



LANDGOED

SANCTA MARIA

## Newsletter 3

November 2016



**Ontwikkelingscombinatie Sancta Maria C.V. (OCSM) wants to keep you up-to-date about developments on the estate. Topics discussed in this third newsletter are the residents' event on 17 September, the engineering works, the online Kroonjuwelen inspirational book, the 'working together in nature' event on Saturday 12 November, two more Open Days, the sale of the Anna and Theresia mansions, the start of the Main Building redevelopment, the newsletters online, ongoing works, and traffic. For questions about this newsletter, please contact Saskia Bergen at [s.bergen@bpd.nl](mailto:s.bergen@bpd.nl), or call her on 088 71 22 825.**

### Residents get together

On Saturday 17 September, (future) residents of the estate joined us to meet new people and to catch up. Enjoying a drink and a snack, they listened to the inspiring words of landscape architect Wijnand Bouw. Wijnand works for Bosch Slabbers landscape architects and together with bureau Wild they explored the unique qualities of Landgoed Sancta Maria to capture these in 'De Kroonjuwelen'. De Kroonjuwelen, which translates as 'crown jewels', presents key images from history and the grounds.



Particularly inspiring were, for instance, the sea of flowers at the entrance, the nature frames, the tree crowns that tell a history and the theme gardens, but there was room for play areas for children and lighting and furniture as well. Sancta Maria as the place where play, exercise and enjoyment come together. During the event there was plenty to do for our youngest residents. In short – a very successful and fun-packed day, one we are certain to repeat!





## Civil engineering

### Construction of the ring road

Over the next few weeks, the ring road will be completed. A number of surveys, including an archaeological one, have yet to be completed. The sewer system is scheduled to be in place from October, followed by the road foundations in November and tarmacking in December, when the park ring road and cycle path towards Kraaierslaan will also have been finished. Construction of the cycle paths outside the grounds will be carried out by the Municipality of Noordwijkerhout over the course of 2017.

### Utilities

Utility firms are currently busy laying cables and pipes. The mains for gas water and electrics should be in place along the tarmacked roads at the end of October. Ziggo is expected to have its systems in place at the end of the year also.

### Main Building – Bernadette park areas

Most residents have completed renovating their new homes. We will soon clear debris from the construction sites, and start landscaping the grounds, focusing on the front of Bernadette and the area between the Main Building and Bernadette, constructing paths, levelling the area and sowing grass. For more information about the grounds, please see the Kroonjuwelen inspirational book.



### The forest

In September, trees were felled in the Noordwijkerhout area to construct the roads that will link the forest plots to the ring road. In November, the trees for the access roads in the Noordwijk area will be felled. The roads are expected to be constructed in the course of next year. In addition to felling trees, maintenance works will be carried out. Low growth is cut and replaced and forest strips will be planted to create new woodland where necessary.



## Inspirational Kroonjuwelen online

We have put the Kroonjuwelen inspirational book online to inspire you as (future) resident. The book does not present a final design, but rather a mood board. It inspires people to keep the history of Landgoed Sancta Maria alive, by, for instance, forging a connection between residents and the location.



Not only by building or moving into their dream homes, but also by identifying a place in nature residents feel connected to. Please read the book at your convenience and let us know what you think. We hope that after reading it you will be as inspired by 'Sancta Maria' as we are!

## Save the date – Saturday 12 November Working together in nature

Will you join us and other (future) residents to make the most of the already unique spaces in the grounds? On Saturday 12 November we will join the gardeners of Hoek Hoveniers to plant the spaces in front of the Paulus pavilion and the Main Building. Young and old, everybody is welcome! The aldermen for Noordwijk and Noordwijkerhout have also been invited to roll up their sleeves and contribute. We will start at 10.30 am, and expect to finish at around 1.30 pm. Drinks and a (hot) snack for all participants will of course be provided. An invitation with the programme will follow.



## More Open Days

We will be organising two more Open Days this autumn for potential new estate residents. Our Sales Gallery will be open between 11 am and 2 pm on Saturday 5 November and Saturday 17 December. The agents will be present to tell interested buyers more about the available plots, mansions and apartments.

## Sale of the Anna and Theresia mansions starts

On Saturday 5 November, the open day will combine with the start of the sale of the Anna and Theresia mansions. We welcome all those interested between 11 am and 2 pm at the Sales Gallery at the entrance to the estate. Brochures will be available. It will also be possible to take a tour of the grounds and along the pavilions on that day.

## Start of the redevelopment of the Main Building

The sale of the five mansions in the Main Building is going well. Three homes have now been sold, and preparations for the redevelopment are in full swing. Contractor transVORM will start in November. Renovation works will also be carried out on the Kapel, either in combination, or directly afterwards.

## Newsletters on the website

The newsletters are now also available online, on [www.landgoed-sanctamaria.nl/nieuws](http://www.landgoed-sanctamaria.nl/nieuws).

## Ongoing works

The estate is maintained to a high standard. The landscaping requires a great deal of attention and commitment, all year round. The gardener is working in the grounds almost daily. The future roads were cut in October, and the contours of the nature and view plots to the south of the estate are taking shape. The cycle paths are also clearly visible.

## Road repairs

Roads were resurfaced in October where traffic and wear had caused potholes.

## Damage to common facilities

A point for attention is the damage to the common facilities on the estate. The main entrance gate suffered serious damage, as did the construction access gate. Also, street name signs and lampposts have been knocked. Unfortunately, since only few cases are reported, most are not covered under insurance, resulting in higher costs for repair and replacement than budgeted. We would therefore kindly ask our residents to report any incidents of damage caused to the common facilities.



## Traffic

### Construction traffic

Works on the estate have considerably increased. As you will know, all construction traffic is clearly routed across the grounds. Although it is not possible to entirely separate construction and residential traffic, residents and constructors are expected to be familiar with the construction traffic route. Unfortunately, we often see construction and other heavy goods traffic use the main gate. We would like to emphasise once again that all construction traffic must use the dedicated route where possible.



### Traffic measures

Additional traffic measures are currently being drafted to regulate traffic flows and to reduce speed. These measures will be implemented around the original occupied buildings to provide safe grounds for children to play. If you have any questions, or would like more information, please send an email to [t.voorwinden@bpd.nl](mailto:t.voorwinden@bpd.nl).