



KENNISCENTRUM
VLAAMSE STEDEN

interlokale vereniging

COMPLEXE STADSPROJECTEN

draaiboek

Naam website KCVS

MASTERPLAN

Oorspronkelijke naam document

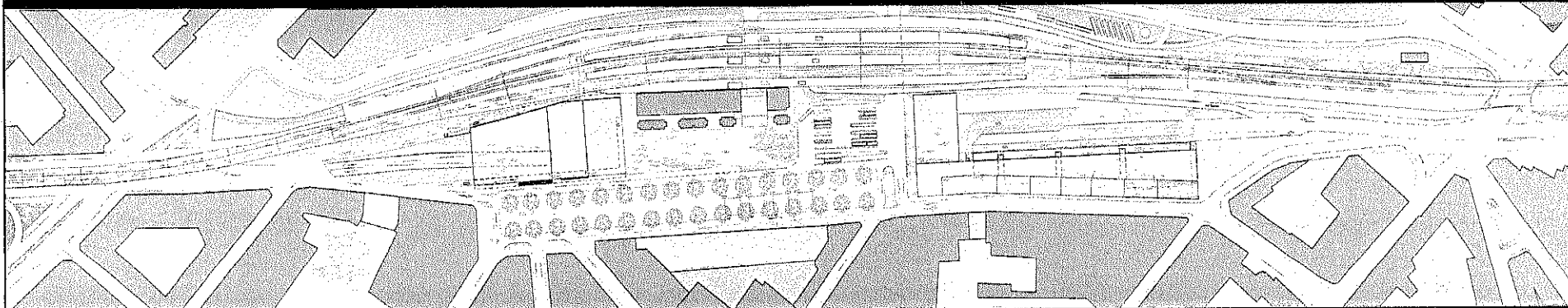
Stedenbouwkundig concept

Project

Stationsomgeving Sint-Niklaas

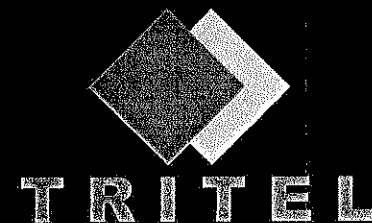
Stationsgebied Sint Niklaas

Stedenbouwkundig concept in opdracht van NV Euro Immo Star 12 december 2000



cepezed

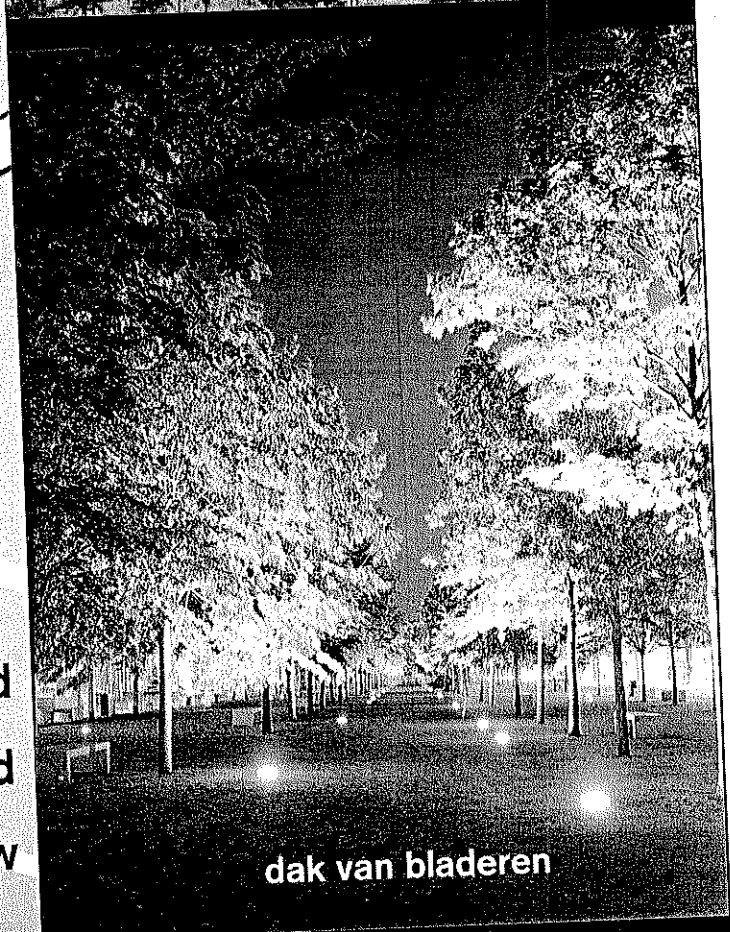
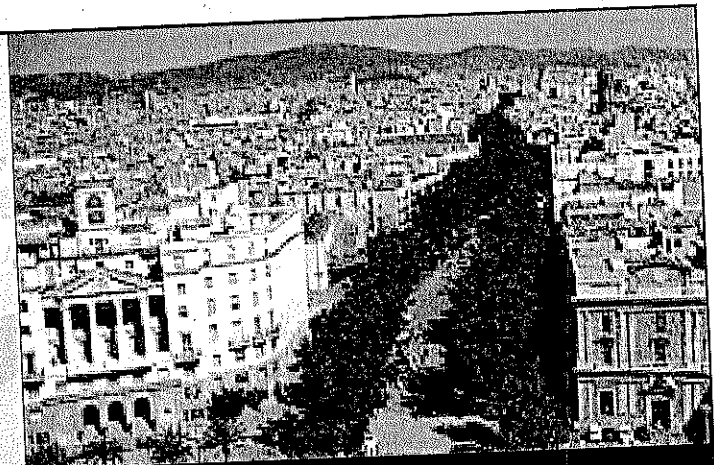
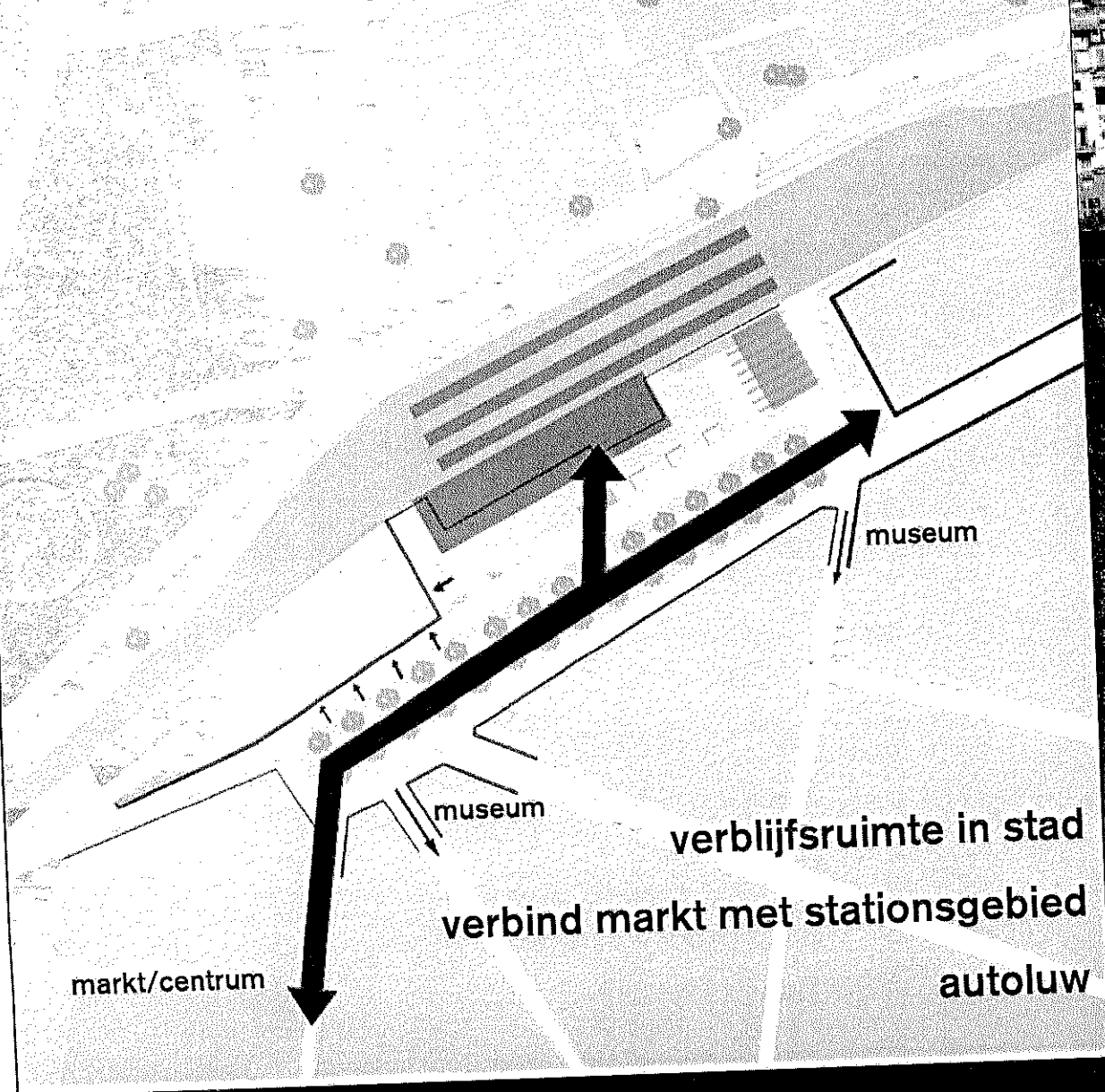
ontwerpbureau voor architectuur, stedenbouw en industrie



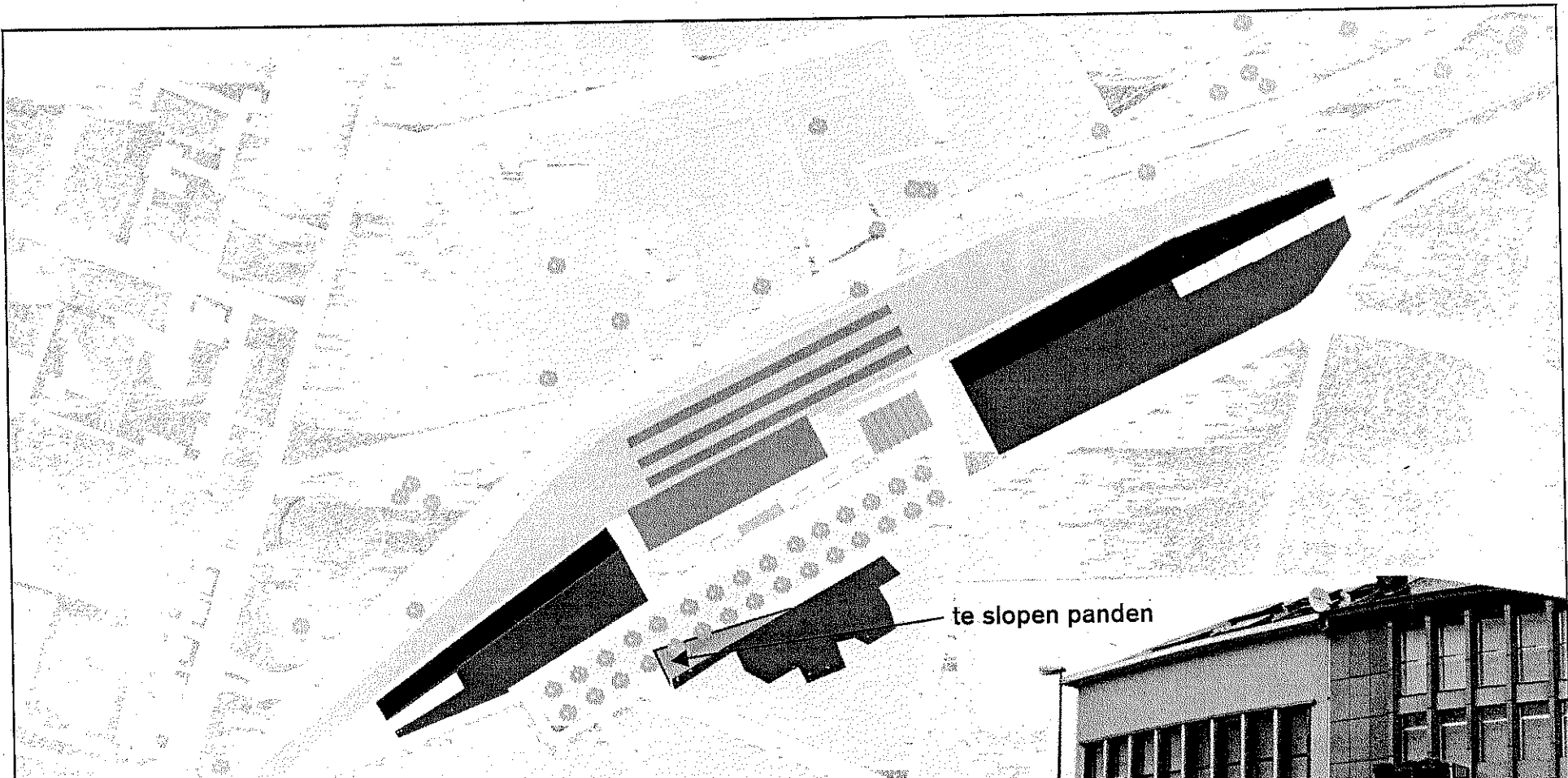
Stedenbouwkundig concept cepezed oktober 2000:

- **nieuwe sterke stedenbouwkundige structuur in vorm van langerekt stationsplein**
- **slopen twee panden aan stationsplein**
- **nieuwe verkeersafwikkeling met autoluw stationsgebied**
- **initiatieven Wilma en Argee onderdeel stedelijke structuur**
- **renovatie trein- en busstation**
- **SVK bouwmaterialen herhuisvesten**
- **afmaken gevelwanden**

nieuwe stationsplein



stationsgebied Sint Niklaas

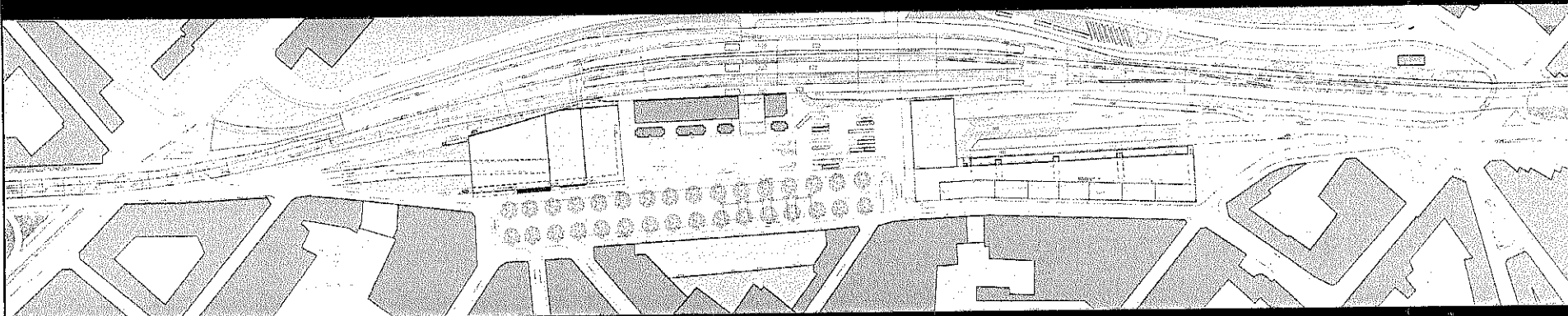


te slopen panden

afmaken stedelijke wanden
slopen tweetal hoekgebouwen

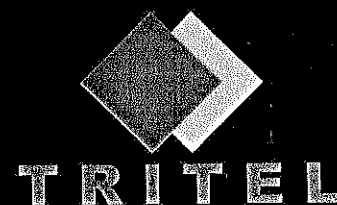


verkeersafwikkeling

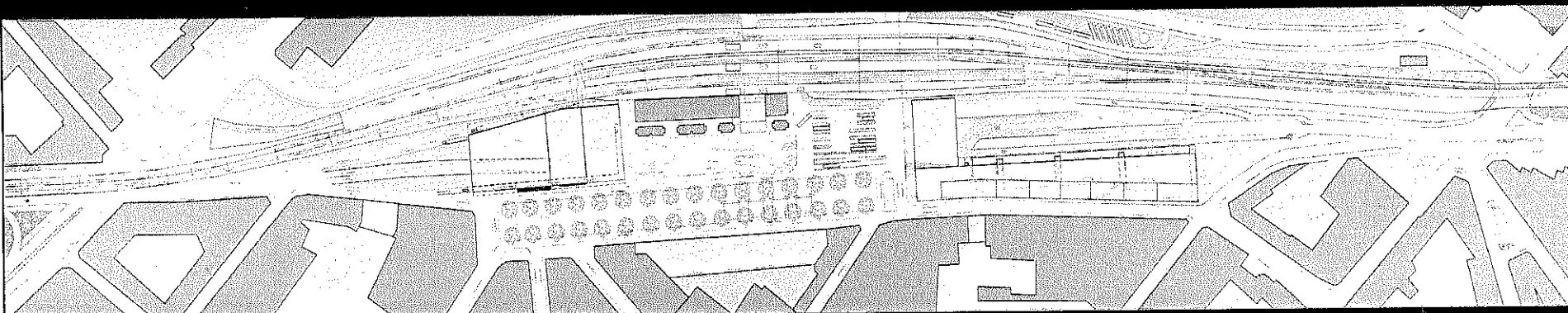


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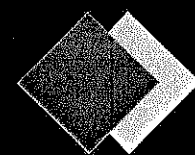


autoverkeer



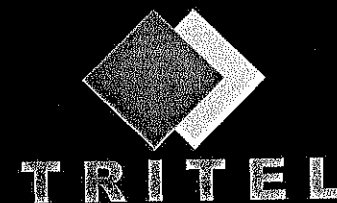
cepezed

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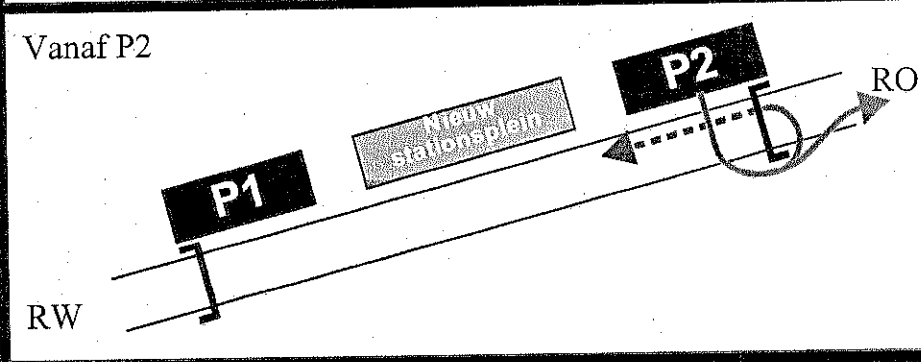
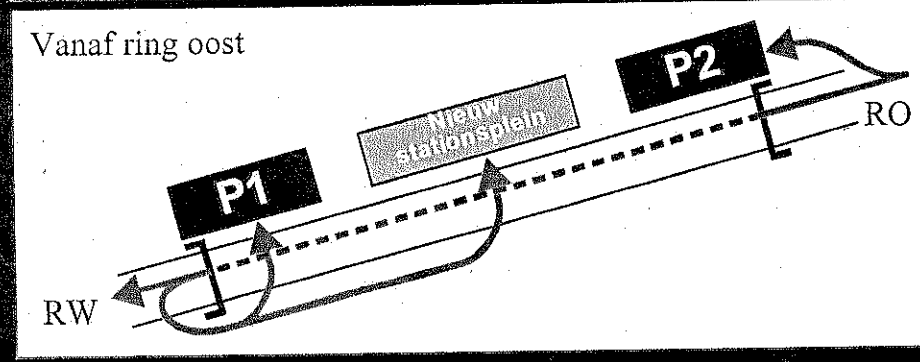
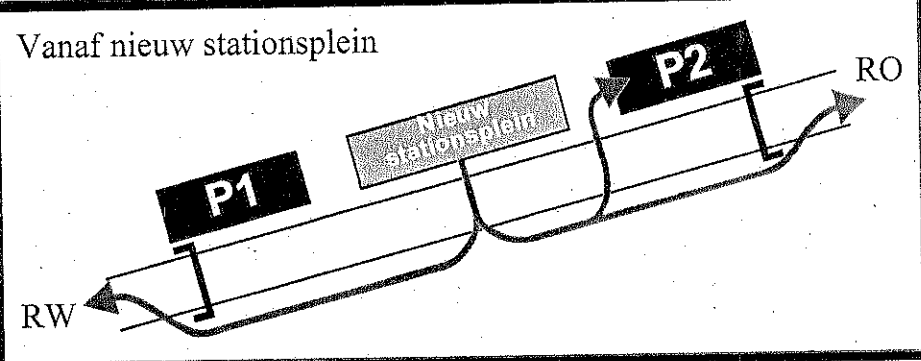
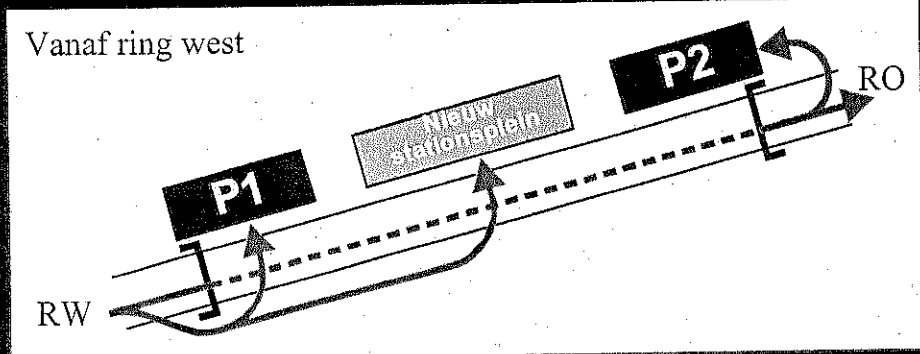
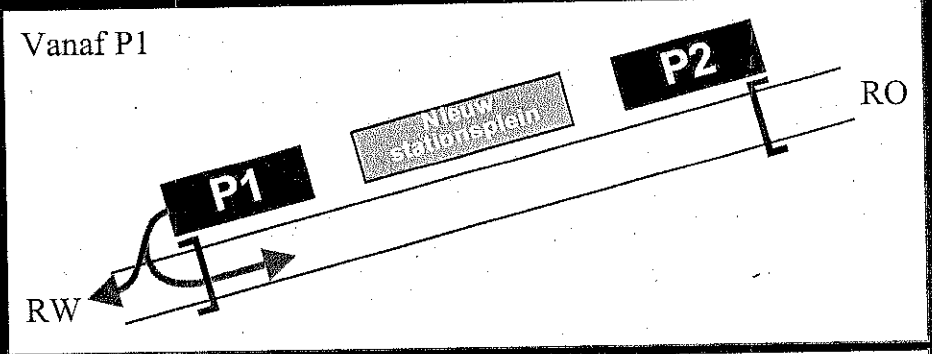
TRITEL

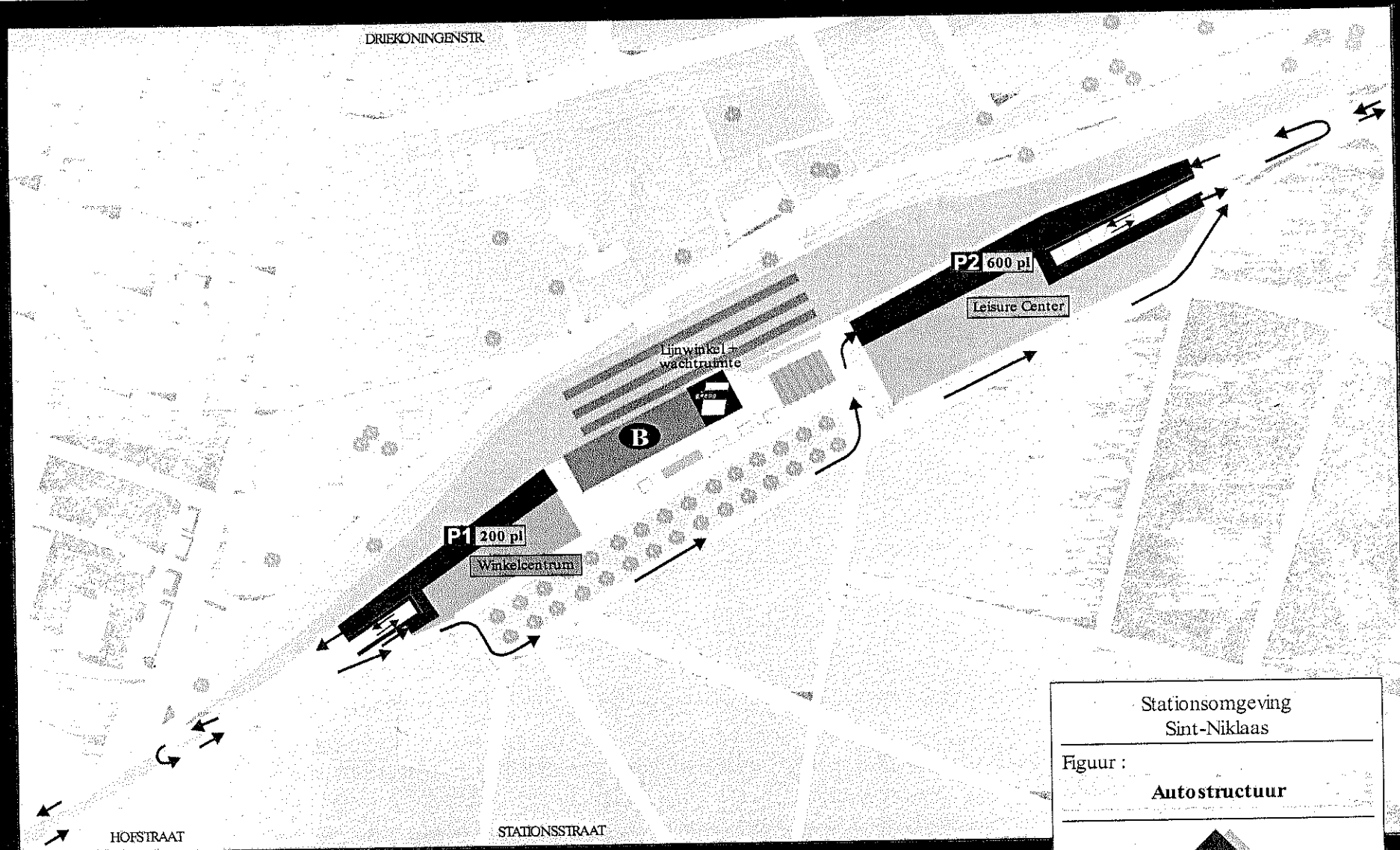
Bewegingen stationsplein Sint-Niklaas



<i>Van / naar</i>	<i>Ring west</i>	<i>Ring oost</i>	<i>Parking P1</i>	<i>Nieuw stationsplein</i>	<i>Parking P2</i>
<i>Ring west</i>		<i>Tunnel</i>			
<i>Ring oost</i>	<i>Tunnel</i>				
<i>Parking P1</i>					
<i>Nieuw stationsplein</i>					
<i>Parking P2</i>					


Bewegingen stationsplein Sint-Niklaas





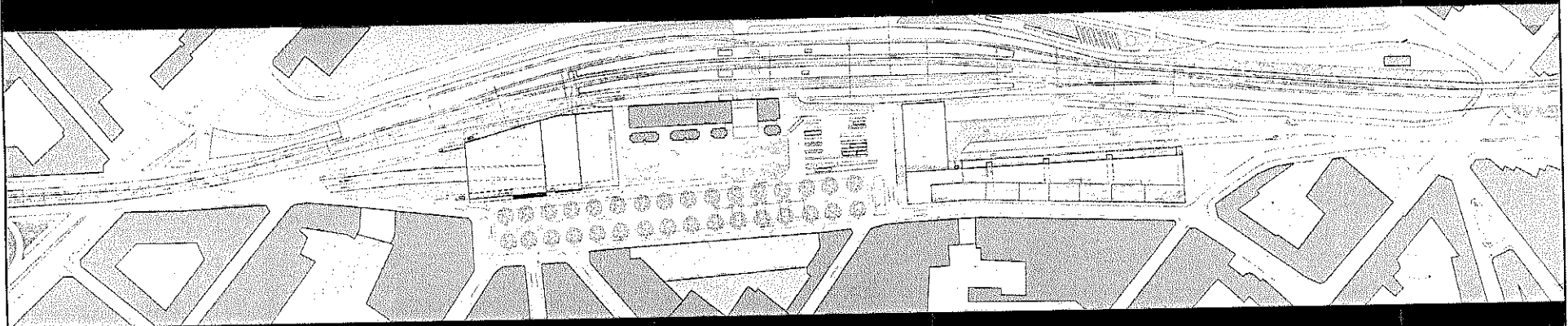
Stationsomgeving
Sint-Niklaas

Figuur :
Autostructuur


TRITEL
0012-576

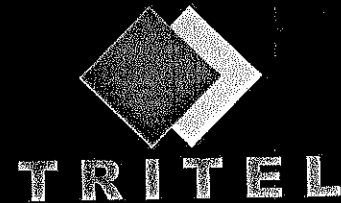
0 50 100 150 200 250 m

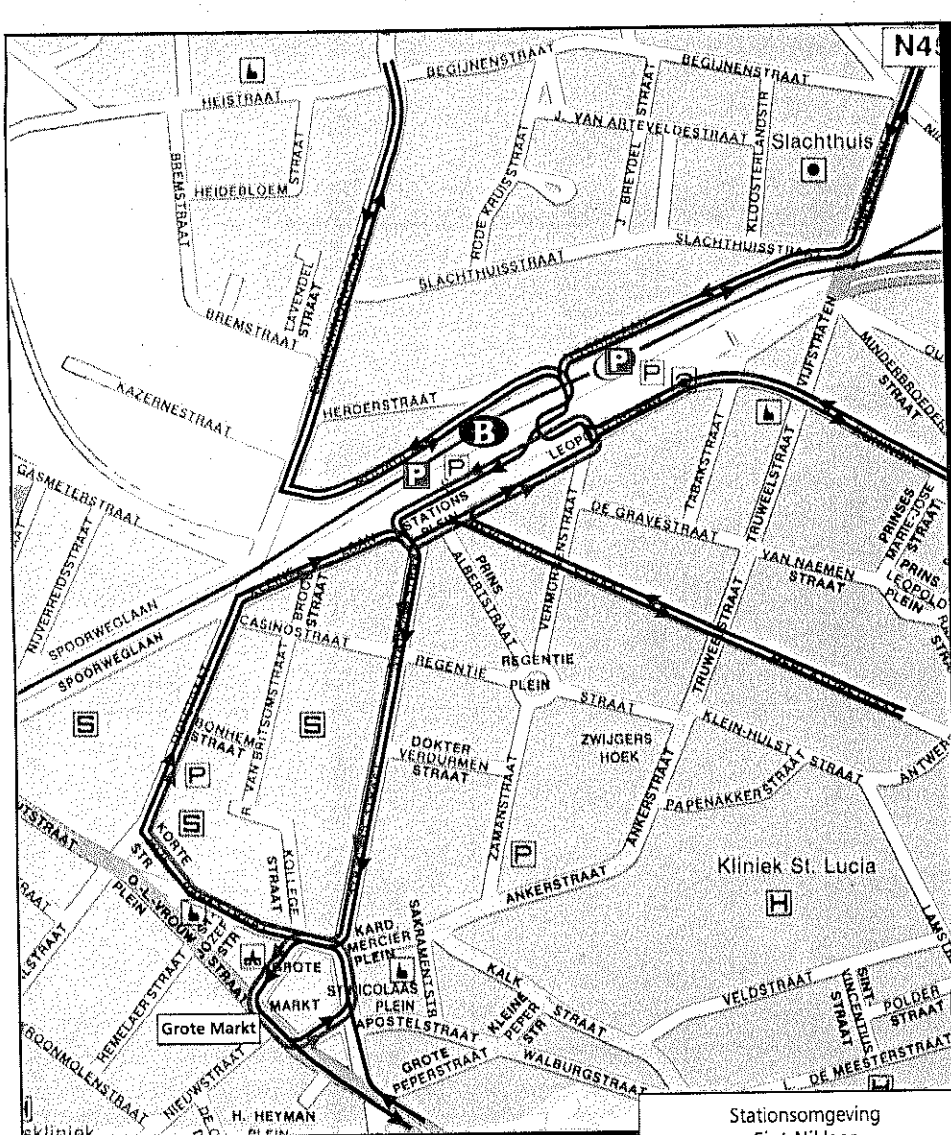
busroute



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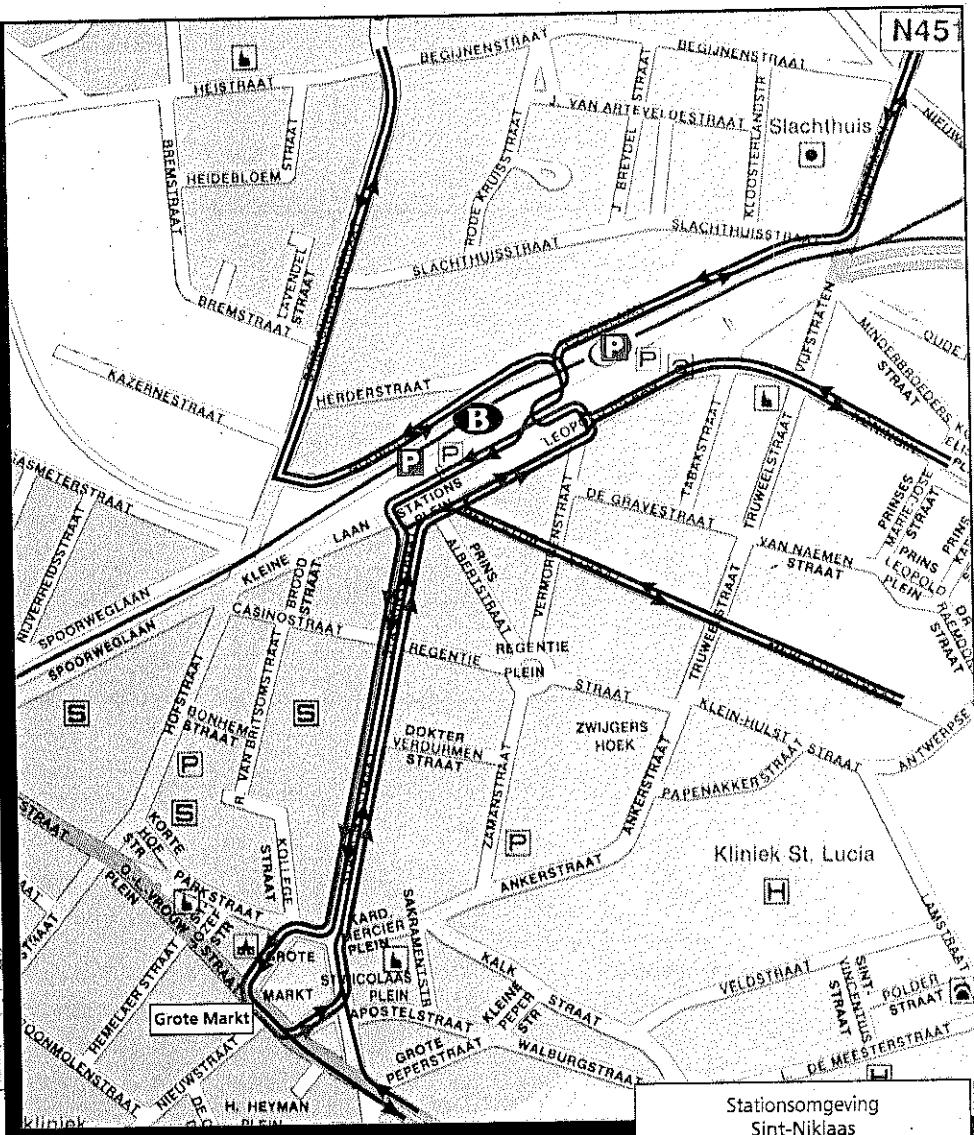
Stationsomgeving
Sint-Niklaas

Figuur :
OV-structuur: scenario 1



0 100 200 300 400 500 m

- bus met eindhalte station
- bus met eindhalte Grote Markt



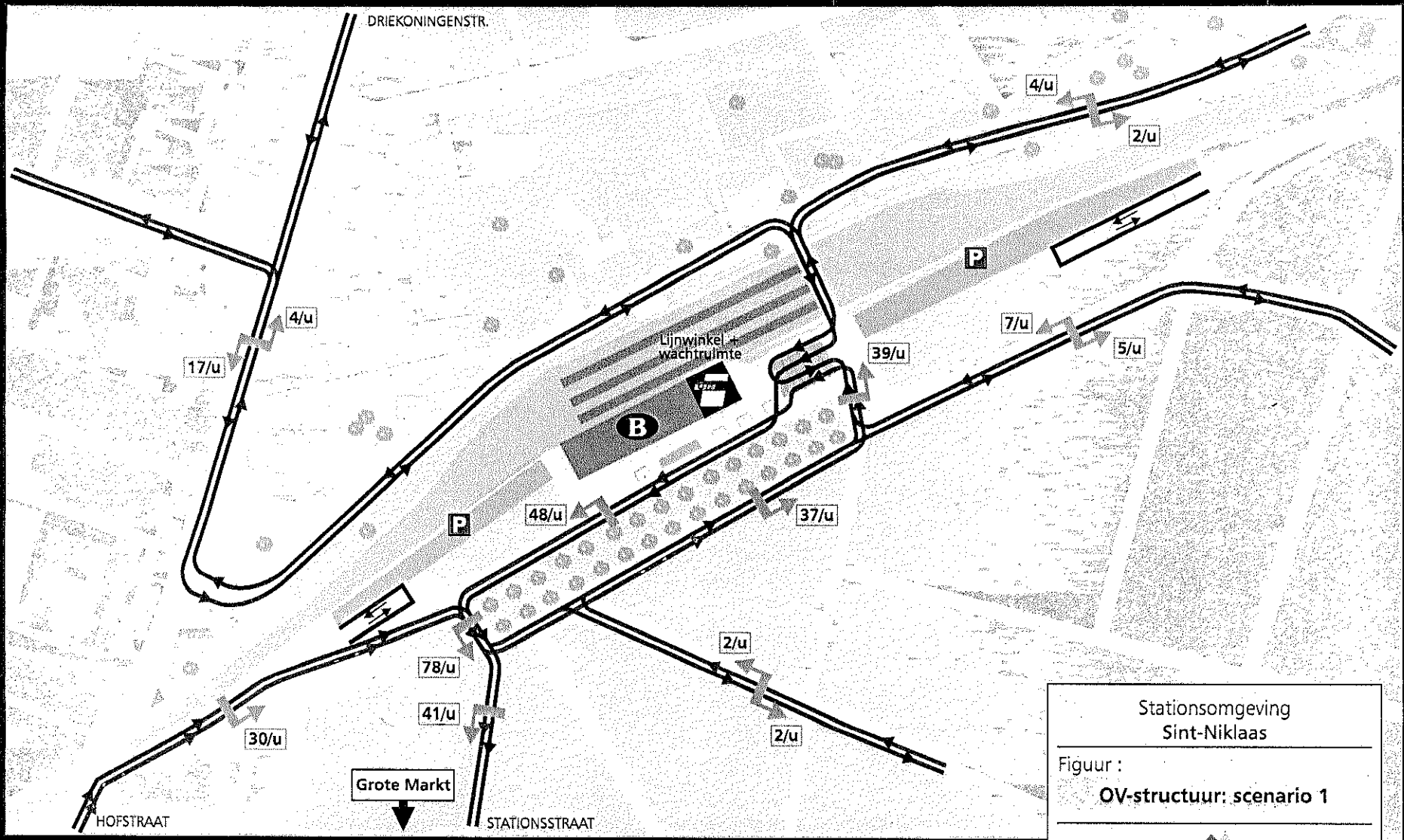
Stationsomgeving
Sint-Niklaas

Figuur :
OV-structuur: scenario 2



0 100 200 300 400 500 m

- bus met eindhalte station
- bus met eindhalte Grote Markt



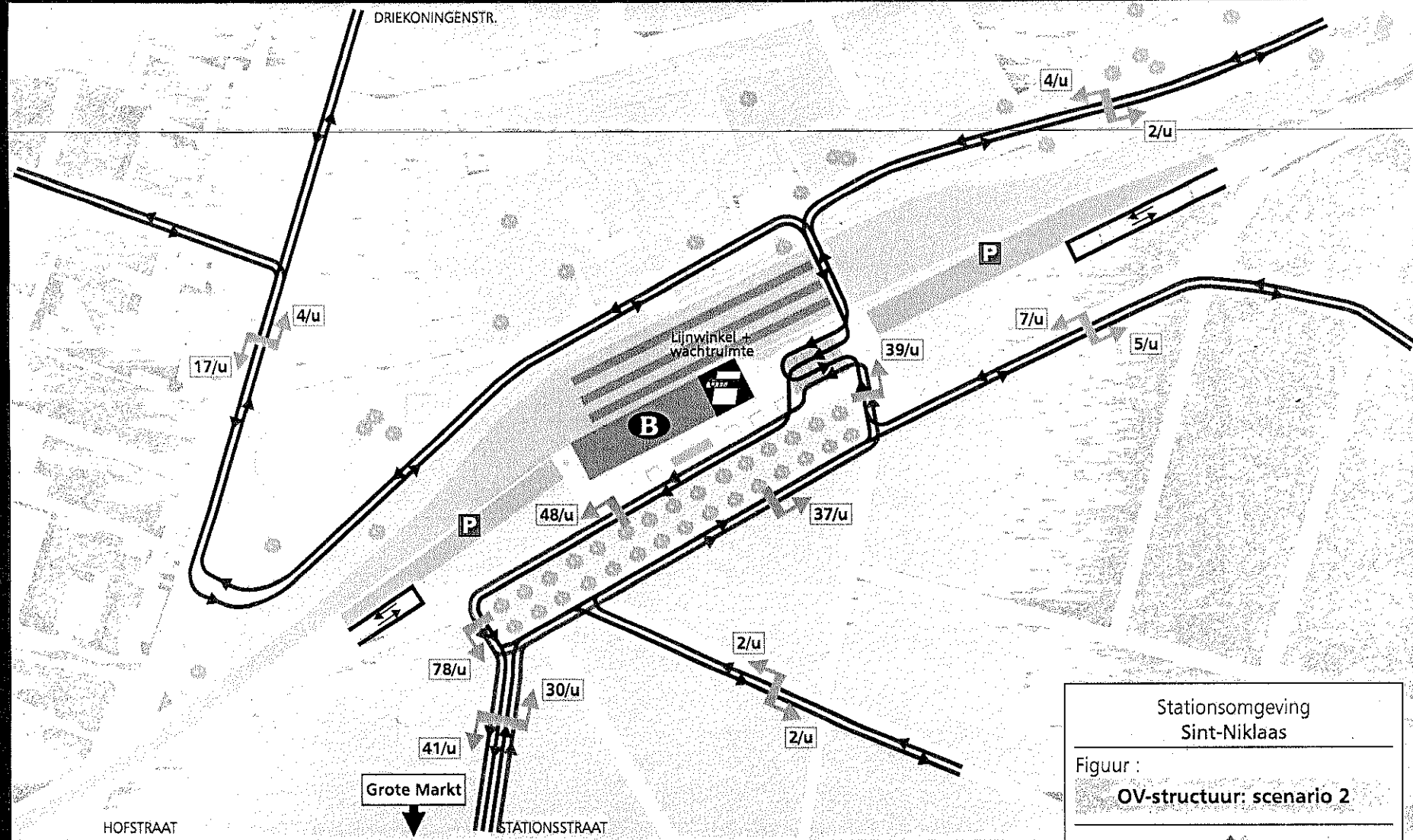
Stationsomgeving
Sint-Niklaas

Figuur :
OV-structuur: scenario 1

	aantal bussen tussen 7u en 8u		bus met eindhalte station bus met eindhalte Grote Markt
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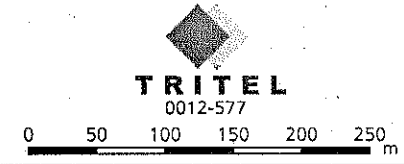
TRITEL
0012-577

0 50 100 150 200 250 m

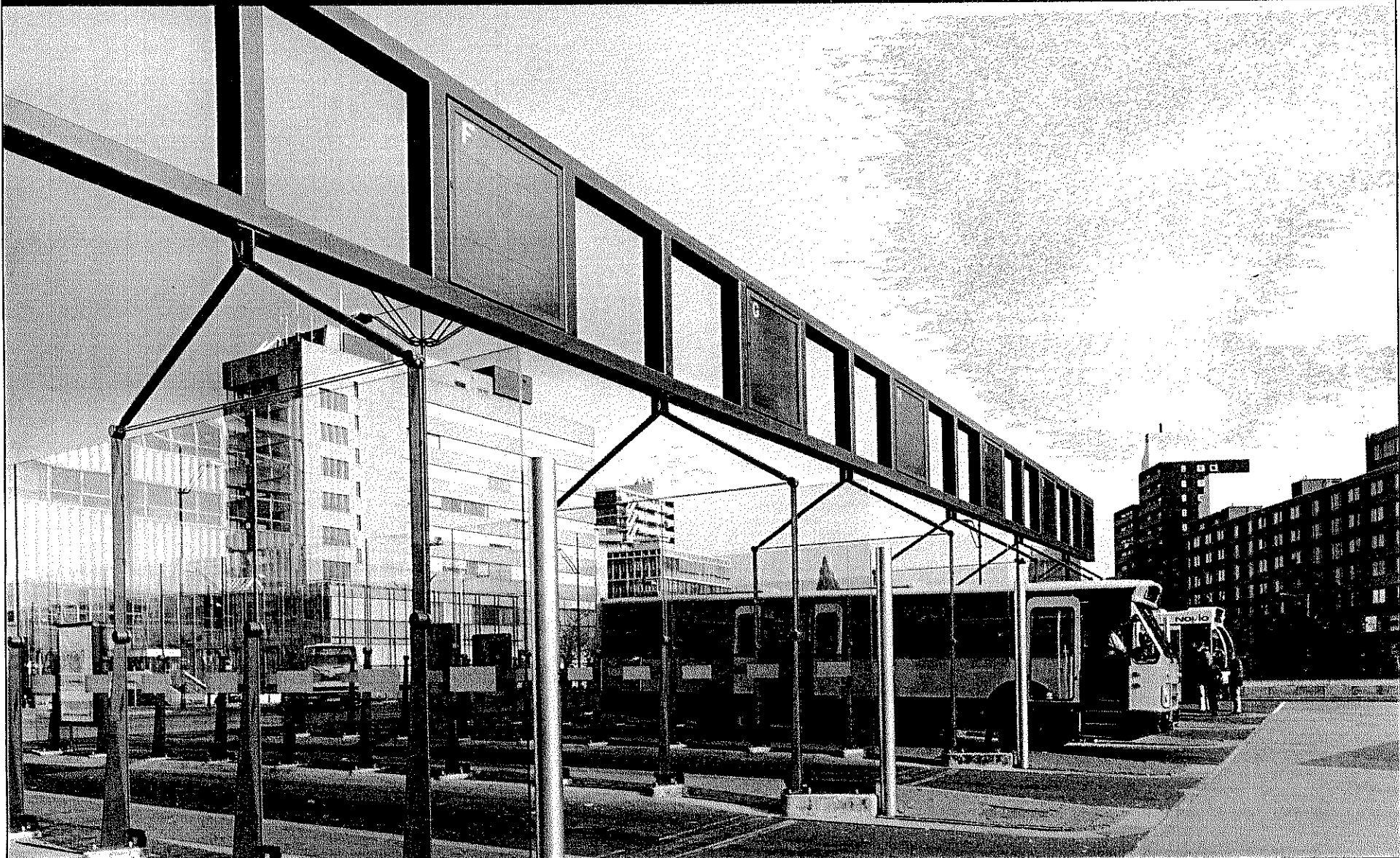


Stationsomgeving
Sint-Niklaas

Figuur :
OV-structuur: scenario 2



dynamisch busstation

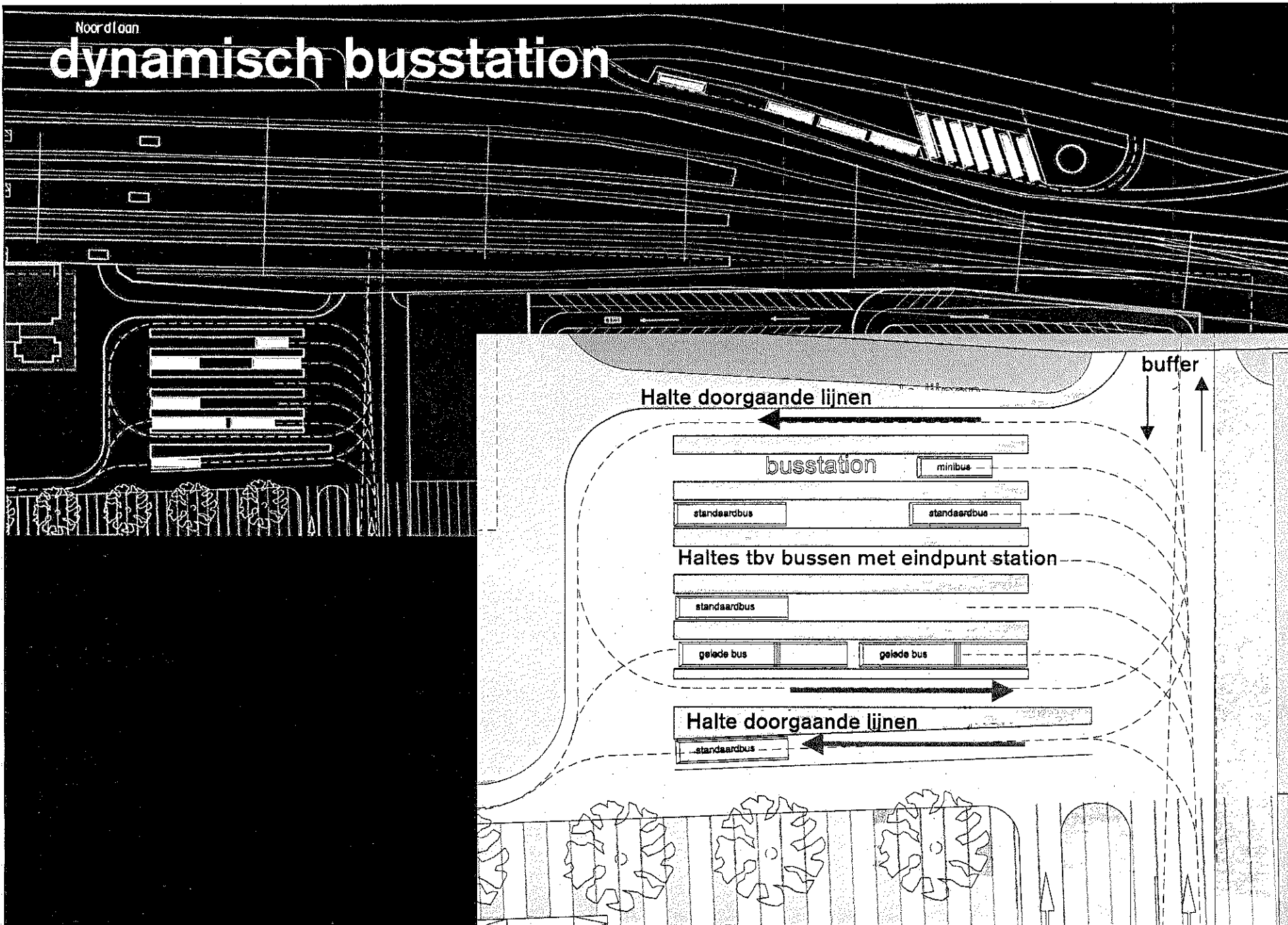


12.12.2000 cepezed

stationsgebied Sint Niklaas

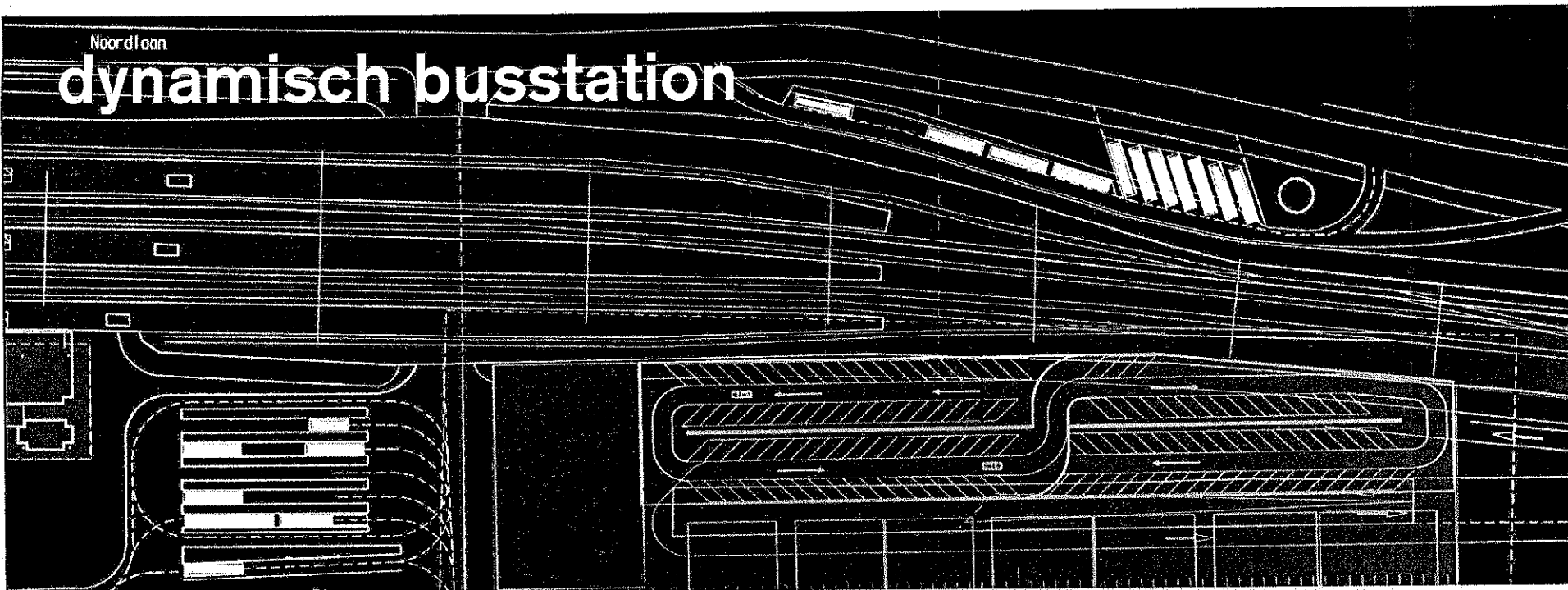
Noordlaan

dynamisch busstation

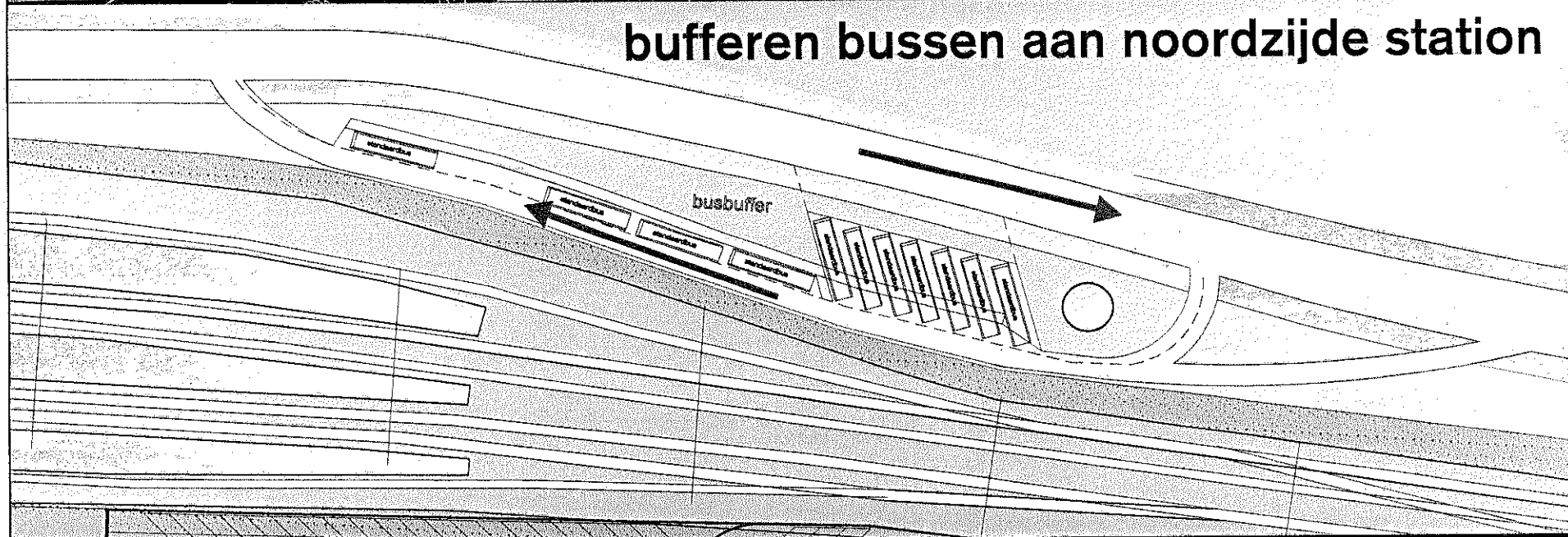


Noordlaan

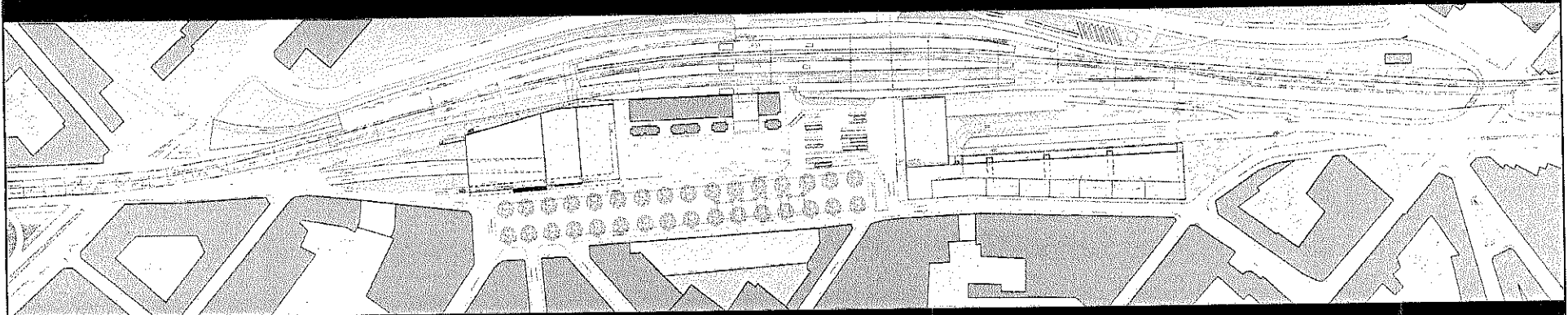
dynamisch busstation



bufferen bussen aan noordzijde station

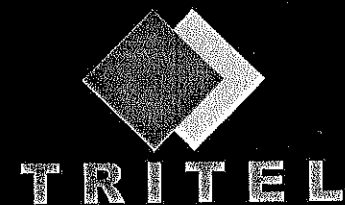


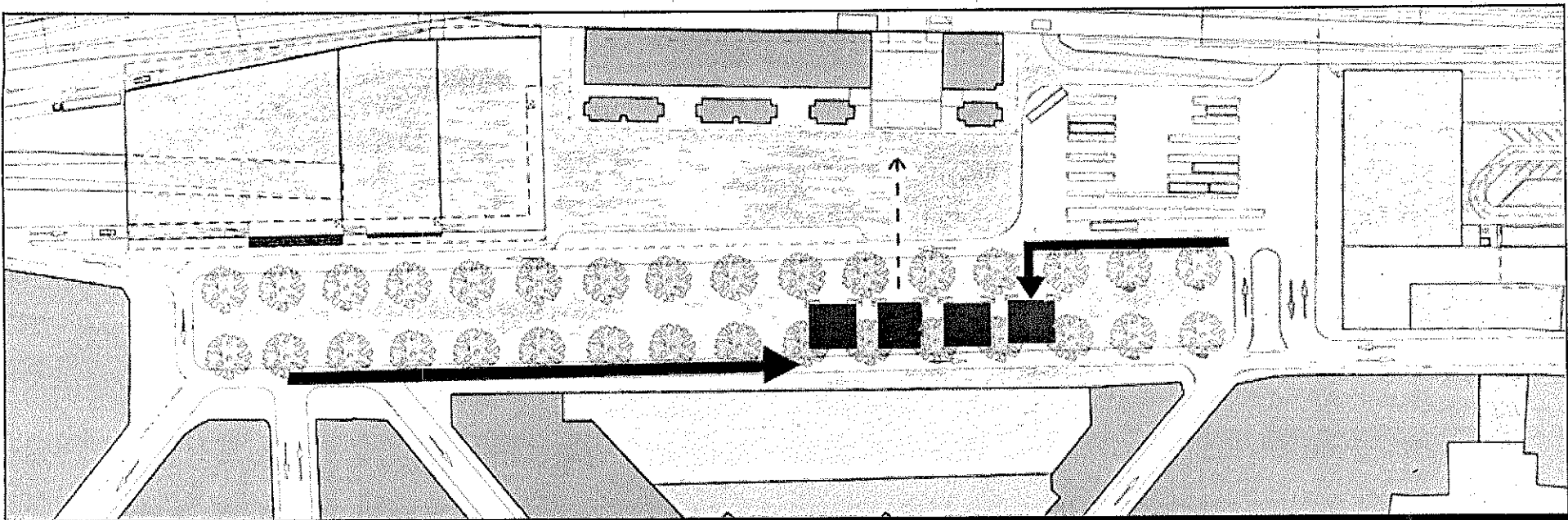
fietsen & voetgangers



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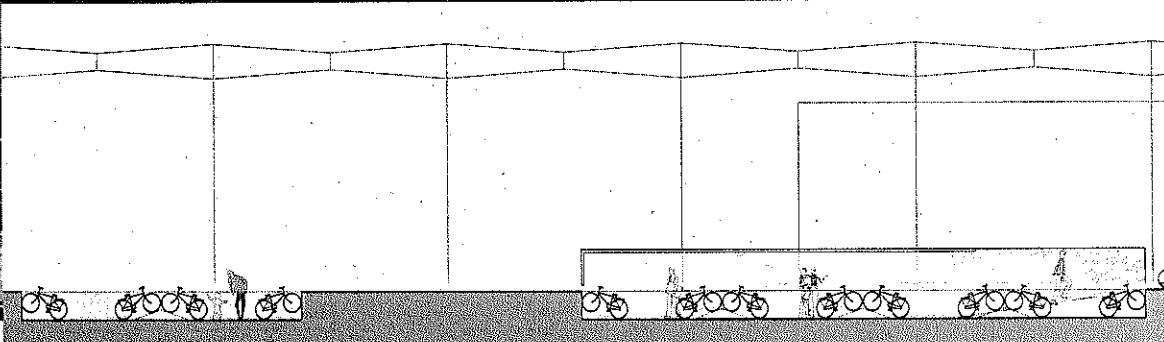
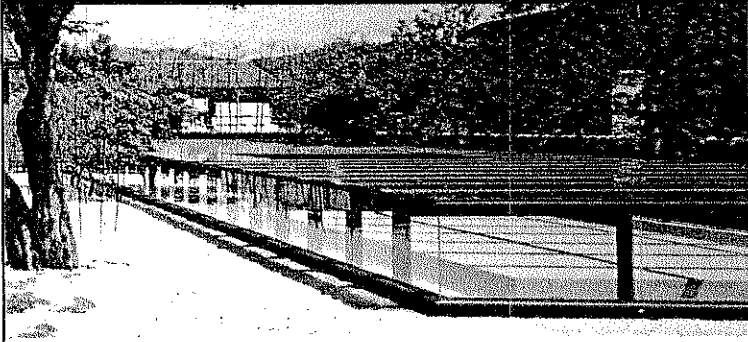


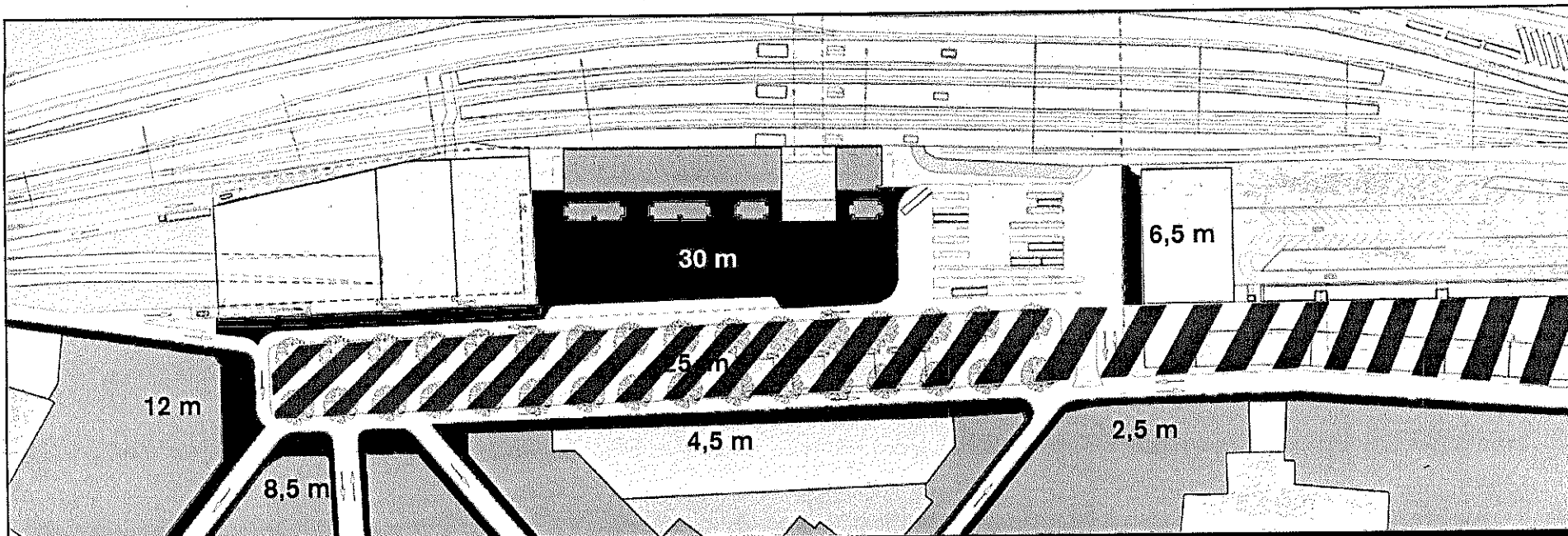
fietsenstalling

aantal plaatsen: 600-700 fietsen

half verdiept

deels bewaakt en overdekt

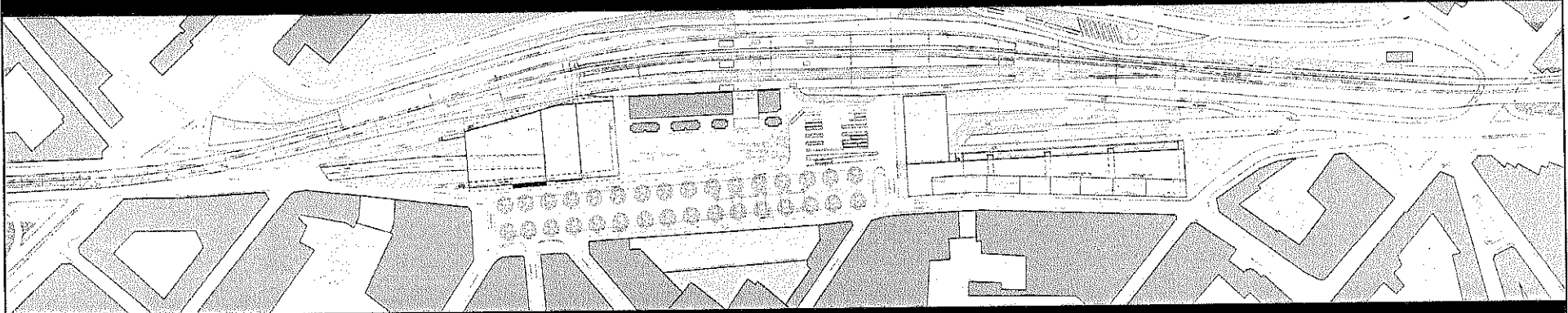




looproutes

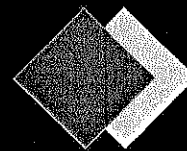
1. langs gevelwanden
2. over nieuwe stationsplein

bebouwing

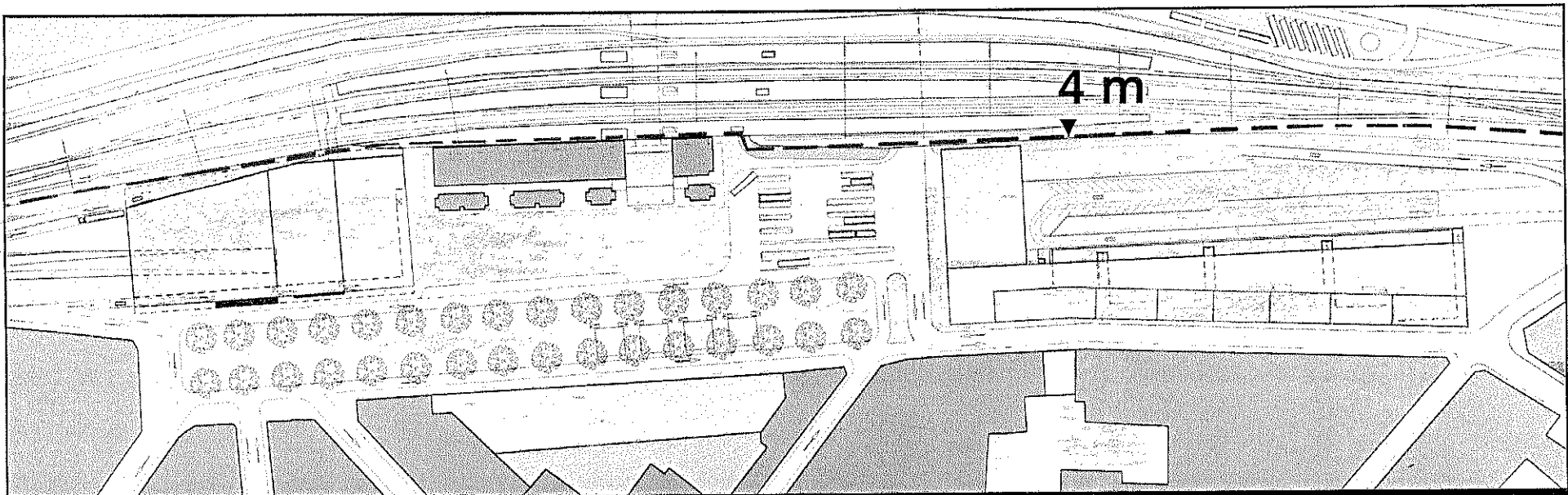


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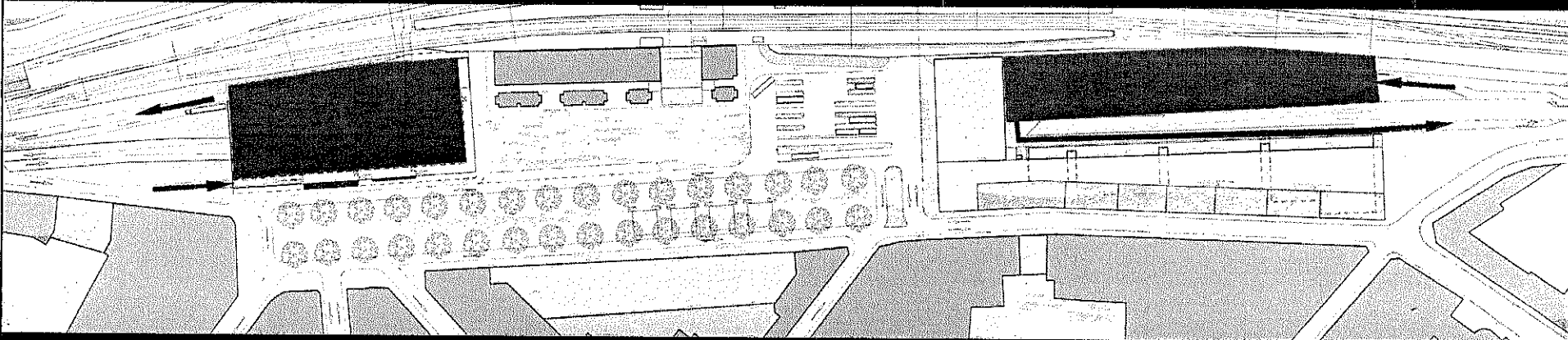
NMBS:

minimale afstand tussen

bebouwing en spoor = 4 meter

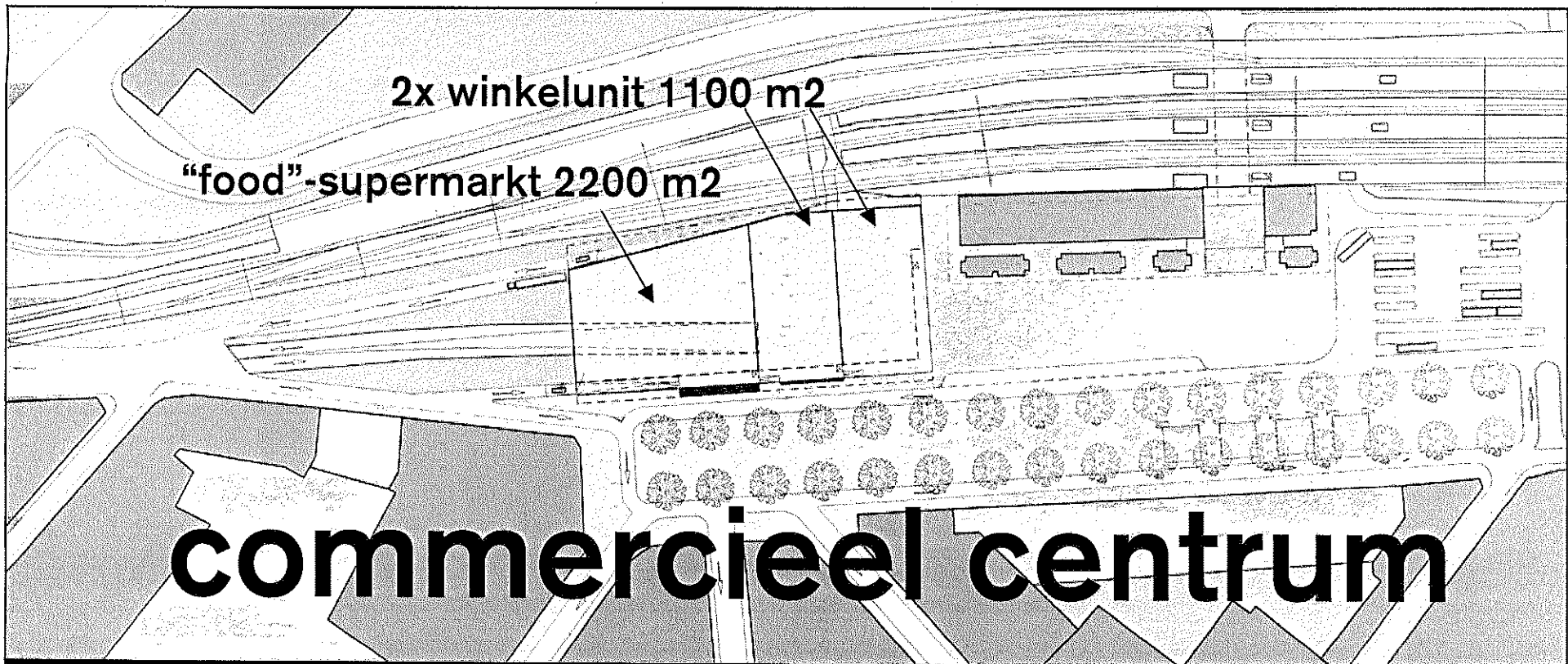
parkeerdak tbv foodstore

**parkeergebouw tussen
leisurecenter en spoor**



PARKEREN

- supermarkt: 200 pp
- NMBS-reizigers: 700 pp (overdag)
- leisurecenter: 600-700 ('s avonds)
- ontlasten stationsstraat / centrum



Commercieelcentrum Wilma:

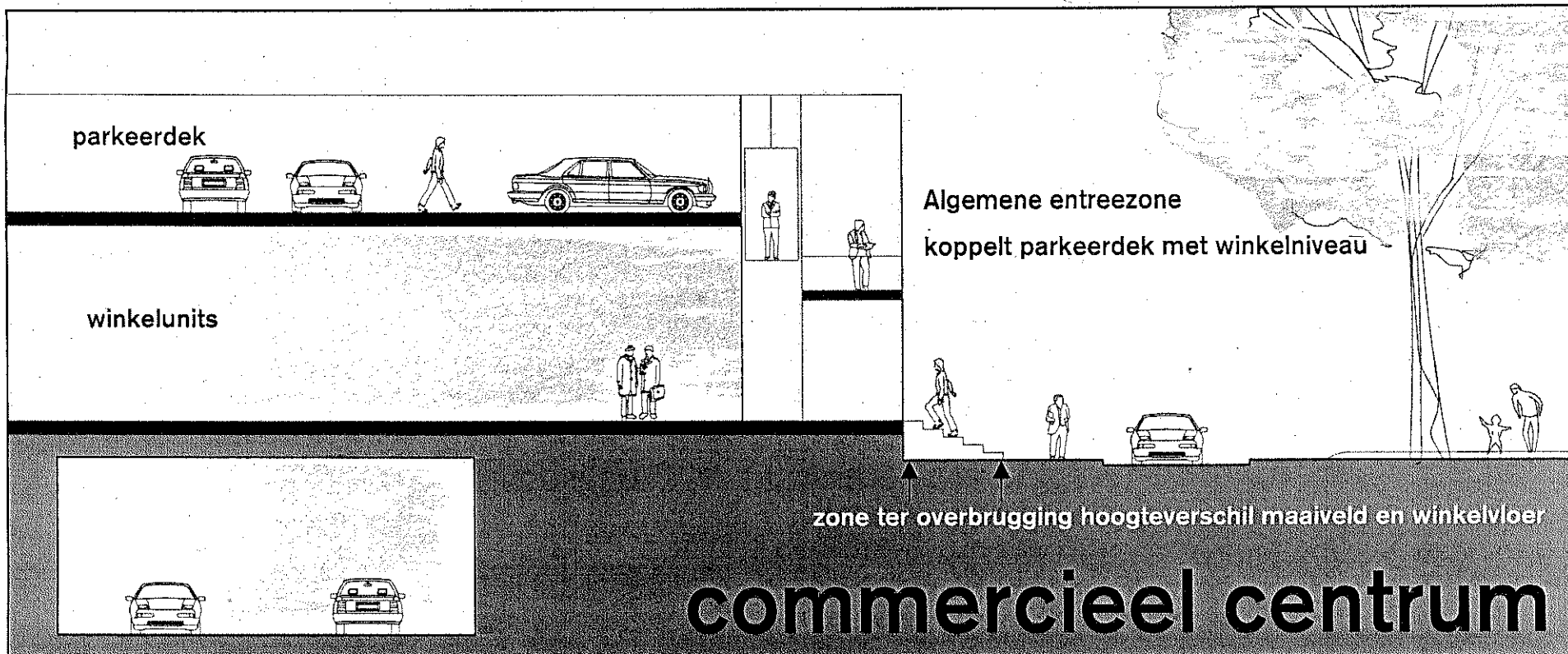
oppervlakte 44040 m²

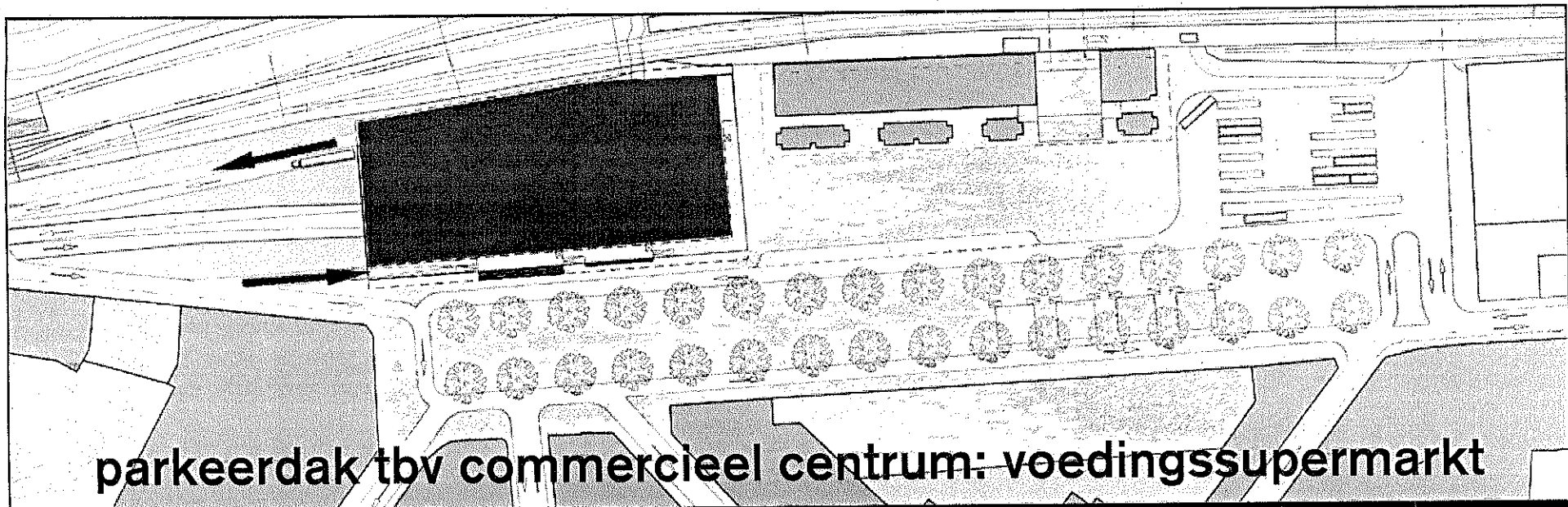
5000 m² (incl algemene entreezone)

maximale bouwhoogte 11 m

minimale bouwhoogte 10 m

parkeren: ca 200 plaatsen



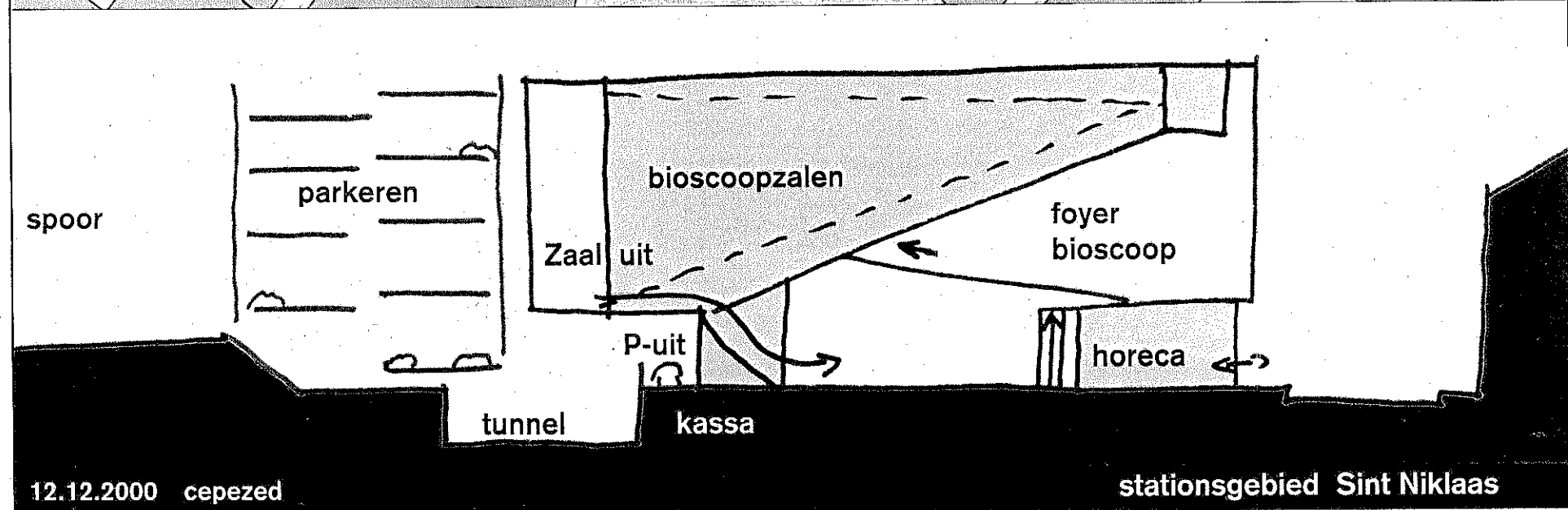
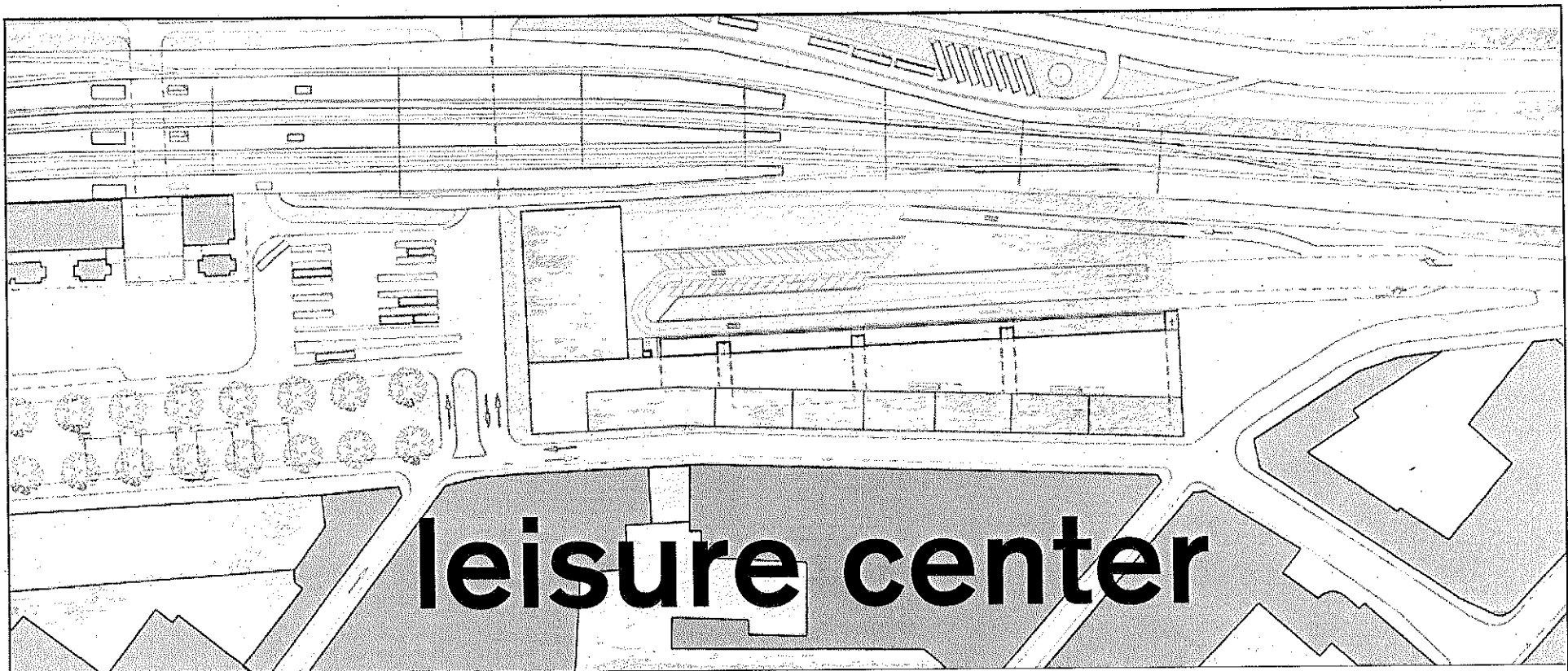


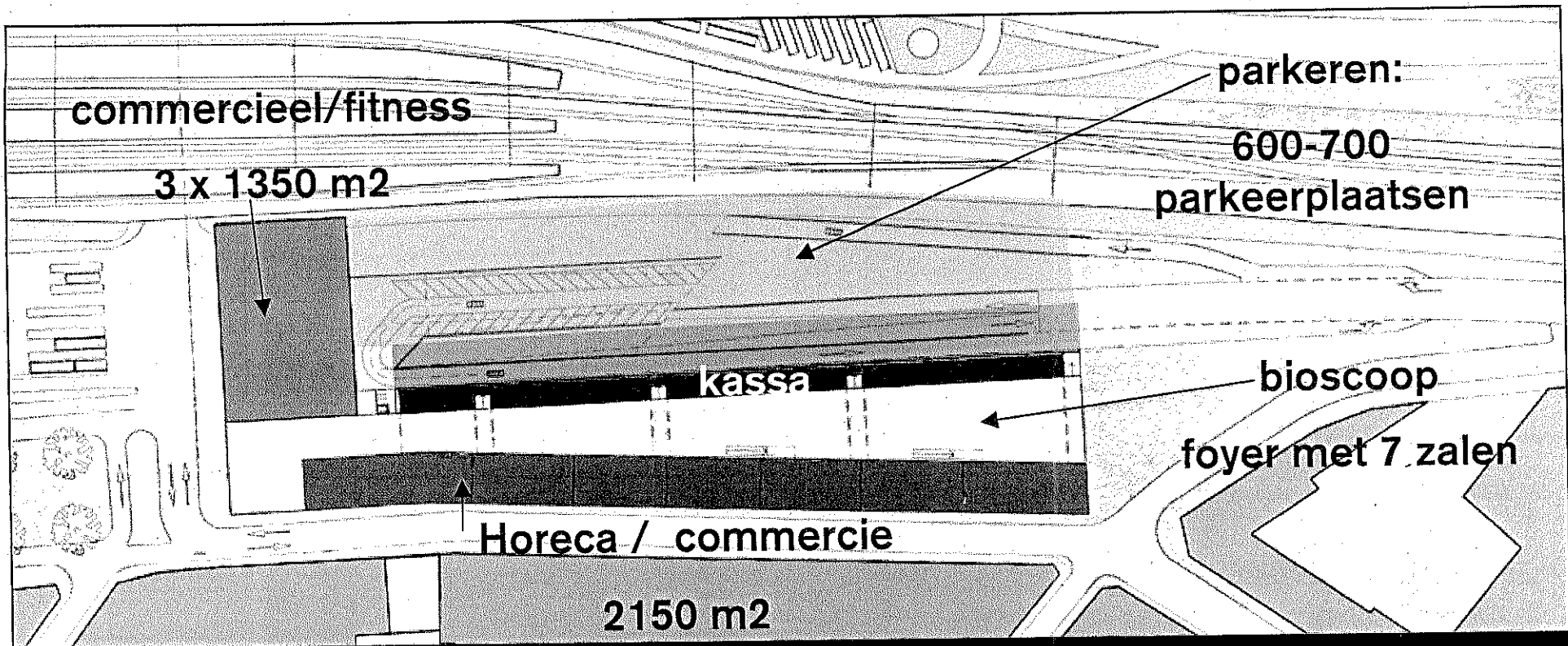
parkeerdak tbv commercieel centrum: voedingssupermarkt



hellingbanen geïntegreerd in gebouw

Gevel zone tbv verbinding begane grond met parkeerdak hoogte 1.1 m





Leisurecenter Argee:

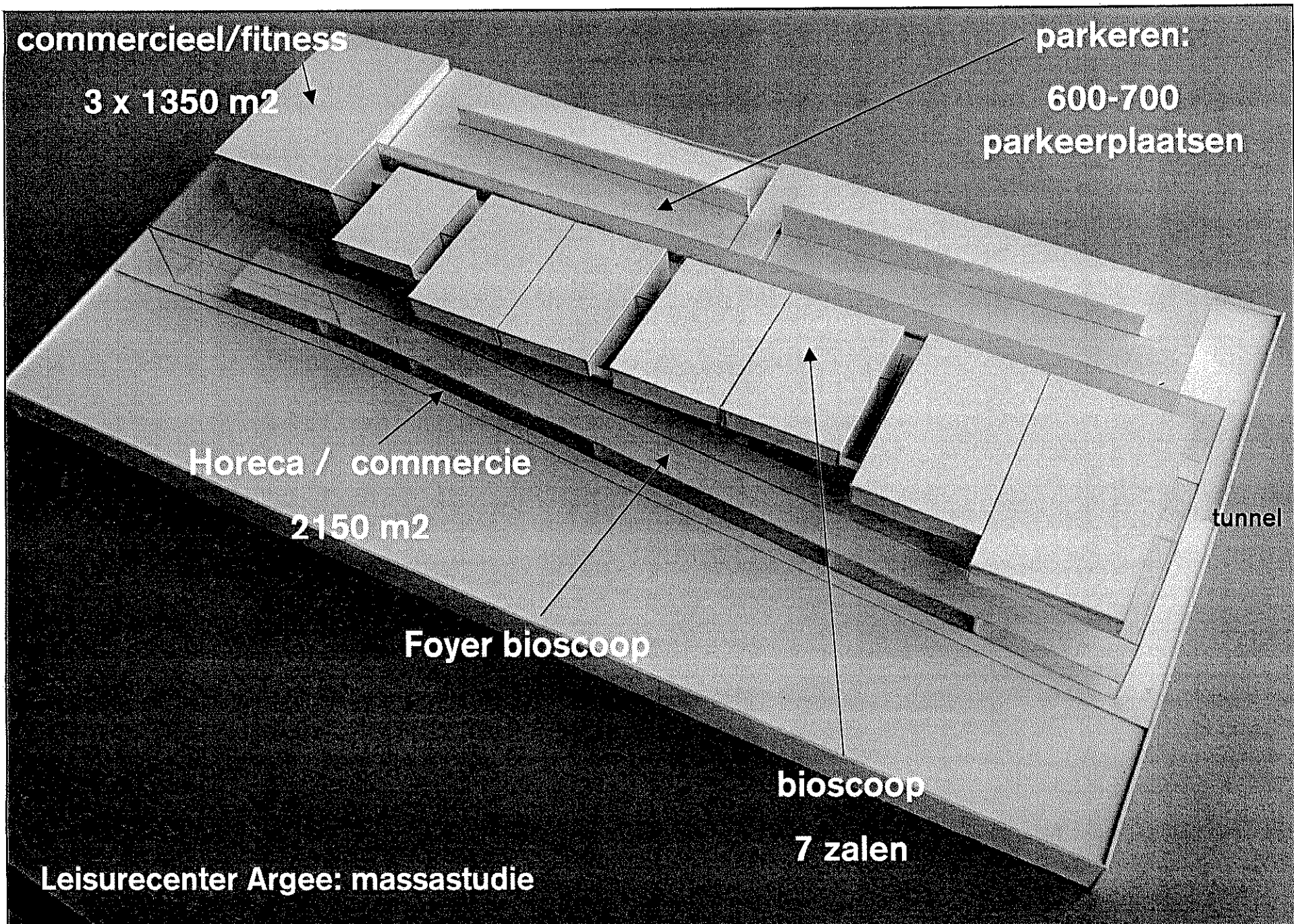
oppervlakte ca 10.000 tot 12.000 m²

maximale bouwhoogte 15 m

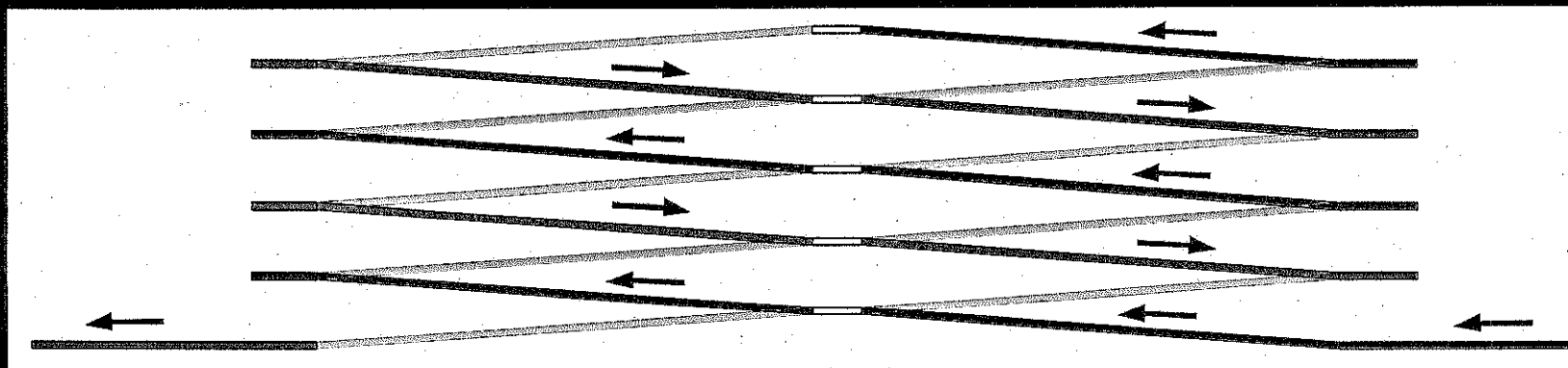
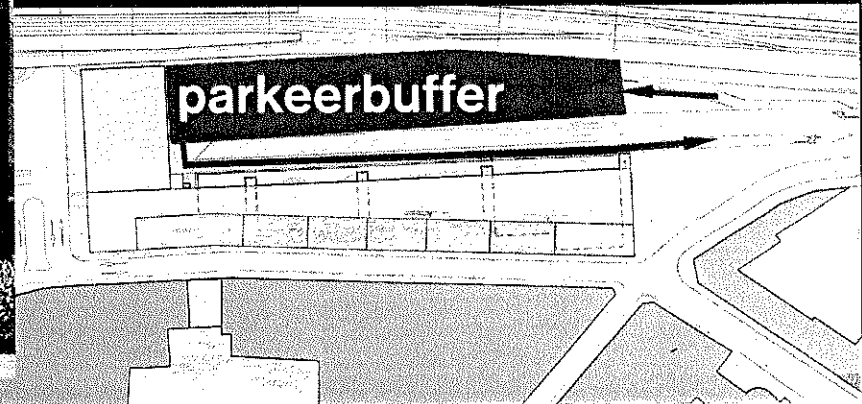
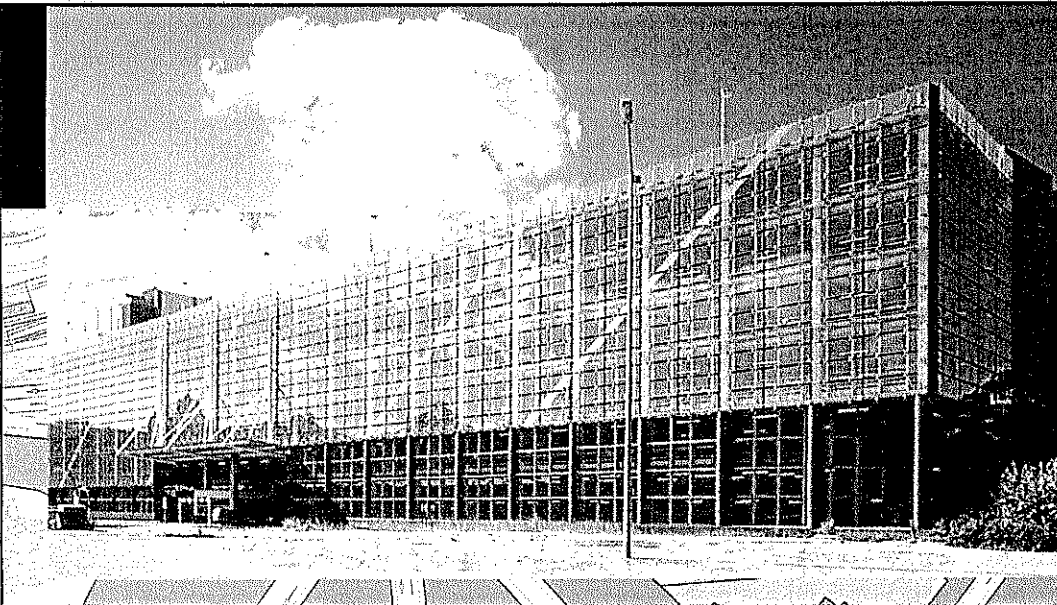
minimale bouwhoogte 10 m

parkeren: ca 700 plaatsen

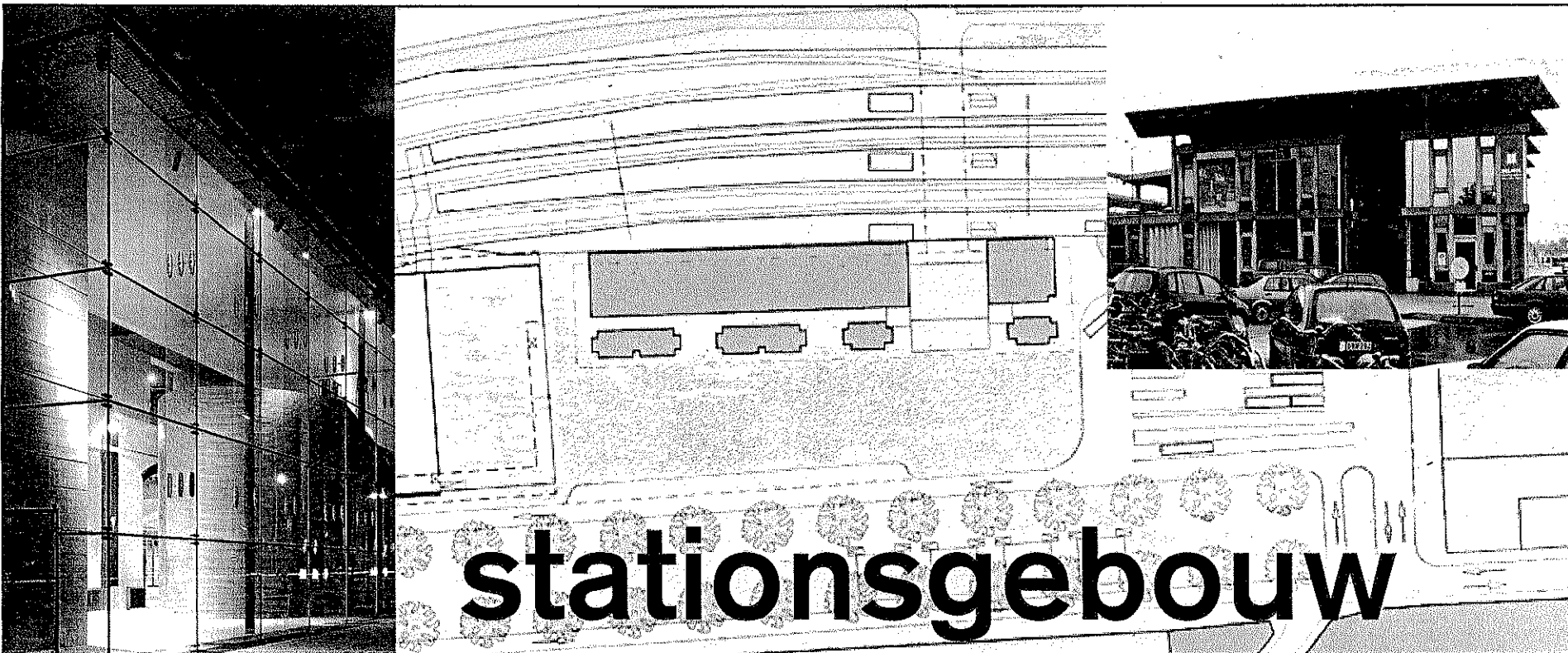
stationsplein loopt door in entreegebied



parkeergebouw tussen
leisurecenter en spoor



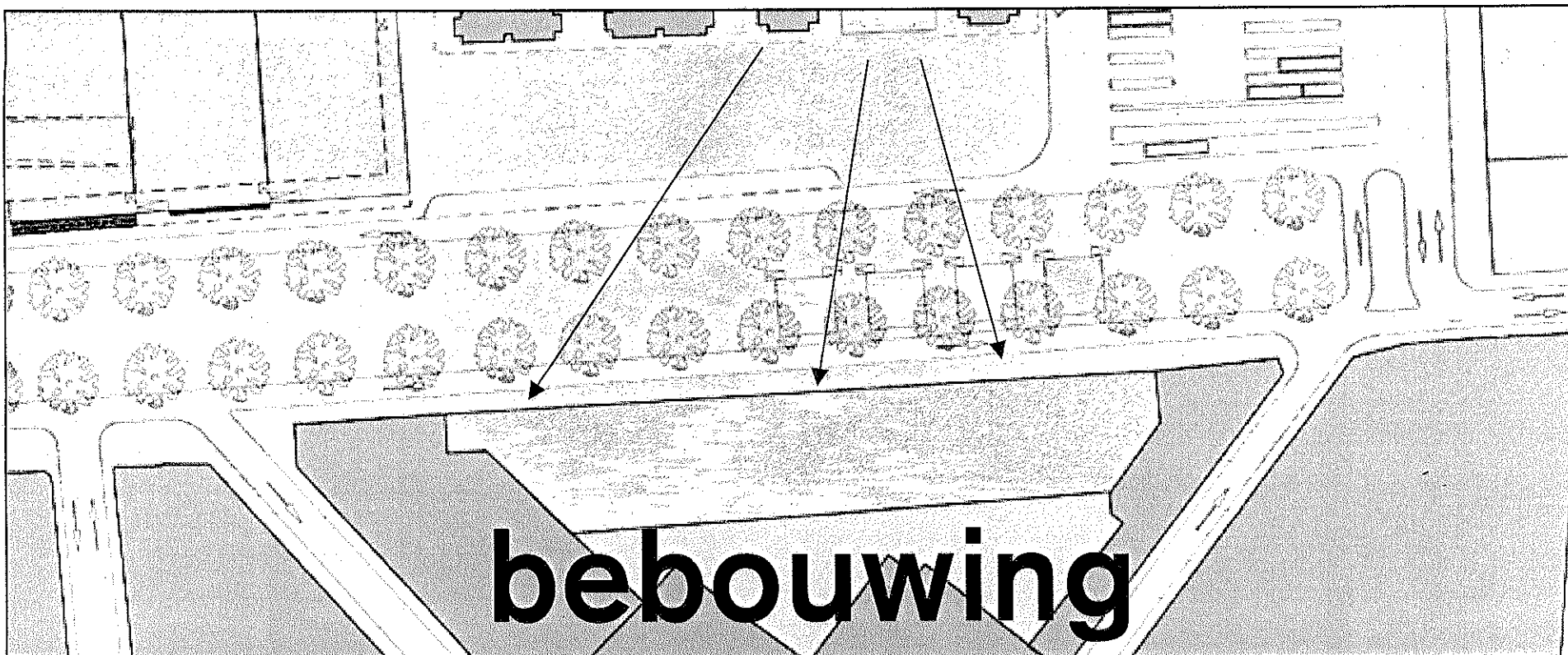
schema parkeergarage



stationsgebouw

Renoveren stationsgebouw

- **nieuwe transparante entreepartij**
- **renoveren huidige paviljoens**
- **integreren lijnwinkel en wachtruimte**



bebouwing

Nieuwe bebouwing ter plaatse van
SVK bouwmaterialen

- hoogte is 11 m

- oppervlakte $3 \times 2800\text{m}^2 = 8400\text{m}^2$