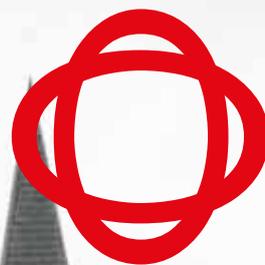


BWMSTR



OPEN CALL 41

JANUARY 2021 - WWW.VLAAMSBOWMEESTER.BE



Content

OO4101 Kessel - care neighbourhood	04
OO4102 Ghent - Technicum	14
OO4103 Zwevegem - Kappaert site	24
OO4104 Genk - School Sledderlo	34
OO4105 Antwerp - Stuivenberg site	44
OO4106 Kortrijk - Magdalena swimming pool	56
OO4107 Willebroek - Master plan centre	66
OO4108 Beveren - Groothuiswijk Verrebroek	78
OO4109 Sint-Pieters-Leeuw - Station area Ruisbroek	90
OO4110 Beveren - Molenbergwijk	100

You can subscribe for these projects on
<http://vlaamsbouwmeester.be/en/>
till February 26nd 2021, 11am CET.

The information in this document is for information only. The legally binding information on the projects can be found on the website www.vlaamsbouwmeester.be. The text of the Dutch project sheets on this website has priority over the text in both the Dutch and the English version of this document as well as on the English version of the projectpages on the website.







KESSEL – Care neighbourhood

All-inclusive study assignment for the development of a vision for a new care neighbourhood and the construction of a neighbourhood care home, a residential care centre and a communal care home in Kessel.

PRINCIPAL

vzw Zorggroep Zusters van Berlaar

PROJECT LEADER

Tania Stalmans

LOCATION

Gasthuisstraat 10, 2560 Kessel

BUDGET (EXCL. VAT, AND FEE)

€ 15,500,000 incl. demolition work, layout of the surroundings, fitted furniture, excl. movable furniture, site coordination and EPB

FEE (EXCL. BTW)

- General fee basis: 8.71% - 10.52% (excl. VAT) applied to the total amount invested in the building.
- Layout of the surroundings: 7 % (excl. VAT) applied to the total amount invested in the surroundings (€ 1,000,000 excl. VAT)

AWARD FOR DESIGNERS (EXCL VAT)

€ 15,000 per candidate, 4 candidates

SELECTION CRITERIA

- The general design-based expertise with regard to the project assignment
- The professional competence
- The relevant experience

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the public commissioning authority as formulated in the specifications:
 - 1.1. In a broad social context
 - 1.2. Applied more functionally to the practical requirements of the user
2. Process-orientation and process-readiness
3. The approach to sustainability
4. The estimate of the project cost
5. The fee

The weighting of the respective criteria has been determined as follows: 4/3/2/2/1. The weighting of the subcriteria is 1.

By constructing a full-fledged care neighbourhood, the non-profit association Zorggroep Zusters van Berlaar (Care group Sisters of Berlaar) wants to take a new step in supporting the residents of Kessel and its surroundings, and this, on an entirely renovated site located centrally in the rural village centre.

This exceptional location, with a view of the green valley of the Lindekensbeek, has many assets, but also poses challenges: the accessibility of the care neighbourhood, the relation with the village and with the historical landscape, the relation and opportunities for social integration with the planned new construction for the Goezo Kessel primary school. After all, the care neighbourhood will share the valley area with this new-build school.

The ambition of the Zorggroep is to turn this care neighbourhood into a full-fledged and integrated part of the village and to create a sustainable environment where everyone feels welcome and is happy to stay.

The care neighbourhood

The care neighbourhood as a whole must first be examined at the level of the master plan. This should result in a logical structure that allows the old buildings to keep operating during the building work, with attention being paid to accessibility.

The aim is to arrive at a strong landscaping approach for the entire site, with a high-quality green staying space that connects the care neighbourhood, the village and the open space. The appropriate modes of transport should be accommodated here.

The neighbourhood care home: a local services centre, a day-care centre and a short-stay home under a single roof.

The neighbourhood care home is the beating heart of the site: it connects the neighbourhood and the new care centre. It includes a local services centre that comprises a multipurpose hall that is multifunctional and divisible and can therefore also be made available to the local associations and schools of Kessel. By offering educational and recreational activities (guest speakers, hobby club, computer classes, etc.) and setting up a neighbourhood restaurant, the aim is above all to create a pleasant meeting place for the



elderly in the neighbourhood.

People over 65 who live at home and who want to enjoy such activities but need more support to do so should be welcome here. The day-care centre should provide an adapted programme, with extra time and space for care moments, for its two residential groups of ten people each.

If there is need for a full-fledged stay for a shorter period of time, the 13 short-stay rooms offer a solution. Home nursing should also have its place within this complex.

The new Sint-Jozef residential care centre

When it is no longer possible to live independently at home, residents can always choose to remain permanently at the Sint-Jozef residential care centre. This centre is organized in residential groups of 8 to 12 people each. Two or more residential groups are combined according to organization and logistics. The roughly 80 residential care rooms each have a net surface area of about 27 m².

In addition, the commissioning authority also wants to provide 8 to 12 care flats of about 50 m². Together, the flats form a 'group home' and all adjoin a communal

living space and kitchen. The objective here is to appeal to a broader target group, including people with a chronic demand for care.

A wider offer – both within the residential part and outside it – will lead to more visitors. Sufficient parking facilities should be provided for this purpose.

Since the kitchen is not only responsible for preparing the meals for the residential care centre itself but also for the neighbourhood restaurant, the day-care centre and the campus in Nijlen, a large central kitchen with a capacity of about 500 meals a day is essential.

The new site (93 residential units + 13 short-stay rooms + local services centre + day-care centre with 20 places and home nursing) is connected to the 16 existing assisted-living homes in Huize Biddeloo.

For all this, the Zorggroep is seeking a functional, flexible and financially feasible spatial concept that makes it possible to work in a cost-efficient manner so that the residents of Kessel can continue to enjoy all the lovely things that their familiar surroundings have to offer at an affordable daily rate.

















GHENT - Technicum

All-inclusive study assignment for the renovation and repurposing of the Technicum 4 building for research and studio teaching by the Departments of Architecture and Urban Planning, and Art History, Musicology and Theater Studies of Ghent University (building and surroundings)

PRINCIPAL

Ghent University

PROJECT MANAGER

Raf Van Den Berghe

LOCATION

Sint-Pietersnieuwstraat 41, 9000 Ghent

BUDGET (EXCL. VAT AND FEES)

€ 11,900,000

FEE (EXCL. VAT)

General fee basis: 10% - 12%

INCLUDED IN THE ASSIGNMENT AND FEES

- The complete coordination of the studies and the execution (site coordination)
- The drafting of the research related to the building's history and the inventory of the architectural heritage
- The architectural design, incl. interior design and fitted furniture
- Study of the layout of the surroundings and the greenery, including opening up the site
- Accessibility study
- Stability study
- Acoustic studies
- Study of techniques
- EPB report

AWARD

€ 15,000 (excl. VAT) per candidate, 4 selected candidates

SELECTION CRITERIA

- The general design-based expertise with regard to the specific project assignment.
- Professional competence – The relevant training and professional qualifications.
- The relevant experience.

The commissioning authority is looking for a multidisciplinary team that combines a creative repurposing approach with a strong renovation approach, taking into account the scope of the project and control of the construction costs. The team must be able to demonstrate experience in the field of architectural heritage and must present realized references in the field of renovation and repurposing.

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the commissioning authority as formulated in the specifications:
 - In a broad social context
 - Applied more functionally to the practical requirements of the user
 - In relation to the architecture of the original building
 - Vision and approach with regard to the issues of energy and sustainability
2. Process-orientation and process-readiness including:
 - The overall approach
 - The composition and expertise of the design team
 - Cost control regarding the fee
 - Control of the project cost
 - Time frame for execution
3. the fee, with mention of the services provided for the proposed fee.

The weighting of the respective criteria has been determined as follows: 60/25/15.

Ghent University comprises 11 faculties and 86 departments that together offer more than 200 study programmes. The university is spread over several campuses in the city centre of Ghent and on the city's outskirts, but also in Kortrijk and South Korea. Part of the university infrastructure is concentrated in a large city block between Sint-Pietersnieuwstraat and Muinckschelde and between the Vooruit Arts Centre and Sint-Pietersabdij. This infrastructure includes, among other things, the Rector's Office, the University Forum (Ufo), and the buildings of the Faculty of Economics and Business Administration. The site bridges an important 16-metre difference in level between Sint-Pietersnieuwstraat and the Scheldekaai. At its heart lies the Technicum complex: a cluster of five laboratory buildings for the Faculty of Applied Sciences, designed in the 1930s by Professors Jean-Norbert Cloquet and Gustave Magnel. Other buildings having already been repurposed with new university functions, the university now wishes to renovate Technicum Block 4 (the former Laboratory for Machines and Machine Construction) and convert it.



Technicum 4 is a visually prominent building along the banks of the Scheldt. It consists of 22 bays and five storeys. The top three of these are office floors which, on the eastern side, overlook the Scheldt and, on the other side, the large machine hall of the lab building. The steel skeleton structure is immediately visible in this hall. The building method, which was innovative at the time, is an important heritage aspect of the building, which is included in the Inventory of Immovable Heritage. Shed roofs ensure equal northern light. The end façades have large gates for the logistical flow of the laboratory. Tube railings, glazed tiles and other details lend the interior a distinct character.

The university is looking for a design team that can give shape to the renovation and repurposing of Technicum 4 in close collaboration with the university. The university's first objective is to ensure that this project is both innovative and exemplary and that it combines the valorization of this modern heritage with a comprehensive approach to sustainability: depaving, maximum reuse, attention to circular construction, energetic renovation of the building skin and technical equipment with a view to energy neutrality. The university is seeking a robust design that enables other uses in the future and that encourages sustainable mobility and use.

The renovated building must also reinforce the functioning and experience of the campus along the Scheldt, among others through the organization

of access points for staff, students and visitors, on foot and by bicycle. The Scheldekaai and a church path across the site offer specific opportunities, as does the nearby Studentenplein higher up, which is currently being developed between the Ufo and the student restaurant De Brug. As an architecture school, Technicum 4 should be a building in the city and it should reinforce the functioning of the campus as part of the city.

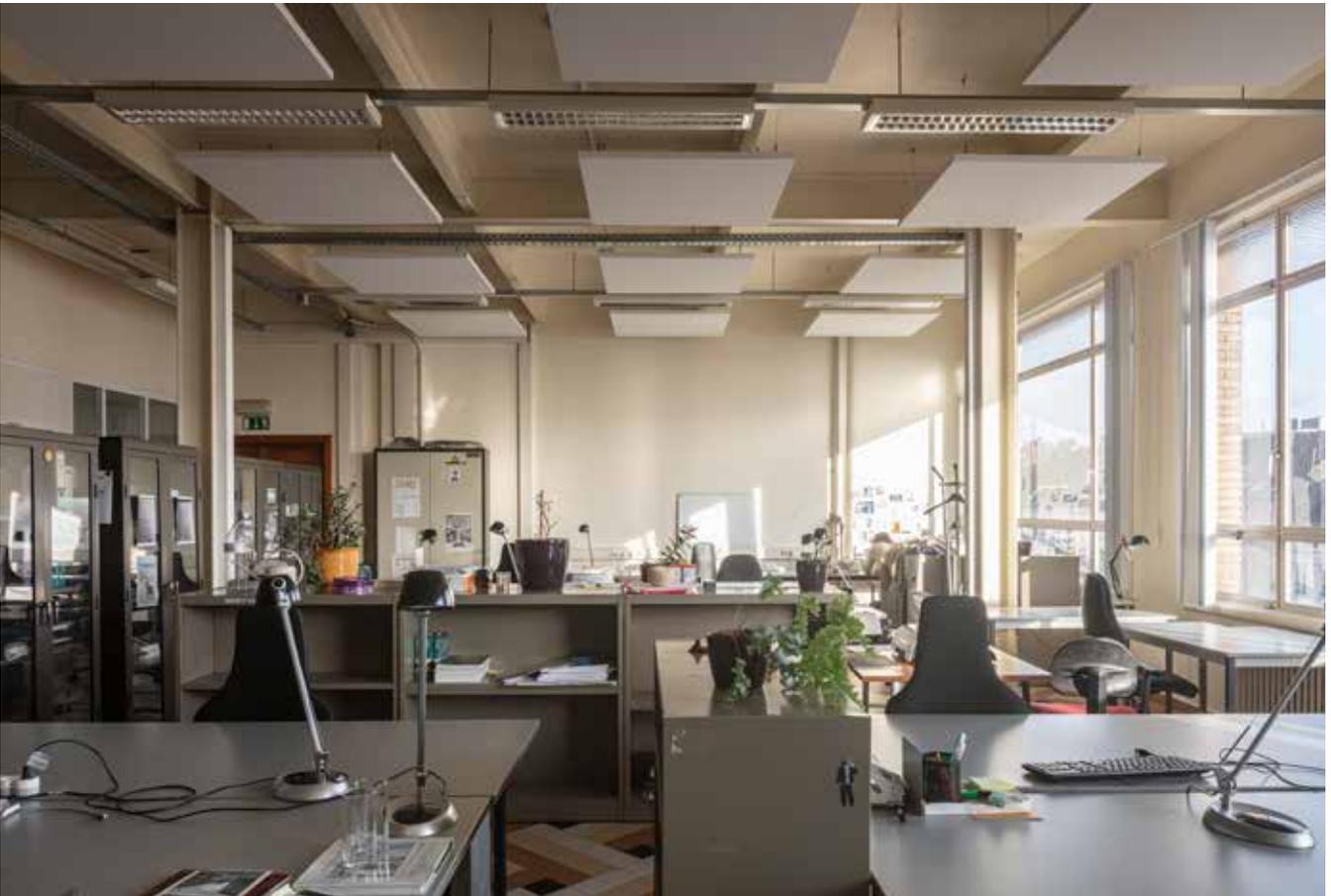
The building, which today already houses the Department of Art History, Musicology and Theatre Studies, must also become a new home base and showcase for the architectural-engineering study programme. Workplaces for the staff of the departments of Architecture and Urban Planning, and of Art History, Musicology and Theatre Studies should encourage cross-pollination between the research groups and interaction between research and education. The architecture study programme also wants to occupy a varied studio landscape, with a mix of workshop, consultation and presentation spaces, as well as technical workshop spaces for its roughly 600 students. The building should be equipped in such a way as to enable a range of specific activities, but also leave interesting margins for experimental use specific to the architectural study programme and to university education and research under development. As a contemporary architectural project, its conceptual, formal, spatial, and technical qualities must be convincing.

















ZWEVEGEM - Kappaert site

All-inclusive study and architecture assignment for the construction and renovation of school buildings for special-needs primary education, part-time arts education and holiday activities on the Kappaert site in Zwevegem.

PRINCIPAL:

Municipality of Zwevegem

PROJECT MANAGER

Annelies Steen

LOCATION

Stedestraat 39, 8550 Zwevegem

BUDGET

€ 9,285,000 for the entire project incl. studies, execution of the works, fees, VAT, landscaping of the surroundings, unforeseen costs (incl. VAT) (incl. Fees)

FEE

- 10 % for architecture/stability/techniques
- 6 % for the layout of the surroundings

INCLUDED IN THE ASSIGNMENT

- Master vision on the site
- Architecture (incl. environmental permit, tender file, site coordination, quality control and study visits)
- Interior – first equipment, including fitted furniture
- Stability
- Techniques
- Acoustic study
- Safety coordination
- EPB
- Layout of the outdoor space and layout of the surroundings (separate fee percentage)

NOT INCLUDED IN THE ASSIGNMENT

- Participation
- Communication
- Movable furniture
- Survey plans
- Archaeological research if applicable

AWARD 'EXCL VAT'

€ 12,500, 3 candidates

SELECTION CRITERIA

Suitability to pursue a professional activity

For architectural assignments, candidates must provide proof of their enrolment on the list of the professional association of architects (or an equivalent professional association in the European Union).

Technical and professional competence

The technical and professional competence will be tested by means of the selection criteria below:

- The general design-based expertise with regard to the specific project assignment.
- Professional competence
- Relevant experience

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the public commissioning authority, as formulated in the specifications:
 - 1.1. In a broad social context
 - 1.2. Applied more functionally to the practical requirements of the user
2. The project cost including the study cost and cost control
3. The approach to sustainability
4. Process-orientation, process-readiness and the vision regarding the site monitoring
5. The time frame for execution

The weighting of the respective criteria has been determined as follows: 3/3/2/1/1.

Zwevegem is a dynamic municipality with open villages. The well-being of children and young people is the ultimate barometer for a healthy housing environment, a democratic community and good governance. In Zwevegem, child-friendliness is therefore a key policy issue.

The Kappaert site is centrally located in Zwevegem, next to the Bossuit-Kortrijk canal. This is where the local administration wants to realize a creative education and leisure campus, where education, arts education and holiday activities reinforce each other. Children and young people are essential here. We invite them to take part in creative, cultural and leisure activities and help them to acquire the skills of the twenty-first century.

The different partners involved in this project are:

- the school for special-needs primary education De Klim-Op, with basic offer and type 9 (autism). Today, De Klim-Op has 116 pupils. Looking to the future, it can grow to 165 pupils;



- part-time arts education, with about 900 pupils, mostly children and young people attending after-school classes, but also about 120 adults in the afternoon and evening;
- the municipal holiday activities, which are to be centralized in a single location. During the school holidays, 250 to 300 children and young people take part simultaneously in these activities. On Wednesday afternoon, the site hosts a group of on average 75 children and young people.

The assignment consists in drawing up a development vision for the campus and realizing a first phase. This first phase includes the design and realization of a new building as well as the renovation of two existing buildings and part of the layout of the surroundings.

An important challenge in this project is to reconcile the demands of the various parties involved. After all, the administration aims to work towards maximum shared use. Designers are requested to arrange the buildings and premises in a multipurpose manner so that they can be used by several parties. Sustainability of the chosen materials and techniques is a point requiring attention. The project on the Kappaert site is partly being realized with subsidies from AGION (Agency for infrastructure in education). The designers must therefore also take the subsidizable construction costs into account.

A smart redesign of the public domain in this area is of great importance in the conversion of the Kappaert school campus. The designers are requested to realize the necessary basic layout (paths and entrances, lawns and play areas, bicycle shed). This layout must meet the local administration's vision of the future, in which the fordability of the site for slow users and the link to a fresh, multifunctional park environment are essential. A combination of connected, separate sites must offer

space for varied use by different groups, both internal users and the general population. The designers should think of school-age children, neighbourhood children out playing, (waiting) parents, a neighbourhood party, experiencing nature, resting places, etc. Paving should be applied functionally and kept to a minimum. The administration's aim with all this is to develop a clear, safe, green and pleasant environment around this campus.

The location is easily accessible for the broad group of users. In terms of mobility, we want to create a low-traffic school environment with priority for the vulnerable road user. A connection for cyclists will also be created between Deerlijk and the centre of Zwevegem, and a safe walking-cycling connection between the Kappaert/Stedestraat area, the campus and Zwevegem centre across the Bossuit-Kortrijk canal.

Related projects

The following projects are not part of the assignment, but are linked to it:

- OC De Brug: after the inauguration of the new campus, the adult 'visual' department of the part-time arts education will continue to have classes here for at least a few years. Renovation works are necessary at this location with regard to habitability, safety and hygiene. In the longer term, it is possible that the adult 'visual' department will move to the Kappaert site, in the buildings currently
- Sint-Jozef-Werkmankerk: this church on the Kappaert site will be deconsecrated and should be used as a meeting place for associations. Occasional use of this church is also possible for the various partners on the Kappaert site.



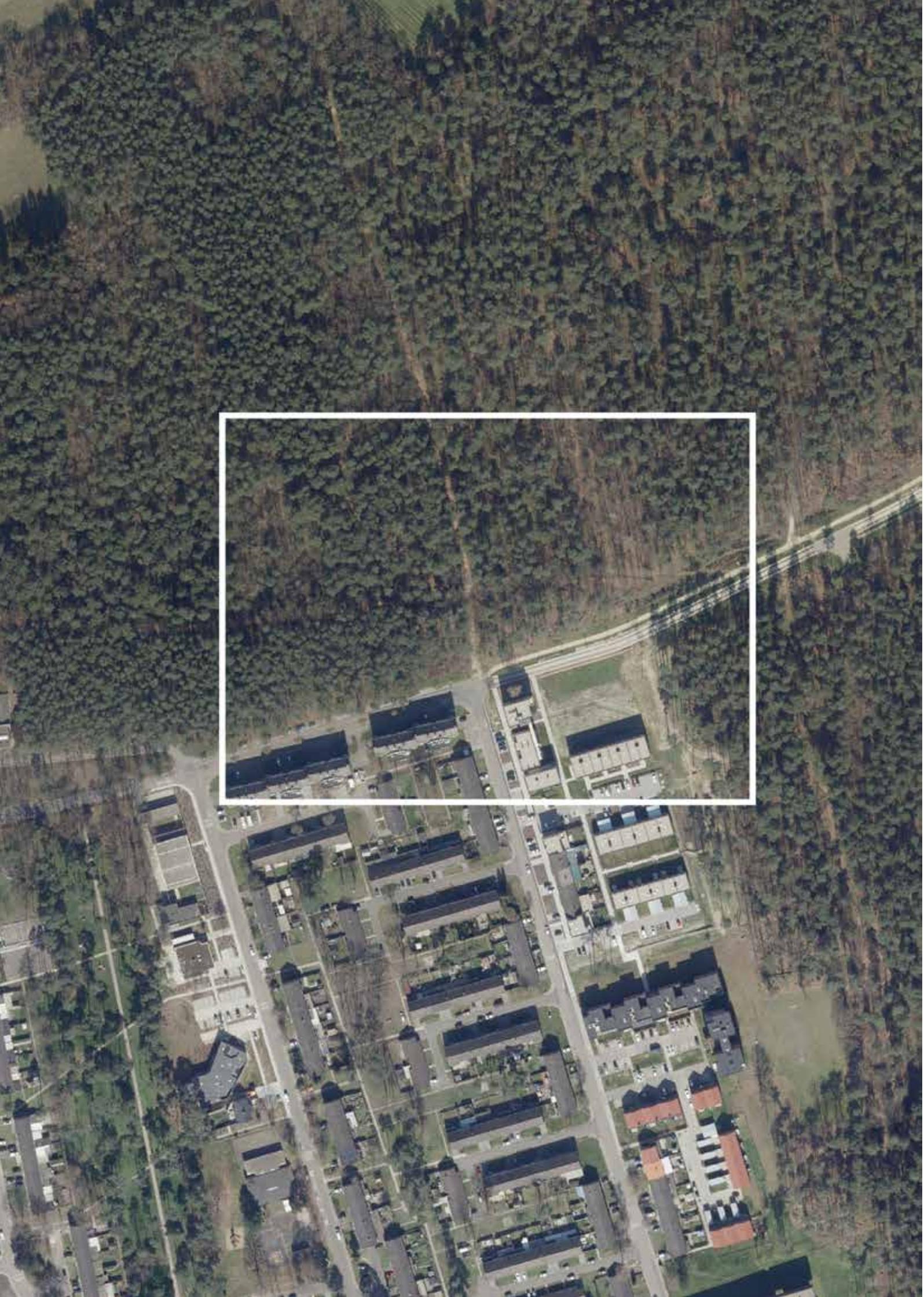












GENK - School Sledderlo

All-inclusive study assignment for the construction of a school with a sports hall in Sledderlo

PRINCIPAL:

vzw Katholiek Basisonderwijs Sledderlo Genk

PROJECT MANAGER

Gilbert Beckers

LOCATION

Wintergroenstraat, 3600 Genk

BUDGET (EXCL. VAT AND FEES)

€ 5,600,000

FEE (EXCL. VAT)

General fee basis of minimum 9 % and maximum 11 % for architecture, stability and techniques, calculated on the total amount invested

AWARD (EXCL VAT)

€ 7,500 euro (excl. VAT), 4 candidates selected

SELECTION CRITERIA

- The general design-based expertise with regard to the project assignment
- The professional competence
- The relevant experience

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the public commissioning authority as formulated in the assignment document:
 - 1.1. In a broad social context (among others, matching the performance targets of the 'Masterplan LO2020' and the ambitions of both the school and the city).
 - 1.2. Applied more functionally to the practical requirements of the user.
2. The project cost including the study cost and the realism of the concept within the financial norm in terms of school construction
3. The approach to sustainability
4. Process-orientation and process-readiness

The weighting of the respective criteria has been determined as follows: 4 / 3 / 2 / 1. The subcriteria have the same weighting.

Since 2007 the City of Genk has been working with various partners on 'Masterplan LO2020', a comprehensive vision for the redevelopment of 'Groot-Sledderlo', of which the residential area of Nieuw-Sledderlo is a part. The aim of 'Masterplan LO2020' is to place several projects in the pipeline within an overarching vision that at the same time provides an answer to the social problems concentrated in the neighbourhood. The construction of a school and sports hall in Sledderlo is one of the sub-projects within the master plan.

On one hand, a new location is needed and therefore a new building for VBS Mickey Mouse/De Sleutel. The school is located in the Nieuw-Sledderlo residential area. The classrooms of the primary school have been provisionally housed in temporary units since a forced relocation in 2007, following the air pollution caused by the nearby Genk-Zuid industrial estate.

The City also notes that the district of Genk-Zuid, of which Sledderlo is a part, is in need of a covered sports infrastructure.

It was therefore decided to jointly invest in a new building for school and sports, with the City of Genk providing financial support to upgrade the gymnasium into a full-fledged sports hall, which can also be used after school hours.

A spacious zone has been demarcated for the new construction which can accommodate the design.

The new construction will be realized on a unique location, situated on the edge of a forest park on the boundary between various sub-areas along a new access road. The aim here is to properly integrate the new building in the green environment. The location at the 'entrance' of Nieuw-Sledderlo also offers opportunities to give the neighbourhood a new face.

In terms of content, too, the school wants to carry out this integration in the green environment and use it as an asset for the development of a new identity. With the new building, the school wants to present itself as a contemporary out-of-doors school with close attention for movement and nature, and thus increase the appeal of the school for a diverse target audience.

Smart architecture should facilitate shared use (of both indoor and outdoor spaces) and lead to an integrated whole of school and sports, with both functions clearly



recognizable and easily accessible, both for local residents and for sports players from the surrounding area.

As a community school, Mickey Mouse/De Sleutel also attaches great importance to a warm image.

The commissioning authorities are looking for a future-proof and flexible design that offers possibilities for interactive work methods, increasing or decreasing the size of classrooms depending on whether they are used for teaching, consultations, meetings, etc. The

building must also make it possible to respond rapidly to new trends, such as a changing number of pupils, an increase in shared use, etc.

The school will act as the commissioning authority of this building project. The City of Genk will give the school an allowance for the realization of a full-fledged sports hall and will be involved in the key decisions.













GASGHUIS SC



STUIVENBERG

2
0730



ANTWERP - Stuivenberg site

All-inclusive study assignment for the repurposing of the Stuivenberg site in Antwerp: drafting of an urban development plan, landscape design and architecture.

PRINCIPAL:

AG Vespa, autonoom gemeentebedrijf voor vastgoed en stadsprojecten Antwerpen

PROJECT MANAGER

Niki van Turenhout

LOCATION

Block enclosed by Lange Beeldekenstraat, Pothoekstraat, Boerhavestraat and Pesthovenstraat

BUDGET (EXCL. VAT AND FEES)

1. Public space:
 - 1.1. Confirmed:
 - € 1,071,429 for the realization of 20,000 m² of public gardens, the fencing and optionally square(s), to be executed in phases. Note: depending on the definitive place of the fencing, the commissioning authority will decide whether the squares are part of the gardens or the street in terms of execution.
 - 1.2. Conditional:
 - € 2,360,000 for the redevelopment of the three streets and optionally squares (16,300 m²), excluding the renewal of the sewerage and lighting
2. Architecture:
 - 2.1. Confirmed:
 - € 3,073,929
 - 1,915 m² built programme (gross floor area)
 - 2.2. Conditional:
 - € 36,211,786
 - +/-25,000 – 27,000 m² (gross floor area)

FEE (EXCL. VAT)

1. Layout plan:
 - fixed sum: € 30,000 - € 50,000
2. Public space:
 - 2.1. Confirmed:
 - The fee percentages are applied according to the fee scales as determined by the KVIV-FABI (Royal Flemish Society of Engineers): fee scale I, class 2 (infrastructure complete assignments – with an eye for the aesthetic) for the design part up to and including the sketch design for the entire site and this, on a total execution budget estimated at € 3,431,429 (excl. VAT): 7.53 % – 7.71 %
 - Fee percentage according to the above KVIV norm from the sketch design to the execution of the confirmed part (gardens, fencing, optionally squares) and this on the estimated budget of € 1,071,429 (excl. VAT) if necessary to be revised according to the

estimate after the sketch design: 8.84 % - 9.15 %

2.2. Conditional:

- The fee percentages are applied according to the fee scales as determined by the KVIV-FABI (Royal Flemish Society of Engineers): fee scale I, class 2 (infrastructure complete assignments – a. Roadworks – municipal streets in residential areas and pedestrian zones with an eye for the aesthetic) and this, on a total execution budget estimated at € 2,360,000 (excl. VAT) for the conditional part (3 streets, optionally squares), if necessary to be revised according to the estimate after the sketch design 7.93 % - 8.6 %

3. Architecture:

3.1. Confirmed:

- fee basis 8.5 % - 10 % (incl. stability and techniques)

3.2. Conditional:

- fee basis 7 % - 10 % (incl. stability and techniques)

INCLUDED IN THE ASSIGNMENT

- Site coordination
- EPB
- Interior, fitted and movable furniture ...
- Landscape architecture (public gardens, streets and squares)
- Restoration

NOT INCLUDED IN THE ASSIGNMENT

- Survey plans
- Communication
- Participation
- Archaeological research
- Research regarding the building's history
- Tree inventory and tree test
- Financial feasibility table to monitor the total project in terms of property studies
- A sketch-up model to monitor the conditions of the 2060 Spatial Implementation Plan in terms of FAR and GFA.
- Demolition monitoring plan and asbestos inventory
- Preparatory study of techniques depending on decoupling from existing steam power plant

AWARD (EXCL. VAT)

€ 15,000, 4 candidates selected



SELECTION CRITERIA

On the basis of the submitted application file, the following grounds for exclusion will be examined:

- Suitability to pursue a professional activity:

In the case of architectural assignments, candidates must provide proof of their enrolment on the list of the professional association of architects (or an equivalent professional association in the European Union).

The technical and professional ability will then be tested against the commissioning authority's ambitions on the basis of the following selection criteria:

- The general design-based expertise with relation to the specific project assignment
- Professional competence
- Relevant experience

With a view to a long-term commitment to a complex assignment, the commissioning authority is seeking an accessible multidisciplinary team that can ensure both a highly creative approach and a strong renovation approach in response to the research questions, taking into account the size of the project and the control of construction costs. It is crucial in this respect that architecture and the outdoor space (public and private) are attuned to each other. We are therefore looking for a team made up of architects with expertise in restoration and landscape architects with references in the areas of repurposing, heritage care, garden and landscape design, and the design of streets and squares.

AWARD CRITERIA

On the basis of the tenders submitted, the following award criteria (by order of decreasing importance) will be examined and tested against the ambitions of the commissioning authority:

1. The quality of the concept and vision development and the design research for the building and the public space in light of the ambitions and expectations of the public commissioning authority as formulated in the project definition:
 - 1.1. In a broad social context, more specifically in the context of this underprivileged and multicultural area
 - 1.2. Interplay between architecture and the public gardens and squares
2. c. In relation to the heritage
3. d. Applied more functionally to the practical requirements of the user
4. View of the phasing
5. Process-orientation and process-readiness
6. Economically responsible execution

The weighting of the respective criteria has been determined as follows: 6 /2/1/1. The weighting of the sub-criteria is equal

The Stuienberg site is located in the dense, underprivileged district of Antwerp North. It comprises an entire block of houses. The Stuienberggasthuis (Stuienberg hospice) was built at the initiative of Mayor Leopold de Wael because the old Elisabeth hospice no longer sufficed for the growing population. The design is the result of an international architectural competition in 1872-1873, for which architect François Baeckelmans submitted a completely unique concept, inspired by the Hôpital Lariboisière in Paris. After a disagreement regarding the requested modifications, Baeckelmans withdrew as architect and the design was altered in 1877-1884 by architects Jules Bilmeyer and Joseph Van Riel. Out of respect for their mentor, they retained the radial concept with the eight round wards and symmetrical construction for the strict separation of men and women.

By the end of 2022, the current hospital (ZNA) will leave the site, with the exception of the psychiatric hospital. This move will free up the historical figure.

The aim is to turn the Stuienberg site into an integrated strategic, sustainable and green urban-renewal project. The ambition is twofold:

- on one hand, the qualitative renovation and repurposing of the unique nineteenth-century hospital buildings should create a collective building serving a range of purposes;
- on the other, the creation of vast public gardens and squares should offer local residents breathing space in the densely built-up environment.

The entire site aims to be a lever for improving the quality of housing, living, care and welfare in the neighbourhood and district.

The assignment comprises the following partial assignments:

1. the study assignment for the drafting of the urban development plan for the Stuienberg site as a further elaboration of the repurposing vision;
2. the study assignment for the landscape design of the public gardens around the monumental complex and the design of adjoining squares and streets;
3. the all-inclusive architectural study assignment for the 1st phase 'demolition' and 2nd phase 'north': repurposing as public functions and restoration of the outer shell;
4. conditional: the study assignments for architecture for the 3rd phase 'middle' (repurposing as housing and repair of the outer shell), the 4th phase 'south' (repurposing as a (socio-)economic cluster and restoration of the outer shell) and the 5th phase 'new construction'

The **urban development** plan covers the entire site and presents an integrated vision and strategy for a high-quality development. It must provide a well-considered urbanistic, architectural



and landscaping response to the assets, needs, opportunities and problems of the site and the ambitions of the programme. It is the synthesis of the landscaping and architectural design, and serves as monitoring for the conditions of the '2060' Spatial Implementation Plan:

- At least 50 % gross floor area (GFA) accommodates a social function;
- The development plan determines the repurposing strategy within a well-considered phasing of further development and execution;
- At least 60 % of the footprint should be laid out as open, green space;
- the development plan shows final choices for demolition, insertion and volume study of potential new construction volumes and meets the conditions in terms of accessibility, circulation, parking norms, addressing and fire safety.

The **landscape design** includes both the public gardens around the building complex and three adjoining streets and squares. For the benefit of mutual coherence, the aim is to create a single comprehensive design.

The green, lush gardens will be open to the public until sunset and will be closed off by adding new fencing to the existing nineteenth-century fencing. By repositioning the fencing, public squares will be created that are accessible 24 hours a day.

Three adjoining streets are to be included in the design: Pesthofstraat as a garden street, De Lange Beeldekenstraat with a worthy forecourt, and Boerhaavestraat with a connection to the Schoolplak square. Pothoekstraat is only involved in connection with the potential Schijnpoort metro access and the entrance to underground parking.

The public gardens and squares should be designed in both temporary and definitive form depending on the phased execution.

In the **architectural design**, a balance is sought between the heritage value of the buildings, contemporary legislation and requirements in terms

of comfort, the relation with the outdoor space and the affordability of the project. The commissioning authority expects the programmes to be creatively integrated into the historic buildings (with functional relations between them) and the adjoining outdoor spaces. Known uses and communal parts will be developed ready for use, while other building parts will be delivered as a shell.

The demolition work should restore the monumental value of the historical figure. The 'scars' in the building envelope after the demolition work will also be tackled. New interventions in terms of opening up the site, accessibility and fire safety and the various uses should be made deliberately with respect for the heritage value, and with a view to a coherent contemporary building campaign.

To open up the interior, the main hospital corridor will be transformed into an 'indoor street', which requires clever orientation and way-finding.

The architectural plan will determine the image quality of the repurposing, the handling of the building history and the integration of a diverse programme. It will also determine the architectural image-quality guidelines for the possible new construction and renovation of building sections.

A certain pragmatism is required of the team in order to deal creatively with the available building budget. As a result, 'function' can potentially weigh on 'form and image'. Affinity with the social reality of the surroundings and the project is a plus.

Pending budget and the definitive purpose, some parts of the gardens and buildings will be designed on a temporary basis. Flexibility with regard to this interim period is an important quality.

This project involves a lot of demolition. The team must also be well-disposed to dealing sustainably with demolition and the circular use of materials. In addition, a certain expertise in techniques is required that can integrate demolition, dismantling of techniques and the possible connection to the heat-distribution grid.











t2sworl

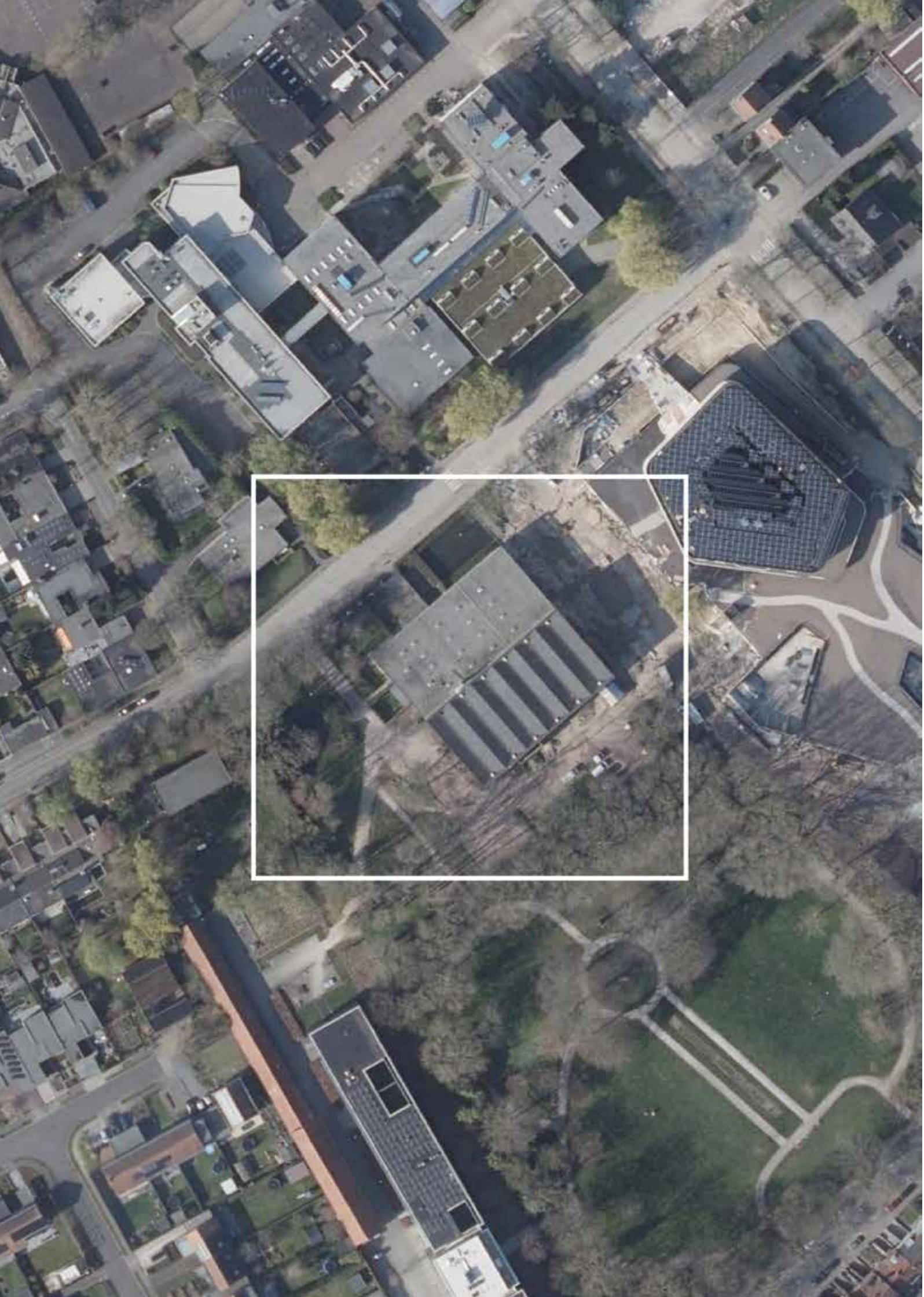
t2sworl

t2sworl

zrenbad

zrenbad





KORTIJK - Magdalena swimming pool

All-inclusive study assignment for the phased adjustment and extension of the municipal leisure centre De Kruerie in Balen.

Project within the 'Onroerendergoedbesluit' (Immovable Heritage Decree); take into account the specific selection criteria (and the content of the portfolio).

PRINCIPAL:

Howest, De Hogeschool West-Vlaanderen

PROJECT MANAGER

Dieter Dobbelaere

LOCATION

Sint-Martenslatemlaan 1, 8500 Kortrijk
The building is located in the heart of the Howest Kortrijk Weide campus, next to the new teaching building The Penta and opposite the renovated 'Gebouw A', the original PIH Institute.

BUDGET (EXCL. VAT AND FEES)

€ 3,840,000

FEE (EXCL. VAT)

General fee basis: 10 % - 12 %

AWARD (EXCL. VAT)

€ 10,000 (excl. VAT), 4 candidates

INCLUDED IN THE ASSIGNMENT AND FEE

- architecture
- restoration (on the basis of the repurposing study)
- stability
- EPB and reporting
- interior design (fitted furniture)

NOT INCLUDED IN THE ASSIGNMENT AND FEE

- movable furniture
- safety coordination
- layout of the surroundings
- acoustics, special techniques
- asbestos abatement
- furnishings of the restaurant and industrial kitchen

SELECTION CRITERIA

For the restoration works on the monument, the commissioning authority wishes to make use of the heritage grants exceeding 50 %, in accordance with the 'call procedure' or a 'research grant' or a 'contribution based on a multiannual grant agreement' from the Flemish government. To this end, it is necessary to comply with the Flemish Government's Decree concerning the execution of the Onroerendergoeddecreet (Immovable Heritage Decree) of 12 July 2013. For this project, a designer will be appointed according to an adapted Open Call procedure.

In concrete terms, this means that the tenderers must demonstrate in their portfolios their expertise for this special heritage project by means of at least the elements mentioned in Article 11.5.2 of the Immovable Heritage Decree of 16 May 2014 with regard to quality:

- 1° when appointing designers and executors, the following elements at least shall be taken into account:
 - the relevant educational and professional qualifications;
 - the general expertise with regard to the specific project assignment;
 - an indication of the part of the assignment that the designer or executor will at least carry out under his or her own responsibility;
- 2° the design assignment comprising the drafting of management plans, the preliminary studies, and the management measures, works or services for protected goods and heritage landscapes will at least be awarded on the basis of the adapted award criteria, as described below (see award criteria).

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the commissioning authority as formulated in the specifications, and this:
 - 1.1. in a broad social context;
 - 1.2. applied more functionally to the practical requirements of the users;
 - 1.3. in relation to the heritage/monument.
2. Attention for the overall approach to sustainability.
3. The estimate and cost control of the project cost, with mention of what services are provided for the proposed fee;
4. the phasing of the project and time frame for execution, and the approach to site monitoring.

The weighting of the respective criteria has been determined as follows: 6 / 2 / 2 / 2



Howest (Hogeschool West-Vlaanderen) is a creative, innovative and enterprising university college with campuses in Bruges and Kortrijk. It offers inspiring and facilitating learning and living environments for students, staff, alumni and (local) economic and social partners. We try to implement our core values – Serve, Empower, Care – every day. We take care of our students and train them to become directly employable professionals. Howest is an open and pluralistic university college, with respect for diversity.

Over the past eight years, Howest has sought to centralize campuses in order to create integrated living and learning environments. With this purpose in mind, Howest has recently expanded the Kortrijk Weide campus with a teaching building called The Penta and prepared for the future with the renovation of several other buildings. The final step of the redesign of the Kortrijk Weide campus, which comprises a total of ten teaching and other buildings, will be the redesign of the centrally located former Magdalena swimming pool into the beating heart of the campus.

The Magdalena swimming pool, a building with a gross floor area of approx. 3,200m² and erected in the 1960s, is a protected monument. It was in use as a swimming pool until February 2019. Howest wants to breathe new life into this building by renovating it thoroughly but with respect for history and by redesigning it in a qualitative manner, at the service of (and tailored to) the students and the environment. Howest wants to house a number of functions in the building that will turn the campus into an integrated, facilitating and inspiring environment. Howest also wants to open up these functions to local residents and others. This concerns:

- a restaurant for students and visitors, for 600 meals a day;
- a library with quiet workspaces and concentration workplaces, project rooms and meeting rooms;

- a leisure and activity area for the community of international students;
- multipurpose halls and a small auditorium for student organizations and use by third parties;
- a caretaker's house and a number of additional logistical functions.

With this redevelopment, the Magdalena swimming pool should be a useful but also necessary addition to the other buildings on campus, which have a more educational and/or service-oriented character. Even more than the others therefore, this building will there welcome students across the study programmes as well as third parties and thus characterize Howest's vibrant community.

The building is located in a green lung in the city and is characterized by an open and welcoming structure, with a grand view of the surroundings. Howest wishes to preserve and heighten this feature more than ever. After all, the accessible design of the building should reinforce Howest's objective to position itself openly in a diverse society and to implement its core values with a creative and welcoming view.

The Magdalena swimming pool is a well-known building in Kortrijk's heritage, especially on account of its distinctive shape and exterior. In 2020 Howest already had a repurposing study carried out and – with due respect for a few characteristic elements specific to swimming pools and with minimal interventions – wishes to repurpose the building into a student-oriented place.

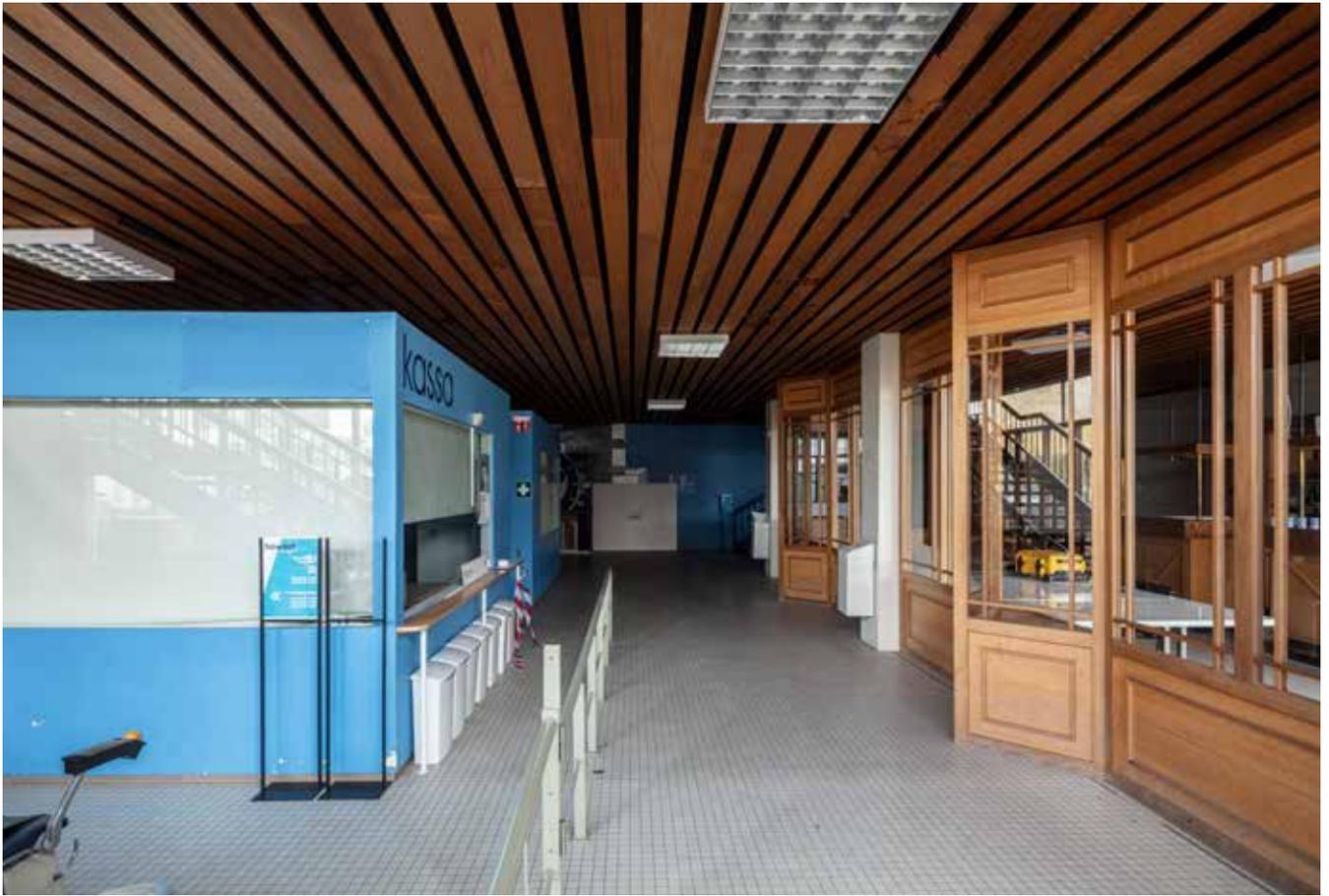
Howest wants to consolidate this building and to let it once again play a role on the campus. It does not intend to restore this protected heritage down to the smallest detail, but aims rather for maximum reuse of materials and spaces. To achieve this, Howest is seeking creative designers who see possibilities with limited interventions.

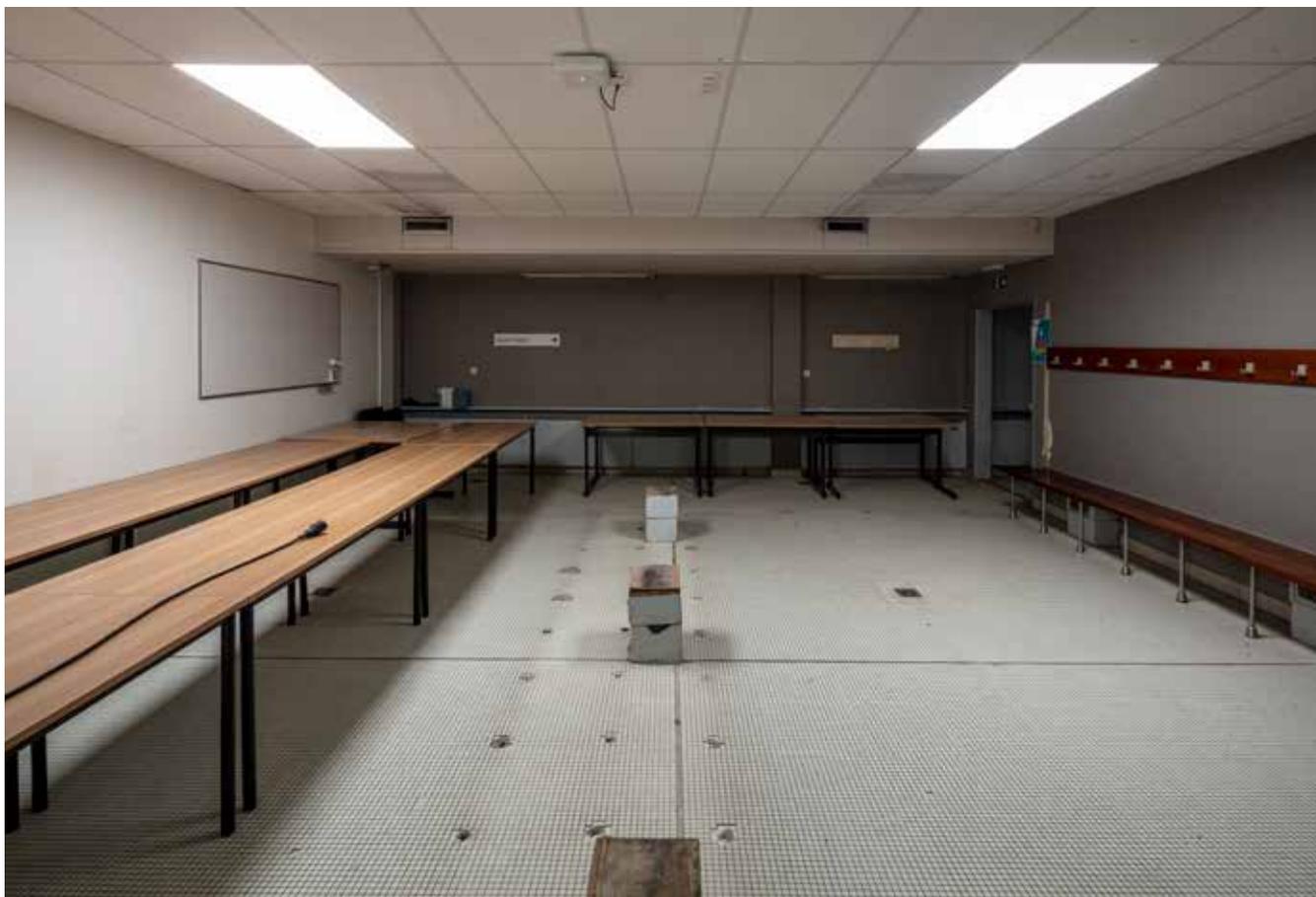












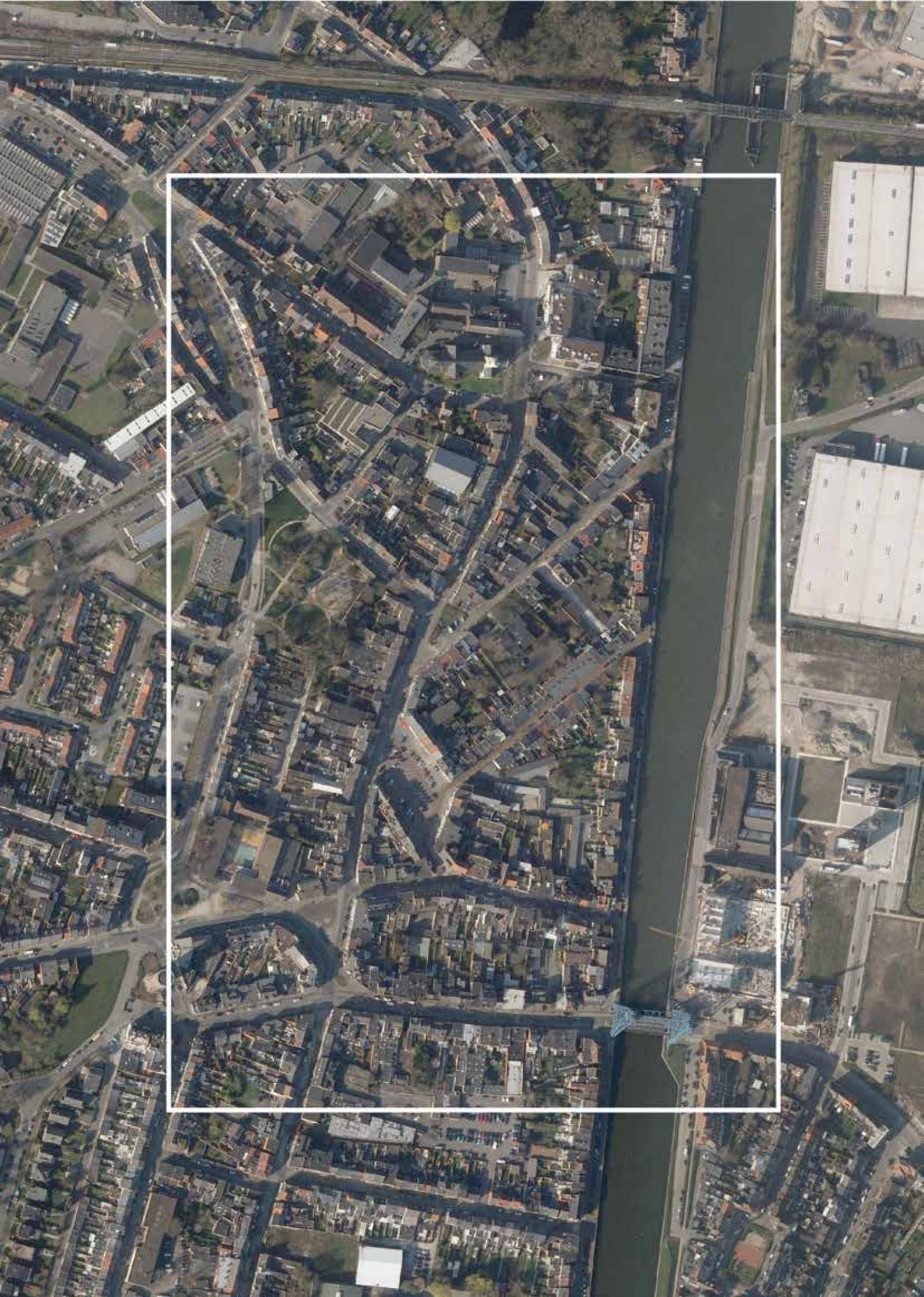


CAPRICE

25

1075470





WILLEBROEK - Master plan centre

All-inclusive study assignment for the development of a strategic master plan and an action programme for the centre of Willebroek

PRINCIPAL:

Municipality of Willebroek

PROJECT MANAGER

Stijn Bruwier

LOCATION

The project area is delimited by the canal (Groene Laan), Dokter Persoonslaan from the Vredesbrug to the water tower, the Schoolweg to the station and the railway line.

FEE (EXCL VAT)

Fixed sum for the drafting of the master plan: € 90,000

AWARD (EXCL VAT)

€ 10,000 per candidate, 3 candidates

INCLUDED IN THE ASSIGNMENT AND FEE

- the all-inclusive study assignment for the drafting of the strategic master plan for the centre of Willebroek with a future vision for 2050;
- the drafting of a process paper with a concrete short- and long-term action programme, combined with a budget and feasibility;
- communication with the commissioning authority, stakeholders and parties involved in drafting the strategic master plan;
- Quality control after delivery of the strategic master plan. These assignments will be carried out on demand and should be invoiced to the commissioning authority in accordance with an agreed hourly rate and time to be spent.

NOT INCLUDED IN THE ASSIGNMENT AND FEE

- Communication and participation with the general public (population, residents, stakeholders, etc.)

SELECTION CRITERIA

- The general design-based expertise with regard to the project assignment
- Professional competence
- Relevant experience

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the commissioning authority, as formulated in the specifications
2. Process-orientation and process-readiness, including the plan of approach, process plan and consultative structure for the realization of the strategic master plan
3. The approach to sustainability on the basis of the project parameters

4. The fee divided up on the basis of the services that will be delivered for the fixed-sum fee

5. The team composition

The weighting of the respective criteria has been determined as follows: 4/3/1/1/1.

Willebroek is a municipality with 27,000 inhabitants on a total surface area of 27.41 km². It is located in the middle of the Flemish Diamond, on the Brussels-Willebroek Canal, the Rupel and the A12/N16 junction. The centre of Willebroek has a very high population density of about 1,685 inhabitants per km² the second-highest density in the province of Antwerp.

With the administrative agreements and long-term plans of the previous and current legislature, the municipality is giving priority to the renewal of residential centres, in part through the realization of housing projects, public buildings and the redevelopment of the public domain. As a result, Willebroek's spatial development has been well under way for several years now. The industrial character of the municipality is making way for a high-quality and inviting environment, with due respect for the local history.

Willebroek is embellishing and is once again becoming an interesting municipality for investors and for living in and near the city centre. The centre has the potential to grow into an ideally located, new pole of attraction for housing, shopping and the catering industry. The city council wishes to redevelop the public spaces into central staying and meeting places for users of all ages, and to increase the spatial quality of the public domain. The centre of Willebroek must become a 'centre for people' with more things to experience, with various new forms of housing, with a balance between pleasant living and economic activity (catering industry, shops, liberal professions), with cultural activities, with a varied mobility offer and interwoven with a green and blue network.

Today, however, the general experiential value in the centre is still far from optimal. The traffic infrastructure (for pedestrians and cyclists, buses and cars) occupies the entire public domain, resulting in a large, paved surface area.

The master plan

This strategic project for the centre should guide the municipality in its development and transformation



through the reinforcement of the centre and its extensive renewal. The master plan must use the central location as an asset, set a positive spiral in motion for several generations of Willebroek residents, and offer residents a dynamic centre which they can rightly be proud of: a centre with outstanding shopping facilities, a greater experiential value and with attention to the catering industry and quality living on the waterfront with green accents.

Among other things, the strategic master plan should contribute to the redesign/upgrading of the centre by means of design research, with particular attention to the public space and the relation to the built-up area. The renewal of the centre can be stimulated by providing important impulse projects and by reorganizing and optimizing the housing blocks in a qualitative and sustainable manner, with the housing and living environment gaining in quality with water and greenery.

An important objective in the project area is to prevent the canal from forming a barrier or hard boundary. The canal offers many possibilities as a connecting element across the centre and in terms of living on the waterfront. The assignment therefore also includes the drafting of a progressive vision for the development of the western side of the canal, with connections being made with both the centre and the eastern bank. After all, the municipality is making its policy choices on the basis of a long-term vision, founded on the general interest and with the participation of the Willebroek residents.

In addition, a process paper must be drawn up that sets out the timing and follow-up process and provides for a short- and long-term action programme. The process paper should also indicate which objectives, studies, projects or partnerships should be initiated or developed. The execution of the master plan must also be linked to the feasibility of drawing up a budget.

Participation process

In parallel to the drafting of the master plan, a participation process should be outlined. For this, a separate agency will be appointed, whose task will be to involve not only the traditional stakeholders such as the public-transport partners, licensing authorities, utilities, emergency services, etc., but also the population in drafting the master plan. The target audience is very broad in this respect and includes, among others, residents, schools, the cyclists' union, visitors to the municipality, trade associations, UNIZO, VOKA, the service sector, merchants, the catering industry, users of the squares, etc. Their expectations, comments and suggestions must be taken into account in the design research.

Ambitions of the master plan

The Willebroek-Centre strategic master plan should address the following themes:

Public space

The public space should be optimized through, among other things, multiple use of space (space in transition), i.e. intensifying the use, activities and programmes in a single place. Activities can take place simultaneously or in succession. The individuality and identity of each space must stand out clearly in the master plan.

In particular, the municipality is considering the following public spaces:

- August Van Landeghemplein (taking into account the project development at the Watertoren and the school 't Pleintje);
- the central area August Van Landeghemstraat/Louis De Naeyerplein and connections to the Groene Laan - connections to the park Brouwershof, Schoolweg & parking Schoolweg;
- the church square and the surroundings of the Administrative Centre (taking into account the project plan of the Schouwburg (former town hall and relocation of police station).

Built and open space

The housing blocks need to be reoriented and optimized in a qualitative and sustainable manner, while improving the quality of the housing and living environment. The blocks in the centre must be flexible and able to respond to densification, evolving spatial needs, a changing housing demand (demographics, family composition), a diverse housing offer, changing functions and social evolutions. An attractive housing environment, quality living and an improved quality of life also require a high-quality open space that makes possible a pleasant and charming experience of the area.

A new economic concept for trade and the catering industry

Willebroek is still following an economic recovery programme that goes hand in hand with local economic developments and creates new potential for local trade. The project for the centre should create a framework for the integration of a renewed economic concept, including e-commerce, for existing merchants and new businesses wishing to establish themselves in the municipality. This should benefit the local economy and prosperity in the municipality. A future-oriented programme for the local economy and SMEs should contribute to a more active and high-quality commercial centre, a stronger local economy that attracts entrepreneurs and investors. A balanced mix between chain shops, e-commerce and independent owners is sought, with a few 'local heroes' (specialty shops with great pulling power) as ambassadors for Willebroek. Other functions such as culture, tourism, etc. should be involved and can strengthen the economic narrative. The central shopping area in the vicinity of August Van Landeghemstraat is to be activated as a commercial shopping route, where



people can shop in a pleasant and agreeable manner.

Removing barriers

Special attention should be paid to the transitions between or the edges of the public and private domains. Barriers must be eliminated as far as possible so that the public domain is once more integrated in the urban fabric and can once again play its role as a meeting and staying place. A high use value, staying quality and accessibility are central in this respect: greener, more convivial and with fewer thresholds.

Climate and a green-blue network

Due to the high degree of paving, the centre of Willebroek today functions as a heat island. A green and blue network should provide a solution for this issue. In addition, this should be an opportunity to defragment and depave. Trees and plants provide shade and cooling. Water and greenery make the public space a place where the Willebroek resident can have a pleasant stay, even on hot summer days.

More (maintenance-friendly) greenery also improves the air quality. The project for the central area must also pay attention to sustainable energy.

Together with the (direct and indirect) socio-economic added value, the themes of water and greenery form a common thread throughout the strategic master plan. The ambition is to bring water to the people within the delineated surroundings of the central project with the market square and the canal as the core.

Sustainable mobility

Improved mobility in the centre and easy accessibility require smart and well thought-out multimodality. This includes all means of transport and parking opportunities. The STOP principle (pedestrians, cyclists,

public transport and cars) should be applied as much as possible. The aim is to make the centre as accessible as possible, pursue an integrated bicycle policy and bring about a modal shift. The mobility point ('hoppin') at the station is a crucial element in this. The existing bicycle routes and links to the train, (future) tram and bus station must be integrated and optimized. Accessibility, including for cars, and clear signposting to (possibly new, underground) parking facilities in the immediate vicinity of the commercial centre should also be included.

The municipality of Willebroek is issuing this assignment to tackle its centre in an ambitious and progressive manner. An ambitious master plan is expected that provides a future perspective for Willebroek, with a participatory process for Willebroek residents. To this end, the municipality is looking for a talented, ambitious and innovative multidisciplinary design team, adept at design research, urban planning, mobility, landscaping, local trade/economy, public space, architecture and collaborating with an external participation agency.

The following assignments will be awarded via this Open Call procedure:

the drafting of a Willebroek-Centre strategic master plan including design research and the long-term image that will create the framework for a new SIP Centre;

the drafting of a process paper with a short- and long-term action programme, combined with a budget, cost-benefit analysis and effects.

For the execution of the participation process, the design team will make agreements with the externally appointed participation agency.















BEVEREN - Groothuiswijk Verrebroek

Study assignment for a master plan for the expansion and future redevelopment of the Groothuiswijk in Verrebroek, Beveren

PRINCIPAL:

The municipal authorities of Beveren and GMH

PROJECT MANAGER

Bart Van Zele

LOCATION

Area between Pastoor Jasparsstraat, Rijkstraat, Walestraat and Sint-Laurentiusstraat

FEE (EXCL VAT)

Fixed sum of € 75.000 for the drafting of the master plan

AWARD (EXCL VAT)

€ 15.000 per candidate, 3 candidates

SELECTION CRITERIA

- The general design-based expertise with regard to the project assignment
- Professional competence
- Relevant experience

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the commissioning authority as formulated in the specifications
 - 1.1. In a broad social context
 - 1.2. Applied more functionally to the practical requirements of the user
2. The approach to integrated sustainability
3. The estimate of the project cost including an estimate of the services planned in the process of the various experts within the fixed-sum fee
4. The team composition
5. Process-orientation and process-readiness

The weighting of the respective criteria has been determined as follows: 4/3/2/1/1. The subcriteria have the same weighting.

The Regional Housing Society GMH wishes to have a master plan drawn up for the expansion and redevelopment of the existing Groothuiswijk in Verrebroek. This residential area comprises 50 ground-level social housing units with an adjoining undeveloped plot of land located in a residential expansion area (5 ha). The district was built in the 1970s. The housing units are still habitable and are to be renovated according to the E60 energy standard. It is unclear whether these units will be able to meet the target of being climate-neutral by 2050.

Although Verrebroek is a rural municipality, it is a sought-after location. As a direct neighbour, the port is an asset in terms of employment. In the past, an allotment plan was drawn up for the adjoining residential expansion area, but this plan envisaged a development with about a hundred terrace houses and semi-detached buildings. The commissioning authority wishes to abandon this approach and develop a housing model with a future on these grounds. This means compact volumes and stacked houses, with a long-lasting shell. We are looking for a mix of housing sizes and a concept that makes future adjustments possible. We are envisaging a compact construction, with three or four storeys, so that the same number of dwellings occupy only a quarter or at most a third of the area due to their small footprint. This should ultimately allow for open space to remain available for short-chain agriculture and/or horticulture.

Only in order to introduce an innovative, CO2-neutral housing model is it still acceptable to build a greenfield. The aim here is to create a residential ensemble that helps to make Flanders climate neutral. The master plan must also allow for a phased approach, with an initial phase of up to 50 housing units to be carried out. This phase must also potentially be a final phase. The concept must also be able to serve as a model for the replacement of the existing 50 houses if ever they need to be replaced at this location in the long term.

This new housing model requires 'rural-urban' architecture: architecture that seeks to translate the necessary density into the qualities and charms of village life. The designers must reconcile the increase in density with the scale and morphology of the polder village, thus making a positive contribution to the identity of Verrebroek.



















SINT-PIETERS-LEEUEW - station area Ruisbroek

All-inclusive study assignment for the drafting of a master plan for the station area of Ruisbroek, including a comprehensive study into scenarios for the financial feasibility of the realization

PRINCIPAL:

Municipality of Sint-Pieters-Leeuw

PROJECT MANAGER

Erik Wuyts

LOCATION

The project area is located between Groot-Bijgaardenstraat, Sasplein, Boomkwekerijstraat, Stationsstraat, Wittehoedstraat and the plot to the north of Spoorwegstraat.

FEE (EXCL VAT)

€ 70,000 for the master plan and the financial feasibility study

AWARD (EXCL VAT)

€ 10,000 per candidate, 3 candidates selected

SELECTION CRITERIA

- The general design-based expertise with regard to the design assignment
- Professional competence
- Relevant experience

AWARD CRITERIA

1. The quality of the concept and vision development and the design research in light of the ambitions and expectations of the public commissioning authority as formulated in the specifications
2. Process-orientation and process-readiness
3. The aspects concerning sustainability applied in the master plan
4. The proposed execution strategy and the financial plan of approach
5. The composition and the distribution of tasks for the execution of the master plan and the financial feasibility study

The weighting of the respective criteria has been determined as follows: 4/3/2/1/1.

Together with the Province of Flemish Brabant, the Belgian national railway company NMBS and Infrabel, the municipality of Sint-Pieters-Leeuw is looking for a strong design team to draw up a master plan and financing model for the development of the Ruisbroek station area.

Context and occasion

A submunicipality of Sint-Pieters-Leeuw, Ruisbroek has grown from a factory village to a residential centre with 7,500 inhabitants in the Flemish Periphery around Brussels. It is no coincidence that Fabriekstraat (Factory street) is one of the main residential streets: Ruisbroek used to be a mainly working-class village with a rich life in terms of associations and catering businesses. Today Ruisbroek has become a melting pot of many cultures and social life is no longer buzzing as it used to. What still unites the residents of Ruisbroek is residing and living in a Flemish municipality in the green outskirts around Brussels.

Ruisbroek needs a new breath of life. The most important challenge for this assignment is to make Ruisbroek closer, more valuable, greener and more sustainable through a renewal of the station area. The municipality wants to invest in an attractive business climate and sees Ruisbroek's station area as an important link in the intended upgrading process. A broader vision should achieve an optimal balance between the opportunities offered by the station, new facilities around the station, and an attractive, connecting public staying space.

Assignment

The assignment includes the drafting of a master plan for the station area and a study of the use scenarios for a possible public initiator, the financial feasibility of the development, and a strategy regarding the approach of the execution.

In drawing up this master plan, the commissioning authorities wants to focus on:

- a renewed programme in the station area;
- a station area as a green link between the valley of the Zenne and the Zuunbeek;
- the canal and the station square as pleasant public



staying places;

- the mitigation of the barrier effect of the canal and railway;
- the extension of Ruisbroek station and all the amenities in terms of comfort for a Regional Express Network station;
- the description of the financial expenses and income for public and private parties.

The municipality of Sint-Pieters-Leeuw already envisages, within a well thought-out and coherent programme for the station area, a new infrastructure for higher education technical or otherwise as a possible catalyst for the rejuvenation of Ruisbroek. Investigating the feasibility of this target, including possible alternatives, its added value and its spatial integration in the project area, is an important part of the assignment.

A limited, modern and sustainable housing supply in line with market conditions, in order to maintain the balance in the entire housing supply, as a basis for facilities and to support the quality of life is among the possibilities. A spatial examination of the available grounds, underused spaces and the development potential and desired long-term use of this land is part of the study.

A contemporary interpretation of the basic facilities

linked to an effective and attractive Regional Express Network station (bicycle sheds, bus stops, taxi stands, carpool services, parking, etc.) is part of the study.) should support the project as a whole.

Improving the quality of living and housing in Ruisbroek requires a greening of the urban fabric. A green, ecologically valuable network with links to, among other things, the canal, the valley of the Zenne and the Zuunbeek, preferably linked to a network of slow connections, can provide a basis for this. The master plan for the station area can include levers for a broader greening vision and strategy.

In a future-oriented master plan, the municipality also attaches much importance to keeping the historic character of Ruisbroek legible and to preserving its own, specific identity, which remains closely linked to the attractiveness of the Flemish Pajottenland and the green periphery.

To take advantage of all opportunities, the municipality, together with the Province of Flemish Brabant, the Belgian national railway company NMBS and Infrabel, is looking for an innovative and motivated interdisciplinary team with expertise in spatial planning, architecture, mobility, landscape architecture, real-estate development and financial feasibility.





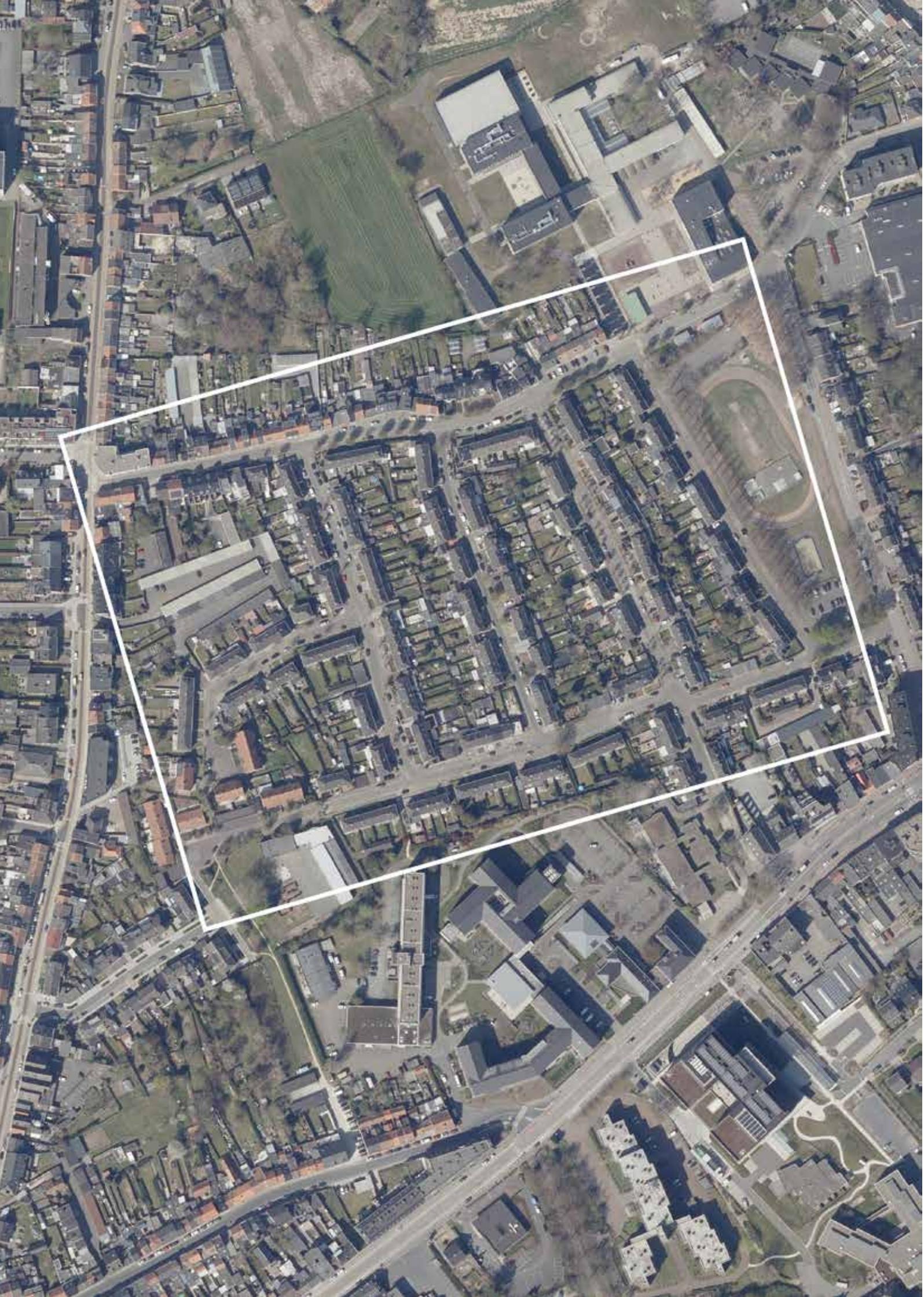












BEVEREN - Molenbergwijk

All-inclusive study assignment for the drafting of the master plan for the future of the Molenbergwijk and, conditionally, the assignment for the execution design for the construction of the public domain in Beveren

PRINCIPAL:

Municipality of Beveren

PROJECT MANAGER

Bart Van Zele

LOCATION

Area between Sint-Martenslaan and Donkvijverstraat including the school surroundings and between Diederik Van Beverenlaan and E. Van de Veldelaan

ESTIMATED CONSTRUCTION BUDGET

The budget is provided for in the multi-year planning for phased execution depending on the results of the master plan

FEE (EXCL VAT)

Fee master plan € 70,000. The municipality acquires the intellectual rights of the master plan. Survey plans, archaeological research and the heritage management plan are not included in the assignment.

AWARD (EXCL VAT)

€ 15,000 per candidate, 3 candidates selected

SELECTION CRITERIA

- General design-based expertise with regard to the project assignment;
- Professional competence;
- Relevant experience.

AWARD CRITERIA

1. The quality of the concept and vision development and the design research for the buildings and the public space in light of the ambitions and expectations of the public commissioning authority as formulated in the project definition:
 - 1.1. In a broad social context
 - 1.2. Applied more functionally to the practical requirements of the user
2. The approach to sustainability
3. Economically responsible execution
4. The approach to the participation process with a separate tender

The weighting of the respective criteria has been determined as follows: 4 / 2 / 2 / 2. The subcriteria have the same weighting.

Located between Donkvijverstraat, Diederik Van Beverenlaan, Sint-Martenslaan and Eximius Van de Veldelaan, the Molenbergwijk is changing rapidly. The district was built almost as a single whole around 1955 following the idea of the garden-city. How can the district be developed – a garden-city 2.0 – so that it is climate-neutral by 2050?

The roads are in need of resurfacing and the street trees are ripe for felling here and there. The commissioning authority is considering redeveloping the old athletics grounds as a playground for the neighbourhood. There is also pressure on parking spaces due to the growth of the Koninklijk Atheneum school, so this needs to be dealt with more efficiently here. Mobility, parking for cars, shared cars, bicycles, bicycle sheds and slow roads must be explored, but also the issue of the paving of front gardens and water infiltration or buffering so that rainwater does not have to enter the sewers.

In recent years, most social housing units have been renovated by the Regional Housing Society (GHM) and most ground-level housing units were bought by mostly new young families. The GHM is now examining the thorough renovation or reconstruction of the rental flats in the area. With a view to lifelong living in the district, the new apartment buildings must offer accessible housing. At the same time, a long-term vision is needed for the entire area: how can a neighbourhood-wide renovation be realized?

How can private owners be involved in the renovation of the district? Are generic design solutions available so that group purchasing offers affordability while maintaining the architectural unity of the district? How can a roof renovation or extension also improve the energy performance while at the same time providing an additional rental home or an intergenerational 'kangaroo home'? Is district heating conceivable?

The master plan should be attractive, but also realistic, in order to be fleshed out in co-creation with the residents, the owners and the neighbourhood. Where is there room for children and young people to play and for others to have a rest? How can more nature be accommodated in the public domain or in the front or back gardens? How can we achieve the comprehensive accessibility of the public domain? These are fascinating aspects that residents should be able to help reflect on and decide.



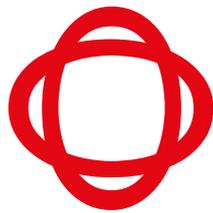












www.vlaamsbouwmeester.be

DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

© Tim Van de Velde

ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2020
© GDI-Vlaanderen

RESPONSABLE PUBLISHER

Vlaamse Overheid
Vlaams Bouwmeester
Havenlaan 88 bus, 1000 Brussel

MORE INFORMATION

the administration of the Team Vlaams Bouwmeester
+32 490 58 73 38
bouwmeester@vlaanderen.be
www.vlaamsbouwmeester.be