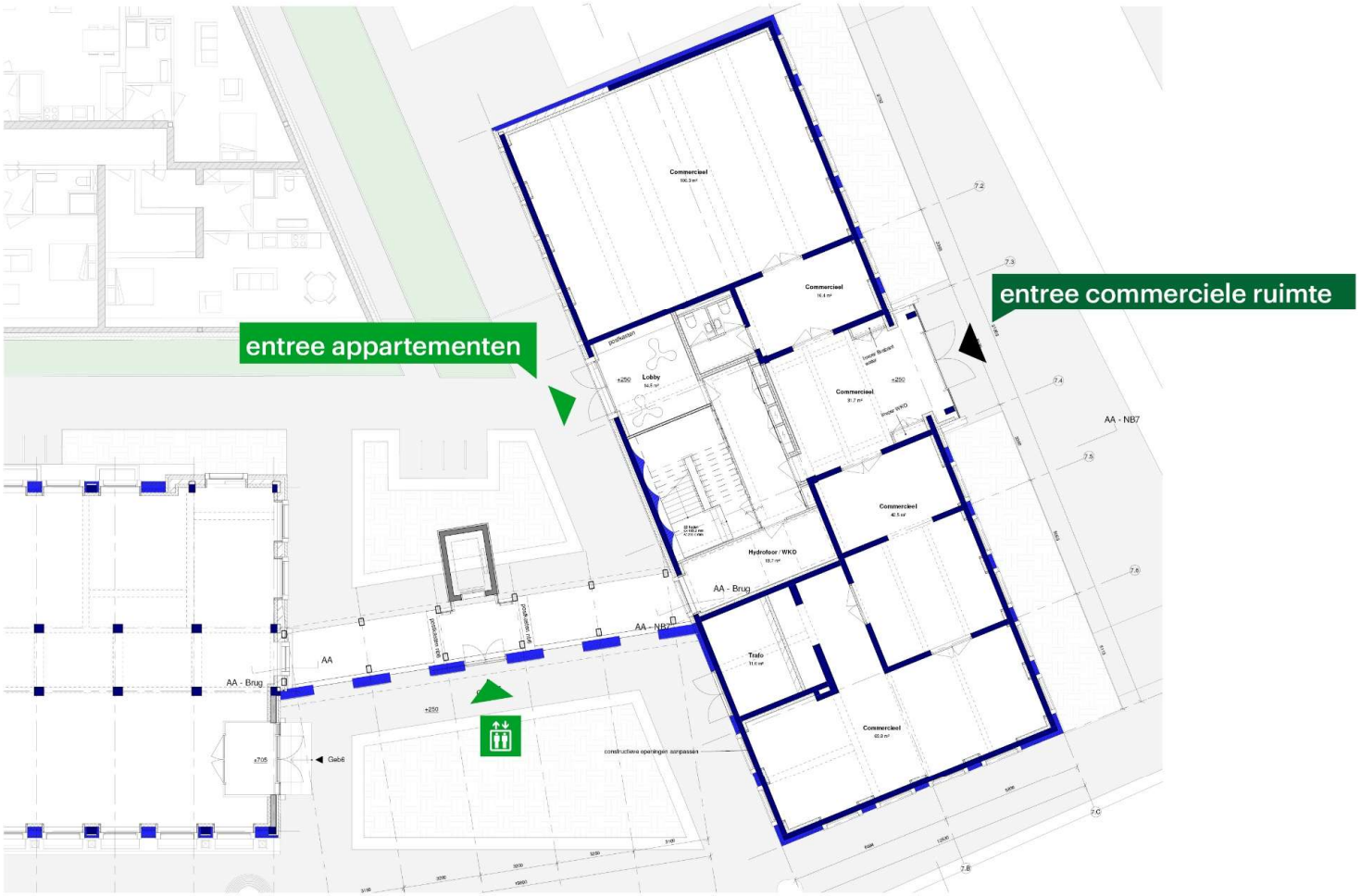
geveldetail

aluminium kozijn

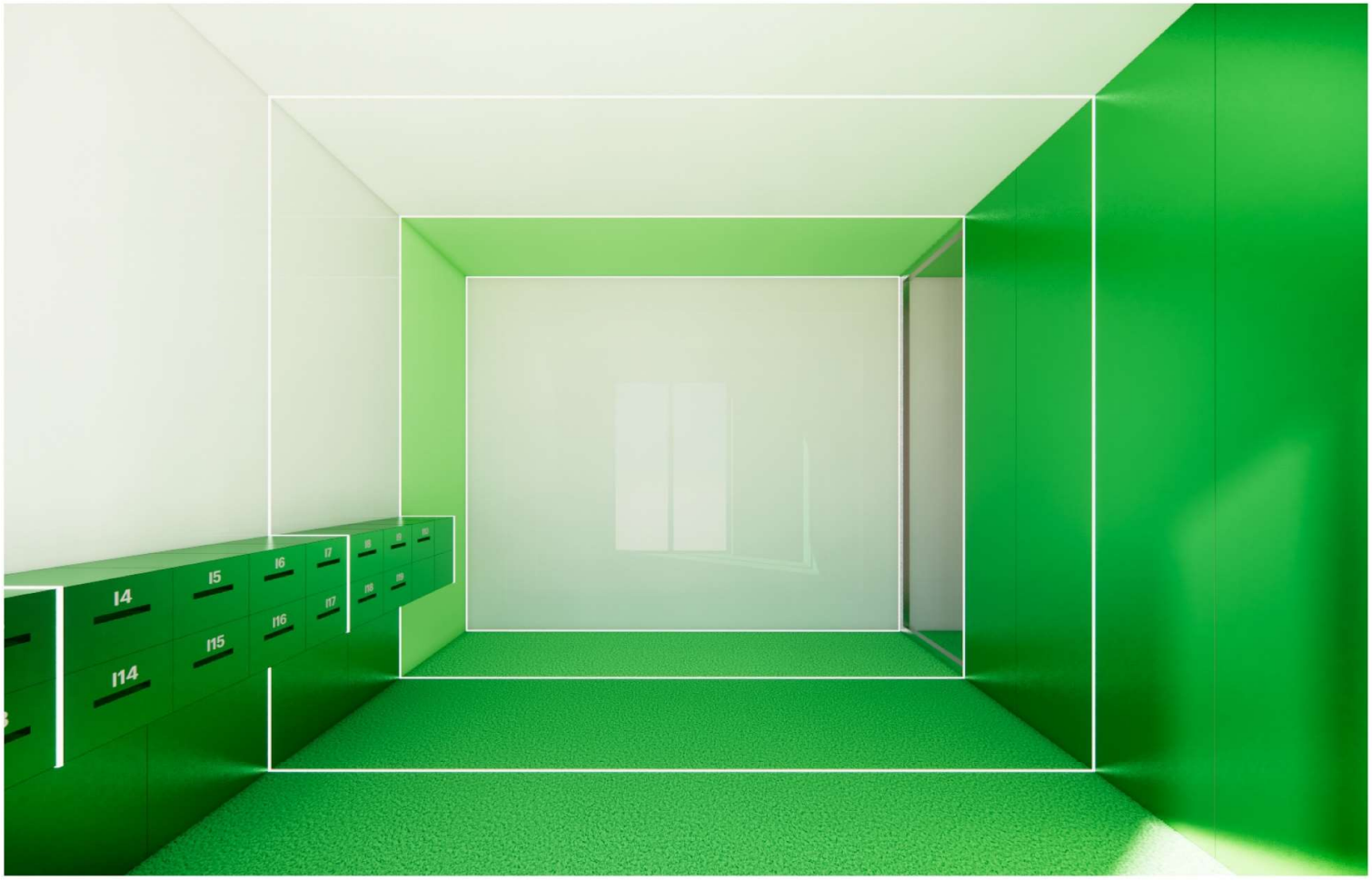


metselwerk (nieuw)

# NB7 - **begane grond**



# NB7 - **lobby**



# Nieuw Bergen
# Het ontwerp

## Landschap

# Landschapsontwerp

Doorwaadbaarheid

Geen auto’s

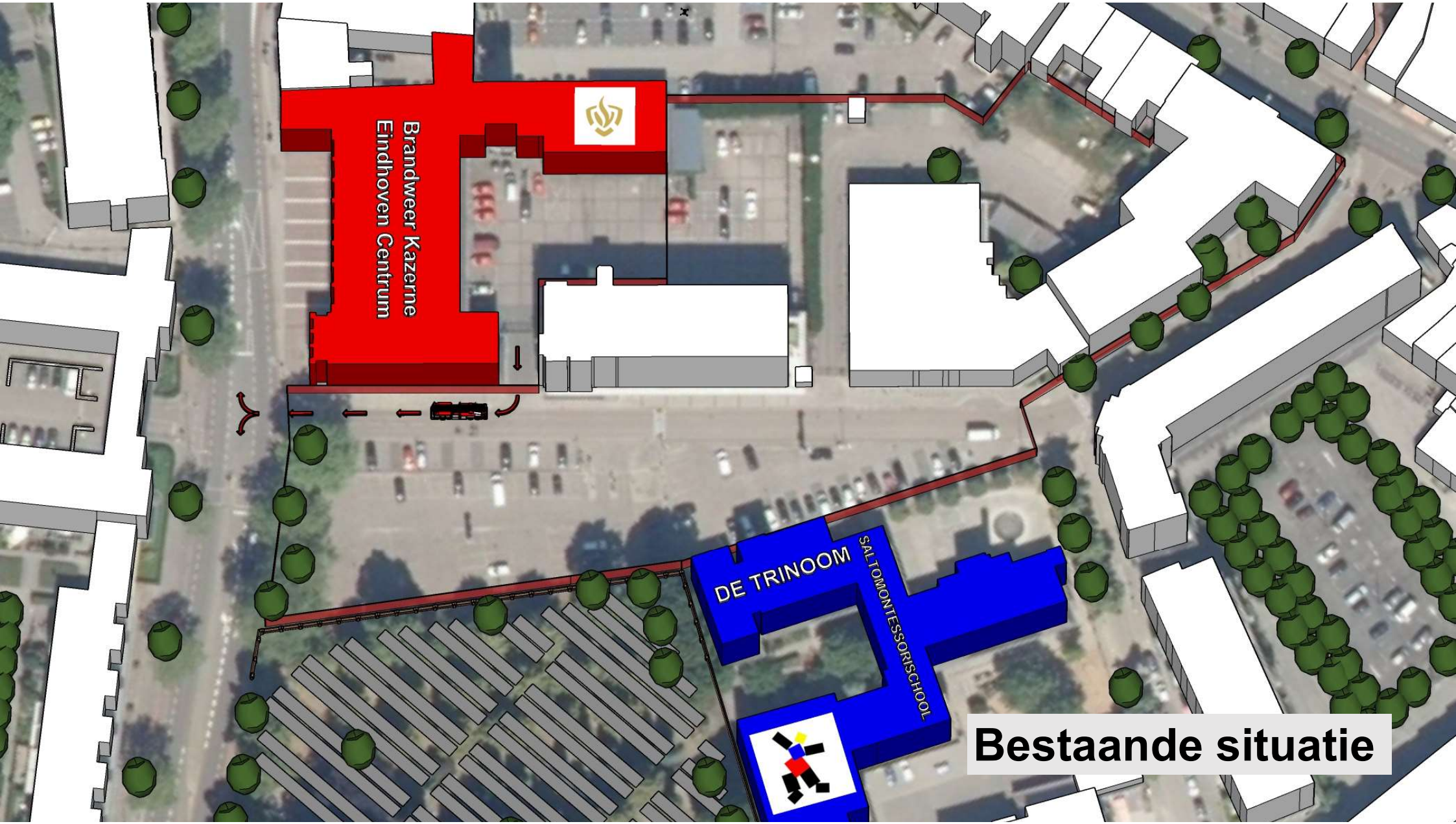
Langzaam verkeer

Plein

Groen

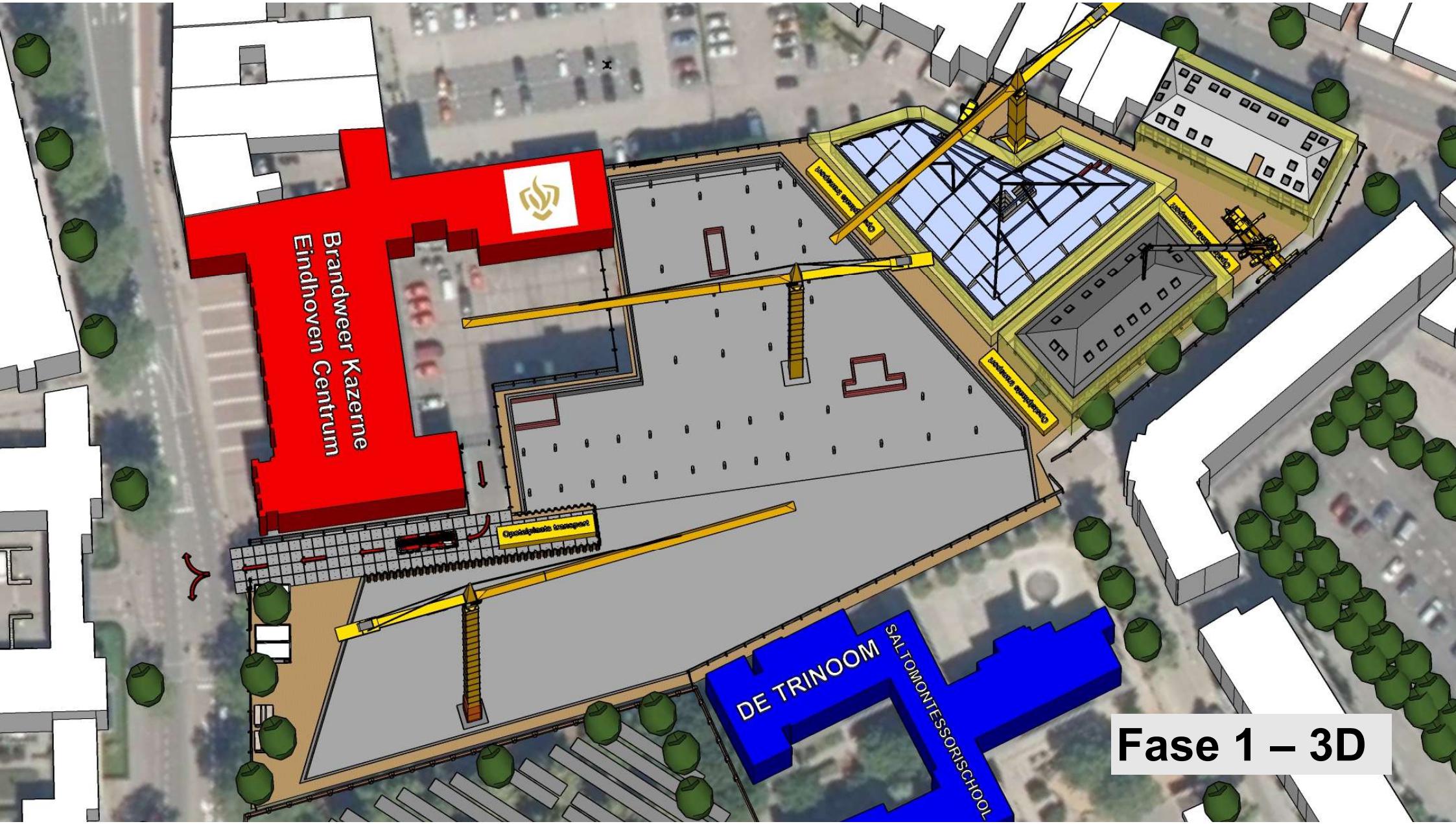
Boeiende binnenstad

# Bouwfase

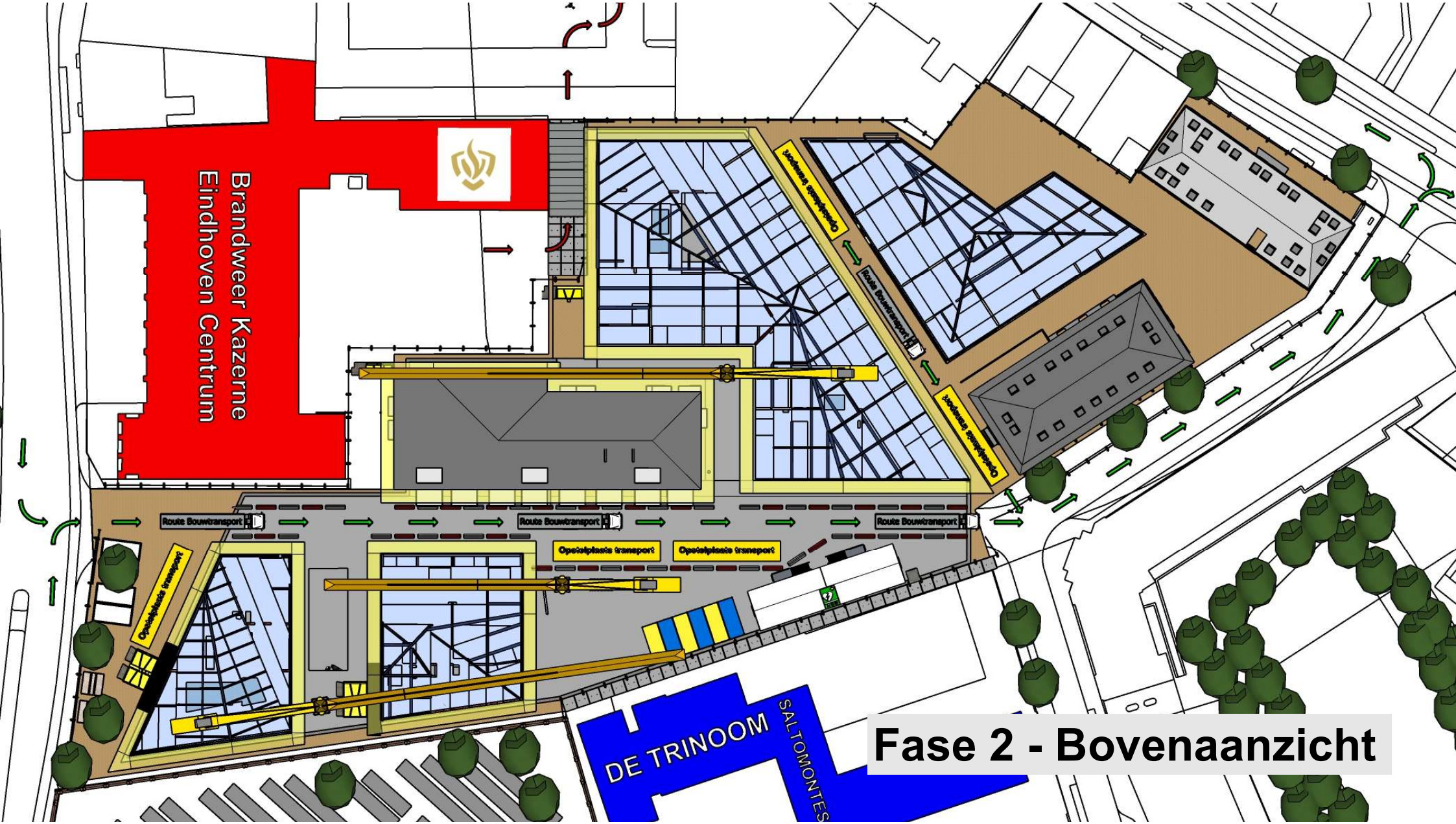



**Bestaande situatie**

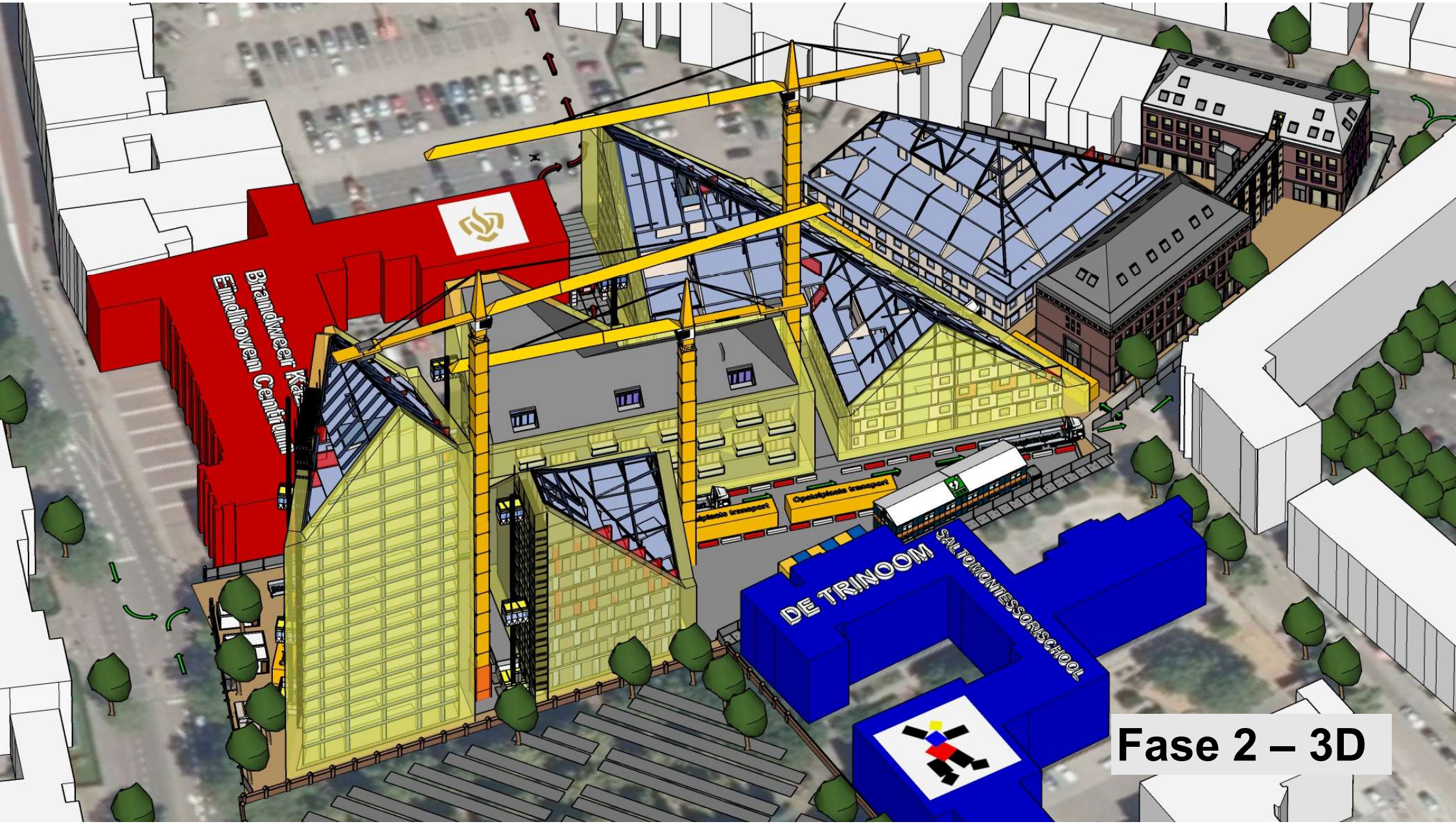
# Fase 1 - Bovenaanzicht


Brandweer Kazerne
Eindhoven Centrum
Opstelplaats transport
Opstelplaats transport
Opstelplaats transport
Opstelplaats transport
DE TRINOOM
SALTOMONTESSORISCHOOL

# Fase 1 – 3D




# Fase 2 - Bovenaanzicht


Brandweer Kazerne
Eindhoven Centrum
DE TRINOOM
SALTOMONTESSORISCHOOL

Fase 2 – 3D

# Veiligheidszones

# De omgeving

## Bereikbaarheid & bouwveiligheid

# Bereikbaarheid & bouwveiligheid

**Bereikbaarheid school (huidige situatie)**

- Toegang school / kinderopvang
- ‘Afzetplaats 1’ voor ouders (auto + fiets)
- ‘Afzetplaats 2’ voor ouders (auto) : ‘Kiss & Ride’
- (1) Oversteekplaats 1 (VRI / stoplicht)
- (2) Oversteekplaats 2 (geen voorziening)
  - ‘Olifantenpad gedrag’, levert onveilige situatie (nu) op.

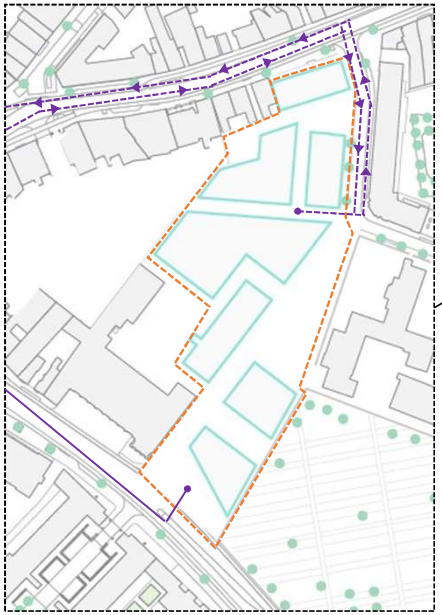
# Bereikbaarheid & bouwveiligheid

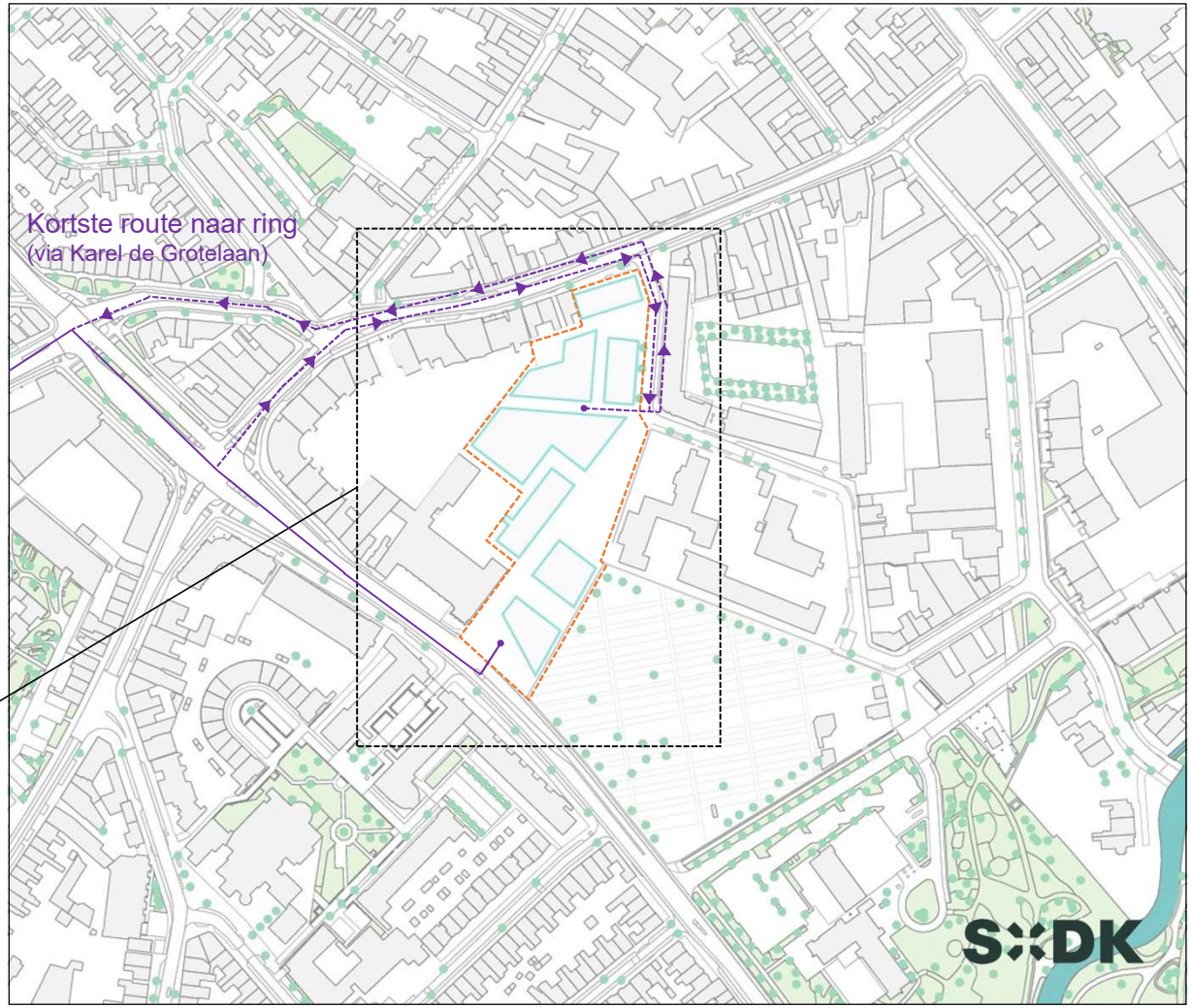
**Beoogde bouwplaats gedurende ca. 3,5 jaar**

Bouwhekken (excl. bouwveiligheidszones)

Primaire bouwrouting

Secundaire bouwrouting





# Bereikbaarheid & bouwveiligheid

**Bereikbaarheid school tijdens bouw ca. 3,5 jaar**

**Uitgangspunten (vanuit School):**

1. Alle ingangen blijven toegankelijk
2. Veilige routing (ook i.r.t. bouwverkeer)
3. Voldoende capaciteit i.r.t. brengen (fiets + auto)

Toegang school / kinderopvang (benodigd)

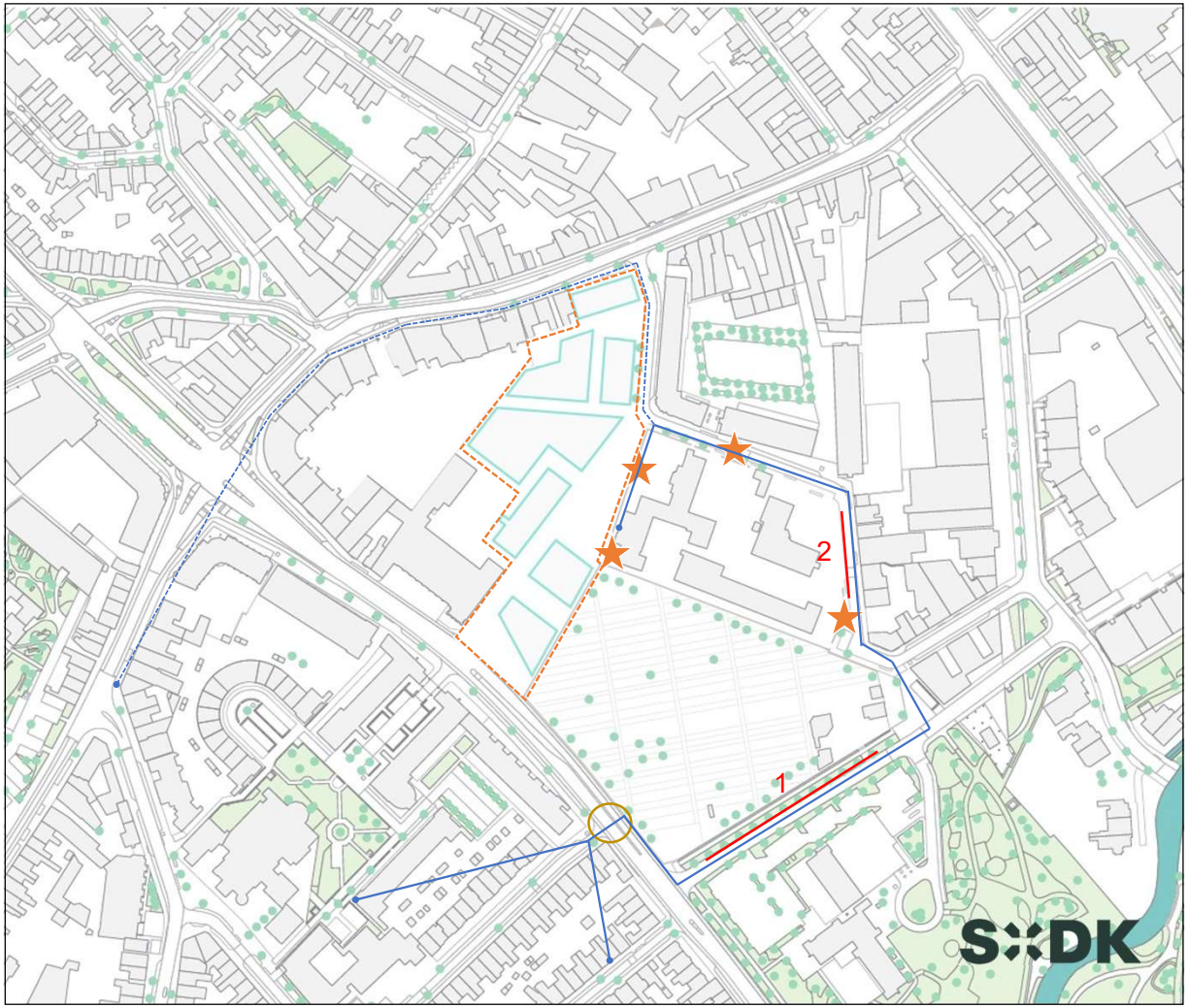
1 ‘Afzetplaats 1’ voor ouders (auto) : ‘Kiss & Ride’

2 ‘Afzetplaats 2’ voor ouders (auto) : ‘Kiss & Ride’ (4 x 6m1)

Veilige oversteekplaats

Primaire loop/fiets route (Schrijversbuurt)

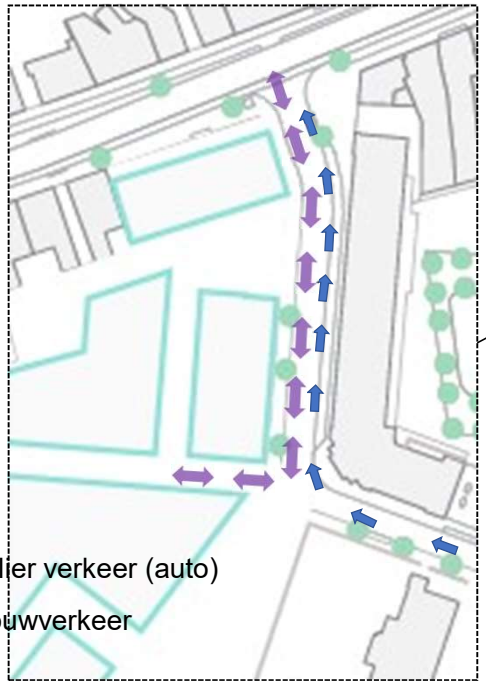
Secundaire loop/fiets route (Schrijversbuurt/vonderkwartier)

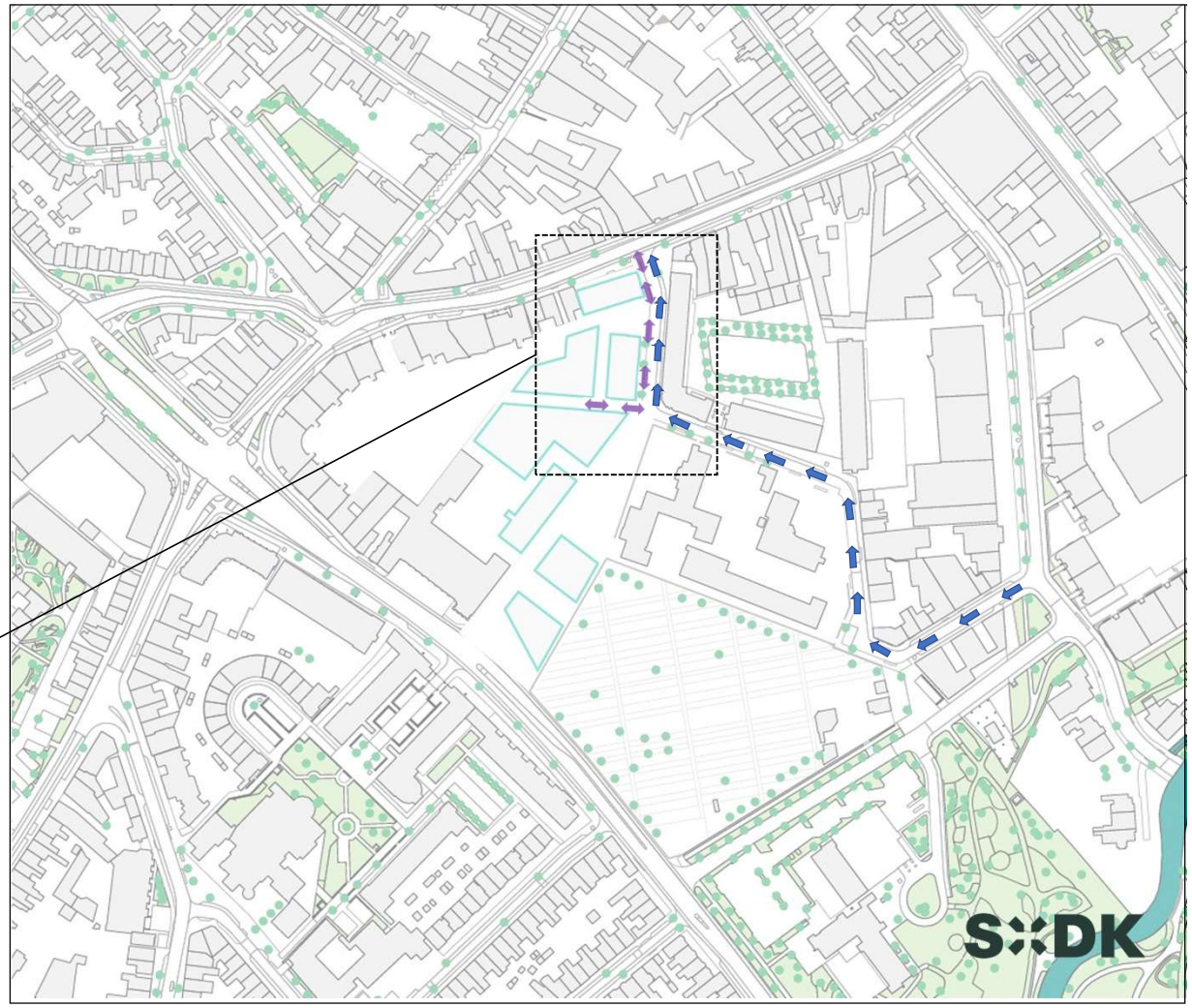


# Bereikbaarheid & bouwveiligheid

**1 rijrichting Don Boscostraat / zwembadweg tijdens bouwperiode**

**→ Deken van Somerenstraat wél 2 richtingen voor bouwverkeer**





1 richting: regulier verkeer (auto)

2 richtingen: bouwverkeer

# Tijdlijn Nieuw Bergen

| | |
|---|---|
| Juli 2017 | → Winst tender |
| November 2019 | → Ontwerp |
| December 2020 | → Bestemmingsplan + afronden ontwerp |
| Eind maart 2021 | → Bouwvergunning |
| Zomer 2021 | → Start verkoop |
| Eind 2021 | → Start bouw |
| 2024 – 2025 | → Oplevering |

# Vragen & dialoog