

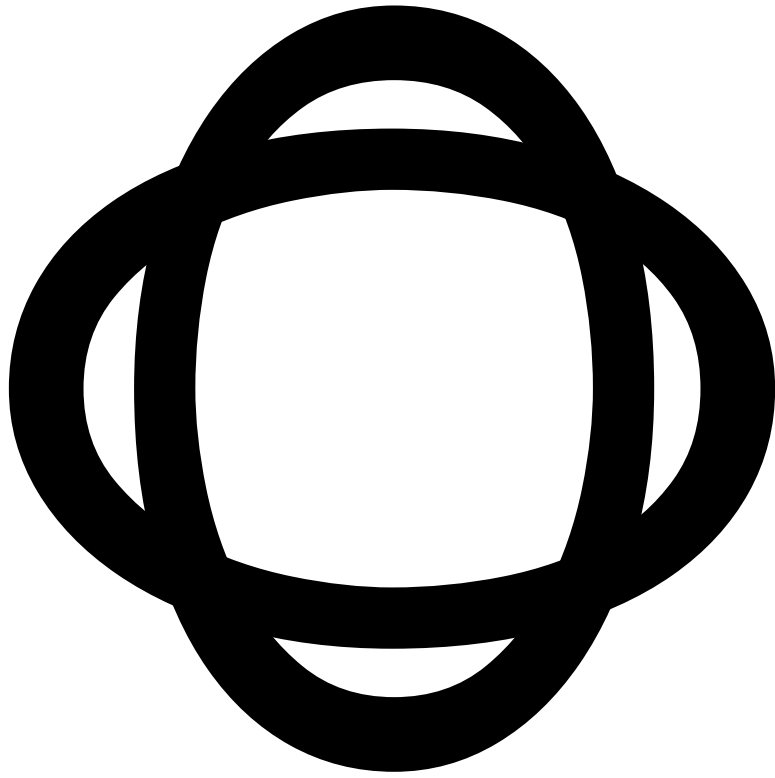
# Open Call

47



**Flanders**  
State of the Art

**TEAM  
VLAAMS  
BOUWMEESTER**



## Content

<b>4501</b>	<u>Leuven– Ring road R23</u>	<u>5</u>
<b>4702</b>	<u>Merelbeke - Residential care Lemberge</u>	<u>17</u>
<b>4703</b>	<u>Kortrijk - Social housing complex Plein 4</u>	<u>27</u>
<b>4704</b>	<u>Brugge - KAAP</u>	<u>37</u>
<b>4705</b>	<u>Lier - Surroundings Church of St Gummarus</u>	<u>47</u>
<b>4706</b>	<u>Grimbergen (Strombeek-Bever) - Repurposing Church of St Amandus</u>	<u>57</u>
<b>4707</b>	<u>Geraardsbergen - Moerbekeplein</u>	<u>67</u>

On the website [www.vlaamsbouwmeester.be/en](http://www.vlaamsbouwmeester.be/en) you can apply for these Open Call projects until 23 February 2024, 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](http://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.









## Leuven - ring road R23

All-inclusive study assignment for the preparation of the development concept and the partial execution of the reconstruction of the Leuven ring road R23

### COMMISSIONING AUTHORITY

- Agency for Roads and Traffic Flemish Brabant; contact person: Cédric Vaast (LA)
- Leuven city authorities; contact person: Wiet Vandaele

### SITE LOCATION

Ring Leuven R23, 3000 Leuven

### ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 150,000,000 for the reconstruction of the ring road

### FEE (INCL. VAT)

- € 500,000 for the preparation of the master plan and preliminary memorandum (fixed part).
- Fee percentage as per KVIV scales (Royal Flemish Engineering Association) for elaboration of execution assignment (conditional part).

### AWARD

€ 15,000

### INCLUDED IN THE ASSIGNMENT

Fixed part (master plan & preliminary memorandum):

- Urban and spatial planning in relation to the project zone
- Analysis and preliminary design public space & infrastructure
- Architectural study in relation to the project area (existing and new structures and infrastructure)
- Mobility studies in relation to obtaining an approved preliminary memorandum
- Archaeological research: scientific process
- Research into landscape, ecology & heritage in relation to the preliminary design
- Research into the feasibility of the execution of the preliminary design
- Participation process (in collaboration with the city of Leuven & AWW)

Conditional part (execution assignment):

- Design public space and infra-works
- Design infrastructure
- Discharge and sewerage design
- Stability studies and techniques
- Additional mobility studies in function of project note and tender file
- Design of the green-blue network based on nature-

based solutions

- Preparation of project note (cf. basic accessibility decree)
- Preparation of complete permit file
- Preparation of tender file
- Measurements existing situation
- Participation process (in collaboration with the city of Leuven and AWW)

### NOT INCLUDED IN THE ASSIGNMENT

- Drafting of communication products
- Safety coordination
- Additional technical surveys (traffic censuses, geotechnical research, environmental survey, demolition follow-up, etc.)

### SELECTION RESTRICTION

5 candidates

### SELECTION REQUIREMENTS

- No proof of registration with Order of Architects necessary
- Project team
  - 1 urban planner with at least 5 years of experience
  - 1 project manager with at least 10 years of experience

Reference projects:

- 3 reference projects public space

The following holds for these reference projects:

- The reference shows how the designer deals with context, surroundings and existing patrimony.
- The reference should explain what role the designer fulfilled in the submitted project.
- The reference projects can be built, under construction or in the (pre-)design stage. Competition entries can also be submitted.
- Reference projects, carried out at another agency or employer, may be used on condition that the contribution to the reference project is explained. In order to use these reference projects, no 'reliance on capacity' of the other agency or employer is necessary.

### 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 4701 Leuven](#)















## Project description

The Agency for Roads and Traffic Flemish Brabant of the Flemish Government and the Leuven city authorities wish to commission a development concept for the Leuven ring road. This decision is driven by the insights obtained from the microsimulation for the R23, Regionet Leuven and the city's intention to visualize the second city wall. The reconstruction of the ring road is also a breakthrough project in the Climate Contract that the city of Leuven submitted to the European Commission at the end of 2023. Moreover, today the area of the ring is mainly occupied by traffic flows and does not meet the expectations of a high-quality and pleasant urban space.

### High ambitions for the new ring road

On the one hand, there are ambitions for the ring road as a mobility space. The ring structure is the hub for traffic movements in the region. With the demographic and economic growth anticipated, that traffic will continue to increase. To cope with climate change, in future the ring road should not only facilitate the transport of people and goods, but also fulfil a purpose in terms of energy and ecology, for example as a heat network or green connection. The ring road accommodates major facilities to which Leuven owes its status as a 'city': churches, schools, a sports complex and even a prison. There are also objectives in terms of the sustainable modal shift, road safety, etc. As a result, this infrastructure will have to be even more efficient.

On the other hand, there are ambitions for the ring road as a place with drawing power. The front door of many residents of Leuven is on the ring road. If we want to improve the quality of life of the residents, the existing greenery must be strengthened. The ring road must become the new connecting space that removes the current division between inner and 'outer' city. The historical value should also be reflected in the renewed public space. The ring road is situated at the site where the second city wall was constructed around 1356. The ramparts gave way to new roads in the mid-nineteenth century but are still visible and tangibly present in the ring area. Following the example of the first rampart, the second rampart should also be made tangible again.

### Assignment for the design team

The design team will have to draw up a development concept (master plan) for the entire ring structure. Based on a broad analysis of the ring road and its wider surroundings, it will make statements about the future mobility structure and spatial elaboration. The master plan will be drawn up for the entire ring road, incorporating insights from previous studies such as 'Stadspoort Bodart' or the mobility plan of Leuven Transport Region. The general design principles applicable to the entire ring area, type profiles, use of materials and other aspects that will determine unity and coherence will be set out in this master plan. It will also contain statements on the critical success factors outside the ring area, the phasing and timing of the reconstruction of the ring road.

This master plan will then be translated into a preliminary memorandum (according to the Basic Accessibility Decree) for the entire ring road, excluding the Bodart area (see aerial photo).

The execution assignment will be more limited and will concern only part of the ring area (e.g. one of the gates, one of the ramparts, etc. or a combination). It will be elaborated to the level required for the application for an environmental permit and will be a conditional part of the assignment.

### Components of the assignment

- The master plan and preliminary memorandum are the fixed part of the assignment.
- The commissioning authorities also wish to award an initial execution assignment through this procedure. The subject of this execution assignment will derive from the provisions, timing and phasing of the master plan. The fee for this assignment will be given by the designers in the tender. This execution assignment constitutes a conditional part of the assignment.

### Composition of the design team

A lot of research work preceded this assignment. A lot of material is already available for both mobility (modelling in the context of the Regional Mobility Plan Transport Region Leuven, microsimulation, etc.) and spatial vision building (structure plan, Regionet Leuven, Inventory of Immovable Heritage, etc.). The commissioning authorities







are mainly looking for a qualitative designer (architect, landscape architect with heritage reflex, urban planner) who, on the basis of the research by design, can translate all ambitions into a spatial plan. Experts such as a mobility expert, infrastructure designer and other experts that the design team deems necessary are not yet requested at the time of the application but should be added to the design team when a tender is submitted.







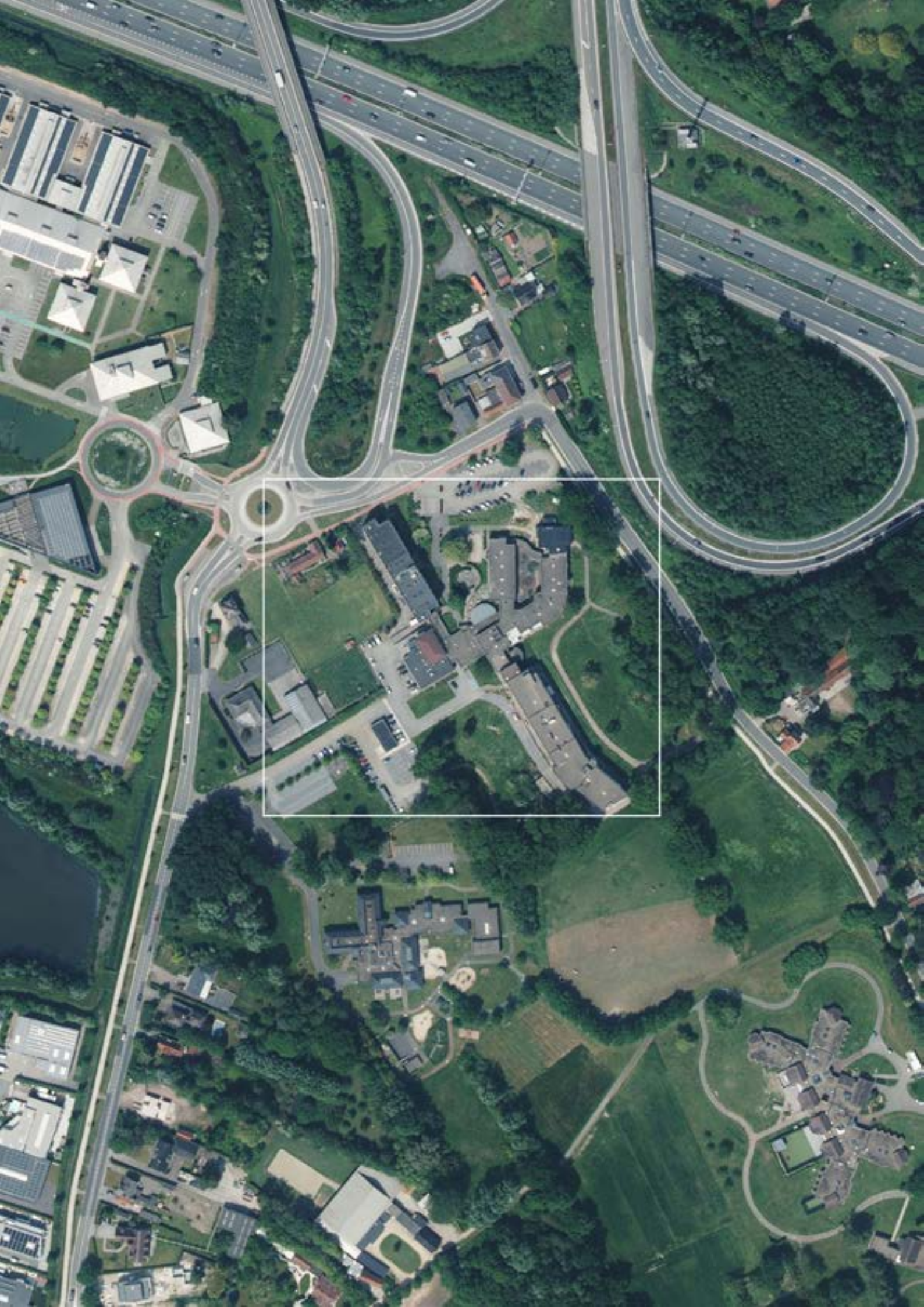
















## Merelbeke - Residential care Lemberge

All-inclusive study assignment for the landscaping integration and construction of 65 residential care units, 11 student housing units, 10 flexible housing units for the elderly and associated facilities on the Lemberge site in Merelbeke

### COMMISSIONING AUTHORITY

Zorgband Leie en Schelde  
Contact person: Githa Praet

### SITE LOCATION

Salisburylaan 100, 9820 Merelbeke

### ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 13,000,000 (for construction and environmental works)

### FEE (EXCL. VAT)

General fee basis : 8% – 11%

### AWARD EXCL. VAT

€ 10.000

### SELECTION RESTRICTION

4 candidates

### INCLUDED IN THE ASSIGNMENT

- architecture, stability and techniques
- EPB
- safety coordination
- layout of the surroundings

### NOT INCLUDED IN THE ASSIGNMENT

- Demolition works
- Loose furniture, curtains, signage

### SELECTION REQUIREMENTS

- Proof of registration with Order of Architects
  - one member of the project team must provide proof of registration
- Project team
  - At least 1 architect with 10 years of experience as a project architect on public design assignments. When submitting a tender, the candidate can expand his or her team with any additional experts such as a landscape architect, urban planner, etc.

- Reference projects
  - 1 of the reference projects demonstrates the candidate's experience in integrating an architectural project into a wider landscape context
  - 1 reference project demonstrates the candidate's experience in designing collective housing projects.
  - 1 reference project demonstrates the candidate's experience in designing a building that pays attention to flexible and adaptable use of space

The following holds for these reference projects:

- The reference shows how the designer deals with the existing context, surroundings and existing patrimony.
- The reference explains the role the designer fulfilled in the submitted project.
- The reference projects may be built, under construction or in the (pre-)design stage. Competition entries are also allowed.
- Reference projects, carried out at another agency or employer, may be used on condition that the contribution to the reference project is explained. In order to use these reference projects, no 'reliance on capacity' of the other agency or employer is necessary.

### 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 4702 Merelbeke](#)













## Project description

Zorgband Leie en Schelde is a care company that clusters all elderly care facilities and services of the Public Centres for Social Welfare of Laarne, Destelbergen, Merelbeke and Nazareth. The goal is 'to offer, together, local, high-quality and affordable care so that every resident gets the support they need as they grow older'.

Care site Lemberge is today essentially a monofunctional site with a residential care centre for 148 residents, including a department for people with early-onset dementia, a rehabilitation hospital and an outpatient rehabilitation department. Its location is atypical: outside the residential core of the municipality, with the Faculty of Veterinary Medicine (UGent), KARUS, ILVO and vzw Kompas as neighbours. Care centre Lemberge is surrounded by greenery and is part of one of the most important forest clusters on the outskirts of Ghent. However, the green surroundings are currently not accessible.

Zorgband Leie en Schelde wants to realize a future-proof care concept for the elderly on the Lemberge campus. To this end, the site will be converted into a residential village where intergenerational and experimental forms of living will be integrated and maximum connection will be sought with the neighbourhood and surroundings. The aim is to increase the socio-spatial quality of the site and its surroundings. A central kitchen will also be provided on the site, where meals will be prepared for all campuses and services of Zorgband Leie en Schelde.

The immediate reason for the conversion of the Lemberge site is the severely outdated infrastructure of the Kastanjebos department (86 residents) of the residential care centre. Specifically, the assignment consists of designing a new building for this department, where 65 beds in the residential care centre will be supplemented by 11 living units for students (intergenerational character) and 10 flexible housing units for the elderly. We assume that the elderly should only have to move once. The housing units should therefore be designed in such a way that labels (residential care centre/ housing units) can be moved around flexibly, depending on the need for care. Moreover, the housing units are differentiated according to lifestyle, rooms with or without kitchen units, one or two bedrooms, etc.

The socio-spatial quality of the site and its surroundings is enhanced by creating a multifunc-

tional space which can serve as a study area, a community kitchen for residents and family, but more broadly also for the neighbourhood. A pleasant brasserie, which facilitates contact among the neighbourhood and residents, forms the final element on the Lemberge site.

Finally, a connection should be made to the valuable nature reserve and we are working on innovative water strategies and sustainable energy management. Here, the Lemberge site forms a link in the larger landscape. The site will be better integrated into the valley and connected to the slow road network. We also see opportunities to focus more strongly on experiencing the agricultural landscape and growing food. A community vegetable garden, a petting zoo, etc. will be important contributions.

Zorgband Leie en Schelde expects the design team to conceive a spatially and architecturally high-quality complex (residential units and accompanying residential care facilities), while not losing sight of the functional aspect. The new building project should be integrated within a clear layout proposal for the entire site and harmonize with the existing infrastructure and its surroundings, enhancing the landscape aspects and green character of the site and its surroundings.

The design team should also take into account the principles of sustainable building, which should be reflected in an energy- and maintenance-friendly approach, high quality of life and user-friendliness. The overall project should become a model of accessibility, approachability, homeliness, openness and originality.

The design team must show process-readiness to engage in the ongoing process around co-creation and collaboration with Zorgband and other local partners in and around the site, in relation to the socio-spatial connection of the campus with the wider neighbourhood and surroundings.









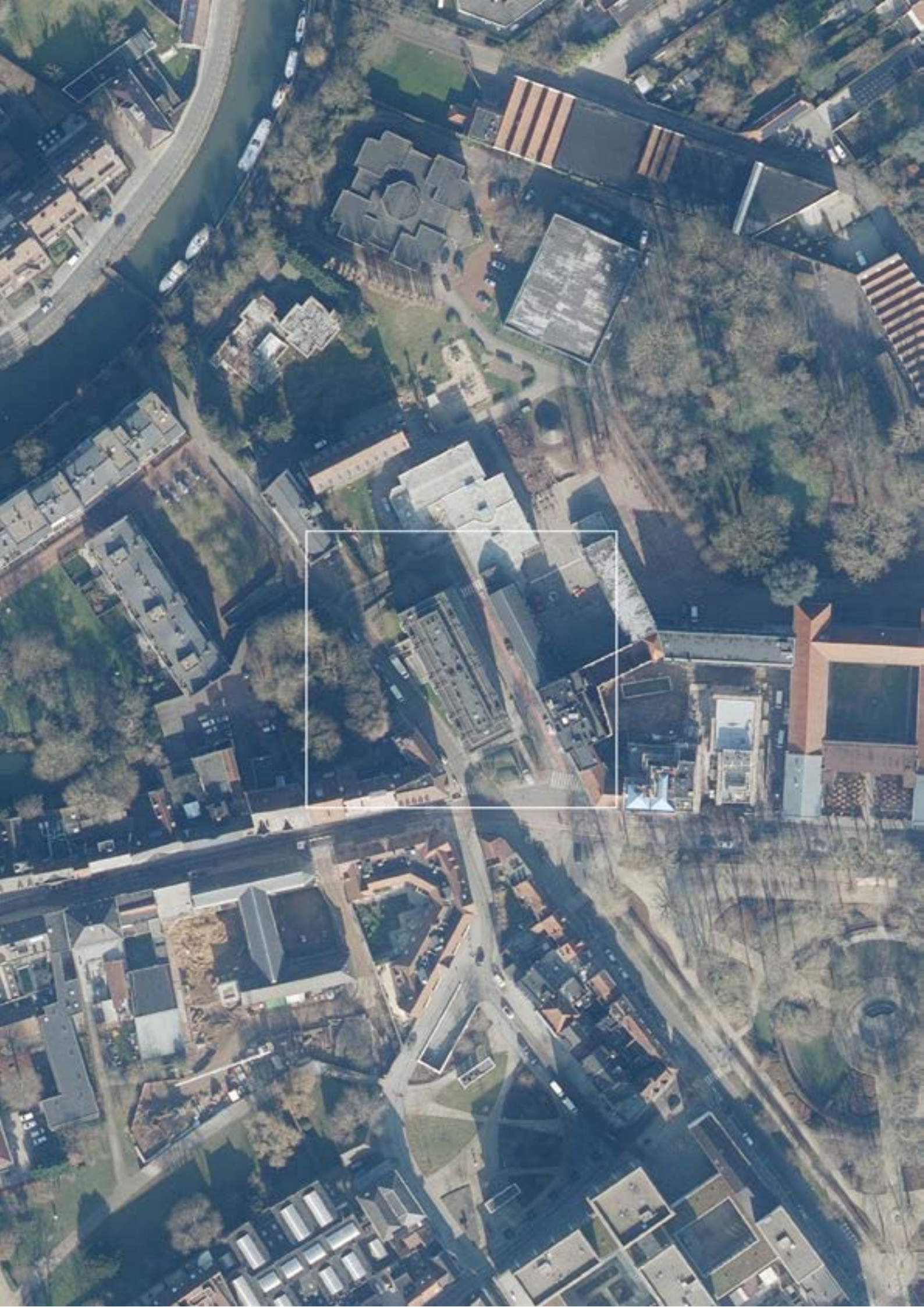
















## Kortrijk - Social housing complex Plein 4

All-inclusive study assignment for the upgrading of a social housing complex at Plein 4, with integration into the wider surroundings and the historic city centre of Kortrijk

### COMMISSIONING AUTHORITY

SW+ Housing Corporation  
Contact persons: Peter Rigole and Karel Maddens

### SITE LOCATION

Plein 4, 8500 Kortrijk

### ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 7,000,000  
According to 'FS3' ceiling new construction/renovation

### FEE (EXCL. VAT)

- Architecture: 2006 salary scale (according to the guidelines of Housing Agency Flanders)
- Stability and techniques according to the guidelines of Housing Agency Flanders, model contract Type RI - 2005

### AWARD

€ 10,000

### SELECTION RESTRICTION

4 candidates

### INCLUDED IN THE ASSIGNMENT

- architecture
- stability and special techniques
- layout of the private surroundings (terraces)
- EPB and ventilation reporting
- safety coordination

### SELECTION REQUIREMENTS

- Proof of registration with Order of Architects
  - one member of the project team must provide proof of registration
- Project team
  - The design team should consist of an architect, urban planner or landscape architect with at least 5 years of experience as project manager.

- Reference projects
  - 1 reference demonstrating the candidate's experience in designing (social) housing in an urban environment,
  - 1 reference demonstrating the candidate's experience in designing a building with a specific relationship to the public space,
  - 1 reference that the candidate considers relevant to the assignment at hand.
- T he following holds for these reference projects:
  - The reference shows how the designer deals with the context, the surroundings and the existing patrimony.
  - The reference should explain what role the designer fulfilled in the submitted project.
  - The reference projects can be built, under construction or in the (pre-)design stage. Competition entries can also be submitted.
  - Reference projects, carried out at another agency or employer, may be used on condition that the contribution to the reference project is explained. In order to use these reference projects, no 'reliance on capacity' of the other agency or employer is necessary.

### 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 4703 Kortrijk](#)













## Project description

As a housing company, SW+ manages more than 4,500 social housing units in Kortrijk and Wevelgem. On the Plein 4 site in Kortrijk, SW+ has an apartment building with 70 one-bedroom flats. The Plein site is strategically located: it borders the historic city centre and is within walking distance of Kortrijk station. However, the building dates from the late 1960s and no longer meets contemporary standards.

In consultation with the city of Kortrijk, SW+ wants to realize a high-quality social housing project here. Together with the redevelopment of the residential building, its embedding in its surroundings is an important (design) question. After all, the site forms a strategic junction in an important open-space network: the historic Begijnhofpark, Stadspark 't Plein, De Leie (new connection with cycle bridge), the Messeyne city garden, the Guldenbergplantsoen and the Houtmarkt. With the planned redevelopment of the Plein site, the aim is to focus on the quality of the public space and its relationship with the new residential programme and its architecture.

The objective here is to achieve a high-quality, sustainable and differentiated elaboration. This assignment involves a built programme of 4,000m<sup>2</sup> (± 45 social rental flats, mainly type 2/3 and 2/4, and some 1/2). Both the possibility of complete replacement construction and the possibility of (partial) renovation should be investigated, paying attention to technical feasibility, circularity and the conscious management of materials. The design of the open space (both private and public) is part of this assignment. The district's accessibility and (green) squares as connecting elements play a crucial role in this. The tenderer's proposal should therefore go beyond the layout of the residential building in the vision development for the site.

For this assignment, we are looking for a multidisciplinary team with knowledge of and experience in architecture, urban planning, landscape architecture and public space design.

The designer will take into account at least the following points of emphasis:

- The site is directly adjacent to Kortrijk's historic city centre. The ambition is for the new residential building to (re)integrate into the neighbourhood while respecting the different architectural styles.
- The design offers added value (in terms of both architecture and landscape) for the

entire site, creating an urban-renewal effect, with respect for the protected cityscape and valuable heritage, but also paying attention to open space, desealing, greening, play areas and walking and cycling connections.

- We aim to realize a logical, sound and sustainable design, where budget-friendly architecture, use of materials but also sustainable and circular design prevail.
- The applicable standards of the Housing Agency Flanders apply here.
- The design team should develop a vision encompassing living in a residential area, innovative housing forms, ground-floor living, communal facilities and a public space and mobility geared to this. A contemporary approach to parking and mobility issues is an important point of attention.
- In terms of energy consumption, the design should comply with Flemish Energy Agency guidelines so that the energy cost for occupants is kept as low as possible.

























## Brugge - KAAP

All-inclusive study assignment for the transformation and renovation of the KAAP arts centre in Bruges

### COMMISSIONING AUTHORITY

vzw KAAP

Contact persons: Robbie Boi and Rolf Quaghebeur

### SITE LOCATION

Groenestraat 19D-B, 8000 Bruges

### ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 3,495,800

### FEE (EXCL. VAT)

General fee basis: 12% – 14%

### AWARD

€ 7,500

### SELECTION RESTRICTION

5 candidates

### INCLUDED IN THE ASSIGNMENT

- architect
- stability
- techniques
- EPB reporter
- layout of the outdoor space
- acoustics
- safety coordinator

### NOT INCLUDED IN THE ASSIGNMENT

- Organization of a participation process
- ground survey
- archaeological research
- preparation of EIA
- soil investigation, etc.

### SELECTION REQUIREMENTS

- Proof of registration with Order of Architects
  - one member of the project team must provide proof of registration
- project team

- at least 1 architect with 10 years of experience as a project architect on public design assignments.
- reference projects
  - 1 reference project demonstrating the candidate's experience in designing a building that pays attention to reuse and to the flexible or adaptable use of space
  - 1 reference project demonstrates the candidate's experience in integrating an architectural project into an existing built context
  - 1 reference that the candidate considers relevant to the assignment at hand

The following holds for these reference projects:

- The reference demonstrates how the designer deals with the existing context, surroundings and patrimony.
- The reference should explain what role the designer fulfilled in the submitted project.
- The reference projects can be built, under construction or in the (pre-)design stage. Competition entries can also be submitted.
- Reference projects, carried out at another agency or employer, may be used on condition that the contribution to the reference project is explained. In order to use these reference projects, no 'reliance on capacity' of the other agency or employer is necessary.

### 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 4704 Brugge](#)













## Project description

KAAP is an arts centre for music, performing arts, literature and visual arts. It has a base in Groenestraat in Bruges, but for larger public presentations it works in part nomadically, at various locations in Bruges and Ostend. KAAP now wants to thoroughly transform its headquarters, the 'Groenplaats'. After all, the current building in Groenestraat is outdated and no longer meets KAAP's remit in several areas.

To realize its plans for the future, KAAP wants to develop the Groenplaats into a sustainable and lively headquarters where staff, artists and visitors can spend time and find inspiration. The current site not only needs to be tackled in terms of construction: there is a need for a high-performance headquarters with production and residency facilities and space for small-scale presentations. The artists' workplaces currently meet neither theatrical nor ergonomic needs. The ceilings are too low and the sound insulation is inadequate. There is also no possibility of long-term residency. There is also a lack of office, meeting and storage spaces. Although the site has potential and KAAP strives in its operations to be closely intertwined with the city and its residents, the current enclosed, asphalted courtyard offers a desolate sight. Visitors and local residents do not feel welcome there.

The Groenplaats is the base from which productions travel into the city and the world. In the city, KAAP collaborates with other actors to make presentations at various locations. Other in-house locations will be given a specific function. De Werf will become a rehearsal and making space for music, and the hall on the seafront in Ostend will remain a presentation venue and café. KAAP thus aims for an infrastructure that is complementary to its other venues and infrastructure, and remains committed to sharing space with other actors and the space of other actors. Consequently, no catering is provided on site.

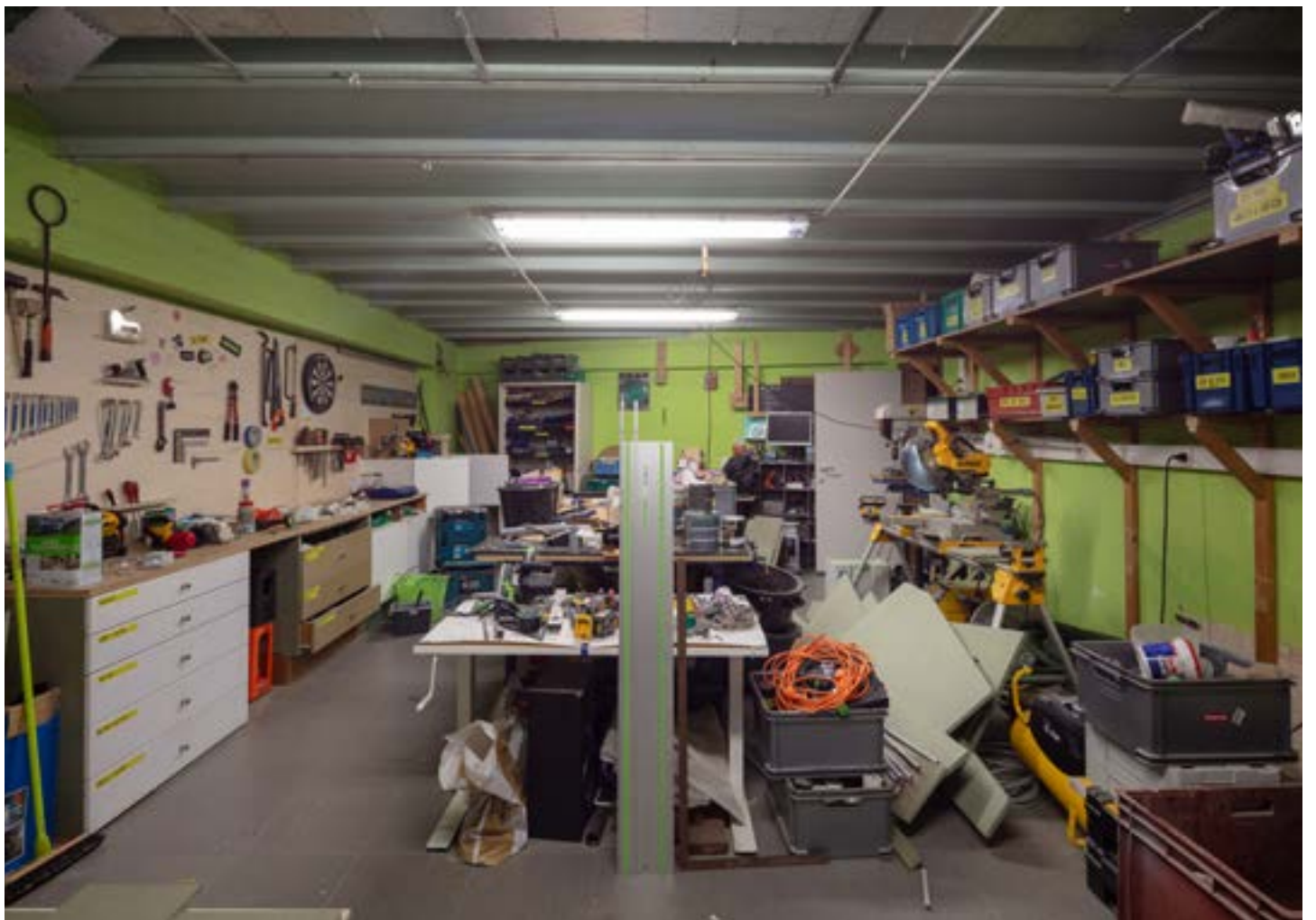
The decision to stay in the city centre defines the project. The close interweaving with and openness to the neighbourhood is very important in the transformation of the inner area. The site is embedded in a neighbourhood with small houses, mostly without their own outdoor space. KAAP wants to connect to the urban renewal project De Stadsrepubliek, which aims to realize an urban portal through the smart and multifunctional use of space and to strengthen the dynamics of

Sint-Jakobswijk. The Groenplaats will therefore open up to local residents as a play area, meeting place and shared garden. This requires an accessible and open architecture, with optimal working conditions for artists (acoustics, sound insulation, etc.). By purchasing two small working-class houses, KAAP wants to present a face to the street (UNESCO protected cityscape).

The feasibility study prepared in 2021 by Architectuuratelier Dertien<sup>12</sup> showed that the Groenplaats as a main location is large enough to accommodate the desired functions here. The building offers many possibilities for reusing building parts or materials. Extra floors, flexible and multiple use of space should make it possible to use the available space both responsibly and sustainably.

Together with KAAP, the design team is expected to engage with the various stakeholders and use their input to feed into the design.























## Lier - Surroundings Church of St Gummarus

All-inclusive study assignment for the redevelopment of the area surrounding the Church of St Gummarus in Lier

### COMMISSIONING AUTHORITY

Lier city authorities  
Contact person: Bert Somers

### SITE LOCATION

Kardinaal Mercierplein, Heilige Geeststraat, Rechtstraat, Berlaarsestraat, Deensestraat and surroundings in 2500 Lier

### ESTIMATED CONSTRUCTION BUDGET (INCL. VAT AND EXCL FEES)

€ 4,335,000

### FEE EXCL. VAT

- € 30,000 excl. VAT for the future vision public space
- Fee basis of 8% – 10% for the study assignment layout of the surroundings

### AWARD

€ 7,500

### SELECTION RESTRICTION

4 candidates

### INCLUDED IN THE ASSIGNMENT

- All-inclusive study assignment for the preparation of a future vision for the public space, including the supply of visual material for and participation in a possible participation process
- All-inclusive study assignment for the layout of the surroundings: development plans including mains services, financial-technical studies, lighting study of the church, attendance at any participation process and supply of visual material, appointment of surveyor for measurement, process supervision and execution, etc.

### NOT INCLUDED IN THE ASSIGNMENT

- Organization of a participation process
- ground survey
- safety coordination

- archaeological research
- preparation of EIA
- soil investigation, etc.

### SELECTION REQUIREMENTS

- no proof of registration with Order of Architects
- project team
  - 1 urban planner, architect or landscape architect with at least 5 year's experience as a project manager.
- reference projects
  - 1 reference demonstrating the candidate's experience in drafting vision documents or designing public spaces in an urban/historical context
  - 1 reference demonstrating the candidate's experience in designing a climate-adaptive outdoor space
  - 1 reference that the candidate considers relevant to the assignment at hand

The following holds for these reference projects:

- The reference demonstrates how the designer deals with the existing context, surroundings and patrimony.
- The reference should explain what role the designer fulfilled in the submitted project.
- The reference projects can be built, under construction or in the (pre-)design stage. Competition entries can also be submitted.
- Reference projects, carried out at another agency or employer, may be used on condition that the contribution to the reference project is explained. In order to use these reference projects, no 'reliance on capacity' of the other agency or employer is necessary.

### 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 4705 Lier](#)













## Project description

The city authorities of Lier want to renovate the surroundings of the Church of St Gummarus, in the city's historic centre, so as to bring out the rich history of this place. The objective is to tailor the environment to active road users and thereby to connect the various cultural buildings and community functions around the church: the library, the performing arts academy (music, word and dance), the nursery (co-working space, events), the Jesuit church (concerts, theatre and dance performances) and the Colibrant (meeting rooms, dining facilities and events).

The assignment concerns the preparation of a future vision for the public space in the area around the Church of St Gummarus and the preparation of a development plan for the public space, including the sewerage and utilities of Rechtestraat, Heilige-Geeststraat, Deensestraat, Berlaarsestraat and Kardinaal Mercierplein, as well as the preparation of a lighting study for the exterior lighting of the church. The execution and accompanying follow-up of the works of the section of Berlaarsestraat between Kardinaal Mercierplein and Arthur Vanderpoortenlaan is a conditional part of this assignment.

The design team should look for opportunities for slow connections to secondary places, such as the courtyard and terraces of the library, historical canals, the courtyard of the Heilige Geestgebouw, the courtyard of the Zwartzusterklooster monastery, the connection between the performing arts academy with the visual arts academy via the normal school site, etc. The aim is to simultaneously increase the drawing power of the area, provide space for water and conceive a safe mobility flow for the area. A number of previous studies provide an initial framework for this.

The Church of St Gummarus will be renovated in stages from the end of 2021 to 2029 while retaining its liturgical, spiritual and museum function, and will be complemented by a concert and exhibition space. The Heilige Geestgebouw will become the Huis van het Kind. An information point on the social history of Lier and a small catering facility will also be located here. The public space around these buildings should be tailored to this, among other things. The new layout of the surroundings should be ready before the renovation of the church is completed.

Today, the public space is mainly geared to

car traffic and sometimes unclearly designed.

In terms of materials, there is little coherence, and high-quality space that draws people is lacking. Around the church are some majestic trees that should definitely be preserved. Preliminary archaeological research showed that north of the church the old churchyard is preserved very high in the subsoil. The designers should take this into account.

The commissioning authority wants to deal responsibly with the available space, energy and materials. This may involve reusing cobblestones, opting for new or reused materials that can easily be replaced or repaired later, organizing parking spaces in such a way that they can be repurposed in due course, etc. The rainwater that falls on the enormous roof area of the Church of St Gummarus now flows directly into the sewer system. The integration of rainwater cisterns and delayed rainwater infiltration is a point to consider. The renovation of the church already takes into account a future switch from gas to a more sustainable energy source. Opportunities for geothermal energy extraction should therefore be explored and implemented.

The commissioning authority wants to emphasize the following:

- The church and its surroundings should become an attractive place for both Lier residents and visitors to the town.
- The layout of the surroundings should encourage connection between different functions and users.
- Possible archaeological finds in the subsoil should be taken into account.
- Sustainable mobility should be encouraged.
- Space, water and energy should be dealt with responsibly.

For this assignment, the Lier city authorities are looking for a design team with experience in designing climate-robust public spaces in an urban context. The team comprises at least an urban planner, architect or landscape architect, and may be reinforced by an infrastructure, engineering and sewerage engineer, an archaeologist and a building lighting expert, among others.

The contracted parties are expected to engage, together with the city of Lier, in conversation with the various stakeholders and to use their input to feed the vision for the future. This vision should be visualized in an informative and appealing way so that the city can inform the people of Lier about it.

























# Grimbergen (Strombeek-Bever) – Repurposing Church of St Amandus

All-inclusive study assignment for the repurposing of the Church of St Amandus into a library and liturgical space in Strombeek-Bever

## COMMISSIONING AUTHORITY

Grimbergen city authorities  
Contact person: Sarah Renault

## SITE LOCATION

Sint-Amandsplein, 1853 Strombeek-Bever (Grimbergen)

## ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 3,300,000

## FEE EXCL. VAT

General fee basis: 11% – 14% (incl. all supplements for restoration, stability, techniques, acoustics, etc.)

## AWARD

€ 10,000

## SELECTION RESTRICTION

4 candidates

## INCLUDED IN THE ASSIGNMENT

- Architecture (including acoustics, fire safety, etc.)
- Stability and techniques
- Environmental construction
- Preparation of the environmental permit application
- Providing information for the compilation of possible subsidy files
- Carrying out the EPB reporting
- Fixed furniture
- Supporting the participation and communication process
  - Providing input for participation process,
  - Attendance of key participation moments
  - Integrating input from the participation process)

## NOT INCLUDED IN THE ASSIGNMENT

- organization of a participation process
- ground survey
- safety coordination

- preliminary archaeological investigation
- preparation of EIA
- appointing surveyor for measurement
- soil investigation...

## SELECTION REQUIREMENTS

- Proof of registration with Order of Architects
  - one member of the project team must provide proof of registration
- Project team
  - At least 1 architect with 5 years of experience as project manager on public projects
- reference projects
  - 1 reference demonstrating the candidate's experience in designing a building with a multi-functional programme.
  - 1 reference demonstrating the candidate's experience in designing a repurposing or thorough renovation of an existing building.
  - 1 reference that the candidate considers relevant to the assignment at hand.

The following holds for these reference projects:

- The reference demonstrates how the designer deals with the existing context, surroundings and patrimony.
- The reference should explain what role the designer fulfilled in the submitted project.
- The reference projects can be built, under construction or in the (pre-)design stage. Competition entries can also be submitted.
- Reference projects, carried out at another agency or employer, may be used on condition that the contribution to the reference project is explained. In order to use these reference projects, no 'reliance on capacity' of the other agency or employer is necessary.

## 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 4706 Grimbergen](#)















## Project description

The municipality of Grimbergen sees a new future for the Church of St Amandus in its submunicipality of Strombeek-Bever. The objective is to set up a library and also maintain a liturgical space for worship services. The current library building on the Gemeenteplein has become too small and is no longer adapted to the needs for the library of the future.

Visitors to the library today do much more than just borrow books. They drop by to read newspapers or magazines, check the internet or visit an exhibition. Young people want creative spaces (like a fablab) or study areas. The library of the future is about people, encounters and experiences. The new library in the church should therefore serve as a living room and meeting place. It should exude a sense of peace and homeliness, encourage chance encounters and appeal to a diverse public.

Due to its central location, the church is the ideal place for the new library. The building's relationship with the other municipal facilities and public spaces is very important in this respect. The church is located on Sint-Amandsplein, which was redesigned a few years ago, in part as a car park. South of the church is the presbytery with garden, owned by the church council. Part of this garden can be occupied for the library as a reading garden. West of the church are the Van Der Noot Park and the local service centre Ter Borre, with a spacious multipurpose hall. Some 400 metres away is the Cultural Centre of Strombeek.

The Church of St Amandus is a non-oriented three-aisled cruciform church built between 1869 and 1895 in dark brick with contrasting white stone. The building is in fairly good condition apart from some defects on the roof and mullions. The building and the adjacent green area are fully owned by the municipality of Grimbergen. The church has a gross floor area of about 920 m<sup>2</sup> and should in future provide space for 1,000 m<sup>2</sup> net for the display of books, CDs, etc. In addition, space should be provided for workstations, techniques, sanitary facilities, storage, possibly small catering facilities and a liturgical room for eighty people. For this purpose, it is possible to work with floors or extensions within the property of the municipality. Taking into account the advice of the Flanders Heritage Agency, opening the façades and working with different entrances can be explored.

Efforts should focus on the division and clever connection of spaces for worship services and the library so that the liturgical space and the library can function simultaneously without hindering each other. The library should be a philosophically neutral space where every visitor can feel at home. Within the building, attention should be paid to integral accessibility, acoustics, sustainability, thermal comfort, natural lighting and open views.

With increasing digitization, the library of the future will be organized differently: there is a need for small and intimate spaces as well as larger spaces, reading corners, computer corners, study areas, etc. To be able to use the church for decades to come, attention needs to be paid to flexibility, with robust and dismountable interventions in sustainable materials. Externally, it is important to heighten the visibility of the library and to focus on the relationship between the building and the green zone and public space around it.

For this assignment, the Grimbergen city authorities are looking for a multidisciplinary team that can carry out an innovative and respectful repurposing of the existing building within the set construction budget. The team should be able to present experience in the design of surroundings, architectural heritage and construction-history research.

Designers are expected to engage in conversation with the municipality of Grimbergen and its partners and to use their input to inform the design. They should set out their vision in a clear and appealing way so that the Grimbergen can inform its residents about it

























## Geraardsbergen - Moerbekeplein

The preparation of a master plan for Moerbekeplein and its immediate surroundings and the all-inclusive study assignment for the transformation of Moerbekeplein into a climate-adaptive rainwater square

### COMMISSIONING AUTHORITY

Oud-Heverlee municipal authorities  
Contact person: Kevin Staelens

### SITE LOCATION

Moerbekeplein, 9500 Geraardsbergen  
Located between regional roads N495 to the west, N272 to the north and Willem van Moerbekestraat to the south

### ESTIMATED CONSTRUCTION BUDGET (EXCL. VAT AND FEES)

€ 826,446.28

### FEE EXCL. VAT

- Fee for the preparation of the master plan: € 30,000 (excl. VAT)
- General fee basis : 7.6% – 11.2% (excl. VAT) for the study of the complete layout of the surroundings of Moerbekeplein

### AWARD

€ 7,500

### SELECTION RESTRICTION

4 candidates

### INCLUDED IN THE ASSIGNMENT

Standard studies are included.

### NOT INCLUDED IN THE ASSIGNMENT

Specialized studies are not included.

### SELECTION REQUIREMENTS

- No proof of registration with Order of Architects necessary
- Project team
  - At least 1 urban planning expert
  - At least 1 public space designer with at least 5 years of experience as a project manager

- reference projects
  - At least one reference project demonstrates the candidate's experience in preparing a master plan in the context of a village
  - At least one reference project demonstrates the candidate's experience in designing climate-adaptive public space

The following holds for these reference projects:

- The reference shows how the designer deals with the existing context and surroundings.
- The reference should explain what role the designer fulfilled in the submitted project.
- The reference projects can be built, under construction or in the (pre-)design stage. Competition designs can also be submitted.
- Reference projects, carried out at another agency or employer, may be used on condition that the contribution to the reference project is explained. In order to use these reference projects, no 'reliance on capacity' of the other agency or employer is necessary.

### 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 4707 Geraardsbergen](#)















## Project description

Moerbekeplein is the central village square of Moerbeke, a submunicipality of Geraardsbergen. It lies on the flanks of the Markvallei on the one hand and the Hollebeekvallei on the other and is on a strong slope. The square is bordered by Edingseweg, Pauwelstraat and the railway. On the other side of Edingseweg is Moerbeke railway station; as a result, the square is mainly used as a commuter car park.

In response to frequent flooding in the Dender region, a study was drawn up in which a number of spatial strategies for increased water safety were examined. This was done within the framework of the European Interreg project FRAMES in cooperation with the province of East Flanders and Ghent University. The result of this study forms the framework for the transformation of Moerbekeplein.

One aspect that should become characteristic of developments in Geraardsbergen is 'living with water / in water-sensitive areas' and the implications of this on the design of public spaces. With the transformation of Moerbekeplein into a climate-adaptive rainwater square, the city of Geraardsbergen wants to rebalance the rainwater system and green the square in the process with a focus on biodiversity in a built-up context.

To achieve this, a master-plan study should explore the role of the square in its wider context. What is its central function in relation to the various modes of transport, its relationship with the station and the NMBS car park? What role does the square play in a wider blue-green network and what interventions are needed for the water system? What does the public space mean for residents?

The study detects opportunities to deseal much of the square while accommodating current functions (part of the car park, bus stop). The municipality's ambition is to deseal at least 2,000 m<sup>2</sup> and combine this with new core-strengthening functions such as shared mobility and space for events. The drawing power of the square should be increased.

The master plan should also investigate whether part of the square can be built on. This requires showing the possible urban-planning, architectural and functional integration. A study of volumetrics, typology, functional mix and visual design is needed for this. The intention is to create preconditions that will make possible appropriate urbanistic management if the city wishes to enter

into a cooperation agreement with an external partner in a subsequent phase. In this sense, the commissioning authority also expects advice on the financial added value and possible exchange opportunities (e.g. with the community centre in need of renovation) that can be realized.

The master plan forms the basis for the all-inclusive study assignment for the implementation of the infrastructure project 'Transformation Moerbekeplein into climate-adaptive rainwater square'.

The assignment fits within the Green-blue Veining subsidy programme of the Environment Department and is therefore bound to a strict schedule. The master plan must be submitted in early June 2025 at the latest and the execution file no later than early May 2026. The city's budgetary resources are limited. Therefore, the city authorities envisage a rainwater square on a village scale. The design deals in the first instance in a thoughtful and visible way with rainwater that falls on the square; an intensely urban construction is to be avoided. With this redevelopment, the city hopes to set an example for the many village squares in Flanders that can play a role in water safety.

To bring this assignment to fruition, the commissioning authority is looking for a design team with knowledge of and experience in urban planning, climate-adaptive design of public spaces and water management.

The communication and participation process is organized by the communication agency Billie Bonkers in cooperation with the city of Geraardsbergen and SOLVA. The designers are expected to engage in dialogue with citizens and stakeholders in order to achieve a widely supported and feasible transformation process. This assumes that the design team has the necessary communication skills.

For the development of the square (infrastructure project), the city has entered into a cooperation agreement with SOLVA, under which SOLVA will act as commissioning authority on behalf of the city of Geraardsbergen.







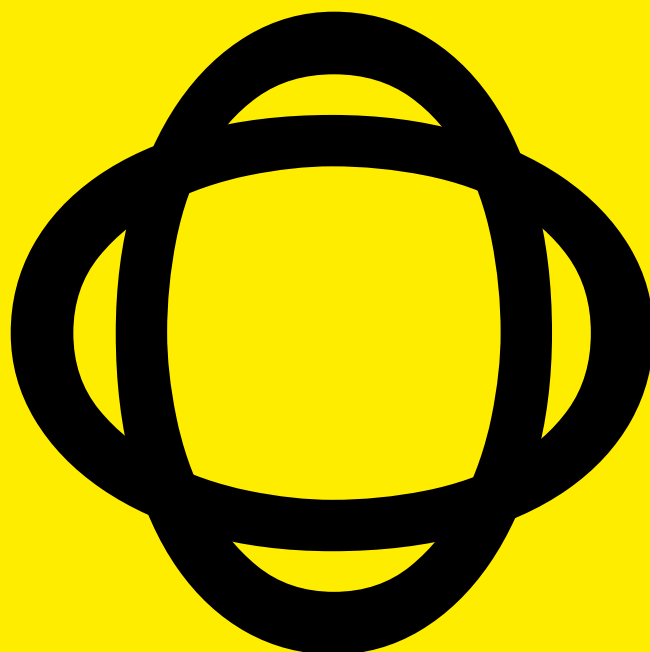












**design**

Raoul Wassenaar  
Team Vlaams Bouwmeester

**photography**

©Tim Van de Velde (Project 01)  
© Isabelle Pateer (other Projects)

**arials**

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

**responsible publisher**

Vlaamse Overheid  
Vlaams Bouwmeester  
Havenlaan 88 bus 20, 1000 Brussel

**more information**

the administration of the Team Vlaams Bouwmeester  
+32 490 58 73 38  
[bouwmeester@vlaanderen.be](mailto:bouwmeester@vlaanderen.be)