

Olmenhof

Stedenbouwkundig plan
Participatiebijeenkomst II
5 oktober 2023



SVP

Uitgangspunten

- 120 intramurale woonunits + plintfuncties = ca. 10.000m² bruto
- Verouderde locatie -> Sloop-nieuwbouw project
- Relatie tussen Olmenstaete en Olmenhof is belangrijk



Bestaand gebouw



An aerial photograph of a residential neighborhood. In the center, a complex of three interconnected buildings is outlined with a white line. The buildings have a mix of grey, blue, and red facades. Surrounding this central complex are various other residential buildings, some with red facades, and several parking lots. The area is interspersed with green trees and grass. In the top left, there is a large green field, possibly a sports field or park. The overall scene is a dense urban environment with a mix of building styles and greenery.

Bestaand gebouw

Locatie Kenmerken



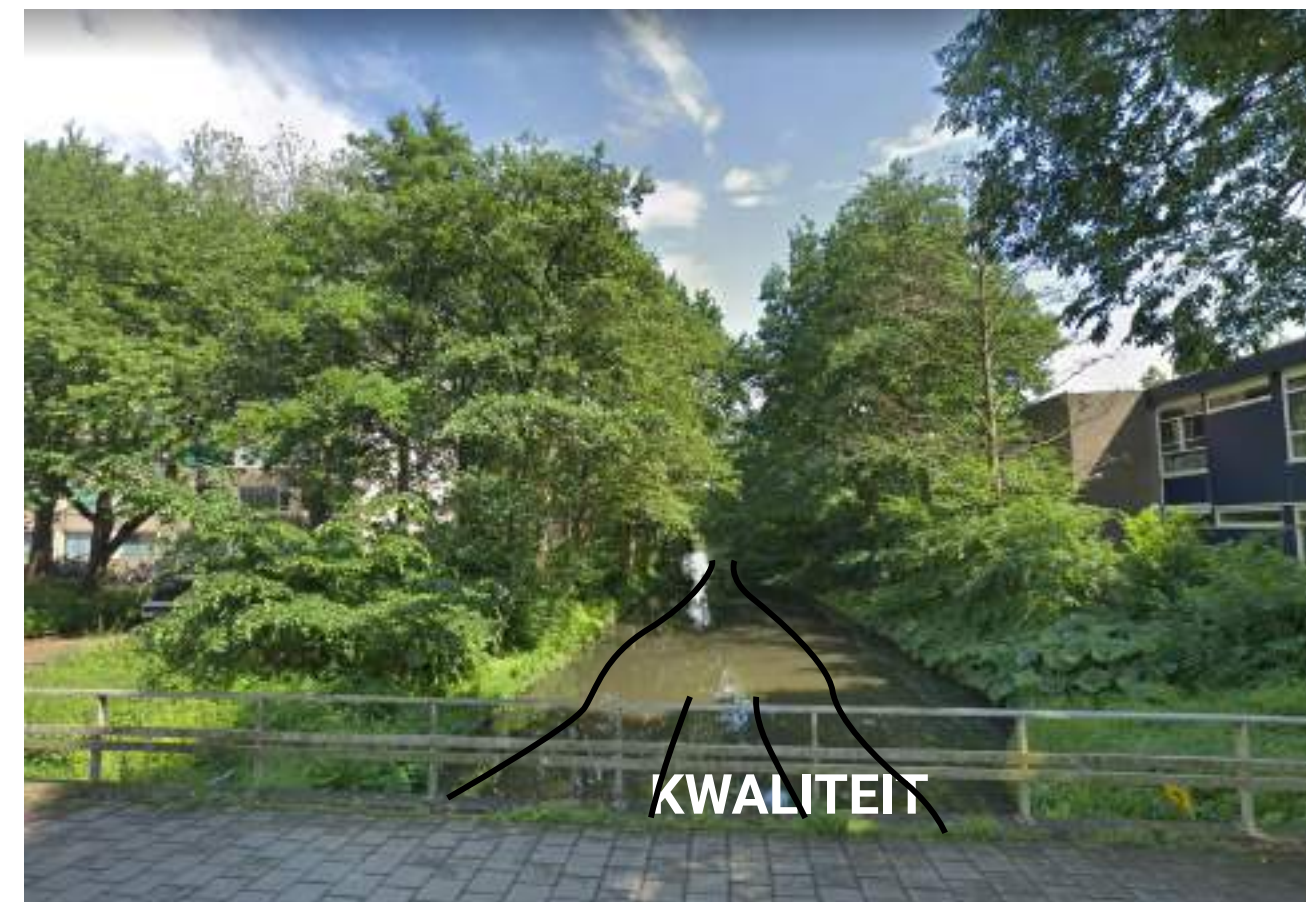
Olmenhof - te slopen gebouw



Olmenstaete - de buren



Bestaande kwaliteit: volwassen solitaire bomen



Bestaande kwaliteit: waterstructuur



Verbinding met groenstructuur



Verbinding met groenstructuur

Randvoorwaarden

- Adres aan de Landtong
- De bestaande toegang naar het parkeerterrein als “achterdeur”
- Accent aan de zuidwestkant
- Veel groen en bezonning versterken
- Het bestaande groen te verbinden
- Kavel tot de grens benutten vanwege programma



Ambities



groen kwaliteit

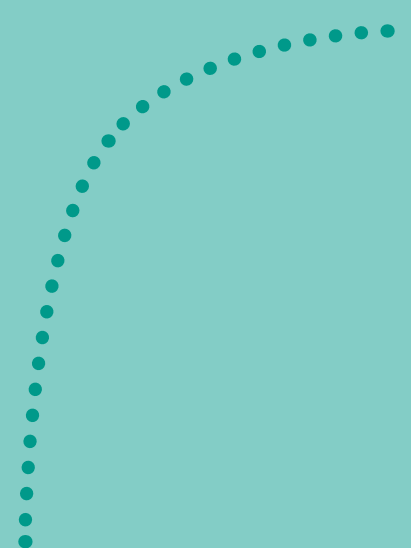


verbonden met de
omgeving



ruimte voor senioren in
Amstelveen

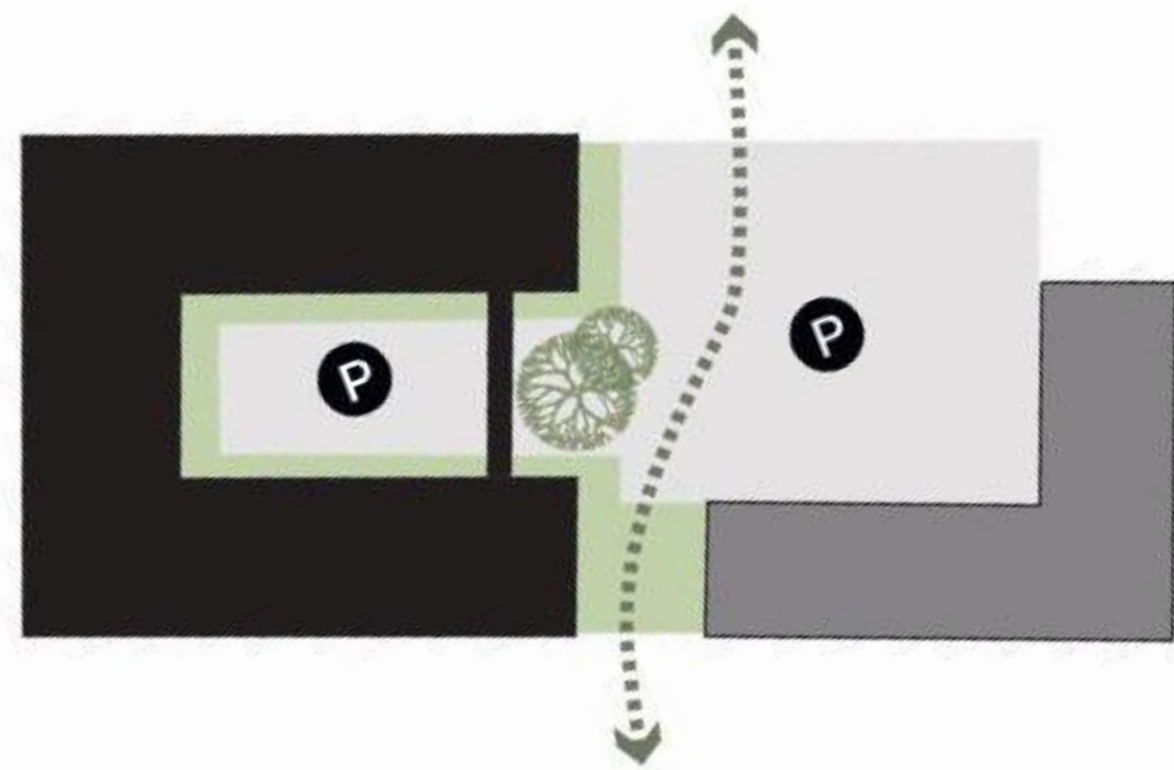
Participatie bijeenkomst I
(12 april 2023)



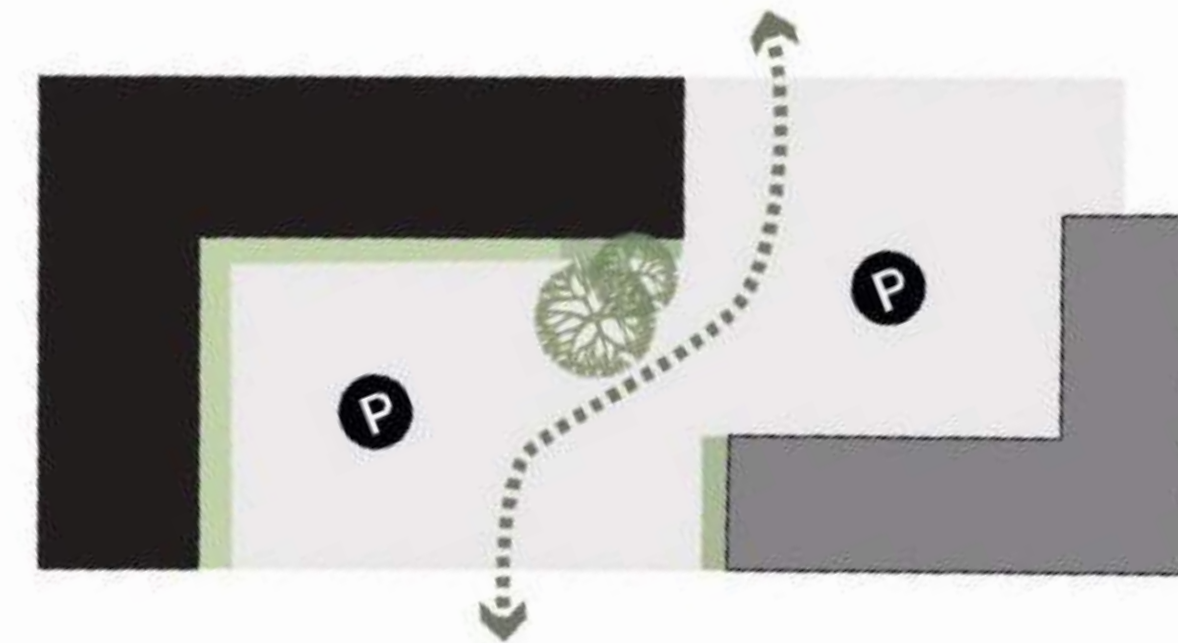
Eerste verkenning:

Twee bestudeerde concepten

Twee concepten

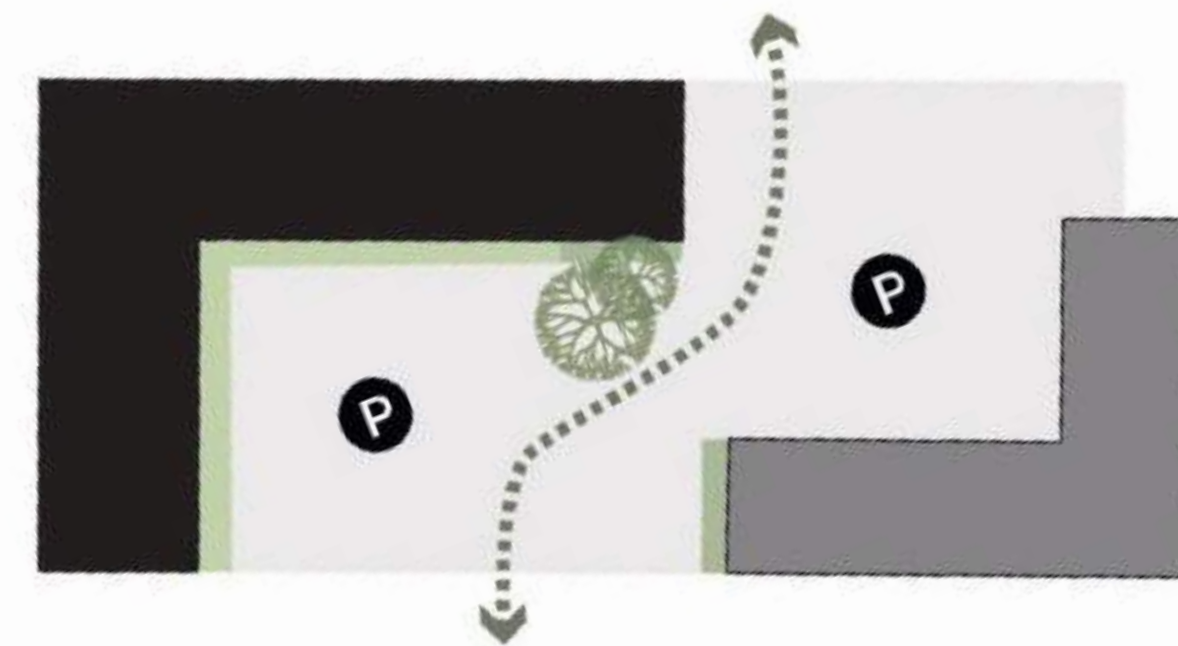
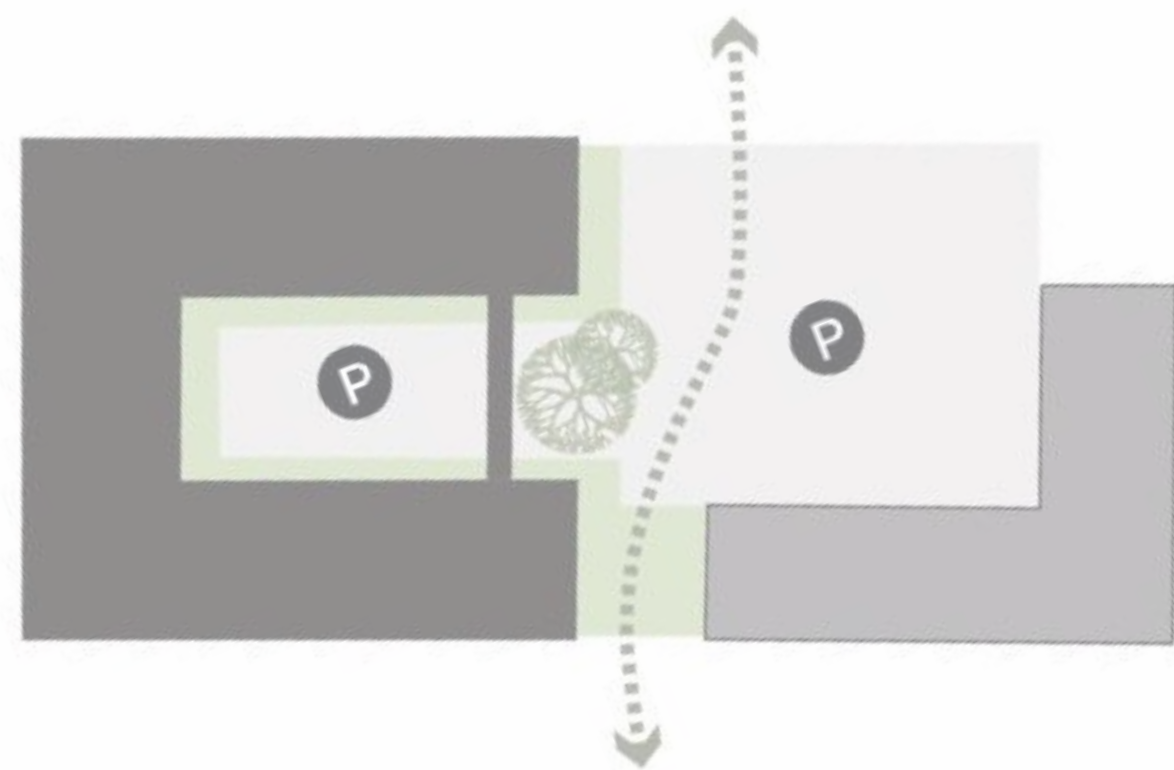


Cosy C

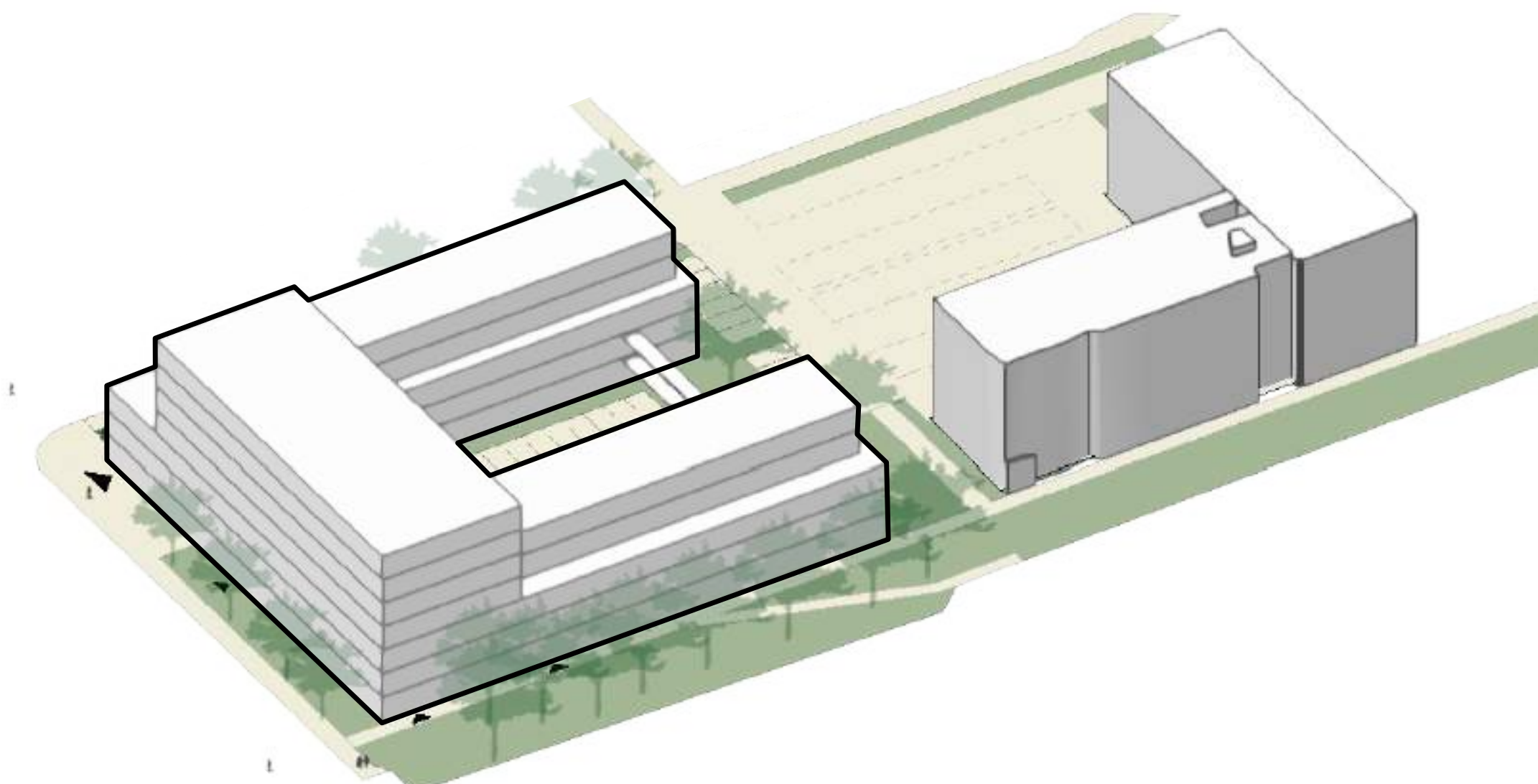


Dubbel L

Maar gespiegeld?

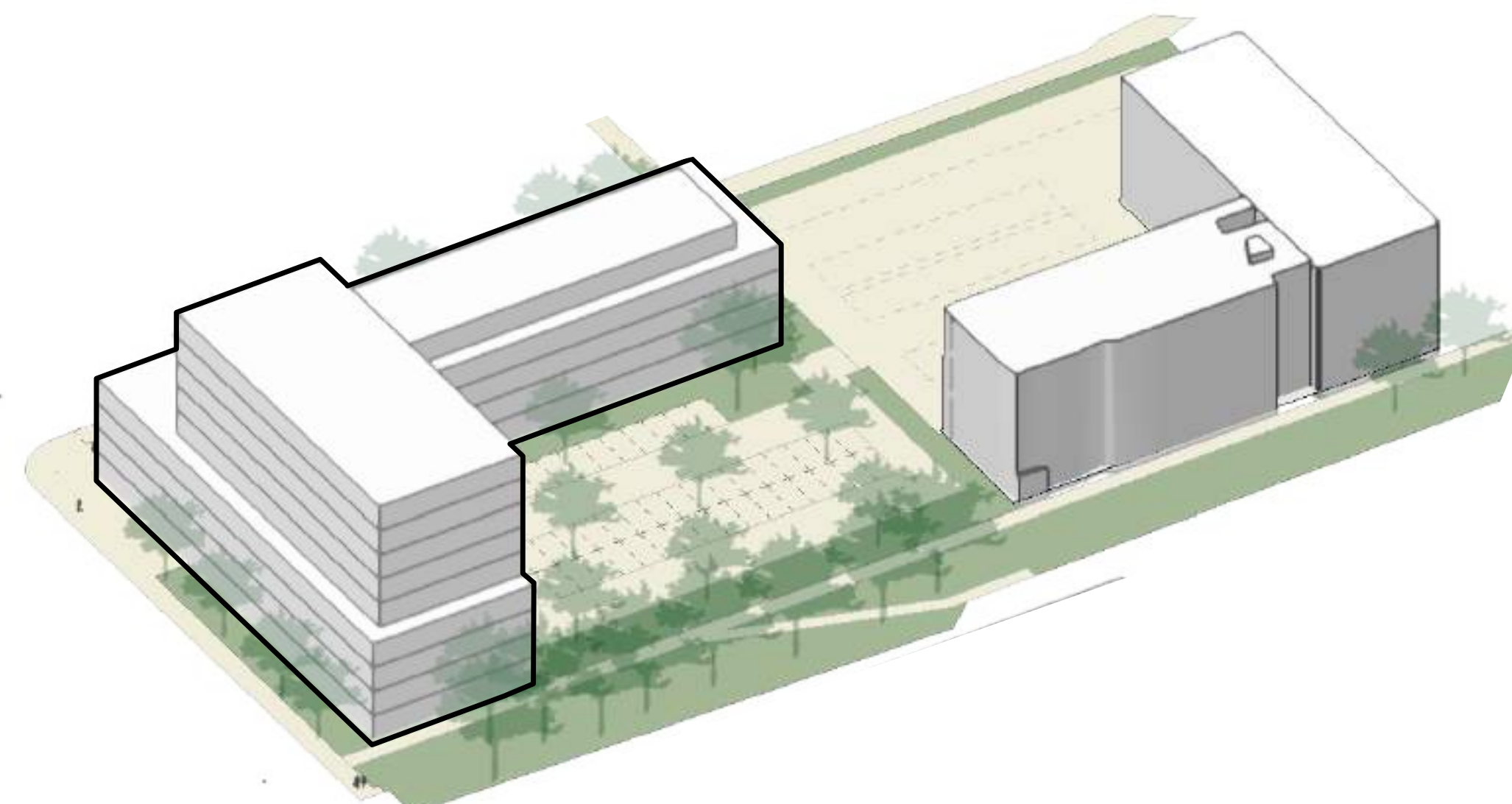


Dubbel L



Cosy C

- Grote footprint
- 5 en 7 lagen
- Plint van 3 bouwlagen
- Klein intiem hof

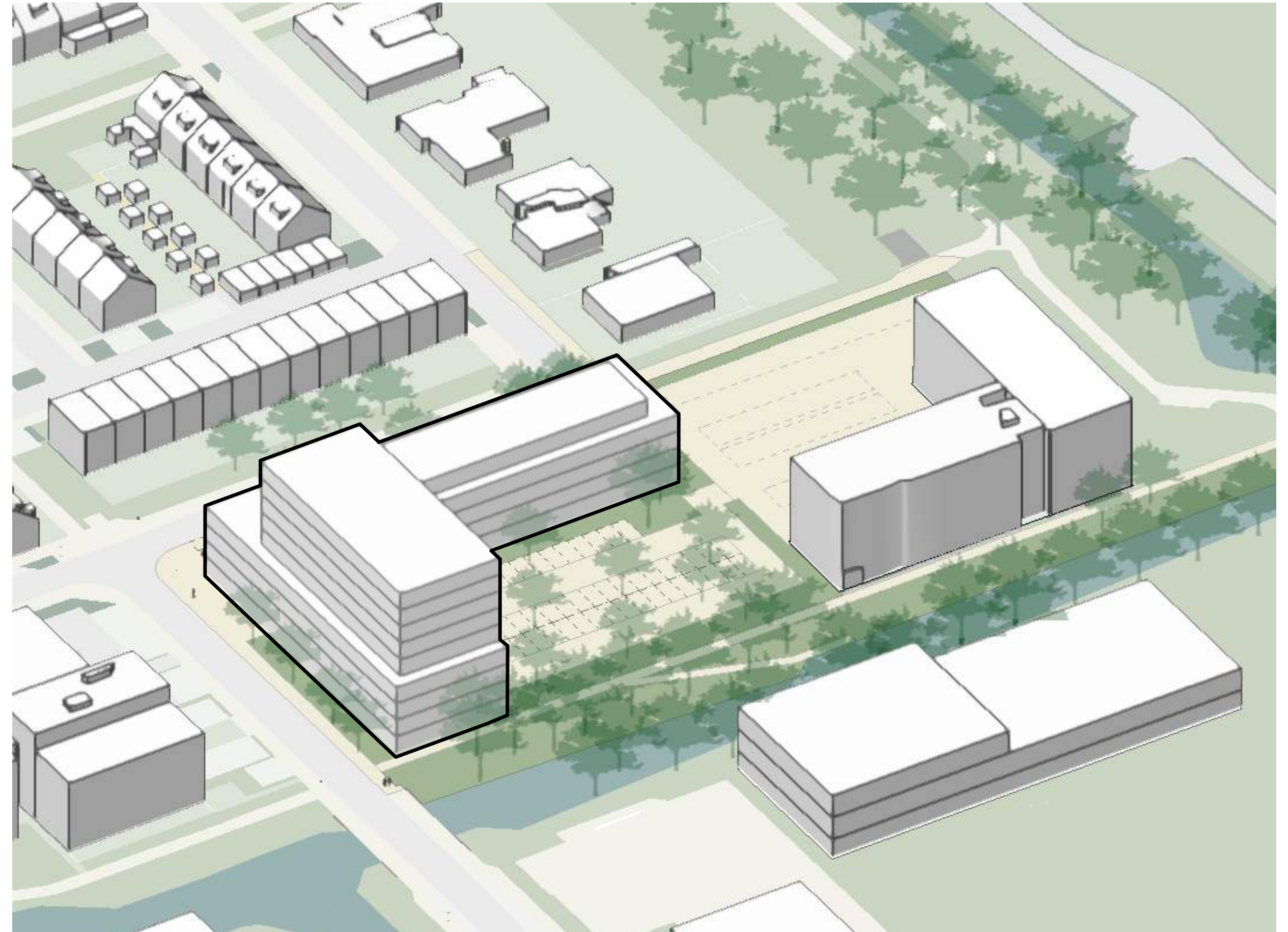


Dubbel L

- Minimale footprint
- 5 en 9 lagen
- Plint van 4 bouwlagen
- Groot hof aan het groen

Input Participatiebijeenkomst I in grote lijnen

- Zorgen over **schaduwwerking en uitzicht**
- Zorgen over een te **fors volume, te hoog**
- Zorgen over **privacy, inkijk**
- Zijn er nog **andere vormen** mogelijk?
- Meer **functies voor de buurt** in de plint.
Buurtrestaurant functie is juist een goede invulling, dit helpt tegen **eenzaamheid**.
- Biedt ruimte voor **bomen en groen!**
- Zorgen over **verkeer en logistiek**.



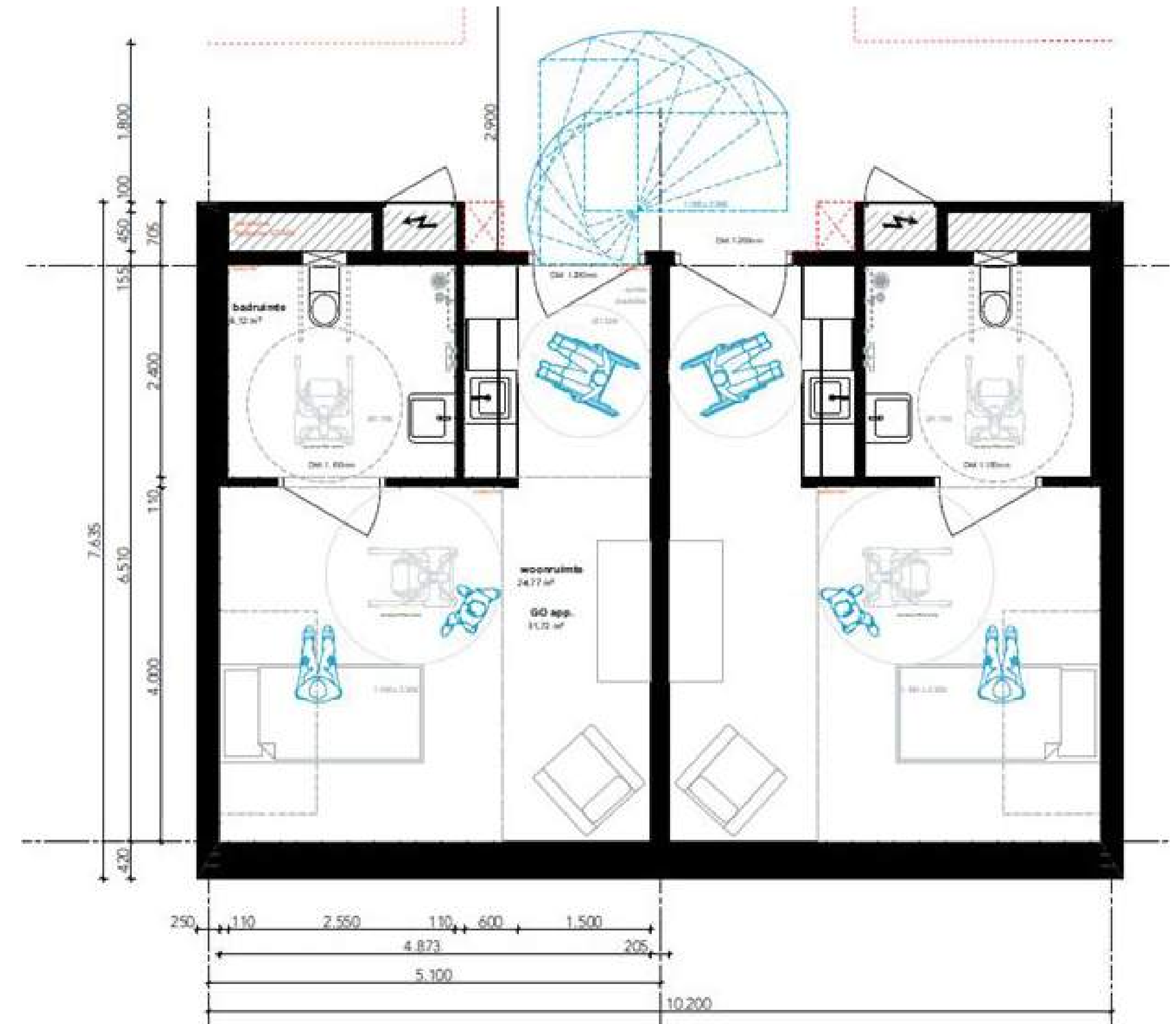
Input Brentano in grote lijnen

- Studio's van 31.7m²
- Het wordt een verpleeghuis zodat senioren in Amstelveen mogelijkheid tot verhuizing naar verpleeghuis houden
- Wenselijk ondersteunende functies en / of Buurtrestaurant op de beganegrond



10%

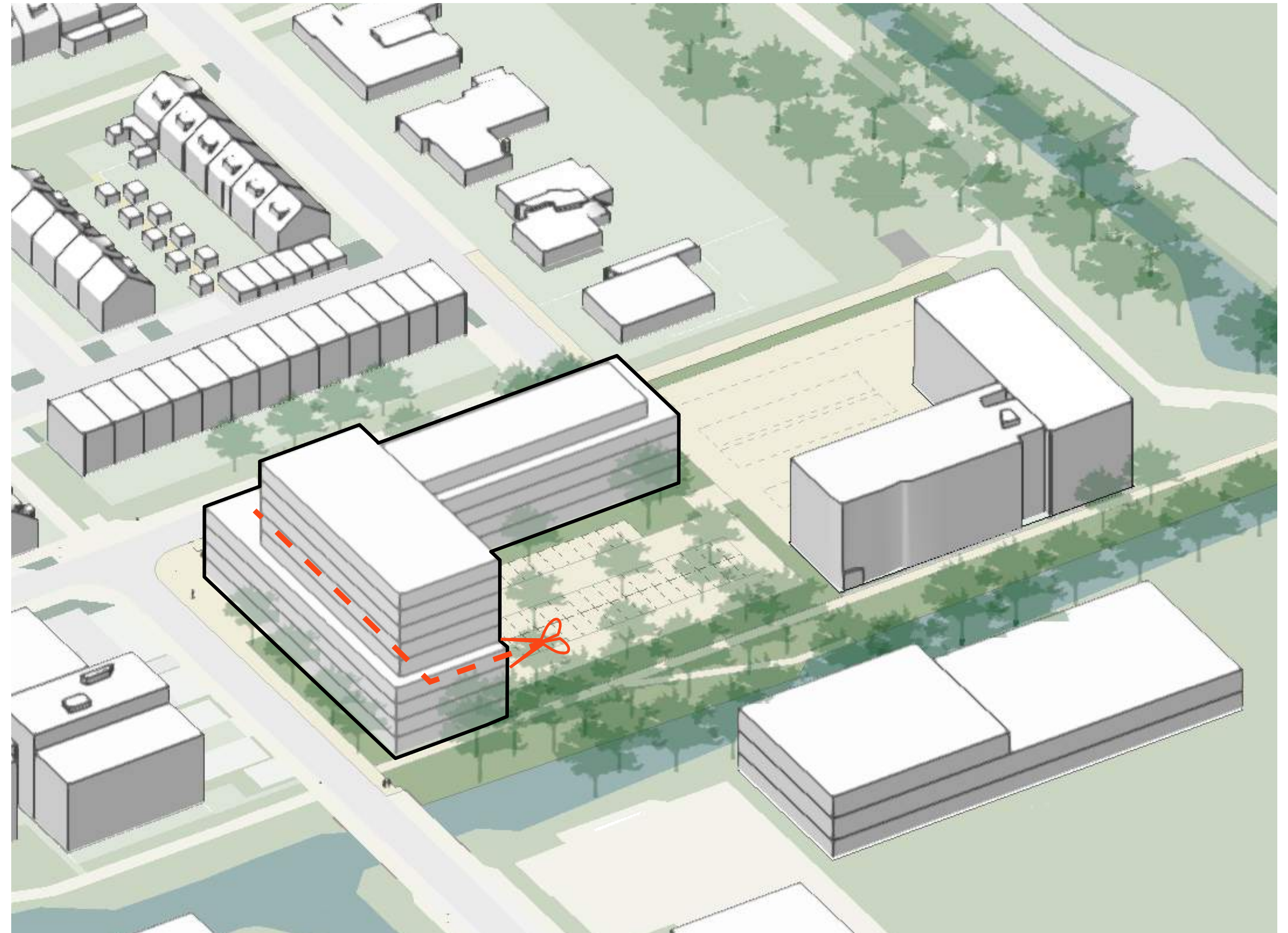
KLEINER GEBOUW



Studio 31.72 m²

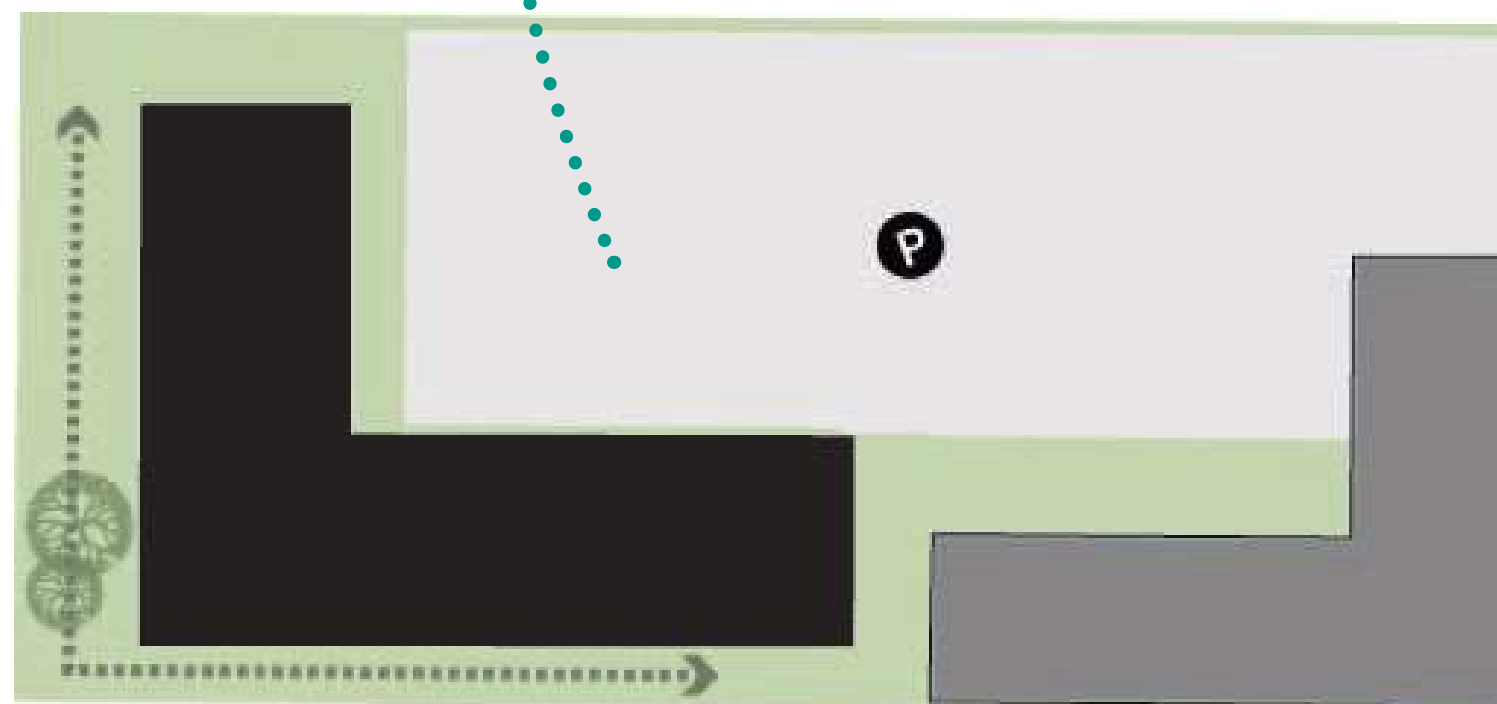
Input Gemeente

- Maximaal 6 verdiepingen overal



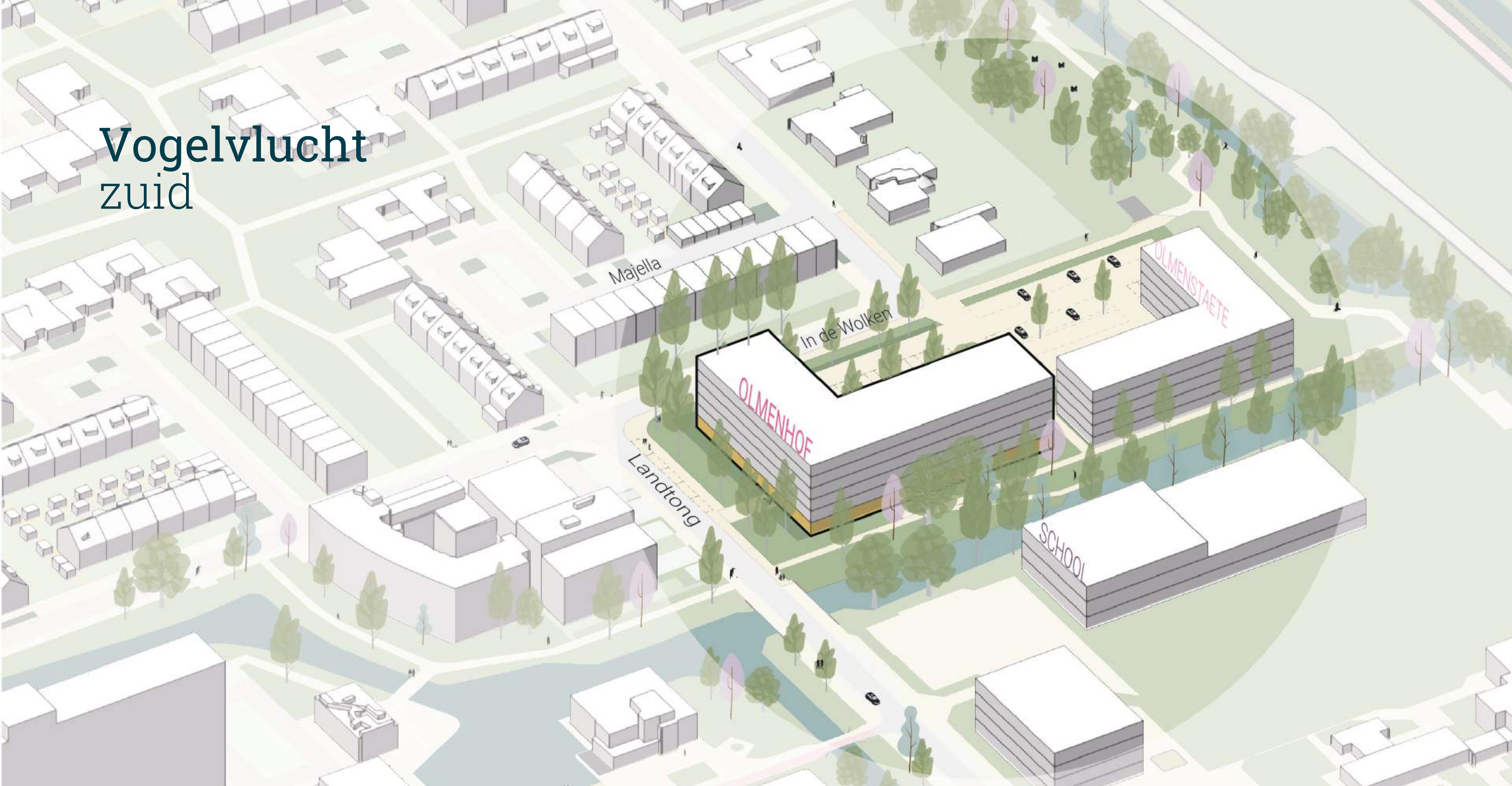
Verfijning modellen

Naar aanleiding van
bijeenkomst I



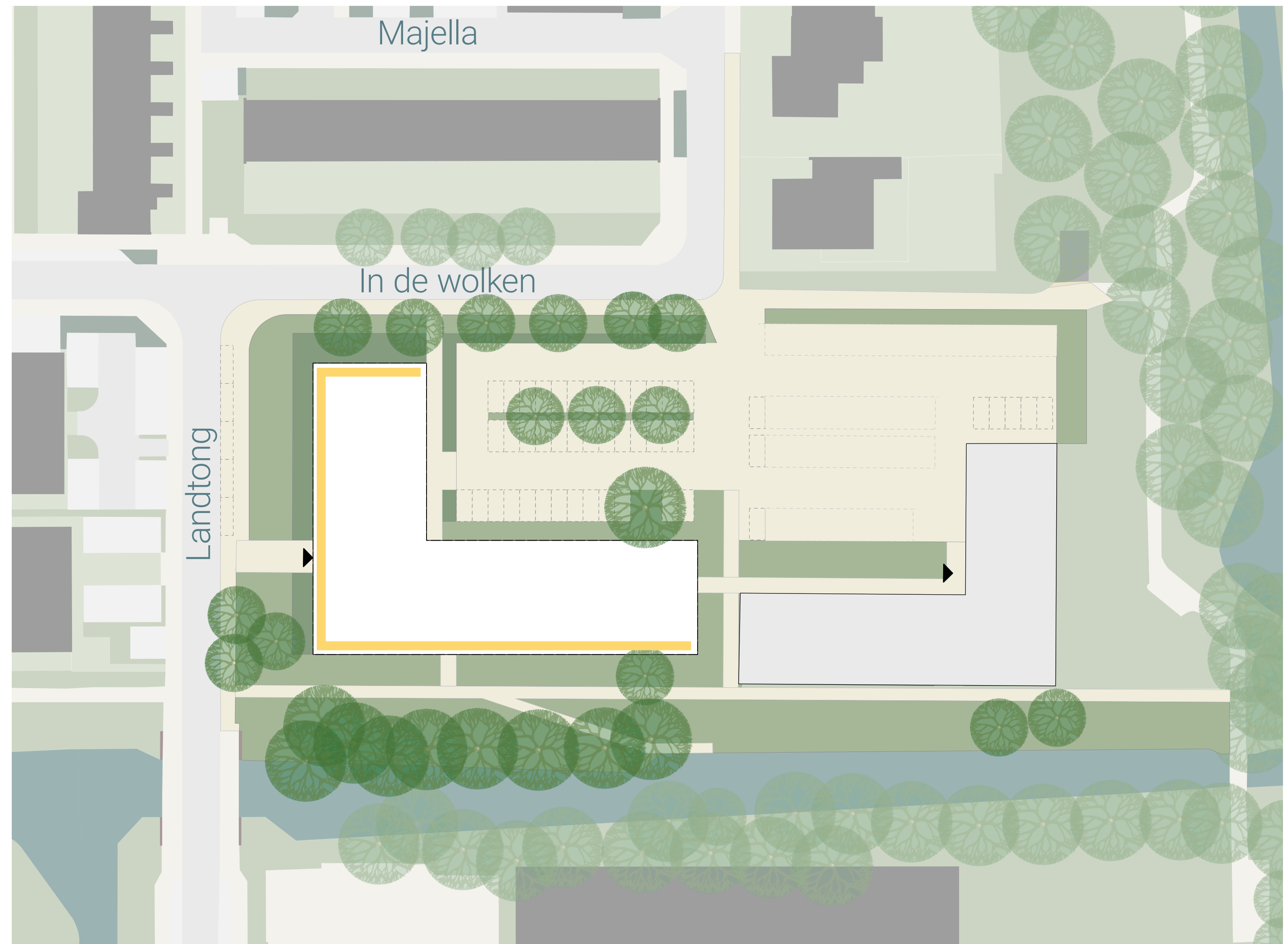
Dubbel L

Vogelvlucht zuid



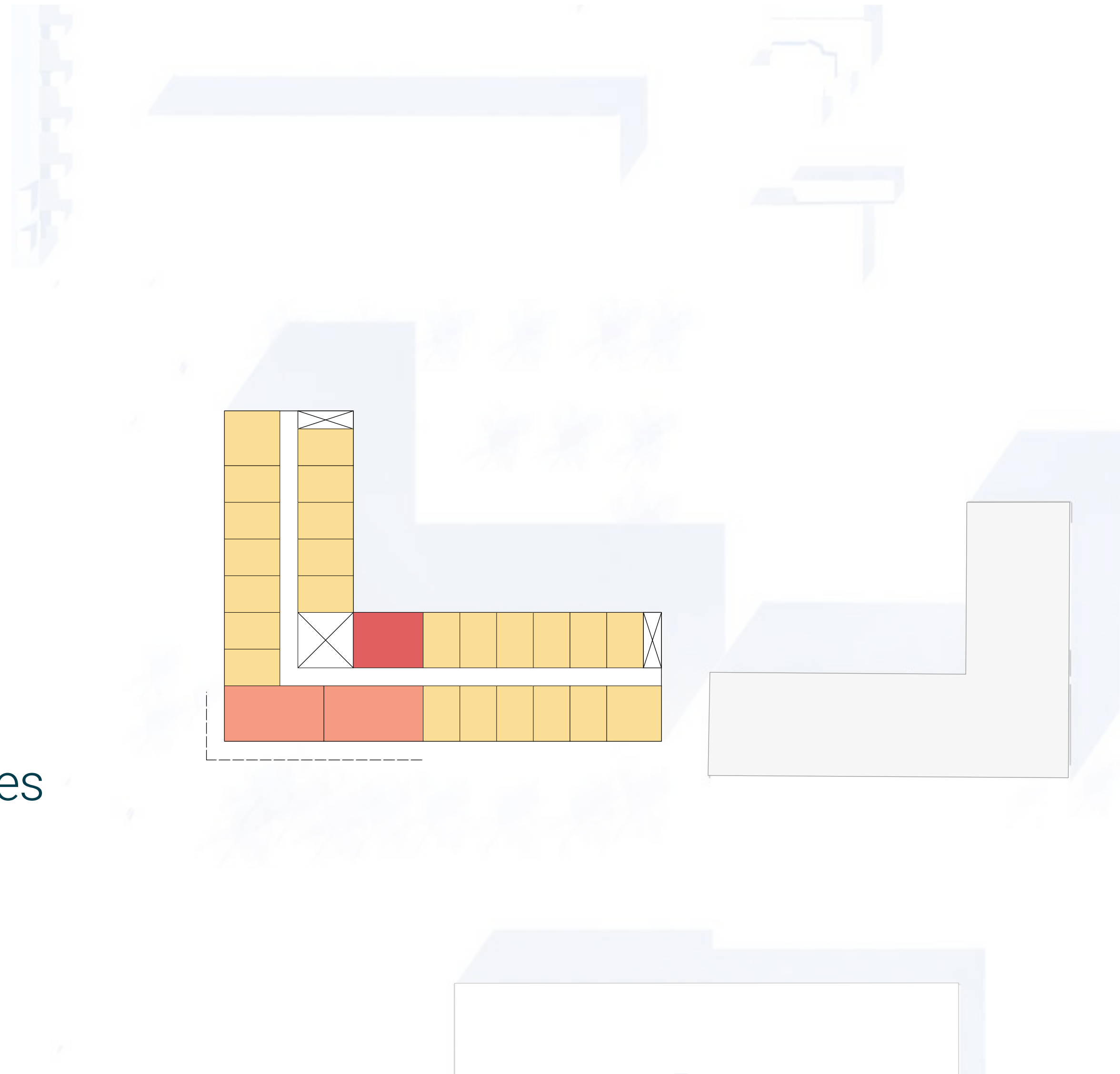
Plattegrond locatie

- Een groot gebaar samen met Olmenstaete
- Een groot oppervlakte aan parkeren
- Veel schaduw op eigen binnenhof
- Omkaderd met groen

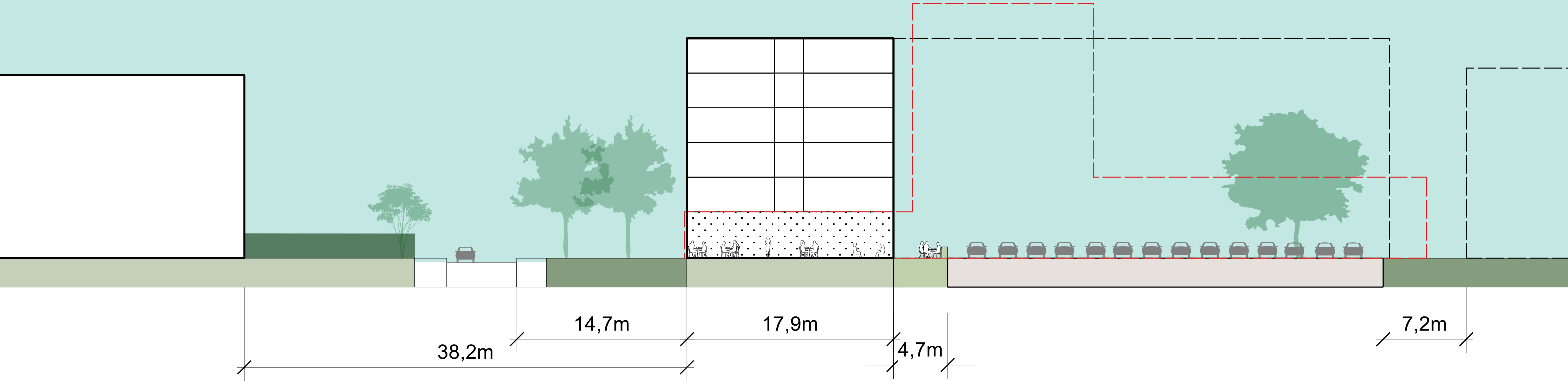


Plattegrond op de verdieping

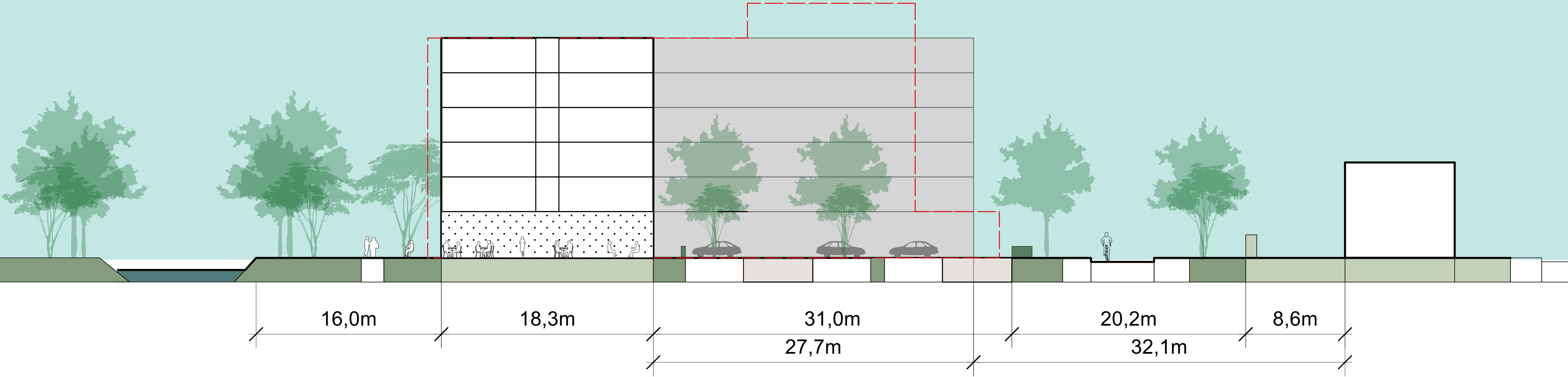
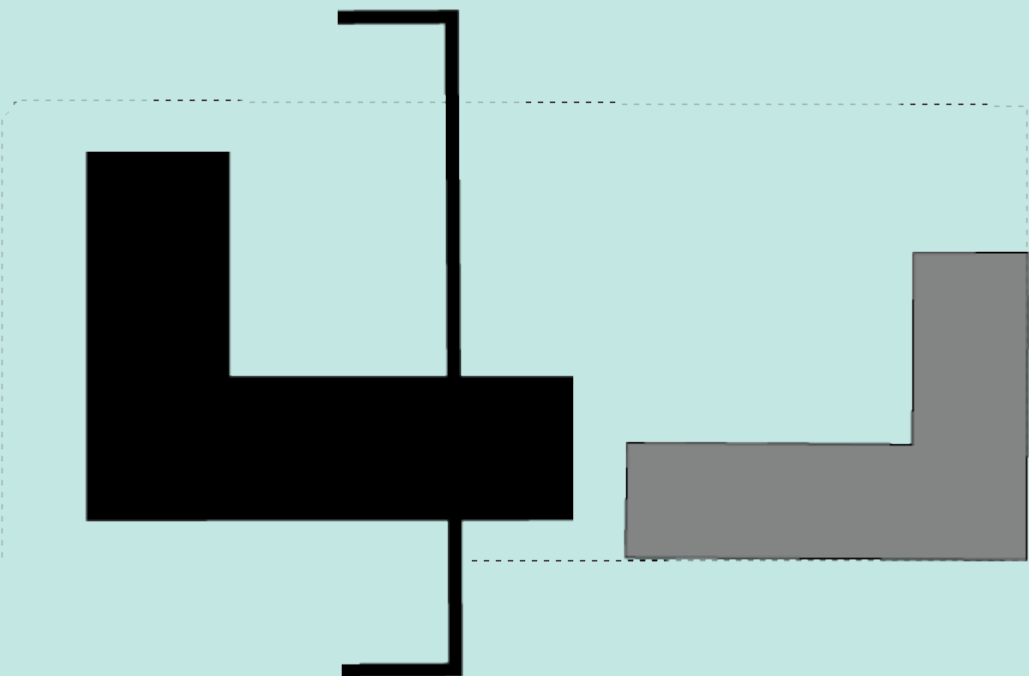
- 24 wooneenheden (2 groepen)
- 1 cluster ondersteunende ruimtes
- 2 woonkamers met terras



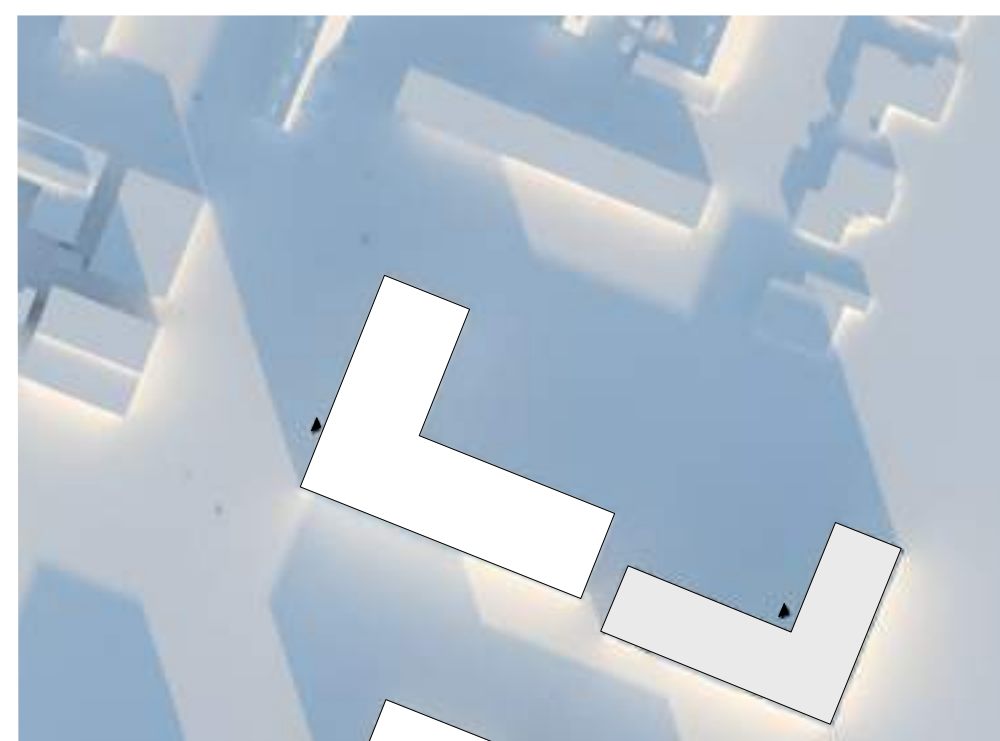
Doorsnede Landtong



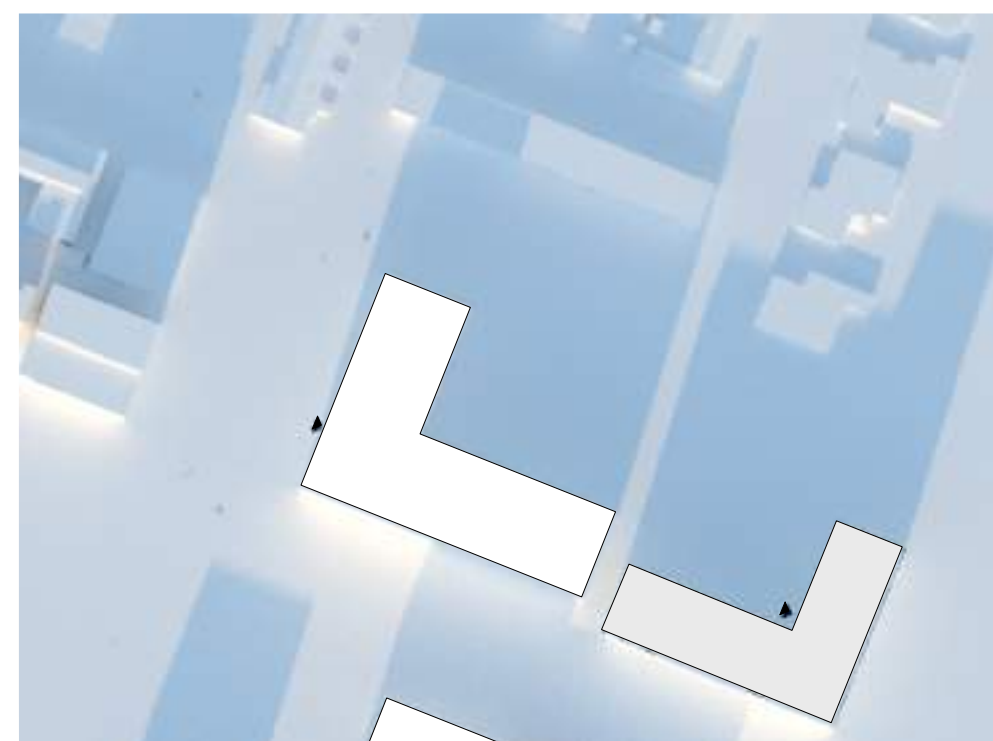
Doorsnede In de wolken



Bezinning 21 december



12:00



14:30



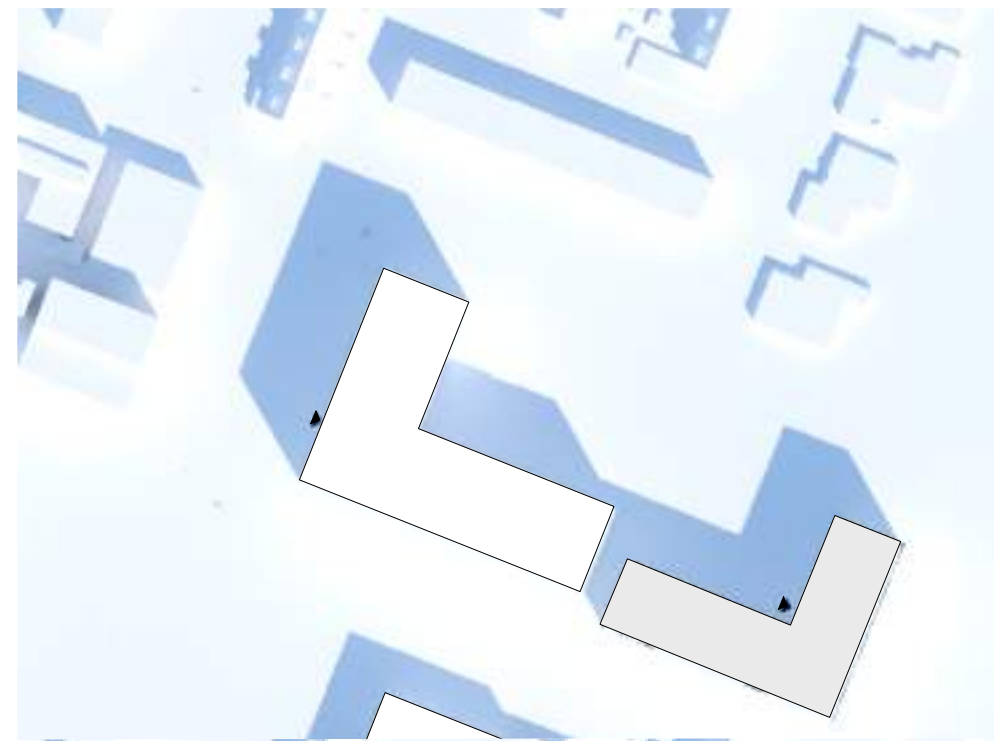
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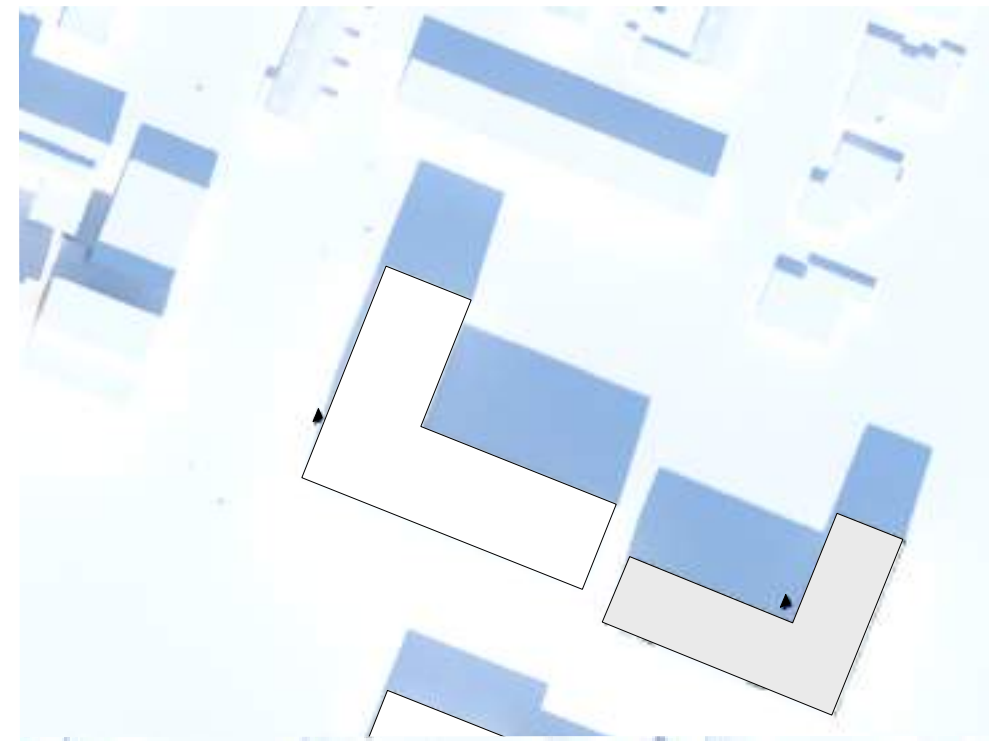
19:00



Bezinning 21 maart



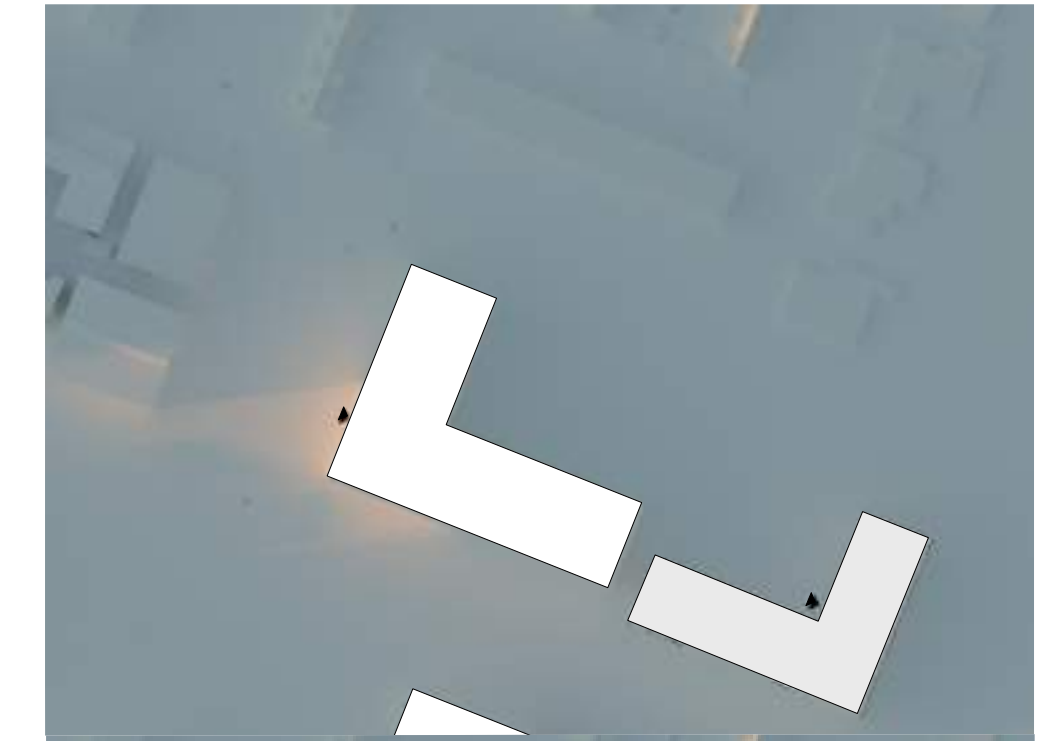
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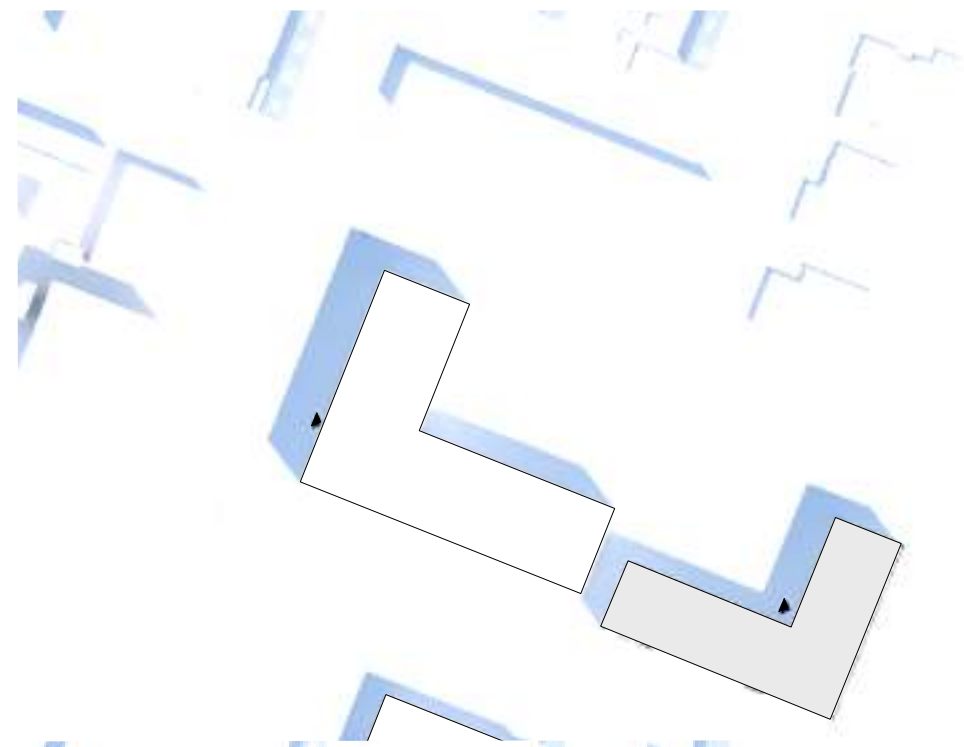


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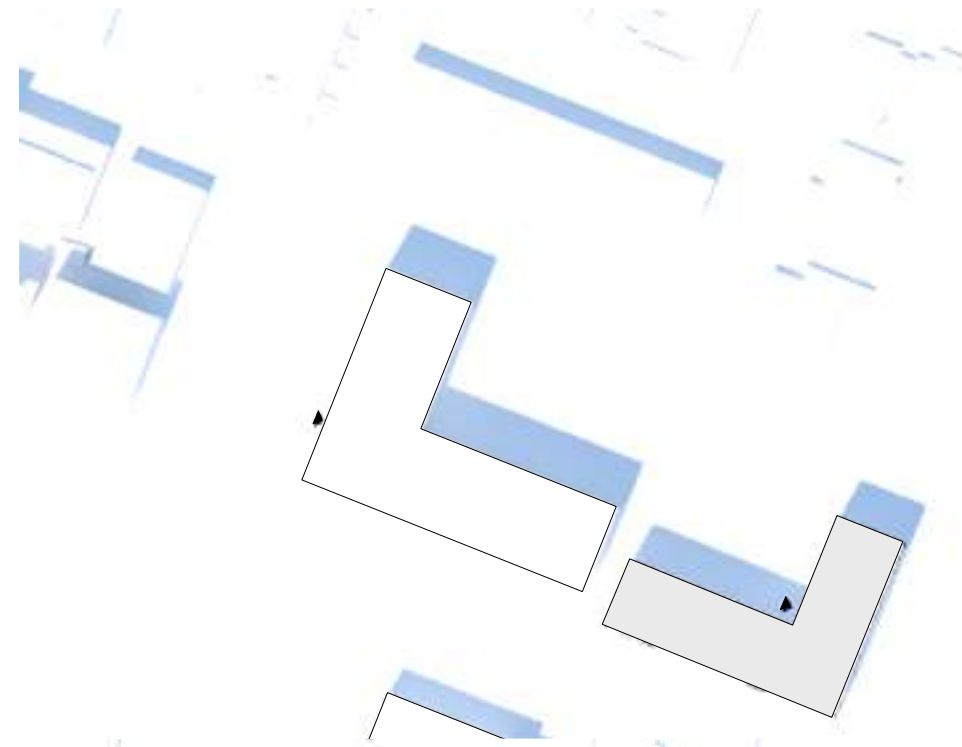
deels schaduw



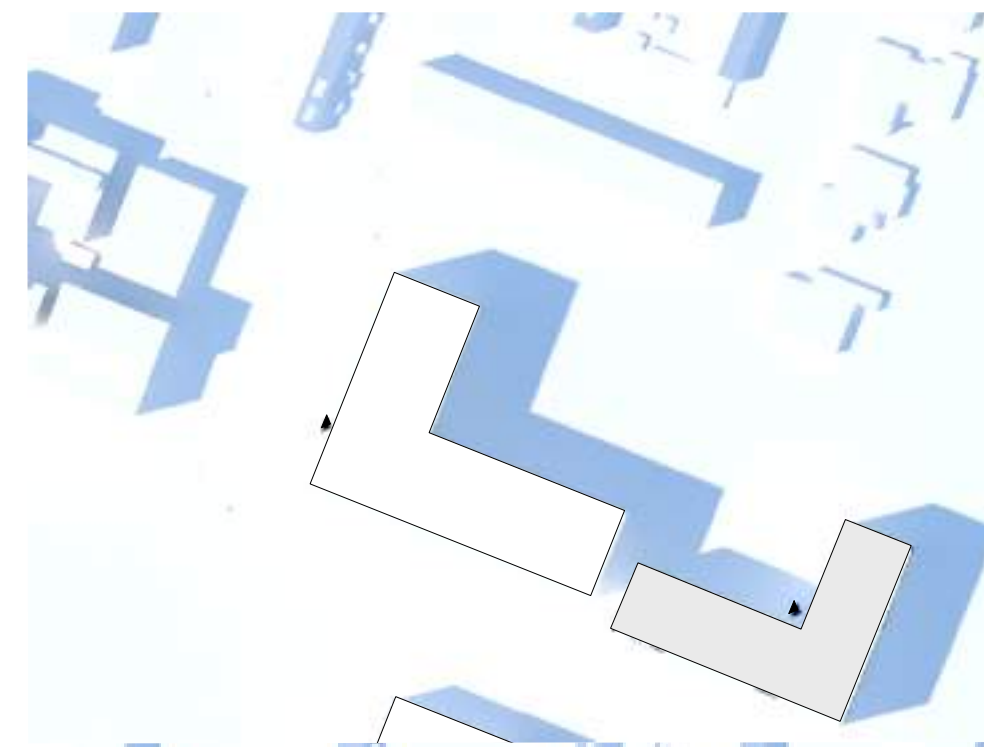
Bezozning 21 juni



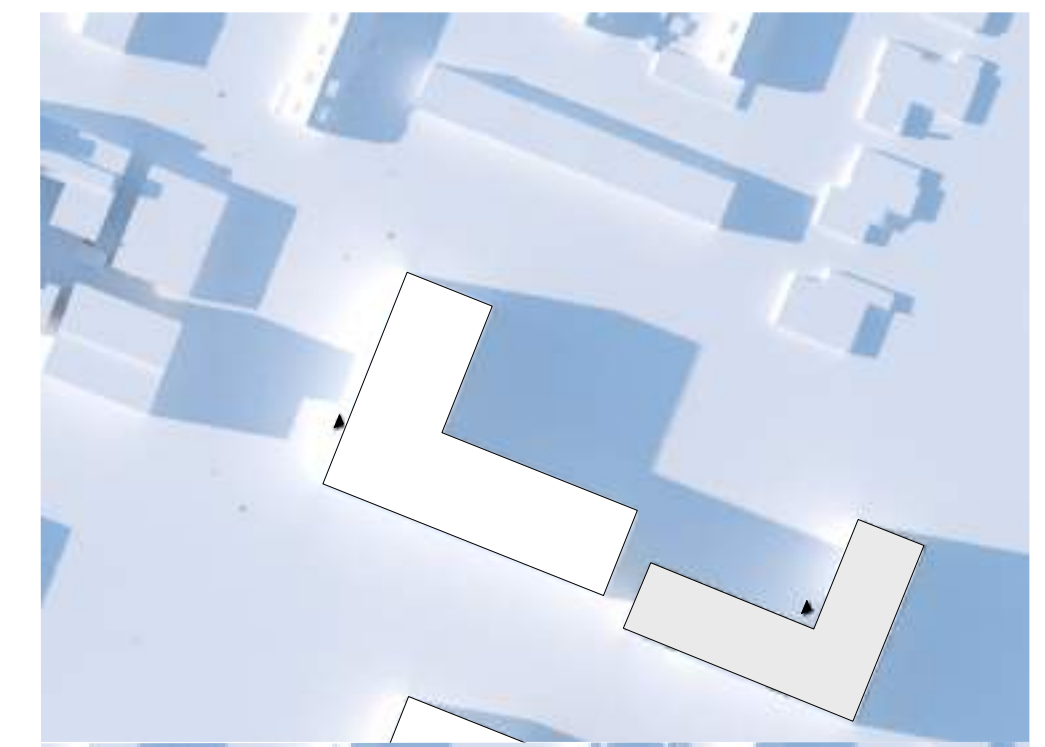
12:00



14:30



17:00



19:00

✓ geen schaduw bij bureu



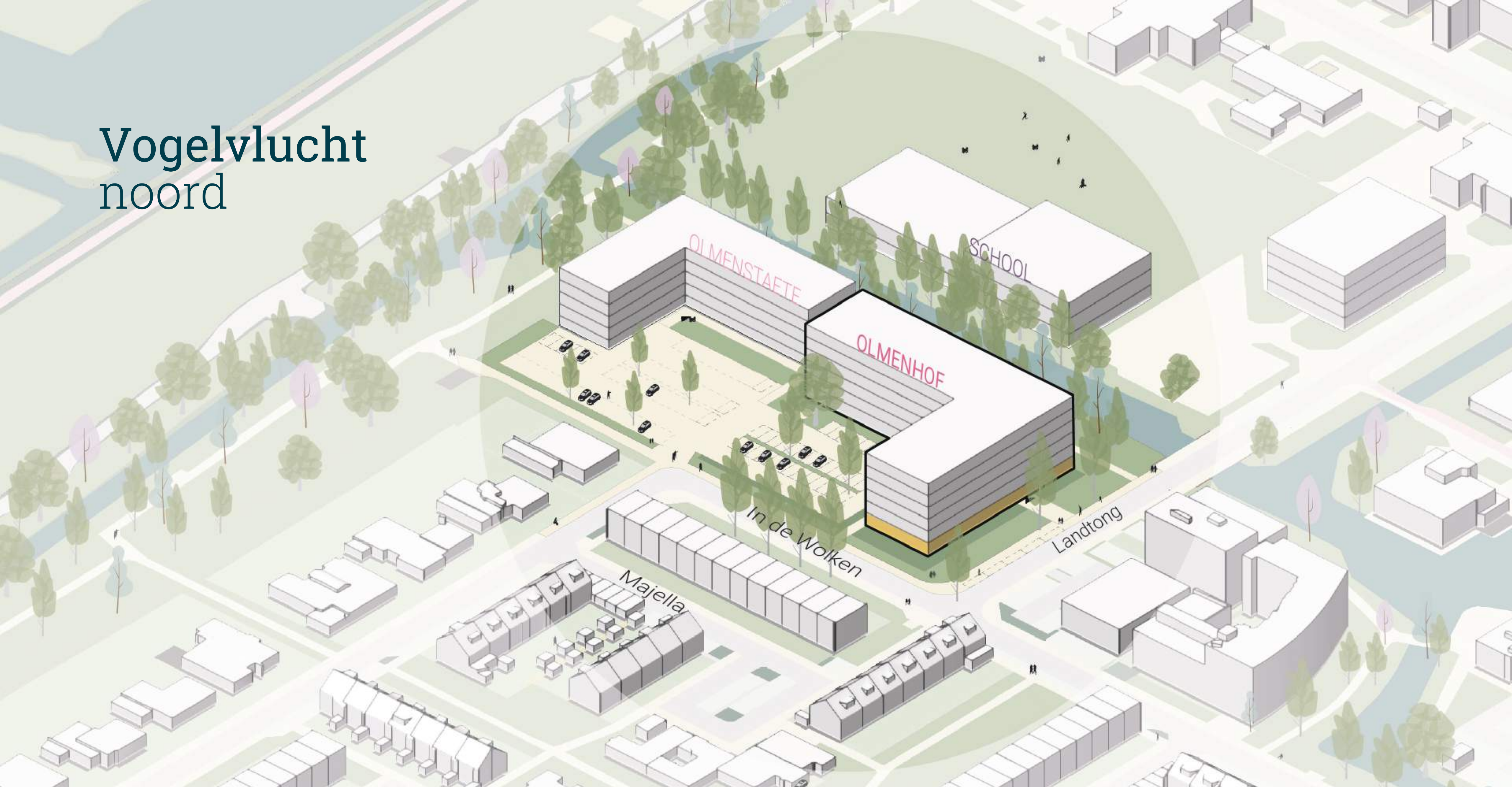
Voor



Na



Vogelvlucht noord



Aandachtspunten

het oogt als een masaal
complex

gebouwen te dicht op
elkaar

geen groene "plek"

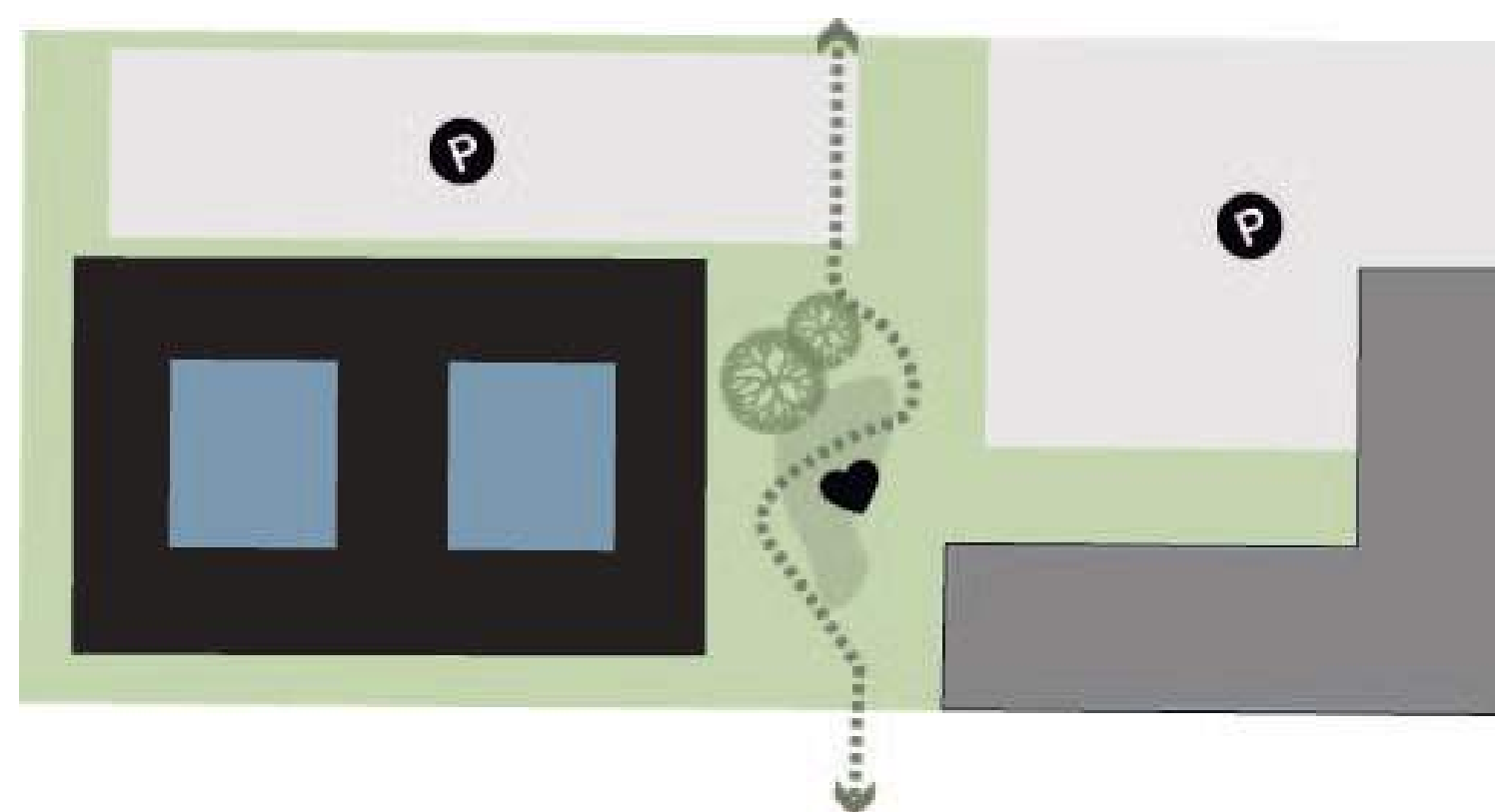
veel noord georien-
teerde woningen

een groot parkeerterrein

niet optimale platte-
grond voor de functie

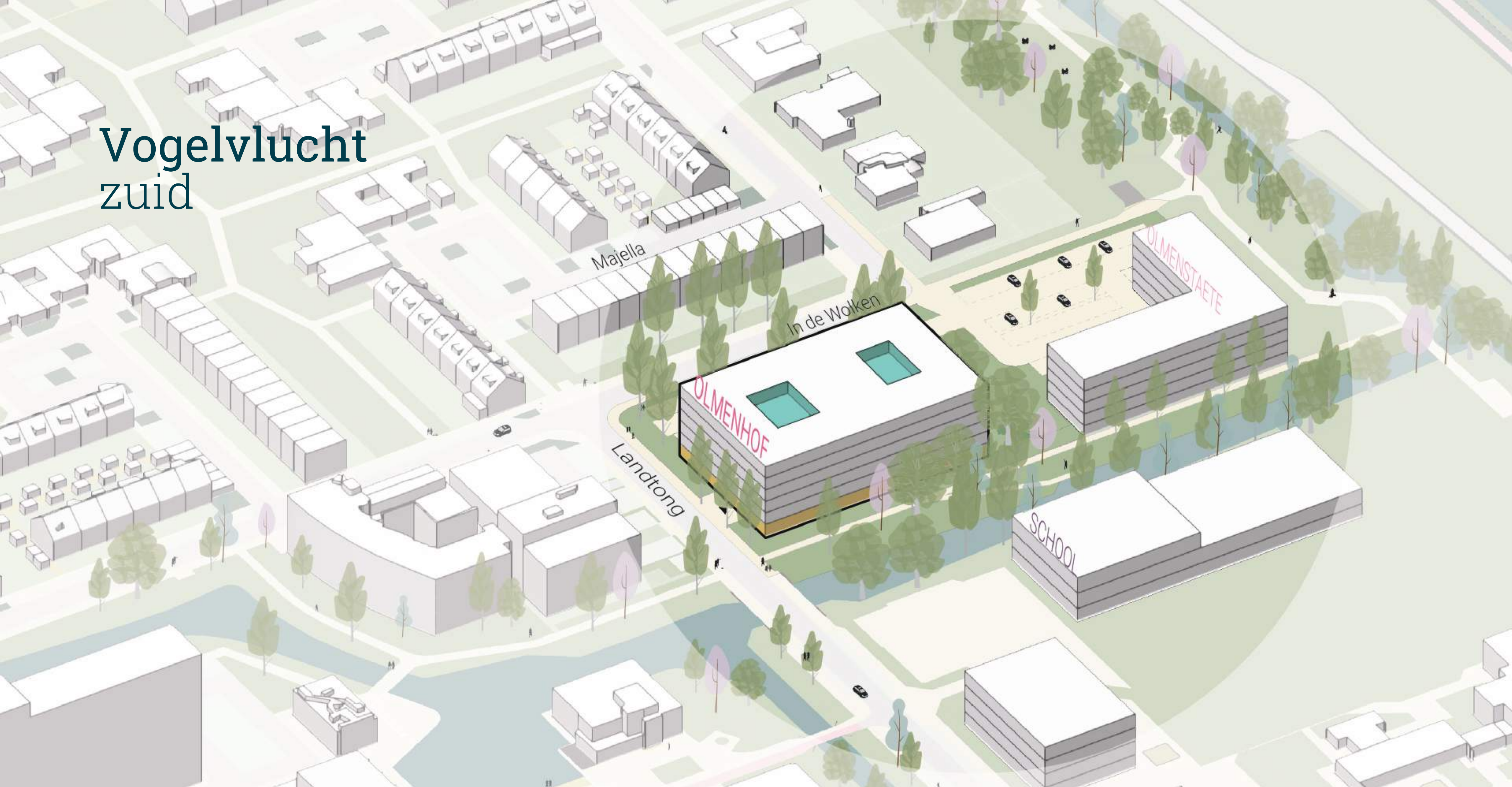
gebouw komt (te)dicht
bij de kavelgrens hier

Zoektocht naar een beter model



Atrium

Vogelvlucht zuid



Plattegrond locatie

- Complementair aan Olmenstaete in de kavel
- Parkeerterrein prominent aanwezig op straat niveau
- Afstand met In de wolken
- Een gemeenschappelijke plek in het groen voor bewoners van Olmenhof en Olmenstaete



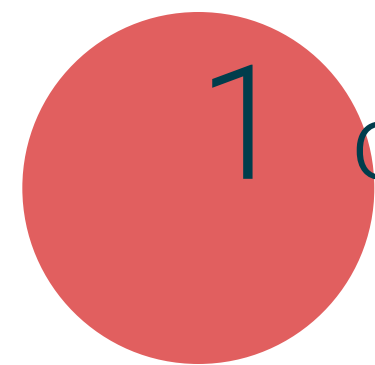
Plattegrond op de verdieping



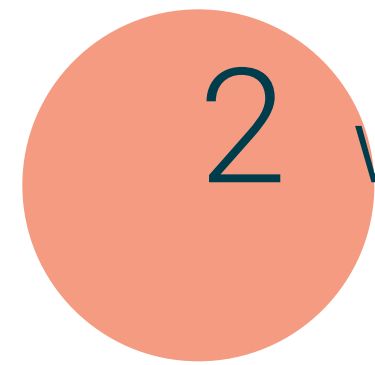
1 atrium



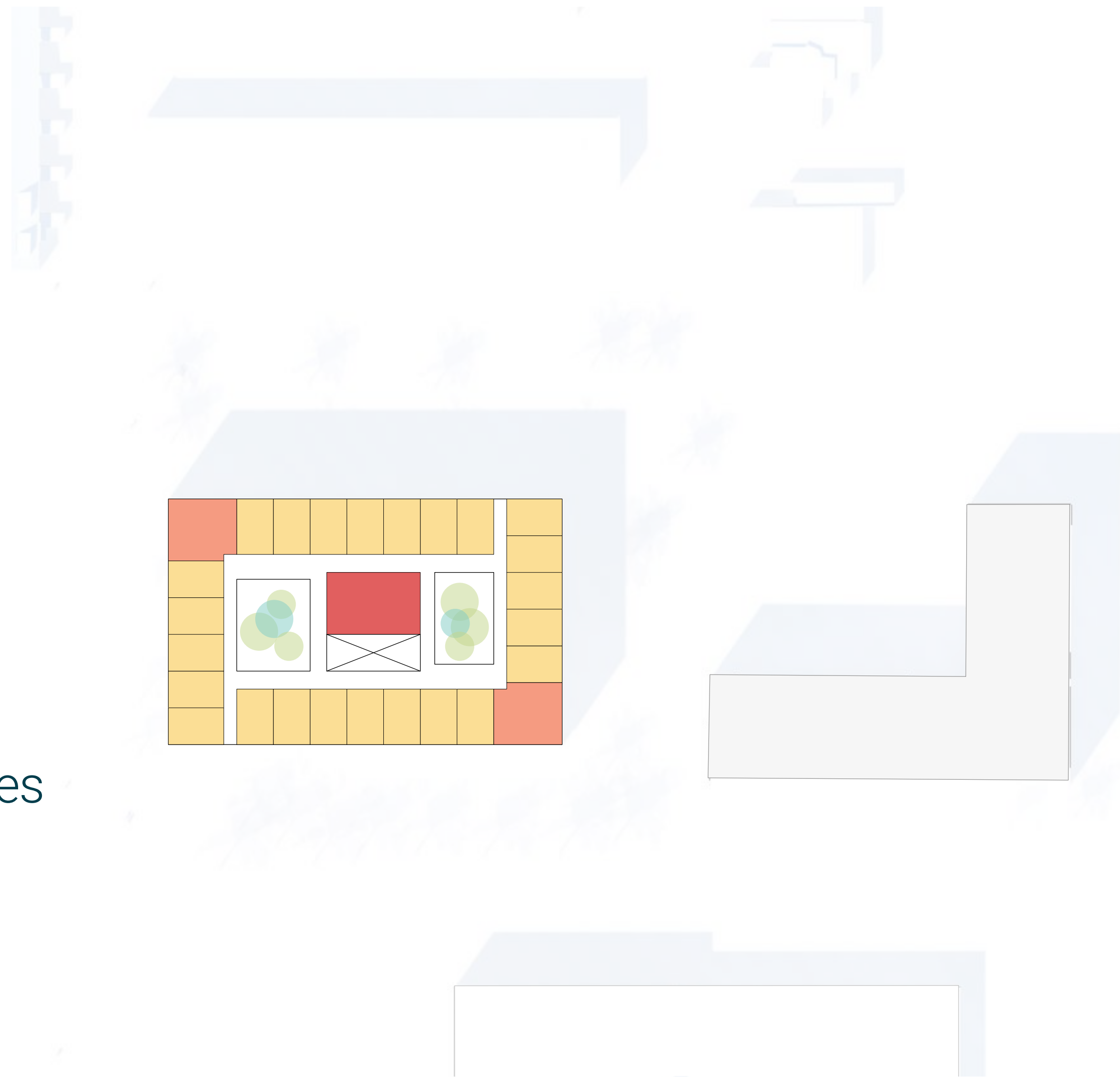
24 wooneenheden (2 groepen)



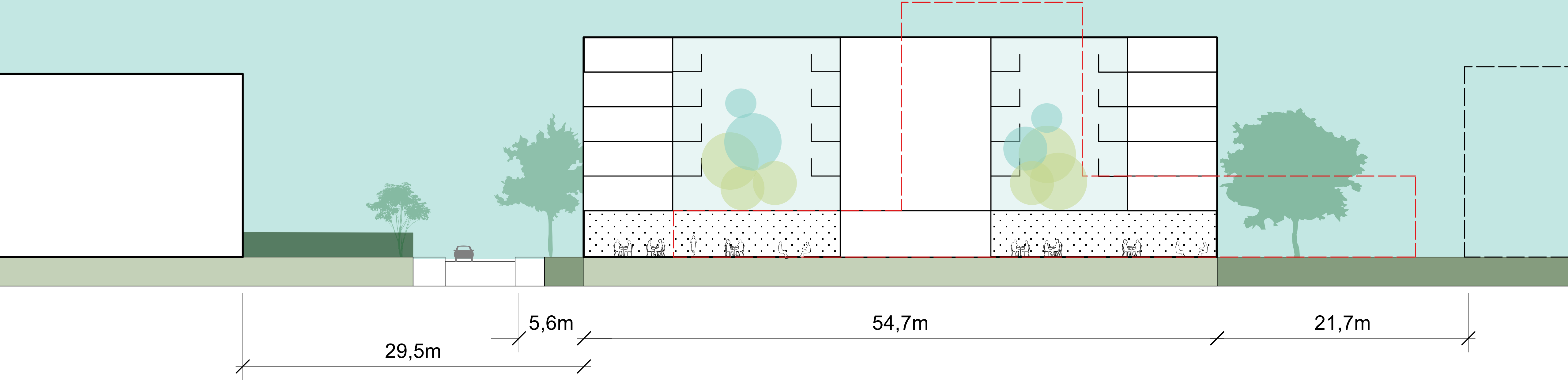
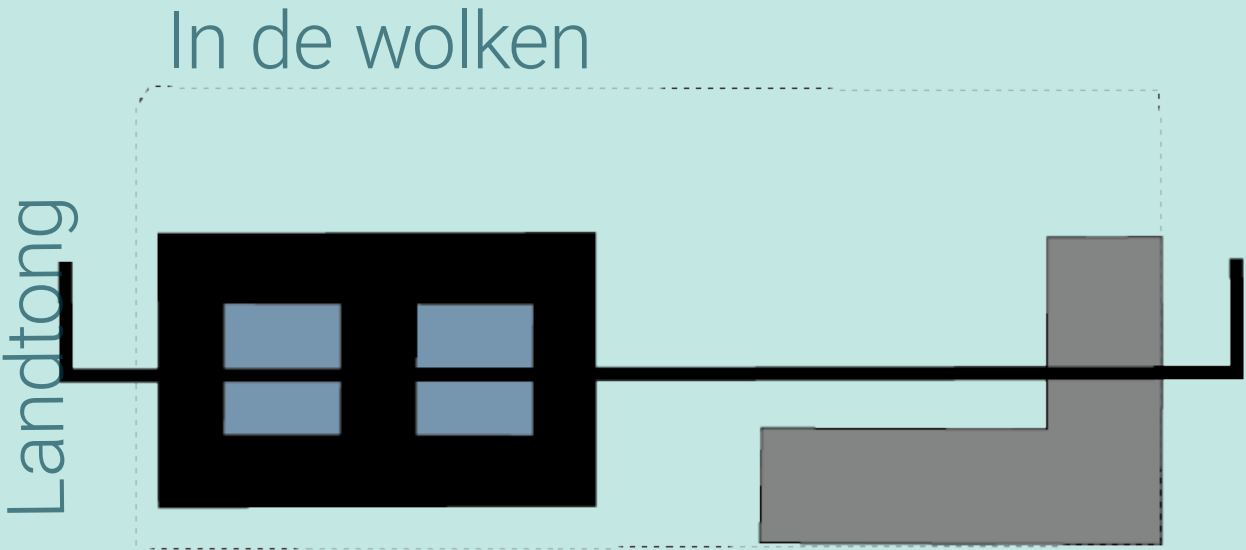
1 cluster ondersteunende ruimtes



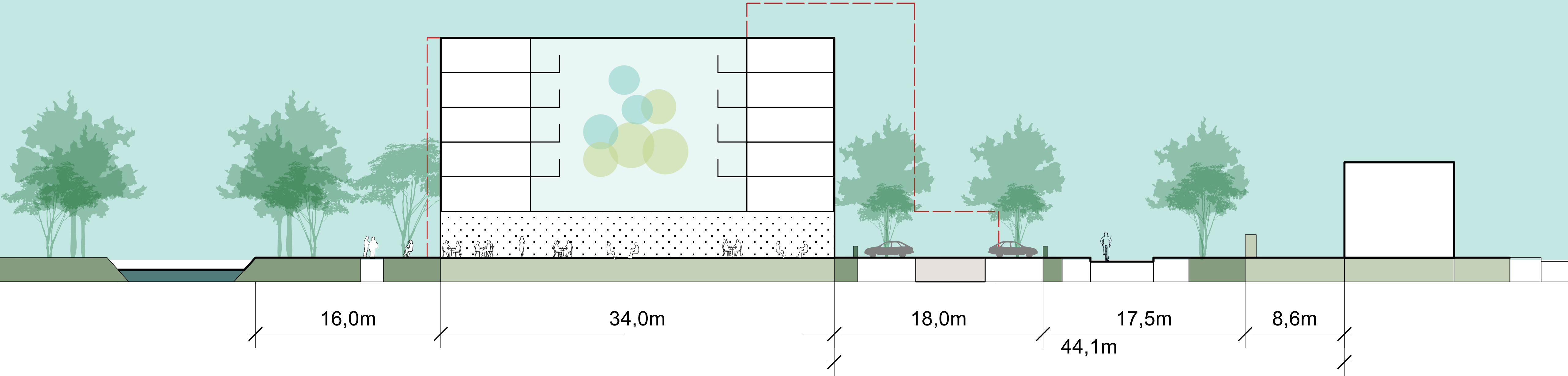
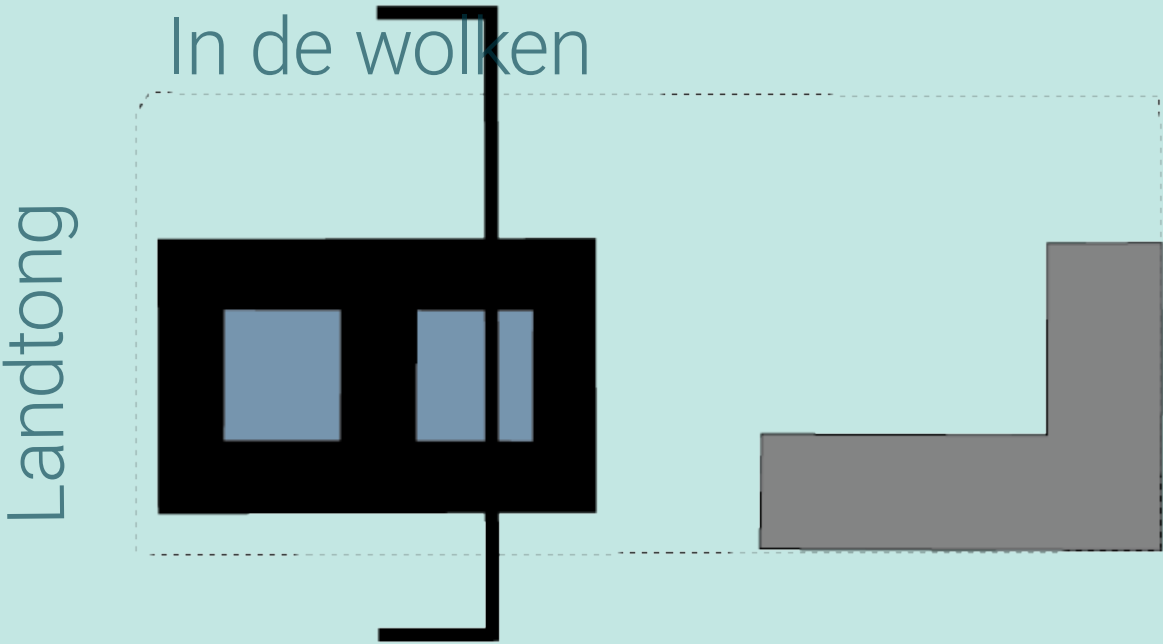
2 woonkamers met terras



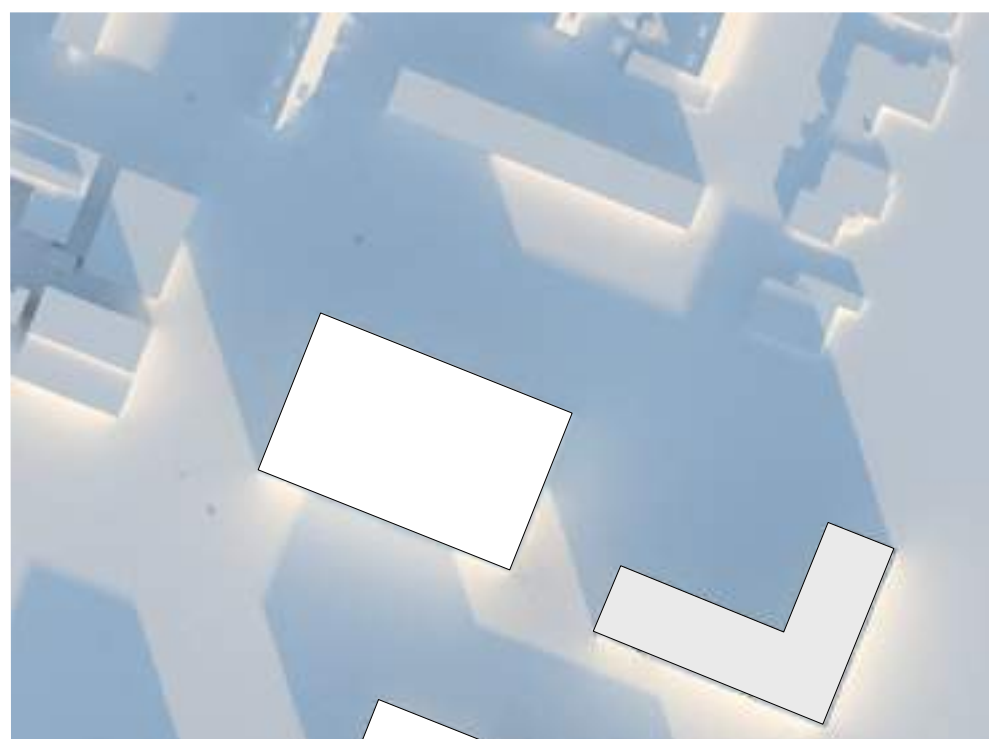
Doorsnede Landtong



Doorsnede In de wolken



Bezinning 21 december



12:00



14:30



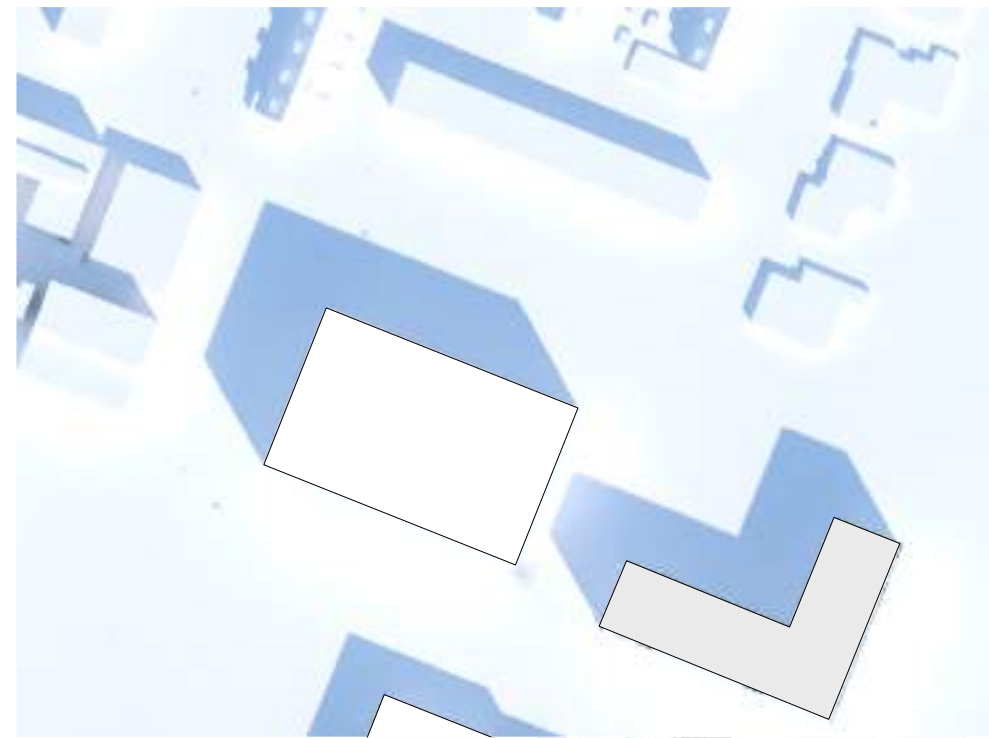
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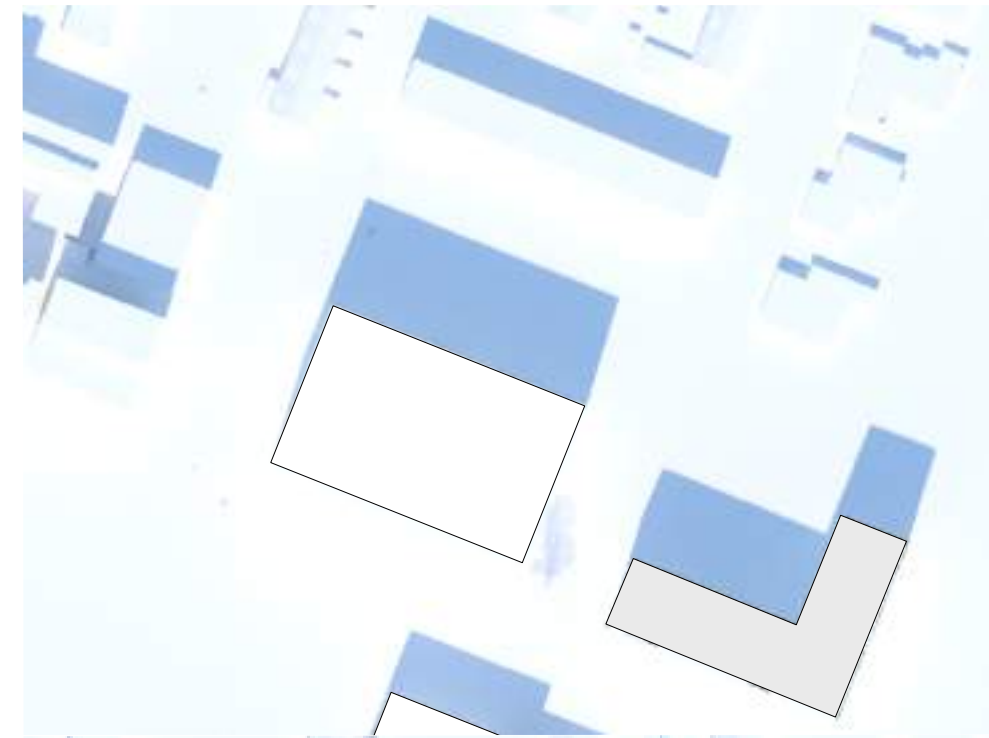
19:00



Bezinning 21 maart



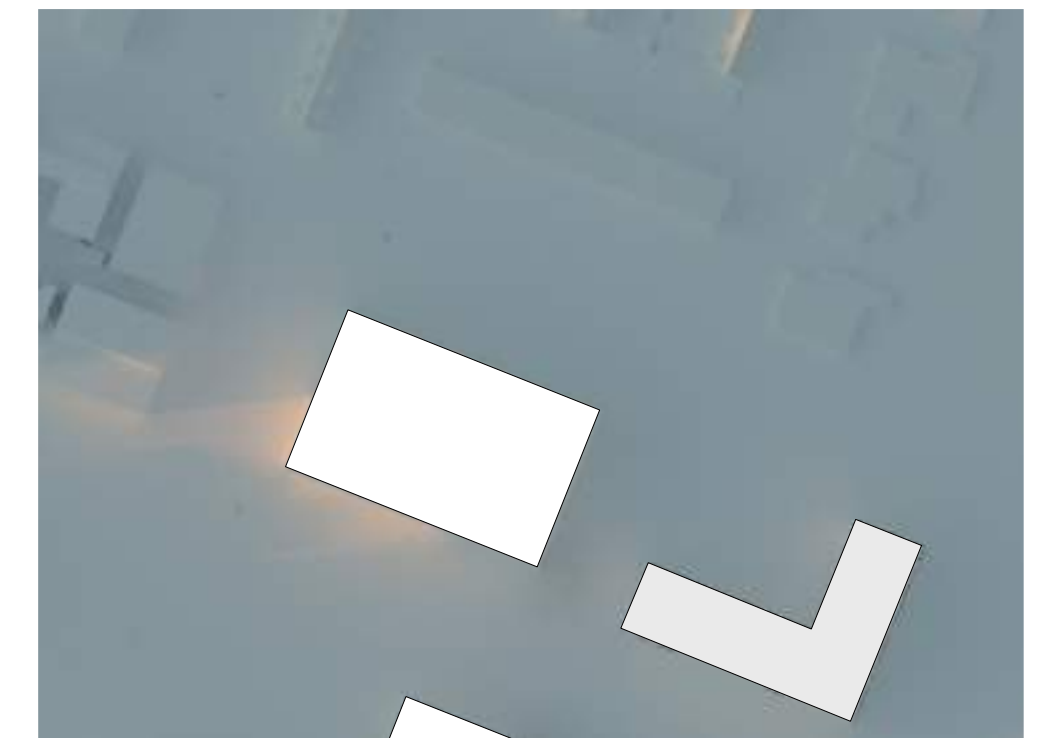
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17:00

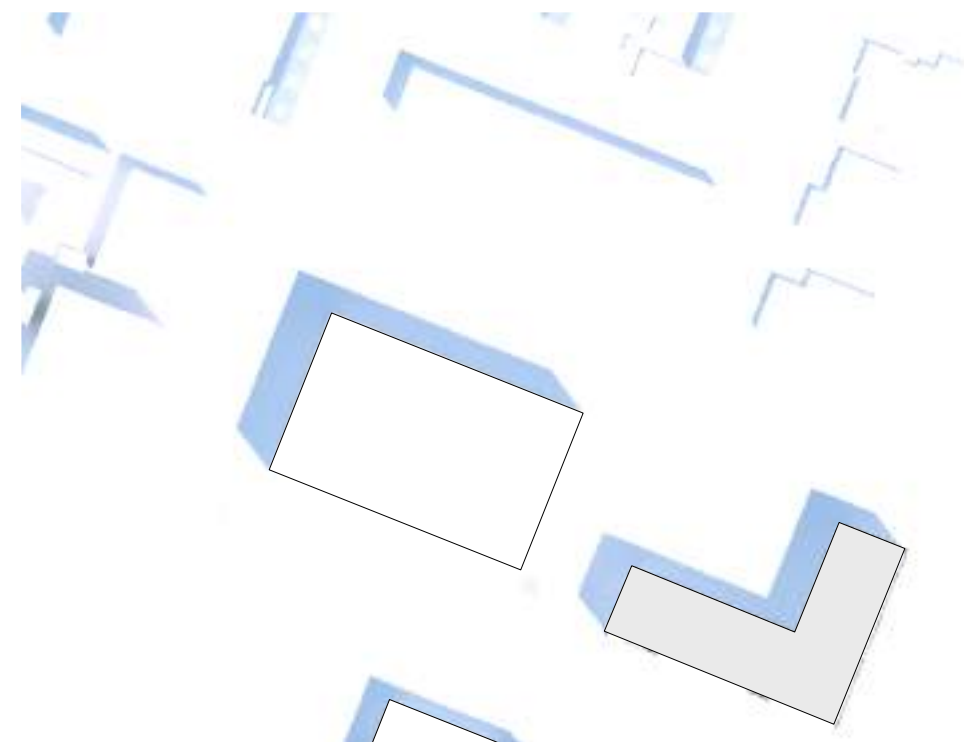


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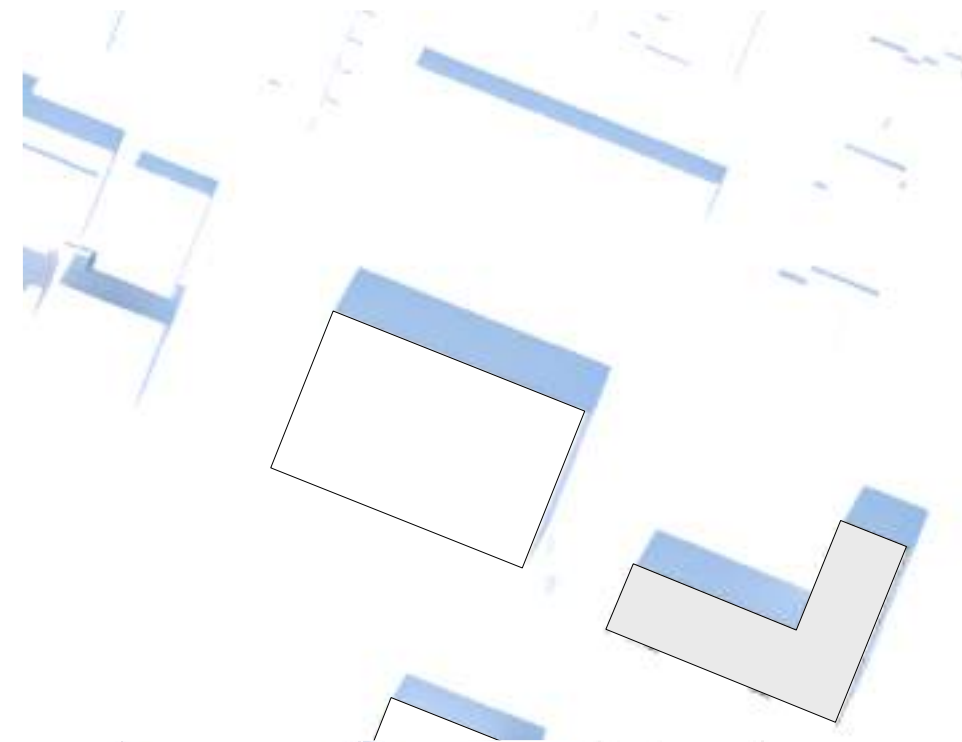
✓ geen schaduw bij burens



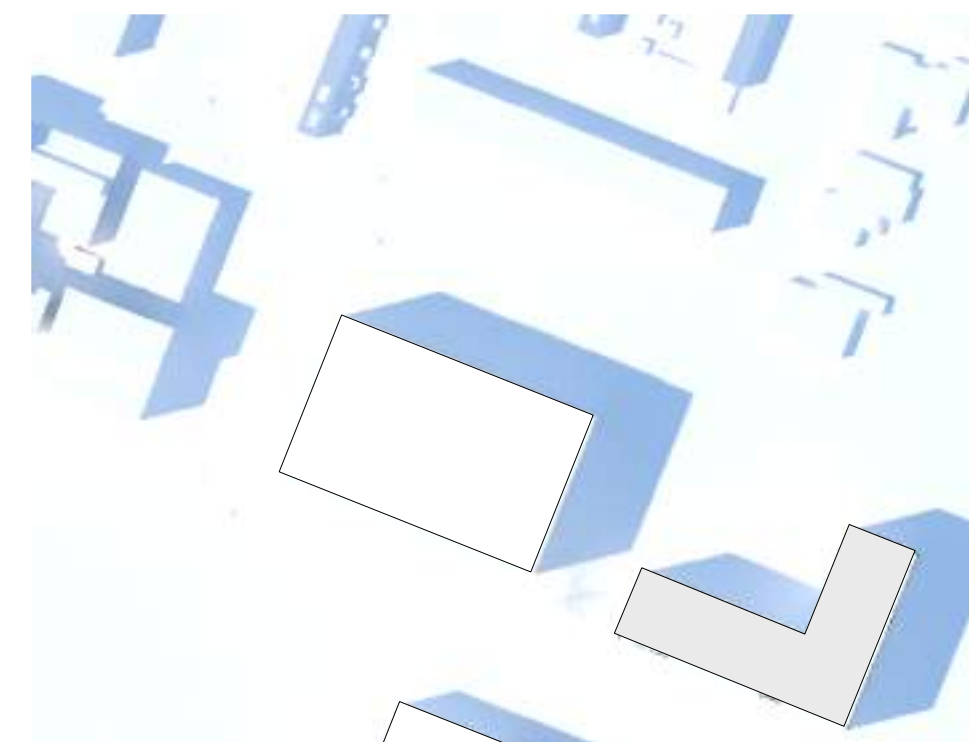
Bezinning 21 juni



12:00



14:30



17:00



19:00

✓ geen schaduw bij burens



Voor



Na



Landtong



Groene strook

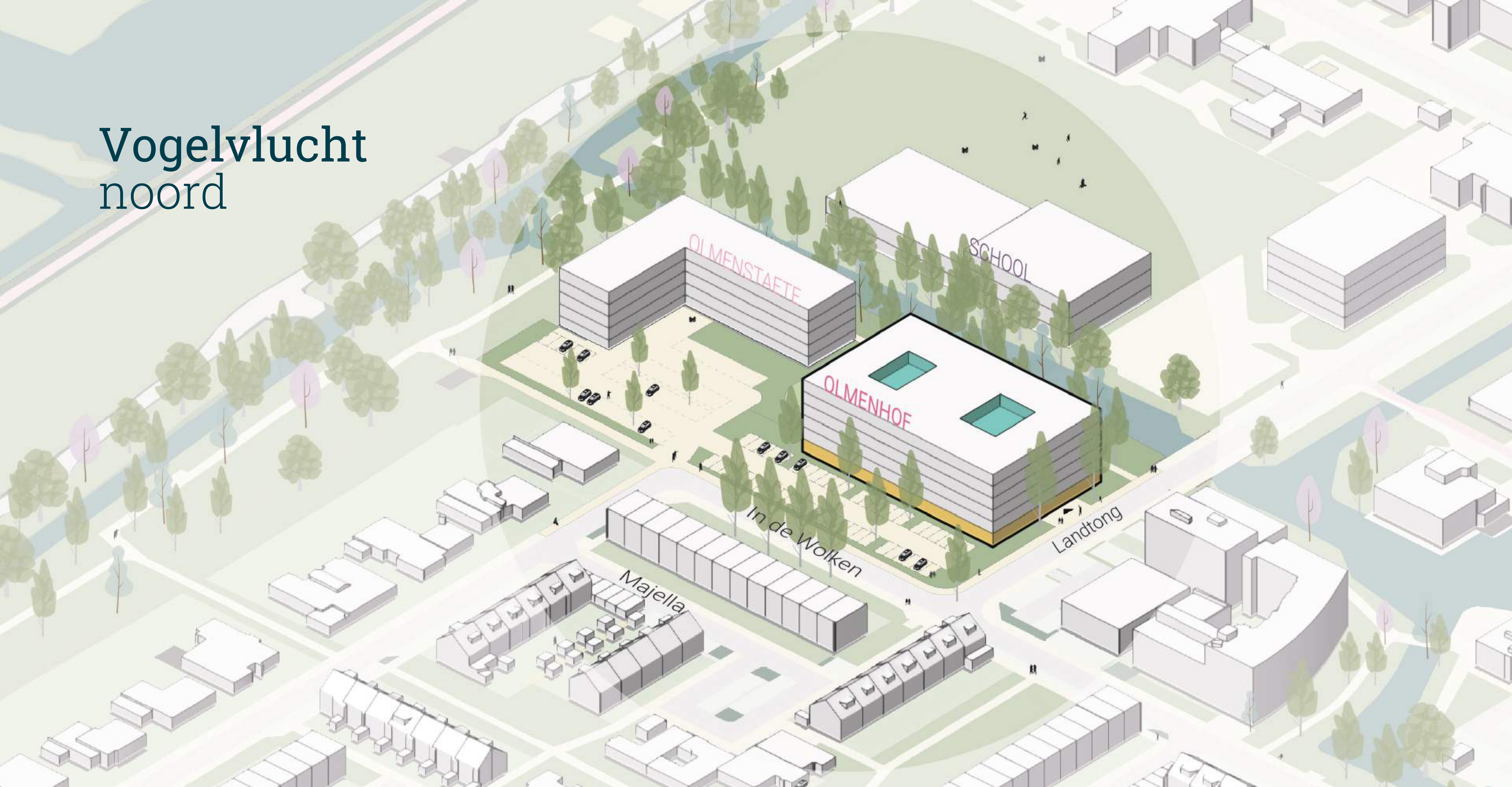




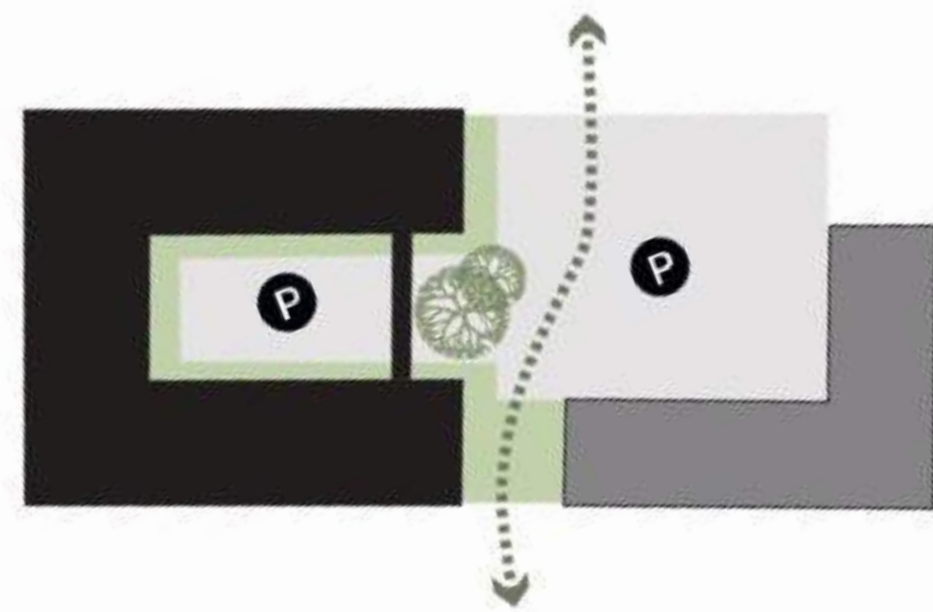
Binnen



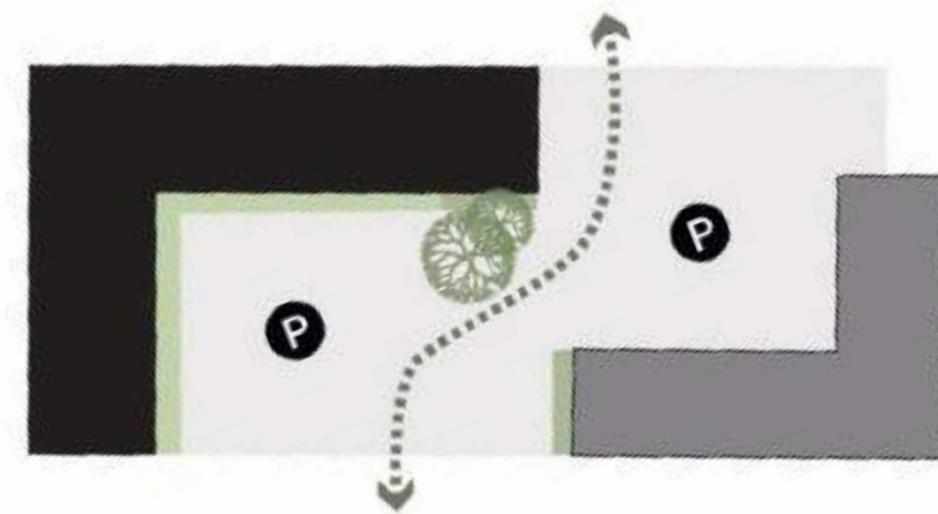
Vogelvlucht noord



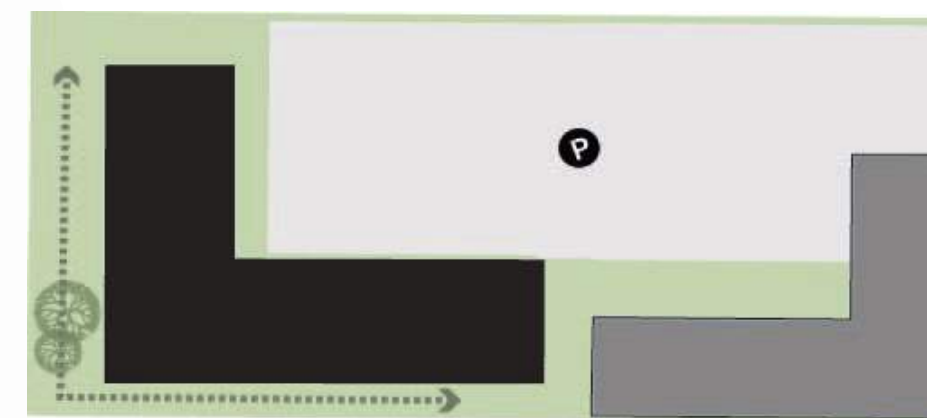
Samengevat...



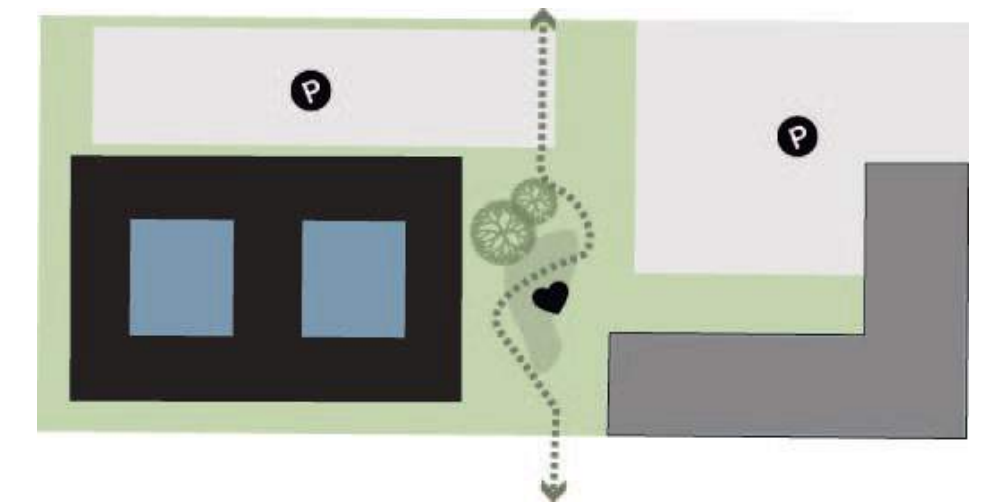
Cosy C



Dubbel L



Dubbel L
(gespiegeld)



Atrium

Input voor het vervolg



sfeer buiten en
interactie met de
buurt



sfeer binnen



sfeer groen
en parkeren

Vragen?



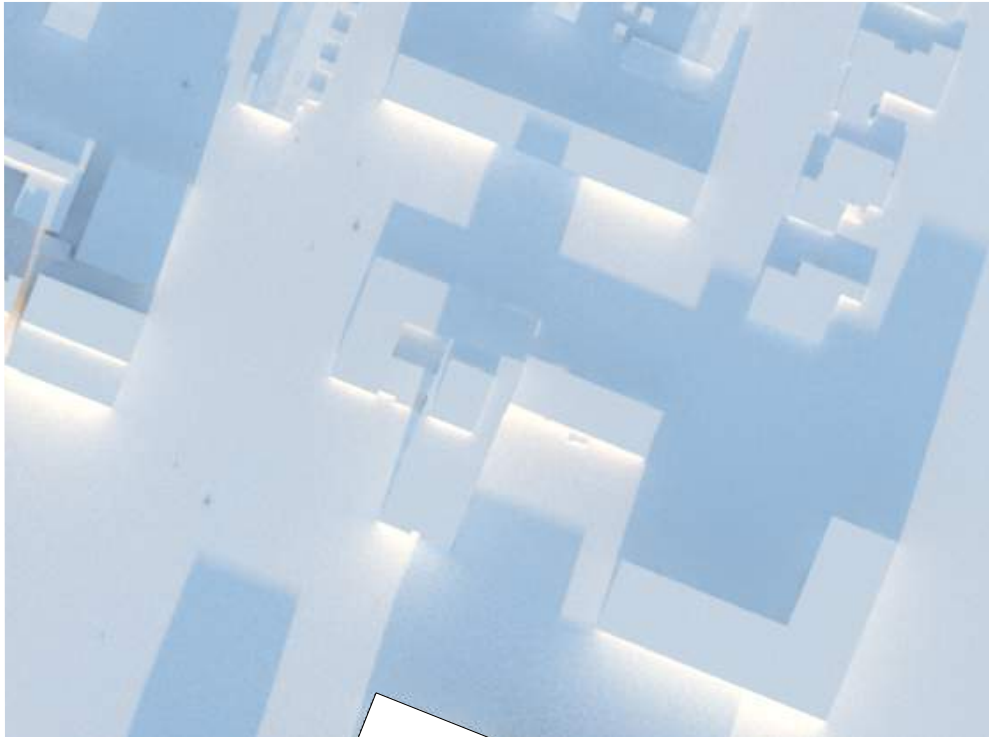
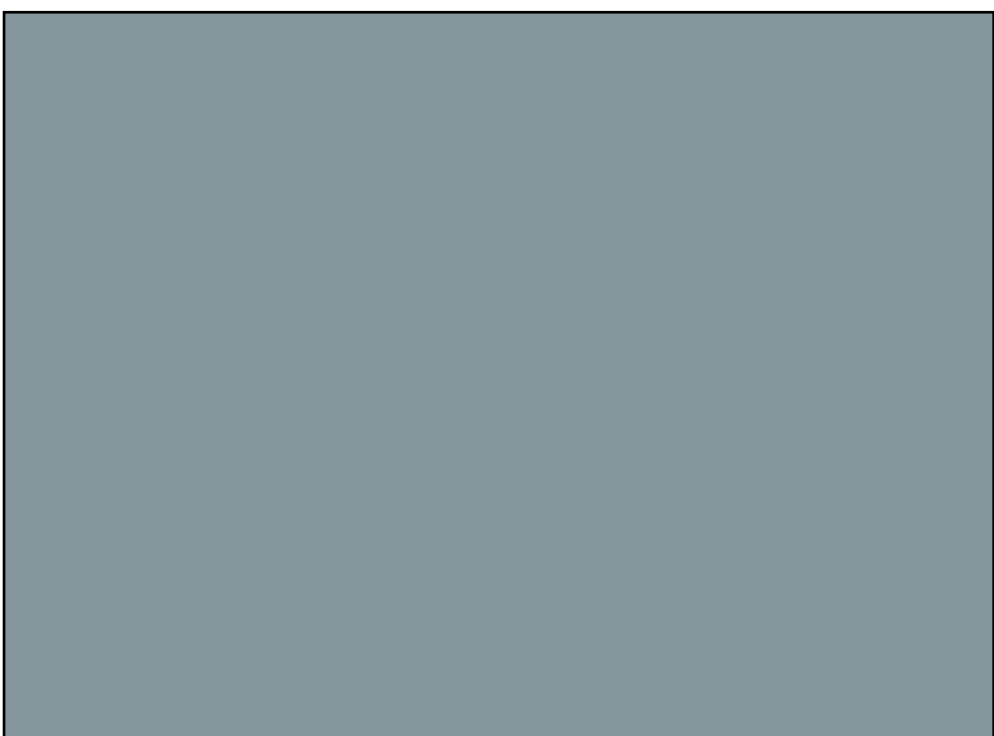
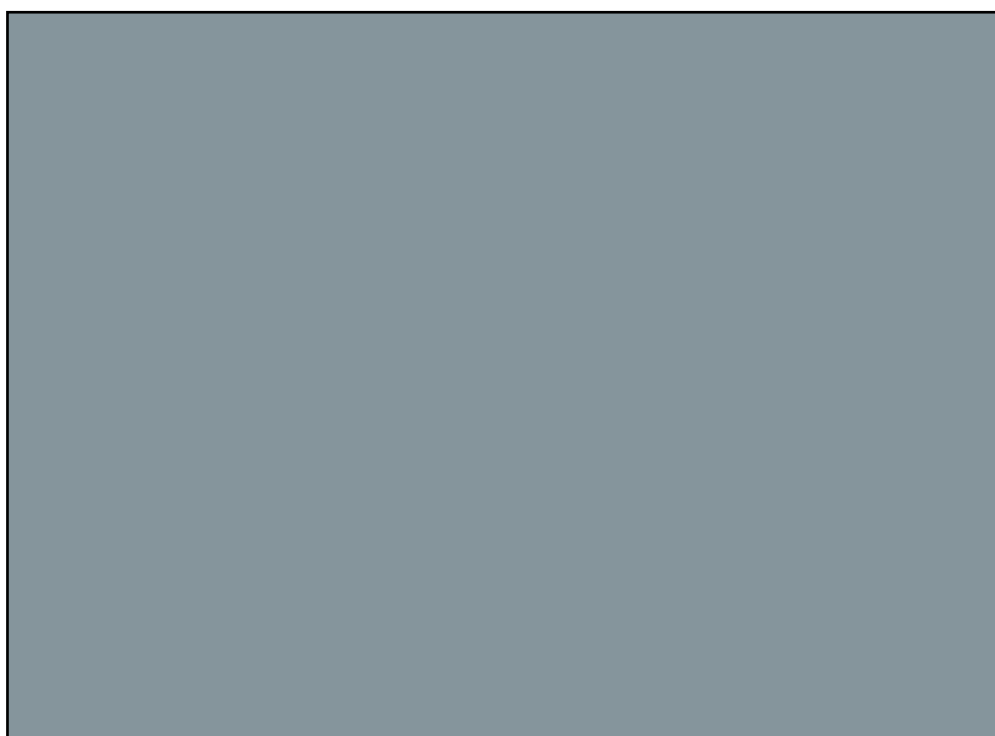
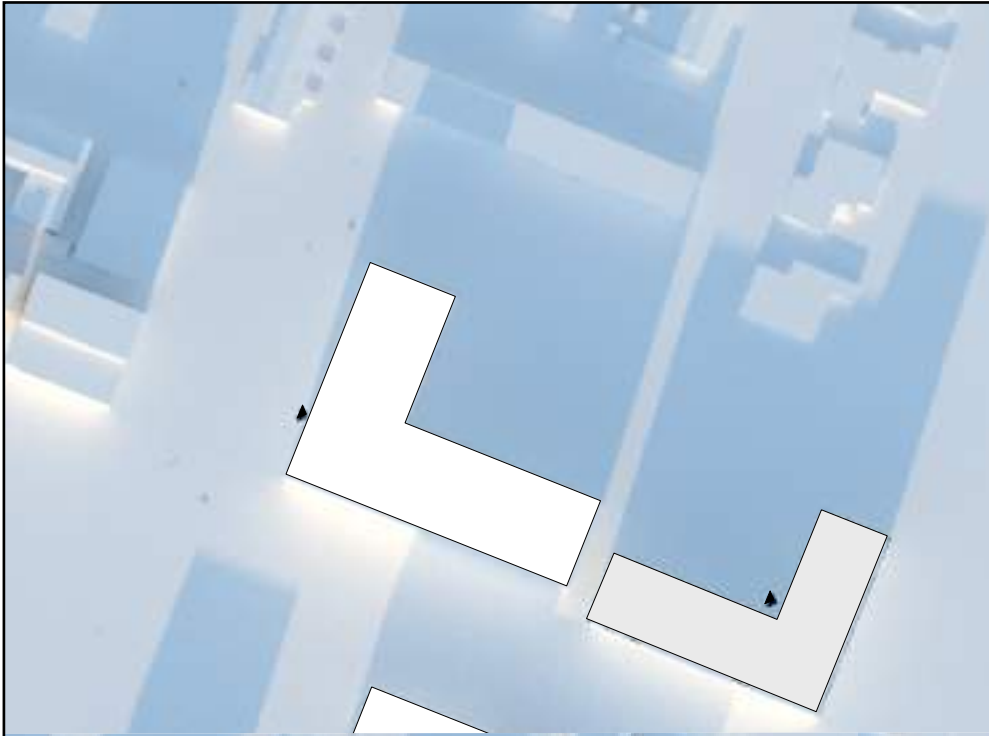
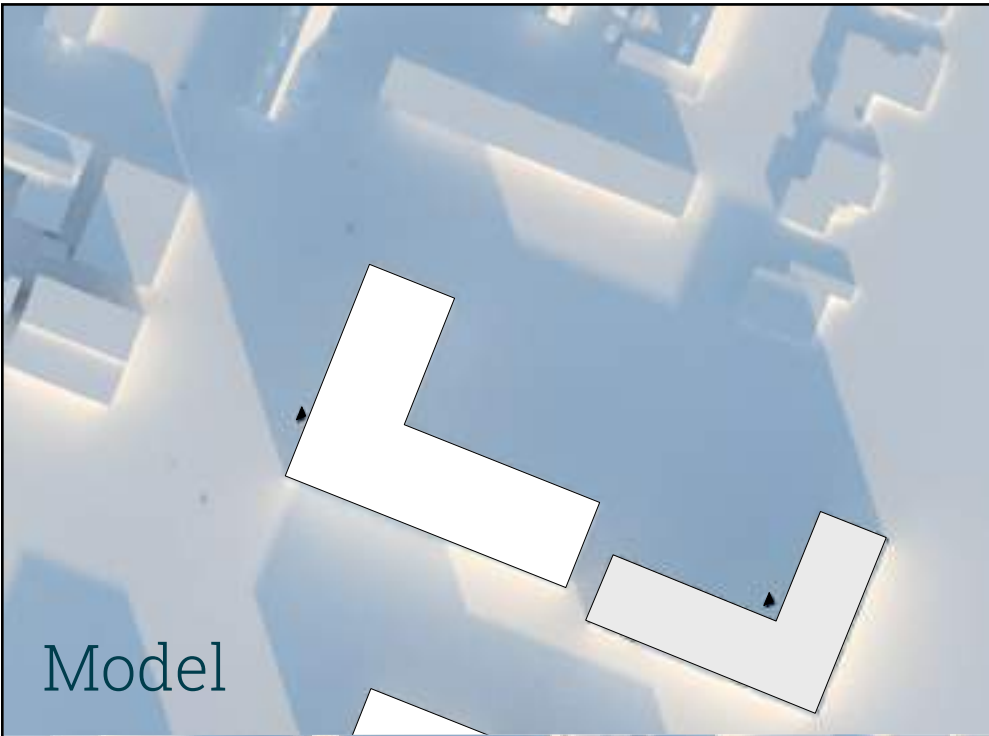
Olmenhof

Bezonningstudie bijlage

5 oktober 2023

SVP

Bezonning 21 december Dubbel L



12:00

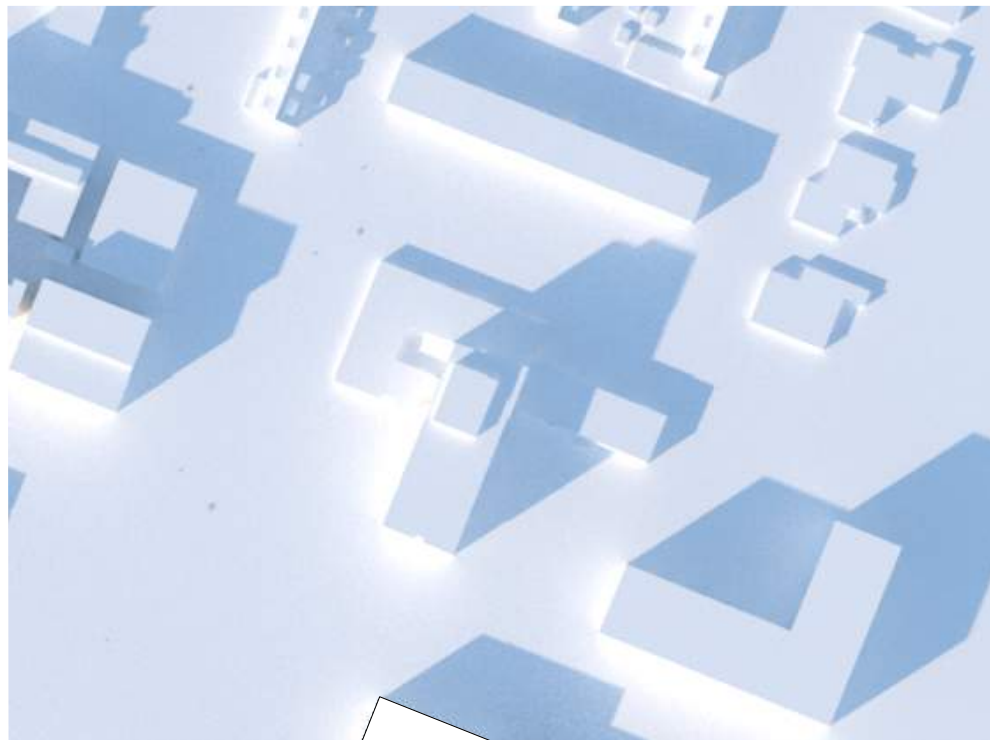
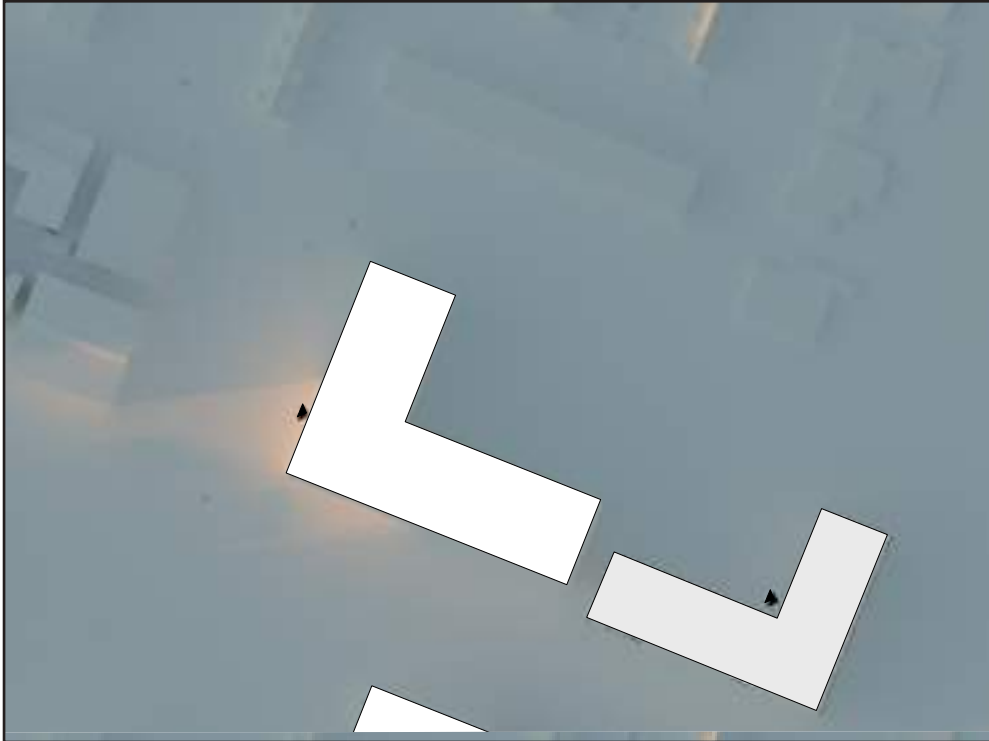
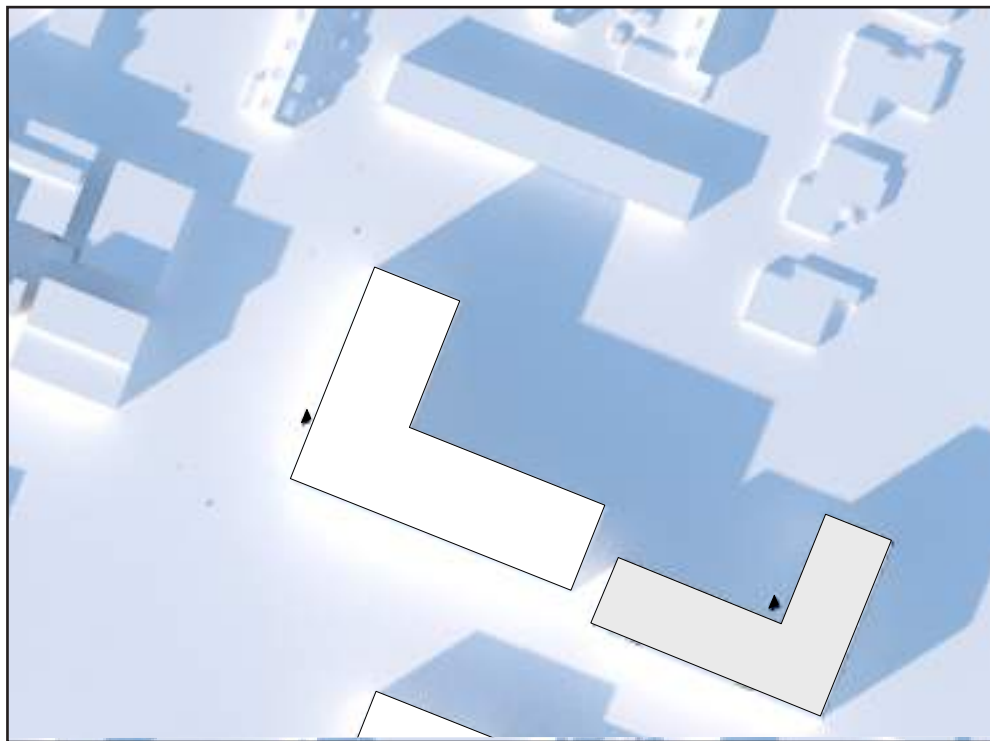
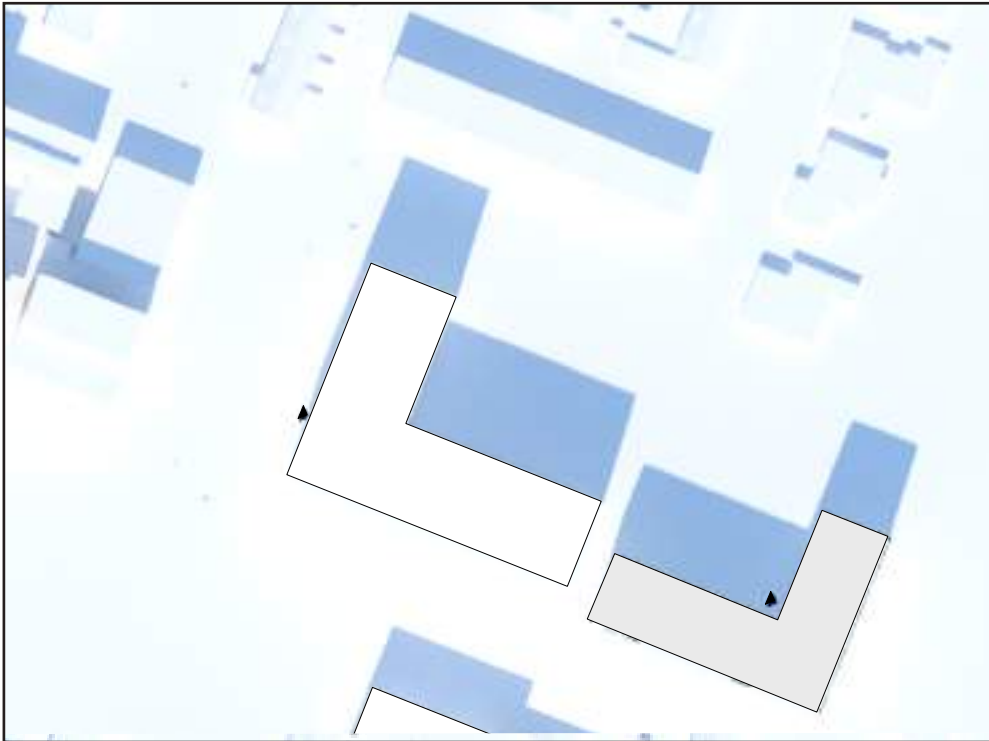
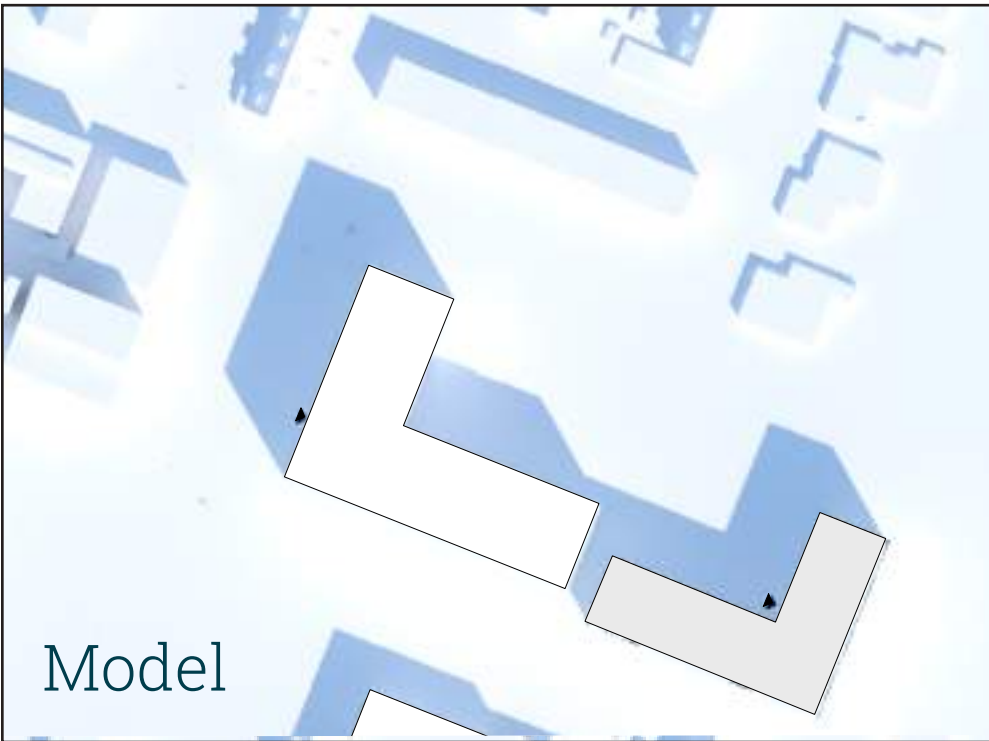
14:30

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Bezozning 21 maart Dubbel L



12:00

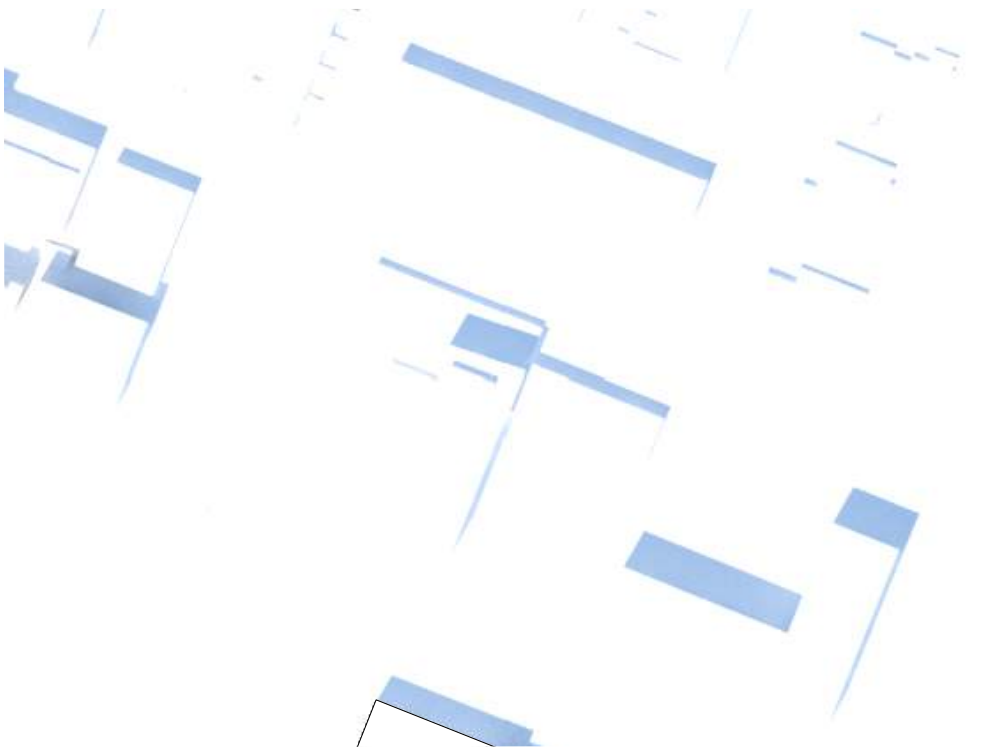
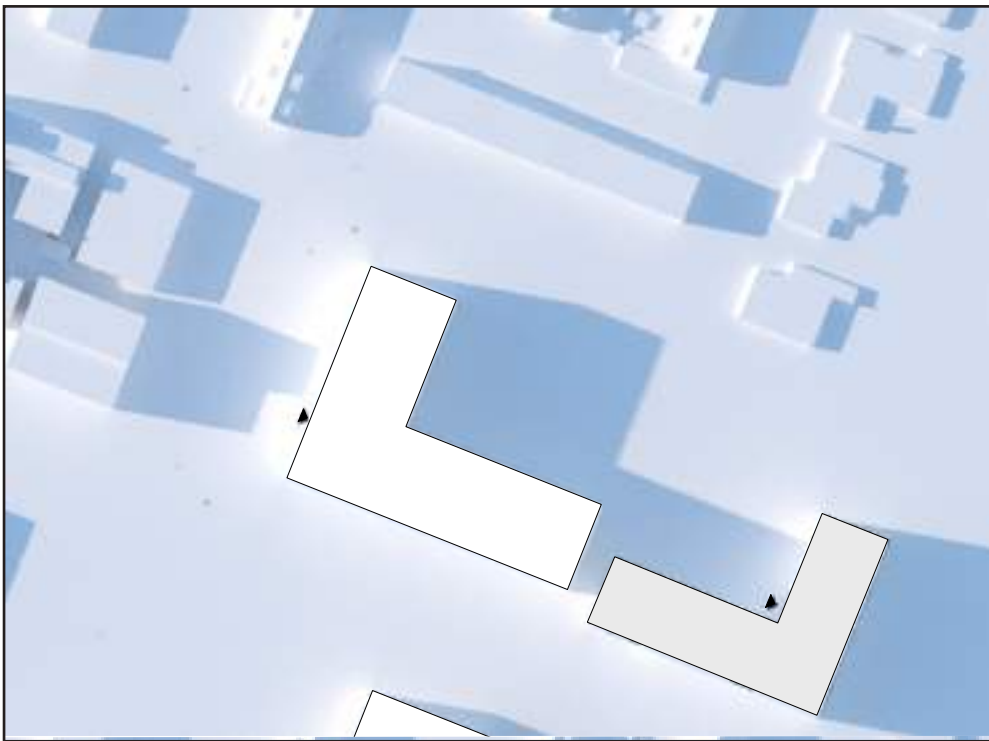
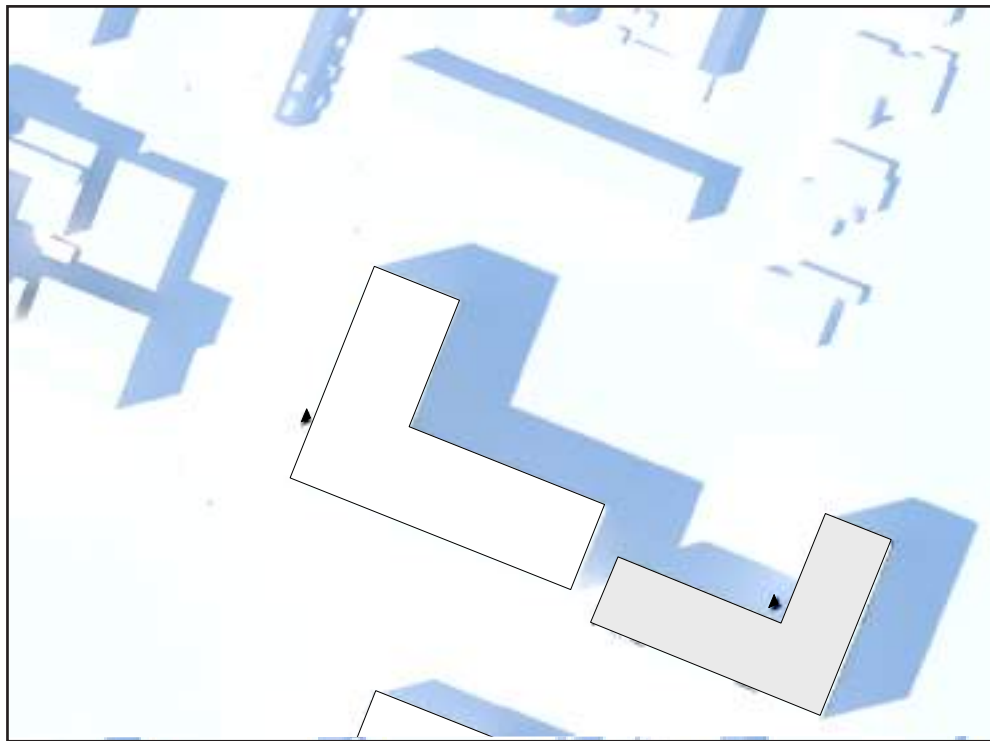
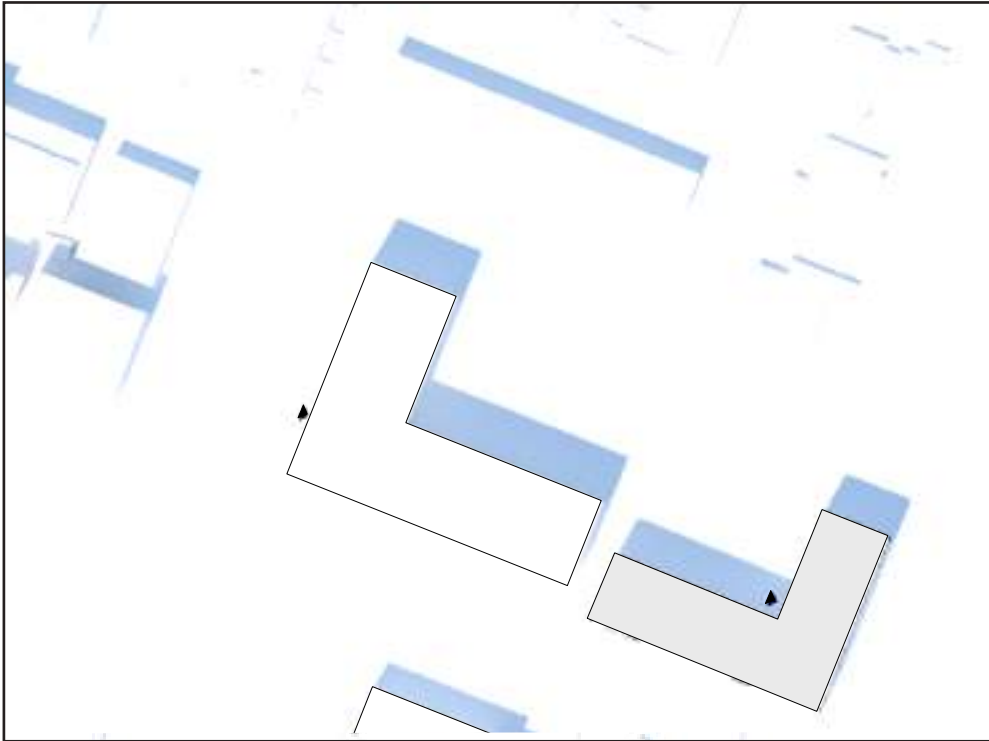
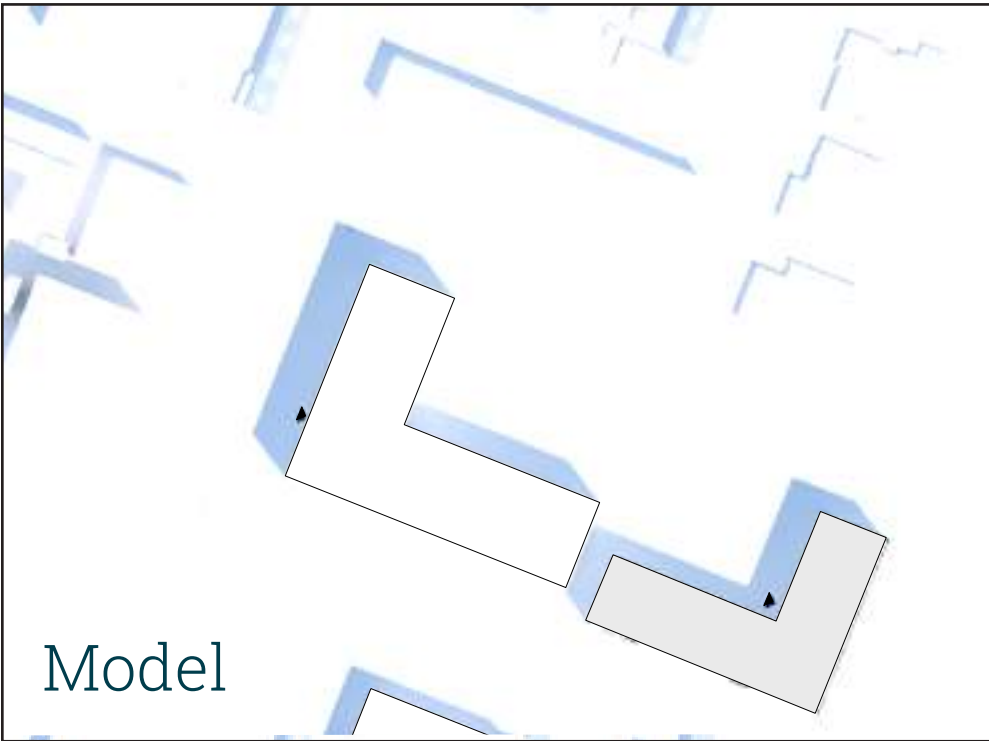
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Bezozning 21 juni Dubbel L



12:00

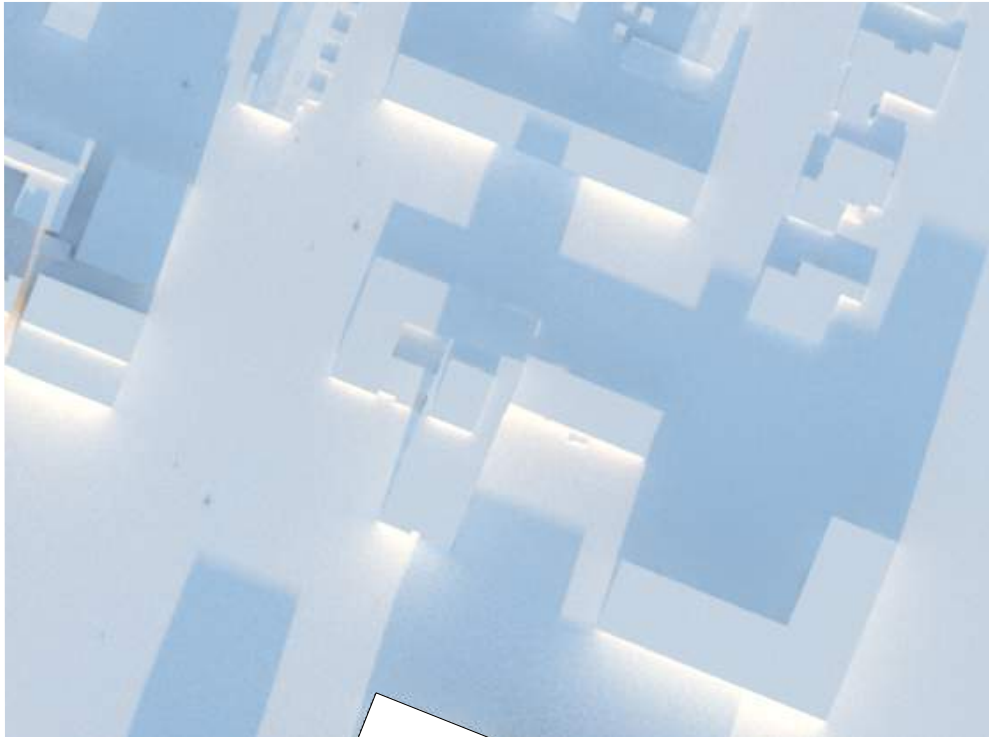
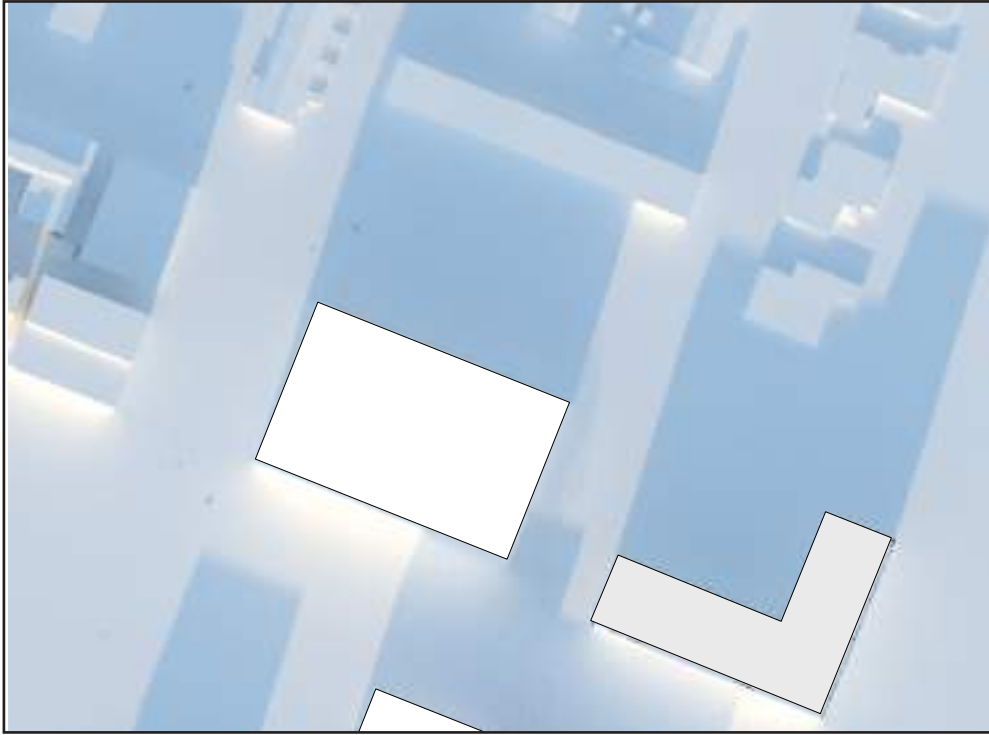
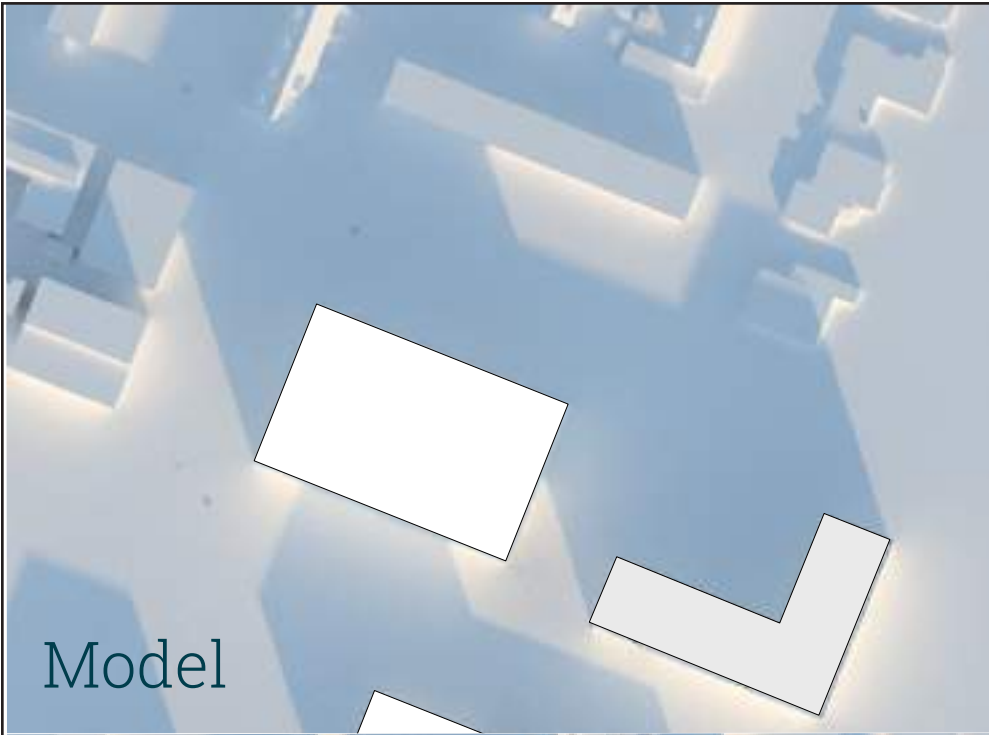
14:30

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Bezinning 21 december Atrium



12:00

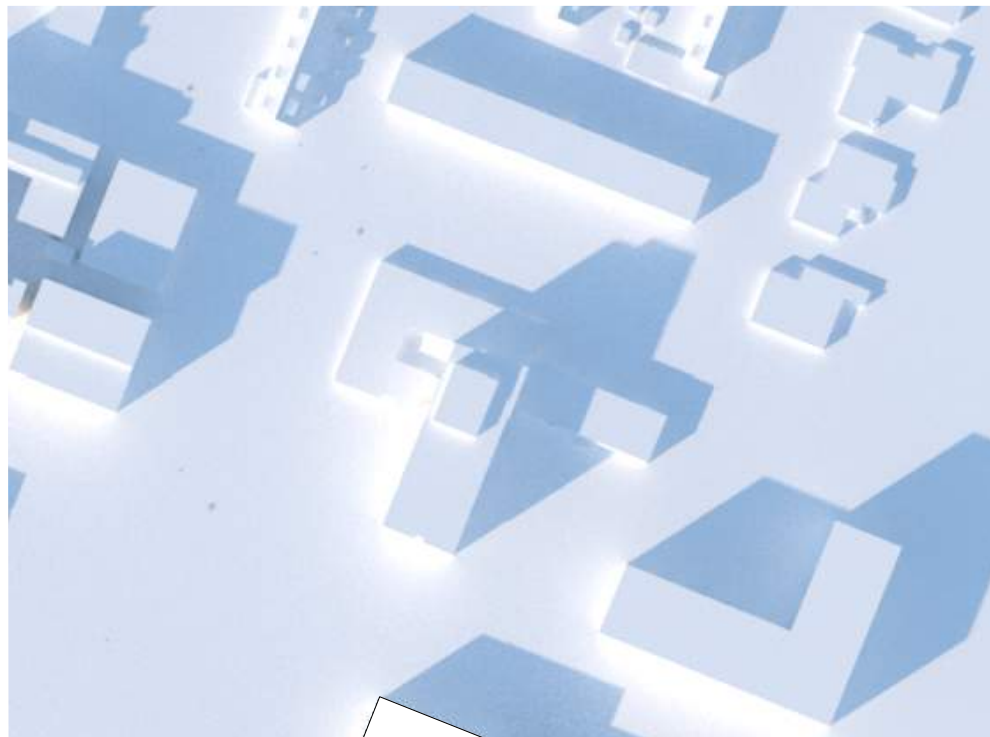
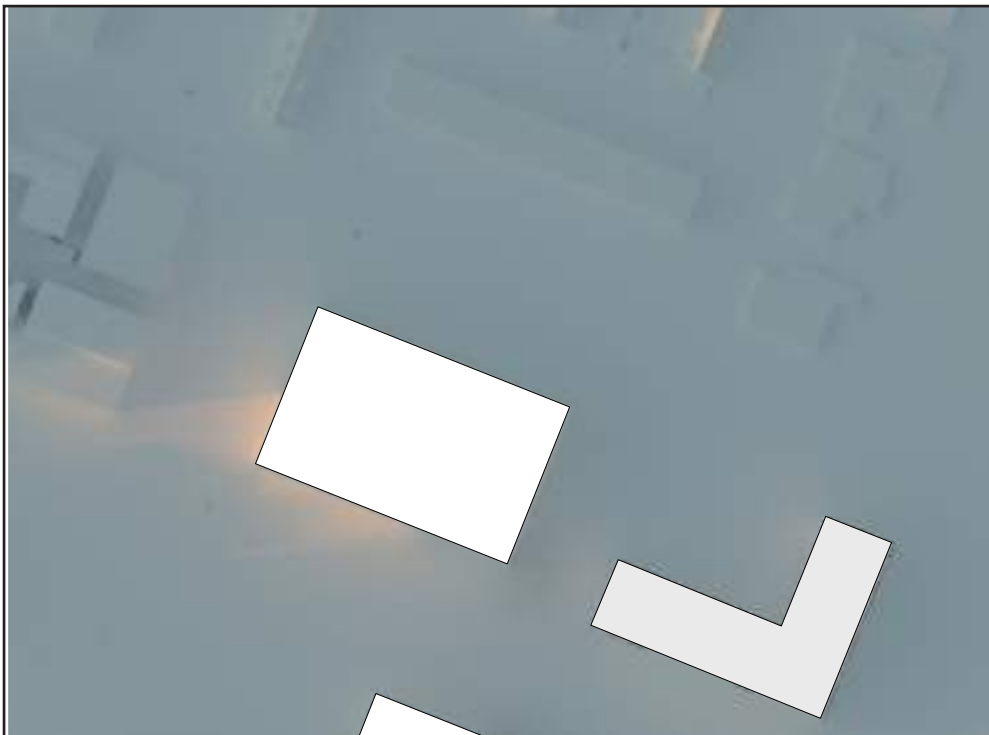
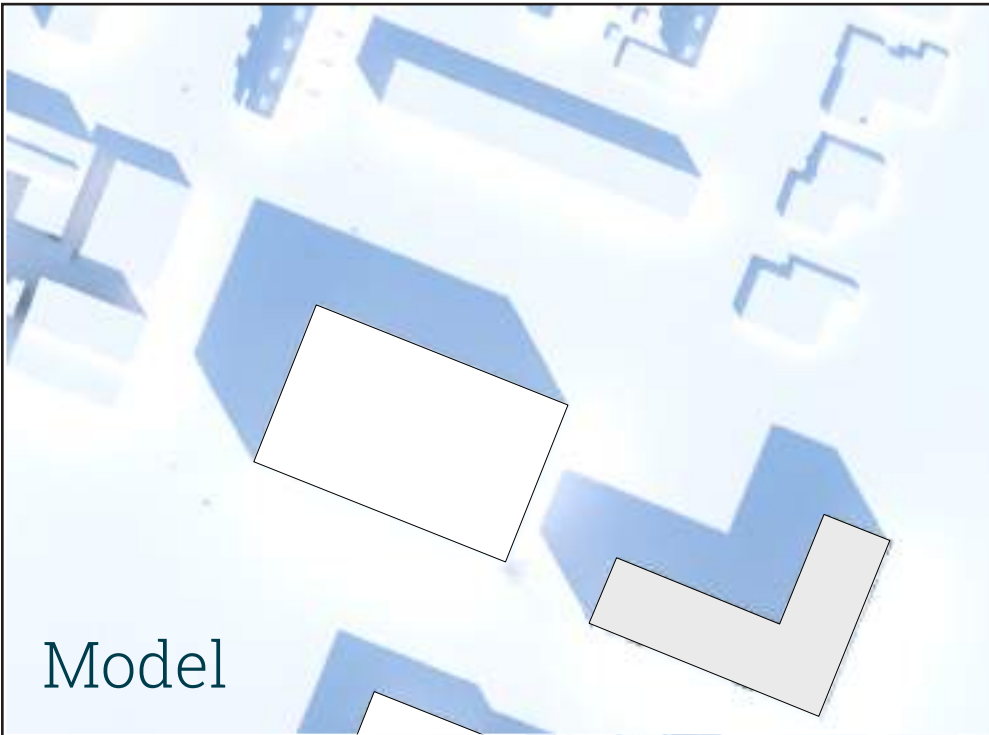
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Bezozning 21 maart Atrium



12:00

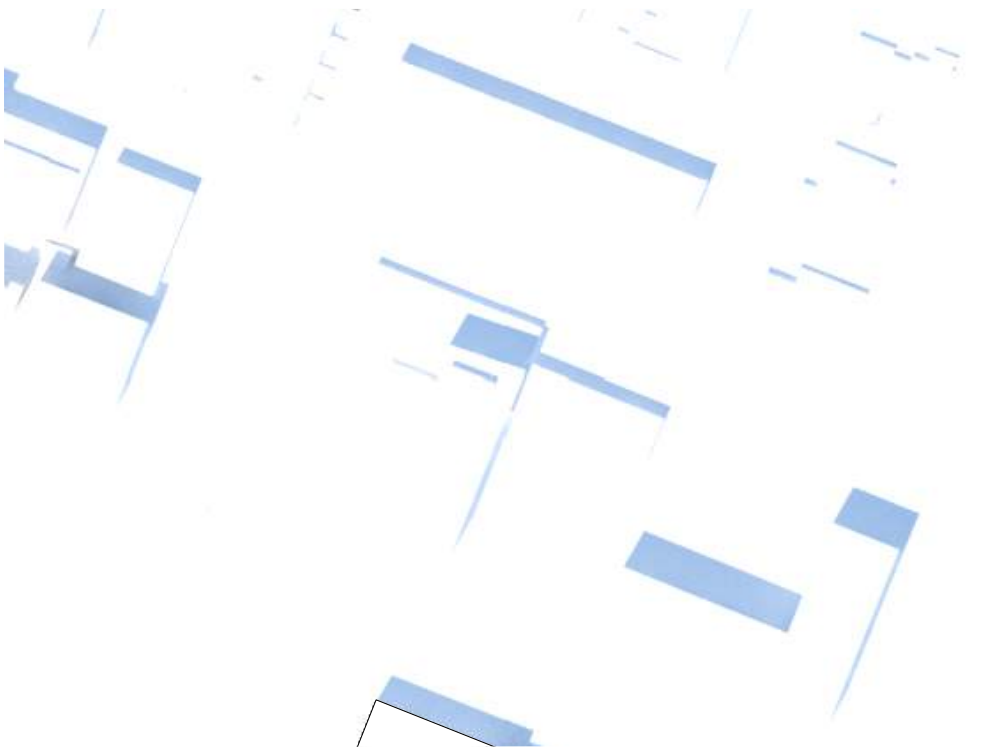
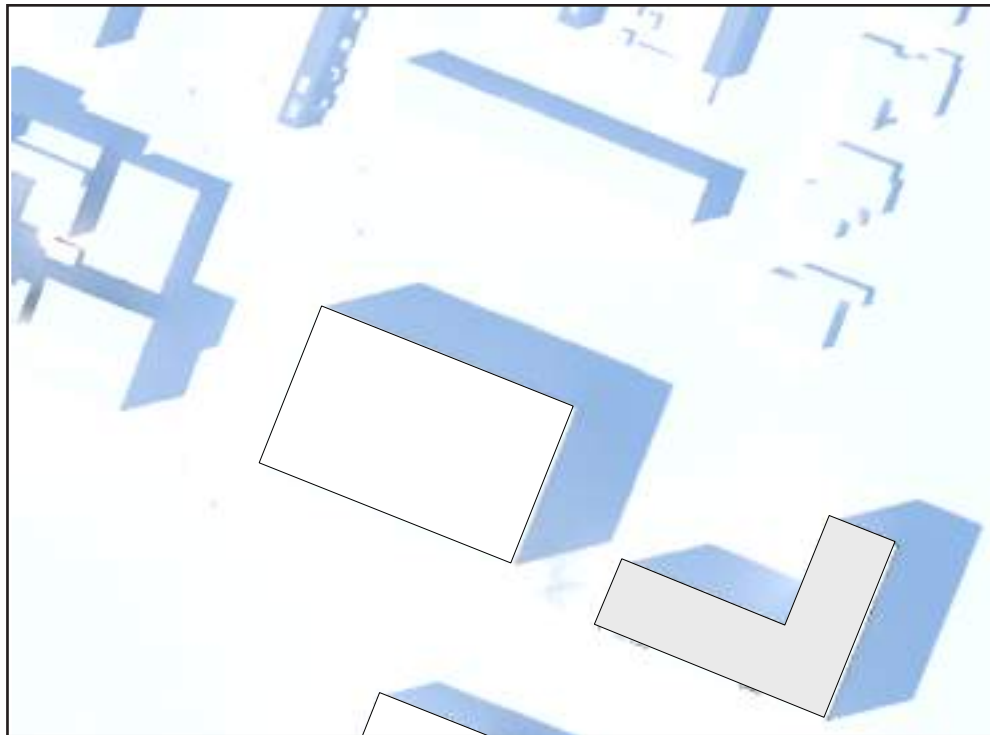
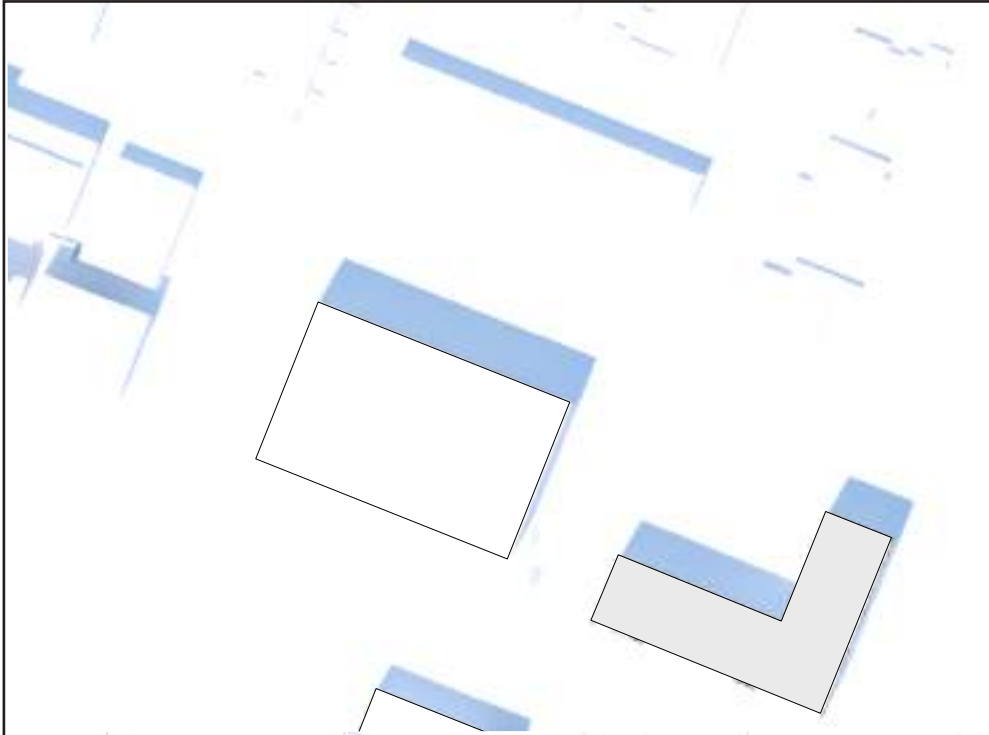
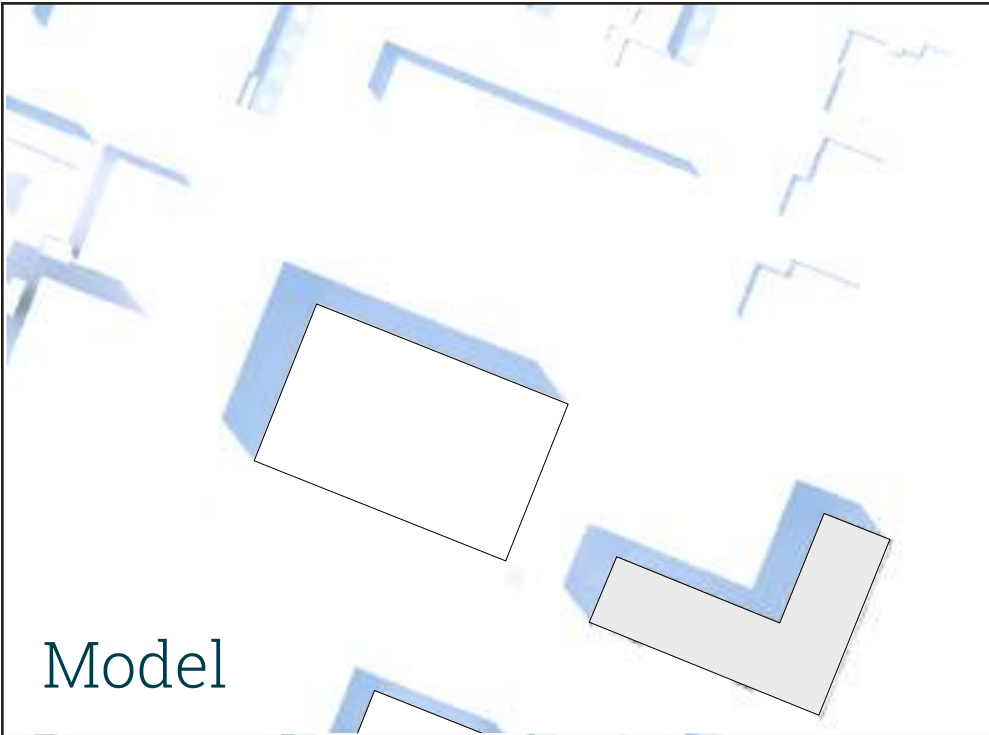
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Bezinning 21 juni Atrium



12:00

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SVIP

