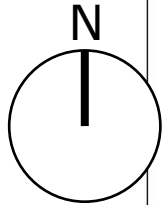


SITUATIE

SCHAAL 1:750



onderlegger:
15022023_W-17034 SP Heersweg (Roodhekenpas).dwg
d.d. 21-09-2023
bron: Buro Waalbrug

Bron: **CIER** ARCHITECTEN

project:

werknummer:

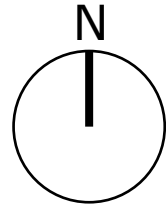
opdrachtgever:

document:

datum:

SITUATIE – woningtypen

SCHAAL 1:500



Bouwvlak uit
bestemmingsplan

WONINGTYPEN

- 10x** Type A1/A2 tweekapper
- 2x** Type B1 rijwoning hoek 5,4m
- 7x** Type B2 rijwoning tussen 5,1m
- 5x** Type C rijwoning klein 4,2m
- 6x** Type D1/D2 seniorenwoning groot
- 1x** Type E1 seniorenwoning klein uitbouw
- 5x** Type E2 seniorenwoning klein

TOTAAL 36 woningen

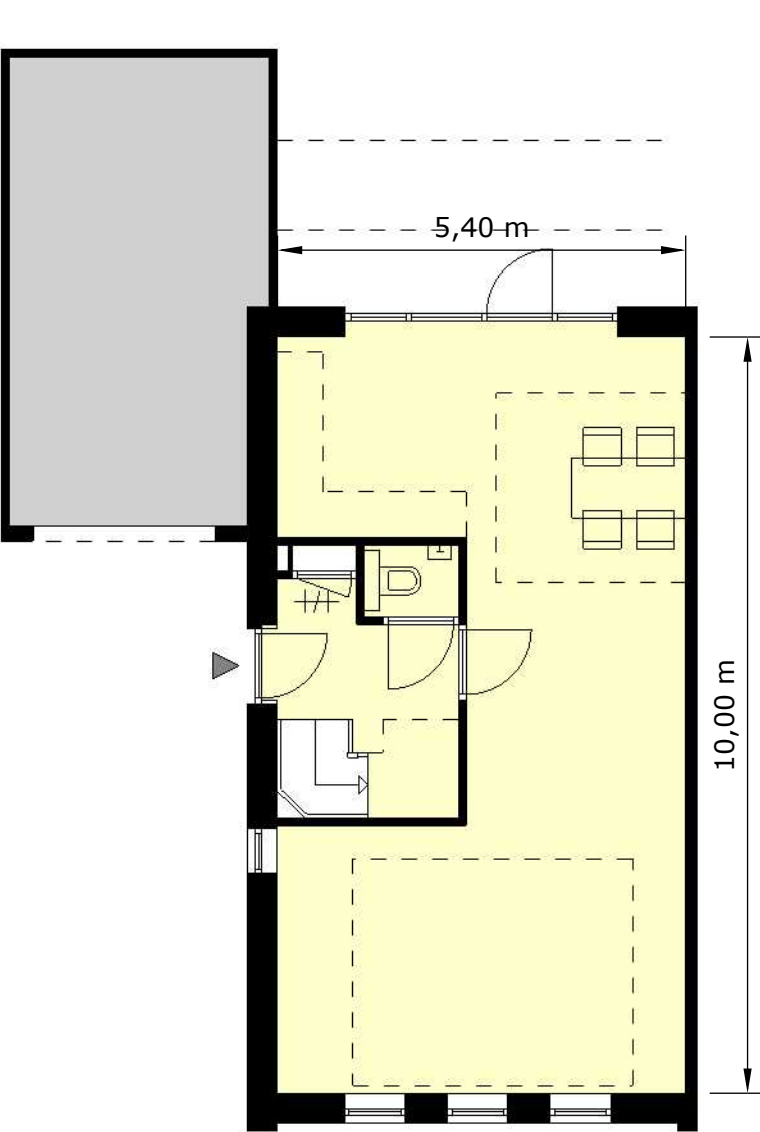
onderlegger:
15022023_W-17034 SP Heersweg (Roodhekenpas).dwg
d.d. 21-09-2023
bron: Buro Waalbrug



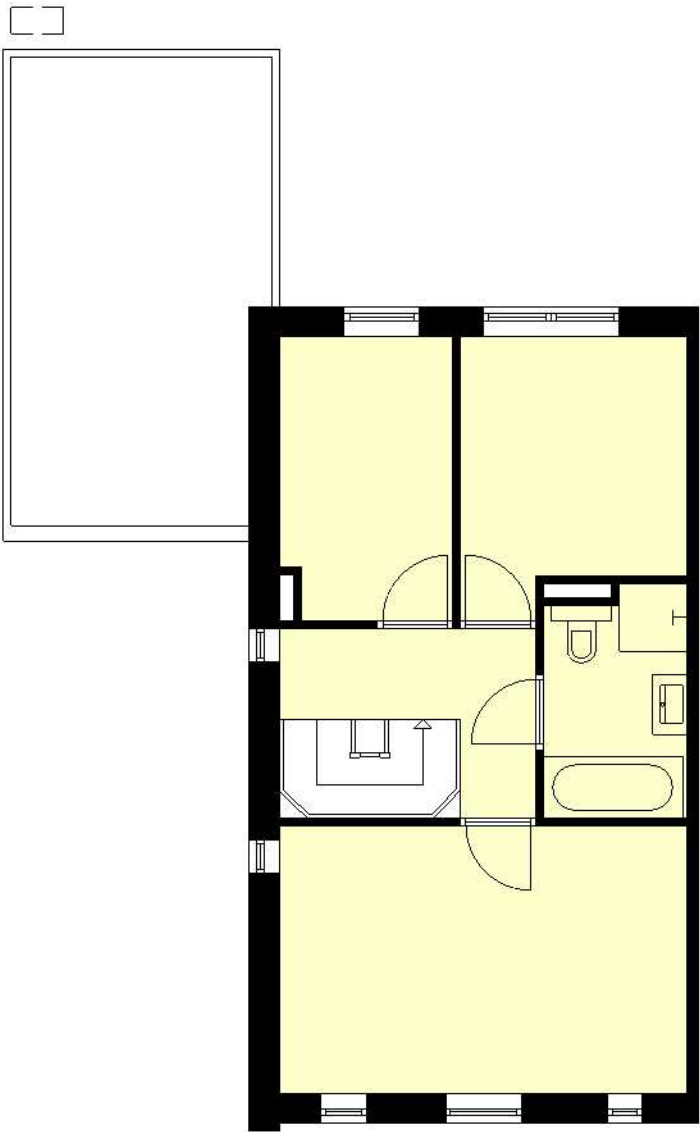
TYPE A1 - tweekapper

GO: 143,3 m2
SCHAAL 1:100

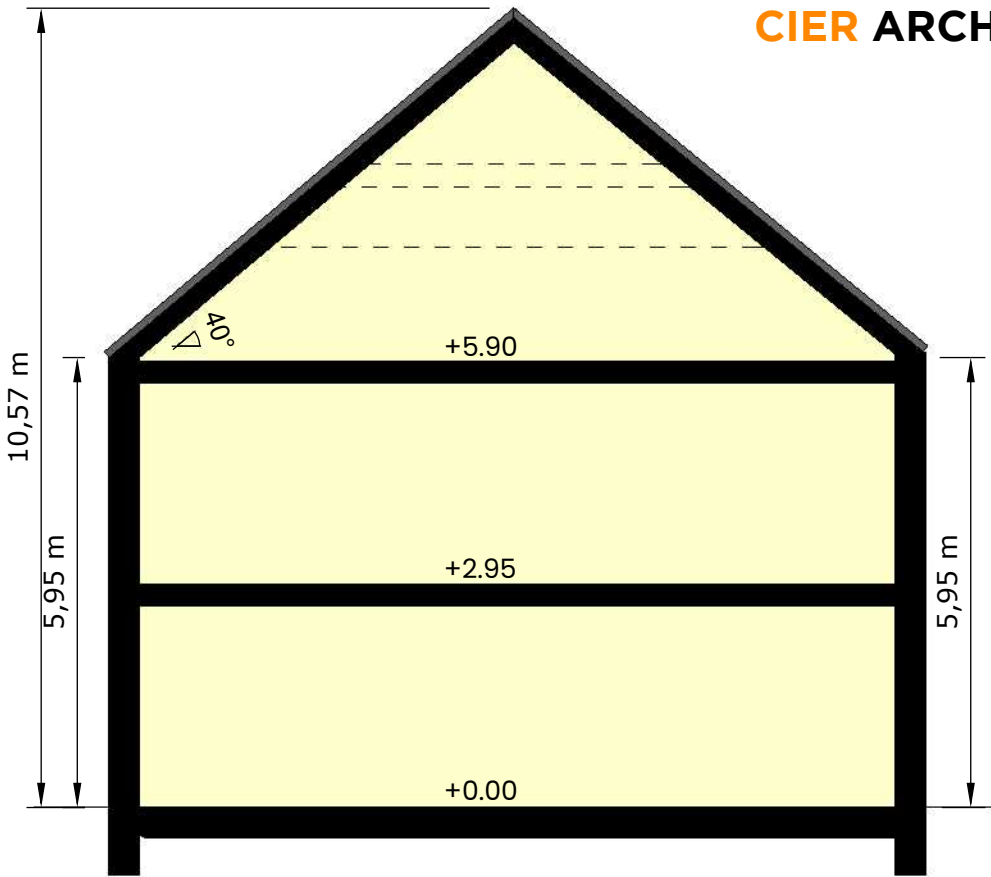
CIER ARCHITECTEN



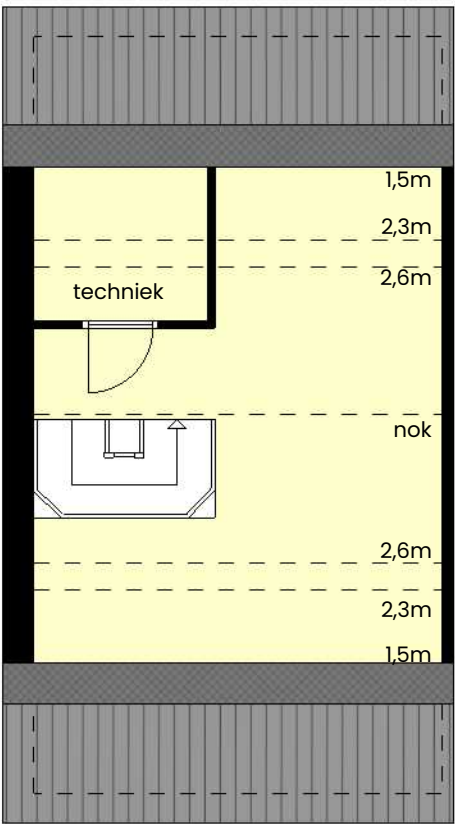
BEGANE GROND



VERDIEPING 1



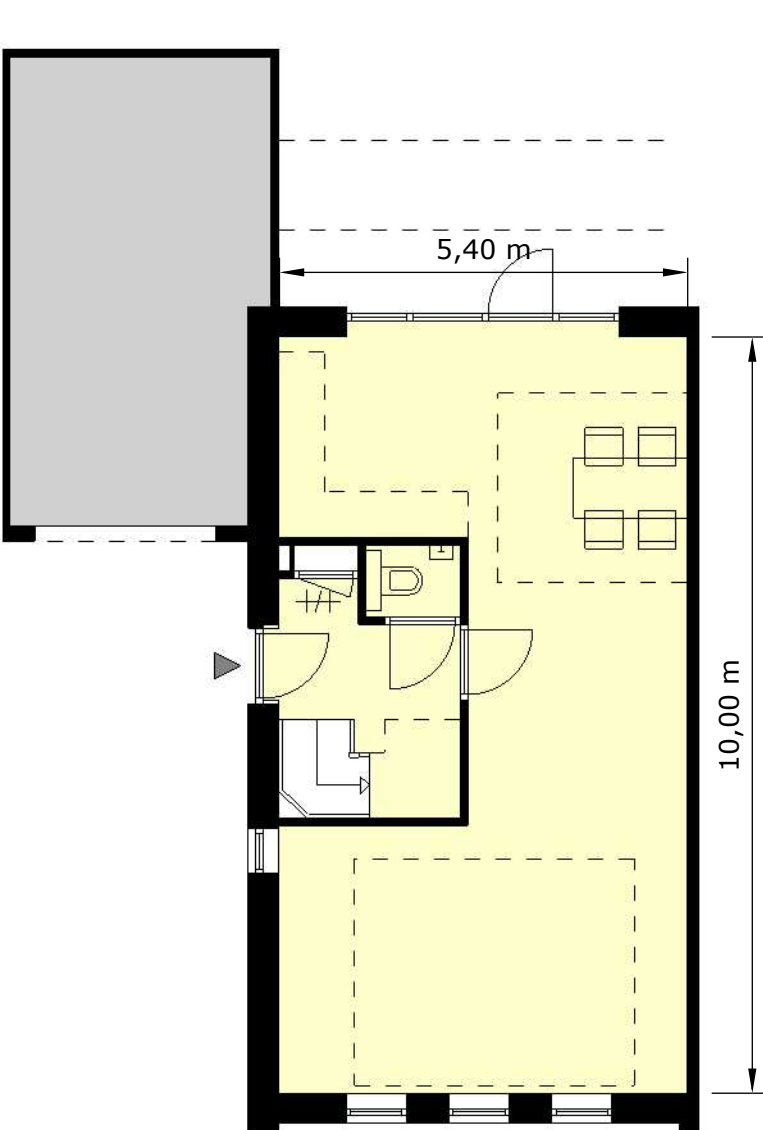
DOORSNEDE



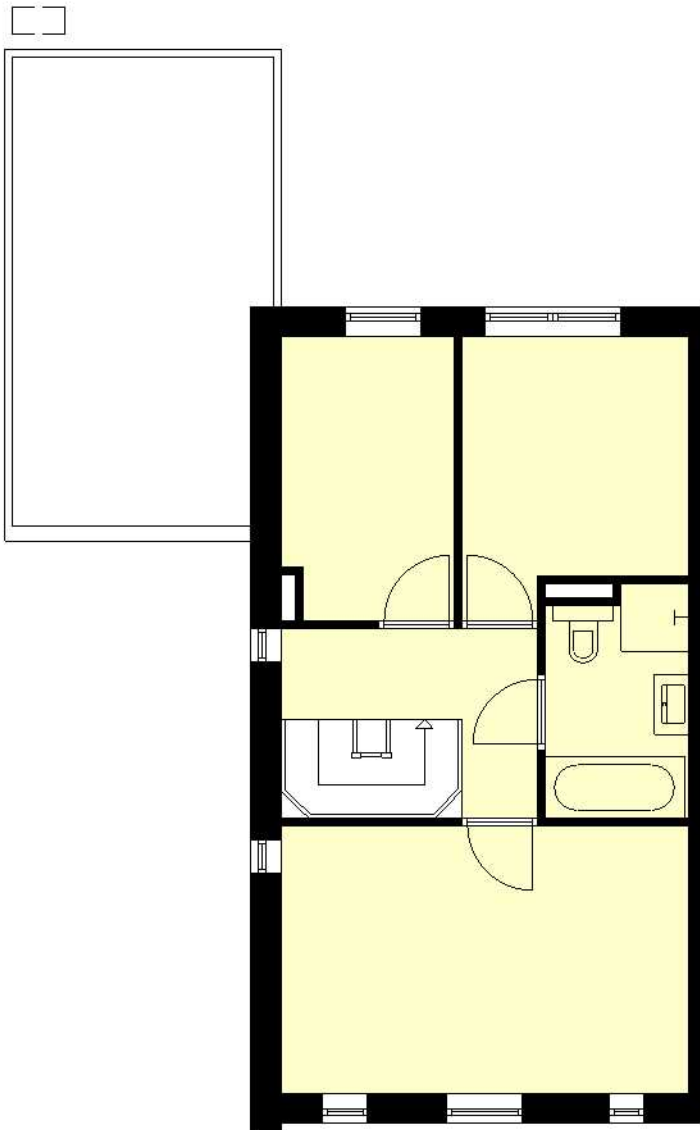
VERDIEPING 2

TYPE A2 - tweekapper

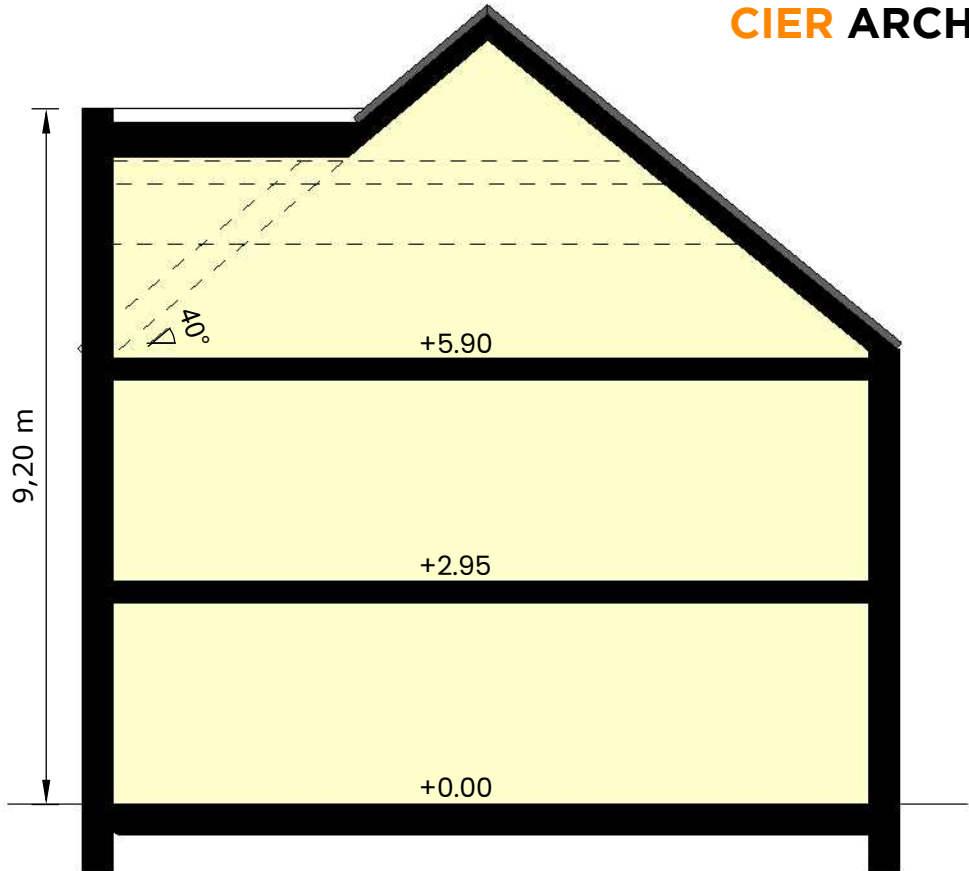
GO: 145,4 m2
SCHAAL 1:100



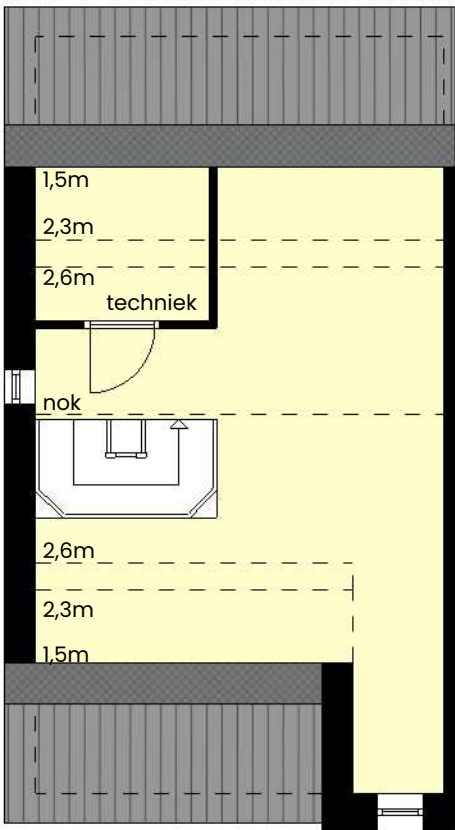
BEGANE GROND



VERDIEPING 1



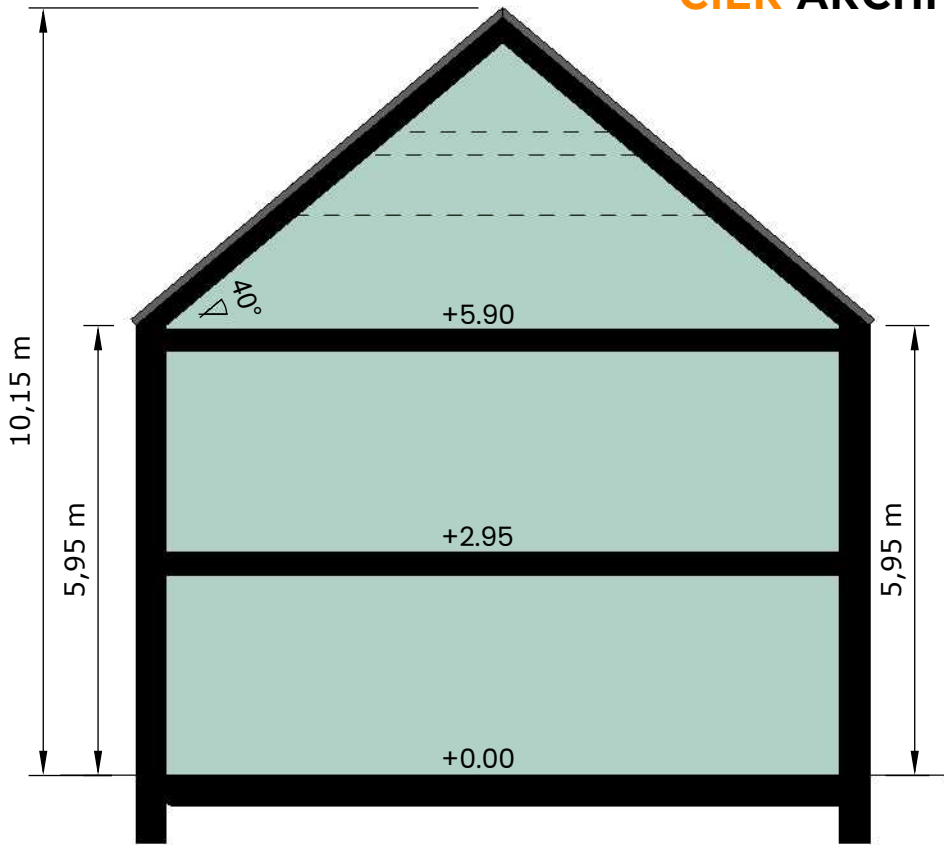
DOORSNEDE



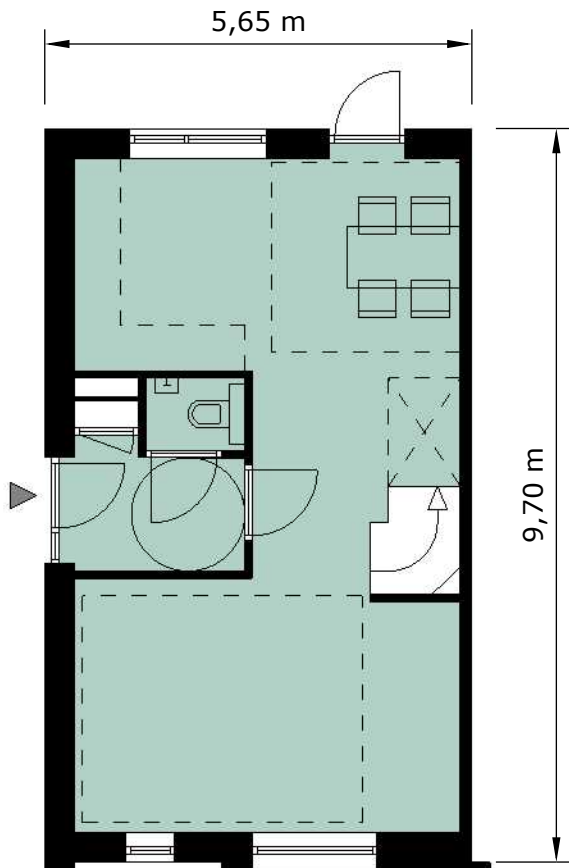
VERDIEPING 2

TYPE B1 – rijwoning eind

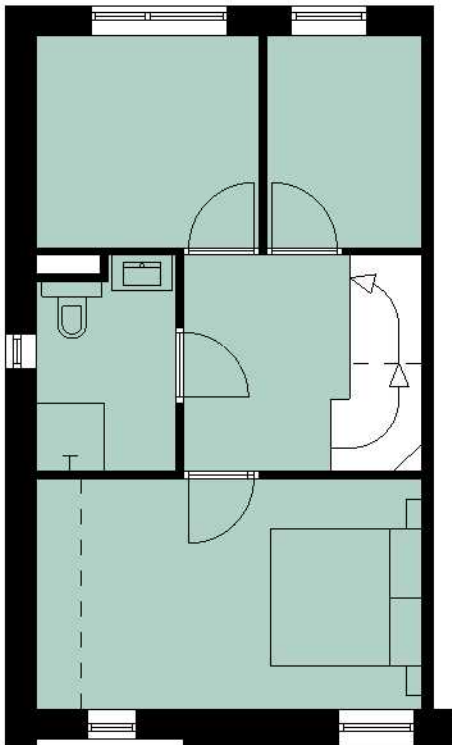
GO: 123,3 m2
SCHAAL 1:100



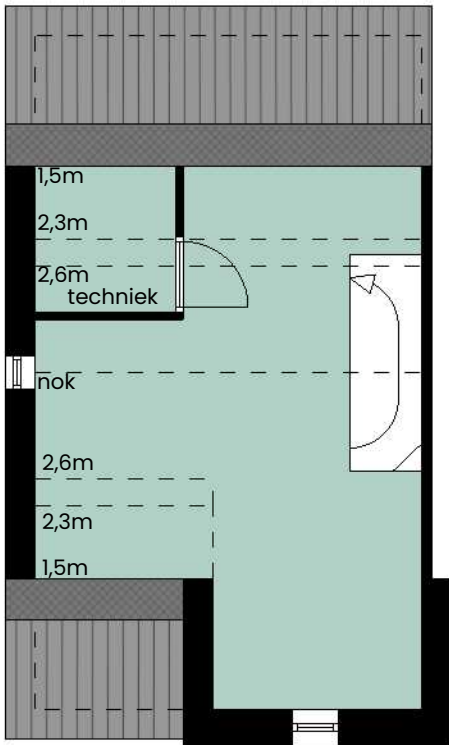
DOORSNEDE



BEGANE GROND



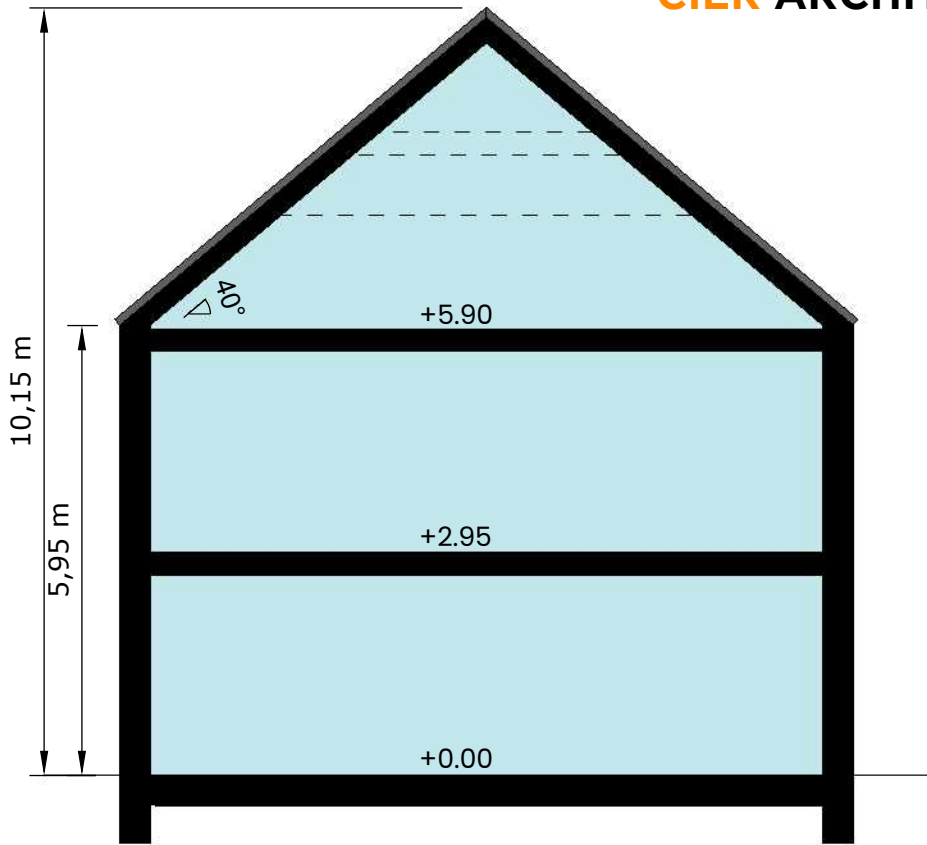
VERDIEPING 1



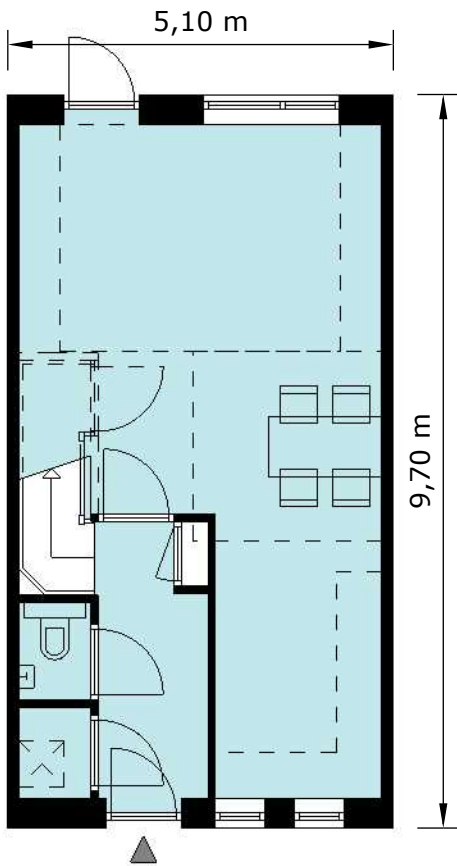
VERDIEPING 2

TYPE B2 – rijwoning tussen

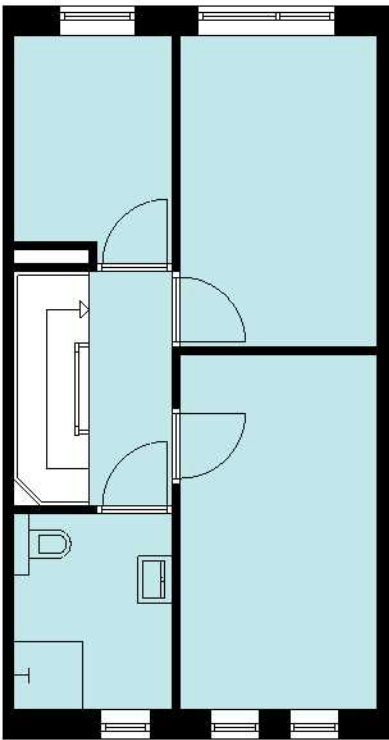
GO: 111,6 m2
SCHAAL 1:100



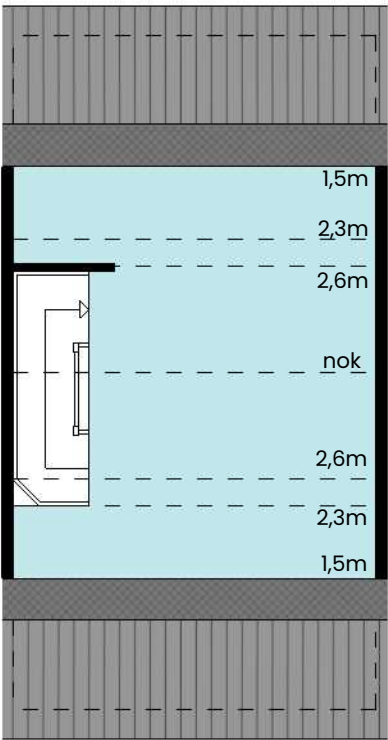
DOORSNEDE



BEGANE GROND



VERDIEPING 1



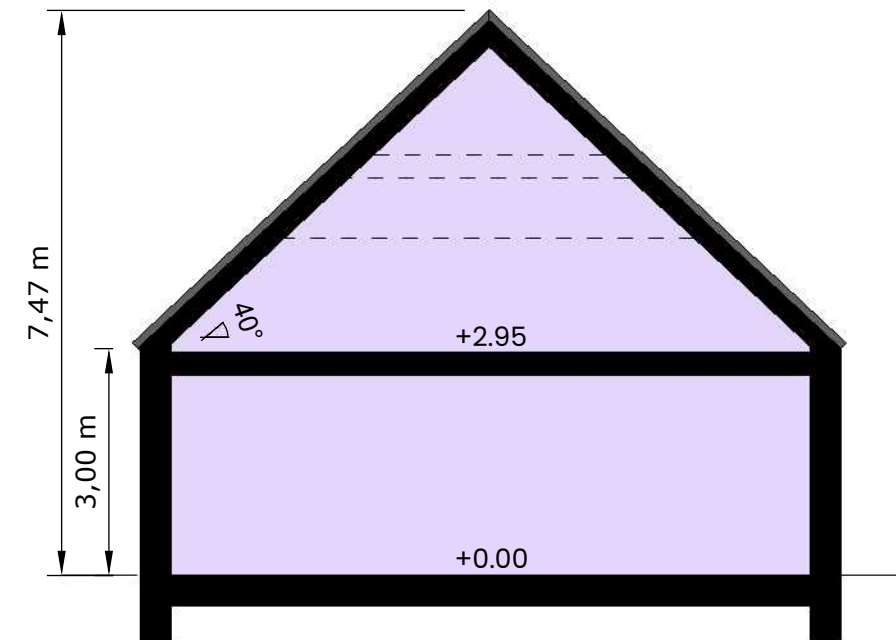
VERDIEPING 2

TYPE C – rijwoning klein

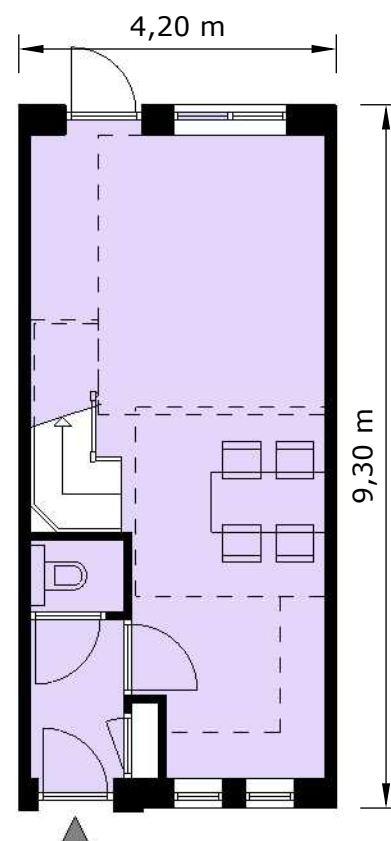
GO: 54,3 m²

SCHAAL 1:100

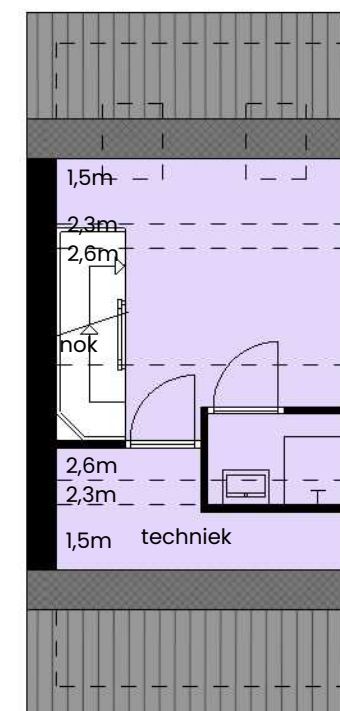
CIER ARCHITECTEN



DOORSNEDE



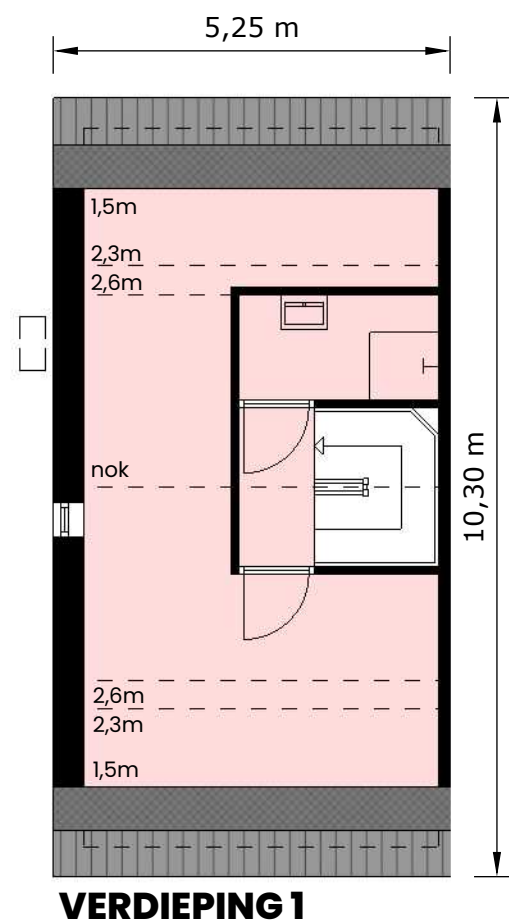
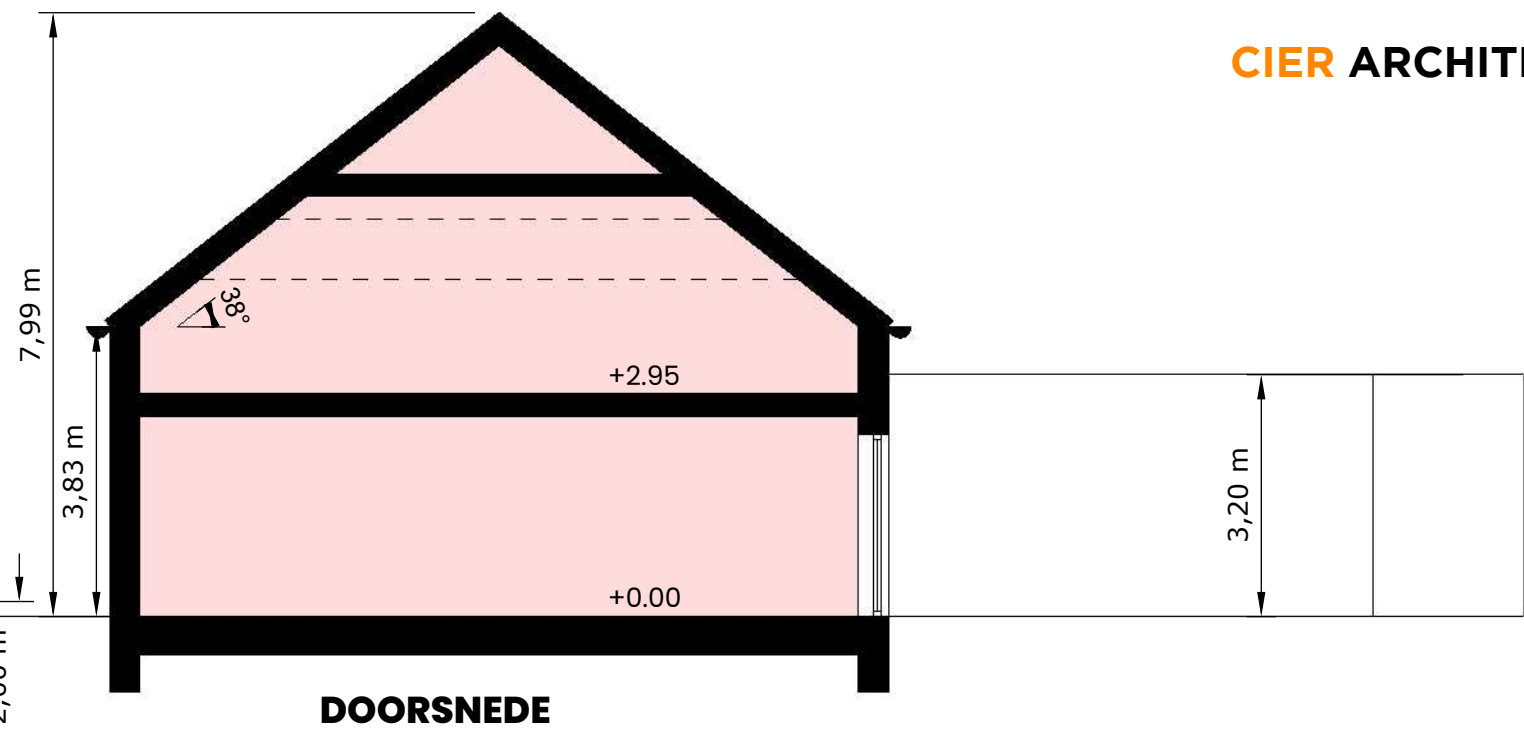
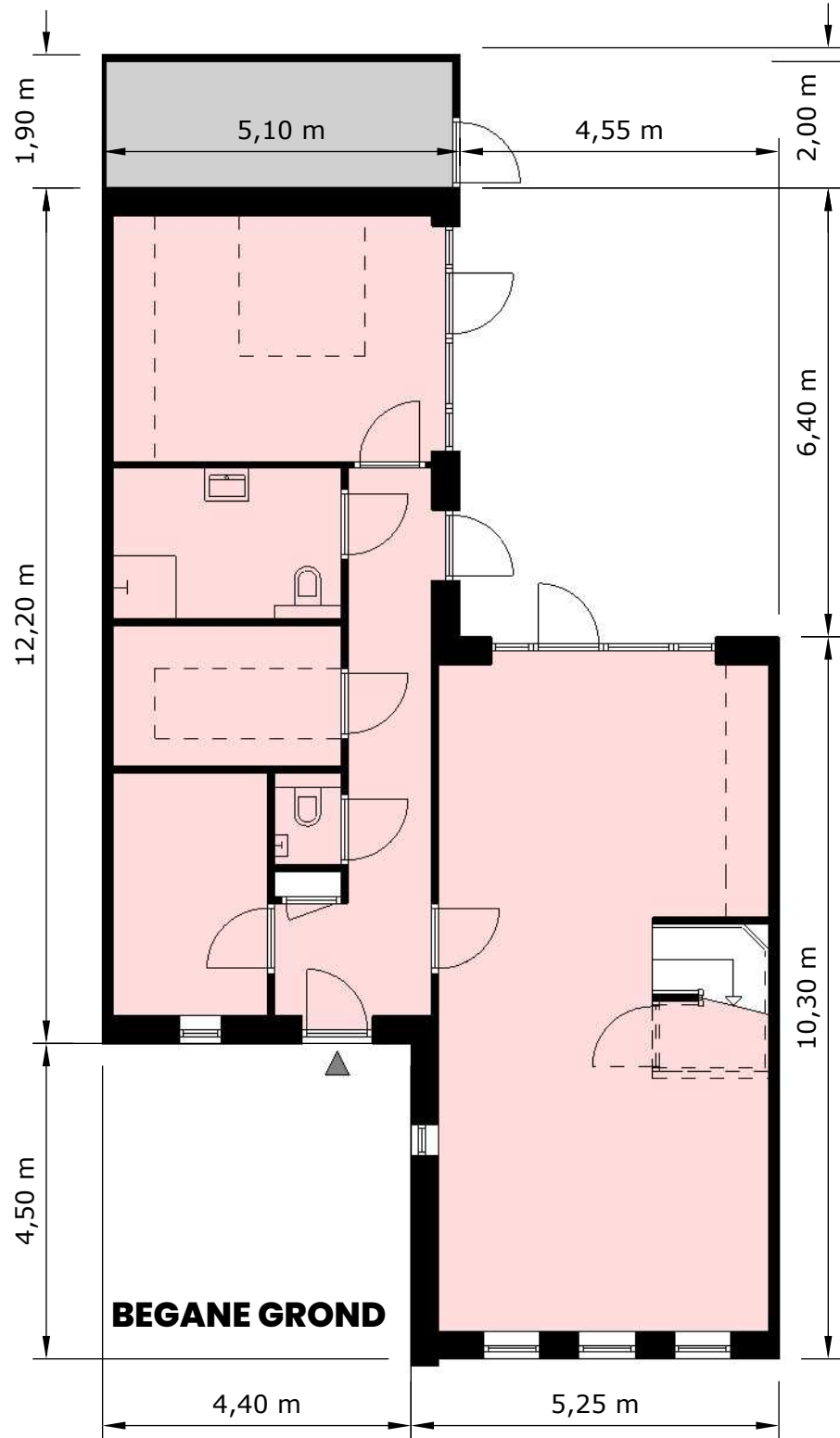
BEGANE GROND



VERDIEPING 1

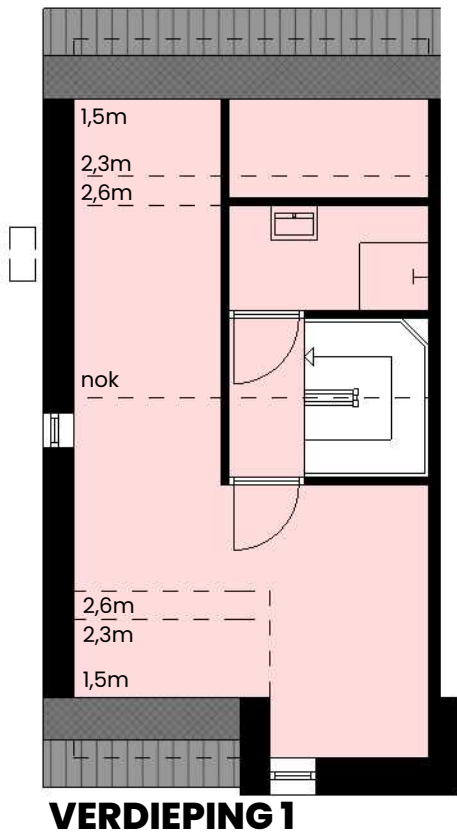
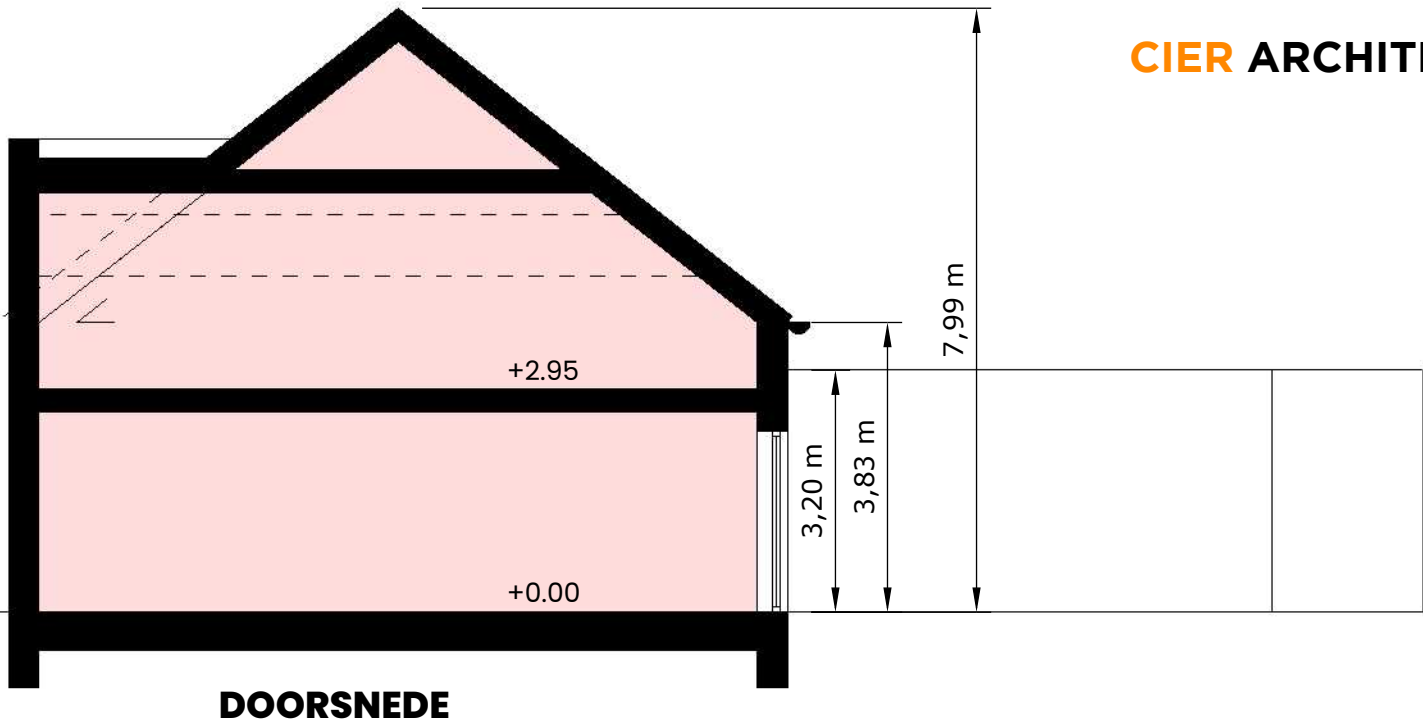
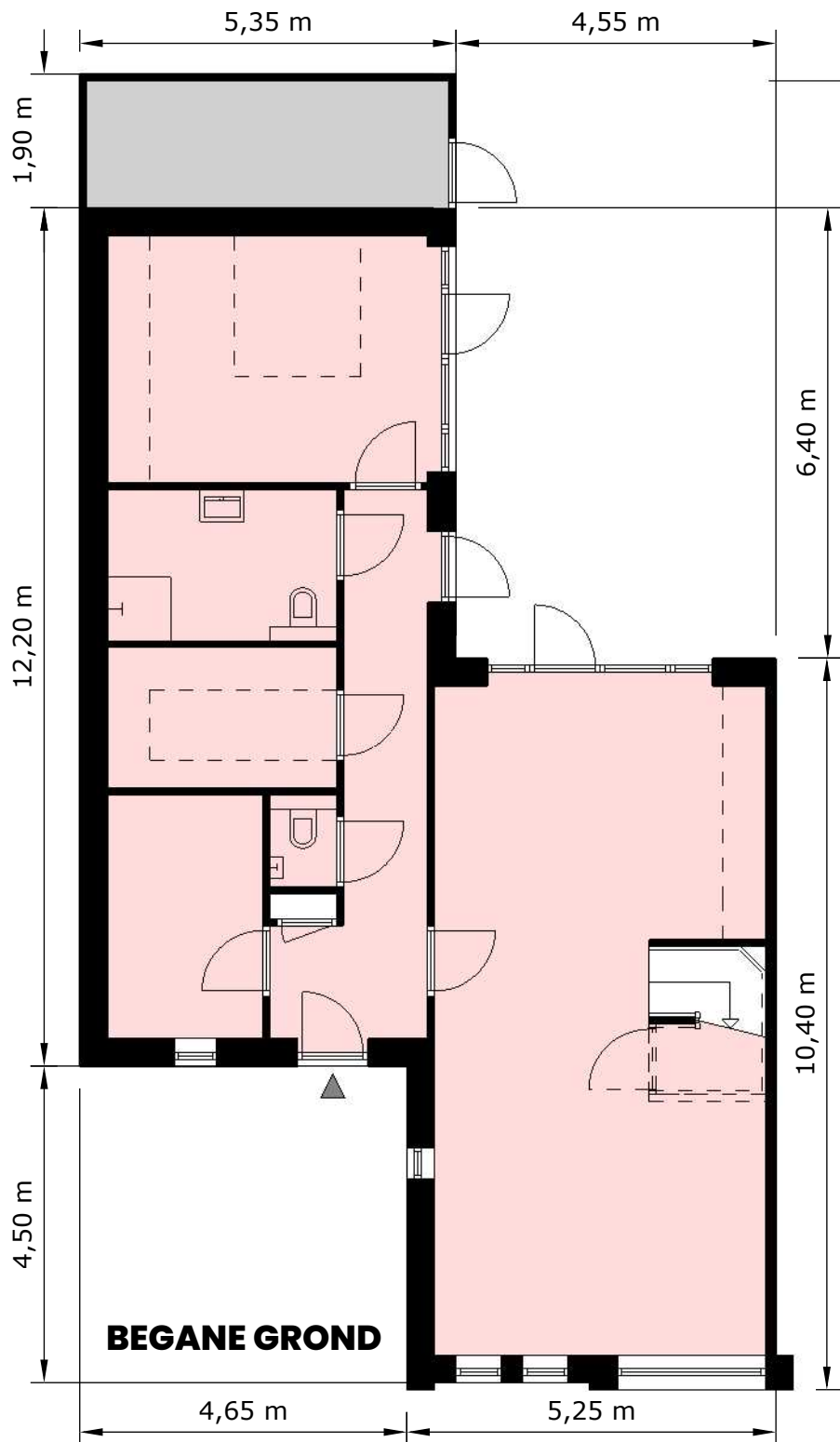
TYPE D1 – seniorenwoning groot

GO: 133,7 m2
SCHAAL 1:100



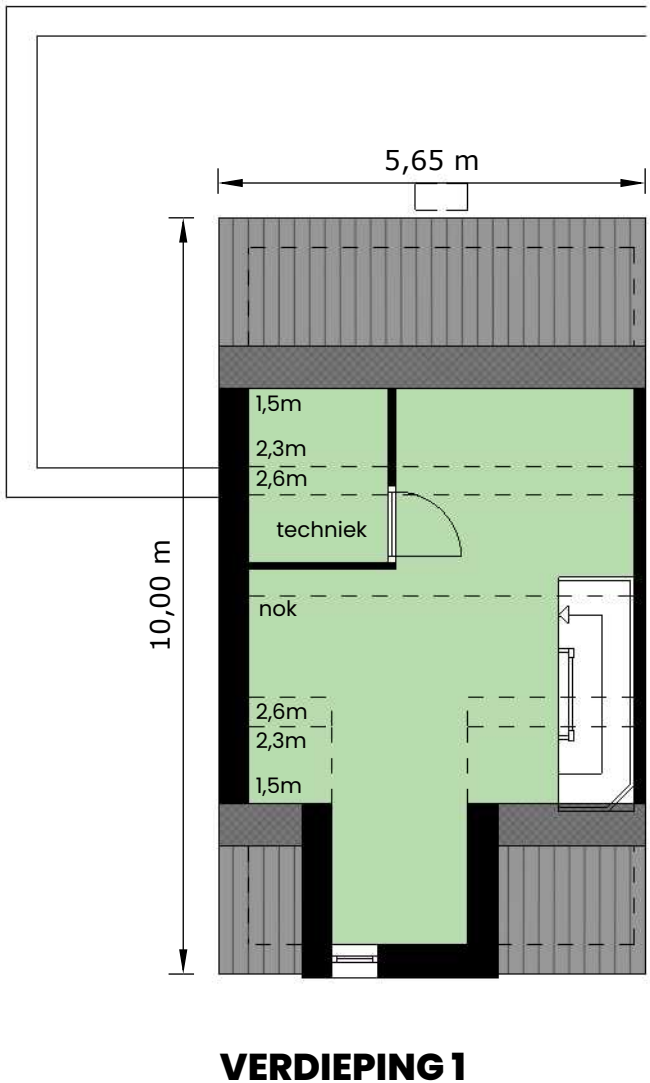
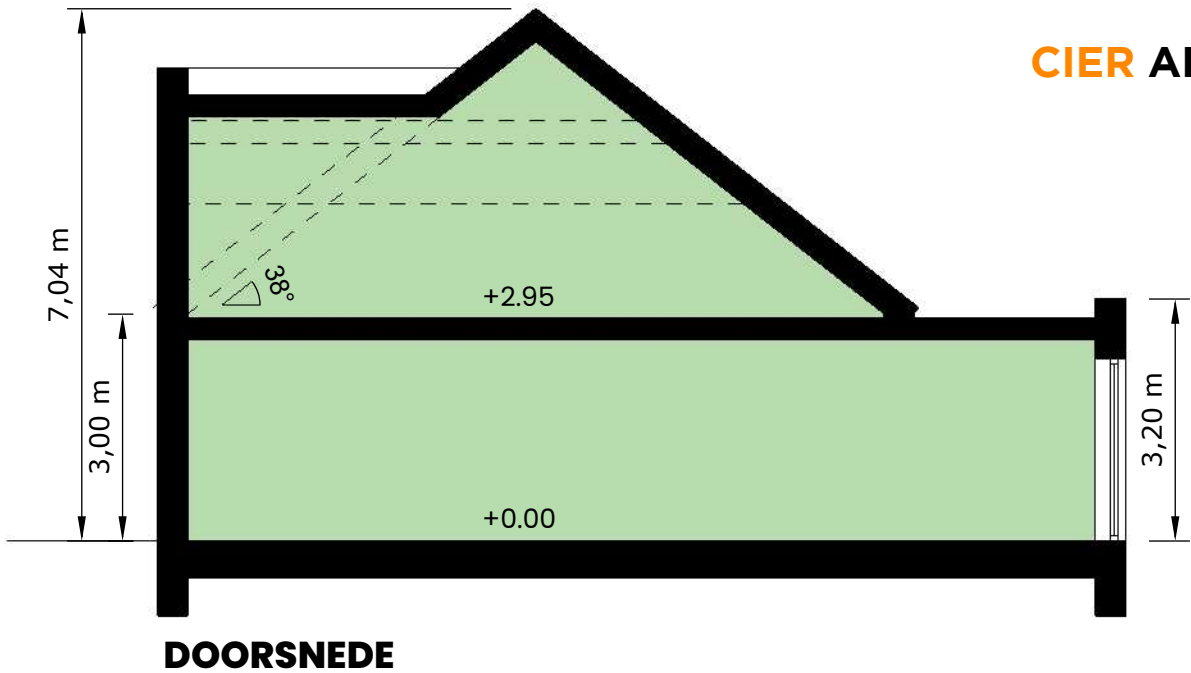
TYPE D2 – seniorenwoning groot

GO: 135,4 m2
SCHAAL 1:100



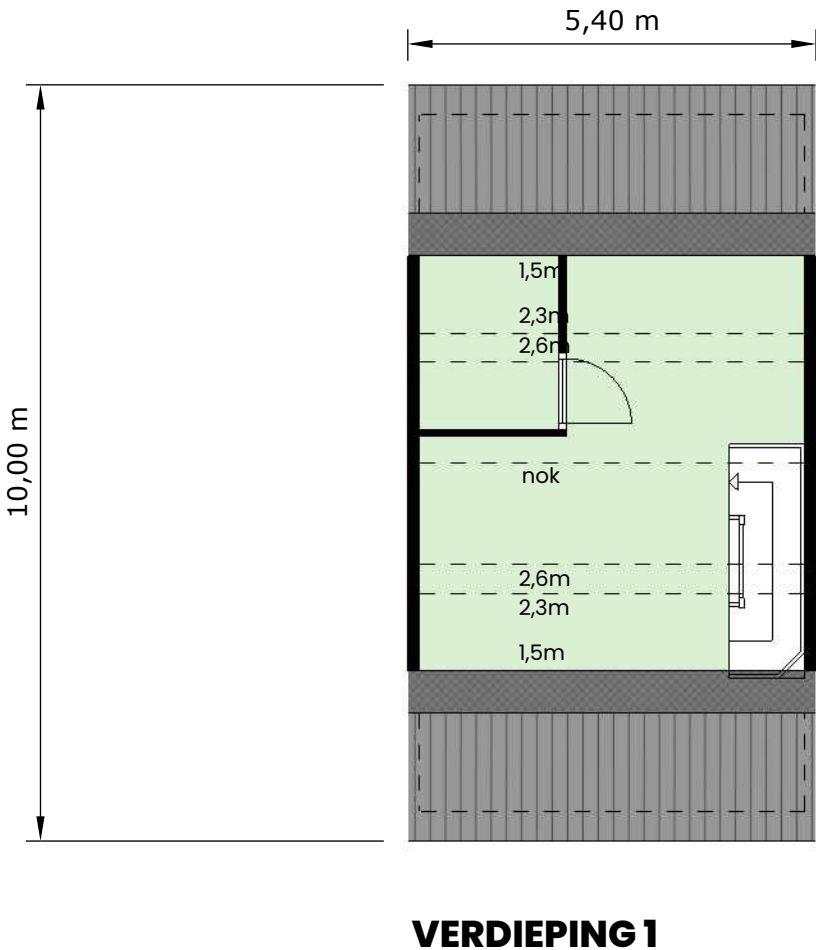
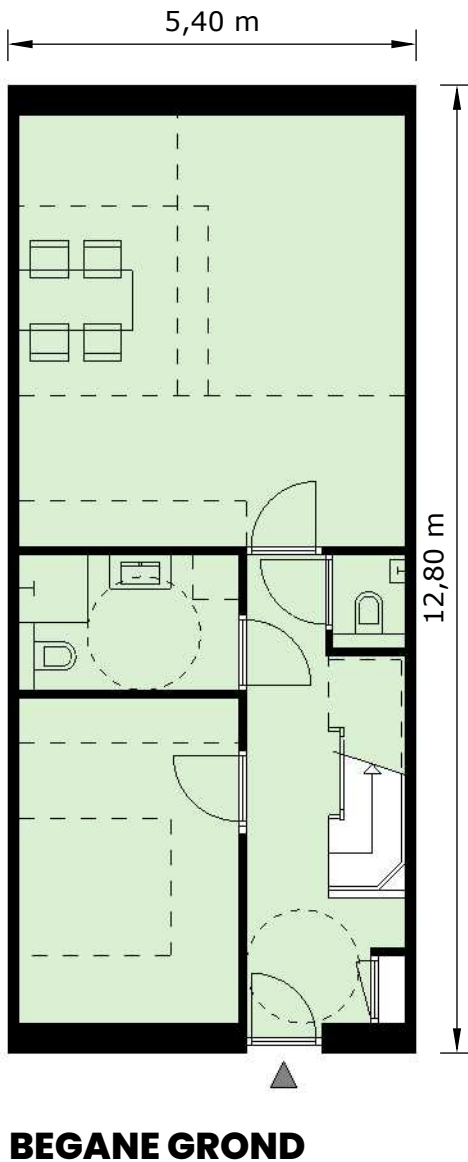
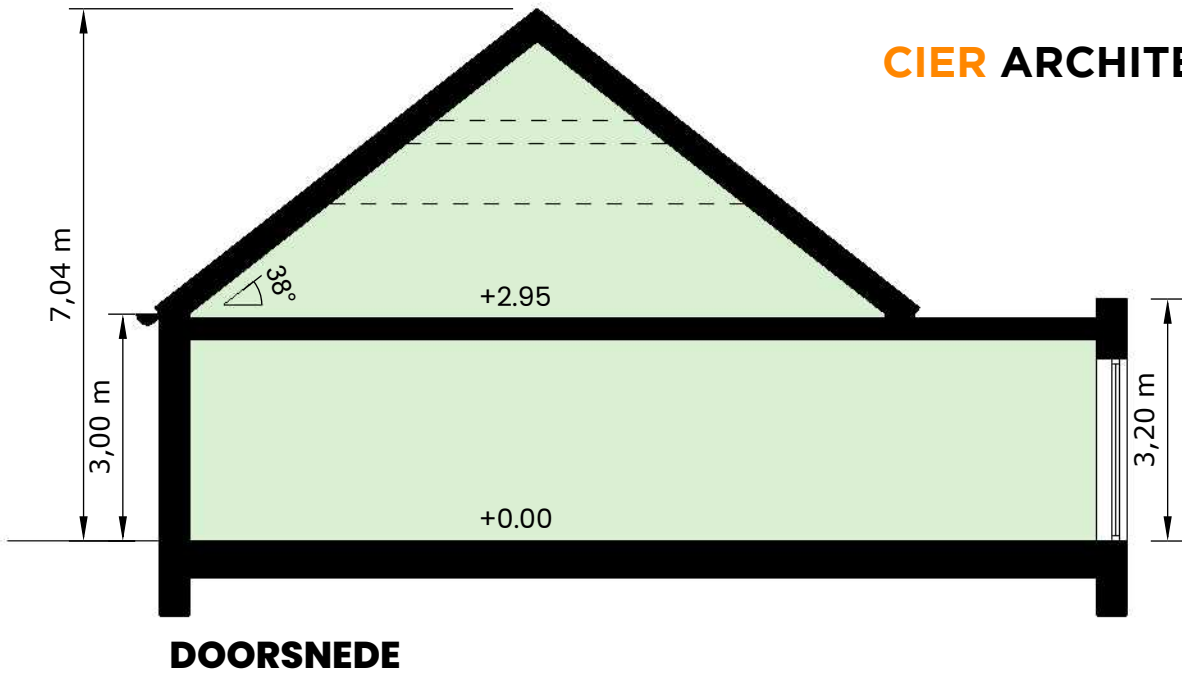
TYPE E1 – seniorenwoning klein (uitbouw)

GO: 108,5 m2
SCHAAL 1:100



TYPE E2 – seniorenwoning klein

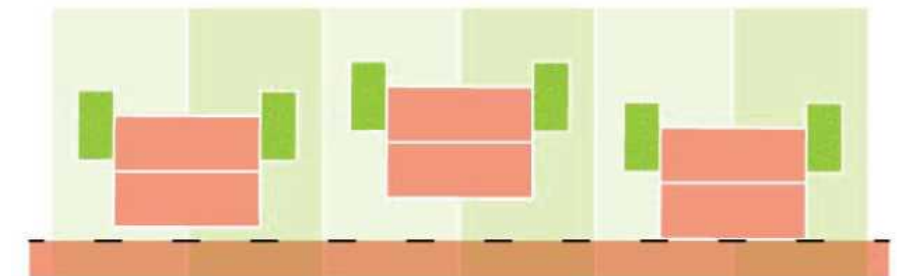
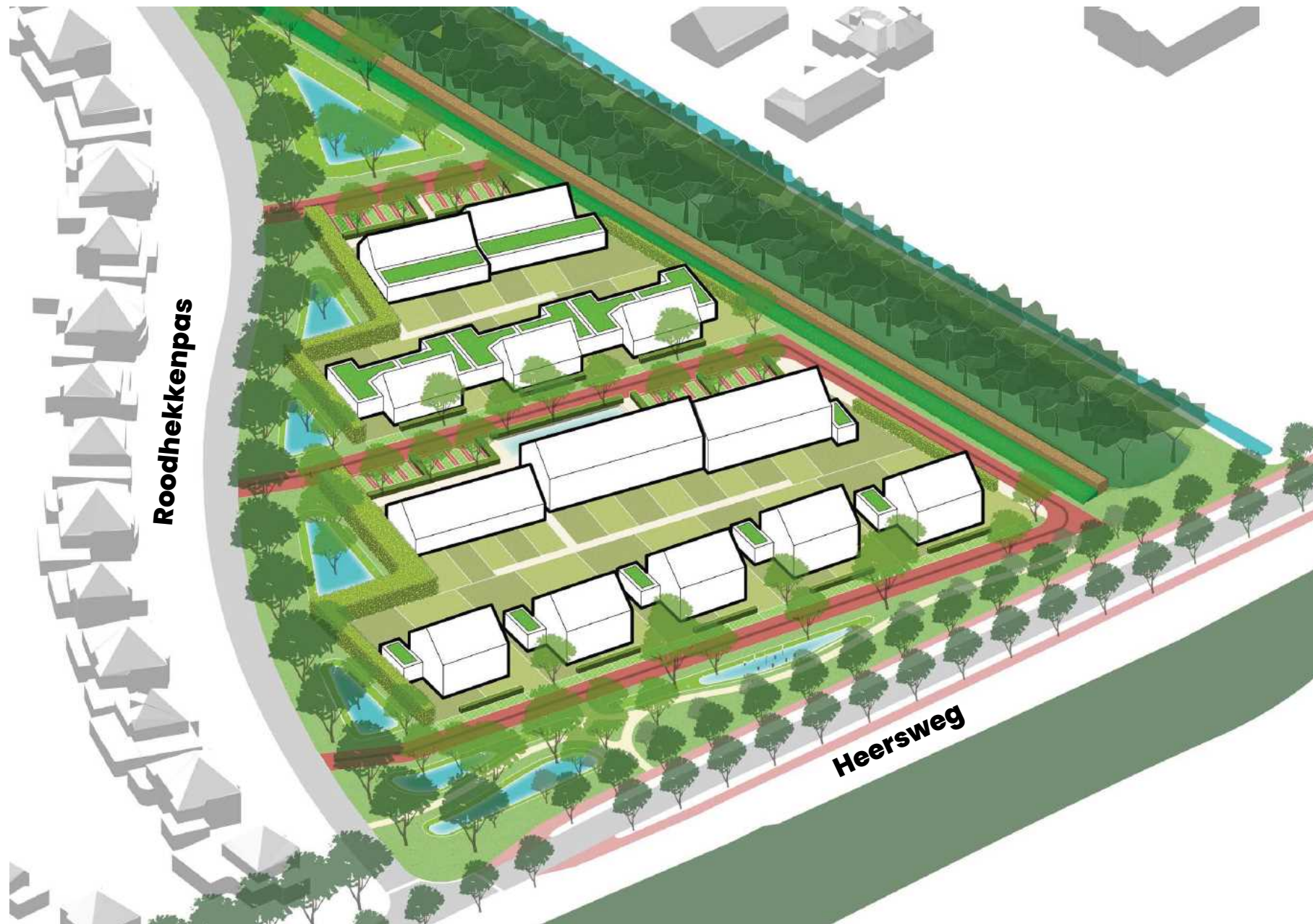
GO: 89,2 m2
SCHAAL 1:100



BEELDKWALITEIT – bouwmasa & variatie

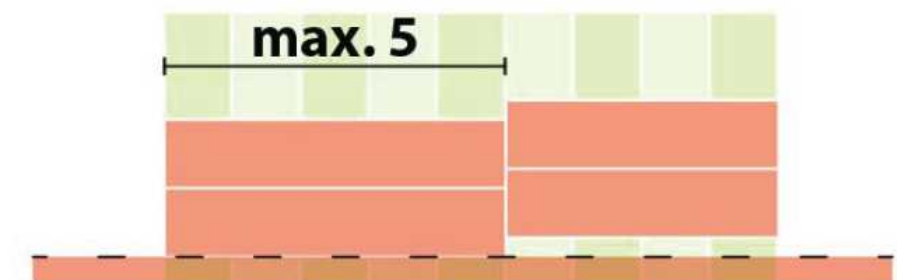
CIER ARCHITECTEN

bron beelden:
19042023 - concept BKP W-17034 Roodhekenpas.pdf
d.d. 21-04-2023
bron: Buro Waalbrug



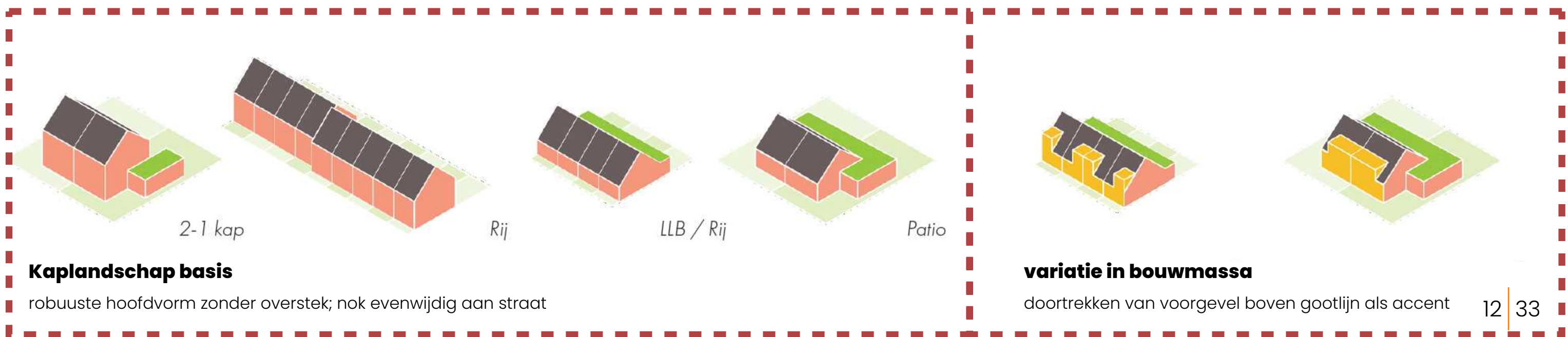
tweekappers aan Heersweg

rooilijn onderling verspringen



rijwoningen

sprong in bouwblok na maximaal 5 woningen



Kaplandschap basis

robuuste hoofdvorm zonder overstek; nok evenwijdig aan straat

variatie in bouwmasa

doortrekken van voorgevel boven gootlijn als accent

BEELDKWALITEIT – architectuur & materialisatie

DAK



Uitgangspunten architectuur

- > ontwerp woningen draagt bij aan natuurlijke uitstraling
- > natuurlijke materialen & tinten
- > houtachtige materialen
 - gecombineerd met dakpannen en baksteen
- > woningen in samenhang ontworpen
- > groendaken en gevelgroen

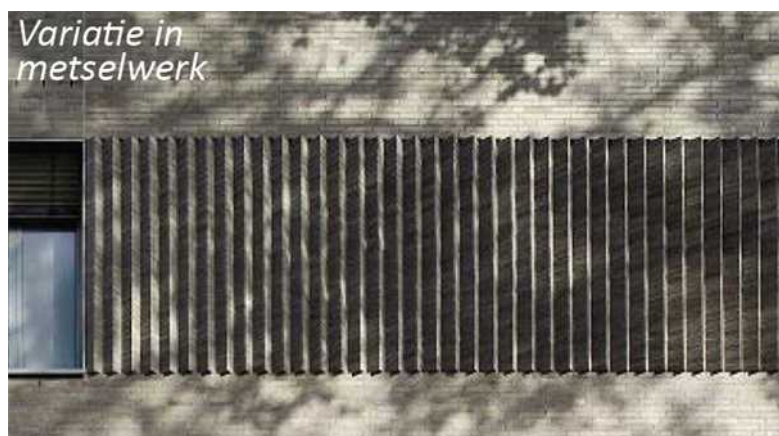
GEVEL



HOUT & KOZIJNEN



DETAILS



CIER ARCHITECTEN

bron beelden:
19042023 - concept BKP W-17034 Roodhekenpas.pdf
d.d. 21-04-2023
bron: Buro Waalbrug

KLEUR- & MATERIAALSTAAT

CIER ARCHITECTEN

1. Hellend dak

vlakke dakpan antraciet

2. Platte daken

groendak (op garages)

3. Metselwerk

geel/brons genuanceerd
met lichte voeg

4. Metselwerk accenten

donkerbruin
plint onder hout &
accentvlakken

5. Gevelbekleding

hout o.g.
in gedekte kleur
verticale balken stroken
gelijk aan gevelbekleding

6. Kozijnen

hout Olijfgrijs (RAL 7002)

6. Voordeuren

6a hout Beigegrijs (RAL
7006)
6b hout bekleed met
5. gevelbekleding

7. Dorpels

aluminium
Olijfgrijs (RAL 7002)

8. Balustrades

glas

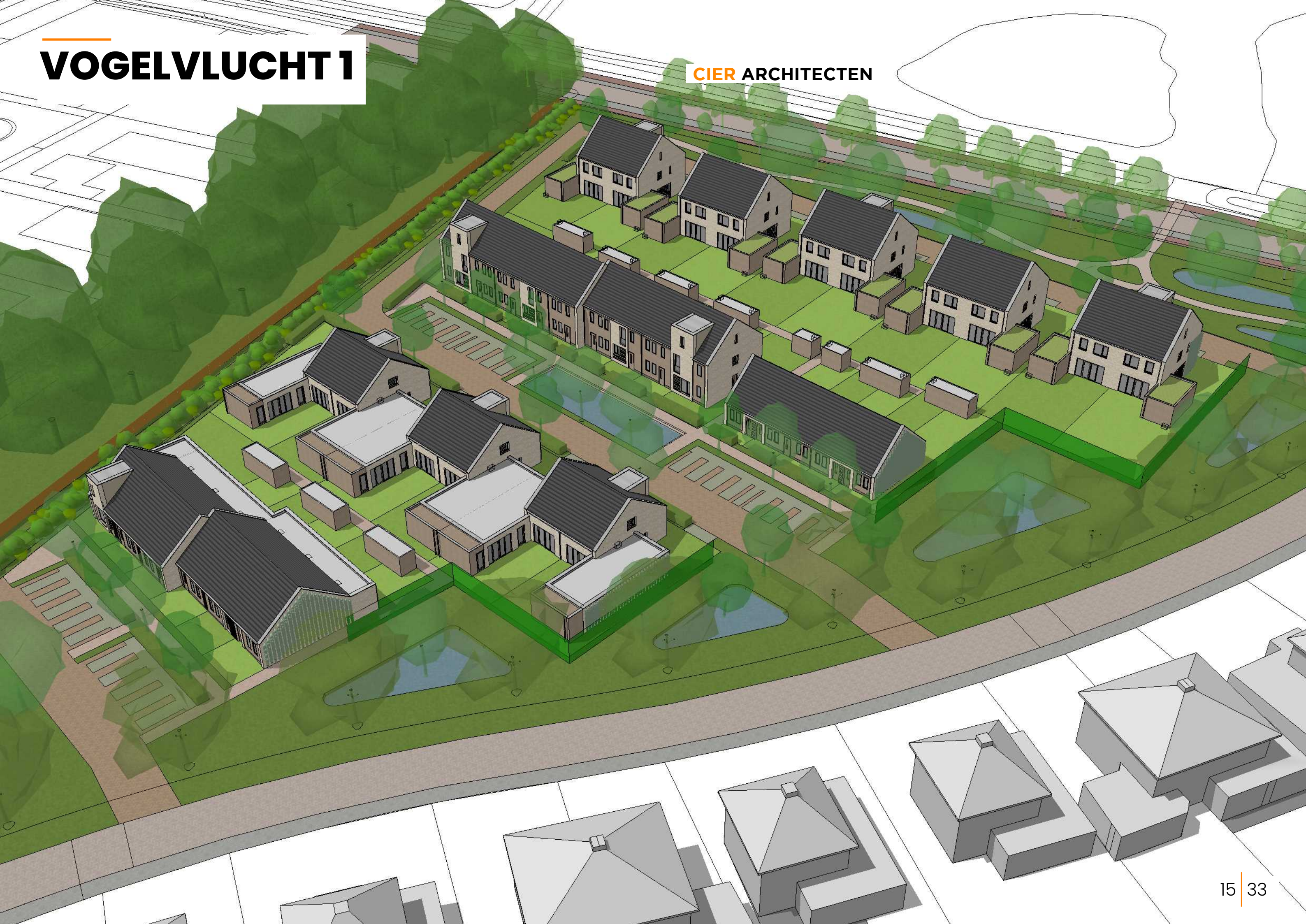
9. Goten & HWA's

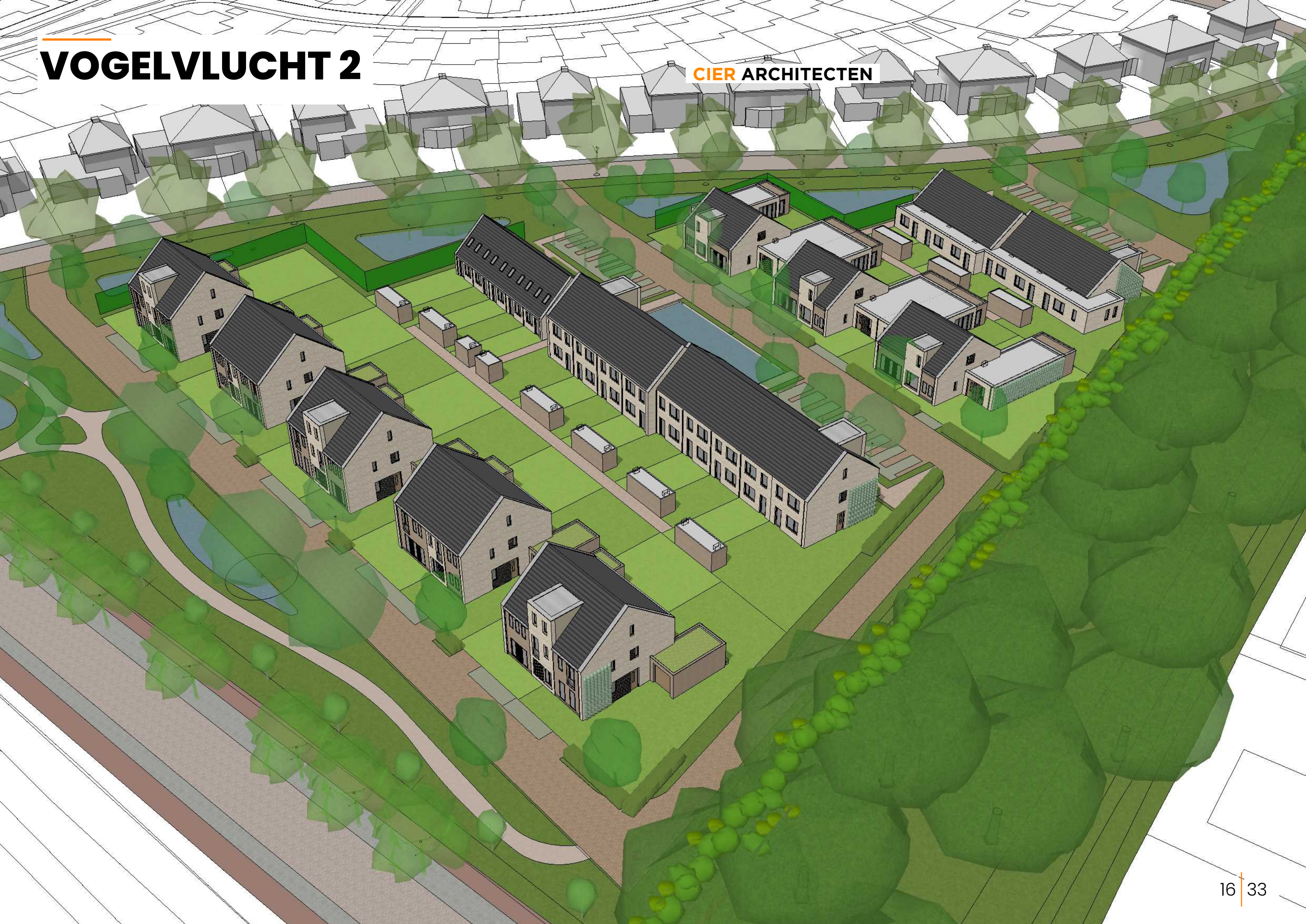
zink naturel (lichtgrijs)
bakgoot & vierkante HWA

10. Muurkap & dakrand

aluminium lichtgrijs





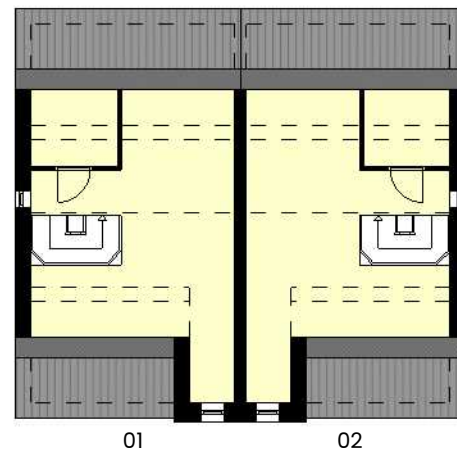


BLOK 1, 2 & 3 - tweekappers

01, 02, 03, 04, 05, 06

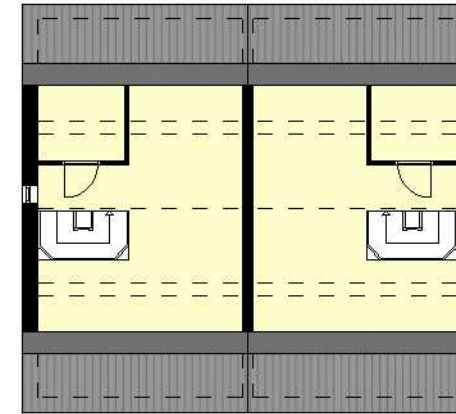
SCHAAL 1:200

CIER ARCHITECTEN



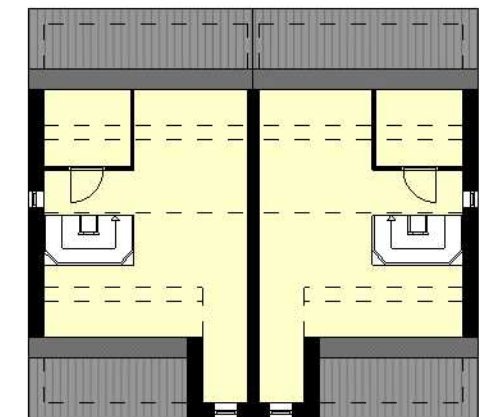
01

02



03

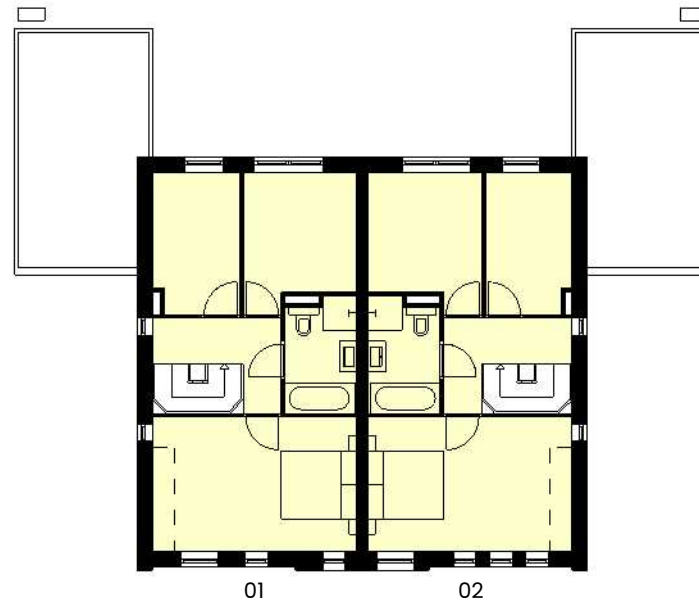
04



05

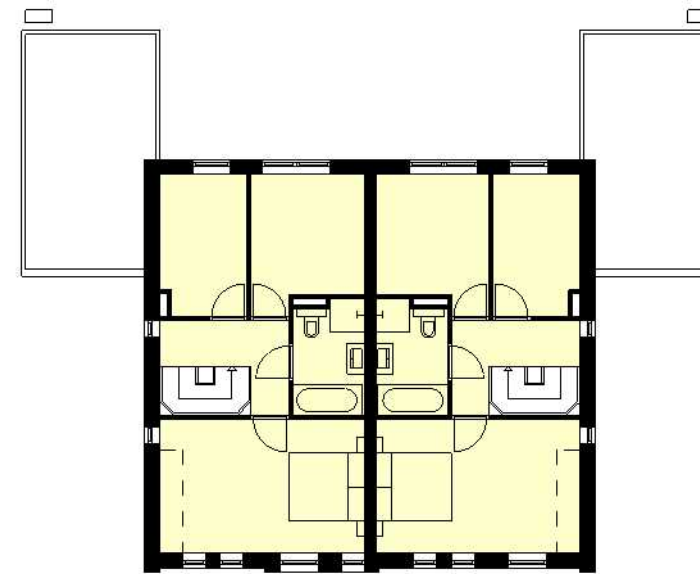
06

VERDIEPING 2



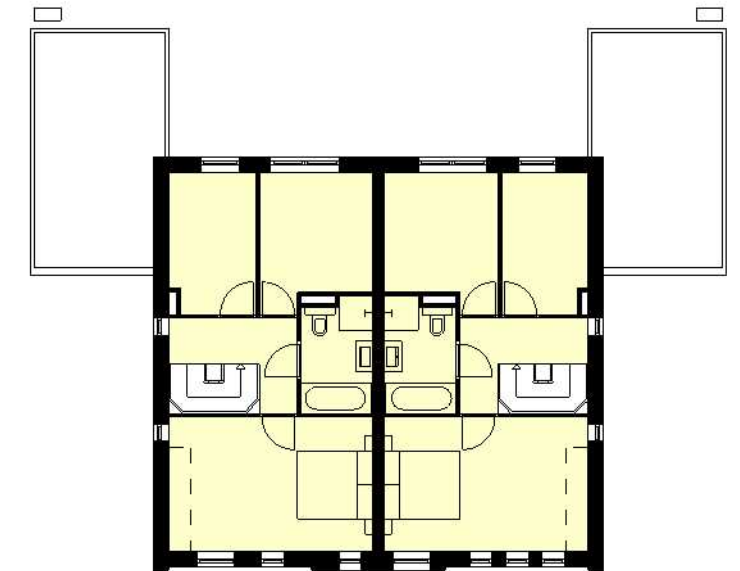
01

02



03

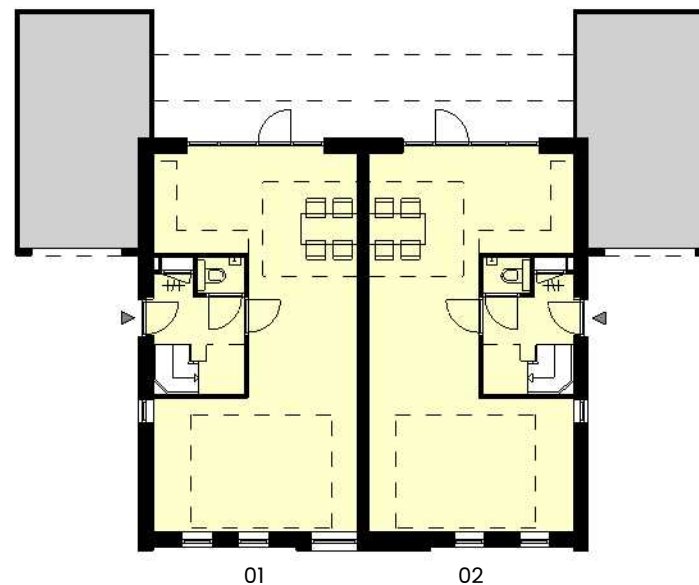
04



05

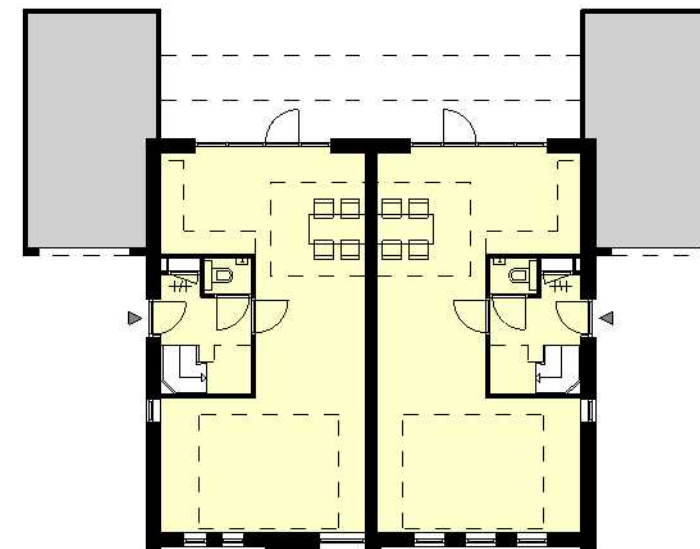
06

VERDIEPING 1



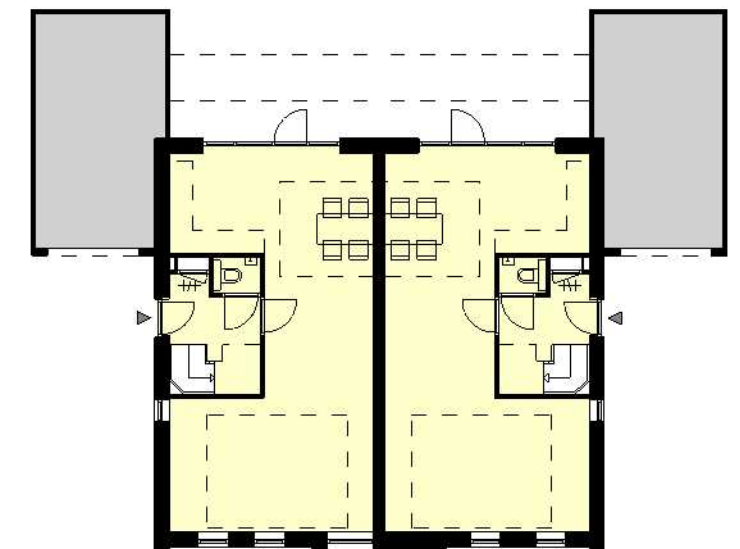
01

02



03

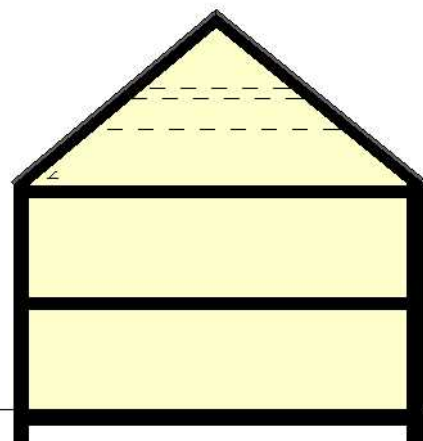
04



05

06

BEGANE GROND



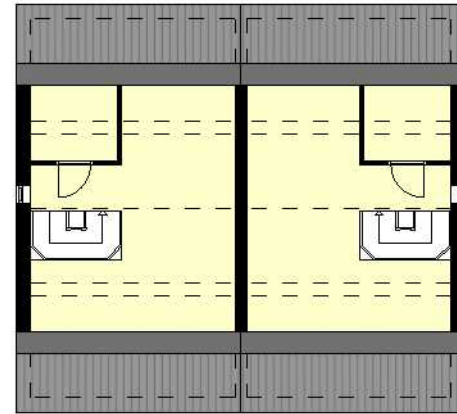
DOORSNEDE

BLOK 4 & 5 - tweekappers

CIER ARCHITECTEN

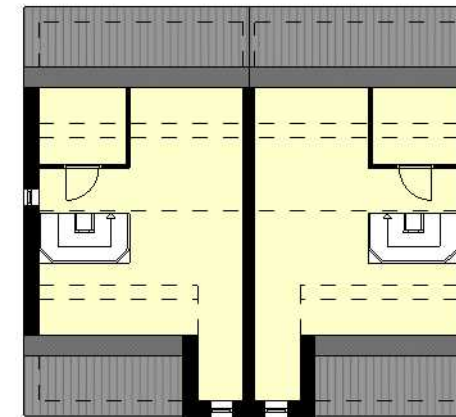
07, 08, 09, 10

SCHAAL 1:200



07

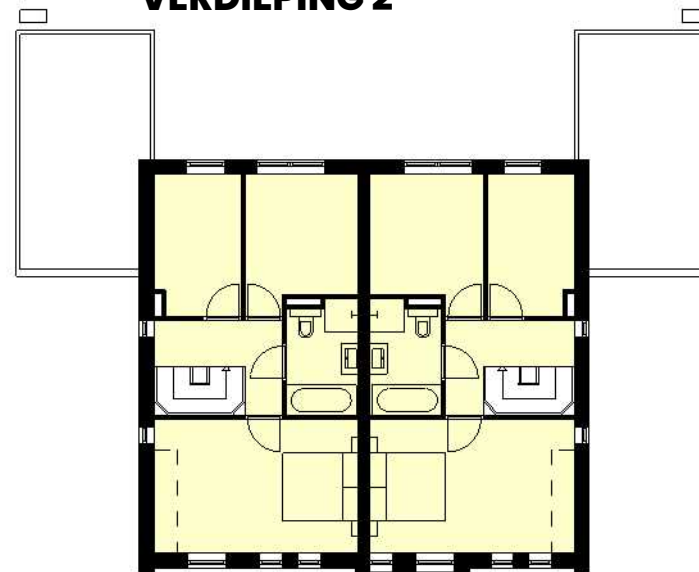
08



09

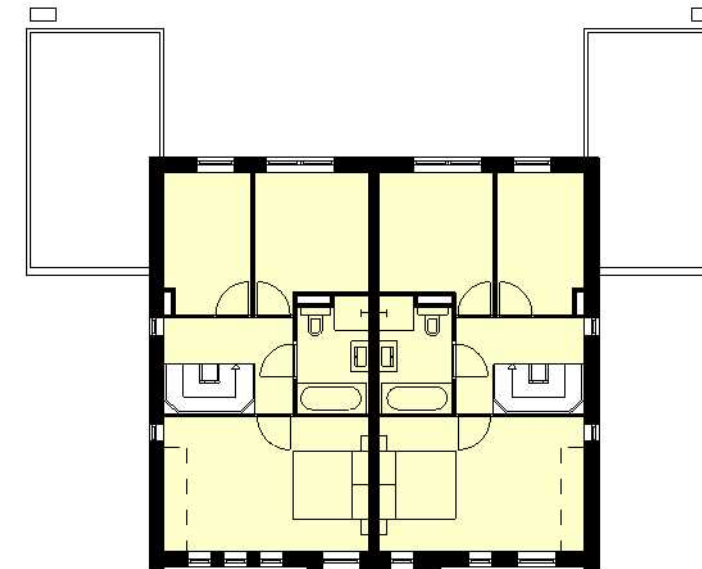
10

VERDIEPING 2



07

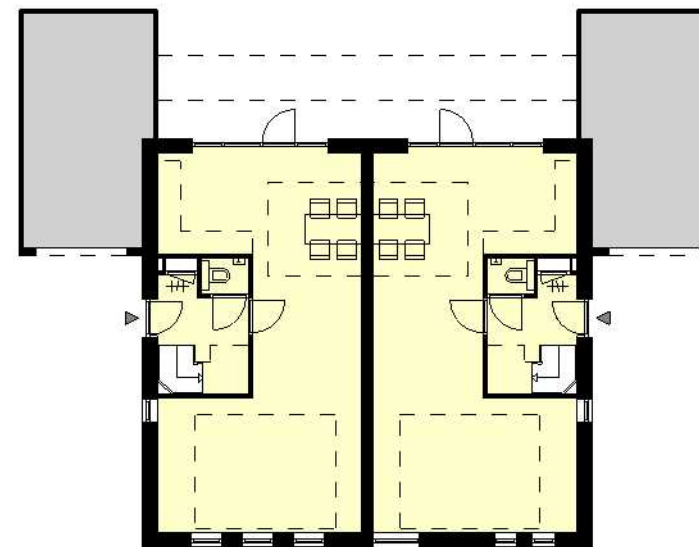
08



09

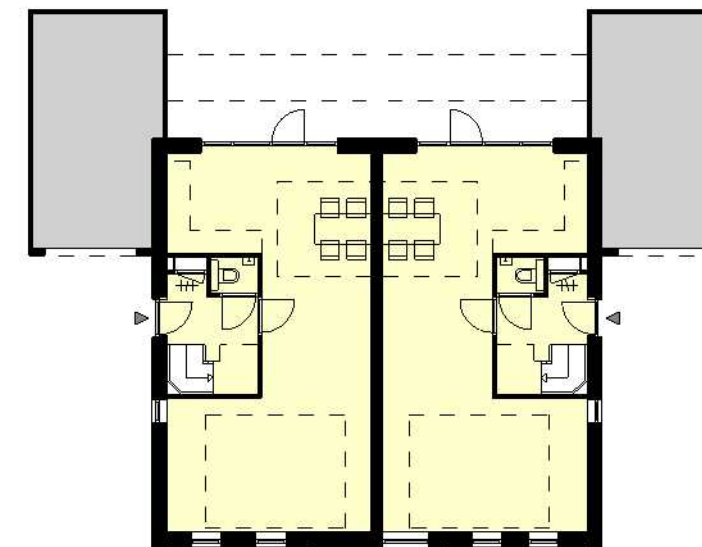
10

VERDIEPING 1



07

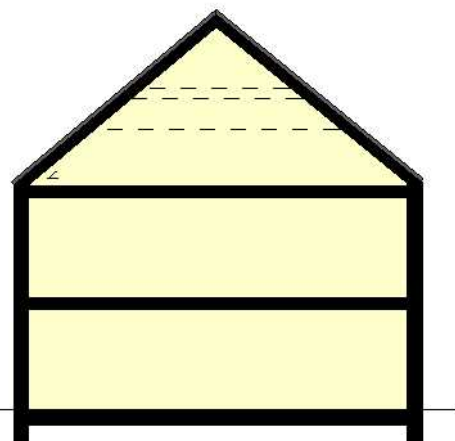
08



09

10

BEGANE GROND



DOORSNEDE

BLOK 1, 2, 3, 4, 5 – tweekappers

01, 02, 03, 04, 05, 06, 07, 08, 09, 10

SCHAAL 1:200



01 02
VOORGEVEL



07 08 09 10
VOORGEVEL



01, 03, 05, 07, 09
ZIJGEVEL LINKS

02, 04, 06, 08, 10
ZIJGEVEL RECHTS

02, 04, 06, 08, 10 01, 03, 05, 07, 09
ACHTERGEVEL





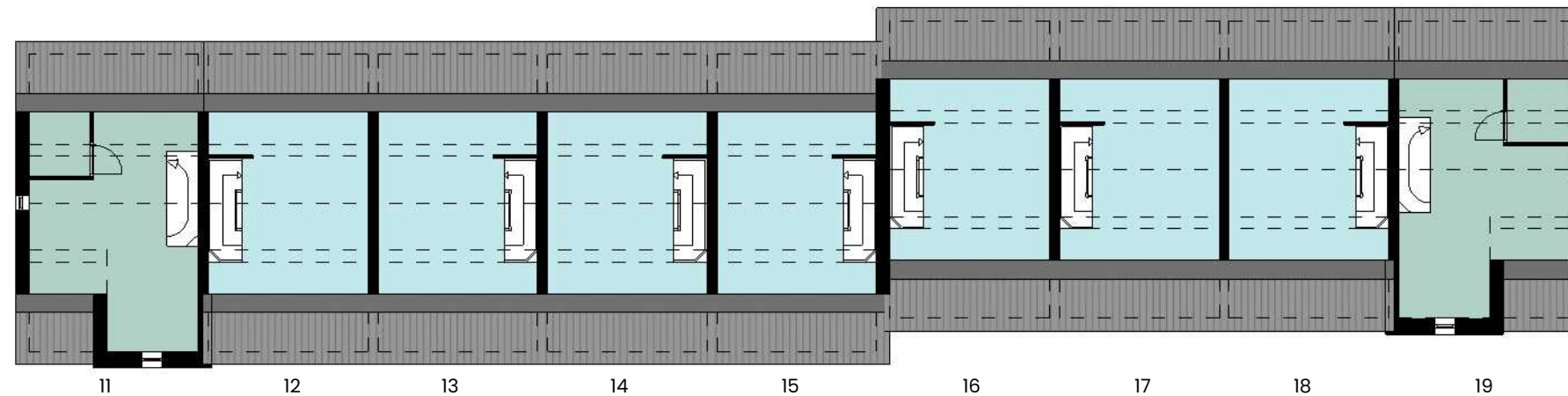


BLOK 6 – rijwoning hoek 5,4m (2x); rijwoning tussen 5,1m (7x)

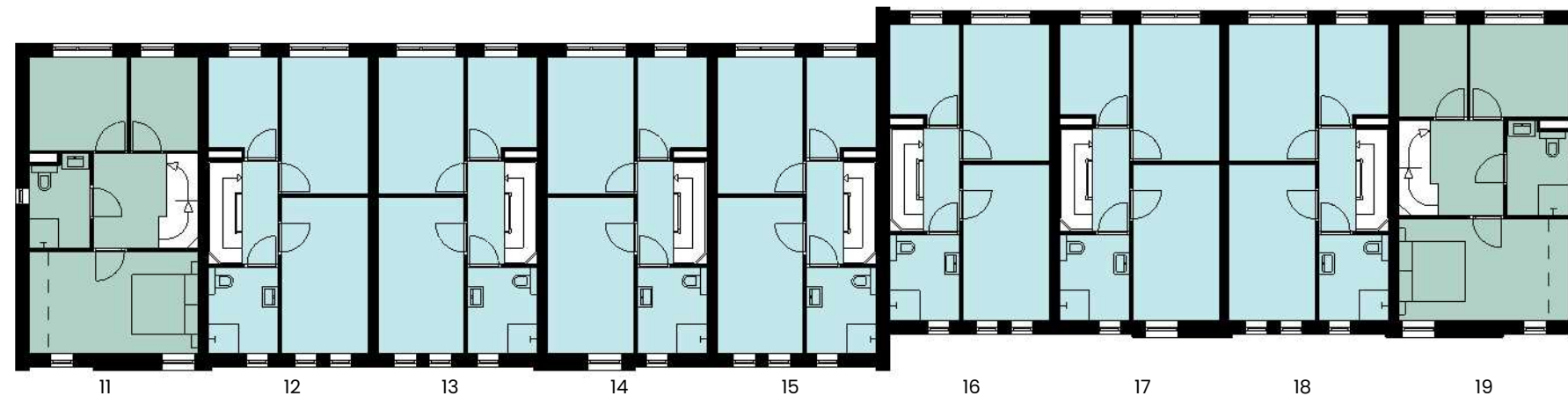
CIER ARCHITECTEN

11, 12, 13, 14, 15, 16, 17, 18, 19

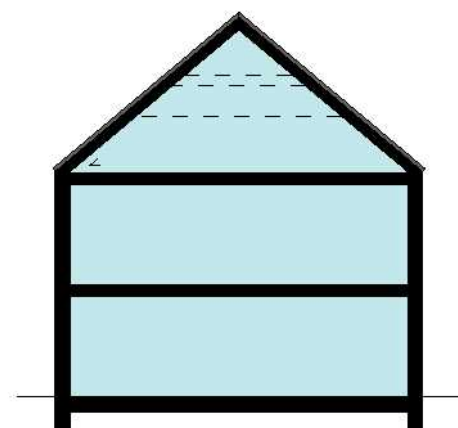
SCHAAL 1:200



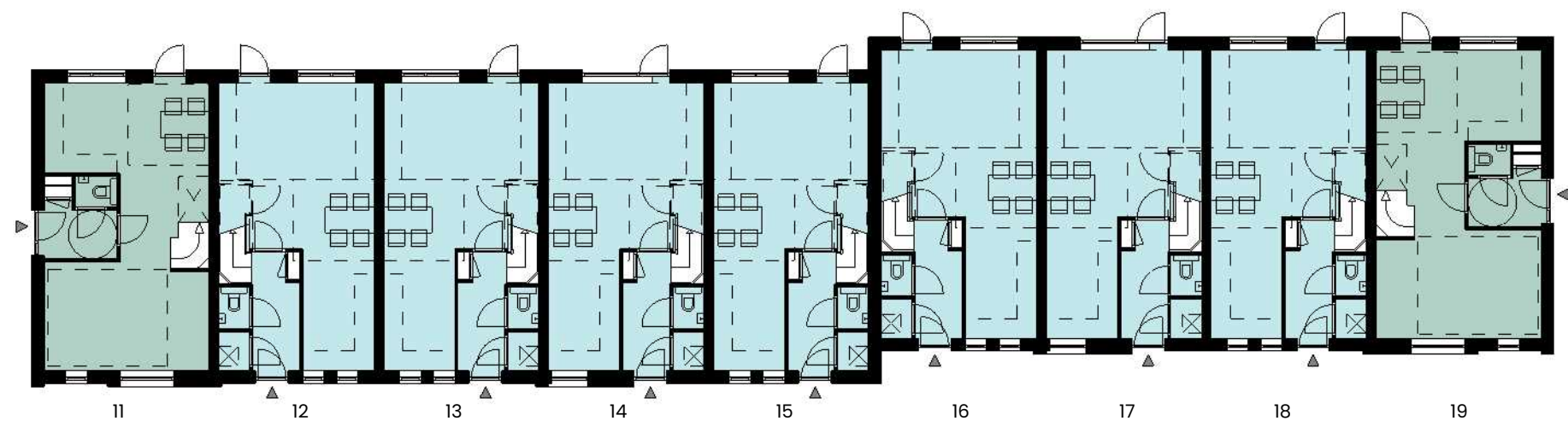
VERDIEPING 2



VERDIEPING 1



DOORSNEDE



BEGANE GROND

BLOK 6 – rijwoning hoek 5,4m (2x); rijwoning tussen 5,1m (7x)

CIER ARCHITECTEN

11, 12, 13, 14, 15, 16, 17, 18, 19

SCHAAL 1:200





IMPRESSIE 5



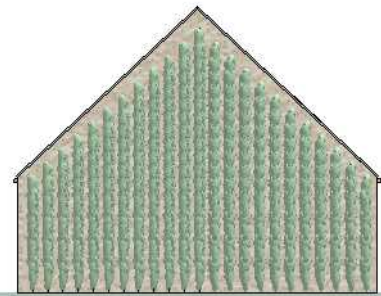
CIER ARCHITECTEN

BLOK 7 – rijwoning klein 4,2m

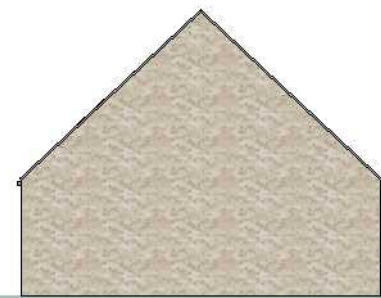
20, 21, 22, 23, 24

SCHAAL 1:200

CIER ARCHITECTEN



24
ZIJGEVEL RECHTS



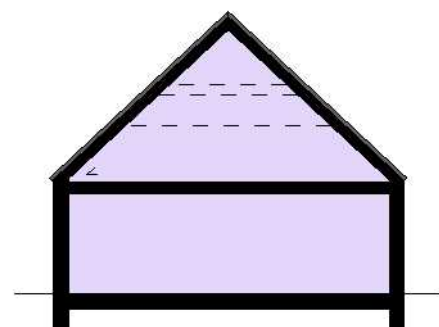
20
ZIJGEVEL LINKS



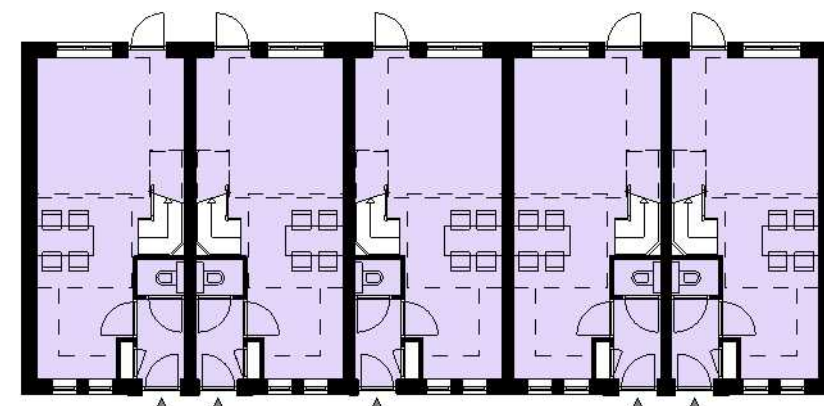
20 21 22 23 24
VOORGEVEL



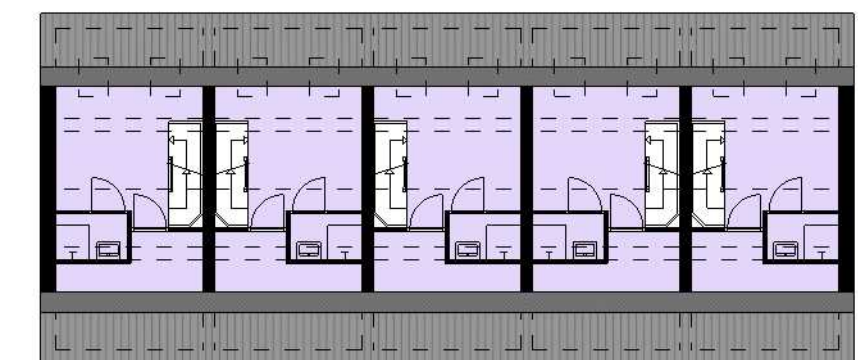
24 23 22 21 20
ACHTERGEVEL



DOORSNEDE



20 21 22 23 24
BEGANE GROND



20 21 22 23 24
VERDIEPING 1

IMPRESSIE 6

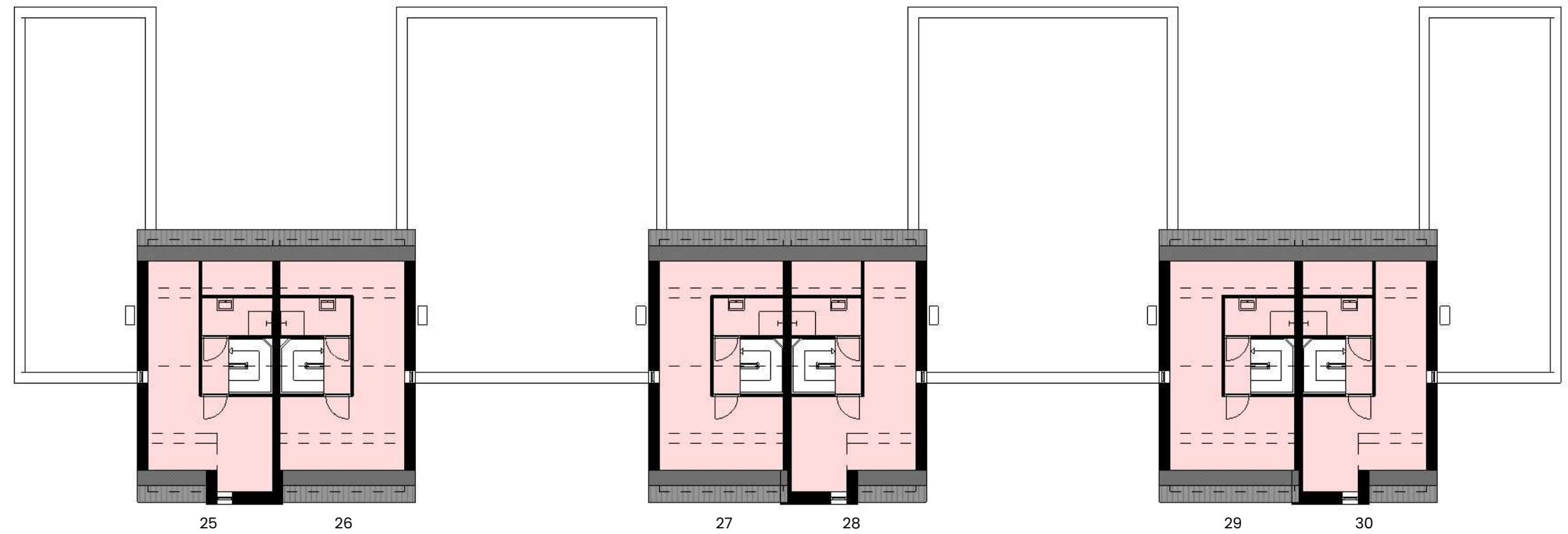


BLOK 8 – seniorenwoning groot

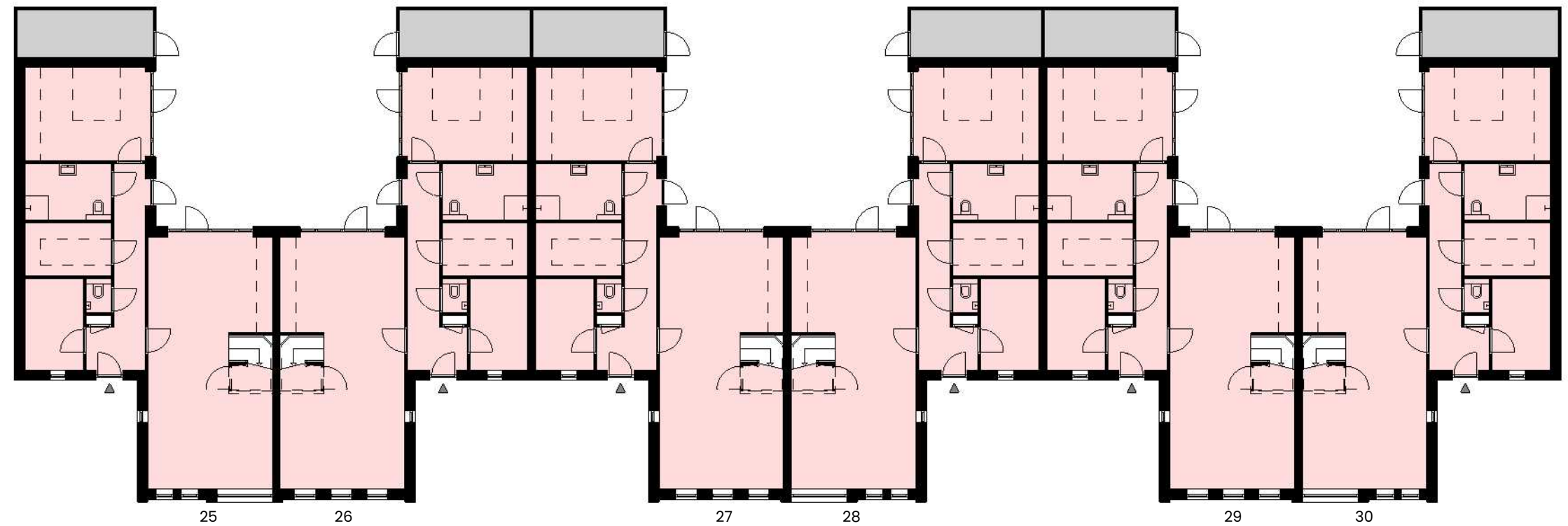
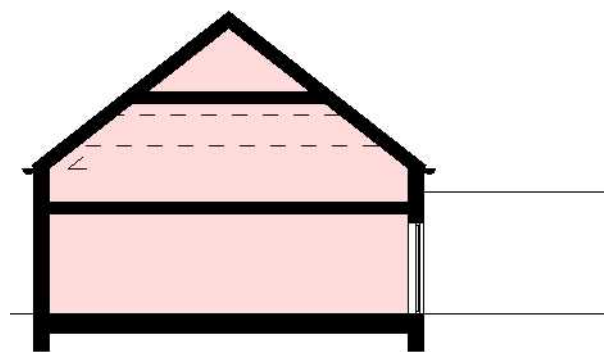
CIER ARCHITECTEN

25, 26, 27, 28, 29, 30

SCHAAL 1:200



VERDIEPING 1



BEGANE GROND

BLOK 8 – seniorenwoning groot

25, 26, 27, 28, 29, 30
SCHAAL 1:200





BLOK 7 – senioren klein

CIER ARCHITECTEN

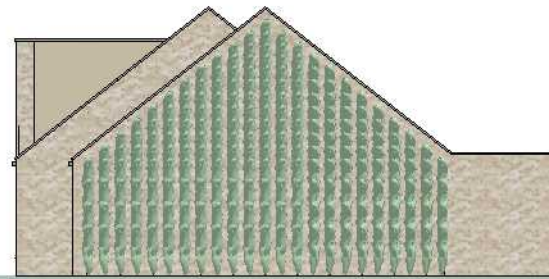
31, 32, 33, 34, 35, 36

SCHAAL 1:200



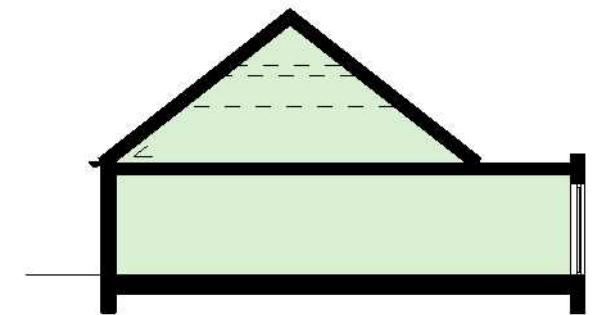
31

ZIJGEVEL LINKS



36

ZIJGEVEL RECHTS



DOORSNEDE



31

32

33

34

35

36

VOORGEVEL



36

35

34

33

32

31

ACHTERGEVEL



31

32

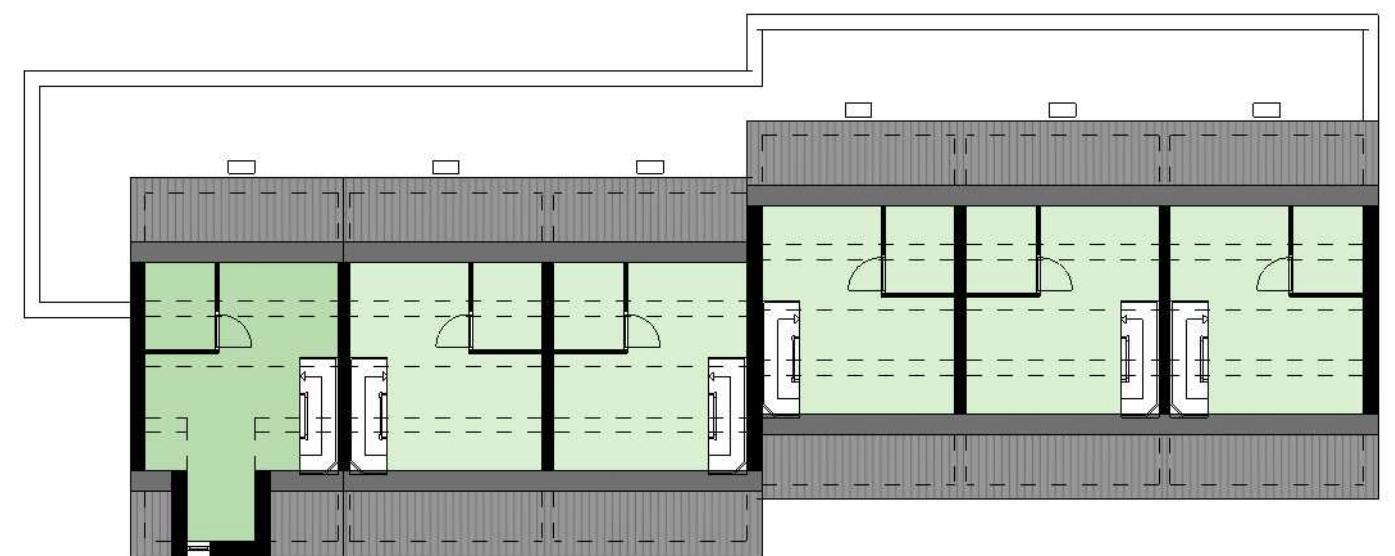
33

34

35

36

BEGANE GROND



31

32

33

34

35

36

VERDIEPING 1

IMPRESSIE 8

