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# OPEN CALL 31

January 2016 - [www.vlaamsbouwmeester.be](http://www.vlaamsbouwmeester.be)





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on <http://vlaamsbouwmeester.be/en/instruments/open-call/my-open-call> you can subscribe for these projects.

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.





STREEK VAN BELD





## ANTWERP - Het Steen

### All-inclusive design brief for the development of 'Het Steen' into a tourist reception and visitor centre

Project in the framework of the Immovable Heritage Order, important remark on page 7

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On 6th February 1936, 'Het Steen' was classified as a protected monument because of its artistic, historical and archaeological value and it is one of the most important architectural relics in Flanders. It is an iconic building that has great significance as the 'keystone' of the city's rich past. 'Het Steen' is intimately linked with the origins of the city; it is the last clearly visible evidence of the walled fortress that defined the appearance of the city for centuries. 'Het Steen' has undergone a number of transformations together with the whole Antwerp waterfront. It is a complex in which one can read various stages of building and use and in which a range of elements define its heritage value.

'Het Steen' also has an important function as a landmark. In the Master-Plan for the Scheldt Quays, 'Het Steen' will find itself on the land side of the dike and its relationship with the city will be strengthened. The intention is also to improve access to 'Het Steen' and Steenplein so that the whole site becomes an inseparable part of the historical city centre.

In the course of its rich history, the building has been restored several times and adapted to new uses. Sections from the 11th and 12th centuries, and the 16th century, and additions from the end of the 19th and mid-20th centuries, are all closely interwoven. Over the last few decades, changes to the use of the building and various small-scale alterations have been carried out on a rather ad hoc basis, without an overall plan for the whole and with no attention paid to the intrinsic worth of the monument. As a result, it is a monument with a substantial maintenance backlog that has no permanent function.

The aim of this project is to incorporate this heritage building in a sustainable and creative way into a new development whose

goal is to achieve added spatial and tourism value for the city. The re-use of 'Het Steen' and making it functional once again should contribute to the preservation and upgrading of this monument and to an increase in public access.

'Het Steen' is scheduled to become a tourist reception and visitor centre, offering an introduction to Antwerp that is intended to start visitors off on their further exploration of the city.

Antwerp City Council wants to create a reception centre that combines a number of requirements, such as the provision of information, with visitor experiences (ticketing, booking, catering, exhibitions etc.) in a narrative related to the historical city centre. This is also to be combined with reception rooms for groups, tourism professionals and the press, as well as a cafeteria, a shop and offices for staff.

'Het Steen' will in future also be the starting point for tours by carriage, bicycle, boat etc., where visitors not only arrive from cruises and from the city itself, but will also be able to depart on a trip to discover the city.

In this way, 'Het Steen' and its immediate surroundings will form the perfect reception point for the story that Antwerp has to offer and will thereby address a broad target group.

Antwerp City Council wants to develop the site into an ambitious reception centre that forms a contemporary spatial response and at the same time is able to make sustainable and high-quality use of this valuable architectural and art history heritage. It is looking for an interdisciplinary design team that is capable of formulating an integrated vision for a heritage-based development of 'Het Steen'.

The possibilities and opportunities for development are to be examined on the basis of the building history study and the culture history valuation provided. The principal counts on receiving a well-considered proposal from the designer, one that takes account of the character of the site and the appeal of the whole complex in its new function.

The relationship with the Scheldt quays, the immediate surroundings and the integration of the dike are also viewed as essential preconditions of the design.

One of the more important design tasks is the endeavour to create an open site with optimal accessibility and a low threshold. Another condition is that a low-energy and low-maintenance approach be taken to the whole complex. The possibility of modifying the heritage site will have to be examined on the basis of the abovementioned elements.

Candidates should in their submissions demonstrate expertise suited to this exceptional heritage project on the basis of at least those points regarding quality set down in article 11.5.2 of the Immovable Heritage Act of 16 May 2014.

In the course of the Open Call, a draft design with accompanying vision statement for the complete assignment will be requested, and the building history study will be made available.

#### CLIENT

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Antwerp city council

#### LOCATION

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Steenplein 1, 2000 Antwerpen

#### BUDGET

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€9.000.000 (Incl. VAT) (Excl. Fees)

#### FEES

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Overall fee percentage for architecture, stability and technical installations (incl. acoustics) is 10.5%, calculated on the basis of the total investment (excl. fee for author of EPB report and safety coordinator for design and execution).

#### AWARDS

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€ 15.000 (excl. vat) per candidate  
5 candidates



## Projects in the framework of the Immovable Heritage Order

Local authorities that want to restore a classified monument and apply for a restoration grant from the Flemish Authorities to achieve this must comply with the Flemish Government Order regarding the implementation of the Immovable Heritage Order of 12 July 2013.

The Open Call projects that involve the restoration of a classified monument must therefore also comply with the stipulations of this legislation. This means that for these projects a designer must be appointed in accordance with a modified Open Call procedure.

In the first place this means that the following criteria are to be used in the selection of the candidates:

- a) they must have the relevant studies and professional qualifications
- b) they must also have general expertise relevant to the specific project assignment
- c) a statement must be made of the least part of the assignment that the designer or contractor will carry out under his own control

The design assignment for drawing up management plans, the preparatory studies, and the management measures, work on or services for classified property and heritage sites are allocated on the basis of at least the following criteria:

- 1° submission of a concept document with a description of the approach and method for the assignment
- 2° a statement of the approach to sustainability
- 3° a statement of the services that will be provided for the fee paid
- 4° a proposal for site inspection (if applicable)

There is the possibility of adding extra criteria, but they must be no more than supplementary in nature and may in no circumstances take precedence over the abovementioned criteria. This means that the abovementioned criteria will always take priority over any additional criteria and must consequently always be the first three allocation criteria in the specifications.

Note: in their portfolio, applicants must prove their expertise in this sort of special heritage project on the basis at the very least of the elements concerning quality in article 11.5.2 of the Immovable Heritage Order of 16 May 2014.

















# Meise - Botanical Garden

All-inclusive design brief for the construction of two new reception buildings with two caretaker homes, the renovation of the 'Vlaamse Hoeve' and the re-laying of the 'Eredreef' tree-lined avenue at the Botanical Garden in Meise.

The Botanical Garden in Meise is an international institution for scientific research and a botanical garden of 92 ha that focuses mainly on tropical and European botany. Scientific research is carried out to expand and spread the knowledge of plants. Documented scientific collections are managed, stored and put to good use. The botanical garden is also important as a museum and for tourism and educational purposes.

By means of exhibitions, guided tours, workshops, events and, above all, an internationally renowned collection of plants, the intention is that the botanical garden should offer everyone an unrivalled view of biodiversity and thereby together build a sustainable future.

In 2014 the botanical garden received more than 126,000 visitors, which is almost double the figure for 2000. To be able to keep up with this trend, certain work urgently needs to be done.

A master-plan for the entire botanical garden was drawn up in 2009. It provides good guidelines for future projects and will be carried out in stages. The first stage, the renewal of the reception area, is the subject of the Open Call request.

The domain itself is a classified site under the label 'State Botanical Garden' (Royal Decree of 9th August 1967). Attention must be paid to this important parameter in the project.

The project can be divided into 4 sub-projects:

## 1. Sub-project 1: Reception building at the Meise entrance + caretaker's home

The botanical garden has two public entrances, the Meise entrance and the Nieuwelaan entrance. Future developments such as the Willebroek-Brussels

high-speed tram will mean that the Meise entrance will gain in importance. It is therefore the principal's opinion that a new, fully-fledged reception building should be provided there, with sufficient reception space, storage space and a small garden shop. The present caretaker's home at this entrance will be replaced by a new, low-energy home.

## 2. Sub-project 2: Reception building at the Nieuwelaan entrance

The Nieuwelaan entrance is currently the main entrance. It consists of no more than a small gatekeeper's lodge and a ticket office. A completely new reception building will contain several functions including a regional tourist information desk and a garden shop with indoor and outdoor areas. The Flanders and Flemish Brabant tourist offices want to use the botanical garden as a base for the promotion of the Green Belt by means of this information desk.

Any visit to the botanical garden inevitably starts at one of the two reception buildings. It is therefore important that they are highly attractive to visitors.

The furnishings in the public areas of the reception buildings are part of this assignment.

The botanical garden will remain open during the works. And the disruption for visitors must be kept to a minimum. The possible phasing or provision of temporary infrastructure is also part of the assignment.

## 3. Sub-project 3: Renovation of the 'Vlaamse Hoeve'

The 'Vlaamse Hoeve' is a U-shaped building on the right to the north of the Nieuwelaan entrance. It is a brick building in a plain neo-renaissance farmhouse style. It is currently in poor condition and has to be renovated. The programme for the building consists of guest accommodation, a second caretaker's home, offices and a multifunctional room.

## 4. Sub-project 4: Re-laying the 'Eredreef'

The 'Eredreef' is the avenue that runs from the main entrance in Nieuwelaan to Bouchout Castle. The cobbled surface of the avenue is in a poor condition and has to be re-laid. This provides the opportunity to lay new sewage pipes and a reserve electric cable.

A new car park for the botanical garden will be constructed on the other side of Nieuwelaan at some time in the future.

The principal expects the design team to propose a means of linking the car park to the reception building in the most effective possible way.

Sustainability is considered very important. It should be possible to see the 'PEOPLE - PLANET - PROFIT' principle reflected in the new buildings.

The principal aims for maximum accessibility to the buildings and the site.

The botanical garden is looking for a designer with a single, clear architectural vision for the various sub-projects. The botanical garden should be made to appeal compellingly to the outside world, to be a landmark that reflects its philosophy far beyond its own boundaries.

## CLIENT

Agentschap Plantentuin Meise  
Representative: Agentschap Facilitair Bedrijf – Afdeling Bouwprojecten

## LOCATION

Nieuwelaan 38, 1860 Meise

## BUDGET

€3,850,000 excl. VAT and fees

## FEES

Overall fee basis for architecture, technical installations and stability: 7.5%-10%

## AWARDS

€7500 (excl. VAT) per candidate; 5 candidates







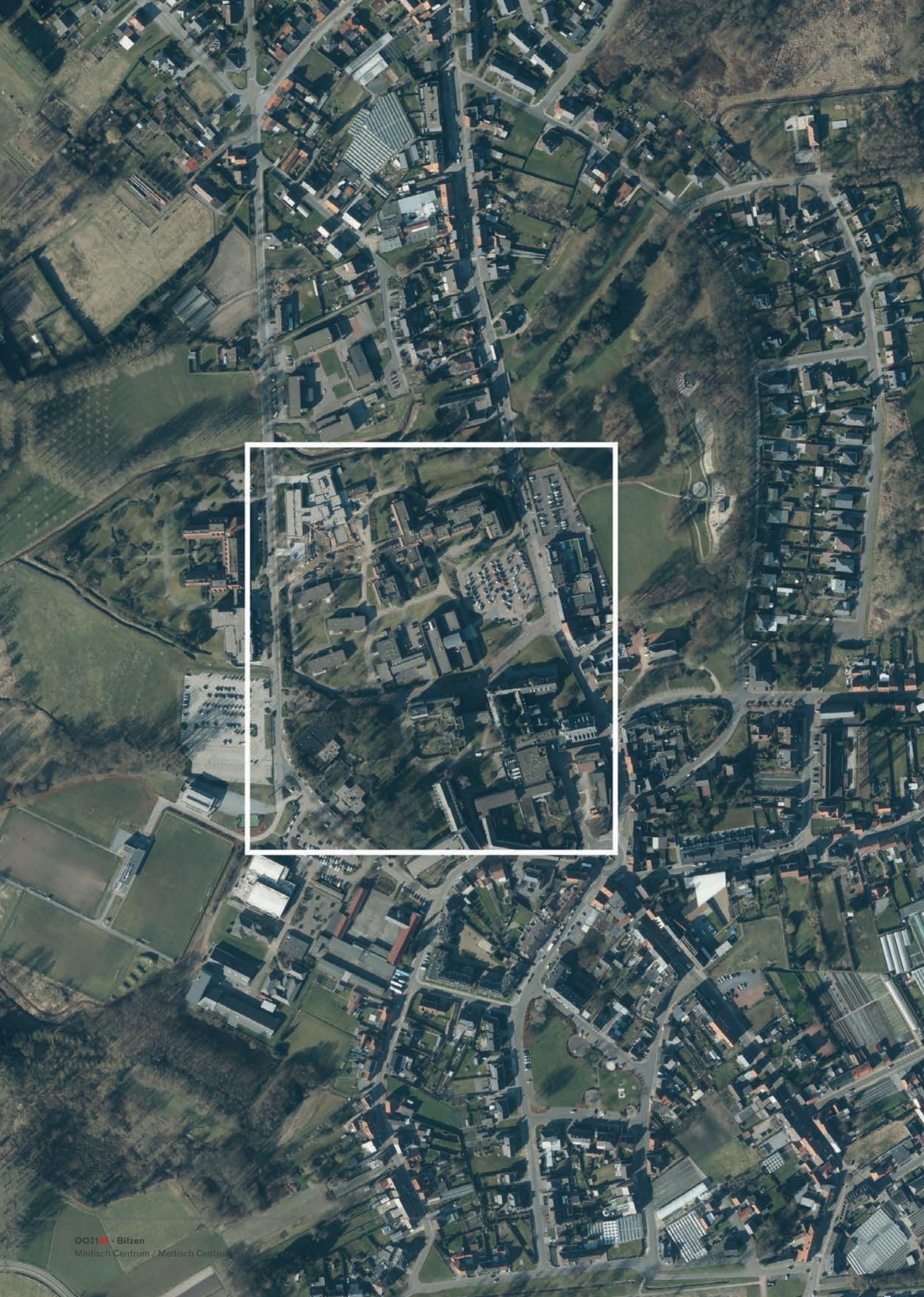












# BILZEN - Medisch Centrum Sint-Jozef

All-inclusive design brief to draw up a master-plan, carry out two phased building projects and draw up a management plan for the classified monument and the surrounding classified grounds of the Medisch Centrum Sint-Jozef.

The St Joseph Medical Centre is a psychiatric clinic in Munsterbilzen. The care offered is organised on the basis of three age-based target groups (children and adolescents, adults, and the elderly) and takes many varied forms, from out-patient activities, one-day hospitalisation and residential treatment to mobile teams. The MCSJ has 276 registered beds, 35 registered day-care places, 20 end-of-life psychiatric care-home beds and also 45 registered psychiatric care-home beds at a site in Tongeren.

[www.mc-st-jozef.be](http://www.mc-st-jozef.be)

The MCSJ wishes to present itself as an outstanding psychiatric clinic that provides its patients and their environment with sound all-inclusive care, with a special focus on the individual approach.

This all-inclusive care aims to enhance their quality of life by preserving, restoring or creating psychological stability or making psychological disorders bearable.

The first patient was admitted in 1897, almost 120 years ago. So some very old buildings can still be found on the site, some of them empty. One of them, the 'Abdissenhuis' (Abbess's House), has been a classified monument since 2003. Account must also be taken of the fact that about 25% of the total area is a protected archaeological site. The site is divided in two by a public road, Abdijstraat. The various buildings/departments are scattered around the site and most are surrounded by greenery.

In the rapidly-changing field of mental health care, the MCSJ wants to translate its strategic care plan into a new master-plan that focuses especially on creating a humane care environment integrated into the village community. This master-plan will also

form a framework for long-term development in the renewal of the built infrastructure. The MCSJ is at the same time linking to the master-plan a design assignment for the first two building projects. They are a new building for the elderly (68 beds and 15 day-care places) and a new building for adults with 25 places for one-day hospitalisation. If it is apparent from the master-plan that it is expedient to bring forward other building projects (instead of the two proposed projects), this is negotiable.

For the designer, the challenge is to design and insert a new, functional care infrastructure while taking account of the already newly-built departments/services (e.g. K-delta for children and adolescents, and the Technical Department). In addition, the designer is expected to draw up a management plan that complies with the Immovable Heritage Decree, for the protected zone and the protected monument. This management plan is to be geared to the new master-plan. For the re-use of the 'Abdissenhuis', a study is to be made of its integration into the work of the MCSJ, taking account of the legislation with which the MCSJ has to comply.

The MCSJ continues to opt for buildings specific to each target group, with clear distinctions between the groups. The appeal of the new buildings should emphasise the destigmatisation of the psychiatric patient and stimulate socialisation, recovery and re-integration. The buildings provide a safe, structured environment, guarantee the necessary privacy and enable supervision. There is a preference for low-rise buildings and an open, domestic atmosphere. The new campus retains its clear layout and creates opportunities for encounters: architecture and care programmes stimulate the life of the community. A protective residential environment for our clients is created by screening with green buffers. Day activities are clearly distinguished from residential activities.

Since at the time of publication there is still no clarity regarding possible subsidies for building projects in the healthcare sector, the previous VIPA subsidy arrangement must be taken into account (unless in the meantime new guidelines would appear).

The MCSJ wants to build in the most sustainable and CO2-neutral way. In this regard, the cost of building is very important, but the running costs are just as important:

- Technical maintenance and cleaning costs, logistical costs (walking distance for staff, number of storerooms, etc.)
- Energy costs (integrated concept for the building, technical installations and stability)
- Conversion costs (flexibility of the building for expanding/shrinking departments)
- This is to be achieved in the framework of the former VIPA regulations/subsidies and the registration standards for psychiatric clinics.

After the master-plan has been delivered, the principal may decide to award all or part of the assignments for its execution to the design team. But is not obliged to do so; it may also decide to award the subsequent assignments to third parties after a new tendering process. In this case, the team that has drawn up the master-plan will be appointed as quality supervisor.

## CLIENT

Medisch Centrum Sint-Jozef vzw

## LIGGING

Abdijstraat 2, 3740 Bilzen

## BUDGET

Execution: €11,500,000 for two building projects (Excl. VAT) (Excl. Fees)

## FEES

Fixed sum of €80,000 (excl. VAT) for master-plan + management plan  
Executoir : All-inclusive fee max. 9%

## AWARDS

€8000 (excl. VAT) per candidate; 4 candidates



















## GRIMBERGEN - OCMW and library

All-inclusive design brief for the construction of a new building to accommodate the OCMW social services, a library and additional services in Grimbergen.

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The borough of Grimbergen lies on the northern rim of the Brussels Region and has more than 36,000 inhabitants in its sub-districts of Grimbergen, Strombeek-Bever, Humbeek and Beigem, as well as in specific centres including Borgt and Verbrande Brug. As the jewel of Brabant, Grimbergen has an abundant range of cultural, tourist, sports and social possibilities. It owes them to its historical heritage (abbey, basilica, watermills, etc.) and to the plentiful natural beauty (Maalbeekvallei, Lintbos, etc.) of which good use is made. Yet Grimbergen also has its feet firmly planted in the present, with all the opportunities and challenges that implies. There is for example a Cultural Centre with a powerful appeal where the contemporary arts are presented, but there is also the need for the development of community work to enhance social cohesion in specific neighbourhoods.

In this variegated context, the local authority and social services wish to erect a new building in the sub-district of Strombeek-Bever to accommodate the social services, the public library and additional services. Considering its location, this building should create a link, on a sound urban planning basis, between the Cultural Centre, the higher housing blocks around the main square and the traditional workmen's houses in Victor Soensstraat and Wemmelsestraat. It should be easily recognisable and make an open impression.

For the social services, the principal wants to create a centralised welfare centre where the inhabitants are welcome for all their welfare enquiries. So this concept has the citizen at its heart (not a civil service culture, but a client culture). The building should therefore communicate this culture: it must be transparent, accessible, open and warm and have a low threshold. The

challenge is to combine this with the functional requirements of the specific services provided by a social service department, not least the safety and welfare of its staff and the legal right to privacy of the people requesting help.

The division into front office and back office is a particular point of focus that will have to be developed further in the design.

Other organisations, such as a K&G consultancy office, are preferably also to be housed in the building or else consultation rooms are to be put at their disposal.

The principal's expectations for the library are no less exacting. Until recently a library was above all a centre of knowledge and information, a depository of knowledge that also engaged in lending. But a modern library is expected to do far more than collect, keep and lend books. This inevitably has an effect on its architecture. Visitors no longer come only to borrow things. They drop in to read newspapers and magazines, consult the internet or visit an exhibition. The library of the future revolves around people, encounters and experiences.

For this sort of library of experience, the physical place itself and the design of the library spaces are extremely important. A library should be attractive and surprising. Today's libraries are no longer rectangular boxes, but open buildings where people can spend time agreeably. The traditional arrangement with books in the middle and tables all around is giving way to an open space.

In the future it will be a challenge to translate this into a space that expresses the various functions of a contemporary library. The building should provide a balance between ease of use for visitors, comfortable work conditions for the staff and efficient management

The design should deal in an intelligent and practical way with the complex mixture of functions in this one building, especially the combination of culture and welfare. The possibility of synergy between the two functions should be examined thoroughly in open dialogue.

Since the principals put particular emphasis on sustainability, account must be taken of the BEN standard when working on the design proposal. Following on from this, attention must also be paid to the good management of the building and its installations with regard to its various users. When a choice of installations is made, such long-term costs as maintenance and renewal must also be taken into account.

To make it a real challenge, the principal also expects a building that can be sufficiently adapted to respond to future changes and challenges in its provision of services.

### CLIENT

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Grimbergen local council

### LOCATION

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Victor Soensstraat 55, 1853 Grimbergen  
Corner Wemmelsestraat – Victor Soensstraat

### BUDGET

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€10.000.000 (Incl. VAT) (Incl. Fees)

### FEES

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Overall fee: min. 9.5% - max. 10.5%

### AWARDS

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€4000 (excl. VAT) per candidate; 5 candidates



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MUSEUM EN  
THEATREACADEMIE





## HEIST-OP-DEN-BERG - Academy

All-inclusive design brief for the conversion and expansion of the Academy of Music, Word & Dance and the Academy of Fine and Applied Art at Heist-op-den-Berg

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The academies of Music, Word & Dance and Fine and Applied Art in Heist-op-den-Berg together have about 2500 pupils. They have been housed in a single building for 35 years and because of the constantly increasing number of students have faced a worsening lack of space, so that a number of departments have already had to move to other locations.

The aim of the local authority is that pupils should be able to obtain their education in a sufficiently spacious building that complies with current acoustic, energy and safety requirements and in addition has all the necessary facilities.

An internal report has shown that the academy needs an additional gross area of 2200 sq. m. as an expansion of the present building. The new part will serve mainly to house the Academy of Music, Word and dance. The existing part will be occupied by the Academy of Fine and Applied Art. The intention is that the two academies should be connected and able to share certain spaces

to enable synergies to develop between them.

The site is in Oude Godstraat at the centre of the district, at the foot of the Heist hill. A master-plan for the centre has previously been drawn up, and it also included a plan for the academy and its role in the town centre, in which the Hill/Bergstraat/Cultuurplein/Stationsstraat axis functions as the backbone of the town centre.

The principal expects the designer, in addition to providing a proposal for the new building, also to put forward proposals for making the site open and accessible, for the organisation and design of the surrounding public space, and for its accessibility and openness to its users.

The result is intended to be a true arts campus, a meeting place for artists where there is easy interaction between the various disciplines taught.

### CLIENT

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Heist-op-den-Berg local council

### LOCATION

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Oude Godstraat 8, 2220 Heist-op-den-Berg

### BUDGET

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€4.000.000 (Excl. VAT) (Excl. Fees)

### FEES

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- Fee for architecture: between 6.5% and 7.5%
- Fee for stability: between 1% and 1.3%
- Fee for technical installations: between 2.5% and 3.2%

### AWARDS

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€8.000 (excl. VAT) per candidate; 4 candidates

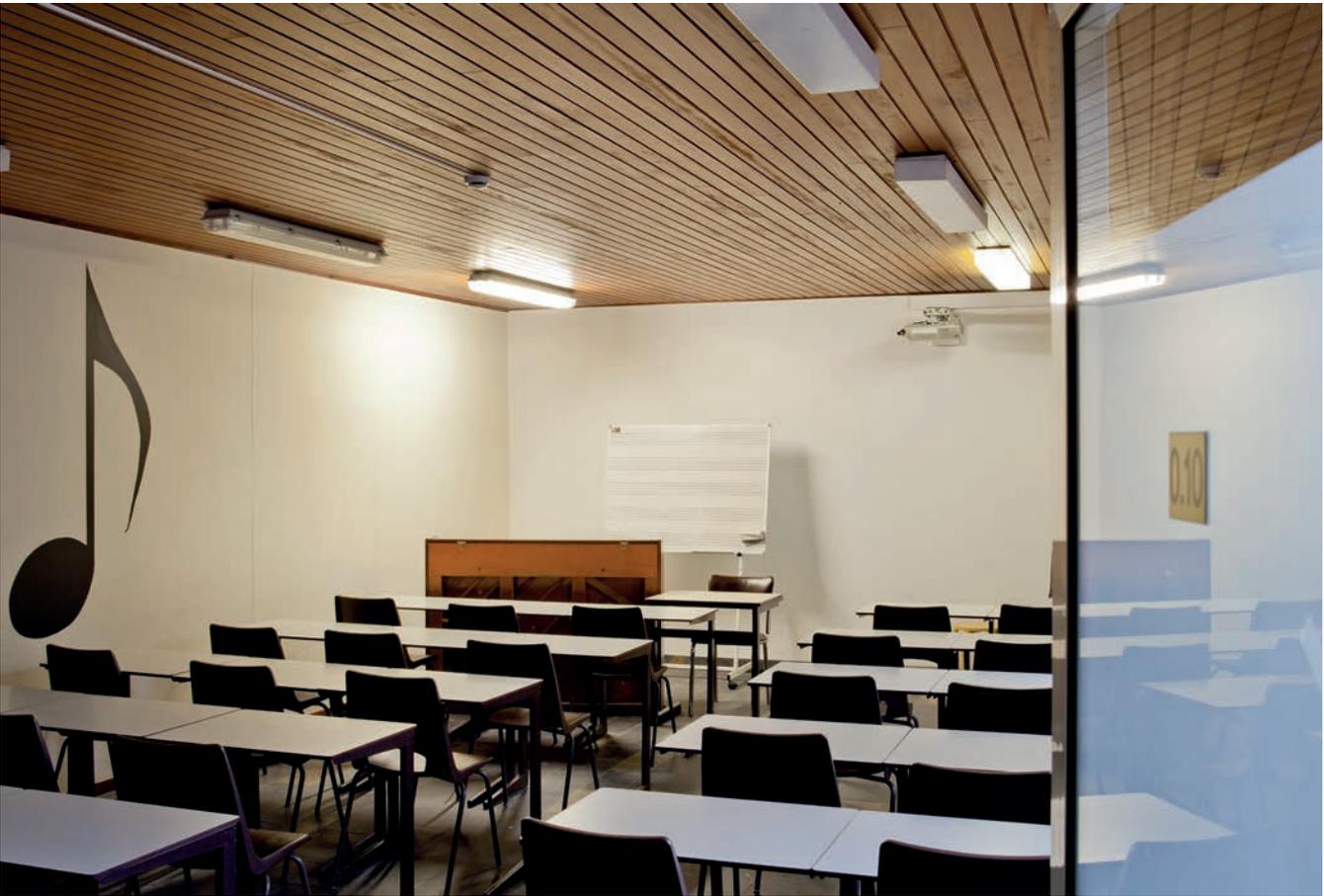


















## YPER - Master-plan De Leet

All-inclusive design brief for a master-plan/visual quality plan with draft design plan for the 'urban renewal of 'De Leet' and surroundings' in Ypres.

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An assignment to draw up a master-plan/visual quality plan was compiled for the planned urban renewal of the surroundings of 'De Leet'. The aim of this assignment is to obtain a coherent vision for the various elements that determine the quality of the public space.

This urban renewal focuses on the redesign of the surroundings of 'De Leet' to form a modern, green central point in the town that also links up with the 'Grote Markt', which is now the 'stone core' of the historic town centre.

The project site comprising 'De Leet' and its surroundings lies in Ypres' historical town centre. It is of inestimable historical value. Ypres was originally an agricultural community that arose on the banks of the River Ieperlee: the project area was the town's birthplace and goes back to the 10th century.

Ypres has earned its position as a part of Flanders cultural heritage: this site offers a reflection of Ypres' role as one of the largest world cities of the Middle Ages. The memory of the 'Great War' in 1914-18 also puts Ypres firmly on the map. The site is of great importance to the town of Ypres, but its historical uniqueness transcends this local level.

Its central location makes it important that this site is used in the best possible way and is opened up to inhabitants and visitors. An in-depth approach must be taken to its relationship with urban amenities and functions, transport links, green spaces etc. The position and functioning of the project site as part of the urban environment must be given the attention it deserves.

The site has a number of problems to contend with:

- Overburdened due to transport issues.
- Spatial fragmentation.
- Disregard for its role as the 'birthplace' of the town.
- Undefined public spaces.
- A lack of spatial quality in the public space.
- Large paved area.
- Its function as a large square is underestimated.
- Potential for agreeable housing is also underestimated.

The complexity of the assignment derives from many factors:

- it is a unique historical location with high potential
- needs a finely-tuned approach which nevertheless dares to make radical choices
- requires attention to and respect for the valuable heritage in the surroundings
- needs layout with optimum results for the inhabitant and visitor
- demands a contemporary use of space
- must have spatial and functional links with the existing urban environment
- should be a setting for urban amenities
- needs to respond to the transport issue
- a high degree of ambition is required that takes account of climate change and every aspect of sustainability.
- The assignment is one of great difficulty and demands an integrated multidisciplinary approach by a single design team that includes great expertise in several disciplines: dealing with unique heritage, respect for great historical worth, design that takes account of climate change, a new and modern green heart for the town.

Ypres town council gives the following principles priority in this project:

- Space for history
- Space for memory
- Space for encounter
- Space for accessibility and openness
- Space for greenery
- A new urban character
- Space for water
- Space for the contemporary and for renewal
- Space for sustainability
- Innovative in nature
- Sustainability in a unique historical context
- Climate adaptation
- Participation as part of a sustainable approach

This assignment lies at the point where urban development and architecture meet and requires an affinity with the organisation of spatial developments in classified urban views and the re-evaluation of the historical heritage. This master-plan plays a key role in a process in which several parties are participating. Apart from its design qualities, the design team is also expected to take a process-oriented approach so that the project is able to evolve as part of a series of participatory steps.

Once the draft design has been provided, the design team will advise the town council when called upon to do so while the work is being carried out. The team that draws up the master-plan/visual quality plan and the draft design will be given the role of supervisor.

### CLIENT

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Yper city council

### LOCATION

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adjacent to Bodegemstraat 104, 1700 Dilbeek

### FEES

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€60.000 (excl. VAT) for master-plan and visual quality plan

€25.000 (excl. VAT) for draft design plan (superstructure)

### AWARDS

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€7500 (excl. VAT) per candidate; 4 candidates















Oudstrijders  
straat



VERTIKAAL  
VRIJSTAANDE  
PARKING





## ANZEGEM - Renovation and new use church

All-inclusive design brief for the renovation of the church as a ceremonial space and reception rooms for the local authority in Anzegem.

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Anzegem local authority would like a realistic, high-quality answer to the spatial and programmatic question of the burnt-down Church of St John the Baptist and St Eligius.

Anzegem, a municipality in South-West Flanders, has almost 15,000 inhabitants.

On 16 October 2014 the 12th-century Church of St John the Baptist and St Eligius in the centre of Anzegem burnt down. The majority of this classified monument and its contents were lost; all that was saved were the sacristy and the precious items it contained.

In addition, the local authority has for some time been looking for a solution to the confined accommodation of its services.

The local authority has opted to concentrate on centralising its services in and around this church.

In the present socio-cultural situation (decreasing number of church-goers) and the present budgetary conditions, it is no longer appropriate to provide a place of worship of the size of the original church.

By combining the centralisation of its services with the reconstruction of the church, the local authority wishes to pursue a financially sound policy: by merging several budgets it can aim for a high-quality outcome.

The local authority is looking for a designer/design team for the following:

The renovation of the nave of the church

The inclusion of part of the ceremonial space in the nave of the church

The inclusion of local authority reception rooms in the nave of the church

A covered route connecting the existing town hall and the new spaces in the church

The restoration of the choir, sacristy and tower are not part of the assignment: that assignment has already been allocated to a specialised team, which makes thorough communication between and coordination of the two projects essential. These spaces are to retain their religious purpose.

A preliminary process (including design workshops) has taken place with the project team: the local authority, the church administrators, the Leiedal Intermunicipal Utility Company, The Immovable Heritage Department, the Diocese of Bruges, the Province of West Flanders, 'Ruimte Vlaanderen' etc. The results of this provide the basis for the project definition.

The project team developed a proposal for the nave of the church, which combines 'multifunctional use' with 'shared use'.

The 'multifunctional use' concerns part of the ground floor area of the nave. This space of about 350 sq. m. will serve as a ceremonial area, but can also be used as a multifunctional community space for all sorts of socio-cultural activities.

In addition, the project team proposes 'shared use' in part of the nave. It is after all a fact that the local authority has to contend with a lack of space. It would be an ideal solution if space in the nave could be used for political and ceremonial purposes (council meetings, wedding ceremonies, etc.). No conclusion has yet been reached regarding the division of space between the zone for shared use and that for a new use and what architectural form this would take.

But everyone is agreed that the ceremonial space must be divided off completely from the town hall departments.

### CLIENT

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Anzegem local council

### LOCATION

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Dorpsplein, 8750 Anzegem

### BUDGET

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€4.425.000 (Excl. VAT) (Excl. Fees)

### FEES

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- Architecture: 7% to 11%
- Stability: 2% to 3%
- Technical installations: 2% to 3%
- Layout of surroundings: 4% to 5%

All percentages are based on the total cost of the investment

### AWARDS

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€7.500 (excl. VAT) per candidate; 4 candidates













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# DILBEEK - Caerenberg and Keperenberg

All-inclusive study assignment for the drawing-up of a master-plan and accompanying financial and economic feasibility for the Pupillen site in Aalst

The borough of Dilbeek, with its 41,000 inhabitants, is in the west of the province of Flemish Brabant. Great Dilbeek is made up of 6 sub-districts. The sites that are the subject of this assignment are in Schepdaal (Caerenberg) and Itterbeek (Keperenberg).

The Caerenberg site is above all a recreational site with a sports hall, football pitches and a youth club, all surrounded by housing.

The Keperenberg site is more complex. Around a central car park (on the Keperenbergstraat side) there is a local authority primary school ('t Keperke, soon to be expanded to include an infant school and a crèche), a nursery for outside school hours, a youth club, Itterbeek's old town hall (empty), the offices of the local authority finance department, a tennis hall with cafeteria, the social services complex with offices, residential care centre, day centre, service centre and assisted housing, plus a sports hall with associated facilities (cafeteria, meeting room and function room). The social service complex and its surroundings are included in the assignment for the master-plan. Both sites were originally developed about 40 years ago, and are no longer entirely adapted to present needs.

There is a LAT relationship between the two sites. Each has its own individual character. Each of course has its own ties with and significance for its immediate surroundings, local residents, and users. But in the broader picture of local authority amenities they are complementary, and they must continue to complement each other in order to respond to the needs of the whole of the community of Dilbeek.

The population of Dilbeek is increasing, and the forecast is that this will continue in the years to come. And more inhabitants means new demands and the need for additional appropriate amenities.

Space is limited in the borough, so the local authority wants to concentrate on the best and most efficient use of these locations for new and present functions, by renewing where necessary and expansion and infill where possible. The major points of focus are sustainability, the best possible use of the land, as much multifunctional use of the sites and buildings as possible, and good access and accessibility for all users and road-users.

A master-plan for each of the sites should clarify what is the optimal situation.

Because the sites are already deeply rooted in their surroundings and are used intensively, the participation process has already been started, so that the vision can grow in a co-creative process involving local citizens and groups.

In the master-plan we would like to give shape to a new, attractive and appealing concept for the future of the Keperenberg and Caerenberg sites, set priorities and define the action needed to implement it in the short and the long term.

The project includes (among other things):

- Drawing up the development plan for the sites, plus a financial analysis of the proposals by which to arrive at the strategic choices for their implementation
- Giving advice on the possibilities for implementation and finance (PPP, subsidies, etc.)
- Designing one or more sub-projects
- Providing input for and taking part in the participation process

In order to make the best use of all the opportunities for the sites, we are looking for an innovative and motivated interdisciplinary team of spatial planner(s), architect(s) and consultant(s) that will examine what the best quality content and form may be within the project guidelines and the results of the participation process, taking account of financial-economic feasibility. We challenge the design teams to convert our high aspirations into an equally ambitious and creative vision for the future. We are looking for candidates who are experts in research-by-design and are able to bridge the gap between area development, public space and architecture. In addition, the design teams should be sufficiently cognisant of the dynamics of the property market so as to be able to map out a strategy for the marketing of part of the project area.

The local authority will decide at a later date on the granting of subsequent assignments such as drawing up a local spatial implementation plan, (sub-) assignments for the execution of the master-plan and guidance in the development of a system of finance. The authority may decide to award these later assignments to third parties. In this case, the designer of the master-plan will be given a supervisory role. If the master-plan does not lead to any further implementation, the person/team that drew it up has no right to claim compensation.

## CLIENT

Dilbeek local council

## LOCATION

Site Keperenberg: Keperenbergstraat 37-41, Itterbeek

Site Caerenberg: Kerkhofstraat, Schepdaal, 1700 Dilbeek

## BUDGET

€1.300.000 (Excl. VAT) (Excl. Fees)

## FEES

Drawing up master-plan: 10,000 euro (excl. VAT)

Implementation overall fee: min. 10.45%, max. 12.3%

## AWARDS

€7.500 (excl. VAT) per candidate; 3 candidates







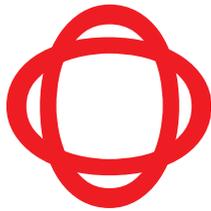












[www.vlaamsbouwmeester.be](http://www.vlaamsbouwmeester.be)

**DESIGN**

Team Vlaams Bouwmeester

**PHOTOGRAPHY**

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**ARIALS**

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