NIEUW ZUID
TRIPLE LIVING

ANTWERPEN _ BLOCK 21 & 24

Nieuw Zuid, Striga 4

URBAN IN REGULATION PRESENTATION_WORK IN PROGRESS,
the 12h of October, 2017_ Location Antwerpen

SHIGERU BAN ARCHITECTS EUROPE_JEAN DE GASTINES
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TRIPLE LIVING NV
Jan Van Genstraat 7, bus 402, 2000 Antwerpen T: +32 3 491 82 62 F: +32 3 49182 69 Web: www.triple-living.be

Situation plan 1/2000

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From South-East

From South-West

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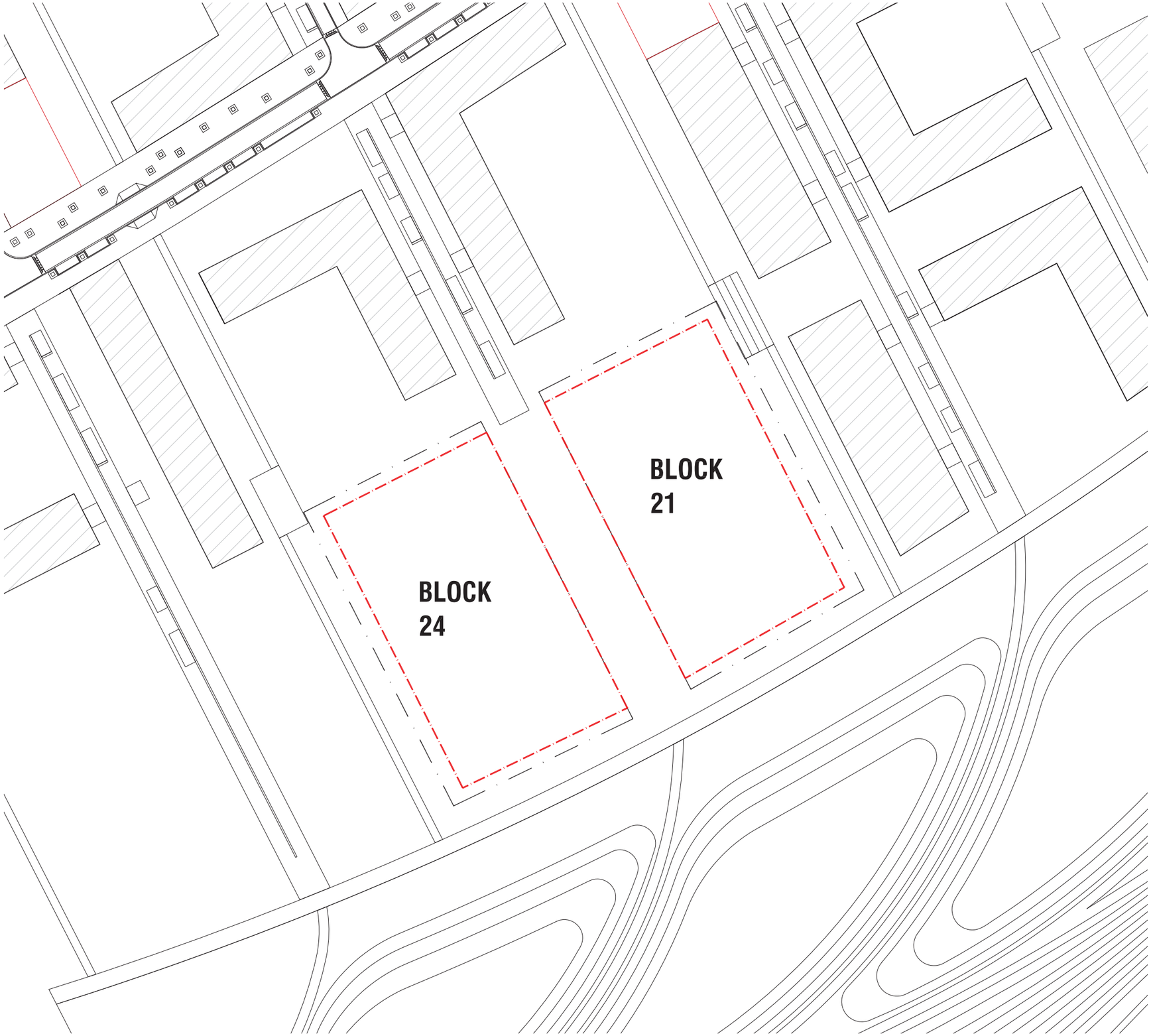
From North-East

From North-West



Site location

Surface BLOCK 21:	**3 376m²**
Surface BLOCK 24:	**3 401m²**

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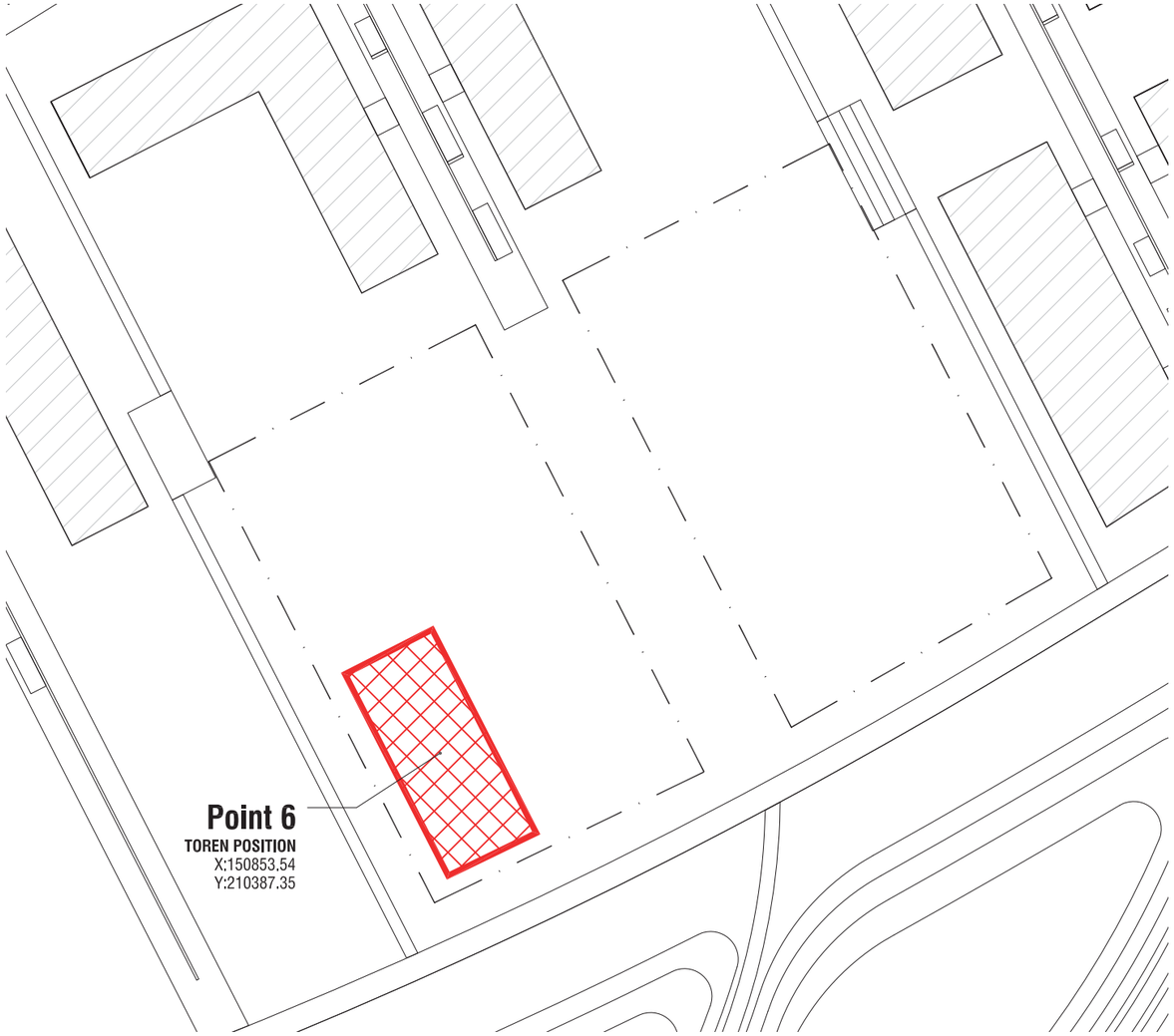


Tower position

The towers are always integrated into a 'blok' or the 'balck'.
The width of the respective block is still greater than the width of the wall of the tower.
The building depth of the towers is equal to the building depth of the 'blok' or the 'balck' of which this tower is part. The floor area per floor of the towers are up to 600 m².

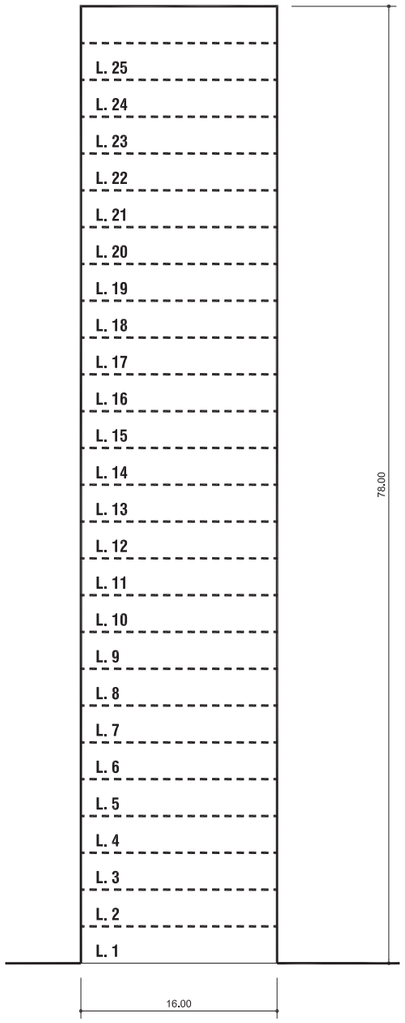
Outside the maximum allowed gabarite are only Bigger & cheaper and balconies allowed.

Building depth and alignemts

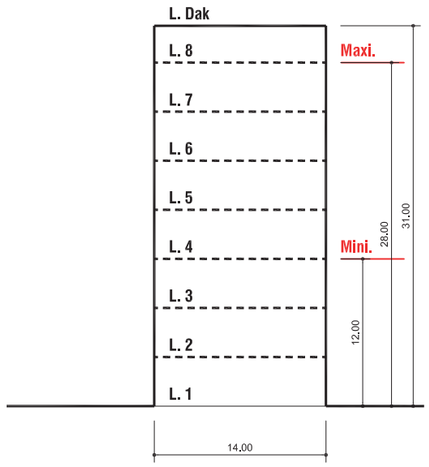
The façades (insulated facades) of the buildings along the confined streets are in continuation.

Blocks consist of one volume of rectangular footprint or multiple perpendicular or unlinked volumes with rectangular footprint and close their configuration on at least one side with a non-built-in area on a street or path.
The number of building layers is minimum 4 and maximum 8 + 1 for technical installations.

The maximum construction depth is 14 meters (excluding bigger & cheaper) with only one panorama and 16 meters (excluding bigger & cheaper) if the building is located between two panoramas.



Tower typical section



Medium rise section

The building height is limited to the maximum number of permissible building layers calculated at 4 meters height gross per layer.

The height of the towers is at least 60 meters and up to 80 meters.

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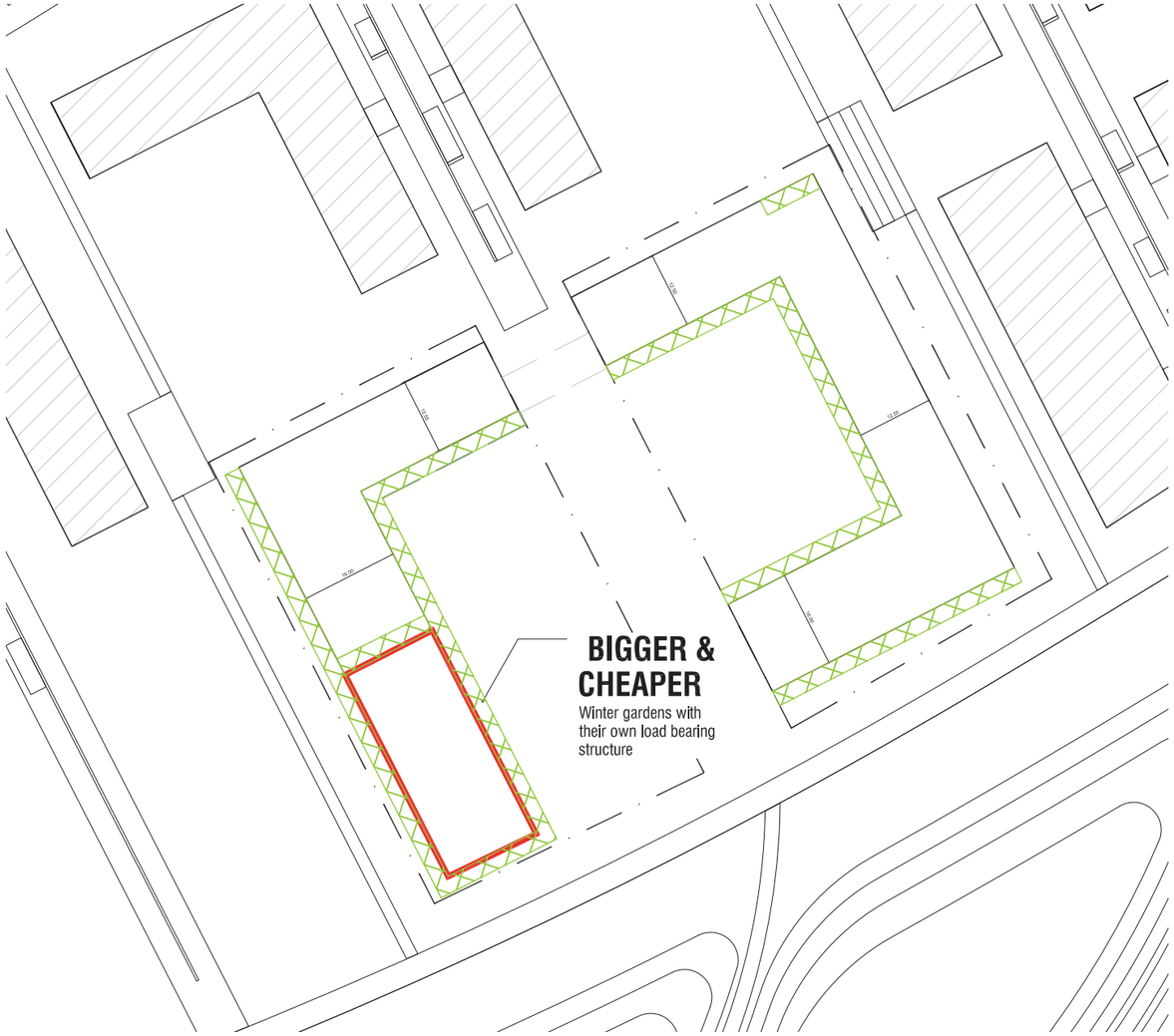
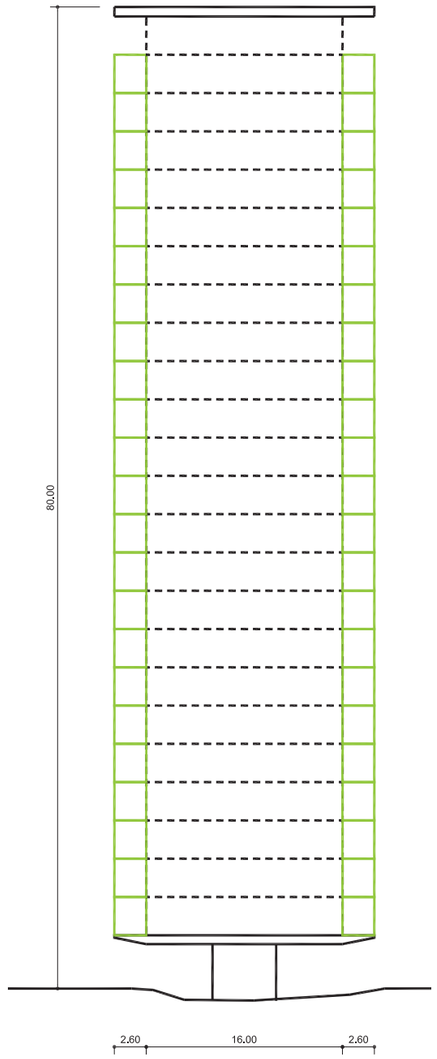


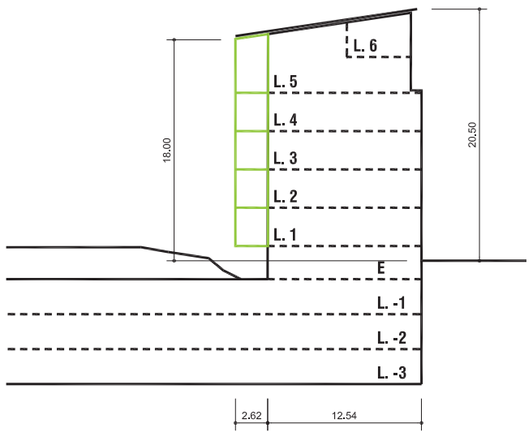
Bigger & cheaper



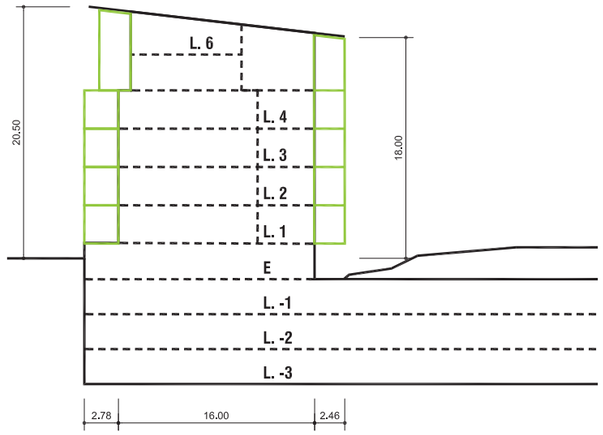
Each house must have a panorama and a private or communal outdoor space in the form of a garden, a roof garden, a terrace or a bigger & cheaper with a minimum area of 4 m² + 2 m² per bedroom per property and minimum size 2 meters .
A private outdoor area must be accessible directly from the property. A collective outdoor space must either be directly accessible from the homes that are designated or accessible through a common space.

Bigger & cheaper can only be a panorama and are up to 3 meters deep from the façade. Bigger & cheaper along the adjoining streets and on the sunbathing area with the wadipark (Gr1) can only be above the private outdoor area.

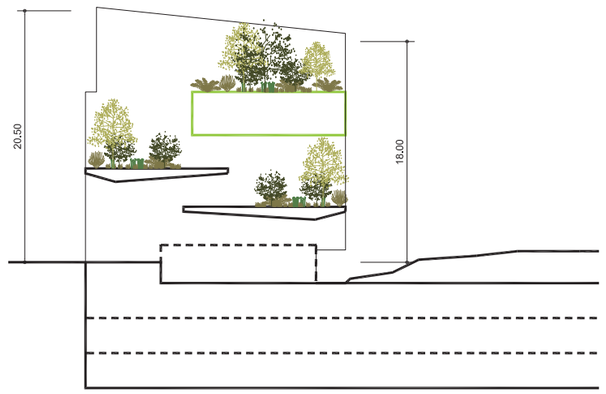
Above the public domain, a free height of at least 2.6 meters must be guaranteed and are bigger & cheaper only allowed from the first floor. Along the quays, bigger & cheaper can extend up to 1.25 meters above the public domain.



12 - 14 m depth



16 m depth



Connection between tower and block

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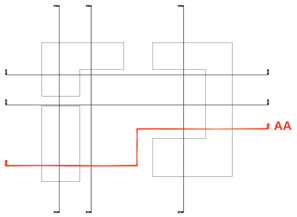
EL +XX.XXm ROOF
EL +XX.XXm LEVEL 26
EL +XX.XXm LEVEL 24
EL +XX.XXm LEVEL 23
EL +XX.XXm LEVEL 22
EL +XX.XXm LEVEL 21
EL +XX.XXm LEVEL 20
EL +XX.XXm LEVEL 19
EL +XX.XXm LEVEL 18
EL +XX.XXm LEVEL 17
EL +XX.XXm LEVEL 16
EL +XX.XXm LEVEL 15
EL +XX.XXm LEVEL 14
EL +XX.XXm LEVEL 13
EL +XX.XXm LEVEL 12
EL +XX.XXm LEVEL 11
EL +XX.XXm LEVEL 10
EL +XX.XXm LEVEL 9
EL +XX.XXm LEVEL 8
EL +XX.XXm LEVEL 7
EL +XX.XXm LEVEL 6
EL +XX.XXm LEVEL 5
EL +XX.XXm LEVEL 4
EL +XX.XXm LEVEL 3
EL +XX.XXm LEVEL 2
EL +XX.XXm LEVEL 1B
EL +XX.XXm LEVEL 1
EL +XX.XXm LEVEL ENTRESOL
EL +XX.XXm LEVEL -1
EL +XX.XXm LEVEL -2
EL +XX.XXm LEVEL -3
3.12
4.52
1.50
2.90
10.20
80.00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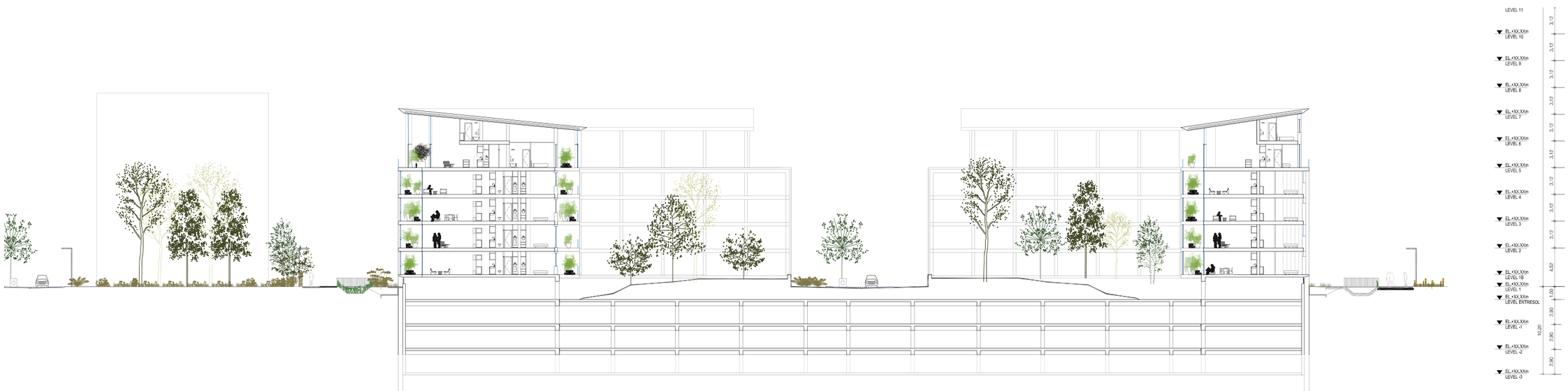
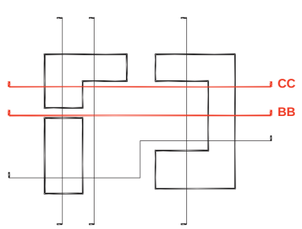
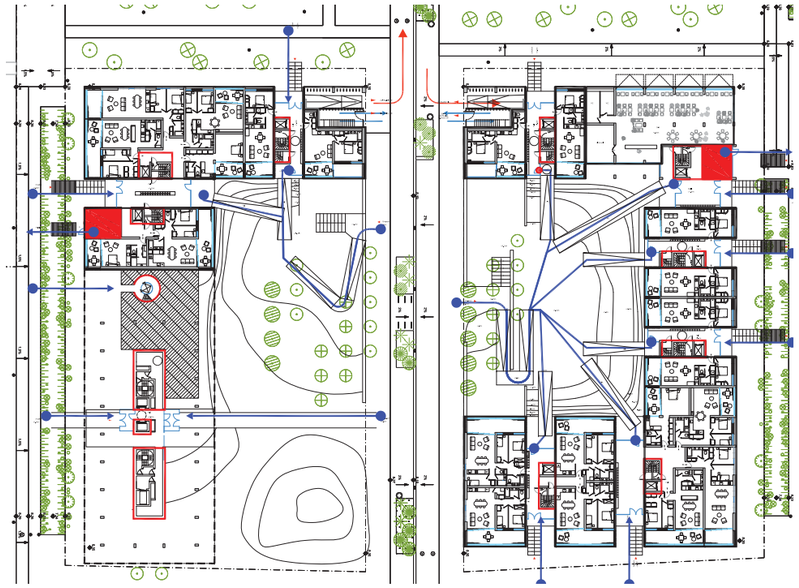

LEVEL 11
EL +XX.XXm
LEVEL 10
EL +XX.XXm
LEVEL 9
EL +XX.XXm
LEVEL 8
EL +XX.XXm
LEVEL 7
EL +XX.XXm
LEVEL 6
EL +XX.XXm
LEVEL 5
EL +XX.XXm
LEVEL 4
EL +XX.XXm
LEVEL 3
EL +XX.XXm
LEVEL 2
EL +XX.XXm
LEVEL 1B
EL +XX.XXm
LEVEL 1
EL +XX.XXm
LEVEL ENTRESOL
EL +XX.XXm
LEVEL -1
EL +XX.XXm
LEVEL -2
EL +XX.XXm
LEVEL -3
3.12
4.62
1.90
2.90
10.20

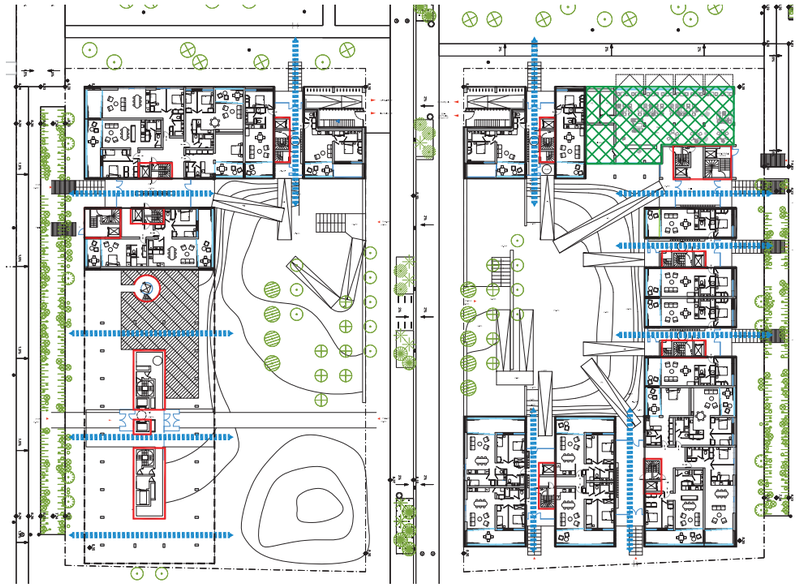
EL +XX.XXm
LEVEL 9
EL +XX.XXm
LEVEL 8
EL +XX.XXm
LEVEL 7
EL +XX.XXm
LEVEL 6
EL +XX.XXm
LEVEL 5
EL +XX.XXm
LEVEL 4
EL +XX.XXm
LEVEL 3
EL +XX.XXm
LEVEL 2
EL +XX.XXm
LEVEL 1B
EL +XX.XXm
LEVEL 1
EL +XX.XXm
LEVEL ENTRESOL
EL +XX.XXm
LEVEL -1
EL +XX.XXm
LEVEL -2
EL +XX.XXm
LEVEL -3
3.12
4.62
1.50
2.90
10.20


CC
BB

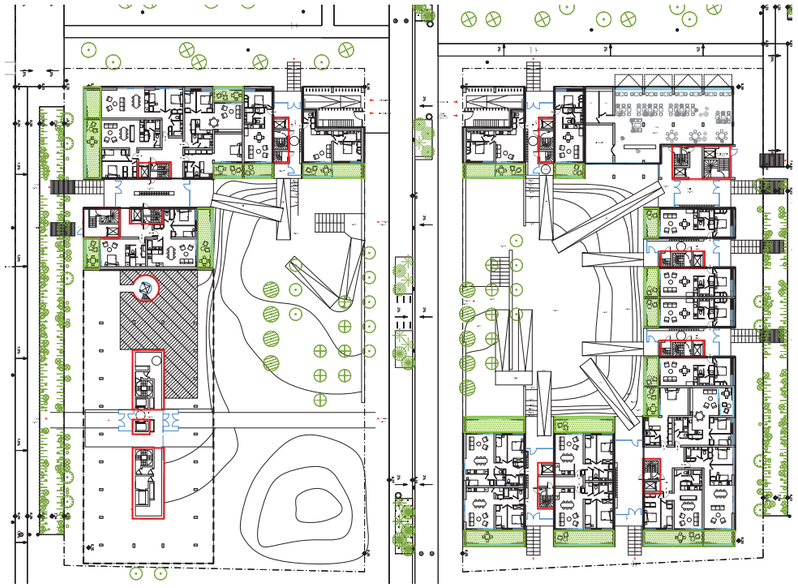
BUILDING



CIRCULATION



PUBLIC SPACE / TRANSPARENCES



BIGGER & CHEAPER

Cars
Bikes
Inhabitants
Public parking access

Café
Transparence

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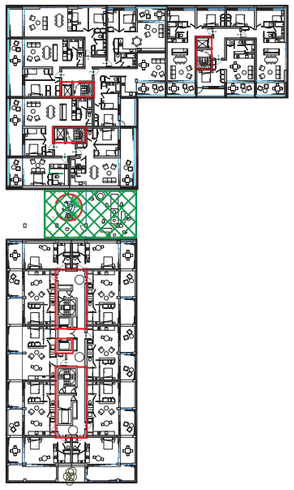

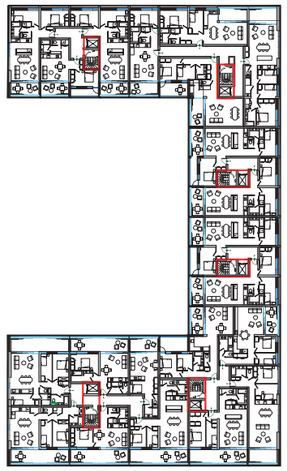

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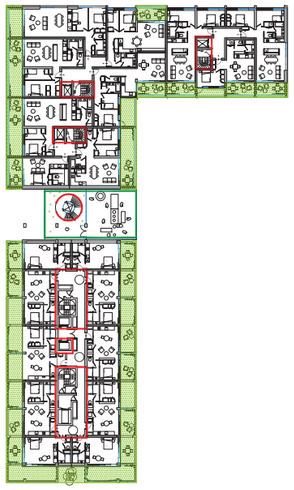
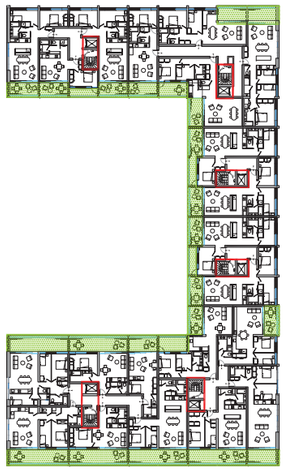
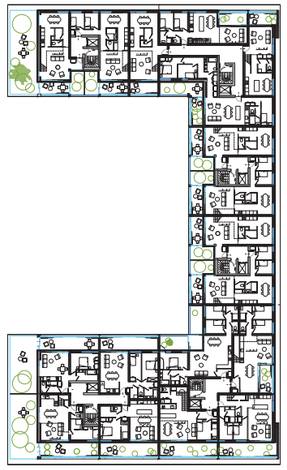




BIGGER & CHEAPER

Garden



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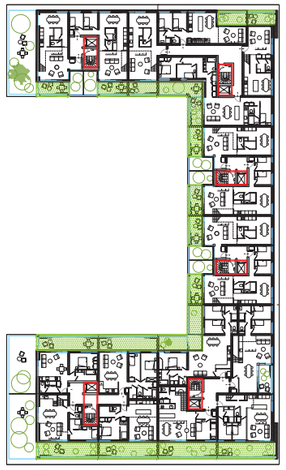
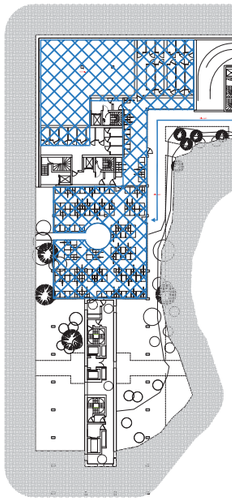
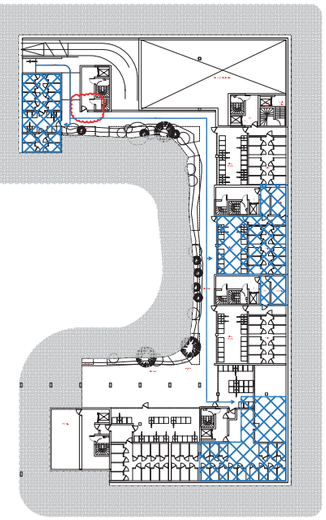


BIGGER & CHEAPER

Garden

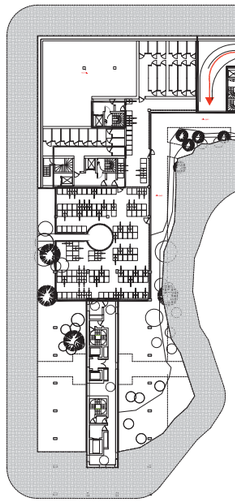


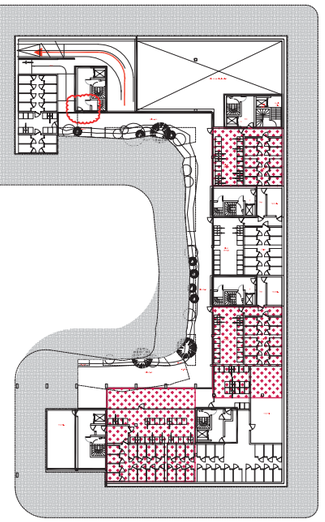


BIKES PARKING

Area: 1 077m²

Tower:	Inhabitants:	264 units
	Visitors:	138 units
Block 24:	Inhabitants:	69 units
	Visitors:	61 units
Block 21:	Inhabitants:	167 units
	Visitors:	111 units
Total:	Inhabitants:	500 units
	Visitors:	310 units

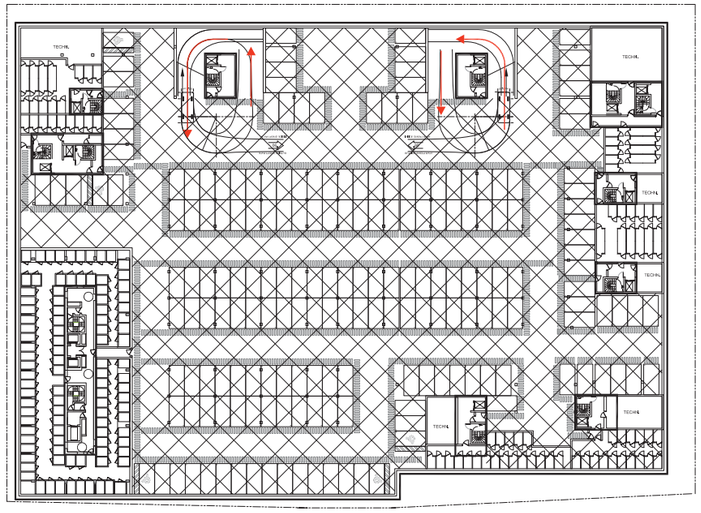




OFFICIES

Area: 490 m²

ENTRESOL LEVEL



PARKING CALCULATION:

Area: 8079m² / floor

L-1:	202 units
L-2:	224 units
Total:	426 units

+

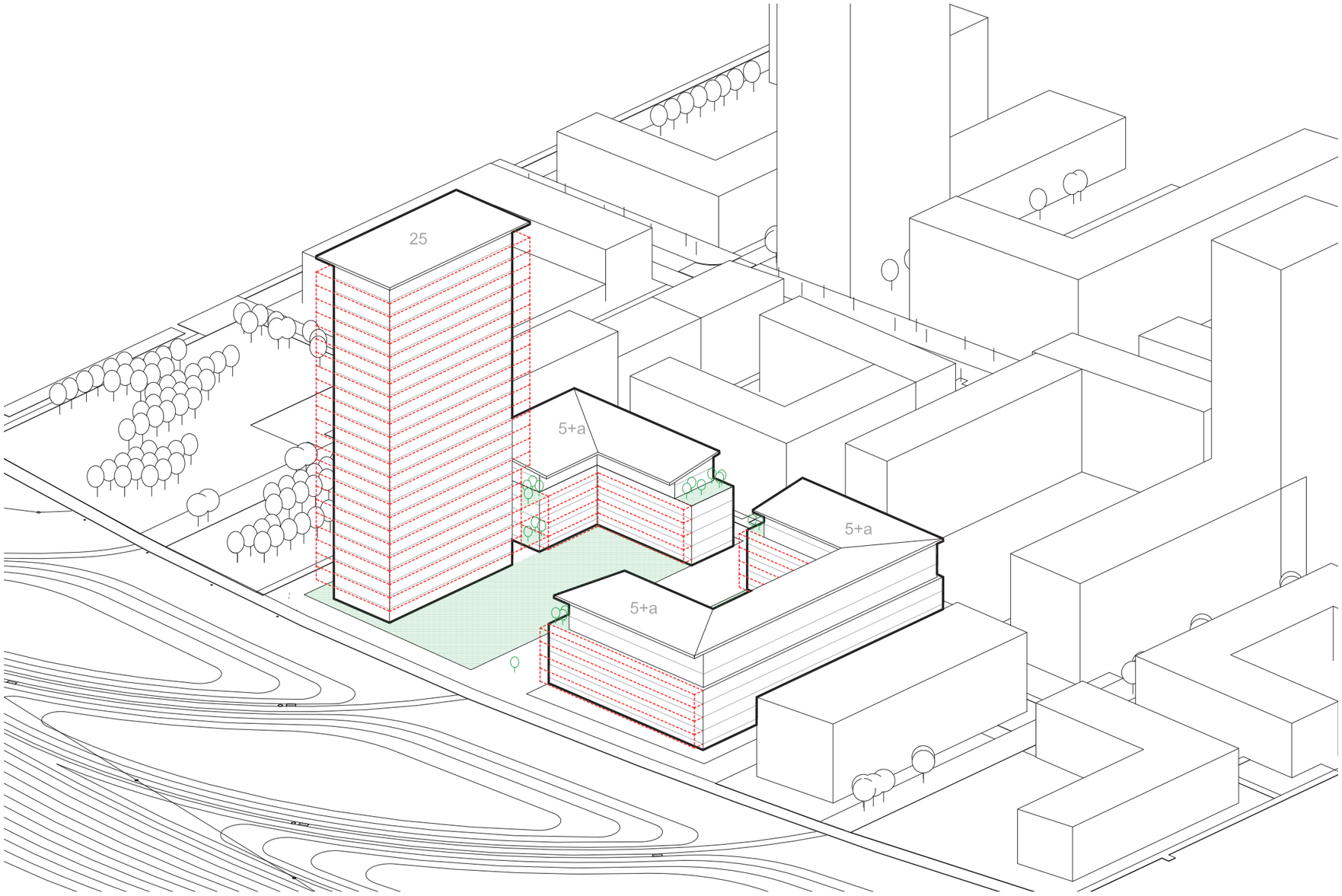
L-3:	231 units
Total:	657 units

Parking required

Tower:	185 units
Block 24:	55 units
Block 21:	104 units
Total:	344 units

PARKING LEVEL

Note: The entrance to the underground parking should be at one of the building façades closest to the central street of the master plan. The parking entrance should be integrated in the building and can't be located in the outdoor area



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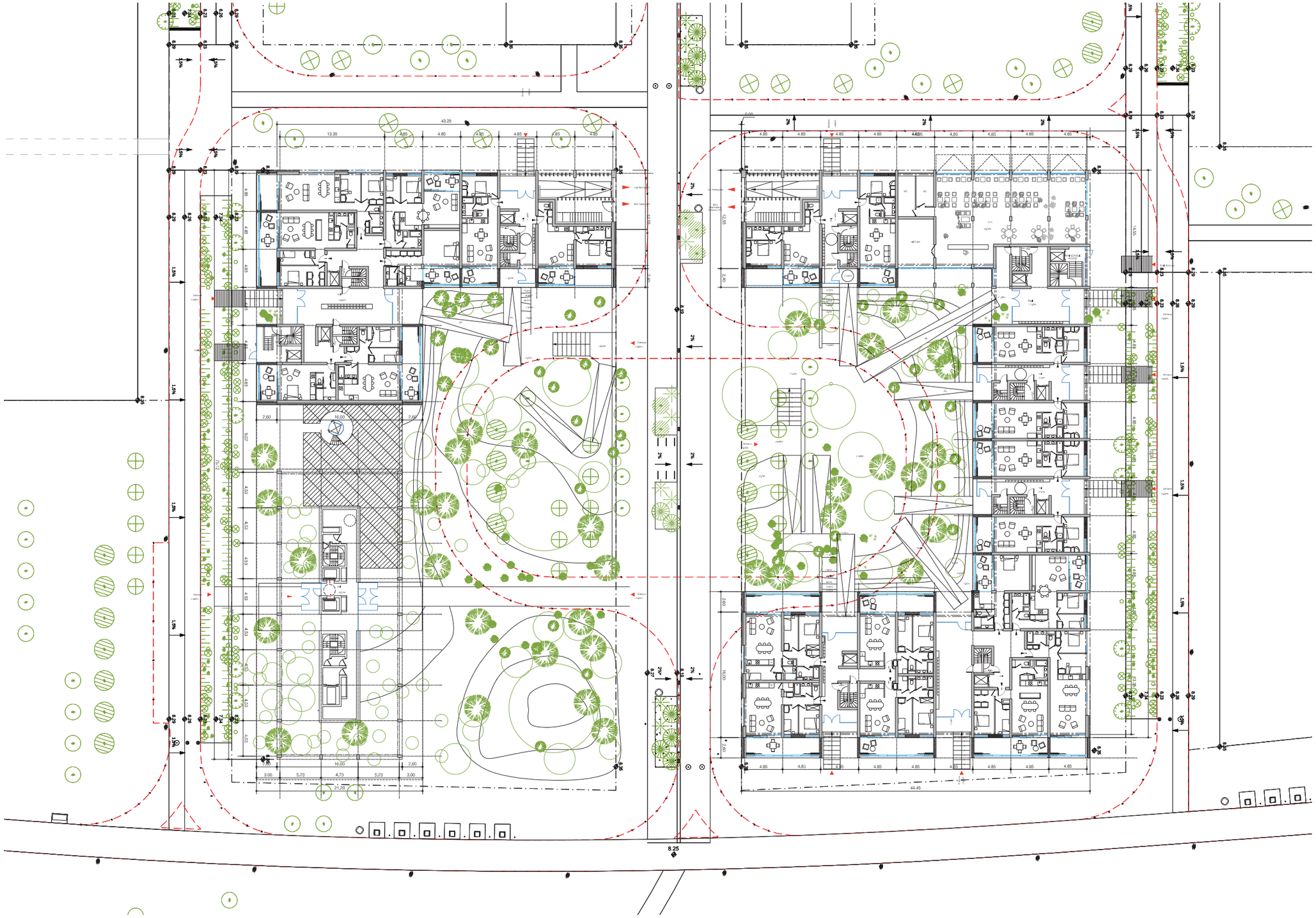

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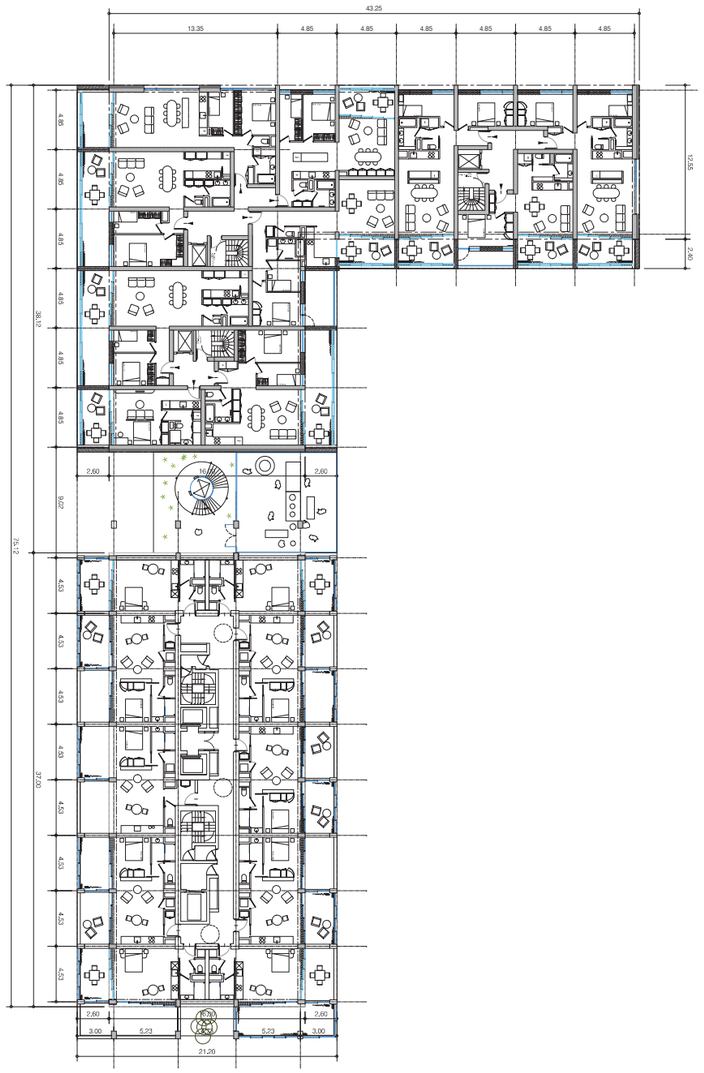

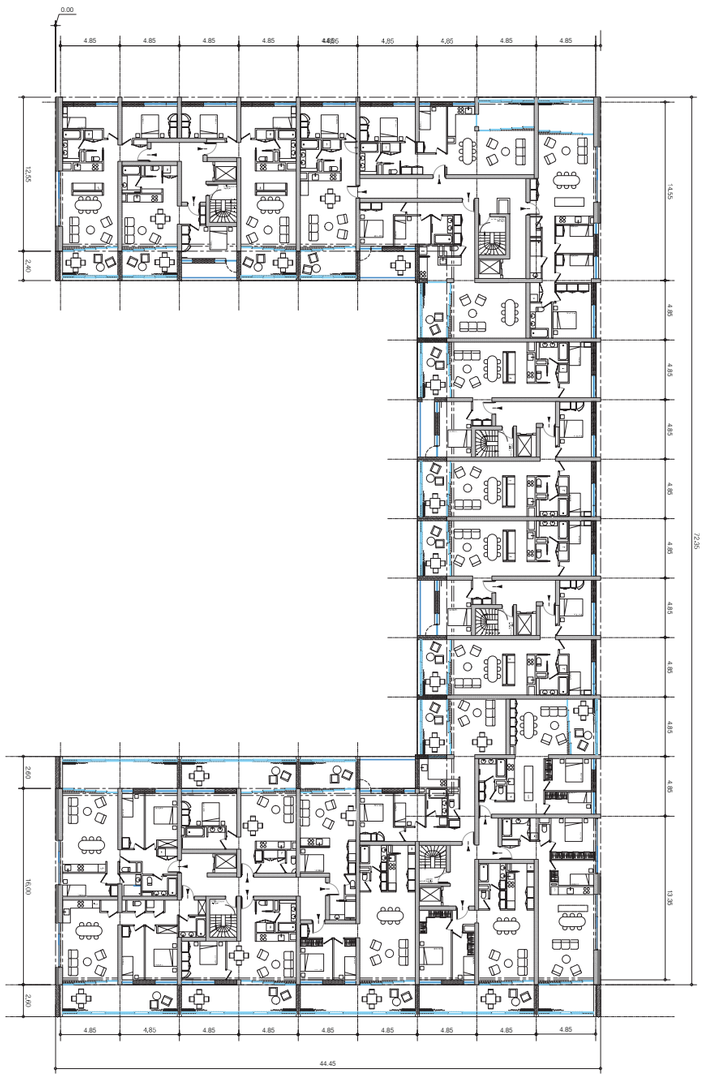

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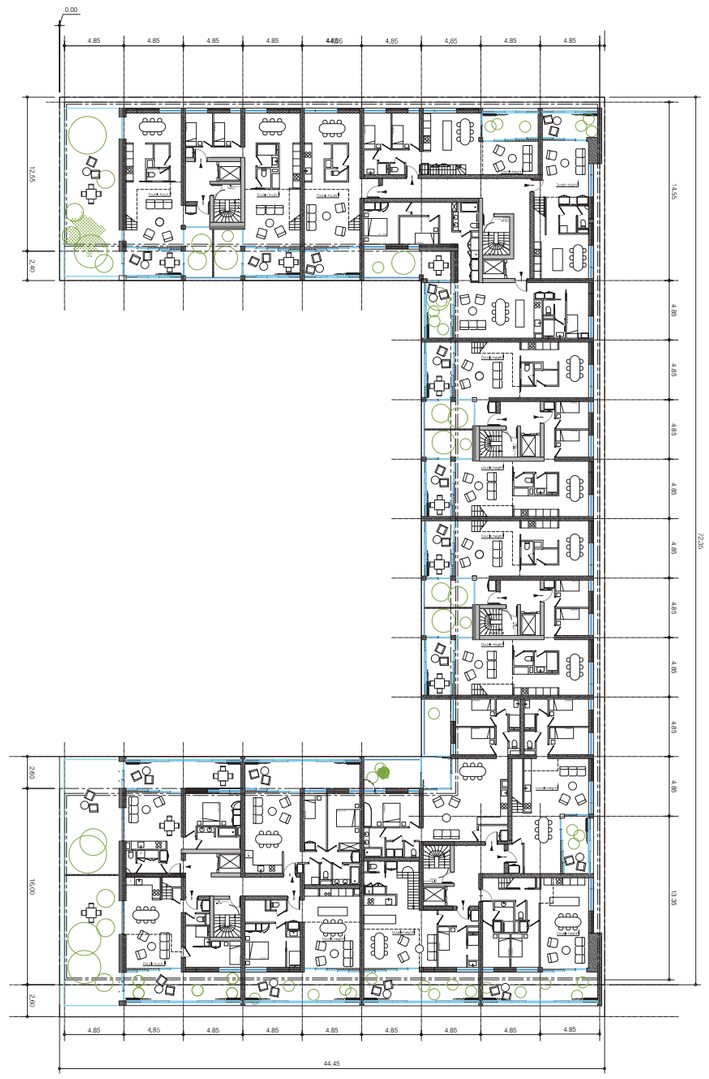

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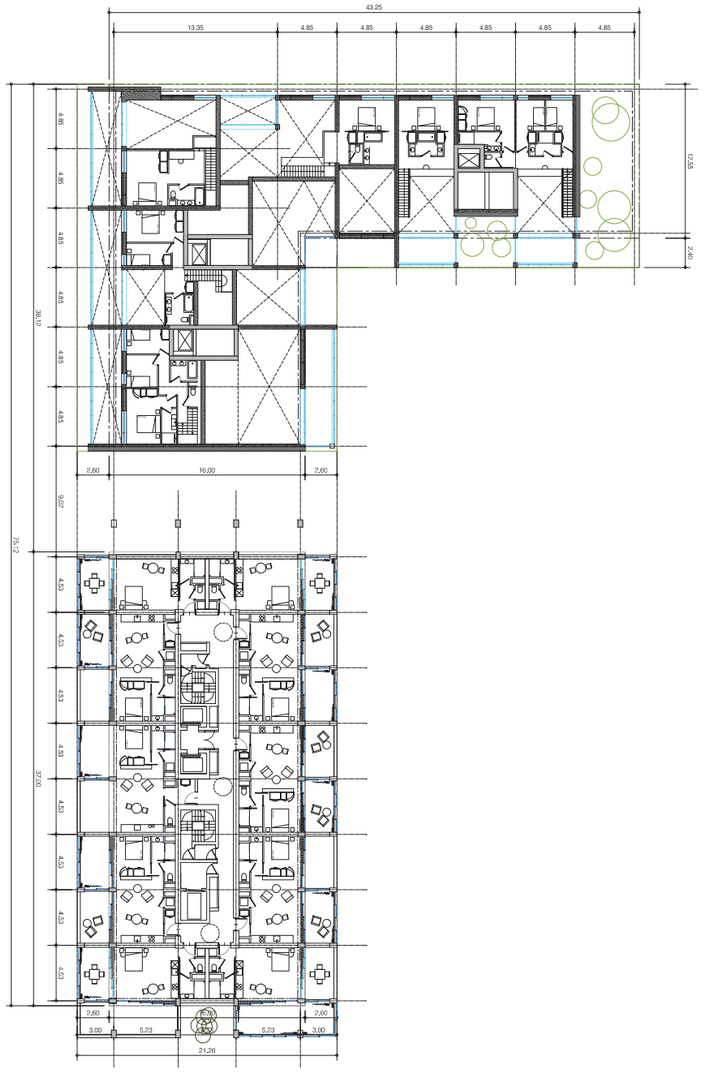

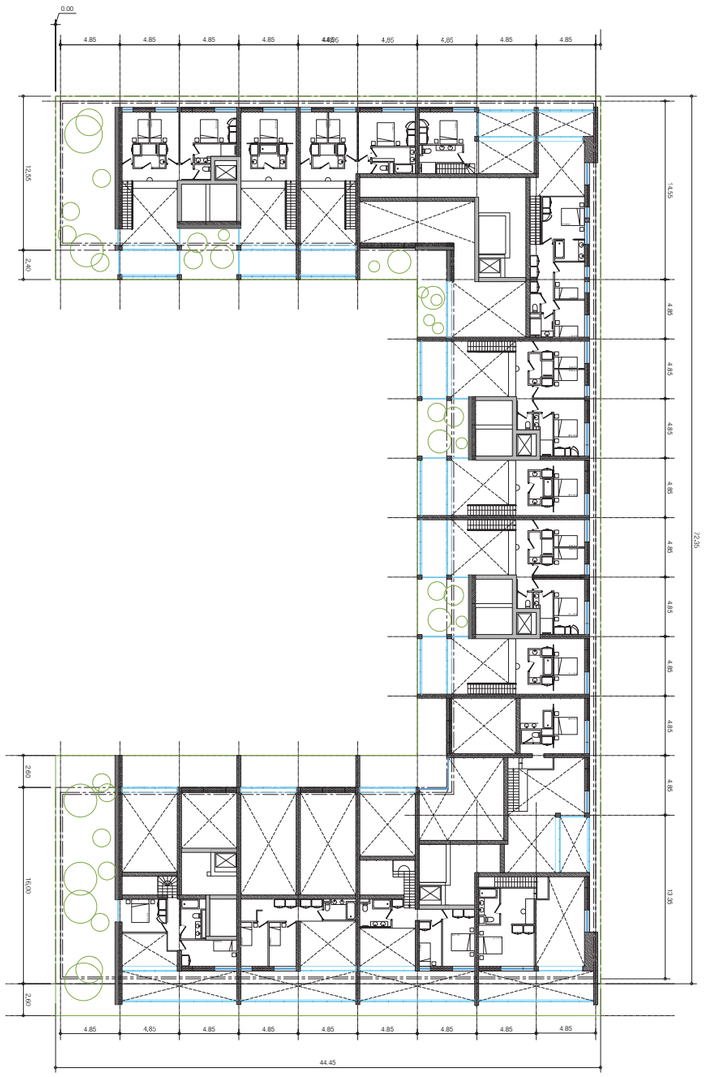

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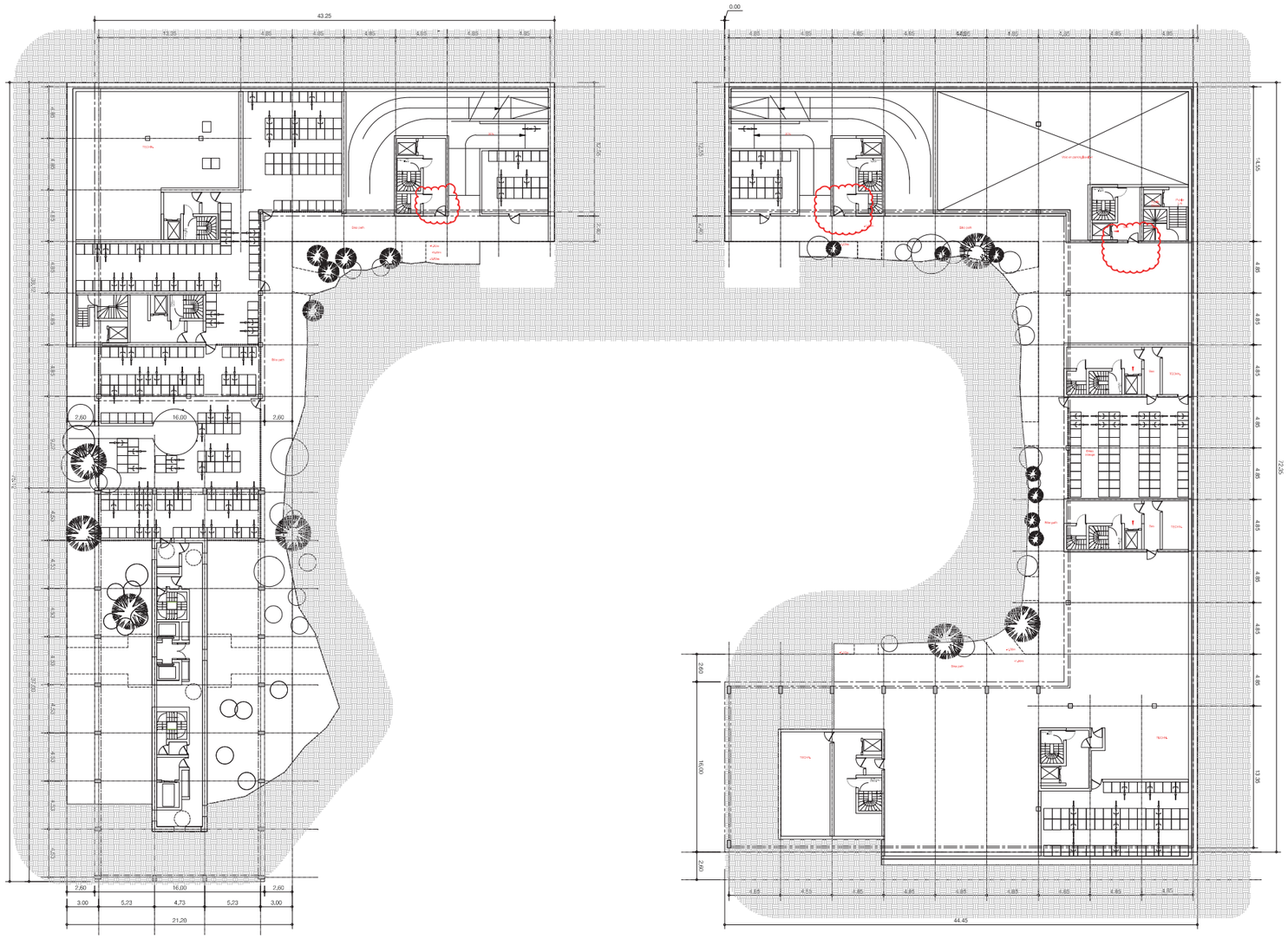

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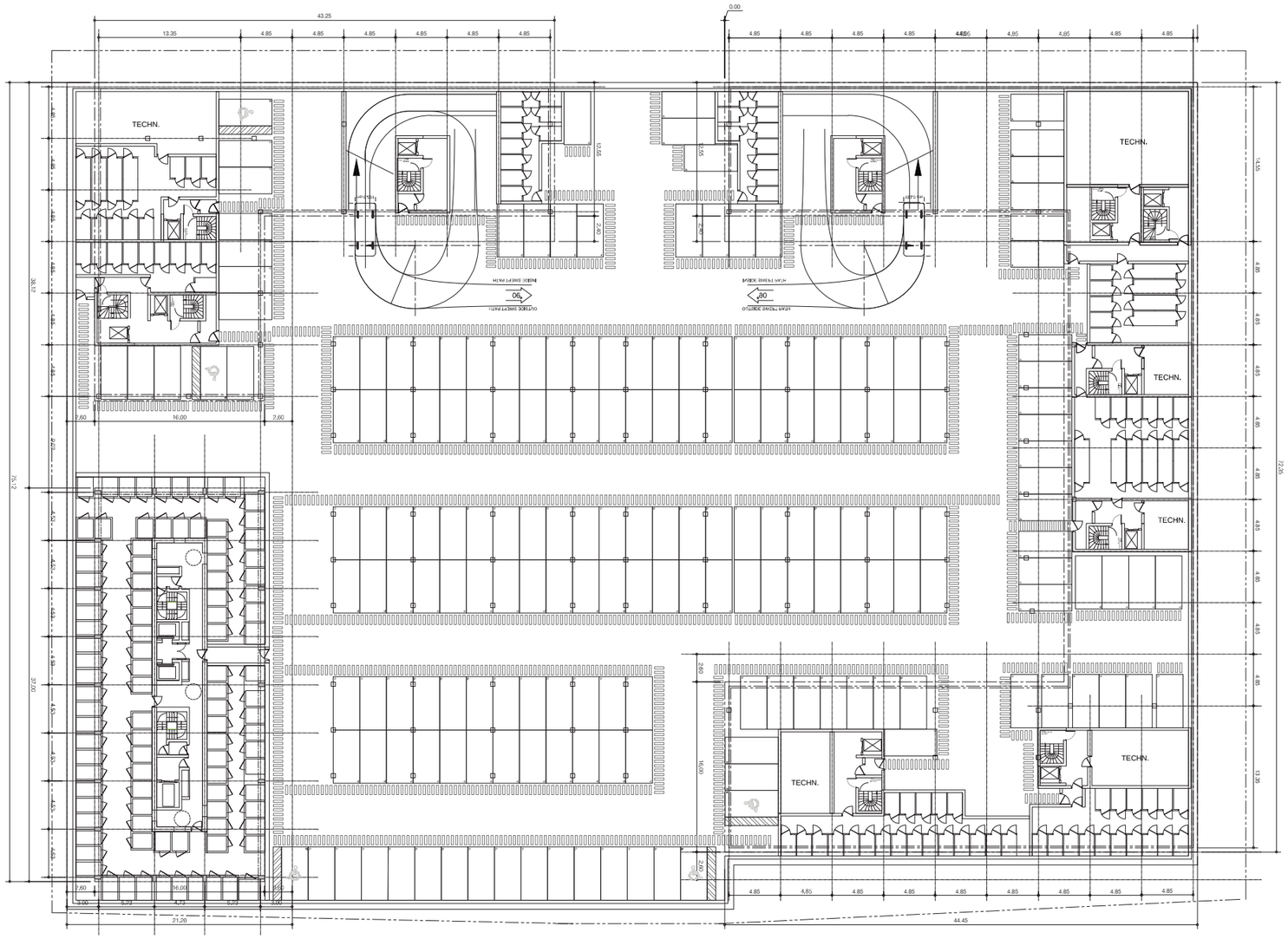

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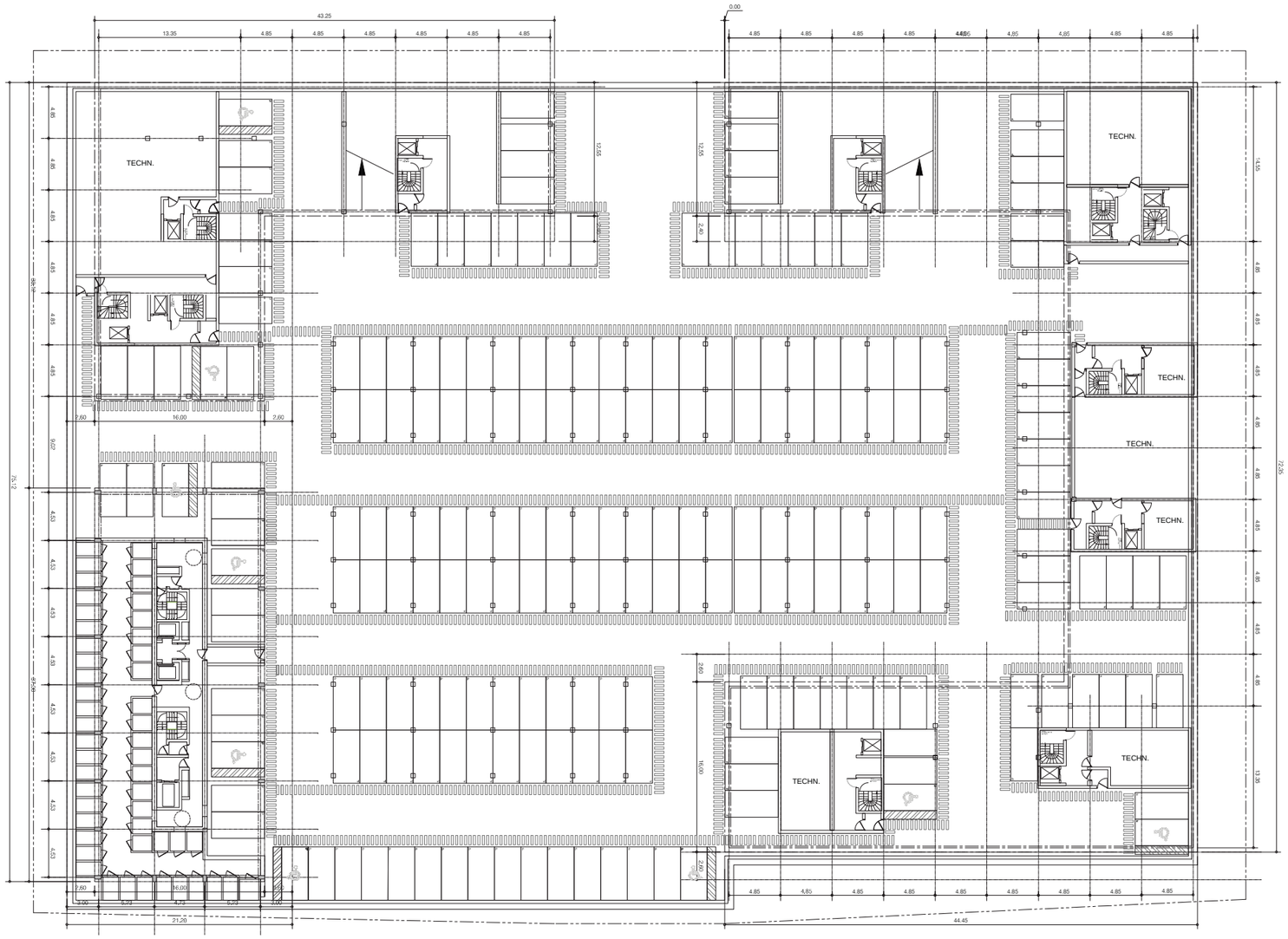

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