

OPEN CALL 35

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BWMSTR

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Leuven - Performing arts site

All-inclusive design assignment for the master-plan for a performing arts site and the construction of cultural infrastructure for the performing arts, plus the surrounding grounds

Leuven City Council is looking for an outstanding design team to help it develop new state of the art cultural infrastructure in a unique urban location, where it is the intention that first-rate architecture should enter into dialogue with valuable heritage.

When it comes to performing arts infrastructure, Leuven is in need of an update so that it can continue to meet present and future needs. As a result of the redevelopment of the hospital site, space will become available next to the Romaanse Poort and near the Predikherenkerk in the mediaeval city centre. This offers the opportunity to add new infrastructure and develop the whole site into a lively arts quarter and an urban meeting place, all related to the valuable heritage which is currently already largely used for art and culture. The city council wants to give this unique location a distinct identity and appeal by enhancing the qualities of the heritage and the landscape of the River Dijle with architecture and public space of the highest quality.

By means of this project, to be executed in association with the Resiterra project development company and KU Leuven (university), the city council is working on boosting the qualities of the lower town and the development of the Hertogen site, the location of the former hospital, into a model project for the ambitions embodied in Leuven 2030 and Leuven MindGate: a sustainable urban district that will bring to life the city's DNA, based on the interaction between Health, Creativity and High Tech.

The master-plan for the Hertogen site and the Spatial Implementation Plan already set down a great many spatial preconditions for the project. To enable the project to be fitted perfectly into its surroundings and the city council to succeed in its intention, it is essential that the design is vigorous and makes connections between urban design, architecture and public space.

Two principles provide the basis for the design of the new cultural infrastructure for the performing arts:

- The new building must be as adaptable as possible to the constantly changing needs of both performing artists and the audience/inhabitants. It is crucial that the use of the infrastructure is flexible, modular, multifunctional and dynamic. The whole infrastructure must be able to be used for a wide range of cultural programmes, with a great variety of set-ups for audience and stage and with a variable seating capacity, while always providing the ideal conditions in terms of technical stage installations, acoustics and comfort.

- The performing arts site must be a freely accessible, lively and attractive place where everyone can feel at home: a place that contributes to social contact and interaction. The 'third place' concept (see Aat Vos, How to Create a Relevant Public Space) is crucial to the design of this new infrastructure. To create a sufficiently lively and dynamic site, a low-threshold restaurant/café/meeting place is indispensable. The potential of the roof of the new building as a public space is also important.

The layout of the adjoining public domain is also part of the design assignment. To give the public domain a crucial role in the urban meeting place, and to involve the spatial and programmatic elements as an extension of the new infrastructure together form a serious challenge. The programme also includes underground bicycle racks for 300 bikes.

The assignment issued by the city council is in two parts: it is for a master-plan for the complete performing arts site and an all-inclusive design assignment for the execution of the new building project and the layout of the adjoining public domain.

The master-plan for the performing arts site must examine how the above programme can best relate to its new surroundings: the new square in Brusselsestraat at the end of the pedestrian shopping area, the new park between the arms of the River Dijle on the Hertogen site, the adjacent residential and shopping project by Resiterra, the change of use of the remains of the old Sint-Pietersgasthuis, the future programme at the Romaanse Poort and the Predikherenkerk and the cultural infrastructure in the surrounding area. The master-plan should provide a strategy for the development of this site into an attractive urban meeting place and thus also say something about the additional programme by which to achieve this aim. The master-plan must also be a solid framework on the basis of which this project can be geared perfectly to parallel and later projects in the surroundings.

The design assignment only covers the sub-project that is the new cultural infrastructure building and the layout of the grounds, meaning the adjoining part of Brusselsestraat, the square and the space along the River Aa between the new building, the Romaanse Poort and the Klooster Hotel. The assignment does not include the renovation of the heritage site. So that it can be used in a sustainable manner, this public infrastructure will have to be an efficient machine that is sufficiently flexible for it to enable multiple uses and be easily adaptable to changing needs. Crucial elements in this are attention to acoustics, simplicity of management, safety and accessibility. The city council would therefore like to engage in a process in which citizens, partners and interested parties are very closely involved. It is therefore looking for a team that covers a great many disciplines and is also able to make them work together in the best possible way. The most important disciplines are urban design, architecture, care for the heritage, the design of public space and infrastructure, stability, technical stage installations, acoustics, technical installations, safety (fire and other), accessibility, sustainable building and project management. It is essential that the team has a feeling for operation and management, and communication and participation processes.

PRINCIPAL

Leuven City Council

PROJECT LEADER

Karen Landuydt

LOCATION

Brusselsestraat 63-69, Leuven

BUDGET

€33,000,000 excl. VAT and fees (maximum gross area above ground 7400 m², underground area 7800 m² and layout of grounds approximately 6000 m²)
€100,000 for master-plan as first stage of the design project

FEE

- 10-11% fee basis for full design assignment (architecture, stability and technical installations, acoustics and technical stage installations)
- 6-7% fee basis for layout of grounds

AWARD FOR DESIGNERS

The five selected winners each received €10,000 (excl. VAT) for a design vision document.

The three leading winners then receive an additional €40,000 (excl. VAT) for a draft design.







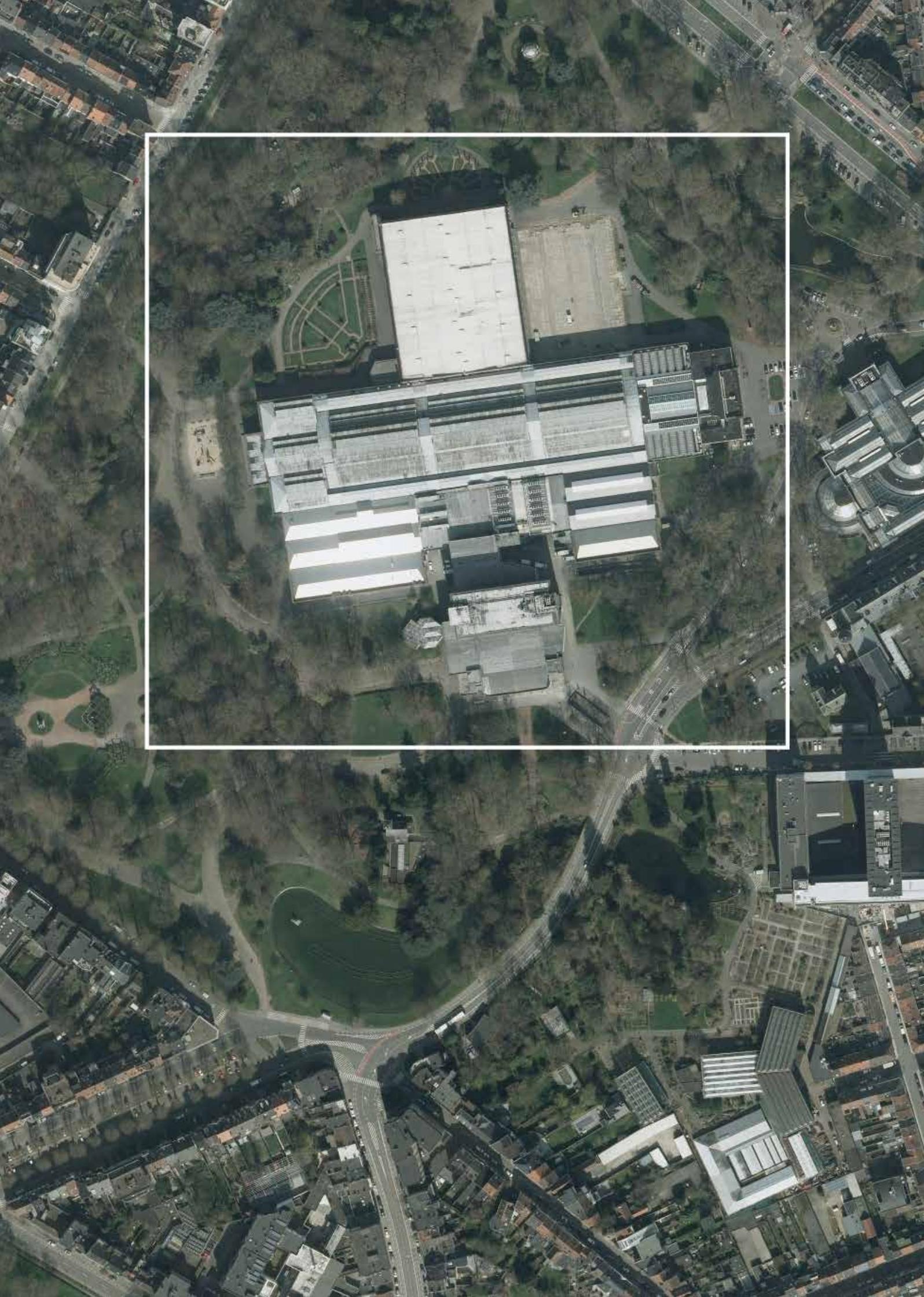












GHENT - ICC

The design assignment for drawing up a master-plan for the conversion/restoration of the ICC/Flower Show Hall in Ghent and the full or partial implementation of this master-plan (subsequent assignments) and/or the task of supervising the implementation of the master-plan

In the middle of the Citadel Park, Ghent's largest municipal park, stands the International Congress Centre (ICC). The park is a classified landscape. The Ghent ICC is part of a large cluster of buildings that also houses 't Kuipke cycling arena and the Municipal Museum of Contemporary Art (S.M.A.K.). The rear of each of the three buildings adjoins the impressive Flower Show Hall. It was built for the World Exhibition in 1913 as a giant centenary palace on the site of a former fort. The Flower Show Hall was the very first MICE infrastructure* in Belgium: in 1913 visitors from all over the world attended congresses and conferences at the World Exhibition.

A great many modifications have been made to the complex over the years. At the present time, we see that the S.M.A.K., the ICC, 't Kuipke and the Flower Show Hall are spatially and functionally separate from each other, which means that the last has lost its iconic nature and attraction. In this project we want to make the hall visible and accessible once again to those attending congresses at the ICC, neighbours of and visitors to the park, 't Kuipke, the S.M.A.K., the nearby Museum of Fine Art and interested tourists. The aim of this project is to restore the Flower Show Hall to its former glory and once again turn the spotlight on its inestimable heritage value. In this way it will again become the beating heart of the congress centre, the park and the neighbourhood and for the existing Ghent ICC we are establishing a new brand: 'Ghent ICC on the Citadel site'.

This project fits in with the 'Plan for the Renewal of the Citadel Park in Ghent', drawn up by Ghent City Council in 2013 with the aim of reviving the whole of the Citadel site. This design approach provides for, among other things, the re-laying of the museum square, making the surroundings traffic-free and improving its accessibility by laying a tram line.

The aims of the project are:

- - Reducing the footprint by means of infill: we shall demolish the present Casino or Banqueting Hall and build two new multifunctional halls at the end of the Flower Show Hall. The ground thus vacated will become part of the park.
- - Transforming the Flower Show Hall into a space usable for 'Ghent ICC on the Citadel site', for tailor-made plenary sessions or breakout sessions. The hall must also be usable for initiatives by the other actors in the cluster of buildings, the park, the neighbourhood and the city. Contact with the park and the surrounding buildings is to be intensified by making the facades as transparent as possible.
- - Making Ghent ICC a transparent, sustainable and state-of-the-art MICE venue. We are looking for intelligent synergies by which to upgrade the existing spaces in terms of fixtures and fittings, technical installations, contemporary standards and energy performance, whereby the main objective is a

substantial improvement of the visitor experience. The intention is that the Ghent ICC will receive its visitors in a venue with more daylight, links with the heritage surroundings (nature and building), improved thermal and acoustic comfort and clearer circulation. The new brand – 'Ghent ICC on the Citadel site' – should be evident in the way the venue is experienced.

The assignment comprises fixed and conditional elements. The fixed parts are: drawing up the master-plan, implementing the internal reorganisation/renovation in the existing ICC (in two stages), the interior design of the two stacked multifunctional halls in the Casino end of the Flower Show Hall, the demolition of the Azalea Hall and the linking passage, the building of a new entrance volume and the reorganisation of breakouts in the ICC.

The conditional parts of the assignment are: the creation of a new logistical corridor in the park, the internal move of the catering facilities to the side of the new logistical corridor, the renovation of the Flower Show hall and the building of a new, underground logistical level under the nave of the Flower Show Hall.

If the conditional parts of the assignment are executed by third parties, the principal may give the author of the master-plan the task of supervising the work. So this supervisory task is also part of the conditional element of the assignment.

The execution of each conditional part depends on a separate decision by the principal. The principal is bound only by the fixed part of the assignment. He may terminate the assignment at any time and/or award the conditional elements of the assignment wholly or partly to third parties without being liable to pay any compensation. If the principal terminates the assignment prematurely, it will only be liable for the fees for those parts of the design assignment that have actually been carried out.

At the Open Call stage, the designers will be asked to give their reflections on the available feasibility study for each supplemental assignment, with added reference images to indicate what further development might look like. For the supplemental assignment for the multifunctional halls at the Casino end of the building, a draft design is requested (floor plans and cross-sections), with a few additional 3D impressions and an estimate of the separate elements. Lastly, the principal wishes to receive a document on the subject of the concept of the sustainable approach, cost management and a plan for tackling the work process.

* MICE: Meetings, Incentives, Conventions, Exhibitions.

PRINCIPAL

NV Citadel Finance, Voldersstraat 1, 9000 Ghent
NV Citadel Finance is a daughter company of the Autonoom Gemeentebedrijf Stadontwikkelingsbedrijf Ghent.

PROJECT MANAGER

Wouter Notebaert

LOCATION

Van Rysselbergheedreef 2 (Citadel Park), 9000 Ghent

CONSTRUCTION BUDGET

€40,486,746 (excl. VAT and fees)

FEE

Fees for the design assignment are determined in accordance with the following fee bases (as a percentage of the total cost of the implementation of the stage concerned:

Internal reorganisation in the ICC	11,36%	13,65%
Interior design of multifunctional halls at end of Flower Show Hall + part of gallery	11,92%	13,98%
Moving of catering facilities to the logistical corridor (supervisory task in probable quantity)	price per vacancy	
Layout of logistical corridor in the park	7,67%	9,59%
Clustering of various sequential works as a single series (demolition of Azalea Hall and passage, new entrance volume and opening up the facade towards the Flower Show Hall, reorganisation of breakouts in the ICC)	11,13%	12,61%
Restoration of Flower Show Hall	7,59%	9,07%
Underground logistical level under Flower Show Hall	7,74%	8,67%

For assignments 1,2 and 5: including Architecture, Stability, Technical Installations, Acoustics, EPB reporting.

For assignments 3 and 4: subdivision of disciplines does not apply.

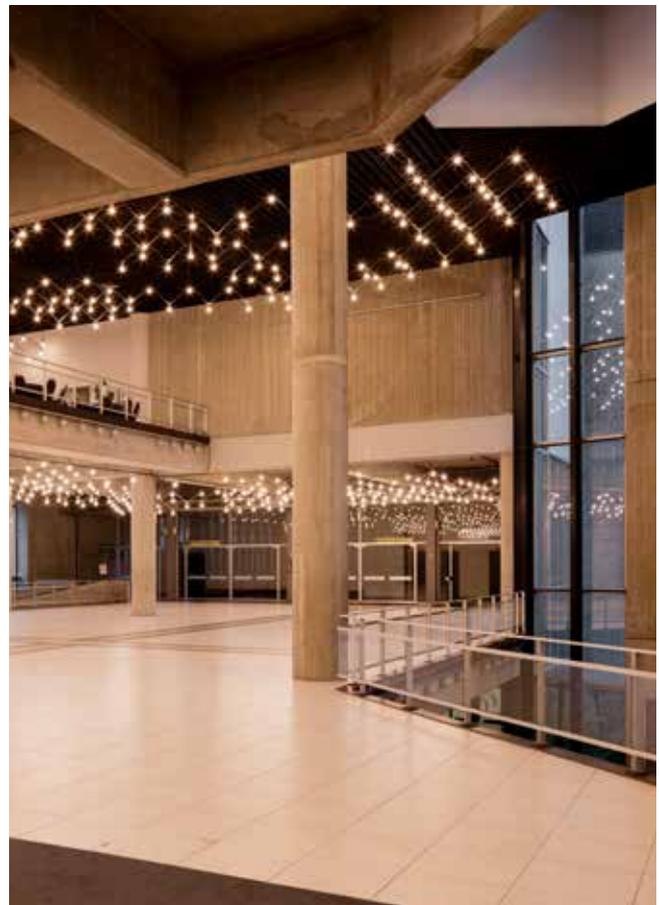
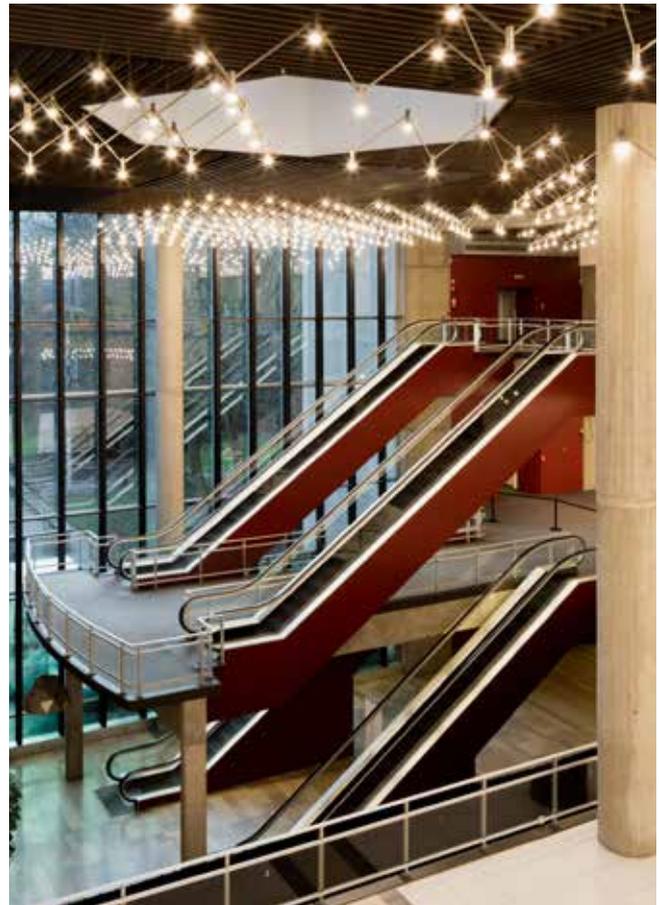
For assignments 6 and 7: including Architecture, Stability, Technical Installations, EPB reporting.

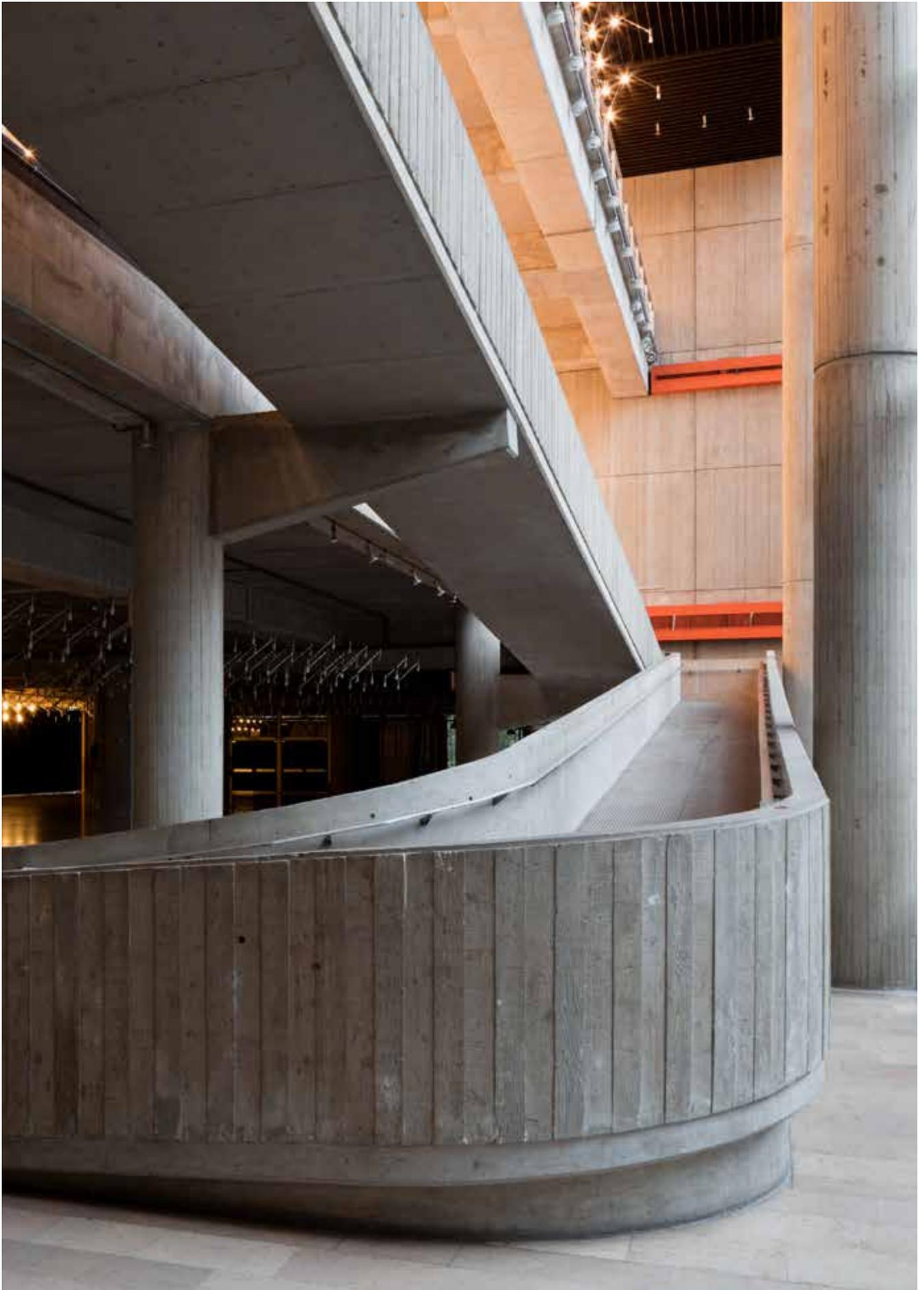
Master-plan	€25.200
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All amounts excl. VAT

AWARD

€6,250 excl. VAT per winner – 4 candidates











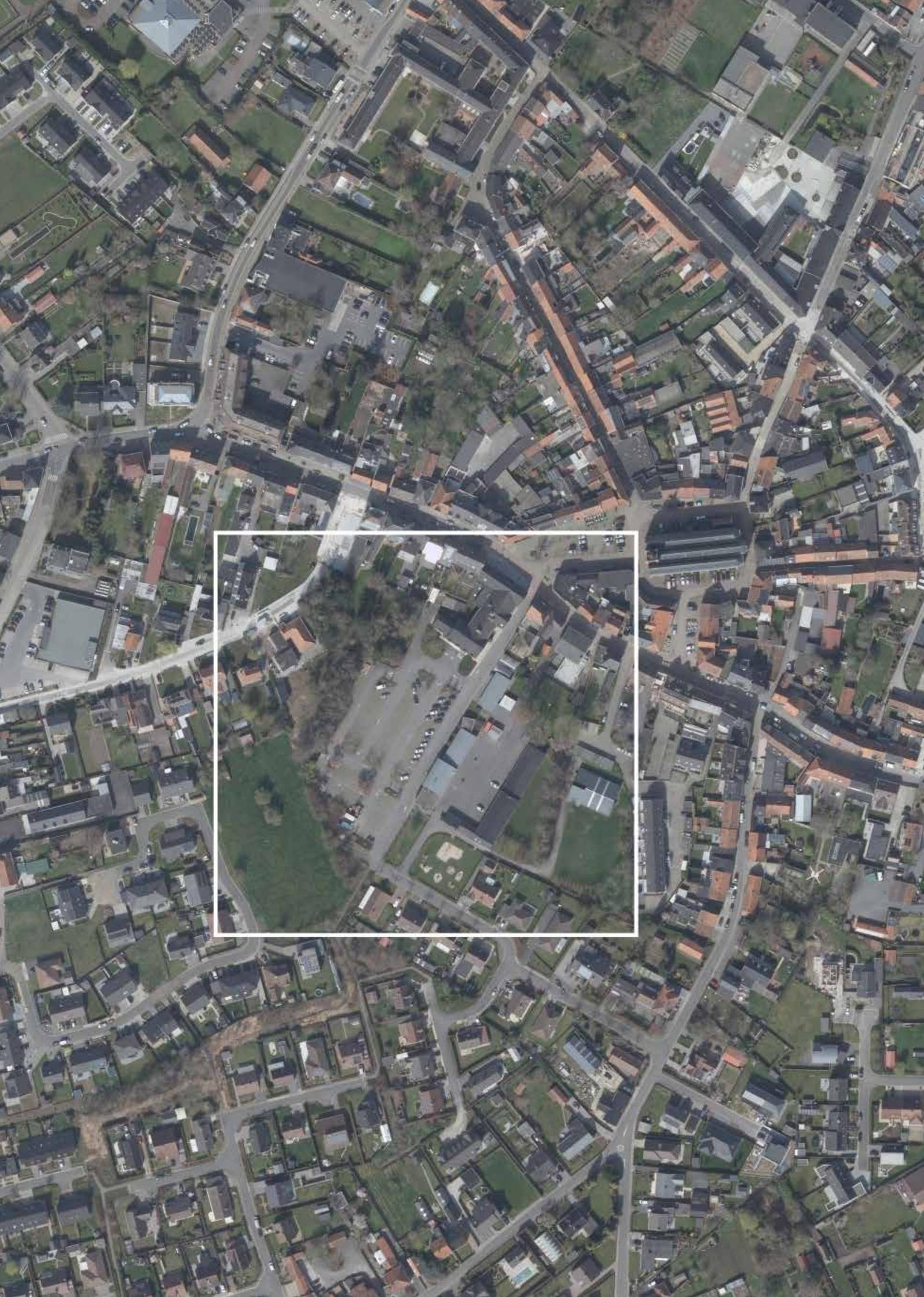












WINGENE - Leisure centre and town hall

All-inclusive design assignment for the construction of a leisure centre and the conversion of the town hall in Wingene.

As a caring and vigorous rural district of great solidarity, Wingene pursues a healthy balance between quality of housing and living, employment and leisure. The local council wishes to see this expressed in this assignment by the creation of new cultural infrastructure integrated into a new leisure centre, and by the renovation of the town hall so as to bring all the administrative departments of the council and social services together on one central site, providing a modern public area and optimising the provision of services to the inhabitants. This architecture assignment is the first stage in the implementation of a master-plan that was drawn up in association with the Palmbout Urban Landscapes study office, assisted by the architectural firm of Korteknie Stuhlmacher.

The assignment is in two parts that are closely related to each other, both from an urban development and architectural point of view and in their functional purpose: the new leisure centre and the renovated town hall will both occupy a central and dominant position on the site and will stand together in terms of the provision of services.

Leisure Centre

The local council wants to develop an inviting new leisure centre for everyone. It will be a meeting place that houses a theatre, library, creative workshops, meeting rooms and multifunctional rooms. The leisure centre will enhance the range of culture available in the district and provide support to the numerous clubs.

The master-plan describes the siting and structure of the leisure centre as a complex consisting of several entities, choosing to retain the present library and a wing of the old school and integrate them into the new leisure centre. Linked to this, there is room for the construction of a theatre with seating for 300 to 350 people, equipped to high technical standards.

The various entities will be linked together by a transparent cloister, so that the whole ensemble matches the small-scale characteristics of the village centre. A culture square will be created in the middle for open-air activities. The existing green surroundings are incorporated as a part of the concept. They provide quiet zones and have a potential functional value for cultural activities.

Renovation and extension of town hall

The assignment for the town hall has two main objectives. The first is to create a public area that is focused on the citizen. This public zone is oriented towards the most accessible area of the existing town hall. Here, for the purposes of a demand-based provision of services, the main element is an optimal experience for the public: This zone must be accessible, inviting, transparent, low-threshold and comprehensible. It must also be possible to divide it off from the office and administrative zone (e.g. for activities in the evening and weekend).

The second objective is the creation of a back office space with room for about 60 staff. All the council and social services departments are to be centralised as much as possible, for which purpose a well-considered extension and reorganisation of the building is needed. The back office space is a working environment for all present and future staff that is intended to absorb future changes. The work-stations are sufficiently flexible and stimulating and allow for activity-based work, so that the changing needs of its users can be accommodated.

Assignment

The assignment is based on the building of the leisure centre and the conversion of the town hall. The two buildings are to be geared to each other, because of their location on a single site and for the purposes of functional interaction. The design therefore provides an answer to the question of how in their synergy the two buildings can bring about added value for the centre of the village of Wingene and for the operation of council service provision.

The council's aim is to start building work no later than 2020, with a construction period of a maximum of three years. The principal reserves the right to modify the sub-assignment for the town hall, to implement it in stages or to allot it separately if the designs submitted do not correspond to the council's vision of the future or cannot be achieved within the set budget.

PRINCIPAL:

Wingene Local Council / Autonoom Gemeentebedrijf Wingene

PROJECT MANAGER

Karolien Delameilleure

LOCATION

Gemeenteplein / Oude Bruggestraat 13, 8750 Wingene

BUDGET

€7,600,000 (excl. VAT and fees): €5,200,000 for the leisure centre with a surface of 2700 m² (490 m² and 760 m² renovation and 1450 m² new building) and €2,400,000 for the town hall with a surface of 2400 m² (2000 m² renovation and 400 m² new building).

FEE

Overall fee basis: 10-12.5% (excl. VAT) (including architecture, stability, technical installations, site coordination, safety coordination, EPB and suggestions for interior)

AWARD:

€30,000 (excl. VAT) per candidate, 4 candidates selected







OO3503 Wingene - Leisure centre and town hall



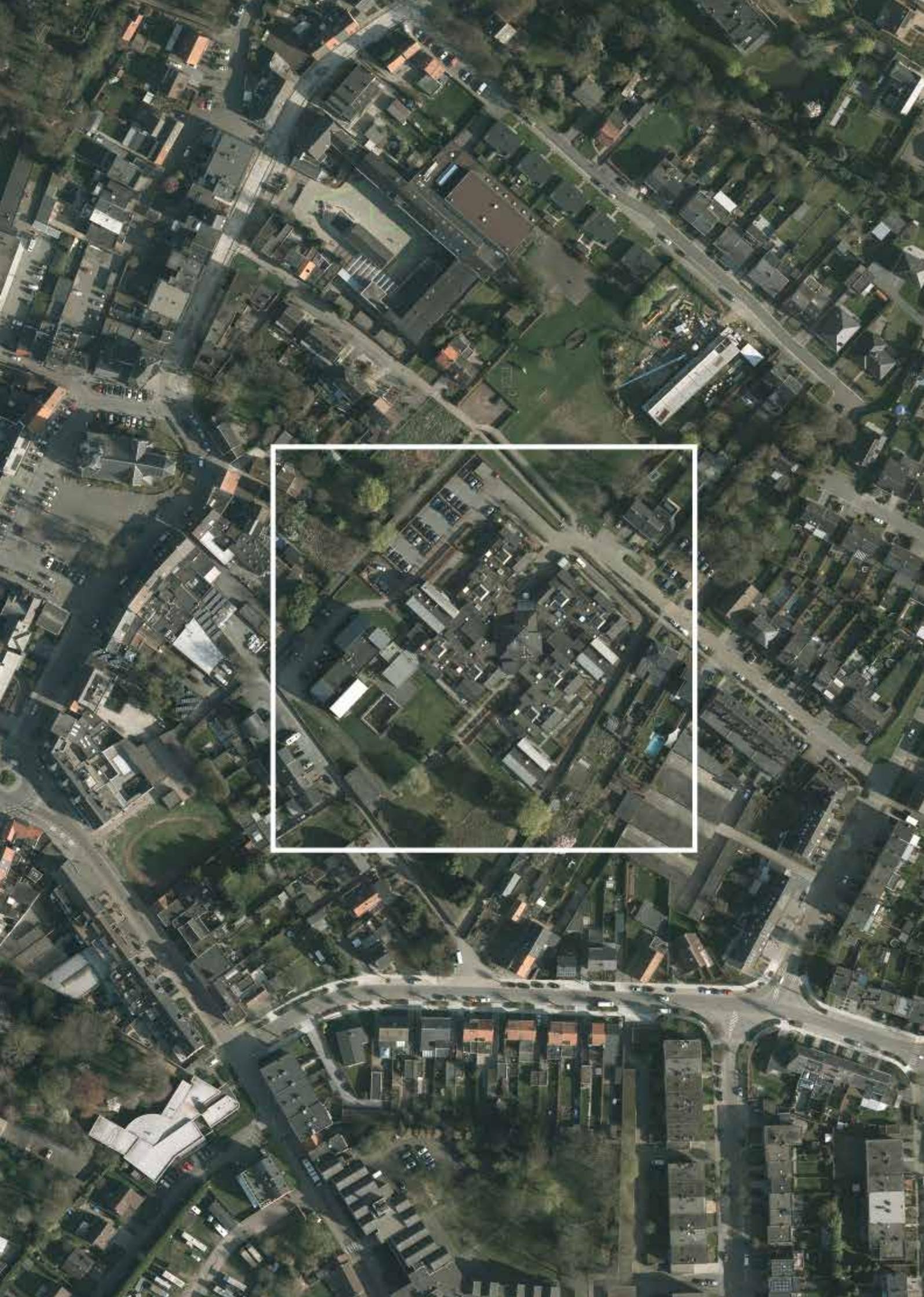


OO3503 Wingene - Leisure centre and town hall





Emmaüs
↑ Hoofdingang
Kruisstraat 15
↑ LDC De Wim
GAW St. Joz
Kalkenart 1
P → ↻
Leveringen g
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WOMMELGEM - LDC and WZC De Wimilingen

All-inclusive design assignment for a new building for the local service centre, De Wimilingen, and the replacement of 40 housing units at the Sint-Jozef residential care centre, with the demolition of part of the present infrastructure and a long-term plan for the redevelopment of the entire site.

Wommelgem is an emphatically rural village in the Schijnbekken area in the Province of Anwerp. The district has 12,785 inhabitants. There are no other village centres within the boundaries of the district. The Emmaus npo wants to upgrade the present site of the Sint-Jozef residential care home, at the centre of the district, by building a new local service centre and by renovating 40 housing units. This is to be done on the existing site of the present residential care home, by means of new buildings, demolition and possibly a minor conversion.

In the first place, Emmaus npo wants to develop its community work from a base at the local service centre, De Wimilingen. The service centre is intended to act as a magnet in the neighbourhood by means of numerous activities. It has to be as accessible as possible and equipped with a multifunctional hall, a cafeteria and restaurant with finishing kitchen, meeting rooms and a separate entrance.

The 40 residential housing units must be as flexible as possible, with a particular focus on privacy and community activities. Just as at the residential care homes Ten Kerselare, Hof van Arenberg, Ambroos and De Buurt, Emmaus here wants to apply the principle of small-scale normalised residence. It is thinking of several small entities, each for about ten residents, as part of an overarching organisational model.

The individual rooms, of about 28 m² net floor area, with separate toilet and bathroom including shower, would be in groups of ten. This model can provide a comfortable and domestic residential setting in four clusters, together making up a new home, for forty old people with complex chronic complaints, mainly dementia.

Once the two projects have been completed, part of the present building will have to be demolished. The 35 remaining housing units will be replaced after 2030. A long-term plan for the development of the whole site is the final part of the assignment.

In architectural terms, the challenge is to execute a building programme on the site that stimulates the community activity, maximises accessibility and at the same time makes possible the best possible accommodation, care, life and welfare, both from the point of view of the residents and that of the management of care. It is intended that Sint-Jozef's, as a residential care home, occupies a strong position in the caring neighbourhood. The building should be a landmark, a magnet for the neighbourhood and the village.

PRINCIPAL

Emmaus npo

LOCATION

Kruizemunt 15, 2160 Wommelgem

CONSTRUCTION BUDGET

€4,410,783 (excl. VAT and fee)

FEE

Overall fee between 8 and 10% (architecture, stability and technical installations)

AWARD

€10,000 (excl. VAT) per candidate, 3 candidates selected (limited tender)







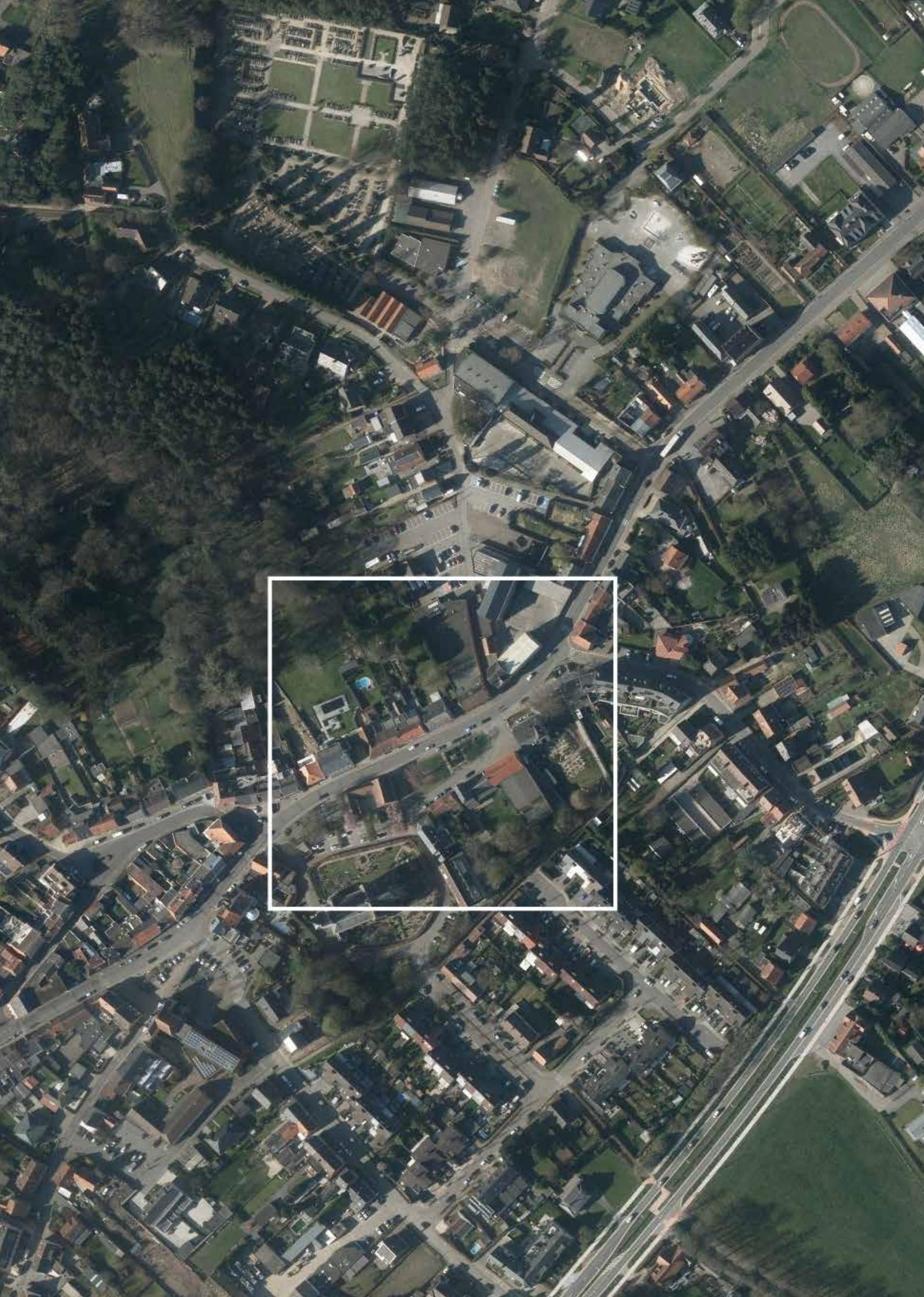












ZANDHOVEN - Leisure centre

All-inclusive design assignment for the building of a new leisure centre in Zandhoven

The local authority of Zandhoven wants to build a new leisure centre that is intended to house a new library and a community and youth centre. The site is in the centre of Zandhoven and is among other things characterised by several classified village views around a square of cultural and historical value.

The heart of the leisure centre is the library, which is to meet contemporary requirements in the areas of literature, the acquisition of knowledge, encounter and culture. A library nowadays is more than a collection of books that can be read on the spot or borrowed: it is a place for a cultural experience and the sharing of knowledge.

The present site, which recently became the property of Zandhoven local authority, was in the past used by a parish and community centre. Clubs were able to engage in small-scale activities there. Zandhoven local authority wants to retain this community function and to provide a multifunctional space for it.

At the same time, the local authority wants to review its facilities for the young and develop a youth centre on the same site. This centre is to include a youth club, where the existing activities can be accommodated, combined with a space with facilities where the young can be creative and can meet together outside the activities of the youth club. Considering its central location at the heart of the district, special attention is to be paid to the limitation of nuisance (noise and other) to neighbouring residents.

Considering its position in the centre, with its unique cultural and historical elements, the new building must preserve and enhance the serenity and monumentality of the site. The building should also connect with the garden behind it.

The new leisure centre will cover about 800 m² in a maximum of three storeys, one of which may be below ground. The desire is for an open but warm meeting place where everyone feels welcome. This vision should inform the architecture. In addition, the new leisure centre must have a well-thought-out logistical concept, whereby the various functions are closely linked to each other while still retaining their individual character when necessary (e.g. separate entrances at different times). Lastly, the interior organisation of the centre must be flexible and constantly able to be adapted to the needs of the moment.

PRINCIPAL

Zandhoven Local Authority

PROJECT MANAGER

David Bastanie

LOCATION

Amelbergastraat 15, 2240 Zandhoven

BUDGET:

€3,500,000 (excl. VAT and fees) for building programme of 2400 m² (3 x 800 m²)

FEE:

Overall fee basis of 10.5-13% (excl. VAT) (incl. interior, fixed furnishings, site coordination, safety coordination and EPB)

AWARD

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



















NIJLEN - Goezo primary school

All-inclusive design assignment for a new building for an infant and primary school in a landscape setting in Kessel-Dorp.

The Goezo local authority primary school in Kessel is currently housed in antiquated buildings in the centre of Kessel village along the busy N13 arterial road. Nijlen local authority wants to build a new infant and primary school for a total of 250 children. A wish-list has been drawn up by the future users and this has to be made material in a flexible and sustainable building.

By means of research by design in the broader context, the valley of the Lindekensbeek south of the centre of Kessel has been selected as the new site for the school on the basis of a visual quality plan for the centre of Kessel village. Apart from its natural features, this valley area has huge social potential. Research indicated that the school can be a driving force in the functioning of this valley area as a green and supporting space for an increasingly dense village centre.

Important points of focus for the design of the school are its relations with the green surroundings and the adjacent kitchen gardens, higher and more compact building that retains a view of the church and contributes to the skyline of the centre of this rural village, while showing respect for the cultural and social significance of the church and, finally, the creation of a sustainable school environment. The demand for sustainability applies to the building, but even more to transport. The school must be given maximum accessibility by means of soft transport and only the minimum for hard transport. In combination with the best principles of sustainable transport, the choice of the school's location should bring a new dynamic and structure to the stream valley so that it can function as a landscape park for the centre of Kessel.

PRINCIPAL

Nijlen local authority

PROJECT MANAGER

Maarten Horemans

LOCATION

Stream valley behind Berlaarsesteenweg, Sint-Lambertusstraat and Kessel village, 2560 Nijlen (Kessel)

CONSTRUCTION BUDGET

€2,875,000 (excl. VAT and fee) for approximately 1400 m²

FEE

Overall fee basis of 11.93-15.63%

AWARD

€15,000 (excl. VAT) per candidate, 3 candidates selected



















ZWIJNDRECHT - 'Binnenplein'

All-inclusive design assignment for drawing up a master-plan and landscape design for the 'Binnenplein' area in Zwijndrecht.

The town of Zwijndrecht has an area of at least 8 ha at its centre. It is home to the library, administrative centre and sports hall, with car park and park area adjoining. The area is bounded by houses and is adjacent to the central shopping area.

The local authority wants to upgrade the social function of this zone, to make it more attractive and make sure that more people make daily use of it. To this end, it wants to make it more easily traversable by pedestrians and cyclists and provide durable play and sports grounds. The bar will also be set high regarding the landscape and natural potential of the site, so that the inhabitants can find peace and quiet in a highly urbanised borough.

A participatory project for the area has been completed so as to obtain the support of the local residents and users. The result of this must be taken as a starting point for this design assignment.

In the meantime, the existing Local Development Plan has been put up for review and a firm of consultants has been appointed to draw up a new Spatial Implementation Plan. The intention is that the Spatial Implementation Plan should give a legal foundation to the results of this assignment.

In the first instance, Zwijndrecht local authority wants to have a master-plan drawn up for the project area. The required programme must be shaped into one integrated plan. Part of this is a study of the siting and volumes of the buildings.

In the second instance, the local authority wants to have a landscape design drawn up for the whole area, including the design of the playgrounds, sports grounds etc. So the authority is looking for a multidisciplinary team with competence in the areas of playgrounds, sports grounds, pedestrian and cycle transport, parking facilities, natural development, water management, landscape architecture and spatial planning.

Once the master-plan and the landscape design have been handed over, the principal may decide to allocate all or part of the implementation assignment to this design team, but is not obliged to do so; they may also decide to award the relevant subsequent assignments to a third party by means of a new tendering procedure. In this case, the party that drew up the master-plan would be charged with the task of supervising the quality of its implementation.

PRINCIPAL

Zwijndrecht Local Authority

PROJECT MANAGER

Mylène Leysens

LOCATION

Binnenplein, 2070 Zwijndrecht

FEE

€70,000 for drawing up master-plan and landscape design

AWARD

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









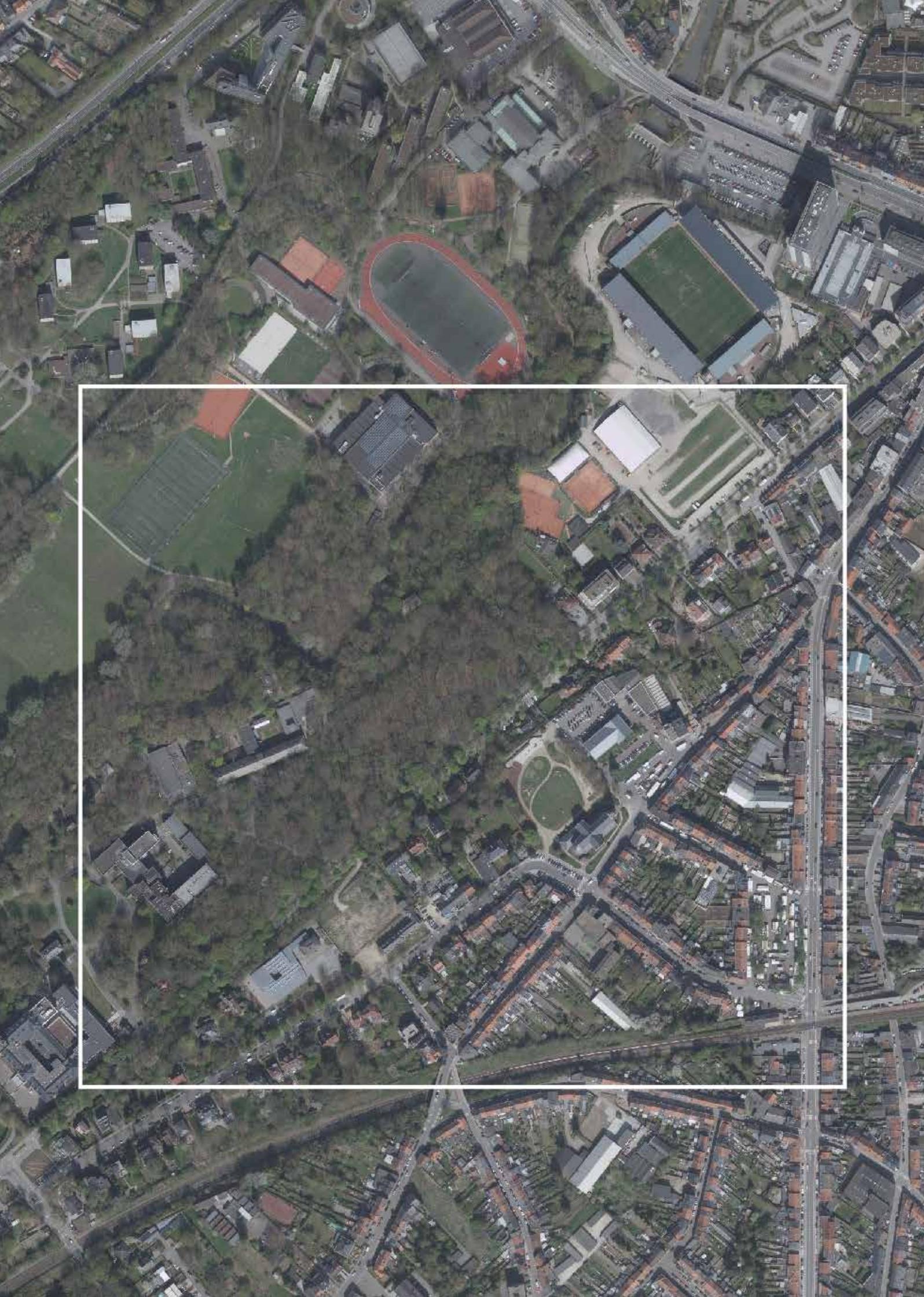






Pure





LEUVEN - Structural outline for Heverlee

All-inclusive design assignment for drawing up a structural outline for the residential core of Heverlee and drawing up a master-plan for two locations in the area between Sint-Lambertusplein and Kardinaal Mercierlaan and surroundings.

The assignment concerns the central part of Heverlee. Heverlee is a subdistrict of Leuven, south of the mediaeval city centre. As a result of the presence of various infrastructures, Heverlee consists of a patchwork of different neighbourhoods and locations, each with its own dynamic. The assignment consists of the development of the vision contained in the Spatial Structure Plan for Leuven into a structural outline for the central part of Heverlee and then generating a detailed development plan (master-plan) for the two most crucial locations.

Structural Outline

An overall plan is to be drawn up for the central part of Heverlee around the Sint-Lambertuskerk, Van Arenbergplein, Kardinaal Mercierlaan and the OHL car park next to the valley of the River Dijle, so as to bring the desired developments in this area in line with each other in the best possible way and to link the separate locations together, to respond to the question of parking in the short and long term, and to formulate a proposal for a functional programme for the different locations in the zone.

Two Master-Plans

The priority is to tackle two particular locations: the surroundings of the church and the present OHL car park.

- The surroundings of the church: the location of the former town hall of this subdistrict (whether this building is preserved depends on its heritage value), the square in front of the church, the area around the presbytery, the playground and the surroundings. This area is quite urban in character. The result of the master-plan includes a conceptual elaboration of the use and operation of the area, with a proposal for building (developed in volumes) and the arrangement of open spaces to make room for the proposed programme (as described in the structural outline).
- The present OHL car park: this plot adjoins the OHL Stadium and the TC Stade tennis courts, but – very importantly – it lies in the valley of the River Dijle. The city council has provided budgets to invest in sports infrastructure. The plot is at a pivotal point between three different landscapes: the Dijle valley, the large-scale infrastructure of the OHL stadium and the small scale of the residential fabric of Heverlee. The spatial

context is completely different from the surroundings of the Sint-Lambertuskerk. The landscape of the Dijle valley is an essential element of this area and is the starting point for the potential development. The expected result of the master-plan is a conceptual plan for the area, starting out from the broader vision described in the structural outline. The proposal for building is accompanied by the volume, but also a formulation of preconditions for the later architectural development of buildings, with an eye to their optimal integration in and the transition to the landscape setting of the Dijle valley.

The two areas are separated by a height difference of about 9m. It is essential that a physical link be made that can be used by cyclists, pedestrians and the differently mobile, so that the residential core of Heverlee can function as a single whole and to give access to Arenbergpark from Heverlee.

Participation

The development of both the structural outline and the master-plans includes contributions from the various stakeholders. This implies that a participatory project must be set out for the inhabitants and users of this area.

Financial Feasibility

The financial section of the proposals in the master-plan is to be worked out. In addition to budgeting the investment, cooperation is to be sought between various partners (public and private) with an eye to realistic finance.

Design Team

The team should be capable in several disciplines:

- The two master-plans are to be drawn up on the basis of several criteria: for the area surrounding the town hall of the subdistrict, a more urban function is required, whereas for the present OHL car park an approach from a landscape point of view is essential. So both these disciplines need to be covered by the design team.
- Since parking is an issue and the city council wishes to invest in a car park, a plan for transport will form part of the structural outline.

PRINCIPAL

Leuven City Council

PROJECT MANAGER

Sabine Weynants

LOCATION

Area between Naamsesteenweg (eastern boundary), the Leuven-Ottignies railway line (southern boundary), the Dijle valley (western boundary) and the Sint-Lambertusplein-OHL car park in Kardinaal Mercierlaan (northern boundary).

FEE

€10,000 (structural outline and 2 master-plans) (excl. VAT)

AWARD

€12,000 (excl. VAT) per candidate, 4 candidates selected



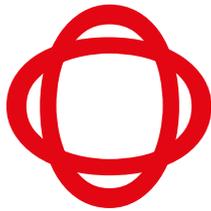












www.vlaamsbouwmeester.be

DESIGN

Team Vlaams Bouwmeester

PHOTOGRAPHY

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ARIALS

Digital version of the orthophoto's, mid scale, colour, registration 2017
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RESPONSABLE PUBLISHER

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