

SPAARNDAMSEWEG 74/78



9 NOVEMBER 2021

Introductie gespreksleider Leonie Campfens

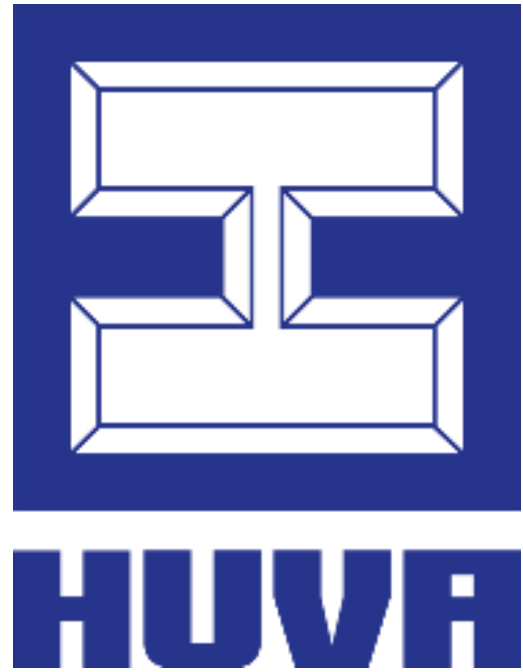


Kaders

Plan

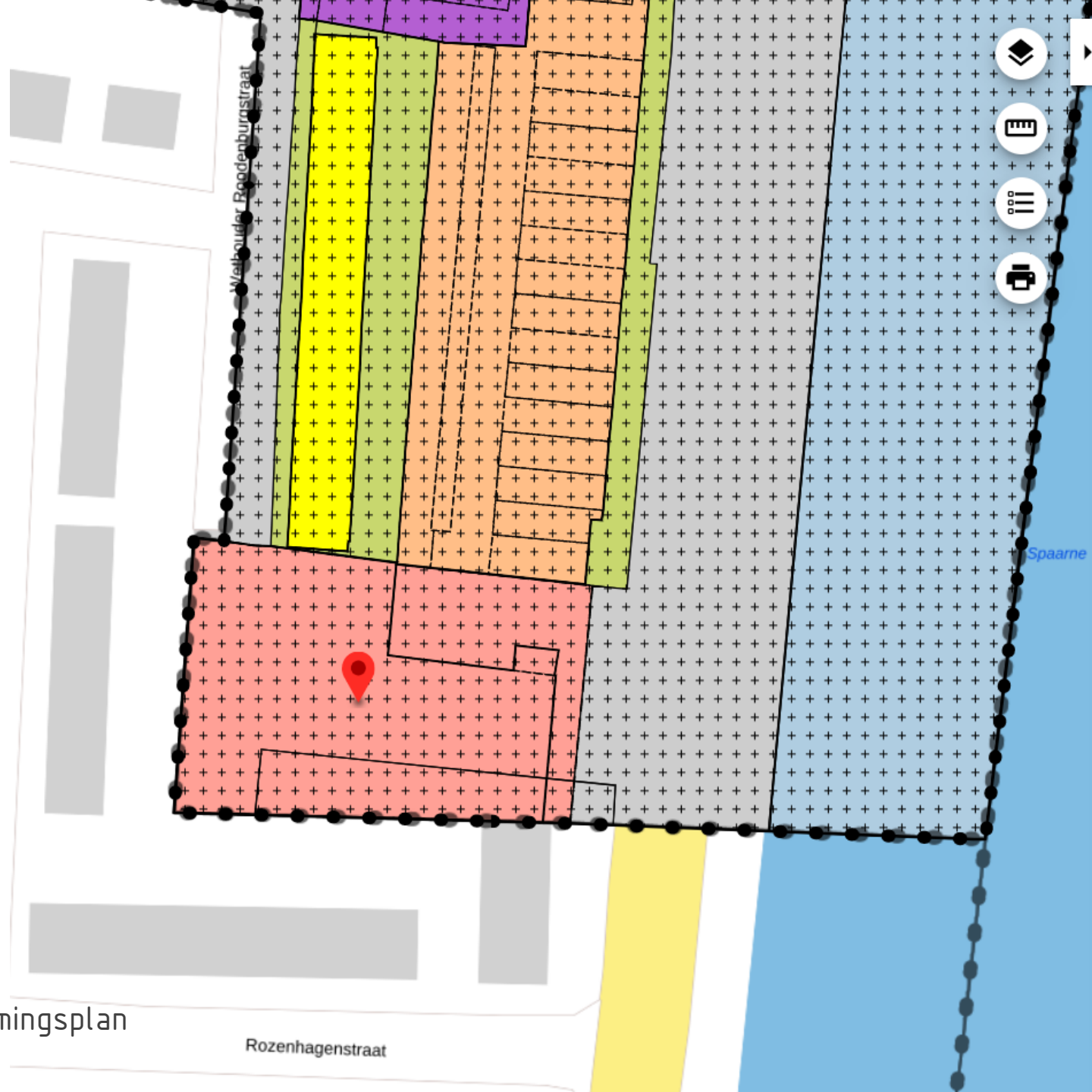
Procedure

Vragen





Bestaand



Spaarndamseweg e.o.

Haarlem

bestemmingsplan

onherroepelijk (vastgesteld 2013-06-06)

PLEKINFO

DOCUMENTEN

KENMERKEN

 104715.2, 489266.9

 **Enkelbestemming**
Detailhandel

 **Dubbelbestemming**
Waarde - Archeologie 4

 **Bouwvlak**

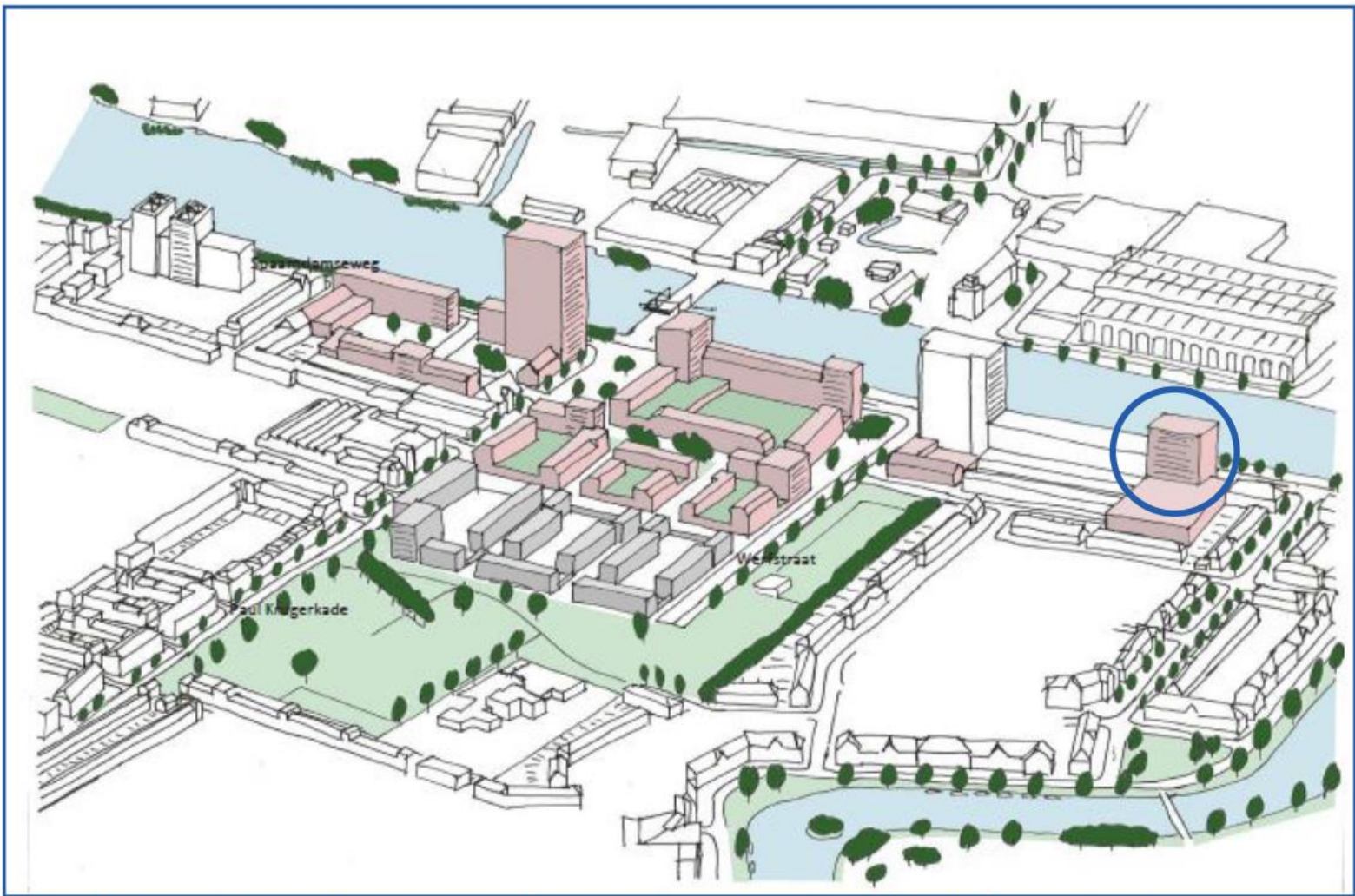
 **Functieaanduiding**
detailhandel perifeer

 **Maatvoering**
maximum bouwhoogte: 8 m

Huidige bestemmingsplan



VO 2017



Ontwikkelvisie Spaarndamseweg met aanduiding plangebied, 2019. Gem. Haarlem

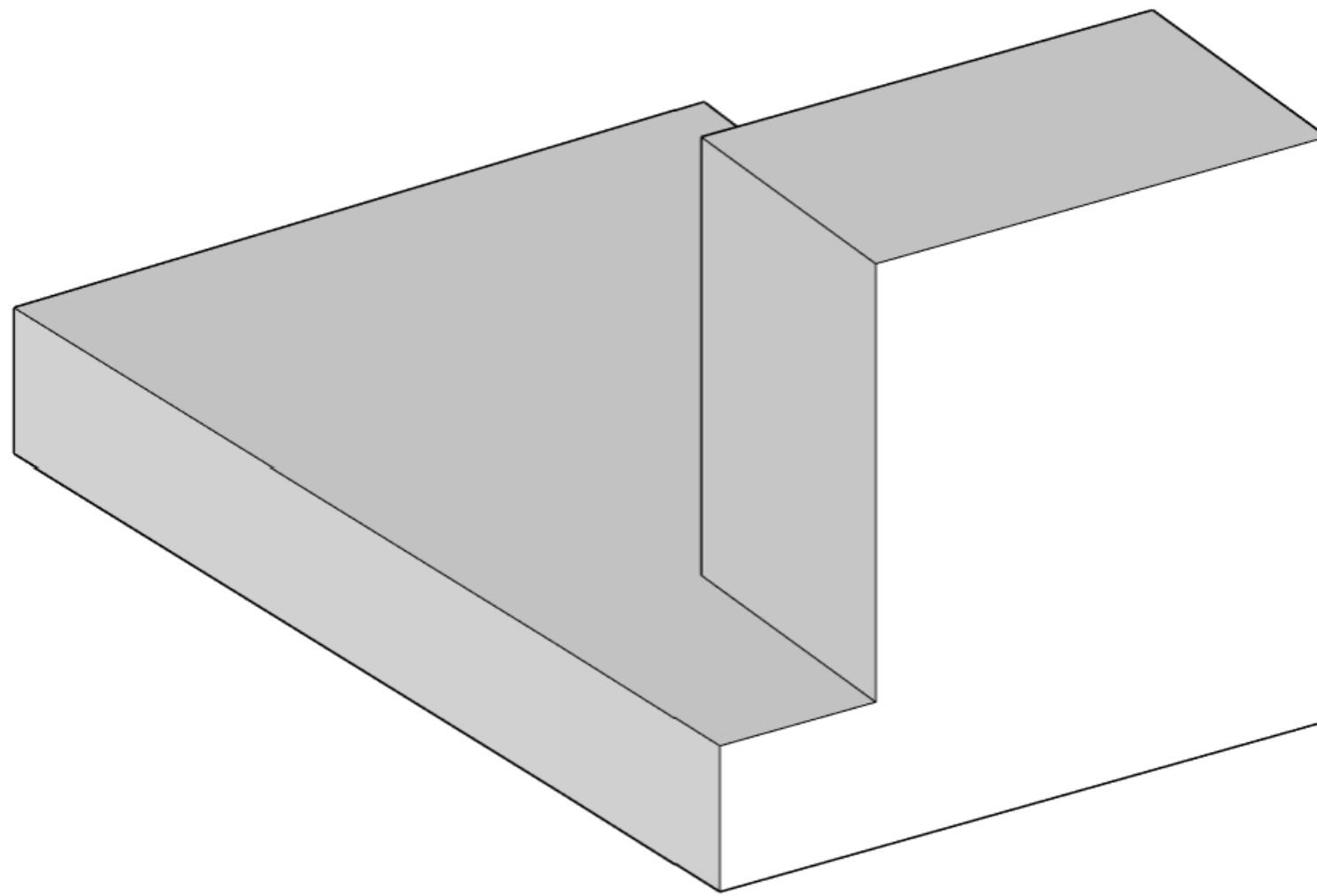


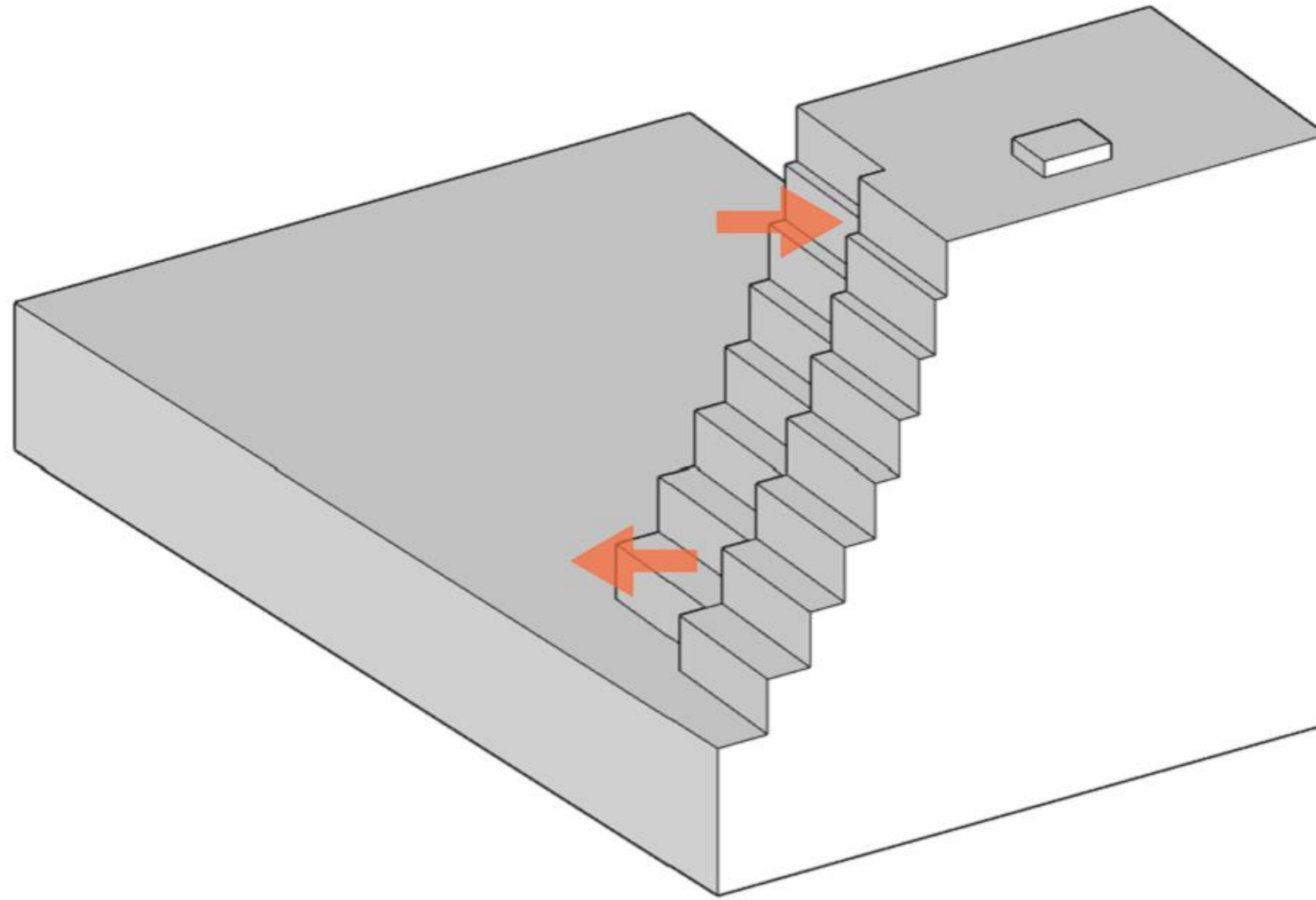
Aanzicht Spaarndamseweg met planvoorstel

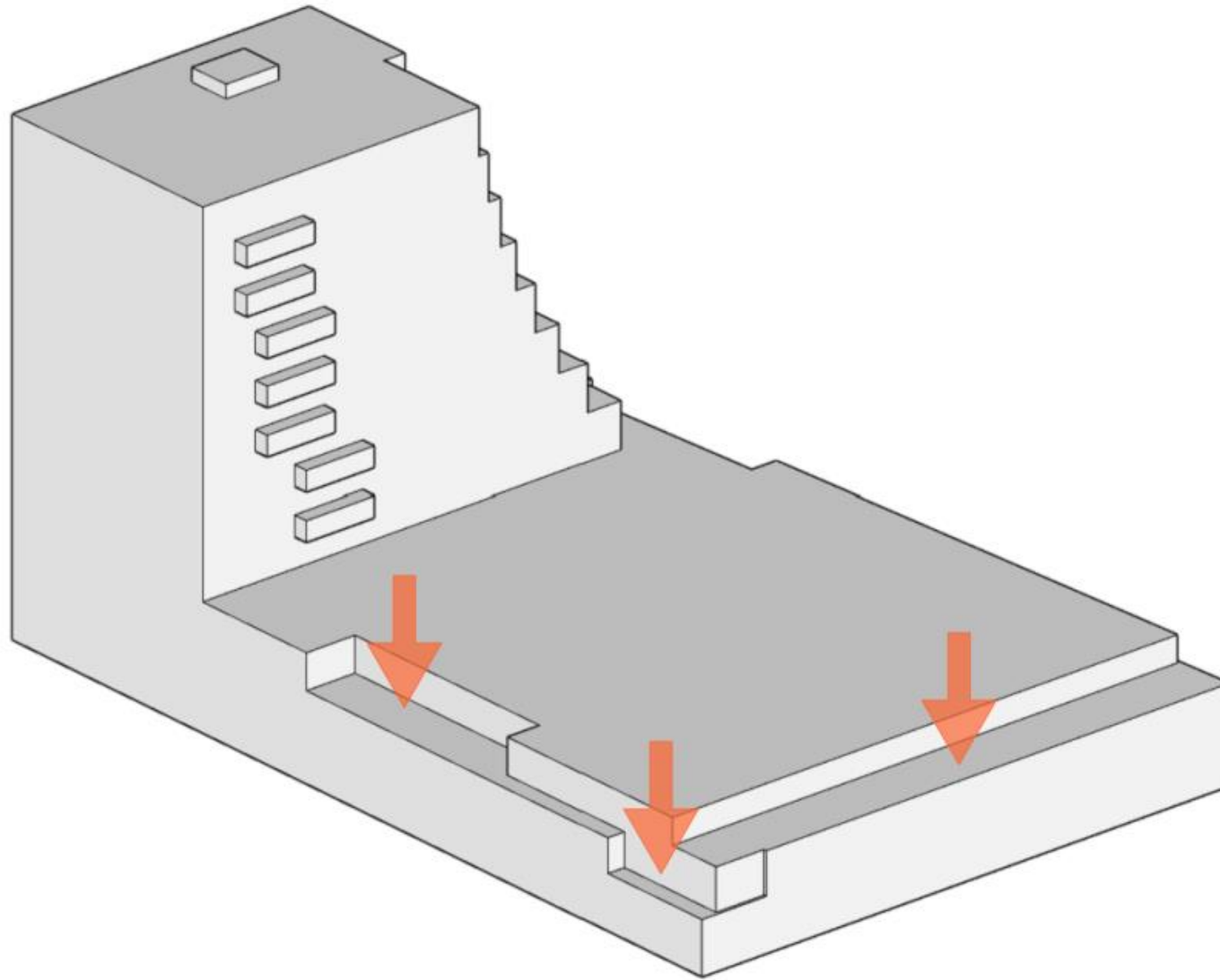
Startnotitie:

- Toevoegen ca. 30 woningen
- Bouwhoogte 32m i.p.v. 40 meter
- Toren slanker (16x26m)
- Geen parkeren op het dak, maar uit het zicht
- Geen laden en lossen aan de achterzijde

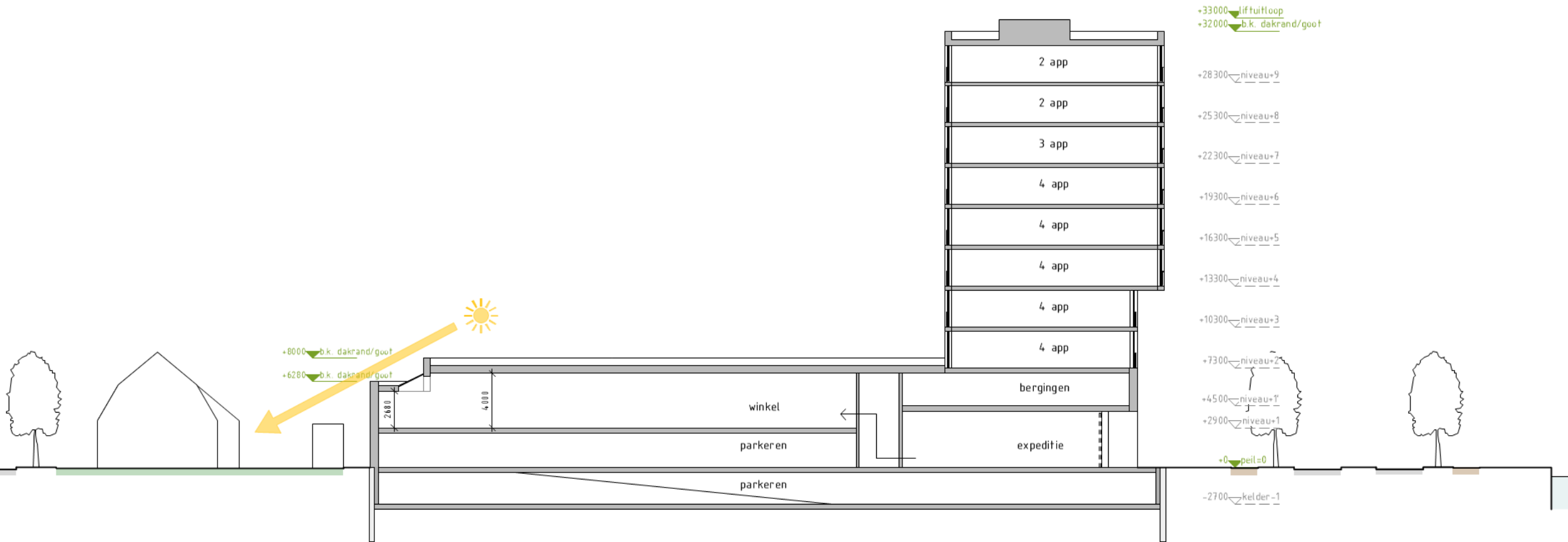








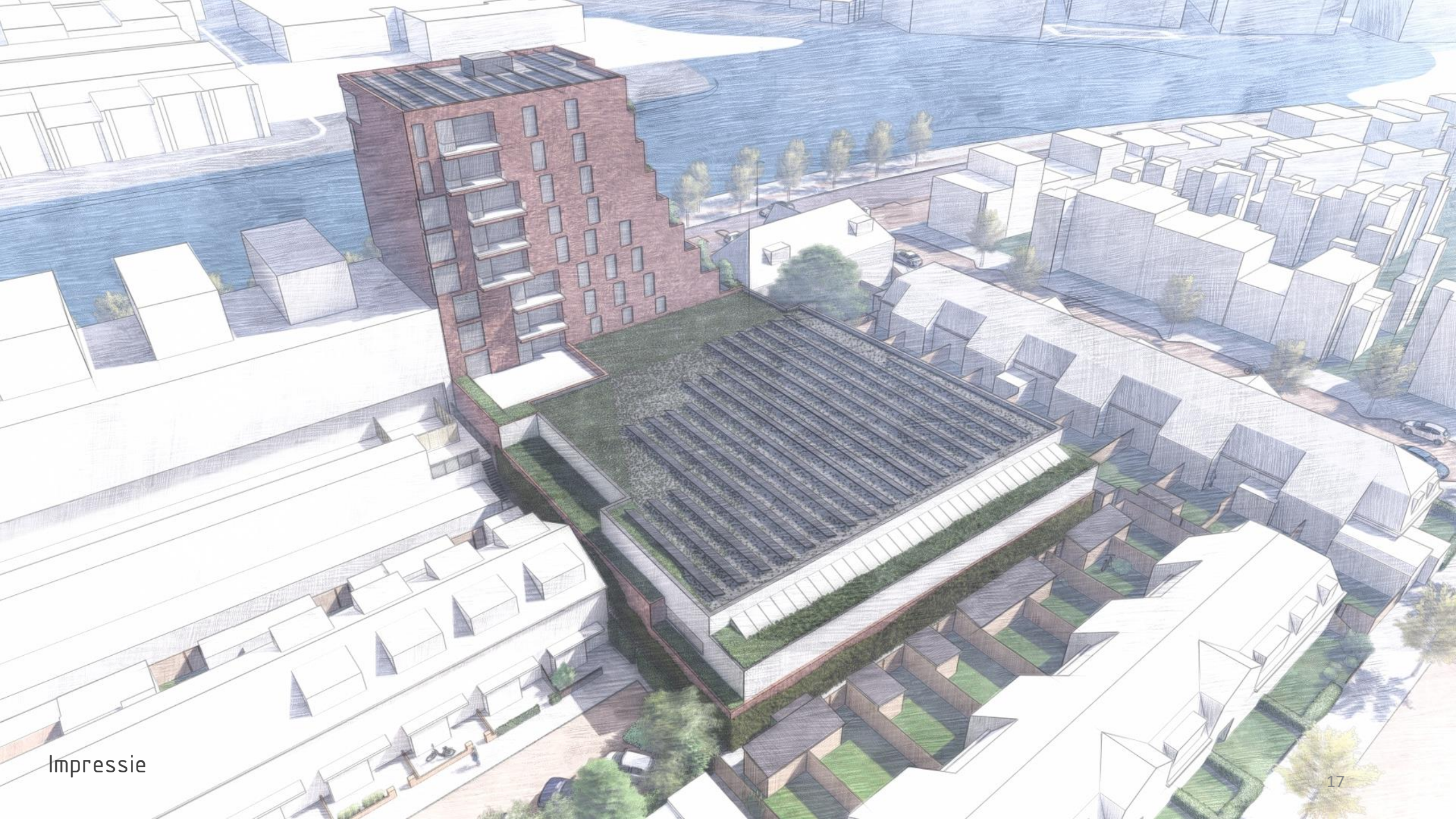
Verzachten overgang naar omliggende laagbouw / verbetering bezonning



Doorsnede









Spaarndamseweg





Rozenhagenstraat 67







Wethouder Roodenburgstraat

Op plat dak



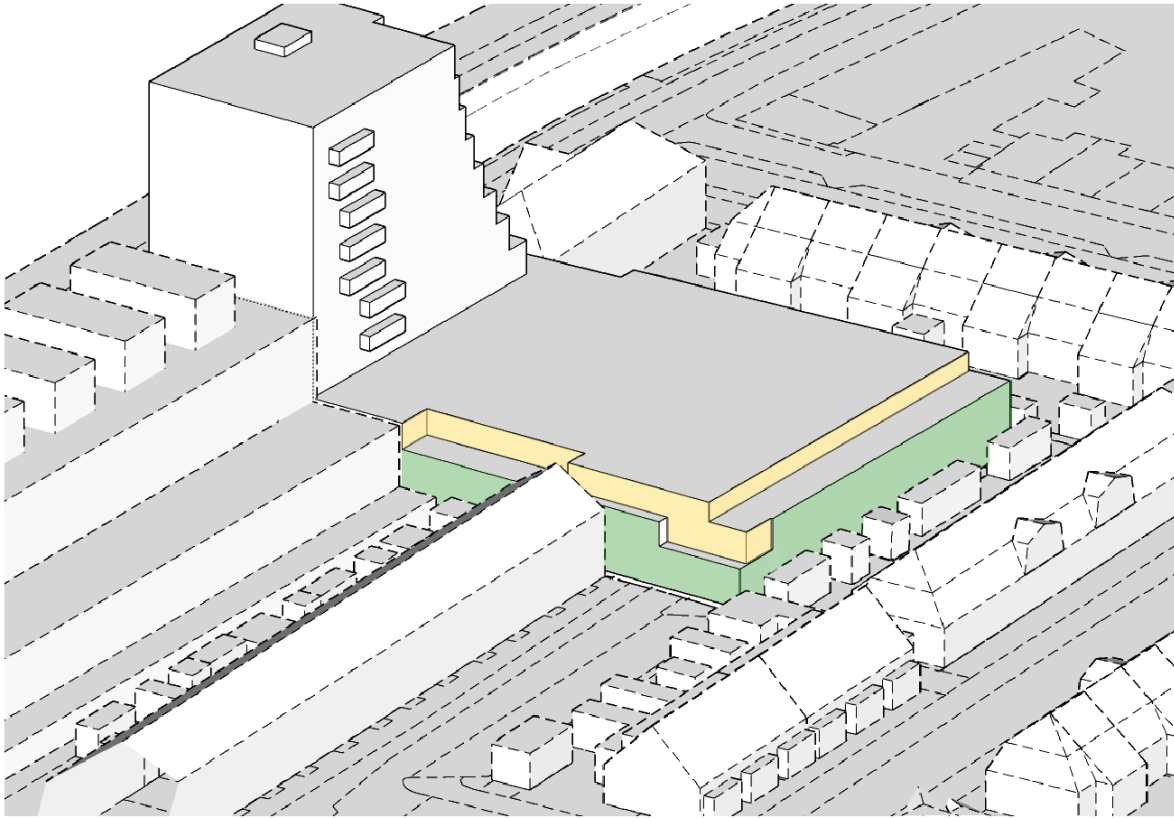
Op gevels



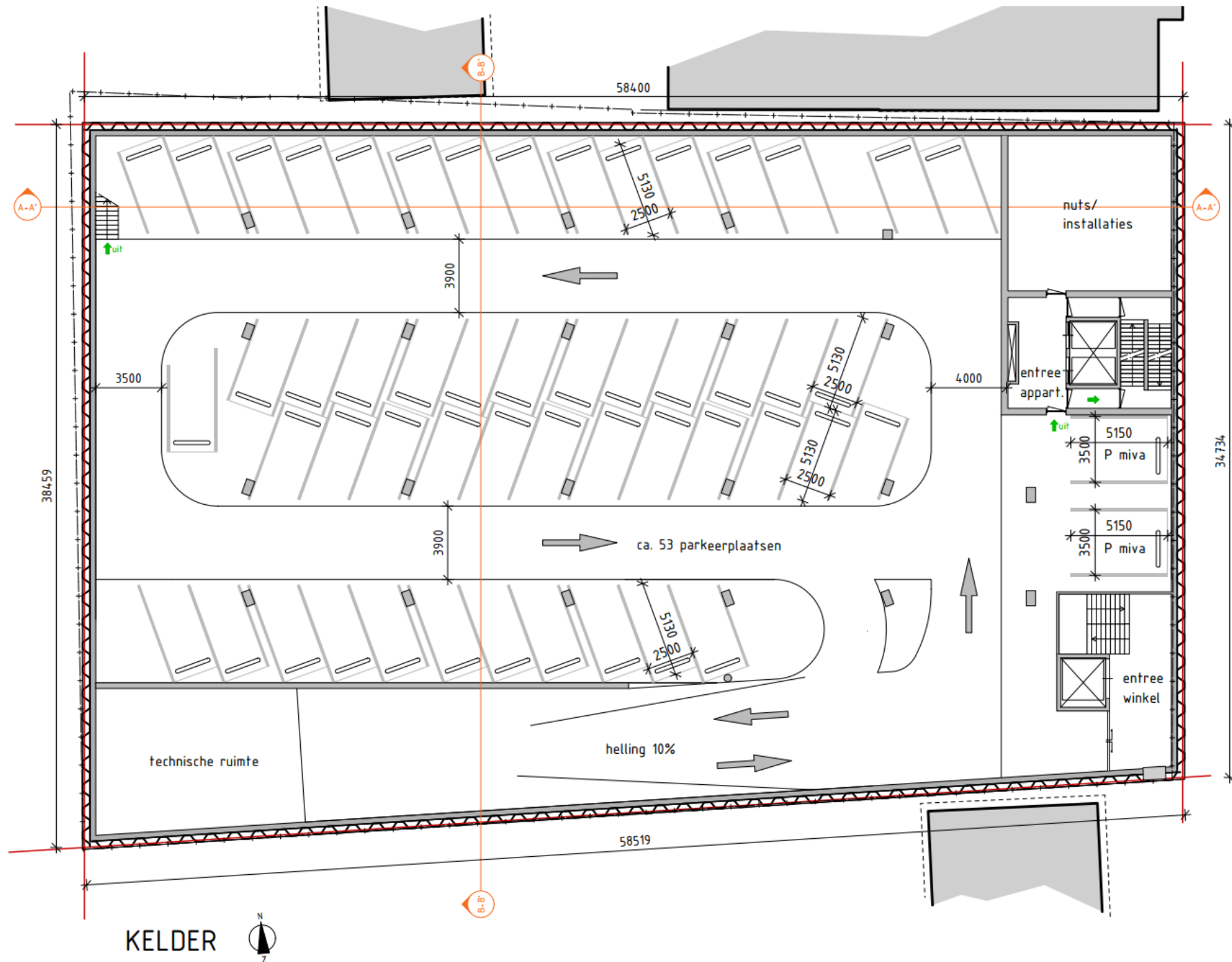
Inpassing van groen

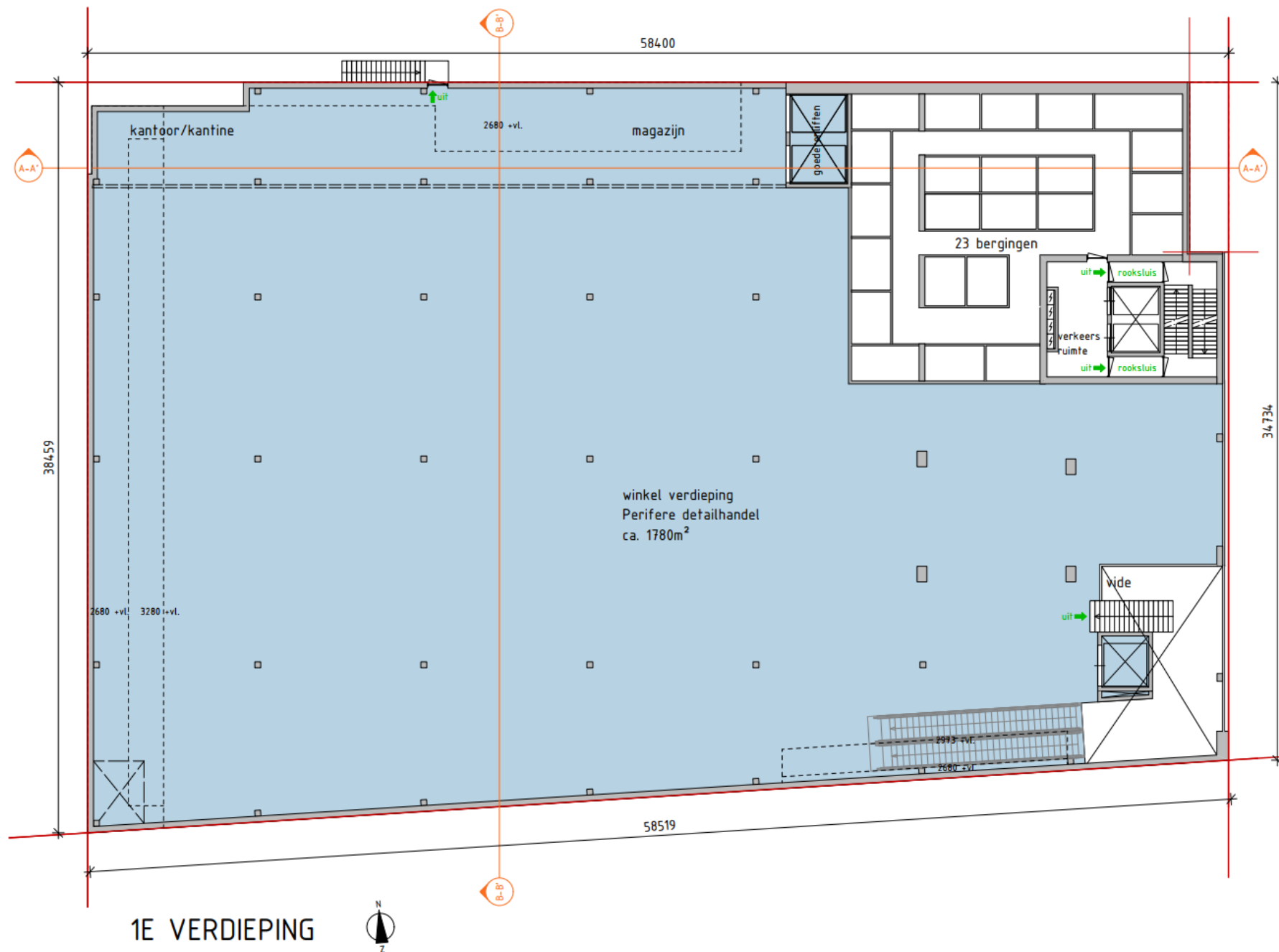
Op dakterrassen

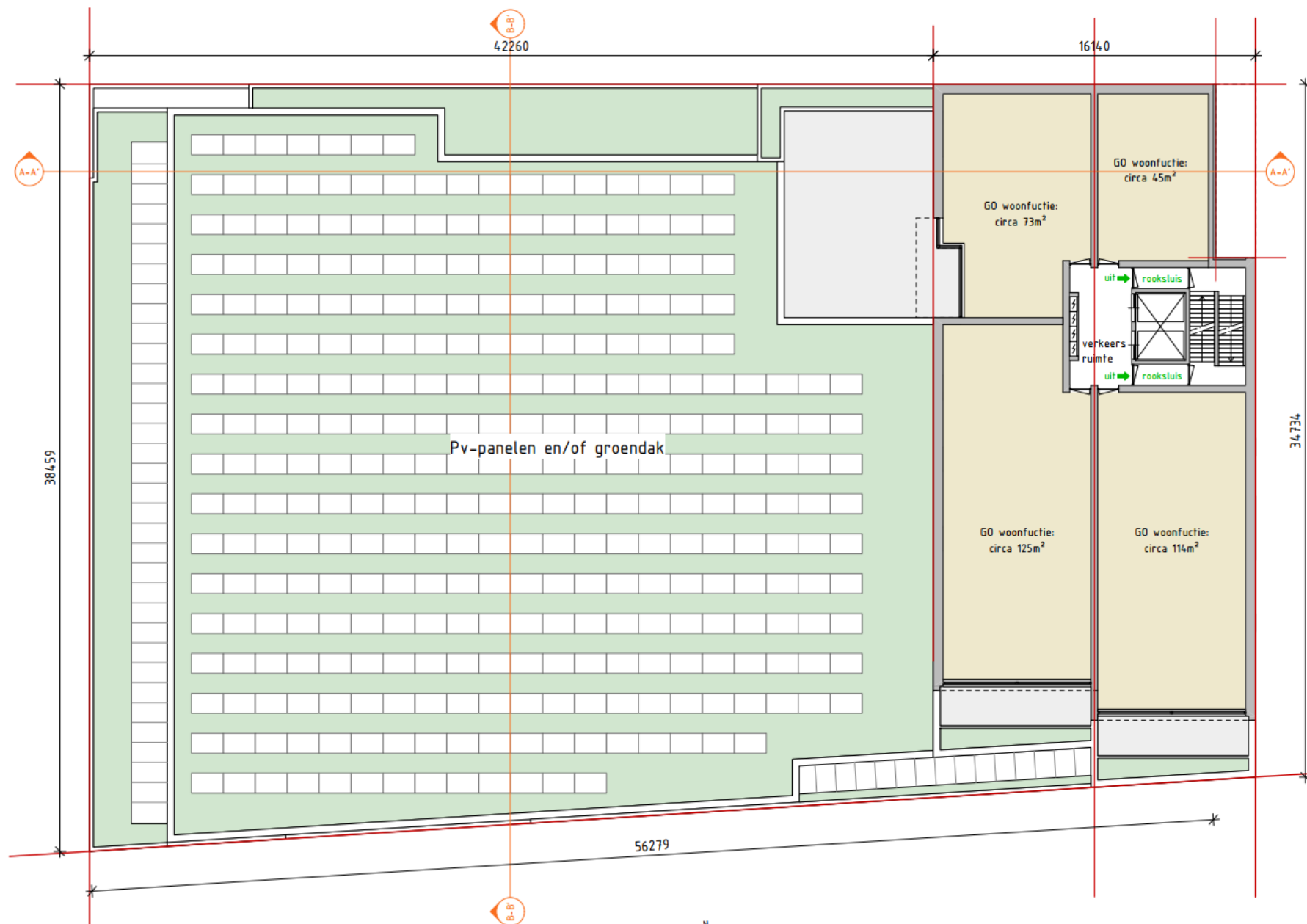




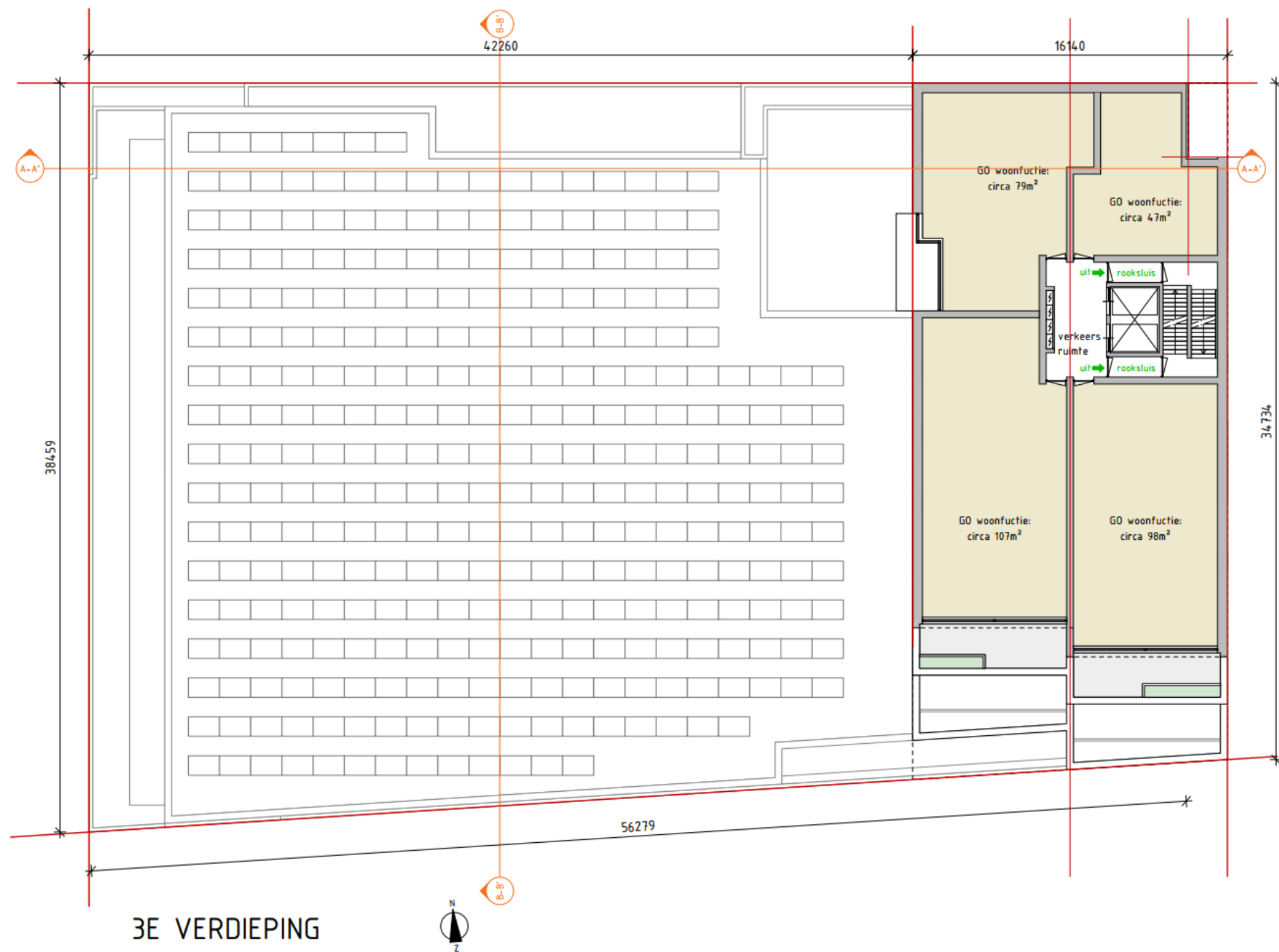
Verzachting d.m.v. materialen

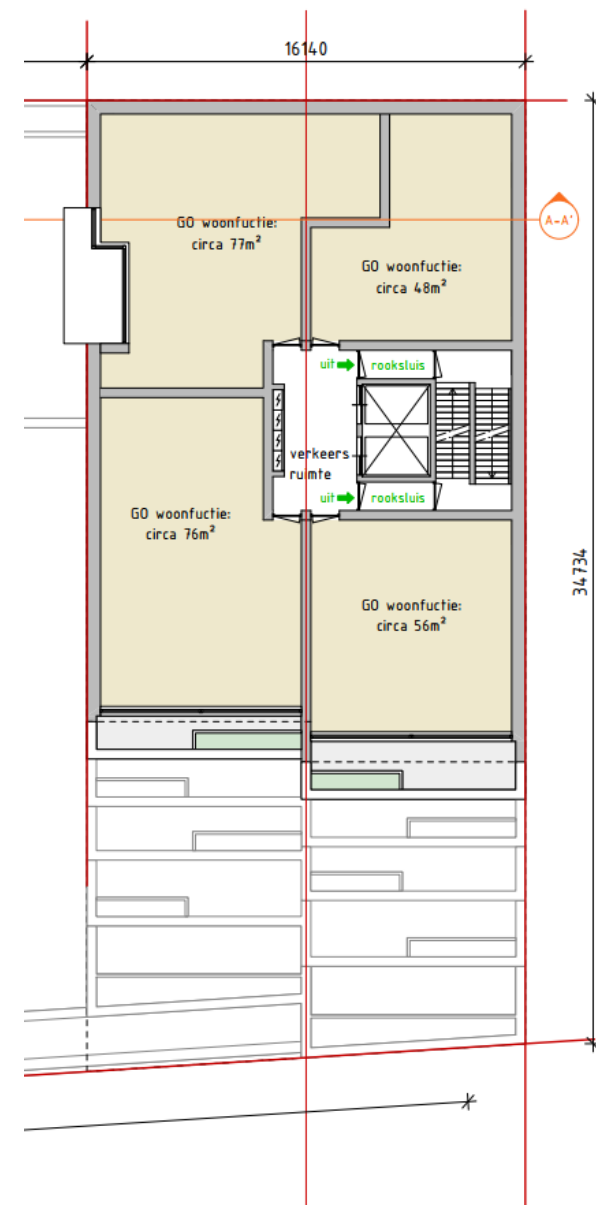
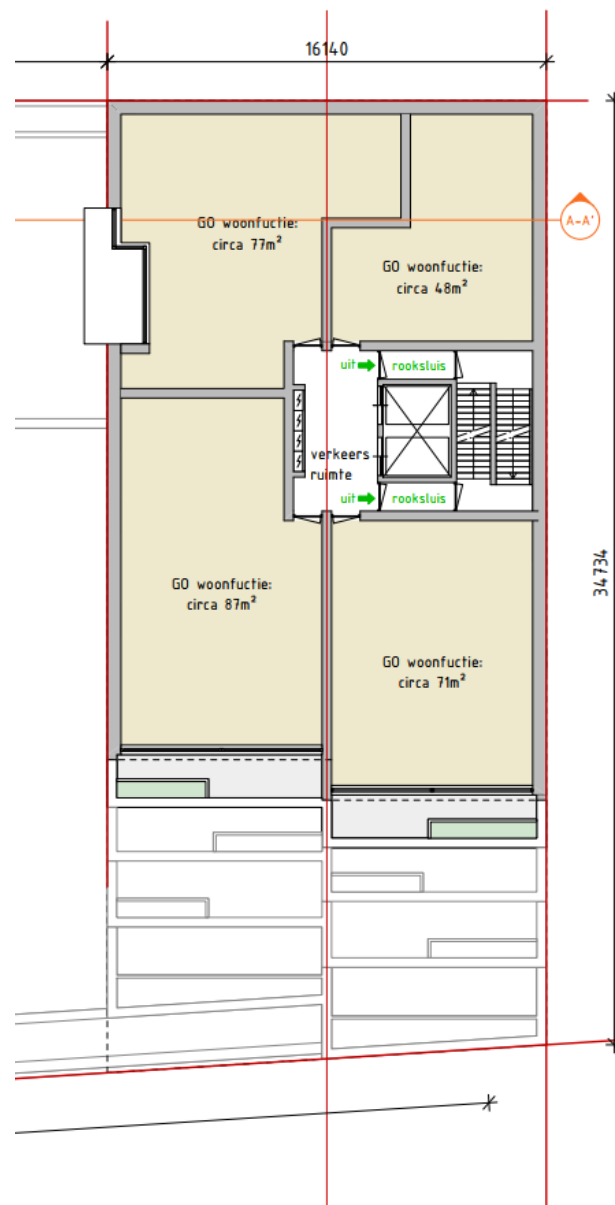
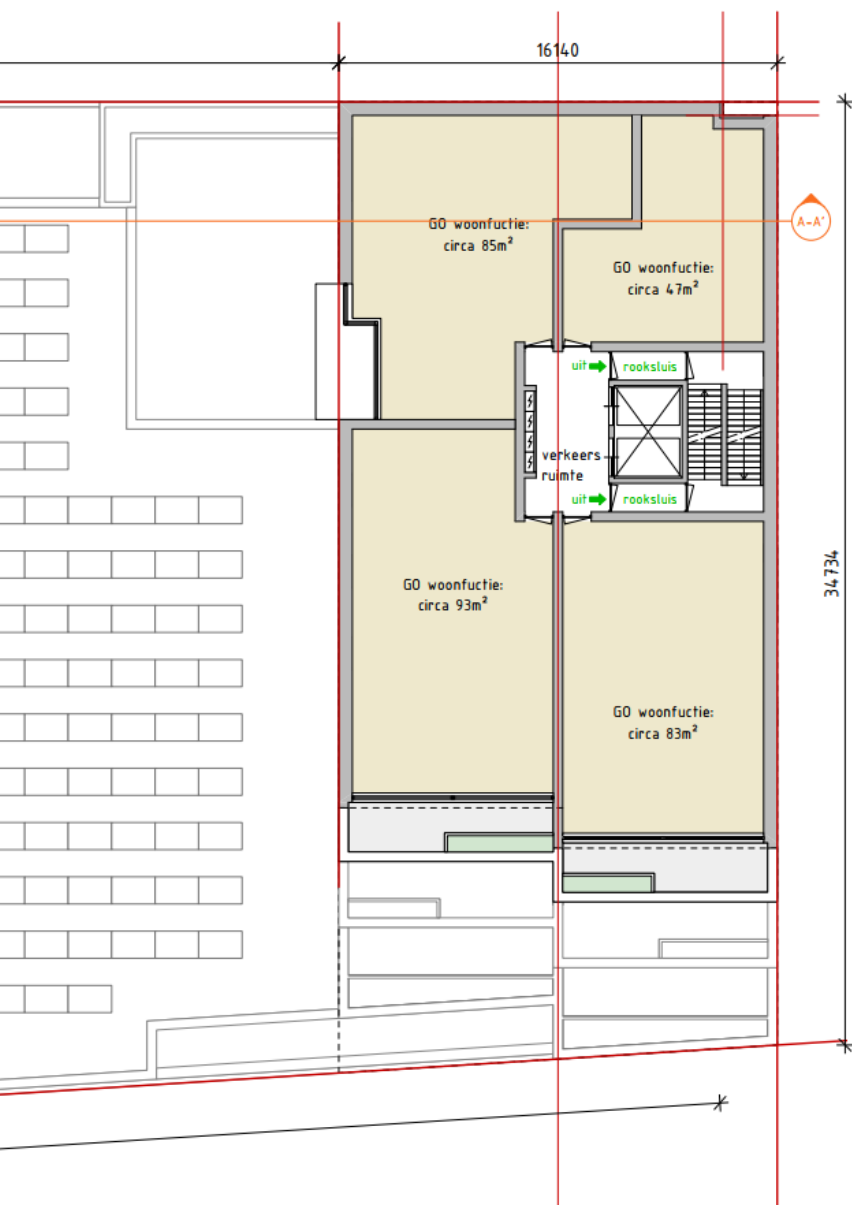




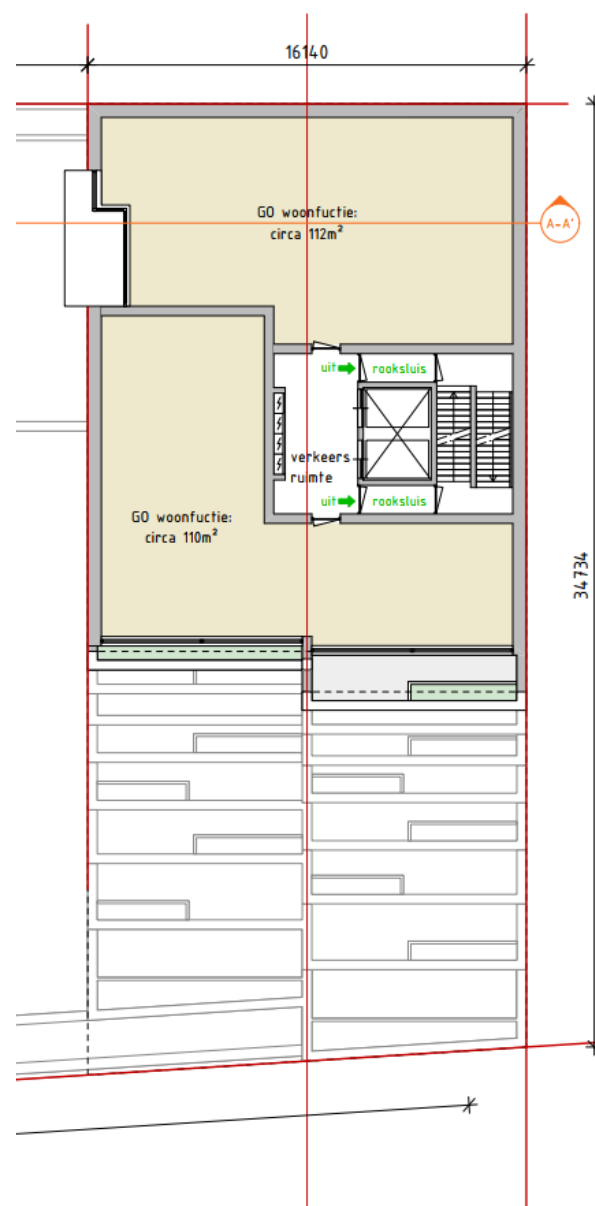
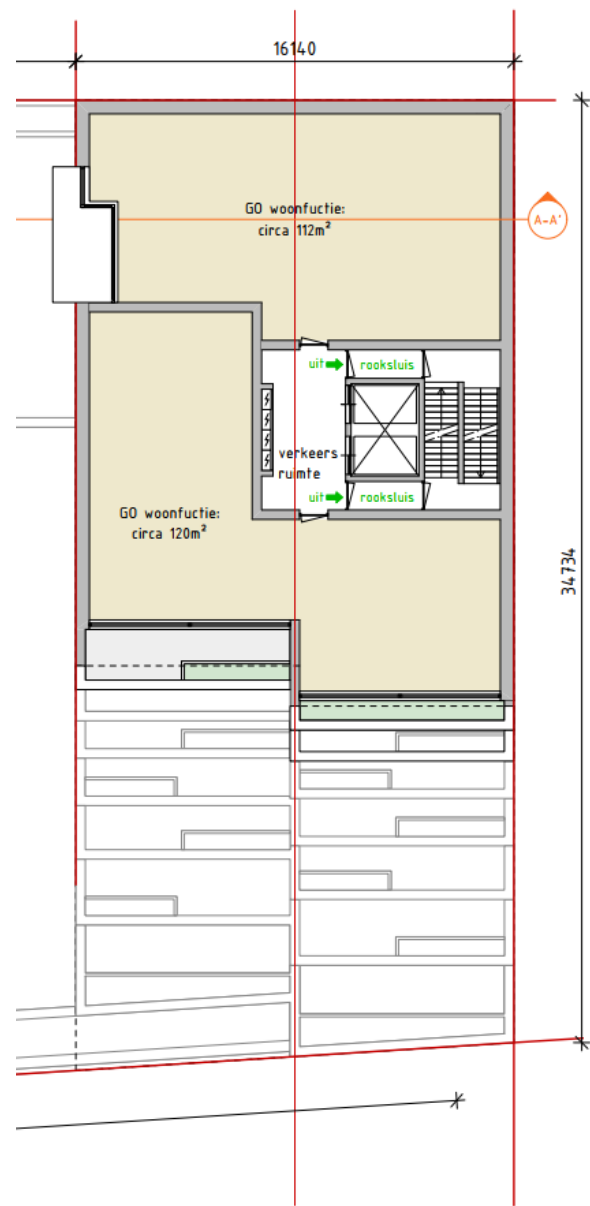
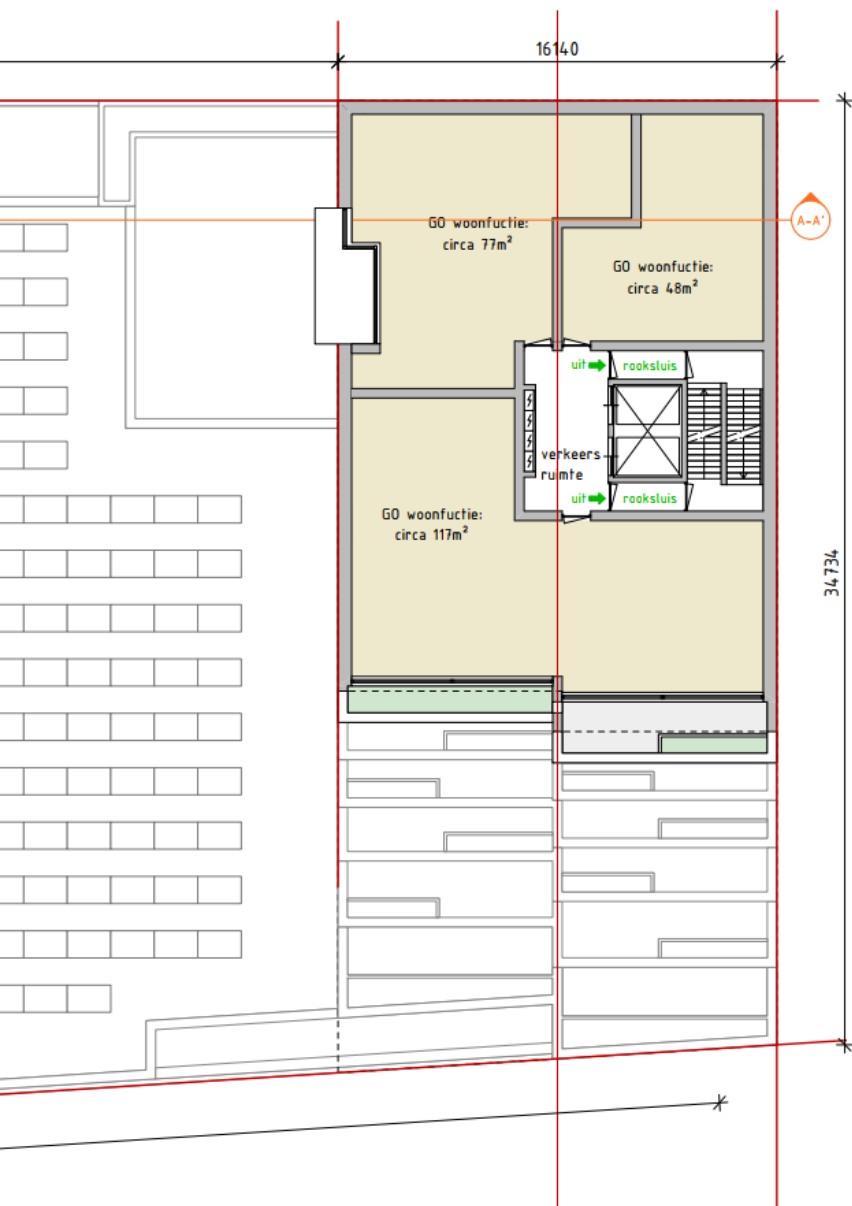


2E VERDIEPING





4^e, 5^e en 6^e verdieping

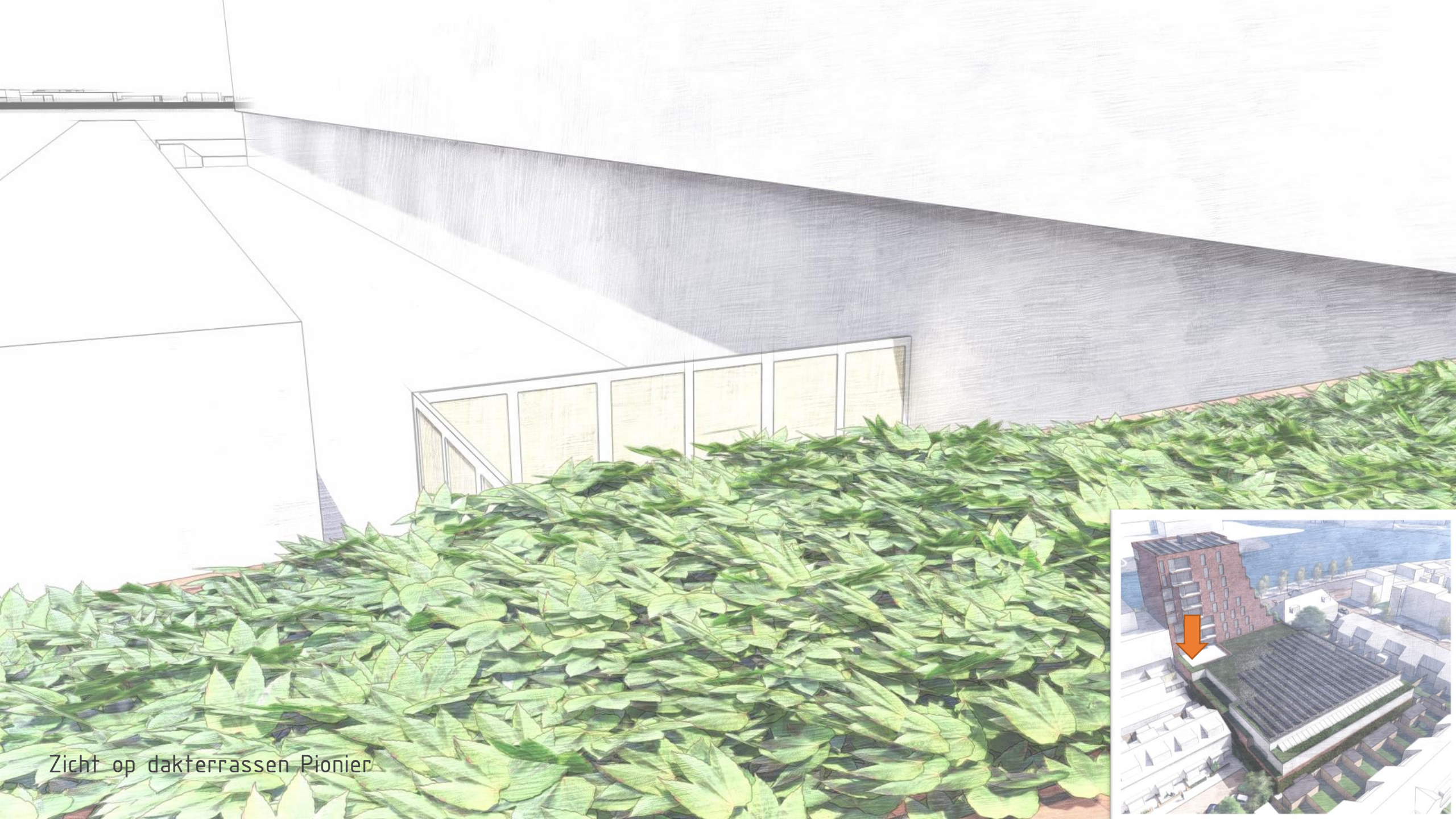


7^e, 8^e en 9^e verdieping



Dakterrass Pionier





Zicht op dakterrassen Pionier



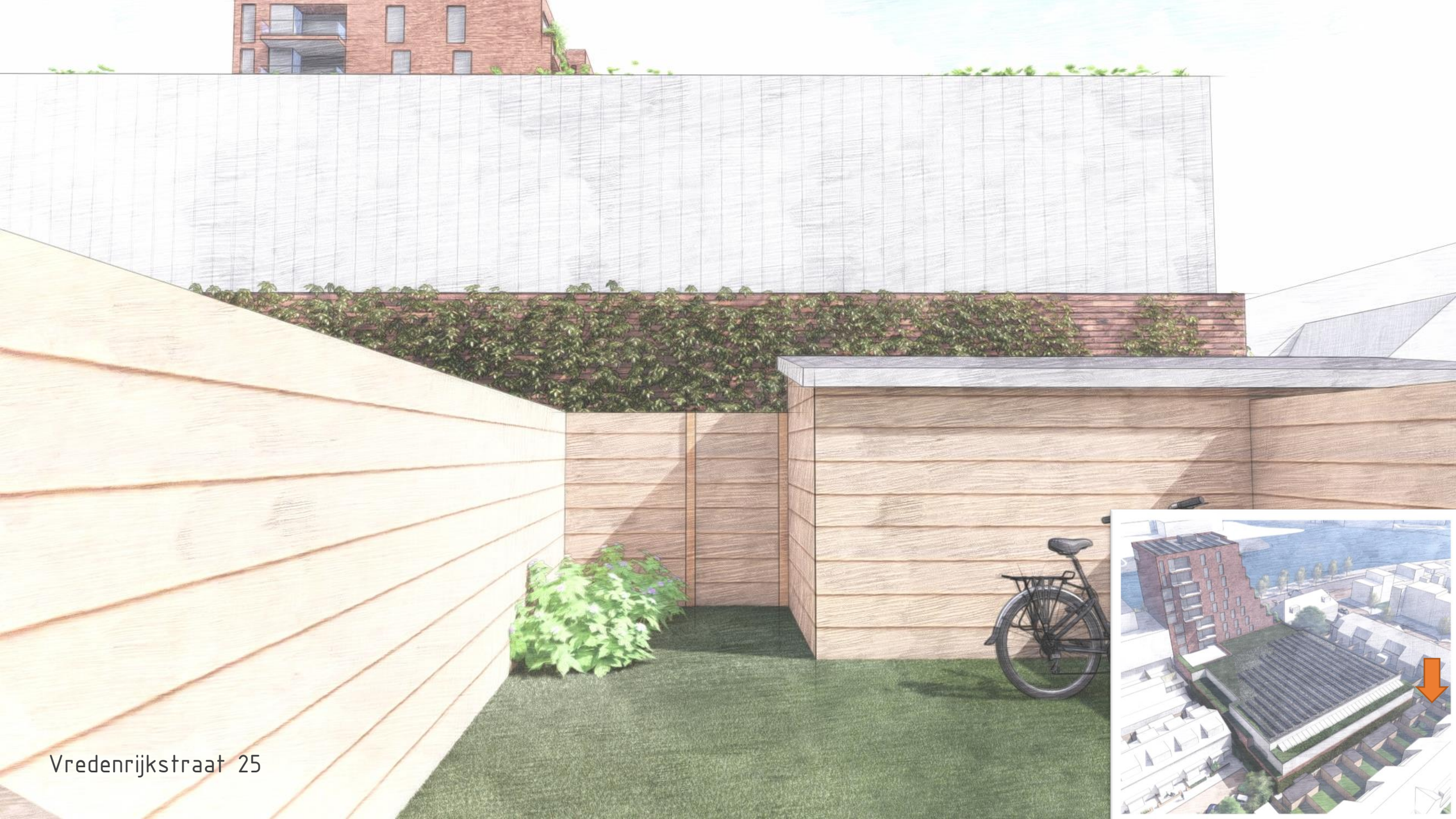


Tuin Wethouder Roodenburgstraat 15



Vredenburgstraat 41





Vredenrijkstraat 25





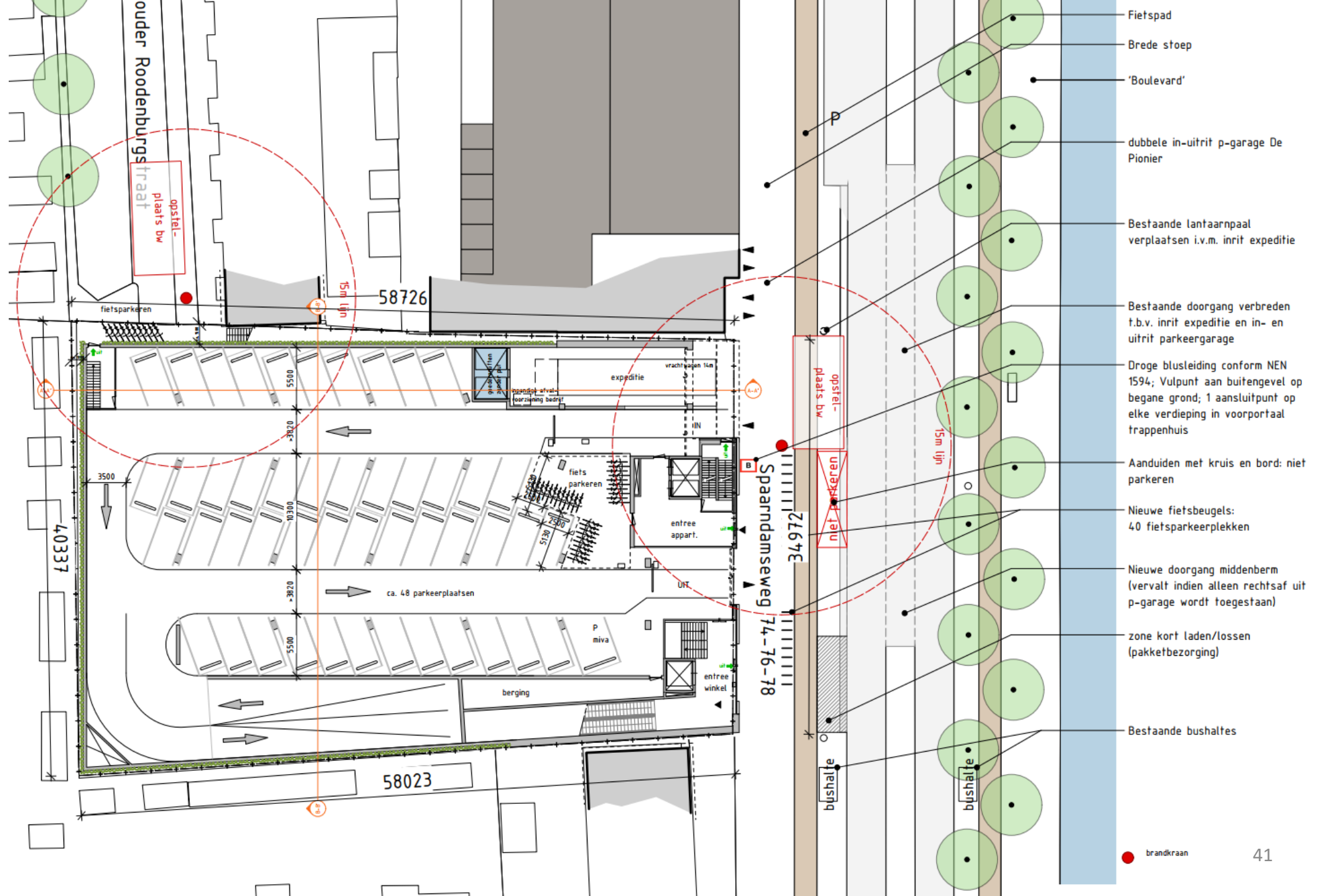
Rozenhagenstraat 51





Rozenhagenstraat 63







Stoep 5m

Fietspad 2m

Parkeren 2,6m

Rijbaan 3,5m

Kruisstrook, middenberm 2,5m

Rijbaan 3,5m

VOORTERREIN

Saldering:

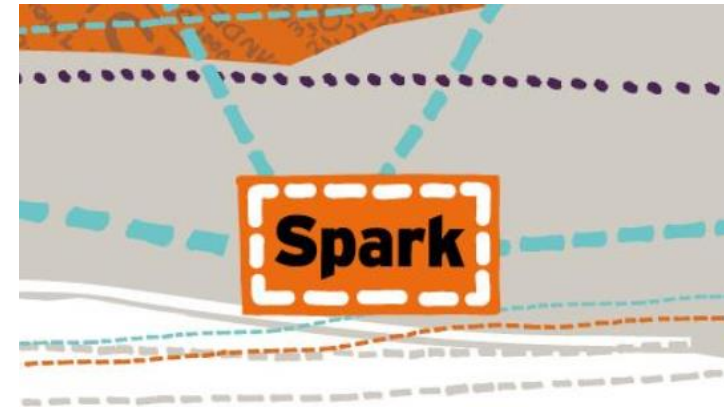
Geen nieuwe winkelfunctie, dus alleen parkeren voor bewoners.

> 35 extra parkeerplaatsen vereist

Praktijk:

Parkeren voor de winkel liever op eigen terrein voorzien.

> Parkeergarage ca.100 parkeerplaatsen.



Toetsing NEN2443 / parkeernormering door Spark.

