

Gemeinde Neuhausen auf den Fildern

Bahnhof Neuhausen – Teilbereich Nord

15.12.2020



Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

Städtebauliches Konzept S-Bahnhof



Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

Städtebauliches Konzept S-Bahnhof

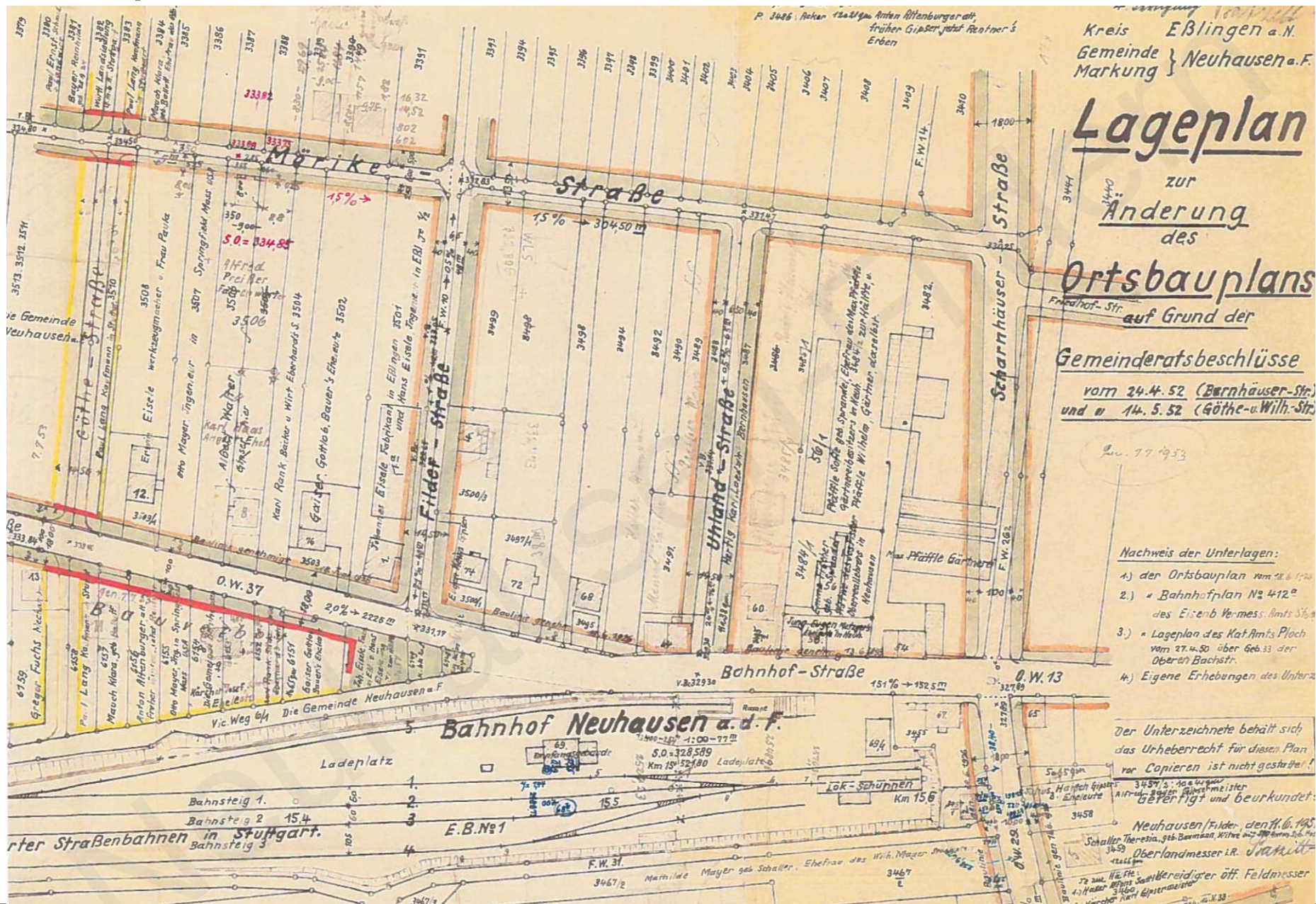


Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

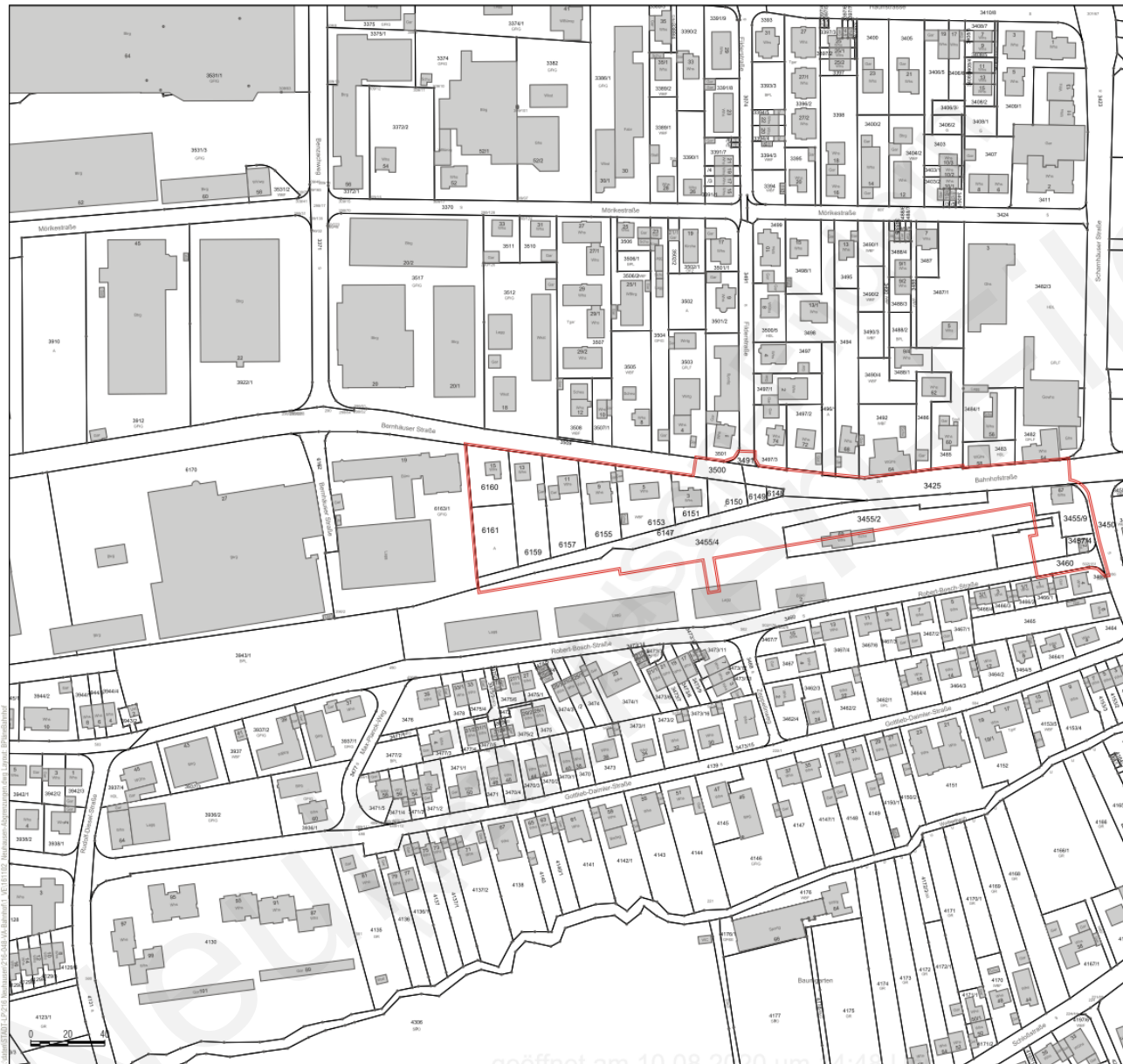
Städtebauliches Konzept S-Bahnhof



Anlage 1 zu TOP 2 GR öffentlich 15.12.2020



Einleitung Bebauungsplanverfahren 27.11.2016



LEGENDE

Geltungsbereich
Bebauungsplan und örtliche Bauvorschriften
"Busbahnhof Neuhausen"
ca. 1,56 ha



Maßstab 1:2000



Gemeinde

Neuhausen auf den Fildern

Lageplan zum Aufstellungsbeschluss

Bebauungsplan und örtliche Bauvorschriften

"Busbahnhof Neuhausen"

Stand: 22.11.2016

baldauf baldauf Architekten und Stadtplaner GmbH
ARCHITEKTEN
STADTPLÄNER
Gesellschafter: Prof. Dr. Ing. Gerd Baldauf
Schweizerstraße 27 · 70199 Stuttgart
Tel. 0711 967 87-0 · Fax 0711 967 87-22
www.baldaufarchitekten.de · info@baldaufarchitekten.de

Anlage 1 zur Vorlage 113/2016

Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

Standort

- Zentrale Lage
 - Mobilitätszentrum (P&R, Busbahnhof, S-Bahnhof, Sharing-Modelle, Bike&Ride, etc.)
 - Hohe städtebauliche Standortgunst
 - Schallemissionen aus Verkehrslärm (S-Bahn, Busbahnhof, Bernhäuser Straße)
 - Verdichteter Wohnungsbau südlich der Bahn als Schallschirm Richtung Süden; Aufenthaltsräume schallabgewandt orientiert
 - Aufenthaltsräume / Freibereiche würden hier schallzugewandt realisiert werden > Passive Schallschutzmaßnahmen am Gebäude + Lärmschutzwand zum Schutz der Außenwohnbereiche
-
- > Büro-, Verwaltungs- und Dienstleistungszentrum
 - > Großer Baukörper als Schallschutz für Bestandsbebauung an der Bernhäuser Straße

Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

Entwurf Bebauungsplan und örtliche Bauvorschriften vom 02.12.2020



Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

Architectural site plan showing building footprints, streets (Bernhardstrasse, Robert-Bloch-Straße), and technical specifications for a building project. The plan includes a north arrow, a scale bar, and various annotations for building height (BZH), ground level (GEE), and street level (ST).

Technical specifications and annotations:

- Building Height (BZH):**
 - BZH 334.50
 - BZH 334.00
 - BZH 333.00
 - BZH s. Einschrieb
- Ground Level (GEE):**
 - GEE III GH_{max} 15,50
 - 0.8
 - a FD 0°-8°
 - BZH 333,00
- Street Level (ST):**
 - ST 334.50
 - ST 334.00
 - ST 333.00
 - ST 332.50
 - ST 332.00
 - ST 331.50
 - ST 331.00
 - ST 330.50
 - ST 330.00
 - ST 329.50
 - ST 329.00
 - ST 328.50
 - ST 328.00
 - ST 327.50
 - ST 327.00
 - ST 326.50
 - ST 326.00
 - ST 325.50
 - ST 325.00
 - ST 324.50
 - ST 324.00
 - ST 323.50
 - ST 323.00
 - ST 322.50
 - ST 322.00
 - ST 321.50
 - ST 321.00
 - ST 320.50
 - ST 320.00
 - ST 319.50
 - ST 319.00
 - ST 318.50
 - ST 318.00
 - ST 317.50
 - ST 317.00
 - ST 316.50
 - ST 316.00
 - ST 315.50
 - ST 315.00
 - ST 314.50
 - ST 314.00
 - ST 313.50
 - ST 313.00
 - ST 312.50
 - ST 312.00
 - ST 311.50
 - ST 311.00
 - ST 310.50
 - ST 310.00
 - ST 309.50
 - ST 309.00
 - ST 308.50
 - ST 308.00
 - ST 307.50
 - ST 307.00
 - ST 306.50
 - ST 306.00
 - ST 305.50
 - ST 305.00
 - ST 304.50
 - ST 304.00
 - ST 303.50
 - ST 303.00
 - ST 302.50
 - ST 302.00
 - ST 301.50
 - ST 301.00
 - ST 300.50
 - ST 300.00
 - ST 299.50
 - ST 299.00
 - ST 298.50
 - ST 298.00
 - ST 297.50
 - ST 297.00
 - ST 296.50
 - ST 296.00
 - ST 295.50
 - ST 295.00
 - ST 294.50
 - ST 294.00
 - ST 293.50
 - ST 293.00
 - ST 292.50
 - ST 292.00
 - ST 291.50
 - ST 291.00
 - ST 290.50
 - ST 290.00
 - ST 289.50
 - ST 289.00
 - ST 288.50
 - ST 288.00
 - ST 287.50
 - ST 287.00
 - ST 286.50
 - ST 286.00
 - ST 285.50
 - ST 285.00
 - ST 284.50
 - ST 284.00
 - ST 283.50
 - ST 283.00
 - ST 282.50
 - ST 282.00
 - ST 281.50
 - ST 281.00
 - ST 280.50
 - ST 280.00
 - ST 279.50
 - ST 279.00
 - ST 278.50
 - ST 278.00
 - ST 277.50
 - ST 277.00
 - ST 276.50
 - ST 276.00
 - ST 275.50
 - ST 275.00
 - ST 274.50
 - ST 274.00
 - ST 273.50
 - ST 273.00
 - ST 272.50
 - ST 272.00
 - ST 271.50
 - ST 271.00
 - ST 270.50
 - ST 270.00
 - ST 269.50
 - ST 269.00
 - ST 268.50
 - ST 268.00
 - ST 267.50
 - ST 267.00
 - ST 266.50
 - ST 266.00
 - ST 265.50
 - ST 265.00
 - ST 264.50
 - ST 264.00
 - ST 263.50
 - ST 263.00
 - ST 262.50
 - ST 262.00
 - ST 261.50
 - ST 261.00
 - ST 260.50
 - ST 260.00
 - ST 259.50
 - ST 259.00
 - ST 258.50
 - ST 258.00
 - ST 257.50
 - ST 257.00
 - ST 256.50
 - ST 256.00
 - ST 255.50
 - ST 255.00
 - ST 254.50
 - ST 254.00
 - ST 253.50
 - ST 253.00
 - ST 252.50
 - ST 252.00
 - ST 251.50
 - ST 251.00
 - ST 250.50
 - ST 250.00
 - ST 249.50
 - ST 249.00
 - ST 248.50
 - ST 248.00
 - ST 247.50
 - ST 247.00
 - ST 246.50
 - ST 246.00
 - ST 245.50
 - ST 245.00
 - ST 244.50
 - ST 244.00
 - ST 243.50
 - ST 243.00
 - ST 242.50
 - ST 242.00
 - ST 241.50
 - ST 241.00
 - ST 240.50
 - ST 240.00
 - ST 239.50
 - ST 239.00
 - ST 238.50
 - ST 238.00
 - ST 237.50
 - ST 237.00
 - ST 236.50
 - ST 236.00
 - ST 235.50
 - ST 235.00
 - ST 234.50
 - ST 234.00
 - ST 233.50
 - ST 233.00
 - ST 232.50
 - ST 232.00
 - ST 231.50
 - ST 231.00
 - ST 230.50
 - ST 230.00
 - ST 229.50
 - ST 229.00
 - ST 228.50
 - ST 228.00
 - ST 227.50
 - ST 227.00
 - ST 226.50
 - ST 226.00
 - ST 225.50
 - ST 225.00
 - ST 224.50
 - ST 224.00
 - ST 223.50
 - ST 223.00
 - ST 222.50
 - ST 222.00
 - ST 221.50
 - ST 221.00
 - ST 220.50
 - ST 220.00
 - ST 219.50
 - ST 219.00
 - ST 218.50
 - ST 218.00
 - ST 217.50
 - ST 217.00
 - ST 216.50
 - ST 216.00
 - ST 215.50
 - ST 215.00
 - ST 214.50
 - ST 214.00
 - ST 213.50
 - ST 213.00
 - ST 212.50
 - ST 212.00
 - ST 211.50
 - ST 211.00
 - ST 210.50
 - ST 210.00
 - ST 209.50
 - ST 209.00
 - ST 208.50
 - ST 208.00
 - ST 207.50
 - ST 207.00
 - ST 206.50
 - ST 206.00
 - ST 205.50
 - ST 205.00
 - ST 204.50
 - ST 204.00
 - ST 203.50
 - ST 203.00
 - ST 202.50
 - ST 202.00
 - ST 201.50
 - ST 201.00
 - ST 200.50
 - ST 200.00

	At the end of the 19th century, the world was divided into
	Monarchy
	Imperialism and colonialism
	After the First World War (1914-1918), the world was divided into
	Socialism and Communism
	Technological progress
	Overpopulation and environmental issues
	Colonialism
	Industrial Revolution and Urbanization
	European Imperialism and Colonialism
	After the First World War, the world was divided into
	After the First World War, the world was divided into
	Disaster and Destruction
	Literature and Art
	World War I and the Russian Revolution
	Humanism and the Renaissance
	Buddhism and the Silk Road
	Vietnam and the French Indochina
	Philosophy and the Enlightenment
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism
	Literature and the Romanticism
	Philosophy and the Romanticism
	Nature and the Romanticism
	Music and the Romanticism

Aufgabe Gestaltung

Gestaltung : Plakate mit Notensymbolen

Sonstige Parameter:

Diese sondernde Gehörlose hören die Zeichen

Bebauungsplan der Innenerweiterung gemäß § 13a BauGB

Zeichnerischer Teil zum Bebauungsplan M 1:500

baldauf
ARCHITECTEN
STADTLÄNDLICH

baldauf
ARCHITEKTEN
STADTPLANER

Formales Verfahren

Bebauungsplan der
Innenentwicklung nach
§13 a BauGB im
beschleunigten Verfahren



29.09.2020

Anlage 1 zu TOP 2 GR öffentlich 15.12.2020

baldauf
ARCHITEKTEN
STADTPLANER

Baldauf Architekten und Stadtplaner GmbH

Geschäftsführer: Prof. Dr. Ing. Gerd Baldauf

Freier Architekt BDA und Stadtplaner

Schreiberstraße 27 · 70199 Stuttgart

Tel. 0711 967 87-0 · Fax 0711 967 87-22

info@baldaufarchitekten.de · www.baldaufarchitekten.de