

Leiden **Maredijk** studentenhuisvesting

11 oktober 2019

kokon


MILESTONE


NIERSMAN
Bouw • Ontwikkeling • Vastgoed

locatie



stedenbouwkundige randvoorwaarden

Stedenbouwkundige uitgangspunten consistent sinds 2002

- **7 meter afstand tot het water**
- **Waterzijde openbaar toegankelijk**
- **4 lagen langs het water**
- **Oplopende massa i.v.m. molenbiotoop**
- **Parkeren CROW: studenten: 1 plaats per 10 eenheden**

Eerder bouwplan woningbouw 2008 -2010

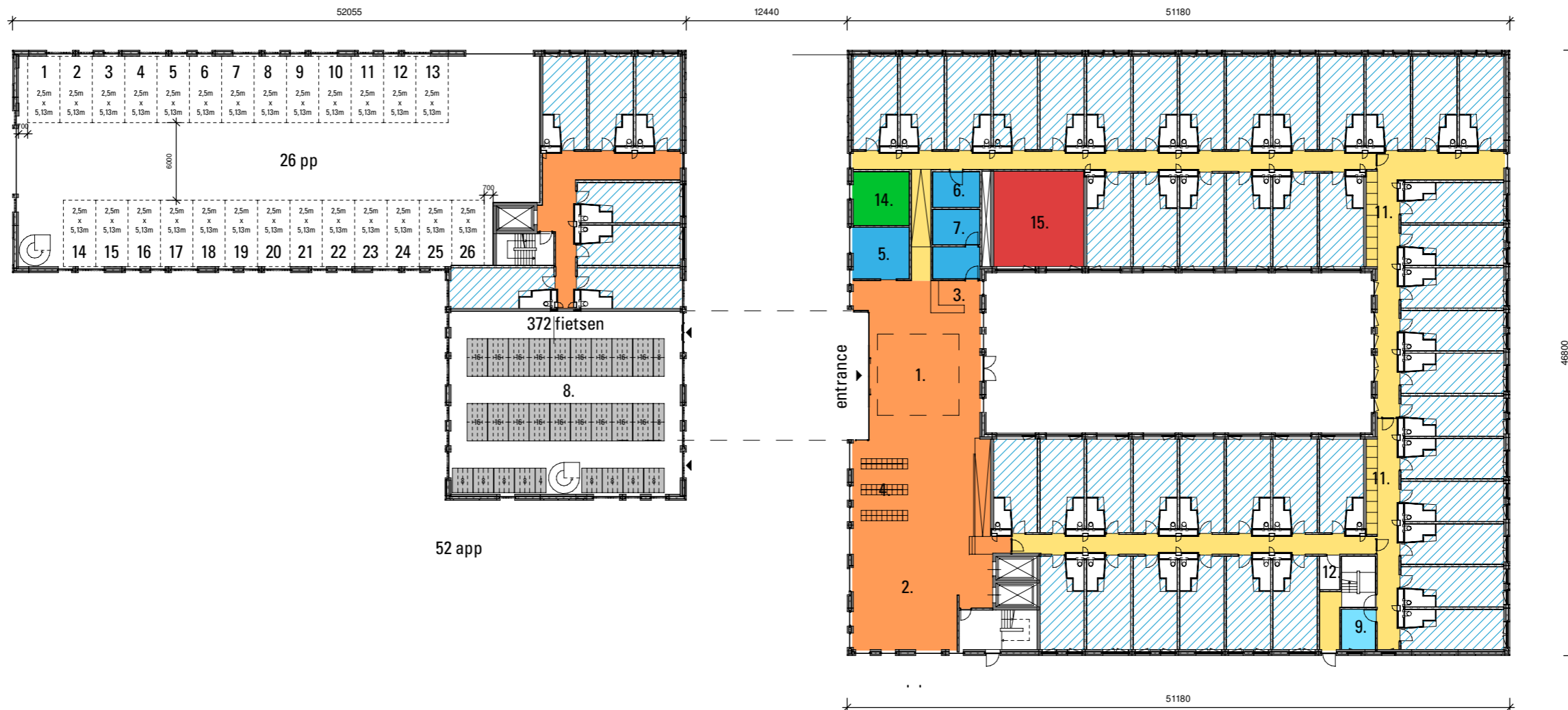
- **Breed gedragen binnen gemeente**
- **Consensus met Commissie Ruimtelijke Kwaliteit**

SITUATIE (30/04/2019)



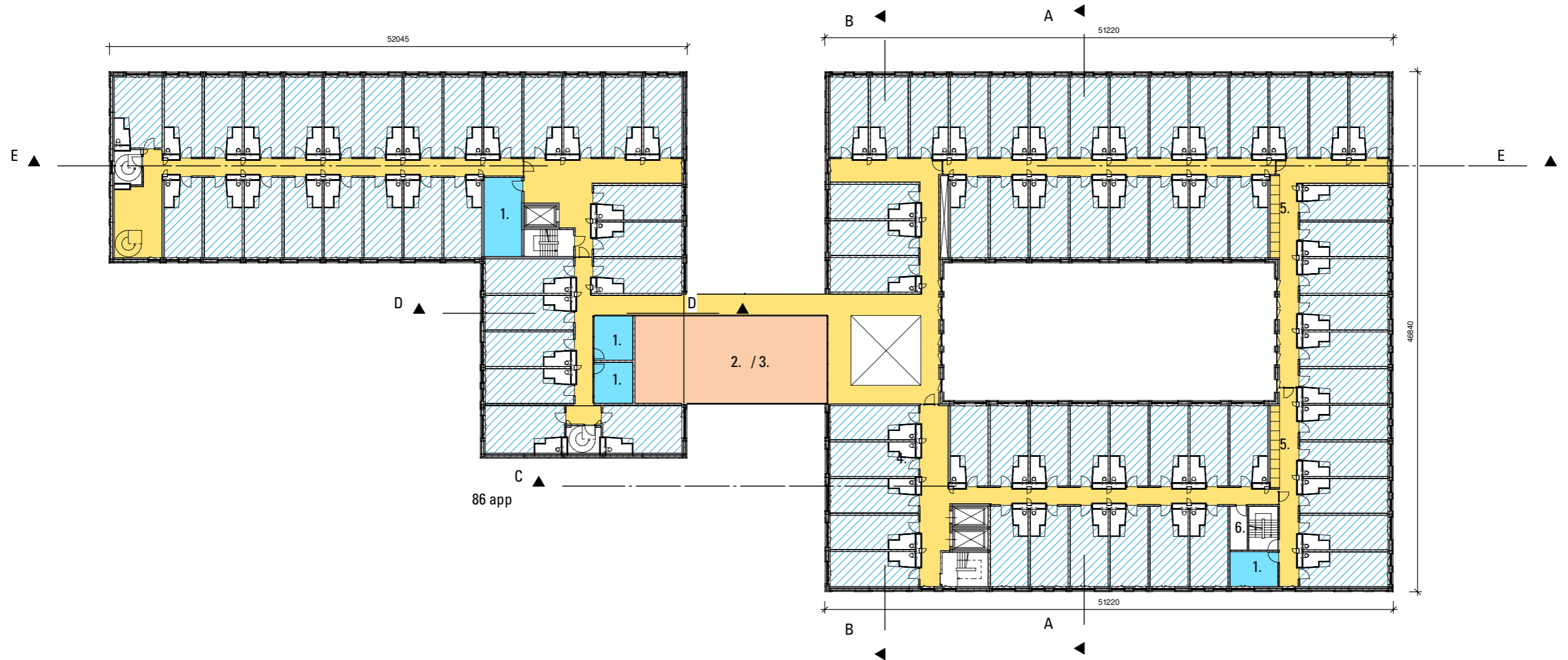
dubbellaags fietsparkeren, 2 fietsen per 0,375 m

begane grond



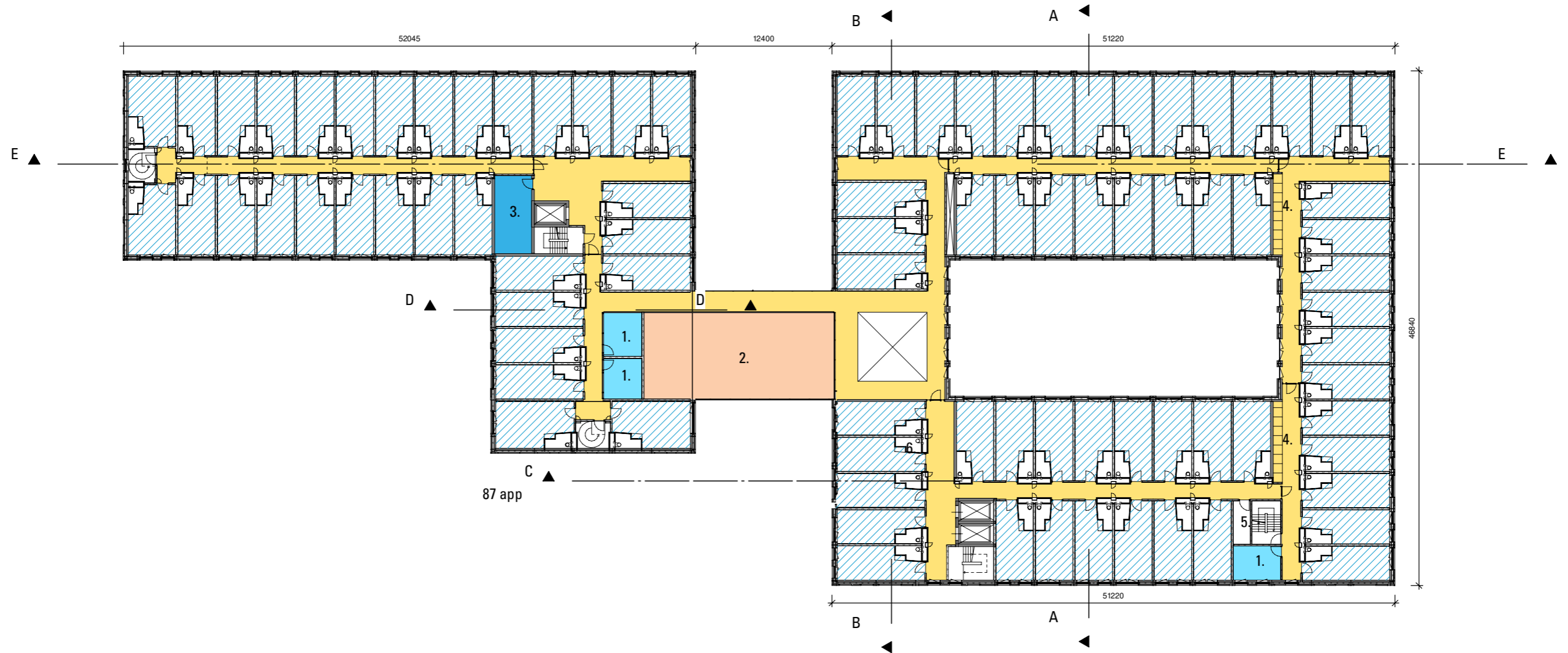
1. Lobby hall / community living room
2. Library / lounge
3. Info desk / office
4. Mail room
5. Washing lounge
6. Server / computer room
7. Service room
8. Bicycles
9. Study
11. Storage lockers
12. Cleaning room
14. Transformer room
15. Technical room

1^e verdieping



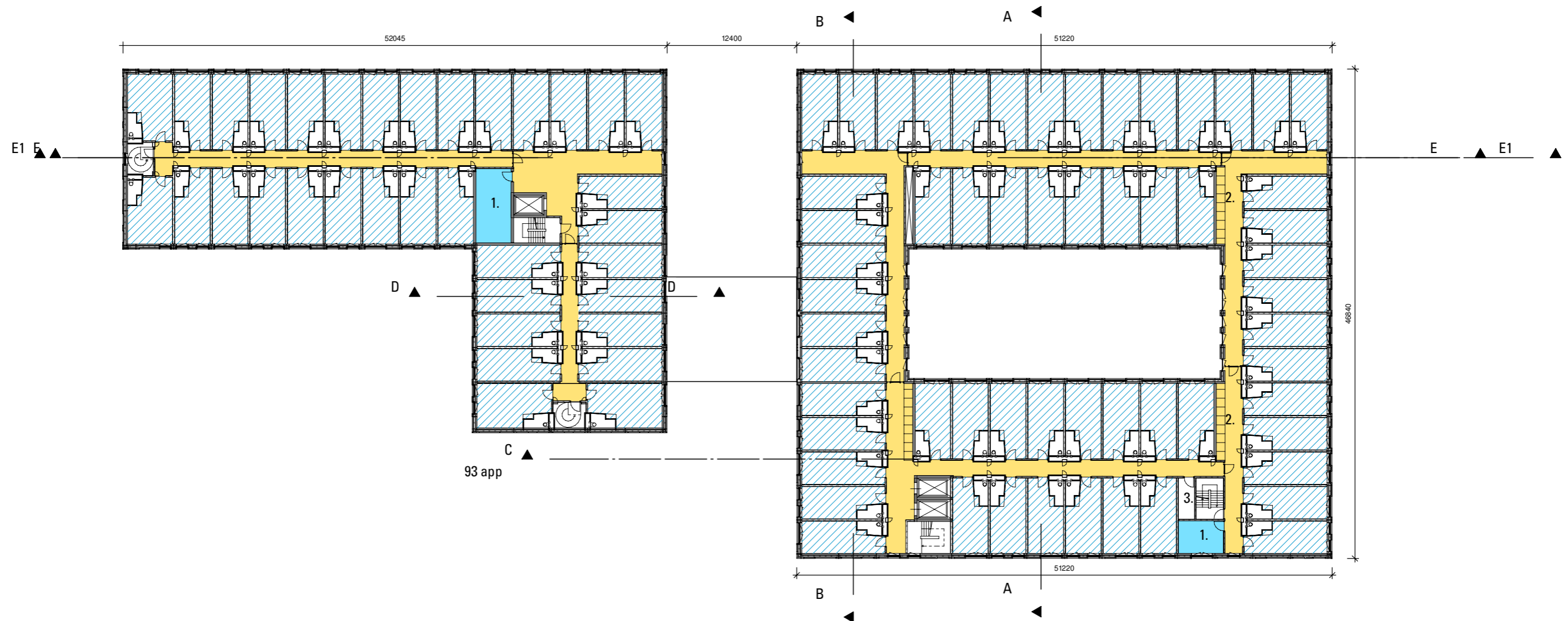
- 1. Study
- 2. Gym
- 3. Terrace
- 4. Void
- 5. Storage lockers
- 6. Cleaning room

2^e verdieping



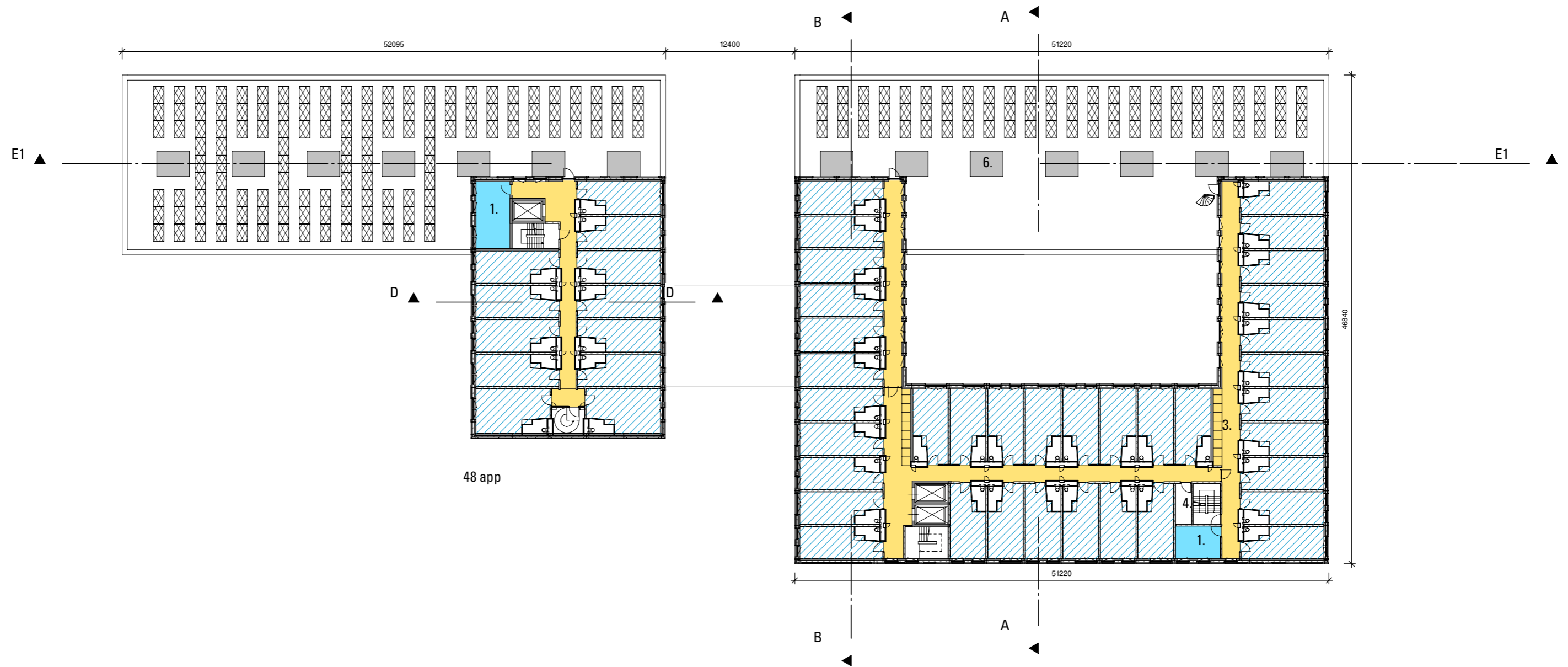
1. Study
2. Multi purpose hall
3. Store room
4. Storage lockers
5. Cleaning room
6. Void

3^e verdieping



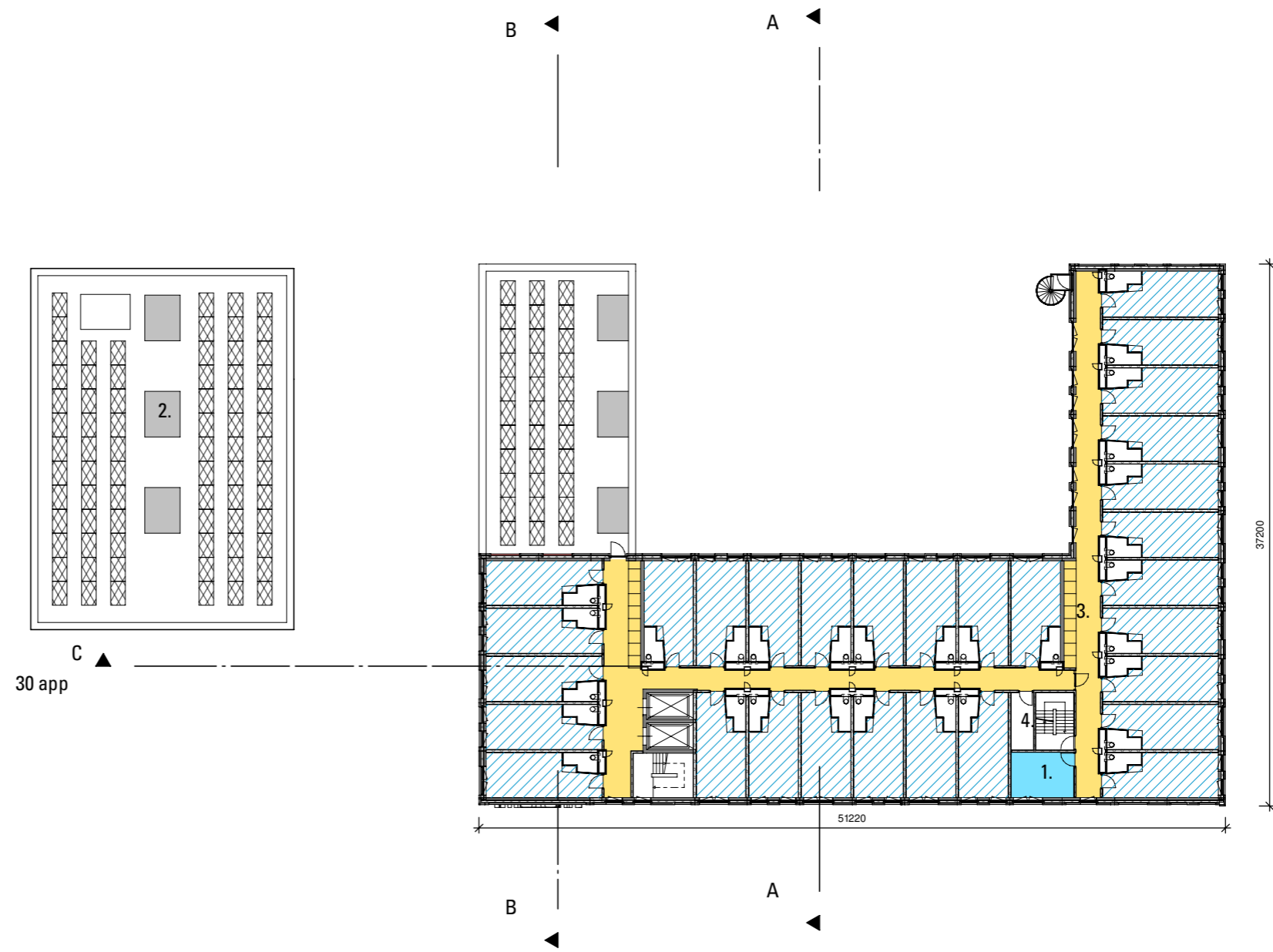
- 1. Study
- 2. Storage lockers
- 3. Cleaning room

4^e verdieping



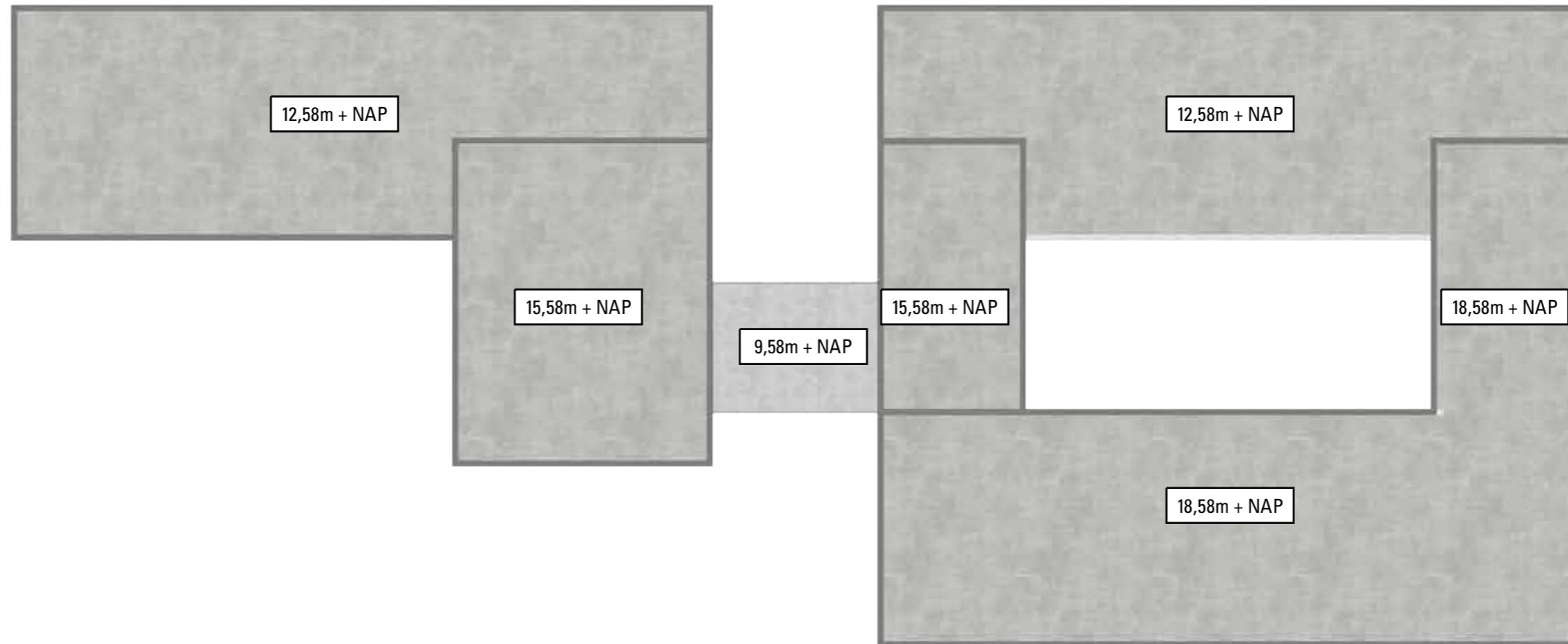
1. Study
2. -
3. Storage lockers
4. Cleaning room
5. Roof terrace
6. Ventilation units

5^e verdieping



- 1. Study
- 2. Ventilation units
- 3. Storage lockers
- 4. Cleaning room

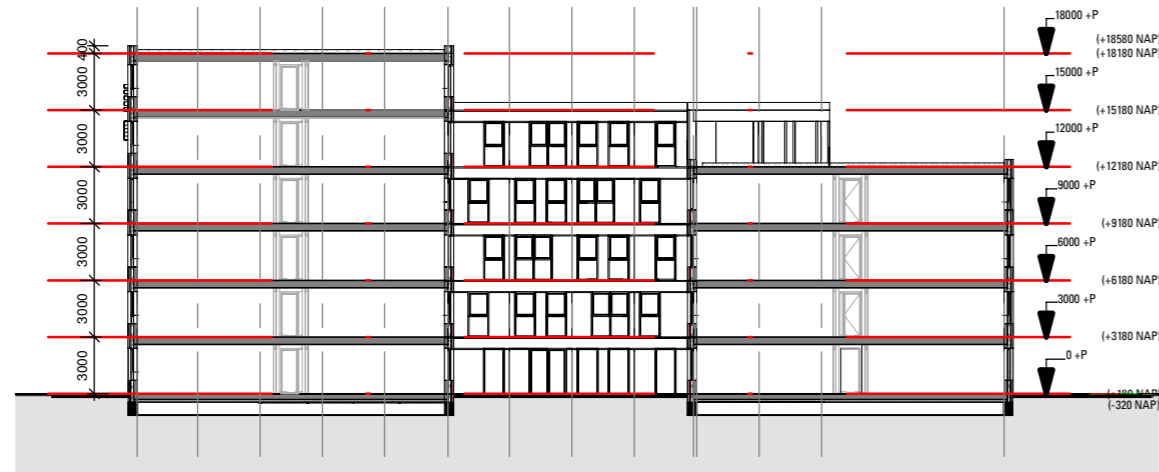
dakaanzicht



GROEN DAK



doorsneden



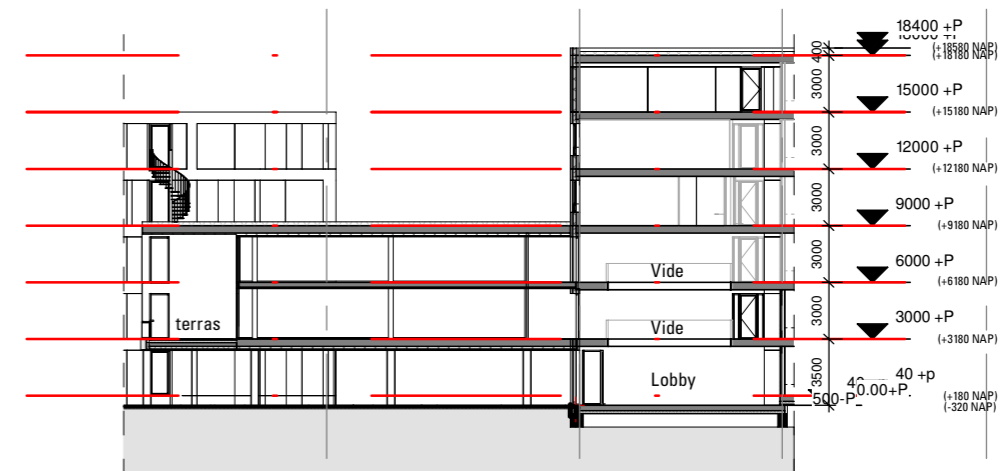
SECTION A

1 : 400



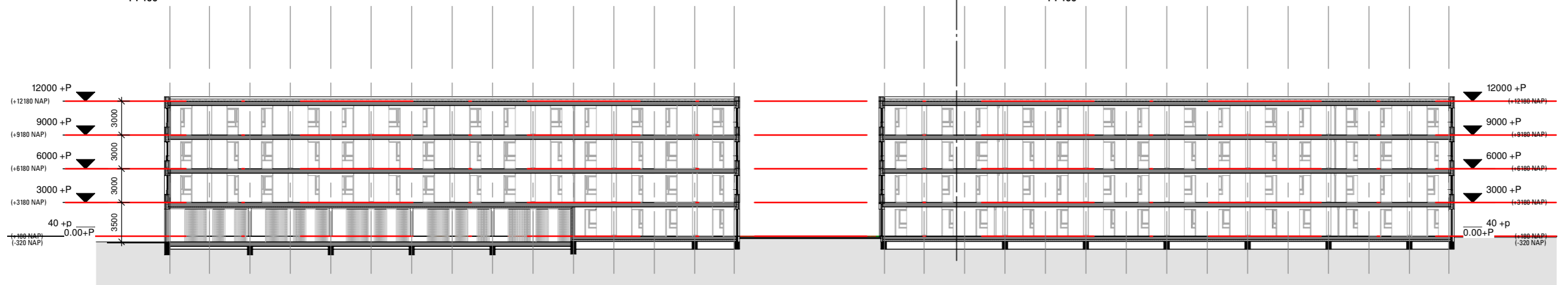
SECTION B

1 : 400



SECTION C

1 : 400



SECTION E

1 : 400

scale 1 : 400

gevels buitenzijde



WEST FACADE
1:400



EAST FACADE
1:400



SOUTH FACADE
1:400

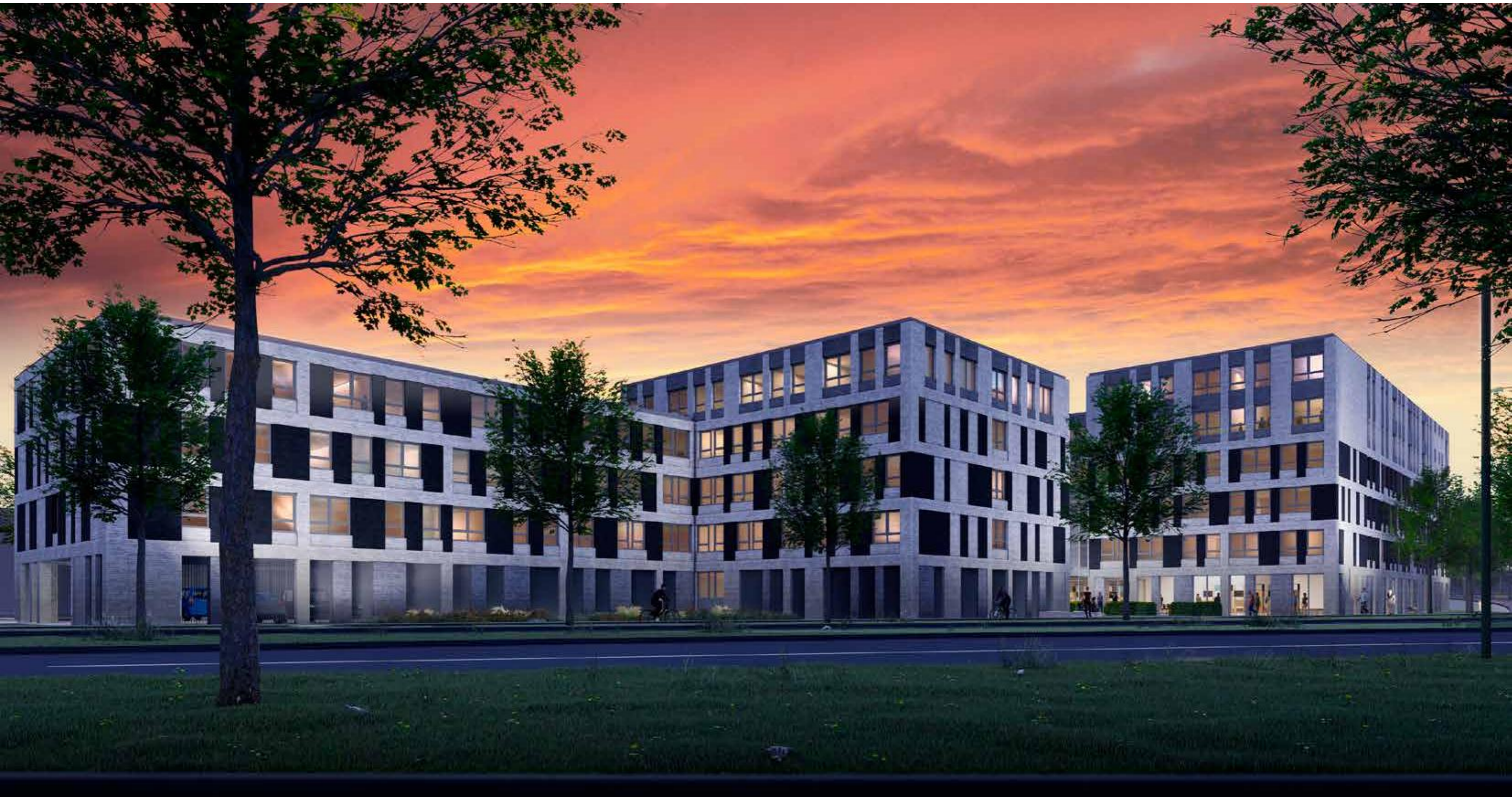


NORTH FACADE
1:400

impressie, zuidwestzijde



impressie, westzijde



impressie, entreezijde

