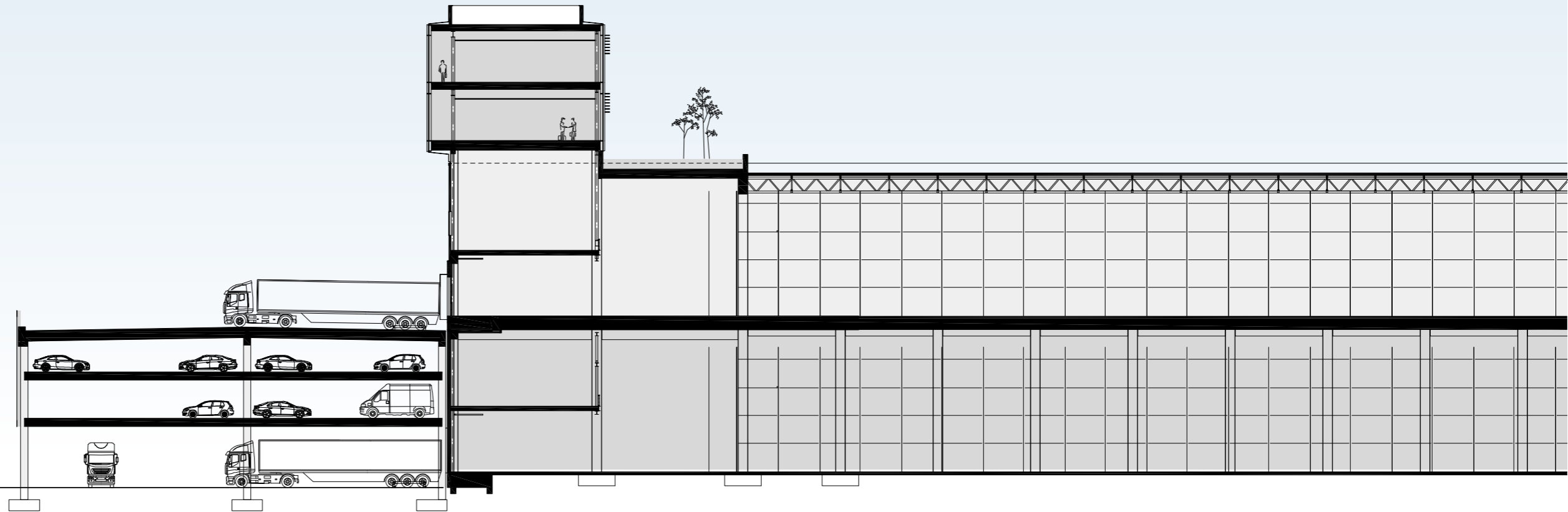

Convex
architecten



Gebouwen voor de logistiek
meerlaags

02/03/2023

Waarom meerlaagse distributiecentra?

- Een duurzaam gebruik van de schaarse ruimte
- Ideaal in grote steden waar grond schaars is. Waarde van de grond wordt geoptimaliseerd
- Op strategische locaties, worden korte levertijden noodzakelijk
- Ruimte voor inventieve logistieke toeleveringsketens
- Zijn een concreet antwoord op voor vrachtverkeer afgesloten stadscentra
- Congestie en vervuiling te beperken
- Ruimte maximaliseren in gebieden met weinig aanbod
- Het geeft huurders een hogere nabijheid/ruimte-index
- Internsivering helpt de transportkosten te verlagen
- Meerdere gewenste functionaliteiten op één locatie huisvesten



COULD MULTISTORY WAREHOUSING BE THE FUTURE?



Multi-Storey Sheds Are Coming to Europe!



Bruno Berretta

Vice President at Clarion Partners Europe

Gepubliceerd op 17 mrt. 2017

+ Volgen

In a recent report on global logistics trends (<http://bit.ly/2mABucF>), we predicted that it is only a matter of time before multi-storey warehouses, which are already commonplace in many densely populated and land-constrained urban centres in Asia such as Singapore and Hong Kong, come to Europe. Examples of this sort of scheme are now starting to pop up in some European cities, such as Paris and Munich.

Jost Kreussler, Head of Chetwoods Germany, reflects on multi-level logistics projects on which he and his colleagues are working and discusses future opportunities and developments in the logistics industry in Germany.

Until recently, multi-storey building typologies had not yet arrived in the German logistics industry. However, the booming logistics industry, dwindling greenfield land supply, rising land prices and more innovative supply chains increasingly require the development of innovative, multi-level logistics typologies.

One of the first two-storey logistics schemes in Germany was developed and realised by Four Parx in Hamburg in 2020. The project comprises a total GFA of 100,000 m² on two levels plus 6,000 m² GFA for office use on the top floor and has been BREEAM certified 'Very Good'.



Paris Air2 Logistique

Paris Air2 Logistique

Hoogte hal

begane grond: 10.0m
 verdieping: 7.0m

Oppervlakte

begane grond: 31.400 m²
 verdieping: 1.400 m²



Four Parx Hamburg

Four Parx Hamburg

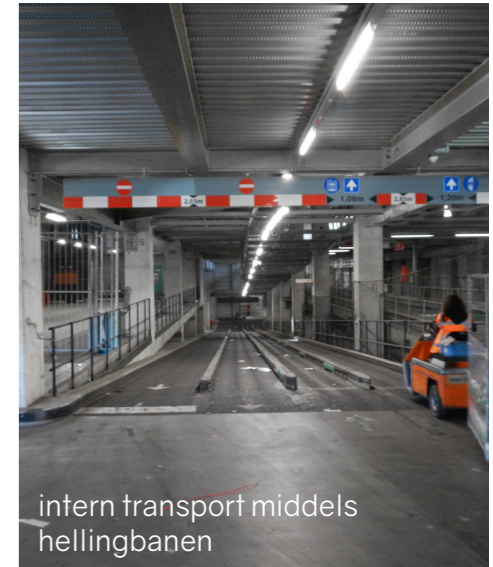
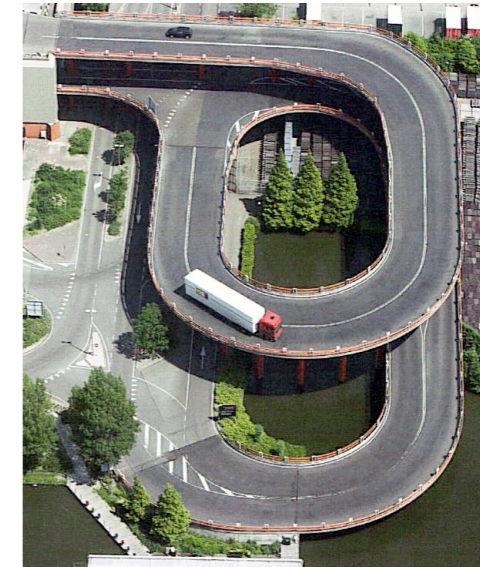
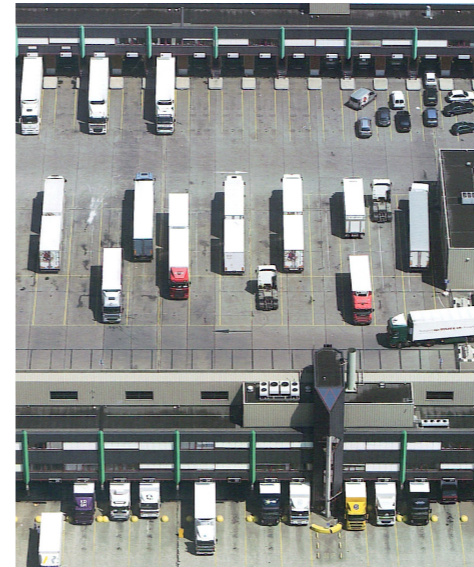
Hoogte hal

begane grond: 10.0m
 verdieping: 10.0m

Oppervlakte

begane grond (gebouw 1): 17.500 m²
 verdieping (gebouw 1): 17.500 m²

begane grond (gebouw 2): 8.000 m²
 verdieping (gebouw 2): 8.000 m²



intern transport middels hellingbanen



hellingbaan verlading vrachtwagens

hellingbaan personenwagens parkeerdek

extra functie boven de verlading

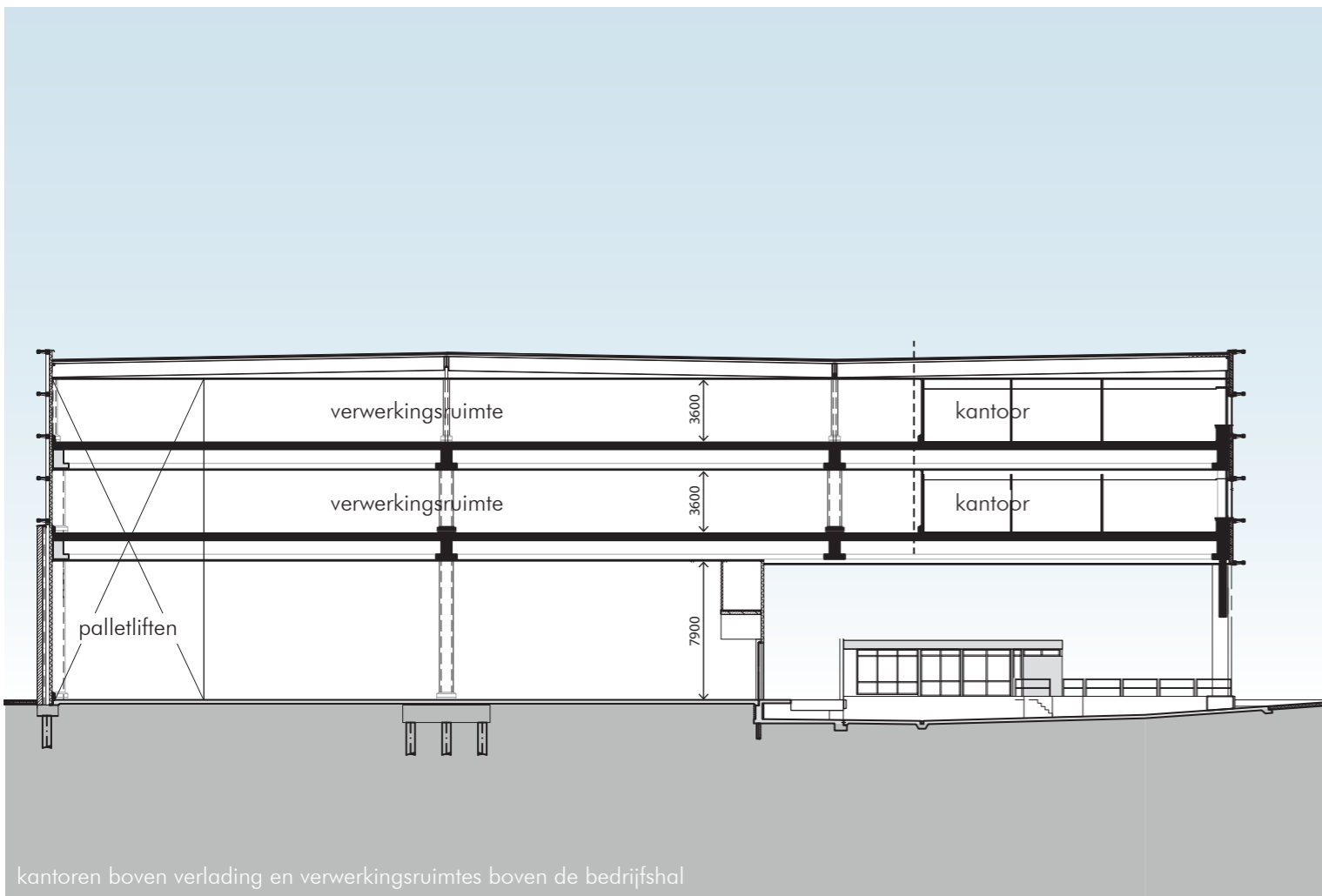
parkeerdek op bedrijfshal

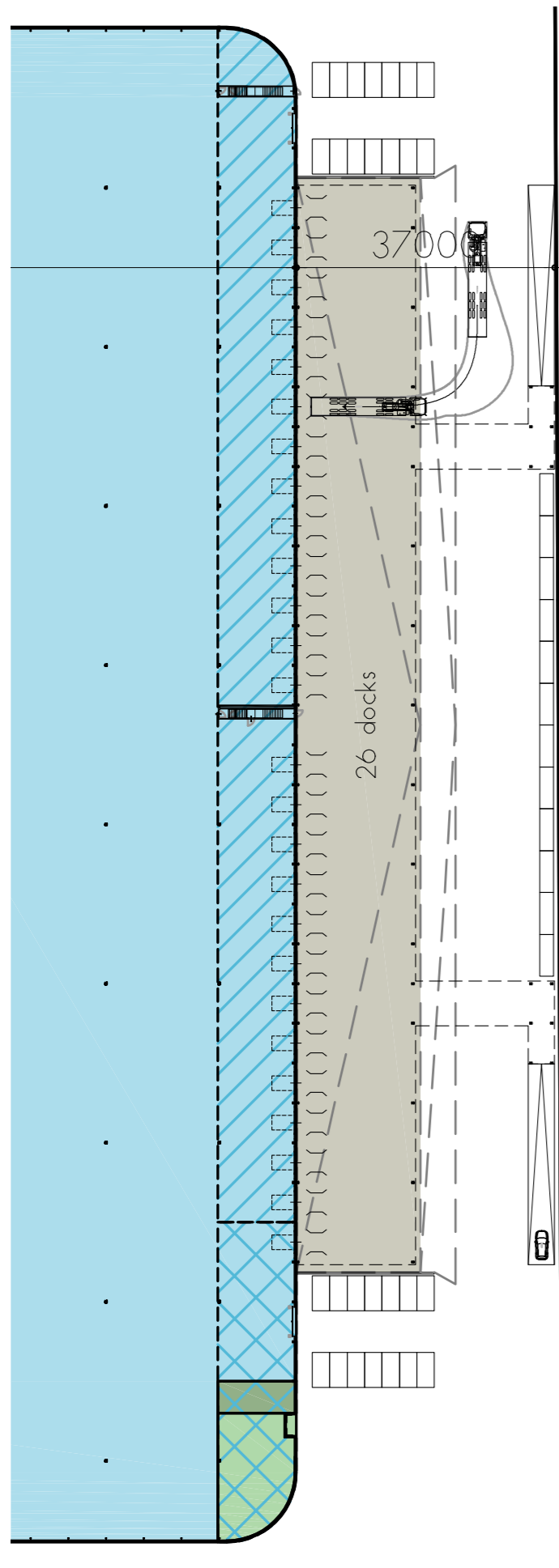
entree kantoor



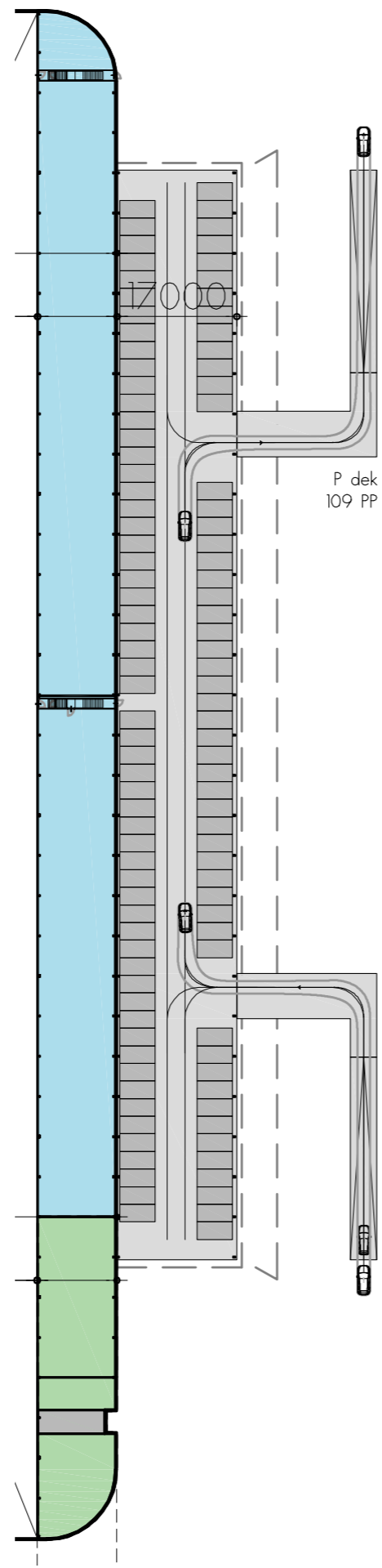
entree kantoor op parkeerdek



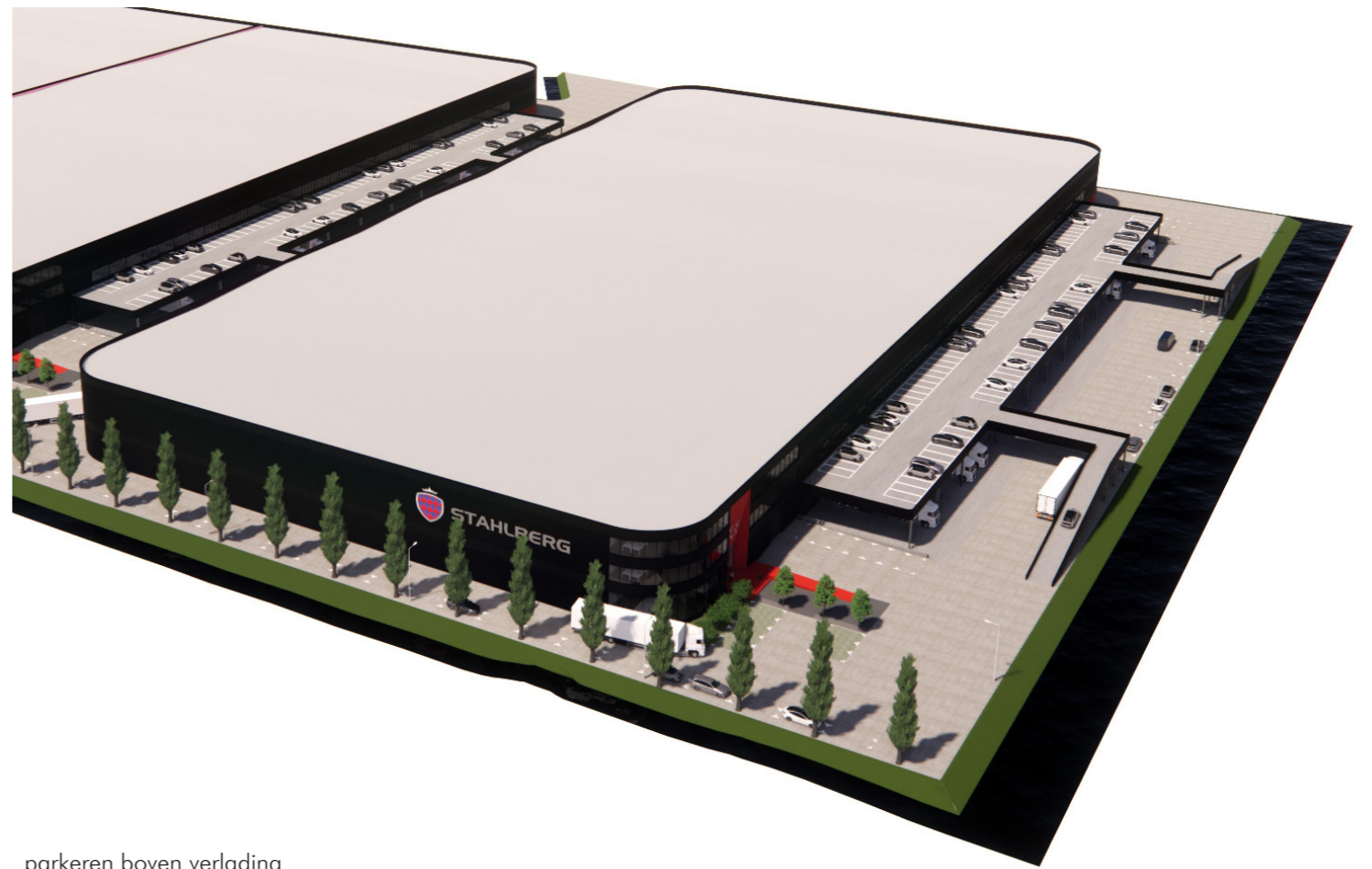
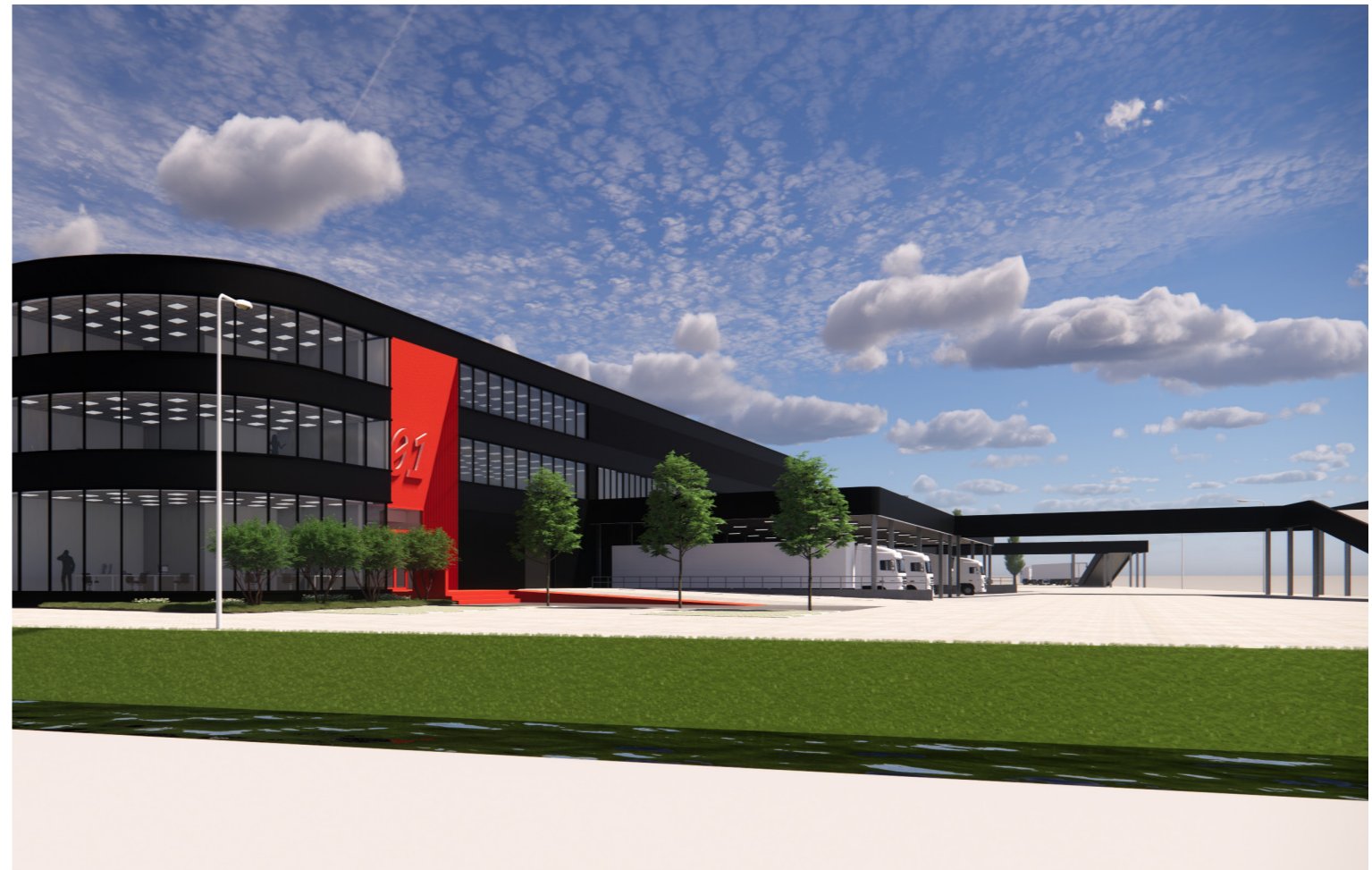




begane grond



verdieping & mezzanine



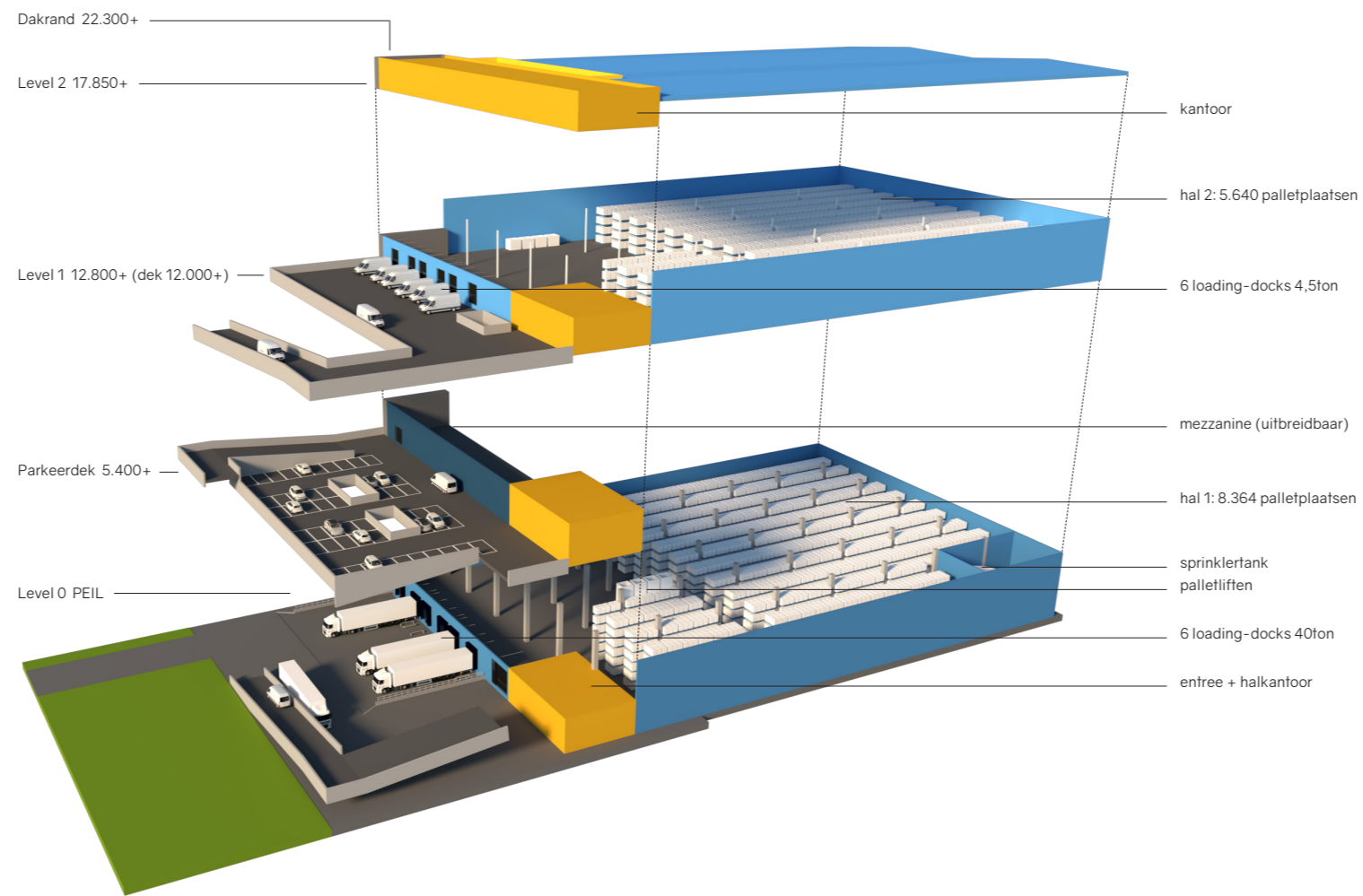
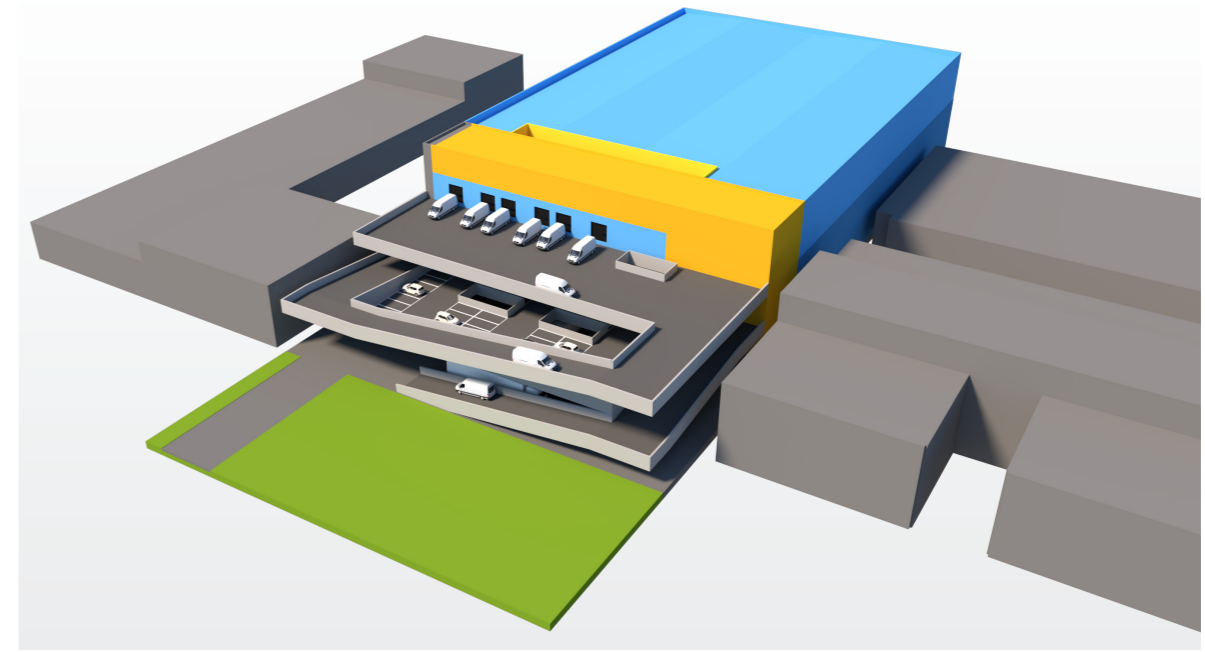
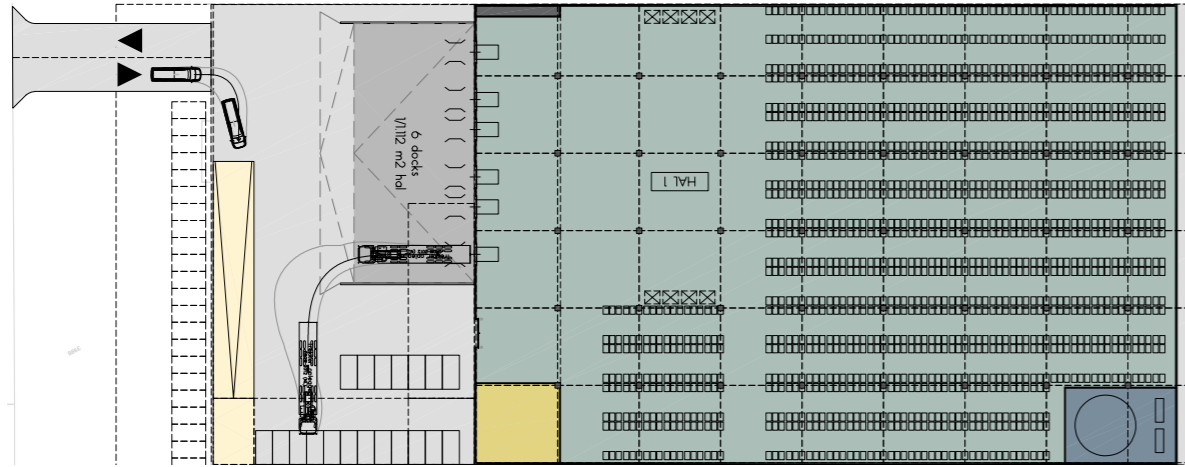
parkeren boven verlading

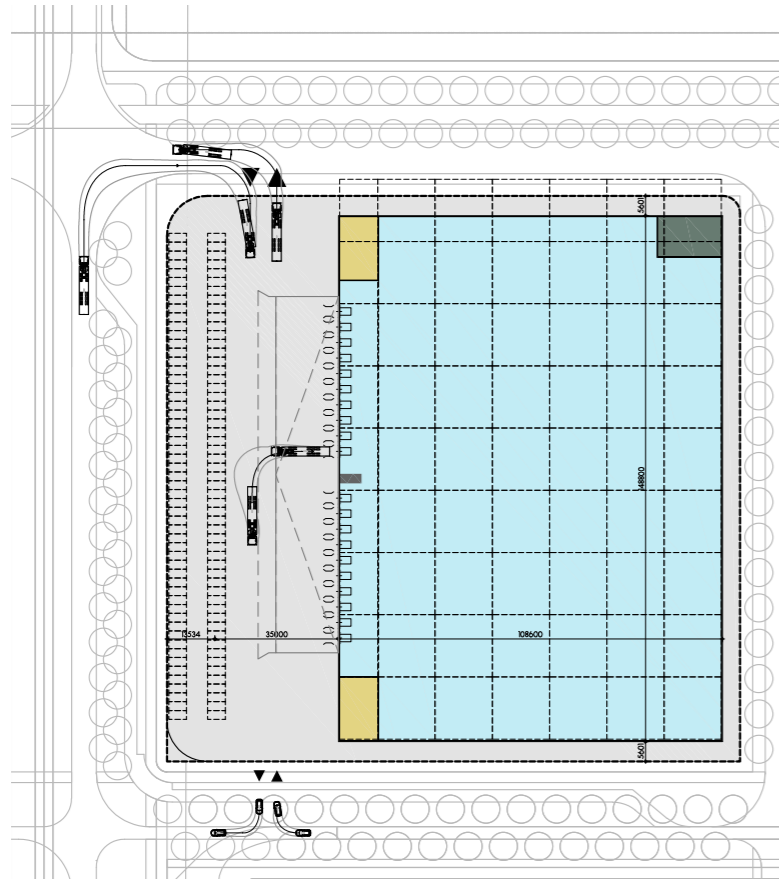


Ontwerp principes

Ontwerp principes meerlaags, anders dan enkellaags

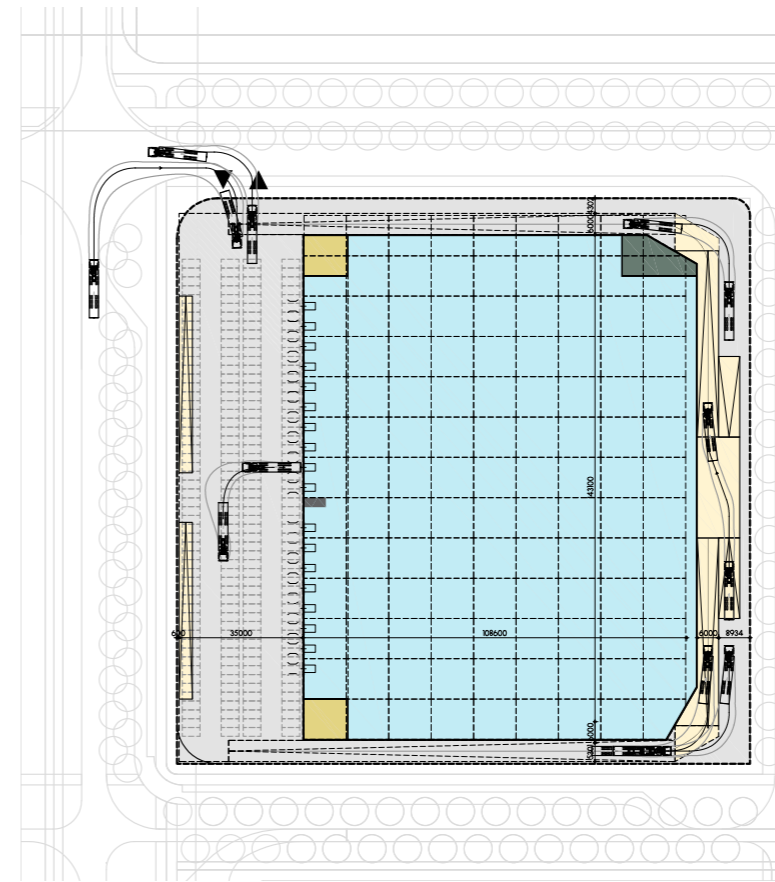
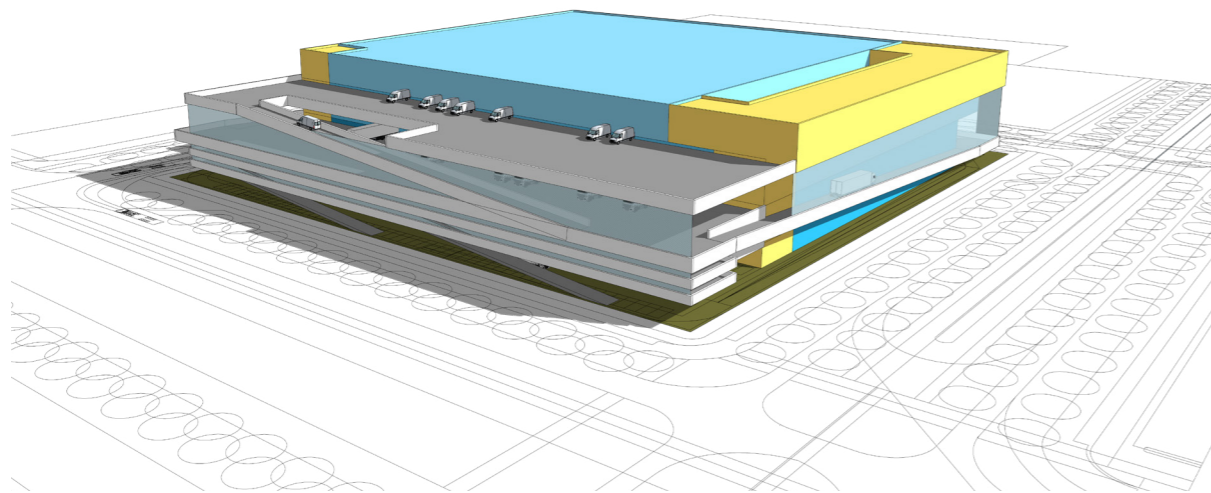
- Hoogte van de hallen
- Parkeren op de decks
- Kolommen, grid en stellingplannen
- Diepte laaddek
- Hellingbanen en draaicirkels
- Welke functionaliteit





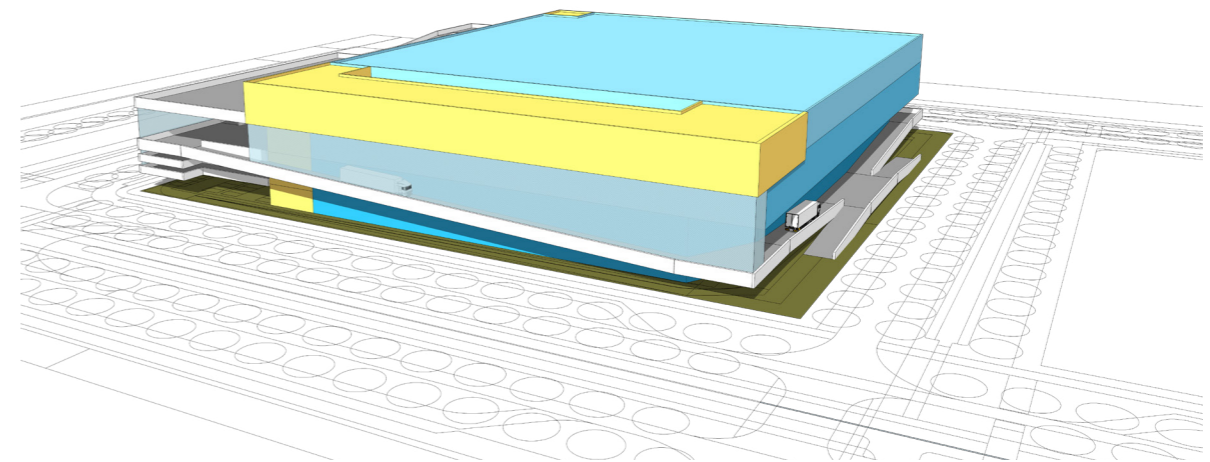
BVO	
	m2
Hal +00 excl. sprinkler	15.533
Sprinkler incl. tank	215
Mezzanine +00	1.262
Kantoor +00	412
Kantoor +01	412
BVO kantoor	824
BVO totaal	17.834
Parkeren	
norm kantoor (n/100m2 BVO)	1,65
norm hal (n/100m2 BVO)	0,95
	n
PP kantoor (norm)	14
PP hal (norm)	162
PP totaal	176

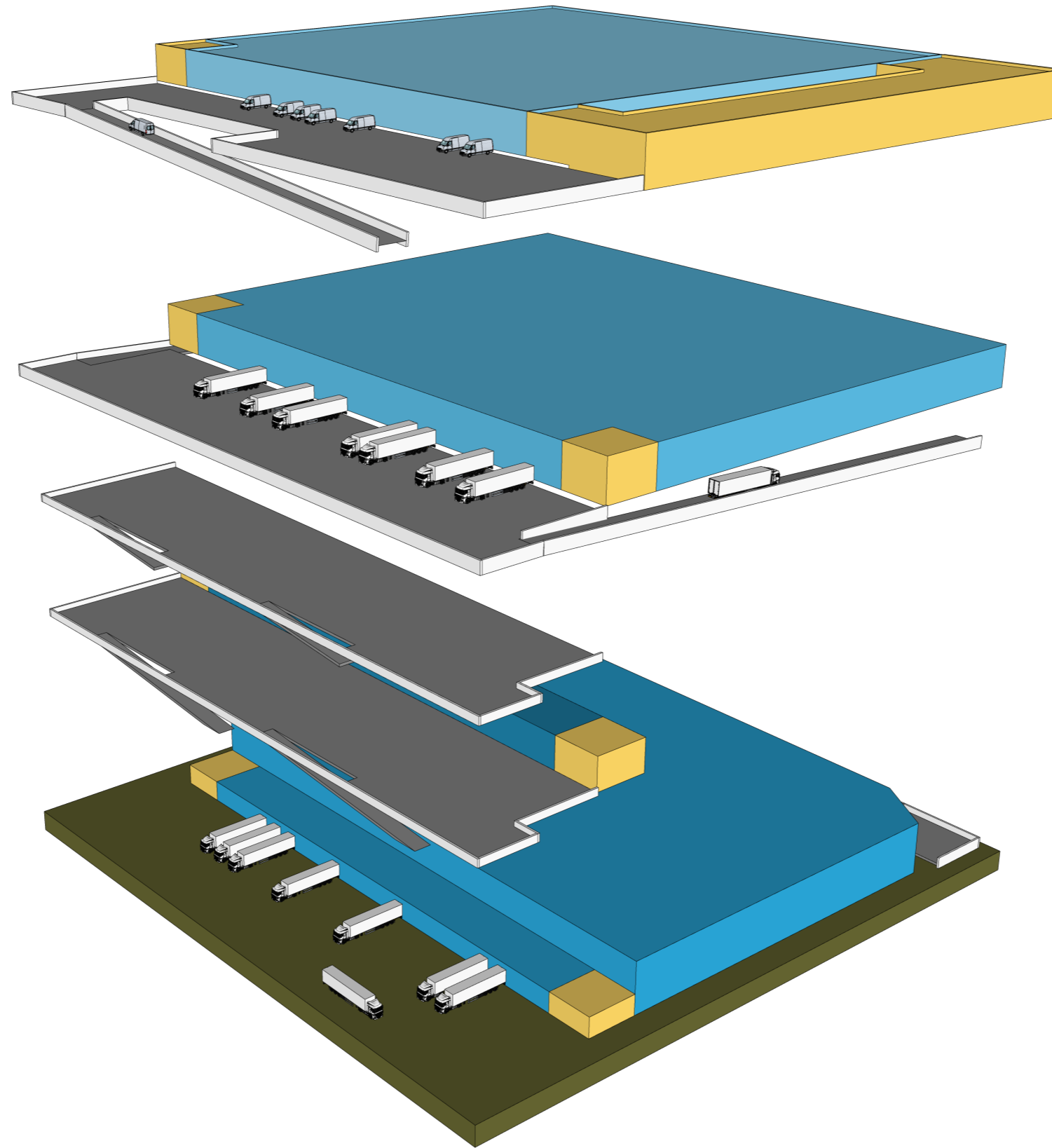
DC | 1-laags



BVO	
	m2
Hal +00 excl. sprinkler	15.358
Sprinkler incl. tank	191
Mezzanine +00	1.520
Hal +01	15.673
Hal +02	13.243
Kantoor hal1 +00	297
Kantoor hal1 +01	297
Kantoor hal2 +02	297
Kantoor hal3 +03	2.413
BVO kantoor	3.304
BVO totaal	49.289
Parkeren	
norm kantoor (n/100m2 BVO)	1,65
norm hal (n/100m2 BVO)	0,95
	n
PP kantoor (norm)	55
PP hal (norm)	437
PP totaal	492

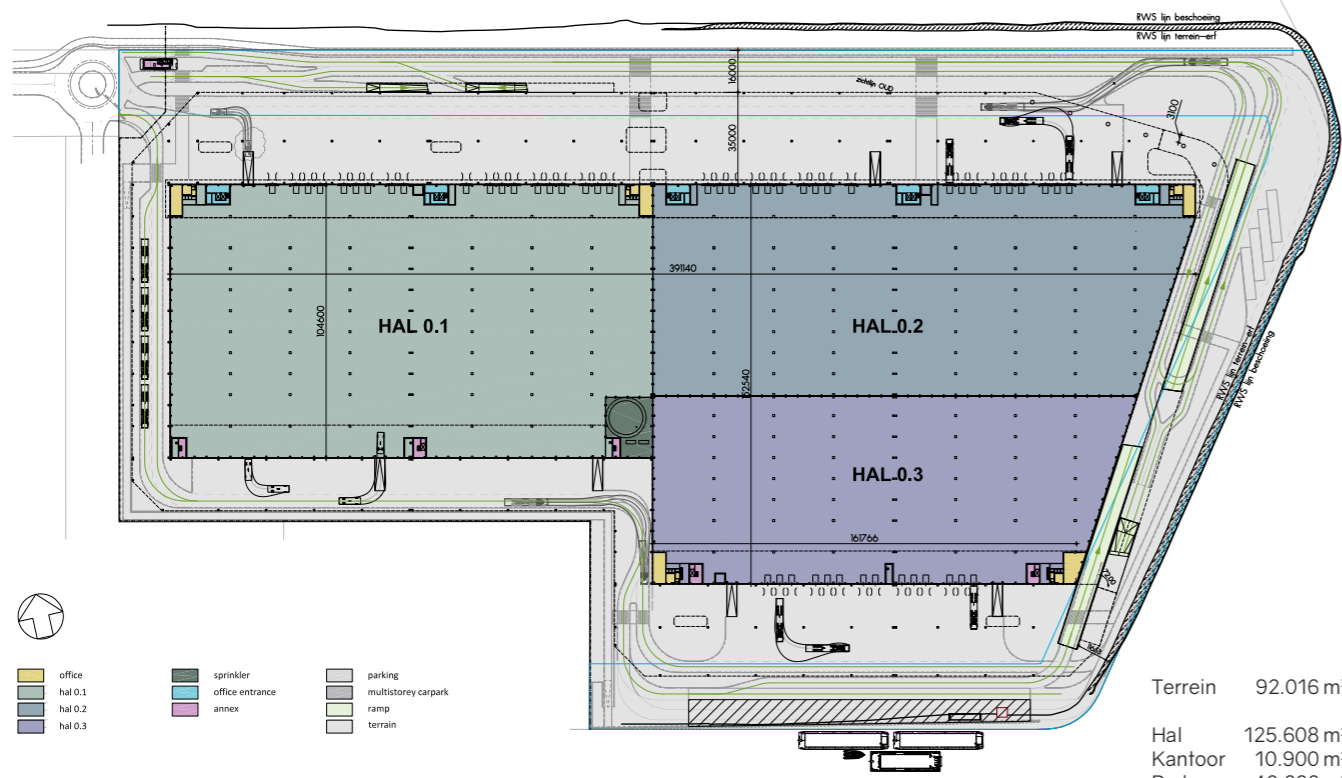
DC | 3-laags





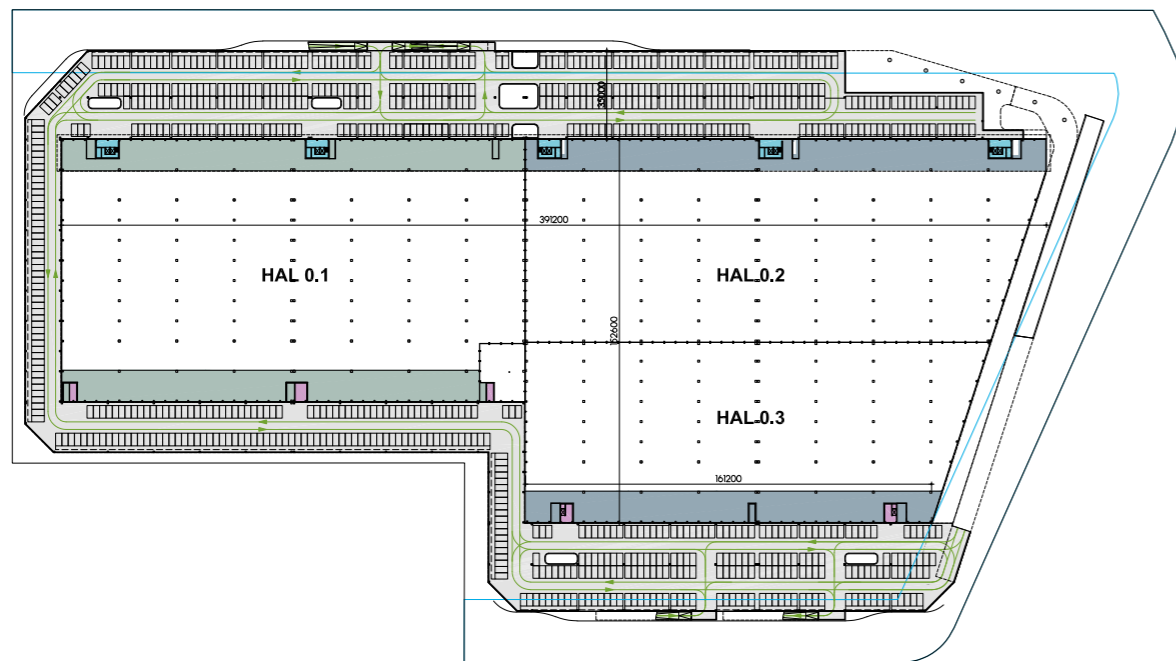
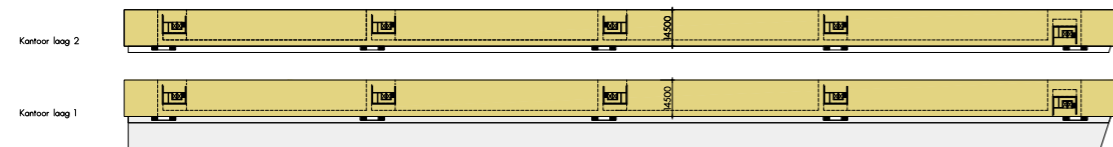
Referentie projecten





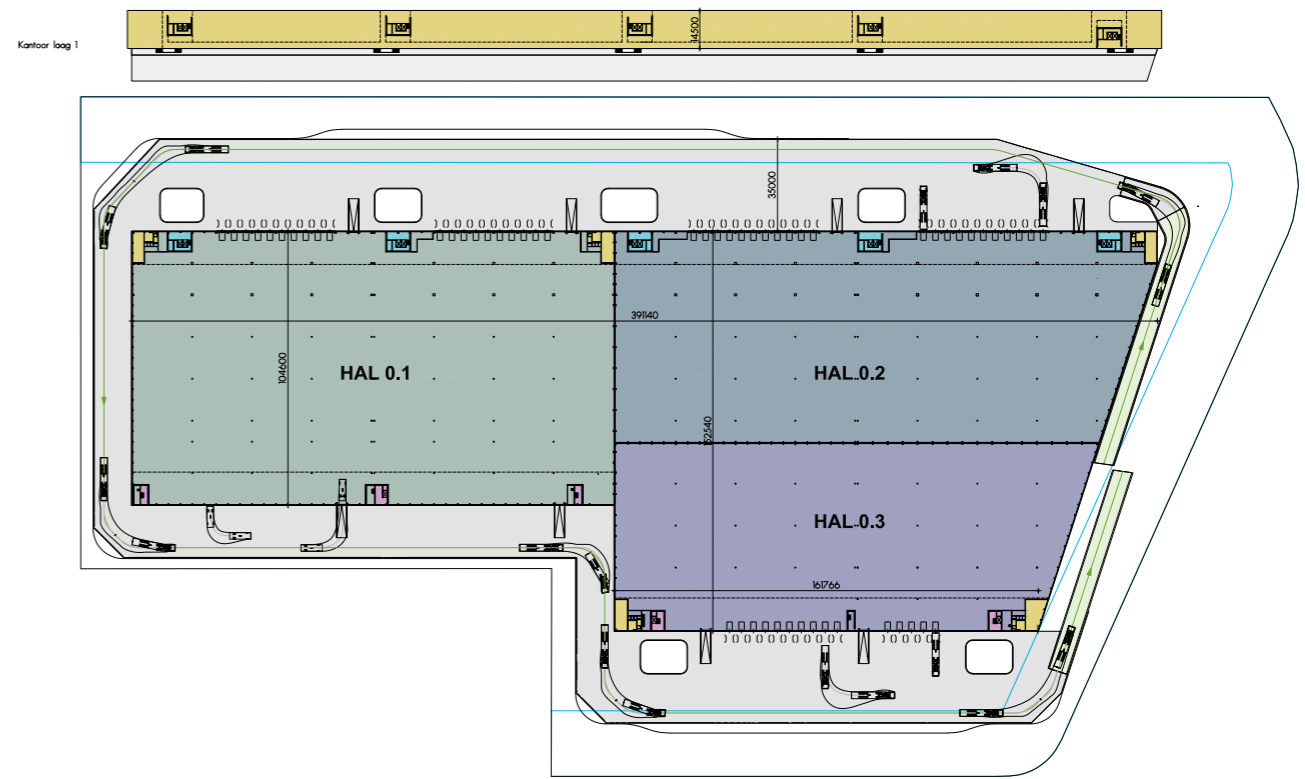
Terrein 92.016 m²
 Hal 125.608 m²
 Kantoor 10.900 m²
 Parkeren 46.622 m²
 Totaal 183.000 m²
 (bebouwingspercentage 200%)

00+ Hal

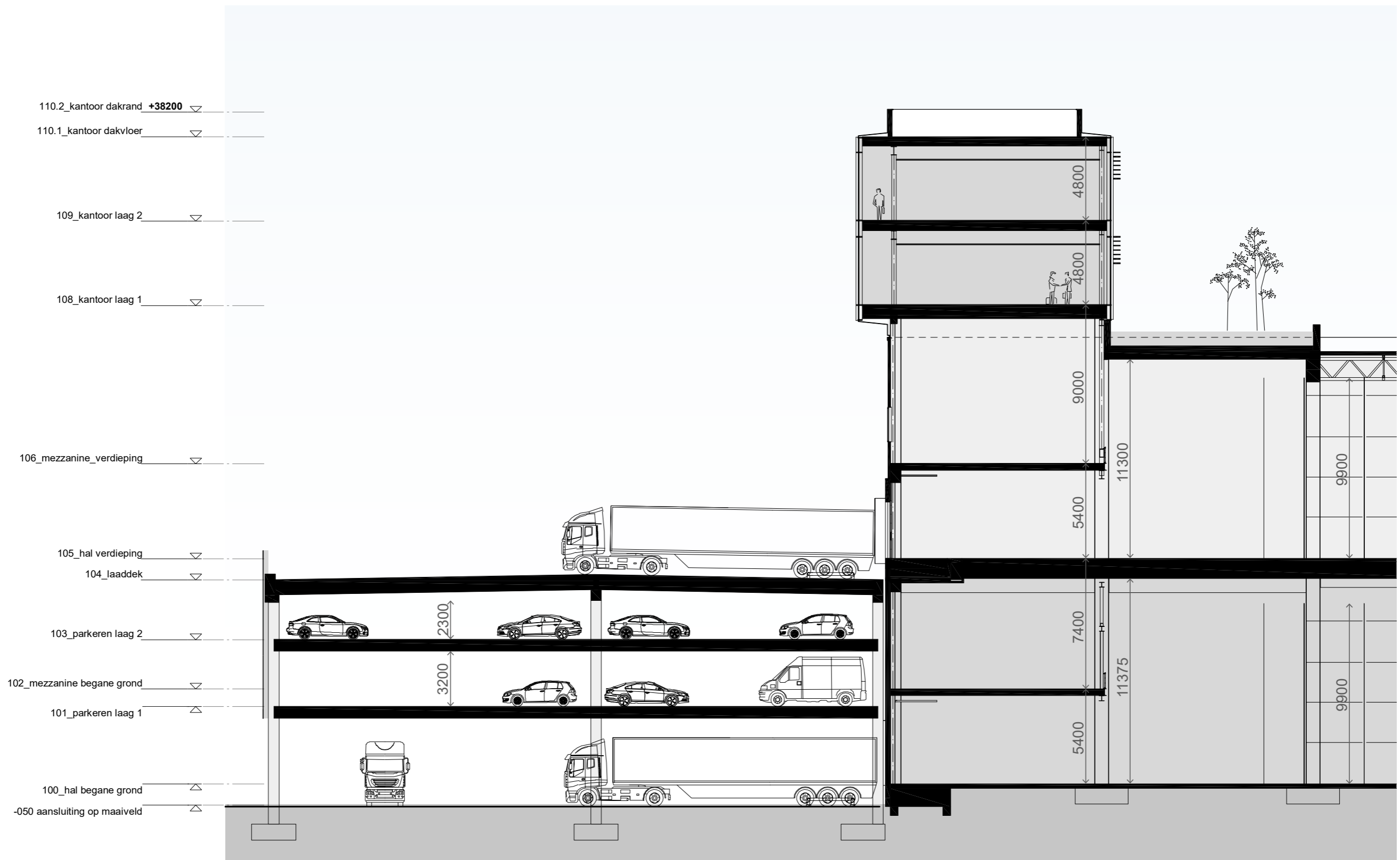


BVO | Kantoren

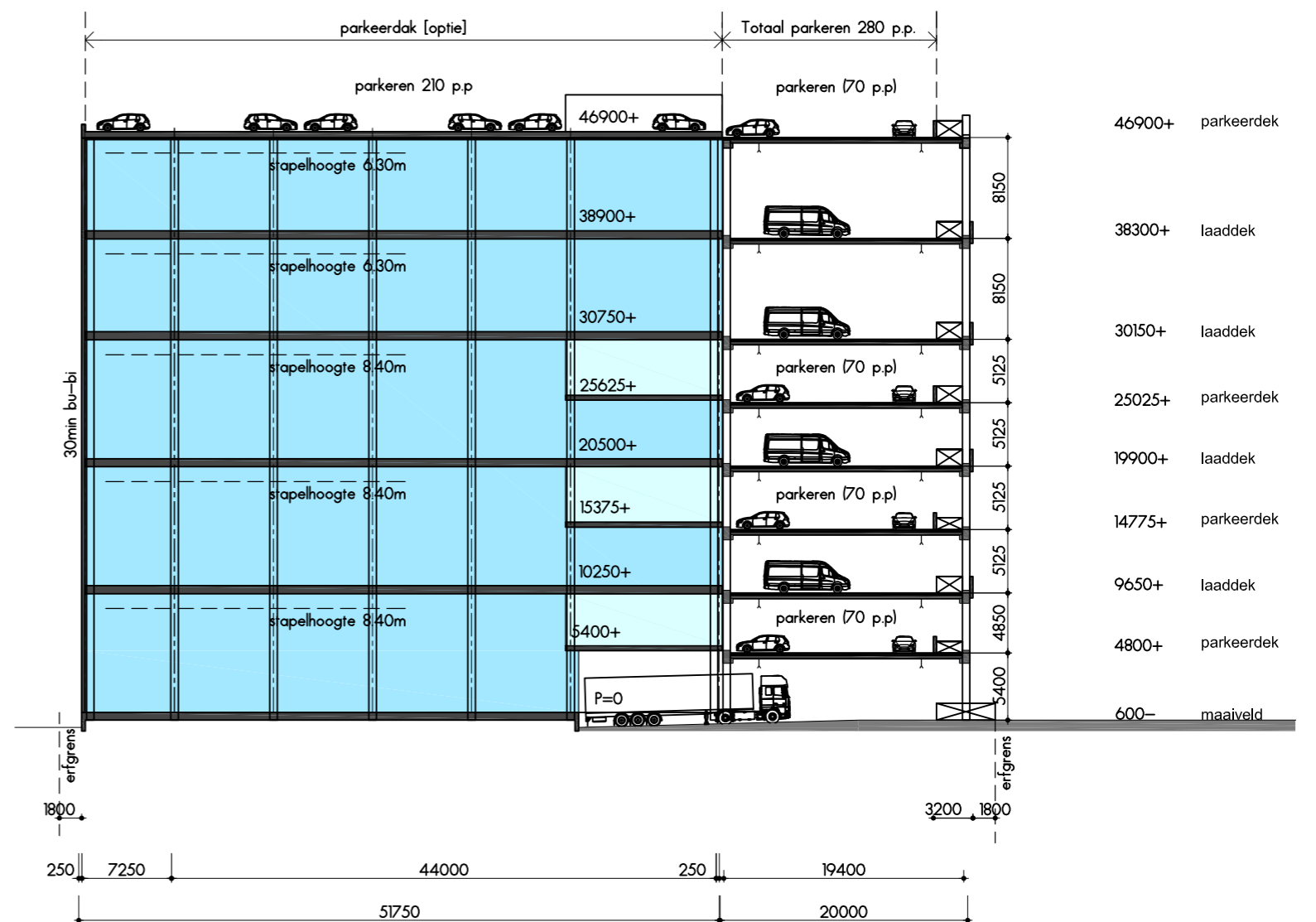
Totaal van 2 verdiepingen 11.438 m²

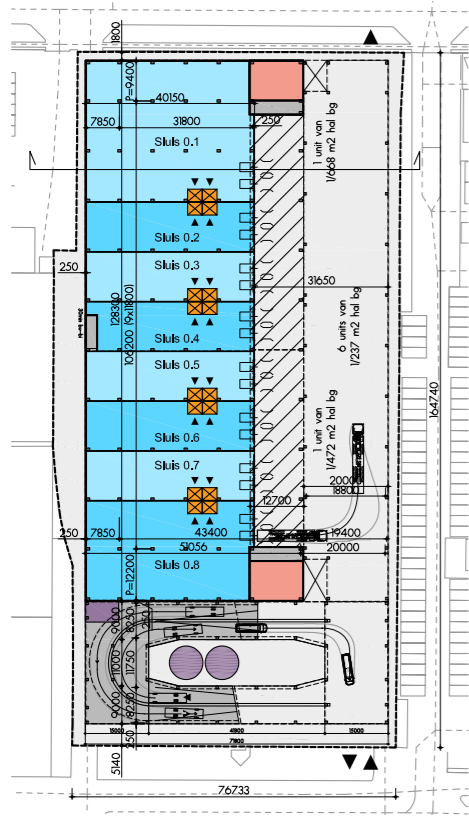


03+ Laaddek en Hal



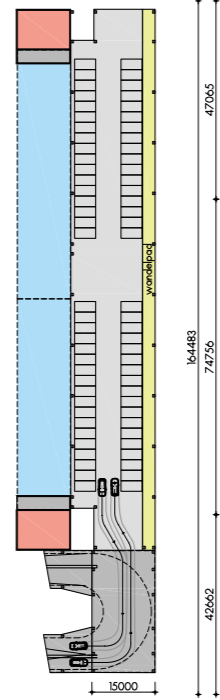




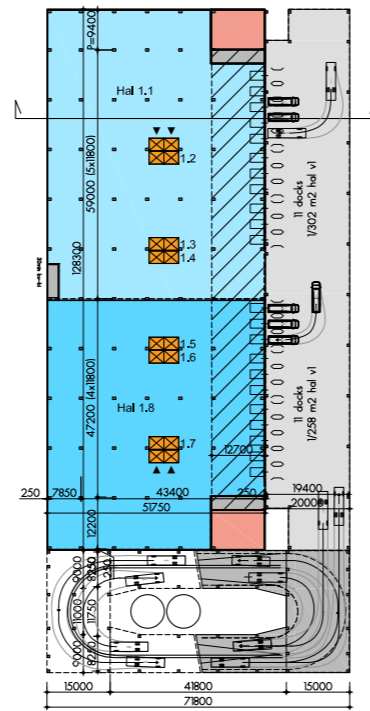


hal

Begane grond

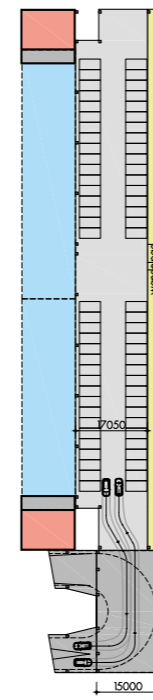


mezzanine/parkeerdek

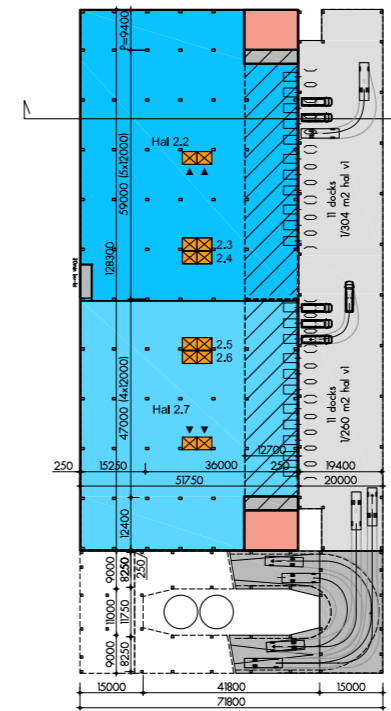


hal/laaddek

1e verdieping

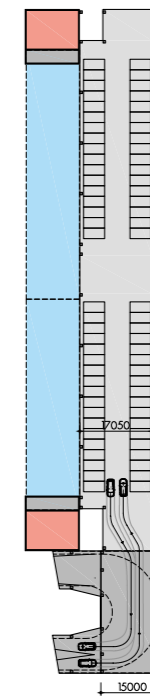


mezzanine/parkeerdek

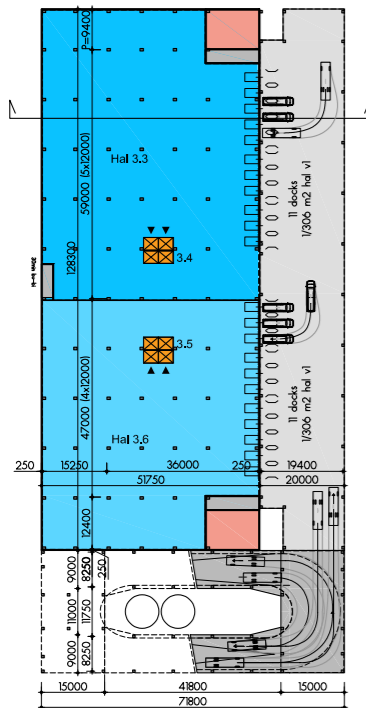


hal/laaddek

2e verdieping

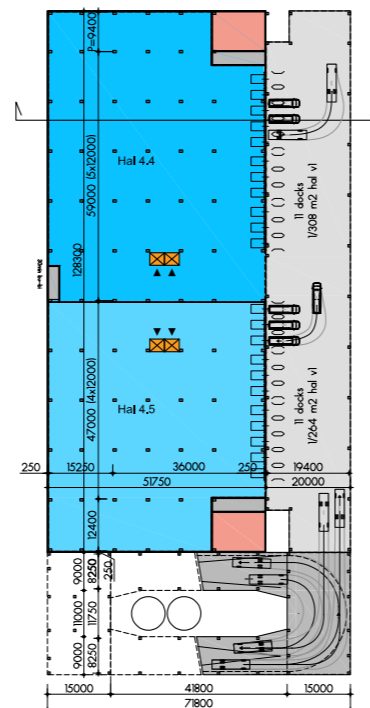


mezzanine/parkeerdek



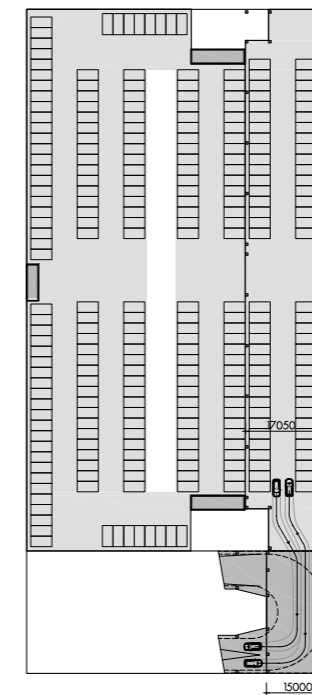
hal/laaddek

3e verdieping



hal/laaddek

4e verdieping

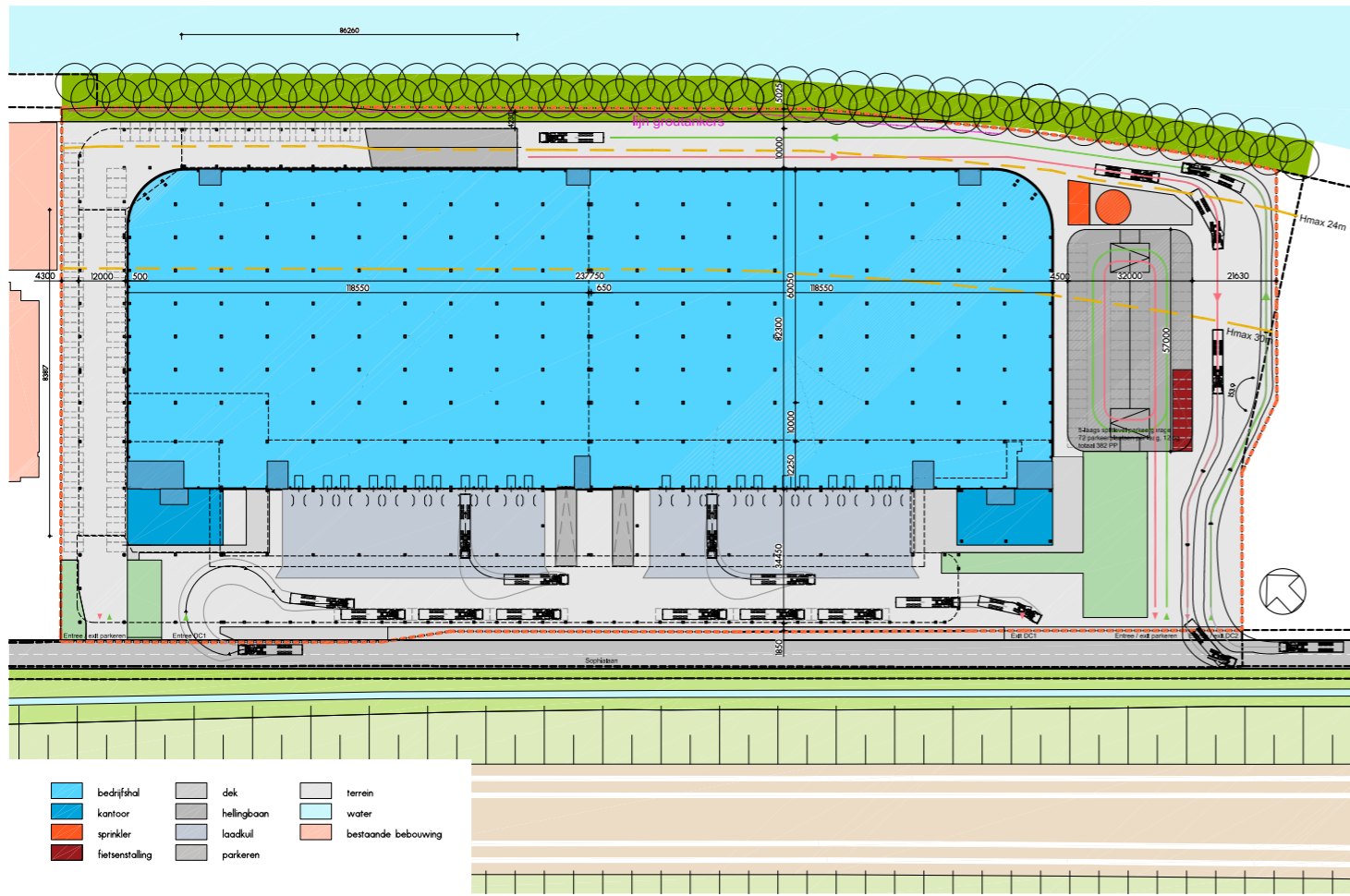


parkeerdek

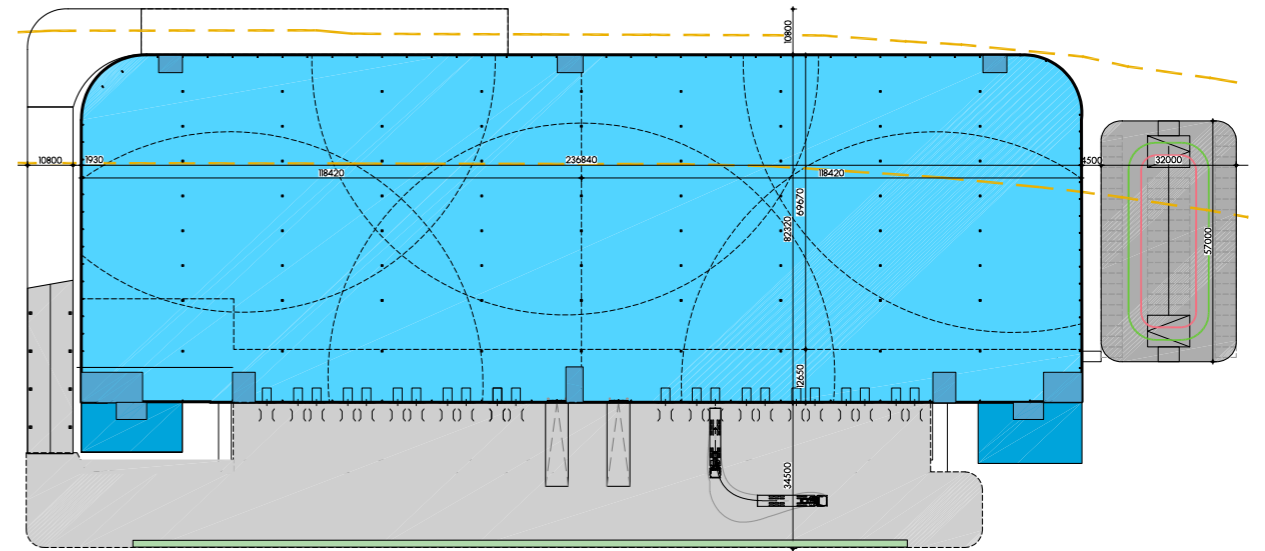
5e verdieping



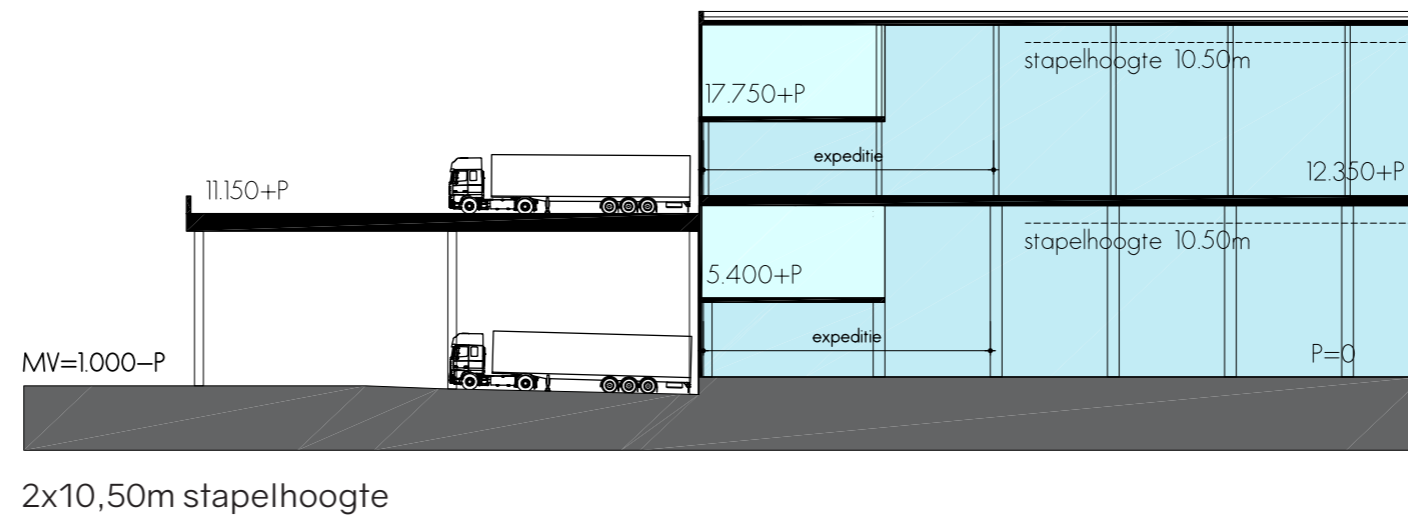




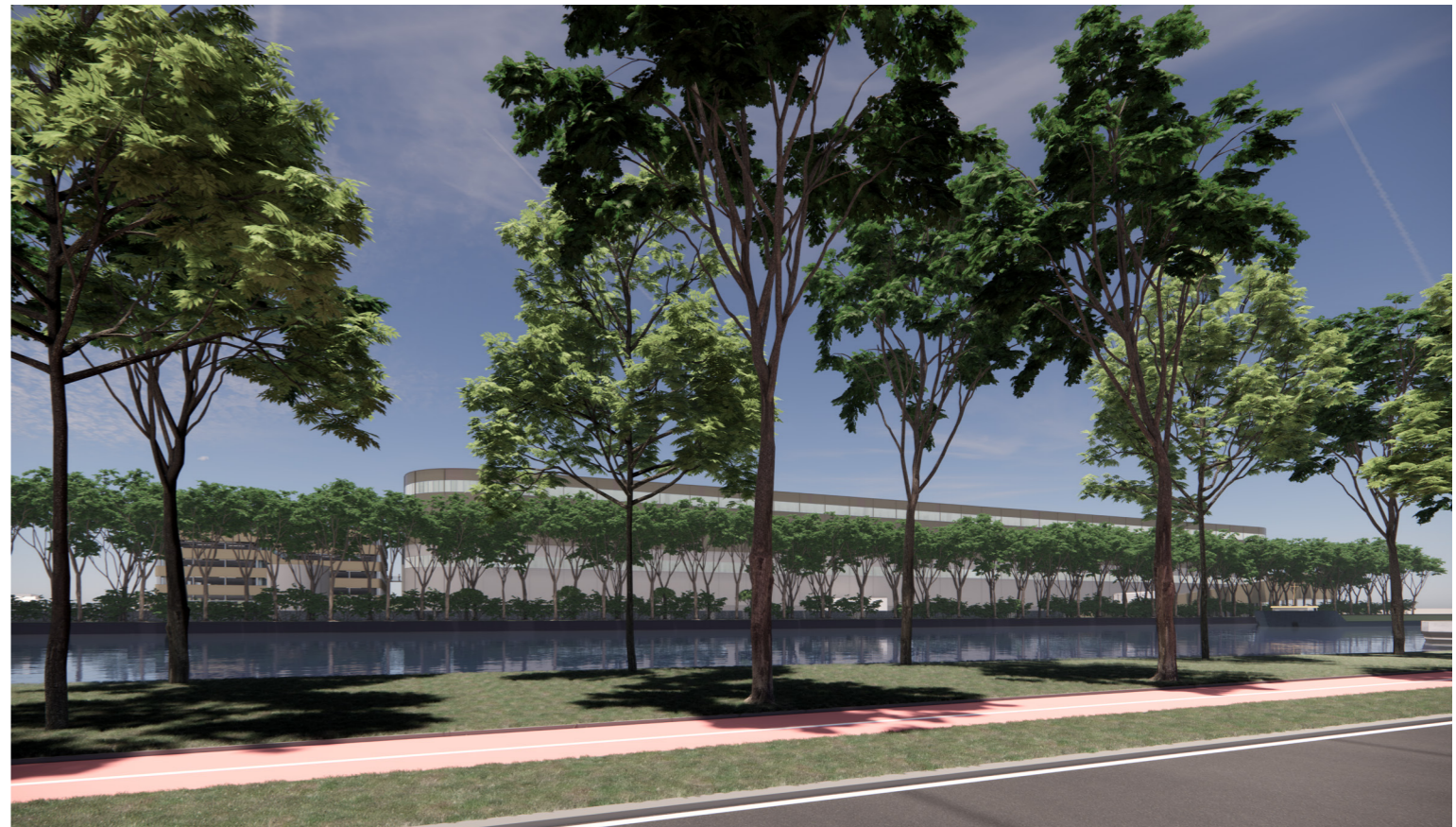
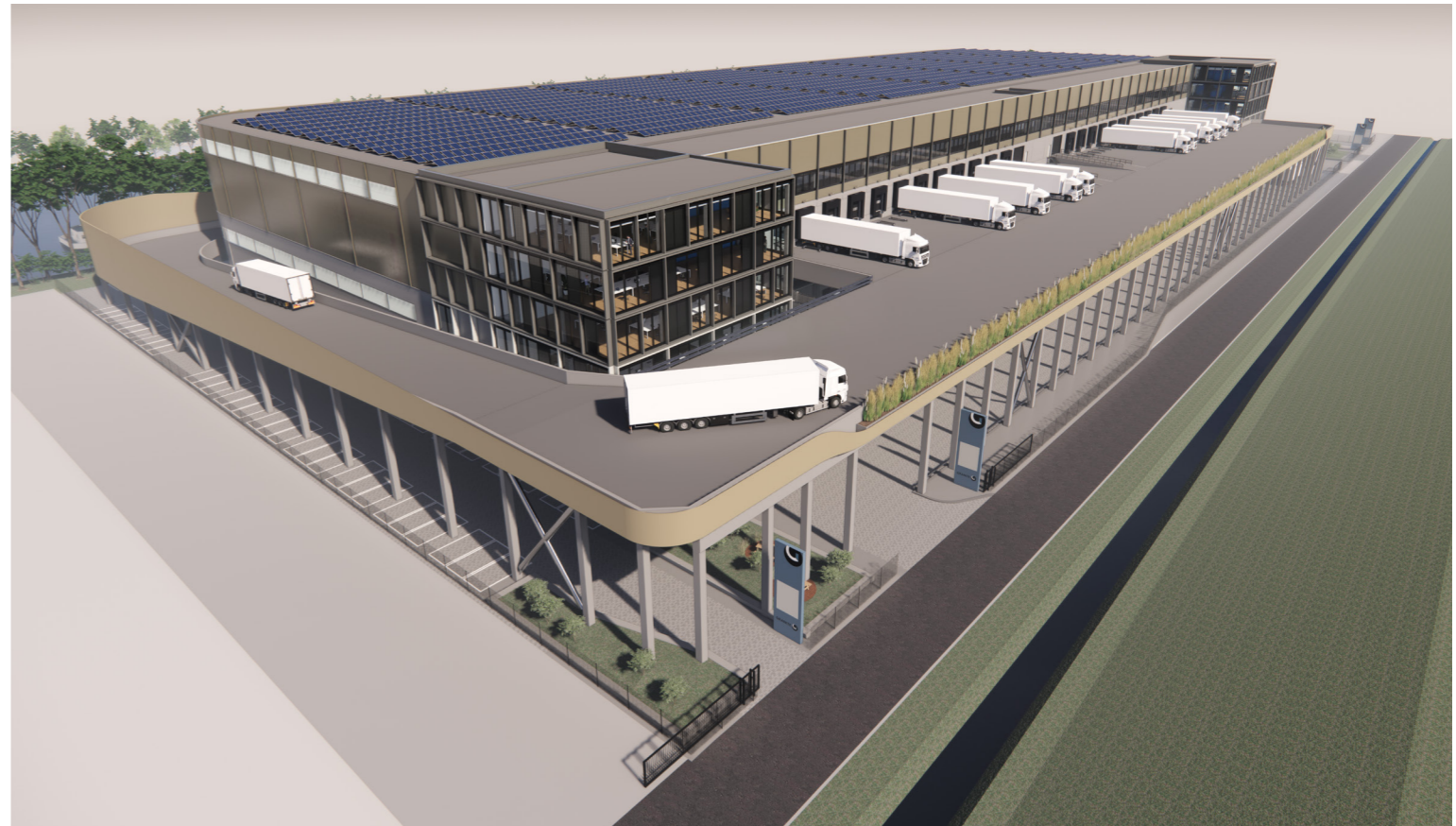
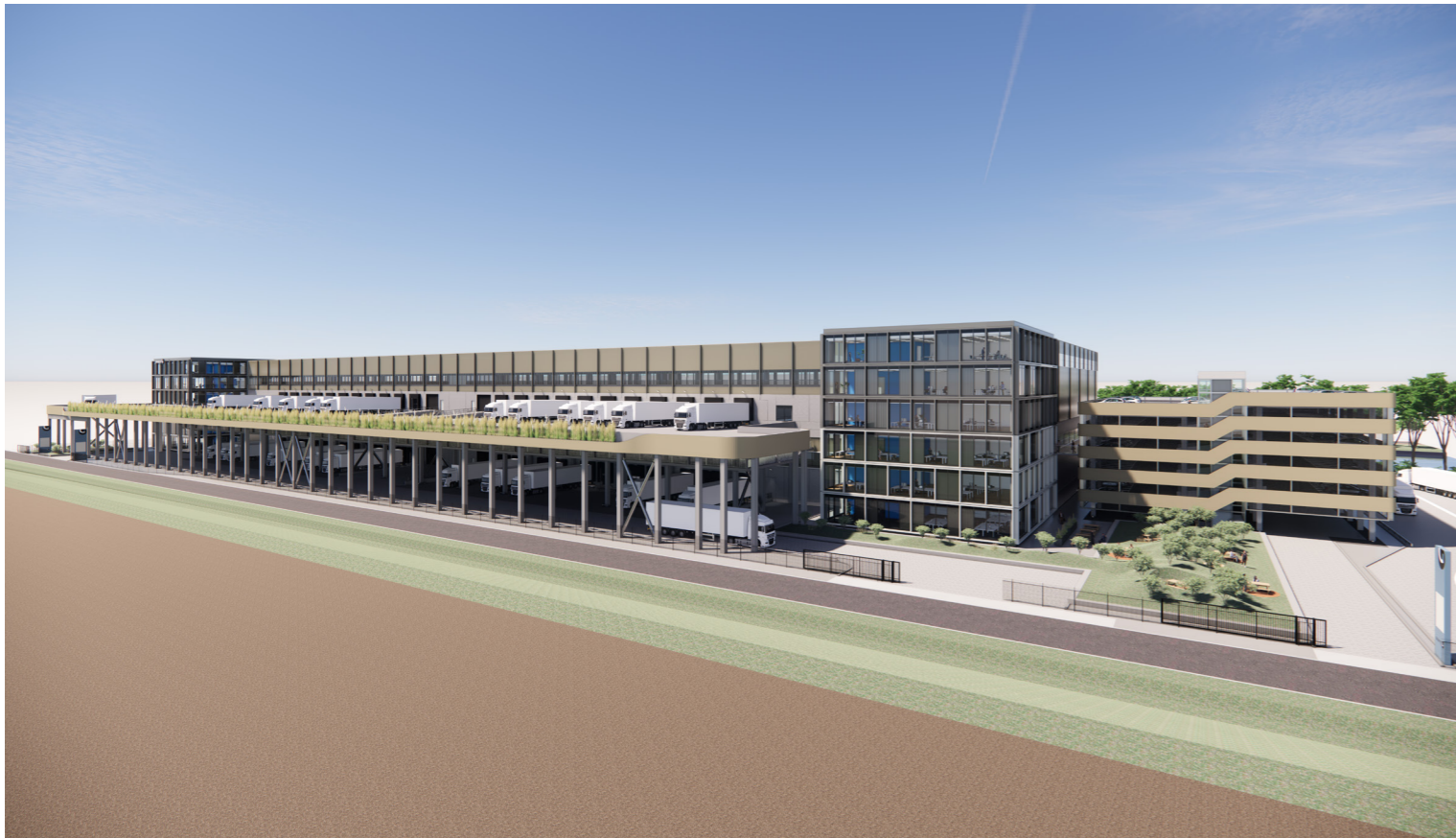
Begane grond

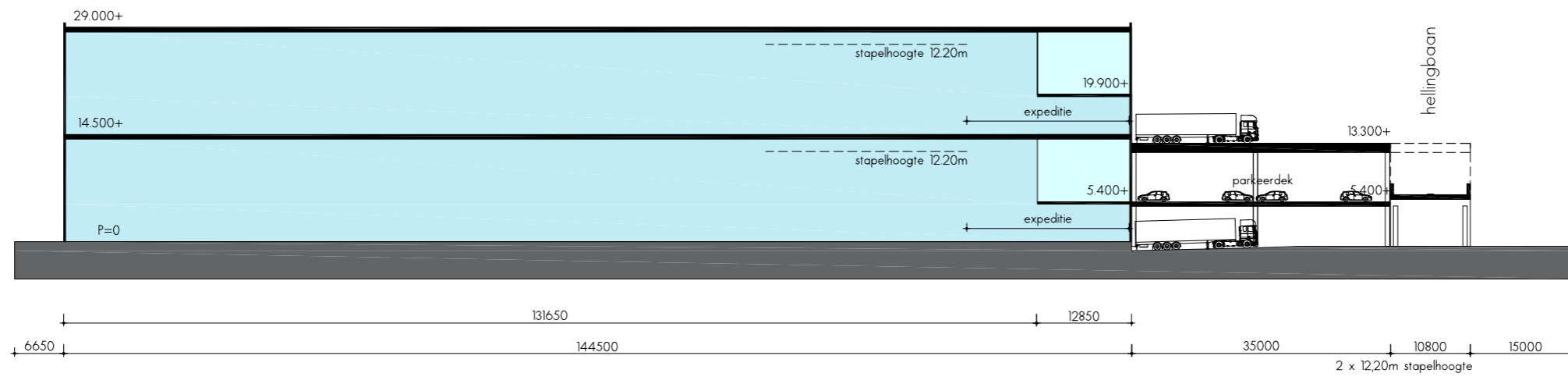
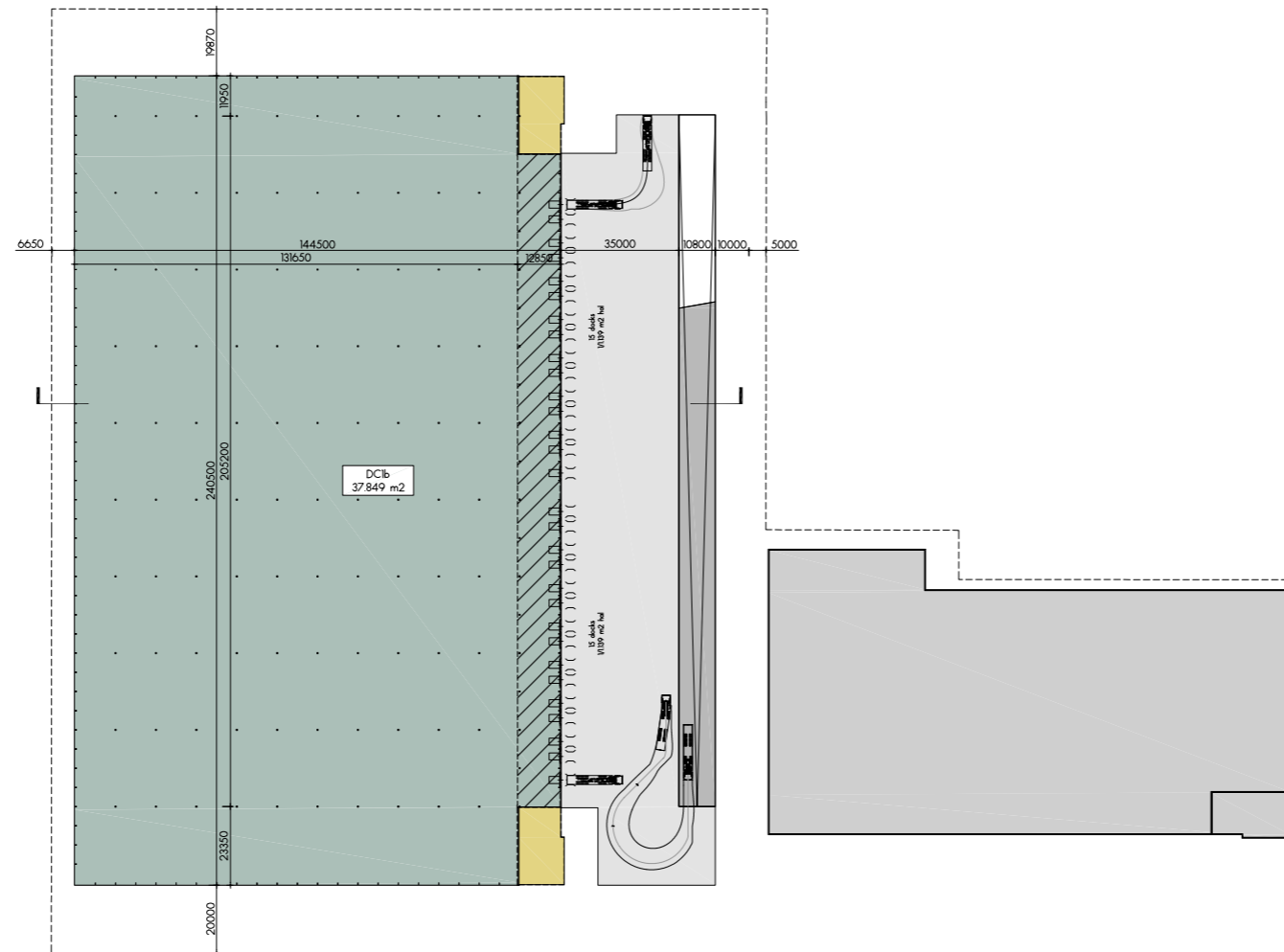


1e verdieping

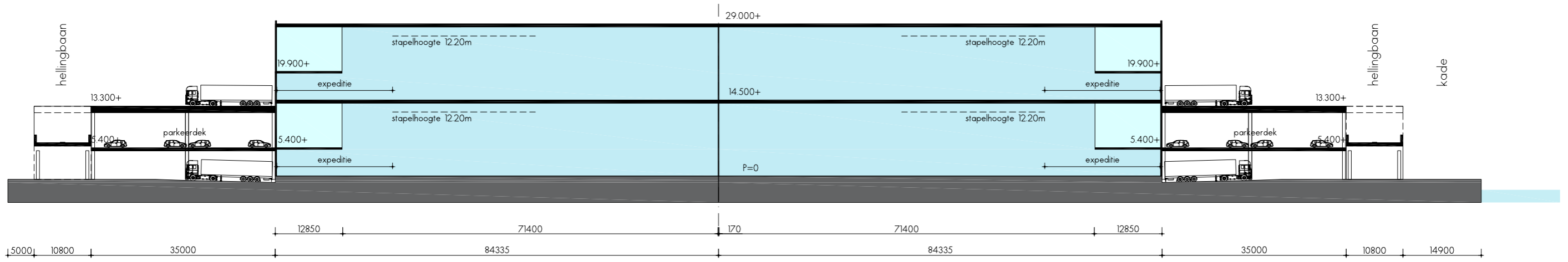
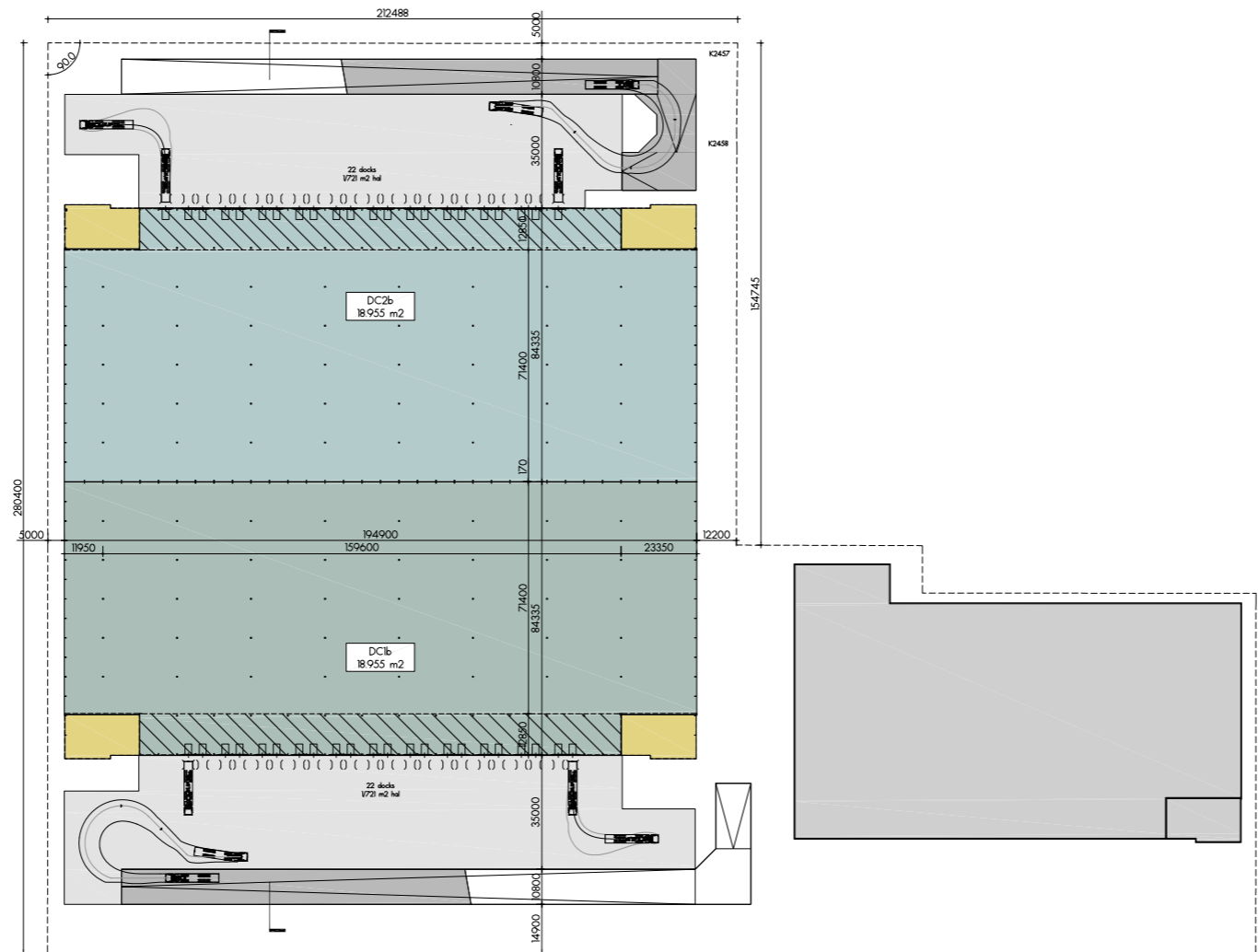


2x10,50m stapelhoogte

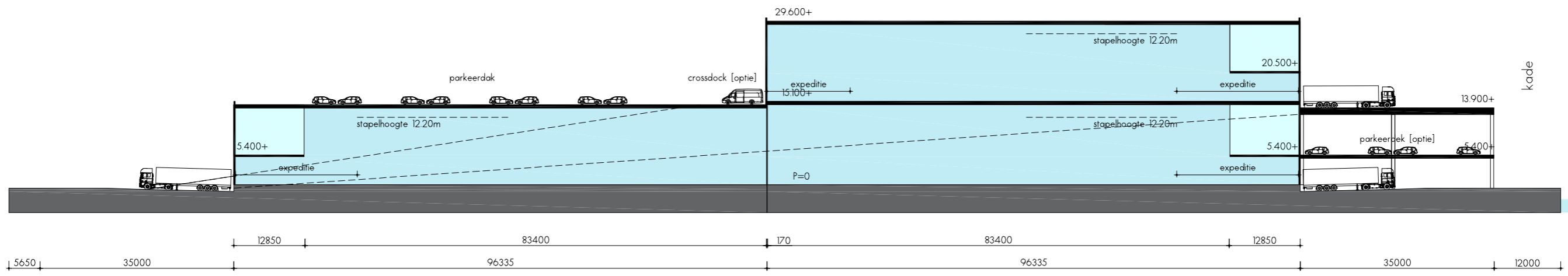
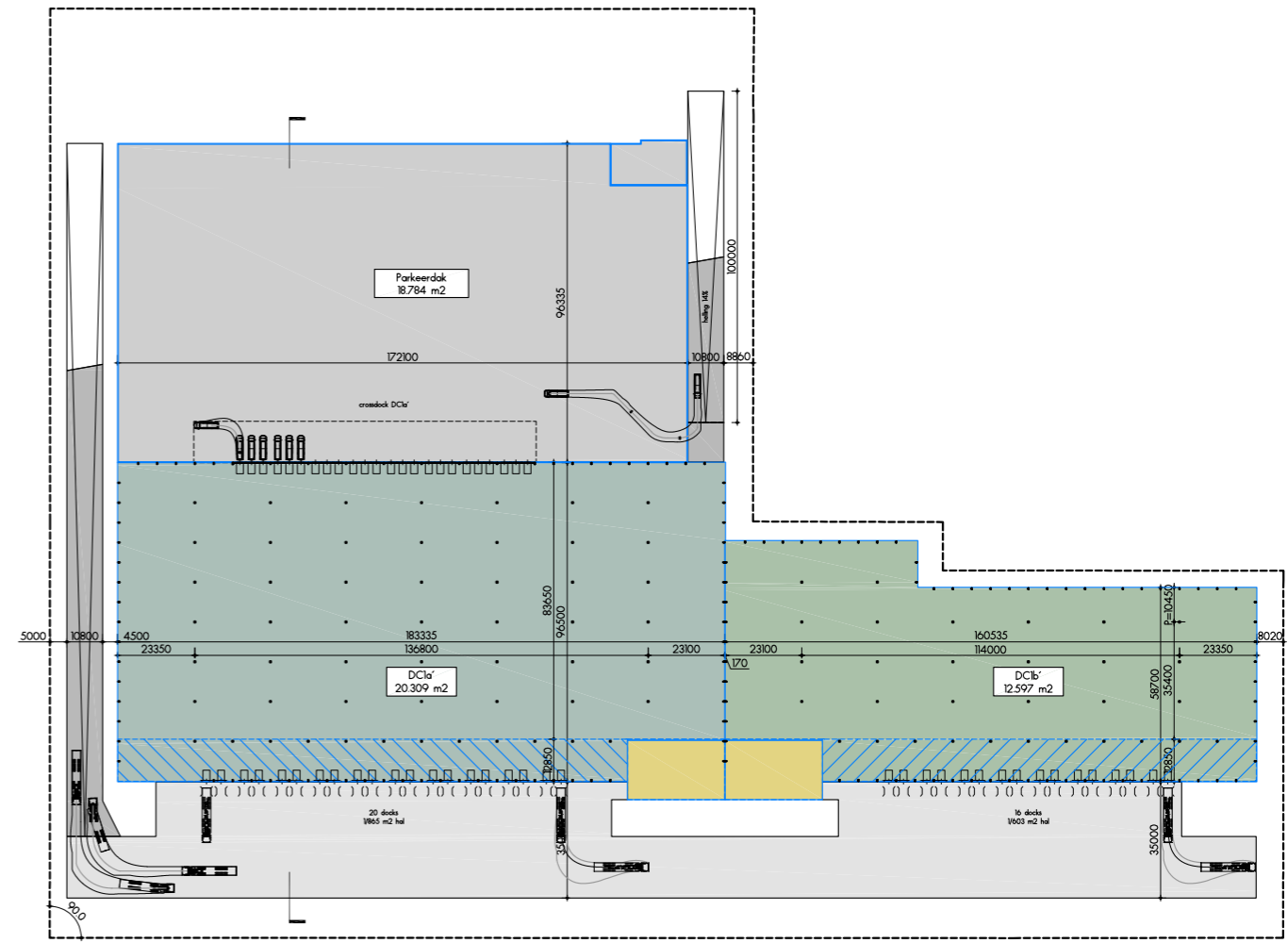
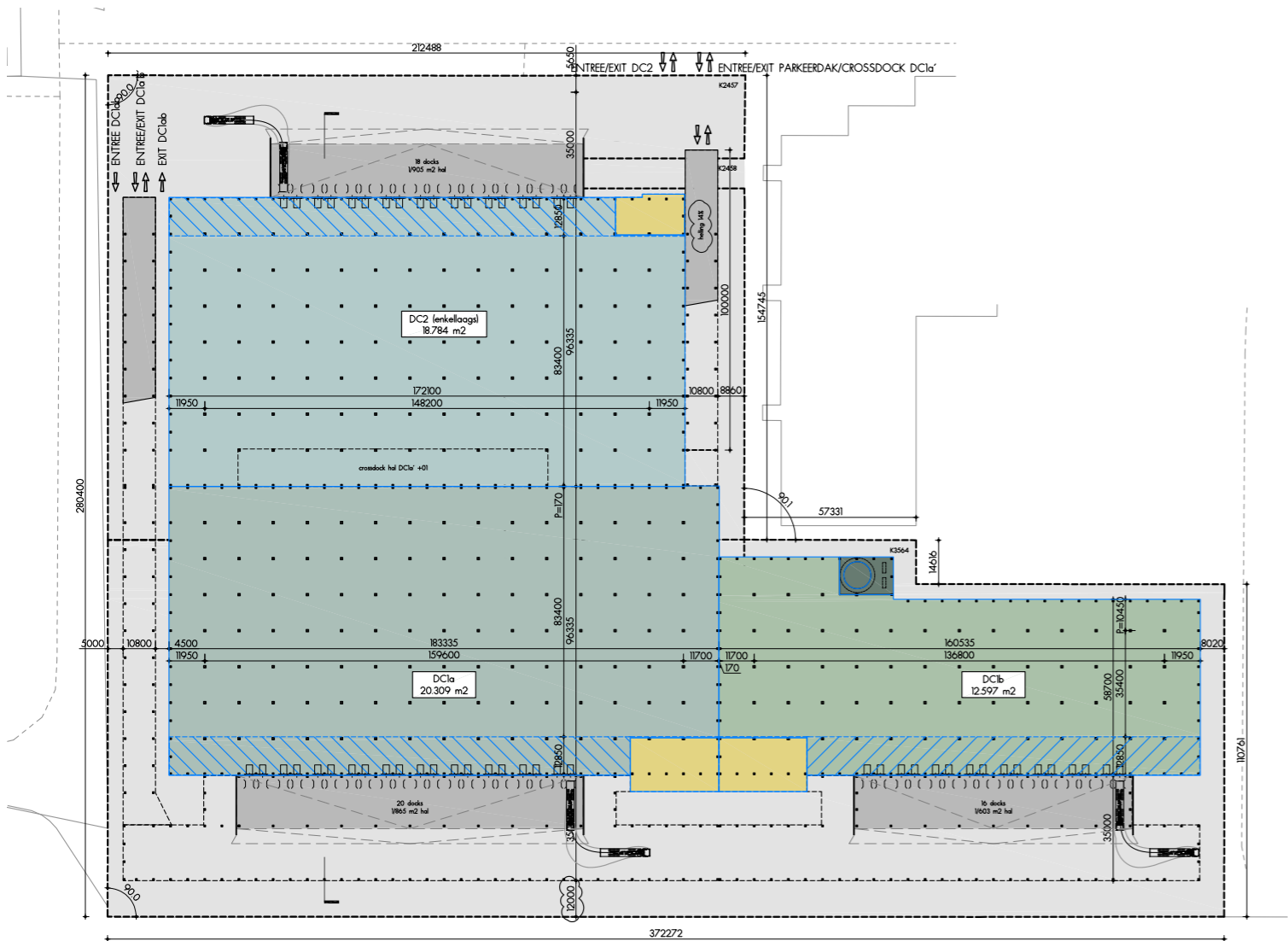




2 DC'S



4 DC'S



2 DC'S + 1 XDOCK

