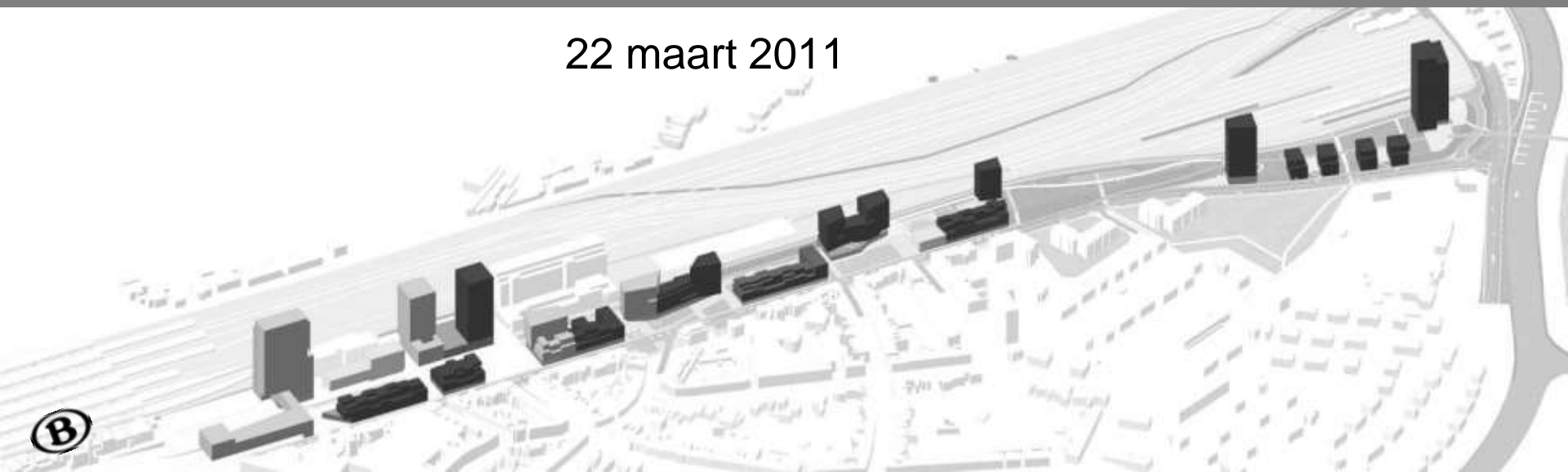
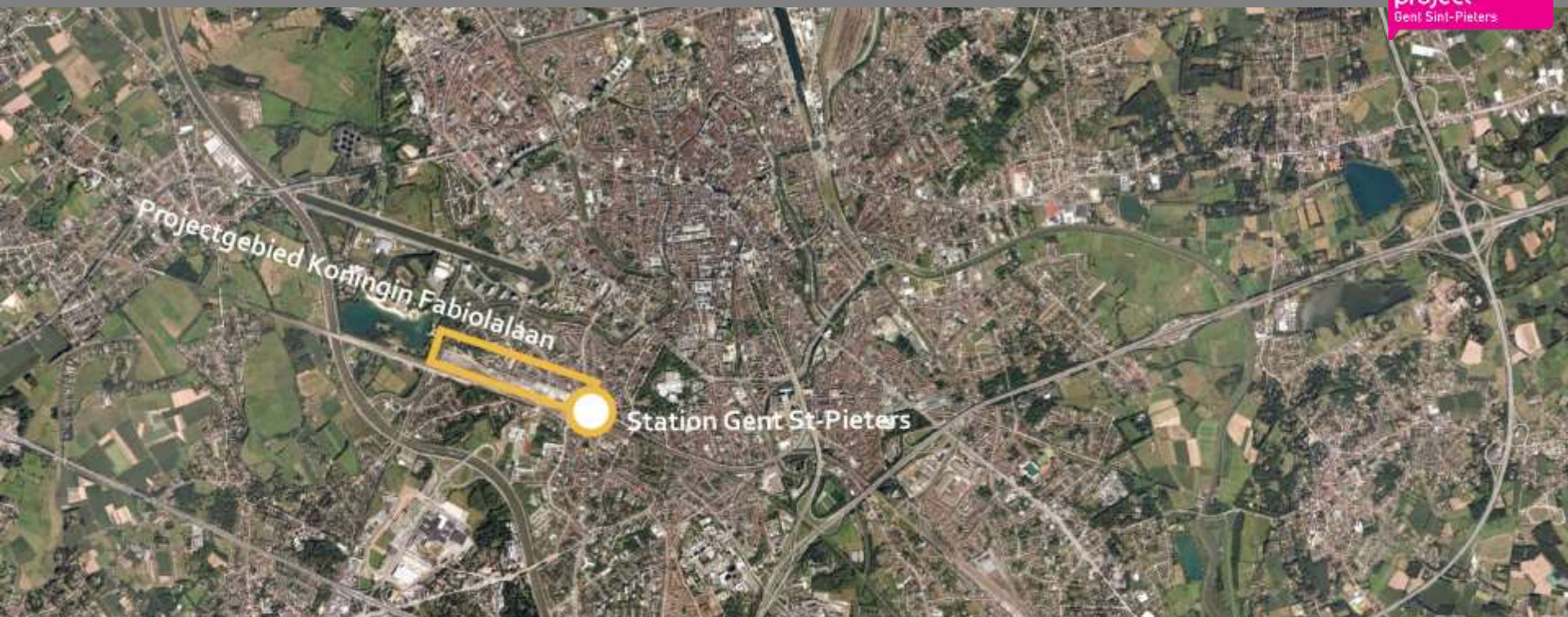




# Infomarkt

22 maart 2011





# Statuut Synthesedocument



**Voorzitter:** Vlaams Bouwmeester Marcel Smets en Peter Swinnen

**Stedenbouwkundigen o.a.** Studiebureau BUUR

**Landschapsarchitect** Alain Marguerit

# Participatie buurtbewoners



## Participatiemomenten

03/03/2011 Thema-avond mobiliteit en openbaar vervoer

08/02/2011 Klankbordgroep

31/01/2011 Wijkdebat stationsomgeving

10/01/2011 Klankbordgroep

22/06/2010 Dialoogcafé stadsvernieuwing

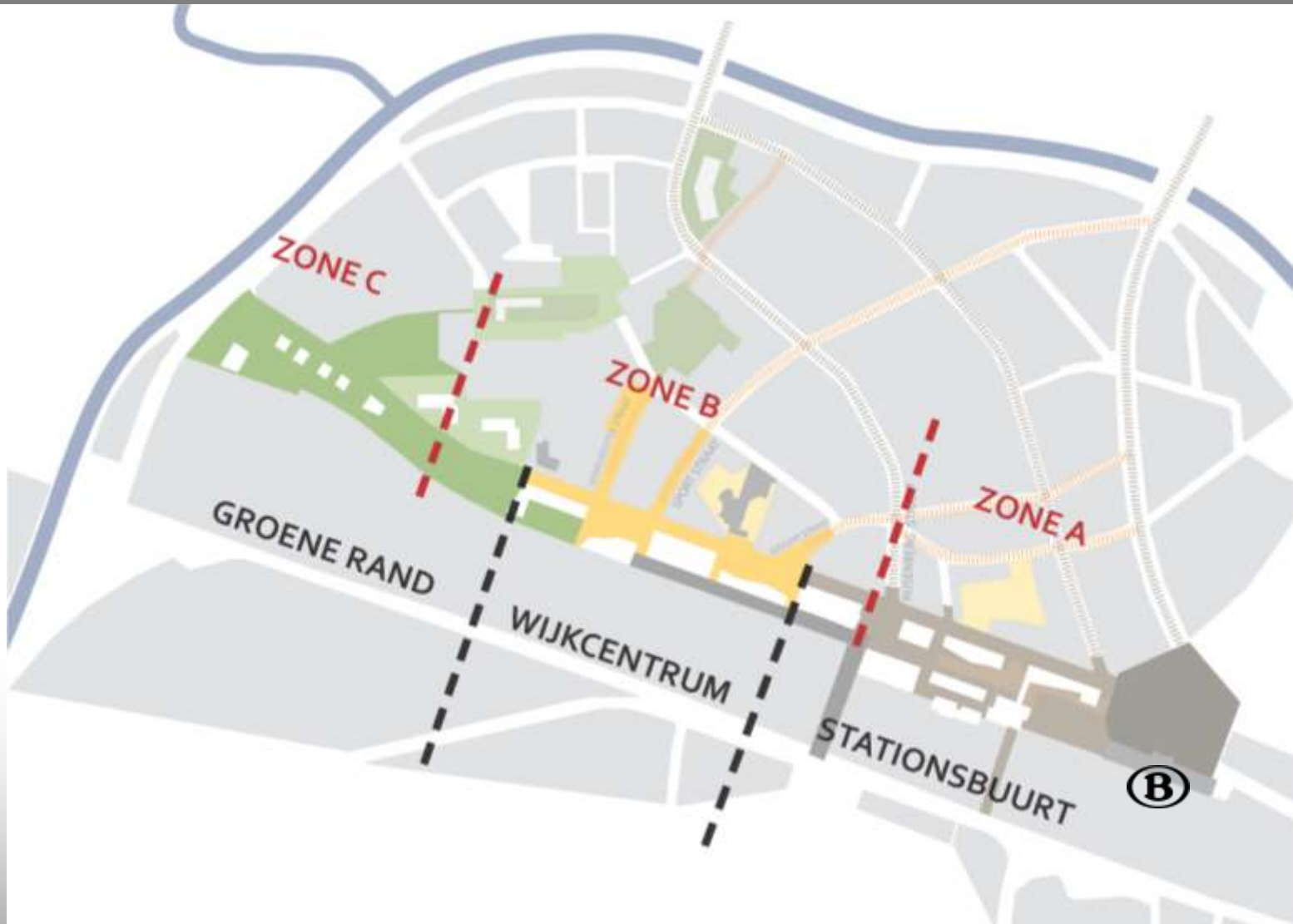
18/04/2010 Dialoogcafé mobiliteit/parkeren stationsomgeving

# Drie cruciale doelstellingen

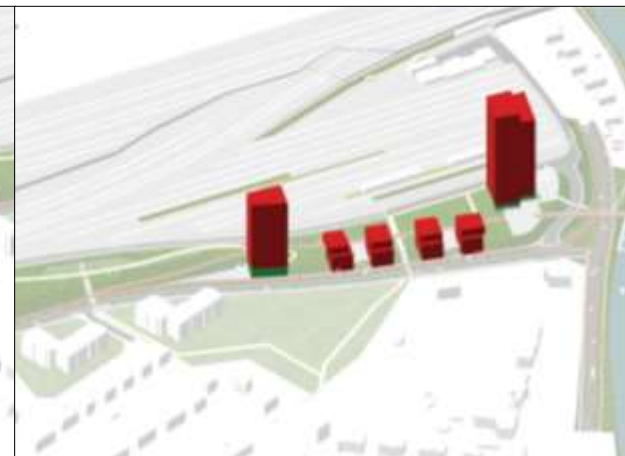
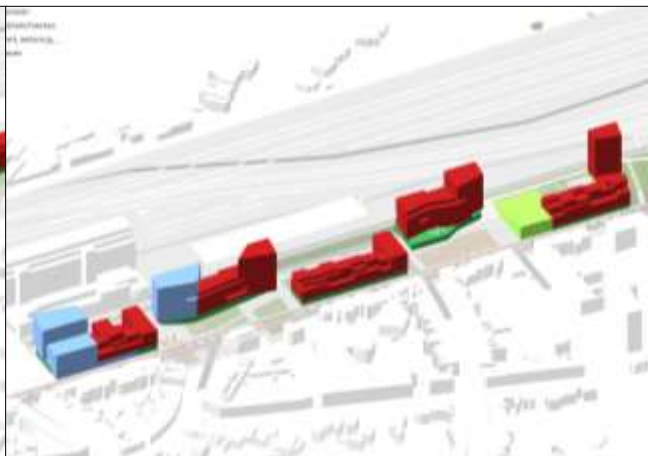
1. De ruimte rond het station intensief benutten
2. De Rijsenbergbuurt afwerken
3. Het project duurzaam ontwikkelen



# Drie zones



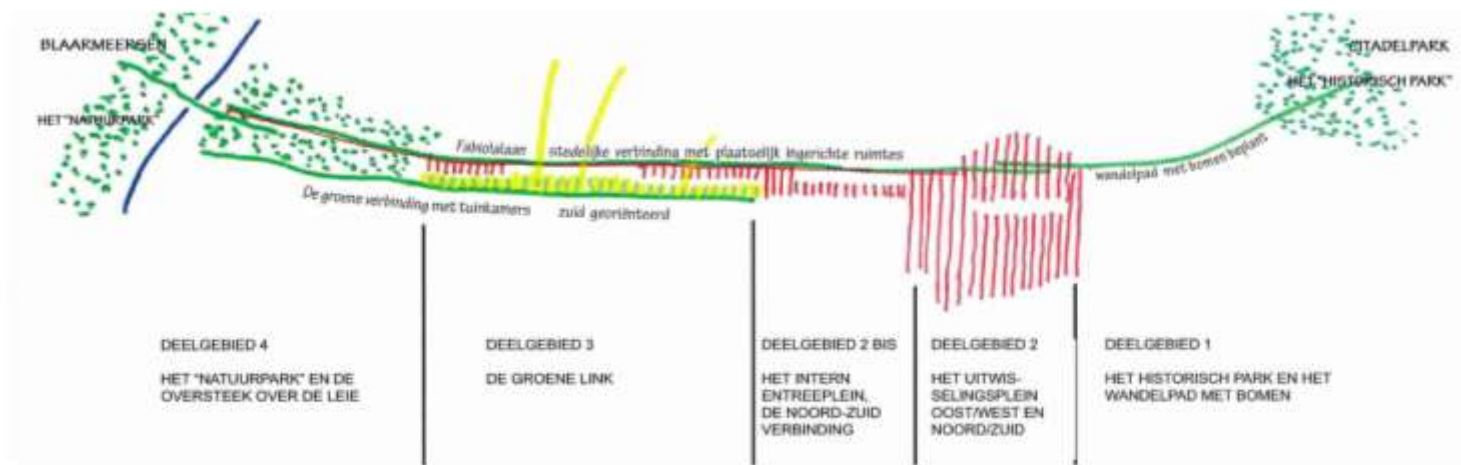
# Drie zones



Zone A

Zone B

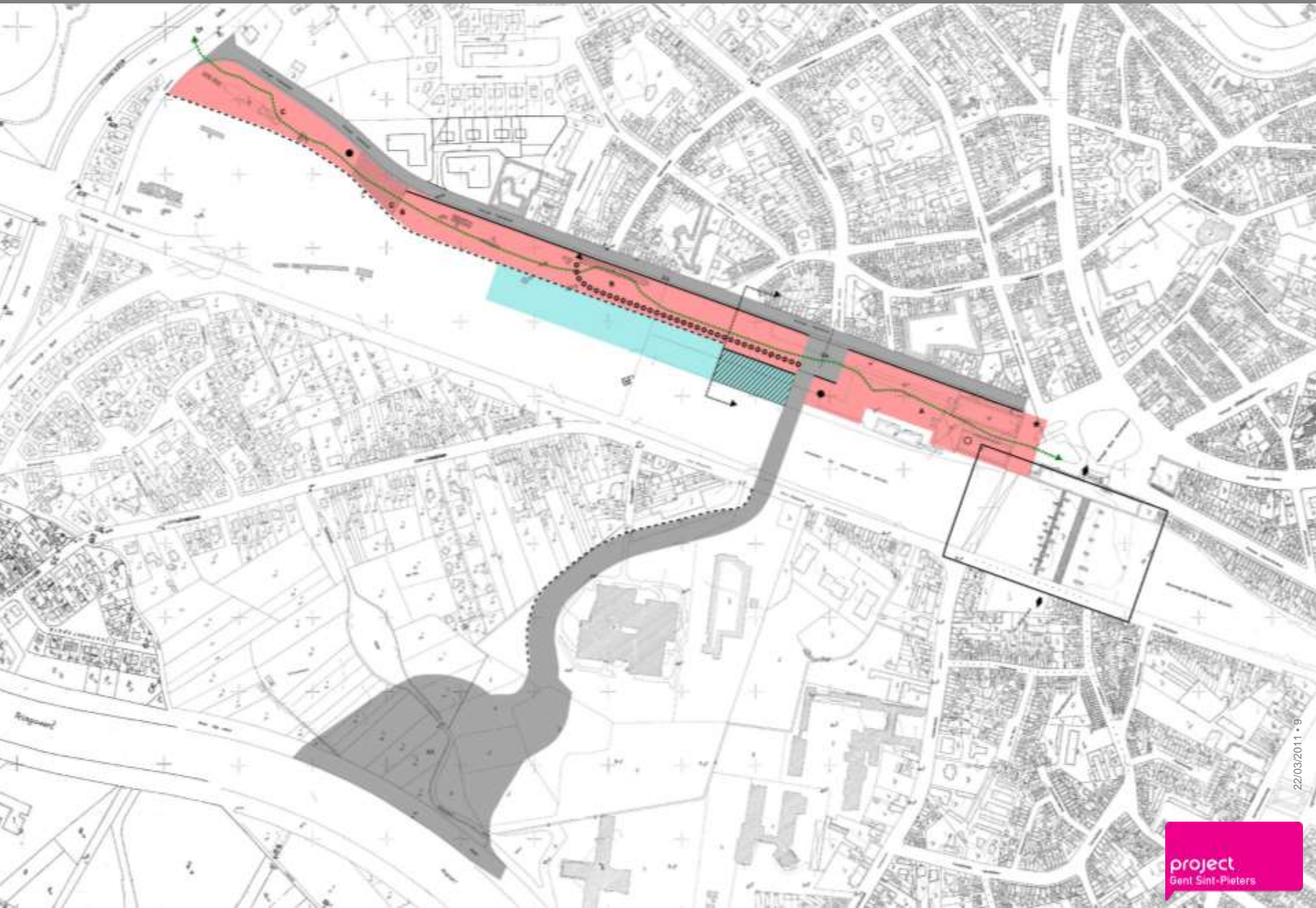
Zone C



figuur | conceptschets driedeling projectgebied Koningin Fabiolalaan (schets Alain Marguerit)



# Het RUP



# RUP: bruto vloeroppervlakte

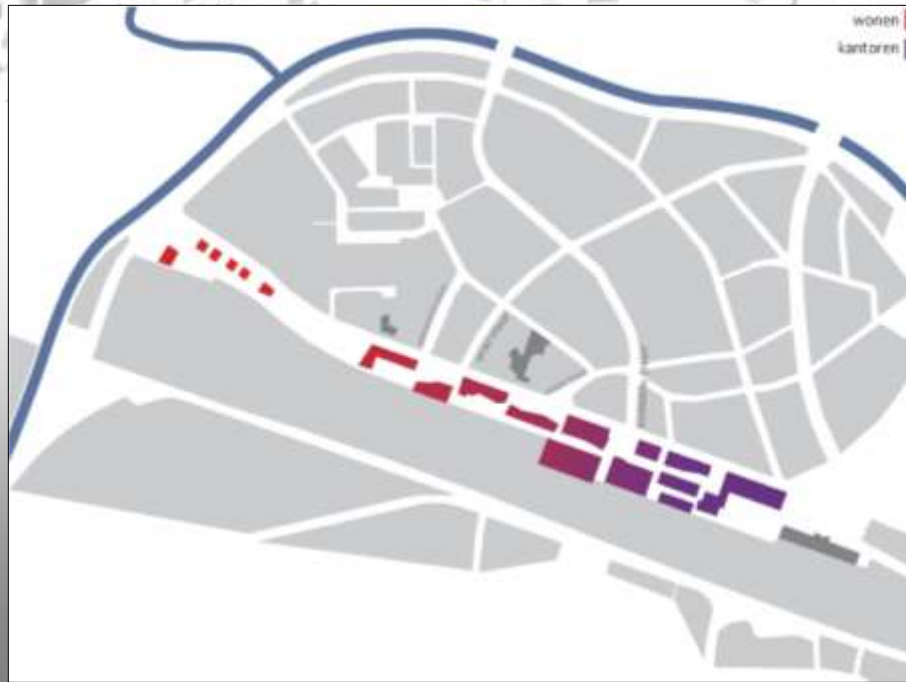


Zone A: tussen 76.500 en 99.000 m<sup>2</sup>

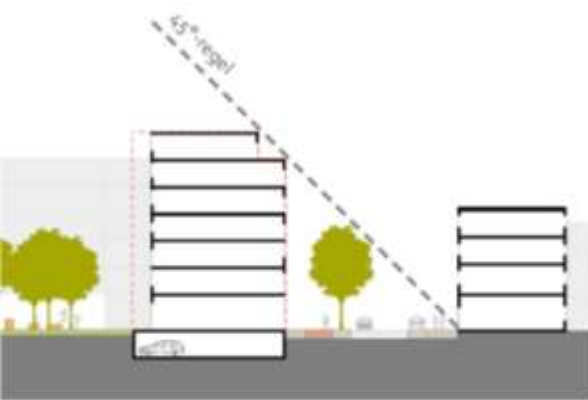
Zone B: tussen 59.500 en 77.000 m<sup>2</sup>

Zone C: tussen 34.000 en 44.000 m<sup>2</sup>

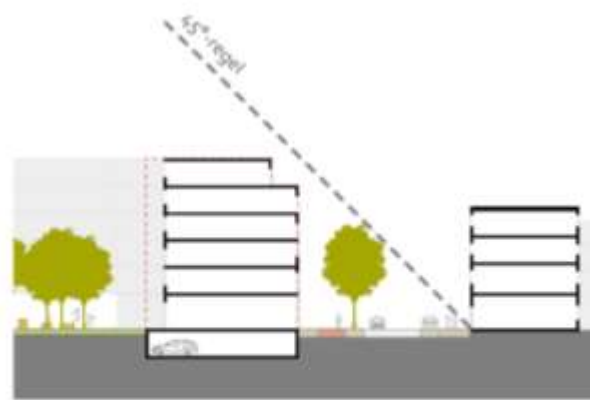
# RUP wonen, kantoren, publieke ruimte



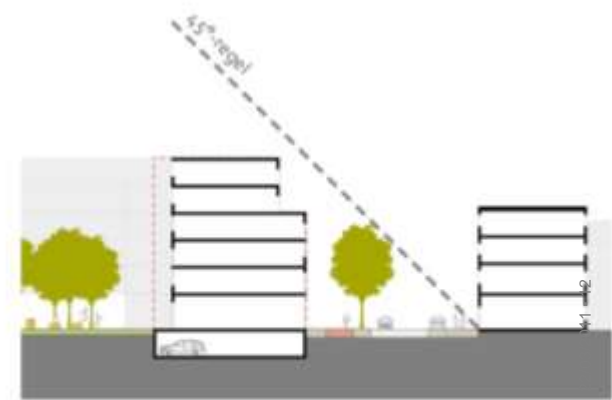
# RUP: hoogte van de gebouwen



figuur | toegelaten gabariet volgens het RUP

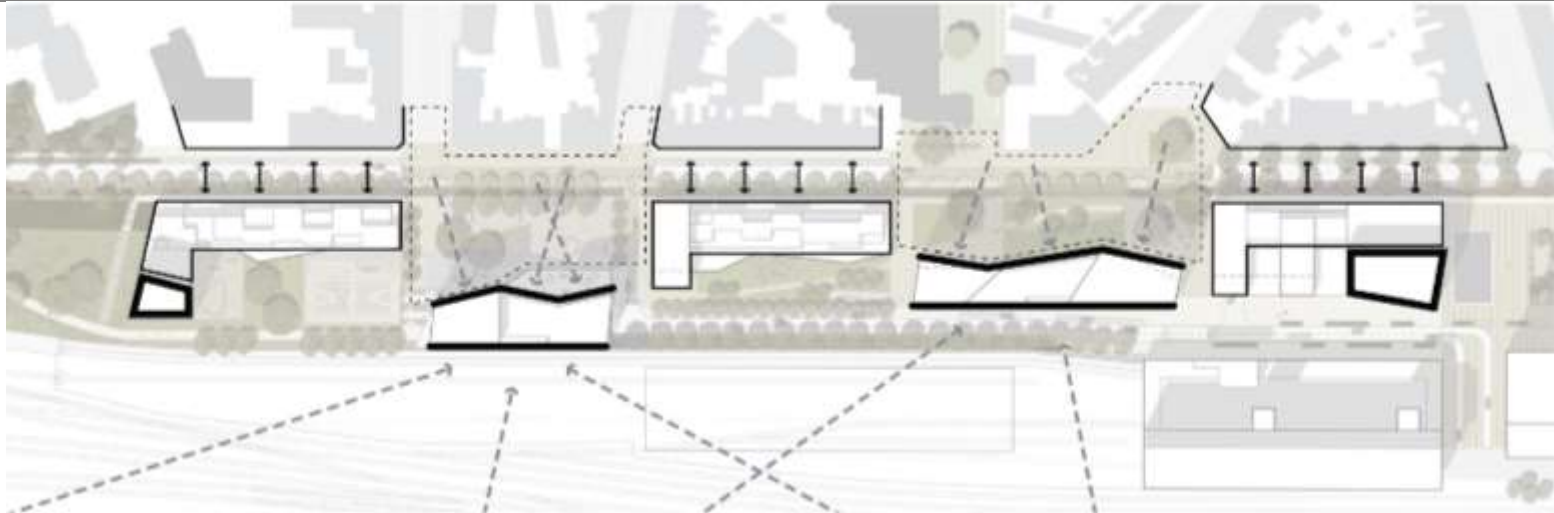


figuur | haalbaar gabariet mits intermediair bouwprogramma

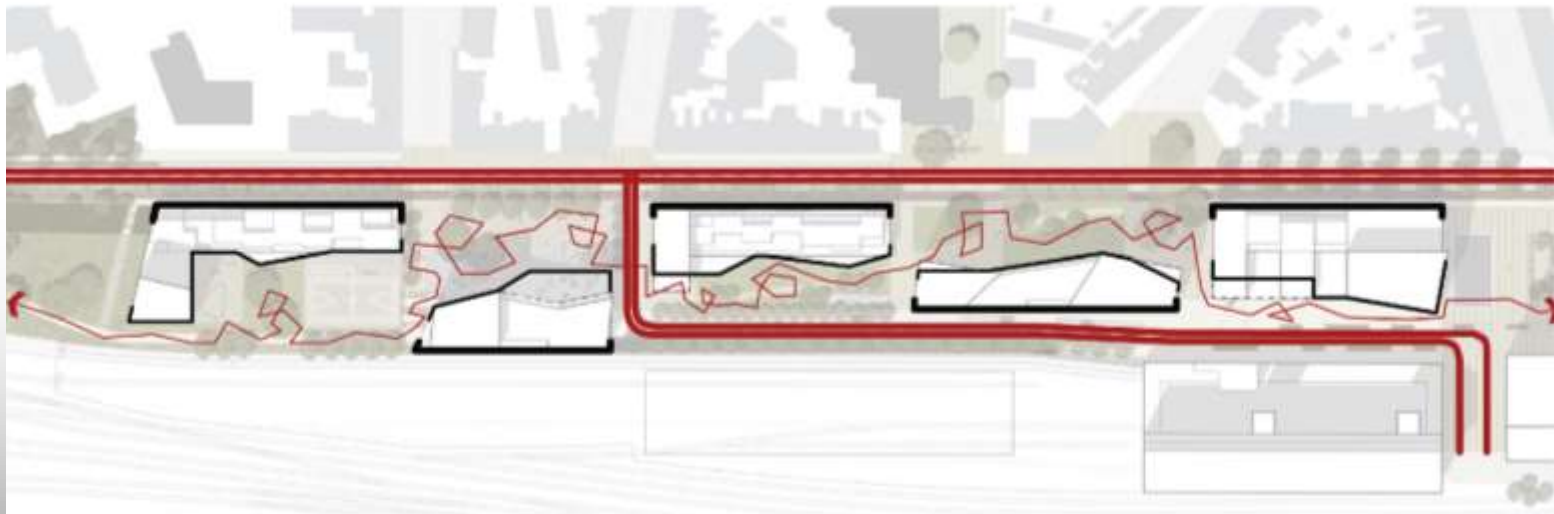


figuur | gabariet stadsontwerp BUUR

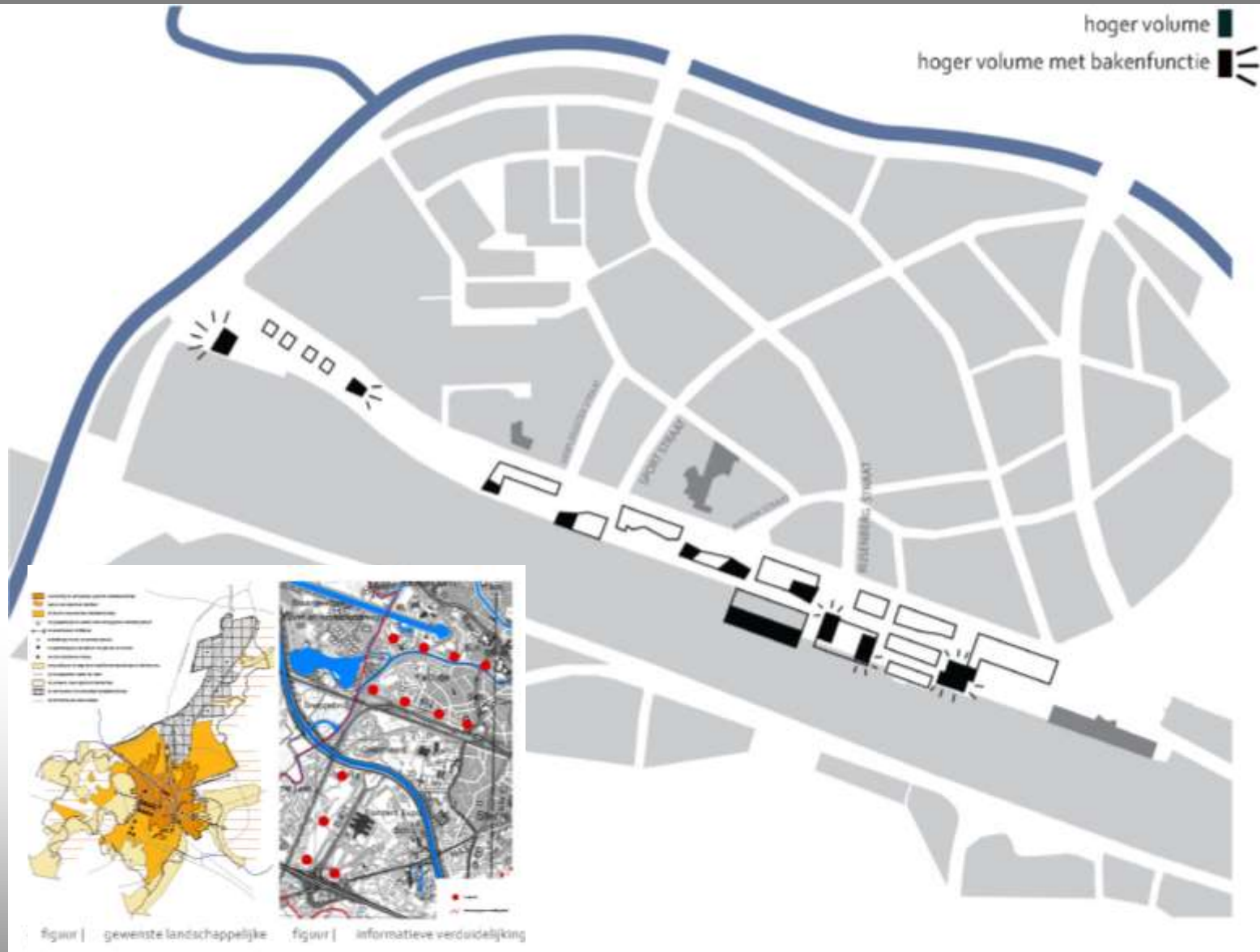
# RUP: gebouwen afwisselend langs K. Fabiolalaan



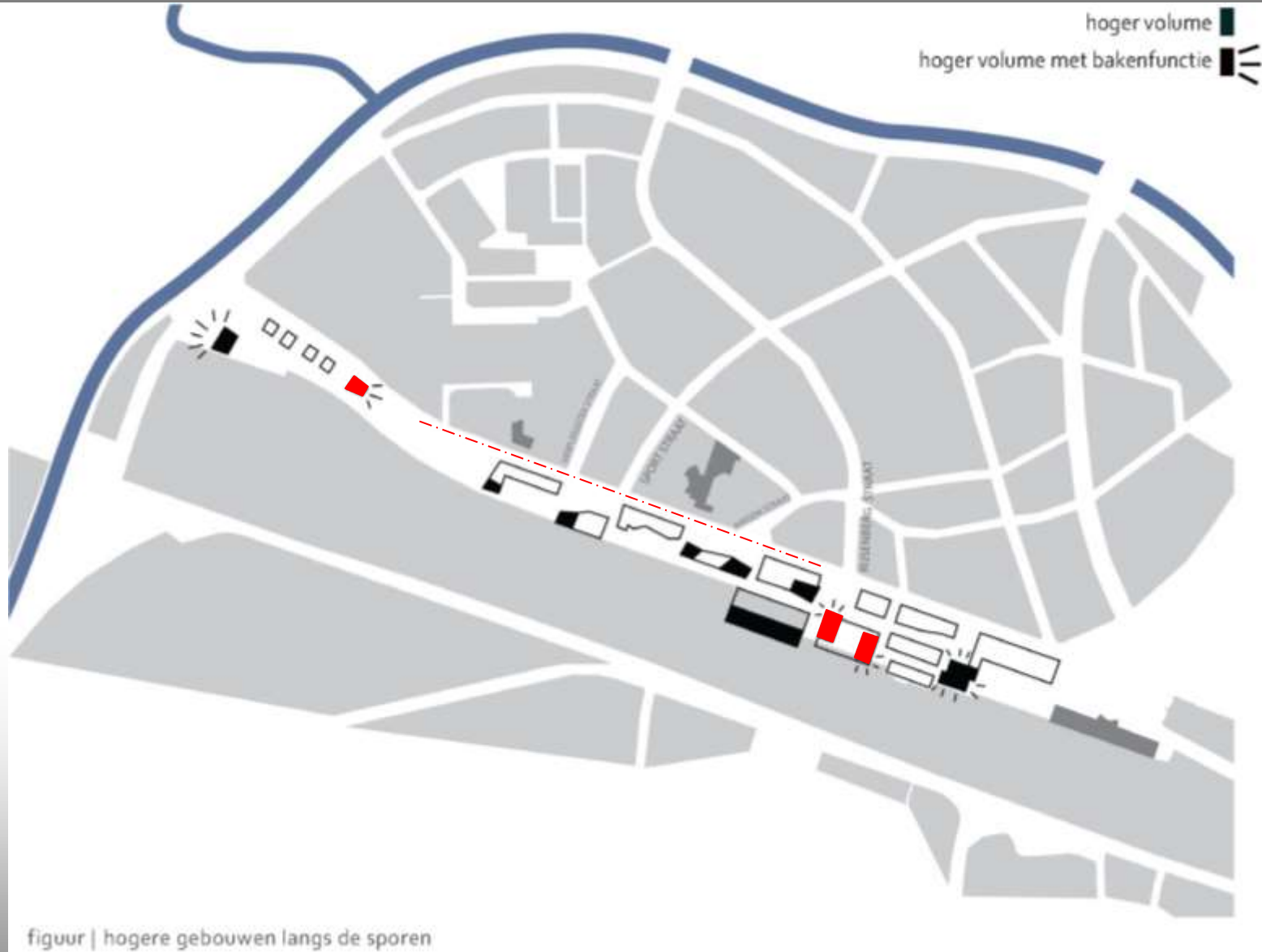
figuur | flexibele en rigide bouwlijnen in bouwvolumes



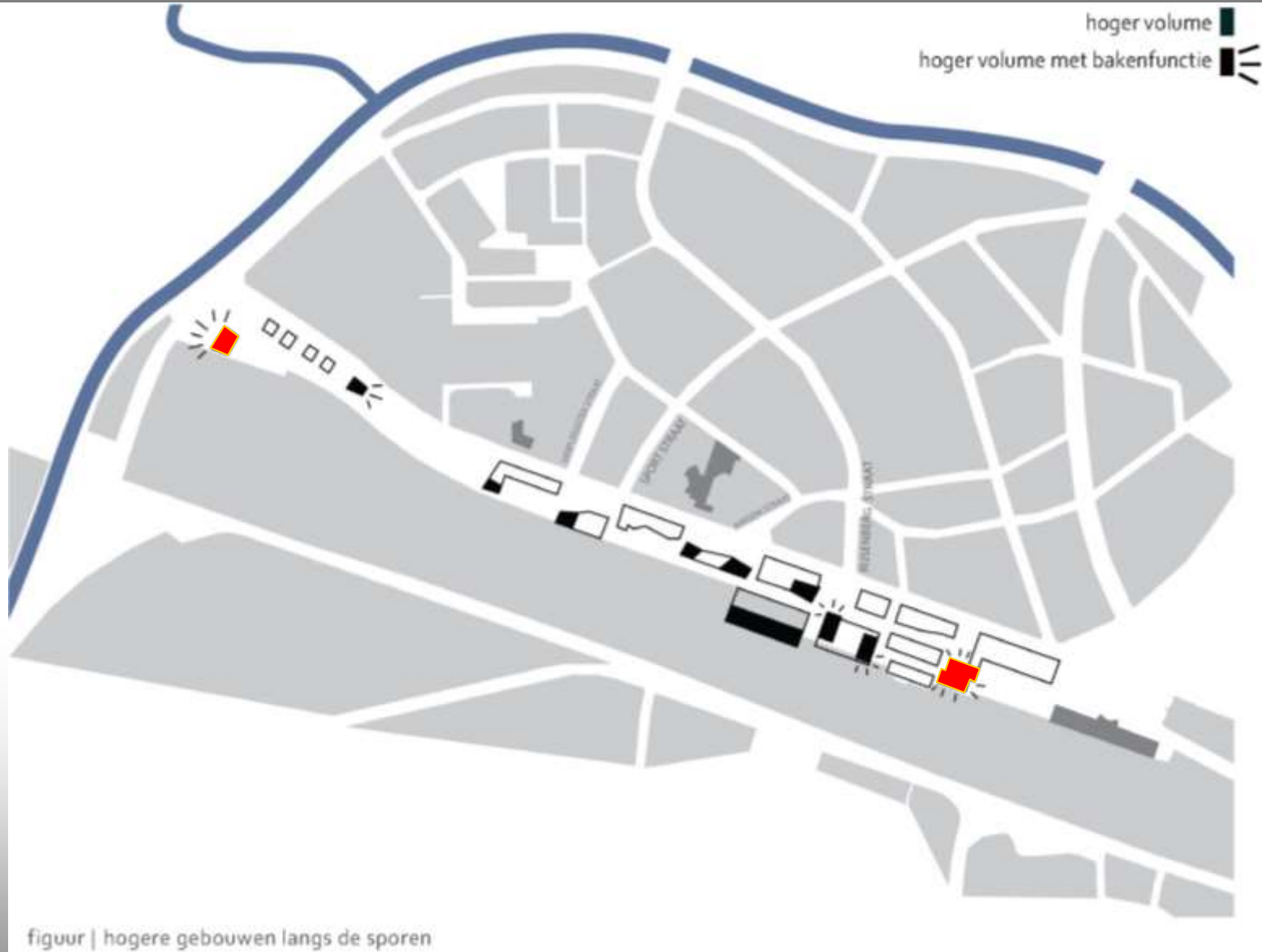
# RUP: bouwdichtheid



# RUP: doordachte positionering torengebouwen

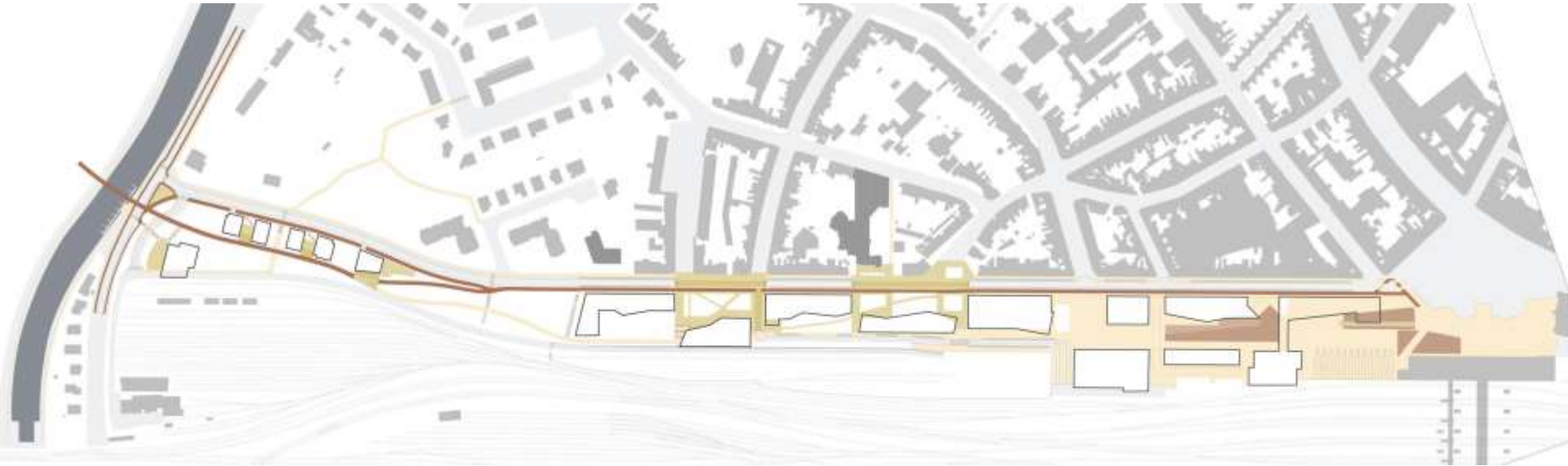


# RUP: twee bijkomende torens





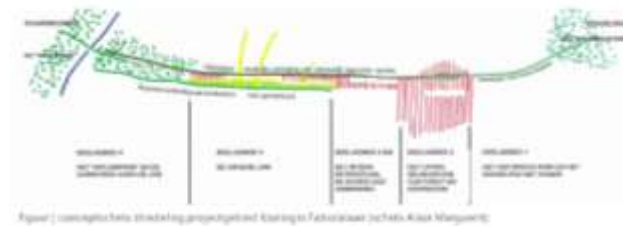
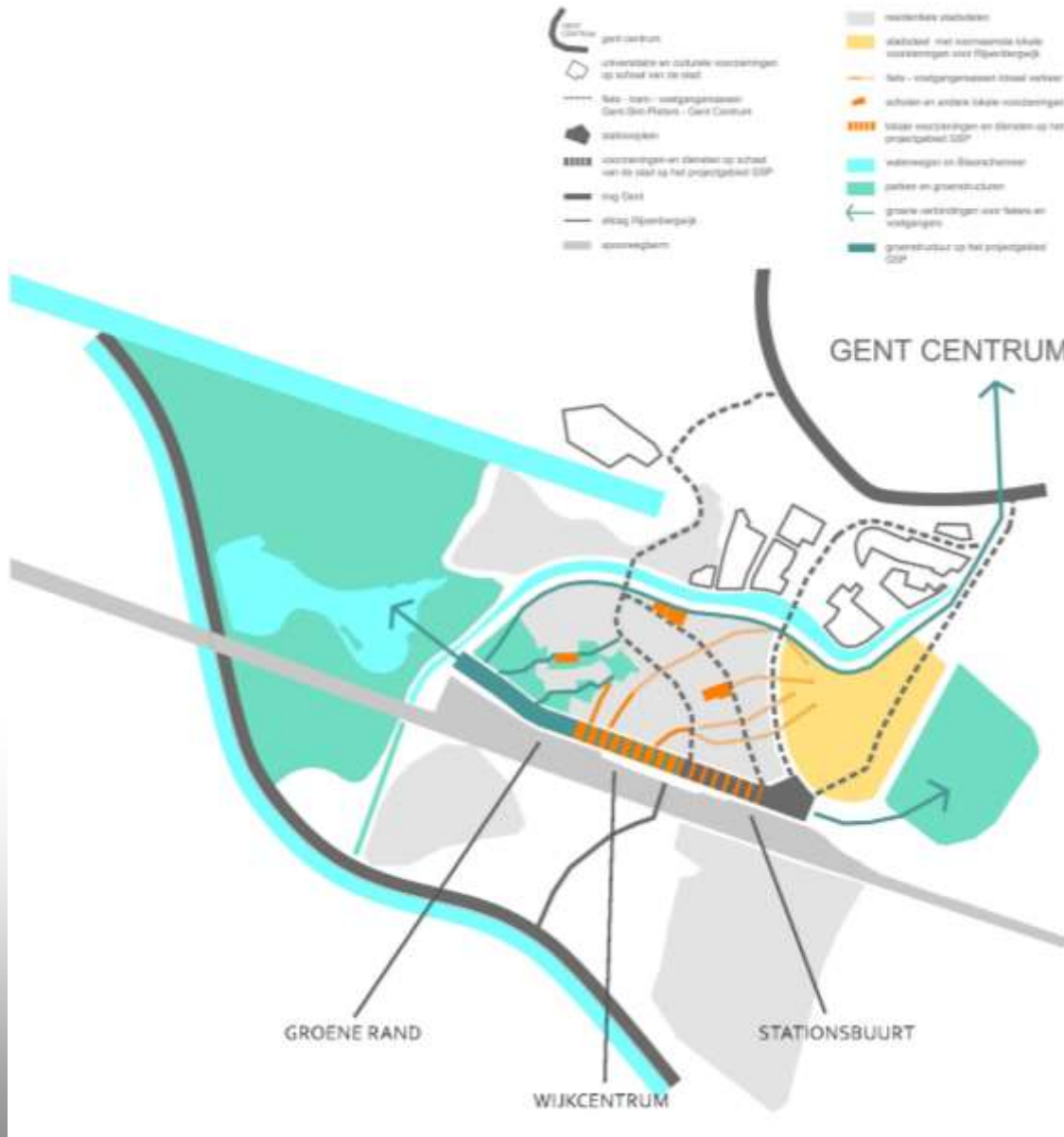
# RUP: verharde buitenruimte



# RUP: onverharde buitenruimten



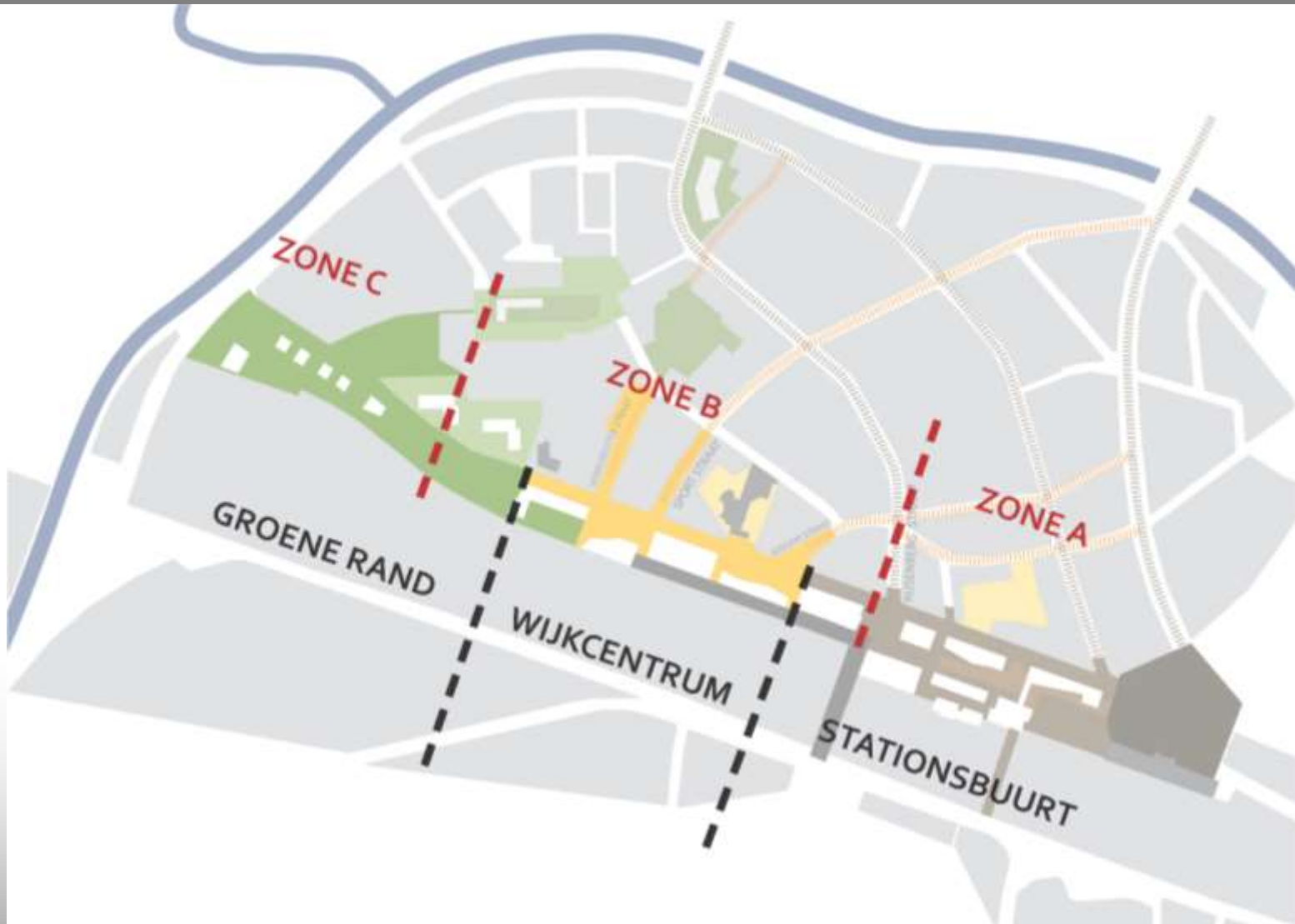
# RUP: groene rand



# RUP: pad van stad naar land



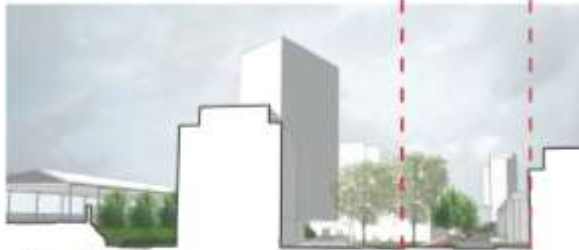
# Drie zones



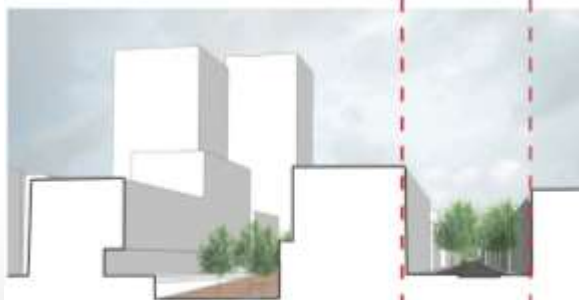
# Koningin Fabiolalaan



figuur | Rijsenbergpark



figuur | Boentweg

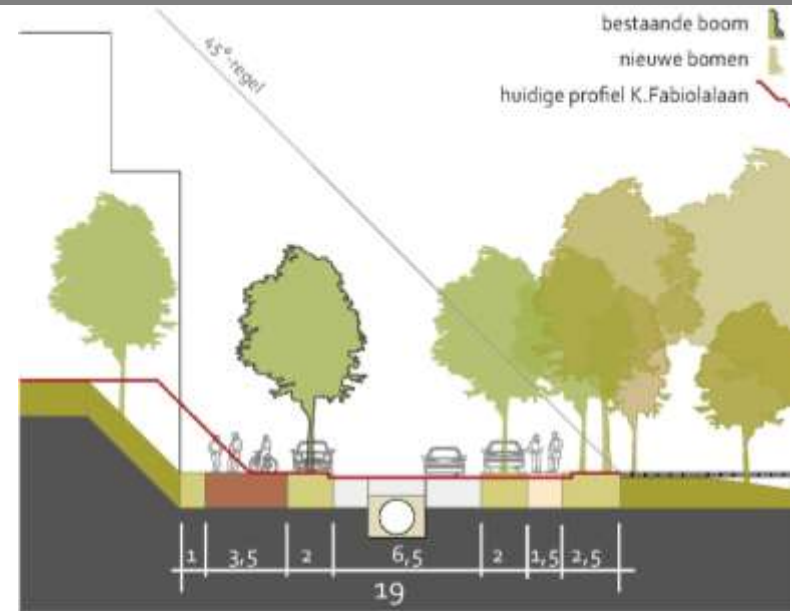


figuur | Esplanade

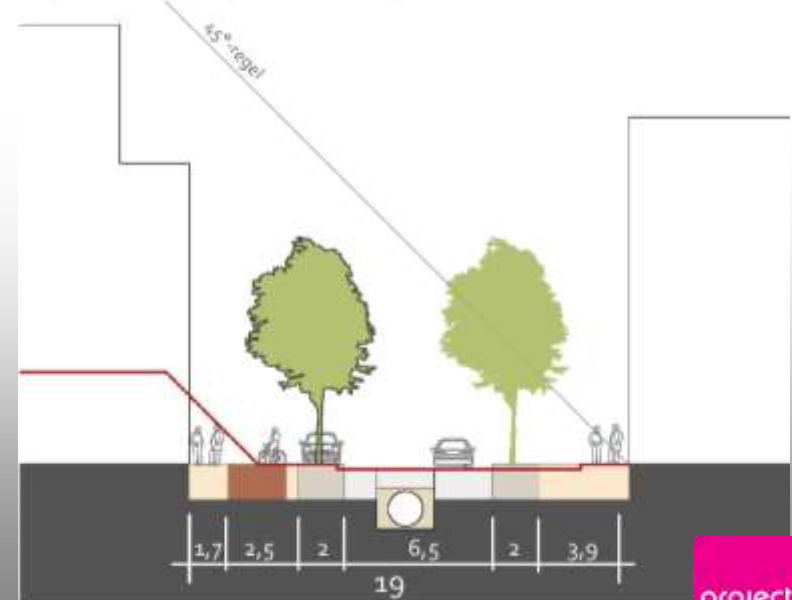
Koningin Fabiolalaan



figuur | ontubbeling van publieke ruimte

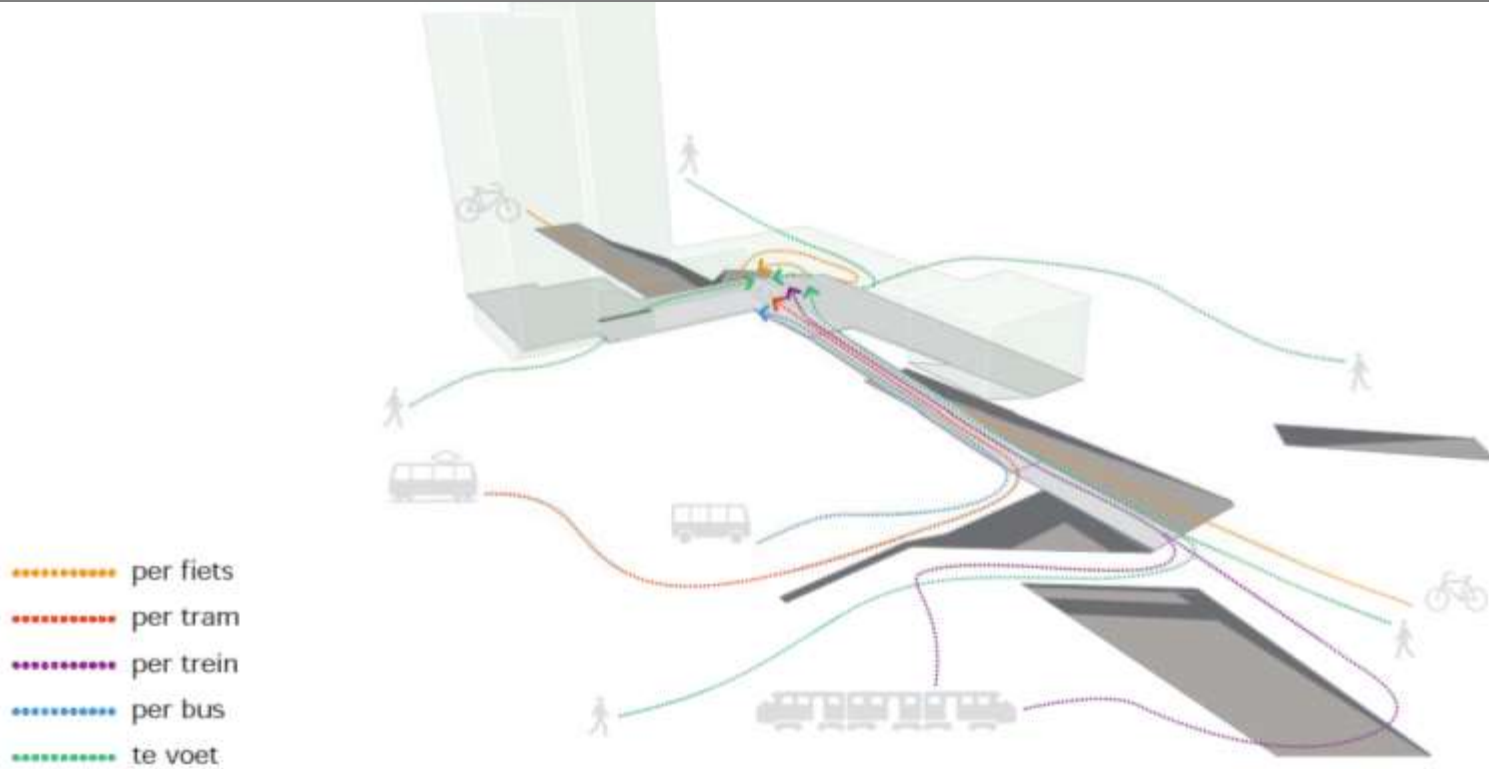


figuur | profiel Koningin Fabiolalaan in groene rand



figuur | profiel Koningin Fabiolalaan in wijkcentrum

# Zone A: Vestibuleplein



# Zone A: Esplanade Oscar Van De Voorde



figuur | zicht esplanade Oscar Van De Voorde (POLO)



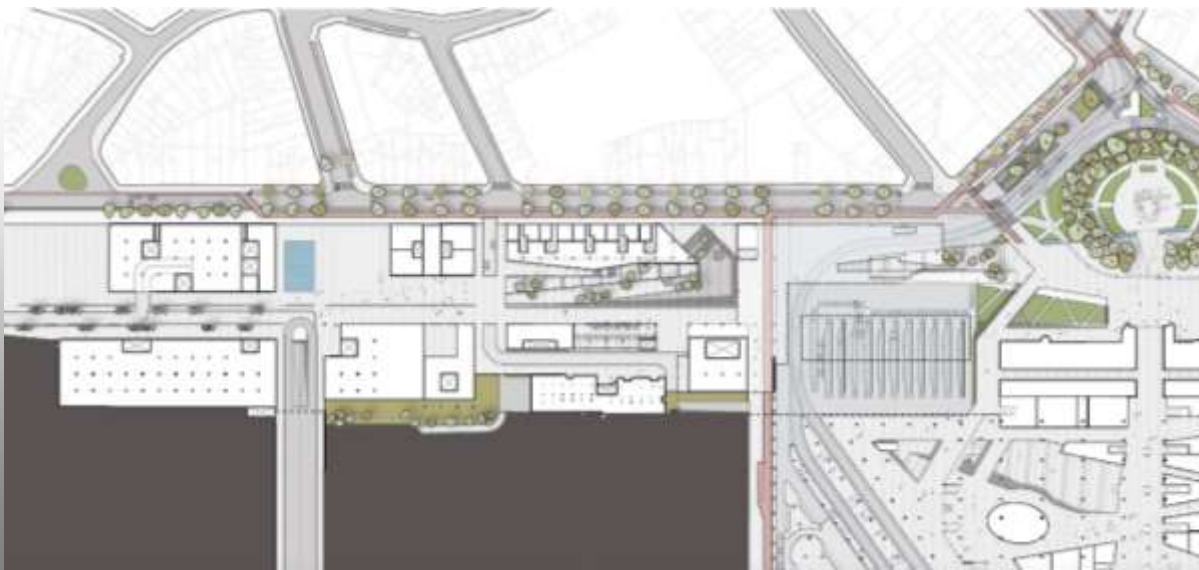
figuur | zicht Koningin Paolaplein (POLO)



figuur | zicht verzonken esplanade Oscar Van De Voorde (POLO)



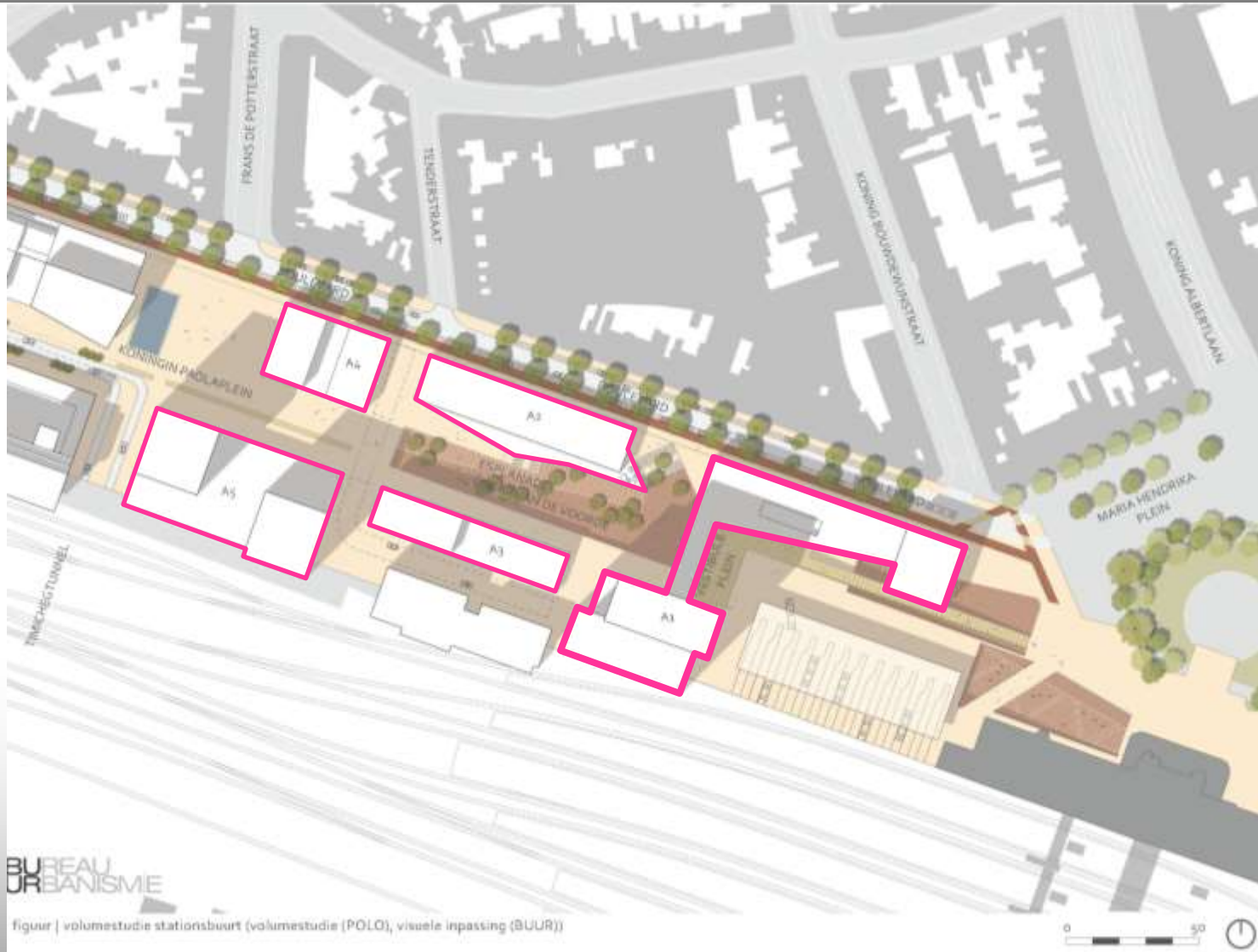
figuur | zicht Koningin Fabiolalaan







# Zone A: 5 gebouwen



BUREAU  
URBANISME

figuur | volumestudie stationsbuurt (volumestudie (POLO), visuele inpassing (BUUR))



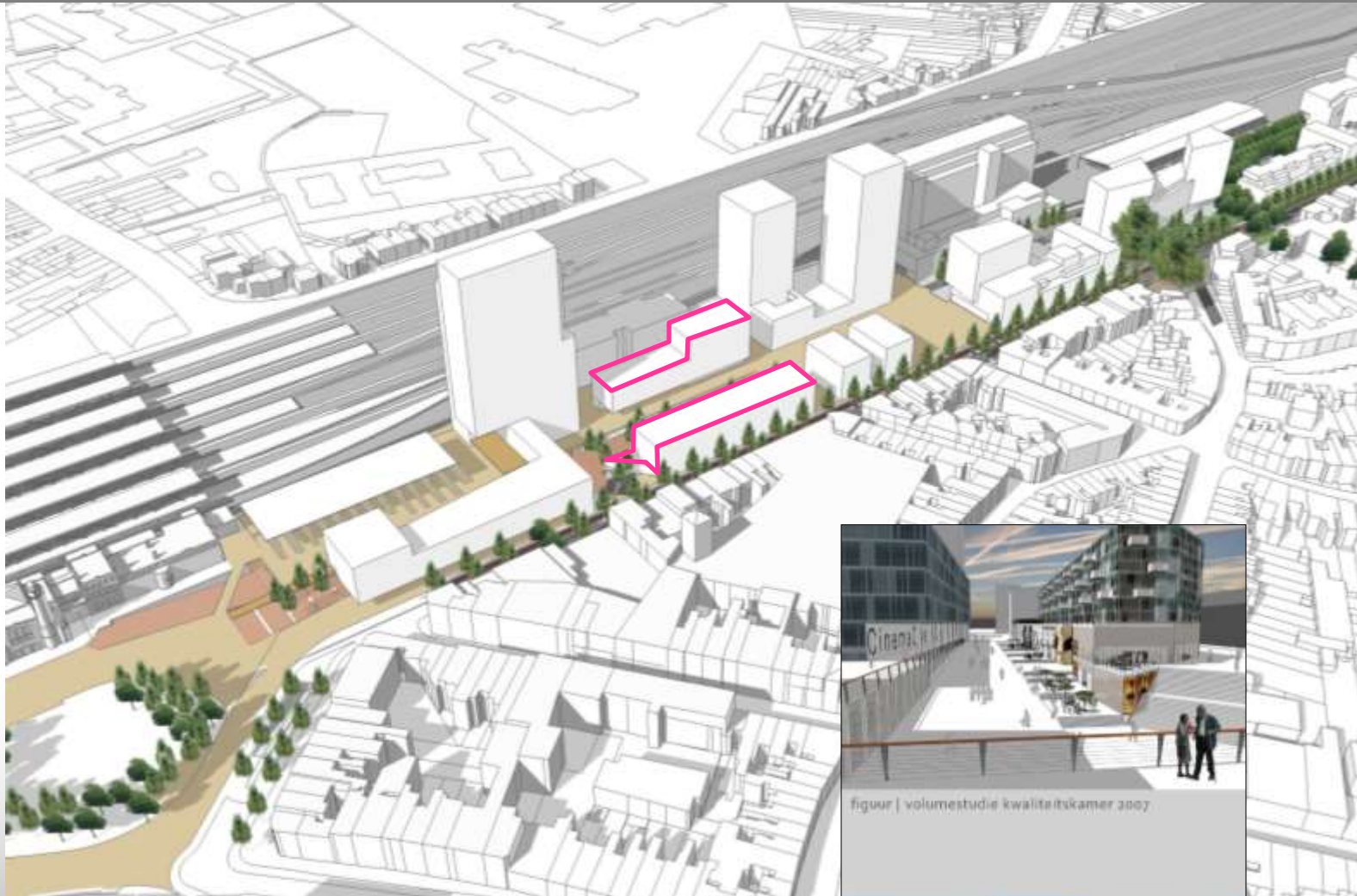
# Zone A: kopgebouw



# Zone A: Kantoren, auditorium, handelszaken



# Zone A: twee nieuwe gebouwen

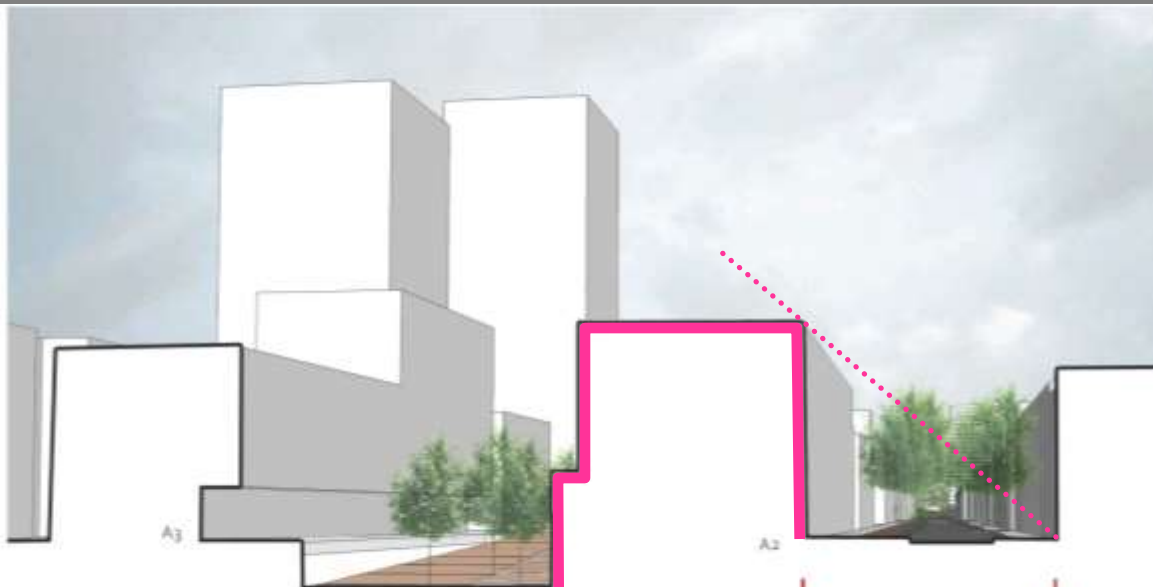


figuur | volumestudie kwaliteitskamer 2007



figuur | volumestudie POLO 2010

# Zone A: 1<sup>ste</sup> gebouw



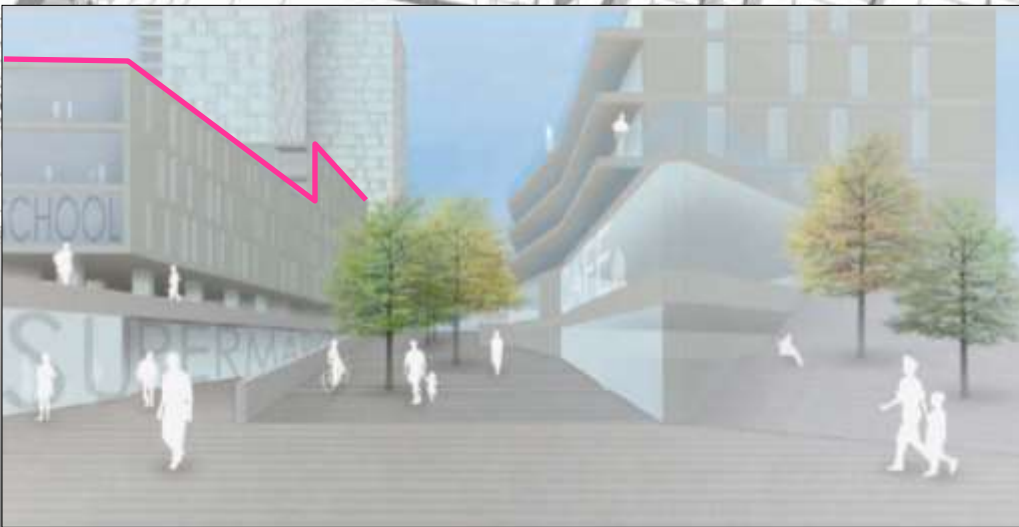
figuur | profiel stationsbuurt thv esplanade (volumestudie POLO, visuele inpassing BUUR)

Koningin Fabiolalaan

Volumetrie cfr.  
Synthesedocument



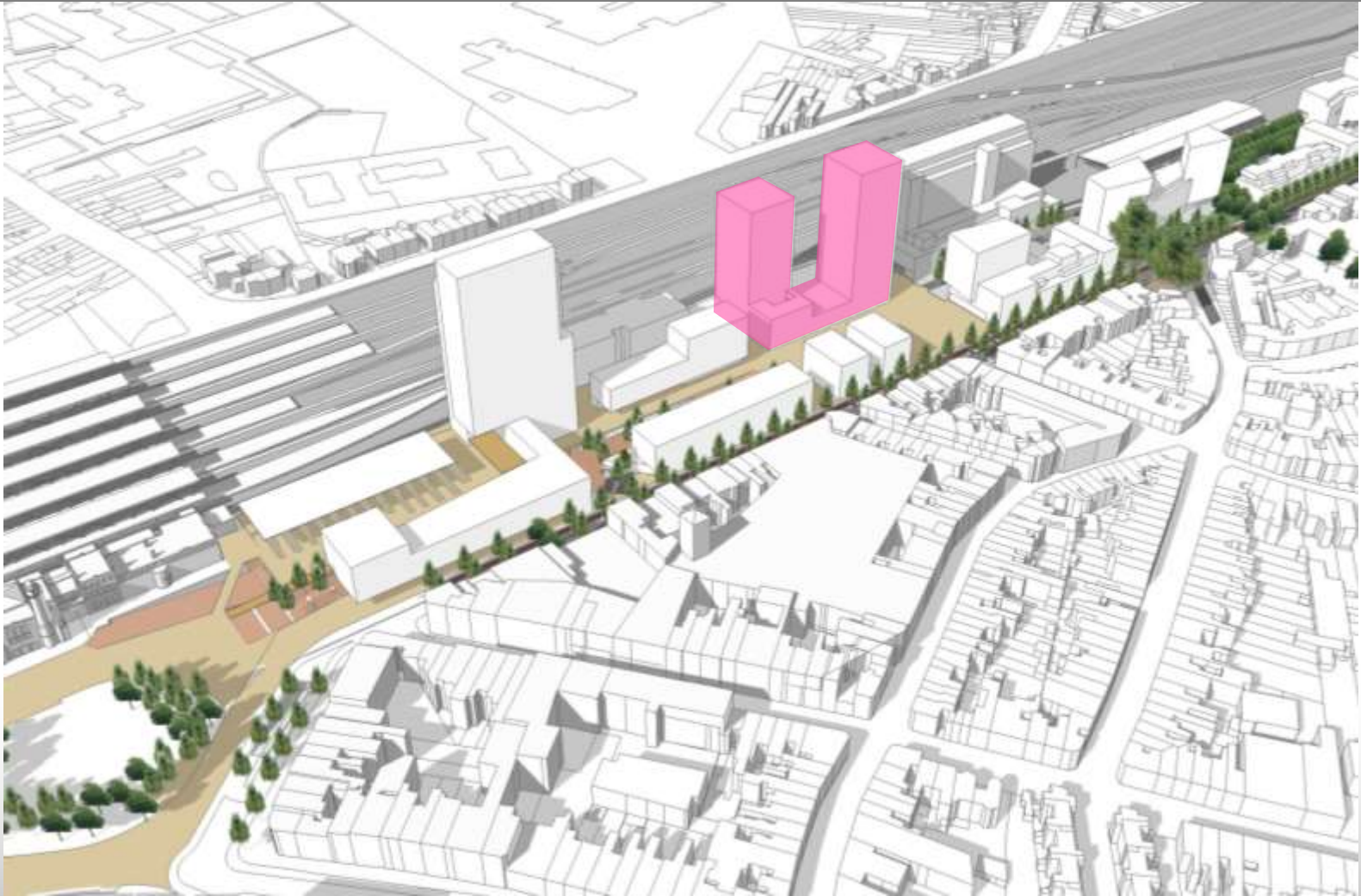
# Zone A: 2<sup>de</sup> gebouw







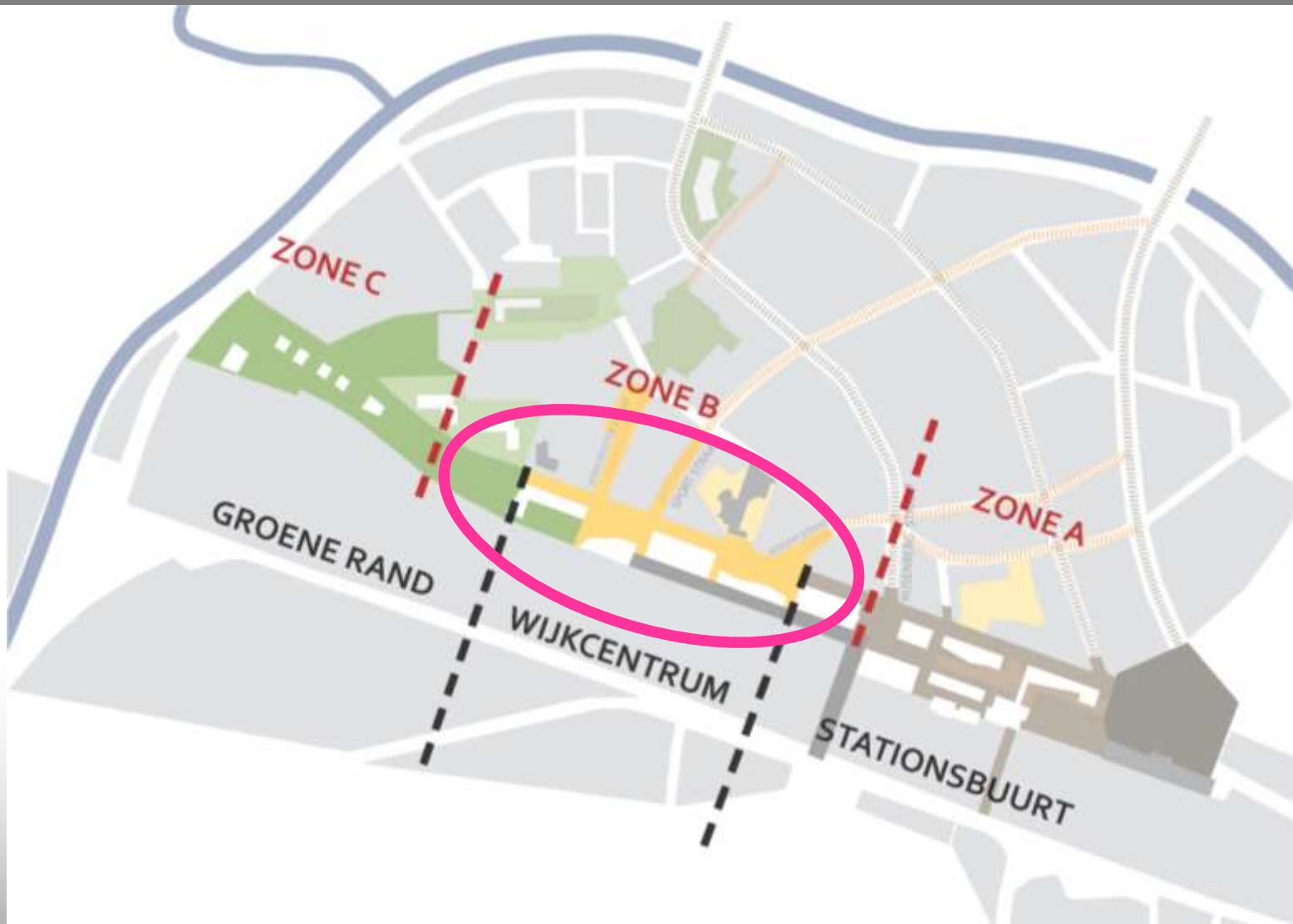
# Zone A: twingebouw



# Zone A: wonen



# Zone B:



# Zone B: oostelijk plein



figuur | Verpleegsterstraat



figuur | Sportstraat



figuur | AZ Jan Palfijn Fabiolalaan



figuur | Aagemstraat



# Zone B: westelijke plein



figuur | Verpleegsterstraat



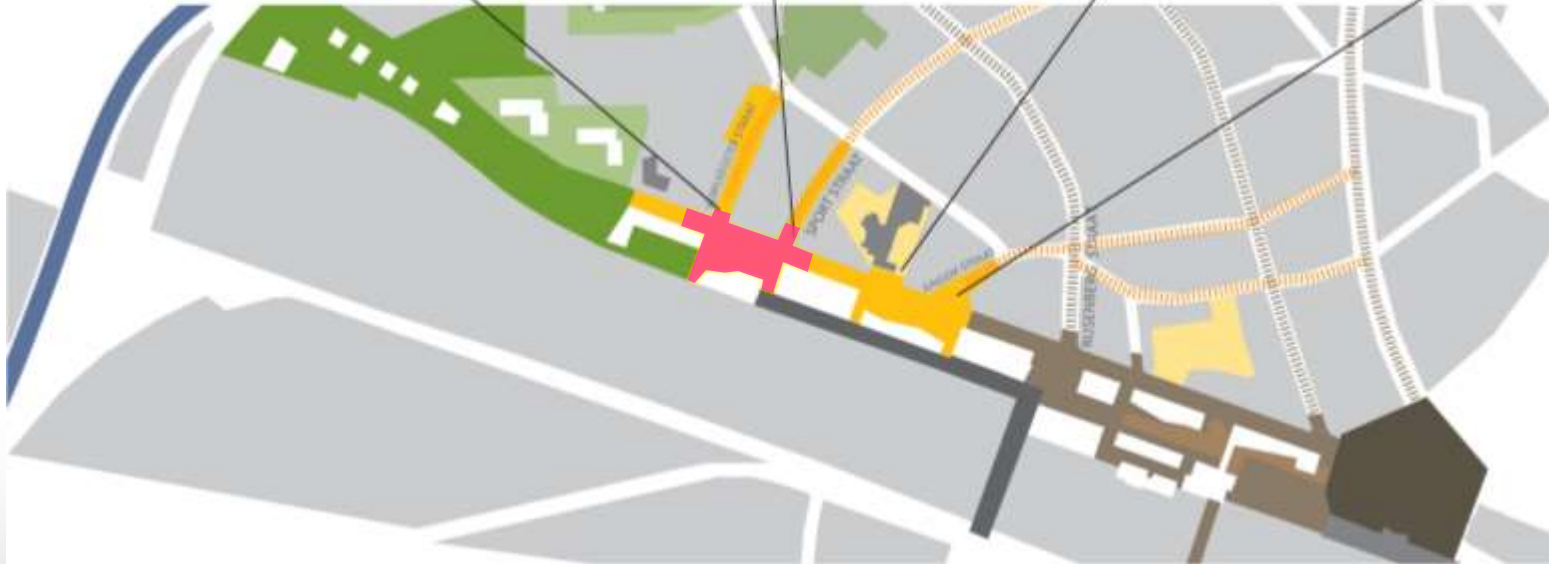
figuur | Sportstraat



figuur | AZ Jan Palfijn Fabiolalaan



figuur | Aagemstraat



# Zone B: verblijfsfunctie / verkeersfunctie



# Zone B: Timichegtunnel

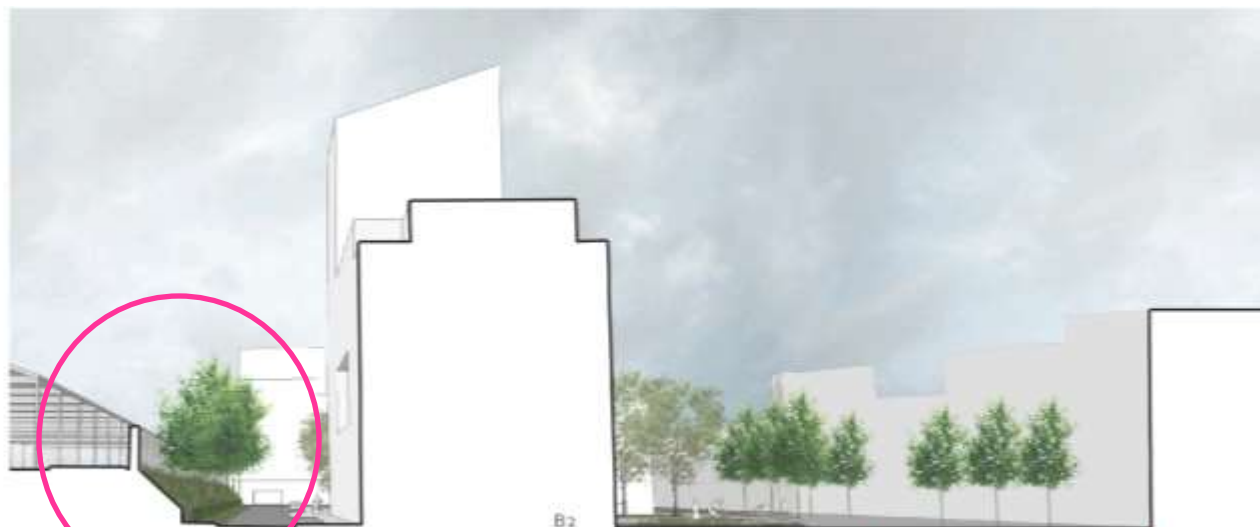


# Zone B: Boentweg



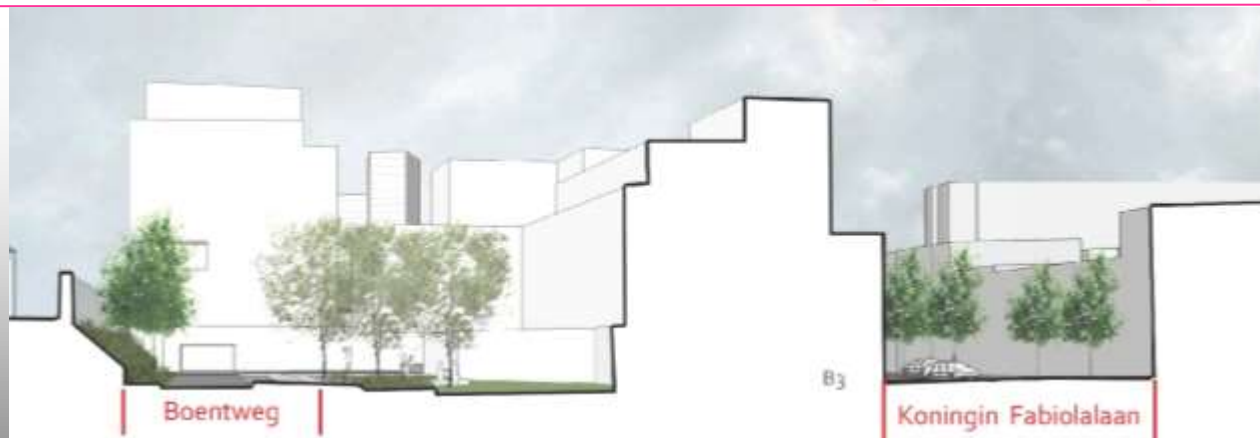


# Zone B: groen talud



figuur | profiel Wijkcentrum thv Boentweg, B2 en wijkplein Aaigemstraat-Ziekenhuis

Koningin Fabiolalaan

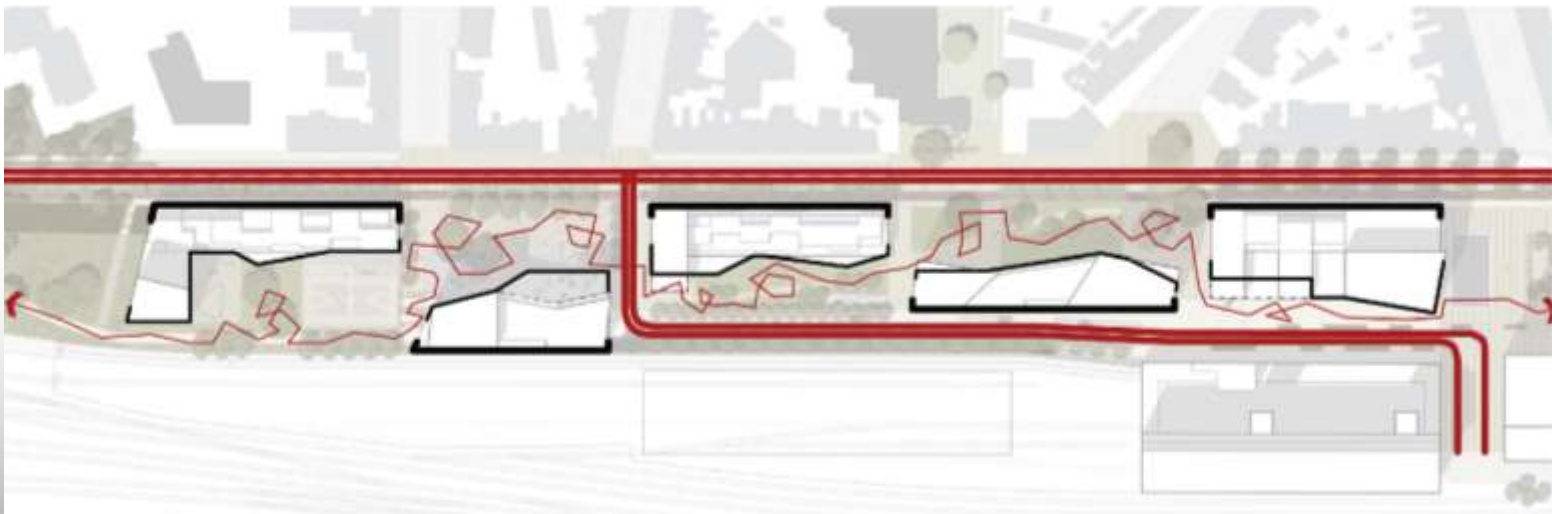
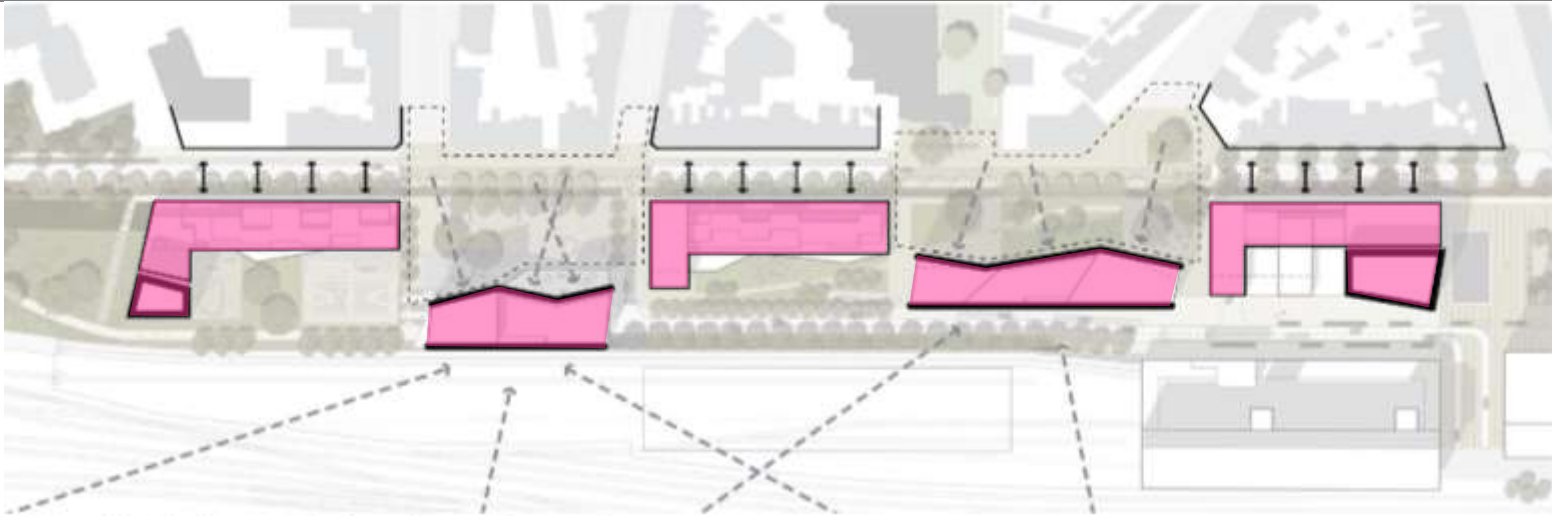


Boentweg

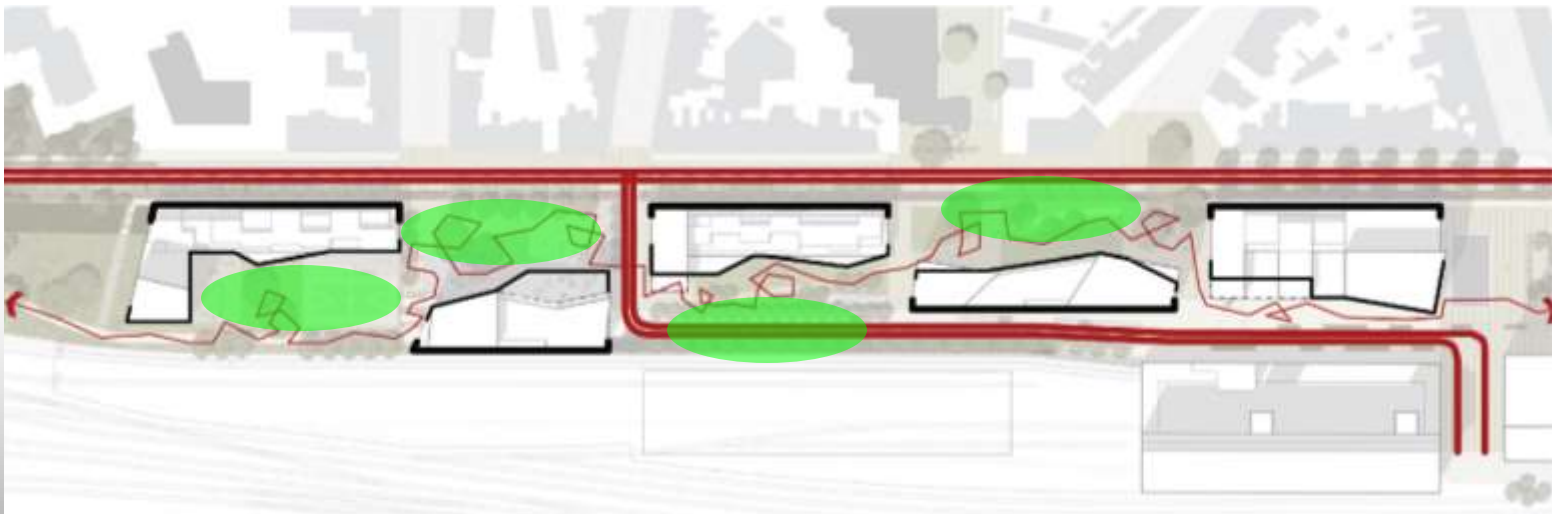
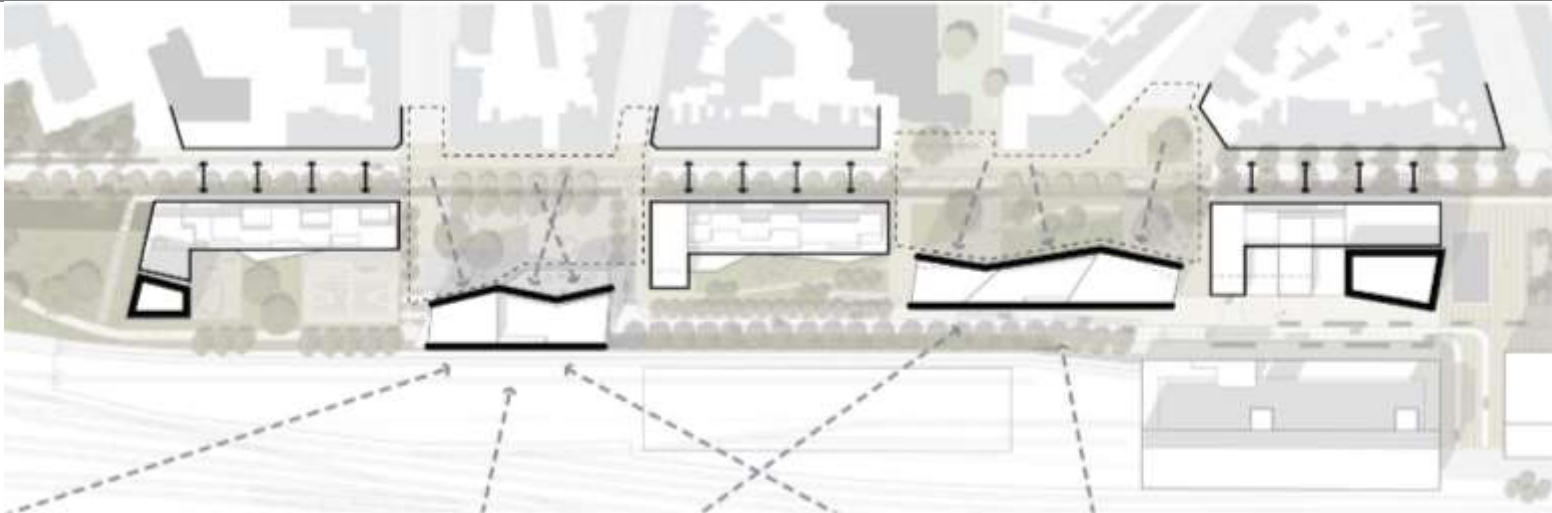
B3

Koningin Fabiolalaan

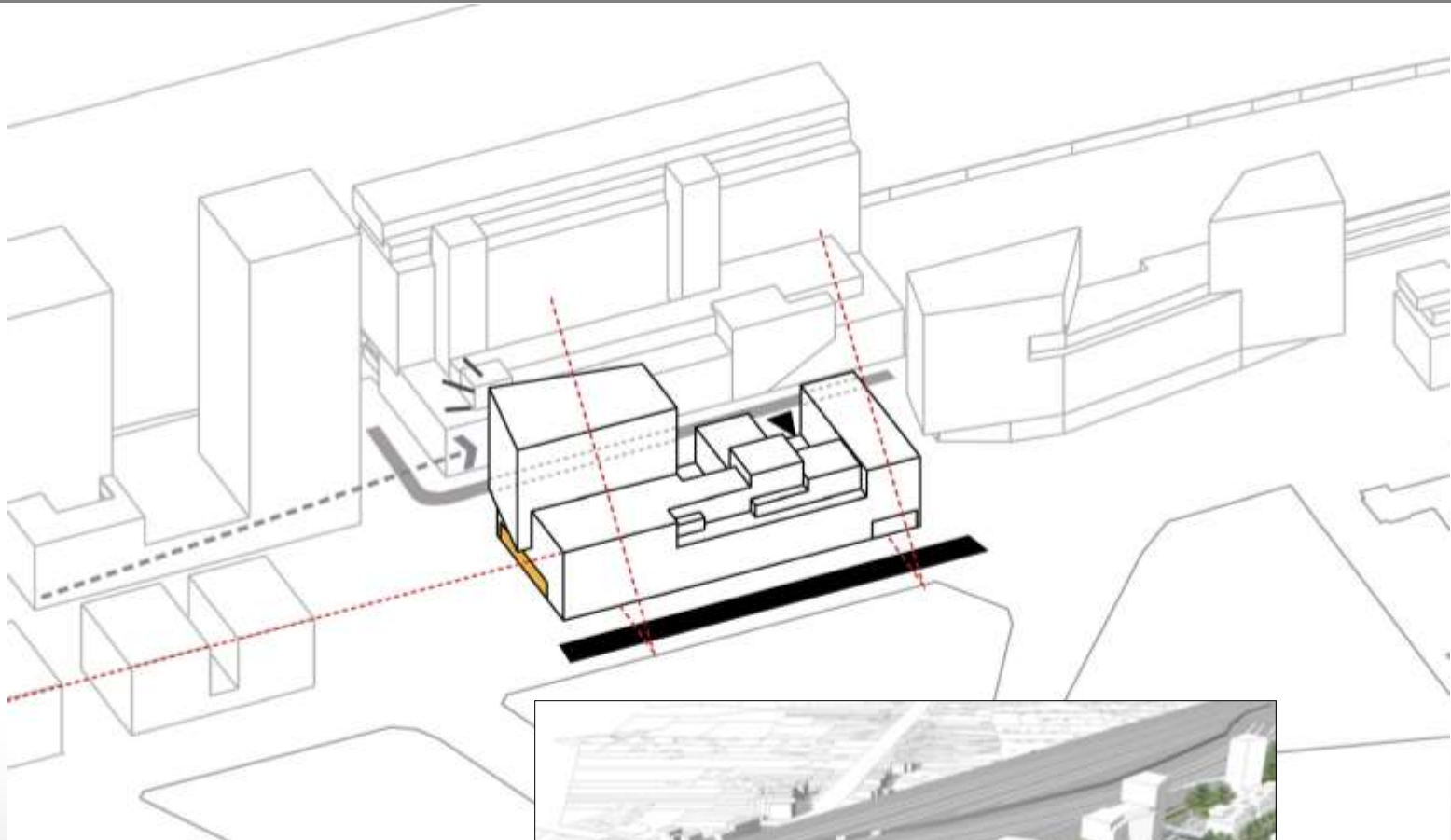
# Zone B: alternerend bouwen



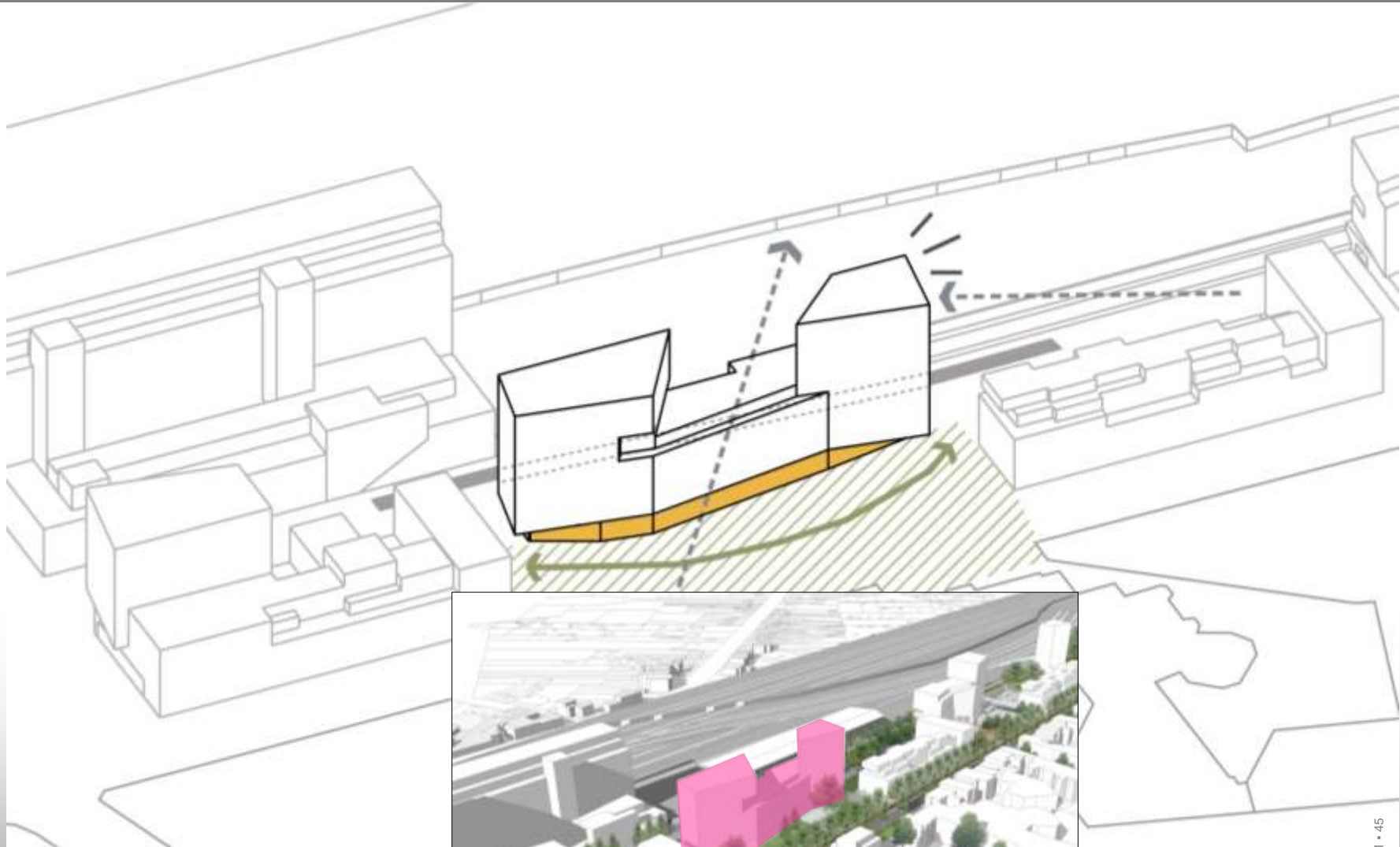
# Zone B: publieke ruimten



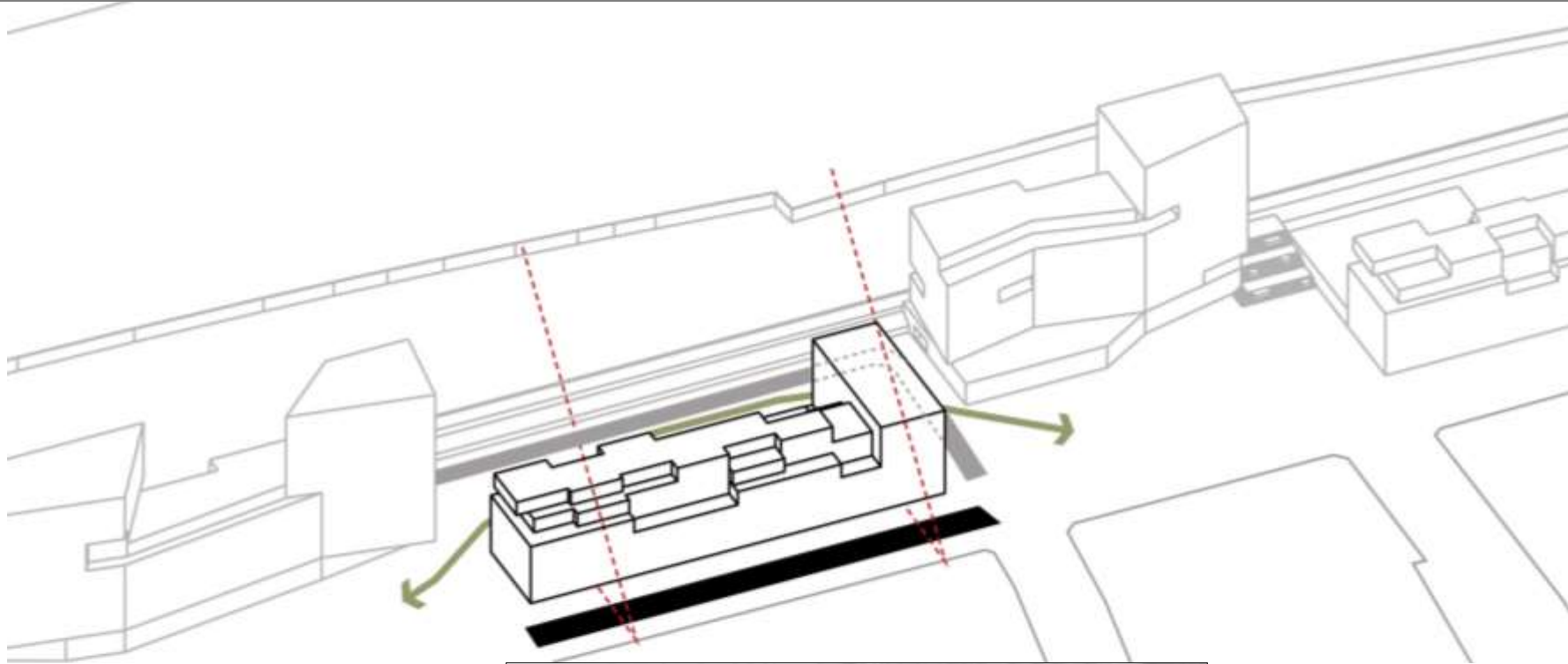
# Zone B: 1<sup>ste</sup> gebouw boven parking



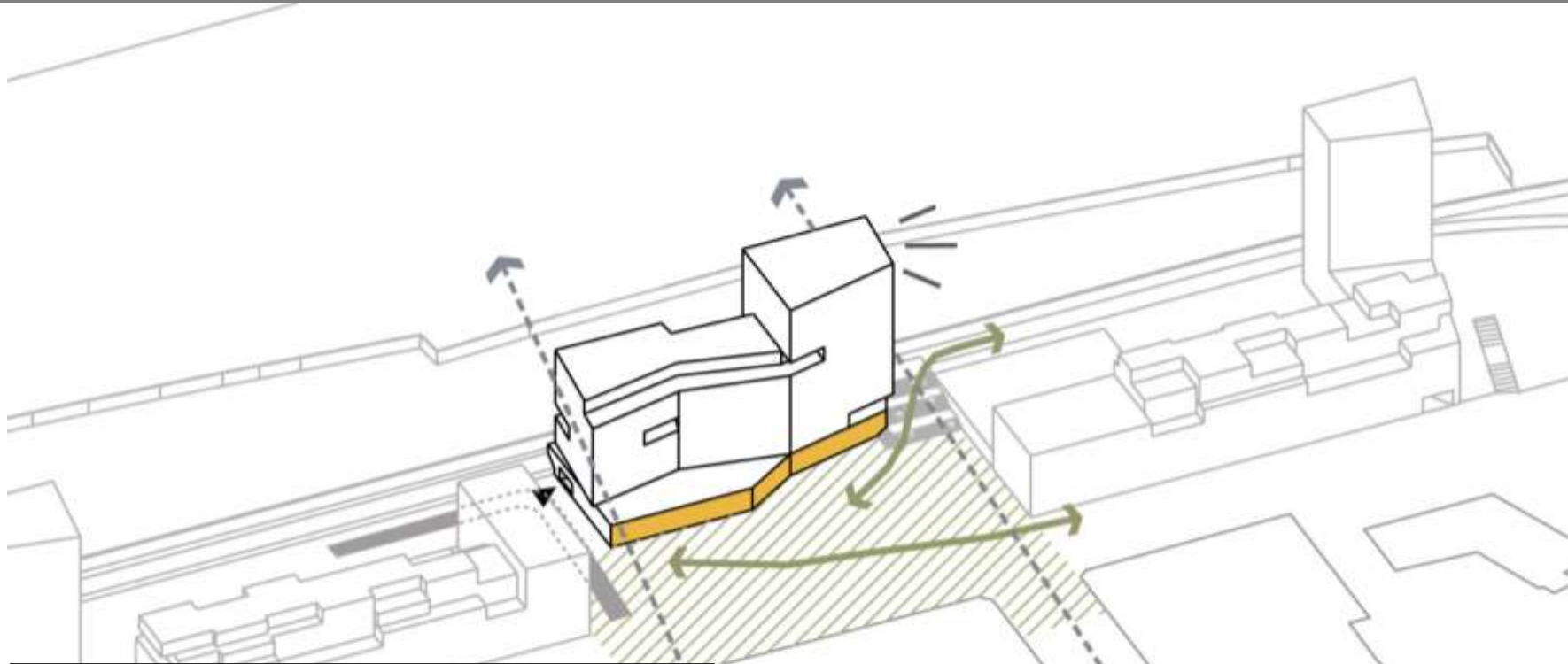
# Zone B: 2<sup>de</sup> gebouw tegen de spoorweg



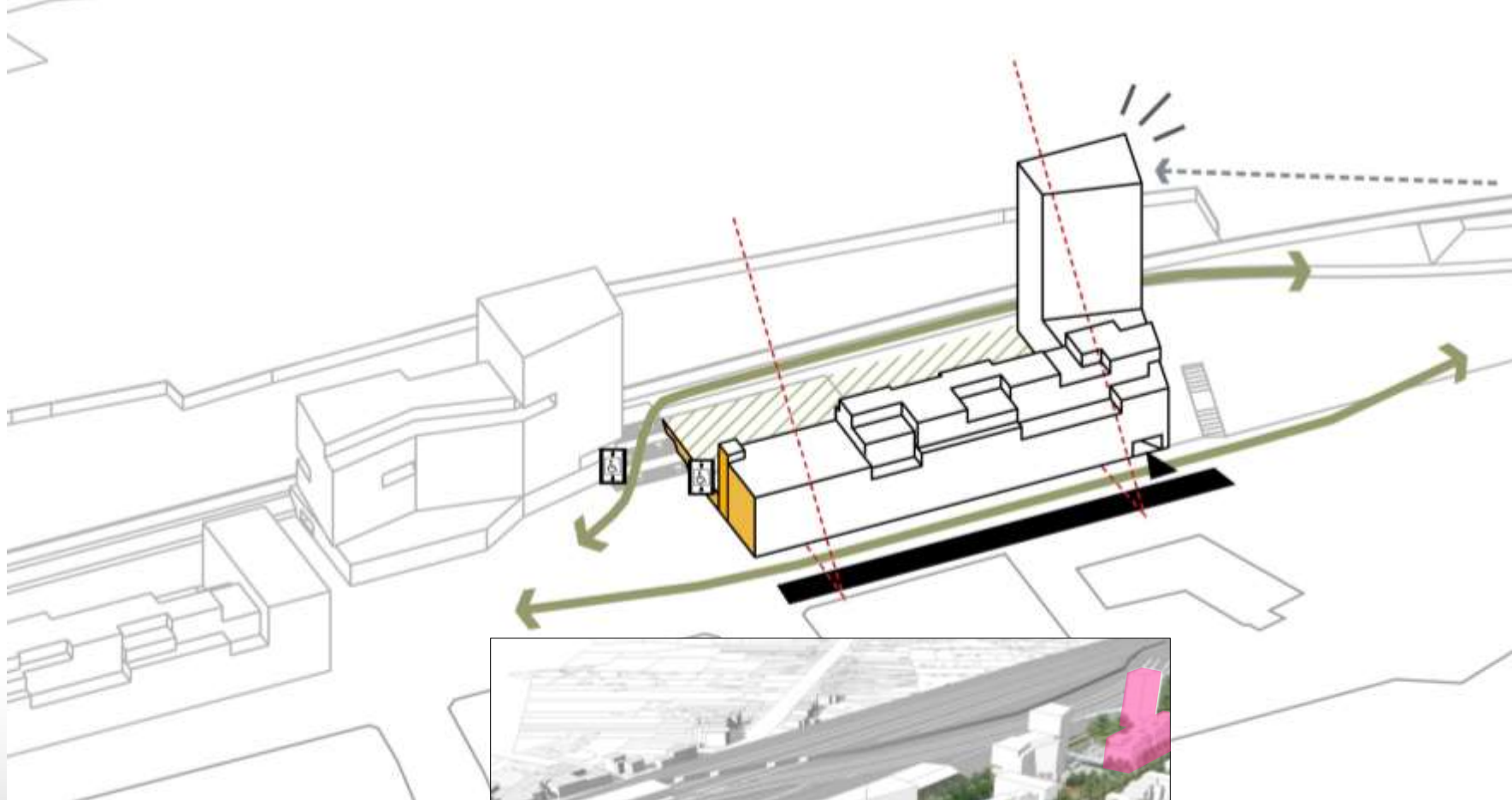
# Zone B: 3<sup>de</sup> gebouw tussen de wijkpleinen



# Zone B: 4<sup>de</sup> gebouw



# Zone B: 5<sup>de</sup> gebouw





# Zone C



# Zone C:



1  
figuur | toegang vanaf de Koningin Fabiolalaan (1)



2  
figuur | toegang vanaf de Koningin Fabiolalaan (2)



3  
figuur | toegang vanaf de Macathonstraat (3)



4  
figuur | toegang vanaf de school (4)



# Zone C:

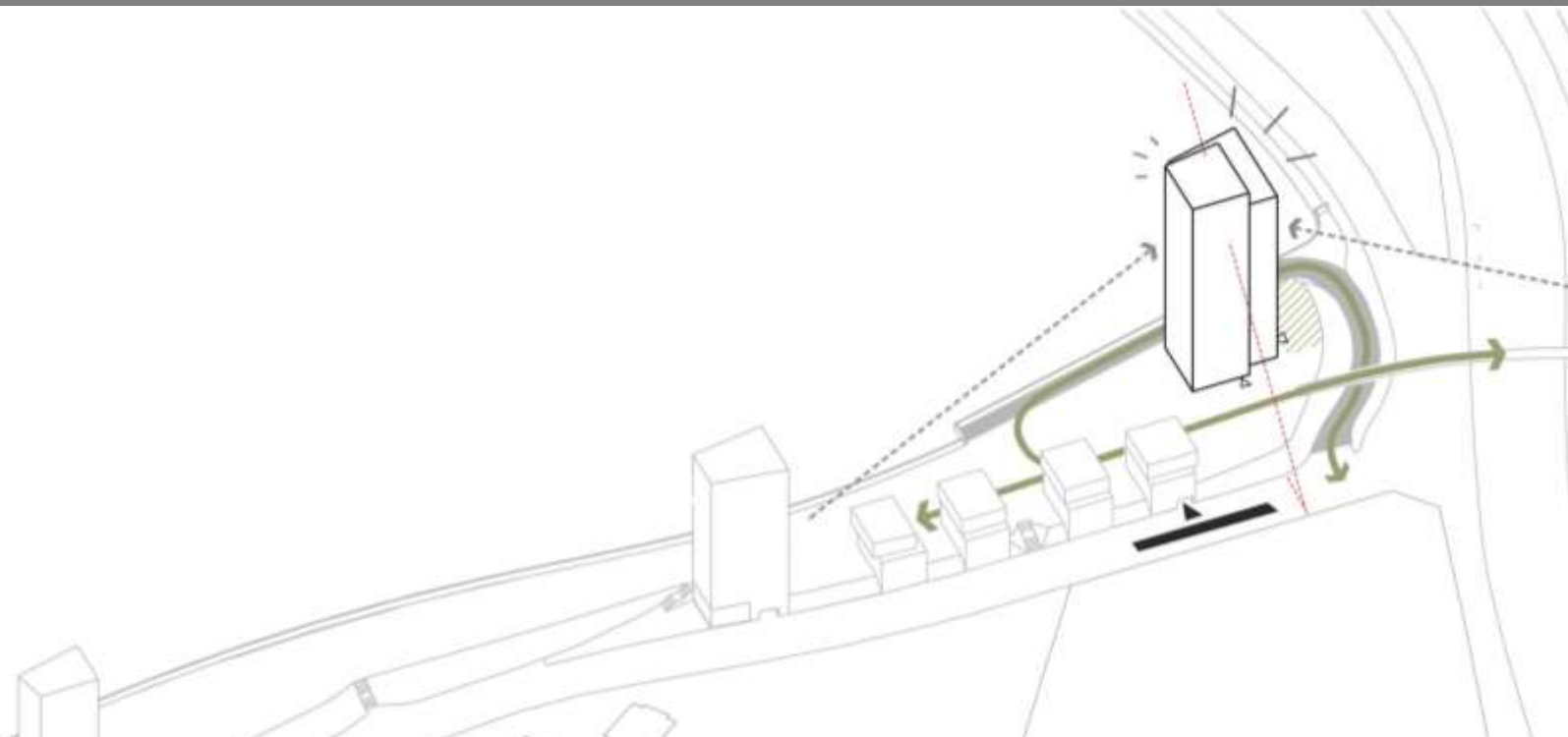


# Zone C:

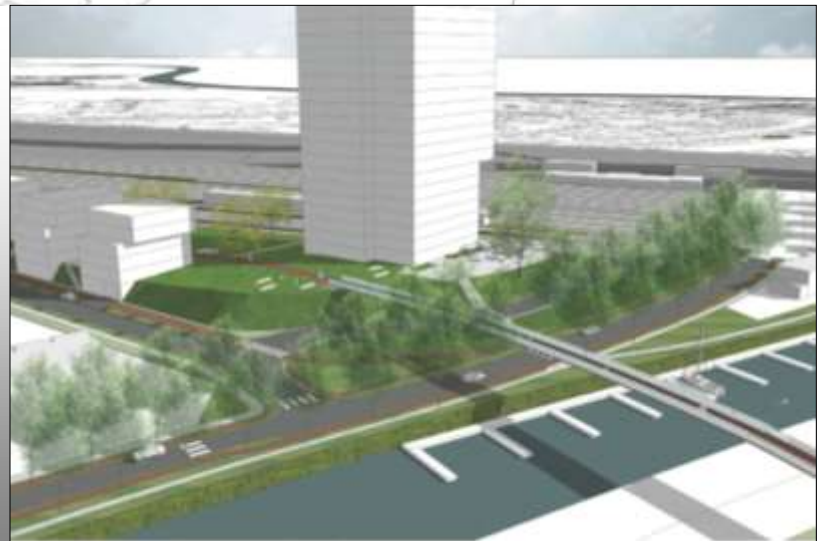


22/03/2011 15:52

# Zone C: dienstweg



figuur | zicht op de 'kop' aan de Gordunakaau (dienstweg)

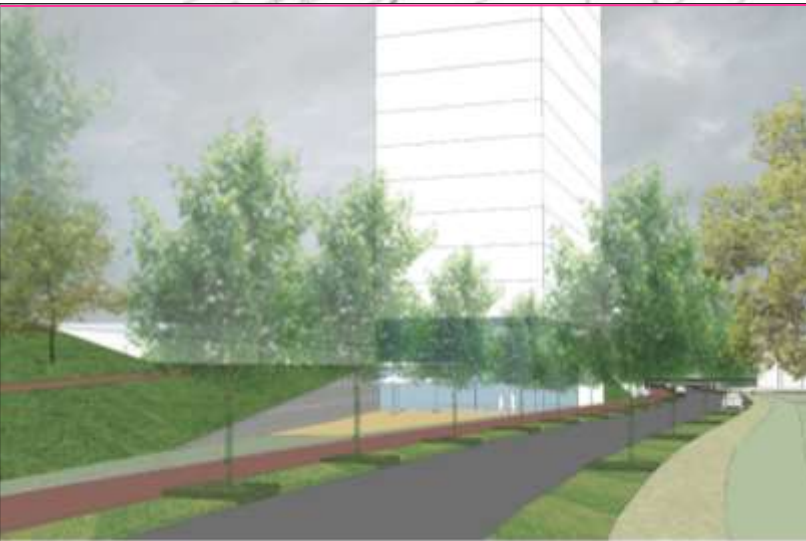
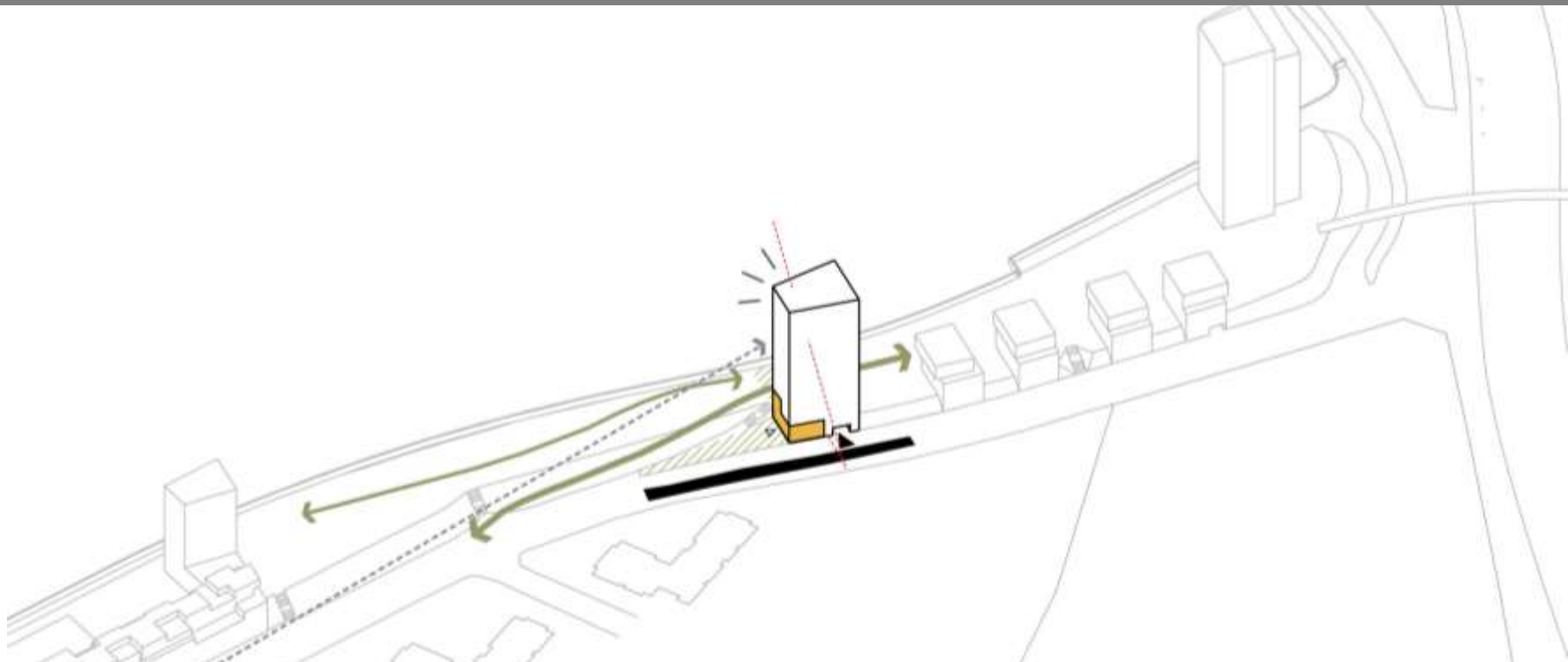


figuur | zicht op de 'kop' aan de Gordunakaau (Koningin Fabiolalaan)

# Zone C:



# Zone C: eerste toren

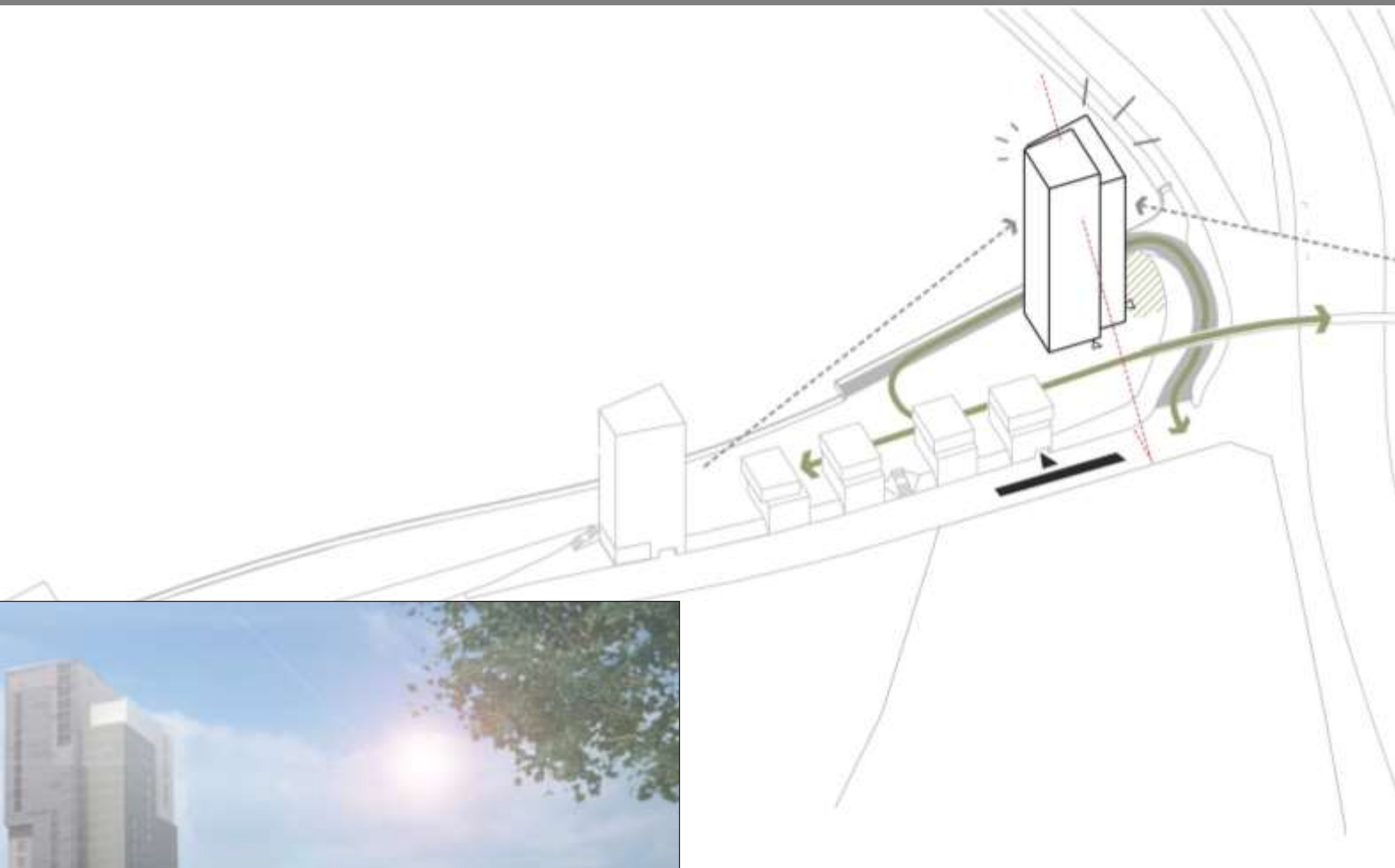


figuur | zicht op het torengebouw (C1) vanaf de Koningin Fabiolalaan



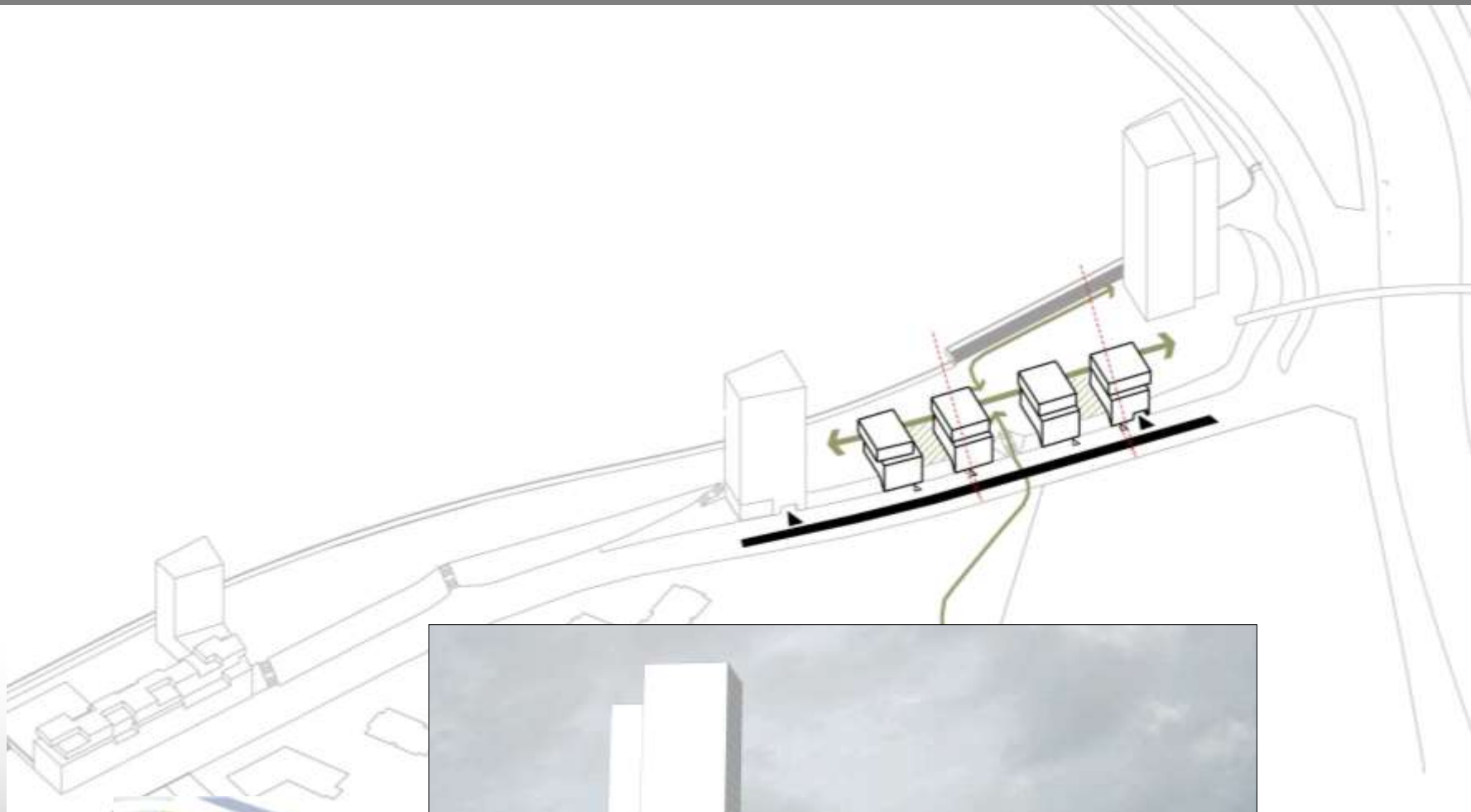
figuur | zicht op het torengebouw (C1) vanaf het park

# Zone C:





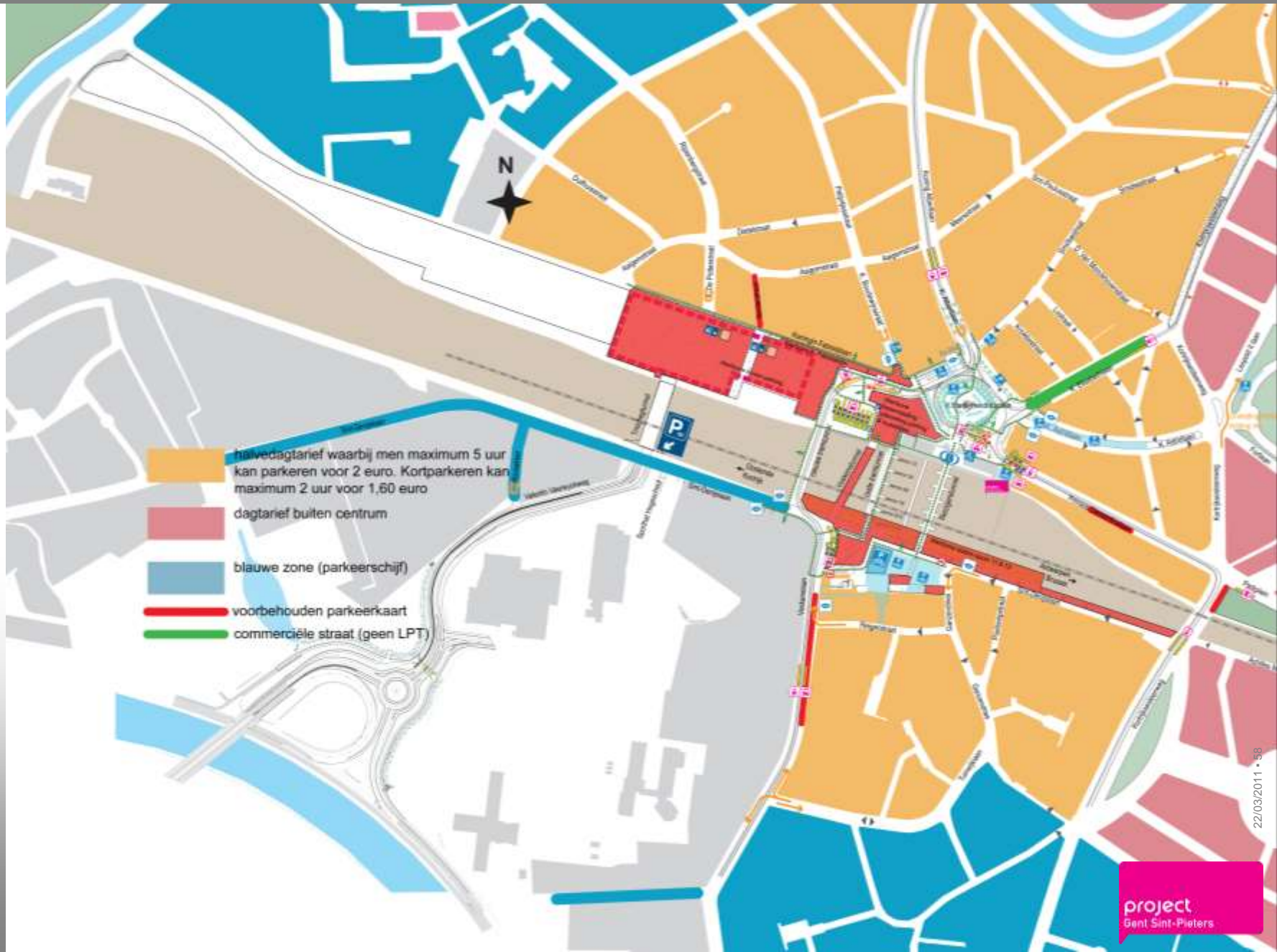
# Zone C:



figuur | profiel groene rand thv C2

Koningin Fabiolalaan

# Parkeren

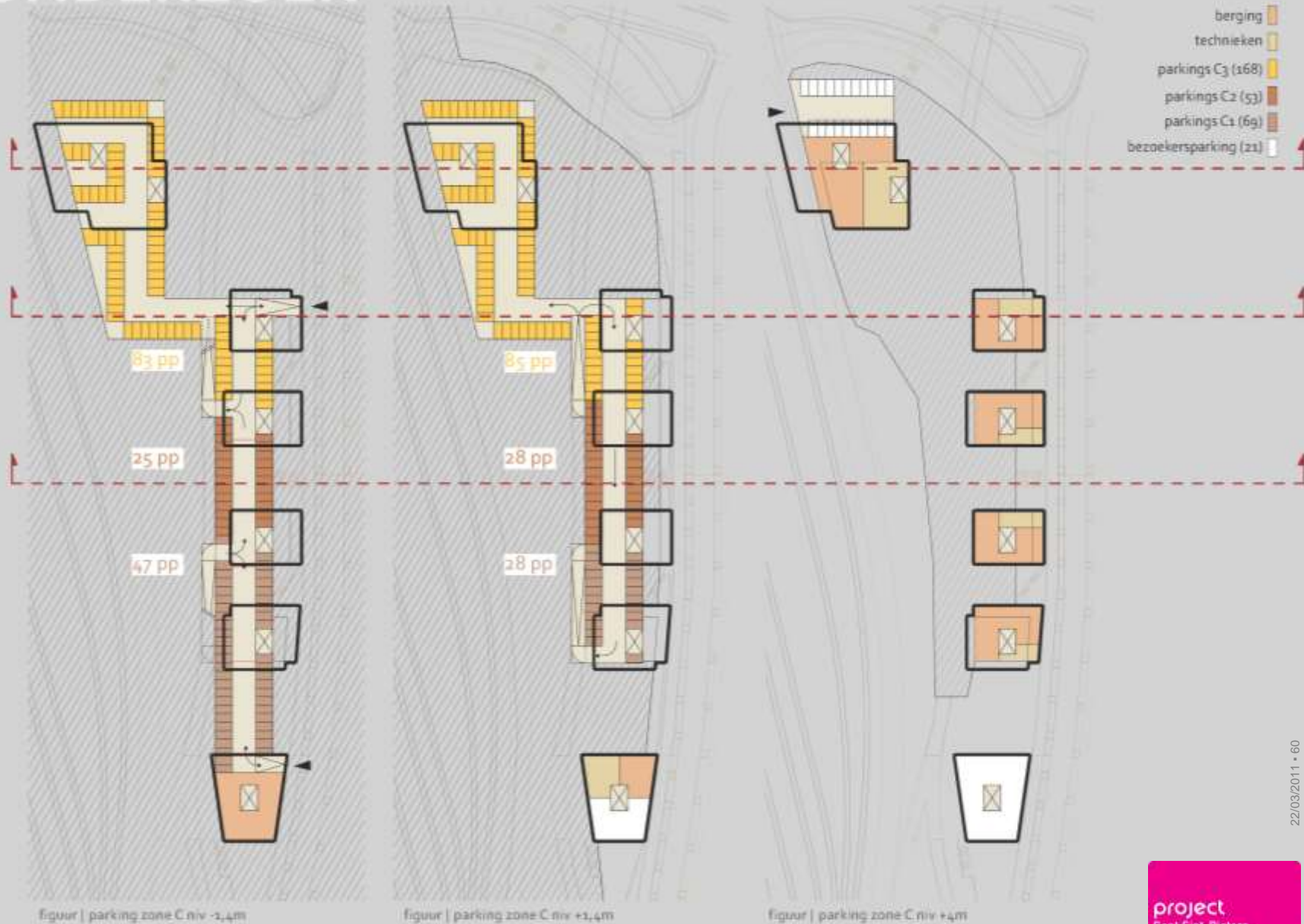


# Parkeren



# Parkeren

## ONDERZOEK



# Einde



# Drie zones