

Strong To^gether

SITE ANALYSIS BOOKLET

DRIEBERGEN -RIJSENBURG, SPARRENHEIDE & ODIJCKHOF

AN ANALYSIS OF DRIEBERGEN-RIJSENBURG

SPARRENHEIDE & NASSAU ODIJCKHOF

Colophon
Site analysis booklet
Driebergen-Rijsenburg
Sparrenheide & Nassau Odijsckhof
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Driebergen-Rijsenburg, located in the centre of the Netherlands, is well connected and nearby Utrecht. Surrounded by nature, on the foothills of the National park, the ‘Utrechtse heuvelrug’. On a smaller scale, the site (Sparrenheide & Odijkchhof), is situated on the edge of a beautiful forest in the vicinity of a village centre with the necessary amenities. A transition between neighbourhood and nature. That sounds like the perfect place to create a small community where people of different ages and with different care needs live together. A perfect place to stimulate the connection between the neighbourhood, the forest and the residents.



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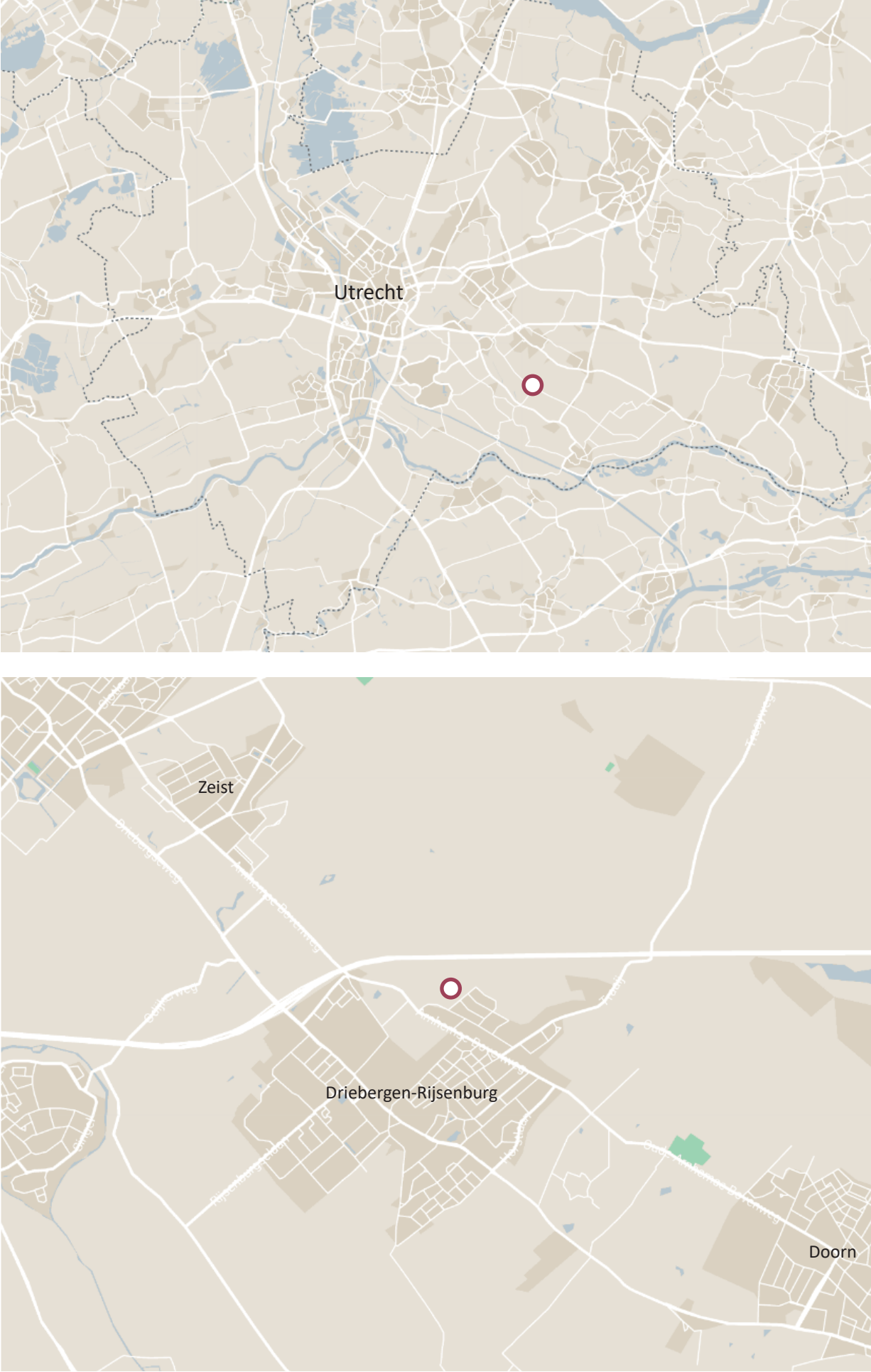


01

GETTING TO KNOW THE SITE

LANDSCAPE, TIMELINE, PLACES OF JOY

LOCATION IN THE NETHERLANDS



LOCATION SITE



The site is located near the city of Utrecht, in the centre of the Netherlands. The location is between a residential area and the forest of Driebergen. The space is mainly green and has trees. The building still on the site will be broken down in the coming years.

LOCATION THE SITE



LOCATION THE SITE



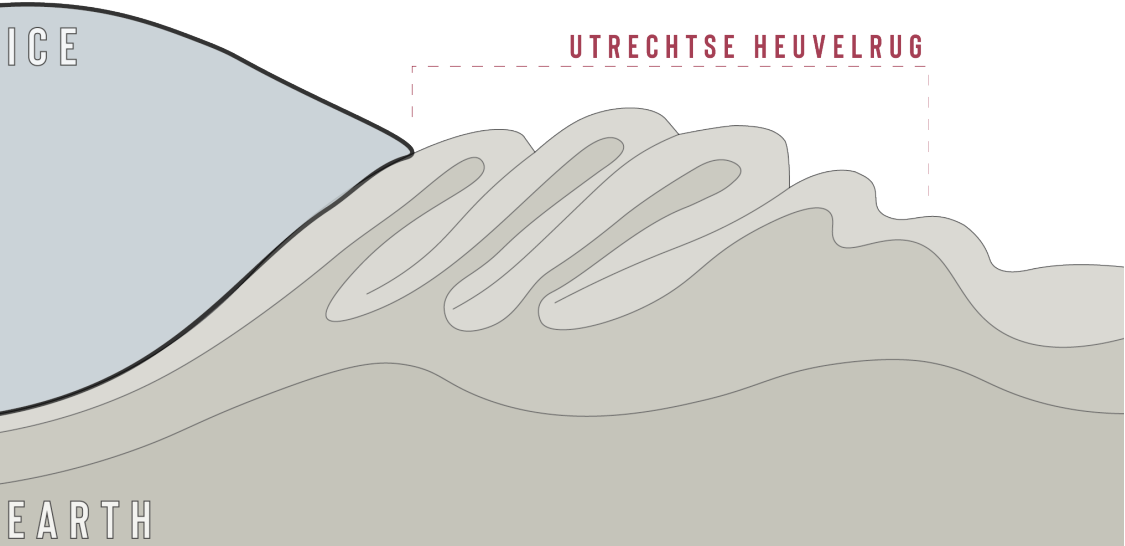
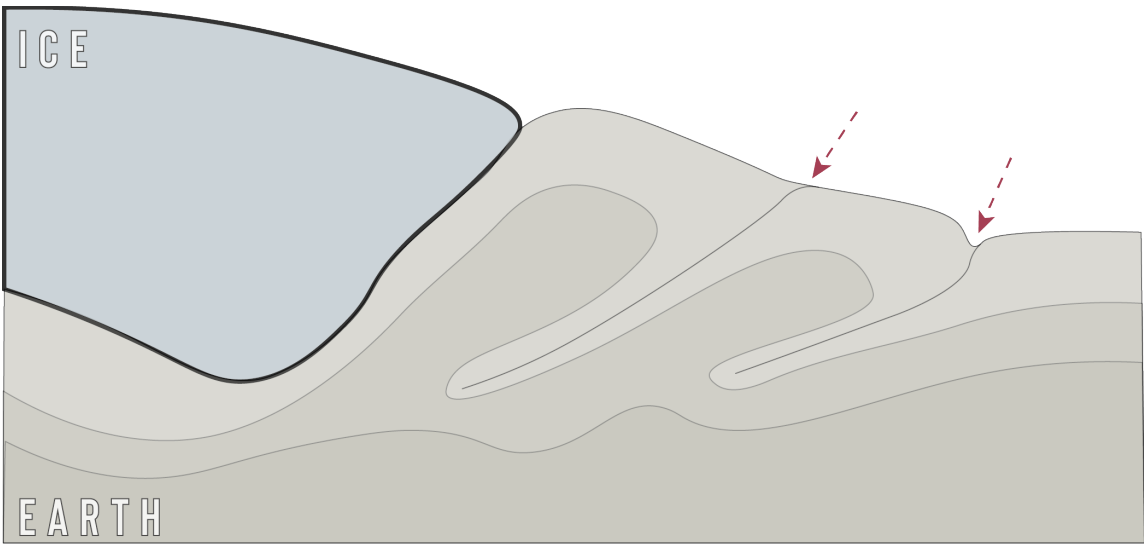
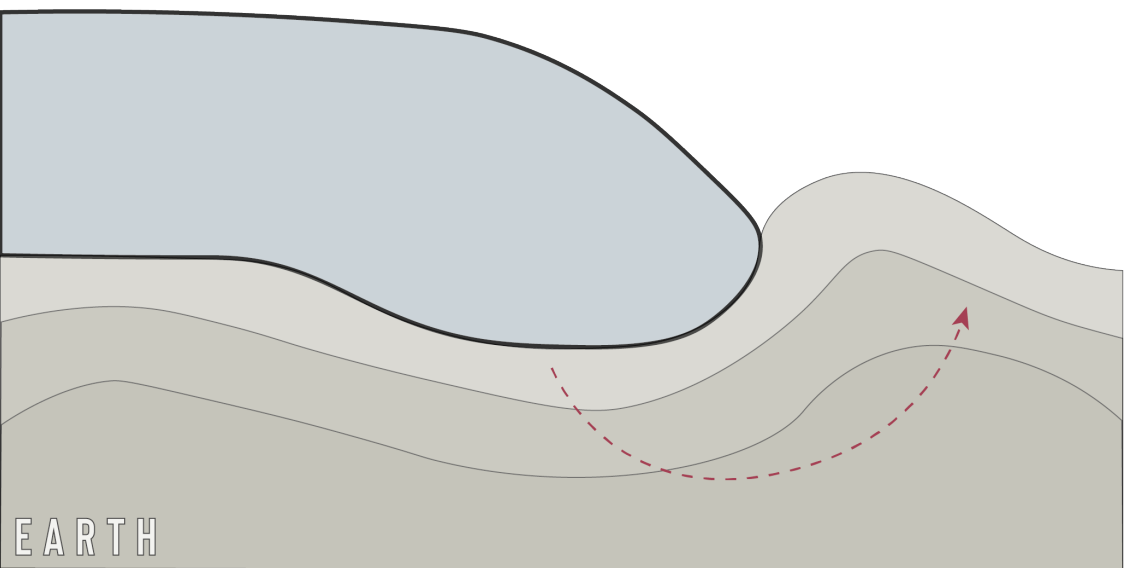
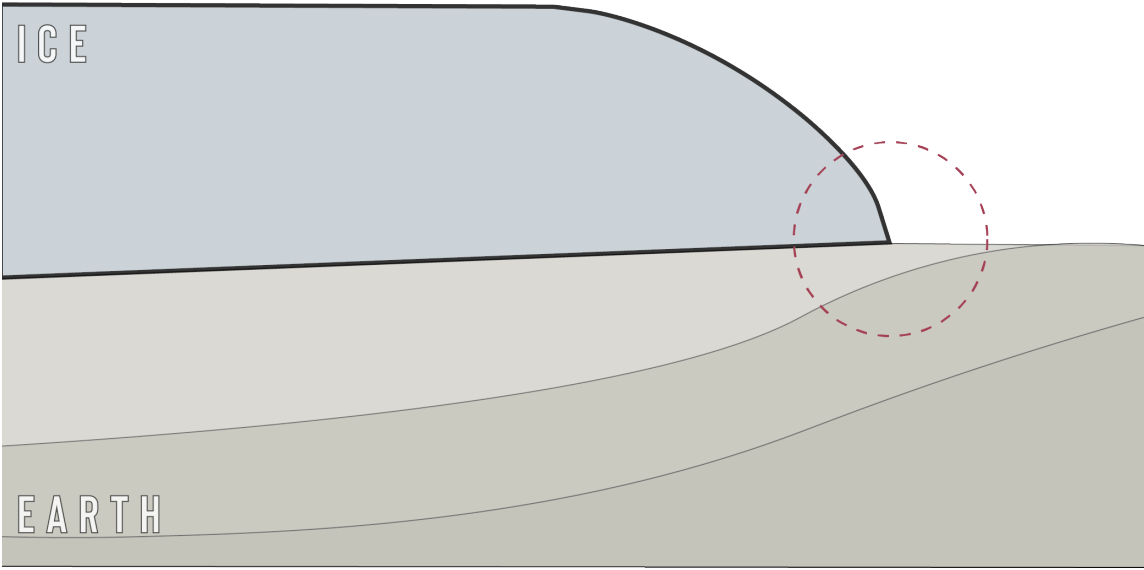


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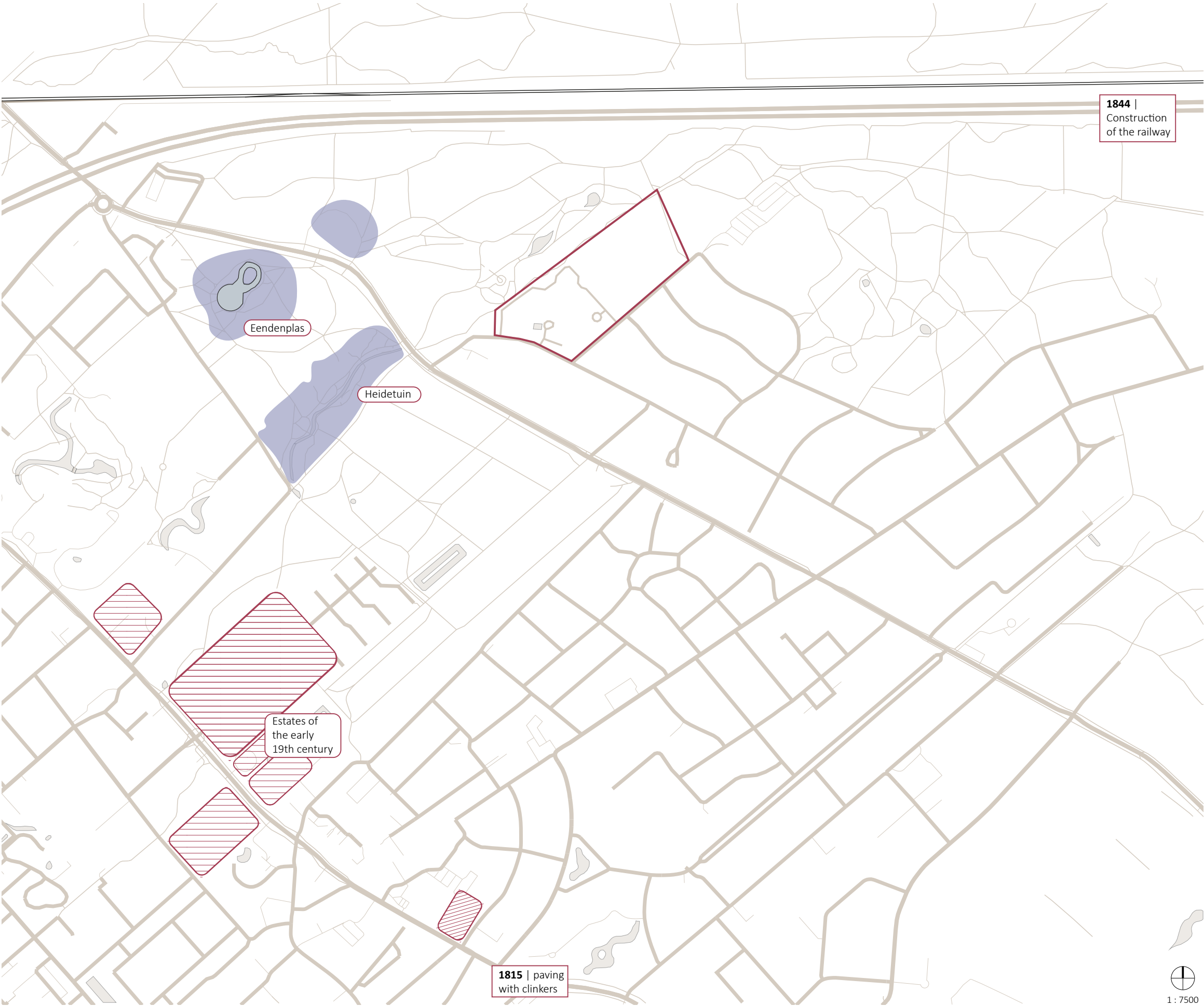
HISTORICAL CONTEXT

LANDSCAPE, TIMELINE, PLACES OF JOY

ICE AGE - 150.000 YEARS AGO



The location is on the edge of the Utrechtse Heuvelrug. A national park created during the Ice Age in the centre of the Netherlands. A giant ice glacier lay on top of the dutch soil. The glacier was so heavy and thick that it pushed down the ground underneath, which caused the earth to be pushed up on the edge, creating new layers on top of each other, creating a moraine. This moraine is now known as the Utrechtse Heuvelrug.



This map shows the places of joy that could be found in Driebergen-Rijsenburg in the 19th century. First of all, there were a lot of estates and castles situated on the Hoofdweg. Rich people living in the city made big country houses over there after the Hoofdweg was paved. Driebergen-Rijsenburg was a good place to go to because of its location in the centre of the Netherlands and on the edge of the 'Utrechtse Heuvelrug'. Other places of joy could be found in the forest. There was a festival terrain where 'Zendingsdagen' and 'Koningsspelen' were held. This is shown in some pictures on the next page. Another place in the forest, 'de Eendenplas', was also a place where people met often. In the summer the lake felt like a seaside resort, everyone went for a swim there. Last but not least there was 'de Krim', a bar, clubhouse and a place from where cycling tours were organised. 'De Krim' is nowadays still a café, a place where people meet.

- 1 The Eendenplas, Boegsprietvoelen
- 2 'Zendingsdagen' which attracted a large audience, 1974
- 3 Café S.M. van Tintelen (Krim), 1927
- 4 Bandstand in the Rijsenburgse forest, 1952
- 5 One of the many estates situated on the 'Hoofdstraat' in the early 19th century

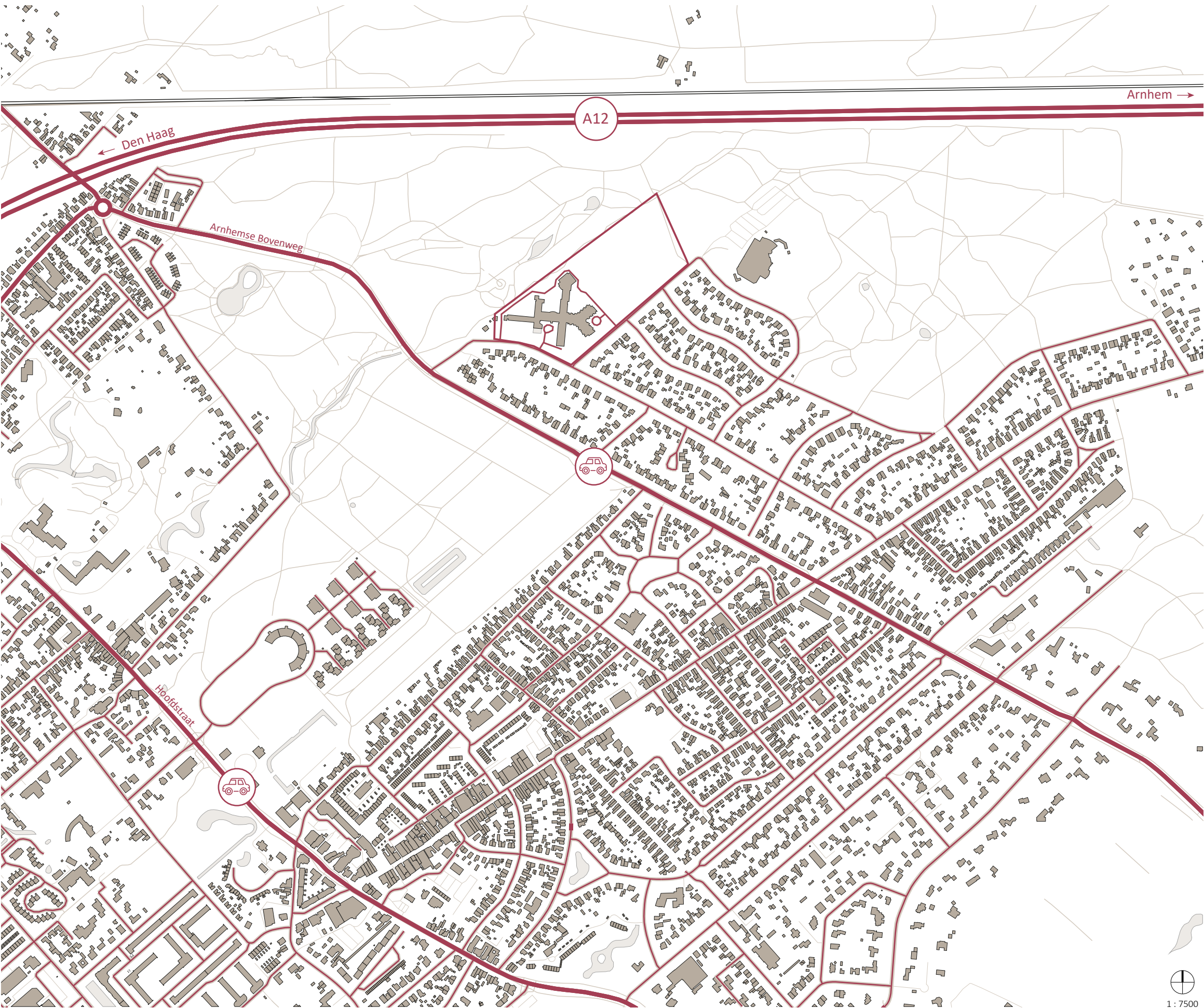


03

URBAN & REGION

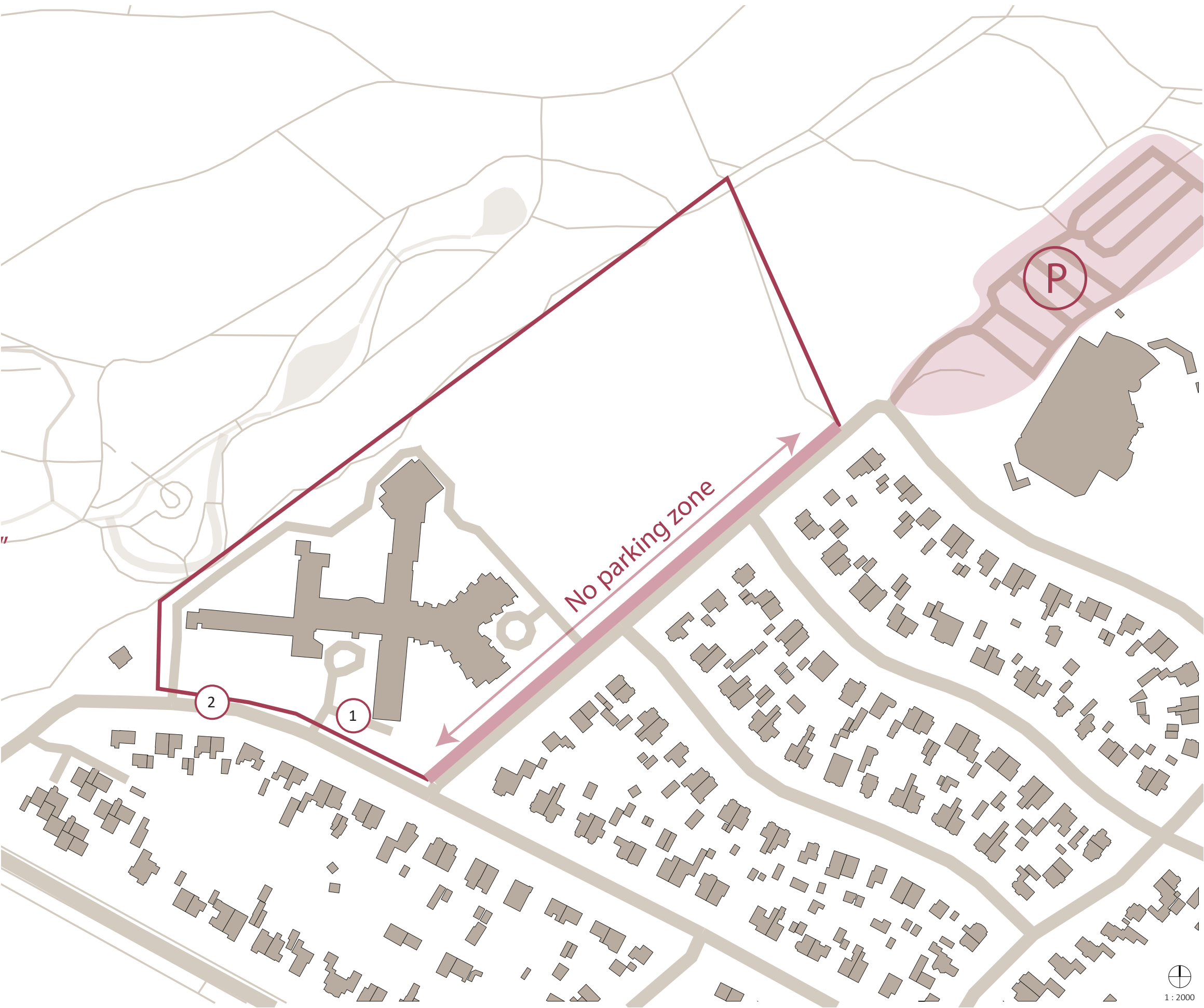
INFRASTRUCTURE, FUNCTIONS, MORPHOLOGY

INFRASTRUCTURE MAIN ROADS



The highway A12 from Den Haag to Arnhem passes by the site. The exit into Driebergen is located 5 minutes from the site. Two bigger roads cross Driebergen, the Arnhemse Bovenweg, which almost goes along the location and the Hoofdstraat.

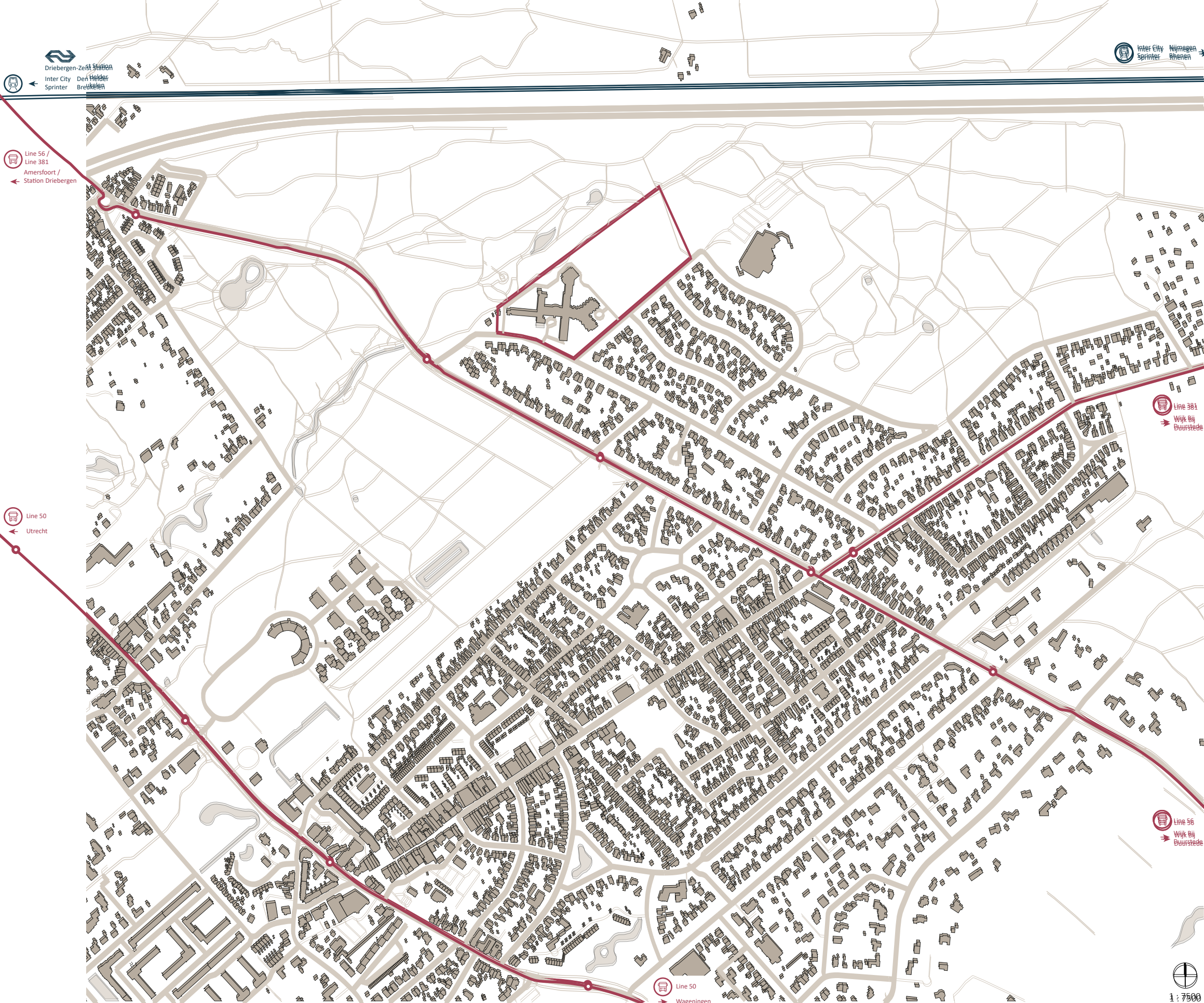
INFRASTRUCTURE PARKING PLACES



The big parking near the swimming pool is located on the edge of the neighbourhood. This created the opportunity for the residents to park alongside streets.



INFRASTRUCTURE PUBLIC TRANSPORT



There is a bus line on both the main roads in Driebergen, which creates a good connection between the centre and the train station. The Station of Driebergen-Zeist has many features. Two intercity trains and two Sprinter trains cross twice an hour. Also, the station has huge bike parking and the opportunity to rent an OV bike. There is a P+R spot for the cars and the possibility of sharing a Greenwheels car.

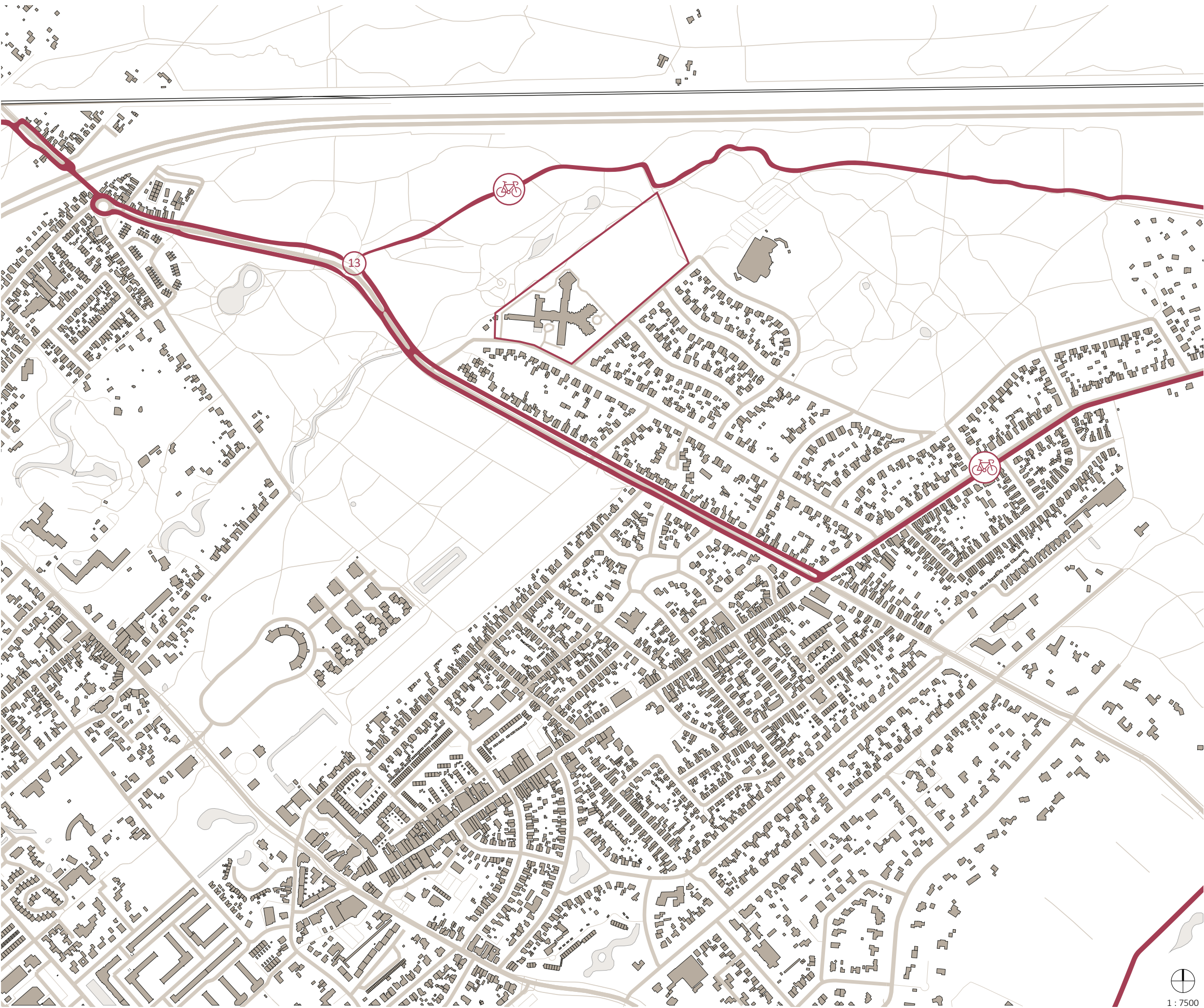
STATION DRIEBERGEN-ZEIST

- Inter City Den Helder (2 times a hour)
- Inter City Nijmegen (2 times a hour)
- Sprinter Breukelen (2 times a hour)
- Sprinter Rhenen (2 times a hour)
- 85 x Normal bikes
- 25 x Electric bikes
- 3.000 places
- 250 places
- Greenwheels parking
- Free tap water point

INFRASTRUCTURE PUBLIC TRANSPORT

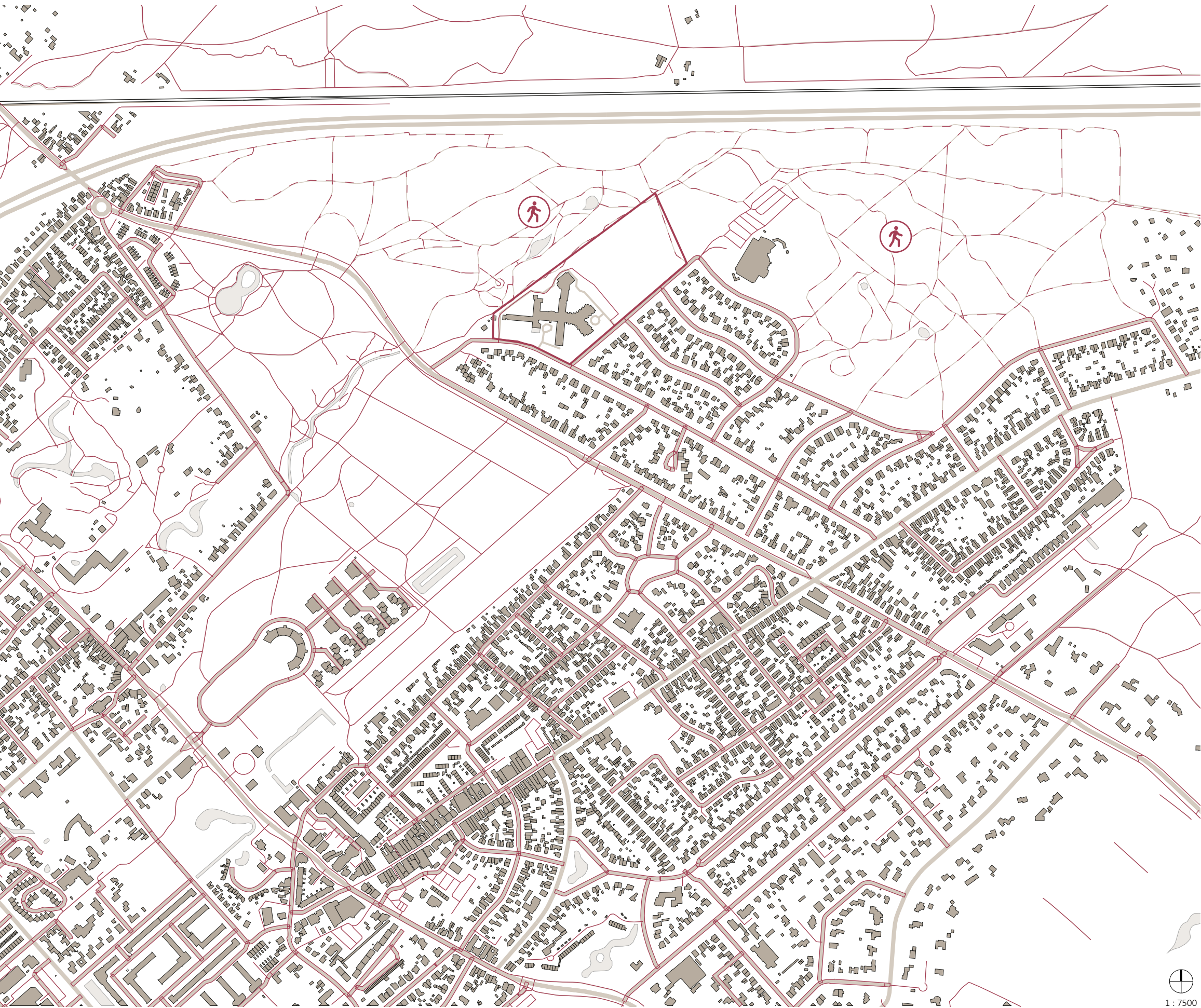


INFRASTRUCTURE BIKING ROUTES



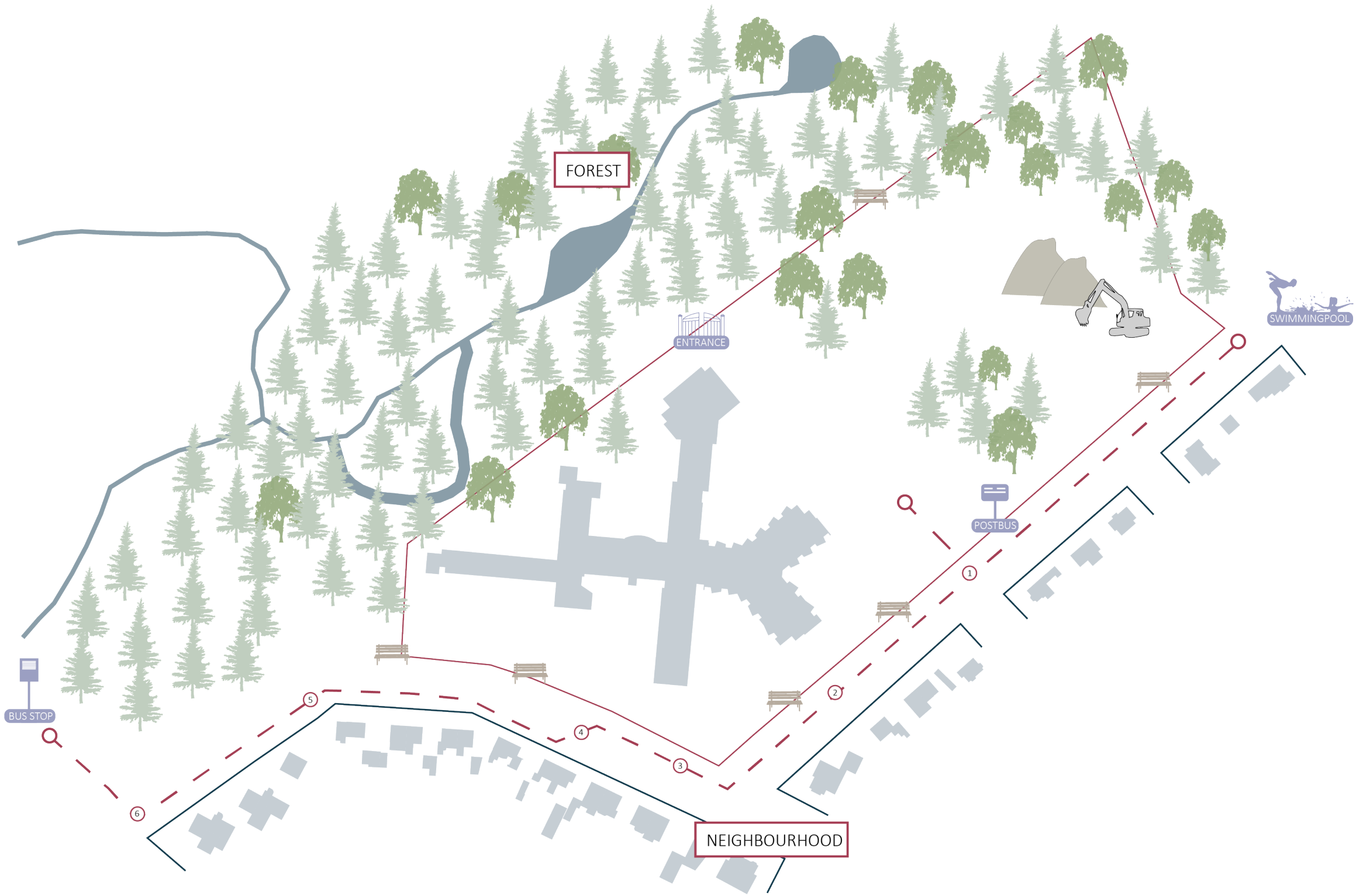
There are multiple biking routes through Driebergen. One Bike route is going along the site. These biking routes are connected with the Utrechtse Heuvelrug and the rest of the province of Utrecht.

INFRASTRUCTURE WALKING ROUTES



Multiple walking routes go through Driebergen and the forest. These walking routes are connected with the national park on the other side of the highway and with “Het Driebergse Bos”. Besides the possibility of going into nature, there are also different routes to follow to the city centre.

A WALK TO THE BUSSTOP



A walk to the supermarket

●→ 1200 m

🚶 14 min

🚲 4 min

A walk to the busstop

●→ 400 m

🚶 5 min

🚲 2 min

A walk to the swimmingpool

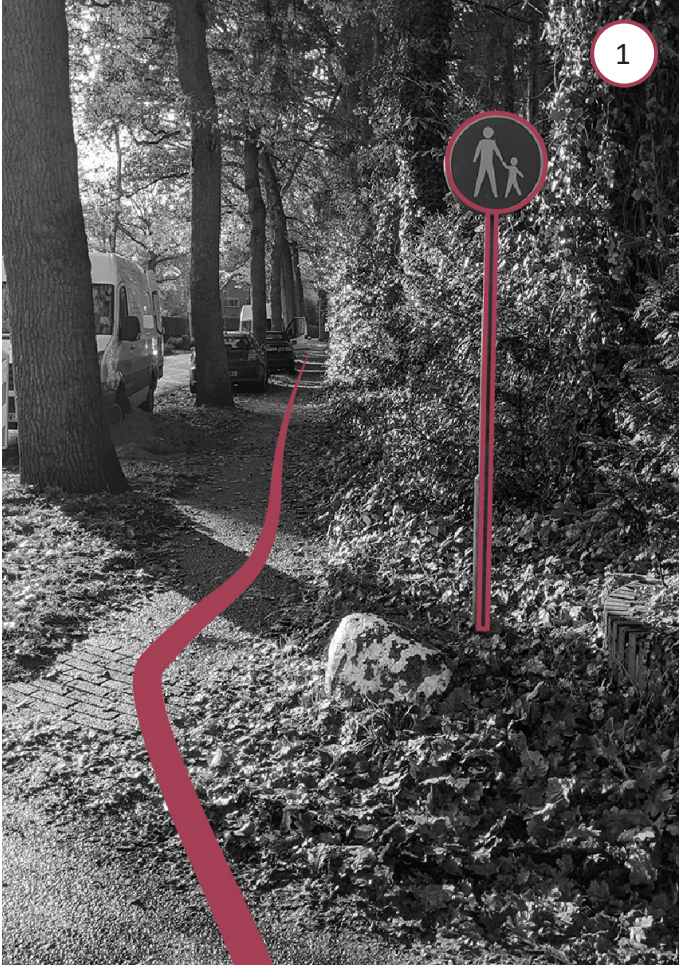
●→ 290 m

🚶 4 min

🚲 1 min

For some people, like some elderly and people with a disability, the world is a bit smaller. They do not go far from home because they have difficulty walking or for whatever reason it might be. Therefore the close facilities around the site itself are mapped. There are a lot of benches and there is a Postbus on the edge of the site. The bus stop and the swimming pool are withing walking of 5 minutes. The super-market is in the centre of Driebergen-Rijsenburg and with this not within walking distance.

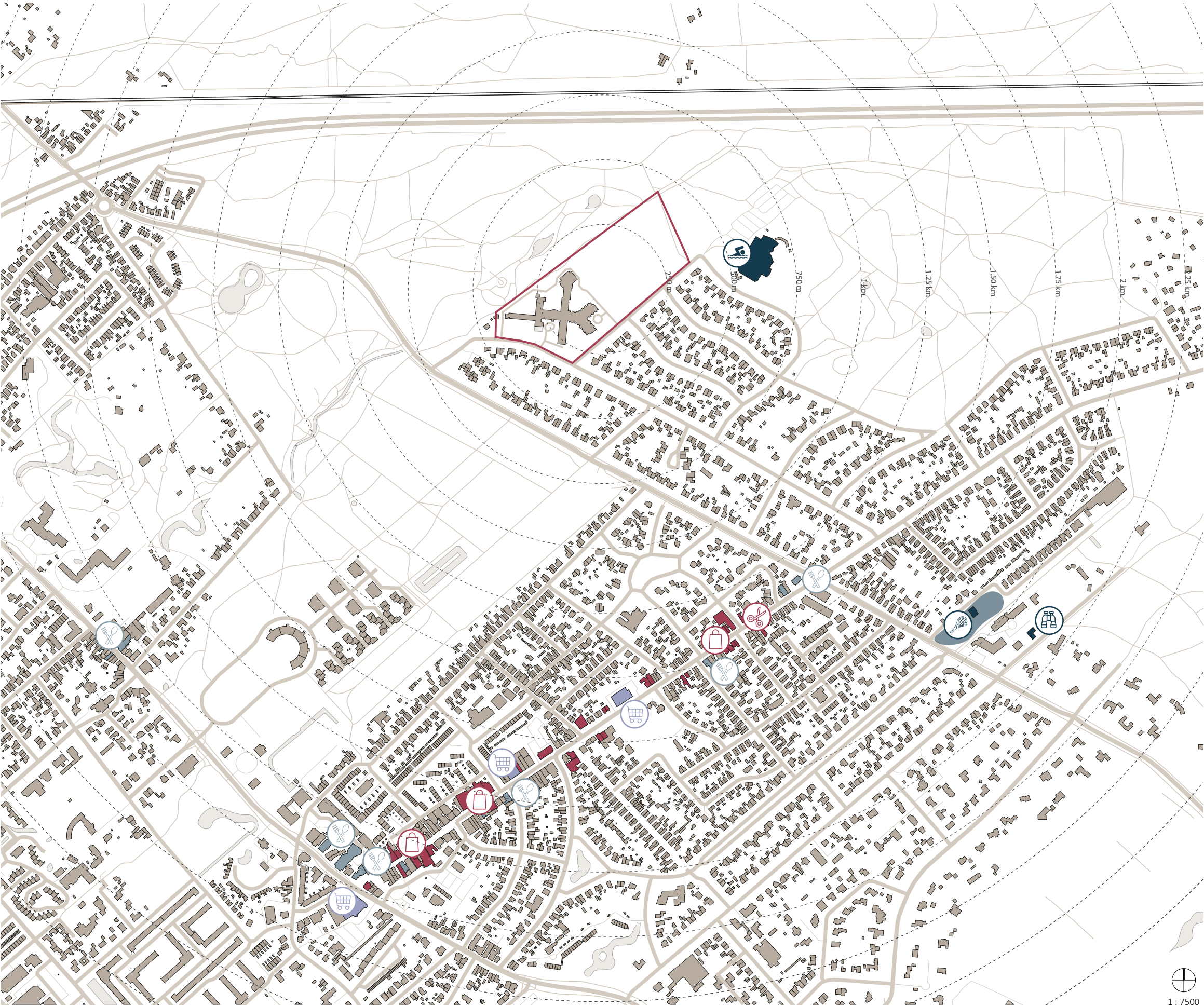
A WALK TO THE BUSSTOP



For people who have difficulty walking the rest places, the pavement and the crosswalks are important. Therefore the way to the bus stop is mapped with photos. A good thing is that there are enough benches on the way from the site to the bus stop, so people can take a rest whenever needed (2). However, the pavement and the crosswalks are not equally good everywhere. On the first part of the walk, the sidewalk is made of hard gravel and the roots of the trees cause a bumpy road (3). Another remarkable thing is that the sidewalk suddenly stops at one point. People have to go to the other side of the road but there is not a good crosswalk (4). Happily, there is a bench again at the bus stop so one can take a rest over there and wait for the bus while sitting (6).



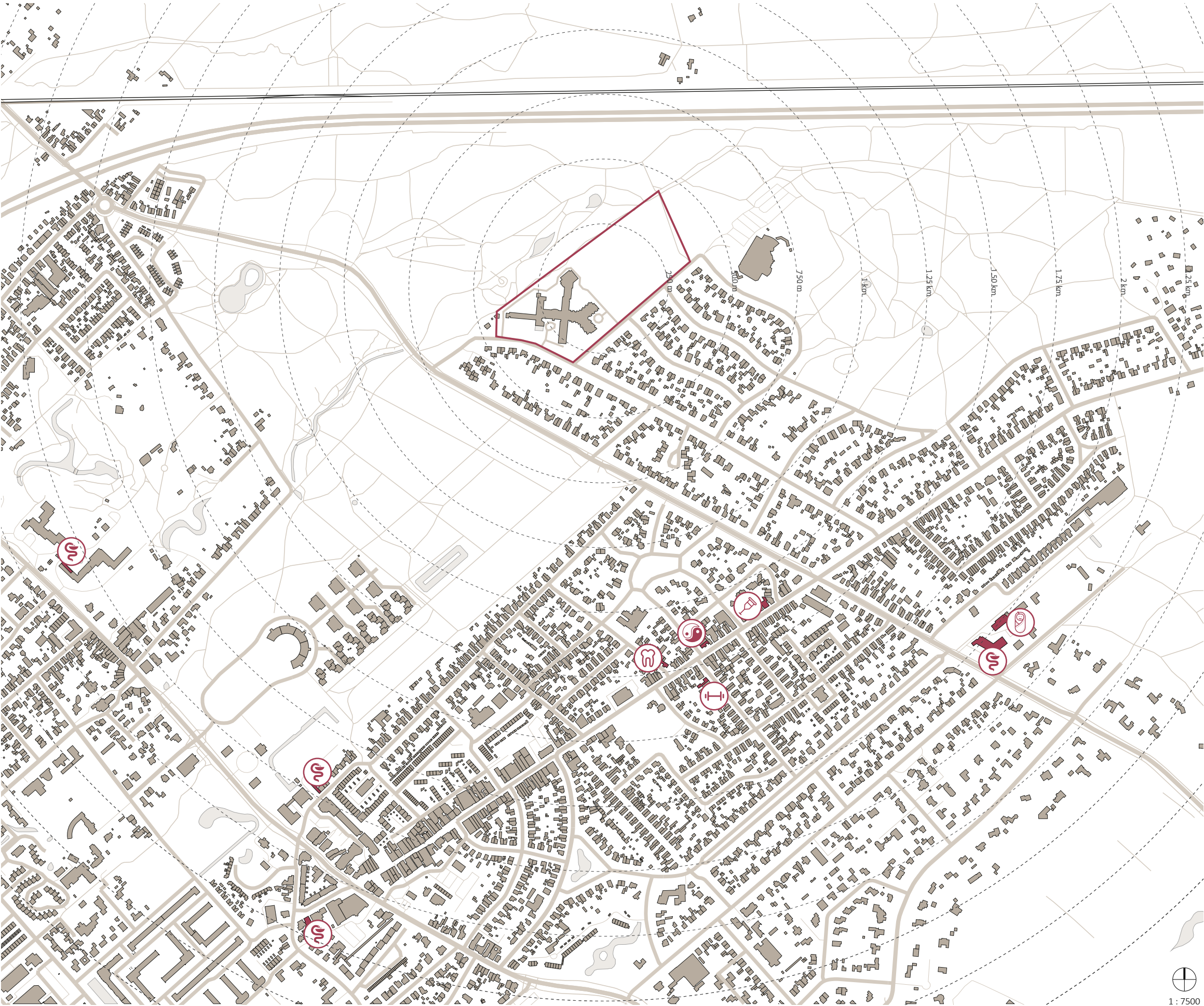
FUNCTIONS GENERAL



The general facilities are located in the main shopping street of Driebergen. This street is located in the city centre and more than a kilometre away from the location. The only facility that is close to the site is the swimming pool.

- = Supermarket
- = Restaurant
- = Shops
- = Hairdresser
- = Swimmingpool
- = Tennisclub
- = Scouting

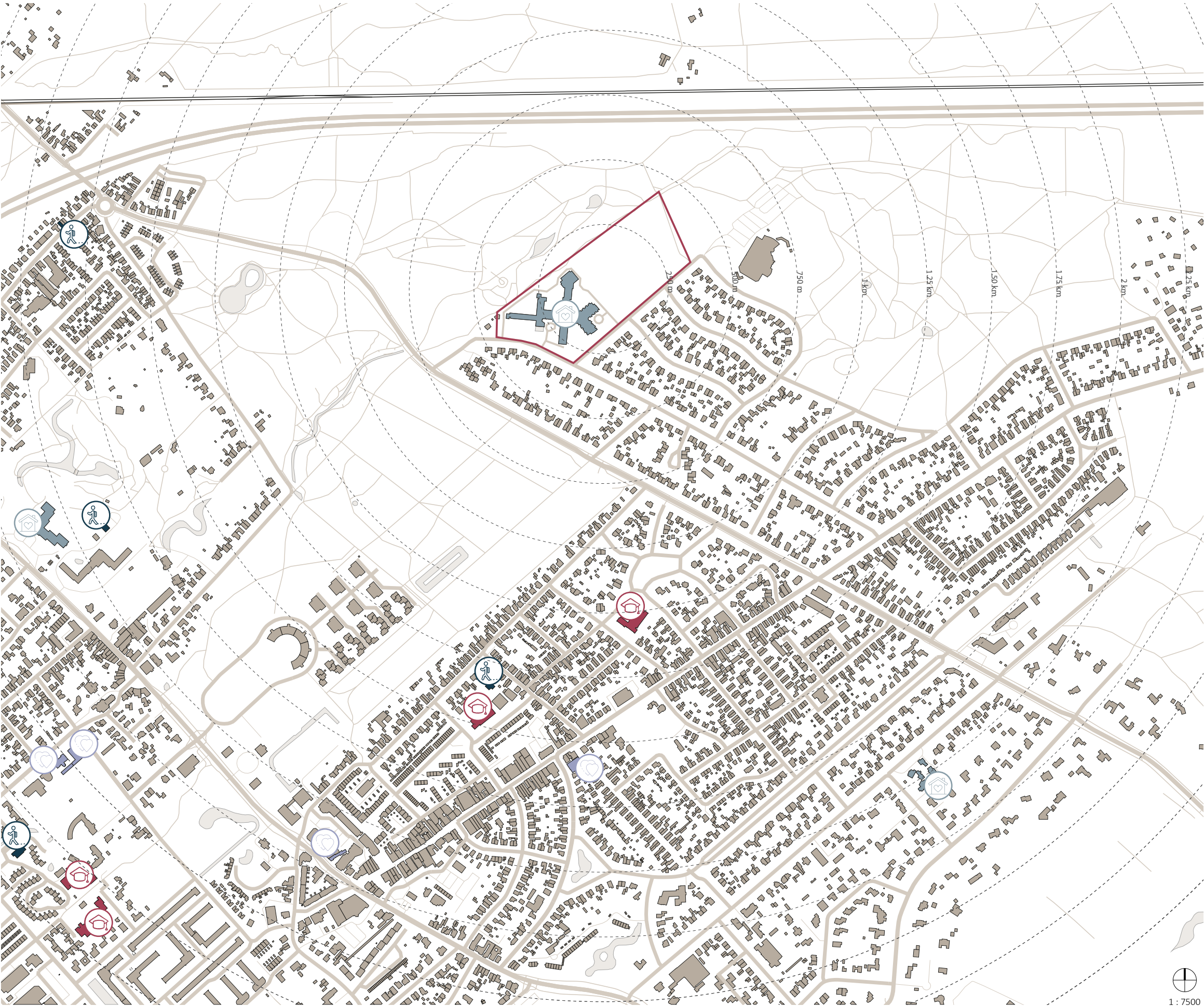
FUNCTIONS HEALTH & CARE



All health facilities are at least a kilometre away from the location. This makes the residents have to walk 15 minutes or take the bus to get to the primary health they need.

- = Pharmacy & General Practitioner
- = Midwifery practice
- = Dentist
- = Physiotherapy
- = Training centre
- = Yoga studio

FUNCTIONS FOR TARGETGROUPS



The elderly home is now placed on the location but will be demolished. There are a few spots for daycare activities, but they are at least two kilometres from the site. Just as the schools for children and after-school care.

- = Education
- = After school, child care
- = Retirement home
- = Daycare

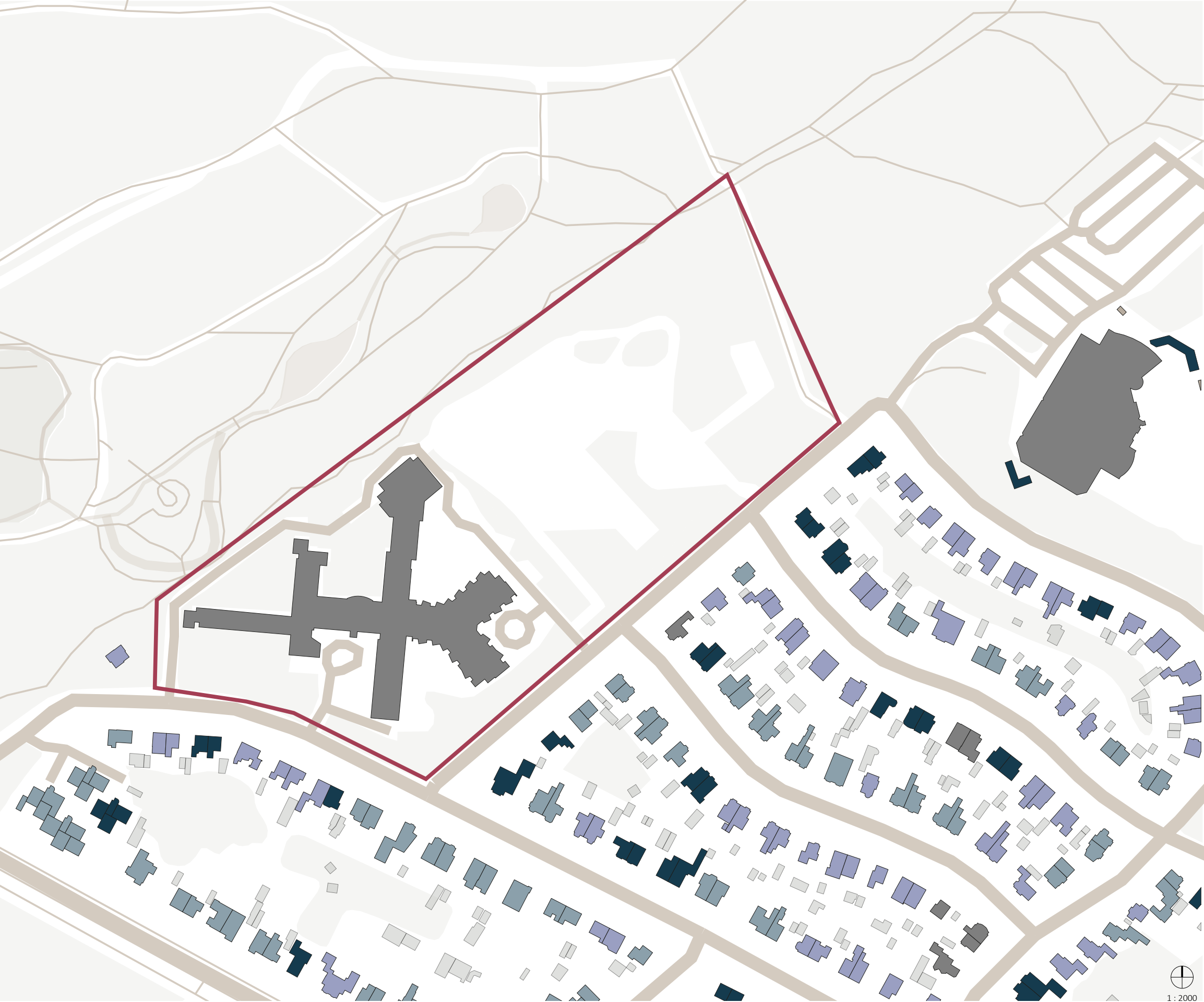
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MORPHOLOGY

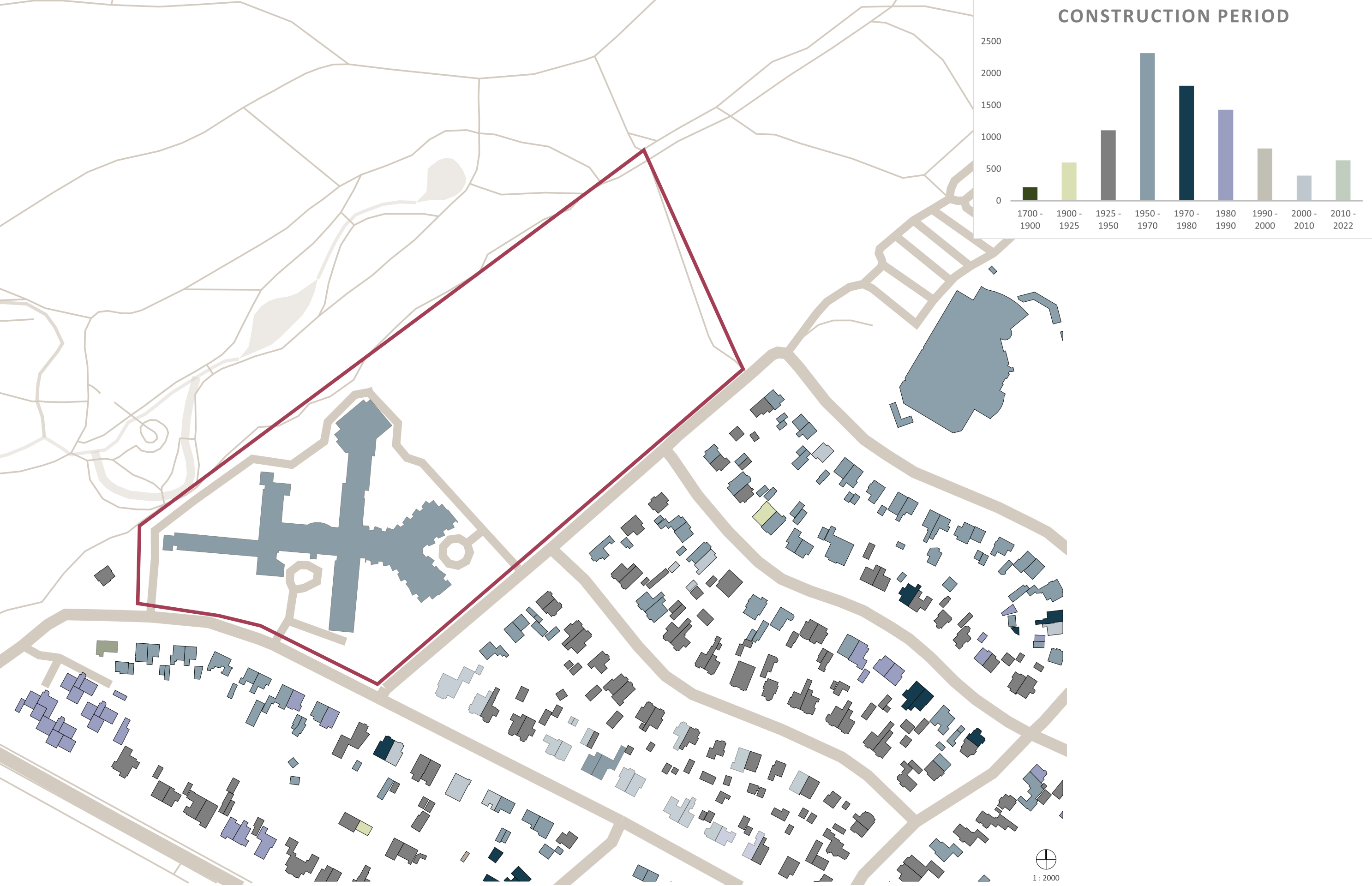


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BUILDING HEIGHTS



BUILDING YEARS

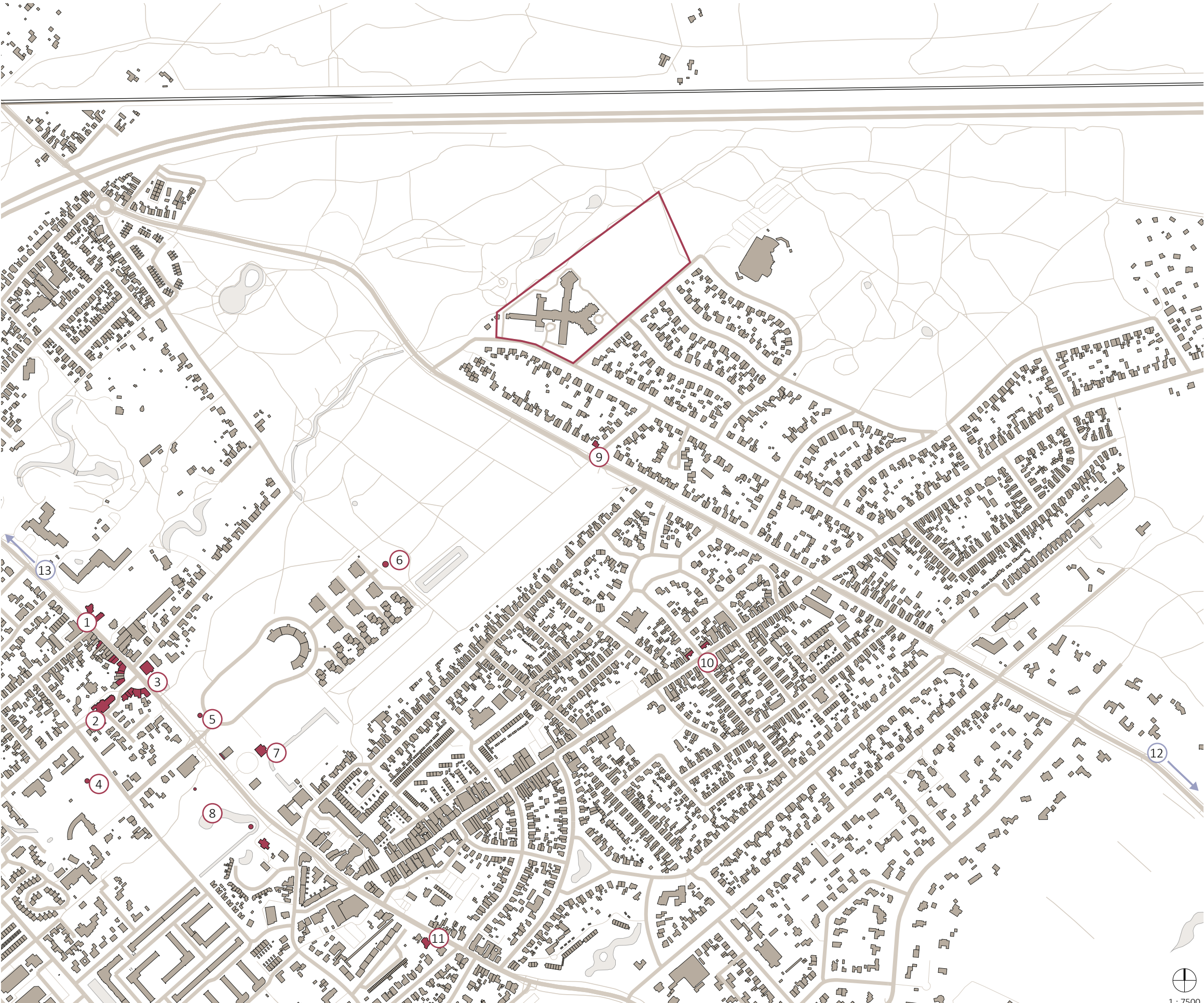




04

CULTURAL CONTEXT

MONUMENTS, ESTATES, CULTURAL ACTIVITIES



Driebergen-Rijsenburg is a village with a rich history. Hence it is not at all surprising that the village has 133 national monuments. Adding to that is Rijsenburg (a part of Driebergen-Rijsenburg which have been merged since 1931) a nationally protected village (van rijkswege beschermd dorpsgezicht). That does not mean that all buildings in that area automatically receive the status of a protected monument, but the municipality regulates the new developments of the area to safeguard the cultural values of Rijsenburg.

Another remarkable thing about the area in and around Driebergen-Rijsenburg, is the presence of many estates and castles. The edge of the Utrechtse Heuvelrug used to be an attractive place for country houses of rich people living in the cities. Many of these estates and castles in the area can now be visited by tourists and people from the surrounding area.

The map and the list below show a few of the monuments in Driebergen-Rijsenburg. On the following page, photos have been added including a few photos of estates in the area just outside the village.

- National monuments in the vicinity**
- 1 Blijdorp (castle and estate) and residential building
 - 2 R.K. church
 - 3 Residential buildings
 - 4 Burial chapel cemetery
 - 5 Statue, schaepmanmonument (1908)
 - 6 Statue, schaepmanmonument (1908)
 - 7 Sparrendaal (castle and estate)
 - 8 Memorial stones of the second world war
 - 9 Residential buildin
 - 10 Residential buildings
 - 11 Residential building
 - 12 Castles and estates
 - 13 Castles and estates



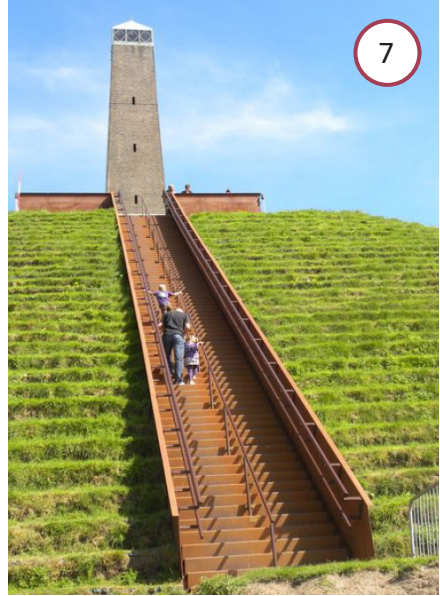
CULTURE ACTIVITIES IN DRIEBERGEN-RIJSENBURG



Besides the many monuments and estates in Driebergen-Rijsenburg, there are some activities that have to do with history as well. There are two museums at a distance of 5 minutes by car. The first museum ‘Militaire Traditie’ is about the history and traditions of our armed forces. The other museum ‘Vroeger en Nu’ shows the rich history of Driebergen-Rijsenburg. Next to these historical activities, there are some other nice things to do in the village. There is a heather garden with more than 150 types of heather, there is a cooking studio and a noutside kart track. So, there is something to do for everyone in Driebergen-Rijsenburg.

- Activities**
- 1 Museum Militaire Traditie**
 - 🚗 6 minutes
 - 🚲 6 minutes
 - 🚶 17 minutes
 - 2 Museum Vroeger & Nu**
 - 🚗 4 minutes
 - 🚲 5 minutes
 - 🚶 16 minutes
 - 3 Kart-track**
 - 🚗 7 minutes
 - 🚲 9 minutes
 - 🚶 33 minutes
 - 4 Cooking studio**
 - 🚗 4 minutes
 - 🚲 5 minutes
 - 🚶 17 minutes
 - 5 Heidetuin**
 - 🚗 4 minutes
 - 🚲 5 minutes
 - 🚶 17 minutes

CULTURE ACTIVITIES NEARBY



Because of its central location in the country, there are also a lot of activities to do in the wider environment. Within a driving distance of half an hour, there are plenty of fun things to do for a day out. There are more museums, nice gardens and the dunes of Soest (Soesterduinen). Also animal garden ‘Ouwehands Dierenpark’ is accessible within 35 minutes of driving. The conclusion is that there is enough to do in and around Driebergen-Rijsenburg, for people of all ages.

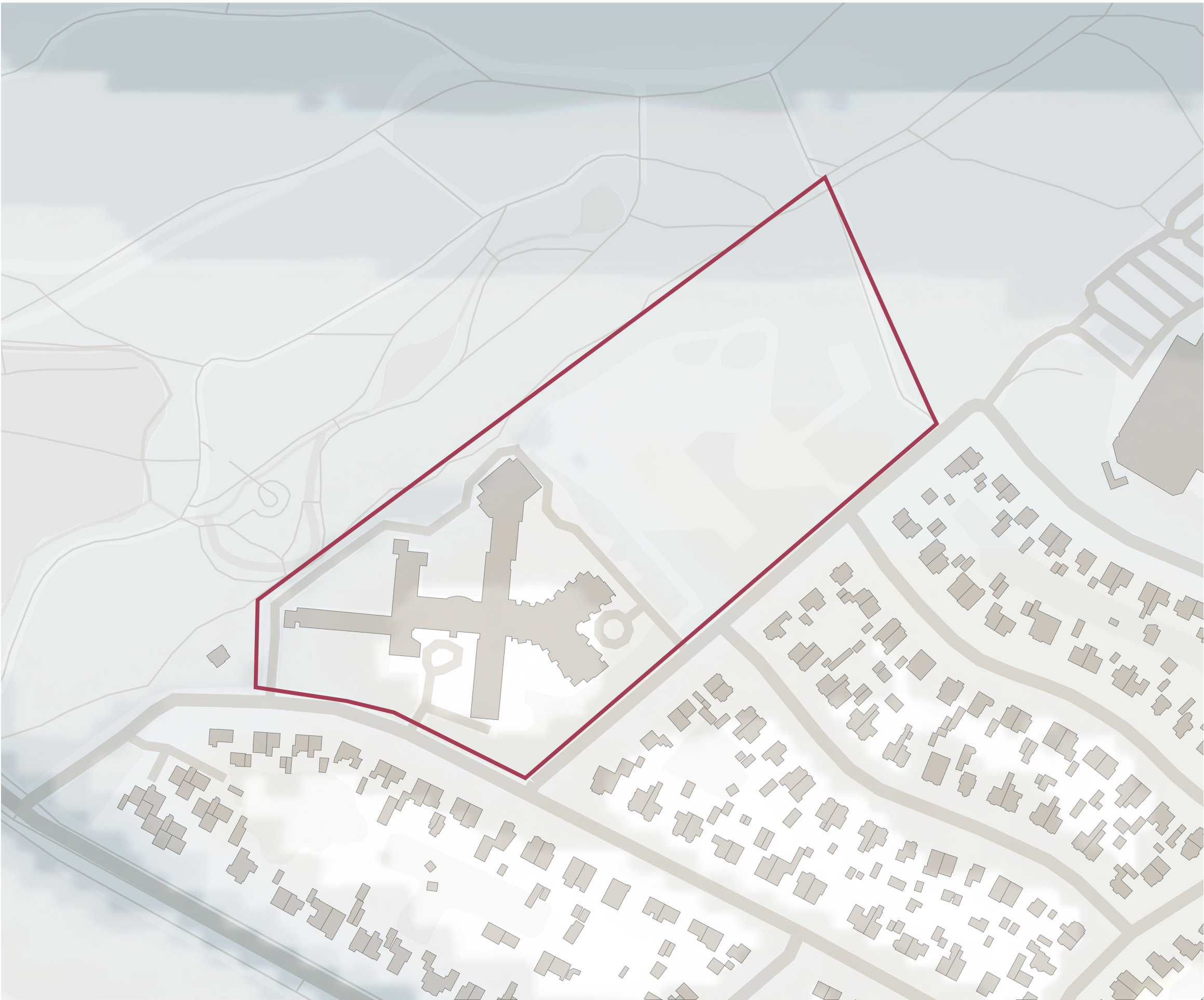
- Activities**
- 1 Nationaal militair museum**
 - 🚗 Soest, 23 minutes
 - 2 Nationaal bomen museum**
 - 🚗 Doorn, 10 minutes
 - 3 Ouwehands dierenpark**
 - 🚗 Rhenen, 35 minutes
 - 4 Soesterduinen**
 - 🚗 Soest, 21 minutes
 - 5 Visitor centre Grebbelinie**
 - 🚗 Renswoude, 21 minutes
 - 6 Spoorwegmuseum**
 - 🚗 Utrecht, 20 minutes
 - 7 Pyramide van Austerlitz**
 - 🚗 Woudenberg, 9 minutes
 - 8 Historical tea-garden Bartiméus**
 - 🚗 Doorn, 7 minutes
 - 9 Historical garden Harderbroek**
 - 🚗 Langbroek, 16 minutes



05

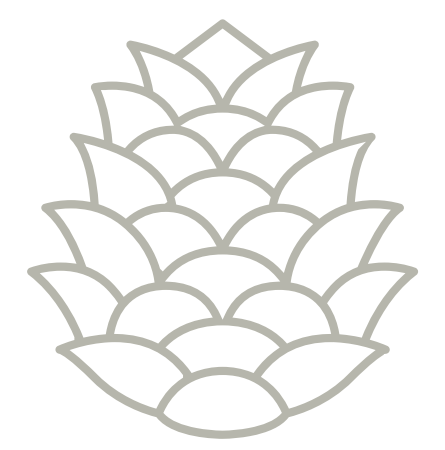
ATMOSPHERE

SENSES, MATERIALS, TEXTURES, NEIGHBOURHOOD



The forest and the existing buildings form a sound barrier for the highway on the upper side of the location and the residential area on the downside. When walking in the forest, the sound of the highway is hearable, just as the train does when it passes.

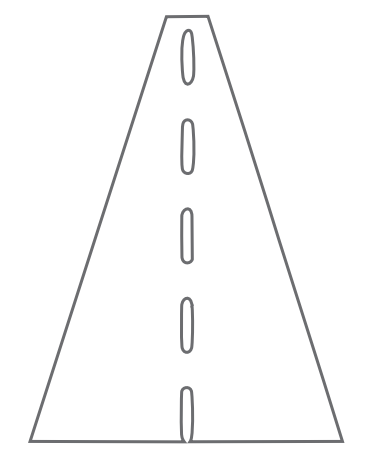
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Pine trees



Rain



Asphalt



Nursing Home

MATERIALS NEIGHBOURHOOD



The houses in the neighbourhood are all made of bricks. The bricks of the different houses have different colours which make it seem less like a standardized production. The roofs of the houses are made of red or black roof tiles, however, some roofs have straw roofing. The other materials that can be found at some places in the neighbourhood are wooden planks of fence boards and gravel and tiles on the driveways and paths in the gardens.

COLORS NEIGHBOURHOOD / SITE



On and around the site an autumnal colour palette can be found. That is partly because the photos were taken in the fall, but despite that, the colours in the area are mainly brown, orange and green tones. The colours of the building of ‘Sparrenheide’ (that will be demolished) actually fall a little bit out of this colour palette. These colours are a bit brighter and harder.





When we look at the neighbourhood around the site, the first thing that stands out is the amount of greenery. Rows of trees are well incorporated into the streetscape. Also, lower greenery can be found along the roads, shrubs are filling the spaces between the road and the sidewalk. This is shown in the section on the previous page. The houses in the neighbourhood are surrounded by big gardens with shrubs and trees too. The gardens are enclosed with fences and shrubs to keep privacy. Another remarkable thing that can be seen in the neighbourhood is that all houses have sloped roofs. A flat roof would be out of place in this posh neighbourhood.



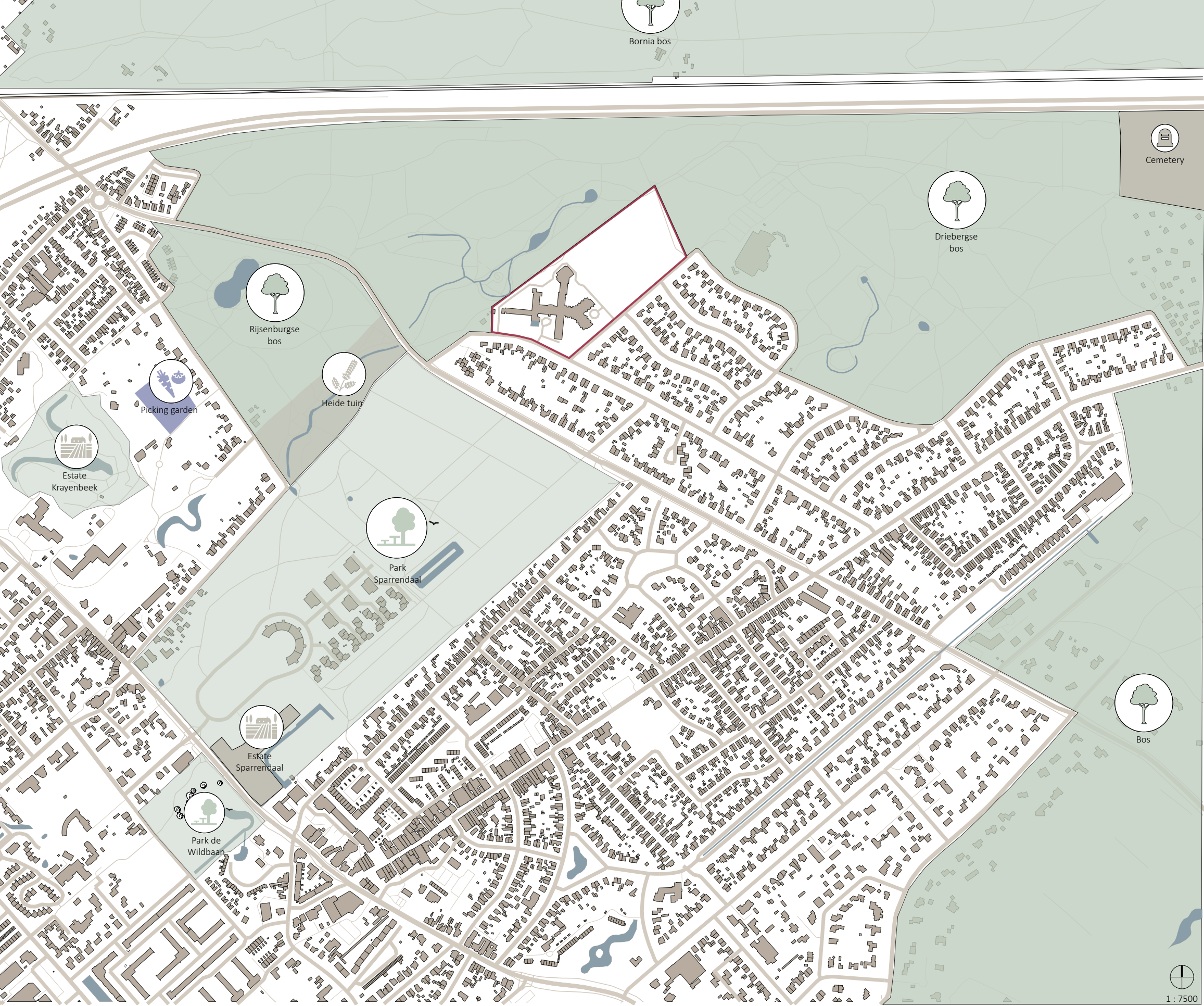


06

NATURE

TREES, ANIMALS, HEIGHTS

NATURE FUNCTIONS IN DRIEBERGEN-RIJSENBURG



With its location on the ‘Utrechtse Heuvelrug’ flanks, is Driebergen-Rijsenburg surrounded by many green areas. To start with the forest on the edge of the site itself. On the other side of the Arnhemse Bovenweg and on the other side of the highways can be found two forests too. Furthermore, there are few parks in Driebergen-Rijsenburg, in the past, these were the gardens of big estates. Finally, there also is a heather garden and a picking garden where people can pick vegetables and fruits their selves.

- = Forest
- = Cemetery
- = Heather
- = Picking garden
- = Park
- = Estate

NATURE AROUND THE SITE



When zooming in a little on the scale of the site itself we see a lot of greenery too. The site is located on the edge of the forest ‘Driebergsebos’. A beautiful forest with high trees, water located in a small valley and an open field with grass. Some photos of the forest are shown on the next page.



In the first photo, one of the beautiful walking forests can be seen. The walking paths are surrounded by different types of trees, and most of them are very high. The walking paths are sometimes a bit difficult to access because of the roots of the trees. In the second photo, the open field on the edge of the forest is captured. A beautiful view from out of the forest. The third photo shows the water that is situated in the forest. Lastly, in the fourth photo, the small valley can be seen. Also, the height differences of the forest are visible in this photo, a beautiful view.



This map shows the many trees that are on and around the site. It can be seen that there are not only a lot of trees in the forest but also on the site itself and in the surrounding neighbourhood. The next page shows which trees exactly can be found in the area and how they look during winter and summer.

SUMMER



Oak



Birch



Platan



Beech



Scots pine



Douglas



Larch

WINTER



Oak



Birch



Platan



Beech



Scots pine



Douglas



Larch

LEAVES



Oak



Birch



Platan



Beech



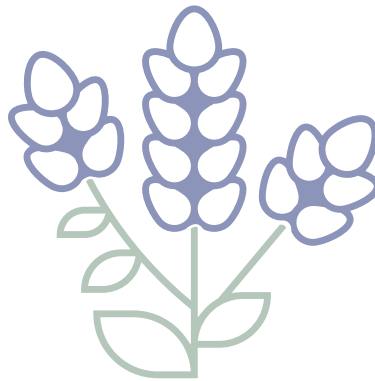
Scots pine



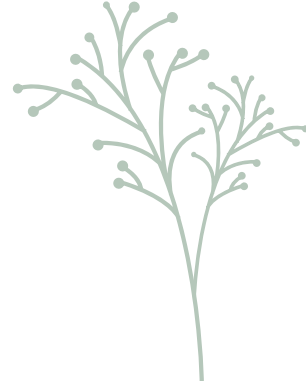
Douglas



Larch



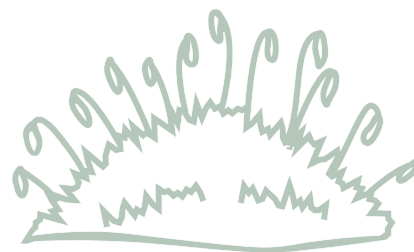
Purple Heather



Weeds

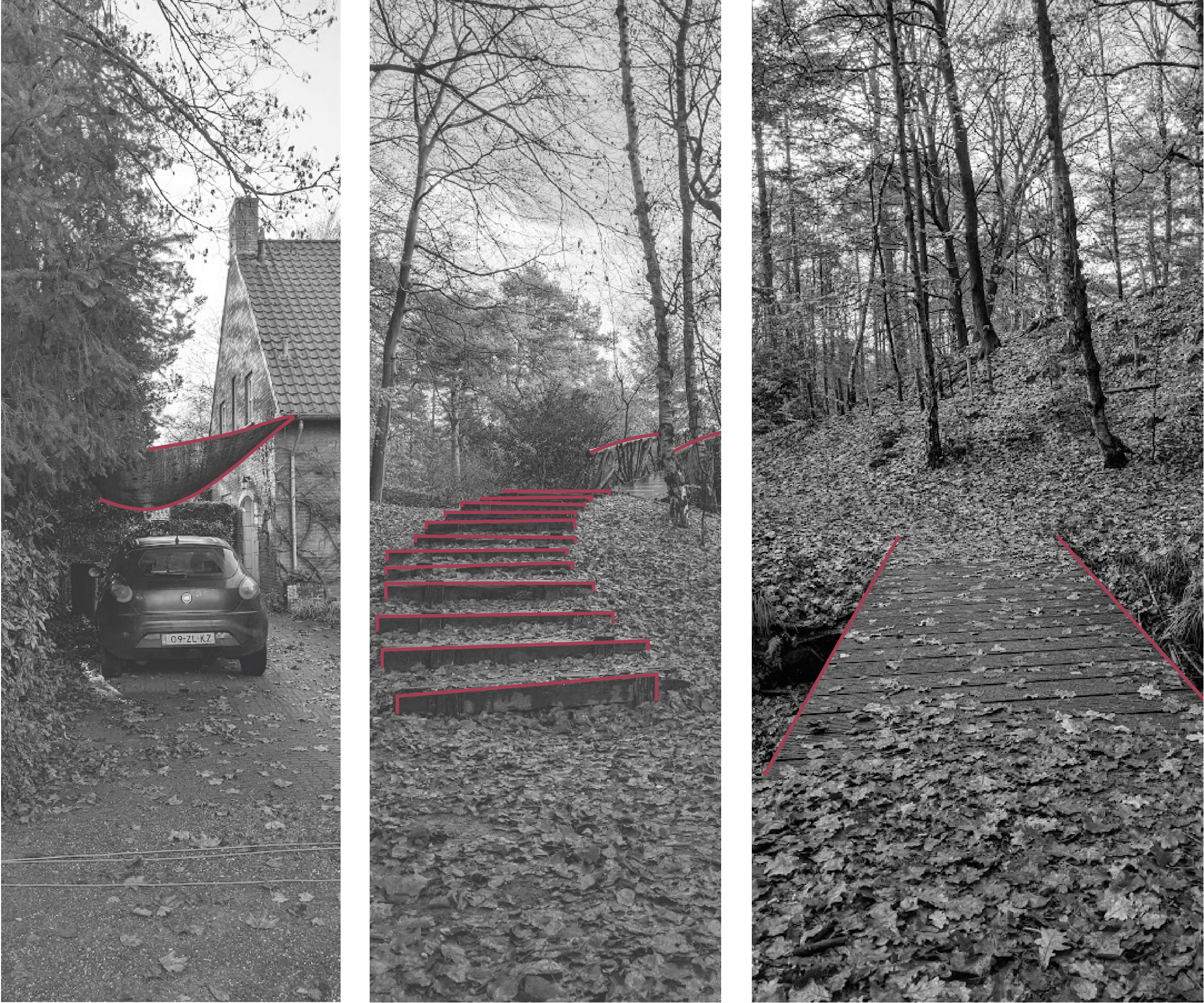


Mushrooms



Mosses

NATURE ADJUSTMENTS



In the forest and in the neighbourhood people made some adjustments to nature. First of all, a lot of people in the neighbourhood have nets stretched above their cars so that the pine cones falling from the trees do not damage the car. The second adjustment is stairs in some places in the forest as a way to deal with the height differences. Lastly, there are added some bridges in the woods. An additional adjustment may be handrails and anti-slip strips on the bridges. The bridges can be very slippery when it is raining.

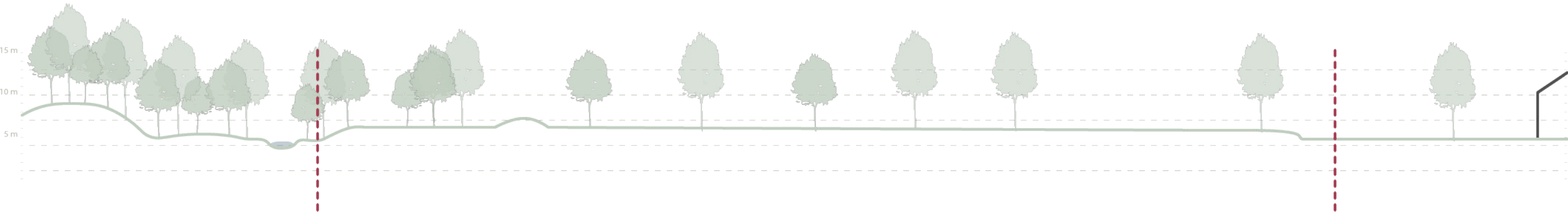
NATURE TEXTURES



As seen in the photos, different textures can be found around the site. Examples are leaves, gravel, pine needles, pine cones and the bark of the trees



The height difference in the landscape is shown in the map on the left. On the right, a section is drawn to show the different heights, indicating that the most significant height difference is on the edge of the site, which is part of the Utrechtse Heuvelrug. Also, the water stream can be indicated in this map.





Tits



Woodpickers



Owls



Raven

The most common animals on and around the site and the most common animals in the national park ‘de Utrechtse Heuvelrug’ have also been mapped to get an overall view of which birds and beasts can be found. This overview is shown in the photos on the left and the icons below.



Deers



Bads



Squirrels



Frogs

Birds in and around the site



Animals in and around the site



Animals in National park ‘Utrechts Heuvelrug’



Bucks



Badgers



Sheep



Lizards

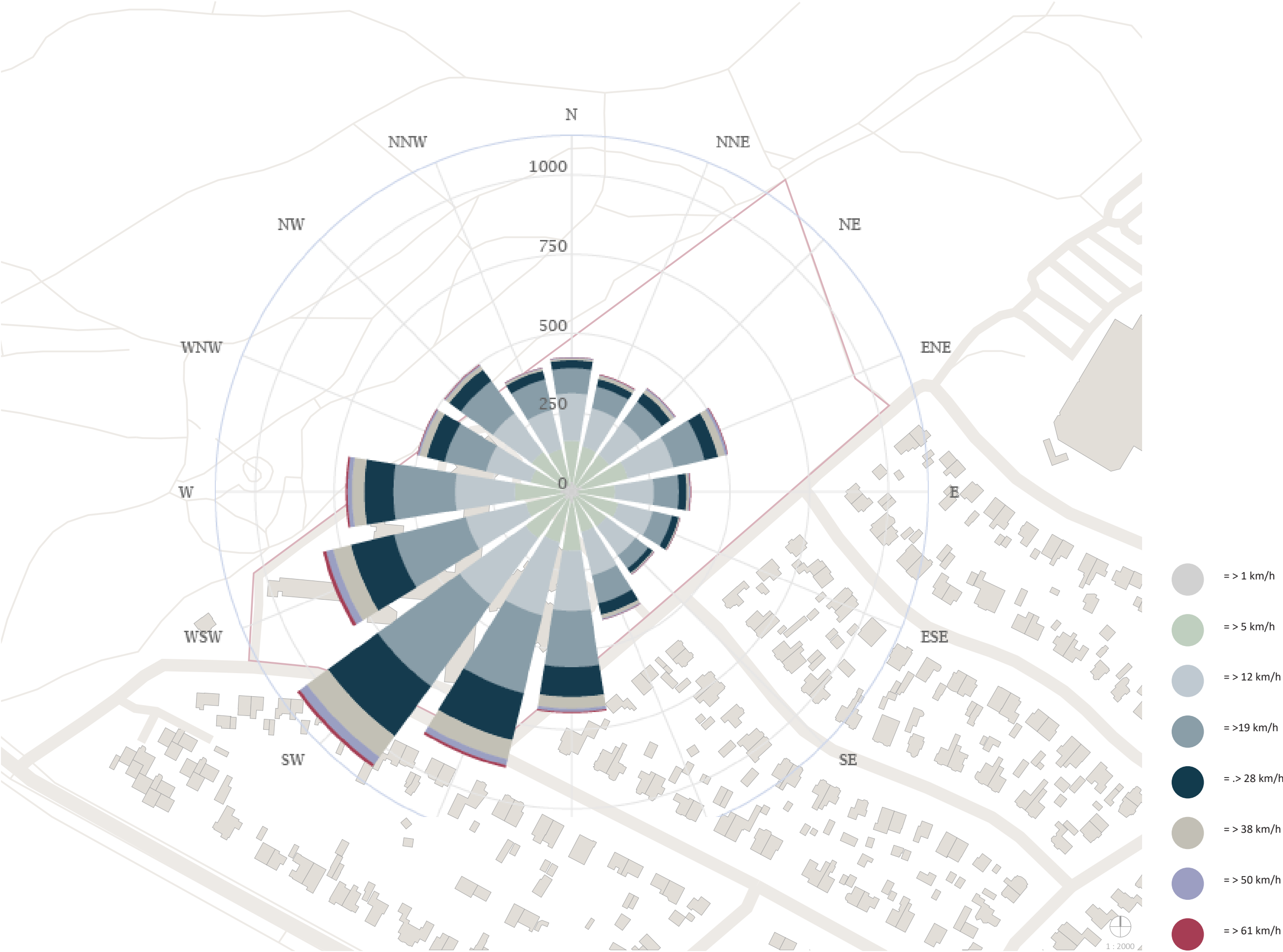


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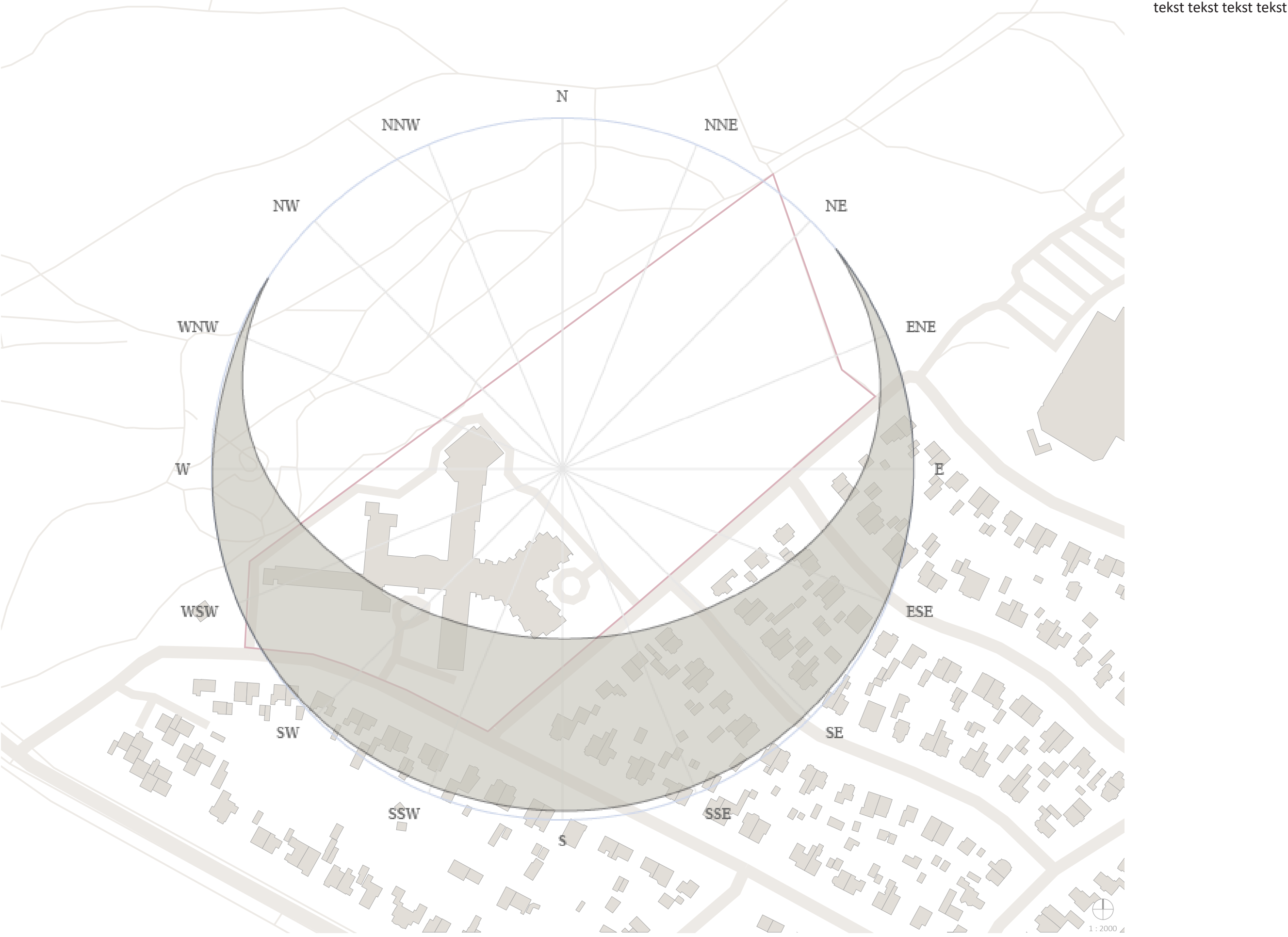
CLIMATE

SUNPATH, WINDFLOWER, HEATH-MAP

WIND-FLOWER



SUNPATH





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- 0.2 - 0.4 °C
- 0.4 - 0.6 °C
- 0.6 - 0.8 °C



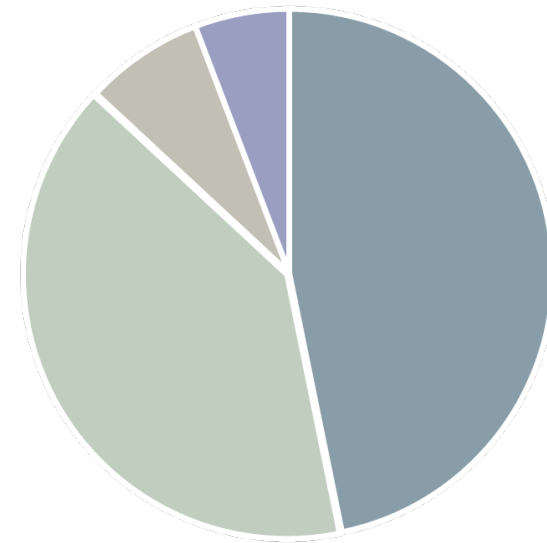
08

DEMOGRAPHICS

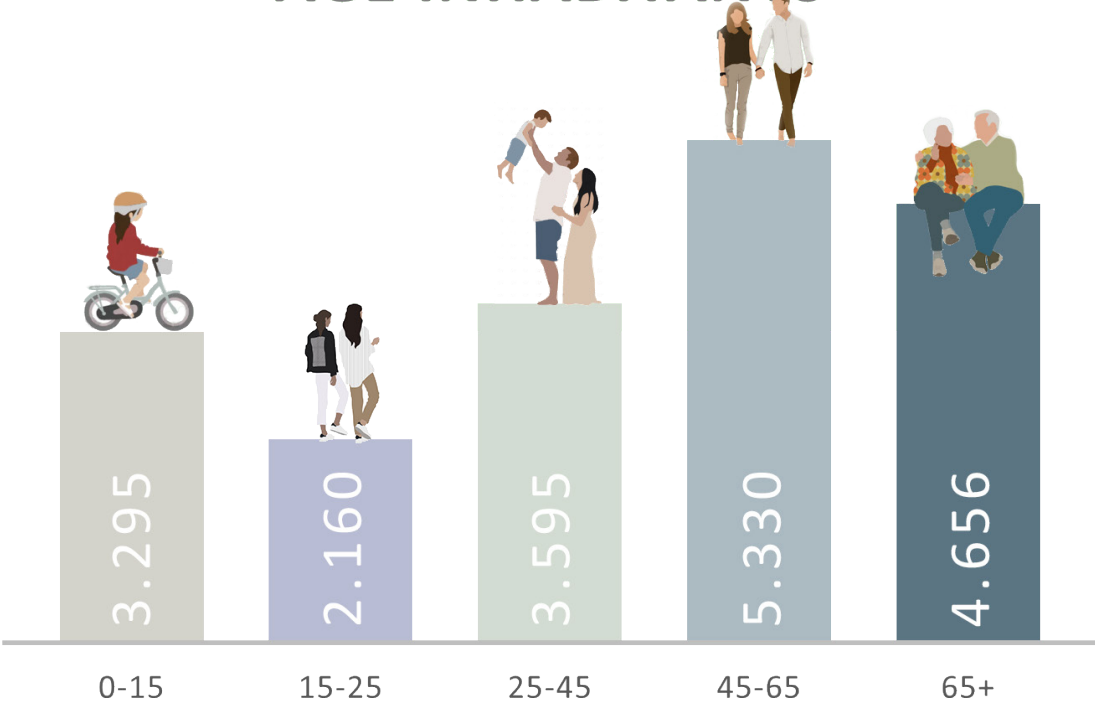
BACKGROUND, AGE, HEALTH, EDUCATION

MARTIAL STATUS

■ Unmarried ■ Married ■ Divorced ■ widowed

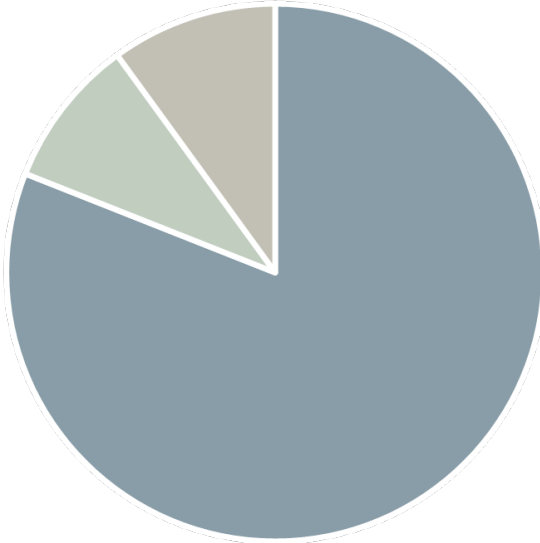


AGE INHABITANTS



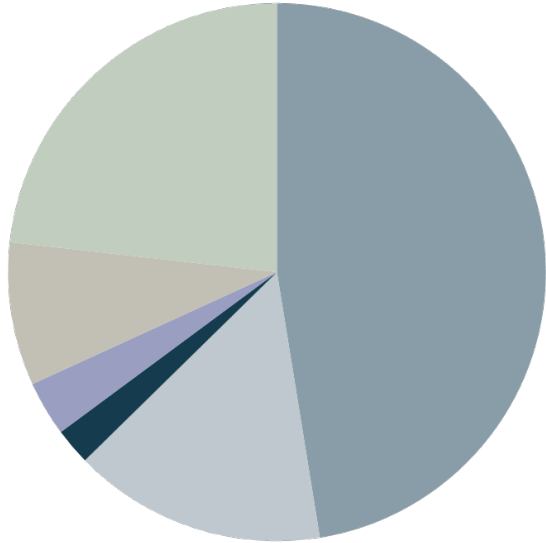
NATIVE OR MIGRATION BACKGROUND

■ Native ■ Western ■ Non Western



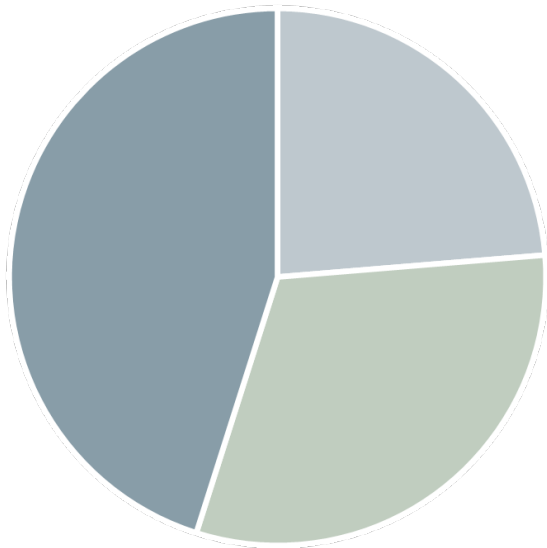
MIGRATION BACKGROUND

■ Western ■ Morocco ■ Antilles ■ Surinam ■ Turkey ■ Other



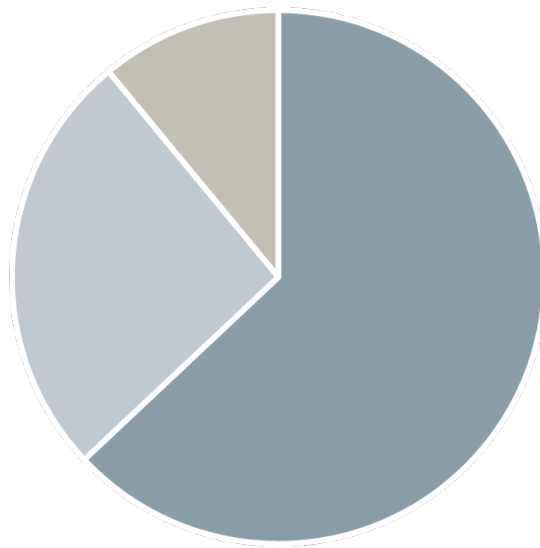
EDUCATION

Low Middle High



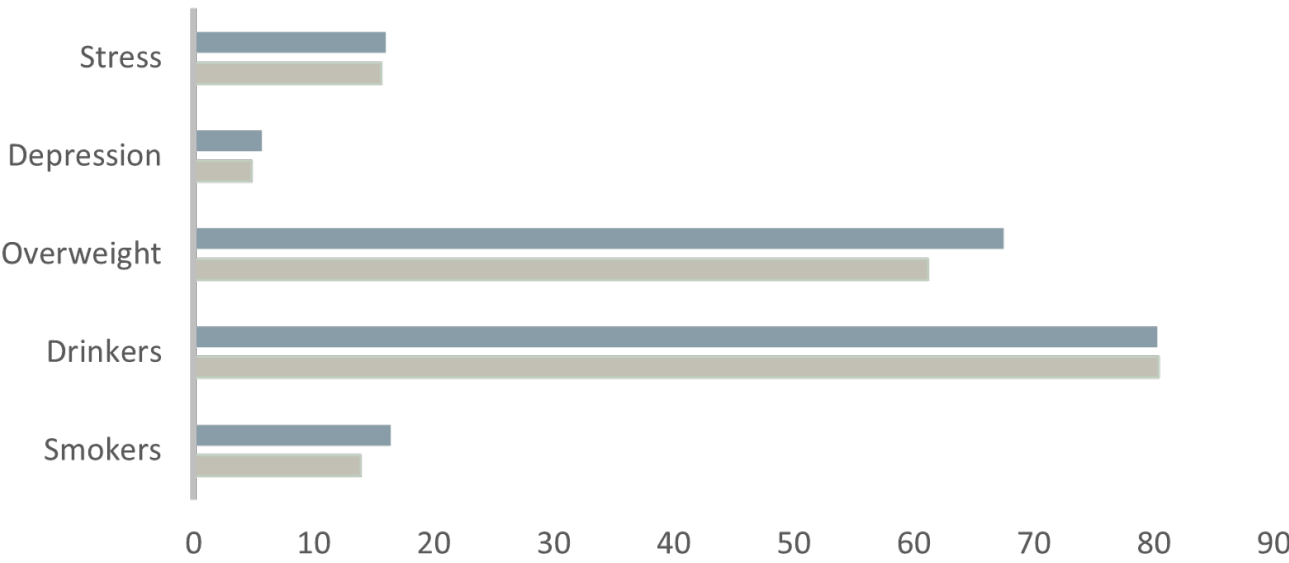
PROPERTIES

Private ownership Housing Associations Other Rent



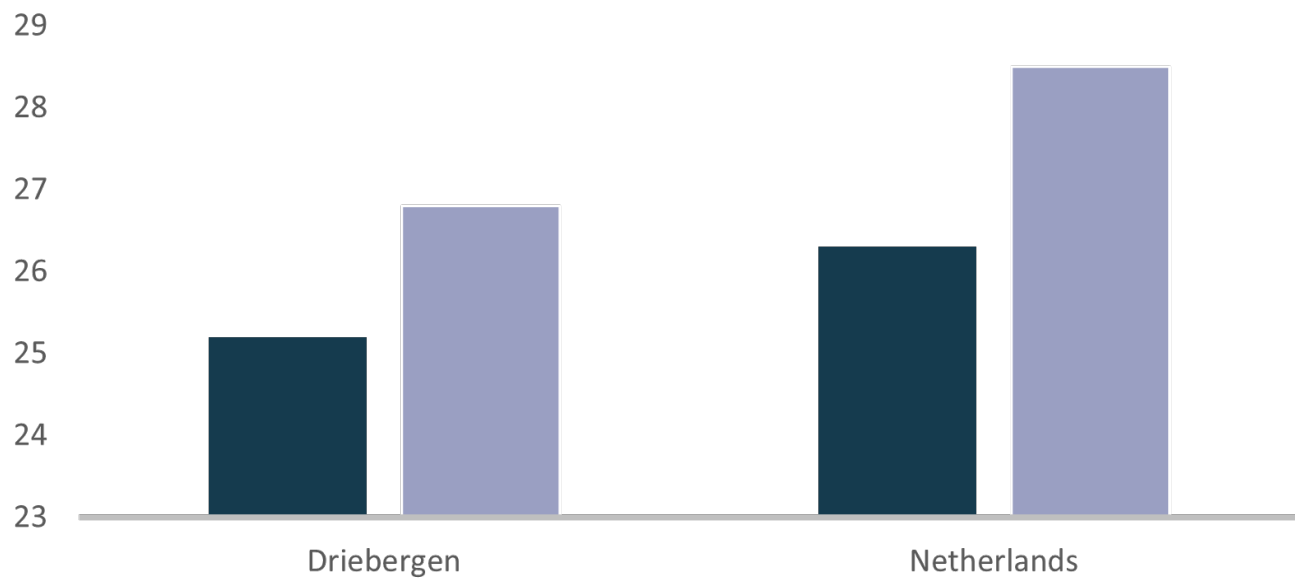
OVERALL HEALTH

Netherlands Driebergen



LONELINESS

Emotional Social





09

EXPERIENCES

NEWSPAPERS, NEIGHBOURS, SWOT-ANALYSIS

NEWSPAPER ‘DE KAAP’
Fear of traffic intensity and volumes of the new buildings
<https://www.nieuwsbladdekaap.nl/lokaal/nieuwbouw/855497/bezorgdheid-over-bouwplan-nassau-odijckhof>

Bezorgdheid over bouwplan Nassau Odijckhof

14 september 2022 om 12:07 **Nieuwbouw**



Derpsjournalist

DRIEBERGEN Onder omwonenden van het afgebroken verpleeghuis Nassau Odijckhof groeit de bezorgdheid over de bouwplannen van de Utrechtse woningcorporatie Habion. Ze vrezen voor een verdubbeling van het bouwvolume, in vergelijking met de vroegere situatie. Dat heeft gevolgen voor de natuur en de verkeersintensiteit, schrijven de buurtbewoners in een brief aan de gemeente.

NEWSPAPER ‘AD’
The neighbourhood decides too
<https://www.ad.nl/utrecht/nieuwe-woningen-voor-ouderen-op-plek-voormalig-verpleeghuis-nassau-odijckhof-in-driebergen~a76fe6cf/>



▲ Het Driebergsa verpleeghuis Nassau Odijckhof in betere tijden. De komende maanden worden de gebouwen gesloopt. © De Brug

Nieuwe woningen voor ouderen op plek voormalig verpleeghuis Nassau Odijckhof in Driebergen

Op het terrein van het voormalige verpleeghuis Nassau Odijckhof aan de Nassau Odijcklaan in Driebergen, komen nieuwe, zelfstandige woningen voor ouderen.

Heleen de Bruijn 16-11-21, 19:49

Hoeveel woningen er komen en hoe het bouwplan eruit komt te zien, is nog niet duidelijk. Dat meldt eigenaar Habion uit Utrecht, die huisvesting voor ouderen ontwikkelt.

Vorige week kregen omwonenden een brief van Habion waarin de plannen worden vermeld. Daarin staat onder meer dat Habion met omwonenden in een later stadium in gesprek gaat over de nieuwbouw. Het gaat dan over architectuur en type woningen, maar bijvoorbeeld ook over ‘de wensen die bewoners en buurt hebben over ontmoeten en gezelligheid’, aldus Habion. Dat zal begin of medio volgend jaar zijn, als er ook een ontwikkelingspartner is uitgekozen.

Bouwhek

In de tussentijd mogen omwonenden hun zegje doen over het terrein van het oude verpleeghuis. Dat moet eind van dit jaar zijn gesloopt. Men kan bijvoorbeeld kiezen voor een bouwhek met foto’s of kunst, of met info over het nieuwe bouwproject. Ook mogen omwonenden laten weten of ze vinden dat het straks lege terrein, dat tegen het bos aan ligt, toegankelijk moet blijven voor wandelaars.

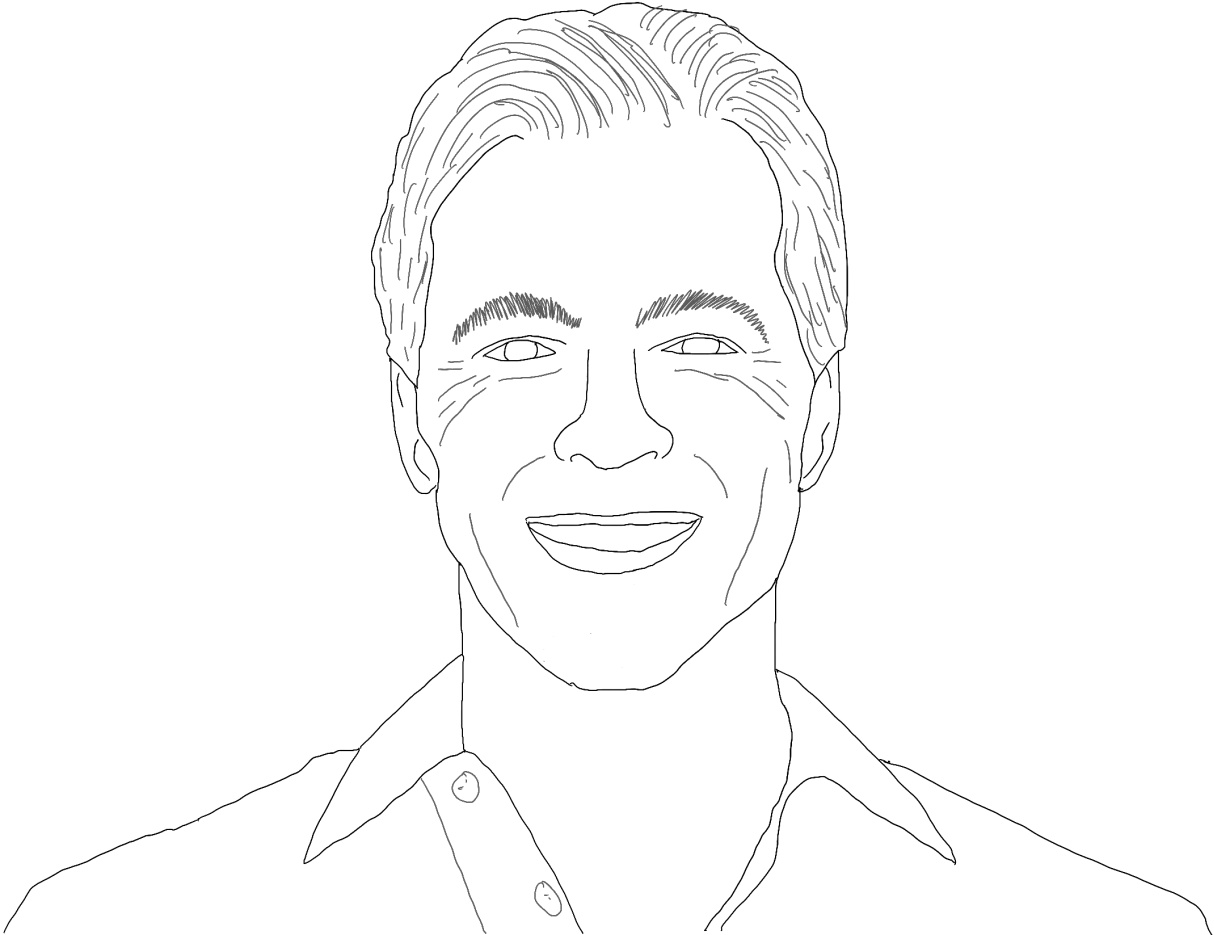
Man near site

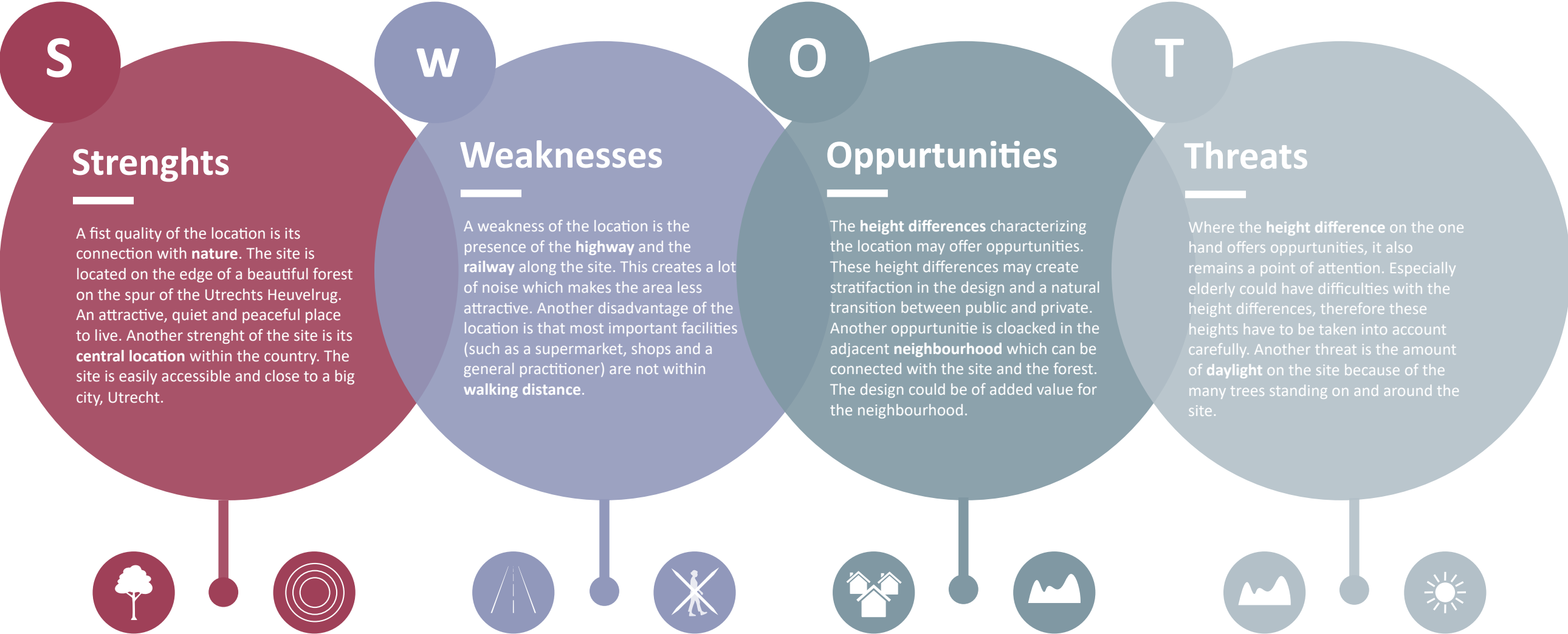
“My wife and I are looking for a place where we can start a community-like village. We are looking together with our neighbours because we are not getting any younger and are too young to go into an elderly home.”



Man in neighbourhood

“We are very close with our neighbours. We have wine evenings, get around for a little coffee break and let our children play together. We help each other out where we can, and we always keep an eye on each other houses.”







10

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