



De Verborgene Kamer

DO Stedenbouwkundig Plan | Braamweg 1

Arnhem | november 2013



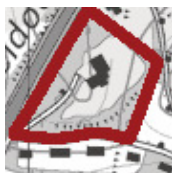
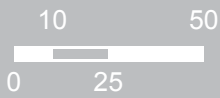
GiesbersArnhem
ontwikkelen en bouwen

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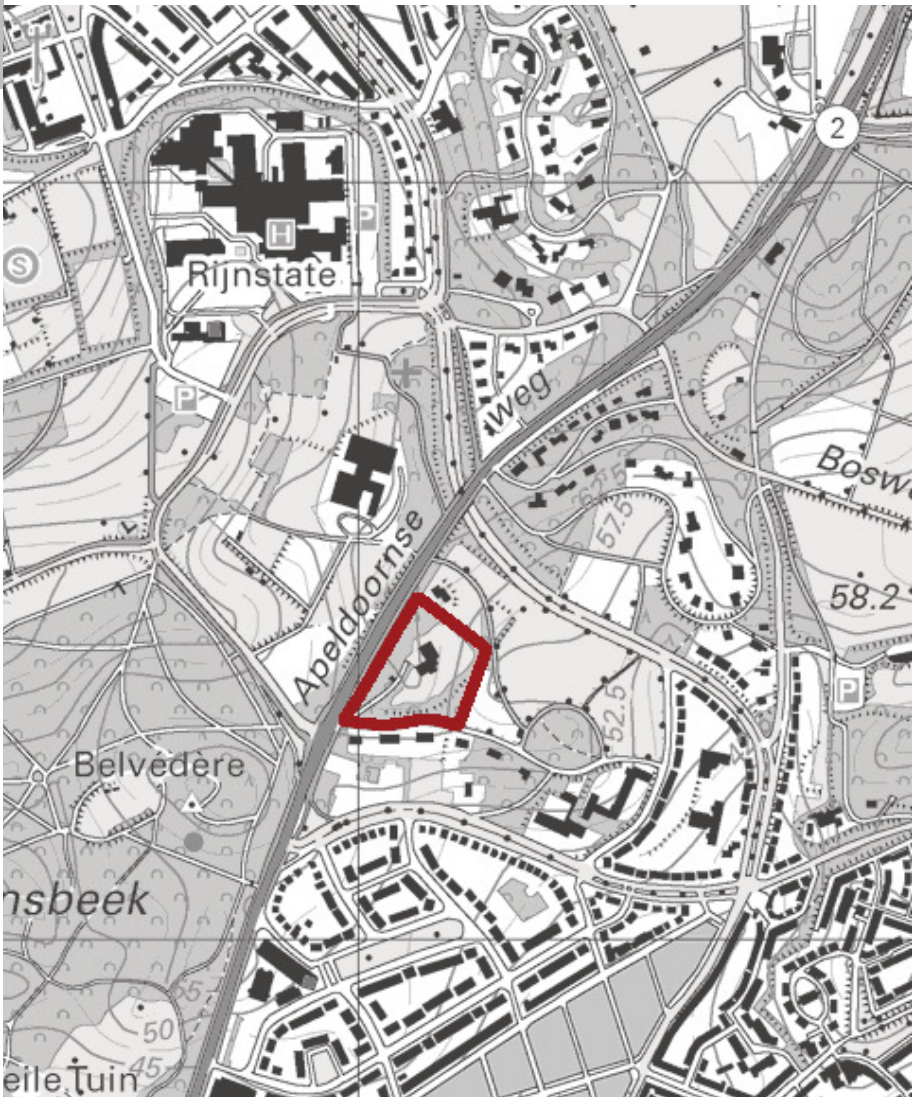
1. De Verborgen Kamer

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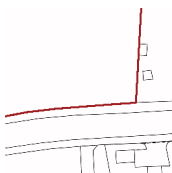
1.1. Locatie



Plangebied



Topkaart 1:10.000 ligging Braamweg 1



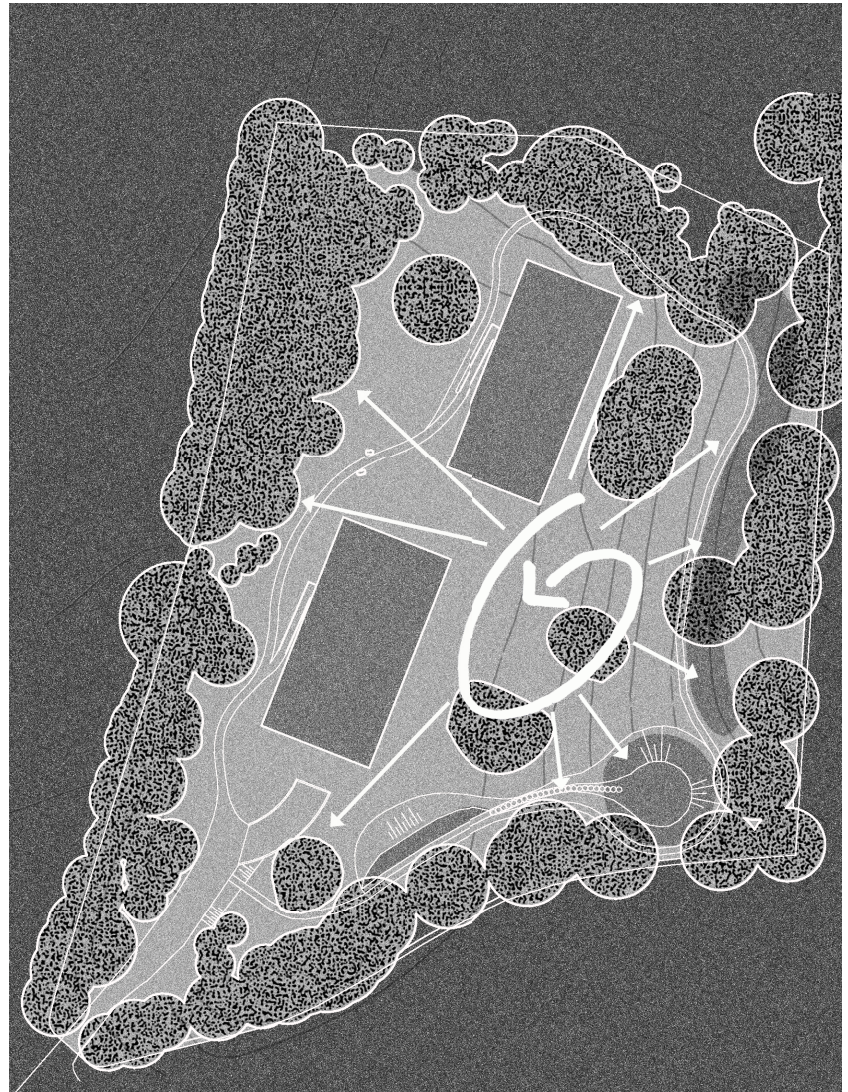
Kavelgrens



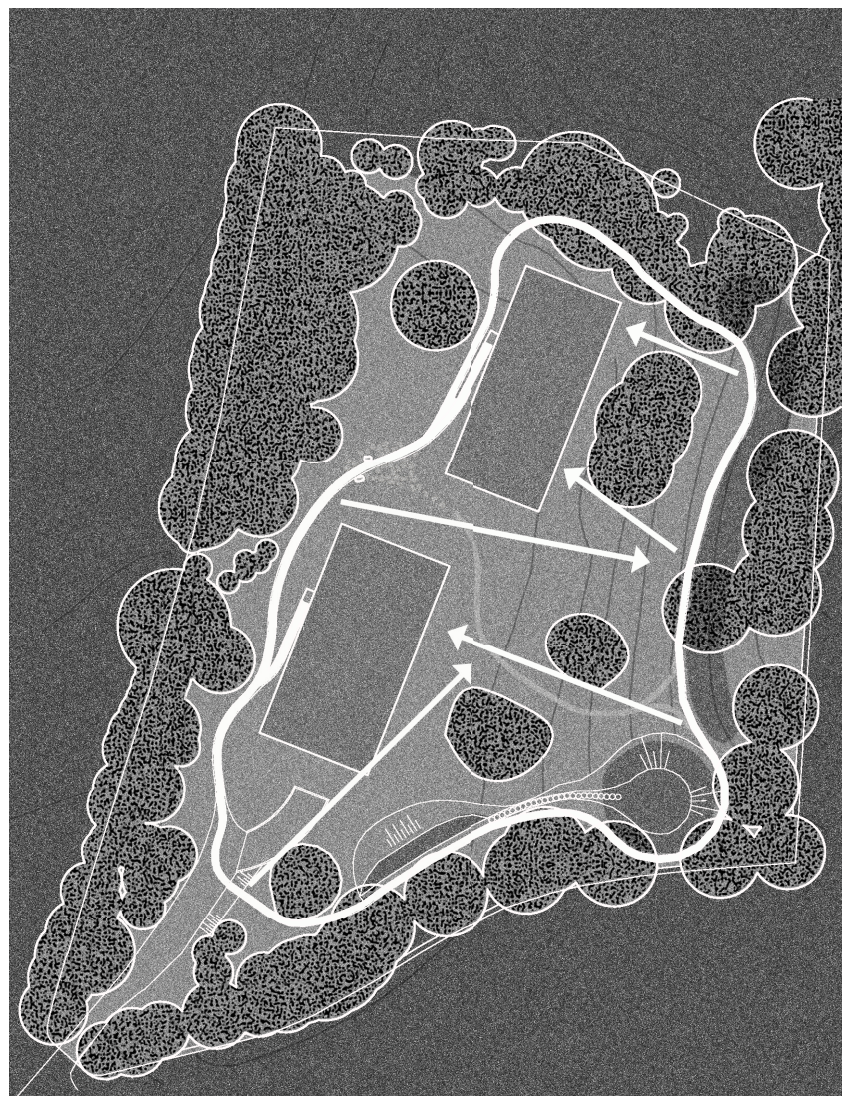
Huidige situatie Braamweg 1

1. De Verborgen Kamer

1.2. Concept



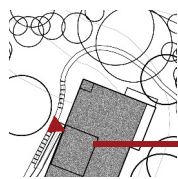
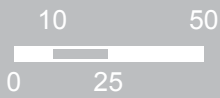
Open plek op de heuvel



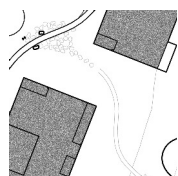
Enscenering beleving landschap en bebouwing

1. De Verborgen Kamer

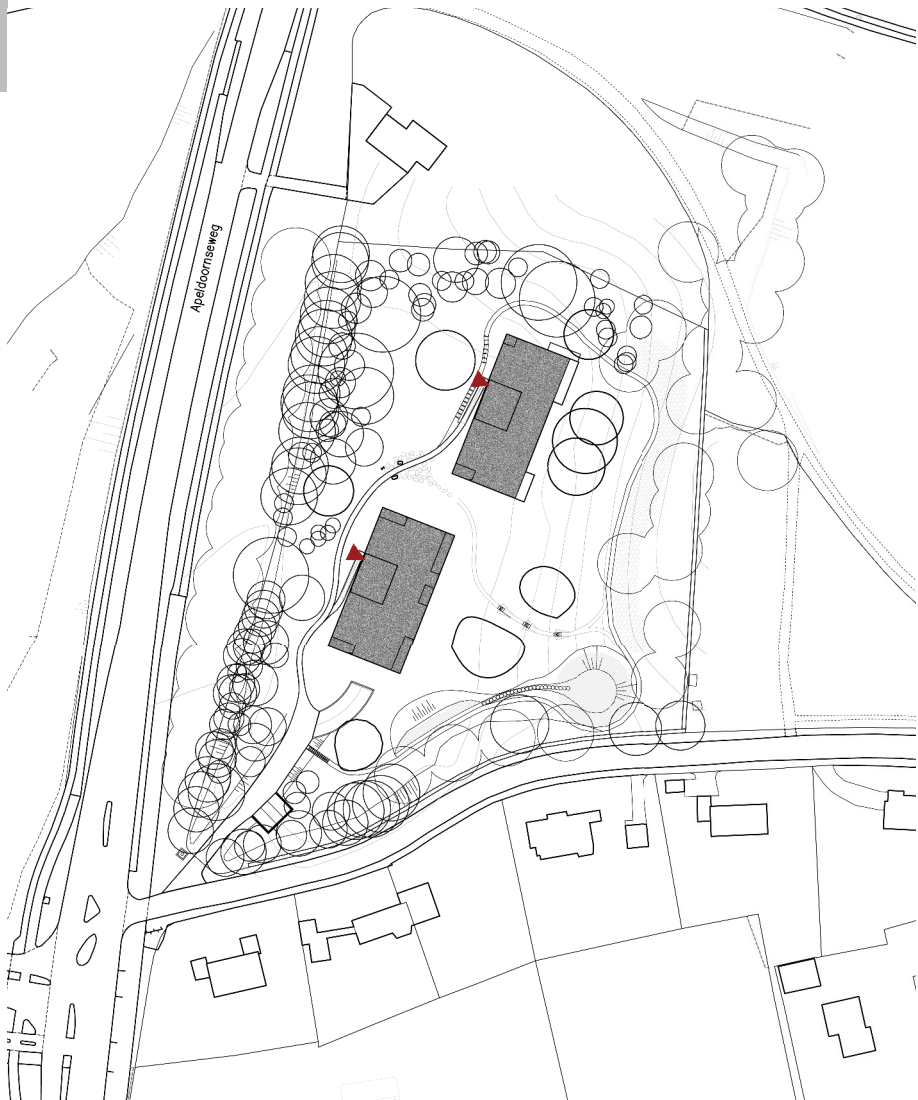
1.3. Ontwerp



Entree



Appartementen 3 bouwlagen
maximaal 30 woningen



Bebouwing



Inrichting tuin



Omgeving

1. De Verborgen Kamer

1.4. Plankaart

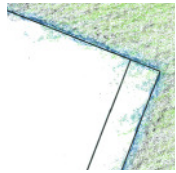


Apeldoornseweg

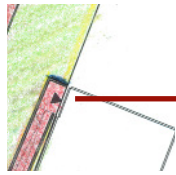


1. De Verborgen Kamer

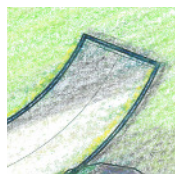
1.5. Legenda



Bebouwing
appartementen 3 bouwlagen



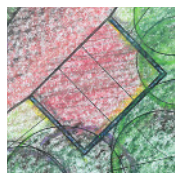
Entree appartementen



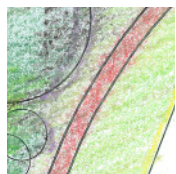
Entree parkeerkelder



Ontsluiting auto (gebakken klinker)



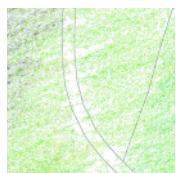
Kort parkeren (3 st)



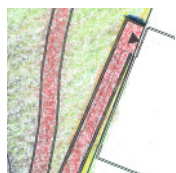
Pad naar entree appartementen
(gebakken klinkers)



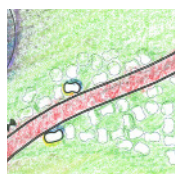
Wandelpad door de tuin
(houtsnippers)



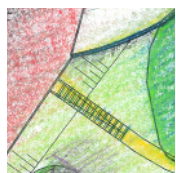
Slijtpad
(gemaaid gras)



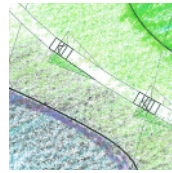
Hellingbaan naar entree
(materiaal nader te bepalen)



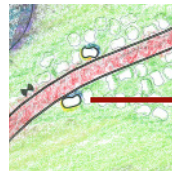
Flagstones



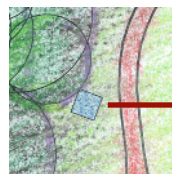
Bostrap



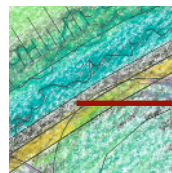
Natuurstenen traptreden



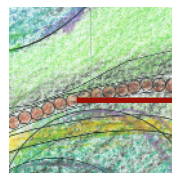
Zwerfkeien



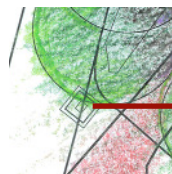
Vleermuistoren



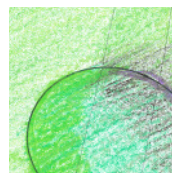
Stenen muurtje



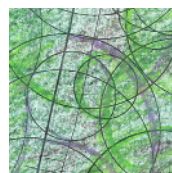
Boomstammen begroeid met hedra



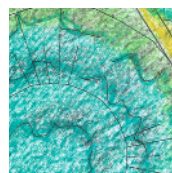
Ondergrondse afvalcontainer



Solitaire bomen (bestaand)



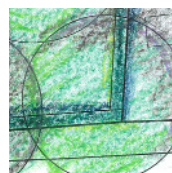
Bomen bosrand (bestaand)



Rhododendrons (nieuw)



Ruig gras, kruidenvegetatie

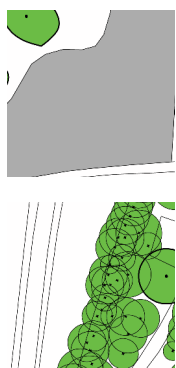


Beukenhaag

2. Facetten

2. Facetten

2.1. Groen



Bestaande bosrand

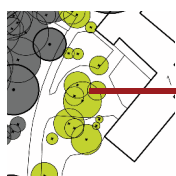
Bestaande bomen ingemeten



Bestaande bomen

Bomenanalyse

In 2011 is door Boomadviesbureau De Groot een bomenanalyse van de bestaande bomen gemaakt. Op basis van deze analyse is samen met de bomen-expert van de gemeente Arnhem op locatie bekeken hoe bij de ontwikkeling en realisatie van de nieuwe bebouwing met de bestaande moet worden omgegaan. Voor meer gedetailleerdere informatie wordt hier verwezen naar deze bomenanalyse



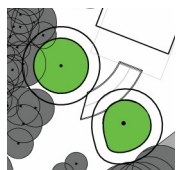
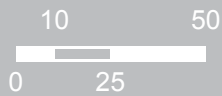
“Niet waardevolle” bomen
Bomen die vanwege de boomsoort, de kwaliteit of de grote als “niet waardevol” worden beschouwd



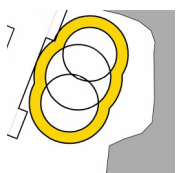
“Niet waardevolle” bomen

2. Facetten

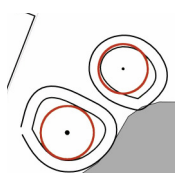
2.1. Groen



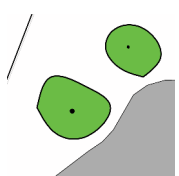
Waardevolle bomen
Bomen die nader zijn onderzocht
vanwege mogelijk conflict met de
nieuwe ontwikkelingen



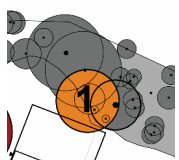
Vrij te houden afstand bovengronds
tot boomkroon



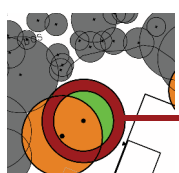
Vrij te houden afstand ondergronds
tot wortelpakket



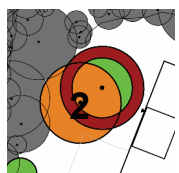
Te handhaven bomen.
Bomen blijken na onderzoek niet in
conflict met nieuwe ontwikkelingen of
het oorspronkelijke bouwplan is op
deze bomen aangepast.



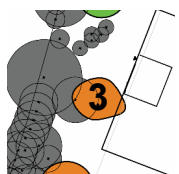
Te rooien *Catalpa bignonioides*
Boom heeft een zeer slechte conditie
en belemmert de groeikansen van 2
naastgelegen eiken



Te kandelabereren *Tilia vulgaris*
Structuur van deze koningslinde is
zorgelijk, biologisch is de boom ge-
zond. Boom wordt gekandelaberd en
moet goed worden onderhouden.



Te rooien *Platanus acerifolia*
Wordt verdrukt door naastgelegen
linde. Boom is hierdoor slechts aan
één zijde ontwikkeld. Boom wordt
verwijderd t.b.v. groeikansen linde



Te rooien *Aesculus Hippocastanum*
Deze kastanje heeft schimmelinfectie/
bacterie en is daardoor beschadigd



Te rooien *Acer pseudoplatanus*
Deze esdoorn moet wijken t.b.v. de
toegankelijkheid voor brandweer e.a.
nooddiensten. Deze boom is goed te
compenseren
Gerooide bomen worden allen ge-
compenseerd



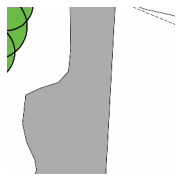
Waardevolle bomen mogelijk in conflict met nieuwe ontwikkelingen



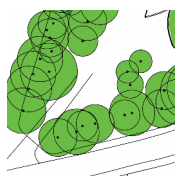
Conclusie onderzoek conflictbomen (zie bomenanalyse De Groot)

2. Facetten

2.1. Groen



Bestaande bomen, bosrand niet ingemeten



Bestaande bomen, stam en kroon ingemeten



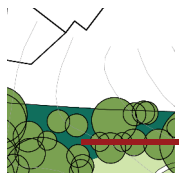
Bomen bosrand (bestaand)



Bomen solitair (bestaand)



Aanvullen bos (nieuw)



Kwalitatieve verbetering bos



Rhododendron (nieuw)



Ruig gras/ kruidenvegetatie opnieuw inzaaien (nieuw)



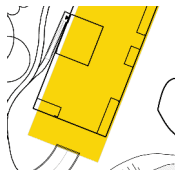
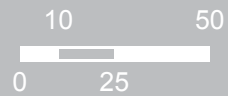
Bestaande bomen toekomstige situatie



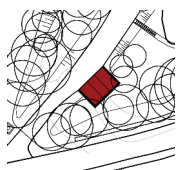
Groen Braamweg 1

2. Facetten

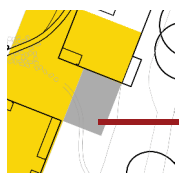
2.2. Verkeer



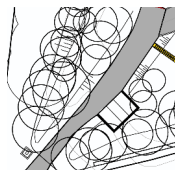
Parkeerkelder 2 per woning



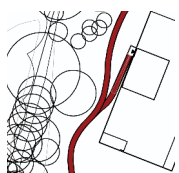
Kortparkeren 3 st.



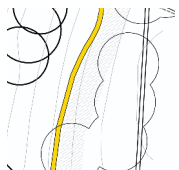
Optie uitbreiden parkeerkelder
10 extra parkeerplaatsen



Ontsluiting auto



Voetpad gebakken klinkers



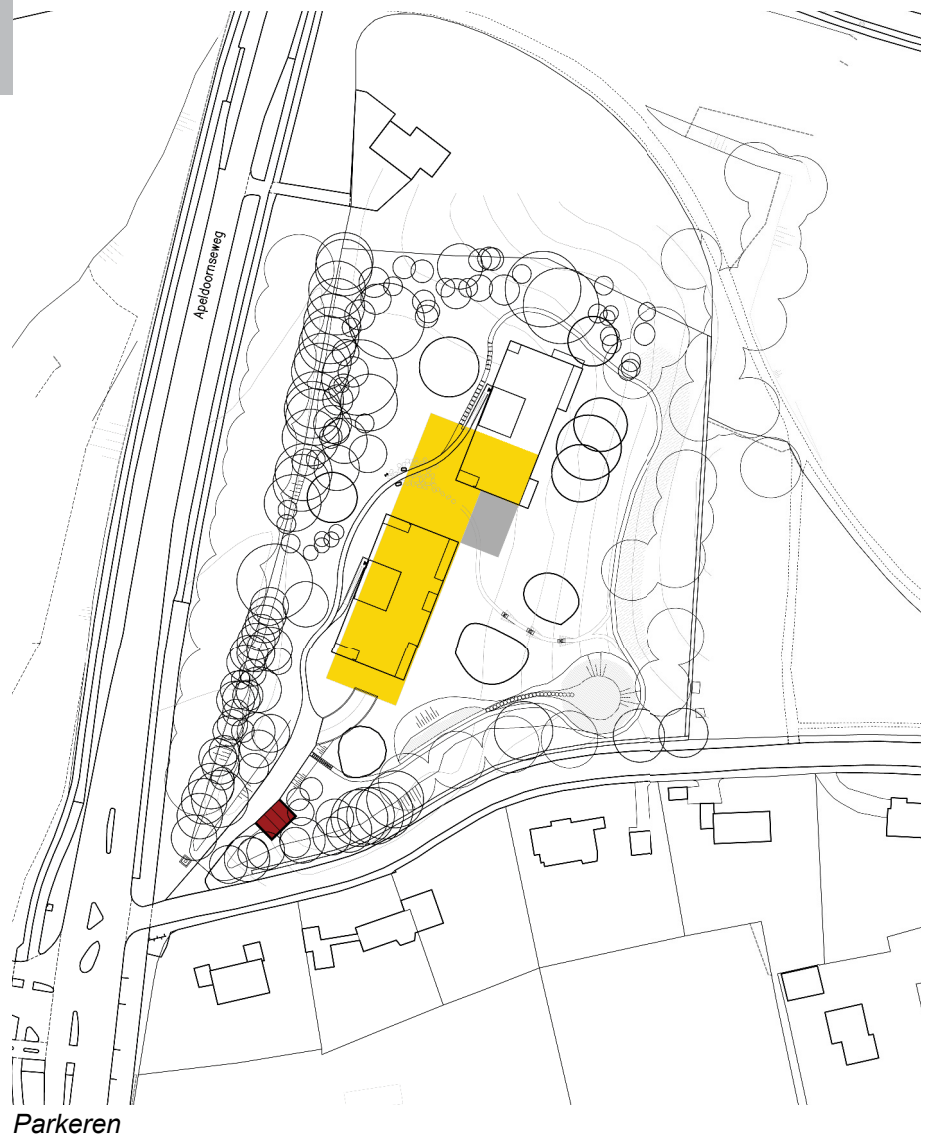
Wandelpad houtsnippers



Slijtpad gemaaidgras

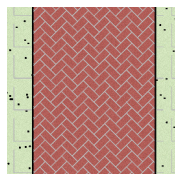
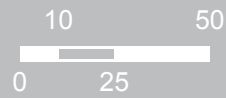


Flagstones

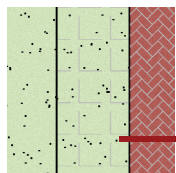


2. Facetten

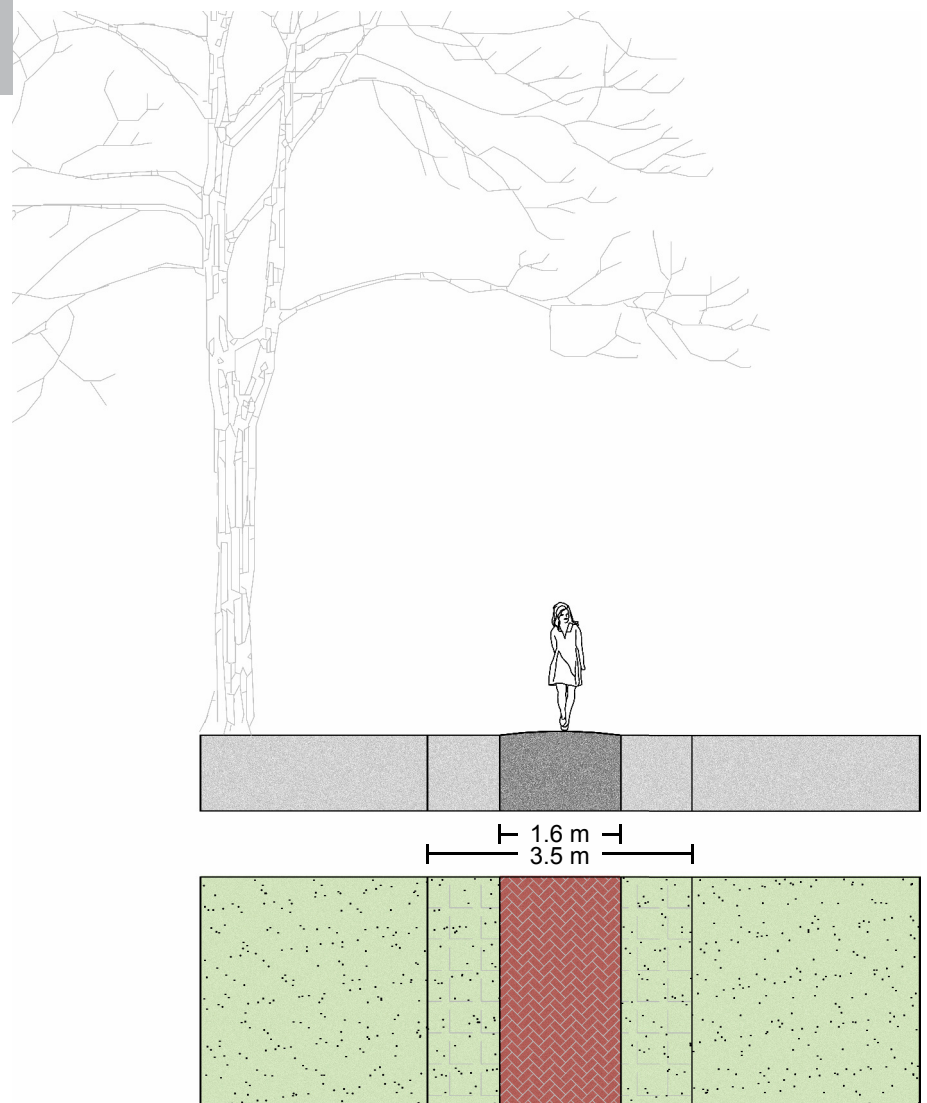
2.3. Calamiteiten



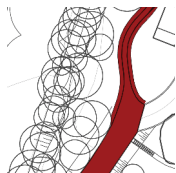
Gebakken klinkers df



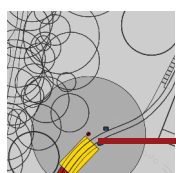
Grasstenen



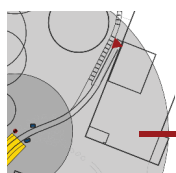
Profiel route brandweer schaal 1:100



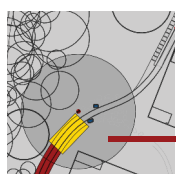
Route brandweer



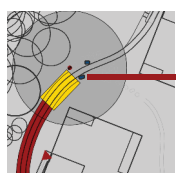
Brandhydrant



Afstand brandhydrant - entree
gebouw, maximaal 40 m



Afstand brandhydrant - opstelplek
blusvoertuig maximaal 15 m



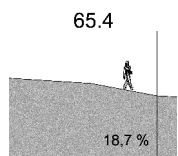
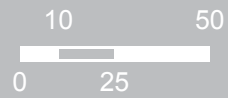
Zwerfkeien
Voorkomen dat brandweer of
verhuisauto op dak parkeerkelder
kunnen komen



Bereikbaarheid brandweer

2. Facetten

2.4. Hoogteverschillen



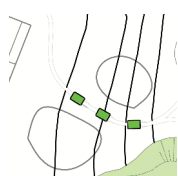
Lengte profiel heuvel huidige situatie



Lengte profiel heuvel toekomstige situatie slijtpad



locatie natuurstenen traptreden in heuvel



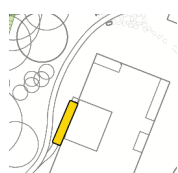
Natuurstenen traptreden in heuvel



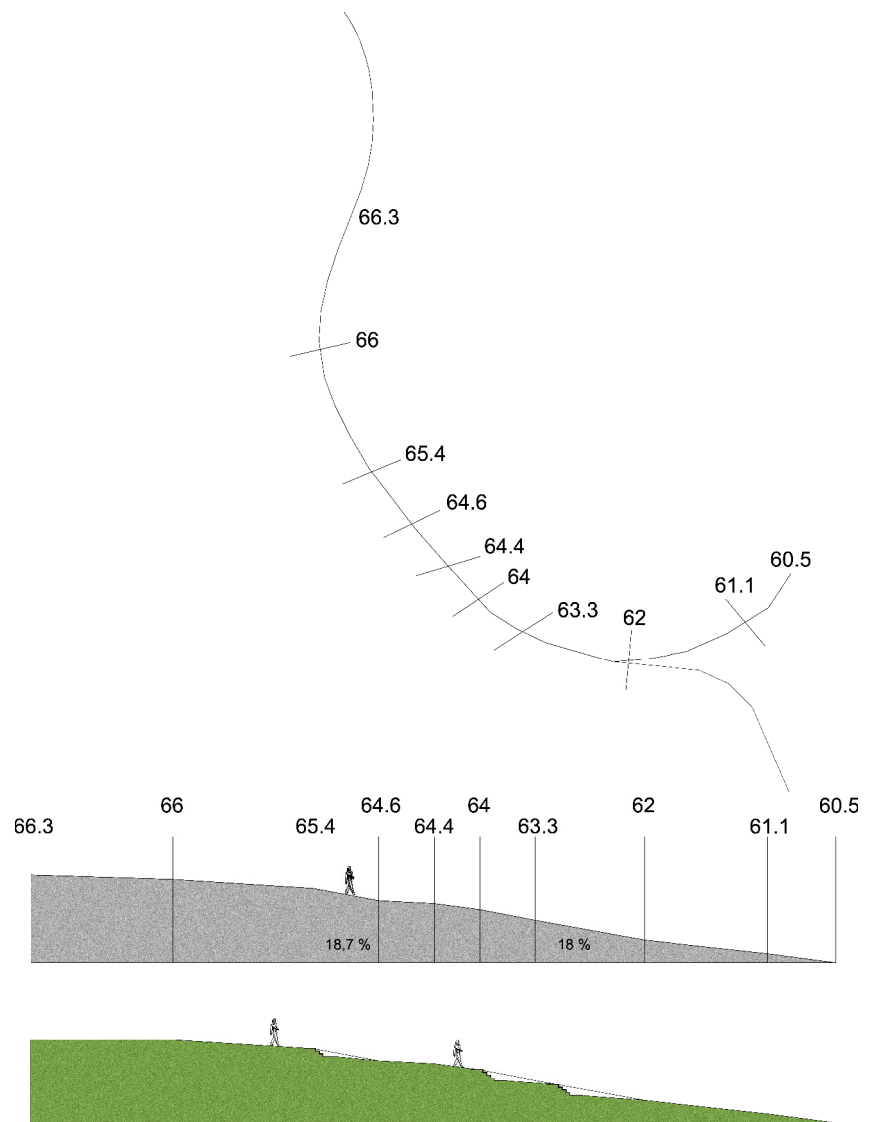
Hellingbaan parkeerkelder



"Bostrap" - traptreden halfverharding



Helling entree appartementen



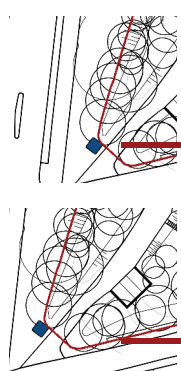
Lengte profiel slijtpad schaal 1:500



Hoogteverschillen

2. Facetten

2.5. Afvalinzameling

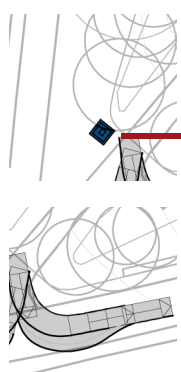


Ondergrondse container

Eigendomsgrens Braamweg 1

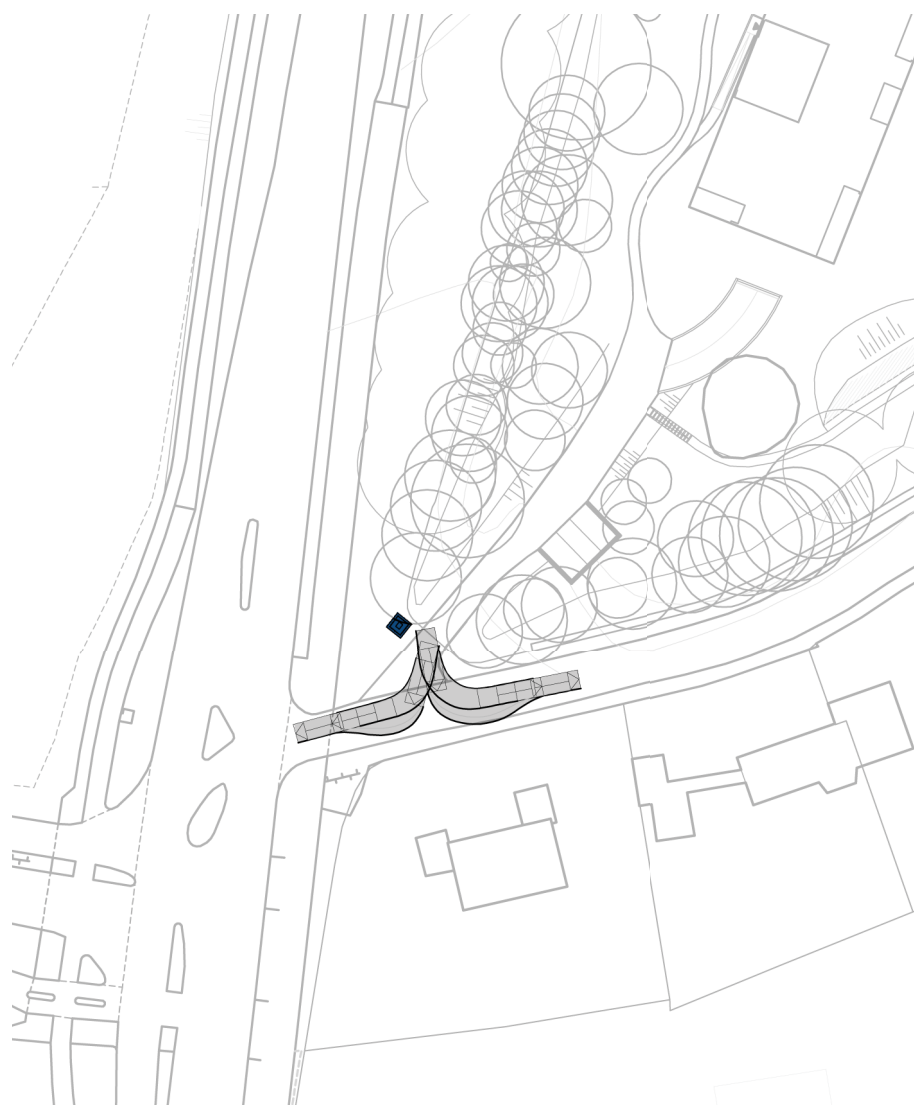


Ondergronds afvalinzamelingssysteem



Ondergrondse afvalcontainer

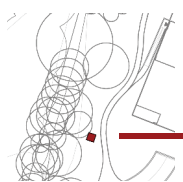
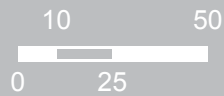
Draaicirkel t.b.v. afval ophaaldienst



Bereikbaarheid ondergrondse afvalcontainer schaal 1:1000

2. Facetten

2.6. Duurzaamheid



Vleermuistoren



Vleermuistoren



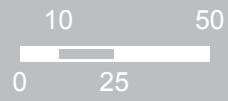
Infiltratie dakwater d.m.v. grindkoffers, locatie en dimensionering nader te bepalen



Zone zoekgebied grindkoffers

2. Facetten

2.7. Verlichting



Bolderarmaturen
(lage verlichtingsarmaturen)



Suggestie verlichting

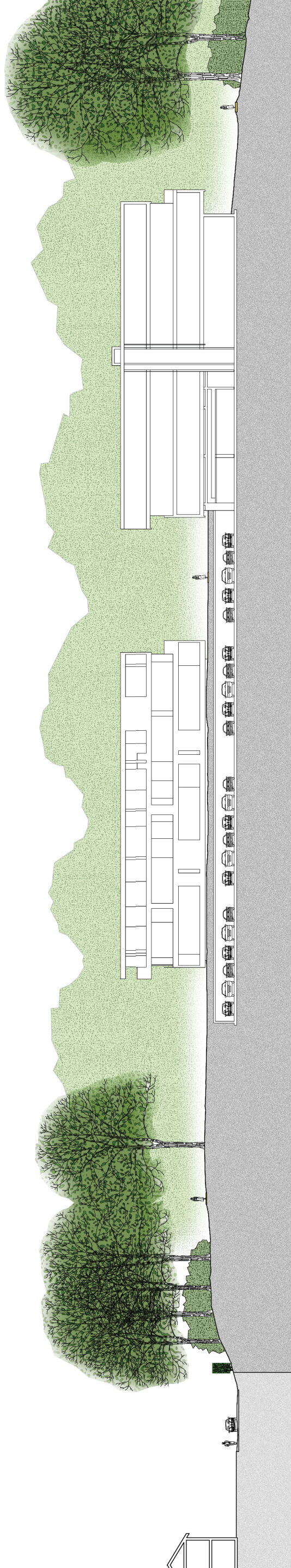
3. Profielen P.M.

3. Profiel 1

Schaal 1:500

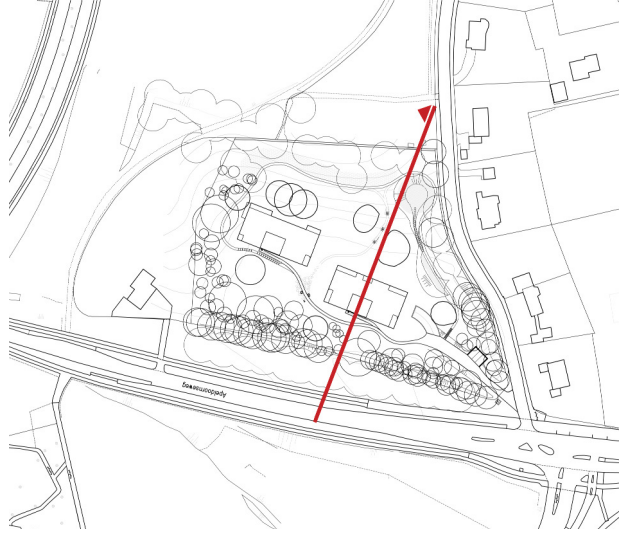


19

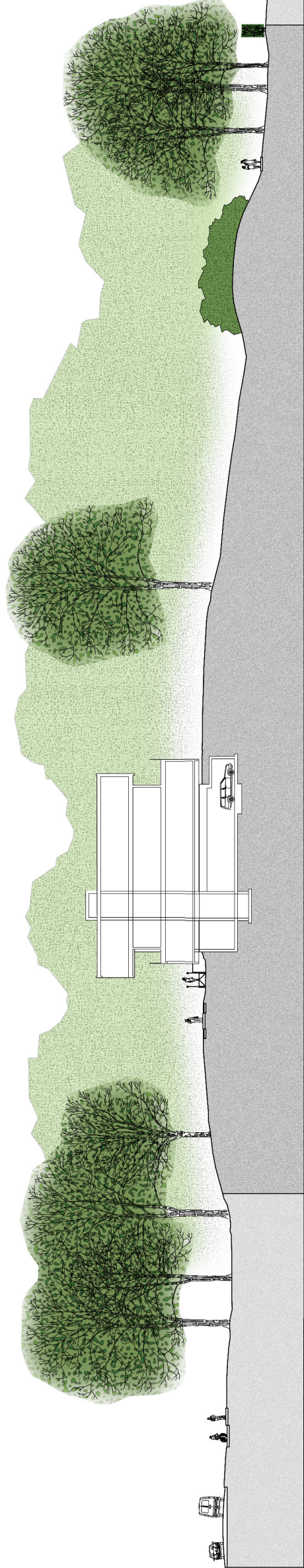


3. Profiel 2

Schaal 1:500



20

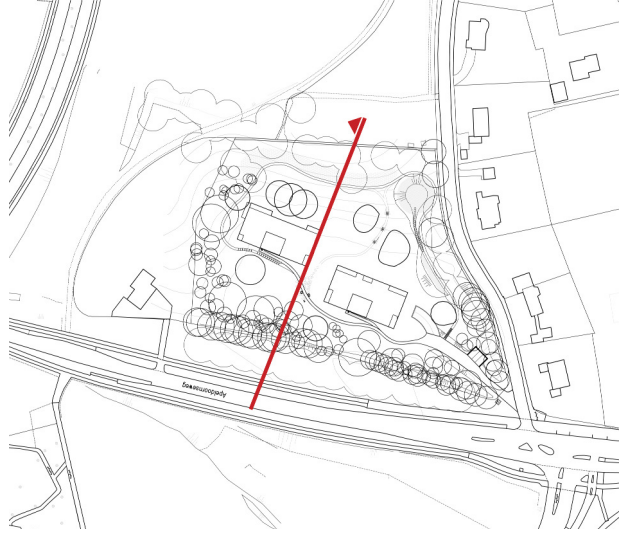


DOSP | Braamweg 1

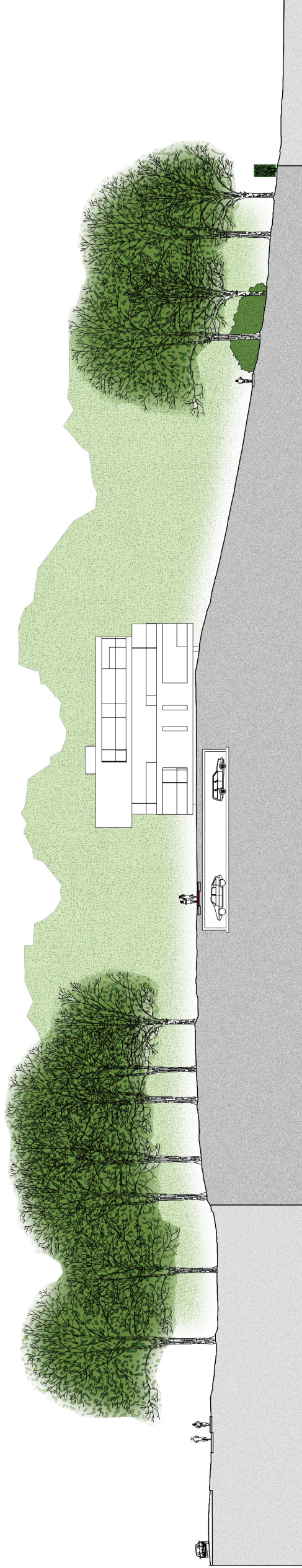
Amhem | november 2013

3. Profiel 3

Schaal 1:500



21

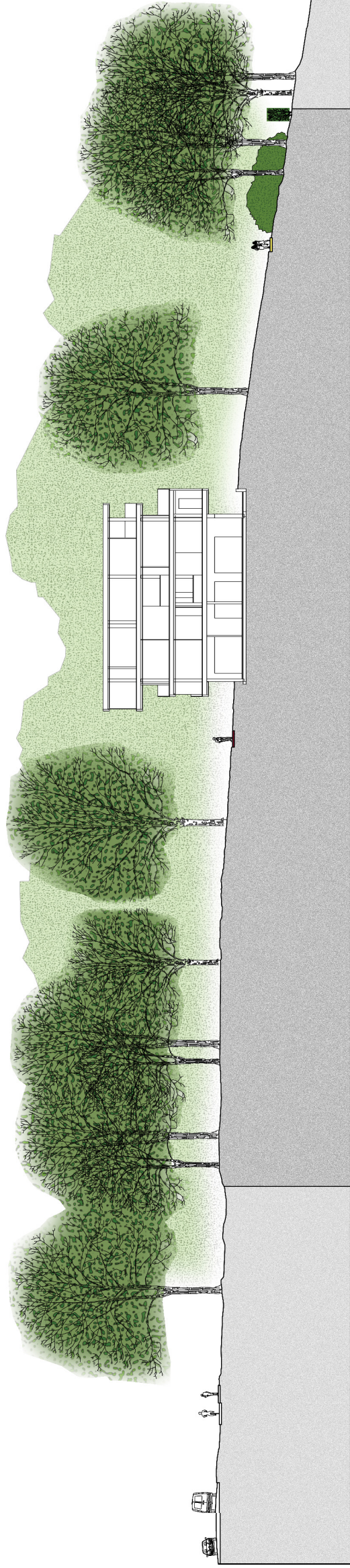


3. Profiel 4

Schaal 1:500



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4. Referentiebeelden tuininrichting



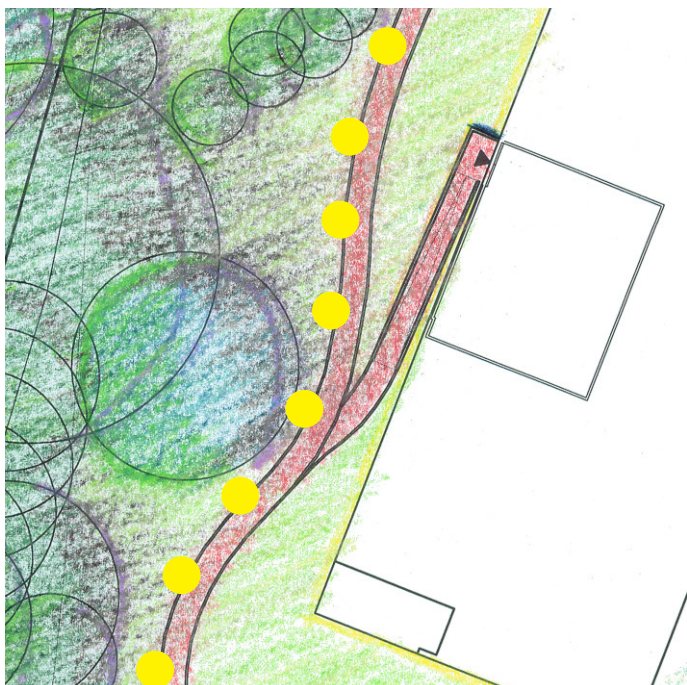
Pad naar entrees appartementen



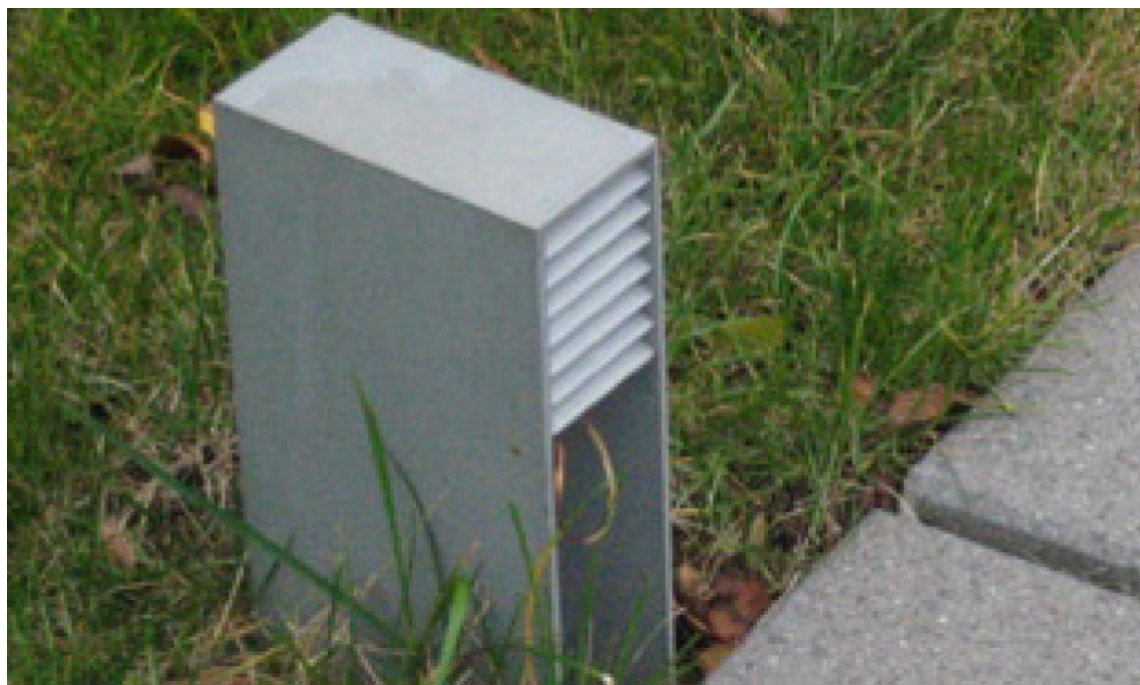
Gebakken klinkes (df)



Grasstenen



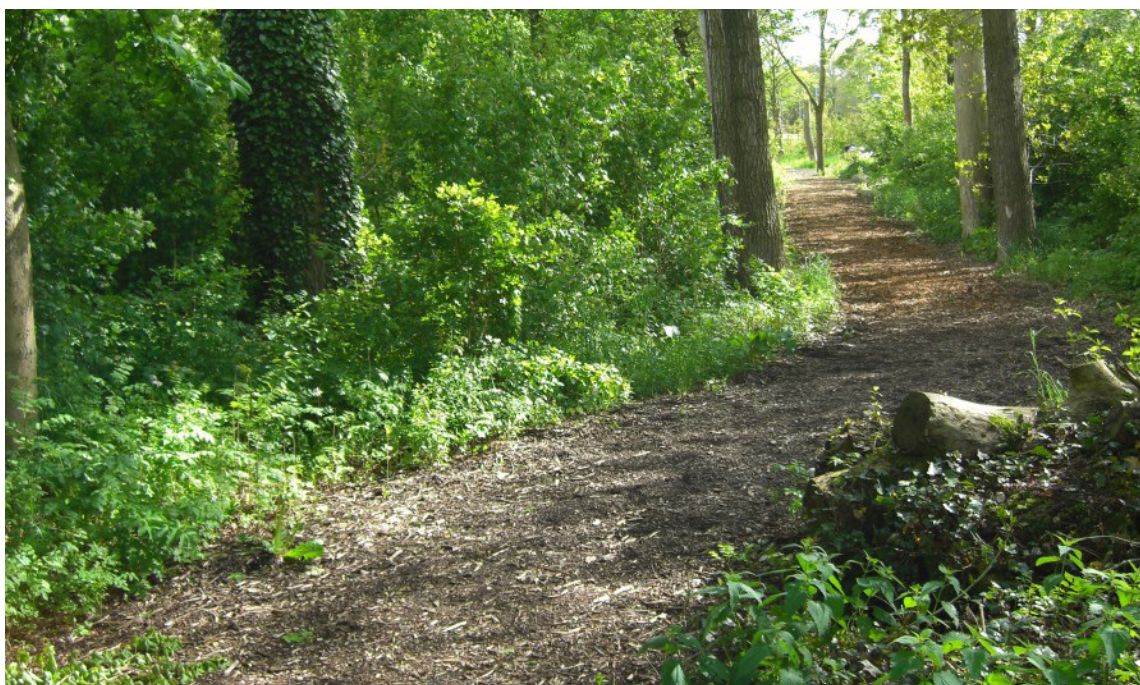
Bolderarmaturen



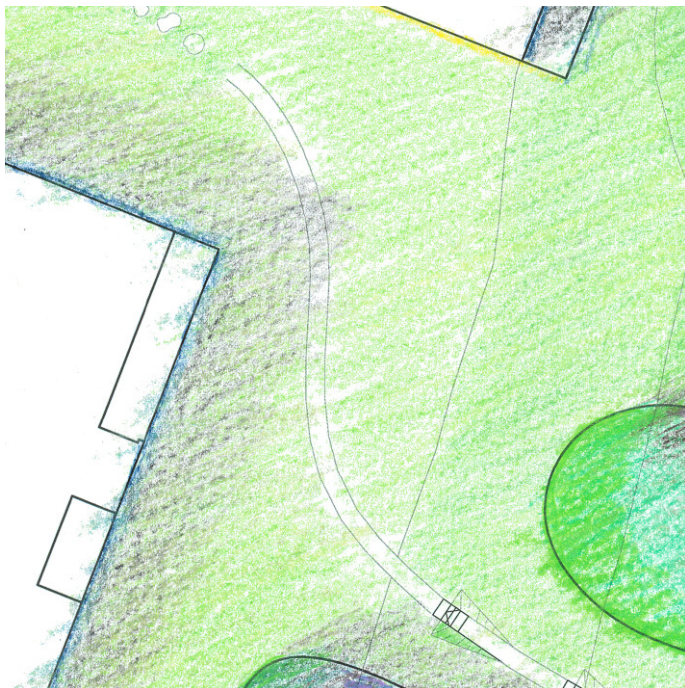
Bolderarmaturen



Wandelpad



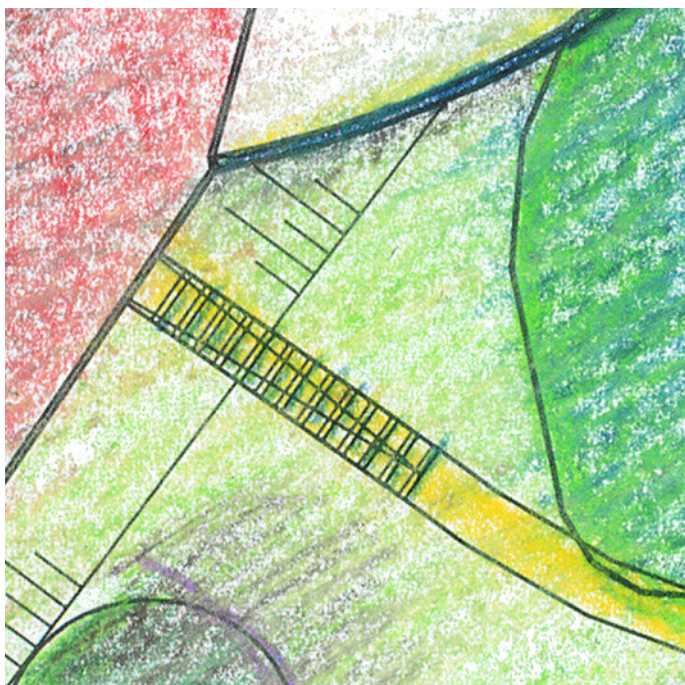
Houtsnipperpad



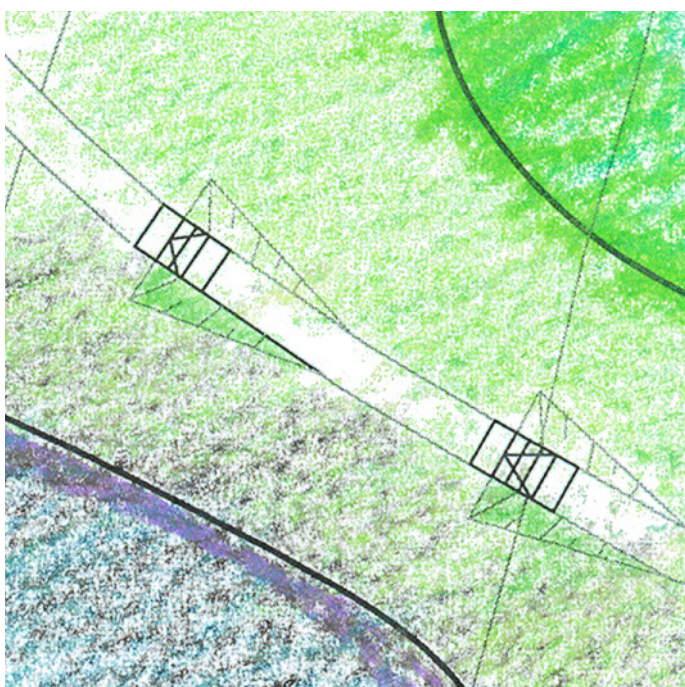
Slijtpad



Gemaaid gras

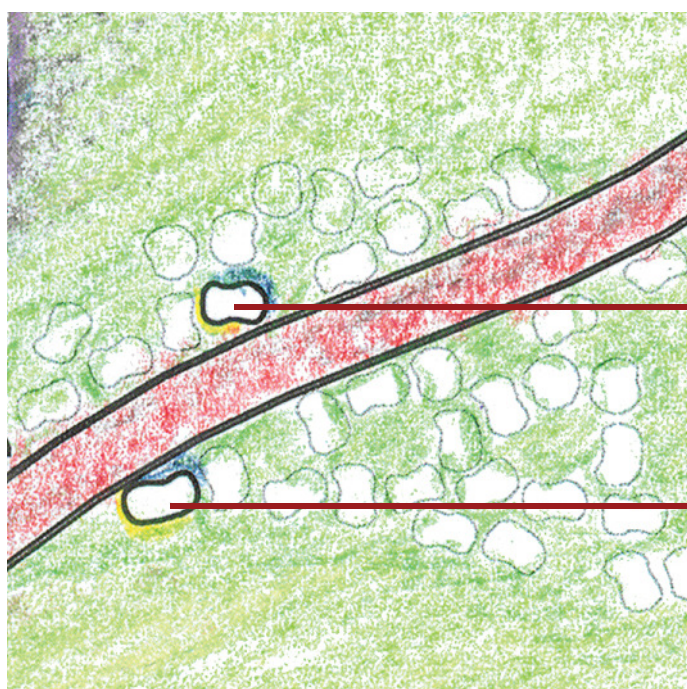


Bostrap



Natuurstenen traptreden in helling





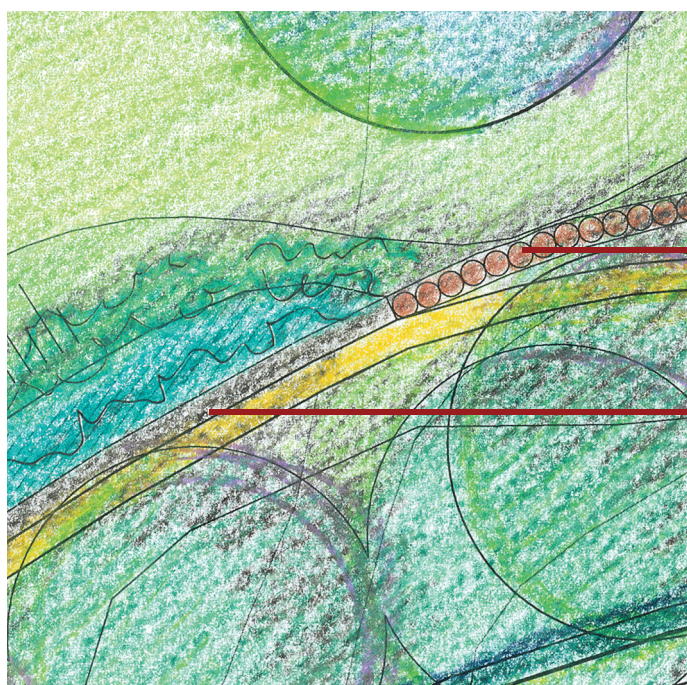
Flagstones en zwerfkeien



Flagstones



Zwerfkeien



Natuurstenen muurtje - scherm van boomstammen



Natuurstenen muurtje



Scherf van boomstammen begroeid met hedra



Vleermuistoren



Vleermuistoren



Ontwerp:

eric JONGEN
stedenbouw + landschap
ONTWERP

In samenwerking met:

BEDAUX DE BROUWER ARCHITECTEN

In opdracht van:

 **Giesbers** Arnhem
ontwikkelen en bouwen