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On the website www.vlaamsbouwmeester.be/en you can apply for these Open Call projects until 27 August 2021, 11 a.m.

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.





Halle – Flanders Environment Agency and the municipality of Halle

All-inclusive study assignment for the preparation of an urban development plan, landscape design and the construction of a sports hall for the De Bres-Leide-Slingerweg site in Halle

COMMISSIONING AUTHORITY

Flanders Environment Agency and the municipality of Halle

Contact: Peter Vautmans

SITE LOCATION

The area along the Zenne between the Leide, the Monseigneur Senciestraat up to and including the current sports hall and the Willamekaai, 1500 Halle

ESTIMATED CONSTRUCTION BUDGET EXCL. VAT AND FEES

€ 36,000,000

(€ 15,000,000 sports hall, € 7,500,000 underground car park, € 6,000,000 opening up of the Zenne and landscaping of the banks, € 7,500,000 layout of the surroundings)

FEE EXCL. VAT

- Fixed sum: € 60,000 for the master plan
- General fee basis: 9% - 11%

AWARD

€ 15,000

SELECTION RESTRICTION

4 candidates

INCLUDING THE ASSIGNMENT

- master vision of the site
- soil mechanics study
- architecture (including environmental permit, tender dossier, site coordination, quality control and study visits)
- interior – first equipment, including fixed furniture and fixed equipment for the sports hall
- stability
- techniques
- study of the acoustics
- safety coordination
- EPB
- the study of the layout of the outdoor space and the layout of the surroundings as described in the project definition and in conjunction with the landscape vision 'Landscape park Halle'
- topographic survey of the site
- mobility

EXCLUDING

- participation
- communication
- loose furniture
- survey plans
- archaeological research if applicable

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria: [selection guideline 4201 Halle](#)







Project description

A few years ago, the city of Halle had an urban development plan and landscape vision drawn up under the title 'Landscape park Halle'. In this vision, the city clearly shows its ambition to revalue the Zenne valley and to transform the area around the watercourse into an elongated landscape park. One of the strategic places in this vision is the area of De Bres-Leide-Slingerweg. This zone is designated in the landscape park as a pivotal point between various urban and infrastructural developments. The site lies in the heart of the city, but appears today rather as a part of the periphery dominated by car parks and roads. The city wishes to transform the entire zone into an integrated park landscape with space for water, sports, recreation and nature. One overall design is sought in order to interweave all these aspects in optimal fashion. One of the spearheads in the vision for this quarter is the reopening of part of the Zenne. To make this happen, the city is entering into a partnership with the Flanders Environment Agency (VMM).

Assignment

The centre of gravity of the project area is the De Bres sports hall. The building needs to be replaced or thoroughly updated. The city authorities want to use the renovation to implement a more sustainable parking policy. After all, there are several parking zones around the sports hall. The city wants to depave these areas and integrate them into the urban landscape as public spaces with a high-quality experiential and user value. However, this should not happen at the expense of the city's accessibility. The parking capacity being removed from the public space must therefore be compensated in a car park that is located (in part) underneath the sports hall. The city authorities expect this parking demand to be addressed in an innovative and future-oriented manner. On the one hand, consideration must be given to complementary time and user regimes, so that, for example, events or markets are also possible in the car park. On the other hand, the building should be able to be used for other purposes in the future.

The construction of a centralized parking facility will not only free up space for qualitative recreational areas, but will also create the opportunity to install the Zenne in an open bed. In accordance with the landscape vision, the open Zenne will in part take the place of the current

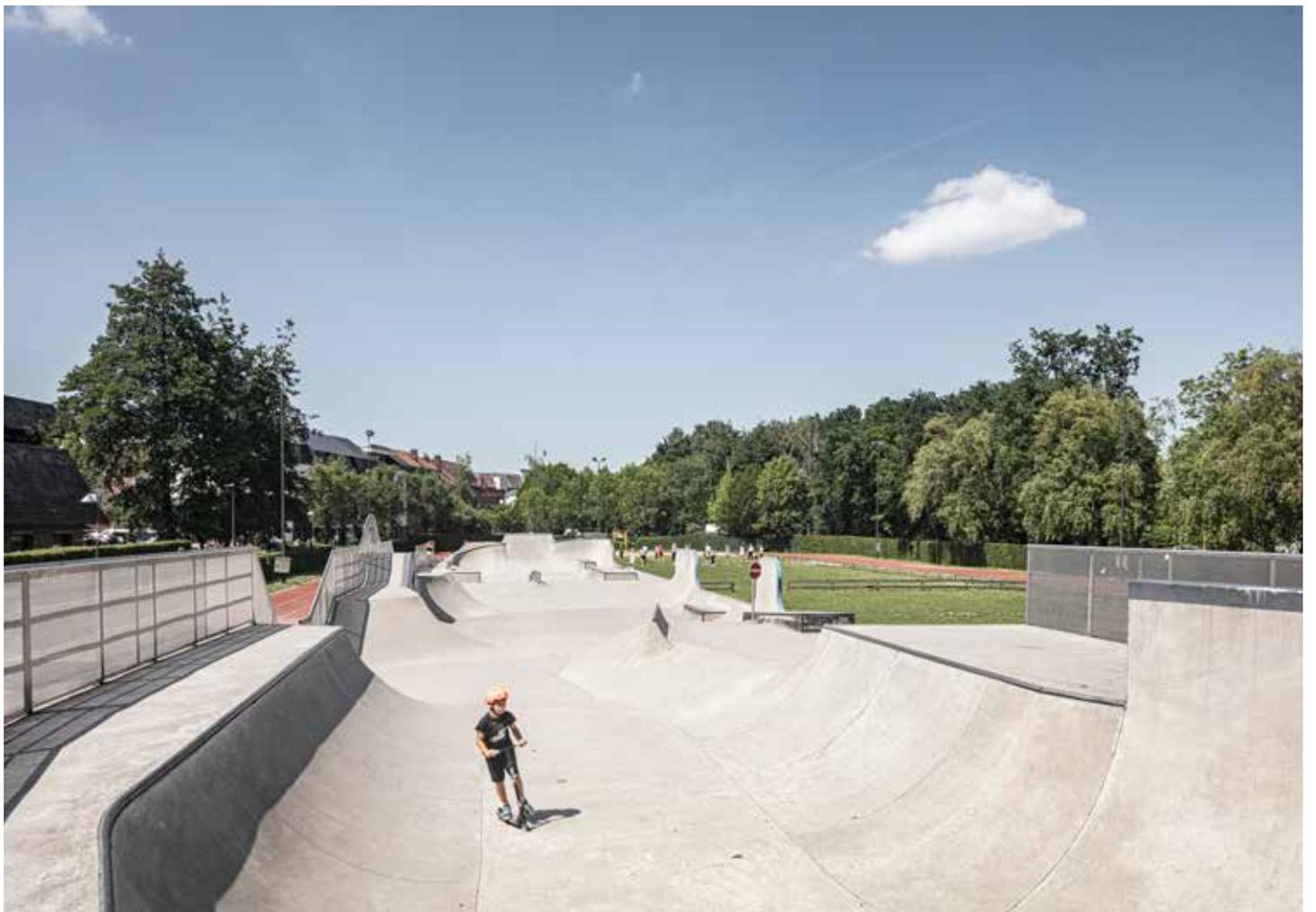
open-air sports facilities (athletics track, skate park, etc.). It will therefore be a particular challenge to combine sports and recreational facilities linked to the De Bres sports hall with the construction of a (child-friendly) public space. The strongly fluctuating water level also has to be taken into account in this regard.

Phasing will certainly be a point of attention in this project. As long as the new Zenne channel is not constructed, the Zenne cannot be given a new open bed. The public spaces, however, can already be completed after the construction of the underground car park. This can take the form of a temporary public staying space while waiting for the works to open up the Zenne.

This ambitious project will involve major and lengthy works that will bring inconveniences. The challenge is to get the whole city excited about this project.

Both during the study and architecture assignment and during the design and execution process, the city will work to involve the Halle residents and other stakeholders. The designers are expected to have a special eye for temporary interventions that can bolster support for the plans.

Architecture, landscape, water management and public space are equivalent components in this assignment. The city authorities are therefore looking for an interdisciplinary team of urban planners, architects and landscape architects who can translate the ambitions of the city and VMM into a single integrated design without losing sight of the question of phasing and temporary arrangements. Experience with the spatial and landscape integration and reconstruction of watercourses or of a similar level of complexity is required. The different partial assignments are subject to a different schedule. The team must therefore be prepared to make a long-term commitment.













Diepenbeek – POM Limburg

All-inclusive study assignment for the development of the gateway to the eco-campus in Diepenbeek

COMMISSIONING AUTHORITY

POM Limburg
Contact: Marijke Gorissen

SITE LOCATION

Campuslaan, Agoralaan, Wetenschapspark, 3590
Diepenbeek

ESTIMATED CONSTRUCTION BUDGET EXCL. VAT AND FEES

€ 25,700,000

FEE EXCL. VAT

General fee basis : 8% - 10%

AWARD

€ 15,000

SELECTION RESTRICTION

5 candidates

INCLUDING THE ASSIGNMENT

- (landscape) architecture study for the parking and gateway building and the footbridge connecting the buildings to the gateway building
- stability study
- techniques
- study of the acoustics (specific acoustic requirements, sound insulation with regard to neighbours, outside noise, the rooms among themselves, the other public and non-public spaces and the noise level in the classrooms, etc.)
- the study of the layout of the outside space and the execution of a temporary outside layout (depending on the accessibility of the buildings)
- the study of the interior design, including the fixed furniture
- the execution of EPB reporting
- the execution of safety coordination
- financial-technical analysis (estimate)
- BIM support for the entire process

EXCLUDING

- MOBBER
- archaeological survey
- demolition follow-up plan and asbestos inventory
- measurement plans

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria: [selection guideline 4202 Diepenbeek](#)







Project description

The Diepenbeek campus is undergoing a transformation. In 2018 the Province of Limburg completed the master plan 'Diepenbeek signal area and campus'. The starting point of this master plan is to provide a balance between expansion and ecological protection of the valuable Demer valley.

The ambition is to develop the Diepenbeek campus into an eco-campus with room for education, research and activity in the care and building sectors. The campus will be divided into different sub-campuses, each with its own focus and programme. However, the various zones form a single whole and are linked by a number of large public roads that significantly improve the readability of the campus for users and visitors.

The master plan was further refined in 2020. This led to innovative insights in the fields of construction, accessibility and water management. Densification, depaving, concentration of volumes and building upwards are the basic principles here.

The 'health campus' sub-campus extends to the north and south of the gateway and will become the pivot of innovation in healthcare. Whereas access to the campus currently lacks the prestige it deserves, in the future the new building complexes of the health campus will form a striking gateway to the Diepenbeek eco-campus.

An opportunity study was carried out to map out the potential for the access zone. The gateway should be designed as a connecting place where activities, multimodal nodes, collective facilities and green-blue infrastructures come together. Three new buildings are planned near the main entrance: a gateway building (inspiration hub), a parking building (parking hub) and an education building (multimodal hub). These will be linked together by a footbridge connecting the various buildings and the different parts of the health campus.

This design competition includes the gateway building, the parking building and the footbridge. The three entities should be designed as a single whole. The footbridge should be designed in such a way that it can also function when not all the buildings have been realized.

In addition, the exterior space around the buildings must also be designed according to the principles of the studies carried out in relation to this area. This assignment is limited to the preparation of a design. The gateway is intersected by the future campus boulevard. In anticipation

of the concrete plans and their implementation, this assignment provides only for the temporary construction of the outdoor space around the buildings to guarantee accessibility of the buildings.

The programme for the buildings is currently being fine-tuned with the parties involved. The commissioning authority expects the designers to help think about how we can guarantee flexibility (in terms of infill and expansion) and multifunctionality in terms of the programme.

The interplay between the various buildings must give the gateway zone a representative character. The whole will have the allure of a gate, the 'entrance to the city' and an 'access to nature'. The focus is therefore more on the interplay of the various buildings to arrive at a symbolically charged point rather than a single iconic eye-catcher. Nevertheless, the focus should be on a high image quality.

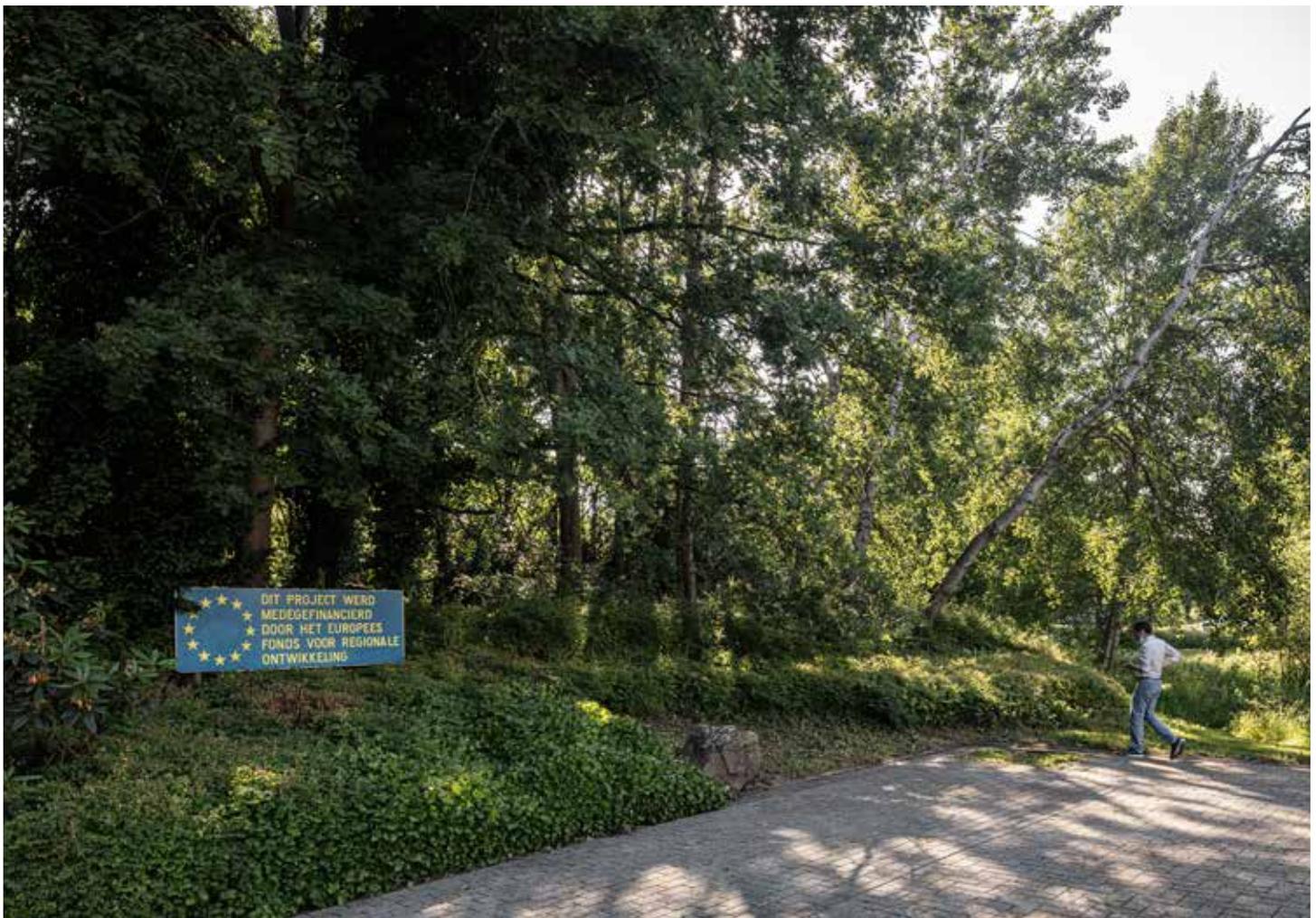
The eco-campus should become a model of sustainability, both in terms of the buildings as in terms of the organization of the undeveloped space. POM Limburg's ambition is to develop the eco-campus into a Positive Energy District in the future. In terms of water, the objective is to keep the cycle on the campus as closed as possible. Preservation and development of biodiversity are important principles. A dynamic campus also requires a future-oriented organization. By taking changing needs into account from the start, spaces, buildings and materials can be kept in use with limited effort.

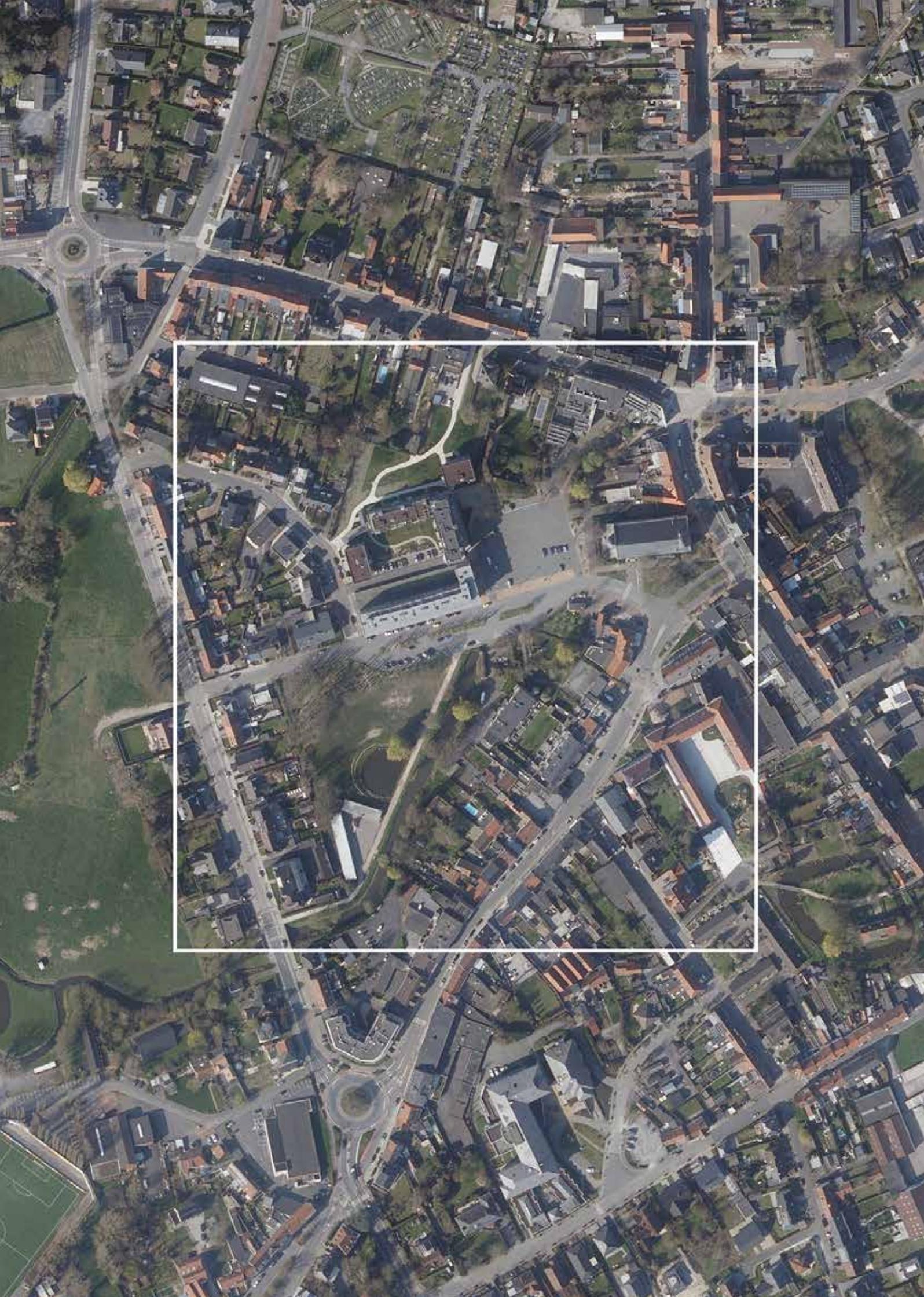
To realize these ambitions, we are looking for a multidisciplinary team with experience in architecture, landscape architecture and infrastructure design. The team must be able to translate creative ideas into a technically and financially feasible as well as sustainable story. The design team will also ensure that the entire process is supported by BIM. Moreover, a construction team formula is being considered for this development.













Wevelgem – Municipality of Wevelgem and Flanders Environment Agency

All-inclusive study assignment for the construction of a new meeting centre, the layout of a central square, the opening up and redesigning of the Heulebeek and the upgrading of central green areas in Gullegem

COMMISSIONING AUTHORITY

Municipality of Wevelgem and Flanders Environment Agency
Contact: Nathalie Versavel (Municipality of Wevelgem)

SITE LOCATION

The project zone is bordered by Bankstraat, Dorpsplein, Kerkstraat, Koningin Fabiolastraat and Rederijkersstraat, 8560 Gullegem

ESTIMATED CONSTRUCTION BUDGET EXCL. VAT AND FEES

- € 10,480,000
- € 3,750,000 meeting centre
 - € 890,000 central square
 - € 4,600,000 Heulebeek
 - € 1,240,000 green zone

FEE EXCL. VAT

general fee basis (meeting centre): 9% - 11% (excl. VAT)
KVIV (Royal Flemish Society of Engineers) salary scale – assignment I – infrastructure (class 1); an adjustment coefficient on the basic salary percentage with a maximum deviation of 0.8 to 1.5 can be applied by the tenderer (central square, Heulebeek and green zone).

AWARD

€ 15,000

SELECTION RESTRICTION

4 candidates

INCLUDING THE ASSIGNMENT

- Architecture
- stability and techniques (including theatre techniques and acoustics)
- study of the interior design including fixed furniture and extendable seating
- EPB
- opening up and reconstruction of the Heulebeek (incl. bridge infrastructure)
- layout of the outdoor space and greenery layout with particular attention to enhancing the water experience
- support of the participation and communication process (providing input for the participatory process)
- participating in important participatory moments, integrating input from participation in the design)

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria: [selection guideline 4203 Wevelgem](#)







Project description

The authorities of the merged municipality of Wevelgem have decided to invest in the renewal of their centres. It must be both healthy to live there and pleasant to be there, with enough space for water and greenery. It is important to support clubs and associations and to provide good public services. In addition, we want to apply the STOP principle to the maximum and increase traffic safety. The centres must become meeting places for young and old.

In the context of these municipal ambitions, there is much room for considerable improvement in the submunicipality of Gullegem. The existing meeting centre (OC) is outdated. The Heulebeek runs straight through the centre, but the watercourse is barely visible. The centre also lacks a multipurpose central square. In addition, the existing public space is in need of a quality leap, among other things through greening. An important lever for the future and redevelopment of the centre is the need for a new meeting centre.

In preparation of this village centre renovation, the Leiedal intermunicipal agency commissioned the municipality to carry out a preliminary design study. A new location was chosen for the OC, offering opportunities for a broader renovation of the centre, such as upgrading the public space and creating a new central square between the church and the OC. The municipality also entered into a partnership with the Flanders Environment Agency (VMM) to improve the relation between the channelled Heulebeek and the centre. Connected to this, the existing central green areas can be revitalized, including the De Gulle festival meadow. The municipality of Wevelgem and the VMM have chosen to bring these partial projects together in one integral design assignment. Although each poses specific technical challenges, the two projects are closely linked in terms of design.

Customized meeting centre

Gullegem's new customized meeting centre will provide a new home for several associations. There will be a hall where stage performances, parties, general meetings and meals can take place. There will also be classrooms for the visual arts workshop, a teaching kitchen and several multipurpose rooms for meetings, education and conferences.

Due to its new location along the Heulebeek and on the central square in the village centre, the OC

will have its own identity and will stand out from other buildings in the area. A lively façade of the new meeting centre and the future secondary use of St Amand's Church can charge the adjacent public space. As an important public building, the OC may contribute an architectural mark in the village centre. At the same time, it must remain embedded in the village fabric. Indeed, the OC must engage in a dialogue with the church, without drowning it out in terms of scale, appearance or materials.

Lively central square with restricted car access

The potential to develop a new central square is one of the reasons for moving the meeting centre to a new location. Activities take place regularly around the church and it is also where many shops and central functions are gathered. And yet it lacks a quality public space where people can meet. The public space is fragmented and dominated by traffic and parking.

The space between the new OC, the church and Koningin Fabiolastraat will be redesigned into an active central square with interesting edges and sufficient room for greenery. The Heulebeek will once again be given space in an open bed. A pleasant recreational area must be created, which will provide opportunities for spontaneous gatherings and be suitable for the organization of local events such as the weekly market, the fun fair, etc. The low-traffic area will also provide more space for terraces so that the surrounding businesses can also benefit from the vitality.

Parking will be bundled and optimized so that the accessibility of retail, education and other central functions is not adversely affected. In parallel, the municipality is launching a mobility study on the impact on motorized traffic to feed into the overall assignment.

Revaluation of the Heulebeek

The Heulebeek winds through the centre of Gullegem, but when it reaches Kerkstraat it dives underground until Peperstraat. At the height of the church, the brook is not visible. Together with the Flanders Environment Agency, which manages the brook, the municipality wants to give the Heulebeek the recognition it deserves as an important link between the 'Groen Lint' (Green Ribbon) and the provincial domain of Bergelen.

The brook will be an important element that defines the image and atmosphere. It will bring the centre to life, give it more character and



offer ecological benefits. The watercourse offers the opportunity to bring greenery deep into the centre. When redesigning the banks, the strongly fluctuating water level is an important point of attention, not only in terms of safety, but also with regard to the choice of materials, maintenance and management.

Revival of the festival meadow

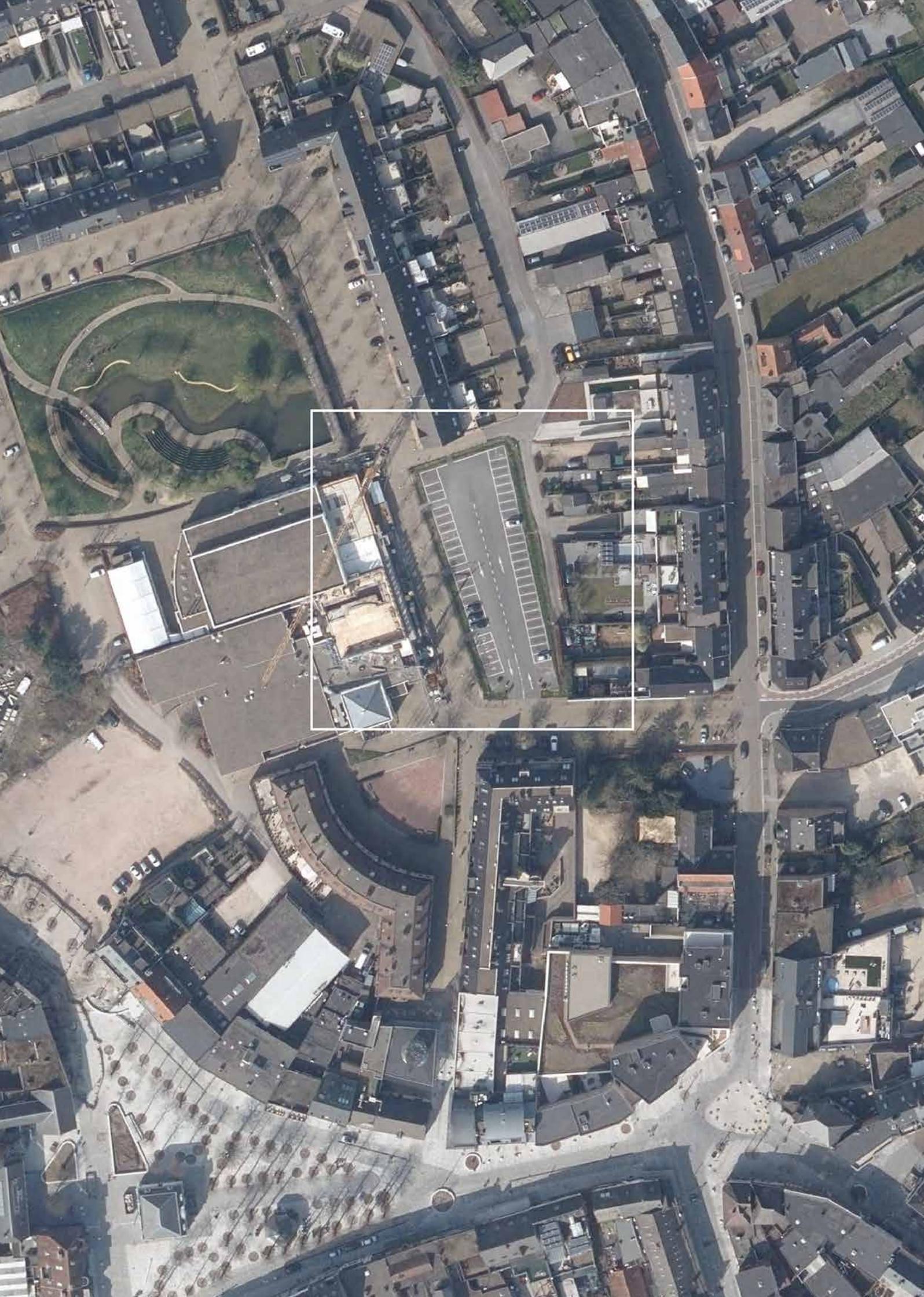
The De Gulle festival meadow is the largest green area in the centre. It is bordered by private plots to the west, the Kerkstraat to the north and the Heulebeek to the east. Opening up the brook and introducing a zone with restricted car access provide the opportunity to revalue the festival meadow. By cutting off part of Kerkstraat and adjusting the road profile, it is possible to extend the festival meadow to the church, the OC and the new central square, making the green zone more extensive, more accessible and more

visible, and giving it a versatile use. The relation with the Heulebeek can also be strengthened. The watercourse can contribute to the image quality and experience of the festival meadow, provide new play stimuli or inspire tranquillity. The commissioning authority is looking for a design team that builds on the acquired insights, offers an interesting answer to the questions posed and is able to materialize the elaborated concept. Knowledge of both architecture and environmental design is required. A feeling for water and experience in technical foundations are recommended.











Lommel – Lommel city authorities

All-inclusive study assignment for the construction of a new youth centre in Lommel

COMMISSIONING AUTHORITY

Lommel city authorities
contact: Cindy Daems

SITE LOCATION

Adelbergpark, 3920 Lommel

ESTIMATED CONSTRUCTION BUDGET EXCL. VAT AND FEES

€ 2,600,000

FEE EXCL. VAT

Fee basis between 10% and 12% (architecture, including stability, techniques and layout of the surroundings)

AWARD

€ 12,500

SELECTION RESTRICTION

4 candidates

INCLUDING THE ASSIGNMENT

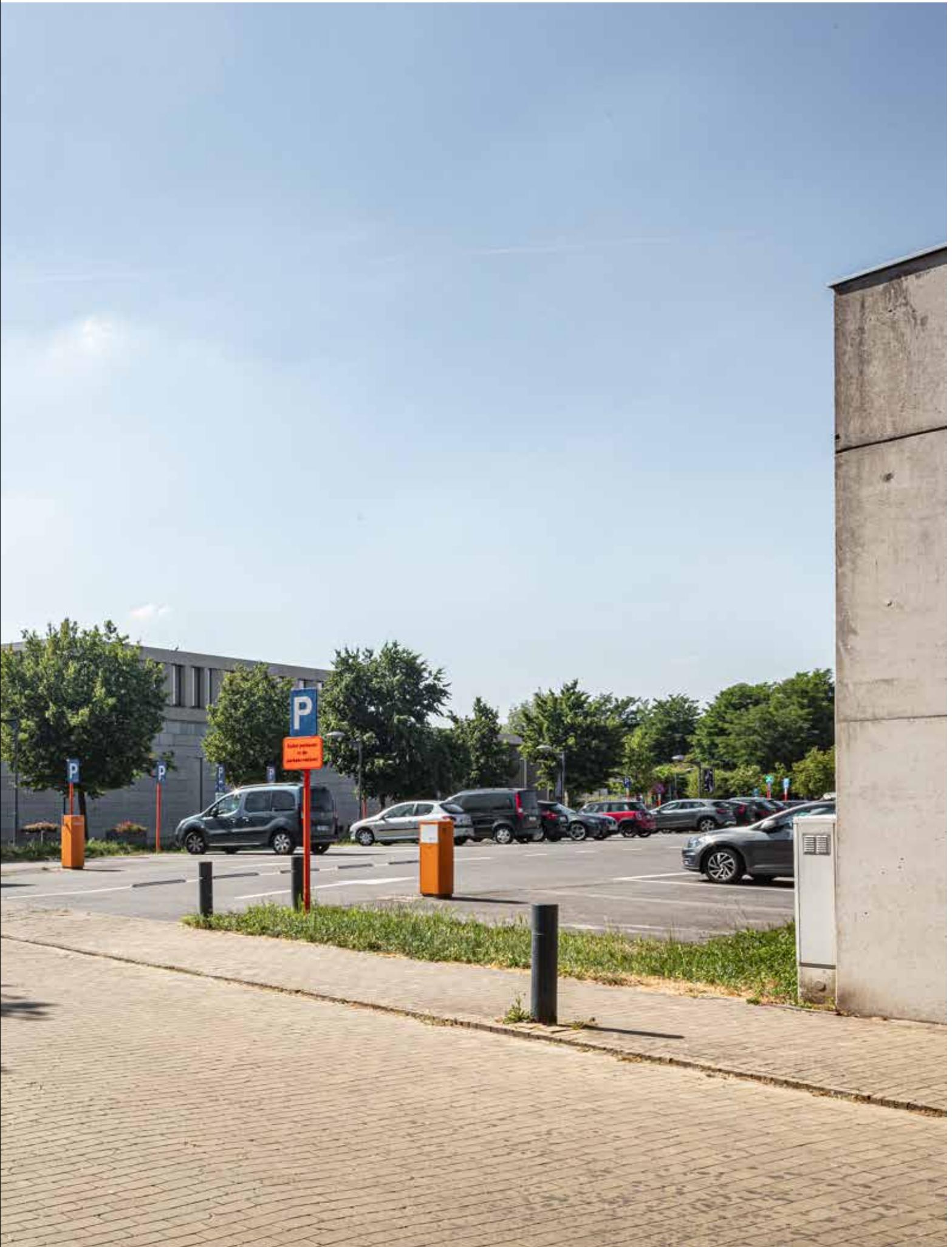
- the architectural study,
- the stability study;
- the study of the climate and all special techniques, including EPB reporting: HVAC, sanitary facilities, electricity, telephony, data, fire detection and protection, burglary prevention and access control, sound and video, building management systems, time recording and lifts;
- the complete study of the acoustics: sound insulation with regard to the neighbours, outside noise, between the rooms themselves, the other public and non-public spaces, and the noise level in the rooms;
- the study of the layout of the outdoor space and landscaping;
- the study of the interior design, including fixed and loose furniture;
- the organization of the procedure for appointing the safety coordinator.

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria:

[selection guideline 4204 Lommel](#)







Project description

The city of Lommel is looking for a multidisciplinary design team to realize a new youth centre. By choosing the Adelbergpark site, young people will be given a prominent place in the heart of the city and the city authorities will continue to build up a lively, contemporary city centre with a mix of functions.

Context

Lommel is a beautiful and dynamic city in North Limburg, surrounded by versatile and pure nature: a green oasis of tranquility, stillness and relaxation, but also bustling with life and activity. Innovation and entrepreneurship are high on the agenda. In addition, Lommel is building a warm, bicycle-friendly city, where life is good for young and old to live, work and play. We want to connect neighbourhoods, inspire visitors, support associations and young people, and give entrepreneurs every opportunity so that functions and generations can cross paths in the heart of the city.

Assignment

The new youth centre is the result of the need for a future-oriented and firmly rooted, broad youth policy, with a youth centre as a central and easily accessible meeting place. In concrete terms, the youth centre is a place where the light is on, where someone is always available and where young people are welcome. It must become a place where young people are inspired, stimulated and supported in various ways and by various actors. The focus is on social and creative leisure experiences – participating, organizing and facilitating. The youth service tries to encourage young people to work with their ideas and dreams. Creative initiatives can grow into young entrepreneurship in the centre.

The youth centre will also be home to the OverKop house, an accessible walk-in and activity centre for young people up to the age of 25. Here, primary care services and organizations with a link to education or the stepping stone to the labour market work together for all young people. This is also where the youth development worker and the youth networker are to be found. This is where the second focus lies: well-being, welfare and education.

A third focus is a broad and transversal youth reflex, different municipal services and partners

cooperating horizontally. The municipal events department will be housed in the youth centre, which will immediately ensure ties in with the vision for the development of the site. The project zone is located next to the municipal cultural centre De Adelberg and the commercial cinema complex UGC, and near Tourism Lommel and the GlazenHuis, the Flemish centre for contemporary glass art. The choice of the project zone is based on the ambition to develop a high-quality leisure site.

The project zone is located on the Groene Parels route, which establishes a visible physical connection between the Burgemeesterspark and the Prinses Astridpark, two hidden green gems in the city centre, with the Groene Doorsteek in the middle of the route and in the core shopping area. The youth centre will therefore connect to this qualitative landscape drawing, with the implementation of green (rest) areas within or next to the project zone.

Special attention will also be paid to respect for the surroundings and the existing buildings around the project zone and the nearby Prinses Astridpark. The new building will complete the building block and enter into a dialogue with the surrounding buildings. The designers are therefore expected to pay particular attention to a harmonious integration in the context.

In short, the designers are taking on a challenging assignment. They must seek a balance between the various functions and the shared use of space with, for example, hot desks, but with attention for the circulation of the young visitors and staff, and for the various forms of leisure experience and well-being. A creative meeting space with special attention to acoustics should preferably be located in a (semi) recessed area. New flows of visitors mean added value for the dynamics of the city centre, but they must not cause any inconvenience to the surroundings and the local residents. Attention to greenery and open space is not only in line with the development of the landscape, but can also provide an answer as a controlled hangout to the demand from young people for casual meetings.

The city authorities of Lommel attach great importance to the development of sustainable projects and therefore expect expertise in terms of sustainable and energy-efficient construction, accessibility, acoustics and climate control. The designers are also expected to provide space



for an intense participatory process in the (early) design phase, whereby, together with the commissioning authority, a dialogue is established with the most important stakeholders, users and local residents of the youth centre. Lastly, insofar as possible, the content and design will be linked to Lommel's Kernkompas and DNA.











Dendermonde – Dendermonde city authorities

All-inclusive study assignment for the preparation of the spatial master plan 'Dendermonde fortification ring' with a participatory section

COMMISSIONING AUTHORITY

Dendermonde city authorities,
Contact: Rik Rousseau

SITE LOCATION

The plan area for the master plan comprises the fortification ring of the fortified town with a Western offshoot in the direction of the Dender canal, on the one hand, and, on the other, the sites of the three batteries at some distance from the fortification ring, 9200 Dendermonde.

FEE EXCL. VAT

€ 100,000

AWARD

€ 15,000

SELECTION RESTRICTION

4 candidates

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria:

[selection guideline 4205 Dendermonde](#)







Project description

Dendermonde originated at the confluence of the Dender and the Scheldt. The city was traditionally an important military and economic site because it is here, upstream from the sea, that the first bridge over the Scheldt was situated. Because of its strategic location, the city was developed into a fortress city in the nineteenth century, as part of the Wellington Barrier against French imperialism. The fortifications were further strengthened and modernized by the young Belgian state from 1830 onward as part of the 'Fortress of Antwerp'. Three batteries were also built at some distance from the fortification ring on the east and south sides.

At the end of World War I, as a result of technical and military developments, the city largely lost its strategic importance. The fortification ring was systematically demilitarized, and the military installations became increasingly dilapidated and overgrown. A number of partial sites were given a new purpose for education, recreation and as urban park space. At other places, the fortification ring disappeared completely due to new urban developments or ad hoc interventions in the built-up fabric.

As a result, the fortification ring in the north (Gentsesteenweg, Noordlaan, Gremberg side) and south (around the station) has hardly been preserved, if at all, and is barely visible in the streetscape. To the west (Brussels Forts) and south-east (Kalendijk area), however, (parts of) water surfaces, gates, bastions and other relics of the fortification ring have been preserved. The southern batteries (battery 3/Fort Rozebroek and battery 2/Fort Driebek) were preserved.

Over the past decades, various initiatives have been taken for the preservation and revaluation of the Dendermonde fortification ring, by private individuals and associations as well as by local and higher authorities. Relicts were given a new function or were restored. However valuable, these initiatives are often anecdotal and lack coherence.

By drawing up a master plan for the fortification ring, the local authorities aim to achieve, in consultation with the parties involved, a coherent, integrated spatial layout vision, based on a consideration of various sectoral plans and visions, social needs and wishes.

A multidisciplinary long-term vision must be developed, but several short-term 'milestones'/actions which can offer prospects for the next

decade must also be set out. An important horizon here is 2030, the bicentenary of the Wellington Barrier.

For eight carefully selected areas on the battlefield, the elaborated general long-term vision will be concretized in 'attack zones'. On the one hand, this concerns a number of crucial areas where work has to be done around the fortification ring to be able to tell properly the 'story of the fortified city of Dendermonde'. On the other hand, this concerns a number of areas where we can realize feasible actions in the short and medium term that will give the fortification ring more visibility and/or a sustainable future. The detailed master plan will result for the selected 'attack zones' in a conceptual spatial layout vision, with a list of concrete actions and corresponding rough estimates. For a number of 'attack zones', initiatives with concrete actions are already ongoing, e.g. 'Bombproof Barracks', 'Bastion V', 'Bastion IX', etc. Of the eight attack zones to be selected, the city is already putting forward the following four areas:

- fortification ring through the station area (interaction with station area master plan) to connect the Brussels Forts and Kalendijk areas;
- former Gentse Poort (Gentsesteenweg) with link to the Old Dender;
- surroundings of the Mechelse Poort monument, with extension of cycle highway F44 to the north via the soon to be renovated Mechelse Poort intersection (N47, N17, N416);
- the open space that runs to the city centre west of the fortified town and used to be partly a 'flood zone' around the fortified town (interaction with the ongoing vision development for the Krijgem residential expansion area).

In preparing the master plan, attention must also be paid to the management aspects of the fortification ring in general, and more specifically to the eight attack zones. The local authorities already spend considerable resources on this every year and want to keep this management cost under control. To create public support, a broad participatory process should be provided. The intended target groups are:

- residents of the fortification ring and immediate neighbours
- associations and other users of the fortification ring: culture, sports, recreation, education, offices, etc.



- the involved municipal advisory councils:
GECORO, MINA council, Forum Culture, Sports Council, Youth Council, Welfare Council
- the wider interested population

The design team will have to develop and implement a concrete strategy to involve these target groups in the process. The design team is expected to elaborate the content of the necessary communication means and explain the process. In developing this participatory process, the commissioning authority will provide the design team with the necessary support in terms of logistics (practical organization, sharing the network and expertise) and communication (all the city's channels can be used).

In terms of content, the master plan will focus on a spatial layout vision. In order to allow the 'story of the fortified town of Dendermonde' to live on more strongly afterwards as well, the city will launch a separate assignment for 'community building' parallel to this Open Call.











Tienen – Tienen city authorities

All-inclusive study assignment for the preparation of a master plan and the relevant financial and economic feasibility study (confirmed part) and the preparation of an SIP (conditional part) for the 'Het Hof van Kabbeek' site in Tienen

COMMISSIONING AUTHORITY

Tienen city authorities
Contact: Marlies Buvens

SITE LOCATION

Kliniekstraat, Oude Leuvensestraat, Leuvensestraat,
Oude Vestenstraat and Gilainstraat, 3300 Tienen

FEE EXCL. VAT

Fixed sum: € 80,000 (excl. VAT) for the preparation of the master plan and the relevant financial and economic feasibility study

AWARD

€ 15,000

SELECTION RESTRICTION

3 candidates

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria:

[selection guideline 4206 Tienen](#)







Project description

The site, which is home to the regional hospital, is located in the city centre of Tienen, between Oude Vestenstraat, Kliniekstraat, Leuvensestraat and Gilainstraat, in the historic 't Hof van Cabbeek'. The hospital will eventually move from the site, leaving the land available for redevelopment. Given its strategic location in the city centre, the size of the site and the presence of valuable heritage, this redevelopment is one of Tienen's most important inner-city challenges for the coming years.

Due to its central location, the realization of an additional residential offer here is indeed opportune. Moreover, the redevelopment of the site offers a unique opportunity to create a green and climate-controlled inner-city environment with restricted car access and with a mix of functions in the city centre, while respecting the historical heritage. The city of Tienen has therefore set itself the objective not to expand the total floor area of the buildings on the site and to reduce the built-up area. In urban planning terms, this is called a status quo for the floor-area ratio and a depaving of the site.

There is room in this context for different types of housing that attract a diverse public, with sufficient attention for the open space: continuous (semi-)public greenery and space for water. The aim is to create a cool, green, pleasant recreational area that can counter the heat of the city. The judicious use of energy, water and materials will already receive the necessary attention in the design phase. The issue of the possible preservation of the 1953 hospital and its repurposing is part of the research assignment.

Because the site is in the heart of the city centre, a public function is desirable. The site already accommodates a pastoral centre and a childcare centre. These functions must be taken into account. To ensure the site's experiential value and dynamism, the designers must investigate what other possible functions and/or multiple use are possible and desirable.

The site must be easily and safely accessible by public transport, bicycle, on foot and by car. The site itself is car-free or at least car access is restricted. The optimal organization of parking must be explored.

Because of its location in the former 't Hof van Cabbeek' and the presence of the listed Kabbeek monastery, the site has a special heritage

value. On the one hand, there is the monastery with the monumental chapel with two seventeenth-century wings and the monastery garden and wall; on the other hand, there is the ensemble of the hospital, the entrance square and gate from the interwar period, with the former orchard. The aim is for the historic monastery to become the beating heart of the new area. The sustainable restoration, repurposing and integration of the existing buildings on the site are central to the project. These elements form the guiding spatial principles in the preparation of the master plan.

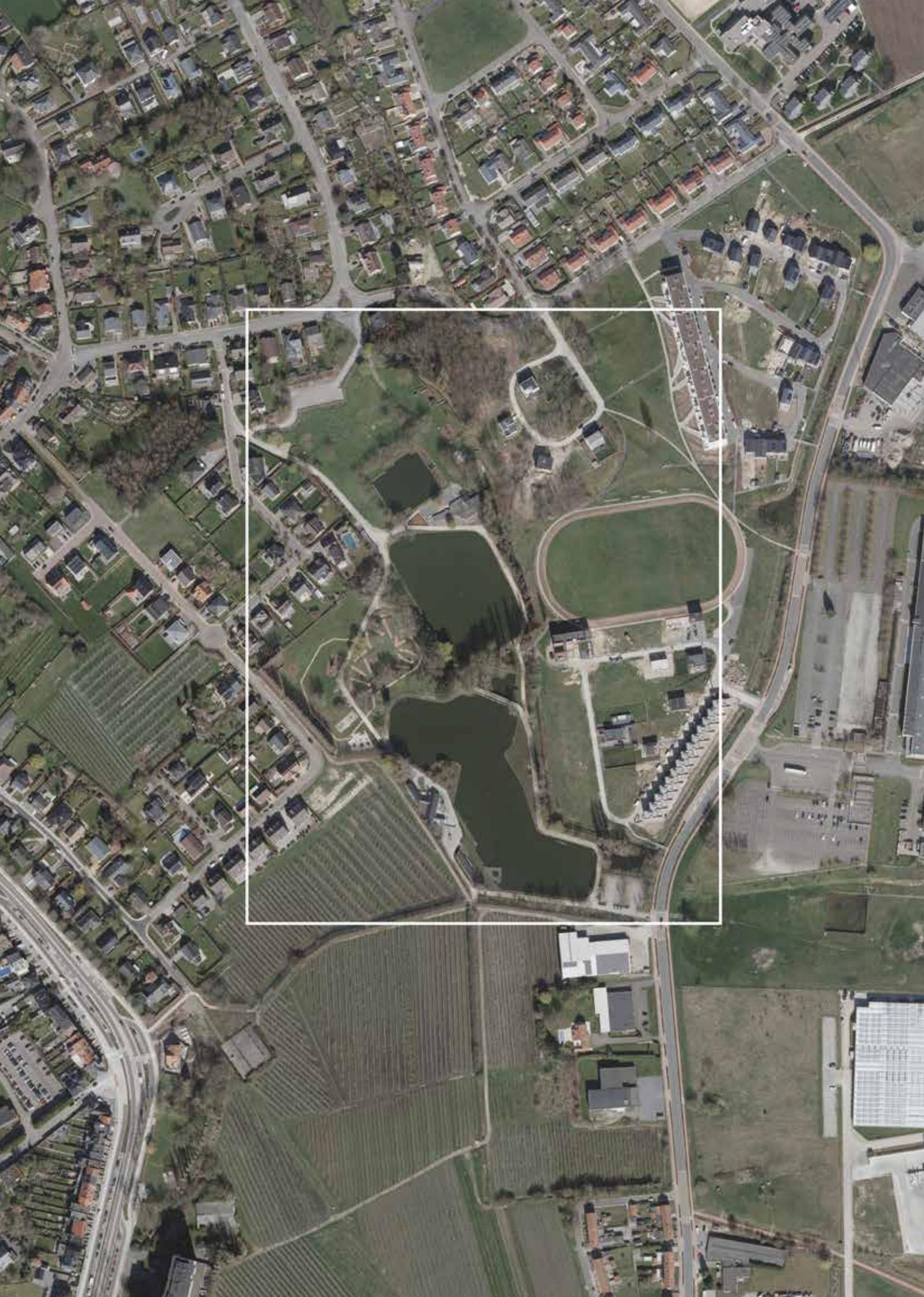
The city of Tienen is looking for a design team that will investigate what can be the most qualitative elaboration within the outlines of the project and taking into account financial and economic feasibility. Design teams are challenged to represent the city's high ambitions in a vision of the future that is as ambitious as it is creative. Candidate design teams should have a strong background in research by design, be aware of the dynamics within the real-estate market and be able to build a bridge between urban development, public space, architecture and heritage.













Tienen – Tienen city authorities

All-inclusive study assignment for the preparation of a master plan for the Viander domain (confirmed part) and the execution of phased partial assignments of the master plan (conditional part)

COMMISSIONING AUTHORITY

Tienen city authorities
Contact: Bart Bekker

SITE LOCATION

Domein Viander, Hamelendreef 77, 3300 Tienen

FEE EXCL. VAT

Fixed sum: € 59,500 (excl. VAT) for the preparation of the master plan and the relevant financial and economic feasibility study

AWARD

€ 15,000

SELECTION RESTRICTION

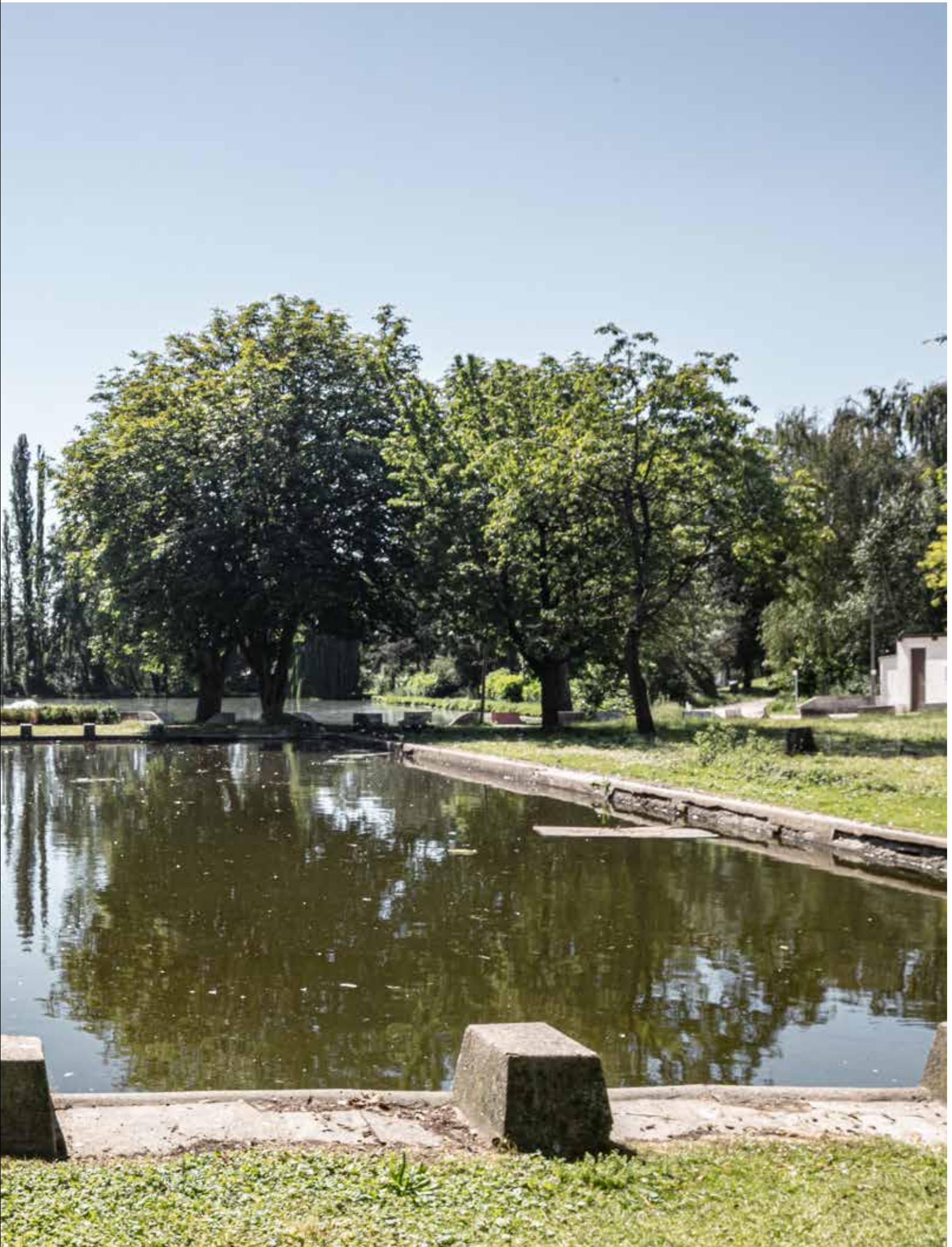
3 candidates

SELECTION GUIDELINE

Download the selection guide for more information about the selection procedure, the grounds for exclusion and the selection and award criteria:

[selection guideline 4207 Tienen](#)







Project description

The Viander recreation domain is located to the north-east of Tienen. The domain lies just outside the small ring road and constitutes a green lung on the outskirts of the city. It covers an area of 8 hectares. Next to the domain, a new housing estate has been and is being constructed as part of the Anemonen project. The Viander domain also borders on an industrial zone. The domain comprises three (fishing) ponds (including a former open-air swimming pool), two playgrounds, a water playground, a miniature golf, a restaurant and various walking paths. It is also home to a number of associations. The ponds are fed by the water of the river Gete (which flows a stone's throw from the domain). The Viander domain is accessible to tourists via a network of cycle paths and the nearby Gete valley walking network.

The Viander domain is popular with and cherished by the inhabitants of Tienen and has a rich history. The domain dates back to the interwar period and has always been an important recreational attraction. Among other things, the domain served as a framework for the 'school colonies' (holiday camps) that the city council set up for the young people of Tienen during the summer months during the Second World War. These are comparable to today's 'play areas' (holiday camps). Many older inhabitants think back to those days with nostalgia. The domain then slowly but surely fell into disrepair. In recent years, however, many initiatives have been taken to breathe new life into the Viander domain: reconstruction of roads, renewal of lighting, construction of an outdoor classroom and insect hotel, a standard orchard and new playground equipment. The initiatives were well-intentioned but fragmentary: an overall vision or management plan was lacking.

A population survey carried out in the context of the preparation of the 2020–2025 multi-year plan identified the upgrading of the Viander domain as one of the main priorities. In concrete terms, the city authorities want the Viander domain to become Tienen's new hotspot. It must become a sustainable, natural environment with ecological value and where a recreational programme is developed so that the people of Tienen can once again experience the benefits of outdoor life in their immediate living environment.

The city of Tienen wants to draw up an ambitious master plan that translates a contem-

porary, sustainable spatial development vision for the plan area, building on the historical context of the park. It wants to seize the potential and the use of the existing buildings for an attractive and accessible use of the park by anyone who wants to take a break and enjoy nature. For the new development of the Viander domain, the designers are also asked to investigate potential links with activities and functions in the wider environment. A former athletics track and a historical orchard lie next to the estate.

How will the Viander domain be embedded spatially, functionally and ecologically in its surroundings? The municipality wants to focus on functional, safe and easy connections to the park from the city. Can the park also be used to make a smooth connection to the surrounding area? Besides an absolute, priority focus on access to the park by safe and comfortable slow traffic, with possible proposals to change the layout of road and path systems in the area, the municipality also wants a translation of an integrated vision on the accessibility of the park by means of motorized traffic, including a vision on parking. What are the opportunities? How can the Viander domain be opened up better?

The master plan must contain an elaborate, sustainable and high-quality urban recreation programme. Tranquillity, nature and water experiences are key. The city of Tienen wants other forms of recreation to be explored (if compatible with the intended ecological value of the area) in order to make the park attractive on a daily basis for the neighbourhood and other Tienen residents.

The designers must give their views on how the water management on the domain can be optimized (taking into account climate adaptiveness and recreation). The current and future supply of the various ponds and any future water experience constitute a point of attention in this regard. In addition, future rainwater plans and plans with regard to water buffering must be taken into account.

We expect the design teams to take maximum account of the domain's various potential users: children, young people, parents and grandparents, local residents, tourists, cyclists, walkers, business customers, users of the SME zone in the area, schools, etc. We wish to emphasize in this respect that the project primarily focuses on the city's inhabitants. The design team supports the city in conducting a participatory process and in



communicating the project to these target groups.

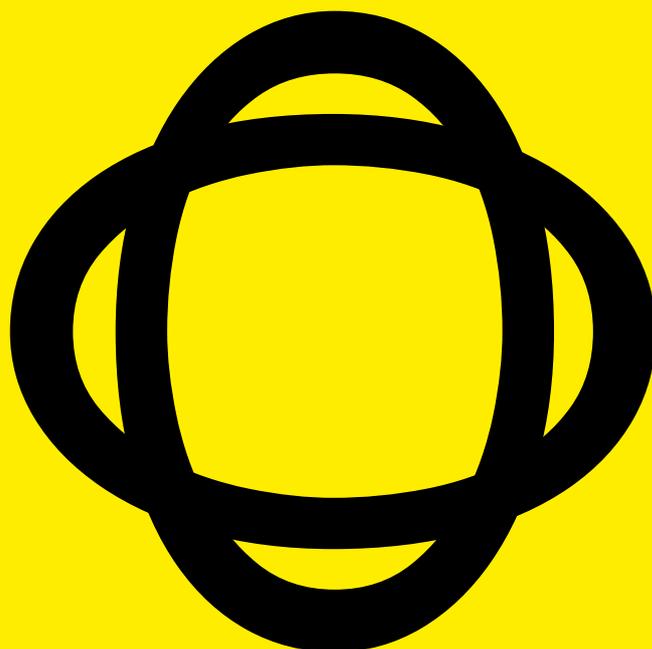
In addition to the master plan, a vision for a phased development strategy will be elaborated, with realizations in the short, long and medium term. We expect the design team to organize the design process in close dialogue with the city and the services involved. The spatial effects of certain choices will be visualized using research by design. All proposals will include a cost-benefit analysis of solutions to current problem areas and issues at various levels: spatial, social, financial, operational, mobility, maintenance, etc.

After the master plan has been delivered, the commissioning authority may decide to award all or part of the execution contracts to the design team (conditional part). The commissioning authority is not obliged to do so; the commissioning authority can also decide to award the relevant follow-up contracts to third parties on the condition that a new tendering procedure is set up.









design

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Team Vlaams Bouwmeester

photography

© Tim Van de Velde

arials

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

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