

Prestentatie RIA

Westerweg 226









Waarom?

- Opstallen zijn gedateerd, na vertrek autogarage Drogdrop verschillende huurders, bestaande functie is achterhaald.
- Gezien de ligging op de hoek, de nabijheid van het centrumgebied en het treinstation is sloop-nieuwbouw naar een appartementencomplex voor de hand liggend;
- Kwaliteitsimpuls voor de omgeving en vergroting woonvoorraad binnen de gemeente Heiloo;



Programma

- 33 appartementen, ca. 50m²;
- 100% categorie 1 & 2 woningen;
- 24 parkeerplaatsen cf. Nota parkeernormen Heiloo 2025;

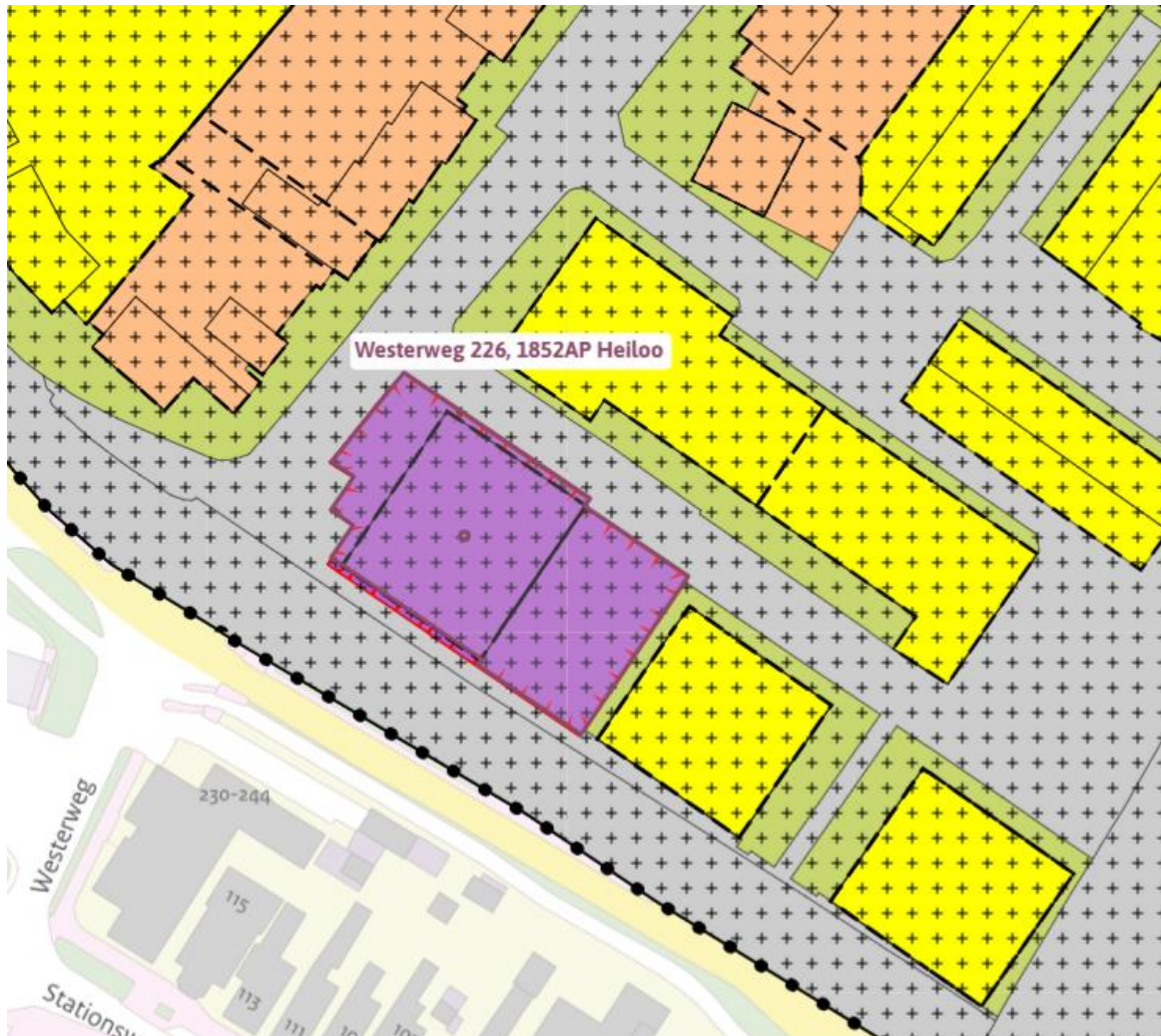






Bestemmingsplan Heiloo Noord West

Vastgesteld 01-03-2010



Bestemmingsvlakken (3)

 **Waarde - Archeologie 1** >

 **Bedrijf** >

 **Verkeer - Verblijf** >

Bouwvlakken (1)

 **bouwvlak**

Functieaanduidingen (1)

 **specifieke vorm van bedrijf - garagebedrijf**

Gebiedsaanduidingen (1)

 **wro-zone - wijzigingsgebied 1** >

Maatvoeringen (2)

✓ **Maximum goothoogte (m) (1)**

 **Maximum goothoogte (m): 9**

✓ **Maximum bouwhoogte (m) (1)**

 **Maximum bouwhoogte (m): 13**



Tijdslijn

- 2022 Locatie aangekocht
- 2022-2025 Afstemming met College en B&W
- 2025 Omgevingsvergunning (ruimtelijk) ingediend
- 2026 Ondertekening AOK met College en B&W
- Q1-2026 Omgevingsvergunning (technisch)
- *2027 Start bouw*
- *2028 Oplevering*











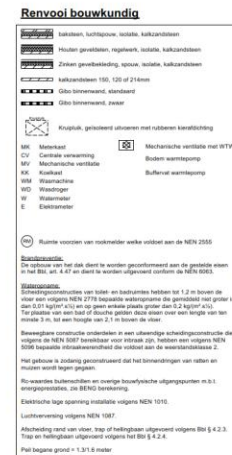
Participatie

- Introductiebrief 14 april 2023; nieuwe eigenaar, plannen en projectwebsite
- Vervolgbrief 21 februari 2024; status, uitnodiging informatieavond
- Vervolgbrief 11 maart 2024; locatie informatieavond
- Informatieavond 13 maart 2024
- Nieuwsbrief (digitaal) 29 juli 2024
- Afsluitende informatiemiddag 2 oktober 2024
 - Presentatie aangepast ontwerp
- Nieuwsbrief (digitaal) 20 mei 2025



Tekeningen

- Plattegronden
- Gevelaanzichten
- Doorsnedes
- Hoofdentree



Begane grond

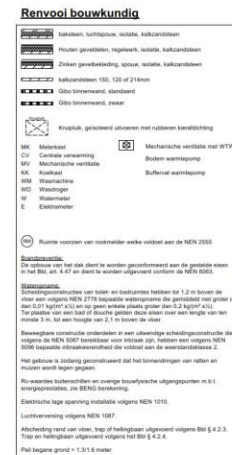


Renvooi bouwkundig

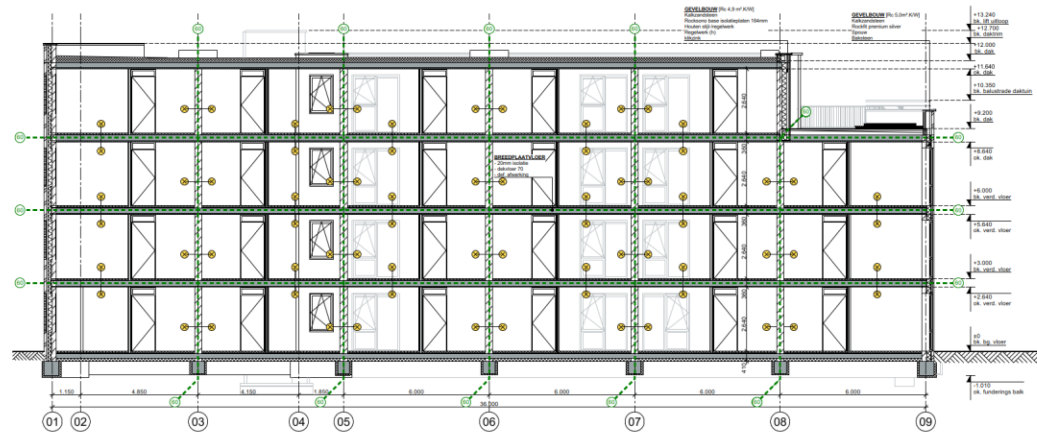
Kalkzandsteen, kalkzandsteen, isolatie, kalkzandsteen
Houten gevelbekleding, regelpw, isolatie, kalkzandsteen
Zwarte gevelbekleding, spouw, isolatie, kalkzandsteen
Kalkzandsteen 150, 120 of 240mm
Glooiende wand, standaard
Glooiende wand, zwaar

Kruipruimte, geïsoleerd vloeren met rubberen kantelplaat

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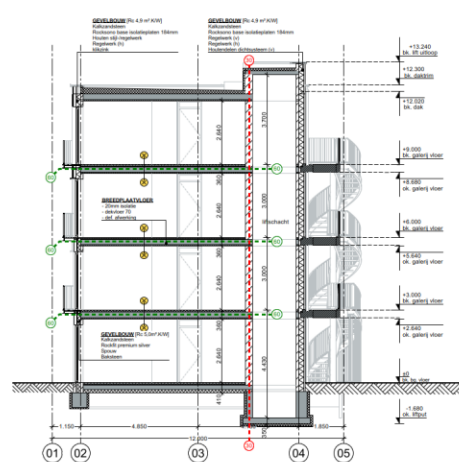
3^e verdieping



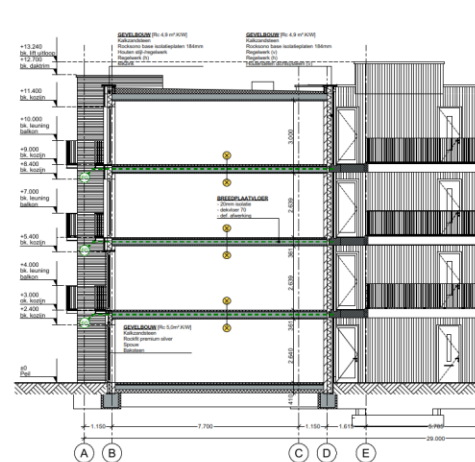
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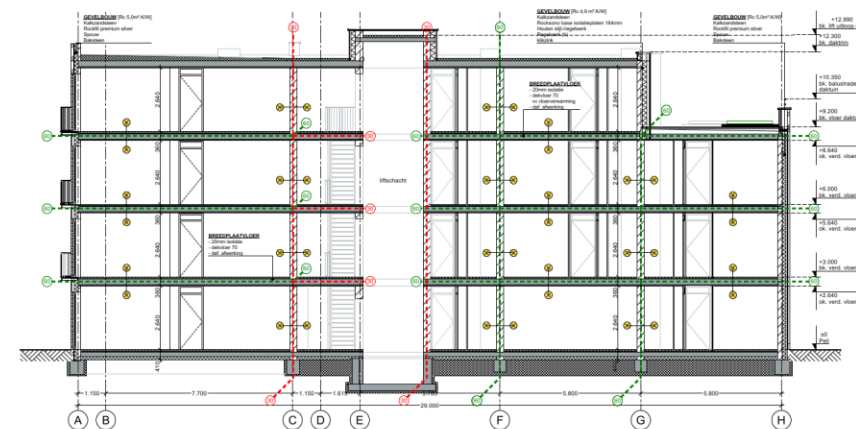
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Doorsnede C - C



Doorsnede D - D



Doorsnede E - E

Doorsnedes



BREDELS
ARCHITECTEN

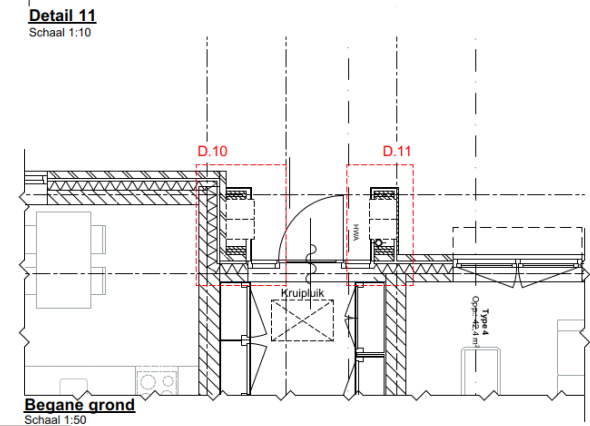
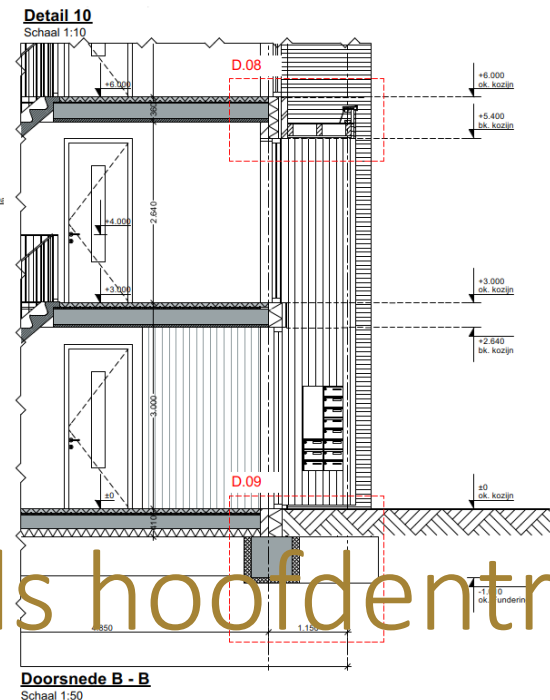
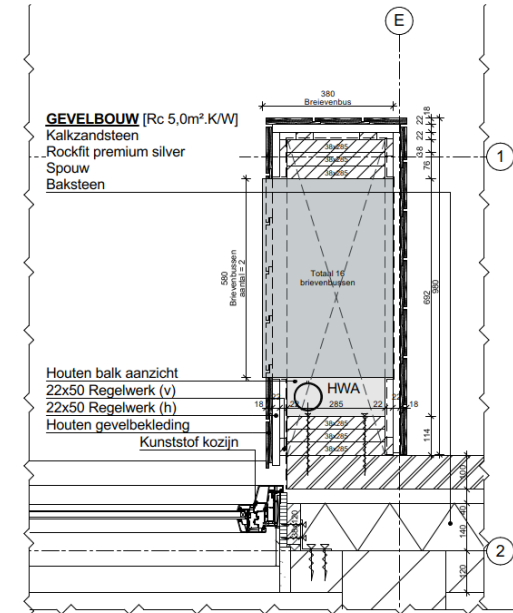
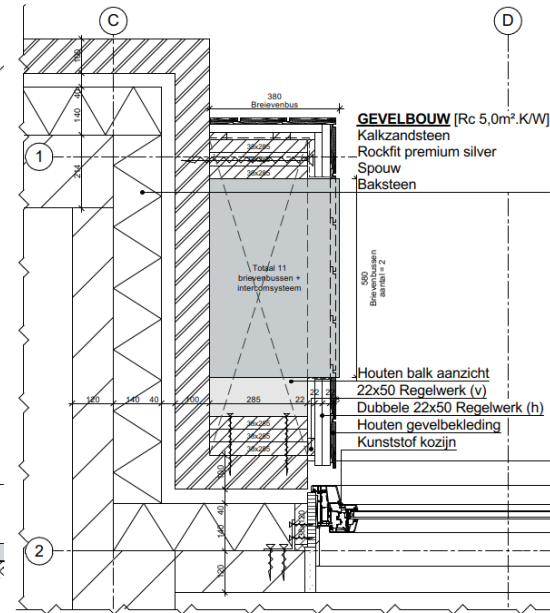
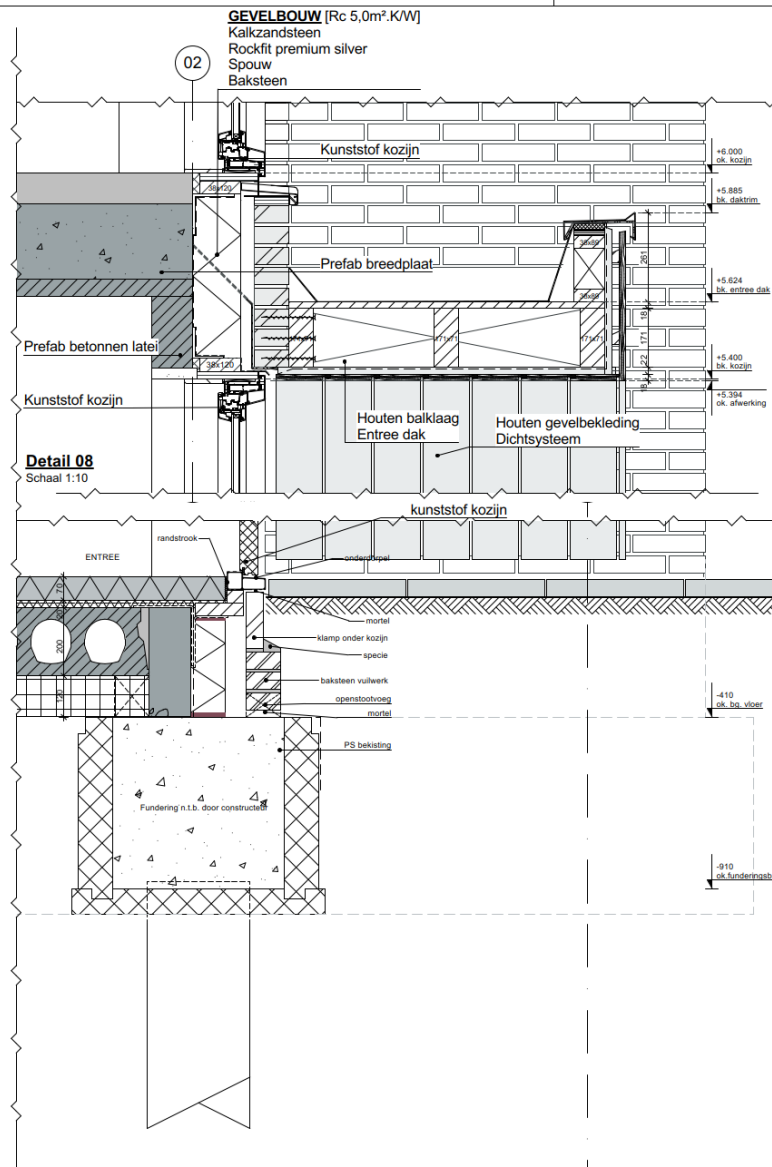
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www.breddels.nl

WUZZING: 8 SE: 03-11-2025 GET: YS OPM: Opm. welstand
ONDERWERP: **Doorsneden**
FASE: Definitief Ontwerp (DO) NIET GESCHIKT VOOR UITVOERING

PROJECT: **1588 Nieuwbouw 33 sociale huurwoningen**
Westenweg 226, 1852 AP Heiloo

OPDRACHTGEVER: GTP Vastgoed
Prins Bernhardlaan 6
1815 JG Alkmaar
SCHAA: 1:100
GETEKEND: YS
DATUM: 25-03-2025
TEKENINGNUMMER: **DO-311a**

Tekeningen 2.1.1.2025 Tekeningen 2.1.2025



Details hoofdentree

Detail 09
 Schaal 1:10

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01



BA
 BREDELS
 ARCHITECTEN

WUZORG: a DO 03-11-2025 GET: YS OPM: Opm. welstand

ONDERWERP: **Hoofdentree**
 FASE: Definitief Ontwerp (DO) NIET GESCHIKT VOOR UITVOERING

PROJECT: **1588 Nieuwbouw 33 sociale huurwoningen**
 Westerveg 226, 1852 AP Heiloo

OPDRACHTGEVER: GTP Vastgoed
 Prins Bernhardlaan 6
 1815 JG Alkmaar

SCHAAL: 1:50, 1:10
 GETEKEND: YS
 DATUM: 25-03-2025

TEKENINGNUMMER: **DO-351a**

versie 3.11.2025
 tekenaar: AJ (BA/02)