

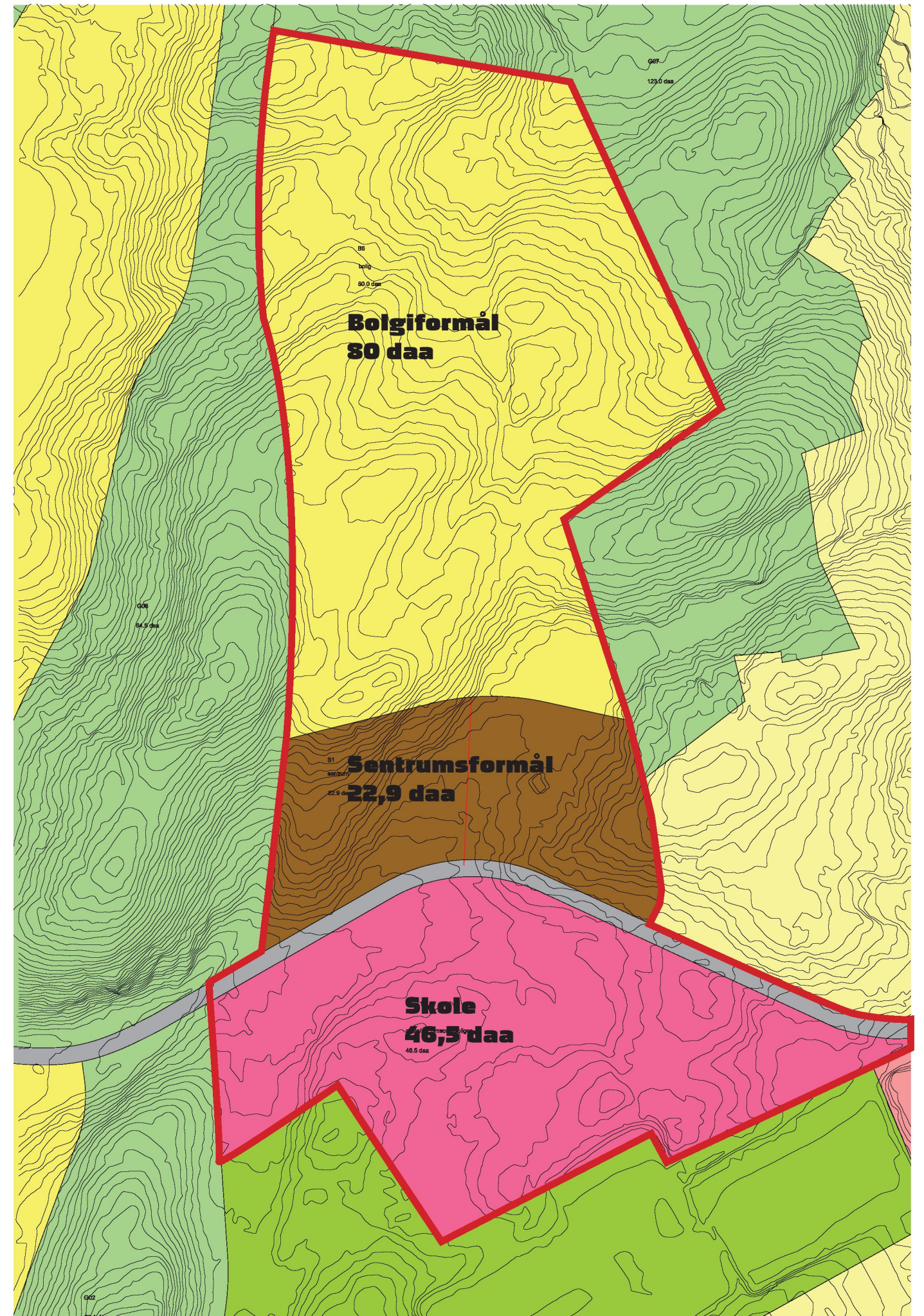
# Områderegulering Kolnes sentrum

## *Mulighetsstudie*





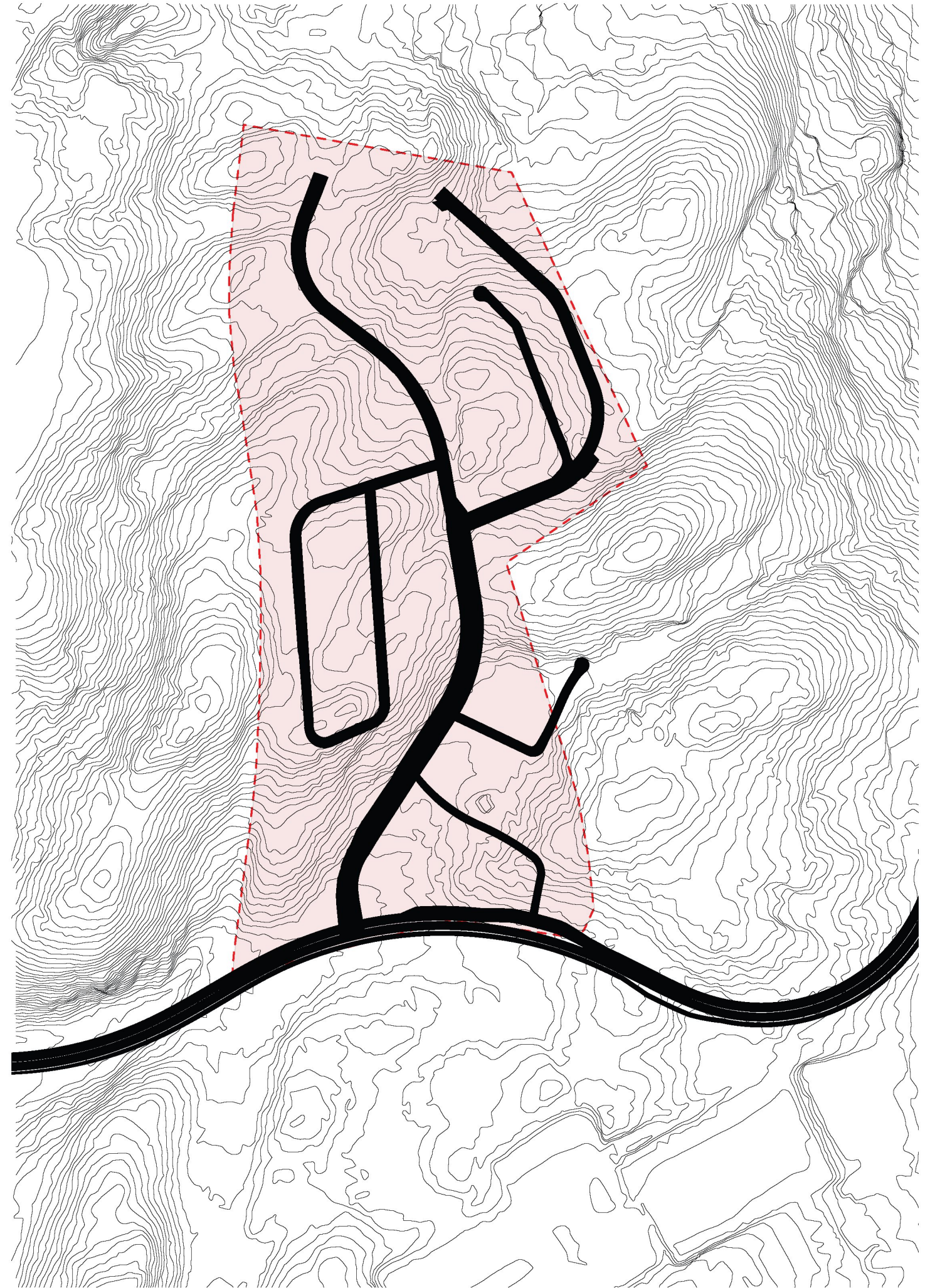
# Analyseområde/Overordnet plan





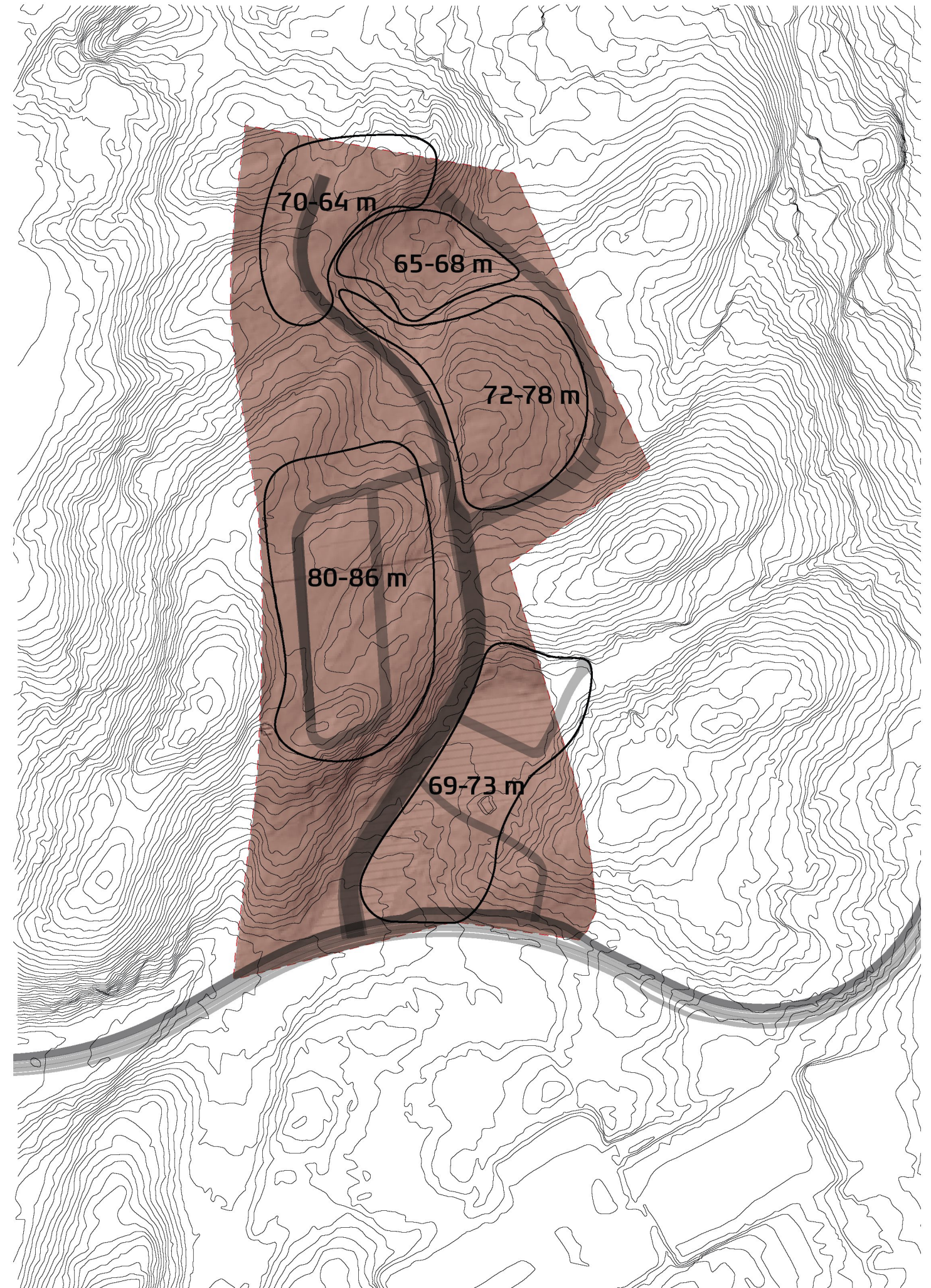
Mulighetsstudie

# Veistruktur





# Byggeområder



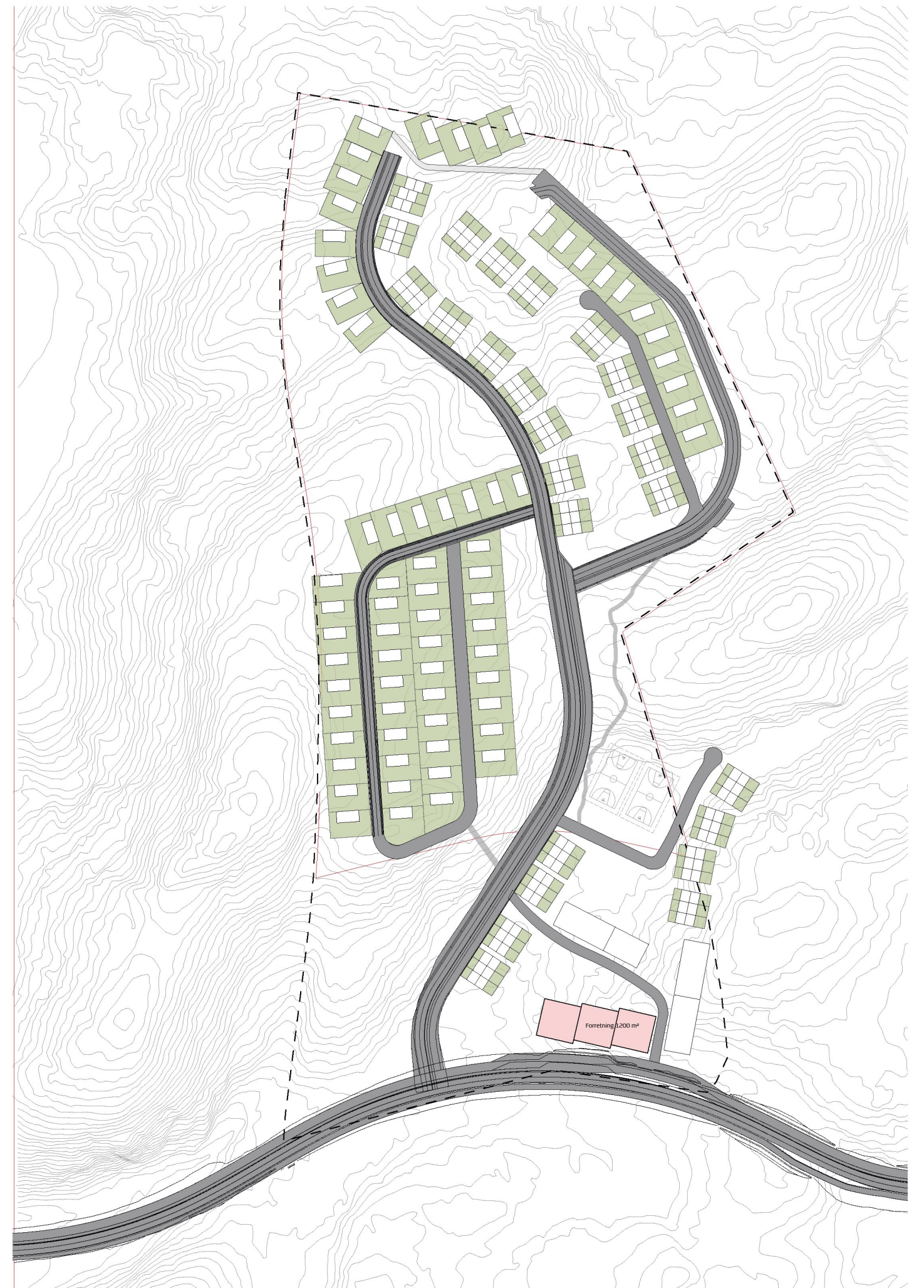


# Bevaring av terreng



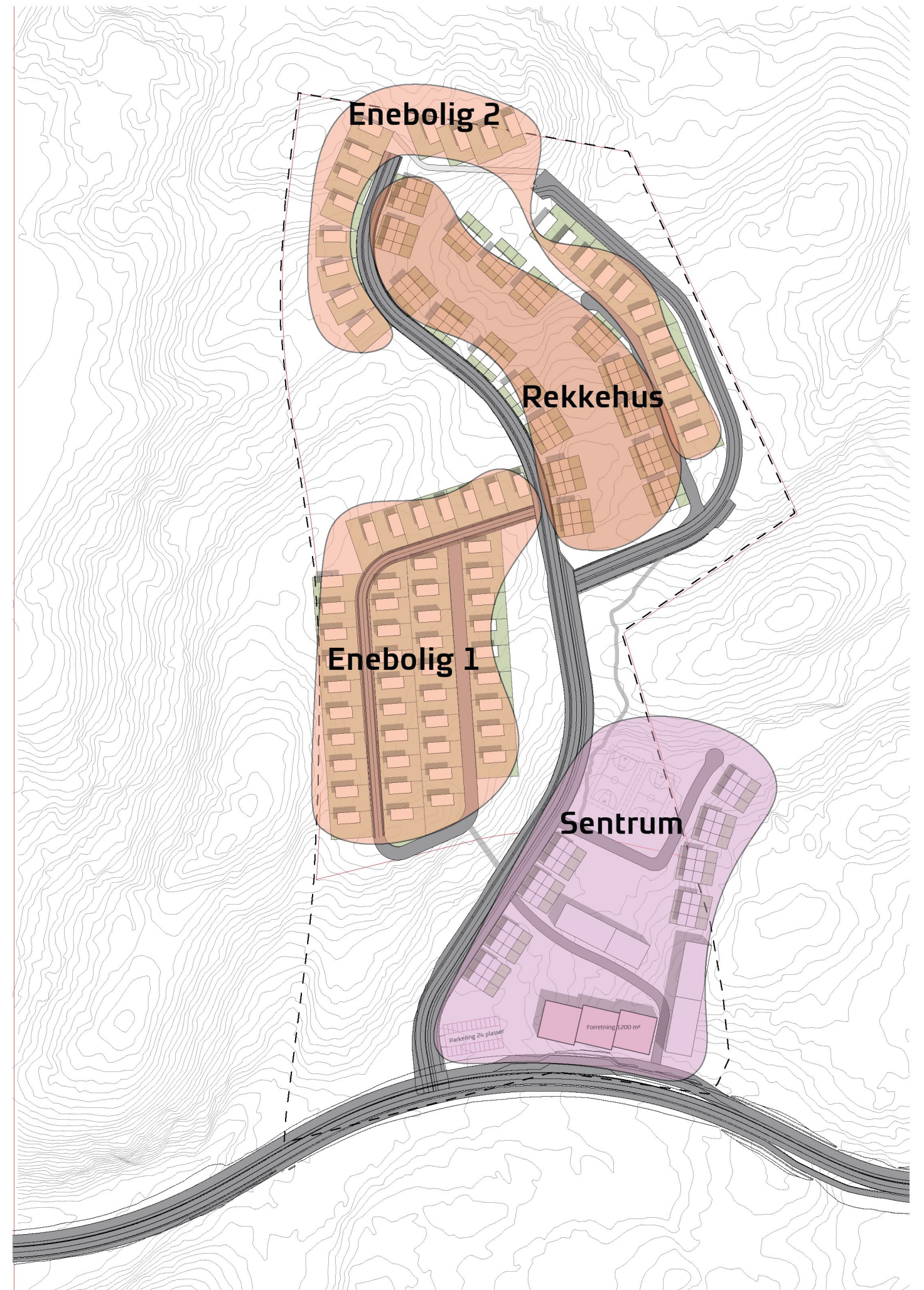


# Bebyggelsesstruktur





# Typologi



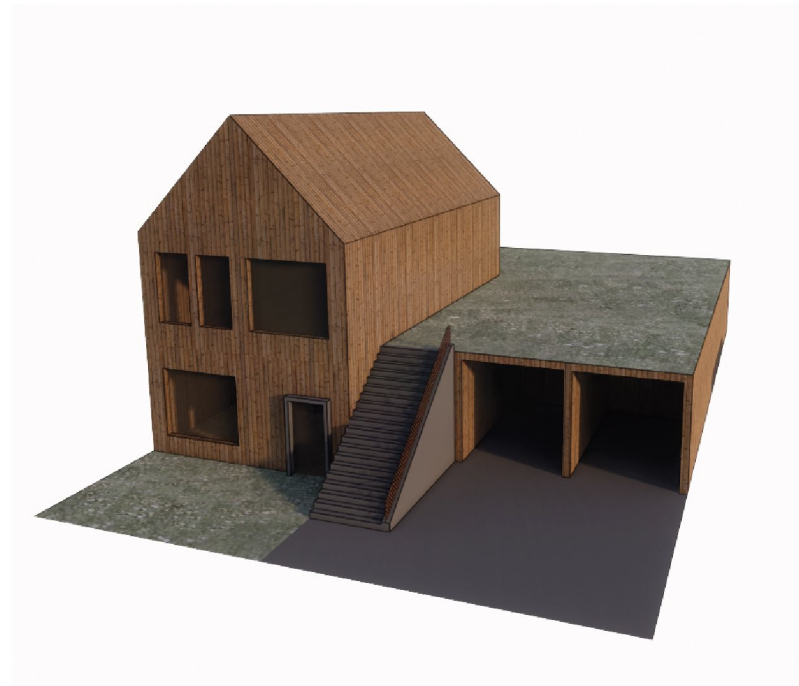


# Boligtyper

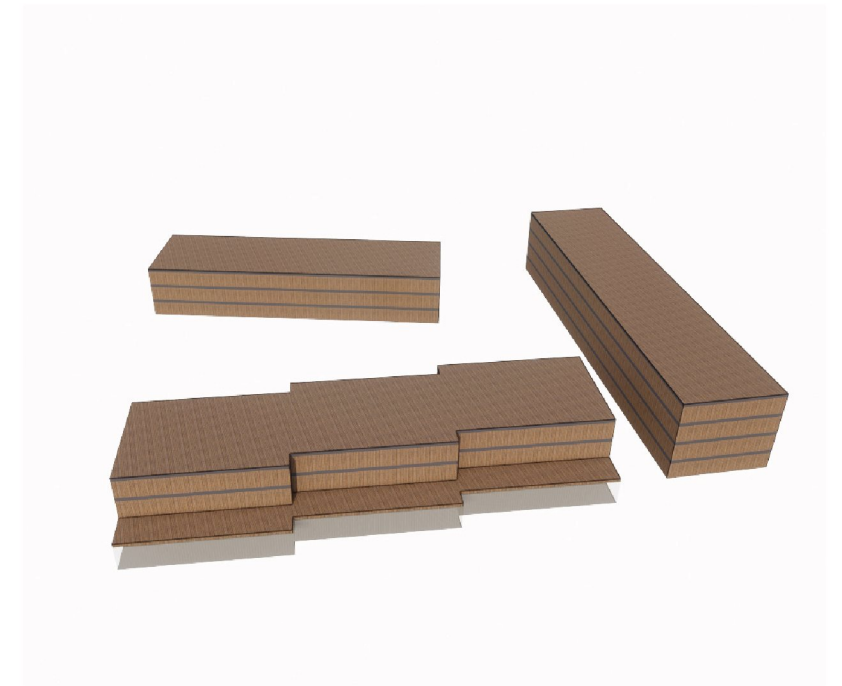
Rekkehus



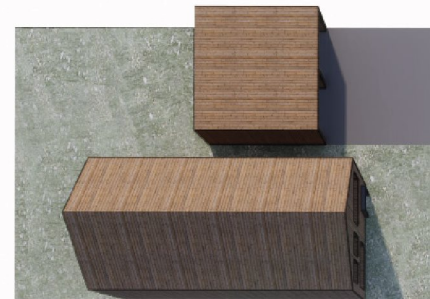
Enebolig



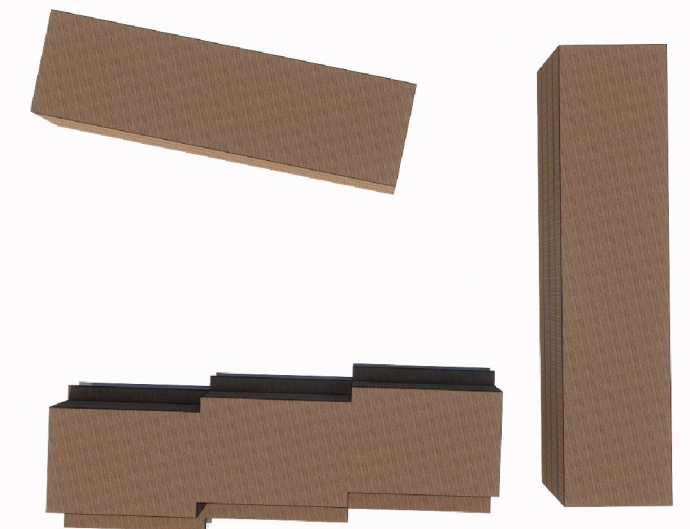
Leiligheter



Tomt: 120 m<sup>2</sup>  
BRA: 120 m<sup>2</sup> (uten parkering)



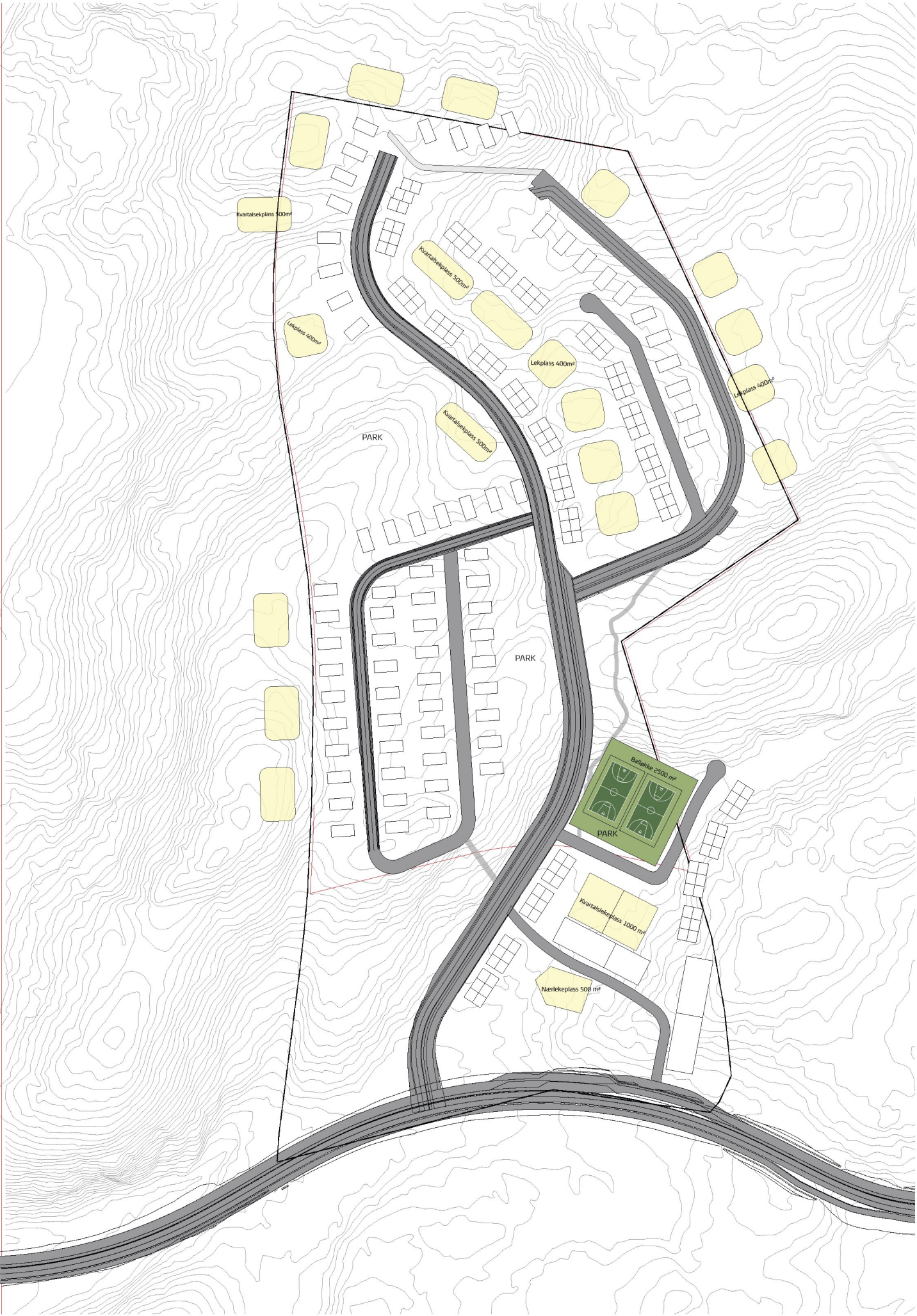
Tomt: 308 m<sup>2</sup>  
BRA: 150 m<sup>2</sup> (uten parkering)



Kvartalsbebyggelse i sentrum  
BRA: Varierende størrelse



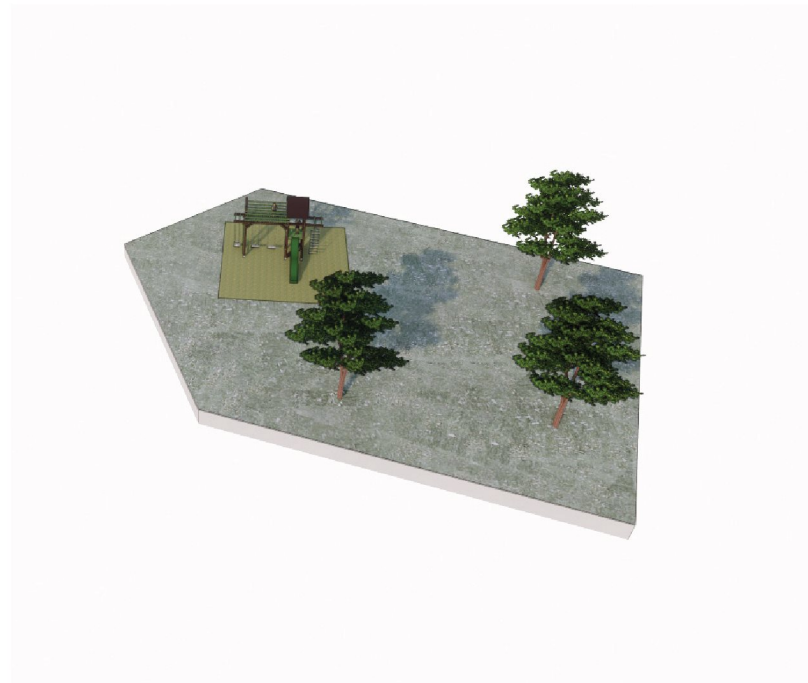
# Lekeplasser





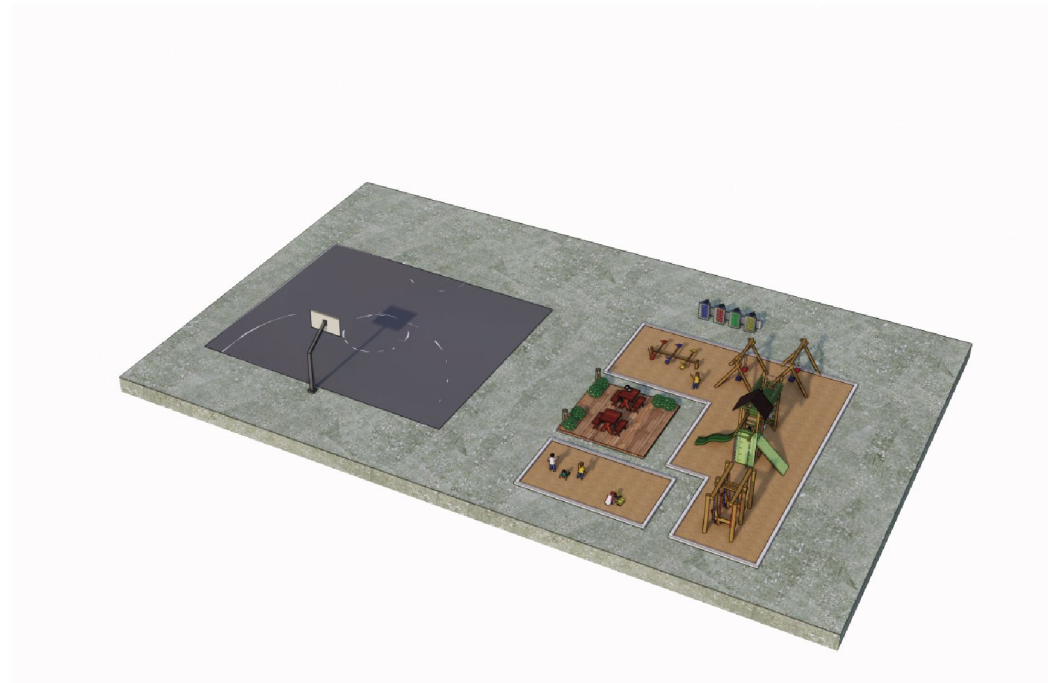
# Lekearealer

Nærlekeplass



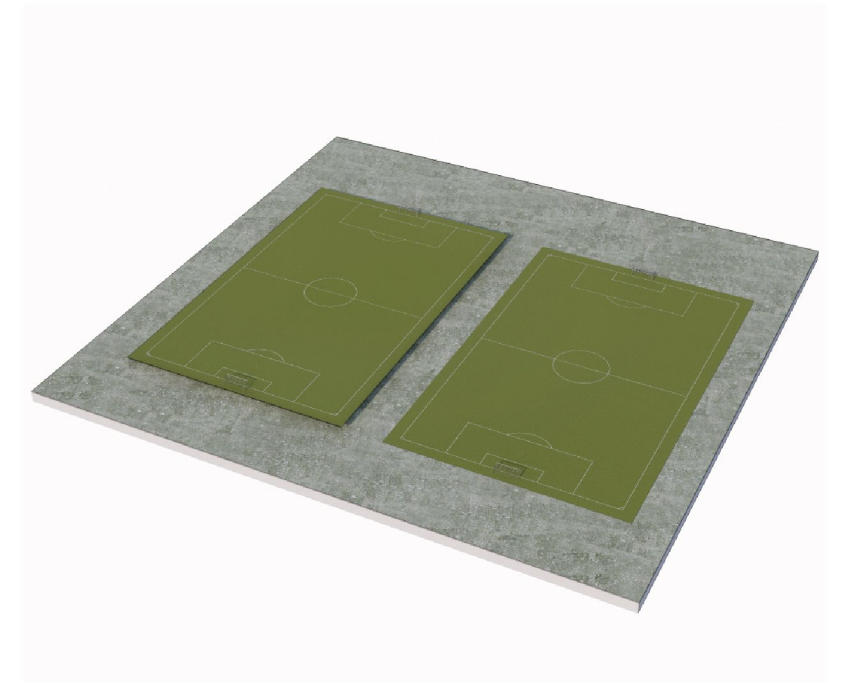
Areal: 500 m2

Kvartalslekeplass



Areal: 1000 m2

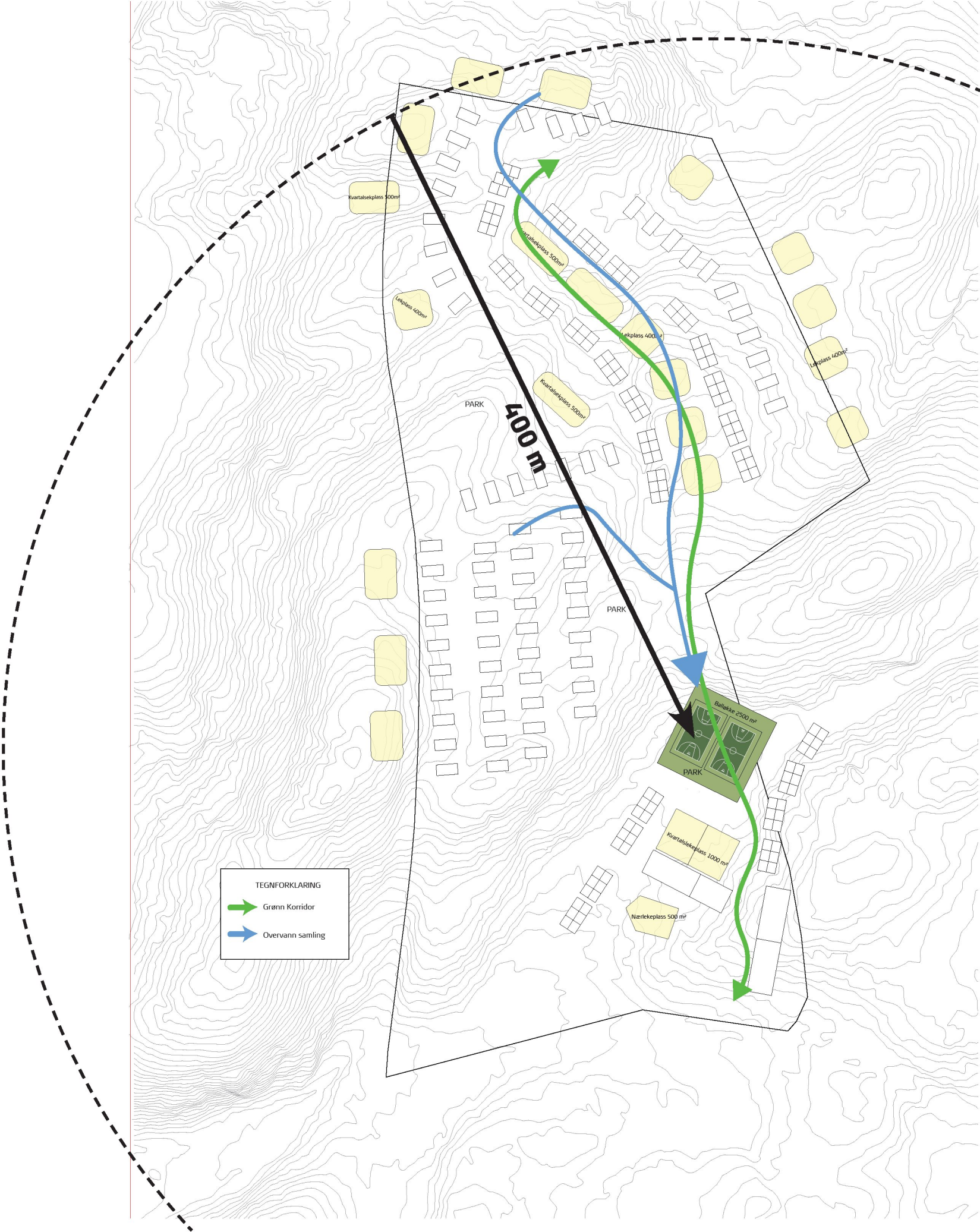
Balløkke



Areal: 2500 m2

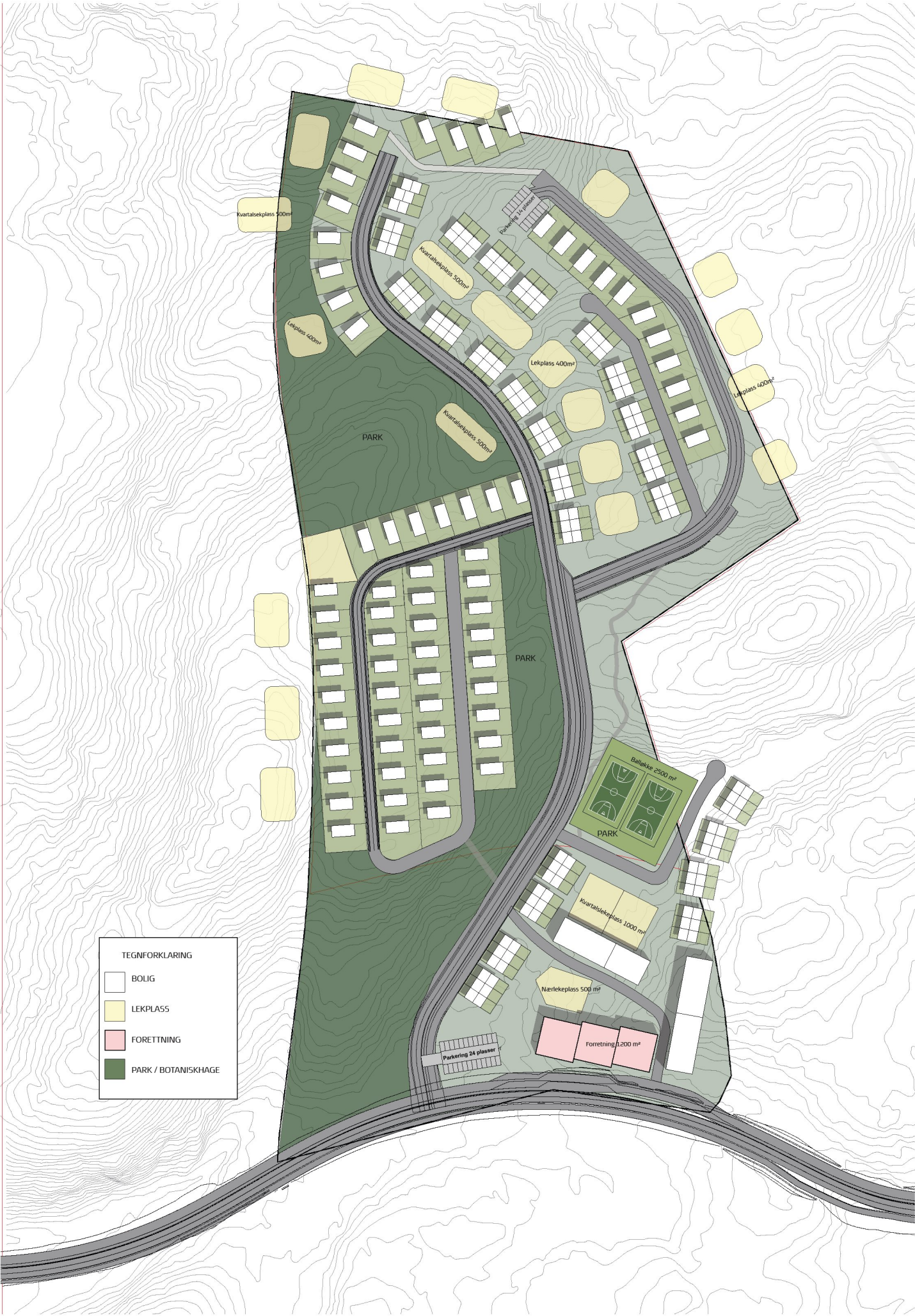


# Blågrønn-struktur





# Illustrasjonsplan





# Perspektiver

Fra nordvest

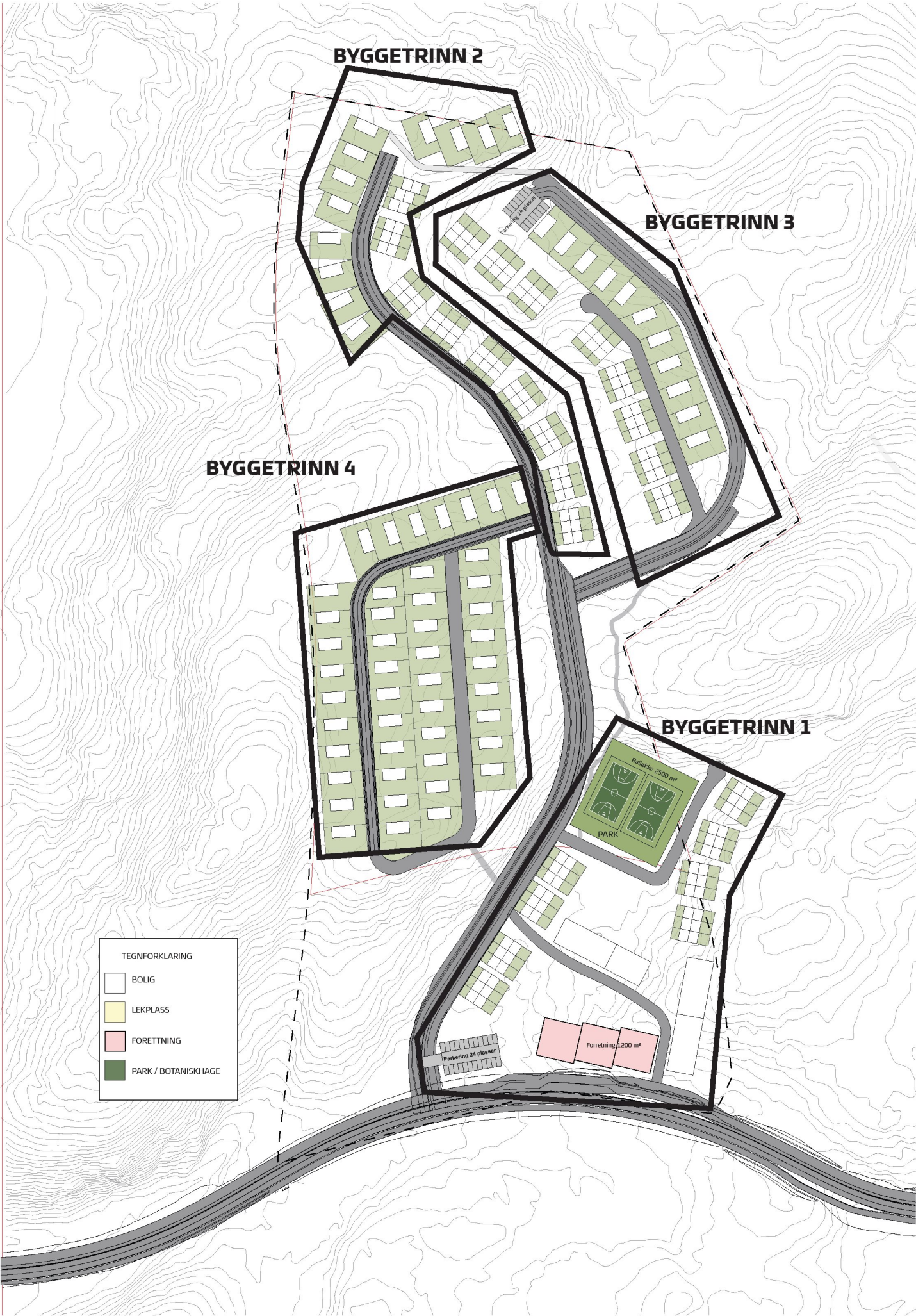


Fra sydvest





# Byggetrinn





# Sentrumsområde - byggetrinn 1

Forretning: 1200 m<sup>2</sup>

Leiligheter: 40

Rekkehus: 24

Balløkke: 1x2500 m<sup>2</sup>

Kvartalslekeplass: 1x1000 m<sup>2</sup>

Nærlekeplass: 1x500 m<sup>2</sup>



## BYGGETRINN 1





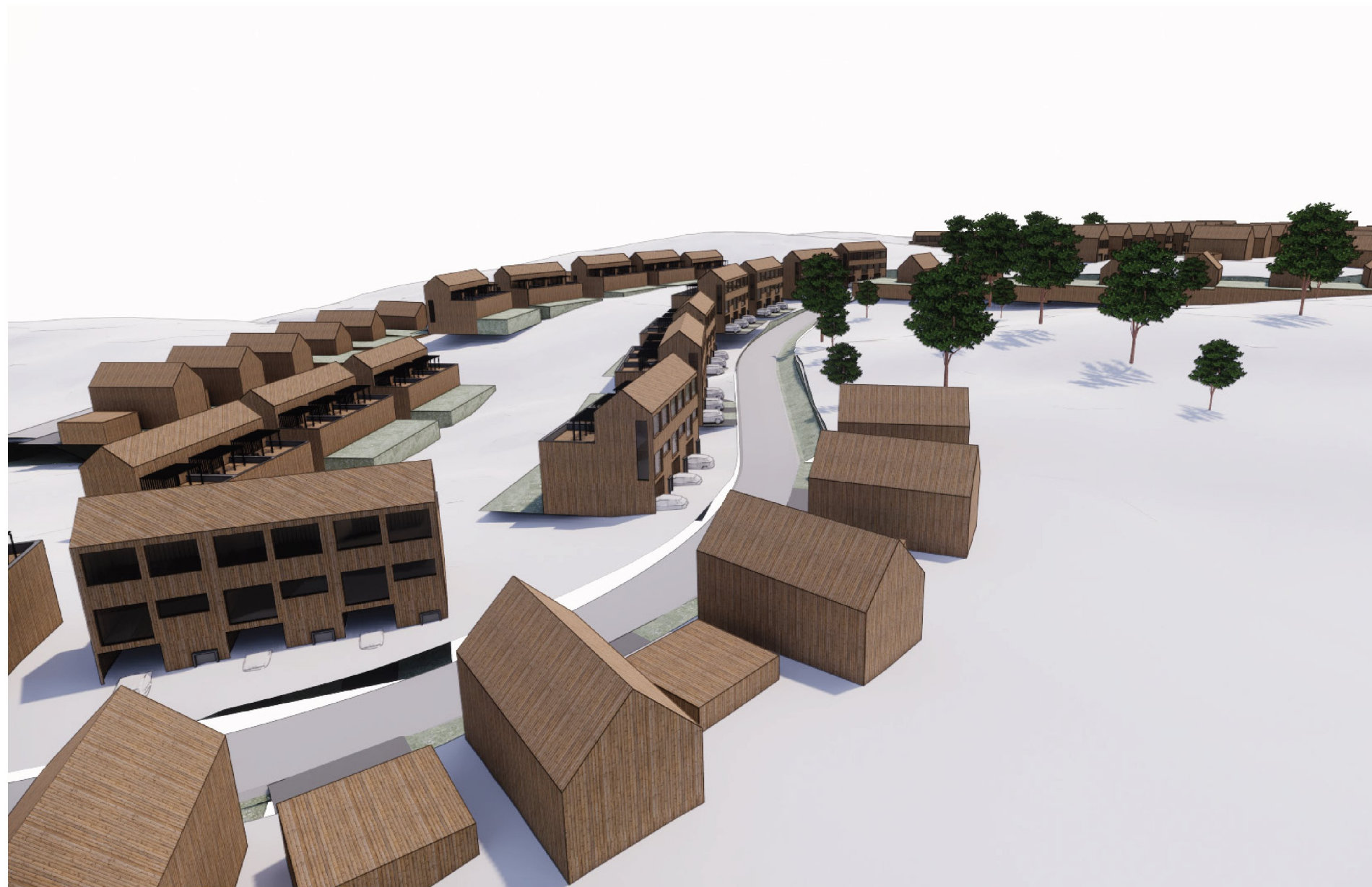
# Boligområde - byggetrinn 2

Eneboliger: 12

Rekkeshus: 27

Kvartalslekeplass: 1x1000 m<sup>2</sup>

Nærlekeplass: 2x400 m<sup>2</sup>



**BYGGETRINN 2**





# Boligområde - byggetrinn 3

Eneboliger: 11

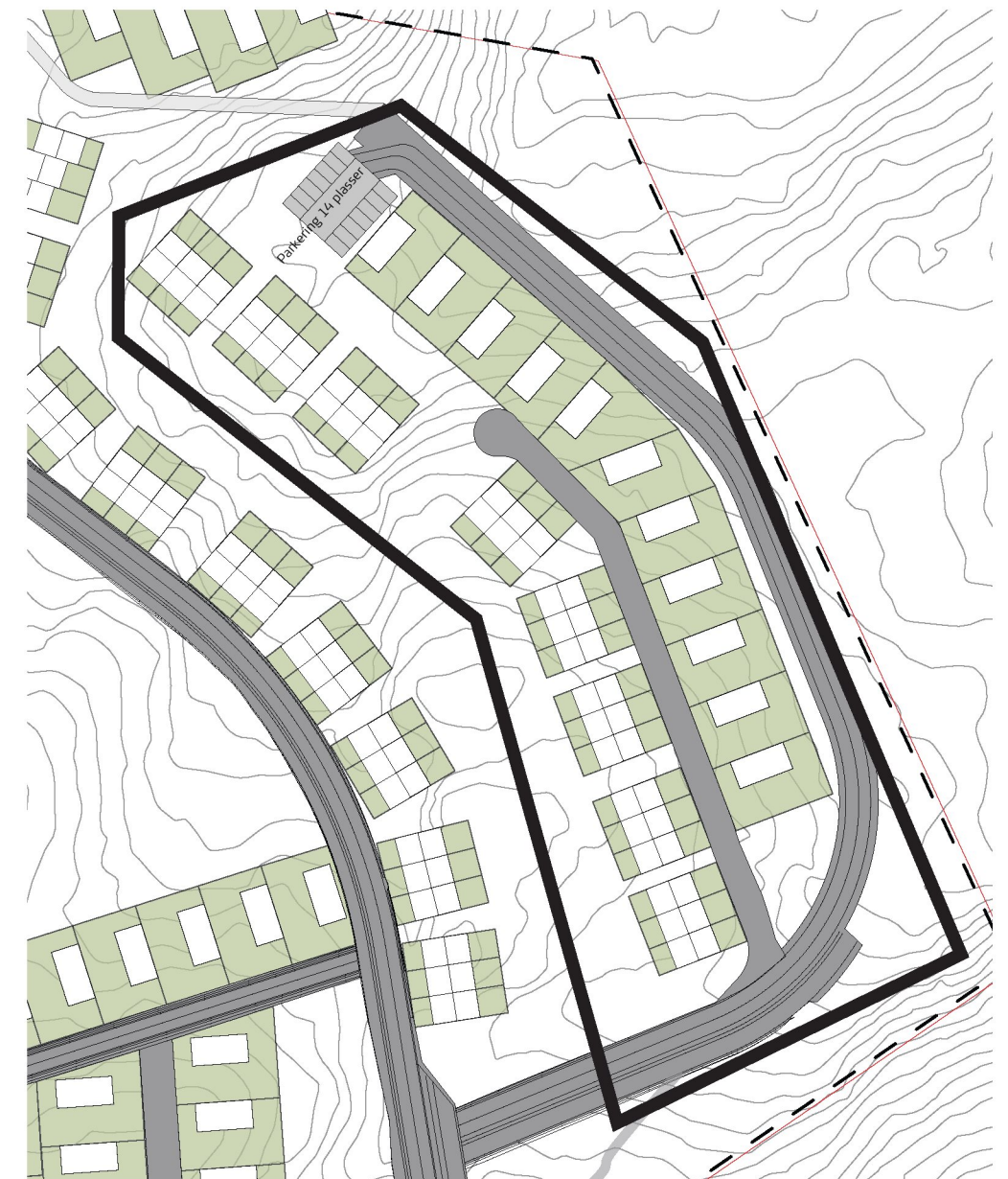
Rekkeshus: 24

Kvartalslekeplass: 2x1000 m<sup>2</sup>

Nærlekeplass: 3x4000 m<sup>2</sup>



**BYGGETRINN 3**





# Boligområde - byggetrinn 4

Eneboliger: 46

Kvartalslekeplass: 1x1000 m<sup>2</sup>

Nærlekeplass: 2x500 m<sup>2</sup>



**BYGGETRINN 4**



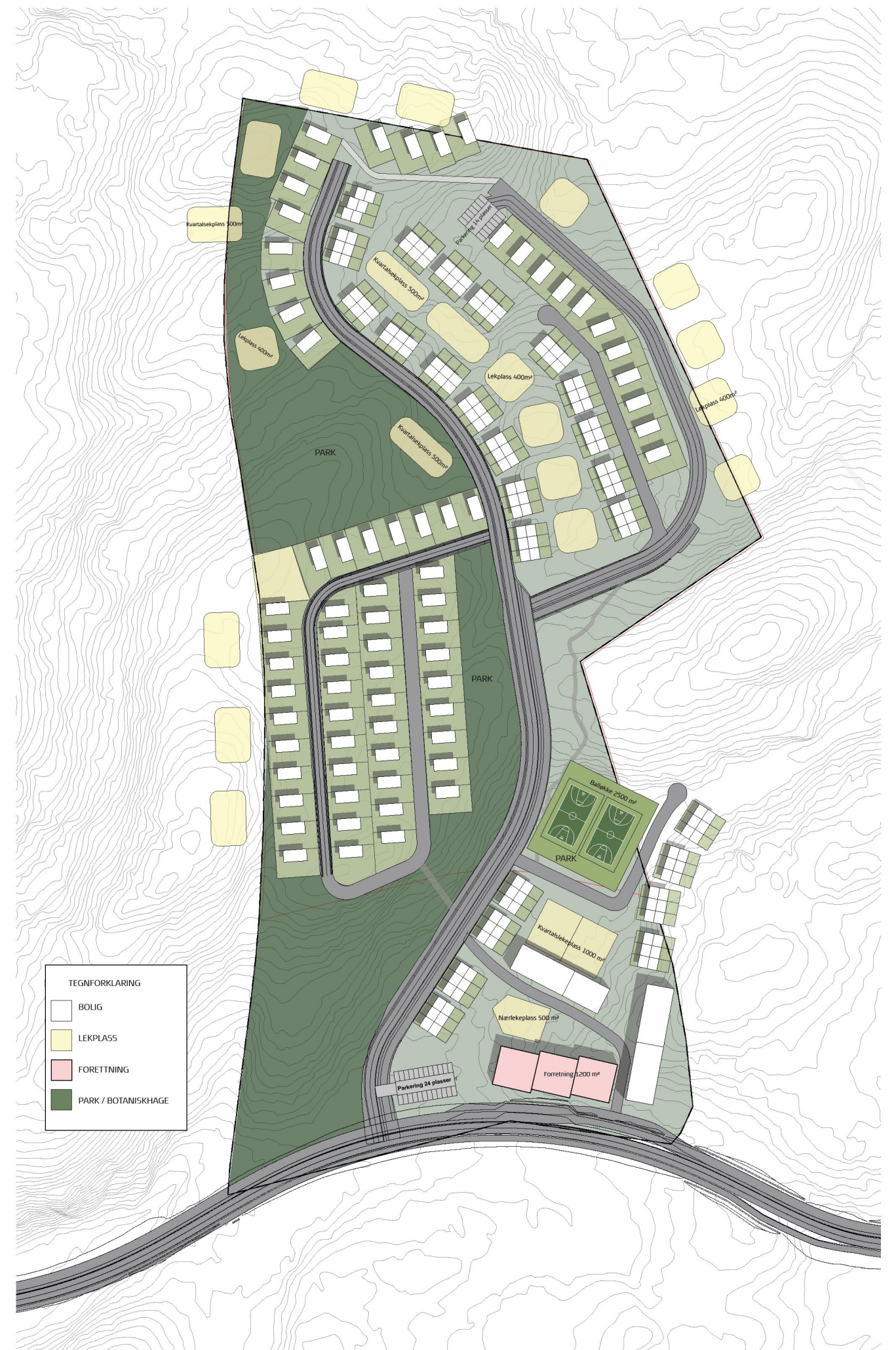


# Samlet - alle byggetrinn

Eneboliger: 66  
Rekkeshus: 75  
Leiligheter: 40  
**Totalt: 181**

Forretning: 1200 m<sup>2</sup>

Balløkke : 1x2500 m<sup>2</sup>  
Kvartalslekeplasser: 4x1000 m<sup>2</sup>  
Nærlekeplass: 8x400/500 m<sup>2</sup>  
Grøntdrag/felles uteopp.: 5000 m<sup>2</sup>







21. mars klokken 9:00



21. mai klokken 9:00



21. juli klokken 9:00



21. september klokken 9:00



21. mars klokken 15:00



21. mai klokken 15:00



21. juli klokken 15:00



21. september klokken 15:00







